

# #3016656

6301 15th Ave NW **RECOMMENDATION MEETING**

NORĒN **S+HWorks**  
BY APPOINTMENT ONLY

**INDEX**

1	VICINITY ANALYSIS
2	ADJACENCIES
3	SURVEY
4-5	EDG TO DRB PROGRESSION
6	AERIAL VIEWS
7-11	PERSPECTIVES
12-13	PLANS
14-17	ELEVATIONS
18	SECTIONS
20-21	LANDSCAPE
22	LIGHTING + SIGNAGE PLAN
23	SHADOW STUDY
24-25	SIDE YARD PRIVACY STUDY
26-27	GUIDELINES
28	DEPARTURE DIAGRAMS
29	ZONING ANALYSIS
30	RECENT WORKS

**PROJECT DETAILS**

<b>ADDRESS</b>	6301 15TH AVE NW
<b>APN</b>	2767600975
<b>DPD#</b>	3016656
<b>APPLICANT</b>	HUGH SCHAEFFER S+H WORKS LLC 1101 E PIKE ST STE 200 SEATTLE, WA 98122 P 206 329 1802 E HUGH@S-HW.COM
<b>OWNER</b>	NOREN DEVELOPMENT
<b>ARCHITECT</b>	S+H WORKS, LLC
<b>SURVEYOR</b>	EMERALD LAND SURVEYING
<b>LANDSCAPE</b>	ROOT OF DESIGN
<b>CIVIL</b>	SITWISE DESIGN
<b>STRUCTURAL</b>	MALSAM TSANG
<b>TRAFFIC</b>	TENW
<b>GEOTECH</b>	PAN GEO

**DEVELOPMENT OBJECTIVES**

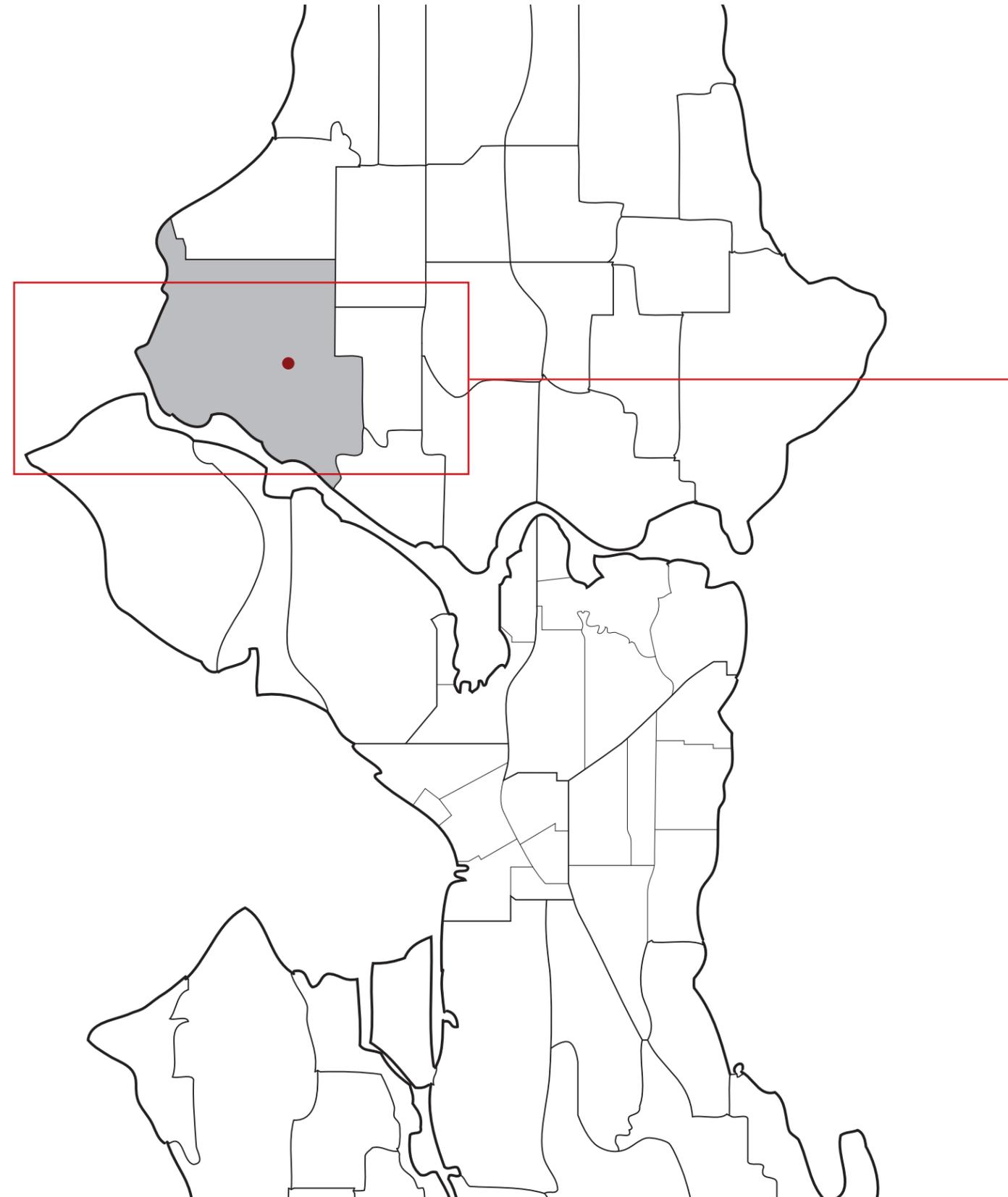
The proposed development is a 4 story mixed-use apartment building containing 3,000 sf of commercial, 2 live-work units and 61 studio apartments. No parking is required or proposed.

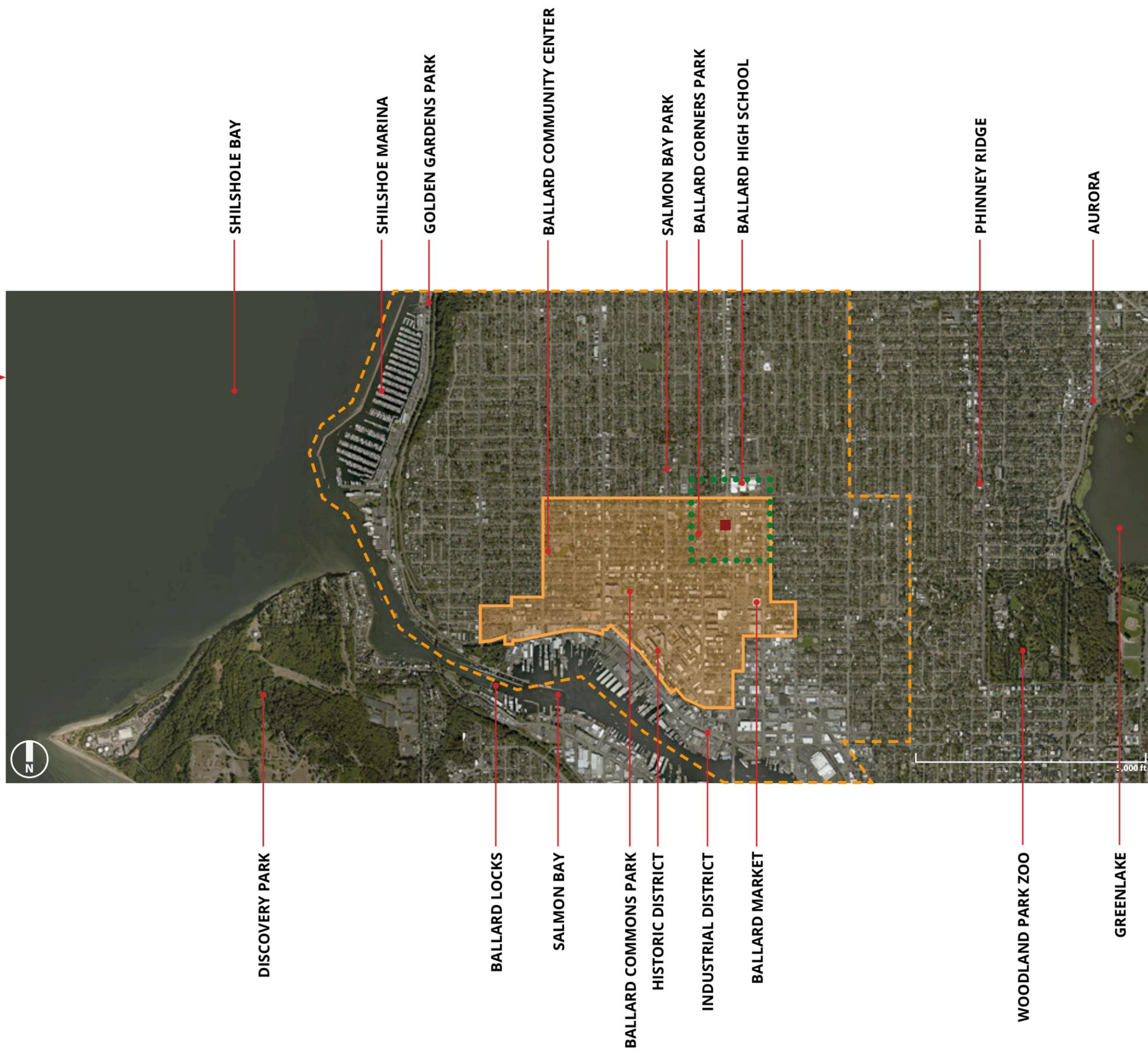
**PROJECT GOALS**

- Design a project that respects both the commercial and residential nature of the area.
- Create a strong design, attractive to pedestrians and vehicular traffic.
- Create a pedestrian friendly project in an area dominated by auto-oriented businesses.
- Create flexible and functional ground floor commercial rather than live-work units.
- Respond appropriately to adjacent residential uses.

**ZONING**

The proposed project is zoned NC3-40 and is within the Ballard Hub Urban Village and the Frequent Transit Overlay.





### VICINITY INFORMATION

The proposed development is located within the Ballard Hub Urban Village. Ballard is diverse in its development patterns and has been going through a period of steady growth. The site is located away from popular pedestrian destinations, but along the major arterial.

- BALLARD
- BALLARD HUB URBAN VILLAGE
- STUDY AREA
- SITE

## ADJACENCIES

The site is situated at the corner of the major 15th Ave NW arterial, as well as NW 63rd St, a far calmer residential street.

On an average weekday 36,000 cars a day pass the site on 15th NW. The 15th NW corridor is dominated by vehicular oriented businesses. Between Market St & NW 65th there has been little development in the past couple of decades. While the corridor is vehicle oriented there are successful pedestrian oriented businesses facing 15th NW. Along NW 63rd, the street transitions from the bustle of 15th NW to a quieter residential street.

To the north, east & south the lot abuts or is across the street from lots also zoned NC3-40. Abutting to the west is a lot zoned LR1 recently developed as four single family homes.

