

SDCI Project: #3037119-EG
#6800845-CN
Dropped Off: 12/21/2020



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Project Data		Key Metrics	Current	Previously
Address:	2713 S Norman St Seattle, WA 98144	Zone:	LR2(M)	LR2
Tax ID Number:	3274800585	Urban Village:	N/A	N/A
SDCI Project Number:	#3037119-EG #6800845-CN	Frequent Transit:	Yes	
Lot Size:	6,350 SF	Overlay Zoning:	No	
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144		<u>Required/Allowed</u>	<u>Proposed</u>
Owner/Applicant:	Denson Alphonse 2713 S Norman St Seattle, WA 98144	Density:	TH'S - Unlimited	(6) Townhouse
Proposal:	2713 S Norman St is currently (1) lot with (1) Duplex. The applicant proposes to demo the duplex and construct (6) townhouses with 4 parking stalls and (1) garage, and future unit lot division.	Vehicle Parking:	(0) Spaces	(4) Open Stalls; (1) garage
		Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(6) Long-term (2) Short-term
		FAR:	1.4 X 6,350 SF =8,890 SF	8,890 SF
		Amenity Area:	25% of Lot Area = 1,587 SF	3,300 SF
		Structure Height:	40'-0" + 4' Parapet + 10' Penthouse Bonus	35' + 4' Parapet + 10' Penthouse Bonus
		Front Setback (S Norman St):	5' Min, 7' AVG	6.5' Min, 7'AVG
		Rear Setback (South):	5' Min, 7' AVG	5' Min, 7'AVG
		Side Setback(East):	5' Min,	5'
		Side Setback (West):	5' Min,	5'
		Facade Length (East):	65% (Within 15' of Property Line) 127.08' X .65 = 82.60'	Proposed: 74.4'
		Facade Length (West):	65% (Within 15' of Property Line) 126.5' X .65 = 82.22'	Proposed: 72.08'

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. We worked with a translator to get all the outreach transcribed into Vietnamese, Mandarin and Cantones. Flyers provided information about the project and location, as well as a link to the project website and on-line survey.

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 2713 S Norman St

Denson-Hamilton and JW Architects are collaborating to design the redevelopment of 2713 S Norman St



Project information:
This project will be located midblock on the south side of S Norman St - just a few steps from Martin Luther King Jr Way. When it's complete, the new homes will be 3 stories tall and will include 6 townhouses with 4 open parking stalls and 1 car garage. We're just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022.

Project Contact
Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

We request your input through:

ONLINE SURVEY
September 17 - October 8, 2020
Link to survey:
www.jwseattle.com/2713-english

PROJECT WEBSITE
jwseattleoutreach.wixsite.com/2713

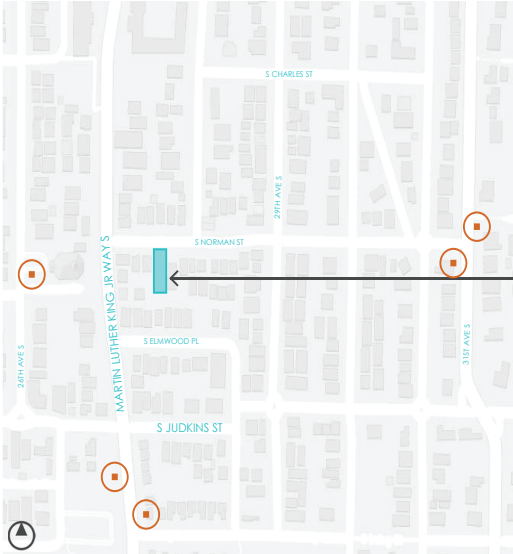
*additional info on back of flyer



Front page of Flyer.

Link to project website and survey.


Link to dedicated project website and public comments.



ONLINE SURVEY
September 17 - October 8, 2020
Link to survey:
www.jwseattle.com/2713-english

SITE

DROP-IN HOURS
In-Person meetings have been suspended due to COVID-19.

By transit: 
Off 26th Ave S- Buses 4
Off Martin Luther King Jr Way – Buses 4, 8
Off 31st Ave S – Bus 14

Visit the **Project Website** (jwseattleoutreach.wixsite.com/2713) to see project related information concerning this project.


To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwseattle.com) and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy



Back page of Flyer.



Development Objectives & Public Outreach

DESIGN REVIEW OUIREACH SURVEY

Denson-Hamilton and JW Architects are collaborating to design the redevelopment of 2713 S Norman St. When it’s complete, the new homes will be 3 stories tall and will include 6 townhouses with 4 open parking stalls and 1 car garage. We’re just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022.

This survey will be open from September 17th to October 8th. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (2713 S Norman St) or project number (3037119-EG) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood's webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1.

What is your connection to this development project? (select all that apply)
 - I live very close to the project
 - I live in the general area
 - I own a business nearby
 - I visit the area often for work or leisure
 - I don’t have a direct connection, but I care about growth and development in Seattle
 - Other [fill in blank, 100 character maximum]
2.

What is most important to you about a new building on this property? (select up to two)
 - That it fits into neighborhood look
 - That it stands out as a unique and landmark building
 - That it brings new services or amenities to the area (businesses, open space, etc.)
 - That is affordable for residents and/or businesses
 - That it is designed to be family-friendly
 - That it is designed with environmental sustainability in mind
 - Other [fill in blank, 100 character maximum]

2.

What is most important to you about a new building on this property? (select up to two)
 - That it fits into neighborhood look
 - That it stands out as a unique and landmark building
 - That it brings new services or amenities to the area (businesses, open space, etc.)
 - That is affordable for residents and/or businesses
 - That it is designed to be family-friendly
 - That it is designed with environmental sustainability in mind
 - Other [fill in blank, 100 character maximum]
3.

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
 - Lots of plants/greenery
 - Additional designs for safety (street lighting, gates, fences, etc)
 - Quality building materials at street-level (brick, large windows,
 - Seating/places to congregate (sidewalk cafes, benches, etc)
 - Pet friendly areas
 - Off-street bicycle parking
 - Other [fill in blank, 100 character maximum]
4.

What concerns do you have about the project? (select any/all that apply)
 - Construction noise/impacts
 - The existing residence is going away
 - That I will not like the way it looks
 - That it will not be affordable
 - That it may feel out of scale with other buildings nearby
 - I don’t really have any specific concerns
 - Other [fill in blank, 100 character maximum]
5.

Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]
6.

What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]
7.

What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]
8.

What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1.

What is your age?
 - Under 12 years old
 - 12-17 years old
 - 18-24 years old
 - 25-34 years old
 - 35-44 years old
 - 45-54 years old
 - 55-64 years old
 - 65-74 years old
 - 75 years or older
2.

What are the languages spoken in your home? (select any/all that apply)
 - English
 - Spanish
 - Amharic
 - Oromo
 - Tigrinya
 - Other [please specify]
3.

How long have you lived in this neighborhood?
 - Less than a year
 - 1-2 years
 - 3-5 years
 - 5-10 years
 - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (2713 S Norman St) or project number (3037119-EG) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don’t want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

SURVEY RESULTS

We received seven survey responses for this project. The survey was available on the JW Architects webpage from September 17th through October 8th.

Question 1:
75% live very close to the project
25% live in the general area

Question 2:
46% want it to fit into neighborhood look
38% want it to be affordable for residents and/or businesses
8% want it to be designed to be family-friendly
8% want it to be designed with environmental sustainability in mind

Question 3:
41% want a lots of plants/greenery
9% want additional designs for safety
50% want quality building materials at street-level.

Question 4:
25% concern about construction noise/impact
8% concern about existing residence going away
8% concern about not liking the way it looks
25% concern about the affordability of the project
34% concern about the building may feel out of scale with other buildings nearby
Other- concern about parking

Question 5:
- Parking is already tight, should have at least one spot per unit
- Parking is already maxed, Each unit should have an off street space
-What makes this neighborhood great is the economic and racial diversity.

Question 6:
-Sam Smith Park
-Mt. Baker ridge overlook

Question 7:
- Convenience to so many things. The development at 23/Jackson and 23/ Union
-Quiet but close to lively parts of Seattle
-The families nearby, the diversity of the neighborhood. I also like how residential it feels currently, and not like I'm in a dense urban center.

Question 8:
- Parking
- Houses are very close together
- Honestly, I hate all the townhouses going up. Not only is the construction loud, but it's making the neighborhood more dense.

Additional Questions:

Question 1:
60% 25-34 years old
30% 35-44 years old
10% 55-64 years old

Question 2:
100% English

Question 3:
14% less than a year
14% 1-2 years
58% 3-5 years
14% 5-10 years

ELECTRONIC/DIGITAL OUTREACH

Approved by DON

Development Objectives & Public Outreach

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES
PER GPS OBSERVATIONS

REFERENCES

R1. RECORD OF SURVEY, VOL. 159, PG. 205,
RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 139, PG.S 256-256B,
RECORDS OF KING COUNTY, WASHINGTON.
R3. SHORT SUBDIVISION NO. 3005674, VOL. 237, PG.S 130-131,
RECORDS OF KING COUNTY, WASHINGTON.
R4. PLAT OF RAINIER HEIGHTS, VOL. 9 OF PLATS, PG. 71,
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN
SEPTEMBER OF 2020. THE FIELD DATA WAS COLLECTED AND
RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC
THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD.
WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN
FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT
ELEVATIONS.

2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE
COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS
DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY
OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE
PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING
MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED
BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION
SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL
PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR
CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR
LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY
INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF
UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE
CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE
SERVICE (800-424-5555).

4. SUBJECT PROPERTY TAX PARCEL NO. 3274800585

5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,294 S.F.
(0.14 ACRES)

6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST
THAT ARE NOT SHOWN HEREON.

7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD
MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND
TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS.
ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND
MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

BUILDING

CENTERLINE ROW

CONCRETE SURFACE

RETAINING WALL

FENCE LINE (CHAIN LINK)

FENCE LINE (WOOD)

GAS LINE

MONUMENT IN CASE (FOUND)

POWER (OVERHEAD)

POWER POLE W/ LIGHT

REBAR AS NOTED (FOUND)

REBAR & CAP (SET)

ROCKERY

SEWER LINE

SEWER MANHOLE

STORM MANHOLE

STORM DRAIN LINE

TELEPHONE (OVERHEAD)

TREE (AS NOTED)

WATER LINE

WATER METER

BLDG

C.C.

CONC

COR

DEC

EL

FF

LS#

MON

PROP

(R)

SSMH

SF

BUILDING

CENTER CHANNEL

CONCRETE

CORNER

DECIDUOUS

ELEVATION

FINISH FLOOR

LAND SURVEYOR NUMBER

MONUMENT

PROPERTY

RECORD DATA

SANITARY SEWER MANHOLE

SANITARY SIDE SEWER

SQUARE FEET

VICINITY MAP

N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

CONTROL MAP
N.T.S.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

SW 1/4 OF SE 1/4 SEC 4, TWP. 24N., RGE 04E., W.M.

PARCEL NO. 3274800585

2713 S NORMAN ST

2713 S NORMAN ST

SEATTLE, WA 98144

10801 Main Street, Suite 102, Bellevue, WA 98004

phone 425.458.4488 support@terrane.net

www.terrane.net

JOB NUMBER: 201549

DATE: 9/16/20

DRAFTED BY: TLR

CHECKED BY: SRM

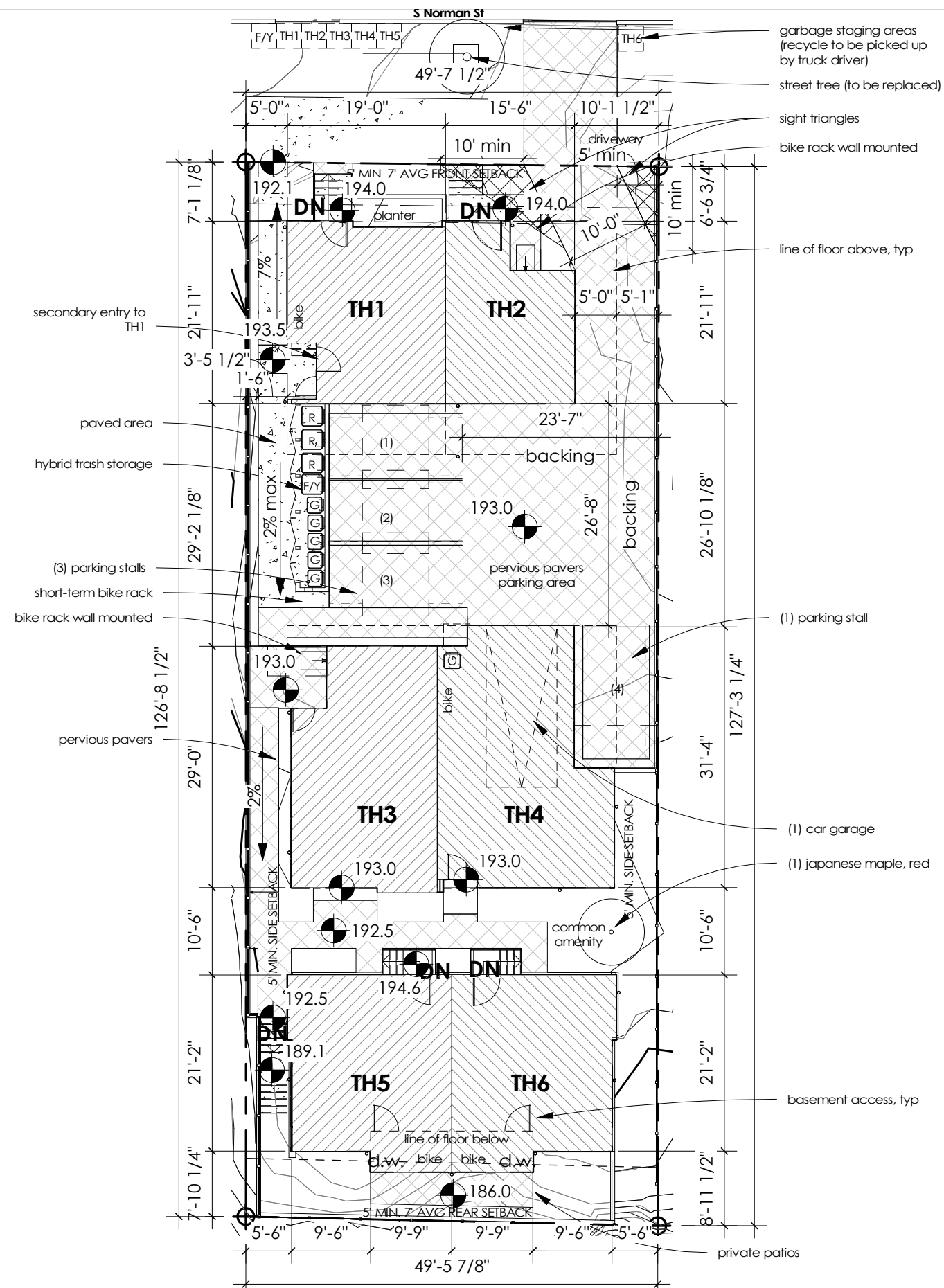
SCALE: 1" = 10'

