

UNIVERSITY 4727
4727 12th Avenue NE
Seattle, WA 98106

SDCI #3028950
01.24.2018



SITE INFORMATION

4727 12th Avenue NE
 APN: 674670-1970
 Zoning: SM-U 75-240 (M1)
 Overlay: University District NW Urban Center Village
 Lot Area: 4500 sf
 Current Use: Single Family Residential

DEVELOPMENT GOALS

60 SEDUs + 7 EDUs
 No Live/Work Units
 No Commercial Space
 No Parking

DEVELOPMENT STATEMENT

University 4727 provides modern, efficient housing to an overcrowded community. By constructing primarily Small Efficiency Dwelling Units (SEDUs) and several Efficiency Dwelling Units (EDUs), University 4727 helps densify the neighborhood. By integrating bicycle storage and developing near existing transit and anticipated RapidRide improvements, this project provides car-free connections to both the neighborhood and the remainder of the city at large.

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PROJECT TEAM

DEVELOPER

David Sadis
 9906 SE 5th Street
 Bellevue, WA 98104

ARCHITECT + APPLICANT

Citizen Design
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 Contact: Jacob Young
 E: jyoung@collaborativeco.com
 T: 206.535.7908

DESIGNER

Randall Spaan
 333 Lakeside Avenue S
 Seattle, WA 98144

ARBORIST

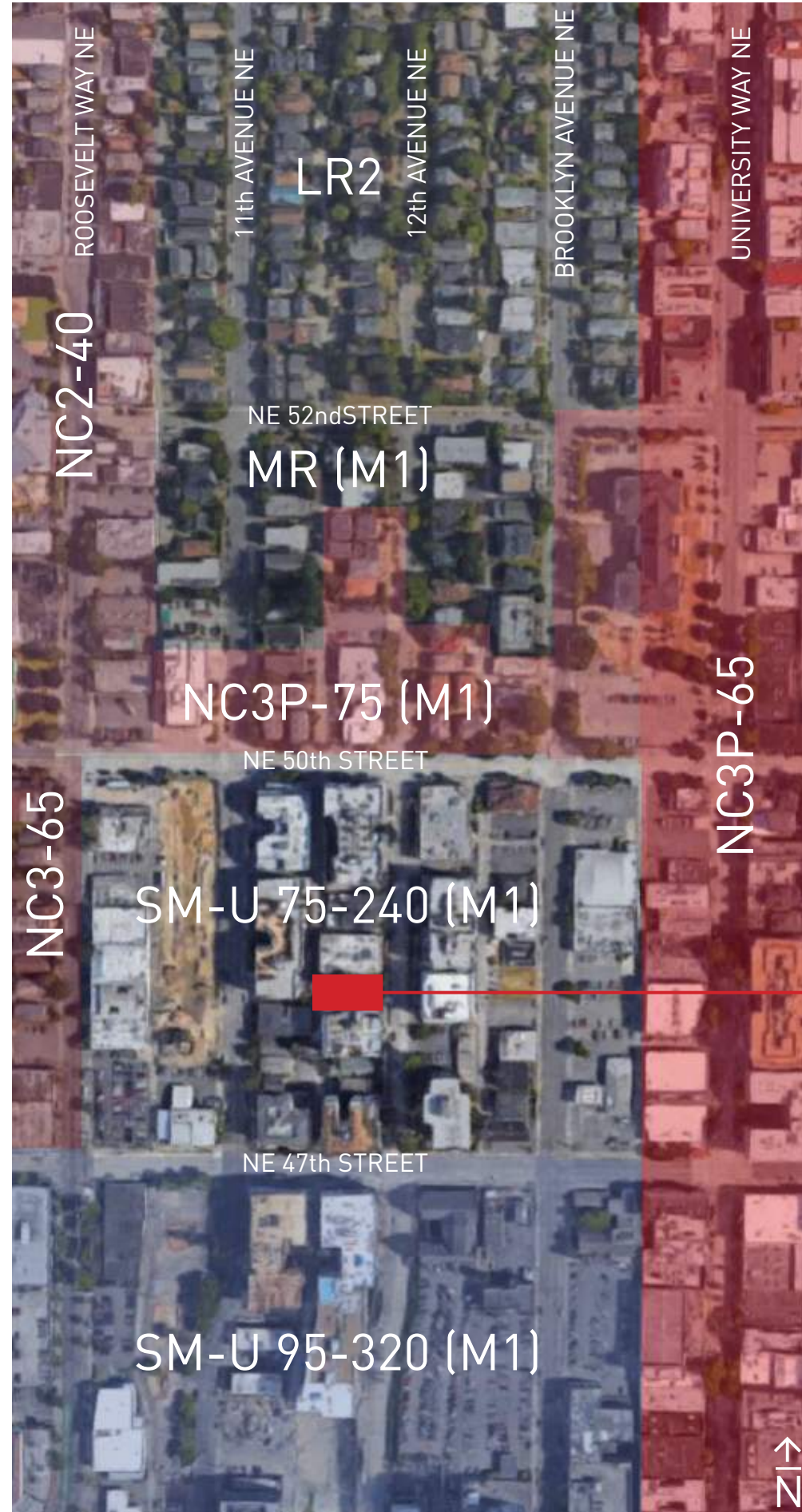
Steve Cushing
 ISA No.: PN-7629A
 37463 18th Avenue S
 Federal Way, WA 98003

VICINITY MAP



ZONING MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west



TRANSIT + ACCESS

University Way NE: Routes 45, 71, 73 + 373
 Access to Loyal Heights, Greenwood, Wedgewood, Ravenna, etc.
 NE 50th Street: Routes 67, 70, 74 + 355
 Access to Northgate, Sand Point, Downtown Seattle + Capitol Hill
 Future RapidRide: 11th Avenue NE + Roosevelt Way NE
 Service to start in 2020

Bicycle lanes on Roosevelt Way, 11th Ave, 12th Ave + University Way

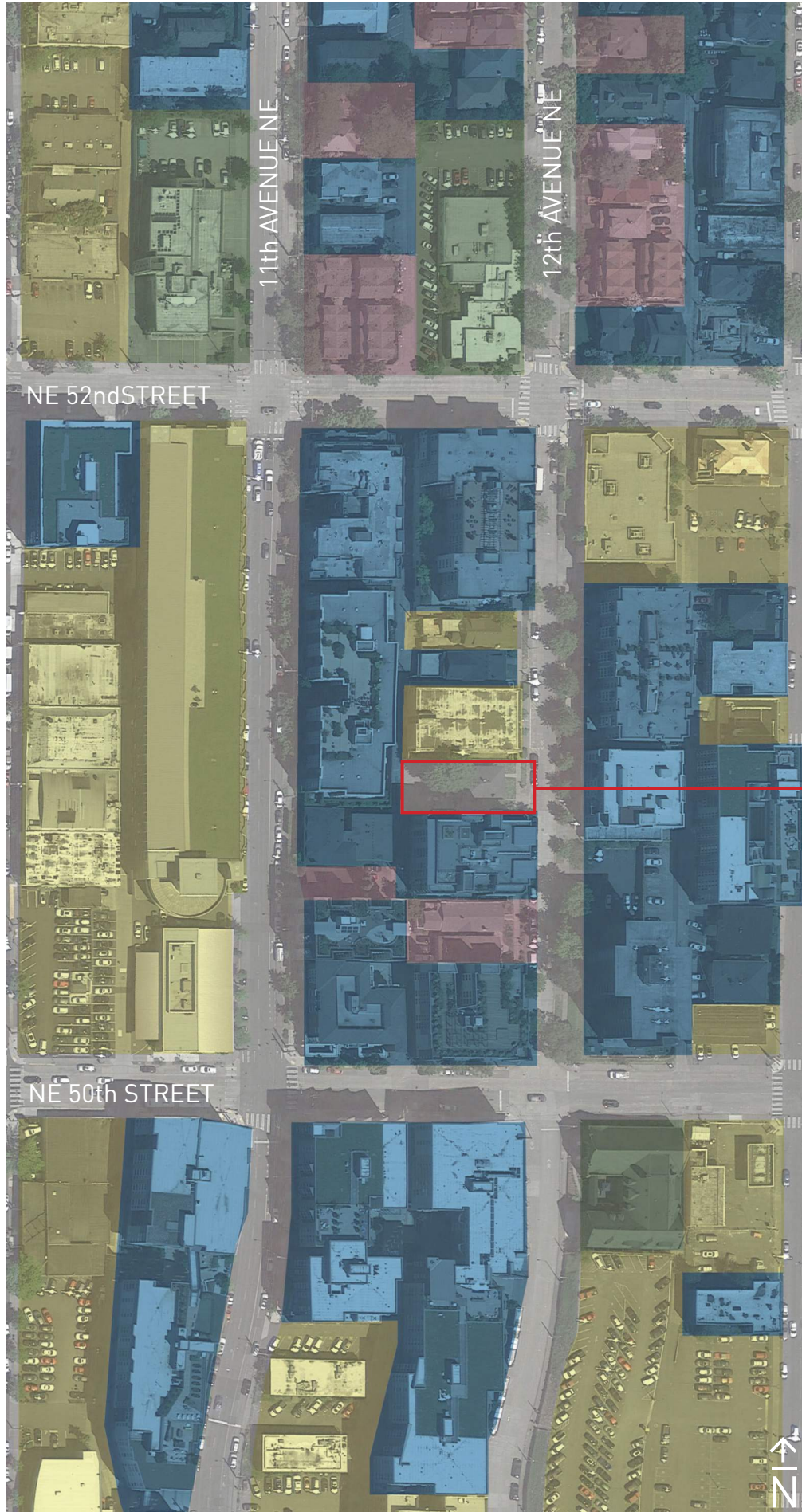
TRANSIT + ACCESS MAP

Map is 1/3 mile north-to-south and 1/4 mile east-to-west



PROJECT SITE EXTENTS
 4727 12TH AVENUE NE

- IN-STREET BIKE LANES (BOTH WAYS)
University Way NE
- NEIGHBORHOOD GREENWAY
12th Avenue NE
- BUS STOP
UNIVERSITY WAY NE + NE 50th ST
ROUTES 45, 71, 73 + 373
- BUS STOP
BROOKLYN AVE NE + NE 50th ST
ROUTE 70
- BUS STOP
11th AVE NE + NE 50th ST
ROUTE 67
- BUS STOP
ROOSEVELT WAY NE + NE 50th ST
ROUTES 67, 74 + 355
- PROTECTED BIKE LANE (SOUTHBOUND)
Roosevelt Way NE
- NE 50th STREET - FREQUENT TRANSIT CORRIDOR**
- BUS STOP
11th AVE NE + NE 47th ST
ROUTES 67 + 74
- IN-STREET BIKE LANE (NORTHBOUND)
11th Avenue NE
- BUS STOP
12th AVE NE + NE 47th ST
ROUTES 49 + 70
- BUS STOP
UNIVERSITY WAY NE + NE 45th ST
ROUTES 45, 71, 73 + 373



LAND USE SUMMARY

- Dominant land uses in vicinity are multifamily residential and commercial
- Some townhomes located north of 12th Avenue NE
- Some detached houses remaining from early 20th Century development
- Vicinity also includes a church, a fire station and a YMCA

PROJECT SITE EXTENTS
4727 12TH AVENUE NE

KEY

- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- OTHER
(CHURCH, FIRE STATION + YMCA)



AMC THEATER
+ PERFORMANCE BICYCLE

UNIVERSITY PLAYGROUND

HOTEL DECCA

UNIVERSITY LIBRARY

AUDI SEATTLE DEALERSHIP

PROJECT SITE
4727 12TH AVENUE NE

SCARECROW VIDEO

YMCA

"THE AVE"

UNIVERSITY HEIGHTS
CENTER

SANCTUARY
ART CENTER

17th AVENUE NE
CENTERSTRIP

CROSS & CROWN CHURCH



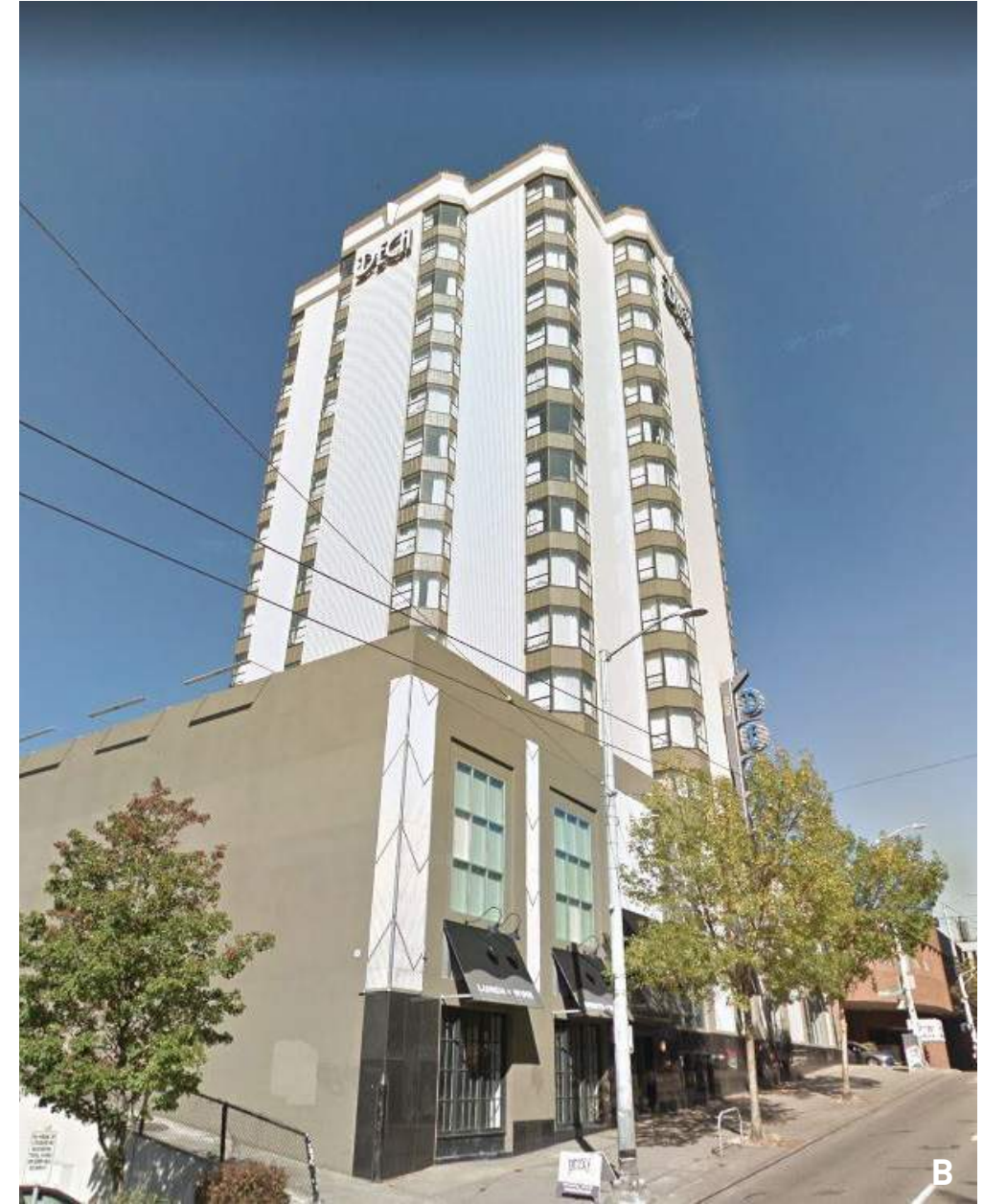
REFER TO SHEET 6 FOR
KEYNOTED IMAGES A-E

6 NEIGHBORHOOD VICINITY PHOTOS



U DISTRICT PUBLIC LIBRARY
NORTHWEST OF SITE

HOTEL DECA
SOUTHEAST OF SITE



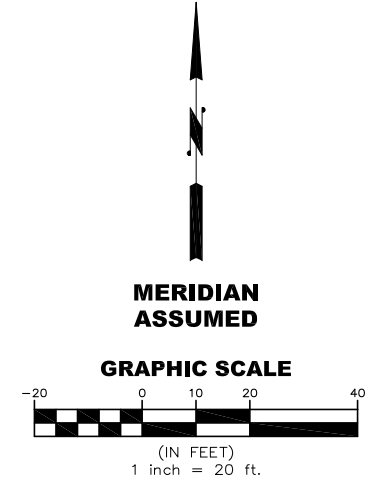
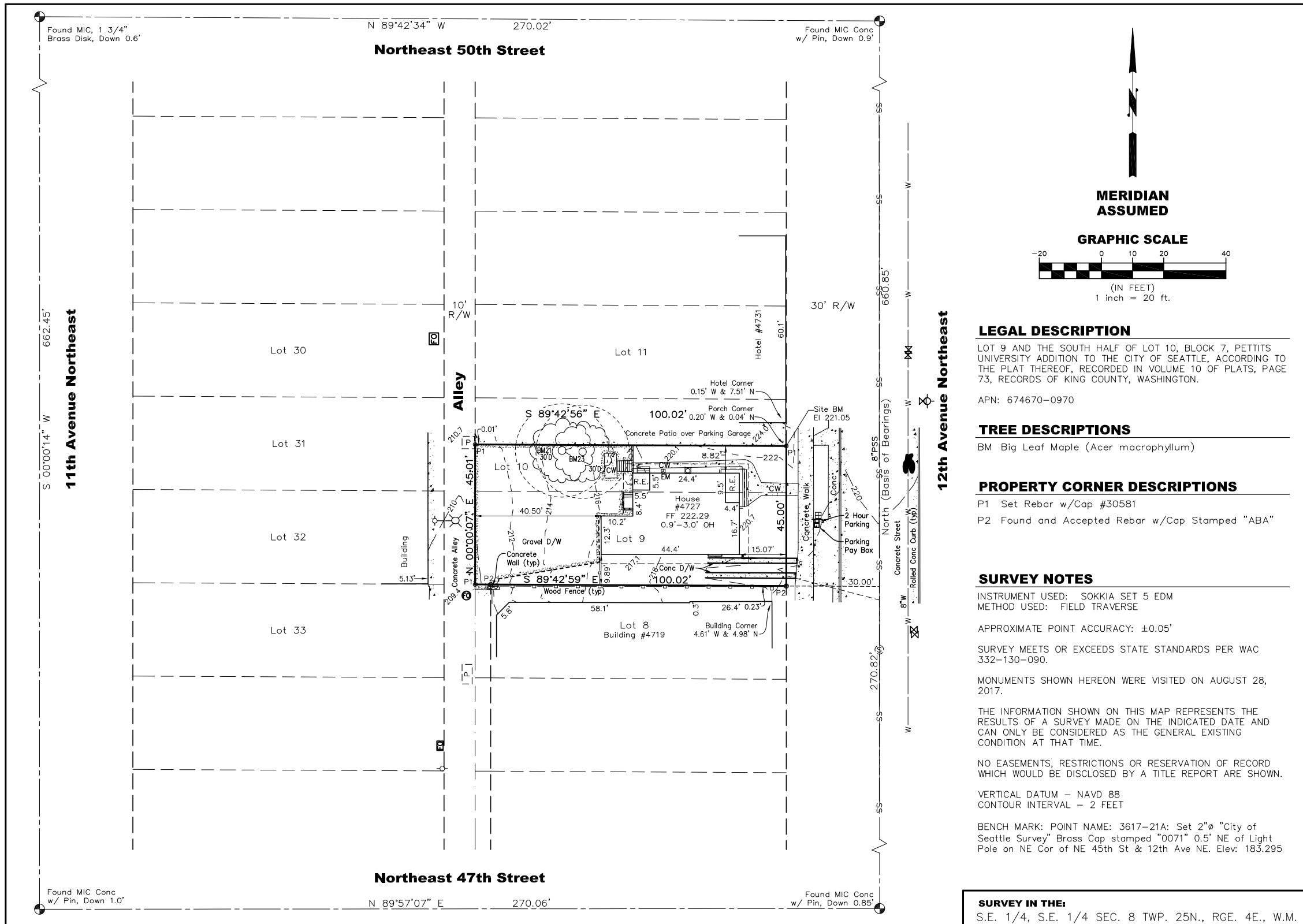
THE AVE
EAST OF SITE



CORNER OF 12th + 47th
SOUTH OF SITE

CORNER OF 12th + 50th
NORTH OF SITE





LEGAL DESCRIPTION

LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 7, PETTITS UNIVERSITY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

APN: 674670-0970

TREE DESCRIPTIONS

BM Big Leaf Maple (Acer macrophyllum)

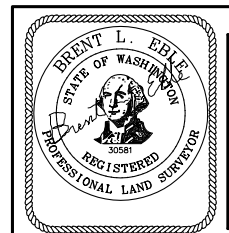
PROPERTY CORNER DESCRIPTIONS

P1 Set Rebar w/Cap #30581
 P2 Found and Accepted Rebar w/Cap Stamped "ABA"

SURVEY NOTES

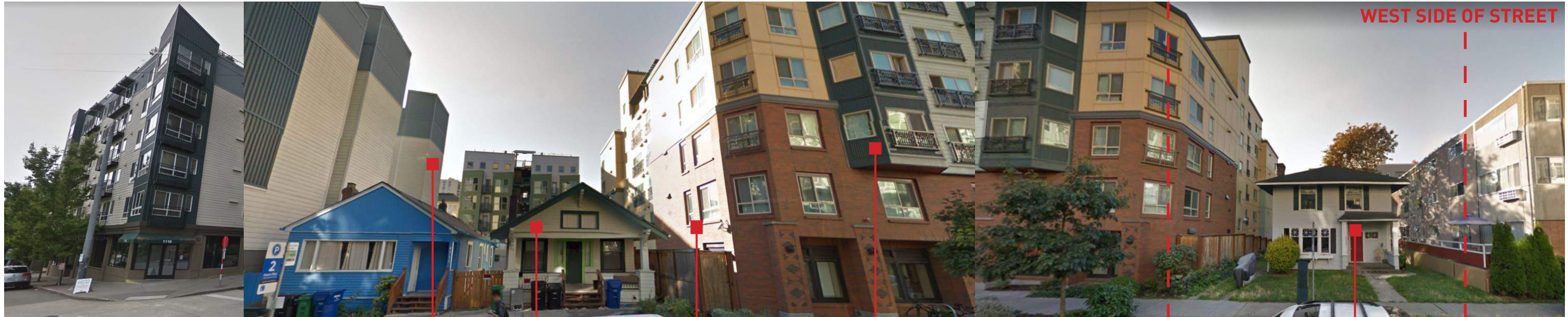
INSTRUMENT USED: SOKKIA SET 5 EDM
 METHOD USED: FIELD TRAVERSE
 APPROXIMATE POINT ACCURACY: ±0.05'
 SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
 MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 28, 2017.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 VERTICAL DATUM - NAVD 88
 CONTOUR INTERVAL - 2 FEET
 BENCH MARK: POINT NAME: 3617-21A: Set 2"Ø "City of Seattle Survey" Brass Cap stamped "0071" 0.5' NE of Light Pole on NE Cor of NE 45th St & 12th Ave NE. Elev: 183.295

SURVEY IN THE:
 S.E. 1/4, S.E. 1/4 SEC. 8 TWP. 25N., RGE. 4E., W.M.