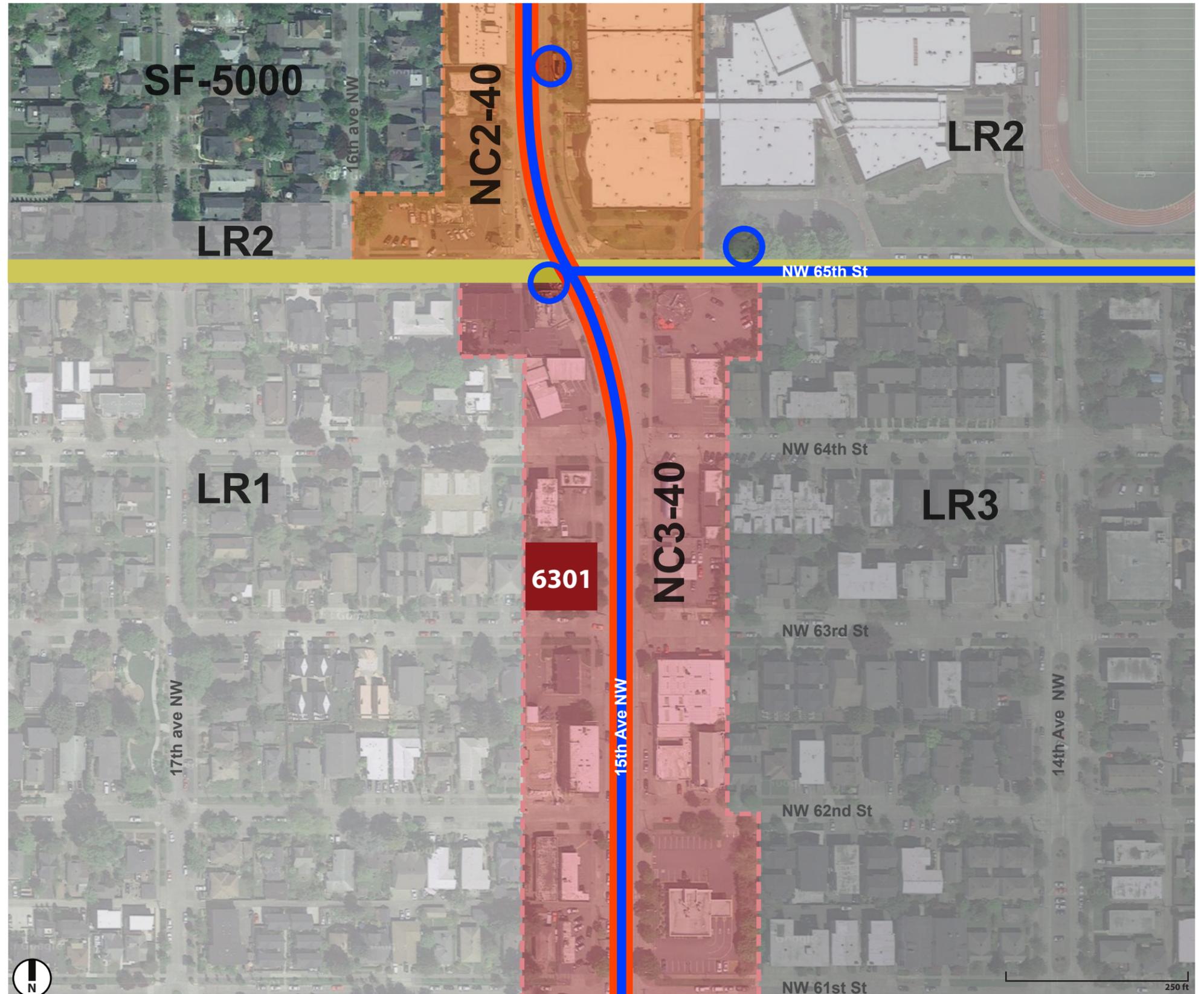
WALK SCORE 83  
BIKE SCORE 71  
(Source: walkscore.com)

## ZONING

- SF-5000
- LR1
- LR2
- LR3
- NC2-40
- NC3-40

## STREETS

- MAJOR ARTERIAL
- MINOR ARTERIAL
- TRANSIT ROUTE
- TRANSIT STOP: ROUTE 15, D-LINE



# EXISTING CONDITIONS

## TOPOGRAPHY

From the southeast corner, the site slopes up approximately 4' along both street frontages. Having been previously leveled, the site has retaining walls along the north & west property lines. Adjacent developments start 4' higher than the proposed project. The existing parking lot is approximately 2' above the adjacent sidewalk at the SE corner. The proposed development will further level the site so all commercial uses enter directly from sidewalk grade.

## ACCESS

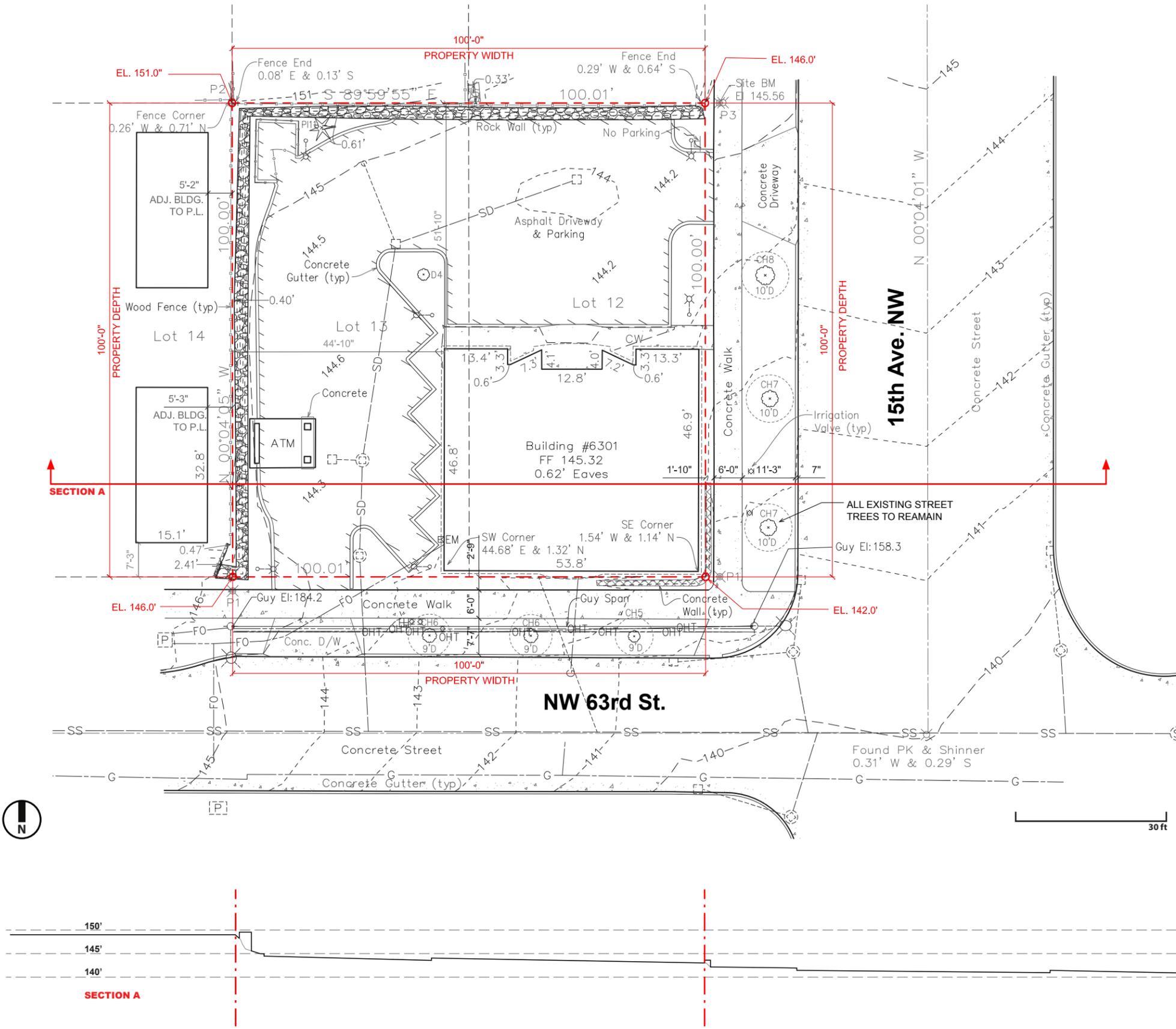
The site is currently accessed by two curb cuts, one along each street frontage. Both curb cuts will be removed and replaced with planting strips and sidewalks to match the existing.

## VEGETATION

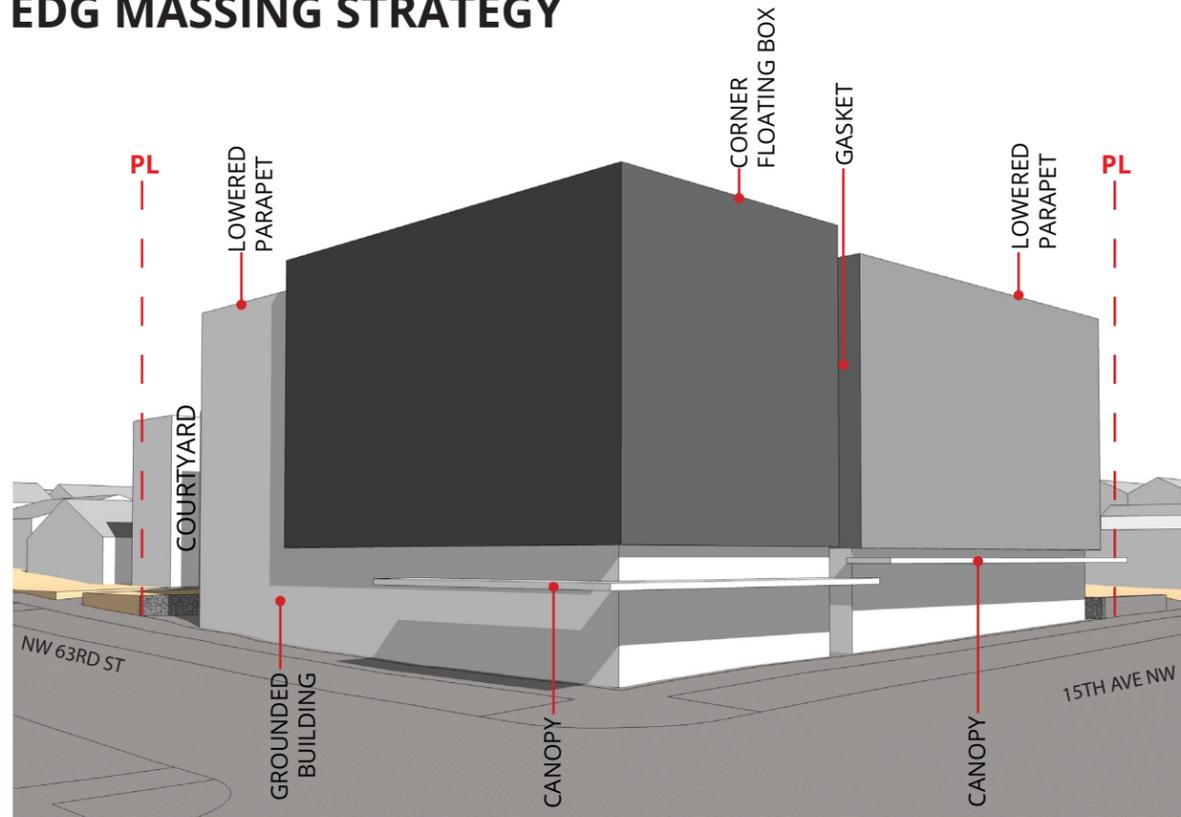
The existing street trees are in very good condition and will be retained per the city arborist. Pruning will be required to keep the trees within the planting strip and open up the sidewalk. Existing vegetation within the planting strip will be replaced with more contemporary plantings.

## POWER LINES

Existing power-lines south of the site are low voltage and do not impact the proposed development.

