



PROJECT SUMMARY

PROJECT ADDRESS
2402 13TH AVE S, SEATTLE (WA)- 98144

DPD PROJECT NUMBER
3032895-EG, 6639878-CN

OWNER'S NAME
NATE ALLEN

LANDSCAPE ARCHITECT
DEVIN PETERSON
ROOT OF DESIGN LLC

ZONING INFORMATION
LR3
NORTH BEACON HILL RESIDENTIAL URBAN
VILLAGE OVERLAY

PARCEL NUMBER
9122000215

LOT AREA
4,620.7 SF

LEGAL DESCRIPTION
PARCEL A, LBA # 3029705

OF UNITS
ROWHOUSE: 7

FAR SQUARE FOOTAGE
6,469.0 SF

PARKING STALLS
0 PARKING STALLS REQUIRED, 0 PROVIDED



9-BLOCK AERIAL

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF ELEVEN TOWNHOUSE UNITS, BY DIVIDING THE LOT INTO TWO INDEPENDENT LOTS, A AND B. LOT A HAS 7 ROWHOUSES PROPOSED. THE EXISTING SINGLE-FAMILY RESIDENCE ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL IS IDEAL FOR A ROWHOUSE DEVELOPMENT DUE TO ITS PROXIMITY TO THE I-5, AS WELL AS ITS LOCATION IN A RESIDENTIAL VILLAGE OVERLAY, SURROUNDED BY APARTMENT BUILDINGS AND OTHER RESIDENTIAL CONTEXT.

EXISTING SITE

THE PROJECT SITE IS LOCATED BETWEEN 13TH AVE S TO THE WEST AND BEACON AVE S TO THE NORTH. THERE IS AN APARTMENT BUILDING NORTH OF THE SITE ALONG 13TH AVENUE S. TO THE SOUTH AND WEST OF THE SITE ARE SINGLE FAMILY RESIDENCES ACROSS 13TH AVE S. 4 ROWHOMES WILL BE BUILT TO THE EAST OF THE SITE UNDER A SEPARATE PERMIT.

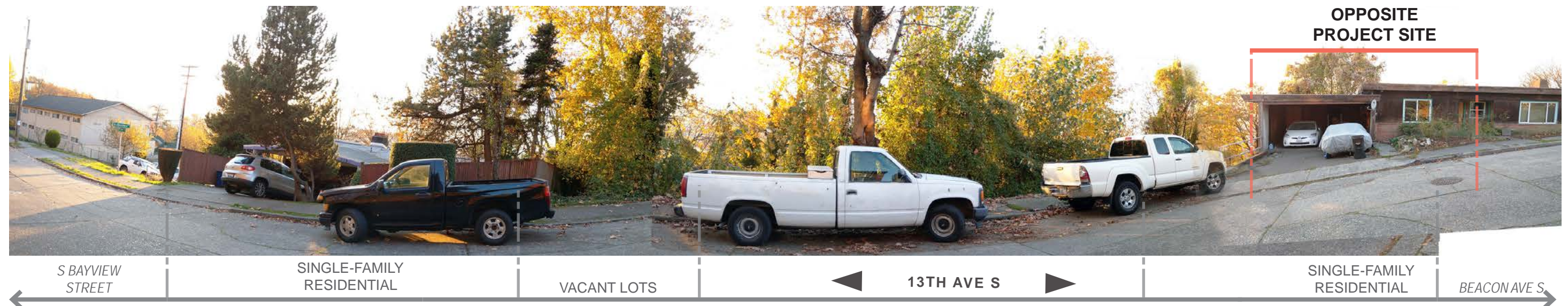
ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR3 IN THE NORTH BEACON HILL RESIDENTIAL URBAN VILLAGE OVERLAY AND THE BEACON HILL STATION OVERLAY. THE SITE IS SURROUNDED BY LOWRISE 3 ZONE ON THE NORTH AND WEST, LR 3 ON THE EAST AND A NC2P-40 ZONE ON THE EAST ACROSS THE ALLEY. NEIGHBORHOOD COMMERCIAL CONSISTS OF BEACON AVE S WHICH IS A MAJOR ARTERIAL IN THE NEIGHBORHOOD. THE I-5 LIES TO THE WEST OF THE SITE AND THE PARCELS BETWEEN THE SITE AND I-5 ARE CATEGORIZED AS SF 5000. THE SITE IS LOCATED WITHIN AN URBAN VILLAGE OVERLAY SO NO PARKING IS REQUIRED.





A STREET VIEW ALONG 13TH AVENUE S, LOOKING EAST TOWARDS PROJECT SITE
THE PROJECT SITE ON 13 TH AVENUE S IS ADJACENT TO SINGLE FAMILY RESIDENTIAL ON SOUTH SIDE AND FACES BEACON AVE ON NORTH.



B STREET VIEW ALONG 13TH AVENUE S, LOOKING WEST OPPOSITE PROJECT SITE
OPPOSITE THE PROJECT SITE ON 13TH AVENUE E ARE RESIDENTIAL USES, CONSISTING OF SINGLE FAMILY RESIDENCES.

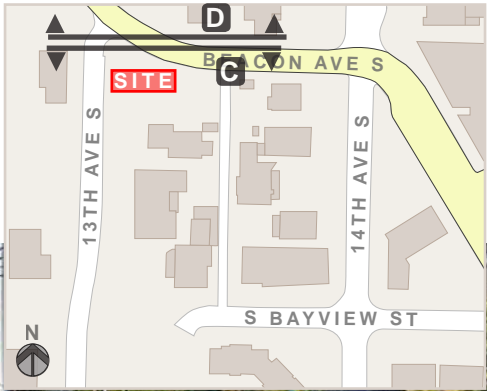




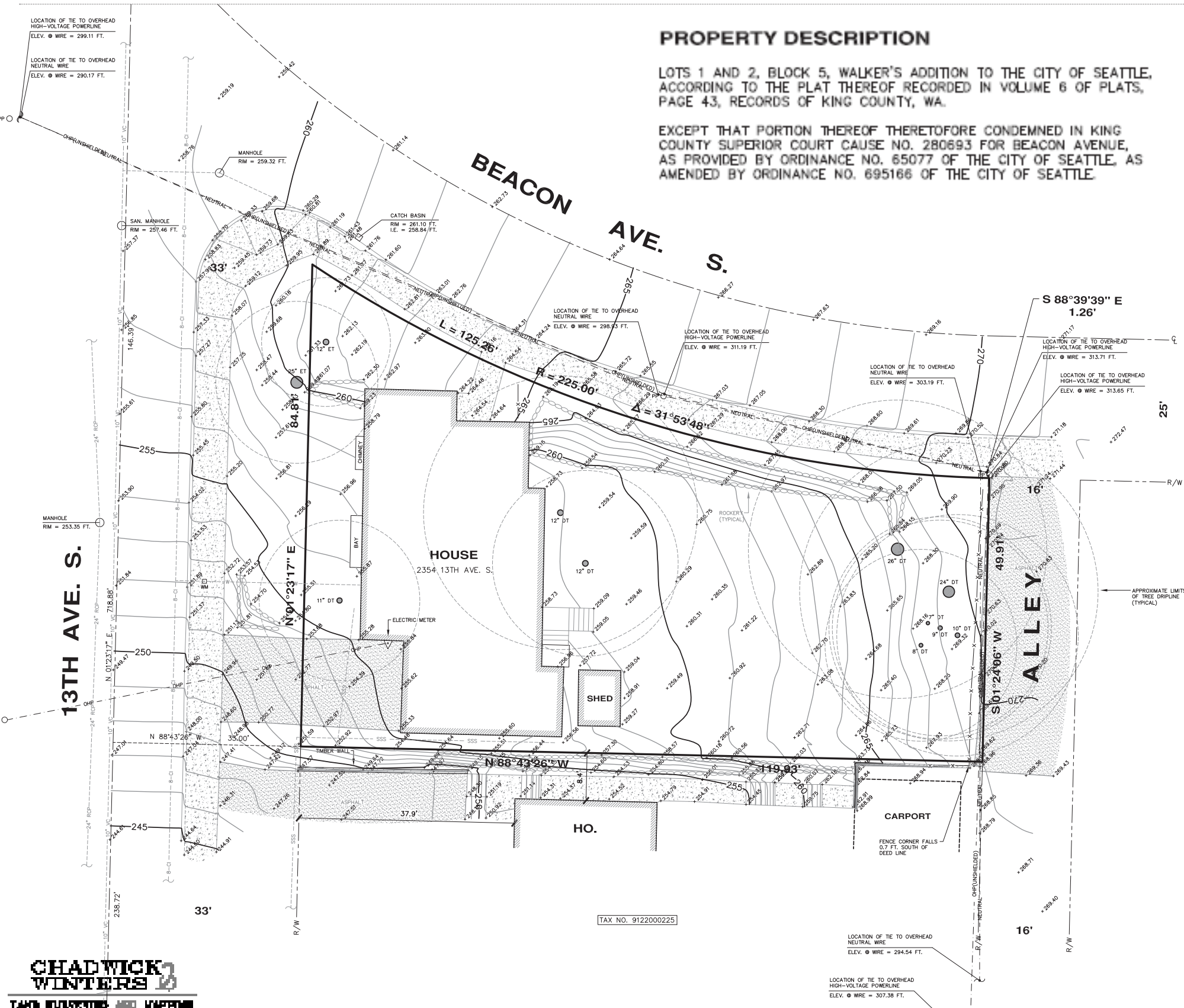
C STREET VIEW ALONG BEACON AVE, LOOKING SOUTH TOWARDS PROJECT SITE
THE EAST SIDE OF THE SITE HAS MULTI-FAMILY RESIDENTIAL USES AND ON THE WEST IS THE 13TH AVE S.



