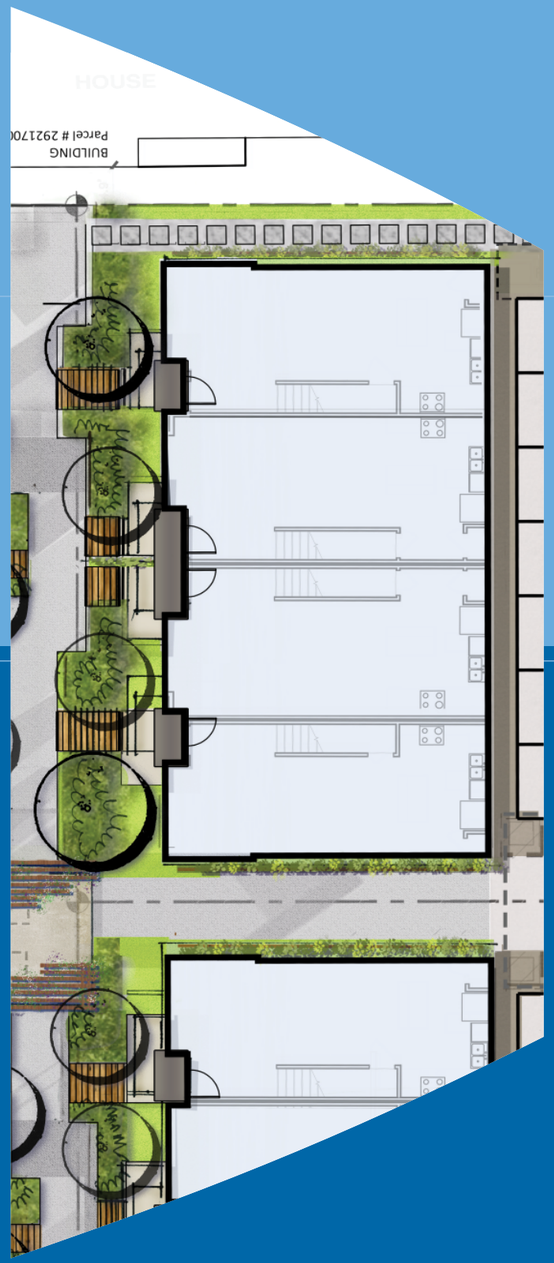


OCTOBER 23, 2019

WHITTIER TOWNHOUSES

8326 13TH AVENUE NW

SEATTLE, WA 98117

Streamlined Design Review

bcradesign.com

Project # 3034671-EG

Owner:

8332 13th Ave NW, LLC
3726 Broadway #301
Everett, WA 98201
425.212.2210

Architect:

BCRA // Ming-Sing Ting
414 Stewart Street, Suite 200
Seattle, WA 98101
(206) 625.3300
MTing@bcradesign.com

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Table of Contents

Table of Contents 3

OVERVIEW

Project Overview 4
Project Overview 5

INVENTORY

Zoning Standards 6
Zoning Information 7
Existing Survey 8
Arborist Report 9
Existing Streetscape Photographs 10

ANALYSIS

Community Outreach 11
Site Aerial Photos 12
Site Access & Circulation 13
Surrounding Amenities & Bus Routes 14
Site Solar Studies 15
Design Guidelines 16
Design Guidelines 17

DESIGN

Surrounding Architectural Context 18
Architectural Concept 19
Exterior Materials 20
Exterior Elevations 21
Proposed South Site Plan - Overall 22
Design 22
13th Avenue NW 22
Alley 22
Proposed Site Plan - Enlargement 23
Alley 23
Floor Plans 24
Shadow Study 25
Exterior Renderings 26
Exterior Renderings 27

Project Overview

OVERVIEW

Project Vision Create attainable, quality housing choices for young families, with an emphasis on interior and exterior spaces, landscaping, and forms.

Developer 8332 13th Ave NW, LLC
425.212.2210

Project Facilitator Seattle Land Use Co, LLC
Moira Haughian
Moira@seattlelanduseco.com

Project Address 8326 13th Avenue NW , Seattle, WA

Site Area 5,004 sq. ft.

Overlay District Crown Hill Residential Urban Village

Project Description Project proposes four 3-story townhouse units in the Crown Hill Residential Urban Village. Each townhouse is 479 SF at 1st floor, 550 at 2nd floor, 560 SF at 3rd floor, and 1,589 SF total per unit. The total building area is 6,356 SF. No parking is required, but 7 spaces are provided. Each unit has 3 bedrooms.

Site Description Existing Condition:
Existing site is comprised of 3 lots. Existing lot conditions are as follows:

8318 13th Ave NW - This lot has one single family home, one garage, a shed, and a deck. This lot also has concrete stairs at the back entry and concrete stairs at the south side of the house. This lot also has a concrete pathway from the public sidewalk connected to the entry and concrete pavement to the north side of the garage.

8322 13th Ave NW - This lot has one single family home and a garage. This lot also has concrete stairs at the front entry and a concrete pathway from the public sidewalk connected to front stairways. This lot also has a concrete pathway that connects a concrete pavement at the back to the garage.

8326 13th Ave NW - This lot has one single family home and two sheds. This lot also has concrete stairs at both the front entry and two concrete stairs at the north side of the house connecting to a deck. This lot also has one concrete pathway connected to the public sidewalk and concrete pavement at the north side and back side.

Adjusted Site Condition:
The combined 3 lots is in process of a lot boundary adjustment (No. 3034434-LU). The LBA will create 3 parcels, with 1 parcel on the West and 2 parcels on the East. Parcel B is the most northern parcel on the East side.

Legal Description PARCEL B OF CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT 3034434-LU ALSO KNOWN AS THAT PORTION OF LOTS 14, 15, AND 16, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 14; THENCE S 01’04’21” W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 75.08 FT.; THENCE N 88’55’52” W, 66.72 FT.; THENCE N 01’04’08” E, 74.89 FT.; THENCE S 89’05’57” E, 66.72 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT A” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND UTILITIES AS SHOWN AND DESCRIBED AS “PEDESTRIAN EASEMENT B” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

TOGETHER WITH AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS “CITY LIGHT EASEMENT A” ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

Design Team BCRA
Ming-Sing Ting, Project Manager
Andy Epstein, Civil Engineer
Jon McNamara, Landscape Architect

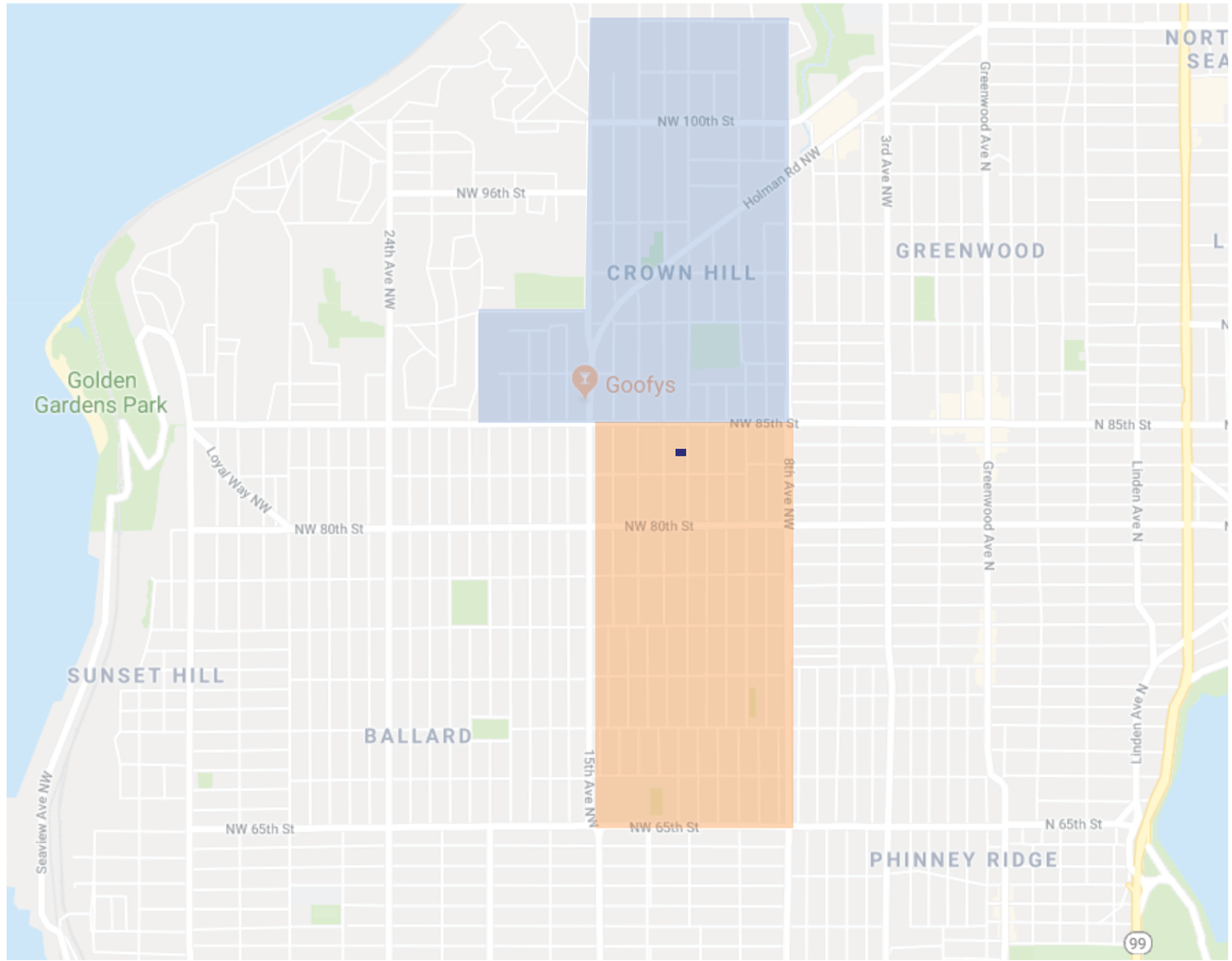
Consultant Malsam Tsang
Marc Malsam, Structural Engineer

