1820 BOYLSTON AVENUE

DESIGN RECOMMENDATION #2
MAY 25, 2016
DPD #3020247

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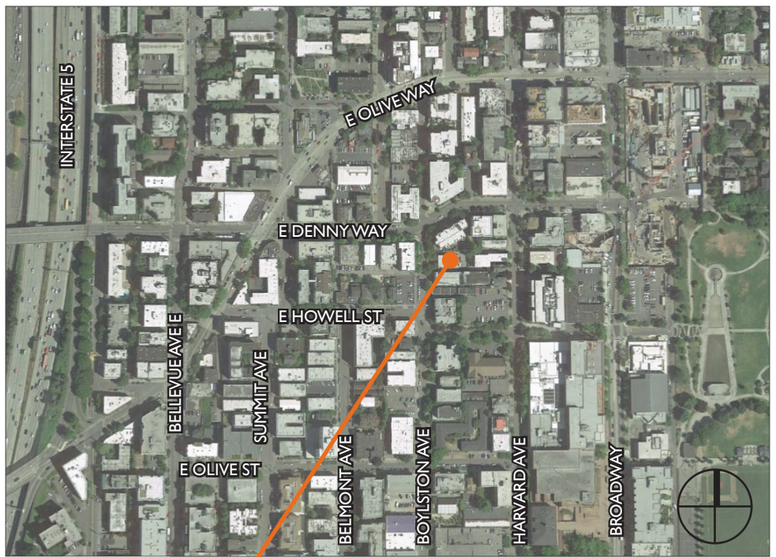
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT INTRODUCTION



SITE LOCATION

ADDRESS: 1820 Boylston Ave
DPD PROJECT #: 3020247
OWNER: Capitol Hill Lofts, LLC

APPLICANT: Nicholson Kovalchick Architects
CONTACT: Peter Johnson

DEVELOPMENT OBJECTIVES

The project is an eight-story apartment building containing 55 residential units. Parking for 13 vehicles will be located in a below grade parking garage, which is accessed via a ramp from Boylston Ave. The existing two-story residential structure on site will be demolished. The approximate sizes of the proposed building and its individual uses are as follows:

Number of Residential Units:	Approximately 55
Number of Parking Stalls:	Approximately 13, below grade
Area of Residential Levels:	Approximately 36,000 square feet
Area of Parking Levels:	Approximately 6,100 square feet
Total Building Area:	Approximately 42,100 square feet

EXISTING SITE

The site is located at the mid block on east side of Boylston Ave between E Howell St. and E Denny Way. The site consists of a single parcel measuring approximately 60' x 122'. A two-story brick apartment building currently exists on the site. A single curb cut off of Boylston Ave. serves a small surface parking lot behind the existing building. The site slopes up from west to east, with most of the grade change occurring at retaining walls at the front and back of the site. The north and south sides of the property are also bounded by retaining walls and fences on the neighboring properties. The front yard of the site is landscaped with shrubs, ground cover and medium-sized deciduous trees. There is a small planting strip along most of the street frontage that is landscaped with small shrubs and grass.

ZONING AND OVERLAY DESIGNATION

The site is zoned Midrise, and is located in the Capitol Hill Urban Center Village and Capitol Hill Station Area Overlay. The area of the site is 7,350 sf.

NEIGHBORING DEVELOPMENT

The site is located in the South Anchor District of Capitol Hill, between Olive Way to the north, Broadway to the east and Pike/Pine to the south. Most of the neighborhood is zoned Midrise, and consists primarily of mid-rise multifamily buildings. Buildings in the neighborhood are built in a variety of styles from many different time periods. Most are 3-6 stories tall, and occupy 1-3 parcels. Some single-family houses remain in the neighborhood, most of which are likely to be redeveloped in the future.

The neighborhood slopes down to the west, providing views of Downtown and South Lake Union, particularly along east-west streets. Most of the streets in the neighborhood are landscaped with mature street trees and planting strips.

The area is within walking distance of Downtown, and is well served by public transit, including the Capitol Hill light rail station, located 2 blocks east of the project site. There are numerous amenities within walking distance, including retail areas on Olive Way, Broadway and Pike/Pine, and Cal Anderson Park.

ZONING SUMMARY

PARCEL #: 1817800025
ZONING: MR
OVERLAYS: Capitol Hill Urban Center Village
Station Area Overlay (Capitol Hill)
LOT AREA: 7,350 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Base FAR: 3.2
Maximum FAR: 4.25
Maximum FAR per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Structure Height:

- Base Height: 60'-0"
- Maximum bonus height w/ incentives: 75'-0"
- 4' additional allowed for parapets: 79'-0"
- 15' additional allowed for stair penthouse: 90'-0"
- 16' additional allowed for elevator penthouse: 91'-0"

Increase from base height limit to maximum requires compliance with incentive provisions for affordable housing and sustainable design.

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure).

23.45.518 SETBACK REQUIREMENTS

Front and side setback from street lot lines:

- 7' average, 5' minimum
- No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater, and minimum 20' deep measured from street lot line

Rear setback: 15'
Side setback from interior lot line:

- For portions 42' high or less, 7' average setback and 5' minimum setback
- For portions higher than 42', 10' average setback and 7' minimum setback

Additional setbacks:

- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4' if they are no closer than 3' to any lot line
- Unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is no closer than 5' to any lot line, no more than 20' wide, and separated from other decks and projections by a distance equal to one-half the width of the projection

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use
General requirements:

- All units shall have access to private or common amenity area
- No more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area
- No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines

Requirements for apartments, rowhouses, and townhouses:

- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Min. 50% of common amenity area at ground level shall be landscaped
- Seating, lighting, outdoor protection, art, etc. shall be provided
- Common amenity area req'd at ground level will be accessible to all units

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

Projects seeking additional height and FAR must meet LEED Silver or Built Green 4-Star rating.

23.54.015 REQUIRED PARKING

- Required parking in multi-family zones in urban centers: none
- Bicycle long-term parking: 1 per 4 units

23.45.536 PARKING LOCATION, ACCESS, AND SCREENING

- Parking may be located in a structure provided that no portion of a garage that is higher than 4' above grade shall be closer to a street lot line than any part of the first floor of the structure
- Alley access to parking required, except street access is allowed where no alley is adjacent to the site.

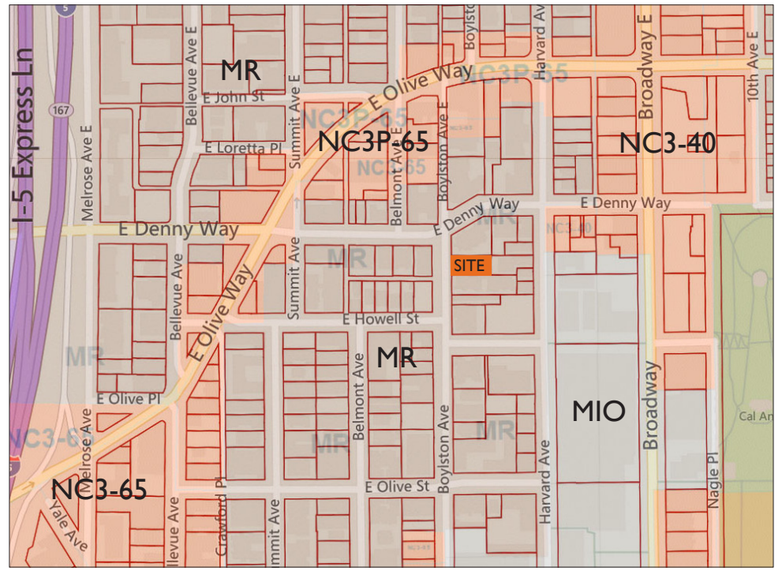
23.54.030 PARKING SPACE STANDARDS

- Driveway width min. 10' for driveways serving 30 spaces or fewer for one or two-way traffic
- Driveway slope maximum 15%

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

50-100 units:

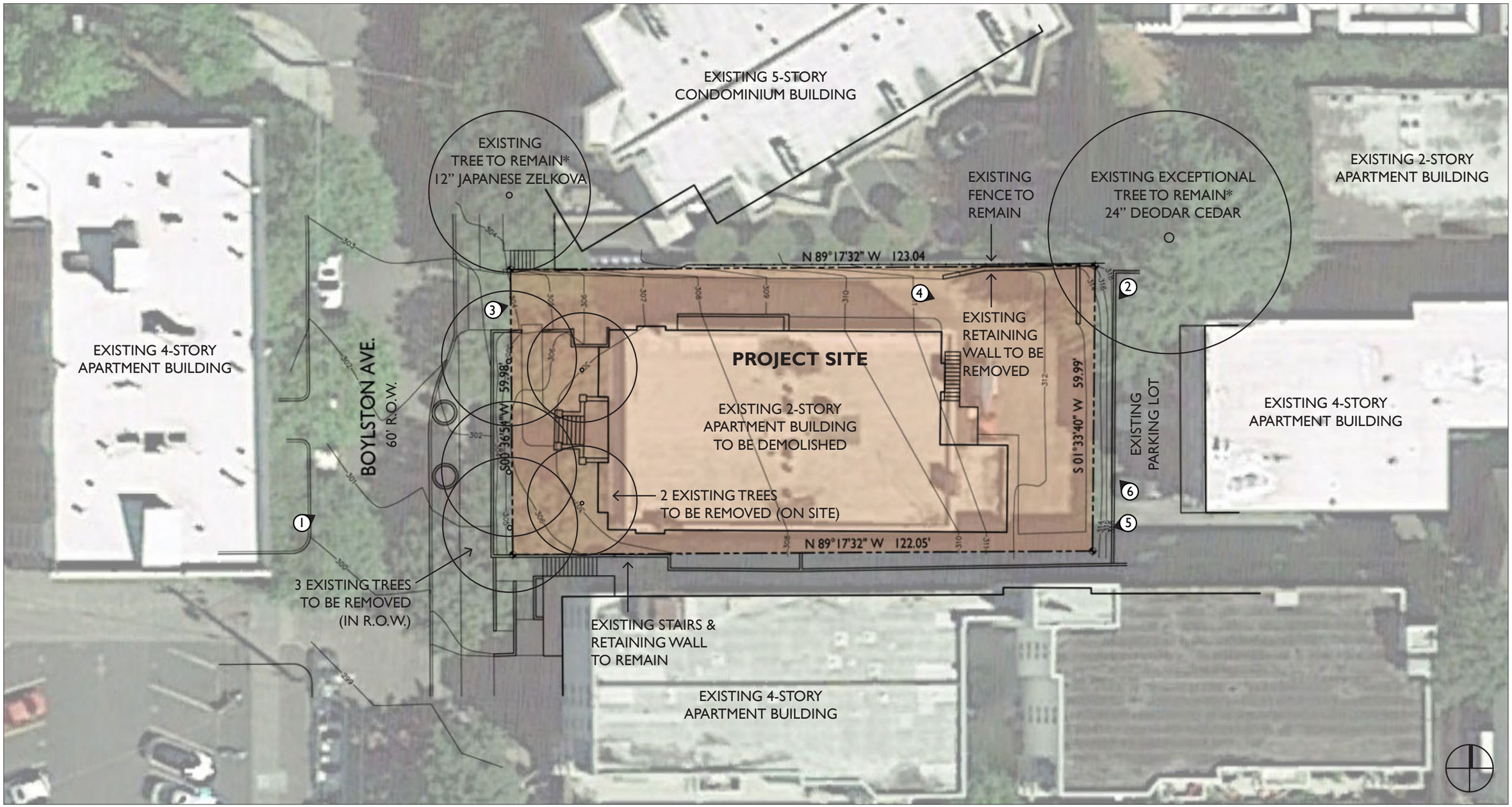
- 375 sf + 4 sf per unit in excess of 50
- Min. horizontal dimension of required storage space is 12'



DPD ZONING MAP

EXISTING SITE

SITE PLAN



*Per arborist's report, the proposed development will not negatively impact the existing trees on adjacent properties.

EXISTING SITE

PHOTOS

① FRONT OF PROJECT SITE FROM BOYLSTON AVE.

