

NOT FOR
CONSTRUCTION

DRB CONCEPT REVIEW
01/21/21

425 HUMBOLDT
STREET
APARTMENTS
425 HUMBOLDT STREET
SANTA ROSA, CA 95404

425 HUMBOLDT, LLC

PROJECT NUMBER:
18078.01
DATE:
01/21/21

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PROJECT INFORMATION

G-001



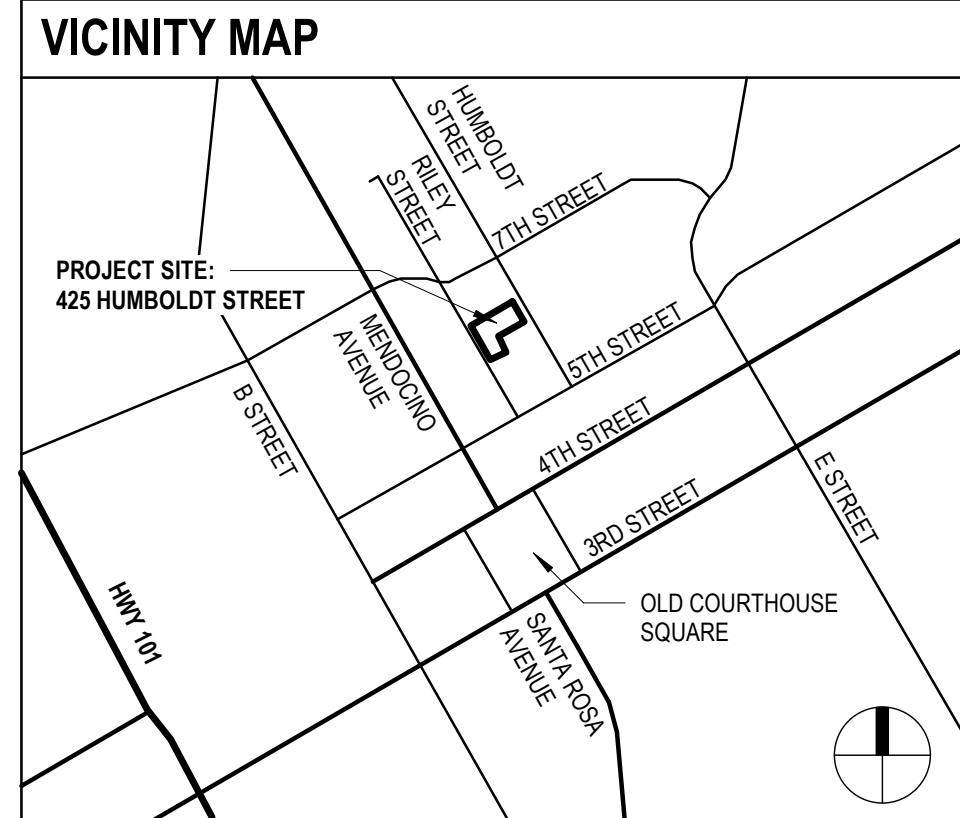
PROJECT DESCRIPTION

THE PROJECT SITE IS A LOT LOCATED AT 425 HUMBOLDT STREET. THE SITE IS CURRENTLY OCCUPIED BY A SINGLE-STORY COMMERCIAL BUILDING AND AN OPEN PARKING LOT WITH CARPORTS. THE SITE IS WITHIN THE SANTA ROSA DOWNTOWN STATION AREA PLAN AND IS PART OF THE COURTHOUSE SQUARE OPPORTUNITY AREA.

THE PROJECT PROPOSES DEMOLITION OF EXISTING SURFACE PARKING LOT, SOLAR SUNSHADE AND 1-STORY OFFICE BUILDING, NEW CONSTRUCTION OF 6-STORY TYPE IVC RESIDENTIAL APARTMENTS (MASS TIMBER) OVER 2-STORY TYPE IIB (CONCRETE) PARKING GARAGE WITH GROUND FLOOR OFFICE AND ASSOCIATED SITE IMPROVEMENTS.

ZONING INFORMATION

ADDRESS: 425 HUMBOLDT STREET, SANTA ROSA, CA 95401
PARCEL: 009-025-004, 009-025-018
LOT SIZE: 22,262 SF
PROPOSED LOT COVERAGE: 20,300 SF (91%)
ZONING: CO-S
LAND USE DESIGNATION: SANTA ROSA DOWNTOWN STATION AREA PLAN COURTHOUSE SQUARE OPPORTUNITY AREA CORE MIXED USE
FAR: 8.0
FRONT SETBACK: 0-10 FEET (NON-RESIDENTIAL GROUND FLOOR)
5-12 FEET (RESIDENTIAL GROUND FLOOR)
SIDE SETBACK: 0 FEET
REAR SETBACK: NOT APPLICABLE
HEIGHT: 8 STORIES
74'-6" TO HIGHEST OCCUPIED FLOOR
91'-1" TO TOP OF ROOF



DESIGN CONCEPT NARRATIVE

Overview/Description
This project is on an approximately half-acre downtown site between Humboldt and Riley Streets, just south of buildings that front 7th Street. Currently the site is occupied by parking, and a one and two-story office building.

Along with other proposed infill housing projects of a similar scale and size in the area, including one immediately across Riley Street, this project represents the beginning of a long-anticipated housing renaissance in the heart of downtown Santa Rosa. This 8-story mixed-use project will cover the majority of the site and will have 6 stories of dwelling units (94) over 2 levels of parking.

The main building entry will be on Humboldt Street. Along the entire length of the Humboldt Street frontage will be ground level resident amenity spaces (bobby, leasing office, and recreational areas), as well as an office space for a separate tenant with its own entry. Both of these spaces will have high ceilings and a partial second floor. There will be a landscaped open courtyard at the 3rd level, and an 8th floor clubhouse with exterior deck at the top floor directly above the main building entry.

Building Form
The design team initially explored a "U-shaped" building that backed up to the apartment building to the north, but instead developed a scheme with two separate buildings above the podium, connected by bridges. This approach affords the greatest access to light and views for both projects and provides an open communal space on the 3rd floor between the two apartment wings.

This configuration in turn greatly defines the appearance of the project, allowing two slender building elevations which are prominently visible from the south. These elevations are designed to distinguish the units from the stair towers, which along with a recessed slot of vertical windows at the corridor ends greatly diminishes the mass of the building. Pitched roofs are visible at the south elevation and define the skyline of the project. The streetscape along both Humboldt and Riley Streets will most often be seen from street level obliquely, not in elevation (other than at street level), a condition that has helped guide the design of these two elevations.

The design approach envisions a single building that has been pulled apart to reveal a podium level courtyard connected by pedestrian bridges on each residential floor. This courtyard is a quiet, landscaped amenity space, with a character of its own, including walls of a material and color different from the public facing facades. This landscaped open space is for all tenants and their guests. The courtyard is envisioned as an organic space with raised planters that undulate in height and width, providing seating and low screening opportunities. Spaces are arranged to create more intimate seating arrangements with space for groups at either end of the courtyard. Large trees will be spaced to provide screening from above as well as seasonal interest, shading and sound dampening. Plantings will be low water use providing seasonal and textural interest.

Another unique outdoor space is the 8th floor roof terrace which provides wonderful south views. A partial planter with cascading plantings at the terrace perimeter will provide visual interest from the terrace as well as from the street.

The two street-facing elevations are of different lengths, and while consistent architecturally are expressed slightly differently. The longer Riley Street facade features two full height recesses, sun shading strategies, and less glass given its western exposure. The Humboldt Street facade has a strongly expressed main building entry facing the downtown core, and substantial glazing along the sidewalk.

Design Expression
Building colors and material selections were chosen to provide the building with a regional and contextual connections. Wall cladding at the street and side elevations are randomly spaced vertical standing seam metal panels in a warm reddish-brown color. At the stair towers and various other accent areas, diamond shaped metal shingles reference the nearby Cherry Street neighborhood. Most units in the building feature private balconies.

Whereas most "podium" buildings express this lower concrete construction, this project wraps the podium to various degrees to create a warmer pedestrian level streetscape. The interplay of the metal cladding and concrete structure at the lower two levels provides a unique level of interest. Along the Humboldt streetscape, the building windows and interior planters provide an inviting view to passersby. Special pavement denotes entries and provides a visual due to pedestrians that they have arrived. Street trees will be spaced to provide shading and will meet the Fire departments requirements for aerial access. The trees will be positioned to allow movement from parked cars to the sidewalk and to provide anchorage for visitor bike parking. Along Riley Street, parking is obscured by a metal screen. The garage entries will be demarcated by planted bulb outs. The sidewalk width on Riley Street does not support street tree planting.

The building is planned as a mass timber hybrid structure, which will allow the underside surface of the upper roof overhang and entry soffits to be clear finished wood, which will result in a striking skyline. A pair of columns supporting the overhanging roof at the 8th floor Clubhouse will also be clear finished wood.

Sustainable Design
The intent of this project is to display its many sustainable attributes. The use of mass timber -- which among other important environmental advantages sequesters carbon -- will be key and will be visible at the eaves and other locations. Visible photovoltaic panels mounted to the south facing walls and roof will be another dramatic manifestation of this project's emphasis on sustainability.

UNIT SCHEDULE					
UNIT TYPE	COUNT	NET FLOOR AREA (SF)	GROSS FLOOR AREA (SF)	TOTAL NET AREA (SF)	TOTAL GROSS AREA (SF)
1 BEDROOM - A1	53	714	734	3764	3886
1 BEDROOM - A2	5	647	664	3236	3316
2 BEDROOM - B1	24	1163	1249	2796	2983
STUDIO - S1	12	576	597	6909	7164
TOTAL	94			7517	7931

GROSS AREA INFORMATION			
TYPE	GROSS FLOOR AREA	AREA RATIO	
CIRCULATION	11,194 SF		8%
COMMON	3,852 SF		3%
DWELLING UNIT	79,361 SF		59%
GARAGE	30,480 SF		23%
MEP	2,272 SF		2%
OFFICE	1,488 SF		1%
TRASH	953 SF		1%
VERTICAL CIRCULATION	5,055 SF		4%
TOTAL	134,657 SF		100%

	RESIDENTIAL	SERVICE	GARAGE	TOTAL
FLOOR 1	2,889 SF	1,955 SF	15,428 SF	20,272 SF
FLOOR 2	1,510 SF	976 SF	15,052 SF	17,538 SF
FLOOR 3	13,461 SF	2,695 SF		20,839 SF
FLOOR 4	13,461 SF	2,695 SF		16,913 SF
FLOOR 5	13,461 SF	2,695 SF		16,913 SF
FLOOR 6	13,461 SF	2,695 SF		16,913 SF
FLOOR 7	13,461 SF	2,695 SF		16,913 SF
FLOOR 8	12,989 SF	2,695 SF		15,989 SF
ROOF		382 SF		382 SF
TOTAL	84,701 SF	19,476 SF	30,480 SF	143,645 SF

OPEN SPACE		
FLOOR 3	COURTYARD	4,230 SF
FLOOR 3	PRIVATE BALCONY	453 SF
FLOOR 4	PRIVATE BALCONY	758 SF
FLOOR 5	PRIVATE BALCONY	758 SF
FLOOR 6	PRIVATE BALCONY	758 SF
FLOOR 7	PRIVATE BALCONY	758 SF
FLOOR 8	PRIVATE BALCONY	804 SF
FLOOR 8	ROOF TERRACE	467 SF
TOTAL		8,989 SF

PARKING INFORMATION	
Accessible	3
Compact	20
Standard	48
Total	71
Gross Total Parking Area	30,480
Parking Ratio (Parking Stalls to Units)	0.76

SHEET NUMBER	SHEET NAME
G-001	PROJECT INFORMATION
G-002	CONTEXT MAP
G-003	NEIGHBORHOOD PHOTOS
G-004	AERIAL VIEW
G-005	VIEW ALONG HUMBOLDT STREET
G-006	VIEW FROM 5TH STREET
G-007	VIEW ALONG RILEY STREET
G-008	ARCHITECTURAL MATERIAL PALETTE

LANDSCAPE	
L-100	LANDSCAPE PLAN
ARCHITECTURAL	
A-101	SITE PLAN
A-201	FLOOR 1 - PLAN
A-202	FLOOR 2 - PLAN
A-203	FLOOR 3 - PLAN
A-204	FLOOR 4 - PLAN
A-205	FLOOR 5 - PLAN
A-206	FLOOR 6 - PLAN
A-207	ROOF PLAN
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-321	BUILDING SECTIONS
A-322	BUILDING SECTIONS
A-431	TYPICAL UNIT PLANS
NUMBER OF SHEETS: 22	

