



The 4302 7th Avenue NE site is located in the vibrant University District NW Urban Center Village. It is predominantly populated by students and faculty of the University of Washington. The project team seeks to design a 4 story above grade 47-unit multi-family apartment building with 11 below grade parking spaces.

CONTEXT

Our intent is to interpret the community, history and character of the site in order to create an appealing and lasting design. We want to offer a smart and efficient layout with a unit mix that will be attractive to new and existing student and faculty residents. Analyzing the existing surrounding developments will ensure a sensitive approach to building siting for both residents and neighbors.

CONNECT

One of the great attributes of the site is its “walkability” and proximity to the University and the NE 45th ST commercial zone. The project sits at the NE corner of 7th Ave NE and NE 43rd ST. NE 43rd ST provides a strong east-west pedestrian path to and from the University. 7th Ave NE is not only a pedestrian access to NE 45th ST, but it is a well used northbound vehicular avenue for residents and the surrounding community to access I-5 and the Wallingford community.

COMMUNITY

The project’s demographic student users will direct the design to be economical, efficient and functional. The intent of the design is for the building to become a functional part of the community by providing street visibility, landscaped edges, and sensitive massing. By creating a strong corner presence the development will provide an anchor for NE 43rd ST and an active transition between vehicular and pedestrian traffic.



UNIVERSITY DISTRICT COMMUNITY



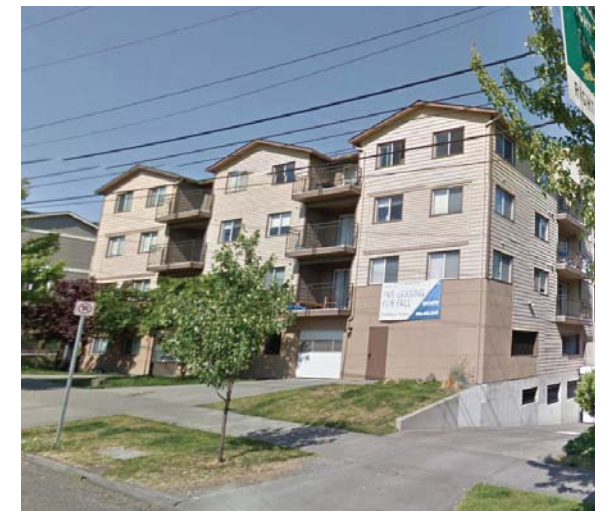
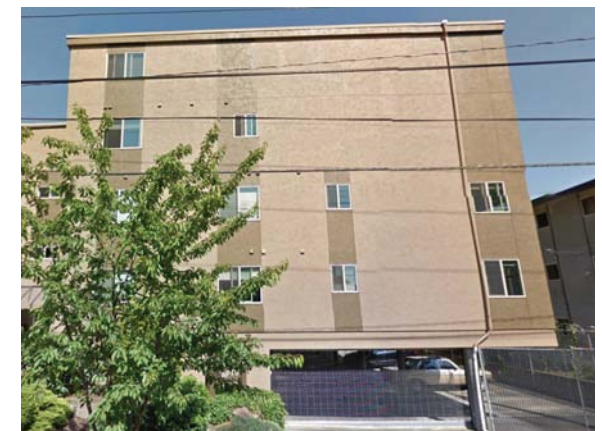
The University District has an eclectic mix of residential housing options from single family rentals to large scale multi-family developments. A flurry of recent smaller in-fill and large UW housing construction mixes with a myriad of past design styles, materials and scales. A common aspect of many of the older developments includes smaller efficient units, little open space and inexpensive materials. There are minimal attempts to create a connection between the buildings and the adjacent outdoor spaces.

Newer developments have made positive strides in varying facades, materials and creating usable open spaces. There seems to be a new concerted effort to make the buildings an integral part of the community.

Other common community characteristics include:

- Eclectic mix of surrounding businesses
- Active pedestrian citizens
- Strong student community ties
- Connection to the University
- Minimal focus on vehicles
- Increasingly self-sustaining community
- Sustainable design practices
- Mature landscaping
- Minimal connection between the building and sidewalk.
- Minimal community space

NEIGHBORING BUILDINGS





A VIEW FROM SITE WEST ACROSS 7TH AVE NE



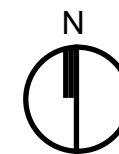
B VIEW FROM SITE SOUTH ACROSS NE 43RD ST



C SW CORNER OF 7TH AVE NE & NE 43RD



C NW CORNER OF 7TH AVE NE & NE 43RD





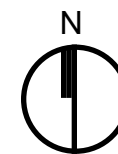
A VIEW NORTH ACROSS NE 43RD ST



B VIEW SOUTH ACROSS NE 43RD ST

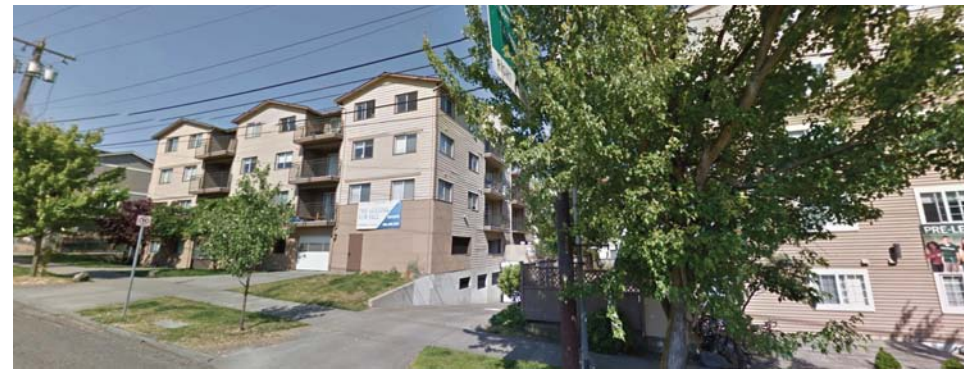


C VIEW WEST ACROSS 8TH AVE NE





A VIEW EAST ACROSS 7TH AVE NE



B VIEW WEST ACROSS 8TH AVE NE



SURROUNDING USES OTHER THAN SINGLE AND MULTIFAMILY RESIDENTIAL

- RETAIL USE
- PARK
- MIXED-USE RESIDENTIAL
- COMMERCIAL
- HOTEL / INNS

SIGNIFICANT SPACES

- A METRO CINEMA & SHOPS
- B CHILDRENS HOSPITAL
- C UW HEALTHCARE
- D WATERTOWN HOTEL
- E UNIVERSITY INN
- F CHRISTIE PARK



The existing 10,000 SF site drops approximately six feet total from the NW corner to the SE corner. The low point of the site would be a natural location for the below grade parking access. The corner closest to the intersection of NE 43rd ST. and 7th Ave NE is the most predominant and easiest for wayfinding due to traffic patterns and should be considered for the entry.

Three single family structures will be removed for the construction.

There are two designated Exceptional Trees that have both been determined by an ISA Certified Arborist as poor candidates for preservation (see attached reports). Per report, Tree #1 is a Western Hemlock, which is dying and is considered a hazardous tree. Tree #4 is a Western White Pine, which has a restricted root zone due to existing foundations, and any below grade construction or changes in grade will most likely kill it. It is also near its typical life span and may die in the next few years even with no added stress. Furthermore, retaining the White Pine created an awkward building. The board recommended removal of the Hemlock and Pine to DPD.

