DRAFT

STREAMLINED DESIGN REVIEW

2337 16th Ave S
Seattle, WA 98144

SDCI PROJECT NO:

3039554-LU

MEETING DATE:

06.29.2022

APPLICANT CONTACT:

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Caron Architecture
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CARON

CARON REF #2022.014.2337

VIEW FROM 16TH AVE S

CONTENTS

PROJECT TEAM

OWNER
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The Seattle Land Use Company

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Caron Reference No.: 2022.014.2337

SITE INFORMATION

ADDRESS:
2337 16th Ave S, Seattle, WA 98144

SDCI PROJECT NO.:
3039554-LU

PARCEL(S):
9121000405

SITE AREA:
6,000 SF

OVERLAY DESIGNATION:
North Beacon Hill (Residential Urban Village)

DEVELOPMENT STATISTICS

ZONING:
LR2 (M1)

BUILDING HEIGHT:
40’

FAR (1.4):
Allowable: 8,400 SF
Per Unit: 1,036.66 SF
Total Proposed FAR: 8,322.62 SF

GROSS AREA:
Per Unit: 1,165.21 SF
Total Gross Area: 9,321.66 SF

RESIDENTIAL UNITS:
8 Townhouses

PARKING STALLS:
None required, 5 provided

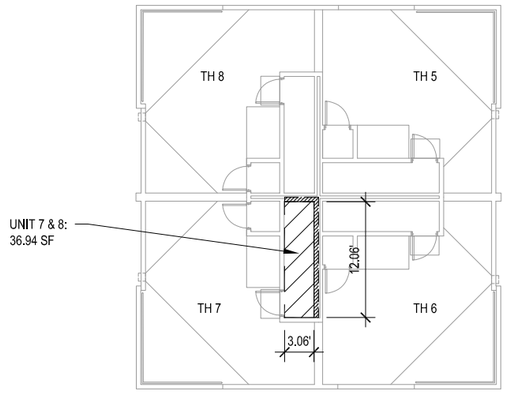
BIKE STALLS:
Long-term: 8 required, 8 provided
Short-term: 1 required, 1 provided

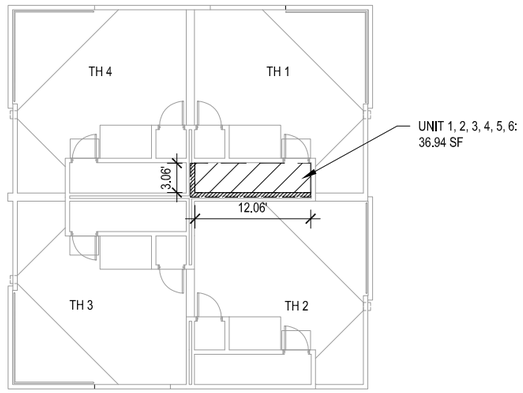
DISCLAIMER: RENDERINGS AND ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

2.0 FAR / MHA DIAGRAMS & CALCULATIONS

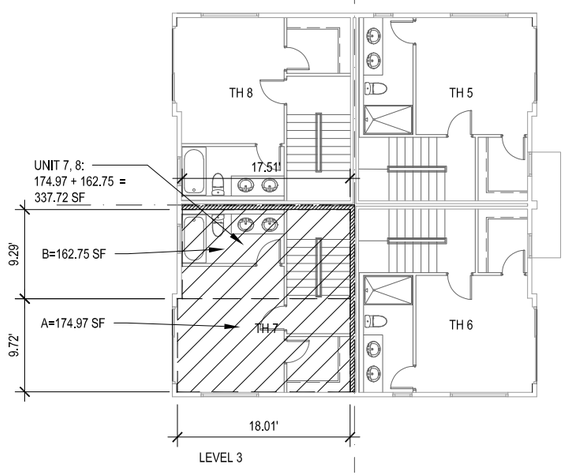
CHARGEABLE FLOOR AREA TABLE

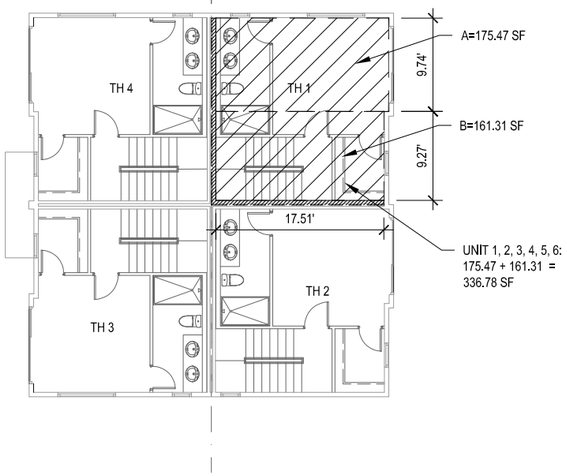
	UNIT 1		UNIT 2		UNIT 3		UNIT 4-6		UNIT 7-8	
	FAR	FAR EXEMPT	FAR	FAR EXEMPT	FAR	FAR EXEMPT	FAR	FAR EXEMPT	FAR	FAR EXEMPT
ROOF	36.94	1.46	36.94	7.48	36.94	7.48	36.94	7.48	36.94	7.48
L3	337.74	17.71	337.74	17.71	337.74	17.71	337.74	17.71	338.13	17.71
L2	337.74	17.71	337.74	17.71	337.74	17.71	337.74	17.71	338.13	17.71
L1	324.24	17.01	324.24	17.01	324.24	17.01	324.24	17.01	338.13	17.71
TOTAL (PER UNIT)	1036.66	53.89	1036.66	59.91	1036.66	59.91	1036.66	59.91	1051.33	60.61
TOTAL	1036.66	53.89	1036.66	59.91	1036.66	59.91	3109.98	179.73	2102.66	121.22
CHARGEABLE FLOOR AREA TOTAL										8797.28
TOTAL FAR										8322.62
MAX ALLOWED FAR										LOT AREA X FAR = 6000 SF X 1.4 = 8400 SF