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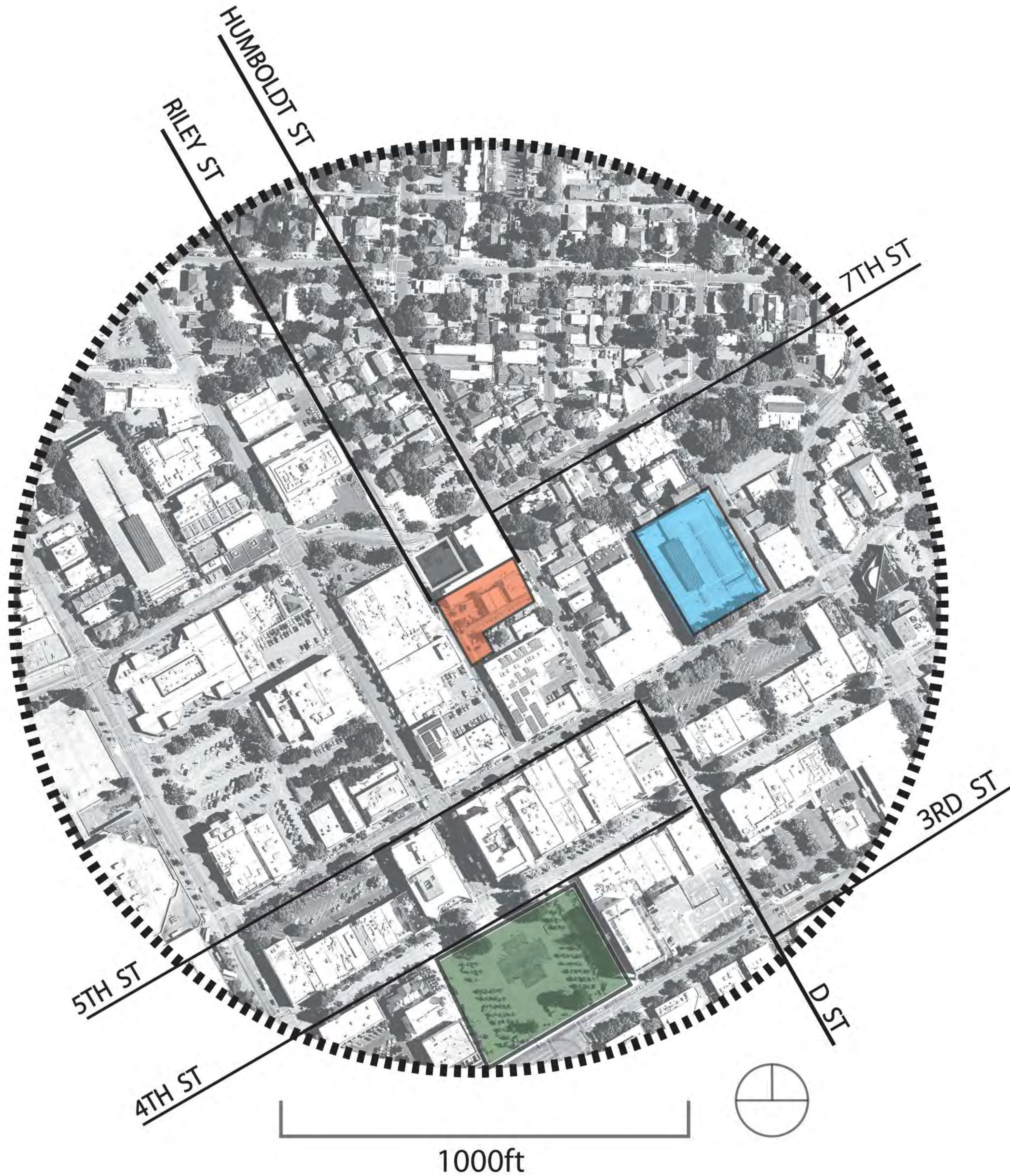
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CONTEXT MAP
G-002



LEGEND

- ADDITIONAL PARKING
- 425 HUMBOLDT
- COURTHOUSE SQUARE
- 5 MIN WALKING REACH



PROJECT SITE

RILEY STREET (LOOKING EAST)



RILEY STREET (LOOKING WEST)



HUMBOLDT STREET (LOOKING EAST)



PROJECT SITE

HUMBOLDT STREET (LOOKING WEST)

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NEIGHBORHOOD PHOTOS
G-003



AERIAL VIEW (LOCATION NORTHWEST)

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AERIAL VIEW
G-004



HUMBOLDT STREET (LOOKING SOUTHWEST)

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VIEW ALONG HUMBOLDT
STREET
G-005



HUMBOLDT STREET (LOOKING NORTHWEST)

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VIEW FROM 5TH STREET
G-006



RILEY STREET (LOOKING NORTHEAST)

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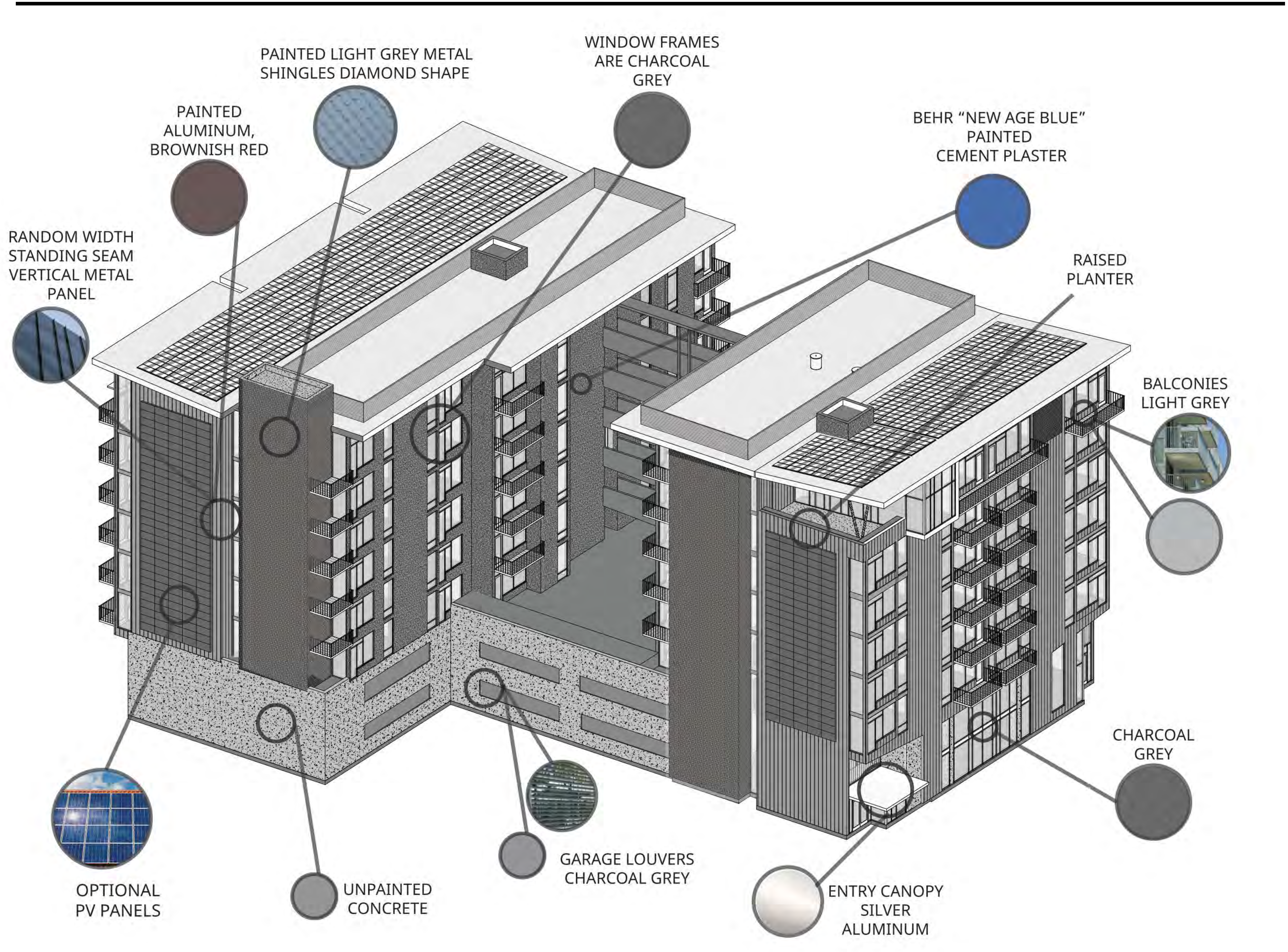
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VIEW ALONG RILEY STREET
G-007



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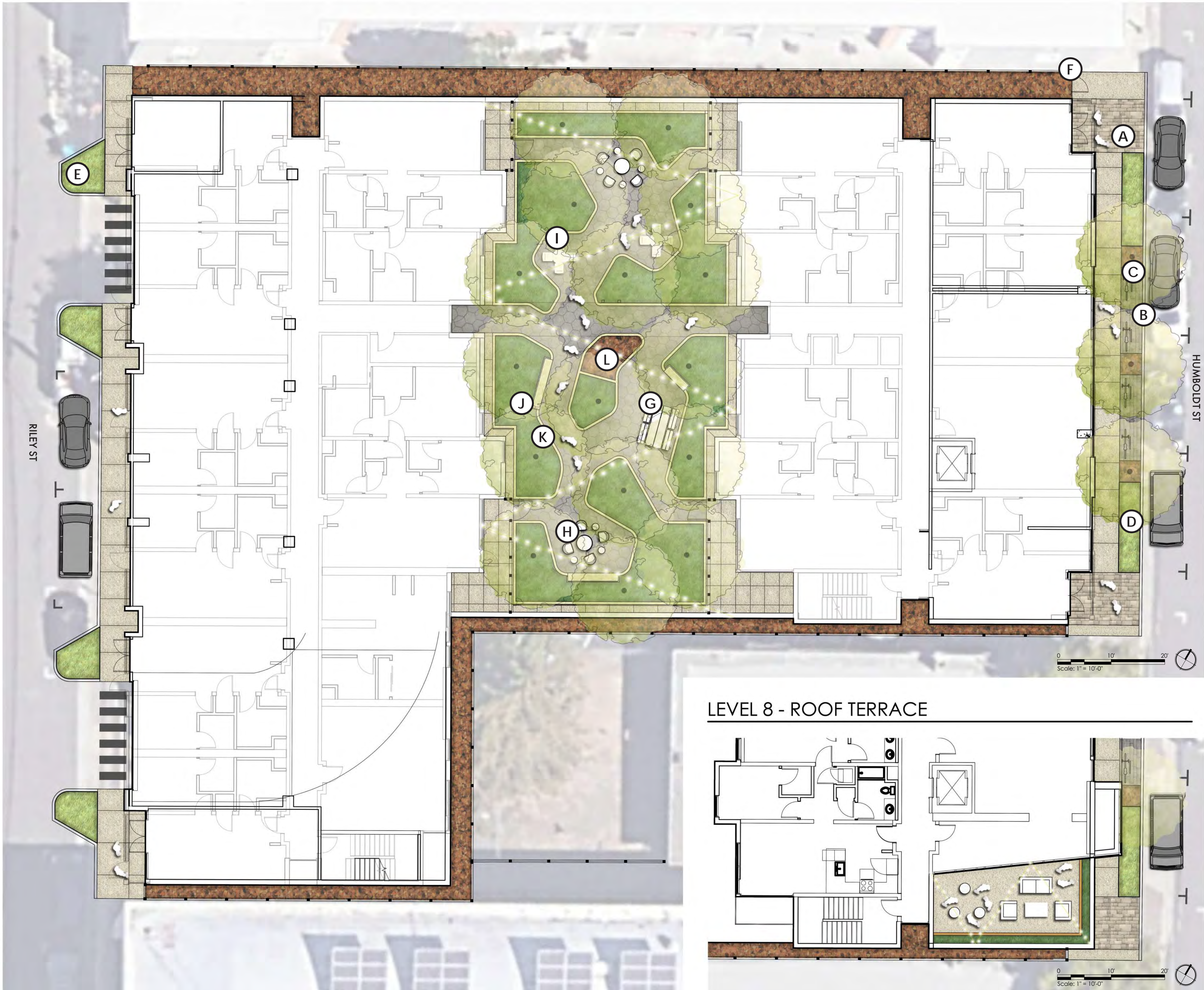
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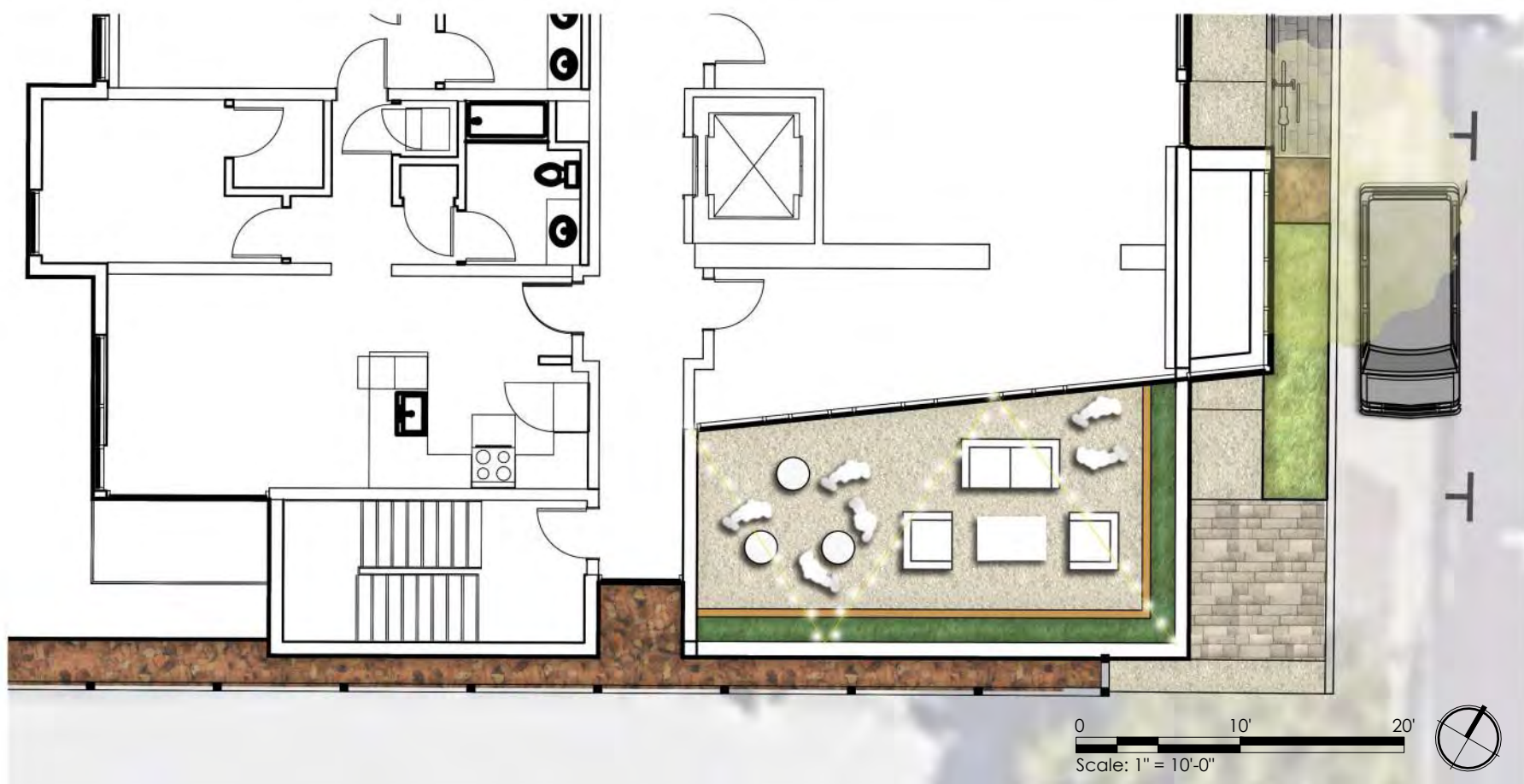
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ARCHITECTURAL MATERIAL
PALETTE
G-008



