



825 14TH AVE
Central District, Seattle, WA

EARLY DESIGN GUIDANCE PACKET
PLAYHOUSE DESIGN GROUP
April 1, 2014 | DPD# 301 6671



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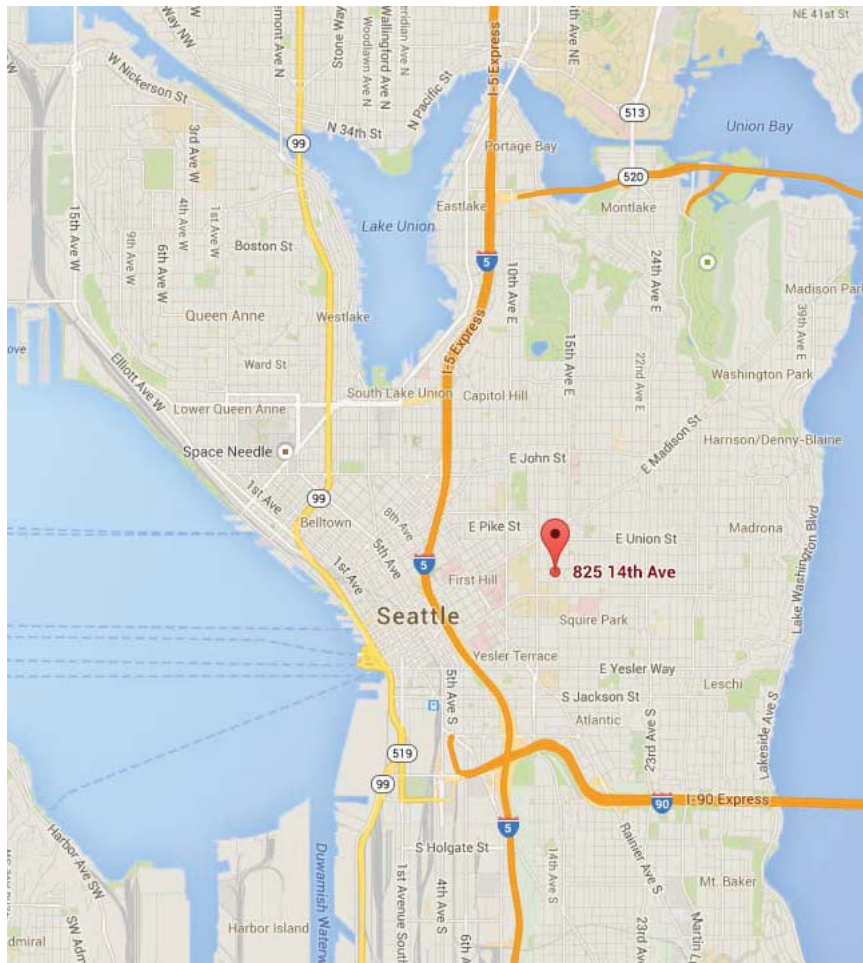


PROJECT INFORMATION

ADDRESS: 825 14th Ave, Seattle, WA 98122
 DPD #: 3016671 \ 6394770
 OWNER: Jarrett Johnson
 (LLJ Ventures, LLC)
 APPLICANT: Playhouse Design Group, LLC
 CONTACT: A. Buttrey

PROJECT PROGRAM

BUILDING TYPE: 4 Townhouses (2 structures)
 ZONING : LR-2
 UNIT COUNT: 4 (2 in each structure)
 UNIT SIZES: Approximately 1400 sf
 ABV.-GROUND STORIES: 3 + Penthouse
 PARKING STALLS: 3 + Guest
 (12th Avenue(Urban Center Village))
 APPROX FAR: 6'142 sf (FAR of 1.2 used),
 Priority Green
 LOT SIZE: 5 119 sf



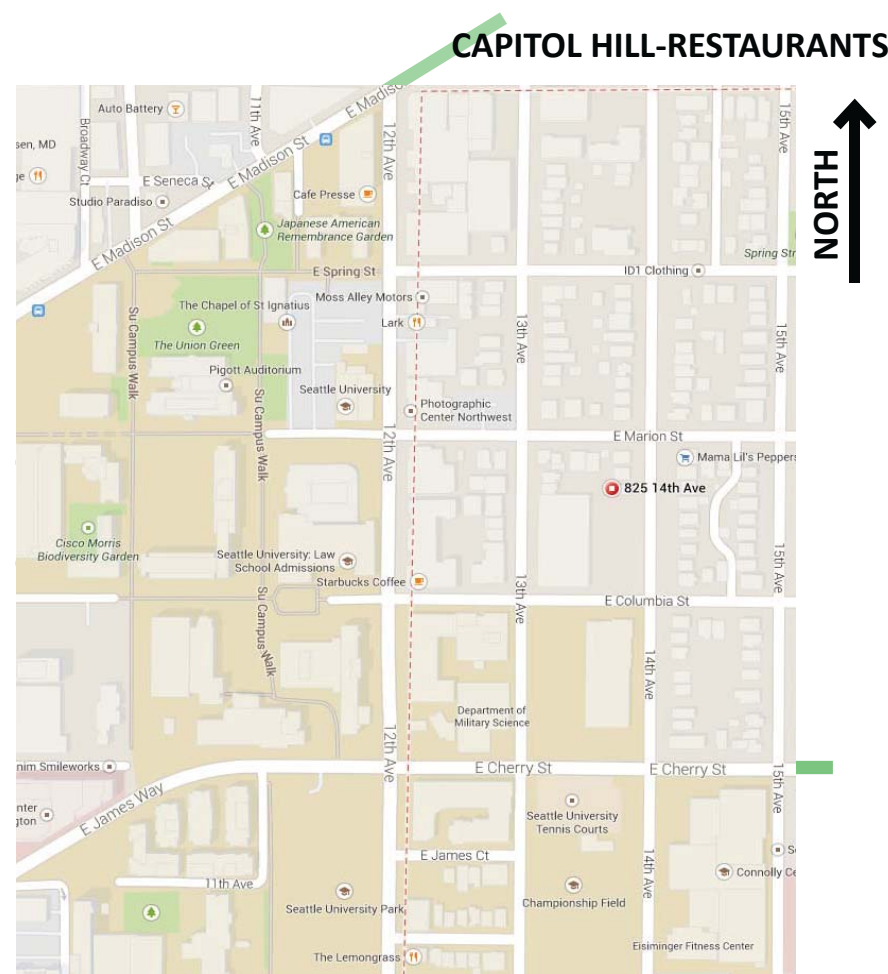
Seattle Vicinity Map

PROJECT OBJECTIVES

The proposed site's current use is a 1 story SFR with raised basement proposed for demo. The Lot is approximately 5119 square feet in LR2 zone, urban center village. The property is located between E Columbia St. and E Marion St on 14th Avenue. The project proposed will demolish the existing single family structure and construct 2 structures, each with 2 townhouses (total 4 units). The proposed structures will be three stories tall with three one car garages and one open guest parking spot .

The proposed project is to achieve a minimum of 4-Star Build Green certification to maximize building sustainability performance.

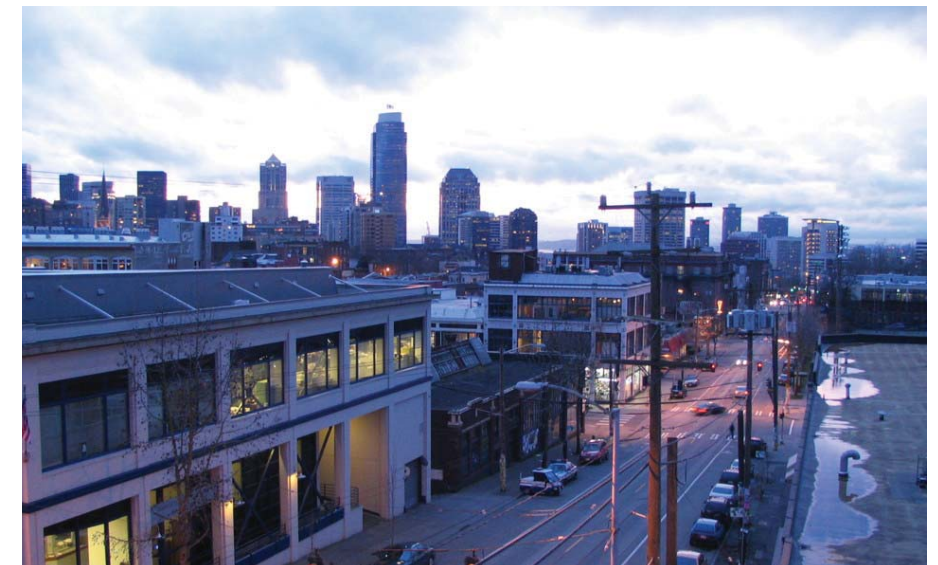
12th Avenue(Urban Center Village) areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with a modern architectural solution.



Neighborhood Vicinity Map



12th AVE & E MADISSON ST.



12th AVE & BROADWAY

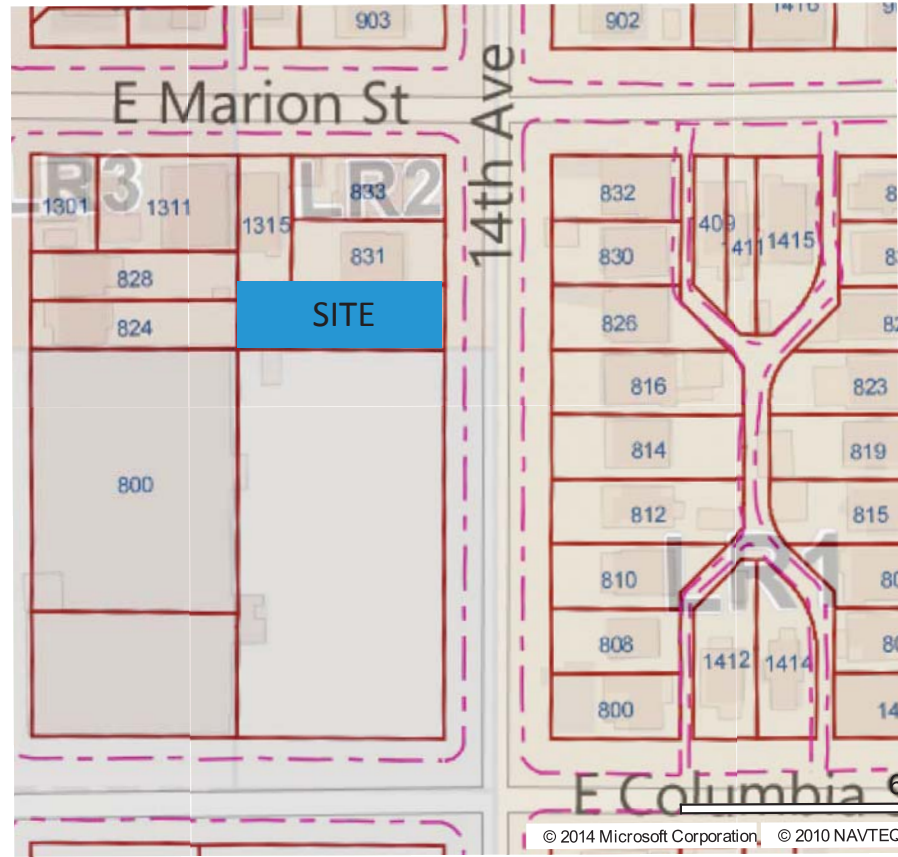


VIEWS TO DOWNTOWN FROM PROPOSED SITE

EARLY DESIGN GUIDANCE
 825 14th Ave / Central District / Seattle, WA

Playhouse Design Group
 DPD # 3016671 | April 1, 2014





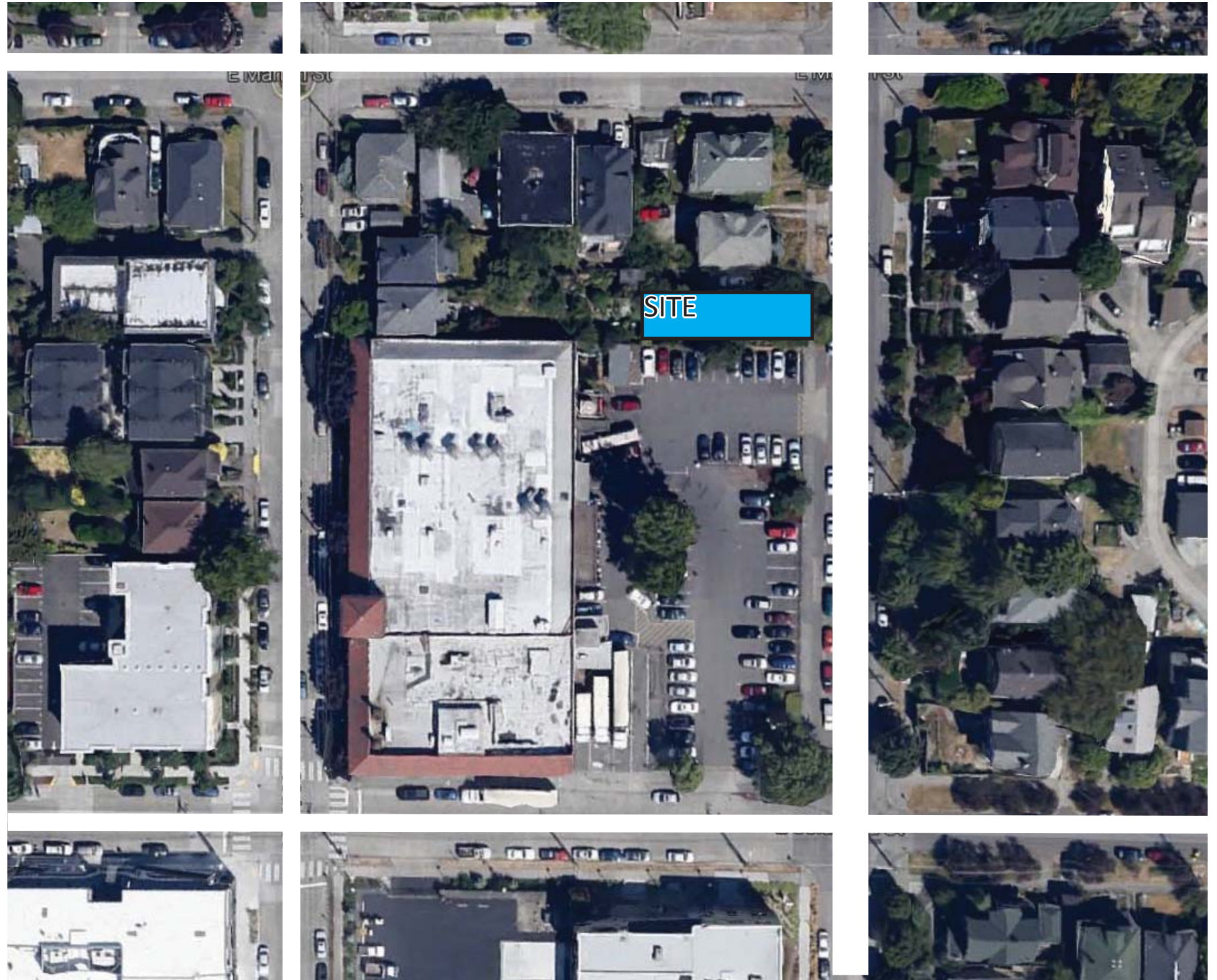
DPD GIS Map showing Detailed Zoning ■ Site

ZONING INFORMATION

ZONE: LR2
 OVERLAY: 12th Avenue(Urban Center Village)
 TRANSIT: -
 STREETS: 14th Ave (Arterial)

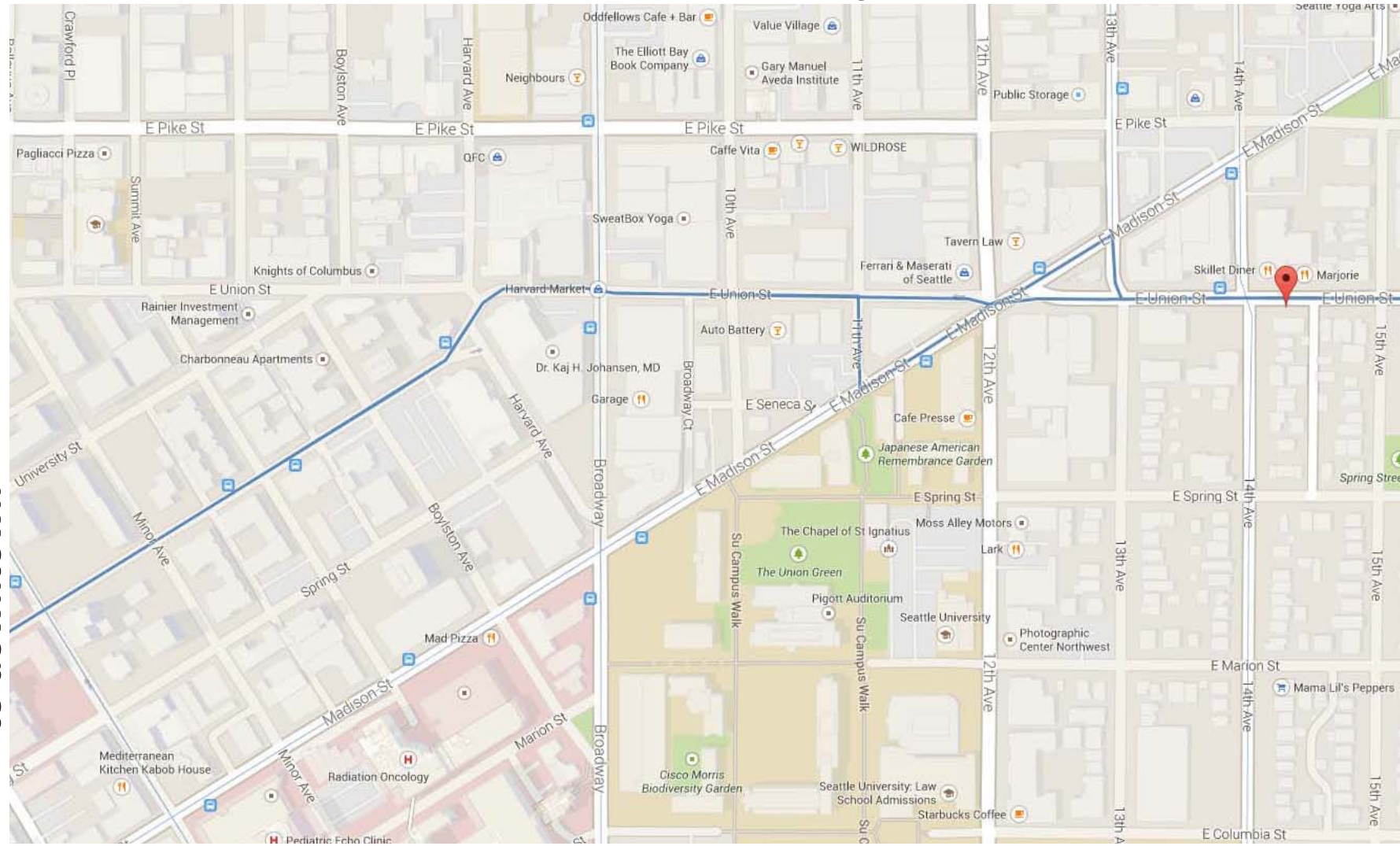
The site faces 14th Ave to the East and is located in lowrise LR2 zone. The neighbour's lot to the North is a Single Family Home in LR2 zone, the lot to the South being a Parking Lot in LR3 Zone. Across the street from our site is LR1 zone, filled with single family homes. The site is located in the vicinity of 12th Ave (Urban Center Village).

