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PROJECT SUMMARY

PROJECT ADDRESS
308 N 74TH STREET, SEATTLE WA 98103

DPD PROJECT NUMBER
3025653

OWNER'S NAME
GABRIEL ROSENSHINE
ALCHEMY REAL ESTATE GROUP

ZONING INFORMATION
NC2-40
GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE
FREQUENT TRANSIT CORRIDOR

PARCEL NUMBER
2708100230

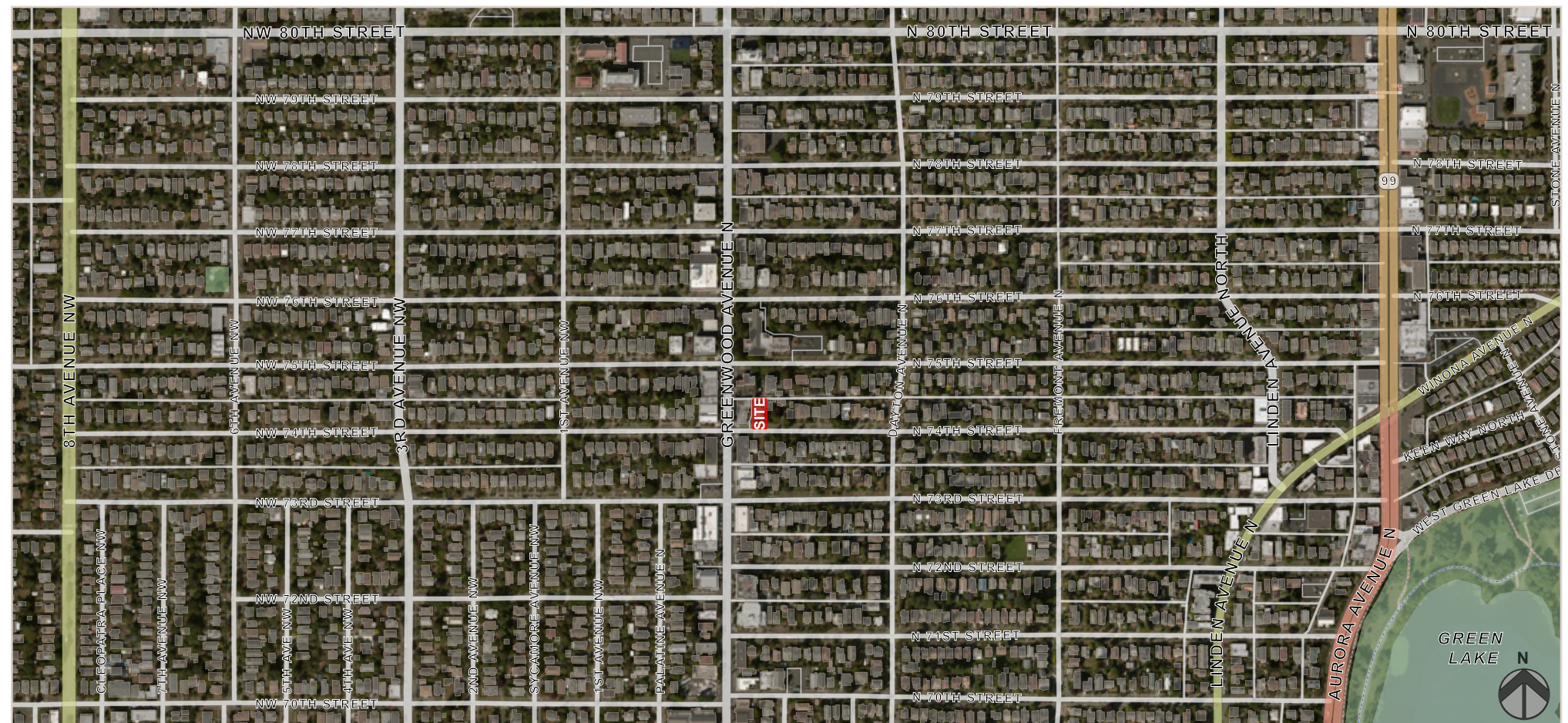
LOT AREA
4,000 SF

LEGAL DESCRIPTION
GARLANDS 1ST ADD 39 & E 10 FT OF 40
PLAT BLOCK: 1; PLAT LOT: 39-40

OF UNITS
LIVE / WORK: 2
TOWNHOUSE: 3

FAR SQUARE FOOTAGE
COMMERCIAL: 2,727 FAR SF
RESIDENTIAL: 3,573 FAR SF

PARKING STALLS
0 PARKING STALLS REQUIRED, 3 PROVIDED



9-BLOCK AERIAL



DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF TWO LIVE-WORK UNITS AND THREE TOWNHOUSE UNITS. THE EXISTING SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL, DUE TO ITS PROXIMITY TO THE COMMERCIAL CORRIDOR ON GREENWOOD AVENUE N, AS WELL AS ITS LOCATION IN A FREQUENT TRANSIT CORRIDOR, IS IDEAL FOR THE MIXED USE NATURE OF THIS DEVELOPMENT.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON N 74TH STREET BETWEEN GREENWOOD AVENUE N TO THE WEST AND DAYTON AVENUE N TO THE EAST. OPPOSITE THE PROJECT PARCEL ON N 74TH STREET IS A SINGLE-FAMILY HOME, AS WELL AS A MIXED-USE DEVELOPMENT CONTAINING APARTMENTS AND HERKIMER COFFEE AS THE GROUND FLOOR RETAIL. TO THE NORTH OF THE SITE IS AN ALLEY, ACROSS FROM WHICH IS AN AUTO REPAIR SHOP AND A DORMITORY. A SINGLE FAMILY RESIDENCE IS IMMEDIATELY TO THE EAST OF THE PROJECT SITE, WHILE THE COMMERCIAL CORRIDOR OF GREENWOOD AVENUE N LIES TO THE WEST.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED NC2-40 IN THE GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE. NEIGHBORHOOD COMMERCIAL ZONING CONTINUES NORTH AND SOUTH TO THE WEST OF THE SITE TO ENCOMPASS GREENWOOD AVENUE N, WHICH IS A MAJOR ARTERIAL IN THE NEIGHBORHOOD, BEFORE BECOMING SF 5000. THE EASTERN PARCELS ARE ZONED SF 5000. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR SO NO PARKING IS REQUIRED, BUT THREE STALLS WILL BE PROVIDED AT THE REAR OF THE SITE ALONG THE EXISTING ALLEY.



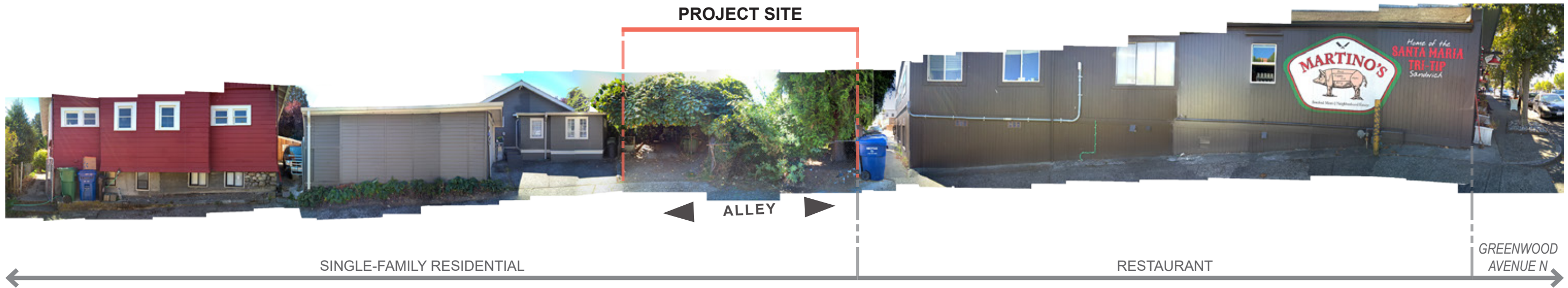


A STREET VIEW ALONG N 74TH STREET, LOOKING NORTH TOWARDS PROJECT SITE
 THE PROJECT SITE ON N 74TH STREET IS ADJACENT TO THE RESTAURANT USES OF CAFFÈ VITA AND BLUEBIRD ICE CREAM TO THE WEST ON GREENWOOD AVENUE N, AND SINGLE-FAMILY RESIDENTIAL TO THE EAST.



B STREET VIEW ALONG N 74TH STREET, LOOKING SOUTH OPPOSITE PROJECT SITE
 OPPOSITE THE PROJECT SITE ON N 74TH STREET CONSISTS MOSTLY OF SINGLE-FAMILY RESIDENTIAL, WITH JUST ONE MIXED-USE BUILDING CONTAINING APARTMENTS ON TOP OF HERKIMER COFFEE ANCHORING THE CORNER AT GREENWOOD AVENUE N.

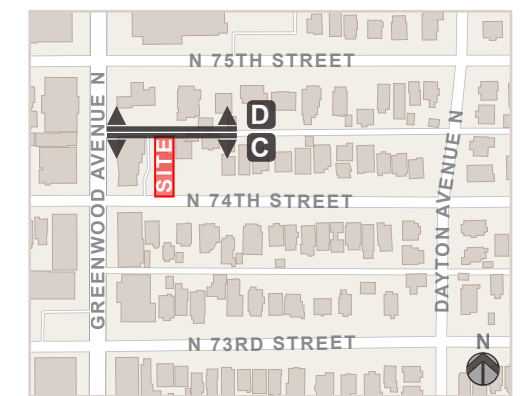


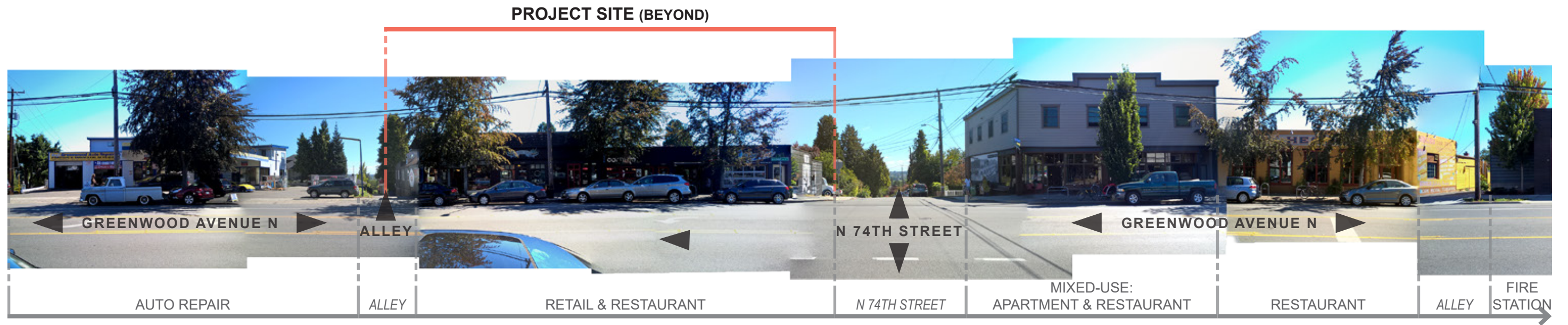


C STREET VIEW ALONG ALLEY, LOOKING SOUTH TOWARDS PROJECT SITE
 ALONG THE ALLEY AT THE REAR OF THE PROJECT SITE, THE SITE IS ADJACENT TO THE RESTAURANT USE OF MARTINO'S EATERY TO THE WEST ON GREENWOOD AVENUE N, AND SINGLE-FAMILY RESIDENTIAL TO THE EAST.