D STREET VIEW ALONG BEACON AVE LOOKING NORTH
TO THE NORTH OF THE SITE IS A TWO STOREY COMMERCIAL
STRUCTURE, FOLLOWED BY A SINGLE FAMILY RESIDENCE.



**A** PROJECT SITE**B** VIEW FROM BEACON AVE S TO NORTH

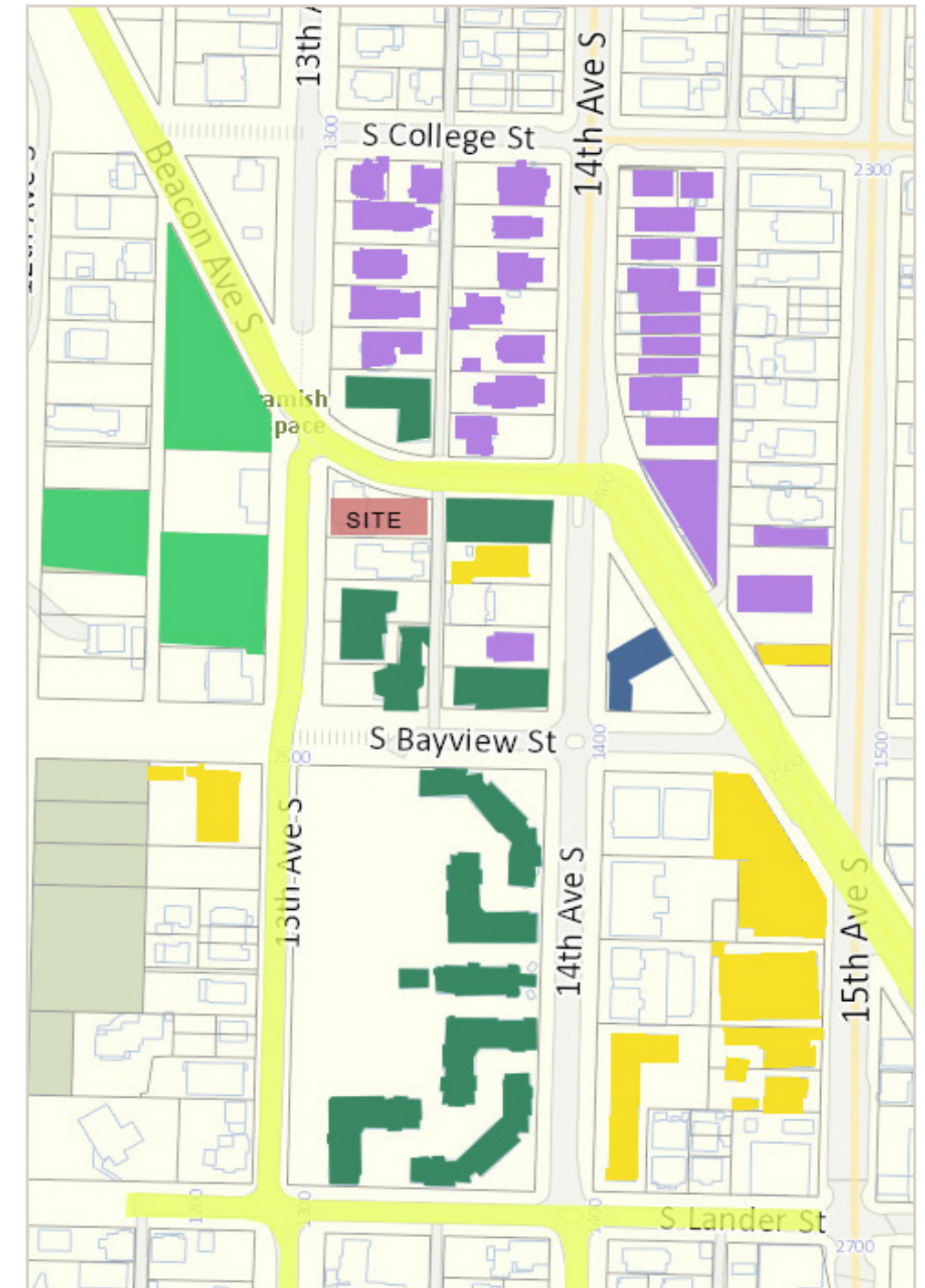


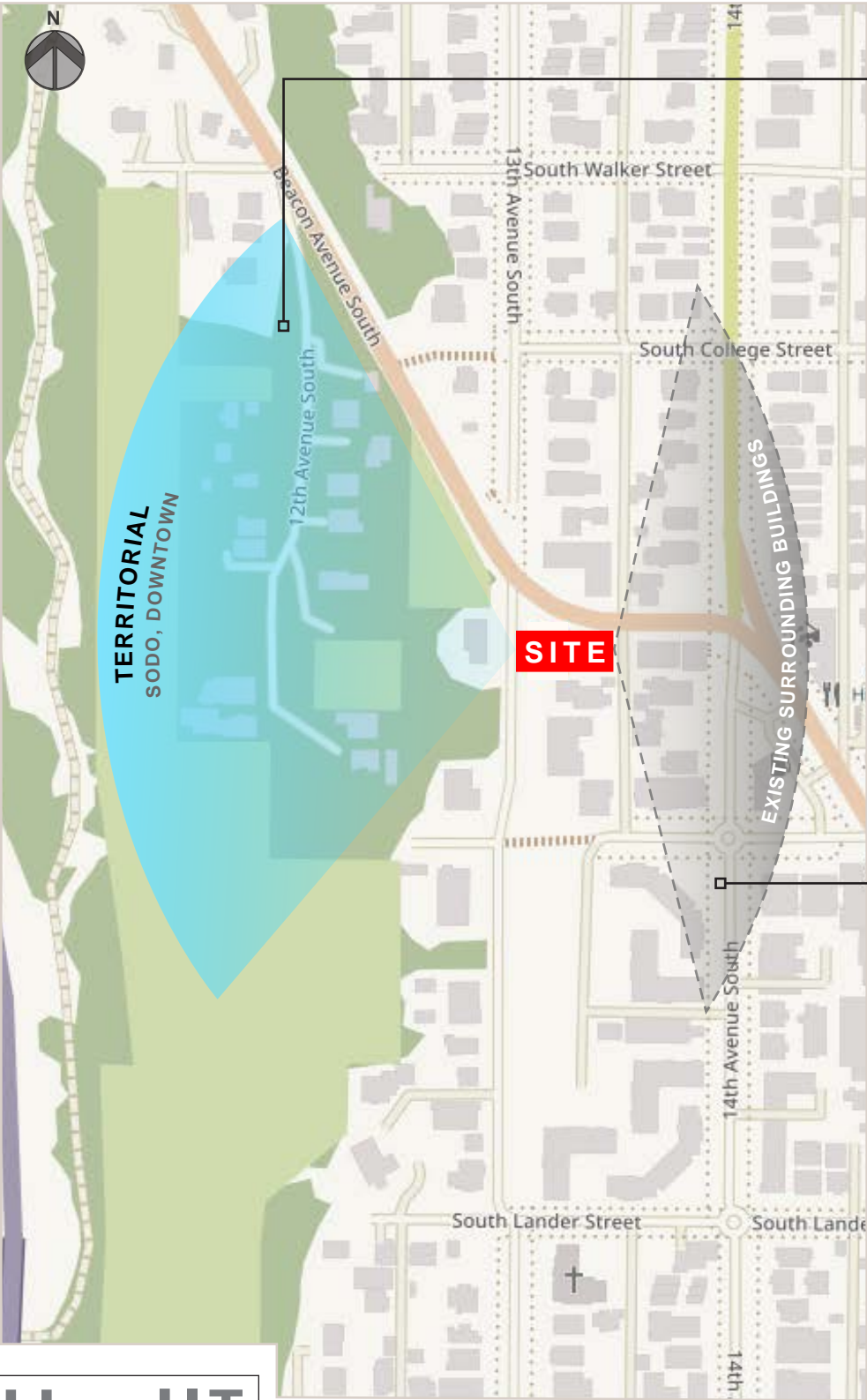
SURROUNDING USES

- RETAIL USE
- MULTI-FAMILY
- SINGLE FAMILY
- COMMERCIAL / OFFICE
- SCHOOL
- INDUSTRIAL

NEIGHBORING BUILDINGS

- A** WEST VIEW APARTMENT
- B** 76 GAS STATION
- C** EASTLAKE CENTER OFFICE BUILDING
- D** LA ESPERANZA DE SEATTLE
- E** LIOE'S AUTOMOTIVE SERVICE
- F** BEACON HILL DRIVING SCHOOL
- G** SHELL GAS STATION