DOWNTOWN



to downtown

NORTH



SEATTLE CITY BUS MAP

Bus 2, 12



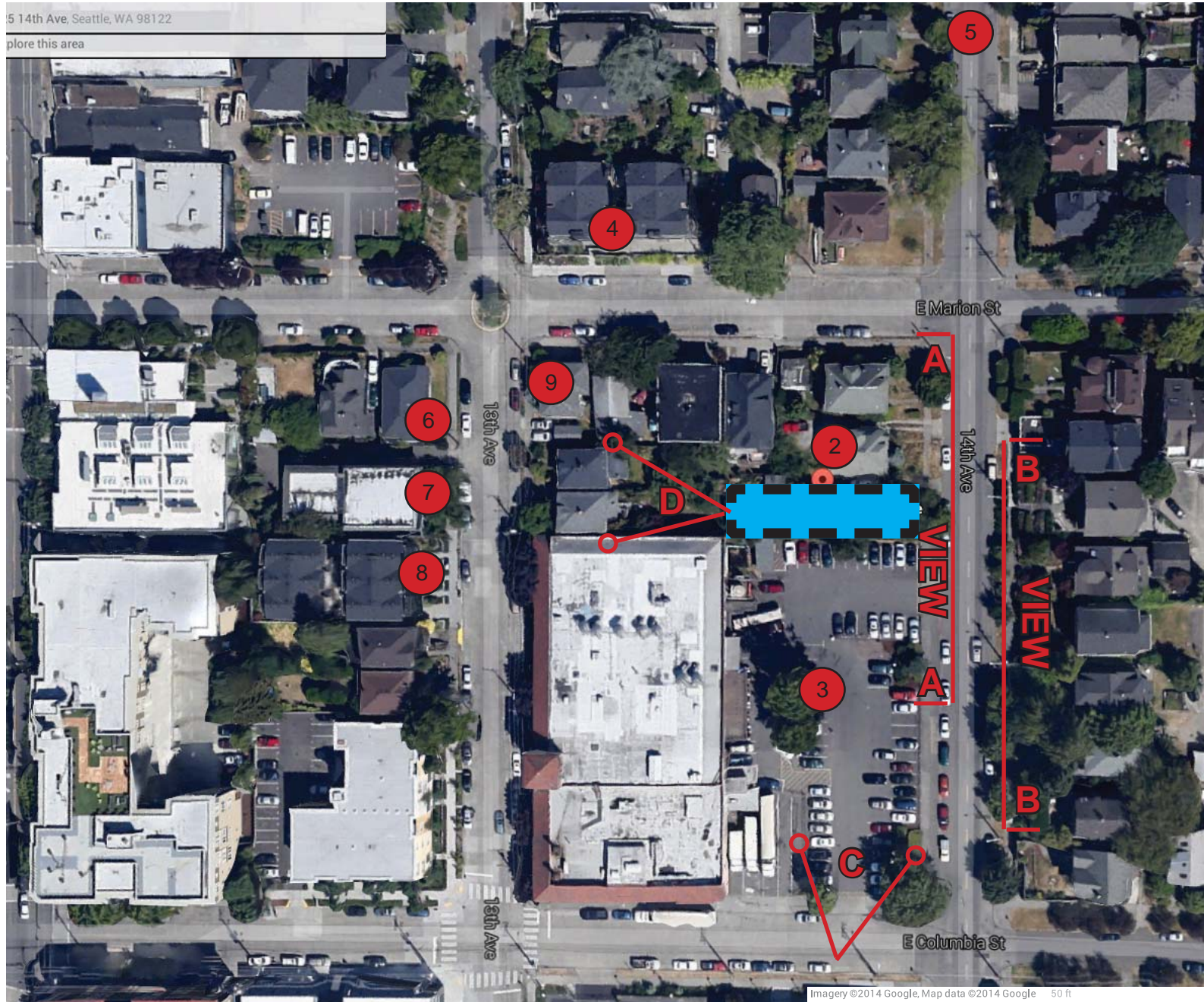
BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Central District is also the main focus that will provide the future Seattle Greenways.

bike routes

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VICINITY MAP 

6 **7** **8** **9** TOWNHOMES , CRAFTSMEN STYLE



2 NORTH NEIGHBOURS (SFR)

3 SOUTH NEIGHBOURS (PARKING LOT)



4 TOWNHOMES ONE BLOCK NORTH



5 SIMILAR TOWNHOMES COUPLE BLOCKS NORTH 14TH AVE





VIEW A - A :
LOOKING WEST



VIEW B - B :
LOOKING EAST



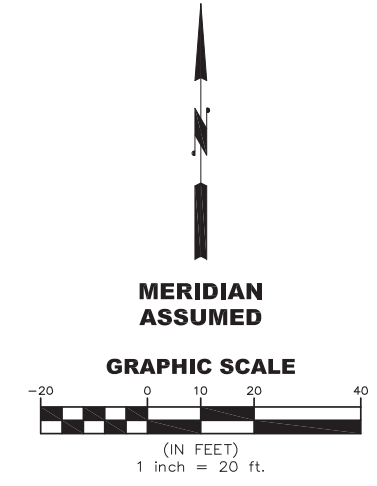
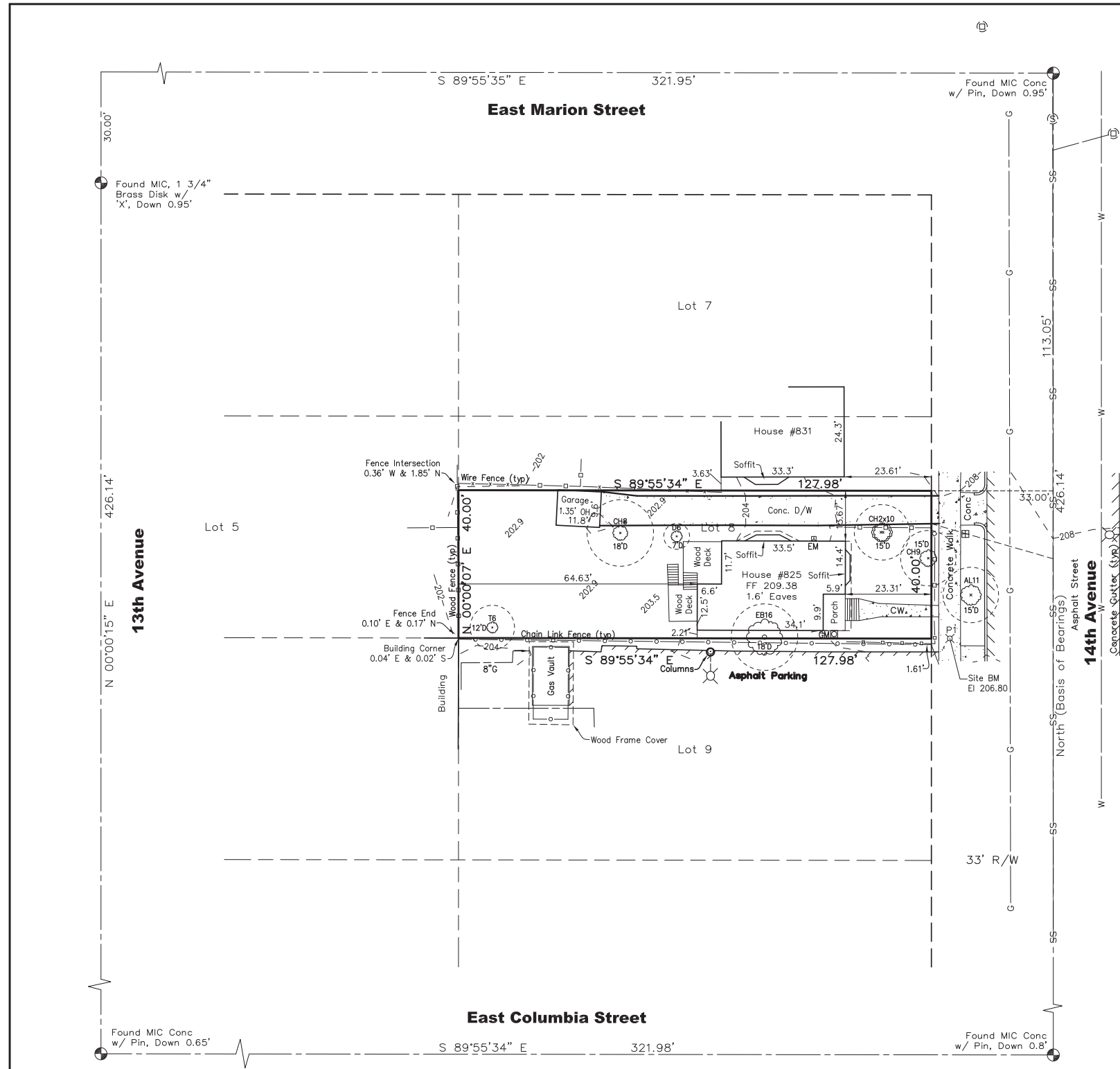
VIEW C - C : SOUTH NEIGHBOURS
(PARKING LOT)



VIEW D - D :
LOOKING WEST
(DOWNTOWN VIEWS)



SURVEY



LEGAL DESCRIPTION
 THE SOUTH 40 FEET OF LOT 8, BLOCK 14, EDE'S AND KNIGHT'S ADDITION SUPPLEMENTAL TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WASHINGTON.

APN: 225450-1005

TREE DESCRIPTIONS
 AL Alder (Alnus) CH Cherry (Prunus cerasus)
 EB European Birch (Betula pendula)
 D Deciduous T Fruit Tree

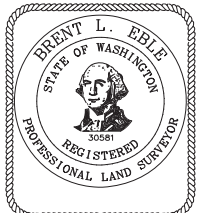
PROPERTY CORNERS
 P1 Found Tack in Lead, 5.00' E & 0.04' N

SURVEY NOTES
 INSTRUMENT USED: SOKKIA SET 5 EDM
 METHOD USED: FIELD TRAVERSE
 APPROXIMATE POINT ACCURACY: ±0.05'
 SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
 MONUMENTS SHOWN HEREON WERE VISITED ON NOVEMBER 4, 2013.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 VERTICAL DATUM - ASSUMED
 CONTOUR INTERVAL - 2 FEET

SURVEY IN THE:
 N.E. 1/4, S.E. 1/4 SEC. 32 TWP. 25N., RGE. 4E., W.M.

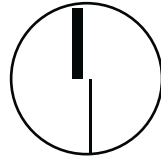
RECORDING CERTIFICATE
 Filed for record this ____ day of _____
 20__ at _____ M in Volume ____ of Surveys
 on Page ____, Records of _____ KING _____ County,
 Washington at the request of BRENT EBLE
 Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE
 This map represents a survey made by me or
 under my direction in conformance with the
 requirements of the Survey Recording Act at
 the request of FIDDLE AND PLOW, LLC
 in NOVEMBER, 2013.
 Certificate Number 30581



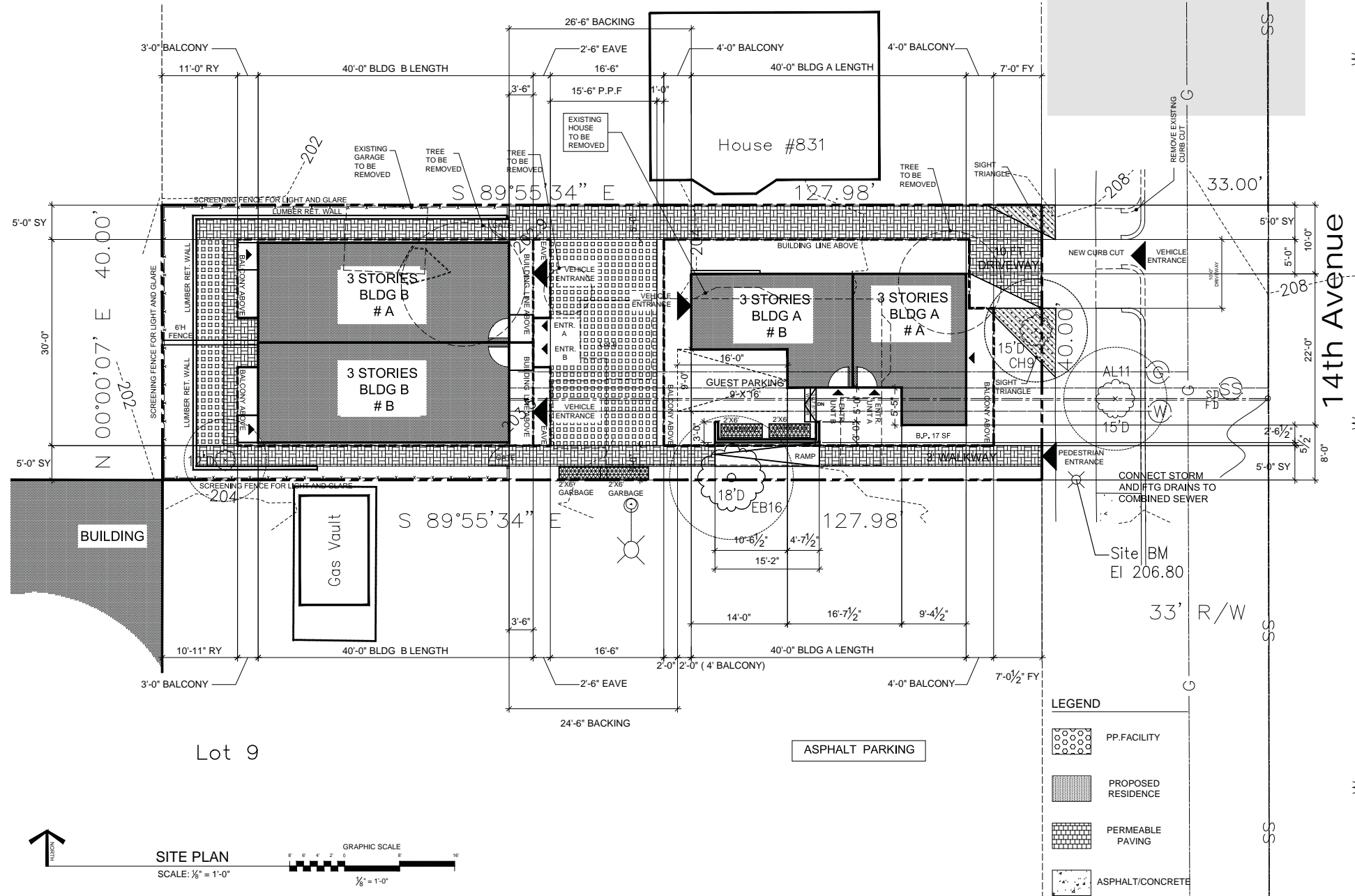
RECORD OF SURVEY
 Fiddle and Plow, LLC
 825 14th Avenue
 Seattle, WA 98122
EMERALD LAND SURVEYING, INC.
 PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