Project Overview

OVERVIEW

Site Location	8326 13th Avenue NW, Seattle, WA 98117
Site Zoning	LR1(M1)
Overlay	Crown Hill Residential Urban Village
ECA	NONE
Permitted Use	Multifamily
SEPA Review	Not Required
Site Area	5,004 sf
Floor Area Ratio	1.3
Number of Residential Units	4
Height	Base Height: 30’
Setbacks	For Townhouse Front and Rear: 7’ average, 5’ Minimum North and South sides: 5’ for facade less than 40’ in height
Parking Required	Site is within Crown Hill Residential Urban Village and lies within frequent transit center, therefore no vehicular parking is required and no vehicular parking is provided.

NEIGHBORHOOD MAP



NEIGHBORHOOD MAP LEGEND

- Project Site
- Crown Hill
- Whittier Heights

North

Zoning Standards

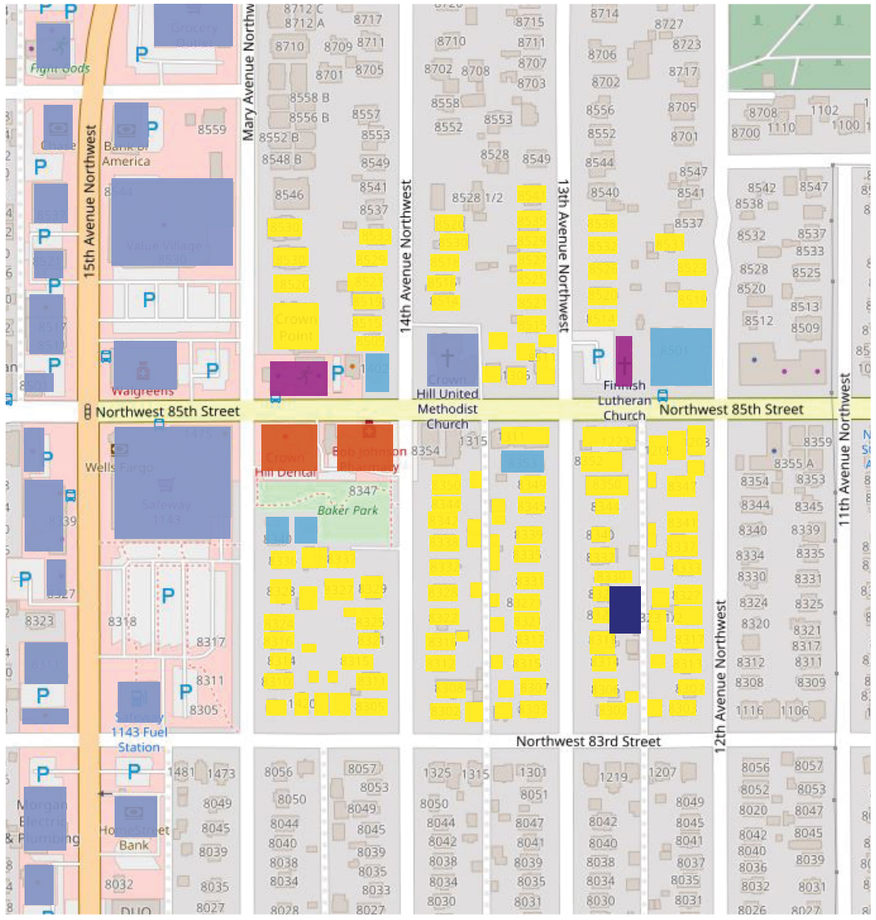
INVENTORY

Zoning:	**LR1**	
SMC:	**REQUIREMENT**	**PROPOSED**
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright
23.45.510	Floor Area Ration (FAR) Limites Per Table A 23.45.510, FAR for LR1 zone with MHA suffix is 1.3 Exemptions: 10. Common walls separating individual rowhouse dwelling units.	Lot Area: 5,004 SF Max Floor Area allowed: 5,004 x 1.3 = 6,505 SF Proposed Floor Area: 6,356 SF
23.45.512	Density Limits and family size unit requirements No density limit for rowhouses on lots over 3,000 SF of Lowrises zones that have mandatory housing affordability suffix.	Exempted: Lot Area is 5,004 SF
23.45.514	Structure Height Maximum 30’ height limit, with exceptions for pitched roofs, shed roof, parapets and penthouses	Compliant: 29’-6” basic height + 5’ gable roof
23.45.518	Setbacks and Separations Front: 5’ minimum Rear: 7’ average; 5’ minimum Side: 5’	Front: 10’ Rear: 18’-3” Sides: 5’
23.45.522	Amenity Area 25% of lot area required (1,251 SF) 50% of required amenity area shall be provided (626 SF) at ground level. Amenity area required at ground level may be provided as either private or common space.	Proposed: 750 SF on the ground 1,164 SF at the rooftop Total: 1,194 SF total amenity area (23.9%)
23.45.524	Landscaping Minimum 0.6 Green Factor required.	Compliant: Green factor meets requirement of .60 or more, including the existing street trees.
23.45.527	Structure Width and Facade Length Limits Maximum structural width: No Limit Maximum structural facade length: 65% of lot line.	Total structural width: 65’ Structural facade length: 34’-9” (52% of lot line: 66’-9”)
23.45.015	Required Parking Per Table B 23.54.015, no minimum parking required since the site is located within Crown Hill Residential Urban Village and frequent transit service area.	7 spaces provided
23.54.040	Solid Waste Storage and Access Per Table A 23.54.040, residential development with 2-8 dwelling units, minimum 84 SF of shared storage space.	Shared storage space for solid waste is provided at Northeast corner of the parcel.