REVISION HISTORY

Project Site & Survey

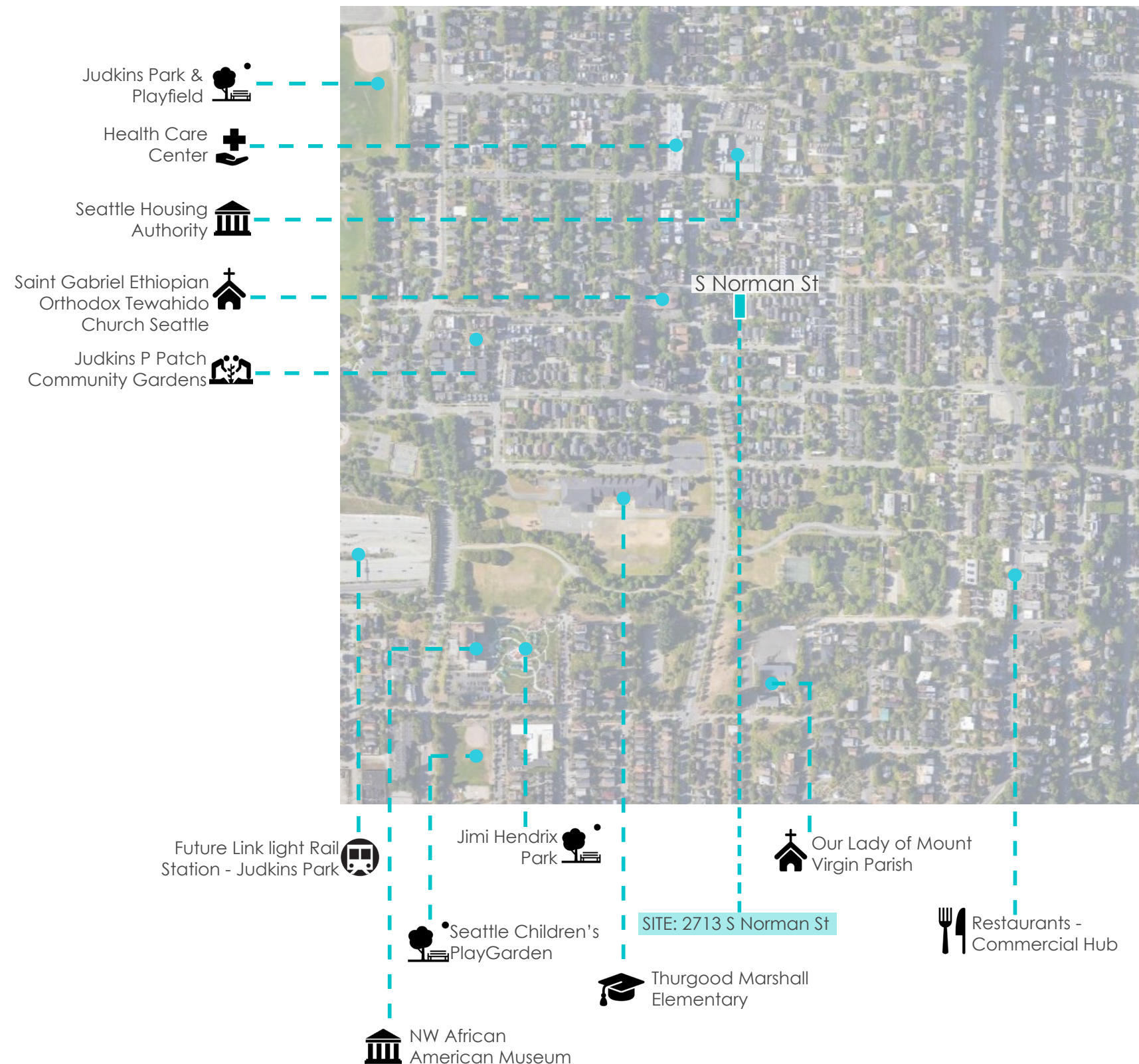
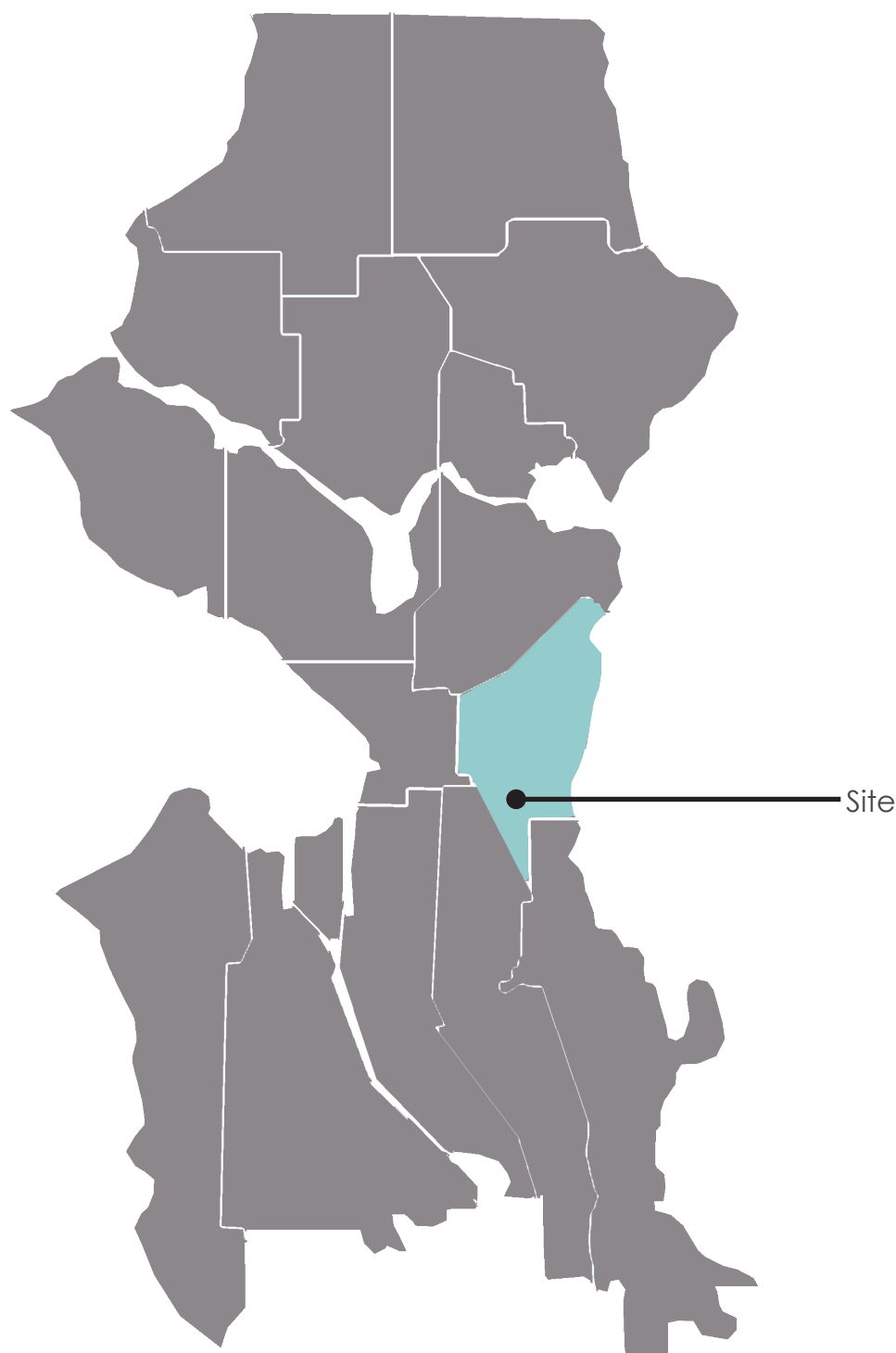
2713 S Norman St | Streamlined Design Review

6



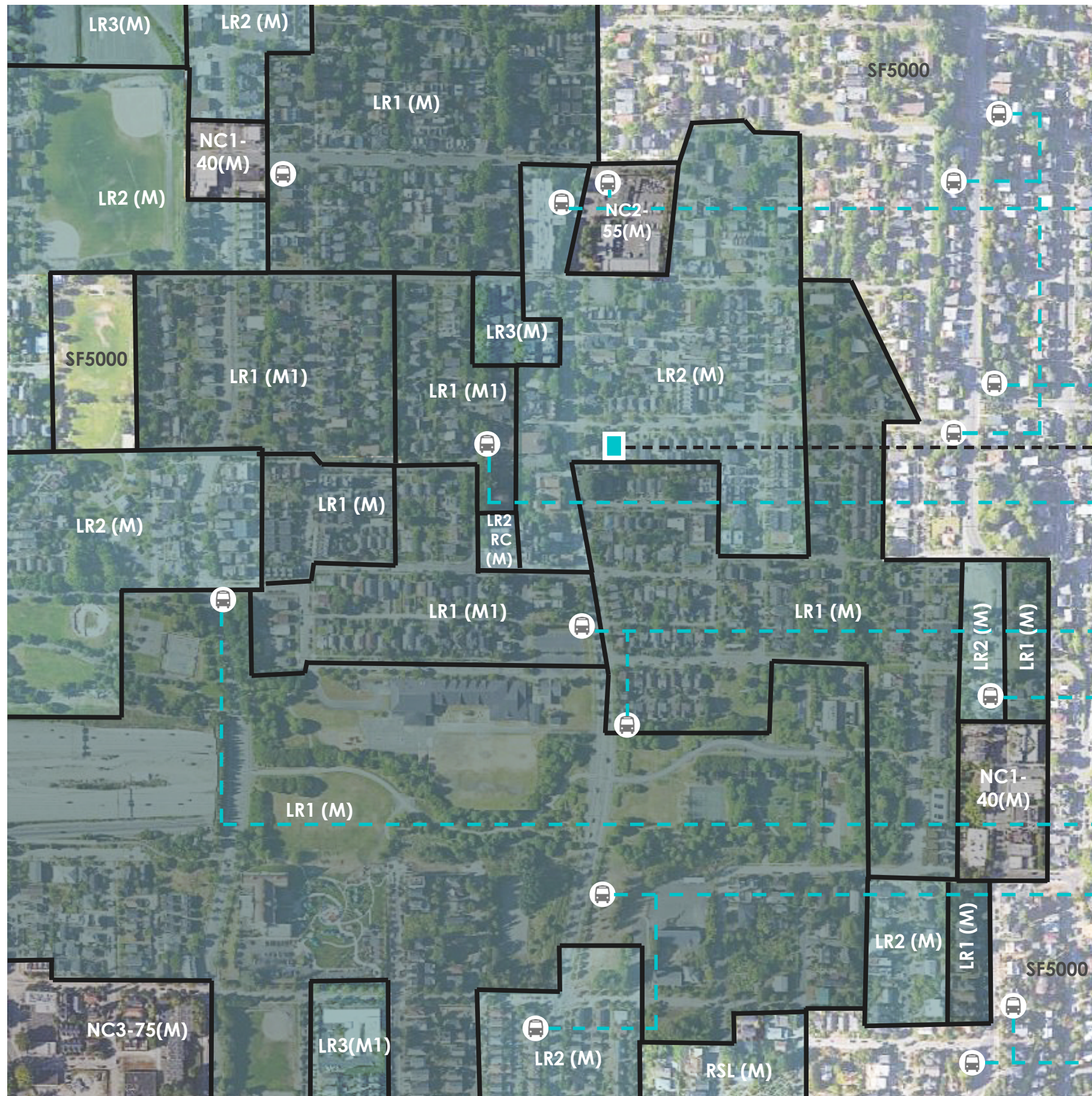
Scale: 3/32" = 1'0"

Site Plan



Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR2 (M)

Adjacent Zoning: LR1, LR3, LR2 RC, RSL(M),SF5000,NC1/2/3

Public Transportation: **Line 4-** Judkins Park via 23rd Ave

Line 8- Mount Baker Transit Center

Line 14- Mount Baker - Mount Baker Transit Center

Line 48- University District- Central District

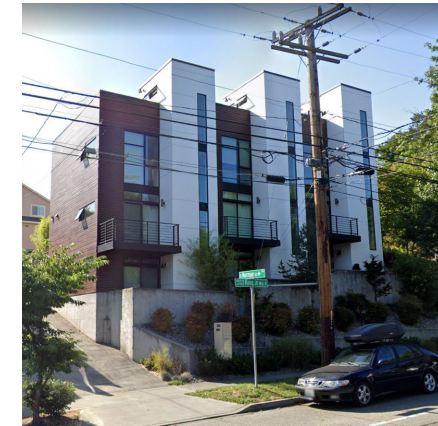
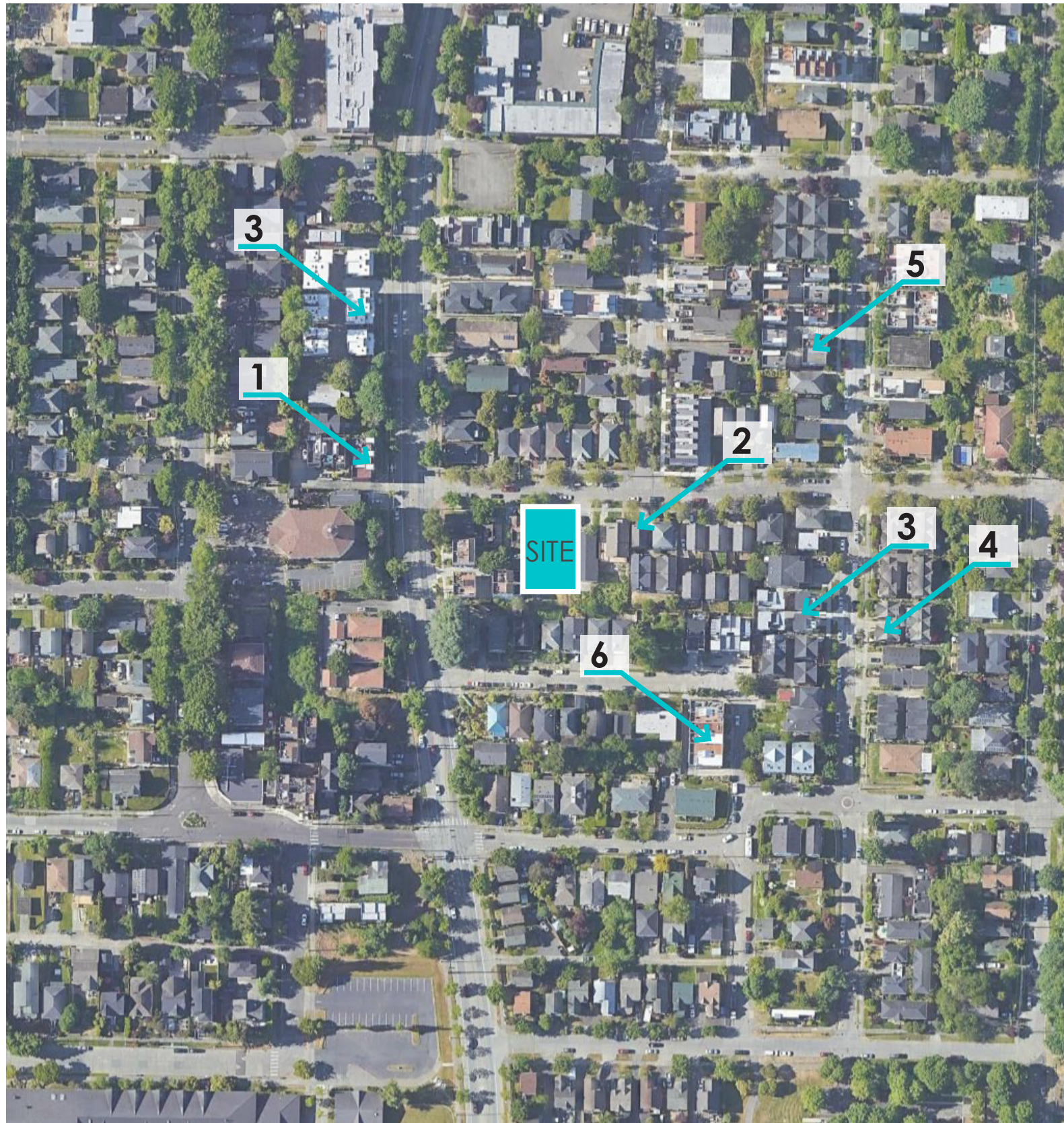
Key:

