

STREAMLINED DESIGN REVIEW

2333 16th Ave S, Seattle, WA 98144

SDCI PROJECT NO:

3035914-EG

MEETING DATE:

02/19/2020

APPLICANT CONTACT:

Marsha Mawer-Olson, Project Manager
Caron Architecture
marshamawerolson@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2019.052



VIEW FROM 16TH AVE S

CONTENTS

Development Objectives	pg. 3
Summary of Public Outreach	pg. 4
Site Plan	pg. 6
Content Analysis	pg. 8
Zoning Data	pg. 12
Design Guidelines	pg. 13
Architectural Concept	pg. 15
Elevations	pg. 15
Floor Plans	pg. 19
Sections	pg. 23
Renderings	pg. 24

DISCLAIMER: RENDERINGS AND ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT TEAM

OWNER
Chris Gurdjian
BriarBox, LLC

CARON ARCHITECTURE CONTACT
Marsha Mawer-Olson, Project Manager
Caron Architecture
marshamawerolson@caronarchitecture.com
206.367.1382
Caron Reference No.: 2019.052

SITE INFORMATION

ADDRESS:
2333 16th Ave S, Seattle, WA 98144

SDCI PROJECT NO.:
3035914-EG

PARCEL(S):
539460-0085

SITE AREA:
6000 SF

OVERLAY DESIGNATION:
North Beacon Hill (Residential Urban Village)

DEVELOPMENT STATISTICS

ZONING:
LR2 (M1)

BUILDING HEIGHT:
40’

FAR (1.4):
Allowable: 8,400 SF
Per Unit: 1,037 SF
Total Proposed FAR: 8,396 SF

GROSS AREA:
Per Unit: 1,173 SF
Total Gross Area: 9,384 SF

RESIDENTIAL UNITS:
8 Townhouses

PARKING STALLS:
None Required, 5 provided

BIKE STALLS:
Long Term: 8 Required, 8 provided
Short Term: 1 Required, 4 provided

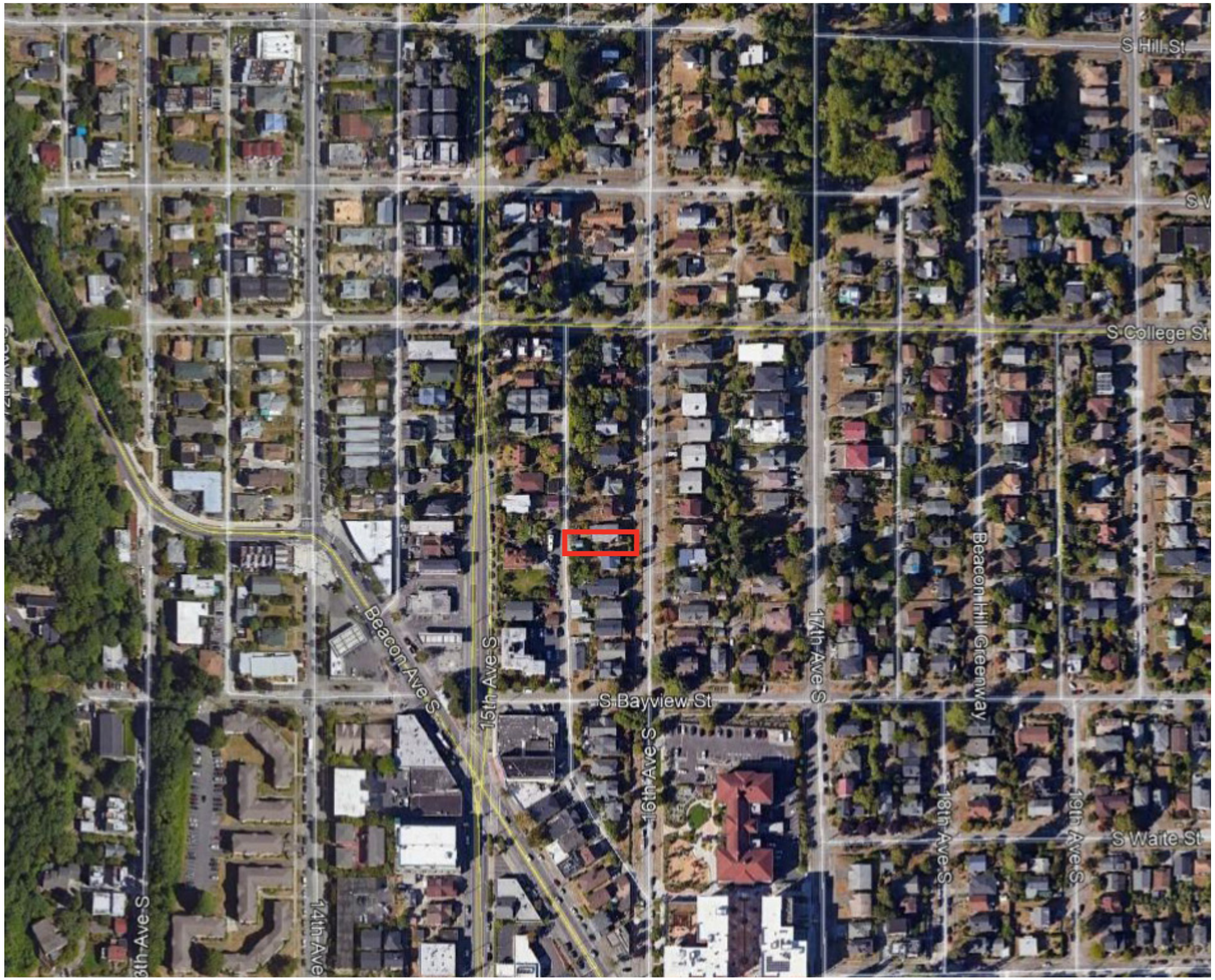
FAR CALCULATION

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOTAL
PENTHOUSE	60.40	60.40	60.40	60.40	60.40	60.40	60.40	60.40	
LEVEL 3	336.15	336.15	336.70	336.70	336.70	336.70	336.70	336.70	
LEVEL 2	336.15	336.15	336.70	336.70	336.70	336.70	336.70	336.70	
LEVEL 1	310.48	310.48	325.64	325.64	325.64	325.64	302.26	302.26	
TOTAL	1043.18	1043.18	1059.44	1059.44	1059.44	1059.44	1036.06	1036.06	8396.24

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

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



9-BLOCK AERIAL MAP

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

As a part of the department of neighborhood Community outreach program, the project team:

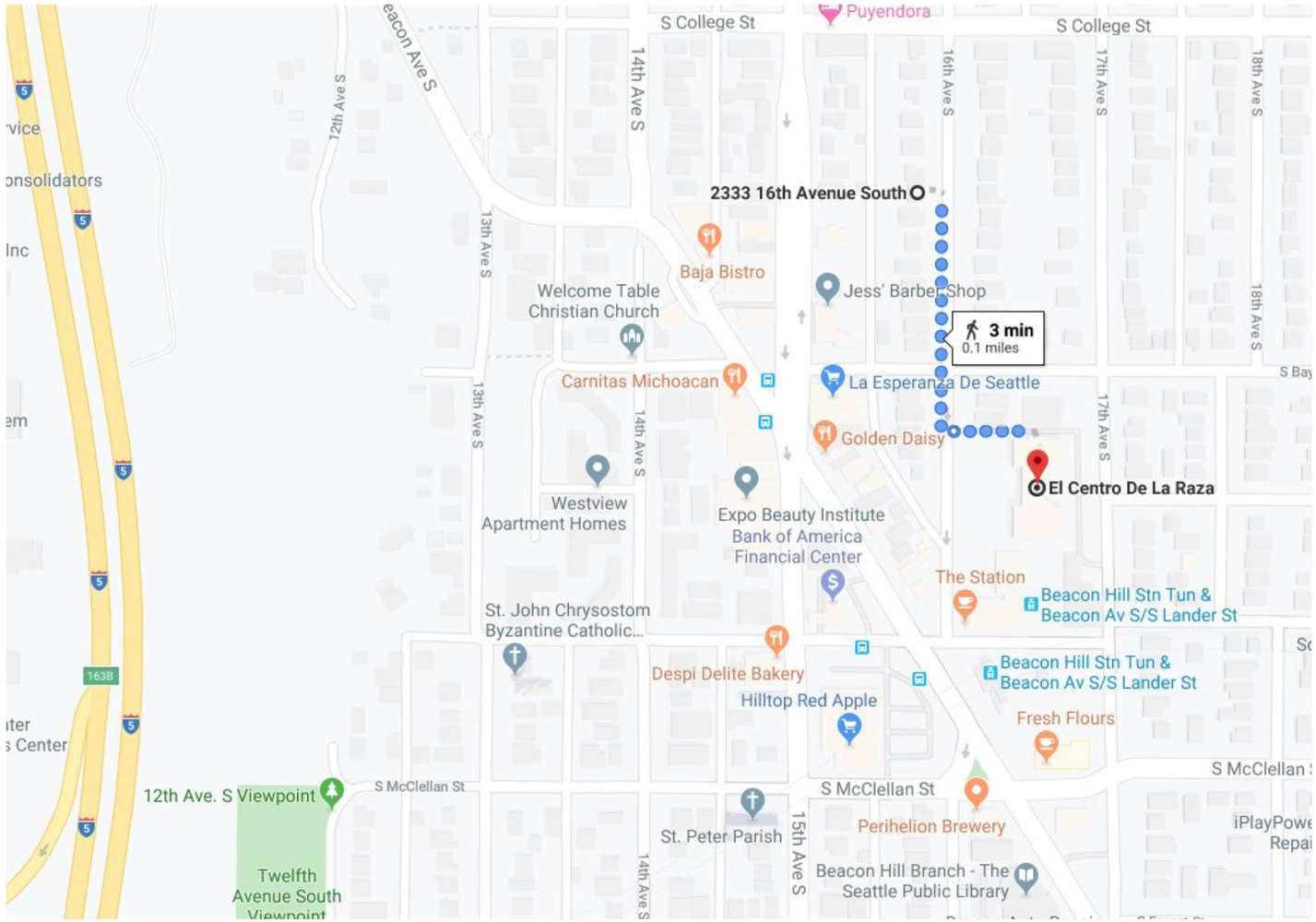
1, Posted fliers at 15 locations within a half-mile radius from the proposed site,
2, Created a hotline for neighbors to voice their opinions,
3, Hosted a community meeting at El Centro de la Raza for neighbors to voice their concerns.

The hotline was presented in 4 languages, English, Spanish, Cantonese and Mandarin. We only received comments through the public community meeting.

DESIGN RELATED COMMENTS RECEIVED DURING COMMUNITY MEETING

The community comments received during the community meeting are as follows:

- Green space, porches and yards should be incorporated into the design to help foster community interation and maintain the close-knit community feel and support local gardening
- Add to the tree canopy to reduce flight line noise. Beacon Hill is trying to increase tree canopies by 20%
- Be a “good neighbor”
- Adhere to the noise ordinance
- Stay in the design of the neighborhood
- Keep it affordable
- Preserve multi-cultural community design
- Soft colors and slanted roof
- Do more community outreach



4.0 SURVEY / TREE SURVEY

* NO EXCEPTIONAL TREES ARE PRESENT PER ARBORIST REPORT

LEGAL DESCRIPTION

LOT 14, McNAUGHT'S SUPPLEMENTAL PLAT TO CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 117, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

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

REFERENCES

R1. RECORD OF SURVEY, VOL. 32, PG. 15, RECORDS OF KING COUNTY, WASHINGTON.

R2. RECORD OF SURVEY, VOL. 396, PG. 050, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. 3773-4301.

2IN BC STAMPED CITY OF SEATTLE SURVEY 3773 4301 SET AT NW COR 14TH AVE S & BEACON AVE S

ELEV.=283.378'

SURVEYOR'S NOTES

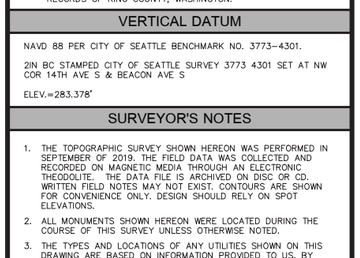
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 539460-0085
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,002 S.F. (0.14 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