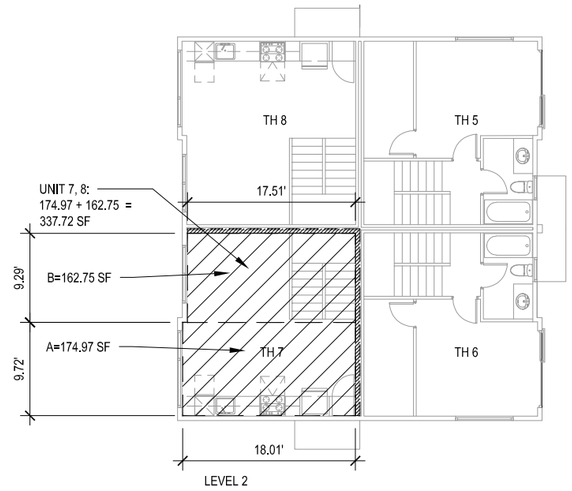


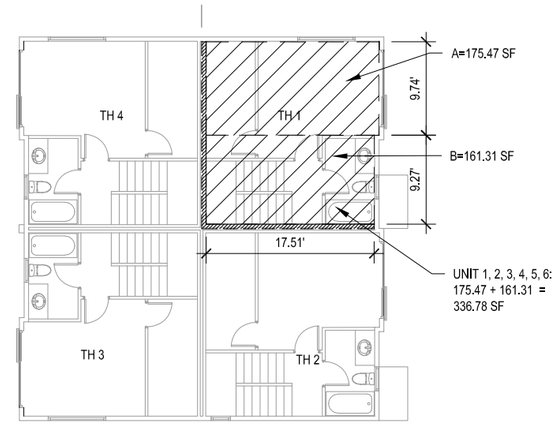


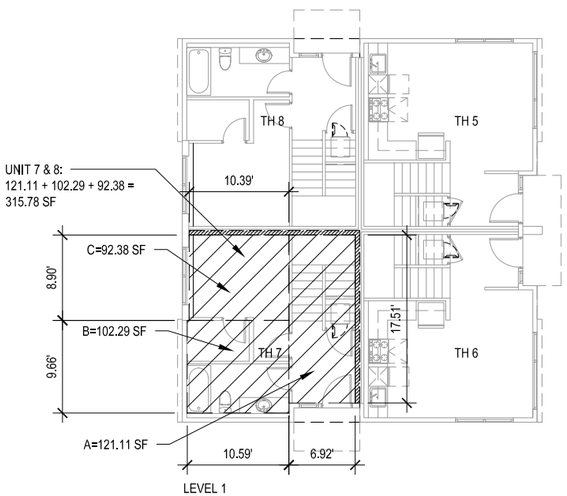
ROOF

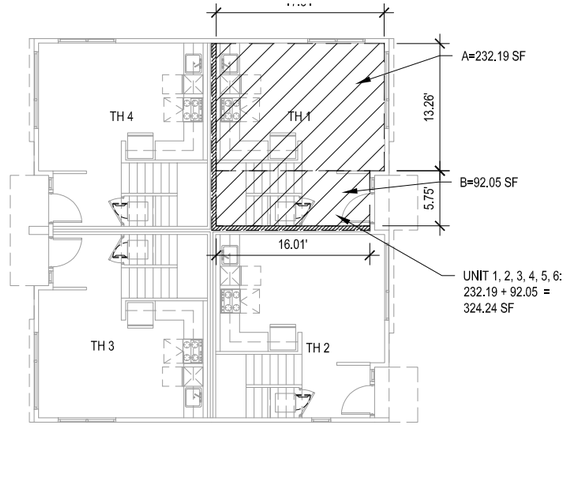








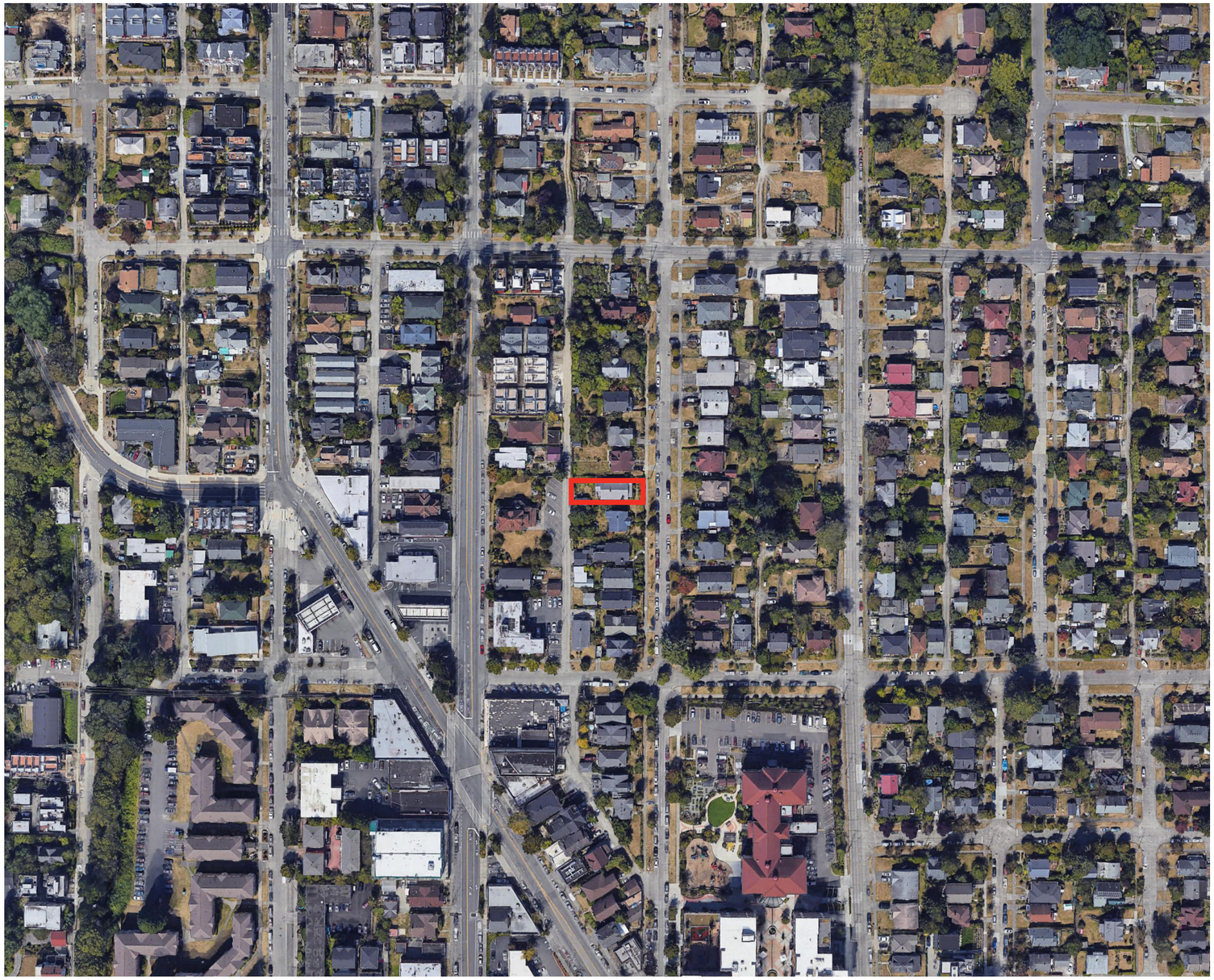




3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed multifamily development will create 2 three-story buildings consisting of a total of 8 townhouse units, each with roof top decks. The goal of this project is to design attractive and livable homes that fit within the context of the surrounding community while providing density appropriate for a site located close to the Link Light Rail and the Beacon Hill Commercial District. Although the site is within the Parking Flexibility Area where parking is not required, 5 surface parking stalls will be provided and accessed from the alley.



9-BLOCK AERIAL MAP

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

As part of the department of neighborhood Community Outreach Program requirements, the project team used the following outreach methods:

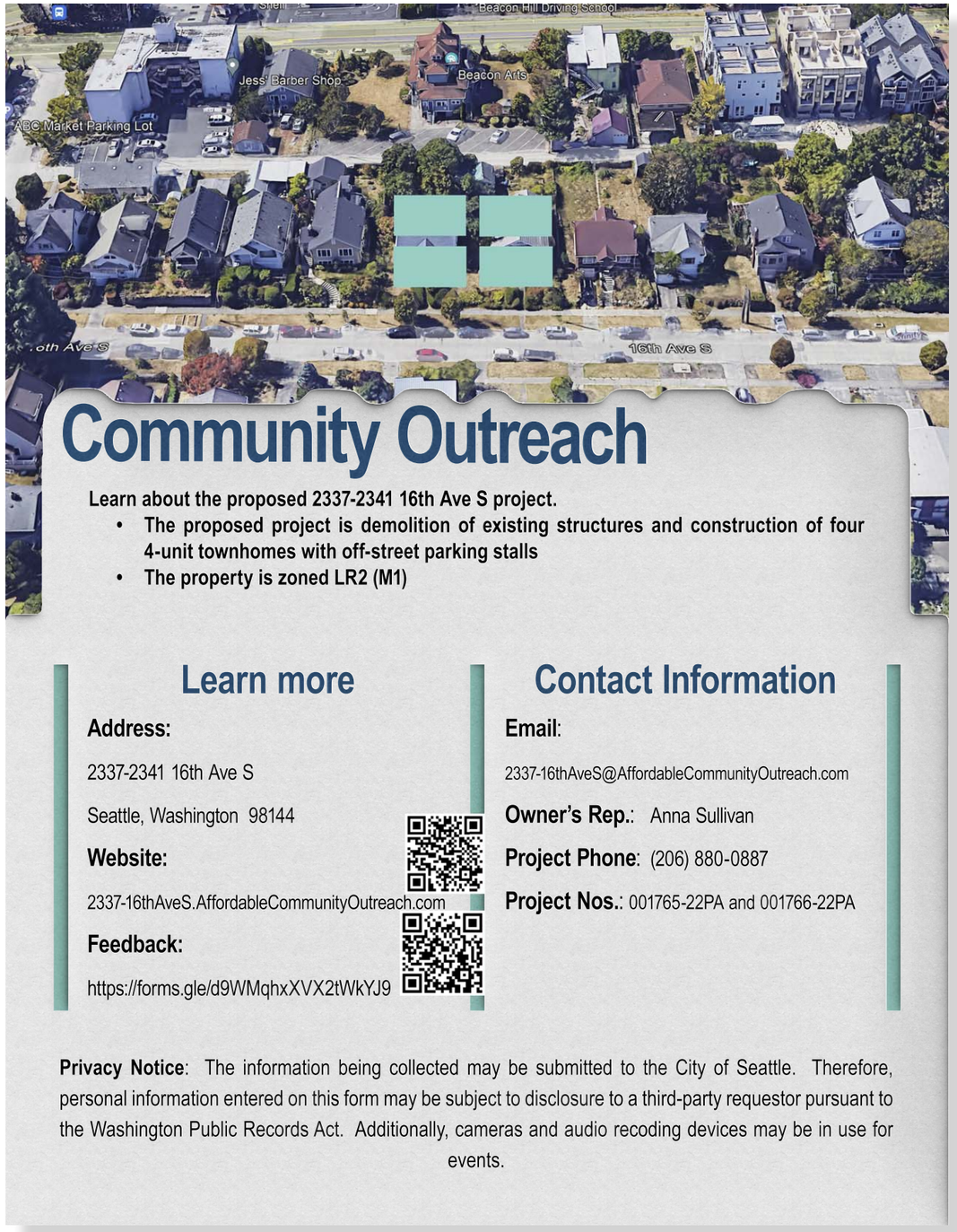
1. Printed Outreach: posters were hung at 10 businesses, community centers, or public venues within a half mile of the site, and all of the posters were visible from the sidewalk. See English poster example provided on this page.
2. Electronic/Digital Outreach: online survey and interactive project website.
3. Additional Electronic/Digital Outreach: email to community organizations and ethnic media identified by DON.

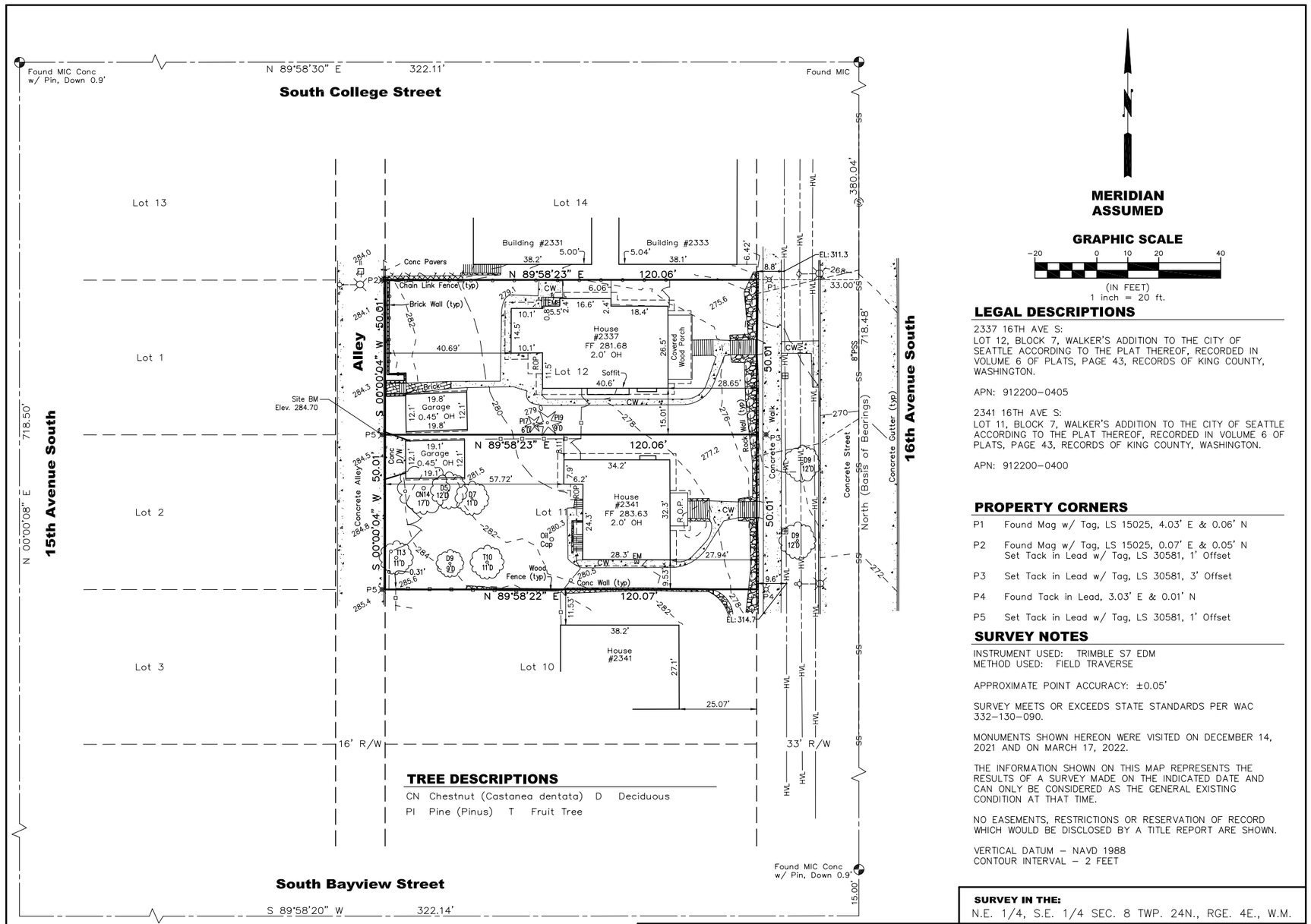
All of the above outreach methods were presented and available in the four languages required by DON (English, Traditional Chinese, Vietnamese and Spanish).