② BACK OF PROJECT SITE, LOOKING SOUTH

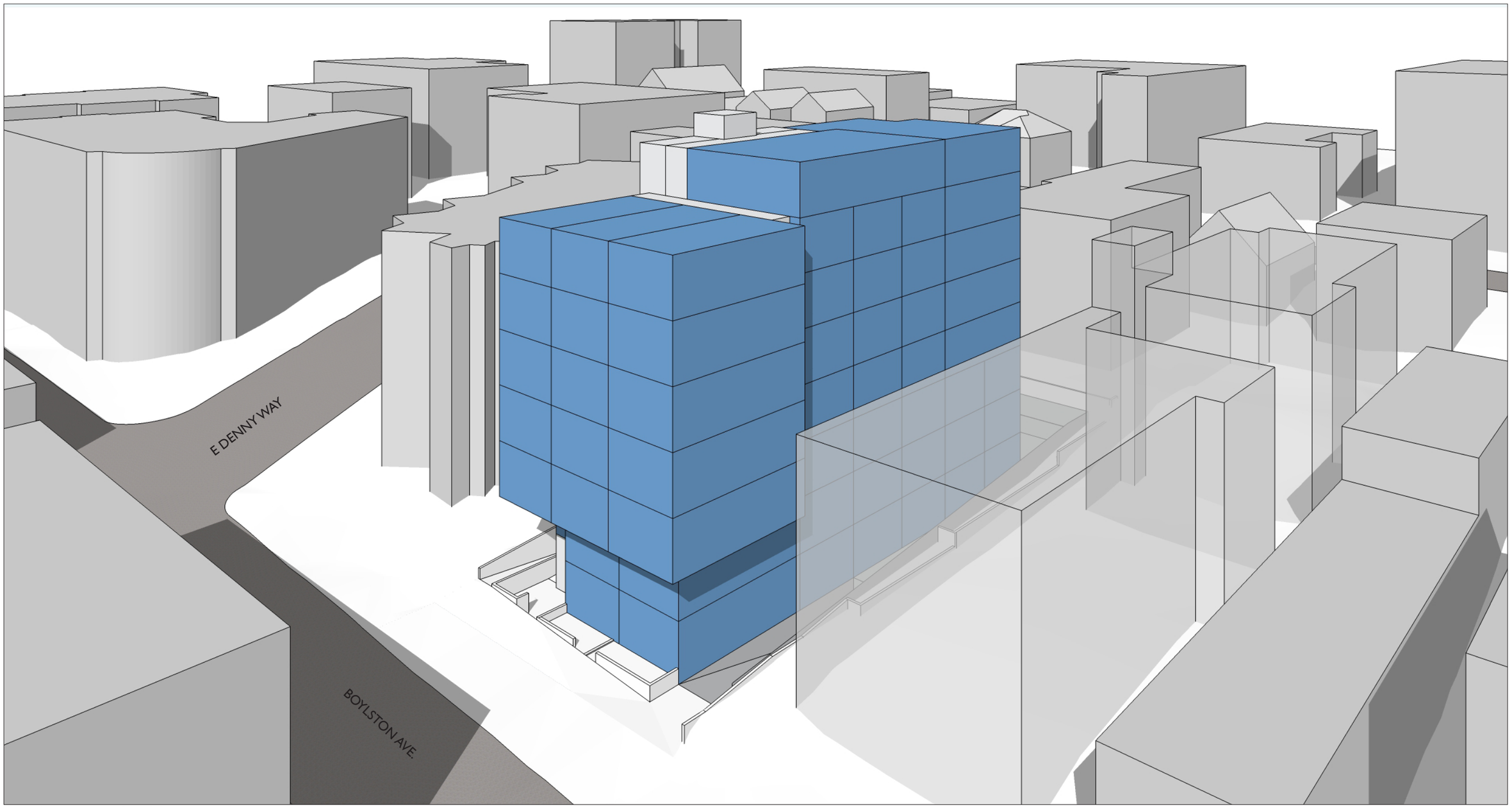
③ NORTH PROP. LINE, LOOKING EAST

④ NEIGHBORING BUILDING EAST OF PROJECT SITE

⑤ SOUTH PROP. LINE, LOOKING WEST

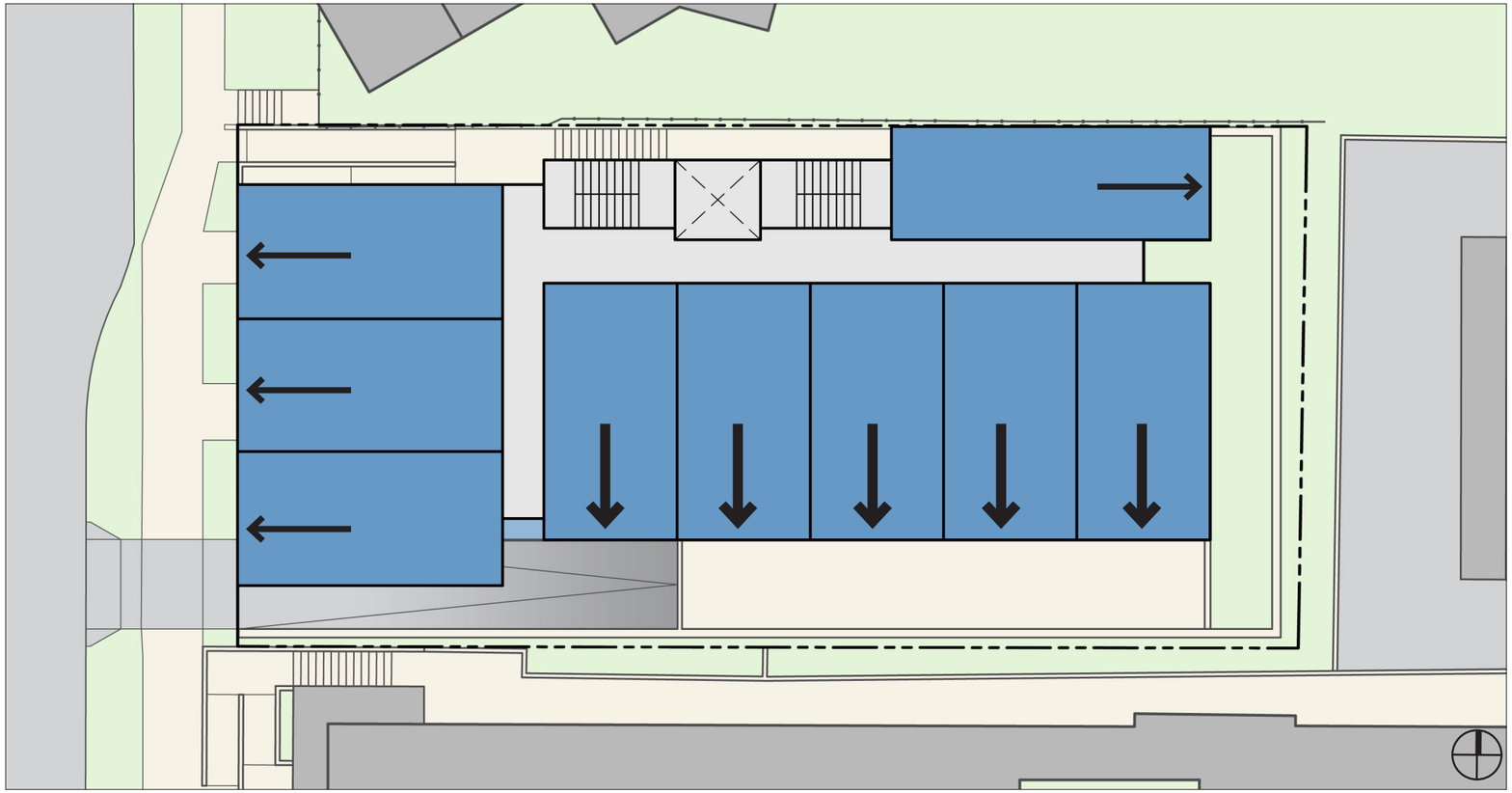
⑥ NEIGHBORING BUILDING NORTH OF PROJECT SITE

EDG MASSING DESIGN

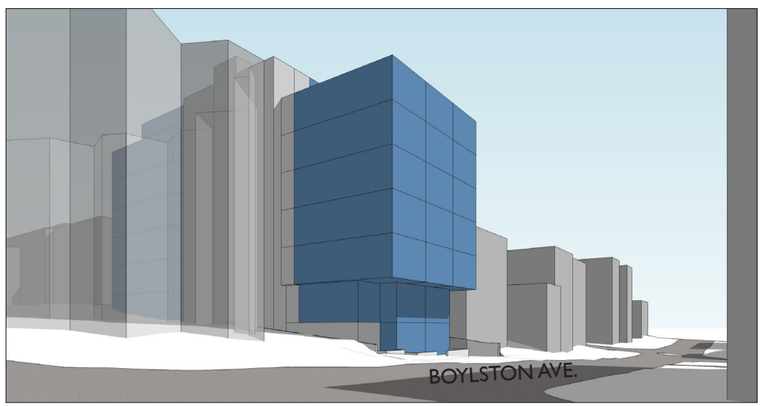


AERIAL VIEW FROM SOUTHWEST

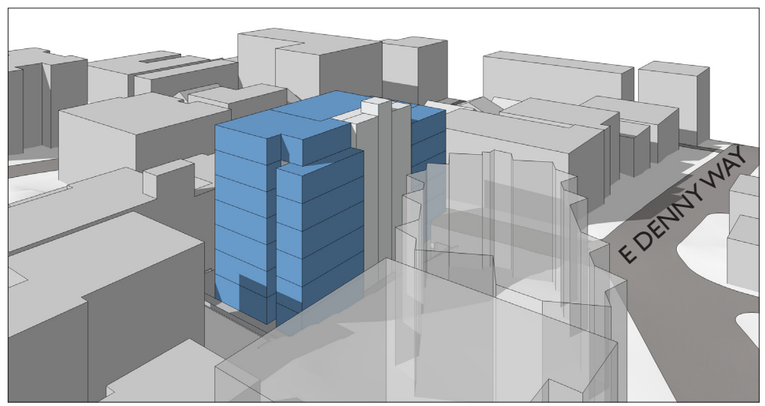
EDG DESIGN CONCEPT



APPROVED OPTION: PRIMARY VIEWS IN PLAN



STREET-LEVEL VIEW FROM NORTHWEST



AERIAL VIEW FROM NORTHEAST

SUMMARY OF APPROVED MASSING

56 Units
15 Parking Spaces
Unit Size: 450-1250sf

Pros:

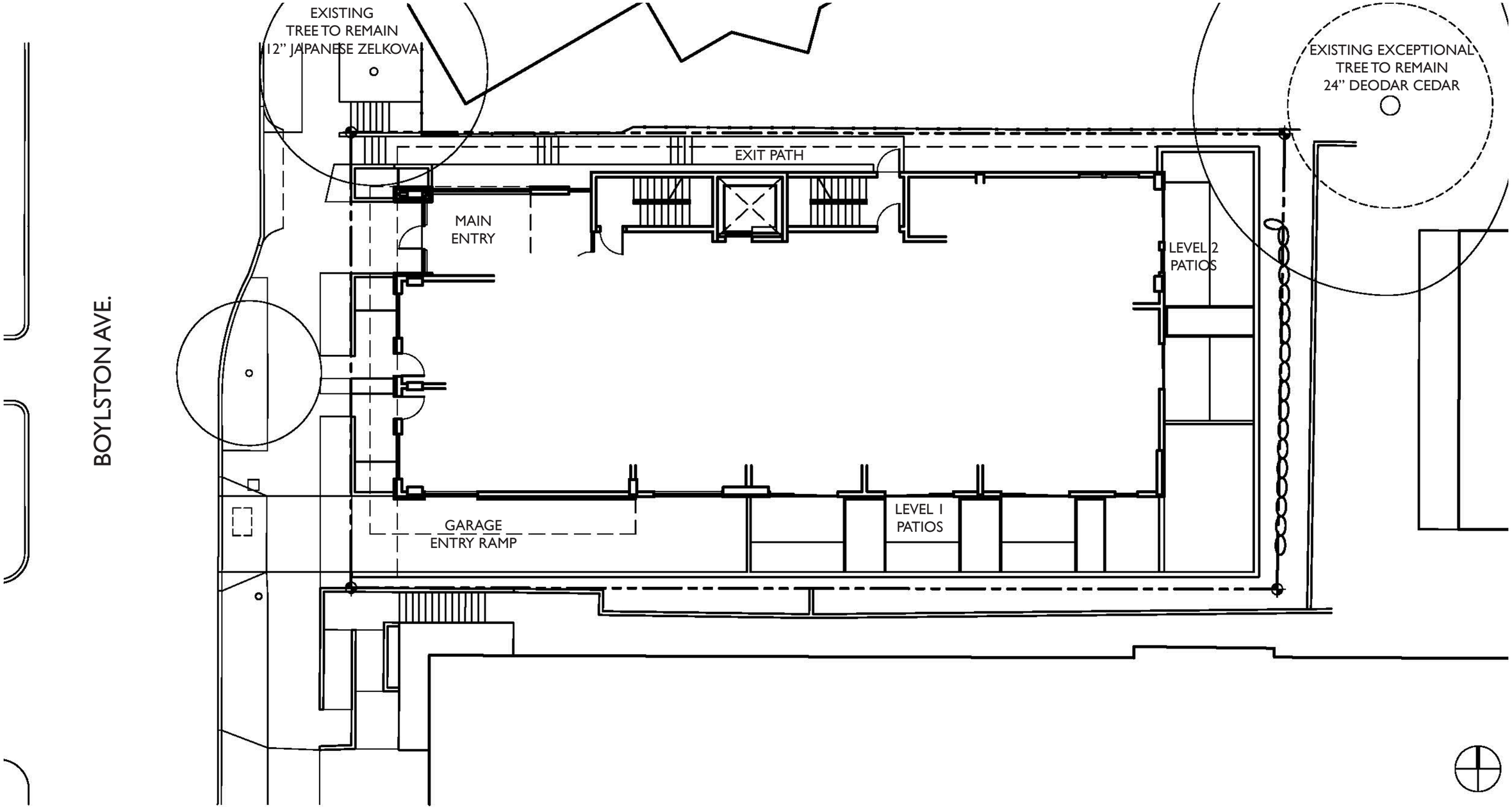
- Units facing street create stronger street presence for building
- Top floor set back to reduce height on Boylston and create roof deck
- Two-story, recessed townhouse units at street level distinguish base from upper level massing
- Elimination of upper level side setbacks is more consistent with other tall buildings in the neighborhood
- Provides larger rear setback than massing option B
- Greatest variety of unit sizes and types
- Units oriented to maximize views and solar access
- Larger south side setback allows for better daylight for south facing units and more useful outdoor space at ground level
- Lobby at north side of building limits impacts of driveway and allows for larger outdoor space at entry
- Massing of building is centered on the lot facing the street, shifts to the north further back on the site in response to adjacent buildings
- Other buildings on the block have units oriented to the south

