

SDCI Project: **#3037068-EG**
#6800843-CN

Dropped Off: **12/01/2020**

JW ARCHITECTS

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Address:	3426 Lafayette Ave S Seattle, WA 98144
Tax ID Number:	3726800130
SDCI Project Number:	#3037068-EG #6800843-CN
Lot Size:	4,320 SF
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144
Owner/Applicant:	Blackwood Builders Group 15620 Hwy 99, Suite #11 Lynwood, WA 98087
Proposal:	3426 Lafayette Ave S is currently (1) lot with (1) SFR and (1) garage. The applicant proposes to demo the SFR and garage, and construct (4) rowhouses with future unit lot division.

Key Metrics	Current	Previously
Zone:	LR1 (M1)	SF 5000
Urban Village:	North Beacon Hill(Residential)	North Beacon Hill (Residential)
Frequent Transit:	Yes	
Overlay Zoning:	No	
	Required/Allowed	**Proposed**
Density:	RH'S - Unlimited	(4) Rowhouses
Vehicle Parking:	(0) Spaces	(0) Open Stalls
Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(4) Long-term (2) Short-term
FAR:	1.3 X 4,320 SF =5,616 SF	5,585 SF
Amenity Area:	25% of Lot Area = 1,404 SF	2,112 SF
Structure Height:	30'-0" + 4' Parapet + 10' Penthouse Bonus	29'10" + 4' Parapet + 10' Penthouse Bonus
Front Setback (Lafayette Ave S):	5' Min	5' Min
Front Setback (Alamo Pl S):	5' Min	5' Min
Side Setback (North):	3.5' Min	3.5'
Side Setback (South):	3.5' Min	3.5'
Facade Length (North):	65% (Within 15' of Property Line) 120' X .65 = 78'	Proposed: 77'-8"
Facade Length (South):	65% (Within 15' of Property Line) 120' X .65 = 78'	Proposed: 77'-8"

Project Information

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. We worked with a translator to get all the outreach transcribed into Spanish, Vietnamese, Mandarin and Cantones. Flyers provided information about the project and location, as well as a link to the project website and on-line survey.

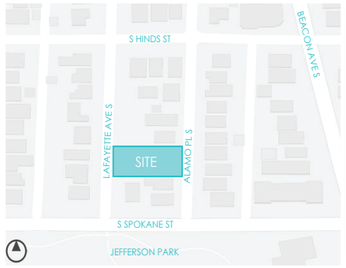
Approved by the Department of Neighborhoods on 10/21/2020

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 3426 Lafayette Ave S

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 3426 Lafayette Ave S.





Project information:
This project will be located on the southern end of the block facing Lafayette Ave S and Alamo Pl S - just a few steps from Jefferson Park. When it's complete, the new homes will be 3 stories tall and will include 4 rowhouses with a courtyard. We're just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outtreach@jwaseattle.com

We request your input through:

ONLINE SURVEY
September 17 - October 8, 2020
Link to survey:
www.jwaseattle.com/3426-english

PROJECT WEBSITE

jwaseattleoutreach.wixsite.com/3426

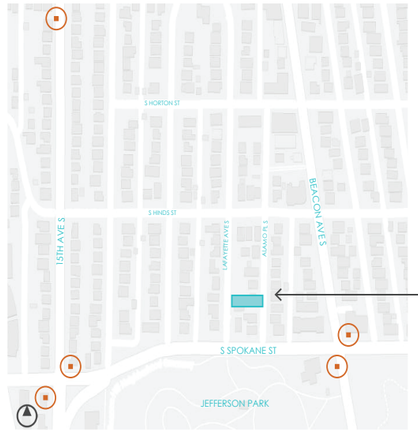
*additional info on back of flyer

ARCHITECTS

Front page of

Link to project website and survey.

Link to dedicated project website and public comments.



ONLINE SURVEY
September 17 - October 8, 2020
Link to survey:
www.jwaseattle.com/3426-english

DROP-IN HOURS

In-Person meetings have been suspended due to COVID-19.

By transit:
Off Beacon Ave S- Buses ,36
Off 15 Avenue S - Buses 60,107

Visit the **Project Website** (jwaseattleoutreach.wixsite.com/3426) to see project related information concerning this project.

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwaseattle.com) and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (http://www.seattle.gov/neighborhoods).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

ARCHITECTS

Back page of







Development Objectives & Public Outreach

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the on-line survey and to the website with a commenting function. The website along with the survey was created on September 17th and ran until October 8th. The website for the project will permanently stay on-line to document our outreach work while the survey was kept on-line for at least 3 weeks. In addition, the project event was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and over all look of the building, as well as some of their concerns regarding parking availability and construction impact noises. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

DESIGN REVIEW OUTREACH SURVEY

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 3426 Lafayette Ave S. When it's complete, the new homes will be 3 stories tall and will include 4 rowhouses with a courtyard. We're just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022.

This survey will be open from September 17th to October 8th. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (3426 Lafayette Ave S) or project number (004640-20PA) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1. What is your connection to this development project? (select all that apply)
   - I live very close to the project
   - I live in the general area
   - I own a business nearby
   - I visit the area often for work or leisure
   - I don't have a direct connection, but I care about growth and development in Seattle
   - Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)
   - That it fits into neighborhood look
   - That it stands out as a unique and landmark building
   - That it brings new services or amenities to the area (businesses, open space, etc.)
   - That is affordable for residents and/or businesses
   - That it is designed to be family-friendly
   - That it is designed with environmental sustainability in mind
   - Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)
   - That it fits into neighborhood look
   - That it stands out as a unique and landmark building
   - That it brings new services or amenities to the area (businesses, open space, etc.)
   - That is affordable for residents and/or businesses
   - That it is designed to be family-friendly
   - That it is designed with environmental sustainability in mind
   - Other [fill in blank, 100 character maximum]

3. We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
   - Lots of plants/greenery
   - Additional designs for safety (street lighting, gates, fences, etc)
   - Quality building materials at street-level (brick, large windows,
   - Seating/places to congregate (sidewalk cafes, benches, etc)
   - Pet friendly areas
   - Off-street bicycle parking
   - Other [fill in blank, 100 character maximum]

4. What concerns do you have about the project? (select any/all that apply)
   - Construction noise/impacts
   - The existing residence is going away
   - That I will not like the way it looks
   - That it will not be affordable
   - That it may feel out of scale with other buildings nearby
   - I don't really have any specific concerns
   - Other [fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]

6. What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]

7. What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]

8. What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1. What is your age?
   - Under 12 years old
   - 12-17 years old
   - 18-24 years old
   - 25-34 years old
   - 35-44 years old
   - 45-54 years old
   - 55-64 years old
   - 65-74 years old
   - 75 years or older

2. What are the languages spoken in your home? (select any/all that apply)
   - English
   - Spanish
   - Amharic
   - Oromo
   - Tigrinya
   - Other [please specify]

3. How long have you lived in this neighborhood?
   - Less than a year
   - 1-2 years
   - 3-5 years
   - 5-10 years
   - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (3426 Lafayette Ave S) or project number (3037068-EG) in the Design Review Calendar and the Seattle Services Portal.

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

SURVEY RESULTS

We received ten survey responses for this project. The survey was available on the JW Architects webpage from September 17th

Question 1:
100% live very close to the project

Question 2:
41% want it to fit into neighborhood look
6% want it to stand out as a unique and landmark building
30% want it to be affordable for residents and/or businesses
17% want it to be designed to be family-friendly
6% want it to be designed with environmental sustainability in mind

Question 3:
50% want a lots of plants/greenery
7% want additional designs for safety
21% want quality building materials at street-level.
7% want seating/places to congregate
15% want fixing sidewalks to be smooth

Question 4:
7% concern about existing residence going away
20% concern about not liking the way it looks
20% concern about the affordability of the project
30% concern about the building may feel out of scale with other buildings nearby
3% no specific concerns.
Other- concern about parking,

Question 5:
- You should be mindful of affecting neighbors' solar access & exposure.
-The block is comprised of single family homes. There are no multifamily units on the block.
-This block is almost all one story homes at that end. At three stories, this project will loom over everything on the block. Please do what you can to mitigate 3 story sheer walls by adding step backs, architectural detail, and variation in color and texture
-Many park goers park along this street, and it can be very hard to park on this block
-The street is currently blocked off for pedestrian use only during the pandemic
-Lafayette Ave is narrow and has a median at one end that makes navigating large trucks equipment very hard because many can't turn around. I'm concerned about the tree roots of the lovely mature trees on our street.

Question 6:
- Jefferson Park Apartments
- Jefferson Park
- Craftsman Houses
- Neighborhood greenway
- Beacon Hill Food Forest,
- Feed the People Plaza/Mural
- El Centro de la Raza
- Restaurants along Beacon Hill Ave

Question 7:
Walkable, scale, diversity, close to the park, family friendly, single family neighborhood, close to stores and church.

Question 8:
Traffic noise, airplane noise, lack of parking, up-zoning, gentrification and displacement.

Additional Questions:

Question 1:
25% 25-34 years old
12% 35-44 years old
12% 45-54 years old
12% 55-64 years old
39% 65-74 years old

Question 2:
100% English
Other languages spoken: French, ilocano and Dutch

Question 3:
11% 3-5 years
45% 5-10 years
11% 10-15 years
33% more than 15 years

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 8, BLOCK 2, J.B. JOHNSON CO'S 1ST ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 88°52'23" W, BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF S SPOKANE ST, PER REFERENCE NO. R2.

REFERENCES

R1. RECORD OF SURVEY, VOL. 19, PG. 257, RECORDS OF KING COUNTY, WASHINGTON.