DESIGN RELATED COMMENTS RECEIVED DURING COMMUNITY MEETING

In total, the community outreach methods outlined above received a total of six website pageviews across all translations of the project website, no phone calls on the project feedback hotline, and one survey response to the four survey translations. The survey respondent provided the following comments:

- What is most important is that the project is designed with environmental sustainability in mind.
- What is most important for designing the public areas is that it's good for pedestrians (enough space to walk, etc.) and that there are lots of plants/greenery.
- Concerned that the project will not be affordable.
- Concerned with the waste and embodied carbon generated by new construction.
- There are a lot of mixing communities due to gentrification, it would be important for you to know/learn the history of the area in terms of redlining and racial makeup.
- Sustainability and resilience. I'd personally love to see on site renewable energy, a building that uses healthy and low-embodied-carbon materials, and planning for things like extreme weather due to climate change. Also construction waste diversion!





MERIDIAN ASSUMED

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTIONS

2337 16TH AVE S:
LOT 12, BLOCK 7, WALKER'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.

APN: 912200−0405

2341 16TH AVE S:
LOT 11, BLOCK 7, WALKER'S ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.

APN: 912200−0400

PROPERTY CORNERS

P1 Found Mag w/ Tag, LS 15025, 4.03' E & 0.06' N

P2 Found Mag w/ Tag, LS 15025, 0.07' E & 0.05' N
Set Tack in Lead w/ Tag, LS 30581, 1' Offset

P3 Set Tack in Lead w/ Tag, LS 30581, 3' Offset

P4 Found Tack in Lead, 3.03' E & 0.01' N

P5 Set Tack in Lead w/ Tag, LS 30581, 1' Offset

SURVEY NOTES

INSTRUMENT USED: TRIMBLE S7 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 DECEMBER 14, 2021 AND ON MARCH 17, 2022.

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 1988
CONTOUR INTERVAL − 2 FEET

TREE DESCRIPTIONS

CN Chestnut (Castanea dentata) D Deciduous
PI Pine (Pinus) T Fruit Tree

SURVEY IN THE:
N.E. 1/4, S.E. 1/4 SEC. 8 TWP. 24N., RGE. 4E., W.M.

BRENT L. ERLES STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

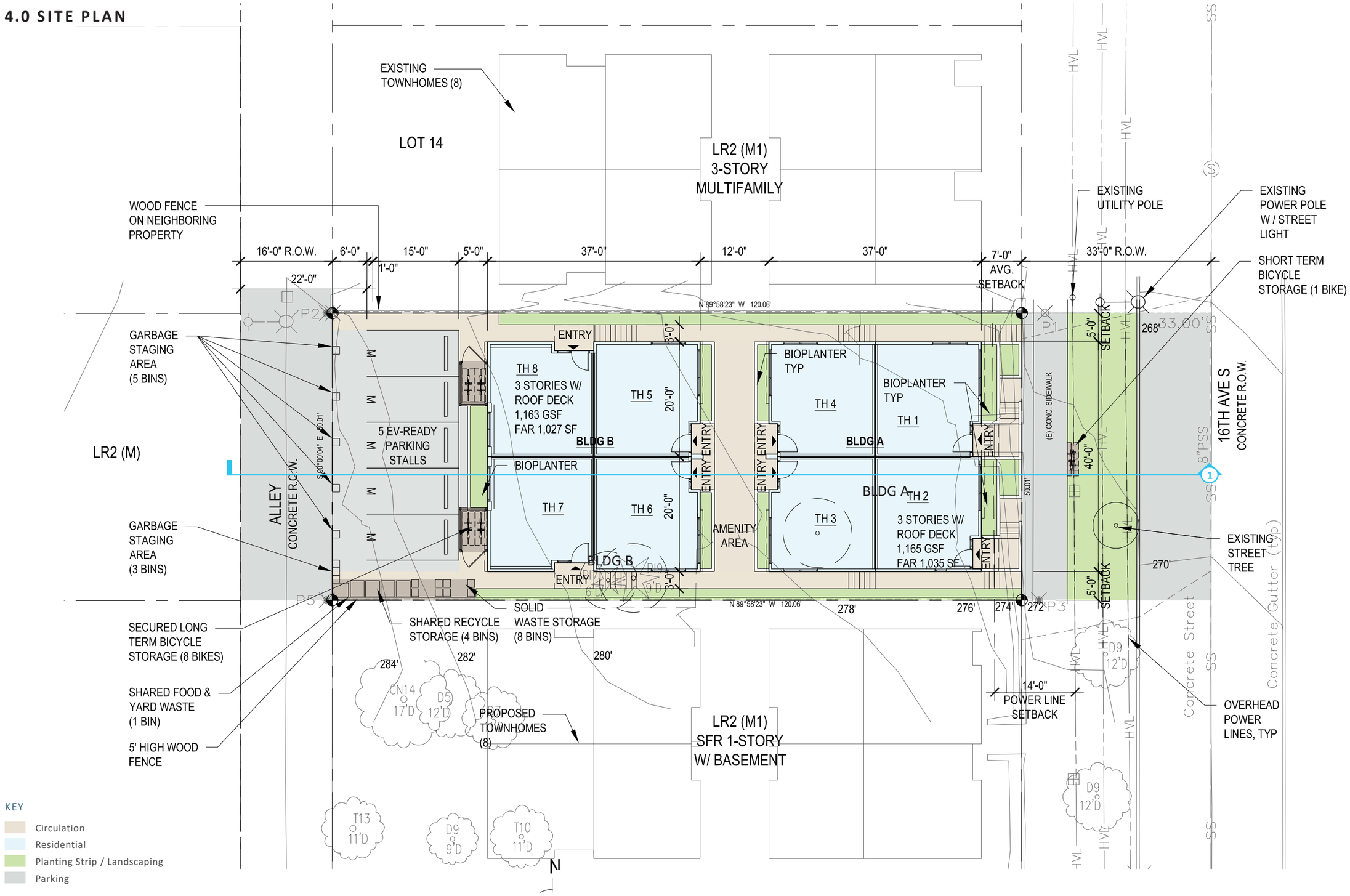
TOPOGRAPHIC SURVEY
Build Sound, LLC
2371−2341 16th Avenue South
Seattle, WA 98144

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 21233
DATE: 3/30/22

SHEET 1 **OF** 1

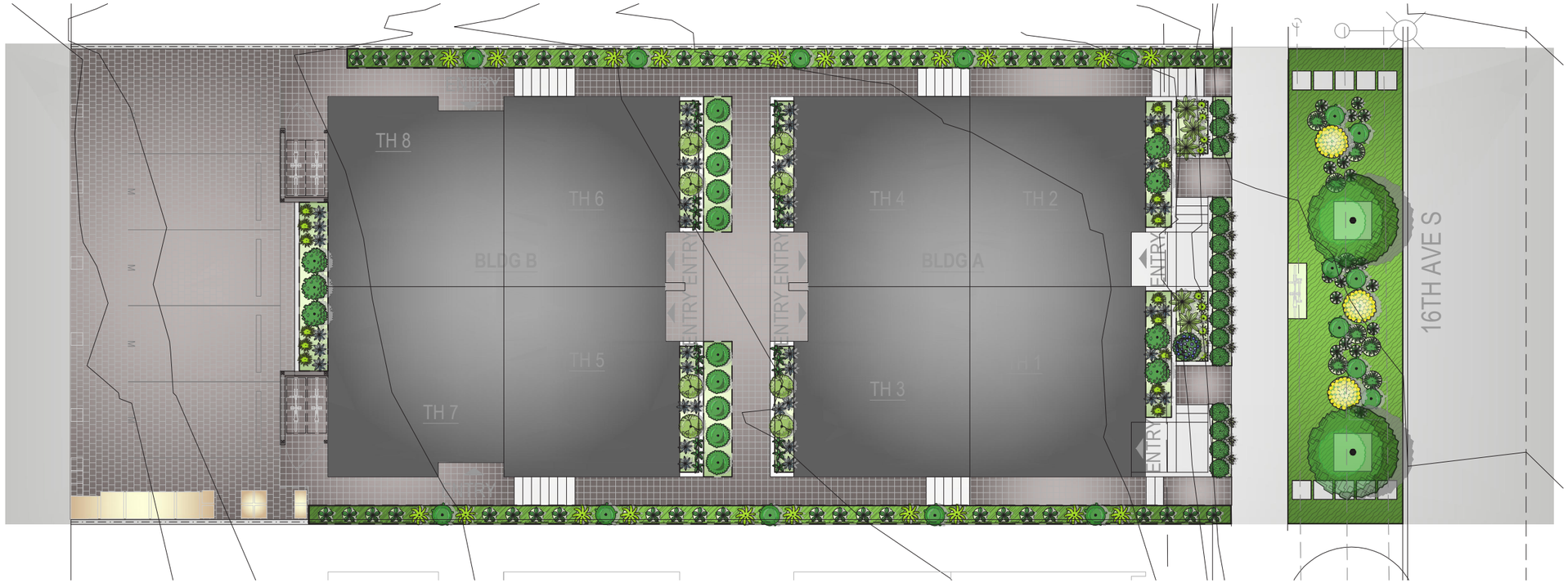
4.0 SITE PLAN



KEY

- Circulation
- Residential
- Planting Strip / Landscaping
- Parking

4.0 LANDSCAPE PLAN



NORTH

RENDERED LANDSCAPE PLAN

SCALE: NTS

4.1 LANDSCAPE PLANT SCHEDULE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Aesculus x carnea 'Briotii' / Red Horsechestnut Street Tree - Single leader

SHRUBS	BOTANICAL / COMMON NAME
	Carex comans 'Frosty Curls' / New Zealand Hair Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca ruscifolia / Fragrant Sarcococca
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea

BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba / Tatarian Dogwood
	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
	Polygonatum odoratum / Solomon's Seal

GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle







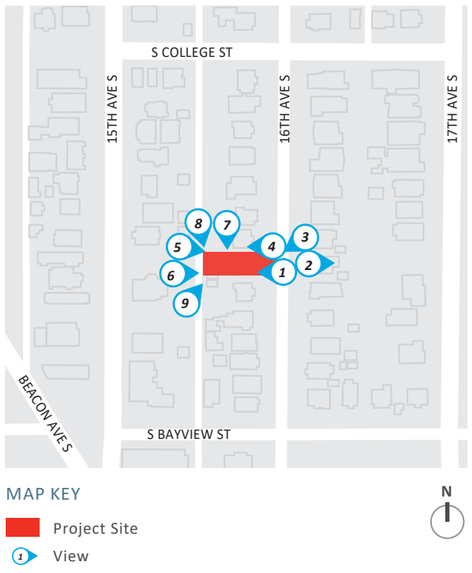


5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

This mid-block site on 16th Ave S is located in a quiet, single family residential area. The site slopes from the alley about 14’ to the east.

