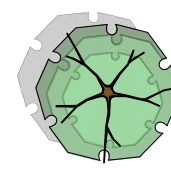
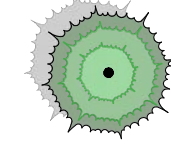
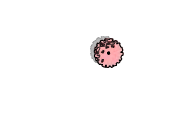





CONCEPT PLANT SCHEDULE

	STREET TREE 2" CAL. B&B OR CONT., 12'-16' HT	13
	EVERGREEN TREE	3
	LOW SHRUB 2 GAL. CONT. @ 3' O.C.	85
	SCREENING SHRUB 5 GAL. CONT. 2'-3' O.C.	136
	LARGE SHRUB 5 GAL. CONT. @ 5' O.C.	6
	GROUNDCOVER 1 GAL. CONT. @ 2' O.C.	450

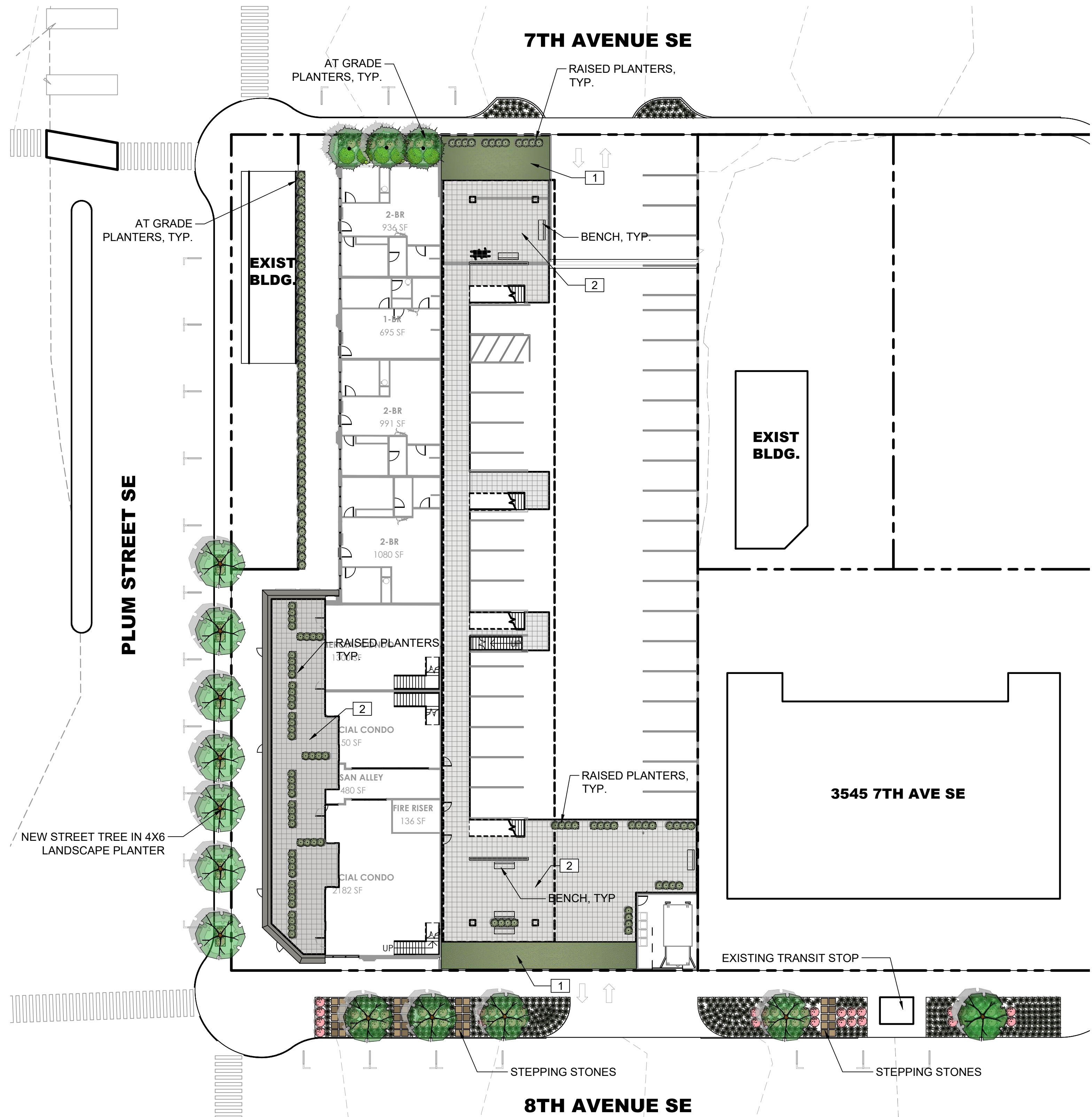
LANDSCAPE SPECIFICATIONS

- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- CHEMICALLY KILL AND REMOVE FROM SITE ALL EXISTING WEEDS AND VEGETATION NOT SHOWN TO REMAIN ON PLANS.
- DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN AREAS SHOWN AND AT DEPTHS INDICATED FOR CROWNING AND BERMING OF LANDSCAPE AREAS, AND BACKFILL OF RETAINING WALLS (IF REQUIRED). DOTTED LINES INDICATE 1' CONTOUR INTERVALS. ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL, WHETHER INDICATED ON PLANS OR NOT, SO THAT FINISH GRADES OF ALL SHRUB BEDS SHALL BE 2" BELOW TOPS OF ADJACENT CURBS AND PAVEMENT, AND LAWN AREAS SHALL BE 1/2" BELOW TOPS OF ADJACENT CURBS AND PAVEMENT. STRUCTURAL FILL AREAS: ANY LANDSCAPE AREAS OCCURRING WITHIN EXISTING OR PRIOR STRUCTURAL FILL ZONES SHALL HAVE SAID STRUCTURAL FILL MATERIALS EXCAVATED TO A DEPTH OF 12" BELOW FINISH GRADES IN SHRUB AREAS AND 6" BELOW GRADE IN LAWN AREAS, REPLACED WITH SPECIFIED TOPSOIL, AND AMENDED AS SPECIFIED. DISPOSE OF EXCAVATED MATERIAL OFF SITE.
- FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING OPERATIONS. ALL NON-COMPOSTABLE MATERIALS SHALL BE REMOVED BY HAND AFTER APPLICATION.
- ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OF THE CITY OF OLYMPIA PRIOR TO INSTALLATION. UPDATED PLANS SHOWING ACCURATE PLANT MATERIALS SHALL BE PROVIDED TO THE CITY OF OLYMPIA PRIOR TO OCCUPANCY. ANY SUBSTITUTIONS SHALL CONFORM TO OMC 18.32.225A.2(B).
- ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. A MINIMUM OF SIXTY PERCENT (60%) OF PLANT MATERIALS WILL BE WELL-ADAPTED DROUGHT TOLERANT OR NATIVE PLANTS.
- ALL PLANT MATERIALS AND PLANT LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ROOT BARRIER SHALL BE INCORPORATED ADJACENT AND PARALLEL TO PAVING, CURB AND SIDEWALK, A MINIMUM OF 15 LINEAR FEET (7.5' ON EITHER SIDE OF TRUNK), 24" DEEP, WHERE ANY TREE IS WITHIN 8' OF PAVING, CURB OR SIDEWALK. ROOT BARRIER SHALL BE DEEPROOT UB-24 AS AVAILABLE FROM EWING IRRIGATION PRODUCTS, 2901 S TACOMA WAY, TACOMA, WA 98409 (253) 476-9530 OR APPROVED EQUAL.
- SOIL AMENDMENT FOR SOIL MIX AND PLANTING BACKFILL SHALL BE A SCREENED 5/8" MINUS NITRIFIED WOOD RESIDUAL COMPOST EQUAL TO:
 - "TOP GRADE COMPOST" BRAND COMPOST AS AVAILABLE FROM SILVER SPRINGS ORGANICS, RAINIER, WA (360) 446-7645.
 - "CEDAR GROVE COMPOST" BRAND COMPOST AS AVAILABLE FROM CEDAR GROVE COMPOST, MAPLE VALLEY, WA (877) 764-5748.
 - PREP/LRI COMPOST AS AVAILABLE FROM RANDLES SAND AND GRAVEL, INC., PUYALLUP, WA (253) 537-6828.
- ALL NON-COMPOSTABLE MATERIALS WILL BE REMOVED FROM SITE.
- SOIL PREPARATION - (ALL LANDSCAPE AREAS) SPREAD 9 C.Y. OF SPECIFIED SOIL AMENDMENT PER 1000 S.F. (APPROX. 3" DEPTH) OF AREA. SPREAD 150 LBS./1000 S.F. OF AGRICULTURAL GYPSUM AND 15 LBS./1000 S.F. OF 16-8-8 COMMERCIAL FERTILIZER OVER SOIL AMENDMENT. ROTO-TILL TO INCORPORATE ALL OF THE ABOVE TO A MIN. 8" DEPTH OF EXISTING SOIL AND GRADE SMOOTH, COMPACTING AS REQUIRED AND REMOVING ALL ROCKS, CLODS AND DEBRIS.
- BACKFILL MIX AND SOIL MIX FOR ALL PLANTS SHALL BE A BLEND OF 1/3 SANDY LOAM TOPSOIL, 1/3 CLEAN COARSE SAND, AND 1/3 SOIL AMENDMENT SPECIFIED IN ITEM NO. 9.
- ONLY SLOW RELEASE FERTILIZERS SHALL BE APPLIED FOR THE LIFE OF THE DEVELOPMENT AT A MAXIMUM AMOUNT OF 4 LBS OF NITRATE AS NITROGEN ANNUALLY AND NO MORE THAN 1 LB PER APPLICATION FOR EVERY 1,000 SQUARE FEET OF TURF GRASS. ONLY FERTILIZER FORMULAS WITH A MINIMUM OF 50 PERCENT WATER INSOLUBLE FORM OF NITROGEN ARE PERMITTED FOR USE. APPROVED WATER INSOLUBLE FORMS OF NITROGEN INCLUDE SULFUR AND/OR POLYMER COATED FERTILIZERS, ISOBUTYLIDENE DIUREA (IBDU), METHYLENE UREA AND UREAFORM, AND ORGANIC FERTILIZERS REGISTERED WITH WASHINGTON DEPARTMENT OF AGRICULTURE.
- APPLY OSMOCOTE 18-6-12, 9 MONTH SLOW RELEASE FERTILIZER OVER THE SURFACE OF ALL PLANT PITS AT THE FOLLOWING RATES (NO MORE THAN A MAXIMUM 4LBS. OF NITRATE NITROGEN SHALL BE USED ANNUALLY):



TREE UNIT CALCULATIONS

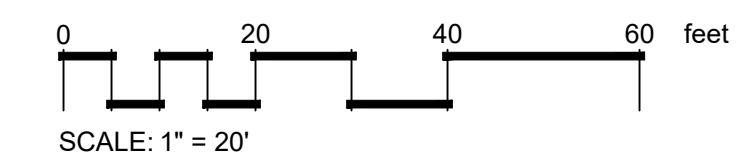
BUILDABLE SITE AREA	32,317 S.F.
REQUIRED TREE UNITS - 30 PER ACRE	22 UNITS
EXISTING TREE UNITS TO REMAIN	0
NEW TREE UNITS PROVIDED	3
TOTAL SITE TREE UNITS SHORT	19 UNITS

- | | |
|--------------------------------------|-------------------------------|
| TREES OVER 10' HEIGHT: 2 CUPS | TREES UNDER 10' HEIGHT: 1 CUP |
| ALL SHRUBS EXCEPT 1 GALLONS: 1/2 CUP | GROUND COVERS: 1/4 CUP |
| 1 GALLON PLANTS: 1/4 CUP | |
- FERTILIZER TABLETS FOR SHRUBS AND GROUNDCOVERS SHALL BE AGRIFORM (20-10-5) 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: ALL SHRUBS (EXCEPT 1 GALLONS): 3-21 GRAM TABLETS, ALL 1 GALLONS: 1-21 GRAM TABLET, ALL 2-1/4" AND 4" POT GROUND COVERS: 1-10 GRAM TABLET EACH. SET TABLETS DIRECTLY NEXT TO ROOTBALL.
 - PRIOR TO PLANT INSTALLATION, AN INSPECTION OF THE SOIL AMENDMENTS AND PLANTS TO BE INSTALLED WILL BE SCHEDULED BY THE APPLICANT AND PERFORMED BY THE CITY.
 - ALL SHRUB AND BEDS SHALL RECEIVE A 4" DEPTH (12 C.Y. PER 1000 S.F.) OF "MEDIUM/FINE GRIND" HEMIFIR BARK MULCH AS TOP DRESSING. IN GROUND COVER AREAS, DEPTH OF BARK MULCH SHALL BE ADJUSTED TO THE MAXIMUM DEPTH THAT ALLOWS THE PLANTINGS TO FULLY ROOT IN SOIL WITHOUT BEING BURIED BY BARK MULCH. BARK MULCH SHALL BE PULLED AWAY FROM LEAVES AND BRANCHES OF TREES, SHRUBS, GROUNDCOVERS, WITH UNCOMPOSTED TOP DRESS MULCH, A SUFFICIENT AMOUNT OF FERTILIZER SHALL BE ADDED TO COMPENSATE FOR NITROGEN DEFICIENCIES.
 - APPLY A GRANULAR PRE-EMERGENT HERBICIDE TO ALL SHRUB AND GROUNDCOVER BEDS AT THE CONCLUSION OF THE MAINTENANCE PERIOD. DO NOT USE CASARON OR NORASAC BRANDS. ALL FERTILIZER MUST COMPLY TO MEET WELL HEAD PROTECTION AREAS MINIMUM MITIGATION STANDARDS [OMC 18.32.225(A)(2)(A)]
 - ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
 - ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE. ALL REPLACED PLANTS SHALL BE RE-GUARANTEED. ALL REPLACEMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIVING WRITTEN NOTICE FROM THE OWNER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANTS DYING DUE TO OWNER NEGLIGENCE OR VANDALISM, AFTER THE MAINTENANCE PERIOD.
 - PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER AND/OR MASS SHRUB QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING. ALL LANDSCAPE AREAS SHALL BE PLANTED TO ACHIEVE 80% PLANT DENSITY WITHIN 3 YEARS. ADDITIONAL PLANTINGS MAY BE REQUIRED UPON INSPECTION BY THE CITY OF OLYMPIA.
 - FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
 - REMOVE ALL WEEDS OVER 1" IN HEIGHT, REFER TO THE THURSTON COUNTY'S IPMP FOR ADDITIONAL REQUIREMENTS.
 - REPLACE DEAD OR UNHEALTHY PLANTS.
 - ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM, SEE OMC 18.32.225.A(2)(C) FOR ADDITIONAL REQUIREMENTS.
 - ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.
 - FERTILIZE ALL LAWNS AT CONCLUSION OF MAINTENANCE PERIOD, SEE OMC 18.32.225.A(2)(A) FOR ADDITIONAL REQUIREMENTS.
 - ALL APPLICATIONS OF FERTILIZERS AND CHEMICALS SHALL BE RE-EVALUATED PRIOR TO ACTUAL LANDSCAPE INSTALLATION AND MAINTENANCE.



