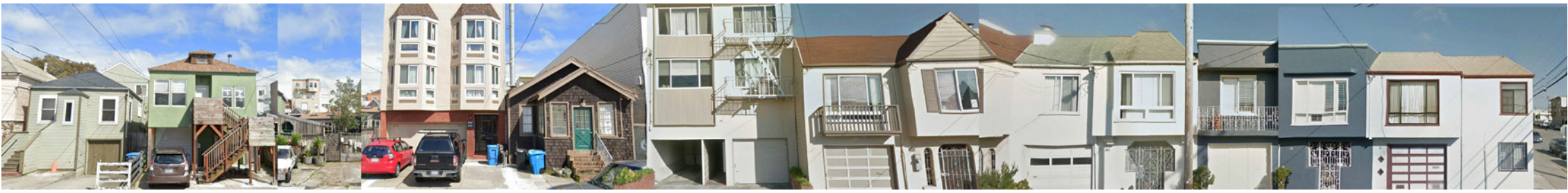
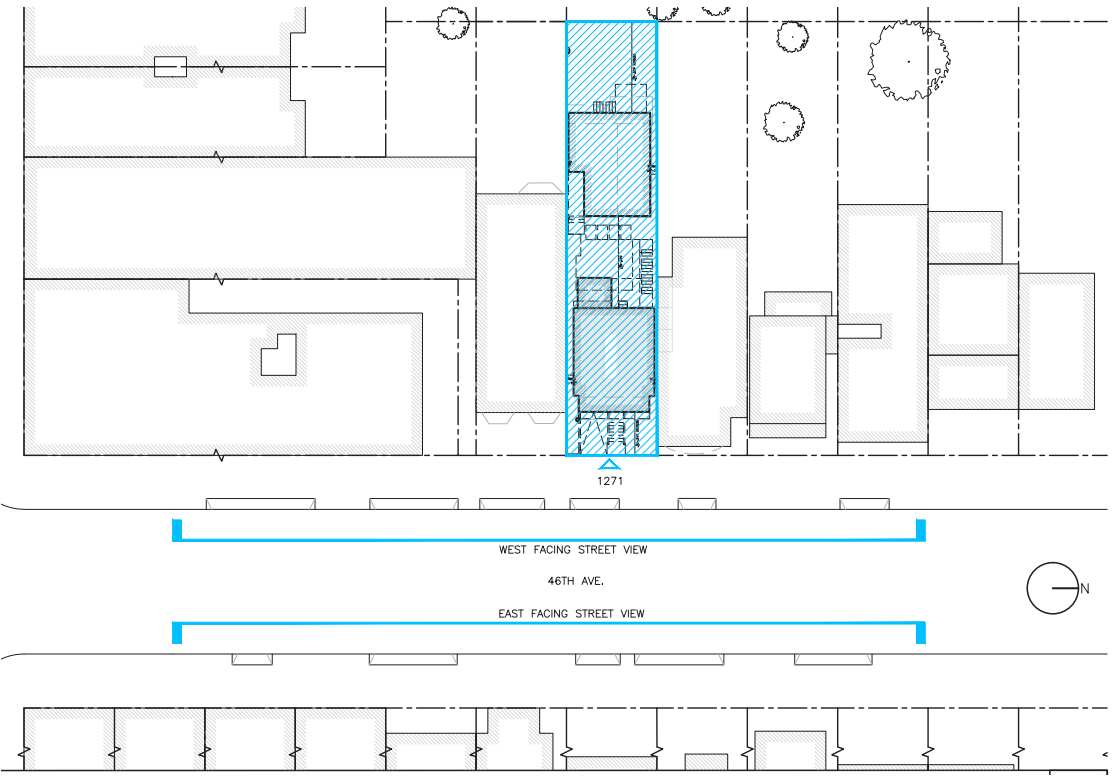




