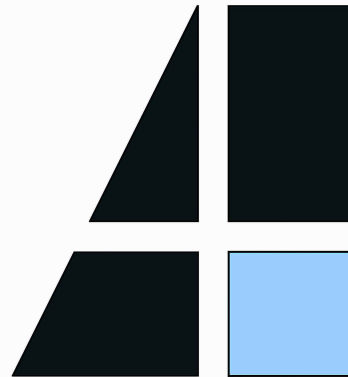




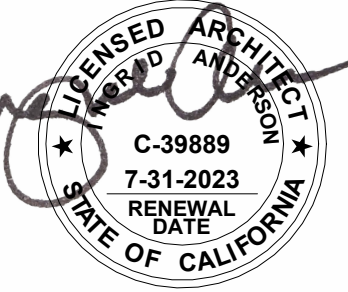
Anderson
Architecture
& Planning

4752 Stonehedge Drive
Santa Rosa, CA 95405
(707) 523-7010

1650 West Steele Lane Apartments

1650 W. Steele Ln.
Santa Rosa, CA 95403
A.P.N. 041-042-012

Cover Sheet



Revisions

Job Number

Project Number

Project Architect

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Author

Date

1/20/20

Sheet

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APPLICABLE CODES

1. The Work shall comply with the California Building Standards Code (Title 24), 2019

Part 1 - California Building Standards Administrative Code
Part 2 - California Building Code
Part 3 - California Electrical Code
Part 4 - California Mechanical Code
Part 5 - California Plumbing Code
Part 6 - California Energy Code
Part 9 - California Fire Code
Part 11 - California Green Building Standards Code (CALGreen Code)
Part 12 - California Referenced Standards Code

2. The Work shall comply with the applicable Codes, Ordinances and Regulations of the City of Santa Rosa

3. The designs depicted in these construction documents comply substantially with the requirements set forth in Part 6 of Title 24, the California Energy Code. Mandatory energy savings features for this project, whether or not they are shown or stated in these documents, must be incorporated into the project as outlined in the Title 24 Energy Compliance documentation prepared for this project.

1650 West Steele Lane Apartments



SHEET INDEX

A12.2	Perspective from East Steele Lane
A12.3	Perspective from West Steele Lane
A12.4	Perspective from Across Steele Lane
A0	Cover Sheet
A0.1	Site Context Map
A0.2	Existing and Surrounding Land Uses
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A7	Unit Plans
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A9	Elevations - BLDG 'I'
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A10.1	Colors and Materials
A11	Sections
A12.1	Perspective Views
C1	Site Grading and Utility Plan
C2	Grading Sections and Site Building Sections
L1	Irrigation Plan
L2	Planting Plan
L3	Landscape Details
L4	Landscape Specifications

PROJECT TEAM

OWNER

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INGRID@HEDGPETHARCHITECTS.COM

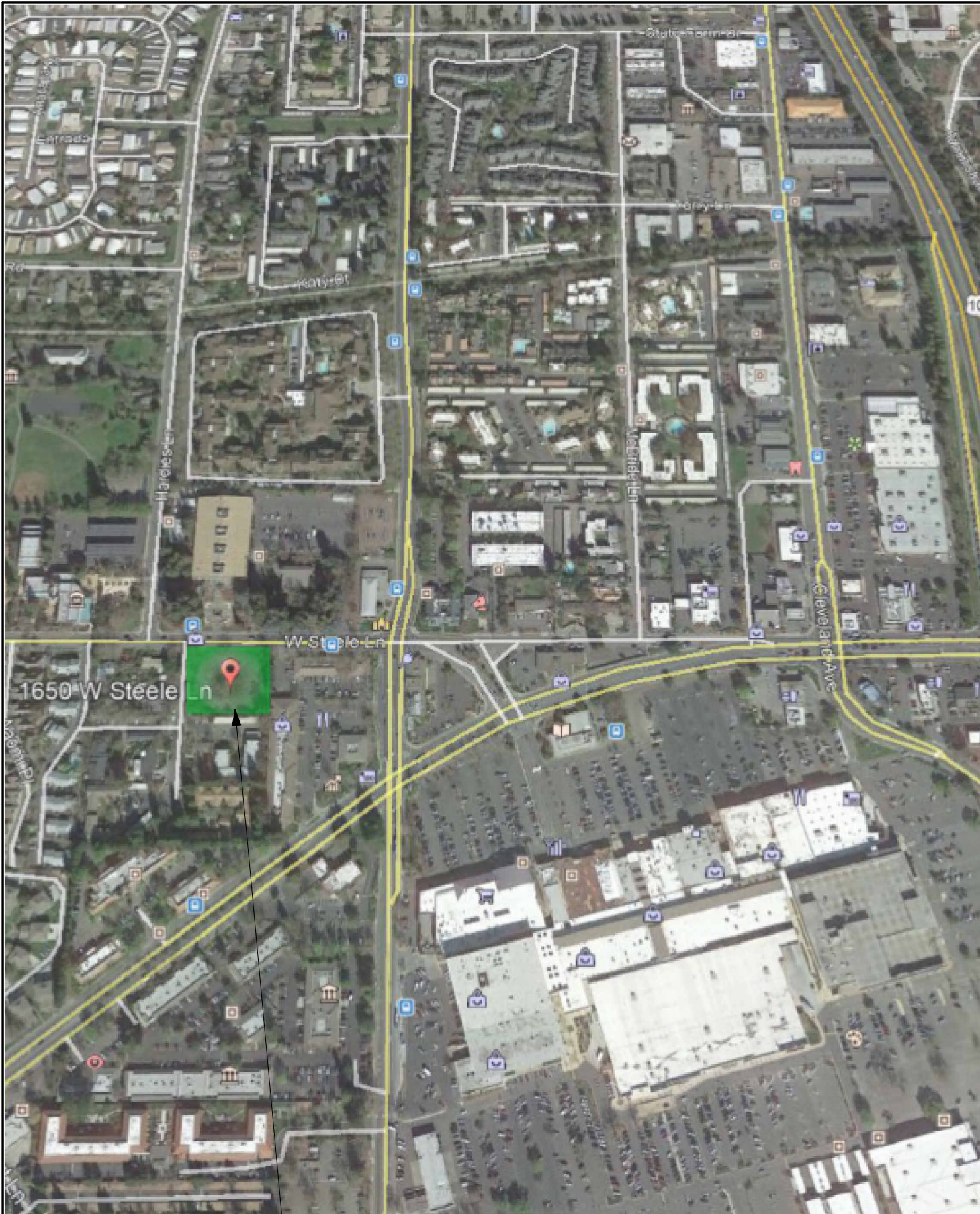
LANDSCAPE ARCHITECT

DON MACNAIR
MACNAIR LANDSCAPE ARCHITECTURE
P.O. BOX 251
KENWOOD, CA, 95452
(707) 883-2288 TEL
DON@MACNAIRLANDSCAPES.COM

PLANNER

JEAN KAPOLCHOK & ASSOCIATES
843 2ND STREET
SANTA ROSA, CA 95404
(707) 526-8939
JKAPOLCHOK@SBCGLOBAL.NET

VICINITY MAP



PROJECT SITE

PROJECT DATA

LEVEL 1- (9) UNITS- HEATED SPACE	12,224 SF
LOBBY/ LAUNDRY- HEATED SPACE	942 SF
OFFICE- HEATED SPACE	420 SF
COVERED BREEZEWAY	1,992 SF
GARAGE Building II - tuck under	1,470 SF
GARAGE Building III - tuck under	890 SF
GARAGE Building IV- automated parking	2,282 SF
TOTAL SF	16,866 SF

LEVEL 2- (14) UNITS- HEATED SPACE	12, 418 SF
---	------------

LEVEL 3- (13) UNITS- HEATED SPACE	11, 586 SF
---	------------

TOTAL BUILDING CONSTRUCTION AREA:	43,742 SF
--	------------------

State Density Bonus: Gov. Code 65915

Base density: .98 acre x 18 units/ acre = 17.6 units; round up to 18
(9) bonus density market rate units are desired
150% state density bonus is requested: 1.5 x 18 = 27 units
9 + 18 = 27 units
(3) very low income units are proposed for density bonus of 9 units
15% x 18 = 2.70, round up to 3 units
2 development incentives are requested:
• For reduction of rear yard setback to from 15' to 5' at parking structure.
• For increase in height from 35' to 45'
15 market rate units + 3 below market rate units = 18 base density units
18 base density units + 9 density bonus market rate units = 27 units
3 affordable units +
15 base density market rate units +
9 state bonus density units
= 27 total units

Supplemental Density Bonus: Santa Rosa City Code 20-31.070

36 units desired - 27 units available with state density bonus = 9 units
50% x 18 (base density) = 9 units
27 units + 9 units = 36 units
50% supplemental density bonus requested(100%-50% = 50%)
Table 3.2 - Eligible for 100% density bonus over base density of 18 units = 36 units

20-31.070, E	Eligibility Points	50% x 100 = 100 points 50%
--------------	--------------------	-------------------------------

Propose 100 points from (1) very low income unit to add 8 supplemental density bonus units
Table 3.3 3.7% x18 = 67, round up to 1 unit

Unit Mix	(1) 3 bedroom - very low income unit (per Gov. Code 65915) (1) 1 bedroom - very low income unit (per Gov. Code 65915) (1) 1 bedroom - very low income unit (per Gov. Code 65915) (1) 1 bedroom - very low income unit (per City Code 20-31.070) (15) market rate base density units (17) Density Bonus Units (36) units
-----------------	---

TOTAL

PARKING REQUIRED - TABLE 3-6 DENSITY BONUSHOUSING DEVELOPMENT MAXIMUM PARKING RATIOS:

MARKET RATE UNITS	1.5/UNIT	= 7.5 STALLS
(5) 1 BEDROOM UNITS	1.5/UNIT	= 37.5 STALLS
(25) 2 BEDROOM UNITS	1.5/UNIT	= 3 STALLS
(2) 3 BEDROOM UNITS	1.5/UNIT	= 4 STALLS
32 UNITS TOTAL		

AFFORDABLE UNITS	1/UNIT	= 2 STALLS
(2) 1 BEDROOM UNITS	1/UNIT	= 1 STALLS
(1) 2 BEDROOM UNIT	1/UNIT	= 1 STALLS
(1) 3 BEDROOM UNIT	1/UNIT	= 4 STALLS
4 UNITS TOTAL REQUIRED		

PARKING REQUIRED	= 52 STALLS
-------------------------	--------------------

PARKING PROVIDED:

MARKET RATE UNITS	1.0 COVERED	= 4 STALLS
(4) 1 BEDROOM UNITS	1.0 COVERED	= 26 STALLS
(26) 2 BEDROOM UNITS	1.0 COVERED	= 2 STALLS
(2) 3 BEDROOM UNITS	1.0 COVERED	= 32.0 STALLS
30 UNITS TOTAL		

AFFORDABLE UNITS:	1.0	= 3 STALLS
(3) 1 BEDROOM UNITS	1.0	= 1 STALL
(1) 3 BEDROOM UNIT	1.0	= 4 STALLS
4 UNITS PROVIDED		

TOTAL PROVIDED	= 36 STALLS
-----------------------	--------------------

PARKING RATIO REQUIRED = 1.3 STALLS PER UNIT
PARKING RATIO PROVIDED = 1 STALL/ UNIT

BICYCLE STORAGE: 9 SECURE + 9 IN RACKS = 18 BICYCLE STALLS

PROJECT DESCRIPTION

The proposed multi-family residential project is located on a parcel in a Transit Oriented Priority Development Area, the North Station Area Specific Plan district. A public library, museums, ice skating arena, the City's largest shopping center, two major grocery stores, local small businesses and services, public transit, including the SMART line, bike and pedestrian paths, neighborhood parks parks, and schools are all located within one half mile of the project.

The multi-family apartment building comprises 36 dwellings and proposes a 100% increase in allowable density from 18 units to 36 units, as permitted by Supplemental Bonus Density Ordinance 20-31.070, of 50% over the State Density Bonus of 50%.

4 of the 36 units are proposed as below market rate, very low income units.

The dwellings are in (3) separate three story buildings, with massing organized around a central community open space - interior courtyard. Semi-private open space is provided in walled garden patios at the ground floor units, and balconies at upper level units. A common use open area is in the courtyard on the ground floor, at the entry garden plaza and in the covered passage located at the intersection of West Steele Lane and Meadowbrook Court. There is a common Laundry facility at the ground floor as well as a Lobby and Leasing Office.

Covered parking for 25 cars is provided in a 2 level automated parking structure at the east side yard. 11 surface parking stalls are provided at the south (rear) yard. A parking ratio of 1 stall per unit is proposed in this transit-oriented development. On-site short-term and long-term bicycle secure storage is provided for 18 bicycles.

As permitted by the Density Bonus Law, Gov. Code 65915, A waiver of development standard to allow an increase of maximum building height from 35' to 45' is requested. A concession to allow a parking reduction from 52 stalls required to 36 stalls provided is requested. A concession for a reduction of side yard setback at the east property boundary from 10' to 5' is requested.

ASSESSOR'S PARCEL #: 041-042-012

GENERAL PLAN: MEDIUM RESIDENTIAL

ZONING: R-3-15-SA
NORTH STATION AREA
SPECIFIC PLAN

LOT AREA: 0.98 ACRES (42,688.80 SF)

BUILDING COVERAGE: 16,866 SF (40% BUILDING COVERAGE)

PAVING & TRASH ENCLOSURE: 8,100 SF (19% DRIVEWAY AND SURFACE PARKING COVERAGE)

OPEN - LANDSCAPED AREA: 17,722 SF (41% LANDSCAPING AND PAVED WALKWAY COVERAGE)

MAX. ALLOWABLE BLDG.HT.
PROPOSED BLDG. HT.

35'
45'

UNIT MIX

LEVEL 1	
1 BEDROOM - 1	
2 BEDROOM - 7	
3 BEDROOM - 1	
9 UNITS	

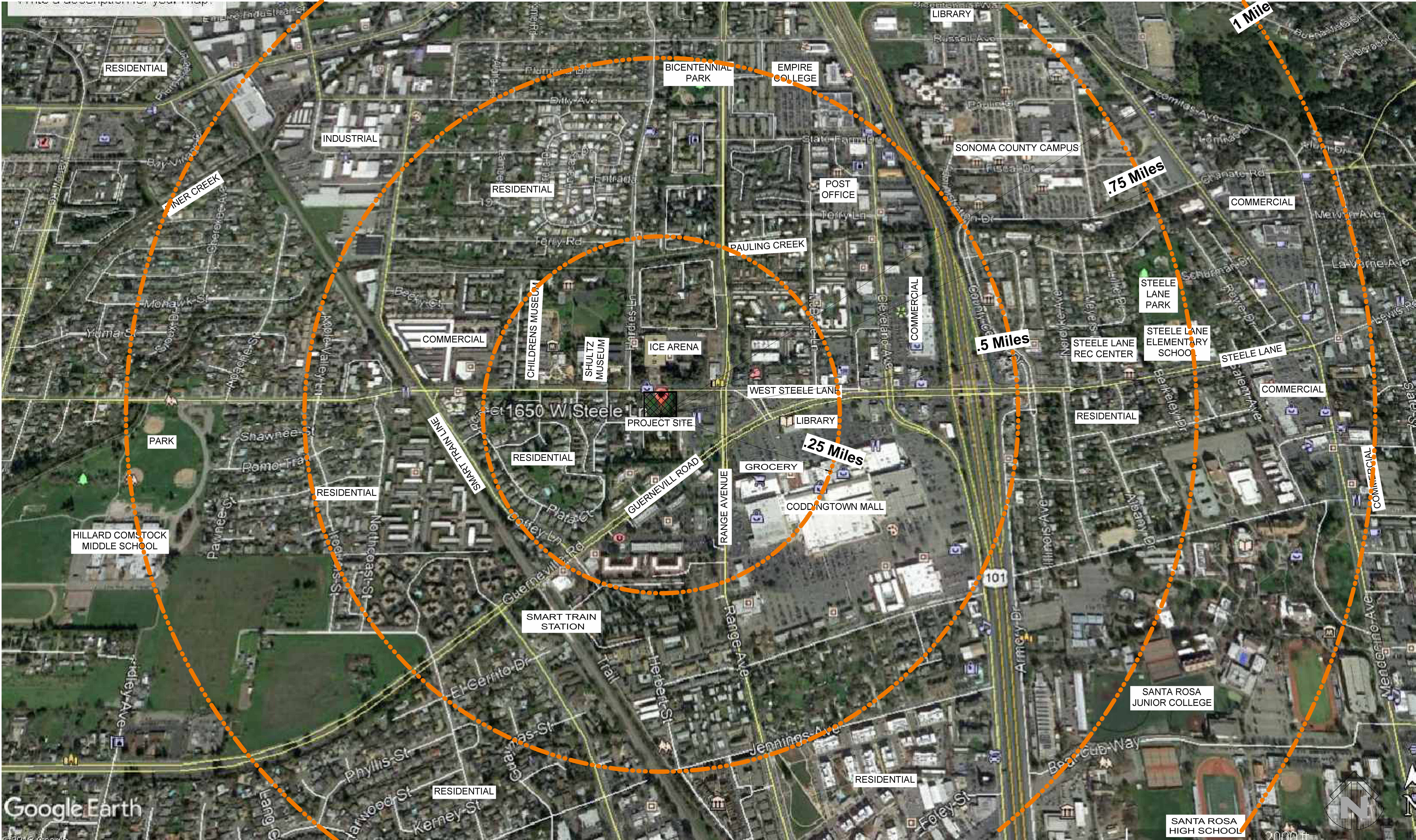
LEVEL 2	
1 BEDROOM - 4	
2 BEDROOM - 9	
3 BEDROOM - 1	
14 UNITS	

LEVEL 3	
1 BEDROOM - 3	
2 BEDROOM - 9	
3 BEDROOM - 1	
13 UNITS	
TOTAL	36 UNITS

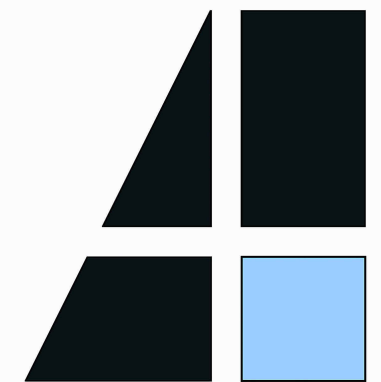
BUILDING "I"	
1 BEDROOM - 2	
2 BEDROOM - 14	
3 BEDROOM - 3	
19 UNITS	

