

4525 9TH AVE NE

SDCI #3035493-EG

EARLY DESIGN GUIDANCE MEETING

FEBRUARY 10, 2020



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DEVELOPMENT OBJECTIVES:

The University District is experiencing a period of growth and redevelopment centered around a new high-capacity light-rail station. In 2017, the community supported rezoning much of the neighborhood to allow for higher intensities including high-rise residential tower development. This project aims to create a highly livable, transit-oriented, residential community that is rooted in the University District’s goals to achieve a high standard of design excellence and to contribute positively to the distinct identity of the neighborhood. This location has a very residential character featuring lush landscaping. Hence this project is proposing 100% residential uses, a significant green space, and generous landscape setbacks.

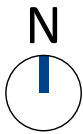
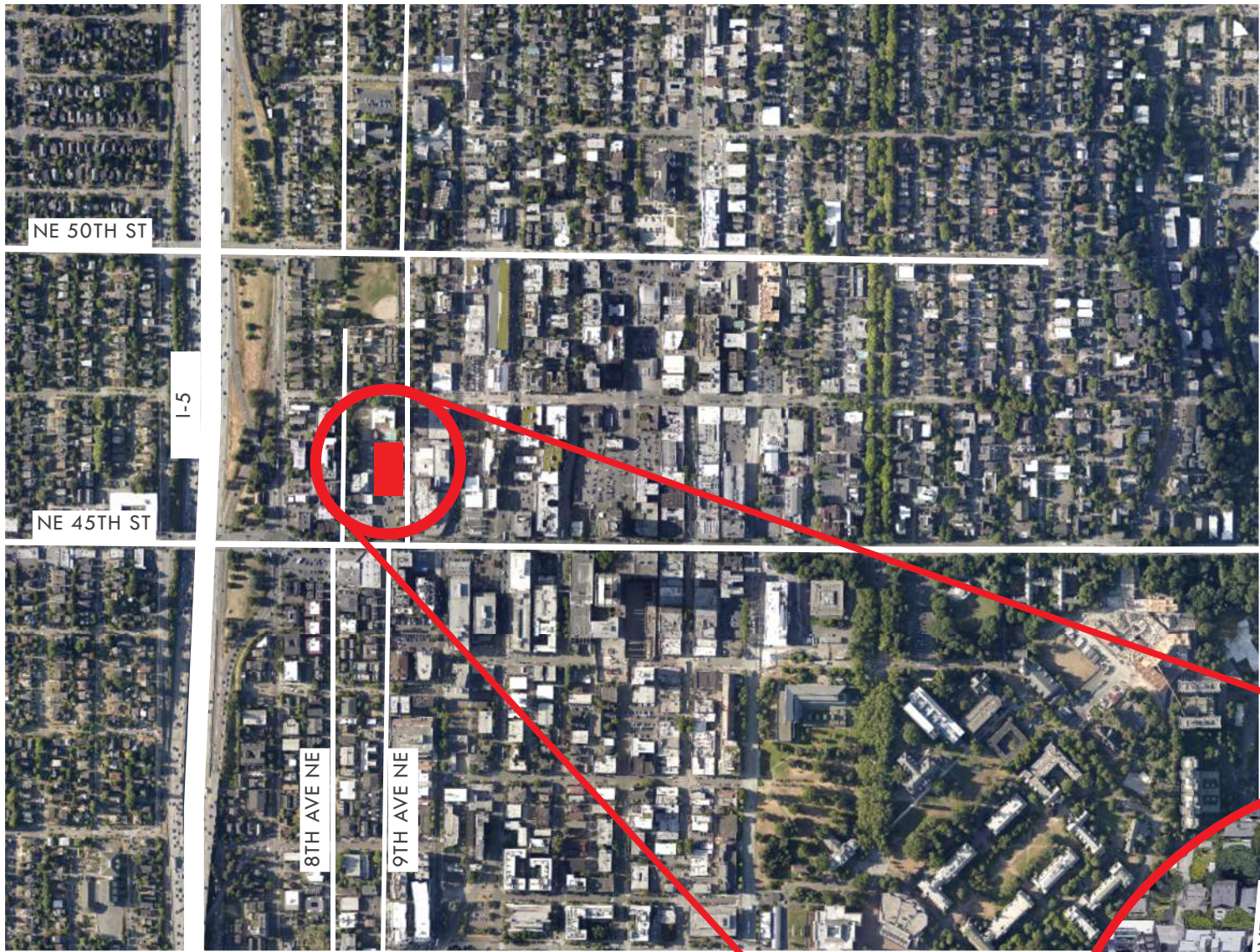
The proposed project is a 31-story residential tower, with ground level amenities and 2-story townhome units around a public open space, and below-grade parking. The design also proposes a lower podium that is more in keeping with the scale of the neighborhood and adjacent single family homes to the north of the project. The tower is massed to consider existing and future adjacencies, and located with the views from the public realm and the quality of the outdoor spaces in mind.

The public plaza at the base of the tower will include significant landscape design elements including street trees, cascading bio-retention planters, seating areas, and a large green space for flexible uses.

This project team has a history of delivering exceptional, high-quality projects. We are excited to work with the city and the neighborhood to develop a design that builds upon the best that University District has to offer.

PROJECT STATISTICS:

SITE AREA (SF)	21,600
APARTMENT UNITS	330
FLOOR AREA ABOVE GRADE (SF)	259,200
GROUND LEVEL RETAIL AREA (SF)	0
PARKING STALLS	205
NUMBER OF FLOORS ABOVE GRADE	33



SUMMARY OF KEY DEVELOPMENT STANDARDS: SEATTLE MUNICIPAL CODE

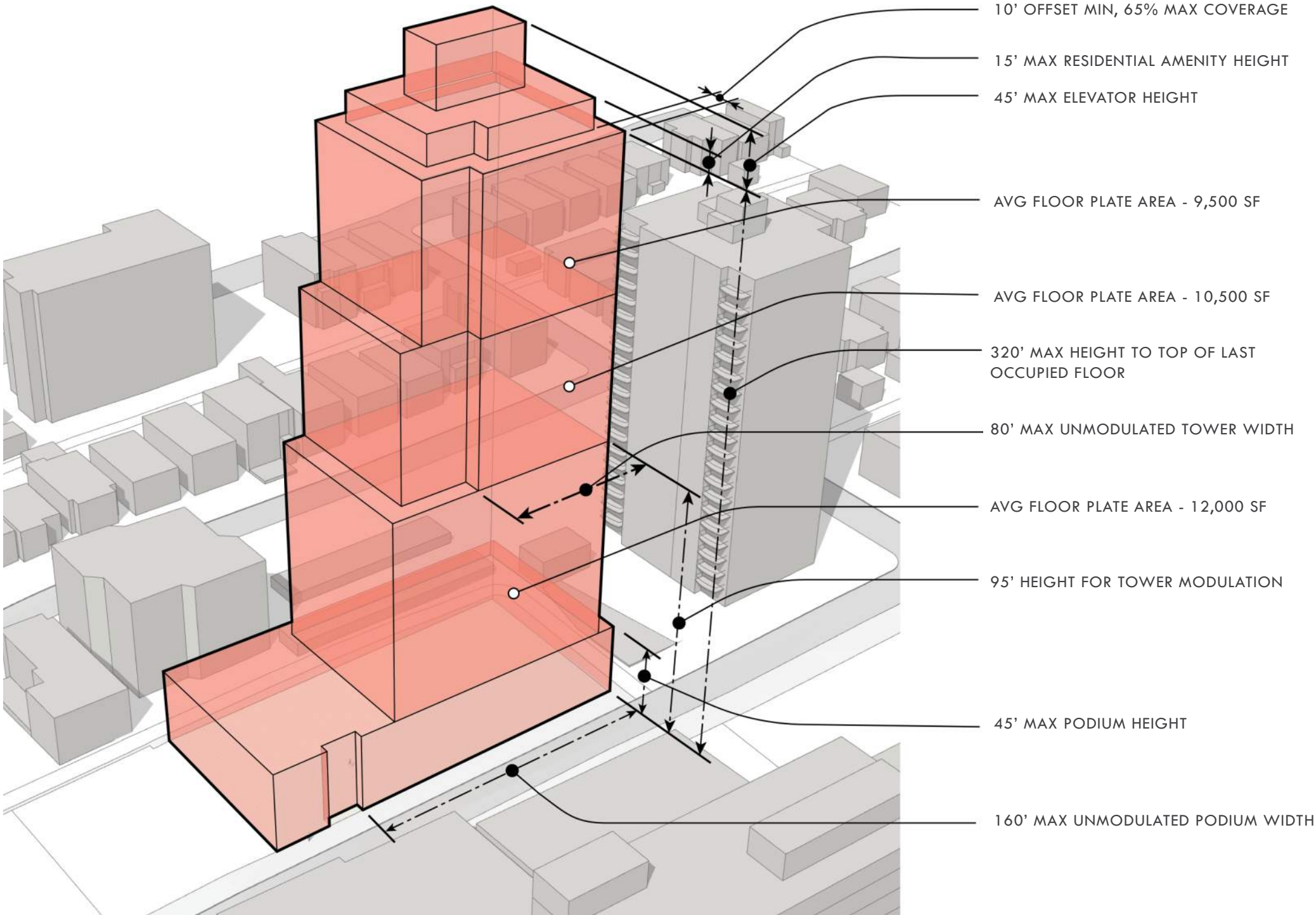
Address:2545 9th Avenue NE - University District

Zoning DesignationSM-U 95-320 (M1)

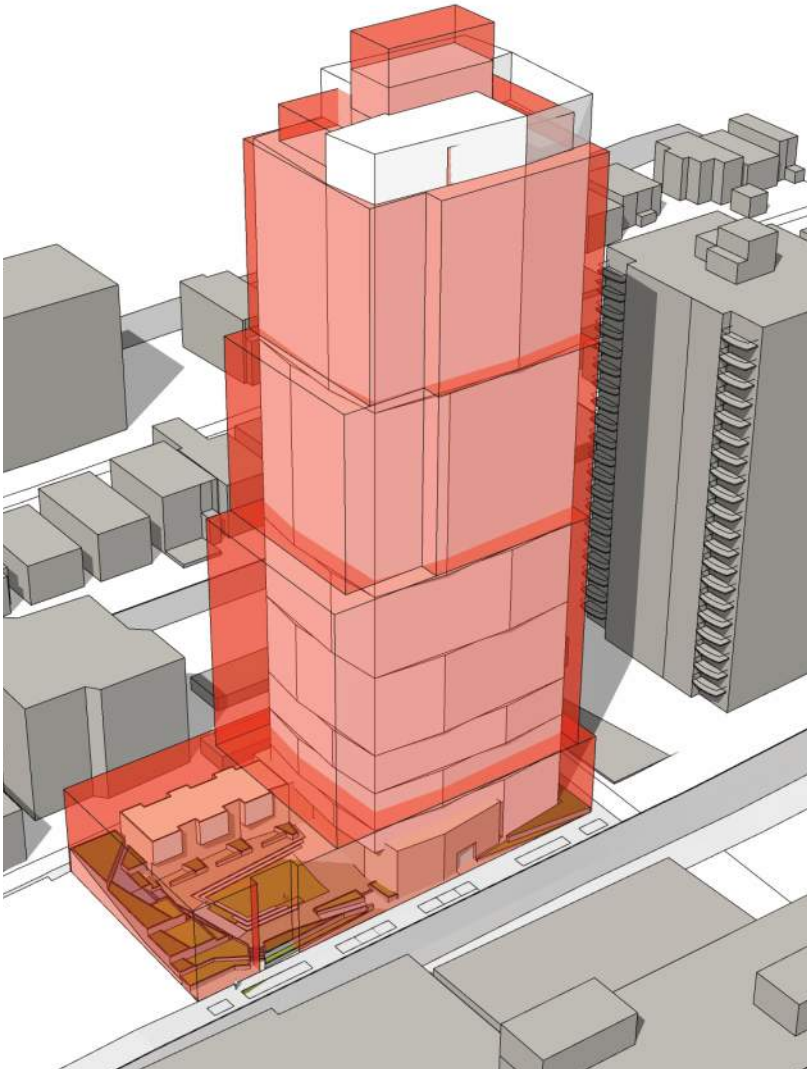
Lot Area21,600 SF

Topic & Reference	Code Language (Paraphrased Summary)	Project specific application or interpretation
Height Limit - Rooftop Features 23.48.025.C	4. Rooftop features are permitted to the heights indicated below, as long as the combined coverage of all rooftop features does not exceed 20% of the roof area, or 25% including stair or elevator penthouses or screened mechanical equipment: +4' Railings, parapets, skylights, planters, etc. +15' Stair penthouses, mechanical equipment, covered or enclosed common recreation area for structures exceeding 125 ft height 5. For structures greater than 85 ft in height: +25' Elevator penthouses, if the elevator provides access to a rooftop with usable open space, up to 45' permitted if the structure is greater than 125' and total coverage is less than 25% 7. Combined total coverage may be increased up to 65% of the roof area, if: All mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge.	Departure requested on Option C, see page 39
Amenity Area for Residential Uses 23.48.045	B. Quantity: 5% of total gross floor area in residential use. C. Standards: Max 50% are may be enclosed, 10 ft minimum horizontal dimension, 225 sf minimum size, Street accessible street level landscaped open space counted as twice the area, Public open space may be used	
Structure Height in SM-U Zones 23.48.615	A.1. Maximum height limit: 95' midrise structures, 320' highrise structures A.2. The minimum lot size is 12,000 square feet for a highrise structure.	Development parcel is 21, 600 square feet.
Floor Area Ratio 23.48.620	Base FAR for all Uses = 4.75 Max FAR for non-residential uses = 7 Max FAR for residential uses and for all uses in a mixed-use development = 12 *An additional increment of 1.0 FAR above the max FAR is permitted on lots meeting the requirements of subsection 23.48.620.D.	Project pursuing 12 FAR
Extra Floor Area in SM-U Zones 23.48.622	A.1.b. Achieve 35% of the extra floor area through the use of one or more of the following: Providing open space amenities according to Sections 23.48.624 and 23.58A.040. Green Building Performance. Applicants for development containing any extra floor area in SM-U zones shall meet the green building standard per Chapter 23.58D.	
Bonus Floor Area for Publicly Accessible Open Space Amenities 23.48.624	B. The following open space amenities area eligible for a floor area bonus to gain an amount of extra floor area: 1. Neighborhood open space.	Project is providing a neighborhood open space
Street-level Development Standards 23.48.640	B. Street-level street-facing units = 7 ft average/5 ft minimum setback from street lot line Landscaped areas, private or common useable open space or amenity area, and unenclosed stoops, steps, decks are permitted in required setback area. Bay windows, canopies, are permitted to extend up to 4 ft into the required setback.	Neighborhood open space design to meet these criteria
Upper-level Development Standards 23.48.645	A. All highrise structures are subject to a limit on the floor area of stories above 45 ft. 12,000 sf average gross floor area/13,000 sf max gross floor area for residential use up to 160 ft 10,500 sf average gross floor area/11,500 sf max gross floor area 160 ft to 240 ft 9,5000 sf average gross floor area/10,500 sf max gross floor area greater than 240 ft D. 15 ft minimum setback from any side lot line that is not a street or alley for all portions of a highrise structure exceeding the midrise height limit of the zone. E. 75 ft minimum separation is required between highrise portions of structures on a lot and any existing highrise structures located on a separate lot in the same block.	
Façade Modulation 23.48.646	A. Façade modulation is required for the street-facing façade within 10 ft of a street lot line on lots exceeding 12,000 sf B. Modulation is not required for the portion of the street-facing façade that does not exceed a width of 100 feet above 45 feet in height. C. Max length of unmodulated facade within 10 ft of street lot line = 120 ft for stories above 45 ft to 95 ft, 80 ft for stories above 95 ft.	
Parking 23.54.015	L. All residential uses within urban centers or within the Station Area Overlay District: No minimum requirement.	

ZONING DIAGRAM



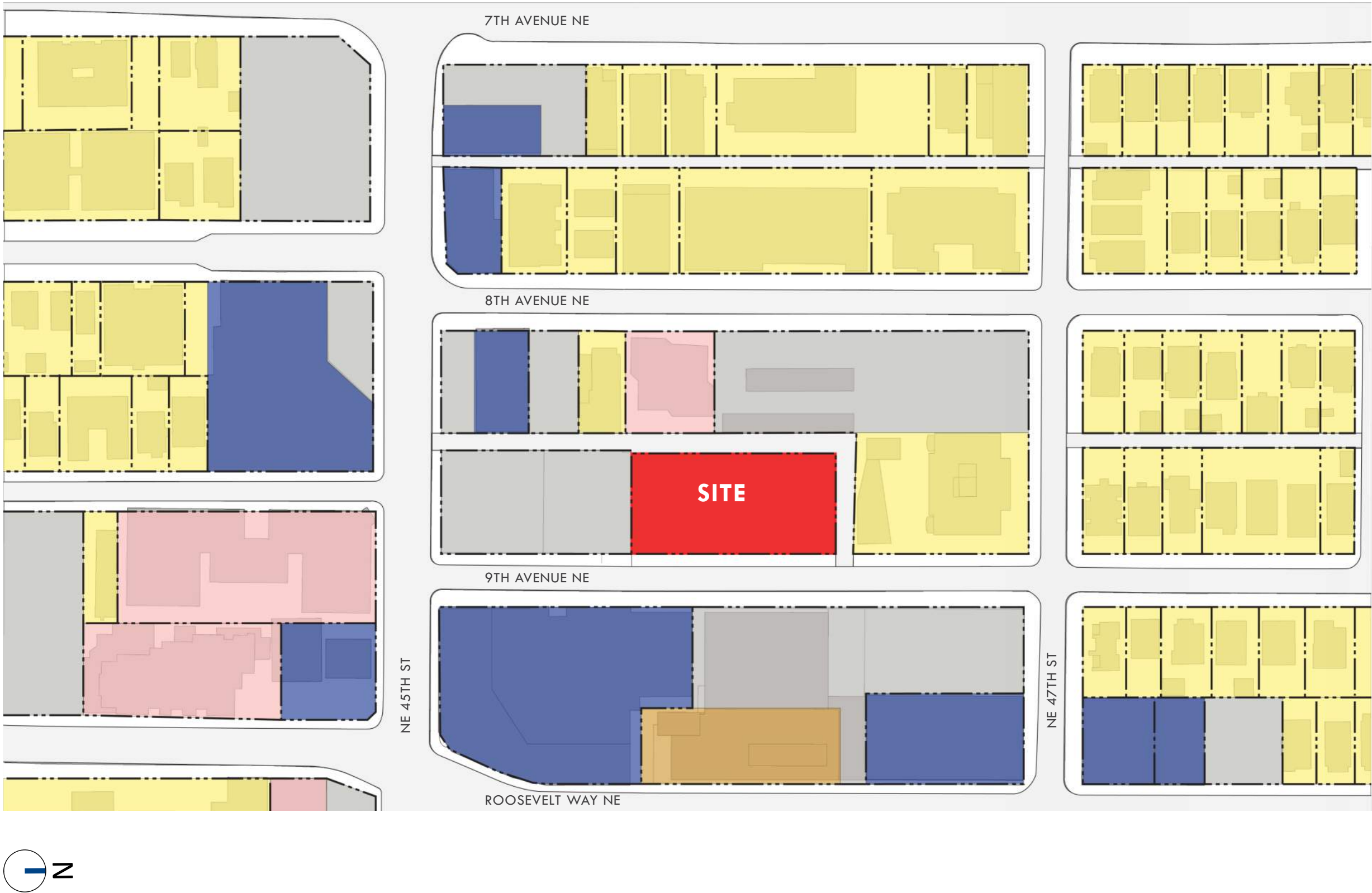
MAX ZONING ENVELOPE ALLOWED



EXISTING LAND USE DIAGRAM

The site is located in the transition zone between a single-family residential neighborhood and a commercial and multi-family neighborhood in the University District. The site is surrounded by existing high-rise and mid-rise residential and mixed-use buildings, commercial buildings as well as existing surface and structured parking lots.

- MIXED USE
- PARKING
- RETAIL/SERVICE
- RESIDENTIAL
- INSTITUTIONAL



ZONING MAP



The site is located in the recently up-zoned SM-U 95-320 zone. It is located within a block of the adjacent MR, LR1, and LR2 zones.