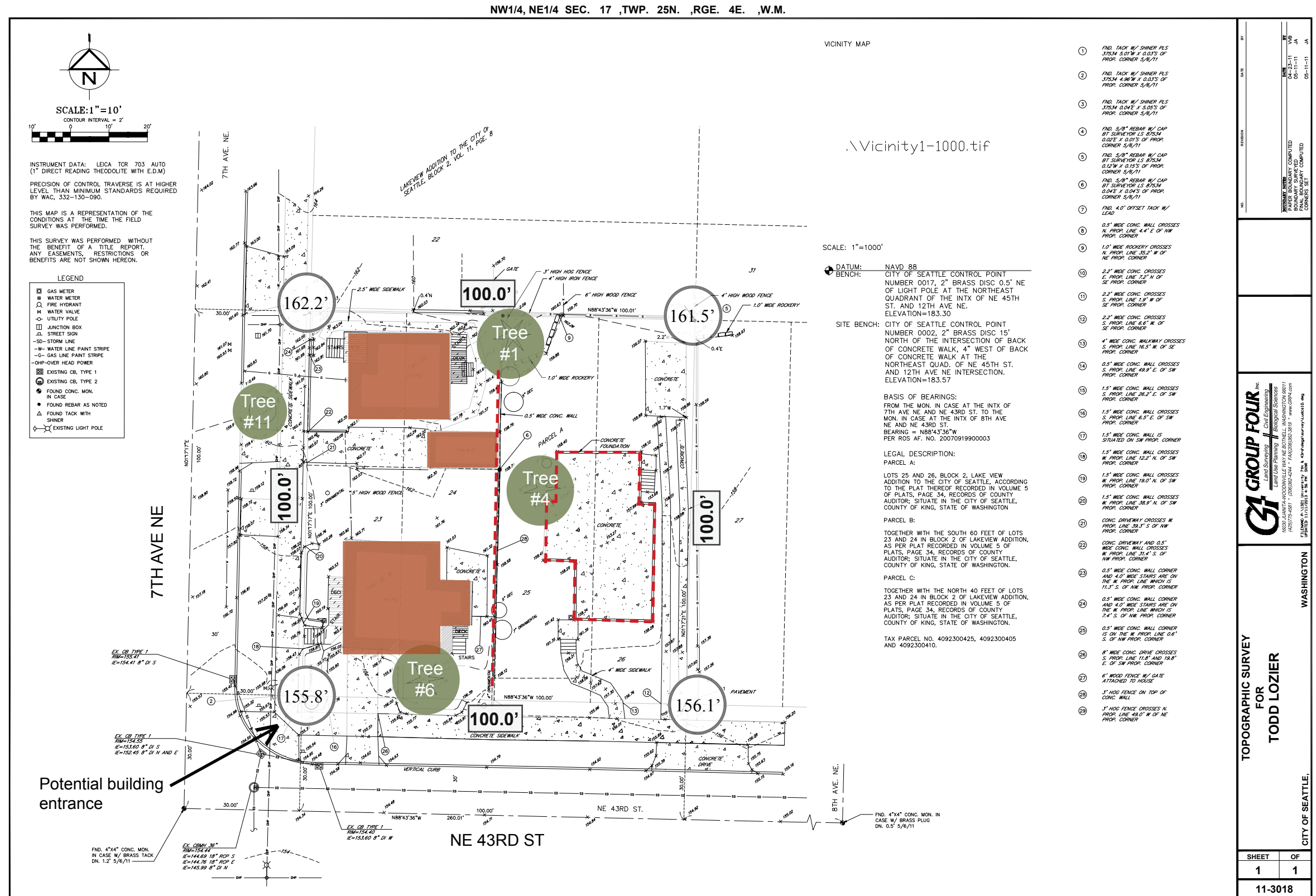
Project affected trees



Structures to be removed



Exist. foundation or retaining walls to be removed



SITE >

< SITE

A



B



SITE >

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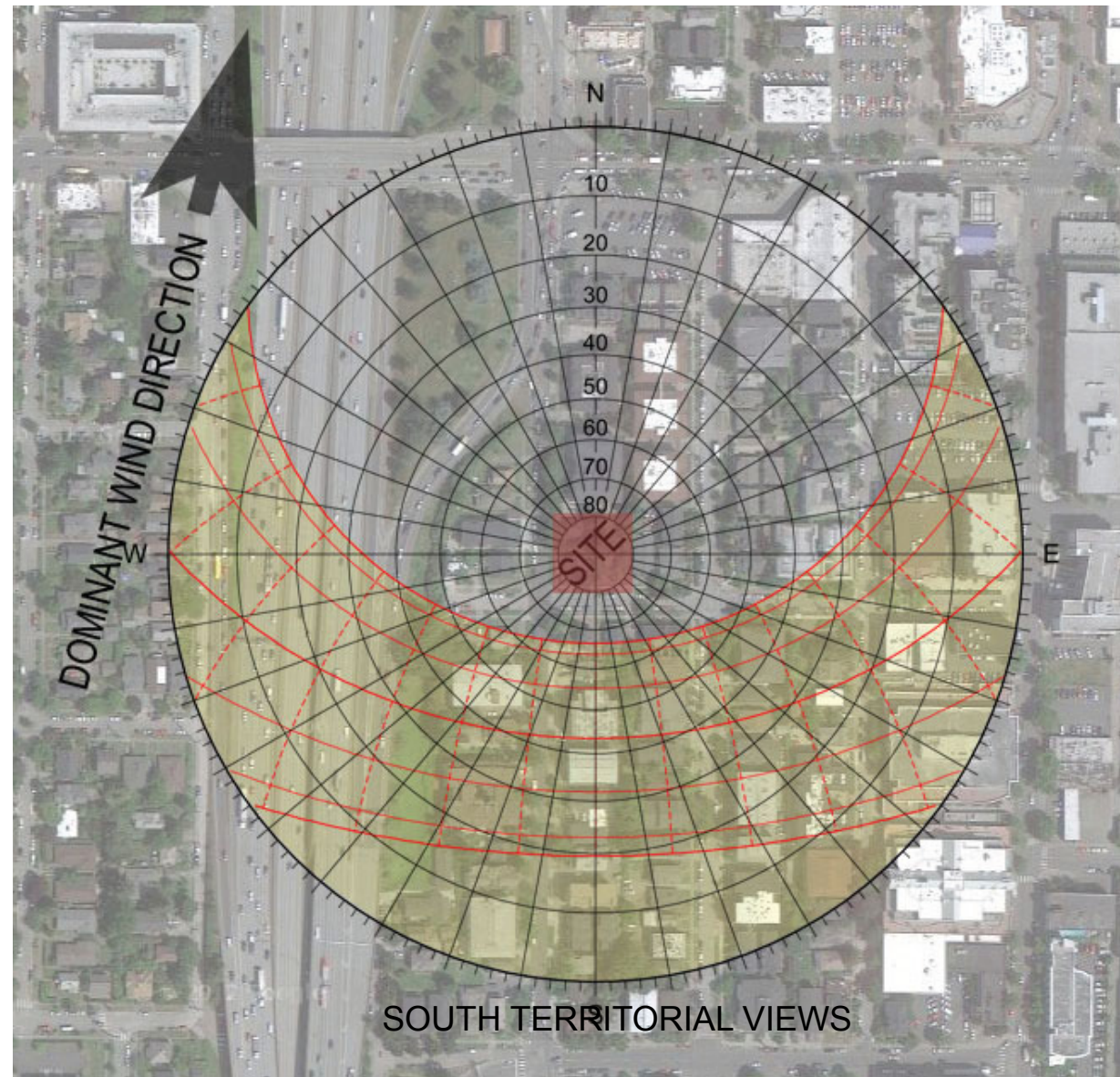
AXON LOOKING NW



AXON LOOKING NE



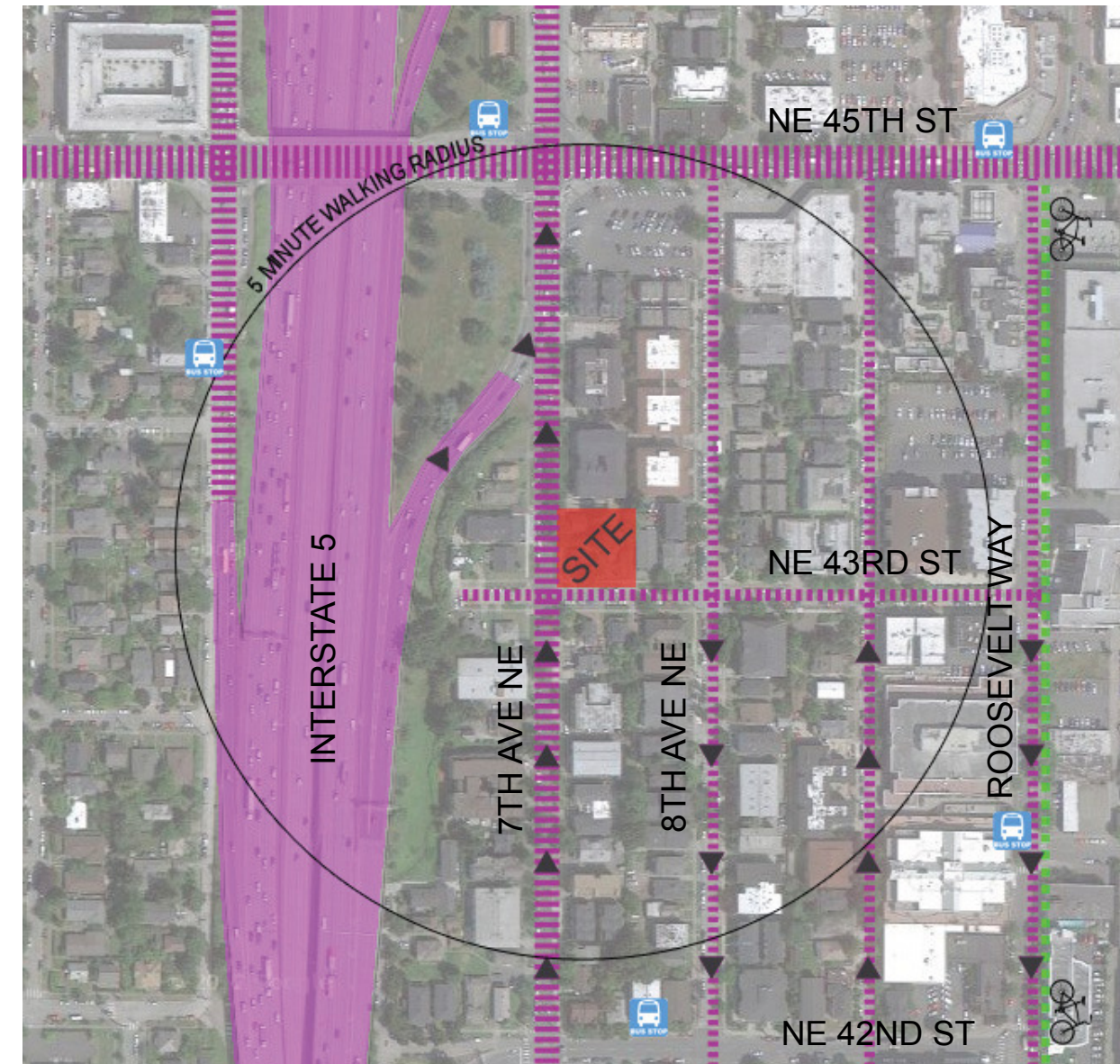
SOLAR ACCESS AND VIEWS



Best solar access is currently from the south, west and east due to the single and two story neighboring structures. The 5 story structure to the north will have little affect on sunlight. All floors should benefit from direct sunlight most of the year during midday hours.

Views will be blocked by the same buildings on the lower floors . There is a potential for good territorial views south, east and west on the upper floors. North views will be blocked by the 5 story structure.

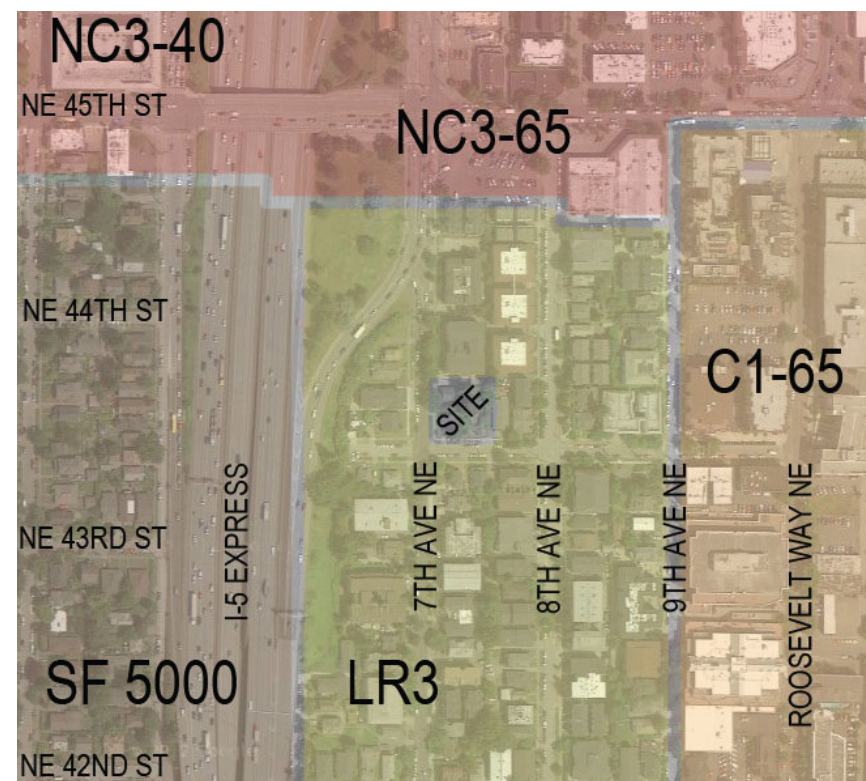
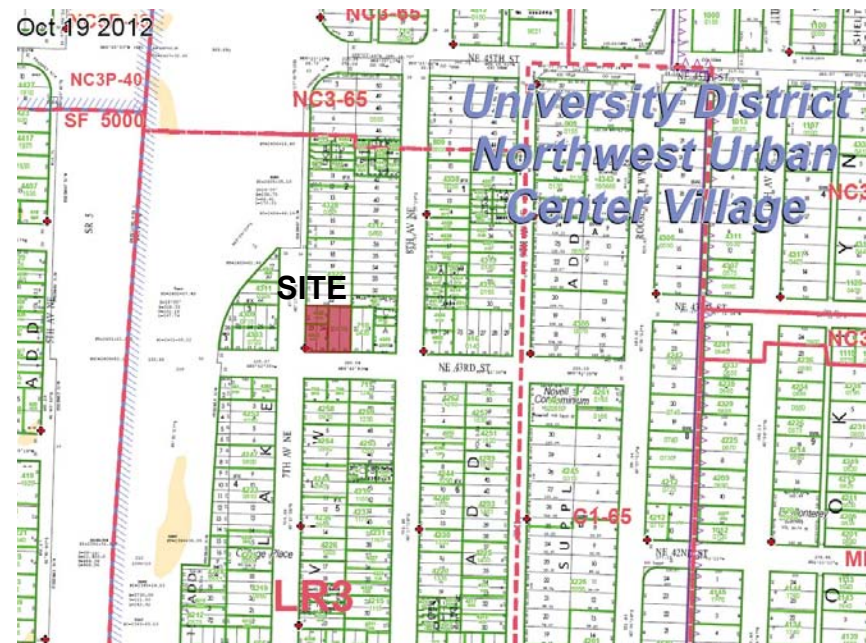
TRAFFIC / PEDESTRIAN PATTERNS



Most pedestrian and bicycle access will occur along the south of the site on NE 43rd ST to and from the University Campus. Due to the long N/S blocks and I-5 to the west, 7th Ave NE is not a very friendly bicycle or pedestrian path. Roosevelt Way provides dedicated bike lanes N/S.

Vehicles will travel mostly north bound on 7th Ave NE. It is a main route for residents from the south to access NE 45th ST and on ramps to I-5 south and north. NE 45th also is also a vehicle friendly commercial street and leads to the UW campus to the east and the Wallingford community to the west. Since there is no alley adjacent to the site, NE 43rd ST is the best option for entry to the site. Traffic is slower and it gives the driver the option of going any direction as opposed to a right turn only off of 7th Ave NE. Bus routes run north-south on nearby Roosevelt Way and 12th Ave NE.





LAND USE CODE SUMMARY/DEVELOPMENT STANDARDS

PROJECT INFO

Multi-family, Lowrise 3 (LR3), Residential (SMC 23.45.502), Use permitted outright (SMC 23.45.504)

STRUCTURE HEIGHT

Per SMC 23.45.514, Table A for LR3, inside Urban Village 40 feet (2) 30 feet if within 50 feet of a sf zone, unless separated by a street (right-of-way).

- E.1. Butterfly roofs (some shed roof conditions) in LR zones. Add 3'-0" to allowable height at wall. Add 4'-0" to allowable height at overhang. Exhibit B additional height allowed for sloped roof concealed by parapet. Exhibit C add 2'-0" to allowable height for green roof if over 50% of roof.
- F.1-4. Add 4'-0" to allowable height for partially below grade floor if all conditions are met.
- J.2. roof top features. Add 4'-0" for parapets, open railings, planters, etc.
- J.4. roof top features. Add 10'-0" for stair towers, elevators, etc.

DENSITY CALCULATIONS

Per SMC 23.45.512, Table A for LR3: no limit

FAR CALCULATIONS

Per SMC 23.45.510, Table A for ILR3, inside urban village, apartments if built green 4 star: 2.0

Lot area	= 10,001 SF
Far allowable	= $10,001 \text{ SF} \times 2.0$
	= 20,002 SF

Far proposed: see A0.2

Below grade parking	= Exempt per 23.45.510 E.4
Floor 1 far	= 5,154 SF
Floor 2 far	= 5,193 SF
Floor 3 far	= 5,193 SF
Floor 4 far	= <u>5,193 SF</u>
	= 19,956 SF

STRUCTURE WIDTH AND FACADE LENGTH CALCULATIONS

Per SMC 23.45.527, Table A for LR inside Urban Village, Apartments:

- Width = 150'-0" max
- Length = less than 65% of side lot line length (If within 15'-0" of side lot line)
 - = 100'-0" (Side lot line length) x 65%
 - = Less than 65'-0"

Proposed

Width = 89'-8"
Length = 63'-8"

SETBACKS/YARDS

Per SMC 23.45.518, Table A for apartments:

- Front = 5'-0" min
- Rear = 10'-0" min, 15'-0" min if no alley
- Side = 7'-0" average, 5'-0" min if greater than 40'-0" long

Per 23.45.518.H.1, Roofs may project 4' into req'd setback, no closer than 3' to property line

Proposed

- Front = 10'-0" min
- Rear = 26'-4 1/2" min
- Side = 8.19" Average, 5'-0" min north side
- = 8.23' Average, 5'-0" min south side

AMENITY AREA CALCULATIONS

Per SMC 23.45.522.A.1 for Apartments:

- = 25% Lot area
- Lot area = 10,001 SF
- Amenity required = 10,001 SF x 25%
- = 2,500 SF

Per SMC 23.45.522.D.5 For apartments, no common amenity area shall be less than 250 sf and common amenity areas shall have a minimum horizontal dimension of 10'-0".