TOPOGRAPHIC SURVEY
 David Sadis
 4727 12th Avenue Northeast
 Seattle, WA
 EMERALD LAND SURVEYING, INC.
 PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM	SHEET 1 OF 1
CHECKED: BLE	
PROJECT: 17409	
DATE: 1/16/18	



KEY PLAN - TOP ROW

GRAYSCALE COLOR PALETTE

SINGLE AND MULTI-FAMILY RESIDENTIAL WITH A MIX OF FLAT AND PITCHED ROOFS

BAY WINDOWS

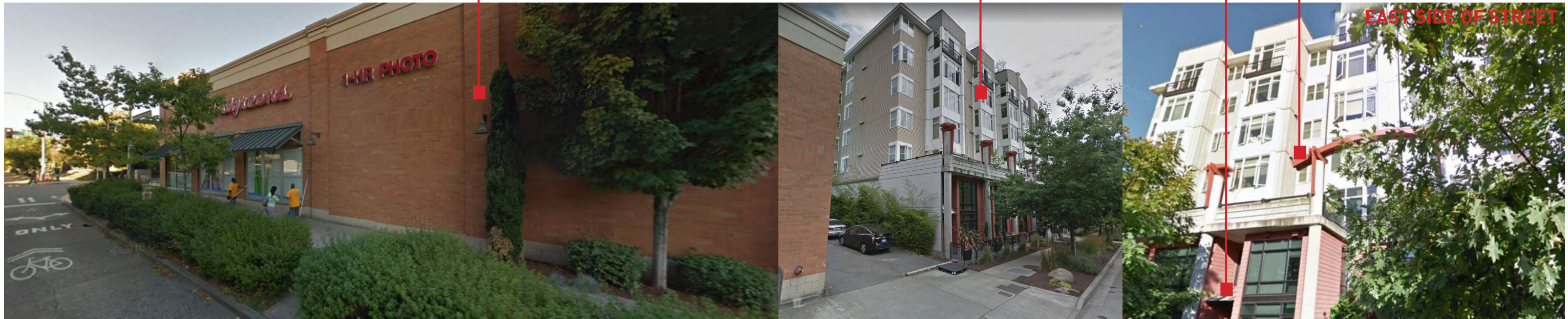
PROJECT SITE
4727 12TH AVENUE NE

BRICK PILASTERS FOR RHYTHM

NEUTRAL COLOR PALETTE + SECOND-STORY STEPBACK

CENTRALIZED PEDESTRIAN ENTRY

EXAGGERATED DETAILS



OBSERVED PATTERNS:

- Narrow (or no) structure setbacks for newer structures
- Facade articulation is common, including window bays.
- Varied material and color palettes
- Step-backs and material changes at second floor
- Flat roofs
- Repeated vertical elements for rhythm

OTHER OBSERVATIONS:

- No dominant architectural style
- Wide variety of materials and colors
- Red brick is a common material
- Other materials include cement panel, lap siding, concrete + metal
- Wide variety of detailing, from the exaggerated timber arch at the Ellipse Apartments to the essentially flat walls at the Walgreens

Existing development on 12th Avenue NE indicates that the block is undergoing a transition from the historic norm of single-family, detached houses to mid- and high-rise, mixed-use structures. The north and south ends of the subject parcel's frontage fall into the latter category, and several seven-story buildings are found on the block. The middle of the frontage is still representative of previous eras, including a number of early 20th Century houses and a mid-century motel.

WEST SIDE OF STREET



FLAT ROOF

2-3 STORY OLD BUILDING HEIGHTS

6-7 STORY NEW BUILDING HEIGHTS

MULTIFAMILY RESIDENTIAL WITH COMMERCIAL BELOW

FACADE ARTICULATION

MONOCHROMATIC MATERIAL PALETTE

RECTILINEAR FACADE ARTICULATION WITH BALCONIES

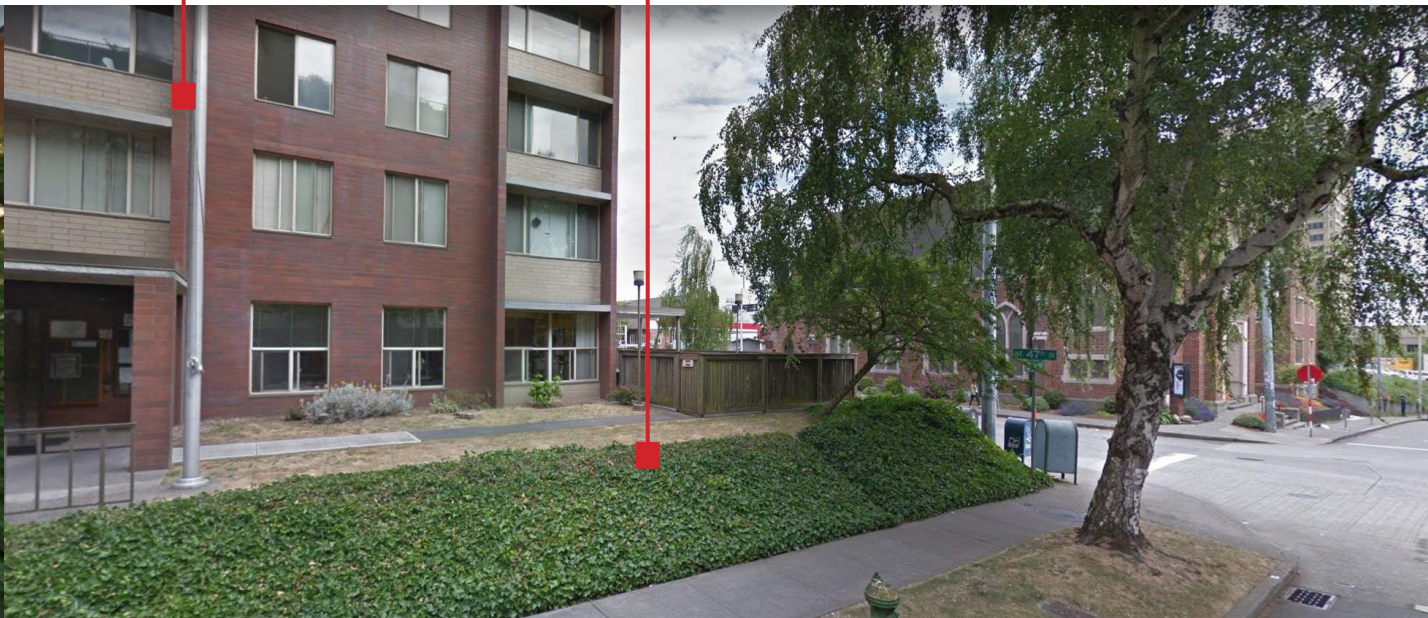
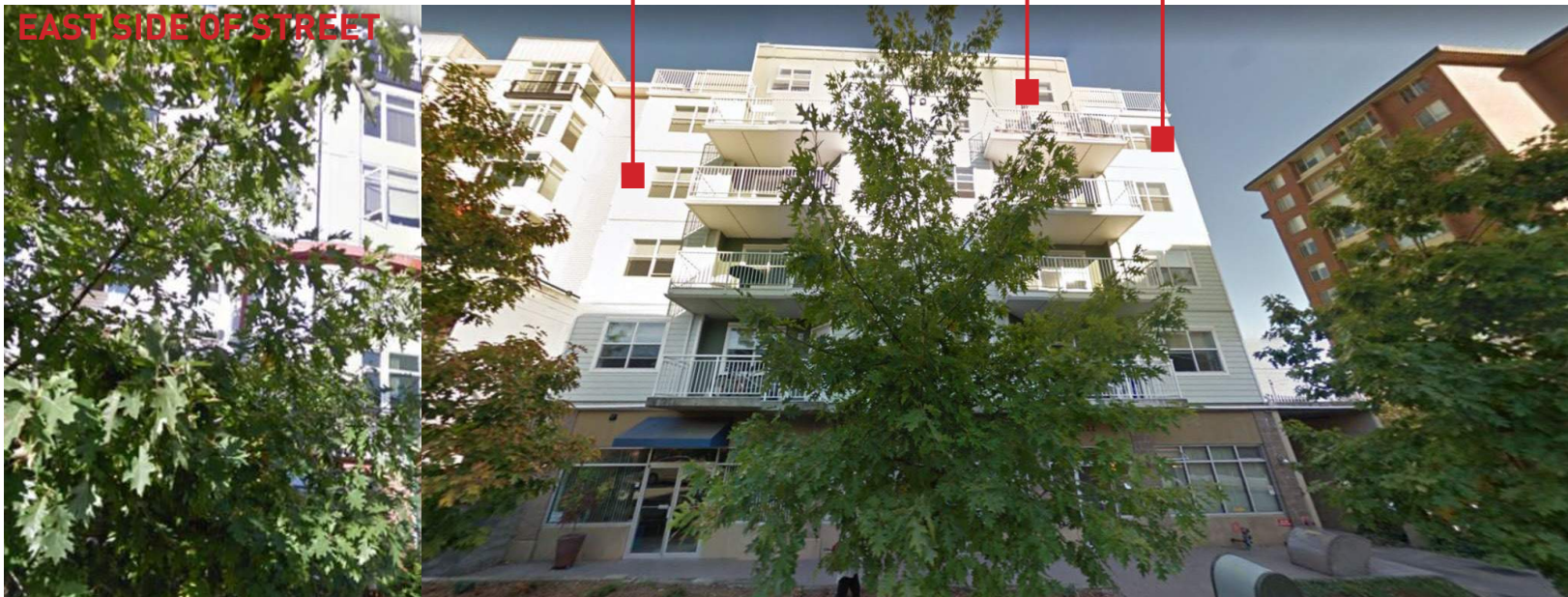
RED BRICK CONSTRUCTION

UNUSUALLY WIDE FRONT SETBACK



KEY PLAN - BTM ROW

EAST SIDE OF STREET



10 EXISTING SITE PLAN + SITE SECTION (NOT TO SCALE)

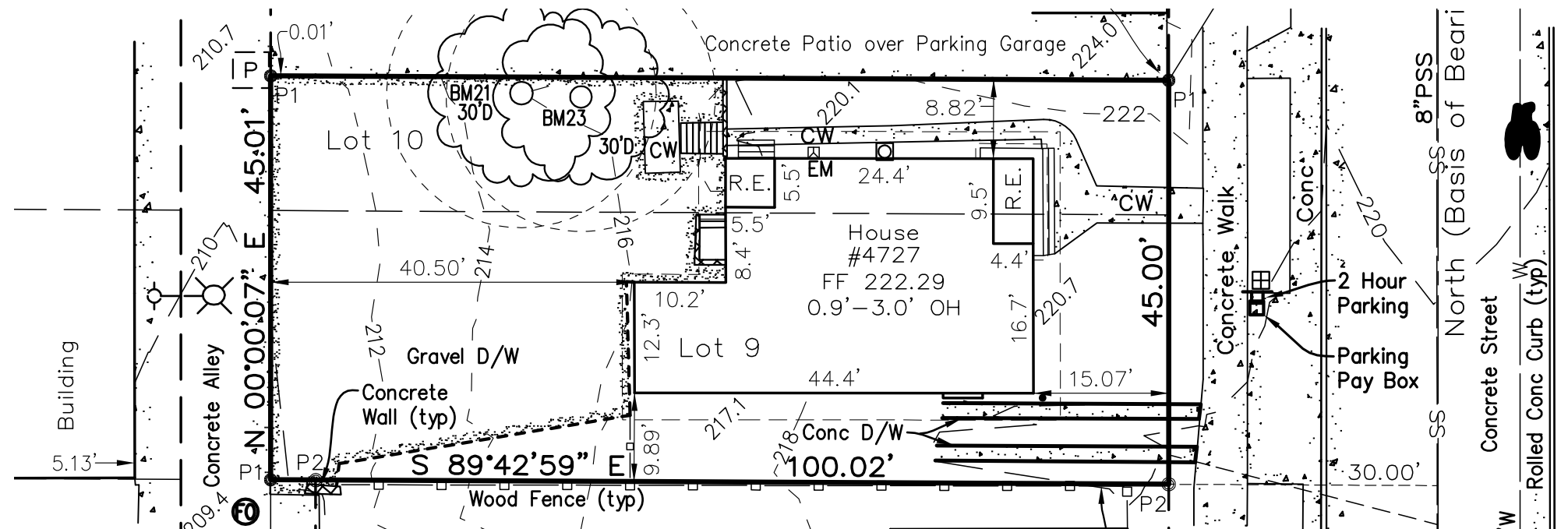
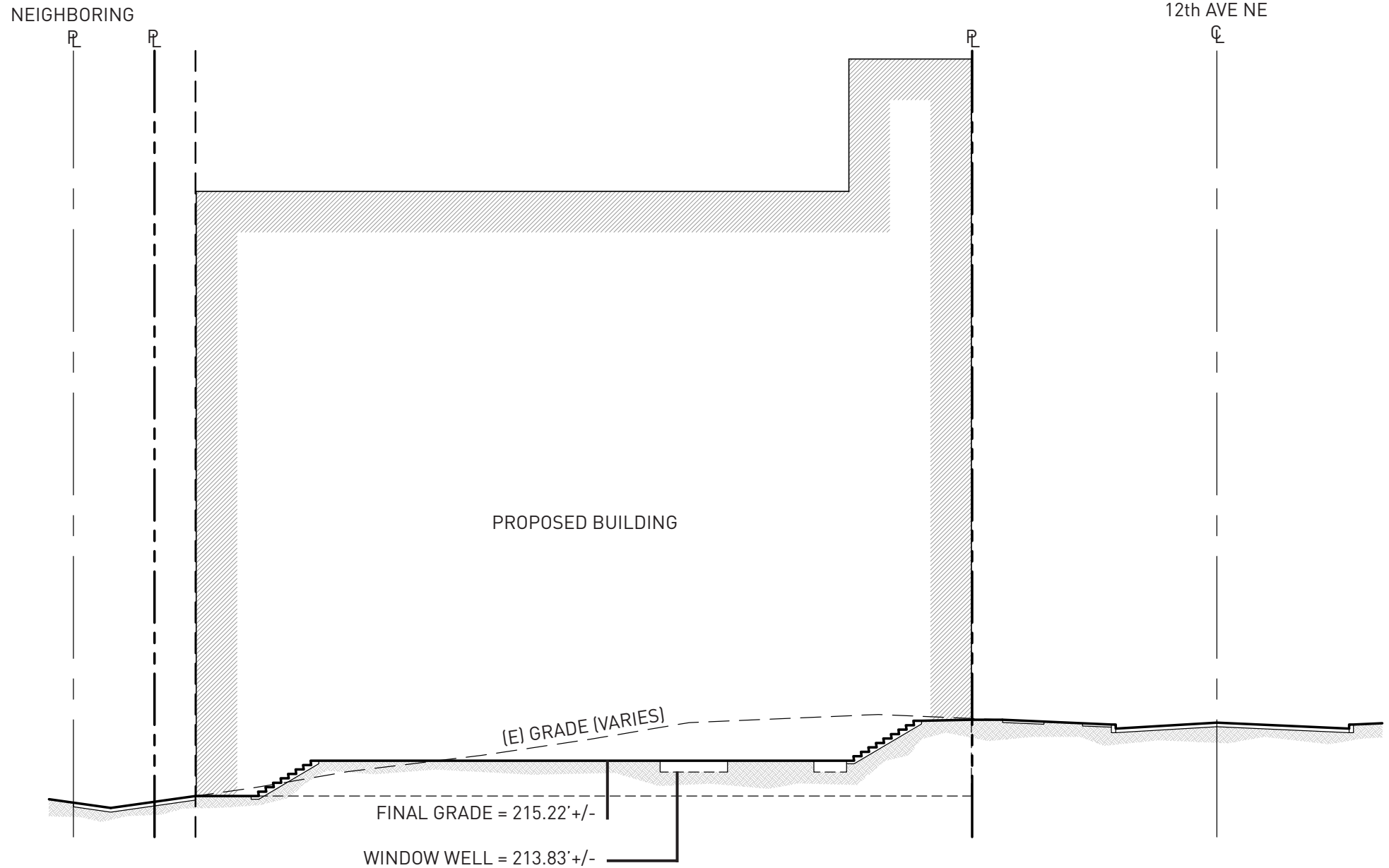
EXISTING DEVELOPMENT SUMMARY:

ONSITE IMPROVEMENTS

- Existing triplex constructed in 1907
- Gravel parking lot accessed from alley
- Concrete walkways + porch
- Two trees (not exceptional per Director's Rule)

FRONTAGE IMPROVEMENTS

- Concrete walk-off strip + sidewalk
- Planter strip
- Parking meter





SITE FROM 12th AVENUE NE



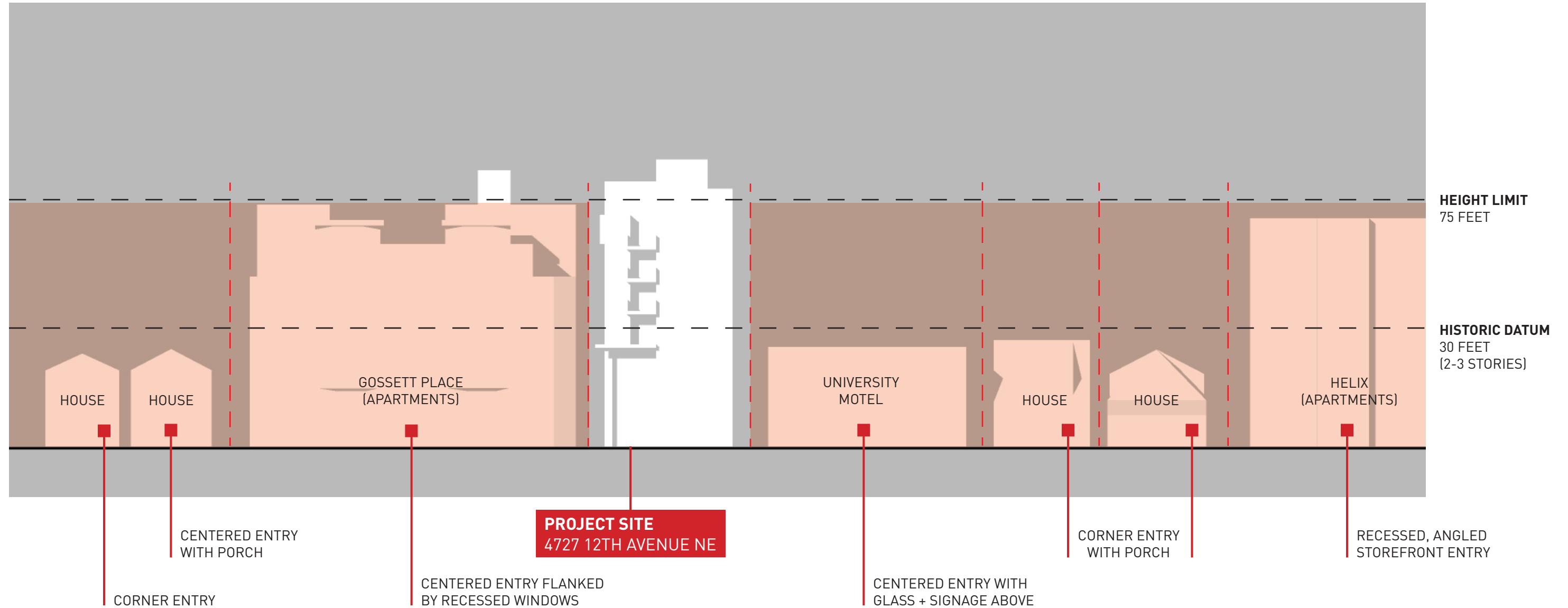
SITE FROM ALLEY

The subject parcel is presently developed with a single-family residence originally constructed in 1907. The structures contains approximately 1760 sf finished and 810 sf unfinished floor area, and the parcel itself contains 4500 sf (0.10 acres).

No evidence of Environmentally Critical Areas (ECAs) has been found. The subject contains several Big Leaf Maple (*Acer macrophyllum*) trees. Per the project arborist, these trees are not Exceptional Trees per Director's Rule DR 16-2008. Please refer to the arborist's report of 1/16/2018 for details.

The street frontage has been improved with sidewalk, planter strip, and curb and gutter. No street trees are currently present. Access to the existing parking area to the south of the house is provided by a section of rolled curb. Finally, SDOT has installed a digital parking meter within the right-of-way fronting the subject.