Located in the North Beacon Hill neighborhood, this area has been upzoned and is being redeveloped with townhouses and rowhouses.



1 EXISTING STRUCTURE, LOOKING WEST ON PROJECT SITE

2 OPPOSITE PROJECT SITE, LOOKING EAST ON PROJECT SITE

3 LOOKING SOUTHWEST ON PROJECT SITE

4 NORTH PROPERTY LINE, LOOKING WEST

5 NORTH PROPERTY LINE, LOOKING EAST

6 WEST PROPERTY LINE, LOOKING EAST

7 NORTH PROPERTY LINE, LOOKING SOUTH

8 NORTH PROPERTY LINE, LOOKING SOUTHEAST

9 BACK OF EXISTING STRUCTURE, LOOKING NORTHEAST

5.0 DESIGN CUES

NEIGHBORHOOD VICINITY

This site is currently surrounded with traditional residential characteristics, however, the neighborhood is increasing in density where some of the former single family homes have been replaced by Multi-Family developments. Multiple townhouses and low-rise apartments with varying design aesthetics are within walkable distance from the site.

DESIGN CUES

The neighborhood has a combination of traditional and modern designs which create visual interest for pedestrians, motorists, and members of the community. This project will strive to find a balance through building scale, material selection and architectural features.

MAP KEY

Project Site

1 Location

N

1 LOW-RISE APARTMENT, 1604 S ROBERTO MAESTAS FESTIVAL ST

2 SINGLE FAMILY RESIDENCE, 2355 16TH AVE S

3 TOWNHOUSE DEVELOPMENT, 2300 15TH AVE S

4 TOWNHOUSE DEVELOPMENT, 2707 14TH AVE S

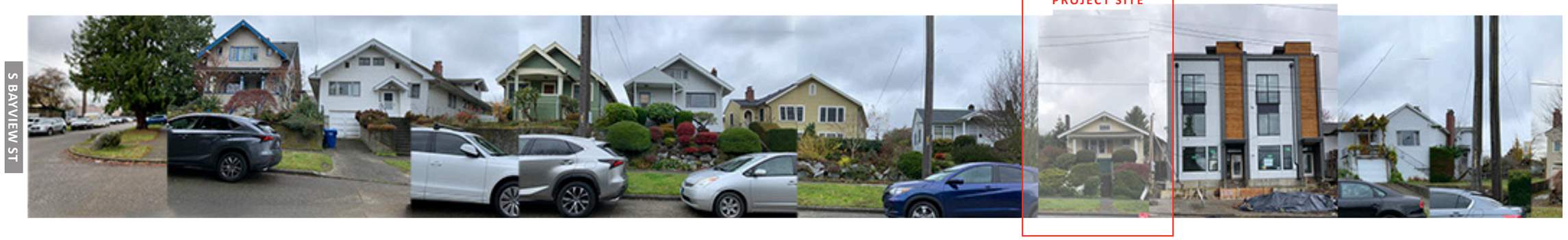
5 MODERN SINGLE FAMILY HOUSE, 1708 S LANDER ST

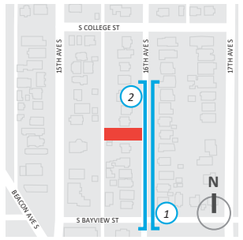
6 TOWNHOUSE DEVELOPMENT, 2387 BEACON AVE S

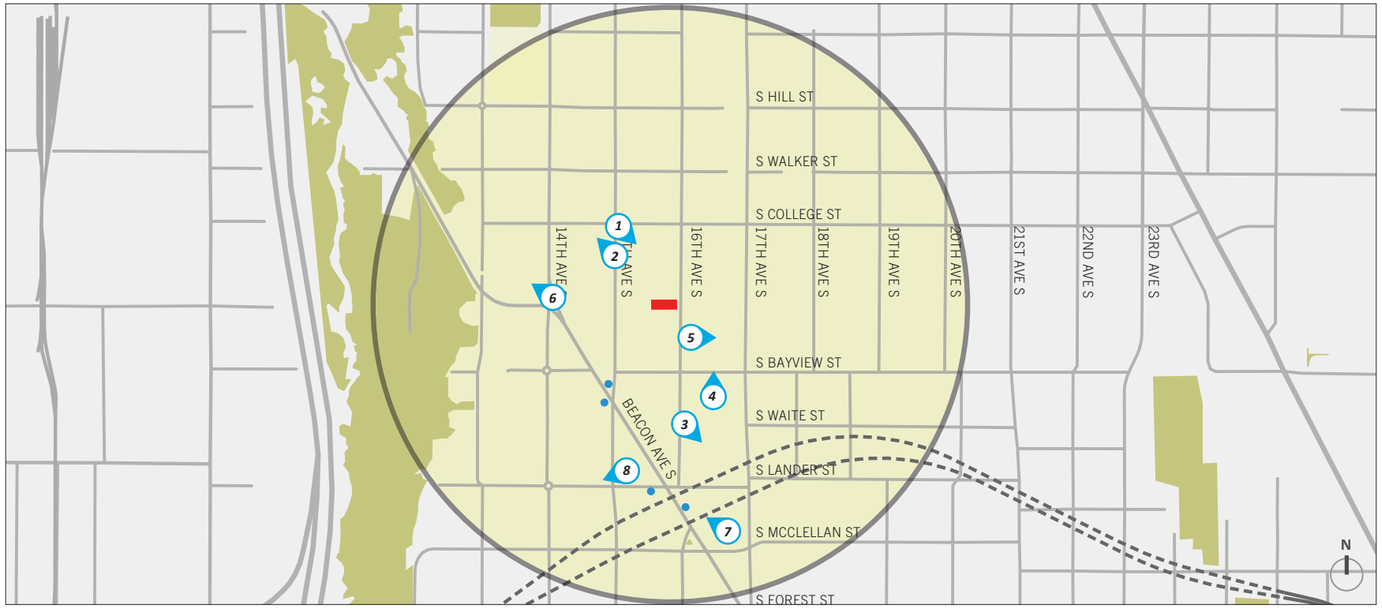
5.0 SITE STREETSCAPES

1 16TH AVE S LOOKING EAST

2 16TH AVE S LOOKING WEST

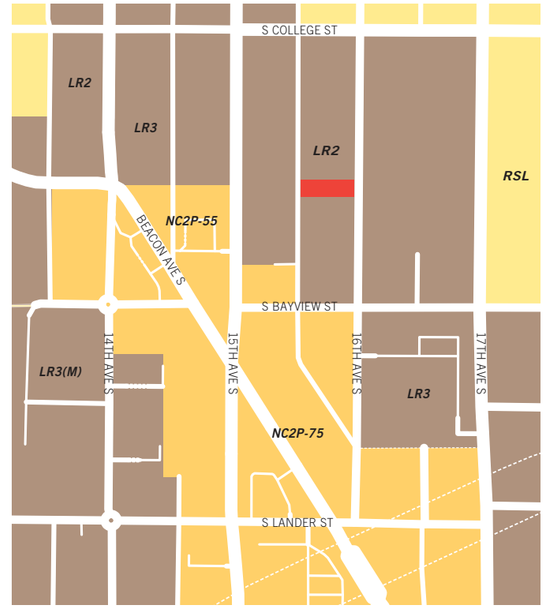






VICINITY & WALKING MAP KEY

- Project Site
- Park
- 5-Minute Walking Distance
- Bus Stops
- Link Light Rail
- View (ref. Images)



ZONING

- Project Site
- RSL
- LR1/LR2/LR3
- NC2P-75

COMMUNITY NODES

1 BEACON ARTS

2 BEACON HILL DRIVING SCHOOL

3 BEACON HILL STATION

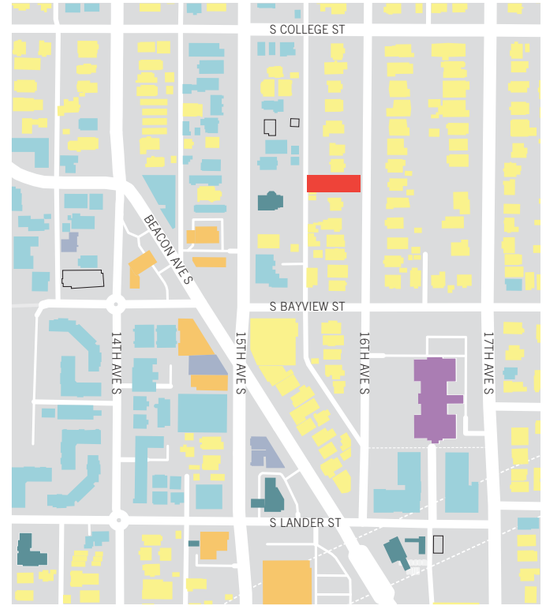
4 PLAZA ROBERTO MAESTAS

5 EL CENTRO DE LA RAZA

6 COMMUNITY ALLIANCE FOR GLOBAL JUSTICE

7 BEACON HILL LIBRARY

8 ST. PETER PARISH



SURROUNDING USES

- Project Site
- Mixed-Use
- Multi-Family
- Commercial
- Service Building
- Office / Warehouse
- Parking
- Single Family
- Vacant Building