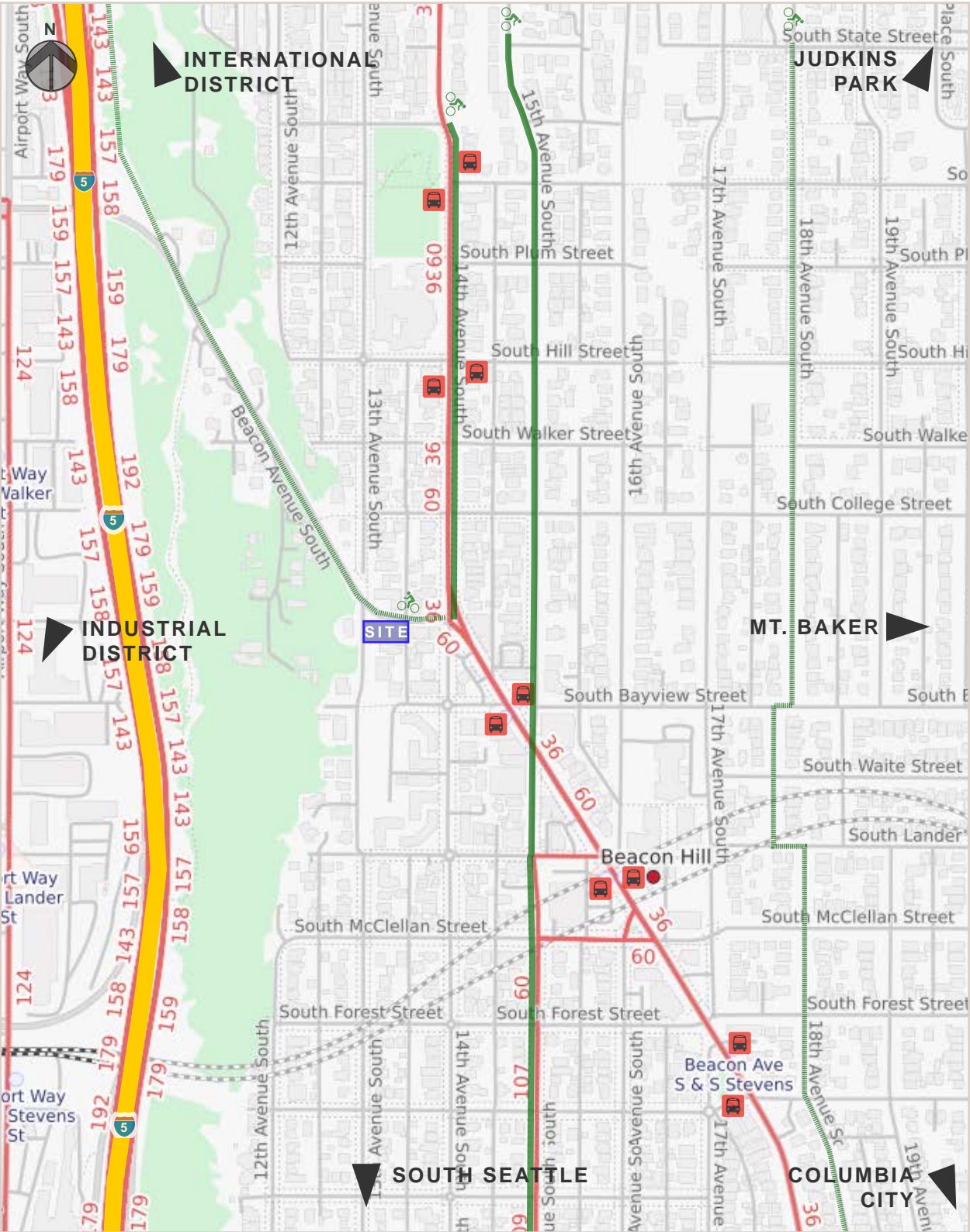


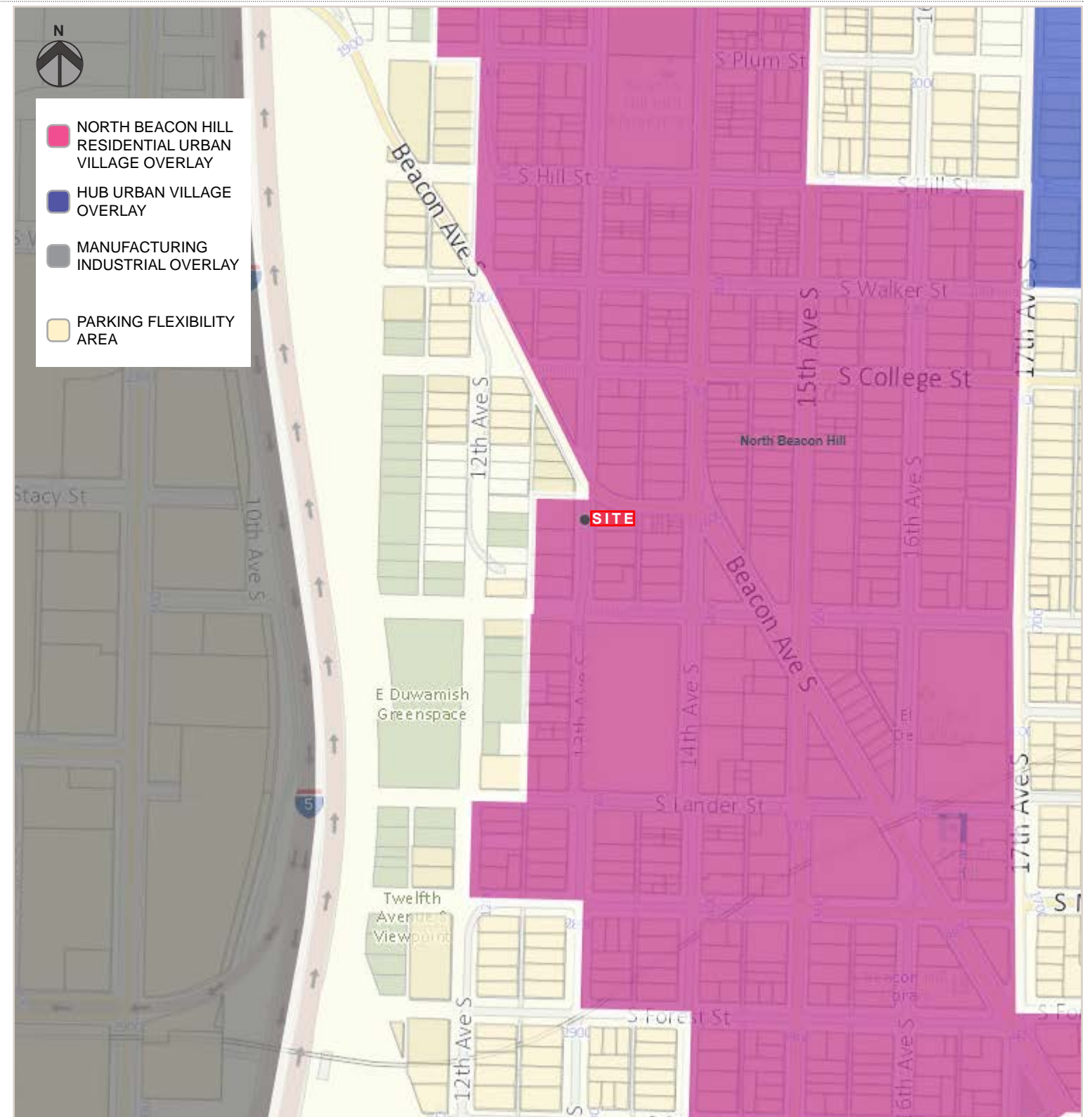
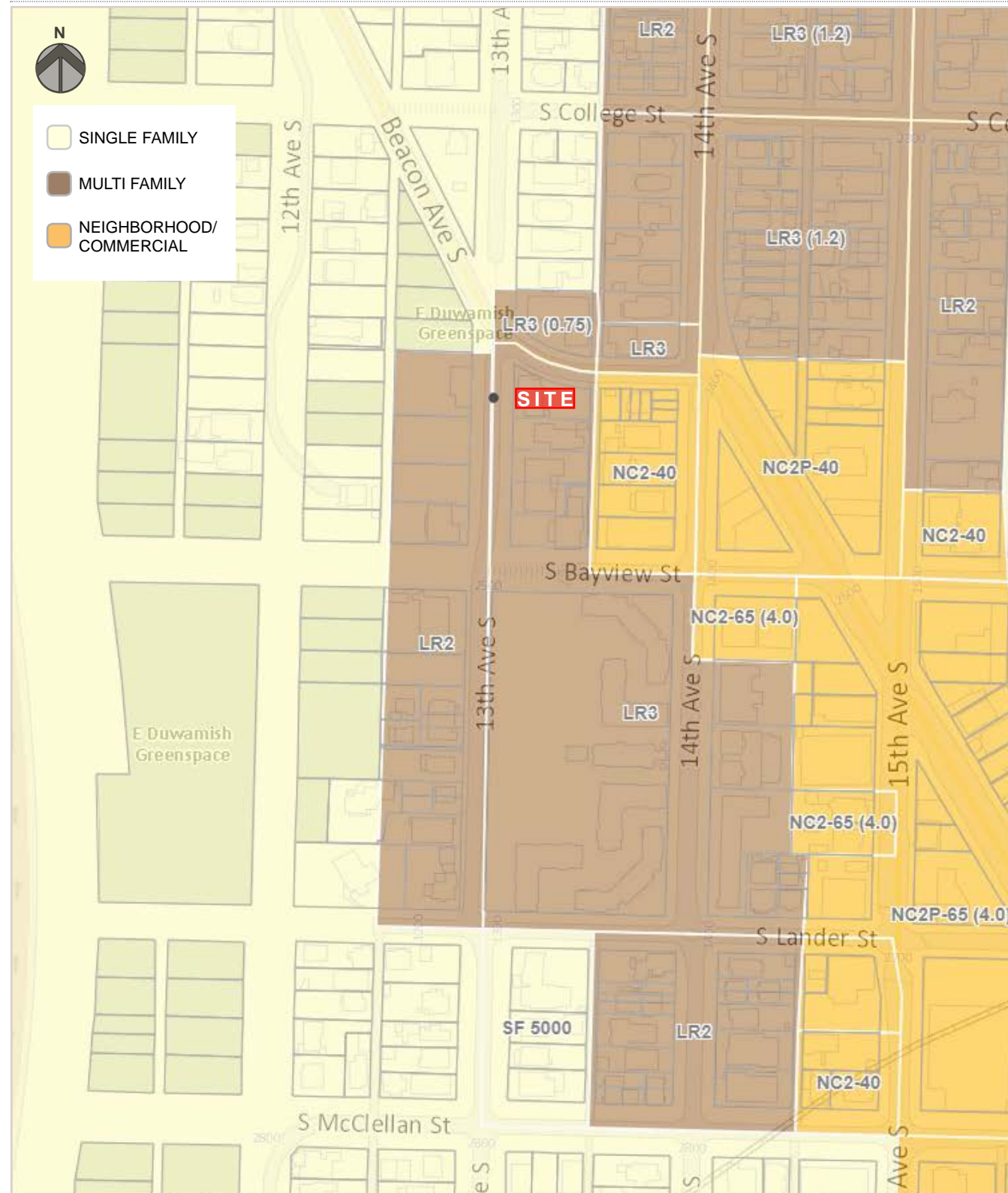


BUS LINE
36, 60

BICYCLE LANE
DEDICATED LANES
BICYCLE-FRIENDLY
ROADS

MAJOR
ARTERIAL (I-5)





23.45.502	SCOPE OF PROVISIONS LOWRISE 3 (LR3).				
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>				
23.45.510	FLOOR AREA RATIO A.1. ALL GROSS FLOOR AREA NOT EXEMPT, INCLUDING THE AREA OF STAIR PENTHOUSE WITH ENCLOSED FLOOR SPACE, COUNTS TOWARD THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER THE FAR LIMITS. TABLE A. TOTAL FAR PERMITTED ON LR3 TOWNHOUSE DEVELOPMENTS = 1.2 OR 1.4 C. HIGHER FLOOR AREA RATIO HIGHER FAR LIMIT APPLIES IF PROJECT MEETS THE STANDARDS OF: 1. GREEN BUILDING PERFORMANCE STANDARDS, 2. ALLEY IMPROVEMENTS, 3. PARKING LOCATION IN PARKING AREA AT REAR OF LOT, 4. ACCESS TO PARKING FROM ALLEY.				
23.45.512	DENSITY LIMITS - LR ZONES TABLE A. NO DENSITY LIMIT WHEN STANDARDS OF SUBSECTION 23.45.510.C ARE MET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.522	AMENITY AREA. A. AMENITY AREA FOR ROWHOUSE DEVELOPMENTS - LR. 1. REQUIRED AMOUNT IS 25% OF LOT AREA. 2. MINIMUM OF 50% OF REQUIRED AMENITY TO BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA ON THE ROOF THAT MEETS SUBSECTION 23.45.510.E.5 MAY BE COUNTED. 3. AMENITY AREA AT GROUND LEVEL CAN BE EITHER PRIVATE OR COMMON SPACE. D. GENERAL REQUIREMENTS. 1. ALL UNITS HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA. 2.a. AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE. 3. PROJECTIONS THAT DO NOT PROVIDE FLOOR AREA MAY EXTEND UP TO 2 FEET INTO AMENITY AREA, IF THEY ARE AT LEAST 8 FEET ABOVE FINISHED GRADE. 4.a. PRIVATE AMENITY AREAS THAT ABUT A SIDE LOT LINE THAT IS NOT A SIDE STREET LOT LINE TO HAVE A MINIMUM HORIZONTAL DIMENSION MEASURED FROM THE SIDE LOT LINE OF 10 FEET. 5.a. COMMON AMENITY AREAS TO HAVE MINIMUM AREA OF 250 SF AND HORIZONTAL DIMENSION OF 10 FEET. b.1. 50% MINIMUM OF COMMON AMENITY AT GROUND LEVEL TO BE LANDSCAPED. b.2. ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE SHALL BE PROVIDED (SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION). <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. J. ROOFTOP FEATURES 2. OPEN RAILINGS AND PARAPETS MAY EXTEND UP TO 4 FEET ABOVE THE APPLICABLE HEIGHT LIMIT. 4. STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 15% OF ROOF AREA. 8. ROOFTOP FEATURES LOCATED 10 FEET AWAY FROM NORTH EDGE OF ROOF TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>			23.45.529	COMBINED LENGTH OF ALL FAÇADES WITHIN 15 FEET OF A LOT LINE IS 65% OF LENGTH OF THE LOT WHEN LOT IS NOT ADJACENT TO STREET OR ALLEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i> DESIGN STANDARDS C. STREET FACING FAÇADES. 