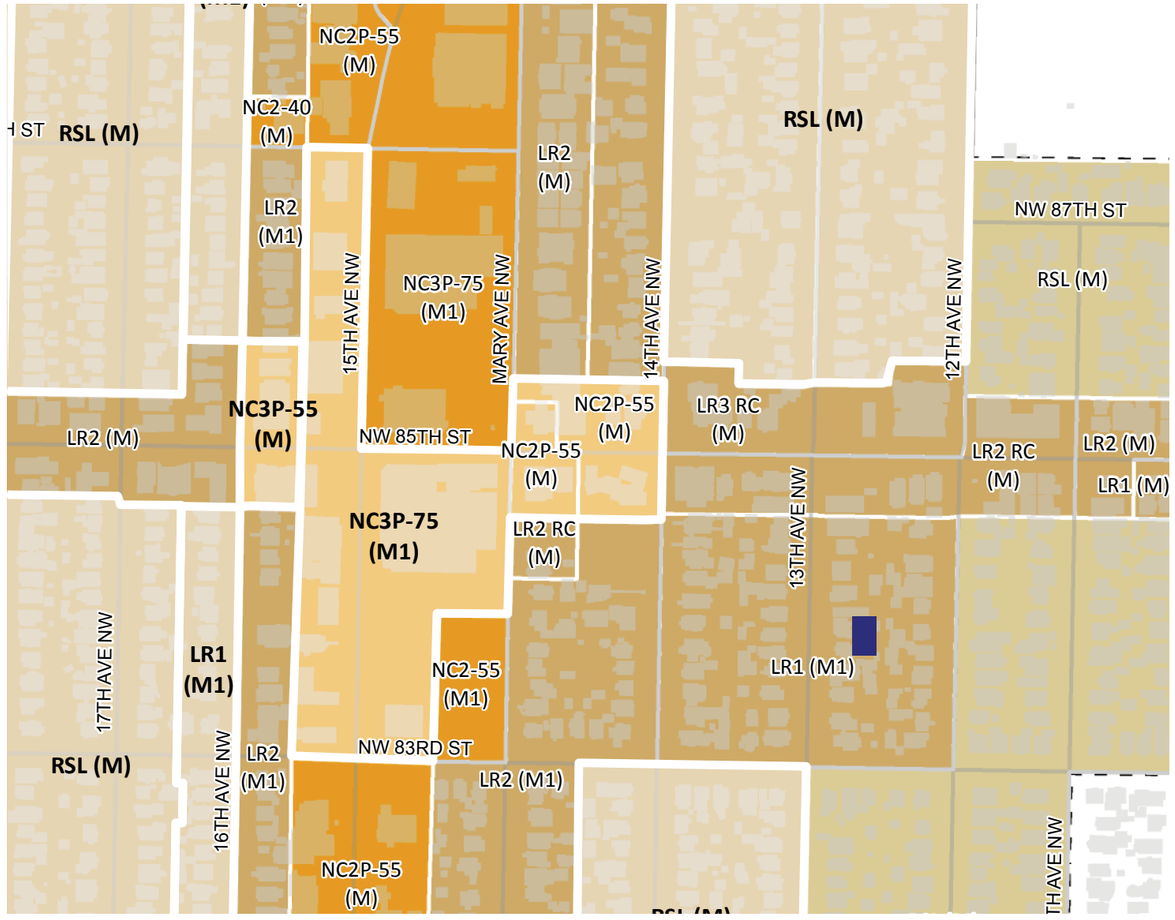
Zoning Information

INVENTORY

CONTEXT USE MAP



ZONING MAP



CONTEXT USE MAP LEGEND

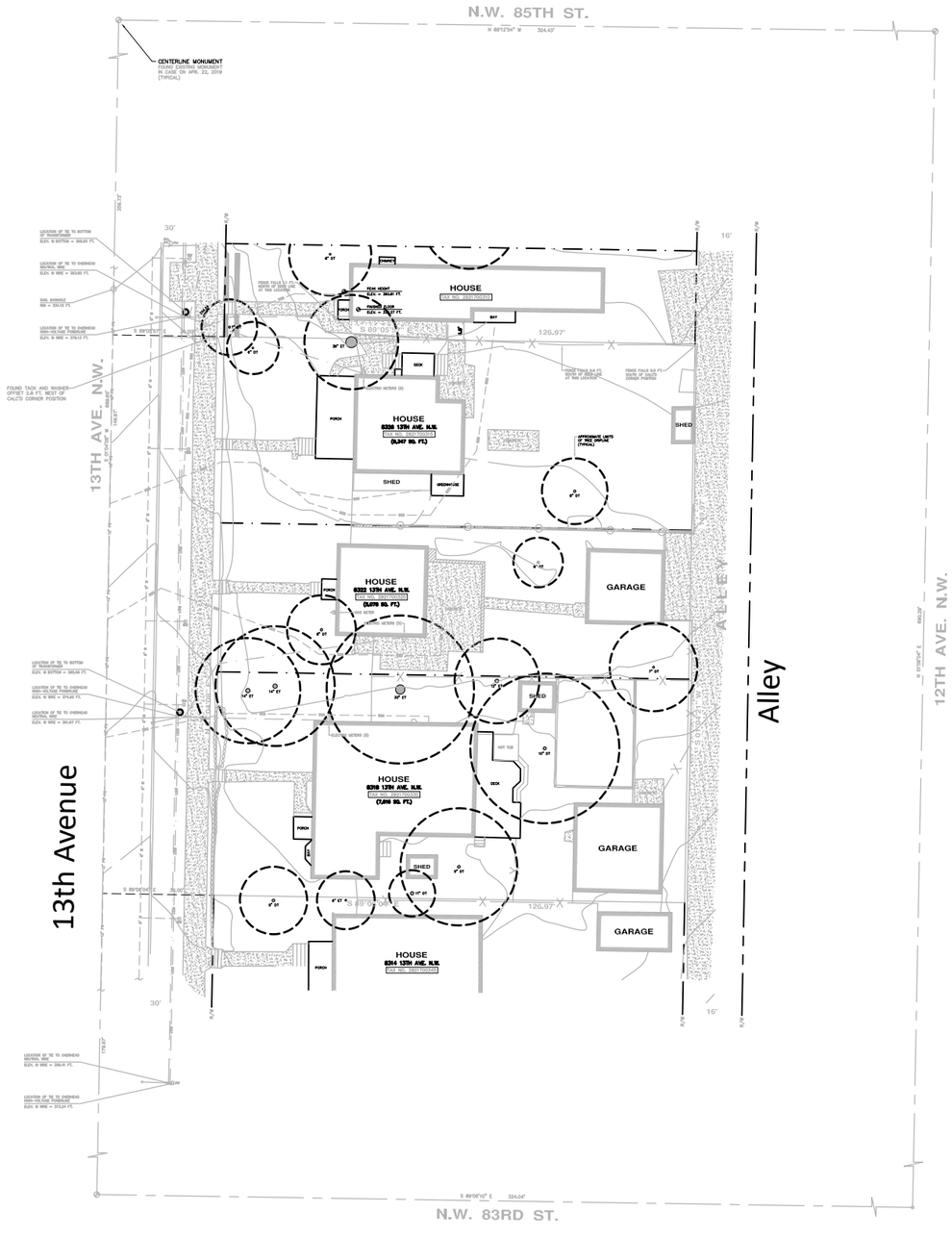
- Project Site
- Multi-Family
- Single Family
- Commercial
- Medical
- Religious

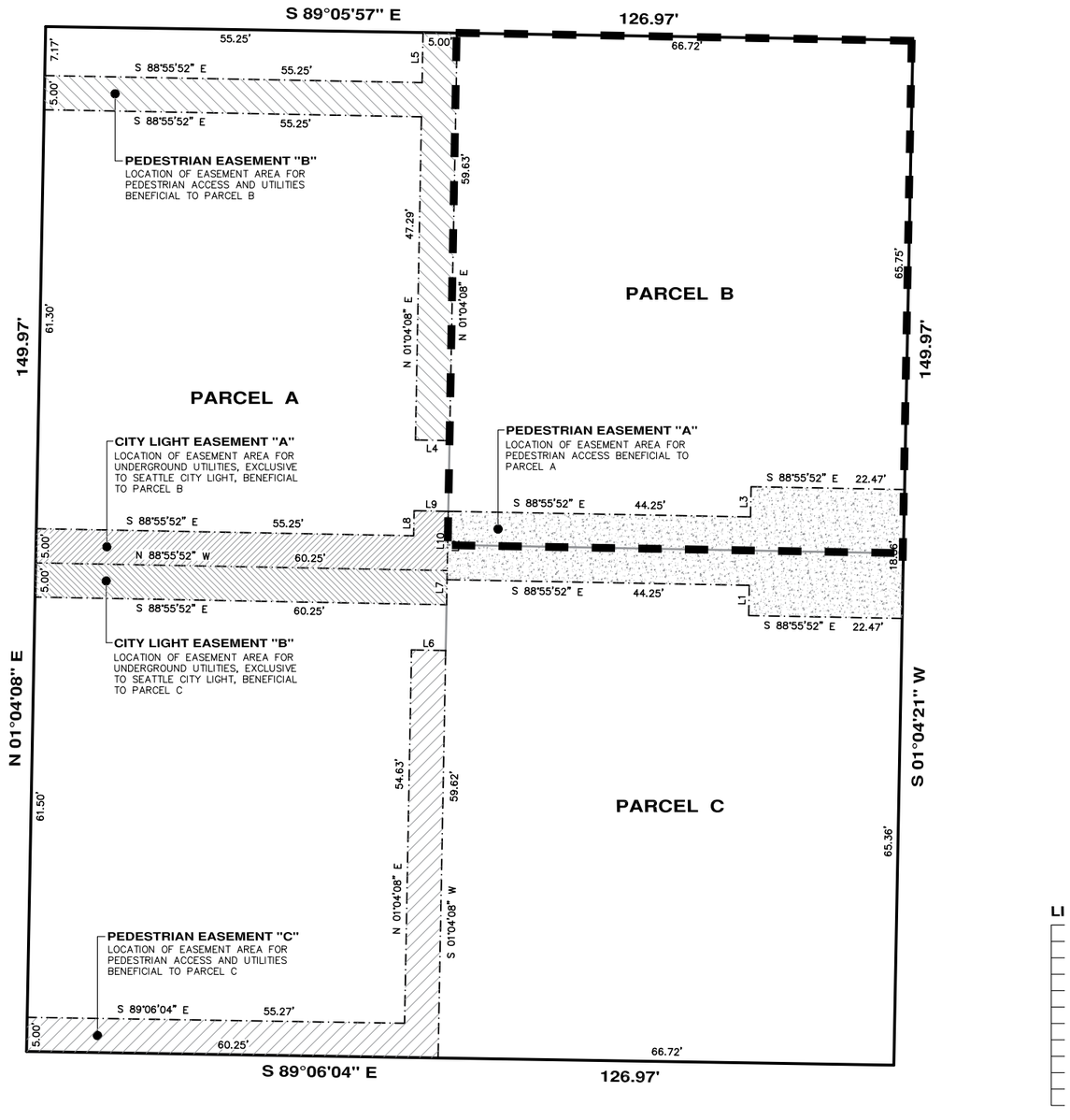
ZONING MAP LEGEND

- Project Site
- NC2
- NC3
- LR2
- LR1

Existing Survey

INVENTORY





01 EXISTING SURVEY
NOT TO SCALE

02 LOT BOUNDARY ADJUSTMENT NO. 3034434-LU
NOT TO SCALE

Arborist Report

INVENTORY

Arborist Report Per Greenforest, Inc. Consulting Arborist

Summary:	*Onsite*	*Offsite*	*Right-of-Way*
Significant	*9*	*0*	
Exceptional	*1*	*0*	
Grove	*0*	*0*	
Hazardous	*0*	*0*	
Street Tree			*3*

A. SITE INTERIOR TREES

All listed trees below labeled in orange are impacted by development and are planned for removal. The below tree labled in yellow is defined as an Exceptional Tree size, Thuja plicata, Western red cedar and is to remain and be protected. Site development and tree protection area at Tree #9 location is in compliance with SDCI Municipal Code 25.11 Tree Protection and Director's Rule 16-2008

