



EVANS VISTA NEIGHBORHOOD

EVANS VISTA | PORT TOWNSEND, WA

CONCEPTUAL DESIGN | JULY 13, 2023

OPTION 3 - RADIAL

BUILDING TYPE LEGEND

UNIT COUNT:



APARTMENTS: 138



TOWNHOMES: 27

TOTAL: 165 UNITS

BUILDING TYPES:



COMMERCIAL



MIXED USE

PARKING COUNT:



GARAGE: 27

PARKING STRUCTURE: 44

STREET PARKING: 38

SURFACE PARKING: 134

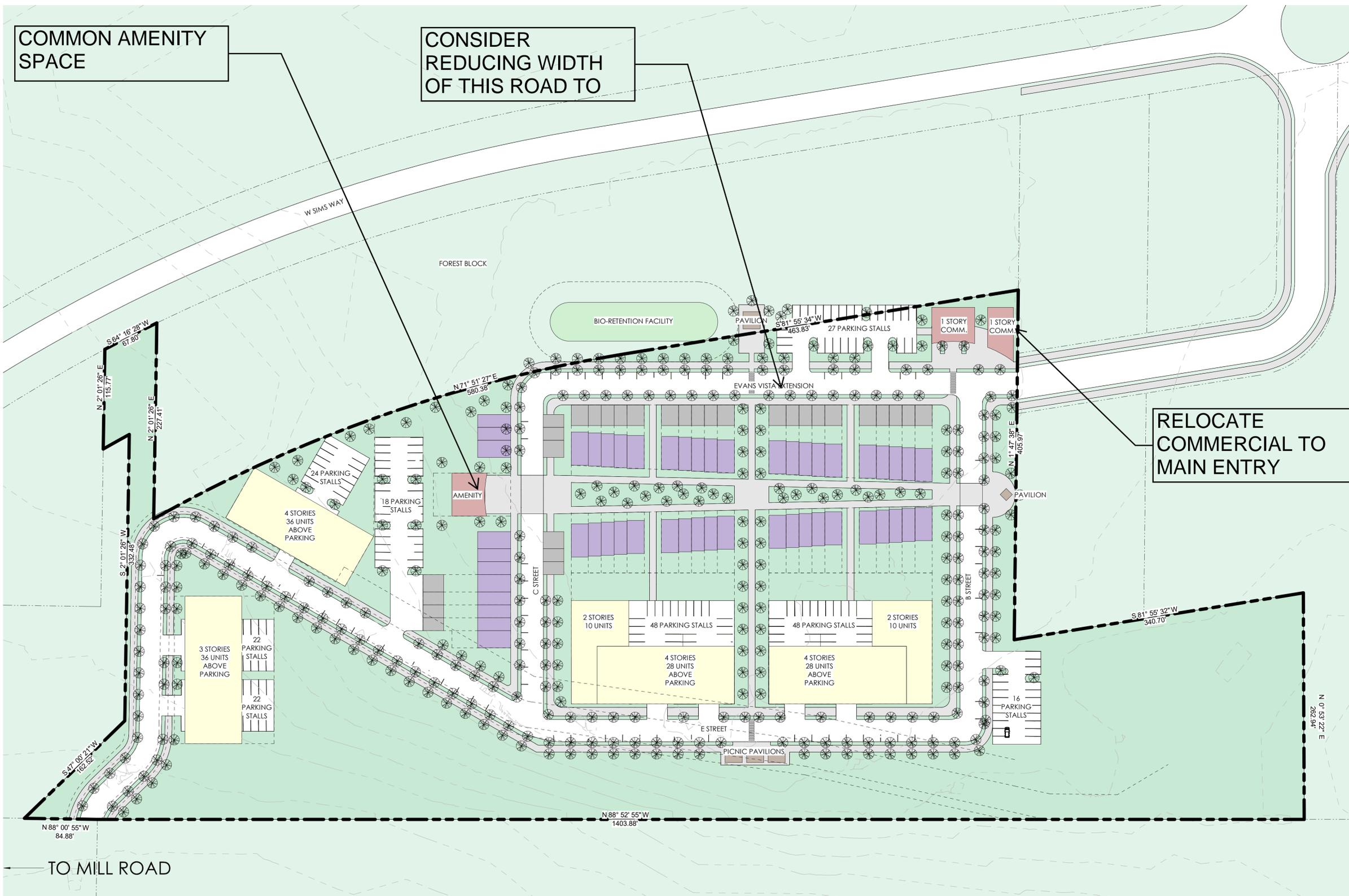
TOTAL: 243

PARKING STALLS:UNITS = 1.47

1 SITE PLAN - OPTION 3 RADIAL

1" = 60'-0"