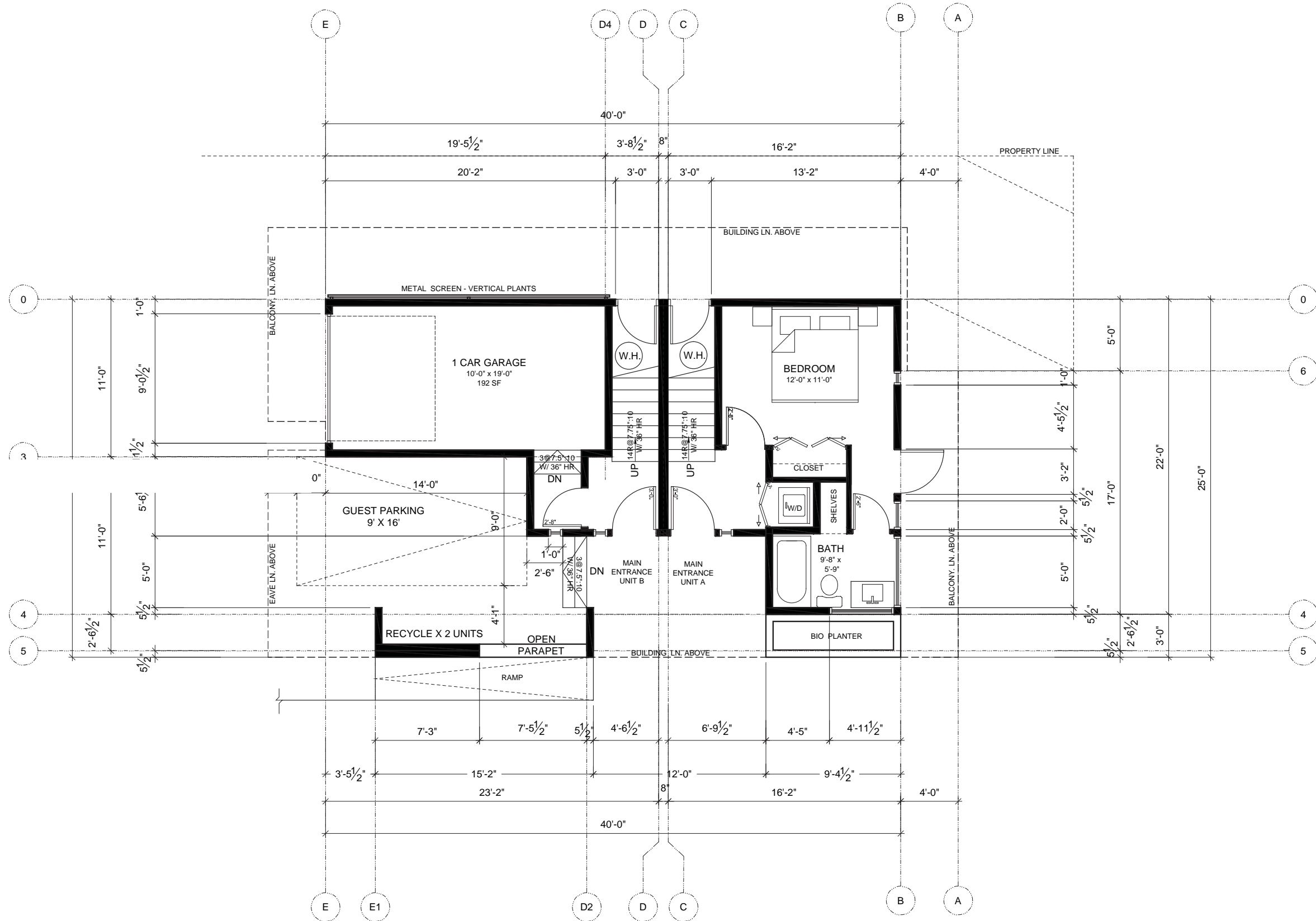
DRAWN BY:
 HMM
CHECKED:
 BLE
PROJECT:
 99373
DATE:
 9/26/99
SHEET
 1
 OF
 1



BLDG - A	BLDG - B
UNIT A 1ST FLOOR = 296 SF HEATED 2ND FLOOR = 452 SF HEATED (88 SF BALCONY) 3RD FLOOR = 452 SF HEATED (67 SF BALCONY) PENT. = 46 SF HEATED ROOF TOP TERRACES = 634 SF BALCONY = 135 SF TOTAL HEATED = 1 246 SF TOTAL EXT. WALLS = 1 340 SF	UNIT A 1ST FLOOR = 297 SF HEATED GARAGE = 191 SF UNHEATED 2ND FLOOR = 551 SF HEATED (27 SF BALCONY) 3RD FLOOR = 551 SF HEATED (27 SF BALCONY) ROOF TOP TERRACE = 508 SF BALCONY = 54 SF TOTAL HEATED = 1 400 SF TOTAL EXT. WALLS = 1 740 SF
UNIT B 1ST FLOOR = 65 SF HEATED GARAGE = 210 SF UNHEATED 2ND FLOOR = 649 SF HEATED (45 SF BALCONY) 3RD FLOOR = 649 SF HEATED (53 SF BALCONY) PENT. = 46 SF HEATED ROOF TOP TERRACES = 370 SF BALCONY = 98 SF TOTAL HEATED = 1 409 SF TOTAL EXT. WALLS = 1 734 SF	UNIT B 1ST FLOOR = 297 SF HEATED GARAGE = 191 SF UNHEATED 2ND FLOOR = 551 SF HEATED (27 SF BALCONY) 3RD FLOOR = 551 SF HEATED (27 SF BALCONY) ROOF TOP TERRACE = 508 SF BALCONY = 54 SF TOTAL HEATED = 1 400 SF TOTAL EXT. WALLS = 1 740 SF
BLDG A - TOTAL HEATED = 2 655 SF - TOTAL EXT. WALLS = 3,078 SF - TOTAL ROOF TOP TERRACES + BALCONY = 1237 SF - TOTAL GARAGE (UNHEATED) = 210 SF	BLDG B - TOTAL HEATED = 2,800 SF - TOTAL EXT. WALLS = 3,480 SF - TOTAL ROOF TOP TERRACES + BALCONY = 1026 SF - TOTAL GARAGE (UNHEATED) = 382 SF

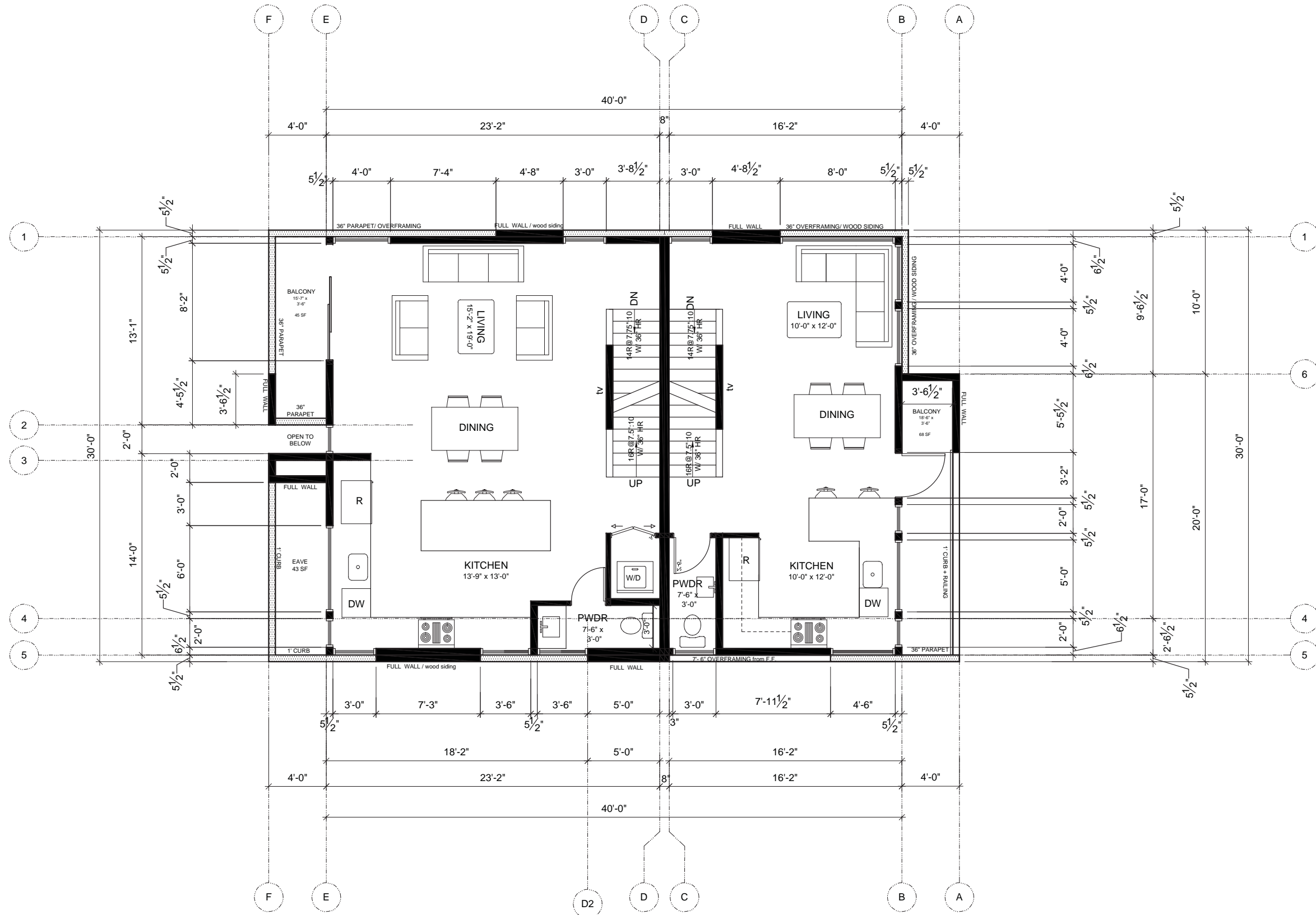
PROJECT DESCRIPTION	
OWNER'S NAME:	JARRETT JOHNSON / LLJ VENTURES LLC. & BRIAN BALLINGER / TAHQUITZ LLC.
OWNER'S ADDRESS:	1916 23rd Ave S, Seattle, WA 98144
PROJECT ADDRESS:	
ADDRESS:	825 14TH AVE, Seattle, WA 98122
LEGAL DESCRIPTION	
THE SOUTH 40 FEET OF LOT 8, BLOCK 14, EDE'S AND KNIGHT'S ADDITION SUPPLEMENTAL TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WASHINGTON.	
ASSESSOR'S PARCEL NUMBER	225450-1005
SITE STATISTICS	
ZONE:	LR-2
LOT SIZE	5,119 S.F.
DESIGN PROPOSAL:	4 TOWNHOMES (2 STRUCTURES) PER S.R.C
23.45.510 FAR	
ALLOWED:	5,119 SF x 1.2 (PRIORITY GREEN) = 6,142.8 SF
PROPOSED:	6,135 SF (SEE SHEET A1.1) (A= 2,930 SF + B= 3,205 SF)
23.45.512 DENSITY ALLOWED - NO LIMIT	
PROPOSED :	4 UNITS (2 BLDGS)
23.45.514 HEIGHT - ALLOWED:	30 FT
AVG GRADE - BLDG "A" -	234.9'
MAX H. ALLOWED -	234.9'
BLDG "B" -	203.14'
MAX H. -	233.14'
23.45.518 SETBACKS	
- FRONT REQ'D:	7 FT MIN
PROPOSED:	7 FT
- REAR REQ'D:	7 FT MIN
PROPOSED:	11 FT
- SIDE REQ'D:	5 FT MIN
PROPOSED:	5' (NORTH)
	5' (SOUTH)
DISTANCE BETWEEN BUILDINGS - 10' MIN REQUIRED	
	- 16'-6" PROPOSED
BACKING DISTANCE - 24'-6" (FROM THE GUEST PARKING)	
	(3'-6" MAX OVERHANG OF HEATED SP.)
23.45.522 AMENITY SPACE	
REQUIRED:	25% x 5 119 SF = 1,280 SF
(50% @ GROUND PRIVATE =	640 SF)
D.4 PROVIDED: GROUND =	649 SF / SEE A1.1
TOTAL ROOF DECKS =	2 020 SF / SEE A1.1
TOTAL AMENITY PROVIDED: SEE A1.1	
23.45.524 LANDSCAPING	
A1. SEE LANDSCAPING PLAN - SHEET L1 & L2	
2. GREEN FACTOR	
REQ'D	0.6
PROVIDED	0.6
23.45.527 WIDTH & DEPTH IN LR2 ZONE	
A WIDTH ALLOWED:	90'
PROVIDED:	30'
B1 DEPTH / FACADE LENGTH:	
ALLOWED	83.2'
(128' LOT DEPTH X 65% =	83.2' MAX)
PROVIDED: BLDG A -	40' (+ 4' max uncovered balcony)
BLDG B -	40' (+ 4' max uncovered balcony)
TOTAL A+B :	80'
23.45.529 DESIGN STANDARDS	
A-G ADDRESSED: SEE PLANS AND ELEVATIONS,	
ALL STANDARDS HAVE BEEN MET	
23.45.534 LIGHT & GLARE STANDARDS	
A EXTERIOR LIGHTING SHALL BE SHIELDED AND	
DIRECTED AWAY FROM ADJACENT PROPERTIES	
23.54.015 PARKING	
J REQUIRED: 12th Avenue(Urban Center Village)	
FREQUENT TRANSIT - NO	
50% CARS/ UNIT = MIN 2 CARS REQ.	
23.54.040 PROVIDED: 3 PARKING GARAGES + 1 GUEST PARKING	
SHARED STORAGE SPACE FOR SOLID WASTE	
PROVIDED: 2x6' (4) INDIVIDUAL PADS / UNIT @	
GROUND LEVEL (SCREENED)	