Cons:

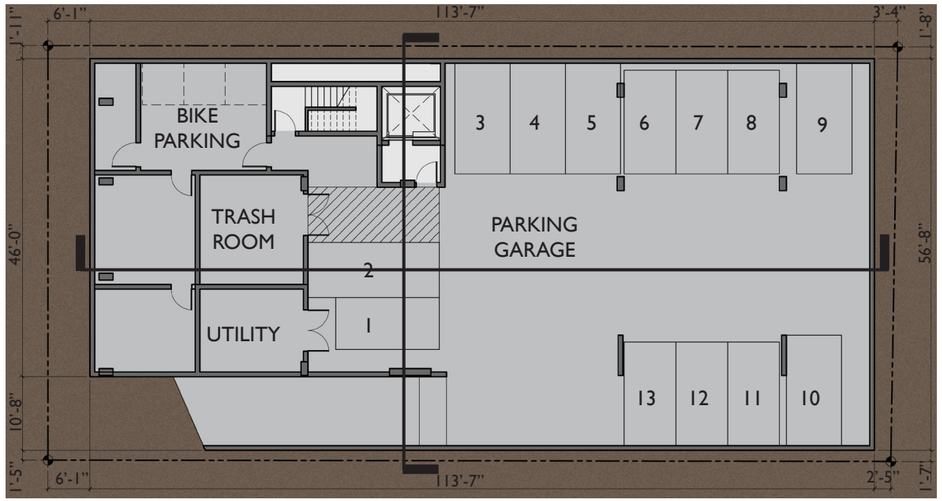
- Smallest north side setback

CURRENT DESIGN

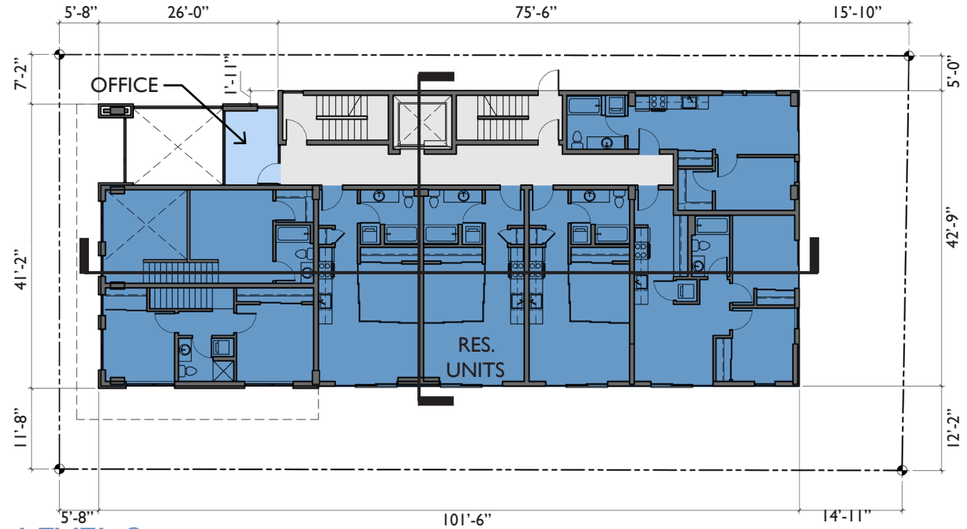
SITE PLAN


BOYLSTON AVE.
EXISTING
TREE TO REMAIN
12" JAPANESE ZELKOVA
EXIT PATH
MAIN
ENTRY
GARAGE
ENTRY RAMP
LEVEL 1
PATIOS
LEVEL 2
PATIOS
EXISTING EXCEPTIONAL
TREE TO REMAIN
24" DEODAR CEDAR

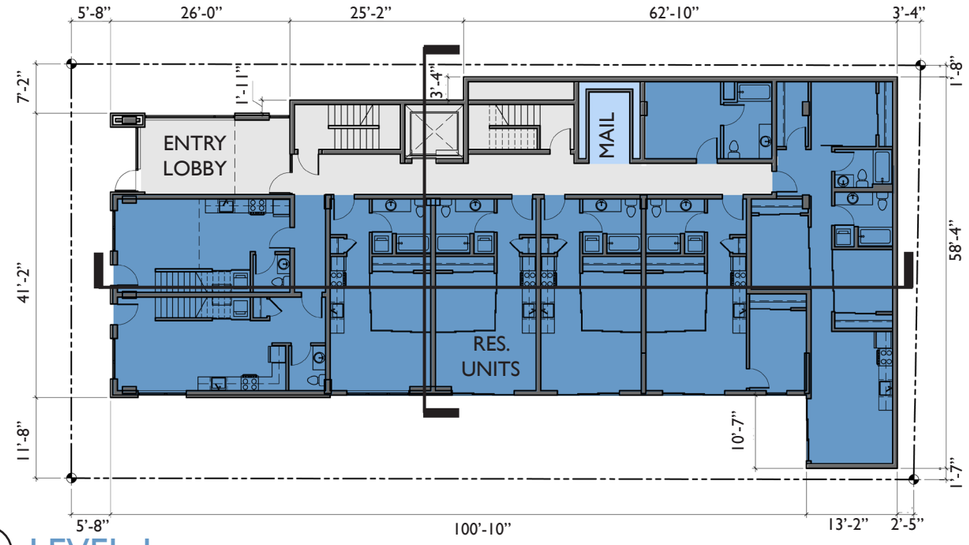
FLOOR PLANS



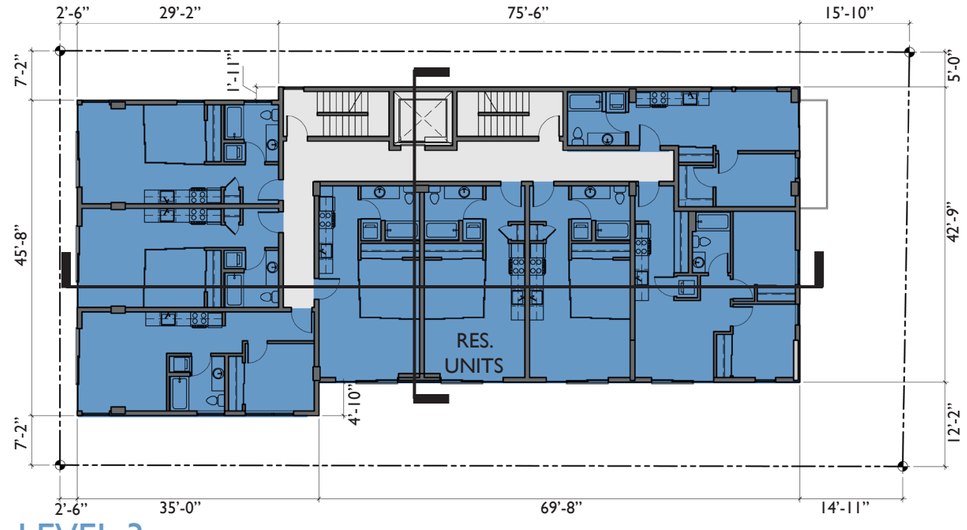
LEVEL P1



LEVEL 2

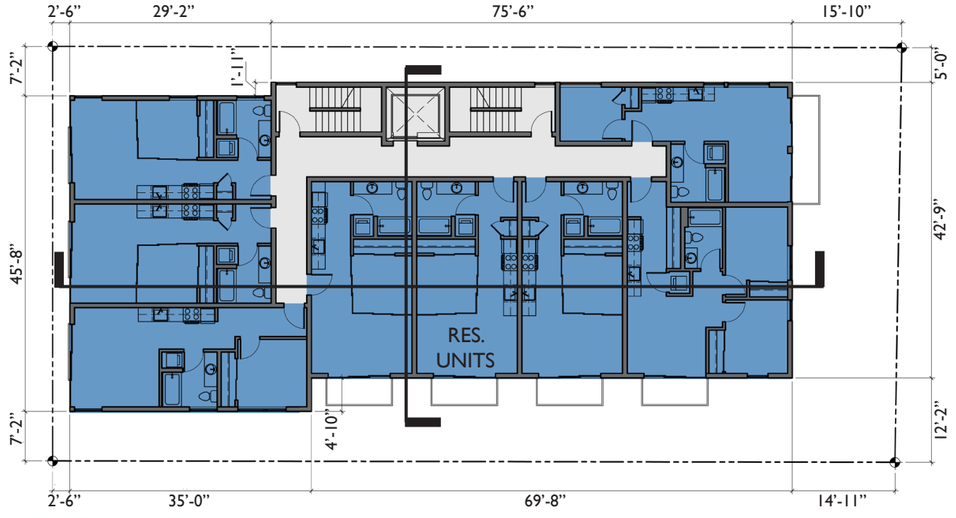


LEVEL 1

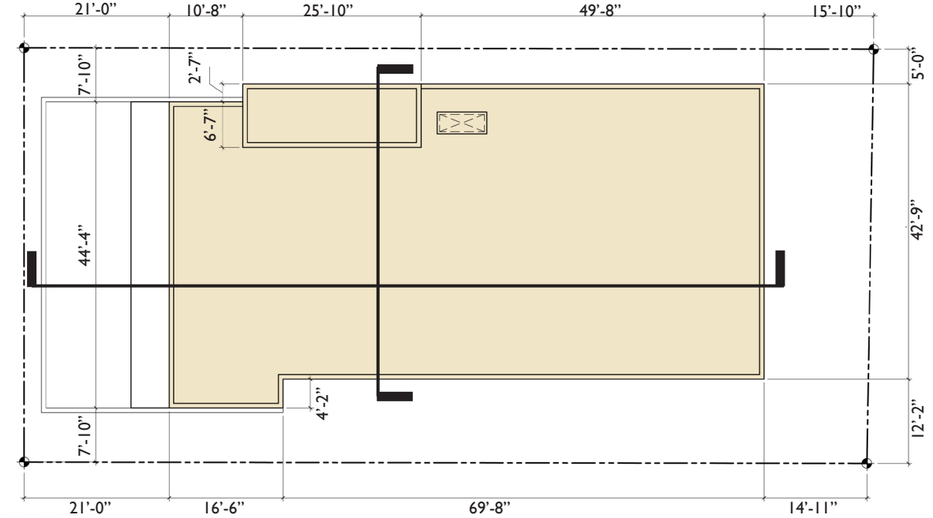


LEVEL 3

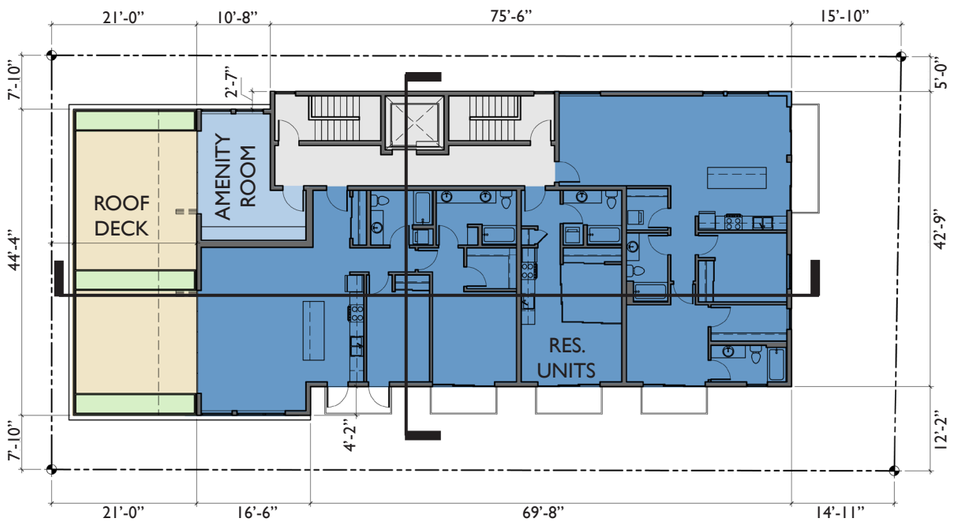
FLOOR PLANS



LEVELS 4-7



ROOF



LEVEL 8

RESIDENTIAL

AMENITY

CIRCULATION

PARKING/UTILITY

ELEVATIONS

REVISED DESIGN

WEST ELEVATION

SOUTH ELEVATION

ELEVATIONS

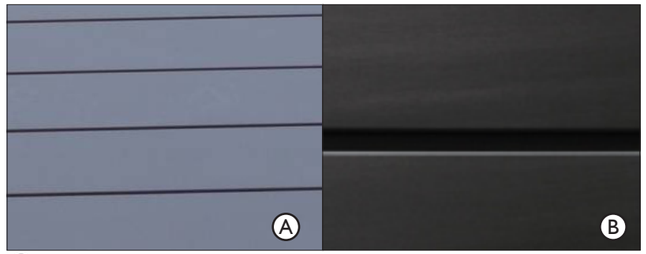
REVISED DESIGN

NORTH ELEVATION

EAST ELEVATION

*NOTE: MATERIAL AND COLOR PALETTE ON FOLLOWING PAGE

MATERIAL & COLOR PALETTE



(1) METAL PANELS - COOL METALLIC SILVER+ COOL MATTE BLACK
(THICKEST GAUGE TO AVOID OIL CANNING)