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	SYNTHETIC TURF	818 SF
	2	ROOF DECK	6,632 SF



Jun 10, 2025 8:25:21am - User: terra-consulting
 W:\PROJECTS\1838 THOMAS ARCHITECTURE STUDIO, INC.\26-000265 14-LS.DWG

REVISIONS	DATE	BY

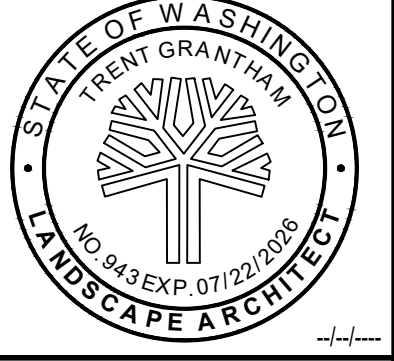
SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

PRELIMINARY LANDSCAPE PLAN

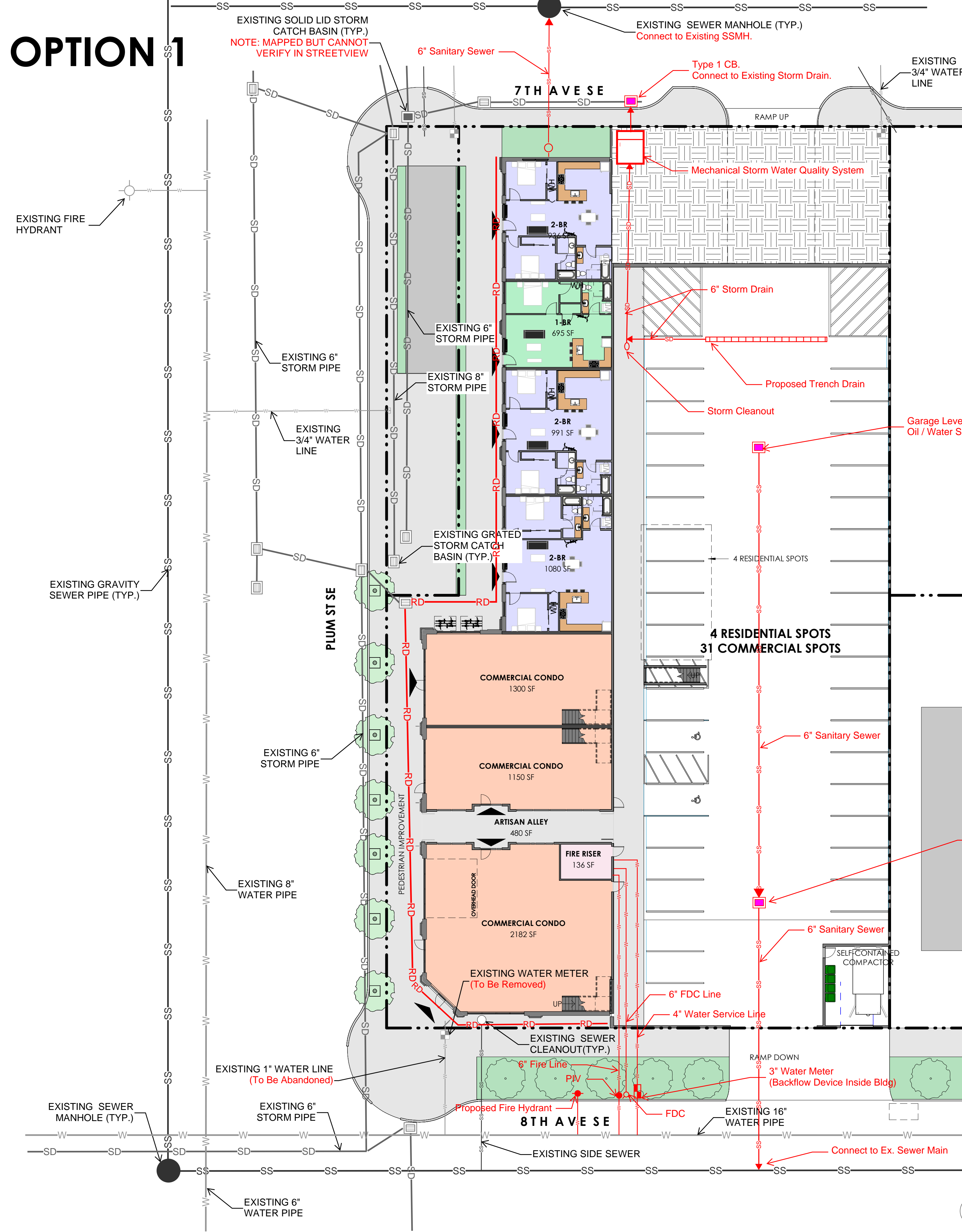
VIA SUSINA MIXED-USE
OLYMPIA, WA
716 PLUM ST SE

PROJECT NAME



DESIGNER:	T. GRANTHAM
DRAWN BY:	T. GRANTHAM
APPROVED BY:	T. GRANTHAM
DATE:	JUNE 2026
JOB NO.:	26-000265
DRAWING FILE NO.:	26-000265 X-LS
DRAWING NO.:	LS-01
SHEET NO.:	1 OF 1

OPTION 1



DEVELOPMENT STATISTICS

PER OLYMPIA MUNICIPAL CODE (OMC)

RETAIL

ZONING: **DB (DOWNTOWN BUSINESS)**
 LOT COVERAGE: **100%** (SEE OMC TABLE 6.02)
 IMPERVIOUS SURFACES: **100%** (SEE OMC TABLE 6.02)
 PERMITTED USE: **RESTAURANT, DRINKING EST., BUSINESS OFFICES, APARTMENTS, APARTMENTS ABOVE MIXED USE, AND OTHERS** (SEE OMC TABLE 6.01)

FRONTAGE IMPROVEMENTS REQUIRED FOR NEW DEVELOPMENT, MAY INCLUDE: CURB & GUTTER (BULB OUTS), STREET TREES, ADDITIONAL IMPROVEMENTS (SEE OMC 4B.080).

STREET TREES: **25' ON CENTER (SMALL TREES)**
35' ON CENTER (MEDIUM TREES)

BUILDING

HEIGHT RESTRICTION: **75', TWO ADDITIONAL STORIES FOR RESIDENTIAL USE, ADDITIONAL STORIES REQUIRED TO STEP BACK 8' FROM STREET.**
 SETBACKS: **10' SETBACK FROM CURB ON NORTH AND SOUTH STREETS OF SITE**
 LOT SETBACK: **NO REQUIREMENT.**
 MEZZANINE: **NO GREATER THAN 1/3RD SPACE BELOW** (IBC 505.2.1)

PARKING PROVIDED:

COMMERCIAL: **31 STALLS**
 RESIDENT: **37 STALLS**
 LONG TERM BIKE PARKING: **56 STALLS** (OMC TABLE 38.01)
 SHORT TERM BIKE PARKING: **6 STALLS** (OMC TABLE 38.01)

- STUDIO
1 BATHROOM
460 SF
- 1 BEDROOM
1 BATHROOM
680 - 730 SF
- 2 BEDROOM
2 BATHROOM
1,070 - 1,100 SF
- (3) COMMERCIAL SPACES
2,036 AVERAGE
6,145 SF TOTAL

4-STORY WALK-UP OPTION	
GROUND	0 UNITS
FLOOR 1	0 UNITS
FLOOR 2	2 UNITS
FLOOR 3	2 UNITS
FLOOR 4	2 UNITS
6 TOTAL 1 BEDROOMS	
GROUND	1 UNIT
FLOOR 1	1 UNIT
FLOOR 2	10 UNITS
FLOOR 3	10 UNITS
FLOOR 4	10 UNITS
32 TOTAL 1 BEDROOMS	
GROUND	3 UNITS
FLOOR 1	3 UNITS
FLOOR 2	4 UNITS
FLOOR 3	4 UNITS
FLOOR 4	4 UNITS
18 TOTAL 2 BEDROOMS	
56 UNITS TOTAL	
49,730 SF NET BUILDING AREA	
5,280 SF EXTERIOR BUILDING CIRCULATION	
55,010 SF GROSS BUILDING AREA	
90% EFFICIENCY	

PARKING RATIO
 37 STALLS:56 UNITS
 .66

PLAN LEGEND

- ARROW INDICATES PRIMARY BUILDING ENTRANCE
- SECTION MARKER, NUMBER BELOW INDICATES PAGE WHERE SECTION CAN BE FOUND, NUMBER ABOVE INDICATES THE SECTION LOCATION ON THE PAGE.
- PROPERTY LINE
- SHORT TERM BIKE PARKING
- LONG TERM BIKE PARKING

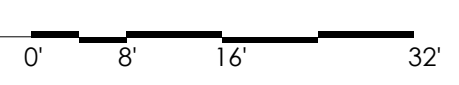


VIA SUSUNA MIXED-USE

716 PLUM ST SE | OLYMPIA, WA

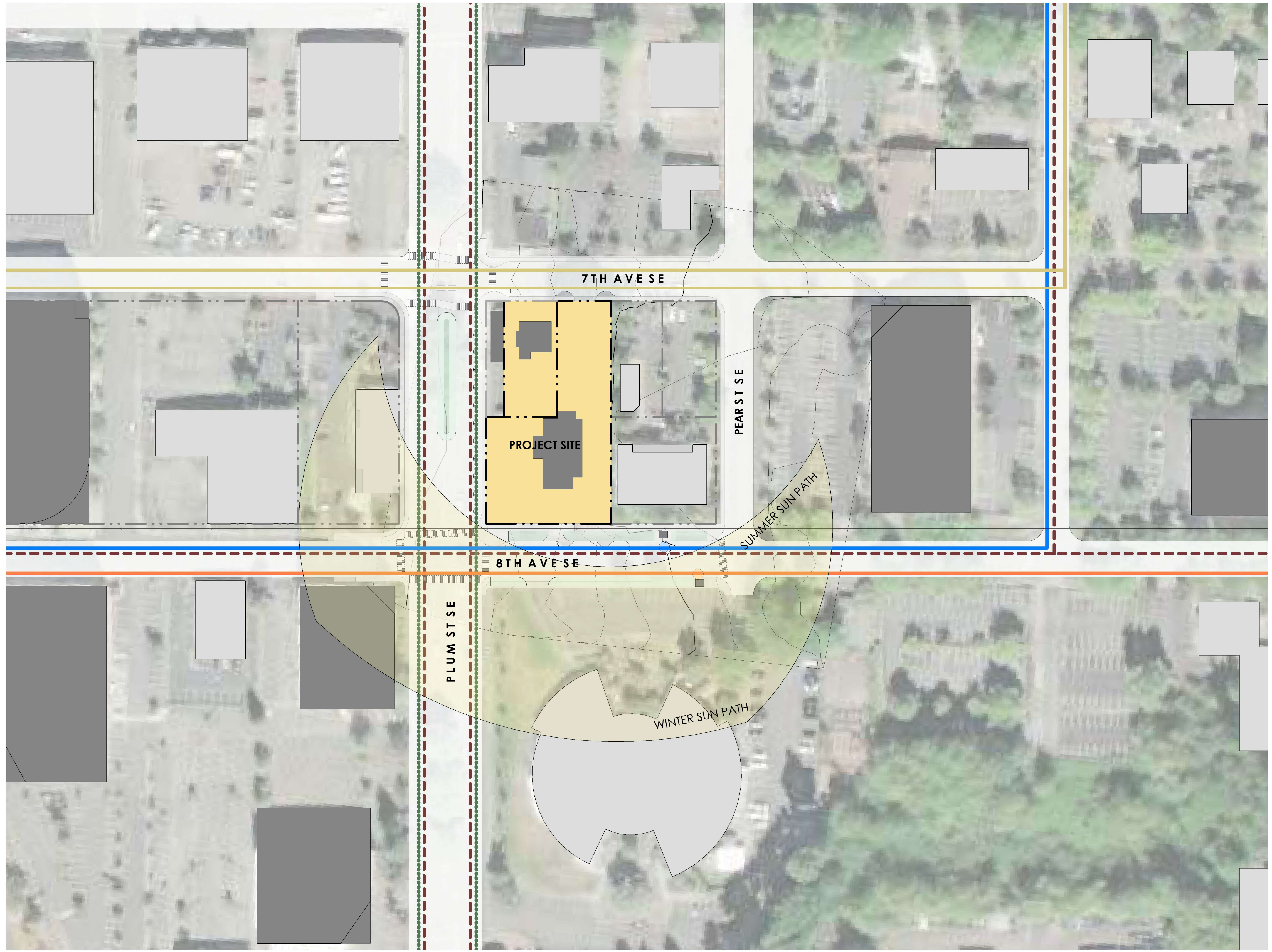
CONCEPT DESIGN | JUNE 03, 2026

1 FLOOR PLAN - GROUND FLOOR
 1/16" = 1'-0"



FLOOR PLAN

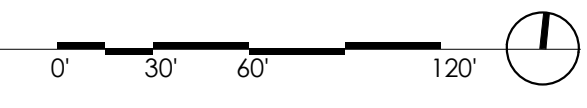
A101



CONTEXT LEGEND

- CIRCULATION**
- ROUTE (60) & BUS STOP: 60 MINUTE INTERVALS
 - ROUTE (64) & BUS STOP: 60MINUTE INTERVALS
 - - - VEHICULAR ROUTES (MODERATE USE)
 - - - - - PEDESTRIAN ROUTES (LOW USE)
 - BICYCLE PATH
- CONTEXT**
- MEDIUM BUILDING (15'-35' TALL)
 - TALL BUILDING (>35' TALL)
 - OVERHEAD UTILITY LINE & UTILITY POLE
- SITE**
- PROPERTY LINES
 - FOOTPRINT OF PROJECT SITE

1 SITE CONTEXT
1" = 60'-0"



VIA SUSINA MIXED-USE

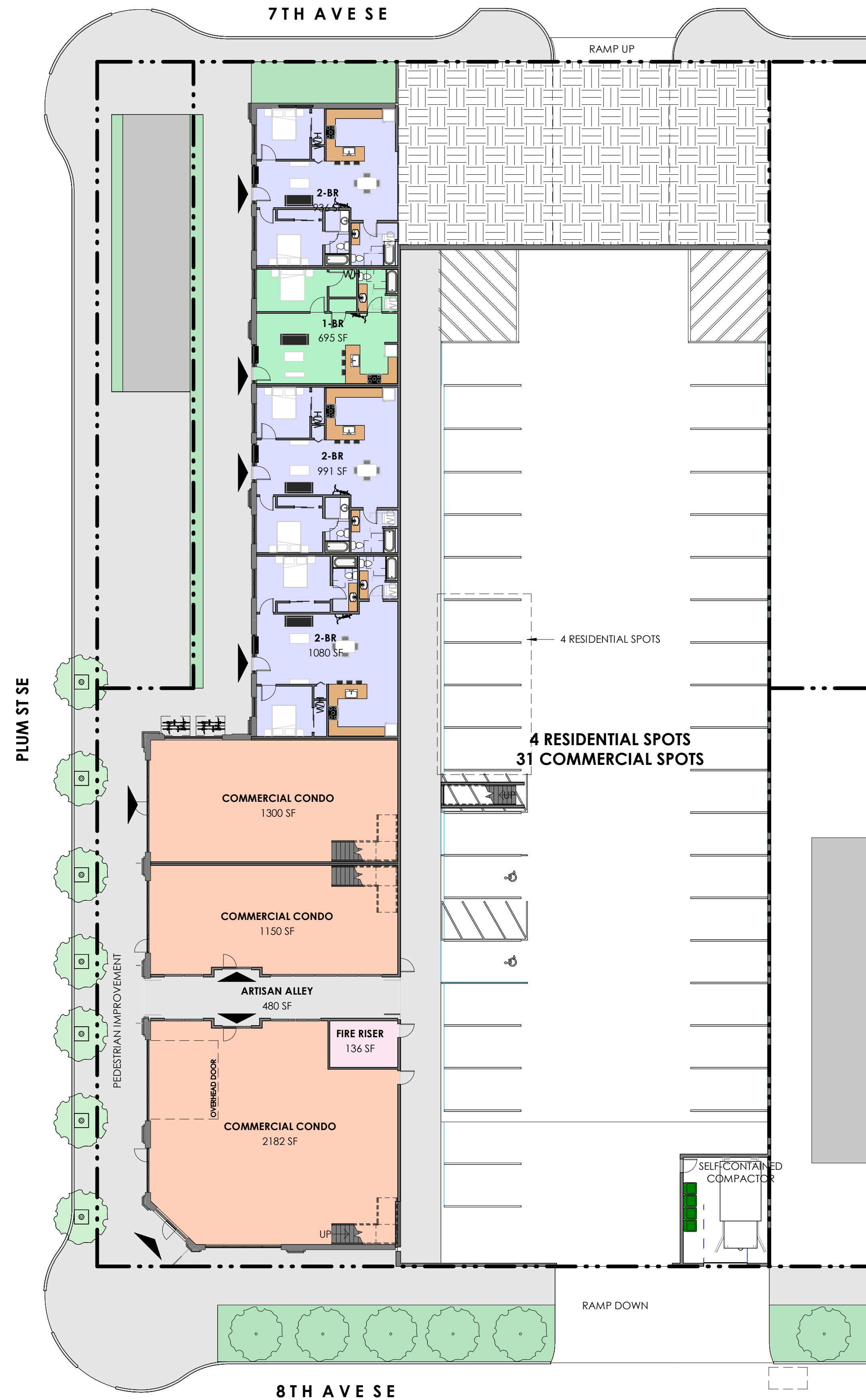
716 PLUM ST SE | OLYMPIA, WA

CONCEPT DESIGN | JUNE 10, 2026

SITE
CONTEXT

A0.2

OPTION 1



DEVELOPMENT STATISTICS

PER OLYMPIA MUNICIPAL CODE (OMC)