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR2(M1) zone for townhouses with MHA suffix.	√, SEE P2 DEVELOPMENT STATISTICS
Density limits and family-size unit requirements - LR zones	23.45.512	Townhouse development: no density limit	√
Structure Height	23.45.514	40’ height limit	√, SEE P25 SECTION
Setbacks & Separations	23.45.518	Front and rear setbacks: 7’ average, 5’ minimum Side setbacks from facades greater than 40’ in length: 7’ average; 5’ minimum. Minimum 10’ separation between principal structures.	Adjustment, built-out facade 6” into minimum setback, SEE P6 SITE PLAN (northeast corner of TH 2)
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.D.5 may be counted as amenity area provided at ground level.	√, SEE P6 SITE PLAN
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR2 zone have maximum structure width: 90’ The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	√, SEE P6 SITE PLAN
Green Building Standards	23.45.530	FAR limit higher than 1.2 in LR2 zone, the applicant shall make a commitment that the proposed development will meet the Green Building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent properties: parking to have 5’ - 6’ screen or hedge.	√, SEE P6 SITE PLAN
Parking Location, Access & Screening	23.45.536	Alley access required. The alley does not require improvements. Parking provided at rear of lot.	√, SEE P6 SITE PLAN
Required parking	23.54.015	Vehicle parking: no minimum requirement (residential urban village)	5 parking stalls provided, SEE P6 SITE PLAN
		Bicycle parking: multi-family structures = 1 per dwelling unit (long-term), 1 per 20 dwelling units (short-term)	√, SEE P6 SITE PLAN
Electric Vehicle (EV) “EV-Ready”	23.54.030	When between 1 and 6 parking spaces are provided, each of those parking spaces shall be EV-ready.	√, SEE P6 SITE PLAN
Solid Waste & Recyclable Materials Storage & Access	23.54.040	SPU grants a modification to Land Use code 23.54.040 to allow for shared solid wasate storage areas.	In progress, SEE P6 SITE PLAN

7.0 ARCHITECTURAL DESIGN RESPONSE

CONTEXT AND SITE

CS1. NATURAL SYSTEMS & SITE FEATURES

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

Architect Response:

Instead of the project comprising of one large building, the eight units are divided among two smaller buildings. The units are oriented such that every unit is a corner unit and therefore the layout maximizes sunlight and ventilation into the interior.

C. Topography

Architect Response:

The two buildings, and front and back units within the buildings, will be staggered in height, responding to the natural topography of the site.

D. Plants and Habitat

Architect Response:

There is some existing landscaping and natural habitat on the project site, which is primarily covered by an existing building, specifically in the front yard with different types of bushes. The setback in all directions of the site as well as the open space in the middle of the site provide opportunities for new trees and landscaping.

CS2. URBAN PATTERN & FORM

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

B. Adjacent Sites, Streets and Open Spaces

Architect Response:

The project works with the existing topography by sloping up to the west and stepping the buildings in response, thereby minimizing impact to neighboring parcels. Vehicular access will use the existing alleyway to the west of the project site, so as not to disrupt current patterns of pedestrians, bikes, and cars. Open space is maintained at street front & midpoint of the project.

C. Relationship to the Block

Architect Response:

Given the project is located as a mid-block site, the decision was made to maximize light and views by orienting all units as corner units. This creates visual interest all on sides of the site for adjacent neighbors.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

Architect Response:

The project is responding to the existing architectural context, which is a mix of traditional single family houses and contemporary multifamily. Breaking the project into two buildings breaks the massing down to best fit the existing neighborhood. The proposed buildings will also reflect design elements and materials presented in the neighborhood context, such as those found on the new townhouse project right next door.

PUBLIC LIFE

PL1. CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways and Connections

Architect Response:

The project will provide new stair connection and sidewalks to bring residents and guest to the stepped levels of the townhomes from 16th AVE S and the alley side. Connecting pathways link units with one another and encourages circulation, promoting a sense of community.

C. Outdoor Uses and Activities

Architect Response:

The project will promote outdoor uses and activities by incorporating visually interesting landscaping and providing wide unit entries which allow room for seating, potted plants, seasonal decorations, etc. The project's courtyard in the middle common amenity area will be an added opportunity for more interactions among residents and their neighbors.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety and Security

Architect Response:

The project will orient the front units to face the street, and through the use of large windows, put more eyes on the street to help promote a safer neighborhood. The units are also elevated up from the street, giving residents more security, while providing a better angle for neighborhood observation.

D. Wayfinding

Architect Response:

To help residents and visitors with navigating the units on-site, the project will incorporate address signs at resident entries for easy identification. The signs will be visible from the main site entrances at the east side of the site, and the main shared pathways that run along the north and south property lines.

PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

Architect Response:

The units were designed so that entries facing one another in the central courtyard have a shared patio space. The goal was to increase privacy in an area where the units are in close proximity to one another. All of the unit entries are provided with overhead protection and lighting.

PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. Entry Locations and Relationships

Architect Response:

The entries for the units are located safely above the street and sidewalk. Vehicle access was placed at existing alley side so as to not disrupt current traffic patterns. Walkways connect the street and alley for ease of pedestrian access. Bicycle parking is located off the alley.

7.0 ARCHITECTURAL DESIGN RESPONSE

DESIGN CONCEPT

DC1. PROJECT USES & ACTIVITIES

Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

Architect Response:

The project utilizes the existing alley to minimize the conflict between vehicles and pedestrians. Parking is located at the rear of the site as opposed to in-between the two structures to further reduce conflicts.

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.

A. Massing

Architect Response:

The mass of eight units on the site is broken up into two buildings. The courtyard between the buildings is elevated in response to the natural slope of the site with the rear (west) building slightly higher than the street-facing building. The front and back units of each building are also vertically staggered to further break-down the mass of each building.

B. Architectural and Facade Composition

Architect Response:

The facades of each building were designed to create visual interest on all sides. Various elements, such as projections, canopies and juliettes are incorporated to enhance the character of each building.

C. Secondary Architectural Features

Architect Response:

Various architectural features are incorporated to add depth and interest to the facades of the two buildings. High coutrasting colors, window paterns, and metal railings add visual interest and texture to the architecture.

D. Scale and Texture

Architect Response:

Materials of different textures and scales have been thoughtfully arranged to create the facades of the two buildings and throughout the project to enhance the character of the overall project design. Panel siding of varying dimensions and horizontal wood siding provide a range of scale, depth and texture that the residents and pedestrians will find visually interesting.

DC3. OPEN SPACE CONCEPT

Integrate open space design with the building design so that they complement each other.

A. Building-Open Space Relationship

Architect Response:

Instead of locating all of the units in one structure, the project was divided into two buildings in an effort to create more opportunities for open spaces and inclusion of natural light. The layout of the buildings generates two open spaces which encourage interactions among residents, neighbors, and pedestrians. The open spaces located at the front and center of the project balance out the mass occupied by the buildings on site.

C. Design

Architect Response:

The open spaces will be enhanced through the use of hardscape surfaces and plantings.

DC4. EXTERIOR ELEMENTS & FINISHES

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

A. Exterior Elements and Finishes

Architect Response:

The exterior finish materials for the two buildings will include horizontal wood siding and paneled fiber cement siding. The addition of metal railings at juliette balconies and parapets will add visual interest. These features will provide an interesting pattern and texture to the exterior and have also proven to be highly durable in Seattle's climate. High contrasting colors will also be utilized to enhance certain elements and the overall design aesthetic.

