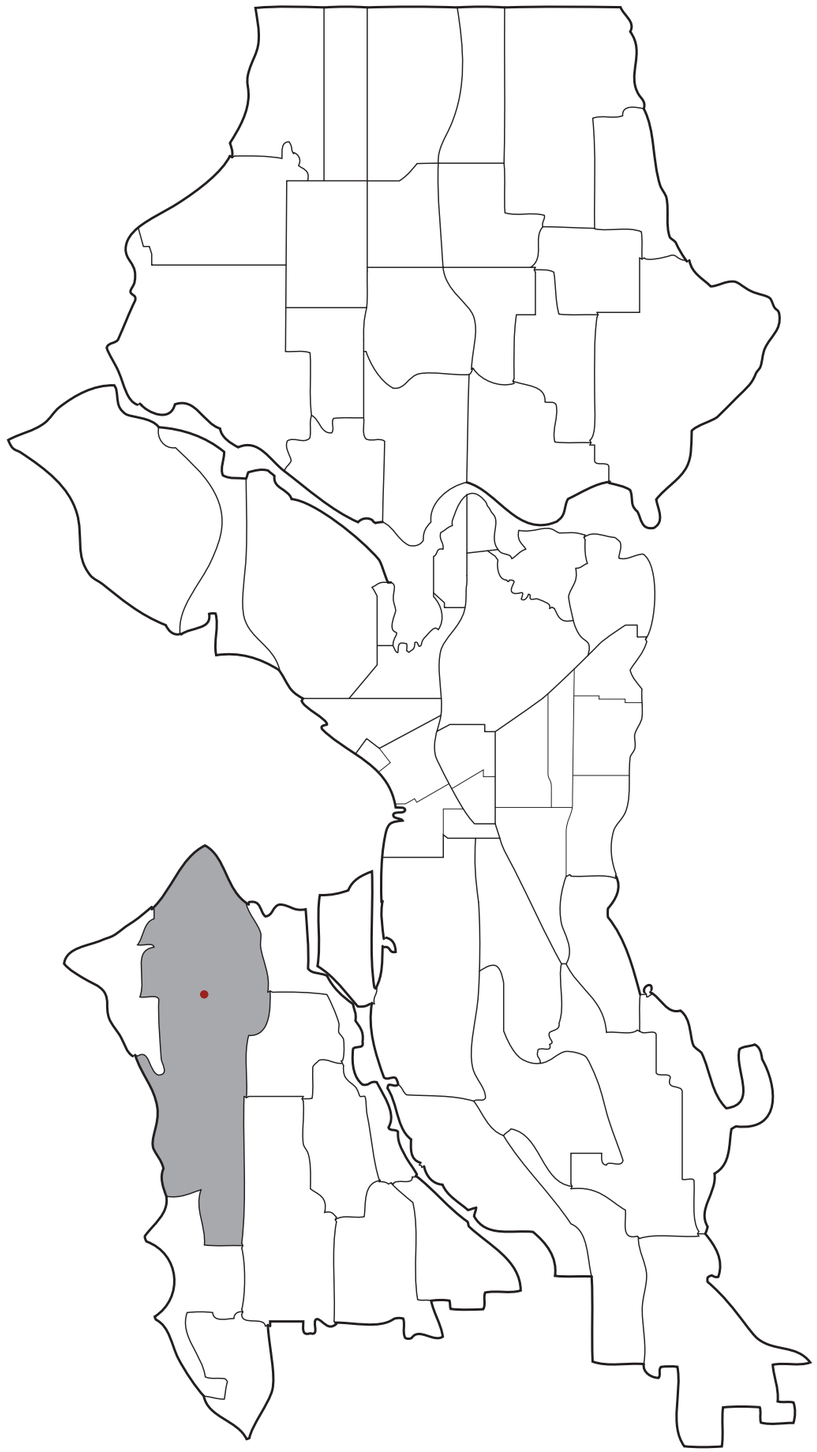
#3016712

3811 California Ave SW **STREAMLINED DESIGN REVIEW**

gamut S+HWorks



PROPOSAL

This project involves the demolition of an existing four unit apartment building, and the construction of eight townhome units. The townhomes are grouped into four duplexes, two at the front of the site (east), and two at the rear of the site (west). The buildings are placed on the site to create a central courtyard, providing amenity areas and access to the units, parking, and right of way. Eight parking spaces and eight trash storage areas are located at the rear of the site, adjacent to the alley.

