



Hedgpeth
ARCHITECTS

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Phone 707 523 7010
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595 Dutton Ave.



View from Dutton Avenue

PROJECT TEAM	APPLICABLE CODES	PROJECT DATA AND INFORMATION	PROJECT DESCRIPTION	SHEET INDEX																																																																												
<p>OWNER 595 Dutton Ave LLC</p> <p>AGENT Cameron Vance 707-558-3511-7630 cameron@cavpropros.com</p> <p>Caleb McKinley 858-381-2844 caleb@cavpropros.com</p> <p>GENERAL CONTRACTOR</p> <p>ARCHITECT Hedgpeth Architects 2321 Bethards Drive, Suite B Santa Rosa, CA 95405 707-523-7010</p> <p>Ingrid Anderson ingrid@hedgpetharchitects.com</p> <p>CIVIL BKF Engineers 200 4th Street Santa Rosa, CA 95401 707-583-8520 Bill Borolio bborolio@bkf.com Eric Wade ewade@bkf.com Geoff Coleman gcoleman@bkf.com</p> <p>LANDSCAPE</p> <p>STRUCTURAL</p> <p>MECHANICAL</p> <p>PLUMBING</p> <p>ELECTRICAL</p> <p>PHOTOVOLTAIC</p> <p>ENERGY & T-24, CALGreen</p> <p>FIRE SPRINKLER</p>	<p>1. The Work shall comply with the California Building Standards Code (Title 24), 2019</p> <p>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</p> <p>DEFERRED AND SEPARATE PERMITS & SUBMITTALS</p> <ol style="list-style-type: none"> Pre-engineered structural items to be anchored to building Hanging loads exceeding 250 pounds Multi-story hold down systems Wayfinding and accessible signage NFPA 13 sprinklers NFPA 14 standpipe system NFPA 24 private fire underground system NFPA 72 fire alarm system NFPA Emergency responder radio coverage Water supply test w/ 6 months of start of construction Fire flow calculations Solar PV system Two-way communication system at elevator one or more stories above level of exit discharge <p>BUILDING AREA ANALYSIS</p> <table border="1"> <tr> <td>Floor 1 Total Area (gross)</td> <td>= 10,760 sf</td> </tr> <tr> <td>Floor 2 Total Area (gross)</td> <td>= 10,760 sf</td> </tr> <tr> <td>Floor 3 Total Area (gross)</td> <td>= 10,310 sf</td> </tr> <tr> <td>Floor 4 Total Area (gross)</td> <td>= 10,310 sf</td> </tr> <tr> <td>Total Area (gross)</td> <td>= 42,140 sf</td> </tr> </table> <p>VICINITY MAP</p>	Floor 1 Total Area (gross)	= 10,760 sf	Floor 2 Total Area (gross)	= 10,760 sf	Floor 3 Total Area (gross)	= 10,310 sf	Floor 4 Total Area (gross)	= 10,310 sf	Total Area (gross)	= 42,140 sf	<p>DWELLING UNIT MIX:</p> <table border="1"> <tr> <td>21</td> <td>ONE BEDROOM</td> </tr> <tr> <td>23</td> <td>TWO BEDROOM</td> </tr> <tr> <td>44</td> <td>TOTAL UNITS</td> </tr> </table> <p>PARKING ANALYSIS:</p> <p>City of Santa Rosa - Market Rate (MR) Table 3-4</p> <table border="1"> <tr> <td>17 ONE BEDRM MR x 1.5 stalls =</td> <td>26 stalls</td> </tr> <tr> <td>22 TWO BEDRM MR x 2.5 stalls =</td> <td>55 stalls</td> </tr> <tr> <td>39 UNITS TOTAL STALLS =</td> <td>81 stalls</td> </tr> </table> <p>City of Santa Rosa - Below Market Rate (BMR)</p> <table border="1"> <tr> <td>4 ONE BEDRM AFF x 1 stall =</td> <td>4 stalls</td> </tr> <tr> <td>1 TWO BEDRM AFF x 2 stalls =</td> <td>2 stalls</td> </tr> <tr> <td>5 UNITS TOTAL STALLS =</td> <td>6 stalls</td> </tr> </table> <p>TOTAL STALLS REQUIRED = 87 stalls total required = 87 stalls per City of Santa Rosa</p> <p>Gov. Code 65915 State Density Bonus Law</p> <table border="1"> <tr> <td>21 ONE BEDRM MR x 1 stall =</td> <td>21 stalls</td> </tr> <tr> <td>23 TWO BEDRM MR x 1.5 stalls =</td> <td>35 stalls</td> </tr> <tr> <td>44 UNITS TOTAL STALLS =</td> <td>56 stalls</td> </tr> </table> <p>Municipal Ordinance Sec. 20-31-090</p> <table border="1"> <tr> <td>21 ONE BEDRM MR x 1.5 stalls =</td> <td>32 stalls</td> </tr> <tr> <td>23 TWO BEDRM MR x 2.5 stalls =</td> <td>58 stalls</td> </tr> <tr> <td>39 UNITS TOTAL STALLS =</td> <td>90 stalls</td> </tr> </table> <p>50% x 90 STALLS = 45 stalls</p> <p>45 stalls are proposed (a waiver of parking standard to reduce parking provision to 45 stalls is requested) 2 stalls are accessible (1 van accessible) 45 stalls (100%) are EV capable</p> <p>SECURE BICYCLE PARKING: 11 stalls</p> <p>SHORT TERM BICYCLE PARKING: 8 stalls - 4 stalls each in 2 separate on-site racks</p> <p>SITE COVERAGE:</p> <table border="1"> <tr> <td>BUILDING FOOTPRINT</td> <td>= 10,760 SF</td> </tr> <tr> <td>SITE AREA</td> <td>= .948 acres, (41,310 SF)</td> </tr> <tr> <td>10,760 SF / 41,310 SF</td> <td>=26% LOT COVERAGE</td> </tr> <tr> <td>MAX. ALLOWABLE SITE COV.</td> <td>=65% LOT COVERAGE</td> </tr> </table> <p>ACTUAL SITE COVERAGE =26% < 65% MAXIMUM</p> <p>AREA OF SURFACE PARKING AND DRIVEWAY =59%</p> <p>AREA OF LANDSCAPING AND WALKWAYS =15%</p> <p>6,000 SF / 41,310 SF = 100%</p> <p>FIRE DEPARTMENT NOTES</p> <p>1. See Sheet A2.0, Hose Pull Diagram. In accordance with the provisions of the 2019 CFC, Section 503.1, exception 1, an increase of the maximum allowable hose pull distance from 150' to a maximum of 175' is requested by the Applicant from the Fire Code Official. This represents a 15% increase over minimum code requirements.</p> <p>The alternate means is mitigated by :</p> <ol style="list-style-type: none"> the maintenance of a 5 foot minimum path of travel clearance between the building exterior walls and patios to the property line, fencing, trees etc. for efficient extended fire department access to all sides of the building the installation of automatic fire sprinklers installed throughout, including at exterior balconies and roof overhangs 	21	ONE BEDROOM	23	TWO BEDROOM	44	TOTAL UNITS	17 ONE BEDRM MR x 1.5 stalls =	26 stalls	22 TWO BEDRM MR x 2.5 stalls =	55 stalls	39 UNITS TOTAL STALLS =	81 stalls	4 ONE BEDRM AFF x 1 stall =	4 stalls	1 TWO BEDRM AFF x 2 stalls =	2 stalls	5 UNITS TOTAL STALLS =	6 stalls	21 ONE BEDRM MR x 1 stall =	21 stalls	23 TWO BEDRM MR x 1.5 stalls =	35 stalls	44 UNITS TOTAL STALLS =	56 stalls	21 ONE BEDRM MR x 1.5 stalls =	32 stalls	23 TWO BEDRM MR x 2.5 stalls =	58 stalls	39 UNITS TOTAL STALLS =	90 stalls	BUILDING FOOTPRINT	= 10,760 SF	SITE AREA	= .948 acres, (41,310 SF)	10,760 SF / 41,310 SF	=26% LOT COVERAGE	MAX. ALLOWABLE SITE COV.	