Proposed

- Amenity area 1 = 1,321 SF, (west side of bldg paved entry & planted areas)
- Amenity area 2 = 1,720 SF (East side of bldg paved & planted areas)
- Total amenity = 3,041 SF

PARKING REQUIREMENTS

Per SMC 23.54.015, Table B, Section ii, I, Residential Uses within Urban Centers: no minimum requirement.

STRUCTURE DESIGN STANDARDS

Per smc 23.45.529.B, na w/ design review

GARBAGE/RECYCLE AREA REQUIREMENTS

Per SMC 23.54.040, Table A, for Residential Developments with 26-50 units:
= 375 SF required

Proposed = 375 SF

BICYCLE PARKING

Per SMC 23.49.019A, 1 space per 2 units, 24 required/provided

LANDSCAPING STANDARDS

Per SMC 23.45.522 A.2.A. Green factor of 0.6 or greater required. B.1. Street trees required.

LEED, BUILTGREEN & EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

Per 23.45.526 A.2.A. Leed silver, Builtgreen 4-star, or Evergreen Standards are required for the higher far limit. (Table A, 25.45.510)

DESIGN STANDARDS. MEASUREMENT STANDARDS.(EXHIBIT A)

Per 23.45.529 2.B. Façade Articulation. If greater than 750 SF then division into separate façade planes is required.

2.C. Minimum façade plane = 150 SF. Maximum façade plane = 500 SF, less than 65% of side lot line length.

2.E. Exemptions are allowed by director.



Description:

This scheme uses an efficient double loaded corridor plan with a 11 vehicle below grade garage accessed from NE 43rd St on the south end of the lot. The design will use the code allowable 4' increase for below grade parking to maintain a majority of the main level above grade.

The entry lobby will be located at the prominent corner allowing for maximum visibility and easy wayfinding. It can also become a design element that helps create a transition between the building and the sidewalk. The corner location will also activate both facades and increase activity and security on both street fronts.

No code alternates/departures are requested or required.

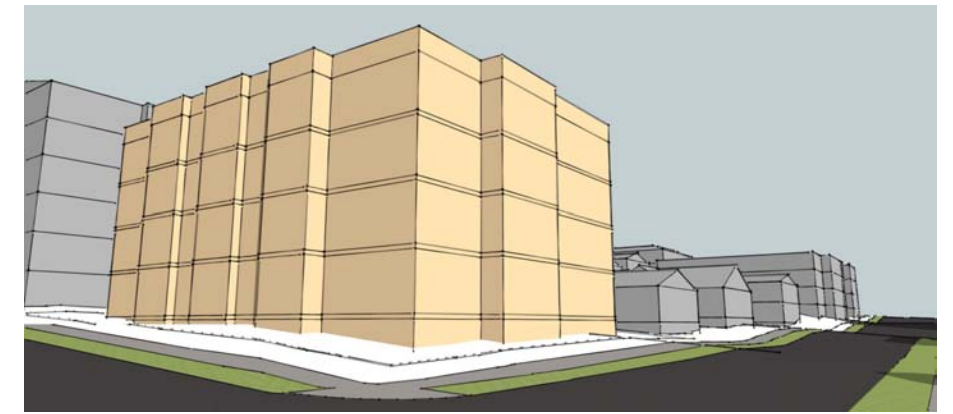
- Efficient and cost effective design that maximizes FAR.
- All units will get sun exposure during parts of the day and will have territorial views on the upper levels.
- Minimum exposure to the large 5 story structure to the north.
- Corner entry location and easy pedestrian access to NE 43rd St.
- South staircase can be an active access point for residents heading towards the University.
- Units will face 7th Ave NE activating the pedestrian path. There will also be an increased +10' setback to soften the transition through amenity space.
- Garage drive at the SE corner is at the lowest point on the site minimizing retaining. Provides access to two-way NE 43rd St.
- Residential units along east side will face the 3 unit residential structure. The 28' setback and a fence will mitigate the privacy and adjacency issues.
- Drive intersects main pedestrian path, but will work well for cyclists who store their bikes in the garage storage area and their access to NE 43rd St. and minimize traffic impact directly on 7th.

Project Data:

Total Units: 47 (mix of studios and Open 1BR)
 Proposed FAR Building Area = 19,956 SF
 Below Grade parking: 11 Vehicles



D VIEW WEST



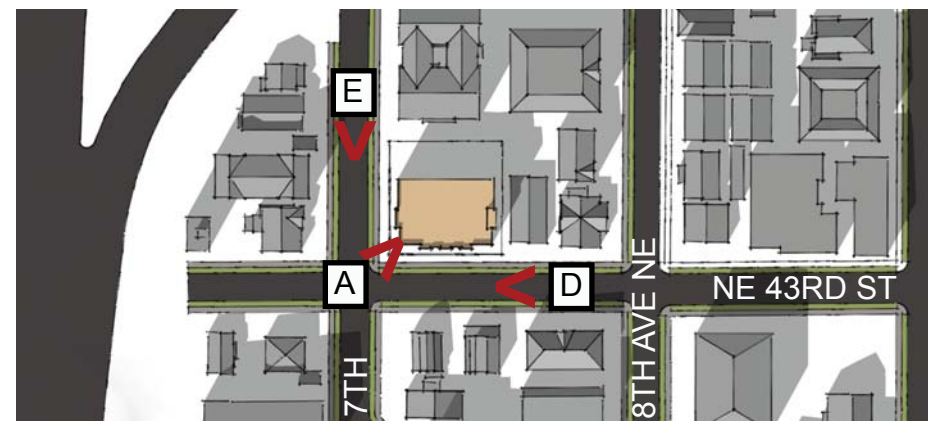
A CORNER STREET VIEW



E VIEW SOUTH



B VIEW NORTH EAST



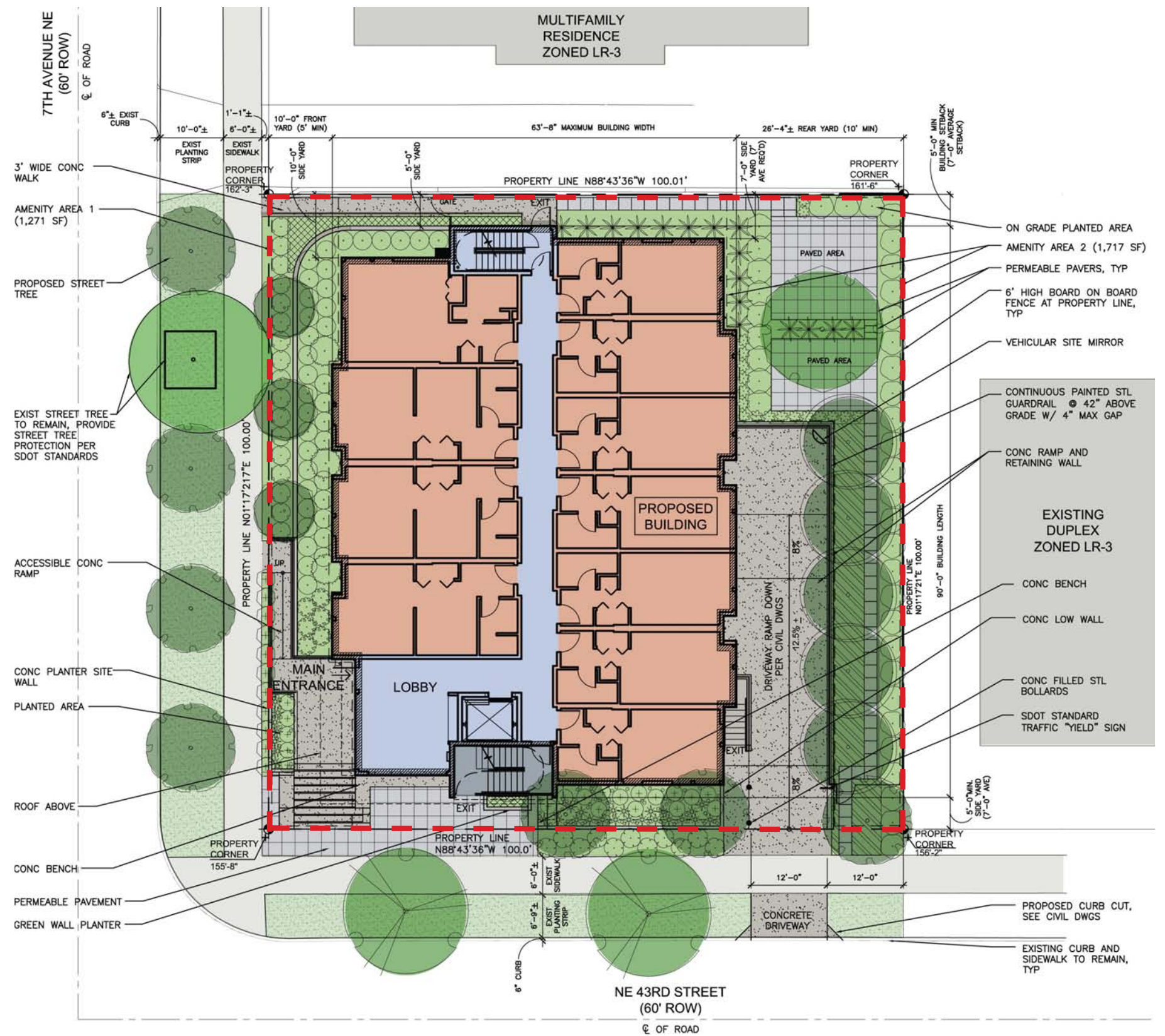
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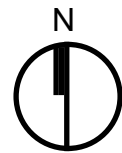


C VIEW NORTH WEST





SITE PLAN
 0 2' 4' 8' 16'
 SCALE IN FEET



A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

University District Supplemental Guidelines: In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

At the Third Early Design Guidance Meeting, the Board suggested locating the south interior exit stair door off the “patio”. The stair will probably be heavily used as circulation by the many of the tenants. See Guideline A-4.

Response: The main corner entry is clearly visible from both streets accessing the site. The stair on the south has been redesigned to become an open exterior stair. This will allow for a more dynamic elevation and interactive experience with an enhanced “patio” design on the southwest corner of the site. The open stair also allows for visibility from the street and for glazing in the exit doors which permits natural light into the hallways.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

At the Third Early Design Guidance Meeting, the Board expressed that they would like to see the area outside the main pedestrian entry designed as a ‘patio’ space where tenants could gather and interact. It was agreed that NE 43rd St. would most likely be more successful in achieving a usable space, given the heavy traffic along 7th Ave NE.

The Board suggested extending the exterior stairs from the sidewalk to the entry further south and designing the stairs to provide for human interaction.

It was also suggested to have the south interior exit stair door located off the “patio”. The stair will probably be heavily used as circulation by the many of the tenants.

Response: The main southwest corner has been redesigned to create a welcoming “patio” facing NE 43rd St. with an enlarged staircase and built-in seating with multi-level landscaping. This will promote interaction and provide a highly visible area for relaxation and socialization. The open staircase will also increase activity in this location and add a dynamic vertical aspect to the space.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

At the Third Early Design Guidance Meeting, the Board discussed this guideline. See Guidelines A-4 & A-3.

Response: The building was setback additional feet from the busier 7th Ave. NE to create a more ample landscaped buffer to the building with plants providing privacy to the ground floor units. The “patio” space is visible from the lobby with a semi-public feel encouraging interaction while maintaining safety.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

University District Supplemental Guidelines: The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

- Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
- Provides for the comfort, health, and recreation of residents.
- Increases privacy and reduce visual impacts to all neighboring properties

At the Third Early Design Guidance Meeting, the Board encouraged the design and programming of the open space at the northeast corner of the site to provide areas for barbecuing, relaxation and interaction.

Response: The southwest corner will provide the open and integrated community space while the northeast corner of the site has been designated as the main open space for the residents’ use. Paving and landscaping designates two smaller areas for barbecuing and gathering. This will allow for multiple activities by multiple tenants. Fencing will provide privacy from adjacent properties and planters will maintain privacy from ground floor units.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

University District Supplemental Guidelines: In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

At the Third Early Design Guidance Meeting, the Board noted that the driveway width should be the minimum needed at the intersection with the sidewalk and street. Sight triangles and other measure should be shown that will provide for pedestrian safety

Response: The single driveway is a minimum 12 feet at the intersection with the sidewalk and street. Sight triangles are shown on the Site Plan and meet code standards.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

At the Third Early Design Guidance Meeting, the Board noted they preferred the parking access away from the corner.