Significant	Exceptional Size	Exceptional Grove	Tree No.	DBH	Species Common Name and Latin Binomial	Threshold (Inches)	Dripline (ft. radius)	Health	Structure/Form	Comments on Condition	Viable Tree
X		NO	1	12.2"	Kwanzan flowering cherry, Prunus serrulata 'Kwanzan'	23"	17'	2	2	Decay, CBT insects	Yes
X		NO	2	9.3"	Japanese maple, Acer palmatum	12"	15'	1	1		Yes
X		NO	3	28.1"	Deodar cedar, Cedrus deodara	30"	21'	1	2	Topped, multiple leaders	Yes
X		NO	4	15.6"	Western hemlock, Tsuga heterophylla	24"	14'	1	2	Double leader	Yes
X		NO	5	16.9"	Western hemlock, Tsuga heterophylla	24"	14'	1	2	Multiple leaders with included bark, trunk canker	Yes
X		NO	6	7.8"	Apple, Malus domestica	20"	7'	1	2	Severely pruned	Yes
X		NO	7	6.8"	Mountain ash, Sorbus aucuparia	29"	10'	1	1		Yes
X		NO	8	8.6"	Autumnalis flowering cherry, Prunus subhirtella 'Autumnalis Rosea'	21"	5'	2	1	Brown rot	Yes
	Yes	NO	9	33.9"	Western red-cedar, Thuja plicata	30"	8'-20'*	1	2	Multiple leaders	Yes
X		NO	10	9.8"	Italian prune, Prunus domestica	30"	7'	2	2	Old age, decay, decline	Yes

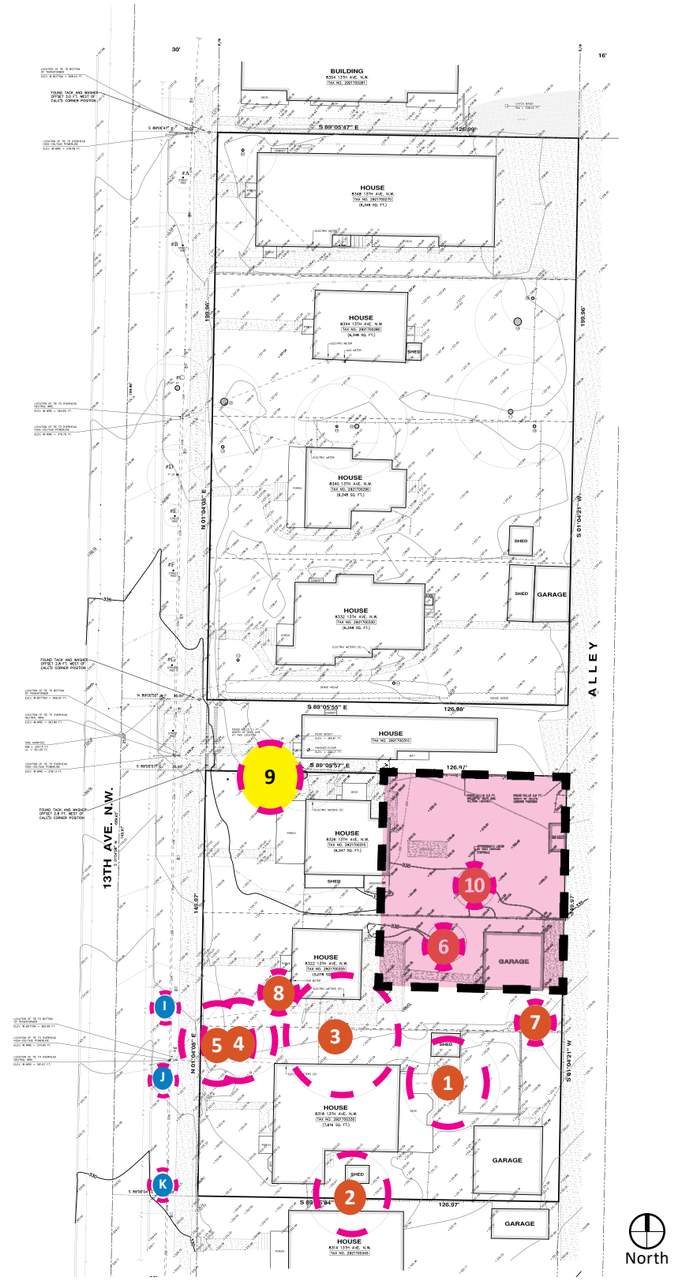
*Dripline east - 19', south - 8', west-20'.

B. STREET TREES AT RIGHT OF WAY

Landscape Architect coordinated with SDOT arborist to verify and review the existing street trees defined in the arborist report. With interest in establishing a consistent and healthy tree canopy along the right way, *though not required*, the SDOT arborist advised removal of the below highlighted trees. All street trees proposed to be removed will be replaced with the SDOT preferred Amelanchier grandiflora and Parrotia persica tree species. The decision to provide street tree improvements will greatly contribute to urban form and enhance public life.

STREET TREES				SDOT Unique Id. No.	
	I	1.5"	Apple, Malus domestica	TRE-1046770	*
	J	Mul.	English hawthorn	Sucker growth from previously-removed tree. No id. number.	*
	K	2"	Apple, Malus domestica	TRE-1046766	*

* Trees to be removed and replaced with Amelanchier grandiflora 'Autumn Brilliance' and Parrotia persica 'Vanessa' per SDOT request. Pending SDOT approval.

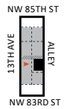


Existing Streetscape Photographs

INVENTORY

NEIGHBORING PROPERTIES | PROJECT SITE | NEIGHBORING PROPERTIES



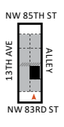


ALLEY FACING WEST



STREET VIEW - 13TH AVE NW LOOKING SOUTH





STREET VIEW - 13TH AVE NW LOOKING NORTH

Community Outreach

ANALYSIS

SUMMARY OF OUTREACH METHODS

Project Address: 8318, 8322, 8326, 8332, 8340, 8344 8350 13th Ave NW, Seattle, WA 98117

Brief Description: The following are individual projects from the same developer in Crown Hill. Whittier- South includes three parcels with projects proposed as follows: Parcel A at 8322 13th Ave NW - 8 row houses; Parcel B at 8326 13th Ave NW - 4 townhouses and 7 on-site surface parking stalls; and Parcel C at 8318 13th Ave NW - 4 townhouses and 7 on-site surface parking stalls. Whittier-North includes four parcels with projects proposed as follows: Parcel A at 8340 13th Ave NW - 6 row houses; Parcel B at 8344 13th Ave NW - 5 row houses, Parcel C at 8350 13th Ave NW - 5 townhouses with 10 on-site surface parking stalls; and Parcel D at 8332 13th Ave NW - 5 townhouses with 10 on-site surface parking stalls.

Printed Outreach: *Choice:* Posters, High impact
Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
What we did: Posters were hung in 25 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
*Note** Because this outreach effort involved 7 projects, per agreement with the Department of Neighborhoods, more htan double the number of posters were hung in the neighborhood.
Date completed: August, 5, 2019

Electronic/Digital Outreach: *Choice:* Community meeting, High impact Requirement: Project hotline (information and voicemail)
What we did: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
Date completed: August 5, 2019

In-Person Outreach: *Requirement*: Host or co-host a community meeting (at least one hour of presentation/discusssion of project).
What we did: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
Note* Because this outreach effort included 7 projects, per agreement with the Department of Neighborhoods, the meeting was twice as long as normally required.
Date Completed: August 19, 2019

DESIGN-RELATED COMMENTS:

Building: One attendee expressed support that the team pay close attention to the design aesthetically.
Rooftop: One attendee inquired whether the team will include rooftop patios at each location.
Setbacks: A few attendees inquired about setbacks on the properties from varioius sides.
Parcels: One attendee inquired whether units are divided into 100% of the land/if developer owns common space.
Water: Several attendees inquired about planned bioretention/biofiltration/rooftop catchments/cisterns.

NON-DESIGN RELATED COMMENTS:

Affordability: One attendee inquired about the selling price for units and another asked if the team is required to provide affordable housing here. One attendee expressed support for density and another expressed concern for the neighborhood. One attendee inquired whether the development team considered affordable housing, if they will contribute elsewhere and or ith the City makes it easy to pay a fund.
Construction Impacts: Several attendees inquired abou the timeline for construction. Several attendees expressed concern abou the impacts including working hours, alley usage, parking for construction workers, onsite trash, and whether the construction team will communicate with other projects in the area.
Homeowner's Association: One attendee expressed support for an HOA and another inquire who writes the agreement.
Information: One attendee inquired whether folks would have access to more refined designs on the developer's website.
Lots: One attendee inquired abou the size of the lots.
Parking: Several attendees expressed concern about the number of parking spaces/noted impacts spread for blocks.
Trash: One attendee inquired whether the HOA can be responsible for making sure spilled garbage is addressed.
Trees: Several attendees inquired how many trees will be saved or lost.
Units: One attendee inquired how each property is divided, how many units and bedrooms are there. Another attendee noted the City will make more on property taxes with multiple sites. Another attendee inquired about dimension plans.
Utilities: One attendee expressed concern that there are now five times as many families in the area as before, and inquired what kind of impact there would be with the additional strain on utilities and the sewer lines.