1271 46TH AVE

0 3 . 0 4 . 2 0 2 1



Site Context

Diverse Neighborhood

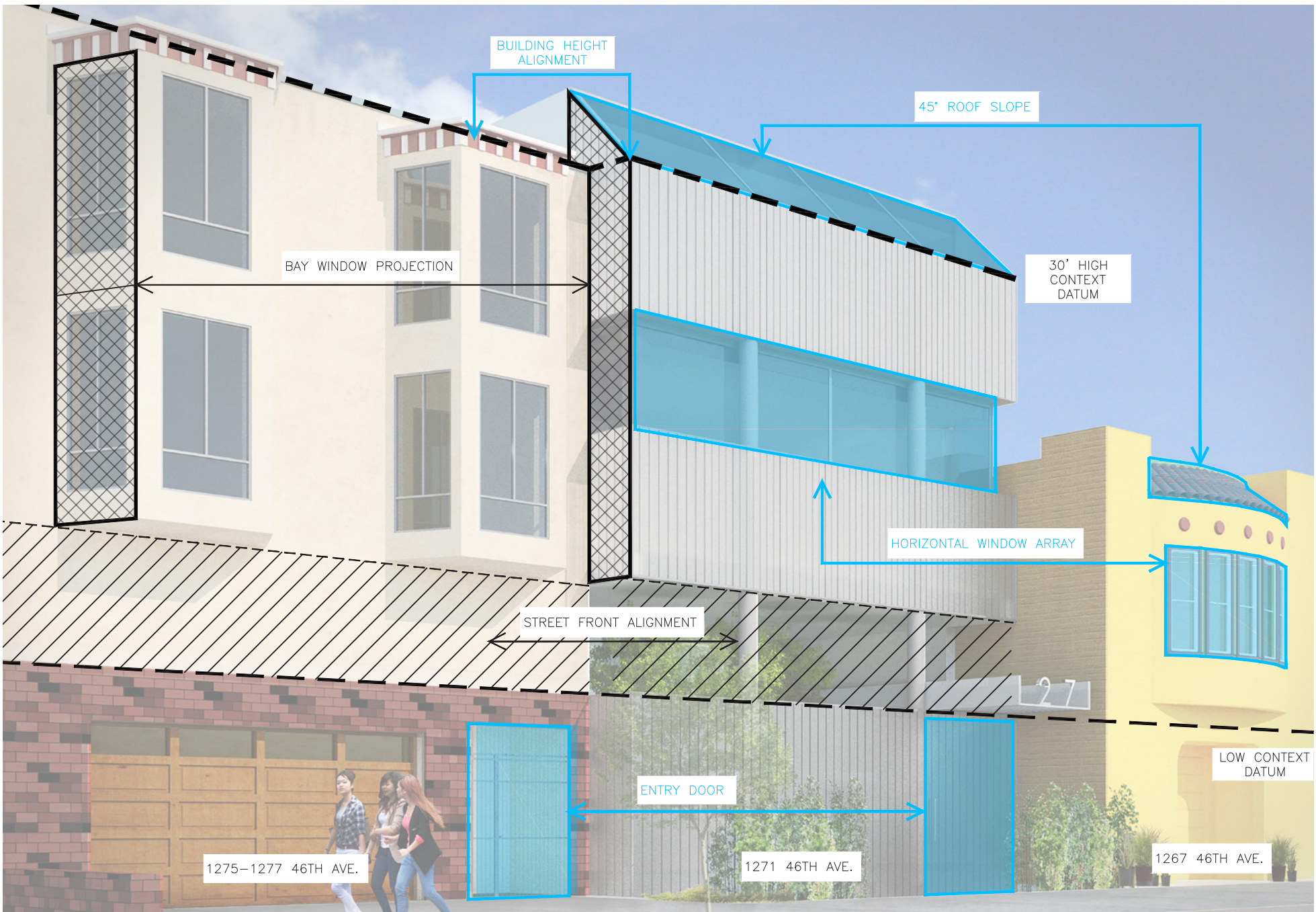


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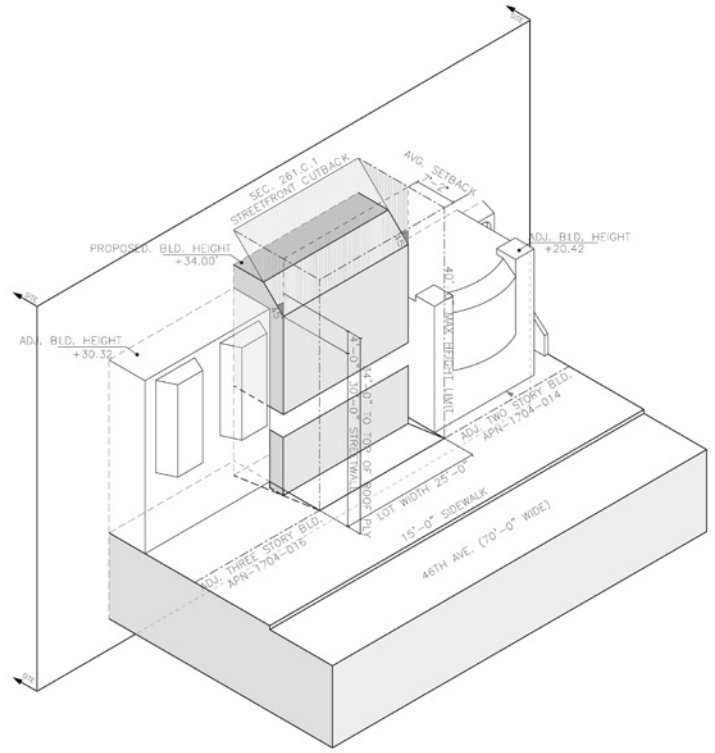
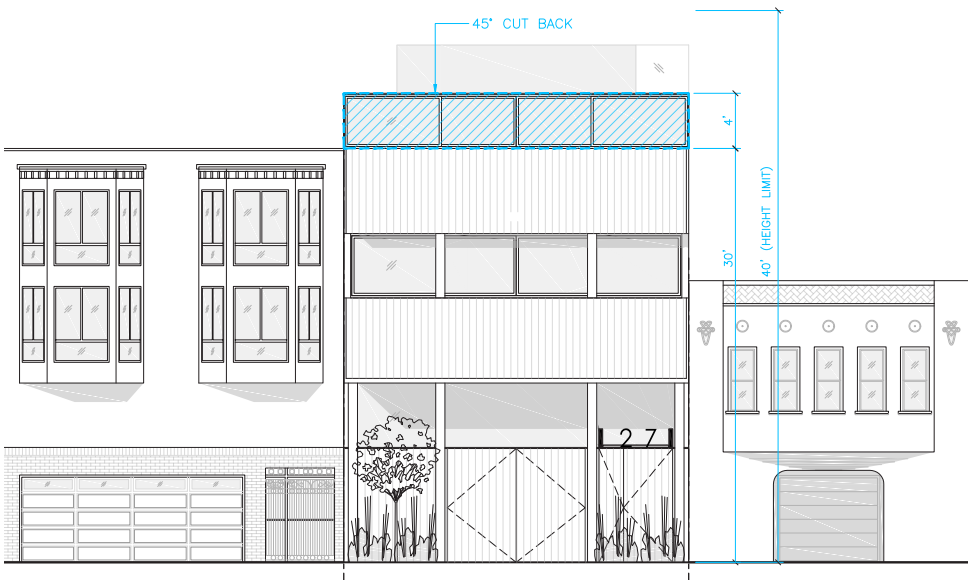
Facade Context