RETAIL

ZONING: **DB (DOWNTOWN BUSINESS)**
 LOT COVERAGE: **100%** (SEE OMC TABLE 6.02)
 IMPERVIOUS SURFACES: **100%** (SEE OMC TABLE 6.02)
 PERMITTED USE: **RESTAURANT, DRINKING EST., BUSINESS OFFICES, APARTMENTS, APARTMENTS ABOVE MIXED USE, AND OTHERS** (SEE OMC TABLE 6.01)

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STREET TREES: **25' ON CENTER (SMALL TREES)**
35' ON CENTER (MEDIUM TREES)

BUILDING

HEIGHT RESTRICTION: **75', TWO ADDITIONAL STORIES FOR RESIDENTIAL USE, ADDITIONAL STORIES REQUIRED TO STEP BACK 8' FROM STREET.**

SETBACKS: **10' SETBACK FROM CURB ON NORTH AND SOUTH STREETS OF SITE**

LOT SETBACK: **NO REQUIREMENT.**

MEZZANINE: **NO GREATER THAN 1/3RD SPACE BELOW (IBC 505.2.1)**

PARKING PROVIDED:

COMMERCIAL: **31 STALLS**

RESIDENT: **37 STALLS**

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 SHORT TERM BIKE PARKING: **6 STALLS** (OMC TABLE 38.01)

PLAN LEGEND

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- PROPERTY LINE
- SHORT TERM BIKE PARKING
- LONG TERM BIKE PARKING

4-STORY WALK-UP OPTION

GROUND	0 UNITS
FLOOR 1	0 UNITS
FLOOR 2	2 UNITS
FLOOR 3	2 UNITS
FLOOR 4	2 UNITS
6 TOTAL 1 BEDROOMS	
GROUND	1 UNIT
FLOOR 1	1 UNIT
FLOOR 2	10 UNITS
FLOOR 3	10 UNITS
FLOOR 4	10 UNITS
32 TOTAL 1 BEDROOMS	
GROUND	3 UNITS
FLOOR 1	3 UNITS
FLOOR 2	4 UNITS
FLOOR 3	4 UNITS
FLOOR 4	4 UNITS
18 TOTAL 2 BEDROOMS	
56 UNITS TOTAL	
49,730 SF NET BUILDING AREA	
5,280 SF EXTERIOR BUILDING CIRCULATION	
6,145 SF COMMERCIAL SPACE	
61,155 SF GROSS BUILDING AREA	

- STUDIO
1 BATHROOM
460 SF
- 1 BEDROOM
1 BATHROOM
680 - 730 SF
- 2 BEDROOM
2 BATHROOM
1,070 - 1,100 SF
- (3) COMMERCIAL SPACES
2,036 AVERAGE
6,145 SF TOTAL

91% EFFICIENCY

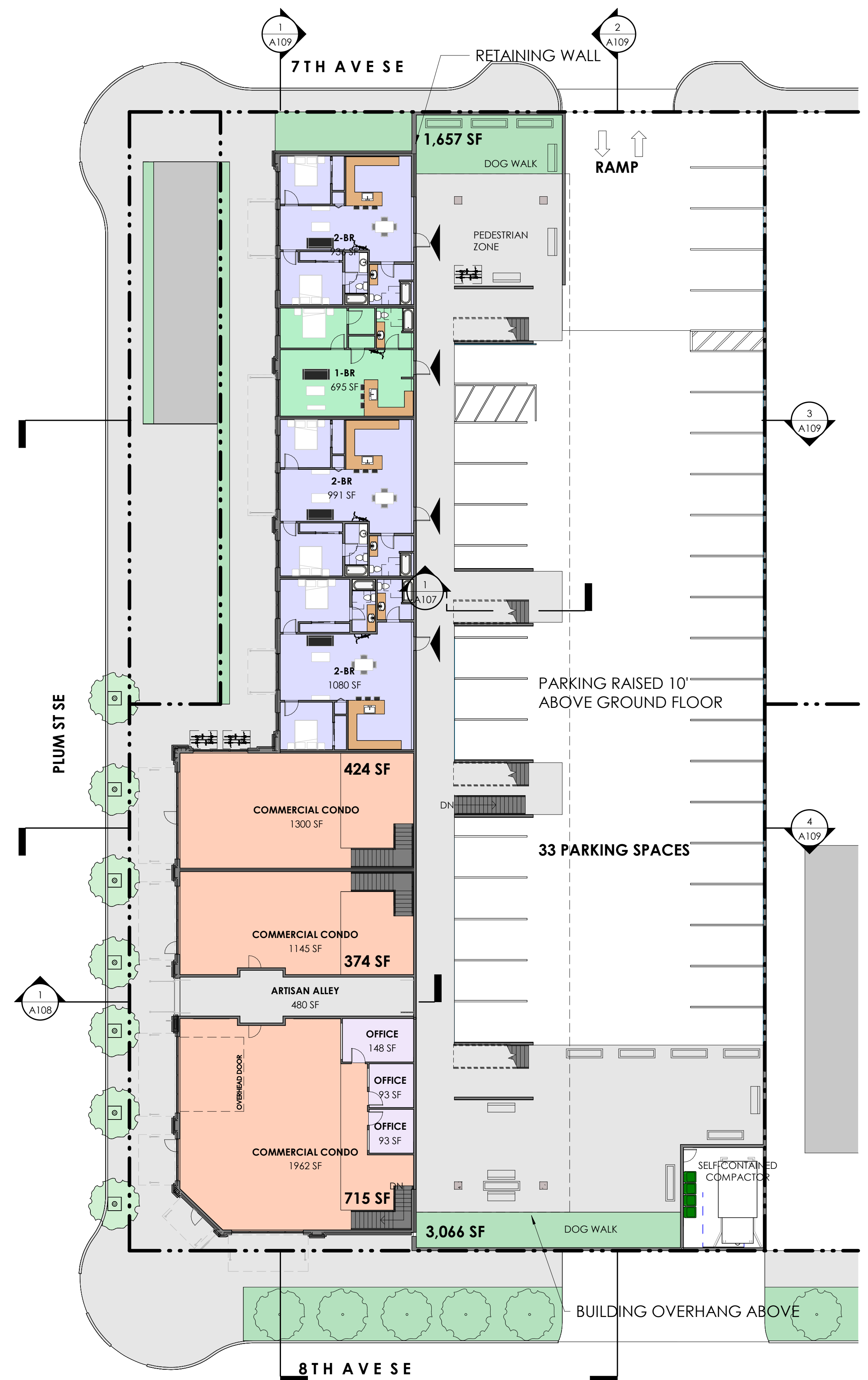
PARKING RATIO
 37 STALLS:56 UNITS
 .66

VIA SUSINA MIXED-USE

716 PLUM ST SE | OLYMPIA, WA

CONCEPT DESIGN | JUNE 10, 2026

OPTION 1



DEVELOPMENT STATISTICS

PER OLYMPIA MUNICIPAL CODE (OMC)

RETAIL

ZONING: **DB (DOWNTOWN BUSINESS)**
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35' ON CENTER (MEDIUM TREES)

BUILDING

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PLAN LEGEND

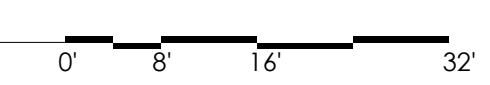
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460 SF
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2 BATHROOM
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2,036 AVERAGE
6,145 SF TOTAL

4-STORY WALK-UP OPTION	
GROUND	0 UNITS
FLOOR 1	0 UNITS
FLOOR 2	2 UNITS
FLOOR 3	2 UNITS
FLOOR 4	2 UNITS
6 TOTAL 1 BEDROOMS	
GROUND	1 UNIT
FLOOR 1	1 UNIT
FLOOR 2	10 UNITS
FLOOR 3	10 UNITS
FLOOR 4	10 UNITS
32 TOTAL 1 BEDROOMS	
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FLOOR 1	3 UNITS
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91% EFFICIENCY
PARKING RATIO
 37 STALLS:56 UNITS
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1 FLOOR PLAN - FLOOR 1
 1/16" = 1'-0"

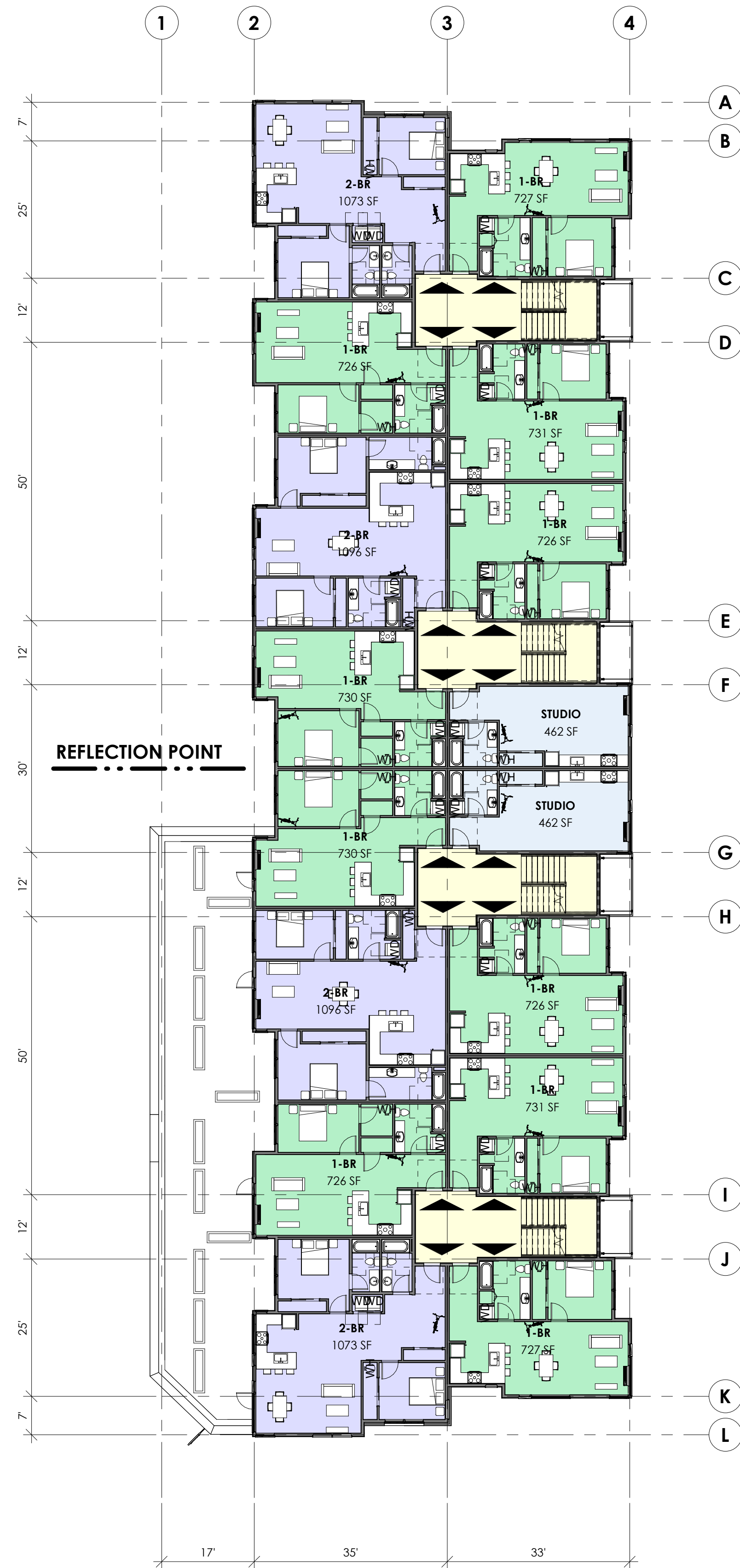


VIA SUSUNA MIXED-USE
 716 PLUM ST SE | OLYMPIA, WA
 CONCEPT DESIGN | JUNE 10, 2026

FLOOR PLAN

A102

OPTION 1



DEVELOPMENT STATISTICS

PER OLYMPIA MUNICIPAL CODE (OMC)

RETAIL

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2 BATHROOM
1,070 - 1,100 SF
- (3) COMMERCIAL SPACES
2,036 AVERAGE
6,145 SF TOTAL

4-STORY WALK-UP OPTION

GROUND	0 UNITS
FLOOR 1	0 UNITS
FLOOR 2	2 UNITS
FLOOR 3	2 UNITS
FLOOR 4	2 UNITS
6 TOTAL 1 BEDROOMS	

GROUND	1 UNIT
FLOOR 1	1 UNIT
FLOOR 2	10 UNITS
FLOOR 3	10 UNITS
FLOOR 4	10 UNITS
32 TOTAL 1 BEDROOMS	

GROUND	3 UNITS
FLOOR 1	3 UNITS
FLOOR 2	4 UNITS
FLOOR 3	4 UNITS
FLOOR 4	4 UNITS
18 TOTAL 2 BEDROOMS	

56 UNITS TOTAL

49,730 SF NET BUILDING AREA
5,280 SF EXTERIOR BUILDING CIRCULATION
6,145 SF COMMERCIAL SPACE
61,155 SF GROSS BUILDING AREA