LEVEL 8 - ROOF TERRACE



LEGEND

- (A) ENTRY WITH ENHANCED PAVING

(B) ENHANCED STREETSCAPE PAVING

(C) BIKE RACKS

(D) STREETSCAPE PLANTING

(E) STREETSCAPE BULB OUT WITH PLANTING

(F) ACCESS GATE AND WOOD FENCE

(G) COMMUNITY TABLE

(H) FIREPIT WITH SEATING

(I) MOVABLE SEATING
- (J) PLANTER WALL

(K) INTEGRATED SEATING IN PLANTER WALL

(L) FOCAL POINT

PLANT LIST

STREET TREES			
Botanical Name	Common Name	Size	WUCOLS
Cercis chinensis	Chinese Redbud	24" Box	Moderate
Chionanthus retusus	Chinese Fringe Tree	24" Box	Moderate
Lagerstroemia indica x 'Natchez'	Natchez Crape Myrtle	24" Box	Moderate
Magnolia stellata	Star Magnolia	24" Box	Moderate

COURTYARD TREES			
Botanical Name	Common Name	Size	WUCOLS
Acer palmatum sp.	Japanese Maple Species	24" Box	Moderate
Ginkgo biloba 'Princeton Sentry'	Maidenhair tree	24" Box	Low
Laburnum x watereri	Golden Chain Tree	24" Box	Moderate

SITE AND COURTYARD PLANTINGS			
Botanical Name	Common Name	Size	WUCOLS
Abutilon x hybridum	Flowering Maple	5 gal	Moderate
Acacia 'Cousin Itt'	Little River Wattle	1 gal	Low
Acer circinatum	Vine Maple	24" box	Moderate
Acer palmatum 'Sango kaku'	Japanese Maple	24" box	Moderate
Achillea millefolium sp.	Yarrow (gold and pink/red varieties)	1 gal	Low
Asarum caudatum	Wild Ginger	1 gal	Moderate
Carex divulsa	Evergreen Sedge	1 gal	Low
Cheilanthes covillei	Lip Fern	Plug	Low
Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal	Low
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	24" box	Moderate
Digitalis sp.	Foxglove	1 gal	Low
Festuca californica 'Willit's Giant'	California Fescue	1 gal	Low
Festuca californica 'Phil's Silver'	California Fescue	1 gal	Low
Festuca idahoensis 'Siskiyou Blue'	Blue Fescue	1 gal	Moderate
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 gal	Moderate
Helleborus x hybridus 'Molly's White'	Molly's White Hellebore	1 gal	Low
Heuchera maxima	Island Alum Root	1 gal	Moderate
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	Low
Lomandra longifolia 'Platinum Beauty'	Mat Rush	1 gal	Low
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	1 gal	Moderate
Mahonia 'Soft Caress'	Soft Caress Mahonia	2 gal	Low
Mahonia x media 'Marvel'	Hybrid Mahonia	1 gal	Moderate
Muhlenbergia capillaris 'Regal Mist'	Pink Muhly Grass	1 gal	Moderate
Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	1 gal	Low
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal	Moderate
Polypodium californicum	California polypody	1 gal	Low
Polystichum munitum	Western Sword Fern	1 gal	Moderate
Rhus typhina	Staghorn Sumac	5 gal	Low
Salvia spathacea 'Las Pilitas'	Hummingbird Sage	1 gal	Low
Satureja douglassii	Yerba buena	1 gal	Low
Sedum 'Angelina'	Sedum 'Angelina'	1 gal	Low
Sesleria autumnalis	Autumn Moor Grass	1 gal	Moderate
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal	Moderate
Woodwardia fimbriata	Giant Pacific Chain Fern	1 gal	Low
Yucca 'Bright Star'	Yucca 'Bright Star'	1 gal	Low

VINES/CASCADING			
Botanical Name	Common Name	Size	WUCOLS
Bignonia capreolata	Cross Vine	5 gal	Moderate
Clytostoma callistegiodes	Lavender Trumpet Vine	5 gal	Moderate
Rosmarinus prostratus	Trailing Rosemary	1 gal	Low
Sutera cordata 'White'	White Bacopa	4"	Moderate

IRRIGATION STATEMENT

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan.

A separate sub-meter and backflow preventer per City Standards will be provided as part of the project before the irrigation point of connection. A master valve and flow sensor will be provided near the irrigation point of connection and connected to the automatic irrigation controller to sense and shutdown the system in case of a catastrophic event (i.e., broken valve or line). All trees will receive two (2) bubblers - one surface bubbler and one rootzone bubbler in a vertical sleeve extending up to 36" below finished grade. All groundcover, shrub, and perennial planting areas will receive a high-efficiency subsurface inline drip system. All zones will be controlled by an automatic irrigation controller utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.



bifurcated walk treatment



community table



bike parking



gate at street



courtyard planting character



firepit



raised planters



terrace character



courtyard planting character



courtyard planting character

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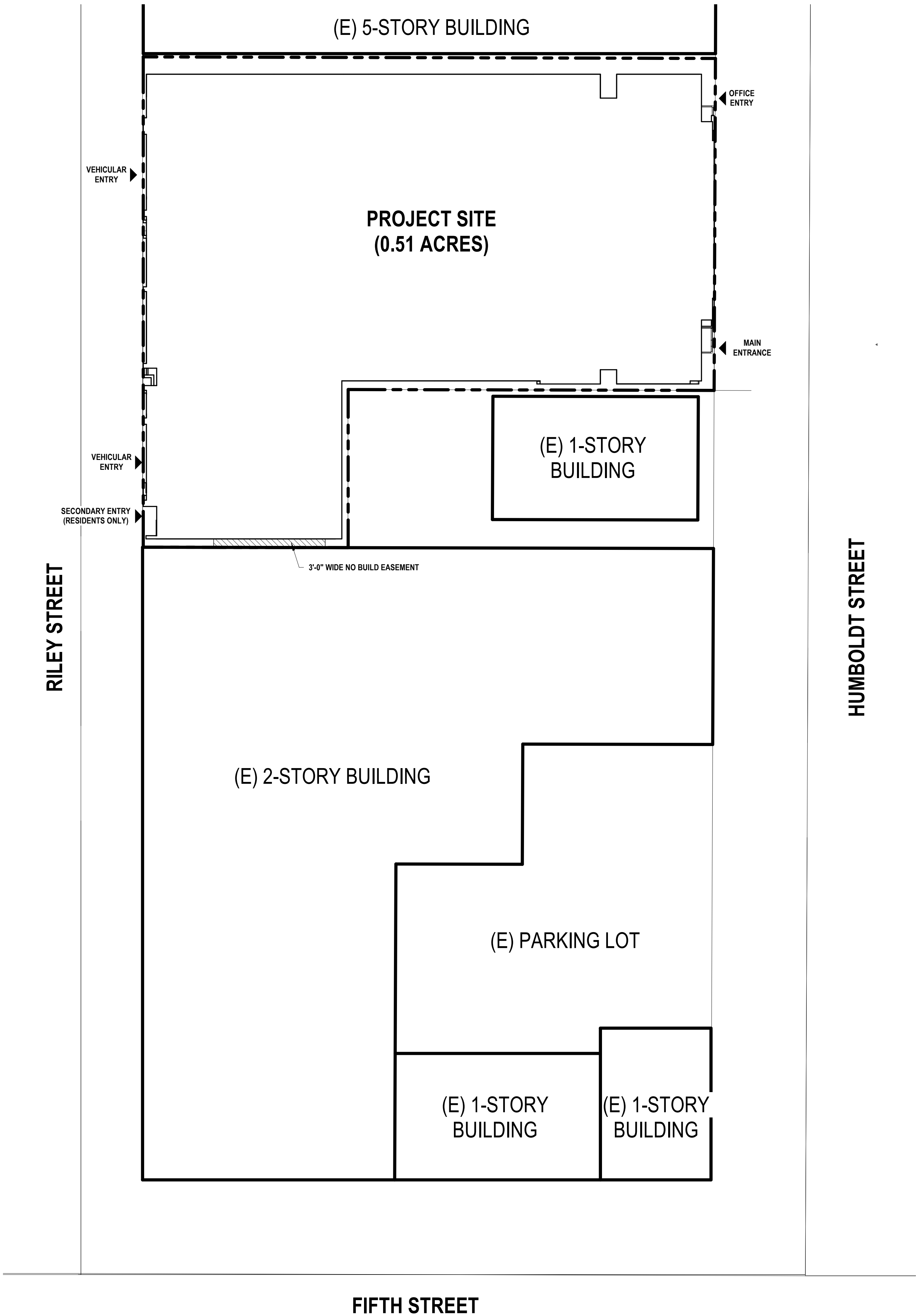
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SITE PLAN
A-101