- SF5000
- RSL (M)
- LR1
- LR2
- LR3
- NC

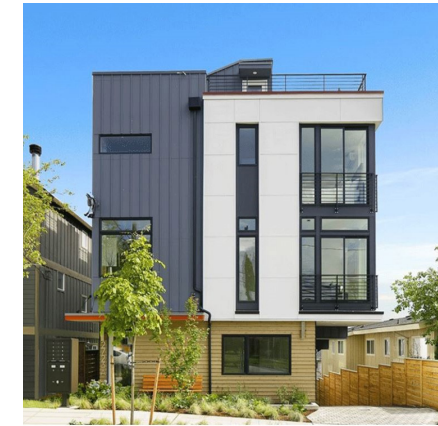


Scale: NTS

Zoning Analysis



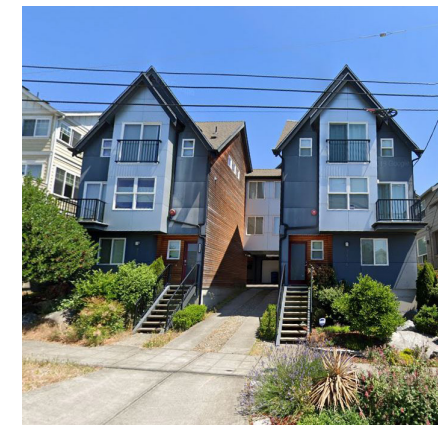
1. 943 Martin Luther King JR Way S
3 Story, 6 Units
Completed 2009



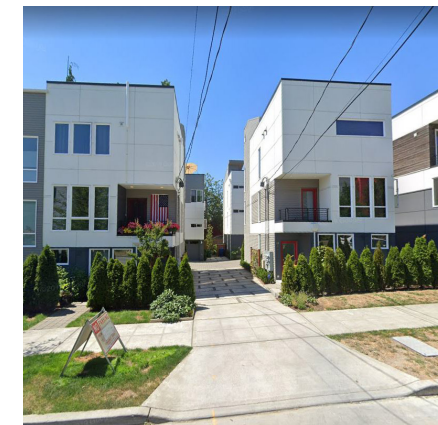
2. 2723 S Norman St.
3 Story, 7 Units
Completed 2018



3. 1111 29th Ave S
3 Story, 4 Units
Completed 2014



4. 1112 29th Ave S.
3 Story, 2 Units
Completed 2010



5. 923 29th Ave S
3 Story, 10 Units
Completed 2020



6. 902 28th Ave South
3 Story, 4 Units
Completed 2018

Neighborhood

The project at 2713 Norman St is located in a transforming neighborhood. The neighborhood is densifying as many of the single family residences are being transformed into townhouses and apartment buildings. The main corridor along Martin Luther King Jr Way S. contains access to public transportation and amenities to support the growing neighborhood.



Scale: NTS

Context Analysis

S Norman St Looking North

WEST

ACROSS FROM
SITE



MLK JR WAY S

28TH AVE S

29TH AVE S

EAST

S Norman St Looking South

EAST

2713 NORMAN ST
SITE



29TH AVE S

MLK JR WAY S

WEST

CS1. Natural Systems and Site Features	1a – Local Topography and Connection	The proposed project uses stoops and landscaping to address the topography which are similar to other projects in the area. The landscaping helps soften the experience from the sidewalk to the entries. And, the stoops help respond to the sloping landscape while also creating a private and eyes-on-the-street condition where possible.
	2a – Connection to Nature	A green space has been provided between the two southern buildings. A special tree is centered in the space to emphasis the importance of the connection to nature.
CS2. Urban Pattern and Form	1a – Transition and Delineation of Zones	The area has rapidly transitioned from single level homes to mainly townhomes. By incorporating stoops to address the single family context and the human scale, the proposed development reflects the character of the neighborhood while remaining contemporary and forward thinking.
	1b – Building Massing and Articulation	The building are reduced in appearance by the breaking of the masses and the application of elements. The areas of circulation extend beyond the living spaces which breaks the mass and provides reasoning for material transitions. Guardrails and canopies are used as residential scaled details. The guardrails also help reduce the appearance of mass. Stair penthouses are only used where necessary for water drainage, in order to reduce the overall mass.
CS3 Architectural Context & Character	1a-c – Neighborhood Context	Response: The proposed project incorporates materials, colors, and glazing strategies of the neighborhood. With lap siding dominating the area, the project team is also utilizing lap siding; but with colors and panels to break up the façade. Accent colors are utilized at the unit entries and decks to celebrate the entry and amenity conditions and to reflect the bold accent colors of houses and the rich cultural history in the neighborhood. The colors were chosen from an artwork by a local artist who recently showed his work at the NW African American Museum. Additionally, this project's owner lives on the site and has been part of the neighborhood for awhile. One of these townhomes will be for them. Their input on the project's appearance and connection to the neighborhood has been vital.
PL3 Street Level Interaction	1a – Frontages	Color and material variation at the street facing design and at the entries has been implemented.

DC2 Architectural Concept	1E – Building Layout and Massing	All sides of the proposed project have been considered in relationship to the neighboring lots. Window alignments have been avoided as much as possible, while still creating a quality living space in the spaces. The proposed parking has been placed out of direct view from pedestrians or beyond the first building. The trash is also out of direct view from pedestrians but also setback from the main pedestrian path. It is also enclosed by quality materials to block smells or any unsightly messes; masonry with wood doors.
DC4 Exterior Elements & Finishes	2A – Building Materials	The color palette contains vibrant and bold colors which reinforce local cultural references. A local artist's painting has been chosen for the color inspiration. He was discovered while researching the area at the NW African American Museum.
	3C-D – Building Details and Elements	The proposed project utilizes 3 material moves; paneling, lap siding, and the accent colors which can be found throughout the existing context. Operable windows are the primary glazing source for the project providing premium lighting and ventilation conditions throughout the project. Material transitions on the building are made at the stair towers, the entries and private decks.



2707 S Norman St



2712 S Norman St



11105 Martin Luther King Jr Way



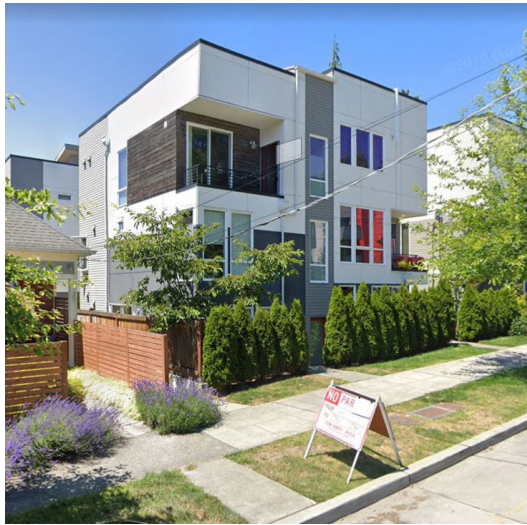
2712 S Elmwood Pl



2732 Judkins St



1122 29th Ave S



925 29th Ave S



2733 Elmwood pl



943 Martin Luther King Jr Way

APPROACH

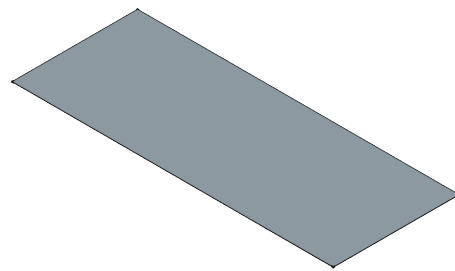
A raised and covered entry porch is a common theme in the neighborhood.

MATERIALITY

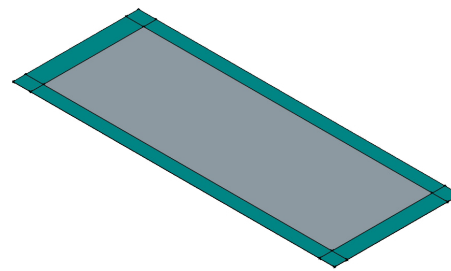
The materiality in the neighborhood varied but a continuous theme is the use of colorful siding materials.

MASSING

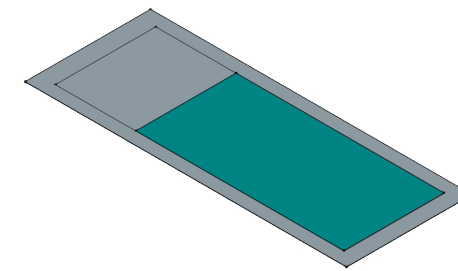
Defined massing with stacked windows and the articulation of vertical circulation is also a common theme.