Adjacent Alignments



Neighborhood Materials

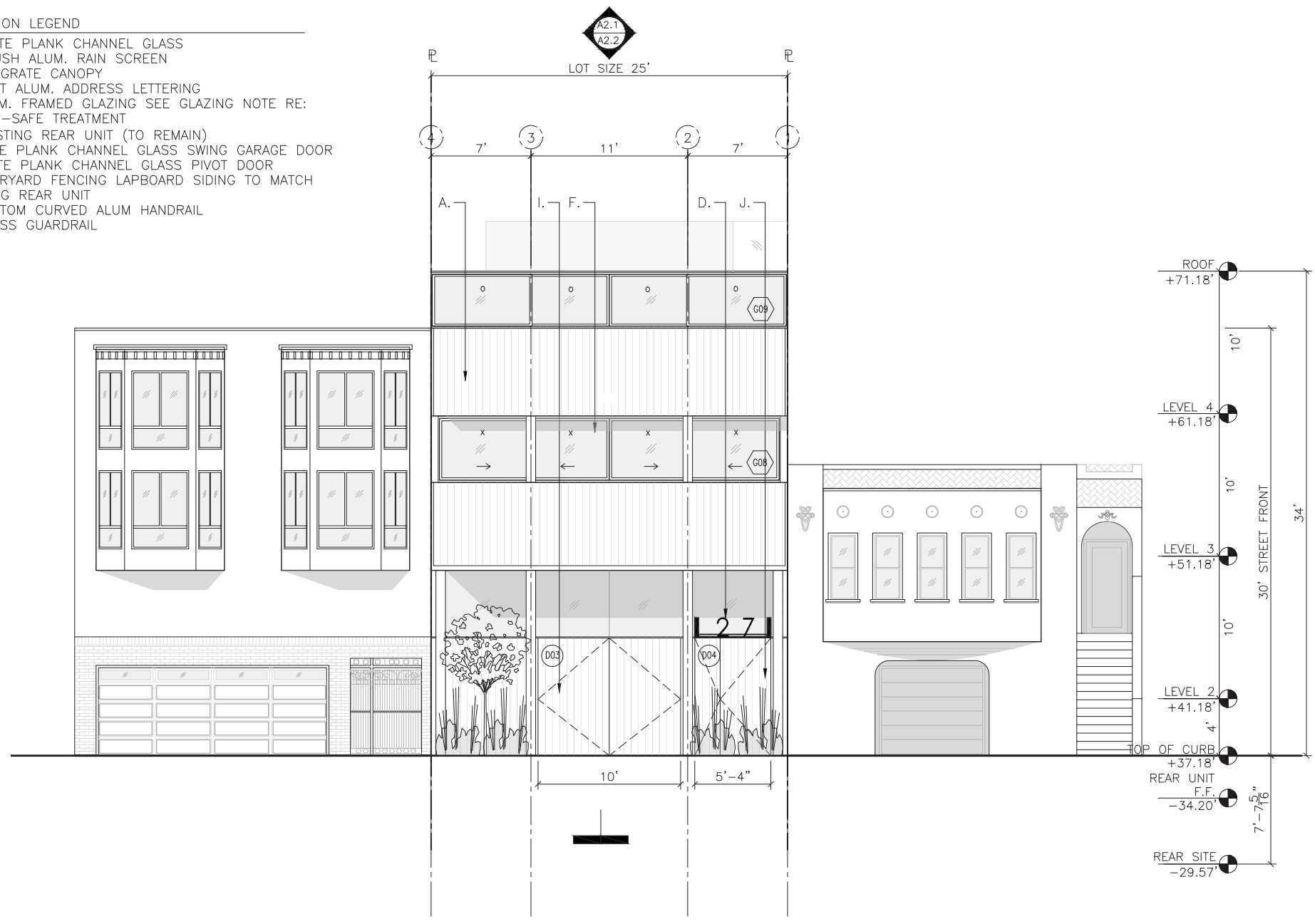
Linear Siding



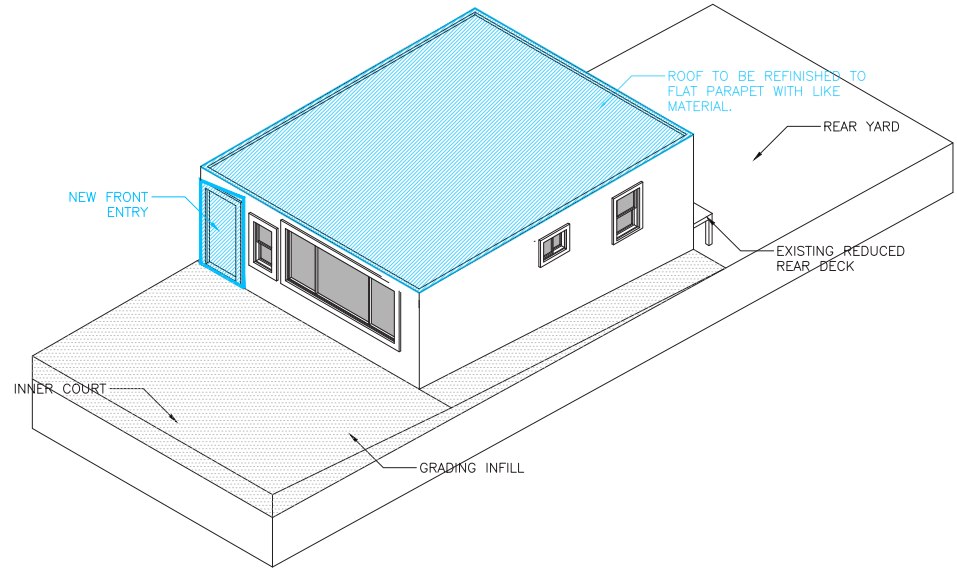
Street-front Setbacks and Massing

ELEVATION LEGEND

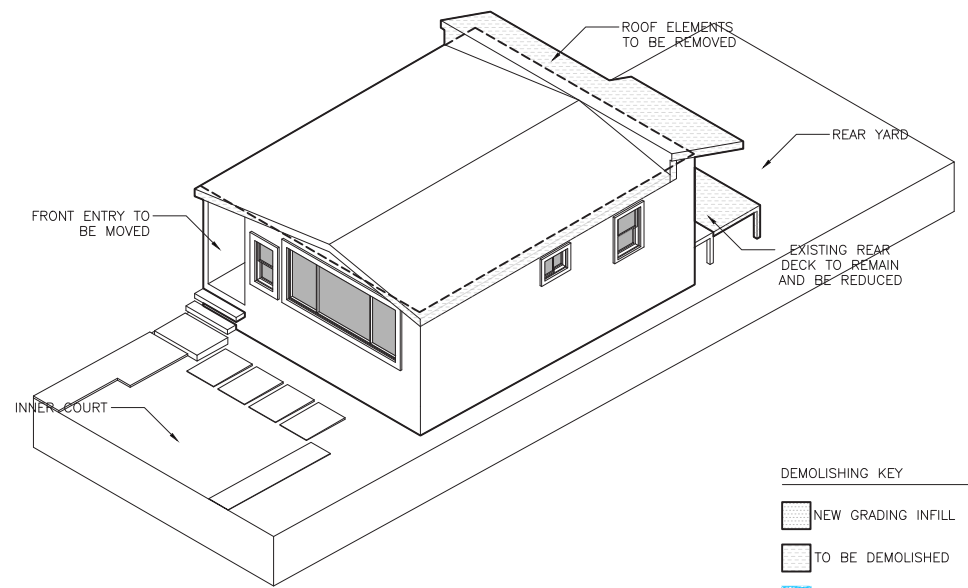
- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
- H. EXISTING REAR UNIT (TO REMAIN)
- I. WHITE PLANK CHANNEL GLASS SWING GARAGE DOOR
- J. WHITE PLANK CHANNEL GLASS PIVOT DOOR
- K. REARYARD FENCING LAPBOARD SIDING TO MATCH EXISTING REAR UNIT
- L. CUSTOM CURVED ALUM HANDRAIL
- M. GLASS GUARDRAIL






