

1917 TOWNHOMES



PARCEL INFORMATION

Address	1917 15th Ave S
Tax ID Number	1498300920
Lot Size	6,005 SF +/-

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TEAM

Owner/Developer	Noble Homes LLC Alex Strelyuk 14650 1st Ave S Burien, WA 98168
Architect	CB Anderson Architects PLLC Gabrielle Muller 7209 Greenwood Ave N Seattle, WA 98103
Landscape Architect	Glenn Takagi ASLA 18550 Firland Way N, #102 Shoreline, WA 98122



PROJECT DESCRIPTION

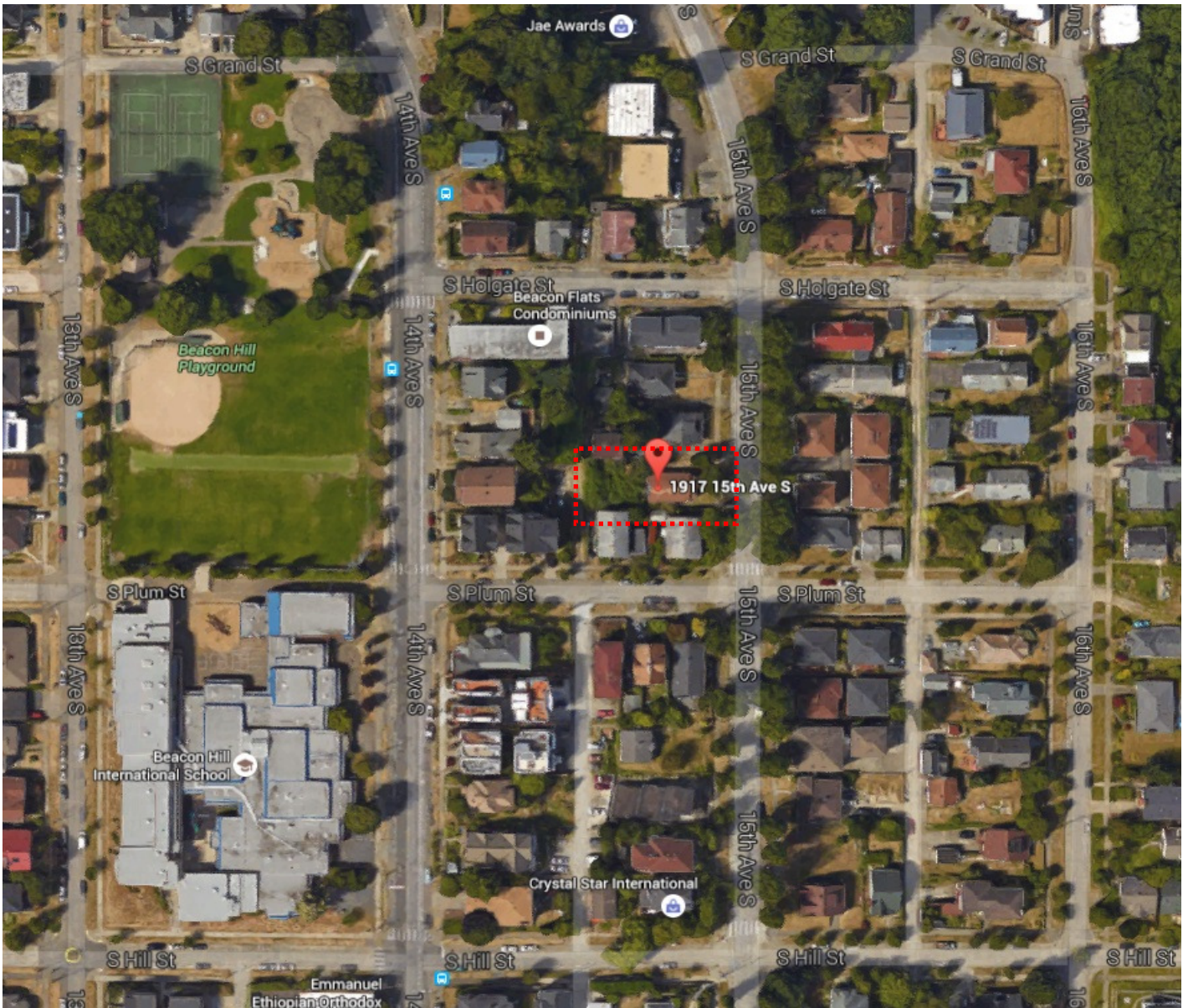
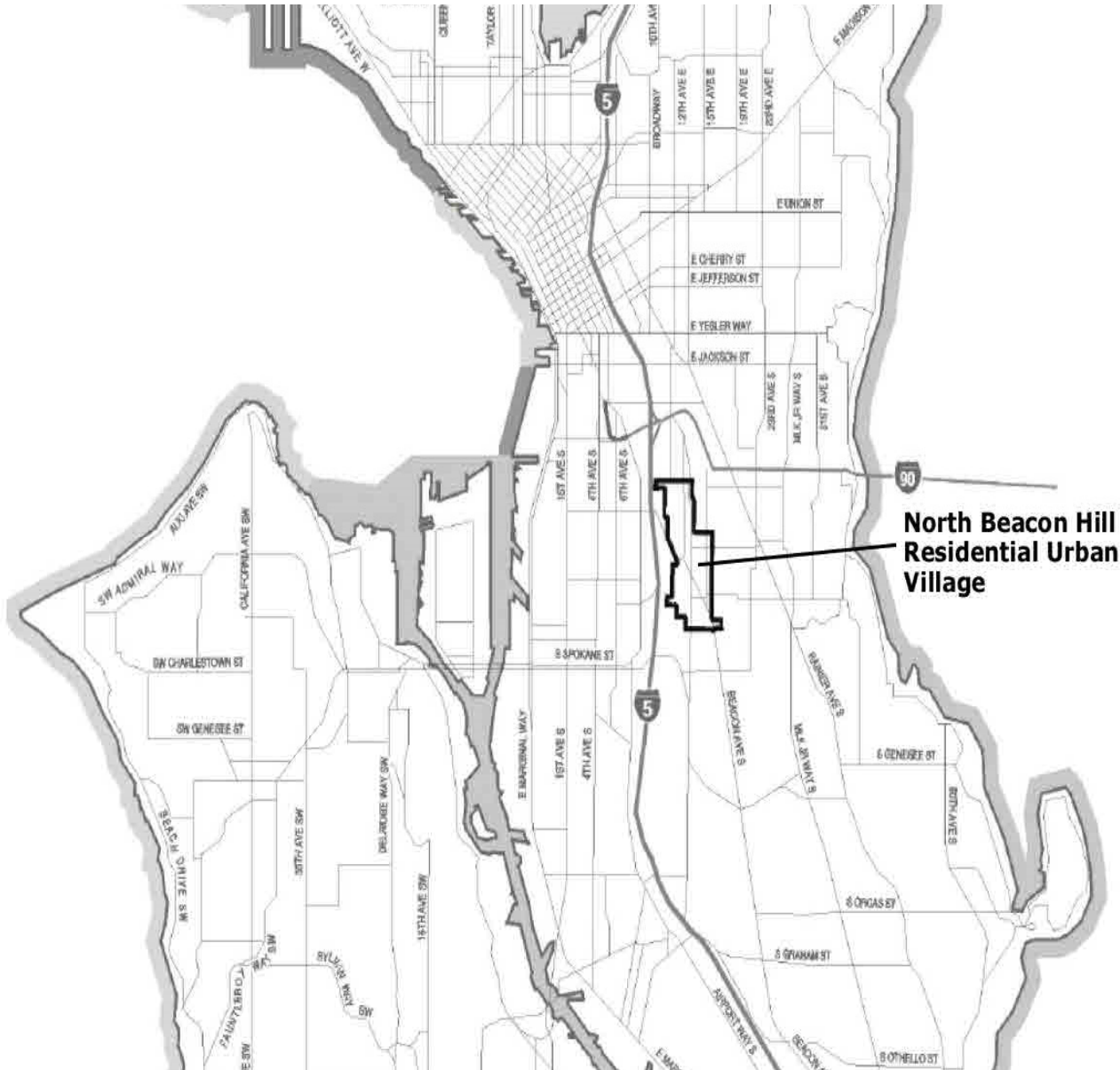
Project location is at 1917 15th Ave S in the North Beacon Hill Urban Village in an LR 2 zone. The proposed townhouse project consists of new construction of two buildings, one duplex and one triplex.

The proposed duplex will be located at the street front with the entries facing 15th Ave S. The finished First Floor of this building will be set approximately 2 feet higher than sidewalk level.