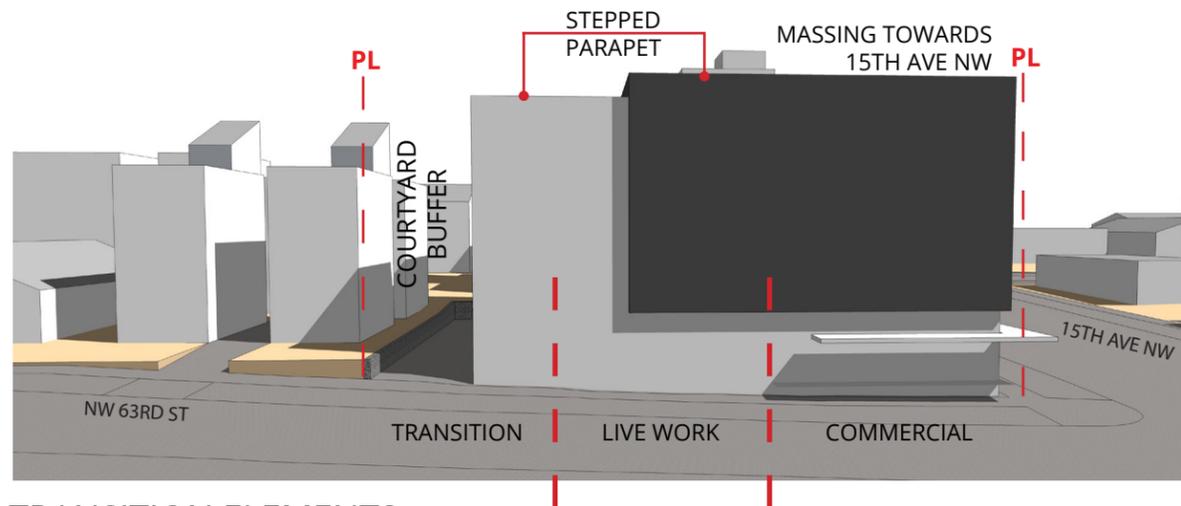


## EDG MASSING STRATEGY



### MASSING ELEMENTS

- STRONG CORNER ELEMENT
- BOLD MASSING MOVES INSTEAD OF DECORATING A BOX
- DISTINCT ELEMENTS REDUCE BULK TO CREATE BUILDING DEFINITION



### TRANSITION ELEMENTS

- ORGANIZATION OF GROUND FLOOR USE
- SHIFTING OF PERCEIVED MASS TOWARDS CORNER, CREATING A BUFFER AT GRADE
- DEVELOPMENT OF WINDOW PALETTE AND MATERIALS WILL FURTHER ENHANCE TRANSITION



### EDG CONCEPT RENDERING

CONCEPTUAL SKETCH OF PROPOSED DEVELOPMENT.



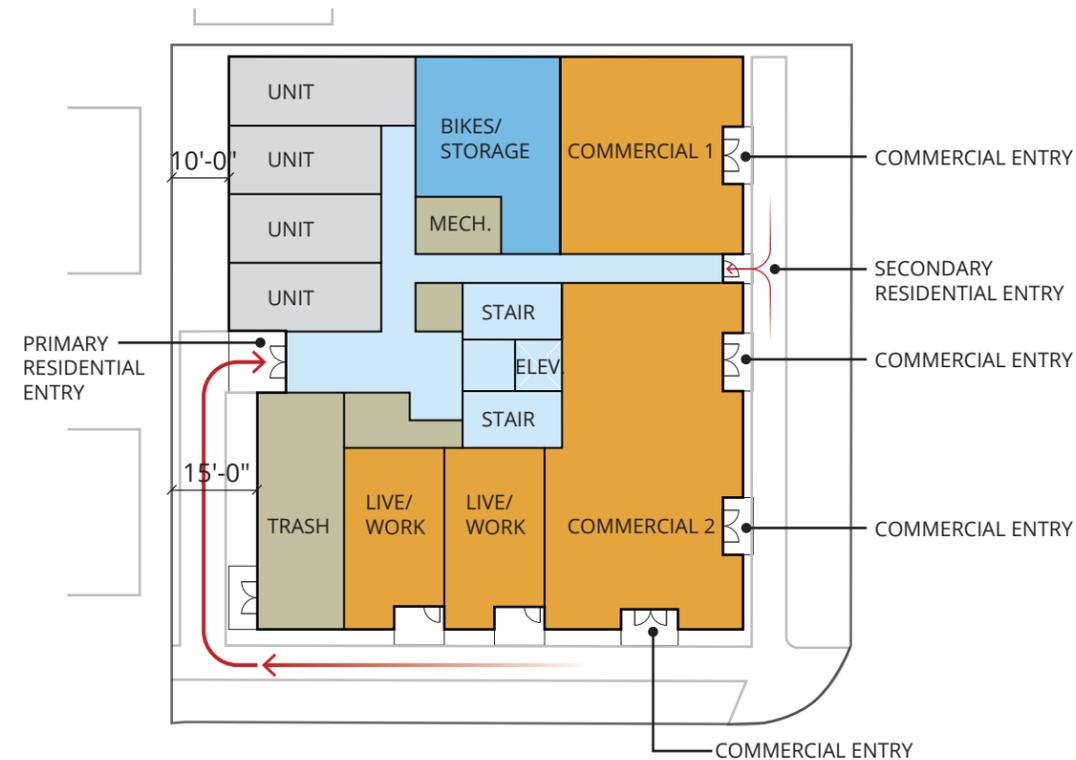
### DRB RENDERING

REFINEMENT AND DEVELOPMENT OF EDG CONCEPT.

## EARLY DESIGN GUIDANCE

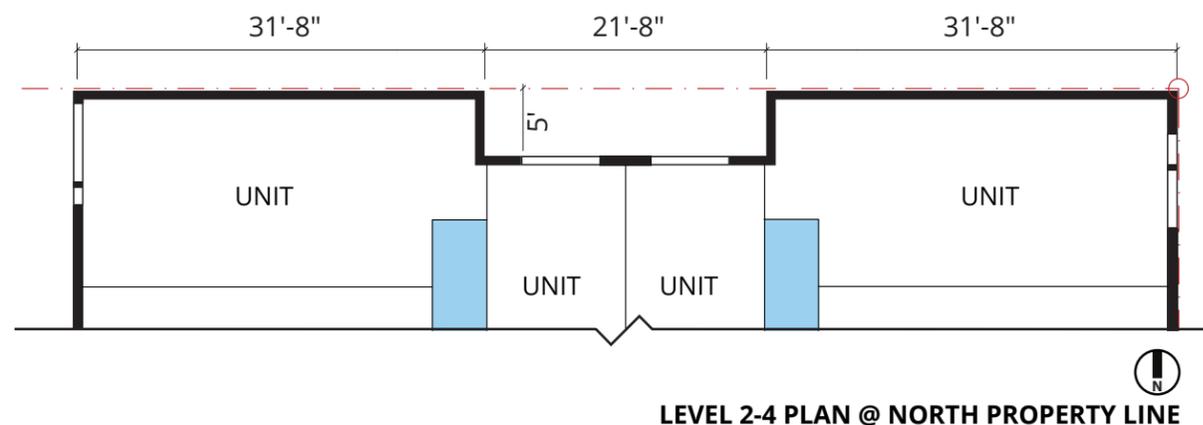
### CIRCULATION:

- PRINCIPAL RESIDENTIAL ENTRY IN SIDE YARD WITH SECONDARY RESIDENTIAL ENTRY ON 15TH NW.
- GUIDANCE: "PROVIDE THE RESIDENTIAL ENTRY ON 15TH NW."



### NORTH FACADE:

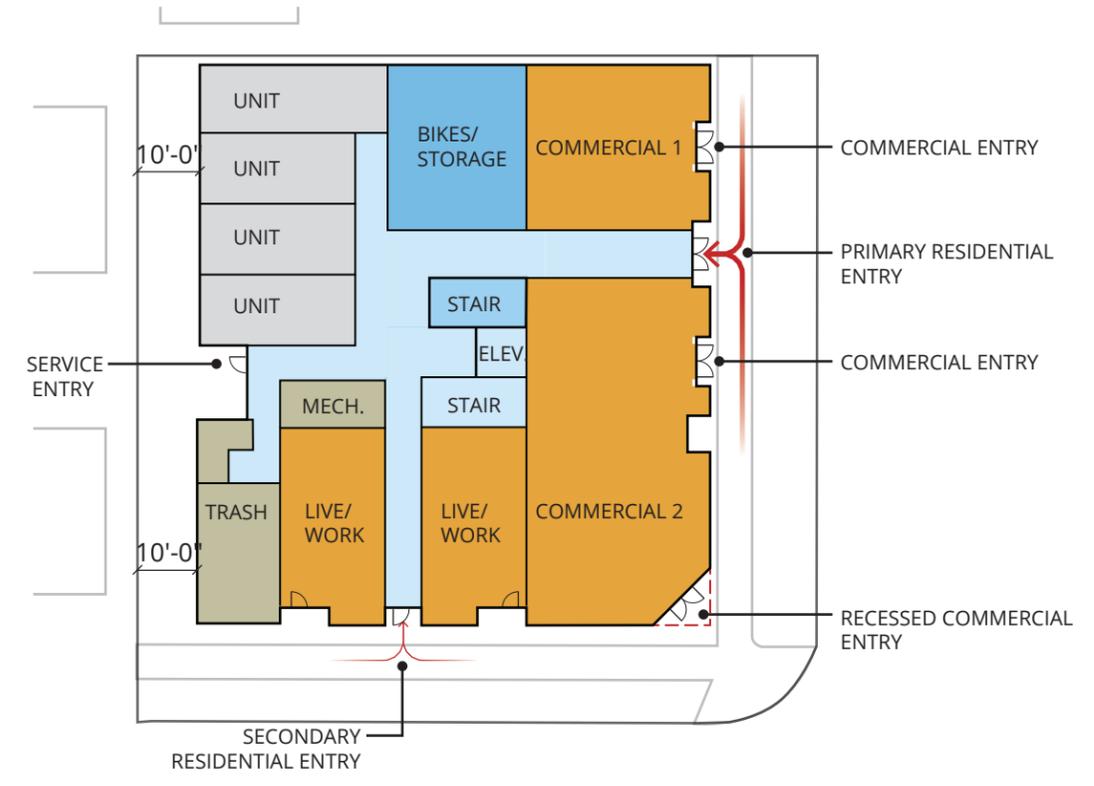
- LONGER ZERO LOT-LINE WALLS.
- GUIDANCE: "CONSIDER THE APPEARANCE OF THE BLANK NORTH WALL AS IT WILL BE HIGHLY VISIBLE FROM 15TH NW."



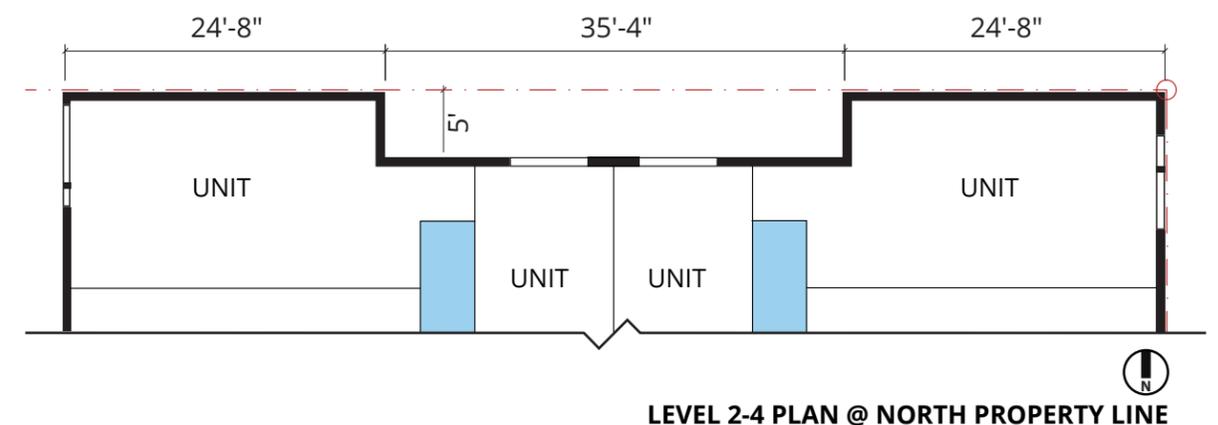
LEVEL 2-4 PLAN @ NORTH PROPERTY LINE

## DESIGN REVIEW

- PRINCIPAL RESIDENTIAL ENTRY HAS BEEN MOVED TO 15TH NW WITH THE SECONDARY RESIDENTIAL ENTRY ON NW 63RD
- CORNER ENTRY AT A 45 DEGREE ANGLE TO CREATE A VISUALLY PROMINENT COMMERCIAL ENTRY WHILE RELIEVING PEDESTRIAN CONGESTION ALONG THE RIGHT OF WAY



- ZERO LOT-LINE WALLS HAVE BEEN REDUCED WHICH EXPANDS THE RECESSED WALL AREA. RECESS FEATURES MATERIAL VARIATION AND JULIET BALCONIES. 24% DECREASE IN ZERO LOT-LINE FACADE.



