

SITE PLAN DIAGRAM

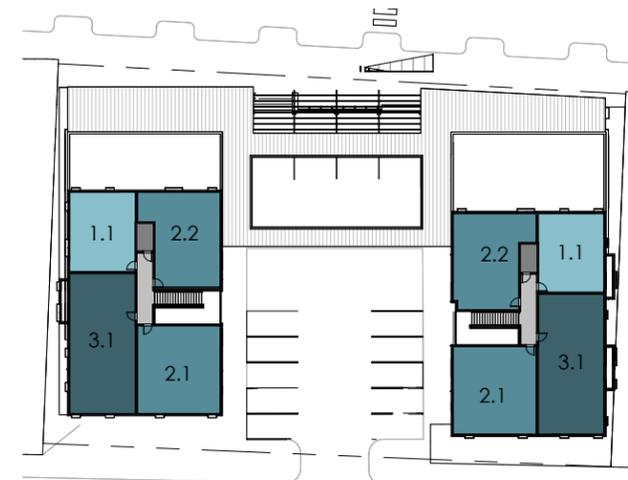


PROJECT STATS:	
SITE AREA:	2.09 ACRES
TOTAL UNITS:	49 UNITS (15) 1 BED UNITS (636 SF) (20) 2 BED UNITS (870 SF) (14) 3 BED UNITS (1160 SF)
PROJECT GROSS INTERIOR: (RESIDENTIAL + CIRCULATION/UTILITY COMMERCIAL + BIKE STORAGE)	60,700 SF
RESIDENTIAL GROSS: (RESIDENTIAL + CIRCULATION/UTILITY)	51,280 SF
RESIDENTIAL ONLY: CIRCULATION/UTILITY ONLY: COMMERCIAL MIXED USE:	46,743 SF 7,811 SF 6,146 SF
BIKE STORAGE:	300 SF (30 BIKES)
PARKING (RESIDENTIAL):	26 SPACES
PARKING (MIXED USE):	53 SPACES
URBAN GREENING A:	11,322 SF
URBAN GREENING B:	1,200 SF

BUILDING PLAN DIAGRAMS



B1 PROGRAM - LEVEL 3



B2 PROGRAM - LEVEL 3



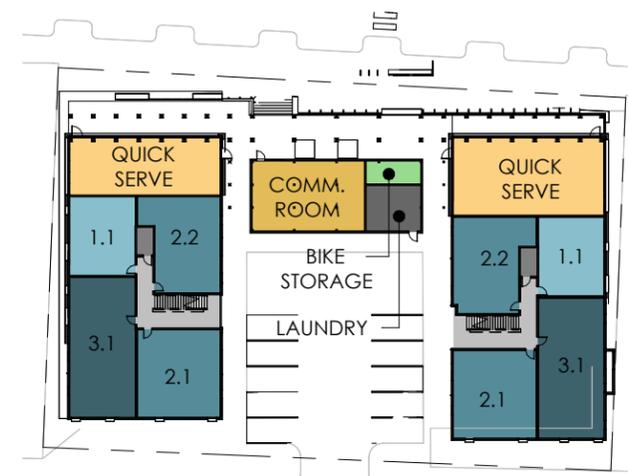
B1 PROGRAM - LEVEL 2



B2 PROGRAM - LEVEL 2



B1 PROGRAM - LEVEL 1



B2 PROGRAM - LEVEL 1





CITY COMMENTS

OWNER COMMENT

incorporate multiple textures such as stone, timbers, metal and iron

“Building design and/or facade shall incorporate traditional building materials such as masonry, stone, heavy timbers, brick and other natural appearing materials.”

“Building colors and roof materials should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents.”

RESPONSE

All colors are neutral colors inspired by the local natural context. Materials rich in texture and warmth are located along the main public street frontage. Secondary materials are selected based on their ability to provide texture, be low maintenance, provide a consistent quality of appearance and finish over time and fit in the budgetary constraints of an affordable housing project.



