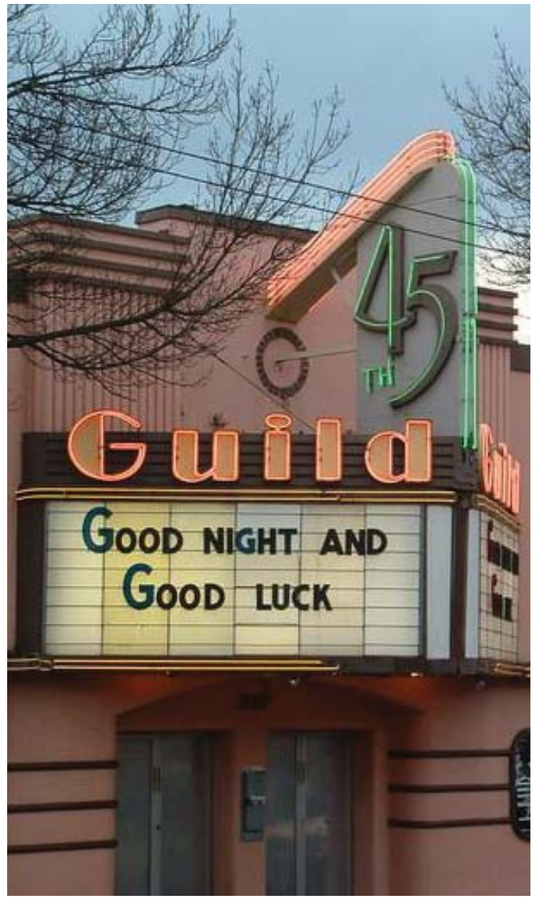


3525 & 3531 Wallingford Ave N.

ROWHOUSES AND TOWNHOMES
STREAMLINED DESIGN GUIDANCE

DPD PROJECT NO.:
3022700
3023631

MEETING DATE:
1/13/2016

APPLICANT CONTACT:
Peter Tallar, Project Manager
Caron Architecture
petertallar@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

caron

CARON REF #2015.042

CONTENTS

PROJECT TEAM

OWNER
Michael Pollard
Isola Homes

CARON ARCHITECTURE CONTACT
Peter Tallar, Project Manager
petertallar@caronarchitecture.com
206.367.1382
Caron Reference No.: 2015.046

SITE INFORMATION

ADDRESS:
3525 & 3531 Wallingford Ave N

DPD PROJECT NO.:
3022700

3023631

PARCEL(S):
4083306200

OVERLAY DESIGNATION:
None

ECA:
None

PARKING REQUIREMENT:
7 Stalls

LEGAL DESCRIPTION:
Lot 3 of block 64 of the Lake Union add. To C.O.S. subject to short subdivision #3022206, parcel C & parcel D

DEVELOPMENT STATISTICS:

ZONING:
LR-2

LOT SIZE:
3525 Townhouse: 3,471.00 SF

3531 Rowhouse: 4,092.31 SF

FAR:
3525 Townhouse: 1.2 (4,165.20 SF)

3531 Rowhouse: 1.3 (5,320.00 SF)

PROPOSED FAR:
3525 Townhouse: 4,052.37 SF

3531 Rowhouse: 5,106.33 SF

RESIDENTIAL UNITS:
7

PARKING STALLS:
7

Project Introduction

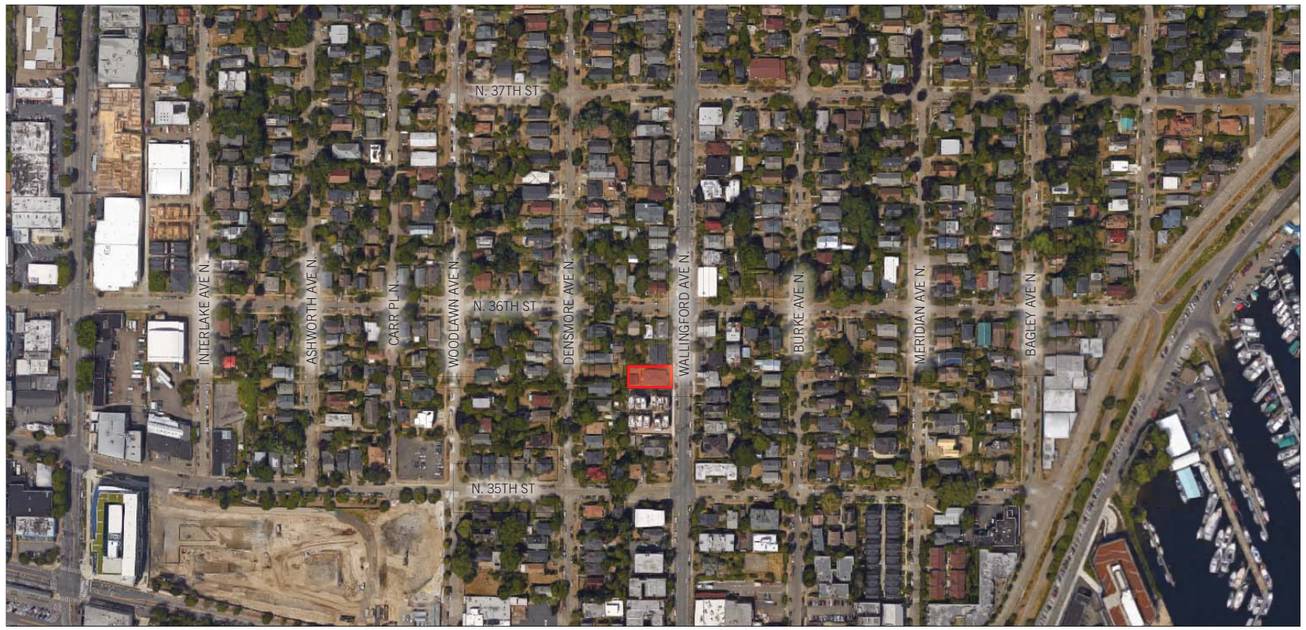
DEVELOPMENT OBJECTIVES

The proposed development utilizes two lots with a central open shared parking area. The east street facing lot will contain 4 rowhouses, while the interior lot will house 3 townhouses for a total of 7 units. The goal is to create a modern rowhouse and infill development that will knit increased density into this growing neighborhood. A shared driveway will access the site from Wallingford Ave. N. and surface parking will be provided for each unit.

DEVELOPMENT SUMMARY

Level	Rowhouse FAR SF	Townhouse FAR SF
Level 1	1,539.85	1,112.90
Level 2	1,704.86	1,395.52
Level 3	1,704.86	1,395.52
Roof	156.76	148.43
Total	5,106.33 SF	4,052.37 SF

AXONOMETRIC MAP (GOOGLE EARTH)



12-BLOCK AERIAL

Site Context & Urban Design Analysis

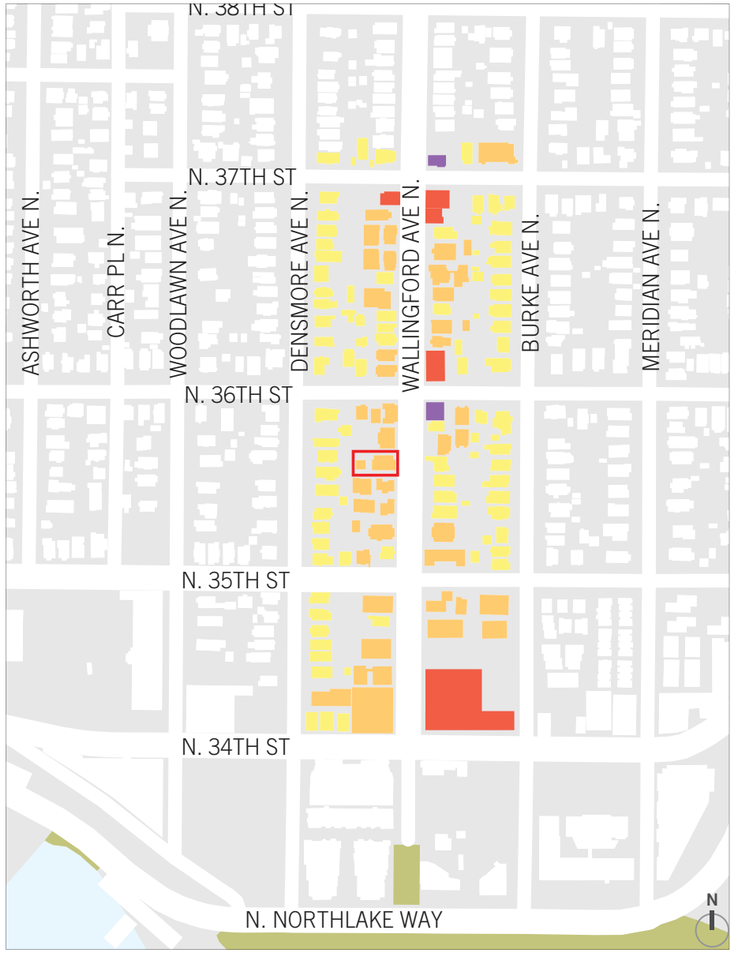
SITE DESCRIPTION & ANALYSIS

The site is bounded by Wallingford Ave. N to the east, a proposed rowhouse development to the north, single family housing to the west, and an existing townhouse development to the south. The site slopes gradually from the northeast corner to the southwest with an approximate 5' loss in elevation. Low (2-3 feet) rockeries and retaining walls constrain the site from Wallingford Ave. N. and frame the existing garage and duplexes. A large (approximately 6 feet tall) retaining wall with a fence on top runs along the south property line and acts as a buffer from the existing townhouse development to the south.

The existing structures are proposed to be demolished, as well as the existing rockeries located on the site and the existing site access stairs. The retaining wall at the south property line is associated with the development to the south, and will not be disturbed.