LEVEL 2-4 PLAN @ NORTH PROPERTY LINE

\*DRAWINGS NOT TO SCALE

NORÉN S+HWorks

# AERIAL VIEWS



NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST

LOOKING NORTHWEST



# LOOKING NORTHEAST



*CS2.B.3, CS2.D.5, PL3.B.1*  
Dense planting at side yard for privacy of neighbors

*CS2.D.5, PL3.B.1*  
Cedar gate de-emphasizes side yard entry

*DC1.C.4, DC2.B.2*  
Cable green screens provide interest to blank wall

*CS2.D.3, DC2.A.2*  
Live/work façade treatment eases transition to less-intense uses



*CS2.B.3, CS2.D.5, PL3.B.1*  
Secondary residential entrance

## SOUTH FACADE

- LIVE WORK UNITS PROVIDE TRANSITION FROM COMMERCIAL TO RESIDENTIAL ALONG NW 63RD ST
- SECONDARY RESIDENTIAL ENTRY ON NW 63RD ST DIVERTS CIRCULATION AWAY FROM SIDE YARD TO MAINTAIN PRIVACY

# LOOKING SOUTHWEST



*DC2.A.2, DC2.C.1*  
Reduced blank walls

*DC2.A.2, DC2.C.1*  
Interest is created on the north façade through material changes, broken down massing, large Juliet balconies, and planters

*CS2.C.1*  
Recessed commercial entry

*PL3.A.1*  
Residential entry on 15th Ave NW

*CS2.B.2, PL2.B.3, PL3.C.1*  
Commercial façade is highly transparent

## 15TH AVE NW FACADE

- PRINCIPAL RESIDENTIAL ENTRY RELOCATED TO 15TH AVE NW STREETFRONT
- COMMERCIAL UNITS FEATURE HIGHLY TRANSPARENT STOREFRONT WINDOWS
- NORTH FACADE RESPECTS THE POSSIBILITY FOR A FUTURE NEIGHBORING DEVELOPMENT WHILE MINIMIZING BLANK WALLS

## 15TH AVE NW + NW 63RD ST CORNER

*CS2.D.3, DC2.A.2*  
Unique live/work façade treatment  
eases transition to less-intense uses



*CS2.B.2, PL2.B.3, PL3.C.1*  
Commercial façades are highly transparent  
creating clear visual connections.

*CS2.B.2, CS2.C.1, PL3.A.1*  
Prominent commercial entry at corner defines  
the street edge and reinforces the architectural  
context of the developing neighborhood.

### CORNER PRESENCE

- COMMERCIAL UNITS FEATURE HIGHLY TRANSPARENT STOREFRONT WINDOWS
- CORNER ENTRY IS RECESSED AT A 45 DEGREE ANGLE TO CREATE A VISUALLY PROMINENT COMMERCIAL ENTRY WHILE RELIEVING PEDESTRIAN CONGESTION

## 15TH AVE NW STREET FRONT



*PL3.A.1, DC2.A.2*  
Residential entry is marked with a distinctive canopy, signage, and materials

*PL2.C.2, DC2.A.2*  
Stepped canopies break down scale of ground level façade

*PL3.A.1, DC2.A.2*  
Defines entry and enhances safety

*CS2.B.2, PL2.B.3, PL3.C.1*  
Commercial façade is highly transparent

*PL3.A.1, DC2.A.2*  
Principal residential entry

*PL3.A.1, DC2.A.2*  
Planting softens building transition to grade

*PL3.A.1, DC2.A.2*  
Articulated window display area

*PL3.A.1, DC2.A.2*  
Planting softens building transition to grade

*PL3.A.1, DC2.A.2*  
Call box

## 15TH AVE NW STOREFRONT

- PROMINENT SIGNAGE CALLS OUT THE PRINCIPAL RESIDENTIAL ENTRY
- CONTRASTING MATERIAL (CMU) AND STEPPED CANOPY DISTINGUISHES RESIDENTIAL ENTRY FROM COMMERCIAL STOREFRONTS
- STRONG WINDOW PATTERN AND CANOPY RHYTHM ENHANCES PEDESTRIAN EXPERIENCE
- R.O.W. PLANTING ENRICHES PEDESTRIAN ENVIRONMENT ALONG BUSY STREET.

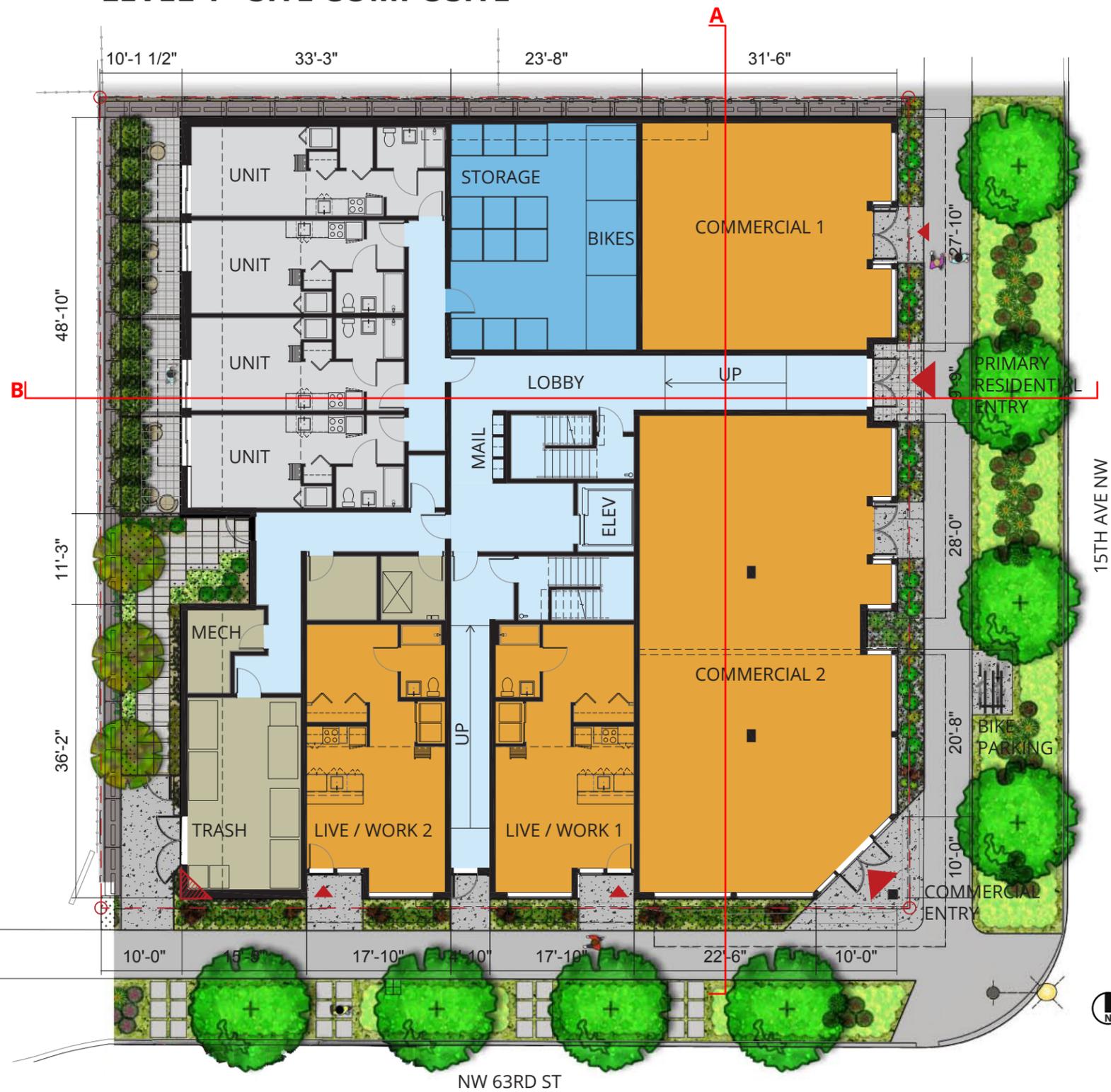
*PL3.A.1, DC2.A.2*  
Entry lighting defines residential entry