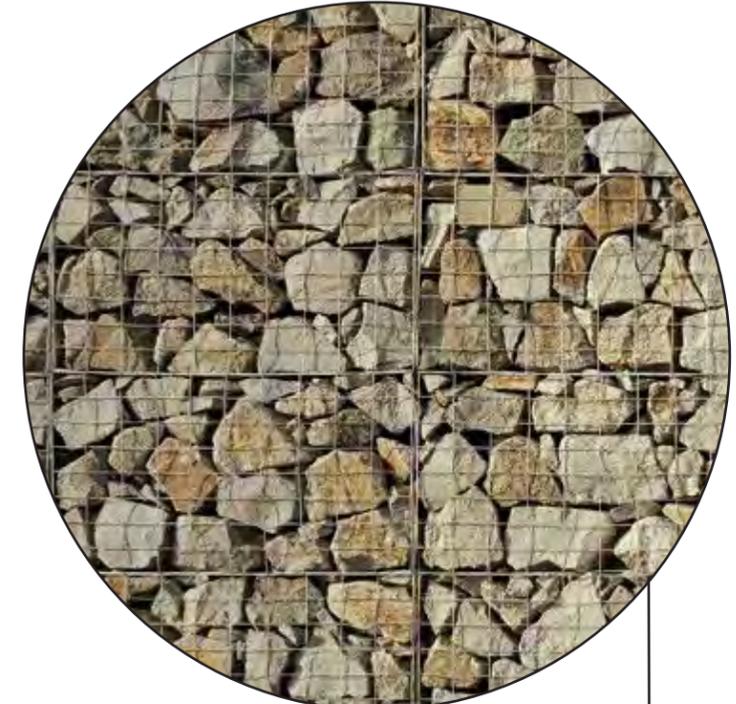
MATERIAL SELECTIONS



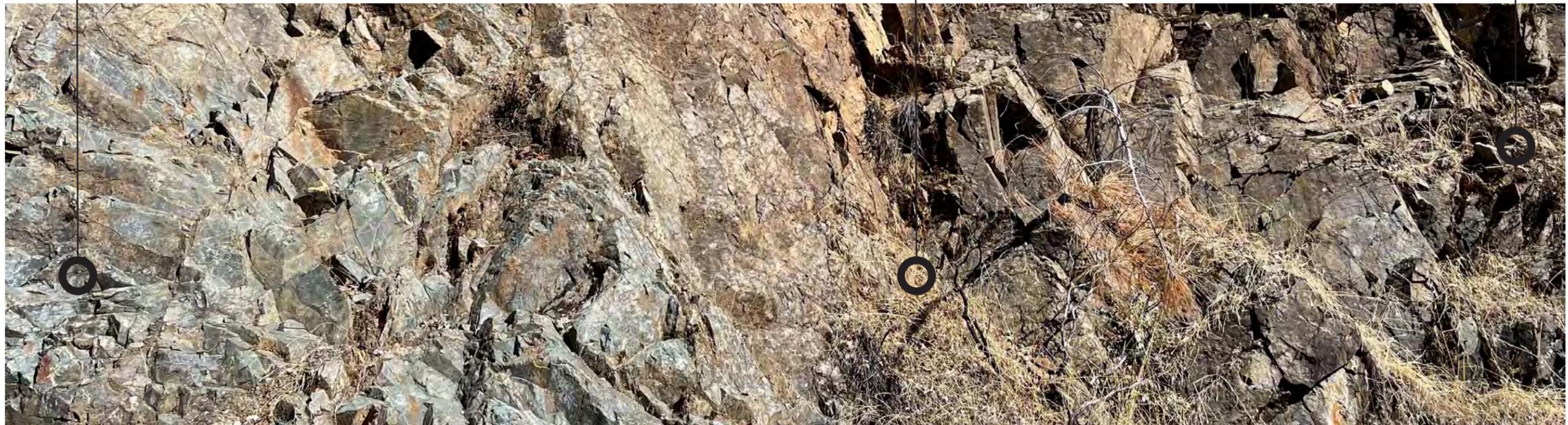
METAL PANEL WALL
BOX RIB / VARIED BOX RIB
DEEP SHADOW LINES PROVIDING A RICH TEXTURE TO THE BUILDING



WOOD STRUCTURE + SOFFIT
WARM, SOFT MATERIAL PROVIDING A WELCOMING EDGE TO THE STREET



GABION WALL
INFILL MEDIA SOURCED LOCALLY
WARMER NATURAL TONES WITH A HUMAN SCALE TEXTURE



MATERIAL SELECTIONS



CITY COMMENTS

OWNER COMMENT

“Modulation (defined as a measured setback or offset in a building face) shall be incorporated to reduce overall bulk and mass of buildings. The planes of exterior walls should not run in one continuous direction more than fifty (50) to sixty (60) feet without an offset or setback.”

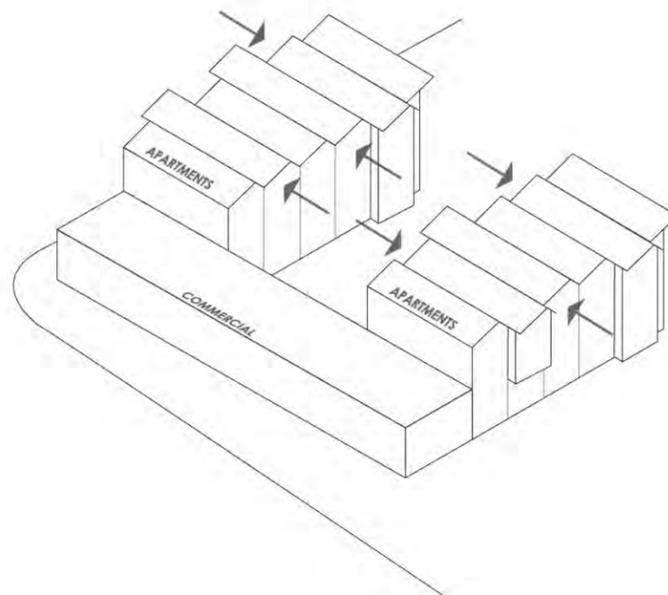
“Large buildings should have height variations to give the appearance of distinct elements.”