R2. RECORD OF SURVEY, VOL. 386, PG. 43, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-2601.

BRASS CAP 0.5FT N & 0.5FT E OF THE INT BK CW IN THE SW COR INT OF BEACON AVE S AND S SPOKANE ST, SOUTH OF A CATCH BASIN AT SFD STATION #13.

ELEV.=309.409'

SURVEYOR'S NOTES

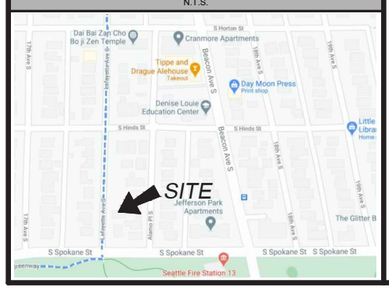
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER AND OCTOBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN 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. 3726800130
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,319 S.F. (0.10 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.

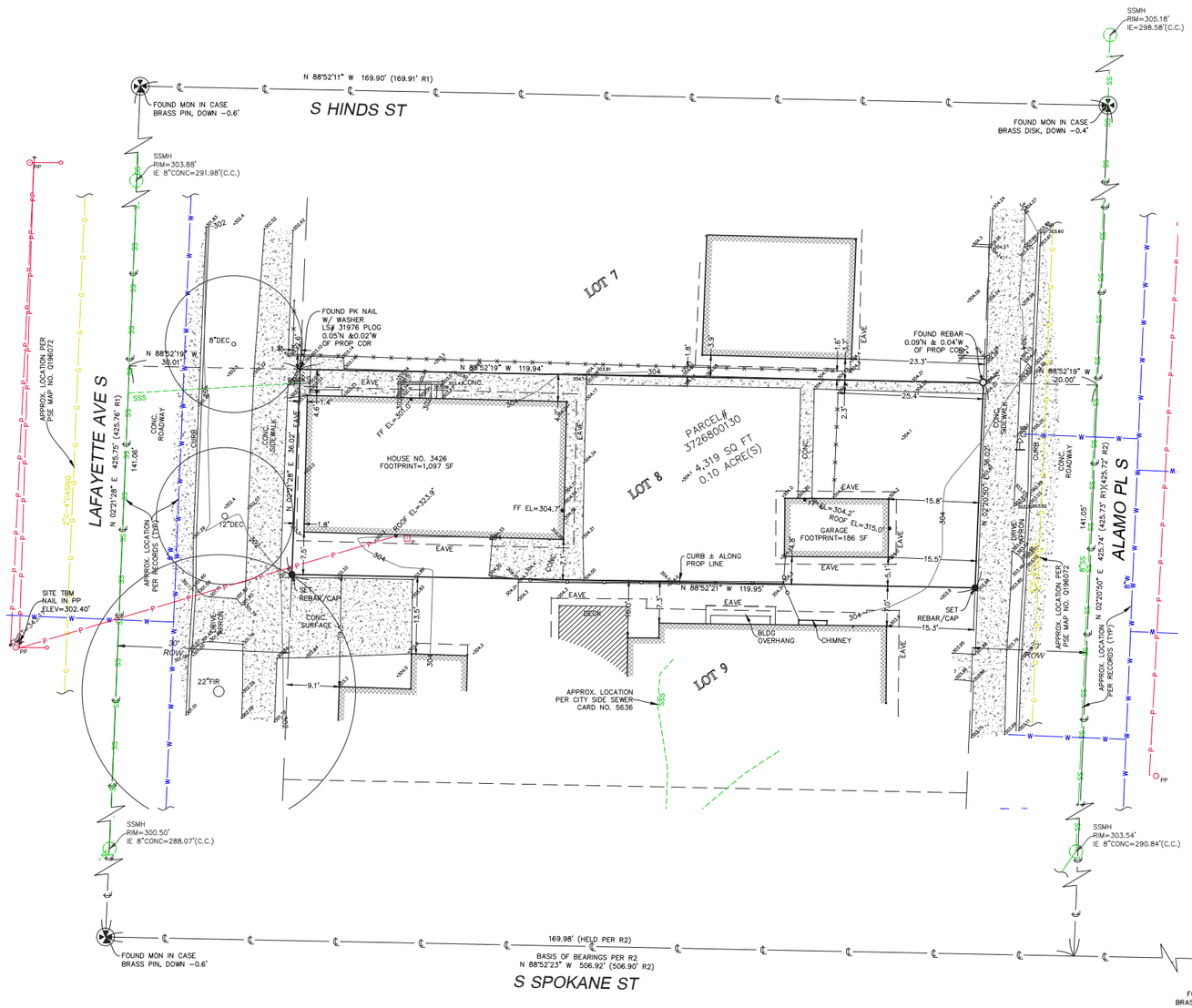
LEGEND

	BENCHMARK	C.C.	CENTER CHANNEL
	BUILDING	CALC'D	CALCULATED
℄	CENTERLINE ROW	COS	CITY OF SEATTLE
	CONCRETE SURFACE	CONC	CONCRETE
	RETAINING WALL	COR	CORNER
	DECK	DEC	DECIDUOUS
x x x	FENCE LINE (CHAIN LINK)	ELEV	ELEVATION
	FENCE LINE (WOOD)	EVG	EVERGREEN
	FIRE HYDRANT	FF	FINISH FLOOR
G	GAS LINE	G	GAS
	NAIL AS NOTED	LS#	LAND SURVEYOR NUMBER
	MONUMENT IN CASE (FOUND)	MEAS	MEASURED
P	POWER METER	MON	MONUMENT
P	POWER (OVERHEAD)	OHP	OVERHEAD POWER
	POWER POLE W/ LIGHT	OHT	OVERHEAD TELEPHONE
	REBAR AS NOTED (FOUND)	PROP	PROPERTY
	REBAR & CAP (SET)	(R)	RECORD DATA
	ROCKERY	ROS	RECORD OF SURVEY
SS	SEWER LINE	SD	SERVICE DRAIN
	SEWER MANHOLE	SSMH	SANITARY SEWER MANHOLE
	SIGN (AS NOTED)	SSS	SANITARY SIDE SEWER
SIZE TYPE	TREE (AS NOTED)	SF	SQUARE FEET
W	WATER LINE		
WM	WATER METER		
BLDG	BUILDING		

VICINITY MAP

N.T.S.





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.

10 0 5 10
(IN FEET)
1 INCH = 10 FT.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NW 1/4 SEC. 16, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 3726800130

Blackwood Builders - Lafayette Ave S ULS
3426 Lafayette Ave S
SEATTLE, WA 98144

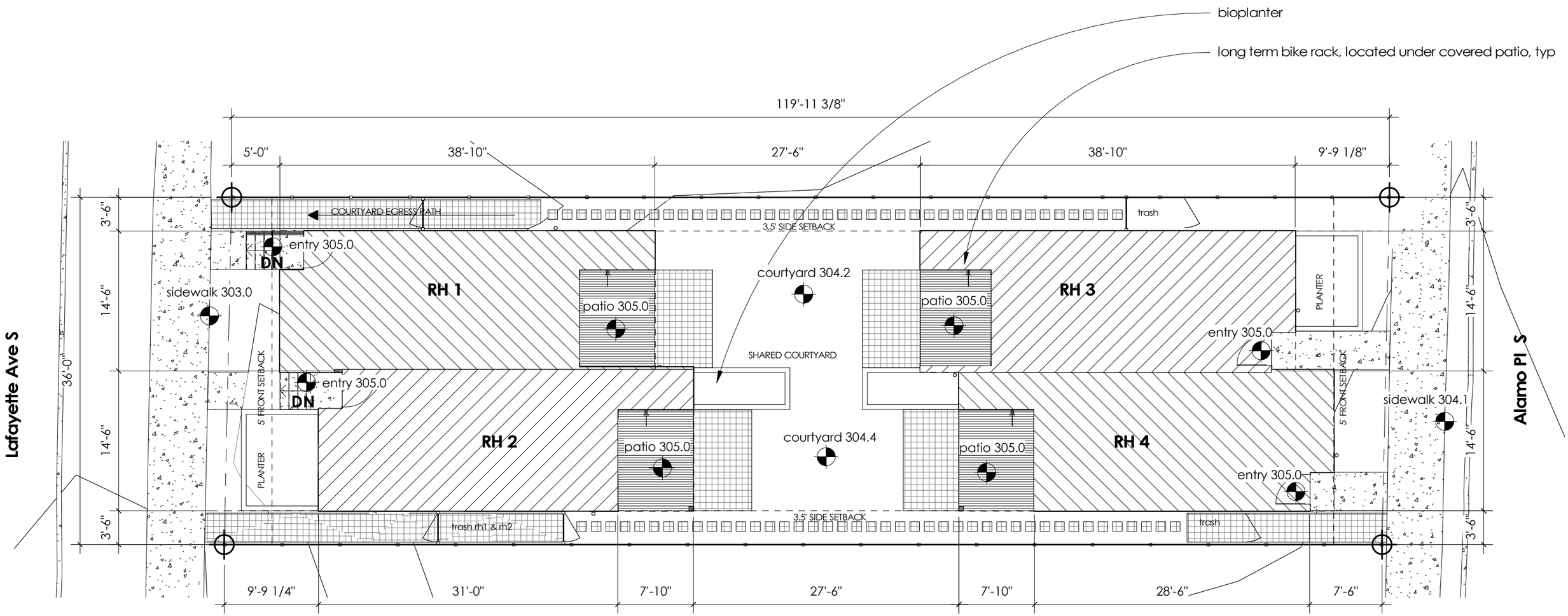
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