91% EFFICIENCY

PARKING RATIO
 37 STALLS:56 UNITS
 .66

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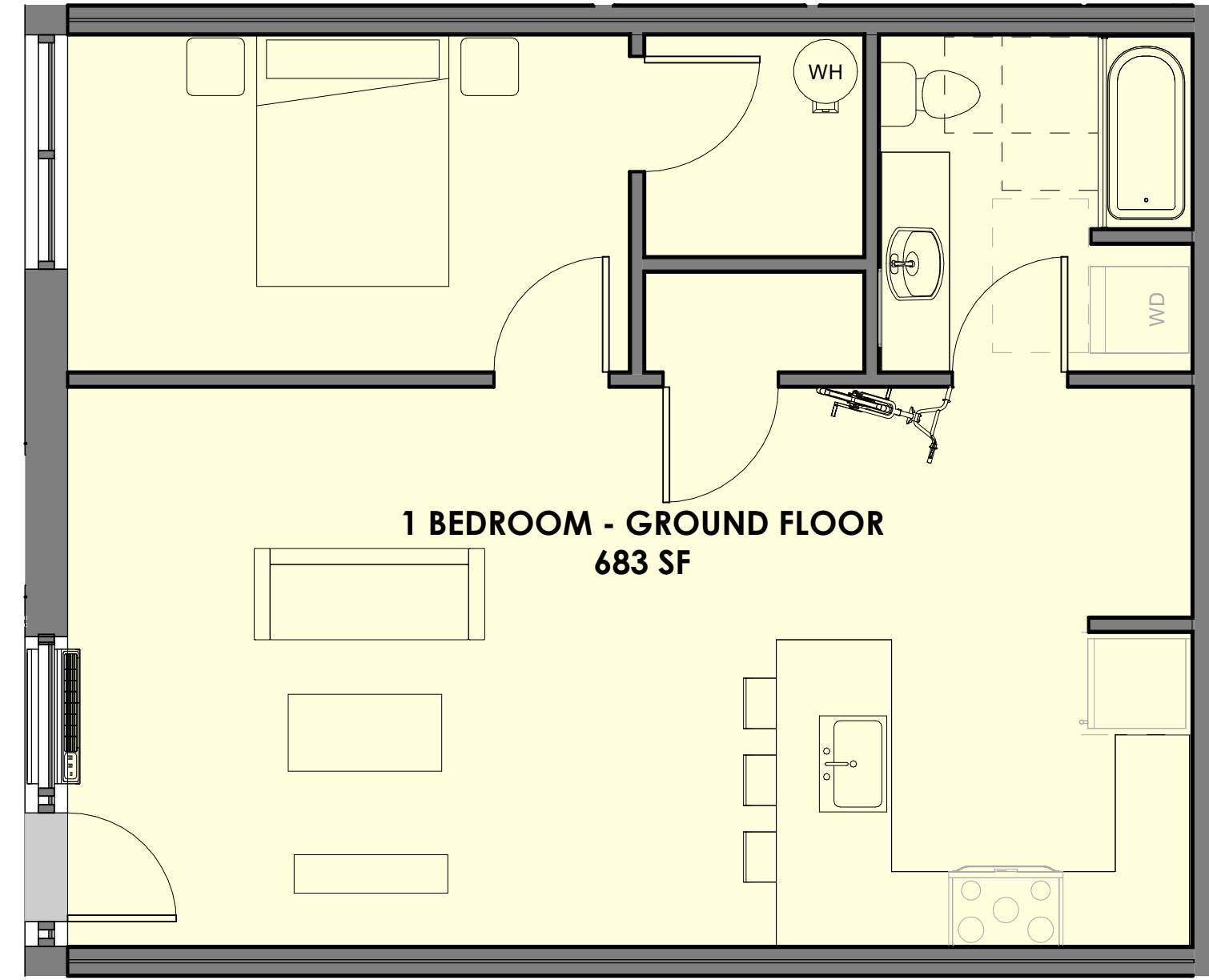
FLOOR PLAN

A103

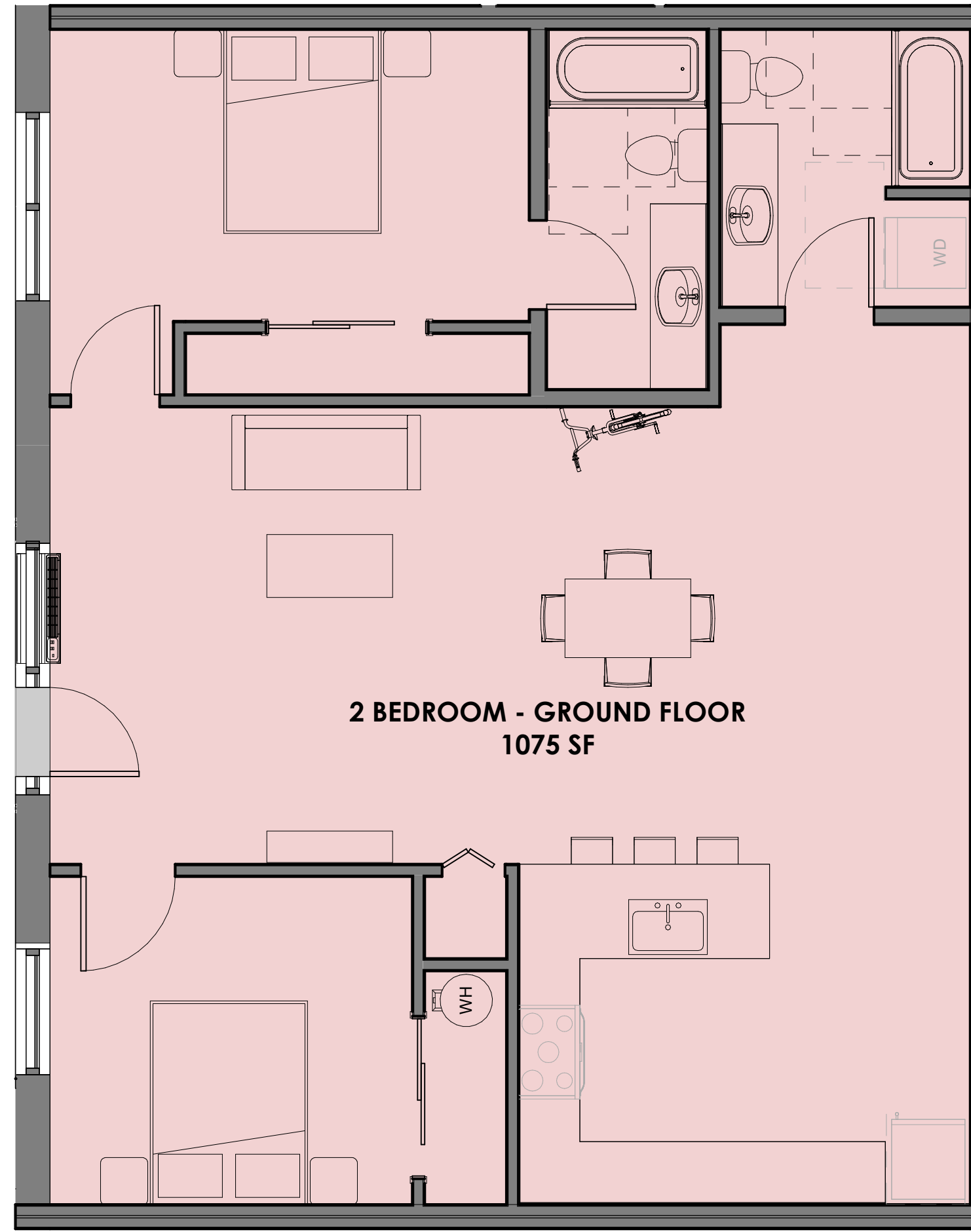
OPTION 1



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1 ENLARGED PLAN - 1 BEDROOM GROUND FLOOR
1/4" = 1'-0" 0 2 4 8'



2 ENLARGED PLAN - 2 BEDROOM GROUND FLOOR
1/4" = 1'-0" 0 2 4 8'

4-STORY WALK-UP OPTION

STUDIO
1 BATHROOM
460 SF

GROUND	0 UNITS
FLOOR 1	0 UNITS
FLOOR 2	2 UNITS
FLOOR 3	2 UNITS
FLOOR 4	2 UNITS

6 TOTAL 1 BEDROOMS

1 BEDROOM
1 BATHROOM
680 - 730 SF

GROUND	1 UNIT
FLOOR 1	1 UNIT
FLOOR 2	10 UNITS
FLOOR 3	10 UNITS
FLOOR 4	10 UNITS

32 TOTAL 1 BEDROOMS

2 BEDROOM
2 BATHROOM
1,070 - 1,100 SF

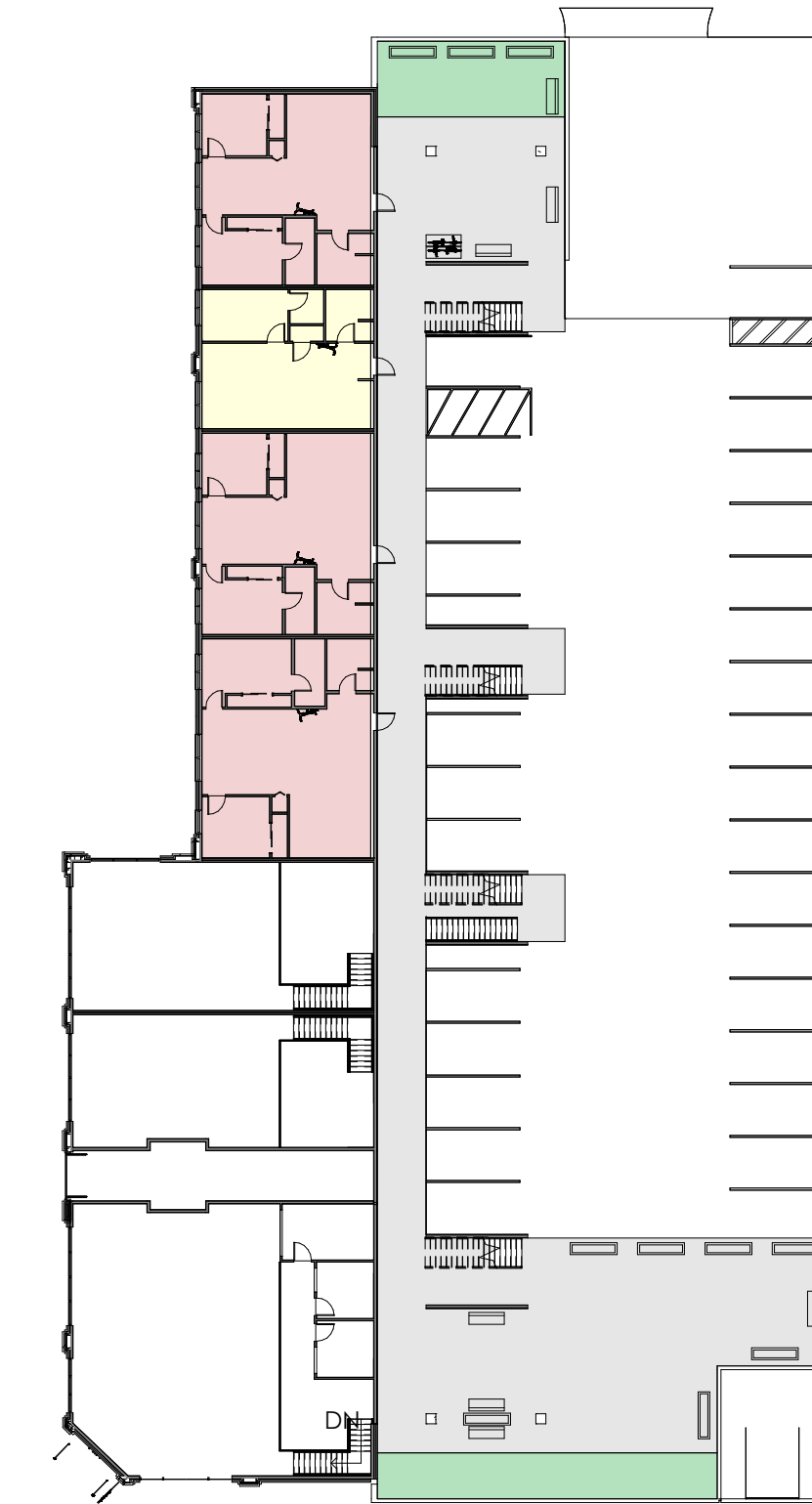
GROUND	3 UNITS
FLOOR 1	3 UNITS
FLOOR 2	4 UNITS
FLOOR 3	4 UNITS
FLOOR 4	4 UNITS

18 TOTAL 2 BEDROOMS

56 UNITS TOTAL

49,730 SF NET BUILDING AREA
5,280 SF EXTERIOR BUILDING CIRCULATION
55,010 SF GROSS RESIDENTIAL AREA

91% EFFICIENCY



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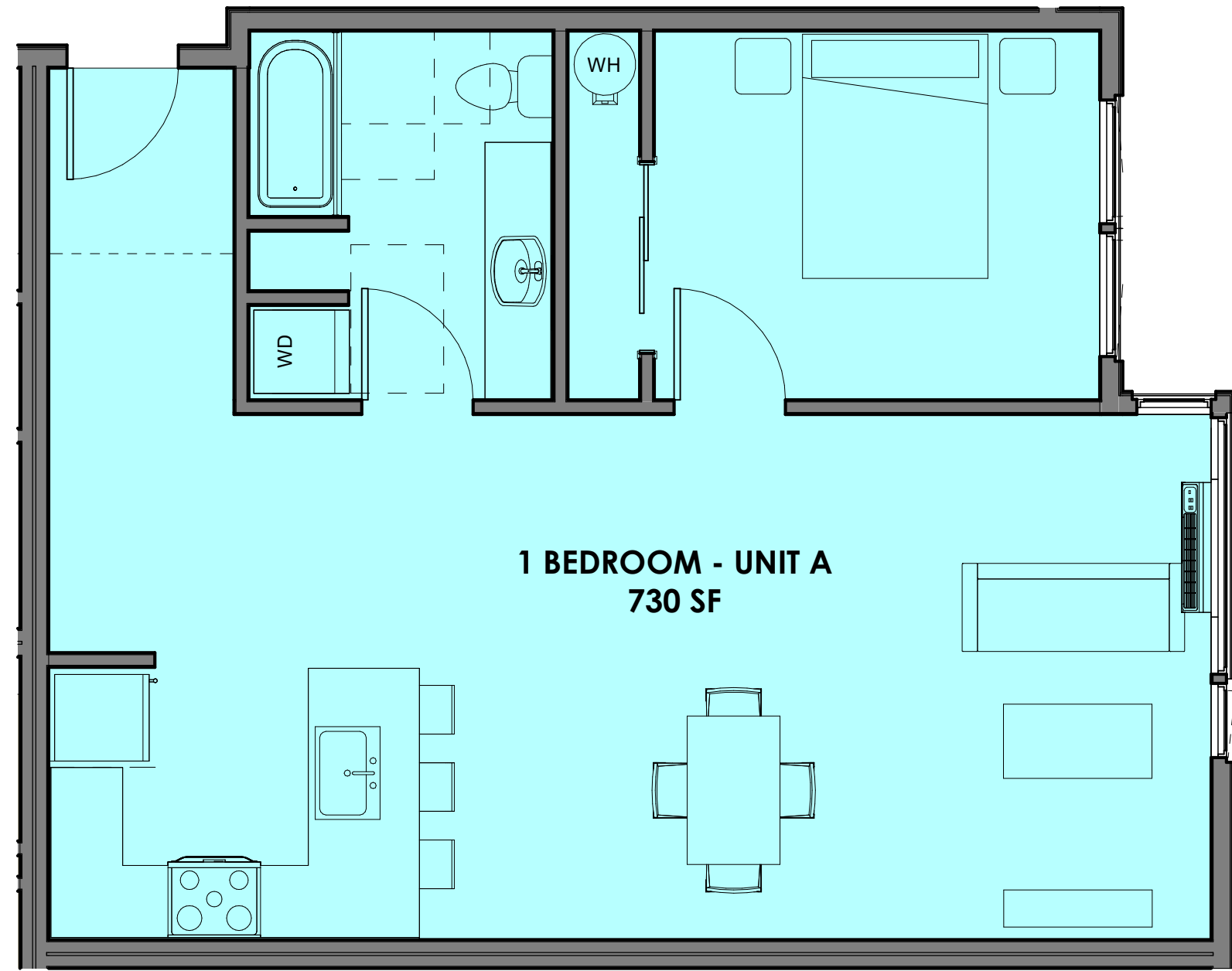
UNIT
PLANS