RESPONSE

External elevations vary by an increment of three feet on external elevations and eighteen inches on courtyard elevations.

Sawtooth roof overhangs correspond to building projections in order to vary the edge of the roof.

Windows on second and third floors are grouped by a single window box. This makes the building read more as a two story building than a three story building. The window boxes also add depth, shadow and detail to the elevation.



B1 PERSPECTIVE - VIEW FROM WEST



CITY OF SHASTA LAKE DOWNTOWN REDEVELOPMENT

CITY COMMENTS

OWNER COMMENT

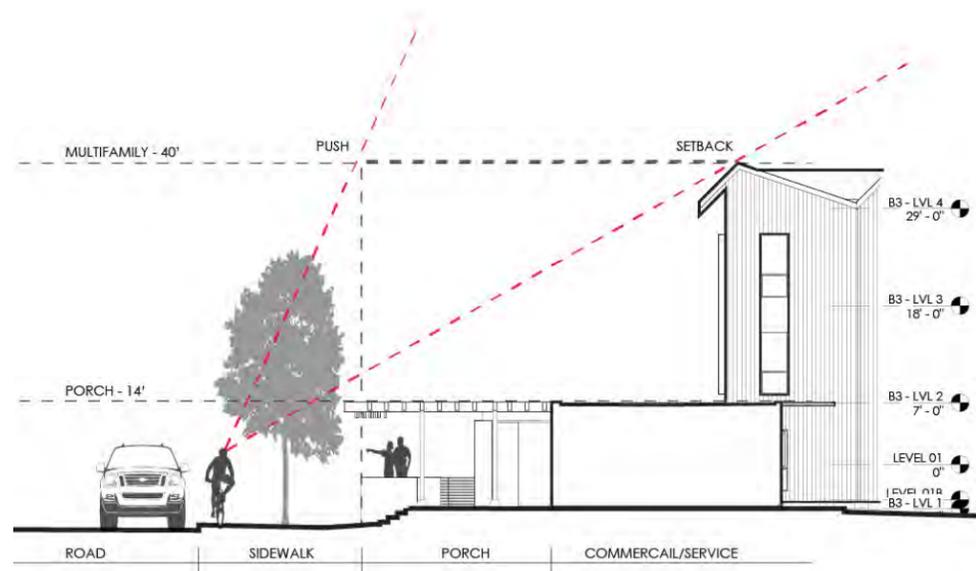
sufficient variation in the roofline

The sawtooth roof should be replaced by a flat roof with parapets.

The first floor should be warm and inviting, encouraging engagement from the public.

RESPONSE

A variety of roof profiles have been explored for the taller three story portions of the project including the use of a flat roof. Similar to the site strategy of dividing up the building mass into four smaller buildings the roof profile selection also breaks down the roof and elevations into smaller distinct elements.



B1 PERSPECTIVE - VIEW FROM SOUTH EAST

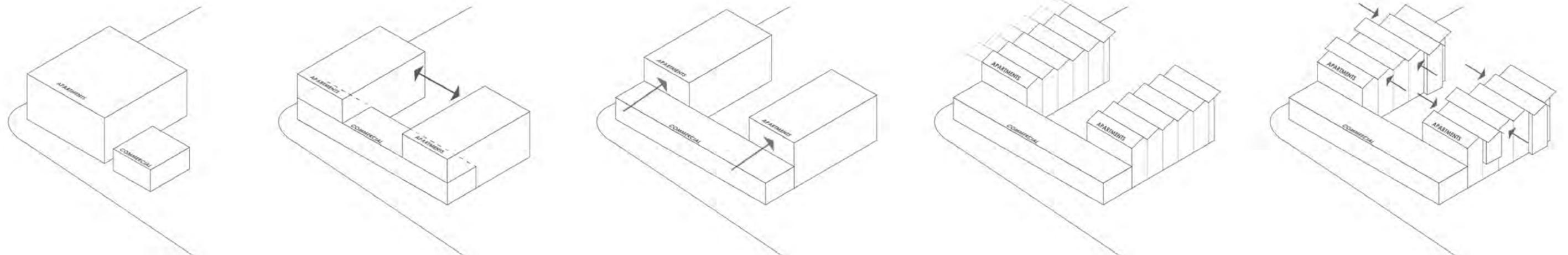


OWNER COMMENT

“Developments should provide transition with adjacent uses especially regarding building location, size and scale. No single building or development should dominate adjacent uses in terms of size, bulk, view blockage, or shading.”