=65% LOT COVERAGE	<p>PROJECT TITLE: 595 Dutton Apartments</p> <p>PROJECT ADDRESS: 595 DUTTON AVENUE SANTA ROSA CA 95407</p> <p>APN: 125-162-013</p> <p>TOTAL PARCEL AREA: 0.948 ACRES, 41,310 SF</p> <p>JURISDICTION: CITY OF SANTA ROSA</p> <p>FIRE DISTRICT: CITY OF SANTA ROSA</p> <p>ZONING: R-3-30 MEDIUM HIGH RESIDENTIAL</p> <p>LAND USE: MEDIUM HIGH RESIDENTIAL</p> <ul style="list-style-type: none"> ROSELAND SPECIFIC PLAN AREA ROSELAND OPPORTUNITY ZONE PRIORITY DEVELOPMENT AREA <p>DENSITY (GROSS ALLOWABLE): 30 UNITS TO THE ACRE, 1 UNIT/1450 SF</p> <p>DENSITY (PROPOSED): 46.4 UNITS TO THE ACRE</p> <p>LOT COVERAGE (MAX. ALLOWABLE): 1 UNIT/1,450 SF SITE AREA, 75%</p> <p>MAXIMUM ALLOWABLE HEIGHT: 35 FEET</p> <p>PROPOSED HEIGHT: Waiver of standard to increase building height to up to 50 feet is requested</p> <p>PROPOSED STORIES: 4 STORIES</p> <p>OCCUPANCY: R-2, A-3, B</p> <p>CONSTRUCTION TYPE: TYPE VA, Sprinkled NFPA13</p> <p>HOUSING CODE: CA GOV. CODE 65915</p> <p>DENSITY BONUS CALCULATION:</p> <p>TOTAL LOT AREA - 41,310 SF</p> <p>BASE DENSITY - 30 UNITS / ACRE; 1450 / UNIT</p> <p>41,310 / 1450 PER UNIT = 28.49, ROUND UP TO 29 UNITS</p> <p>PROPOSED DENSITY - 44 UNITS/ .948 ACRES = 46.4 UNITS/ACRE</p> <p>STATE DENSITY BONUS OF 50% OVER BASE IS REQUESTED</p> <p>15% BASE DENSITY DESIGNATED FOR VERY LOW INCOME RESIDENTS 15% X 29 UNITS = 4.35 UNITS, ROUND UP TO 5 UNITS AFFORDABLE TO VLI</p> <p>50% BONUS MARKET RATE UNITS ARE REQUESTED 50% X 29 UNITS = 14.5 UNITS, ROUND UP TO 15 UNITS MARKET RATE</p> <p>24 MARKET RATE BASE UNITS 5 AFFORDABLE (VLI) UNITS 15 DENSITY BONUS MARKET RATE UNITS 44 TOTAL UNITS</p> <p>595 Dutton Apartments proposes to construct a new 44-unit affordable multifamily development on an undeveloped 0.948-acre parcel. The project consists of amenities such as a Community Room, Leasing Office, Bike Storage Room for 44 Bicycles, in-unit laundry, Fitness Room, and outdoor amenities including roof top dining and barbecue, play structure, teen play area, trash chutes at each building level, and pet area. Photovoltaic panels will be installed on top of the residential structure.</p> <p>The project is located within the Roseland Priority Development Area, which reduces the review authority for certain residential projects to the Zoning Administrator pursuant to Zoning Code Section 20-16.070.</p> <p>Site Development includes a 26 foot wide, 2 lane driveway with egress and entry to and from Dutton Avenue and off site frontage improvements of sidewalks and parkway planters on Dutton Avenue. The project proposal implements the City's Regional Street standard for future widening of the Dutton Right of Way. The project also proposes a Public Utility Easement at 5'-7" behind the back of sidewalk, in lieu of the standard 7' behind the back of sidewalk.</p> <p>Approximately 42,000 square feet of new construction in 4 stories is proposed. The mix of units is (21) One Bedroom Units and (23) Two Bedroom Units.</p> <p>The project requests a State Density Bonus of 50% over base density. 15% of the base density or (5) of the units are designated Affordable for Very Low Income Residents.</p> <p>A concession for waiver of parking provision and to allow a reduction of parking to provision to 45 stalls is requested. Per the City of Santa Rosa's Municipal Ordinance, 87 stalls are required. The City's Municipal Ordinance also provides density bonus projects pre-approved concession to reduce parking by up to 50% from the city's parking standard, from 90 stalls to 45 stalls.</p> <p>As part of the parking management plan a placard will be required to park on site whether the vehicle belongs to a guest or resident, and in all stalls, both assigned and unassigned. Parking stalls are leased separately from, and proposed to be unbundled from the lease of the units.</p> <p>All the parking spaces are proposed as EV capable, and the electrical panel capacity will be appropriately sized, along with a dedicated branch circuit and continuous raceway to the future EV ready and EVSE -installed parking spaces.</p> <p>At a minimum, one secure long term bicycle parking space within the building is provided for every four units, and 4 short term bicycle parking stalls are provided at two separate locations on the site.</p> <p>Photovoltaic panels are proposed at the building's roof level, for generation of a portion of the project's energy usage.</p> <p>Tree and bio-swale planting, at the site's southeast boundary and also in planters adjacent to the building perimeter for treatment of roof runoff, are proposed as part of the site landscaping. Landscaping is proposed to consist of a low summer water and drought tolerant plant palette.</p> <p>A 6 foot high privacy fence screens the west, north, and south project boundaries adjacent to neighboring properties.</p>	<p>SHEET INDEX</p> <table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr> <td>A0.0</td> <td>COVER SHEET</td> </tr> <tr> <td>A0.1</td> <td>NEIGHBORHOOD CONTEXT MAP</td> </tr> <tr> <td>A0.2</td> <td>NEIGHBORHOOD VICINITY MAP</td> </tr> <tr> <td>A0.3</td> <td>AERIAL VIEWS EXISTING CONDITIONS</td> </tr> <tr> <td>A1.0</td> <td>SITE PLAN</td> </tr> <tr> <td>A2.0</td> <td>FIRST FLOOR PLAN</td> </tr> <tr> <td>A3.0</td> <td>SECOND FLOOR PLAN</td> </tr> <tr> <td>A4.0</td> <td>THIRD FLOOR PLAN</td> </tr> <tr> <td>A5.0</td> <td>FOURTH FLOOR PLAN</td> </tr> <tr> <td>A5.1</td> <td>ROOF PLAN</td> </tr> <tr> <td>A6.0</td> <td>UNIT TYPE FLOOR PLANS</td> </tr> <tr> <td>A7.0</td> <td>ELEVATION VIEWS</td> </tr> <tr> <td>A9.0</td> <td>BUILDING HEIGHT AND MASSING STUDY</td> </tr> </tbody> </table> <p>COVER SHEET</p> <p>Revisions</p> <p>Job Number</p> <p>Project Number</p> <p>Project Architect</p> <p>Checker</p> <p>Drawn By</p> <p>Author</p> <p>Date</p> <p>Issue Date</p> <p>Sheet</p> <p>A0.0</p>	Sheet Number	Sheet Name	A0.0	COVER SHEET	A0.1	NEIGHBORHOOD CONTEXT MAP	A0.2	NEIGHBORHOOD VICINITY MAP	A0.3	AERIAL VIEWS EXISTING CONDITIONS	A1.0	SITE PLAN	A2.0	FIRST FLOOR PLAN	A3.0	SECOND FLOOR PLAN	A4.0	THIRD FLOOR PLAN	A5.0	FOURTH FLOOR PLAN	A5.1	ROOF PLAN	A6.0	UNIT TYPE FLOOR PLANS	A7.0	ELEVATION VIEWS	A9.0	BUILDING HEIGHT AND MASSING STUDY
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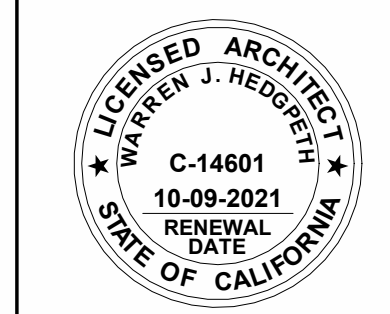
Hedgpeh ARCHITECTS