BUILDING "II"	
1 BEDROOM - 5	
2 BEDROOM - 5	
3 BEDROOM - 0	
10 UNITS	

BUILDING "III"	
1 BEDROOM - 1	
2 BEDROOM - 6	
3 BEDROOM - 0	
- 7 UNITS	
TOTAL	36 UNITS



Site Context Map



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1650 West Steele Lane Apartments

Site Context Map



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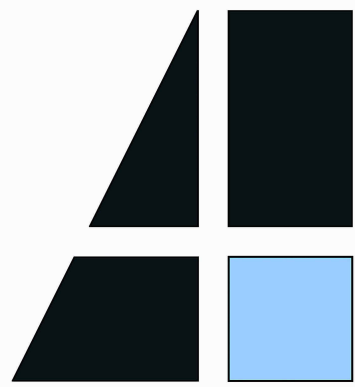
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Author

Date
1/20/20

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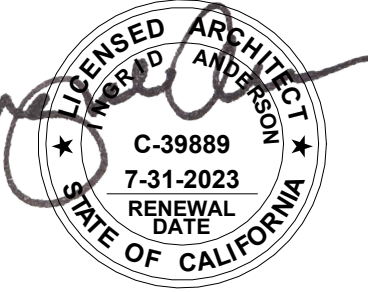
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& Planning

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Santa Rosa, CA 95405
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1650 W. Steele Ln.
Santa Rosa, CA 95403
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Existing and Surrounding Land
Uses



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Looking South at North Boundary of Parcel



Looking North to Ice Arena from Parcel boundary



Looking North to Ice Arena from interior of Parcel



Looking East from interior of Parcel



East Boundary of Parcel; looking at rear of retail center



West Steele Lane Elevation of adjacent Retail



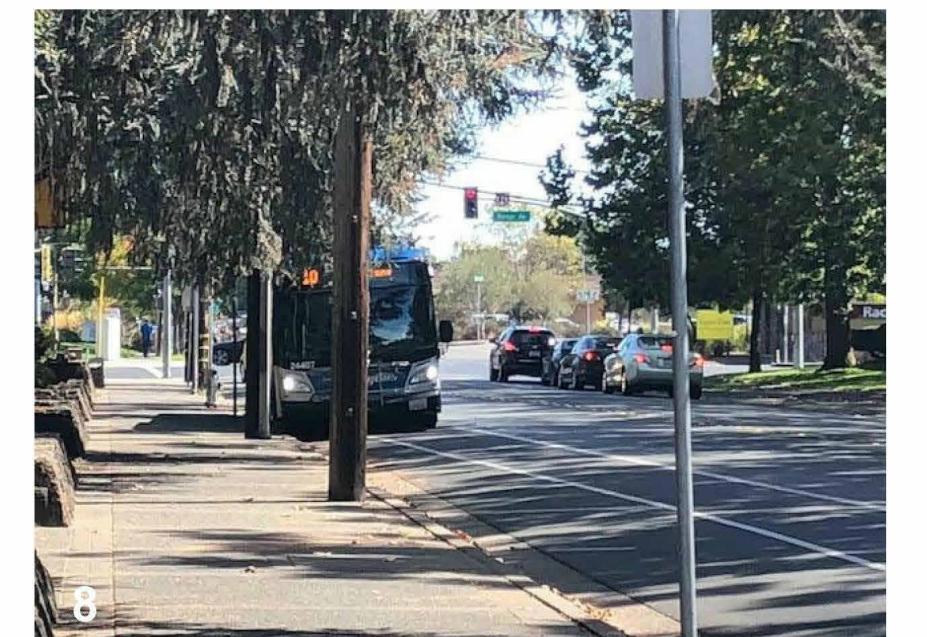
Looking at northwest corner of site



Carports at adjacent parcel at south boundary of project



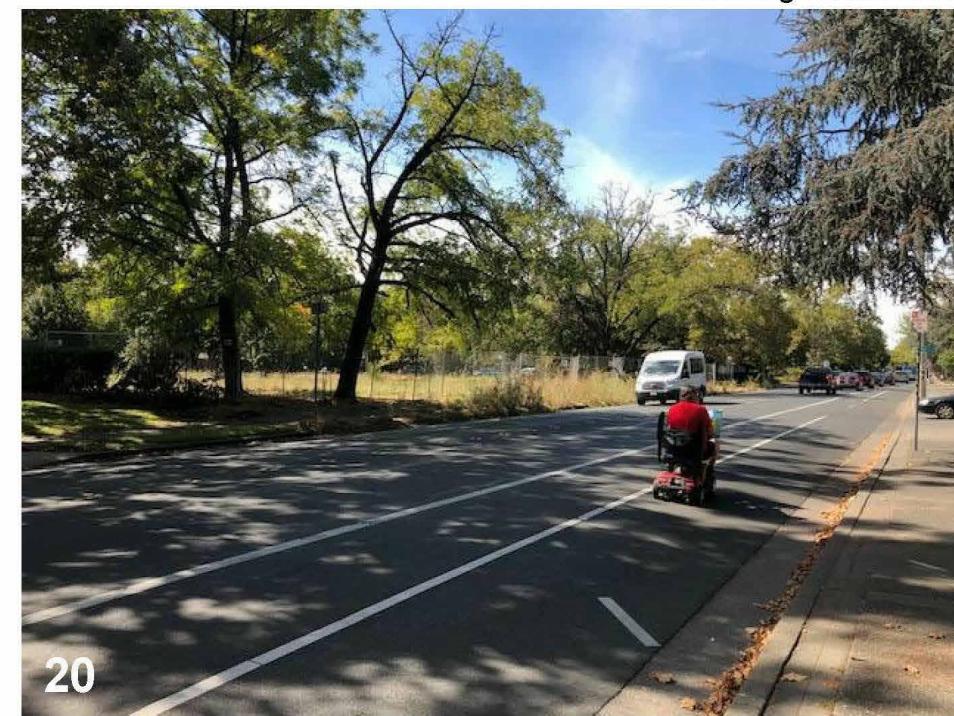
Pair of Red Tail Hawks nesting in one of the sycamore trees on the site



Looking east to corner of Range Ave. and West Steele Ln.



Apartment building at parcel south of project site



North Boundary of parcel from West Steele Lane



North Boundary of parcel from West Steele Lane



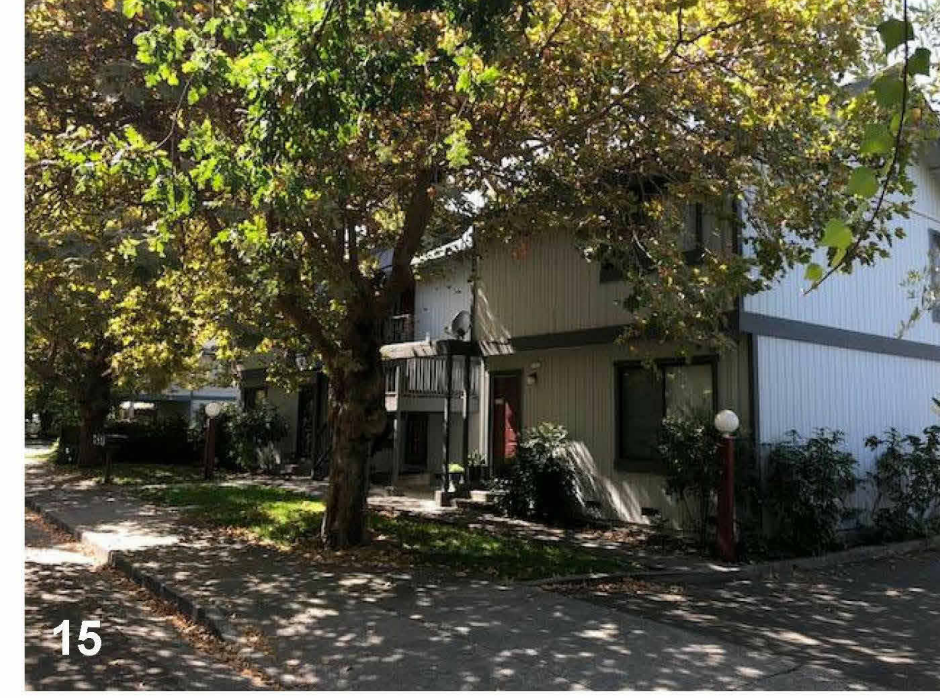
Single Family Residence at west side of Meadowbrook Court



Single Family Residence at west side of Meadowbrook Court



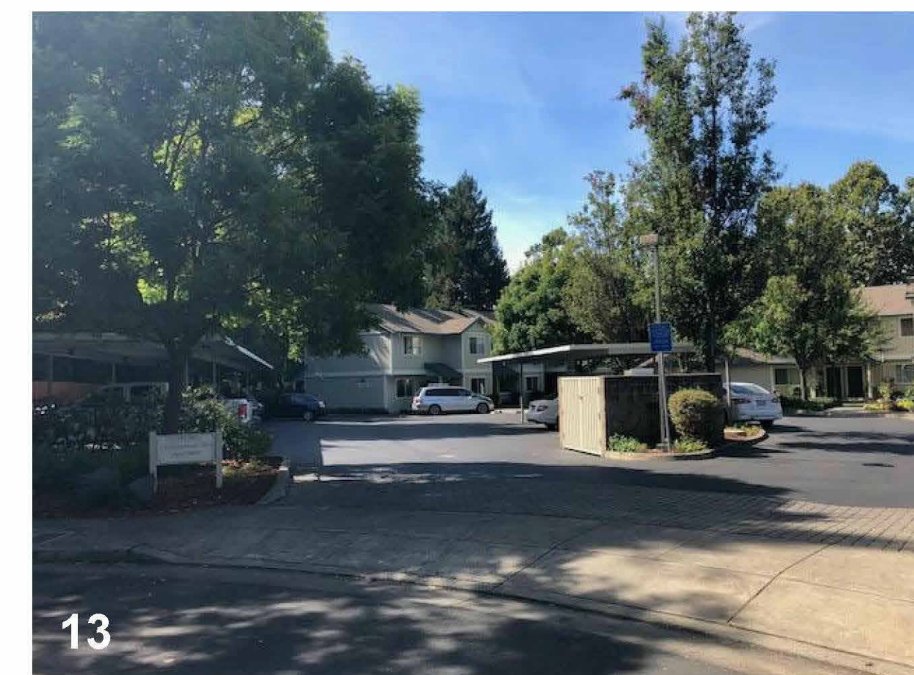
West Boundary of parcel from Meadowbrook Court



Apartment Buildings at west side of Meadowbrook Court



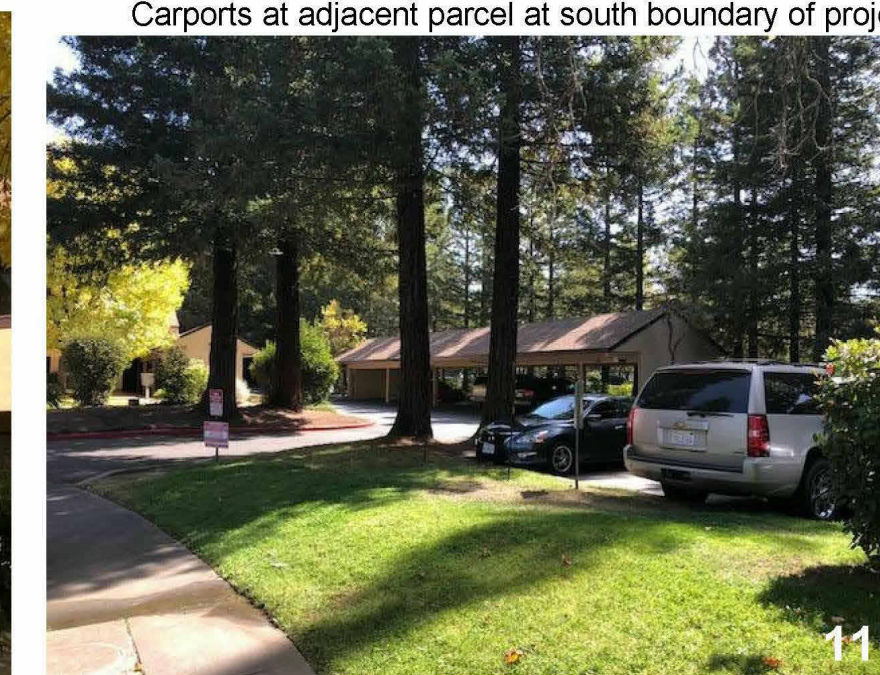
Apartment Buildings at southwest end of Meadowbrook Court



Apartment Buildings at southwest end of Meadowbrook Court

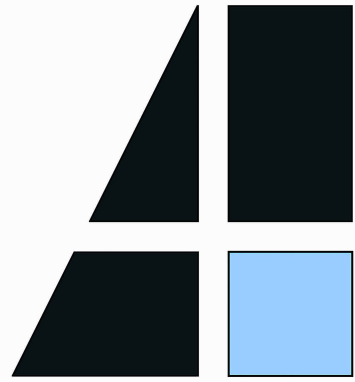


Apartment Buildings at southeast end of Meadowbrook Court



Apartment Buildings at southeast end of Meadowbrook Court

Existing and Surrounding Land Uses



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Fire Truck Aerial Access



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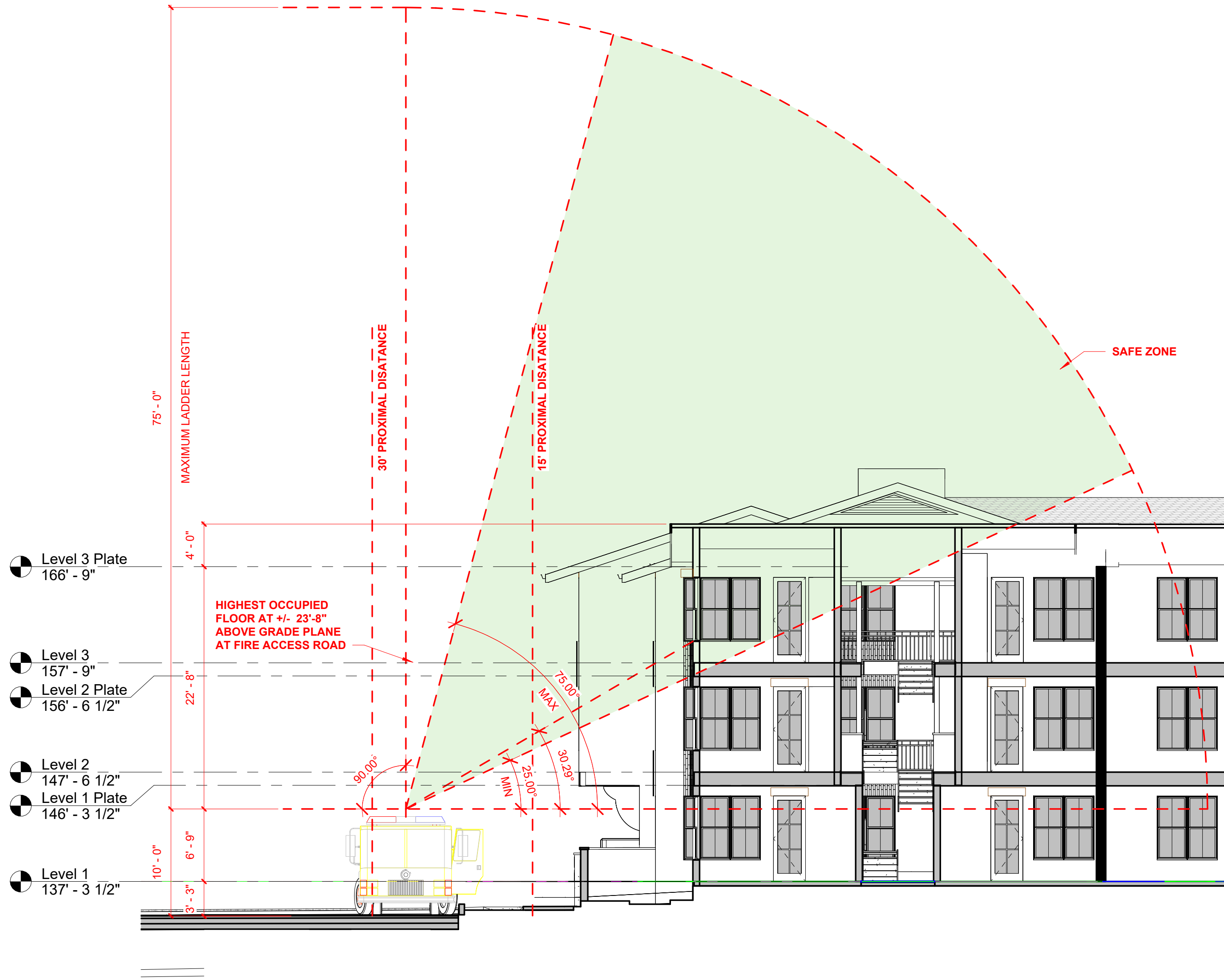
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Date