RESPONSE

The three story volume of the apartment buildings has been pulled back from the main street frontage. This reduces the building mass along the street edge and accentuates the active storefronts and generous outdoor porch space which contribute to an inviting design with a small town feel.



B1 PERSPECTIVE - SOUTH PORCH



AXON - SITE



B1 PERSPECTIVE - VIEW FROM SOUTH



B1 PERSPECTIVE - VIEW FROM SOUTH EAST



AERIAL - VIEW TO NORTH



B1 PERSPECTIVE AND ADJACENT POCKET PARK



B1 PERSPECTIVE - PARK AREA



AERIAL - VIEW TO WEST



B2 PERSEPECTIVE - VIEW FROM NORTH WEST



B2 PERSEPECTIVE - PORCH ON SOUTH



B2 PERSPECTIVE - PORCH ON SOUTH BLOCK



B2 PERSPECTIVE - NORTH PORCH



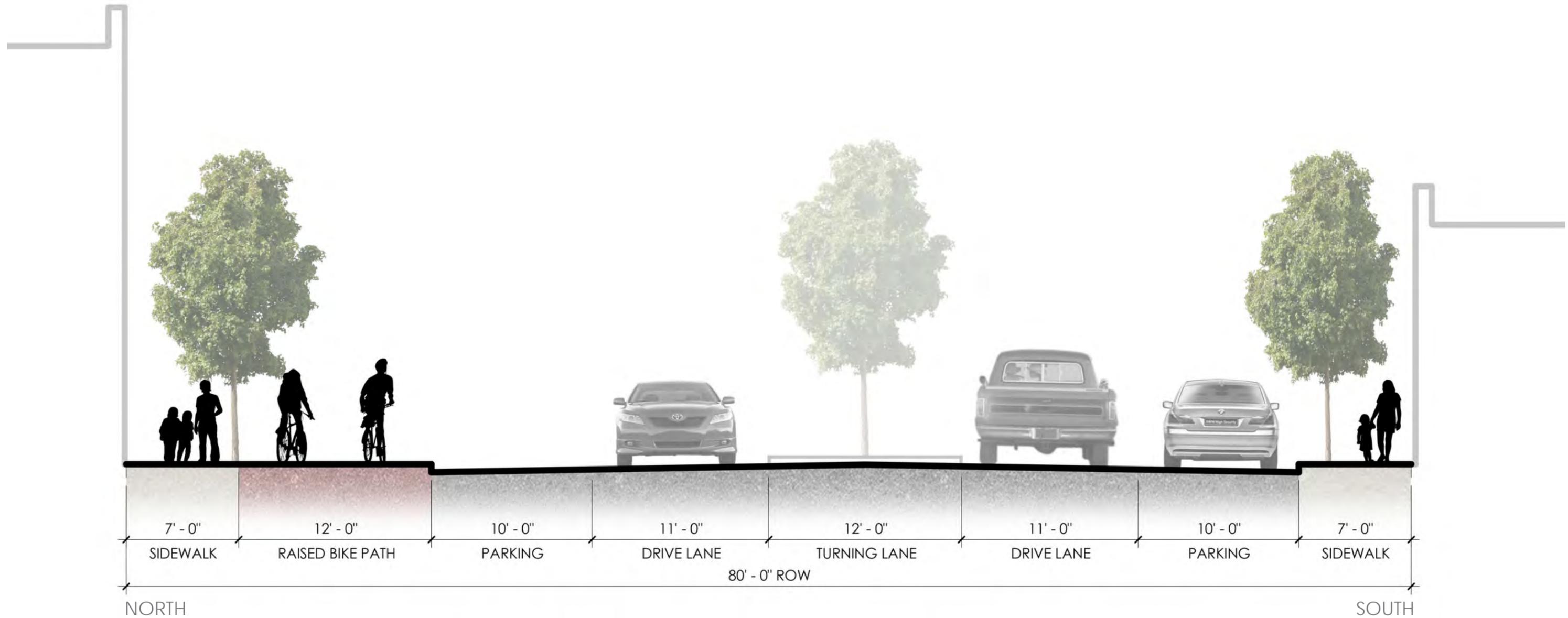
B2 AND BIKE TOWER PERSPECTIVE - VIEW FROM NORTHEAST



ENTERTAINMENT PATIO



PROPOSED STREET SECTION



CALIFORNIA PRECEDENTS



SILVER LAKE - CLASS I BIKE PATH



ELYSIAN VALLEY - CLASS I BIKE PATH



TEMPLE CITY - CLASS I BIKE PATH



EAGLE ROCK - CLASS II BIKE LANE