East Elevation

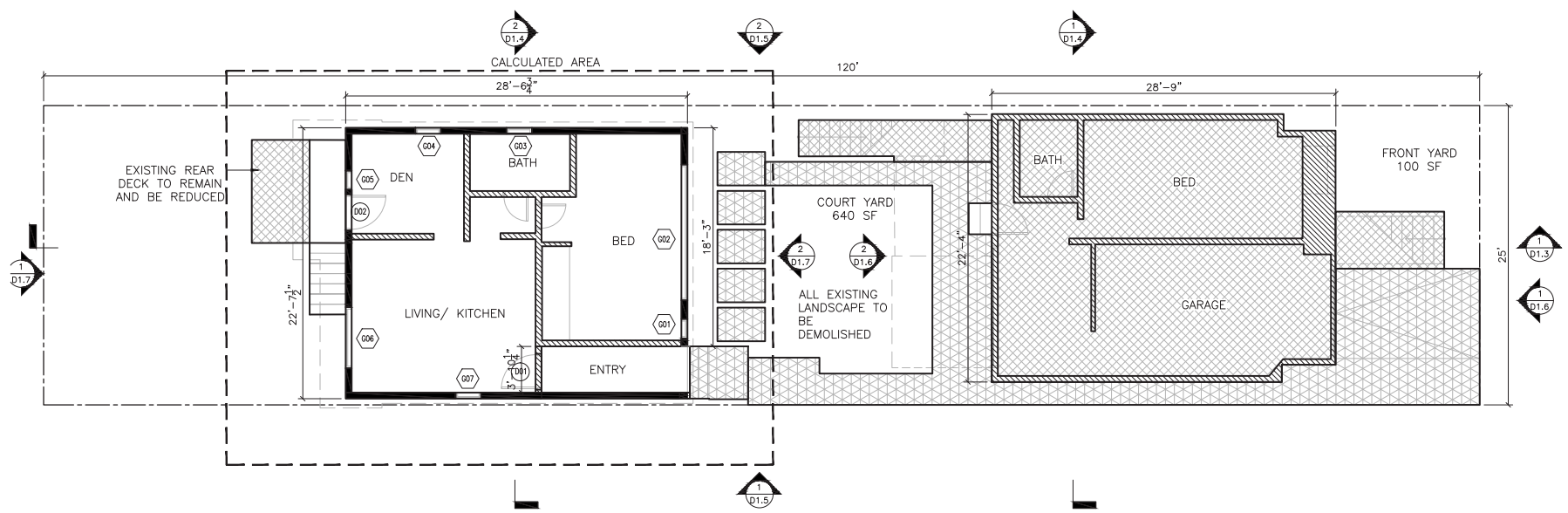







Elements Added



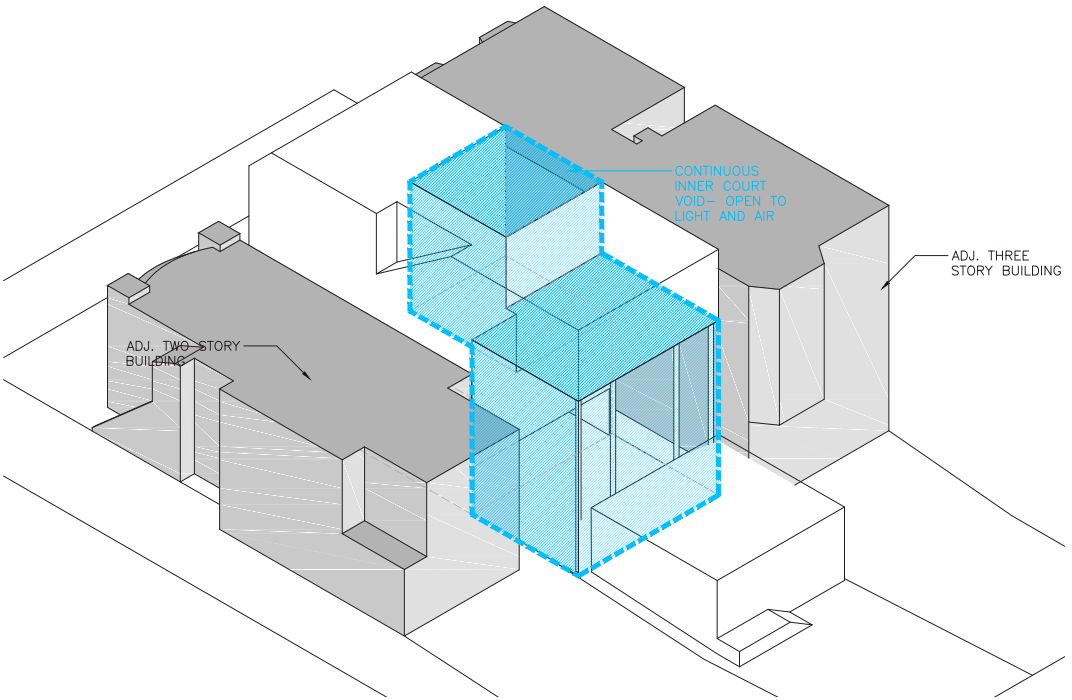
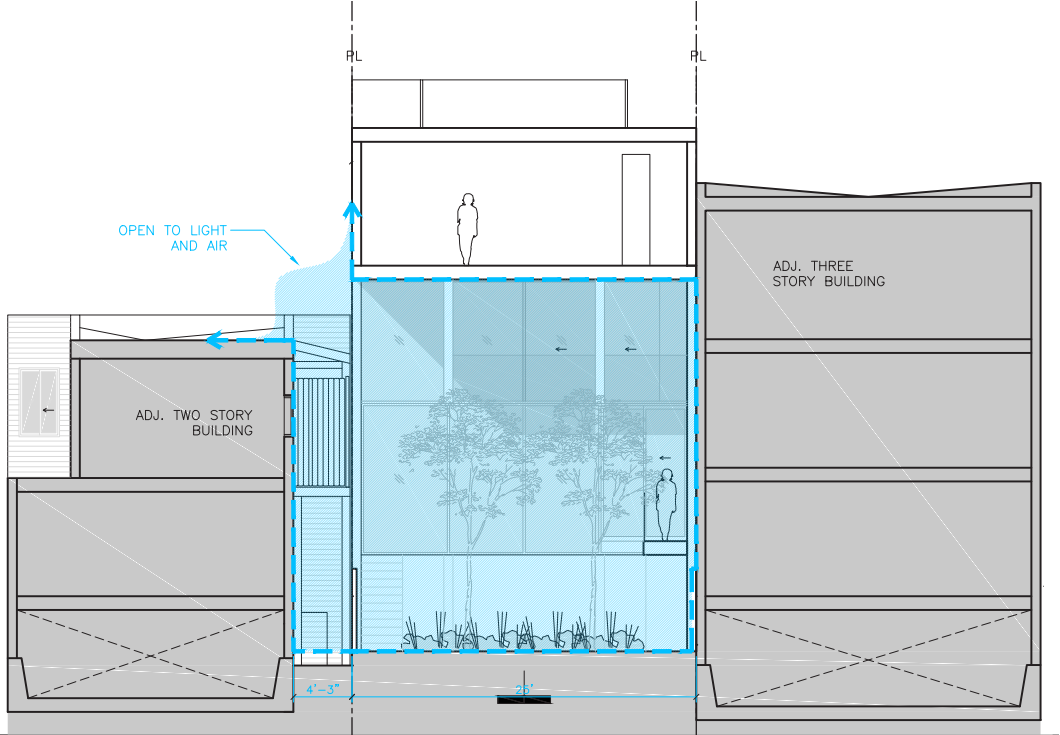
Elements Removed