STREET FACADE ANALYSIS - WEST SIDE OF 12th AVENUE NE
CENTER OF BLOCK SHOWN

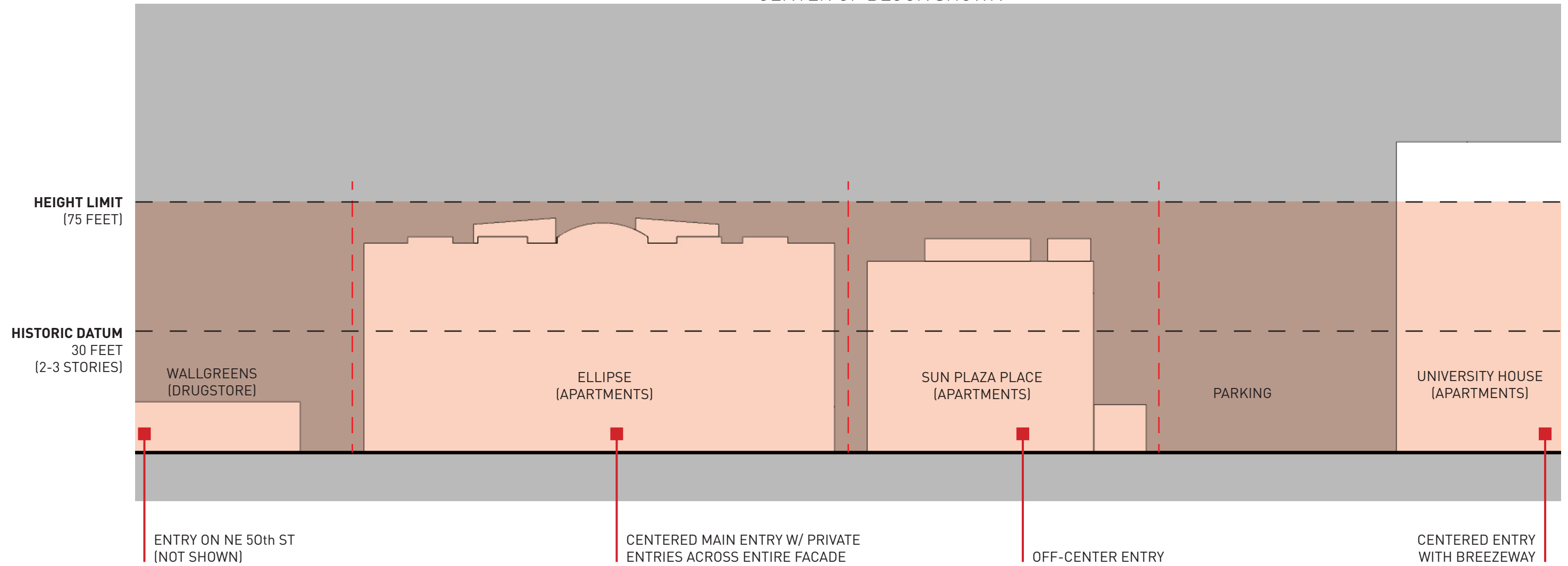


At present, the structures on the subject's block frontage are either 2-3 or 6-7 stories tall. This results in two horizontal datums, one at approximately 30 feet and the other at approximately 75 feet above grade.

Historically, this block was developed with single-family houses on 30-foot-wide lots. This pattern has been re-expressed in current development by dividing the larger structures into vertical segments, giving the impression of a row of buildings.

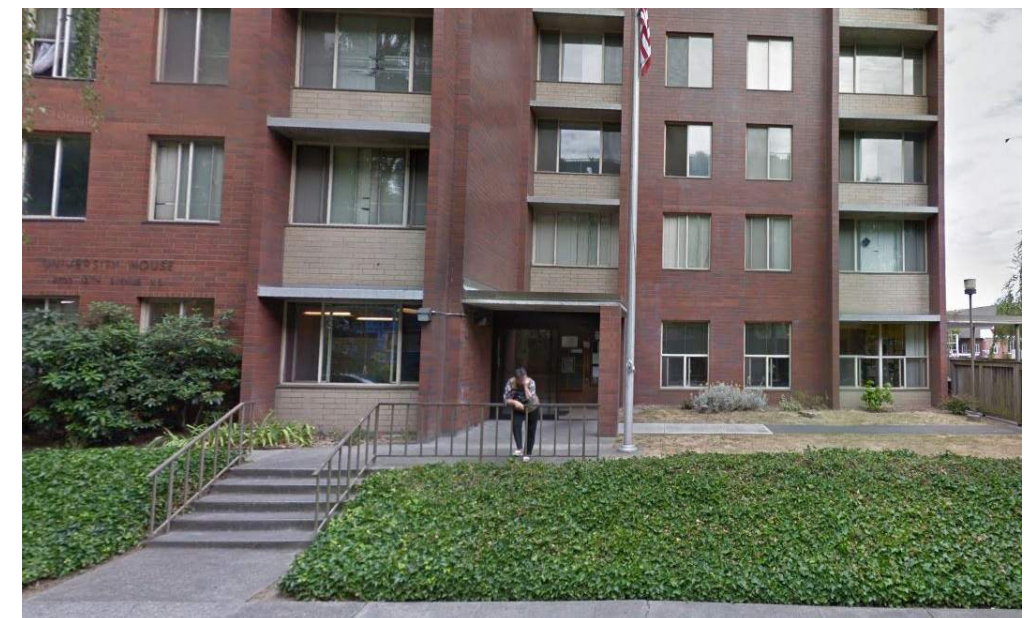
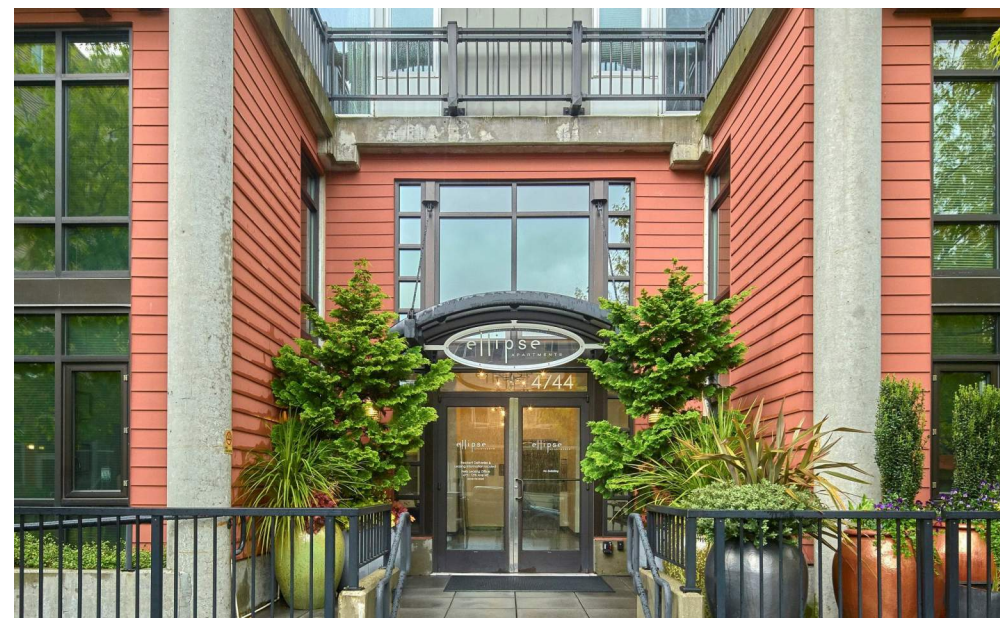
Entries are found both on corners and centered. They are typically accompanied by glazing, porches and similar features.

STREET FACADE ANALYSIS - EAST SIDE OF 12th AVENUE NE
CENTER OF BLOCK SHOWN



The block frontage opposite the subject is presently developed with a handful of large apartment buildings, a parking lot and a drugstore. The neighborhood's historic datum no longer exists on this side of the street. The 75-foot datum observed on the subject's frontage is also less distinct on this side.

Main entries are typically centered, and one of the apartment buildings has numerous private entries as well. Entries are often accented with glazing, breezeways and similar features (see right).



ZONING STANDARDS

STANDARD	OPTION A (Preferred)	OPTION B	OPTION C
FLOOR AREA RATIO <i>(SMC 23.48.020 + 620)</i> FAR Multiplier: 4.75 FAR Limit = 21,380 sf	21,123 sf Gross Floor Area (GFA) proposed	20,826 sf GFA proposed	20,727 sf GFA proposed
STRUCTURE HEIGHT <i>(SMC 23.48.025 + 615)</i> Avg. Existing Grade = 217.88' 75 ft Height Limit = 292.88' Rooftop Features Limit: 25%	Proposed Top of Wall El. = 283.72' Proposed Parapet El. = 284.72' Stair Penthouse + Rooftop Lobby El. = 292.88' Elevator Penthouse El. = 300.89' (8 ft above limit) Rooftop Features Coverage = 9.6% (Stair, Elevator, etc.)	Proposed Top of Wall El. = 283.72' Proposed Parapet El. = 284.72' Stair Penthouse + Rooftop Lobby El. = 292.88' Elevator Penthouse El. = 300.89' (8 ft above limit) Rooftop Features Coverage = 15.7% (Stair, Elevator, etc.)	Proposed Top of Wall El. = 283.72' Proposed Parapet El. = 284.72' Stair Penthouse + Rooftop Lobby El. = 292.88' Elevator Penthouse El. = 300.89' (8 ft above limit) Rooftop Features Coverage = 9.6% (Stair, Elevator, etc.)
MANDATORY AFFORDABLE HOUSING <i>(SMC 23.48.621)</i>	Pursuant to SMC 23.58C.040, the payment option is proposed.	See Option A.	See Option A.
SETBACKS & SEPARATIONS <i>(SMC 23.48.640-646)</i> Front: None required. Rear: 5 ft (for sub-standard alley) Sides: None required	Front: None Rear: 5 ft setback provided <u>Sides:</u> North: 5 ft setback provided South: 5 ft typical, 3.5 ft minimum setback provided	See Option A.	See Option A.
AMENITY AREA <i>(SMC 23.48.045)</i> 5% Of Residential GFA	5% of 21,123 = 1056 sf required 1267 sf common and private amenity provided	5% of 20,826 = 1069 sf required 2579 sf common and private amenity provided	5% of 20,727 = 1036 sf required 1084 sf common and private amenity provided
LANDSCAPING STANDARDS <i>(SMC 23.48.055)</i> 0.5 GreenFactor Required Street Trees Required	Landscaping to meet requirements of GreenFactor 0.5. Green roof proposed as part of GreenFactor compliance. Street trees to be provided per SDOT.	See Option A.	See Option A.
LIGHT & GLARE <i>(SMC 23.48.075)</i>	Exterior lighting to be shielded and directed away from adjacent properties. Restrictions on vehicle lighting do not apply (no parking provided).	See Option A.	See Option A.
OFF-STREET PARKING AND SOLID WASTE STORAGE <i>(SMC 23.48.080)</i>	No parking required or provided. 12 ft setback provided from alley centerline to loading berth. 7 cy garbage, 8 cy recycling + 3 cy food waste storage required and provided (60 SEDUs + 7 EDUs).	See Option A.	See Option A.

CS2: URBAN PATTERNS AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- Entry court provides covered transition from public to private
- Project responds to anticipated future scale
- Project reinterprets elements of neighboring buildings and historic patterns

The residential mid-rise tower is connected to the street by an expanded covered outdoor volume- a transition from the public street to the private interior of the residential building. A four foot wide landscape strip softly separates the pedestrian from the building façade and further defines the exterior entry volume. This project continues the density and intensity of this redeveloping district, responding in scale to the anticipated future growth while introducing elements and datums that relate to adjacent structures and established patterns. (CS2.B.2, CS2.D.1)

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

- Provides human scale through vertical windows, individual and common decks, roof overhangs, integrated signage and varied materials.
- Responds to the eclectic mix of styles, materials and shapes found in the vicinity.

The existing architectural context is reinterpreted and employed in this mid-rise tower project, part of the ongoing maturation of the block. Attending to this increase in building size and density, human scale is maintained through the use of individual and common residential balconies, overhanging roofs, vertically proportioned windows, integrated signage, and varied materials. These elements are drawn from the eclectic surroundings, with rectangular massing established as the primary design strategy in new mid-rise design and found among the taller of older structures. (CS3.A.1, CS3.I.i)

DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

- Provides balconies, roof deck and green roof.

The project provides a variety of outdoor spaces including small private balconies, larger shared balconies and a roof deck. It also provides green roofs. (DC3.C.2)

DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- Material changes, offsets, balcony projections and other strategies reduce the apparent size of each part of the facade.
- Main entry emphasized through covered entry court, materials and fenestration.

For taller buildings, an articulated facade is a key strategy for breaking up the visual mass. This is accomplished through material changes at massing offsets and relevant datums, along with recessed planes and contrasting balcony outcroppings. (DC2.A.2) The main entry is specifically highlighted using warm and fine scale accent materials, ample fenestration and architecturally integrated signage. To ensure that all sides of the building are articulated the project employs patterned materials and window arrangements (DC2.B.1).

DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

- Provides varied materials included metal, wood, concrete and glass.

The primary building material is panelized metal siding in different contrasting tones (with matte finish or dulled color) serve to highlight the changes in project massing through reinforcing contrast. Wood batten rain screens are used at the protected area of the building entry, and concrete is used as a strong base material while accent colors and glass enliven the streetscape. (DC4.A.1, DC4.I)

DESIGN GUIDELINES RESPONSE**PL1: OPEN SPACE CONNECTIVITY + PL3: STREET-LEVEL INTERACTION**

Complement and contribute to the network of open spaces around the site and the connections among them. Encourage human activity and interaction at street level.

- Exaggerated entry court creates interest for passersby.
- Landscaping strip provides soft separation of private from public and helps create defensible space.
- At-grade transition from sidewalk to structure avoids unnecessary walls.

The main entrance to the building is an exaggerated multi-story volume and visible from the street, accessed directly from the sidewalk and filtered by the landscape strip and highlighted by architecturally integrated signage and site furniture. (PL1.B.3, PL1.I.i) This creates defensible space for visibility and security paired with an at-grade pedestrian experience transitioning from public to private space and use. (PL3.I)

No code departures are requested.

DESIGN OPTIONS COMPARISON

OPTION A (PREFERRED)

60 SEDUs + 7 EDUs
7 floors + basement

REQUESTED CODE DEPARTURES

None

REQUESTED RIGHT-OF-WAY PROJECTIONS

Decks
Overframing

DESIGN DECISIONS

- Provide street-facing window bays and decks
- Create visual interest with an angled facade
- Provide clear sense of entry with double-height entry court
- Provide corner focal point

OPPORTUNITIES

- Decks allow for public/private interaction with the street below
- Feature columns make building structure a visible part of the design

CONSTRAINTS

- Requires approval of overframing above the right-of-way
- Front-loaded stair tower creates large, flat facade plane

OPTION B

60 SEDUs + 7 EDUs
7 floors + basement

REQUESTED CODE DEPARTURES

None

REQUESTED RIGHT-OF-WAY PROJECTIONS

Decks

DESIGN DECISIONS

- Break facade into smaller masses
- Juxtapose a stack of horizontal lines with a vertical mass
- Shelter the main entry with colonnade
- Provide numerous street-facing decks

OPPORTUNITIES

- Entry colonnade allows for division between public and private
- Responds to vertical modules elsewhere in vicinity

CONSTRAINTS

- Lower entry court provides less interesting pedestrian experience
- Front-loaded elevator tower creates tall, blank facade plane

OPTION C

60 SEDUs + 7 EDUs
7 floors + basement

REQUESTED CODE DEPARTURES

None

REQUESTED RIGHT-OF-WAY PROJECTIONS

Decks

DESIGN DECISIONS

- Overemphasize main entry
- Simplify massing into three parts
- Provide decks at upper levels only
- Place elevator/stair tower at front facade

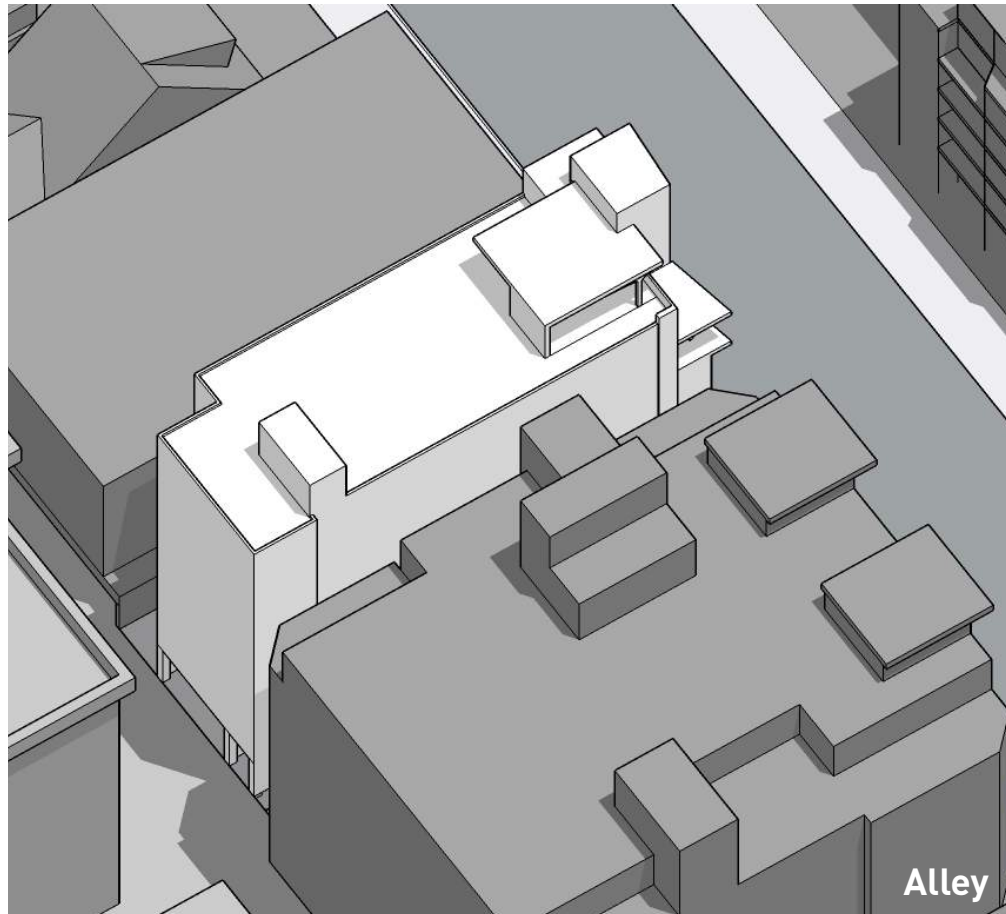
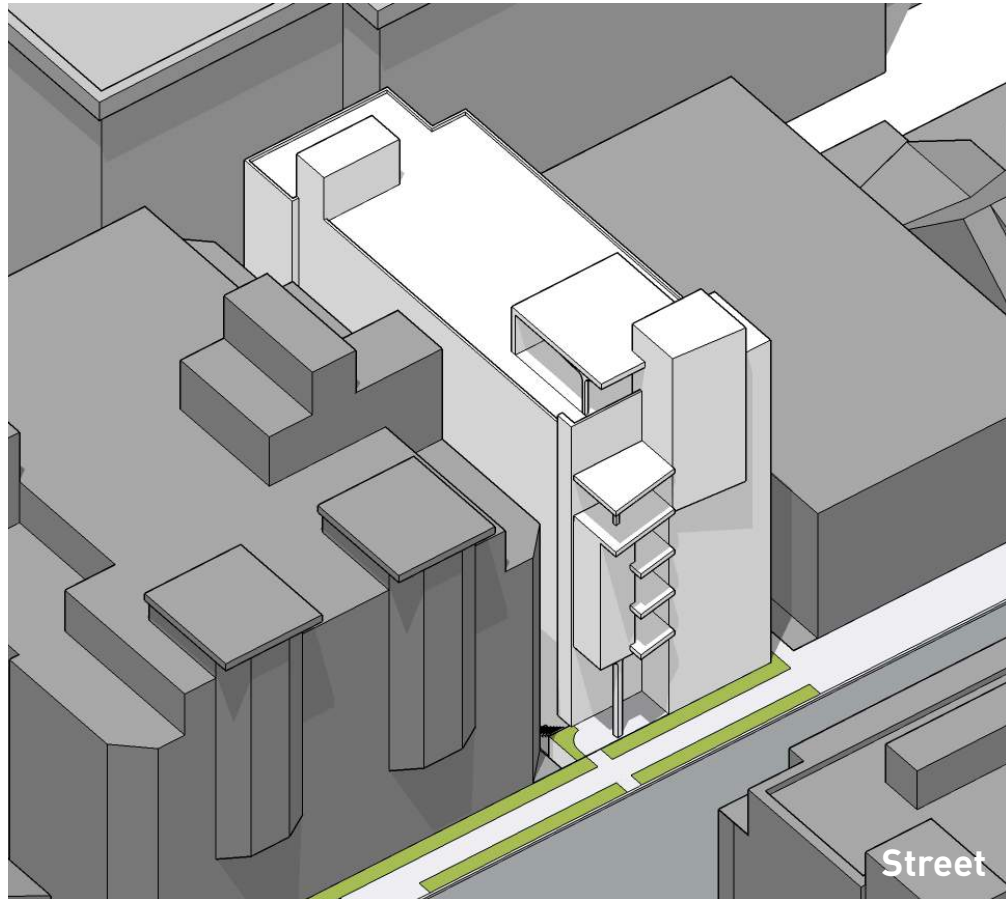
OPPORTUNITIES

- Triple height entry provides backdrop for potential art installation
- Simplified massing allows for materials to be the source of interest

CONSTRAINTS

- Fewer opportunities for facade articulation
- Reduced decks limits public/private interaction with the street below