BLDG A EAST ELEVATION - LOOKING FROM 16TH AVE S

MATERIALS


FC1 Fiber Cement Panel
White


FC2 Fiber Cement Panel
Light Gray


FC3 Lap Siding - Horizontal
White


CN1 Architectural Concrete


W1 Window - White


MT1 Metal Siding - Vertical
Blue

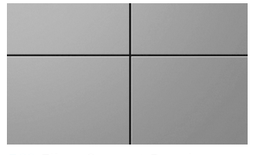

MT2 Metal Fascia
Gray


MT3 Metal Canopy
Black

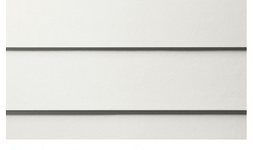
SOUTH ELEVATION

MATERIALS

FC1 Fiber Cement Panel
White



FC2 Fiber Cement Panel
Light Gray



FC3 Lap Siding - Horizontal
White

CN1 Architectural Concrete

W1 Window - White

MT1 Metal Siding - Vertical
Blue

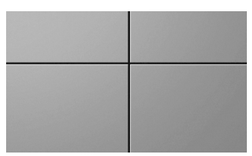
MT2 Metal Fascia
Gray

MT3 Metal Canopy
Black

BLDG B WEST ELEVATION - LOOKING FROM ALLEY

MATERIALS


FC1 Fiber Cement Panel
White


FC2 Fiber Cement Panel
Light Gray


FC3 Lap Siding - Horizontal
White


CN1 Architectural Concrete


W1 Window - White


MT1 Metal Siding - Vertical
Blue

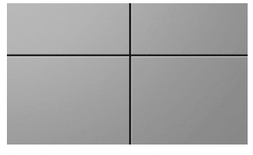