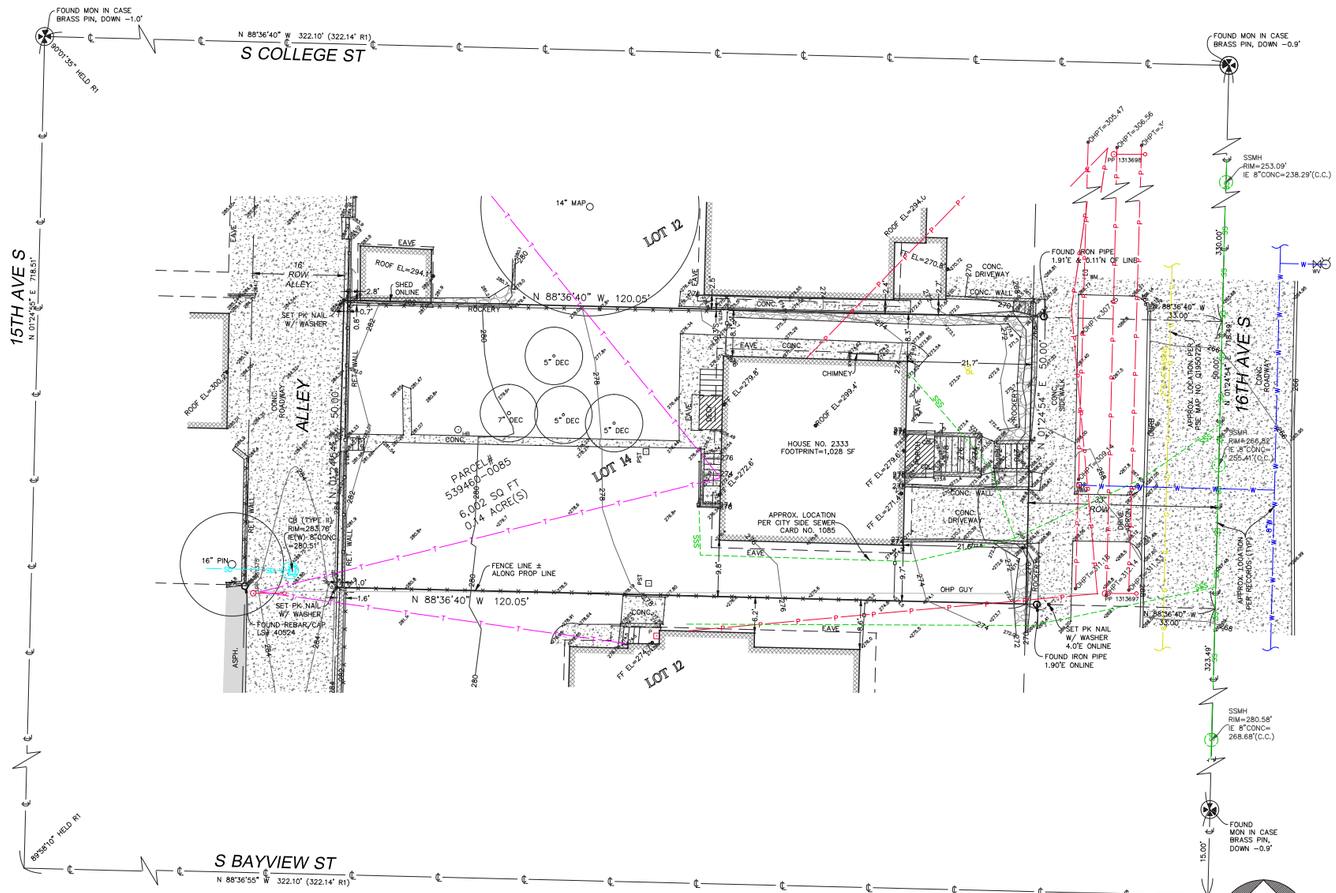
	ASPHALT SURFACE	BLDG	BUILDING
	BUILDING	C.C.	CENTER CHANNEL
	CENTERLINE ROW	CALC'D	CALCULATED
	CONCRETE SURFACE	CB	CATCH BASIN
	RETAINING WALL	COS	CITY OF SEATTLE
	DECK	CONC	CONCRETE
	FENCE LINE (CHAIN LINK)	COR	CORNER
	FENCE LINE (WOOD)	DEC	DECIDUOUS
	FIRE HYDRANT	ELEV	ELEVATION
	GAS LINE	EVG	EVERGREEN
	INLET (TYPE II)	FF	FINISH FLOOR
	IRON PIPE (FOUND)	G	GAS
	NAIL AS NOTED	LS#	LAND SURVEYOR NUMBER
	MONUMENT IN CASE (FOUND)	MEAS	MEASURED
OIL	OIL FILL CAP	MON	MONUMENT
PST	POST	OHP	OVERHEAD POWER
P	POWER METER	OHT	OVERHEAD TELEPHONE
	POWER (OVERHEAD)	PROP	PROPERTY
	POWER POLE W/ LIGHT	(R)	RECORD DATA
	REBAR AS NOTED (FOUND)	ROS	RECORD OF SURVEY
	REBAR & CAP (SET)	SD	SERVICE DRAIN
	ROCKERY	SSMH	SANITARY SEWER MANHOLE
SS	SEWER LINE	SSS	SANITARY SIDE SEWER
	SEWER MANHOLE	SF	SQUARE FEET
SD	STORM DRAIN LINE		
T	TELEPHONE (OVERHEAD)		
SIZE TYPE	TREE (AS NOTED)		
W	WATER LINE		
WM	WATER METER		

VICINITY MAP

N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY



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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 SE 1/4 SEC 6 & NW 1/4 SW 1/4 SEC 5, TWP 24N., RGE 4WE., W.M.
PARCEL NO. 5394600085

MGT - 2333 16th
2333 16th Ave S
SEATTLE, WA 98144

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	191764
DATE:	09/25/19
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'