1.a. MINIMUM OF 20% OF AREA SHALL BE WINDOWS OR DOORS. 2.b. IF FAÇADE AREA IS OVER 750 SF, DIVISION INTO SEPARATE PLANES IS REQUIRED. c. PLANES TO HAVE A MINIMUM AREA OF 150 SF AND MAX AREA OF 500 SF WITH MINIMUM OF 18 INCHES DEPTH DIFFERENCE. F. DESIGN STANDARDS FOR ROWHOUSE DEVELOPMENTS. 1. EACH ROWHOUSE UNIT SHALL HAVE A PEDESTRIAN ENTRY ON THE STREET FACING FACADE THAT IS VISUALLY PROMINENT THROUGH COVERED STOOPS, PORCHES. ON CORNER LOTS, A VISUALLY PROMINENT ENTRY IS TRQUIRED ON ONLY ONE STREET FACING FACADES 2. DESIGN ELEMENTS TO PROVIDE A TRANSITION BETWEEN THE STREET AND THE ROWHOUSE UNITS, SUCH AS LANDSCAPING, TREES, FENCES, OR OTHER SIMILAR FEATURES, ARE REQUIRED IN THE FRONT SETBACK. 3. ARCHITECTURAL EXPRESSION TO VISUALLY IDENTIFY EACH UNIT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
				23.45.534	LIGHT AND GLARE STANDARDS A. EXTERIOR LIGHTING SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. C. PARKING AREAS FOR MORE THAN 2 VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL 5'-6" HIGH, OR SOLID HEDGE AT LEAST 5 FEET HIGH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
				23.45.536	PARKING LOCATION, ACCESS B. PARKING LOCATION IN PARKING AREA OR STRUCTURE AT THE REAR OF THE LOT. C. ACCESS TO PARKING FROM ALLEY.
23.45.518	SETBACK AND SEPARATIONS: ROWHOUSE DEVELOPMENTS, LR FRONT: 5'-0" MINIMUM. REAR: 0' WITH ALLEY, NO ALLEY: 7'-0" AVERAGE, 5'-0" MIN. SIDE (FAÇADES 40 FEET OR LESS IN LENGTH): 3'-6" F.1. MINIMUM SEPARATION OF 10 FEET BETWEEN PRINCIPAL STRUCTURES. H.1. EAVES, ROOFS AND OTHER WEATHER PROTECTION MAY PROJECT A MAX 4 FEET INTO SETBACKS, IF NO CLOSER THAN 3 FEET TO LOT LINE. 2. FEATURES THAT DO NOT PROVIDE FLOOR AREA MAY PROJECT 18 INCHES MAX IF THEY ARE A MINIMUM OF 30 INCHES ABOVE FINISHED FLOOR, A MAX OF 6 FEET HIGH AND 8 FEET WIDE, AND IF THEY MAKE UP NO MORE THAN 30% OF THE FAÇADE AREA WHEN COMBINED WITH OTHER FEATURES WITH FLOOR AREA. 3. FEAT-	23.45.524	LANDSCAPING STANDARDS A.2.a. GREEN FACTOR. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED. B.1. STREET TREES ARE REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.54.015	REQUIRED PARKING TABLE B. RESIDENTIAL USES WITHIN URBAN CENTERS: NO MINIMUM REQUIREMENT. TABLE D.2. 2 BICYCLE PARKING: 1 PER 4 DWELLING UNITS <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
		23.45.527	STRUCTURE WIDTH AND FAÇADE LIMITS TABLE A. MAX STRUCTURE WIDTH HAS NO LIMITS. B. MAX	23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE A.2. RESIDENTIAL USES LOCATED ON SEPARATE PLATTED LOTS, SHALL PROVIDE ONE STORAGE AREA PER DWELLING UNIT WITH MINIMUM DIMENSIONS OF 2'-6"X 6'.



CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

C TOPOGRAPHY
C.2. ELEVATION CHANGES
THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION THE TOPOGRAPHY CHANGES OF THE SITE BY GRADUALLY STEPPING UP FROM STREET LEVEL ALL THE WAY BACK TO THE ALLEY.

CS2 URBAN PATTERN AND FORM

B ADJACENT SITES, STREETS, AND OPEN SPACES
B.2. CONNECTION TO THE STREET
THE PROJECT INCORPORATES THE EXISTING SLOPE BETWEEN THE SITE AND THE SIDEWALK. THIS ALLOWS FOR A LANDSCAPED TRANSITION SPACE FITTING OF THE STREETScape ALONG THAT SIDE OF 13th AVE S.

C RELATIONSHIP TO THE BLOCK
C.2. MID-BLOCK SITES
THE SITE IS LOCATED BETWEEN TWO DIFFERENT SCALES. AT ONE SIDE A GREEN ZONE WITH DENSE TREES AND SOME SCATTERED ONE STORIE STRUCTURES AND AT THE OTHER SIDE A 7-UNIT TOWNHOUSE PROJECT. THE PROPOSED PROJECT OF FOUR TOWNHOME UNITS WITH THREE STORIES FITS RIGHT IN BETWEEN OF THE ADJACENT SCALES.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
A.3. ESTABLISHED NEIGHBORHOODS
THE PROPOSED DESIGN INCORPORATES THE USE OF SIDING IN WARM COLORS, ACCENTUATED WITH LIGHT COLORED BANDS, COMPATIBLE WITH THE NEIGHBORING THEME STILL HAVING IT'S OWN IDENTITY.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

B WALKWAYS AND CONNECTIONS
B.3. PEDESTRIAN AMENITIES
ACCESS TO THE BUILDING'S ENTRY IS PROVIDED VIA A SINGLE

ENTRY POINT WITH STAIRWAYS FOR EASY AND DIRECT ACCESS TO EACH UNIT. THE DESIGN PROPOSES AN OVERHANG AT THE SECOND FLOOR THAT PROVIDES COVERING FOR THE ENTRY DOOR AND THE PATIO.

PL2 WALKABILITY

B SAFETY AND SECURITY
B.1. EYES ON THE STREET
PROPOSING ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE FRONT PROVIDES A LINE OF SIGHT THAT ENCOURAGE NATURAL SURVEILLANCE.

PL3 STREET-LEVEL INTERACTION

A ENTRIES
A.2. ENSEMBLE OF ELEMENTS
EACH UNIT ENTRY DOOR AND SIDELIGHT WILL HAVE AN EAVE DIRECTLY ABOVE FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM WALKWAY WITH A LANDSCAPE AREA NEXT TO IT.

B RESIDENTIAL EDGES
B.1. SECURITY AND PRIVACY
THE PROPOSED BUILDINGS ARE ELEVATED FROM THE STREET LEVEL AND WILL HAVE LANDSCAPING AND ENTRY STAIRWAYS THAT WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

B VEHICULAR ACCESS AND CIRCULATION
B.1. ACCESS LOCATION AND DESIGN
THE PROJECT DOES NOT REQUIRE ANY PARKING PER CODE.

C PARKING AND SERVICE USES
C.2. VISUAL IMPACTS
SINCE NO PARKING WAS PROVIDED/NEEDED, EXTENSIVE LANDSCAPE WAS DONE TO CREATE VISUALLY APPEALING SPACES.

DC2 ARCHITECTURAL CONCEPT

A MASSING
A.2. REDUCED PERCEIVED MASS
RAILINGS, BALCONIES AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY

BREAKING UP THE MASSING.

B ARCHITECTURAL AND FAÇADE COMPOSITION
B.1. FAÇADE COMPOSITION
DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. BRICK PATTERN AS BASE, WIDE HARDIE PANELS AS A VERTICAL ELEMENT BETWEEN THE UNITS, AND WOOD TO INCORPORATE A SOFTER AND ORGANIC MATERIAL INTO THE OVERALL AESTHETIC. ON THE OTHER FACADES THE USE OF DIFFERENT COLOR LAP SIDING ALSO HELPS TO IDENTIFY THE DIFFERENCE BETWEEN BASE, BUILDING AND TOP PARAPETS.

CO. COMMUNITY OUTREACH SUMMARY

CO1 PARKING

A.1. SOME SAID THEY NEED PARKING, OTHERS COMMENTED THAT LIMITED PARKING HELPS TO ENCOURAGE PEOPLE TO GET OUT OF THEIR CARS.

CO2 COST AND AFFORDABILITY

B.1. A TWO-BEDROOM IS NOT RIGHT FOR A BIG FAMILY.