D STREET VIEW ALONG ALLEY, LOOKING NORTH OPPOSITE PROJECT SITE
 DIRECTLY OPPOSITE THE PROJECT SITE ALONG THE ALLEY IS A DORMITORY. GARY'S GREENWOOD AUTO REPAIR SHOP IS LOCATED ON GREENWOOD AVENUE N TO THE WEST OF THE DORMITORY, AND SINGLE-FAMILY RESIDENTIAL TO THE EAST.





A STREET VIEW ALONG GREENWOOD AVENUE N, LOOKING EAST TOWARDS PROJECT SITE BEYOND
 ALONG THE EASTERN SIDE OF GREENWOOD AVENUE N IS A MIX OF MOSTLY RETAIL AND RESTAURANT USE, INCLUDING COR-
 NUTO PIZZERIA AND HECHO RESTAURANT. SEATTLE FIRE STATION 21 IS LOCATED TO THE SOUTH AT N 73RD STREET.



B STREET VIEW ALONG GREENWOOD AVENUE N, LOOKING WEST
 ALONG THE WESTERN SIDE OF GREENWOOD AVENUE N IS A MIX OF MOSTLY RETAIL AND RESTAURANT USE, INCLUDING 74
 ALE HOUSE AND PHINNEY BOOKS.





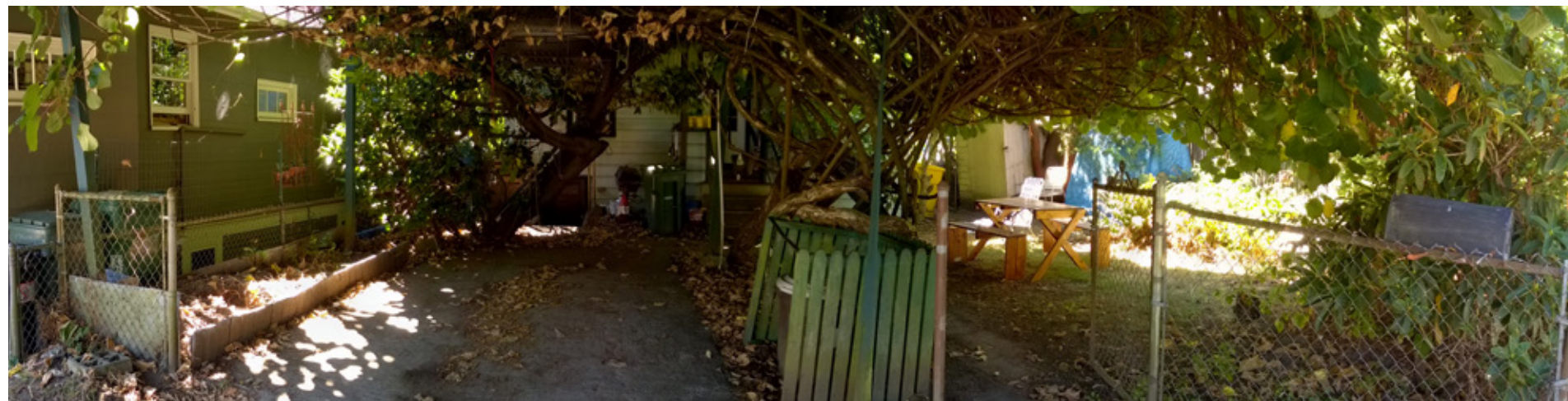
A VIEW FROM GREENWOOD AVENUE N & N 74TH STREET, LOOKING TOWARDS PROJECT SITE



B PROJECT SITE FROM N 74TH STREET

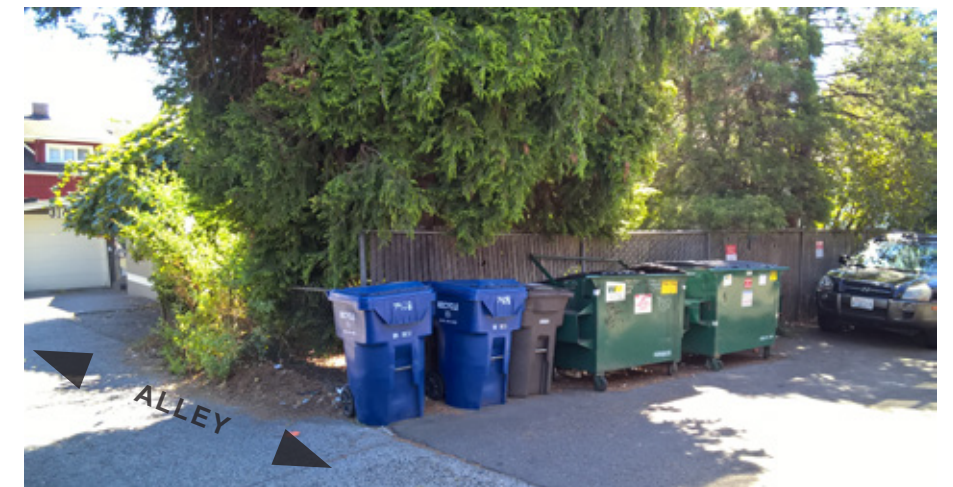


C VIEW NORTHWEST LOOKING DOWN N 74TH STREET TOWARDS PROJECT SITE



D PROJECT SITE FROM ALLEY

ALLEY



E VIEW SOUTHEAST LOOKING DOWN ALLEY TOWARDS PROJECT SITE FROM GREENWOOD AVENUE N

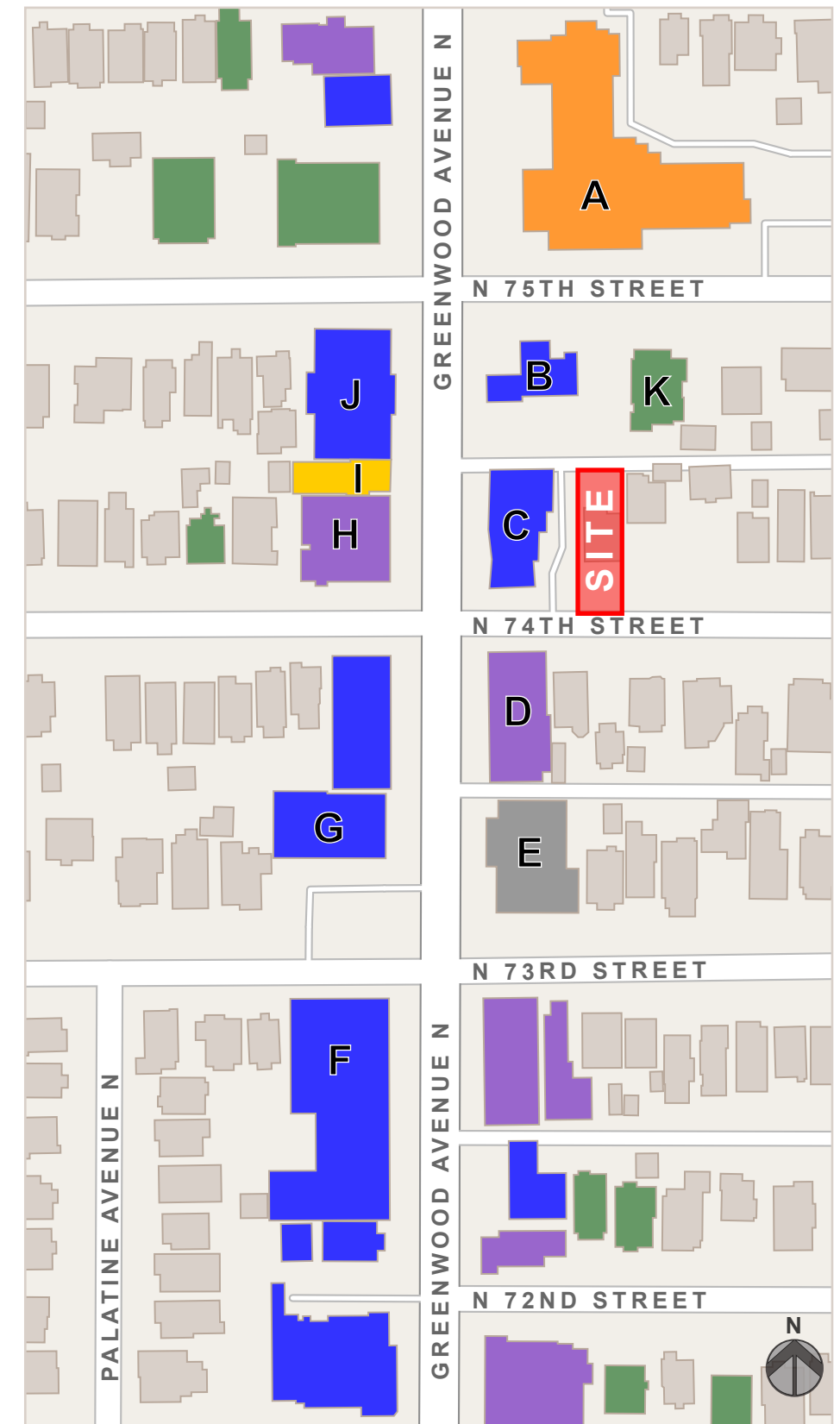


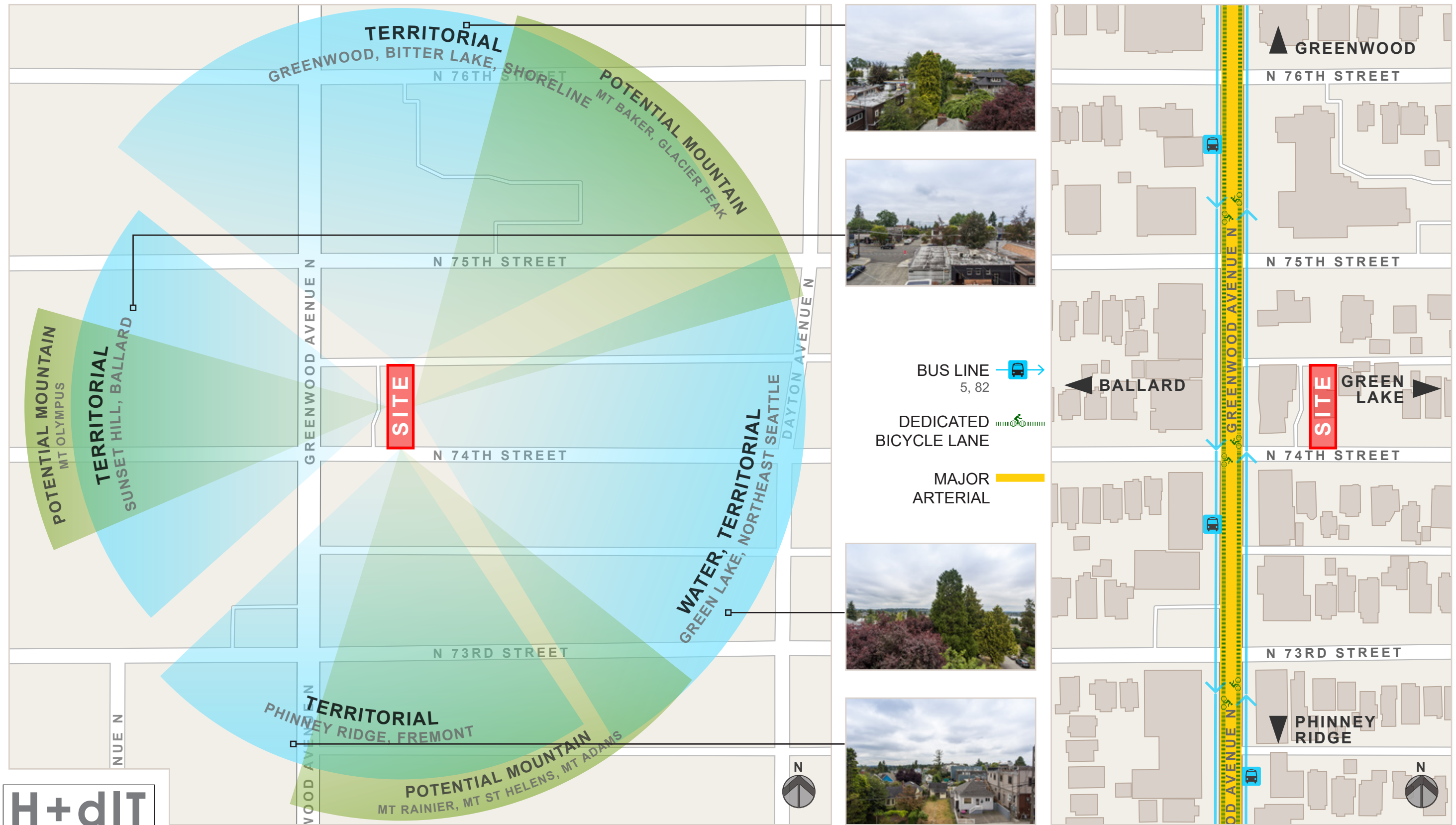
SURROUNDING USES OTHER THAN SINGLE FAMILY