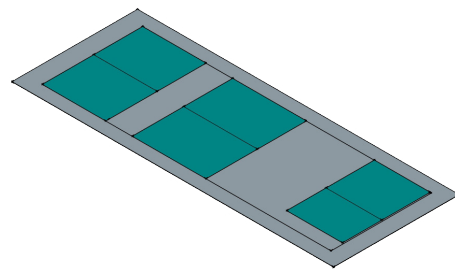
1. Site



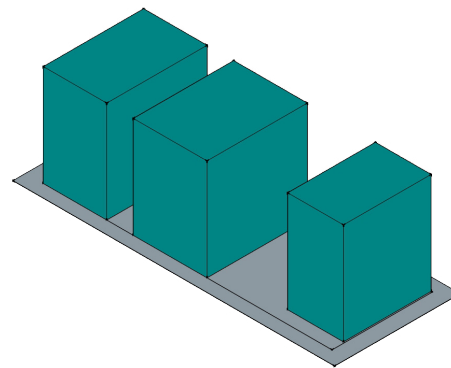
2. Setbacks



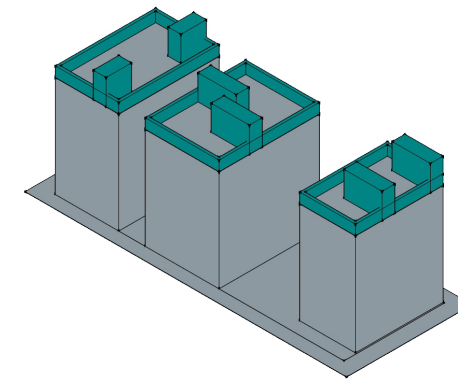
3. 65% Facade Length



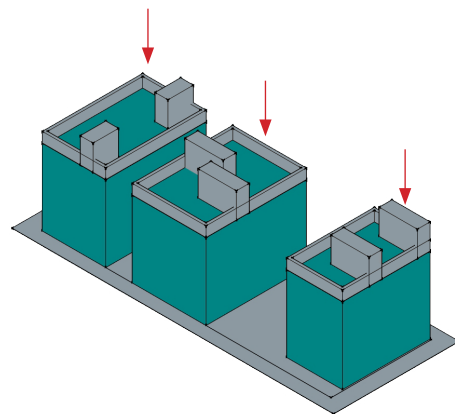
4. Break Project into 3 Masses



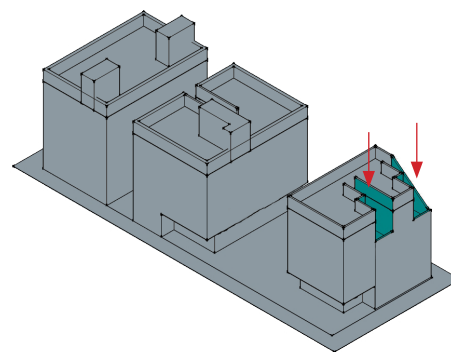
5. 40' Height Limit



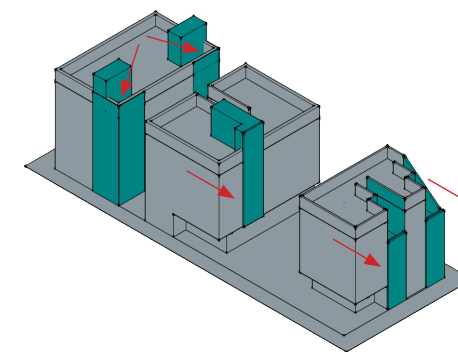
6. Add 4' Parapets and 10' Penthouses



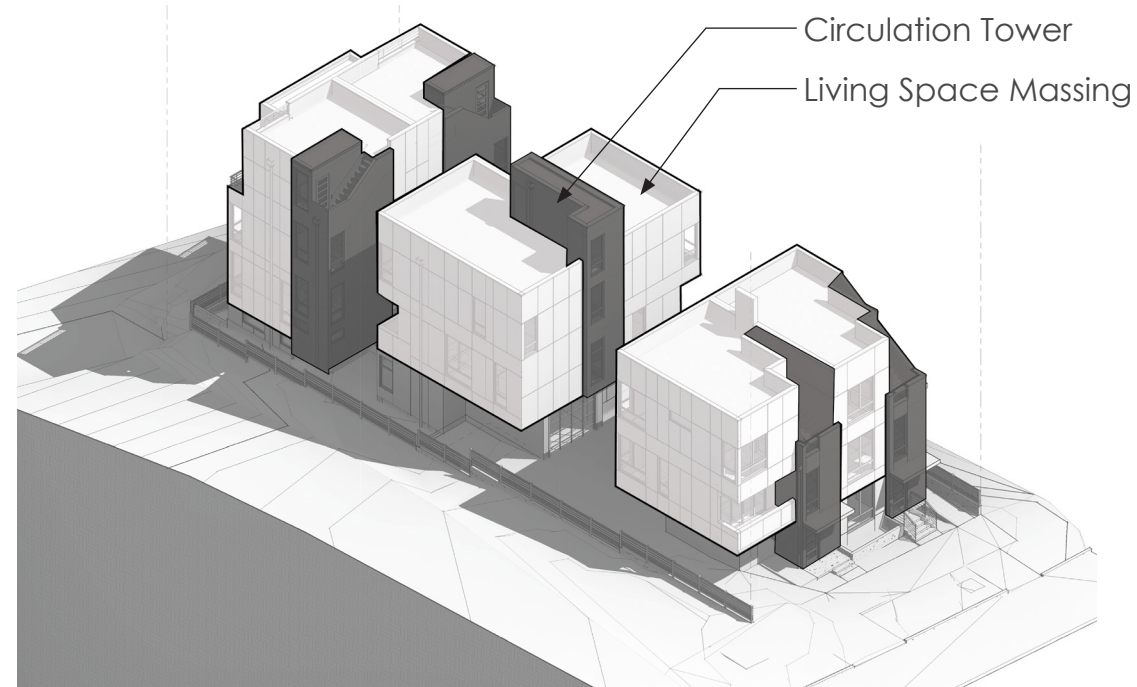
7. Reduce Height By One Story



8. Replace Penthouse with Open Stairs on Street Facing Units



9. Offset Massing to Articulate Vertical Circulation



Circulation and Color Diagram

Hiawatha D.'s paintings are inspired by Black people transcending historical, societal, racial and economic challenges in America and around the world. Inspired by travel—each work begins with a thought; vision, and ideas of Black life in a contemporary world. 'Quarter Latin' is Hiawatha and his wife and friends in Paris, France, and features Hiawatha's signature contemporary style using heavy line and geometric shapes that create movement, rhythm, and vibe. Hiawatha D. experienced an energy he never felt before in Paris. He wanted to document his experience with scenes vividly imprinted in his mind. The Paris Collection is an exceptional body of work that rapidly captured hearts and minds around the Greater Seattle Area and across the nation. The original piece was purchased at a show in Washington, DC by a collector who resides in Pennsylvania.

Color Scheme Inspiration

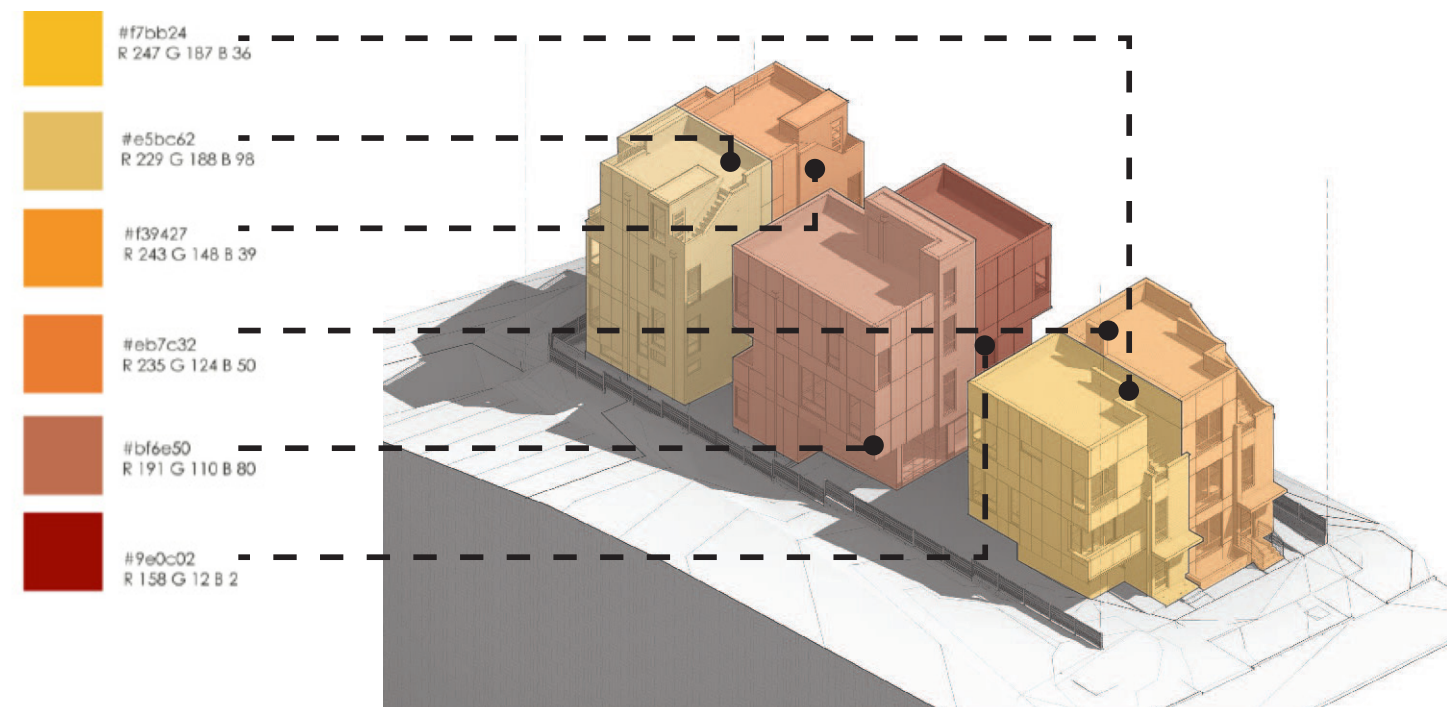


Quarter Latin by Hiawatha D

Accent colors are used to highlight entry spaces and amenity areas. Each building has a unique color inspired by the Quarter Latin artwork.



Accent Color Vignettes



Color Scheme Diagram

LA | SURFACE WALL MOUNT DOWN LIGHT



LOCATION: ENTRIES,
MOUNTED ABOVE HOUSE
NUMBERS UNDER AWNINGS

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box. Can be mounted on wall in all orientations
Standards:	ETL, cETL
Construction:	Wet Location Listed
	Die-cast aluminum

LB | SURFACE CEILING MOUNT DOWN LIGHT



LOCATION: BUILDING SOFFITS AT ENTRIES

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-5%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on ceiling or wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Graphite, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Black, Electrostatically Powder Coated Brushed Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JAB-2016 Compliant, Title 24:

LC | SURFACE WALL MOUNT STEP LIGHT



LOCATION: DRIVEWAY &
EGRESS PATH, MOUNTED AT
15" AFF.

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Solid die-cast brass
Power:	8W
Input:	50/60Hz, 9-15 VAC
Light Source:	Integrated LED
Lens:	3 Step Mac Adam Ellipse
Rated Life:	Tempered Glass
Finish:	70000 Hours
	Enamel Coated White on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated Black on Aluminum, Enamel Coated Bronze on Brass
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP66, ADA

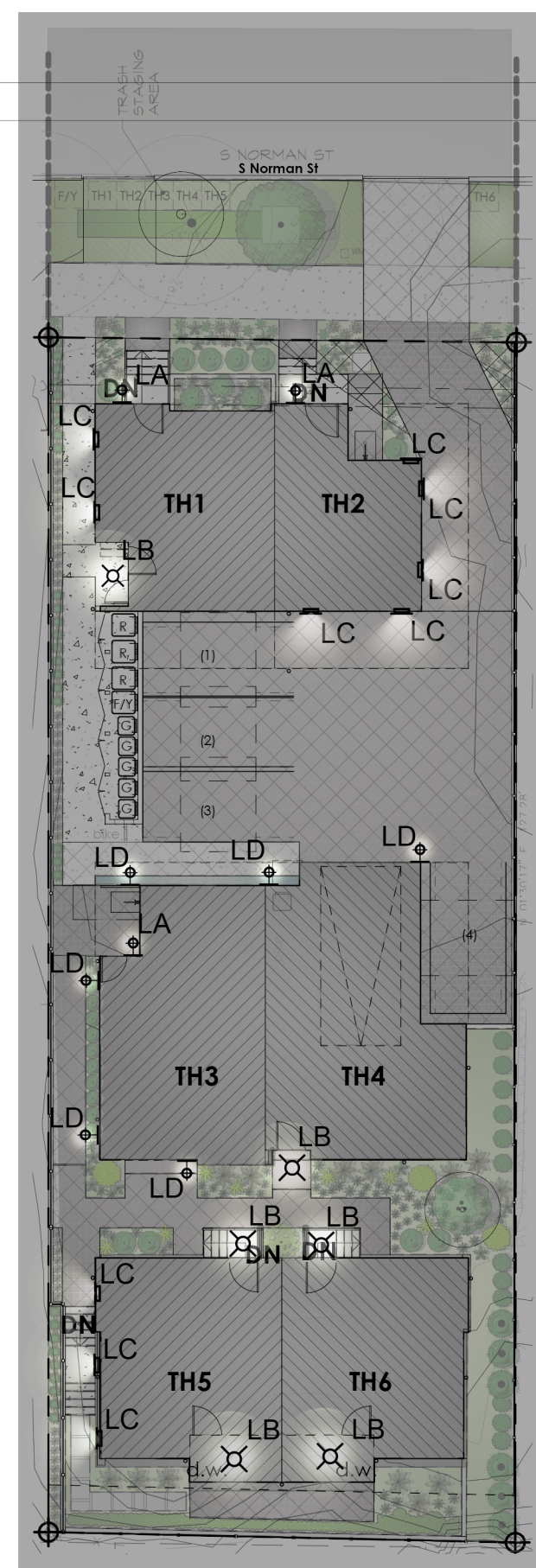
LD | SURFACE WALL MOUNT DOWN LIGHT



LOCATION: EGRESS PATHWAYS,
SECONDARY ENTRIES, TOP OF
FIXTURE TO ALIGN WITH TOP OF
DOORS/WINDOWS

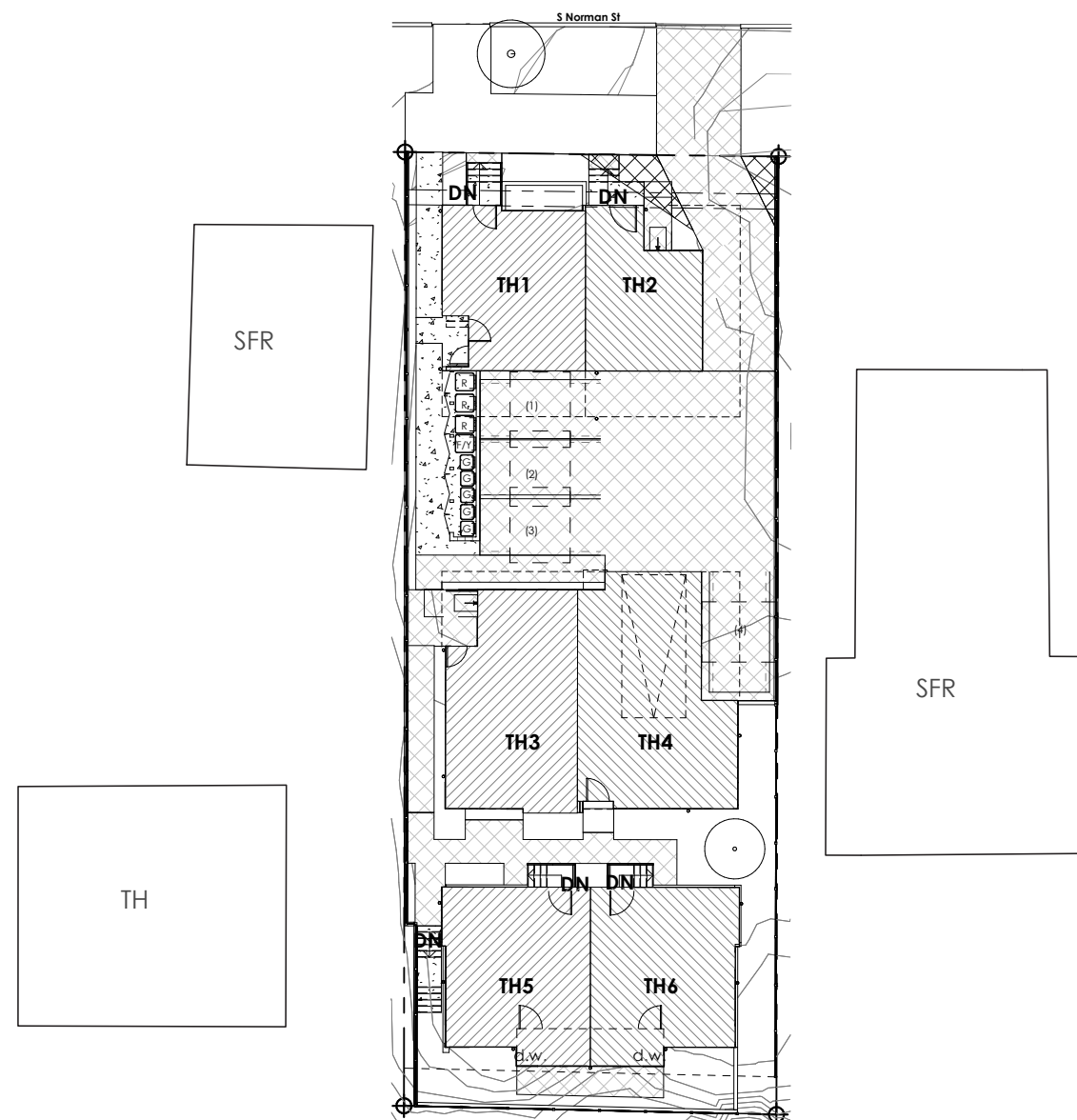
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	80
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box. Can be mounted on wall in all orientations
Standards:	ETL, cETL
Construction:	Wet Location Listed
	Die-cast aluminum