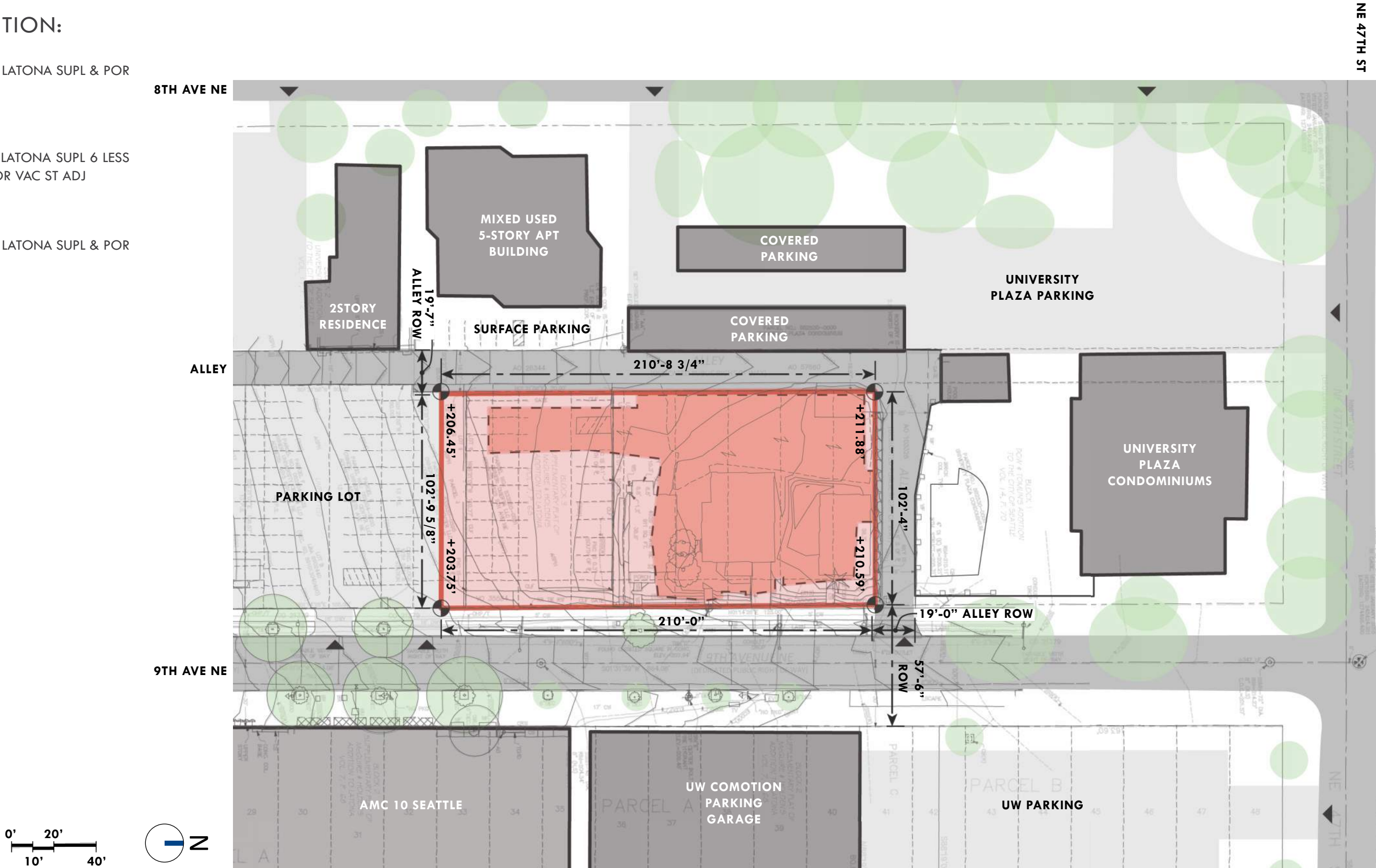
SITE SURVEY

LEGAL DESCRIPTION:

MC GUIRE & HOLDENS TO LATONA SUPL & POR
VAC ST ADJ
PLAT BLOCK: 3
PLAT LOT: 1-2-3-4-5-6

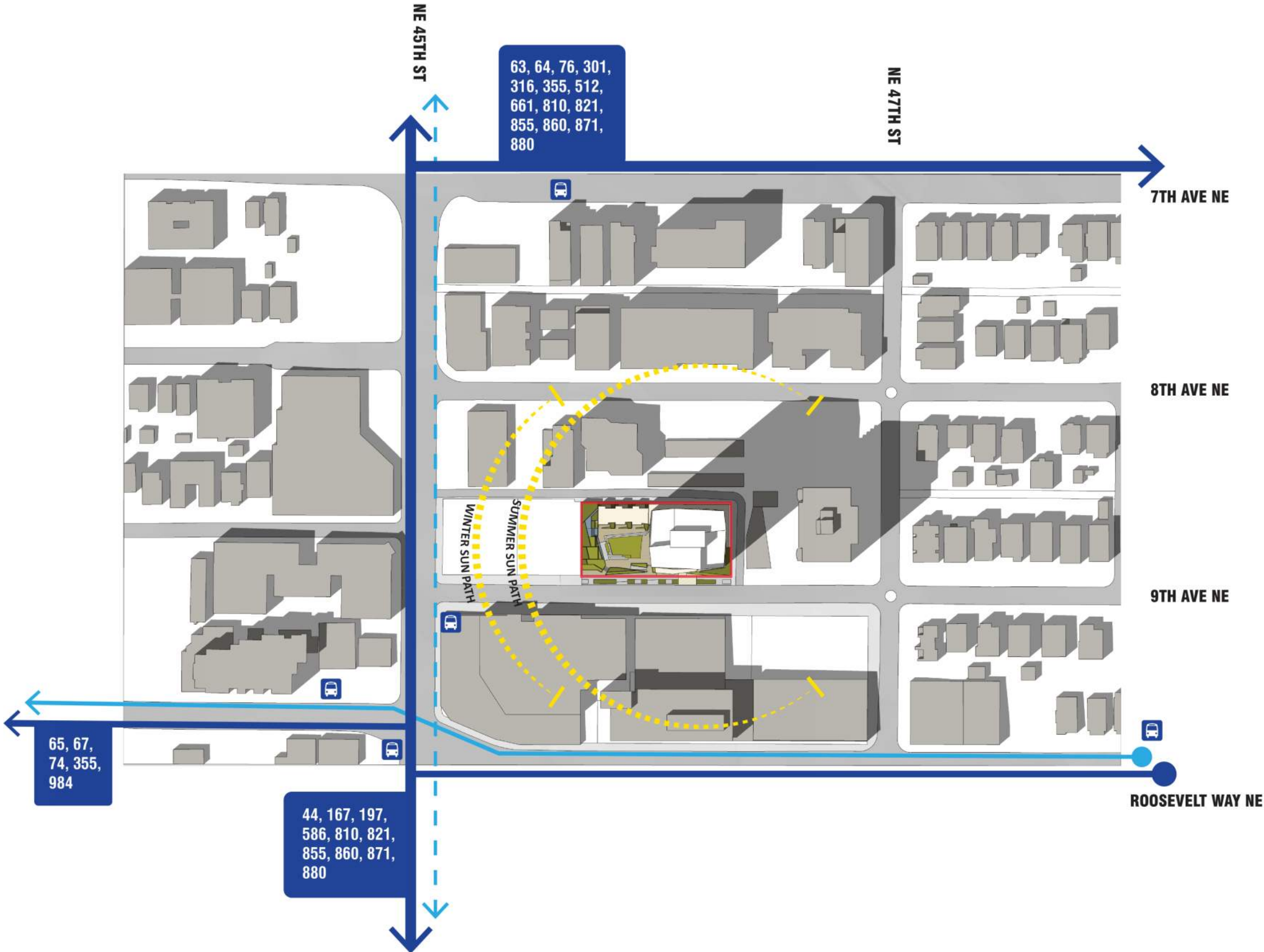
MCGUIRE & HOLDENS TO LATONA SUPL 6 LESS
N 5 FT & ALL 7 & 8 & 9 POR VAC ST ADJ
PLAT BLOCK: 3
PLAT LOT: 6-7-8

MC GUIRE & HOLDENS TO LATONA SUPL & POR
VAC ST
PLAT BLOCK: 3
PLAT LOFT: 9



STREET CONTEXT MAP

The site is well served by transit including numerous bus routes and the new U District light-rail station (opening 2021) is within six blocks of the site. A protected bike lane on Roosevelt Way NE is within one block of the site. The site has good solar access due to having primarily low to mid-rise buildings and surface parking lots located to the south of the site.



LEGEND

- BUS ROUTE
- PROTECTED BIKE LANE
- SHARED ROADWAY
- SUN PATH
- BUS STOP

PROJECT SITE



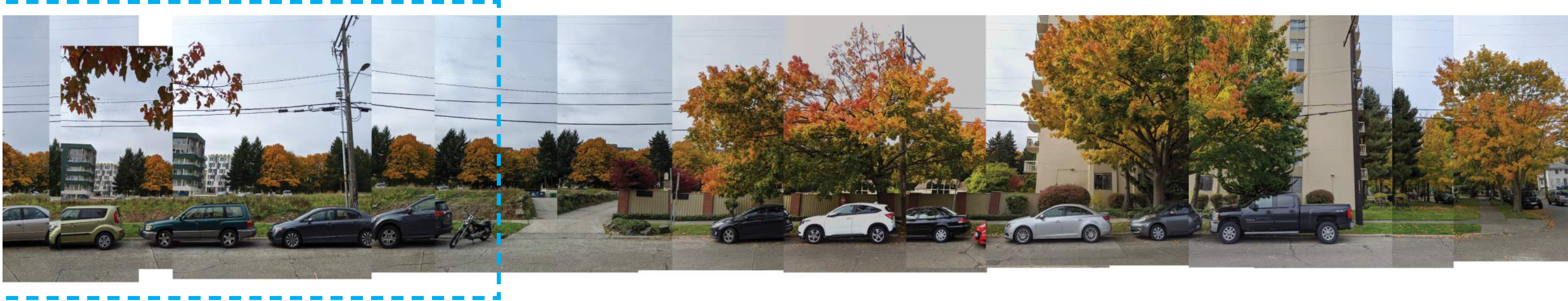
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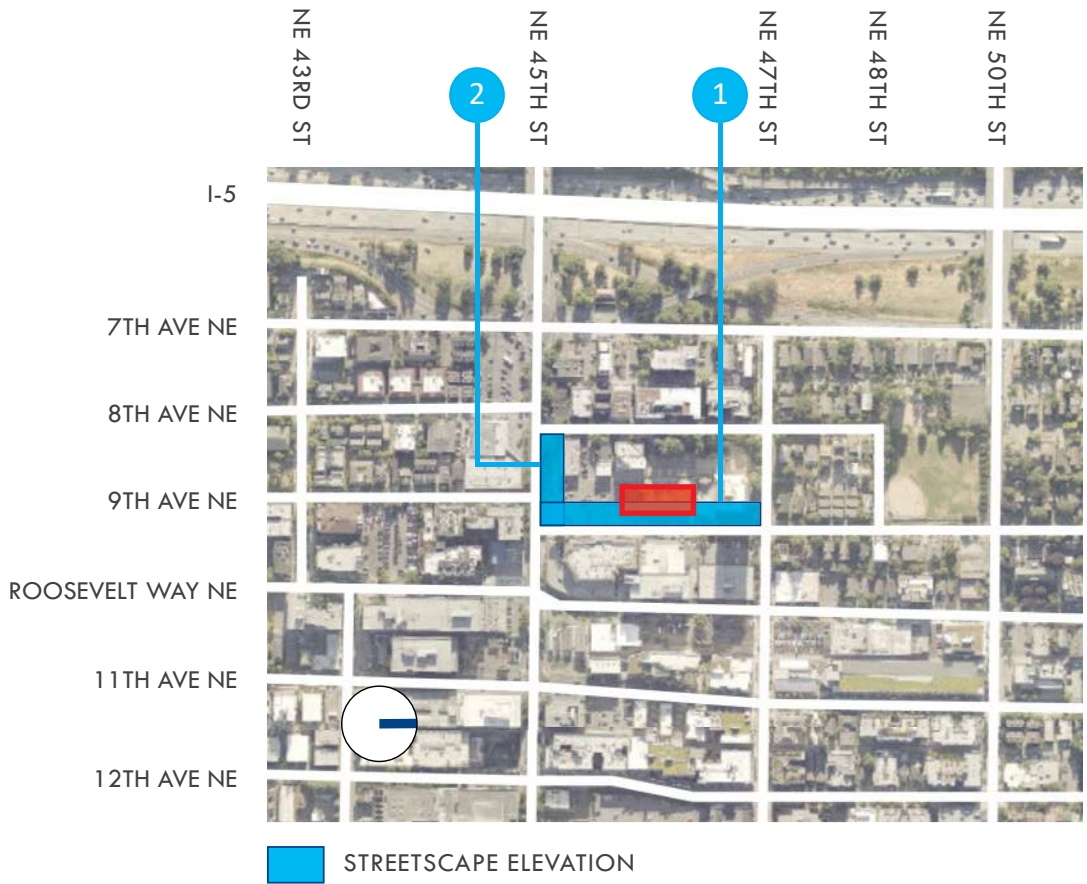
2

NE 45TH ST, FACING NORTH, BETWEEN 8TH AVE NE & 9TH AVE NE

STREETSCAPE ELEVATIONS



9TH AVENUE NE, FACING WEST, BETWEEN NE 45TH ST & NE 47TH ST



STREETSCAPE ELEVATIONS

FACING PROJECT SITE



1



2

NE 45TH ST, FACING NORTH, BETWEEN 8TH AVE NE & 9TH AVE NE

STREETSCAPE ELEVATIONS



9TH AVENUE NE, FACING EAST, BETWEEN NE 45TH ST & NE 47TH ST

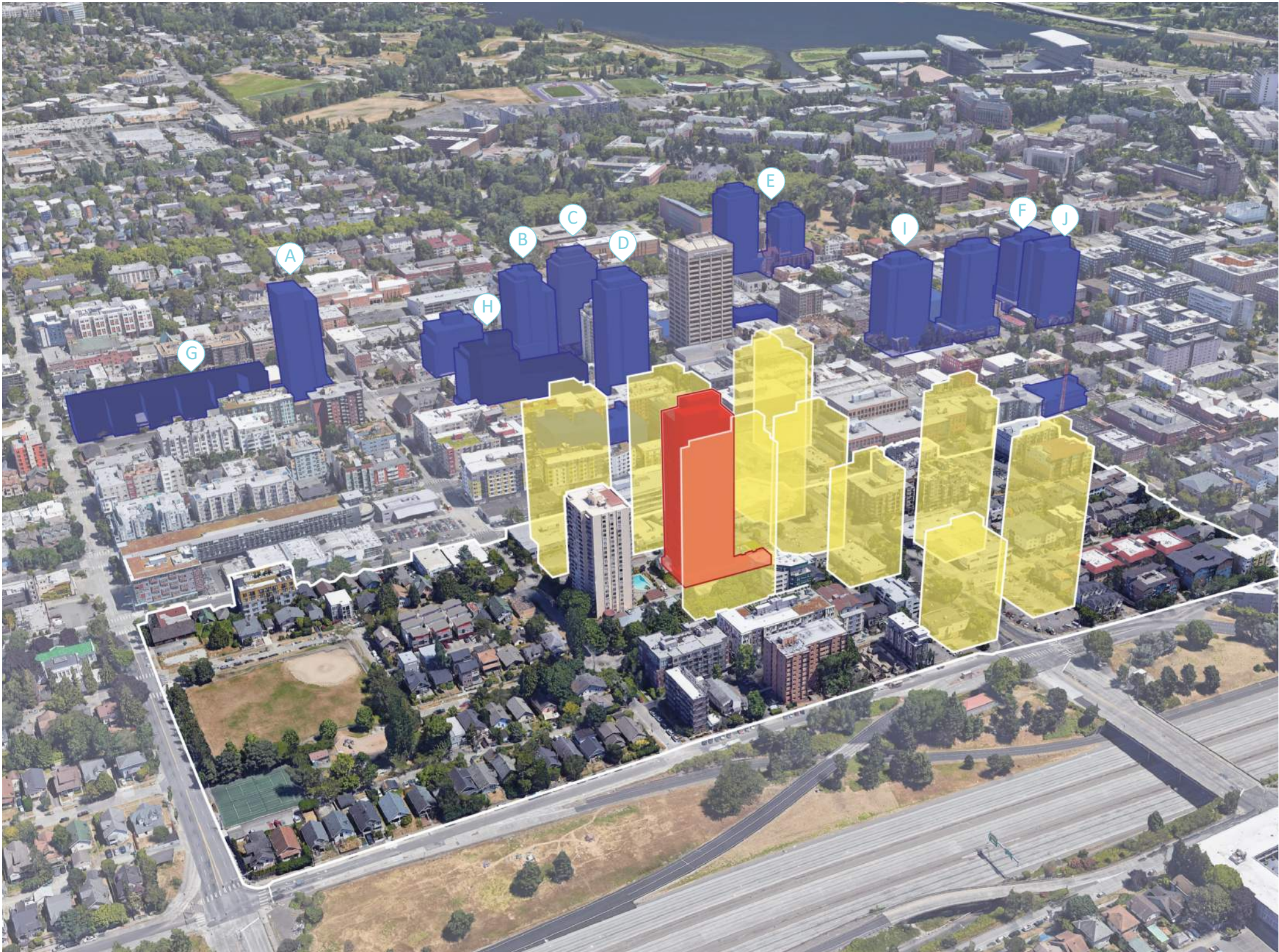


A DEVELOPING CONTEXT

The development potential around the site includes many possible future tower sites. The majority of the new tower developments in the University District are currently concentrated east of the proposed project site.

LEGEND

- IN DESIGN REVIEW
- PROJECT SITE
- FUTURE POTENTIAL TOWER DEVELOPMENT (ONLY FOR 9-BLOCK PROJECT AREA)

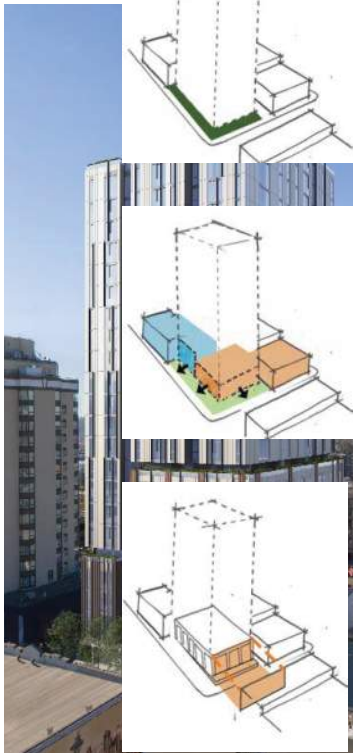


AERIAL VIEW OF PROJECT SITE LOOKING SOUTHEAST

A DEVELOPING CONTEXT



(A) 4700 Brooklyn Avenue NE



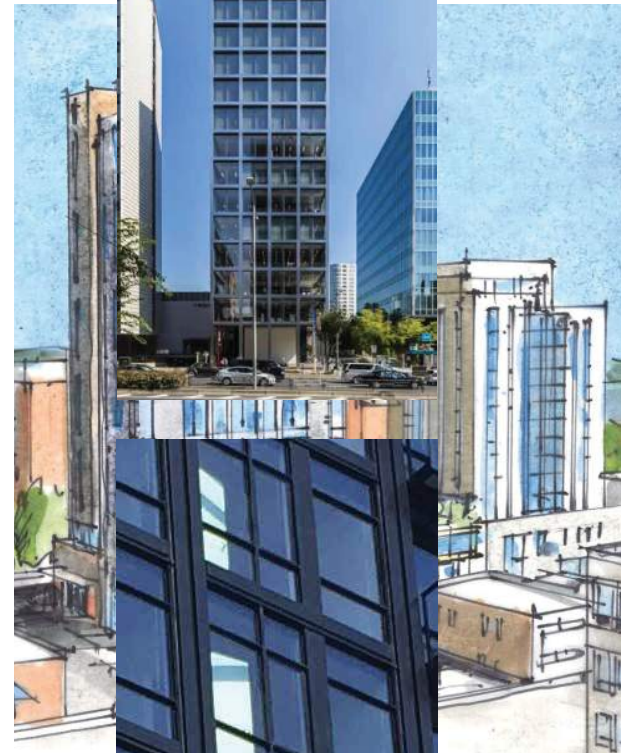
(B) 4515 Brooklyn Avenue NE



(C) 1200 NE 45th Street



(D) 1300 NE 45th Street



(E) 1415 NE 43rd Street



(F) 4131 Brooklyn Avenue NE



(G) 4732 Brooklyn Avenue NE



(H) 4530 12TH AVE NE

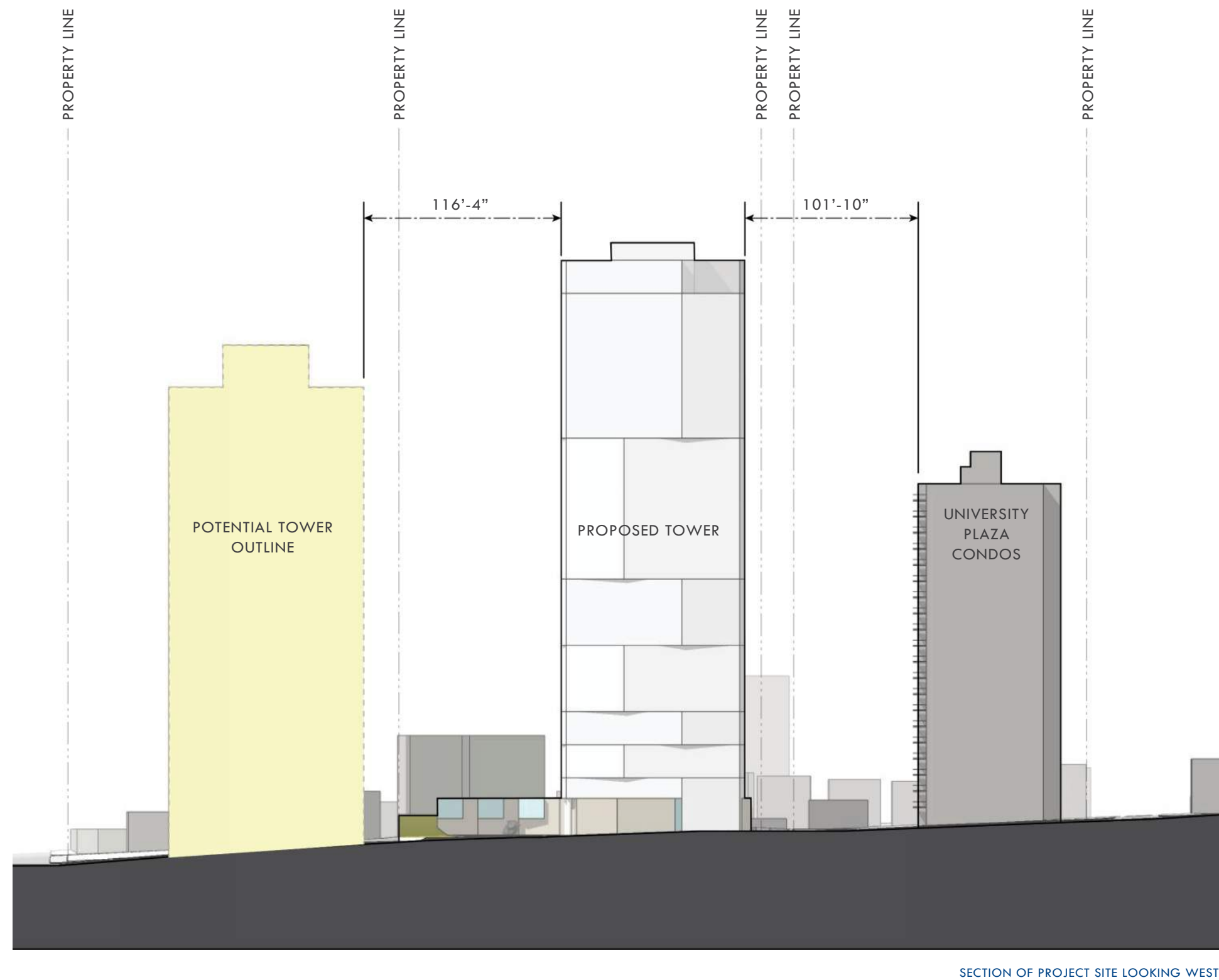


(I) 4220 12th Avenue NE



(J) 4126 12th Avenue NE

A DEVELOPING CONTEXT



EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

OUTREACH SUMMARY:

- All outreach included equity and social justice components and Chinese translations.
- Printed outreach posted in the surrounding neighborhood.
- Electronic outreach via a phone hotline and emails to neighborhood groups.
- In-Person outreach during a guided site walk.
- Meeting with neighborhood groups including the U-District Partnership.

DESIGN RELATED COMMENTS:

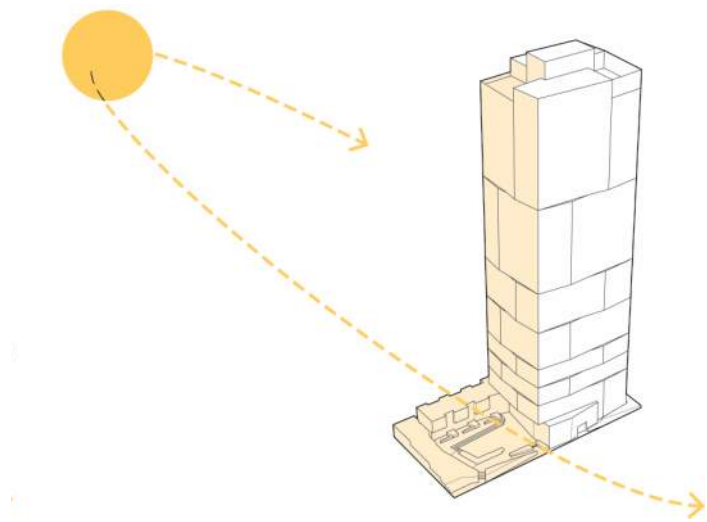
- Desire for project to be setback from the property line and provide for wider sidewalks.
- Note that residents in the area use the alley as a common walkway and would like it to feel like part of the neighborhood.
- Consider alley service and parking access to work with existing traffic patterns around the site.
- Suggestion to continue the pedestrian character of the 8th Avenue street trees onto 9th Avenue.
- Concern about tower view blockage, and effects of high winds.
- Request to move tower south, away from the adjacent condo tower.
- Request for no outdoor residential balconies because of noise and storage.
- Recommendation to use timeless, simple, elegant design materials.
- Support for “Vancouver Style” tower over ground-related townhomes.



CS1 – NATURAL SYSTEMS & SITE FEATURES

CS1.1a Arrange building massing and use upper-level step-backs to increase solar access.

