

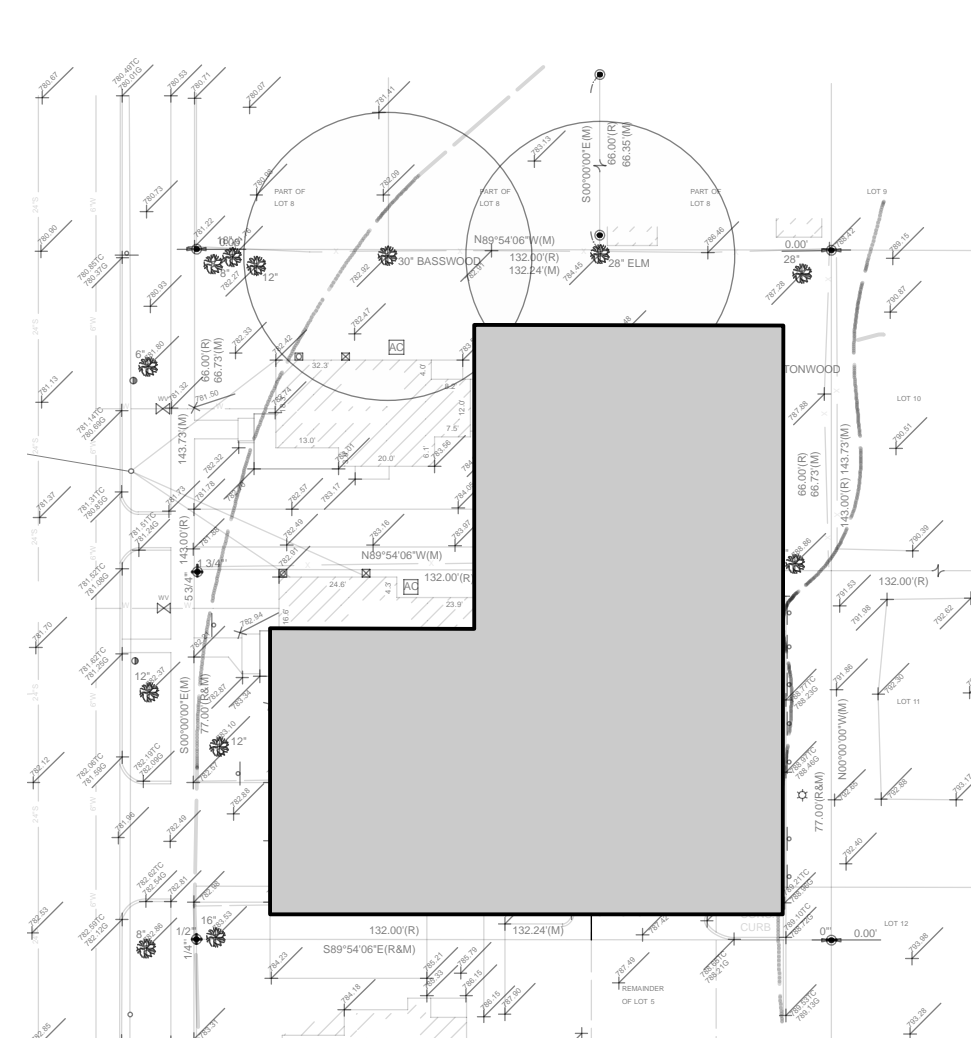
BUILDING CROSS SECTION B-B
Scale: 1/8" = 1'-0" on 24" x 36"

ALTERNATIVE ANALYSIS REPORT: LANDMARK TREES
REQUIRED WHEN NATURAL FEATURES, SUCH AS FLOODPLAINS AND LANDMARK TREES ARE AFFECTED.