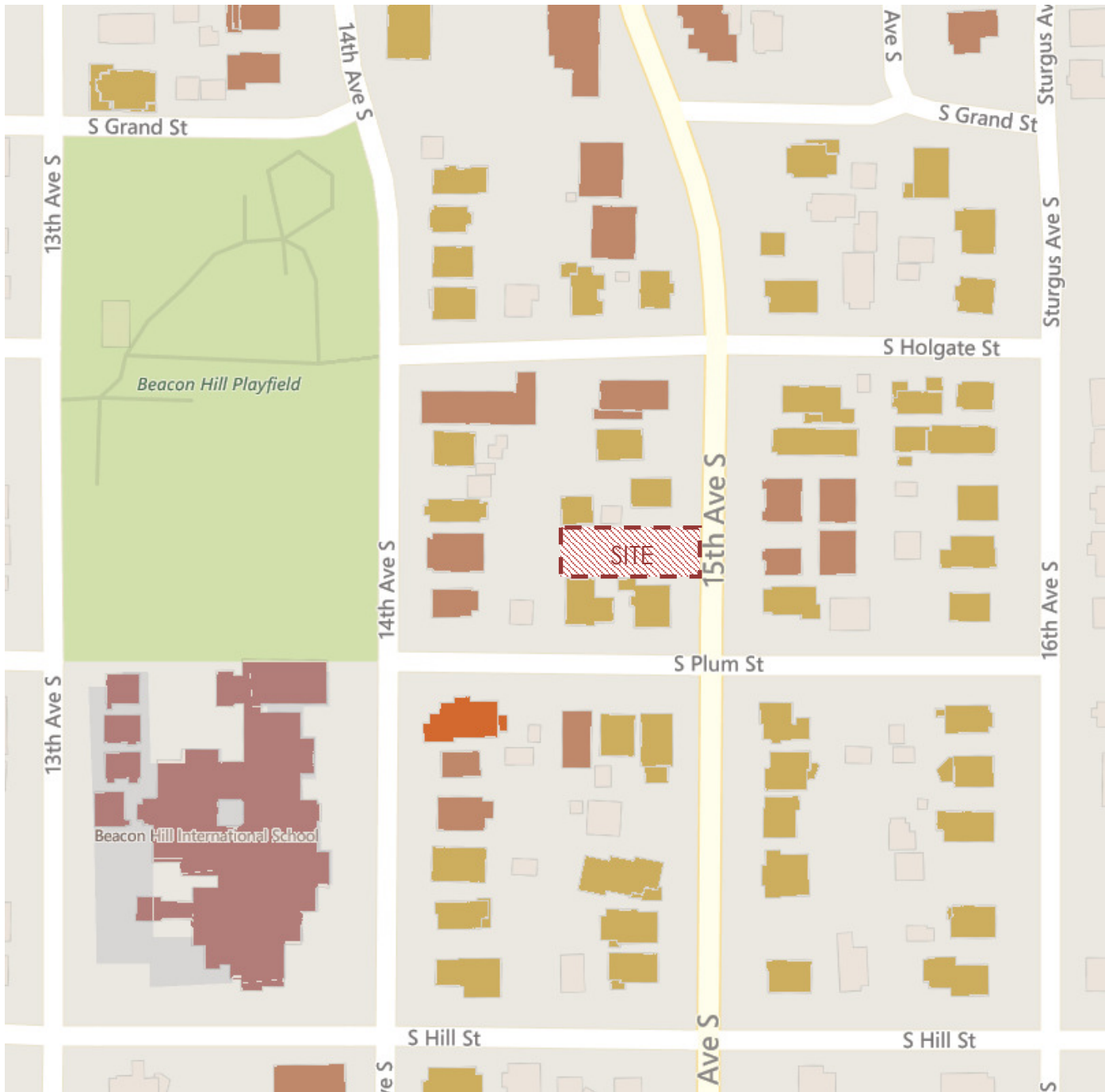
The proposed triplex will be located in the rear of the property with the units turned side-

ways and the entries facing the side property line to the North. These three units will be staggered in height following the existing topography.

A common amenity area will be located between the two buildings. A pedestrian pathway starting at the sidewalk will lead up to the common amenity area and the entries of the triplex and continuing further up to the surface parking area at the alley. Surface parking will consist of 5 small sized parking stalls.



VICINTY MAP WITH USES



NEIGHBORHOOD ANALYSIS

The project site is located in the Northern part of the North Beacon Hill Residential Urban Village at its east edge. North Beacon Hill is situated South of downtown Seattle, between I-5 and Rainier Valley. Even though Beacon Hill is fairly close to downtown the neighborhood has managed to keep its quiet village like character. In recent years new more urban residential developments have popped up adding to the diversity of the neighborhood.

The project site is on the Eastern slope of the hill just one street East of 14th Ave S on top of the hill. The Beacon Hill Playfield and the Beacon Hill International School on the West side of 14th Ave S are within easy walking distance from the site. Apart from the school and park 14th Ave S has mostly older and newer single-family and multi-family residences interspersed with occasional commercial uses at this location.

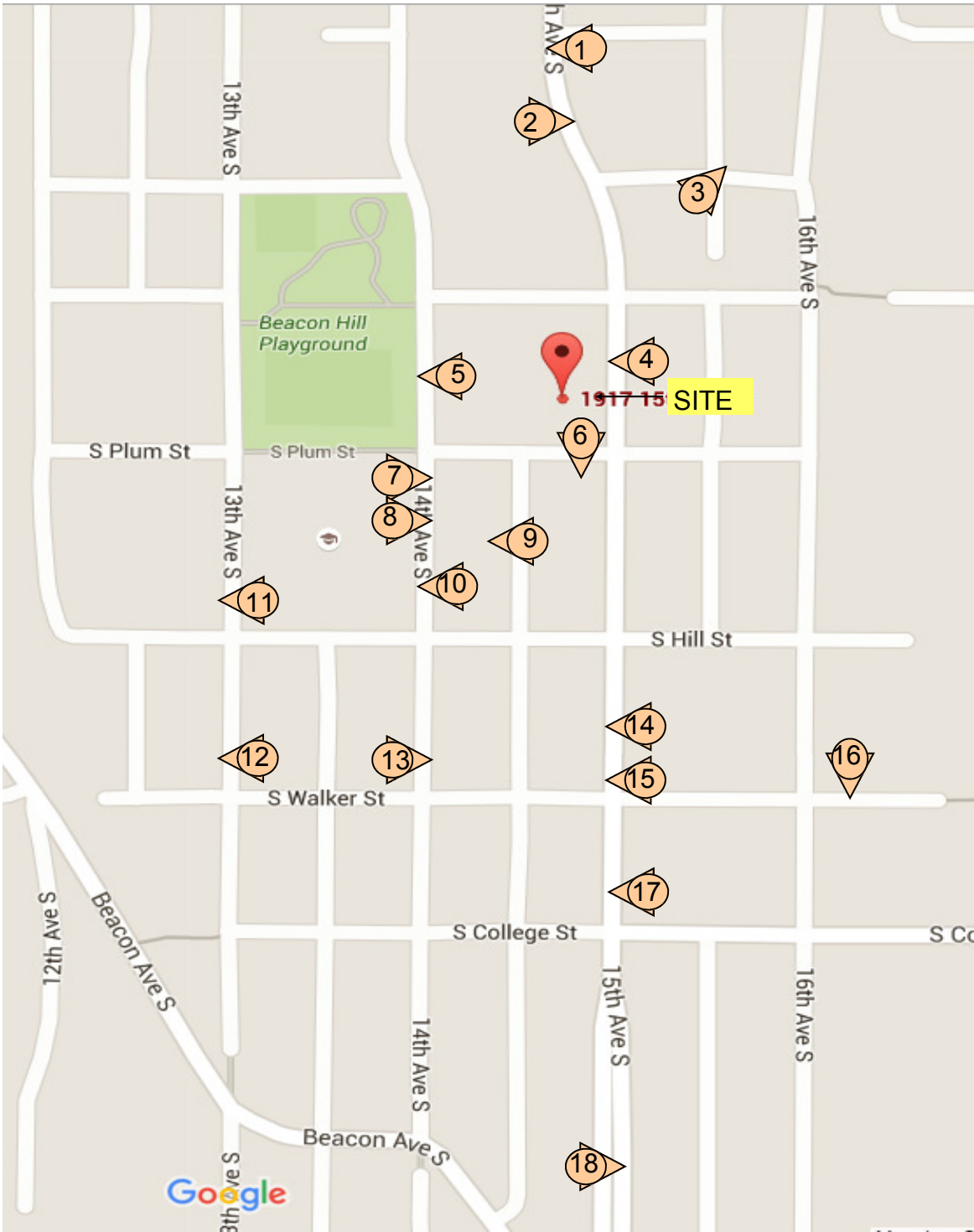
A few blocks further to the South, still within walking distance of the project site, where 15th Ave S and Beacon Ave S meet a commercial core is present with various businesses, restaurants and retail stores. Also in this vicinity the Beacon Hill Light Rail Station and the Beacon Hill Public Library can be found. Jefferson Park is a little more than 5 miles away from the project site.

The immediate area around the project site contains a wide variety of residential building types ranging from modest single-family homes to large early 20th century homes to older multi-family developments to more recent contemporary townhouse and condo buildings.