A104

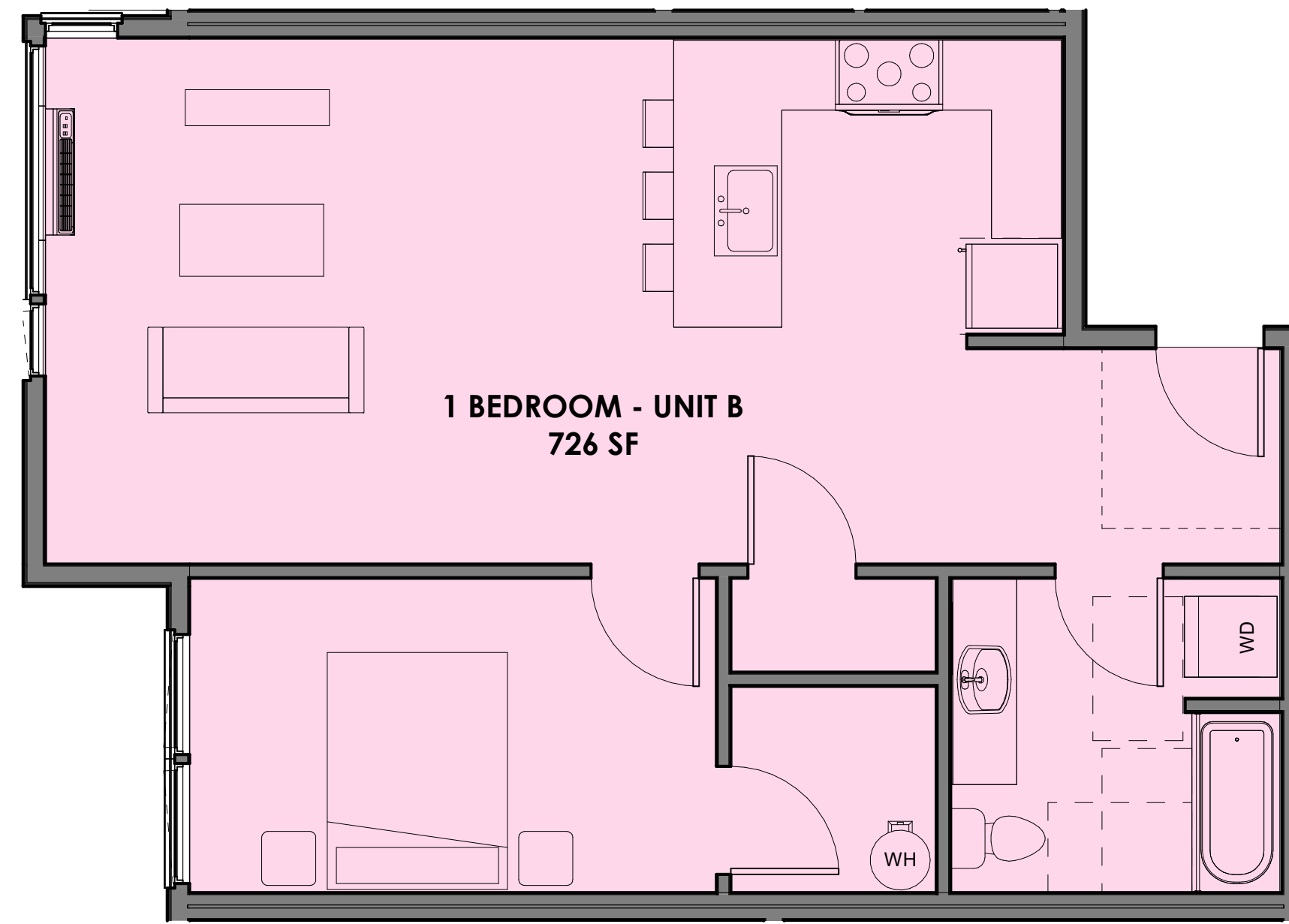
OPTION 1



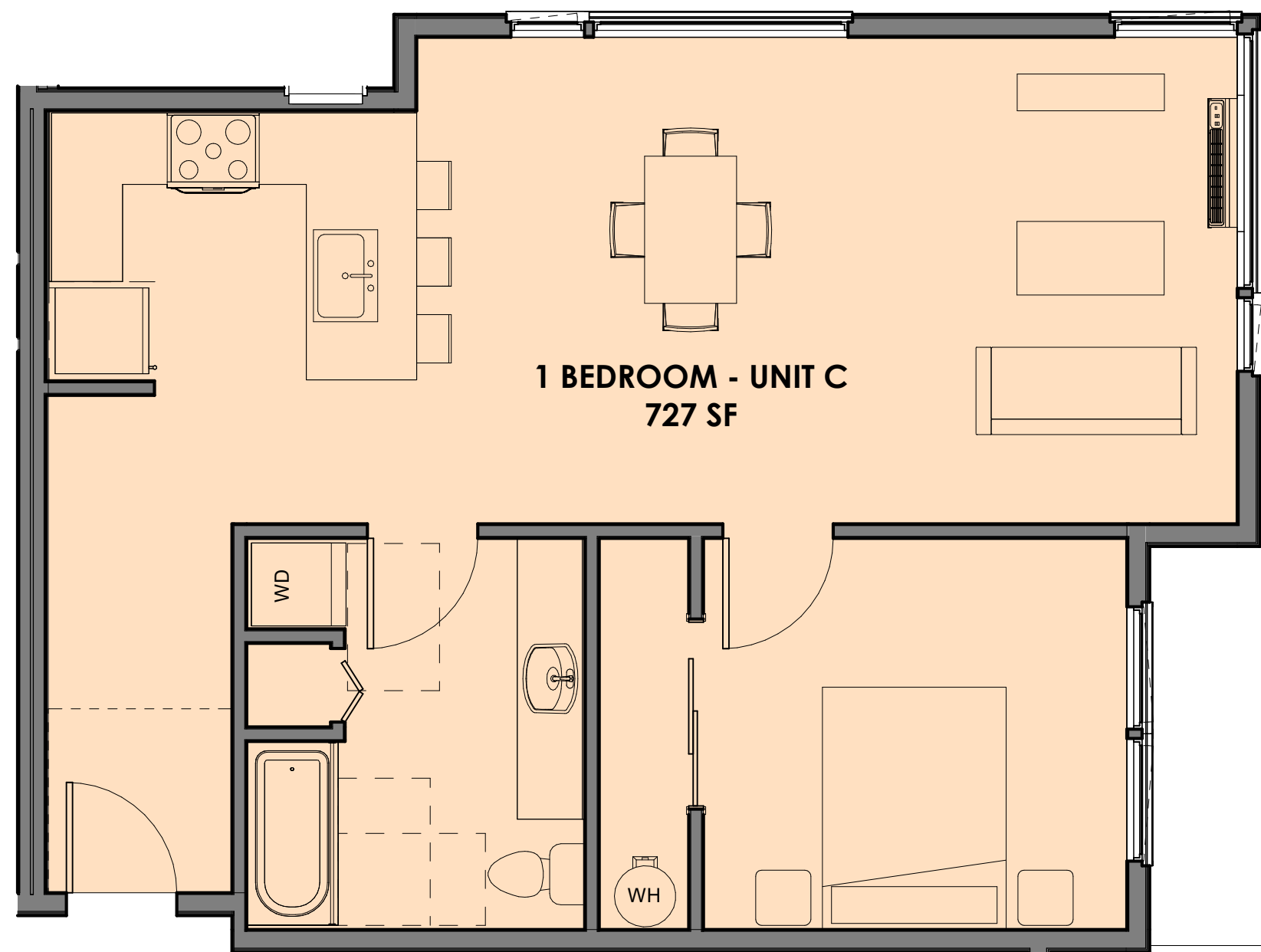
THOMAS
architecture studios



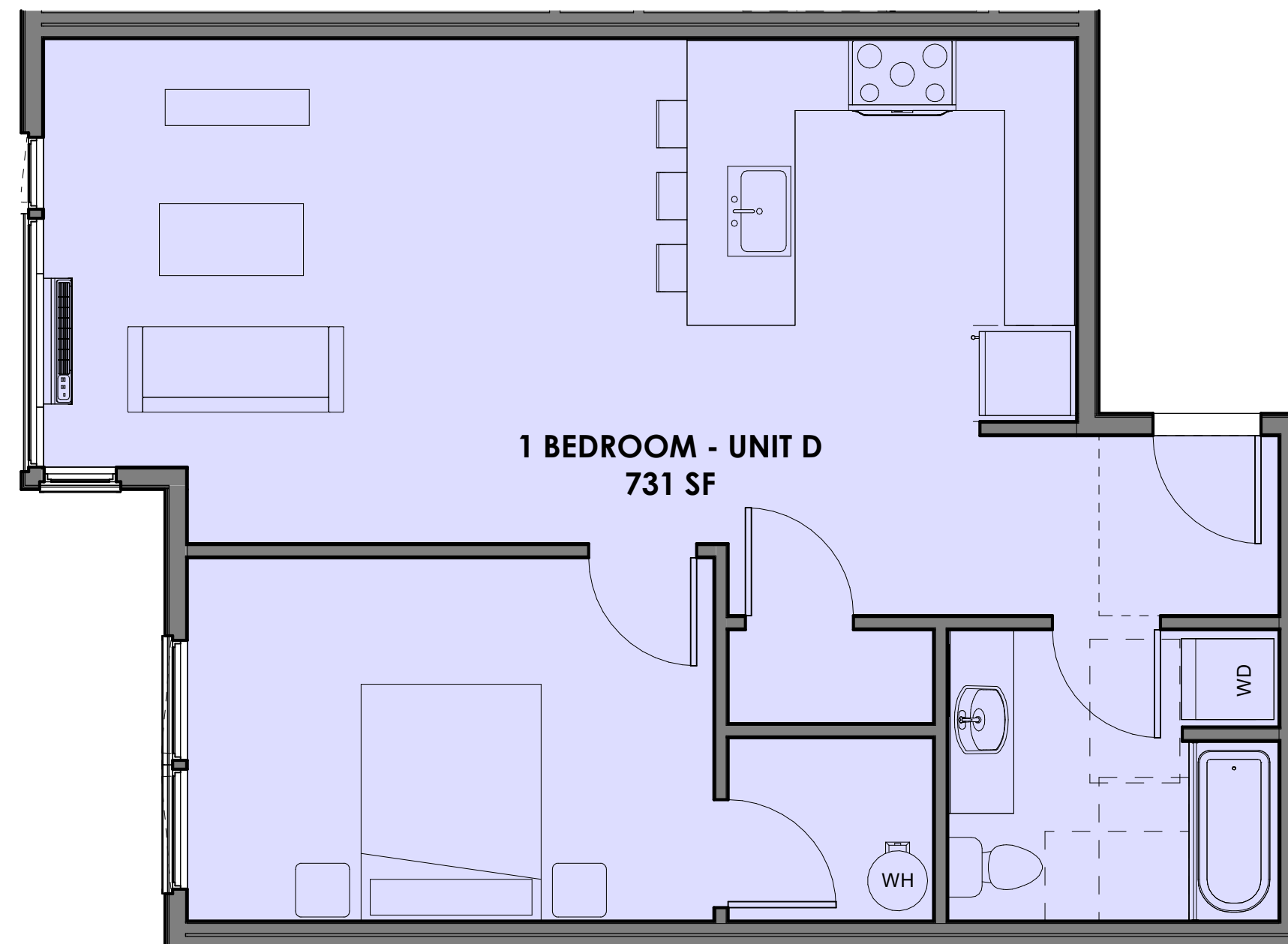
1 ENLARGED PLAN - 1 BEDROOM UNIT A
1/4" = 1'-0" 0 2 4 8