MISCELLANEOUS COMMENTS

Other projects: One attendee inquired about the developers other completed projects/projects of this size. Another attendee inquired whether the developer is part of the future project on 12th avenue.
Rezone: One attendee noted that some people in the neighborhood were blindsided by the rezone.

COMMENTS FROM EMAIL:

One email comment received with the following concerns,
1. Provide the qualified aborist inventory and tree risk assessment, and be sure none of the trees are removed before the design is vetted for Seattle code compliance.
2. The King County record show that existing owners have not provided any written authority to the developer to develop these lots.
3. How many dwelling units will be affordable or how this development compny with Mandatory Housing Affordability legislation passed earlier this year?

Site Aerial Photos

INVENTORY



01 AERIAL VIEW LOOKING NORTH



02 AERIAL VIEW LOOKING SOUTHWEST



03 AERIAL VIEW LOOKING WEST

SITE AERIAL LEGEND

PROJECT SITE

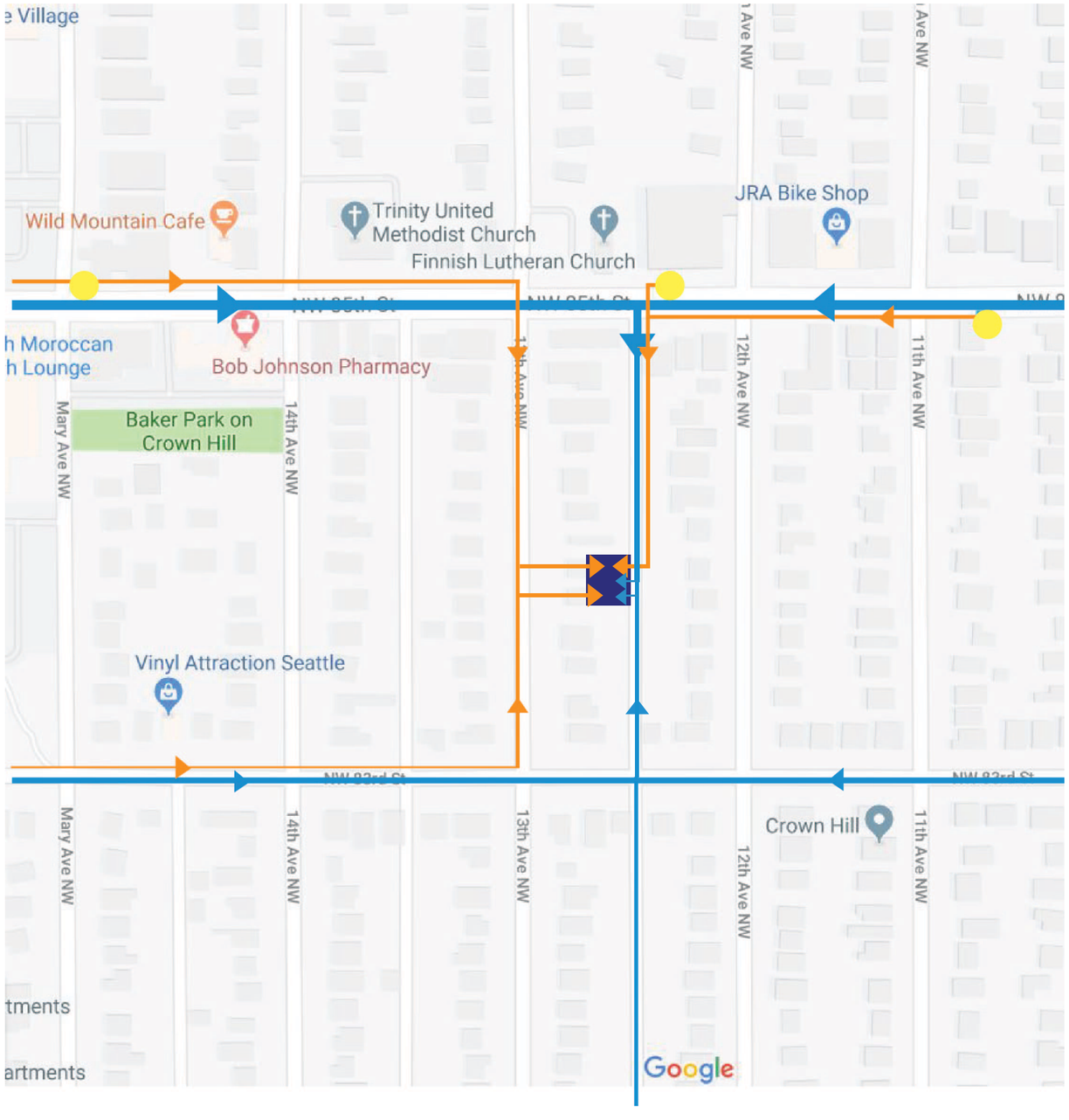
12TH AVE NW

NW 85TH AVE

13TH AVE NW

Site Access & Circulation

ANALYSIS



SITE ACCESS AND CIRCULATION MAP LEGEND

- Bus Stop
- Vehicle Route
- Pedestrian Route
- Project Site

North

Surrounding Amenities & Bus Routes

ANALYSIS

WALKSCORE

Very Walkable
Most errands can be accomplished on foot.

Good Transit
Many nearby public transportation options.

Very Bikeable
.

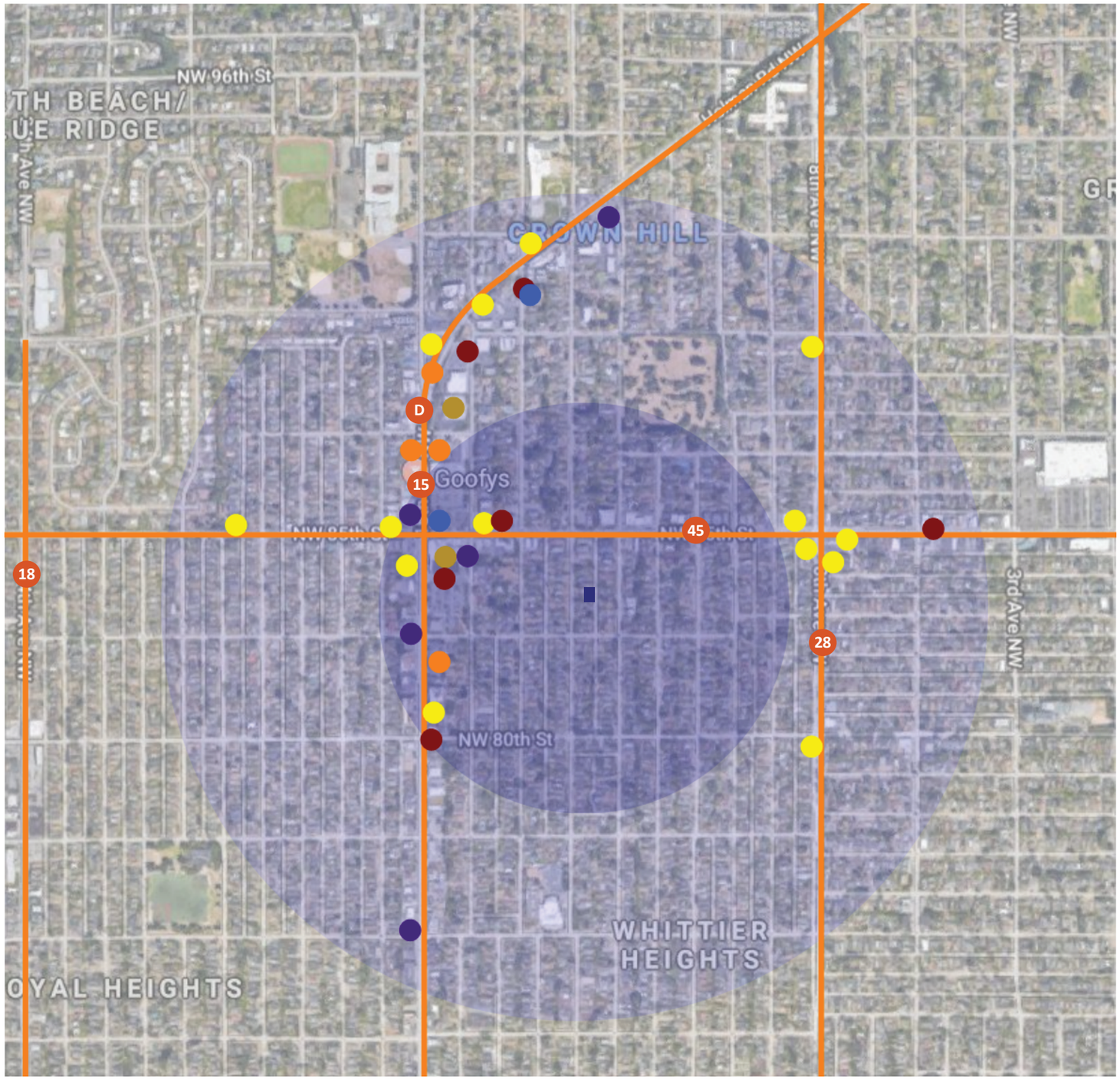
For more information visit:
http://www.walkscore.com/

NEIGHBORHOOD AMENITIES LEGEND

- Convenience Store
- Grocery Store
- Coffee
- Dry Cleaner
- Restaurant
- Bank
- Project Site
- 1/4 Mile Radius
- 1/2 Mile Radius