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RELOCATE COMMERCIAL TO MAIN ENTRY

CONSIDER REDUCING WIDTH OF THIS ROAD TO

COMMON AMENITY SPACE

BUILDING TYPE LEGEND

UNIT COUNT:



APARTMENTS: 157



TOWNHOMES: 51

TOTAL: 208

BUILDING TYPES:



COMMERCIAL



MIXED USE

PARKING COUNT:



GARAGE: 30

PARKING STRUCTURE: 0

STREET PARKING: 82

SURFACE PARKING: 227

TOTAL: 339

OPTION 6.5 -VICTORIAN BLOCKS REV

PARKING STALLS:UNITS = 1.62

UNIT AND PARKING COUNT LEGEND

		UNIT COUNT:	BDRM COUNT:
APARTMENTS		STUDIO : TYPICAL 15'x30'= 450SF	31 31
		1 BD/1 BA: TYPICAL 25'x30'= 750SF	75 75
		2 BD/2 BA : TYPICAL 36'x30'= 1,080SF	32 64
		3 BD/2.5 BA TOWNHOMES : TYPICAL 2 STORIES 5'x39'= 1,170SF	27 81

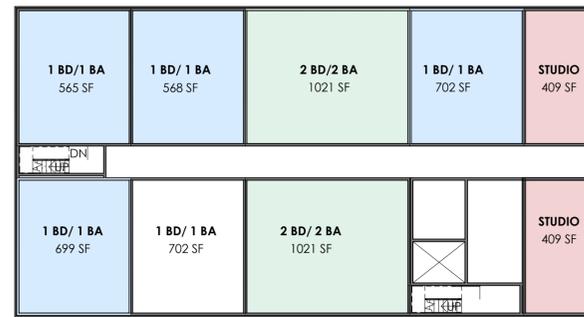
TOTAL: 165 UNITS 251 BEDROOMS

PARKING COUNT:

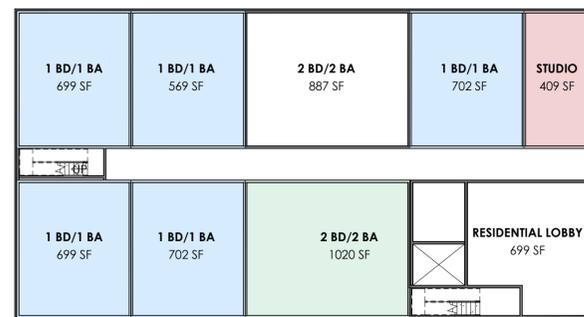
GARAGE:	27
PARKING STRUCTURE:	44
STREET PARKING:	38
SURFACE PARKING:	134

TOTAL: 243 PARKING STALLS

PARKING STALLS : UNITS = 1.47
PARKING STALLS : BEDROOMS= 0.97



2 OPT 3 RADIAL - BUILDING A & B FLOOR 2
1" = 20'-0" 0' 10' 20' 40'



1 OPT 3 RADIAL - BUILDING A FLOOR 1
1" = 20'-0" 0' 10' 20' 40'

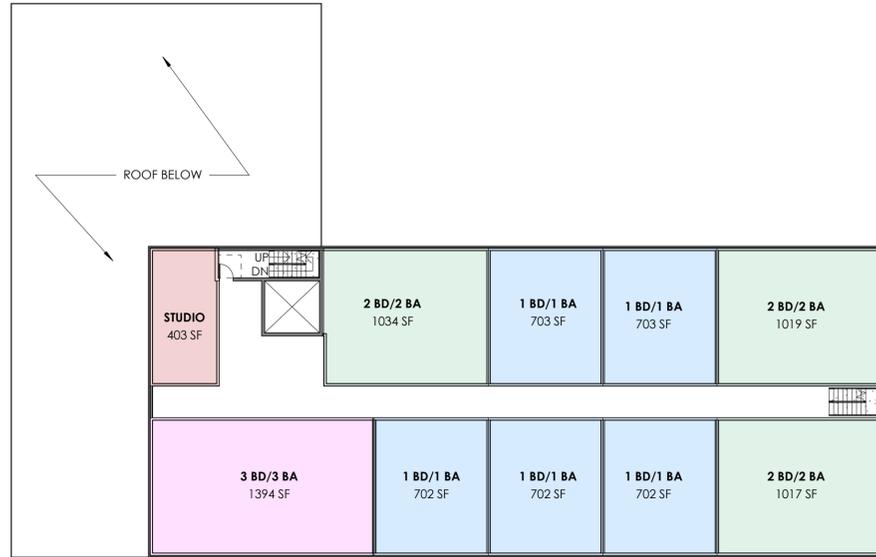


3 OPT 3 RADIAL - BUILDING B FLOOR 1 SPLIT LVL PARKING
1" = 20'-0" 0' 10' 20' 40'

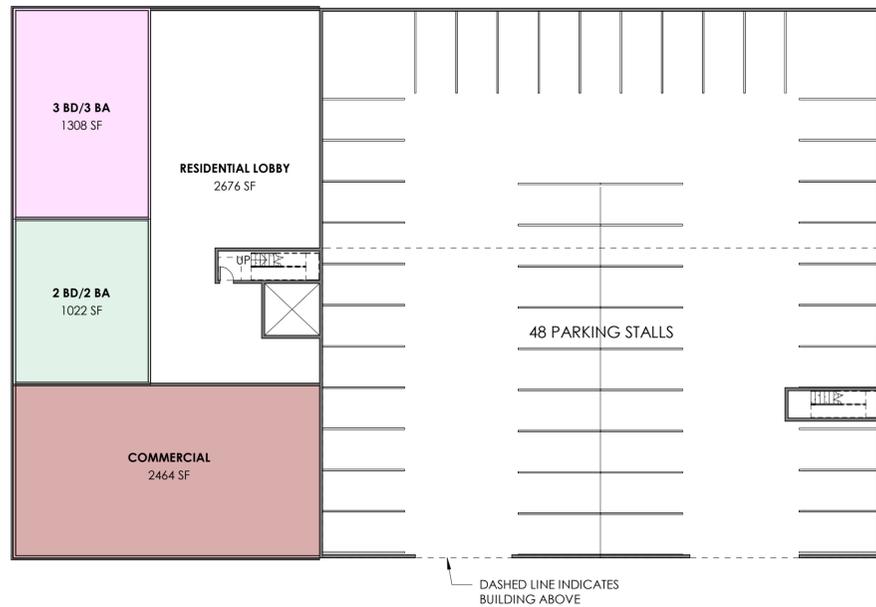
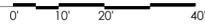
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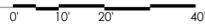
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3 OPT 6 VICTORIAN BLOCKS - FLOOR 3
1" = 20'-0"

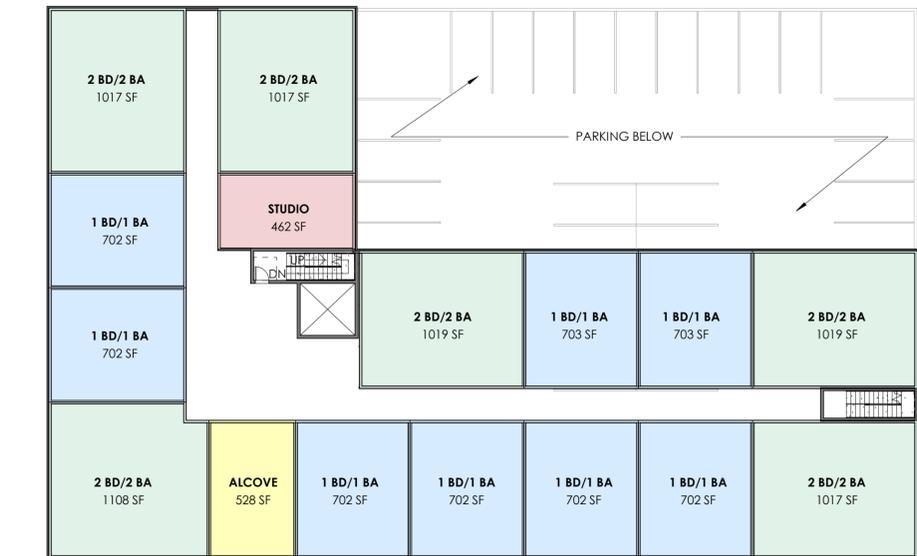


1 OPT 6 VICTORIAN BLOCKS - FLOOR 1
1" = 20'-0"



UNIT AND PARKING COUNT LEGEND		
	UNIT COUNT:	BDRM COUNT:
STUDIO : <small>TYPICAL 15'x30'= 450SF</small>	8	8
1 BD/1 BA ALCOVE : <small>TYPICAL 19'x30'= 570SF</small>	25	25
1 BD/1 BA : <small>TYPICAL 25'x30'= 750SF</small>	78	78
2 BD/2 BA : <small>TYPICAL 36'x30'= 1,080SF</small>	36	72
3 BD/2.5 BA : <small>TYPICAL 46'x30'= 1,380SF</small>	10	30
3 BD/2.5 BA TOWNHOMES : <small>TYPICAL 2 STORIES 15'x39'= 1,170SF TYPICAL 2 STORIES 20'x39'= 1,560SF</small>	51	153
TOTAL:	202 UNITS	366 BEDROOMS