- DEMOLISHING KEY
-  NEW GRADING INFILL
 -  TO BE DEMOLISHED
 -  NEW ADDED ELEMENTS



- EXISTING AND DEMOLITION PLAN KEY
-  VERTICAL WALL TO REMAIN
 -  VERTICAL WALL TO BE REMOVED
 -  ADDITIONAL FLOOR AREA
 -  HORIZONTAL AREA TO BE REMOVED
 -  REAR DECK ELEMENTS TO BE REMOVED

Demo Floor Plan

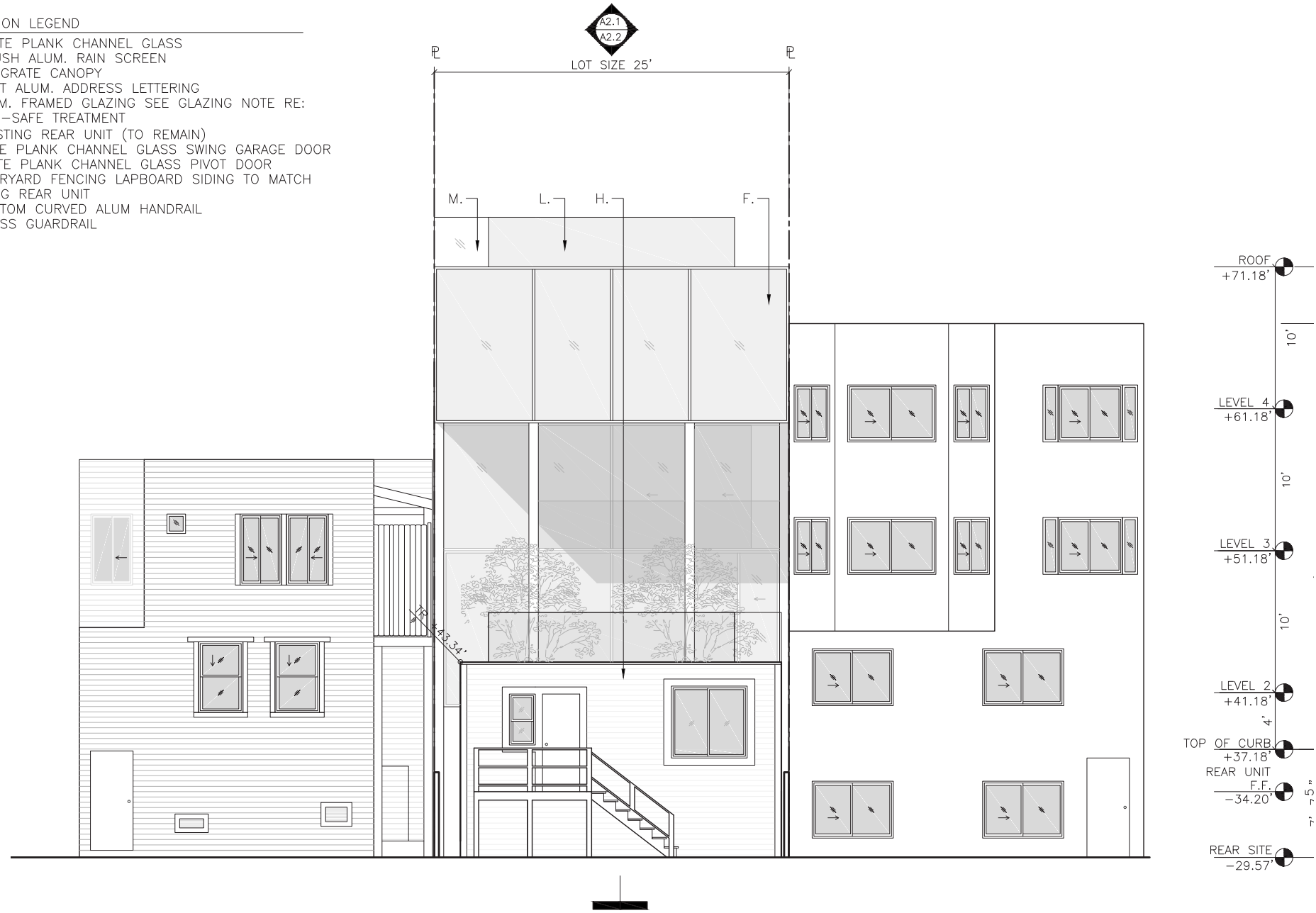