- RETAIL USE
- MULTI-FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / OFFICE
- CHURCH
- GOVERNMENT SERVICE

NEIGHBORING BUILDINGS

- A** PHINNEY RIDGE LUTHERAN CHURCH
- B** GARY'S GREENWOOD AUTO REPAIR
- C** RETAIL
MARTINO'S SMOKED MEATS & EATERY
TWO BIRDS TATTOO
THE FLOURISH COLLECTION
CORNUTO
CAFFÈ VITA
BLUEBIRD ICE CREAM
- D** MIXED USE APARTMENT & RESTAURANT
HERKIMER COFFEE
HECHO
- E** SEATTLE FIRE STATION 21
- F** KEN'S MARKET
- G** HOMESTREET BANK
- H** MIXED USE APARTMENT & RETAIL
74 ALE HOUSE
PHINNEY BOOKS
R&R STUDIO
- I** OFFICE & RETAIL
ARAMITA
FIT 4U ALTERATIONS
- J** RETAIL
WHOLE BODYWORKS
WAHE GURU YOGA
YANNI'S GREEK CUISINE
SEATTLE KNIFE SHARPENING & SUPPLY
PHINNEY RIDGE EYECARE
- K** RESIDENCE HALL / DORMITORY

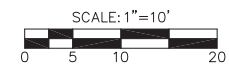




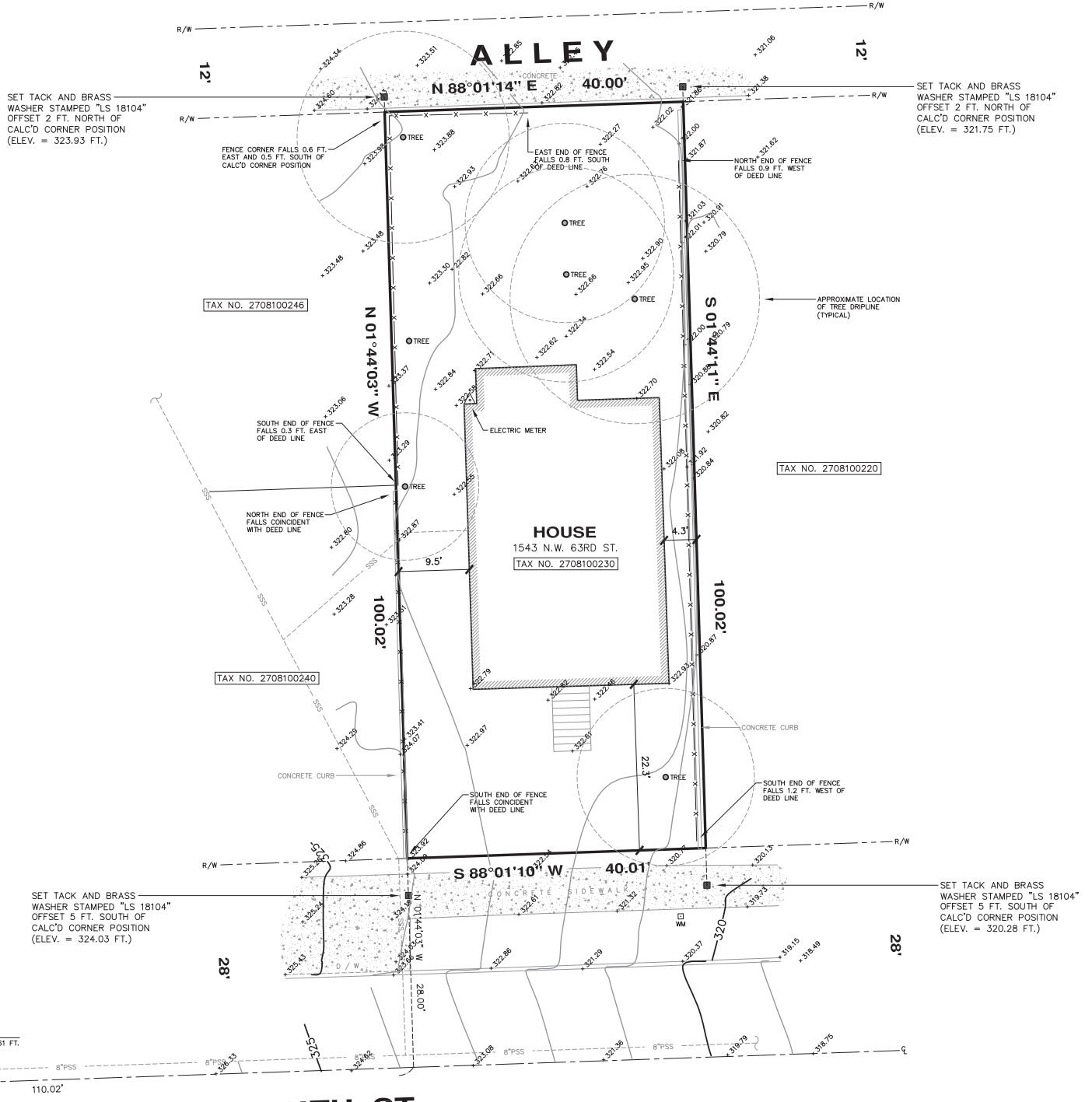
EXISTING SITE CONDITIONS

9 N. 75TH ST.

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE ON JULY 28, 2016
(TYPICAL)



GREENWOOD AVE. N.



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 28, 2016.
4. PARCEL AREA = 4,001 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 1863 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2708100230
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