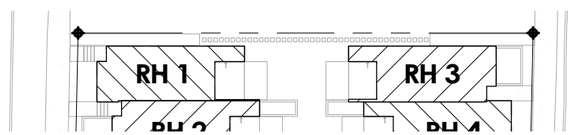
JOB NUMBER:	201750
DATE:	10/13/20
DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1

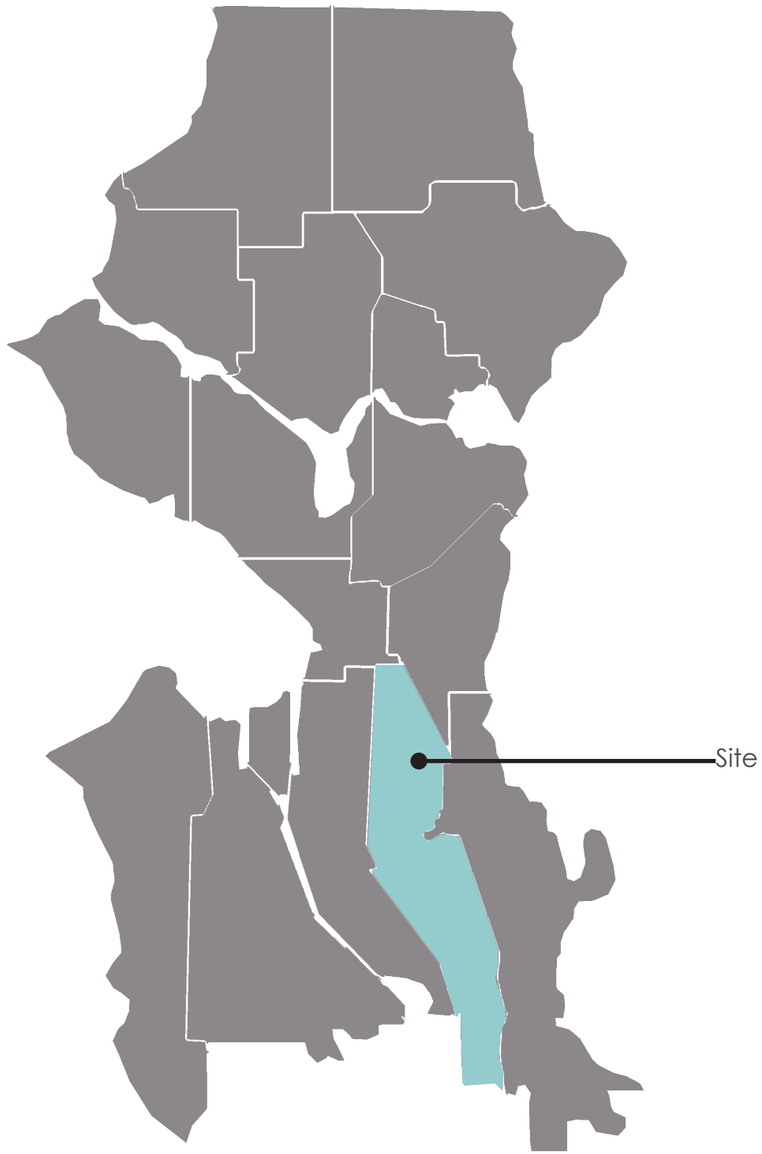
Project Site & Survey





Site Plan, Copy 1

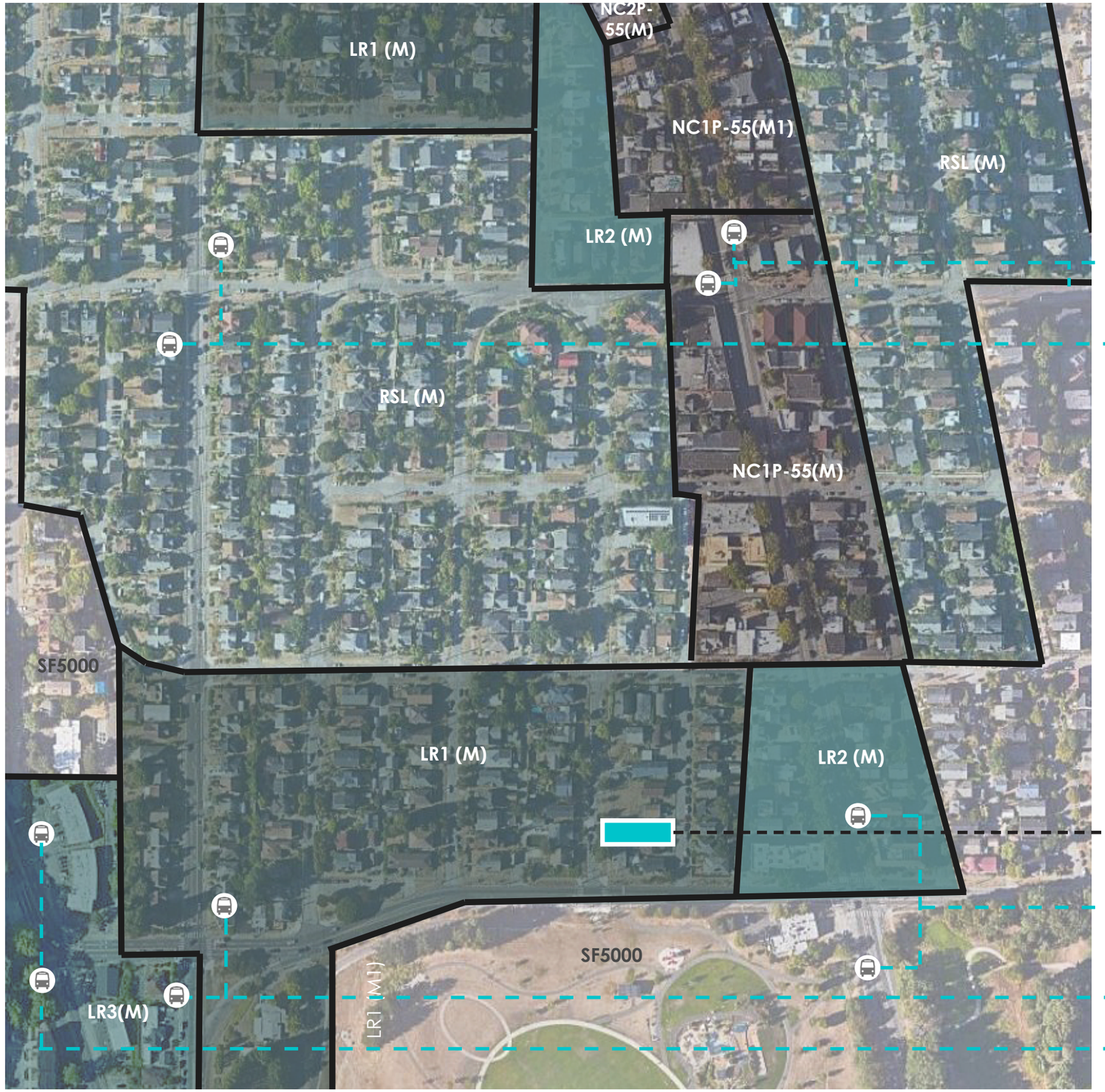
Scale: 3/32" = 1'0'





Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR1 (M1)

Adjacent Zoning: SF 5000, LR2(M), LR3(M, RSL(M), NC1P-55 (M)

Public Transportation:

Line 36- Beacon Ave S & S Spokane St

Line 36- Beacon Ave S & S Hanford St

Line 60/107- 15th Ave S & S Spokane St

Line 60/107- 15th Ave S & S Hanford St

Line 50 - S Columbian Way & S Spokane St

Key:

- SF5000
- RSL (M)
- LR1
- LR2
- LR3
- NC

Scale: NTS

Zoning Analysis





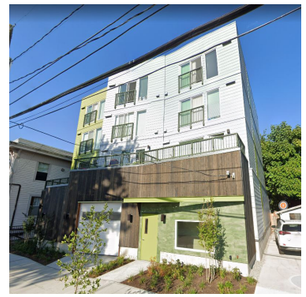
1. Seattle Fire Station 13 (Landmark)



2. Beacon Hill Branch



3. Jefferson Park Apartments



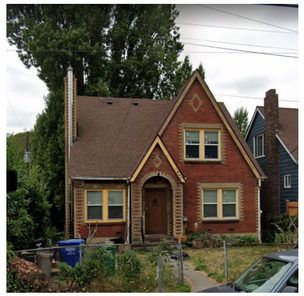
4. 3309 Beacon Ave S Aparments



5. 2813 15th Ave S Townhouses (under construction)



6. 3418 Alamo Pl S



7. 3447 15th Ave S



8. 3409 15th Ave S (under construction)

Neighborhood

This neighborhood is known for its proximity to Jefferson Park and the singular character of the institutional buildings. The area is starting to get developed as a response of the recent upzone from SF5000 to LR and RSL zoning, as well as the new housing demands in the city. The neighborhood is defined by the small single family homes combined with some large apartment buildings by the arterial streets showing a clear precedent of multifamily housing in the neighborhhod. Single Family homes are starting to being transform into high density townhouses and apartments.