AXONOMETRICS

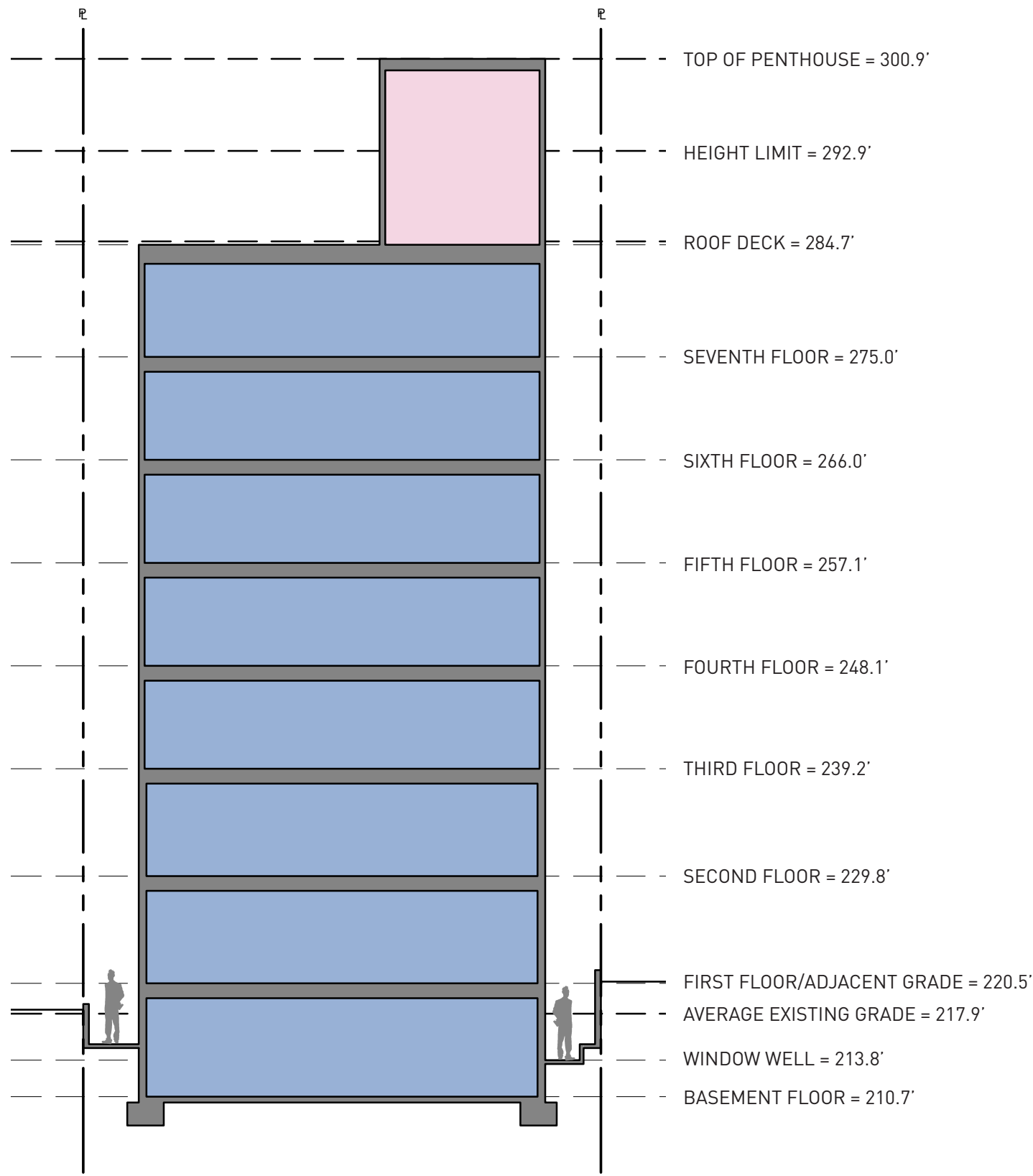


STREET LEVEL VIEW

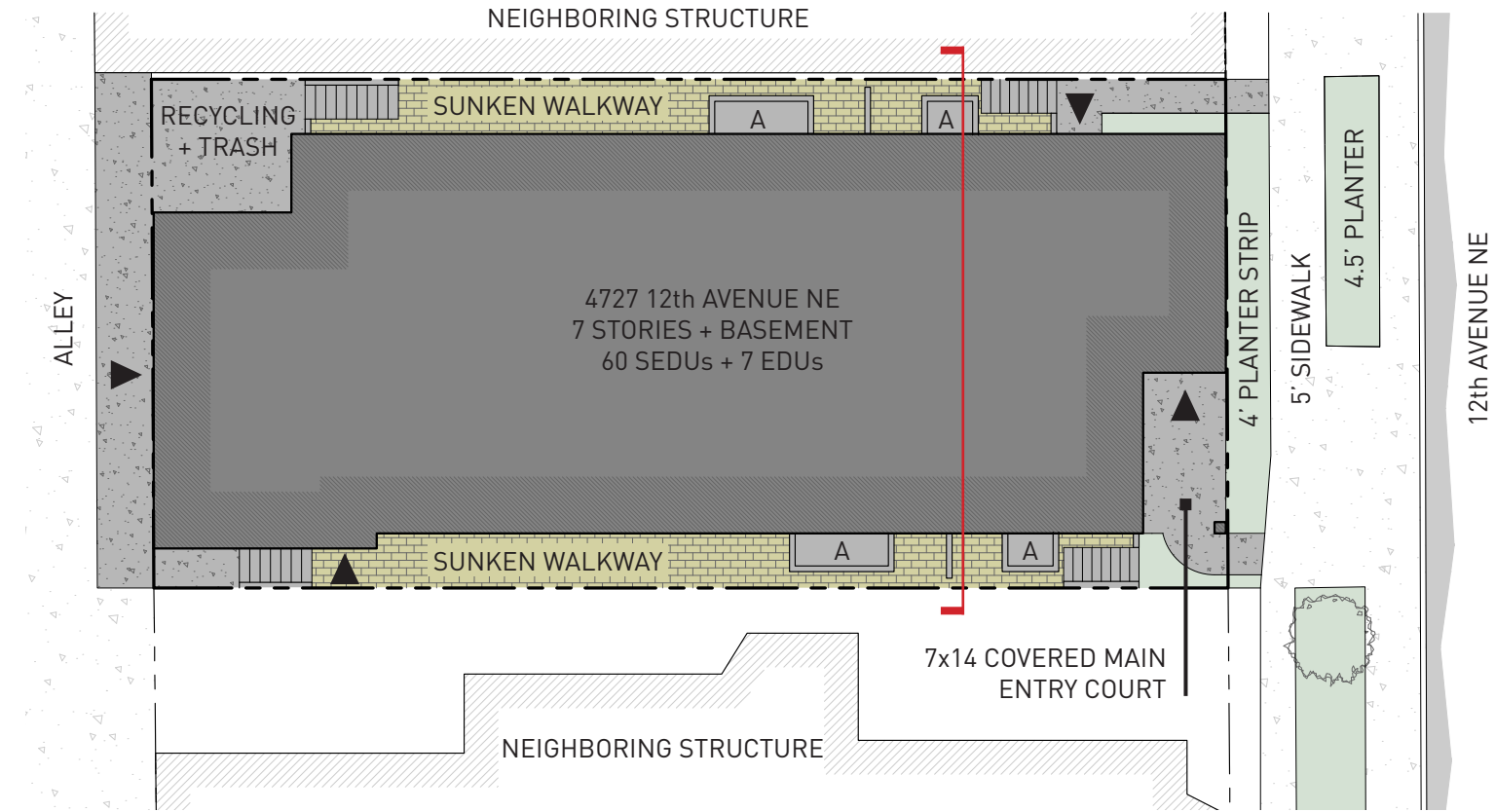
The preferred option uses angled projections and prominent columns to create visual interest and animate the front facade. These columns are envisioned as seamlessly integrated with the structure above through the use of curved, monolithic concrete. As noted above, the angled projections accommodate private and common decks, allowing the building's community life to spill over into the public sphere.

In addition to these specific features, this option uses a series of stacked masses and voids to reduce the apparent bulk of the structure. Double-height voids, stacked decks and angled articulations all contribute to this. The double-height entry court provides a clear, visually impactful pedestrian access with a clear sense of entry.






SECTION



SITE PLAN

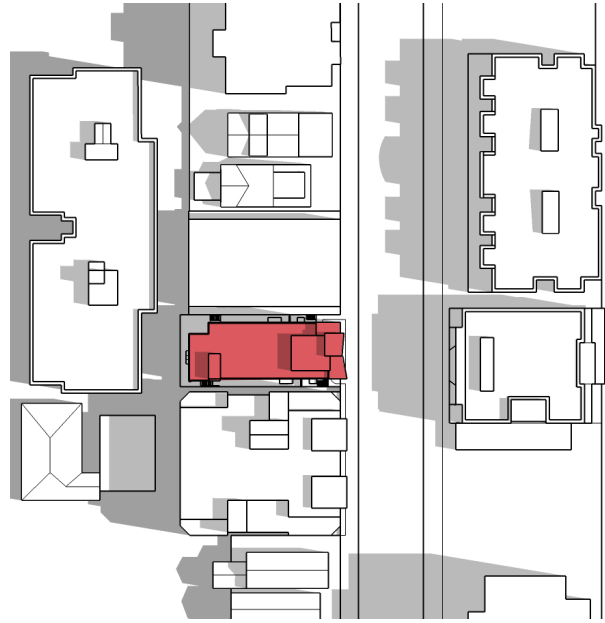


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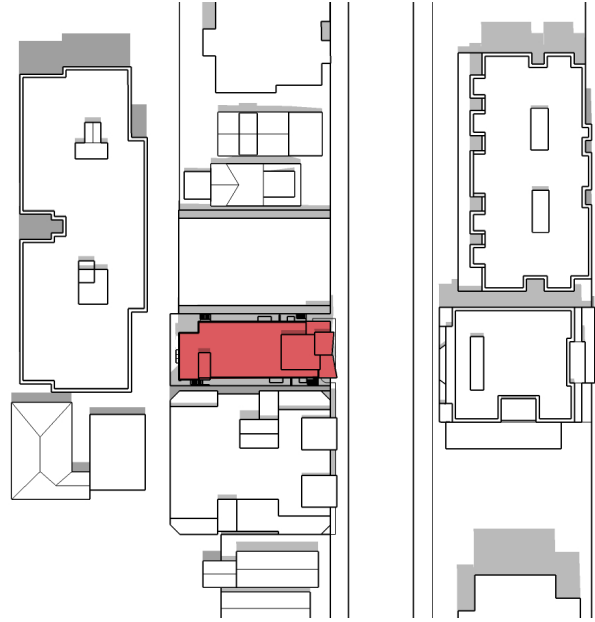
WINDOW WELL	A
RESIDENTIAL	
CIRCULATION & STORAGE	
DECKS/PAVERS	
LANDSCAPING	
ENTRY	
PROPERTY LINE	- - - -

JUNE 21

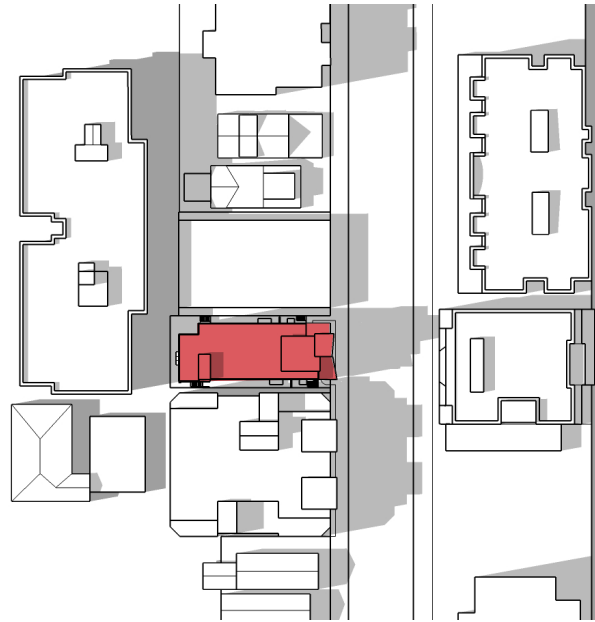
9 AM



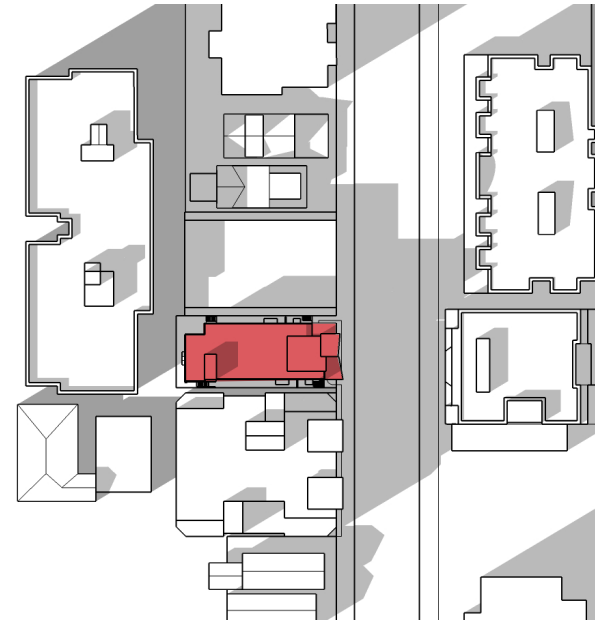
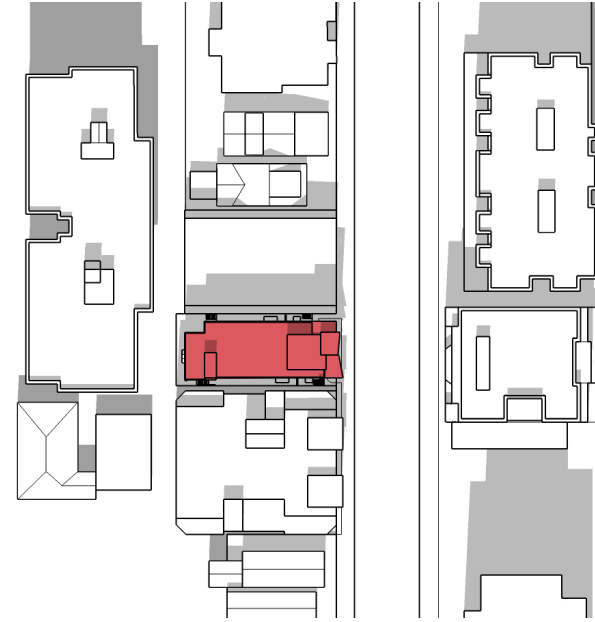
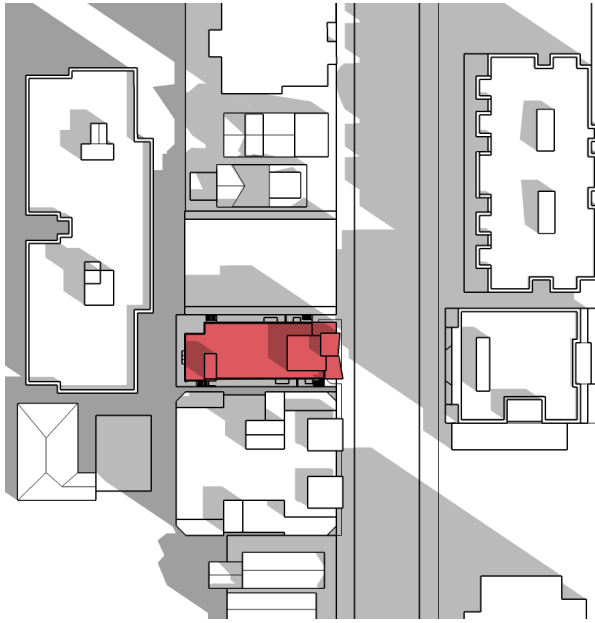
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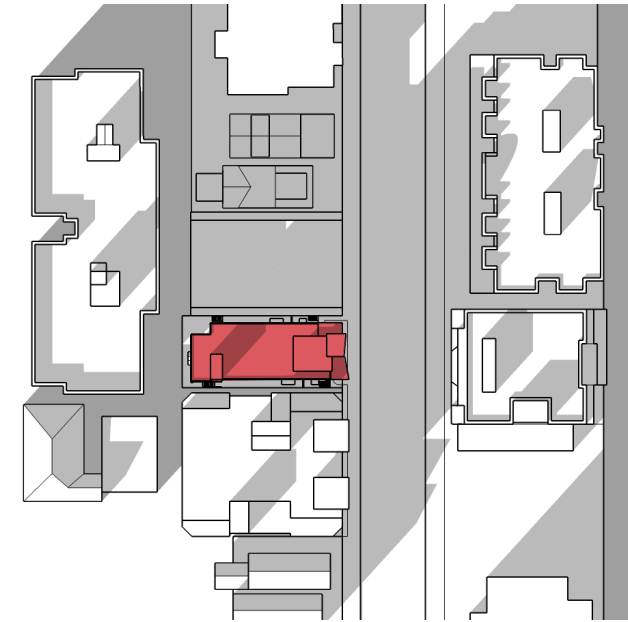
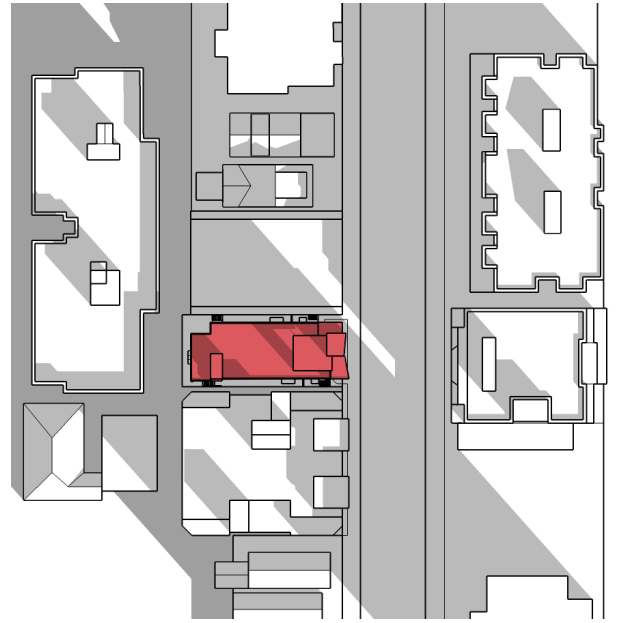
3 PM