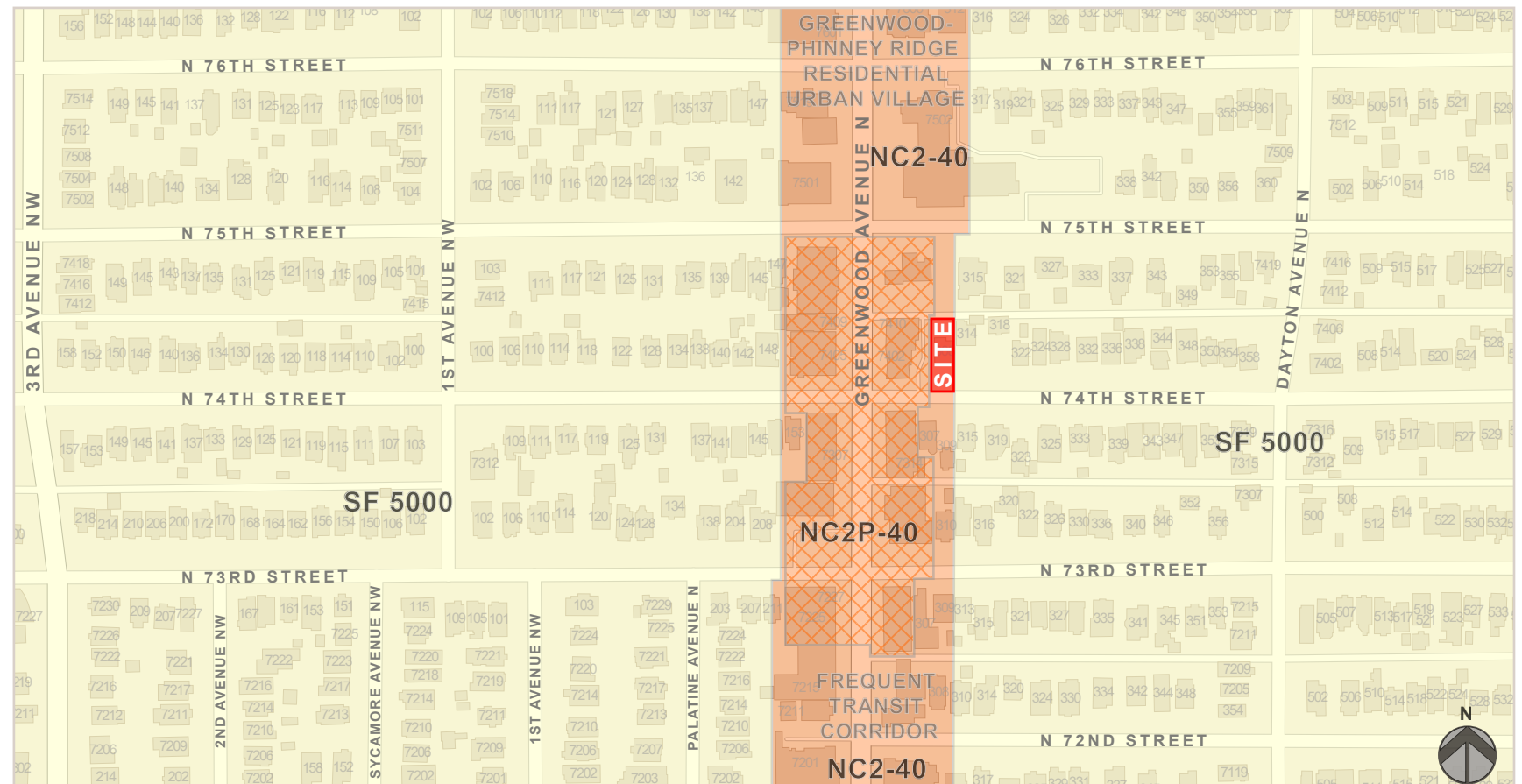
THE EAST 10 FT. OF LOT 40 AND ALL OF LOT 39, BLOCK 1, GARLAND'S FIRST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WA.

NOTE: SURVEY HAS BEEN SCALED BY 50%.

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LAND USE CODE SUMMARY

- 23.47A.002 SCOPE OF PROVISIONS
NC2-40 NEIGHBORHOOD COMMERCIAL (NC2).
- 23.47A.004 PERMITTED AND PROHIBITED USES
TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE.
G.1. LIVE-WORK UNITS ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. 4. DEEMED A NON-RESIDENTIAL USE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
E. LIVE-WORK UNIT ON STREET-LEVEL STREET-FACING FACADE SHALL EXTEND THE WIDTH OF THE STREET-LEVEL, STREET-FACING FACADE AND A MINIMUM DEPTH OF 15 FEET AND SHALL NOT CONTAIN ANY RESIDENTIAL FEATURES.
- 23.47A.012 STRUCTURE HEIGHT
A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FORTY (40) FEET. 1.a. HEIGHT MAY EXCEED LIMIT BY 4 FEET, PROVIDING 1) a) A FLOOR-TO-FLOOR HEIGHT OF 13 FEET OR MORE IS PROVIDED FOR LIVE/WORK.
C. ROOFTOP FEATURES. 2. OPEN RAILINGS, PARAPETS, PLANTERS, ETC. MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. ROOFTOP DECKS MAY EXCEED MAX HEIGHT LIMIT BY 2 FEET. 4. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 25% OF ROOF AREA.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.47A.013 FLOOR AREA RATIO
A.1. ALL GROSS FLOOR AREA NOT EXEMPT IS COUNTED AGAINST THE MAXIMUM GROSS FLOOR AREA ALLOWED BY THE PERMITTED FAR.
TABLE A. TOTAL FAR PERMITTED FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES = 3.25.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.47A.014 SETBACK REQUIREMENTS
FRONT: 0'-0" IF NON-RESIDENTIAL USE IS LOCATED AT PROPERTY LINE.
REAR: 0'-0"
SIDE (ABUTTING COMMERCIAL): 0'-0"
SIDE (ABUTTING RESIDENTIAL): B. SETBACK REQUIREMENTS FOR LOTS ABUTTING RESIDENTIAL ZONES. 1. SETBACK REQUIRED WHERE A LOT ABUTS THE INTERSECTION OF A SIDE LOT LINE AND FRONT LOT LINE OF A LOT IN A RESIDENTIAL ZONE. REQUIRED SETBACK FORMS A TRIANGULAR AREA WITH 15 FEET SIDES. 2.a. 10 FEET REQUIRED FOR PORTIONS ABOVE 13 FEET IN HEIGHT. 3.a. FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, 15 FEET REQUIRED FOR PORTIONS BETWEEN 13 FEET AND 40 FEET IN HEIGHT. E.1.a. DECKS WITH OPEN RAILINGS MAY EXTEND INTO REQUIRED SETBACK, BUT NOT WITHIN 5 FEET OF A RESIDENTIAL ZONE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.47A.016 LANDSCAPING AND SCREENING STANDARDS.
B.1. STREET TREES REQUIRED.



- 23.47A.024 AMENITY AREA
A. 5 PERCENT OF TOTAL GROSS FLOOR AREA REQUIRED IN RESIDENTIAL USE.
B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS. 1. ALL RESIDENTS HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA. 2. SHALL NOT BE ENCLOSED. 5. PRIVATE BALCONIES AND DECKS HAVE A MINIMUM AREA OF 60 SQUARE FEET, AND NO HORIZONTAL DIMENSION LESS THAN 6 FEET.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.47A.032 PARKING LOCATION AND ACCESS
A.1.a. ACCESS SHALL BE FROM THE ALLEY.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.54.015 REQUIRED PARKING
TABLE A. NO MINIMUM PARKING REQUIRED FOR NON-RESIDENTIAL USES IN URBAN VILLAGES LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE.
TABLE B. NO MINIMUM PARKING REQUIRED FOR ALL RESIDENTIAL USES IN COMMERCIAL ZONES WITHIN URBAN VILLAGES LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE.
TABLE D. MULTI-FAMILY STRUCTURES. 1 LONG-TERM BICYCLE PARKING PER 4 DWELLING UNITS.
- 23.54.030 PARKING SPACE STANDARDS
E.1. REQUIRED PARKING AISLE OF 20 FEET FOR 7.5'X15'0 STALL. 3. ALLEYS MAY BE CREDITED AS AISLE SPACE.



CS. CONTEXT AND SITE**CS2 URBAN PATTERN AND FORM****B ADJACENT SITES, STREETS, AND OPEN SPACES**

B.2. CONNECTION TO THE STREET
THE SITING OF THE LIVE/WORK UNITS ALONG N 74TH ST PROVIDES A RETAIL USE AT A PEDESTRIAN-FRIENDLY SCALE.

C RELATIONSHIP TO THE BLOCK

C.2. MID-BLOCK SITES
THE LOCATION OF THE LIVE/WORK UNITS ALONG THE PROPERTY LINE BRINGS AROUND THE RETAIL STREET FRONTAGE FROM GREENWOOD AVE N.

D HEIGHT, BULK, AND SCALE

D.3. ZONE TRANSITIONS
THE UPPER FLOORS OF THE TOWNHOUSE UNITS ARE SET BACK ON THE EAST TO PROVIDE A BUFFER FROM THE ADJACENT RESIDENTIALLY ZONED SINGLE-FAMILY HOMES.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER**A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**

A.2. CONTEMPORARY DESIGN
THE EXISTING NEIGHBORHOOD CONSISTS OF MOSTLY SINGLE-FAMILY HOMES, BUT CONTEMPORARY ARCHITECTURAL STYLES ARE BEING INTRODUCED AS NEW PROJECTS ARE DEVELOPED. THE SEATTLE FIRE STATION 21 DOWN THE STREET ON GREENWOOD AVE N. IS AN EXAMPLE THAT USES MODERN MATERIALS SUCH AS ALUMINUM METAL SIDING.

PL. PUBLIC LIFE**PL1 CONNECTIVITY****B WALKWAYS AND CONNECTIONS**

B.2. PEDESTRIAN INFRASTRUCTURE
THE MAIN PEDESTRIAN ACCESSES FOR THE TOWNHOUSE UNITS COME FROM THE REAR OF THE SITE, WHERE PARKING SPACES ARE LOCATED ADJACENT TO THE EXISTING ALLEY, ALLOWING FOR MORE RESIDENTIAL-SCALED, PRIVATE ENTRIES.

B.3. PEDESTRIAN AMENITIES
LARGE STOREFRONT WINDOWS AND A CANOPY AT THE STREET-LEVEL, STREET-FACING FACADES OF THE LIVE/WORK UNITS SERVE TO ORIENT PEDESTRIANS TO THE SITE.

PL2 WALKABILITY**B SAFETY AND SECURITY**

B.3. STREET-LEVEL TRANSPARENCY
LARGE STOREFRONT WINDOWS AT THE STREET LEVEL ENSURES TRANSPARENCY INTO THE LIVE/WORK PORTION OF THE STREET-FACING UNITS.

C WEATHER PROTECTION

C.1. LOCATIONS AND COVERAGE
THE PARKING SPOTS AT THE REAR OF THE SITE ARE COVERED BY A TOWNHOUSE UNIT, PROVIDING OVERHEAD PROTECTION. CANOPIES AT THE LIVE/WORK AND TOWNHOUSE ENTRANCES ALSO PROVIDES COVERAGE FOR PEDESTRIANS, WHILE SMALLER CANOPIES ON THE EASTERN SIDE OF THE UNITS PROVIDE PROTECTION FOR THE BUILDING EXTERIOR.

PL3 STREET-LEVEL INTERACTION**A ENTRIES**

A.1. DESIGN OBJECTIVES
b. RETAIL ENTRIES. THE PRIMARY ENTRIES TO THE LIVE/WORK PORTION OF THE STREET-FACING UNITS ARE DELINEATED BY A CANOPY, PROVIDING A VISUAL CONNECTION TO PASSERSBY. THE SECONDARY ENTRIES TO THE RESIDENTIAL PORTION OF THESE UNITS ARE LOCATED TO THE BACK OF THE UNITS FOR MORE PRIVACY.
d. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING. THE TOWNHOUSE UNITS AT THE REAR OF THE SITE HAVE ENTRIES LINED BY PLANTERS.