Scale: NTS

Context Analysis

Lafayette Ave S Looking East



S HINDS ST

S SPOKANE ST

Lafayette Ave S Looking West



S SPOKANE ST

S HINDS ST

Alamo Pl S Looking East



S HINDS ST

S SPOKANE ST

Alamo Pl S Looking West



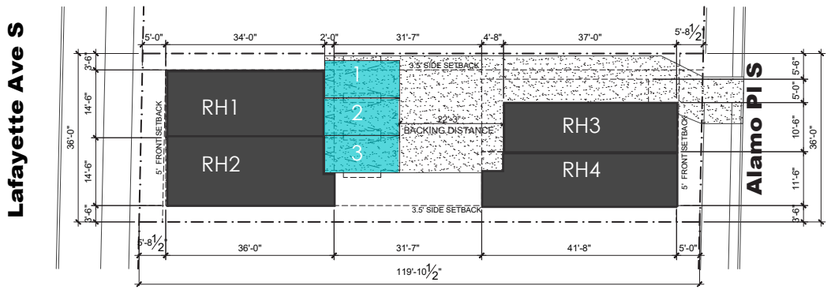
S SPOKANE ST

S HINDS ST

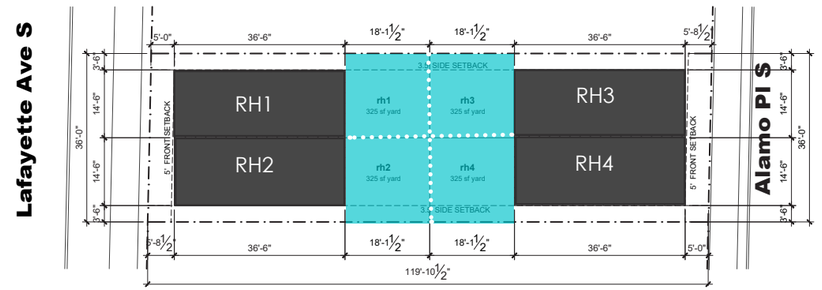
NW 83RD ST

Street Elevations

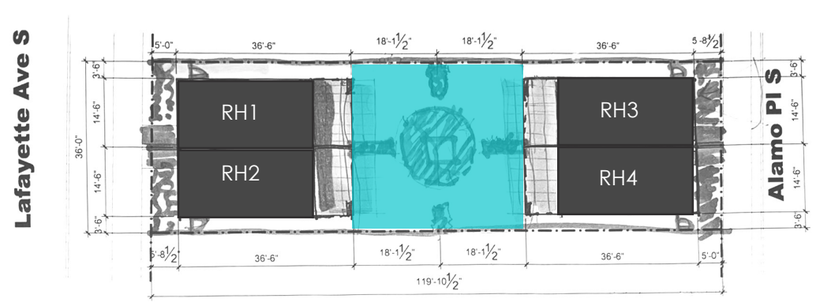
Seattle Design Guidelines		Seattle Design Guidelines
CS2. Urban Pattern and Form	B. Adjacent Sites, Streets, and Open Spaces	Planner Notes: Identify unique and positive characteristics of neighborhood & reflect/extrapolate through design; create strong connections to each street & existing open spaces: Jefferson Park, Cheasty Boulevard. Design Response: The project site is in a recently up-zoned area from SF5000 to LR1, with this project being the one of the first. The neighborhood contains mostly single level craftsman houses with low slope gable and shed roofs. White and blue lap siding with black shingle roofs dominate the color pallet of both Alamo and Lafayette St. Our project responds directly by utilizing a complimentary color pallet to those on each street. Whites and blue lap siding with window accent panels and black metal roofs will bring in contemporary materials while maintaining the character. Each building has low slope butterfly roofs in combination with flat roofs to nod towards contemporary design.
PL2. Walkability	A. Accessibility	Planner Notes: Site and Design to encourage pedestrian activity on the street. Design Response: The site design was a fundamental driver of the project's concept. Each building will be slab on grade for smooth continuously entry from street to courtyard. Private and semi-private access paths wrap along each side of the rowhouses which connect to an expansive open courtyard. The ground floor layout prioritized the kitchen window facing the street with the living space to activate the patio and courtyard for continuously indoor outdoor connection.
PL2. Walkability	A. Entries	Planner Notes: Design entries to be clear and easily identifiable. Provide direct lines of sight to establish a strong connection from each unit to the respective street. Design Response: The entries have been made double height with a cedar finish, differentiating itself from the mass and providing a warm textured material at the most trafficked point into the building. Concrete paver pathways lead directly from the street to the entries. The project site is a through lot, which enables each building to directly engage each street, so that all units have a street facing presence on site.
DC2. Architectural Concept	D. Scale and Texture	Planner Notes: Incorporate architectural elements with detail at human scale into overall consistent design concept; provide "texture" through form, scale and materials. Response: Each row house massing engages their respective streets in a distinct manner. One steps back at level two, and utilizes double height entry to humanize the buildings mass. The other utilizes a distinct and creative roof shapes to capture extra light and air to make the bedrooms feel extra spacious and bright. The staggering of each unit provides a clear rhythm and differentiates the units from each other. Breaking down the building into two smaller attached buildings.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	Planner Notes: Use high quality, highly textured materials characteristic of a residential neighborhood. Brick and horizontal lap siding are common in vicinity for residential. Design Response: The project is utilizing lap and cedar throughout the project which is the most common material along both streets. Panel is utilized in locations as an accent material. Black standing seem roofs will bring in a premium material to the neighborhood for its durability and long-lasting look.



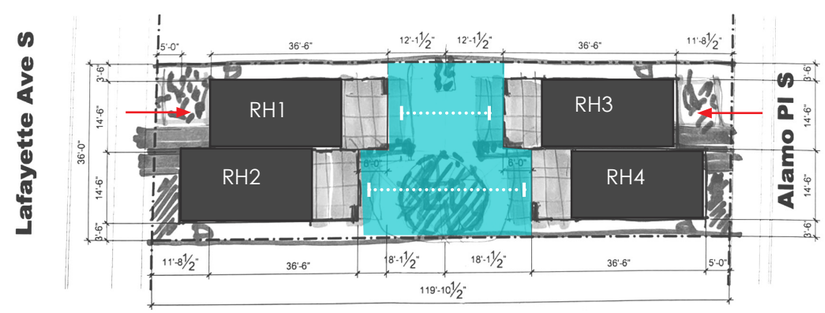
1. Maximum site development with (3)open parking stalls in courtyard



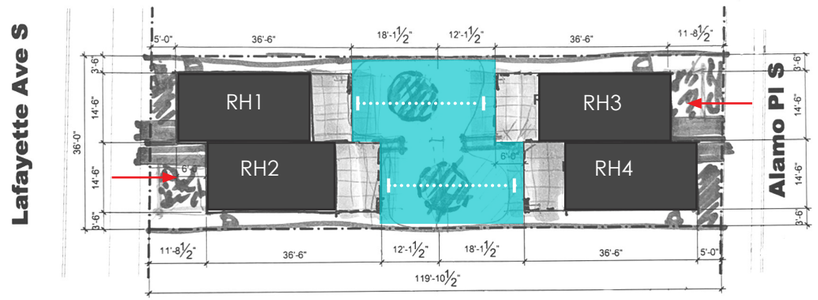
2. Maximum backyard for each unit



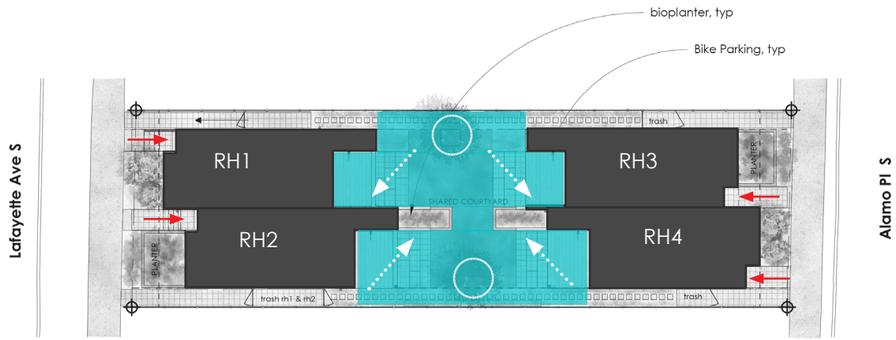
3. Maximum backyard - (1) large share defined space



4. Maximum backyard - south facing courtyard, (1) large share defined space asymmetrical

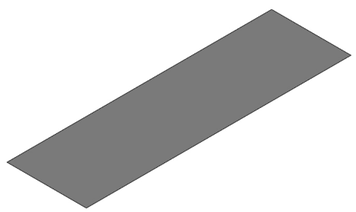


5. Maximum backyard - shift to scoop afternoon sun, (2) shared defined spaces

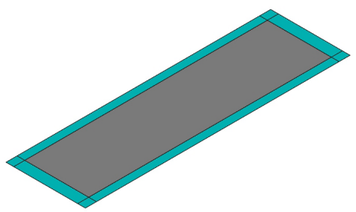


6. Maximum backyard - shared courtyard defined by bioplanters, landscape and massing

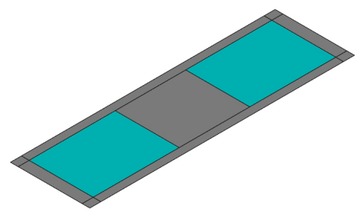
B. MASSING DEVELOPMENT



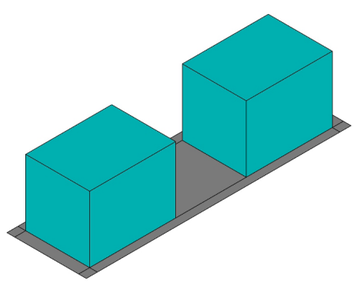
1. Site



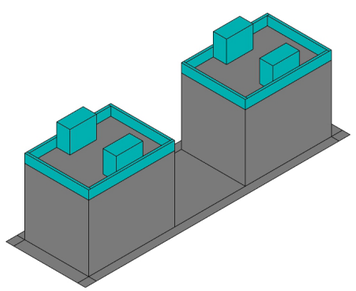
2. Setbacks



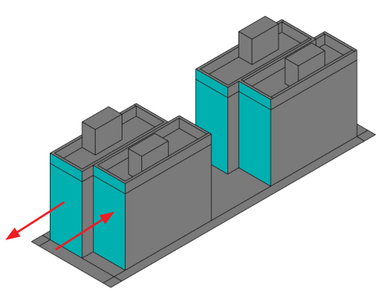
3. 65% Max Facade Length



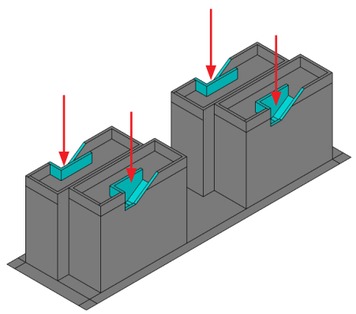
4. 30' height limit



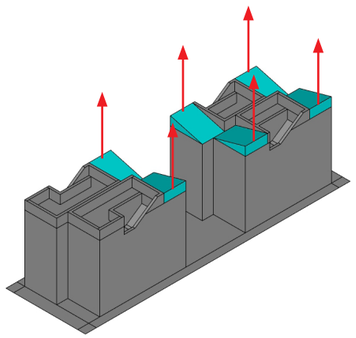
5. 4' Parapet Bonus, 10' Penthouse Bonus