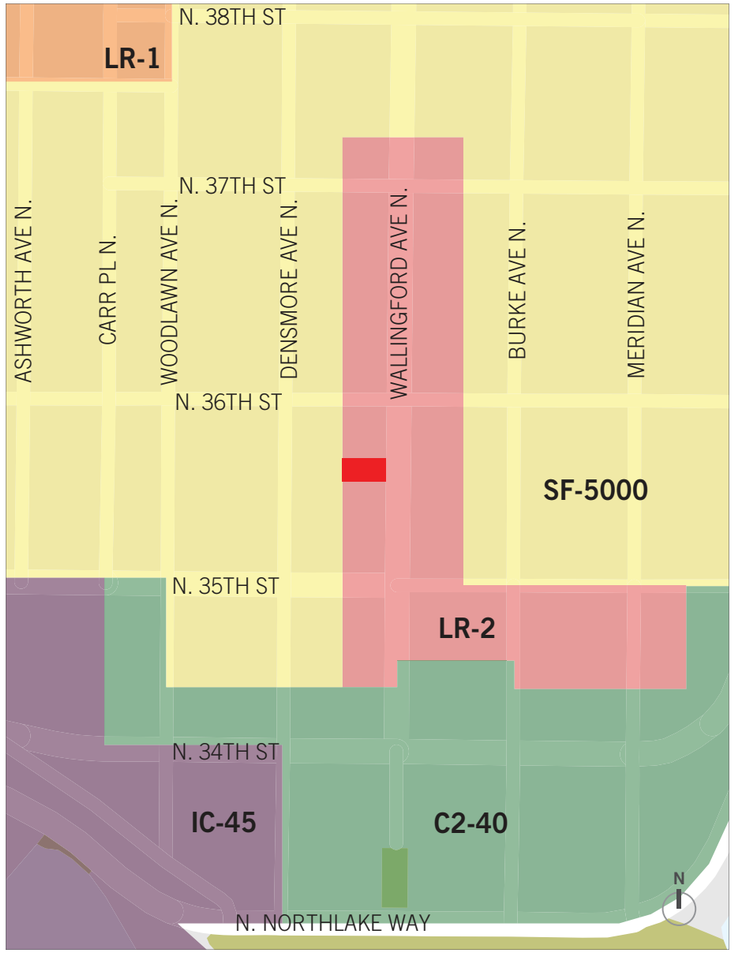
Telecommunication lines run in front of the property up Wallingford Ave. N, while electrical lines appear to run on the opposite side of the street.

The site receives great east and west solar exposure, with limited lower level solar exposure to the south. The project will strive to maximize solar exposure and views to the proposed row house project to the north and will not have substantial impact on existing buildings to the west or across the street to the east.



SURROUNDING USES MAP KEY

- Site
- Mixed-Use
- Commercial
- SFR (1- 2 Stories)
- Multi Family
- Park



ZONING MAP KEY

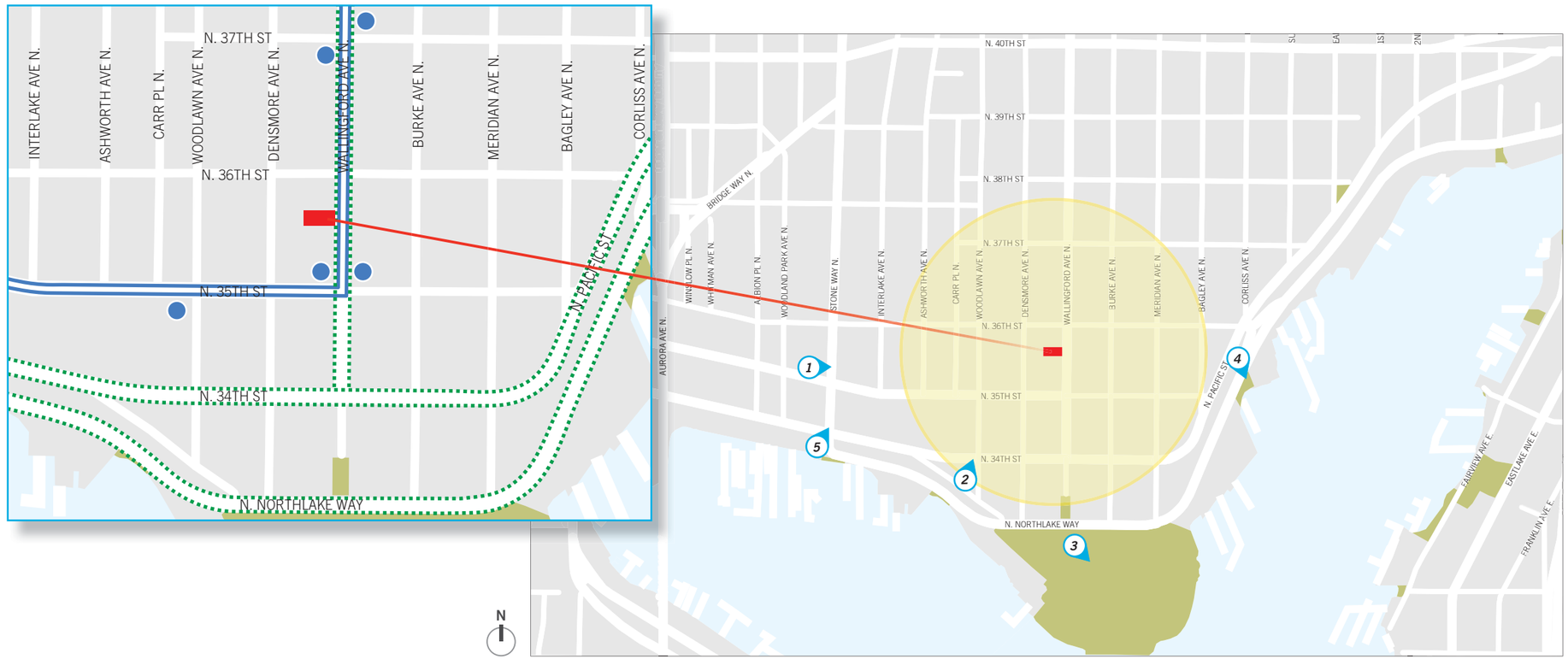
- Site
- C2-40
- IC-45
- LR2
- LR1
- SF-5000
- Park

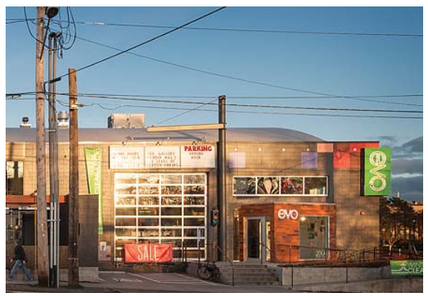
Community Nodes & Landmarks

NEIGHBORHOOD, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Site
- Park
- Transit Stops
- Bus Stops
- Dedicated Bike Lanes
- View
- 5-Minute Walking Distance





1 EVO SEATTLE

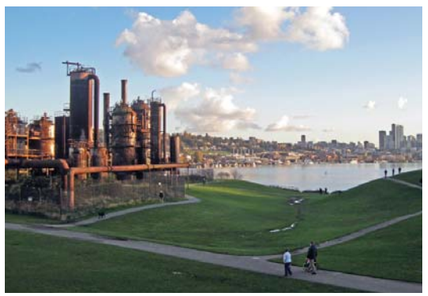
DISTANCE FROM SITE (0.4 MI):

2 MIN. 7 MIN.

2 ESSENTIAL BAKING

DISTANCE FROM SITE (0.2 MI):

1 MIN. 4 MIN.



3 GAS WORKS PARK

DISTANCE FROM SITE (0.3 MI):

3 MIN. 6 MIN.

4 WATERWAY 18

DISTANCE FROM SITE (0.4 MI):

3 MIN. 7 MIN.

5 BROOKS SPORTS

DISTANCE FROM SITE (0.4 MI):

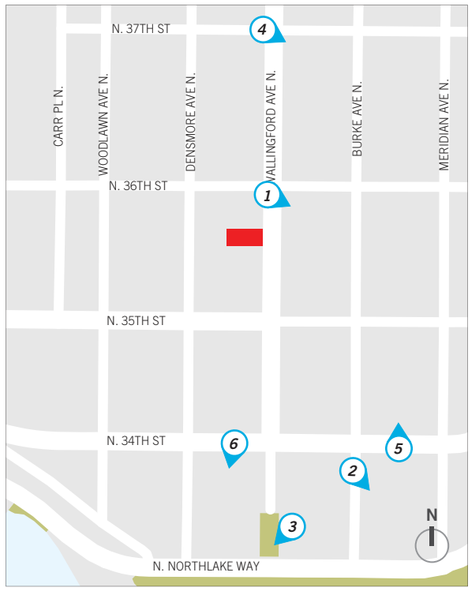
2 MIN. 7 MIN.

Neighborhood Vicinity

NEIGHBORHOOD, SEATTLE, WA

NEIGHBORHOOD DESIGN

The surrounding neighborhood is one of increasing density. Townhouses and small apartment buildings line each side of Wallingford Ave. and 1920's bungalows are slowly being replaced with new develpoemnt in the adjacent SF zone.



MAP KEY

Site

View

1 JAS DESIGN BUILD AT 3600 WALLINGFORD AVE N.

DISTANCE FROM SITE (250 FEET):
1 MIN. 1 MIN.

2 FISHERIES SUPPLY AT 1900 N. NORTHLAKE WAY

DISTANCE FROM SITE (0.3 MI):
2 MIN. 5 MIN.

3 WALLINGFORD STEPS AT 1800 N. NORTHLAKE WAY

DISTANCE FROM SITE (0.2 MI):
3 MIN. 5 MIN.

4 CANTINETTA AT 3650 WALLINGFORD AVE N.

DISTANCE FROM SITE (0.1 MI):
1 MIN. 3 MIN.

5 PALAZZO COFFEE AT 1906 N. 34TH ST.

DISTANCE FROM SITE (0.2 MI):
2 MIN. 4 MIN.

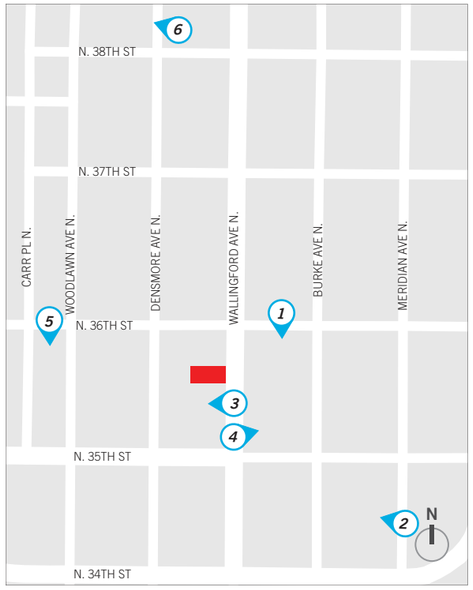
6 STUDIO EVOLVE AT 3333 WALLINGFORD AVE N.