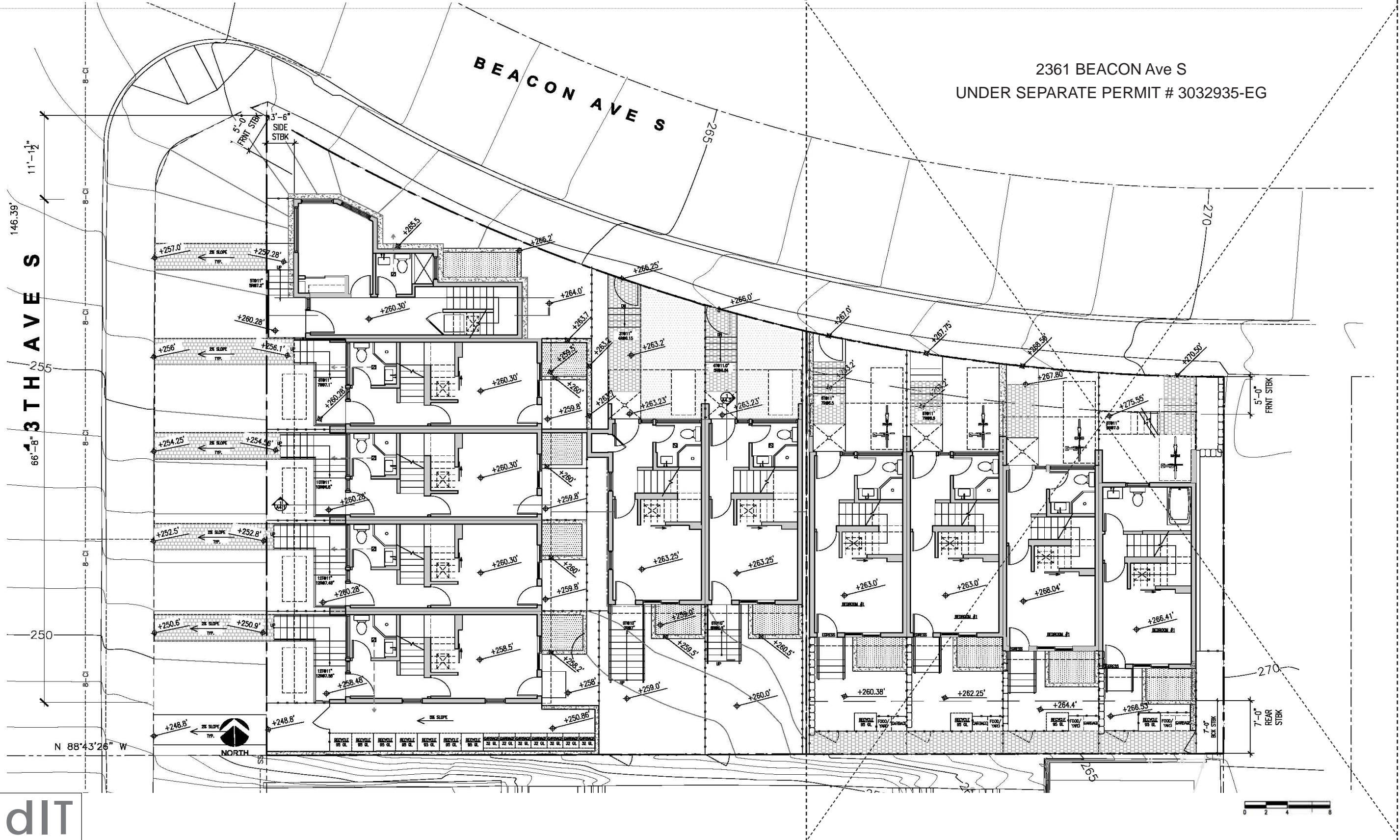
CO3 DESIGN

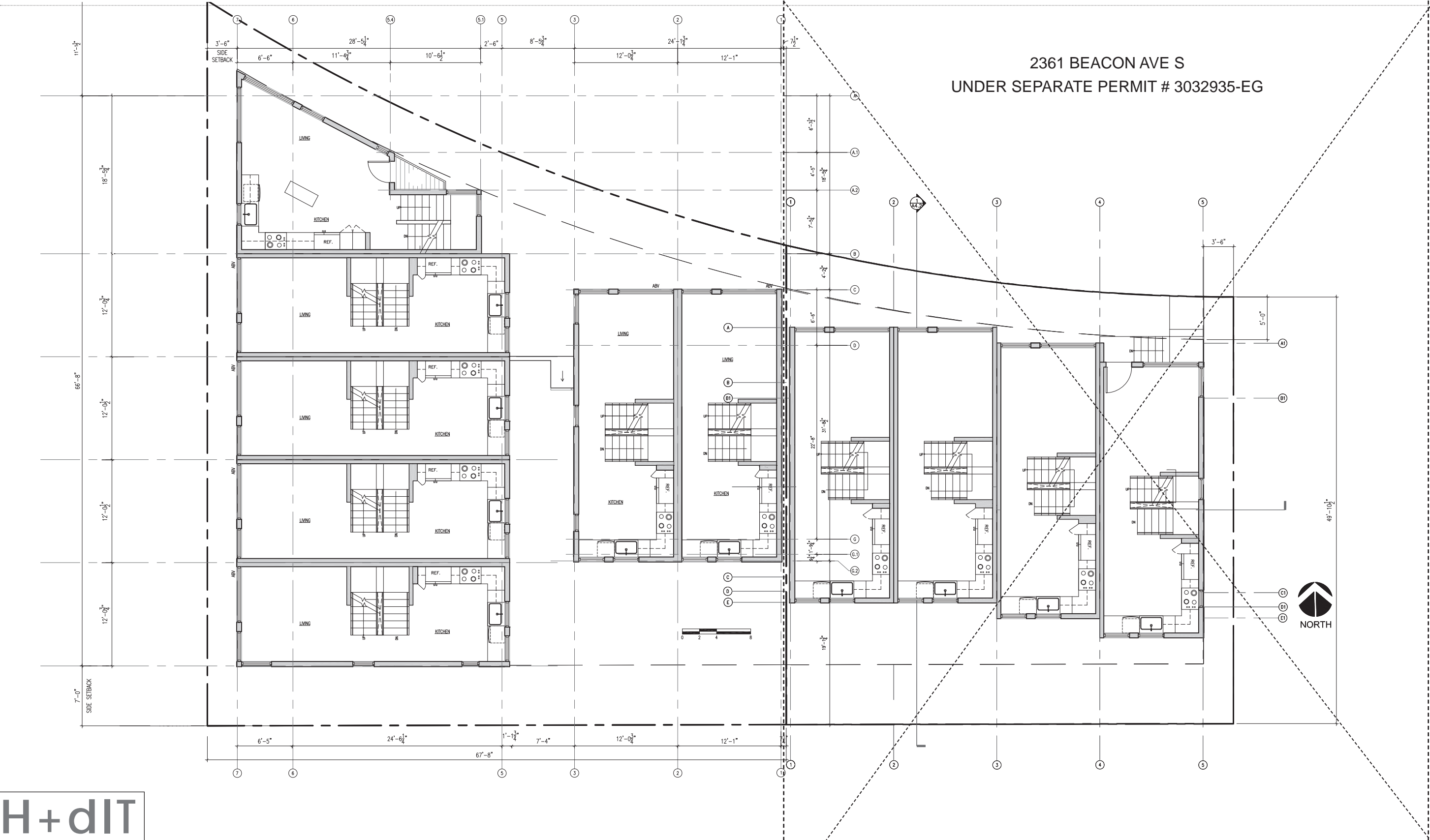
A.1. ARE ALL OF THE UNITS THE SAME SIZE? ARE THEY TWO BEDROOMS OR THREE BEDROOMS? HOW MANY STORIES ARE THE UNITS? WE'RE REALLY HAPPY WITH THE QUALITY OF OUR HOME THAT ISOLA HOMES CONSTRUCTED ACROSS THE ALLEY. CONCERN THAT IT WILL BE A THREE-STORY WALK UP.

