

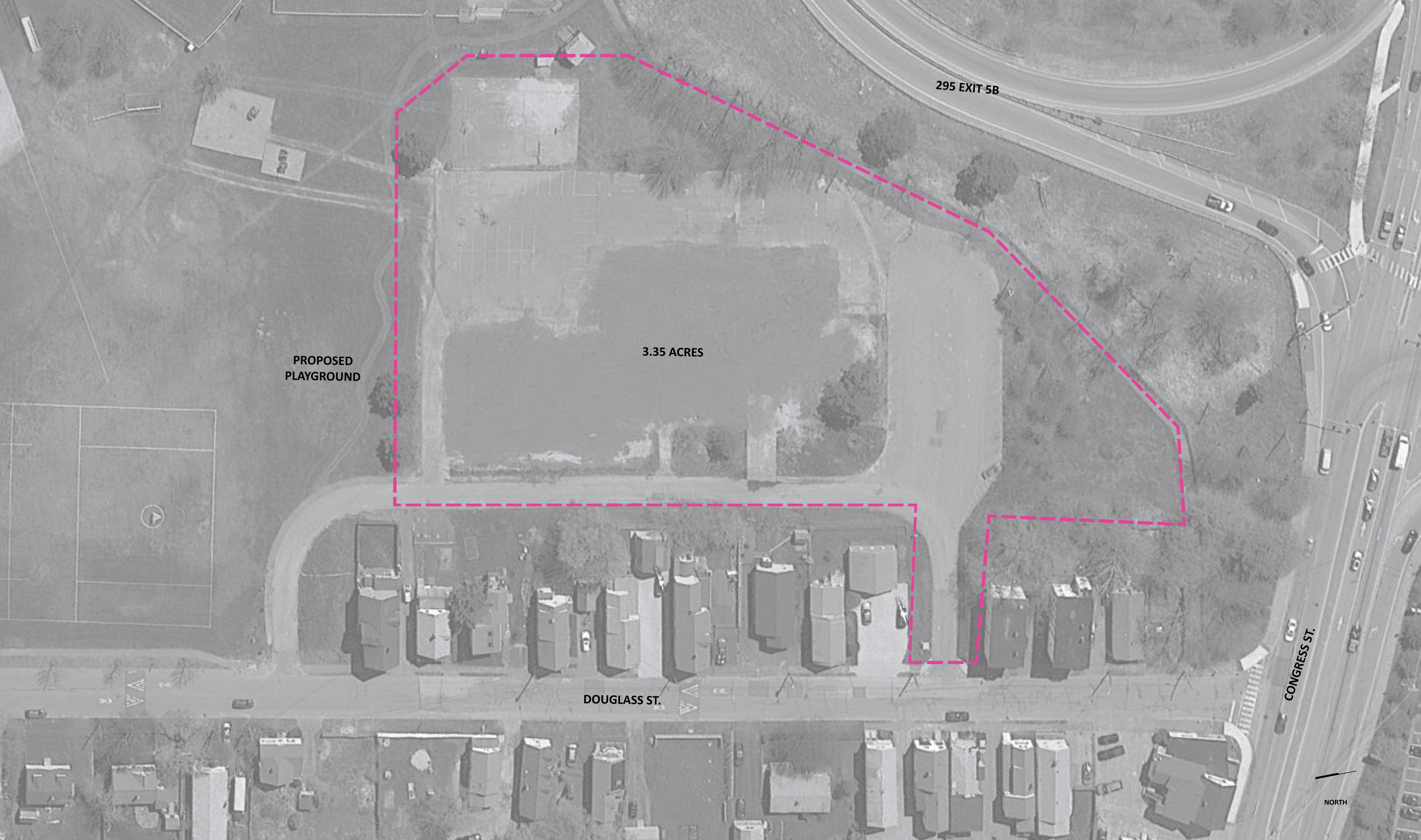
An architectural rendering of a modern residential development. The scene features a wide, paved walkway on the left, a large green lawn in the center, and a multi-story apartment building with light grey siding and dark accents on the right. Several trees of varying sizes are scattered throughout the landscape, and a few stylized human figures are shown walking on the lawn. The sky is bright with soft clouds, and a warm light flare is visible in the upper left corner.

DOUGHERTY COMMONS



DOUGHERTY COMMONS

CONTEXT MAP



PROPOSED
PLAYGROUND

3.35 ACRES

295 EXIT 5B

DOUGLASS ST.

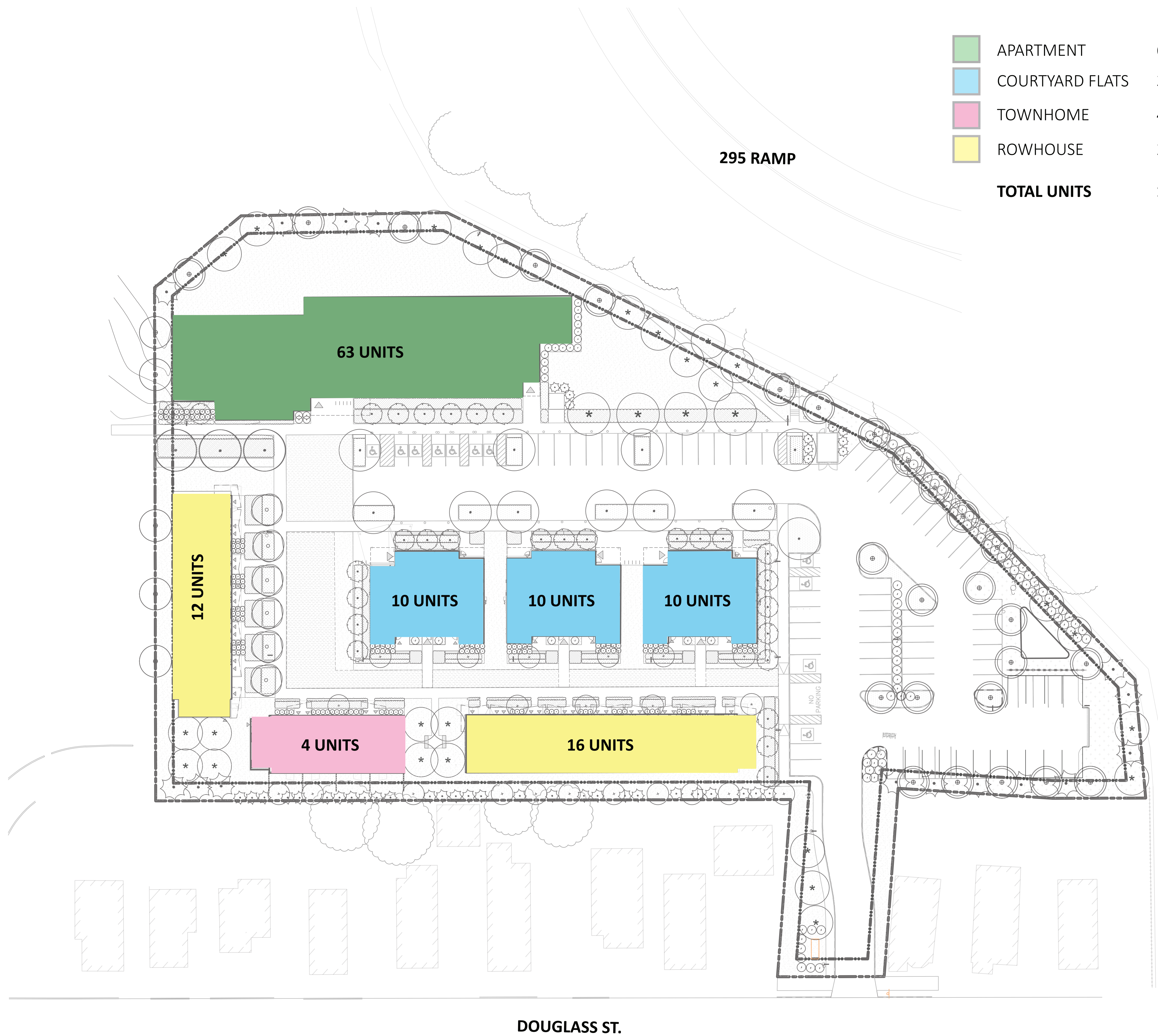
CONGRESS ST.