*PL3.A.1, DC2.A.2*  
Call box



*CS2.B.2, PL2.B.3, PL3.C.1*  
Commercial façade is highly transparent

# LEVEL 1 - SITE COMPOSITE



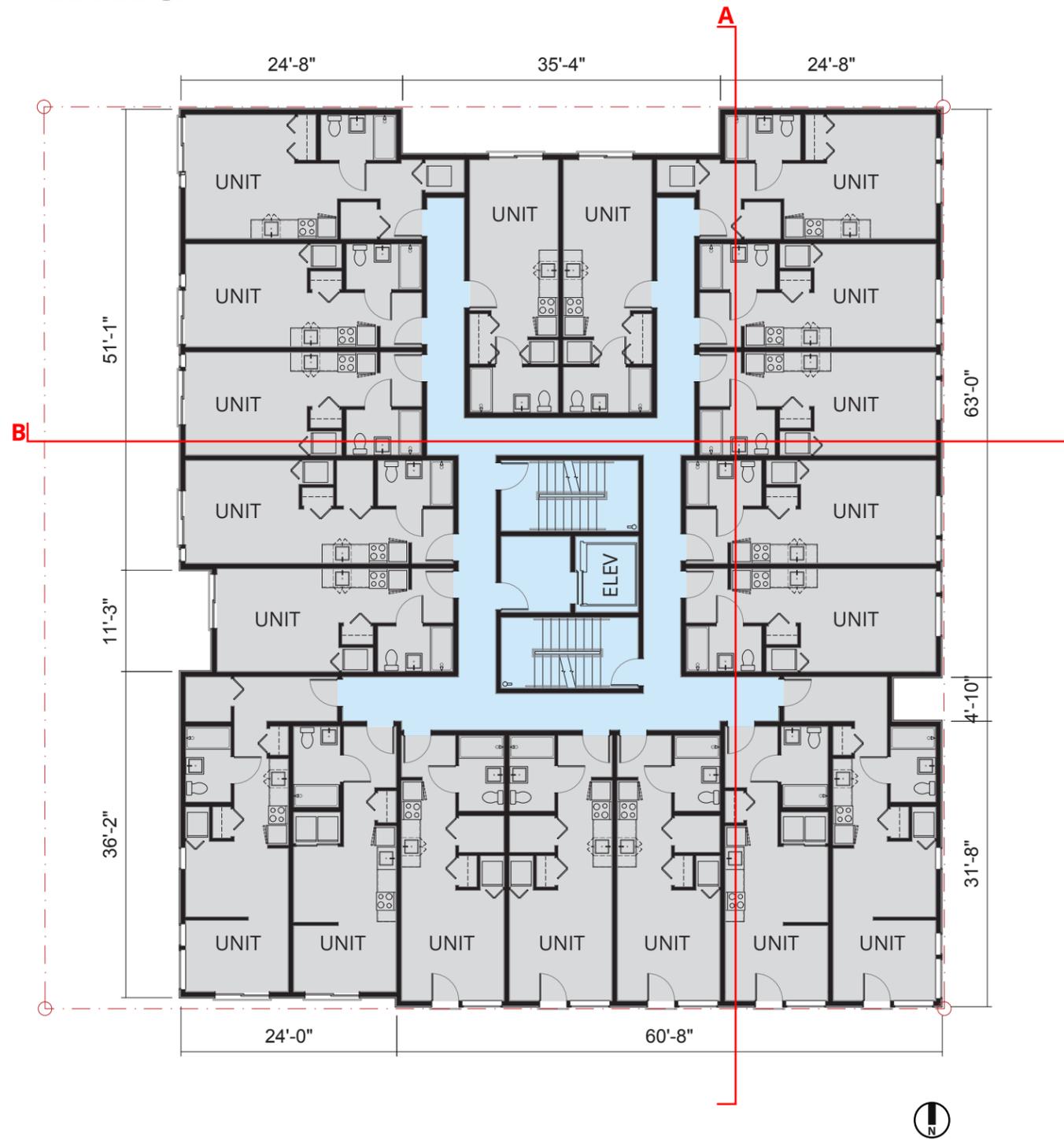
# LEVEL 2



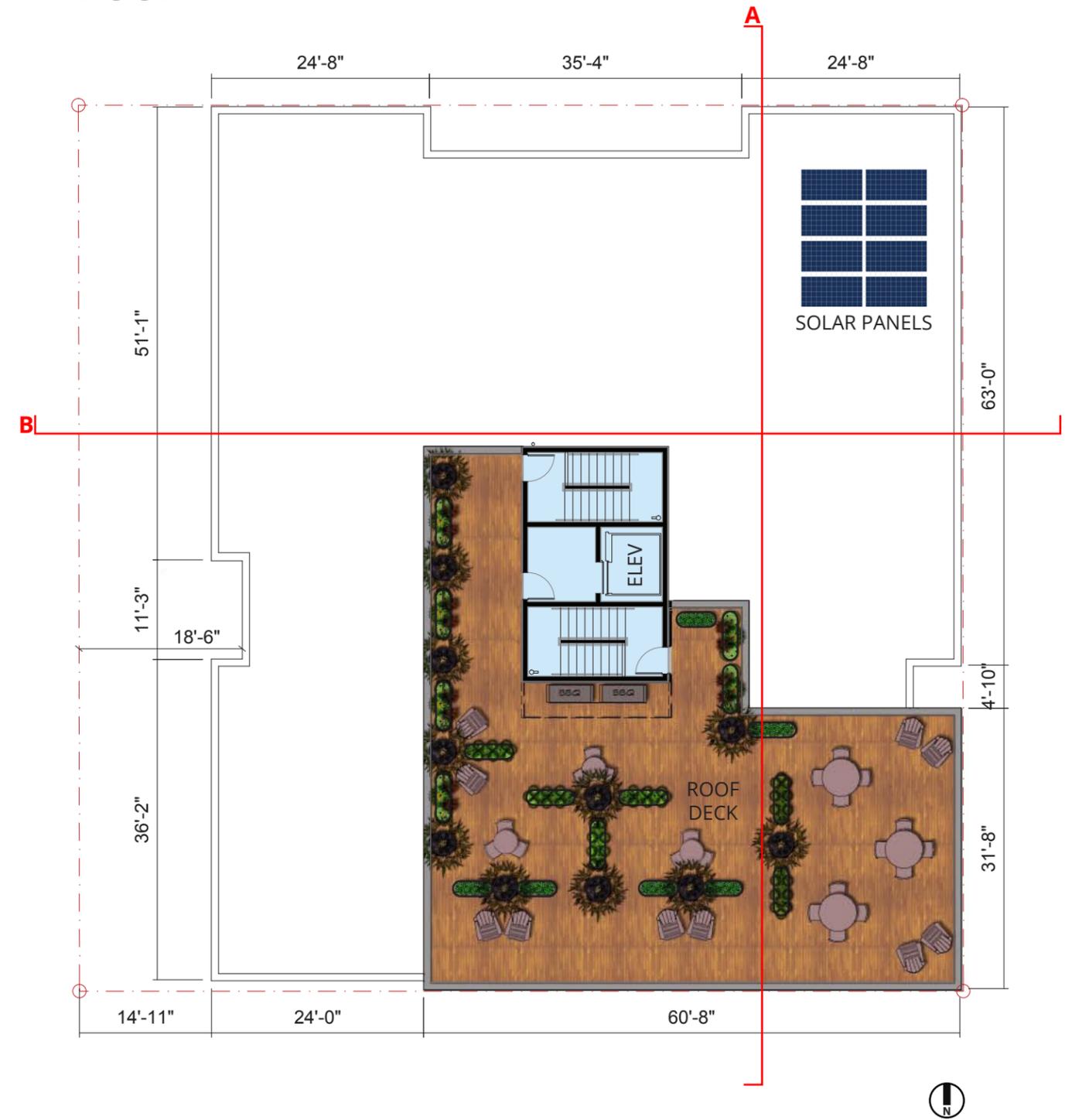
BUILDING SERVICE	COMMERCIAL
RESIDENTIAL	COMMON
PRIMARY ENTRY	CIRCULATION

\*ALL DRAWINGS AT SCALE: 1/16" = 1'-0"

# LEVEL 3/4



# ROOF



BUILDING SERVICE		COMMON	
RESIDENTIAL		CIRCULATION	

\*ALL DRAWINGS AT SCALE: 1/16" = 1'-0"

# EAST ELEVATION (15TH AVE NW)

SCALE: 3/32" = 1'-0"



CEDAR SIDING, STAINED DARK BROWN



STANDING SEAM METAL, METALLIC DARK GRAY



CMU VENEER, NATURAL GRAY



EXPOSED CONCRETE, CLEAR ANTI-GRAFFITI COATING



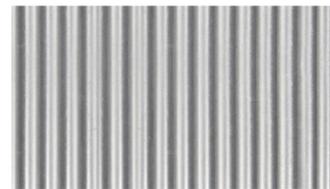
PAINTED FIBER CEMENT PANELS, 'BLACK PANTHER'



PAINTED FIBER CEMENT PANELS, 'CHANTILLY LACE'

# SOUTH ELEVATION (NW 63RD ST)

SCALE: 3/32" = 1'-0"



CORRUGATED METAL, METALLIC SILVER



CMU VENEER, NATURAL GRAY



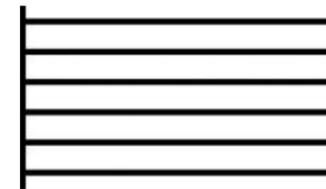
EXPOSED CONCRETE, CLEAR ANTI-GRAFFITI COATING



PAINTED FIBER CEMENT PANELS, 'BLACK PANTHER'



PAINTED FIBER CEMENT PANELS, 'CHANTILLY LACE'



HORIZONTAL METAL PICKET RAILING, POWDER COATED BLACK



METAL MESH RAILING, GALVALUME

# WEST ELEVATION

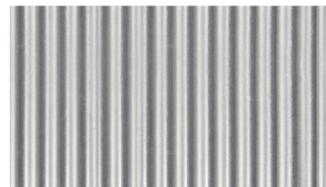
SCALE: 3/32" = 1'-0"



CEDAR SIDING, STAINED DARK BROWN



STANDING SEAM METAL, METALLIC DARK GRAY



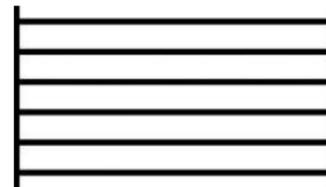
CORRUGATED METAL, METALLIC SILVER



EXPOSED CONCRETE, CLEAR ANTI-GRAFFITI COATING



PAINTED FIBER CEMENT PANELS, 'CHANTILLY LACE'



HORIZONTAL METAL PICKET RAILING, POWDER COATED BLACK



METAL MESH RAILING, GALVAUME

# NORTH ELEVATION

SCALE: 3/32" = 1'-0"



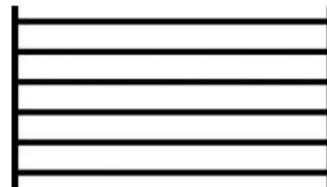
STANDING SEAM METAL,  
METALLIC DARK GRAY



EXPOSED CONCRETE,  
CLEAR ANTI-GRAFFITI  
COATING



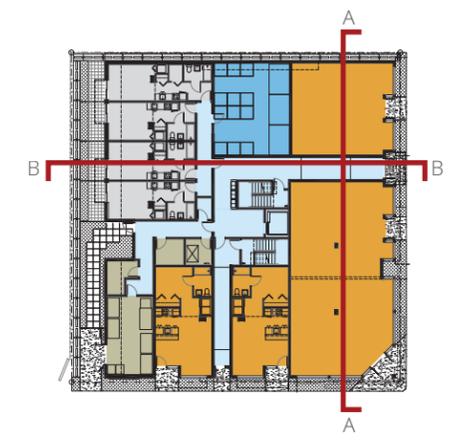
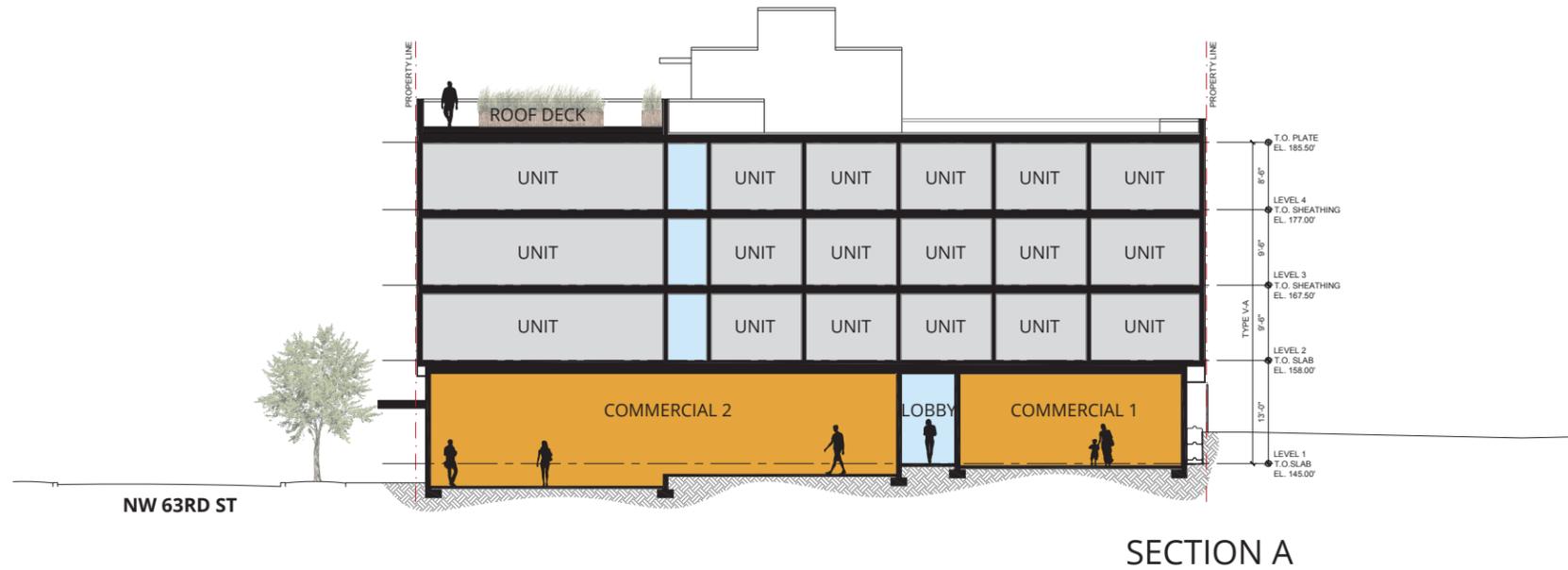
PAINTED FIBER CEMENT  
PANELS, 'BLACK PANTHER'  
COATING