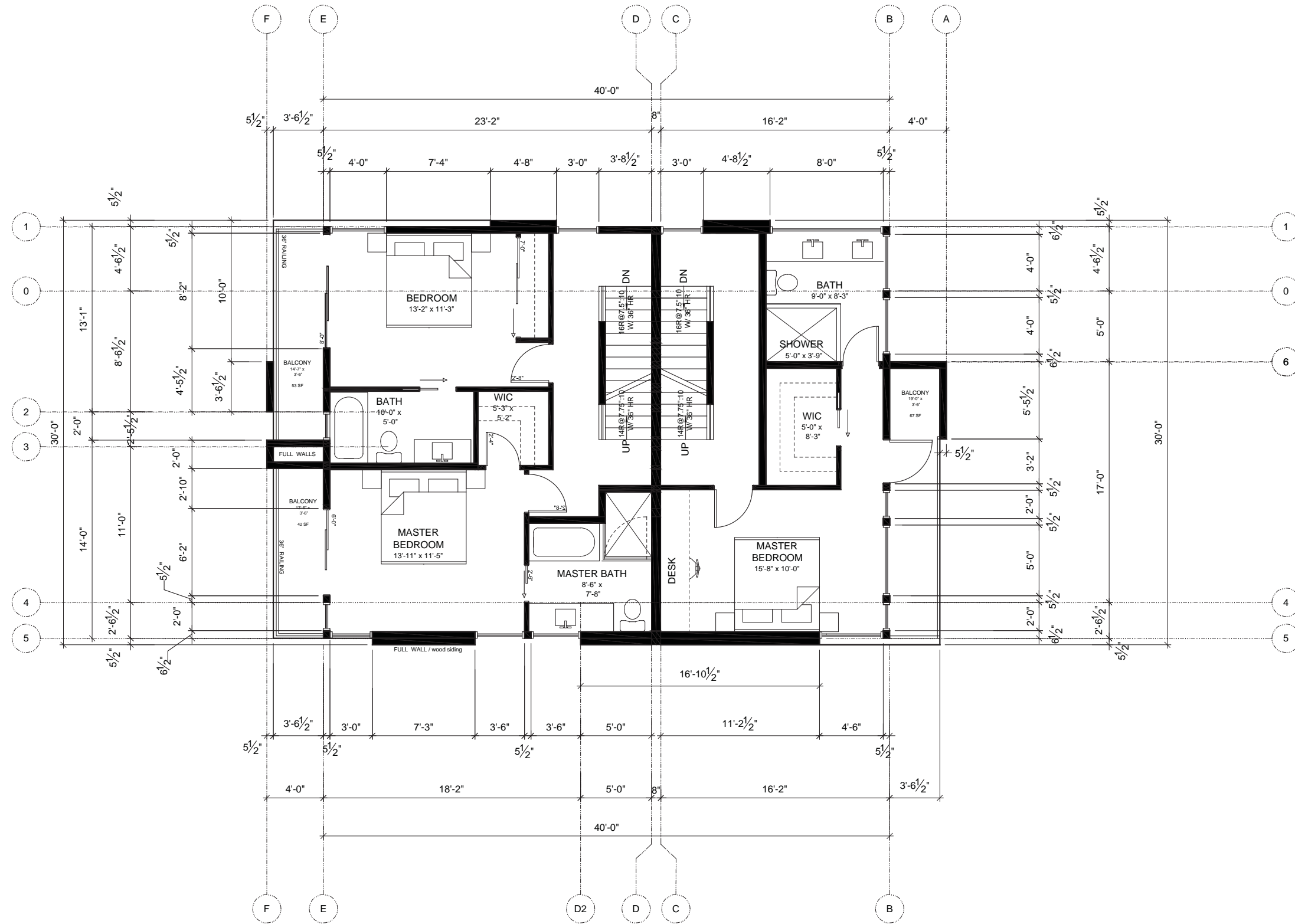
BUILDING A - 1ST FLOOR PLAN





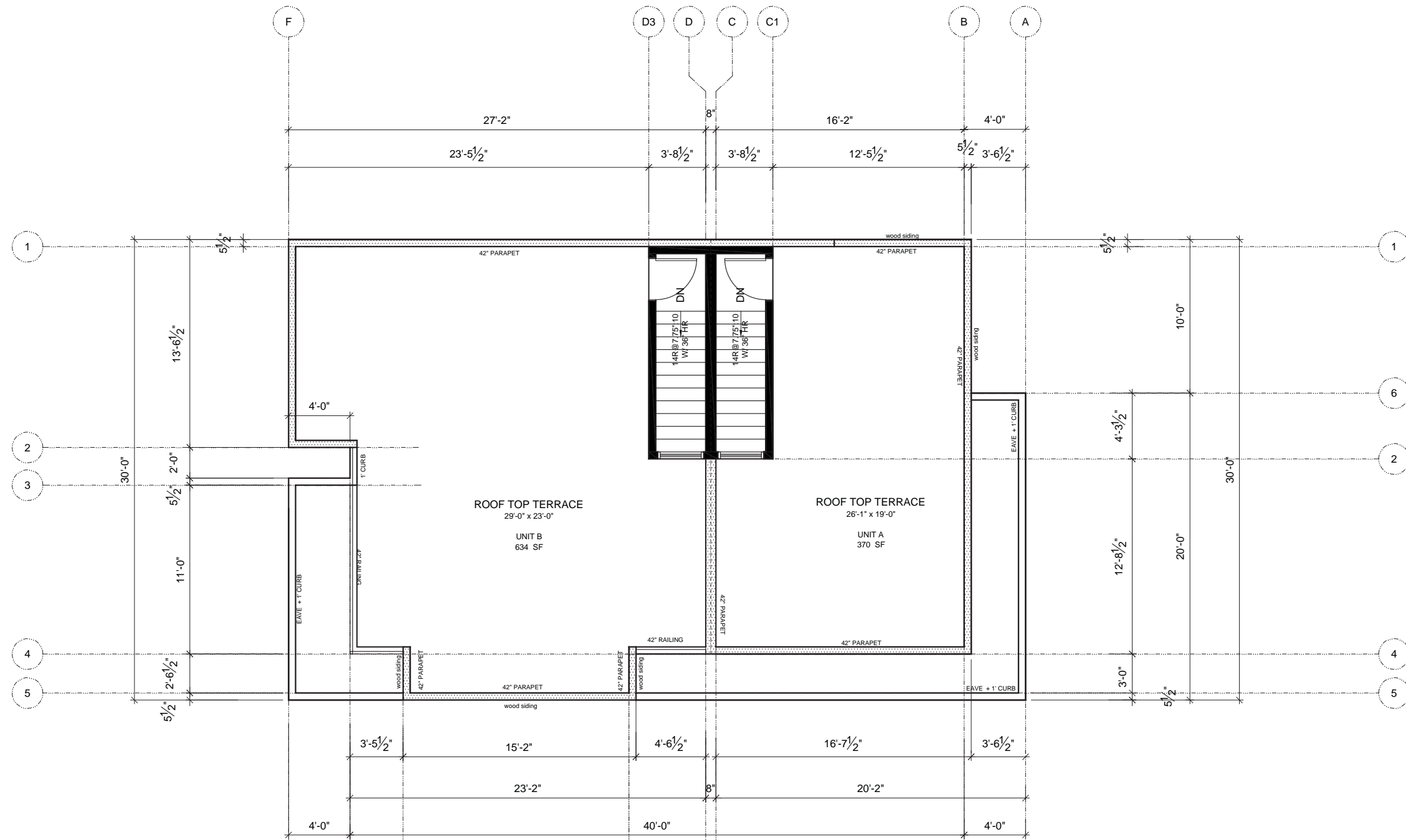
BUILDING A - 2ND FLOOR PLAN





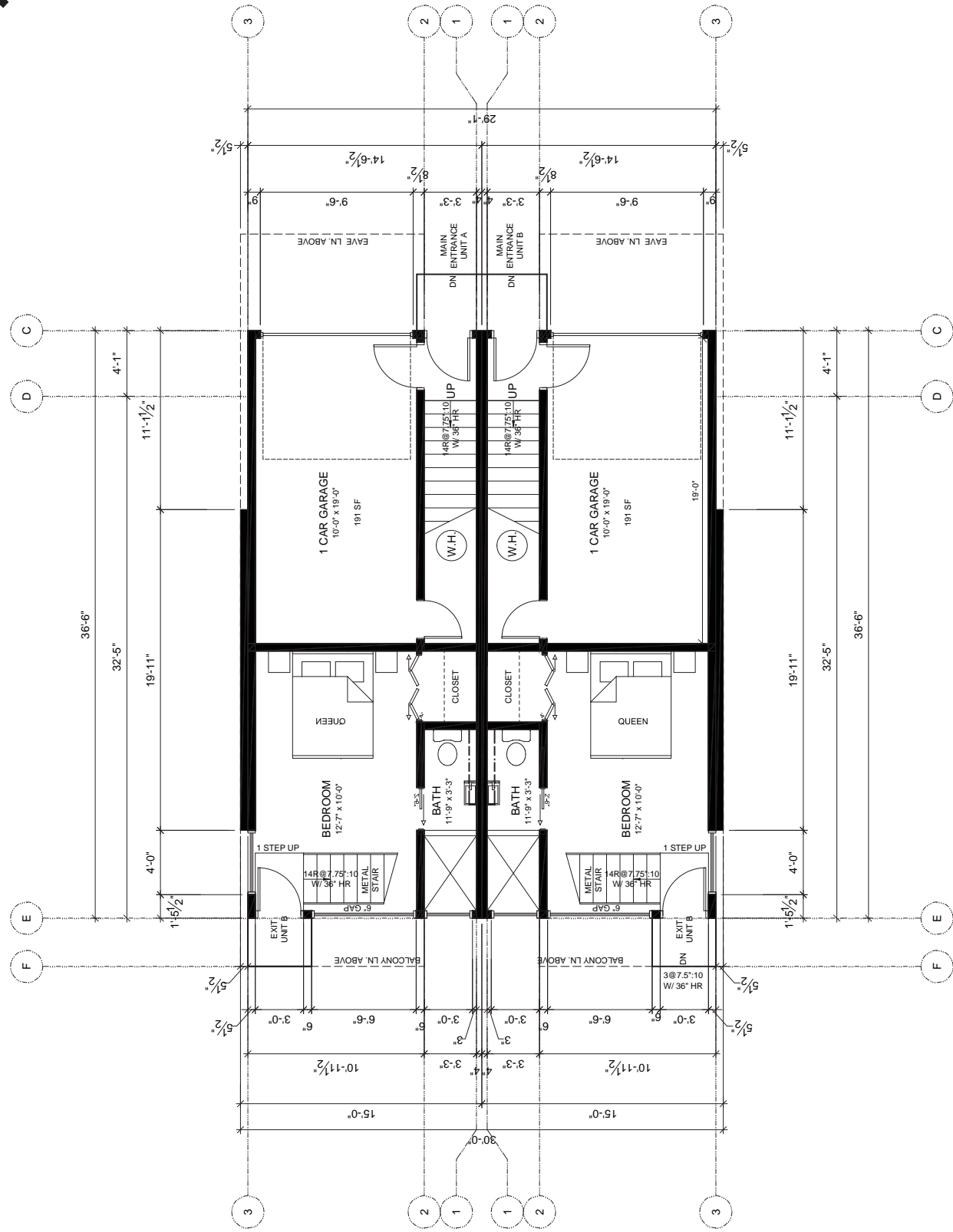
BUILDING A - 3RD FLOOR PLAN



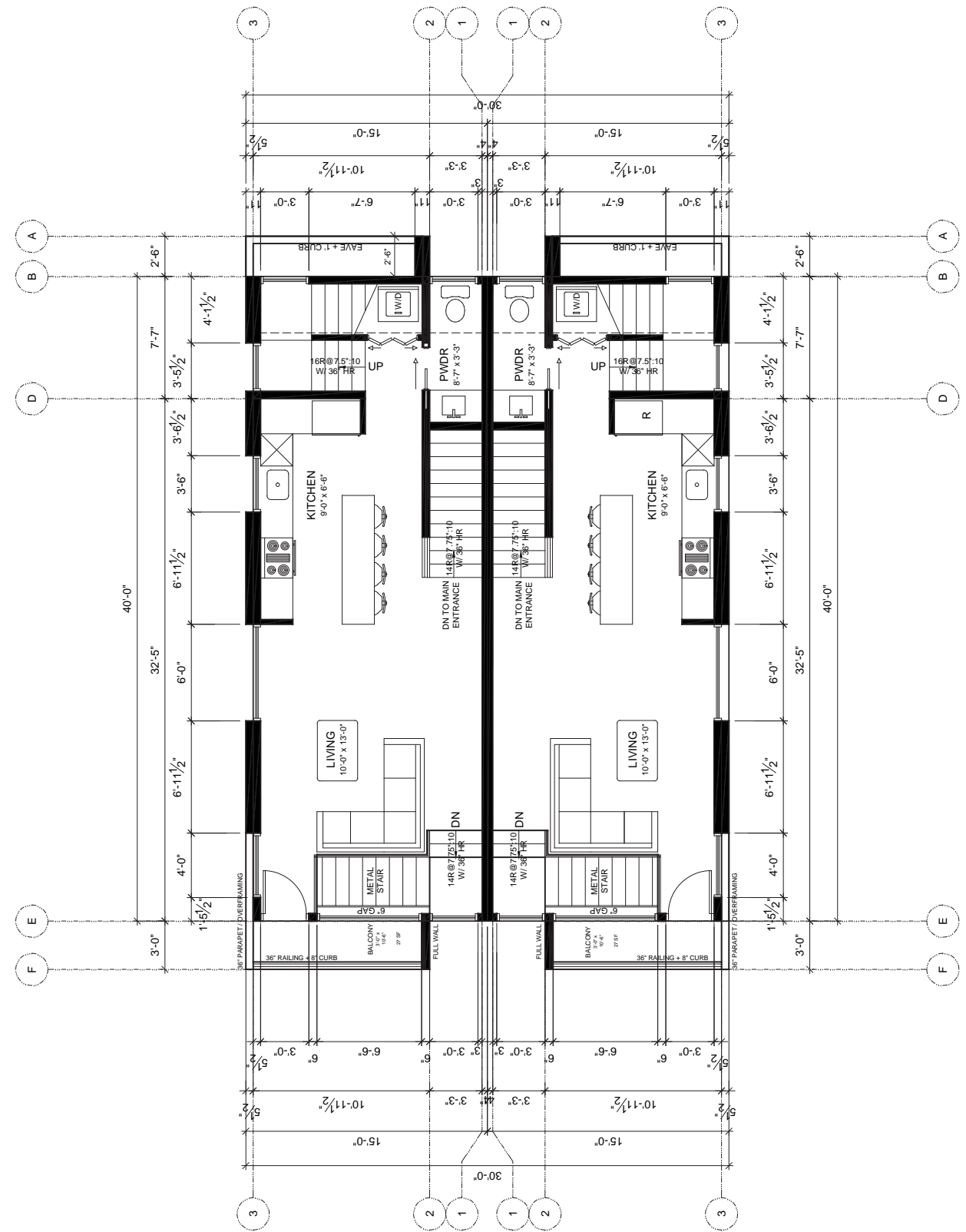


BUILDING A - ROOF TOP PLAN



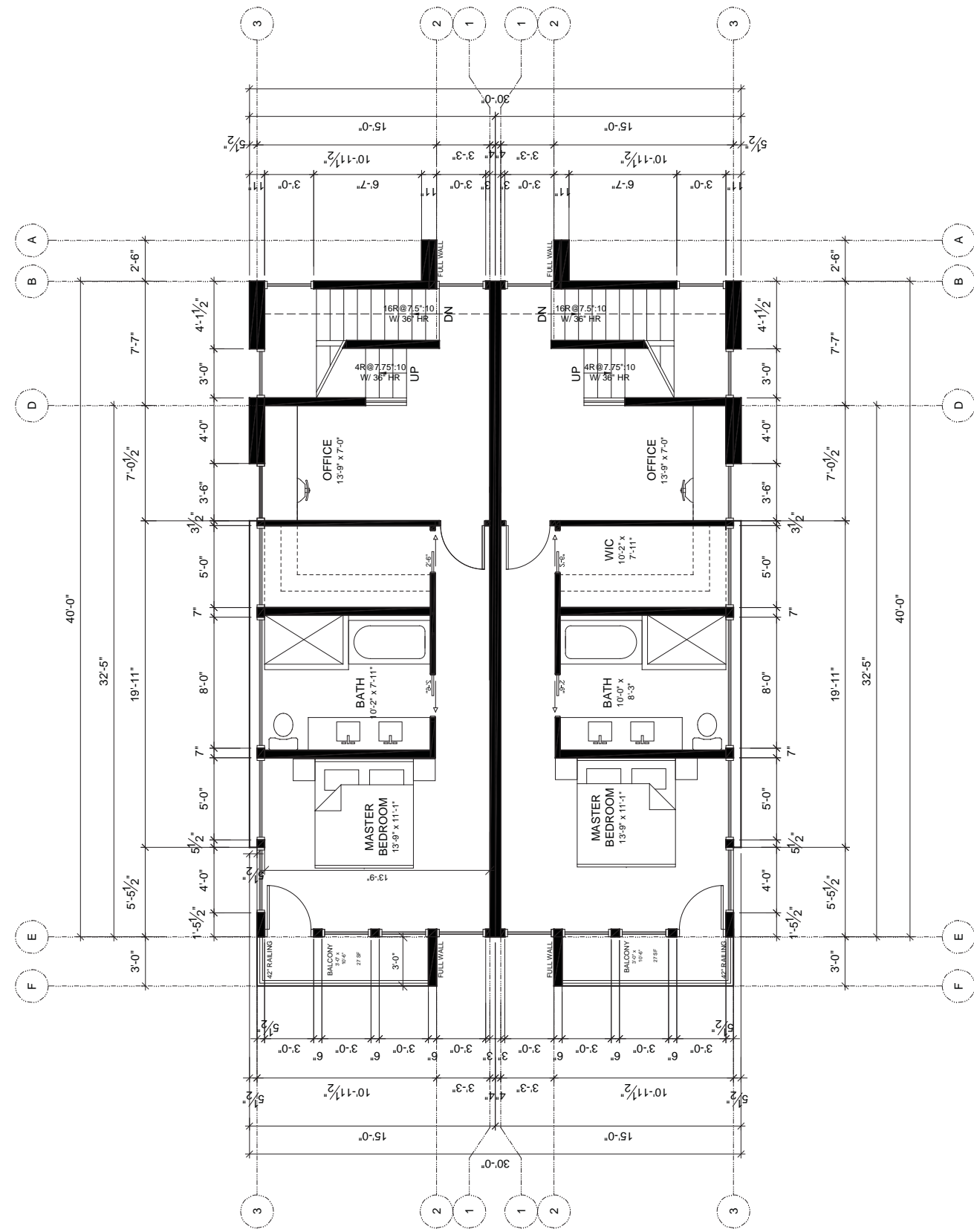


BUILDING B- 1ST FLOOR PLAN

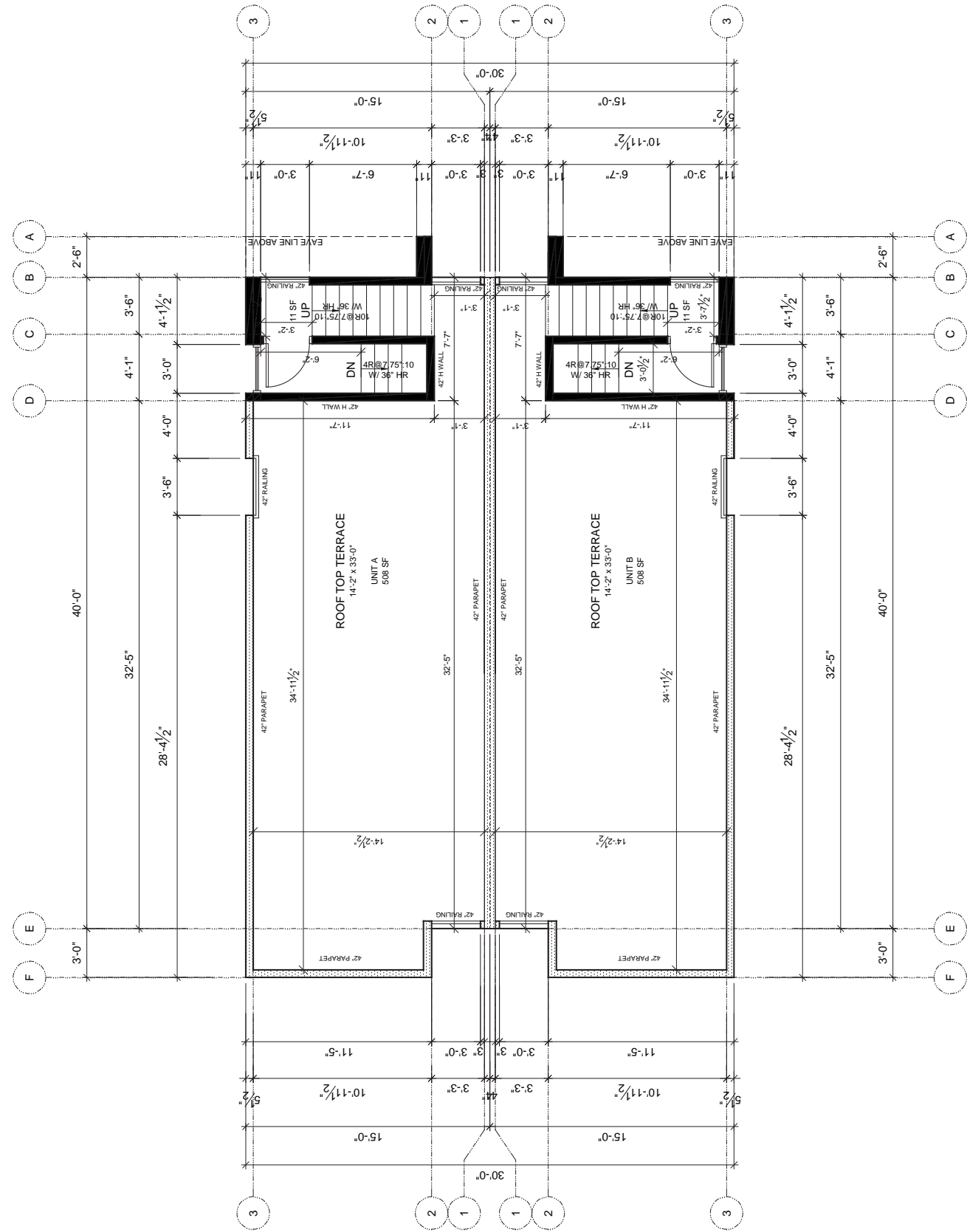


BUILDING B- 2ND FLOOR PLAN



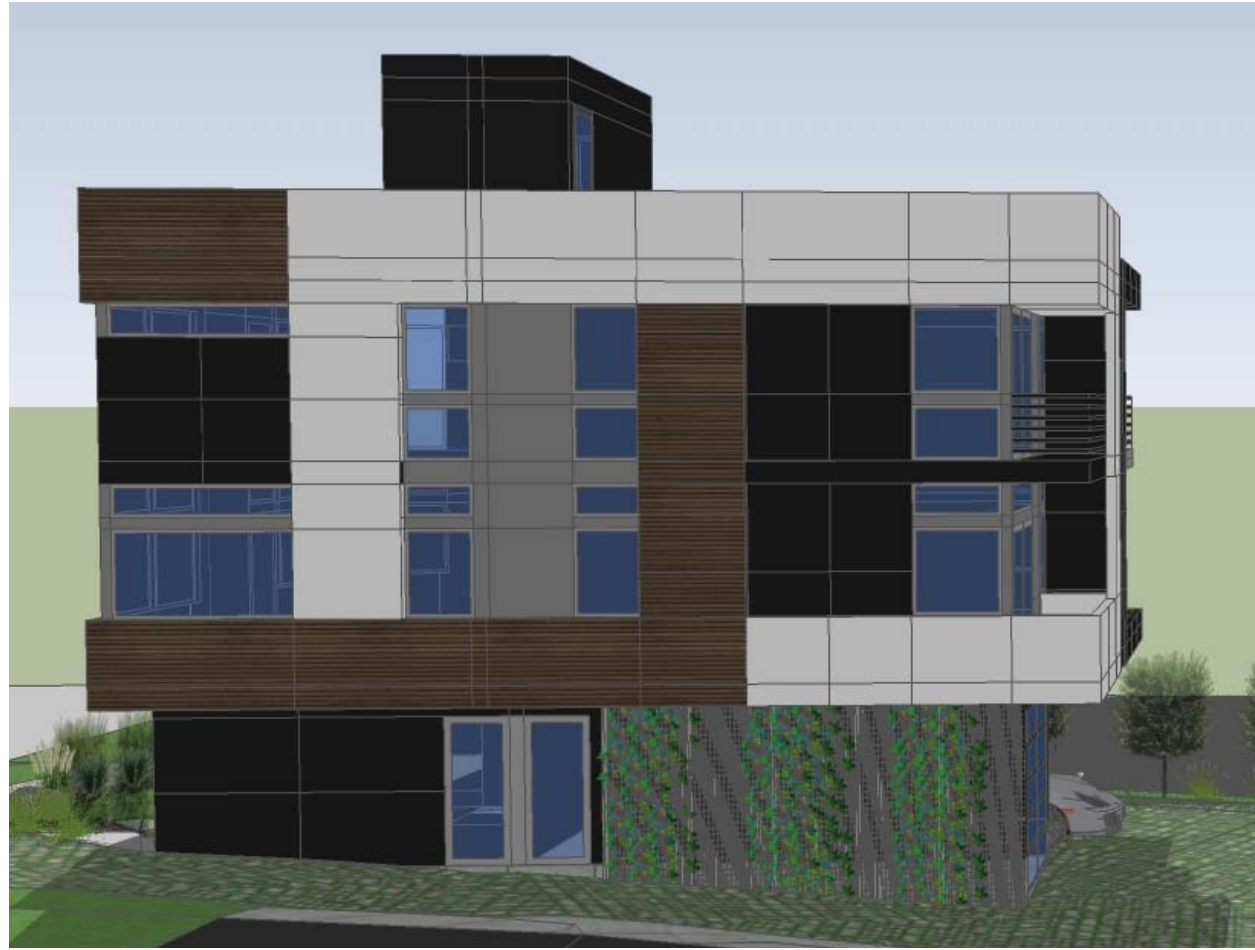


BUILDING B- 3RD FLOOR PLAN

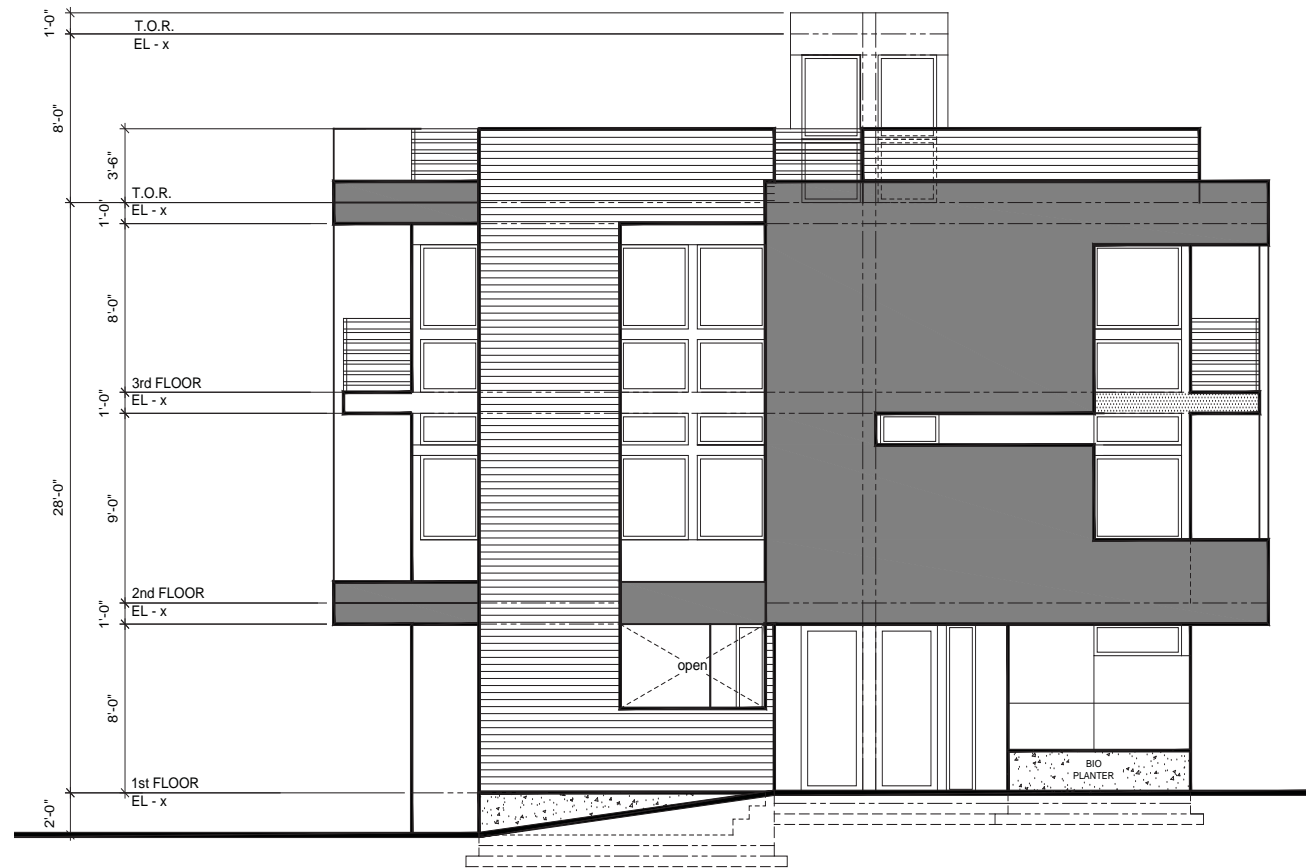