NORTH

DOUGHERTY COMMONS

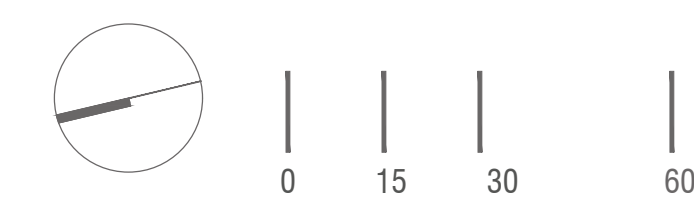
CONTEXT MAP

	APARTMENT	63 UNITS
	COURTYARD FLATS	30 UNITS
	TOWNHOME	4 UNITS
	ROWHOUSE	28 UNITS
	TOTAL UNITS	125 UNITS



DOUGHERTY COMMONS

SITE PLAN





DOUGHERTY COMMONS
VIEW 1 - WOONERF



DOUGHERTY COMMONS
VIEW 2 - WOONERF



DOUGHERTY COMMONS
VIEW 3 - COMMON



DOUGHERTY COMMONS
VIEW 4 - COMMON



DOUGHERTY COMMONS
VIEW 5 - COMMON



DOUGHERTY COMMONS
VIEW 6 - PATHWAY



DOUGHERTY COMMONS
VIEW 7 - PATHWAY



DOUGHERTY COMMONS
VIEW 8 - PATHWAY



DOUGHERTY COMMONS
VIEW 9 - VIEW FROM NEIGHBOR'S YARD



DOUGHERTY COMMONS
VIEW 10 - VIEW FROM NEIGHBOR'S YARD



DOUGHERTY COMMONS
VIEW 11 - VIEW FROM NEIGHBOR'S WINDOW



DOUGHERTY COMMONS
VIEW OF DEVELOPMENT FROM 295 OFF-RAMP



DOUGHERTY COMMONS
VIEW OF DEVELOPMENT FROM CONGRESS STREET



DOUGHERTY COMMONS
VIEW OF DEVELOPMENT FROM DOUGLAS STREET



DOUGHERTY COMMONS
5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



DOUGHERTY COMMONS
5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



DOUGHERTY COMMONS

5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



DOUGHERTY COMMONS
5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



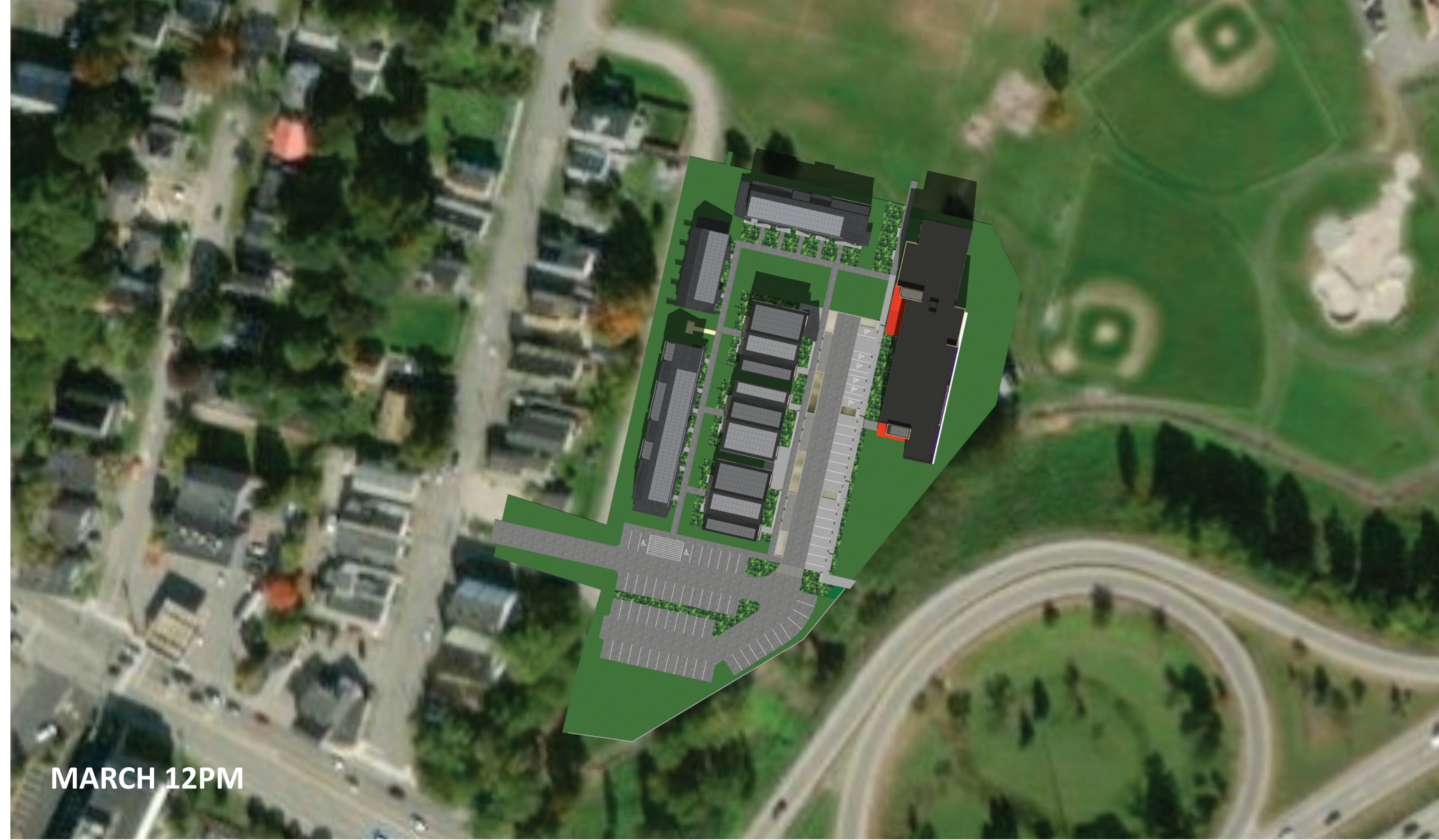
DOUGHERTY COMMONS
5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