(5) CONCRETE

(2) OKO SKIN - IVORY IN TWO TEXTURES
(GLASS FIBER REINFORCED CONCRETE)

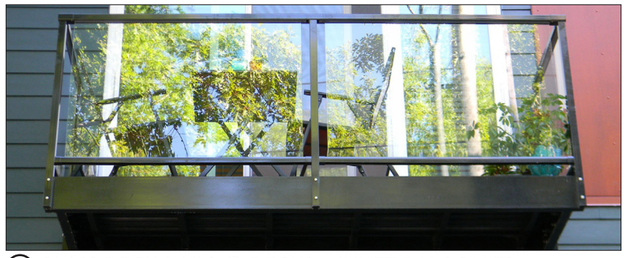
(6) PAINTED FIBER CEMENT INFILL PANELS

(3) BLACK VINYL OR FIBERGLASS WINDOW SYSTEM

(7) BLACK ALUMINUM WINDOWS

(8) WOOD SOFFIT

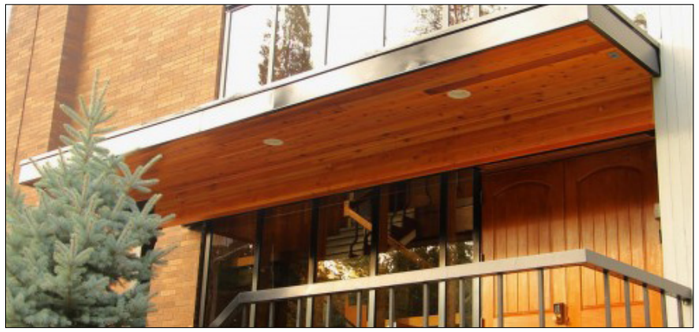
(4) COAL CREEK BRICK WITH CHARCOAL MORTAR



(9) GLASS DECK RAILS @ DECKS + JULIET BALCONIES

MATERIAL PHOTOS

OKO SKIN WALL PANELS



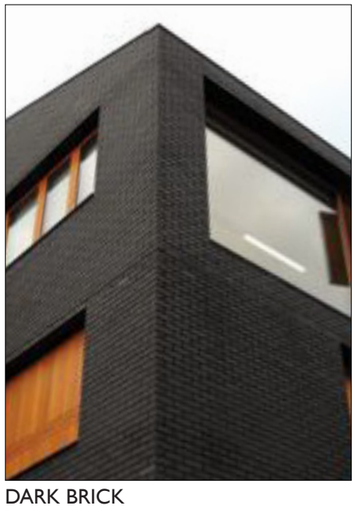
WARM WOOD SOFFIT

CAST-IN-PLACE CONCRETE WALLS

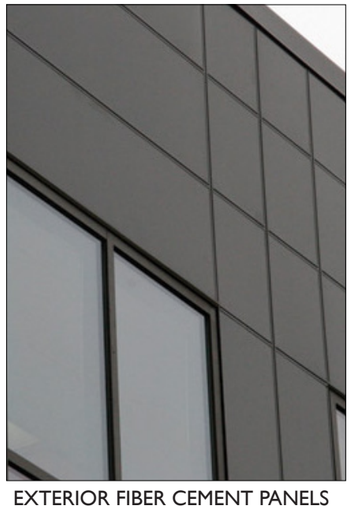
COR-TEN STEEL PLANTERS

COR-TEN STEEL FOUNTAIN

OKO SKIN WALL PANELS



DARK BRICK



EXTERIOR FIBER CEMENT PANELS

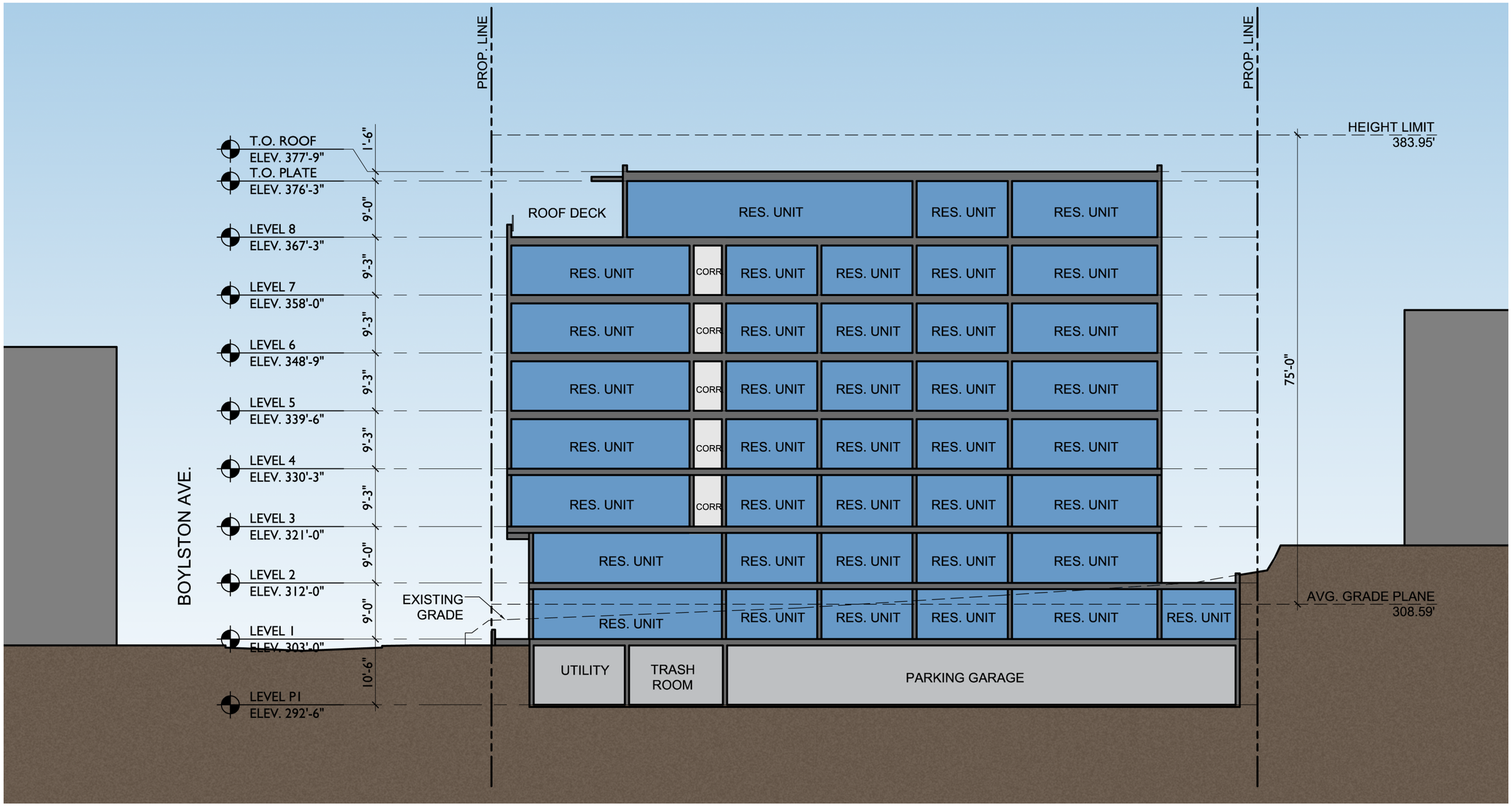
EXTERIOR METAL PANELS

PAINTED STEEL BENT AWNING

EXTERIOR METAL PANELS

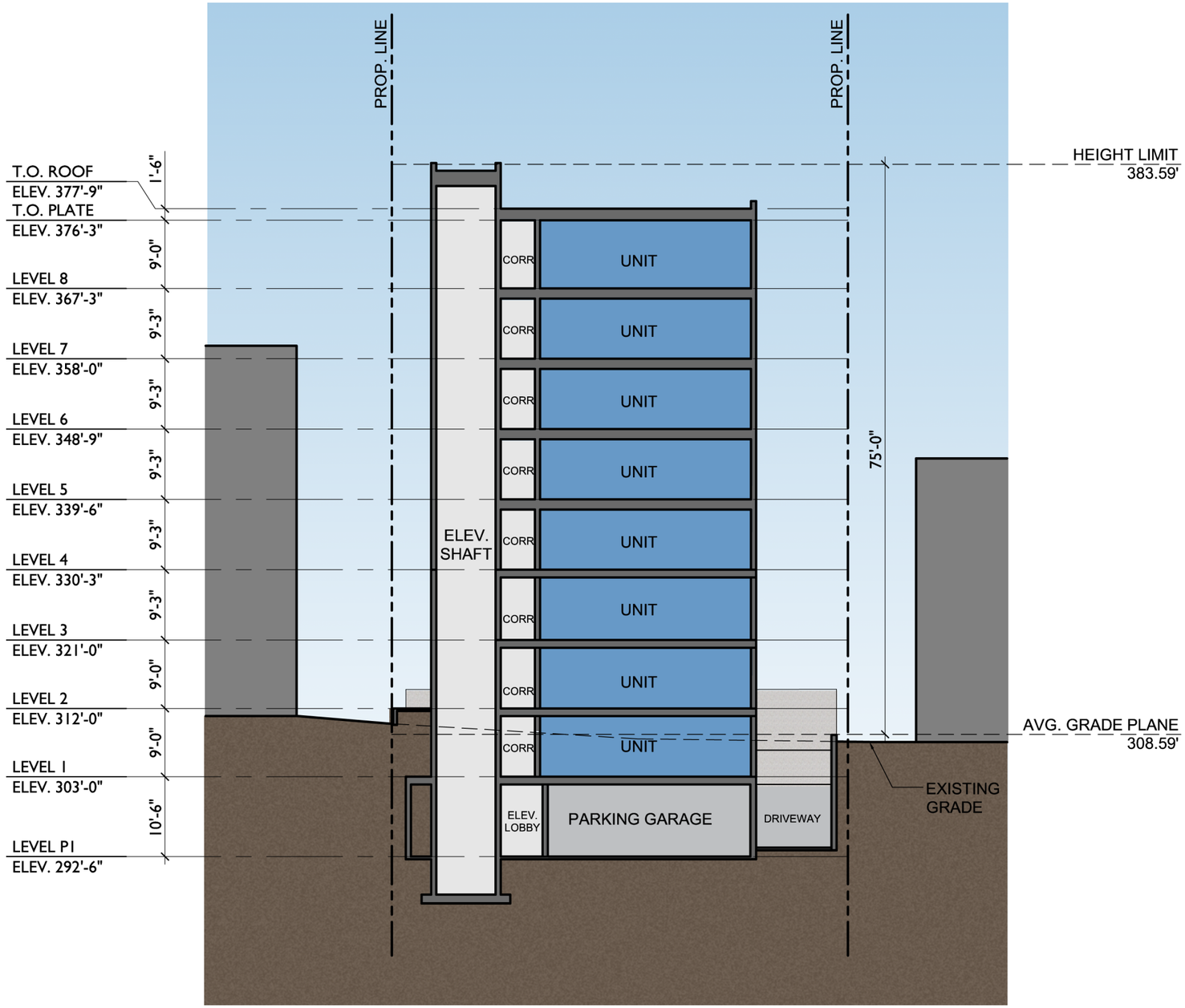
BUILDING SECTIONS

EAST-WEST SECTION



BUILDING SECTIONS

NORTH-SOUTH SECTION



NORTH ELEVATION

PROPOSED DESIGN AT RECOMMENDATION #1

PROPOSED DESIGN

The proposed elevation took the material patterns of the east and west elevations and wrapped them around on to the north facade. The elevator and stair core was a unique programmatic and massing element, and was given a unique material treatment, using vertically oriented metal panel with black panels accentuating the windows.