BUILDING B- ROOF TOP PLAN



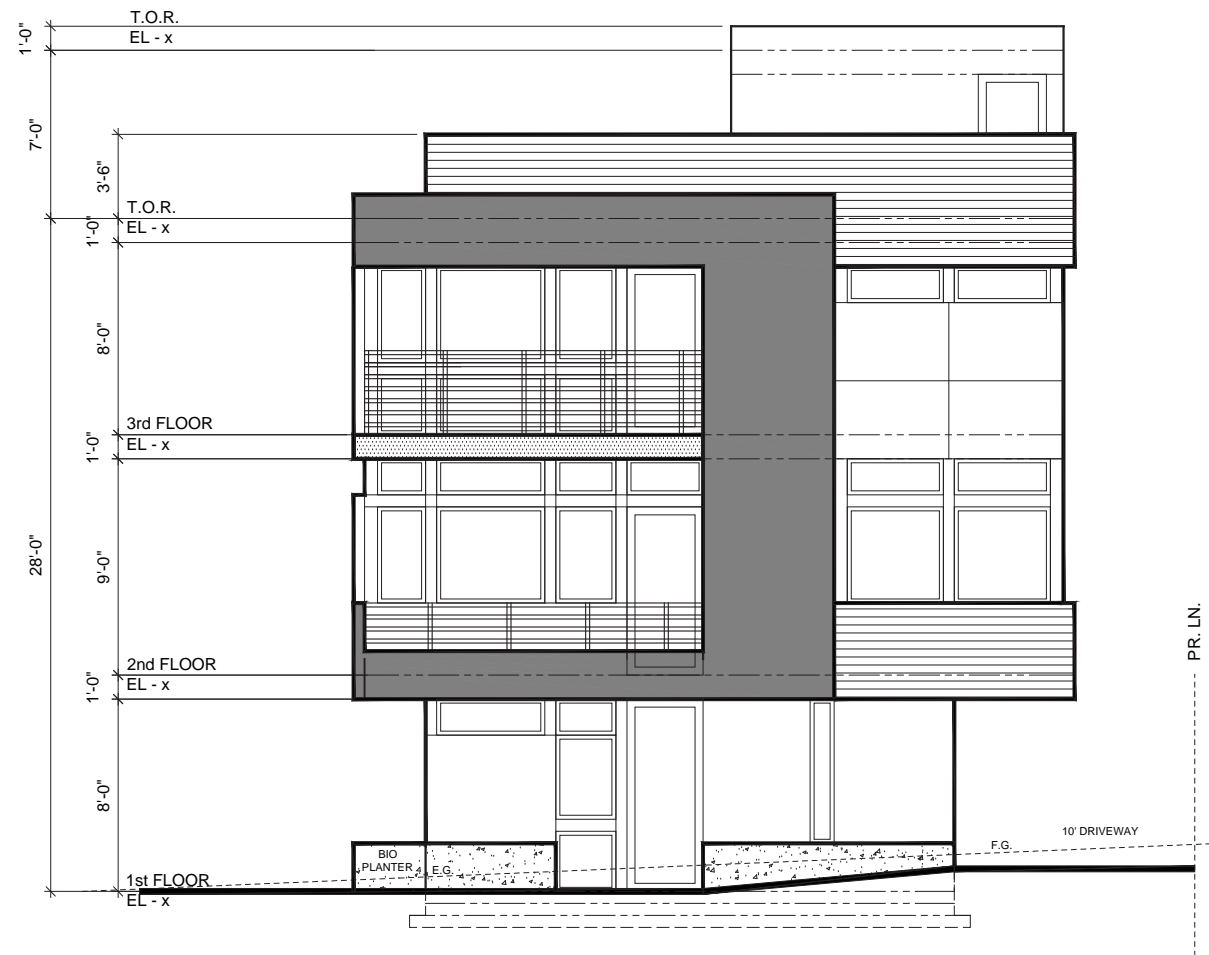


BUILDING A- NORTH ELEVATION

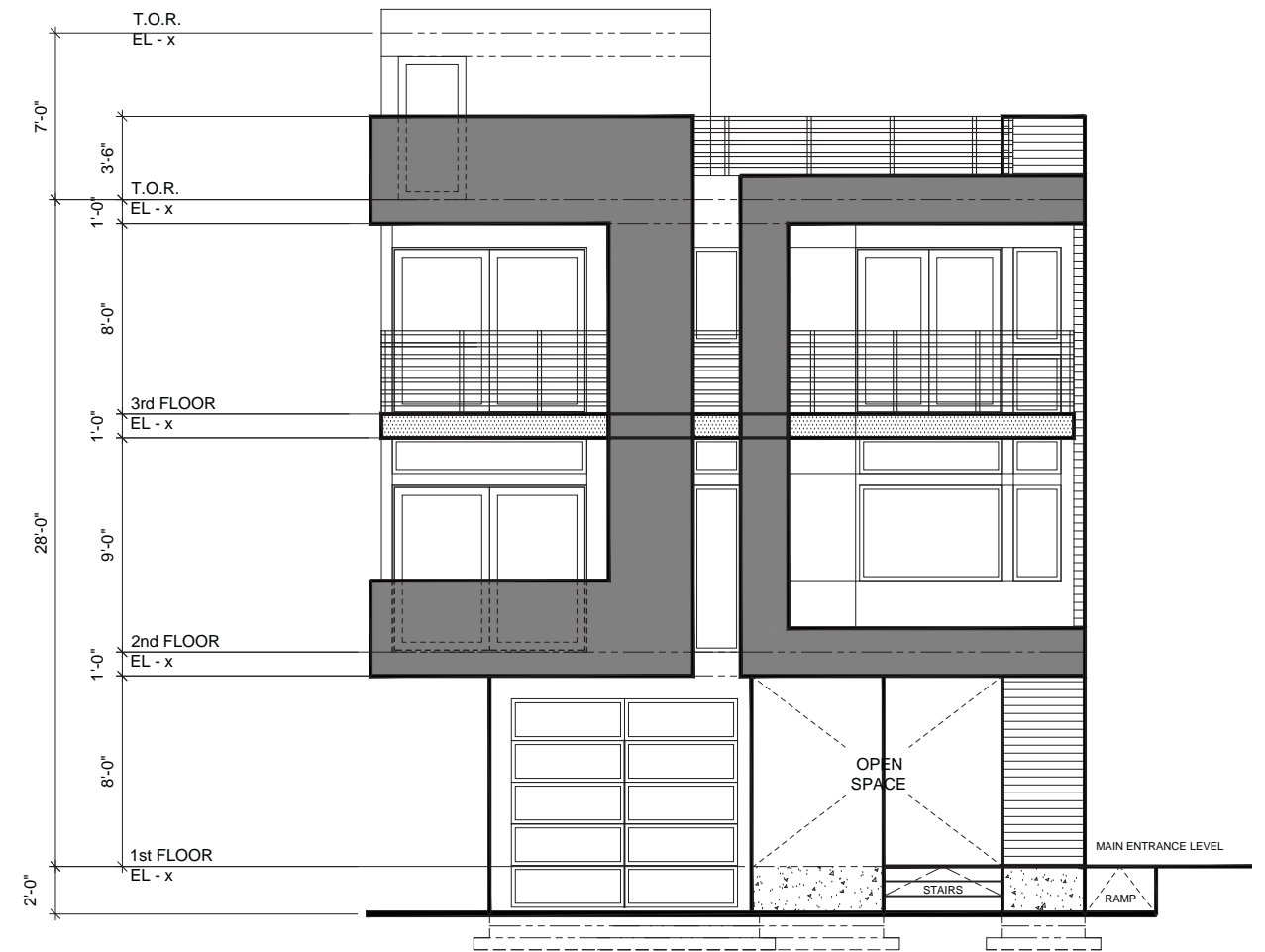


BUILDING A- SOUTH ELEVATION



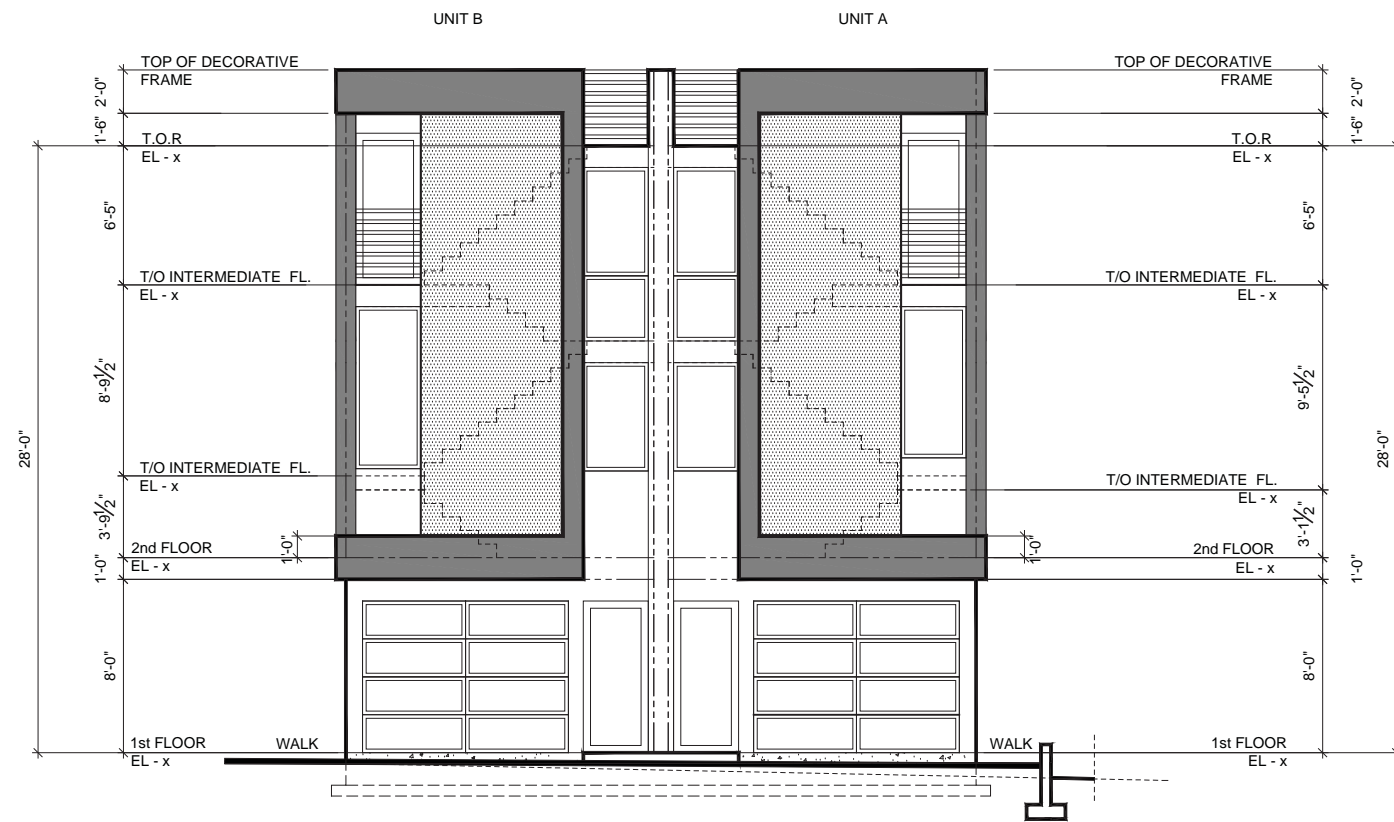


BUILDING A- EAST ELEVATION

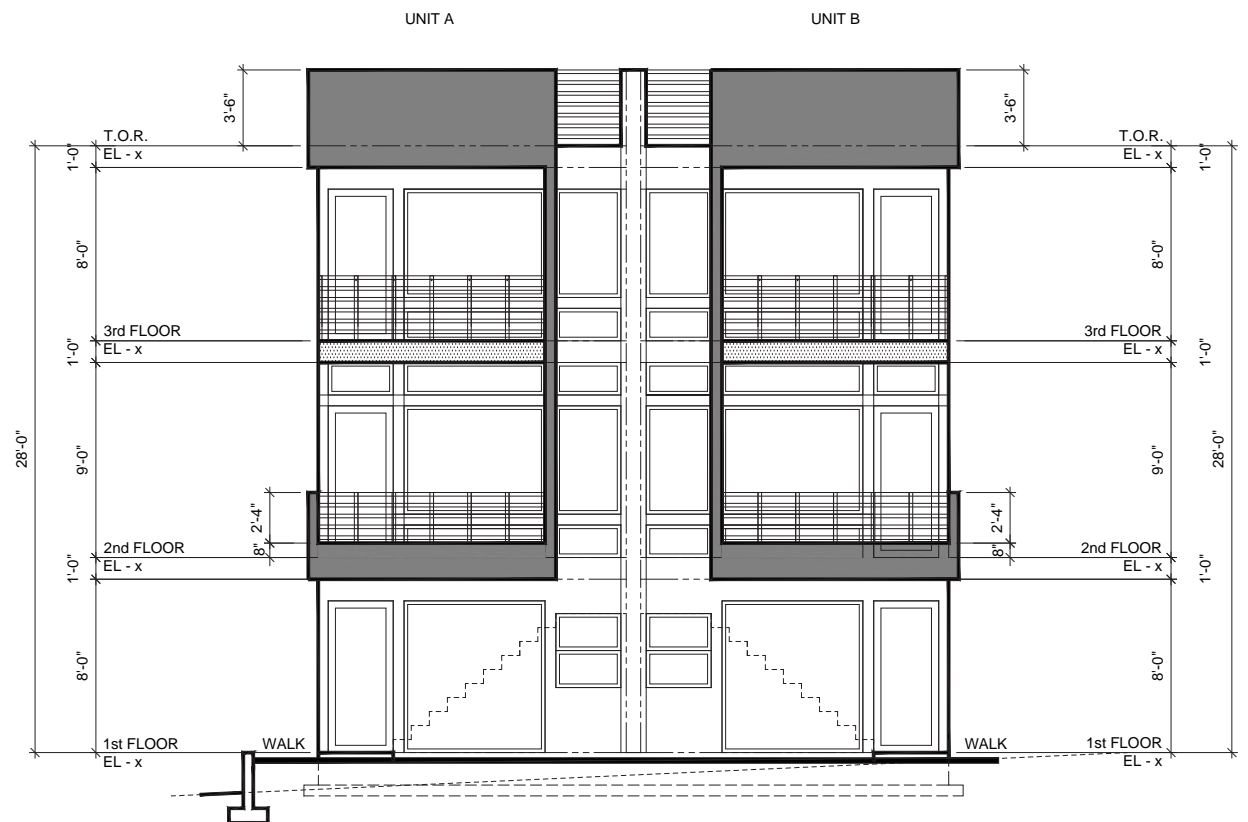
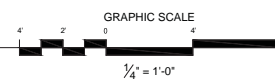


BUILDING A- WEST ELEVATION

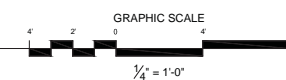


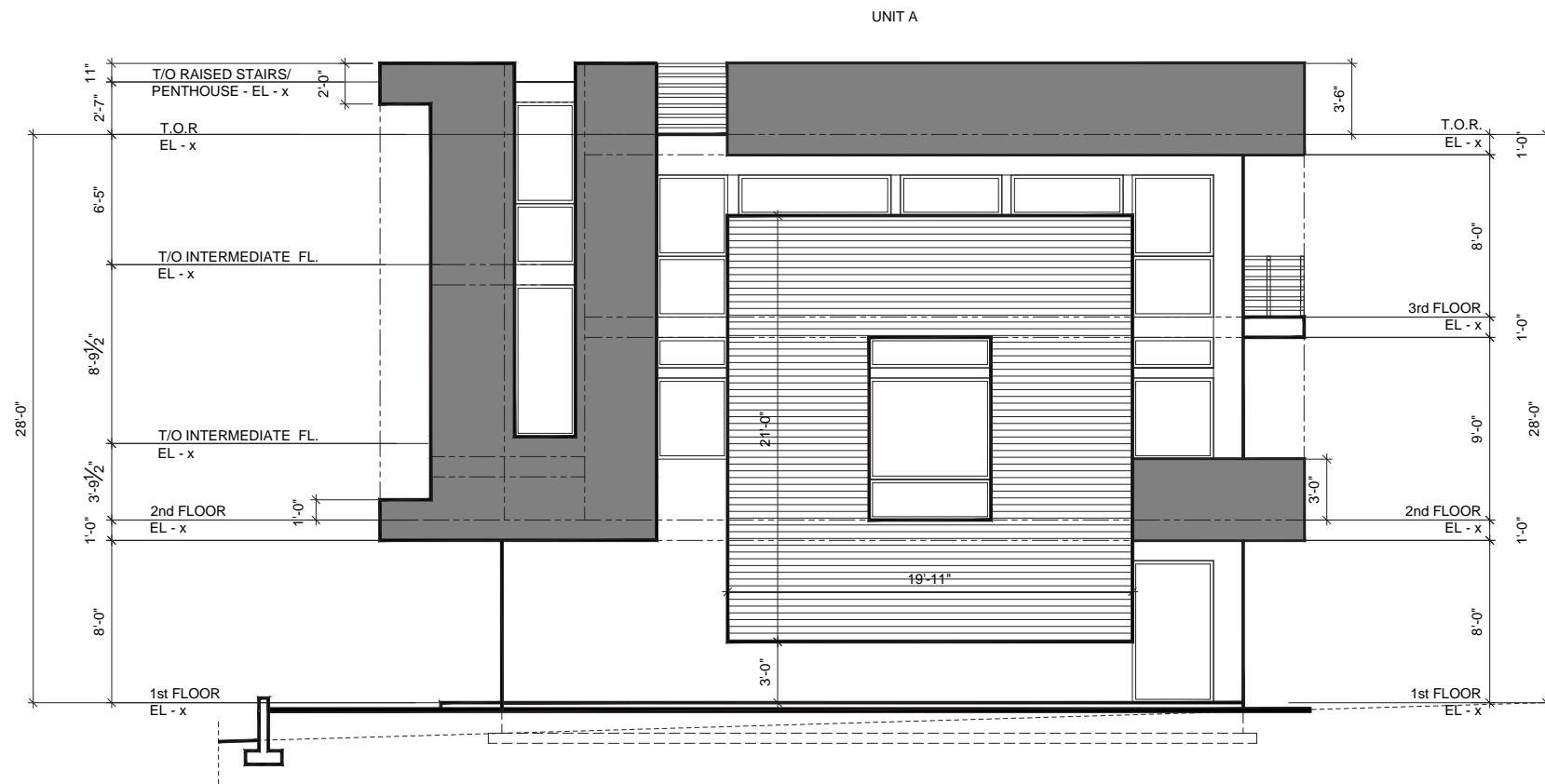


BLDG B - EAST ELEVATIONS

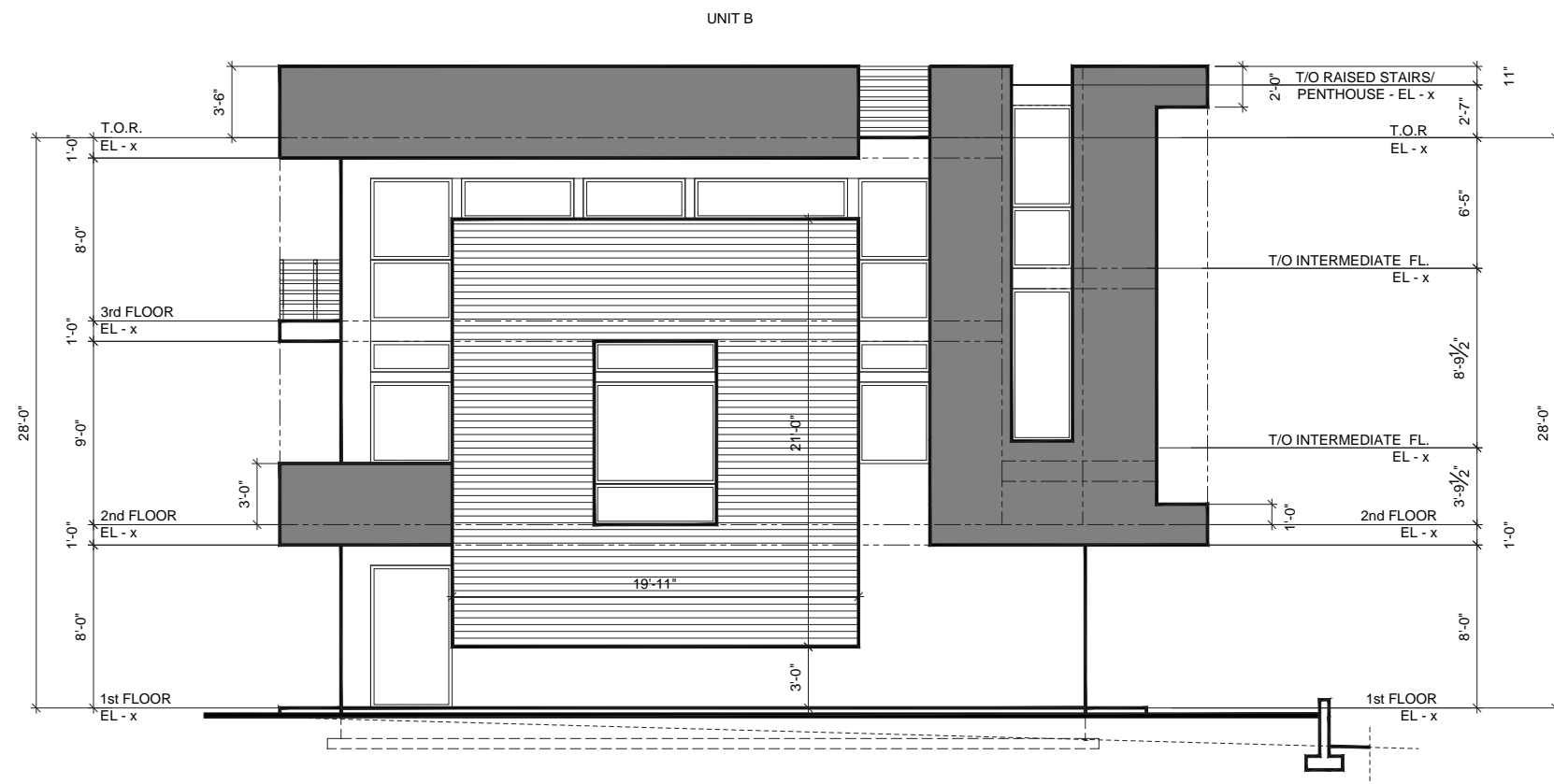


BLDG B - WEST ELEVATIONS





BLDG B - NORTH ELEVATIONS