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595 Dutton Ave.



NEIGHBORHOOD CONTEXT MAP



Revisions

Job Number
Project Number

Project Architect
Checker

Drawn By
Author

Date
Issue Date

Sheet

A0.1

1 NEIGHBORHOOD CONTEXT MAP
N.T.S.

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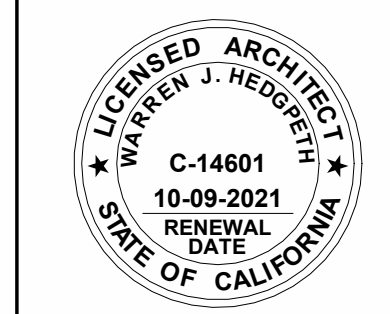
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NEIGHBORHOOD VICINITY MAP



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Author

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A0.2

1 NEIGHBORHOOD VICINITY MAP
N.T.S.

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ROSELAND REGIONAL LIBRARY



EXCHANGE BANK



7-ELEVEN & 76 GAS STATION



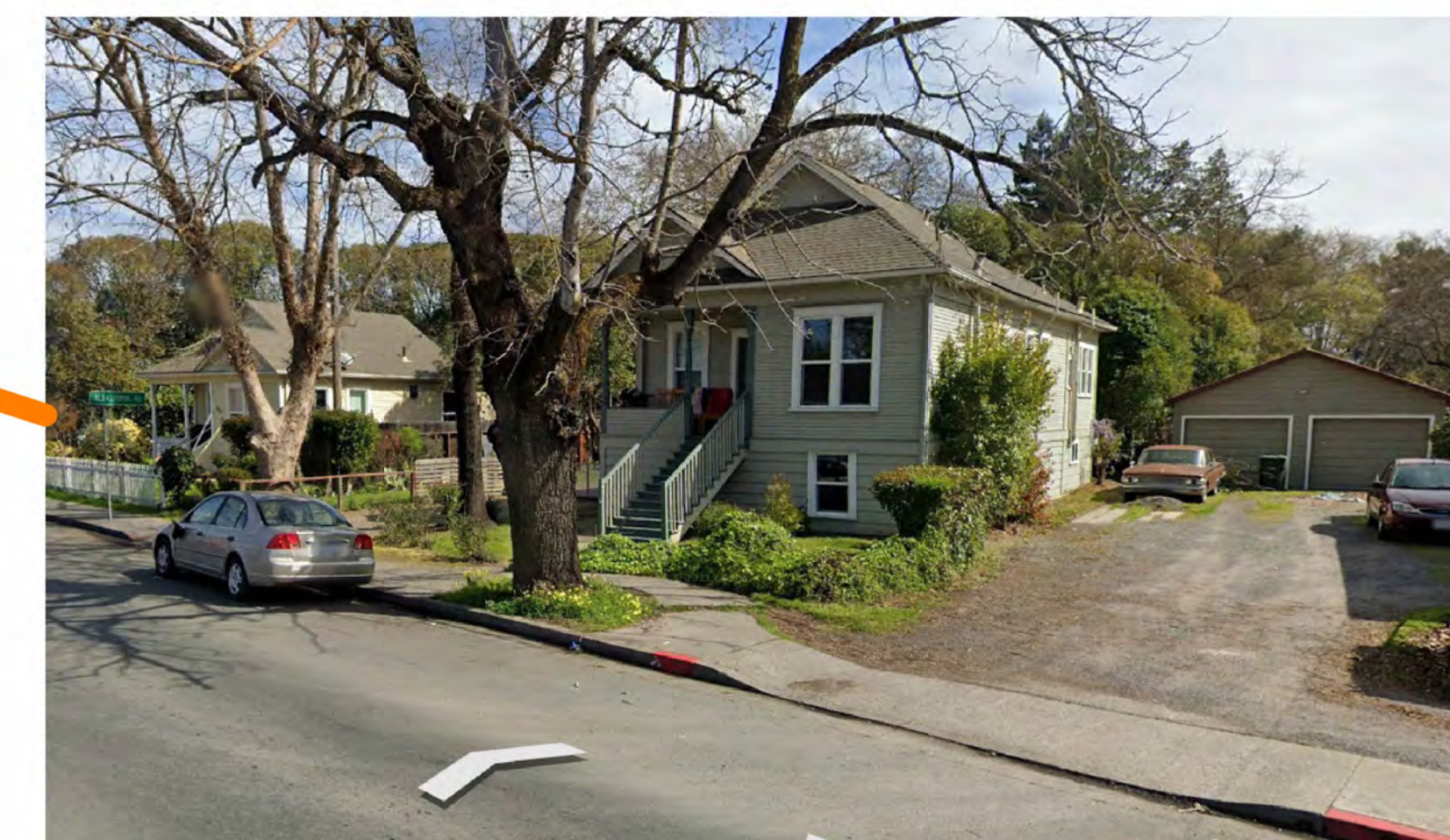
RESTAURANTS ADJACENT TO SITE



EXISTING SITE



SMOKE CHECK & AUTO REPAIR AT AVALON AVE. & SEBASTOPOL RD.



SINGLE FAMILY HOMES ACCROSS FROM SITE



SINGLE FAMILY HOMES BEHIND SITE

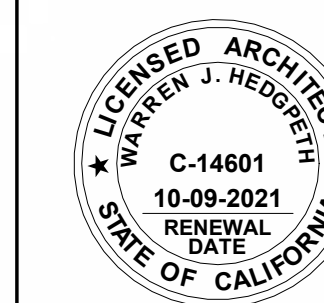


SINGLE FAMILY HOMES ADJACENT TO DUTTON MANOR APARTMENTS



DUTTON MANOR APARTMENTS

AERIAL VIEWS EXISTING
CONDITIONS



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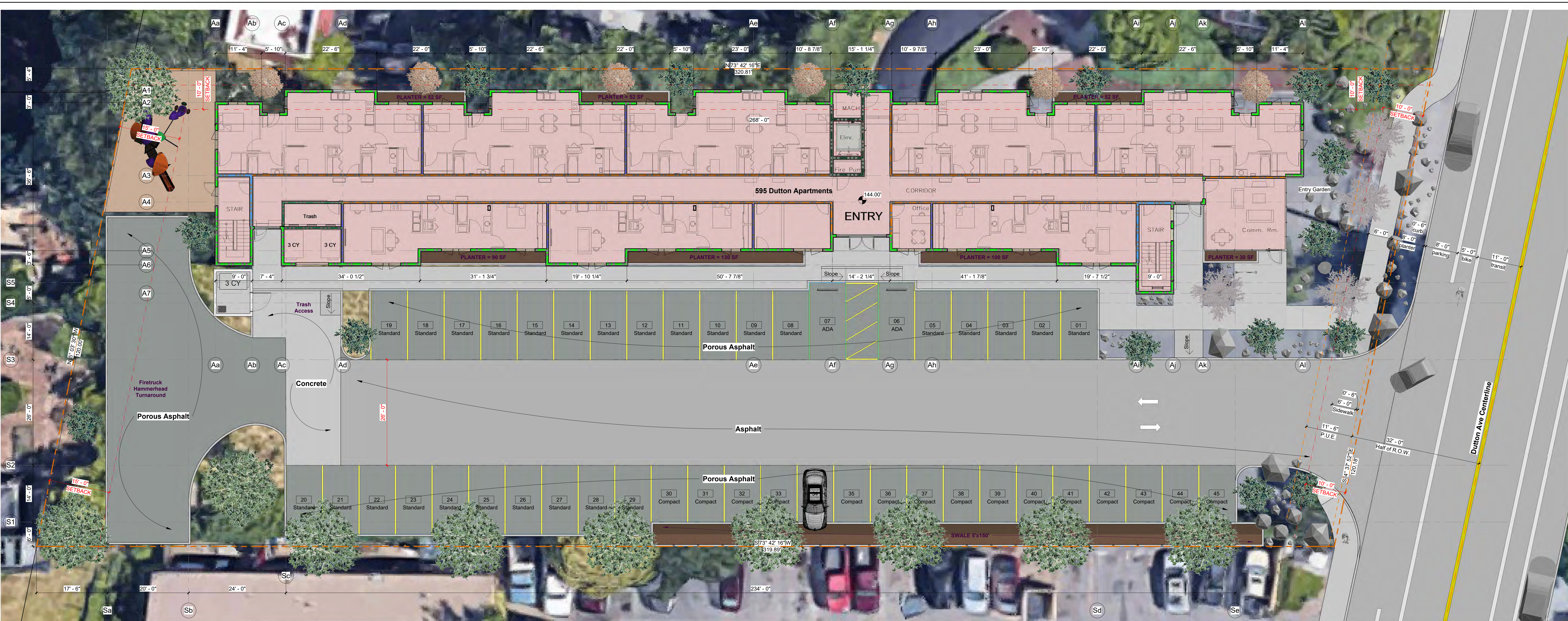
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Author

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Issue Date

Sheet

A0.3



1 Site Plan
1" = 10'-0"

Setback Schedule

APN	Zoning	Front	Side	Rear	Side2
Project Site					
125-162-013	R-3-30	10'	0'	15'	10'
Adjacent Sites					
125-162-022	R-3-30		0'		
125-162-012	R-1-6			5'	
125-162-011	R-1-6			5'	
125-162-024	CG			10'	
125-162-031	CG			10'	
125-162-027	CG			10'	

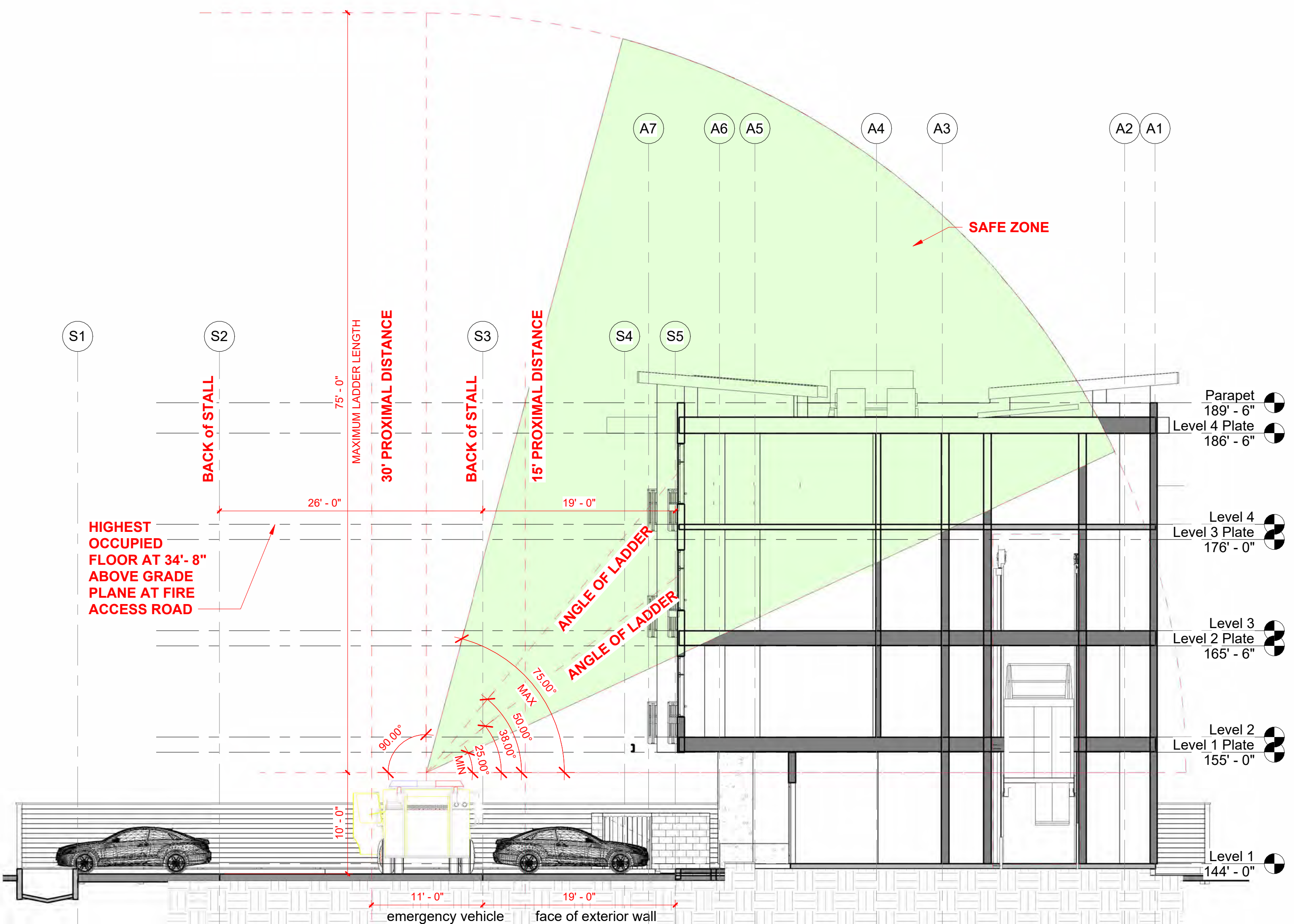
Area Schedule (Gross Building No Decks)