2 ENLARGED PLAN - 1 BEDROOM UNIT B
1/4" = 1'-0" 0 2 4 8



3 ENLARGED PLAN - 1 BEDROOM UNIT C
1/4" = 1'-0" 0 2 4 8



4 ENLARGED PLAN - 1 BEDROOM UNIT D
1/4" = 1'-0" 0 2 4 8

4-STORY WALK-UP OPTION

STUDIO
1 BATHROOM
460 SF

GROUND 0 UNITS
FLOOR 1 0 UNITS
FLOOR 2 2 UNITS
FLOOR 3 2 UNITS
FLOOR 4 2 UNITS

6 TOTAL 1 BEDROOMS

1 BEDROOM
1 BATHROOM
680 - 730 SF

GROUND 1 UNIT
FLOOR 1 1 UNIT
FLOOR 2 10 UNITS
FLOOR 3 10 UNITS
FLOOR 4 10 UNITS

32 TOTAL 1 BEDROOMS

2 BEDROOM
2 BATHROOM
1,070 - 1,100 SF

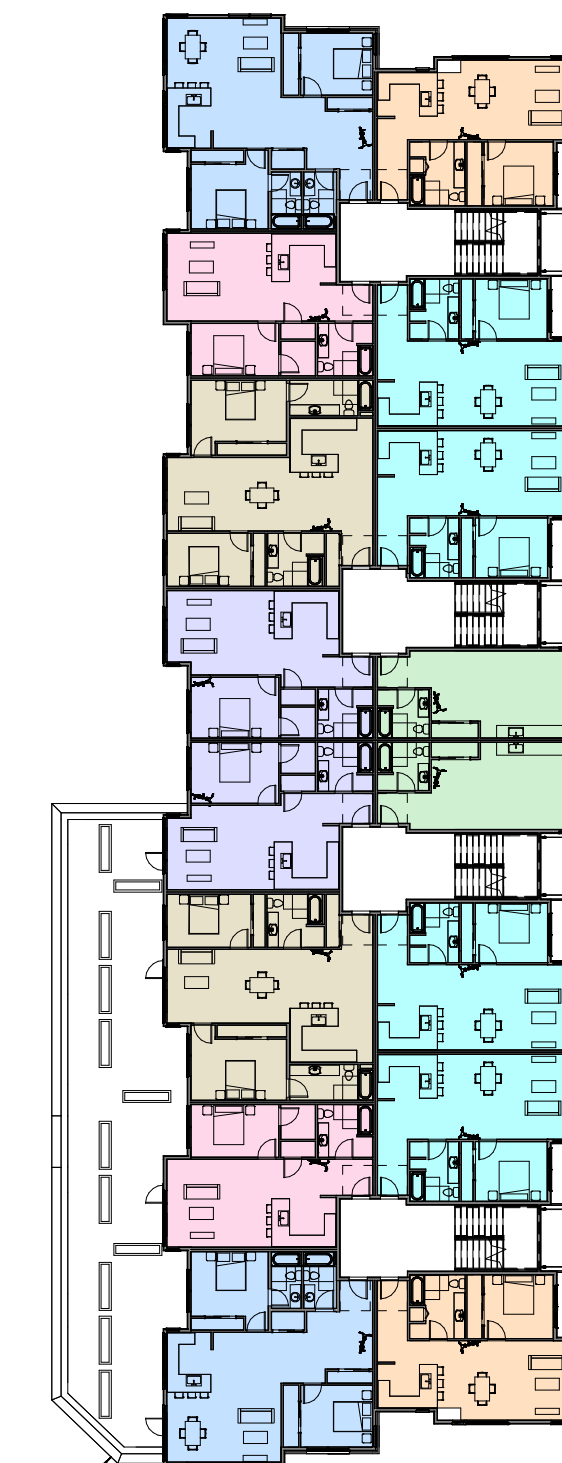
GROUND 3 UNITS
FLOOR 1 3 UNITS
FLOOR 2 4 UNITS
FLOOR 3 4 UNITS
FLOOR 4 4 UNITS

18 TOTAL 2 BEDROOMS

56 UNITS TOTAL

49,730 SF NET BUILDING AREA
5,280 SF EXTERIOR BUILDING CIRCULATION
55,010 SF GROSS RESIDENTIAL AREA

91% EFFICIENCY



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UNIT
PLANS

A105

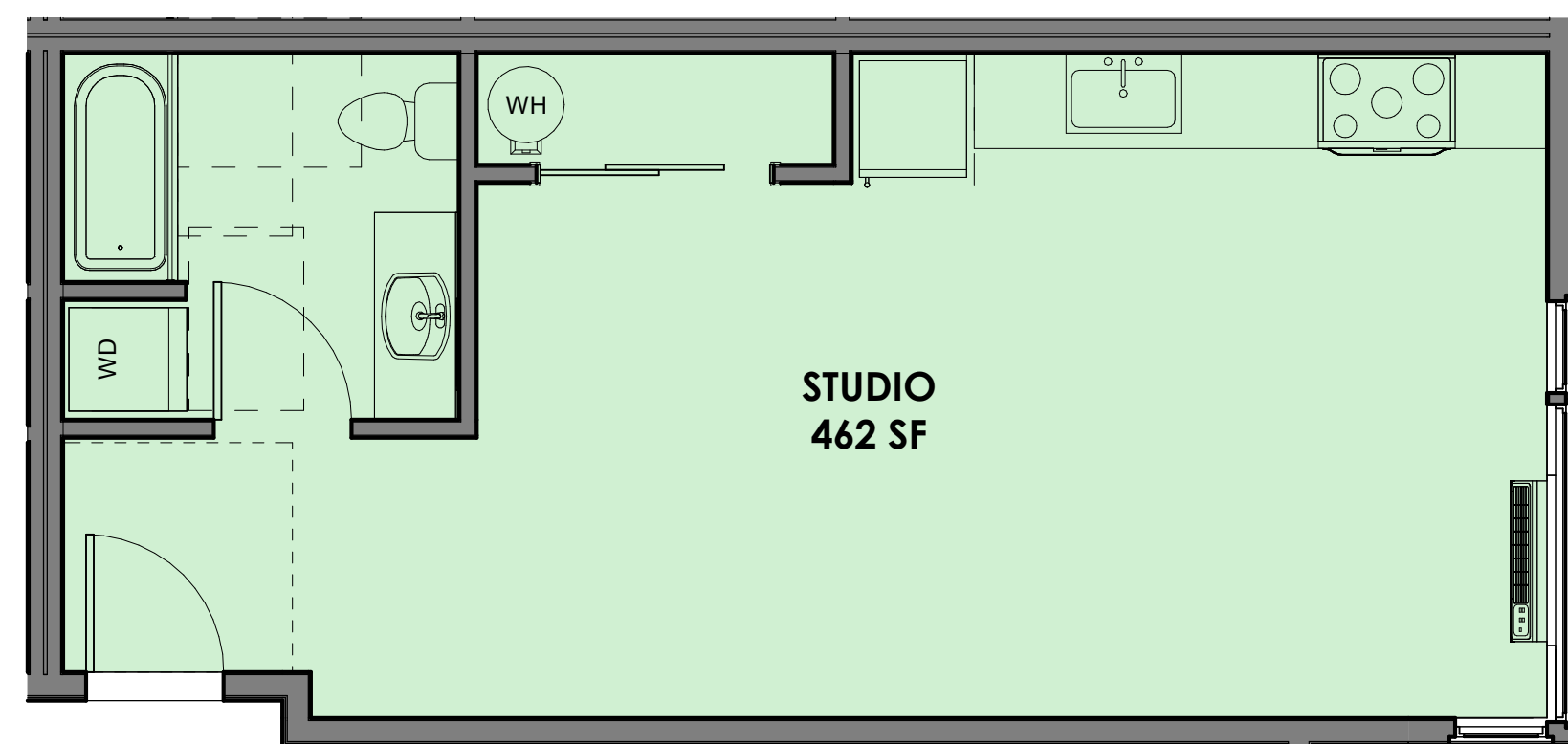
OPTION 1



1 ENLARGED PLAN - 2 BEDROOM UNIT A
1/4" = 1'-0" 0' 2' 4' 8'



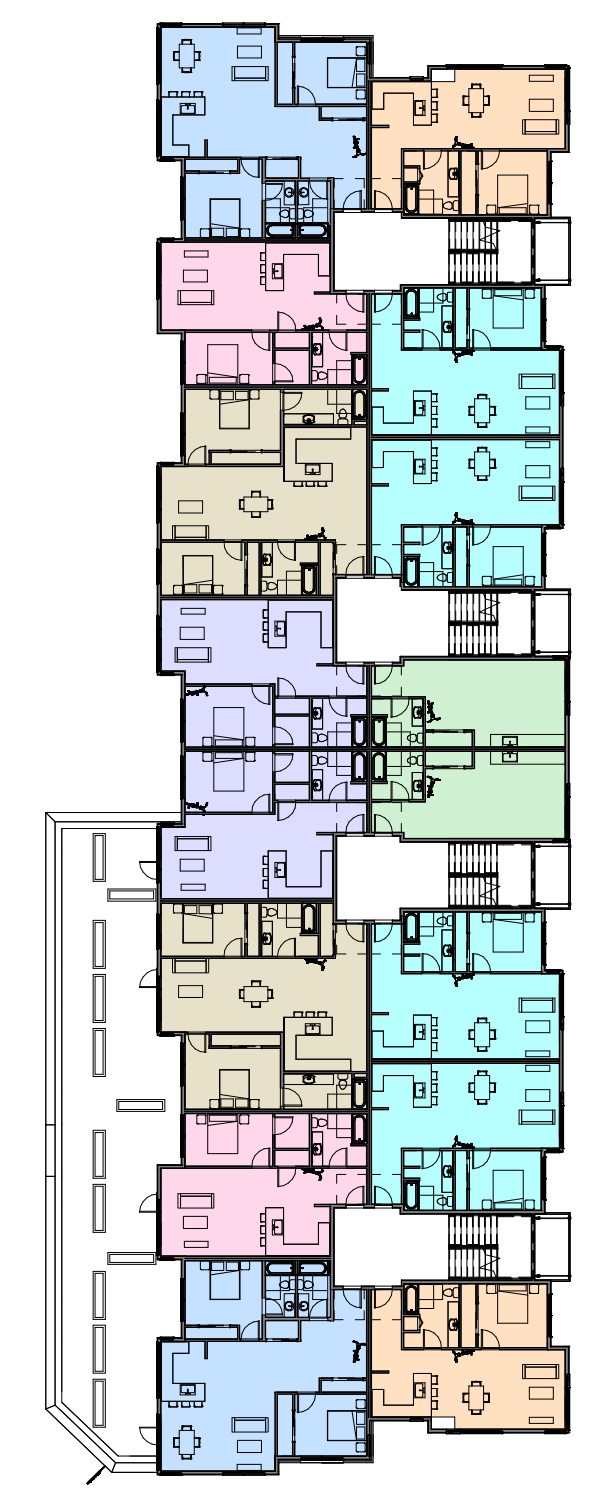
2 ENLARGED PLAN - 2 BEDROOM UNIT B
1/4" = 1'-0" 0' 2' 4' 8'



3 ENLARGED PLAN - STUDIO
1/4" = 1'-0" 0' 2' 4' 8'

4-STORY WALK-UP OPTION

STUDIO 1 BATHROOM 460 SF	GROUND 0 UNITS FLOOR 1 0 UNITS FLOOR 2 2 UNITS FLOOR 3 2 UNITS FLOOR 4 2 UNITS	6 TOTAL 1 BEDROOMS
1 BEDROOM 1 BATHROOM 680 - 730 SF	GROUND 1 UNIT FLOOR 1 1 UNIT FLOOR 2 10 UNITS FLOOR 3 10 UNITS FLOOR 4 10 UNITS	32 TOTAL 1 BEDROOMS
2 BEDROOM 2 BATHROOM 1,070 - 1,100 SF	GROUND 3 UNITS FLOOR 1 3 UNITS FLOOR 2 4 UNITS FLOOR 3 4 UNITS FLOOR 4 4 UNITS	18 TOTAL 2 BEDROOMS
56 UNITS TOTAL		
49,730 SF NET BUILDING AREA		
5,280 SF EXTERIOR BUILDING CIRCULATION		
55,010 SF GROSS RESIDENTIAL AREA		
91% EFFICIENCY		