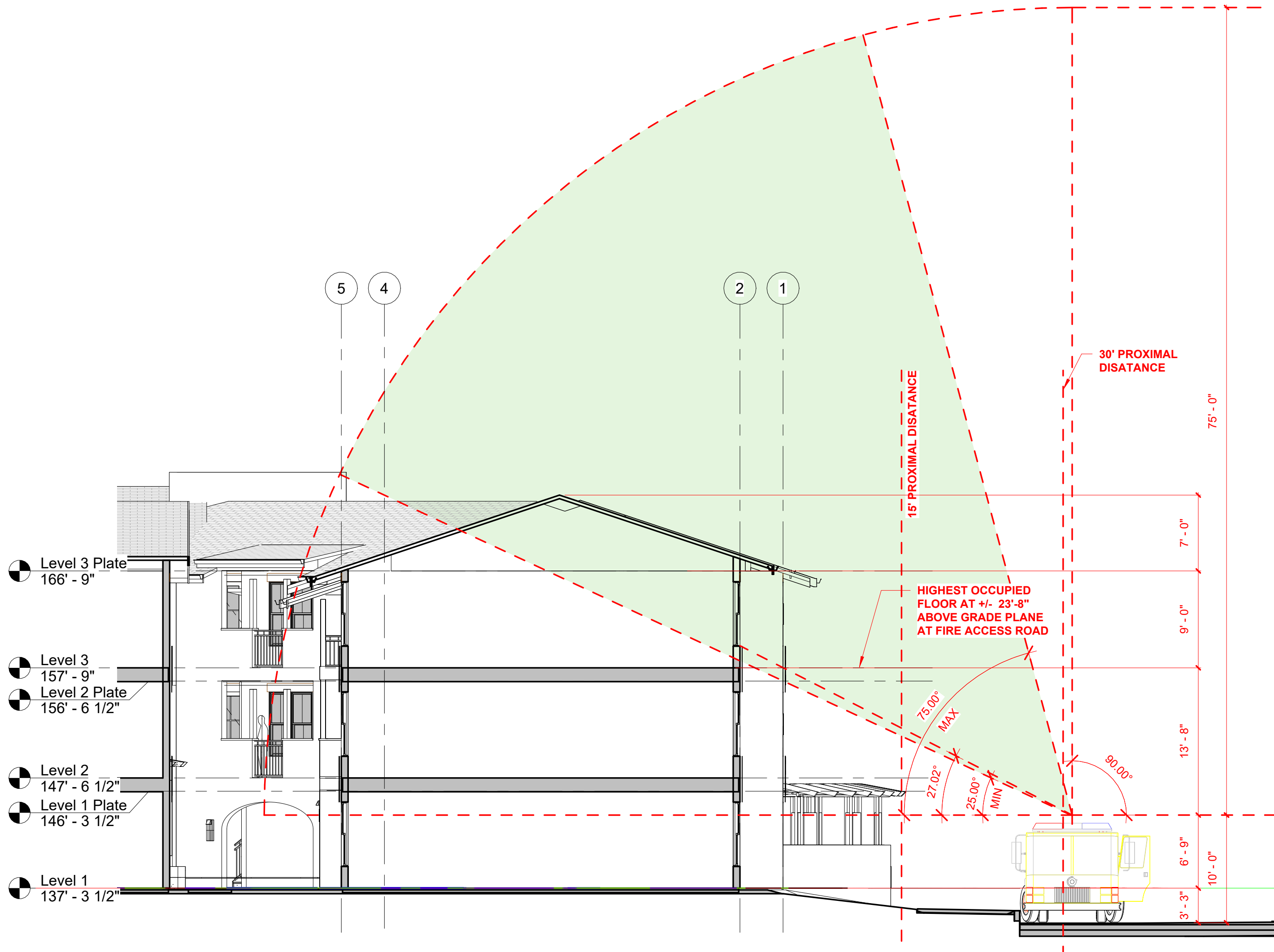
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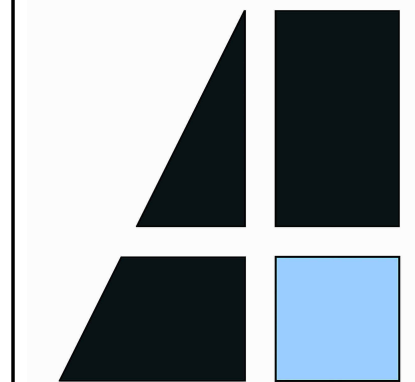
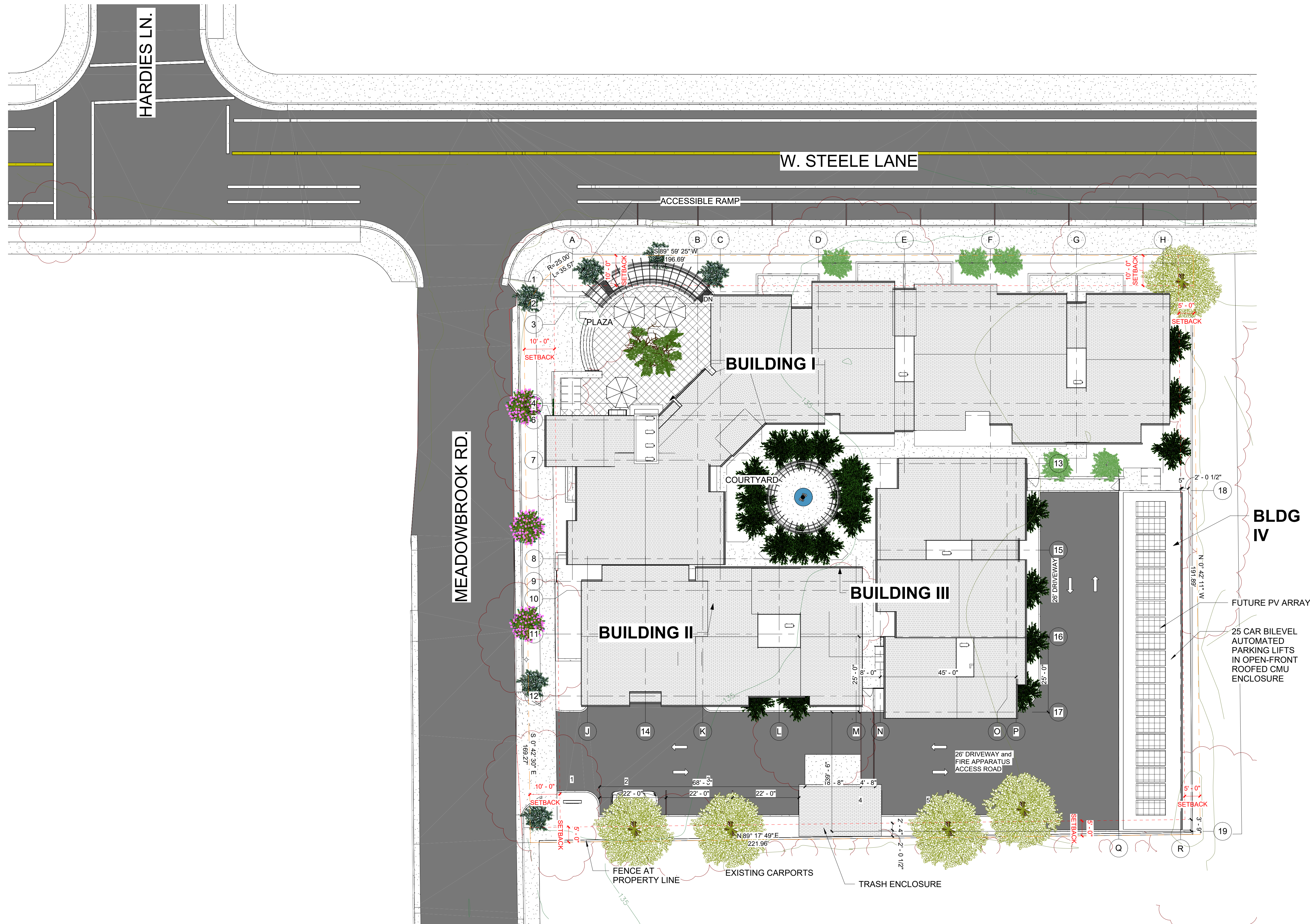
1 Fire Truck Aerial Access-Meadowbrook
1/8" = 1'-0"



2 Fire Truck Aerial Access-Steele Lane
1/8" = 1'-0"

4/21/2023 6:47:21 PM

1 Architectural Site Plan
1/16" = 1'-0"



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Architectural Site Plan



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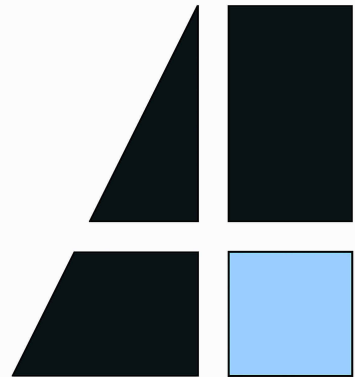
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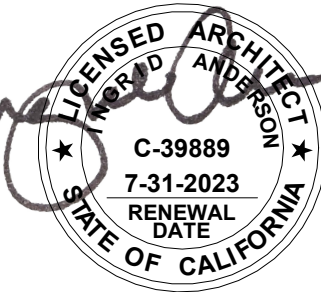
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1650 W. Steele Ln.
Santa Rosa, CA 95403
A.P.N. 041-042-012

Photometric Plan



Revisions

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Project Number

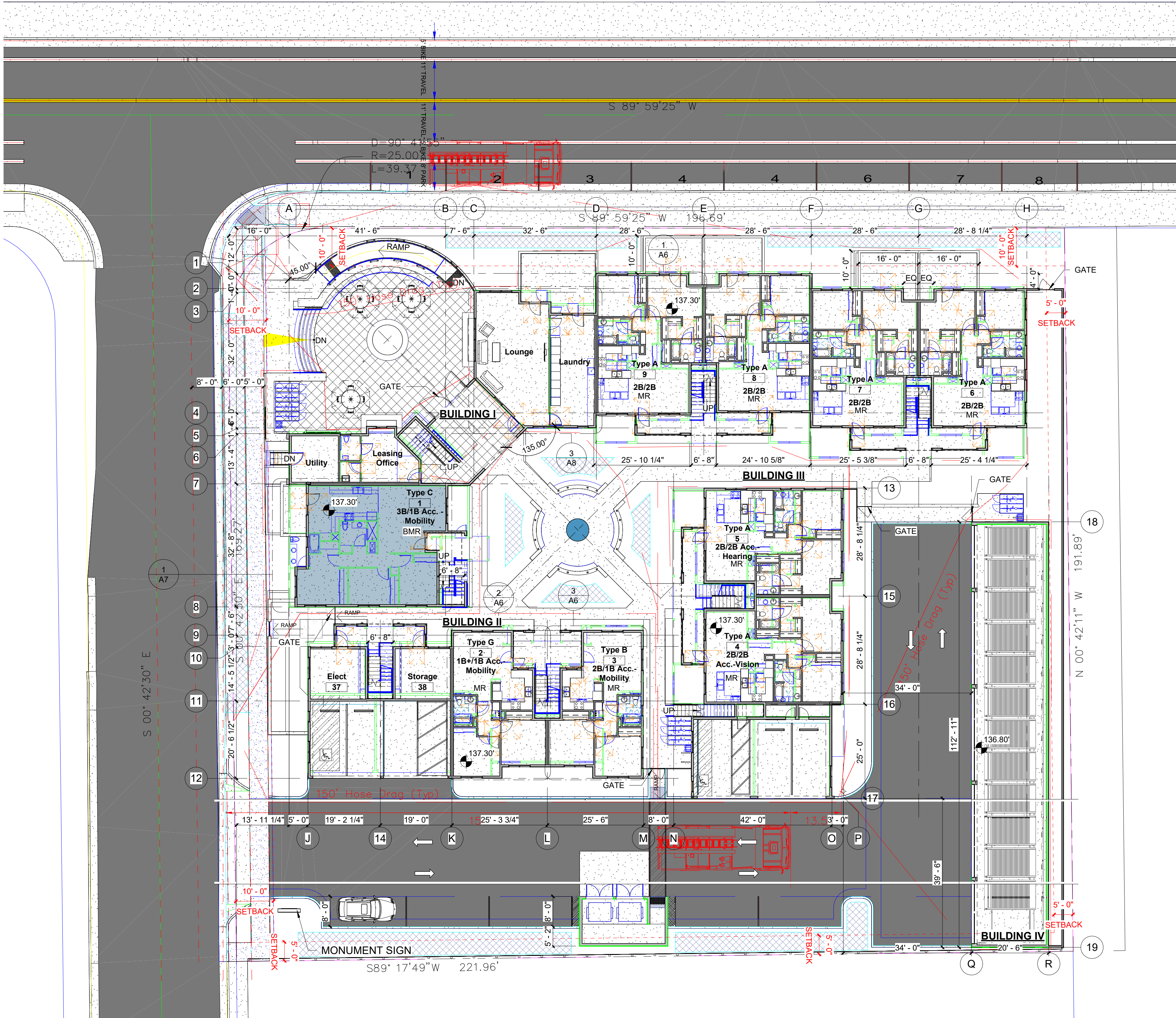
Project Architect
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Author

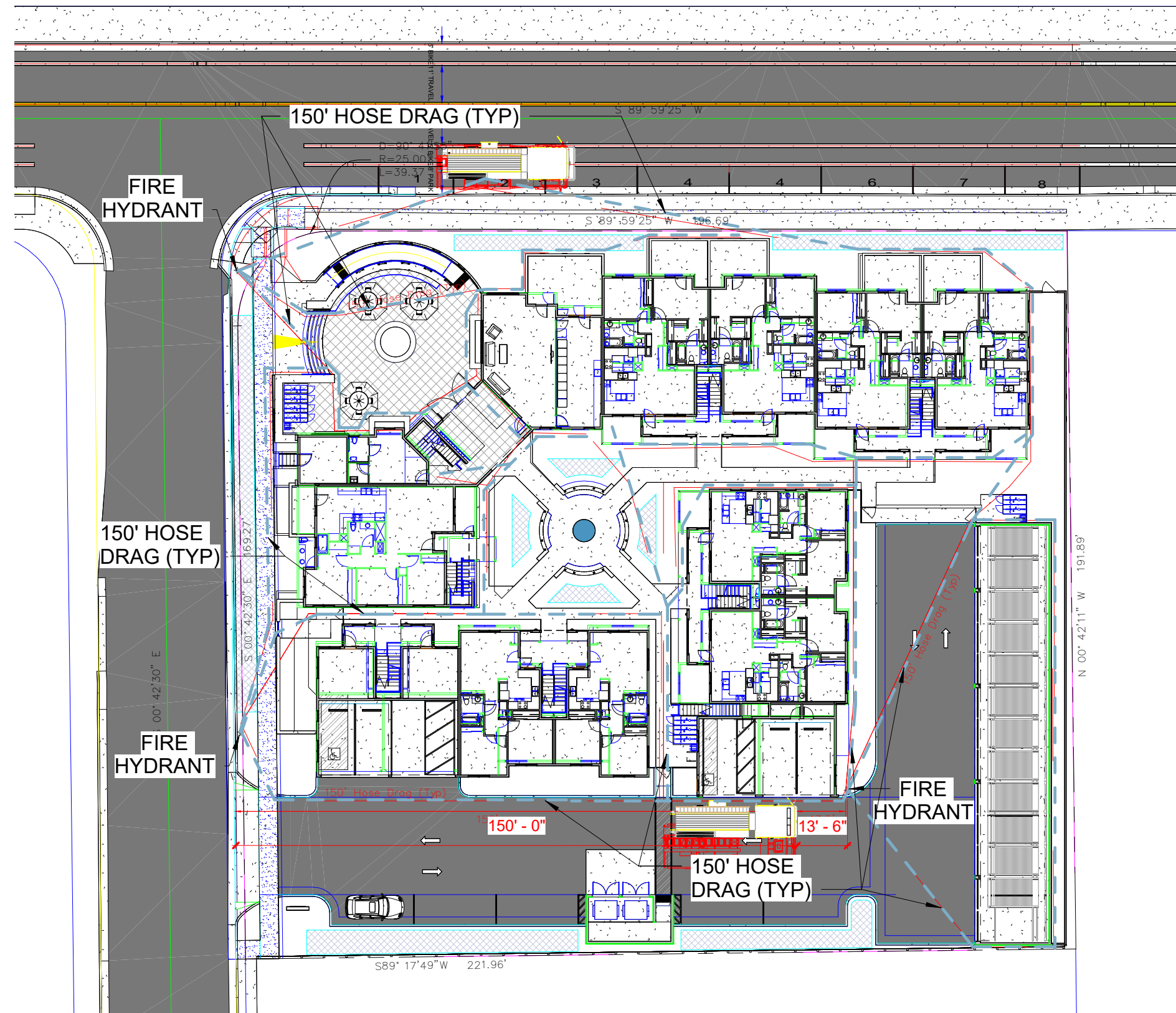
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1 First Floor Plan
1/16" = 1'-0"



2 Fire Access Plan
1/32" = 1'-0"

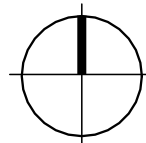
Density Bonus Key

- ☐ MR- Market Rate
☒ BMR- Below Market Rate

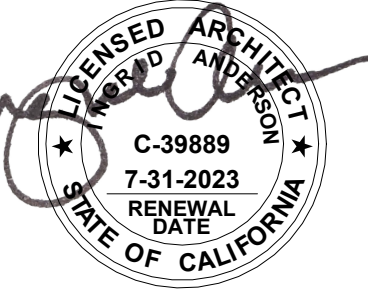
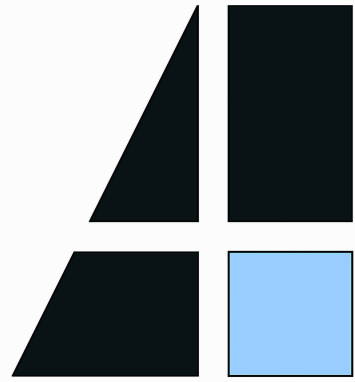
Density Bonus Unit Map- Table of Units			
Number	Name	Unit Type	Notes
Level 1			
1	Type C	3B/1B Acc. - Mobility	Affordable, Mobility Impaired
2	Type G	1B+/1B Acc. - Mobility	Mobility Impaired
3	Type B	2B/1B Acc. - Mobility	Mobility Impaired
4	Type A	2B/2B Acc.-Vision	Vision Impaired
5	Type A	2B/2B Acc. - Hearing	Hearing Impaired
6	Type A	2B/2B	Adaptable
7	Type A	2B/2B	Adaptable
8	Type A	2B/2B	Adaptable
9	Type A	2B/2B	Adaptable
37	Elect		
38	Storage		
39	Utility		
40	Leasing Office		
41	Lounge		
42	Laundry		

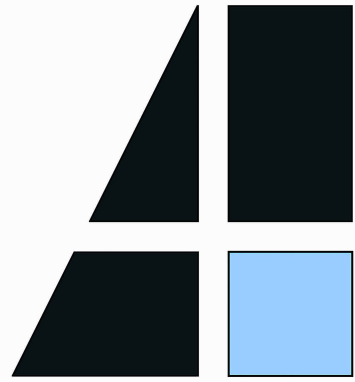
Level 2			
10	Type E	1B/1B	Affordable
11	Type C	3B/2B	
12	Type F	1B/1B	Affordable
13	Type F	1B/1B	
14	Type B	2B/1B	
15	Type B	2B/1B	
16	Type B	2B/1B	
17	Type A	2B/2B	
18	Type A	2B/2B	
19	Type A	2B/2B	
20	Type A	2B/2B	
21	Type A	2B/2B	
22	Type A	2B/2B	
23	Type D	2B/2B	