B RESIDENTIAL ENTRIES

B.1. SECURITY AND PRIVACY
THE LIVE/WORK UNITS AND THE UPPER FLOORS OF THE TOWNHOUSE UNITS ARE SETBACK FROM THE RESIDENTIAL PROPERTY TO THE EAST, PROVIDING A PRIVACY BUFFER.

B.3. BUILDINGS WITH LIVE/WORK USES
ACTIVE AND TRANSPARENT FACADES IN THE FRONT PART OF THE LIVE/WORK UNITS HELP TO ORIENT THIS PORTION TO THE STREET. A DOOR ON THE INTERIOR SEPARATES THE NON-RESIDENTIAL AND RESIDENTIAL PORTIONS OF THE UNITS.

C RETAIL EDGES

C.2. VISIBILITY
THE LIVE/WORK PORTION OF THE UNITS HAVE A TALL FLOOR-TO-FLOOR HEIGHT OF 13'-0".

PL4 ACTIVE TRANSPORTATION**B PLANNING AHEAD FOR BICYCLISTS**

B.2. BIKE FACILITIES

BIKE PARKING IS INCLUDED ADJACENT TO THE LIVE/WORK UNIT.

B.3. BIKE CONNECTIONS
DEDICATED BICYCLE LANES RUN UP AND DOWN GREENWOOD AVE N.

C PLANNING AHEAD FOR TRANSIT

C.3. TRANSIT CONNECTIONS
THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR, AND THE 5 BUS LINE COMES EVERY 15 MINUTES ALONG GREENWOOD AVE N.

DC. DESIGN CONCEPT**DC1 PROJECT USES AND ACTIVITIES****A ARRANGEMENT OF INTERIOR USES**

A.1. VISIBILITY
THE STREET-FACING AREA OF THE SITE IS OCCUPIED BY THE LIVE/WORK PORTION OF THE UNITS, WHILE THE RESIDENTIAL PORTION IS LOCATED TO THE BACK OF THE UNITS.
A.4. VIEWS AND CONNECTIONS
ROOF DECKS ON BOTH THE LIVE/WORK AND TOWNHOUSE UNITS PROVIDE WATER VIEWS OF GREEN LAKE AND POTENTIAL MOUNTAIN VIEWS ALL AROUND.

B VEHICULAR ACCESS AND CIRCULATION

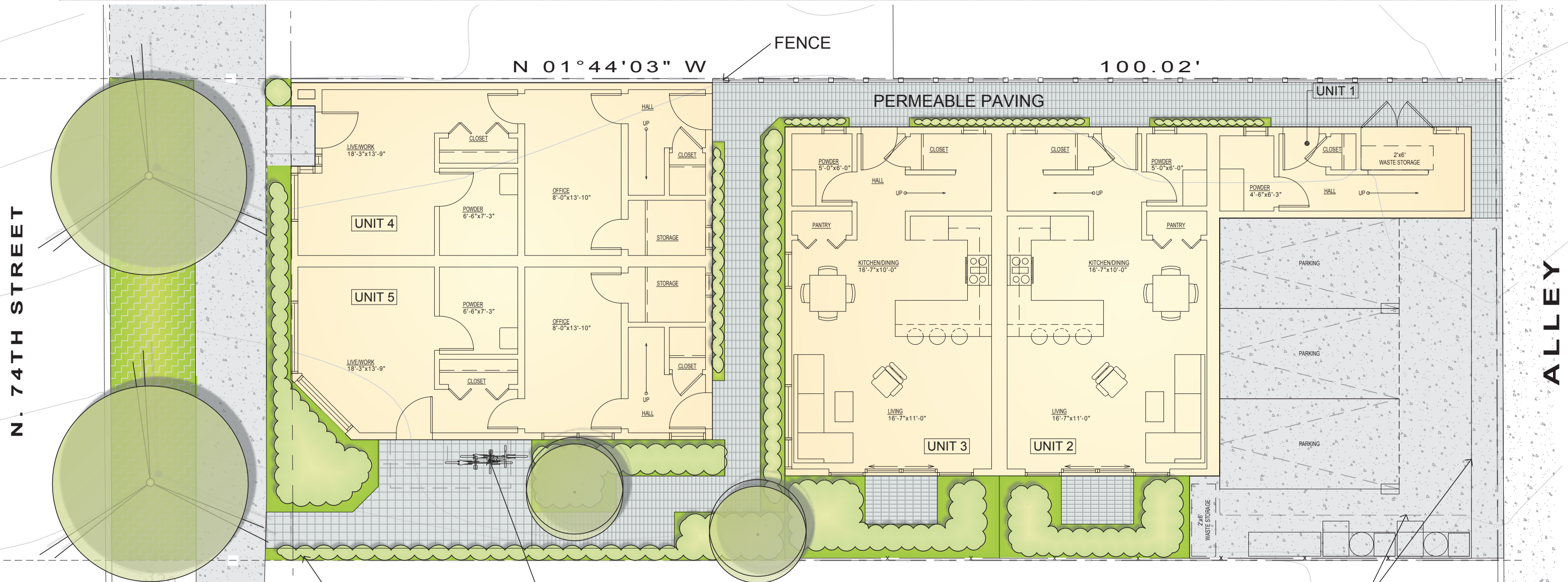
B.1. ACCESS LOCATION AND DESIGN
THE PARKING SPOTS ARE LOCATED TO THE REAR OF THE SITE, WHERE THEY ARE ACCESSED BY AN EXISTING ALLEY.
B.2. VISUAL IMPACTS
THE PARKING SPOTS ARE COVERED BY THE END TOWNHOUSE UNIT.

DC2 ARCHITECTURAL CONCEPT**A MASSING**

A.1. SITE CHARACTERISTICS AND USES
THE UPPER FLOORS OF THE TOWNHOUSES ARE SET BACK, REDUCING THEIR MASSING AND ALLOWING FOR LARGE DECKS.

DC3 OPEN SPACE CONCEPT**B OPEN SPACE USES AND ACTIVITIES**

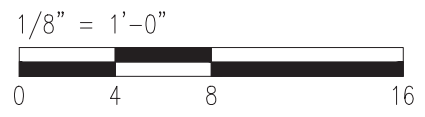
B.2. MATCHING USES TO CONDITIONS
LARGE DECKS ARE LOCATED OFF OF THE TOWNHOUSE UNITS ON THE EAST SIDE, ALLOWING FOR PLENTY OF SUN EXPOSURE.



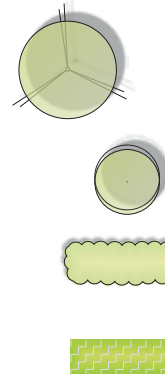
GREEN SCREEN, 6' HT.

BIKE RACK

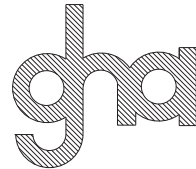
EDGE OF BUILDING ABOVE

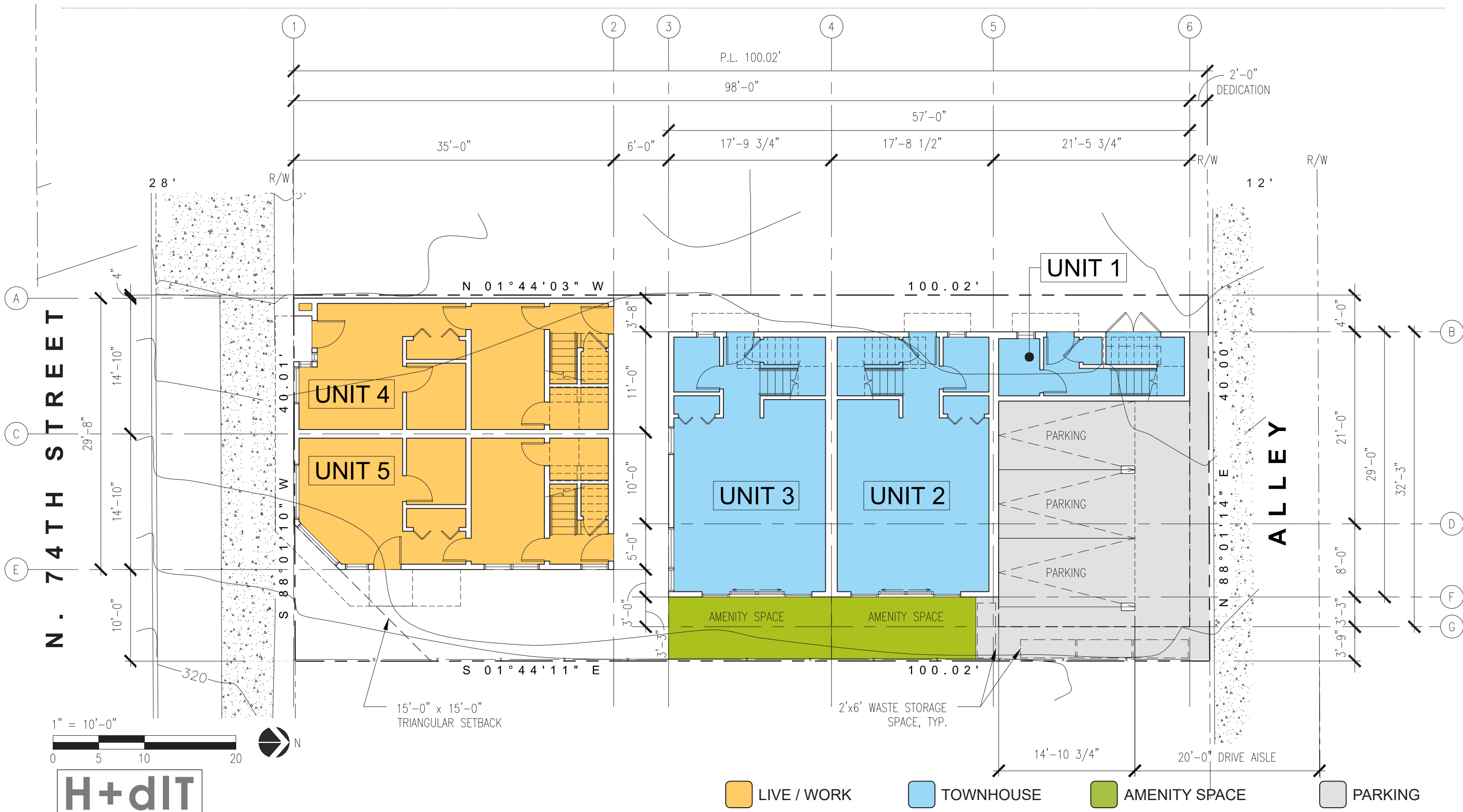


- TOURNESOL 'WILSHIRE' PLANTERS, 18"x48"x24" DEEP
- PAVERS OVER A TOTAL OF 24" OF GRAVEL AND SOIL
- CONCRETE OR ASPHALT PAVING, OR PAVING UNDER OVERHANG, NOT COUNTED TOWARD GREEN FACTOR
- GREEN SCREEN METAL LATTICE