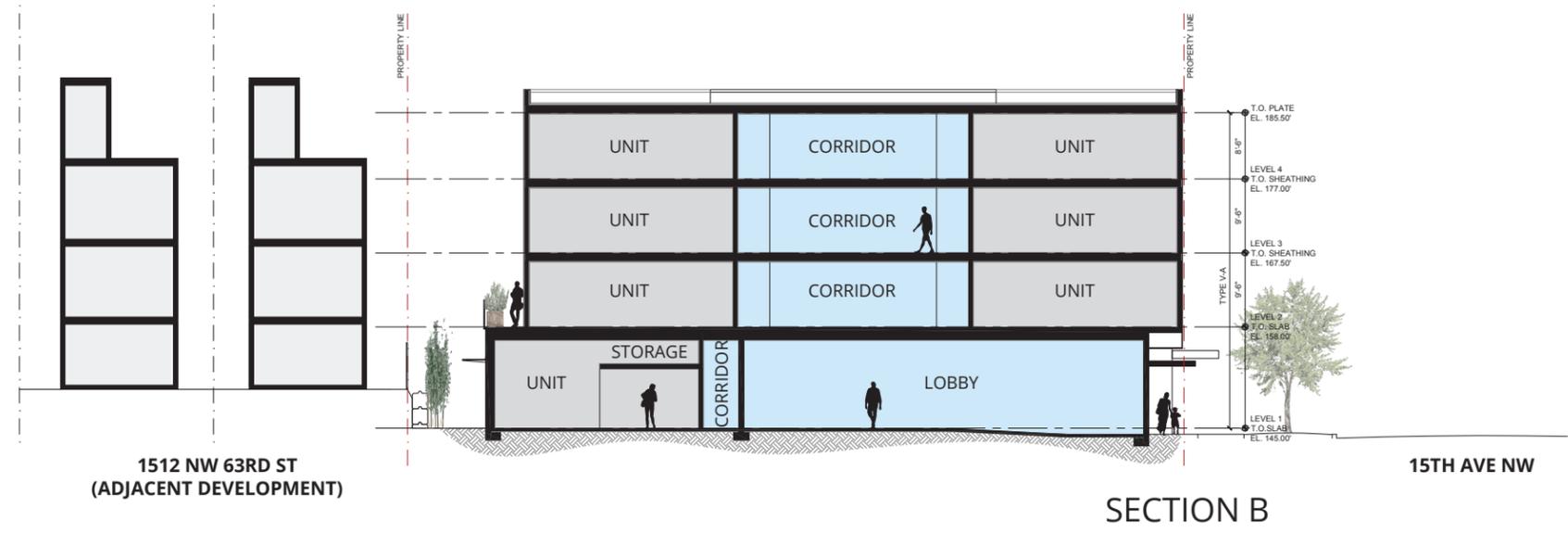
HORIZONTAL METAL PICKET  
RAILING, POWDER COATED  
BLACK

# BUILDING SECTIONS

SCALE: NTS



- BLDG. SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON
- COMMERCIAL



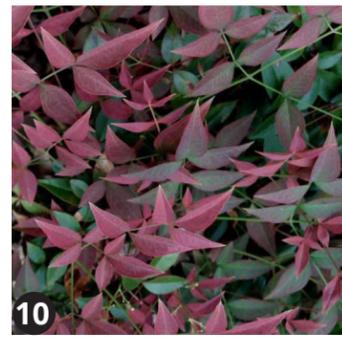
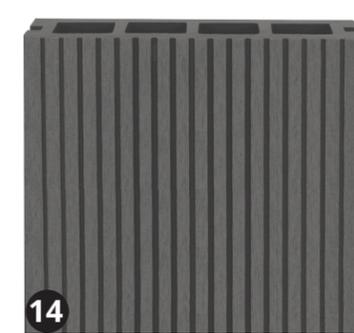
**INTENTIONALLY BLANK**

# LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



# LANDSCAPE IMAGES



78 Gallon



98 Gallon



123 Gallon

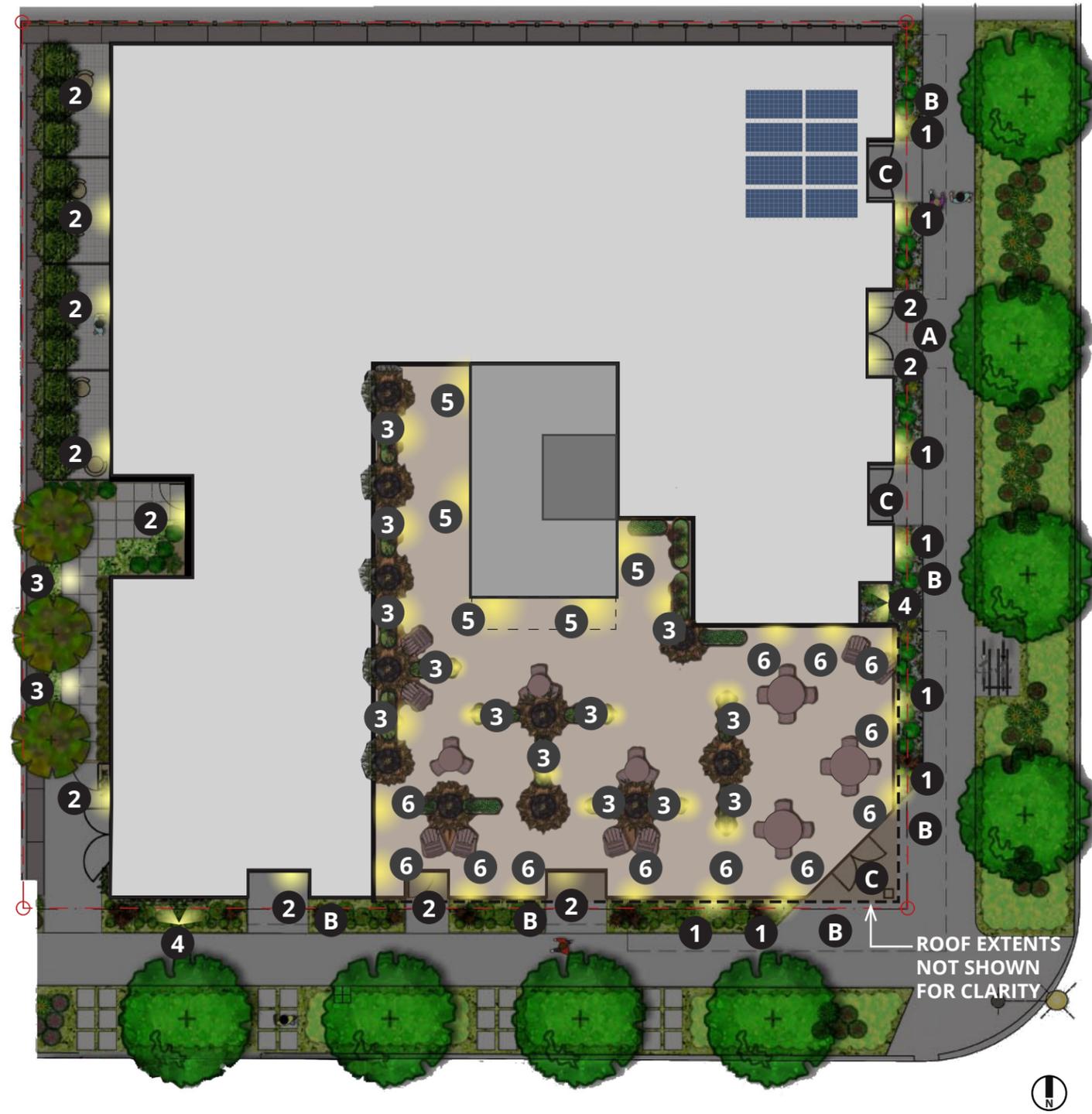
## LANDSCAPE PLANTERS



1. Spire Flowering Cherry - (*Prunus x hillieri* Spire)
2. Greenspire Littleleaf Linden - (*Tilia cordata* 'Greenspire')
3. Golden Bamboo - (*Phyllostachys aurea*)
4. Horsetail - (*Equisetum hyemale*)
5. Fragrant Sweet Box - (*Sarcococca ruscifolia*)
6. Autumn Sedge - (*Carex dipsacea*)
7. Magic Carpet Spirea - (*Spiraea japonica*)
8. Golden Variegated Japanese Sweet Flag - (*Acorus gramineus* ogon)
9. Dwarf Maiden Grass - (*Miscanthus sinensis*)
10. Harbor Dwarf Nandina - (*Nandina domestica*)
11. Umbrella Bamboo - (*Fargesia murielae*)
12. Deep Purple Five Leaf Akebia - (*Akebia quinata*)
13. Snowdrift Evergreen Clematis - (*Clematis x armandii*)
14. Zometek I-Beam Plank Decking - Slate
15. Large block paving

# LIGHTING + SIGNAGE PLAN

SCALE: 1/16" = 1'-0"