BOARD GUIDANCE

- The board was generally supportive of the material patterns and colors, particularly the lighter color and contrast between the horizontal and vertical orientations of the metal panels

- The board felt that the middle portion of the facade was not well resolved, and recommended that it be more consistent with the design of the rest of the building.

- The board was concerned about the stretches of blank wall, and wanted to see additional softening of the blank walls, particularly at grade where the paved exit path and ramp dominated the ground level.

NORTH ELEVATION

REVISED DESIGN

SUMMARY OF DESIGN CHANGES

- The three-part composition of the north elevation has been maintained, using the same material and color palette

- The stairs and elevators have been set back an additional one foot. This simplifies the massing, bringing it in line with the east portion of the building, and providing a greater separation from the neighboring building to the north. The larger setback also allows for additional landscaping along the exit path at grade.

- The east portion of the facade has been extended west, reducing the width of the center portion. The light color metal panel has been maintained, and additional windows have been provided in the east portion to create more transparency and reduce the extent of the blank facade areas.

- At the stair & elevator tower, the parapet above the stair has been aligned with the elevator penthouse, simplifying the massing. The vertical window band at the stair has been moved to the corner, reflecting the corner window treatment on the west elevation.

- Tall plantings have been added at the base of the stair/elevator tower to soften the base of the building along the exit path. Additional landscaping, trees and a water feature have been added at the north side of the lobby.

RENDERED VIEW BETWEEN THE NW CORNER & ADJACENT BUILDING

ENTRY & STREETSCAPE

PROPOSED DESIGN AT RECOMMENDATION #1

PROPOSED DESIGN

The proposed design for the street level was recessed from the massing above, creating a distinctive base with two-story residential units facing the sidewalk. The base was treated as a solid block, clad in cor-ten steel panels, with large storefront windows. The units were accessed from the sidewalk with private patios. The main entry lobby was a double-height space pulled back from the rest of the base to create a small exterior entry court. The lobby was wrapped with large storefront windows to create a highly transparent and welcoming entry.

BOARD GUIDANCE

- The board felt that the 2-story base fronting the street was not well integrated with the design of the rest of the building, and recommended that the applicant create more of a relationship between the base and the upper portion of the building.

- The board felt that the treatment of the ground level units was too commercial-looking and too gritty. The board wanted to see a more refined base, providing a more residential character.

- The board was concerned about the privacy of the ground-level units, and wanted to see more development of the landscaping and patios.

- The board felt that the lobby entry was not well articulated and the entry path was unclear, particularly due to the grade difference between the entrance and the sidewalk and the exterior concrete column.

ENTRY & STREETSCAPE

REVISED DESIGN

SUMMARY OF DESIGN CHANGES

- The distinct base, recessed from the massing above, has been retained, as it helps to break up the massing vertically and reflects the two-story units and lobby at ground level. The upper portion of the building has been pulled back 2'-6" from the property line to improve the relationship between the upper and lower massing.

- Cor-ten steel cladding has been replaced with dark brick, providing for a more refined texture that is more consistent with the neighborhood context. The vertical brick columns reflect the vertical accent bands of the building above. Concrete planter walls with wood caps are integrated into the exterior walls, forming the base of the brick columns.

- The ground floor elevation has been raised to make the entry lobby level with the sidewalk, and creating raised stoops at the residential patios. The raised patios help to create a more residential character and reinforce the privacy of the patios. The sunken entry court and ramp have been eliminated and replaced with additional landscaping and a water feature.

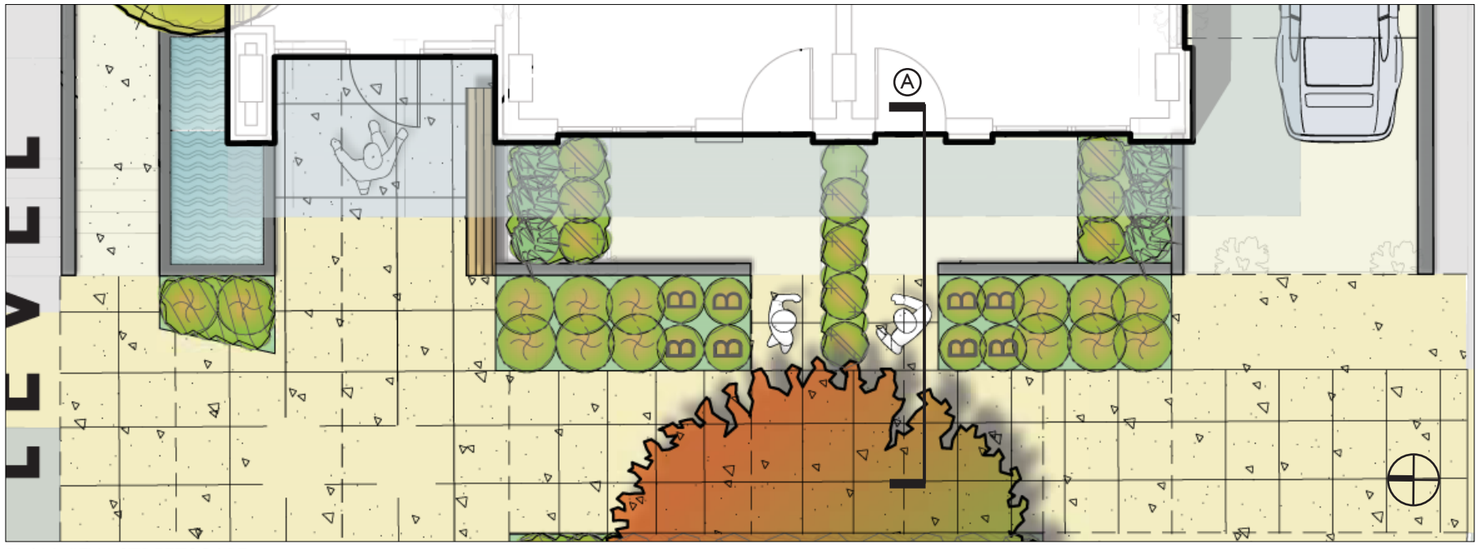
- The windows at the residential units have been broken up into smaller units, using the same window system as the residential units above, creating a more residential and human-scaled facade. Small canopies have been added over the residential entries to reinforce this character.

- The lobby has been pulled closer to the sidewalk, and the corner column has been integrated into the building facade. Building signage has been integrated into the facade above the main entry where it will be more prominent. A larger canopy provides additional emphasis to the residential entrance.

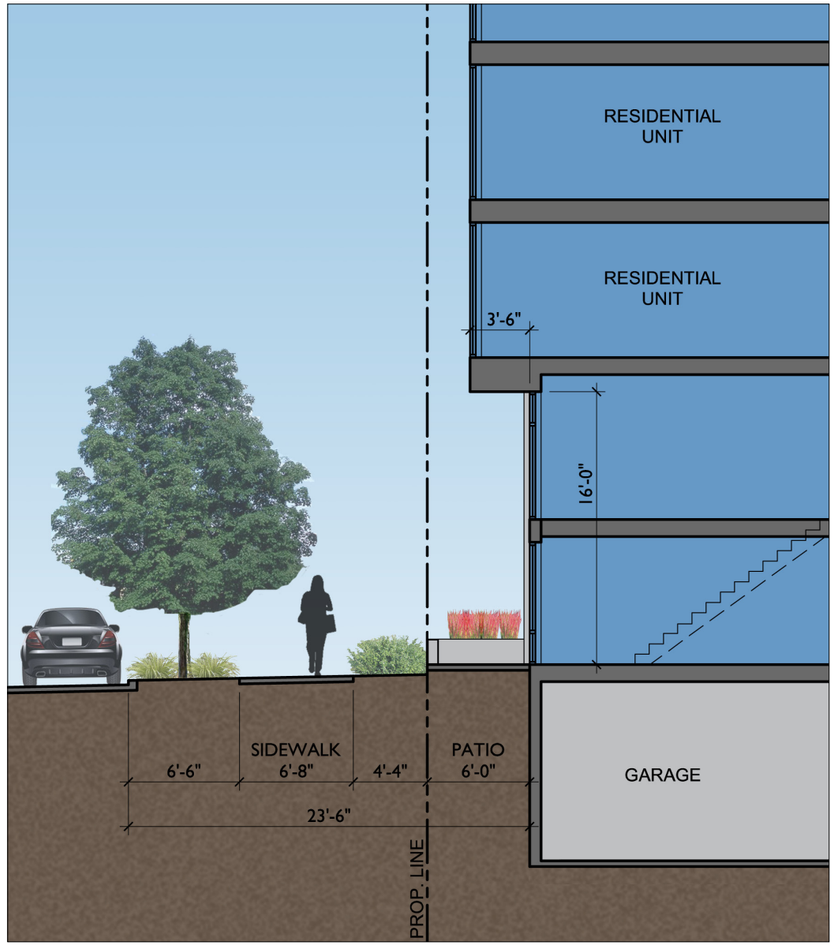
ENTRY & STREETSCAPE

REVISED DESIGN

WEST ELEVATION: STREETSCAPE



PLAN VIEW: STREETSCAPE



SECTION A: STREETSCAPE

ENTRY & STREETSCAPE

REVISED DESIGN

SOUTH & EAST ELEVATIONS

PROPOSED DESIGN AT RECOMMENDATION #1

SOUTH ELEVATION

EAST ELEVATION

SOUTH & EAST ELEVATIONS

REVISED DESIGN

SOUTH ELEVATION

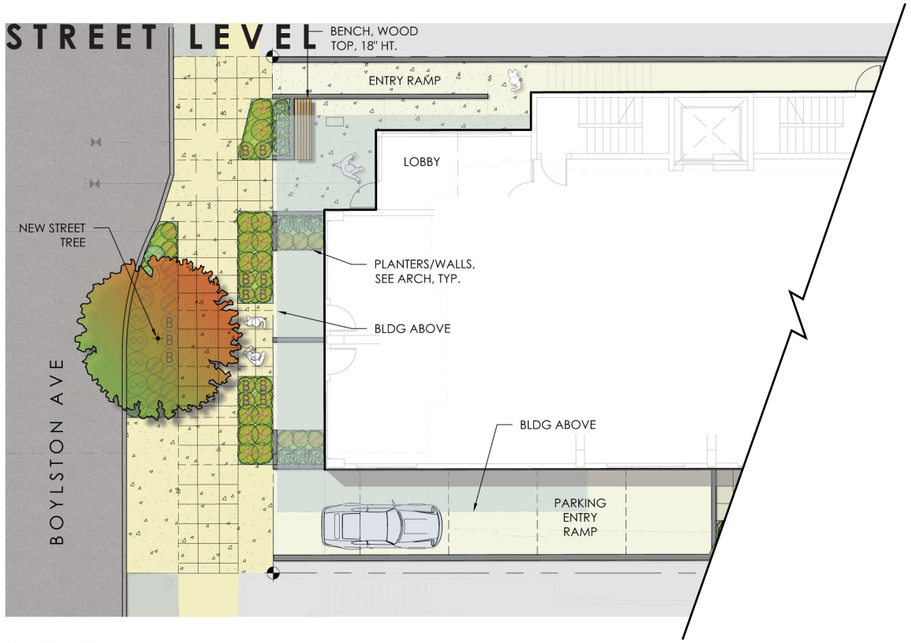
EAST ELEVATION

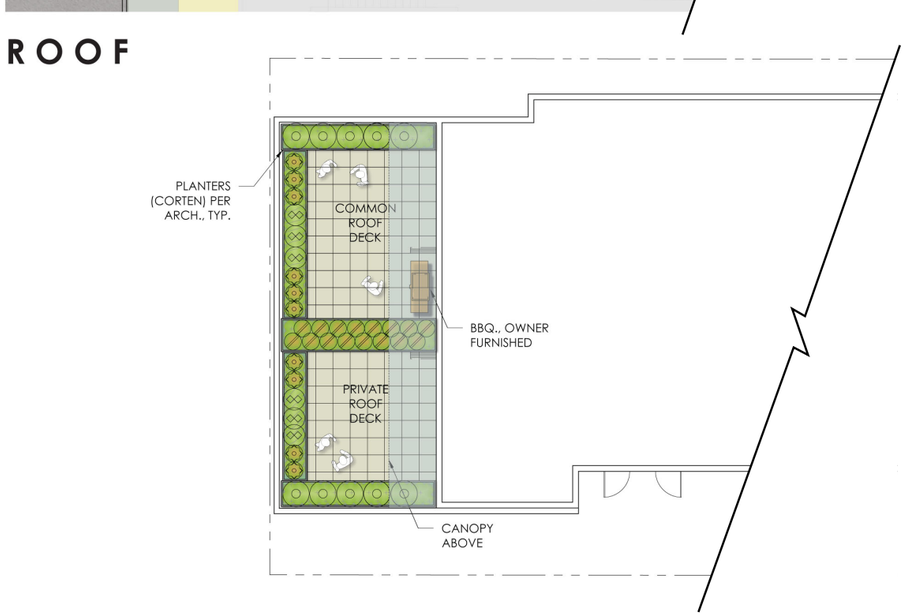
BOARD GUIDANCE

The board was supportive of the design of the south and east elevations. In the revised design, the south elevation has a slight reduction of windows to account for the additional setback of the west facade. The east elevation has been kept the same as proposed at the first recommendation meeting, with minor window adjustments in response to changes of the west facade.