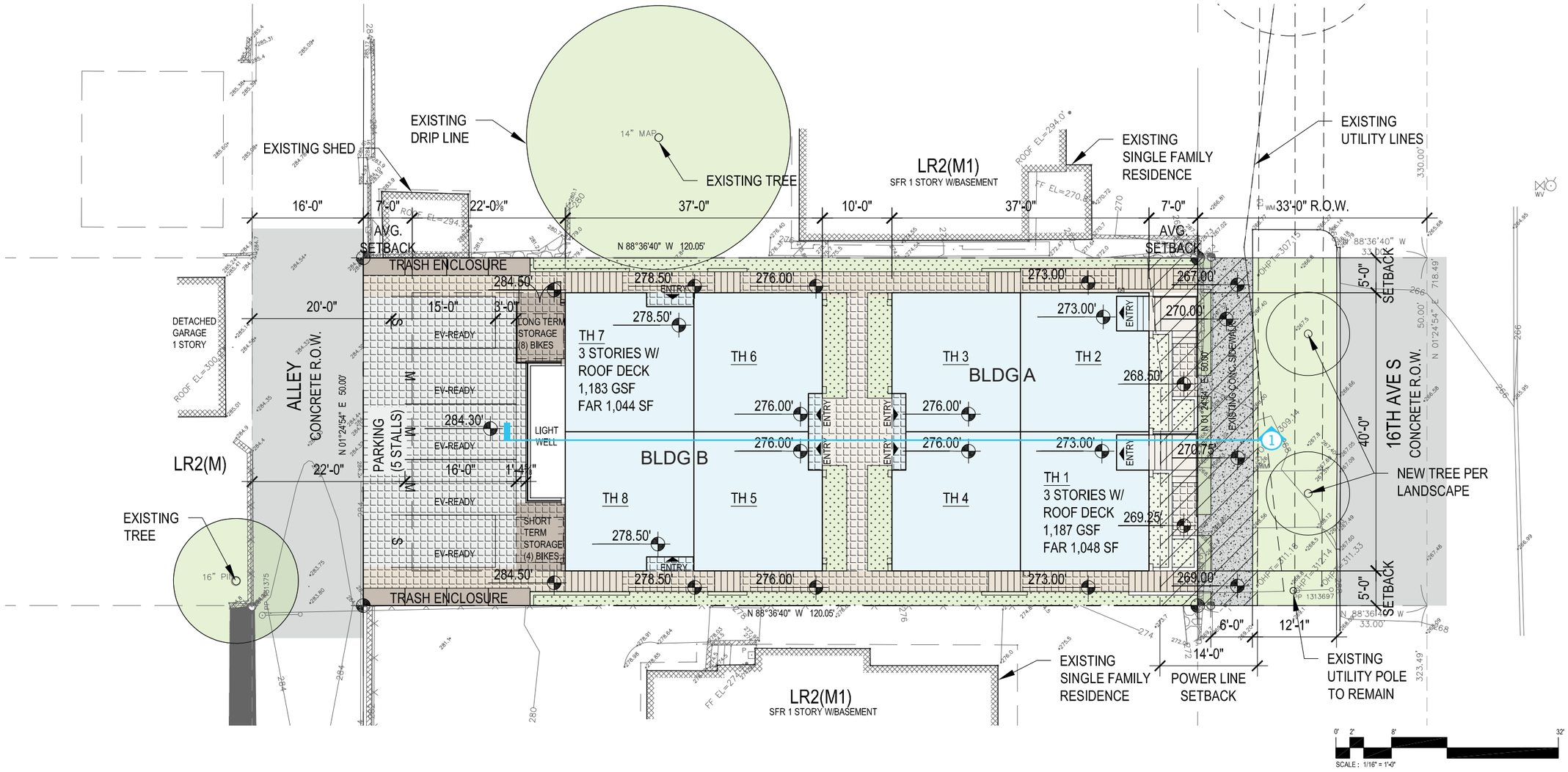
REVISION HISTORY

SHEET NUMBER
1 OF 1

4.0 SITE PLAN

KEY

- Circulation
- Residential
- Planting Strip / Landscaping
- Parking



SITE PLAN

4.0 LANDSCAPE PLAN

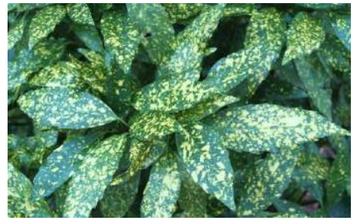


NORTH

RENDERED
LANDSCAPE PLAN


Cercis canadensis
Eastern Redbud


Dryopteris erythrosora
Autumn Fern


Gold Dust Aucuba


Hakonechloa macra
Aureola


Hydrangea macrophylla
Nikko Blue Hydrangea


Leucothoe fontanesiana
Rainbow Leucothoe


Mahonia eurybracteata
'soft caress'


Nandina domestica
'Gulf Stream'


Polystichum munitum
Western Sword Fern


Skyrocket
Juniper


Pachysandra


Sagina subulata
Irish Moss

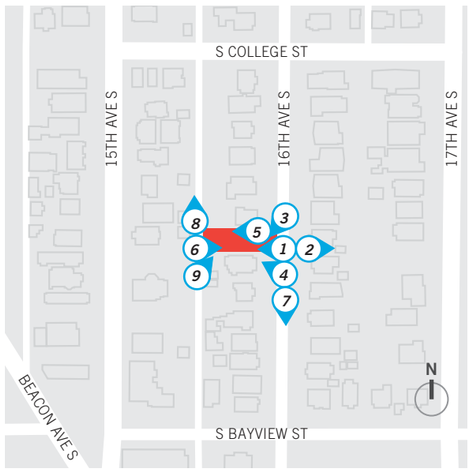

Vinca minor
Common Periwinkle

5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

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

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



MAP KEY

Project Site

View



1 EXISTING STRUCTURE, LOOKING WEST ON PROJECT SITE



2 OPPOSITE PROJECT SITE, LOOKING EAST ON PROJECT SITE



3 LOOKING SOUTHWEST ON PROJECT SITE



4 LOOKING NORTHWEST ON PROJECT SITE



5 NORTH PROPERTY LINE, LOOKING WEST



6 SOUTH PROPERTY LINE, LOOKING EAST



7 EAST PROPERTY LINE, LOOKING SOUTH



8 WEST PROPERTY LINE, LOOKING NORTH



9 BACK OF EXISTING STRUCTURE, LOOKING NORTHEAST

5.0 DESIGN CUES

NEIGHBORHOOD VICINITY

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

DESIGN CUES

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



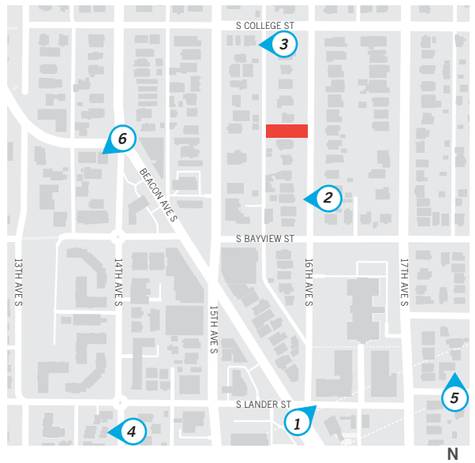
1 LOW-RISE APARTMENT, 1604 S ROBERTO MAESTAS FESTIVAL ST