Legend

- Single Family
- Multi Family
- Commercial
- Institutional

NEIGHBORHOOD EXAMPLES



8



12



15



9



16



17

RECENT MULTI-FAMILY DEVELOPMENT EXAMPLES

NEIGHBORHOOD EXAMPLES



10 BEACON HILL INTERNATIONAL SCHOOL



5 BEACON HILL PLAYFIELD



7 COMMERCIAL



13 COMMERCIAL



14 LARGE MULTI-FAMILY



3 LARGE MULTIFAMILY



2 OLDER MULTI-FAMILY



1 OLDER MULTIFAMILY



18 SINGLE-FAMILY



6 SINGLE-FAMILY



11 SINGLE-FAMILY



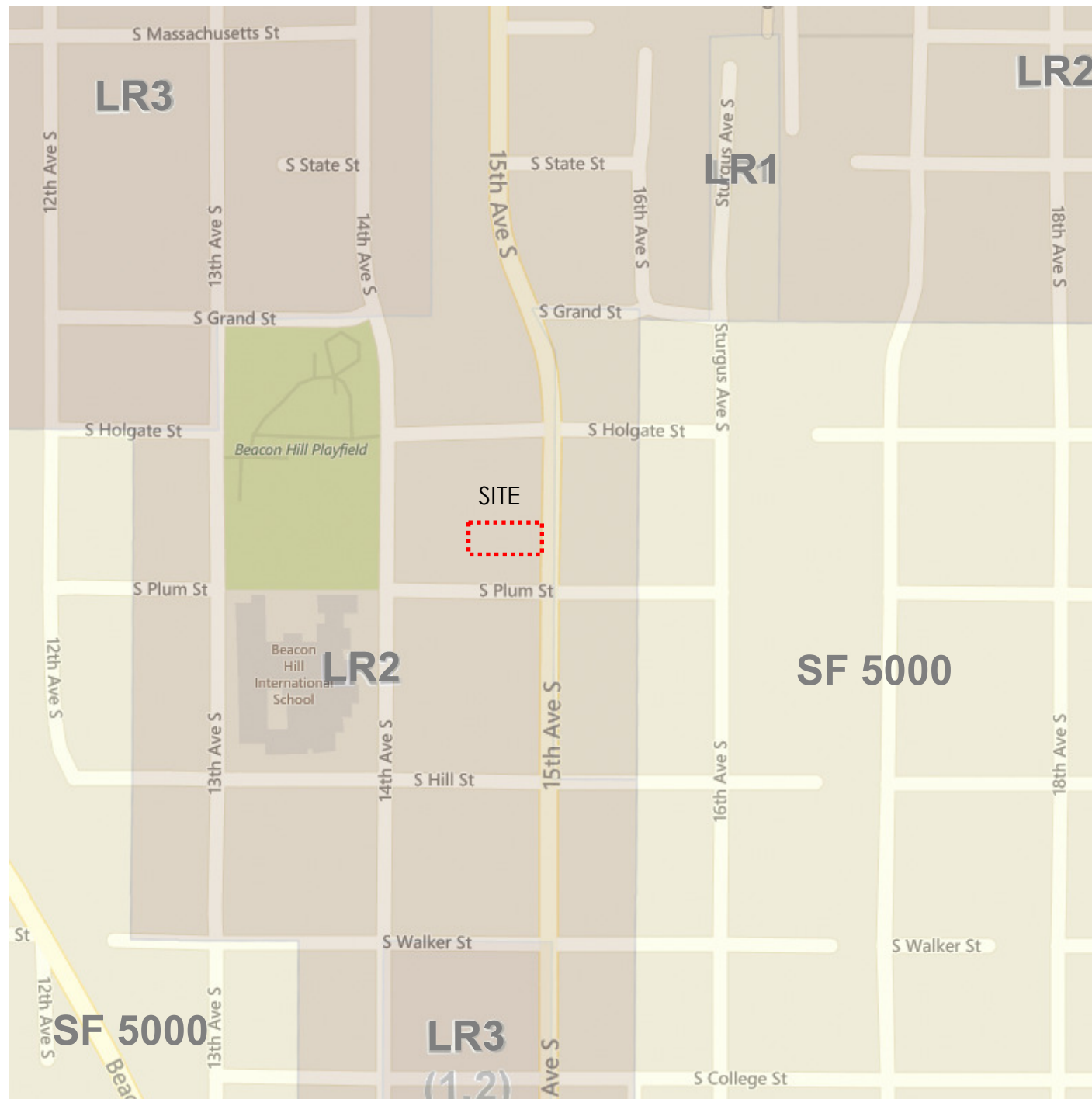
4 SINGLE-FAMILY

15TH AVE S BLOCK PICTURES