LANDSCAPE PLANS

PROPOSED DESIGN AT RECOMMENDATION #1





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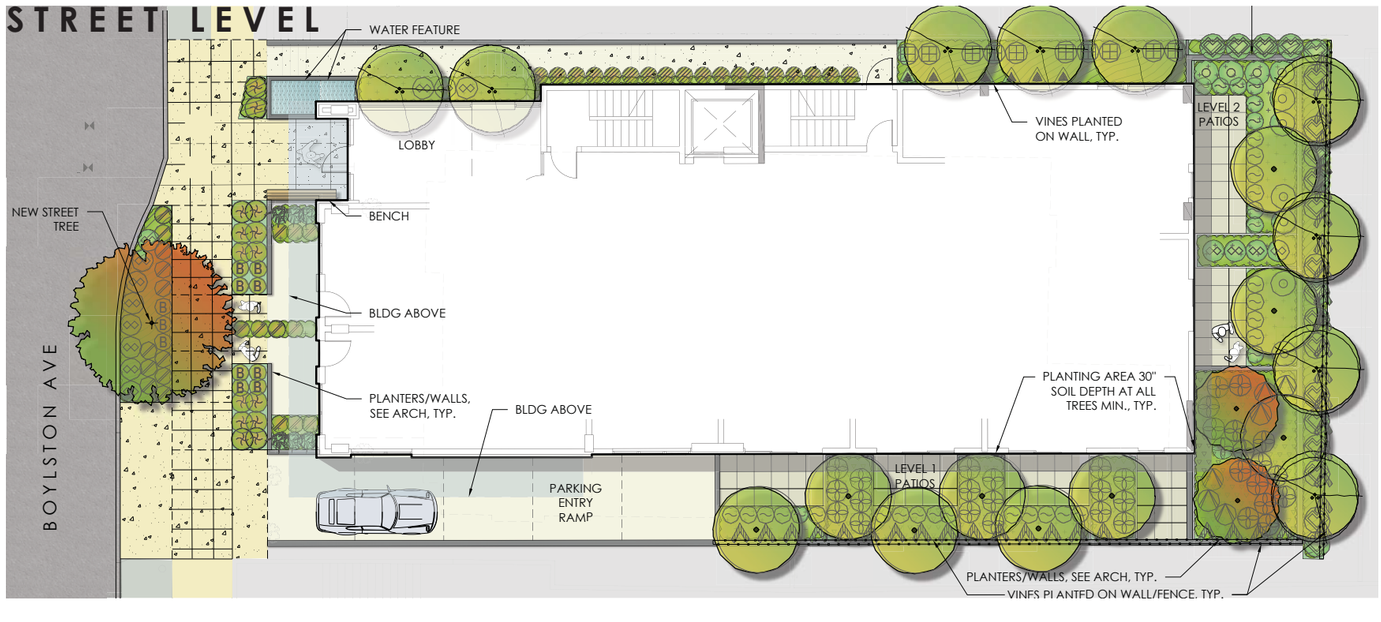
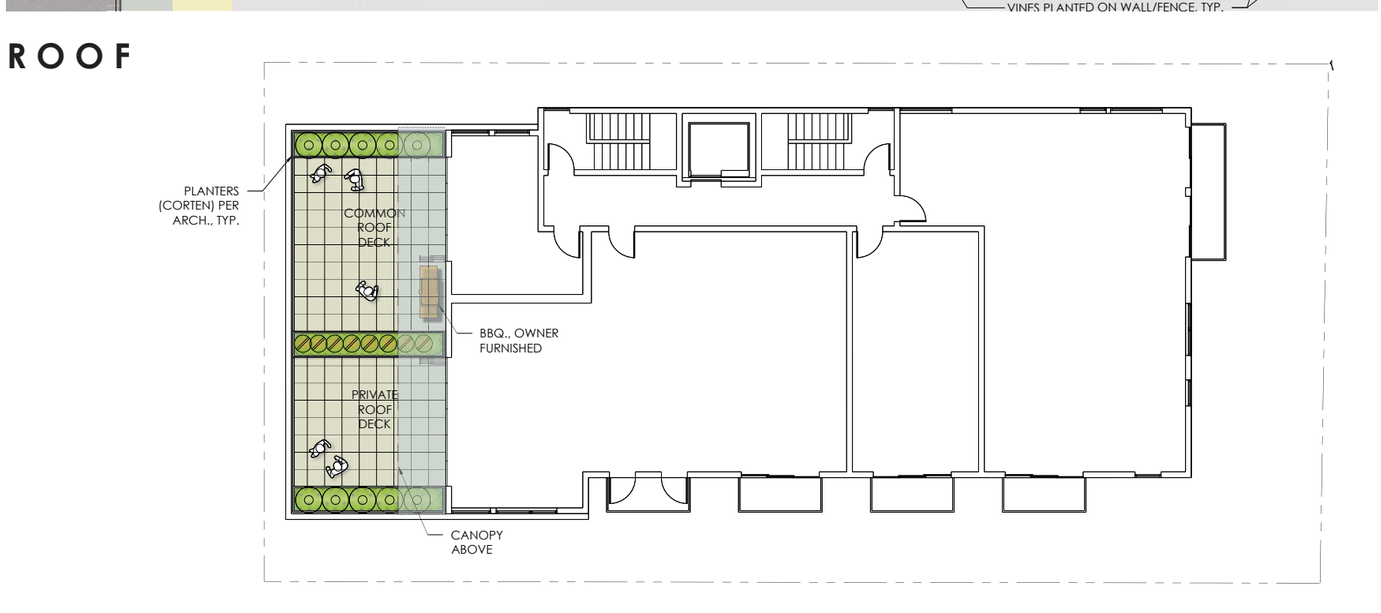
PROPOSED PLANS AT RECOMMENDATION #1

REVISED DESIGN





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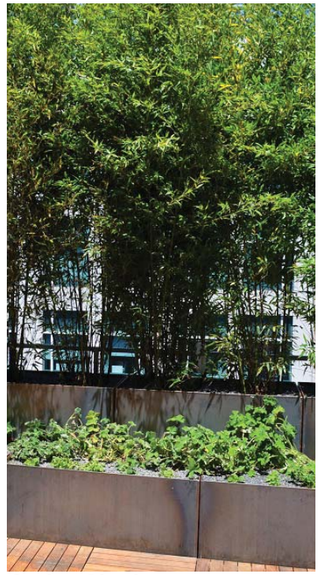
REVISED PLANS

LANDSCAPE IMAGES

nice entry

landscape terraces

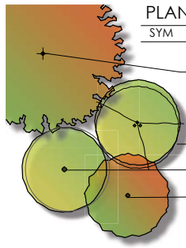


Corten Planters

Lush Roof Landscape

Phyllostachys nigra
Black Bamboo

Imperata cylindrica 'Rubra'
Japanese Blood Grass



PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME
	STREET TREES	
	ACER SACCHARUM 'GREEN MOUNTAIN' - APPROVED BY CITY OF SEATTLE SENIOR LANDSCAPE ARCHITECT, SHANE DEWALD, 9.14.2015	'GREEN MOUNTAIN' SUGAR MAP
	ON-SITE TREES	
	ACER CIRCINATUM **	VINE MAPLE
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)
	AMELANCHIER X GRANDIFLORA**,* 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBE
	BAMBOO	
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO
	SHRUBS / GRASSES	
	AZALEA 'HINO CRIMSON'	'HINO CRIMSON' AZALEA
	CORNUS STOLONIFERA 'KELSEYI' *	'KELSEYI' RED TWIG DOGWOOD
	ILEX CRENATA 'CONVEXA' **	CONVEX LEAF JAPANESE HOLLY
	IMPERTATA CYLINDRICA 'RED BARON'	'RED BARON' BLOOD GRASS
	LONICERA PILEATA**	BOXLEAF HONEYSUCKLE
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMB(
	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE
	SARCOCOCCA RUSCIFOLIA **	SWEET BOX
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO
	VIBURNUM DAVIDII **	DAVID'S VIBURNUM
	VINES	
	AKEBIA QUINATA	FIVE-LEAF AKEBIA
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER
	GROUNDCOVERS	
	OPHIOPOGON P. 'NIGRESCENS'**	BLACK MONDO GRASS
	LIRIOPE MUSCARI	LILYTURF
	50% EPIMEDIUM ALPINUM **	50% EPIMEDIUM
	25% ASTILBE X ARENDSII 'PEACH BLOSSOM'	25% 'PEACH BLOSSOM' ASTILBE
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN

Acer circinatum
Vine Maple

Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

Acer saccharum 'Green Mt.
'Green Mountain' Sugar Maple

Nandina domestica 'Gulf Stream'
Gulf Stream Heavenly Bamboo

Pieris japonica 'Cavatine'
'Cavatine' Japanese Pieris

Rosa x 'Amber'
Amber Flower Carpet Rose

Sarcococca ruscifolia
Sweet Box

Phyllostachys aurea
Golden Bamboo

Hydrangea quercifolia 'Munchkin'
'Munchkin' Oakleaf Hydrangea

Ilex crenata 'Convexa'
Compact Japanese Holly

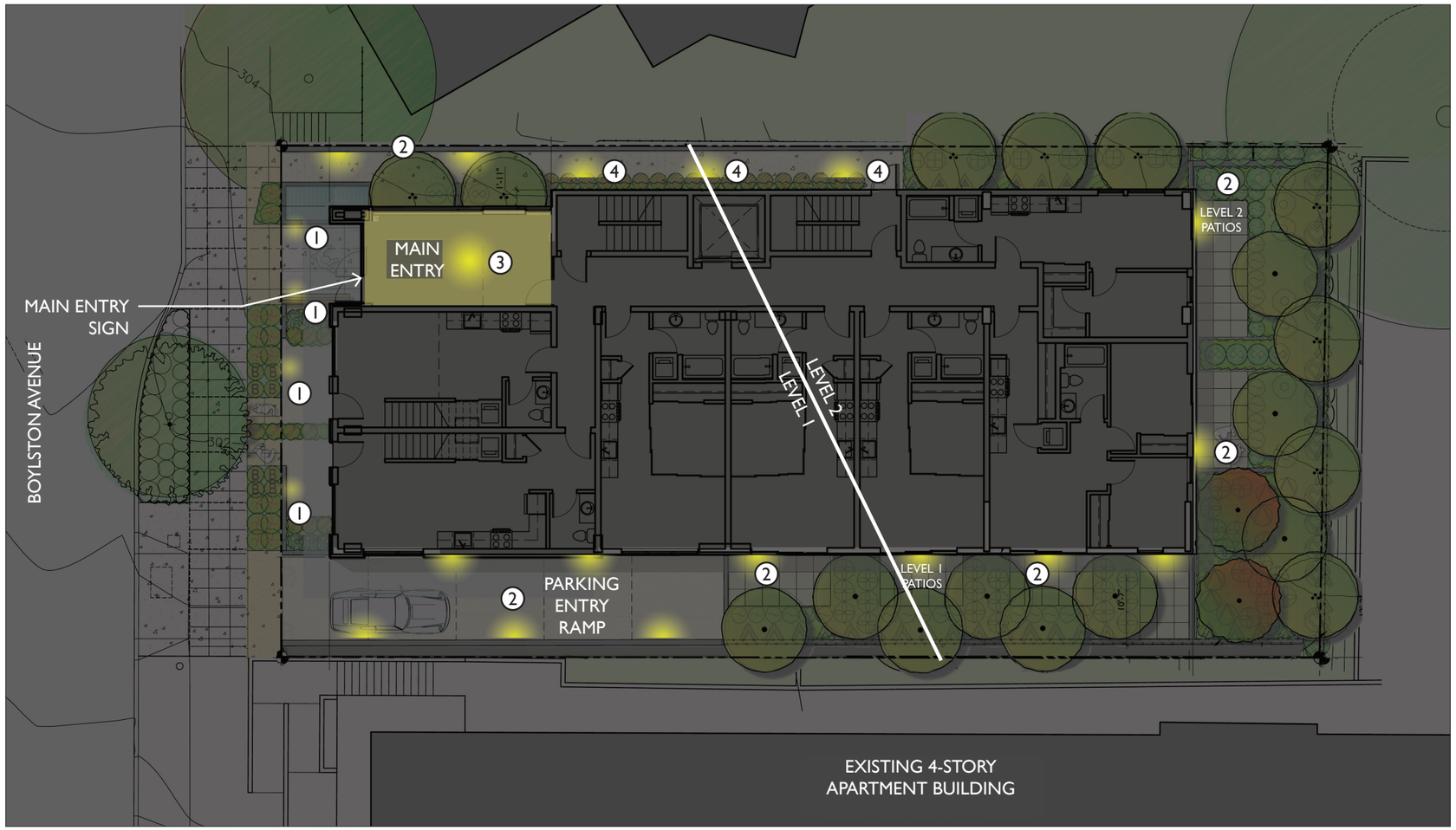
Liriope Muscari
Lilyturf

Ophiopogon p. 'nigrescens'
Black Mondo Grass

Epimedium alpinum
Epimedium

Astilbe x arendsii 'Peach Blossom'
'Peach Blossom' Astilbe

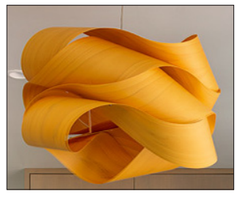
LIGHTING & SIGNAGE PLAN



CONCEPTUAL LIGHTING PLAN

① STEP LIGHT

② LED WALL LIGHT



③ INTERIOR LOBBY LIGHTING

④ LANDSCAPE SPOTLIGHT

BACKLIT SIGNAGE MOUNTED TO THE ENTRY LOBBY TRANSOM - "GERRISH HALL"