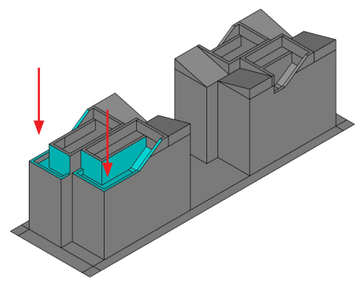
6. Offset mass to differentiate units, & reduce scale



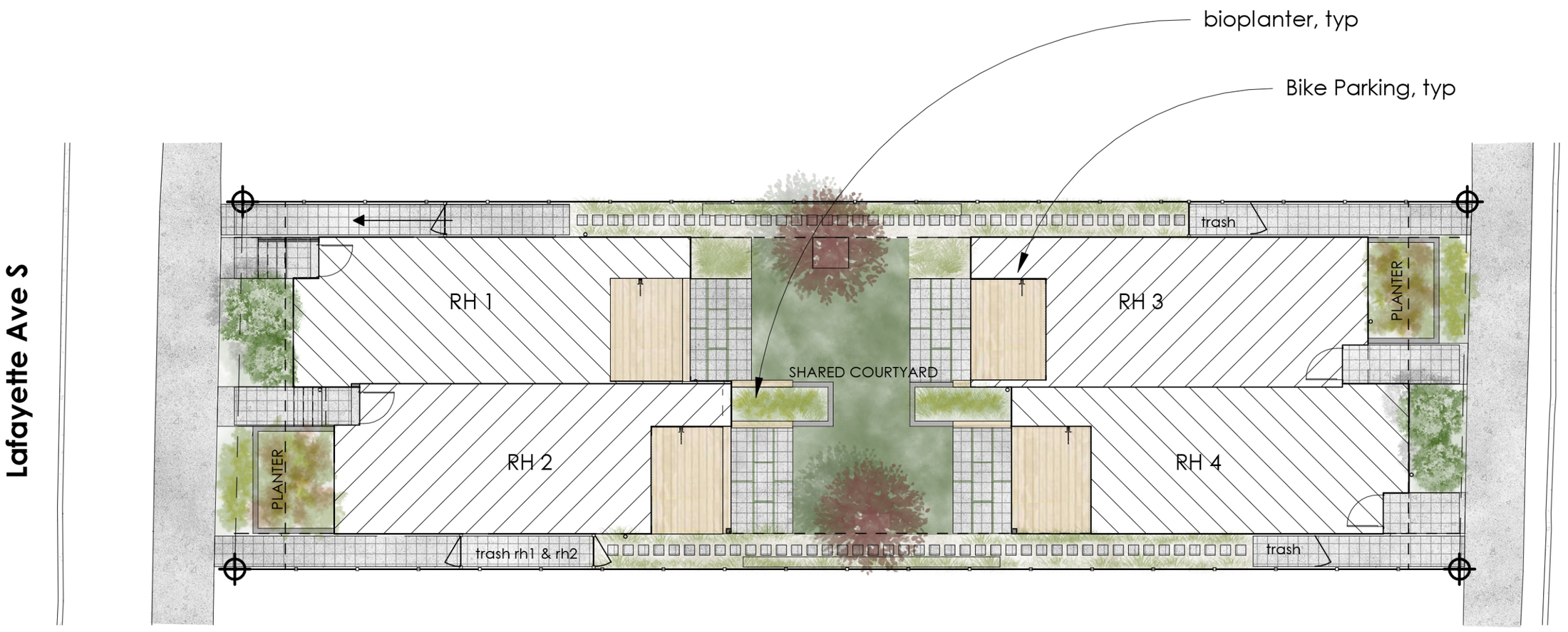
7. Replace Penthouses W/open stairs to reduce mass



8. Replace section of roof deck w/butterfly roof to reflect sloped roofs in neighborhood

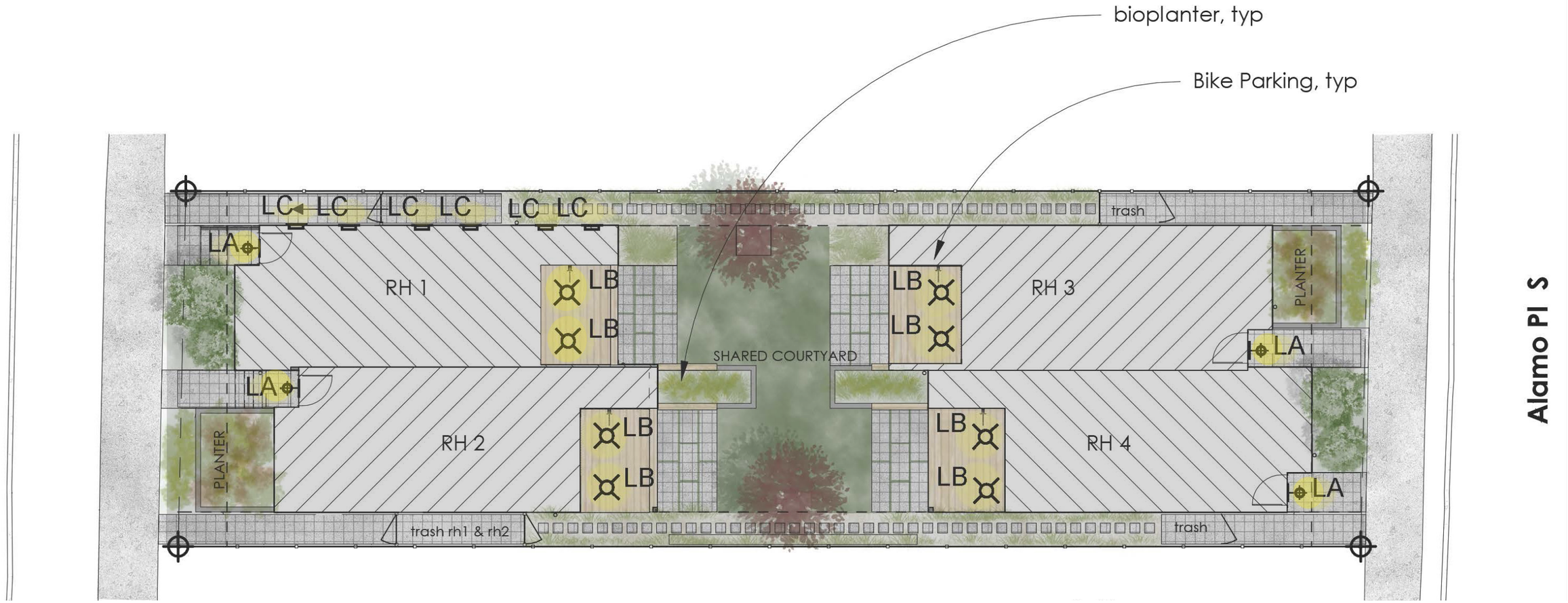


9. Stepback on 3rd floor of Alamo Place to reduce scale



Scale: NTS

Concept Landscape Plan





LA

Surface wall mount direct-indirect light.
Location: Unit entry, mounted above door under building overhang.

SPECIFICATIONS

DELIVERED LUMENS	1394 Up-Downlight / 672.5 Downlight
WATTS	27.8 Up-Downlight / 14.2 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall



LB

Surface ceiling mount downlight.
Location: private decks, mount to under-side of building.