The area near the project site is characterized by a mix of uses and housing types. To the north are a variety of commercial uses, to the south are a variety of multifamily uses. Across California Avenue to the east is a parking lot and vacant commercial building, although a live/work and townhome development is planned for the site. Across the alley to the west is a single family zone.

The project goals are as follows:

1. To provide eight well designed and well constructed townhome units for the growing West Seattle neighborhood.
2. To provide buildings and uses that positively contribute to the streetscape of California Avenue.
3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
4. To meet the Built Green 4-Star standard.
5. To maximize the development's connection to its surroundings, including views, amenity areas, and street level engagement.

ADDRESS

3811 CALIFORNIA AVE SW
DPD# 3016712

PROJECT TEAM

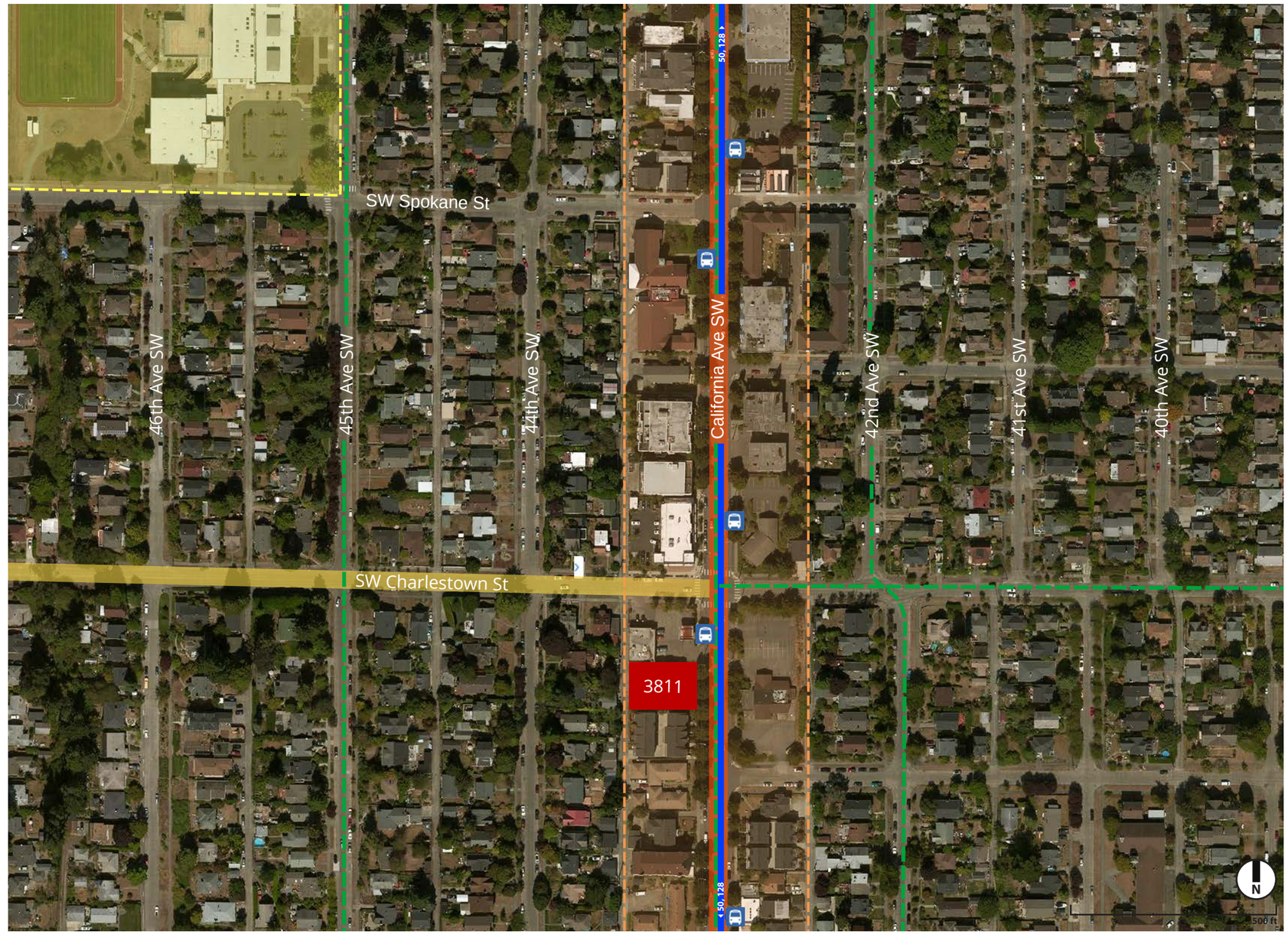
OWNER	Gamut 360
ARCHITECT	S+H Works LLC
STRUCTURAL	Nickerson Engineering
LANDSCAPE	Cramer Design Consultants
SURVEYOR	PACE Engineers
CIVIL	PACE Engineers