Response: Parking access is on the far side of the east elevation, providing as much distance from the corner without losing landscaping buffer from the east adjacent lot.

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

At the Third Early Design Guidance Meeting, the Board discussed the entry, stair tower and elevations. It was noted that most pedestrian traffic is expected along NW 43rd St. so the design of the stair tower and entry along the south elevation should provide visual interest. In the preferred scheme, the west elevation was presented showing modulation and a material color change. The Board debated suggesting the same level of detailing and material interest on the east elevation. They observed that for this project, the east, west and south elevations are all visible.

Response: The east elevation has been redesigned to more closely resemble the west façade with similar colors and modulation. The stair on the south has been redesigned to become an open

exterior stair to allow for a more dynamic elevation. East, south and west elevations are all equally detailed in order to respond to the visibility and experience from the street.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

At the Third Early Design Guidance Meeting, the Board stated that human scale elements should be provided, especially at the pedestrian entry.

Response: The main elevations are modulated to human scale and create an inviting building massing. At the pedestrian entry, sitting areas and elevated planters create locations for human interaction and socialization. The entry canopy also delineates the entry at a smaller scale and provides protection from the elements.

C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

University District Supplemental Guidelines: New buildings should emphasize durable, attractive, and well-detailed finish materials, including:

- Brick
- Concrete
- Cast stone, natural stone, tile
- Art Tile
- Wood
- Stucco and stucco-like panels

The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character:

- Masonry units
- Metal Siding
- Wood siding and shingles
- Vinyl siding
- Mirrored glass
- Sprayed-on finish with large aggregate

At the Third Early Design Guidance Meeting, the Board stated that they want to see quality materials used on the project. Provide a materials board at the Recommendation meeting. See Guideline C-2.

Response: The building is clad in long lasting quality materials including painted cementitious panels and lap siding. The staircases are encased with an architectural standing seam metal cladding

with staggered seams and a rich matte finish.

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

At the Third Early Design Guidance Meeting, the Board indicated this as highest priority. See Guidelines A-3 & A-4.

Response: The main entry at the southwest corner has been redesigned to create a welcoming "patio" facing NE 43rd St. with an enlarged staircase and built-in seating with multi-level landscaping. This will promote interaction and provide a lively and highly visible area for relaxation and socialization. A canopy covers the entry area to protect from weather and provides down lighting and a human scale. The revised open staircase on the south will also increase activity in this location and add a dynamic vertical aspect to the space.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

At the Third Early Design Guidance Meeting, the Board expressed concern about the amount of blank walls and service uses oriented along 43rd Ave NE. Most pedestrian traffic is expected along 43rd. The south interior exit stair towers should provide windows to break up the blank facade. Consider shifting the south stair to provide window access into interior circulation corridor.

Response: The enclosed staircase has been redesigned as an open exterior staircase. The open stair also allows for visibility from the street and for glazing in the exit doors which permits natural light into the hallways. A planter at the base and a painted metal grid will provide a structure for a green wall that will add to the texture and interest of the stair. The landing and tread material will be steel bar grating that allows for visibility for security.

The refuse area has been removed and will be entirely housed in the below grade garage.

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

At the Third Early Design Guidance Meeting, the Board was concerned about the location of a concrete pad located along NW 43rd St. that trash, recycling, etc. would be moved to on collection day. The concern is that this will become a permanent location for trash collection instead of the proposed below grade location. The Board wants to see this area screened even if it is used only on collection day.

Response: The refuse area has been removed and will be entirely housed in the below grade garage.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

At the Third Early Design Guidance Meeting, the Board stated they want shown at the Recommendation meeting how security for the garage and the NE common amenity space will work.

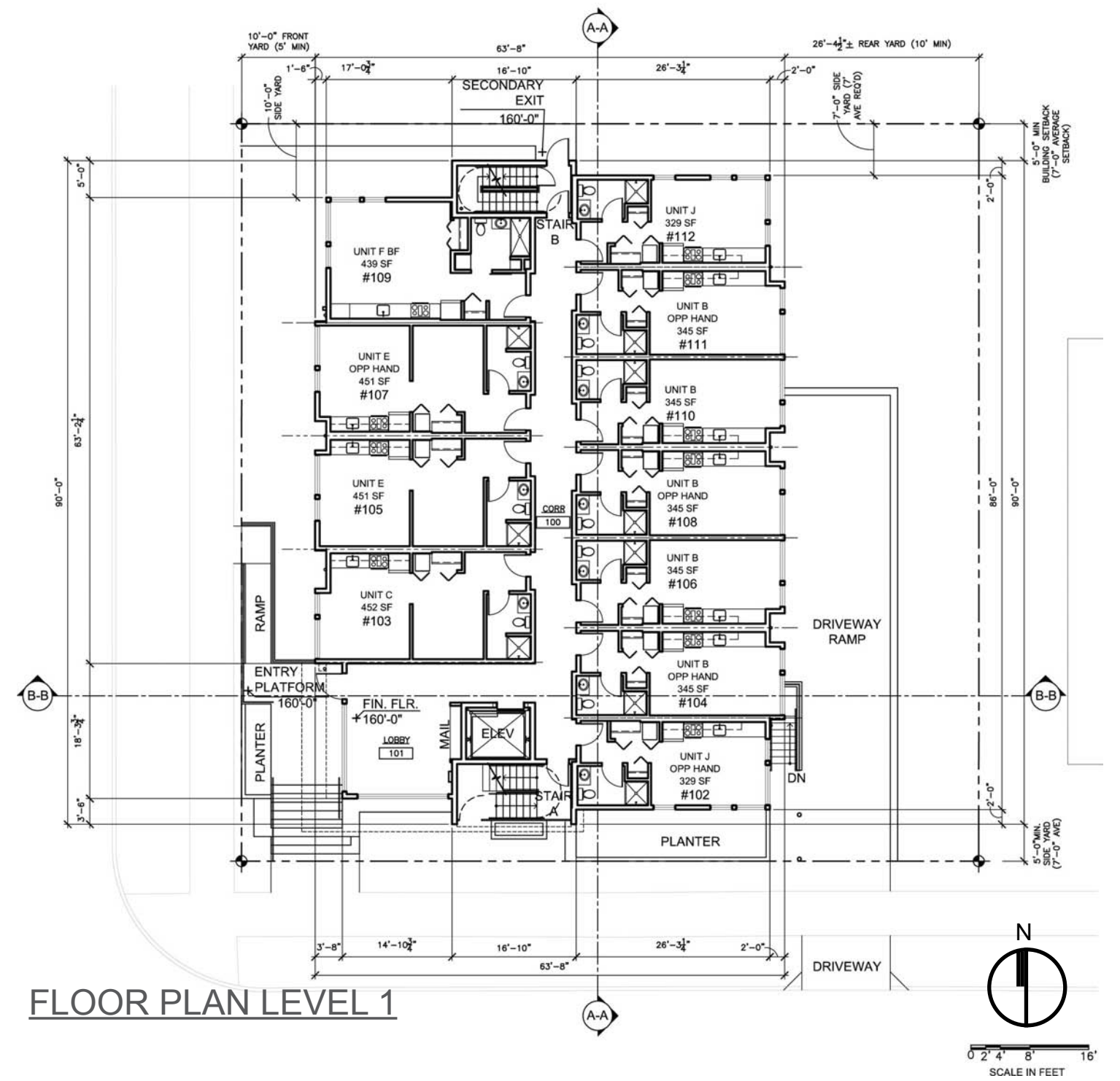
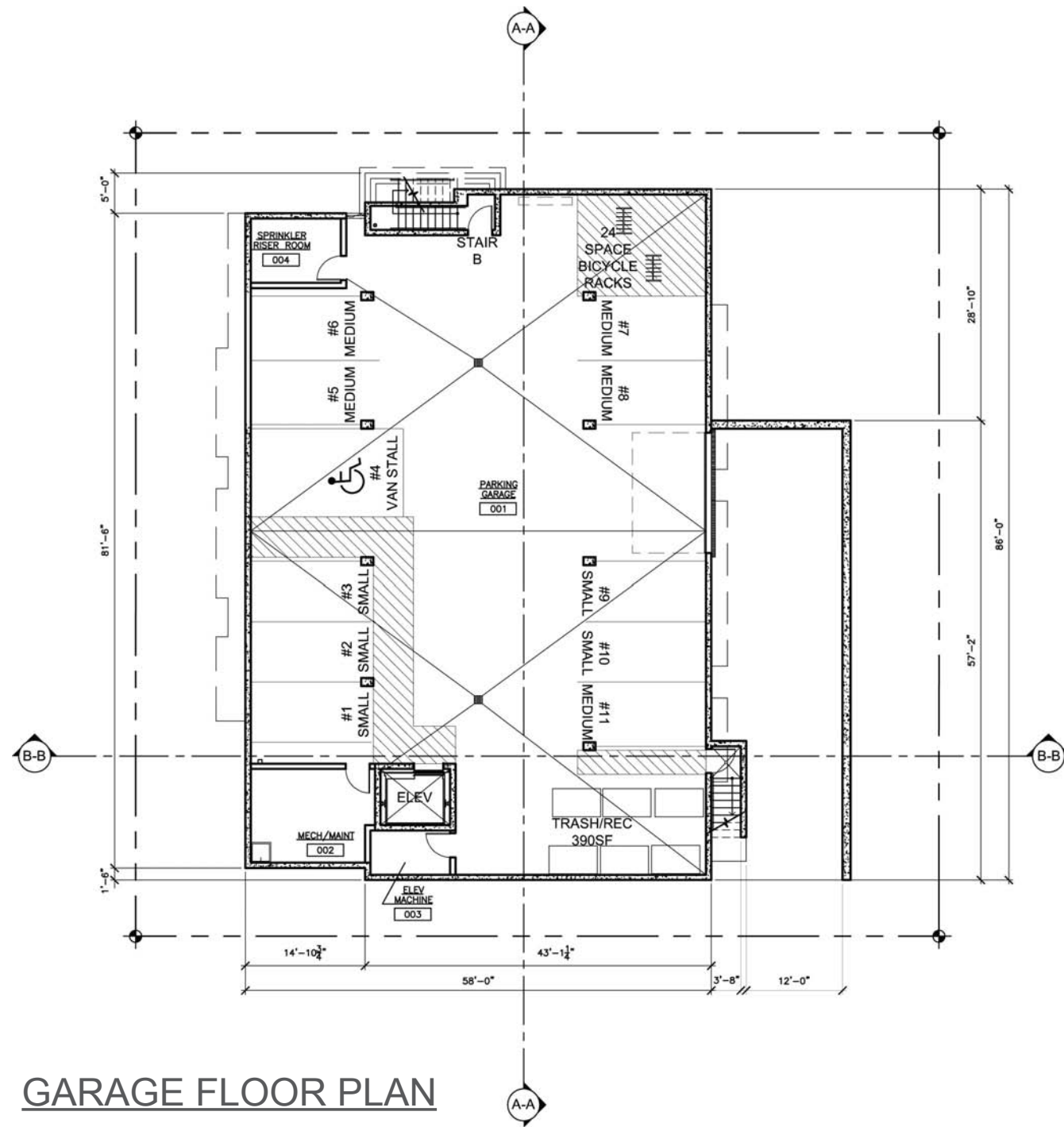
Response: An automatic garage door will provide security to the garage. Gates and fences will provide security to the NE amenity area.