SPECIFICATIONS

Color Temp:	3500K, 3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on ceiling or wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Energy Star 2.0 Wet Location Listed
Construction:	Weather-resistant 316 stainless steel body with thick acrylic shade



LC

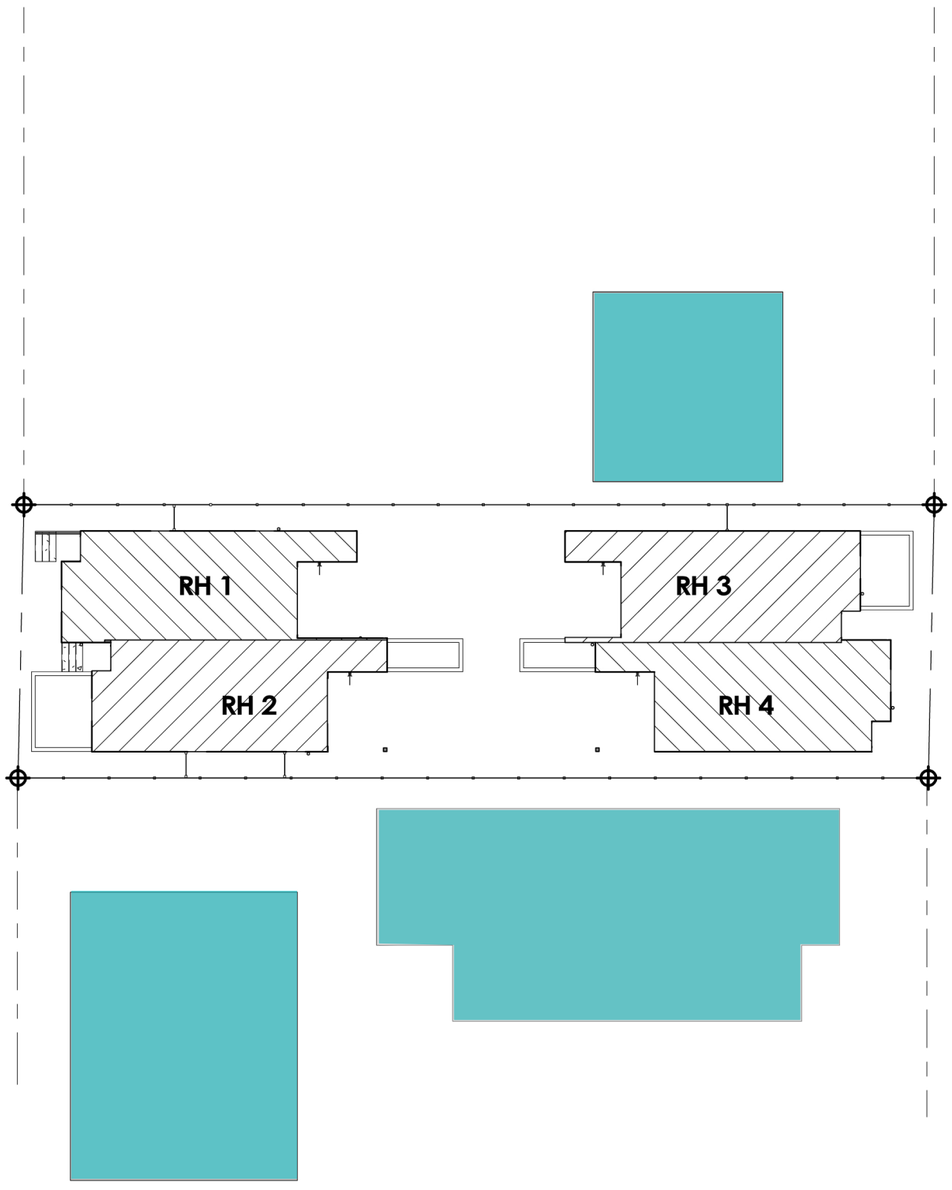
Surface wall mount shielded.
Location: along Egress path, mount within wood frame of building, aproximatley 24" above grade.

SPECIFICATIONS

Construction:	Die-cast corrosion resistant aluminum alloy
Power:	3.5W, 3W
Input:	120 VAC, 277 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	50000 Hours
Mounting:	Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum
Operating Temp:	-40°F to 104°F (-40°C to 40°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, Title 24 JA8-2016 Compliant, ADA

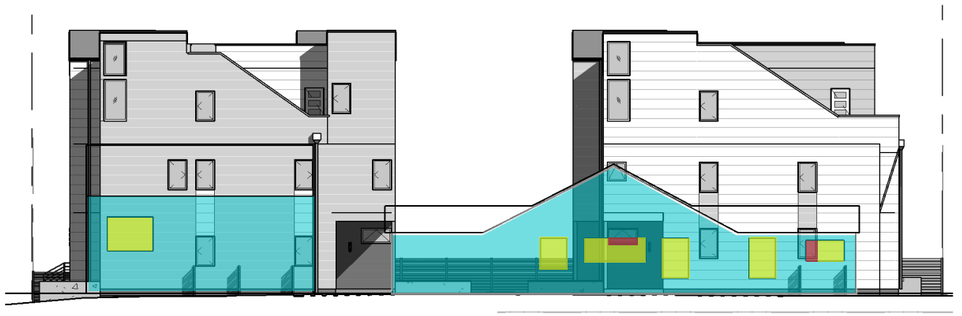
Scale: NTS

Concept Lighting Plan





North Elevation



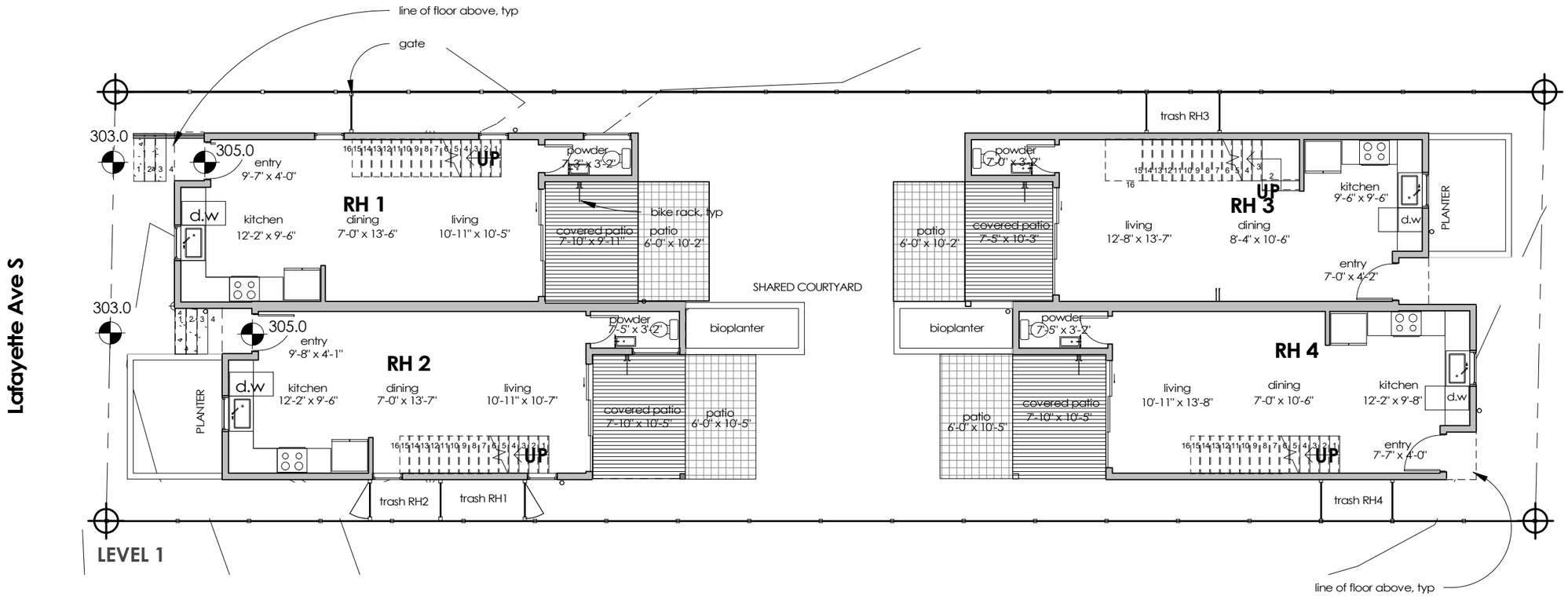
South Elevation

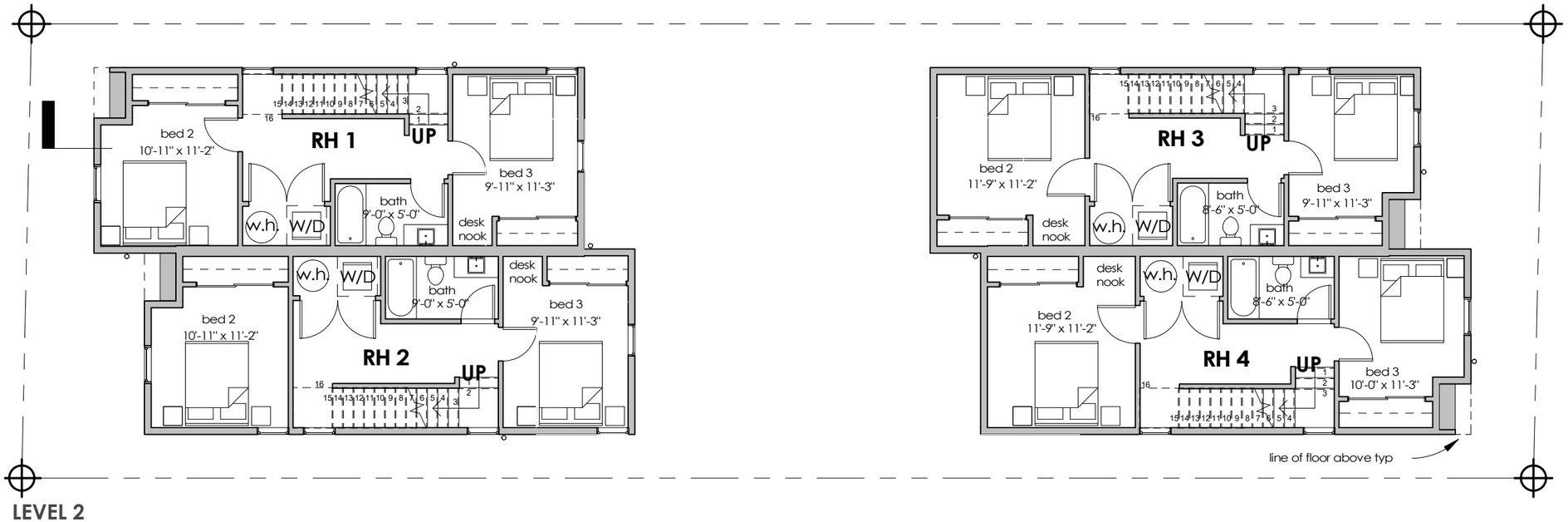
This area represents the windows on the adjacent properties