DISTANCE FROM SITE (0.1 MI):
1 MIN. 3 MIN.

Existing Notable Architectural & Siting Patterns

DESIGN CUES

The neighborhood is a host to contemporary, as well as, turn of the century architecture. With such a large array of styles and uses, development should find a blance between old and new though material choices, stlyes, and architectural features.



MAP KEY

Site

View

1 1809 N 36TH STREET TOWNHOUSES

2 3447 MERIDIAN AVE N. TOWNHOUSES

3 3519 WALLINGFORD AVE N. TOWNHOUSES

4 3522 WALLINGFORD AVE N

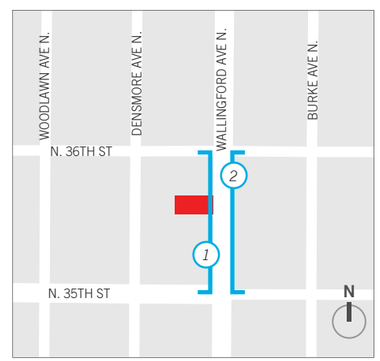
5 VELO APARTMENTS AT 3635 WOODLAWN AVE N.

6 3827 CARR PL.

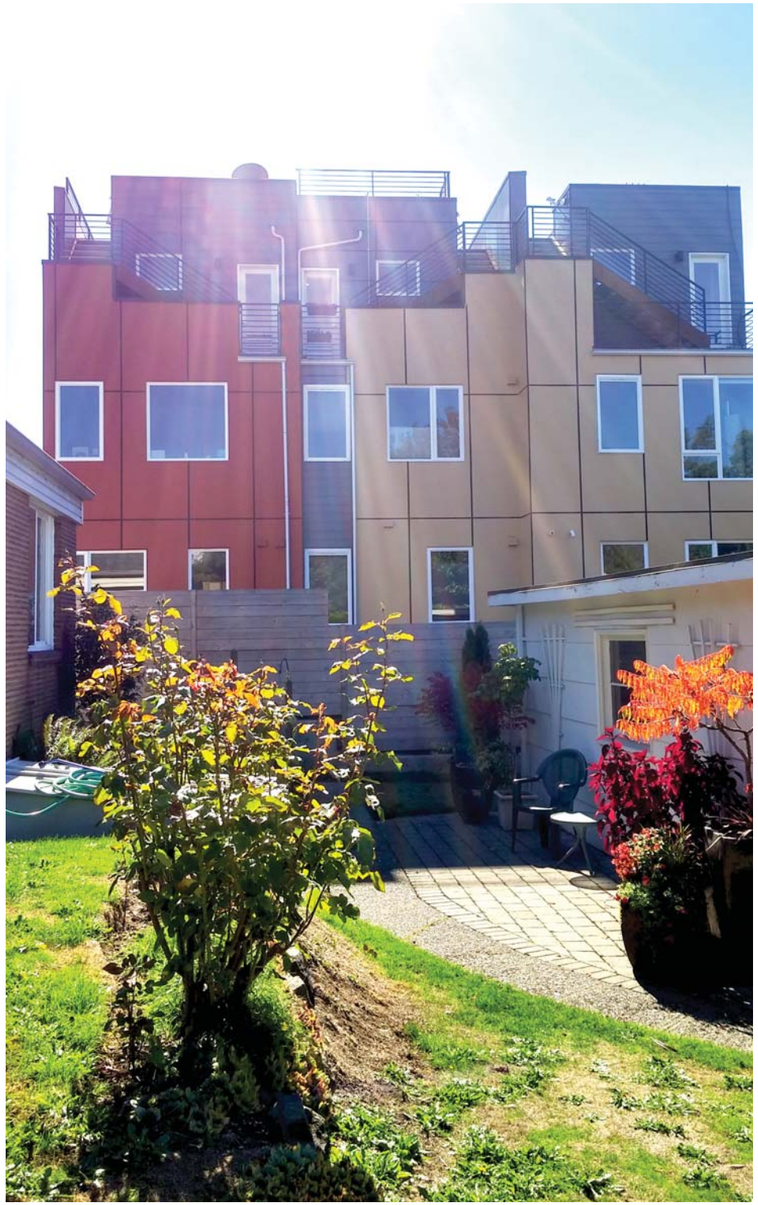
Streetscapes

1 WALLINGFORD AVE N, FACING WEST

2 WALLINGFORD AVE N, FACING EAST



Site Photos



1 LOOKING WEST AT PROJECT SITE, FROM FEDERAL AVE E.

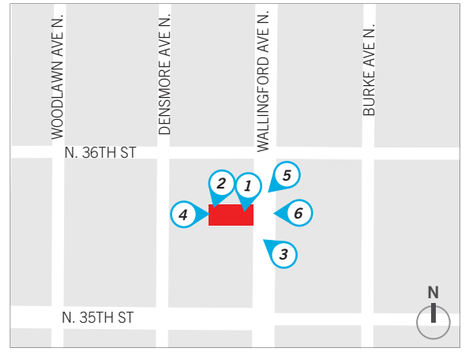
2 LOCATION

3 LOCATION

4 LOCATION

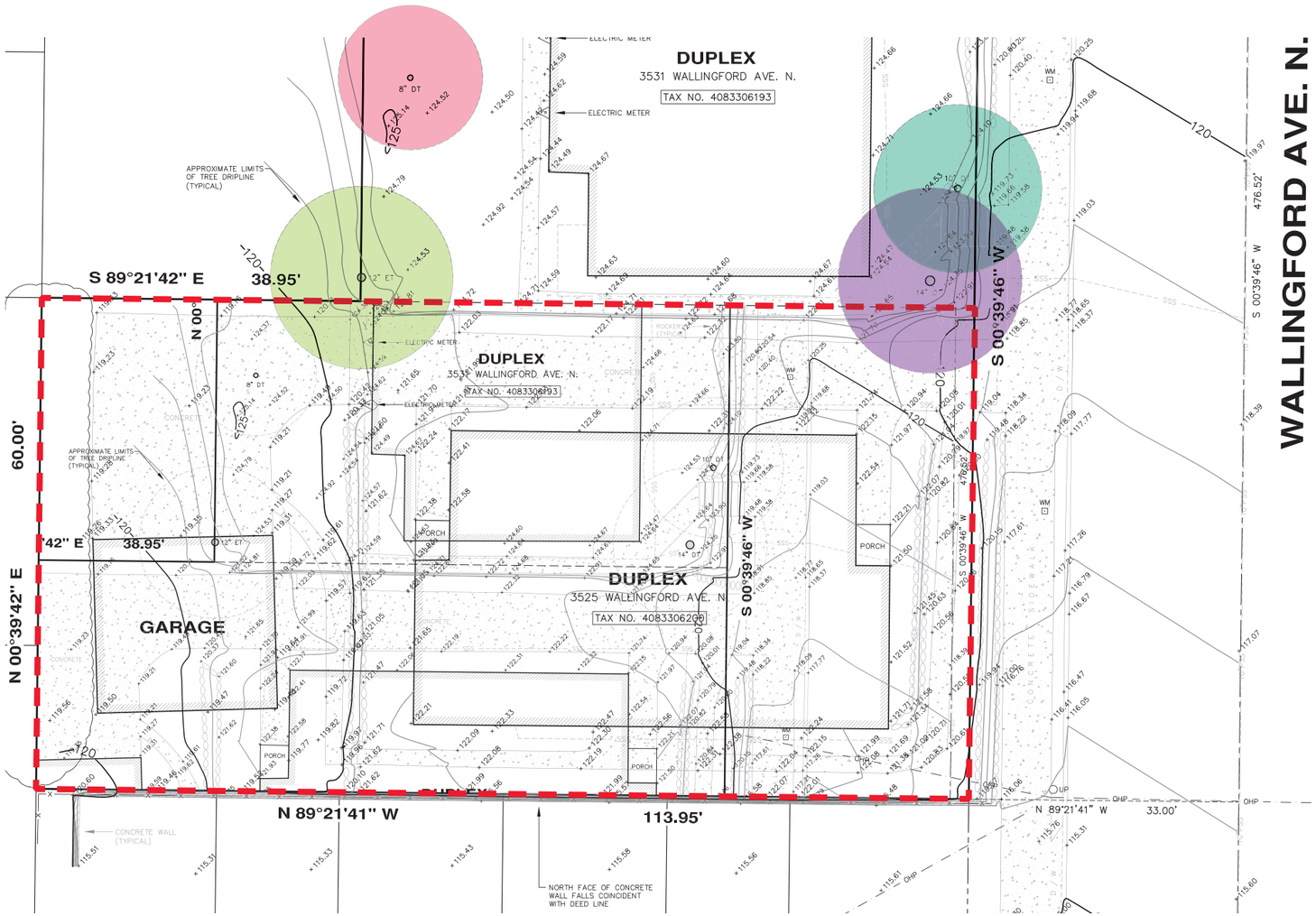
5 LOCATION

6 LOCATION

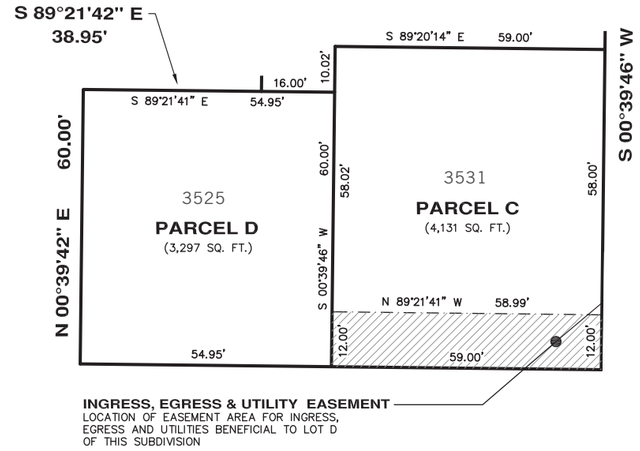


MAP KEY
Site
View

Survey / Tree Survey



SURVEY



SHORT SUBDIVISION NO. 3022206

LOT BOUNDARY ADJUSTMENT SURVEY

EXISTING TREE MAP KEY

- Prunus avium, wild cherry:
  8.282” Dia., 7’ Tall, 12’ Drip line
  Not Exceptional
- Pinus ponderosa, ponderosa pine:
  12.250” Dia., 28’ Tall, 18’ Drip line
  Not Exceptional
- Thuja plicata, red cedar:
  4.402” Dia., 9’ Tall, 6’ Drip line
  Not Exceptional
- Malus domestica, common apple:
  8.500” Dia., 10’ Tall, 16’ Drip line
  Not Exceptional

PROPERTY DESCRIPTION:

Tax. Parcel No. 4083306200

Lot 3, block 64, lake union addition to the city of Seattle, according to the plat thereof recorded in volume 1 of plats, page 238, records of King County, WA.