2 SINGLE FAMILY RESIDENCE, 2355 16TH AVE S



3 TOWNHOUSE DEVELOPMENT, 2300 15TH AVE S



MAP KEY

Project Site

Location



4 TOWNHOUSE DEVELOPMENT, 2707 14TH AVE S



5 MODERN SINGLE FAMILY HOUSE, 1708 S LANDER ST



6 TOWNHOUSE DEVELOPMENT, 2387 BEACON AVE S

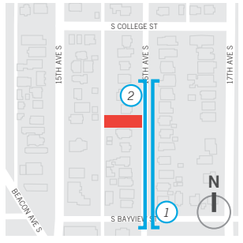
5.0 SITE STREETSCAPES

1 16TH AVE S LOOKING EAST

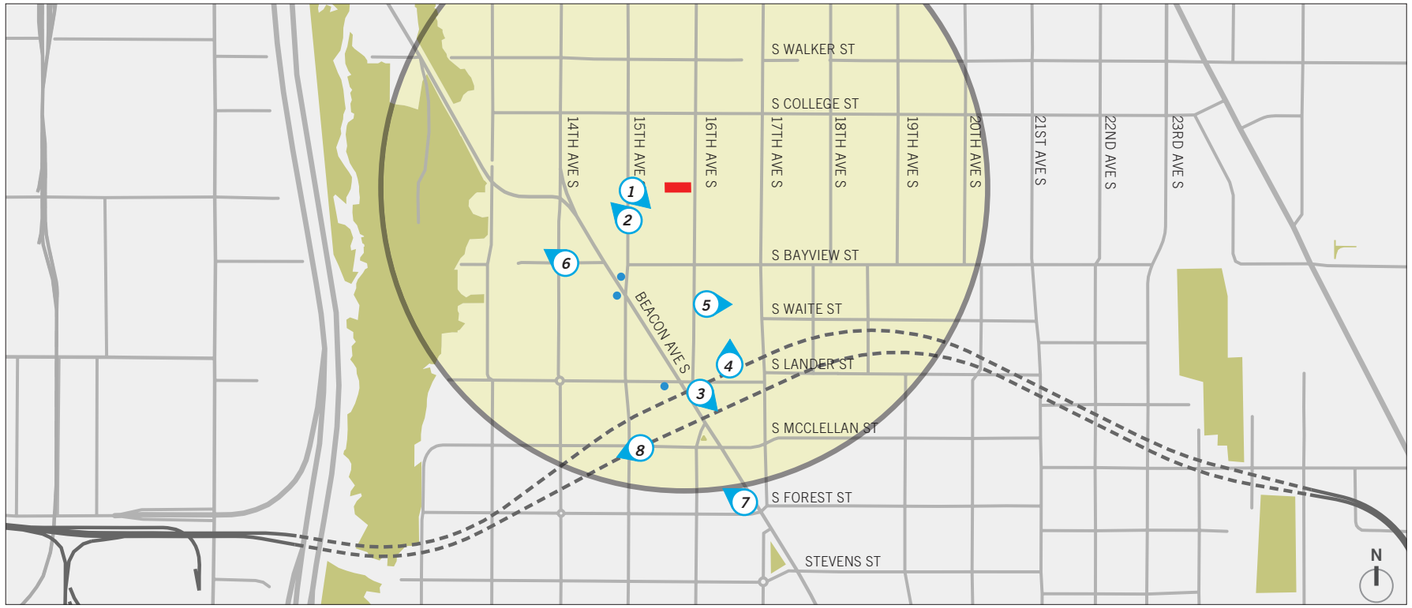


2 16TH AVE S LOOKING WEST



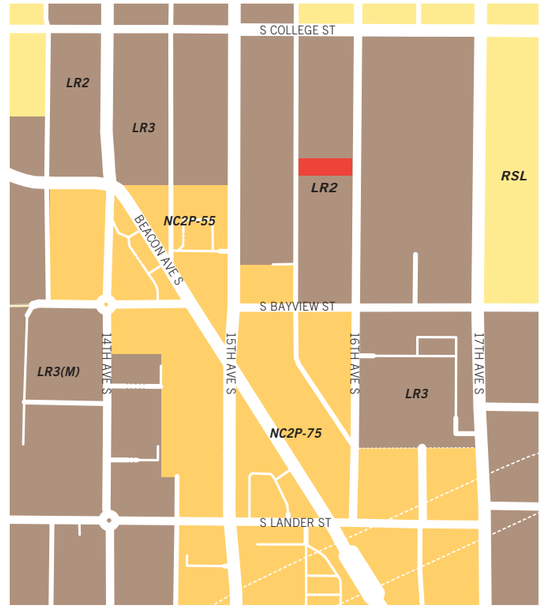


5.0 CONTEXT & URBAN DESIGN ANALYSIS



VICINITY & WALKING MAP KEY

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



ZONING

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

COMMUNITY NODES



1 BEACON ARTS



2 BEACON HILL DRIVING SCHOOL



3 BEACON HILL STATION



4 PLAZA ROBERTO MAESTAS



5 EL CENTRO DE LA RAZA



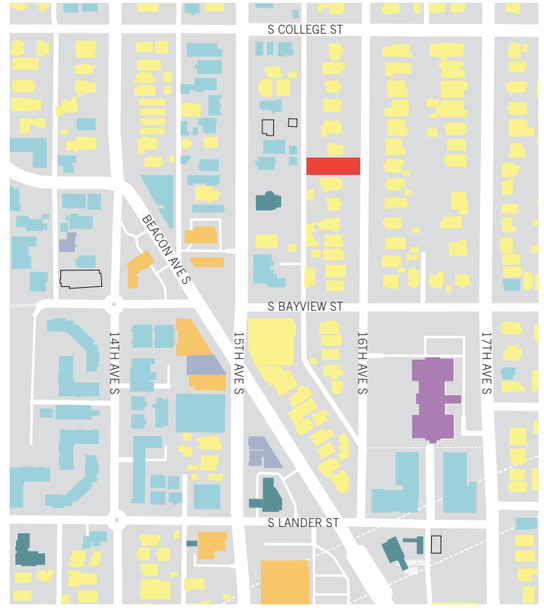
6 COMMUNITY ALLIANCE FOR GLOBAL JUSTICE



7 BEACON HILL LIBRARY



8 ST. PETER PARISH



SURROUNDING USES

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

6.0 ZONING DATA

LR2(M)

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR2(M1) zone for townhouses with MHA suffix.	√, SEE P2 DEVELOPMENT STATISTICS
Density Limits- Low-rise Zones	23.45.512	Townhouse development: No limit.	√
Structure Height	23.45.514	40' height limit	√, SEE P25 SECTION
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades greater than 40' in length: 7' average; 5' minimum. minimum 10' separation between principal structures.	Adjustment, built-out facade 6" into minimum setback, SEE P6 SITE PLAN
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10' min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510.D.5 may be counted as amenity area provided at ground level.	√, SEE P6 SITE PLAN
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR2 zone have maximum structure width: 90' The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line	√, SEE P6 SITE PLAN
Green Building Standards	23.45.530	FAR limit higher than 1.2 in LR2 zone, the applicant shall make a commitment that the proposed development will meet the Green Building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	√
Parking Location, Access & Screening	23.45.536	Alley access required. The alley does not require improvements. Parking provided at rear of lot.	√, SEE P6 SITE PLAN
Electric Vehicle (EV) "EV-Ready"	23.54.030	When between 1 and 6 parking spaces are provided, each of those parking spaces shall be EV-ready.	√, SEE P6 SITE PLAN
Solid Waste & Recyclable Materials Storage & Access	23.54.040	For 2-8 dwelling development, 84 sf minimum area is required for shared storage space with minimum 7' width or depth (units will be billed separately by utility). Bins will be pulled to alley by owners on collection day.	√, SEE P6 SITE PLAN
Required Parking	23.54.015	No minimum requirement (Residential Urban Village) Bicycle Parking: 1 space per dwelling unit (long term); 1 space per 20 dwelling unit (short term)	√, SEE P6 SITE PLAN

7.0 ARCHITECTURAL DESIGN RESPONSE

CONTEXT AND SITE
CS1. NATURAL SYSTEMS & SITE FEATURES
Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

Architect Response:

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

C. Topography

Architect Response:

The two buildings will be staggered in height, responding to the natural topography of the site.

D. Plants and Habitat

Architect Response:

There is minimal existing landscaping and natural habitat on the project site, which is primarily covered by an existing building and a gravel parking lot. The setback on all directions of the site as well as the open space in the middle of the site provide opportunities for new trees and landscaping.

