

STREAMLINED DESIGN REVIEW

2021

PROJECT ADDRESS:

5050 Martin Luther King Jr Way S
Seattle, WA 98118

SDCI # 3037107-LU

6801645-CN

3037374-EG

DOCUMENT: SDR

OWNER:

DAVID KU

DESIGN TEAM:

GC Squared

11201 SE 8TH, SUITE 170

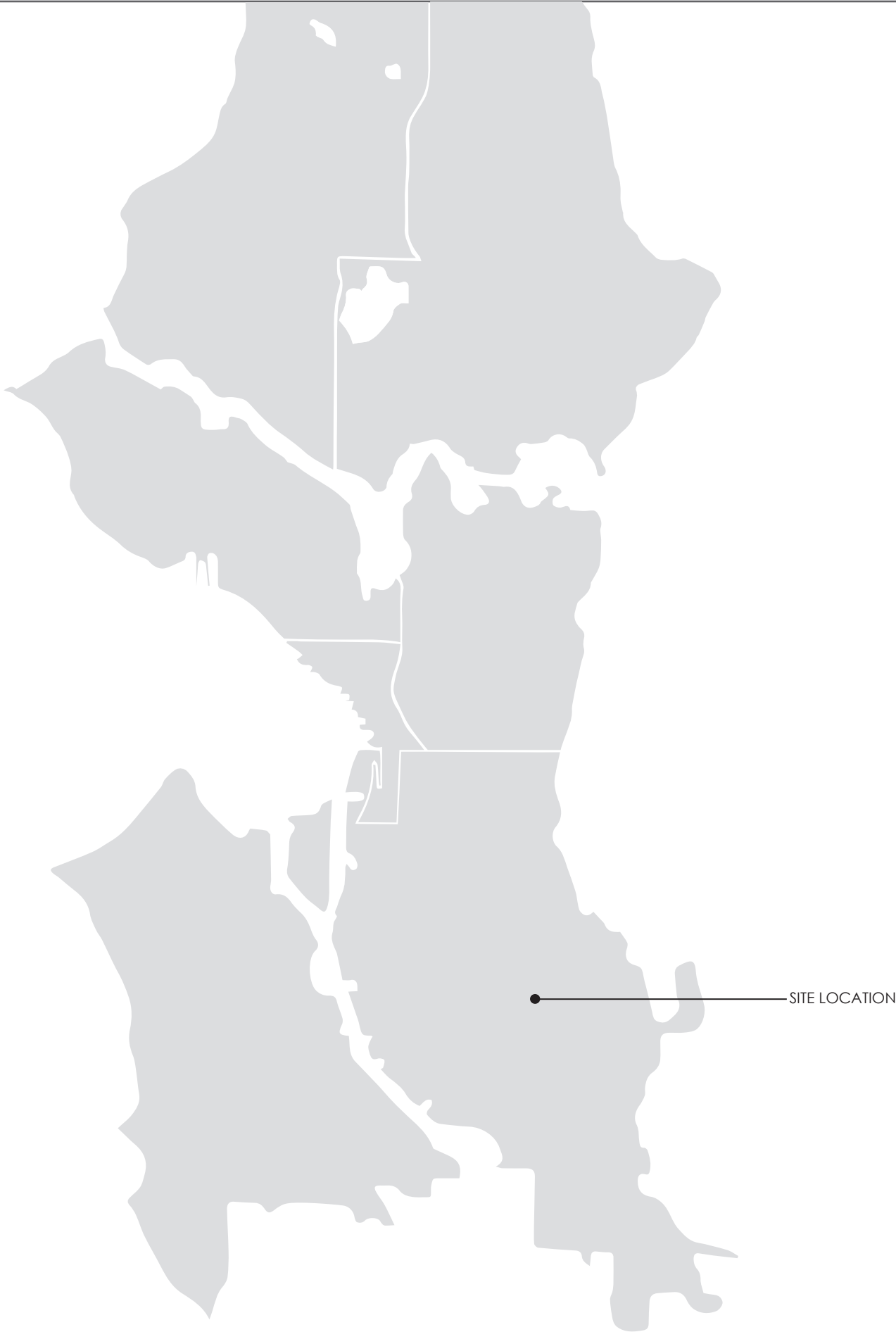
Bellevue, WA 98004

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(425)516-7541

 PROJECT SITE



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VICINITY MAP

ZONING

The subject site consists of one parcel (parcel no: 266050-0296) bordered by MARTIN LUTHER KING JR WAY S on west, 35th Ave S on east, and adjacent parcels to the north and south. The subject parcel is a irregular rectangular site that measures 6,299 SF in area with length of 117.82' (north) 97.33' (south) ,and 57.75' (east and west). The site is located on a flat topography.

The subject site has an existing 2-story single-family house. The subject site was previously zoned as LR3 RC and currently rezoned to LR3 RC (M). The new zone was adopted in April 2019 under citywide MHA legislation, implementing affordable housing requirements in 27 urban villages throughout Seattle. Directly opposite the site, across 35th Ave S, is a block of single-family houses previously zoned as SF 5000 and currently rezoned to RSL (M). The adjacent block on the south was also previously zoned as LR3 RC and currently rezoned to LR3 RC (M).

The subject site is within urban village overlay, thus no parking is required.

DEVELOPMENT OBJECTIVES

This project proposes the construction of 4-story apartment above the ground floor commercial and 4-story townhouses. The townhouses will provide total of 5 dwelling units and apartment will provide total of 8 units. This development will help to bring more residences to the urban area to create a living city. The development will fulfill Mandatory Housing Affordability/MHA's and Green Building Standard. As a whole, this development will increase the density of the neighborhood synergizing with the city's vision to improve and to maintain a living and affordable city.

GC SQUARED | 11201 SE 8TH ST. SUITE 170 BELLEVUE, WA 98004

As this project increases the density of the neighborhood, it aims to respect the residential scale through appropriate massing, proportion and materials. The siting of apartment and townhouses response to current and future context by establishing future street wall at the front, linking the buildings closely to streetscape along Martin Luther King Jr Way S. Screening floral are planted at the front to create human scale private buffer.

The amenity space located at the front and between the buildings aim to keeping it on original grade as much as possible, minimizes influence on the environment and fulfills multi-purposeful uses. The overall amenity space area on the ground is 18% and on the roof is also 37%, which the total amenity space of this project is 55%.

The placement of the buildings entrances makes the development more efficient in creating a livable area and privacy for the entrance. Concrete Pathway planned at the front boundary differentiating public & private zone. Tall fences and landscape planned on both sides to respect neighbors' privacy. The primary pedestrian access of apartment units will be from the Martin Luther King Jr Way S, and the pedestrian path on the side will lead to the amenity space. The primary pedestrian access of townhouse units will be from 35th Ave S, leading to the amenity space's entrance along the building sides.

The proximity of the apartment and townhouses to public transportation is good to cater for small units for starter home, usually non-car owner, yet proposing three parking of townhouse unit#3,4 to relieve parking pressure in the neighborhood.

SITE LOCATION



PROJECT PROGRAM

Site Area: 6,299 SF Total
 Number of Residential Units: 13
 Apartment - 8 units
 Townhouse - 5 units
 Number of Parking Stalls: 2

EXISTING SITE PLAN / CONDITIONS

PROPOSED PROJECT SITE

One parcel bordered by M L King JR Way S on West, adjacent parcel on south and north, 35th Ave S on East.

TOPOGRAPHY

Approx. 2.5% slope down from east to north-west corner

ADJACENT BUILDINGS AND USES

Existing single-family to the north, east and south of the site. It located on the east of light rail line 3 blocks S.

SOLAR ACCESS & VIEWS

The site has good solar access due to adjacency to alley and single-family at the rear and adjacency to street on the east and north.

TRAFFIC CIRCULATION

Martin Luther King Jr Way S is four-lane street with street running railroad track. It is the Columbia City Lightrail Station. No street parking is allowed on that street.

35th Ave S is two-lane street with street parking on both sides.

There is a stop sign on the intersection of S Dawson St and 35th Ave S.

There are bus stops approximate 190ft to the South East of the site.

STREETSCAPE

Martin Luther King Jr Way S: Yes

Sidewalk: Yes

Planting Strip: Yes

Street Trees: Yes

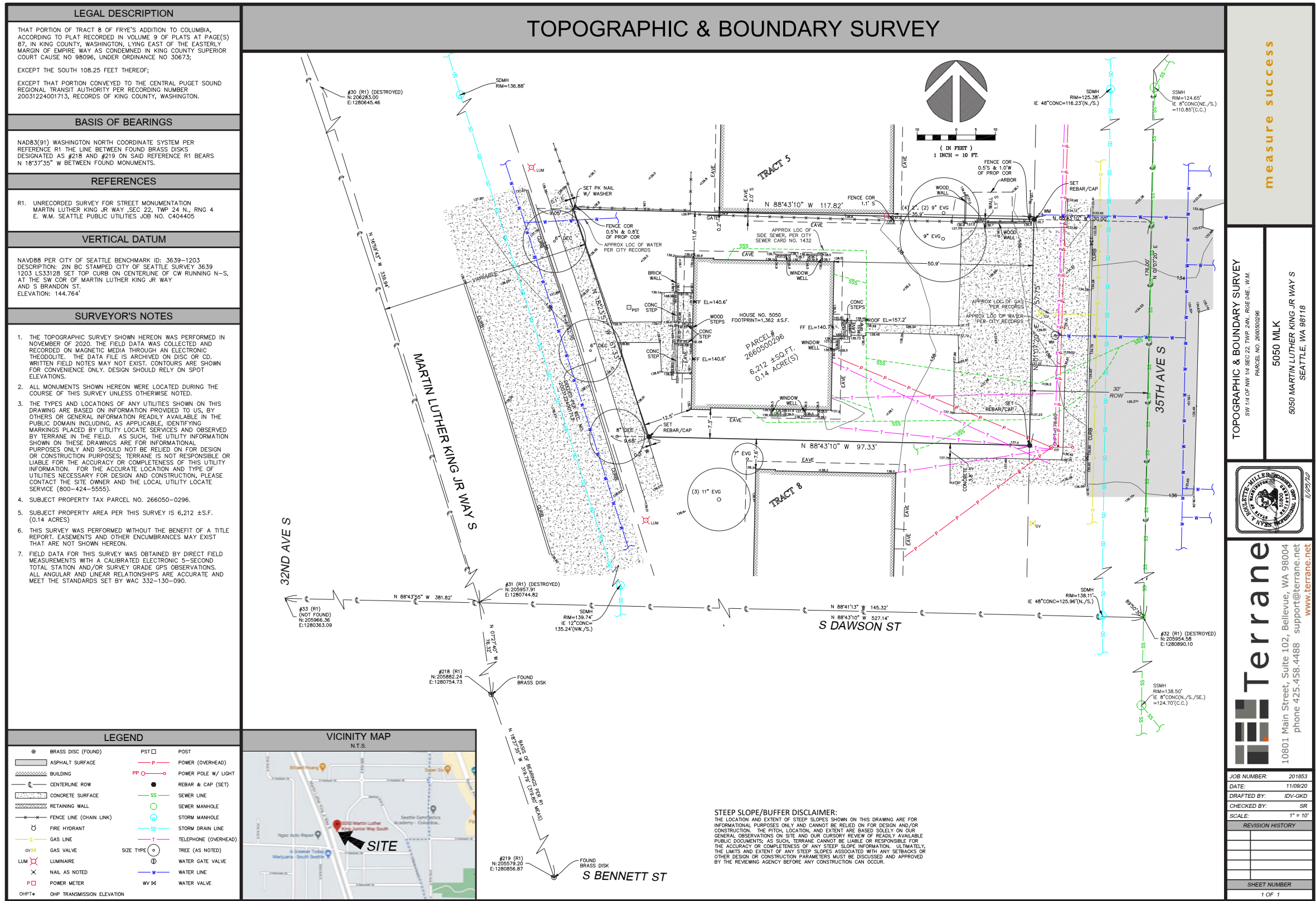
Parking: No

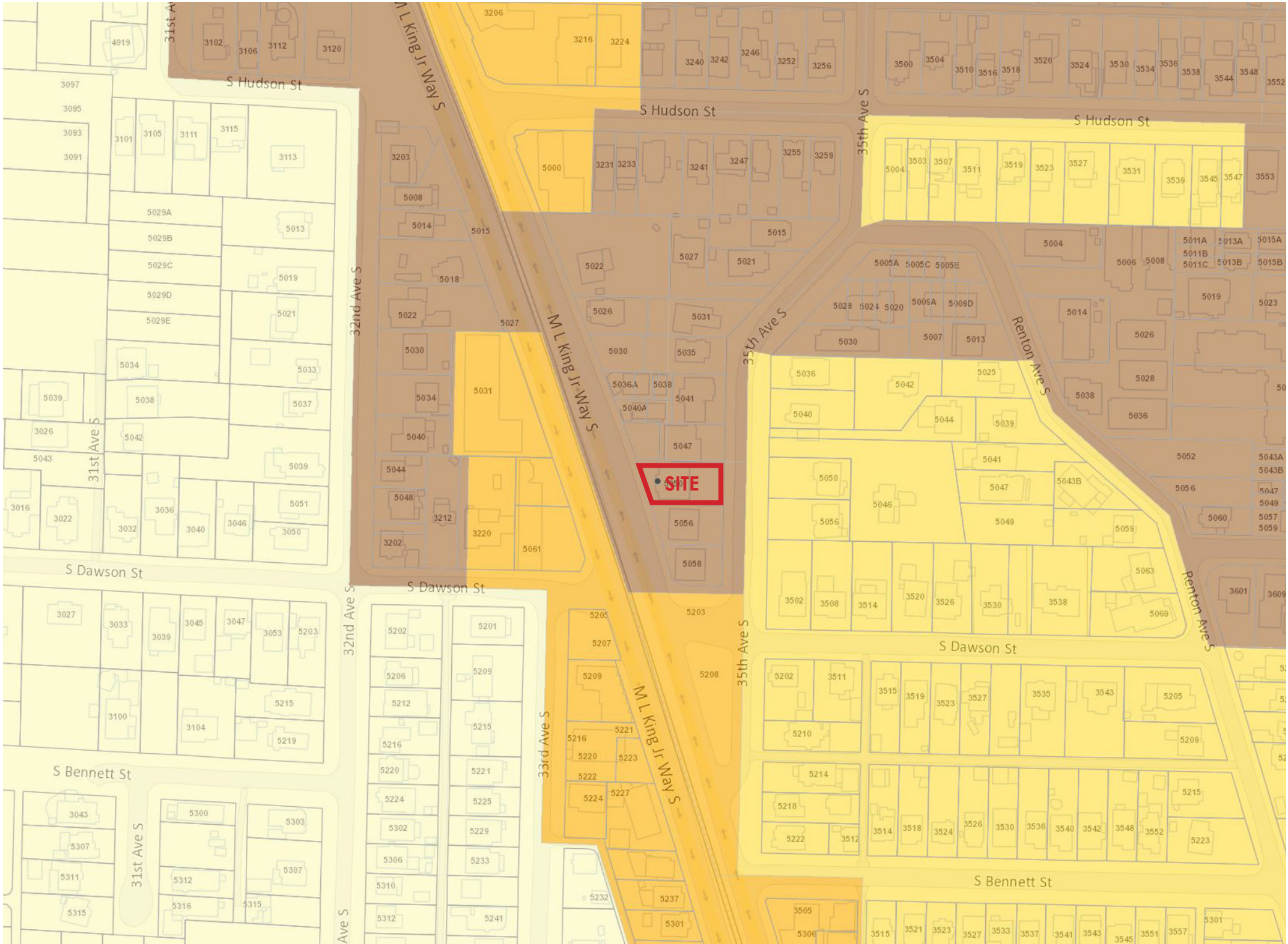
LEGAL DESCRIPTION

FRYES ADD TO COLUMBIA POR ELY OF EMPIRE
WAY LESS \$ 108.25 FT LESS POR FOR TRANSIT PER
REC # 20031224001713

PLat Block:

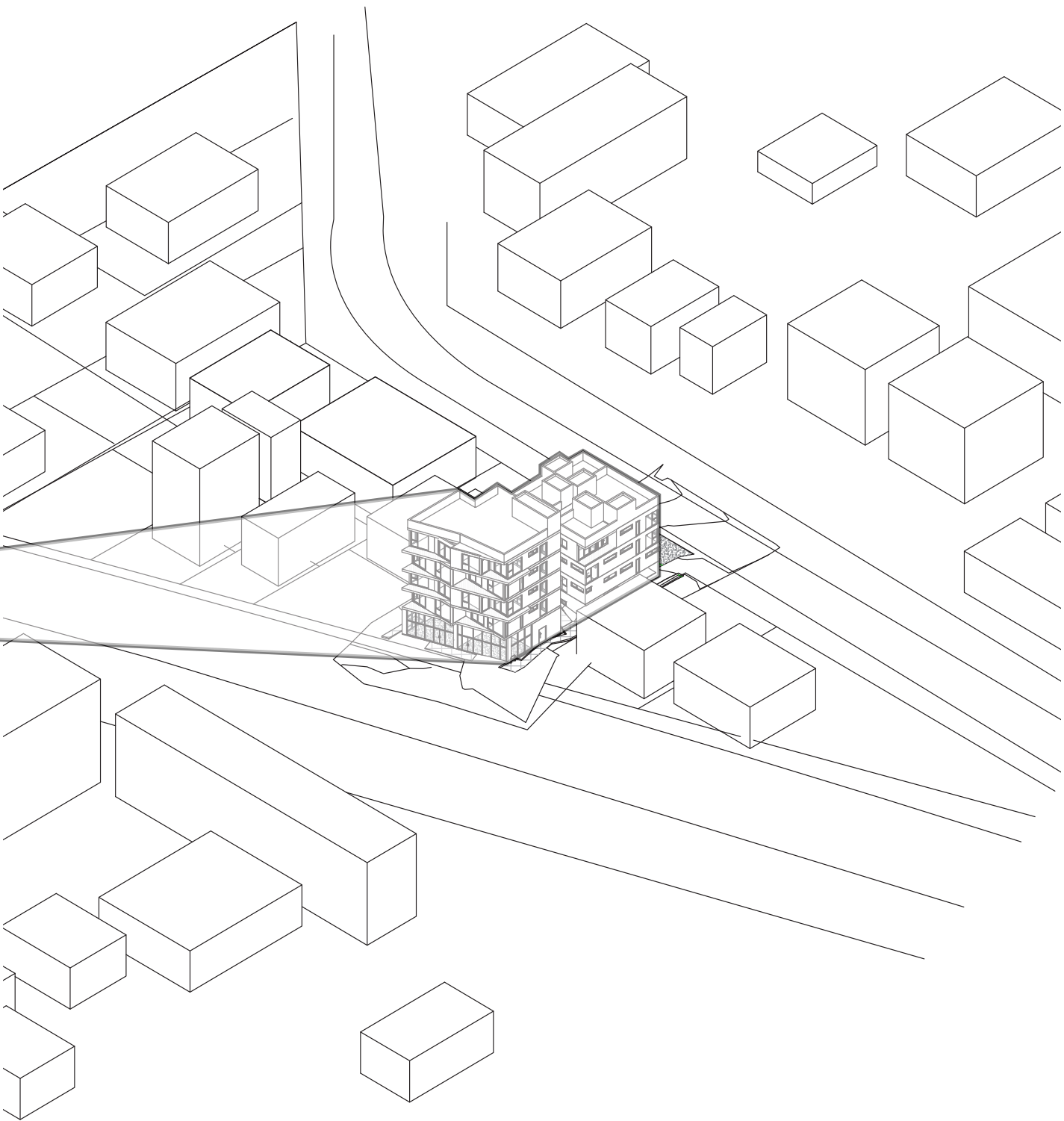
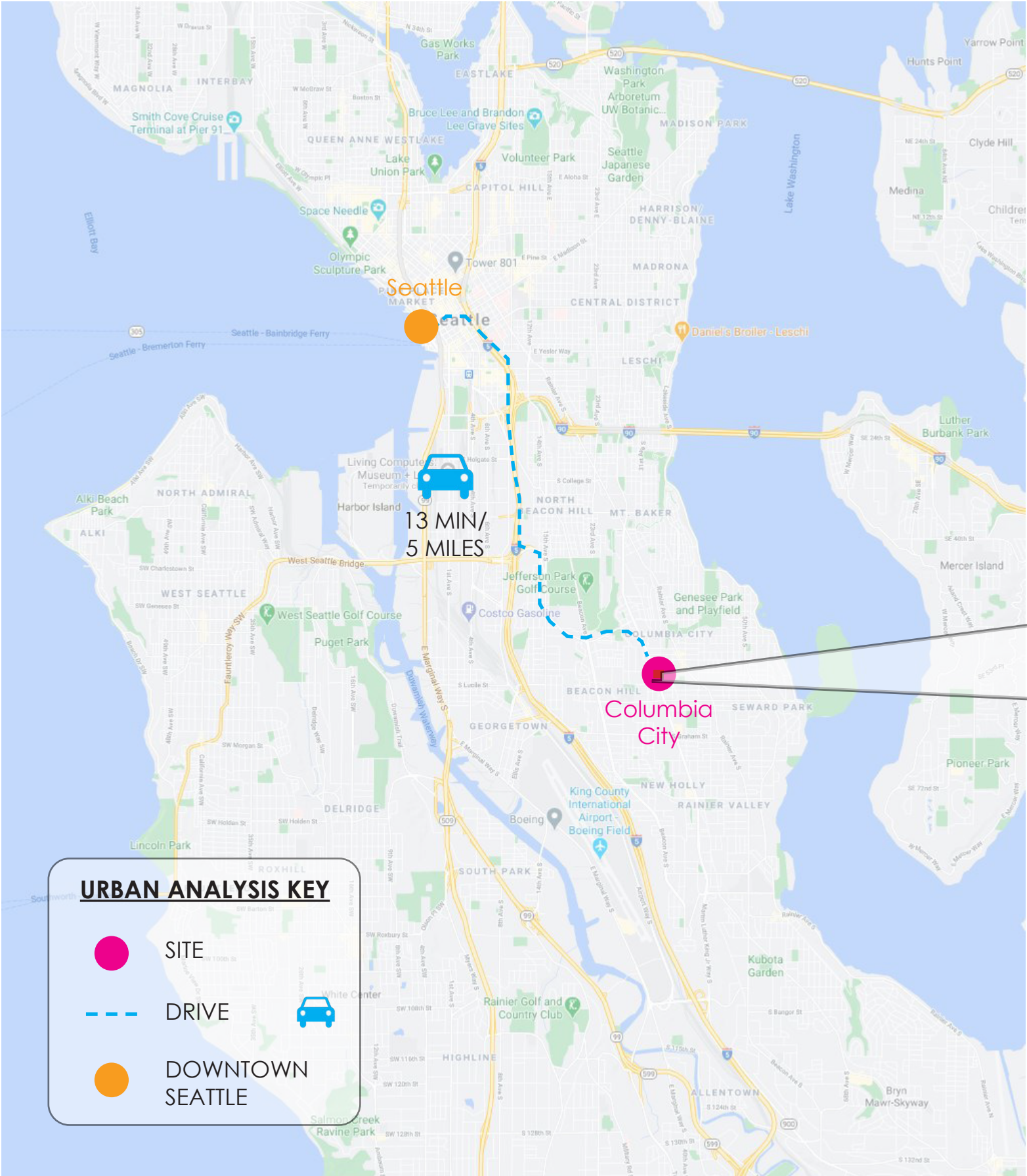
Plat Lot: 8