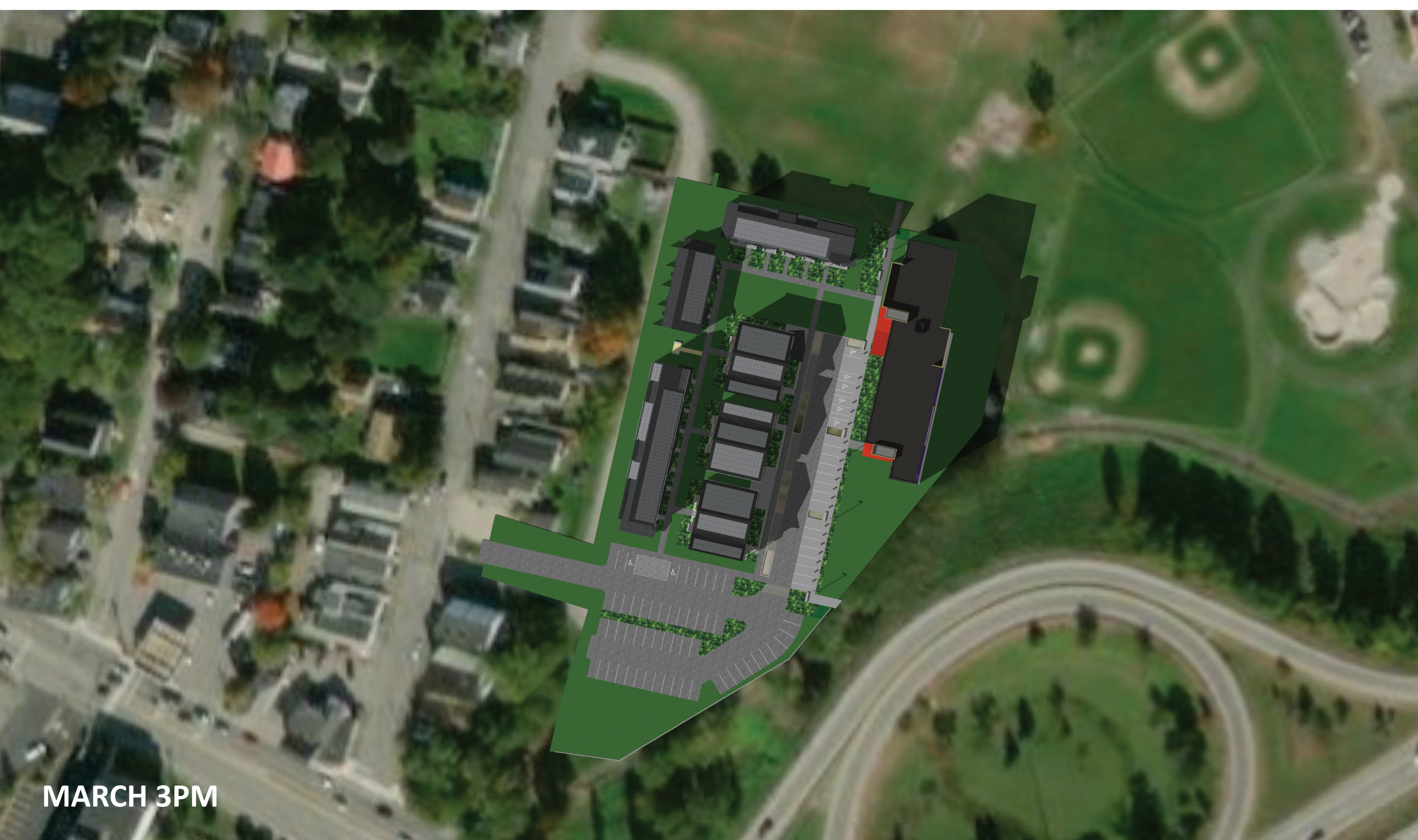
DOUGHERTY COMMONS
5 - STORY BUILDING (RENDERINGS BY ARCHETYPE ARCHITECTS)