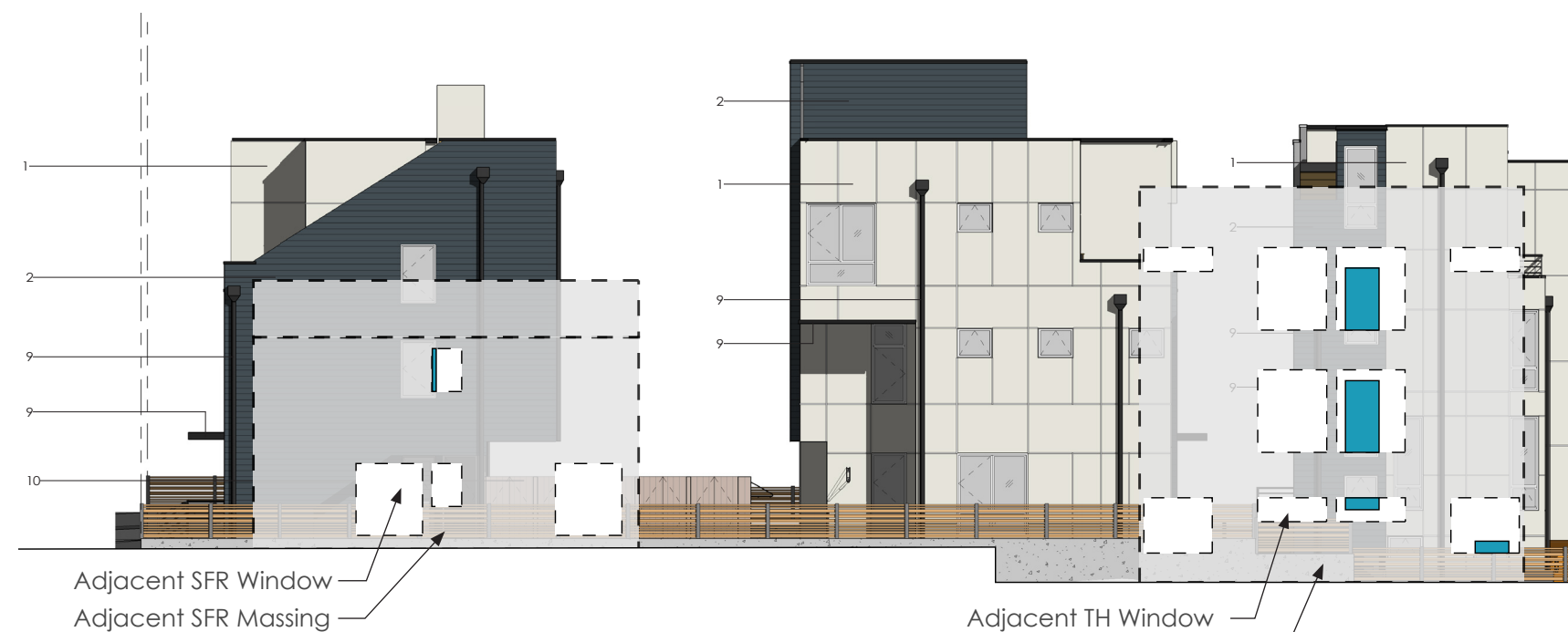


Scale: 1/16"= 1'-0"