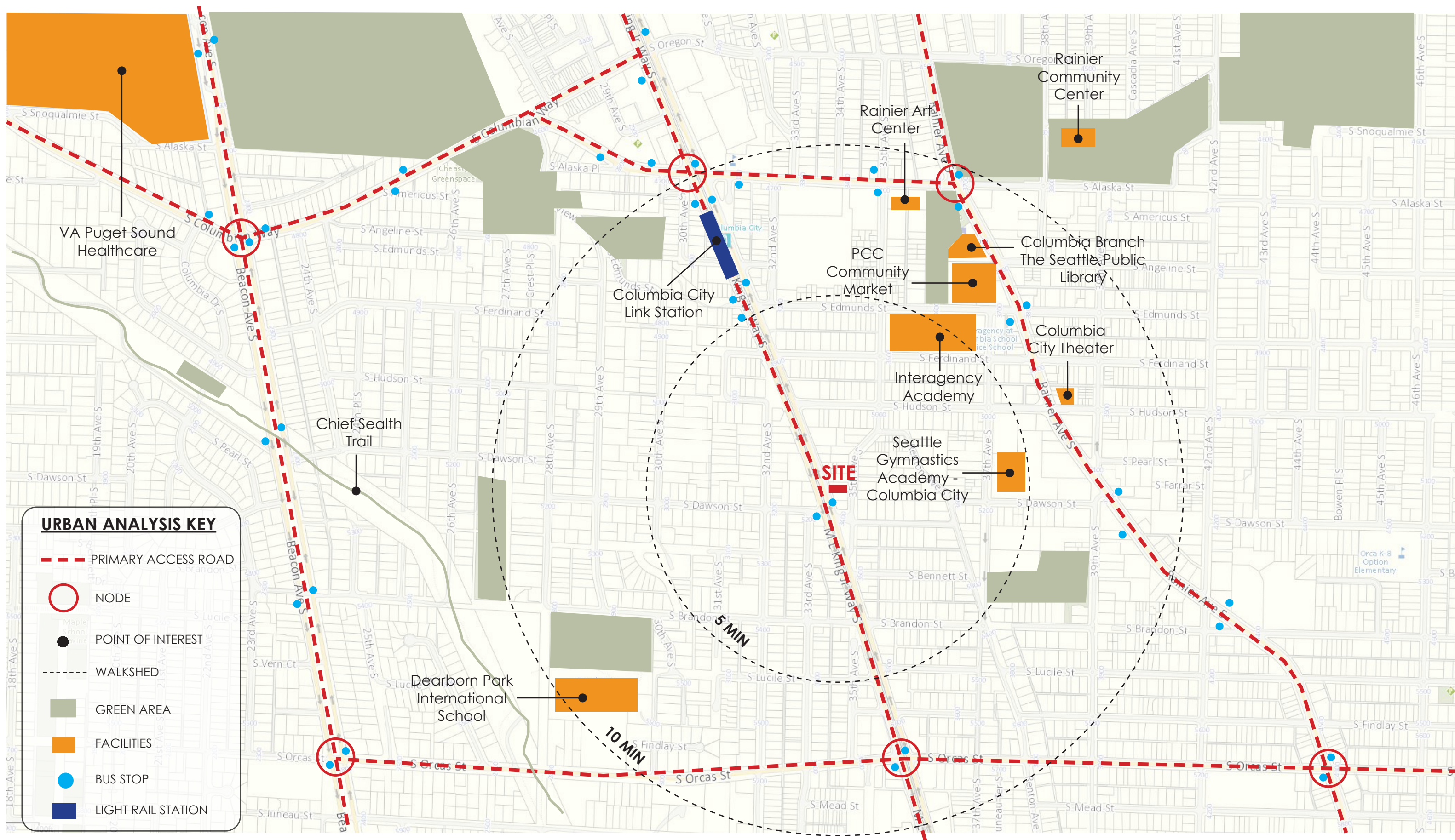




🕒 EXISTING ZONING / USES

- LR3 RC (M)
- RSL (M)
- NC2-55 (M)
- SF-5000

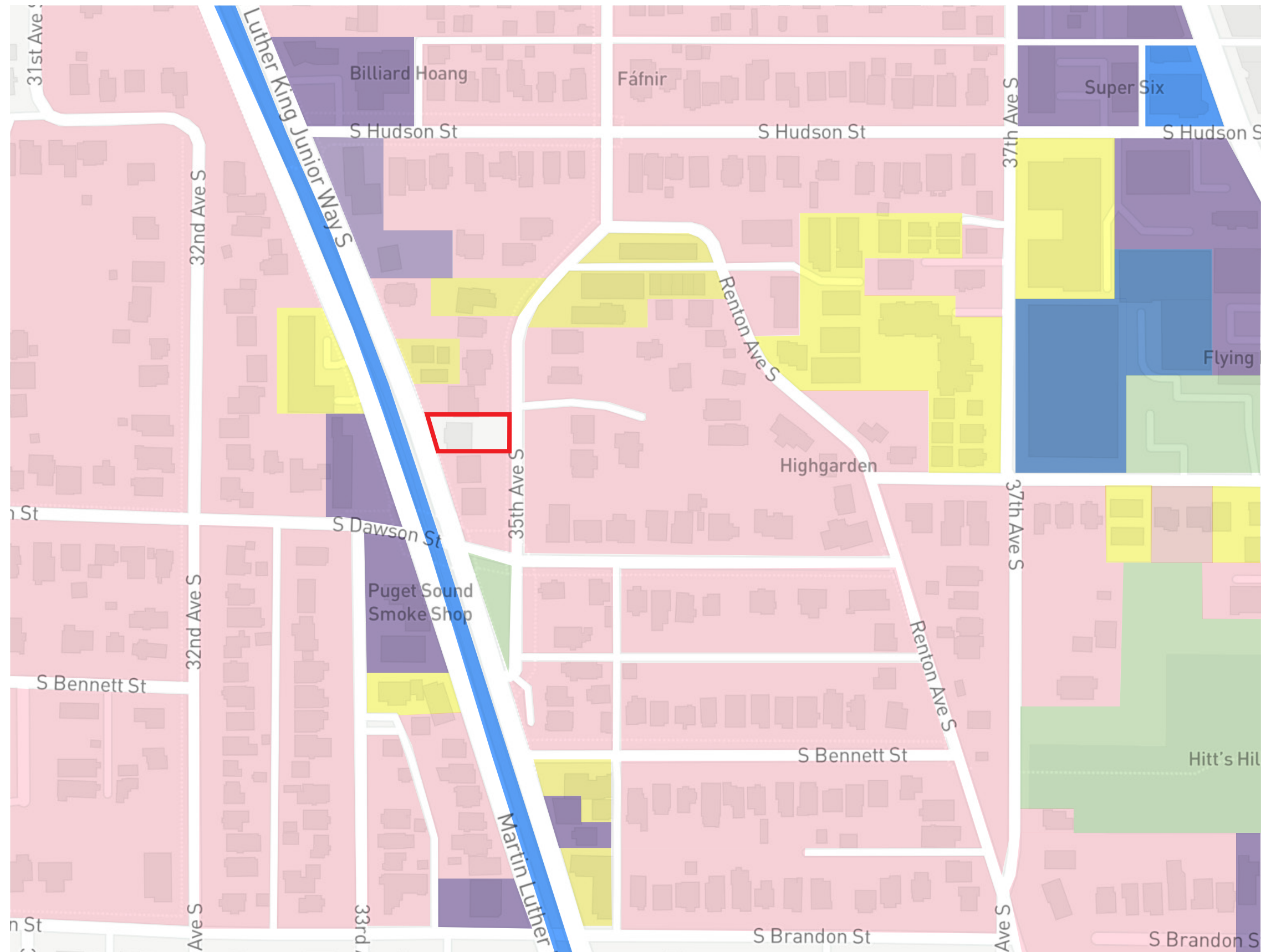


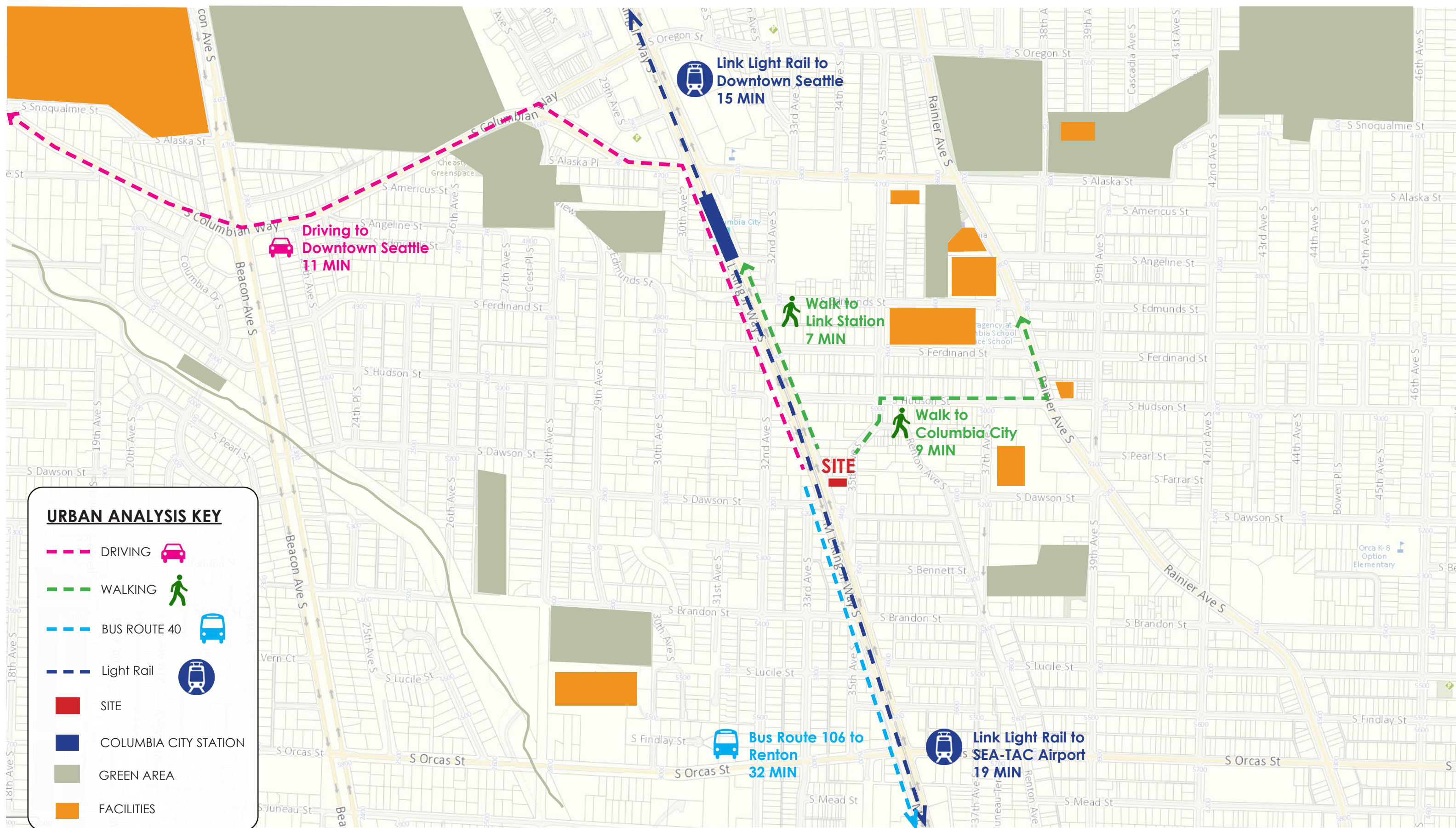


URBAN ANALYSIS KEY

SURROUNDING USES:

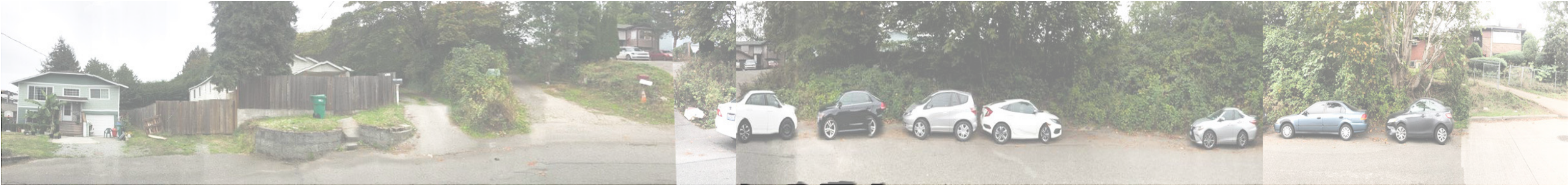
- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL / MIXED-USE
- MAJOR INSTITUTION & PUBLIC FACILITIES
- PARK / OPEN SPACE / CEMETRIES







35TH AVE S LOOKING EAST (A-A)



35TH AVE S LOOKING WEST(B-B)

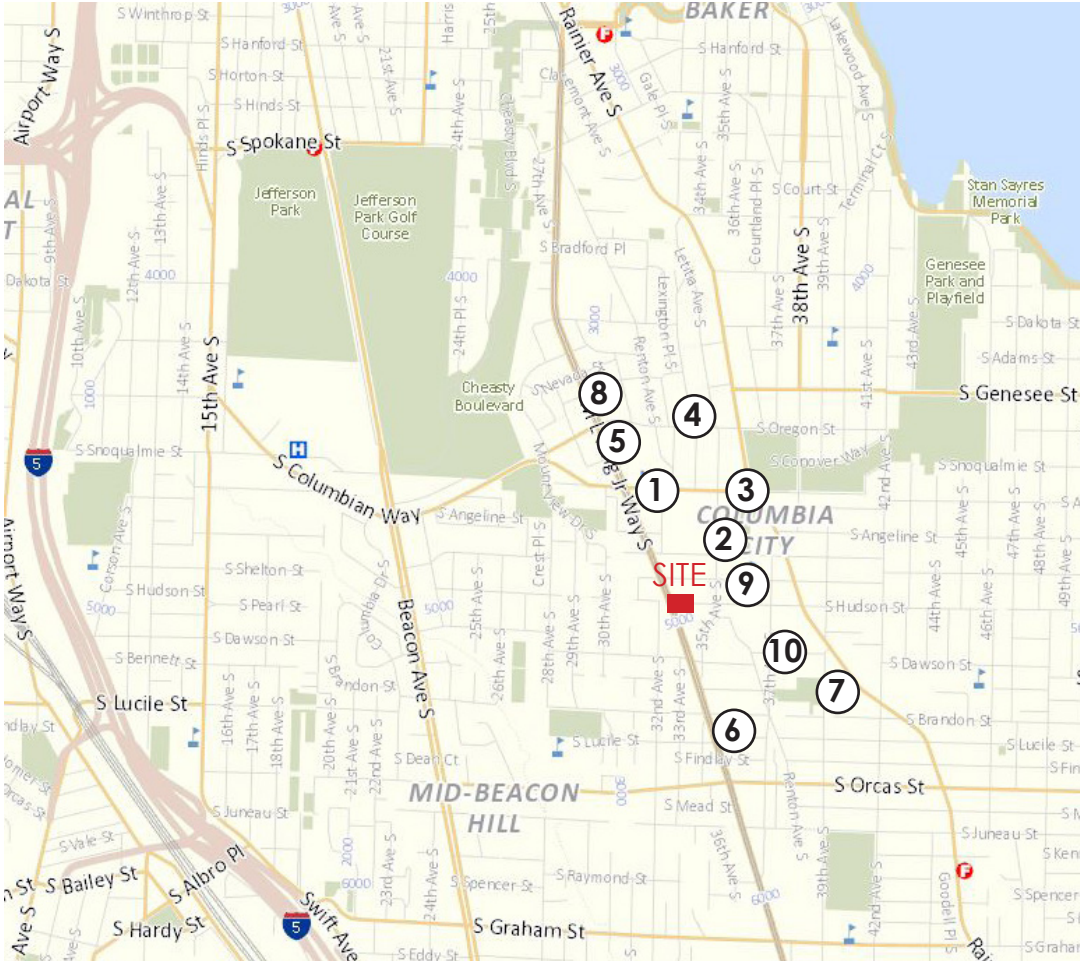


MARTIN LUTHER KING JR WAY S LOOKING NORTH EAST(A-A)



MARTIN LUTHER KING JR WAY S LOOKING SOUTH WEST (B-B)





Year Built: 2015
Typology: Condominium



Year Built: 2012
Typology: Condominium



Year Built: 2015
Typology: Condominium



Year Built: 2018
Typology: Condominium



5
Year Built: 2019
Typology: Condominium



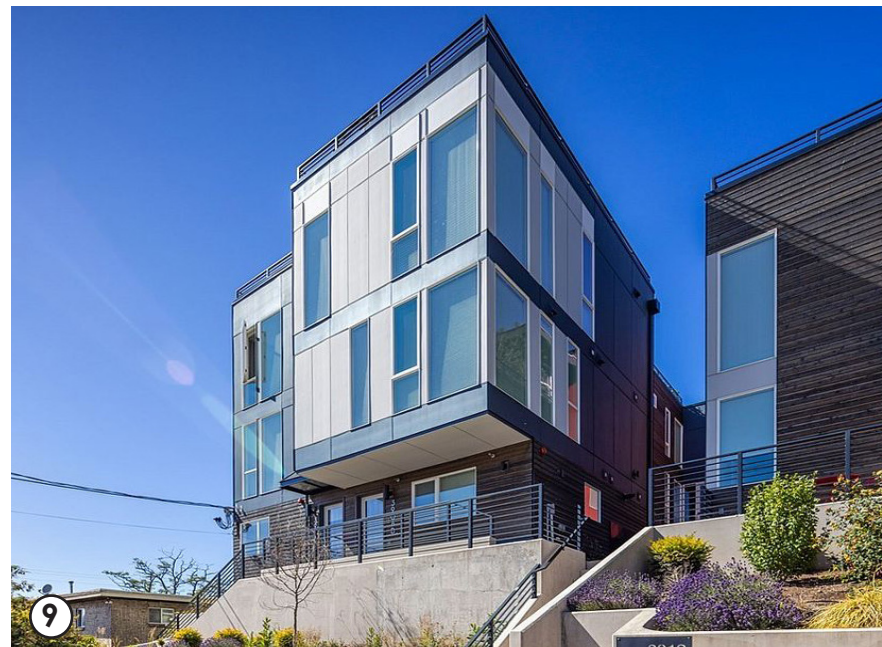
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Year Built: 2021
Typology: Condominium



7
Year Built: 2021
Typology: Condominium



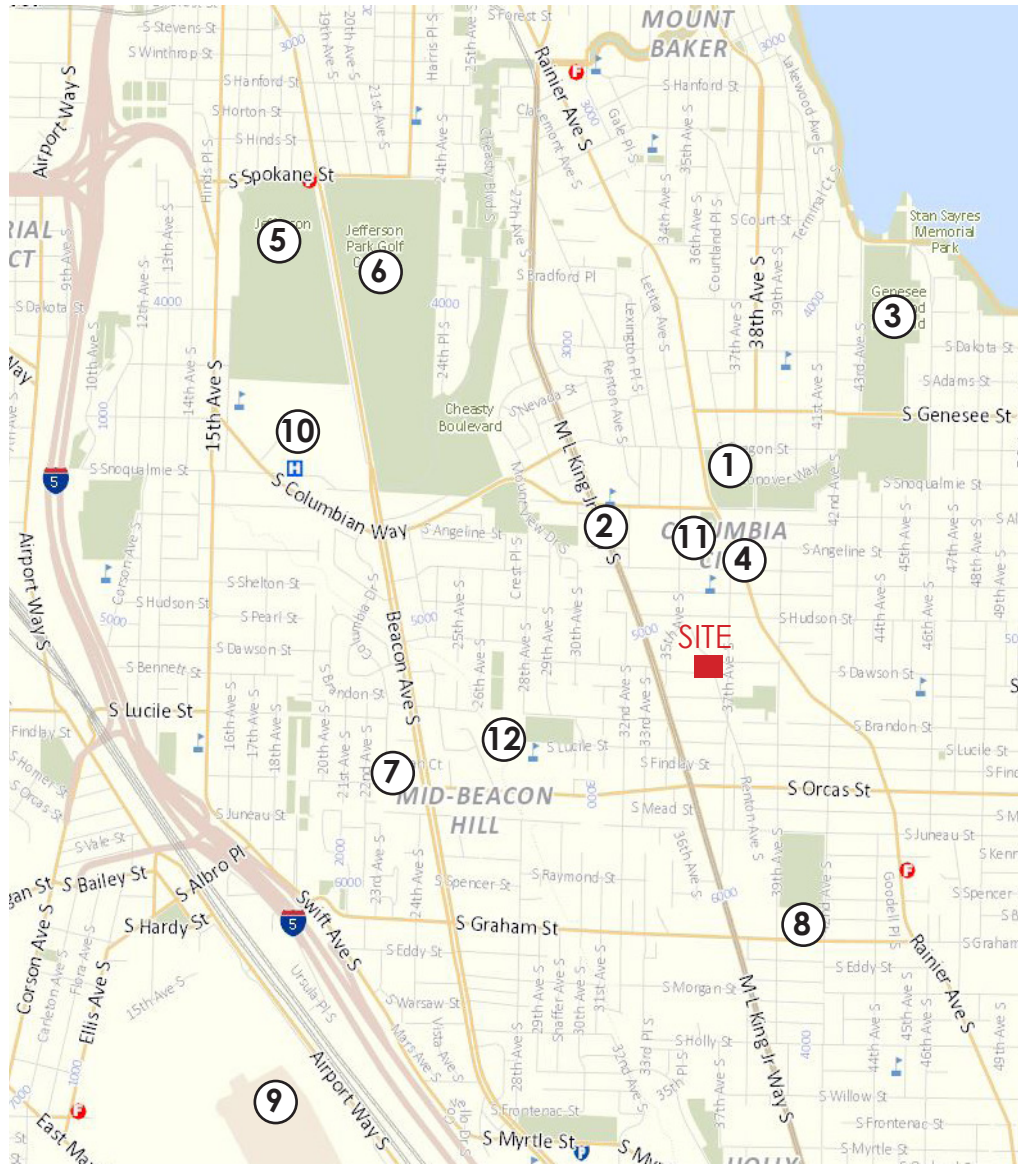
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Year Built: 2014
Typology: Condominium