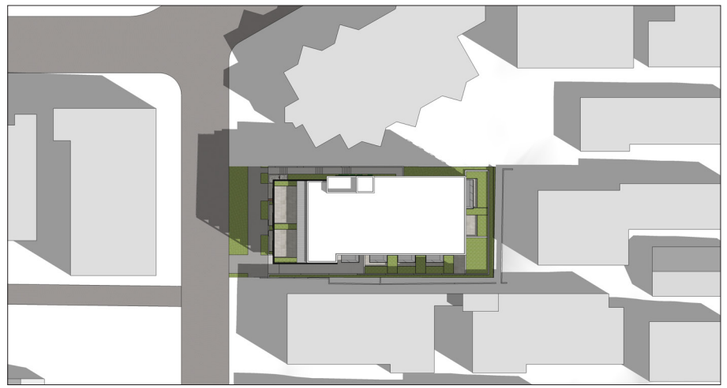
SHADING STUDY

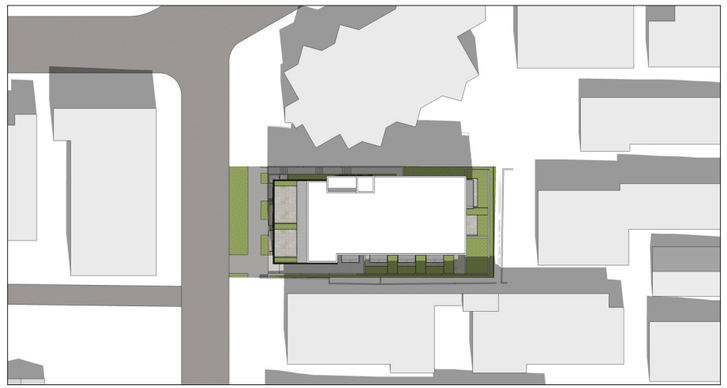
10:00 AM

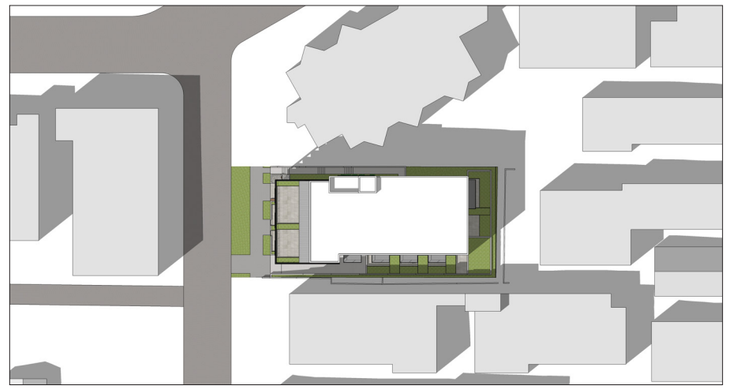
NOON

2:00 PM

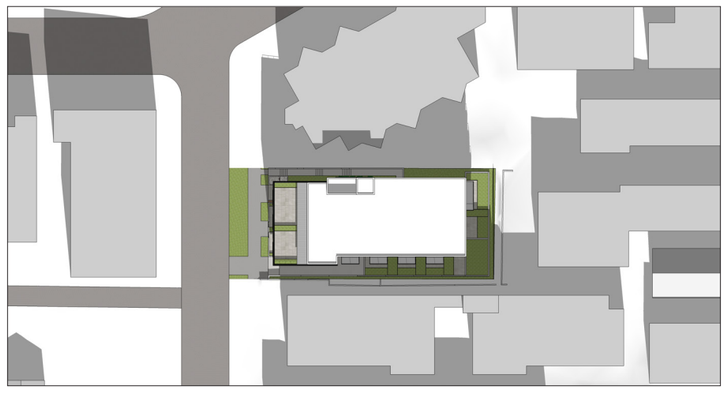
SUMMER

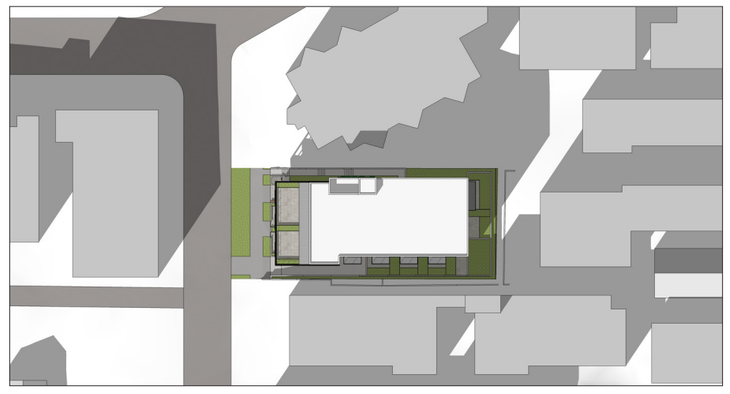




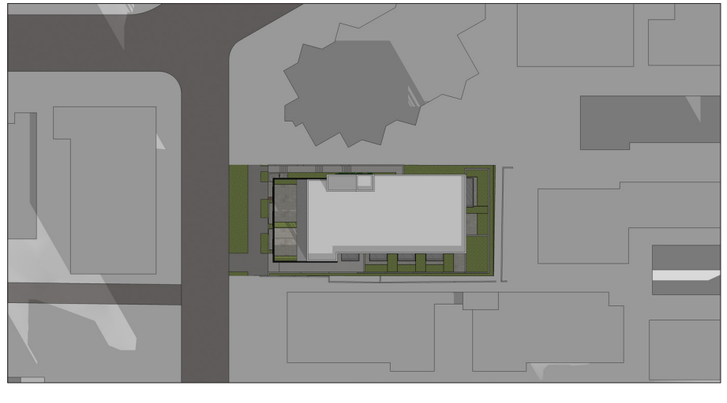


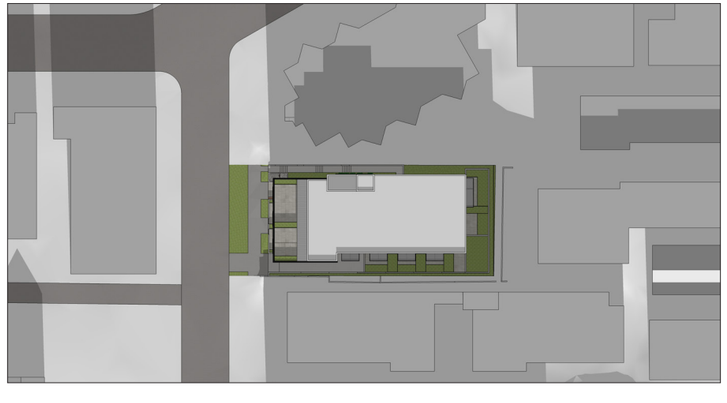
EQUINOX





WINTER





INTERIORS

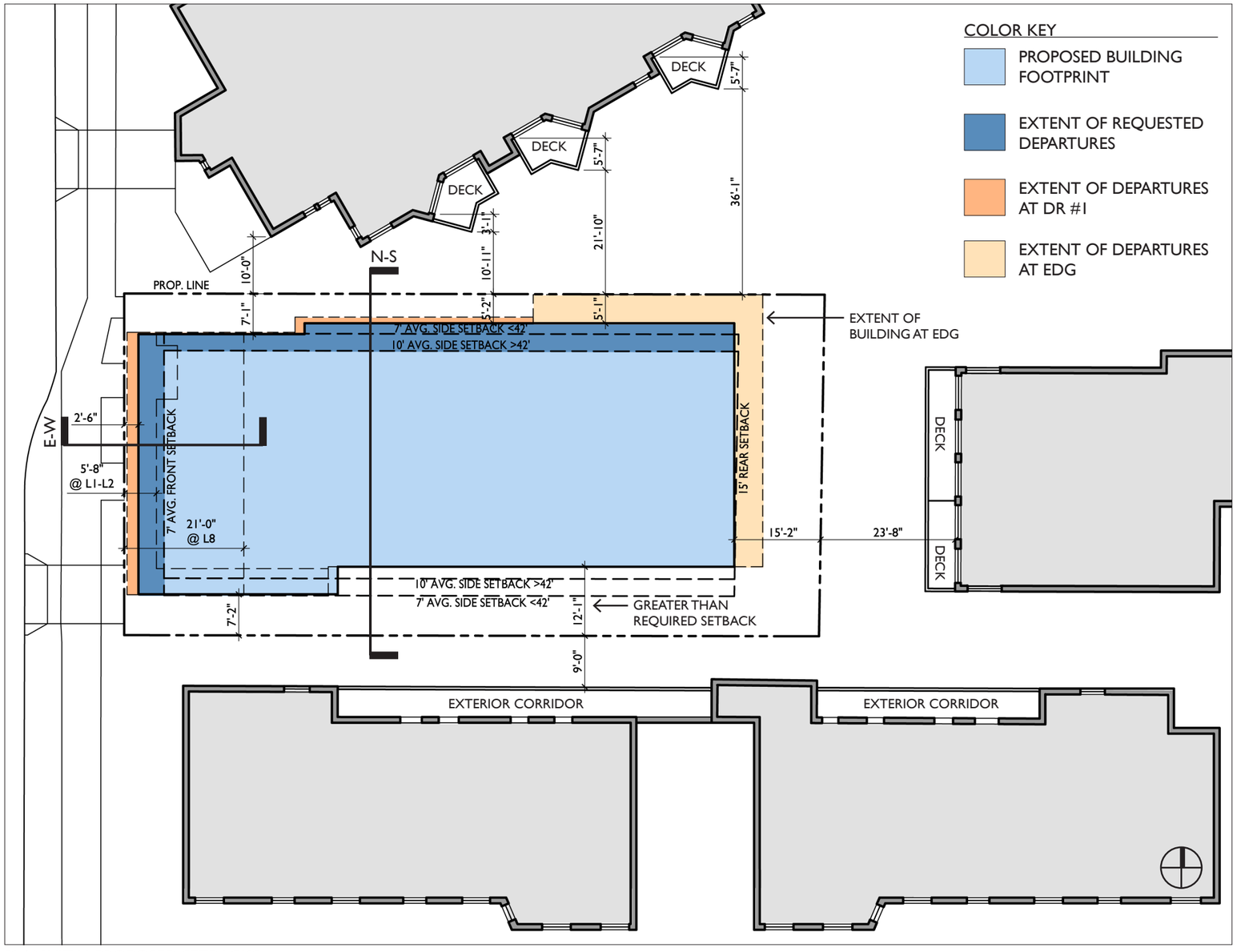
INTERIOR PERSPECTIVES OF THE RESIDENTIAL LOBBY.