PARKING COUNT:	
GARAGE:	30
PARKING STRUCTURE:	0
STREET PARKING:	82
SURFACE PARKING:	227
TOTAL:	339 PARKING STALLS
PARKING STALLS : UNITS = 1.62	
PARKING STALLS : BEDROOMS= 0.92	



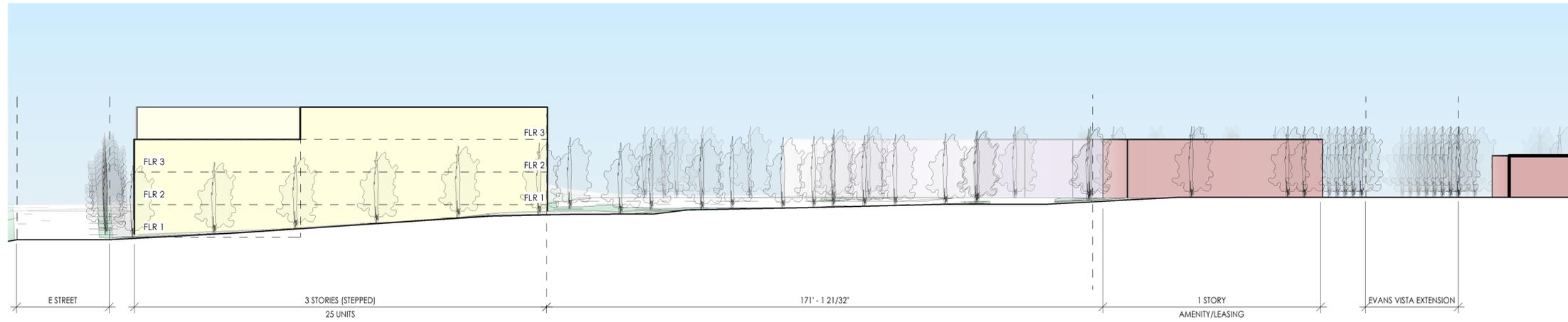
2 OPT 6 VICTORIAN BLOCKS - FLOOR 2
1" = 20'-0"



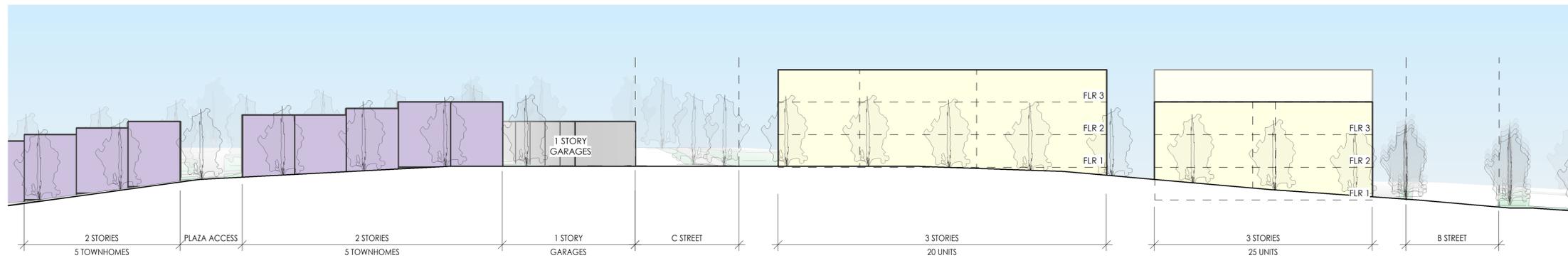
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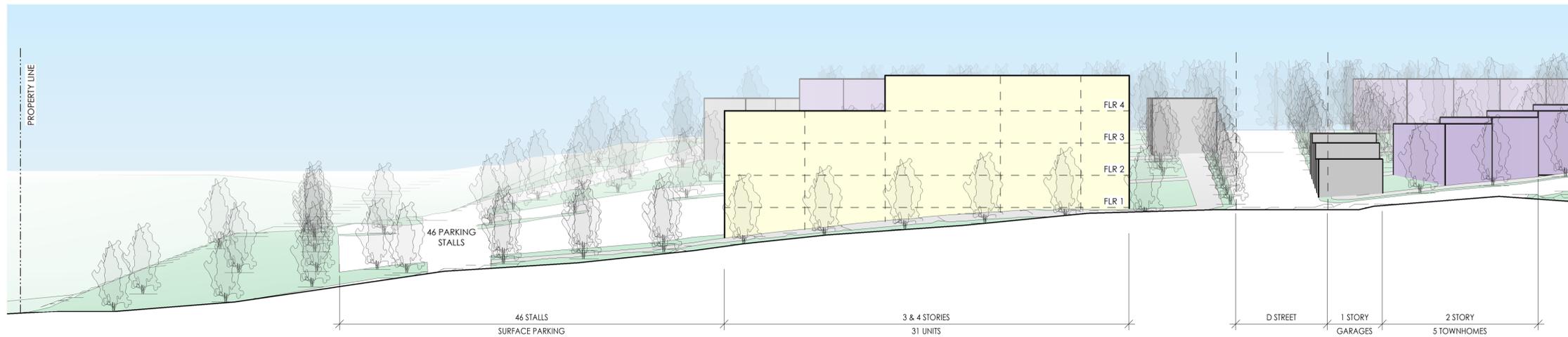
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1 SITE SECTION - ALONG B STREET
1" = 20'-0"