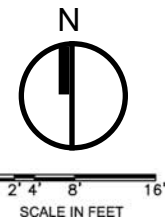
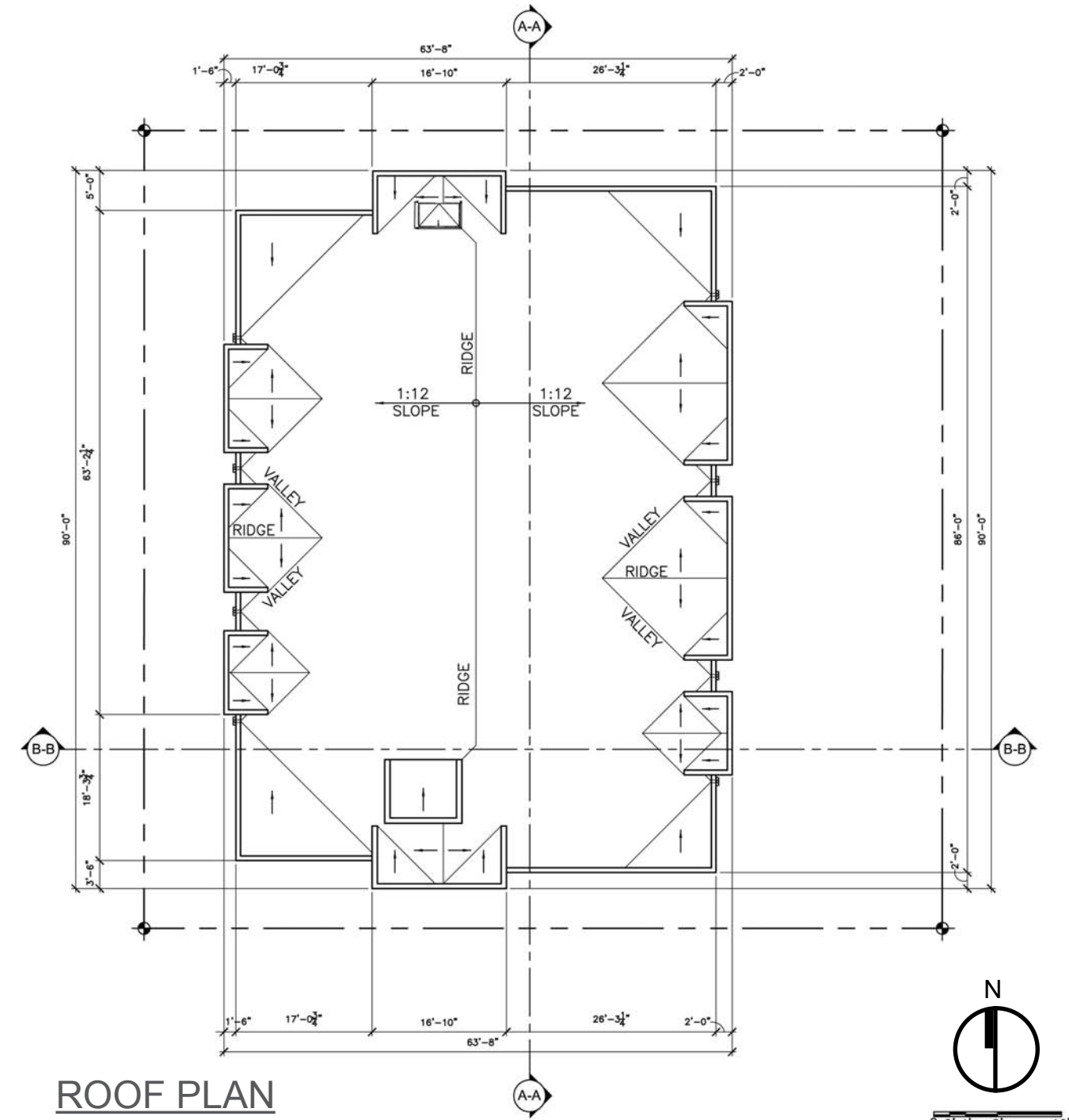
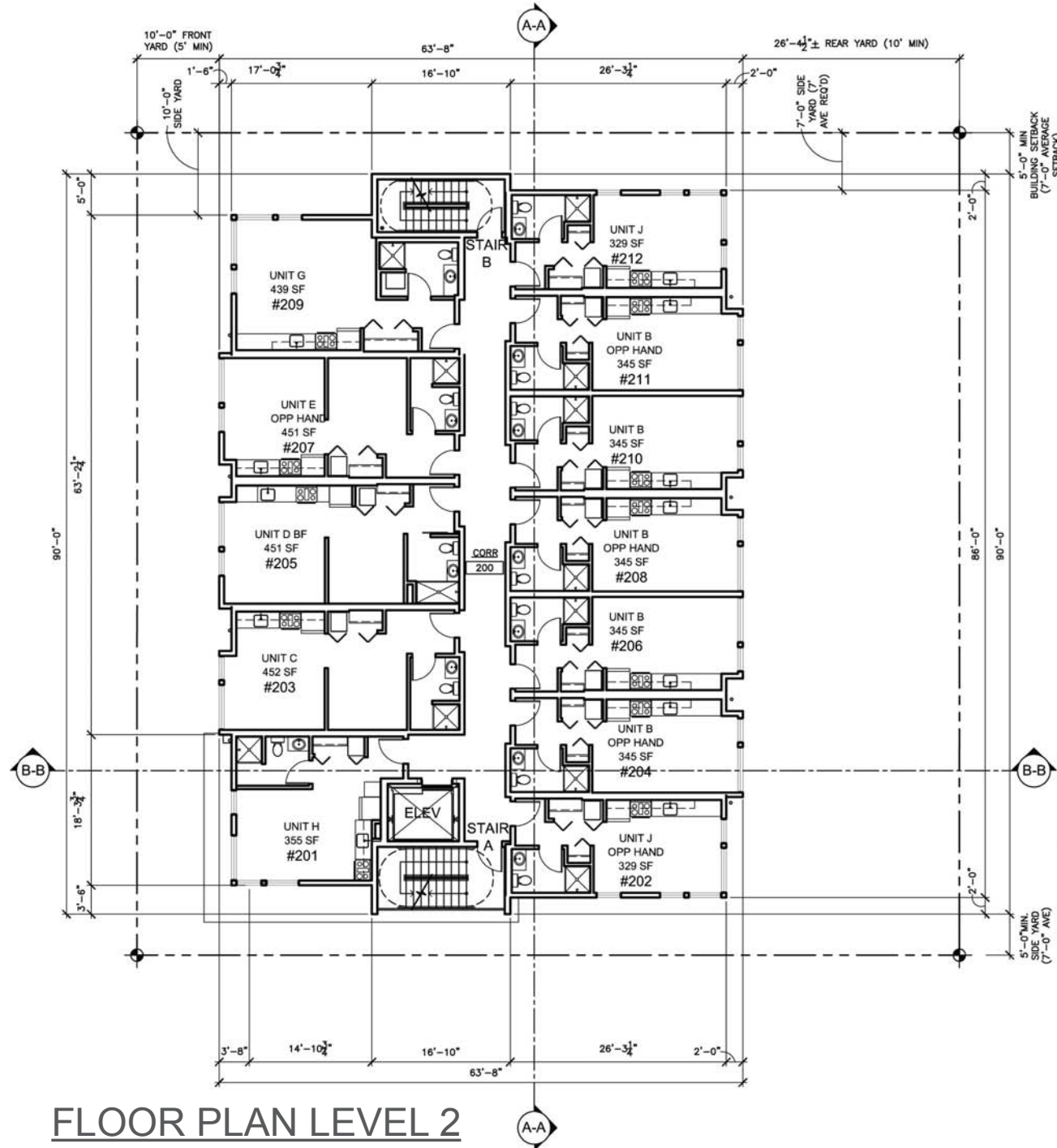
E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

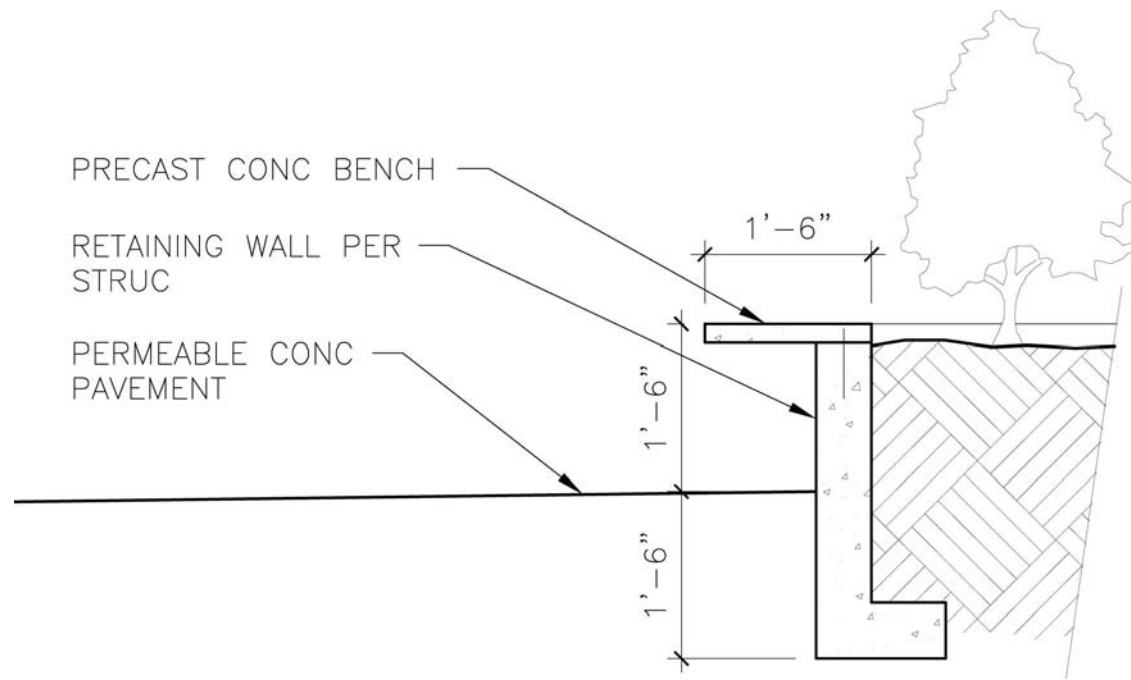
At the Third Early Design Guidance Meeting, the Board indicated this guideline as a highest priority. Provide a detailed landscape plan at the Recommendation meeting.

Response: The landscaping has been revised to incorporate these items and concerns. Varied plant material and sizes as well as hard-scapes add to the interest of the site. A four story vertical green wall at the south staircase will be highly visible and creates a focal point for the project.



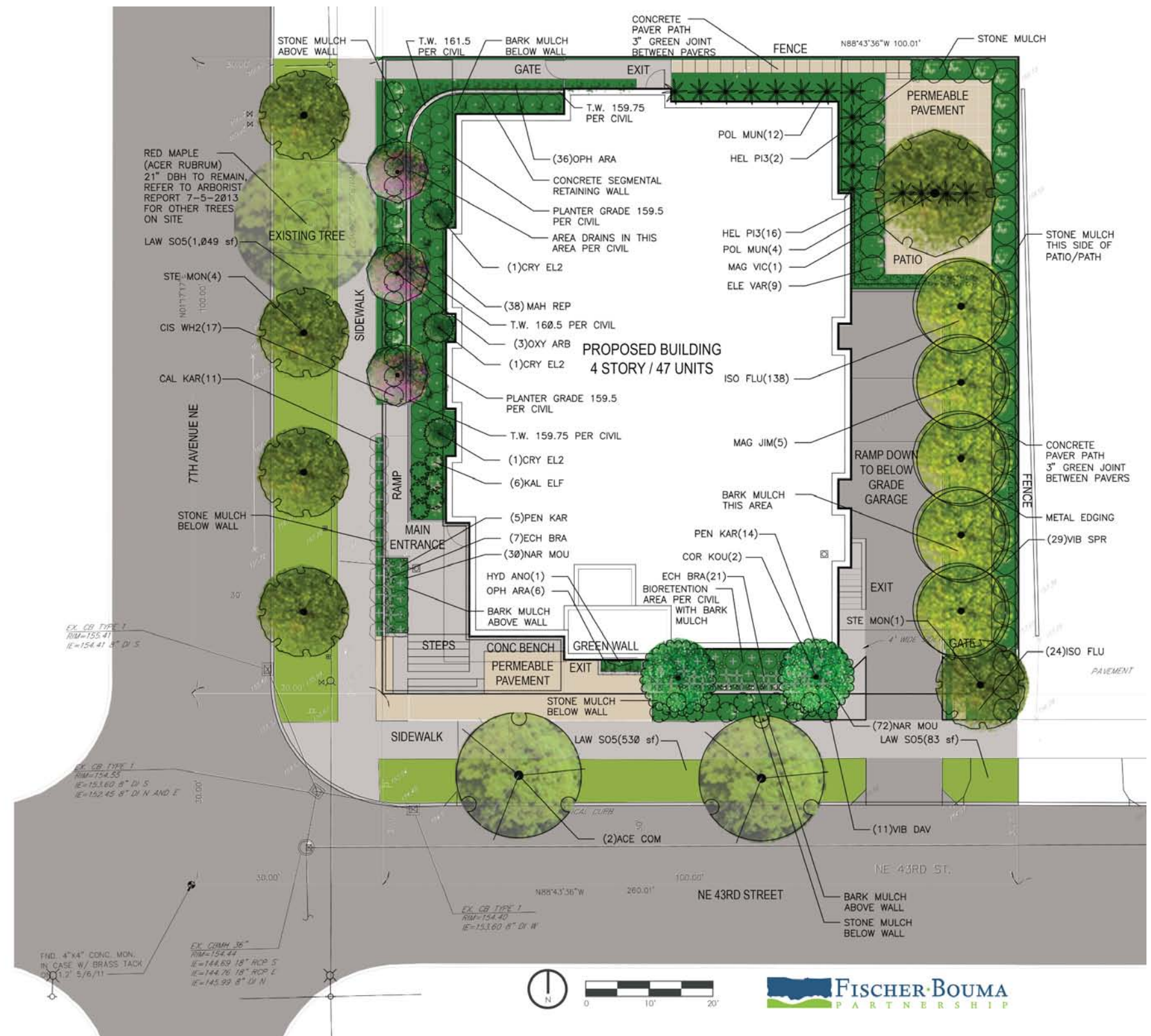


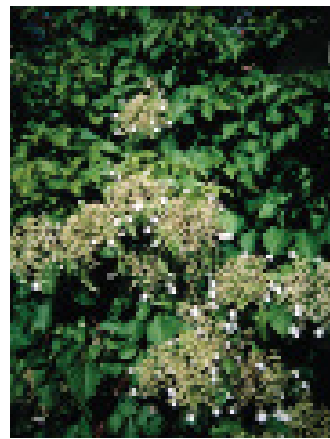




CONCRETE BENCH DETAIL
NO SCALE

LANDSCAPE PLAN





HYDRANGEA ANOM-
ALA PETIOLARIS
(HYD ANO)