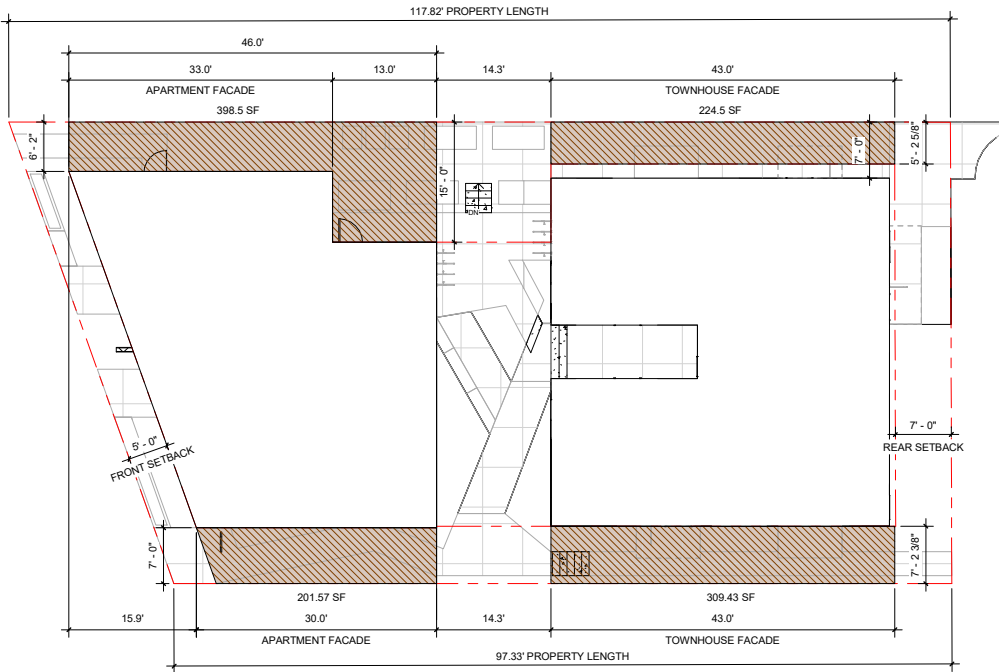
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Year Built: 2020
Typology: Condominium



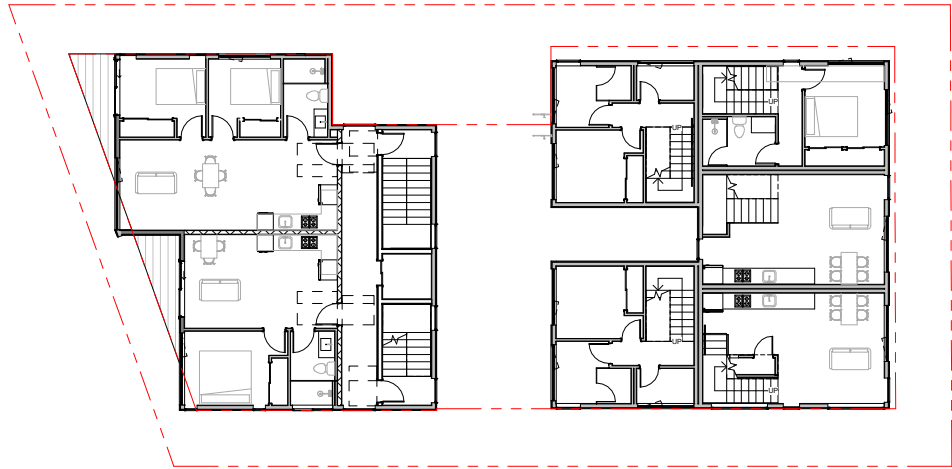
10
Year Built: 2021
Typology: Condominium



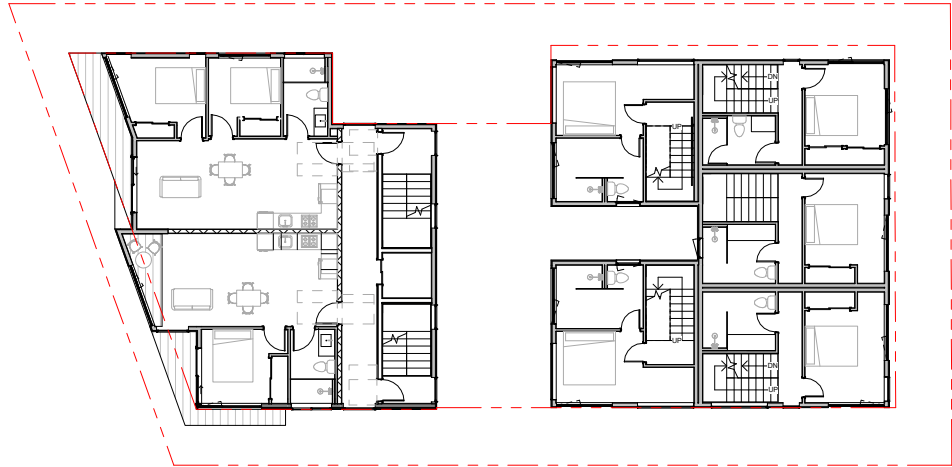
CODE CITATION	REQUIRED / ALLOWED		PROPOSED	
	APARTMENT	TOWNHOUSE	APARTMENT	TOWNHOUSE
USES 23.45.504	Residential Uses Permitted		Multi-family Residential Use	
FLOOR AREA RATIO 23.45.510	LR3 RC (M), Inside Urban Center/Village: Max. FAR = 2.3 2.3 x 6,299 SF Lot Area = 14,487.7 SF Maximum		Total Proposed GFA Count Towards FAR: 13,676 sf (2.17 FAR)	
STRUCTURE HEIGHT 23.45.514	LR3 RC (M), Inside Urban Center/Village: 50' Base Height Limit		Apartment = 49'-7"	Townhouse = 36'-7"
STAIR PENTHOUSE 23.45.514.I.4	10' Above Building Height Limit		Apartment = 7'	Townhouse = 7'
SETBACK REQUIREMENT 23.45.518	Front 5' min. Rear 10' w/ alley; 15' min w/ no alley Side 5' min.; 7' ave., 5' min. for facades greater than 40'	Front 7' ave., 5' min. Rear 7' ave., 5' min. Side 5' min.; 7' ave., 5' min. for facades greater than 40'	Front: 7' average, 5' minimum Sides: 5' minimum Rear: 7' average, 5' minimum	
AMENITY AREA 23.45.522	Min. 25% of Lot Area Required, Min. 50% of which shall be provided at ground level 25% of the lot area = 6,299 X 25% = 1,574.75 SF		Amenity Area On Ground: 1,120 Sf; On Roof: 2,328 sf Total Proposed: 3,448 Sf (55%)> Minimum: 1,574.75 Sf	
STRUCTURE WIDTH 23.45.527	Apartment in Growth Area: 50'	Townhouse in Growth Area: 150'	Apartment = 44'-7"	Townhouse = 44'-7"
FACADE LENGTH 23.45.527.B	The Maximum Combined Length Of All Portions Of Facades 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 % Of The Length Of That Lot Line North - 117.82' X 65% = 76.6' South - 97.33' X 65% = 63.3'		North = 76' South = 73'	
REQUIRED PARKING 23.54.015	No required parking in Urban Center/Village		Townhouse Unit 3,4 = 2 parking	
LIGHT & GLARE STANDARDS 23.45.534	All exterior lighting shall be shielded and directed away from adjacent properties.		All exterior lighting shall be shielded and directed away from adjacent properties.	
SOLID WASTE 23.54.040	Apartment: 8 Units : 84SF Commercial: 82SF/2 = 41SF Total: 125 SF	Townhouse: (1) 2'x6' Storage Area Per Unit Required Total: (5) 2'x6'	Total Solid Waste Storage Area: 314 SF > 125 SF required	(3) 96 Gallon - Compost. (3) 1.5 yd3 - Recycle (1) 1.5 yd3 - Garbage (1) 2 yd3 - Garbage



① AVERAGE SETBACK CAL. PLAN
1" = 10'-0"



③ LEVEL 2 & 4
1" = 10'-0"



④ LEVEL 3 & 5
1" = 10'-0"

MAXIMUM FACADE LENGTH

[SMC 23.45.527B] The maximum combined length of all portions of facades 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 % of the length of that lot line

NORTH LOT LINE LENGTH 117.82'	SOUTH LOT LINE LENGTH 97.33'
MAXIMUM FACADE LENGTH 117.82' X 65% = 76.6'	MAXIMUM FACADE LENGTH 97.33' X 65% = 63.3' 97.33' X 75% = 73'
APARTMENT FACADE : 33' TOWNHOUSE FACADE: 43'	APARTMENT FACADE : 30' (30' - 5/8") TOWNHOUSE FACADE: 43'
PROPOSED FACADE LENGTH: 76'	PROPOSED FACADE LENGTH: 73'

AVERAGE SETBACK CALCULATION

[SMC 23.45.518A]	
NORTH 398.5 SF + 224.5 SF = 623 SF	SOUTH 201.57 SF + 309.43 SF = 511 SF
LENGTH: 46' + 43' = 89'	LENGTH: 30' + 43' = 73'
AVERAGE SETBACK: 623 SF / 89' = 7'	AVERAGE SETBACK: 511 SF / 73' = 7'

ADJUSTMENT

Facade length (SMC 23.45.527B)

The code requires the maximum combined length of all portion of facades 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% of the lot line's length. The trapezoid shape of the lot made the southern property line length 15.9' shorter than the northern property line length; this shape make it difficult to fulfill the requirement of 65% of the lot line's length because the south side of the apartment would be too short if keeping it under 65% by jogging portion of the facade into 15' setback.

The southern side of the apartment's length increased to 30', resulting in the total south facade length to 73'. The allowable maximum facade length is 63.3'. However, the 10' extra would allow us to configure the south units' layout to maximize the benefit of the residential's daylight gain. The extra 10' also allows more space for the woven façade concept to wrap around the apartment corner and continue the architectural material from west to south efficiently and coherently.

In addition, to have an efficient circulation for the apartment and at the same time fulfilling the International Building Code's minimum distance requirement between the two staircases, a minimum facade length on the west side of the apartment as the proposed plan is needed. If keeping the south façade length under 65% by jogging portion of the façade into 15' setback, the western façade length would be too short for laying out two staircases in a line and yet fulfilling the distance required in the International Building Code.

For all the above reasons, requesting a departure from the 65% façade length for the southern side could benefit the apartments in multiple aspects:- 1) maximum daylight gain for the residential unit, 2) efficient staircases and core layout will benefit the overall living spaces efficiency, 3) the woven façade design that corresponding to the internal spaces is able to be continued to the side of the apartment; corner balconies are created outside the bedrooms and creates a dynamic modulation to the south façade. 4) Making it a piece of holistic architecture that benefit the built environment and street from all angles.