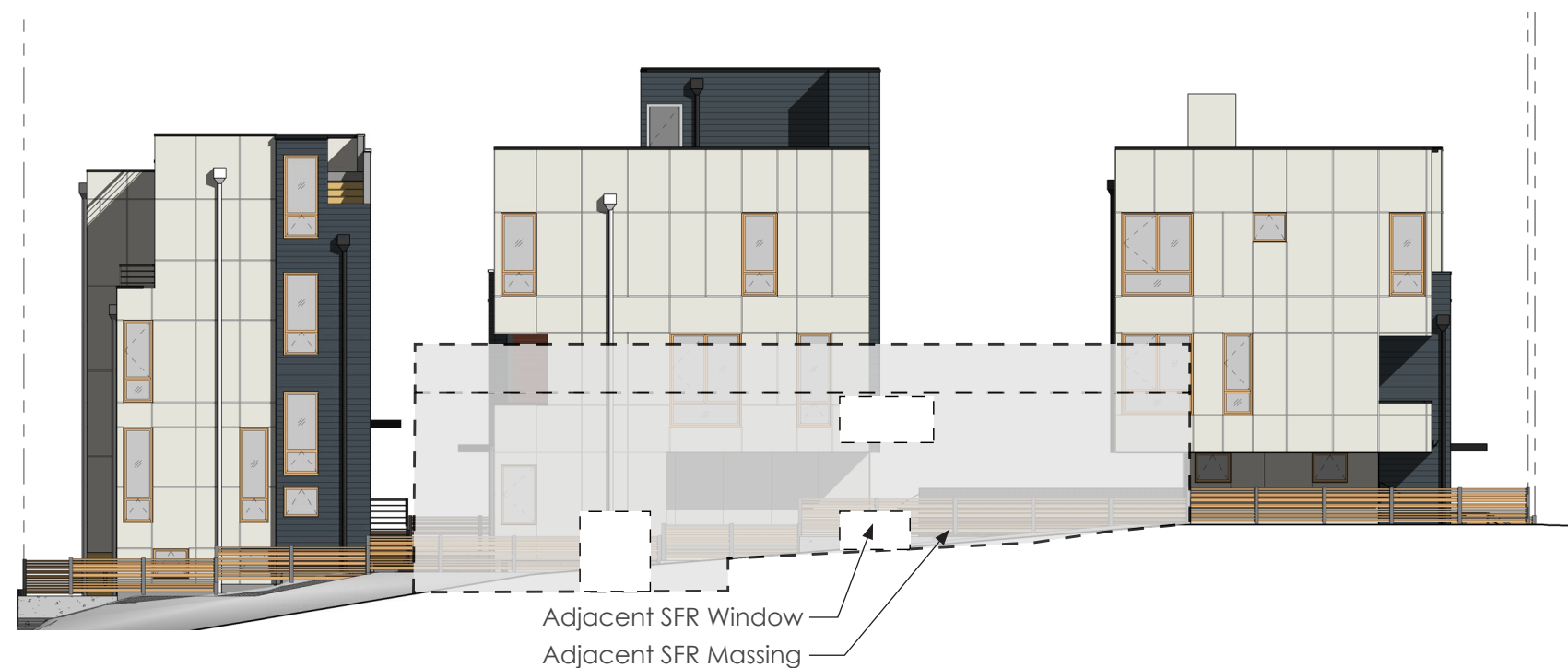
Concept Lighting Plan



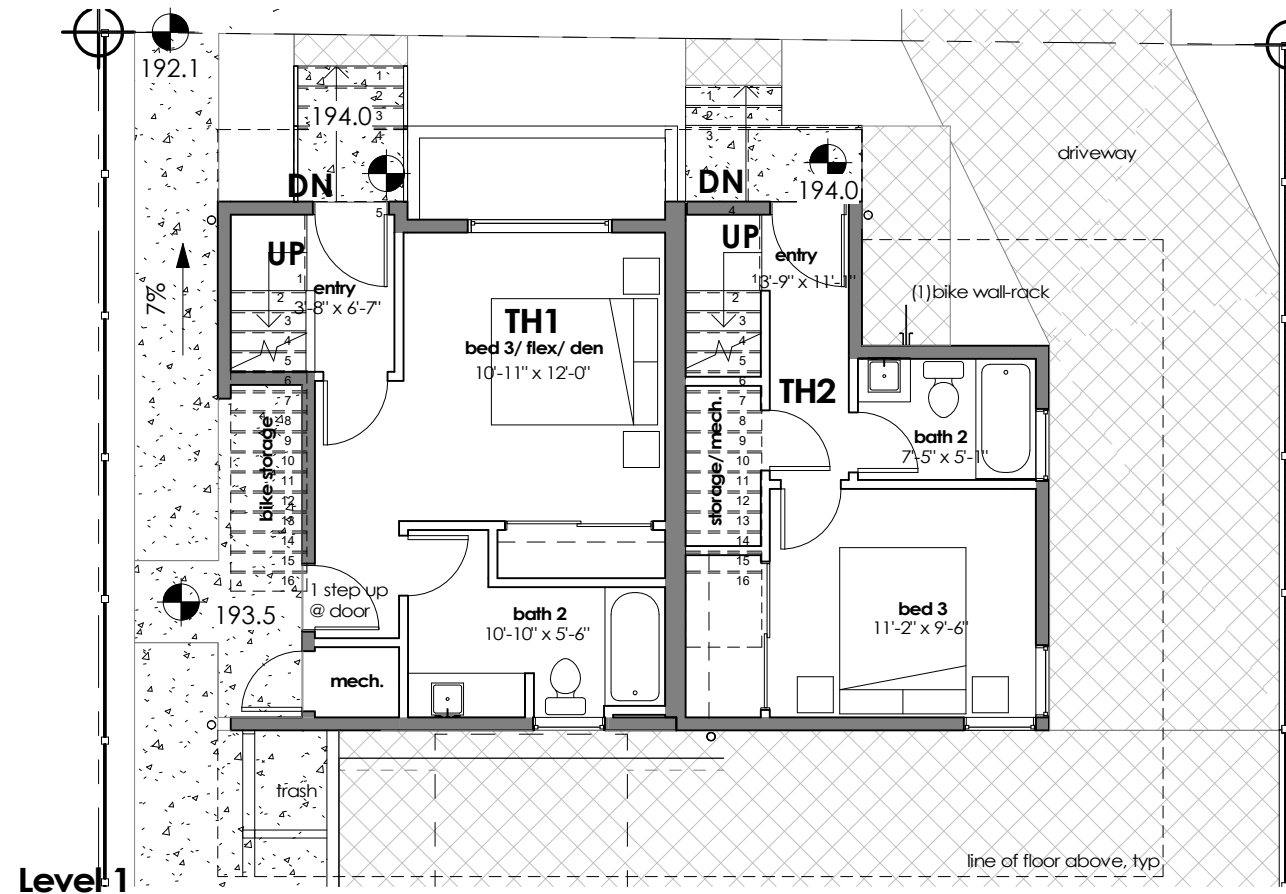
Adjacency Diagram
NTS



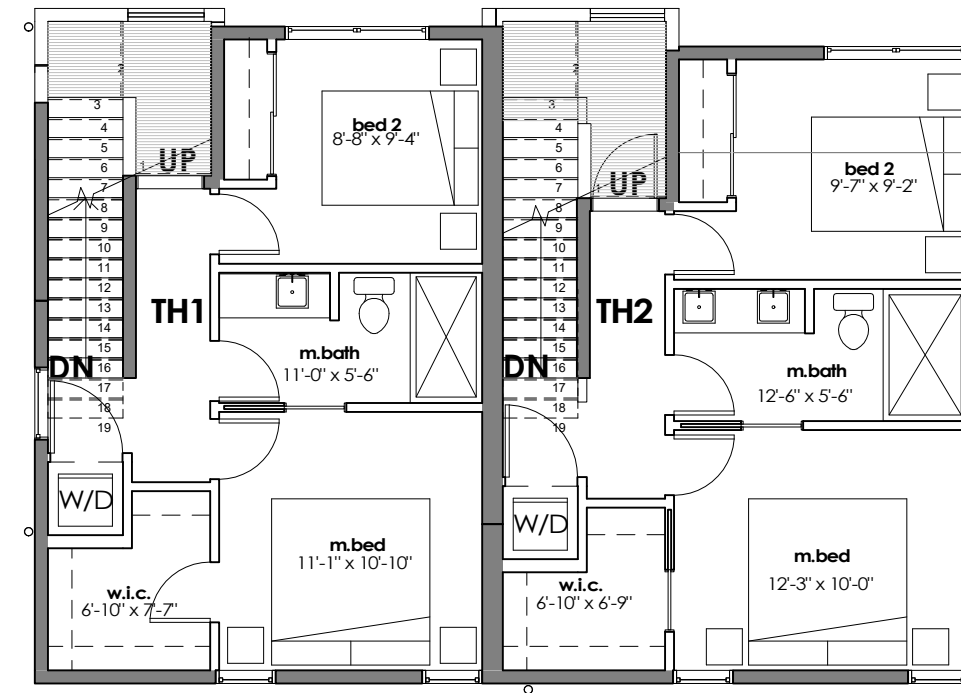
Window Diagram - West Elevation
NTS



Window Diagram - East Elevation
NTS



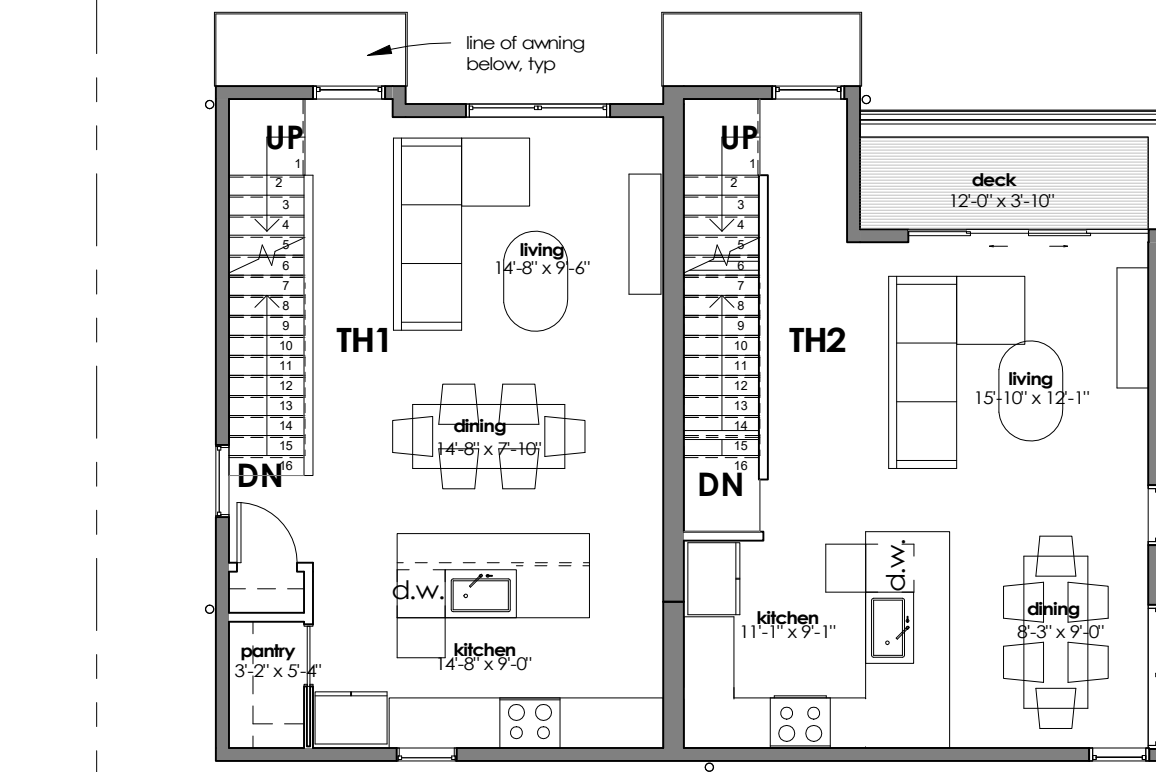
Level 3 -



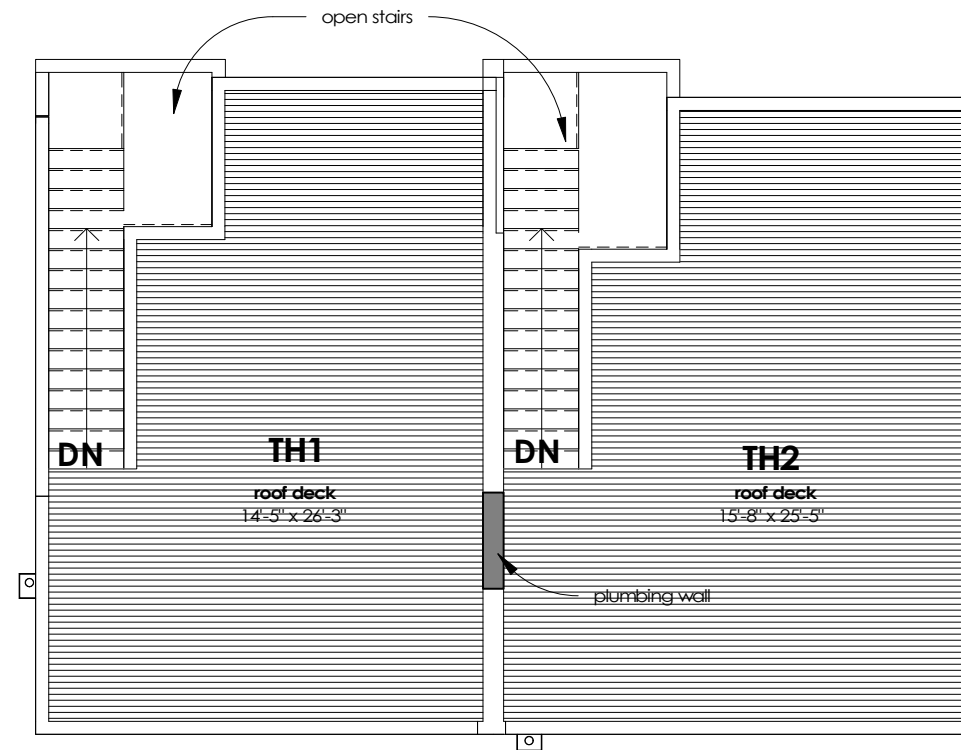
FAR AREA PROPOSED

TH1	
Level 1 - bldg 1	321 SF
Level 2	480 SF
Level 3	418 SF
	1,219 SF

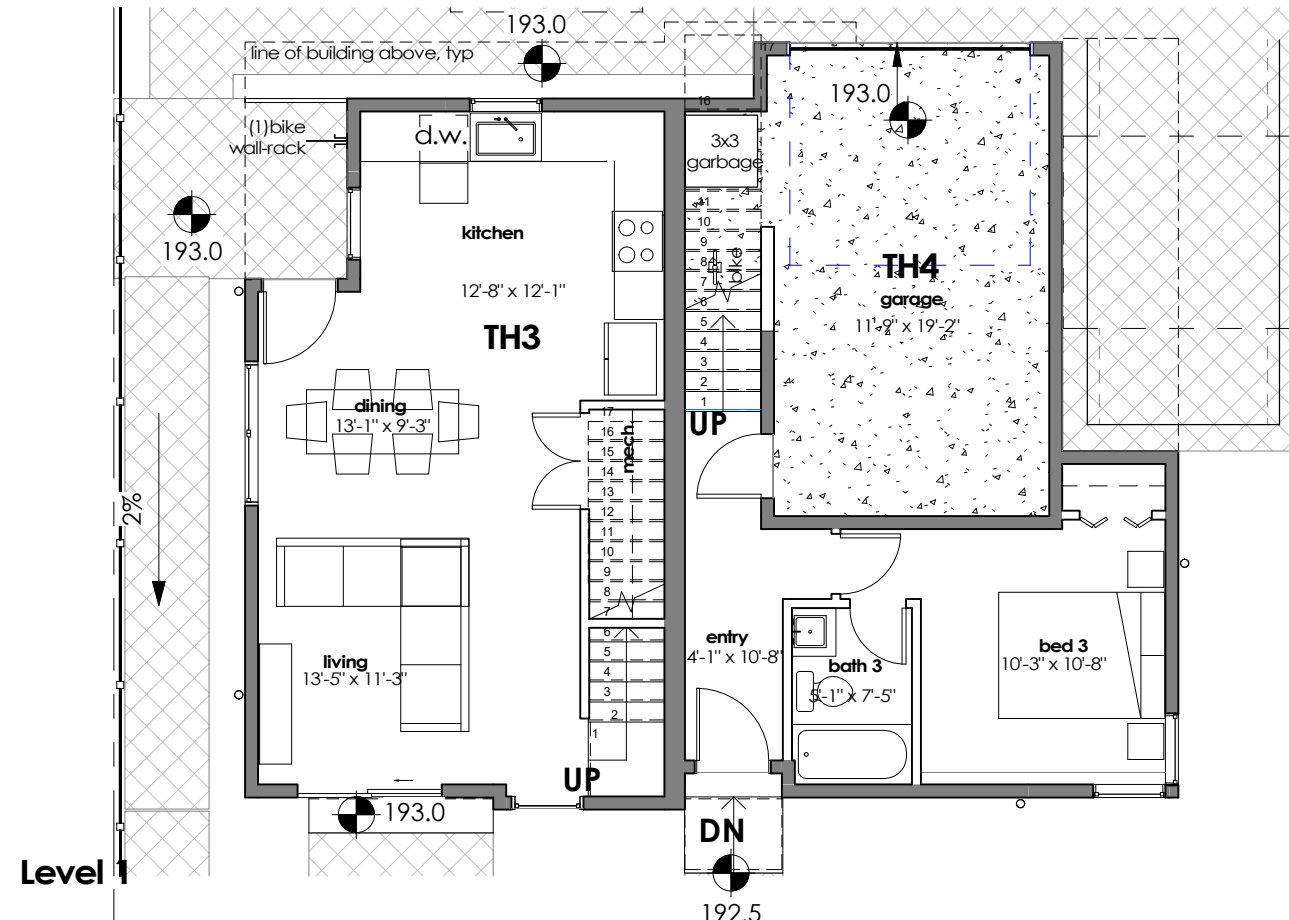
TH2	
Level 1 - bldg 1	258 SF
Level 2	509 SF
Level 3	437 SF
	1,204 SF



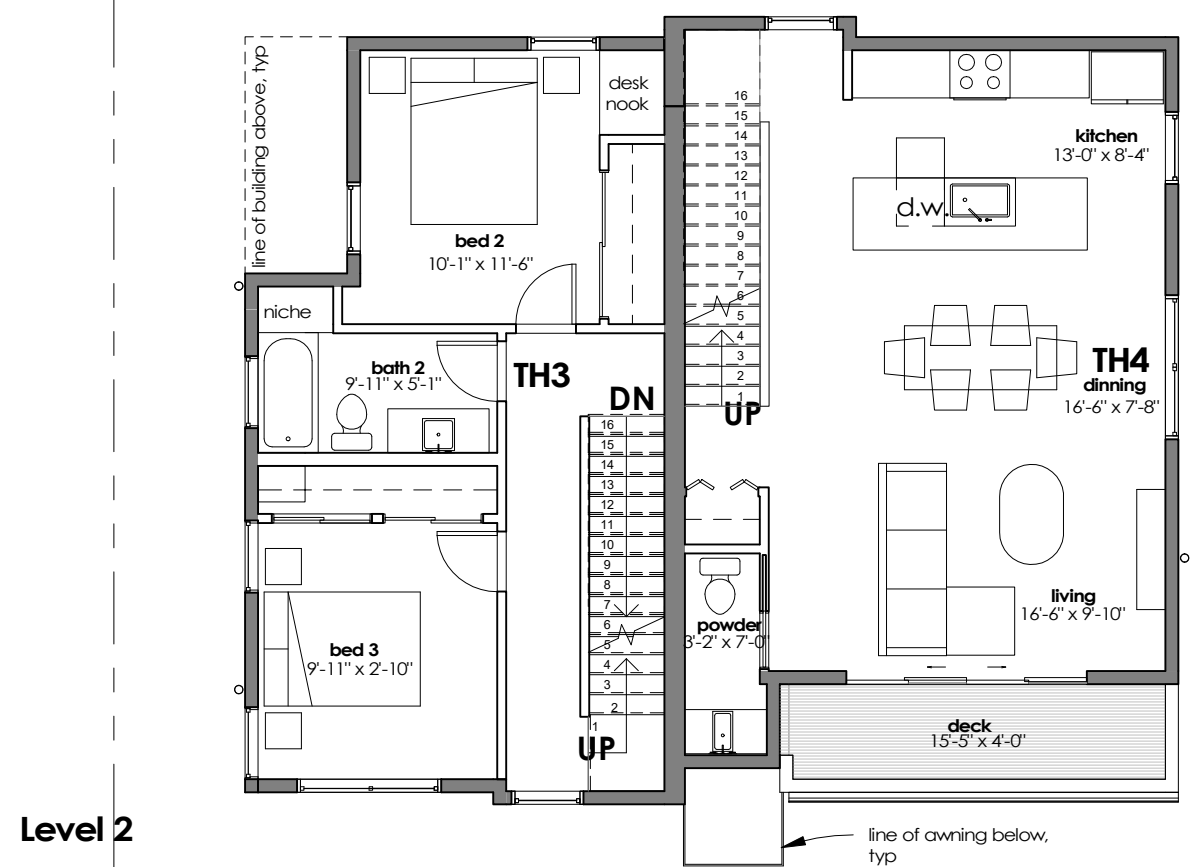
T.O. Roof



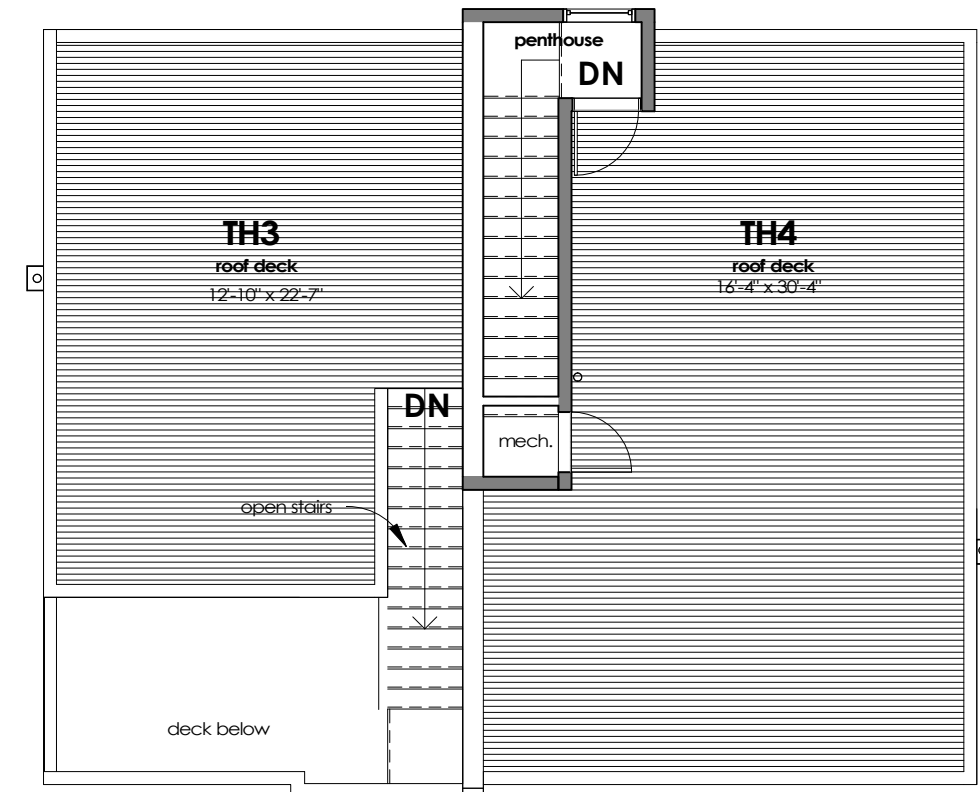
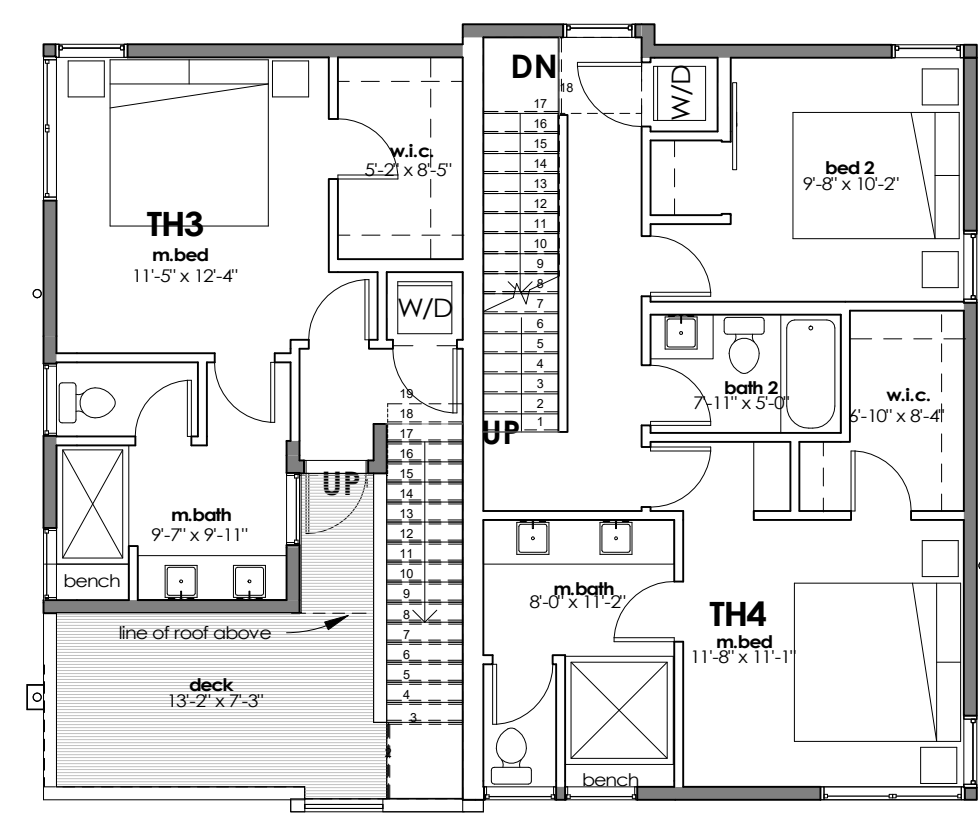
Key Plan