Massing

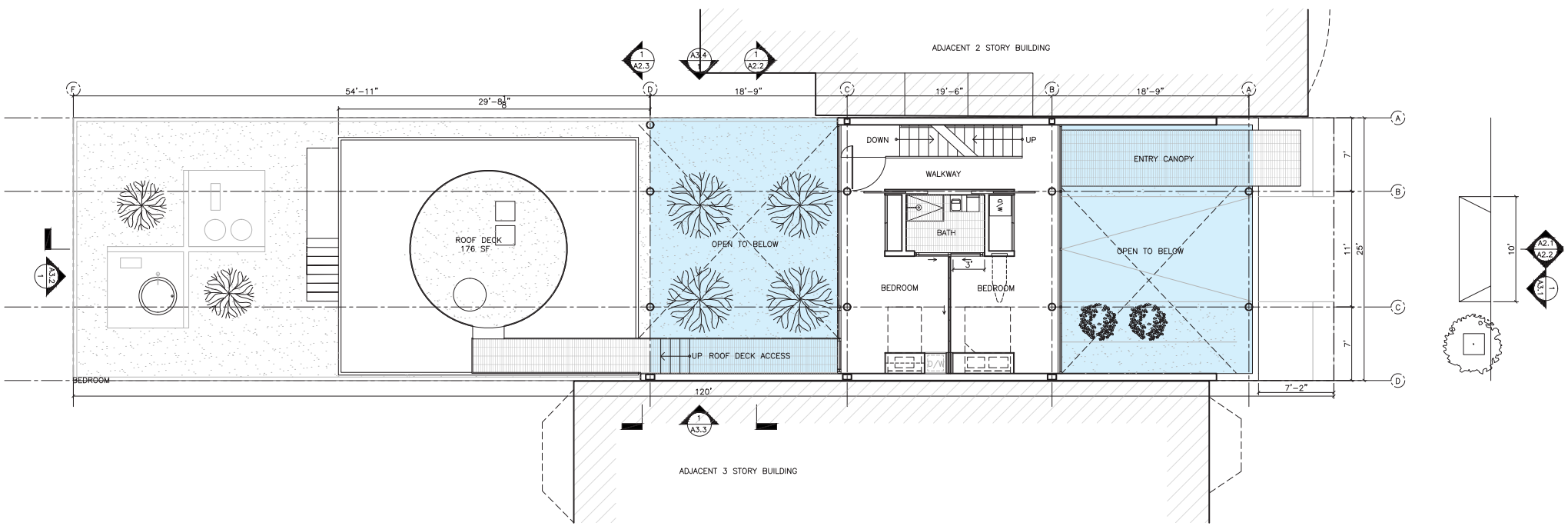
Light, Air, and Adjacent Relief

ELEVATION LEGEND

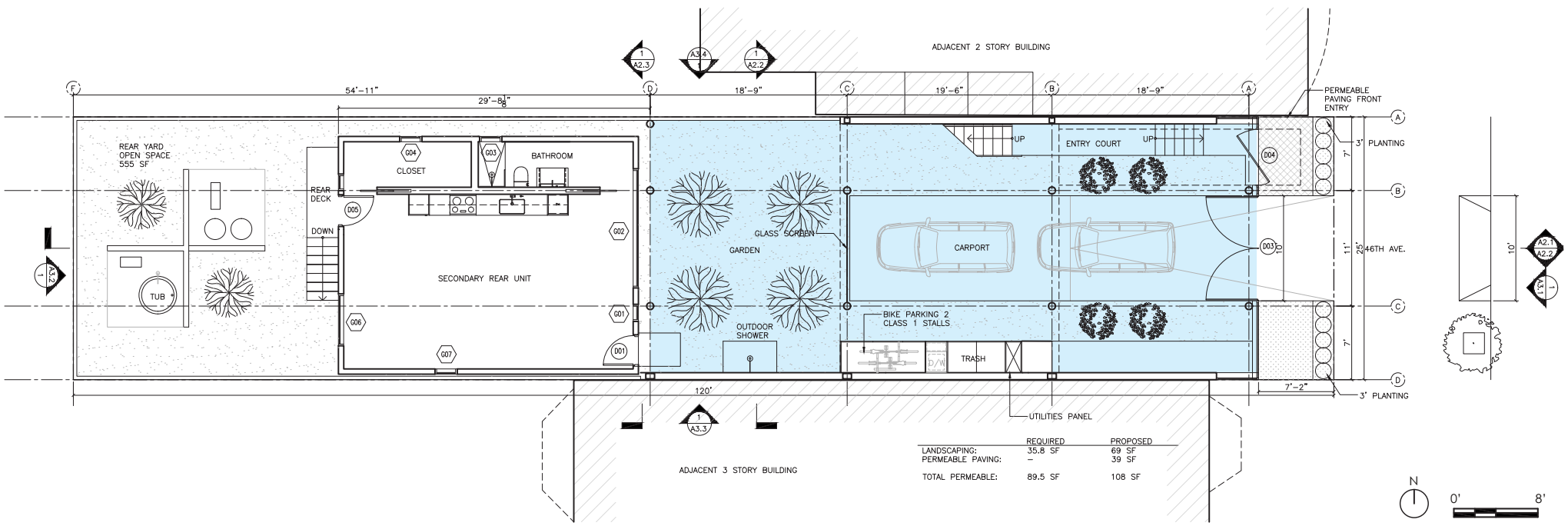
- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
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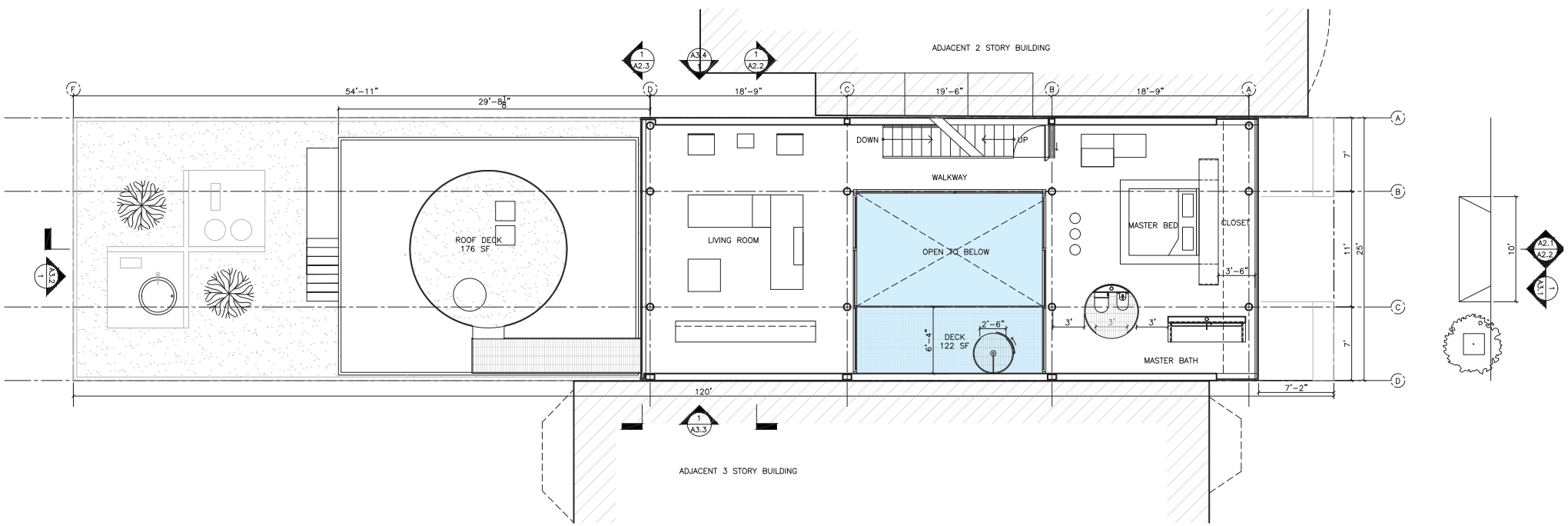
West Elevation