This area represents the building on the adjacent properties

This area represents the windows overlap with the adjacent properties

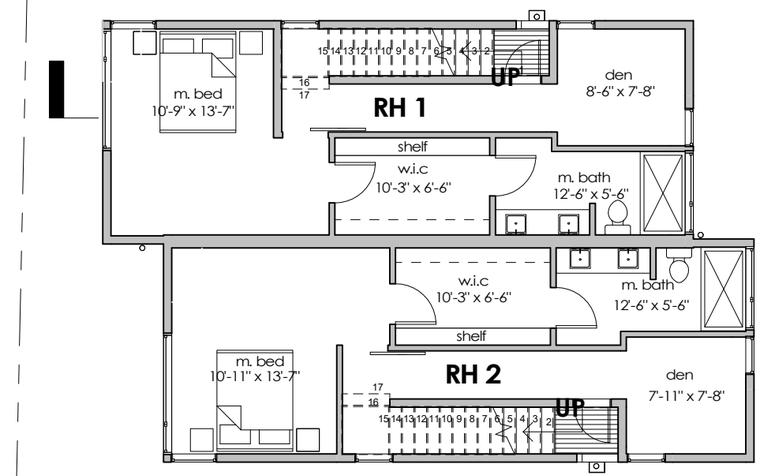
Scale: 1" = 20'

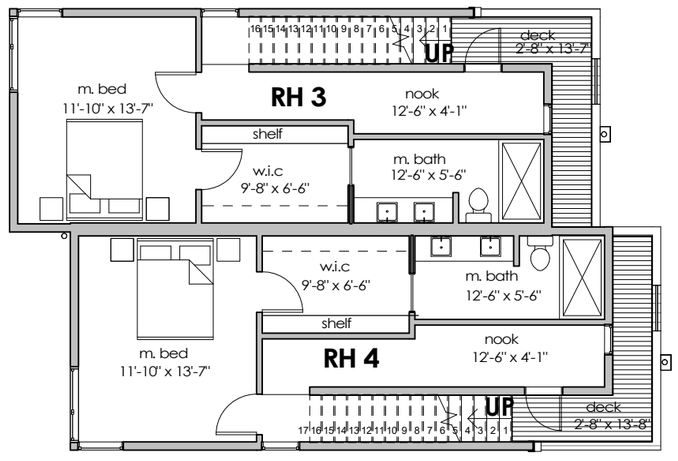




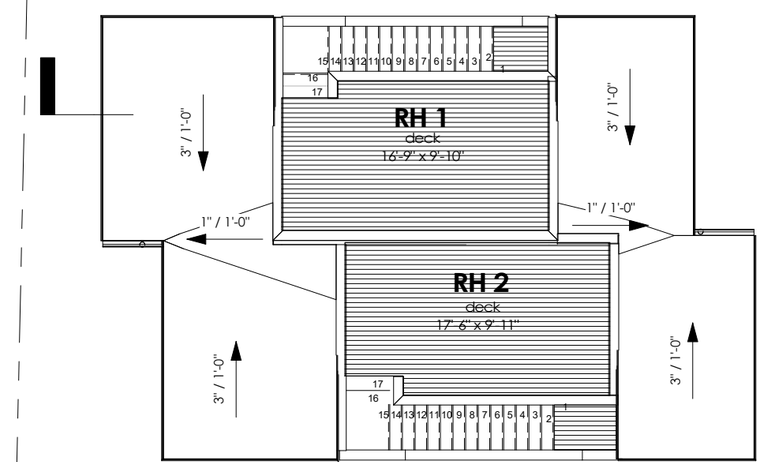
Scale: 1" = 10'

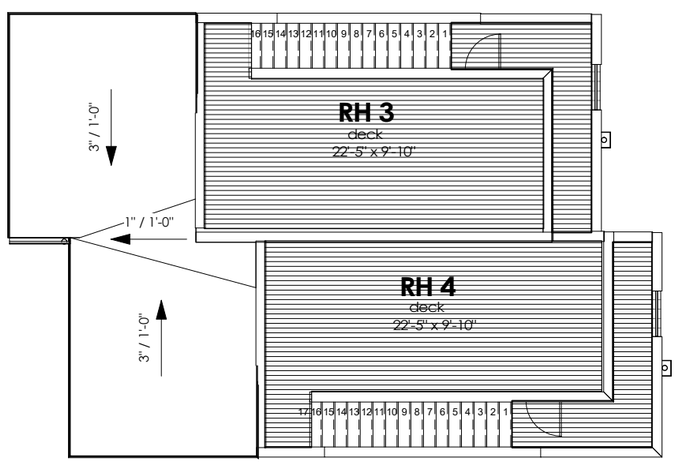
Floor Plans





LEVEL 3

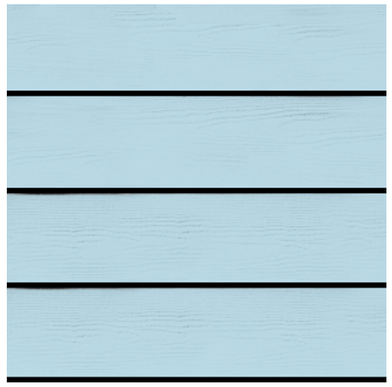




T.O.ROOF

Scale: 1" = 10'

1. Blue Lap



7.25" Hardie Mill Lap Siding

Light blue

Something Blue
SW 6800

Main Volume and accent colors.

2. White Lap



7.25" Hardie Mill Lap Siding

White

Snowbound
SW 7004

Main Volume and accent colors.