MARCH|SEPTEMBER 21

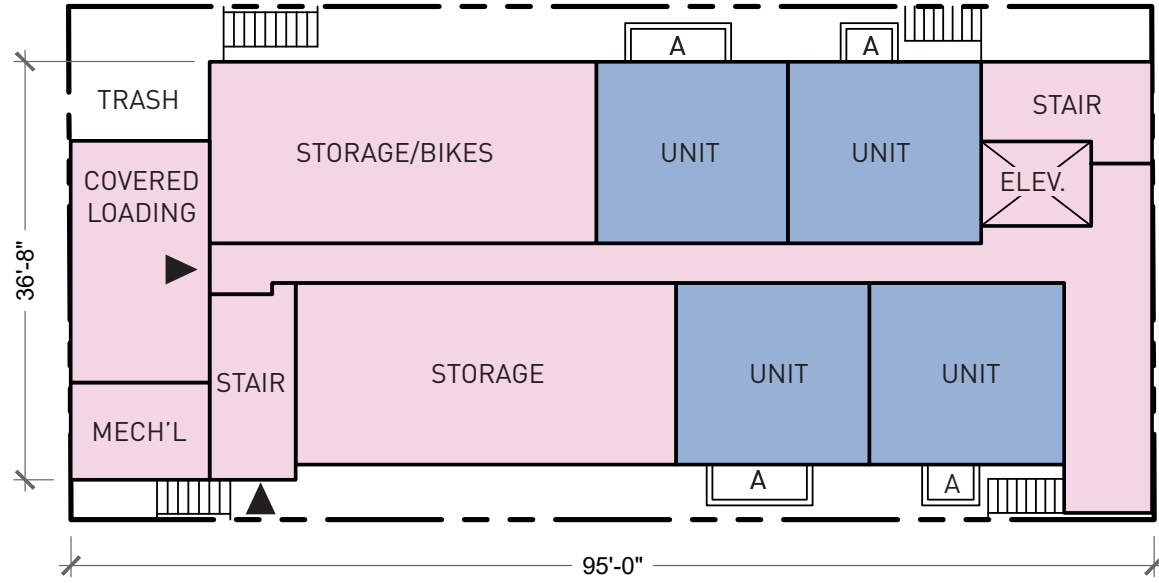


DECEMBER 21

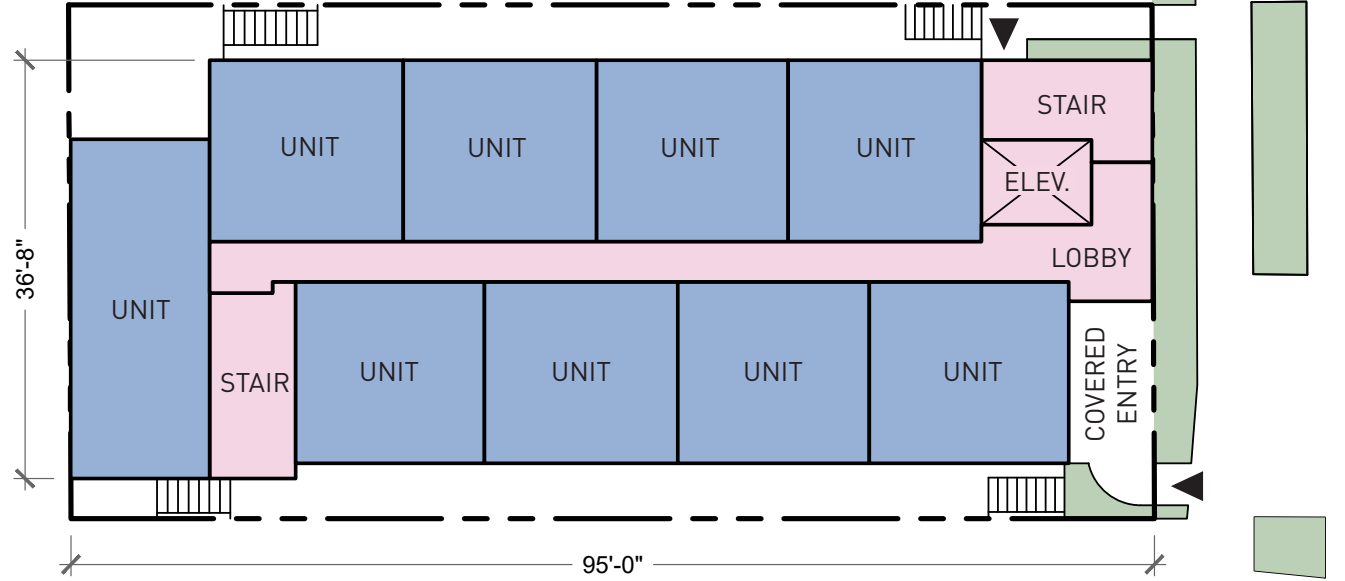




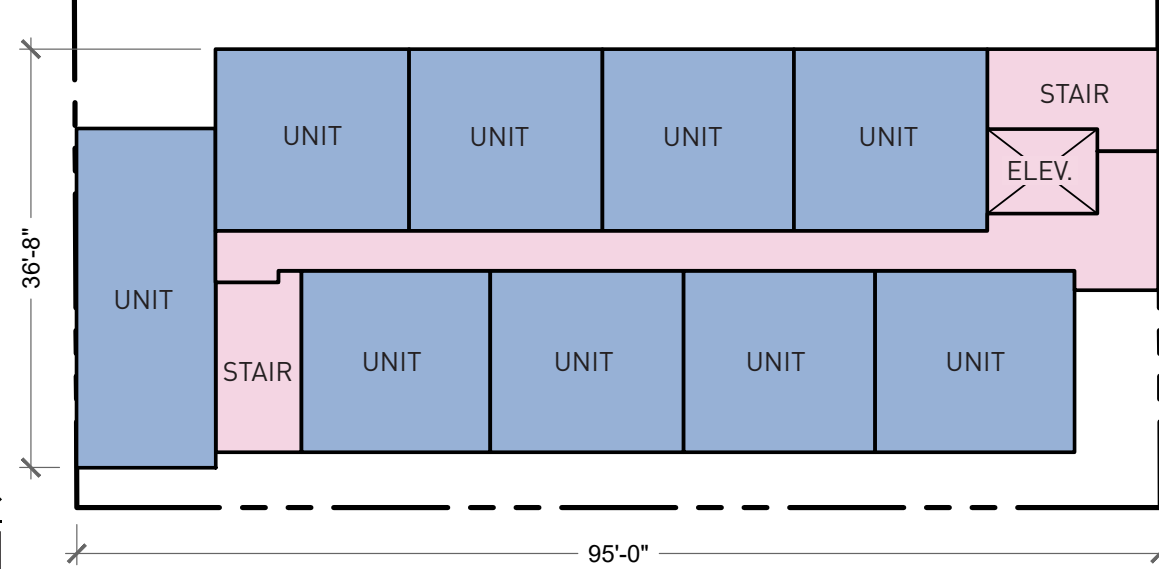
BASEMENT PLAN



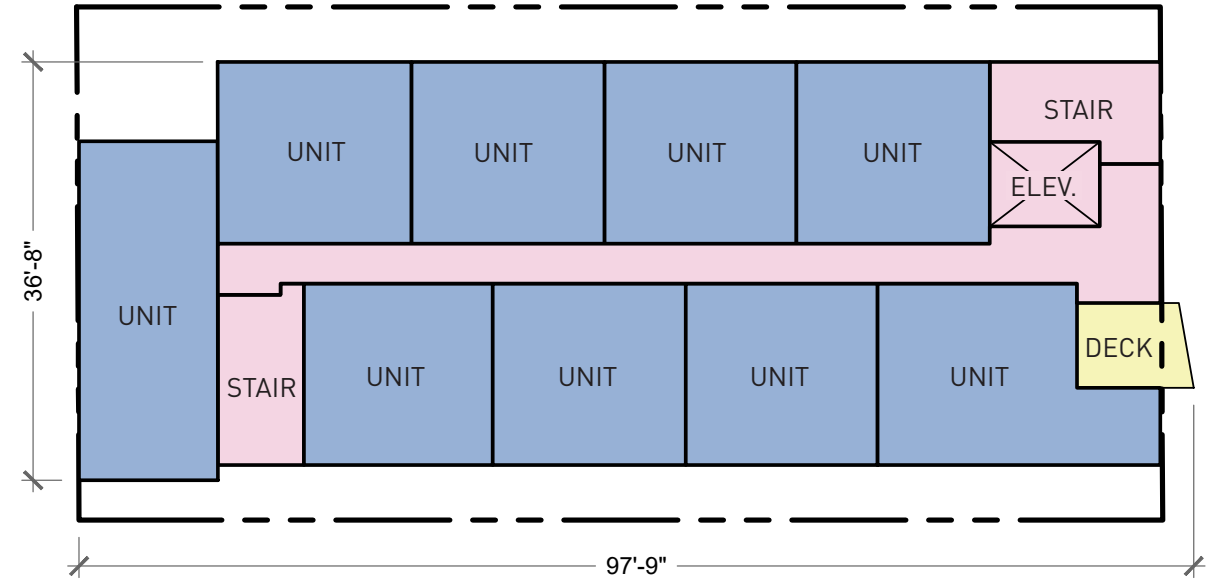
GROUND FLOOR PLAN



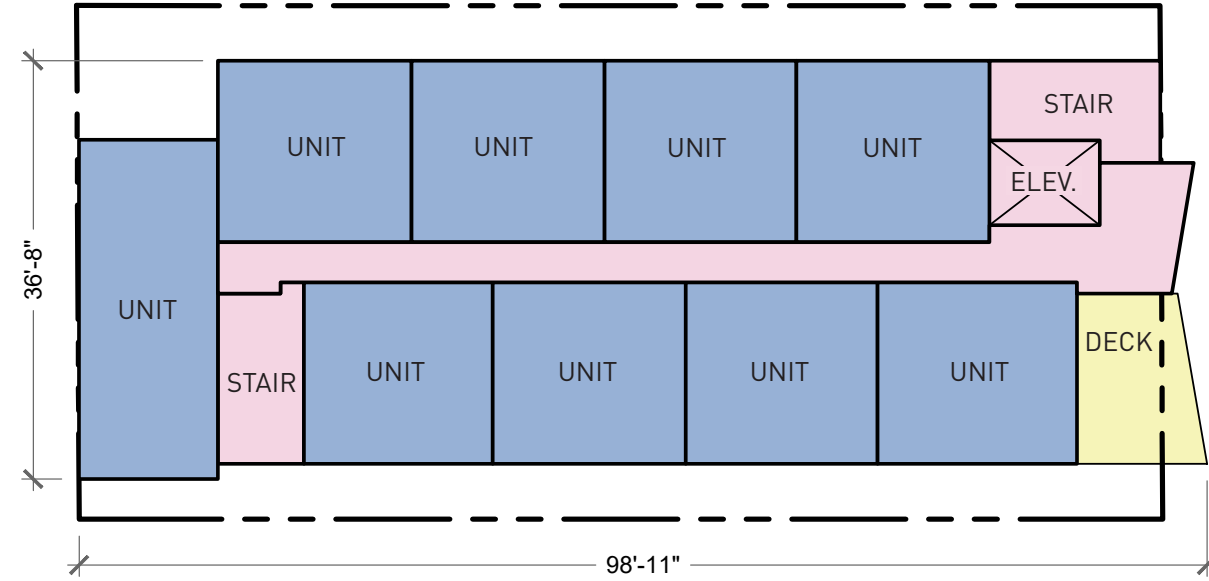
SECOND FLOOR PLAN



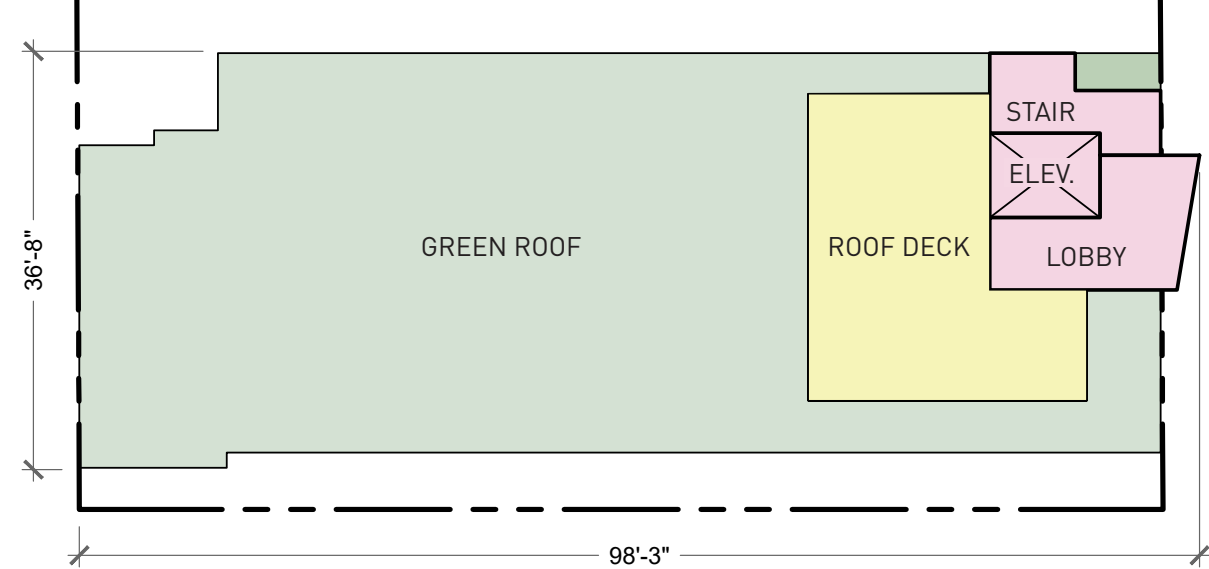
THIRD-FIFTH FLOOR PLAN

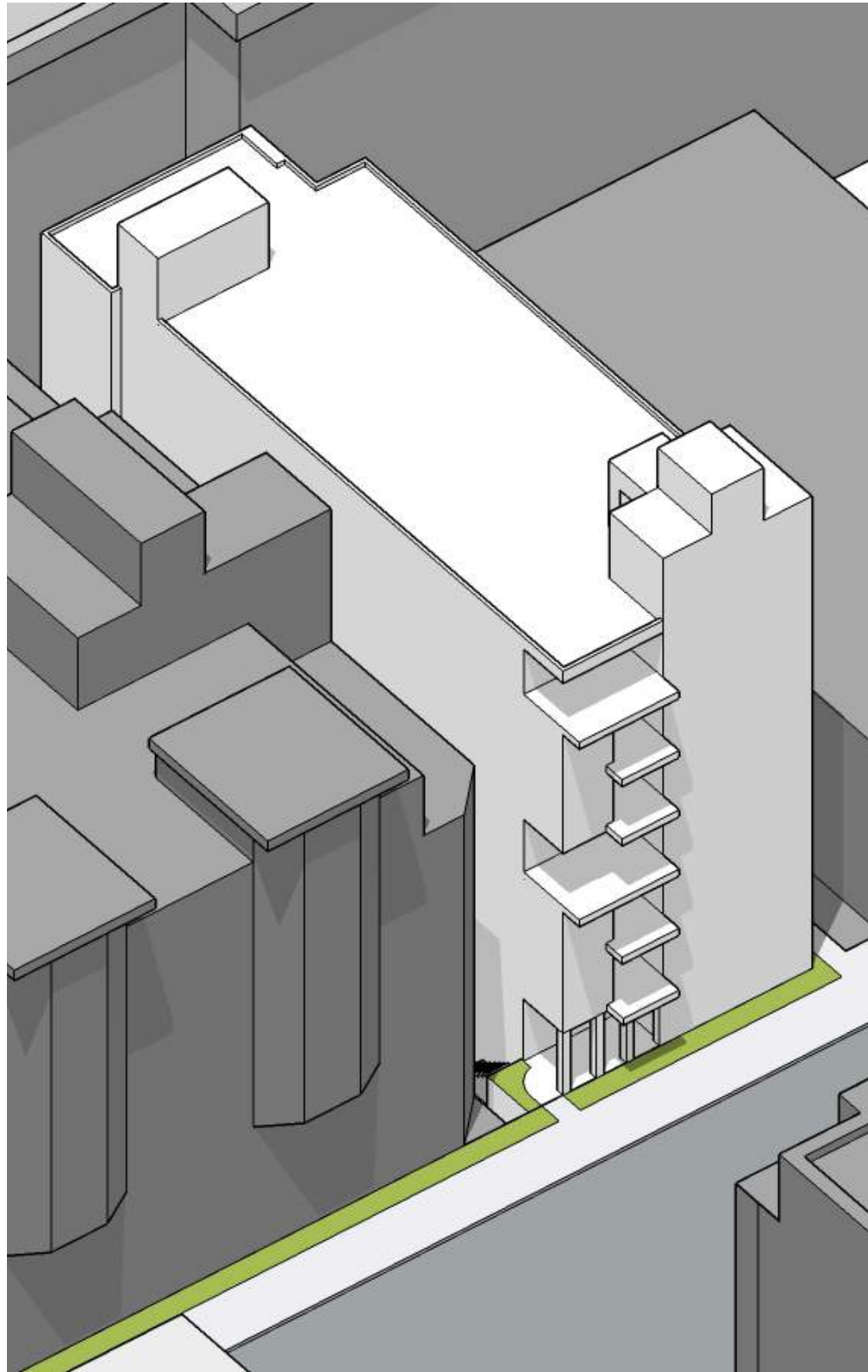


SIXTH-SEVENTH FLOOR PLAN



ROOF PLAN





AXONOMETRIC

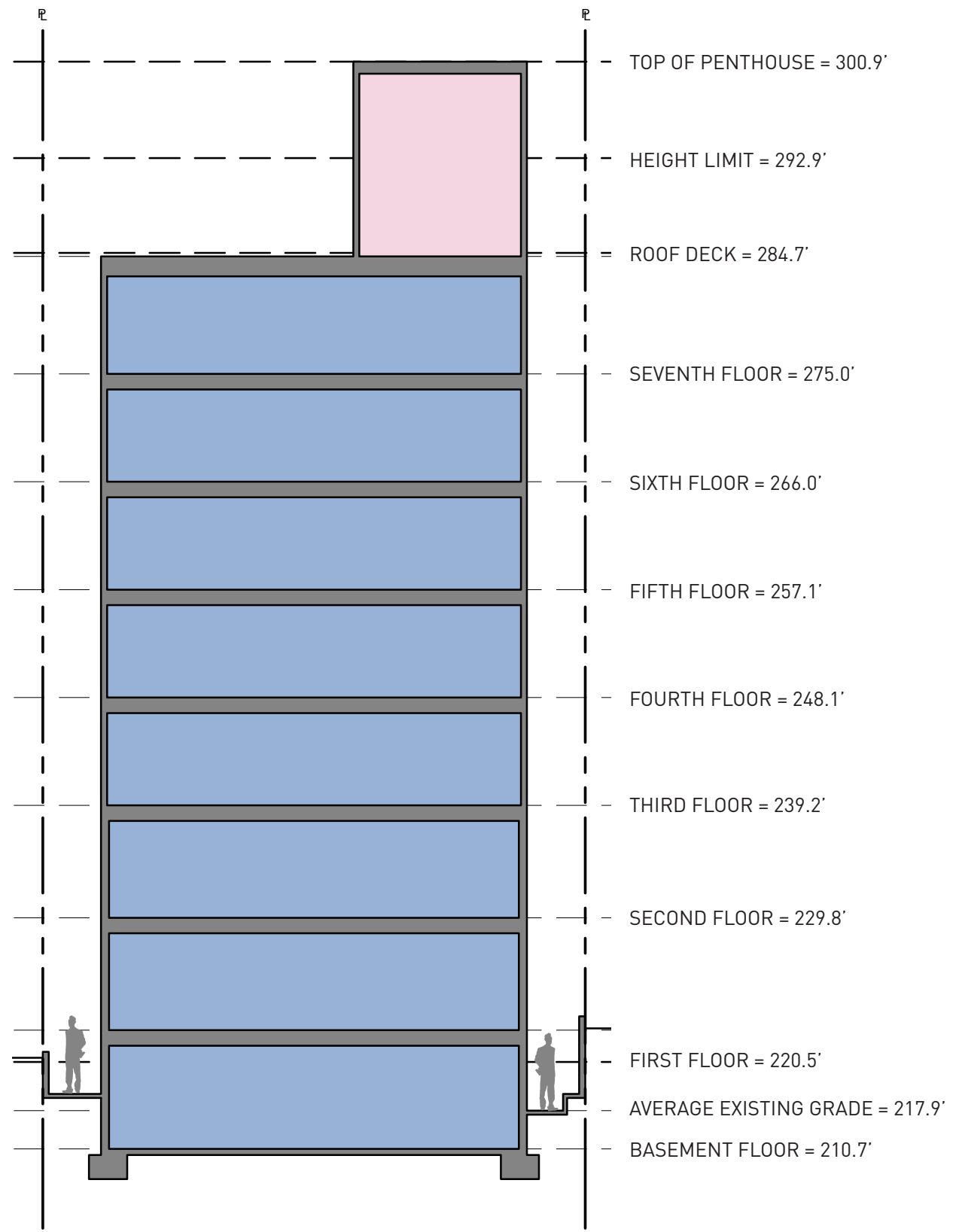


STREET LEVEL VIEW

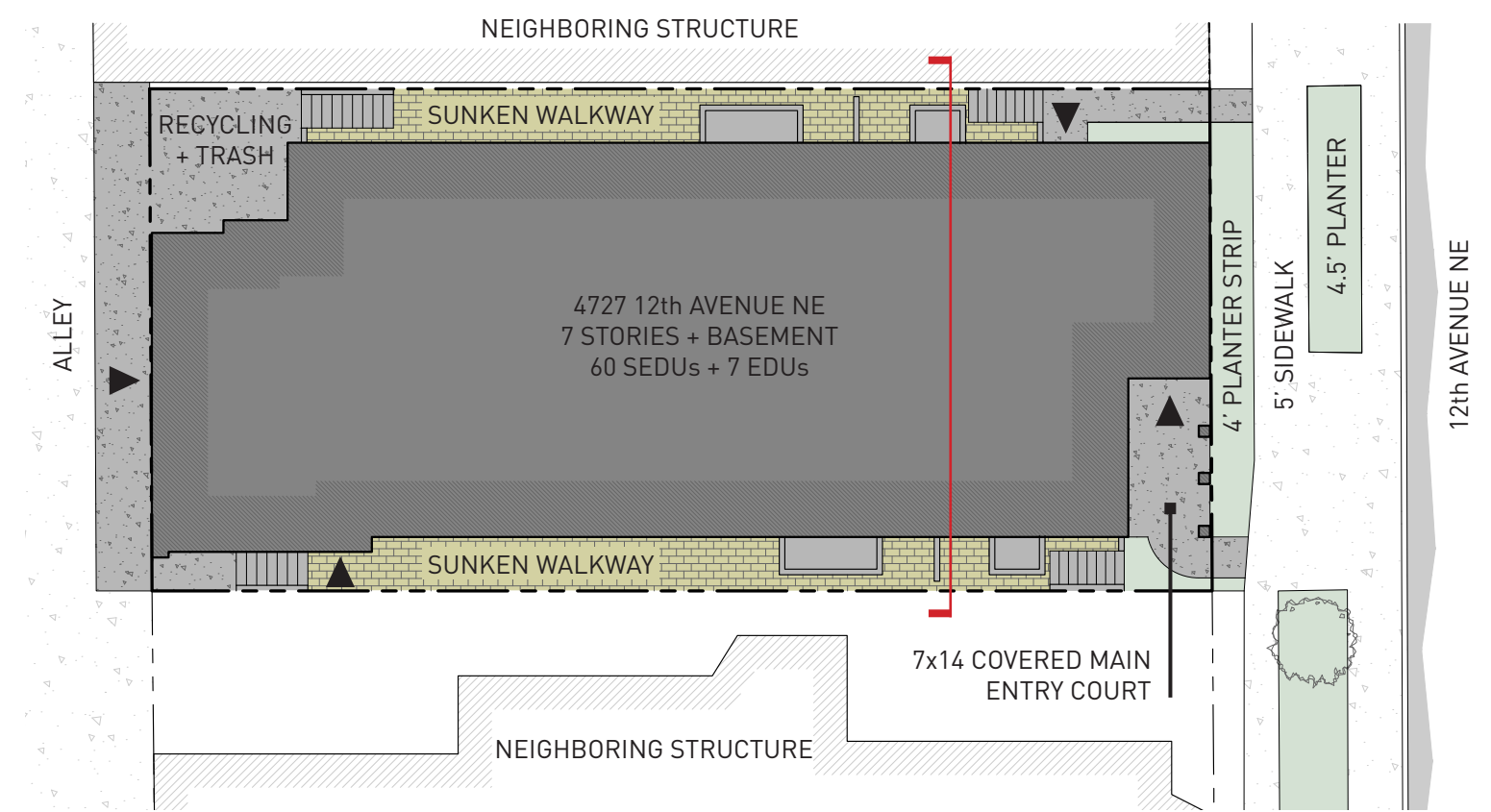
As noted above, Option B juxtaposes the elevator and stair tower with a stack of decks. This allows the two kinds of verticality represented by these features to play off of one another. The division of the facade into narrow, vertical modules also reflects a design strategy found elsewhere on the block frontage. The left side of the facade is further divided into a pair of three-story masses, reinforcing its stacked appearance.

As with the preferred option, decks are provided on the front facade to create overlap between the public and private spheres. The entry sequence to this option is also similar, though the entry court is lower and more clearly delineated through the use of a colonnade.