CS2. URBAN PATTERN & FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets and Open Spaces

Architect Response:

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

C. Relationship to the Block

Architect Response:

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

CS3. ARCHITECTURAL CONTEXT & CHARACTER
Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

Architect Response:

The project is responding to the existing architectural context, which is a mix of traditional single family houses and contemporary multifamily. Breaking the project into 2 buildings breaks the massing down to best fit the existing neighborhood. The proposed buildings will also reflect design elements and materials presented in the neighborhood context.

PUBLIC LIFE
PL1. CONNECTIVITY
Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways and Connections

Architect Response:

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

C. Outdoor Uses and Activities

Architect Response:

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

PL2 WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety and Security

Architect Response:

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

D. Wayfinding

Architect Response:

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

PL3 STREET LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

Architect Response:

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

PL4 ACTIVE TRANSPORTATION
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. Entry Locations and Relationships

Architect Response:

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

DESIGN CONCEPT
DC1. PROJECT USES & ACTIVITIES
Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

Architect Response:

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

DC2. ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

Architect Response:

The mass of 8 units on the site is broken up into 2 buildings. With courtyard between the buildings are elevated in response to the slope of the site with the rear (west) building slightly higher than the street-facing building

B. Architectural and Facade Composition

Architect Response:

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

C. Secondary Architectural Features

Architect Response:

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

D. Scale and Texture

Architect Response:

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

DC3. OPEN SPACE CONCEPT

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

A. Building-Open Space Relationship

Architect Response:

Instead of locating all of the units in one structure, the project was divided into two buildings in an effort to create more opportunities for open spaces, and inclusion of natural light. The layout of the buildings generates 2 open spaces which encourage interactions among residents, neighbors, and pedestrians. The front, center, and open spaces balance out the mass occupied by the buildings on site.

C. Design

Architect Response:

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

DC4. EXTERIOR ELEMENTS & FINISHES

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

A. Exterior Elements and Finishes

Architect Response:

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



BLDG A EAST ELEVATION - LOOKING FROM 16TH AVE S

MATERIALS

FC1 Fiber Cement Panel - Light Gray


FC2 Fiber Cement Panel - Charcoal Gray


WD1 Lap Siding - Synthetic Cedar


W1 Window - Black


MT1 Metal Fascia - Dark Gray


MT2 Metal Canopy


CN1 Concrete



SOUTH ELEVATION

MATERIALS

FC1 Fiber Cement Panel - Light Gray



FC2 Fiber Cement Panel - Charcoal Gray



WD1 Lap Siding - Synthetic Cedar



W1 Window - Black



MT1 Metal Fascia - Dark Gray



MT2 Metal Canopy



CN1 Concrete



BLDG B WEST ELEVATION - LOOKING FROM ALLEY

MATERIALS

FC1 Fiber Cement Panel - Light Gray


FC2 Fiber Cement Panel - Charcoal Gray


WD1 Lap Siding - Synthetic Cedar


W1 Window - Black


MT1 Metal Fascia - Dark Gray


MT2 Metal Canopy


CN1 Concrete



NORTH ELEVATION

MATERIALS

FC1 Fiber Cement Panel - Light Gray



FC2 Fiber Cement Panel - Charcoal Gray



WD1 Lap Siding - Synthetic Cedar



W1 Window - Black



MT1 Metal Fascia - Dark Gray



MT2 Metal Canopy



CN1 Concrete



BLDG A WEST ELEVATION

MATERIALS

FC1 Fiber Cement Panel - Light Gray