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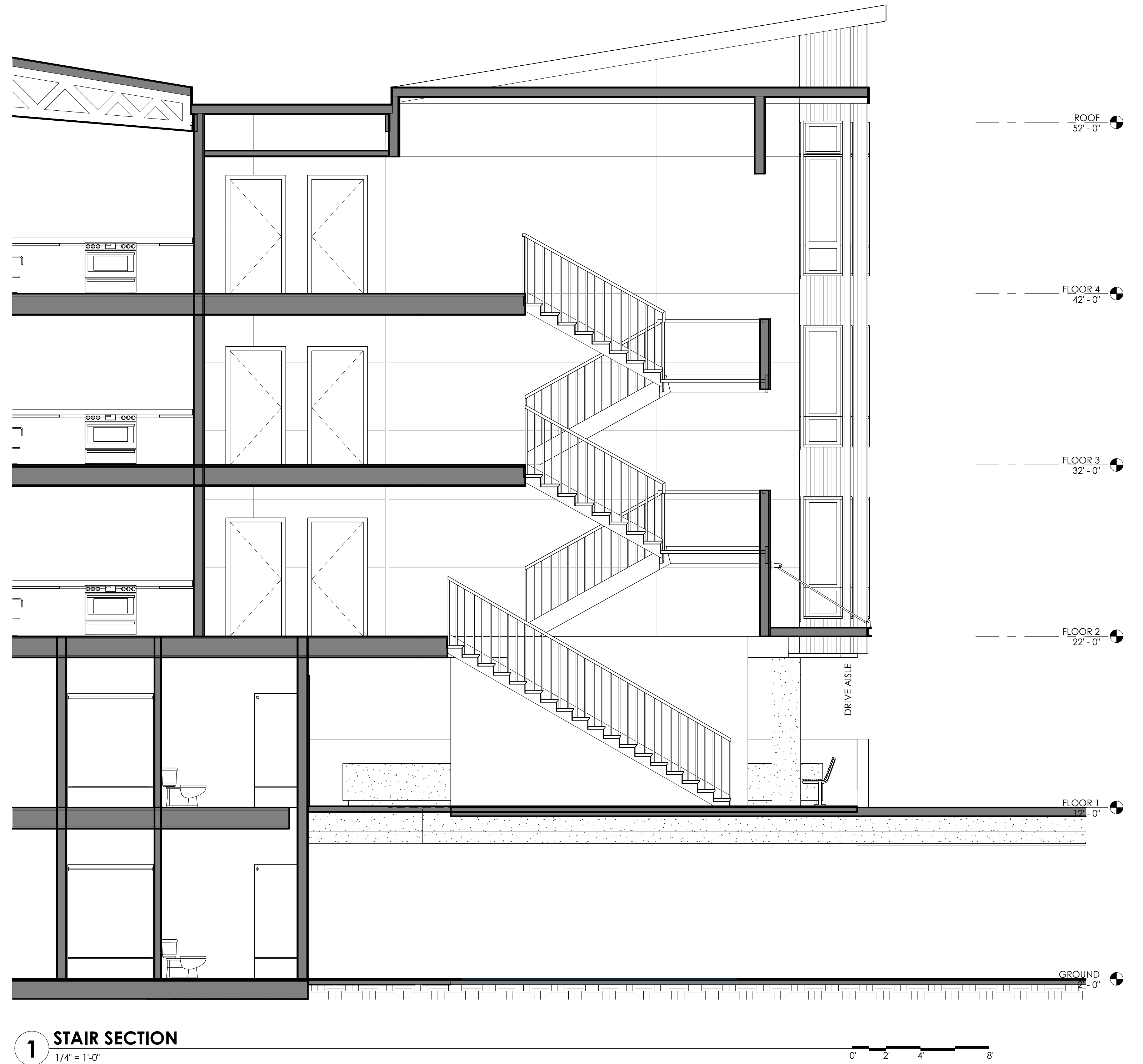
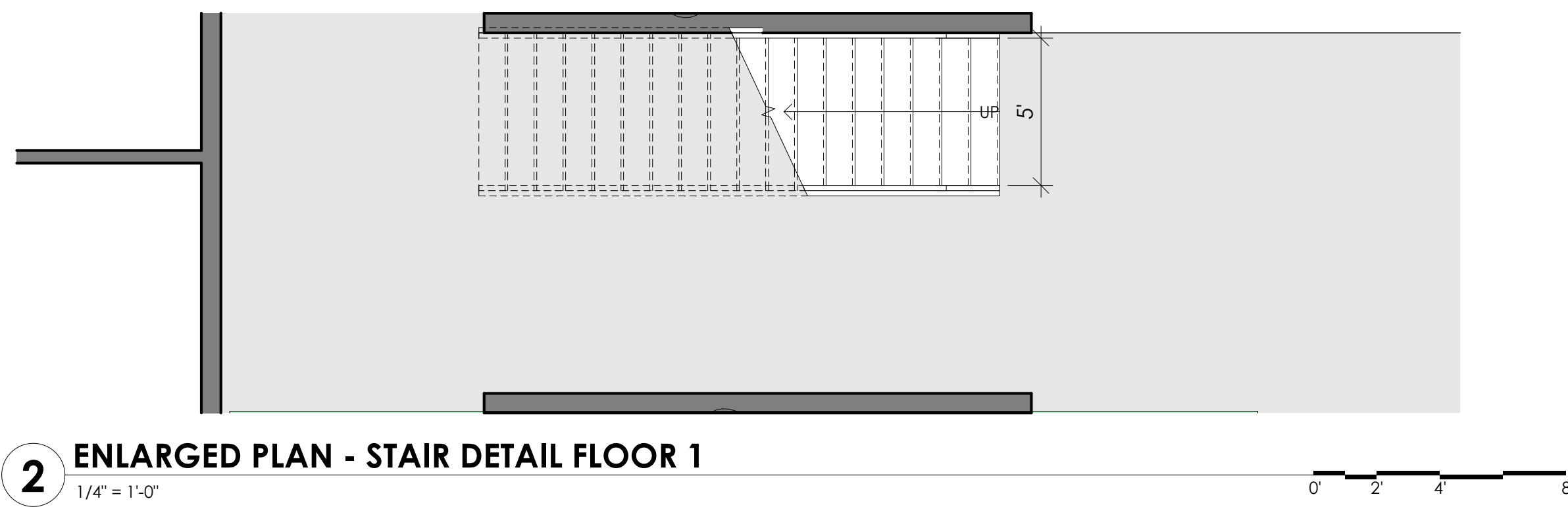
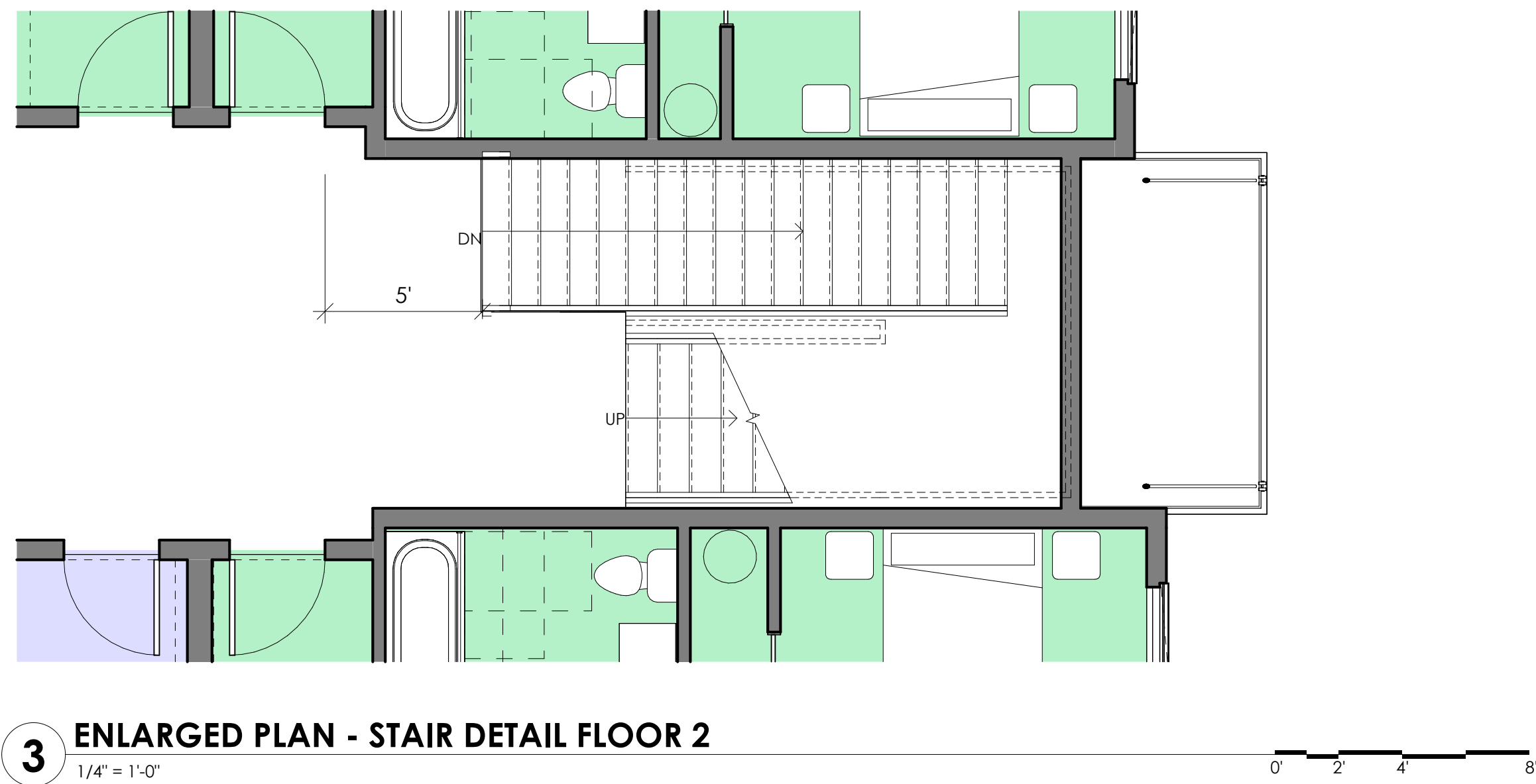
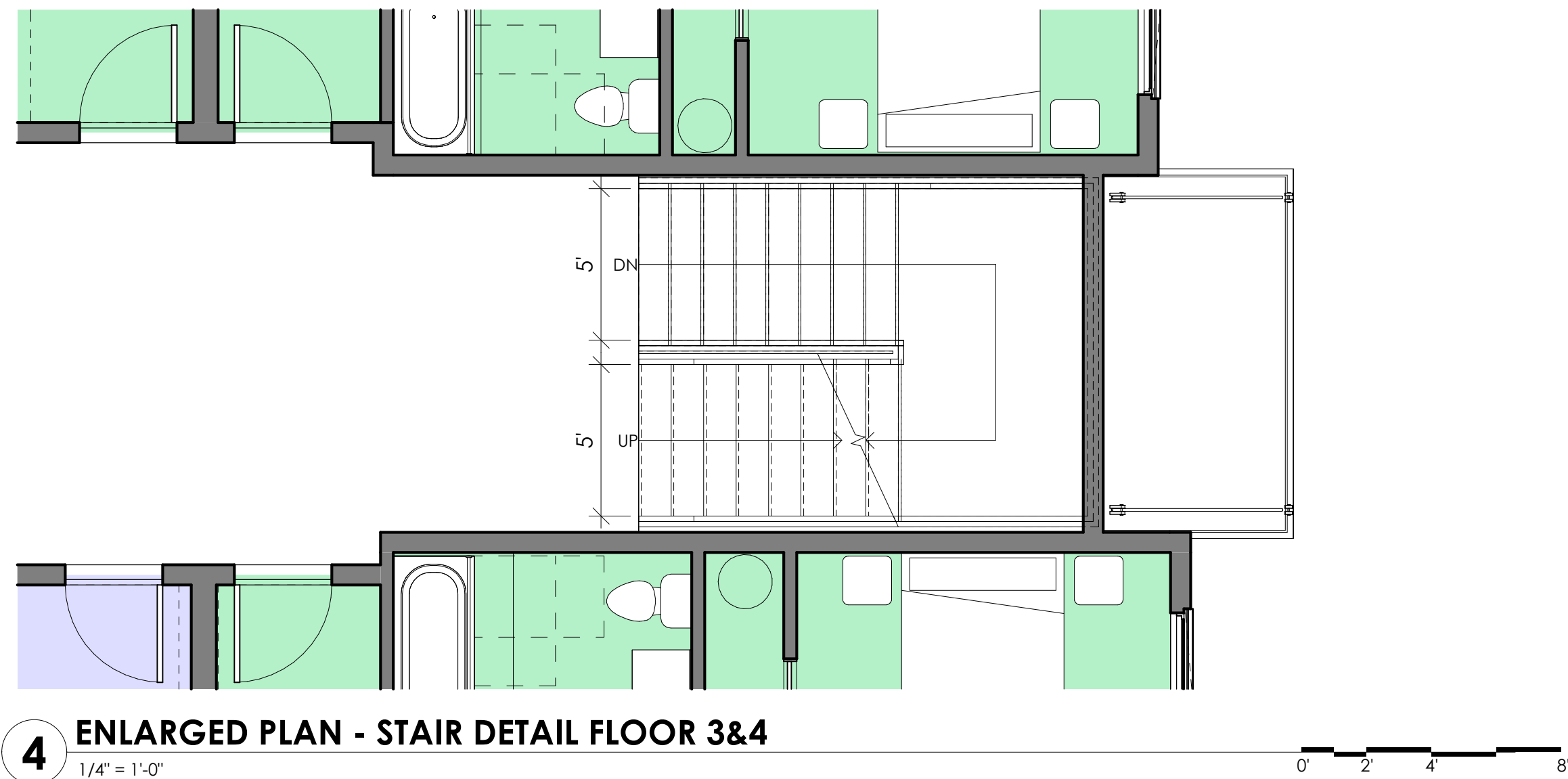
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UNIT PLANS

A106

OPTION 1



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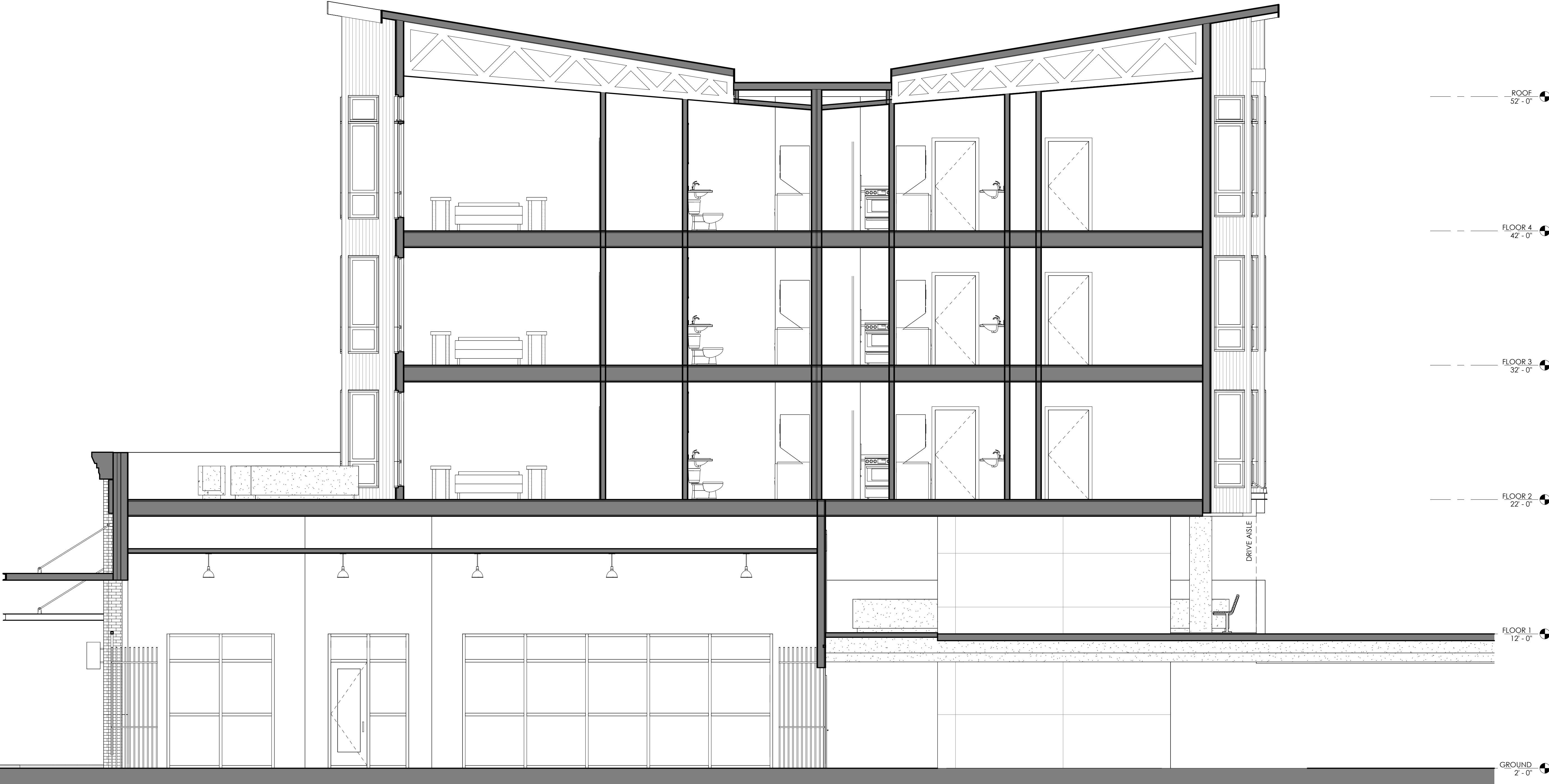
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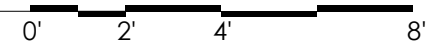
STAIR
PLANS

A107

OPTION 1



1 ARTISAN ALLEY SECTION
1/4" = 1'-0"



VIA SUSINA MIXED-USE

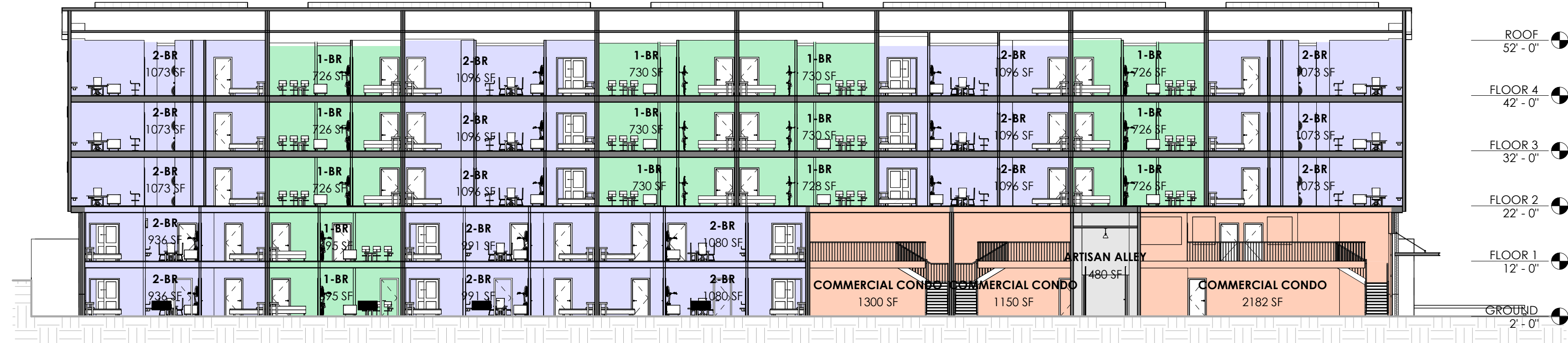
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ARTISAN ALLEY

A108

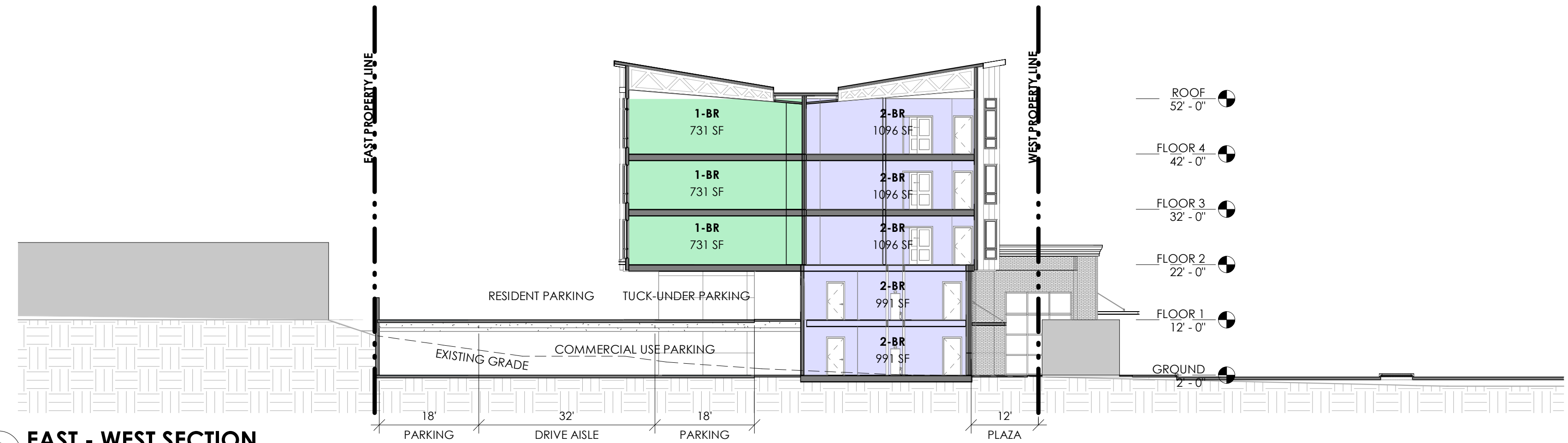
OPTION 1



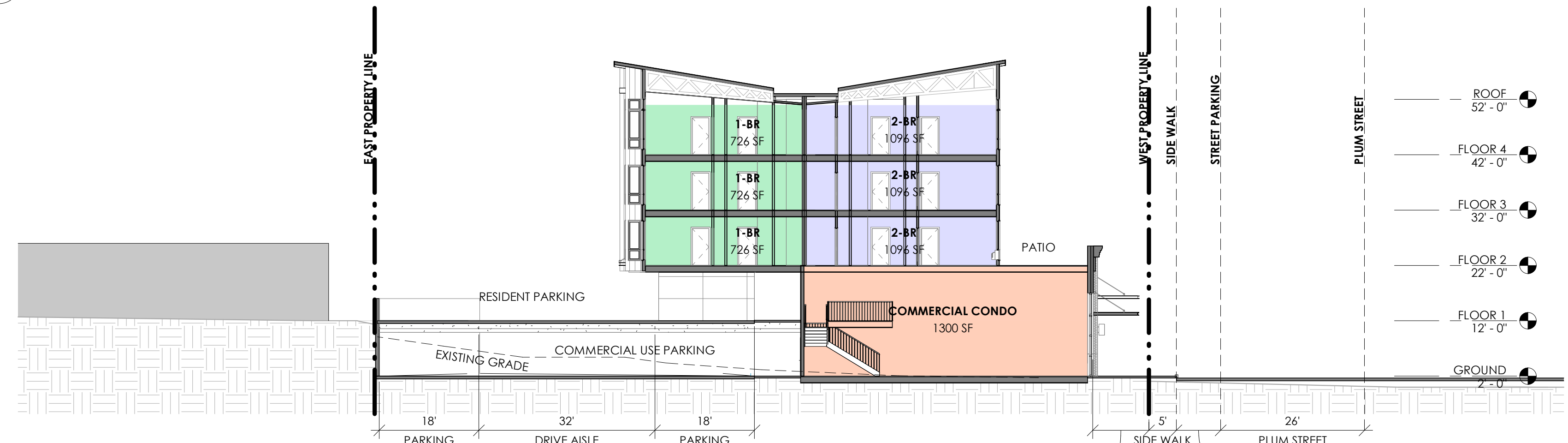
1 NORTH - SOUTH SECTION
1/16" = 1'-0"