PROJECT INFO

ZONING	LR3RC
OVERLAYS	NONE
LOT SIZE	9,714 sqf
FAR	1.3
ALOWABLE FLOOR AREA	12,628
PROPOSED FLOOR AREA	12,600
PROPOSED UNITS	8
PARKING STALLS	8

VICINITY

The project is located on California Avenue, between the West Seattle Junction Hub Urban Village to the south and the Admiral Residential Urban Village to the north. California Avenue runs the length of the West Seattle ridge with occasional view corridors to the east and west. To the north, south, and east are a mix of various multifamily and commercial uses, to the west is a single family zone. Several new residential projects are planned or completed in the area, including a planned 30 unit apartment building two parcels to the south, and a planned 30 unit townhome and live/work project directly across California Avenue. Good public transportation exists along California Avenue and to the south at Alaska Street.



Commercial / Low-rise Zones

School / Institution

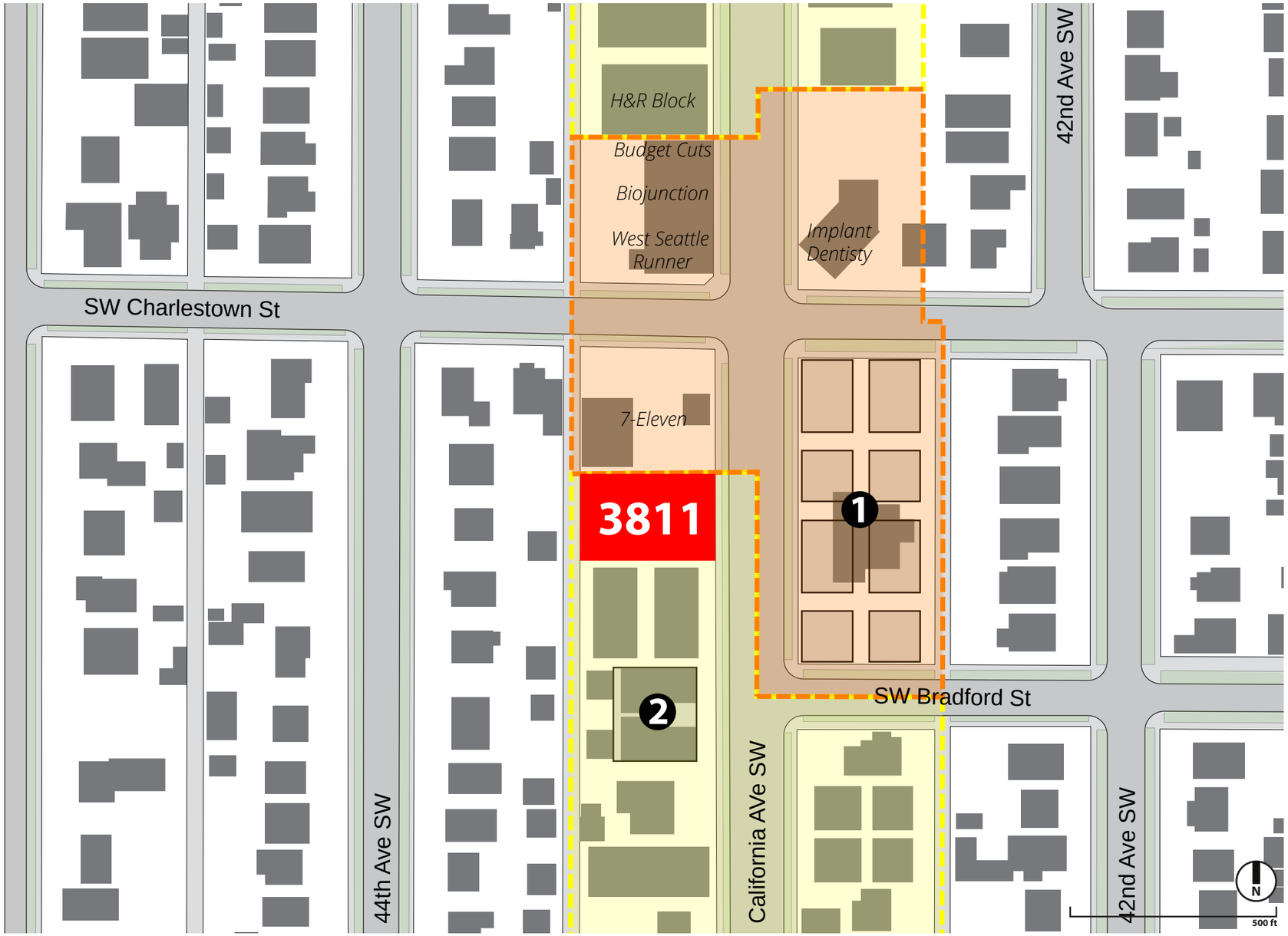
Minor Arterial

Collector Arterial

Designated Bike Lane

Metro Route

Bus Stop



PENDING DEVELOPMENT

1 3824 California Ave SW. 8, 3-story, 30 unit multi-family townhomes and live work units

2 3829 California Ave SW. 3-story apartment building

ZONING

- NC1-30 - Neighborhood Commercial
- LR3RC - Low-rise Residential Commercial
- SF5000 - Single Family

SW CALIFORNIA AVE LOOKING WEST

LR3 ◄ ► NC1-30

SW Andover St | multi-family | multi-family | commercial | multi-family (in development) DPD # 3013307 | multi-family | **3811** | commercial | SW Charleston St

SW CALIFORNIA AVE LOOKING EAST

NC1-30 ◄ ► LR3

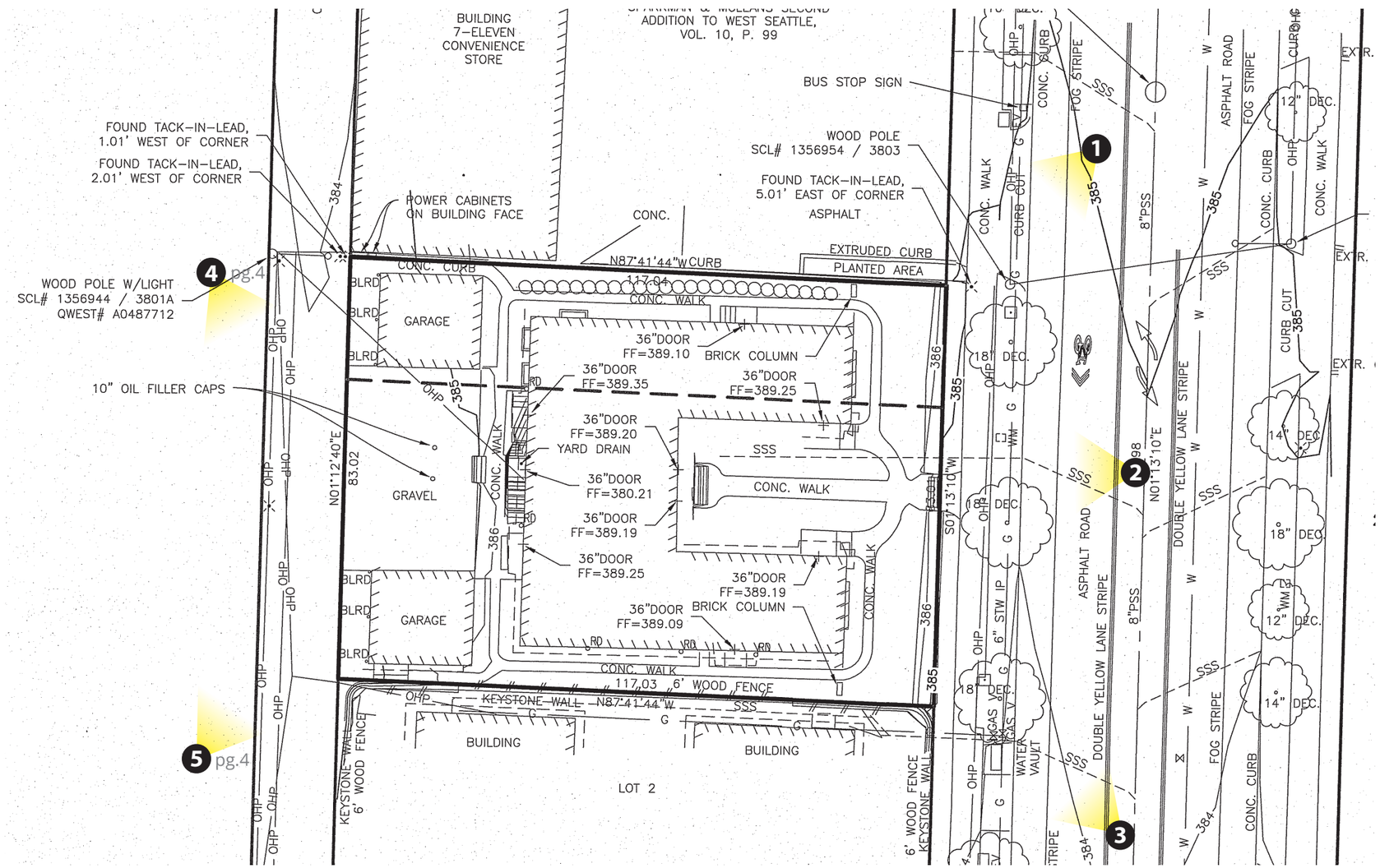
SW Charlestown St | multi-family (in development) DPD # 3015371 | **(across from) 3811** | SW Bradford St | commercial | multi-family | commercial | commercial | commercial | SW Andover St