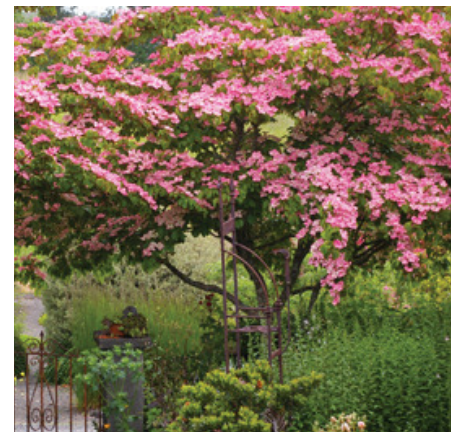
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MONADELPHA
(STE MON)



OXYDENDRUM
ARBOREUM
(OXY ARB)



OXYDENDRUM
ARBOREUM
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CORNUS KOUSA DOGWOOD
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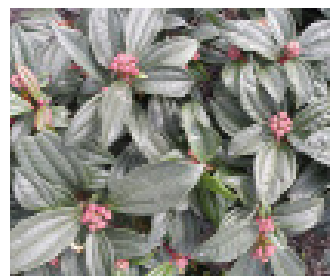
CORNUS KOU-
SA DOGWOOD
(COR KOU)



MAGNOLIA VIRGINI-
ANA MOONGLOW
(MAG JIM)



MAGNOLIA GRAN-
DIFLORA VICTORIA
(MAG VIC)



VIBURNUM DAVIDII
(VIB DAV)



ELEUTHEROCOCCUS
SIEBOLDIANUS
VARIEGATUS (ELE VAR)



CISTUS X
HYBRIDUS
(CIS WH2)



VIBURNUM TINUS
SPRING BOUQUET
(VIB SPR)



MAHONIA REPENS
(MAH REP)



POLYSTICHUM
MUNITUM
(POL MUN)



ACER SACCHA-
RUM (ACE COM)



CRYPTOMERIA JAPONICA
ELEGANS (CRY EL2)



KALMIA LATIFOLIA
ELF (KAL ELF)



NARCISSUS
MOUNT HOOD
(NAR MOU)



HELLEBORUS
HYBRIDUS
(HEL PI3)



ECHINACEA PUR-
PUREA BRAVADO
(ECH BRA)



OPHIPOGON
PLANISCARPUS
(OPH ARA)



ISOTOMA FLUVIATIUS
(ISO FLU)



PENNISETUM ORIEN-
TALE KARLEYROSE
(PEN KAR)



CALAMAGROSTIS
ACUTIFLORA KARL-
FOERSTER (CAL KAR)