BLDG B - SOUTH ELEVATIONS

EARLY DESIGN GUIDANCE

825 14th Ave / Central District / Seattle, WA

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NORTH NEIGHBOURS PRIVACY WINDOWS STUDY (SINGLE FAMILY HOUSE)





SOUTH NEIGHBOURS PRIVACY WINDOWS STUDY (PARKING LOT)

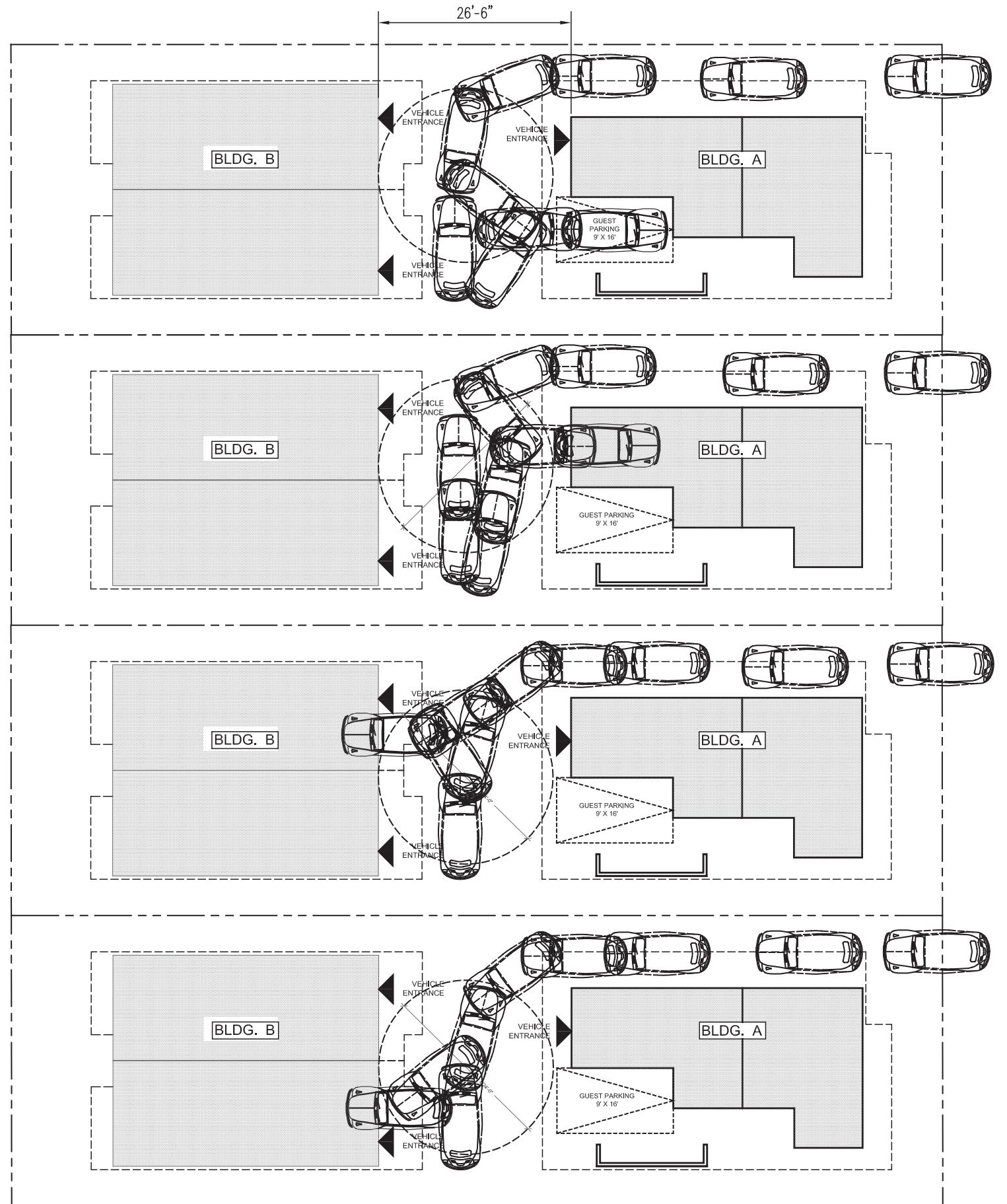


VEHICULAR ACCESS:

The access to the two structures is made through a 10' driveway located at the North side of the lot, with access from 14th Ave.

The distance between Buildings is 26'-6" with a minimum of 24'-6" for backing maneuvers.