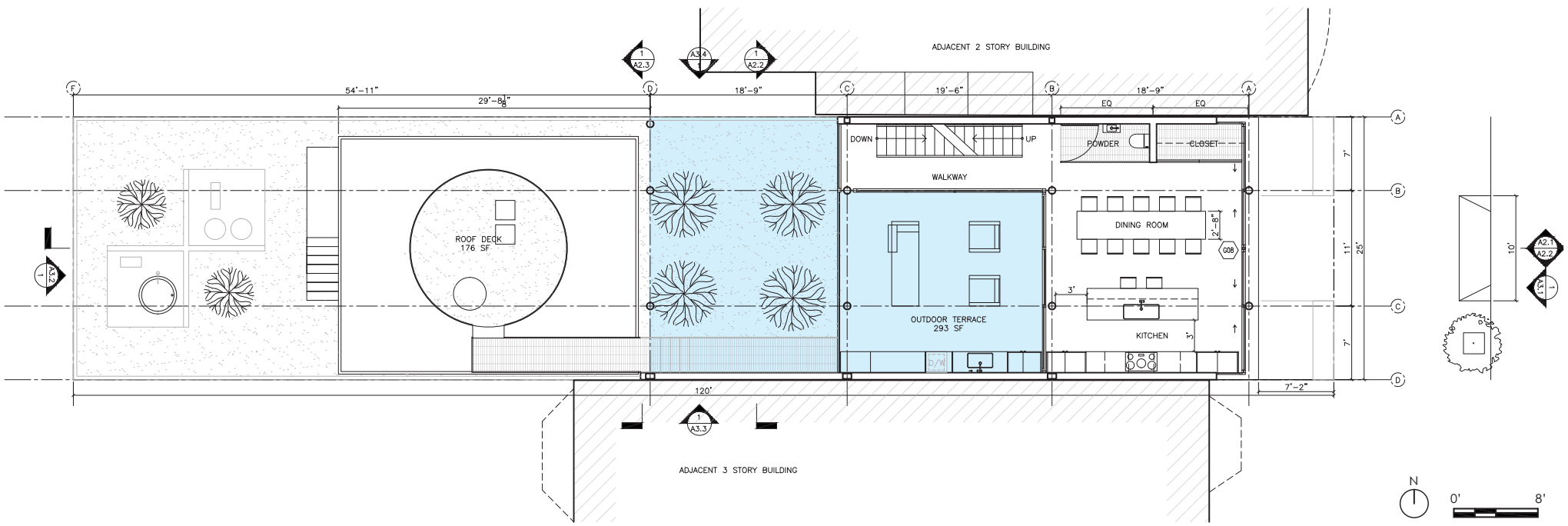
Level 2 Floor Plan



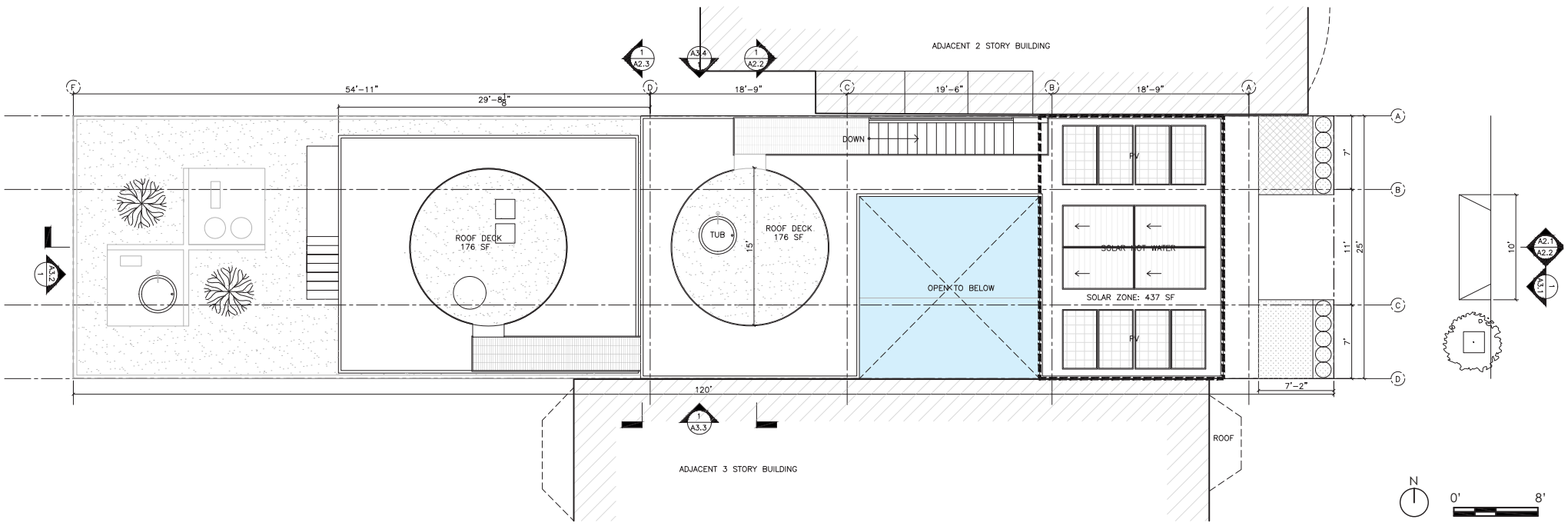
Ground Floor Plan



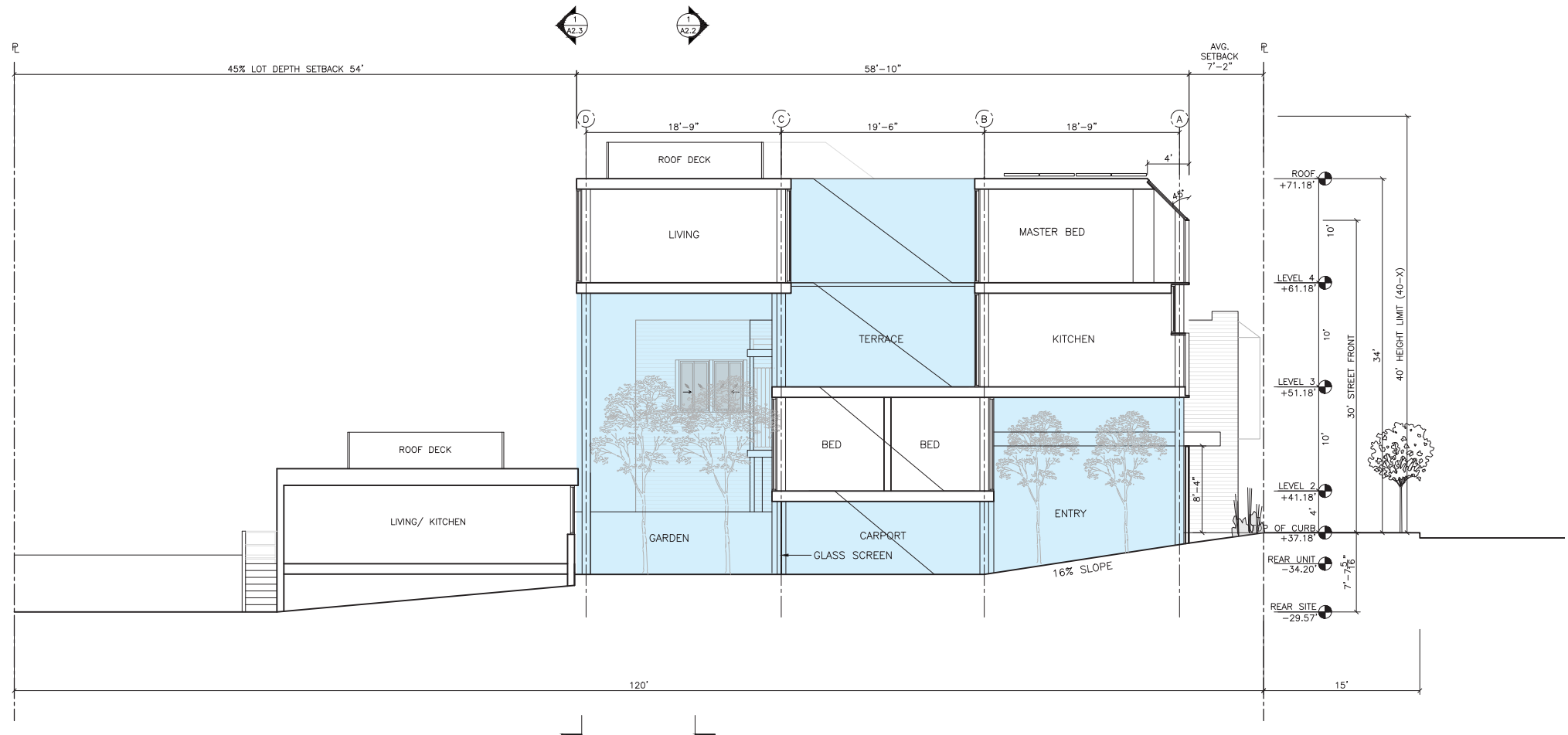
Level 4 Floor Plan



Level 3 Floor Plan