Level 3			
24	Type E	1B/1B	Affordable
25	Type C	3B/2B	
26	Type F	1B/1B	
27	Type F	1B/1B	
28	Type B	2B/1B	
29	Type B	2B/1B	
30	Type A	2B/2B	
31	Type A	2B/2B	
32	Type A	2B/2B	
33	Type A	2B/2B	
34	Type A	2B/2B	
35	Type A	2B/2B	
36	Type D	2B/2B	



SCALE: 1/16" = 1'-0"
0' 8' 16' 32'





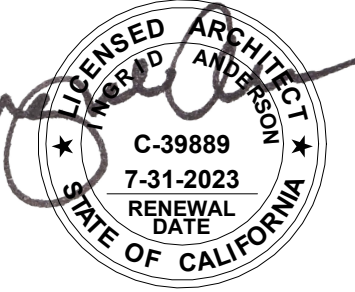
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Second Floor Plan



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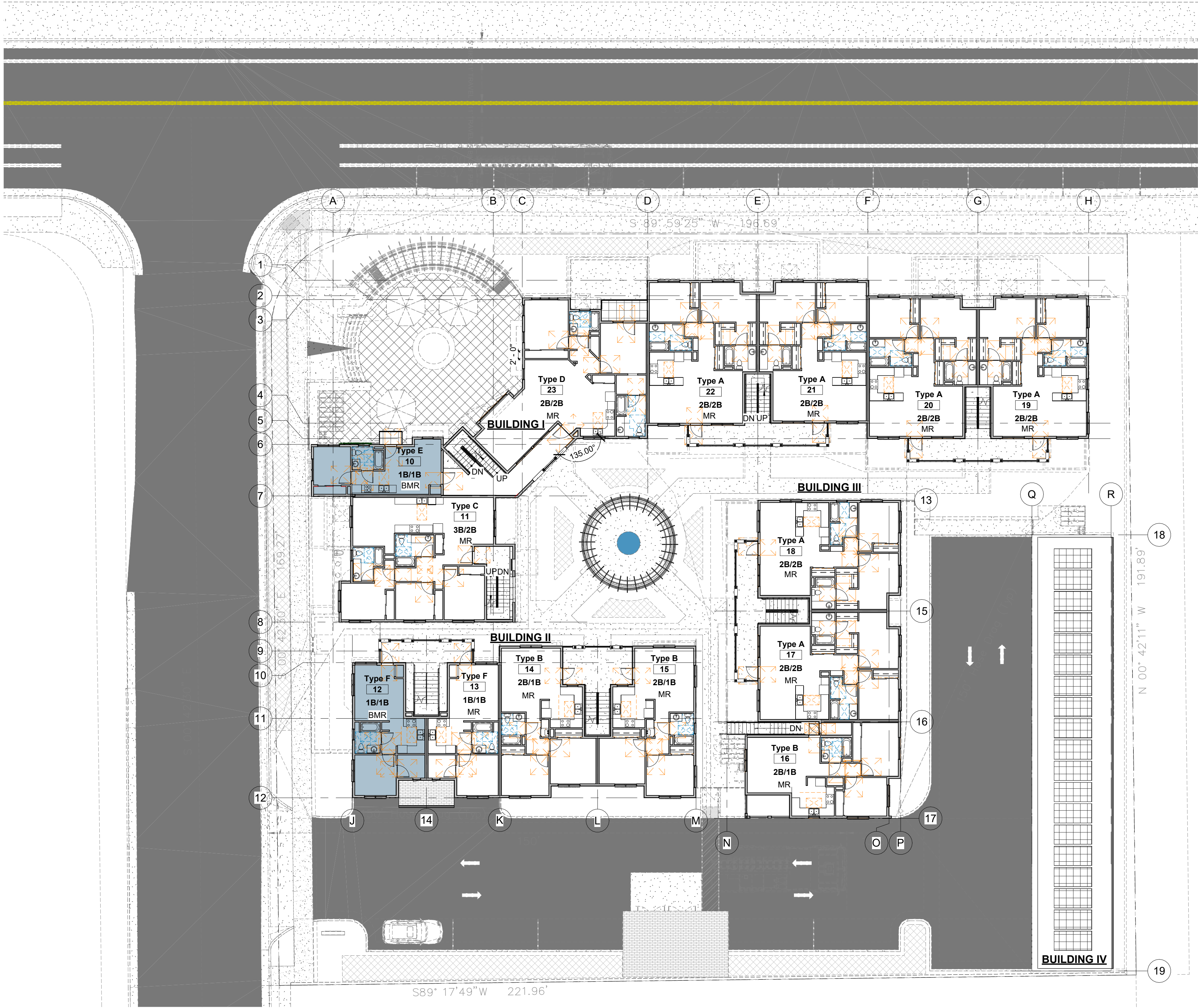
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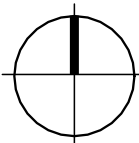
1 Second Floor Plan
1/16" = 1'-0"

Density Bonus Key

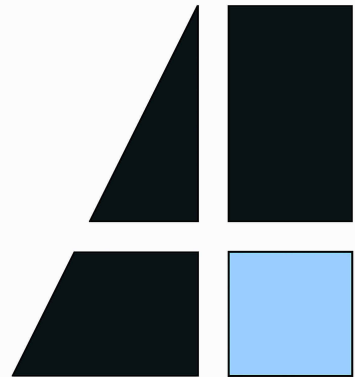
MR- Market Rate

BMR- Below Market Rate

Density Bonus Unit Map- Table of Units			
Number	Name	Unit Type	Notes
Level 1			
1	Type C	3B/1B Acc. - Mobility	Affordable, Mobility Impaired
2	Type G	1B+/1B Acc. - Mobility	Mobility Impaired
3	Type B	2B/1B Acc. - Mobility	Mobility Impaired
4	Type A	2B/2B Acc.-Vision	Vision Impaired
5	Type A	2B/2B Acc.-Hearing	Hearing Impaired
6	Type A	2B/2B	Adaptable
7	Type A	2B/2B	Adaptable
8	Type A	2B/2B	Adaptable
9	Type A	2B/2B	Adaptable
37	Elect		
38	Storage		
39	Utility		
40	Leasing Office		
41	Lounge		
42	Laundry		
Level 2			
10	Type E	1B/1B	Affordable
11	Type C	3B/2B	
12	Type F	1B/1B	Affordable
13	Type F	1B/1B	
14	Type B	2B/1B	
15	Type B	2B/1B	
16	Type B	2B/1B	
17	Type A	2B/2B	
18	Type A	2B/2B	
19	Type A	2B/2B	
20	Type A	2B/2B	
21	Type A	2B/2B	
22	Type A	2B/2B	
23	Type D	2B/2B	
Level 3			
24	Type E	1B/1B	Affordable
25	Type C	3B/2B	
26	Type F	1B/1B	
27	Type F	1B/1B	
28	Type B	2B/1B	
29	Type B	2B/1B	
30	Type A	2B/2B	
31	Type A	2B/2B	
32	Type A	2B/2B	
33	Type A	2B/2B	
34	Type A	2B/2B	
35	Type A	2B/2B	
36	Type D	2B/2B	



SCALE: 1/16" = 1'-0"
0' 8' 16' 32'



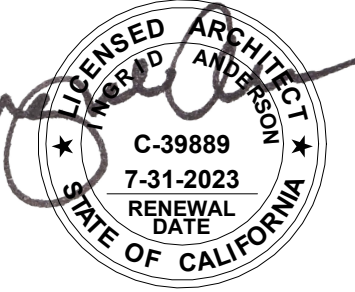
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Third Floor Plan



Revisions

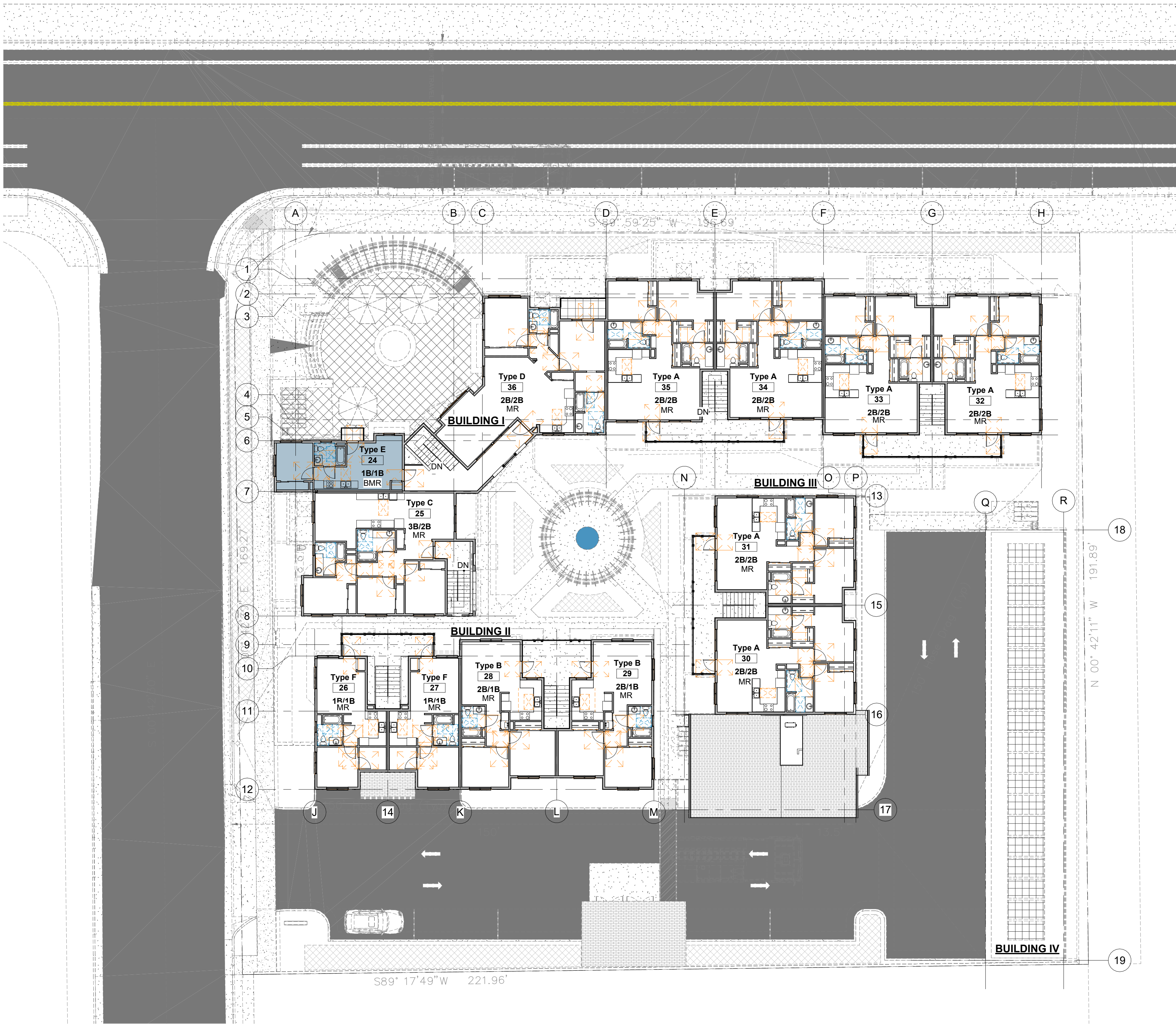
Job Number
Project Number
Project Architect
Checker

Drawn By
Author

Date
1/20/20

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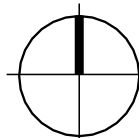


Density Bonus Key

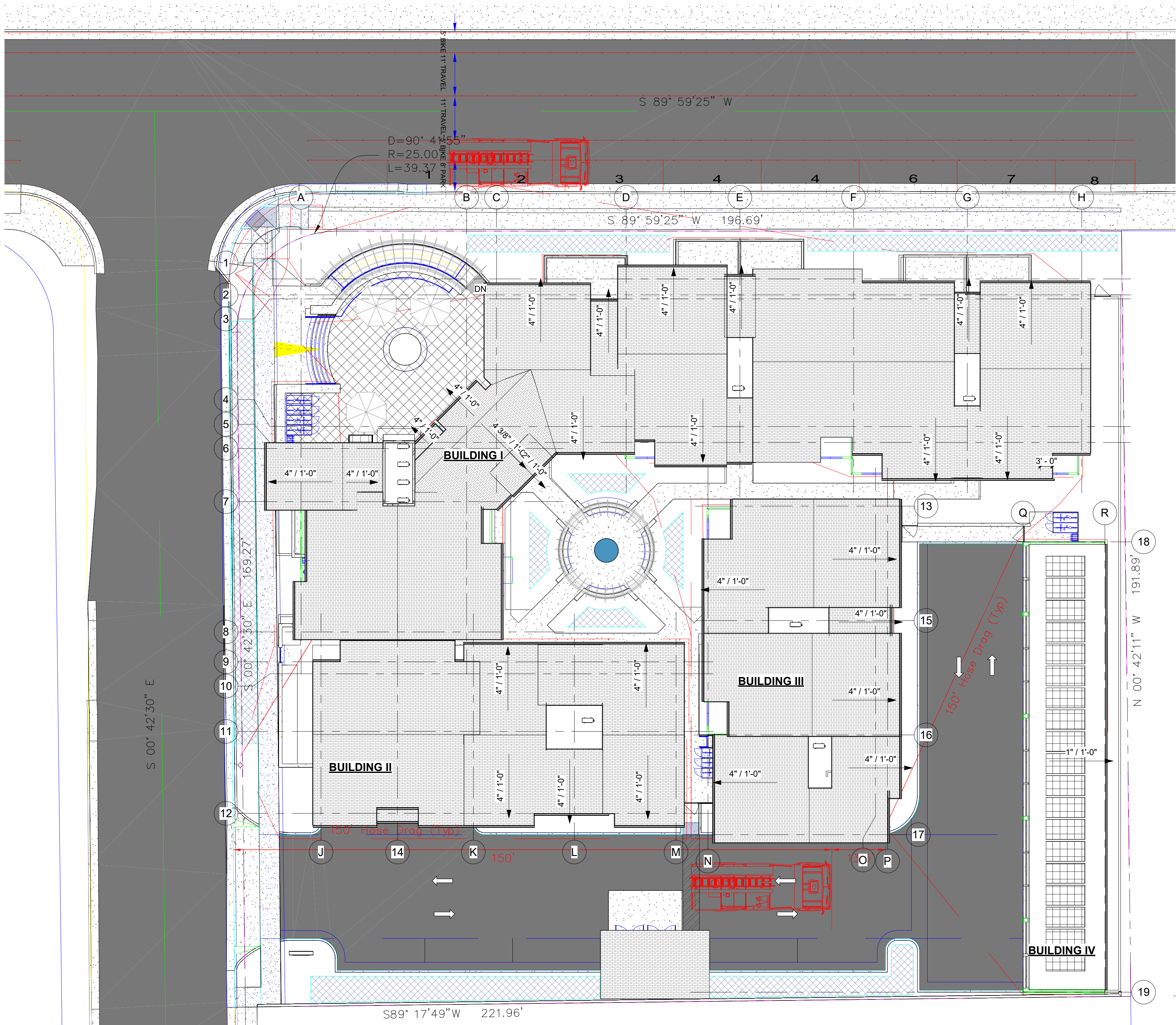
- MR- Market Rate
BMR- Below Market Rate

Density Bonus Unit Map- Table of Units			
Number	Name	Unit Type	Notes
Level 1			
1	Type C	3B/1B Acc. - Mobility	Affordable, Mobility Impaired
2	Type G	1B*/1B Acc. - Mobility	Mobility Impaired
3	Type B	2B/1B Acc. - Mobility	Mobility Impaired
4	Type A	2B/2B Acc.-Vision	Vision Impaired
5	Type A	2B/2B Acc.- Hearing	Hearing Impaired
6	Type A	2B/2B	Adaptable
7	Type A	2B/2B	Adaptable
8	Type A	2B/2B	Adaptable
9	Type A	2B/2B	Adaptable
37	Elect		
38	Storage		
39	Utility		
40	Leasing Office		
41	Lounge		
42	Laundry		
Level 2			
10	Type E	1B/1B	Affordable
11	Type C	3B/2B	
12	Type F	1B/1B	Affordable
13	Type F	1B/1B	
14	Type B	2B/1B	
15	Type B	2B/1B	
16	Type B	2B/1B	
17	Type A	2B/2B	
18	Type A	2B/2B	
19	Type A	2B/2B	
20	Type A	2B/2B	
21	Type A	2B/2B	
22	Type A	2B/2B	
23	Type D	2B/2B	
Level 3			
24	Type E	1B/1B	Affordable
25	Type C	3B/2B	
26	Type F	1B/1B	
27	Type F	1B/1B	
28	Type B	2B/1B	
29	Type B	2B/1B	
30	Type A	2B/2B	
31	Type A	2B/2B	
32	Type A	2B/2B	
33	Type A	2B/2B	
34	Type A	2B/2B	
35	Type A	2B/2B	
36	Type D	2B/2B	

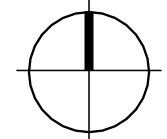
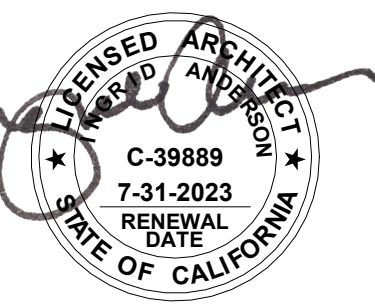
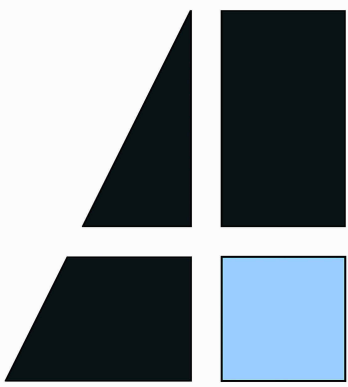
1 Level 3
1/16" = 1'-0"