SECTION



SITE PLAN



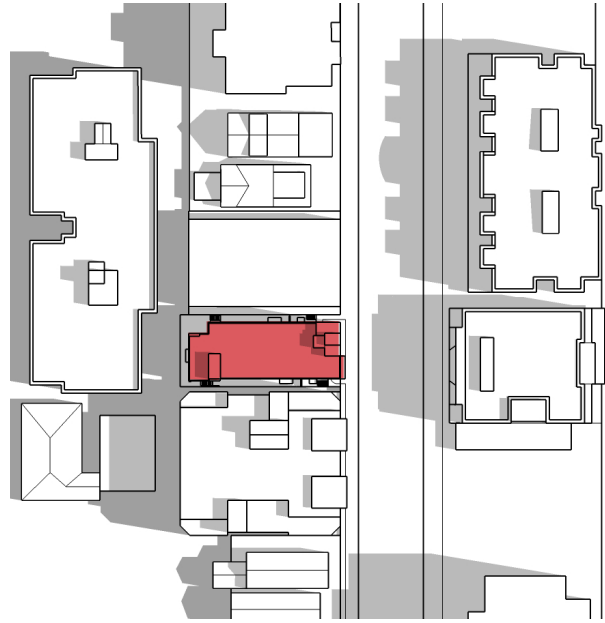
KEY

- RESIDENTIAL
- CIRCULATION & STORAGE
- DECKS/PAVERS
- LANDSCAPING
- ENTRY
- PROPERTY LINE

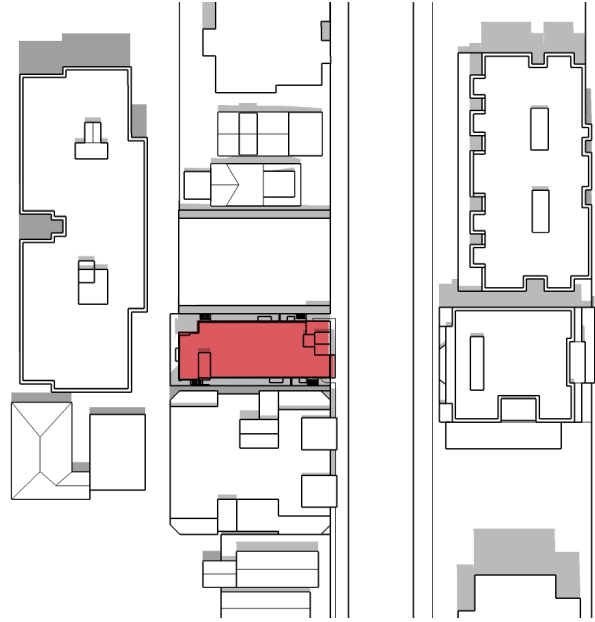


JUNE 21

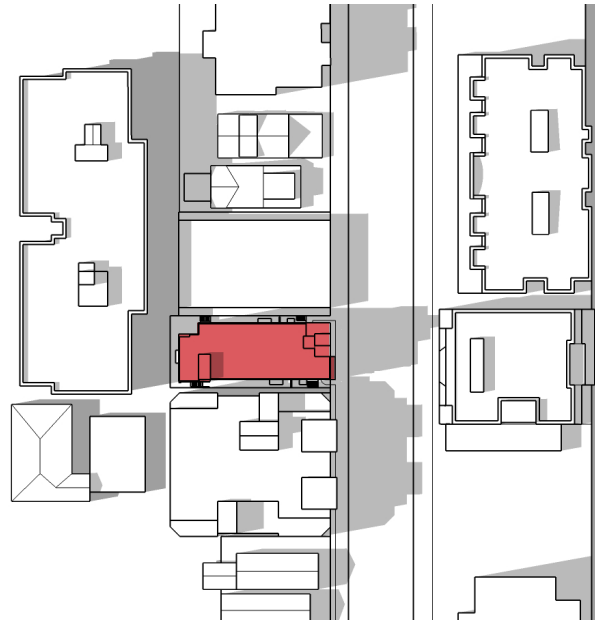
9 AM



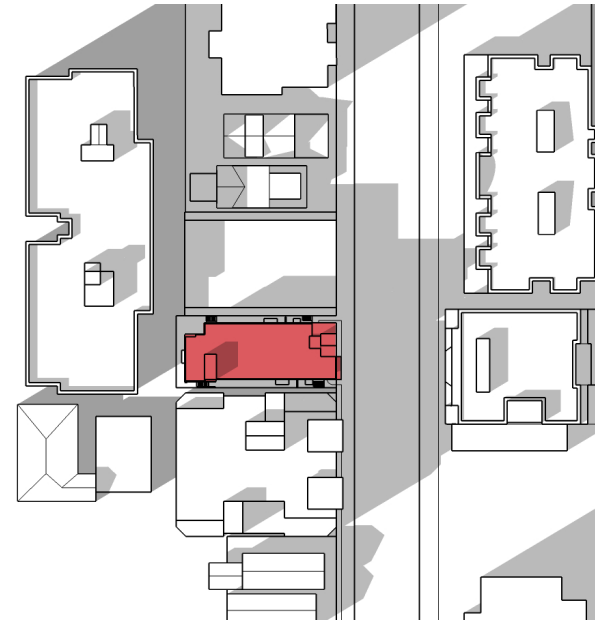
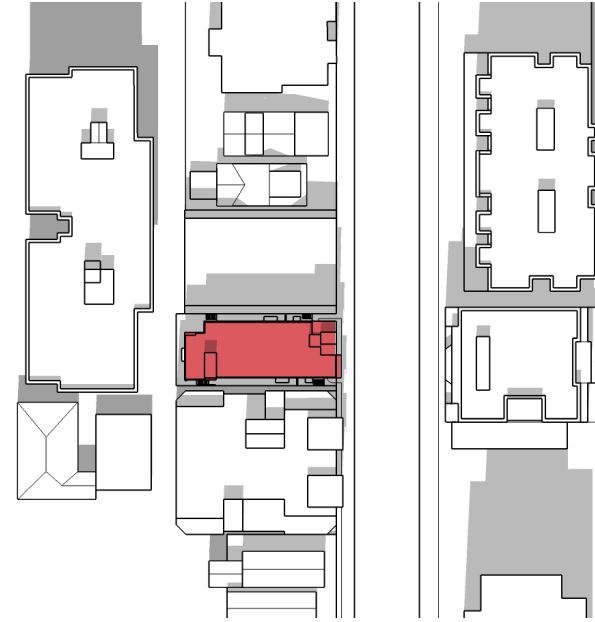
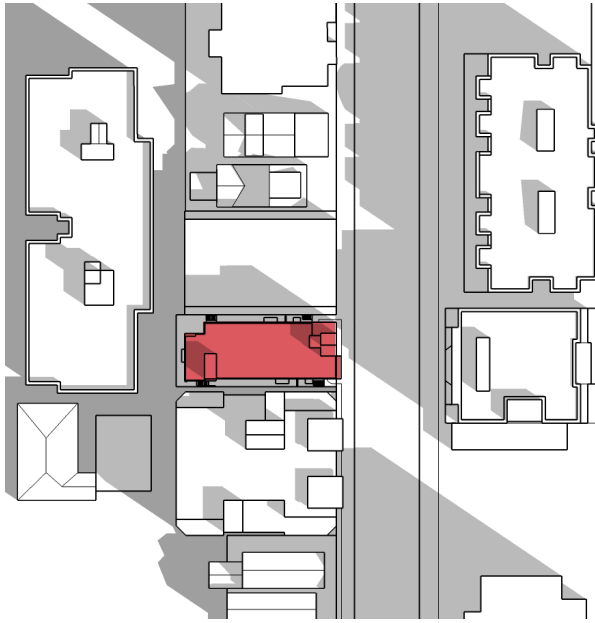
12 PM



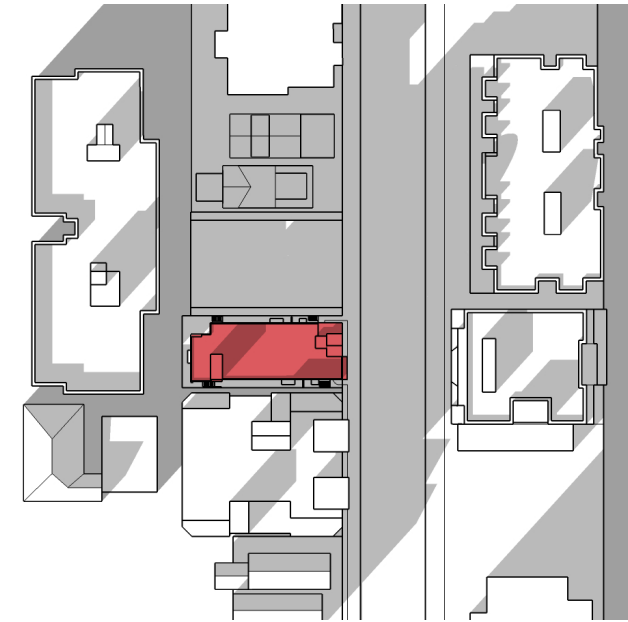
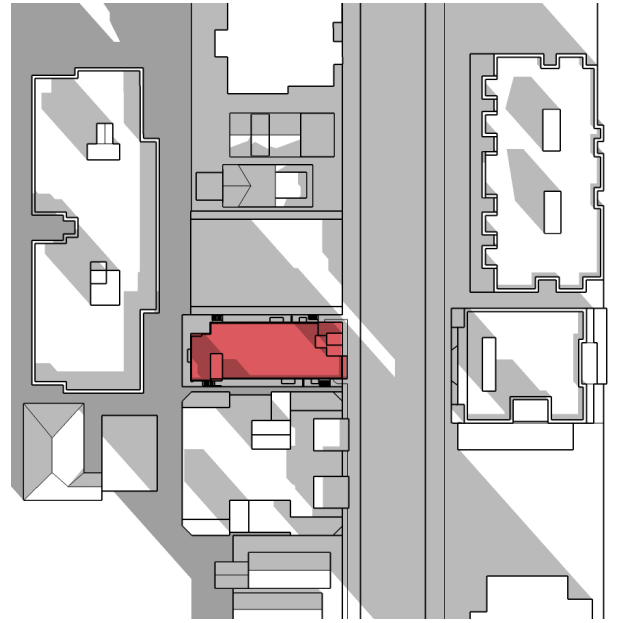
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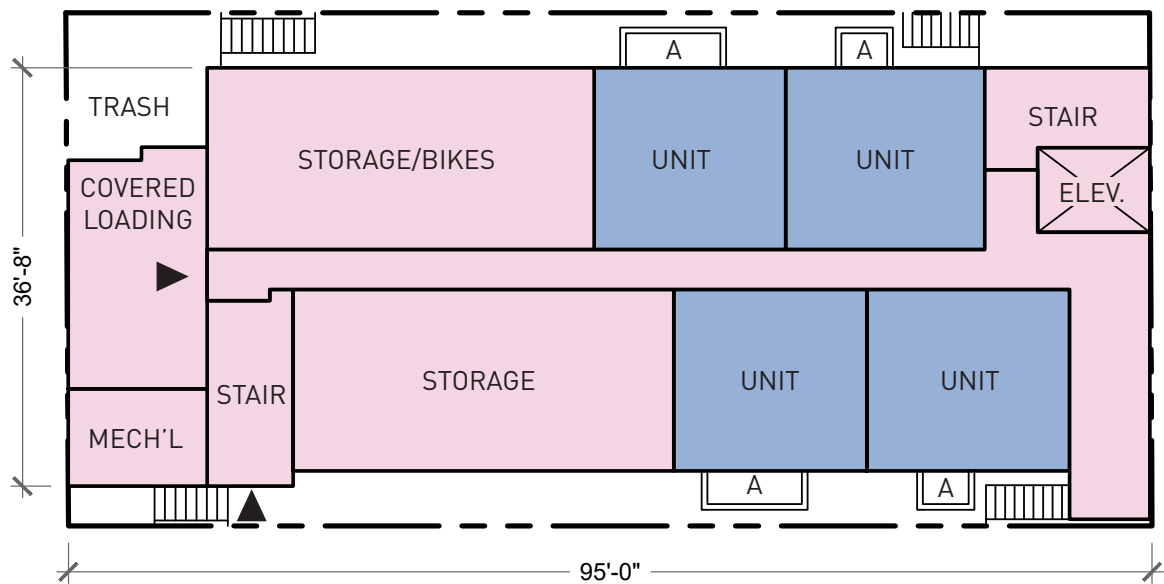
MARCH|SEPTEMBER 21