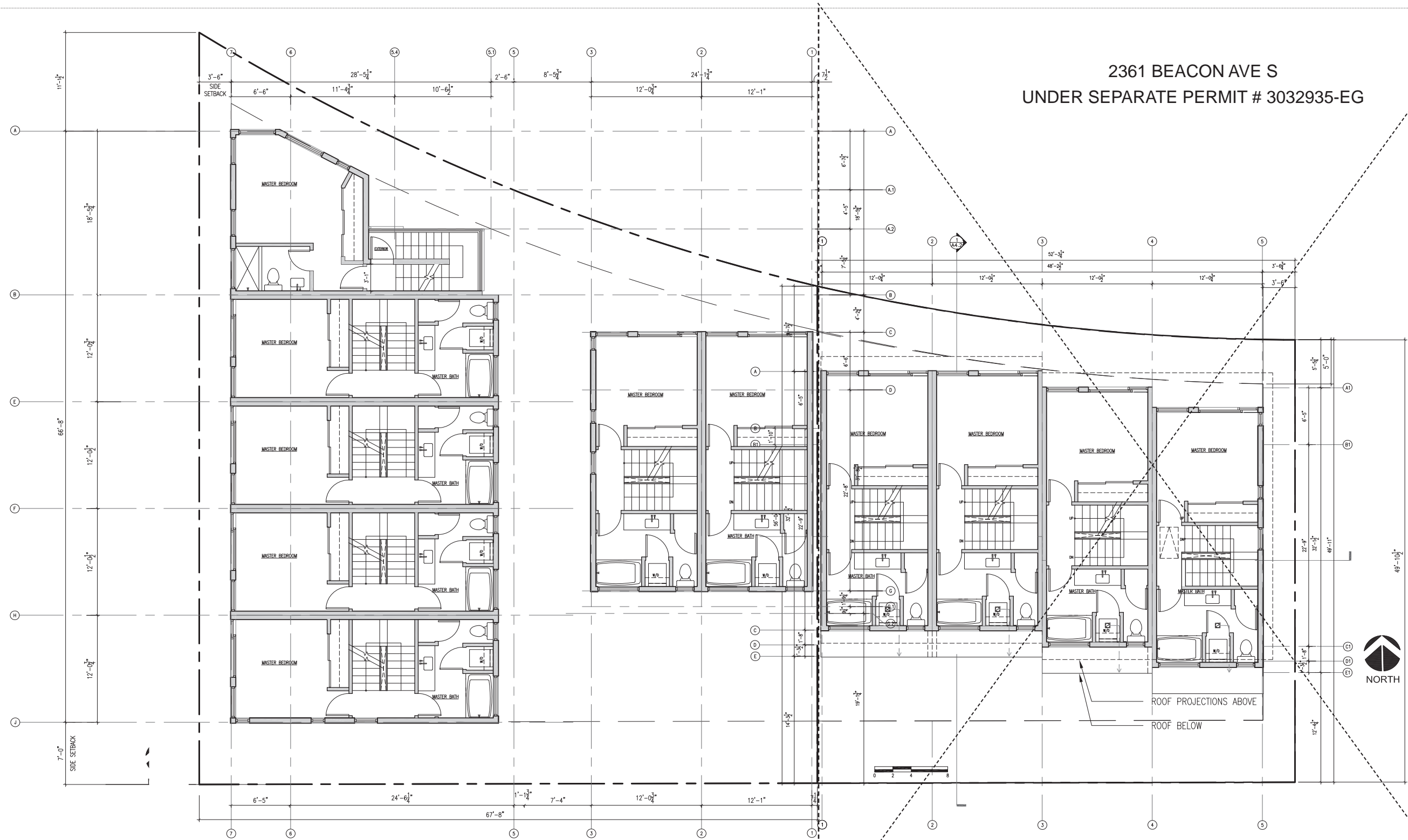
CO4 ABOUT THE SITE

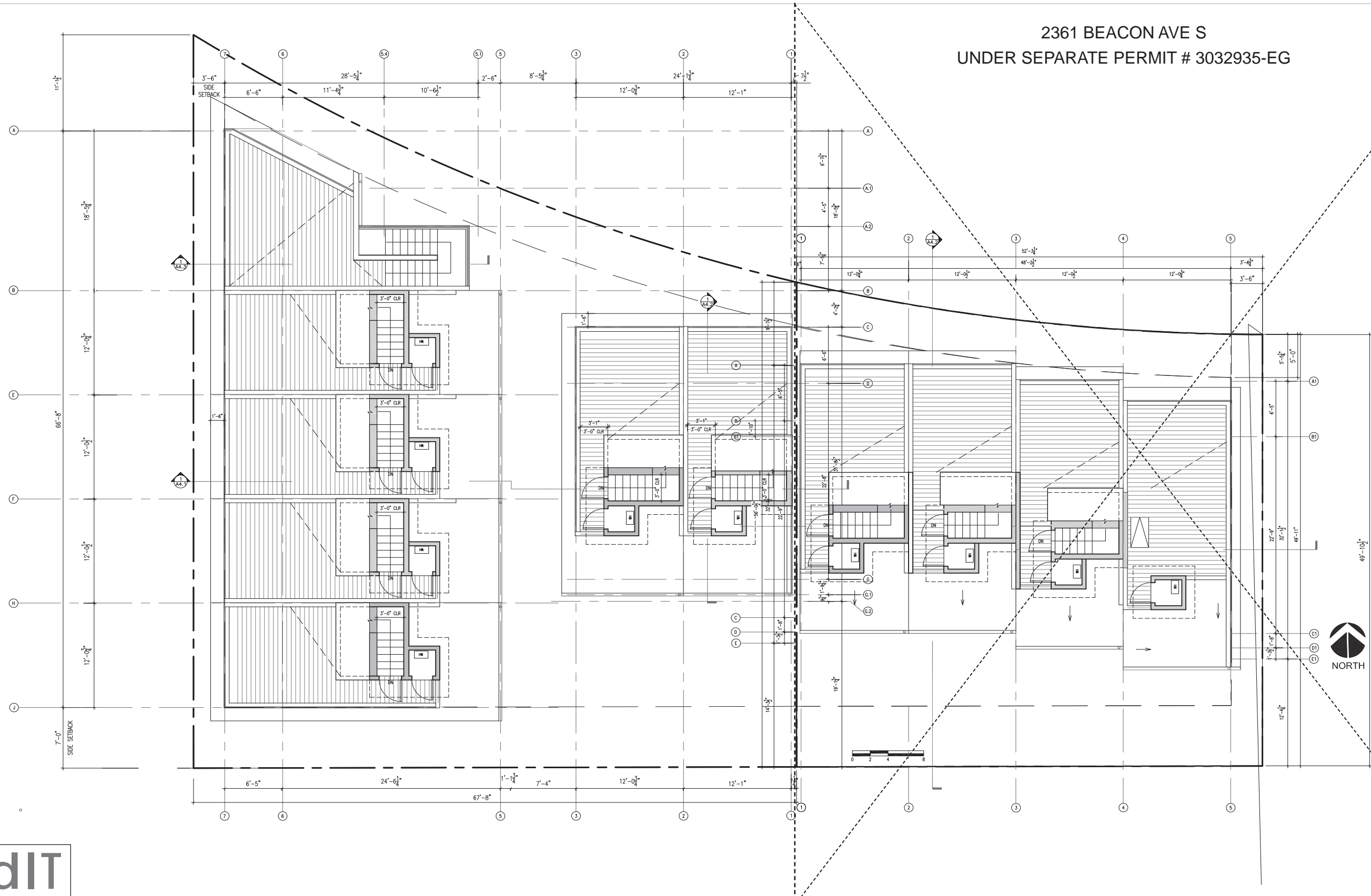
A.1. WILL THERE BE FENCING AROUND THE BACK AND SIDES OF THE UNITS?













1: FIBERCEMENT SMOOTH PANEL PAINTED LIGHT GREY
 2: VINYL DOOR AND WINDOWS, SIZE PER SCHEDULE
 3: FIBERCEMENT SMOOTH PANEL PAINTED MAROON

4: FIBERCEMENT BEADED LAP WITH 7" EXPOSURE
 PAINTED- LIGHT GREY
 5: OPEN 1X2 WOODEN FENCE- 6' HIGH
 6: DARK GREY PAINTED HORIZONTAL STRIPS AT ROOF

7: OPEN METAL DECK RAILING- COLOR: BLACK
 8: DARK GREY PAINTED VERTICAL STRIPS
 9: EXPOSED CONCRETE
 10: SMOOTH FINISH TIGHT KNOT CHANNEL LAP CEDAR
 SIDING