FC2 Fiber Cement Panel - Charcoal Gray


WD1 Lap Siding - Synthetic Cedar


W1 Window - Black


MT1 Metal Fascia - Dark Gray

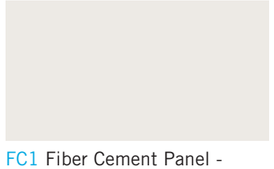

MT2 Metal Canopy


CN1 Concrete

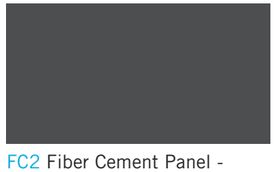


BLDG B EAST ELEVATION

MATERIALS



FC1 Fiber Cement Panel - Light Gray



FC2 Fiber Cement Panel - Charcoal Gray



WD1 Lap Siding - Synthetic Cedar



W1 Window - Black



MT1 Metal Fascia - Dark Gray



MT2 Metal Canopy



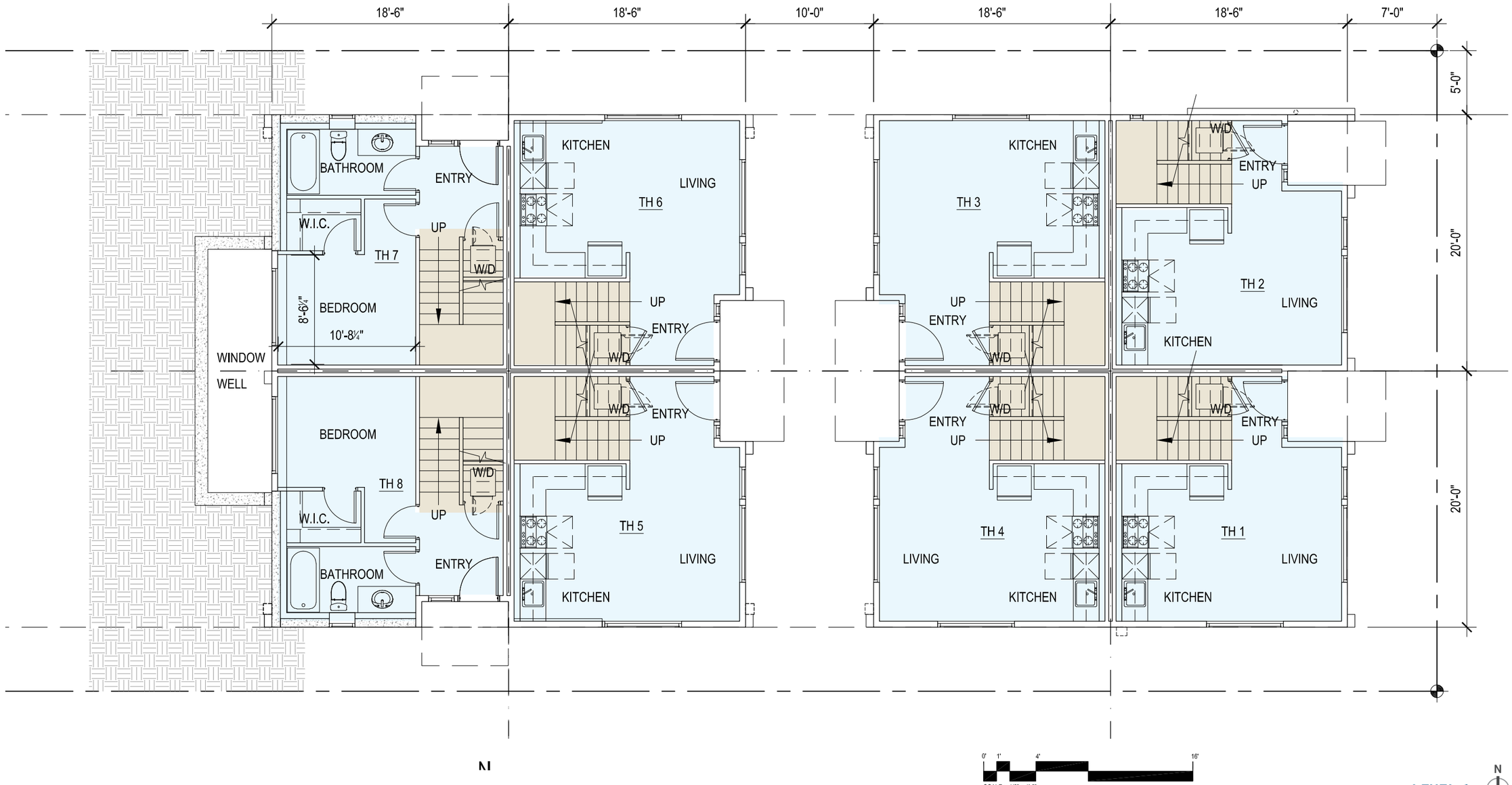
CN1 Concrete

FLOOR PLANS

KEY

Circulation

Residential



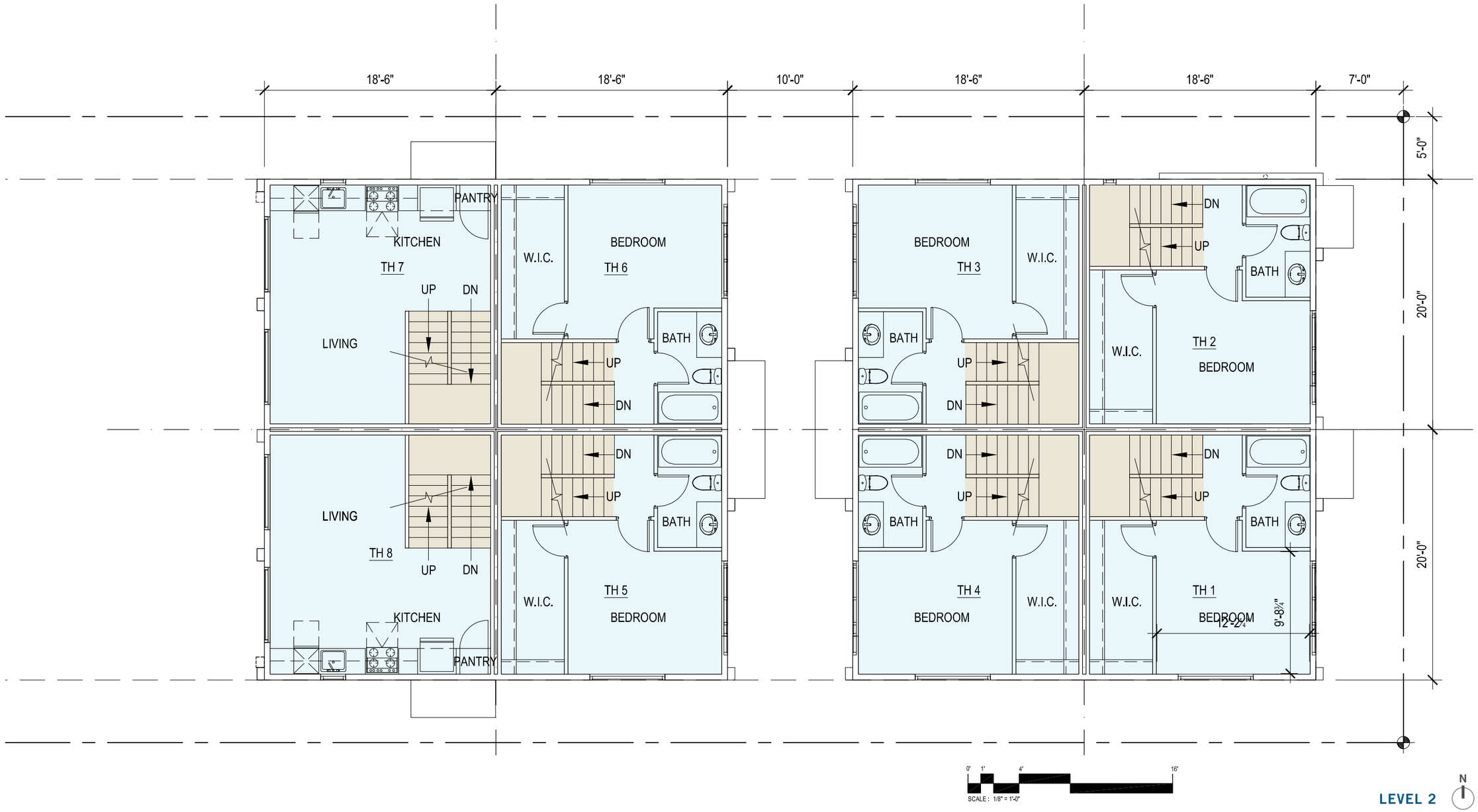
LEVEL 1

FLOOR PLANS

KEY

Circulation

Residential



LEVEL 2

FLOOR PLANS

KEY

Circulation

Residential

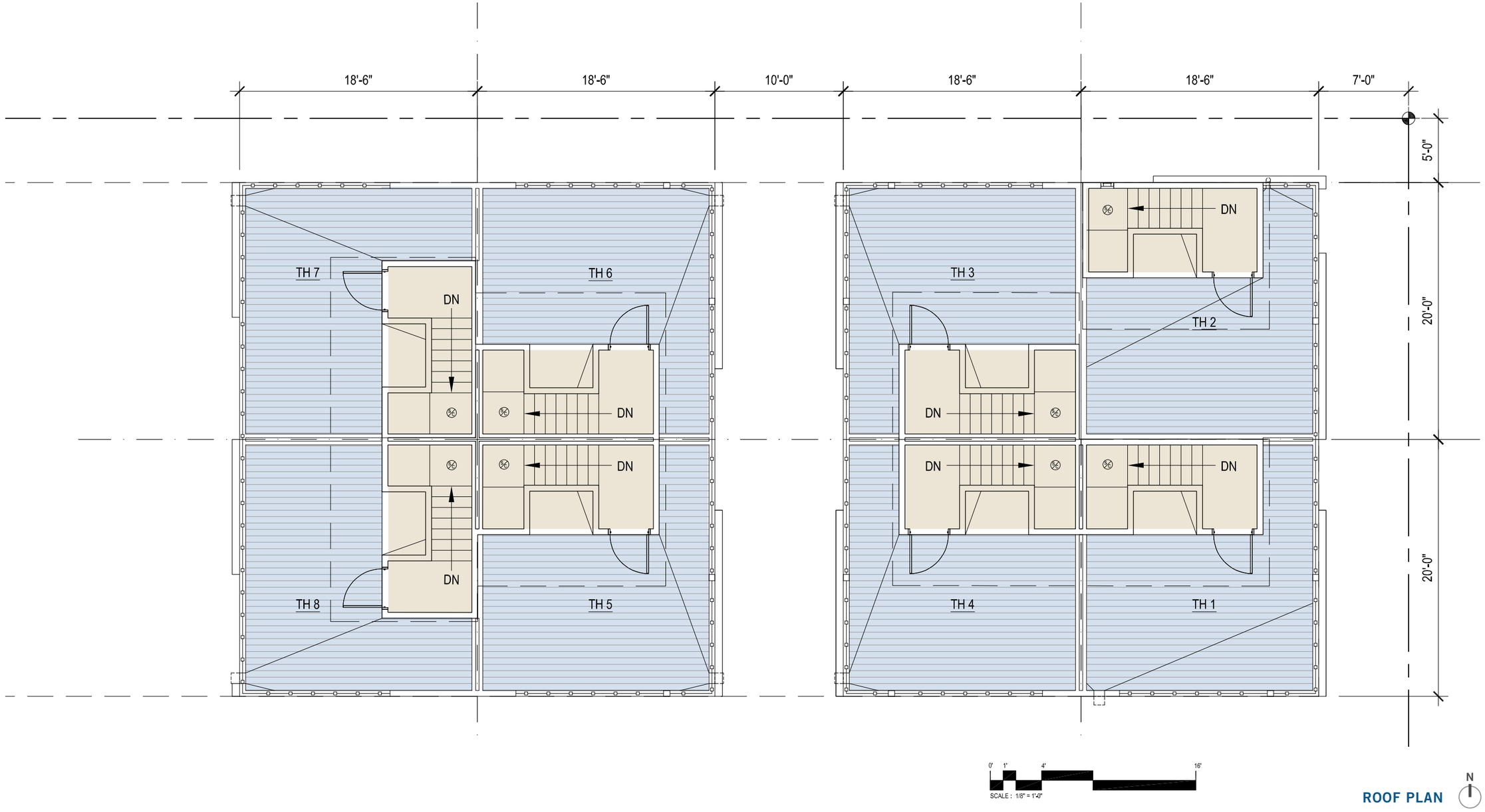


LEVEL 3

FLOOR PLANS

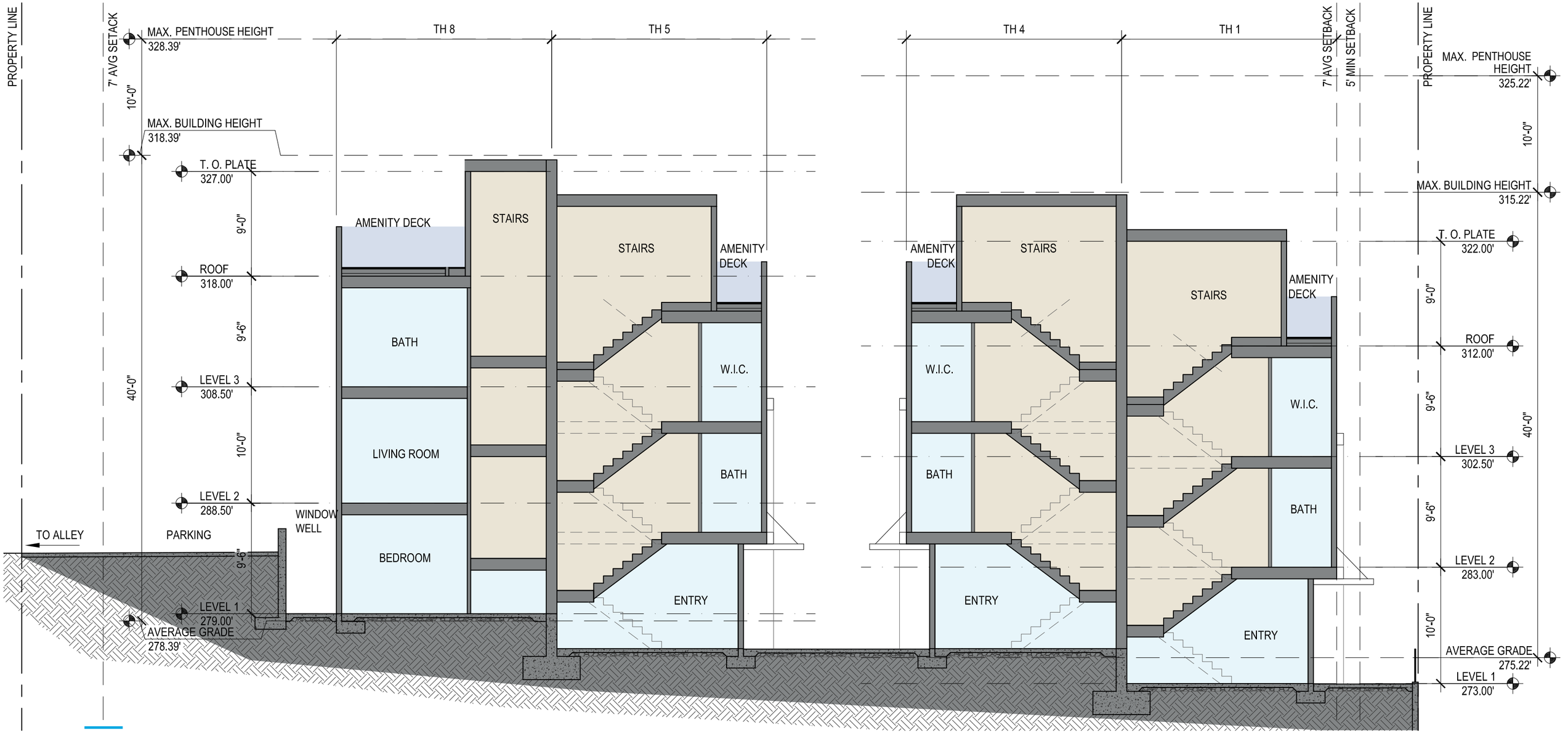
KEY

- Circulation
- Residential
- Amenity



ROOF PLAN

8.0 BUILDING SECTION

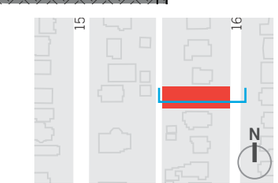


KEY

- Units
- Circulation
- Residential Amenity

0' 1' 4' 16'

SCALE : 1/8" = 1'-0"



8.0 RENDERING



SE VIEW



SW VIEW



NE VIEW



NW VIEW