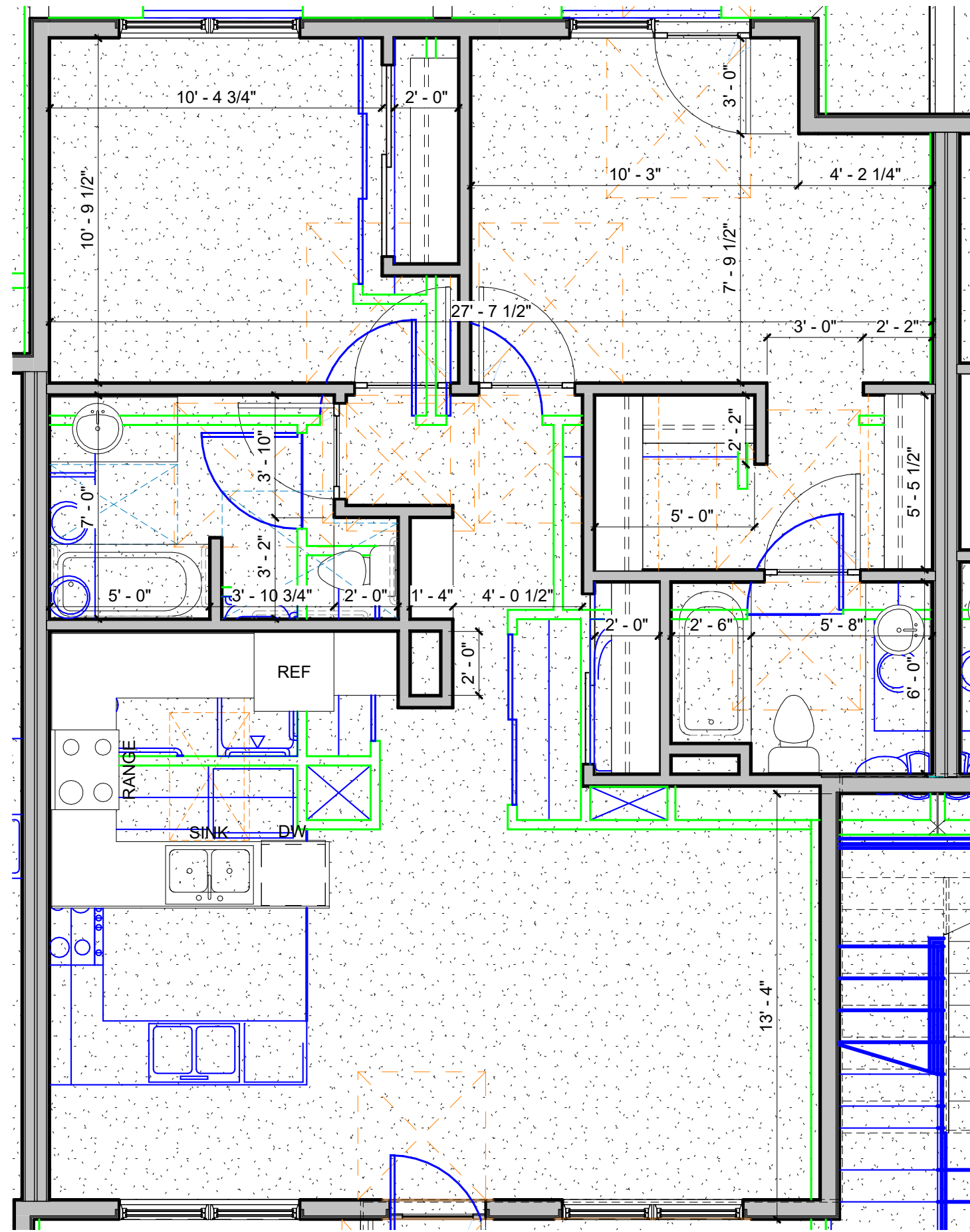
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'



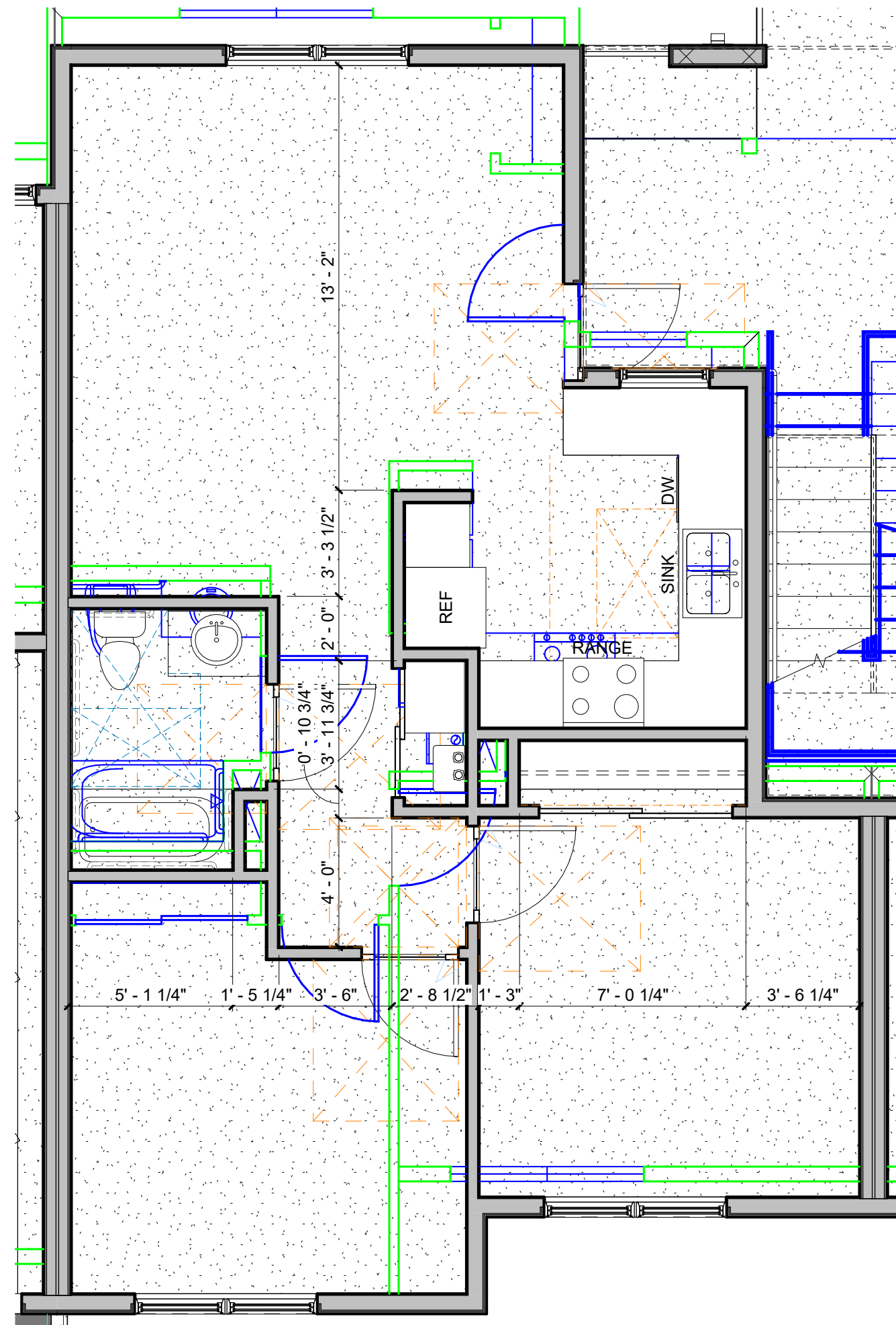
1 Roof Plan
1/16" = 1'-0"



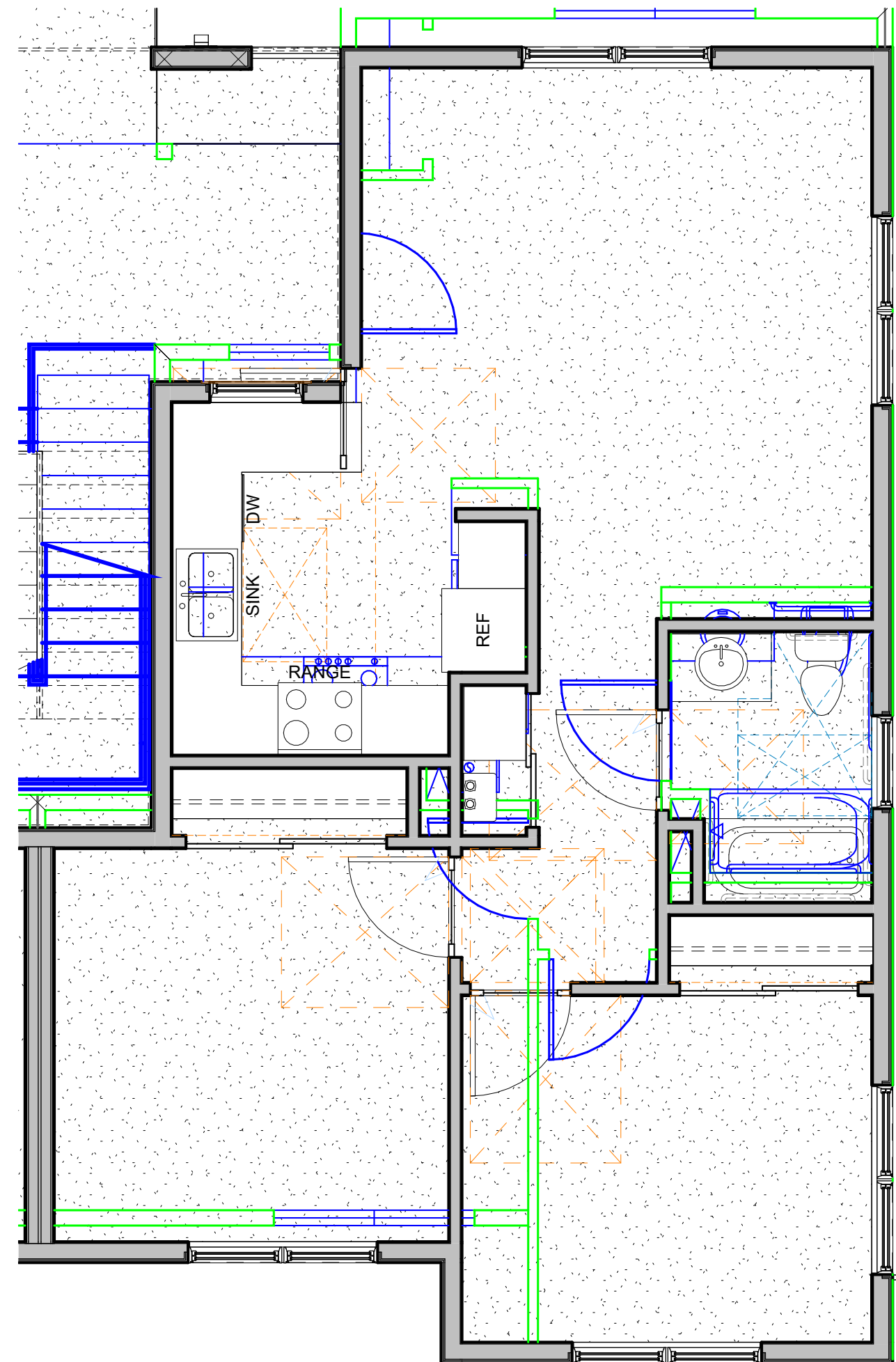
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'



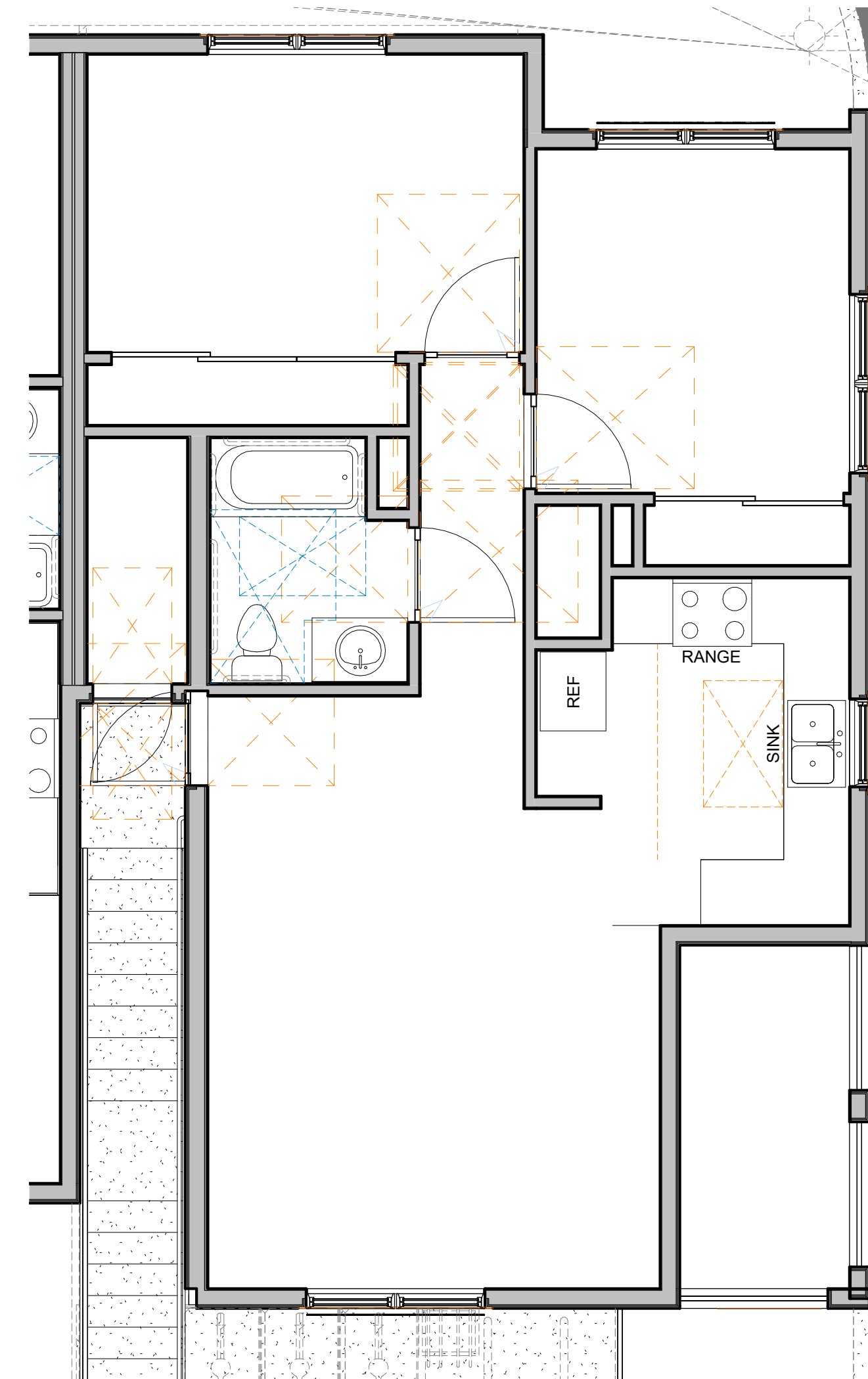
1 Level 1 - Unit Type A - 952 SF
1/4" = 1'-0"



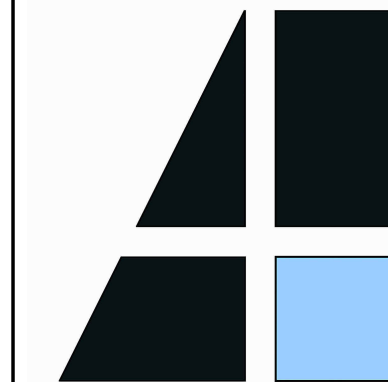
2 Level 1 - Unit Type G - 777 SF
1/4" = 1'-0"

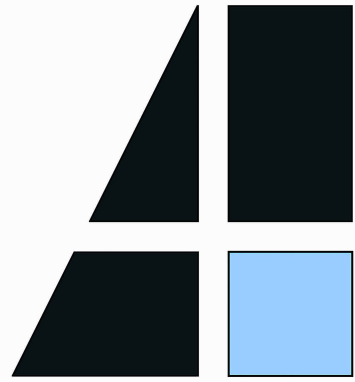


3 Level 1 - Unit Type B1 & B2 - 777 SF
1/4" = 1'-0"



4 Level 2 - Unit B3 - 779 SF
1/4" = 1'-0"



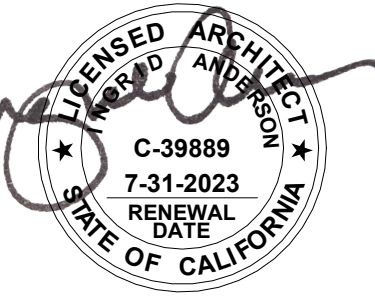


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Unit Plans



Revisions

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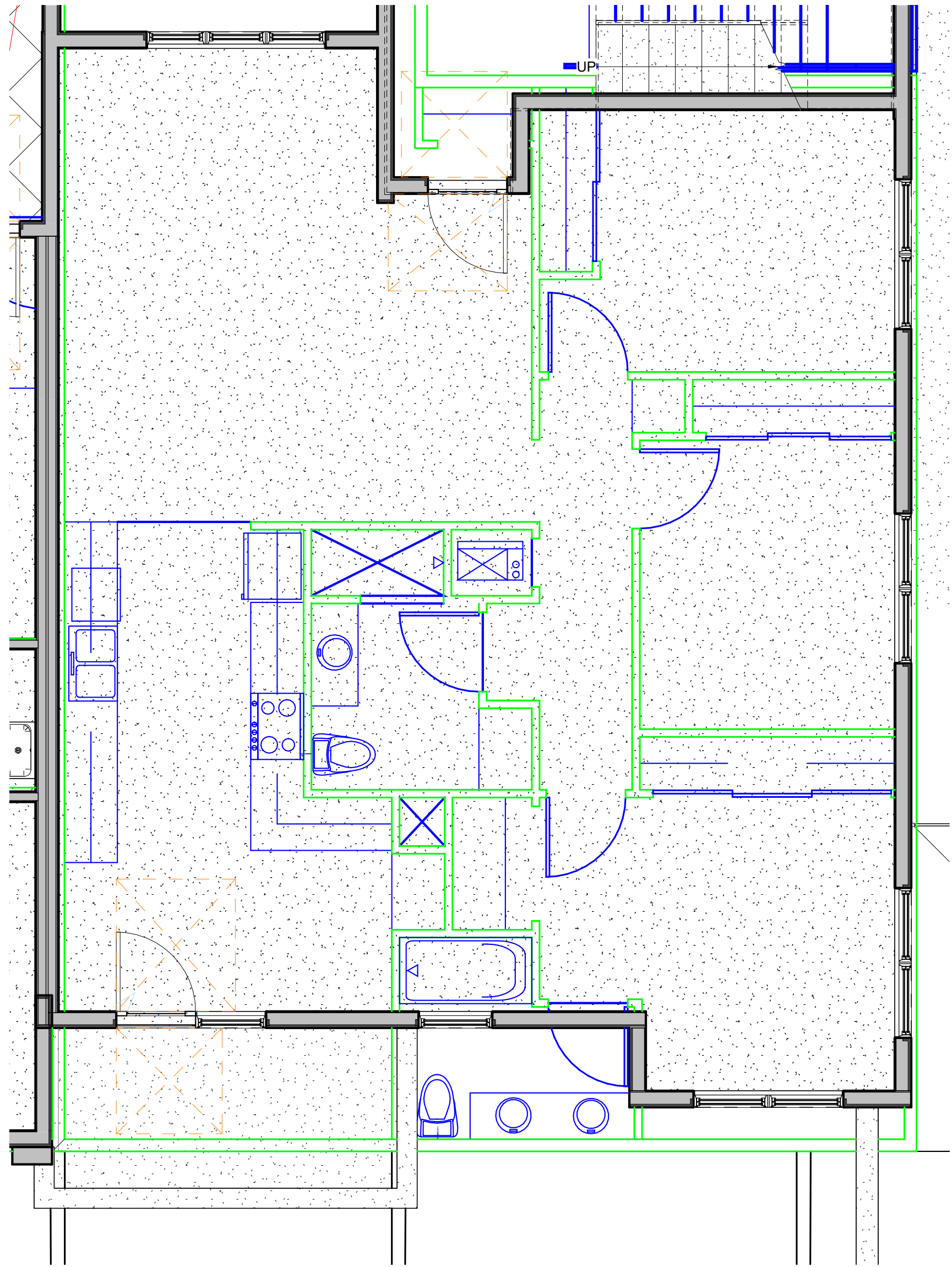
Project Architect
Checker