1 WALL LIGHT  
COMMERCIAL FRONTAGE



2 WALL LIGHT  
RESIDENTIAL ACCENT



3 LANDSCAPE LIGHT  
WEST YARD & ROOF



4 LANDSCAPE LIGHT  
R.O.W. ACCENT



5 WALL LIGHT  
ROOF ACCENT



6 RECESSED  
STEP LIGHT



A RESIDENTIAL ENTRY

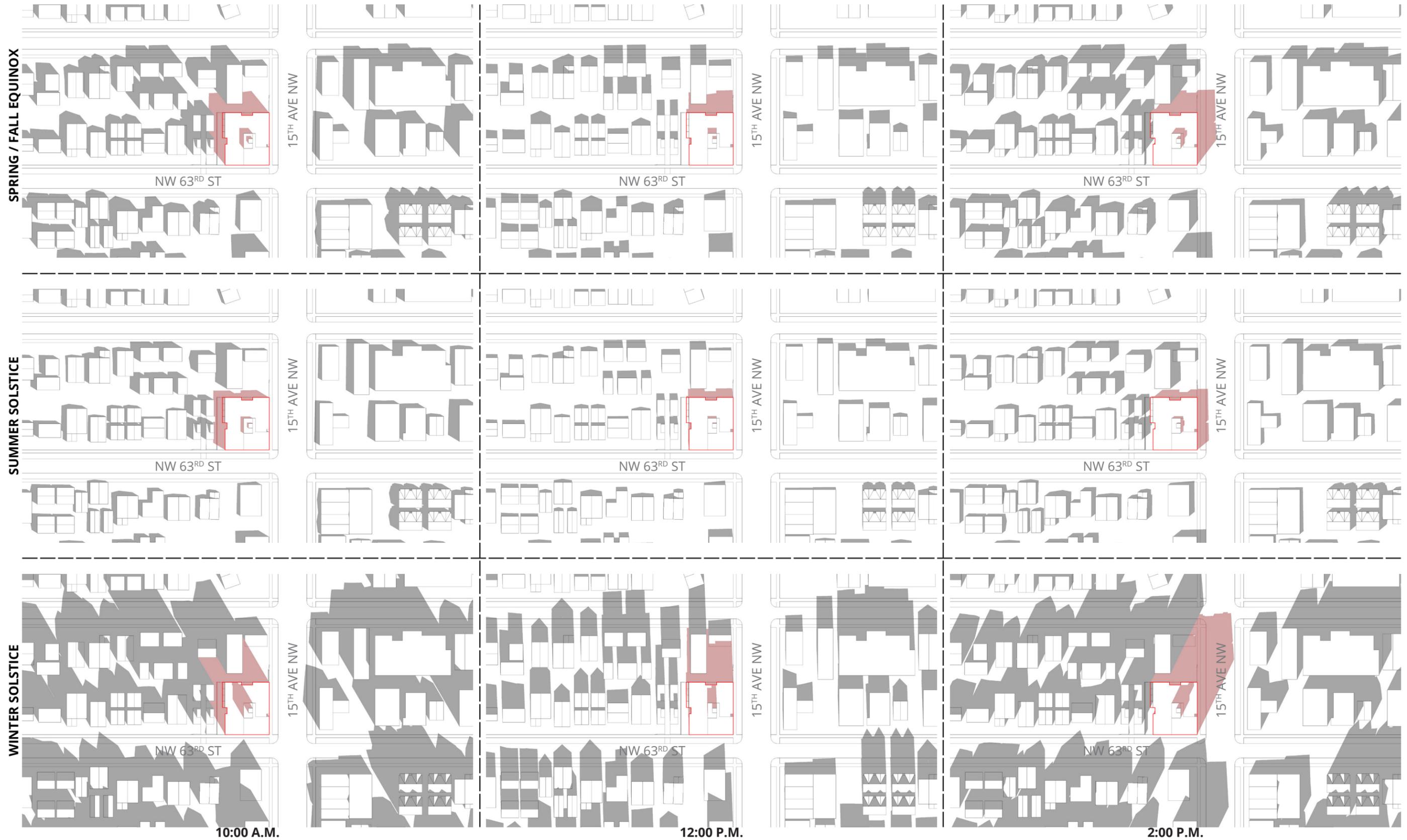


B COMMERCIAL TENANTS

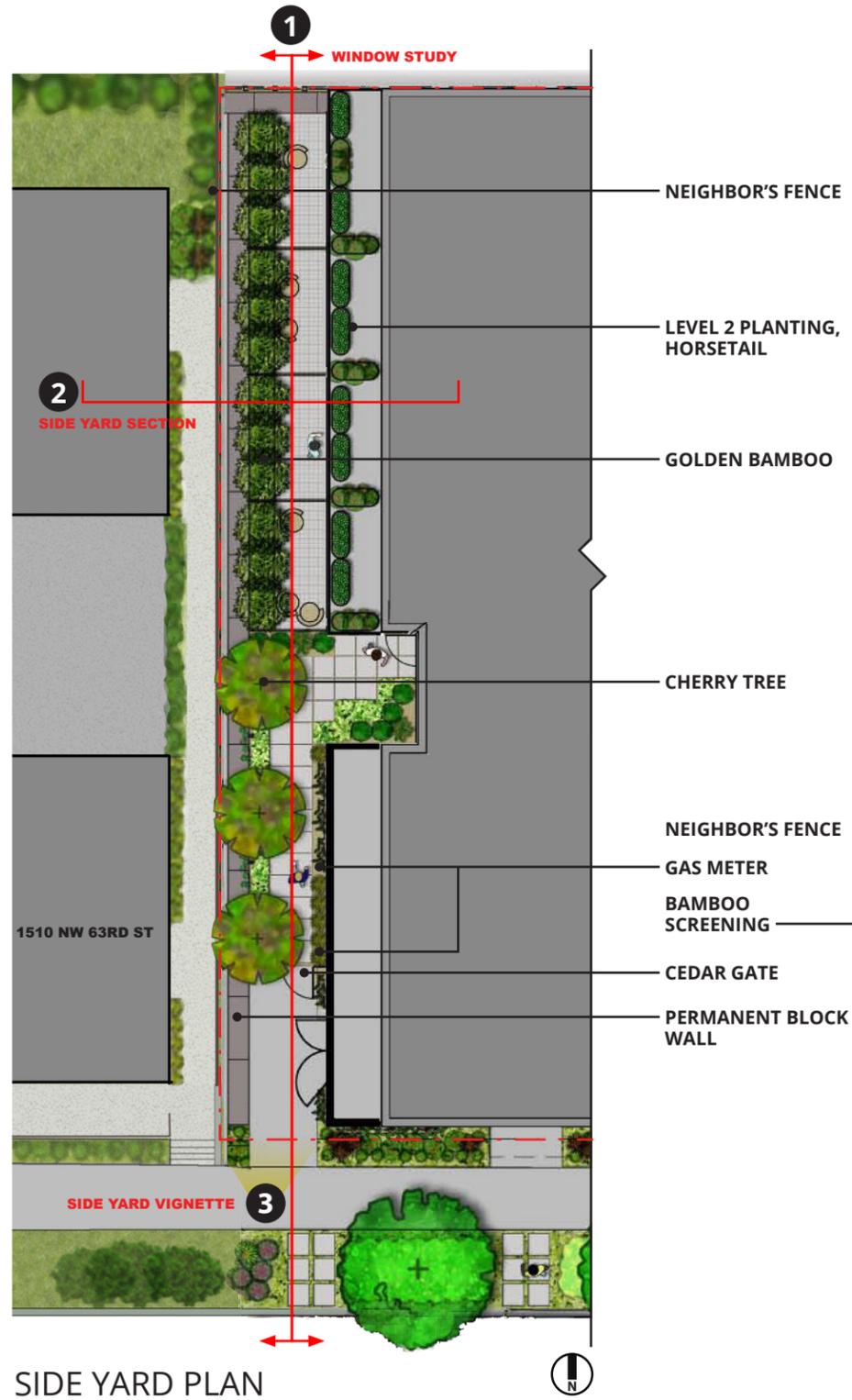


C STREET NUMBERING

# SUN PATH / SHADOW STUDY

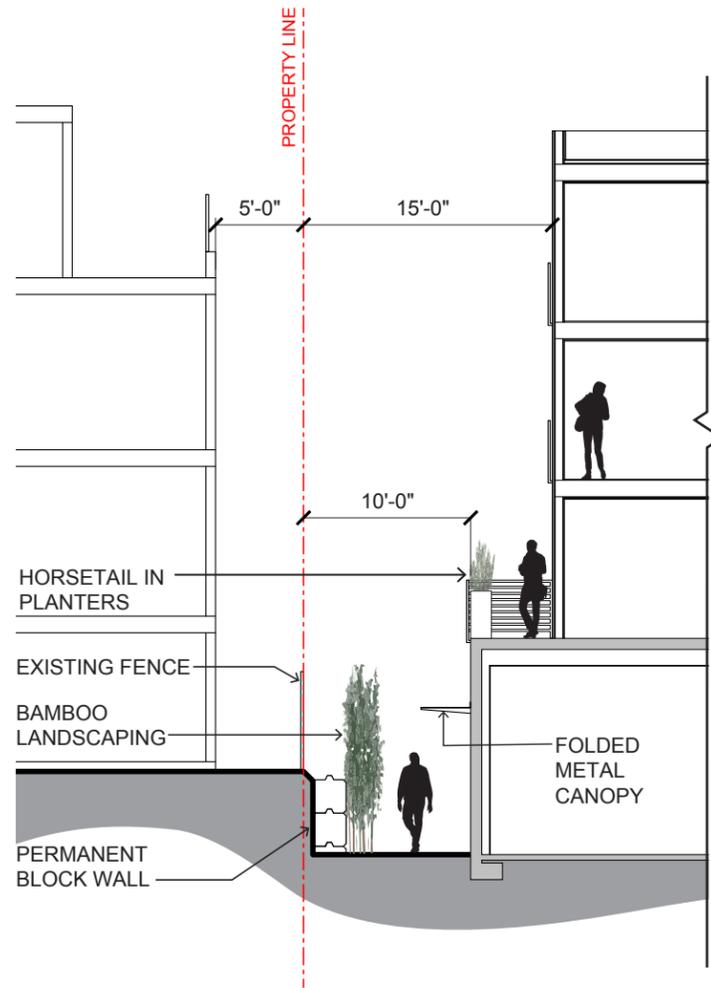


# SIDE YARD PRIVACY



## 1 WINDOW STUDY

Windows are arranged to provide maximum privacy to neighbors while maintaining functionality and pleasing composition of the west façade. The projects floor levels are offset from the neighboring townhouses because of the differences in grade, which results in no windows being eye-level with each other. At L1, landscaping will be provided to create increase visual privacy. The upper levels have also been set back 15' from the property line.



**2** SIDE YARD SECTION



**3** SIDE YARD VIGNETTE

The landscaping at the west side yard is designed to provide maximum privacy to the neighbors. Dense and tall bamboo, which can grow up to 12ft high, will be used at ground level to provide a buffer for the on grade patios. Three cherry trees along the walkway provide additional separation, both visually and audibly from pedestrian traffic and building services. The side yard entry has been reprogrammed to act as a tertiary entry to minimize the traffic coming through the side yard. This was done by placing more emphasis on the other two entries on the street, as well as adding a secured cedar fence near the sidewalk edge. The Level 2 decks have ample planters, which physically limits the size of the decks and therefore the types of activities that could occur.

**GUIDELINE**

**DESCRIPTION**

**EDG GUIDANCE**

**RESPONSE**

CS2.C.1  
CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

“Hold the corner at NW 63rd St and 15th Ave NW.”

The corner has been held back at a 45 degree angle to create a visually prominent commercial entry while relieving pedestrian congestion along the right of way.

CS2.D.1  
EXISTING DEVELOPMENT AND ZONING

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated to determine an appropriate complement and/or transition.

“Consider removing the two units that have only north facing windows that may be blocked by future development.”

The north facing units have been made more appealing by widening the setback from 22’ to 35’ and providing Juliet balconies. Should future development occur to the north the units will still have access to light & air.

CS2.D.5  
RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting privacy of residents in adjacent buildings.

“Consider a version of Scheme B with the required 15’ residential setback for the upper levels.”

Scheme C has been pursued and the 15’ setback provided. Scheme B with the 15’ setback would not be viable.

“Increase the setback from the west property line as much as possible.”

The ground level setback on the west property line has been increased to 10’ to provide space for a landscape buffer and privacy.

“Set back the structure so that no departure will be needed for the portion of the structure above 40’ in height.”

The area of the building encroaching into this setback is limited to the roof parapet, with the encroachment being 3’-6” high and 8.5” deep. It would negatively affect the massing and form of the building to provide a stepped setback at the parapet only. The departure request remains.

“Remove all occupiable decks that face the residential zone to the west.”

The decks have been designed with a significant amount of landscape planters, the remaining depth is very shallow and will limit the types of activities that could occur on the decks.

“Respect the location of the windows of the residential structure to the west when locating the development’s windows.”

The window locations on the west façade have been placed in a way that is considerate to the west neighbors. See page 24 for window study diagram.

“The area between the structure and the Lowrise zone to the west should be used as a landscaped buffer.”

The area has been designed to function as a landscape buffer with tall dense plantings. The residential entry on the west has been re-designed as a tertiary entry that would primarily be used for building service and maintenance activities.

PL3.A.1  
ENTRY DESIGN OBJECTIVES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

“Provide the residential entry on 15th Ave NW.”

The principal residential entry has been moved to 15th Ave NW.