Level	Area
Level 1	10312 SF
Level 2	11789 SF
Level 3	11416 SF
Level 4	11423 SF
Total	44941 SF

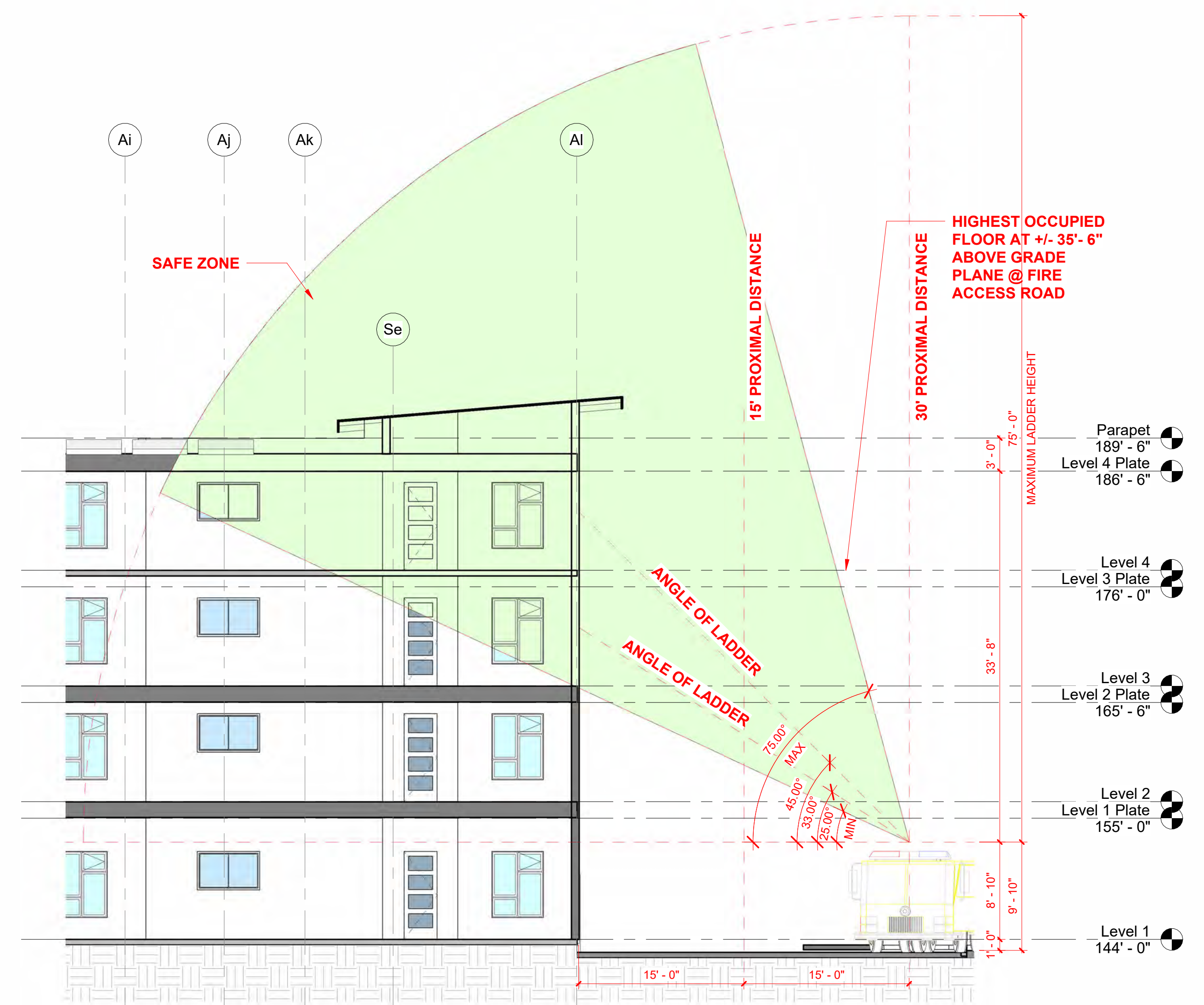
Area Schedule (Net Units)

Name	Area
Level 1	
Level 2	
Level 3	
Level 4	

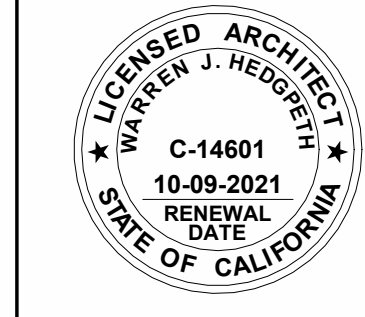
Level	Unit Type	Area	Level	Unit Type	Area
Level 1	2+B/2B 'A'	935 SF	Level 3	2+B/2B 'A'	935 SF
	1B/1B 'B'	640 SF		2+B/2B 'A'	935 SF
	2B/2B 'A'	820 SF		1B/1B 'B'	490 SF
	1B/1B 'B'	490 SF		2+B/2B 'A'	935 SF
Level 2	2+B/2B 'A'	935 SF	Level 4	2+B/2B 'A'	935 SF
	1B/1B 'B'	640 SF		2+B/2B 'A'	935 SF
	2B/2B 'A'	820 SF		1B/1B 'B'	490 SF
	1B/1B 'B'	490 SF		2+B/2B 'A'	935 SF
Level 3	2+B/2B 'A'	935 SF	Level 1	2+B/2B 'A'	935 SF
	1B/1B 'B'	640 SF		1B/1B 'B'	490 SF
	2B/2B 'A'	820 SF		2B/2B 'A'	820 SF
	1B/1B 'B'	490 SF		1B/1B 'B'	490 SF
Level 4	2+B/2B 'A'	935 SF	Level 2	2+B/2B 'A'	935 SF
	1B/1B 'B'	640 SF		1B/1B 'B'	490 SF
	2B/2B 'A'	820 SF		2B/2B 'A'	820 SF
	1B/1B 'B'	490 SF		1B/1B 'B'	490 SF



2 Aerial Access- Parking Lot
1/8" = 1'-0"



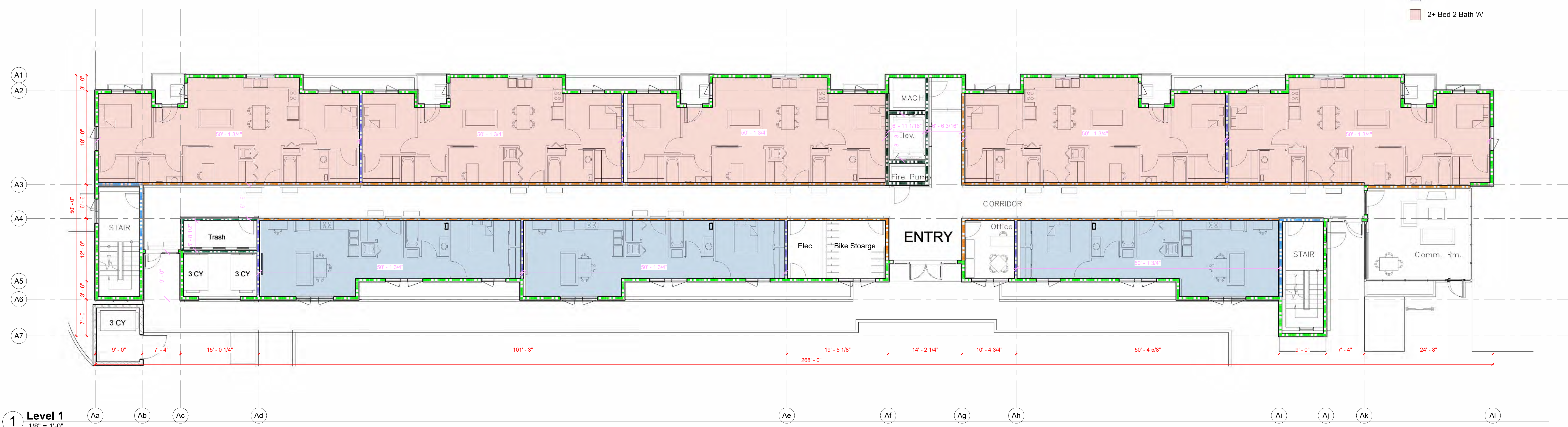
3 Aerial Access- Dutton Avenue Right of Way
1/8" = 1'-0"