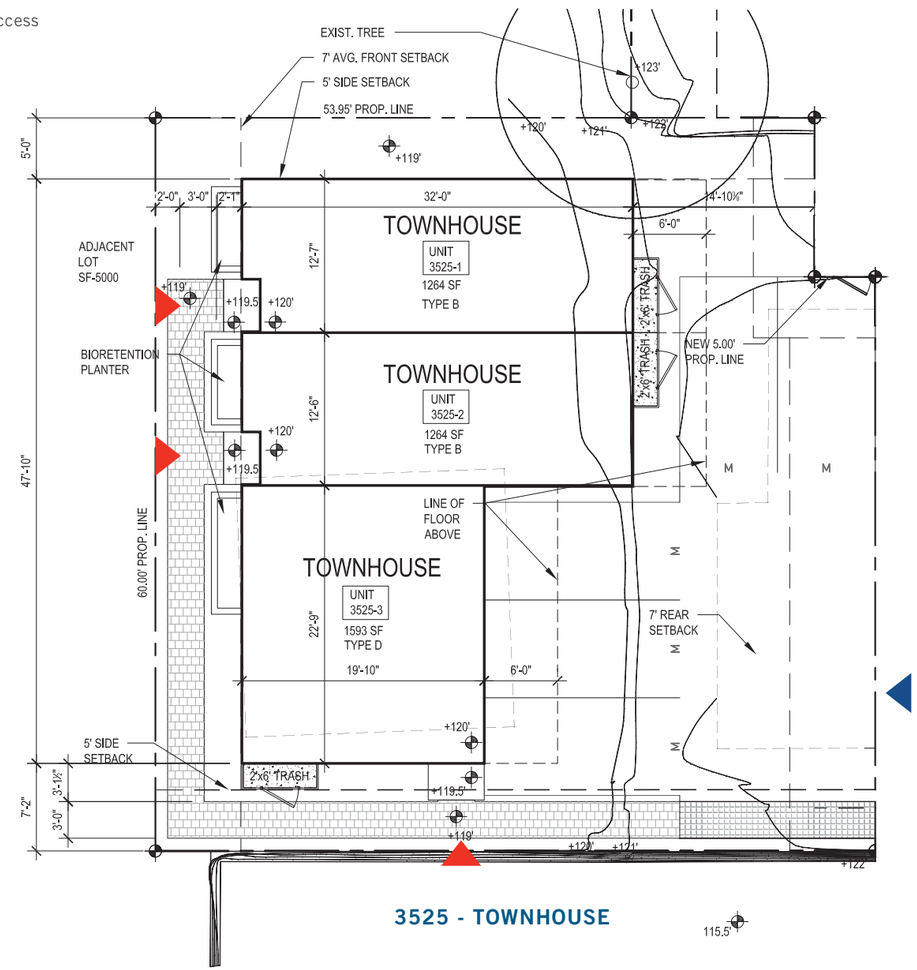
Tax Parcel No. 4083306193

The east 75 feet of lot 2, block 64, lake union addition to the city of Seattle, according to the plat thereof recorded in volume 1 of plats, page 238, records of King County, WA.