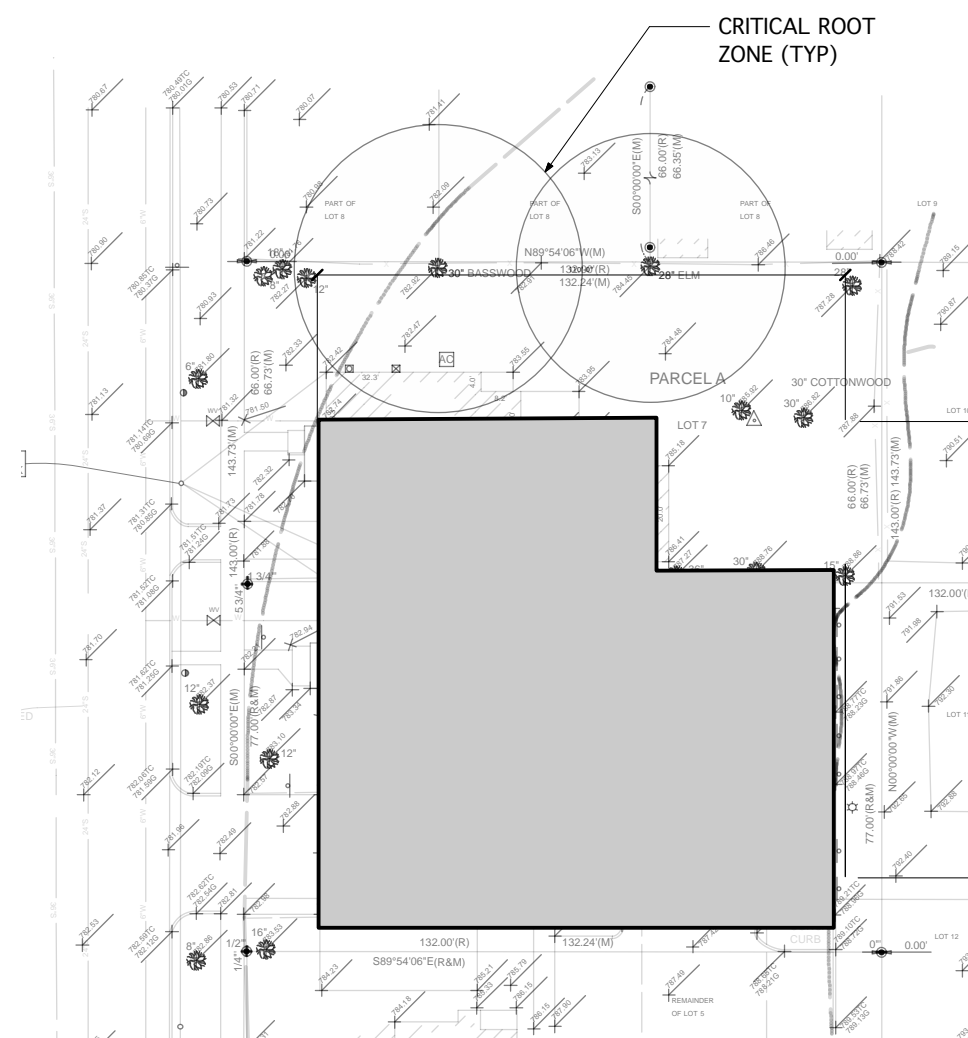
- ALTERNATIVE 1:**
PRO: ONE LANDMARK TREE IS NOT IMPACTED WITHIN ITS CRITICAL ROOT ZONE AND ANOTHER IS ONLY MINIMALLY AFFECTED. STORMWATER INFILTRATION IS NOT WITHIN THE FLOOD PLAIN. BUILDING FOOTPRINT IS OPTIMIZED FOR PARKING LAYOUT.
CON: BUILDING FORMS A CONTINUOUS WALL ALONG THE SOUTH PROPERTY LINE. 2012 MBC ONLY ALLOWS 15% THE WALL TO BE WINDOWS. MANY INTERIOR SPACES WILL NOT HAVE NATURAL LIGHT AND CANNOT BE COUNTED AS BEDROOMS. THE BUILDING CREATES ONLY A VERY SMALL "STREETWALL" ALONG FIRST STREET AND IS NOT IN ACCORDANCE D2 DISTRICT DESIGN GUIDELINES. THE CITY RAINGARDEN HAS ONLY A MINIMAL "EYES ON THE PARK" EFFECT BECAUSE OF THE LARGE SETBACK. SOME PARKING WILL NEED TO BE IN THE FRONT YARD AREA OR PARKING SPACES WOULD BE GREATLY REDUCED.
- ALTERNATIVE 2:**
PRO: TWO LANDMARK TREES ARE NOT IMPACTED WITHIN THEIR CRITICAL ROOT ZONES. CITY RAIN GARDEN IS EXPANDED.
CON: STORMWATER INFILTRATION WOULD NEED TO BE LOCATED WITHIN THE FLOOD PLAIN WHICH IS NOT ALLOWED. BUILDING FORMS A CONTINUOUS WALL ALONG THE SOUTH PROPERTY LINE. 2012 MBC ONLY ALLOWS 15% THE WALL TO BE WINDOWS. MANY INTERIOR SPACES WILL NOT HAVE NATURAL LIGHT AND CANNOT BE COUNTED AS BEDROOMS. THE BUILDING CREATES ONLY A PARTIAL "STREETWALL" ALONG FIRST STREET AND IS NOT IN ACCORDANCE WITH DESIGN GUIDELINES IN THE D2 DISTRICT. THE SMALL RAINGARDEN HAS A REDUCED "EYES ON THE PARK" EFFECT BECAUSE OF THE LARGE SETBACK. BUILDING FOOTPRINT IS NOT OPTIMIZED FOR PARKING LAYOUT AND THE NUMBER OF PARKING SPACES WOULD BE REDUCED.
- ALTERNATIVE 3:**
PRO: STORMWATER INFILTRATION IS NOT WITHIN THE FLOOD PLAIN. BUILDING FOOTPRINT IS OPTIMIZED FOR PARKING LAYOUT. INTERIOR SPACES WILL HAVE NATURAL LIGHT AND CAN BE USED AS BEDROOMS PER ZONING CODE PREMIUM REQUIREMENTS. THE BUILDING CREATES A "STREETWALL" ALONG FIRST STREET AND ANCHORS A CORNER IN ACCORDANCE D2 DISTRICT DESIGN GUIDELINES. THE BUILDING IS SET BACK TO AS TO AFFORD UP TO 45% OF THE WALL AREA TO BE WINDOWS ALONG MOST OF ITS WALLS.
CON: FOUR LANDMARK TREES WILL NEED TO BE REMOVED.
- ALTERNATIVE 3 WAS CHOSEN FOR THE FEWEST CONS AND GREATEST NUMBER OF PRO FEATURES.**