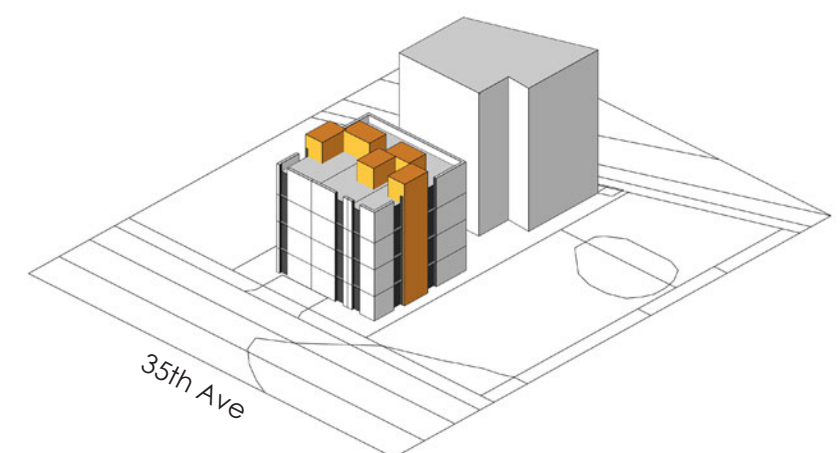
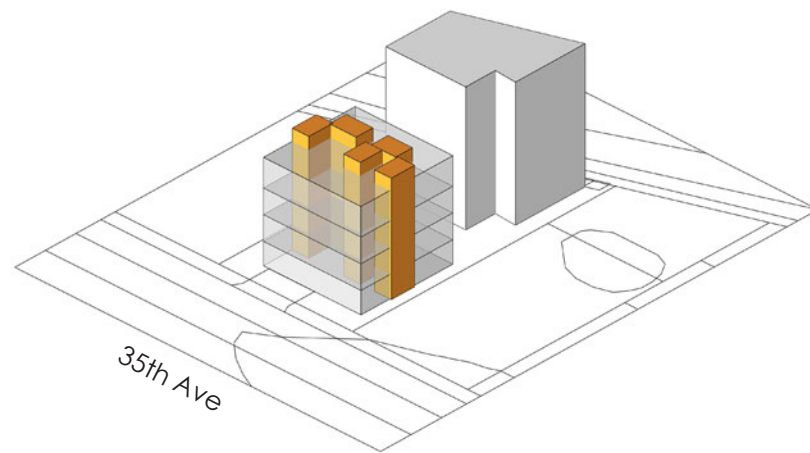
CS1	B. SUNLIGHT AND NATURAL VENTILATION 2. Daylight and Shading Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The site is located between single-family houses on both sides. The building is oriented based on the sunlight analysis, and the goal is to minimize impact to adjacent sites when maximizing natural sunlight into the house. By configuring the living units to the south side and designing the south and west facade with largely opened windows, the building gains significant daylight for the interior. The circulation core of the apartment is purposely planned at the east side as it has less sunlight access and is highly shaded most of the day.
CS2	B. ADJACENT SITES, STREETS AND OPEN SPACES 2. Connection to the street Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.	As the site is located on the street that is most single-family residences, the apartment and townhouse kept its existing site condition as much as possible; for instance, its current driveway, curb cut, and planting strips are remained or improved up to the adjacent street standard. It allows this development to blend into its existing neighborhood and interact with the public realm. When considering the qualities and character of that street, the site will preserve existing vegetation and grading as much as possible. The development will also include well-designed open space for public use, which contributes back to the street. Pedestrians can easily access the open space while not disturbing the daily life of residences.
PL1	B. WALKWAYS AND CONNECTION 3. Pedestrian Amenities Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.	The site has an amenity space between two buildings, gardens at the front and the back, which provides opportunities for the pedestrian to enliven the area and attract their interest. Visible access to the amenity space is provided on the south. People can also access the amenity space by entering the building and exiting on the northeast corner. The front and middle amenity spaces have amenities like benches, planter boxes, and pathways. There is also bicycle parking that is user-friendly and easy to access from every side of the building. It increases pedestrian engagement in interacting in the area. It helps to emphasize how this site is connecting to the street and neighborhood.
PL3	B. RESIDENTIAL EDGES 1. Security and Privacy Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another	Well landscaping design in the site created a buffer and semi-private space between the new development and the street on either MLK street or 35th street. On top of the existing planting strips and street trees on MLK street, we pushed the ground floor 2' back to the east, added the side green gardens with sitting area and planter, and separated the ROW and the development by adding vegetation. It creates a visually appealing frontage/amenity space to MLK street and indicates the transition from public ROW to the property. As this development is a mid-block site, the back townhouse frontage reduces the existing curb cut and adds the new sidewalk and planting strips to achieve the distancing and privacy of the lot. It prevents overcrowding of the street by an entire sheer facade and improves the street by adding green space. Existing vegetation on the sides will be redesigned as a buffer between the development and the adjacent sites. Tall fences are also planned on both sides of the development to respect the privacy of neighbors.
DC2	B, ARCHITECTURAL AND FACADE COMPOSITION 1. Facade Composition Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The facade design aspires to create rhythm within two different materials - wooden screening and painted cement panels. Interplaying at wooden screening and grey panels essentialize the verticality and modulation of the facade. The design ensures natural lighting and ventilation in each unit while breaking down the surface into a human scale by interplaying materials and adding the natural aspect of wooden screening to the modern structure. We designed the facade carefully and made sure the materials correspond in both the apartment and townhouse while keeping the design intent of seeing it as a whole by utilizing a single type of primary material. The role of the wood screen is the focus of the whole development, as it is a tool to feature the bay window in the apartment and the verticality in the townhouse. The panels wrapping around the entire development are essential to emphasizing these features of the building.

ARCHITECTURAL CONCEPT

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

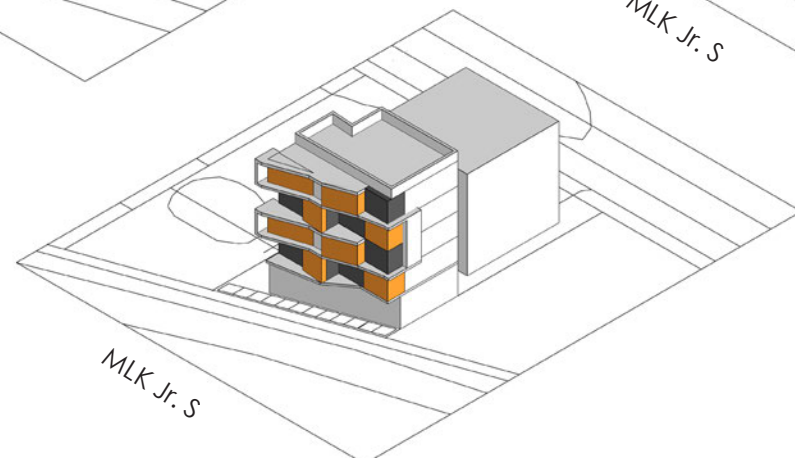
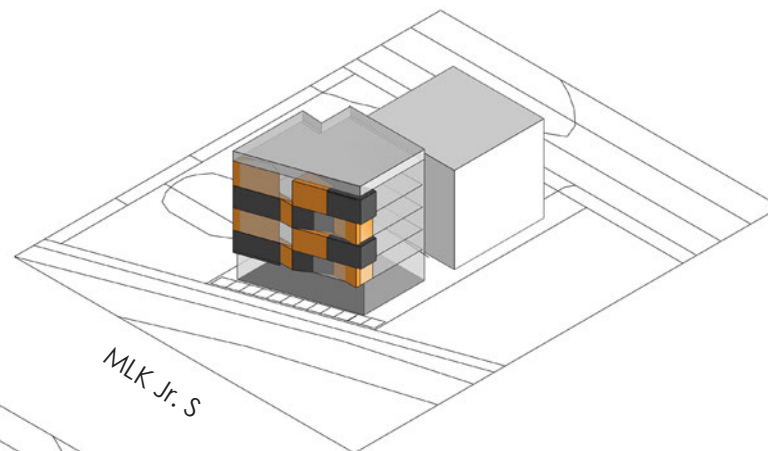
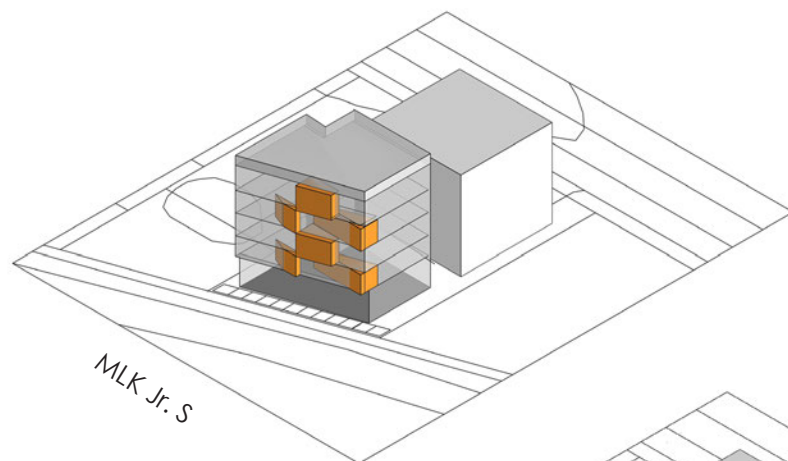
Addition and Subtraction

The design concept of townhouse facades starts with thinking out of its retrained box. Orange represents an addition as its circulation core, and grey represents subtraction as its light allowance to space. By adding and subtracting elements into the box, which was initially shaped based on codes and site scale, we found an exciting possibility of its transformation.



Bay Windows and Decks

Similarly to the townhouse facade, the apartment facade starts with adding and subtracting. Orange represents an addition as the bay windows, and grey represents subtraction as the decks.



Bird's Eye View

5050 MARTIN LUTHER KING JR WAY S DEVELOPMENT



Public Outreach

5050 Martin Luther King Jr Way S, Seattle, WA 98118

The proposed development is a 5-story mixed-use apartment with 12 residential units and commercial on level 1 (street level), and five 4-story townhouses.

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Misoomni karoorfame kun appartimantii abbaa fooqii 5 kan fayidaa adda addaatiif oolu kutaalee jireenyaa 8 fi bakkee daldalaa lafa jalaa irrattii fi manneen jireenya magaalaa 5 abbaa fooqii 4 qabatee kan jiruudha.

Dự kiến phát triển là một chung cư hỗn hợp 5 tầng với 8 đơn vị để ở và khu thương mại ở tầng 1 (mặt tiền), và năm căn nhà sát nhau 4 tầng.

SDCI Project Number: 6801645-CN
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Additional Project Information:
Additional information is available on the Seattle Service Portal via the project address:

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5050 Martin Luther King Jr Way S | <https://www.gc2seattle.com/>

Join us to share your thoughts through 11/16/2020 - 12/6/2020

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Online Survey
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Project Website
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<https://www.gc2seattle.com/5050-mlk-survey>

<https://livelvyn9963.wixsite.com/5050-mlk>

*All information is being collected by GC Square, 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.]]
*ሁሉም መረጃዎች በ GC Square የሚሰበሰቡ በሆነም ለ City of Seattle ለሌሎች ይቸላሉ። ስለሆነም፡ የዚህ የግል መረጃ በ Washington Public Records Act መሰረት ለሚጠይቅ ሰነድ አካል ሊሆን ይችላል።
*Odeeffannoo hundinuu GC Square tiin ni guurama, haata'u malee tarrii City of Seattle fii ergamuu ni danda'a. Kanaafuu, odeeffannoon dhuunfaa kana keessa seene haala seera Washington Public Records Act tiin qaama sodaffaa gaafateef ifa ta'uu ni danda'a.
*Tất cả thông tin đang được GC Square thu thập, nhưng có thể được gửi đến the City of Seattle. Do đó, thông tin cá nhân đã được thu nhập có thể bị tiết lộ cho người yêu cầu bên thứ ba theo Đạo luật của Washington Public Record Act.



PUBLIC OUTREACH PLAN

1. Printed Outreach:
High – Impact Method
b. Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.
2. Electrical/digital Outreach:
High-Impact Methods
a. Online survey
3. Electrical/digital Outreach: (Additional method in lieu of in-person outreach)
High-Impact Methods
c. Interactive project website (with public commenting function)

PINNED UP LOCATIONS

5050 M L King Jr S					
Date distributed	Location	Address	Distance from Site	Visible From Street?	Notes
11/16/2020	LIGHT/TELEPHONE POLE # 1	35 th Ave S & Renton Ave S	0.1 mile	Yes	Flyer placed on pole.
11/16/2020	LIGHT/TELEPHONE POLE # 2	35 th Ave S & S Edmunds St	0.2 mile	Yes	Flyer placed on pole.
11/16/2020	PCC Community Markets	3610 S Edmunds St, Seattle, WA 98118	0.3 mile	Yes	Flyer placed on pole.
11/16/2020	Rainier Arts Center	3515 S Alaska St, Seattle, WA 98118	0.3 mile	Yes	Flyer placed on pole.
11/16/2020	Rainier Community Center	4600 38 th Ave. S, Seattle, WA 98118	0.4 mile	Yes	Flyer placed on pole.
11/16/2020	La Escuelita Bilingual School	3611 S Genesee St, Seattle, WA 98118	0.5 mile	No	Flyer placed on entrance store front glass.
11/16/2020	LIGHT/TELEPHONE POLE # 3	S Hudson St & Rainier Ave S	0.2 mile	Yes	Flyer placed on pole.
11/16/2020	LIGHT/TELEPHONE POLE # 4	26 th Ave S & S Orcas ST	0.5 mile	Yes	Flyer placed on pole.
11/16/2020	Bus stop	Martin Luther King Jr Way S & S Juneau St	0.5 mile	No	Flyer placed in the bus stop
11/16/2020	Rainier Vista Boys & Girls Club	4520 Martin Luther King Jr Way S, Seattle, WA 98118	0.5 mile	Yes	Flyer placed on pole.

After the posting period of 21 days, we received one comment regarding multiple aspects. As a residential building with commercial use on the ground and townhouse at the back, the proposed building is expected to be a nice-looking building that also brings new services or amenities to the area, for instance, businesses and open space. They also hope to have enough space for walkways, lightings, and “eyes on the street,” which are elements suitable for pedestrians that this neighbor would like the project to achieve. They worried that the new development might feel out of scale, and they concerned about the construction noise and impact during construction.

PROJECT INFORMATION

Site Area | 6,299 SF

Allowed Floor Area Ration (FAR) | 2.3 (with Green Building)

Max. Gross Floor Area (GFA) | 14,487.7 SF

Parking | 2 (Townhouse #3,4)

Required Amenity Area | 6,299 sf x 25% = 1,574.75 sft

Amenity Area - Ground Floor | 1,276 SF

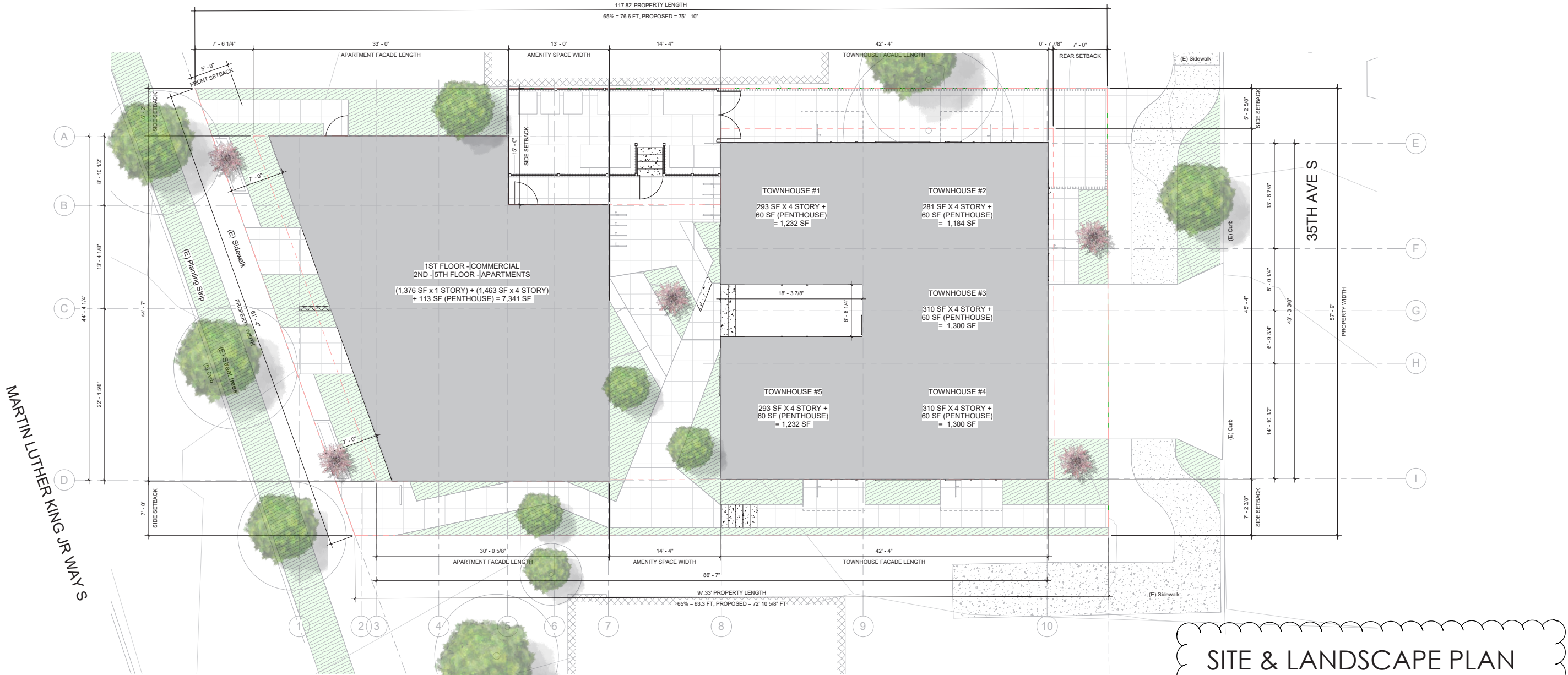
Amenity Area - Roof Deck | 1,206 SF + 1,122 SF = 2,328 SF