2 NORTH - SOUTH SECTION 2
1/16" = 1'-0"



3 EAST - WEST SECTION
1/16" = 1'-0"



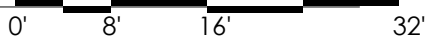
4 EAST - WEST SECTION 2
1/16" = 1'-0"

OPTION 1



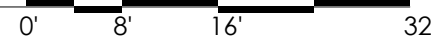
- ROOF 52'-0"
- FLOOR 4 42'-0"
- FLOOR 3 32'-0"
- FLOOR 2 22'-0"
- FLOOR 1 12'-0"
- GROUND 2'-0"

1 EAST ELEVATION
1/16" = 1'-0"



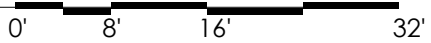
- ROOF 52'-0"
- FLOOR 4 42'-0"
- FLOOR 3 32'-0"
- FLOOR 2 22'-0"
- FLOOR 1 12'-0"
- GROUND 2'-0"

2 NORTH ELEVATION
1/16" = 1'-0"



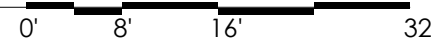
- ROOF 52'-0"
- FLOOR 4 42'-0"
- FLOOR 3 32'-0"
- FLOOR 2 22'-0"
- FLOOR 1 12'-0"
- GROUND 2'-0"

3 WEST ELEVATION
1/16" = 1'-0"



- ROOF 52'-0"
- FLOOR 4 42'-0"
- FLOOR 3 32'-0"
- FLOOR 2 22'-0"
- FLOOR 1 12'-0"
- GROUND 2'-0"

4 SOUTH ELEVATION
1/16" = 1'-0"



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ELEVATIONS

A110

OPTION 1



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ISO

OPTION 1



2 ISOMETRIC - SE OPTION 1

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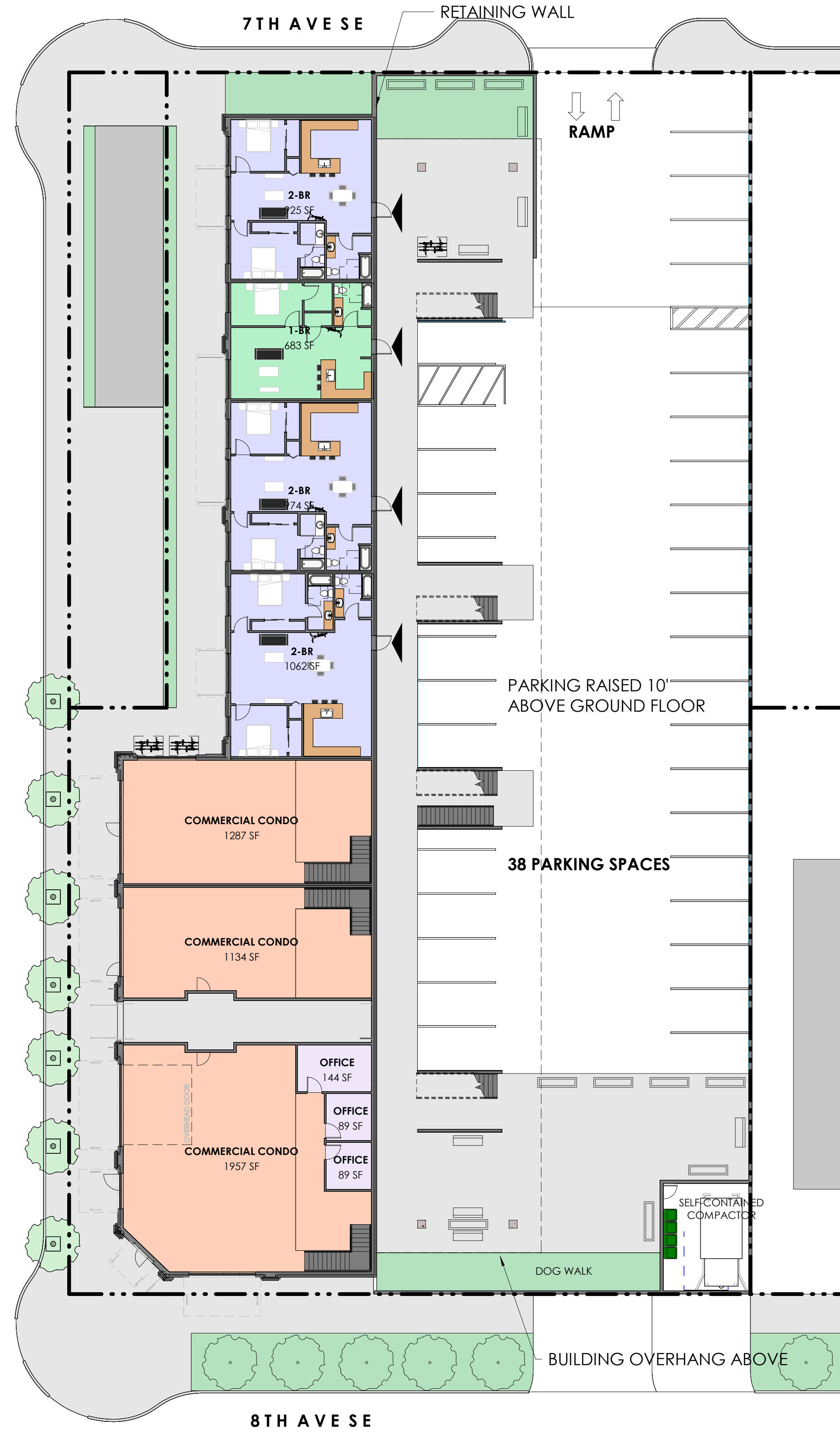
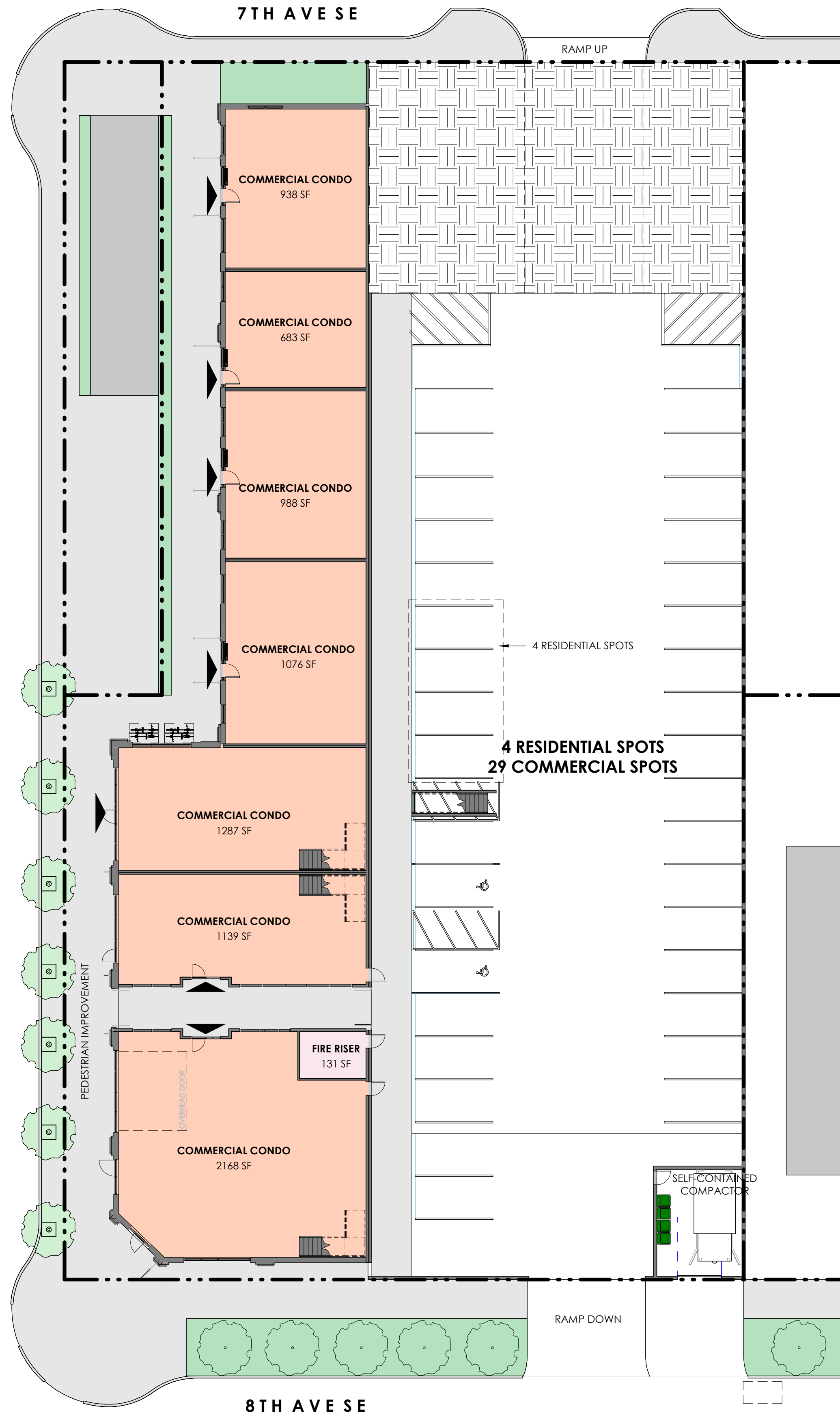
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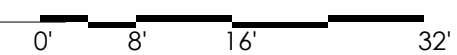
ISO

A112

OPTION 2



1 GROUND FLOOR OPT. 2
1/16" = 1'-0"



2 FLOOR 1 OPT. 2
1/16" = 1'-0"



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FLOOR PLAN

A113



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RENDERS

A114



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RENDERS

A115



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RENDERS

A116



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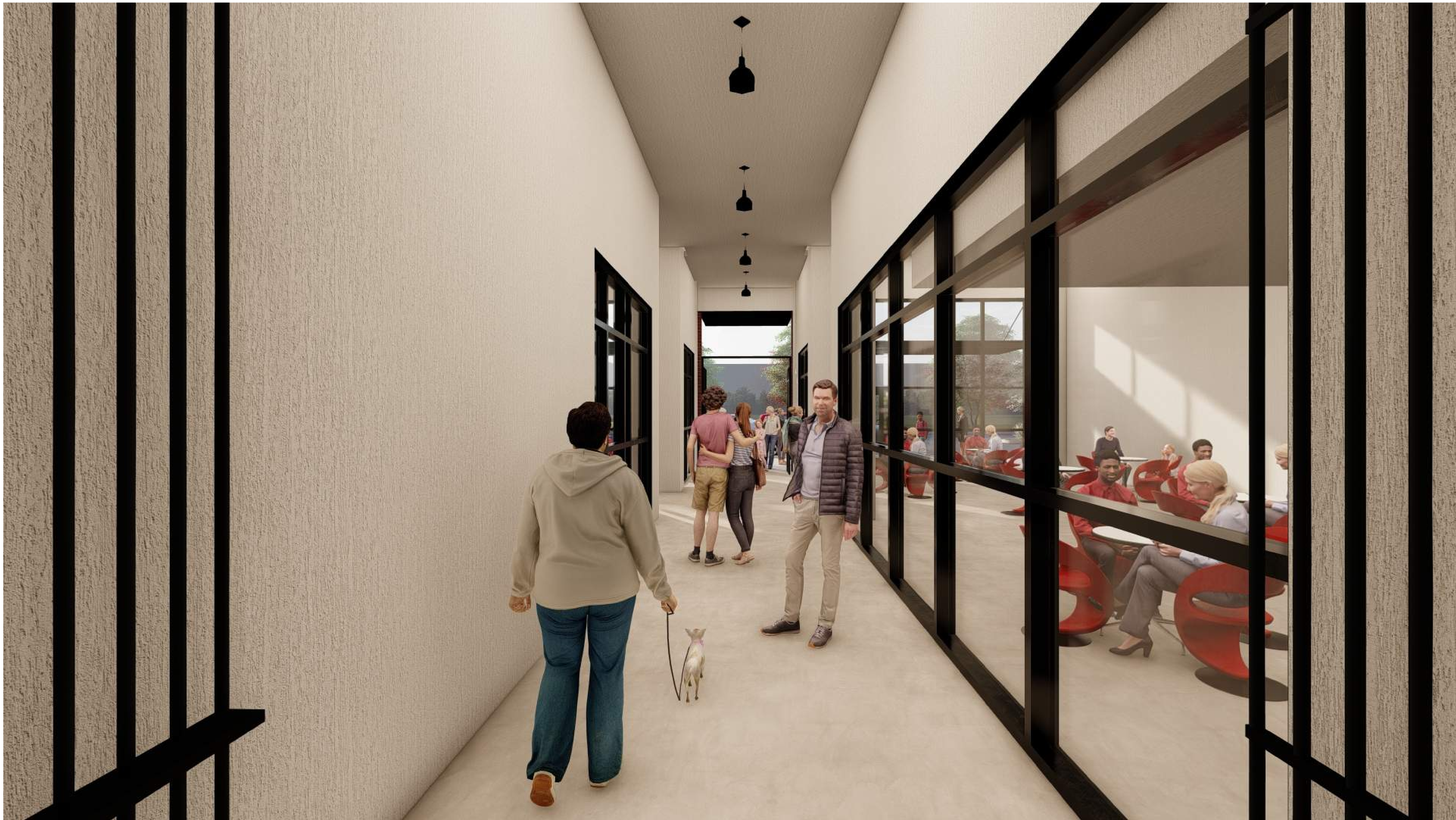
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RENDERS

A117



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RENDERS

A118



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RENDERS

A119



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RENDERS

A120



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RENDERS

A121



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RENDERS

A122



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RENDERS

A123