ALTERNATIVE ANALYSIS REPORT: FLOODPLAIN
REQUIRED WHEN NATURAL FEATURES, SUCH AS FLOODPLAINS AND LANDMARK TREES ARE AFFECTED.

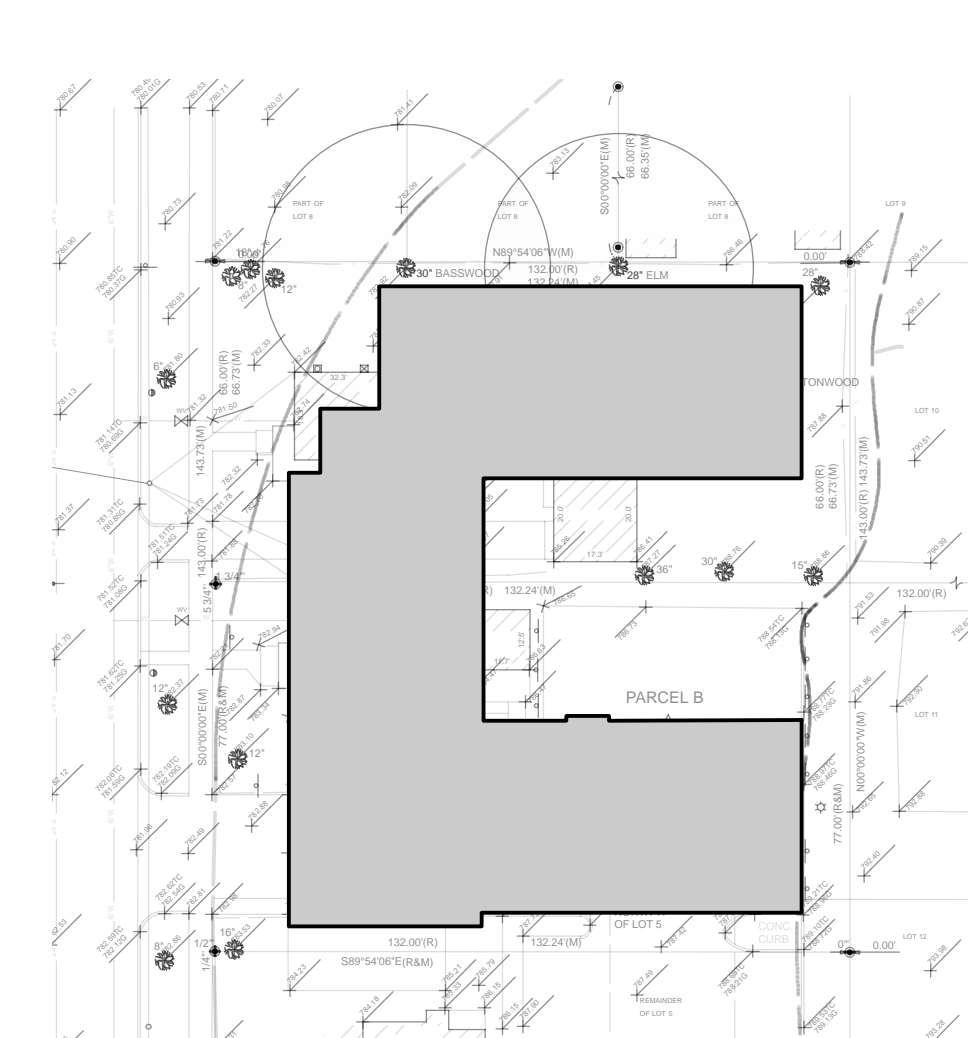
THE BUILDING IS NOT LOCATED WITHIN A FLOODWAY BUT IS LOCATED WITHIN THE ALLAN CREEK FLOOD PLAIN. APPROXIMATELY 1000 CU YARDS OF EARTH WILL BE REMOVED WITHIN THIS FLOODPLAIN. THIS WILL ALLOW FOR APPROXIMATELY 27,000 CUBIC FEET OF FLOOD WATER TO BE STORED ON SITE REDUCING FLOODING DOWNSTREAM.