2 SITE SECTION - ALONG E STREET
1" = 20'-0"



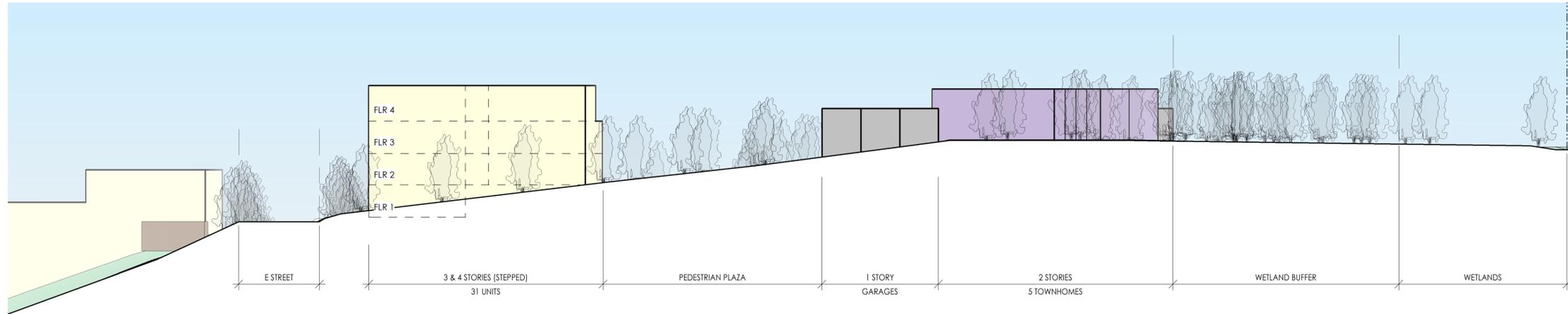
3 SITE SECTION - ALONG B STREET
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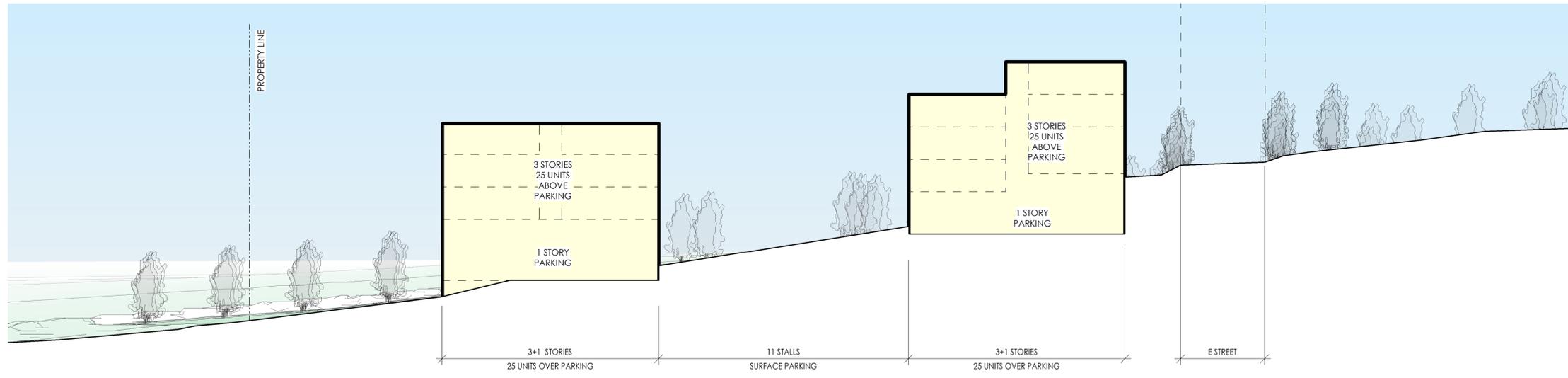
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1 SITE SECTION - ALONG D STREET
1" = 20'-0"