1 SITE PLAN
1" = 20'-0"

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FLOOR 1 - PLAN
A-201

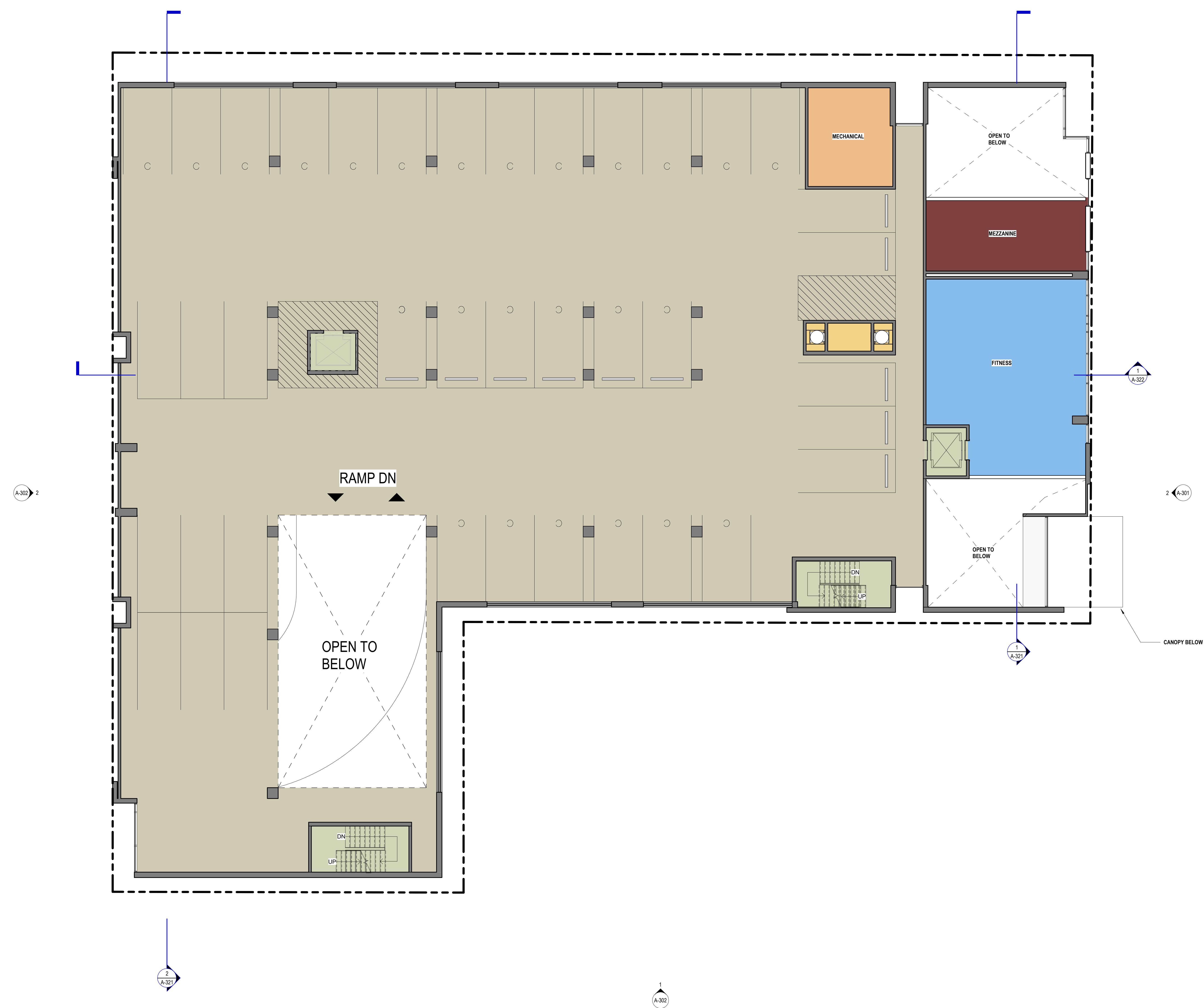
LEGEND

- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- PARKING
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OPEN SPACE
- TRASH/RECYCLING
- UNIT TYPE A1
- UNIT TYPE A2
- UNIT TYPE B1
- UNIT TYPE S1
- OFFICE



1 FLOOR 1 - PLAN
1/8" = 1'-0"





1 FLOOR 2 - PLAN
1/8" = 1'-0"

- LEGEND**
- CIRCULATION
 - ENTRY LOBBY/MAIL ROOM
 - PARKING
 - MEP/STORAGE
 - MULTI-PURPOSE AMENITY
 - OPEN SPACE
 - TRASH/RECYCLING
 - UNIT TYPE A1
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FLOOR 2 - PLAN
A-202

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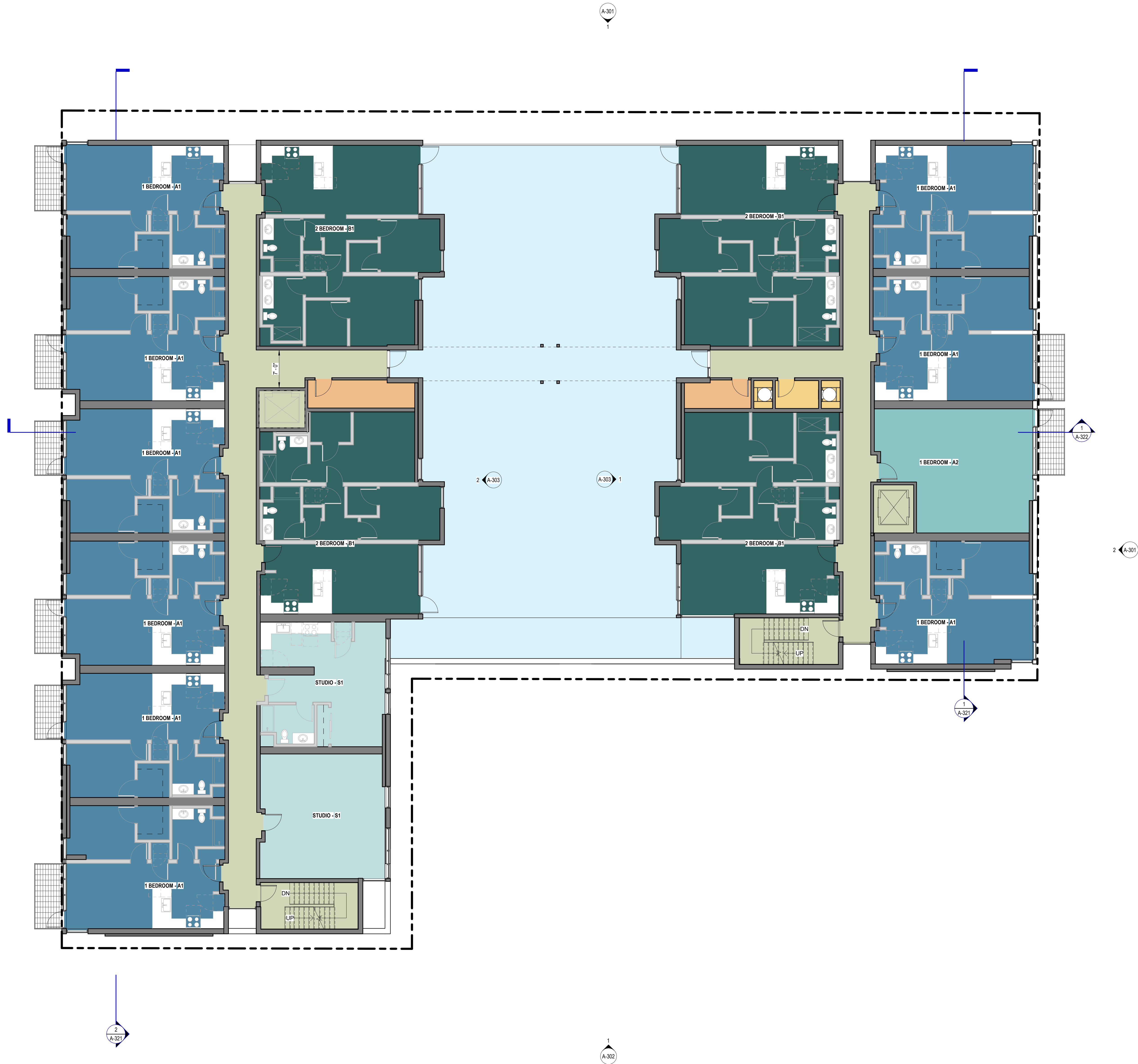
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FLOOR 3 - PLAN
A-203

LEGEND

- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- PARKING
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OPEN SPACE
- TRASH/RECYCLING
- UNIT TYPE A1
- UNIT TYPE A2
- UNIT TYPE B1
- UNIT TYPE S1
- OFFICE



1 FLOOR 3 - PLAN
1/8" = 1'-0"



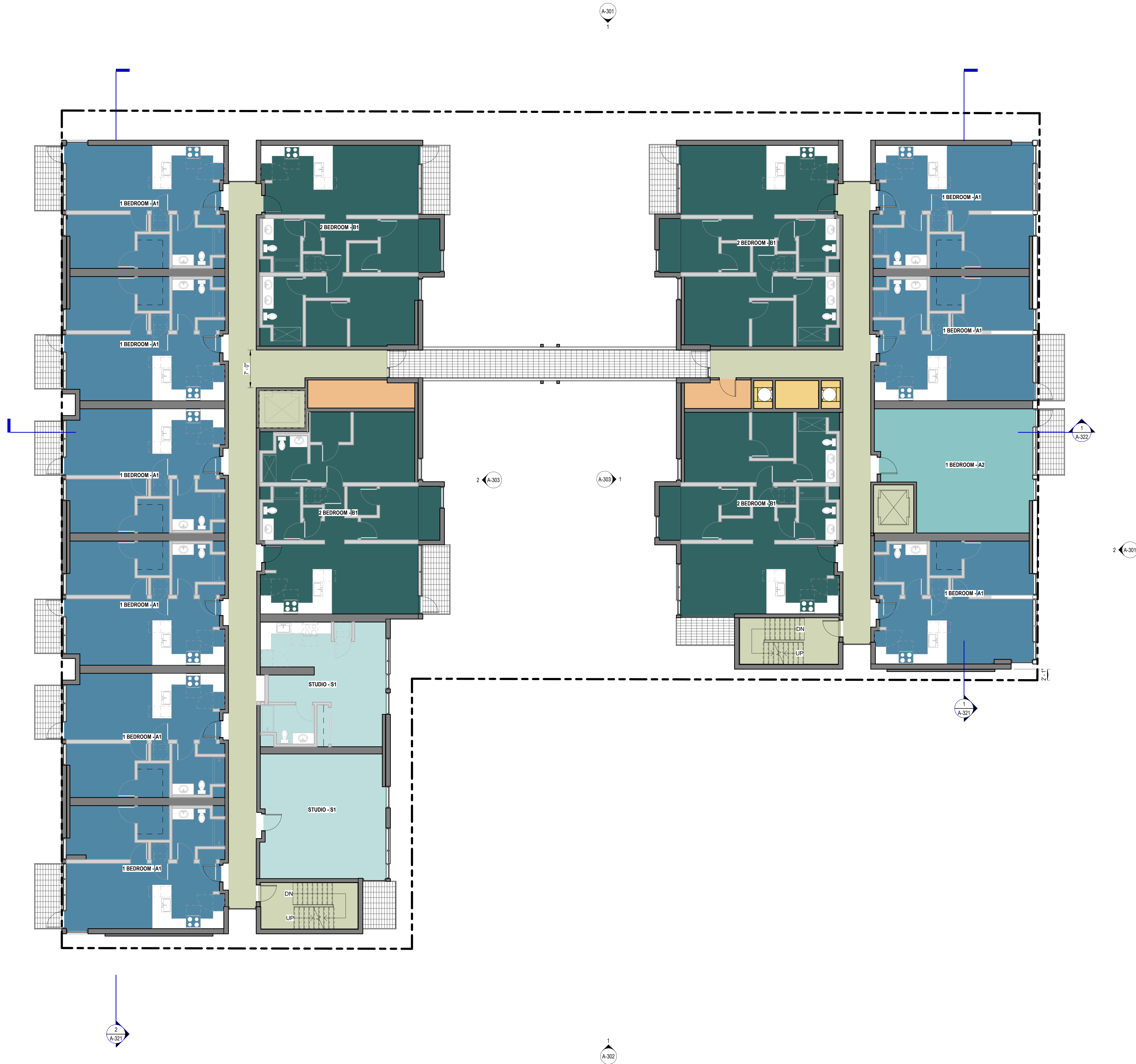
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1 FLOOR 4-7 - PLAN
1/8" = 1'-0"



LEGEND

- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- PARKING
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OPEN SPACE
- TRASH/RECYCLING
- UNIT TYPE A1
- UNIT TYPE A2
- UNIT TYPE B1
- UNIT TYPE S1
- OFFICE