CS2.C.1



CS2.D.5



PL3.A.1



GUIDELINE	DESCRIPTION	EDG GUIDANCE	RESPONSE
DC1.C.4 SERVICE USES	Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	"Push back the location of the solid waste storage from NW 63rd St as much as possible."	After consulting Seattle Public Utilities on the functionality of the trash room, it would be unfeasible to push it further back because of the large dumpster sizes and the already long distance to the curb cut.
DC2.B.2 BLANK WALLS	Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	"Consider the appearance of the blank north wall as it will be highly visible from 15th Ave NW."	The north façade has been designed with multiple materials to provide interest as well as Juliet balconies. See diagram below.
DC2.C.3 FIT WITH NEIGHBORING BUILDINGS	Use design elements to achieve a successful fit between a building and its neighbors.	"The area between the structure and the Lowrise zone to the west should be used as a landscaped buffer."	See response to CS2.D.5 (opposite).
DC3.B.1 MEETING USER NEEDS	Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.	"Locate the roof deck at the southeast corner."	The roof deck has been maintained on the southeast corner.
DC3.C.2 AMENITIES AND FEATURES	Create attractive outdoor spaces well-suited to the uses envisioned for the project.	"Maintain the location of the southeast corner roof deck."  "The area between the structure and the Lowrise zone to the west should be used as a landscaped buffer."  "The ground level west setback area should act as a landscaped buffer not an outside amenity area."	The location of the roof deck has been maintained.  See response to CS2.D.5 (opposite).  See response to CS2.D.5 (opposite).
DC4.D.1 CHOICE OF PLANT MATERIALS	Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	"The ground level west setback area should act as a landscaped buffer not an outside amenity area."	See response to CS2.D.5 (opposite).

DC4.D.1



DC4.D.1



DC2.B.2



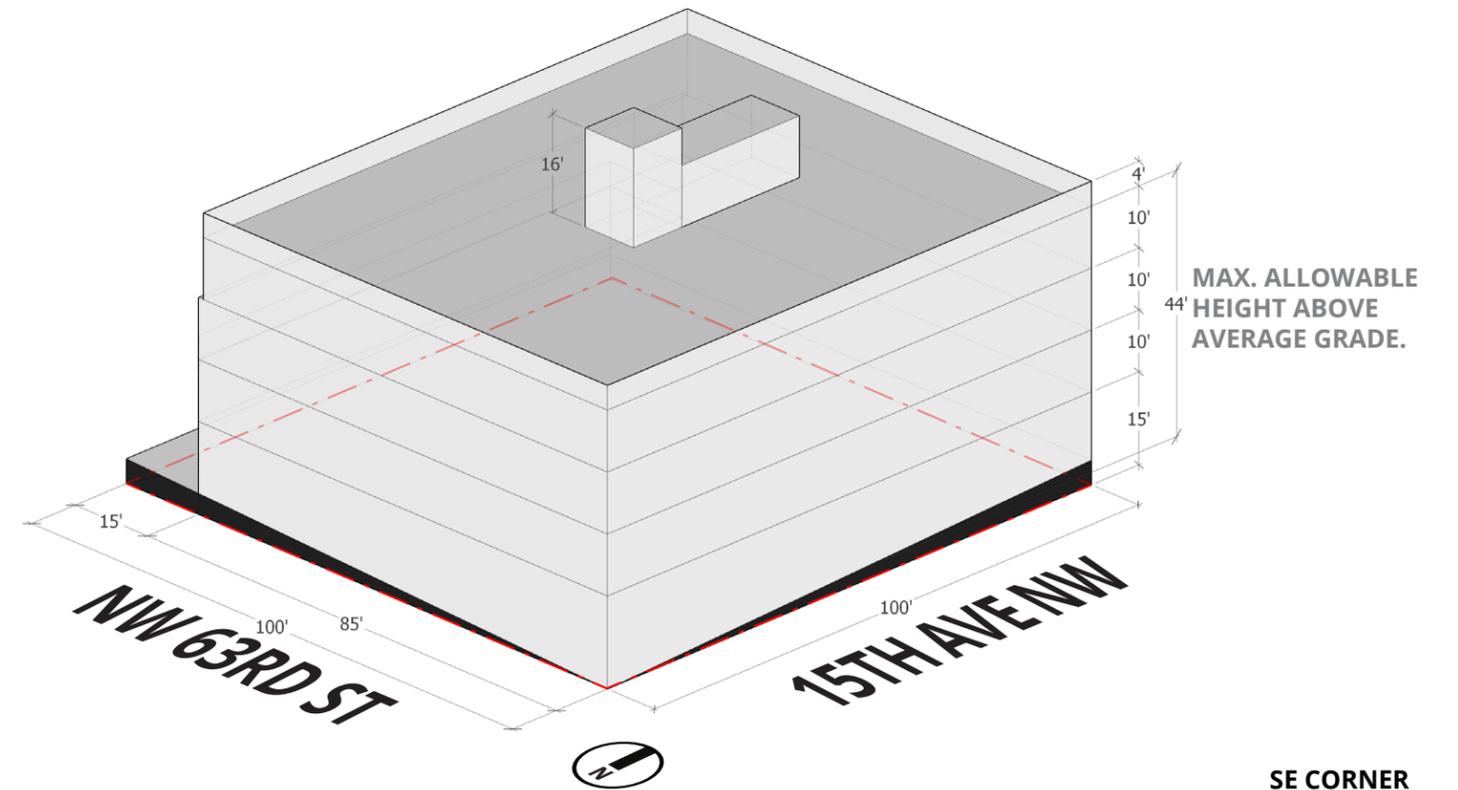
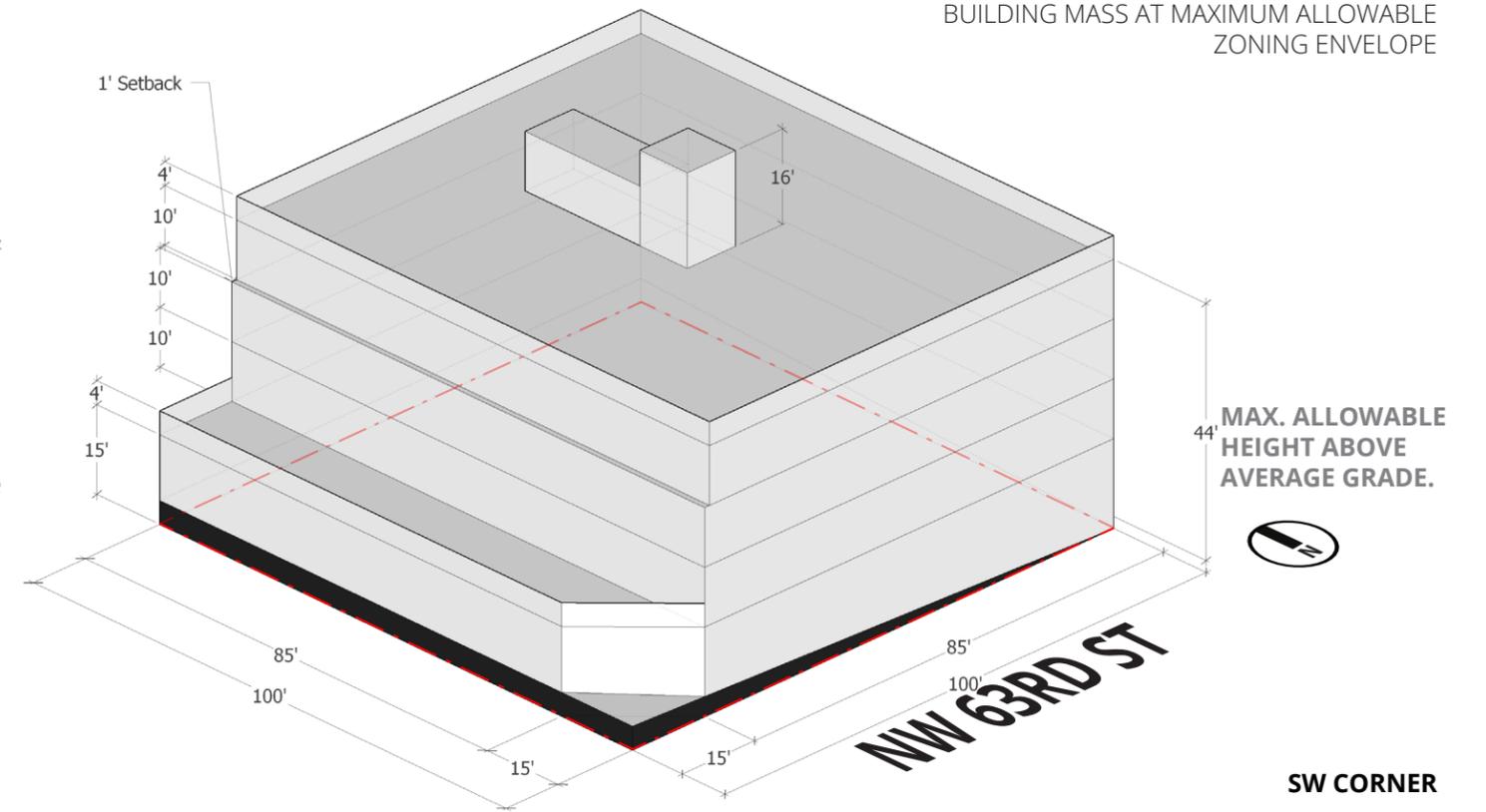


# ZONING ANALYSIS

ZONING: NC3-40  
 OVERLAYS: BALLARD HUB URBAN VILLAGE, FREQUENT TRANSIT

SMC	Code	Definition
SMC 23.47A.004		<b>PERMITTED USES</b> <b>Uses permitted outright: eating drinking establishments, lodging, offices, sales &amp; service, residential &amp; live work. Live work is considered a commercial use.</b>
SMC 23.47A.005		<b>STREET-LEVEL USES</b> Residential uses are limited to 20% of the ground floor street-level facade when facing an arterial.
SMC 23.47A.008		<b>STREET-LEVEL DEVELOPMENT STANDARDS</b> - Blank facades may not exceed 20' in width or 40% of the facade within 2' and 8' above sidewalk grade. - 60% transparency required between 2' and 8' above sidewalk grade. - 15' min and 30' average commercial depth required. - Commercial at grade shall have a minimum 13' floor-to-floor height. - Street facing facades shall be within 10' of the lot line.
SMC 23.47A.012		<b>HEIGHT</b> - Base height limit of 40' above average grade. - Additional 4' of height for having a 13' minimum floor-to-floor height at ground level. - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair and elevator penthouses may extend 16' above the allowed height limit.
SMC 23.47A.013		<b>FLOOR AREA RATIO</b> 3.25 FAR allowed for mixed-use development
SMC 23.47A.014		<b>SETBACKS</b> - 15'x15' triangular setback required where a structure with a residential use abuts the lot line of a lot within a residential zone. - 15' rear setback above 13' required where abutting a lot in a residential zone. - Additional setback of 2' horizontal for every 10' vertical above 40 is required.
SMC 23.47A.016		<b>LANDSCAPING</b> - 0.30 Green Factor Required
SMC 23.47A.024		<b>AMENITY AREA</b> - 5% of total floor area in residential use shall be provided as amenity area. - All residential shall have access to a common or private amenity area. - Common Amenity: minimum 250 sf, 10' min. dimension. Private decks & balconies shall be 60 sf min., 6' min. dimension.
SMC 23.54.015		<b>REQUIRED PARKING</b> - No vehicular parking required (Urban Village + Frequent Transit) - Bicycle Parking: - Residential, Long Term: 1 space per 4 units - Commercial, Long Term 1 per 12,000 SF, Short Term, 1 per 4,000 sf.
SMC 23.54.040		<b>SOLID WASTER &amp; RECYCLING</b> - Residential (51-100 units): 375sf + 4sf per unit above 50 units - Commercial (0-5,000 sf): 82sf. - Mixed-use building must meet the storage requirement for the residential portion of the structure + 50% of the commercial requirement. - 12' minimum horizontal dimension

## ZONING ENVELOPE BUILDING MASS AT MAXIMUM ALLOWABLE ZONING ENVELOPE



# RECENT WORK

NORĒN  
DEVELOPMENT

S+HWorks<sup>LLC</sup>  
ARCHITECTURE & DESIGN