2 SITE SECTION - THROUGH STEPPED BUILDING
1" = 20'-0"

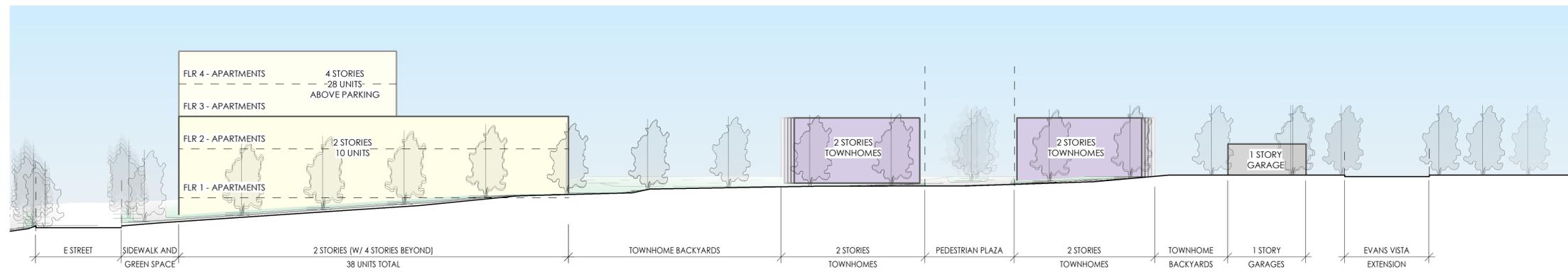
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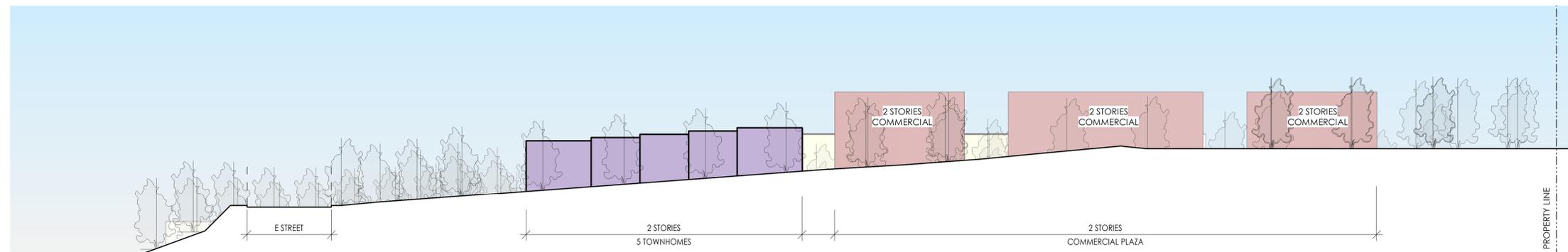
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1 SITE SECTION - ALONG PEDESTRIAN PLAZA
1" = 20'-0"