TLCDARCHITECTURE

520 Third St. #250
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FLOOR 4-7 - PLAN
A-204

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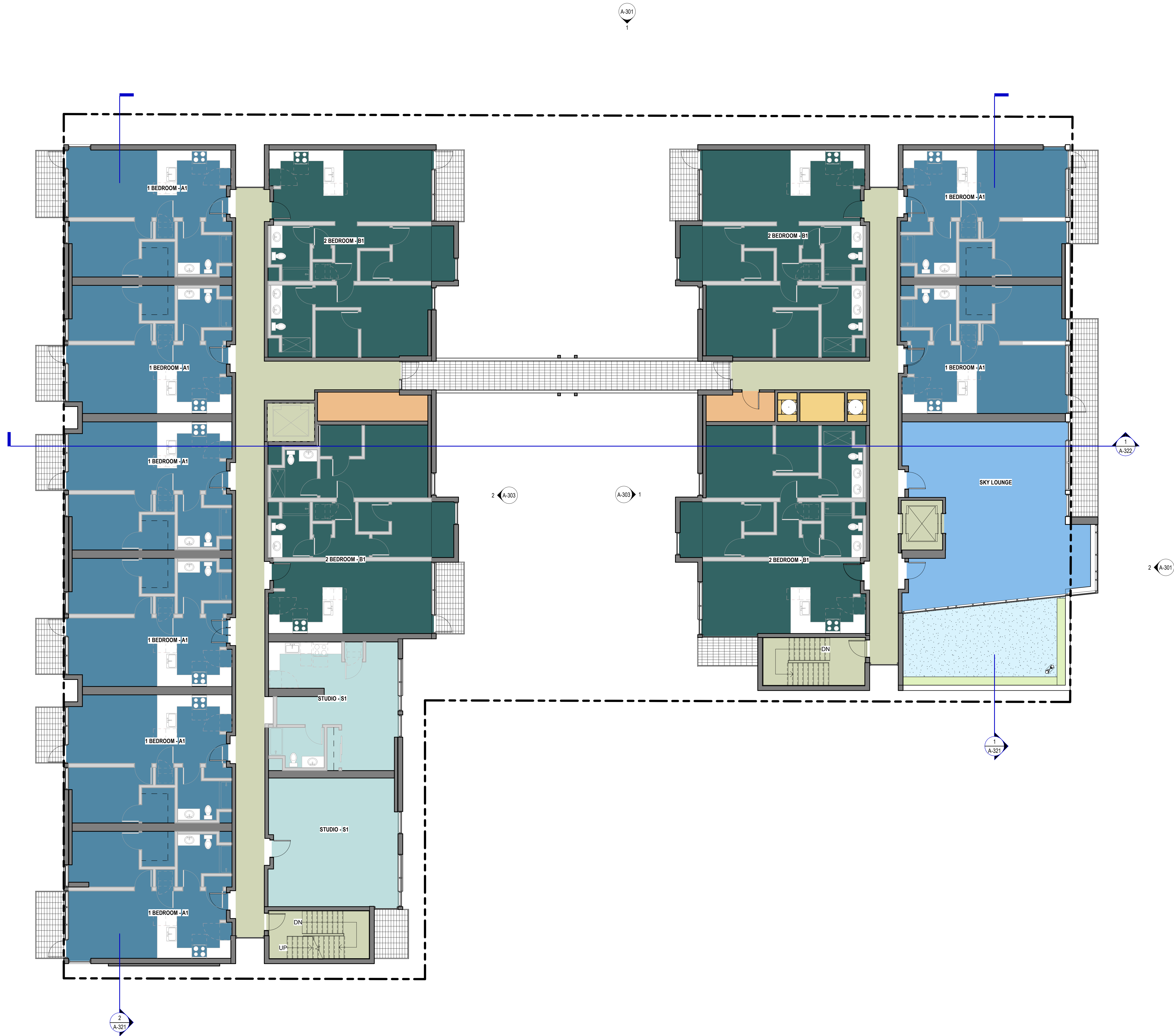
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FLOOR 8 - PLAN
A-208

- LEGEND
- CIRCULATION
 - ENTRY LOBBY/MAIL ROOM
 - PARKING
 - MEP/STORAGE
 - MULTI-PURPOSE AMENITY
 - OPEN SPACE
 - TRASH/RECYCLING
 - UNIT TYPE A1
 - UNIT TYPE A2
 - UNIT TYPE B1
 - UNIT TYPE S1
 - OFFICE



1 FLOOR 8 - PLAN
1/8" = 1'-0"



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01/21/21

425 HUMBOLDT
STREET
APARTMENTS
425 HUMBOLDT STREET
SANTA ROSA, CA 95404

425 HUMBOLDT, LLC

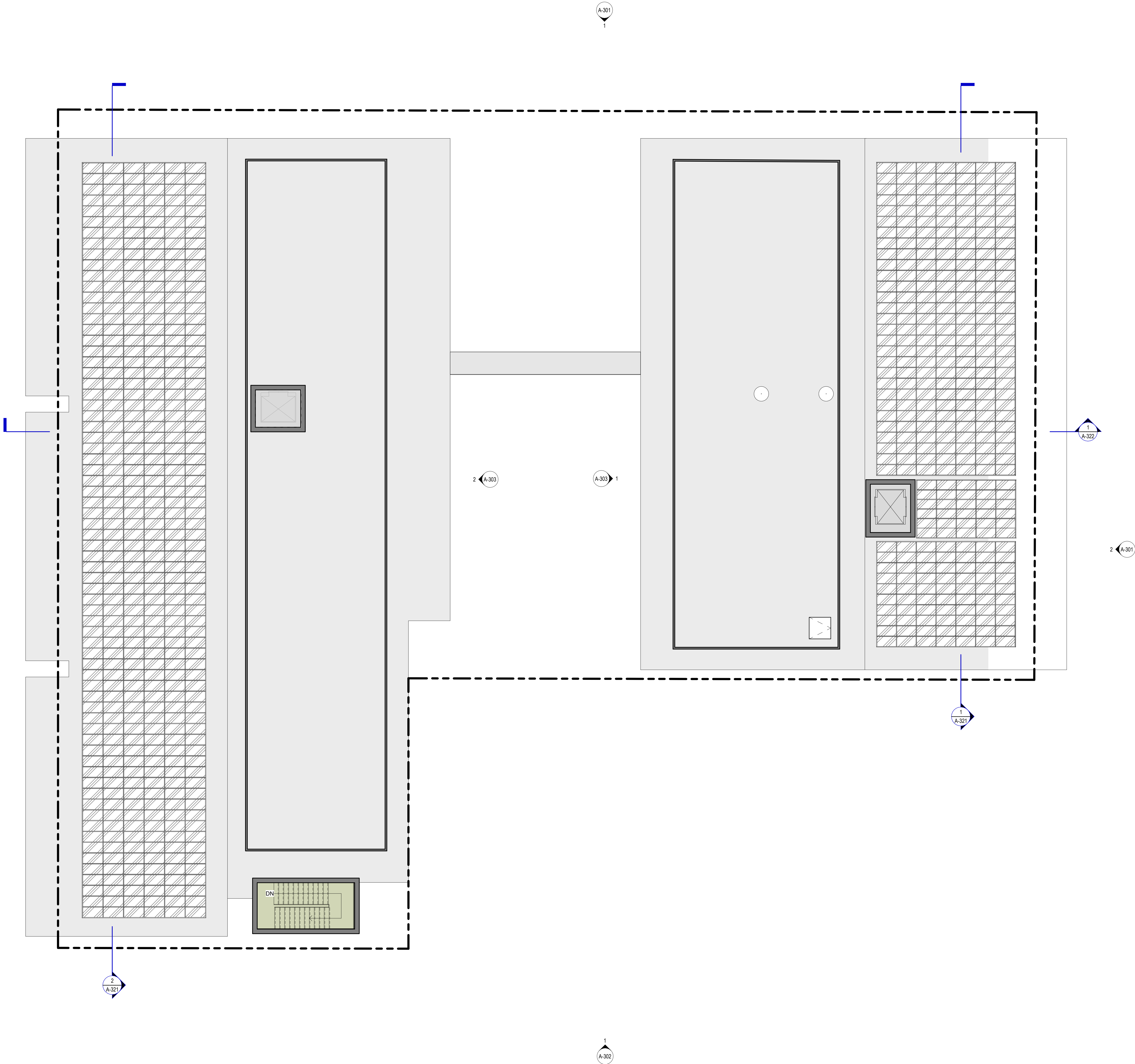
PROJECT NUMBER
18078.01
DATE:
01/21/21

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ROOF PLAN
A-209

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1 ROOF - PLAN
1/8" = 1'-0"



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425 HUMBOLDT STREET
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425 HUMBOLDT, LLC

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01/21/21

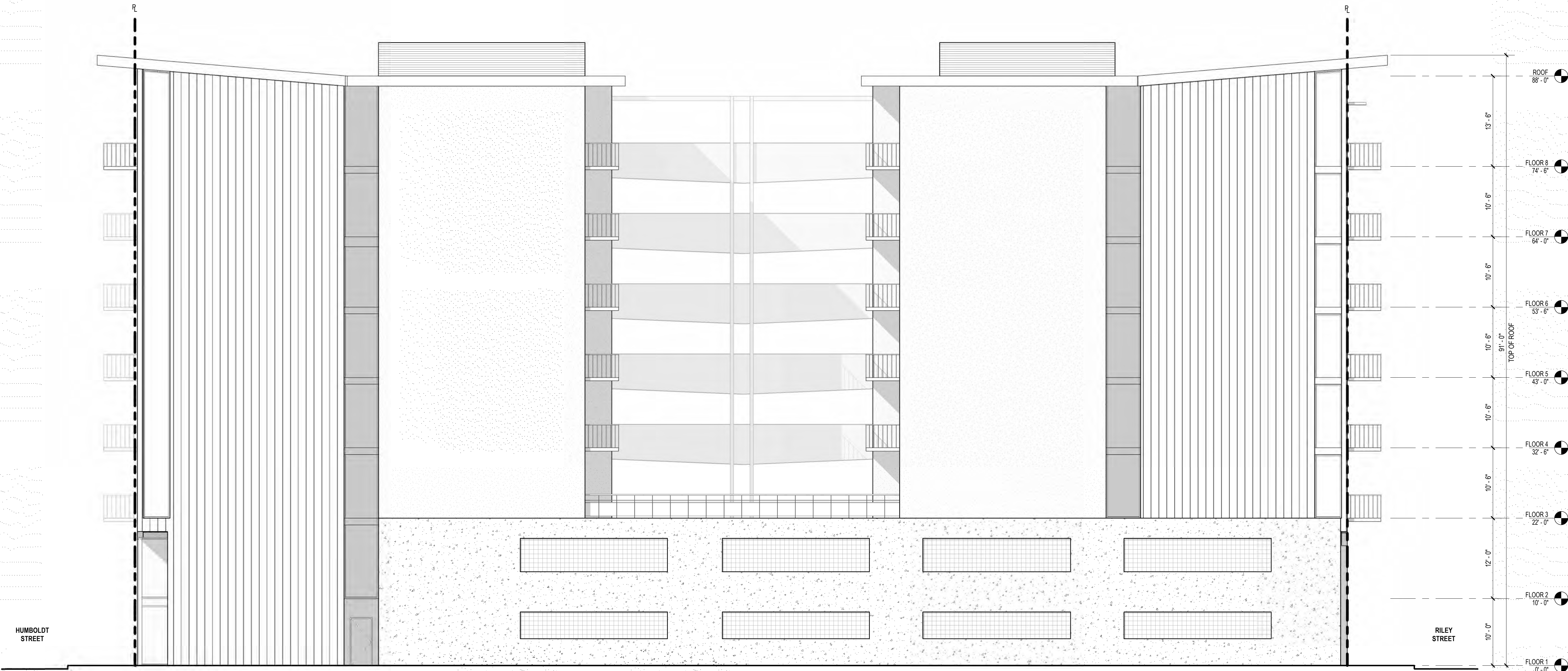
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EXTERIOR ELEVATIONS