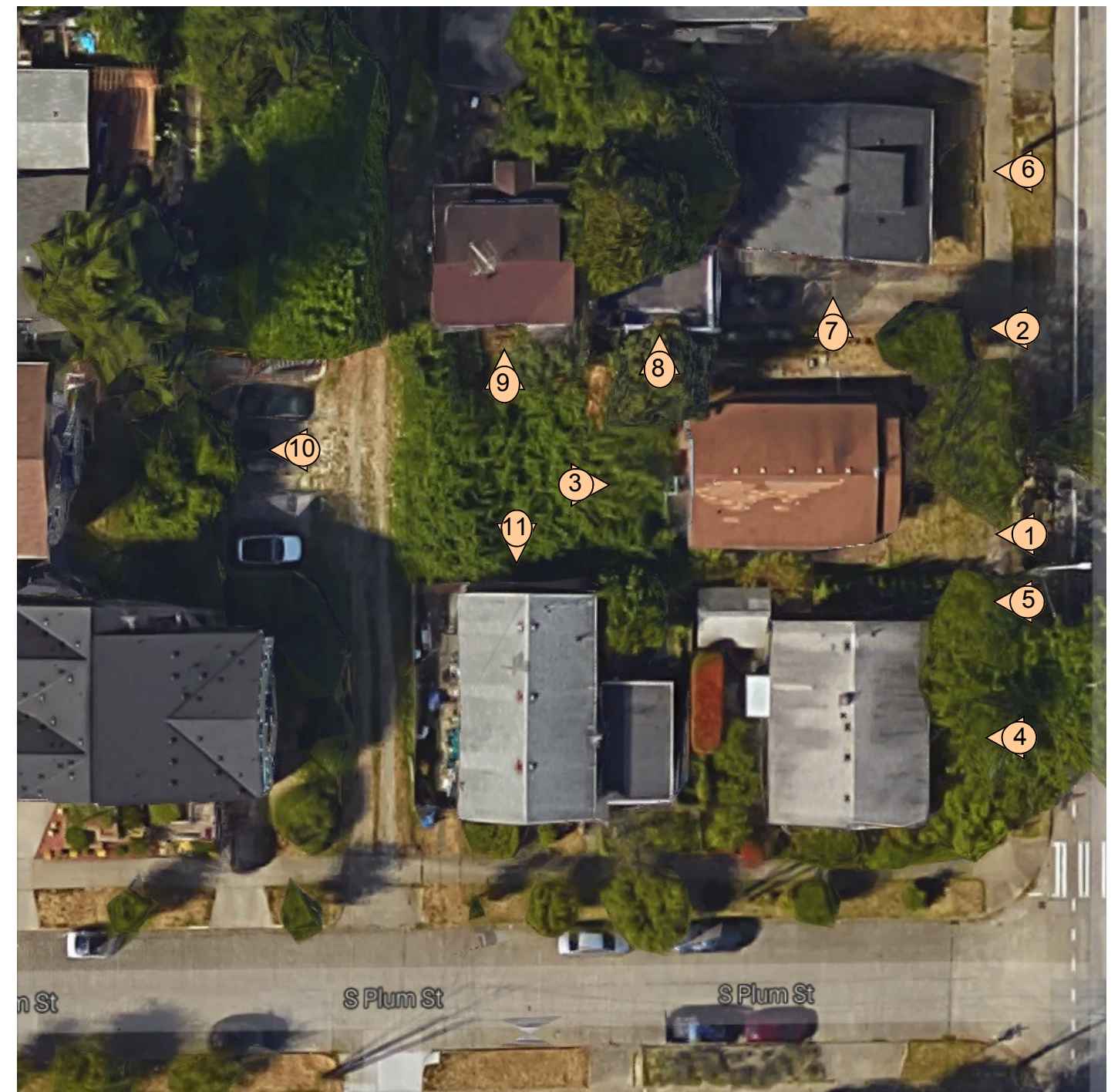


EXISTING SITE CONDITIONS

DETAILED ZONING MAP



EXISTING AND ADJACENT BUILDINGS



SEE SITE PICTURES PAGE 9



Noble Homes LLC
1917 15th Ave S Townhomes

EXISTING AND ADJACENT BUILDINGS



1



2



3



4



5



6



7



8



9

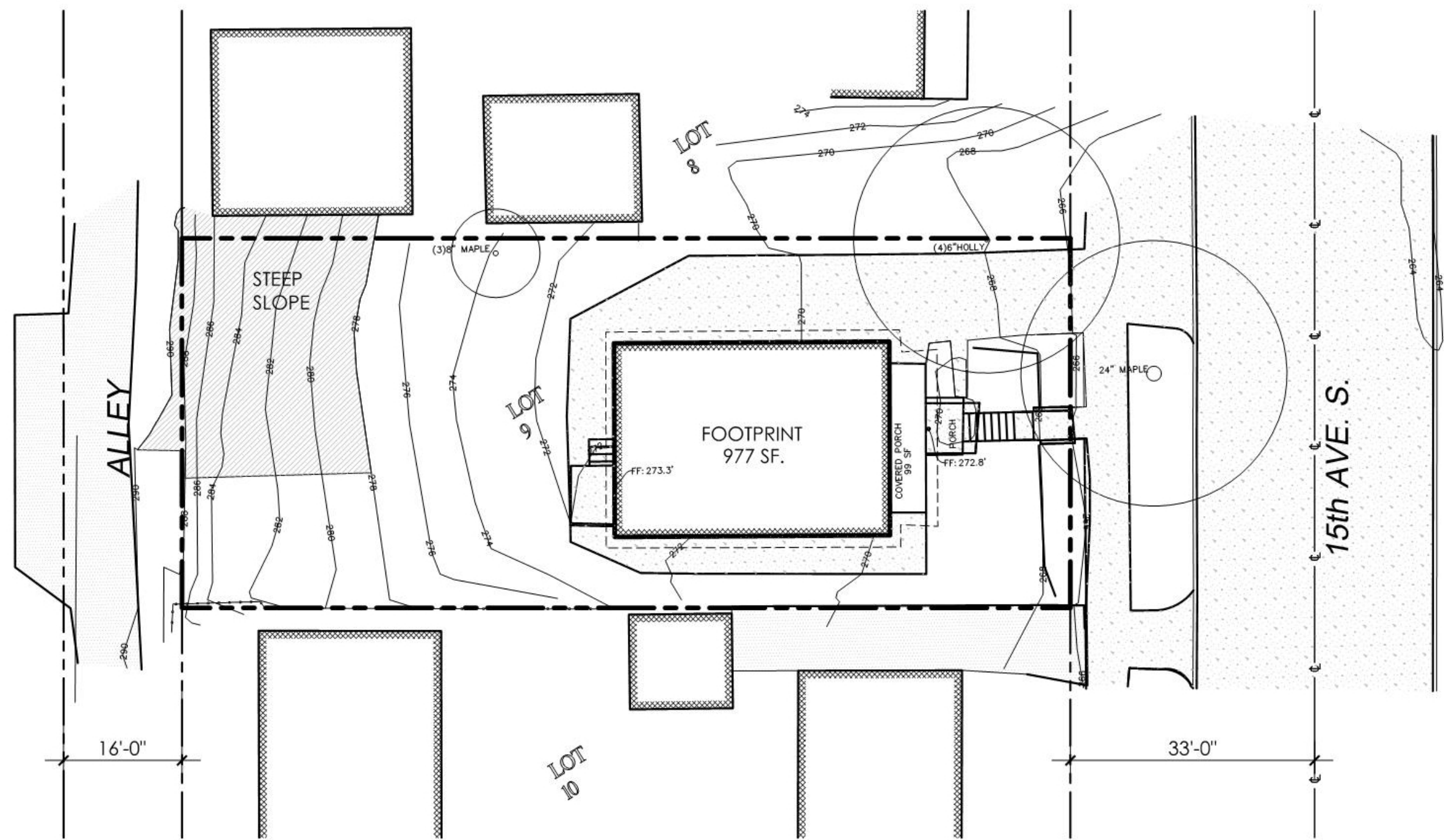


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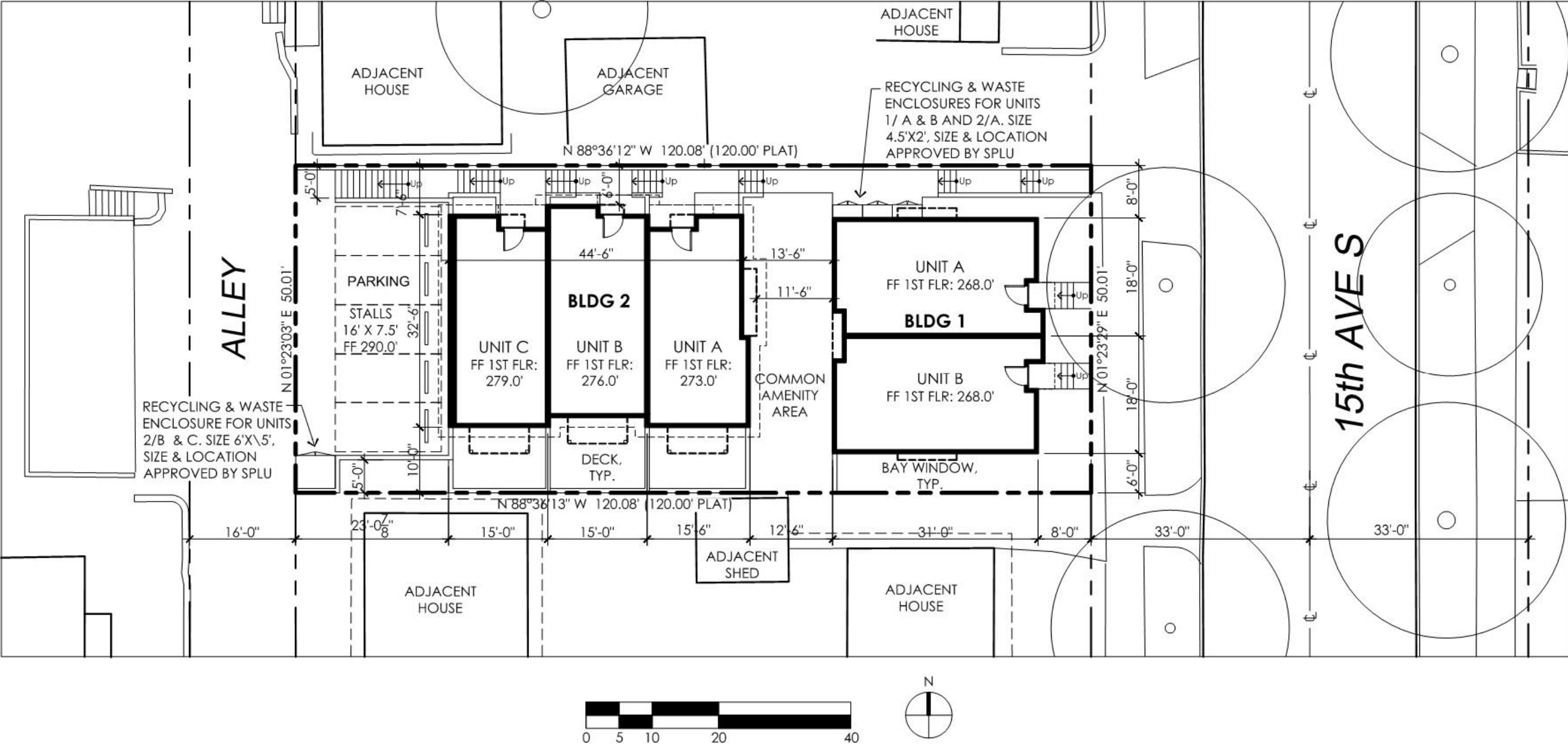


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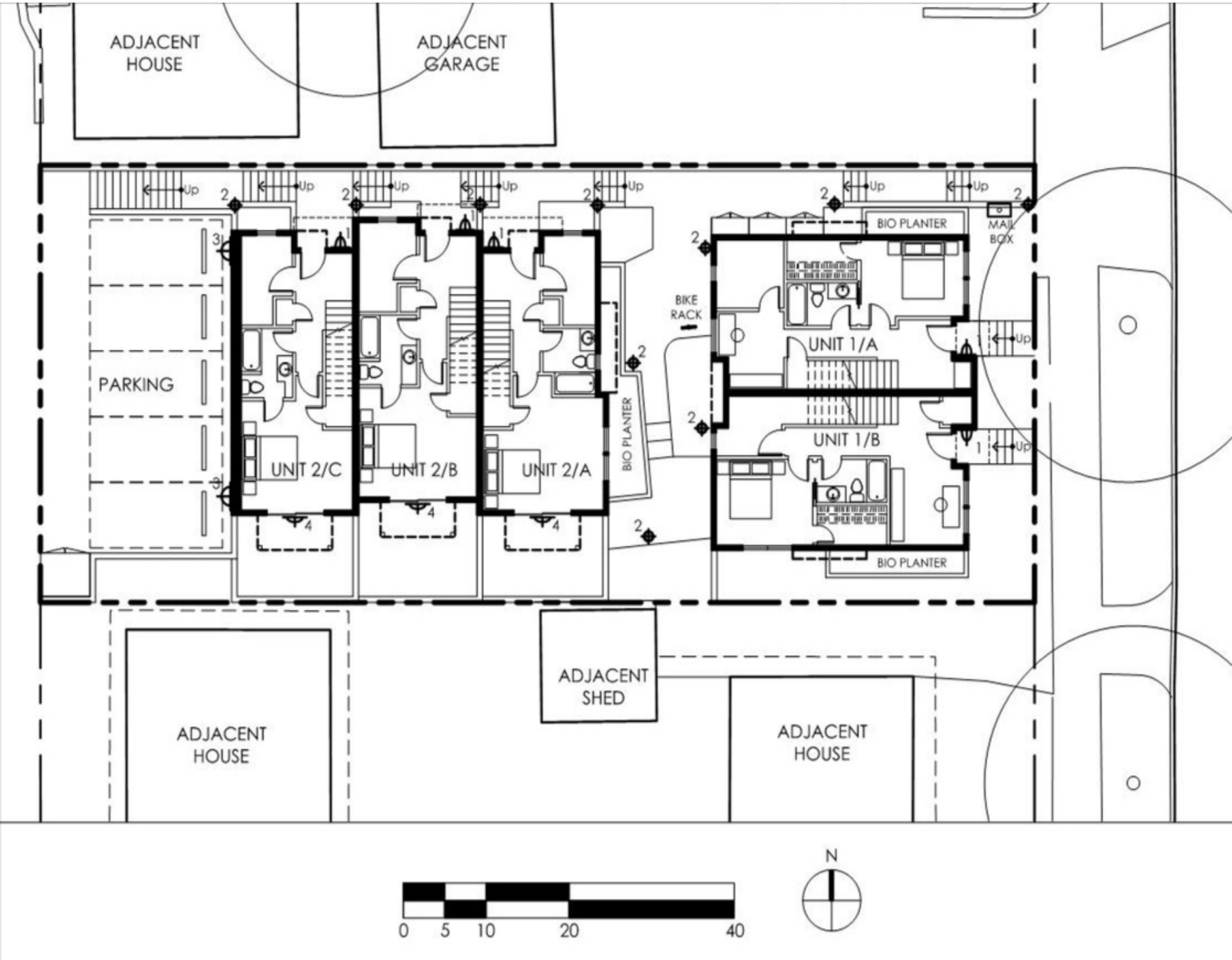
SURVEY