Design Principle: Locate publicly accessible courtyard to the south.



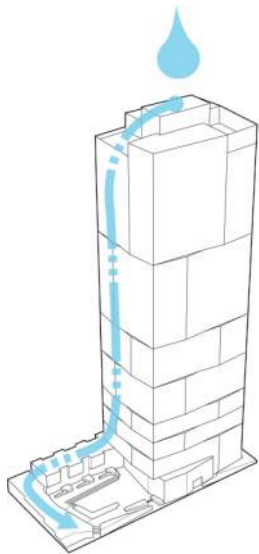
CS1.1c Incorporate new & existing trees.

Design Principle: Extend the extensive tree canopy of the residential neighborhood to further down 9th Ave.



CS1.E.2 Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Design Principle: Express the collection of stormwater in the form of a cascading series of bioretention planters.

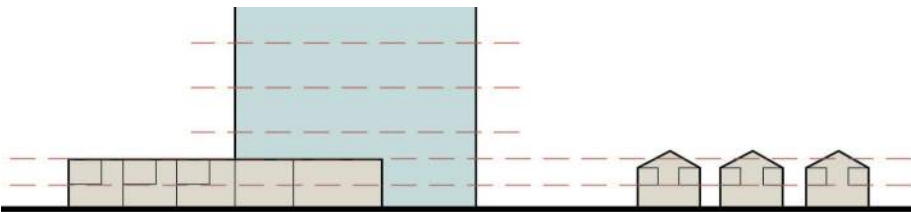


CS2 - CONTEXT & SITE - URBAN PATTERN & FORM

CS2.1.e.2 Use upper-level step-backs that respond to predominant and historic datums in context.

Design Principle: Establish a clear podium that echoes the rhythm and scale of the residential neighborhood to the north.

Enhance the human scale and grounding this gesture establishes through the use of masonry and other high quality and durable materials.



CS2.1.e.4 Use lush, layered landscaping at street level.

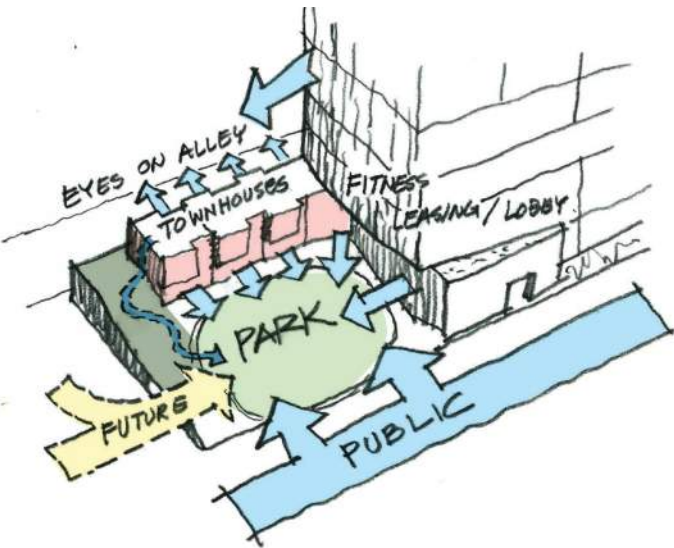
Design Principle: Utilize lushly planted landscaping to create transitions and buffers that shape and enhance the experience of the public courtyard.



CS2.2.c Activate the building edges by incorporating active uses. Create an “outdoor room.”

Design Principle: Design the perimeter of the public courtyard to have a mix of uses that provide activation and surveillance.

Locate the courtyard on the site to allow for future development to take advantage and build upon this community asset.

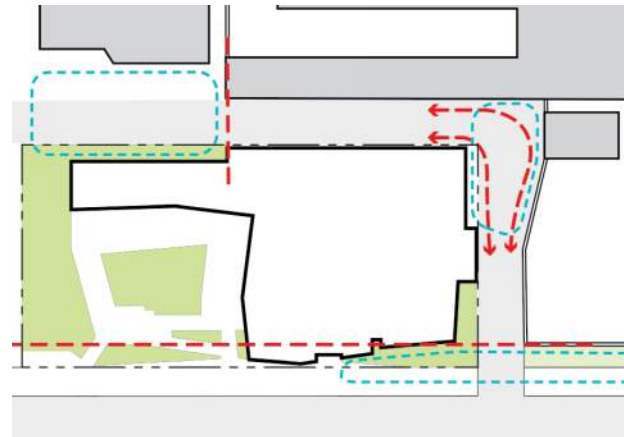


CS3 - CONTEXT & SITE - ARCHITECTURAL CONTEXT & CHARACTER

CS3.1.d Respond to nearby predominant horizontal and vertical patterns and datum lines

Design Principle: Respond to the datums established adjacent buildings in shaping the outdoor space.

Echo the scale of the residential neighborhood to the north in the form of the podium.



PL1 - PUBLIC LIFE - CONNECTIVITY

PL1.1.d Treat all alleyways as potential pedestrian routes

Design Principle: Carefully configure uses that activate and passively surveille the alley.

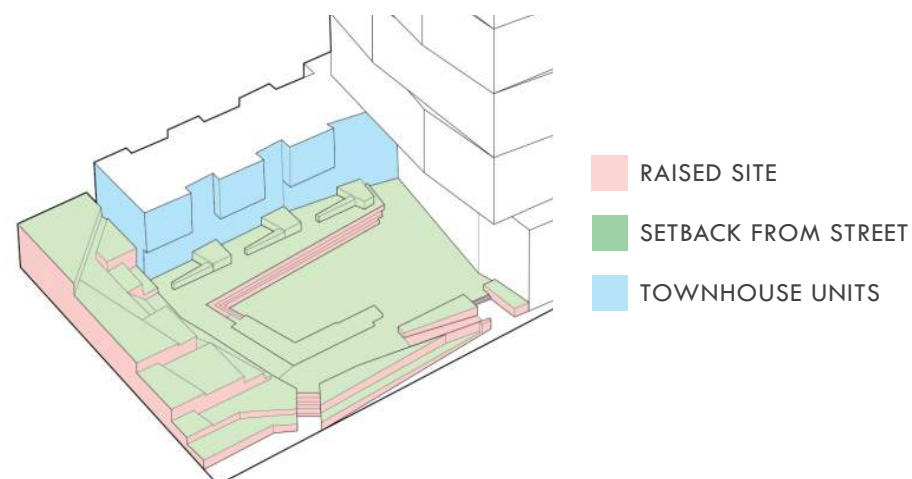
Consider relationships across the alley (i.e. blank walls to the north and northeast) when locating service uses.



PL3 - PUBLIC LIFE - STREET LEVEL INTERACTION

PL3.2.c For ground level related residential units, provide adequate buffer space and raise units slightly above grade for visual connection and passive surveillance.

Design Principle: Slightly raise the townhouses on the courtyard to provide a sense of ownership, and improved 'eyes' on the public space.



DC2 - DESIGN CONCEPT - ARCHITECTURAL CONCEPT

DC2.2.a Embrace contemporary design through distinctive, elegant forms.

DC2.6.d Intermediate Scales.

DC2.6.k Architectural Presence.

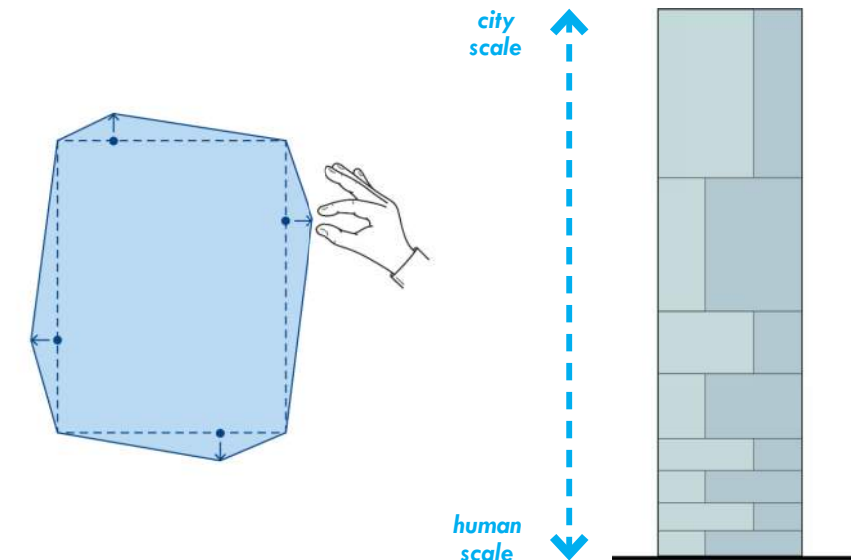
Design Principles: Facet and gradate the volume of the tower, creating a form truly unique to the U District.

The faceting provides a dynamic play of light and shadow, and lends dramatic visual interest while retaining a compact form.

The gradation provides a sense of intermediate scales, and a transition from the 'city scale' at the top of the building, to the 'human scale' at the base.

DC2.6.j Create an intentional, designed terminus to the tall form, not a simple flat 'cut-off'.

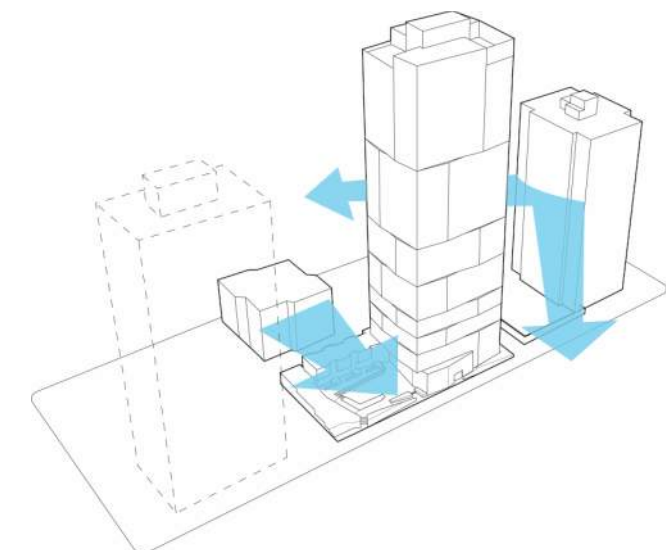
Design Principles: Use the faceting of the tower form to rationalize its terminus to the sky.



DC2.6.b Locate tall building forms to minimize shadow impacts on public spaces, and minimize impacts to nearby existing and future occupants.

Design Principle: Locate the tower to the north to: 1) provide a south-facing courtyard; 2) maintain easterly views for the multifamily building across the west alley; 3) maintain flexibility for the placement of a future tower on the lot to the south.

Maintain a compact tower form that minimizes impacts to diagonal views past our tower from the condominiums to the north.



MASSING OPTIONS

OPTION A



PROS:

- Narrowest tower face on 9th Avenue NE
- Unique tower massing and exterior skin expression
- Residential townhouse units surrounding public plaza

CONS:

- Widest tower in E-W direction
- No tower setback from the street
- Small tower setback from north alley
- No ability to connect to future open space to the south
- Terminus of tower is a flat 'cut-off'

OPTION B



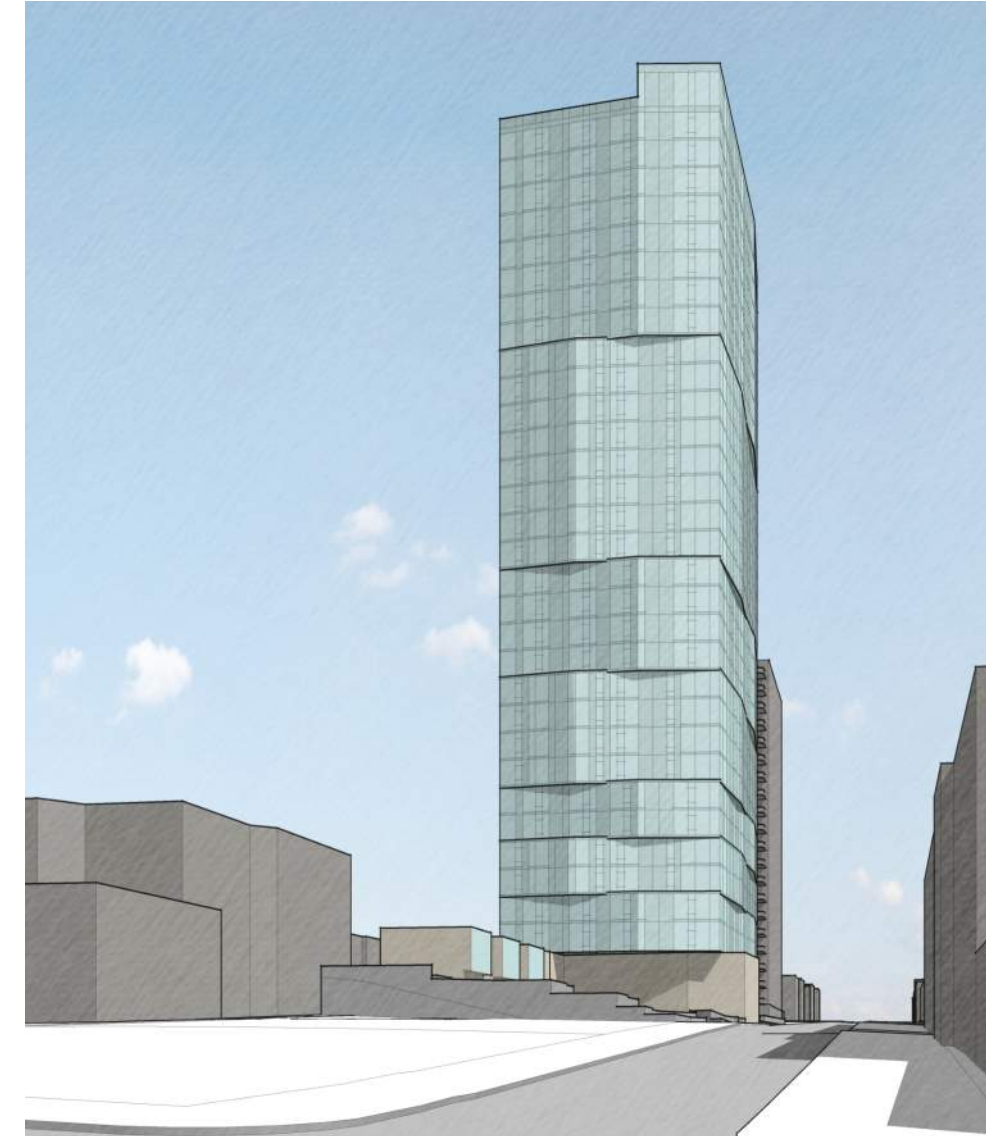
PROS:

- Tower massing modulation allows for diagonal views past
- Tower setback from the street
- Some amount of tower setback from North alley
- Ability for future development to south to build upon courtyard space
- Resolved terminus at top of tower

CONS:

- Conventional tower massing and exterior skin expression
- Single use facing courtyard
- Longest tower footprint in N-S direction

OPTION C - **PREFERRED**



PROS:

- Unique tower massing expression skin expression
- Tower setback from the street
- Narrow tower massing in E-W direction allows for diagonal views past
- Largest setback from north alley
- Balance of residential units and public space at base of tower
- Ability for future development to south to build upon courtyard space
- Resolved terminus at top of tower

CONS:

- Longer tower footprint in N-S direction

OPTION A



OPTION STATISTICS:

SITE AREA (SF)	21,600
APARTMENT UNITS	330
FLOOR AREA ABOVE GRADE (SF)	259,200
PARKING STALLS	205
NUMBER OF FLOORS ABOVE GRADE	32

LEGEND

- STUDIO

OPEN 1 BEDROOM

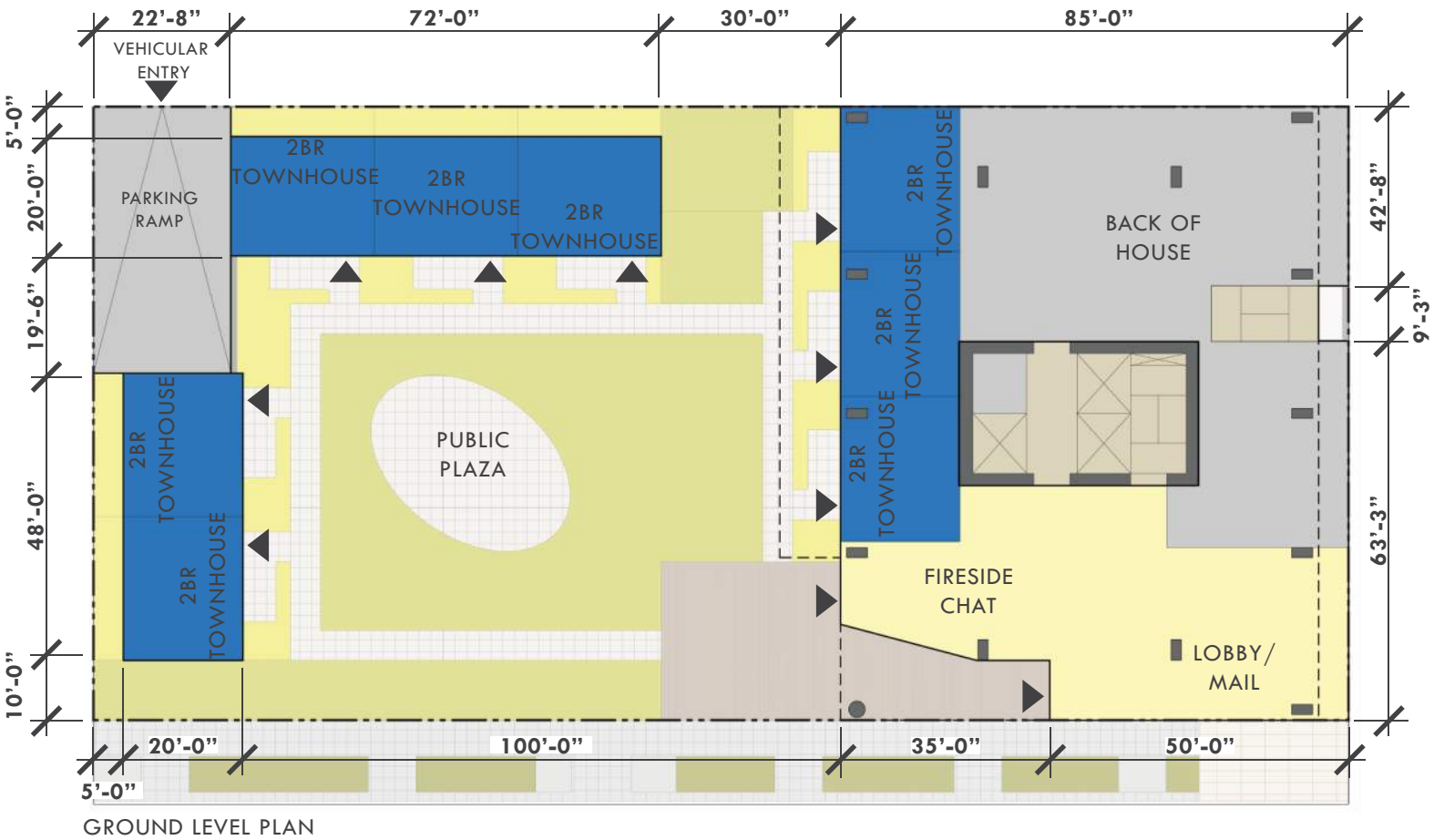
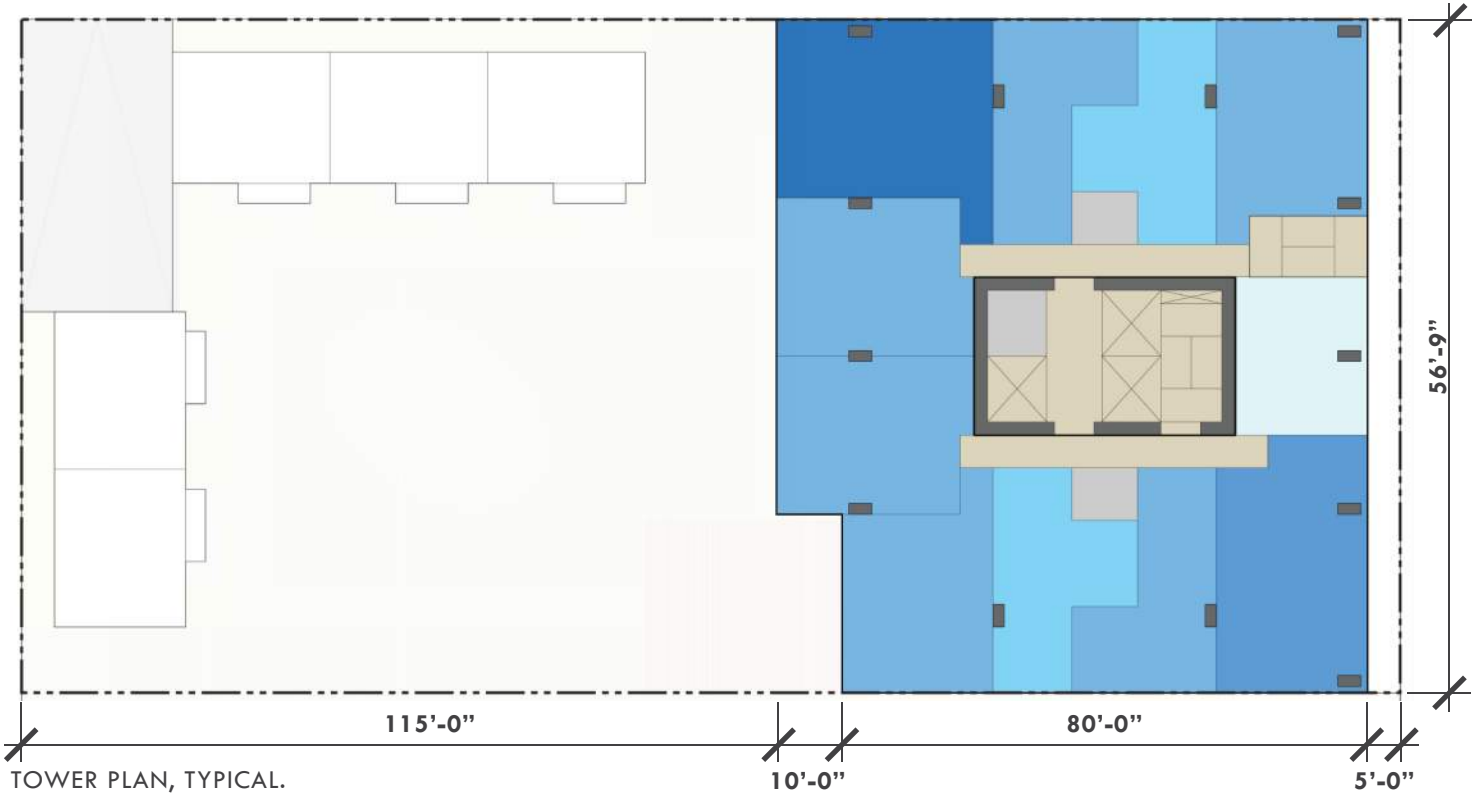
1 BEDROOM