A-301

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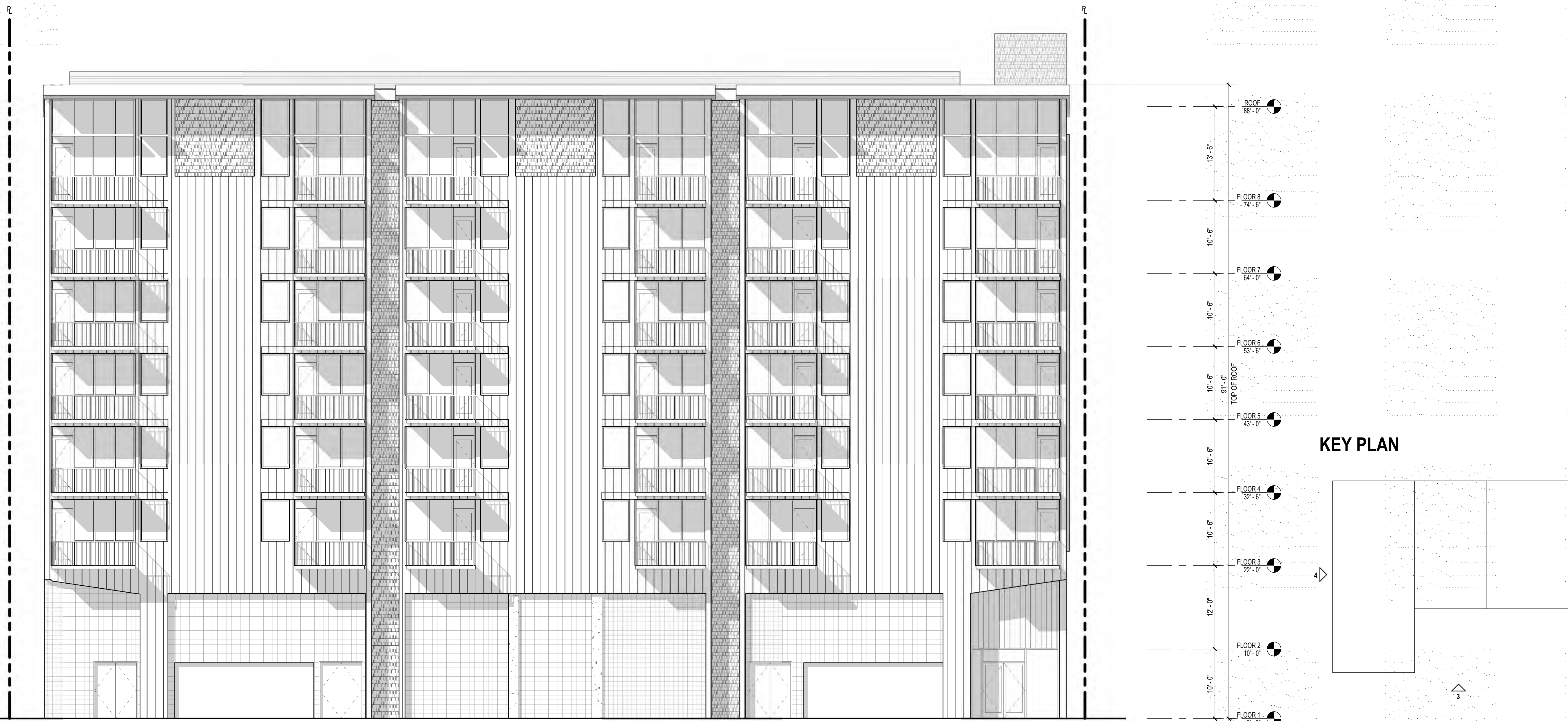
Number	Date	Description
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EXTERIOR ELEVATIONS

A-302



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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SANTA ROSA, CA 95404

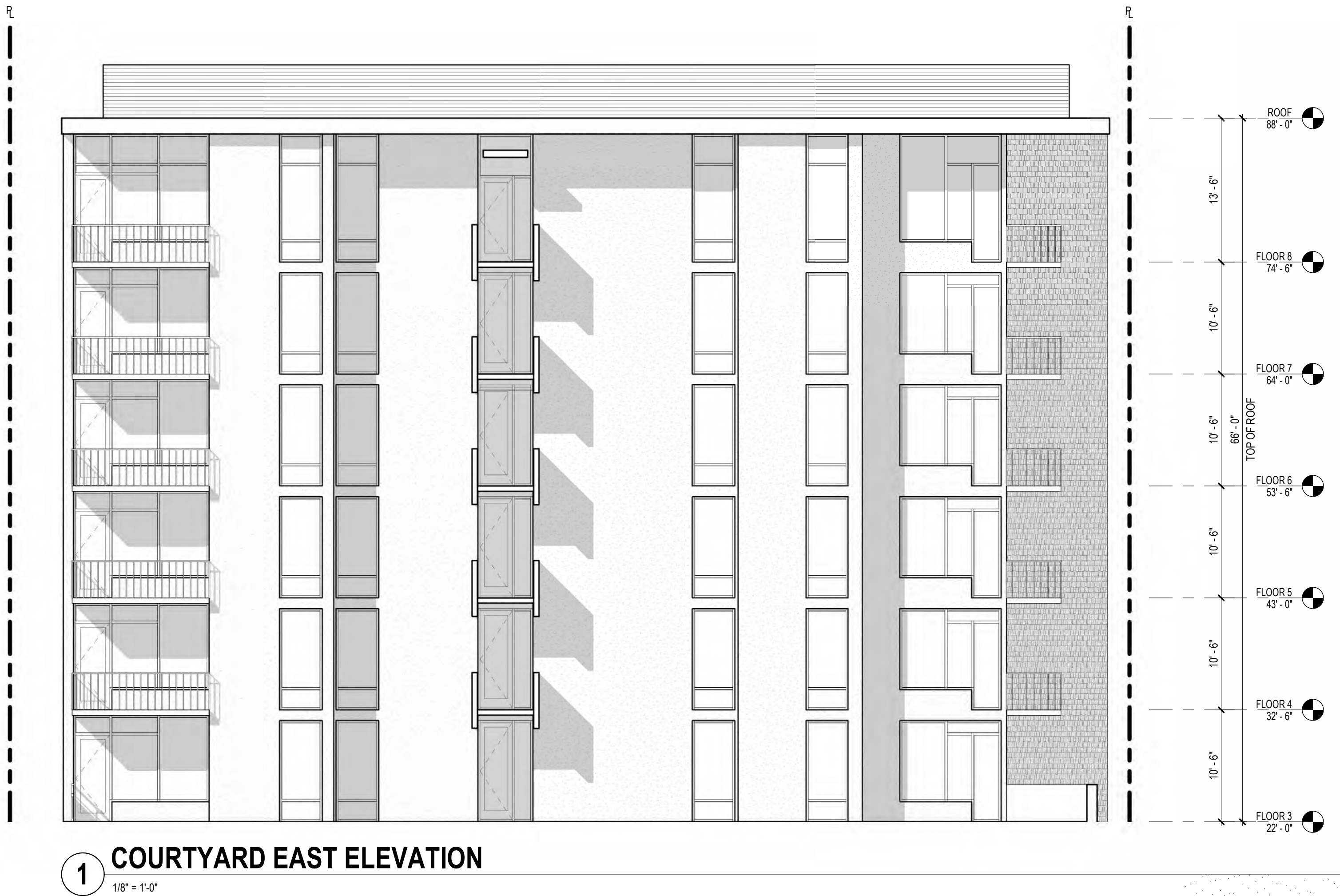
425 HUMBOLDT, LLC

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DATE:
01/21/21

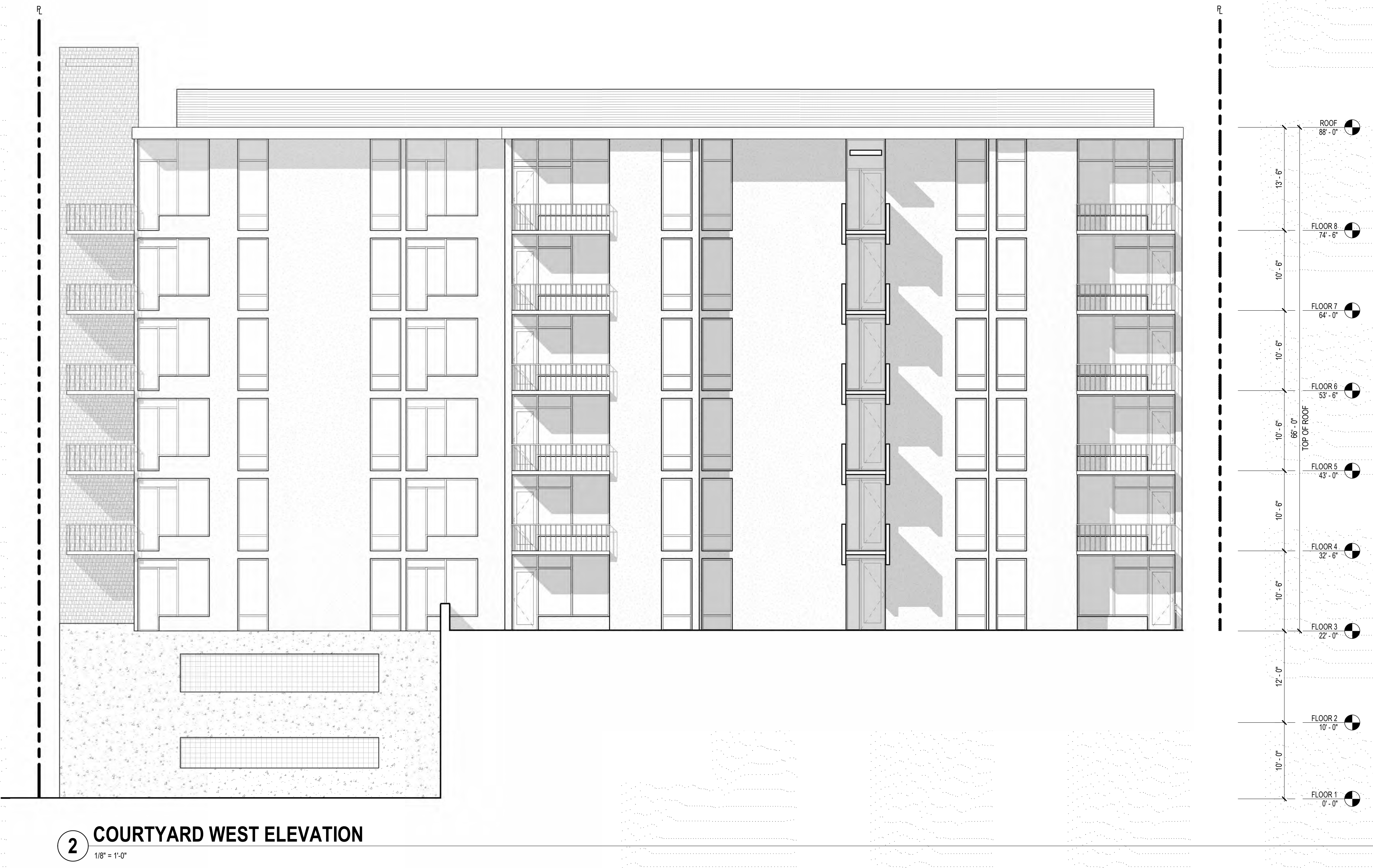
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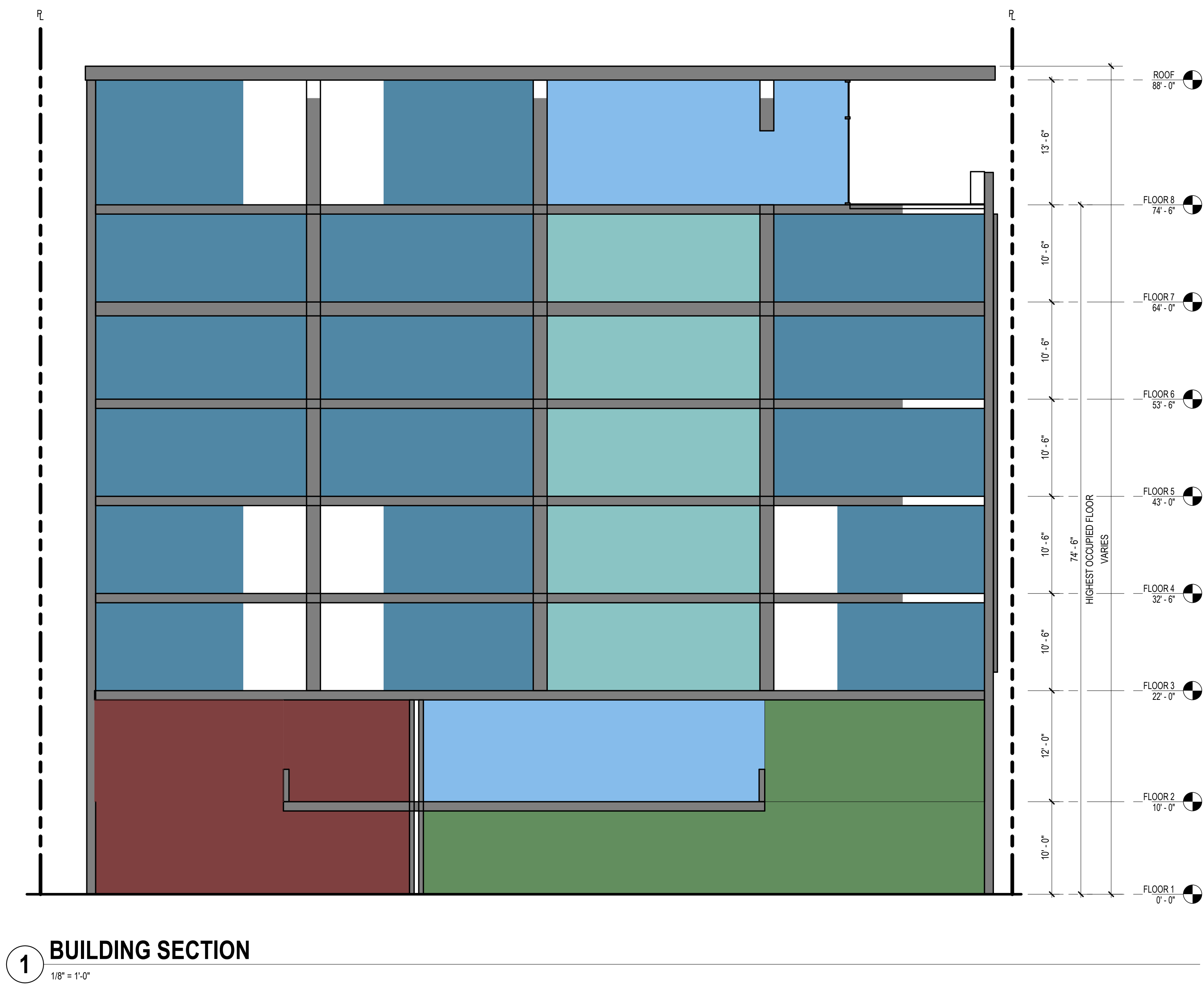
EXTERIOR ELEVATIONS
A-303