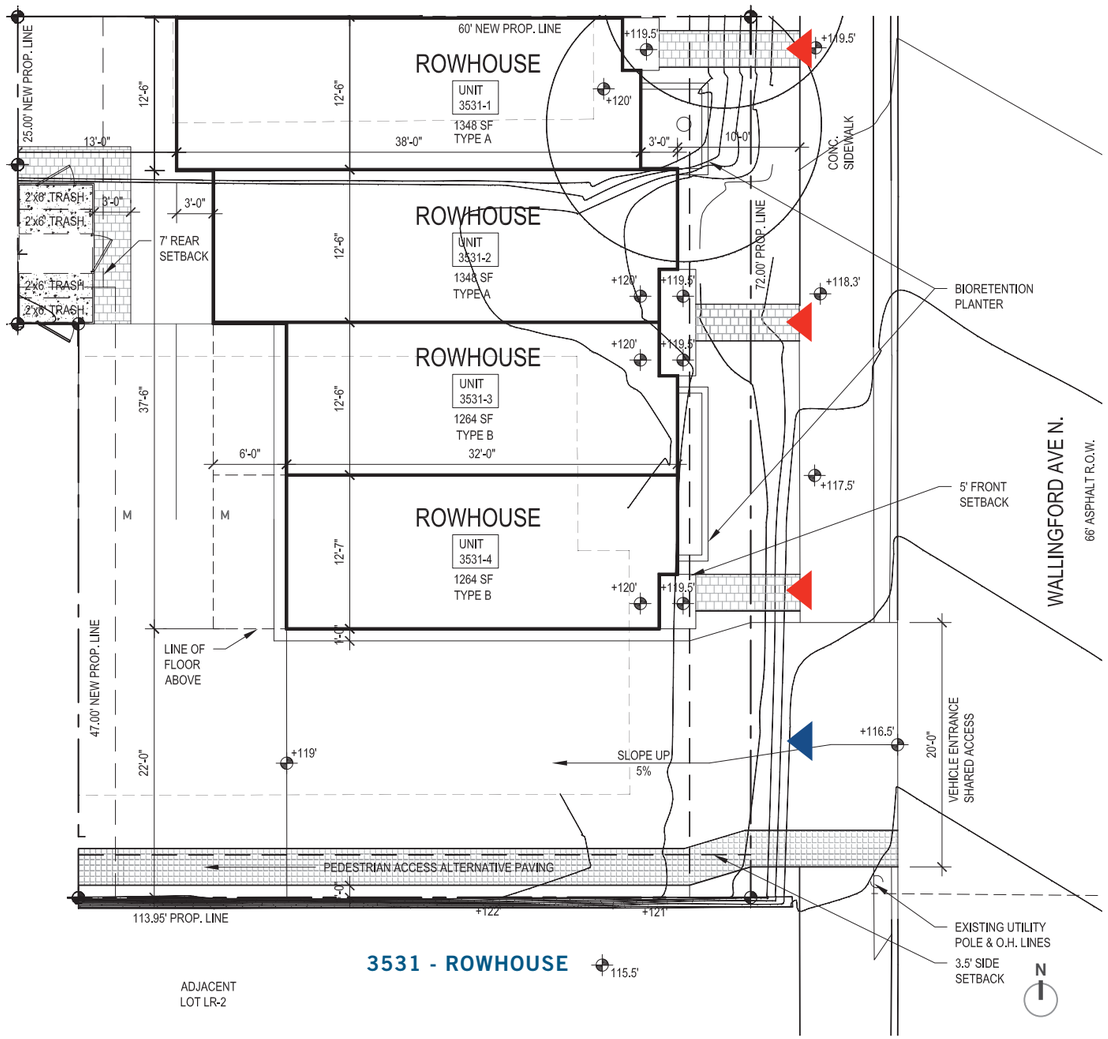
Site Plan

KEY

- Residential
- Amenity
- Residential Access
- Vehicular Access

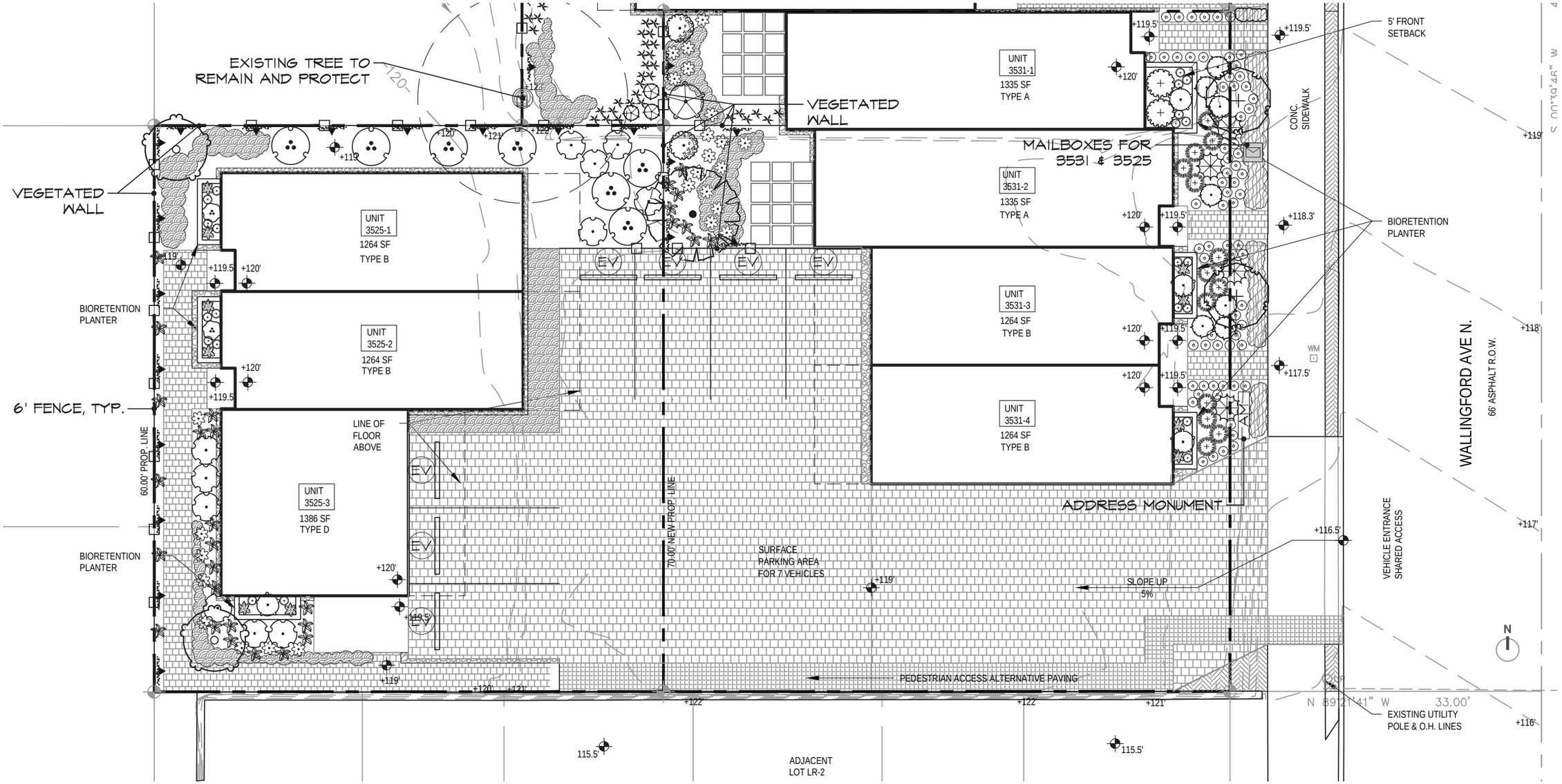


3525 - TOWNHOUSE



3531 - ROWHOUSE

Landscape Plan



Landscape Schedule

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acer platanoides ' Columnare' / Columnar Norway Maple Street Tree	2" cal	5
	Amelanchler x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Street Tree Single Stem	2" cal	2
	Liriodendron tulipifera 'Fastigata' / Tulip Tree GSI Tree	1.5" cal	3
	Styrax japonicus / Japanese Snowbell GSI Tree	1.5" cal	3
	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress GSI Tree	1.5" cal	1
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Astilbe x arendsii 'Bridal Vine' / Bridal Vine Astilbe	1 gal	35
	Blechum spicant / Deer Fern	1 gal	42
	Camellia x 'Butter Mint' / Butter Mint Cameilia	5 gal	2
	Chamaecyparis pisifera 'Golden Mopps' / Golden Mopps Sawara False Cypress	5 gal	9
	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	1 gal	7
	Dryopteris erythrosora / Autumn Fern	1 gal	48
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht	8
	Euphorbia robbiae / Mrs. Robb's Bonnet Euphorbia	1 gal	53
	Fatsia japonica / Japanese Fatsia	5 gal	4
	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	152
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	16
	Mahonia x media 'Charity' / Mahonia	5 gal	17
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal	50
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly Olive	5 gal	9

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Pennisetum orientale / Oriental Fountain Grass	1 gal	34
	Phormium tenax / New Zealand Flax	2 gal	3
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	4
BIORET.	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood	5 gal	5
	Juncus effusus / Soft Rush	1 gal	45
	Polystichum munitum / Western Sword Fern	1 gal	21
	Salix purpurea 'Nana' / Dwarf Arctic Willow	1 gal	9
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	4
VINES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea	1 gal	28

GROUND COVER	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	7/8" Drain Rock	N/A		
	Ajuga reptans 'Black Scallop' / Bugleweed	1 gal	24" o.c.	23
	Calluna vulgaris 'Firefly' / Heather	1 gal	18" o.c.	114
	Herniara glabra / Rupturewort	4' pot	12" o.c.	495
	Pachysandra terminalis / Japanese Spurge	4' pot	12" o.c.	326
	Rubus calycinoides ' Emerald Carpet' / Emerald Carpet Creeping Raspberry	4' pot	18" o.c.	162
	Stachys byzantina 'Silver Carpet' / Lamb's Ears	4' pot	12" o.c.	60
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4' pot	12" o.c.	64

Code Compliance

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT		COMPLIANCE / REFERENCE	
Floor Area Ratio (FAR) Limits	23.45.510	Rowhouse: 1.3 FAR limit in LR-2 zone and meets the requirements of 23.45.510.C.	Townhouse: 1.2 FAR limit in LR-2 zone and meets the requirements of 23.45.510.C.	√	
Density Limits- Low-rise Zones	23.45.512	No Limit when meeting 23.45.510.C		√	
Structure Height	23.45.514	30' height limit		√	
Setbacks & Separations	23.45.518	Rowhouse: Front: 5' min. , Rear: 7' average, 5' min., Side setbacks from facades 40' or less in length: 0' when abutting another rowhouse, 5' min. when abutting SF zone, otherwise 3.5' min.	Townhouse: Front and rear setbacks: 7' average, 5' min. Side setbacks from facades 40' or less in length: 5' min.	√	Page 11. Site Plan
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.		√	
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, development will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.		√	Development committed to achieving Built Green 4-Star rating
Structure Width & Facade Length Limits in LR Zones	23.45.527	Rowhouse: In LR2 maximum width: No Limit	Townhouse: In LR2 maximum width: 90'	√	
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.			
Parking Location, Access & Screening	23.45.536	Required parking shall be located on the same lot as the use requiring the parking, except when meeting 23.54.025.C		√	
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.		√	
Required Parking	23.54.015	Vehicular Parking: 1 space per dwelling unit Bicycle Parking: 1 space per 4 dwelling units		√	Page 11. Site Plan

Architectural Design Response

CS1. Natural Systems & Site Features

I. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

i. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

Design Response:

- The proposed development has its setback staggered along Wallingford Ave. N to open up views and allow for landscaped yards to help frame the street's view corridor down to Lake Union. Existing sidewalks will be maintained and the front yard's landscaping will build continuity with neighboring lots. Vehicle entrances to the development will be limited to just one curb cut, along Wallingford Ave N., in order to keep garages from cluttering the streetscape.

CS2. Urban Pattern & Form

I. RESPOINDING TO SITE CHARACTERISTICS

i. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Design Response:

- Development of the lot closest to the street is consistent with the setbacks established by other buildings on the block. Southern views along Wallingford Ave are maintained by keeping the proposed buildings in line with the existing street pattern and building height. A generous setback between the proposed structures and the existing development to the south is provided by a 22 foot ingress/egress easement adjacent to the neighboring driveway for a total of 30 feet of separation between the buildings. 20 feet of separation is provided between the proposed townhouses and the adjacent buildings to the south as an amenity space. The parking court between the proposed buildings is wide and provides sun exposure to the yard space for the north two rowhouses.

II. STREET COMPATIBILITY

i. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Design Response:

- The surrounding neighborhood is one of increasing density. Townhouses and small apartment buildings line each side of Wallingford Ave. The site offers a unique opportunity to provide housing in the form of rowhouses, a housing type not evident in the vicinity and townhouses on the infill lot. Setbacks are maintained to create visual harmony with the adjacent buildings. The proposed development aims to avoid the hodge-podge of siding and windows present on the adjacent townhouse by creating a rhythmic façade pattern characteristic of rowhouse typology.

IV. HEIGHT, BULK, AND SCALE COMPATIBILITY

i. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Design Response:

- Adjacent buildings and those across the street are three stories in height and are built right against property setback lines. The proposed development intends to keep with those standards as well as provide flat parapet cornice lines evident in adjacent developments. Penthouses are kept at the rear or middle of the unit to avoid tall structures against adjacent property lines.

CS3. Architectural Context & Character

I. ARCHITECTURAL CONTEXT

i. New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Design Response:

- The proposed development intends to follow defined rowhouse characteristics evident in other cities, such as individual and shared stoops with canopies, vertically aligned windows and upper level modulation. The classic base-middle-top is also an important part of the rowhouse aesthetic and can be found here with overframed modulation surrounding the windows at the middle and overframed cornices at the parapets. The townhouse triplex follows the same aesthetic of base-middle-top with overframing and cornices.

Architectural Design Response

PL2. Walkability

I. PEDESTRIAN OPEN SPACES AND ENTRANCES

i. 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.

Design Response:

- The connections to the building from the R.O.W. will be landscaped to provide interest at the street and encourage pedestrian activity. Lighting and canopies will also be implemented to facilitate easy identification of the separate unit entrances. As mentioned, a single vehicle ingress/egress point will free the façade of garage and allow for more desirable pedestrian-oriented design.

II. BLANK WALLS

i. 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.

Design Response:

- Since the building is residential, we will be proposing as much glazing as possible for the units. This will minimize blank walls along Wallingford Ave N. Landscaping will add a sense of layering between the street and the façade, where blank walls may occur. The facades will employ differing colors and materials to break down any further walls and help provide scale to the building.

III. PERSONAL SAFETY AND SECURITY

i. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Design Response:

- As previously mentioned, by breaking up the street façade with large windows, great views will be allowed as well as an established neighborly connection, providing eyes-on-the-street security. This feeling of security is reinforced by the previously mentioned landscaping lighting, which will help to illuminate pathways within the site and highlight the architecture.

DC1. Project uses & Activities

I. PARKING AND VEHICLE ACCESS

i. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Design Response:

- Ingress/egress for vehicles is provided from a single curb cut located beside the southern property line. Vehicles are parked in exterior spaces in the interior of the lot, which minimizes the impact of vehicles from the street.

DC2. Architectural Concept

I. ARCHITECTURAL CONCEPT AND CONSISTENCY

i. 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 roof line or top of the structure should be clearly distinguished from its façade walls.

Design Response:

- A unified building form is created by adhering to the guideline requirement of providing a clear base-middle and top of the façade. The two structures area tied together using this principle and the addition of cantilevers over parking to help hide these service areas. Entries area defined by walk-up stoops covered by canopies. Individual units are defined by the vertical stacking of windows within a projecting frame. The top is defined by a cornice at the parapet, which is sporadically broken by glass or open guardrails. Lighting will be present to provide security and accent the building entries. Stair penthouses are minimized by sloping the roof away from the street or adjacent properties.