2 BEDROOM
- OUTDOOR

AMENITY

CIRCULATION

MECH/ELEC/BOH





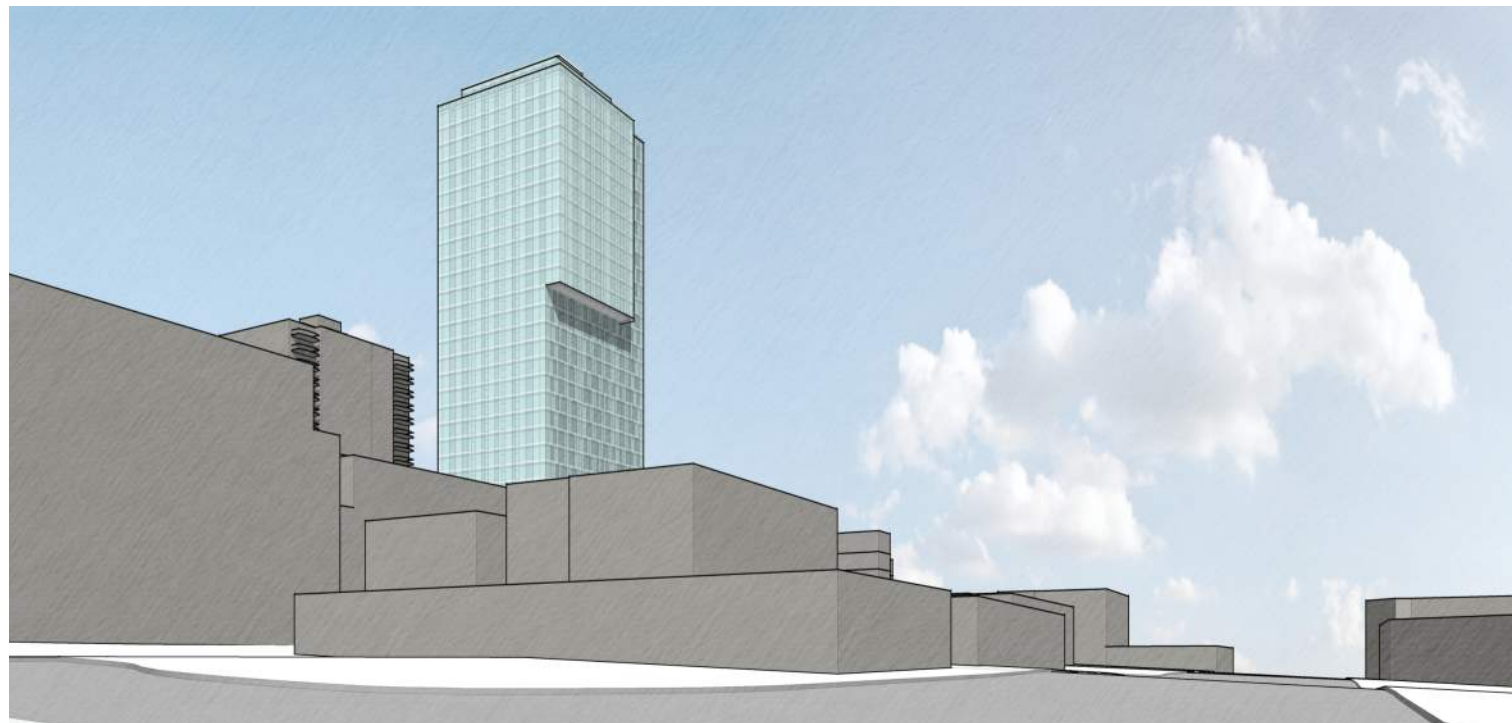
VIEW FROM NE 45TH ST AND 9TH AVE NE LOOKING NORTH



VIEW FROM NE 47TH ST AND 9TH AVE NE LOOKING SOUTH



BIRDS-EYE FROM NORTHWEST



VIEW FROM NE 45TH ST AND I-5 LOOKING NORTHEAST



BIRDS-EYE OF COURTYARD FROM THE SOUTHEAST

OPTION B



OPTION STATISTICS:

SITE AREA (SF)	21,600
APARTMENT UNITS	330
FLOOR AREA ABOVE GRADE (SF)	259,200
PARKING STALLS	205
NUMBER OF FLOORS ABOVE GRADE	32

LEGEND

- STUDIO

OPEN 1 BEDROOM

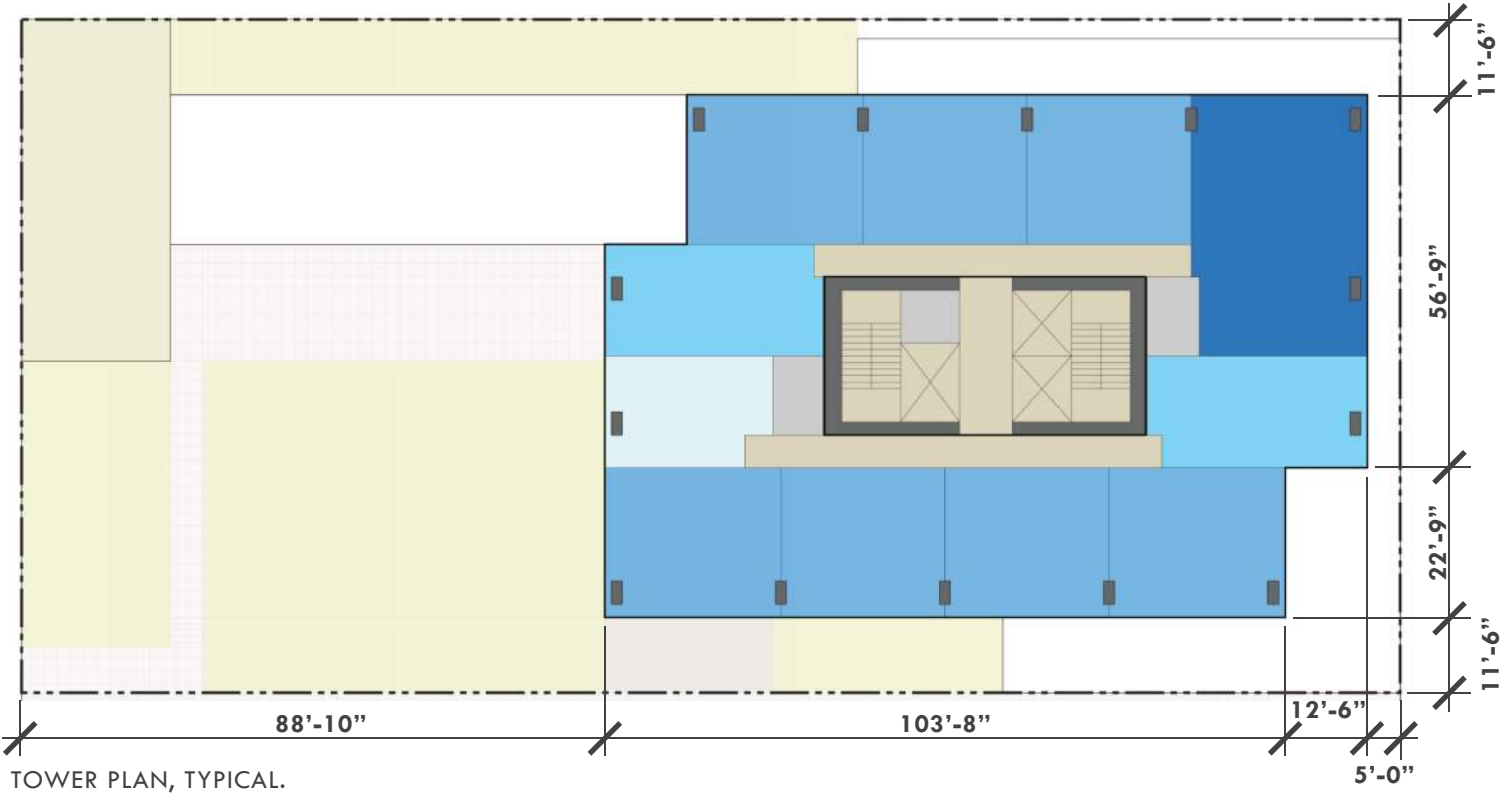
1 BEDROOM

2 BEDROOM
- OUTDOOR

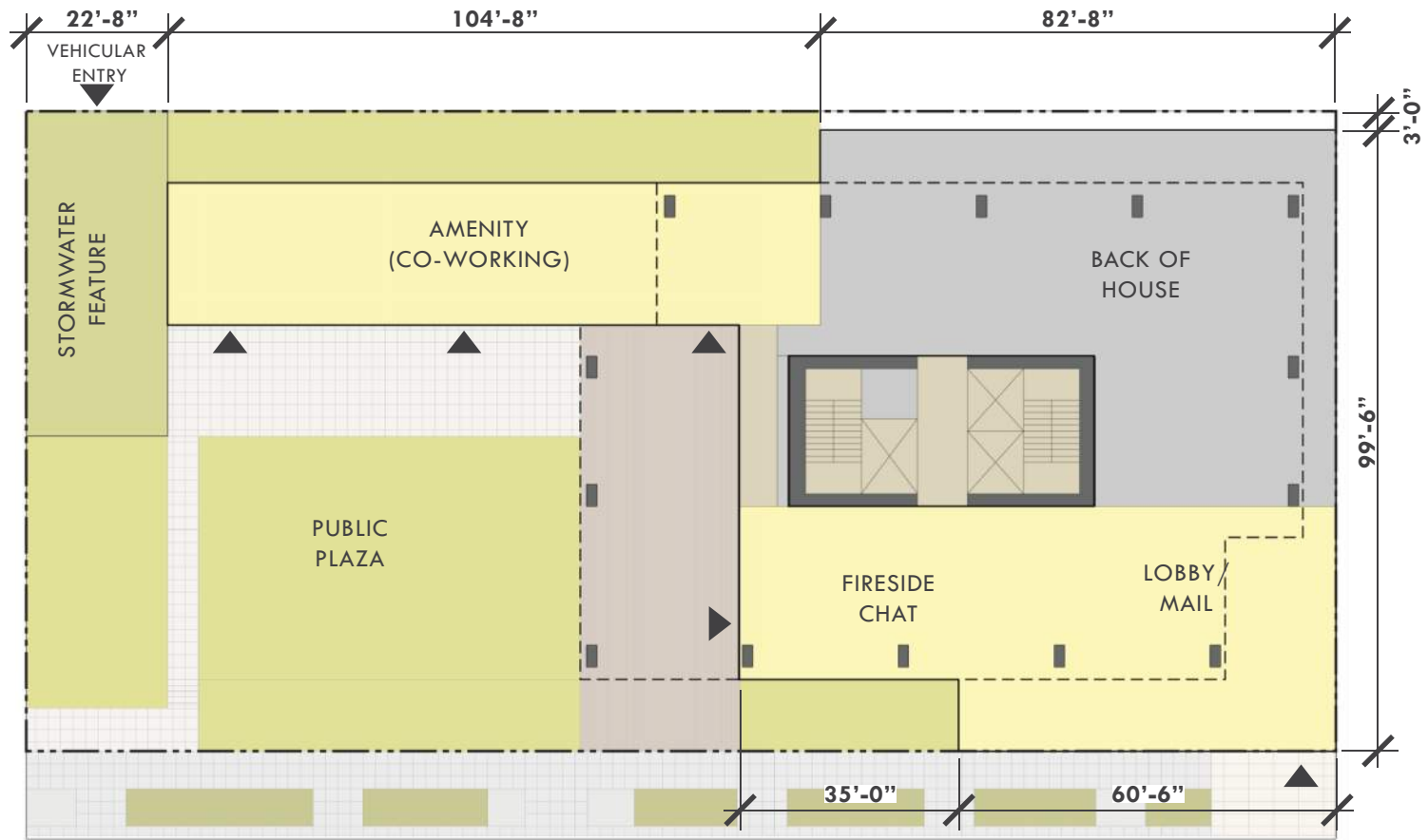
AMENITY

CIRCULATION

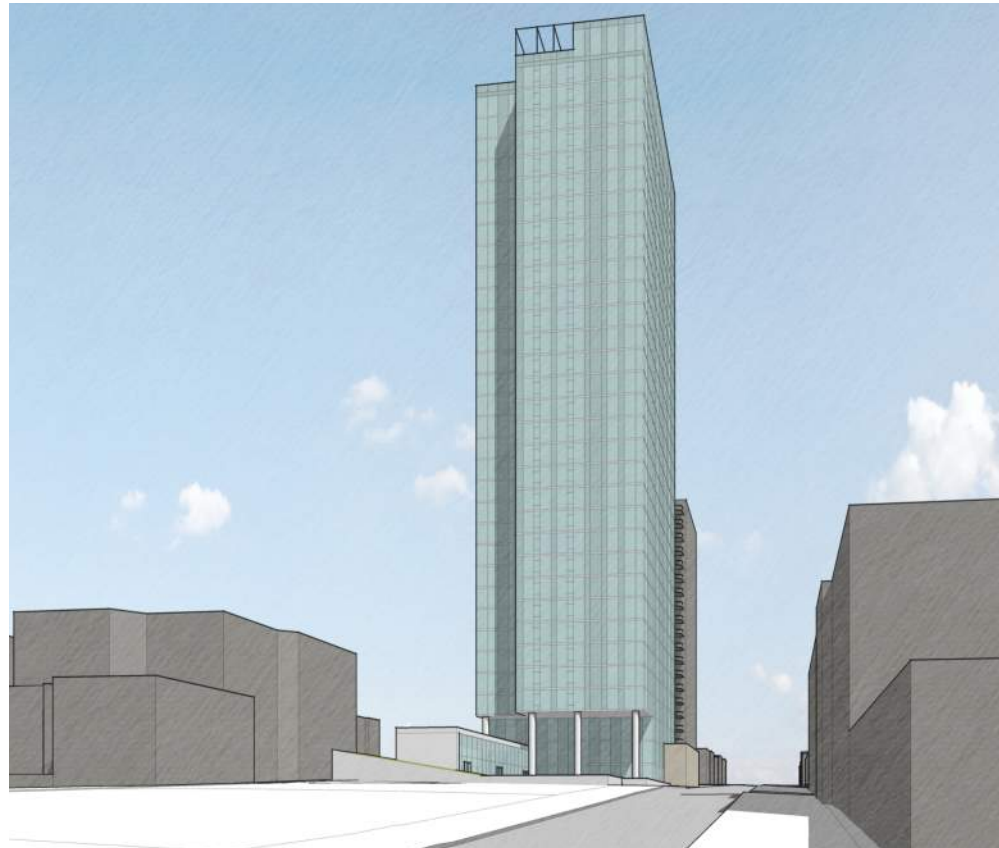
MECH/ELEC/BOH



TOWER PLAN, TYPICAL.



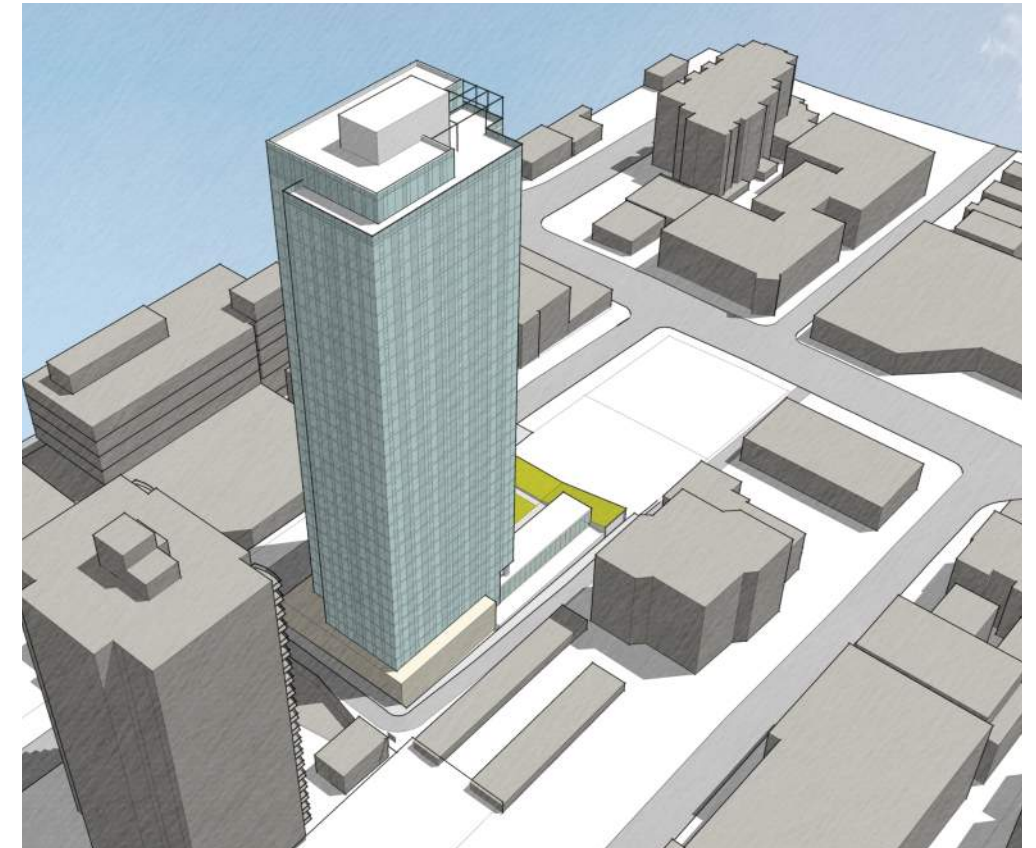
GROUND LEVEL PLAN



VIEW FROM NE 45TH ST AND 9TH AVE NE LOOKING NORTH



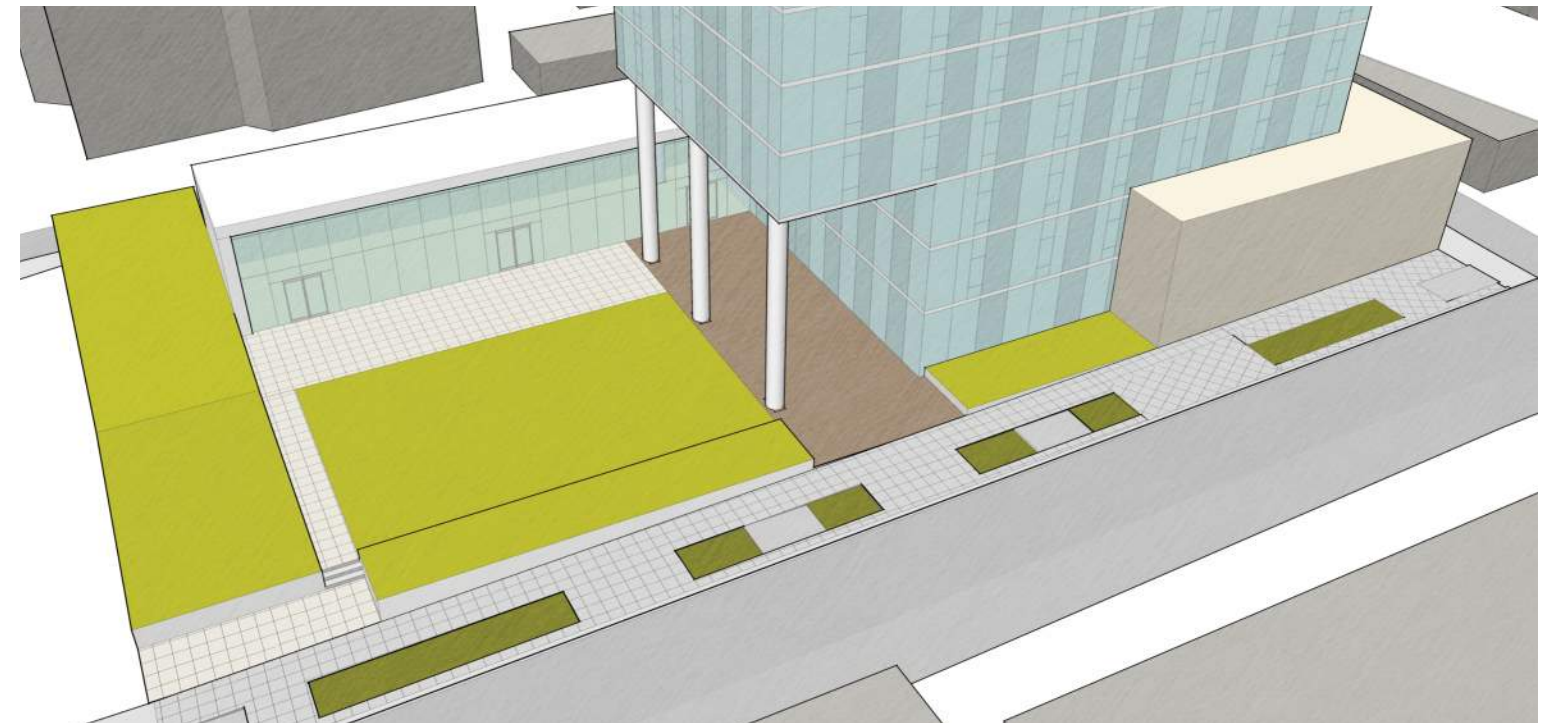
VIEW FROM NE 47TH ST AND 9TH AVE NE LOOKING SOUTH



BIRDS-EYE FROM NORTHWEST



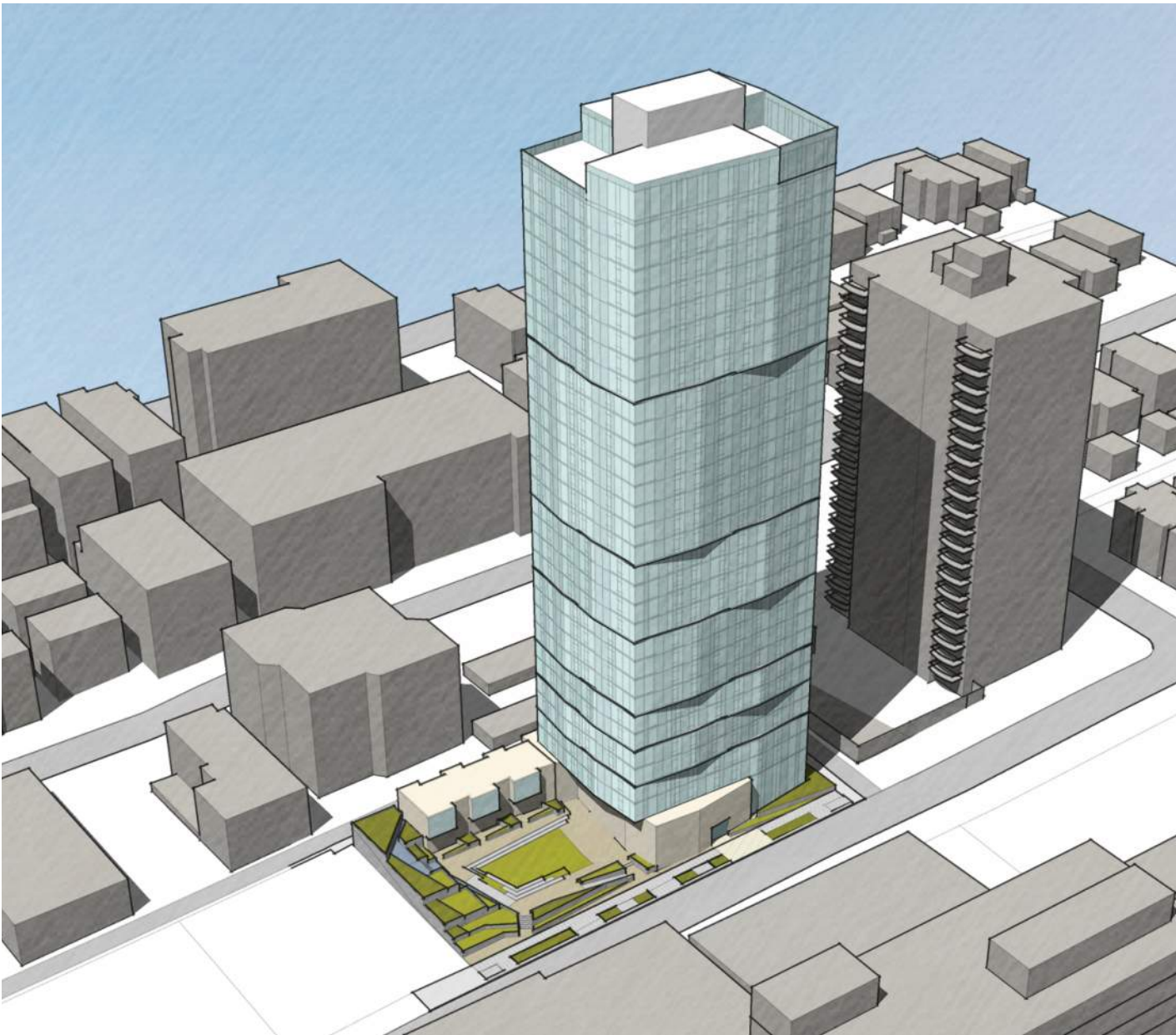
VIEW FROM NE 45TH ST AND I-5 LOOKING NORTHEAST