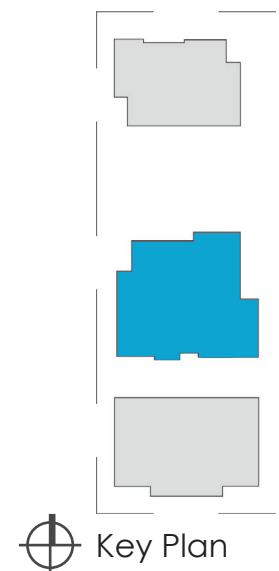
Level 3



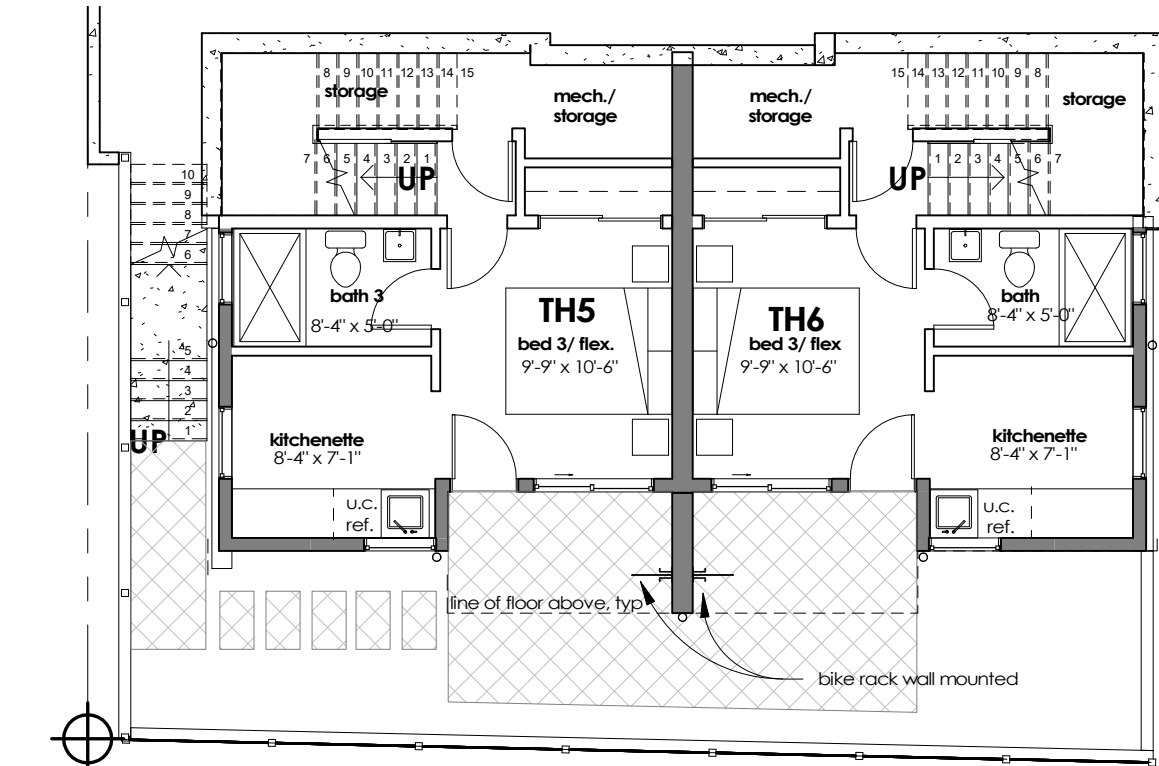
T.O. Roof



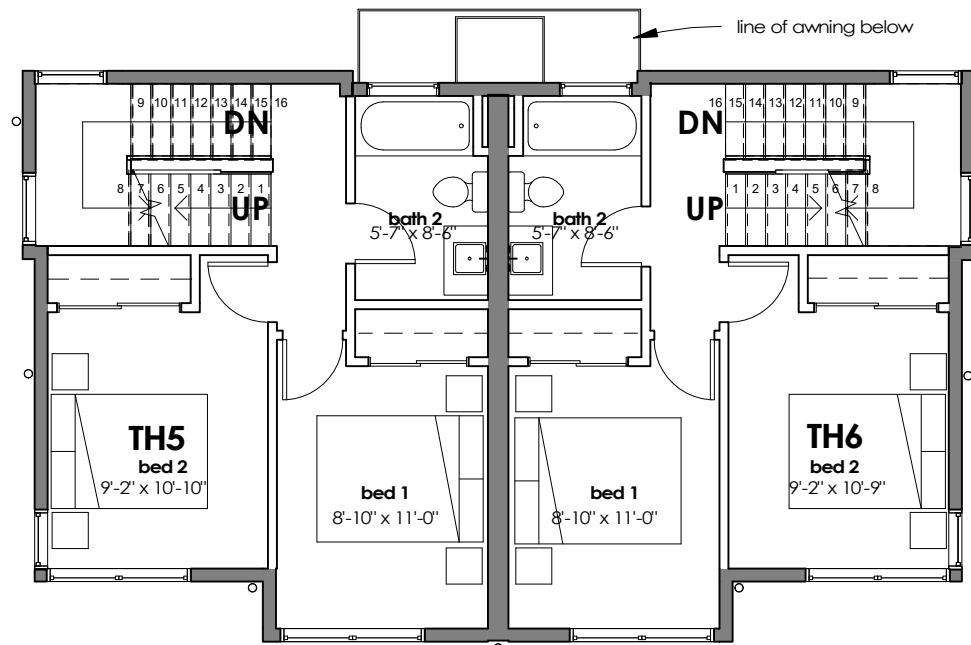
FAR AREA PROPOSED	
TH3	
Level 1 - bldg 1	445 SF
Level 2	475 SF
Level 3	368 SF
	1,287 SF
TH4	
Level 1 - bldg 1	519 SF
Level 2	621 SF
Level 3	612 SF
B.O. Roof Plate	70 SF
	1,822 SF



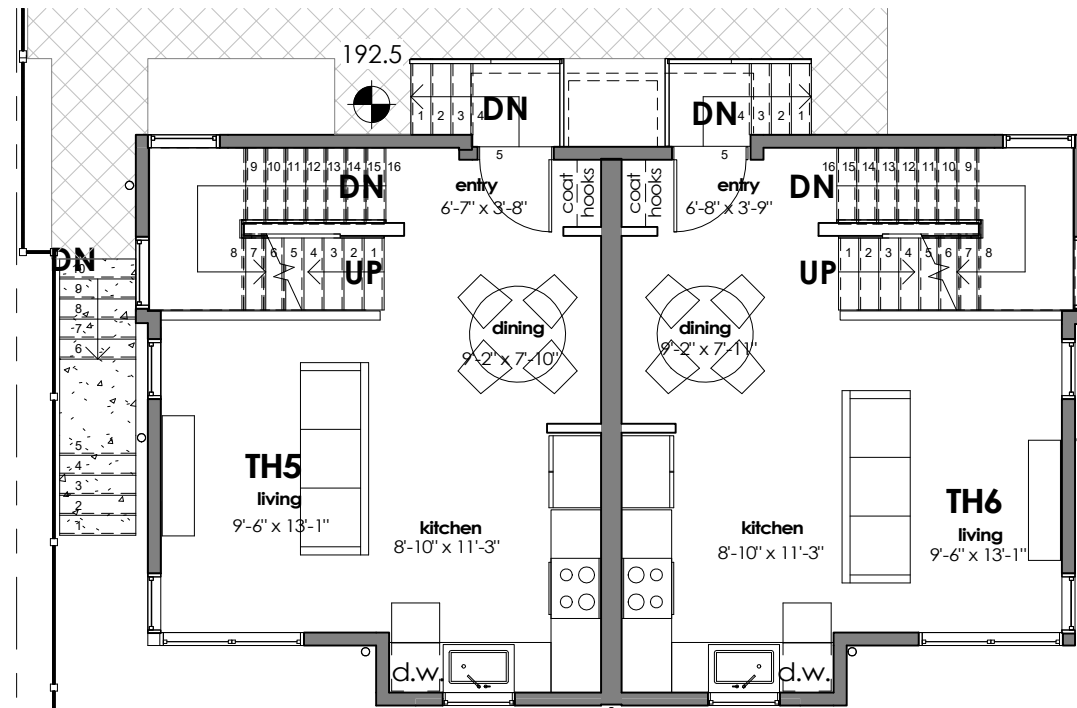
Townhouse Building Two



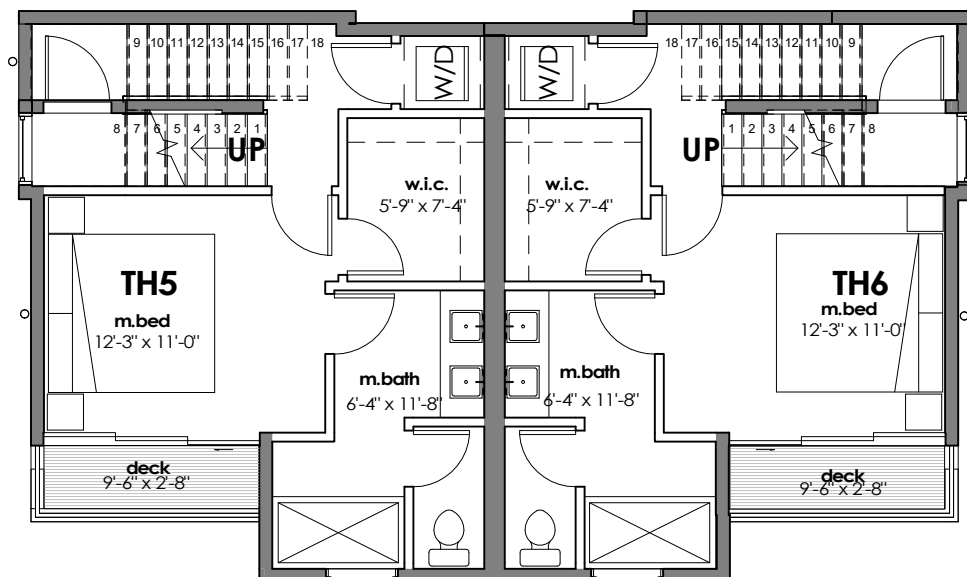
Basement



Level 2



Level 1

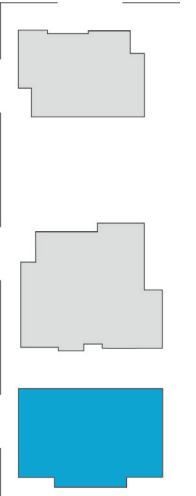


Level 3

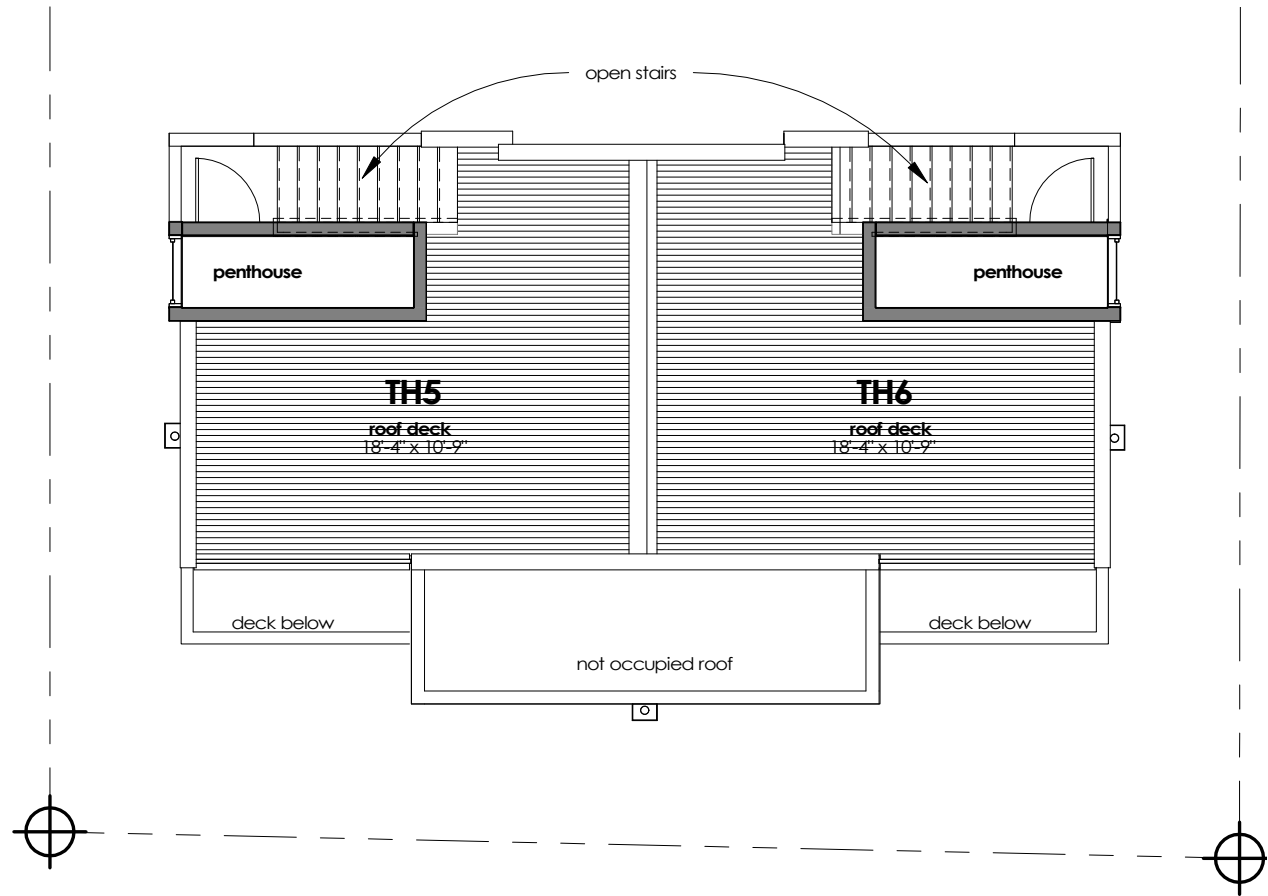
FAR AREA PROPOSED

TH5	
Level 1- bldg3	410 SF
Basement	354 SF
Level 2-bldg3	410 SF
Level 3-bldg3	380 SF
B.O. Roof-bldg3	30 SF
	1,584 SF