2 SITE SECTION - ALONG B STREET
1" = 20'-0"

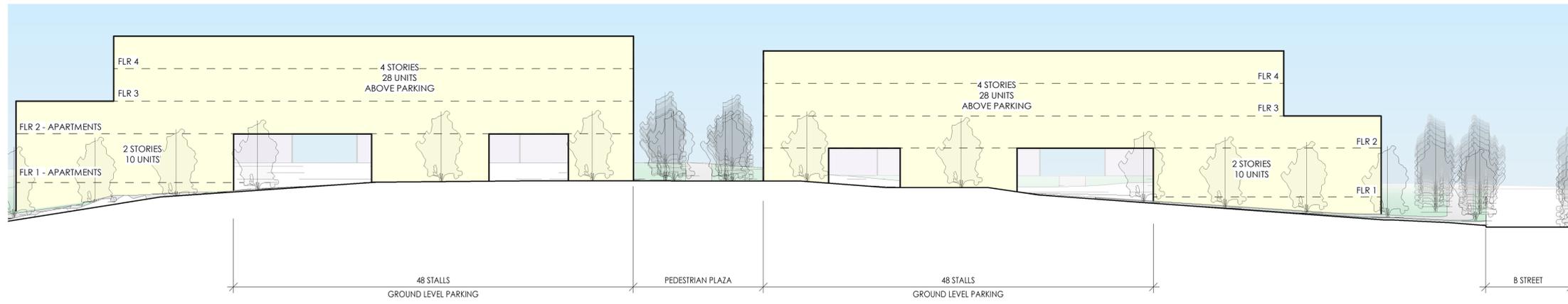


3 SITE SECTION - ALONG C STREET
1" = 20'-0"

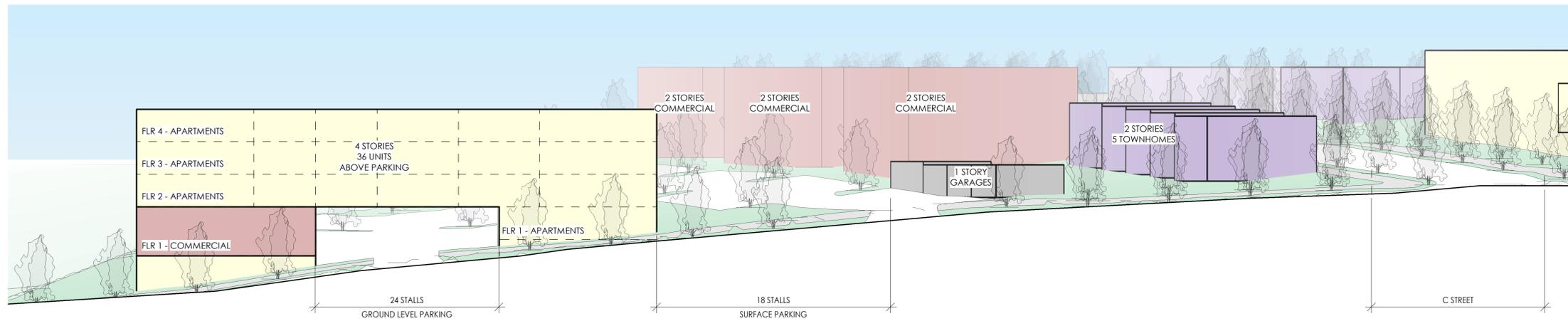
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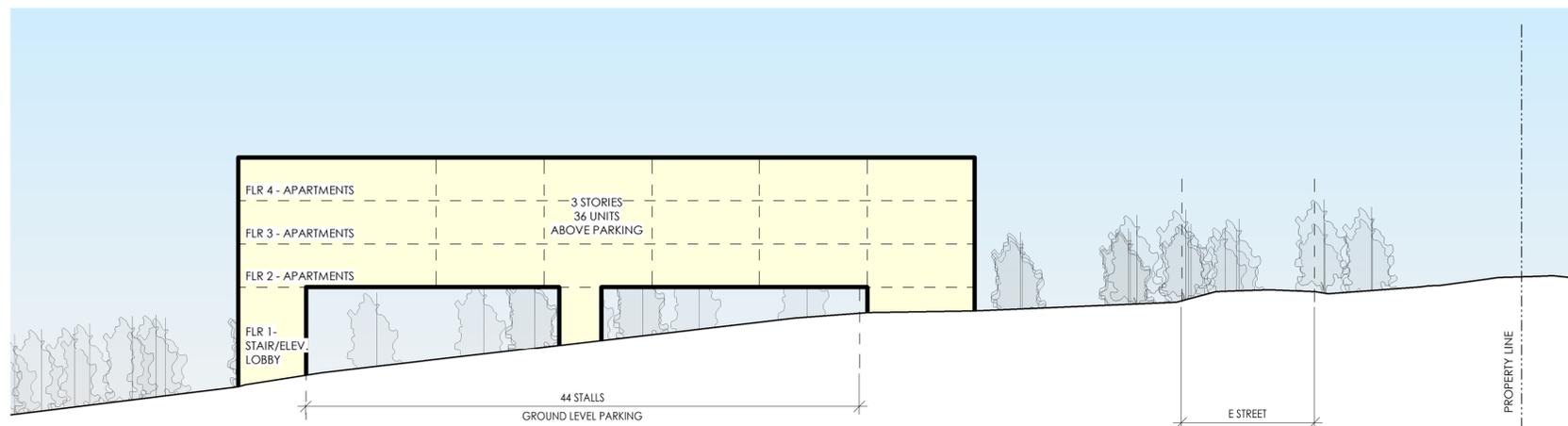
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1 SITE SECTION - ALONG E STREET
1" = 20'-0"



2 SITE SECTION - ALONG E STREET
1" = 20'-0"



3 SITE SECTION - THROUGH STEPPED BUILDING
1" = 20'-0"



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 2 BD/2 BA : <small>TYPICAL 36x30= 1,080SF</small>	32	64
 3 BD/2.5 BA TOWNHOMES : <small>TYPICAL 2 STORIES 5x39= 1,170SF</small>	27	81

TOTAL: 165 UNITS 251 BEDROOMS

PARKING COUNT:

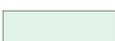
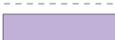
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PARKING STRUCTURE:	44
STREET PARKING:	38
SURFACE PARKING:	134