SITE PLAN



LIGHTING PLAN



1 ENTRY WALL SCONCE



3 PARKING LIGHT

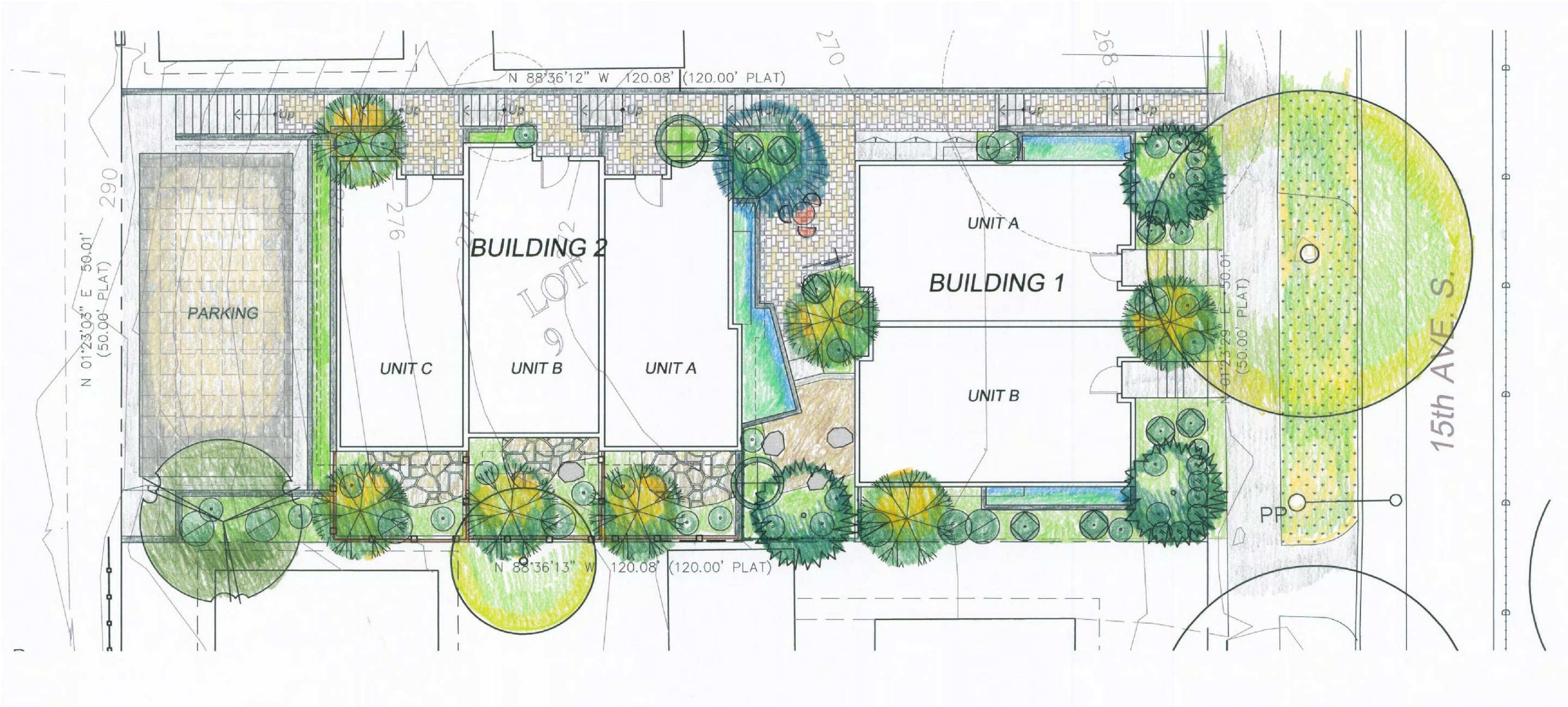


4 DECK WALL SCONCE



2 BOLLARD LIGHT

LANDSCAPE PLAN



PLANT SELECTION EXAMPLES



FLOWERING PEAR



SWORD FERN



MEXICAN ORANGE



TANYOSHO PINE



FOUNTAIN GRASS



VINE MAPLE



FLOWERING CURRENT



DAYLILY

ZONING TABLE

Seattle Land Use Section	Code	Proposed
23.45.510 Floor Area Ratio	Maximum FAR in LR2 for townhomes: 1.0 or 1.2 if meeting standards of 23.45.510. C.	Lot area: 6,000 SF Maximum FAR allowed: 6,000 SF x 1.2 = 7,200 GFA Maximum FAR proposed: 7,155 SF GFA
24.45.512 Density Limits	LR density limit for townhomes: 1 unit in 1,600 SF of lot area or No Limit if meeting standards of 23.45.510.C.	Maximum density allowed: 6,000 SF./ 1,600 SF = 4 units or No Limit Proposed: 5 units
23.45.514 Structure Height	<ul style="list-style-type: none"> - Maximum base height for townhomes for principle structures is 30' in LR2 zone. - Shed roofs may extend 3' above the base height - Roof overhangs 4' above base height provided the low side of the shed roof is not higher than the maximum allowed base height - Stair penthouses are allowed to extend 10' above the maximum allowed base height 	Proposed: building heights will comply with code
23.45.518 Setbacks	Townhome setbacks Front setback: 7' average, 5' minimum Rear setback: 7' average, 5' minimum Side setback for facades 40' or less in length: 5' Side setback for facades 40' or more in length: 7' average, 5' minimum	Proposed Front setback: 7' minimum Proposed Rear setback: 24' Proposed Side setback for facades 40' or less: Building 1 5' south & 8' North Proposed Side setback for facades more than 40': Building 2 10' south & 7' average north
23.45.522 Amenity Area	Minimum amenity area for Townhomes: 25% of lot area A minimum of 50% of the amenity area is required on ground level	Minimum required Amenity area: 6,000 SF x 25 % = 1,500 SF Proposed: 930 SF of private and common amenity area on ground level and 890 SF of private amenity area on roof top decks of Building 1
23.45.524 landscaping Standards	Green Factor Requirement: Green Factor score or 0.6 or greater	Proposed: landscaping will meet Green Factor score of 0.6
23.45.527 Structure Width & Façade Length	Townhouse requirements: Maximum allowed structure width: 90' Maximum façade length within 15' of a side lot line: 65% or lot depth	Proposed max. width: 36' Maximum allowed façade length: 120' x 65% = 78', Proposed: 76.5'
23.54.015 Table B Parking for Residential Uses	Required Parking for residential uses in multi-family zone within an urban village if use is located with 1,320 feet to the nearest transit stop of a street with frequent transit service: no minimum requirement	No parking required, see bus schedule on next page Proposed: 5 small sized parking stalls

FREQUENT TRANSIT PROOF



BUS STOP TRAVEL DISTANCE FROM 1917 15TH AVE S TO ROUTE 36 = 563 feet < 1,320 feet

FREQUENT TRANSIT SERVICE FOR 1917 15th Ave S					
Route 36: To Othello Station					
Beacon Hill Station		Beacon Ave S & S Lander St			
Weekday		Saturday		Sunday	
Pick up time	Headway Minutes	Pick up time	Headway Minutes	Pick up time	Headway Minutes
MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 30 MIN. HEADWAY FOR 18 HRS. FOR 7 DAYS	
4:17 am		4:50 am	15		
4:35 am	18	5:05 am	15		
4:50 am	15	5:20 am	15	5:19 am	23
5:05 am	15	5:35 am	16	5:42 am	15
5:18 am	13	5:51 am	10	5:57 am	15
5:32 am	15	6:01 am	16	6:12 am	15
5:44 am	12	6:17 am	15	6:27 am	5
5:56 am	12	6:32 am	15	6:32 am	15
6:03 am	7	6:47 am	15	6:47 am	15
6:09 am	6	7:02 am	15	7:02 am	15
6:18 am	9	7:17 am	15	7:17 am	15
6:33 am	15	7:32 am	15	7:32 am	15
6:43 am	10	7:47 am	15	7:47 am	15
6:48 am	5	8:02 am	16	8:02 am	15
6:56 am	8	8:18 am	15	8:17 am	15
7:02 am	6	8:33 am	8	8:32 am	16
7:08 am	6	8:41 am	7	8:48 am	15
7:19 am	11	8:48 am	15	9:03 am	15
7:30 am	11	9:03 am	8	9:18 am	15
7:30 am	5	9:11 am	7	9:33 am	15
7:35 am	5	9:18 am	15	9:48 am	15
7:40 am	10	9:33 am	8	10:03 am	15
7:50 am	10	9:41 am	7	10:18 am	15
8:00 am	10	9:48 am	15	10:33 am	16
8:10 am	10	10:11 am	8	10:49 am	15
8:20 am	5	10:15 am	9	11:04 am	15
8:25 am	5	10:21 am	6	11:19 am	15

BUS ROUTE MAP

BUS SCHEDULE

FREQUENT TRANSIT PROOF (CONTINUED)

FREQUENT TRANSIT SERVICE FOR 1917 15th Ave S					
Route 36: To Othello Station					
Beacon Hill Station			Beacon Ave S & S Lander St		
Weekday		Saturday		Sunday	
Pick up time	Headway Minutes	Pick up time	Headway Minutes	Pick up time	Headway Minutes
MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 30 MIN. HEADWAY FOR 18 HRS. FOR 7 DAYS	
8:30 am	10	10:31 am	10	11:34 am	15
8:40 am	10	10:41 am	10	11:49 am	15
8:50 am	10	10:51 am	10	12:04 pm	15
9:00 am	10	11:01 am	10	12:19 pm	15
9:10 am	10	11:11 am	10	12:34 pm	16
9:20 am	10	11:21 am	10	12:50 pm	15
9:30 am	10	11:41 am	10	1:05 pm	15
9:40 am	10	11:51 am	10	1:20 pm	15
9:50 am	10	12:01 pm	10	1:35 pm	15
10:00 am	10	12:11 pm	10	1:50 pm	15
10:10 am	10	12:21 pm	10	2:05 pm	15
10:20 am	10	12:31 pm	10	2:20 pm	15
10:30 am	10	12:41 pm	10	2:35 pm	15
10:40 am	10	12:51 pm	10	2:50 pm	15
10:50 am	10	1:01 pm	10	3:05 pm	15
11:00 am	11	1:11 pm	10	3:20 pm	15
11:11 am	11	1:21 pm	10	3:35 pm	15
11:22 am	10	1:31 pm	10	3:50 pm	15
11:32 am	10	1:41 pm	10	4:05 pm	15
11:42 am	10	2:01 pm	10	4:20 pm	15
11:52 am	10	2:11 pm	10	4:35 pm	12
12:02 pm	10	2:21 pm	10	4:47 pm	2
12:12 pm	10	2:31 pm	10	4:59 pm	12
12:22 pm	8	2:41 pm	10	5:11 pm	12
12:30 pm	7	2:51 pm	10	5:23 pm	12
12:37 pm	7	3:01 pm	10	5:35 pm	12
12:44 pm	8	3:11 pm	10	5:47 pm	12
12:52 pm	8	3:21 pm	10	5:59 pm	12
1:07 pm	7	3:41 pm	10	6:23 pm	12
1:14 pm	8	3:51 pm	10	6:35 pm	14
1:00 pm	7	3:31 pm	10	6:11 pm	12

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MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 15 MIN. HEADWAY FOR 12 HRS. FOR 6 DAYS		MAX. 30 MIN. HEADWAY FOR 18 HRS. FOR 7 DAYS	
1:22 pm	8	4:01 pm	10	6:49 pm	15
1:30 pm	6	4:11 pm	10	7:04 pm	15
1:36 pm	7	4:21 pm	10	7:19 pm	15
1:43 pm	8	4:31 pm	10	7:34 pm	15
1:51 pm	8	4:41 pm	10	7:49 pm	15
1:59 pm	8	4:51 pm	10	8:04 pm	15
2:07 pm	7	5:01 pm	10	8:19 pm	15
2:14 pm	8	5:11 pm	10	8:34 pm	14
2:22 pm	7	5:21 pm	10	8:48 pm	15
2:29 pm	3	5:31 pm	10	9:03 pm	15
2:32 pm	4	5:41 pm	10	9:18 pm	15
2:36 pm	7	5:51 pm	10	9:33 pm	15
2:43 pm	8	6:01 pm	9	9:48 pm	15
2:51 pm	8	6:10 pm	9	10:03 pm	15
2:59 pm	7	6:19 pm	15	10:18 pm	15
3:06 pm	7	6:34 pm	15	10:33 pm	15
3:13 pm	8	6:49 pm	15	10:48 pm	30
3:21 pm	8	7:04 pm	15	11:18 pm	30
3:29 pm	8	7:19 pm	15	11:48 pm	30
3:37 pm	7	7:34 pm	15	12:18 am	30
3:43 pm	7	7:34 pm	15	12:48 am	30
3:50 pm	8	7:49 pm	14		
3:58 pm	8	8:04 pm	15		
4:06 pm	7	8:18 pm	15		
4:13 pm	8	8:33 pm	15		
4:21 pm	7	8:48 pm	15		
4:28 pm	7	9:03 pm	15		
4:35 pm	6	9:18 pm	15		

BUS SCHEDULES



FREQUENT TRANSIT PROOF (CONTINUED)