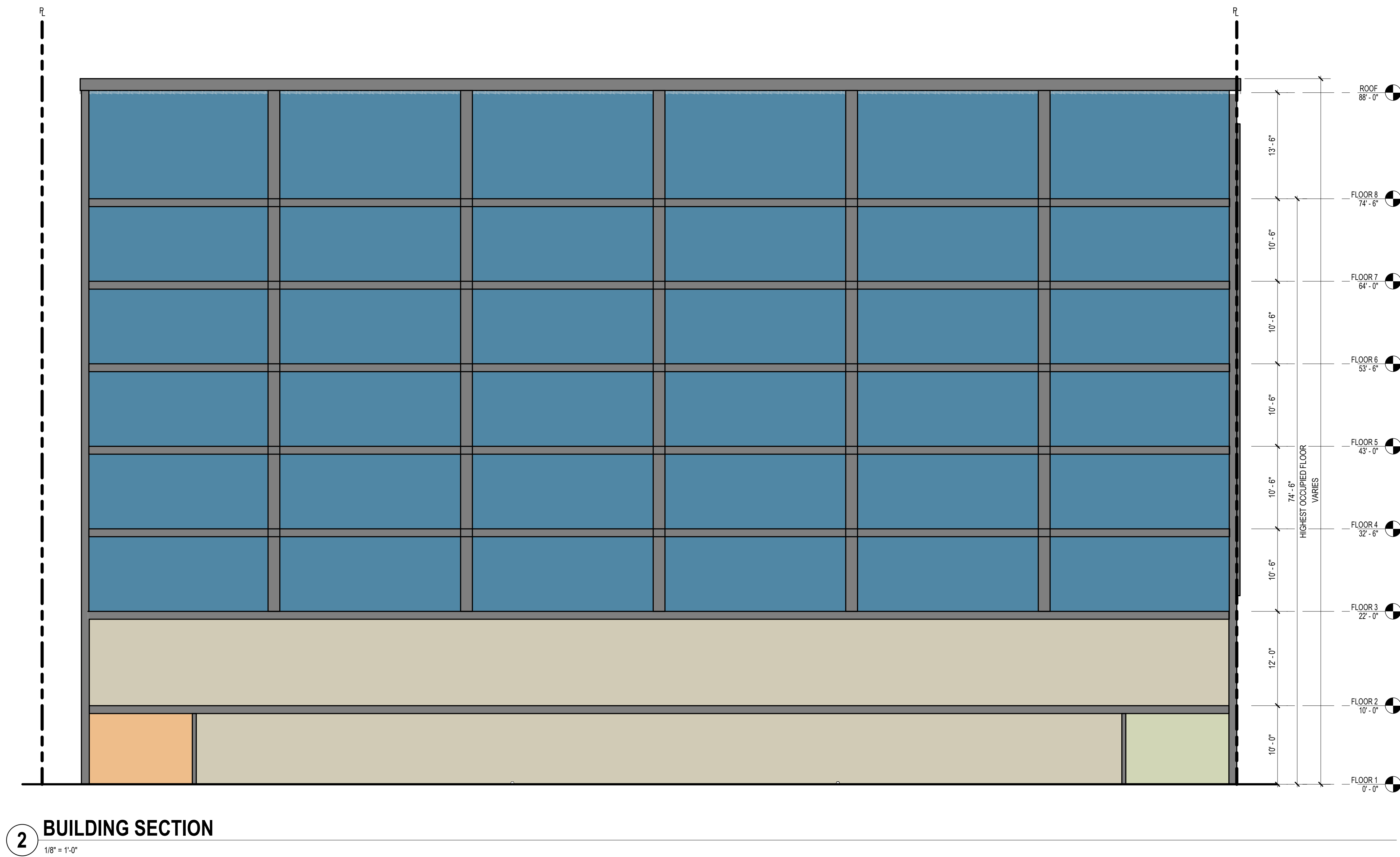
1 COURTYARD EAST ELEVATION
1/8" = 1'-0"



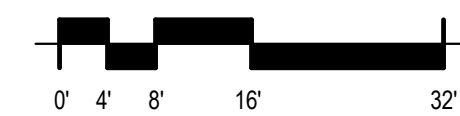
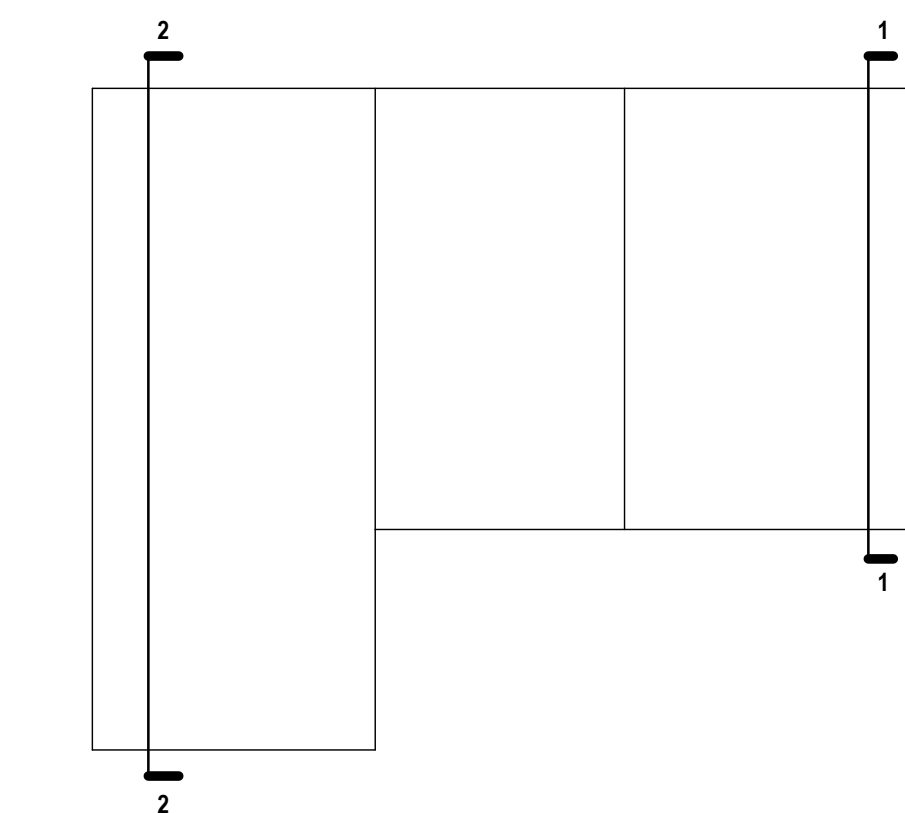
2 COURTYARD WEST ELEVATION
1/8" = 1'-0"



- LEGEND**
- CIRCULATION
 - ENTRY LOBBY/MAIL ROOM
 - PARKING
 - MEP/STORAGE
 - MULTI-PURPOSE AMENITY
 - OPEN SPACE
 - TRASH/RECYCLING
 - UNIT TYPE A1
 - UNIT TYPE A2
 - UNIT TYPE B1
 - UNIT TYPE S1
 - OFFICE



KEY PLAN



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BUILDING SECTIONS
A-321

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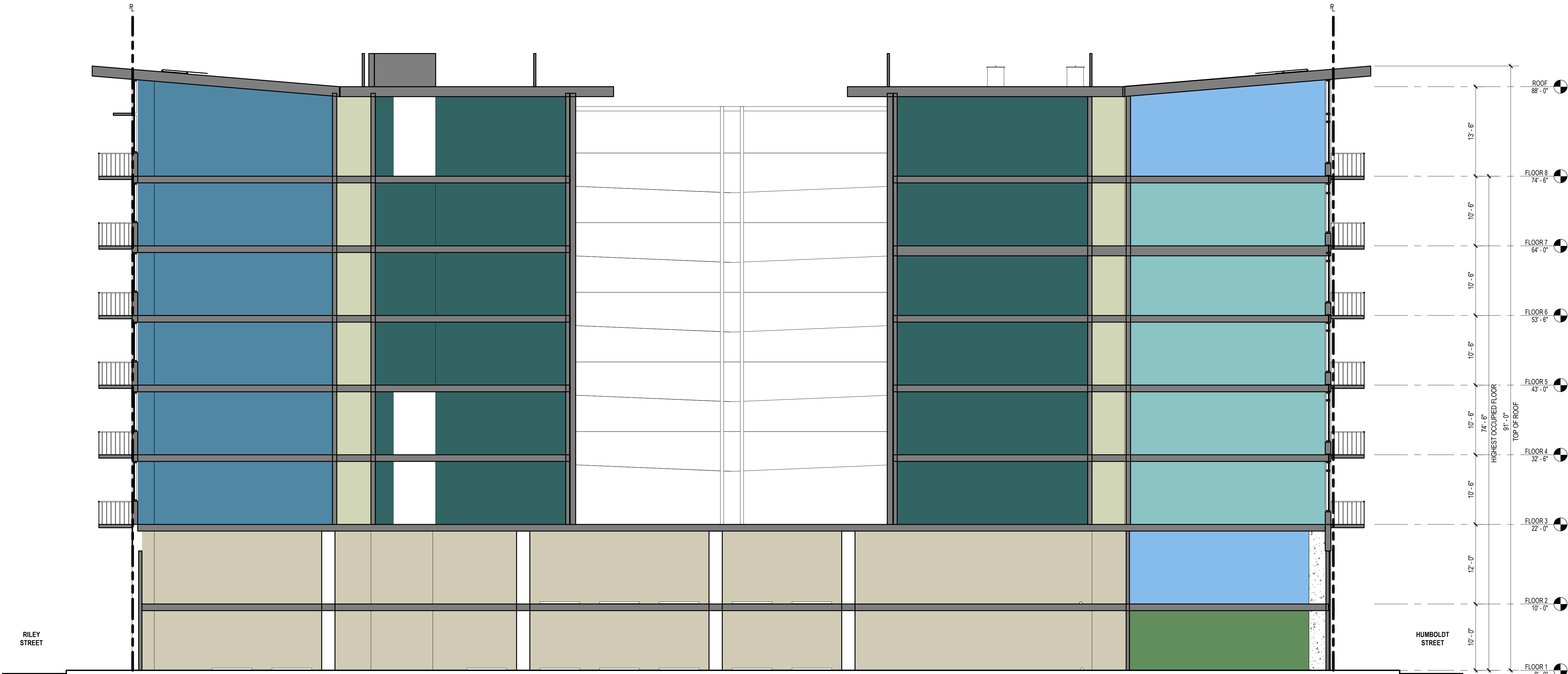
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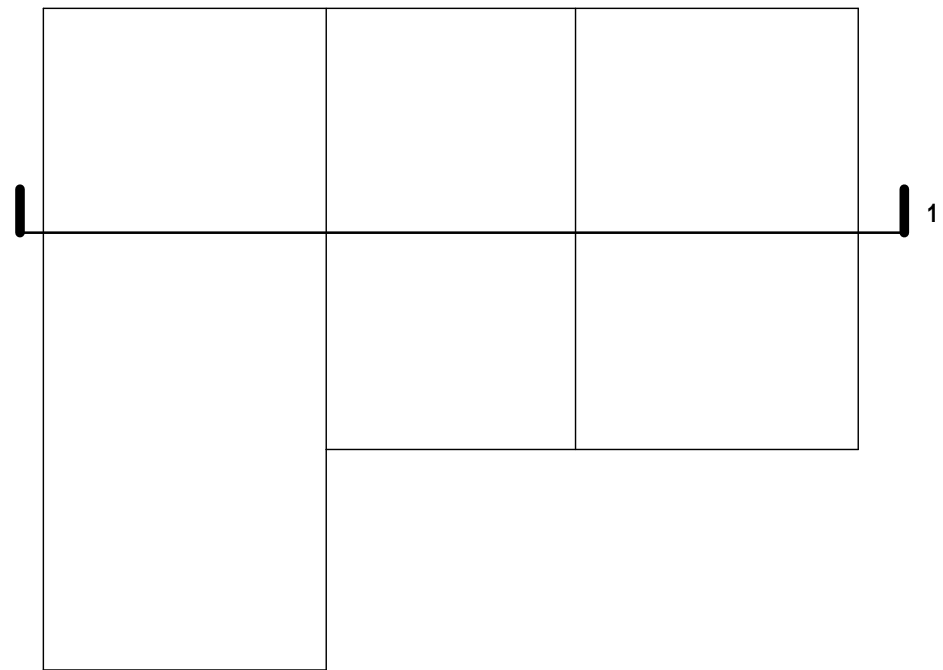
BUILDING SECTIONS
A-322