BIRDS-EYE OF COURTYARD FROM THE SOUTHEAST

MASSING OPTIONS

OPTION C - PREFERRED

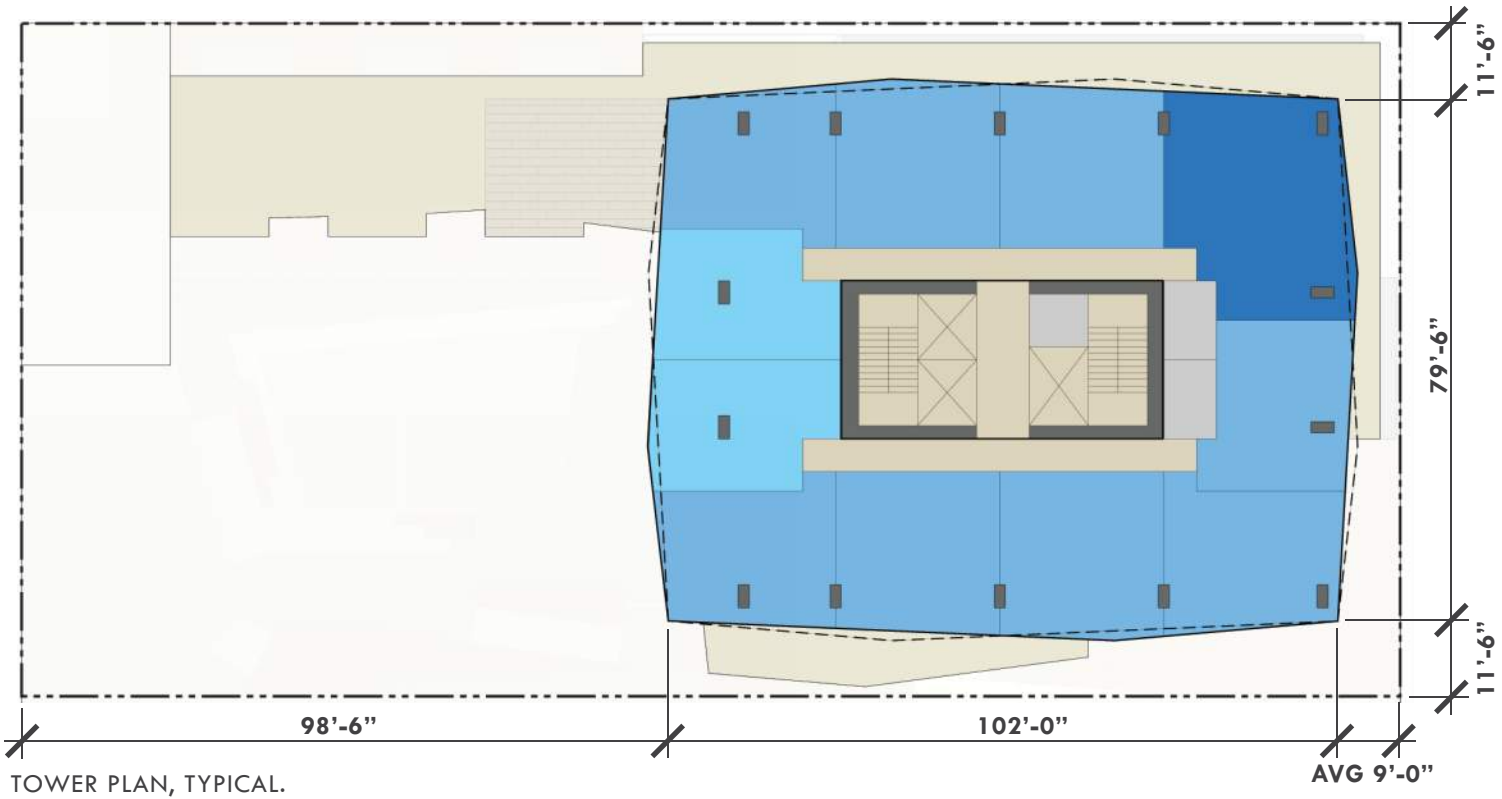


OPTION STATISTICS:

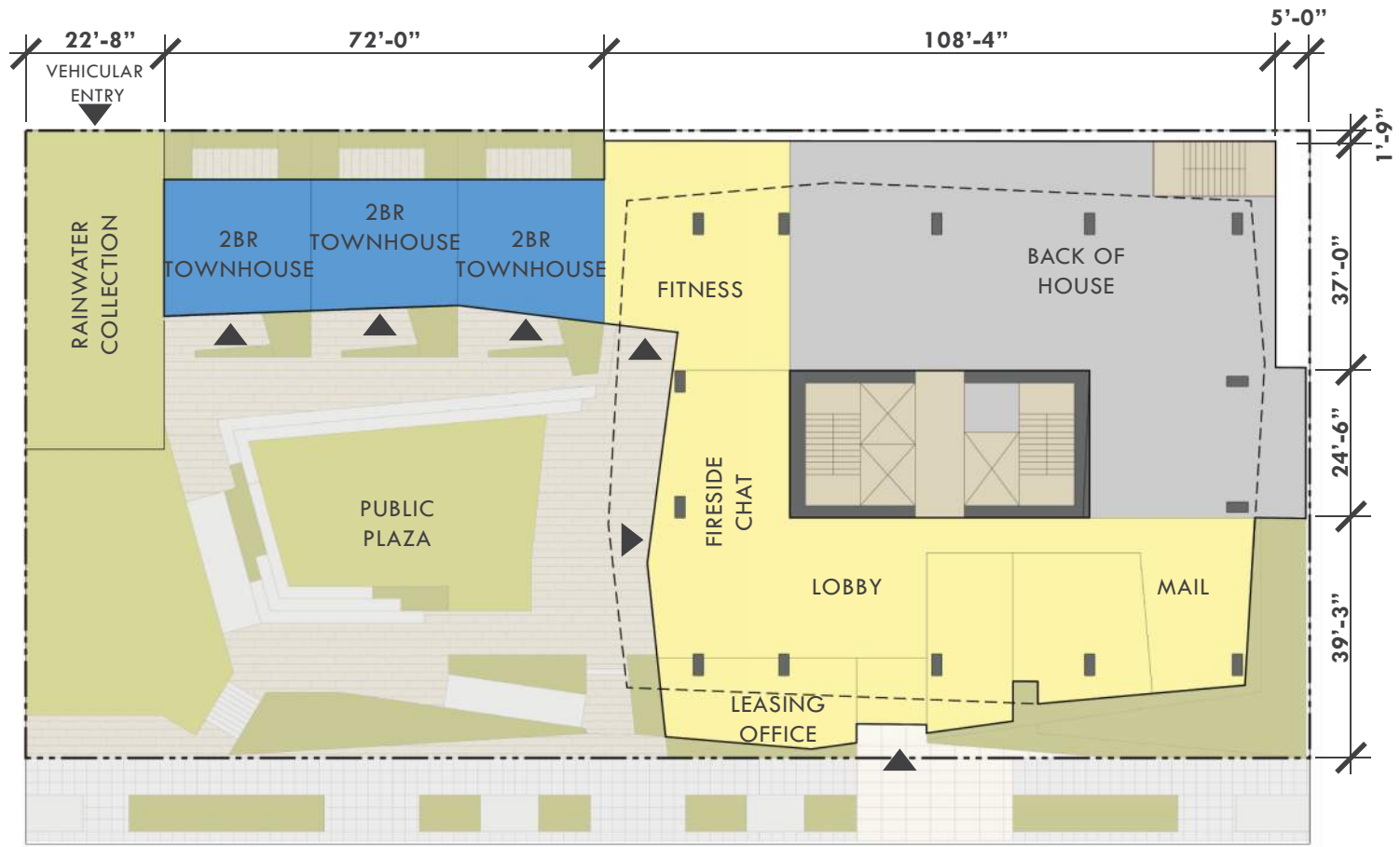
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LEGEND

STUDIO	OUTDOOR
OPEN 1 BEDROOM	AMENITY
1 BEDROOM	CIRCULATION
2 BEDROOM	MECH/ELEC/BOH



TOWER PLAN, TYPICAL.



GROUND LEVEL PLAN



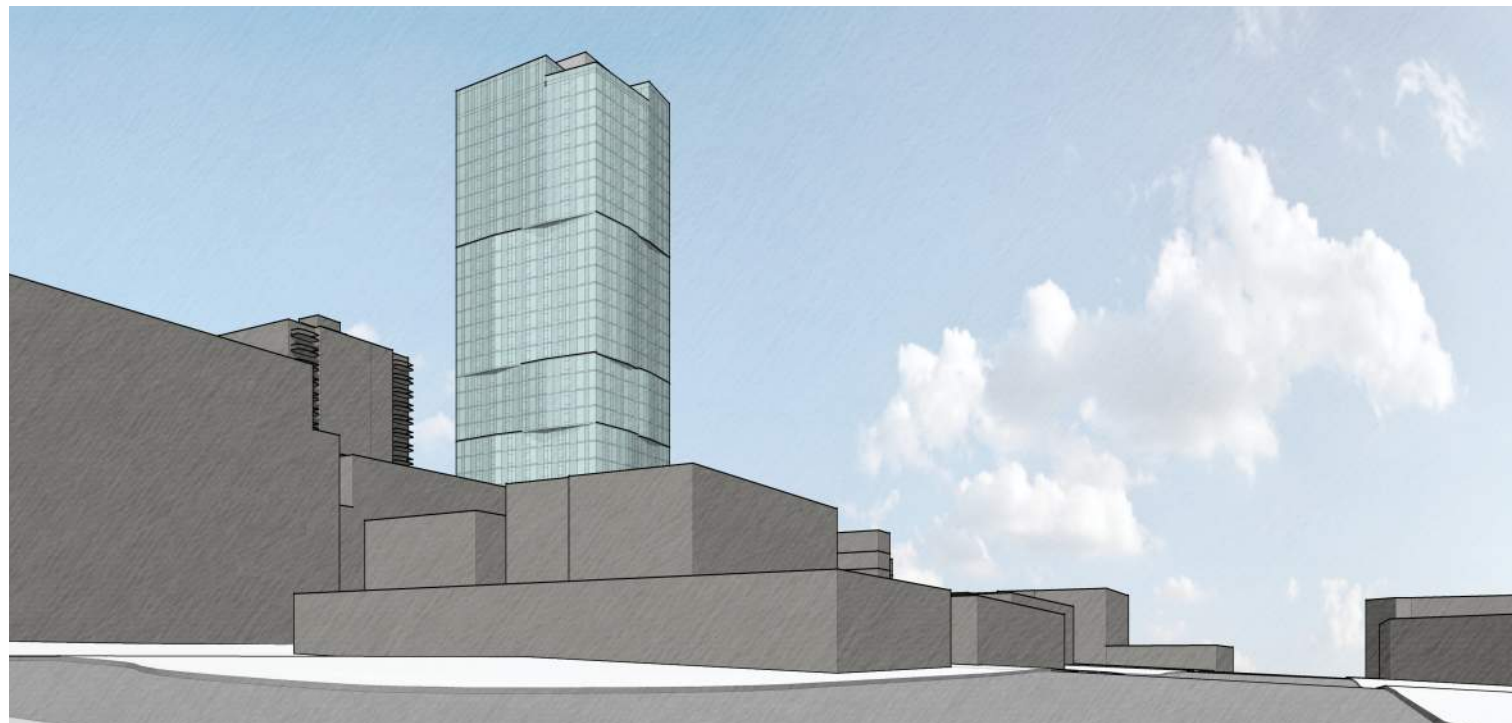
VIEW FROM NE 45TH ST AND 9TH AVE NE LOOKING NORTH



VIEW FROM NE 47TH ST AND 9TH AVE NE LOOKING SOUTH



BIRDS-EYE FROM NORTHWEST



VIEW FROM NE 45TH ST AND I-5 LOOKING NORTHEAST



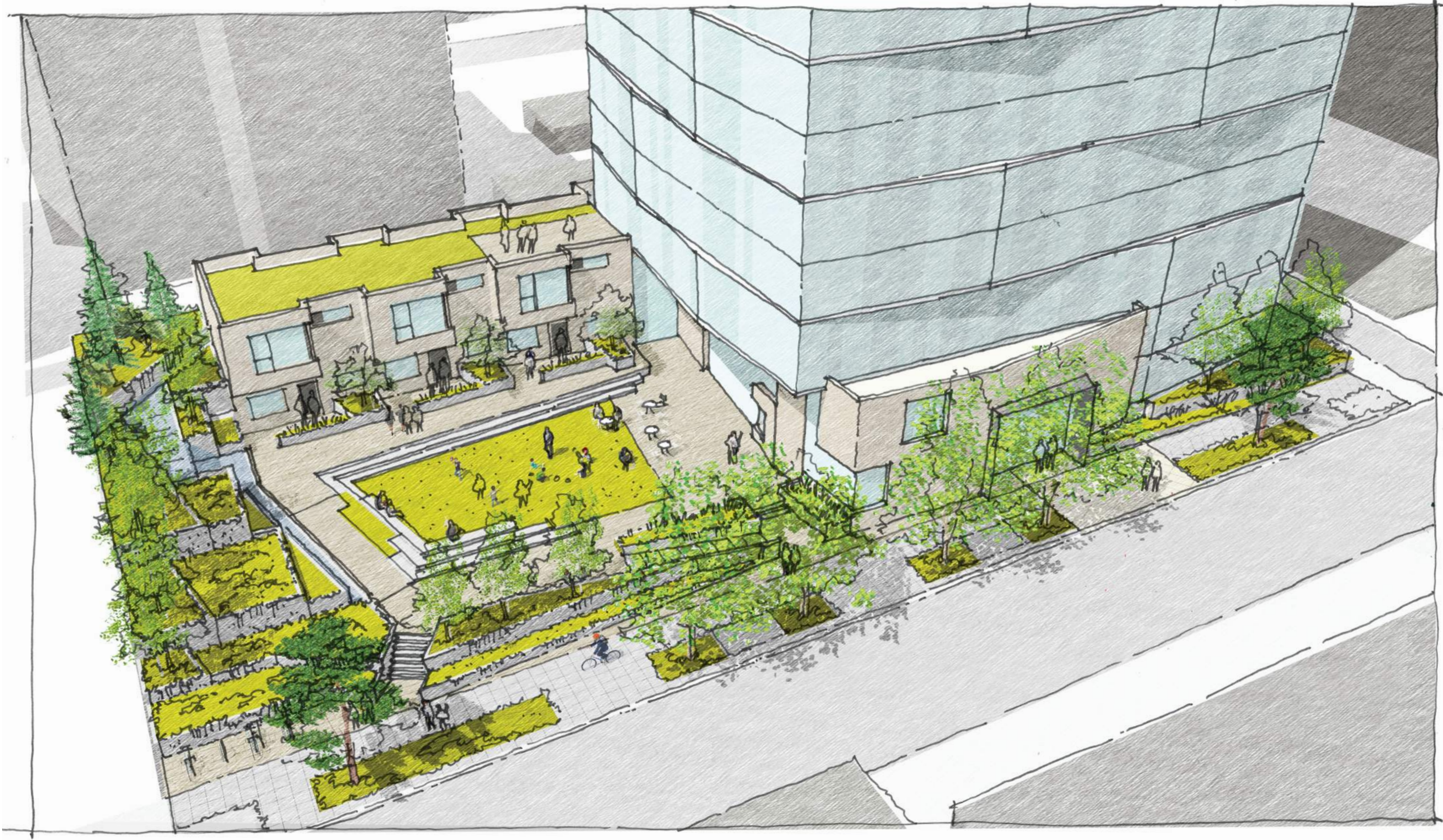
BIRDSEYE OF COURTYARD FROM THE SOUTHEAST



VIEW OF COURTYARD FROM SOUTHEAST



VIEW OF COURTYARD FROM SOUTHEAST

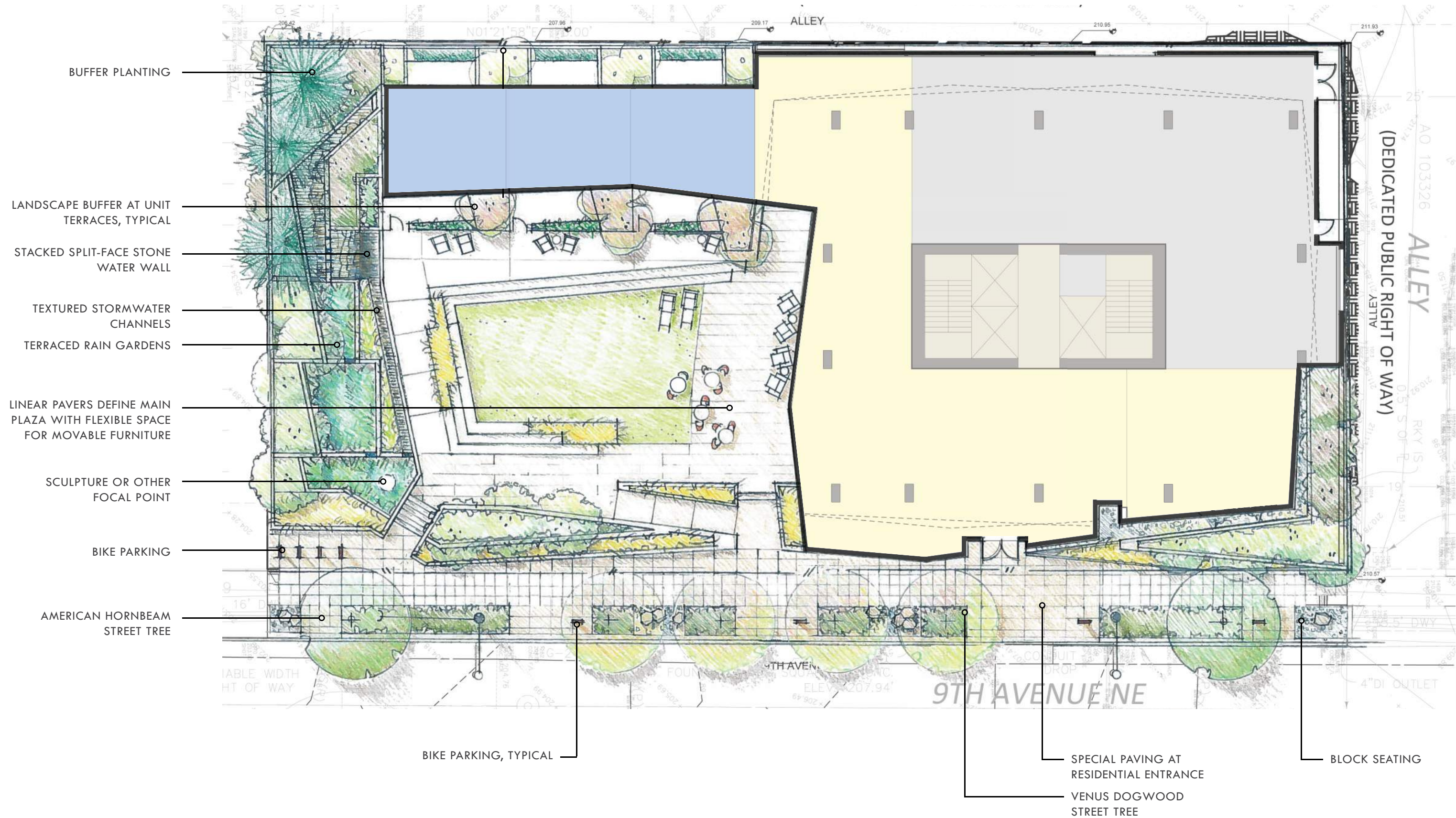


VIEW OF COURTYARD FROM SOUTHEAST



VIEW OF COURTYARD FROM SOUTHEAST

LANDSCAPE CONCEPT PLAN



STORMWATER FEATURE



PUBLIC COURTYARD WITH LAYERED LANDSCAPING & BUILT-IN ELEMENTS



TOWNHOUSES IN MASONRY

FACETED TOWER



CORNER WINDOWS



ORDERED MASONRY FACADES



ORDERED GLAZING PATTERN



SHIFTING FLOORS



SOLID VOID CONTRAST



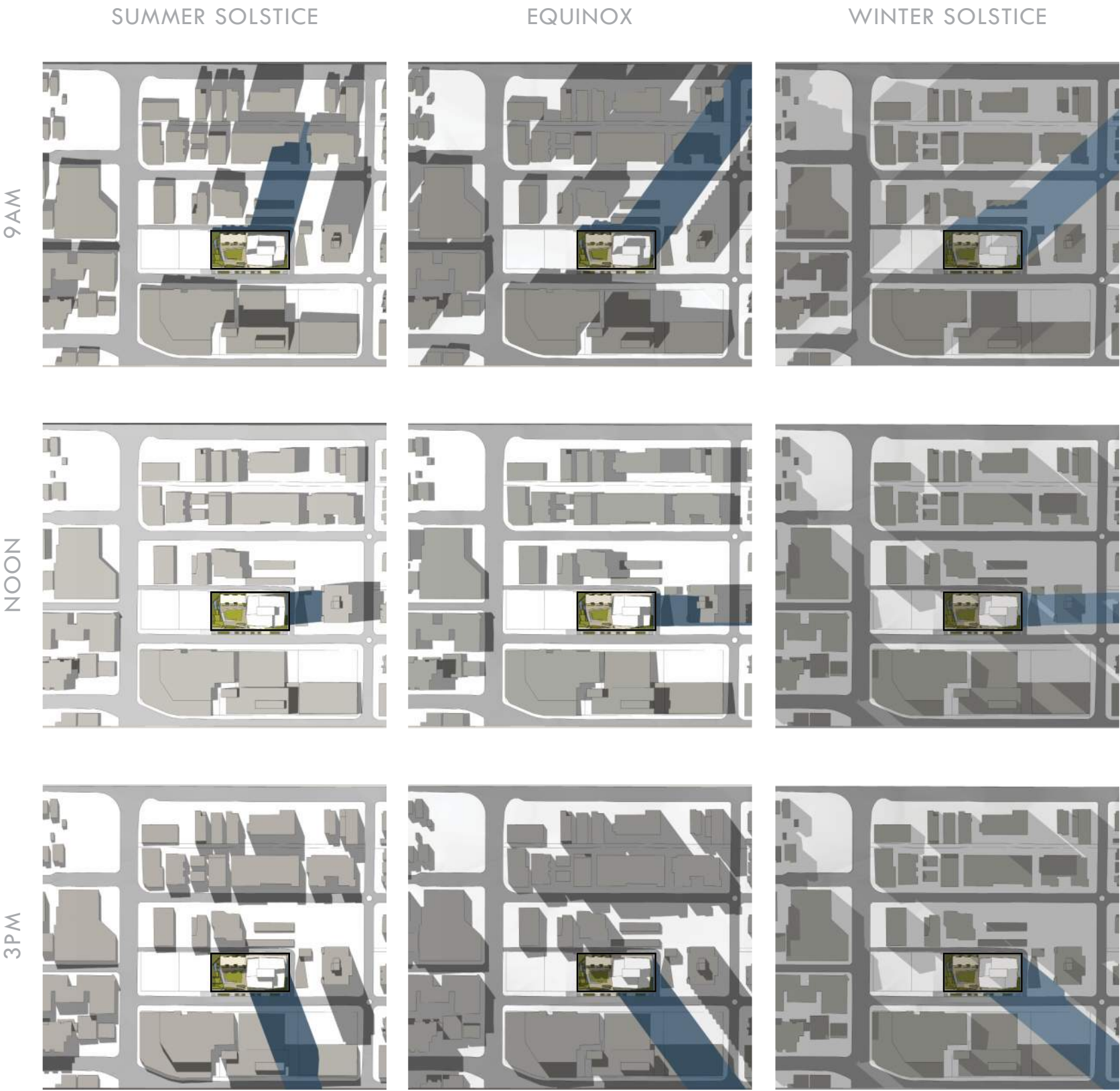
RHYTHMIC FACADES



BUFFERING LANDSCAPE + SECONDARY ELEMENTS



WOVEN FACADE



OPTION B

DEPARTURE #1 - ROOF COVERAGE

Standard: **SMC 23.48.025.C.7:** Rooftop features

At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

Proposed Design Departure:

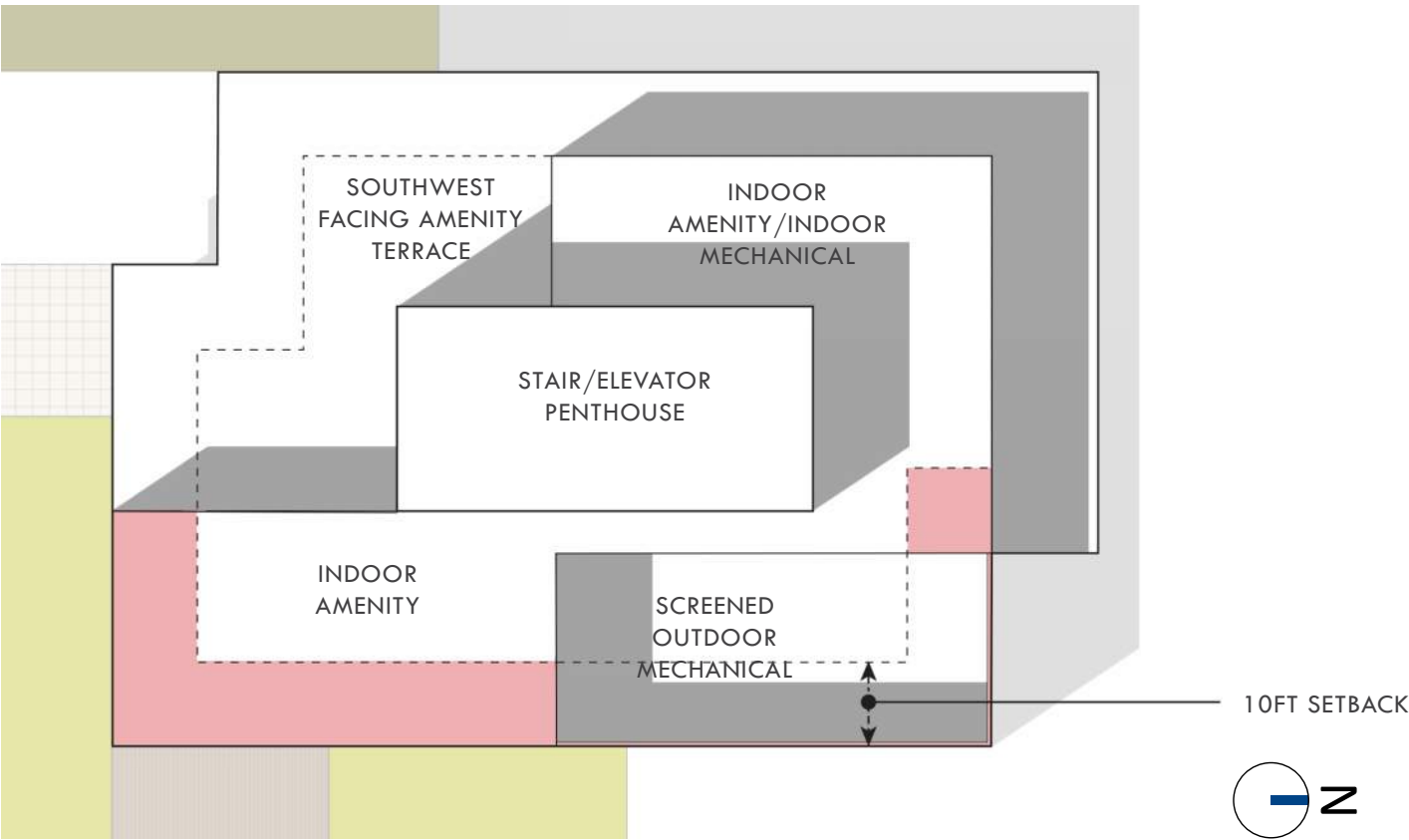
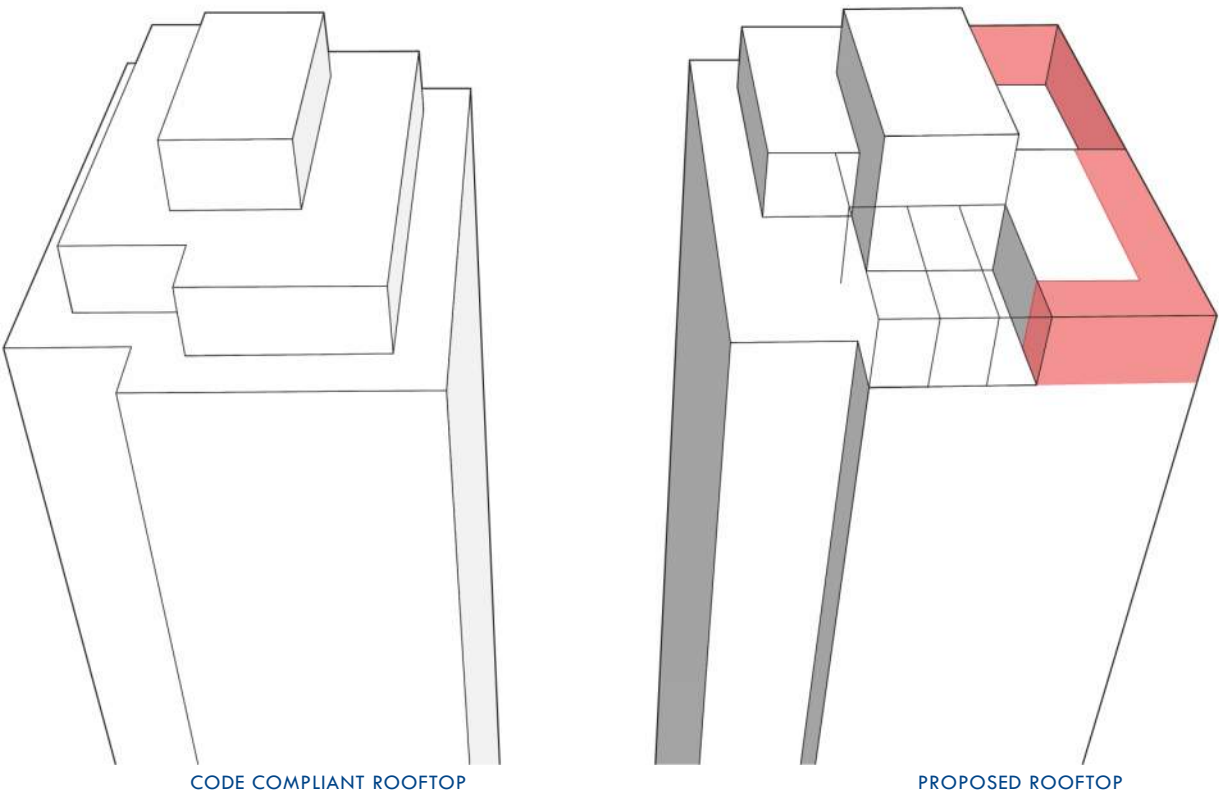
Allow for rooftop features to maintain a coverage of 65 percent of the roof area without a 10' setback from the roof edge.

Rationale:

Having a massing that is volumetrically consistent with the tower form is more in keeping with the intent of the design guideline to create an intentional, designed terminus to the tall form and enhance the skyline, not a simple flat 'cut-off' with a 'baby bottle' top. The departure from the setback requirement allows for the integration of all rooftop elements and uses into the overall design, including the mechanical screens, maintenance equipment, amenity spaces and lighting.

Supporting guidelines:

DC2.6.i Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form, not a simple flat 'cut-off'.



OPTION C - PREFERRED

Standard: **SMC 23.48.025.C.7:** Rooftop features

At the applicant’s option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

Proposed Design Departure:

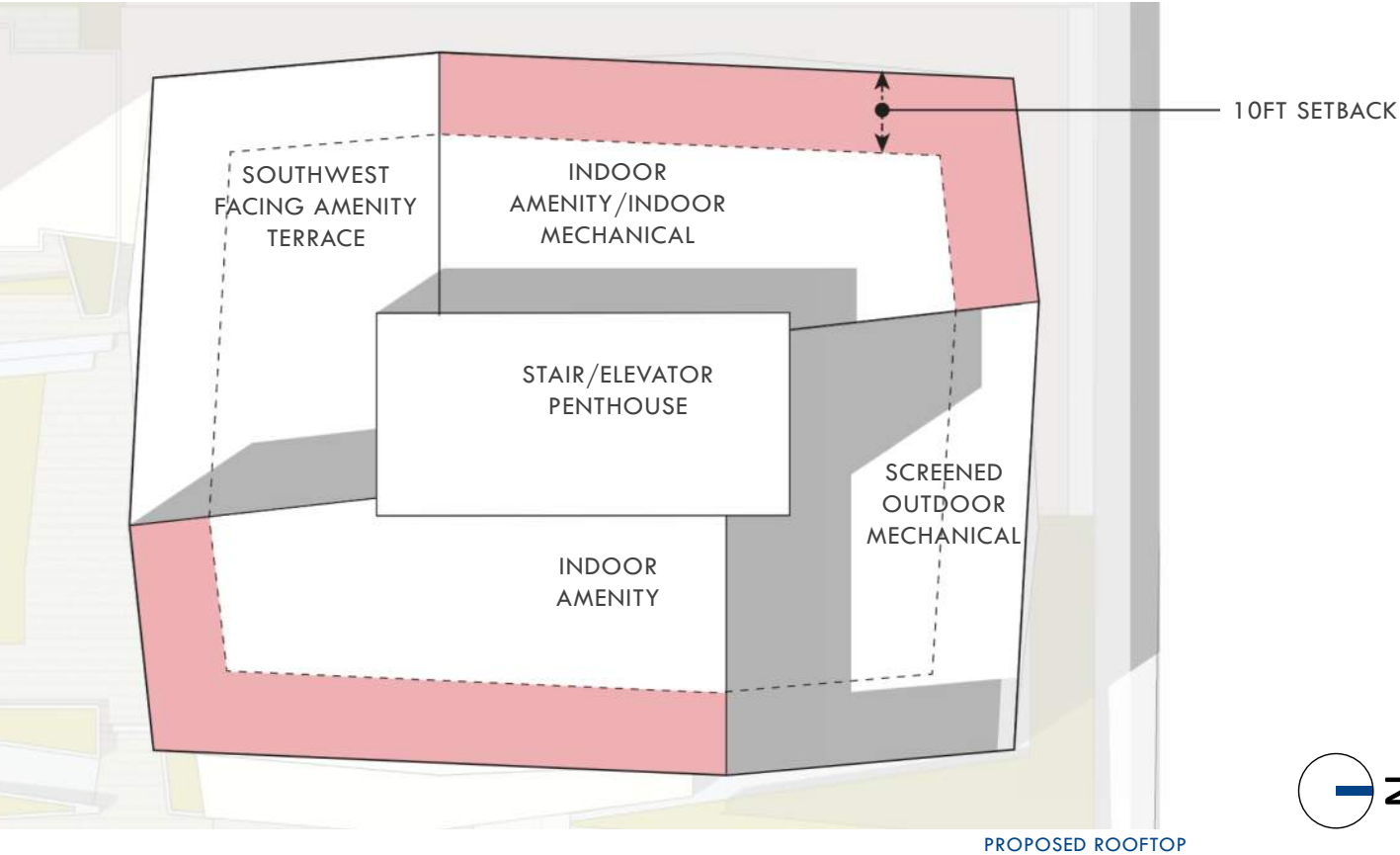
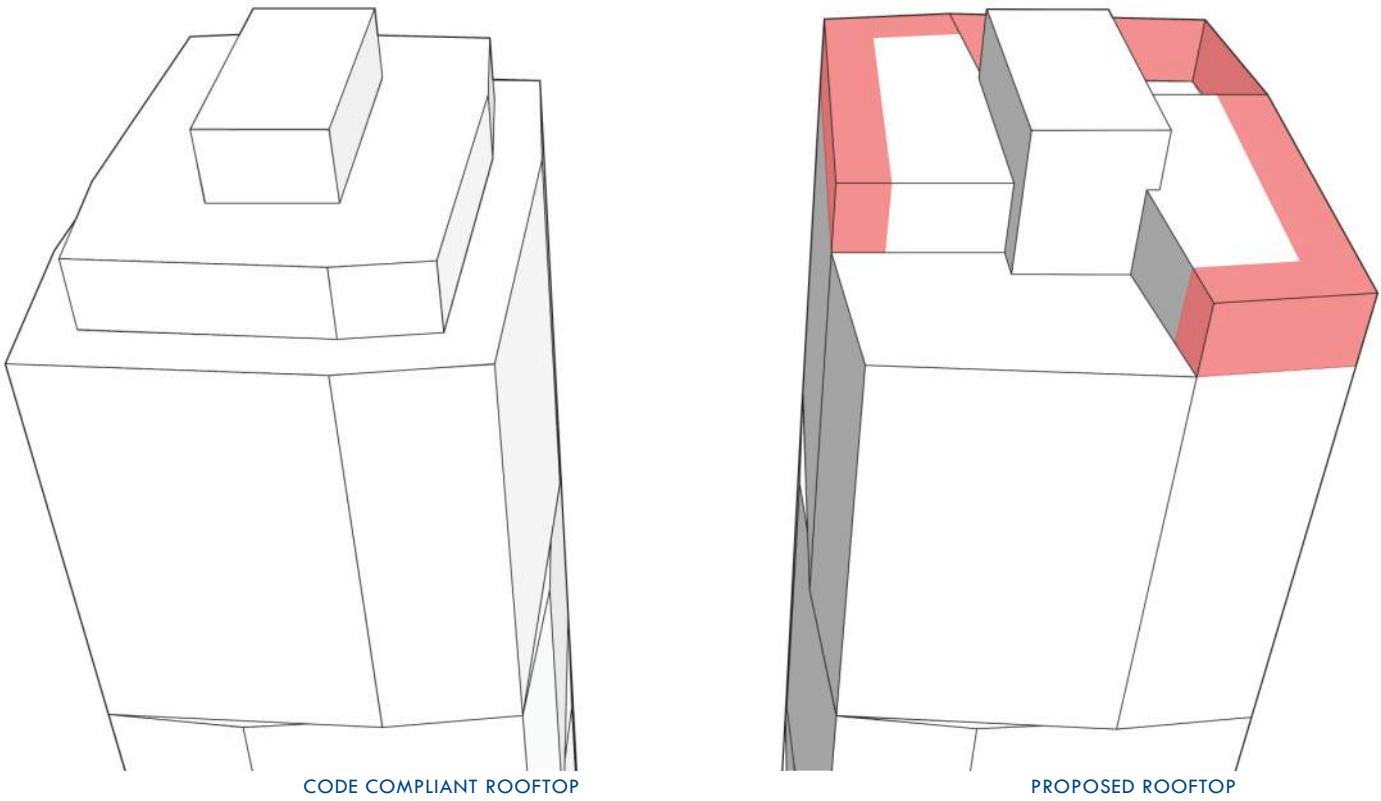
Allow for rooftop features to maintain a coverage of 65 percent of the roof area without a 10’ setback from the roof edge.

Rationale:

Having a massing that is volumetrically consistent with the tower form is more in keeping with the intent of the design guideline to create an intentional, designed terminus to the tall form and enhance the skyline, not a simple flat ‘cut-off’ with a ‘baby bottle’ top. The departure from the setback requirement allows for the integration of all rooftop elements and uses into the overall design, including the mechanical screens, maintenance equipment, amenity spaces and lighting.

Supporting guidelines:

DC2.6.i Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form, not a simple flat ‘cut-off’.



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STUDY: COURTYARD POSITIONED NORTH

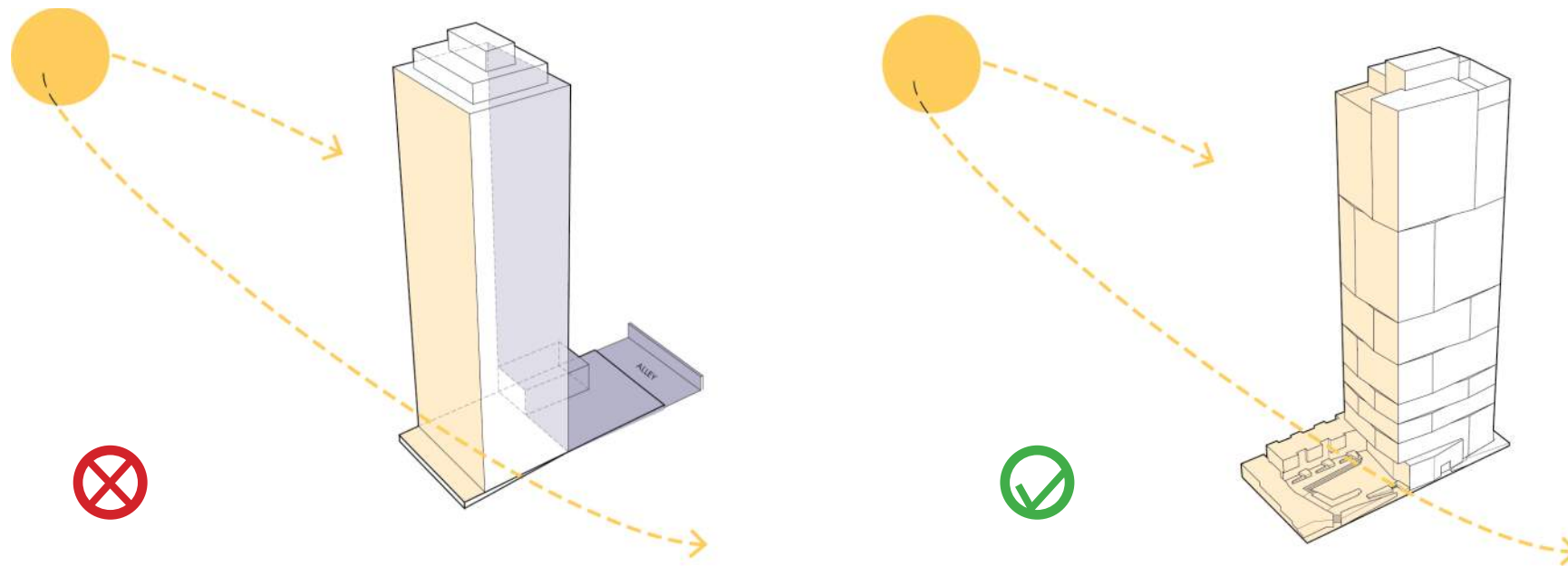
The design team studied the possibility of locating the courtyard on the north end of the site and pushing the tower to the south. It became evident that this option would present many downsides when compared to a scheme locating the courtyard on the south side:

- Takes no advantage of sun trajectory, leaving the public courtyard in shade
- **Courtyard would face the alley and a blank wall.** A courtyard located to the south **allows for the possibility of a future development to build upon and connect to the open space.**
- With a south facing courtyard, the tower maintains a spacing from the University Plaza Condominiums well in excess of the tower spacing required by code - **Provided = 100'+, Required = 75'.** Were the tower to be located to the south, **it's proximity to the multifamily building across the west alley would be under 50'.** Furthermore, a south-located tower would dramatically constrain the flexibility of tower placement on the future development site to the south.

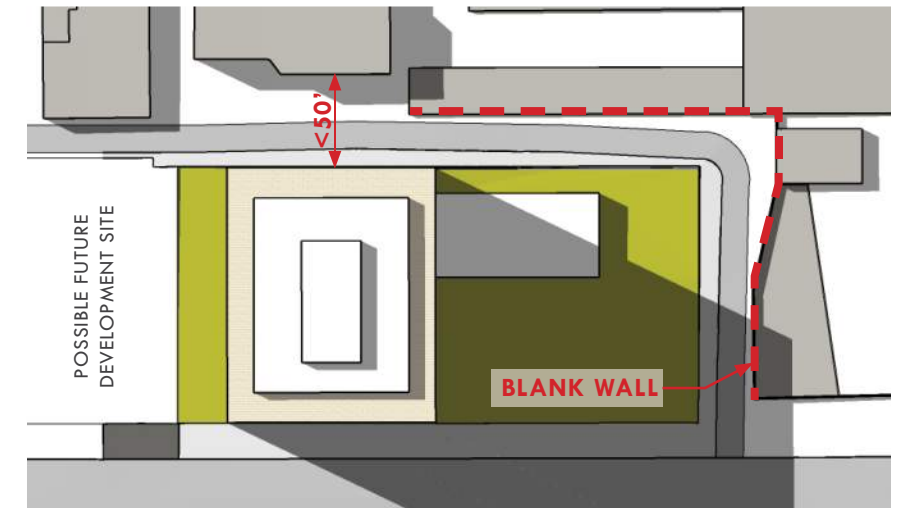
Supporting guidelines:

CS1.1.a. Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm.

DC2.6.b Locate tall building forms to minimize shadow impacts on public spaces, and minimize impacts to nearby existing and future occupants.