BUS ROUTES LEGEND

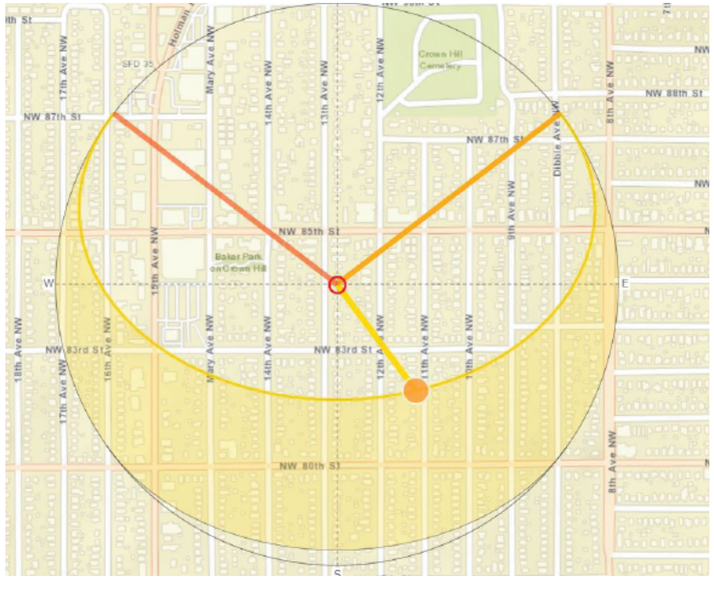
- Bus Route
- Bus Stop
- Bus Route



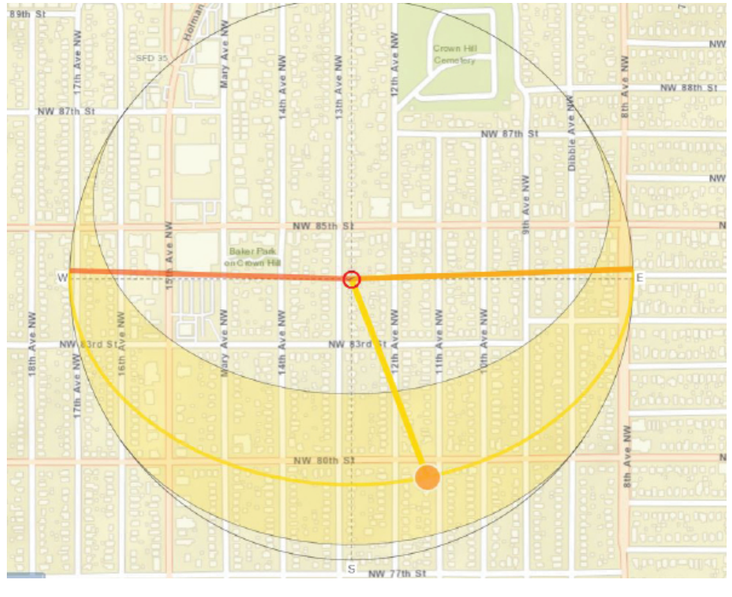
Site Solar Studies

ANALYSIS

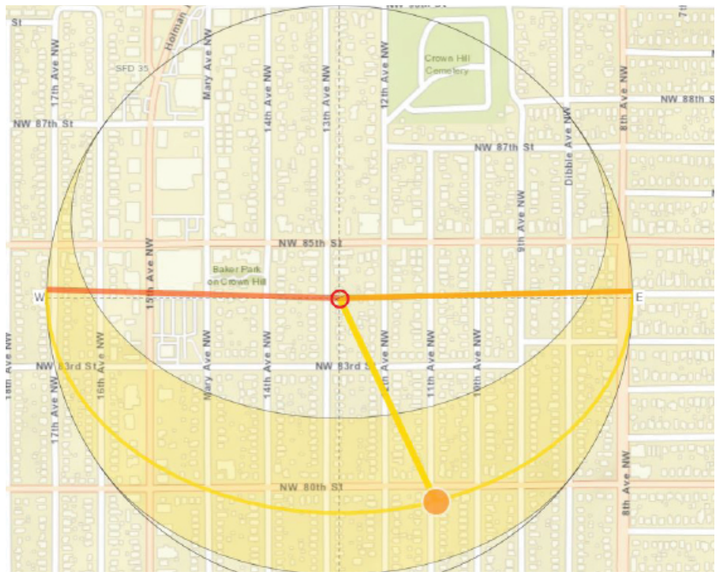
SOLAR ORIENTATION: SUMMER SOLSTICE



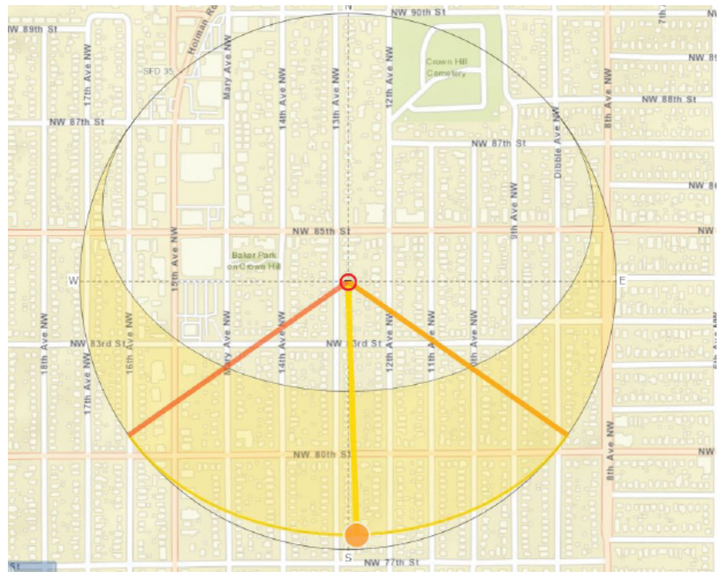
SOLAR ORIENTATION: FALL EQUINOX



SOLAR ORIENTATION: SPRING EQUINOX



SOLAR ORIENTATION: WINTER SOLSTICE



Design Guidelines

DESIGN

SECTION 1: CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

2. Minimal glazing on South facing facade to minimize heat gain.

C. TOPOGRAPHY

2. Utilizing the existing slope of site.

D. PLANTS AND HABTAT

1. On-site Features:

The site design provides a rich, adaptable and drought tolerant landscape, to support and supplement the existing bio-diversity of the local eco-system. By providing a plant palette supportive of the local eco-system, we help connect individuals with increased natural habitats. In addition, the site design provides a variety of pedestrian corridors that connect to the natural landscape and neighboring natural environments.

E. WATER

2. Adding Interest with Project Drainage:

The project has developed a rain garden design that highlights the use of natural systems to manage on-site stormwater drainage. As a focal point and significant component of the site design, the rain gardens become a heightened sensory experience for the local community, while providing a positive impact on the environment.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place:

A sense of place is created at the townhouse stoops by exaggerating the depth, recessing the entry, and providing an overhead protective canopy. These features create identity and arrival for each townhouse.

2. Architectural Presence:

Since this building is located in a residential community, the exterior design references neighboring single-family housing to celebrate the aesthetics of the community.

The design reflects the history of the surrounding architecture, while bringing in modern details to guide the community into the future.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street:

Using similar scale and style of neighboring stoops, the design connects to the existing structures and surrounding community.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together:

Our design objective is to reflect the history of the surrounding architecture while bringing in modern details to guide the community into the future. Materials and colors of the surrounding structures have been used to better integrate this new building into the existing neighborhood. The gable roofline has been used to replicate the rooflines on the street. Traditionally sized windows and cornice details have also been used to relate to the existing architectural context.

.



FRONT ENTRY STOOPS AT COURTYARD



ALLEY

Design Guidelines

DESIGN

SECTION 2: PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

2. Adding to Public Life:

Opportunities to foster human interaction have been designed at the recessed entries and canopy covered stoops at each townhouse, through block connection to the existing alley, widened pathway at the back of the site to connect to private patios, a public trellis feature that acts as a node for site connection, and place making landscape elements throughout the site.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

1. Design Obectives:

Individual townhouse entries are scaled appropriately to provide intimate private space for the resident. The entries are recessed and covered by a canopy to add privacy from the neighboring unit and a sense of security from the street.



Surrounding Architectural Context

ANALYSIS

MODULATION



01 2-story Extrusions



05 Modern Vertical Modulation



09 Vertical Modulation



13 Relationship to Street - Stoop

MATERIALS



02 Brick



06 Lap Siding - Varying Size



10 Wood



14 Color Scheme: White, Black & Gray

FORM



03 Traditional form with Gable Roofline



07 Modern Form with Gable Roofline



11 Dormer



15 Dormer & Gable Rooflines

WINDOWS



04 Casement



82 Awnings & Mullions



12 Awnings & Mullions



16 Awnings & Mullions

Architectural Concept

DESIGN

ARCHITECTURAL DESIGN OBJECTIVE

Elevate the standard and be a leader in the neighborhood that establishes individuality for both the resident and the townhome community.

ARCHITECTURAL DESIGN STRATEGY

Connect to traditional style of the surrounding neighborhood by bringing detailed craftsmanship to a modern style and creating a new design language that elevates this community into a new era.