LEGEND

- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- PARKING
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OPEN SPACE
- TRASH/RECYCLING
- UNIT TYPE A1
- UNIT TYPE A2
- UNIT TYPE B1
- UNIT TYPE S1
- OFFICE



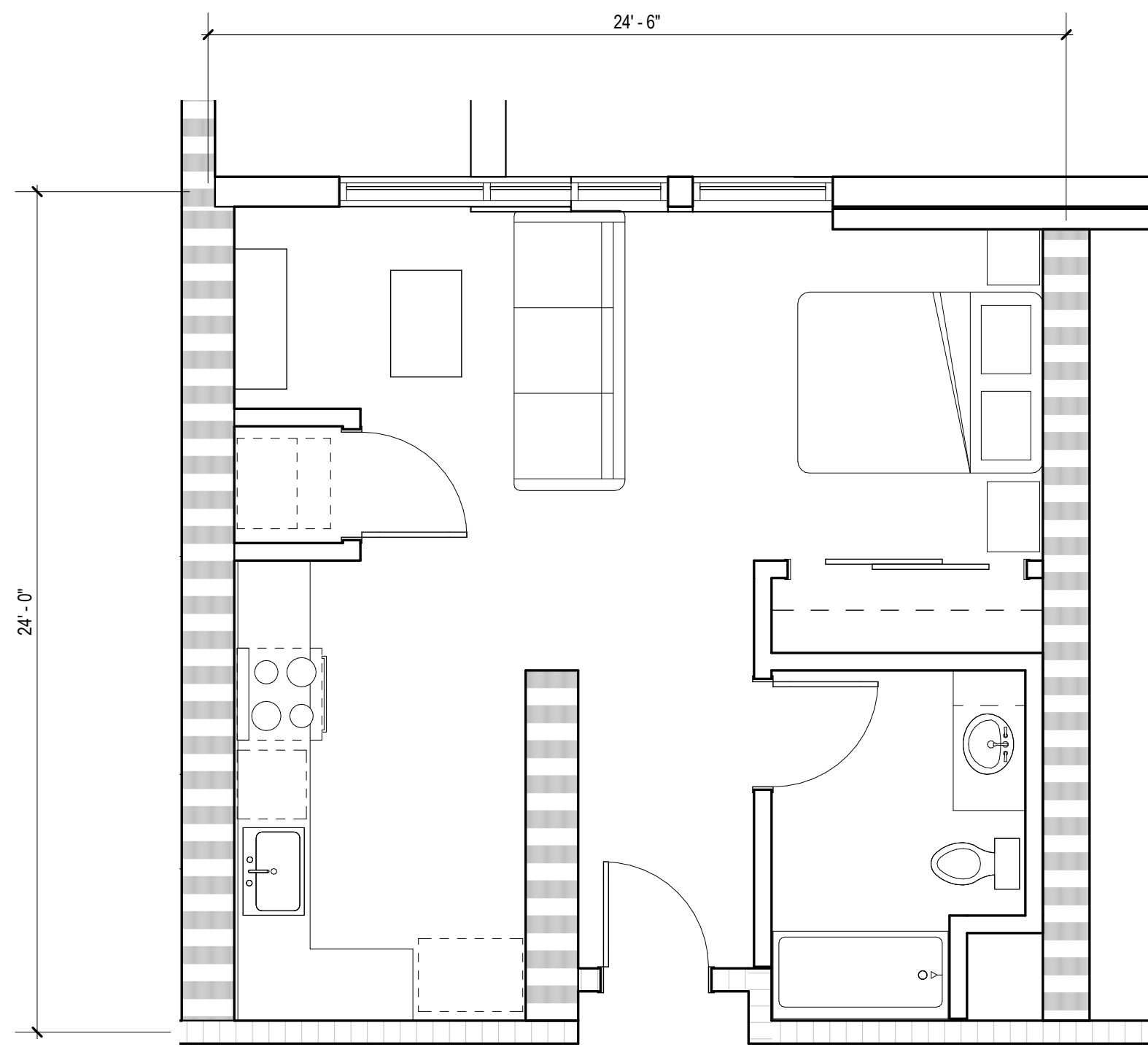
KEY PLAN



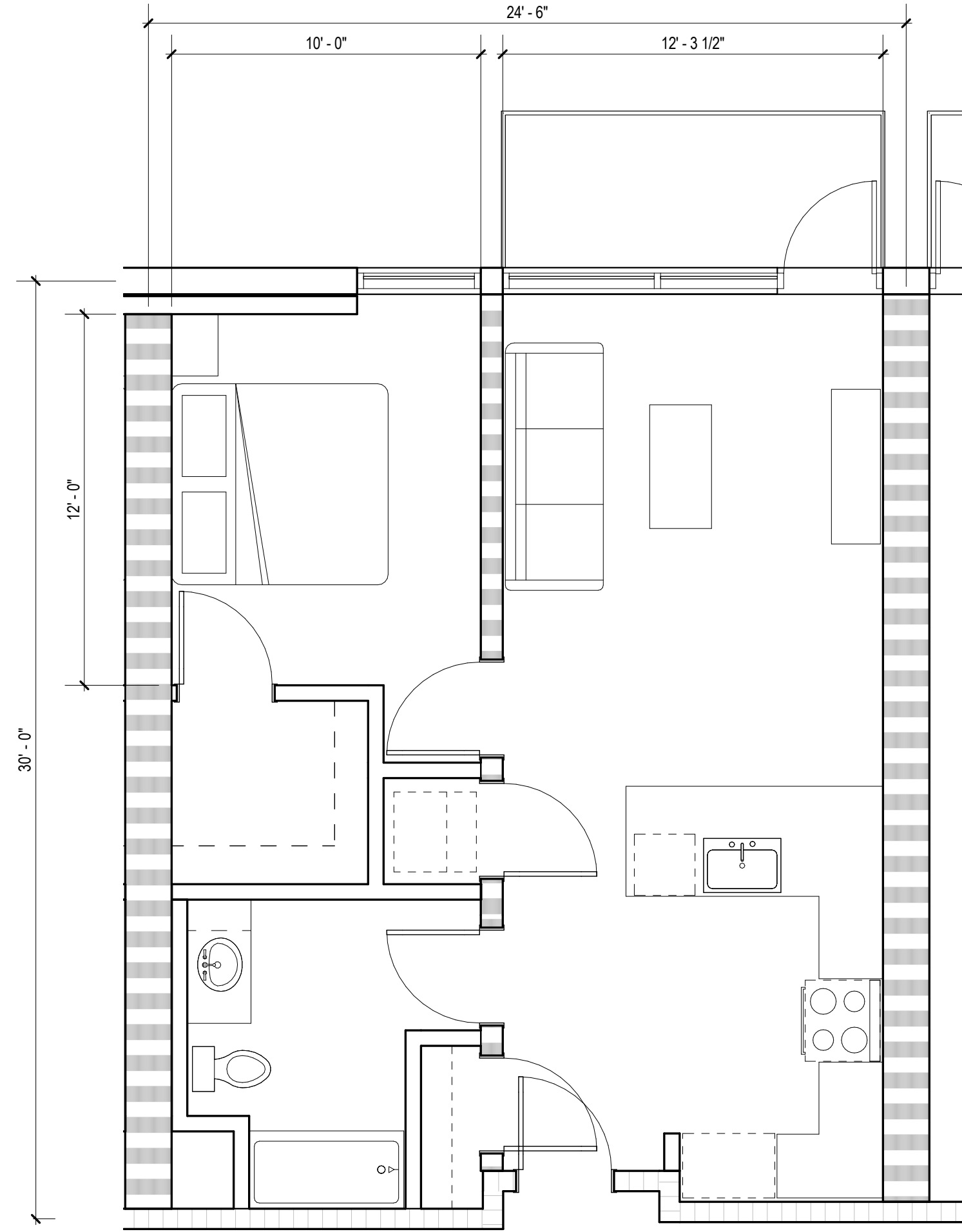
1 BUILDING SECTION
1/8" = 1'-0"

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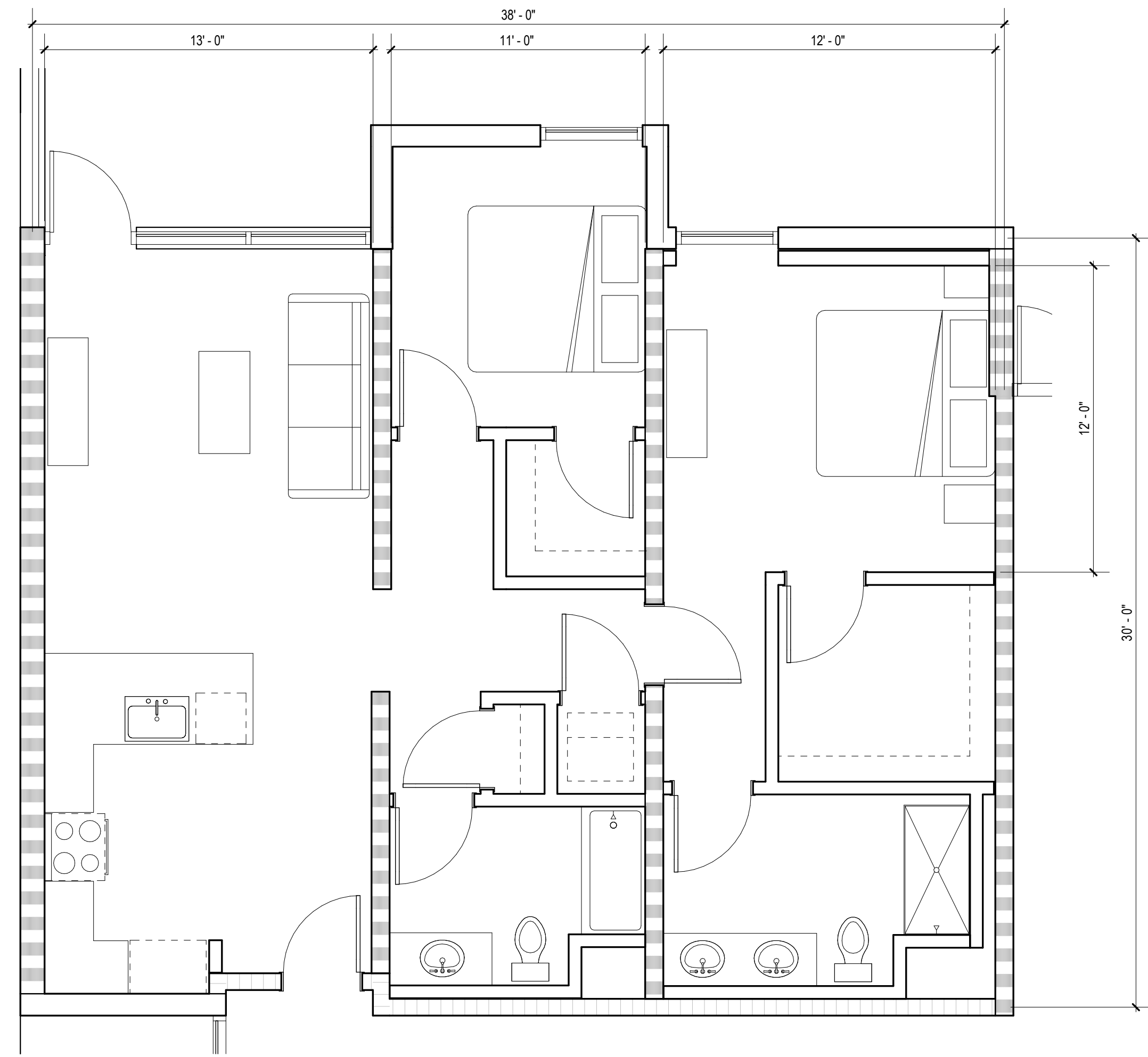
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1 UNIT S1 - PLAN
1/4" = 1'-0"



2 UNIT A1 - PLAN
1/4" = 1'-0"



3 UNIT B1 - PLAN
1/4" = 1'-0"

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TYPICAL UNIT PLANS
A-431