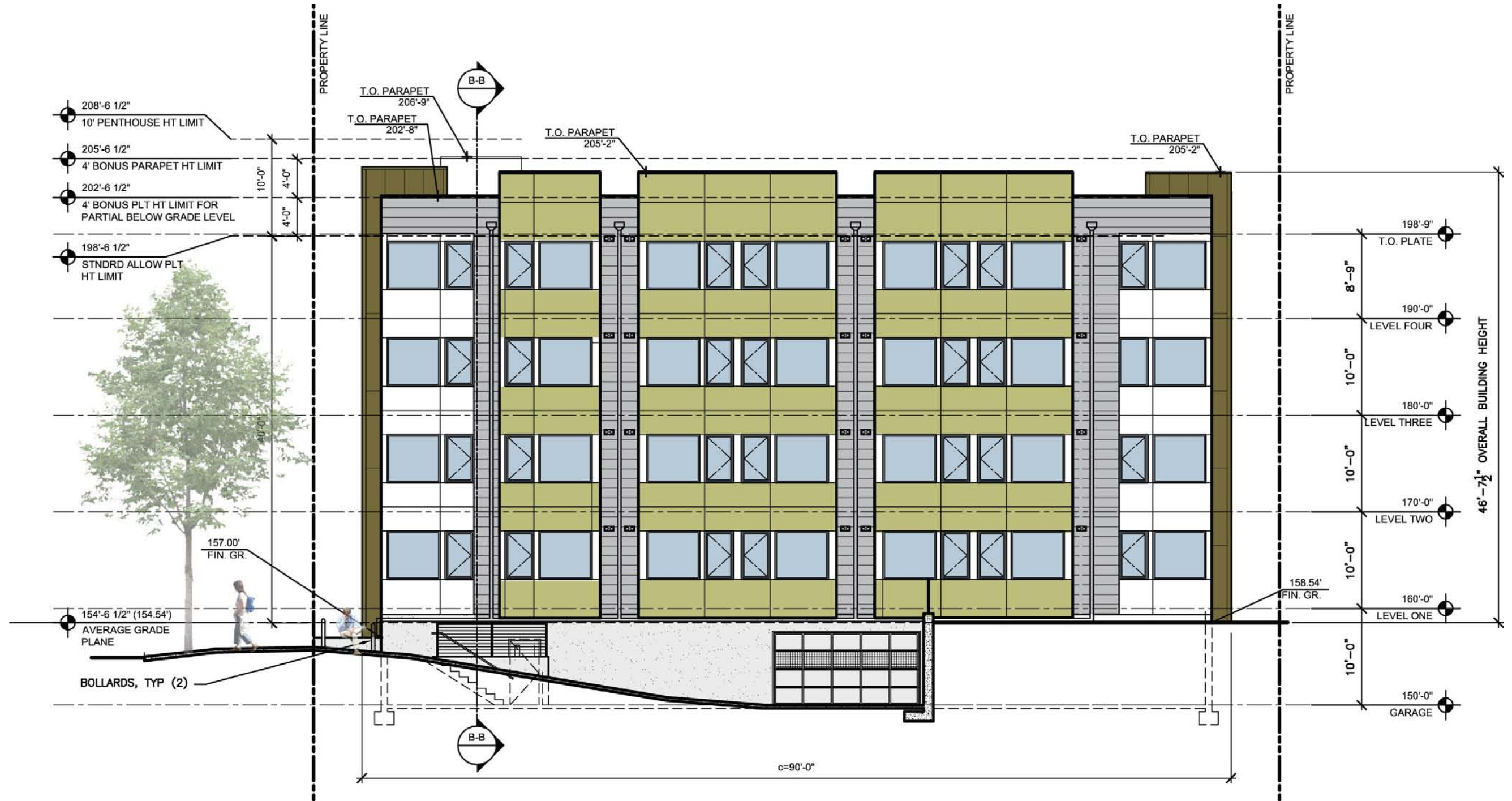


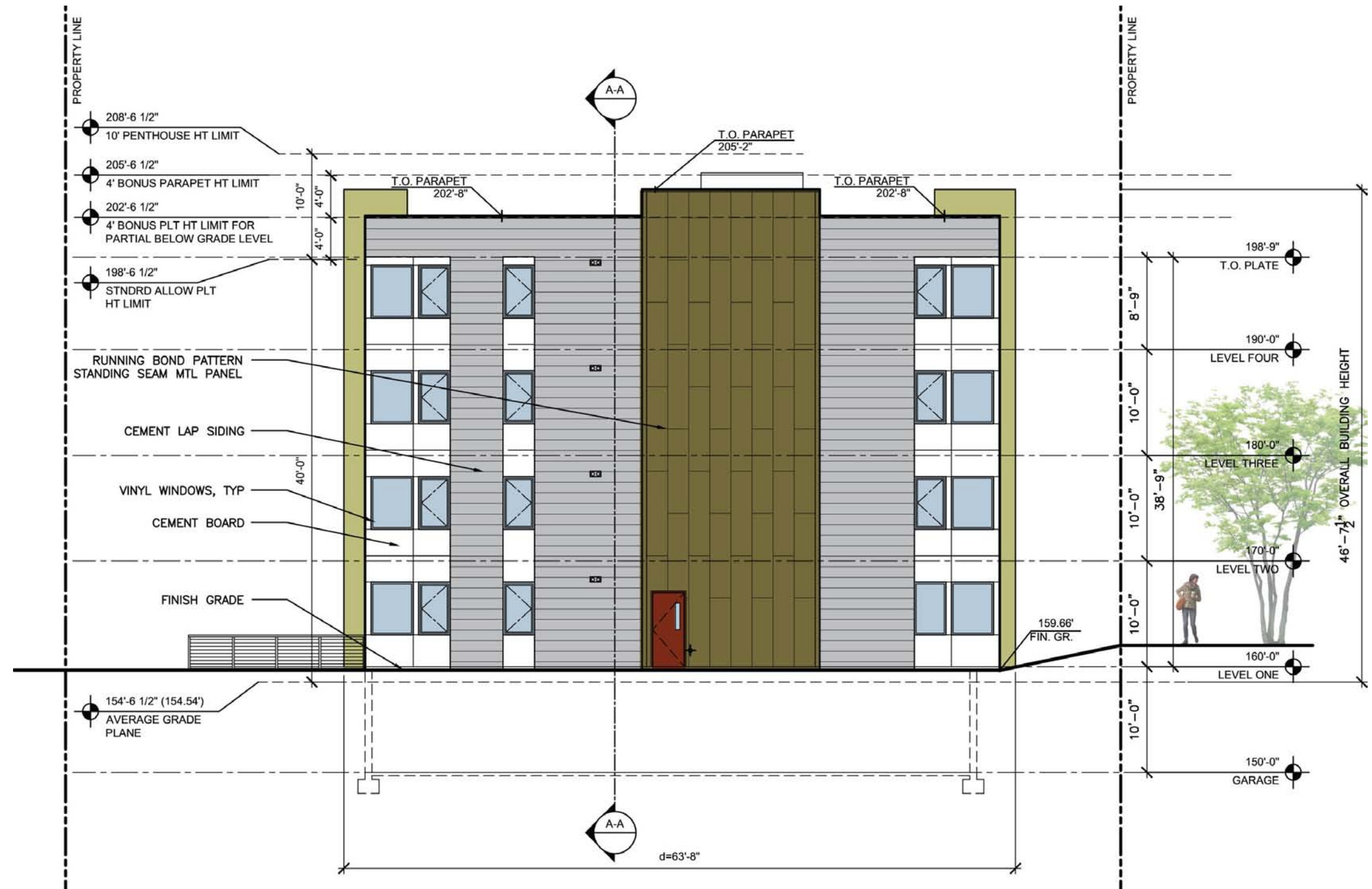


WEST ELEVATION
NO SCALE



SOUTH ELEVATION
NO SCALE





NORTH ELEVATION
NO SCALE

STANDING SEAM METAL
PANEL - NU-RAY METALS,
COLOR: METALLIC ANTIQUE
PATINA

STOREFRONT WINDOW
SYSTEM

VINYL WINDOWS - VPI
ENDURANCE WINDOWS,
COLOR: WHITE

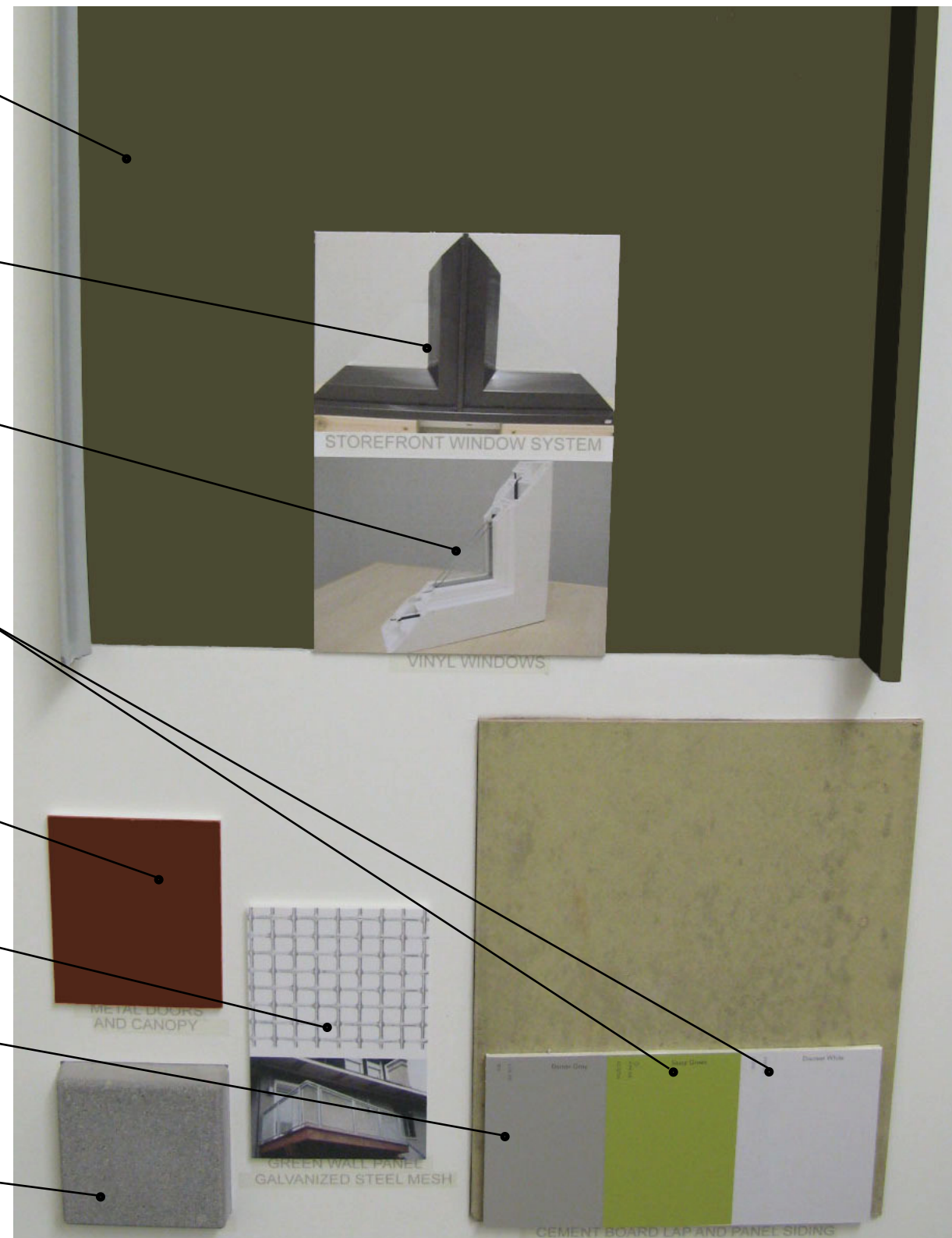
CEMENT BOARD SIDING -
COLORS: DISCREET
WHITE (SW6266) AND
SASSY GREEN (SW6416)

METAL DOORS AND
CANOPY - COLOR:
BRICK PAVER (SW7599)

GALVANIZED STEEL
MESH

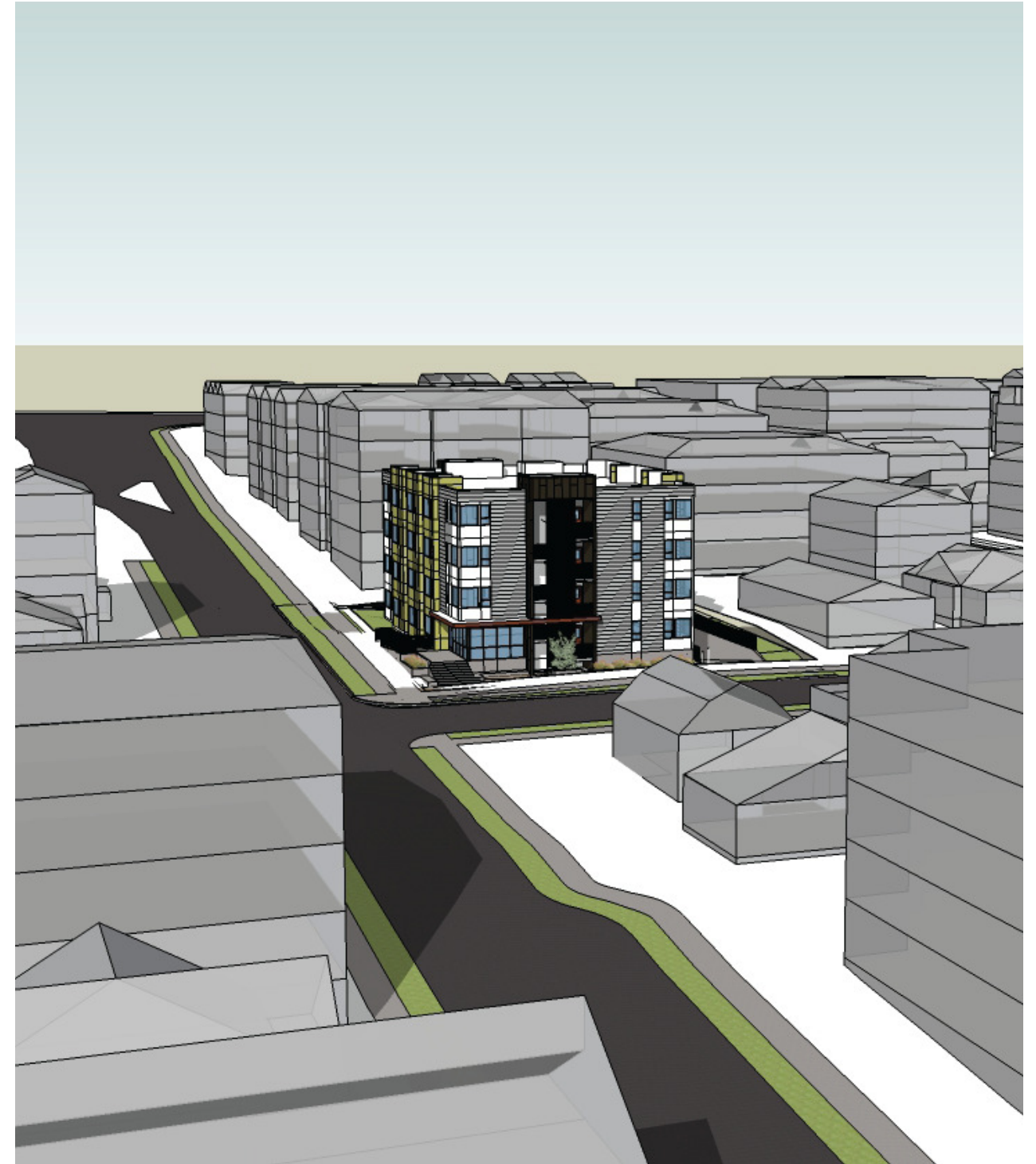
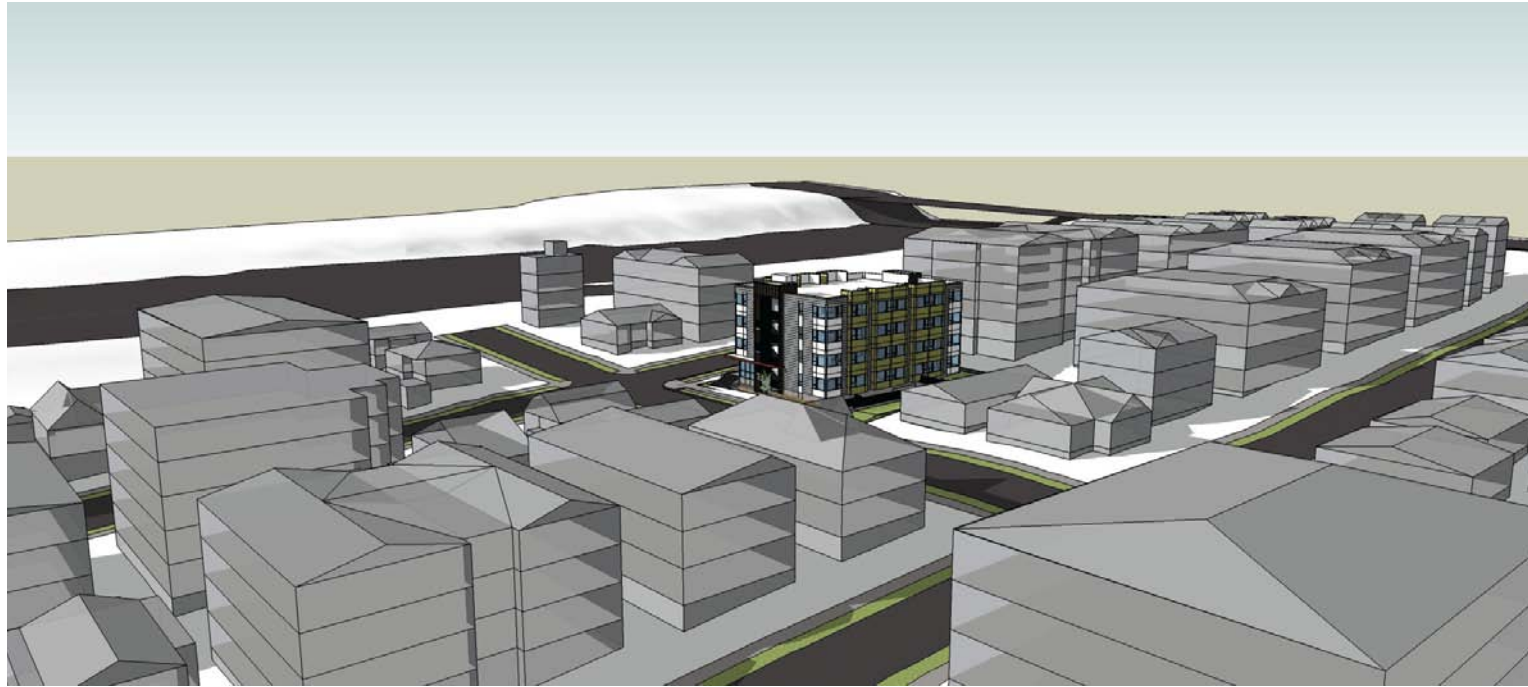
CEMENT LAP SIDING -
COLOR: DORIAN GRAY
(SW7017)