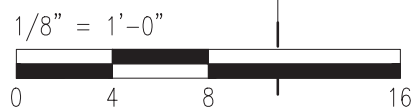
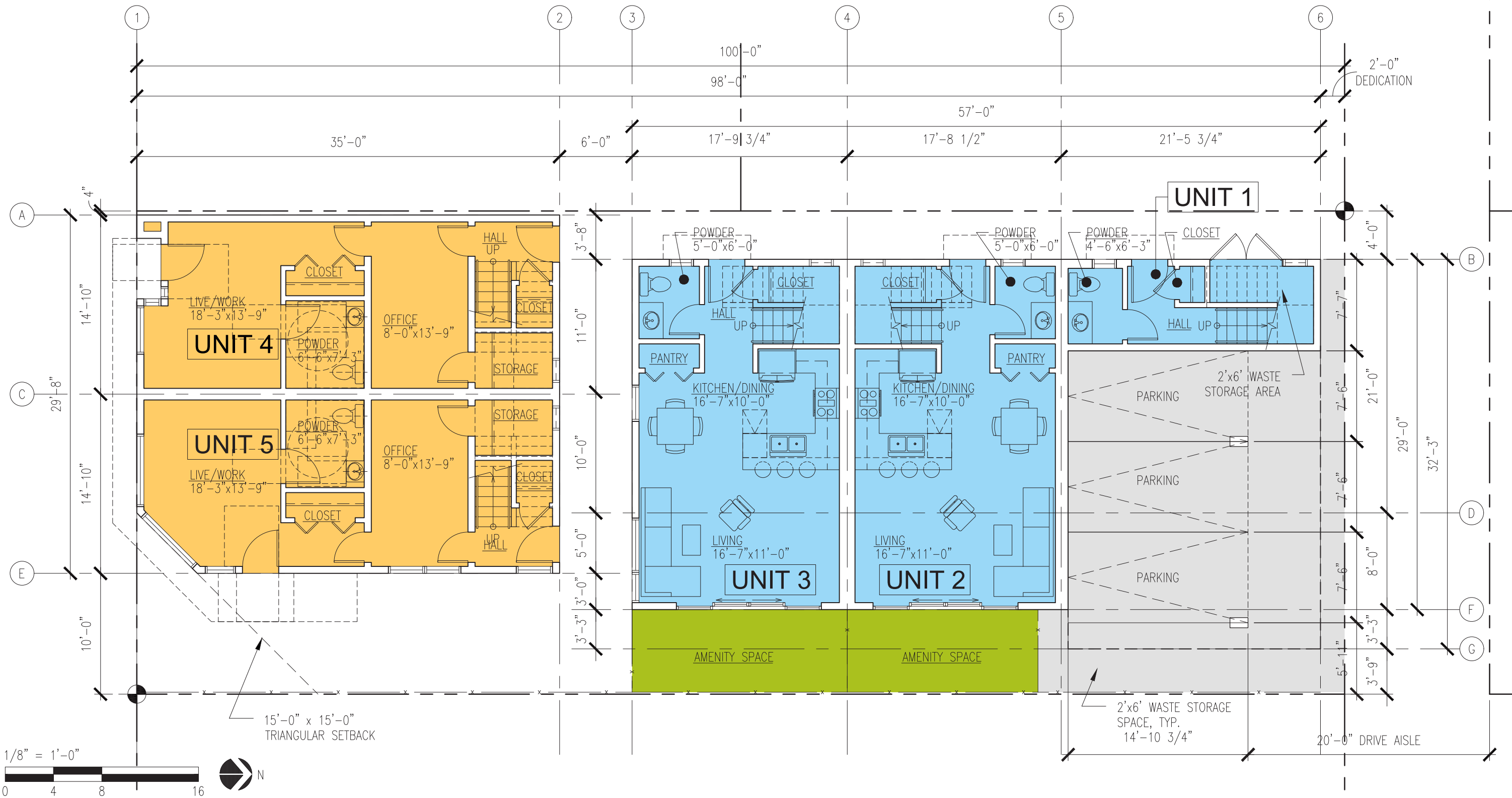
QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO TREE	2" CAL	
	STREET TREE FORM			
2	SMALL TREE		1.5" CAL	
	LANDSCAPE PLANTINGS			
	PLANTING AREA, TYPICAL			



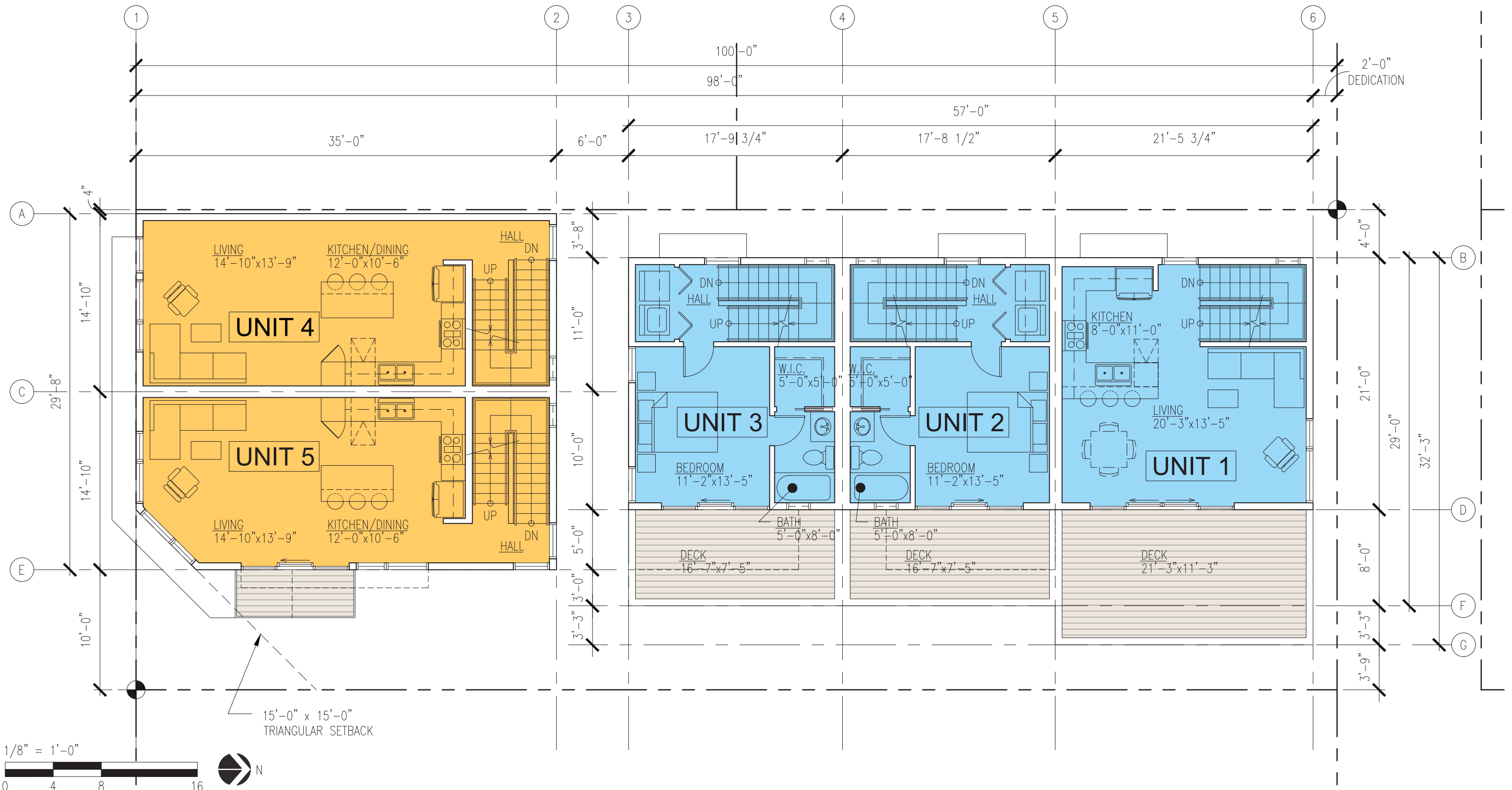


- LIVE / WORK
- TOWNHOUSE
- AMENITY SPACE
- PARKING

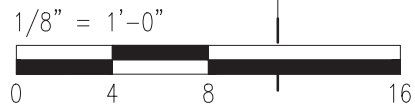
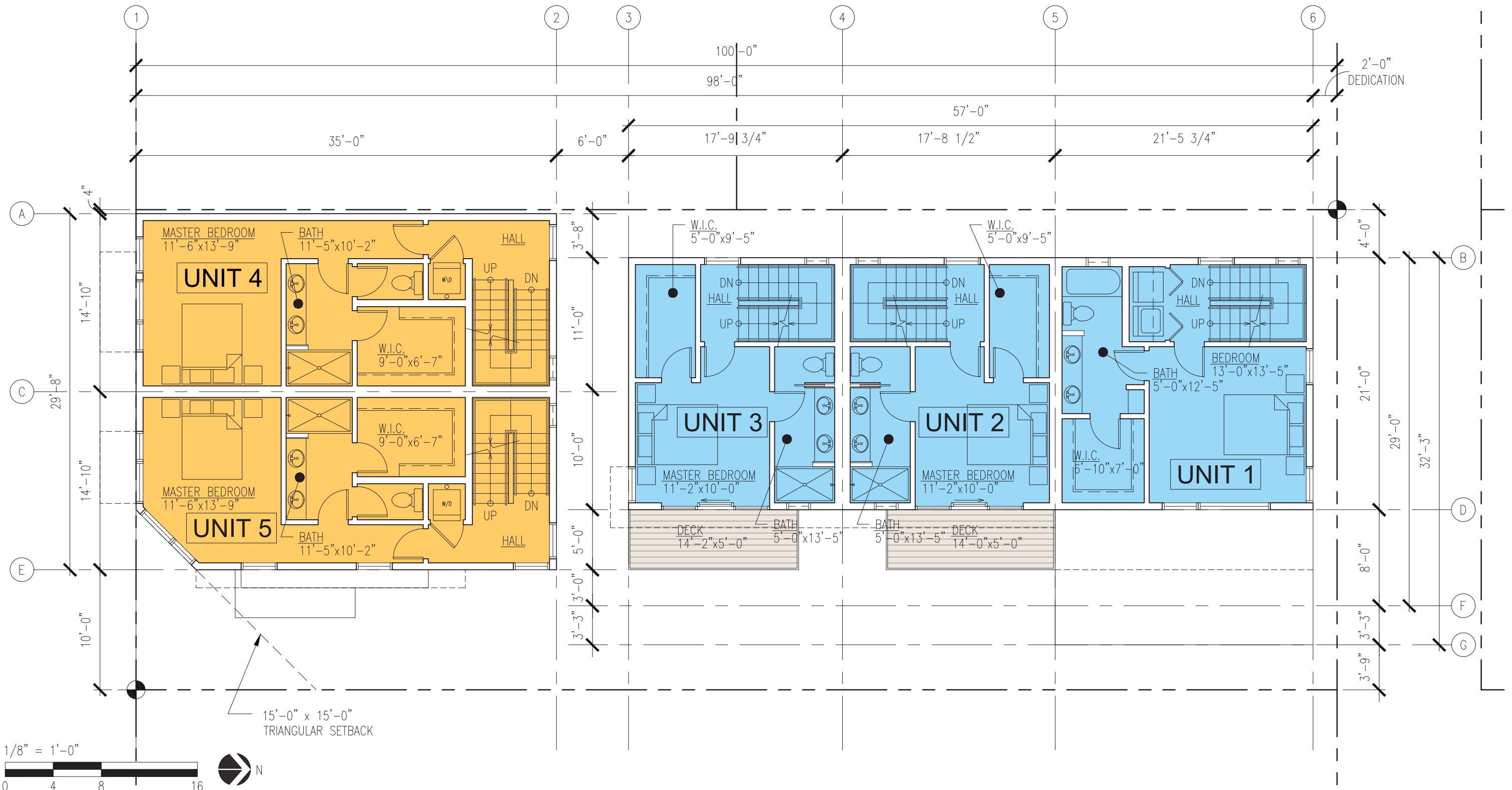
FLOOR PLAN - LEVEL 1