DEPARTURE MATRIX

MR ZONING CODE	REQUIREMENT	PROPOSED DESIGN	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES
1) FRONT SETBACK: SMC 23.45.518.B.	5'-0" Minimum, 7'-0" Average	PROPOSED: 5'-8" Min, 7'-7" Avg. Setback at levels 1-2, 2'-6" Min. & Avg. Setback at levels 3-7, 19'-4" Min. & Avg. Setback at level 8 EXTENT OF DEPARTURE: Compliant at levels 1-2, 2'-6" Min, 4'-6" Avg. Setback at levels 3-7, Compliant at level 8	The reduced front setback allows the upper levels to project out from the ground levels, helping to define the base of the building and provide a sense of enclosure for the street level outdoor spaces, reinforcing the human scale. The projecting mass also provides weather protection for the main entrance and entry court, and creating a more welcoming transition from the sidewalk to the building. See diagrams on pages 31-33.	CS2 - Urban Pattern and Form DC1 - Project Uses and Activities DC3 - Open Space Concept
2) NORTH SIDE SETBACK: SMC 23.45. 518.B.	Below 42' above grade: 5'-0" Minimum, 7'-0" Average Above 42' above grade: 7'-0" Minimum, 10'-0" Average	PROPOSED: 7'-1" Setback @ West End (all levels) 5'-1" Setback @ East End (all levels) 5'-8" Average Setback at all levels EXTENT OF DEPARTURE: Below 42': Compliant Minimum + 1'-4" Average Above 42': 1'-11" Minimum + 3'-4" Average	Reducing the north side setback allows for the building to be shifted to the north, creating a > 10'-0" setback on the south side. This gesture also creates a larger separation from the adjacent building to the south, which allows for more solar access, screening, landscaping and usable outdoor space for the south facing units. Additionally, natural privacy towards the south neighbor is provided in that the usable decks and patios face the north side of a building where the majority of the units are south facing. The large south setback also allows for larger glazing area per the Seattle Building Code, which allows for the larger windows on the south elevation that the board was supportive of at the first recommendation. The requested north setback responds to the existing configuration of the building to the north, which sits at an angle relative to the project site. The largest setback is provided where the neighboring building is closest to the property, and reduces in dimension as the neighboring angles away from the property line. Furthermore, the upper-level side setbacks have little precedent among existing buildings in the neighborhood, and the continuous side setbacks for the full height of the building are more consistent with the neighborhood context. Adding an upper level setback will reduce the clean lines and simplistic massing that the project is aiming to achieve, resulting in an awkward massing that is difficult to resolve with material & glazing treatment. See diagrams on pages 31-33.	CS2 - Urban Pattern and Form CS3 - Architectural Context & Character DC3 - Open Space Concept
3) DRIVEWAY SIGHT TRIANGLE: 23.54.030.G.4.	For a driveway adjacent to a side lot line, the driveway shall start 5'-0" from the lot line. A 10'-0" wide sight triangle shall be provided on the opposite side.	EXTENT OF DEPARTURE: Reduce separation from property line to 2'-0". Maintain 10' x 10' triangle at north side of driveway. See Diagram	The design intent is to create an active and pedestrian-friendly street frontage by maximizing landscaping and outdoor space and minimizing the presence of the driveway. The proposed departure will allow for minimum disruption of the streetscape for the driveway. The code-required sight triangles would result in a much wider driveway, reducing landscaping area and negatively impacting the patios and entries to the ground floor residential units. A mirror is proposed at the sidewalk to provide greater visibility of the sidewalk to the south. See diagrams on page 31.	PL2 - Walkability DC1 - Project Uses and Activities DC3 - Open Space Concept

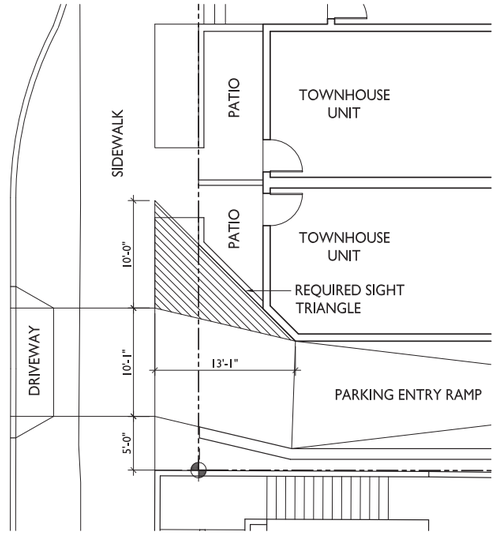
DEPARTURE DIAGRAMS

DEPARTURES 1 & 2 - SETBACKS

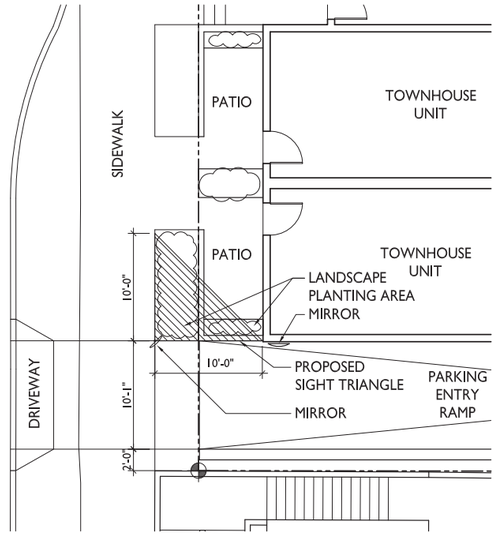


PLAN VIEW: PROPOSED SETBACKS

DEPARTURE 3 - DRIVEWAY SIGHT TRIANGLE



PLAN VIEW: REQUIRED DRIVEWAY SIGHT TRIANGLES

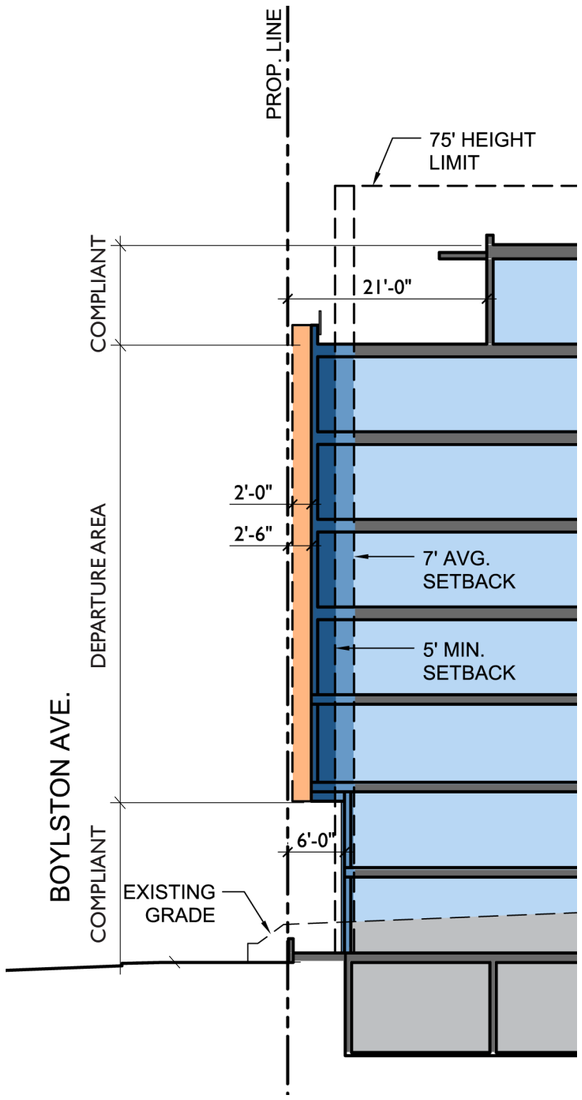


PLAN VIEW: PROPOSED DRIVEWAY SIGHT TRIANGLES

DEPARTURE DIAGRAMS

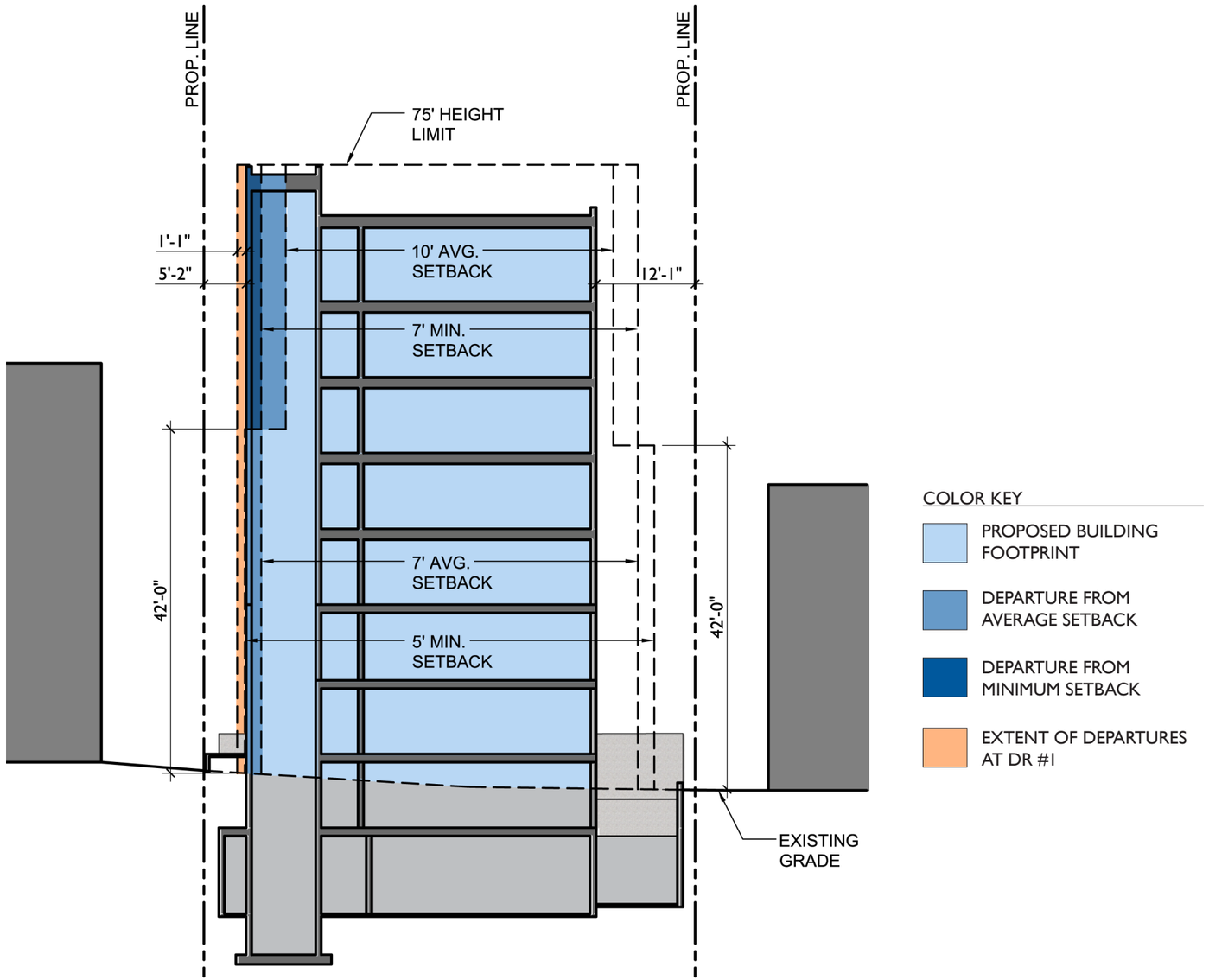
DEPARTURES 1 & 2 - SETBACKS

DEPARTURE 1 - FRONT SETBACK



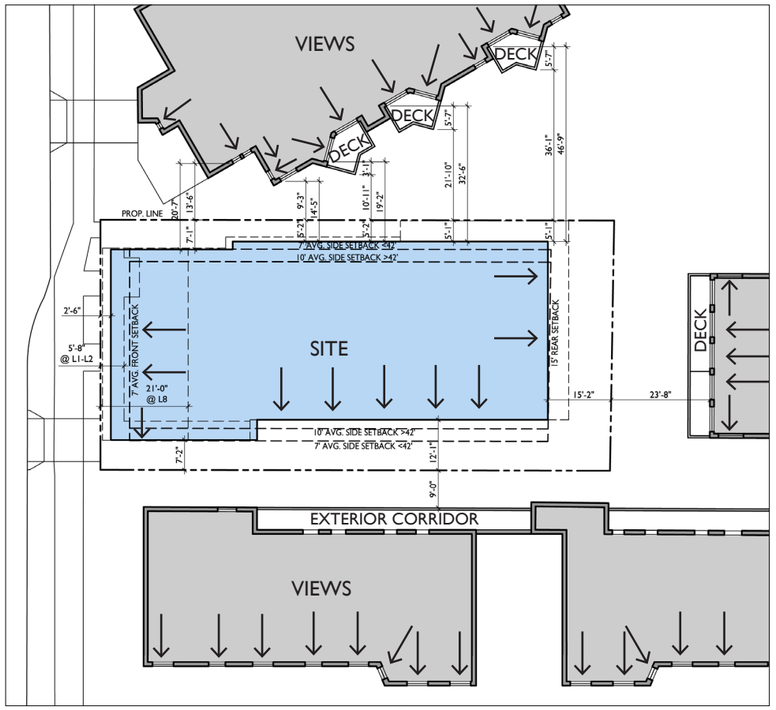
EAST-WEST SECTION: PROPOSED SETBACK

DEPARTURE 2 - NORTH SIDE SETBACK



NORTH-SOUTH SECTION: PROPOSED SETBACK

WINDOW STUDY



VIEW PLAN OF CONTEXT BUILDINGS

NORTH ELEVATION WITH WINDOW MAP OF ADJACENT BUILDING

COLOR KEY

WINDOWS ON NEIGHBOR'S FACADE TO THE NORTH

OVERLAPPING WINDOW AREAS OF THE PROPOSED DESIGN AND THE NEIGHBOR TO THE NORTH