MT2 Metal Fascia
Gray

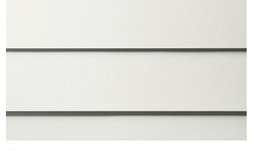

MT3 Metal Canopy
Black

NORTH ELEVATION

MATERIALS


FC1 Fiber Cement Panel
White


FC2 Fiber Cement Panel
Light Gray


FC3 Lap Siding - Horizontal
White

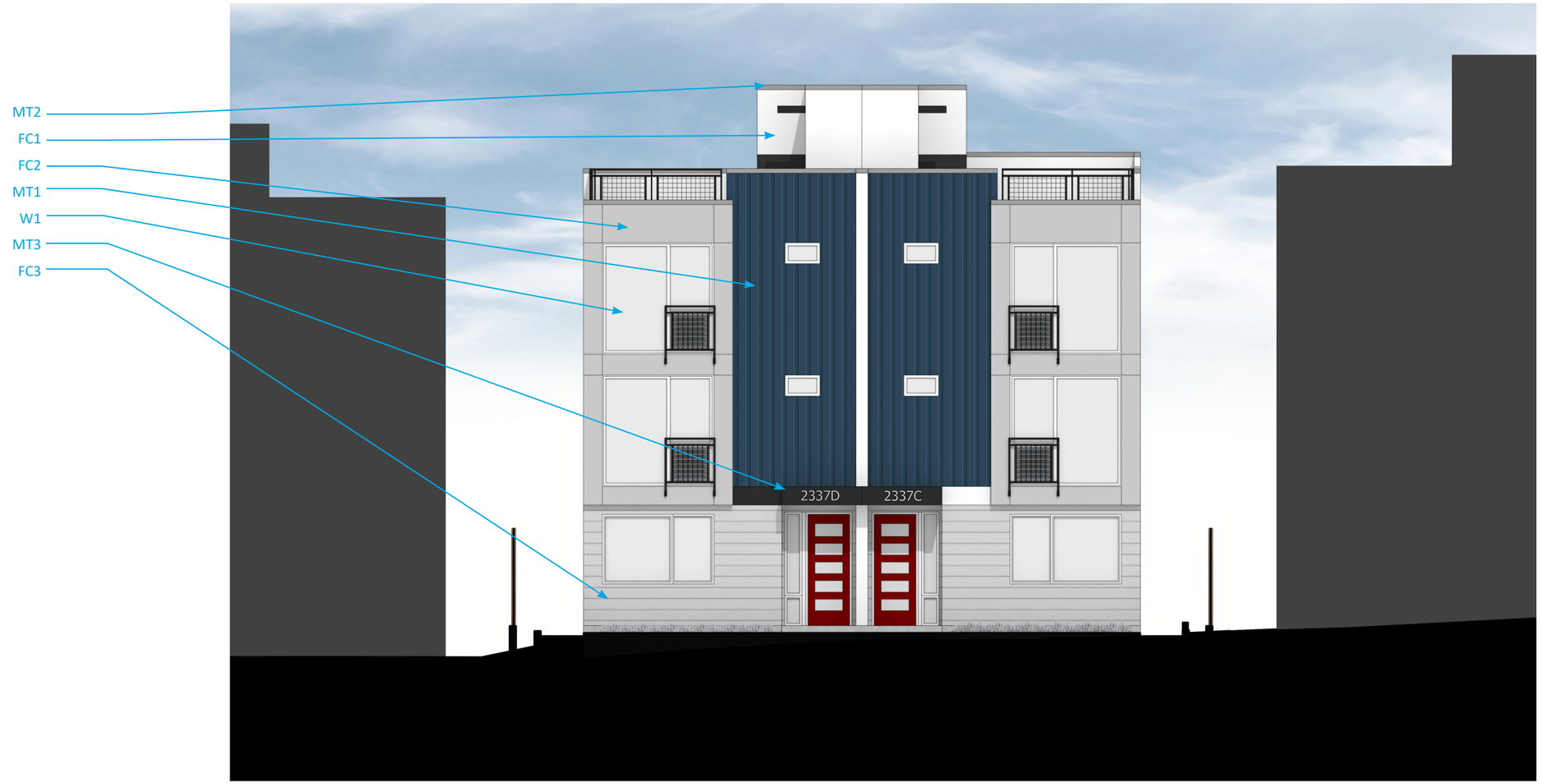

CN1 Architectural Concrete


W1 Window - White


MT1 Metal Siding - Vertical
Blue


MT2 Metal Fascia
Gray

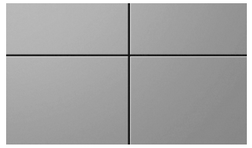

MT3 Metal Canopy
Black



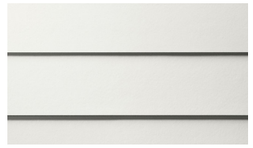
BLDG A WEST ELEVATION

MATERIALS

FC1 Fiber Cement Panel
White



FC2 Fiber Cement Panel
Light Gray



FC3 Lap Siding - Horizontal
White

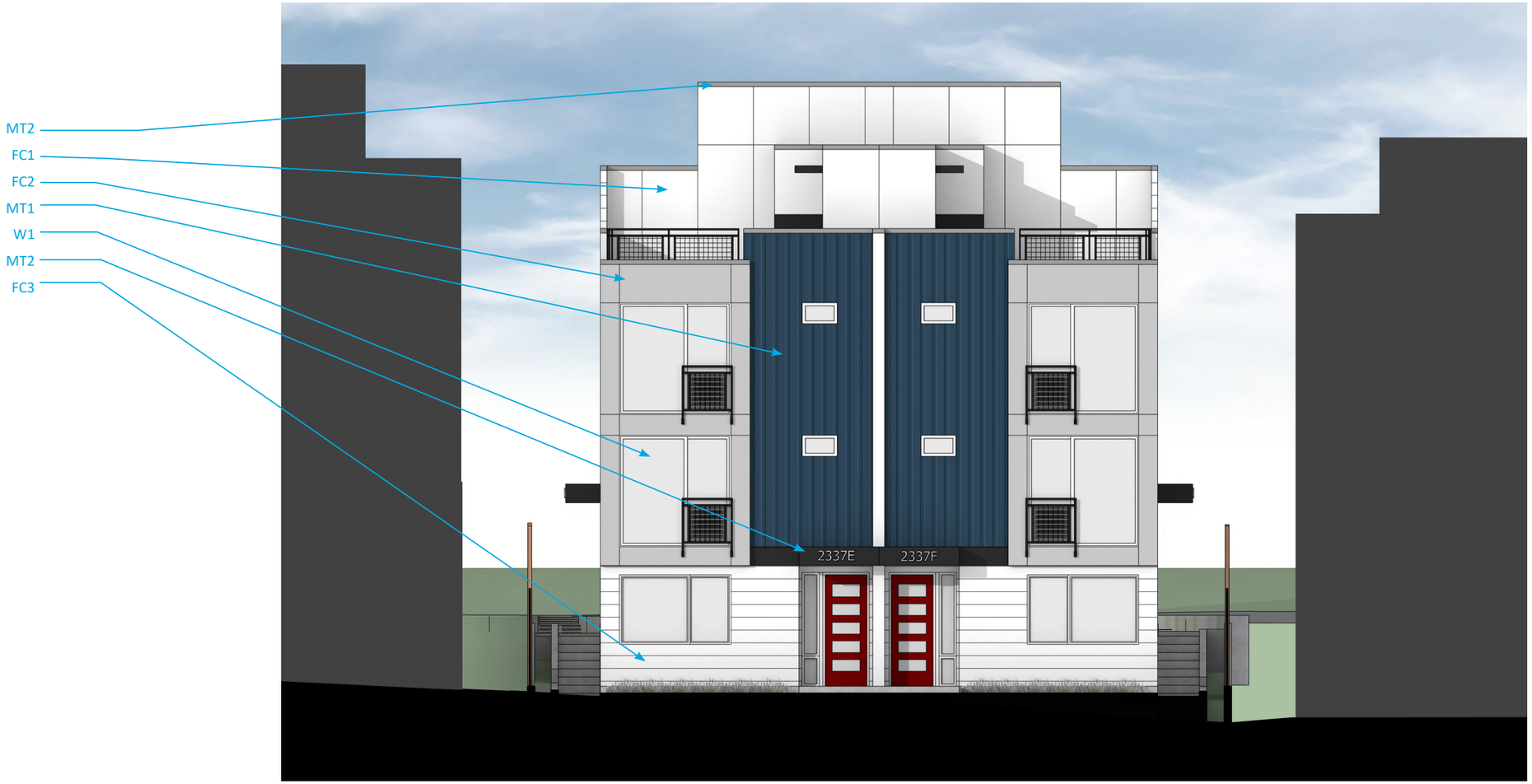
CN1 Architectural Concrete

W1 Window - White

MT1 Metal Siding - Vertical
Blue

MT2 Metal Fascia
Gray

MT3 Metal Canopy
Black



BLDG B EAST ELEVATION

MATERIALS

FC1 Fiber Cement Panel
White

FC2 Fiber Cement Panel
Light Gray

FC3 Lap Siding - Horizontal
White

CN1 Architectural Concrete