01 Utilize windows at end units and outdoor space



02 Modern cornice detail



03 Combine gable and dormer rooflines



04 Shared courtyard experience



05 Traditional style cornice details



06 Outdoor living space

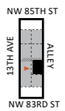


07 Varying siding size, traditional bump out + Recessed entry

Exterior Materials

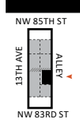
DESIGN





MATERIAL LOCATIONS - WEST ELEVATION





MATERIAL LOCATIONS - EAST ELEVATION

COLOR AND MATERIAL PALETTE



True Brick
Red - Mutual Materials

1



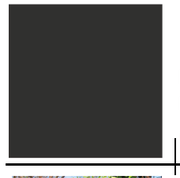
Fiber Cement
Lap Siding -
Small Exposure
Gray

2



Fiber Cement
Lap Siding - Large
Exposure
Gray

3



Painted Black Vinyl Windows & Sconces
Black Aluminum

4



Green
Screen

5



Vegetated
Trellis

6



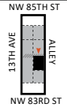


03 Material + Color Inspiration

Exterior Elevations

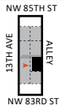
DESIGN





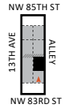
EXTERIOR ELEVATION - NORTH





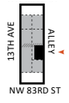
EXTERIOR ELEVATION - WEST





EXTERIOR ELEVATION - SOUTH

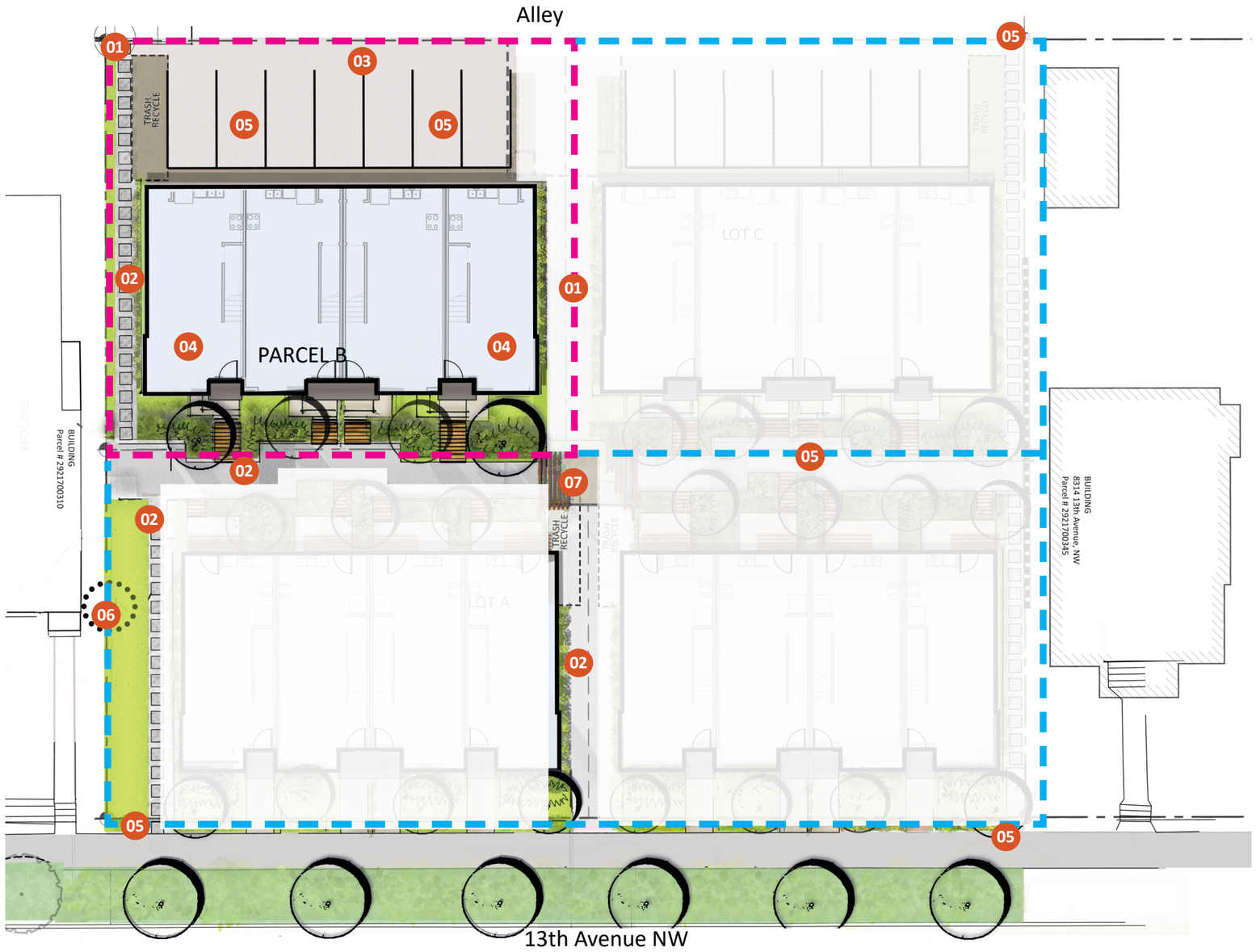




EXTERIOR ELEVATION - EAST

Proposed South Site Plan - Overall

DESIGN



Legend

01 Property Line

02 Pedestrian Access

03 Alley Right of Way

04 Townhouse Units

05 Adjacent Property Lines

06 Exceptional Tree Location, Preserve and Protect

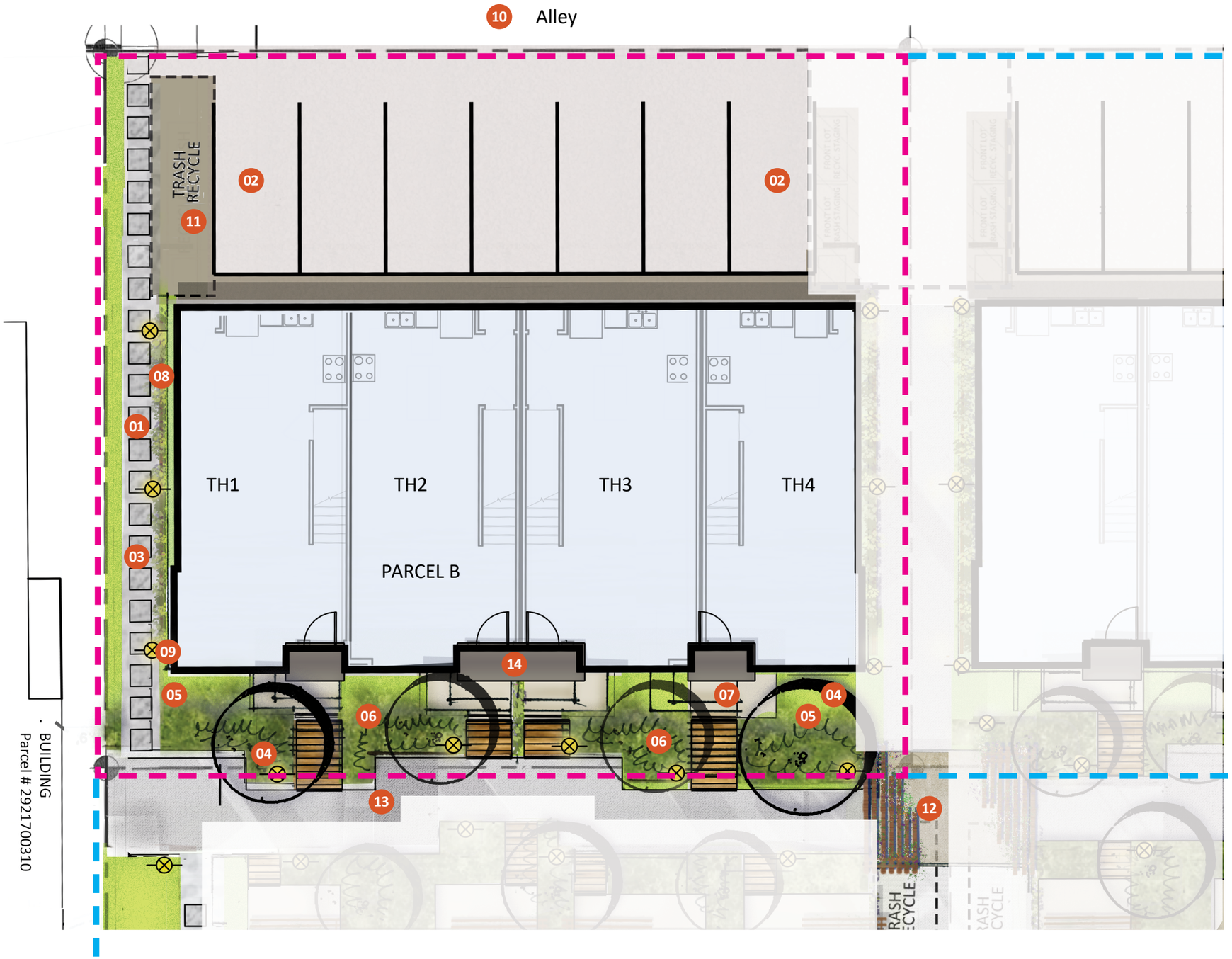
07 Open Space

SCALE: 1” = 20’-0”