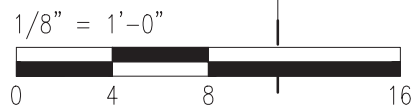
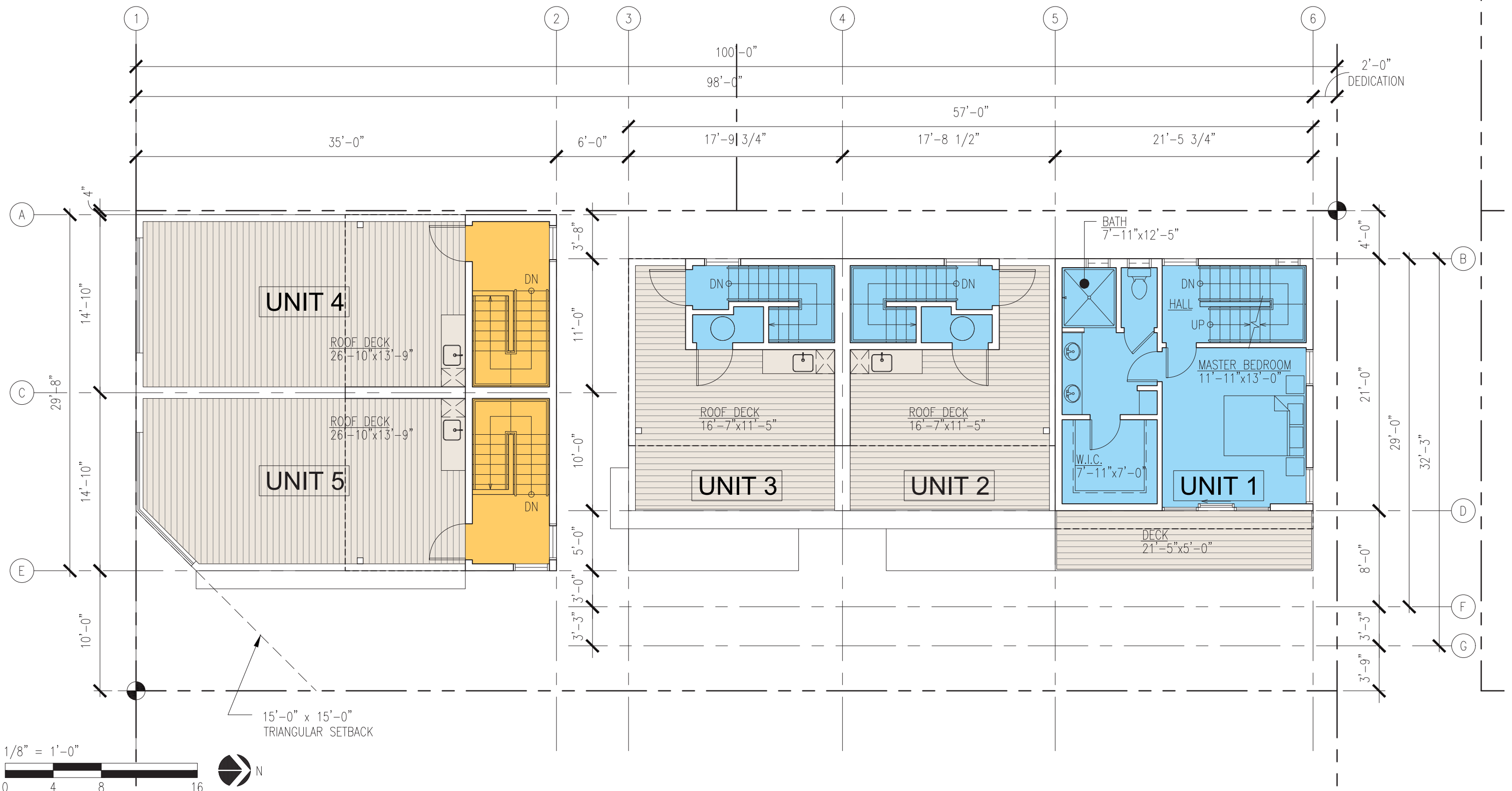
- LIVE / WORK
- TOWNHOUSE
- AMENITY SPACE
- PARKING



- LIVE / WORK
- TOWNHOUSE
- DECK

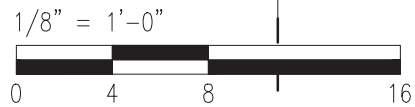
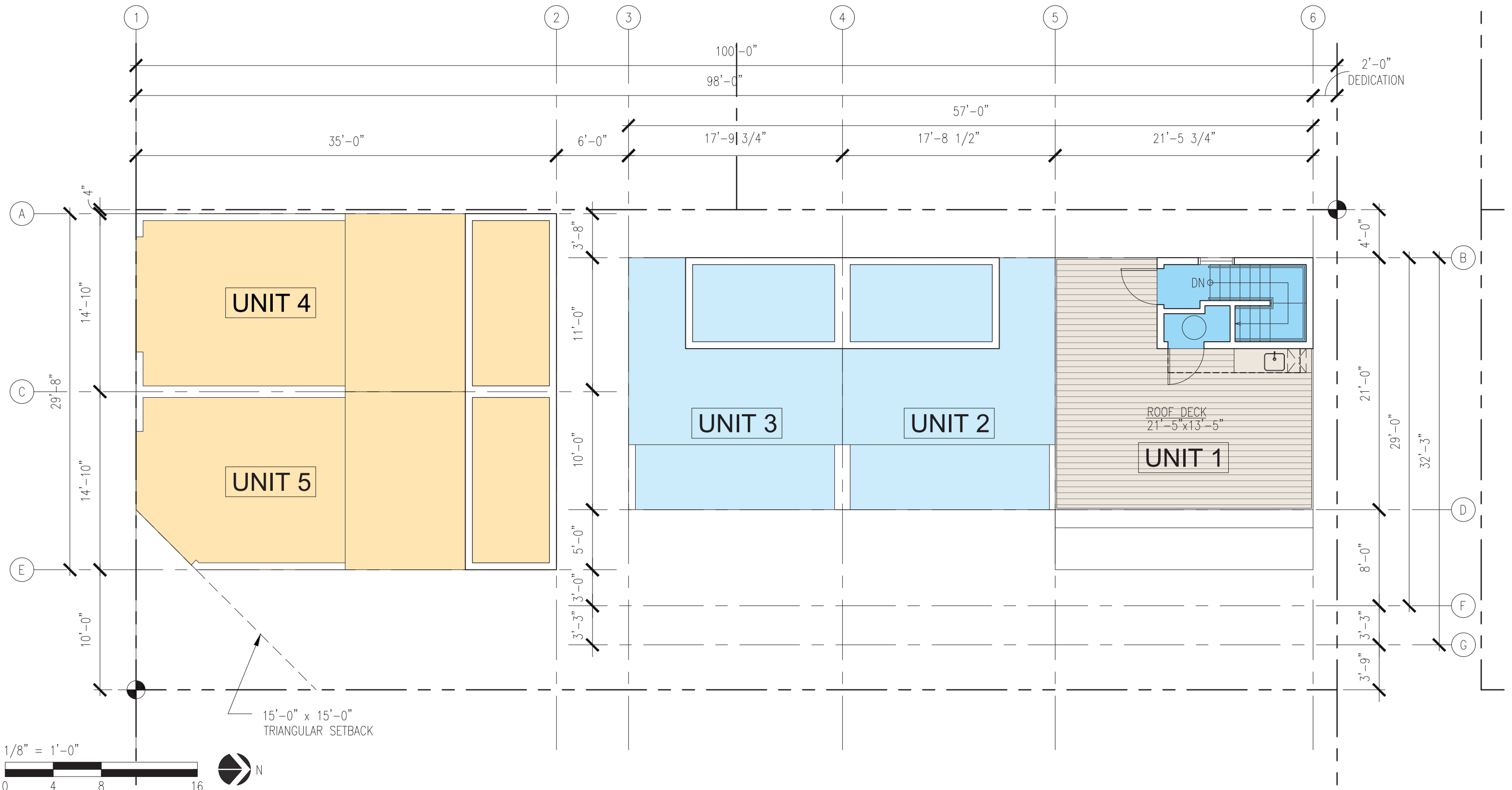