TH6	
Basement	354 SF
Level 1- bldg3	410 SF
Level 2-bldg3	410 SF
Level 3-bldg3	380 SF
B.O. Roof-bldg3	30 SF
	1,584 SF



Key Plan



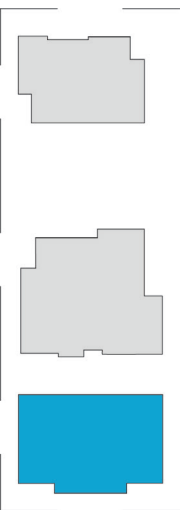
T.O.Roof

FAR AREA PROPOSED

TH5	
Level 1- bldg3	410 SF
Basement	354 SF
Level 2-bldg3	410 SF
Level 3-bldg3	380 SF
B.O. Roof-bldg3	30 SF
1,584 SF	

TH6	
Basement	354 SF
Level 1- bldg3	410 SF
Level 2-bldg3	410 SF
Level 3-bldg3	380 SF
B.O. Roof-bldg3	30 SF
1,584 SF	

TOTAL 8,890 SF



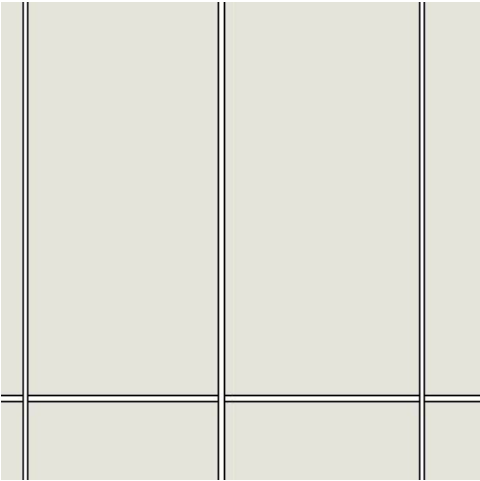
Key Plan



Scale: 1/8" = 1'

Townhouse Building Three

1. White Panel



Primary A

7/16" James Hardie Panel

Sherwin Williams #7100
Arcade White

Utilized as main material

2. Gray Lap



Primary B

7.25" James Hardie Lap Siding

Sherwin Williams #2740
Mineral Gray

Utilized as circulation material

3. Yellow Lap



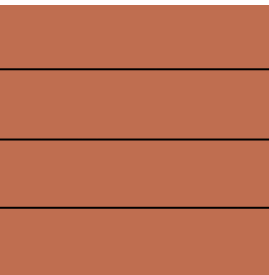
Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #6911
Confident Yellow

Accent Material at unit 2

5. Copper Lap



Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #6613
Lei Flower

Accent Material at unit 4

7. Saffron Lap



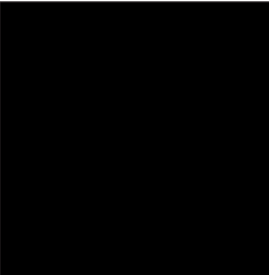
Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #6649
Tango

Accent Material at unit 5

9. Black Metal



Secondary

Sheet Metal

Black

For flashing, fascia, downspout
and gutters.

4. Orange Lap



Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #6899
Nasturtium

Accent Material at unit 1

6. Ochre Lap



Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #6913
Funky Yellow

Accent Material at unit 6

8. Red Lap



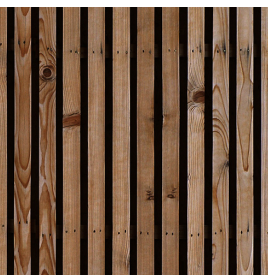
Secondary

7.25" James Hardie Lap Siding

Sherwin Williams #7589
Habanero Chile

Accent Material unit 3

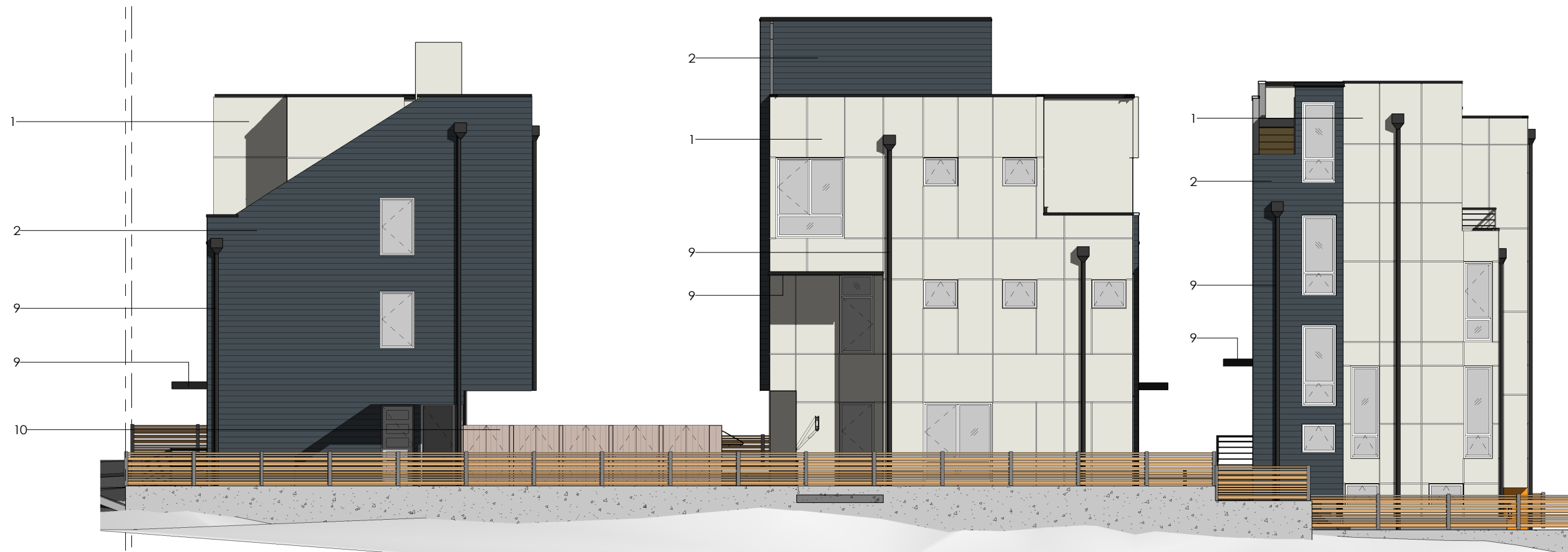
8. Wood Screen



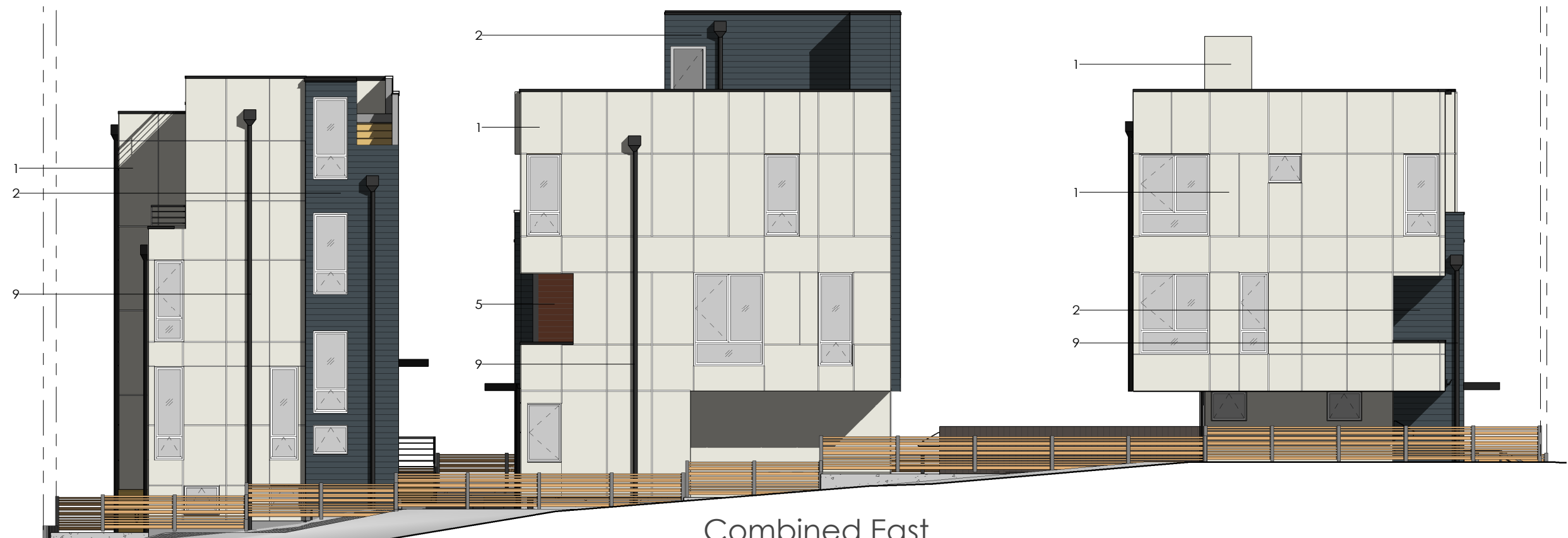
Secondary

Natural Wood

Trash enclosure



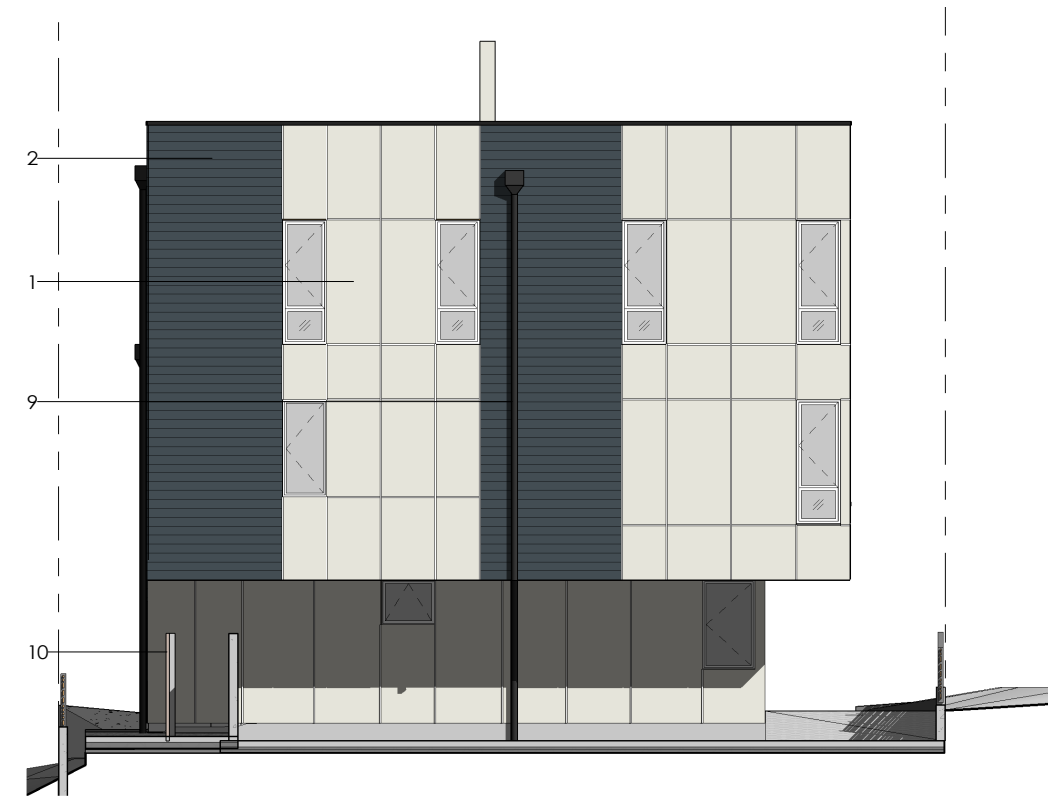
Combined West



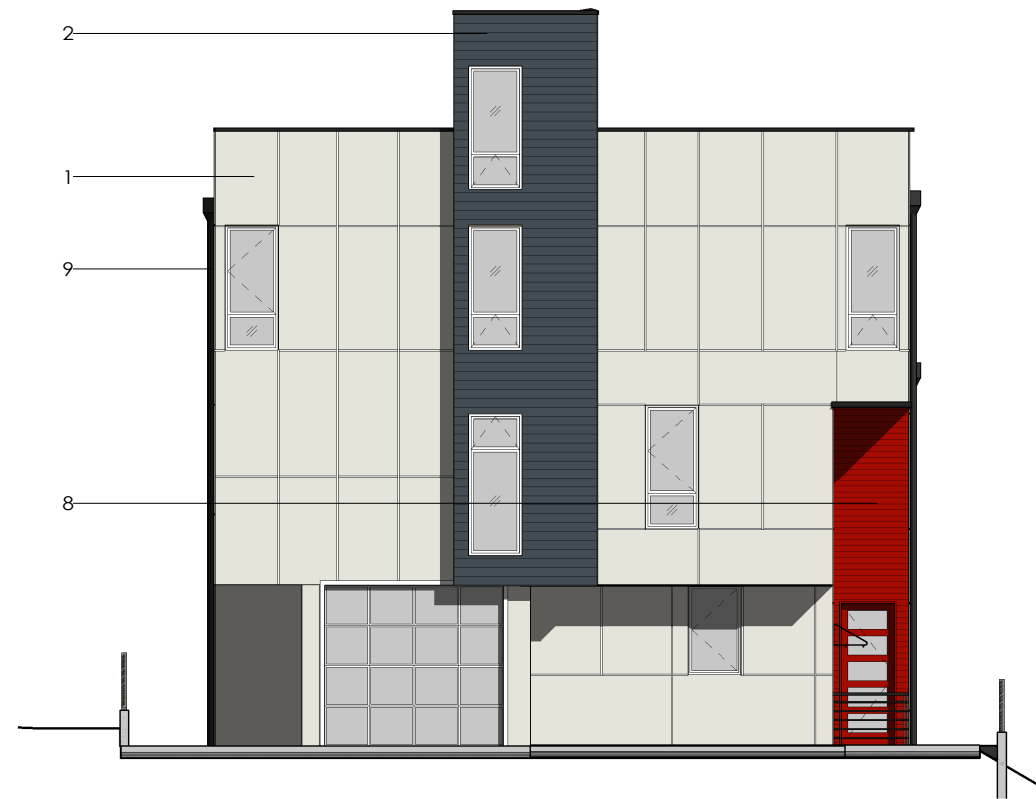
Combined East



Building One North



Building One South



Building Two North



Building Two South



Building Three North



Building Three South



View from S Norman St.



Private Patios TH5&6



Pedestrian Walkway



View from S Norman St.- Pedestrian Walkway



View of Common Amenity Areas



View of Common Amenity Areas



Aerial View