North

Proposed Site Plan - Enlargement

DESIGN



Legend

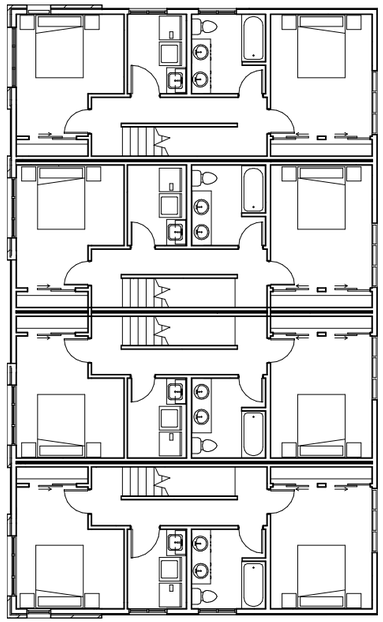
01 5’-0” Pedestrian Access
02 Parking Stalls
03 Pavers with Aggregate Jointing
04 Green Factor Trees, Adaptive and Drought Tolerant
05 Adaptive Drought Tolerant Landscape
06 Bioretention Facility
07 Front Stoop
08 Vertical Green Screen
09 Path Lighting
10 Alley Right of Way
11 Trash Enclosure Location
12 Open Space with Vegetated Trellis
13 3’-0” Pedestrian Path
14 Recessed Entry with Canopy

SCALE: 1” = 10’-0”

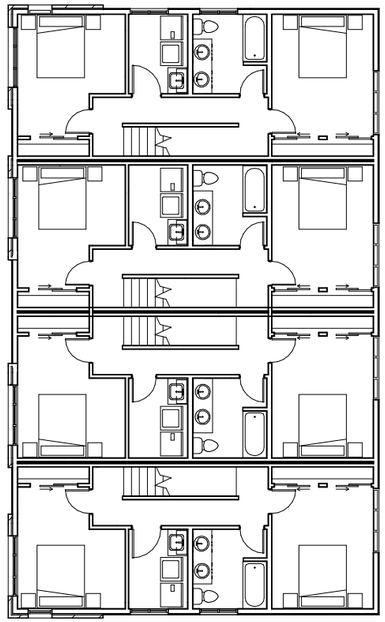
North

Floor Plans

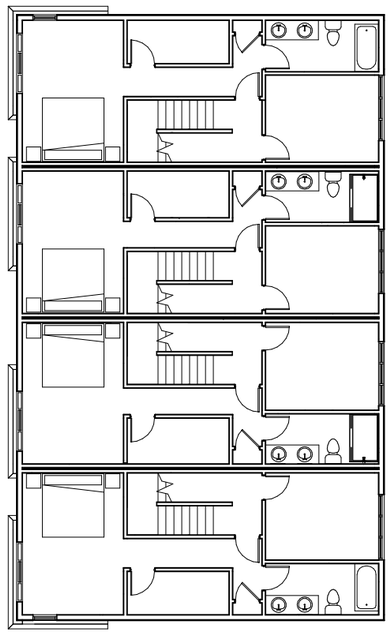
DESIGN



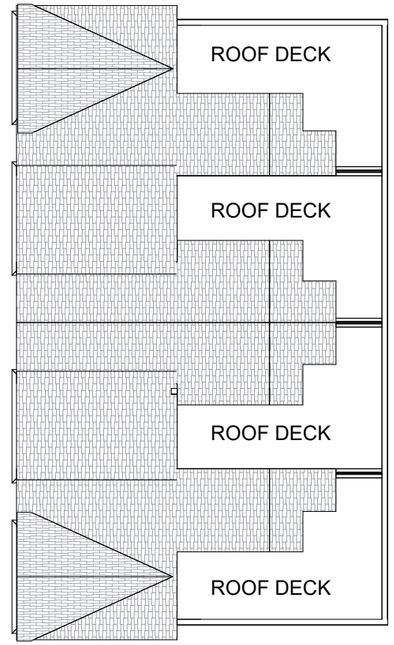
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 3



FLOOR PLAN - ROOF DECK

0’ 16’

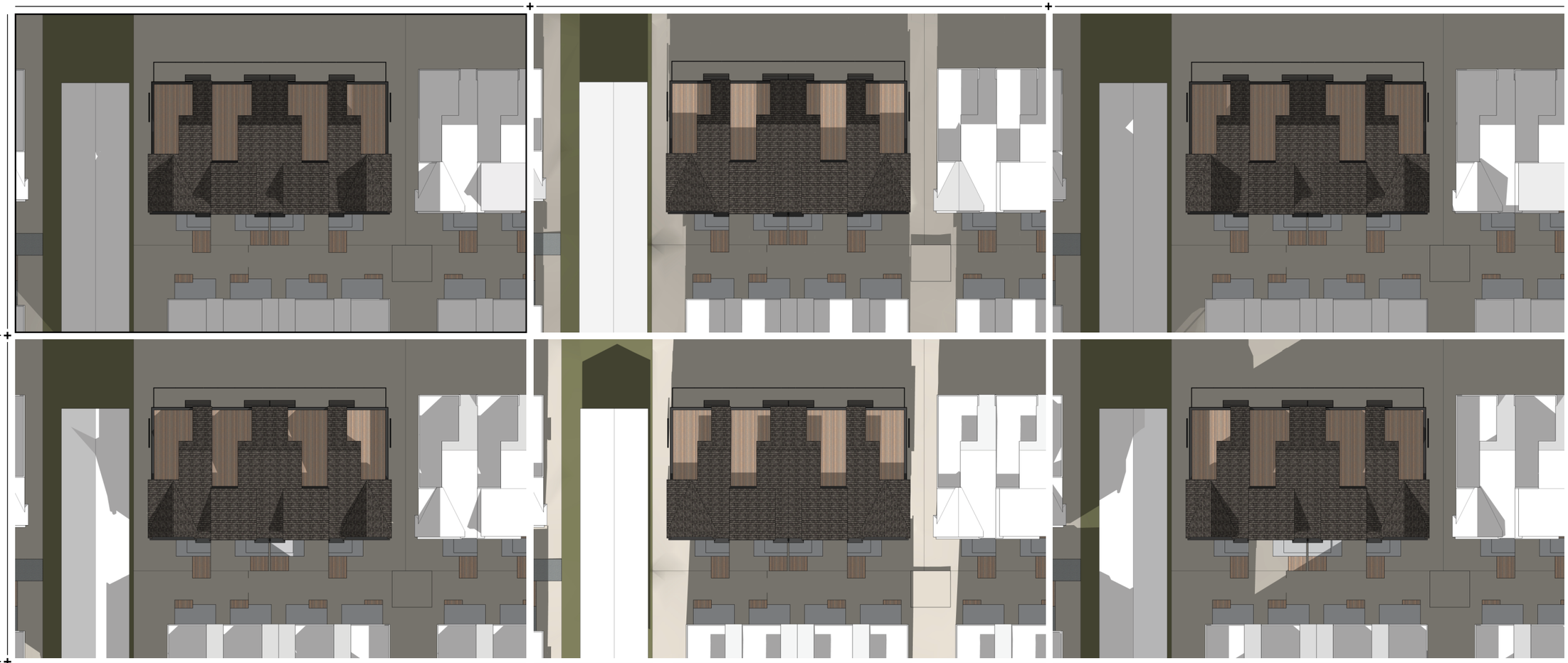
Scale: 1/16” = 1’-0’ North

Shadow Study

DESIGN

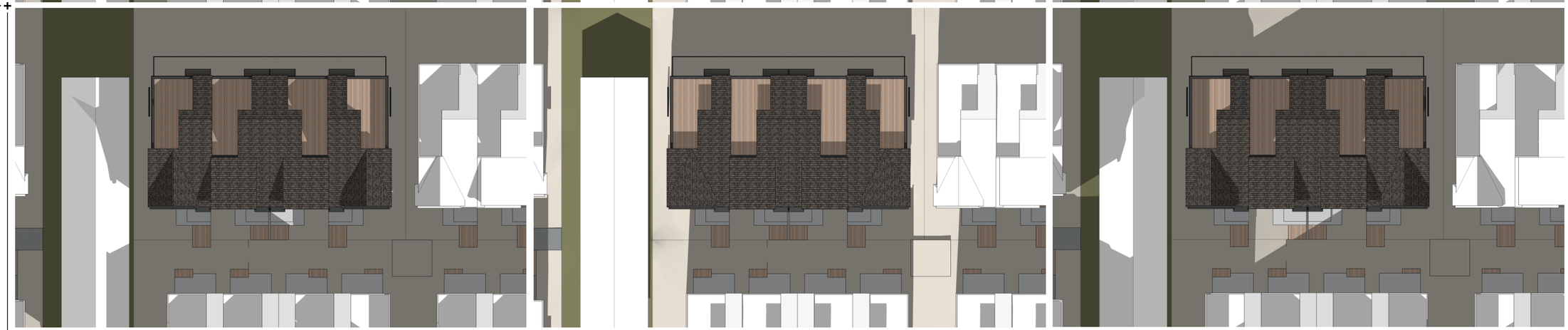
9:00 am | 12:00 noon | 3:00 pm

Winter Solstice



Equinox

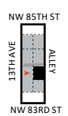
Summer Solstice



Exterior Renderings

DESIGN





PERSPECTIVE- COURTYARD VIEW

Exterior Renderings

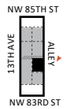
DESIGN





PERSPECTIVE - ALLEY





PERSPECTIVE - COURTYARD