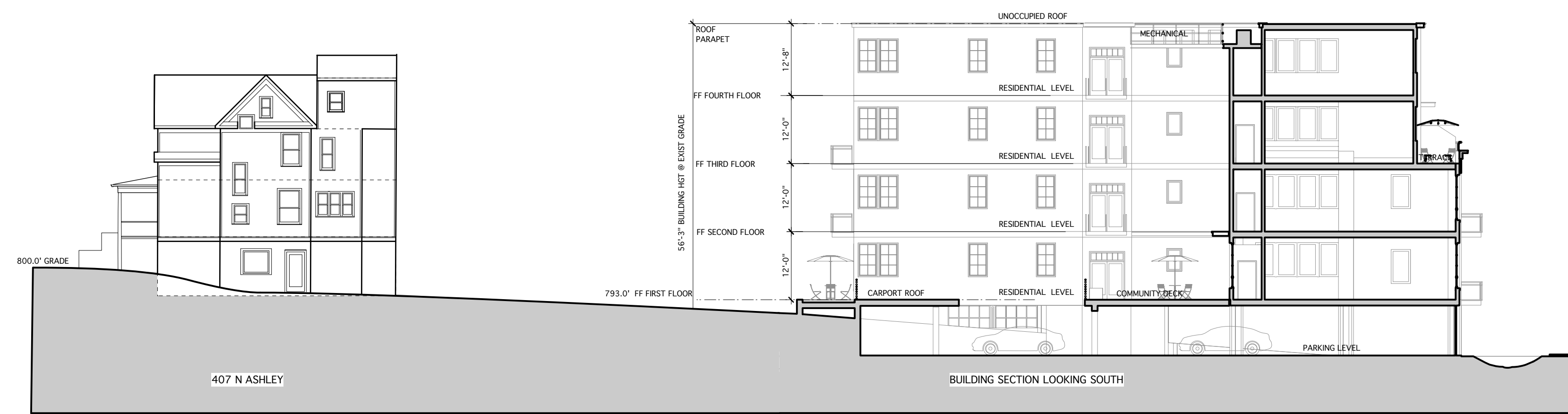
Alternative 1
Scale: 1" = 40'-0" on 24" x 36"



Alternative 2
Scale: 1" = 40'-0" on 24" x 36"



Alternative 3
Scale: 1" = 40'-0" on 24" x 36"



SITE CROSS SECTION A-A
Scale: 1/16" = 1'-0" on 24" x 36"