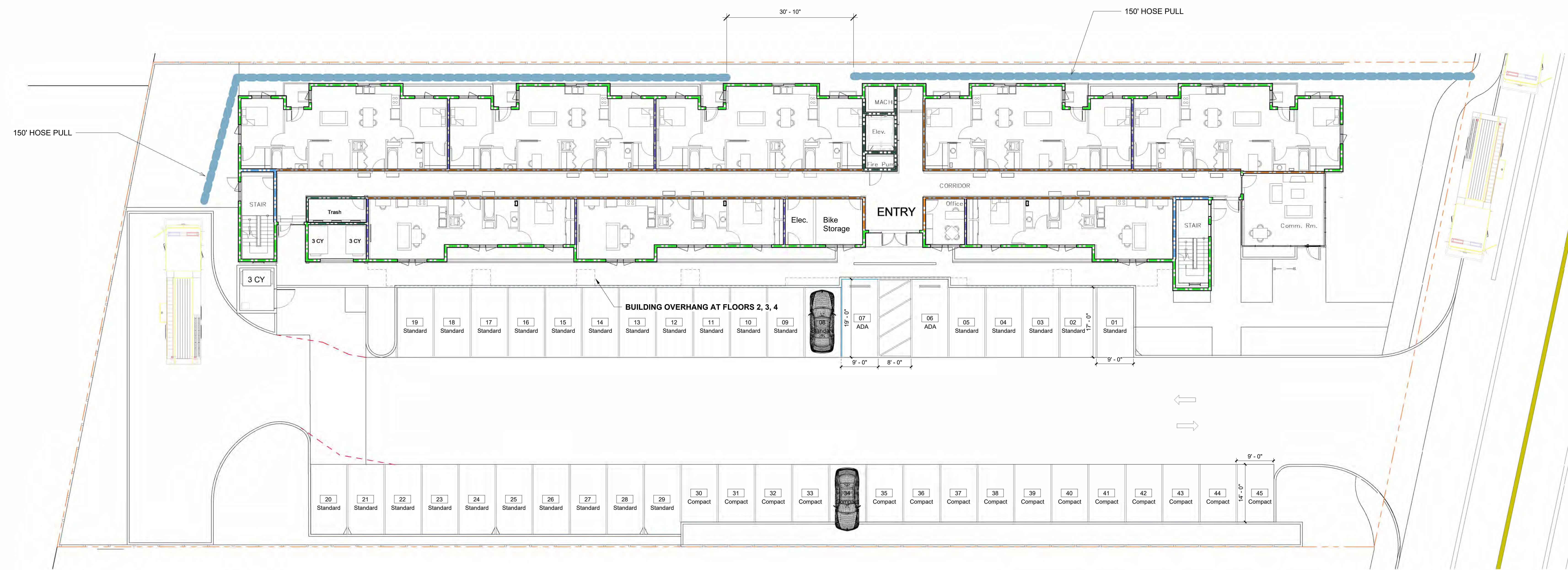


Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'

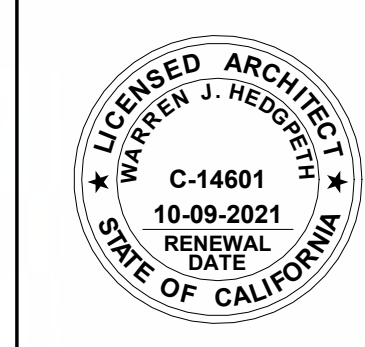


1 Level 1
1/8" = 1'-0"



2 Hose Pull Diagram
3/32" = 1'-0"

FIRST FLOOR PLAN



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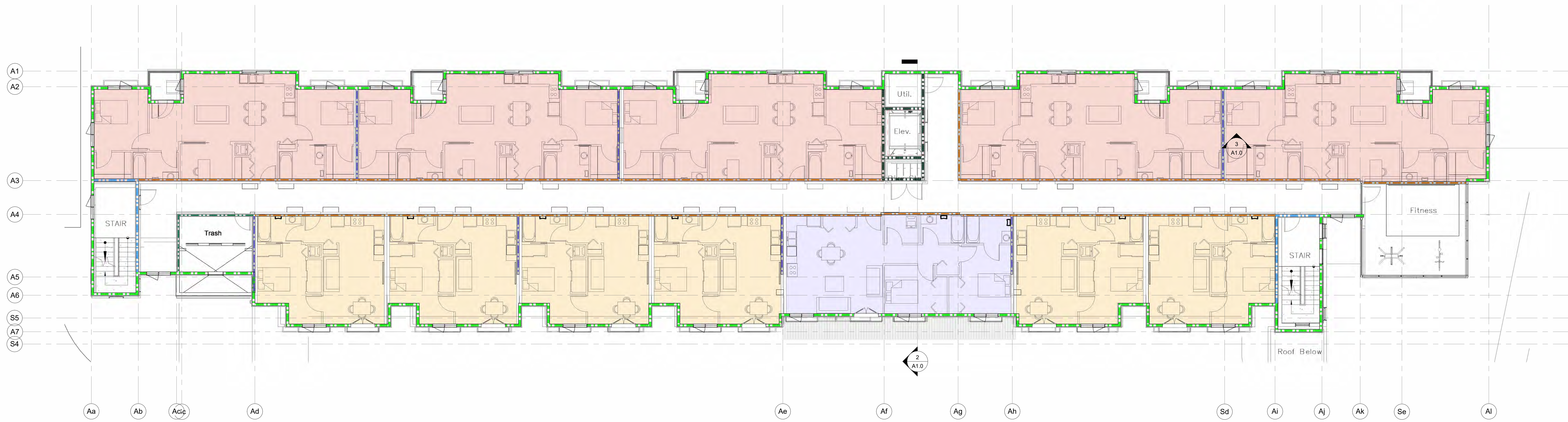
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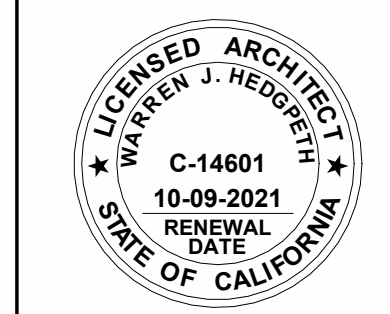
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 2
1/8" = 1'-0"

SECOND FLOOR PLAN



Revisions

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Sheet

A3.0



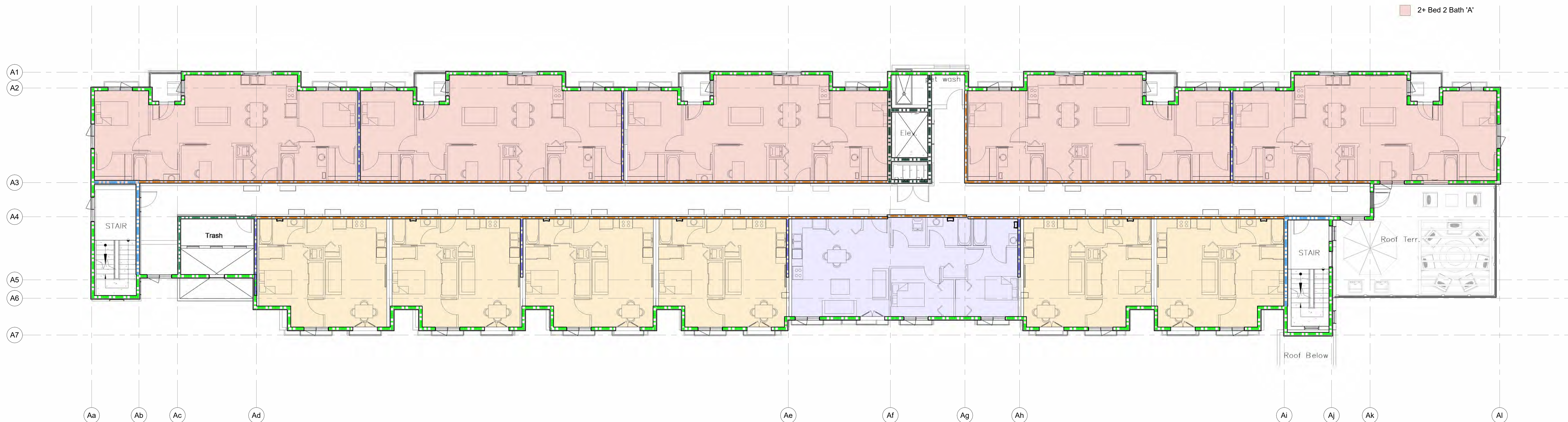
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Suite B
Santa Rosa, California
95405-8536
Phone 707 523 7010
Fax 707 542 2328

595 Dutton Ave.

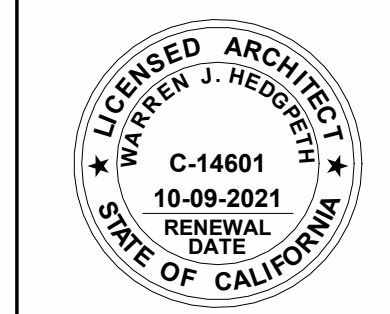
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 3
1/8" = 1'-0"

THIRD FLOOR PLAN



Revisions

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Project Number
Project Architect
Checker
Drawn By
Author
Date
Issue Date