11: WOOD ON WOOD FENCE: 6' HIGH



ELEVATION - NORTH

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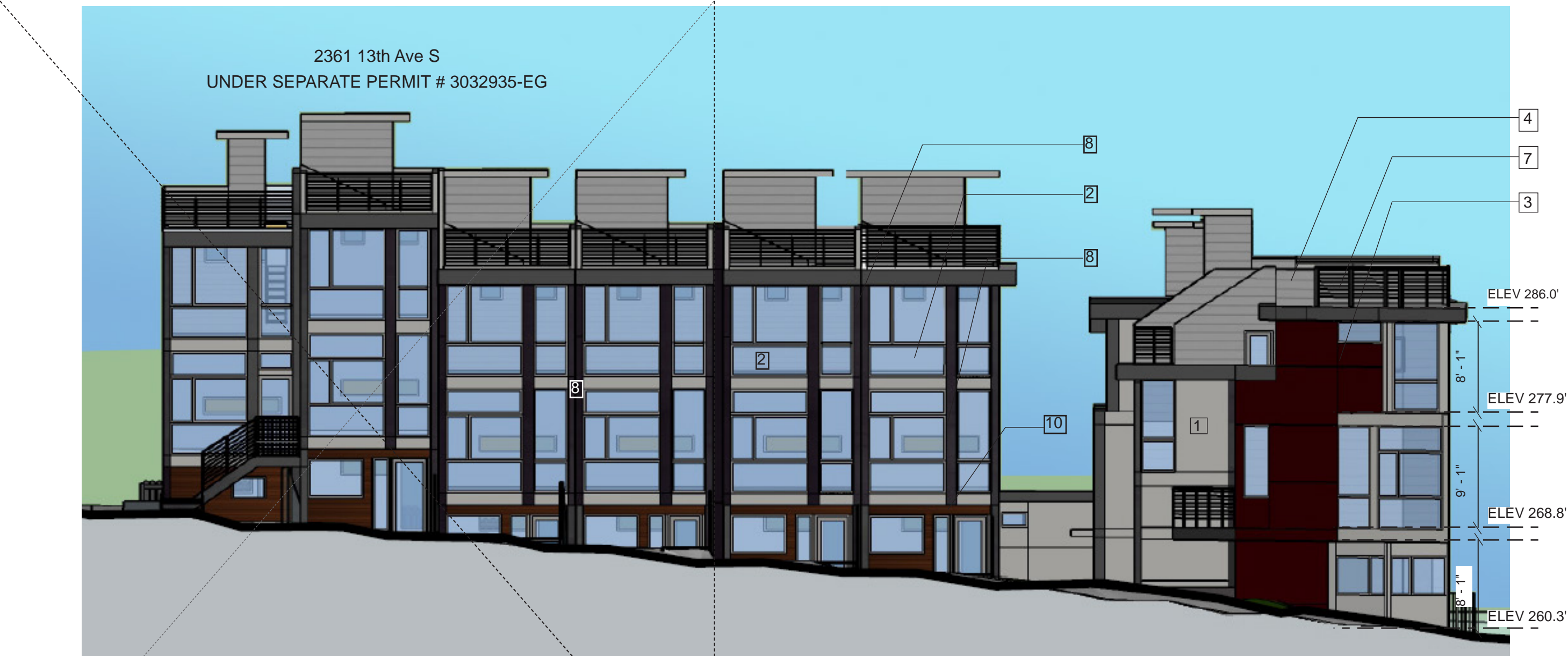
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DARK/CHARCOAL GREY CEMENT BOARD FACIA
AND VERTICAL ACCENT PANELS

OPEN 1X2 WOODEN FENCE



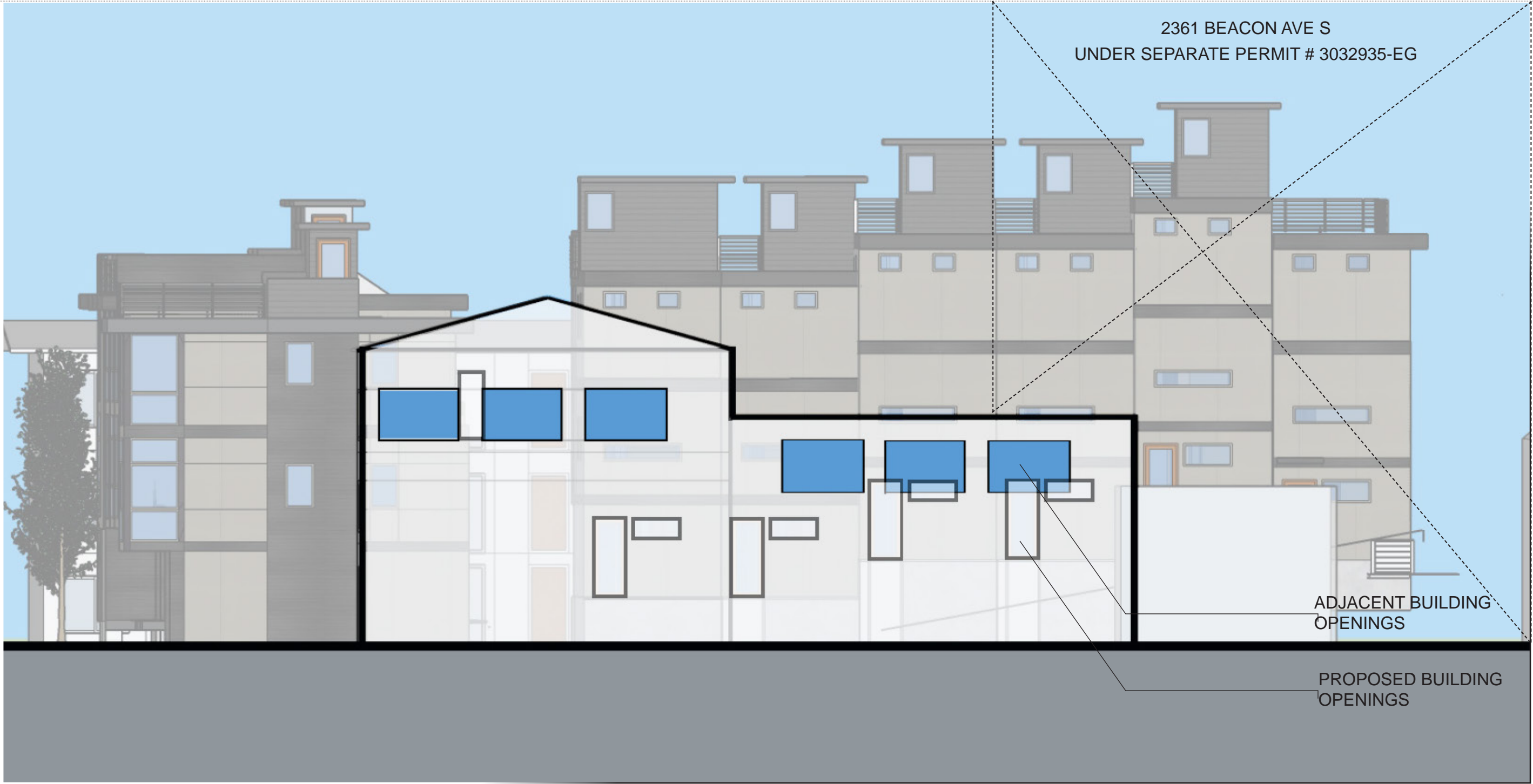
LIGHT GREY PAINT TO MATCH 'WEST CLAY' CEMENT
BOARD (PLANK OR PANEL)

PLY GEM 'WEST CLAY' COLOR FOR THE DOOR WINDOW
FRAMES



PROPOSED COLOR FOR THE CEDAR SIDING





THE BUILDING ON THE SOUTH HAS VERY FEW OPENINGS AND NONE OF THEM FULLY OVERLAP ANY OF THE PROPOSED ONES, BUILDINGS ARE 30' APART.

2361 BEACON AVE S
UNDER SEPARATE
PERMIT # 3032935-EG



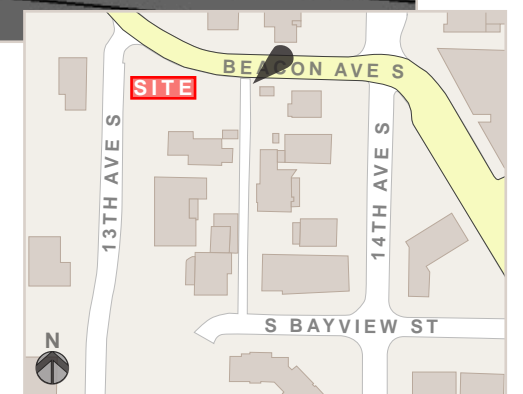
PERSPECTIVE OF SOUTHWEST CORNER





PERSPECTIVE OF NORTHWEST CORNER







2361 BEACON AVE S
UNDER SEPARATE PERMIT
3032935-EG