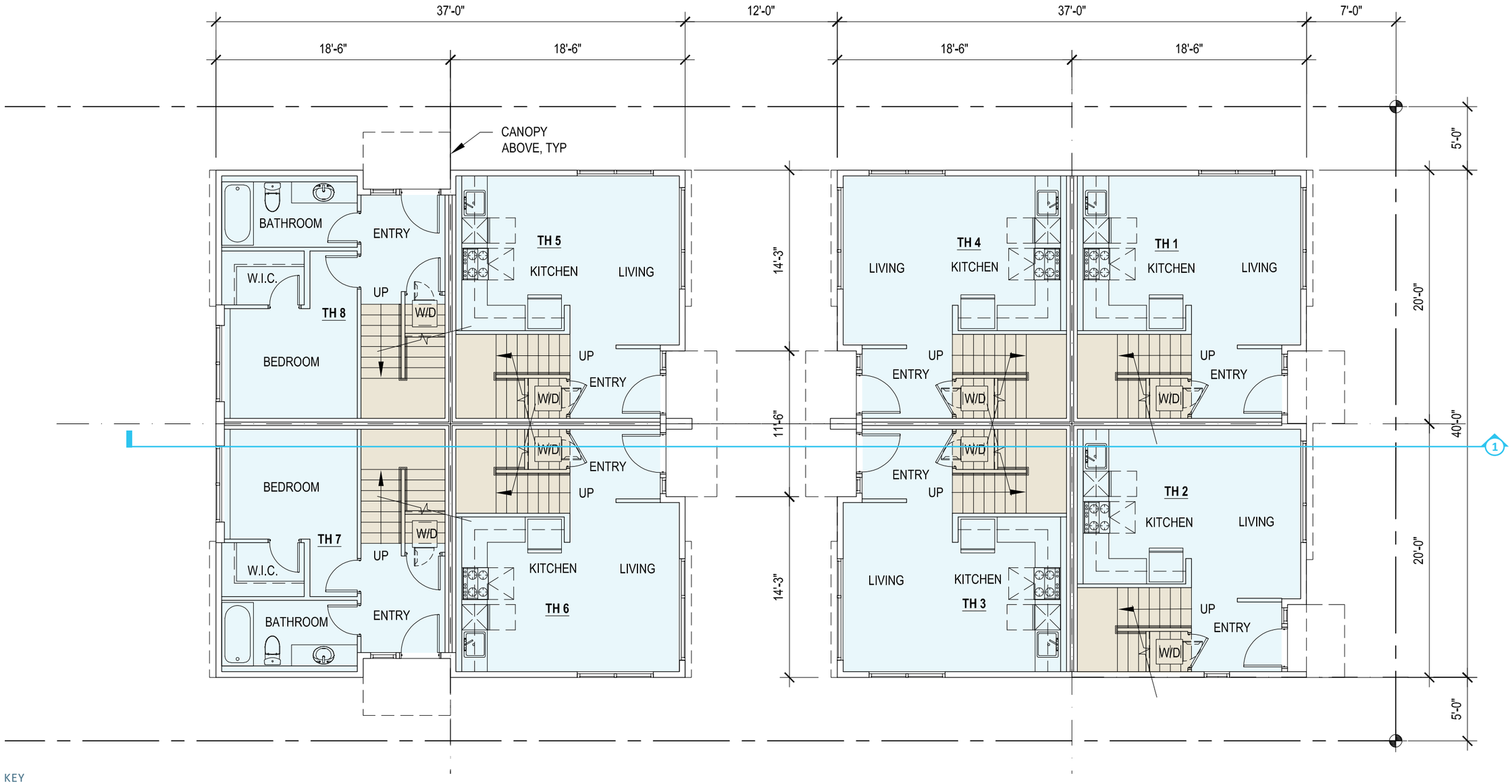
W1 Window - White

MT1 Metal Siding - Vertical
Blue

MT2 Metal Fascia
Gray

MT3 Metal Canopy
Black

8.0 FLOOR PLANS

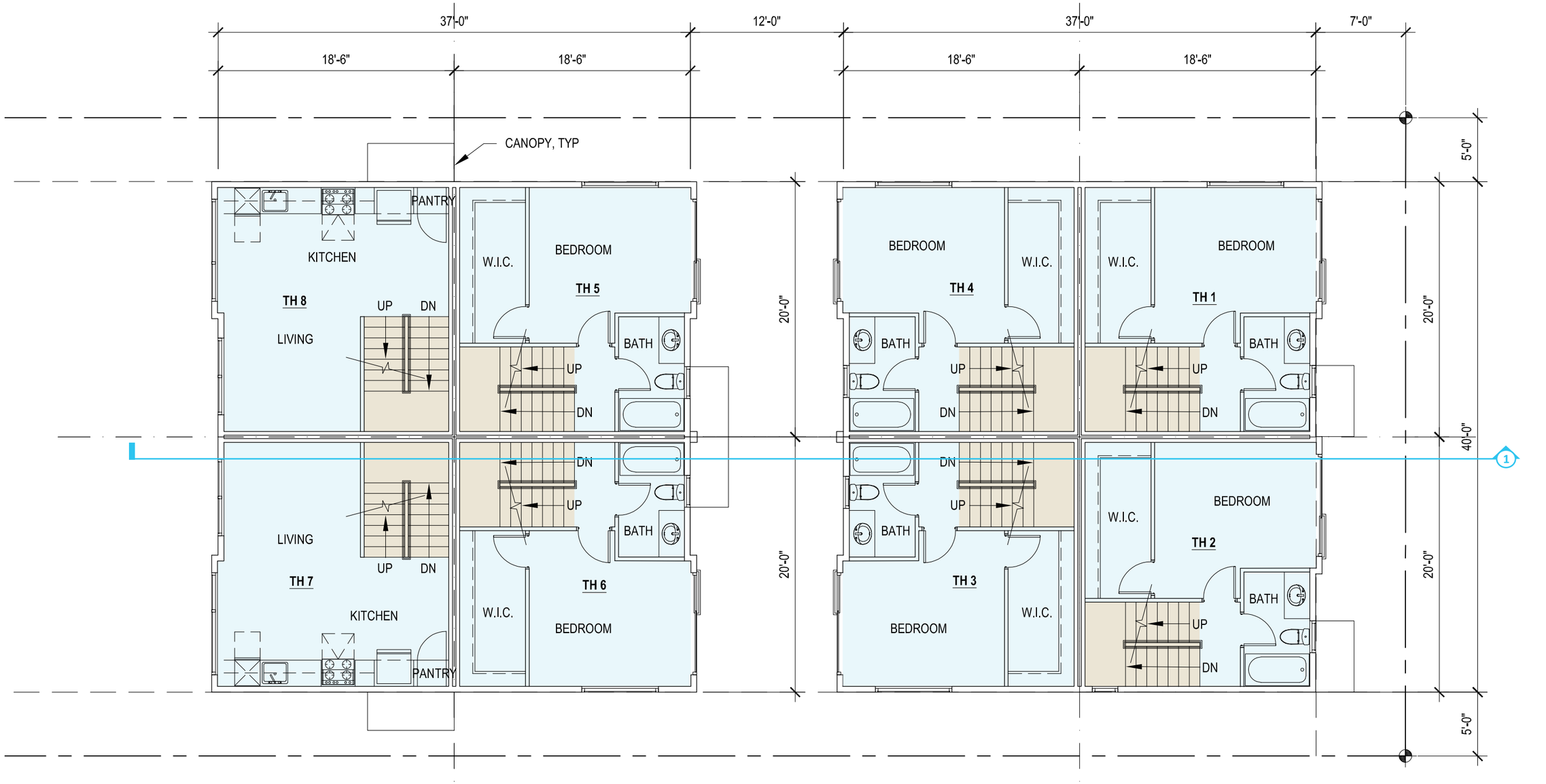


KEY

- Living Space
- Circulation

LEVEL 1

8.0 FLOOR PLANS

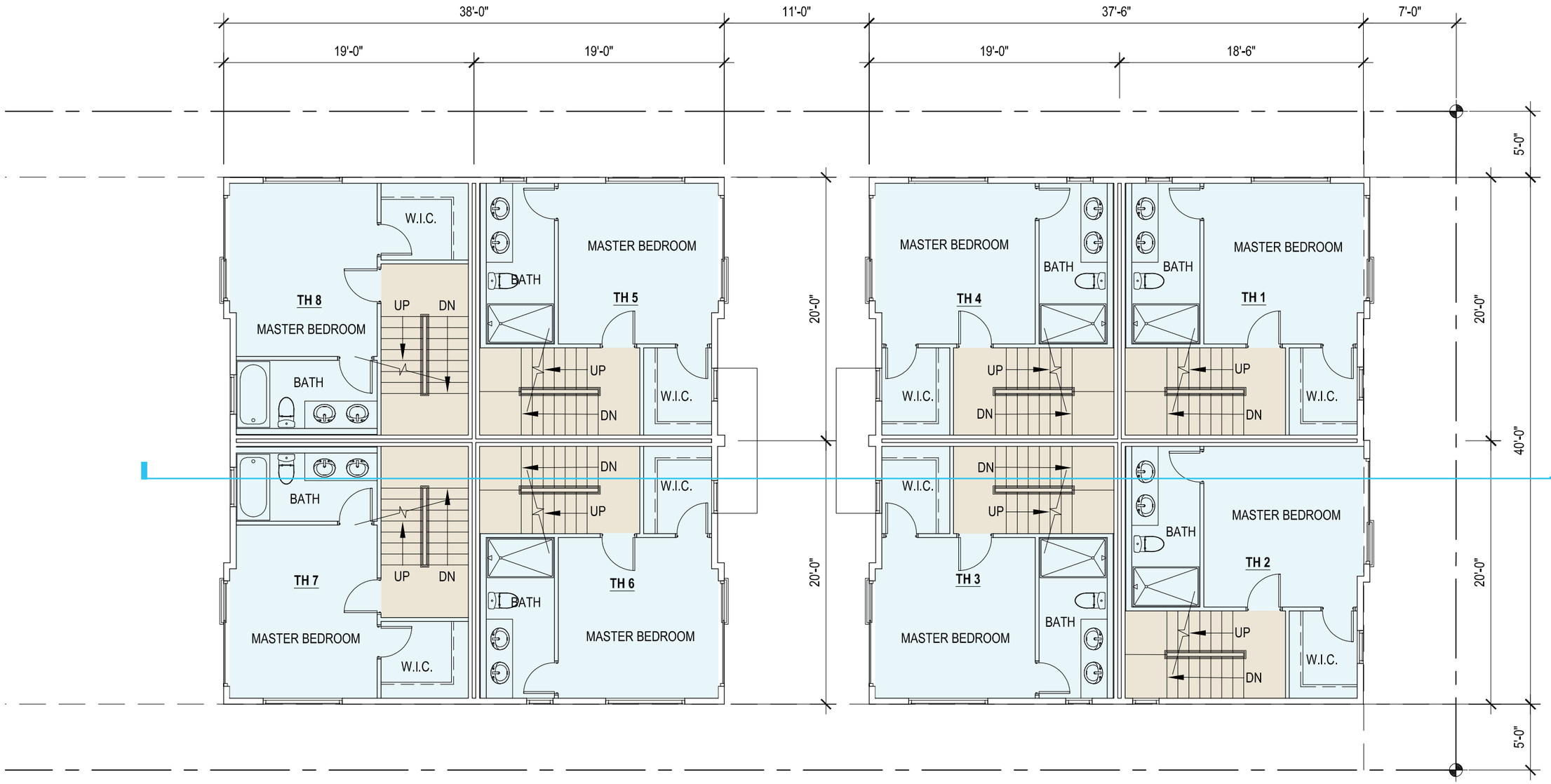


KEY

- Living Space
- Circulation

LEVEL 2

8.0 FLOOR PLANS



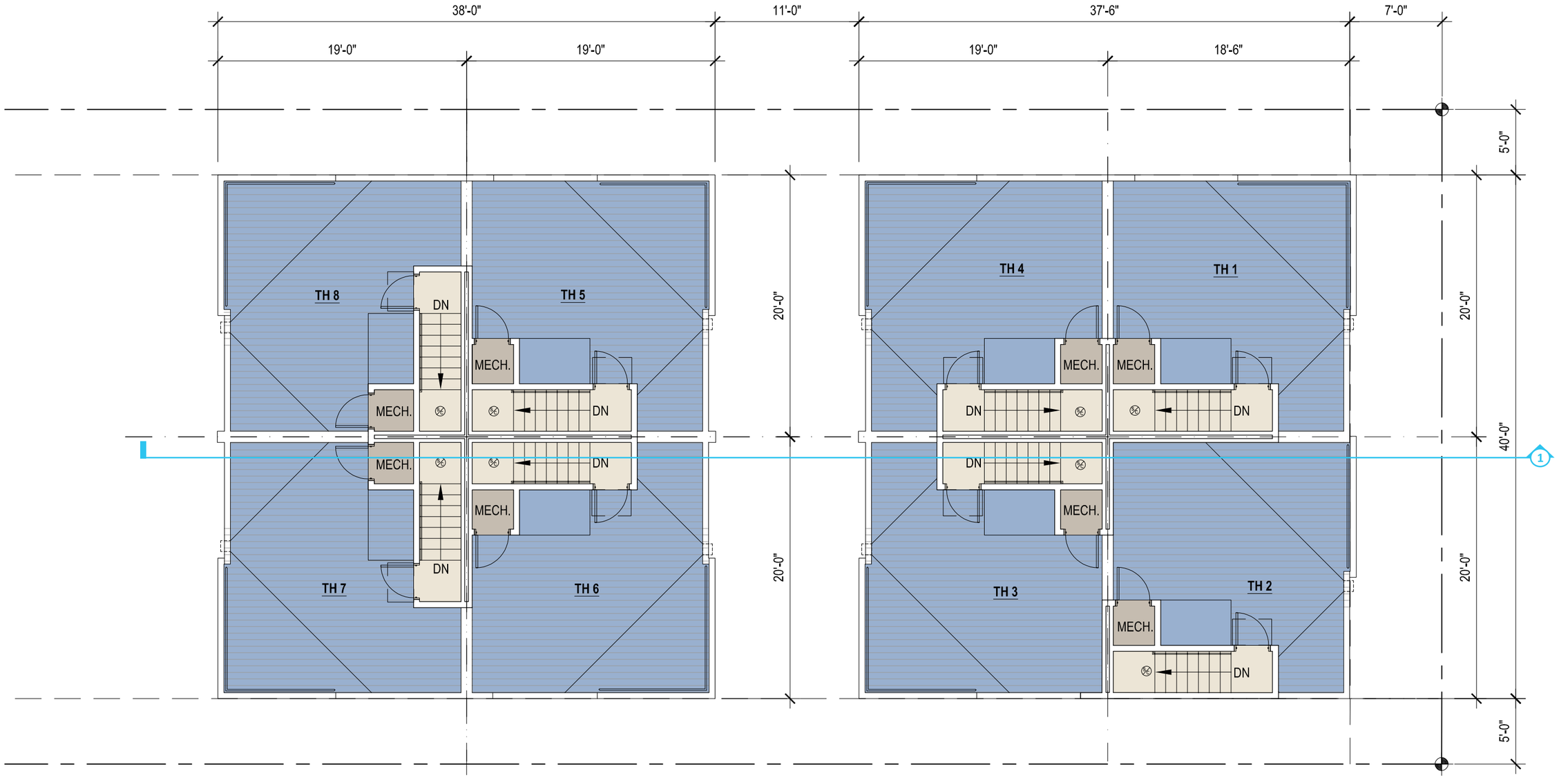
KEY

- Living Space
- Circulation

LEVEL 3

N

8.0 FLOOR PLANS



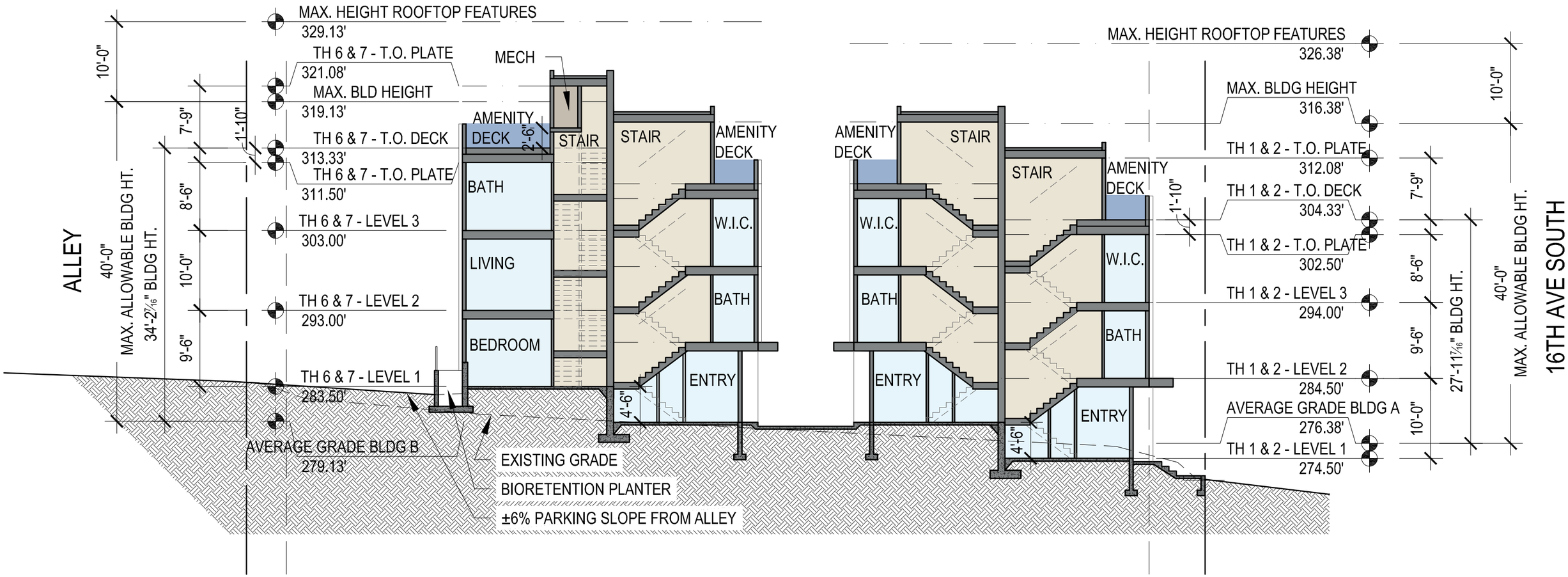
KEY

- Circulation
- Utility
- Amenity

ROOF PLAN

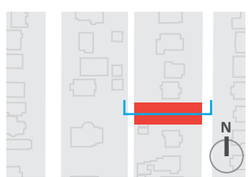
N

8.0 BUILDING SECTION

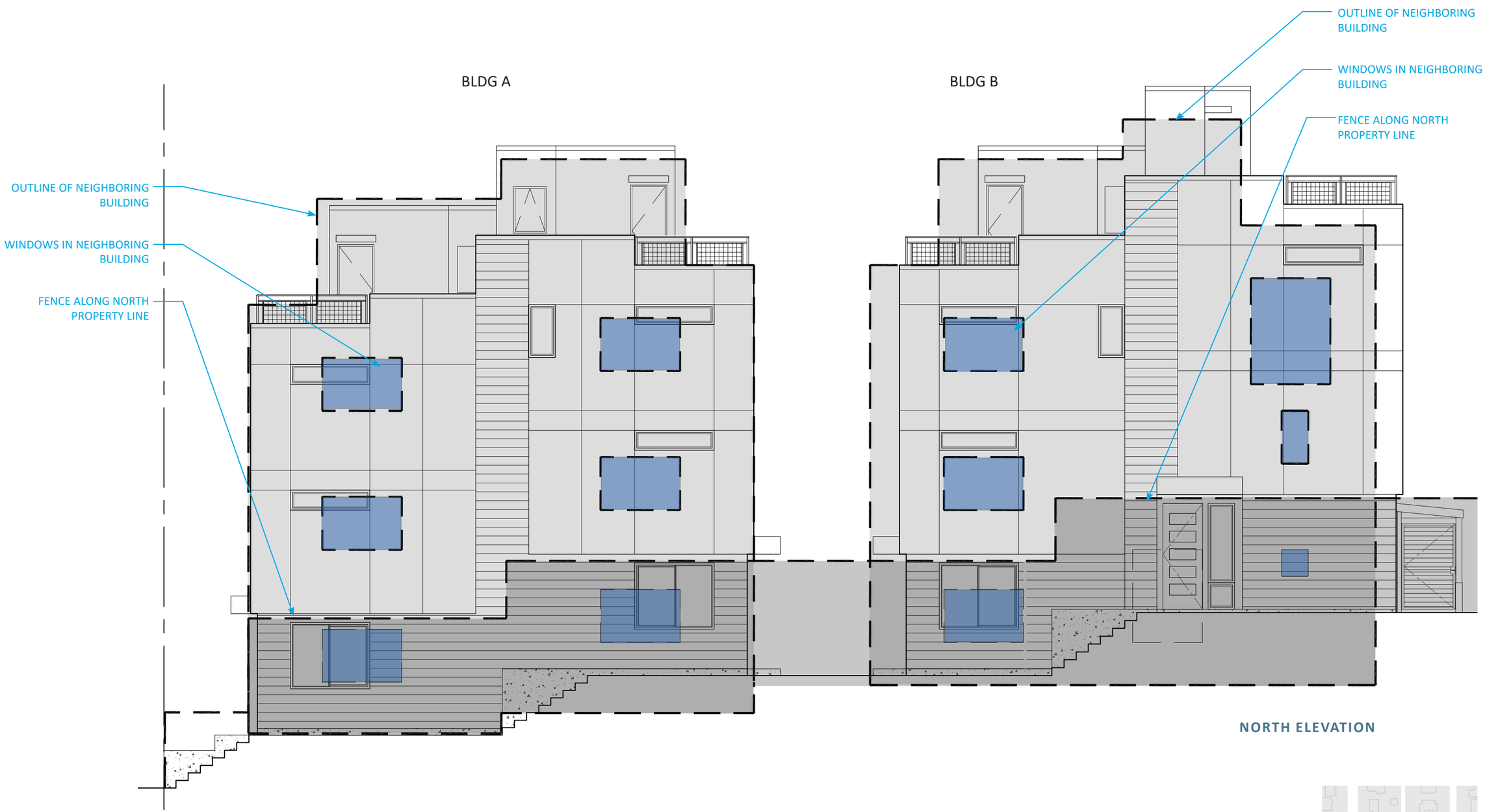


KEY

- Living Space
- Circulation
- Utility
- Residential Amenity



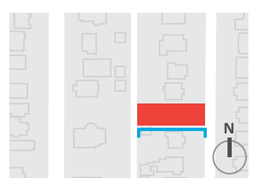
8.0 PRIVACY ANALYSIS



NORTH ELEVATION

8.0 PRIVACY ANALYSIS

SOUTH ELEVATION



8.0 RENDERING

SE STREET VIEW

SE BIRD'S EYE VIEW

NE STREET VIEW

SW VIEW