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A4.0



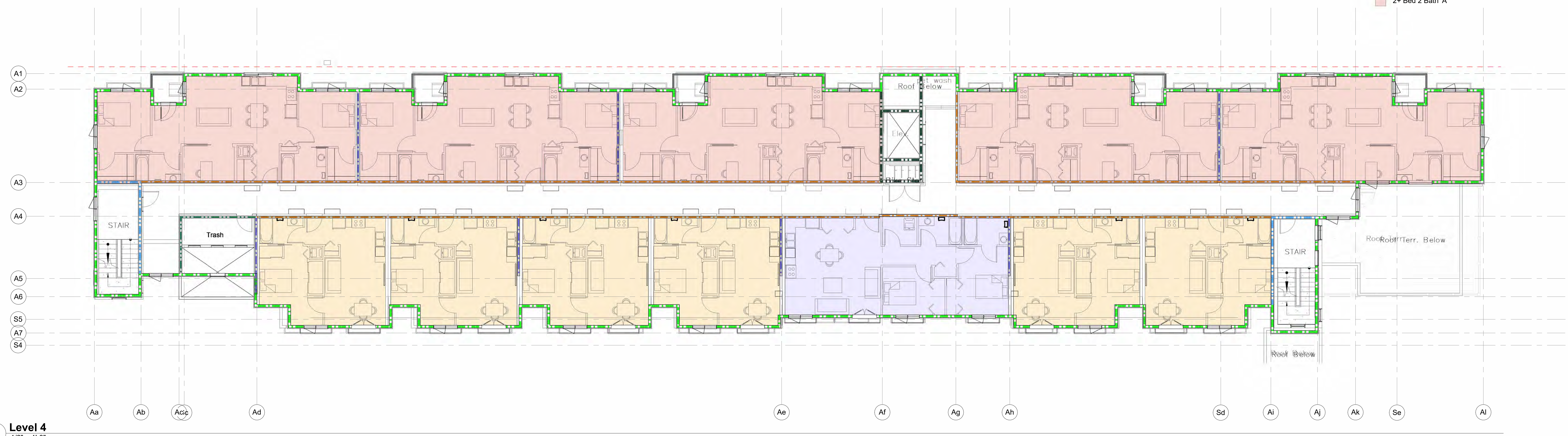
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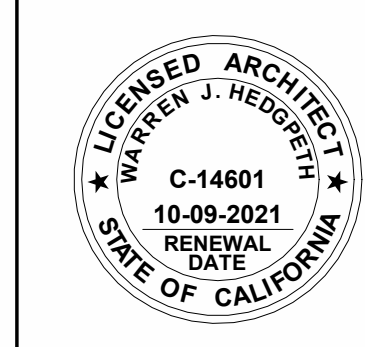
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 4
1/8" = 1'-0"

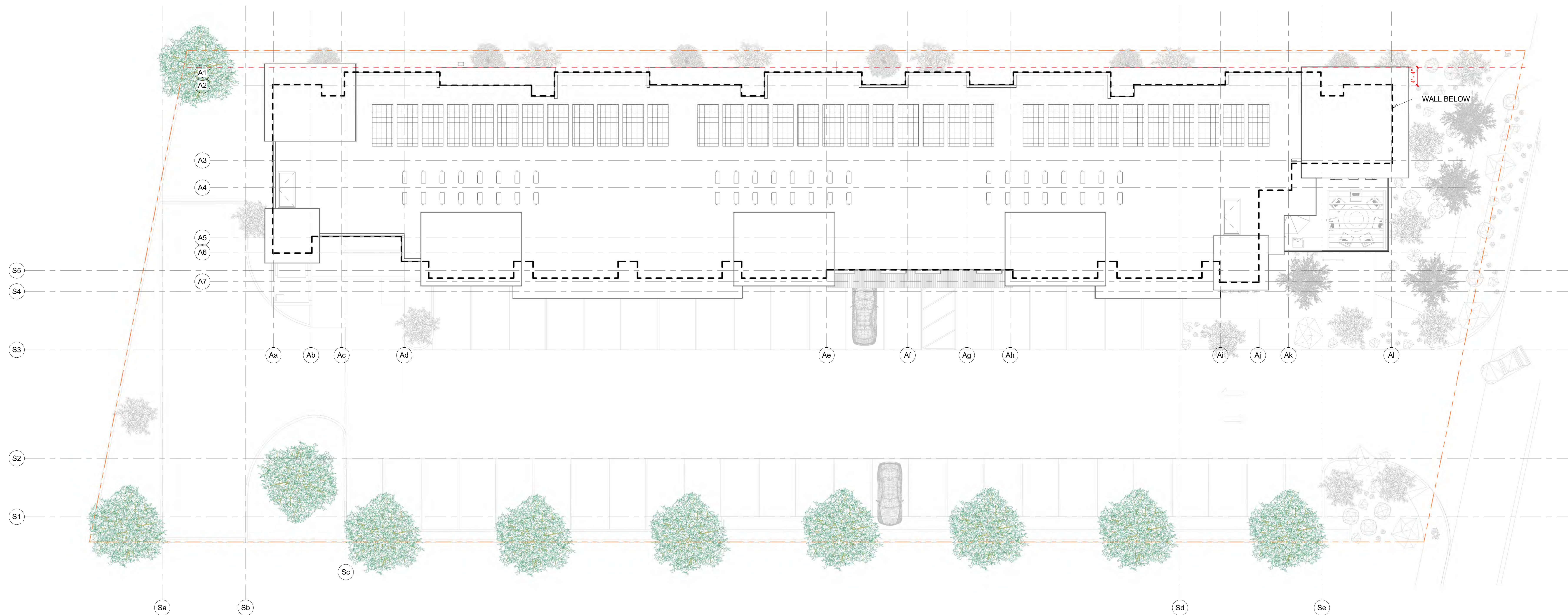
FOURTH FLOOR PLAN



Revisions

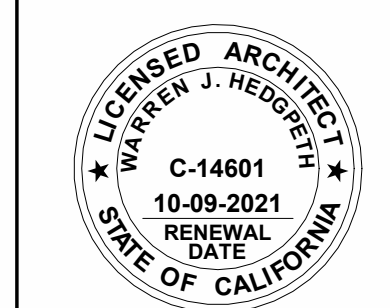
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 Project Number _____
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 Date _____
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1 Roof
1" = 10'-0"