3. Cedar T&G



1"x4" T&G Natural Cedar

Entries and covered patios

4. Concrete



Exposed Concrete

Bioplanters, Pavers, patios

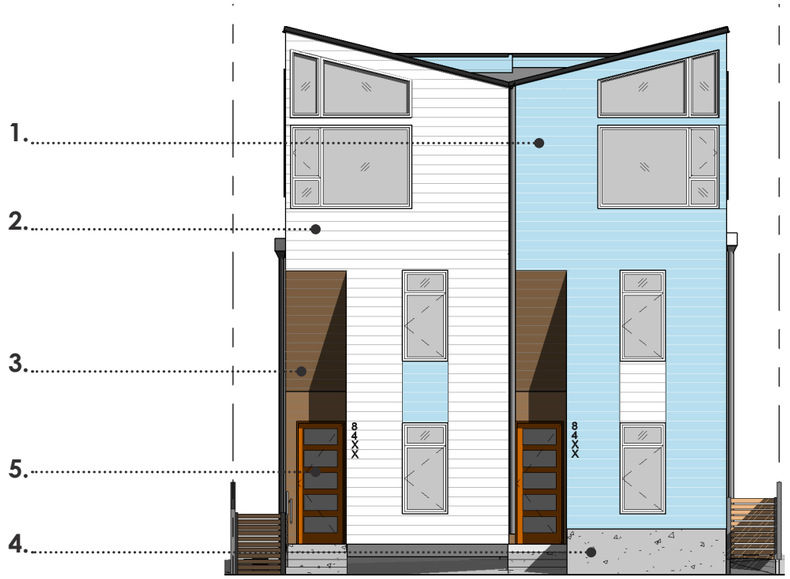
5. Orange Door



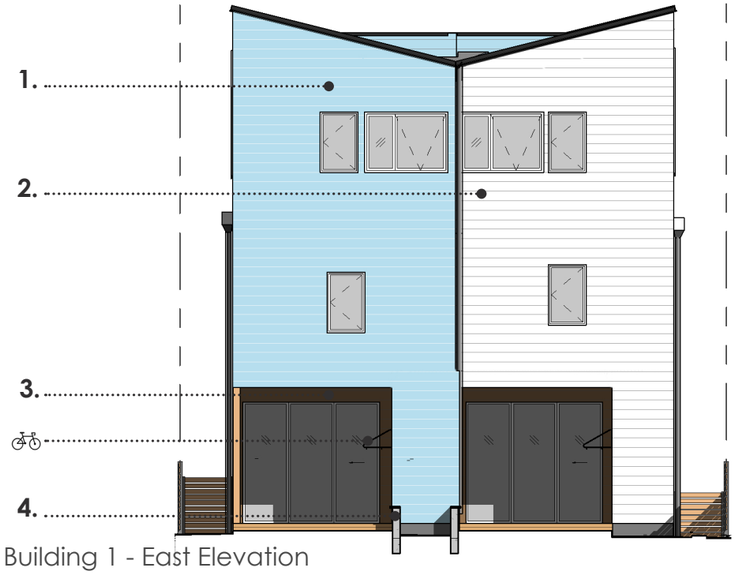
Wood door painted orange

Forceful Orange
SW 6894

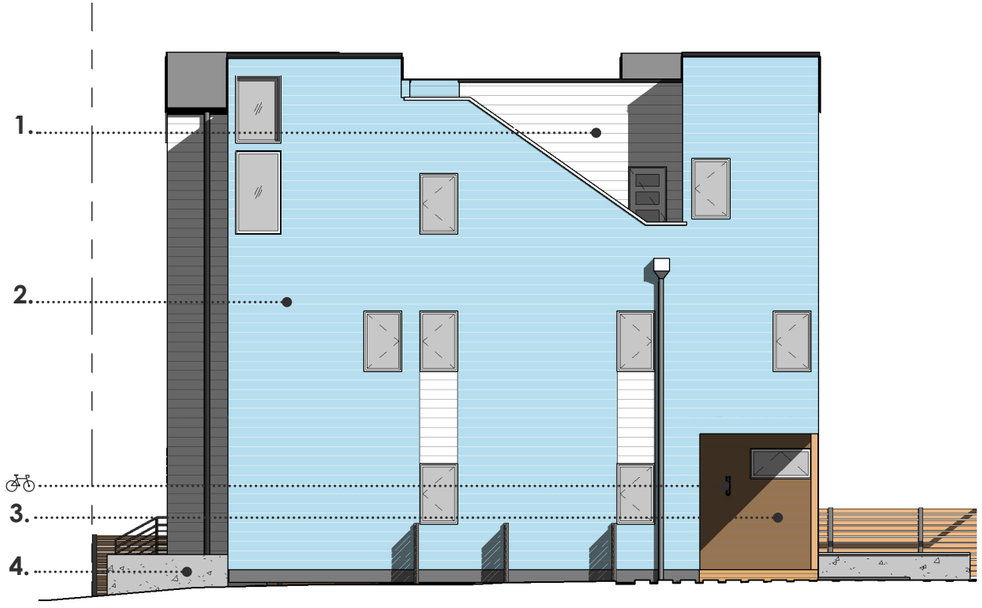
Unit Entries



Lafayette Ave S - West Elevation



Building 1 - East Elevation



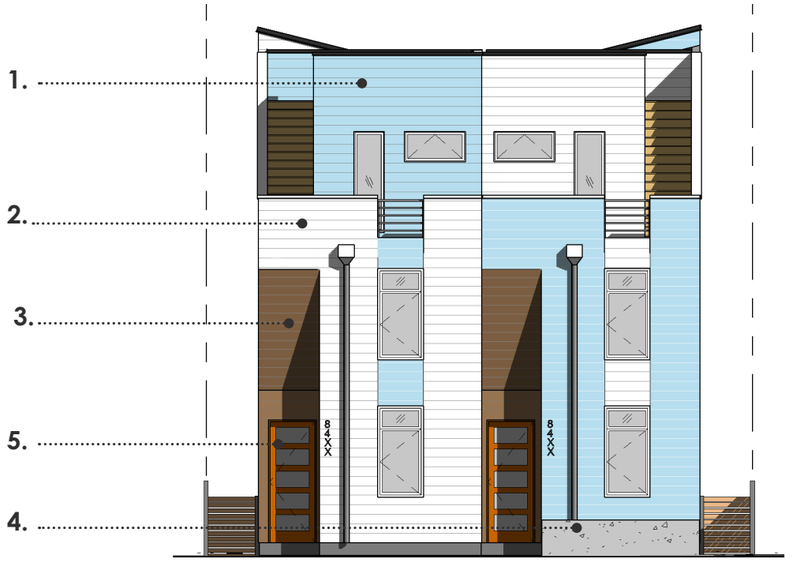
Building 1 - South Elevation



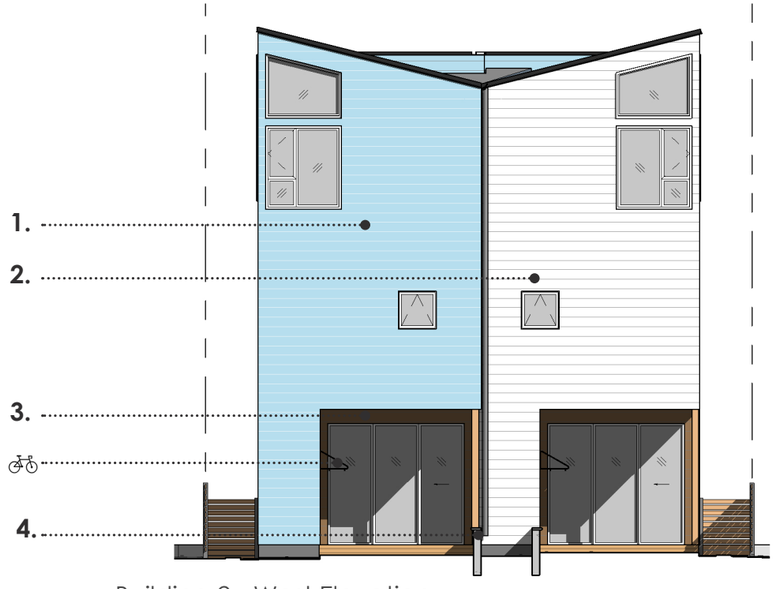
Building 1 - North Elevation

Scale: 1" = 10'-0"

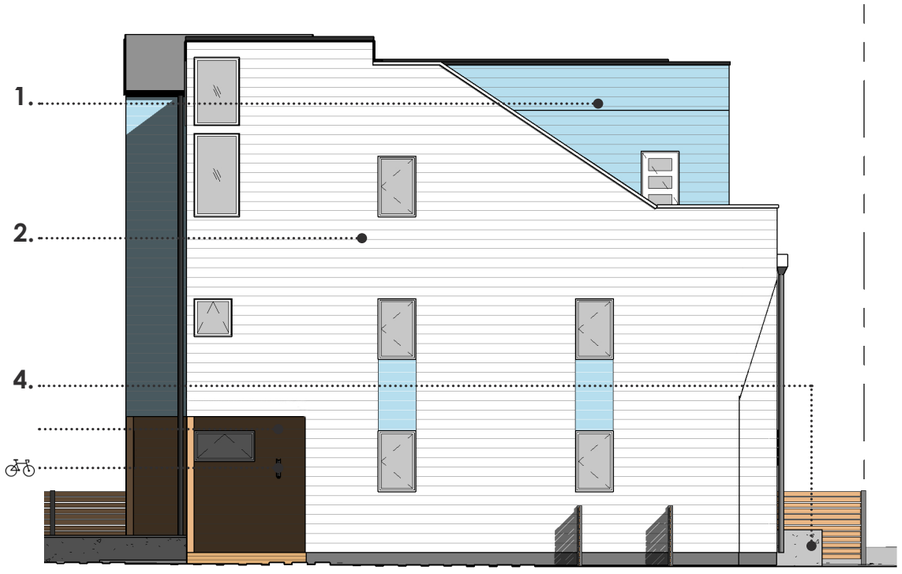
Building Elevations



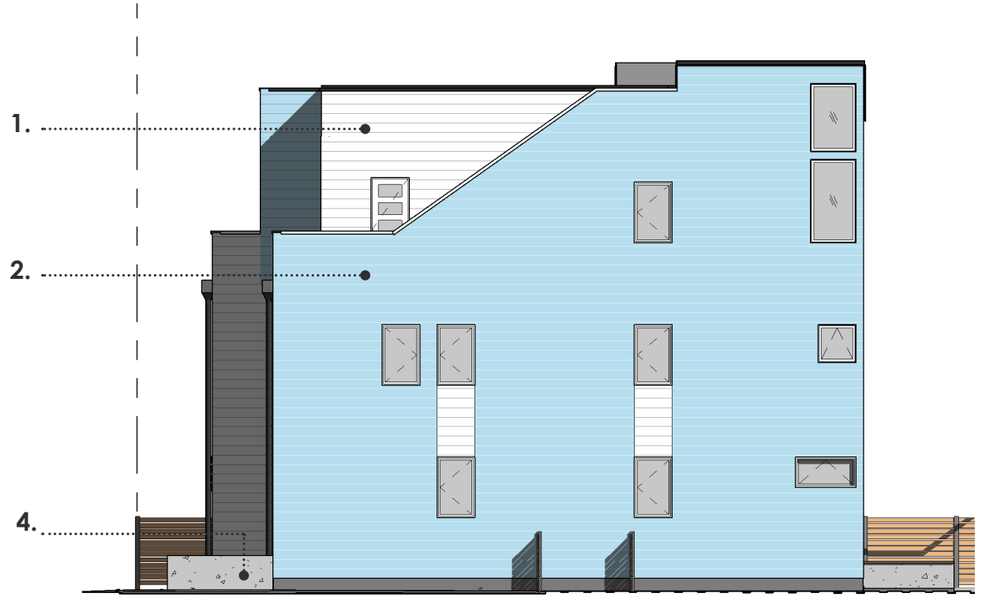
Alamo Pl S - East Elevation



Building 2 - West Elevation



Building 2 - South Elevation



Building 2 - North Elevation

Scale: 1" = 10'-0"

Building Elevations

1.



2.

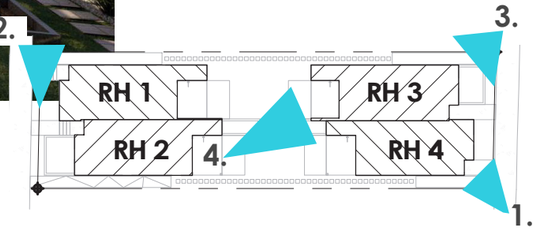


3.



4.





Renderings

1.



2.

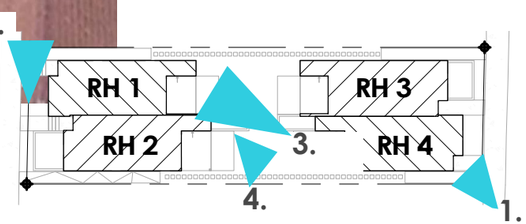


3.



4.





Renderings