Drawn By
Author

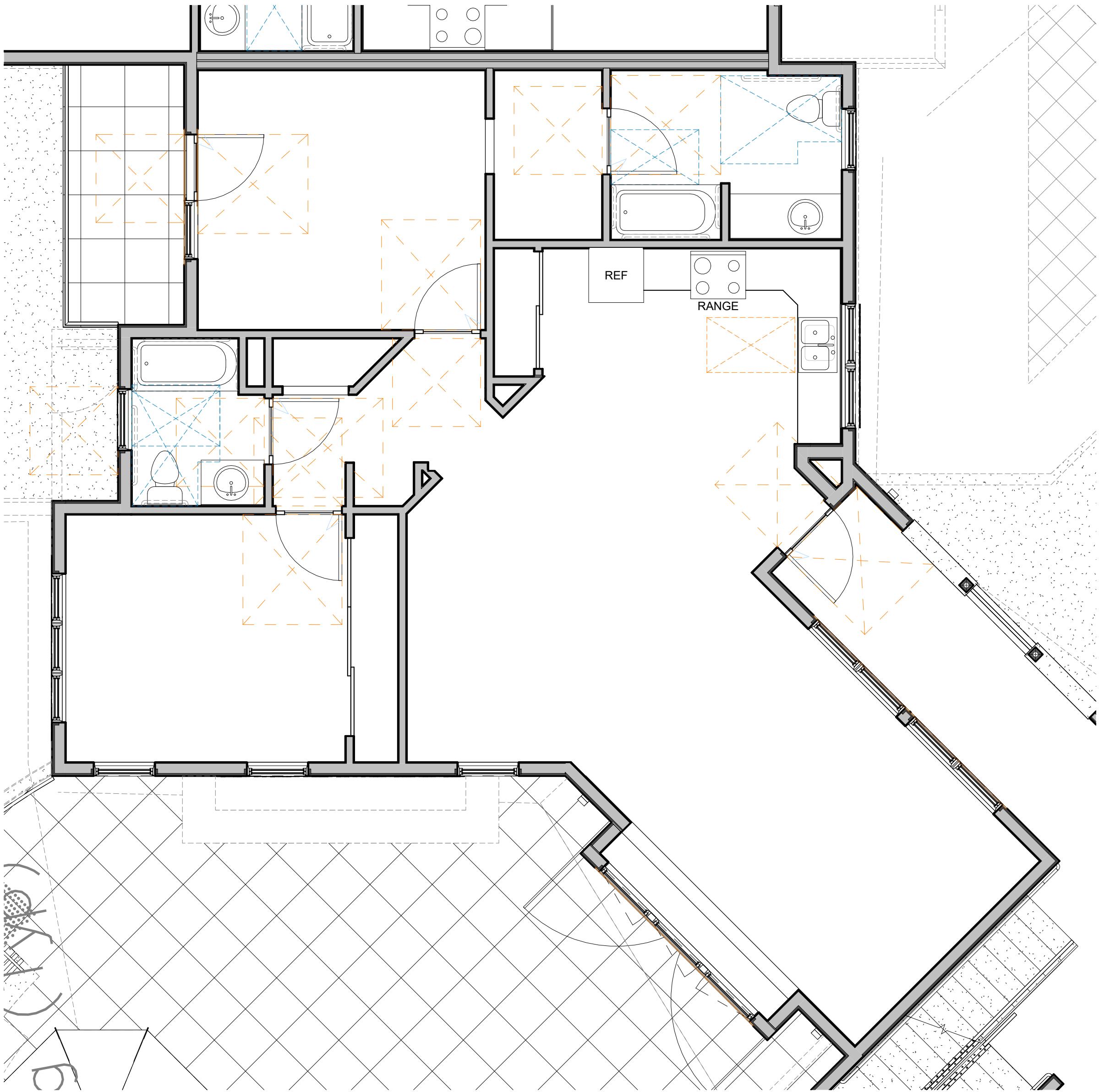
Date
1/20/20

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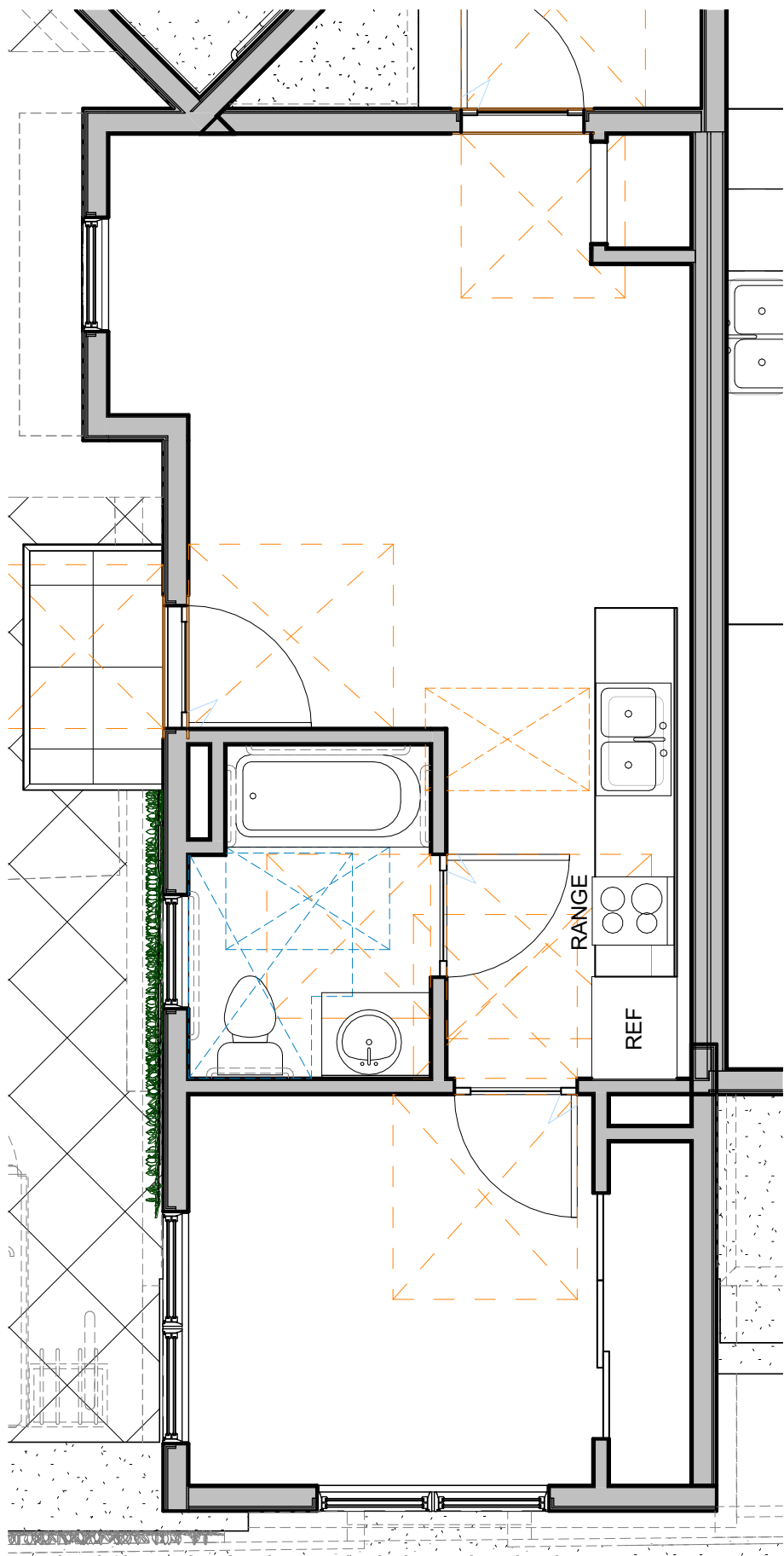
A7



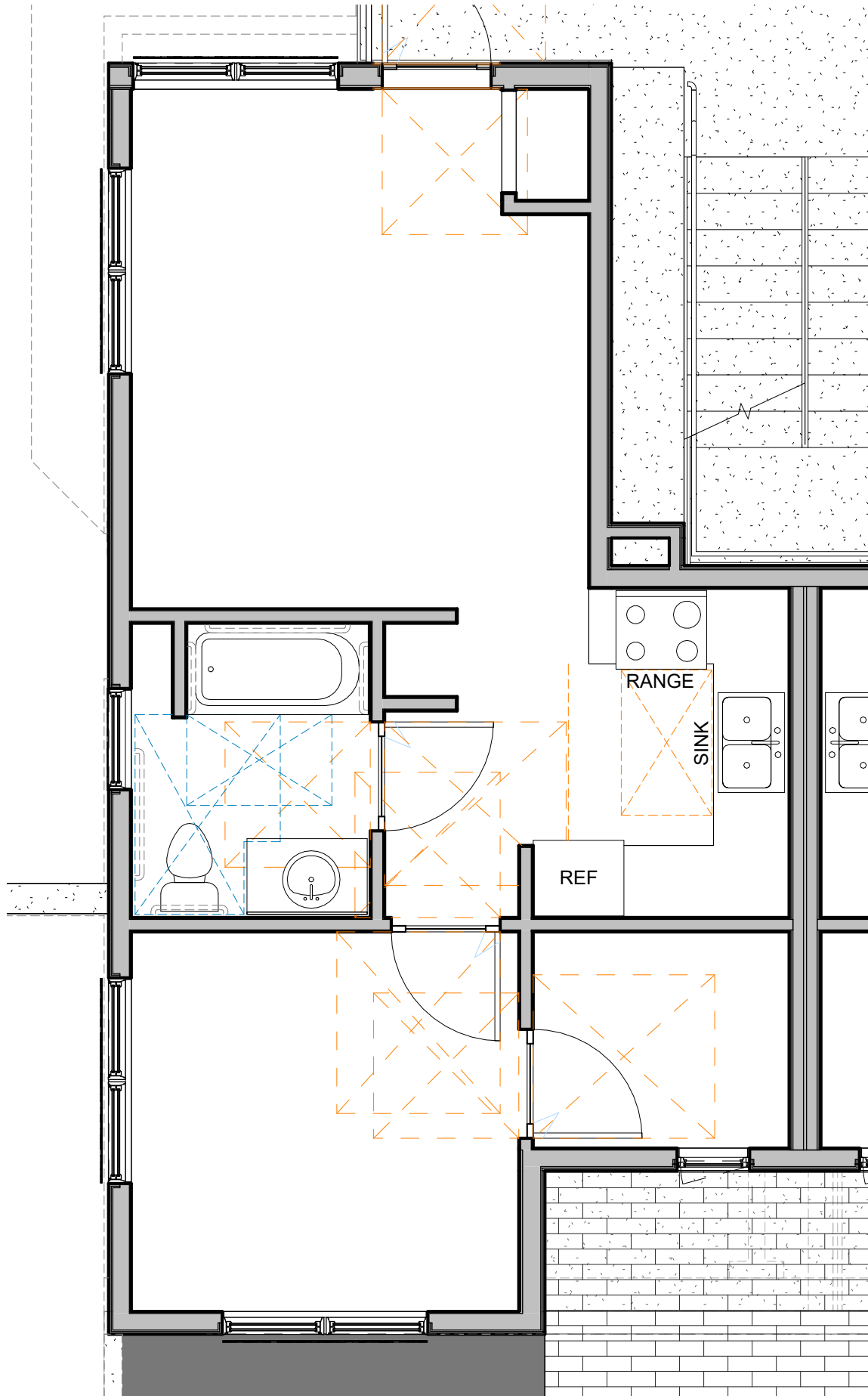
1 Level 1 - Unit Type C1 - 1110 SF
1/4" = 1'-0"



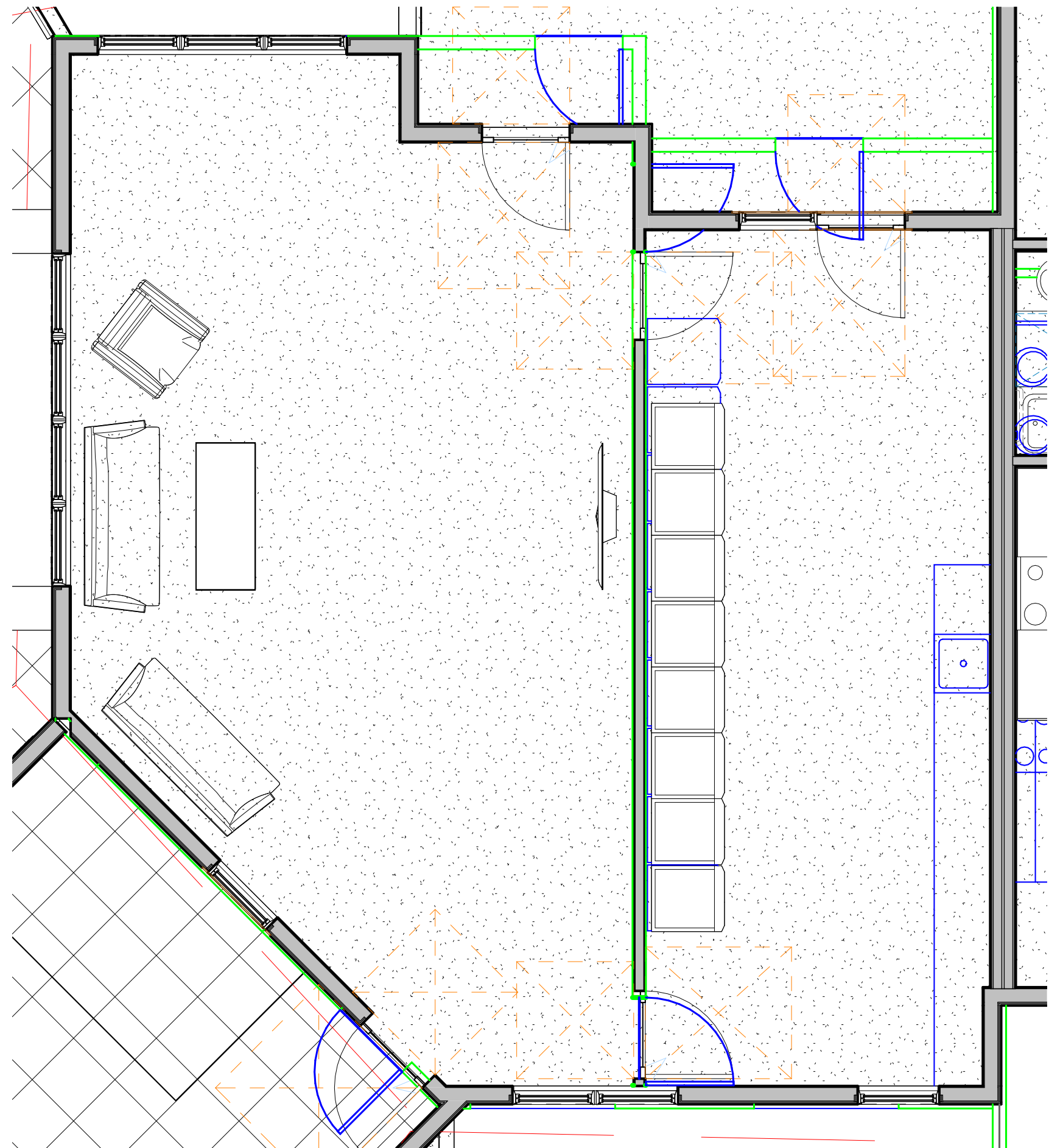
2 Level 2 - Unit D1 - 1185
1/4" = 1'-0"



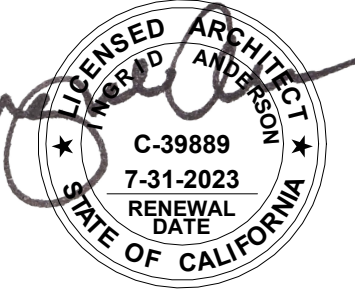
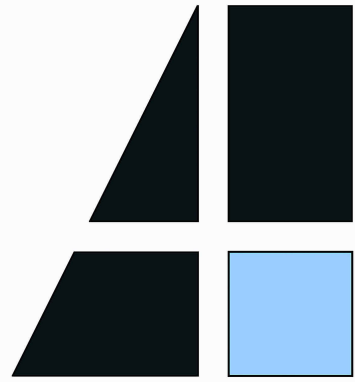
1 Level 2 - Unit E1 - 433 SF
1/4" = 1'-0"