Total | Ground Floor - 20%

Roof Deck - 37%

3,604 SF (57% > 25%)

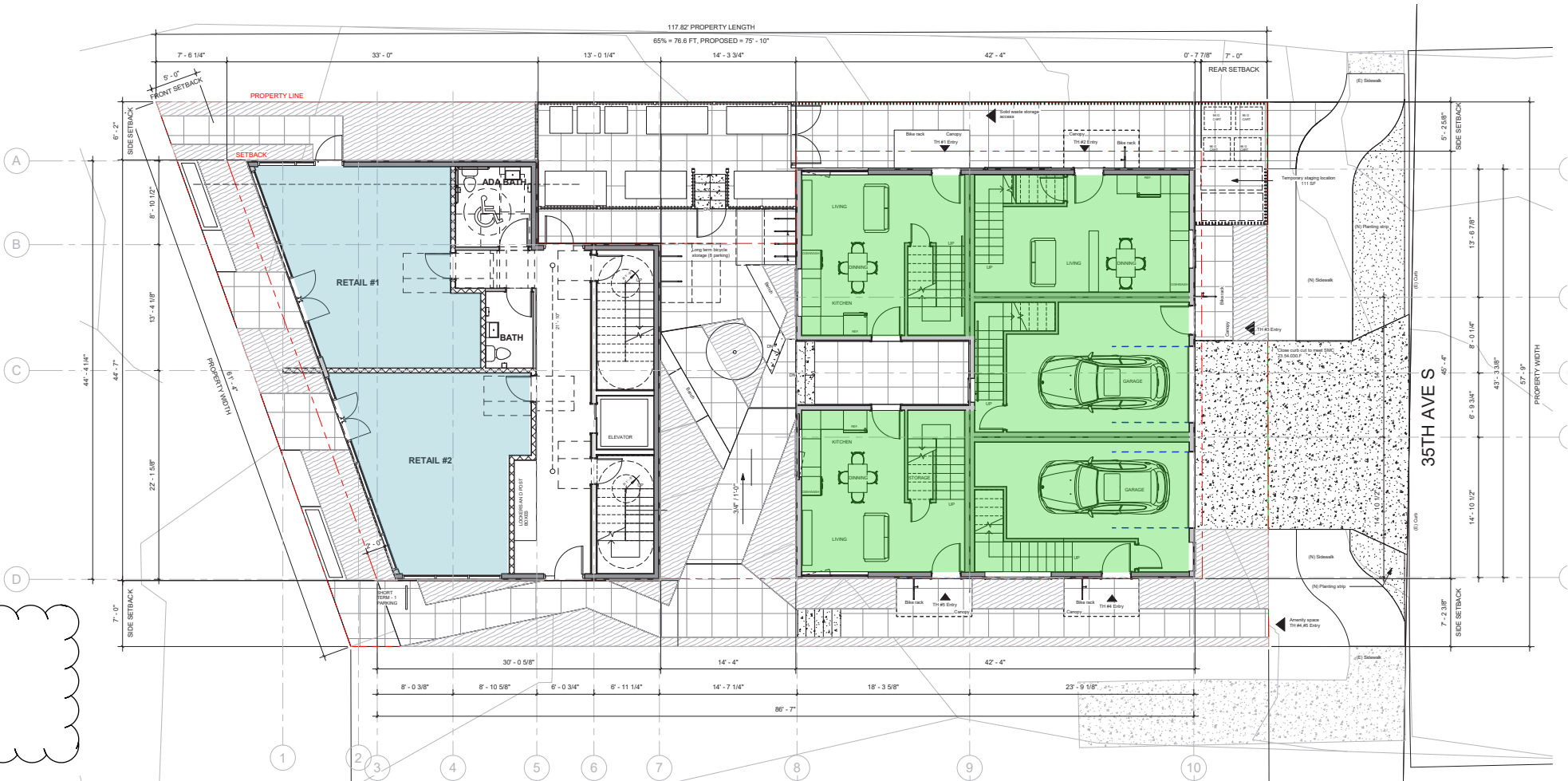
Apartment/Commercial	Townhouses
Gross Floor Area (GFA) : 1,376 SF + (1,463 SF X 4) = 7,228 SF	Gross Floor Area (GFA) : 1,487 SF X 4 STORY 5,948 SF
+ Penthouse : 113 SF	+ Penthouse : 60 SF X 5 UNITS 300 SF
Total : 7,341 SF	Total : 6,248 SF
Total proposed GFA count : 7,341 SF + 6,248 SF = 13,589 SF Towards FAR : 2.16 FAR	



SITE & LANDSCAPE PLAN

SCALE: NTS

- Commercial: 2
- One-Bedroom Unit: 4
- Two-Bedrooms Unit: 4
- Townhouse Unit: 5

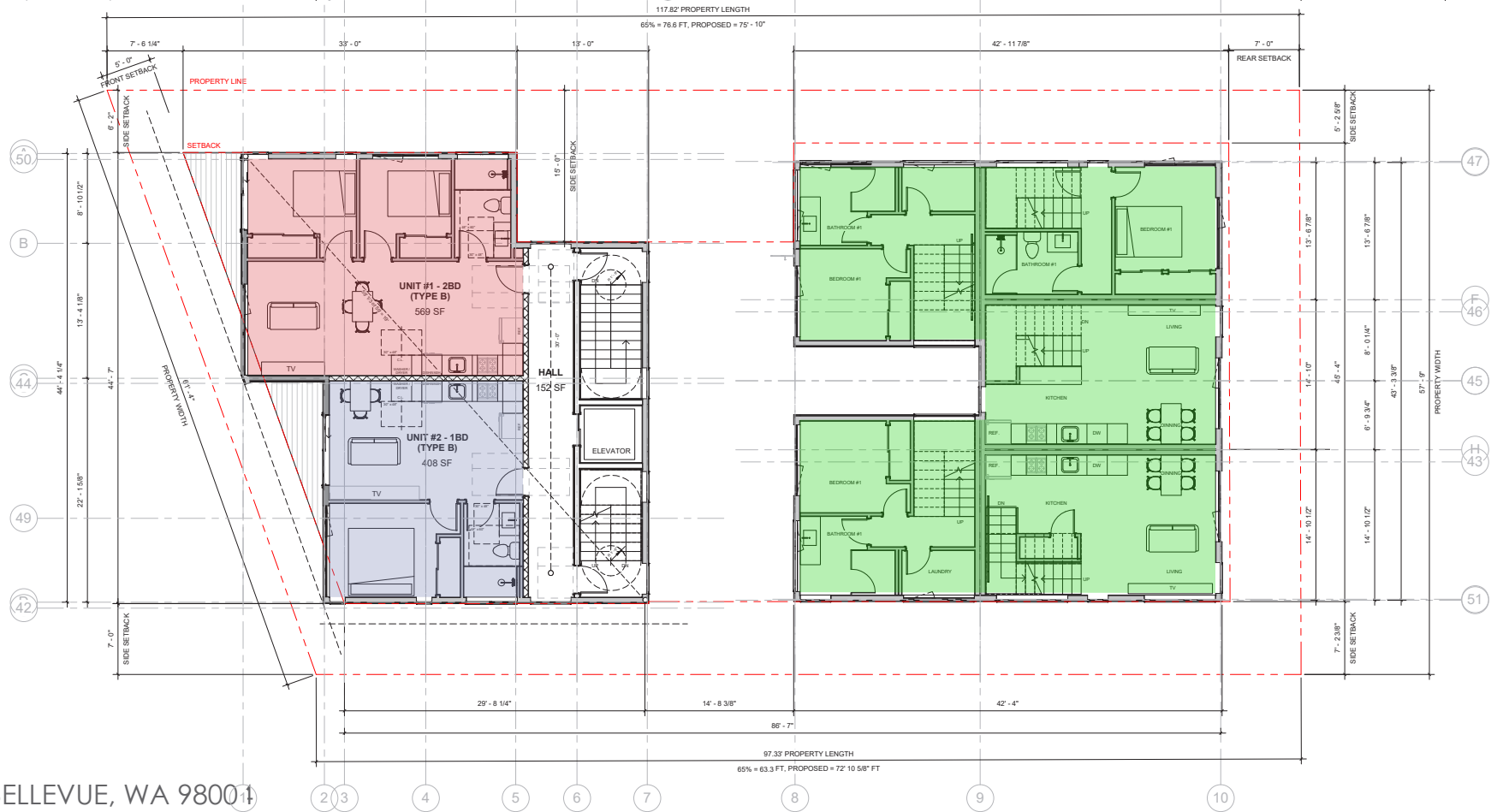


RETAIL - LEVEL 1

SCALE: 1/16" = 1'-0"

TOWNHOUSE - LEVEL 1

SCALE: 1/16" = 1'-0"



APARTMENT - LEVEL 2

SCALE: 1/16" = 1'-0"

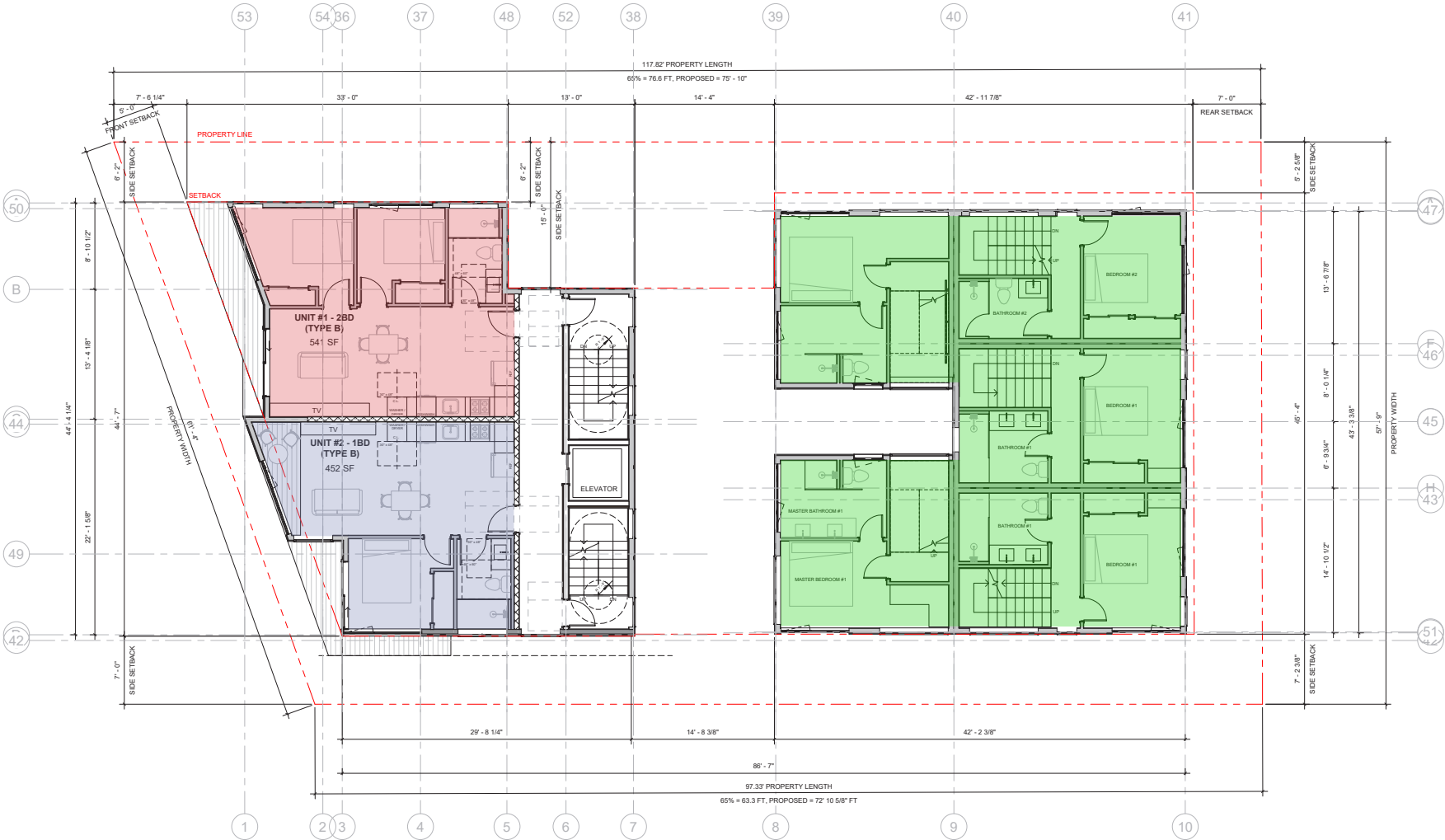
TOWNHOUSE - LEVEL 2

SCALE: 1/16" = 1'-0"