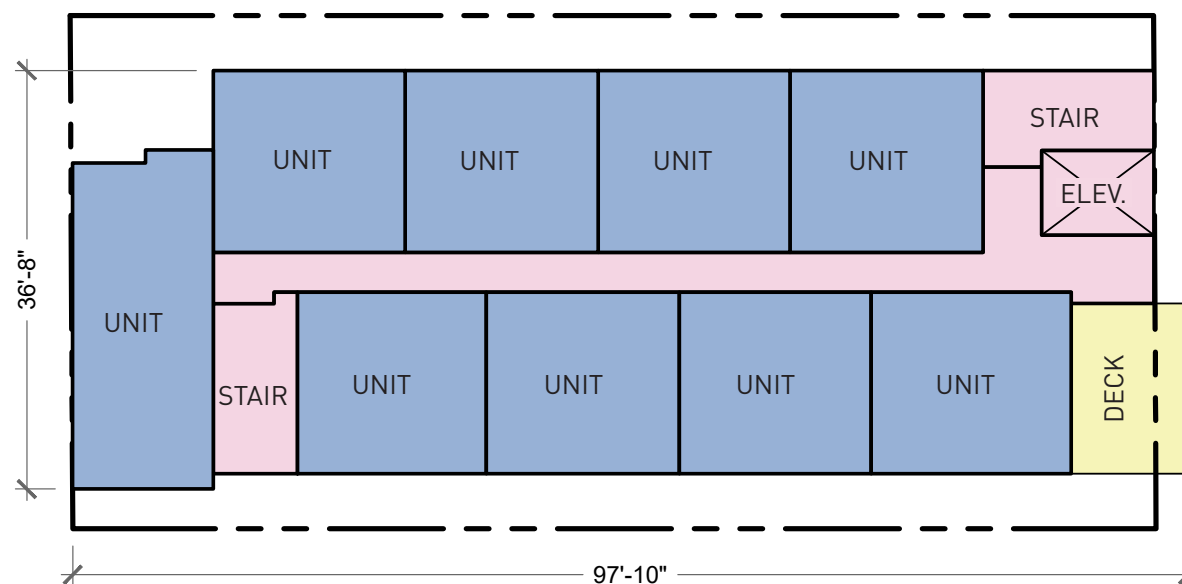
DECEMBER 21



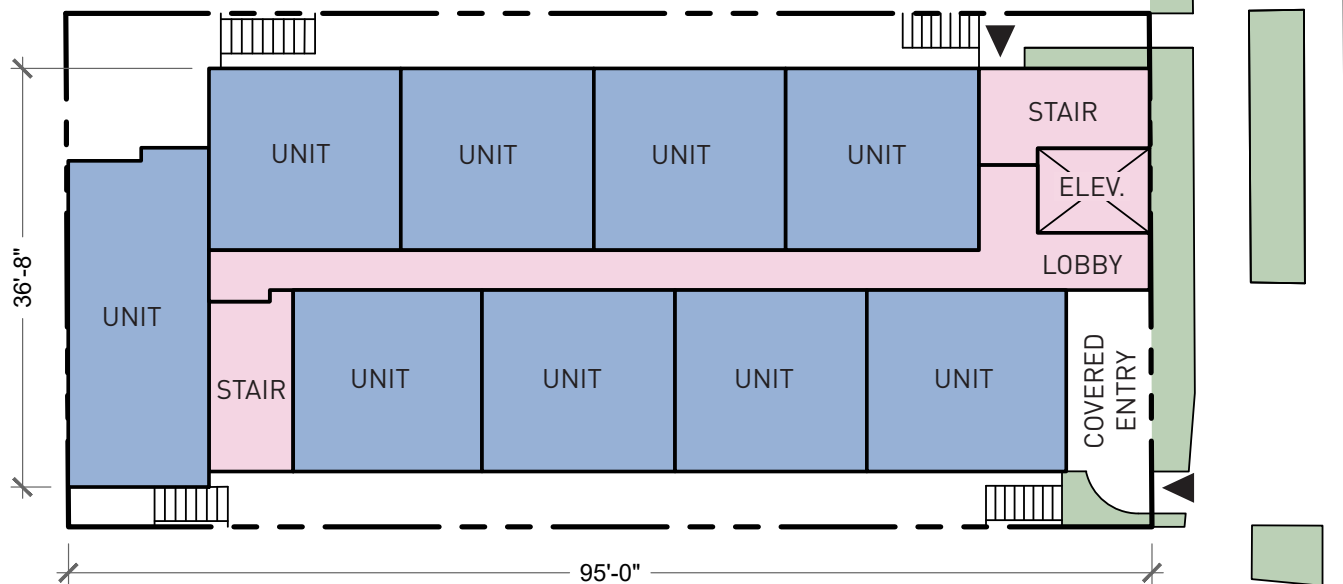
BASEMENT PLAN



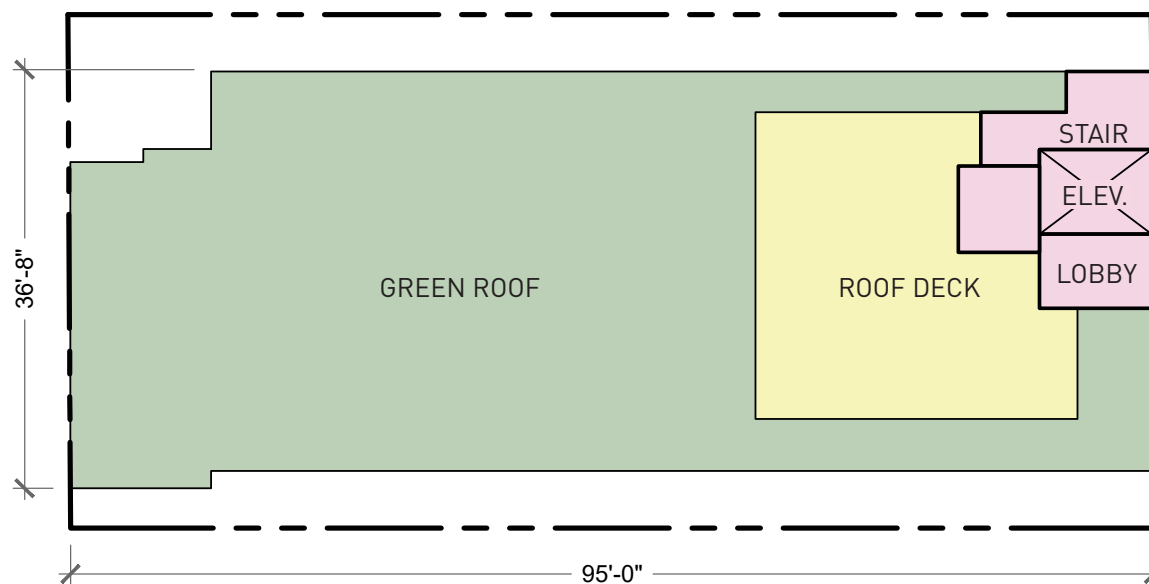
FOURTH + SEVENTH FLOOR PLAN



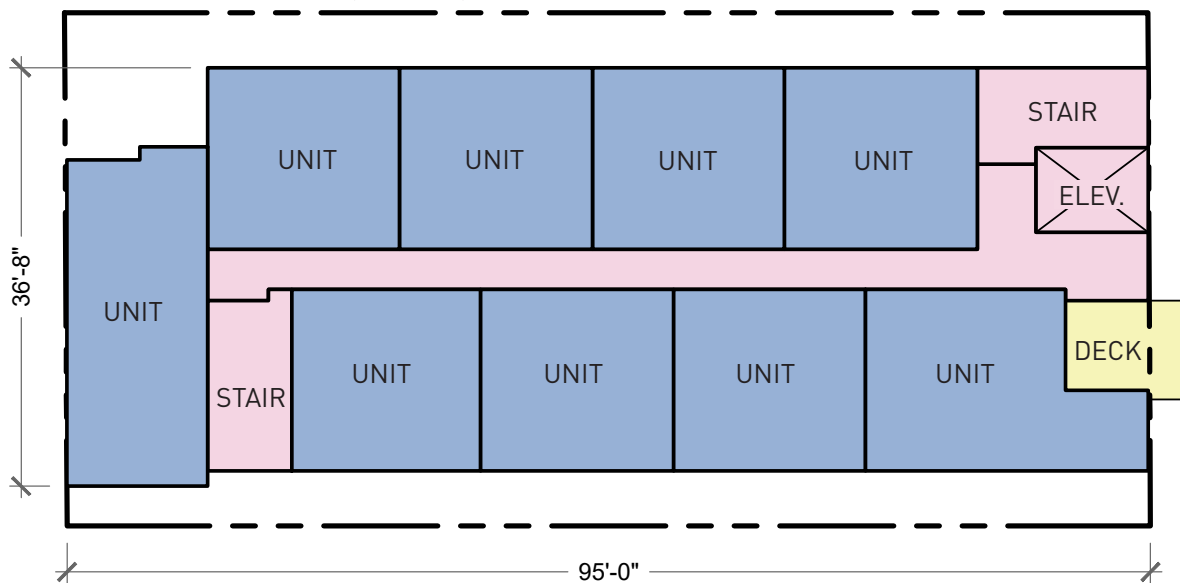
GROUND FLOOR PLAN

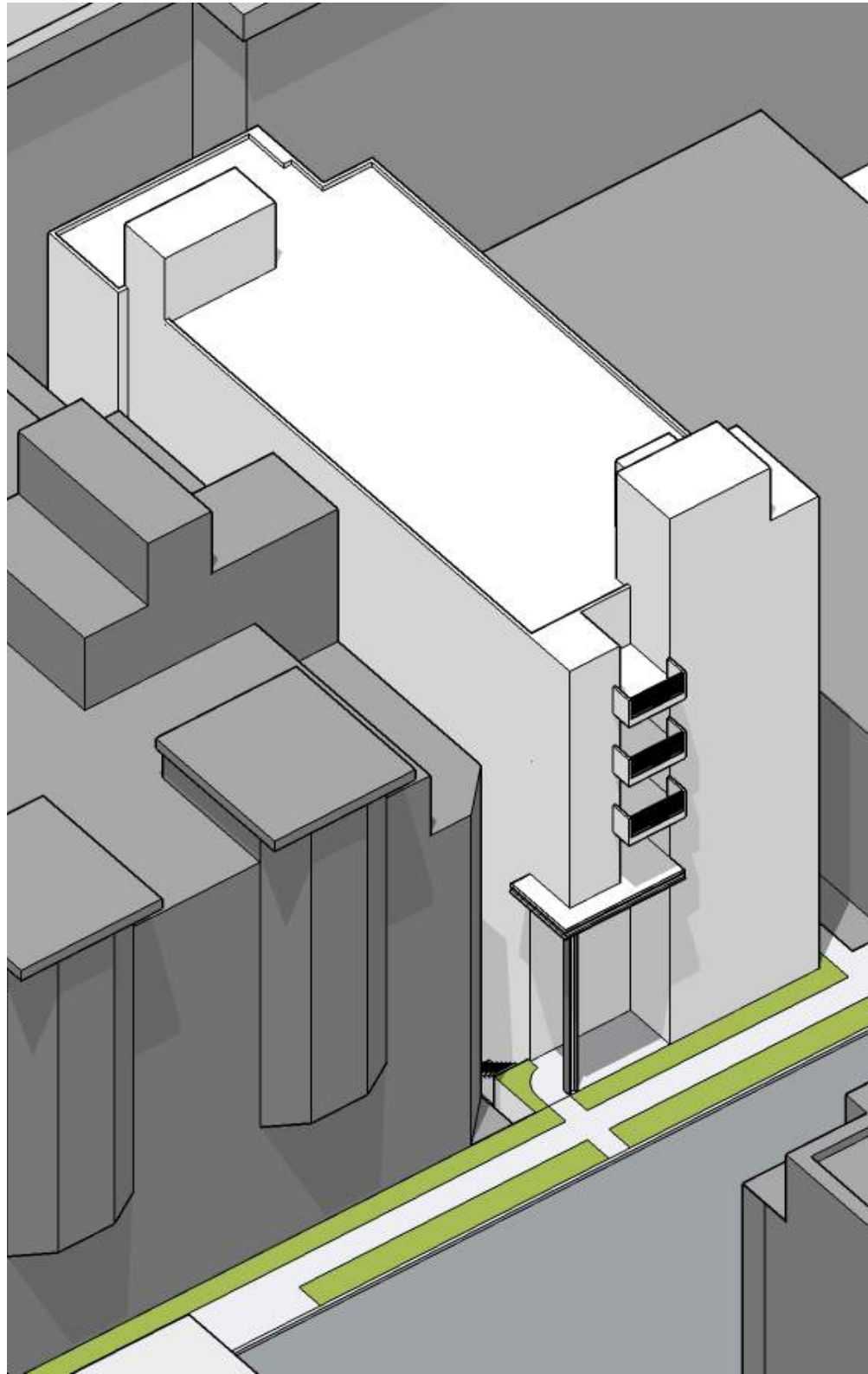


ROOF PLAN



SECOND, THIRD, FIFTH + SIXTH FLOOR PLAN





AXONOMETRIC

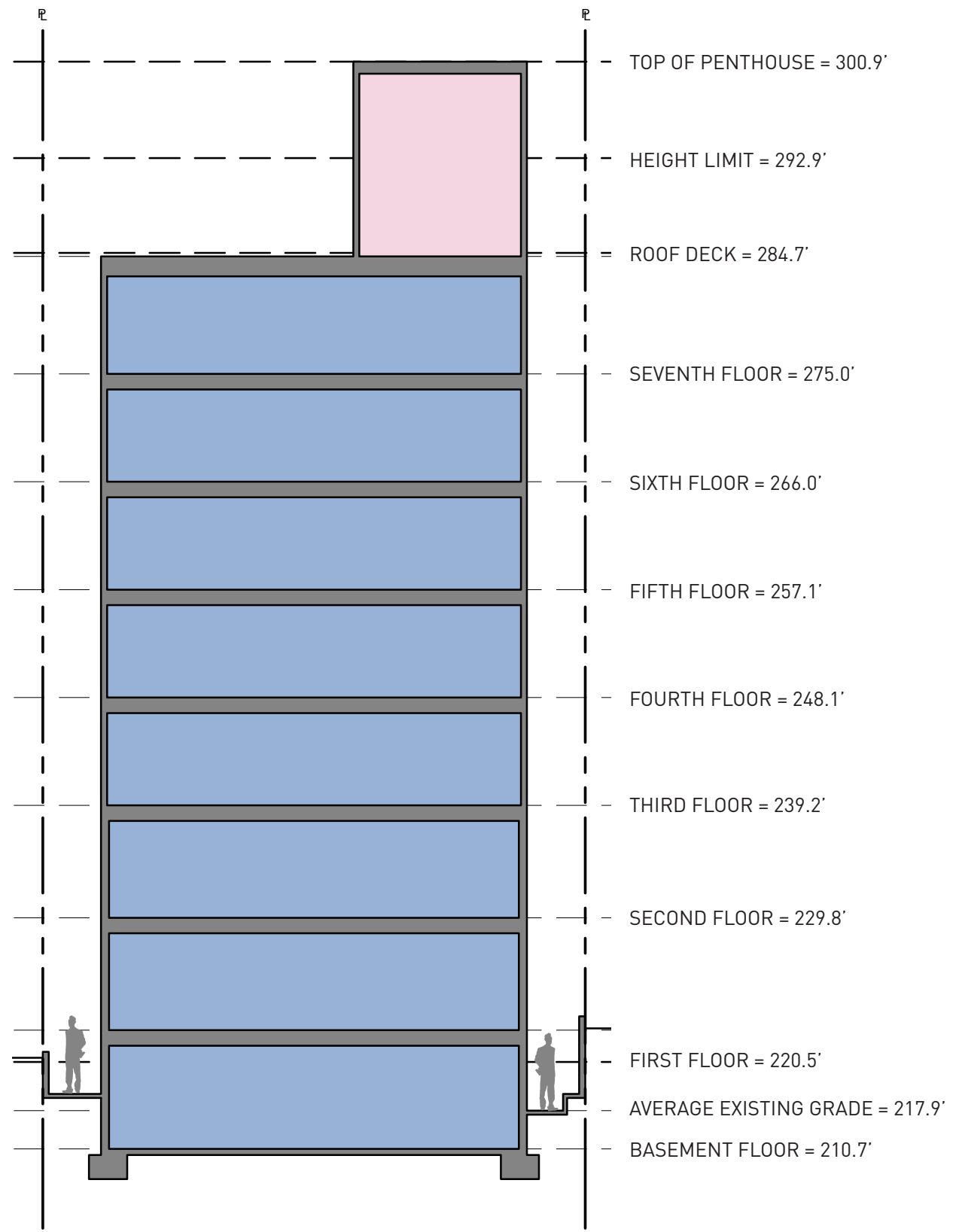


STREET LEVEL VIEW

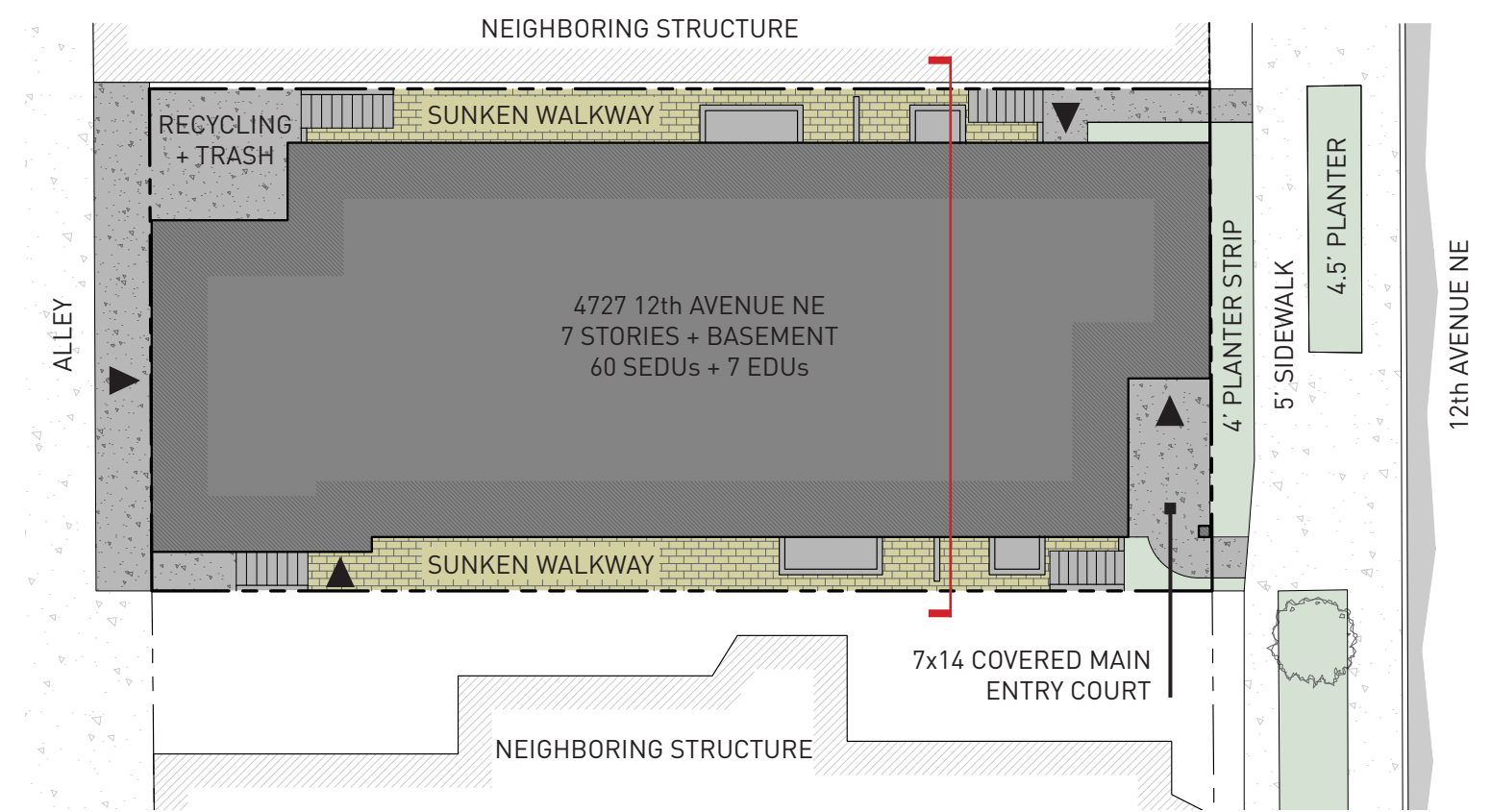
Option C presents the simplest facade to the street. It uses the same left-right balance found in Option B while simplifying the granular massing of that option into three essential elements. The resulting facade is given visual drama through the use of an exaggerated, triple-height entry court and a single, slender column. As with the other options decks are provided to further enliven the front facade.

This option provides the opportunity to reinterpret the smooth facade planes and rectilinear massing found on the opposite side of 12th Avenue NE while respecting the typical module width of its own block frontage.







SECTION



SITE PLAN



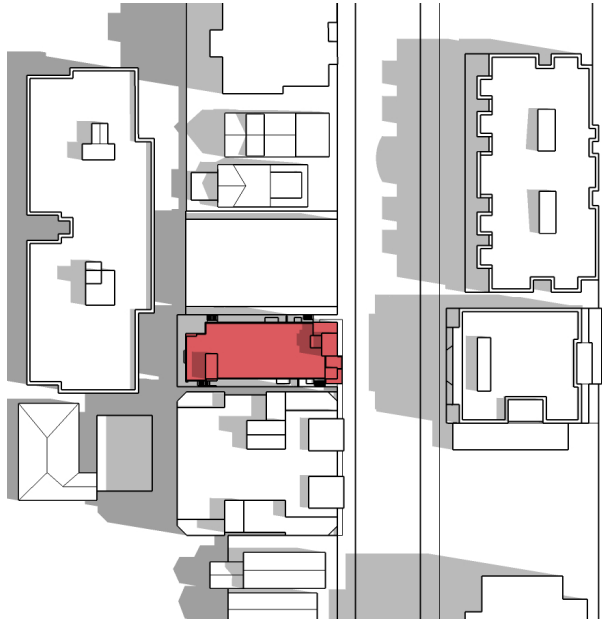
KEY

- RESIDENTIAL 
- CIRCULATION & STORAGE 
- DECKS/PAVERS 
- LANDSCAPING 
- ENTRY 
- PROPERTY LINE 

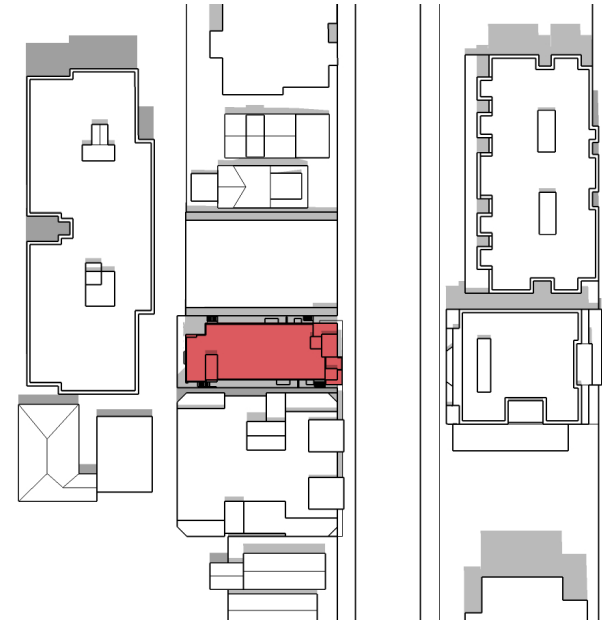


JUNE 21

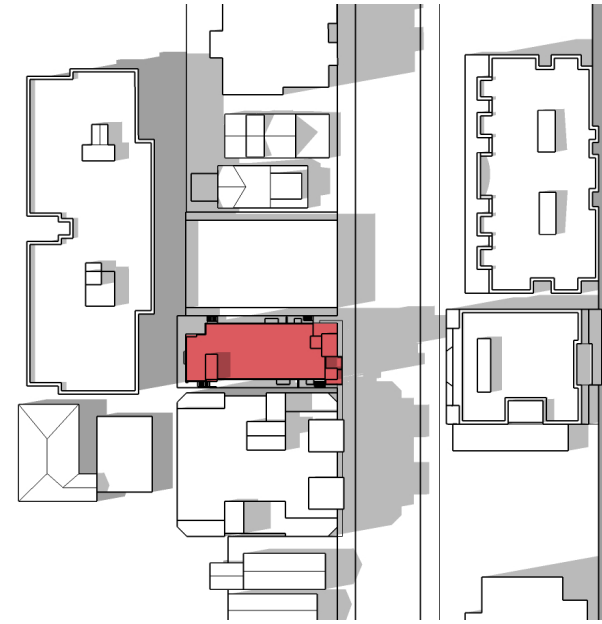
9 AM



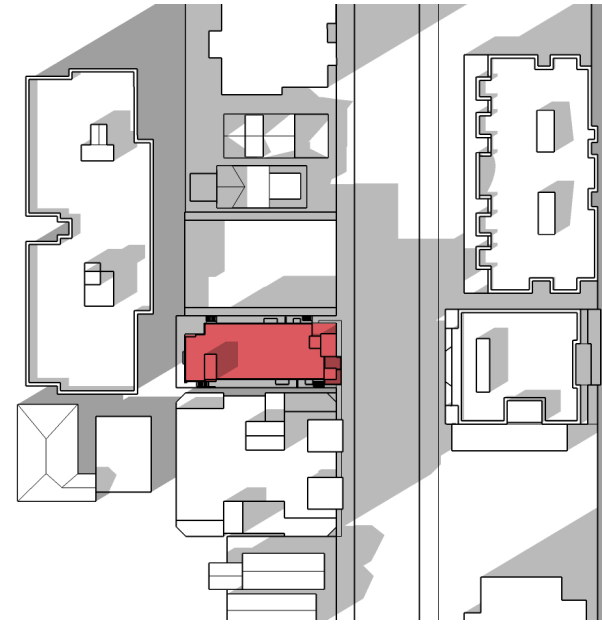
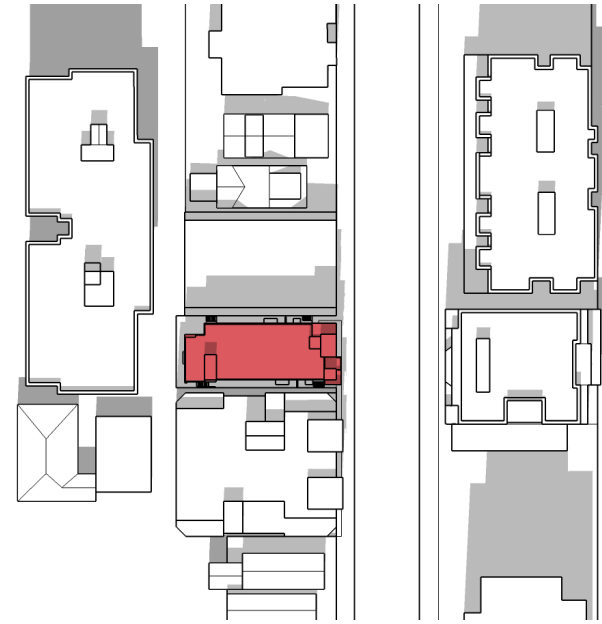
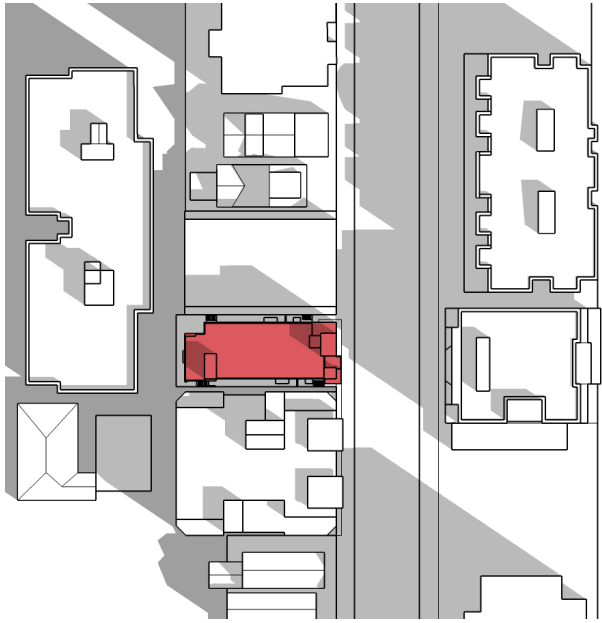
12 PM



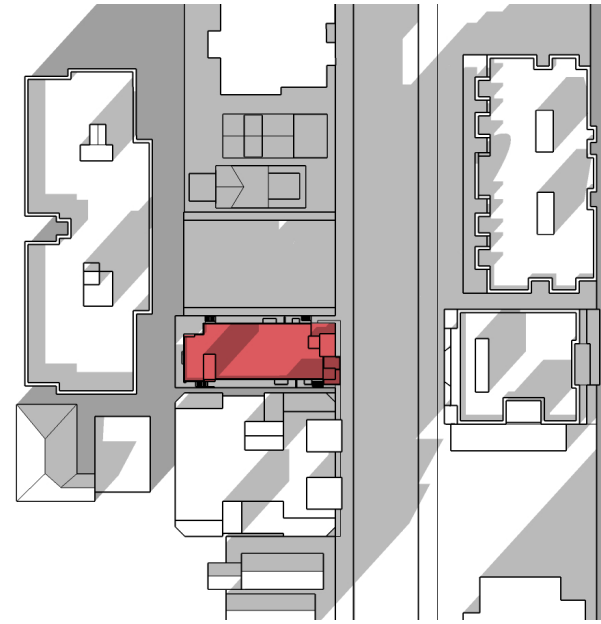
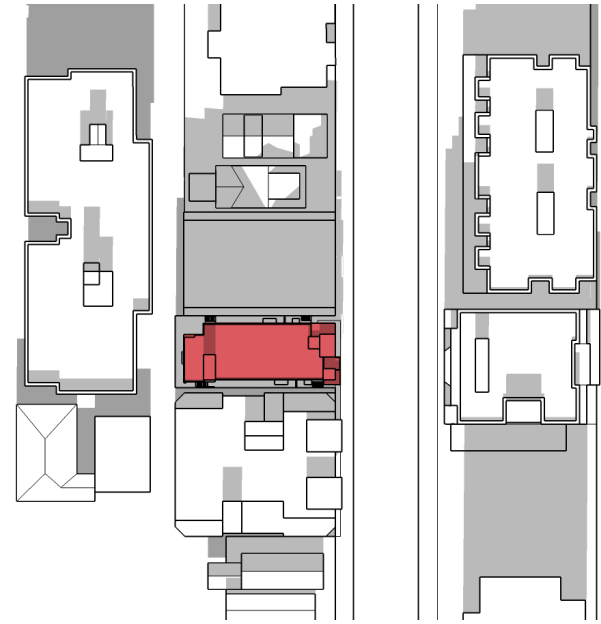
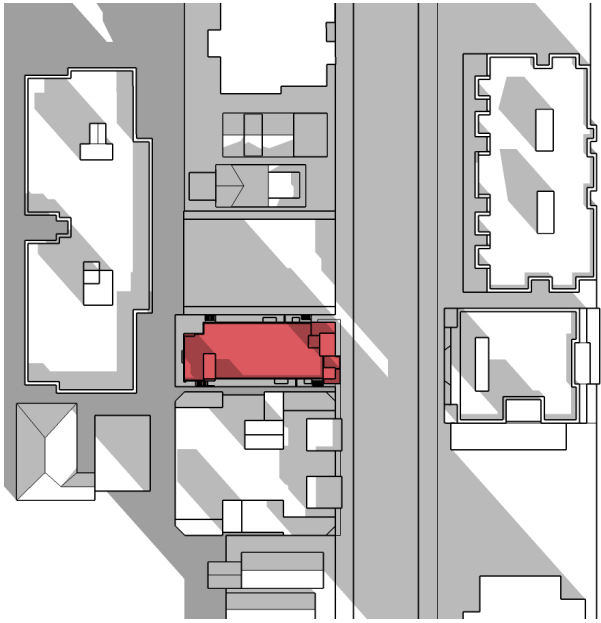
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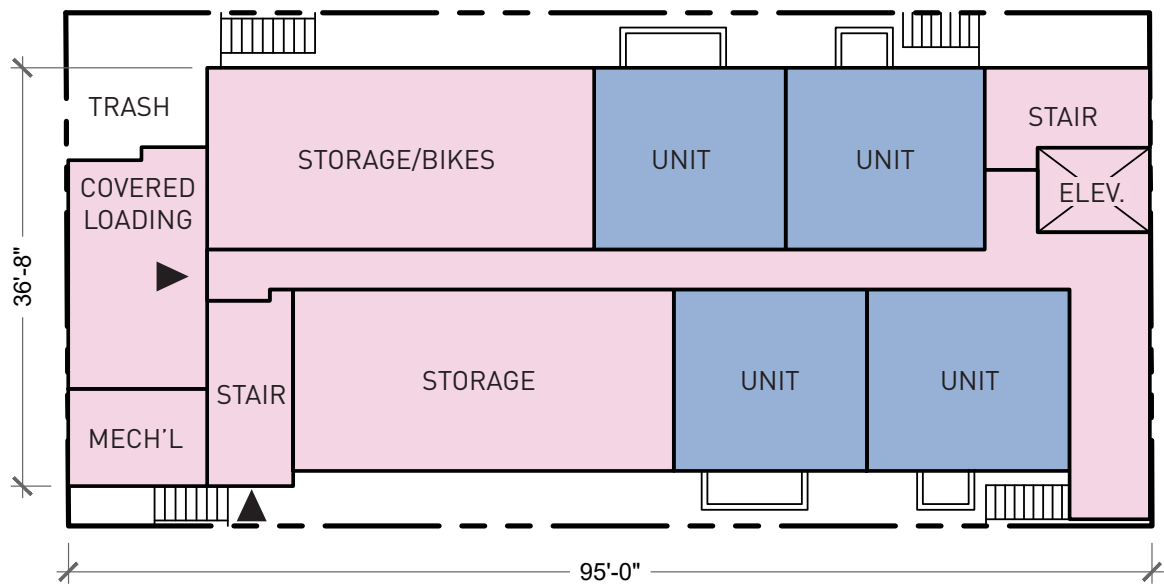
MARCH|SEPTEMBER 21