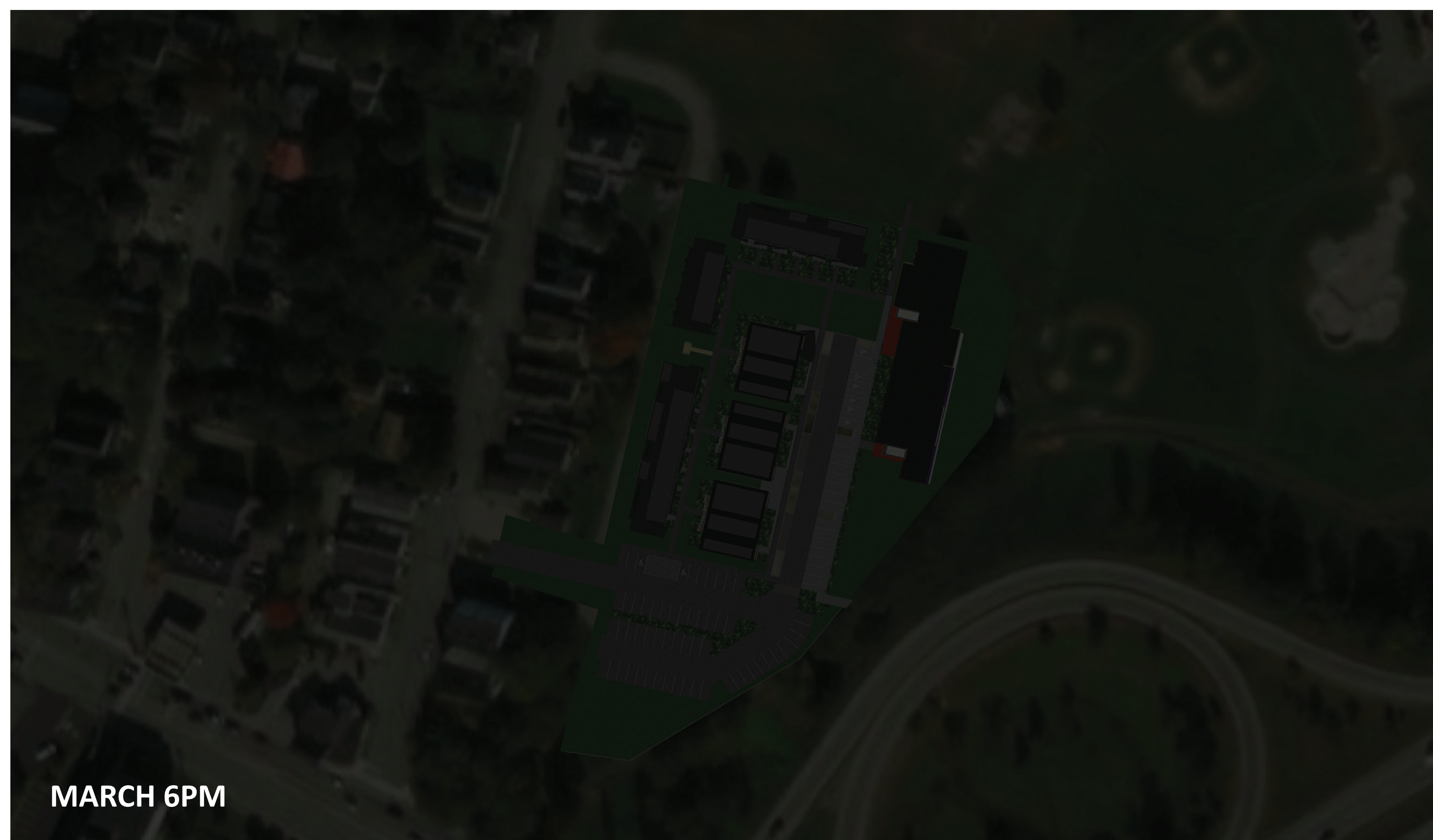
MARCH 9AM



MARCH 12PM



MARCH 3PM



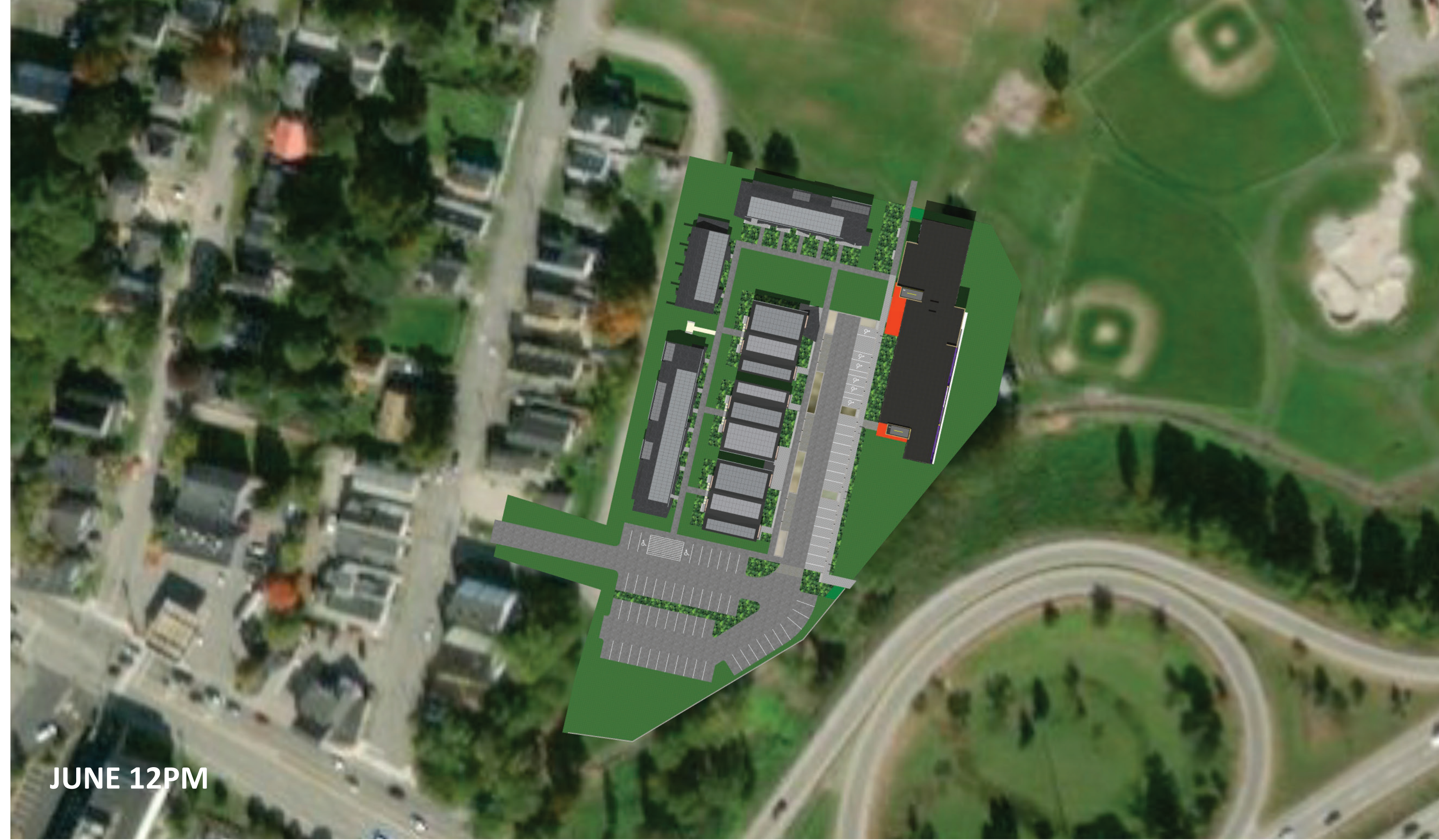
MARCH 6PM

DOUGHERTY COMMONS

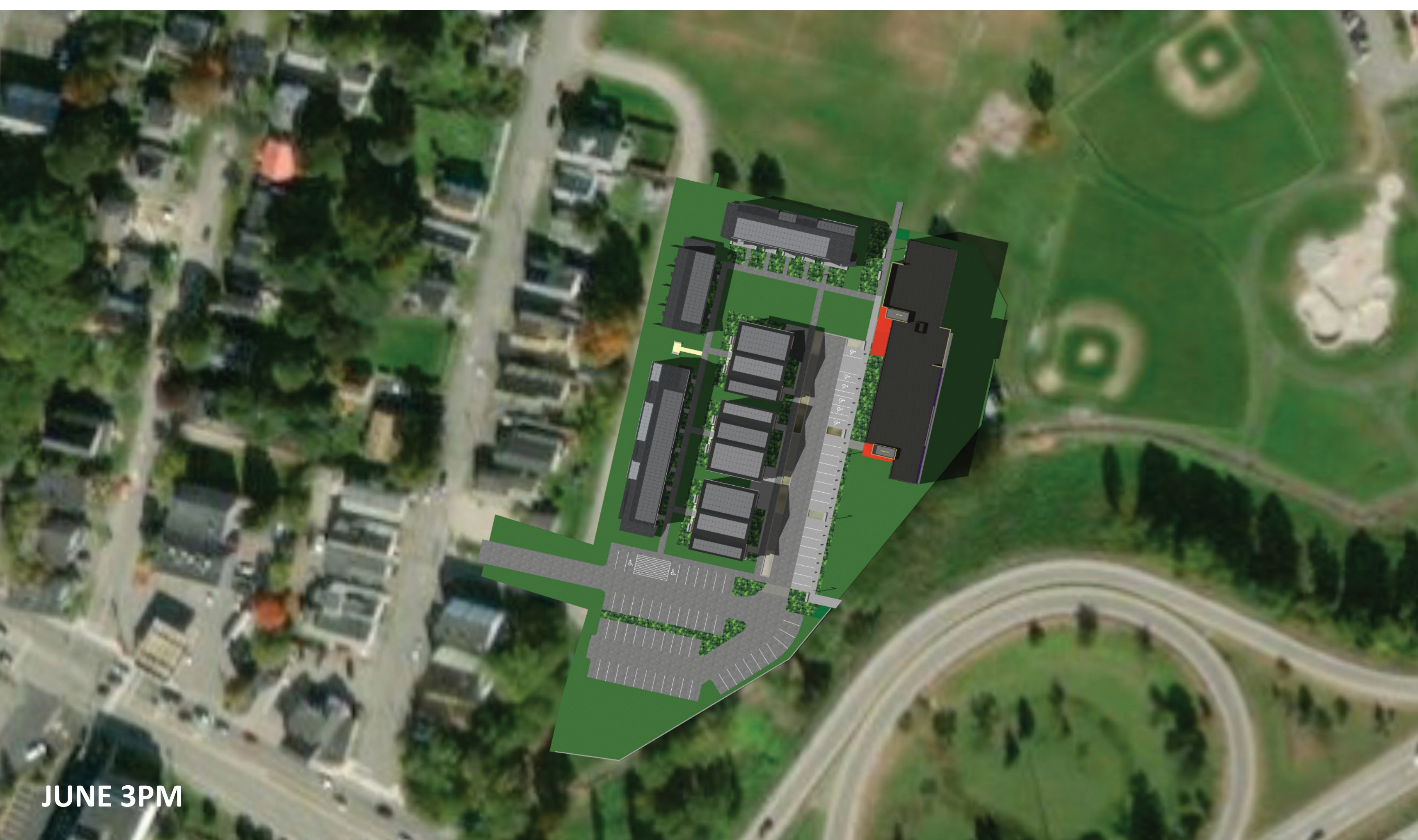
SHADOW STUDY



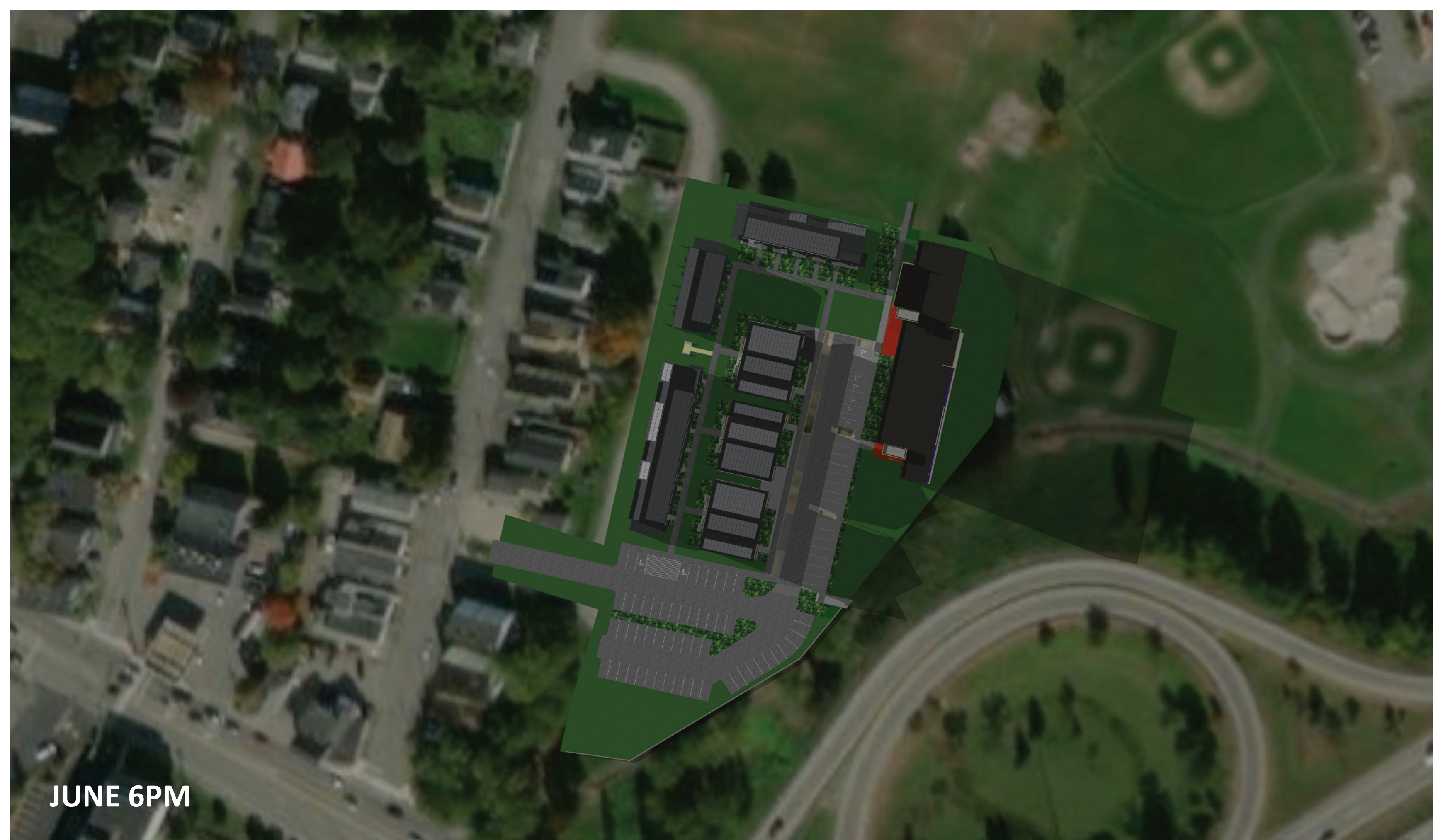