II. HUMAN SCALE

i. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Design Response:

- Through the use of materials and color, the facade is broken up which helps the upper floors to feel light and less dense. Canopies and planters add a layer of fine detail to give the project a sense of proportion related to the pedestrian environment.

Architectural Design Response

DC3. Open Space Concept

I. RESIDENTIAL OPEN SPACE

i. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Design Response:

- Open space is provided as an amenity space at the southern side of the townhouse triplex, which further separates the triplex from the adjacent tall townhouse building. Open space on the rowhouse lot is provided at the northwestern corner of the lot, north of the parking court. The location of these two spaces is to maximize sun exposure, not only to the open space itself, but also to the buildings that surround them. The parking court itself can be thought of as an open space as well, with the alternative paving to demarcate the pedestrian pathway from the street to the infill lot defining an edge. It is a low-traffic semi-private space where children can ride bikes or play ball within easy eyesight of their home.

DC4. Exterior Elements & Finishes

I. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

i. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Design Response:

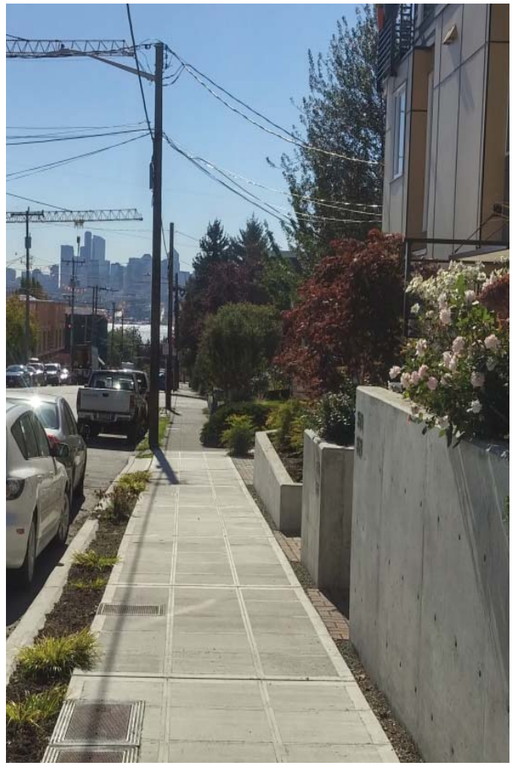
- Remaining consistent with the adjacent buildings, landscaping will be concentrated in the site setbacks and will be used to add visual interest to the street and will line the pedestrian walkways in from Wallingford Ave N. Drought resistant shrubbery and trees, along with planters, will be used to add visual interest along the street and shall enhance and help stitch together the project site with its surrounding neighborhood.

PL2.1:

Utilizing landscaping, colors, and a canopy, this structure succeeds at highlighting and framing its entrance.

PL2.II:

Through the use of material change and large glazing, the building helps to break up its facade while adding security in the environment.

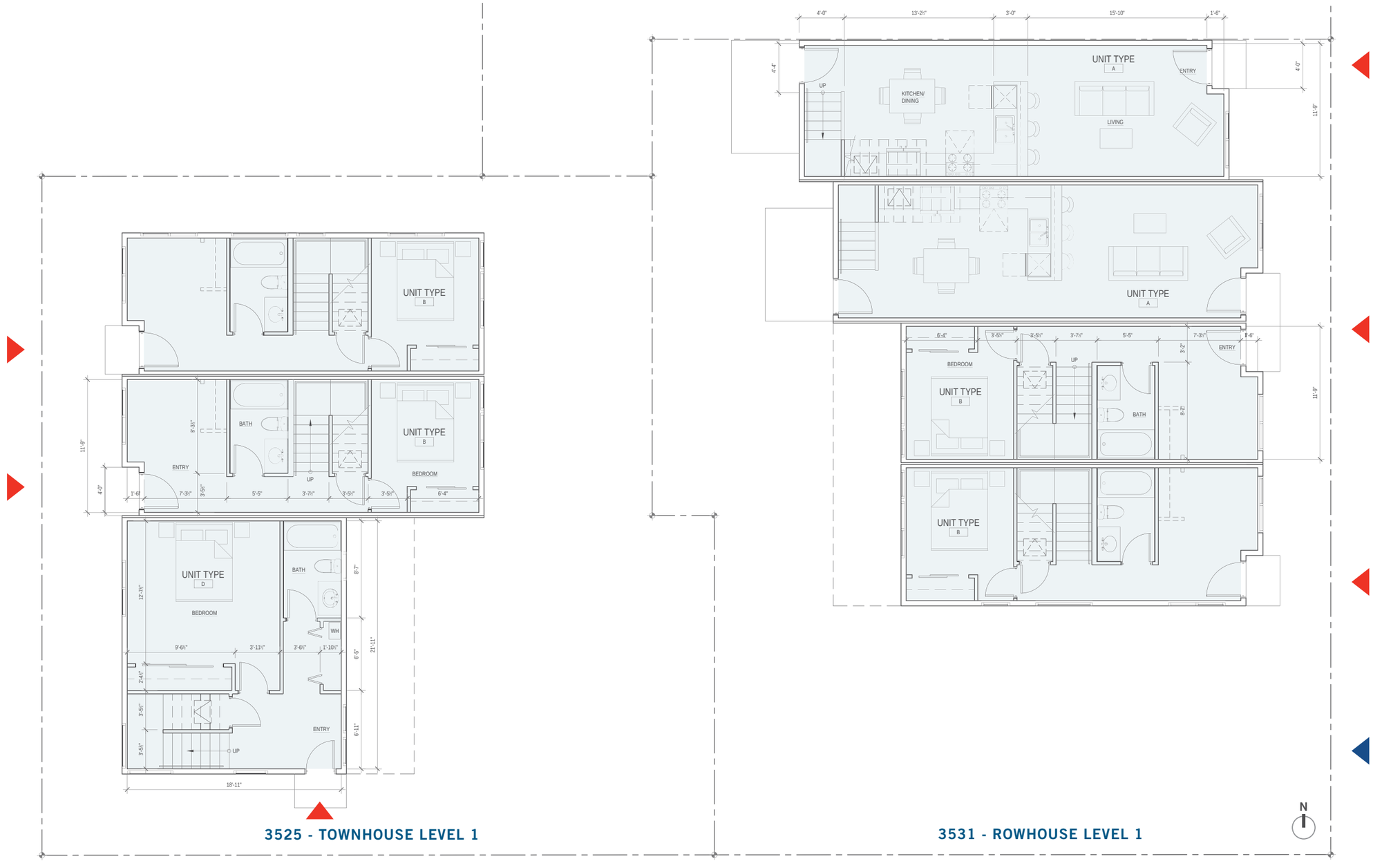


CS1.I:

Use of planters and landscaping along the Wallingford Ave N. R.O.W. helps to add curb appeal as well as creating a view corridor that focuses in on Lake Union and Seattle's downtown.