- Commercial: 2
- One-Bedroom Unit: 4
- Two-Bedrooms Unit: 4
- Townhouse Unit: 5

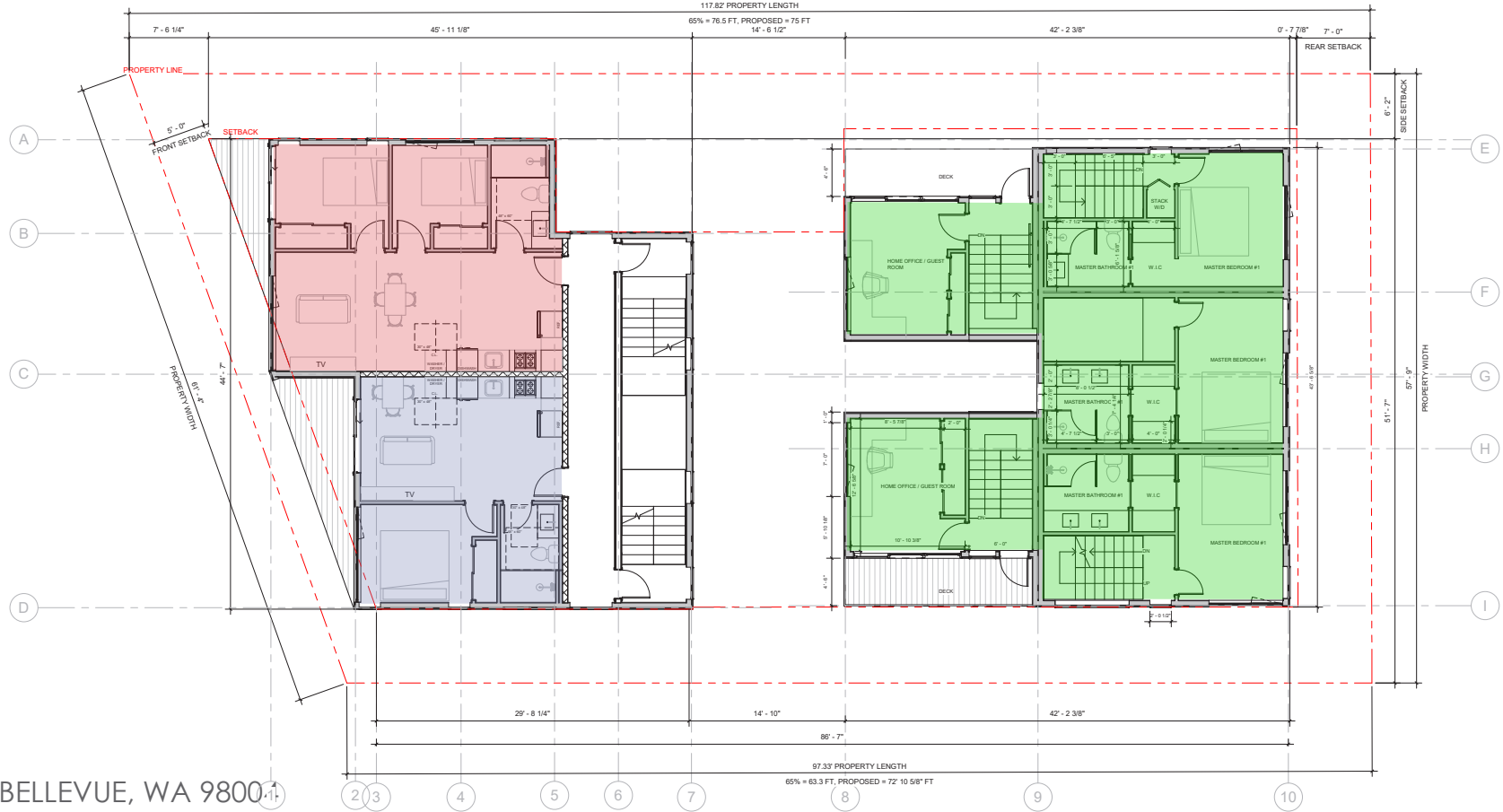
APARTMENT - LEVEL 3

SCALE: 1/16" = 1'-0"



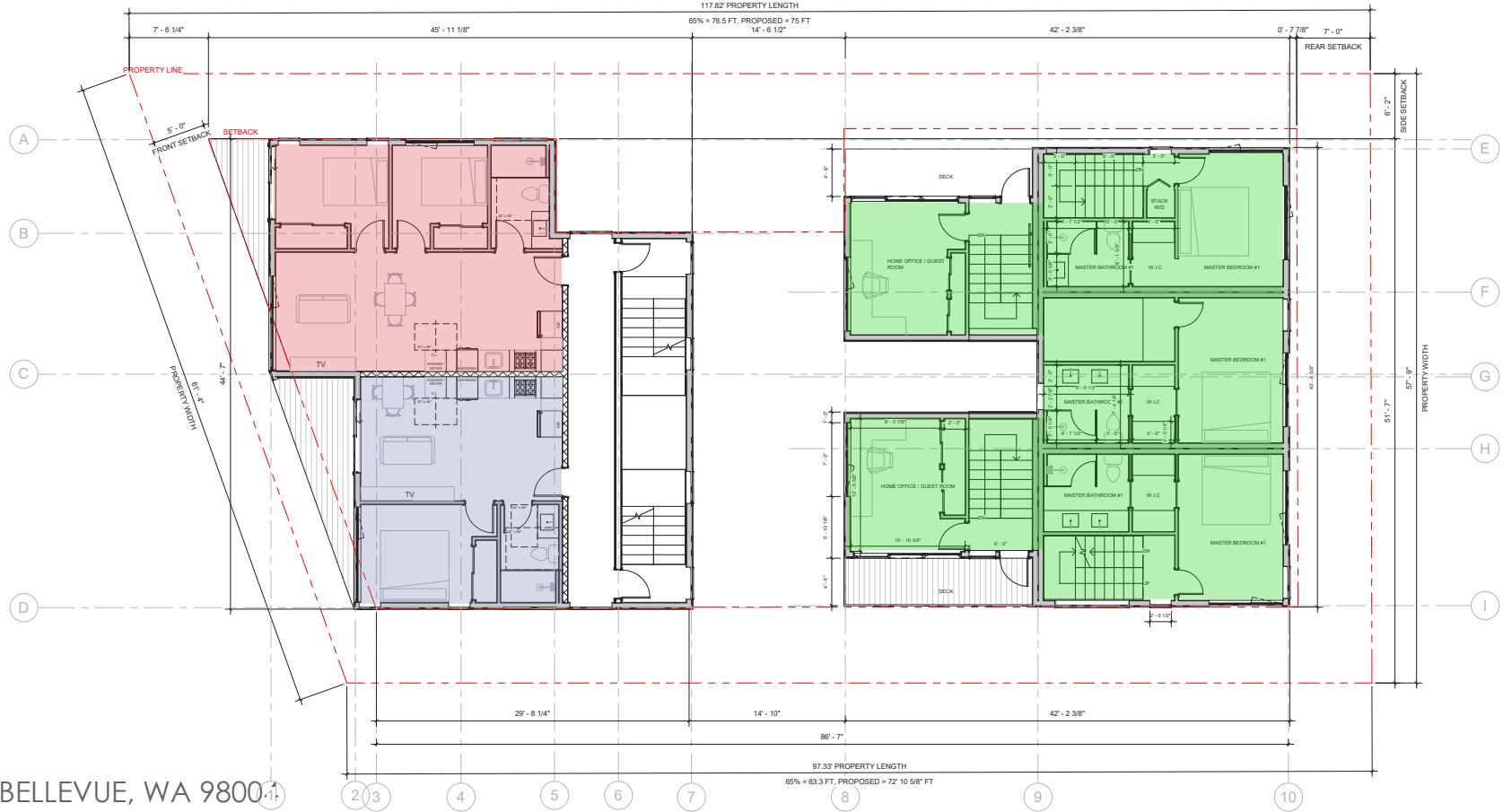
TOWNHOUSE - LEVEL 3

SCALE: 1/16" = 1'-0"



APARTMENT - LEVEL 4

SCALE: 1/16" = 1'-0"



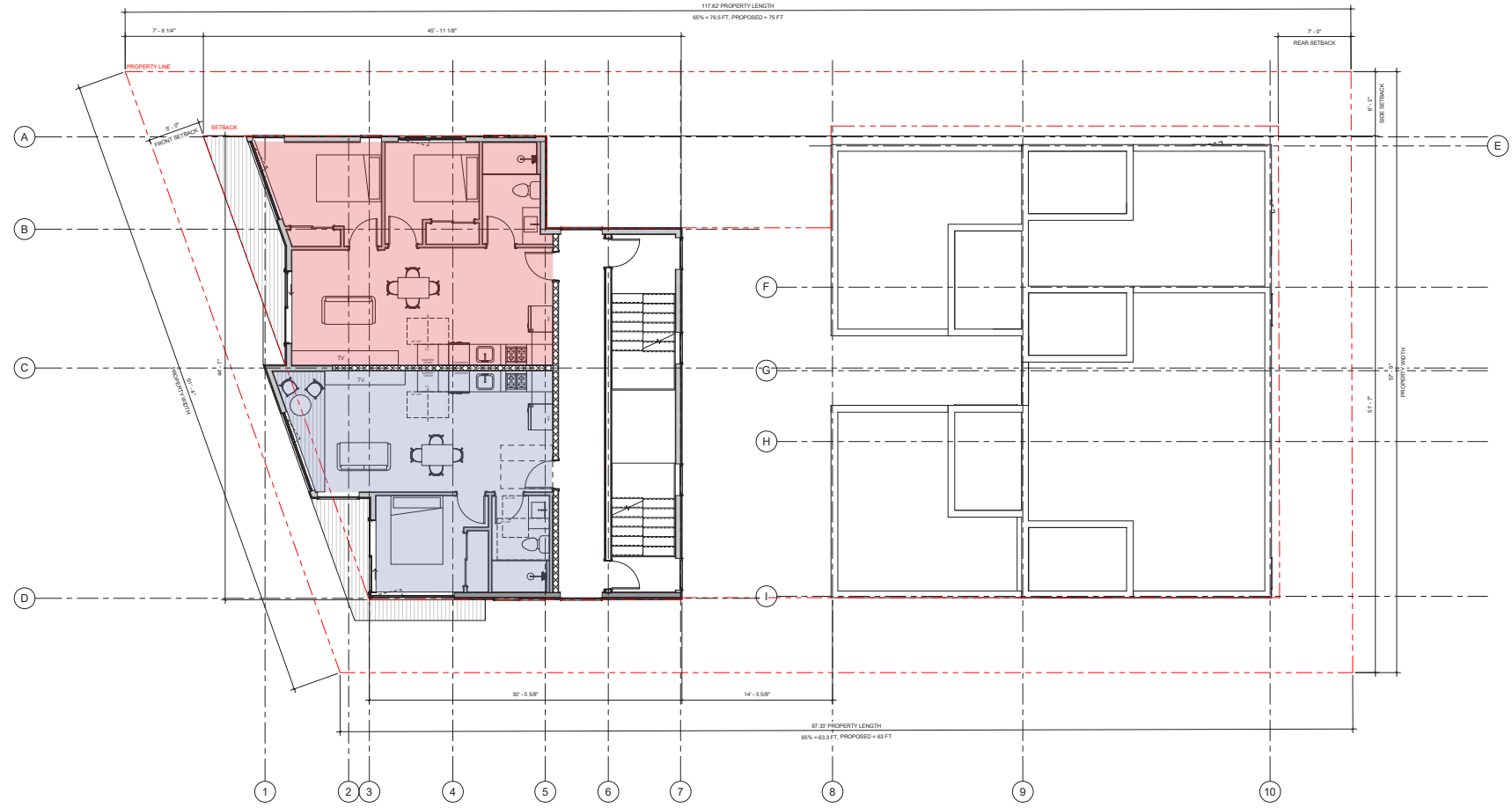
TOWNHOUSE - LEVEL 4

SCALE: 1/16" = 1'-0"

- Commercial: 2
- One-Bedroom Unit: 4
- Two-Bedrooms Unit: 4
- Townhouse Unit: 5

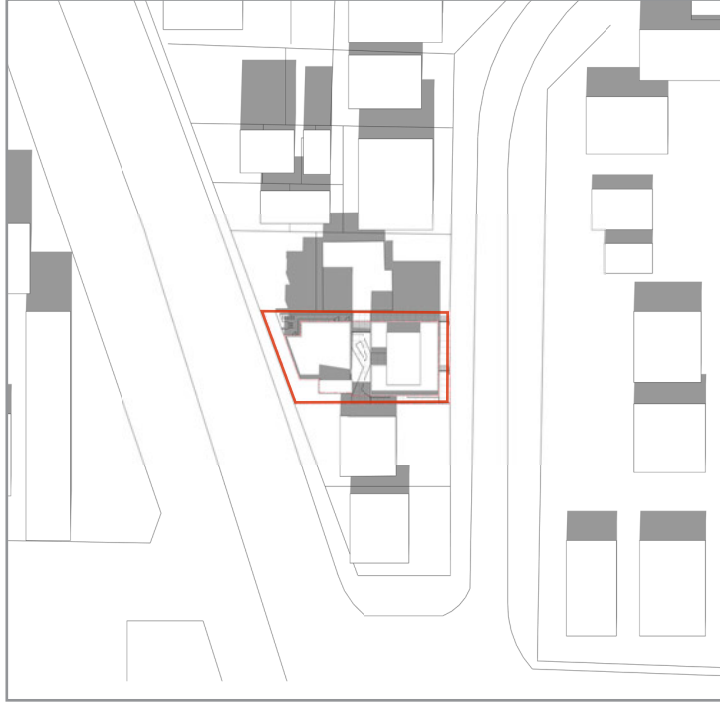
APARTMENT - LEVEL 5

SCALE: 1/16" = 1'-0"





MARCH/SEPTEMBER 21, 9 AM



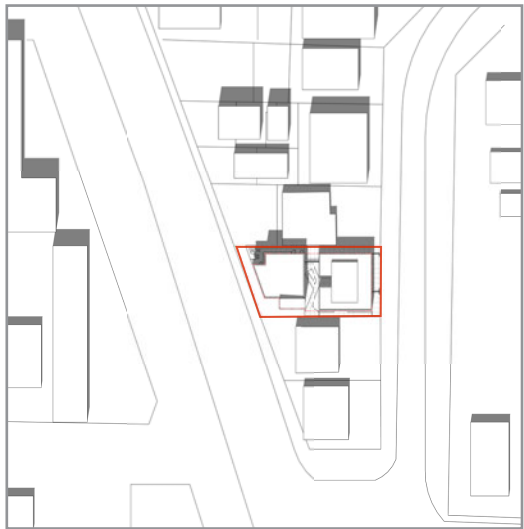
MARCH/SEPTEMBER 21, 12 PM



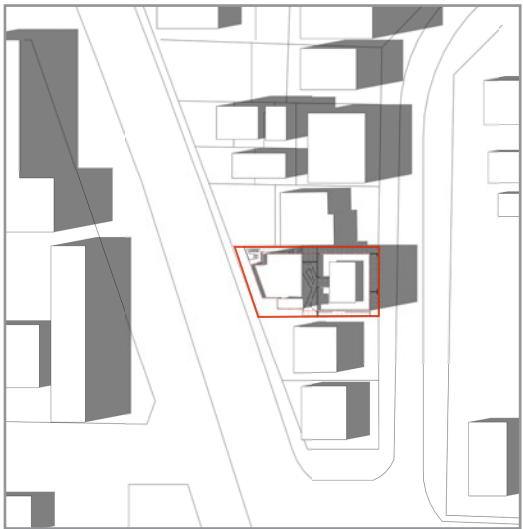
MARCH/SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



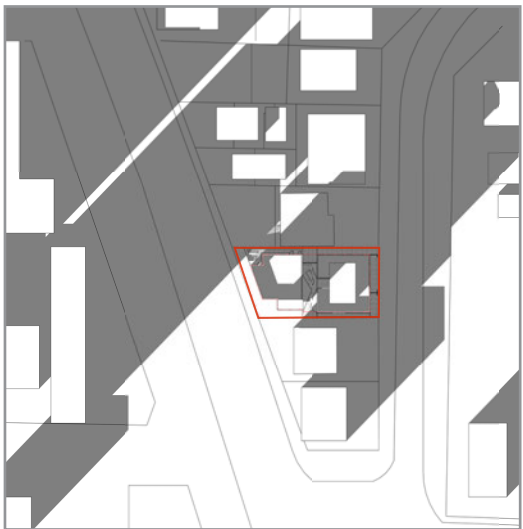
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