JUNE 9AM



JUNE 12PM



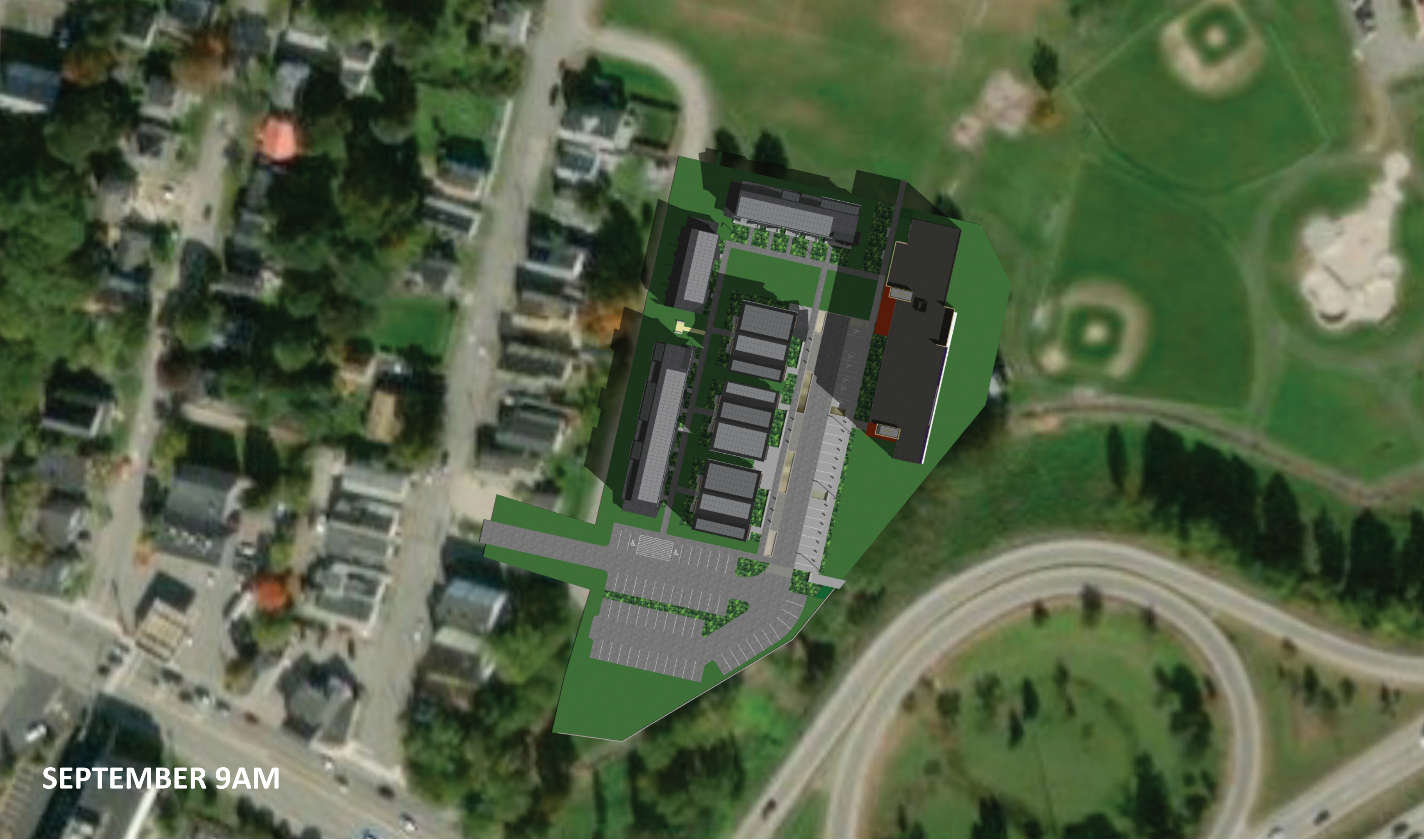
JUNE 3PM



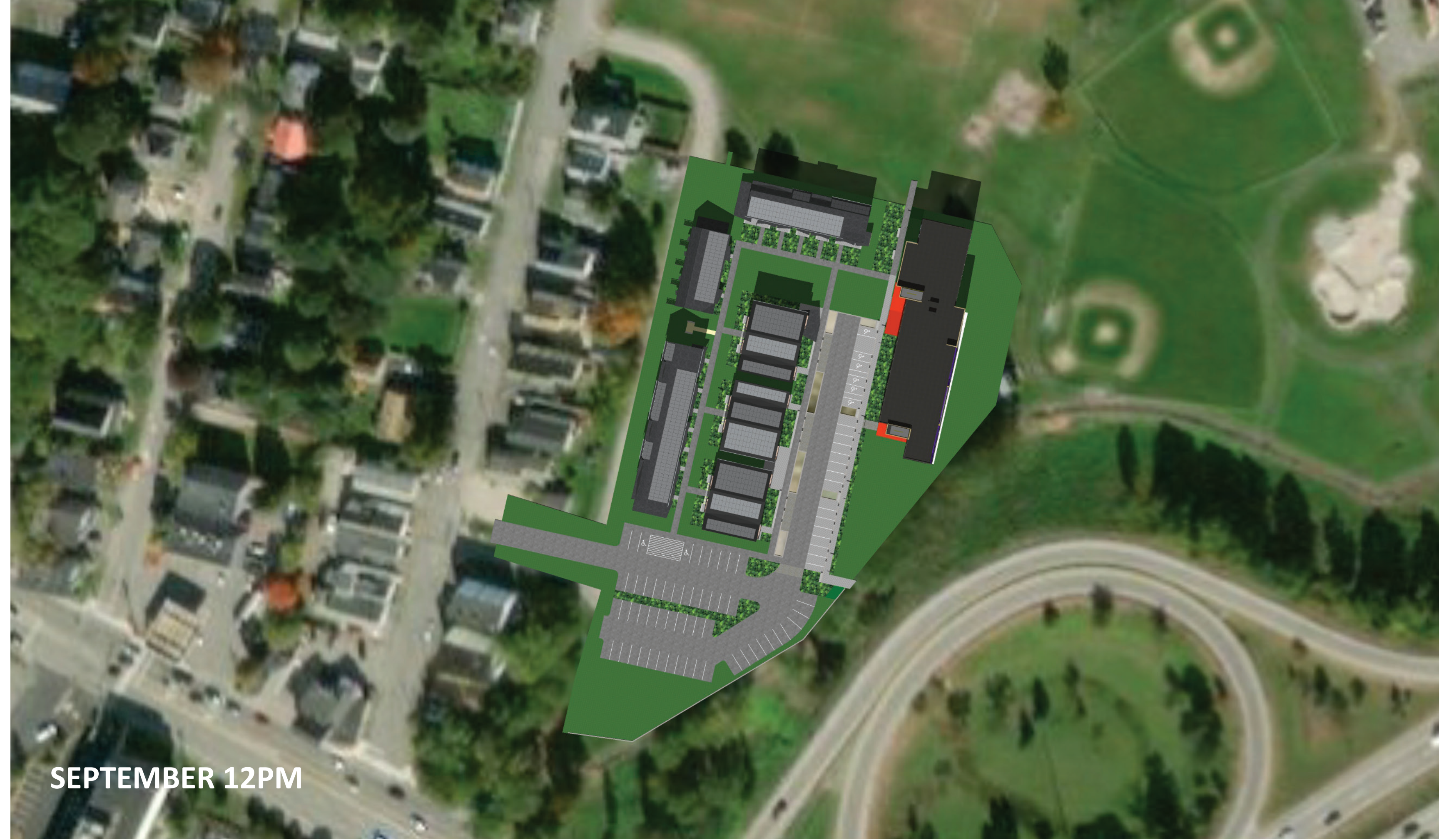
JUNE 6PM

DOUGHERTY COMMONS

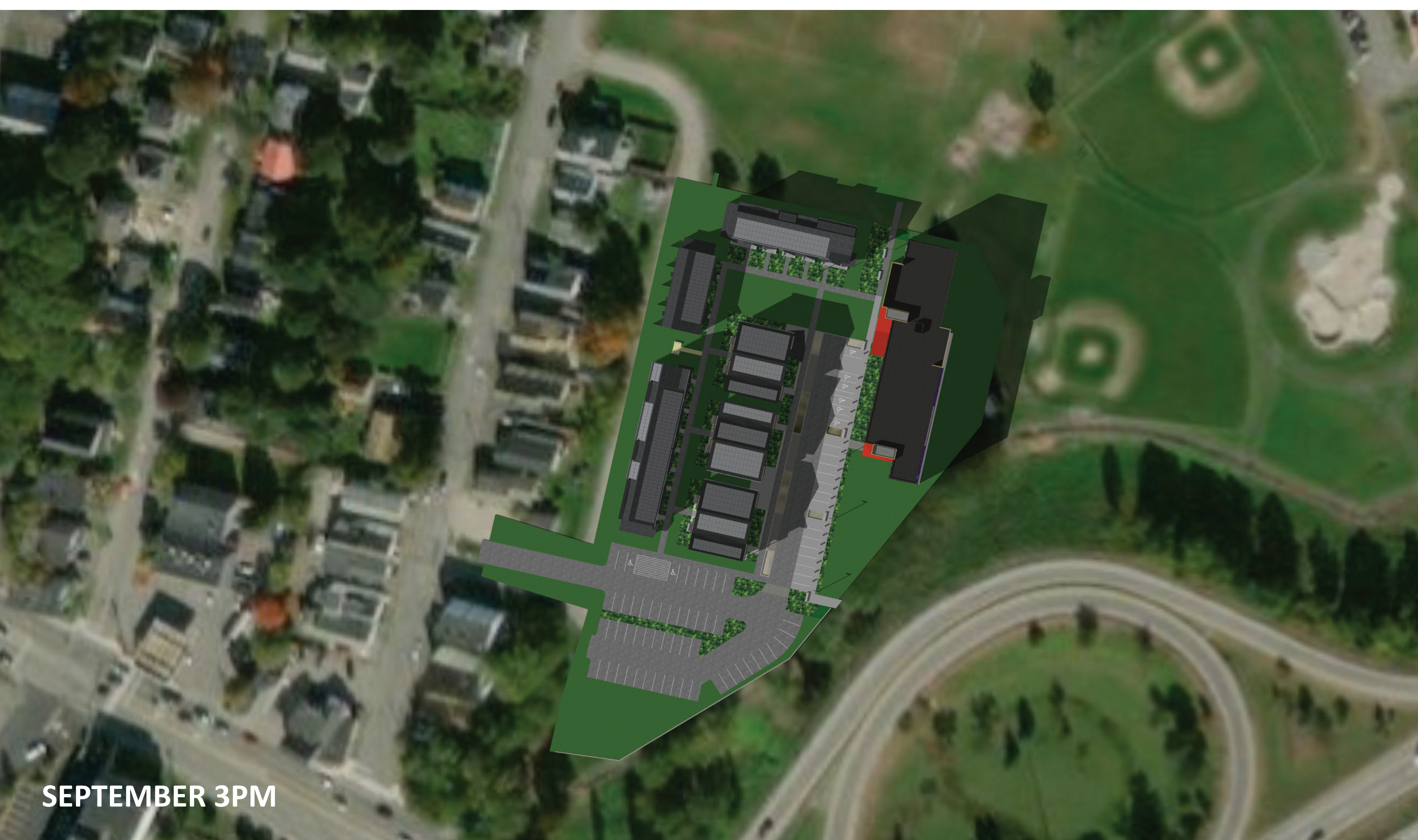
SHADOW STUDY