Floor Plans

LEVEL 1 PLANS



KEY

- Residential
- Amenity
- Residential Access
- Vehicular Access

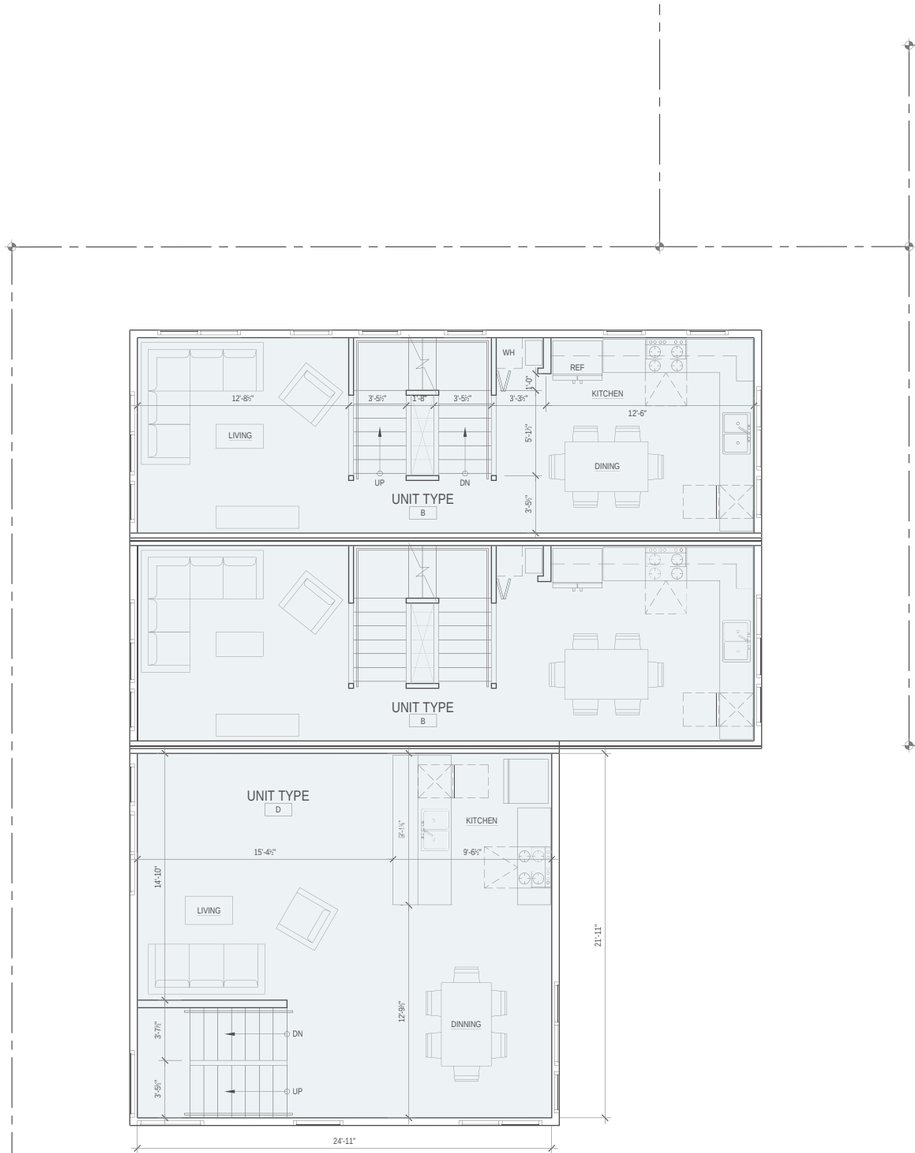
3525 - TOWNHOUSE LEVEL 1

3531 - ROWHOUSE LEVEL 1

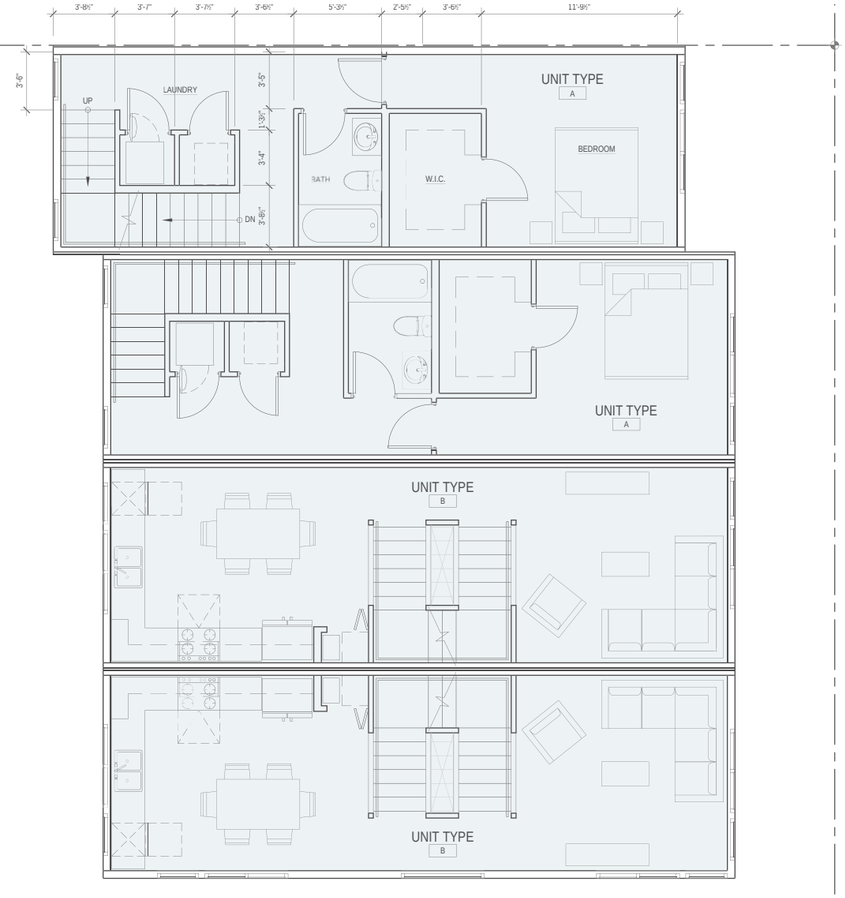
N

Floor Plans

LEVEL 2 PLANS



3525 - TOWNHOUSE LEVEL 2



3531 - ROWHOUSE LEVEL 2

N

Floor Plans

LEVEL 3 PLANS

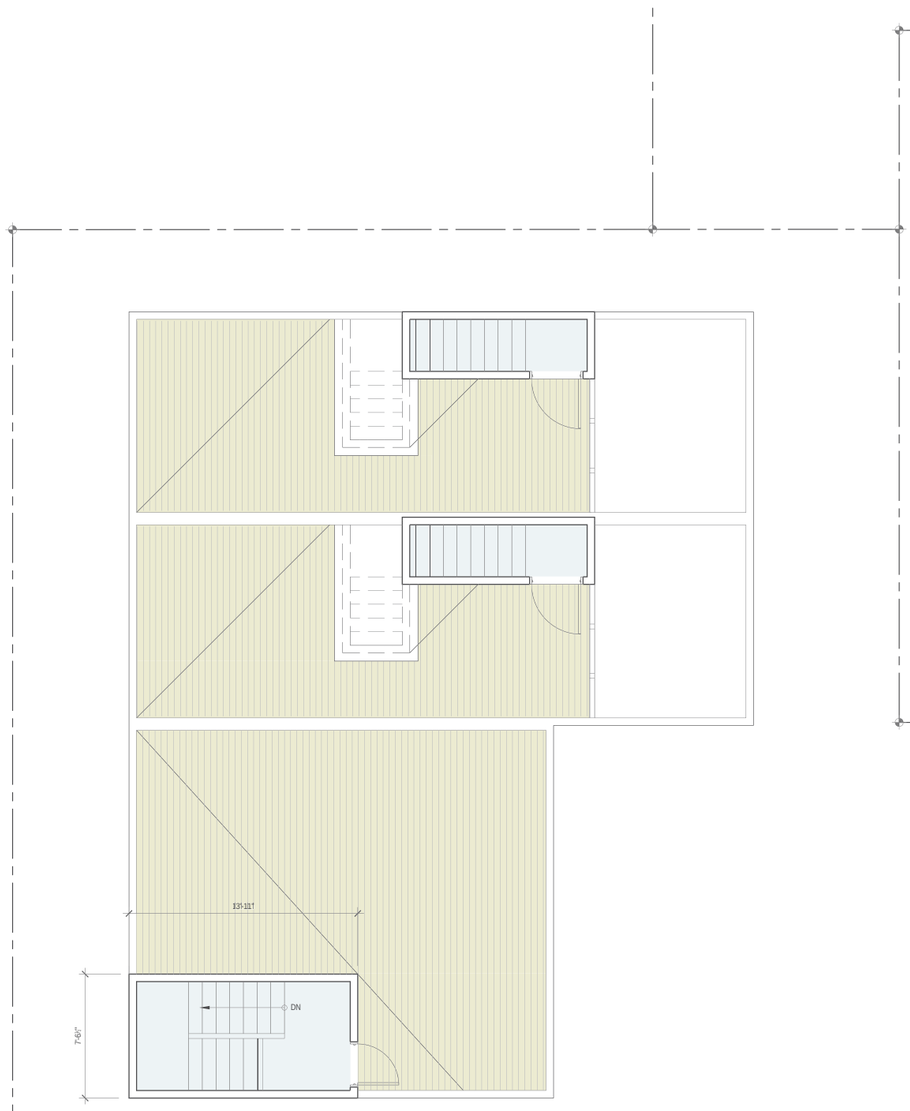
3525 - TOWNHOUSE LEVEL 3

3531 - ROWHOUSE LEVEL 3

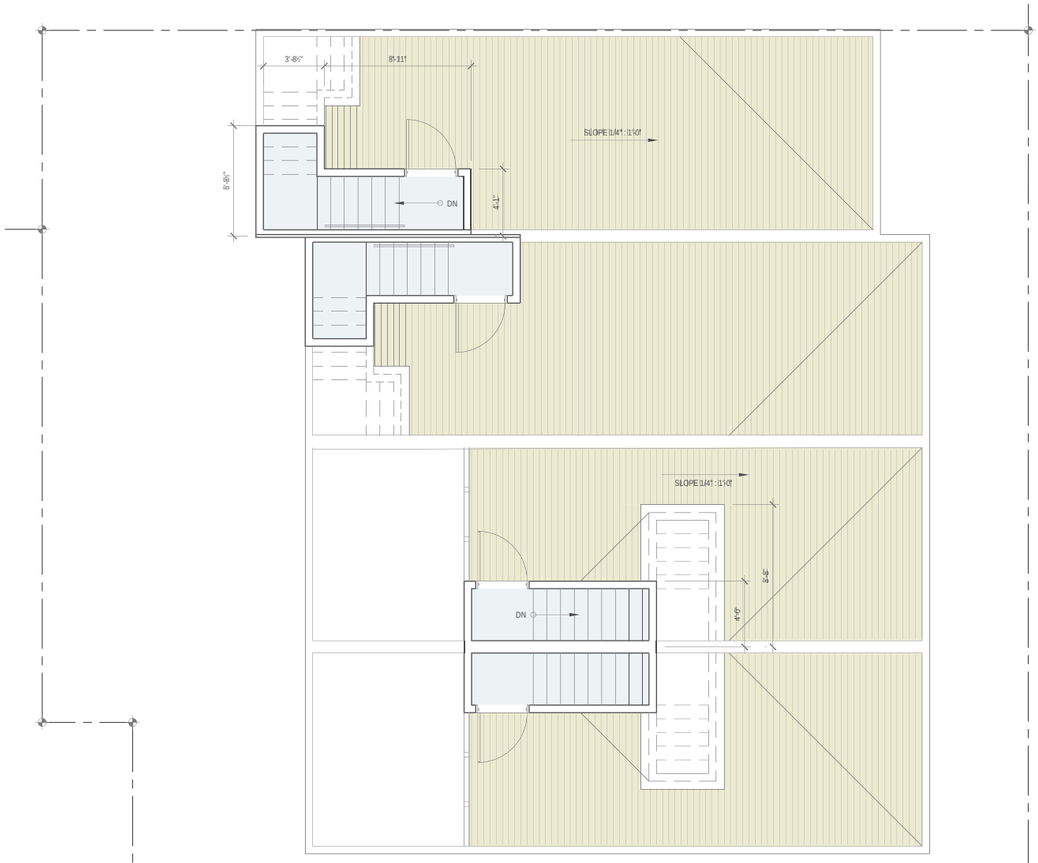
N

Floor Plans

ROOF LEVEL PLANS



3525 - TOWNHOUSE ROOF LEVEL



3531 - ROWHOUSE ROOF LEVEL

N

Rendering View

VIEW LOOKING WEST FROM WALLINGFORD AVE N.