ALLEY LOOKING EAST

3811 (from alley)

4

5



EXISTING CONDITIONS

The site is located on the west side of California Avenue, between SW Charlestown Street and SW Andover Street, with a 16' alley at the rear. The site is currently occupied by an apartment building with four units, with one to two bedrooms each, built in 1927. The existing building is in a U shaped courtyard configuration with parking off the alley in the rear. The topography is generally flat, although elevated about two feet above the sidewalk. No landscaping of note exists on site, but there are three large existing deciduous street trees in front of the site on California Avenue. The site has access to light, air and views to the west, north, and east, while the south side is more blocked by existing buildings. Immediately to the north is a 7-11 convenience store and gas station, to the south is a townhome development of a similar scale to this proposal. Across the alley to the west are several single family homes, and across California Avenue to the east are a restaurant and parking lot. This restaurant and parking lot are planned to be replaced by a 30 unit townhome and live/work development.

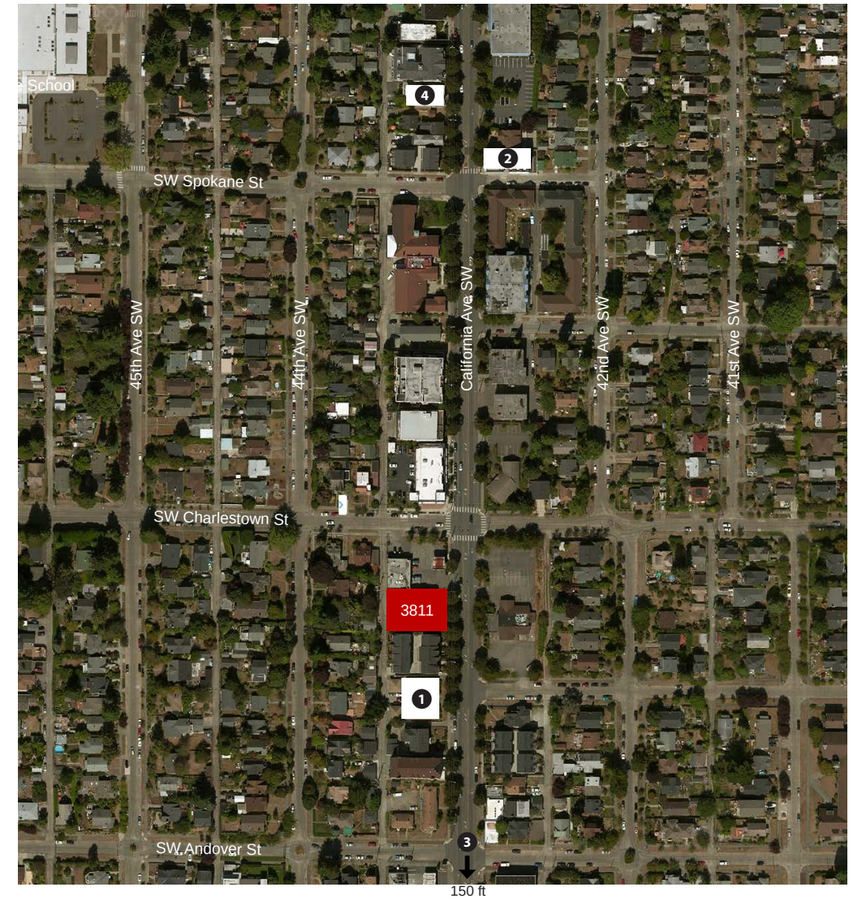
NEARBY PRECEDENTS

Comparable multifamily projects feature similar architectural characteristics such as massing and materials. Dynamic facades serve to express individual units and reinforce the neighborhood's pedestrian scale.