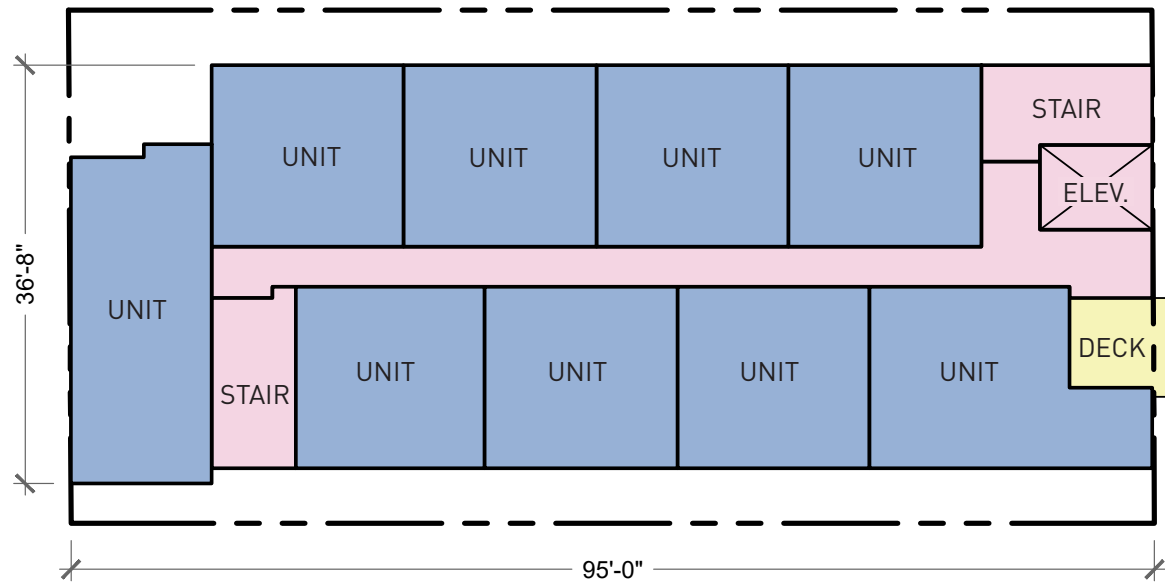
DECEMBER 21



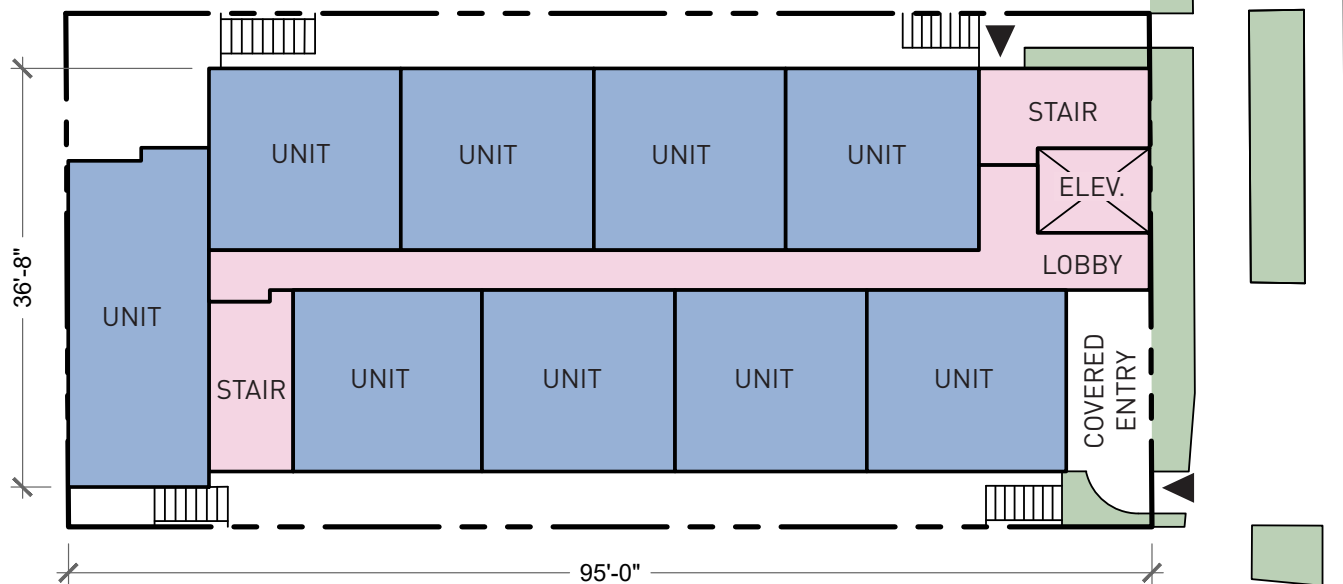
BASEMENT PLAN



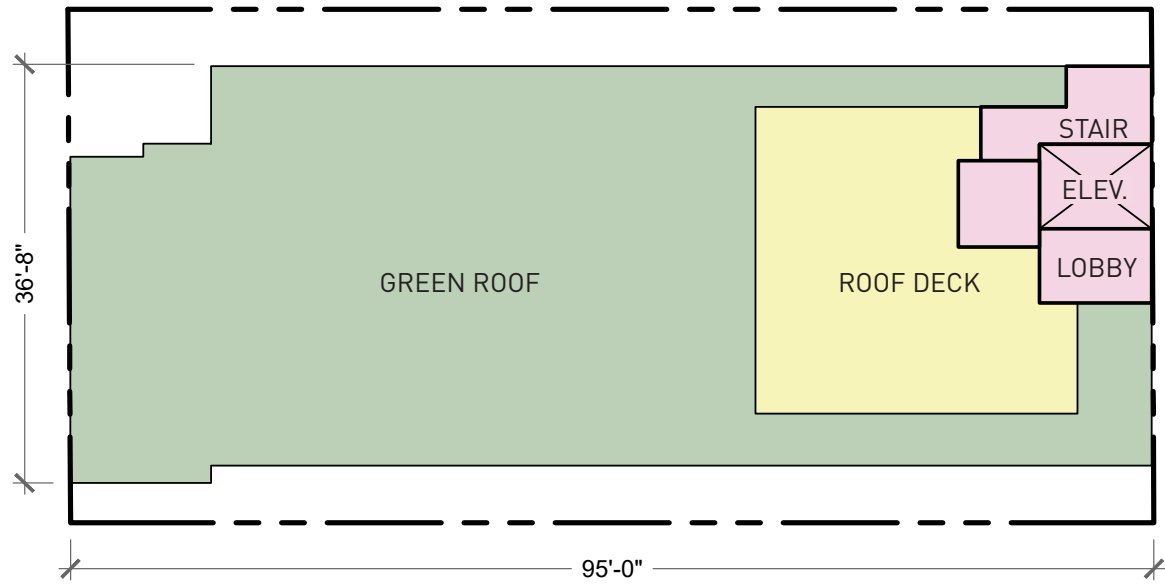
FOURTH-SEVENTH FLOOR PLAN



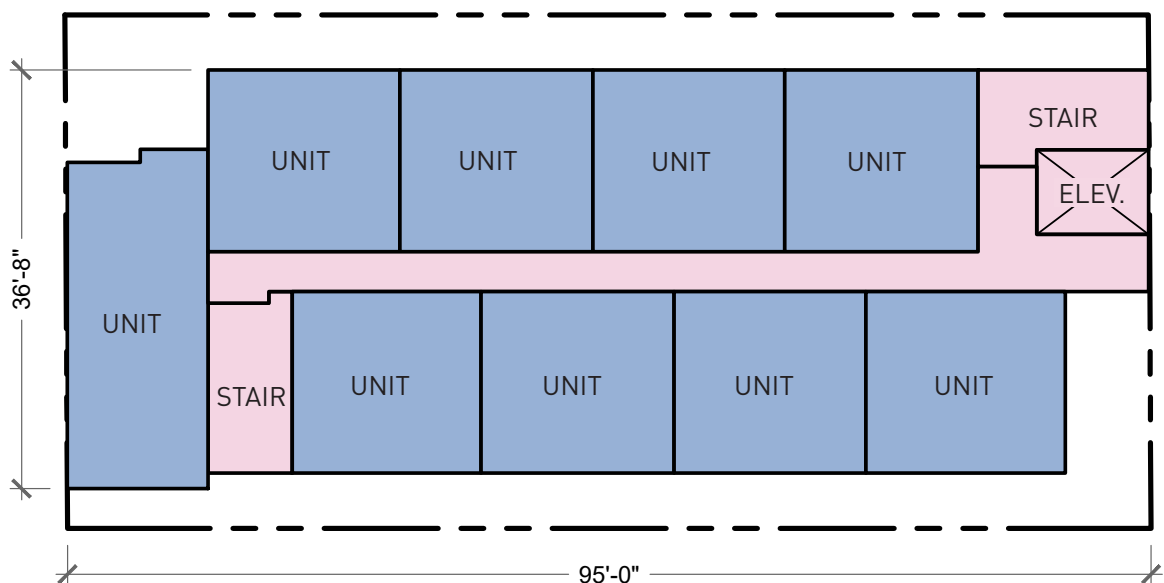
GROUND FLOOR PLAN

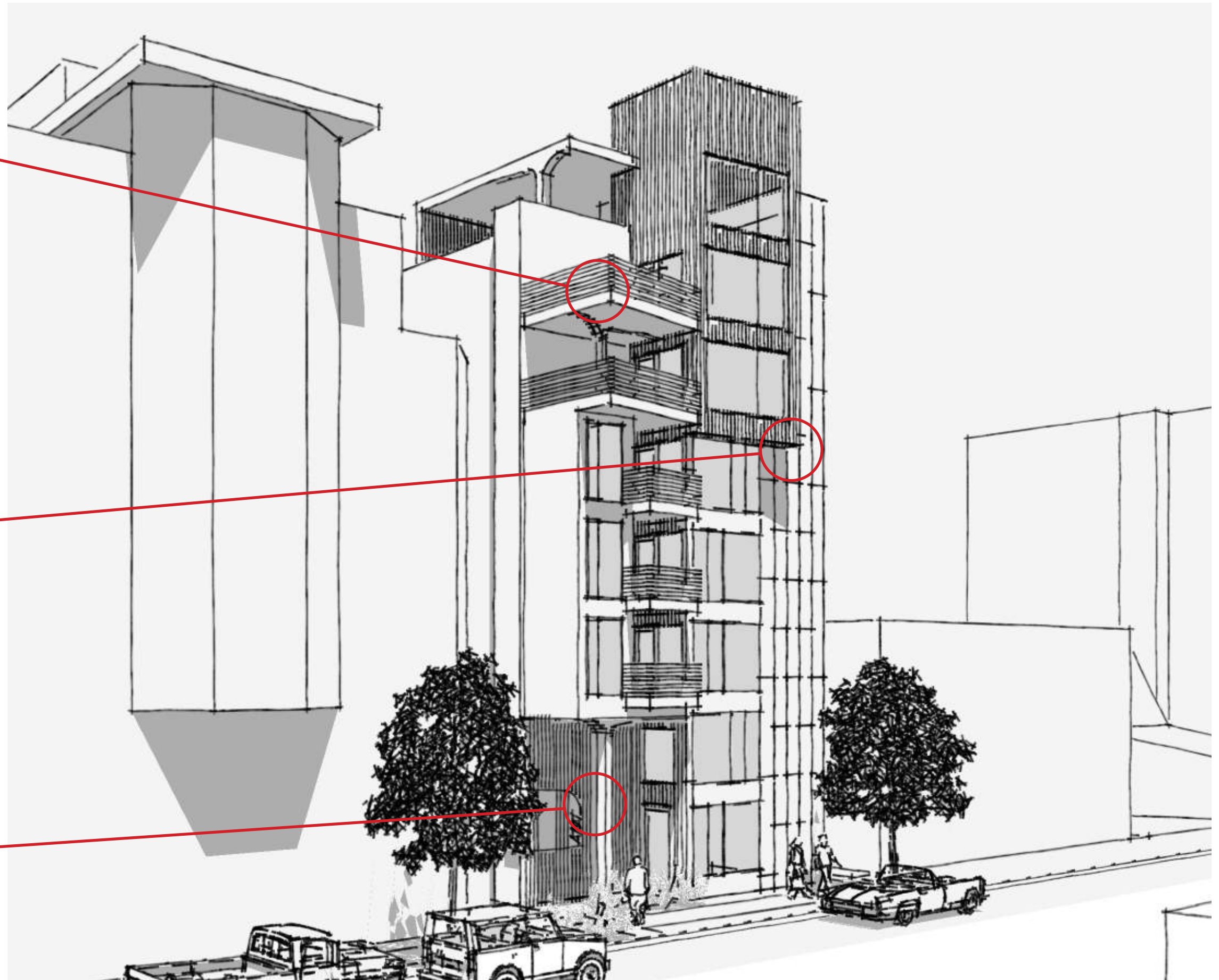
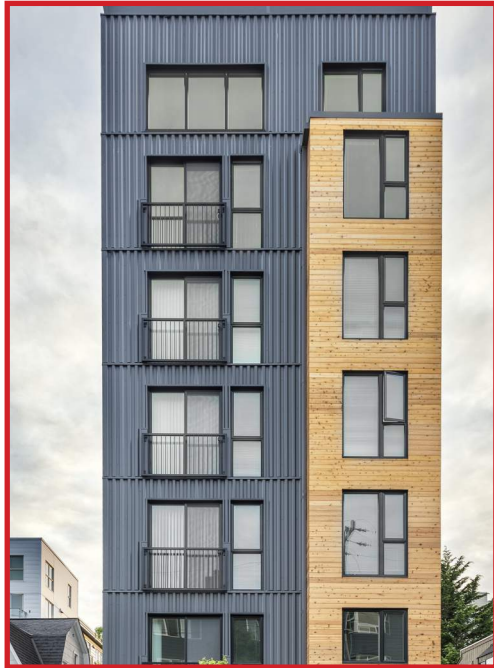
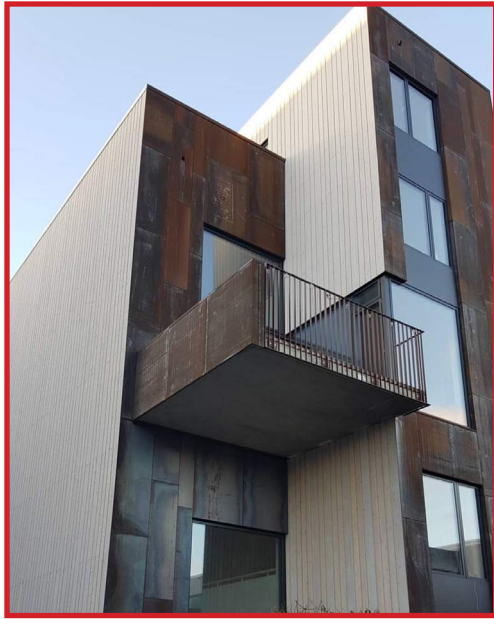


ROOF PLAN

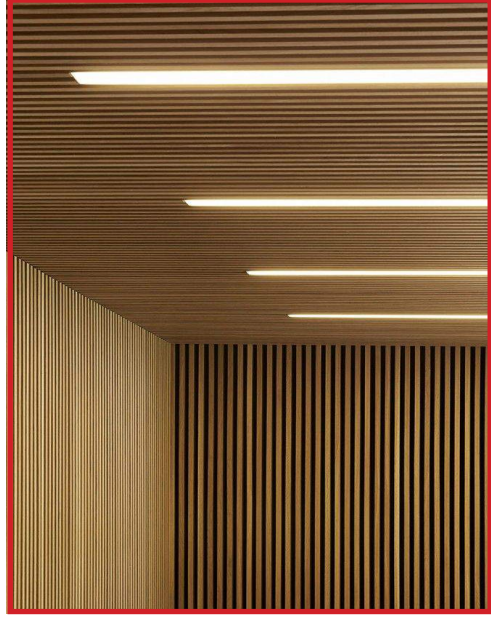


SECOND-THIRD FLOOR PLAN





MAIN ENTRY CONCEPT SKETCH









PAVERS + PARALLEL PLANTERS
FRONT FACADE + SIDEWALK

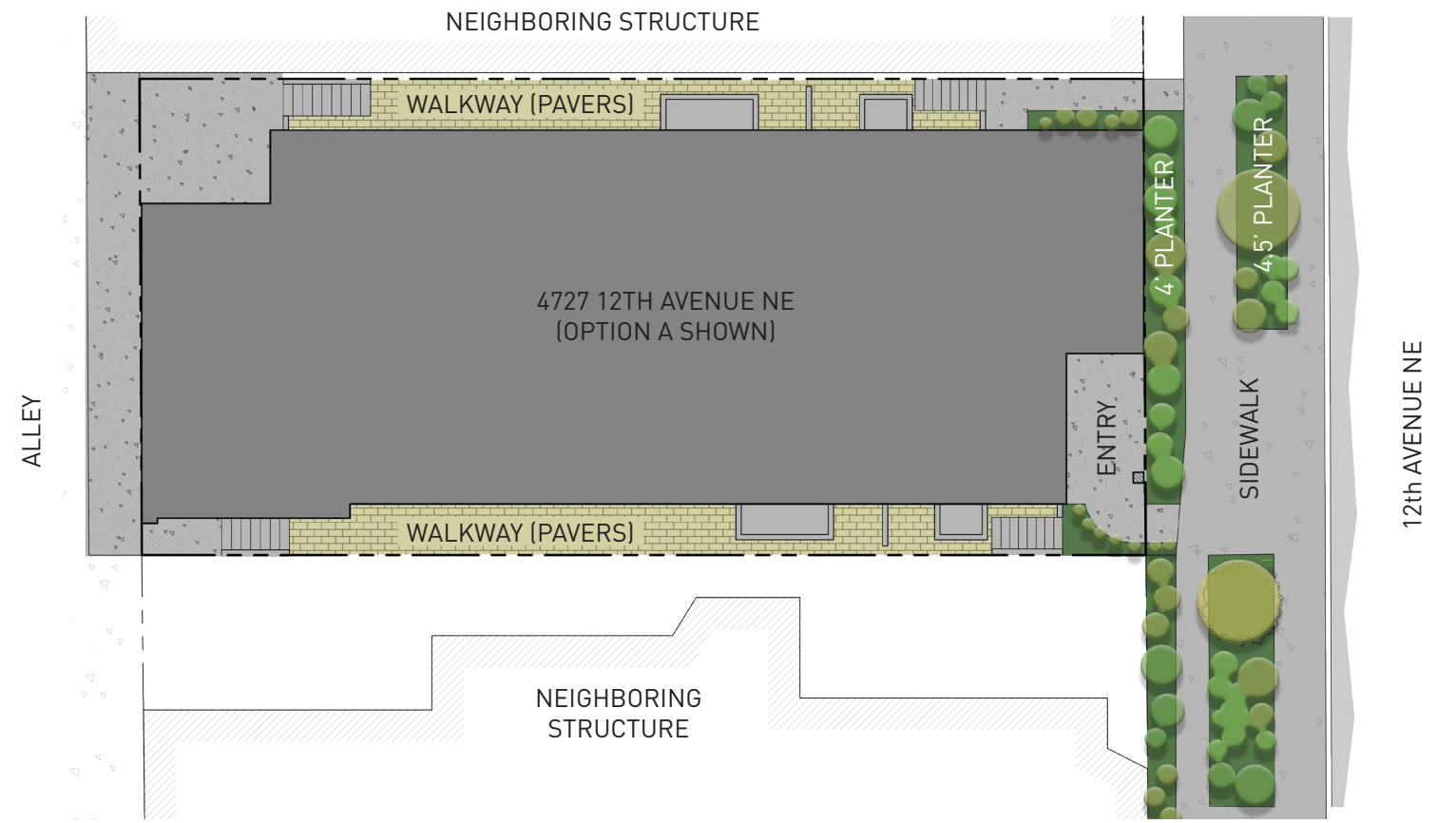


SAMPLE GREEN ROOF PLANTS
GREEN ROOF
PLANTERS ADJACENT TO WALL
FRONT FACADE



ARBOR, BENCHES + PLANTERS
ROOF DECK

GROUND LEVEL LANDSCAPE PLAN - OPTION A (PREFERRED) SHOWN



ROOF LEVEL LANDSCAPE PLAN - OPTION A (PREFERRED) SHOWN