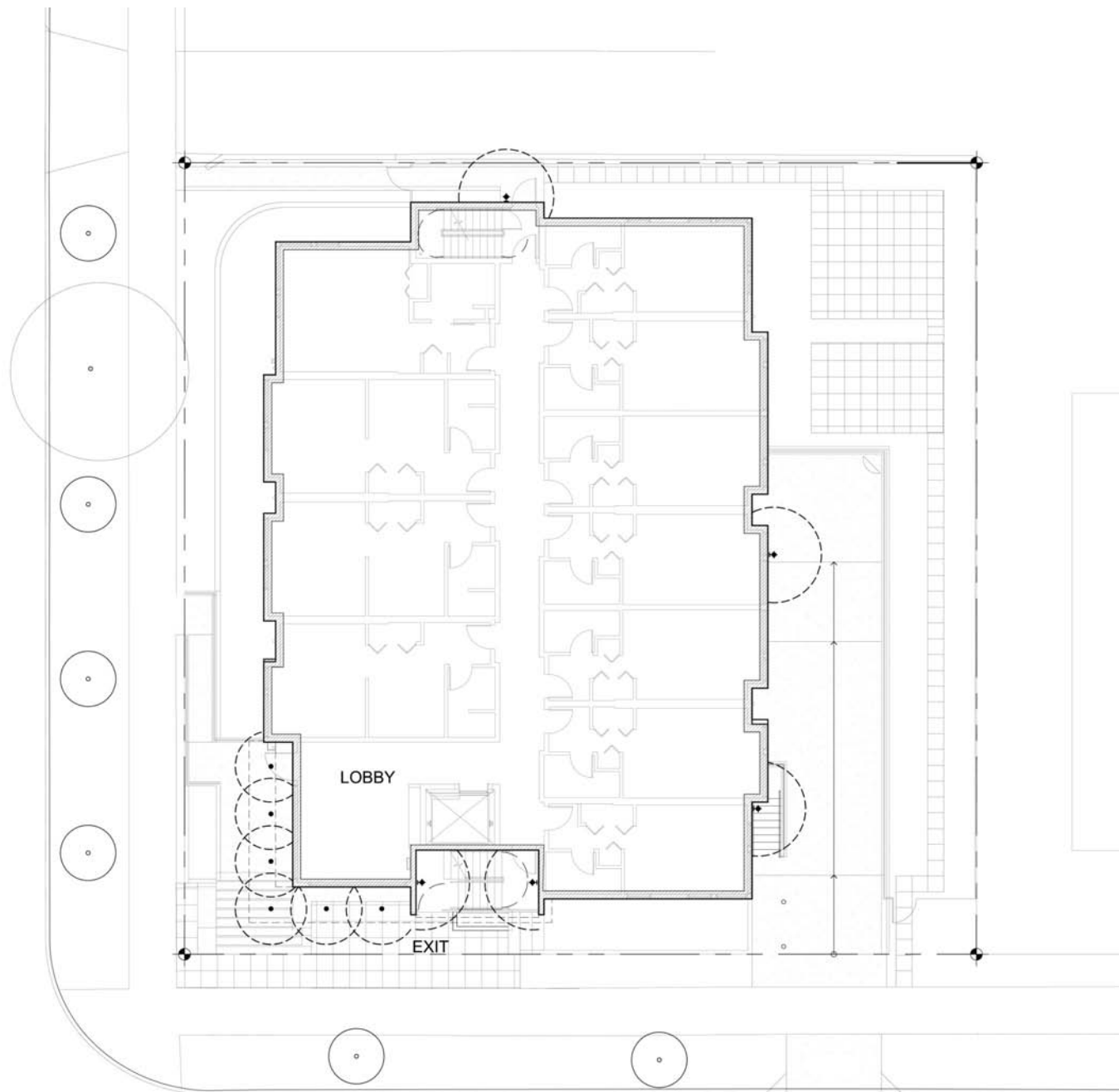
STAINED CONCRETE



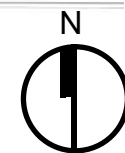








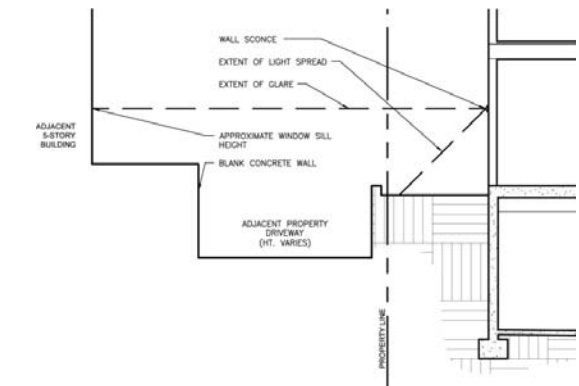
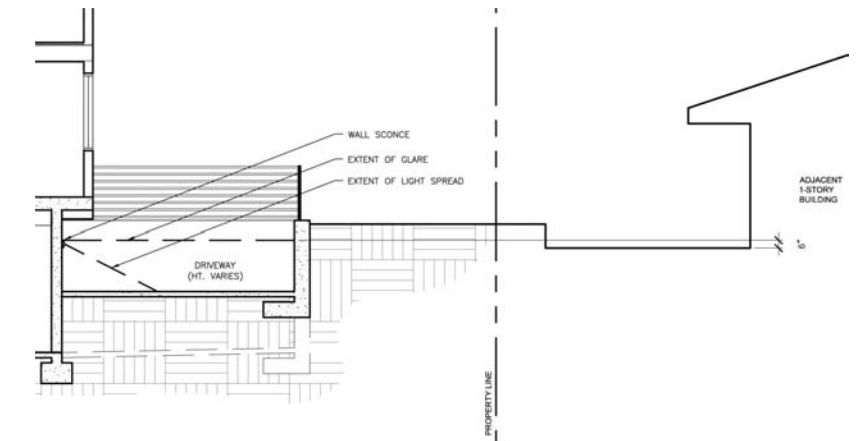
EXTERIOR LIGHTING PLAN
NO SCALE



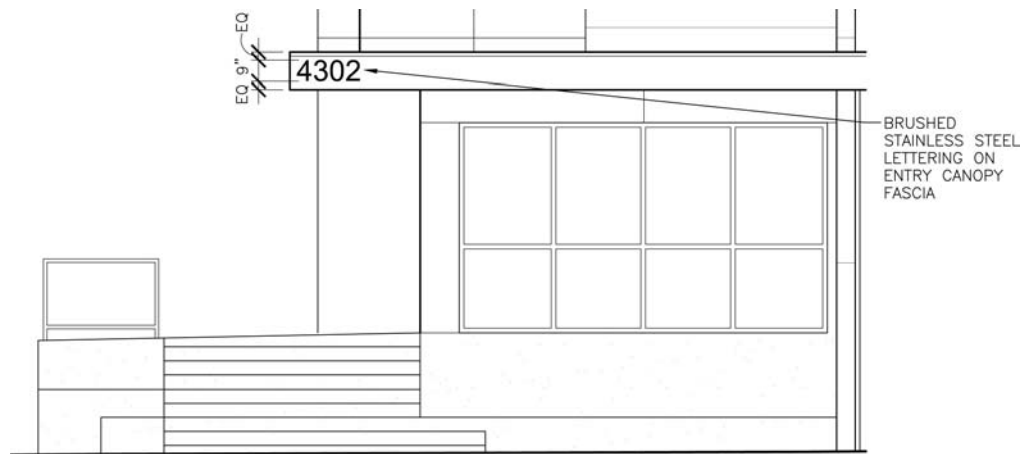
6" RECESSED LIGHT FIXTURE



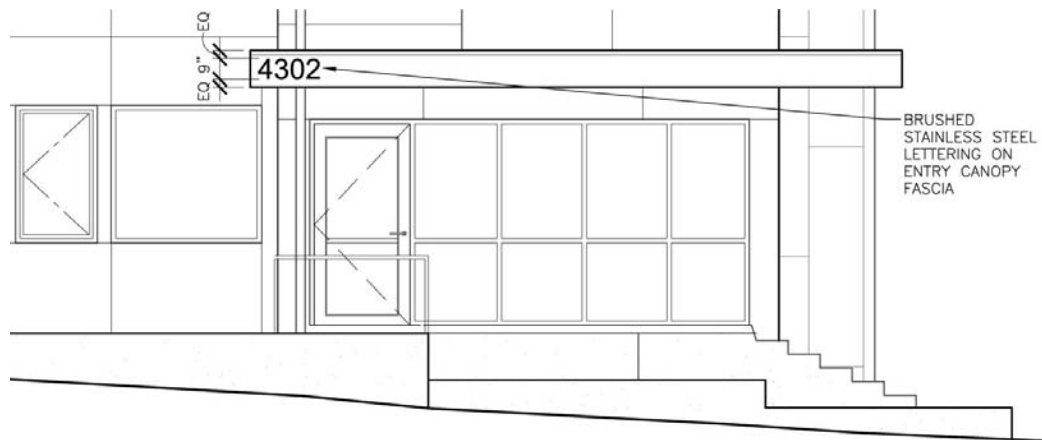
EXTERIOR WALL SCONCE



EXTERIOR LIGHTING SECTIONS
NO SCALE

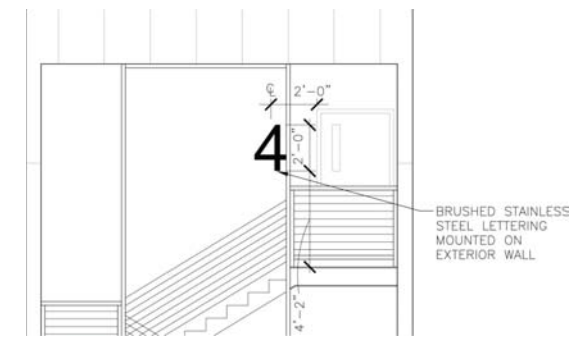


ADDRESS AT ENTRY CANOPY - SOUTH ELEVATION
NO SCALE

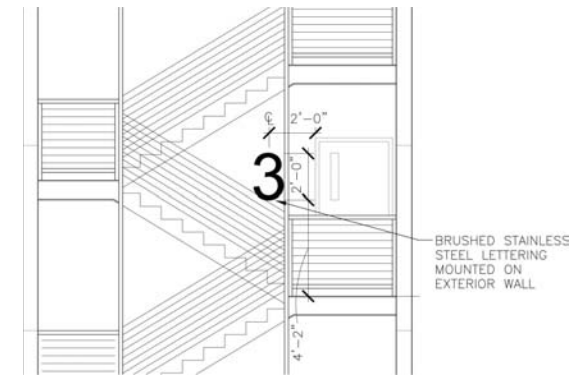


ADDRESS AT ENTRY CANOPY - WEST ELEVATION
NO SCALE

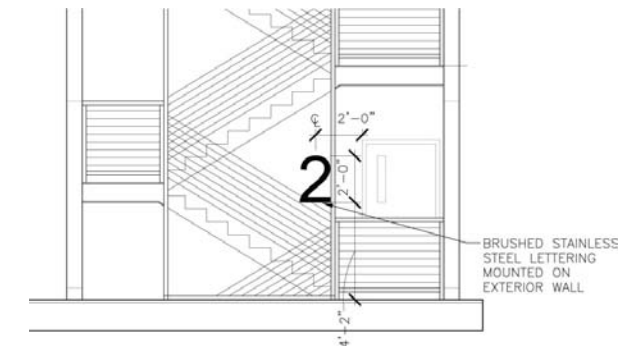
LEVEL 4 AT EXTERIOR STAIR
NO SCALE



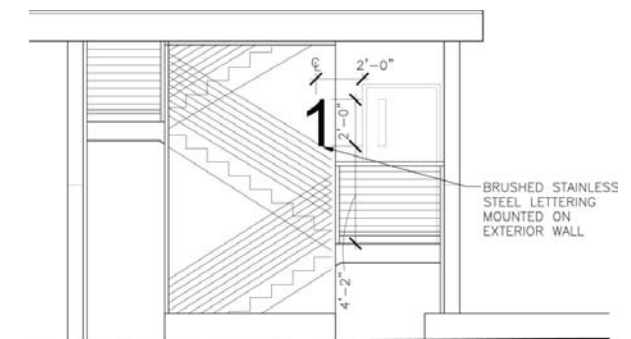
LEVEL 3 AT EXTERIOR STAIR
NO SCALE

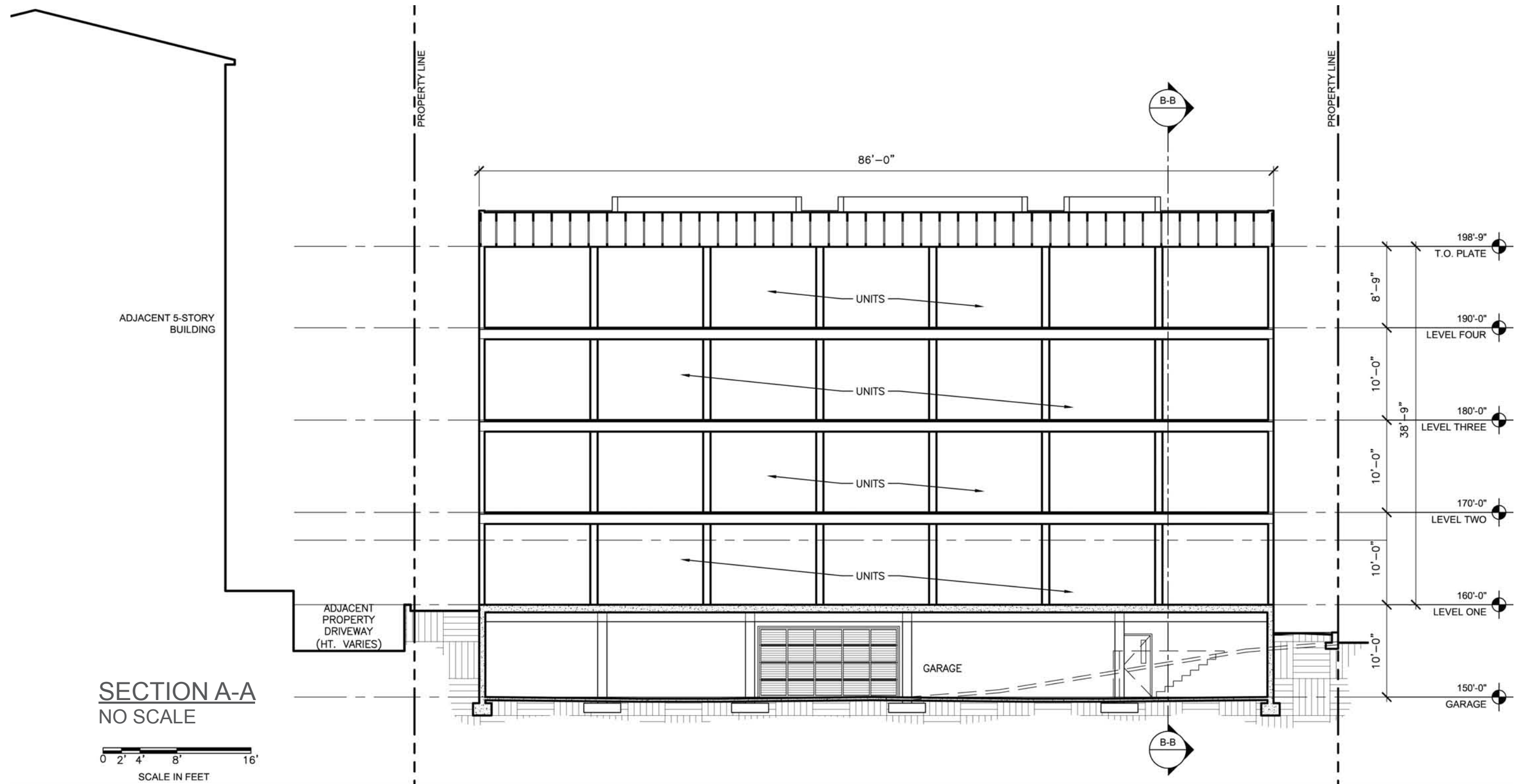


LEVEL 2 AT EXTERIOR STAIR
NO SCALE



LEVEL 1 AT EXTERIOR STAIR
NO SCALE





SECTION A-A
NO SCALE