2 Level 2 - Unit F1 - 507 SF
1/4" = 1'-0"



3 Level 1 - Community Room and Laundry - 942 SF
1/4" = 1'-0"





1 BLDG 'I' - North
1/8" = 1'-0"



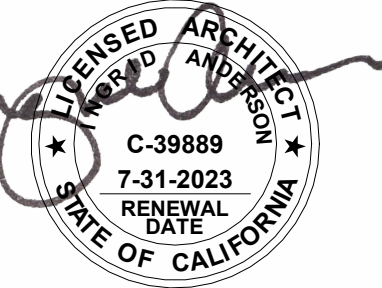
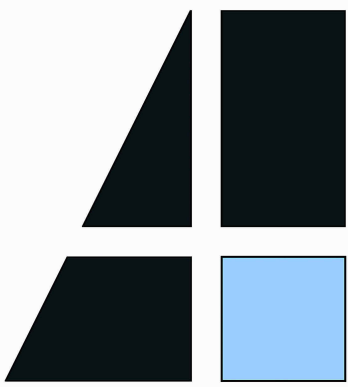
3 BLDG 'I' - West
1/8" = 1'-0"

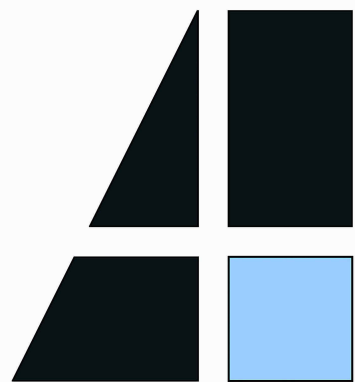


4 BLDG 'I' - East
1/8" = 1'-0"



6 BLDG 'I' - South
1/8" = 1'-0"





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Elevations - BLDG 'II', 'III' & 'IV'



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1 BLDG 'III' - North
1/8" = 1'-0"



2 BLDG 'III' - East
1/8" = 1'-0"



9 BLDG 'II' - North
1/8" = 1'-0"



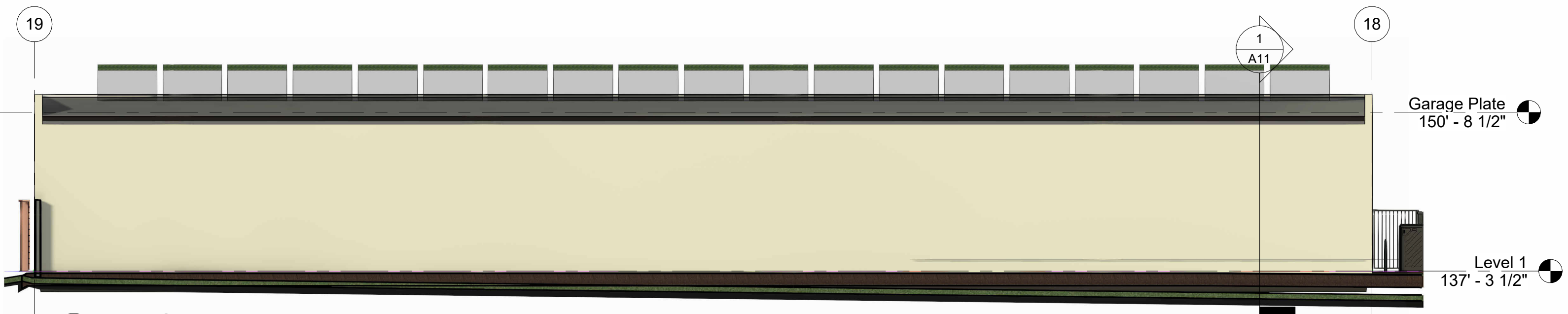
3 BLDG 'III' - South
1/8" = 1'-0"



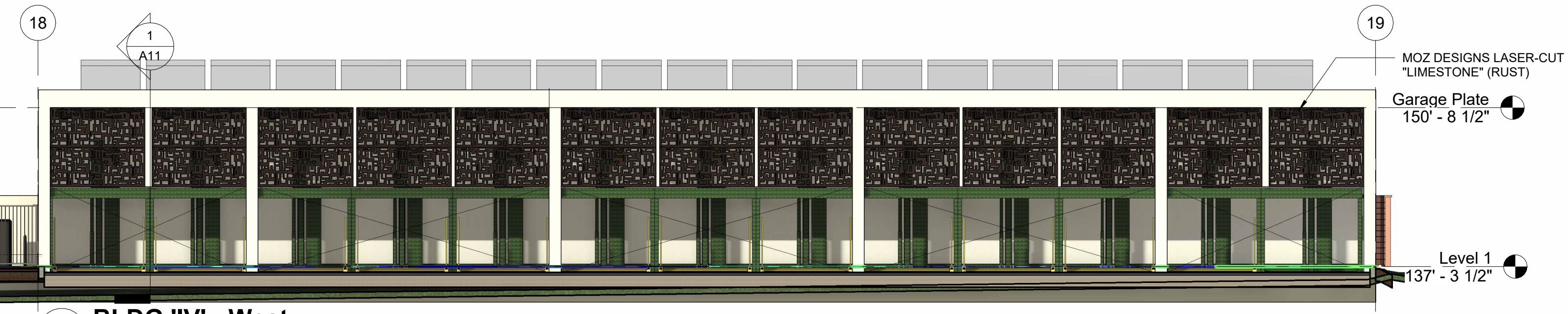
4 BLDG 'III' - West
1/8" = 1'-0"



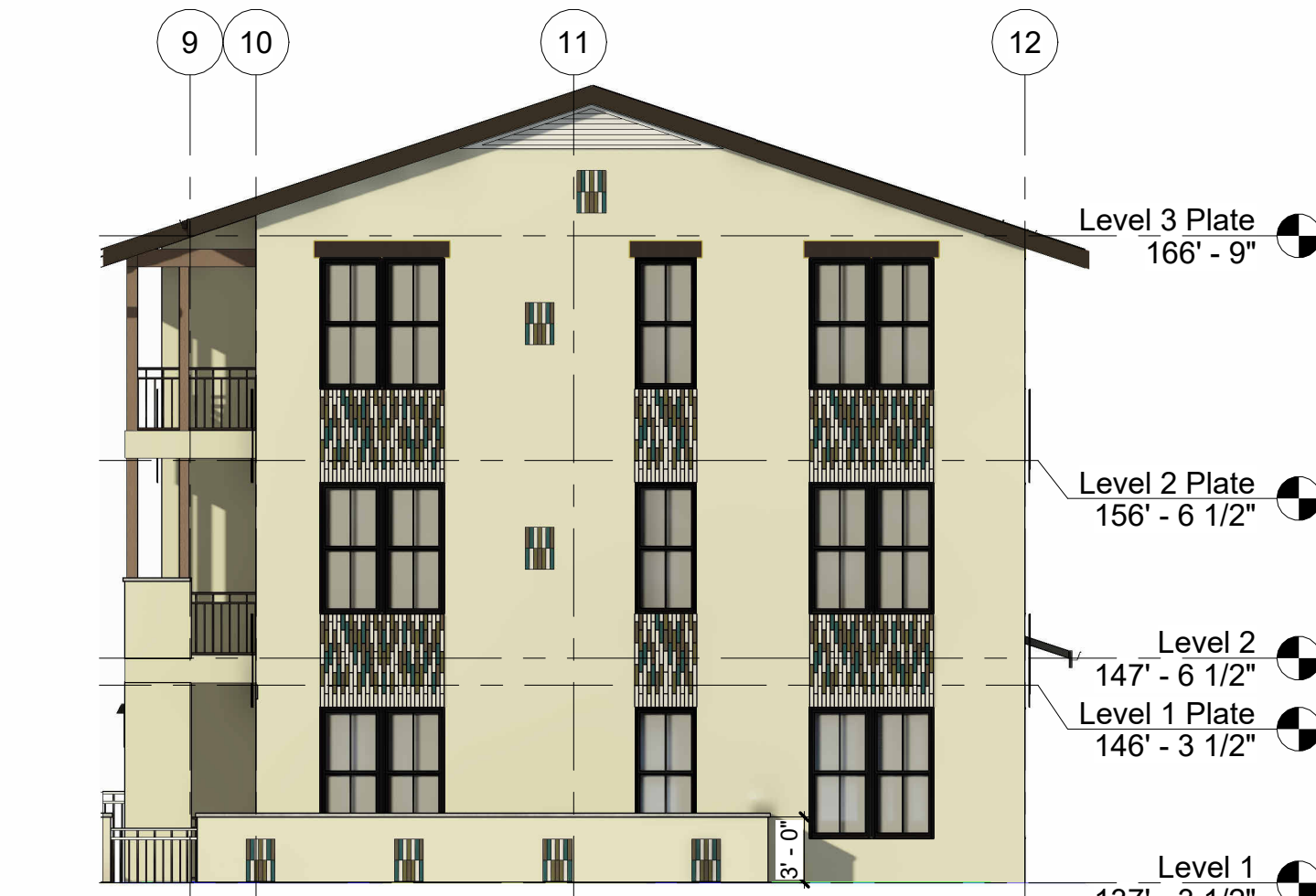
11 BLDG 'II' - South
1/8" = 1'-0"



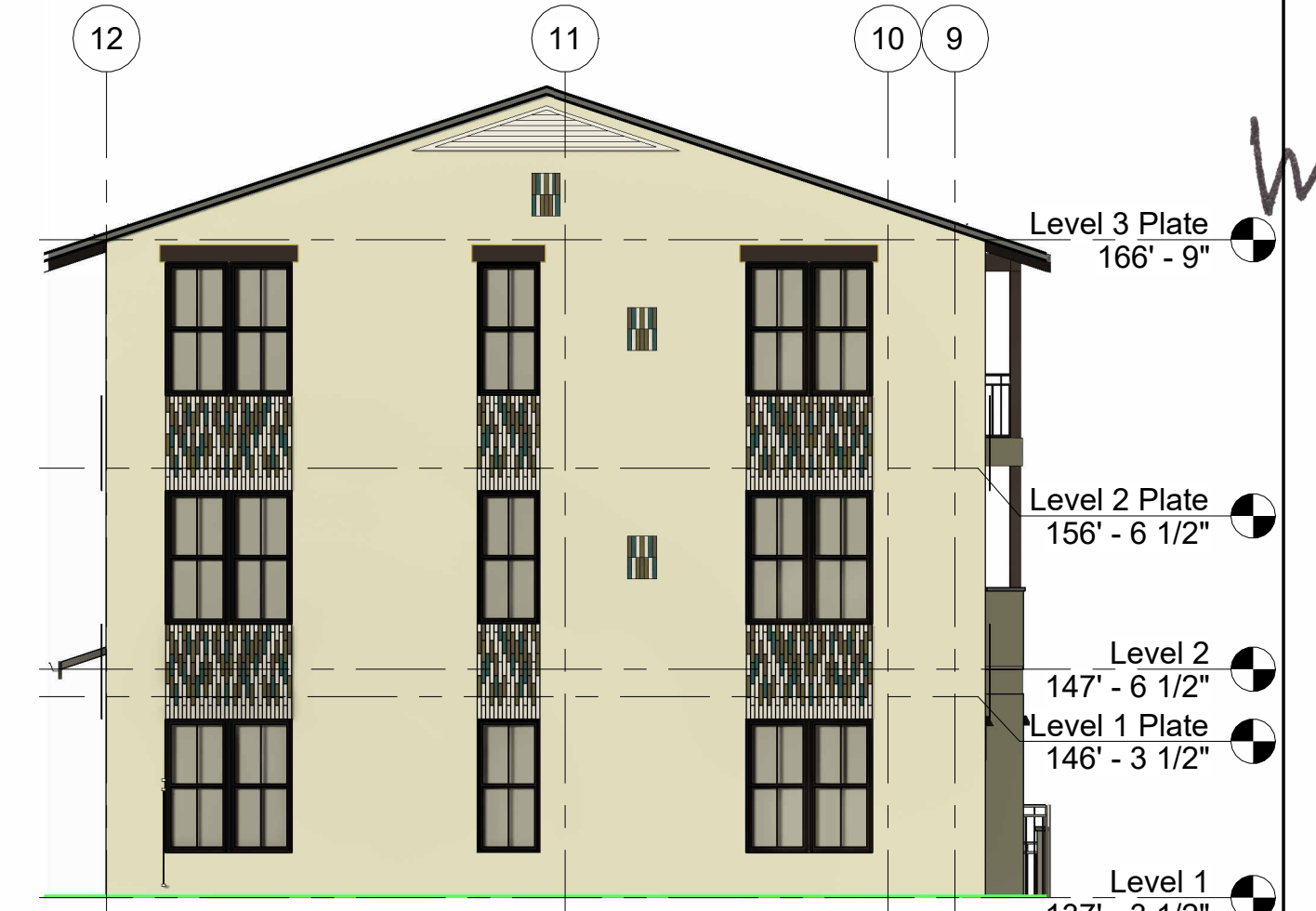
5 BLDG 'IV' - East
1/8" = 1'-0"



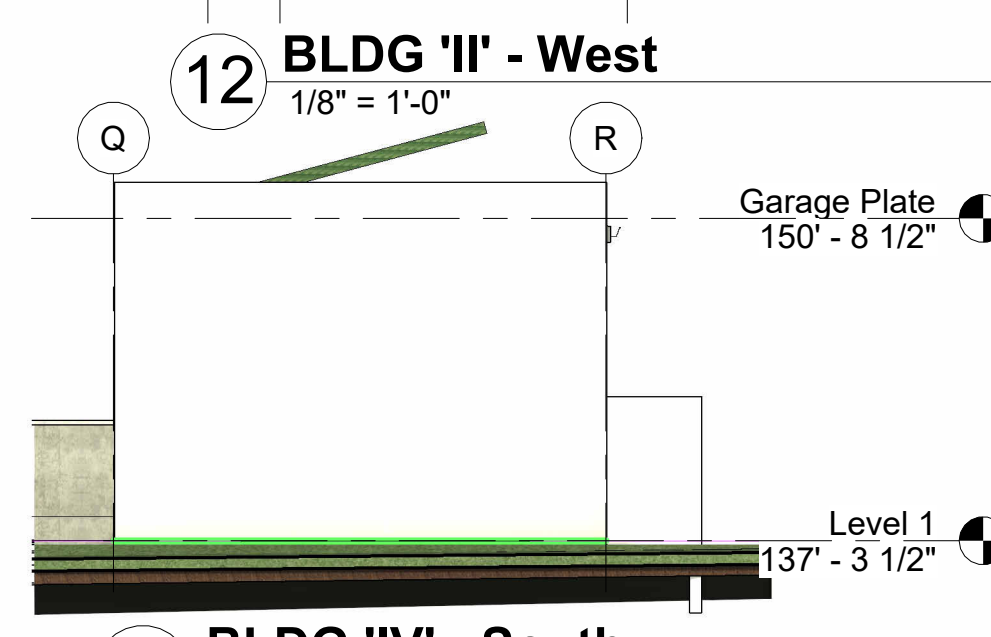
8 BLDG 'IV' - West
1/8" = 1'-0"



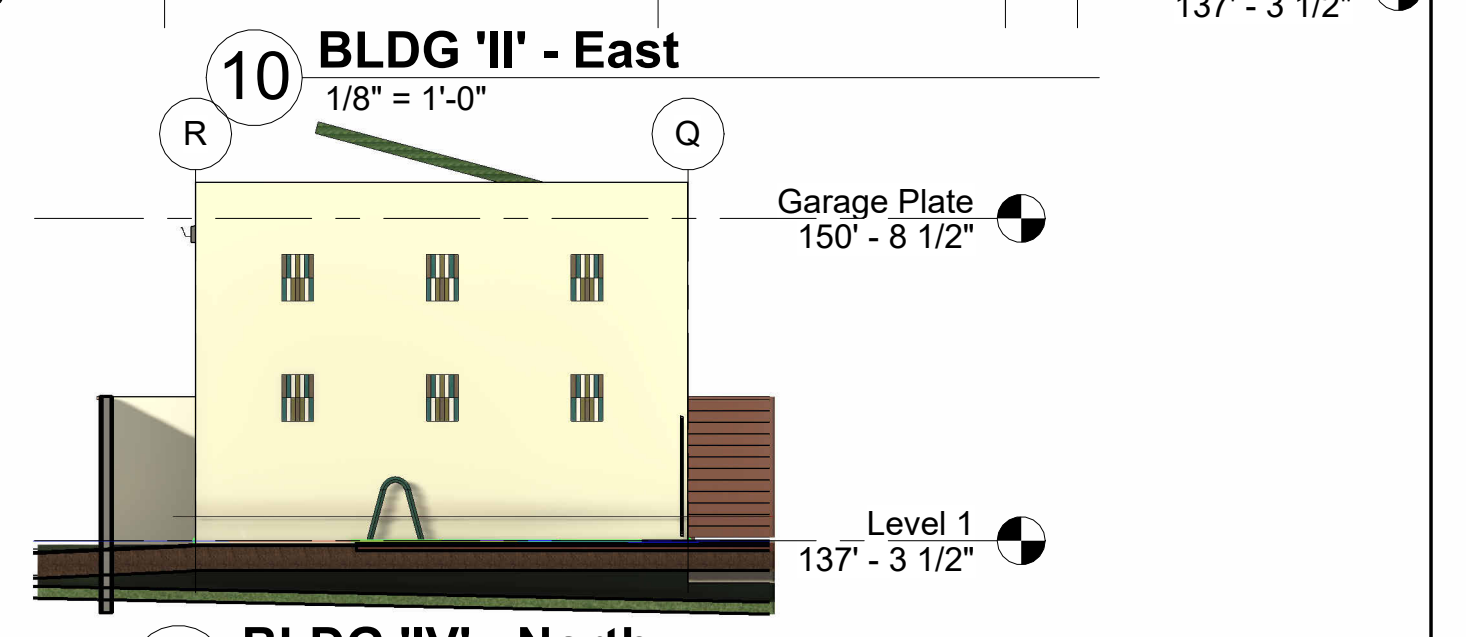
12 BLDG 'II' - West
1/8" = 1'-0"



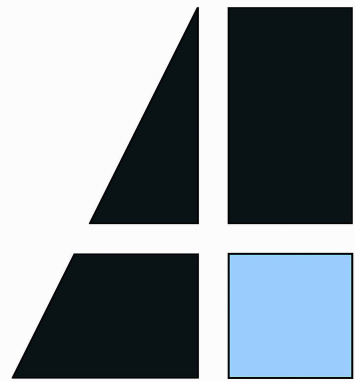
10 BLDG 'III' - East
1/8" = 1'-0"