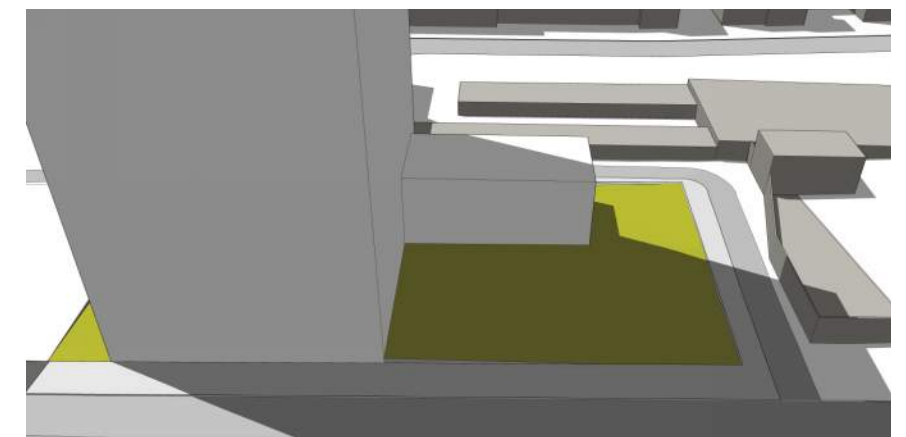
EXISTING CONDITION AT NORTH ALLEY



SITE PLAN VIEW

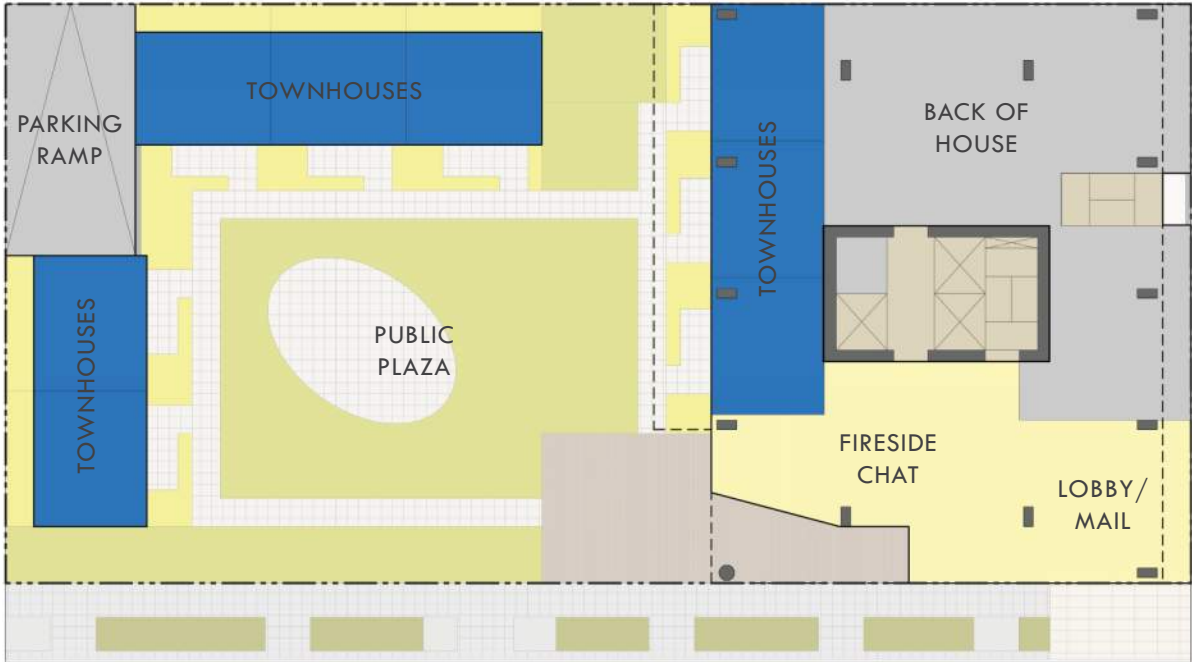


BIRDS-EYE FROM THE SOUTHEAST

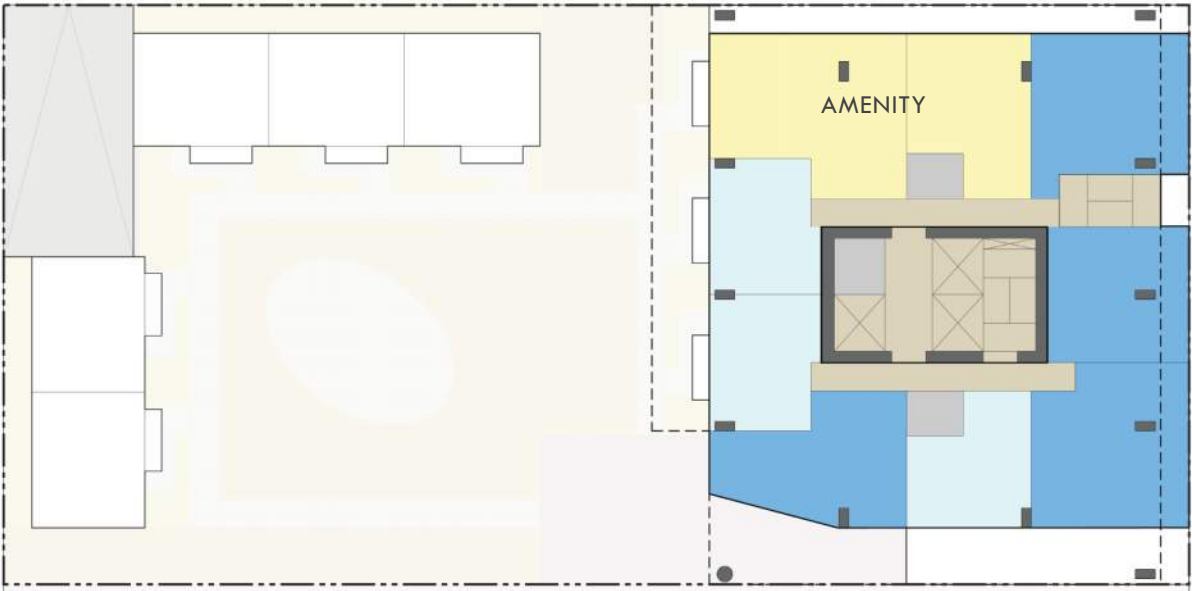


BIRDS-EYE FROM THE EAST

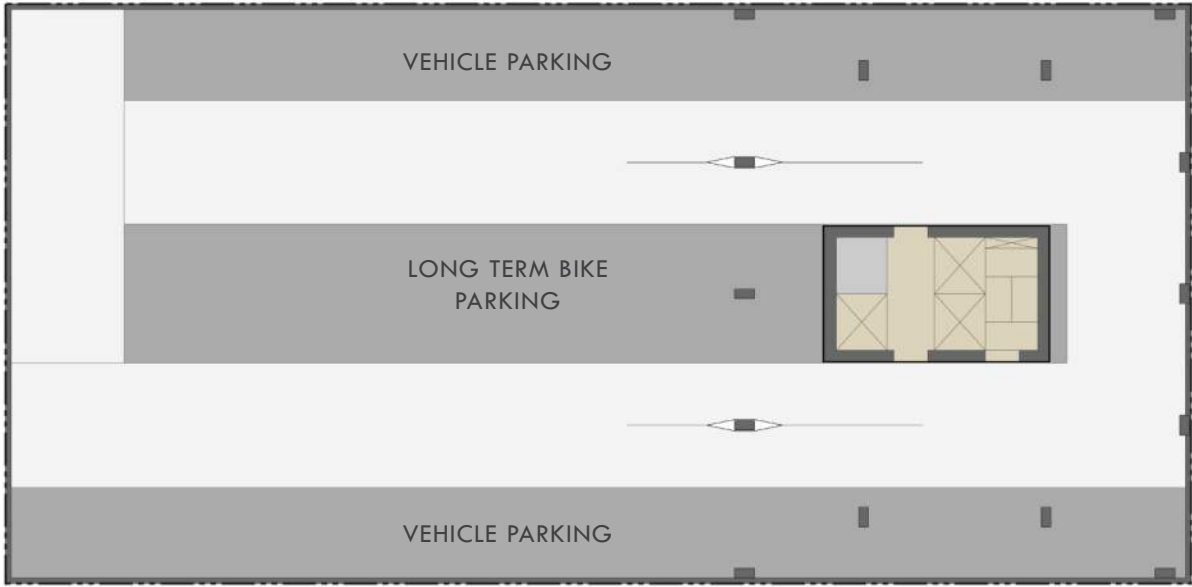
OPTION A



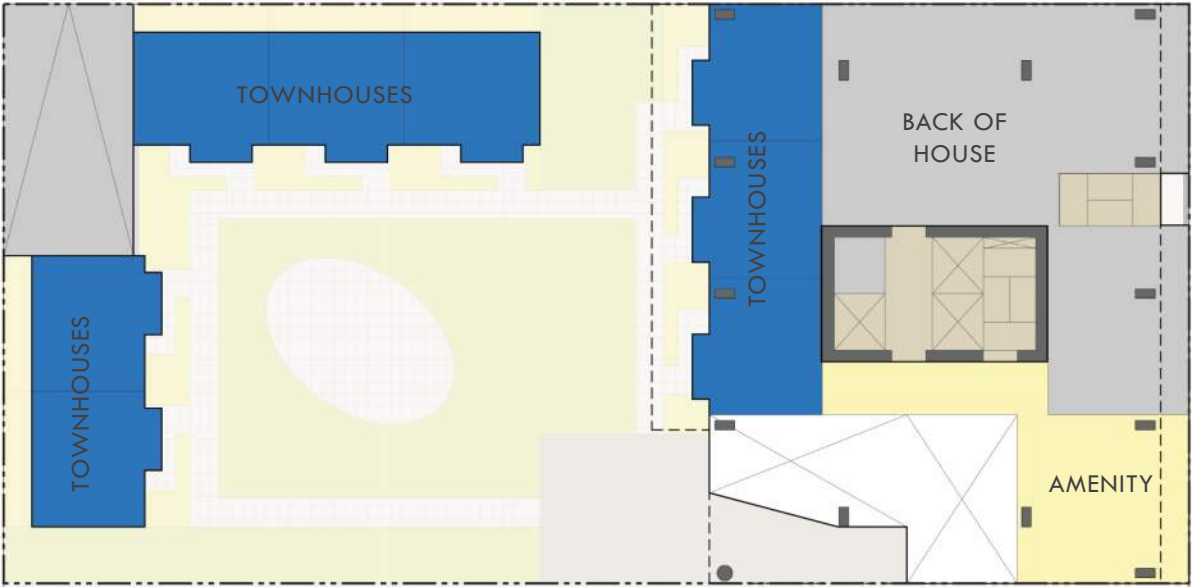
LEVEL 1 PLAN



LEVEL 3 PLAN



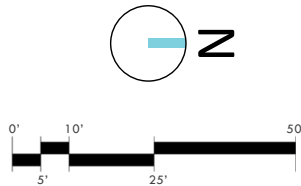
PARKING LEVEL TYPICAL

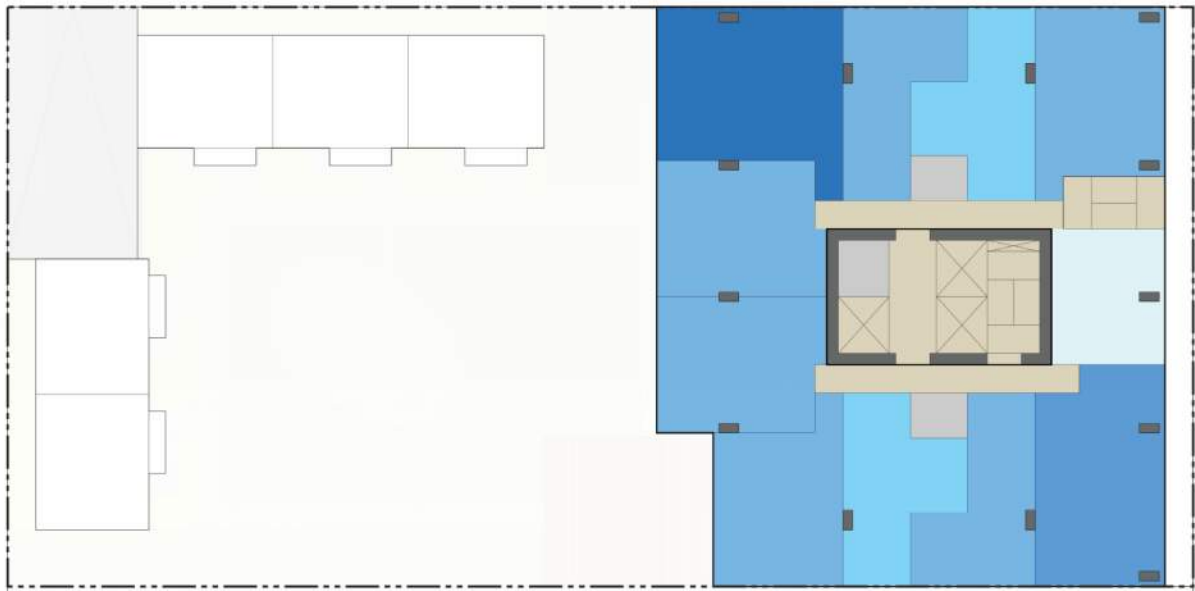


LEVEL 2 PLAN

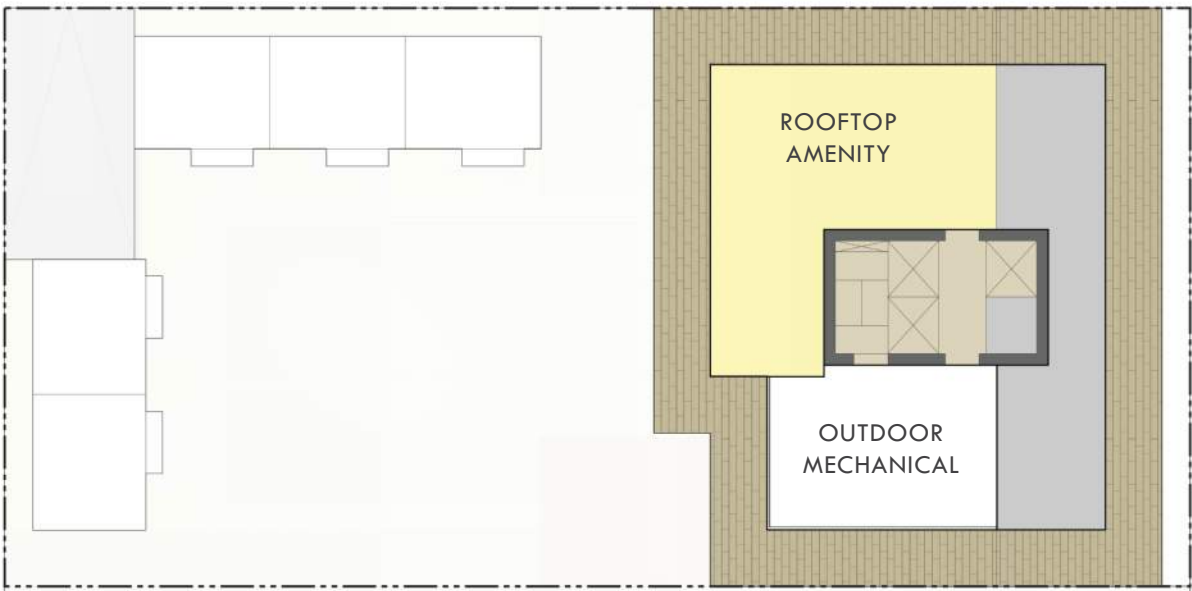
LEGEND

- STUDIO
- OPEN 1 BEDROOM
- 1 BEDROOM
- 2 BEDROOM
- OUTDOOR
- AMENITY
- CIRCULATION
- MECH/ELEC/BOH

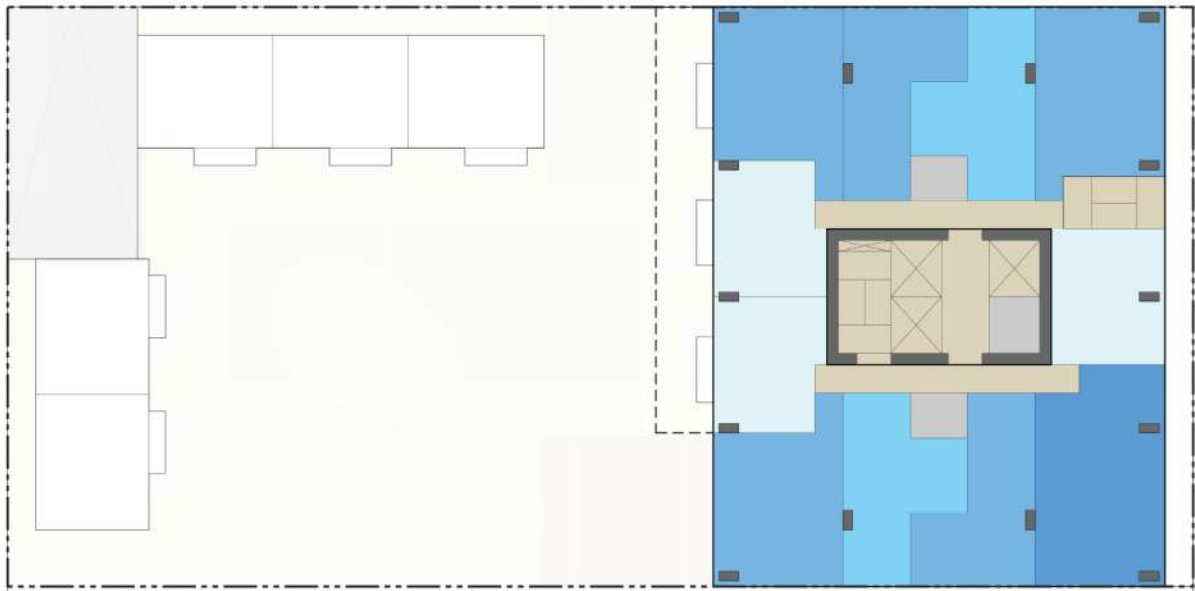




TYPICAL UPPER TOWER PLAN



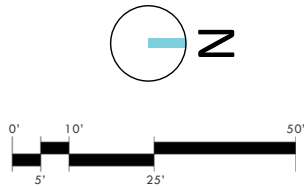
ROOFTOP PLAN



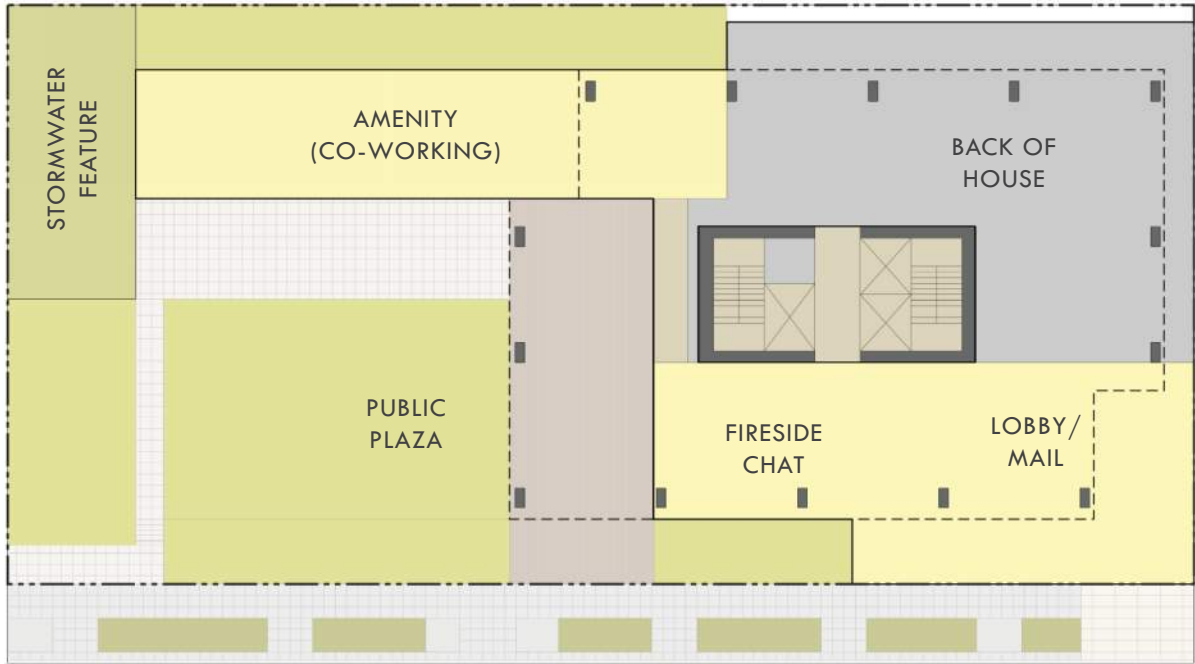
TYPICAL LOWER TOWER PLAN

LEGEND

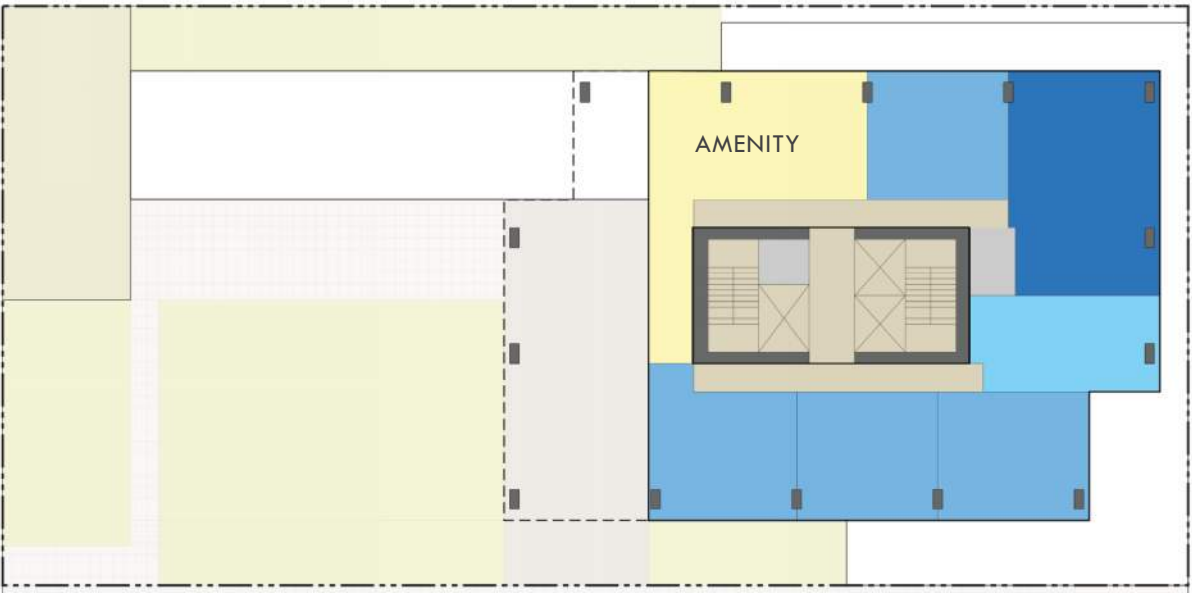
- | | |
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| STUDIO | OUTDOOR |
| OPEN 1 BEDROOM | AMENITY |
| 1 BEDROOM | CIRCULATION |
| 2 BEDROOM | MECH/ELEC/BOH |