ROOF PLAN



Revisions

Job Number
Project Number

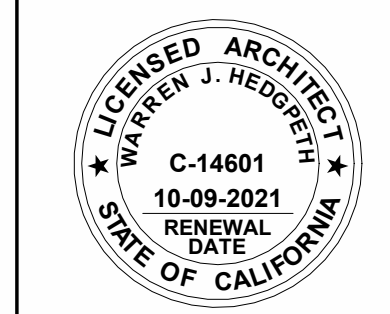
Project Architect
Checker

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Author

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A5.1



Revisions

Job Number
Project Number

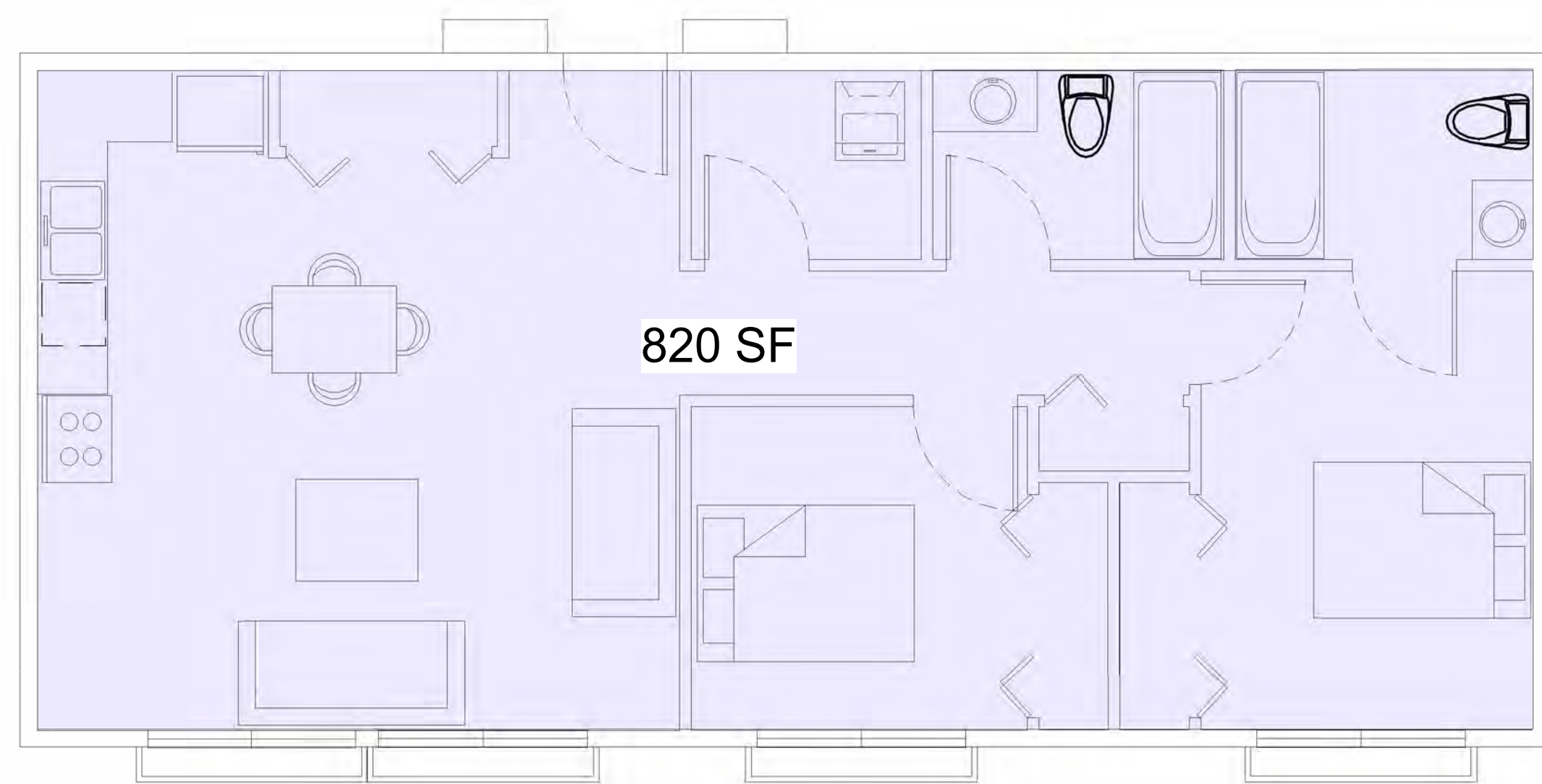
Project Architect
Checker

Drawn By
Author

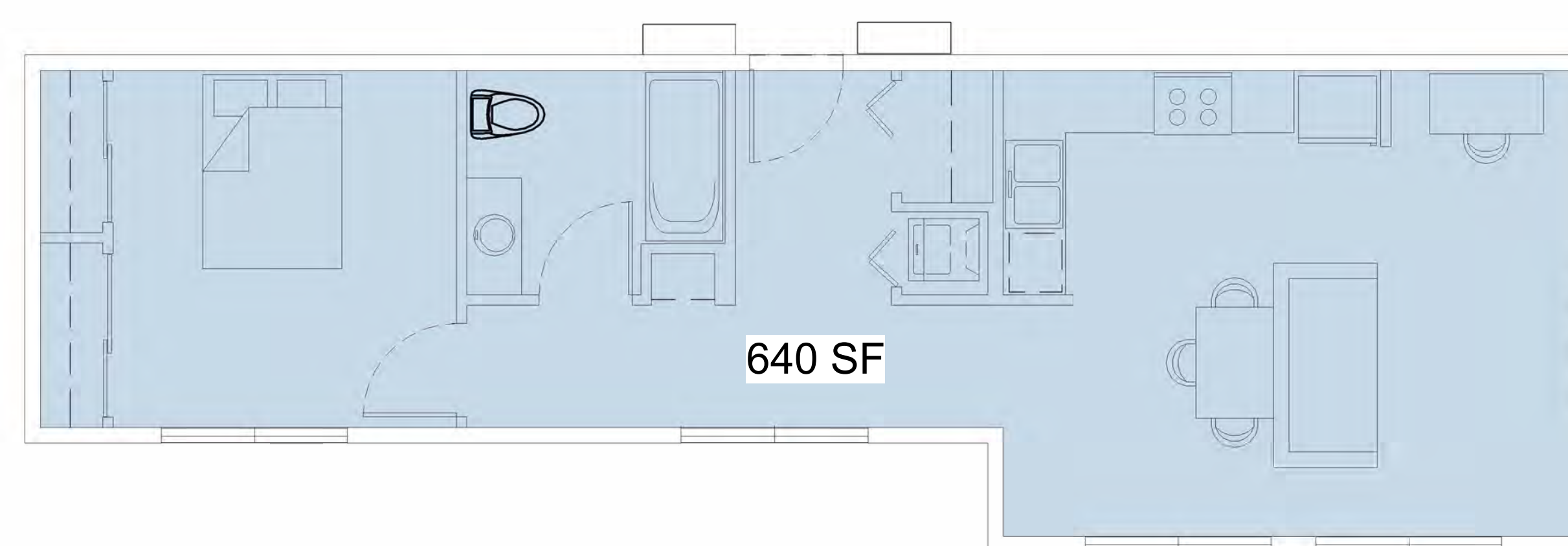
Date
Issue Date

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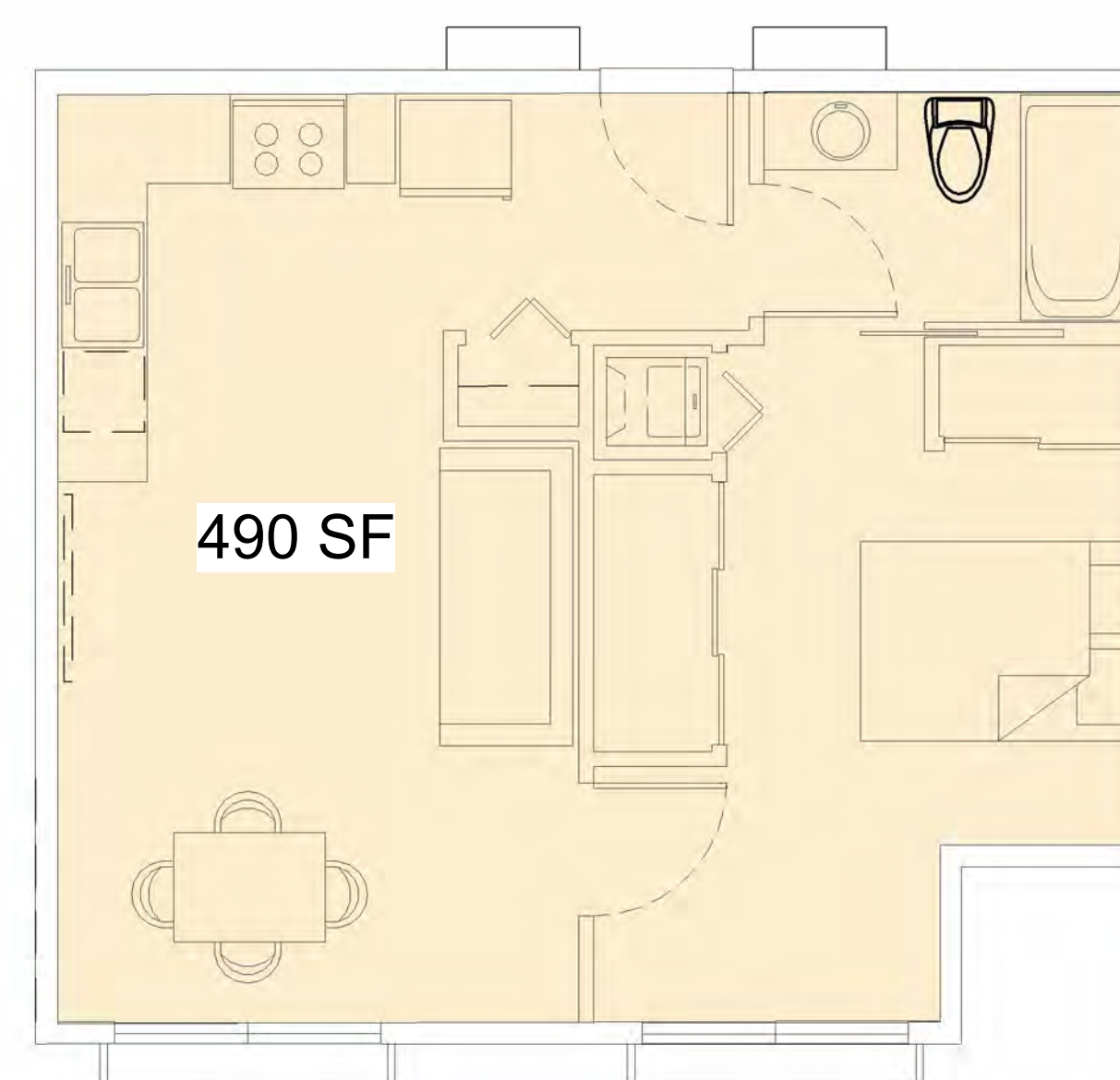
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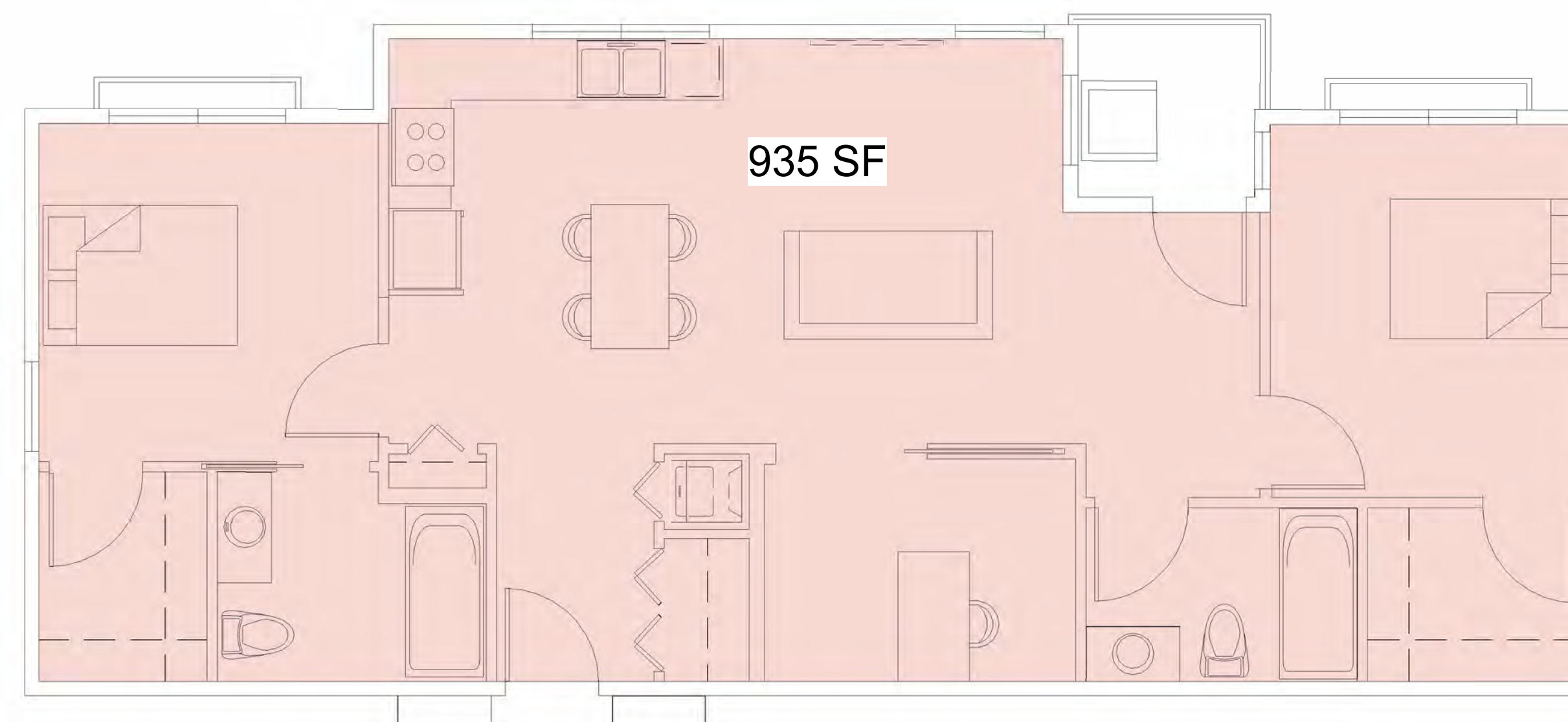
4 **2B-2B "A"**
1/4" = 1'-0"