Fiber Cement Lap Siding
Cable Railing System
Vinyl Windows
Cedar Siding
Fiber Cement Panel
Canopy
Cedar Siding
Fiber Cement Lap Siding

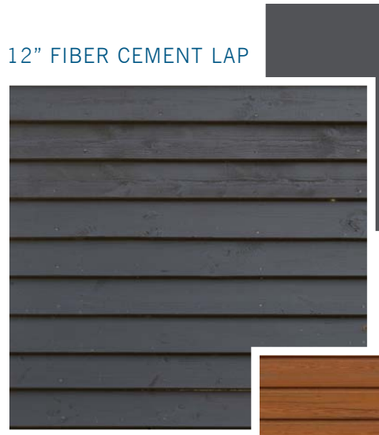
VIEW LOOKING NORTHEAST FROM DRIVEWAY

Rendering View

VIEW LOOKING WEST TOWARD TOWNHOMES

FACIA - DARK

12” FIBER CEMENT LAP

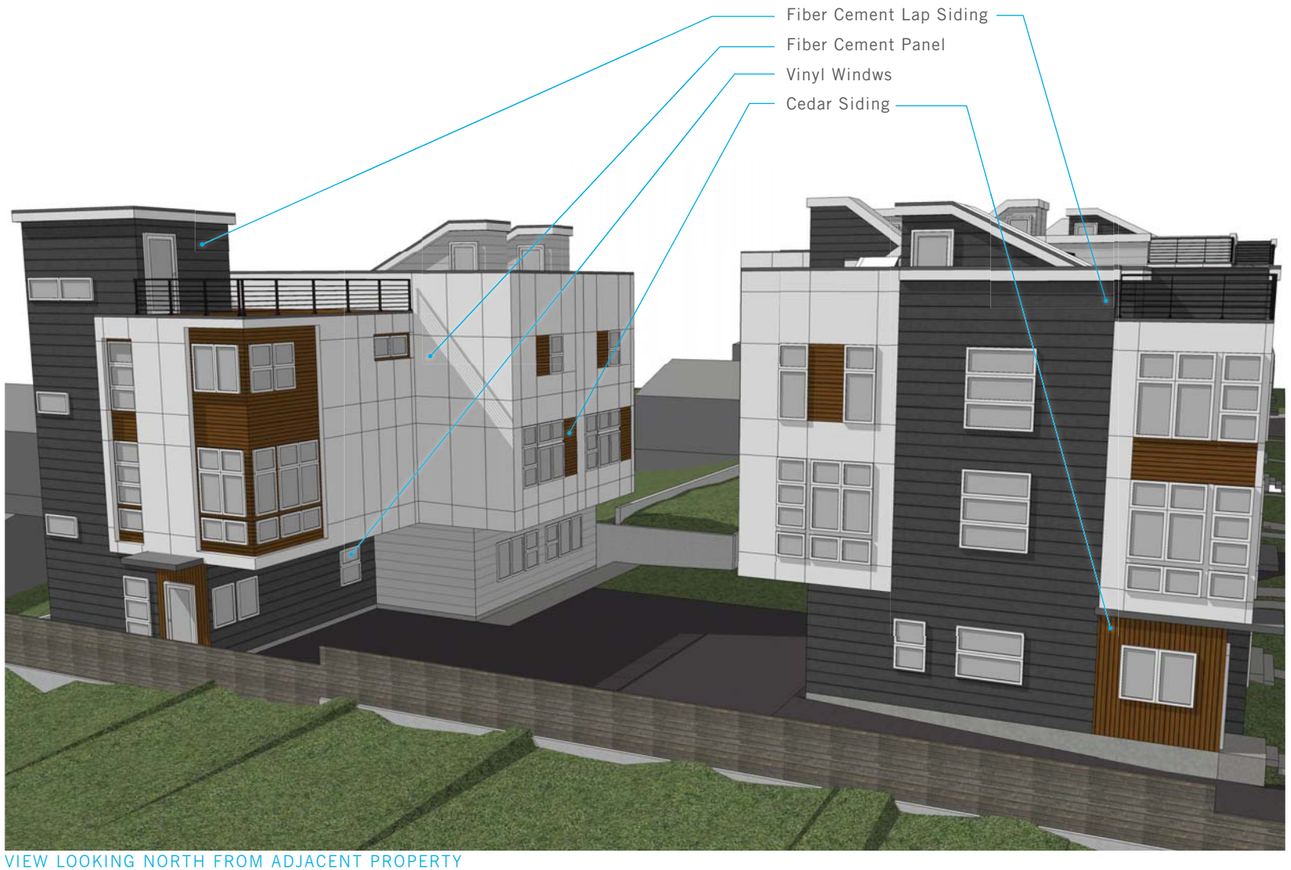


6” CEDAR LAP

12” FIBER CEMENT LAP

FIBER CEMENT PANEL - LIGHT

Rendering View



VIEW LOOKING NORTH FROM ADJACENT PROPERTY

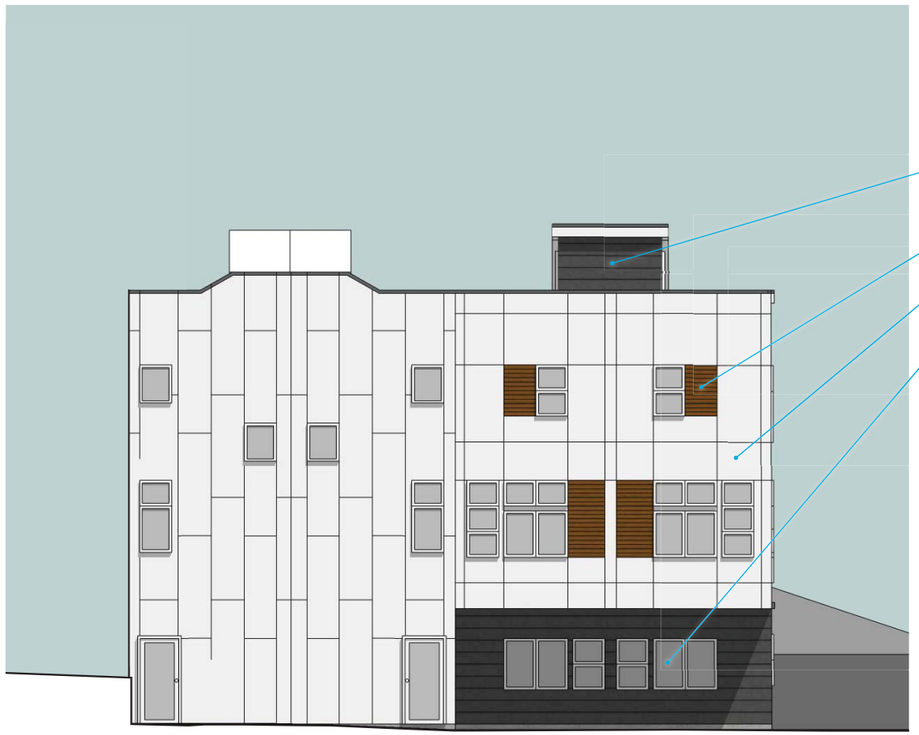
VIEW LOOKING EAST TOWARD TOWNHOMES

Elevations

3525 - TOWNHOUSE SOUTH ELEVATION

3531 - ROWHOUSE SOUTH ELEVATION

Elevations



3531 - ROWHOUSE EAST ELEVATION

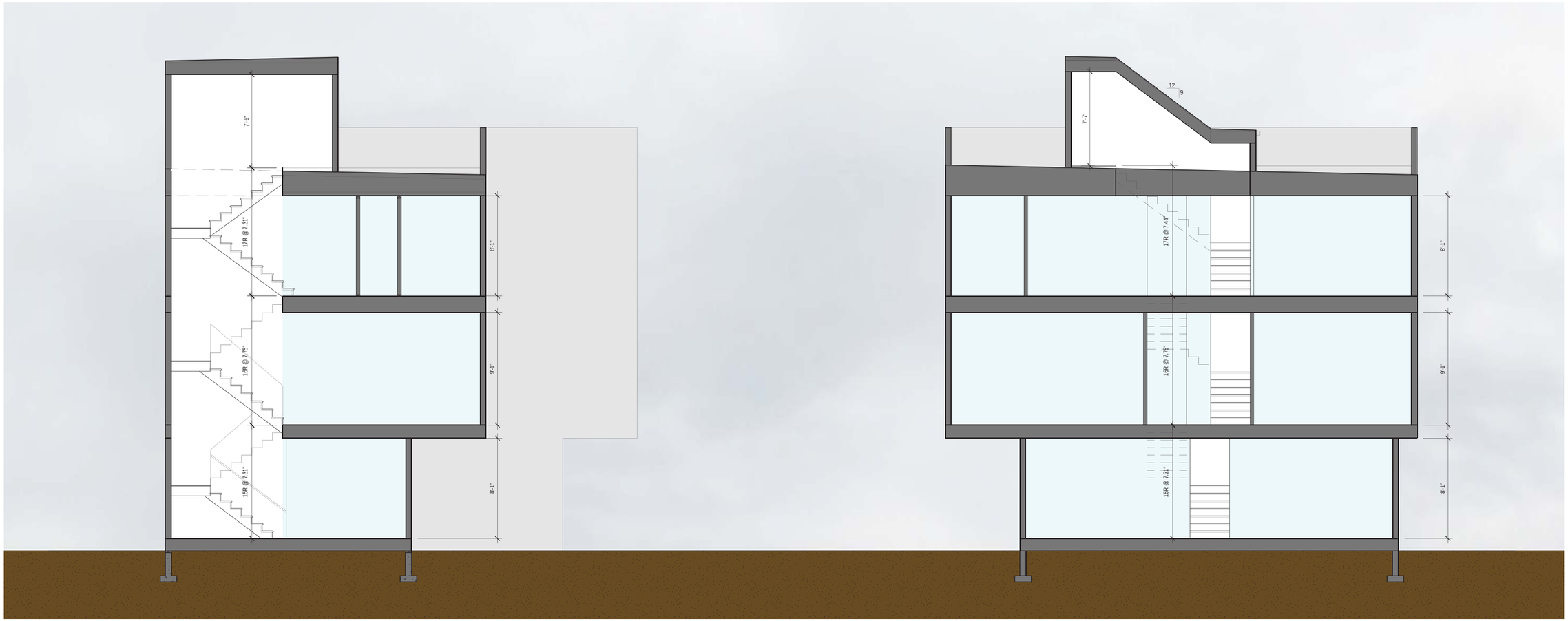
3525 - TOWNHOUSE EAST ELEVATION

Elevations

3531 - ROWHOUSE WEST ELEVATION

3525 - TOWNHOUSE WEST ELEVATION

Section



3525 - TOWNHOUSE

3531 - ROWHOUSE

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