FREQUENT TRANSIT SERVICE FOR 1917 15th Ave S					
Route 36: To Othello Station					
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4:41 pm	6	9:33 pm	15		
4:47 pm	5	9:48 pm	15		
4:52 pm	5	10:03 pm	15		
4:57 pm	5	10:18 pm	15		
5:02 pm	5	10:33 pm	15		
5:07 pm	5	10:48 pm	15		
4:13 pm	8	8:33 pm	15		
4:21 pm	7	8:48 pm	15		
4:28 pm	7	9:03 pm	15		
4:35 pm	6	9:18 pm	15		
4:41 pm	6	9:33 pm	15		
4:47 pm	5	9:48 pm	15		
4:52 pm	5	10:03 pm	15		
4:57 pm	5	10:18 pm	15		
5:02 pm	5	10:33 pm	15		
5:07 pm	5	10:48 pm	15		
5:12 pm	5	11:18 pm	30		
5:17 pm	5	11:48 pm	30		
5:22 pm	5	12:18 am	30		
5:27 pm	5	12:48 am	30		
5:32 pm	5				
5:37 pm	7				
5:44 pm	8				
5:52 pm	7				
5:59 pm	8				
6:07 pm	7				
6:14 pm	8				
6:22 pm	7				
6:29 pm	6				

FREQUENT TRANSIT SERVICE FOR 1917 15th Ave S					
Route 36: To Othello Station					
Beacon Hill Station		Beacon Ave S & S Lander St			
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6:35 pm	6				
6:41 pm	8				
6:49 pm	10				
6:59 pm	11				
7:10 pm	12				
7:22 pm	12				
7:34 pm	15				
7:49 pm	15				
8:04 pm	15				
8:19 pm	15				
8:34 pm	15				
8:49 pm	14				
9:03 pm	15				
9:18 pm	15				
9:33 pm	15				
9:48 pm	15				
10:03 pm	15				
10:18 pm	15				
10:33 pm	15				
10:48 pm	15				
11:18 pm	30				

Conclusion: This project complies with SMC 23.54.015 Table B. according to SNC 23.84A.038, transit service is considered frequent if it provides transit service headways in at least one direction of 15 min. or less for at least 12 hours per day, 6 days per week (Monday - Saturday), and transit service headways of 30 min. or less for at least 18 hours everyday. (Demonstrated by all days that no headway is greater than 30 min). This project is pursuing the reduced parking requirement allowed for lots in Urban Villages that are within 1320 ft. of a street with frequent transit service and has demonstrated through the provide bus schedule and the maps that the walking distance from the lot line of the project site to the bus stops where the frequent transit service is available is 1,320 ft or less.

BUS SCHEDULES CONTINUED



DESIGN GUIDELINES PART 1

DESIGN GUIDELINE	DESCRIPTION		DESIGN RESPONSE
Context and Site			
CSI – I North Beacon Hill	A-7 Residential Open Space	e. Protect existing healthy street trees	There is one existing street tree at 15 th Ave S in the planting strip. It has been heavily pruned to accommodate clearance for electrical overhead lines. This tree is proposed to be retained and will be protected as required during construction.
CS2 Urban Pattern and Form	C. Relationship to block	2. Mid Block sites	The property to the North at the street seems underdeveloped with a small one-story single-family house. The North side of the subject property is proposed to contain the pedestrian access to the back units and parking area and has an 8’ side setback at the street. To add interest to this visible façade of Building 1 a bay window on the Second and Third Floor is proposed as well as material and paint color changes to break up the building mass. Looking West the common amenity area will be visible from the side walk standing between the existing building to the North and the street facing building.
CS2 –III North Beacon Hill	B-1 Height, Bulk and Scale	vi. Articulate Building Façades	The existing buildings in the immediate vicinity of the property are older single and multi-family homes. They either do not have façade articulation or the façade articulation seems out of date for new construction. The comparable more recent multi-family developments tend to have clean lines with large windows at the street front and a limited palette of materials and colors. The proposed buildings are designed to continue these principles with clean lines and a mixture of natural materials such as wood siding and railings with painted cement board panels.
		vii. Visual Mass Reduction	The façade of Building 1 at the street front is broken up into different façade planes designed to reduce the visual mass of the building. Application of two different siding materials (horizontal wood siding and smooth cement board siding in two different paint colors) will further emphasize this intent.
		ix. Domestic Features	Both neighbor buildings south and north of the subject property feature bay windows. The front building is proposed to have a bay window on each the south and north side of the building. The North bay window is more pronounced with larger windows having a wider side setback. The South bay window is less deep with smaller windows in order to be respectful to the adjacent neighbor. Building 2 will have a bay window facing the interior courtyard. All entries will be covered as most of the building entries on the surrounding buildings are as well. Quite a few of the larger residential buildings in the immediate vicinity have private decks. We are suggesting private decks for the main Living areas of the 3 units in the back of the property. The newer multi-family homes in the vicinity have flat roofs. We are proposing a flat roof with a roof top deck on the front building at the street. For the rear building we are suggesting to use a sloped roof relating more closely to the surrounding residential buildings with sloped roofs. The roof slope is repeated on the front building at the roof top access.

DESIGN GUIDELINES PART 2

DESIGN GUIDELINE		DESCRIPTION	DESIGN RESPONSE
Public Life			
PL1-I North Beacon Hill	A-7 Residential Open Space	b. Courtyard	The common amenity between the buildings will function as an interior courtyard for the residents. The pedestrian access to the common amenity area is located adjacent to the north property line and due to an 8' side building set back a partial view of the interior courtyard from the side walk is provided.
PL2-I North Beacon Hill	D-7 Pedestrian Safety	c. Surveillance	All entries will be outfitted with exterior light fixtures. In addition to that the pedestrian access walkway and steps will be lit as well as the Parking area next to the alley. The common amenity area will be illuminated with low landscape lighting. Please see Lighting Plan.
PL2-II North Beacon Hill	A-2 Street Scape Compatibility	b. Townhouse Orientation	Building entries for Units 1A and 1B face the street.
PL3 Street Level Interaction	A. Entries		<p>As stated above the entries to the front building are facing the street. This building is situated a few steps above sidewalk level. This will provide a natural barrier to the street and therefore allow for more privacy at the entries.</p> <p>The entries to the 3-unit building in the back will face the pedestrian access path to the north. This is a very private and secure entry location. Exterior lighting will provide safety for the residents.</p> <p>All entries are set back from the main façade plane to provide a more intimate entry experience. Also, they are separated from each other to provide more privacy.</p>
Design Concept			
DC2 Architectural Concept	A. Massing		<p>The street facing building is a three story building on the relatively level part of the property. The bulk of the building is broken up by setback façade planes, bay windows, entry covers, different height of parapet walls and different siding materials and colors.</p> <p>The rear building is situated on slope which requires stepping of the units. The different heights of the buildings will provide interest and reduce the massing. In addition the façade facing the interior courtyard is divided into separate façade planes, has a bay window to add interest and has the same siding materials and colors as the front building.</p>
	B. Architectural and Façade Composition		All building facades are designed with the same principles in mind such as applying different façade planes and bay windows, using the same palette of materials and colors all around the buildings and using similar window patterns on both buildings.

DESIGN GUIDELINES PART 3

DESIGN GUIDELINE	DESCRIPTION		DESIGN RESPONSE
Design Concept			
DC2-I North Beacon Hill	A-5 respect for adjacent sites	c. Window location	<p>The front building has a large bay window on the second floor facing north. This floor is above the roof of the building to the north. The south facing bay window is smaller and will face a few smaller windows in the adjacent building to the south.</p> <p>The rear building has the entries and kitchen windows on the north die of the building overlooking a garage and partially overlapping with a residential building without encroaching on hat properties privacy. At the south facing façade the lower floor bedroom sliding doors will be shielded by planting from the adjacent southern property and vice versa. The decks at the Living Rooms on the Second Floor are an important feature for the future residents as well as providing mass reduction for the façade. To ensure better privacy protection of the properties to the south we are proposing to use mostly enclosed railing at the decks.</p>
DC2-II North Beacon Hill	C-2 Architectural Concept and Consistency	b. Proportioned Design	See response to DC2 B. Architectural and Façade composition. Building entry and site lighting as well as appropriate signage for the house number for the buildings will be provided.
DC3-I North Beacon Hill	E-2 Landscaping to enhance the building and/or site	a. Planting function	Please see the Landscape plan on page 13. Private and common amenity area are designed to enhance the site and buildings. The common amenity area in the courtyard between the buildings will be situated on different levels, has seating areas and the storm water retention planters will add visual interest.
		b. Native plants	We are proposing a variety of plants and 80% of the plants will be native plants, see landscape plant pictures.
DC4	Exterior Elements and Finishes	B. Signage	House numbers for the street facing units will be placed prominently so they are easy to read. The house numbers for the rear units will be placed on the Northeast corner of the building so they will be visible from the street and the pedestrian access walkway in addition to being placed on each unit. A 5 unit mailbox is proposed at the pedestrian access walkway off the public sidewalk for easy access for all residents of the development and the mail service.
		C. Lighting	A Lighting Plan has been developed and is included in this submittal. The lighting is designed to provide safety for the residents and enhance the interior courtyard. The light fixtures in the common areas will be directional to avoid glare.

ELEVATIONS



EAST ELEVATION BUILDING 1 FROM 15TH AVE S



WEST ELEVATION BUILDING 1 FROM COURTYARD

ELEVATIONS



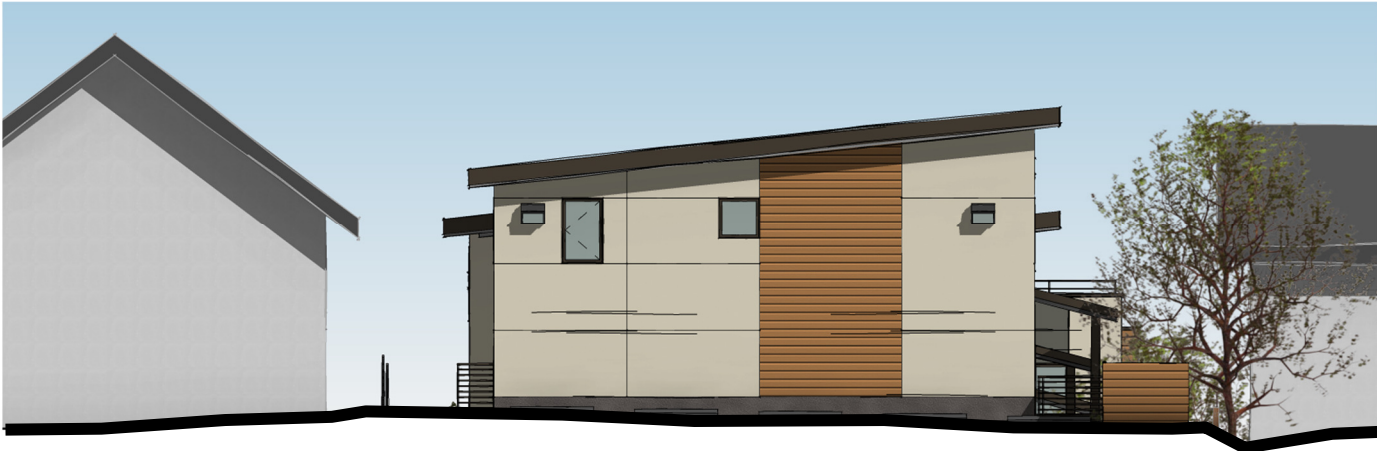
NORTH ELEVATION BUILDINGS 1 & 2



Opposing facades of adjacent buildings are typically shown shaded.