- LIVE / WORK
- TOWNHOUSE
- DECK

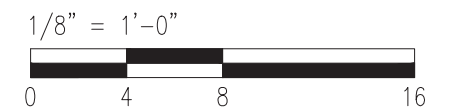


- LIVE / WORK
- TOWNHOUSE
- DECK

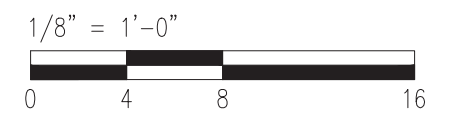
ROOF PLAN



- LIVE / WORK
- TOWNHOUSE
- DECK



ELEVATION-WEST

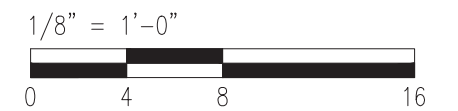




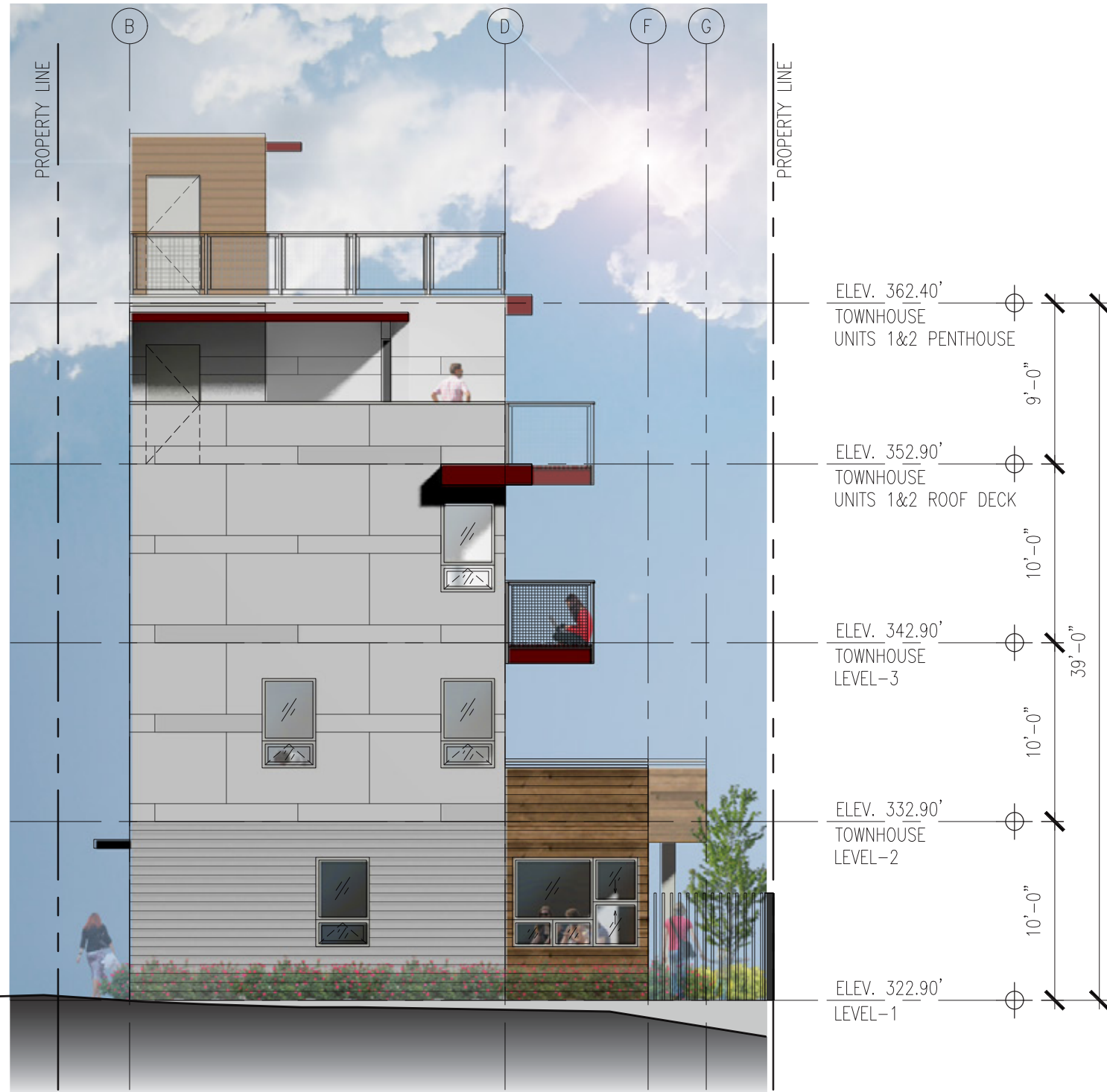
SOUTH ELEVATION - LIVE / WORK UNITS
NORTH 74TH STREET



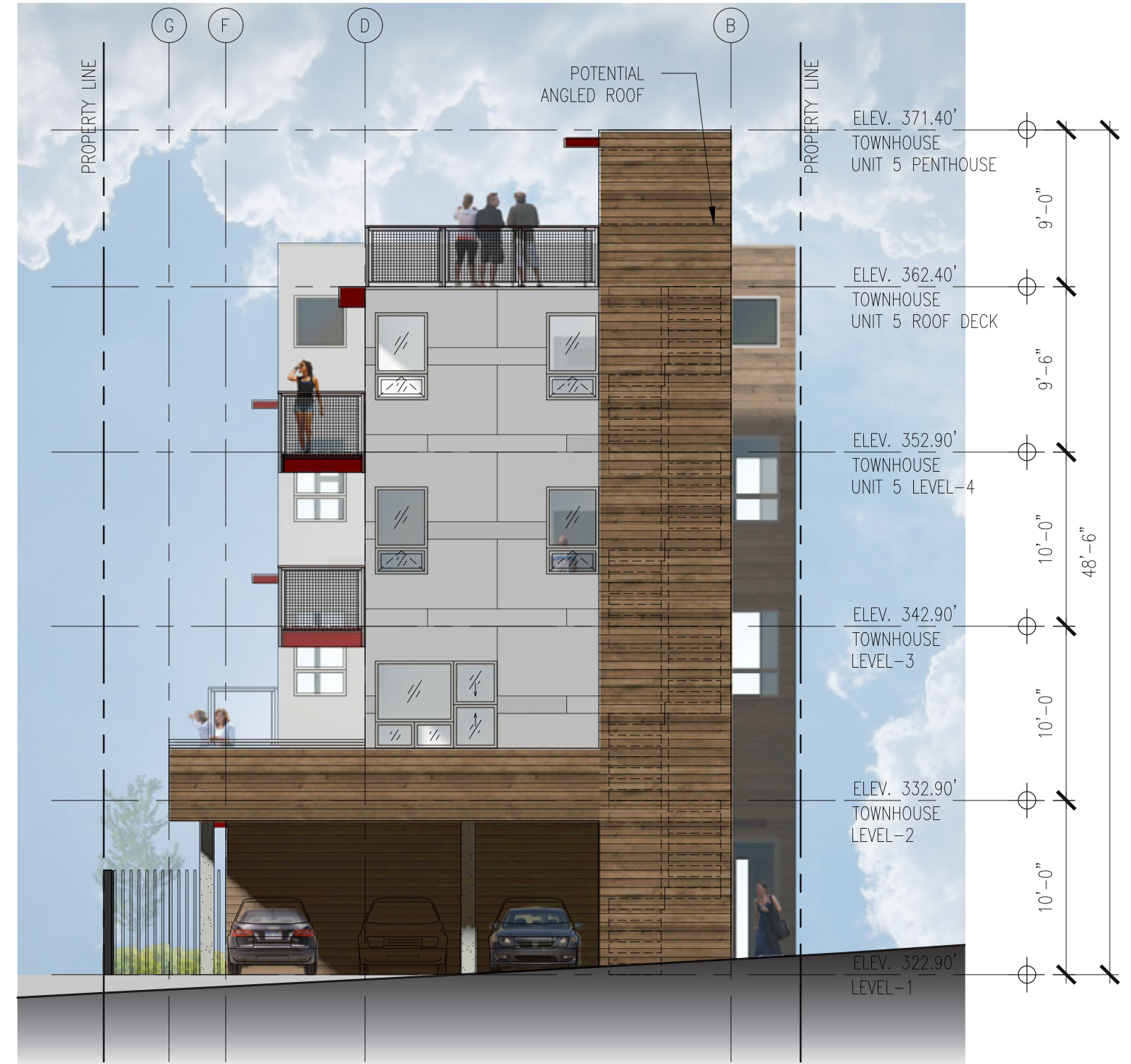
NORTH ELEVATION - LIVE / WORK UNITS



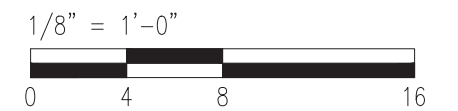
ELEVATIONS - TOWNHOUSE UNITS



SOUTH ELEVATION - TOWNHOUSE UNITS

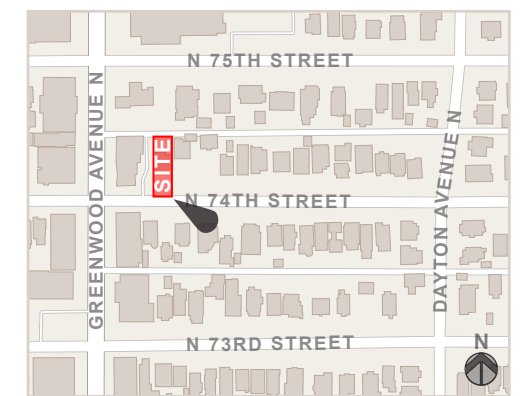


NORTH ELEVATION - TOWNHOUSE UNITS ALLEY





PERSPECTIVE OF SOUTHEAST CORNER WITH NEIGHBORHOOD DEVELOPMENT CAPACITY
FUTURE CAPACITY - MAX ZONING ENVELOPE IS SHOWN.



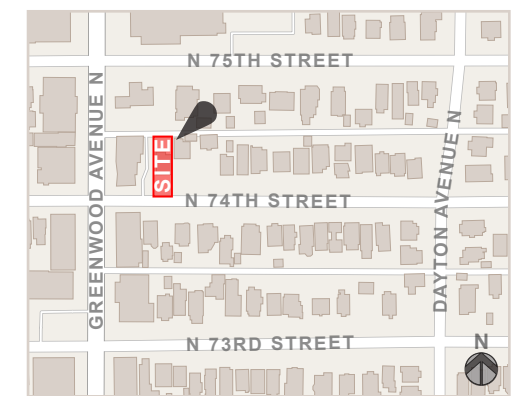


PERSPECTIVE OF SOUTHWEST CORNER WITH NEIGHBORHOOD DEVELOPMENT CAPACITY
FUTURE CAPACITY - MAX ZONING ENVELOPE IS SHOWN.





PERSPECTIVE OF NORTHEAST CORNER WITH NEIGHBORHOOD DEVELOPMENT CAPACITY
 FUTURE CAPACITY - MAX ZONING ENVELOPE IS SHOWN.



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