SUNLIGHT ANALYSIS

9AM, 12PM, 3PM
MARCH/SEPTEMBER 21
JUNE 21
DECEMBER 21

ANALYZED BY REVIT



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



APARTMENT
WEST ELEVATION

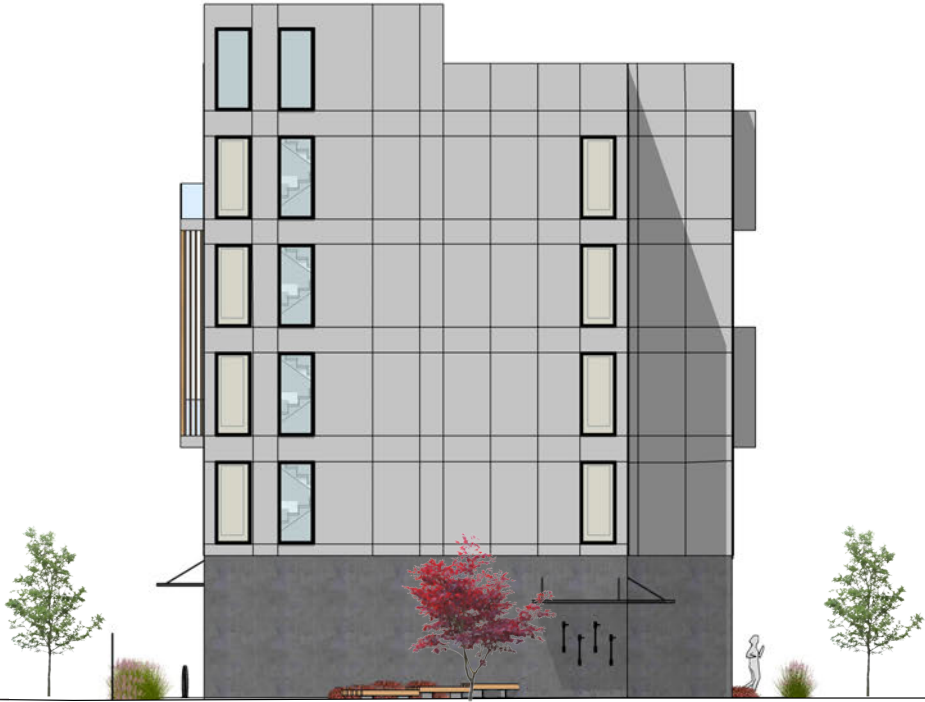
SCALE: 1/16" = 1'-0"



TOWNHOUSE
EAST ELEVATION

SCALE: 1/16" = 1'-0"

APARTMENT
EAST ELEVATION
SCALE: 1/16" = 1'-0"



TOWNHOUSE
WEST ELEVATION
SCALE: 1/16" = 1'-0"



DC4. A.1. BUILDING MATERIALS

Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.



SOUTH ELEVATION
SCALE: NTS

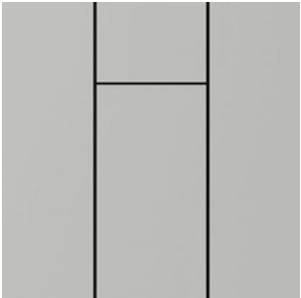
MATERIAL:



Kebony Clear Screening

Kebony Clear
Stained

Primary siding material on building

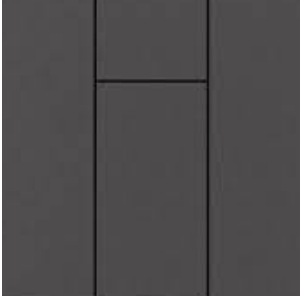


EQUITONE [Natural]

Fiber cement panel

Color: #N163

Primary siding material on building
envelop on apartment upper levels
and townhouse



EQUITONE [Natural]

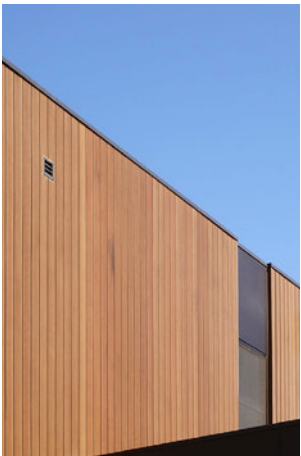
Fiber cement panel

Color: #N073
Will be utilized on building



Glass Guardrail

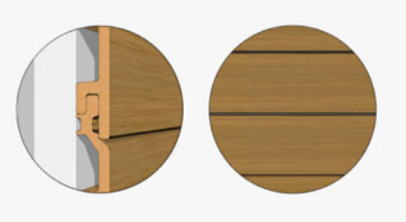
Framless Glazing Channel Balustrade



Wood Cladding

INNOWOOD's V-Joint Shiplap
Cladding System

Color: American Oak

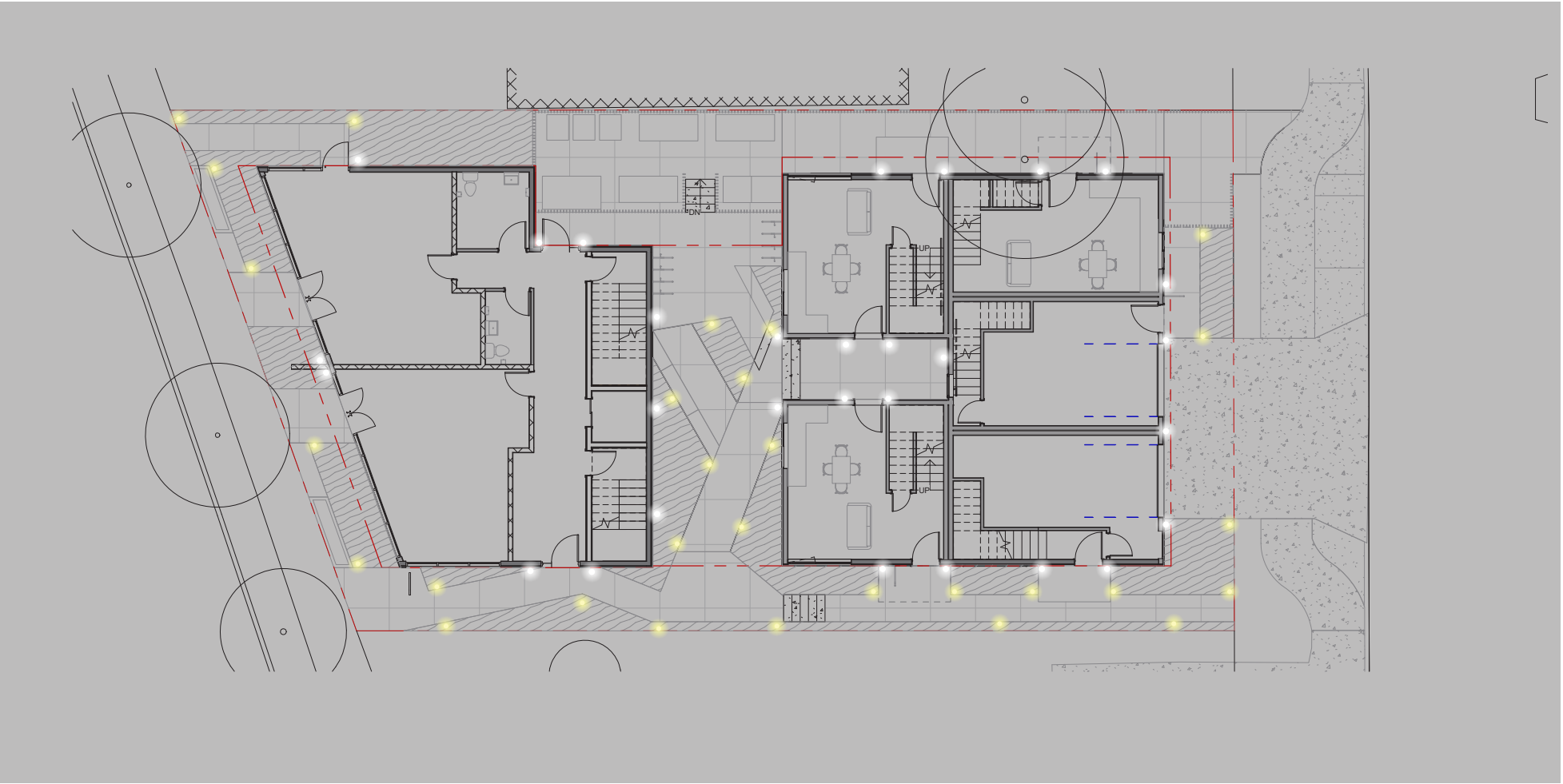


Exterior & Landscape Lighting

① WALL LIGHTING (LED)

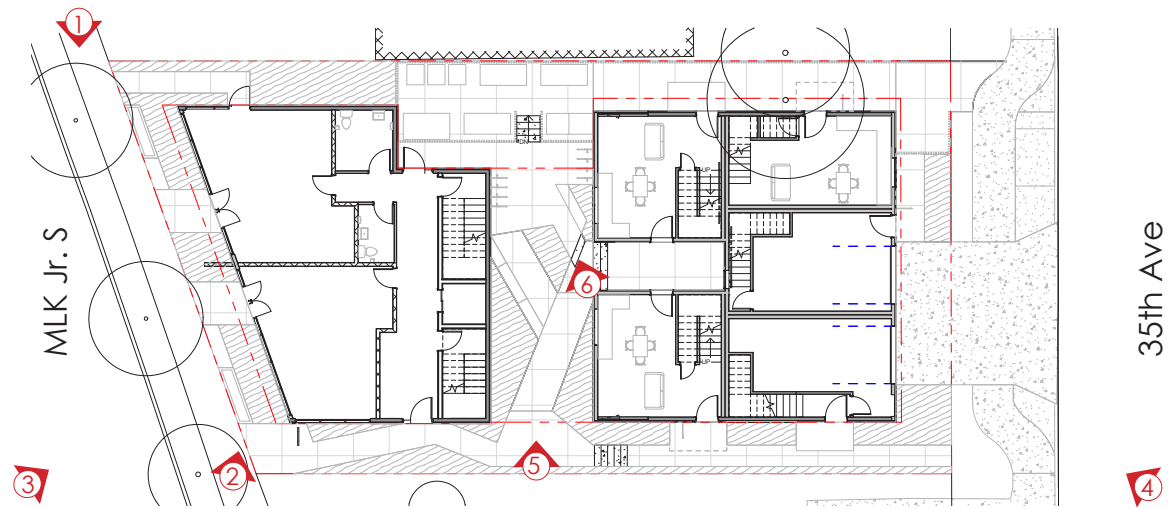


② PATHWAY & PLANTER LIGHTING (LED)



- ① WALL LIGHTING (LED)
- ② PATHWAY & PLANTER LIGHTING (LED)

30 PERSPECTIVE



①

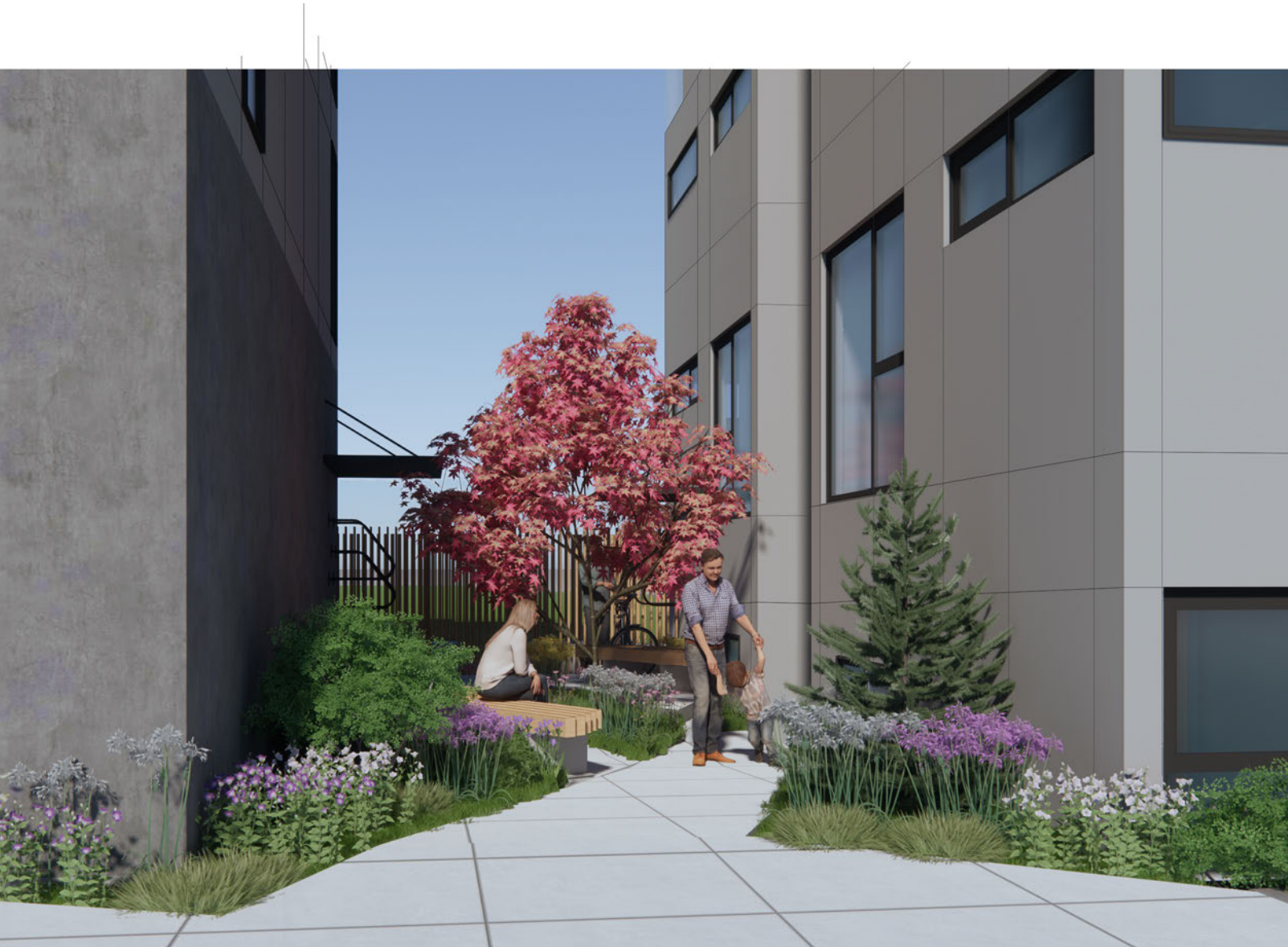


②





④



⑤



⑥