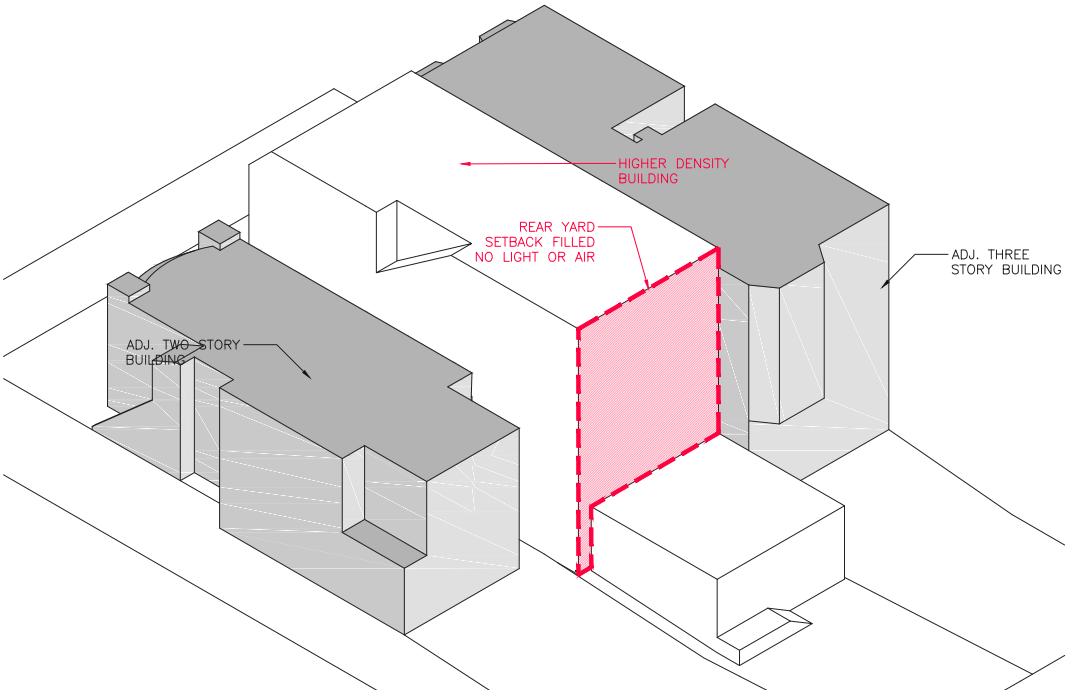
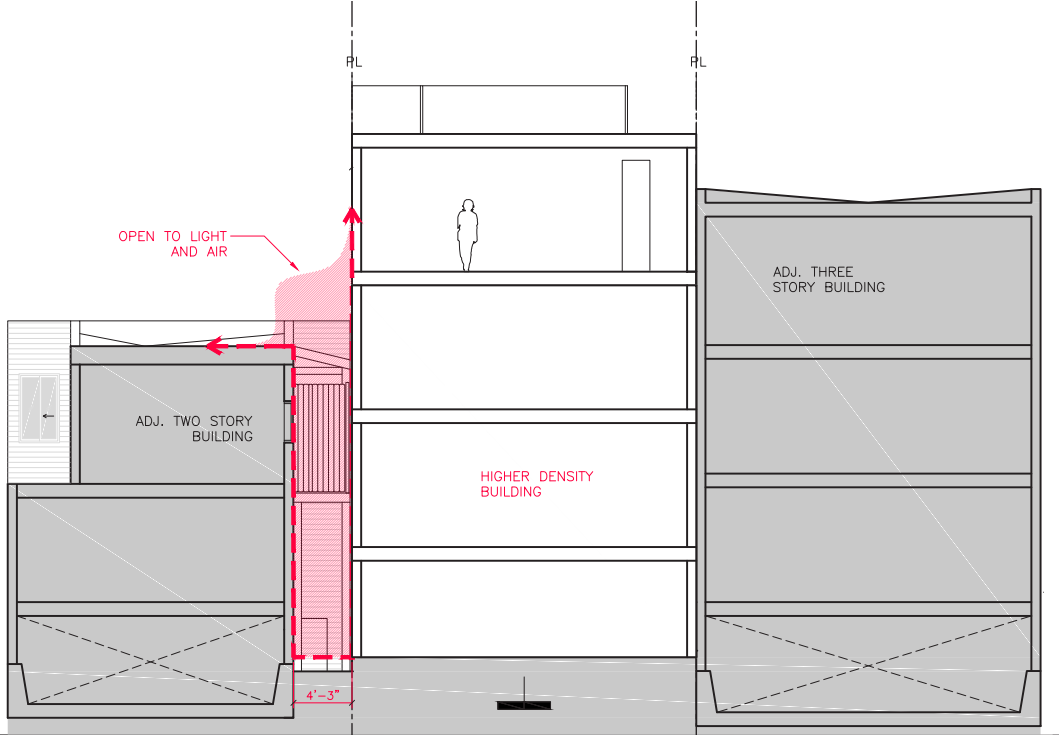
N
0' 8'
Roof Plan



Section



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Density

Restricting Light and Air