SOUTH ELEVATIONS BUILDINGS 1 & 2

ELEVATIONS



WEST ELEVATION BUILDING 2 FROM ALLEY

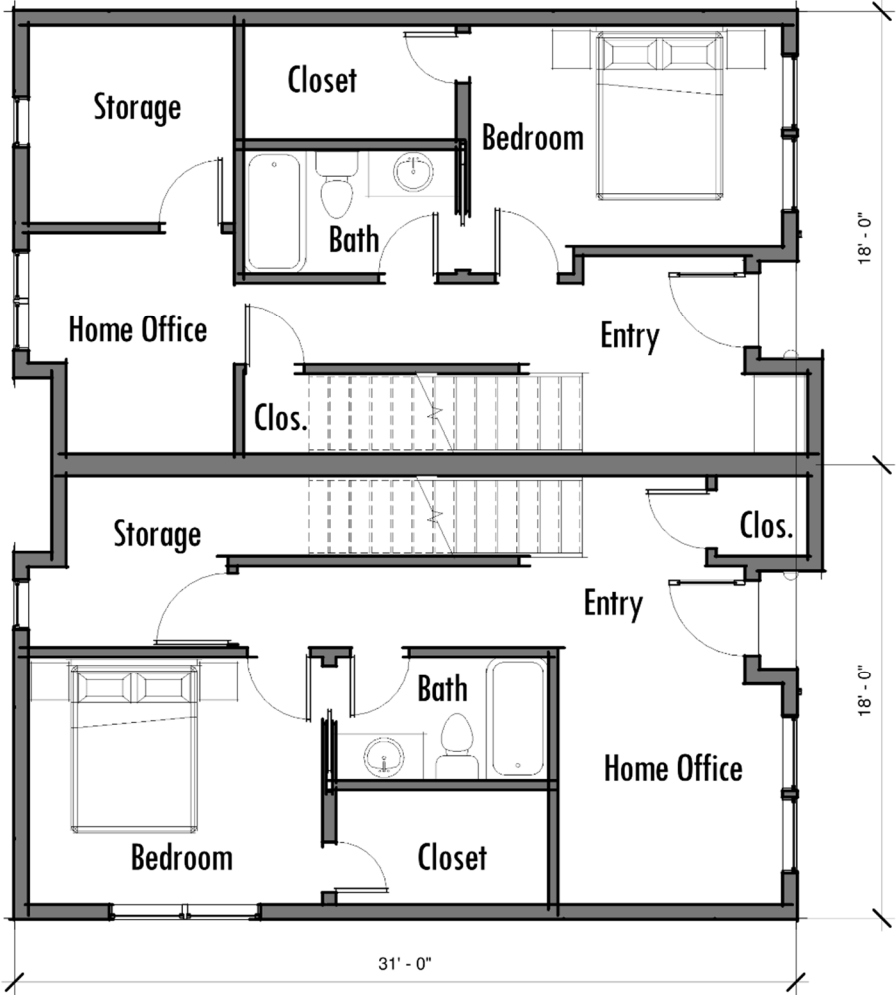


EAST ELEVATION BUILDING 2 FROM COURTYARD

FLOOR PLANS



FIRST FLOOR BUILDING 2

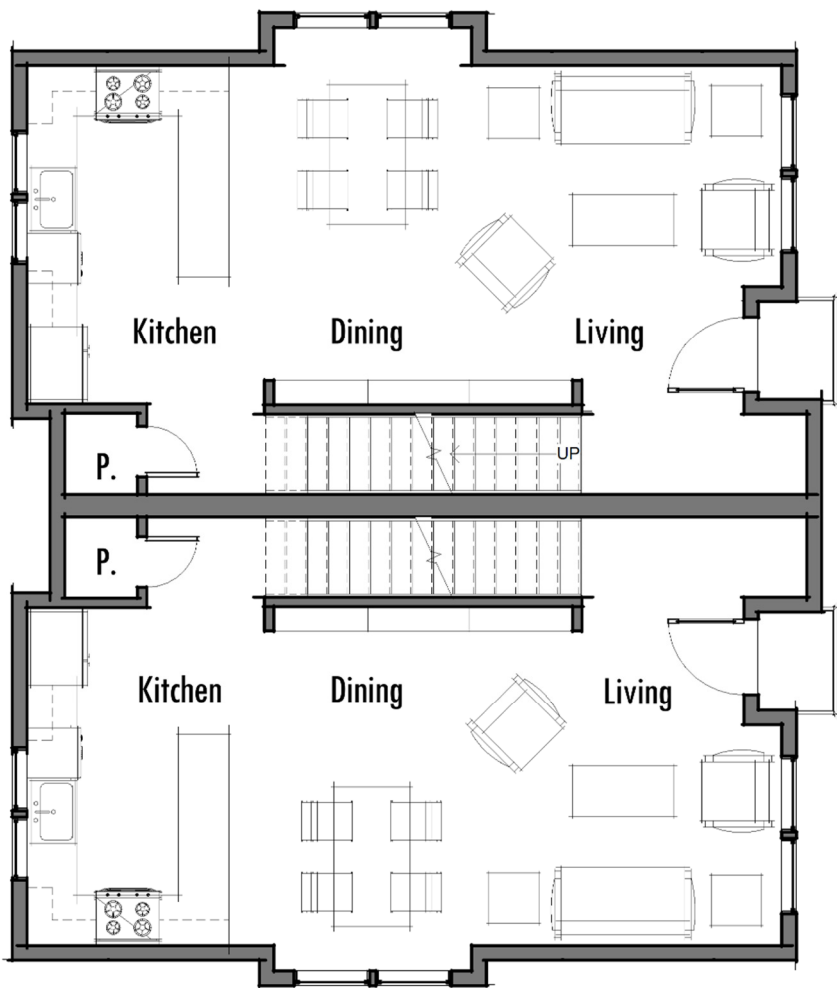


FIRST FLOOR BUILDING 1

FLOOR PLANS

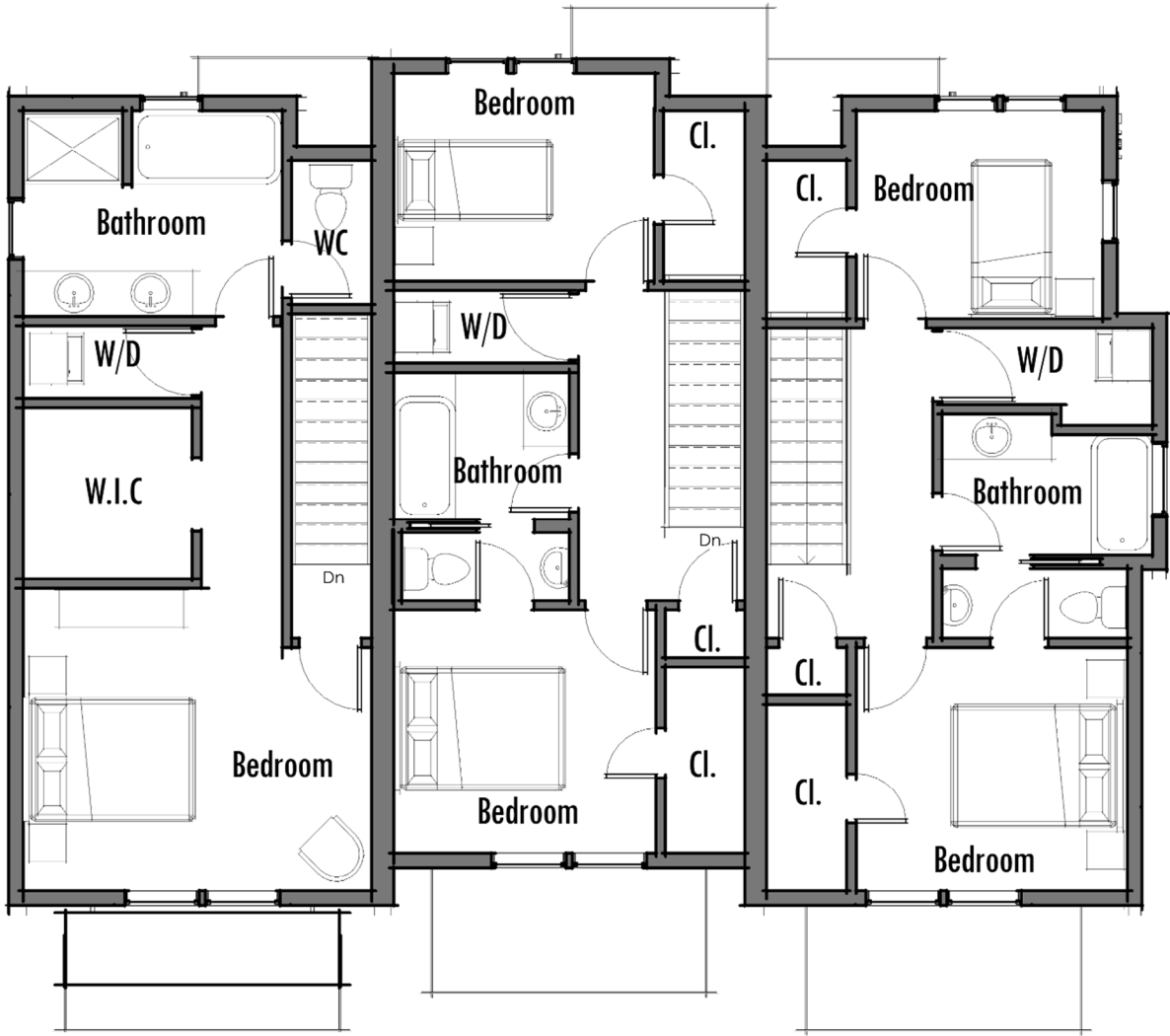


SECOND FLOOR BUILDING 2

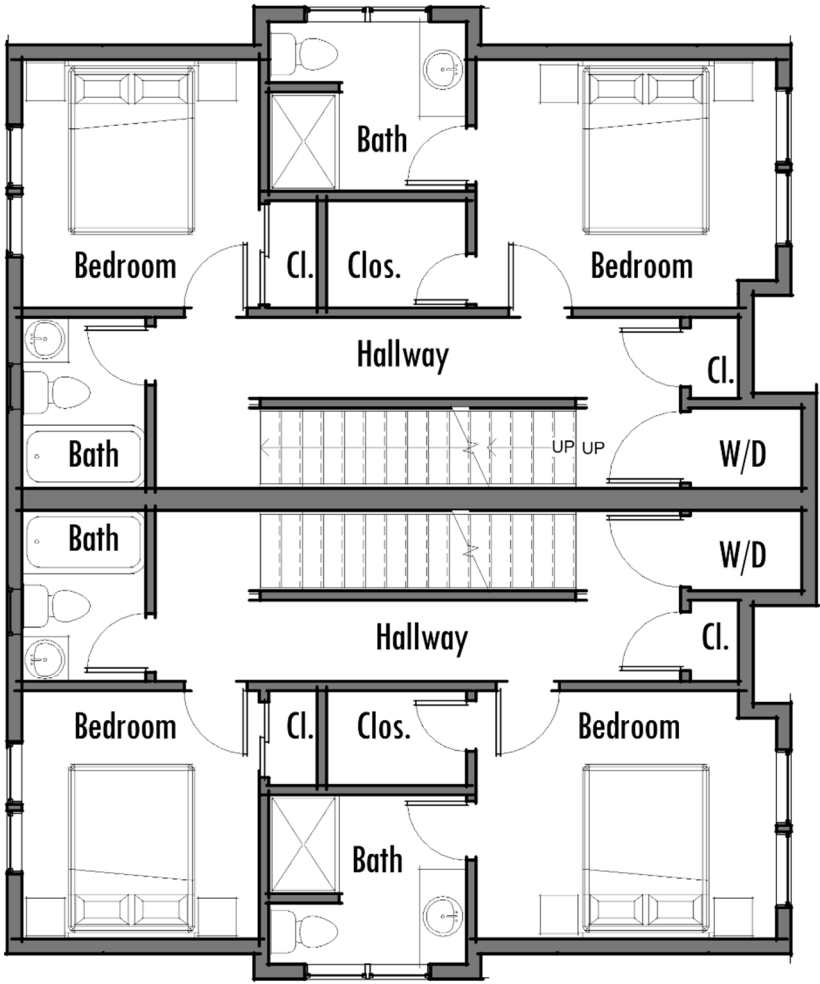


SECOND FLOOR BUILDING 1

FLOOR PLANS

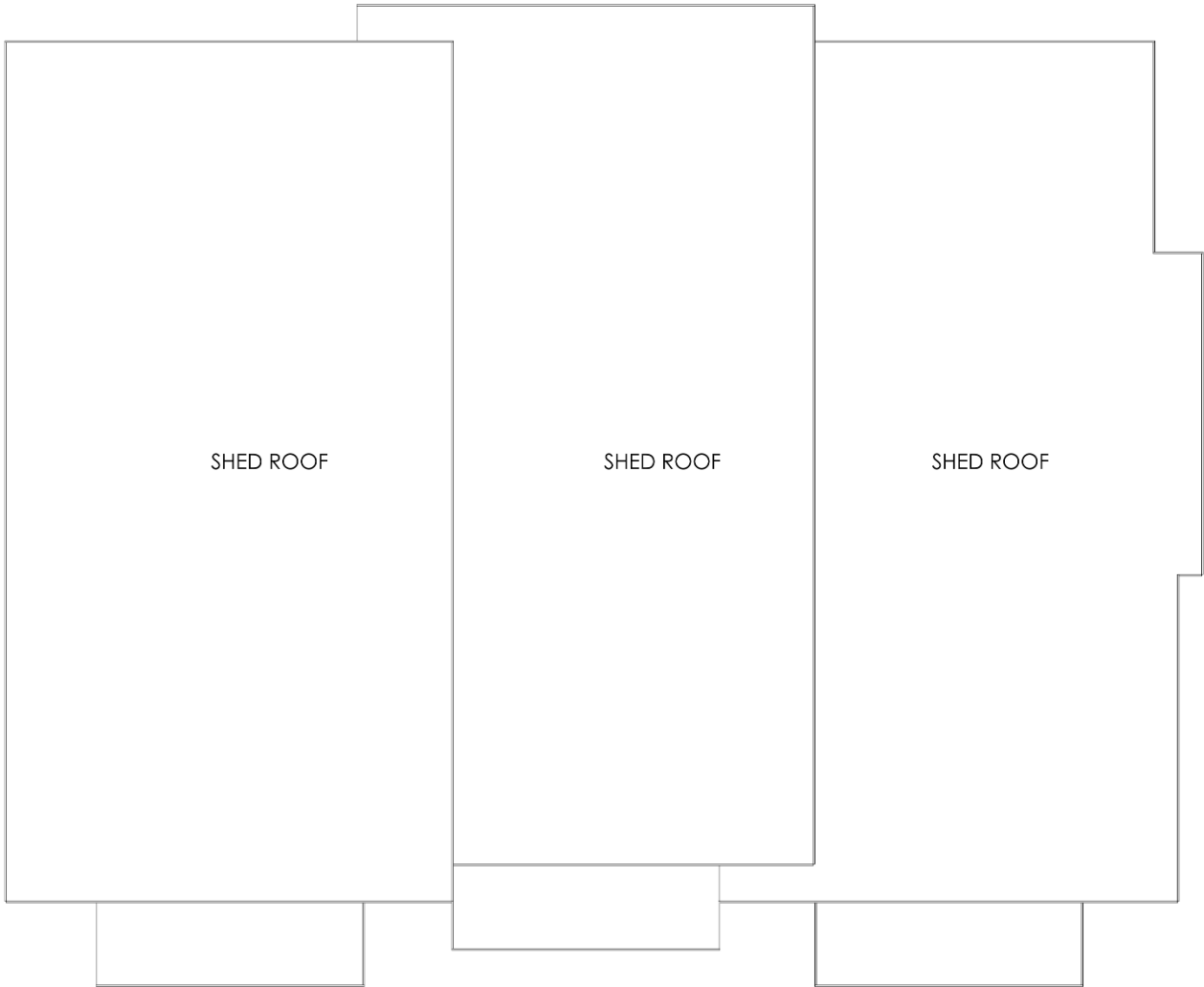


THIRD FLOOR BUILDING 2

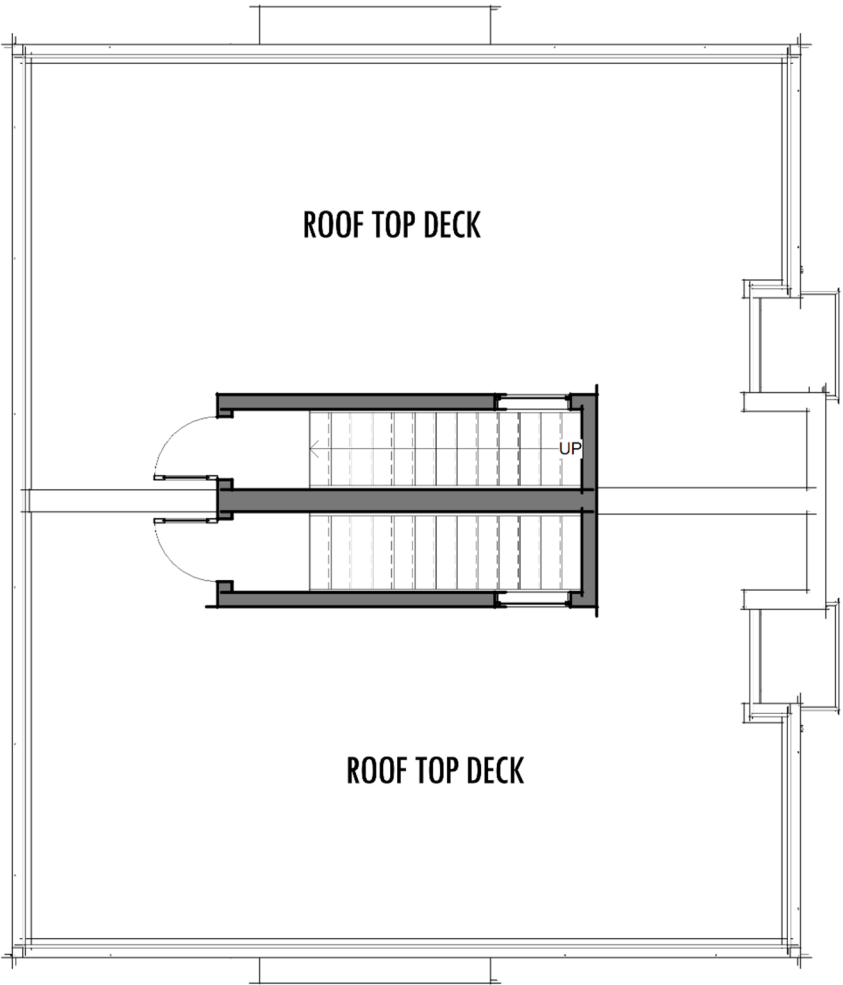


THIRD FLOOR BUILDING 1

FLOOR PLANS



ROOF PLAN BUILDING 2



ROOF TOP DECK BUILDING 1

3D VIEWS



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHEAST

3D VIEWS



DC4 Signage;
Address Identifica-
tion for Building 2
visible from street
and courtyard

DC\$ Signage:
Address identifica-
tion for Building 1
next to entries; and
visible from street



3D VIEWS



PL2-II Townhouse Orientation:
Building 1 entries face 15th Ave S



DC-2 Architectural & Façade Composition:
Both buildings feature common building elements such as set back façade planes, bay windows, window composition and same palette of materials and colors

PL1-I Pedestrian Safety:
Light fixtures on each entry, bollard for path lighting and wall sconce for parking lighting



ADJUSTMENTS

No adjustments or departures from Land Use Code requirements or Design Guidelines are requested for this project.