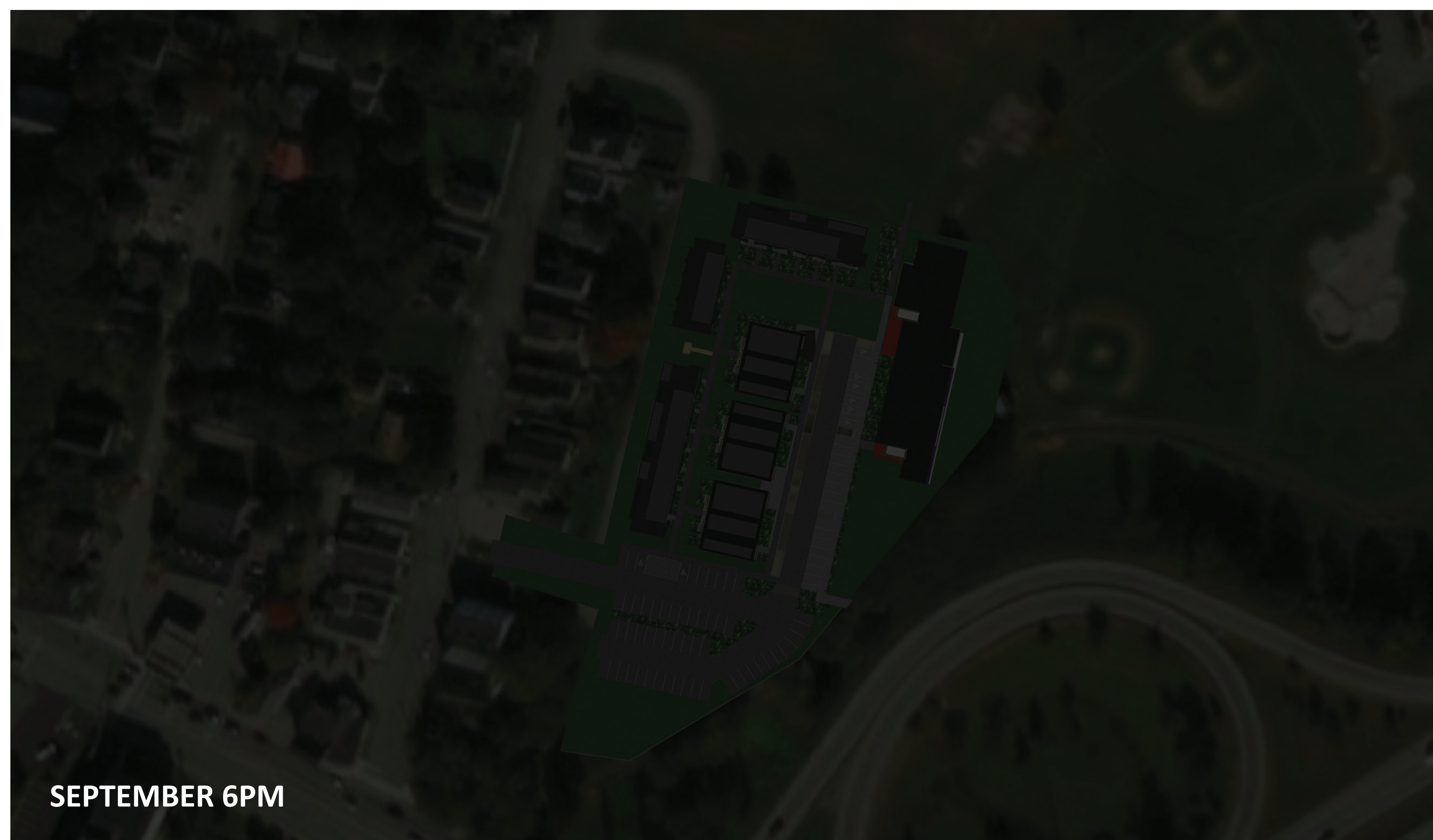
SEPTEMBER 9AM



SEPTEMBER 12PM



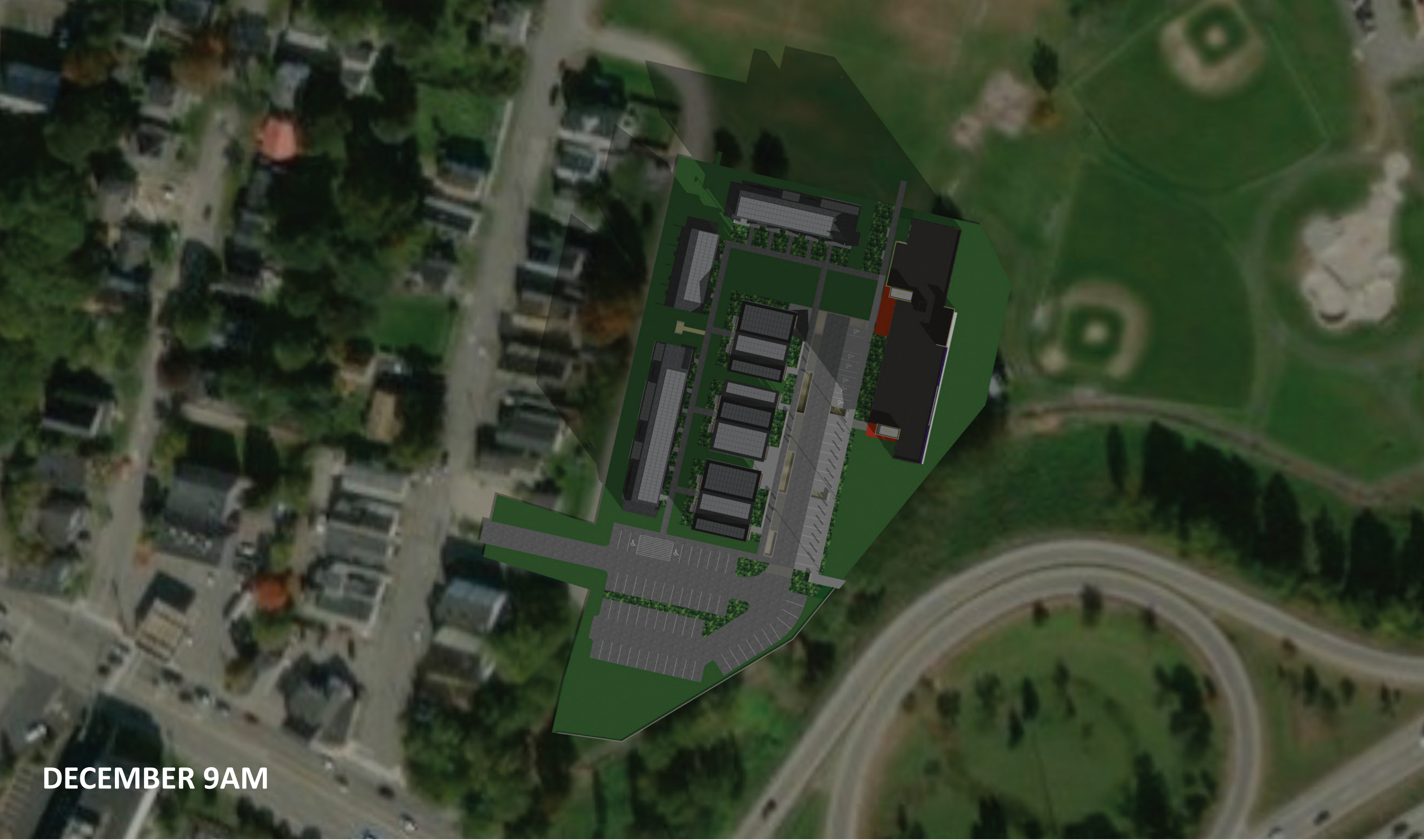
SEPTEMBER 3PM



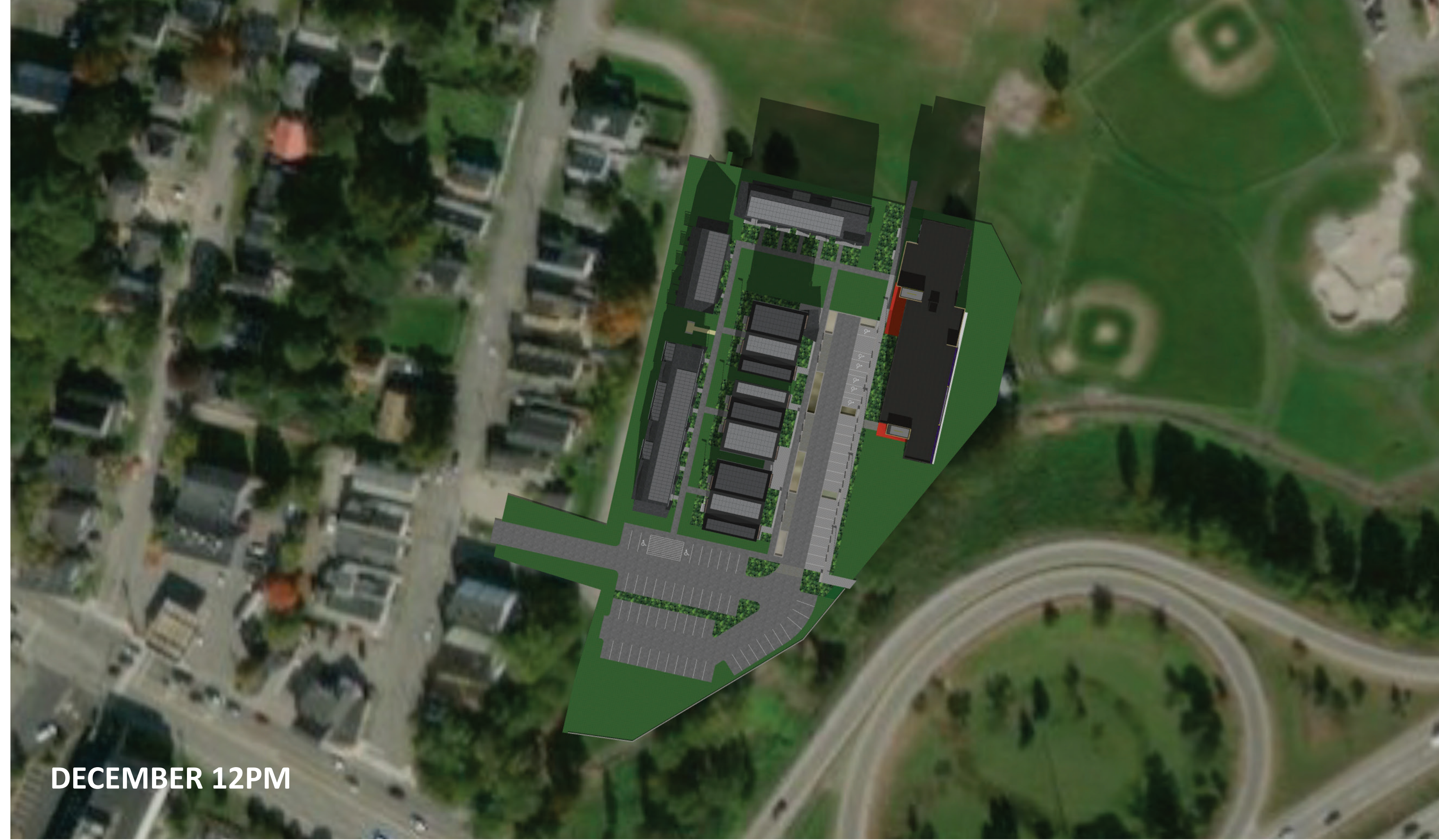
SEPTEMBER 6PM

DOUGHERTY COMMONS

SHADOW STUDY