1 **1B-1B "A"**
1/4" = 1'-0"



2 **1B-1B "B"**
1/4" = 1'-0"



3 **2+B 2B "A"**
1/4" = 1'-0"

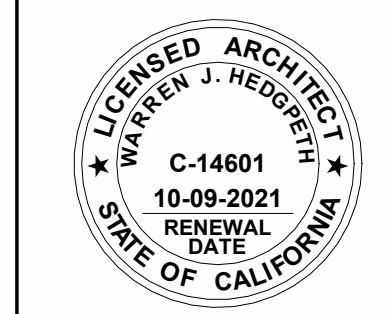


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ELEVATION VIEWS



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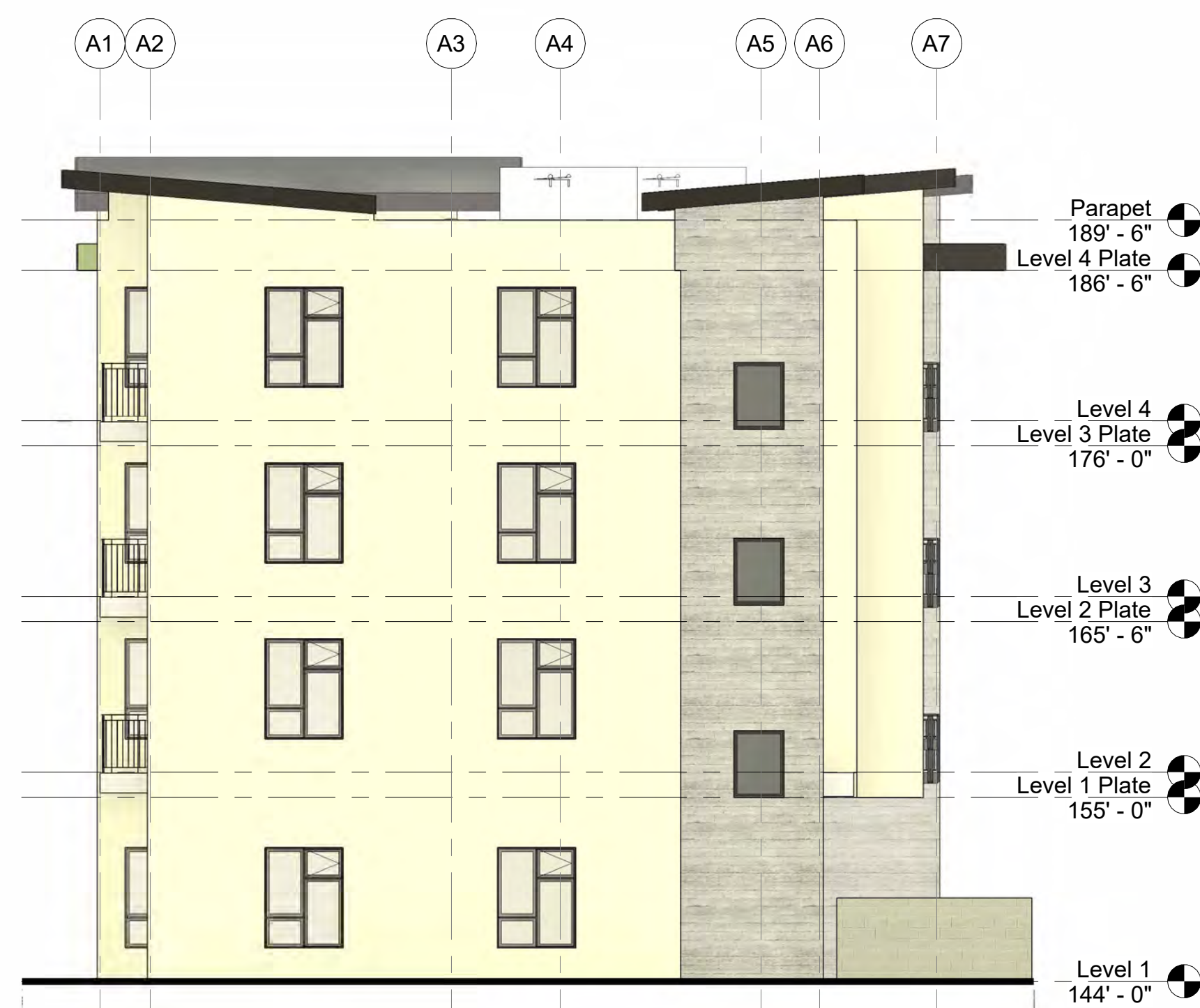
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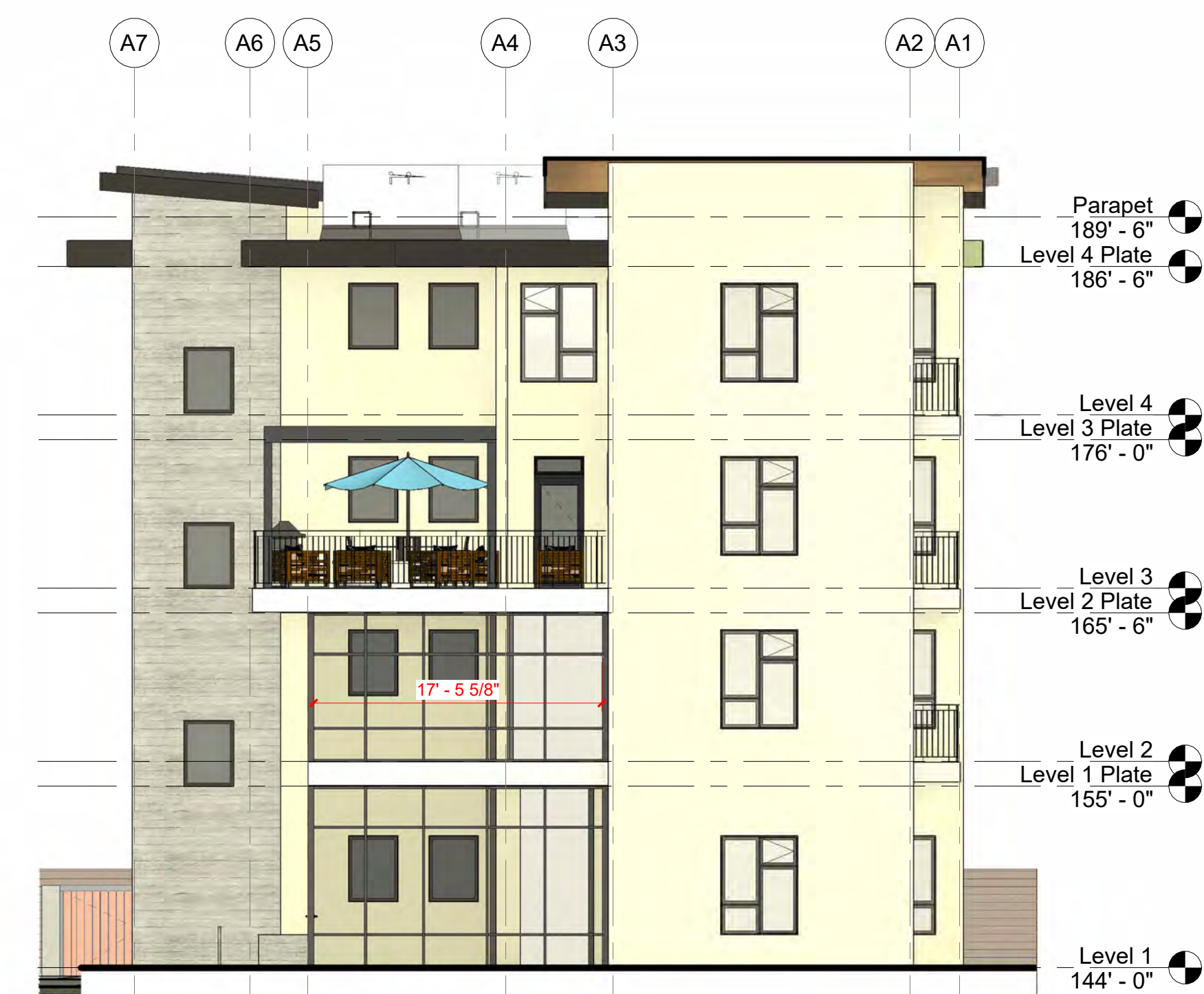
1 South
1/8" = 1'-0"



4 North
1/8" = 1'-0"



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



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

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1 3D Orthographic View from Parking Area

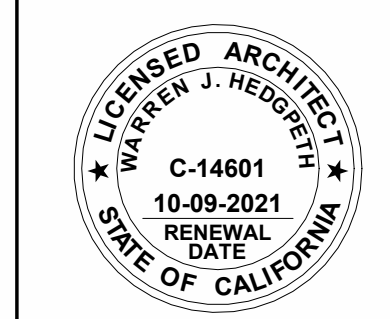


View from Dutton Avenue



Aerial View from Northeast

BUILDING HEIGHT AND MASSING
STUDY



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A9.0