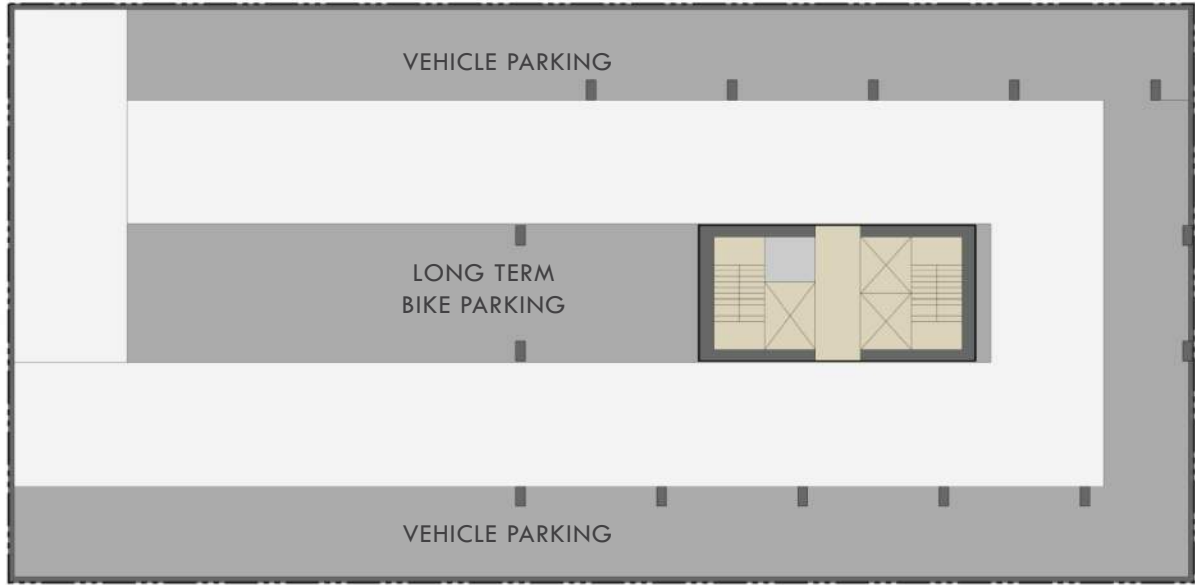
OPTION B



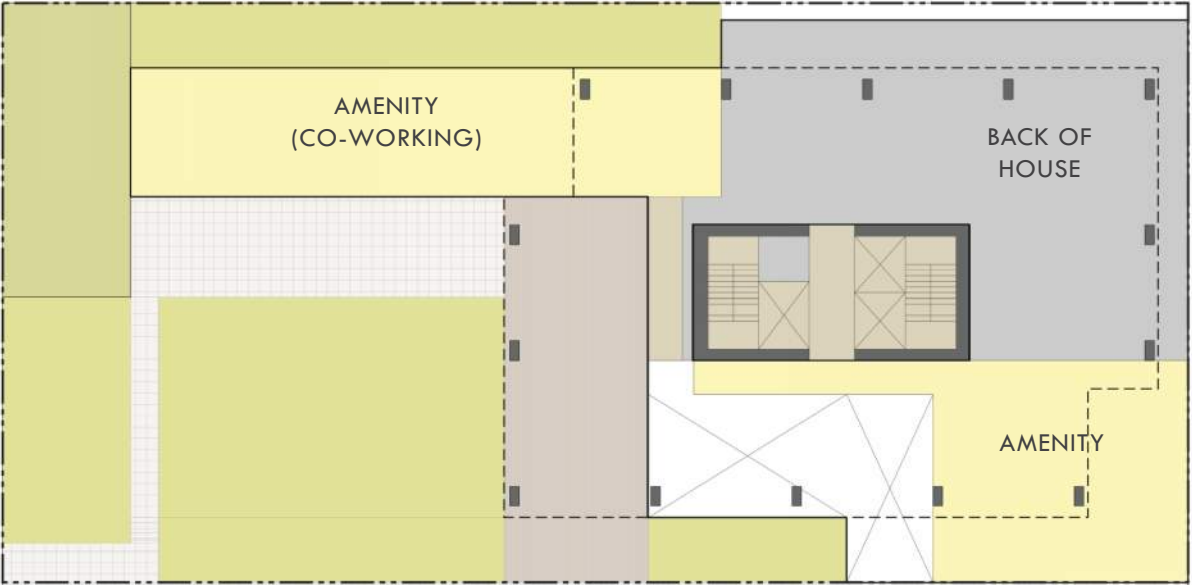
LEVEL 1 PLAN



LEVEL 3 PLAN



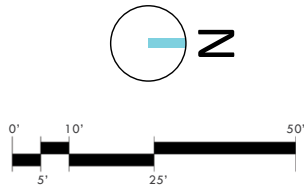
PARKING LEVEL TYPICAL

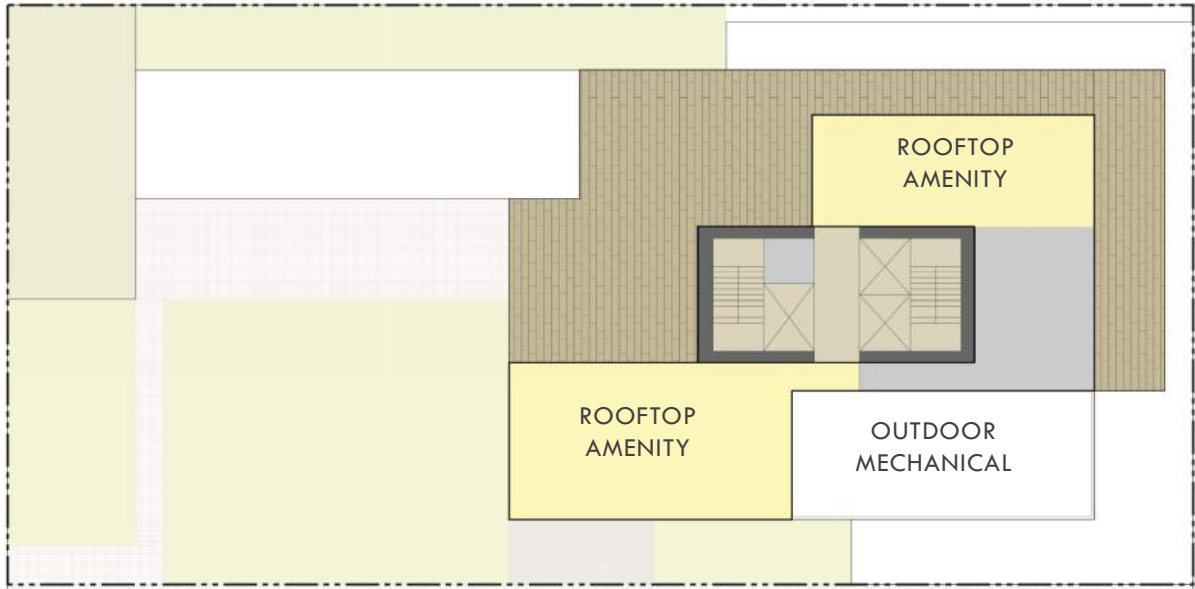


LEVEL 2 PLAN

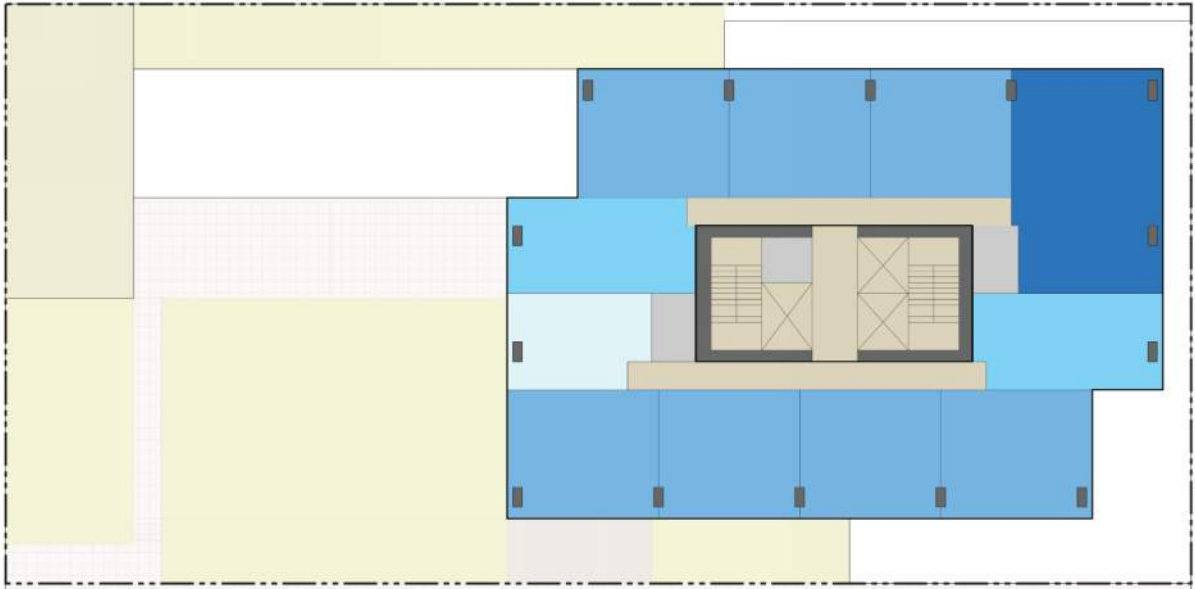
LEGEND

- STUDIO
- OPEN 1 BEDROOM
- 1 BEDROOM
- 2 BEDROOM
- OUTDOOR
- AMENITY
- CIRCULATION
- MECH/ELEC/BOH





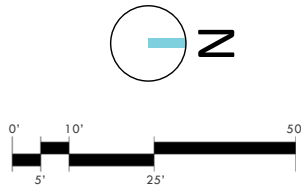
ROOFTOP PLAN



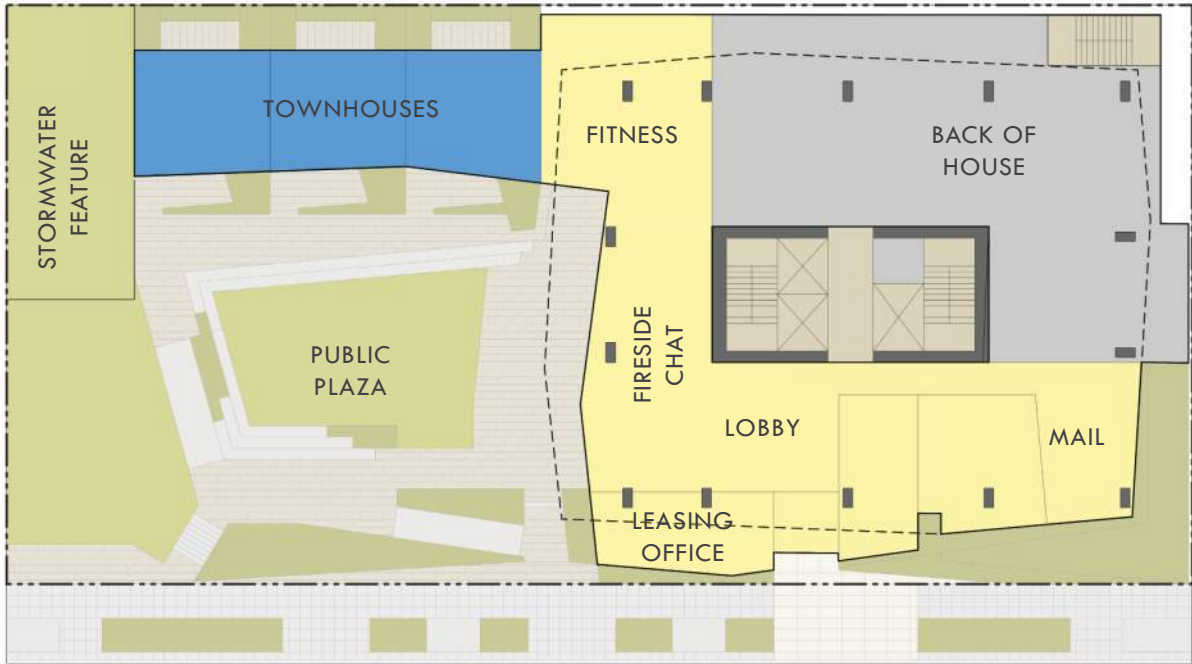
TYPICAL TOWER PLAN

LEGEND

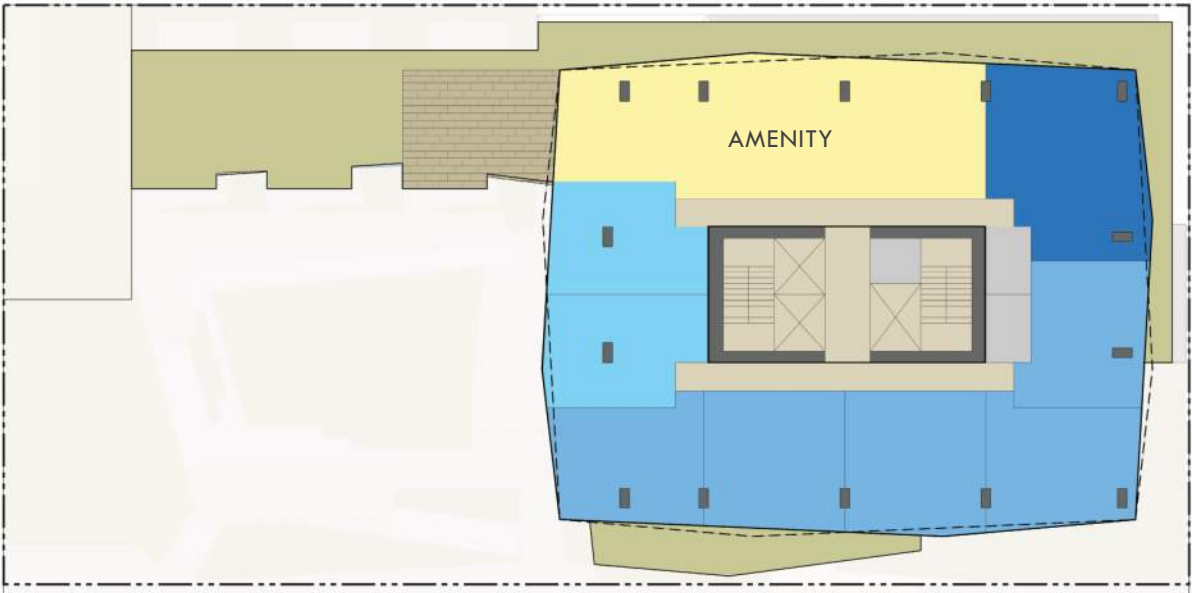
- STUDIO
- OPEN 1 BEDROOM
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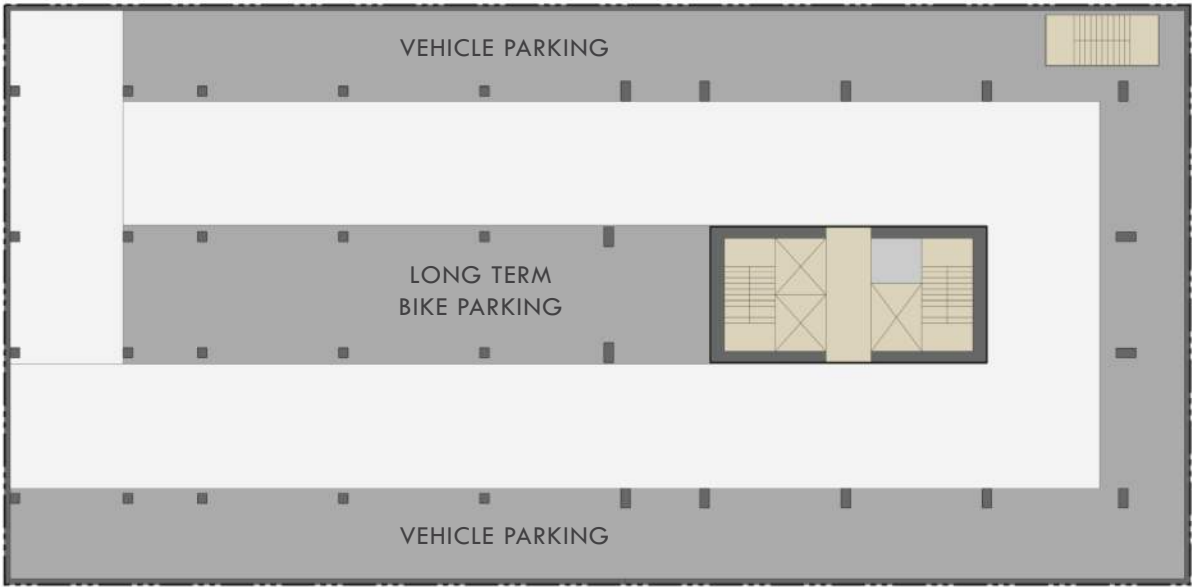
OPTION C - PREFERRED



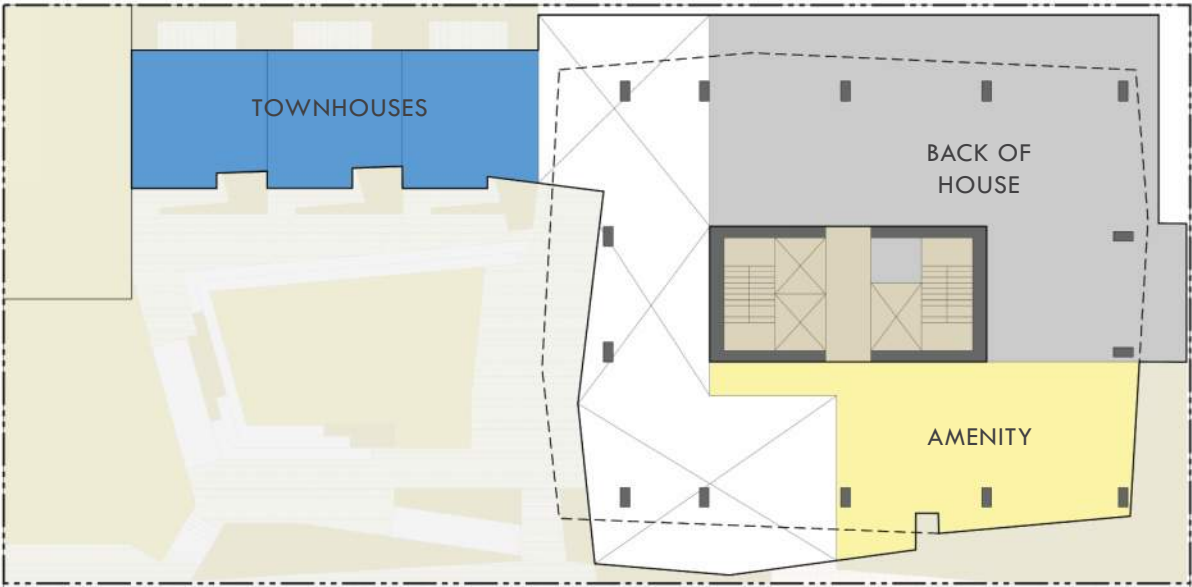
LEVEL 1 PLAN



LEVEL 3 PLAN



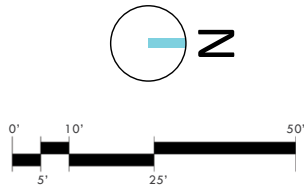
PARKING LEVEL TYPICAL

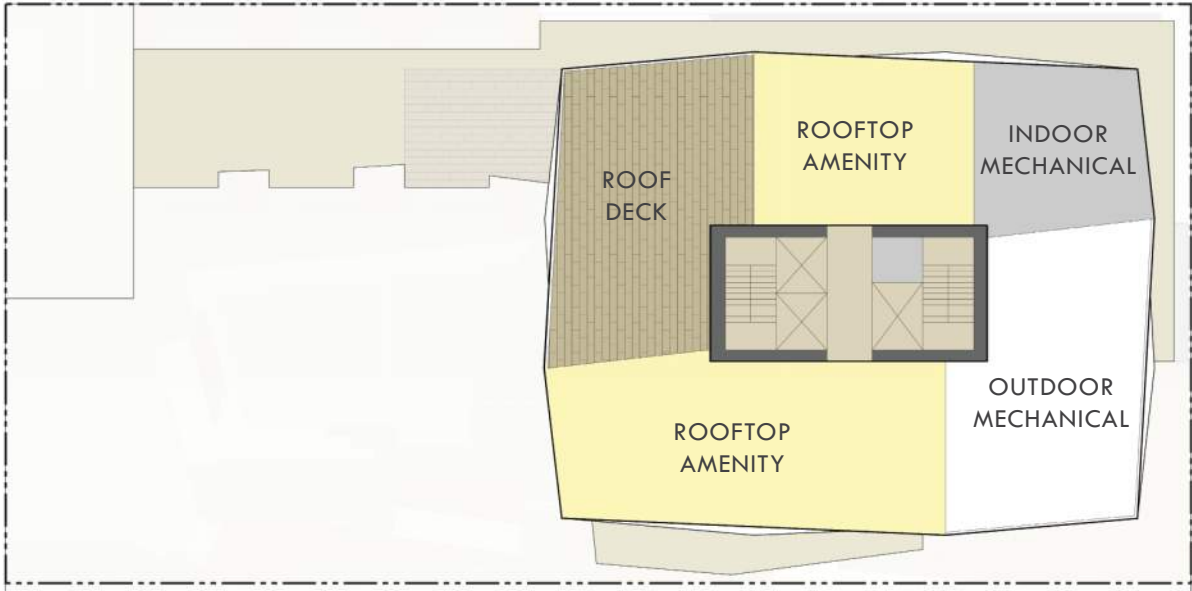


LEVEL 2 PLAN

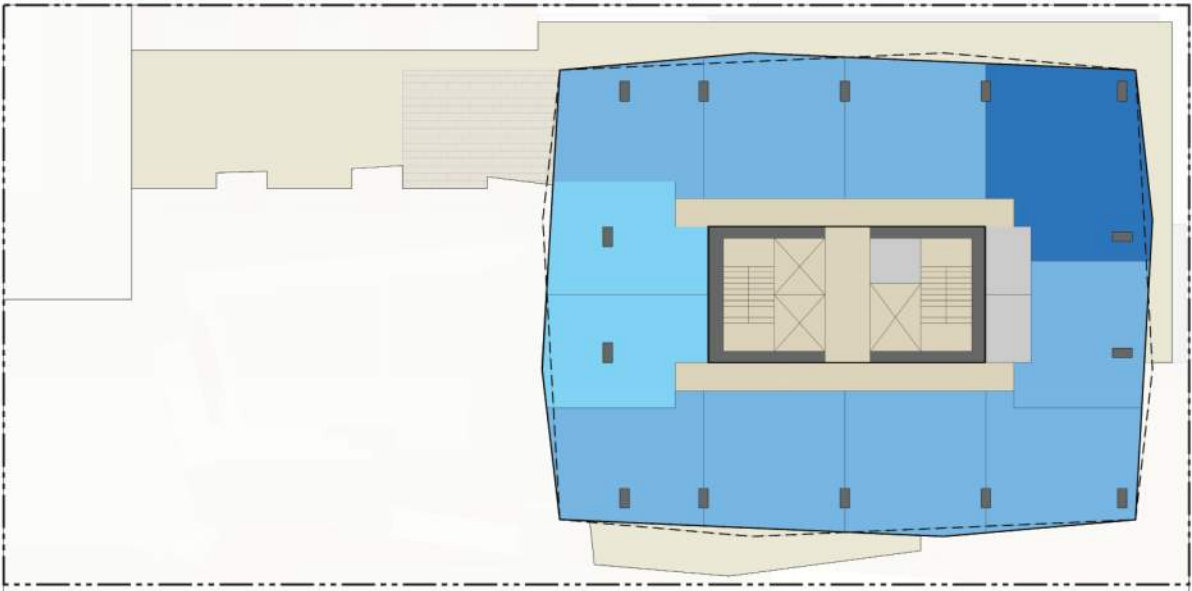
LEGEND

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|----------------|---------------|
| STUDIO | OUTDOOR |
| OPEN 1 BEDROOM | AMENITY |
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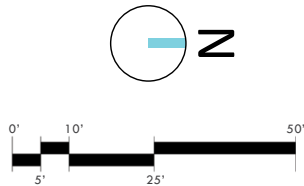
ROOFTOP PLAN



TYPICAL TOWER PLAN

LEGEND

- | | |
|----------------|---------------|
| STUDIO | OUTDOOR |
| OPEN 1 BEDROOM | AMENITY |
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