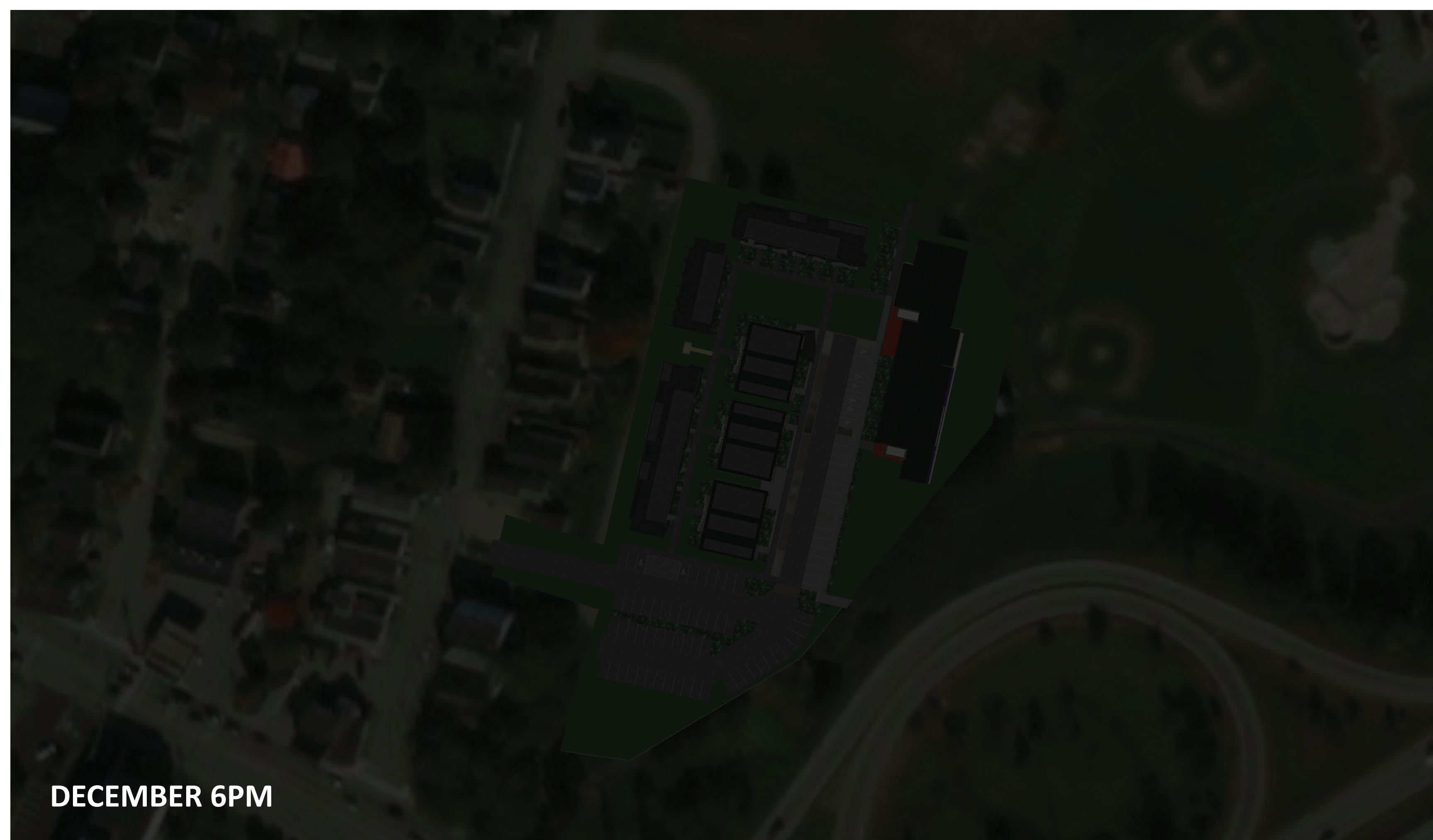
DECEMBER 9AM



DECEMBER 12PM



DECEMBER 3PM



DECEMBER 6PM

DOUGHERTY COMMONS

SHADOW STUDY



douglass street

existing neighbor

property line

10' setback

3-story rowhome

3-story courtyard flat

woonerf

5-story housing

10' setback

property line

DOUGHERTY COMMONS

SITE SECTION



douglass street

existing neighbor

property line

10' setback

3-story rowhome

3-story courtyard flat

DOUGHERTY COMMONS

SITE SECTION (ENLARGED)