7 BLDG 'IV' - South
1/8" = 1'-0"



6 BLDG 'IV' - North
1/8" = 1'-0"



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Colors and Materials



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A10.1



Lithonia LED ADA
D Series Area Light



Lithonia LED ADA
D Series Bollard



Luminis SQ500.Syrios Square LED Wall Down Light



Lithonia LED ADA
D Series Wall Pack Light



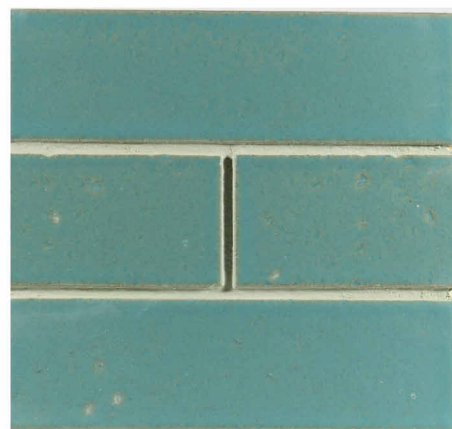
Luminis Scirocco Wall Sconce SR115T



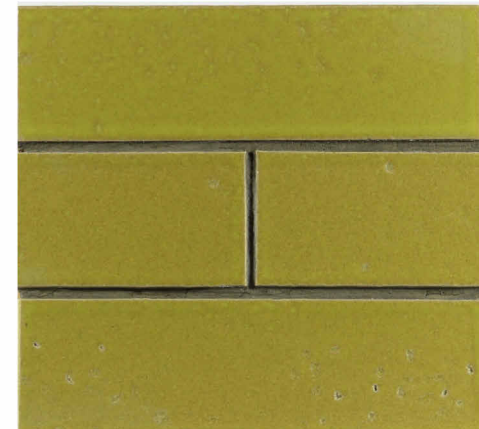
SANTA BARBARA FINISH AT EXTERIOR
CEMENT PLASTER STUCCO



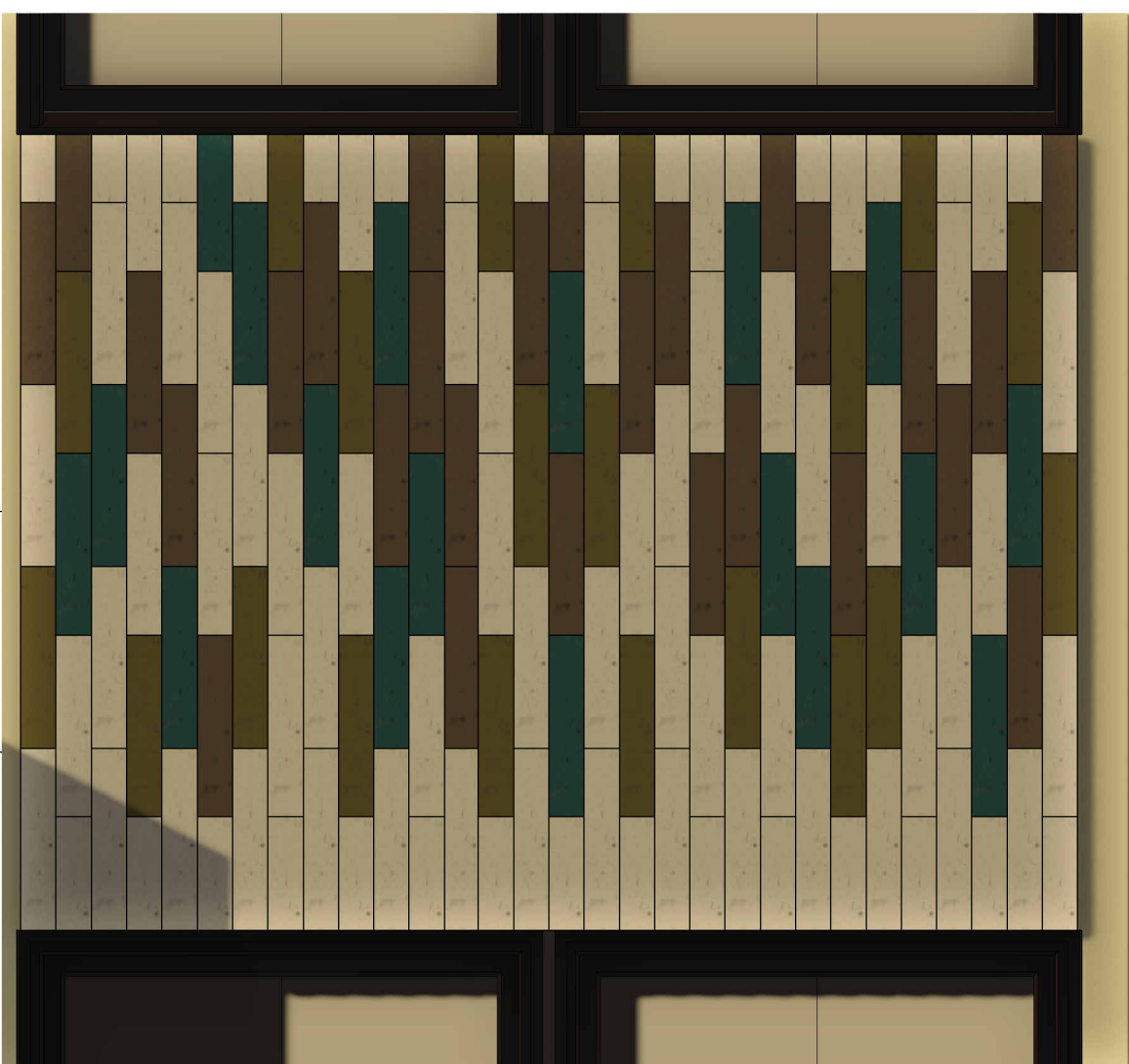
CEMENT PLASTER STUCCO
LA HABRA - FALLBROOK



TRIKEENAN- BONEYARD BRICK
GLAZED CERAMIC BRICK TILE
COLOR - DIAMOND SPRINGS
SIZE - NORMAN 2.25" X 11 5/8"



TRIKEENAN- BONEYARD BRICK
GLAZED CERAMIC BRICK TILE
COLOR - PARAKEET
SIZE - NORMAN 2.25" X 11 5/8"



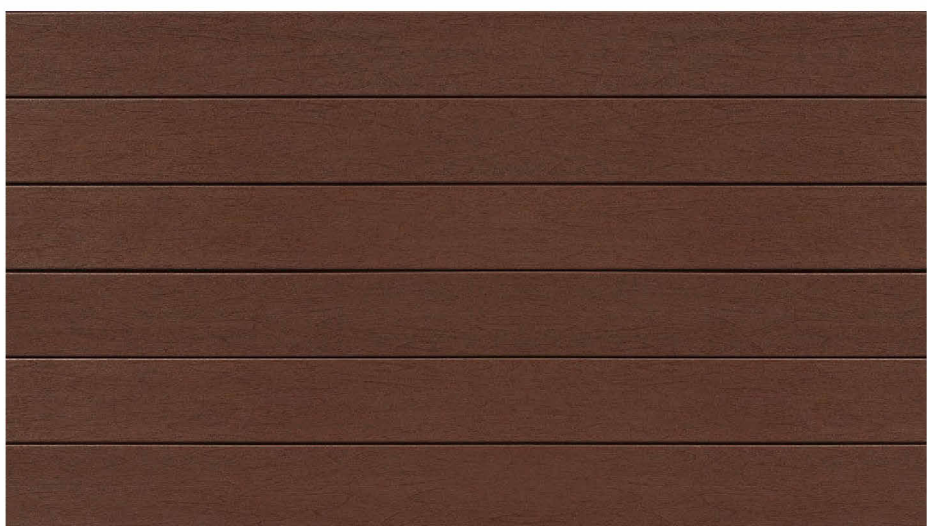
THIN BRICK CERAMIC TILE



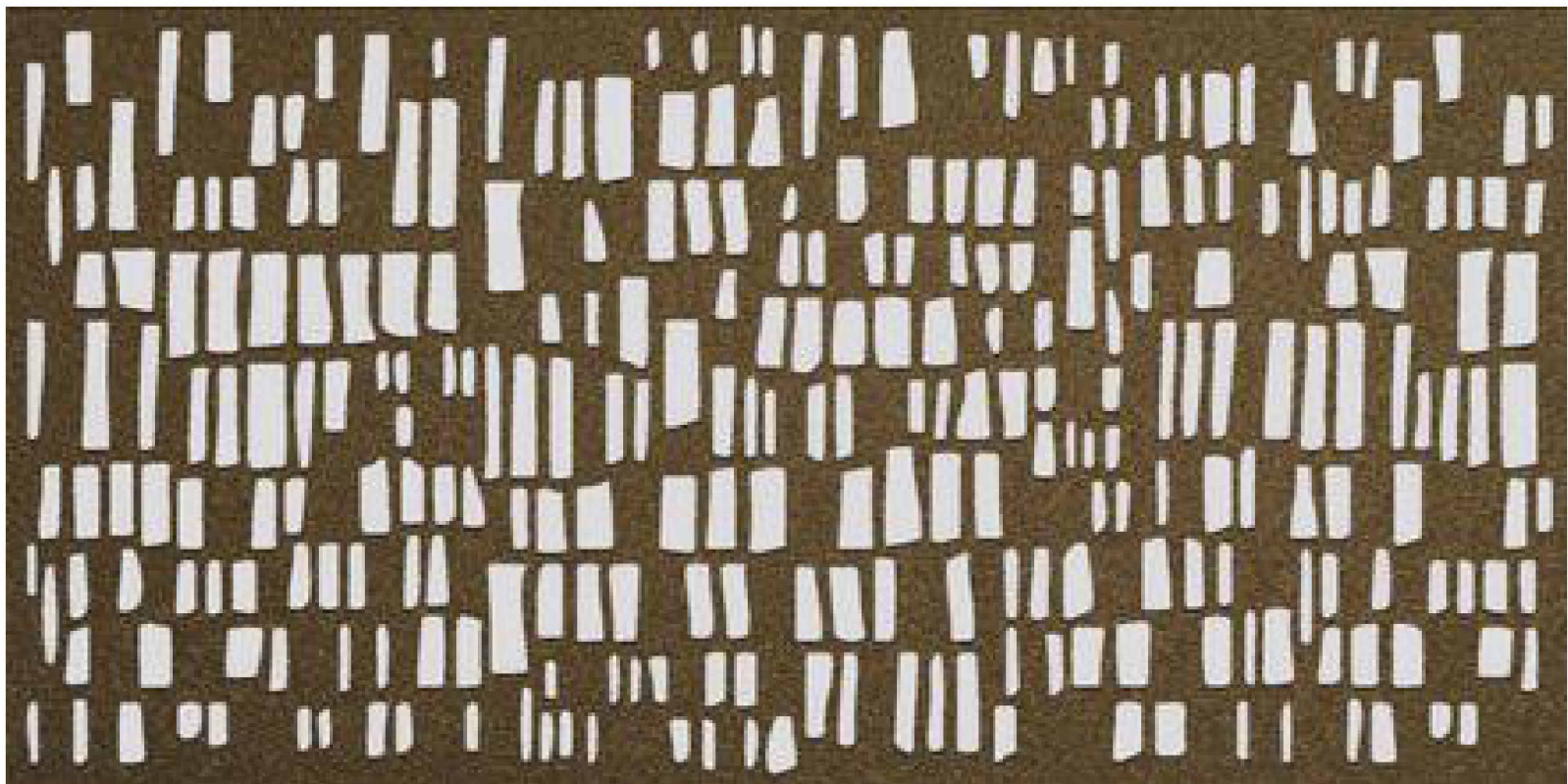
TRIKEENAN- BONEYARD BRICK
GLAZED CERAMIC BRICK TILE
COLOR - MOREL
SIZE - NORMAN 2.25" X 11 5/8"



TRIKEENAN- BONEYARD BRICK
GLAZED CERAMIC BRICK TILE
COLOR - JUS WHITE
SIZE - NORMAN 2.25" X 11 5/8"



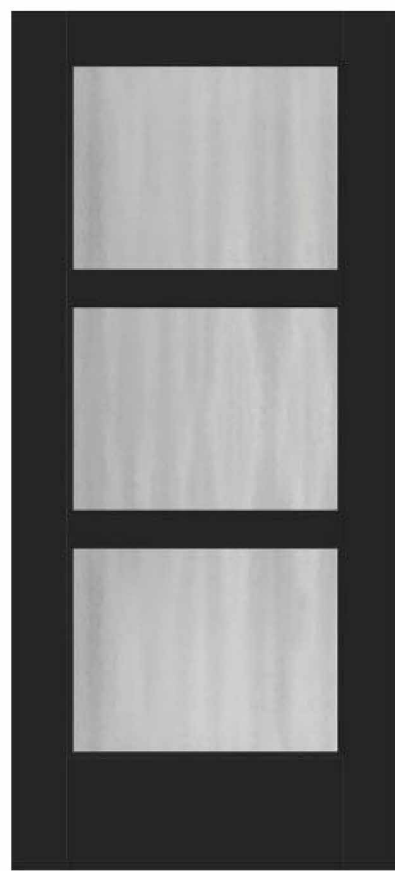
COMPOSITE CLADDING WOOD TONED SIDING,
FIBERON - COLOR "MERGANTI" OR EQUAL



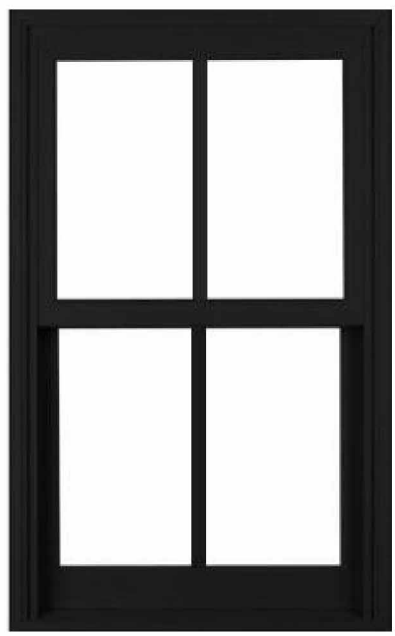
GARAGE ACCESSORY BUILDING - LASER CUT ALUMINUM SCREEN PANEL AT LEVEL 2
MOZ DESIGNS ARCHITECTURAL METALS
PATTERN - LIMESTONE, COLOR - BRONZE SAND



ALUMINUM RAILING
ANODIZED BRONZE



THERMA TRU FULL LITE
FLUSH-GLAZED
STYLE NO. S5700XJ-SDLF2
ONYX



MARVIN 4-LITE
DOUBLE HUNG WINDOW
BLACK VINYL



CERTAINEED COMPOSITION SHINGLE
COLOR - WEATHERED WOOD



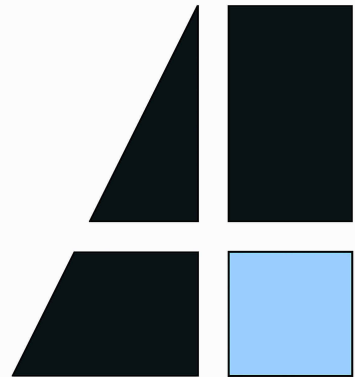
BUILDING "1" INTERIOR OF COURTYARD AT
ARCHED ENTRYWAY



BUILDING "1" ENTRY PLAZA
ARCHED ENTRY INTO RESIDENTIAL COURTYARD



BUILDING "A" WEST ELEVATION ON MEADOWBROOK COURT

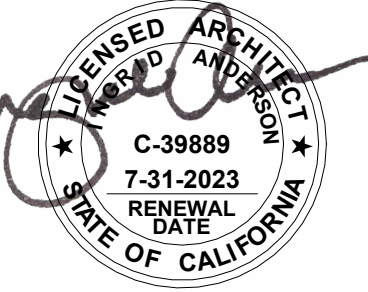


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Sections



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1 Site Section 'A'
1/8" = 1'-0"



2 Site Section 'B'
1/8" = 1'-0"



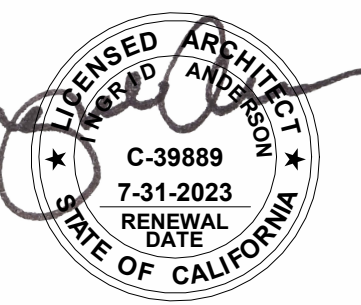
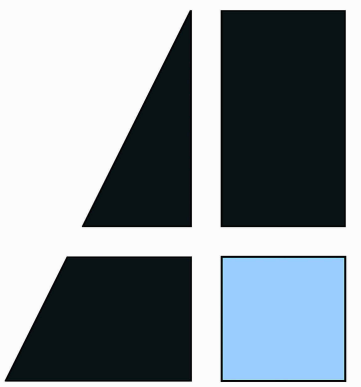
1 View from Steele Ln & Hardies Ln



5 View from Meadowbrooke



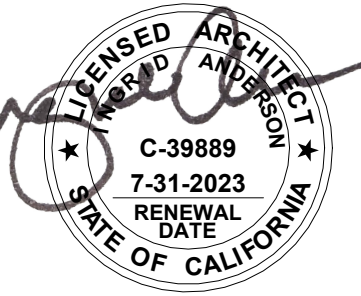
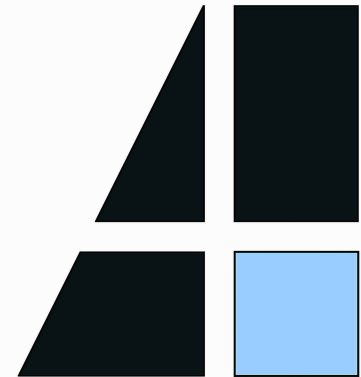
4 Perspective from Courtyard Ground



4/21/2023 6:57:26 PM

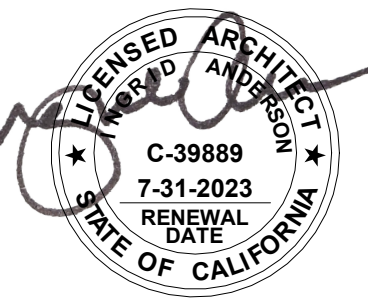
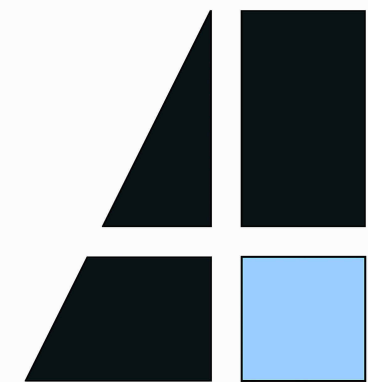


Perspective from East Steele Lane





Perspective from West Steele Lane





Perspective from Across Steele Lane