The backing diagram shows how all cars can safely back-up, **wheel stoppers will be installed at the edge of all walkways.**





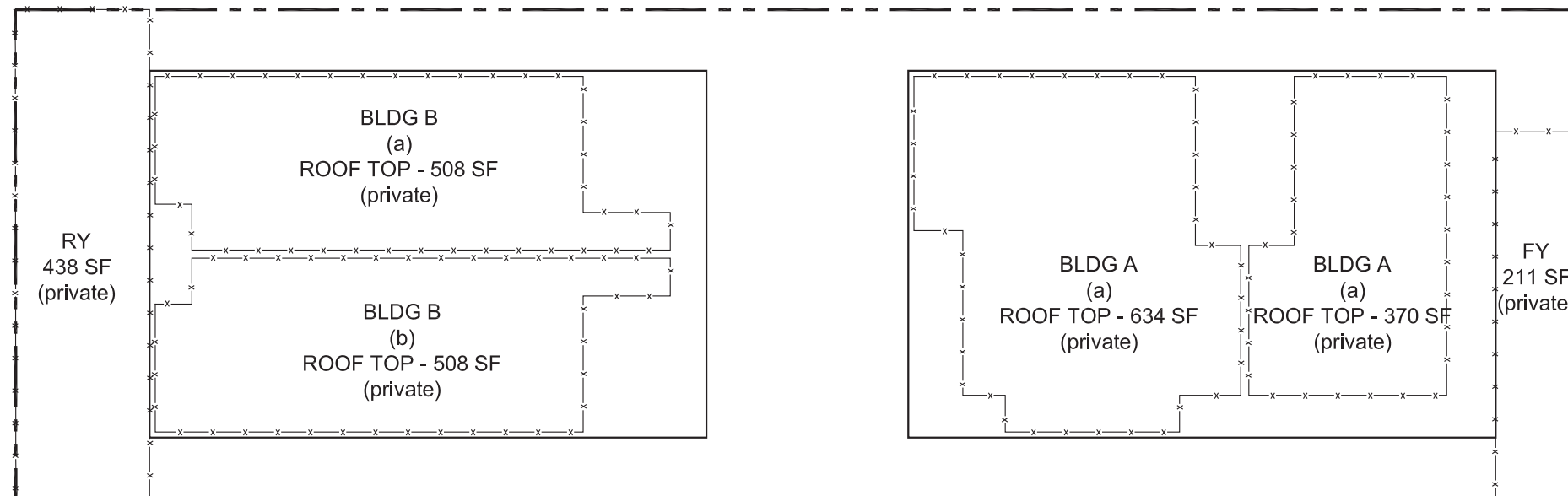
PRIVATE AMENITY AREA (BLDG B)- REAR YARD

- tall trees to be planted along property lines
- privacy fence to be installed between the two units and at property lines



PRIVATE AMENITY AREA (BLDG A)- FRONT YARD

- 4' privacy green fence to be planted along the street line and the driveway
- a tall sight triangle to be installed to mark driveway (decorative plants to be planted on the sight triangle)



total amenity PROVIDED @ - ground level = 649 SF
 - roof tops = 2020 SF



PROPOSED MATERIALS - BUILDING A



CEDAR SIDING

4" x 8" DARK HARDIE PANELS

4" x 8" WHITE HARDIE PANELS

WOOD SIDING

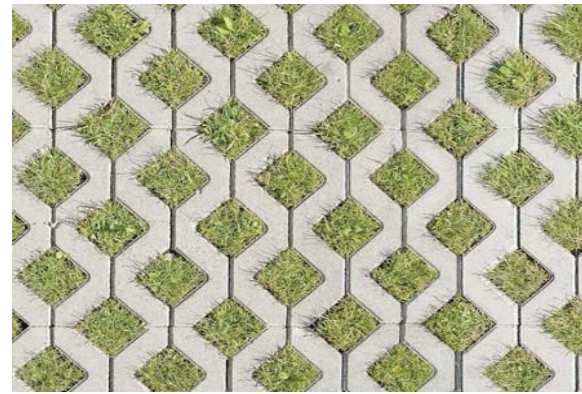


PLANTERS



SCREENED RECYCLE





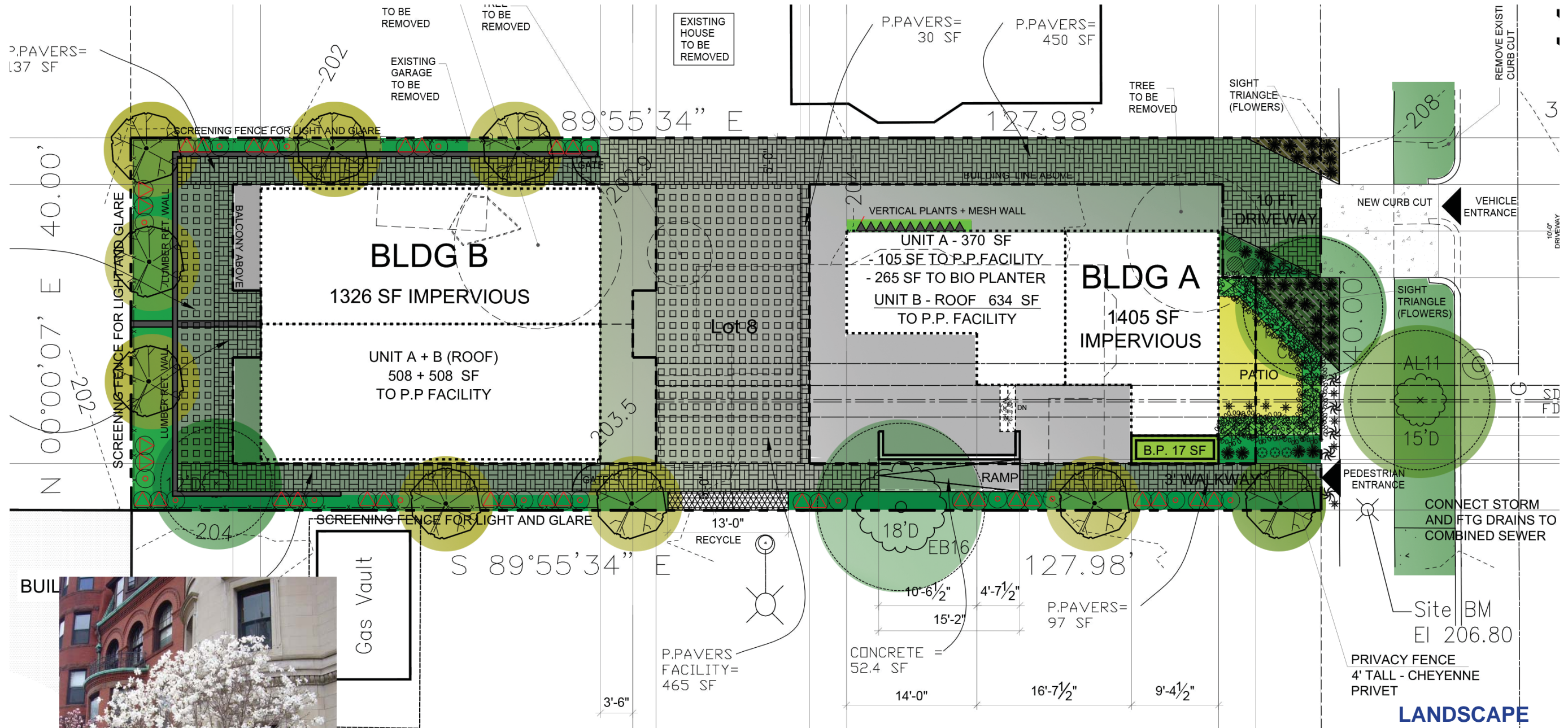
GRASSCRETE DRIVEWAY

PROPOSED MATERIALS - BUILDING A



METAL RAILING INSERTS





MAGNOLIA



Maiden Hair Grass



Boston Ivy



CHEYENNE PRIVEY

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Magnolia (evergreen)	Paper Bark Maple	1.75" cal.	
Fagus sylvatica 'Dawyck Purple'	Dawyck Beech	1.75" cal.	
Colocedrus decurrens	Incense Cedar	6-7' HT.	
SHRUBS & PERENNIALS			
Hakonechloa macra 'Aureola'	Deer Fern	1 Gal.	(DT, N)
Heuchera 'Plum Pudding'	Japanese Forest Grass	1 Gal.	
Nandina 'Harbor Dwarf'	Coral Bells	1 Gal.	(DT)
Heavenly Bamboo	Heavenly Bamboo	5 Gal.	(DT)
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	(DT)
Acorus gramineus 'Variegatus'	Japanese Sweet Flag	1 Gal.	(DT)
Lavandula ang. 'Hidcote'	English Lavender	1 Gal.	(DT)
Calluna vulgaris 'Tibetia'	Fire Fly Heather	1 Gal.	(DT)
Buxus semp. 'Suffruticosa'	Dwarf Boxwood	5 Gal.	(DT)
Cornus alba 'Ivory Halo'	Variegated Dogwood	5 Gal.	(DT)
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT.	
Mahonia aquifolium	Tall Oregon Grape	5 Gal.	(DT, N)
Live Fence	Cheyenne Privet	4' HT	
GROUNDCOVER			
Rubus coccineus 'Emerald Carpet'	Creeping Bramble	4" pots, 12" o.c.	
BIORETENTION CELL PLANTS			
Carex testacea	Slough Sedge	1 Gal.	(DT)
Cornus alba 'Gouchault'	Golden Variegated Dogwood	5 Gal.	(DT)

DT = DROUGHT TOLERANT PLANT
 N = PACIFIC NORTHWEST NATIVE PLANT
 Notes:
 -See soil amendment detail for soil specifications.
 -See bioretention planter detail for bioretention specifications.
 -All planting beds to receive minimum 3-4" of mulch.



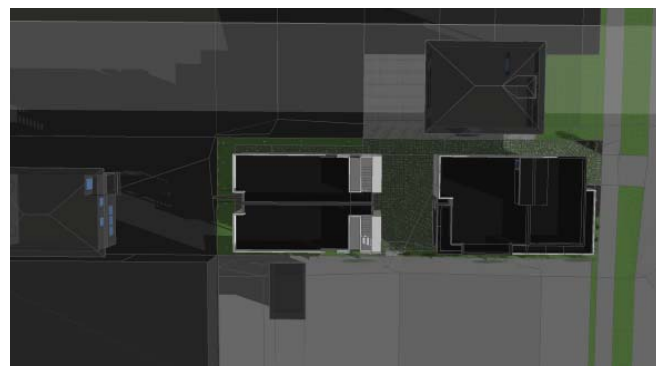
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 DPD # 3016671 | April 1st, 2014

SPRING EQUINOX: MARCH 20

SUMMER SOLSTICE: JUNE 21

FALL EQUINOX: SEPTEMBER 23

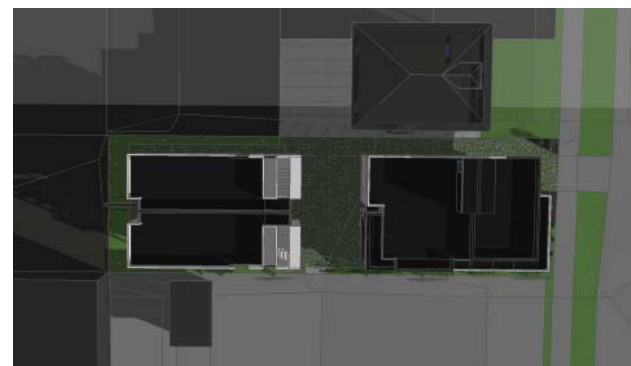
WINTER SOLSTICE: DECEMBER 21



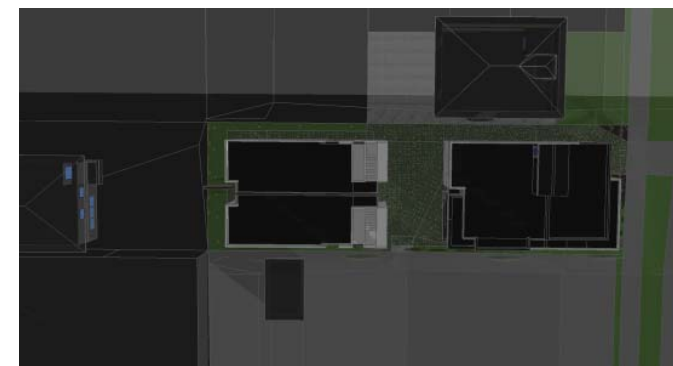
8 AM



8 AM



8 AM



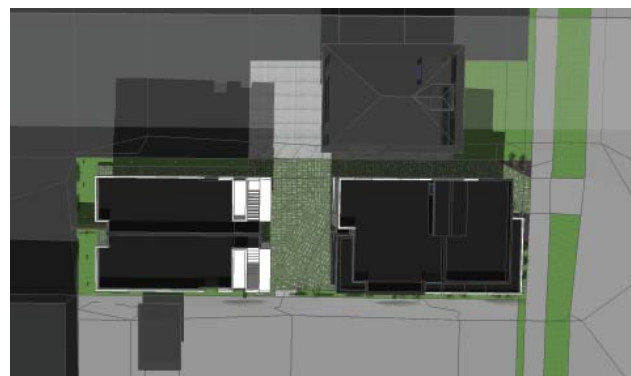
8 AM



NOON



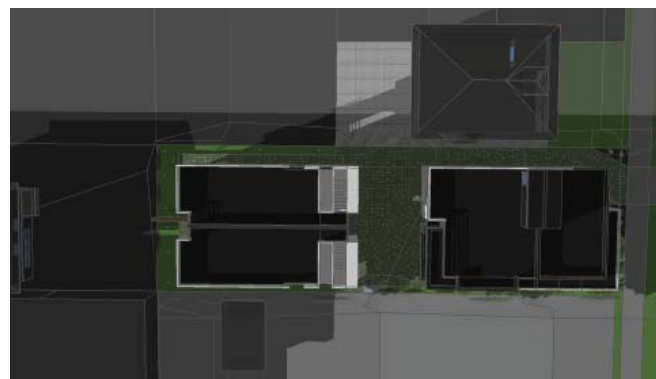
NOON



NOON



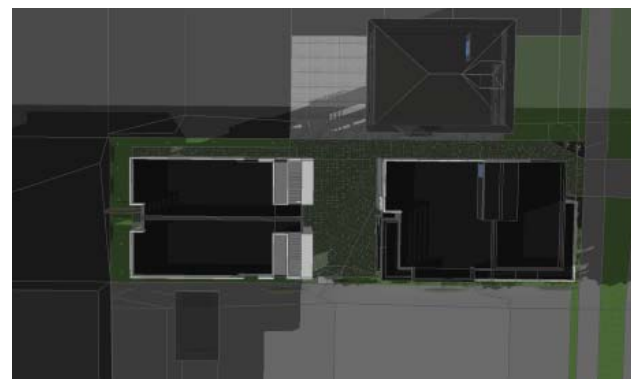
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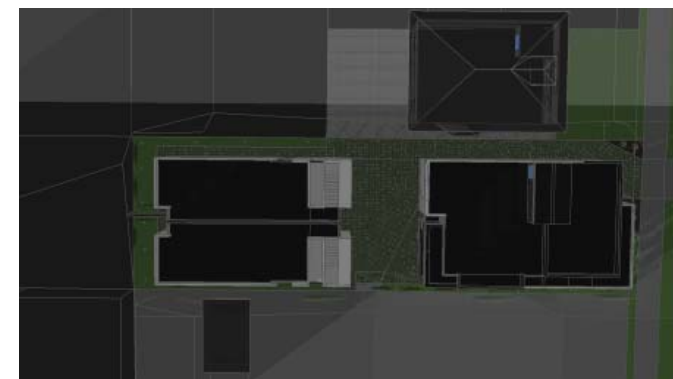
4 PM



4 PM



4 PM



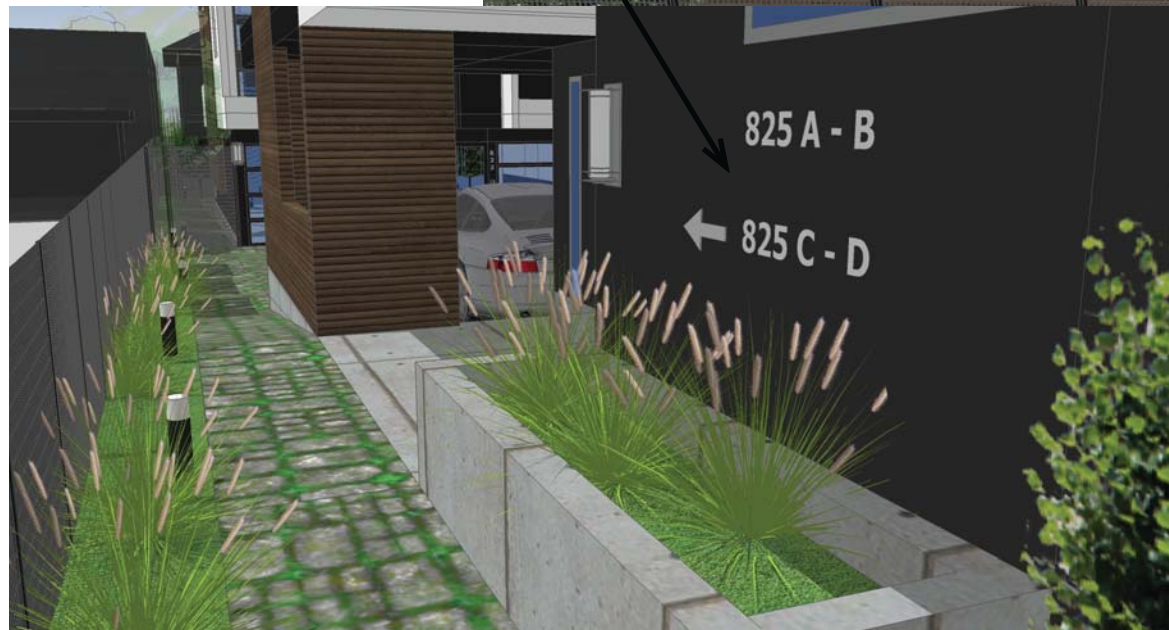
4 PM

RENDERED ELEVATIONS - SHADOW STUDY



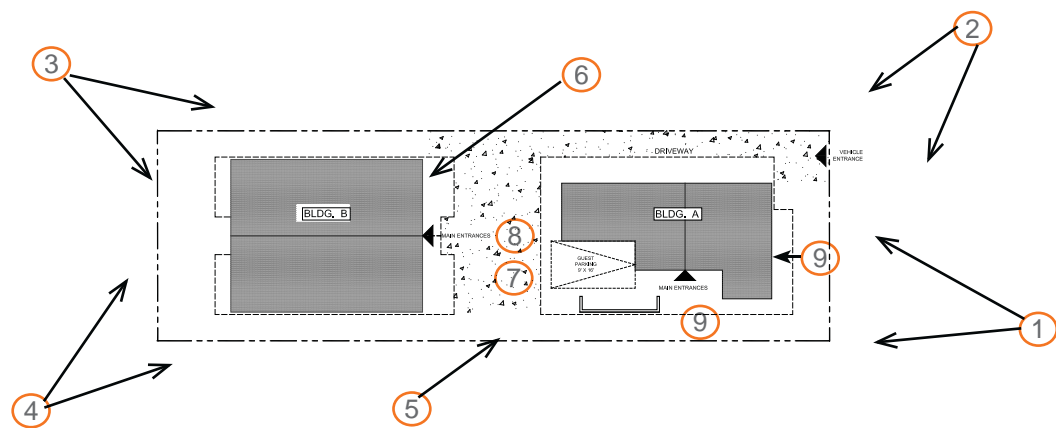
GUEST PARKING AT LOWER PARKING LEVEL

HOUSE NUMBERS & ATTRACTIVE WALKWAYS (LANDSCAPE LIGHTING)