TOTAL: 243 PARKING STALLS

PARKING STALLS : UNITS = 1.47
 PARKING STALLS : BEDROOMS= 0.97



UNIT AND PARKING COUNT LEGEND

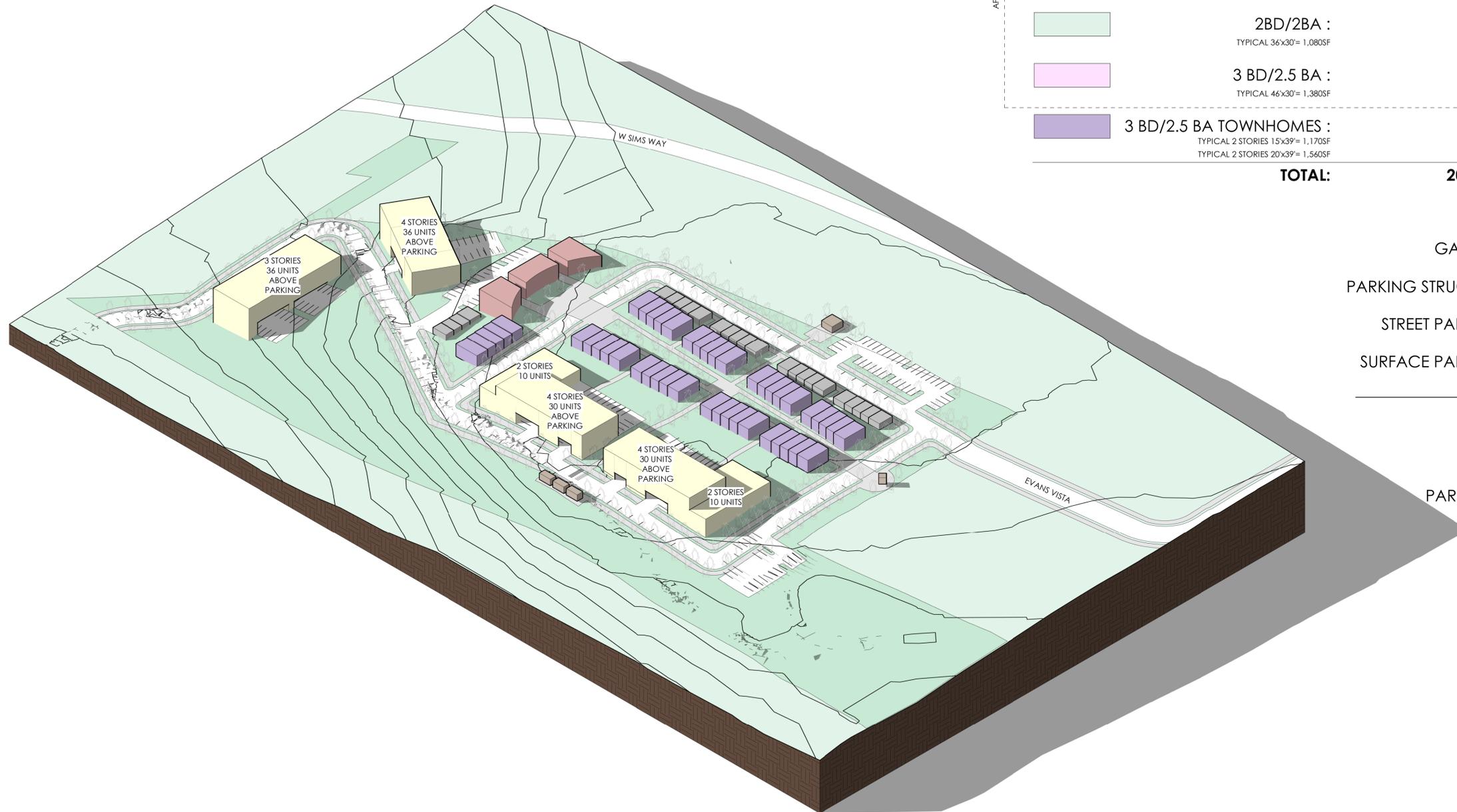
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 3 BD/2.5 BA TOWNHOMES : TYPICAL 2 STORIES 15'x39' = 1,170SF TYPICAL 2 STORIES 20'x39' = 1,560SF	45	135

TOTAL: 202 UNITS 348 BEDROOMS

PARKING COUNT:

GARAGE:	24
PARKING STRUCTURE:	0
STREET PARKING:	82
SURFACE PARKING:	235

TOTAL: 341 PARKING STALLS
 PARKING STALLS : UNITS = 1.68
 PARKING STALLS : BEDROOMS = 0.98



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