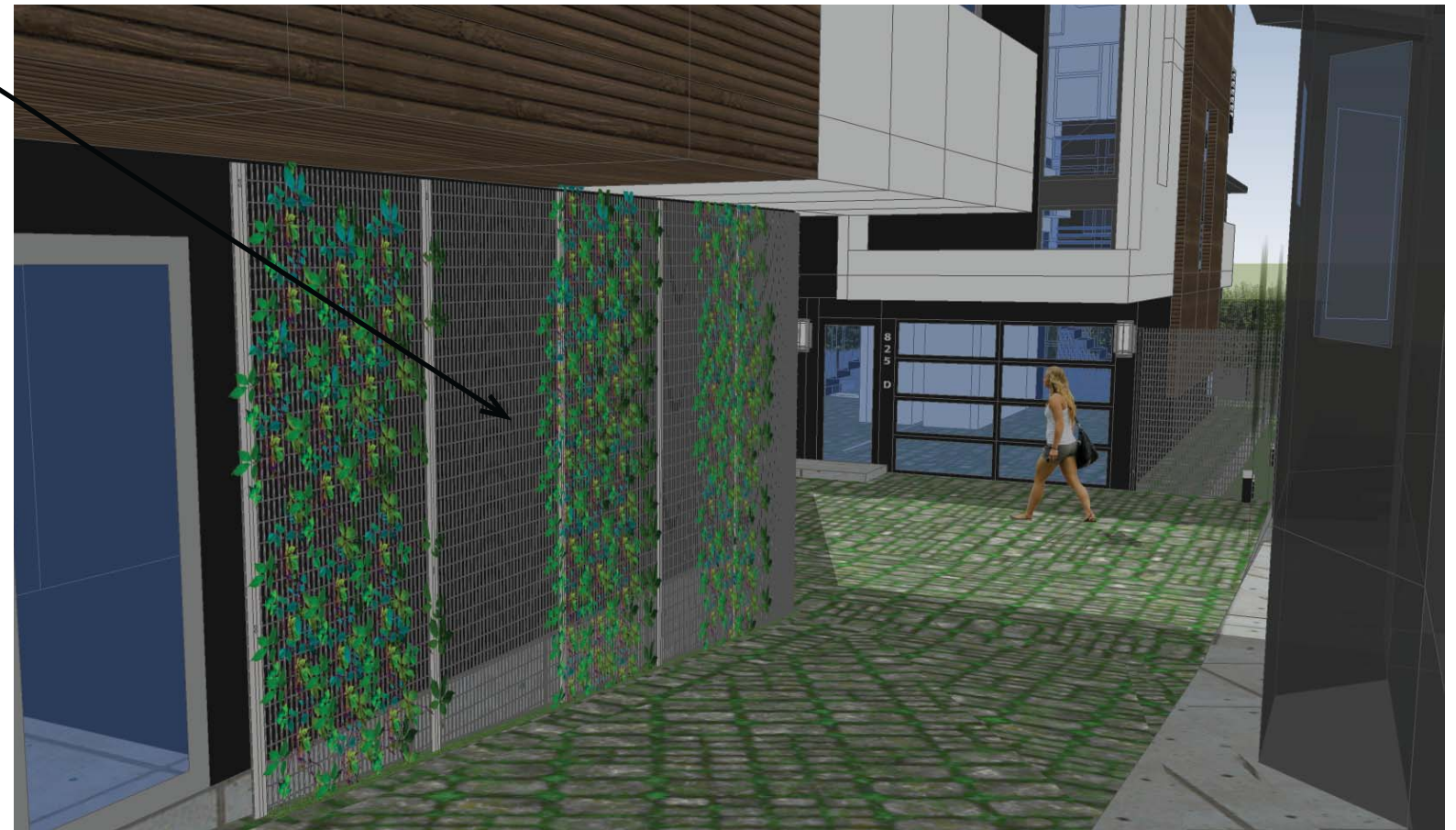


COVERED LARGE ENTRY BUILDING A

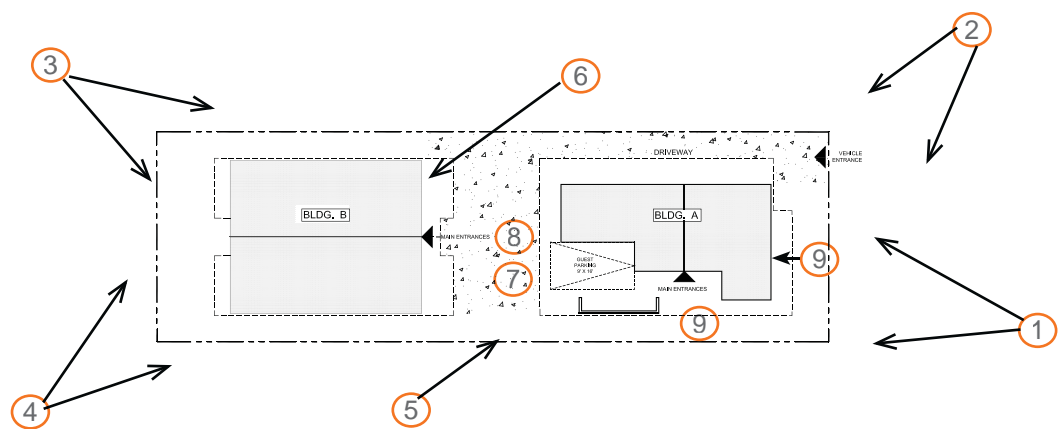
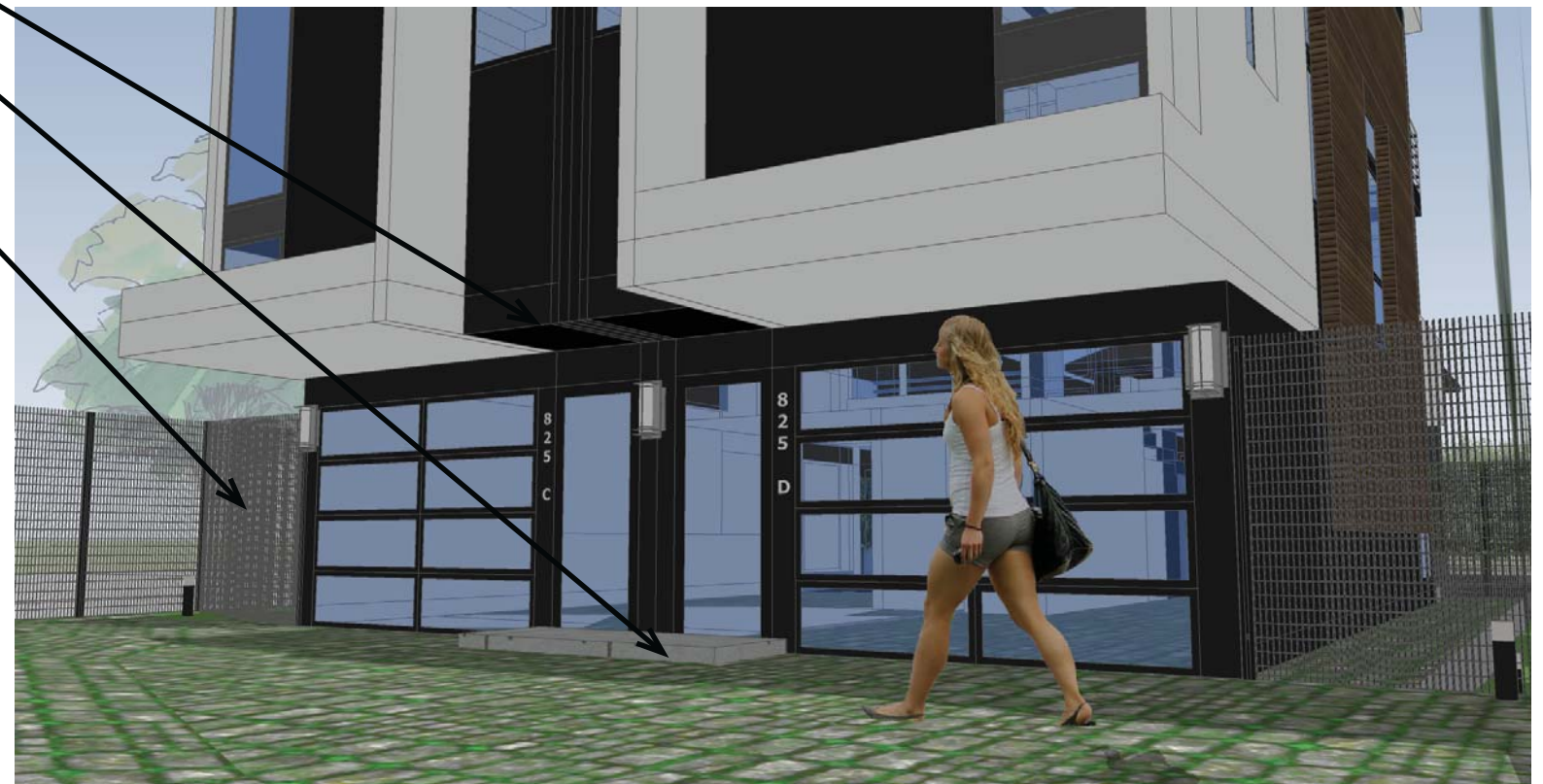
SHARED MAILBOXES



BUILDING A - VERTICAL PLANTS ON METAL SCREEN AT NORTH PARKING WALL

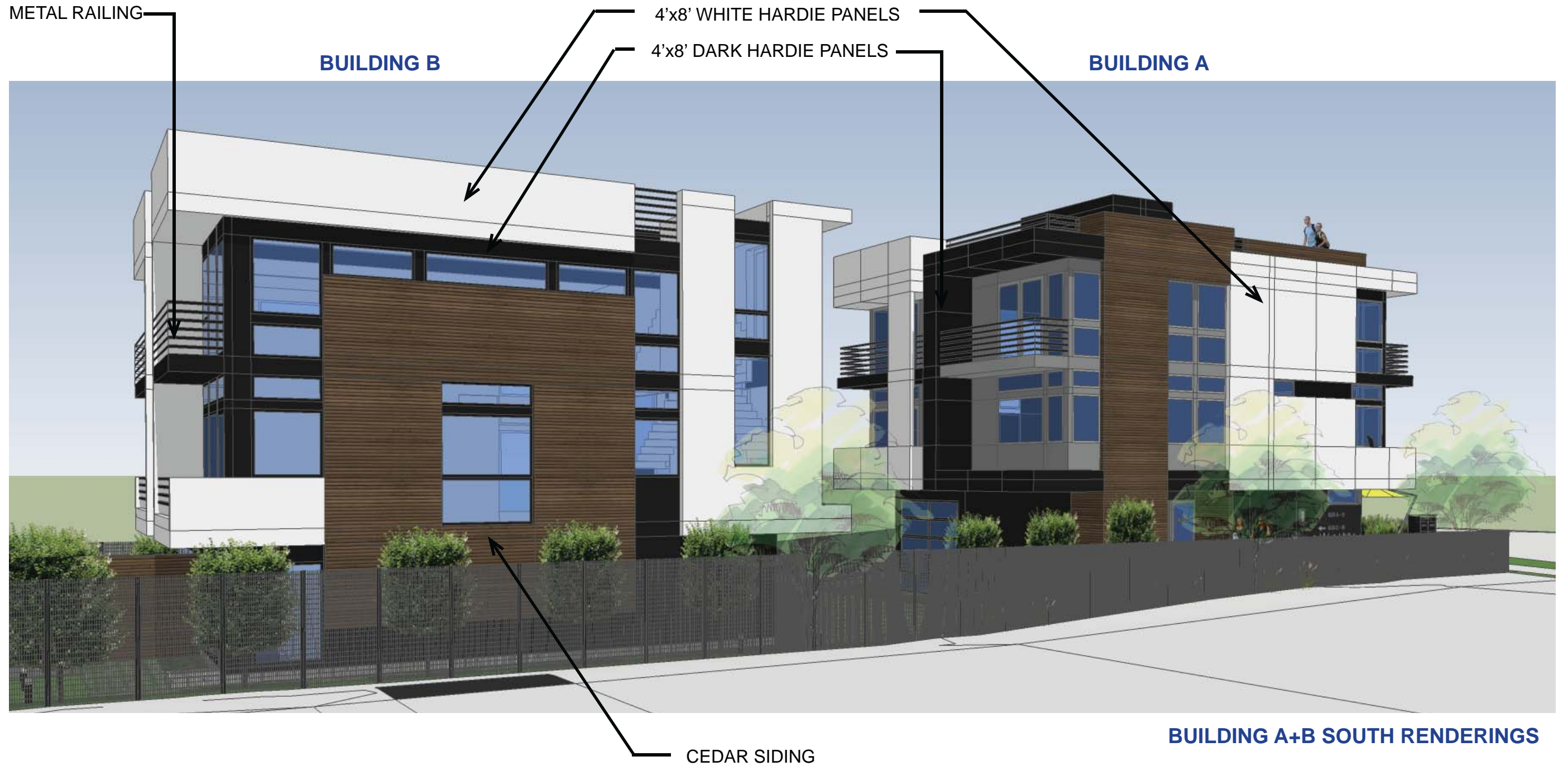


**BUILDING B - EAST MAIN ENTRANCES ARE COVERED
- A STEP IS MARKING THE ENTRANCES
- SIDE YARD GATES ARE PROVIDED**



6 BUILDING B - ENTRANCES





DESIGN GUIDELINES

CS2 URBAN PATTERN AND FORM :

A. LOCATION IN THE CITY & NEIGHBORHOOD:

The project is located in the heart of First Hill on 14th Ave between E Columbia St. & E Marion St.

B. ADJACENT SITES, STREETS, AND OPEN SPACES:

In a short walking distance you can reach (North) the heart of Capitol Hill shops & restaurants and (West) Seattle University and shortly Downtown. The lot has great views to downtown from the upper levels. 14th Ave is a busy street used to get to Madison Street.

PL2 WALKABILITY :

A. ACCESSIBILITY :

The site is accessible from the East (14th Ave) through a shared driveway between the two proposed units & pedestrian walkways on the side yards.

PL3 STREET LEVEL INTERACTION :

C. RESIDENTIAL EDGES :

The site is located next to a vacant parking lot to the south and a single family residence at the North. Across the street there are single family residences, in the back of the lot and adjacent streets or North 14th Ave multifamily townhomes.

DC2 ARCHITECTURAL CONCEPT:

B. ARCHITECTURAL & FACADE COMPOSITION :

The proposed contemporary design is a great addition for the neighborhood that is becoming more and more cosmopolitan. The South side of both buildings is well thought so that when you turn on 14th Ave you see the building presence in an harmonious way of interconnecting volumes, shapes and materials. A cube is delineating from the main structure on Bldg A and a painting shaped overframing, enclosing a window gives shape to Bldg B. The North of both buildings are designed to respect the privacy of adjacent neighbors. Building A has 2nd and 3rd floor overhanging above the driveway and the East side large balconies and metal railing inserts ,inspired from industrial architecture found in the neighborhood.

D. SCALE & TEXTURE:

The treatment of the proposed facades is made of no more than 2 non-colors (black/white) + 1 accent color (wood siding) that gives texture to the buildings. The proposed development is in the scale of the neighborhood and zone building codes. Bldg. A has 3 stories, a roof top terrace with a penthouse, a raised access to garages while Building B does not have a penthouse level so that the view to downtown is unobstructed.

DC3 OPEN SPACE CONCEPT :

A. BUILDING OPEN SPACE RELATIONSHIP:

Building A has a private patio proposed in the front yard that is screened by a 4' tall green fence and accessible to the lower bedroom. Private balcony and roof top decks are created for the better quality of living and connection with the outdoors. The entrance to Building A is inset, a large overhang above makes the common entry patio created a generous welcoming entry space connecting to all accesses.

Building B has private gates on both sides that lead to private rear yards enclosed by trees, vegetation & privacy fence. Roof top terraces are also provided along with balconies that offer views towards downtown.

DC4 EXTERIOR ELEMENTS AND MATERIALS :

A. TREES, LANDSCAPE AND HARDSCAPE MAT.:

A professional landscape architect is contracted for this project. Privacy fence is proposed along 14th Ave made of living plants along with tall magnolia trees and shrubs on the South side. At the North blank garage wall, a crawling vine is proposed on a metal mesh wall. Driveways and all pavements will be made of Grasscrete permeable material that leaves grass grow over while the private rear yards of building B are enclosed in native vegetation and tall magnolias.

1 ROW IMPROVEMENTS (PAR) :

At the end of construction work, the public right of way will be restored as it initially was with added elements that will increase the streetscape treatment. The existing curb cut will be filled and slightly moved 3' north so that the announcing sight triangles can be installed. A variety of plants will be planted on the new created sight triangles while grass and low shrubs will be planted on the 2' line of the row green space. There will be a 3'min. concrete walkway.

2 TREES:

Please see attached arborist report. We are saving 3 trees on the site and removing 3.