3829 California Ave SW

3430 California Ave SW

4042 California Ave SW



3435 California Ave SW

CONCEPT >
VIEW FROM CALIFORNIA AVE SW

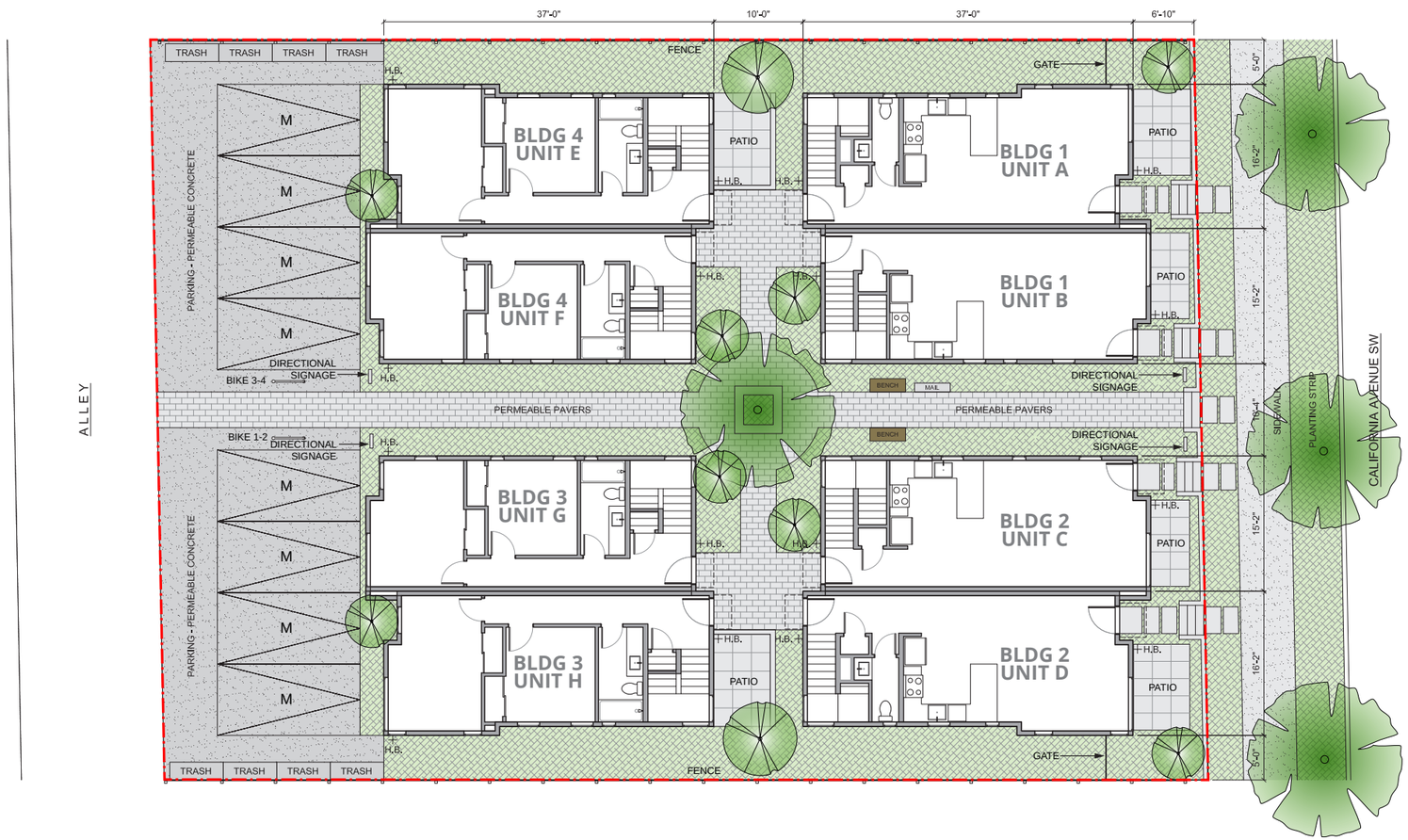
AERIAL VIEWS

northwest

northeast

southwest

southeast

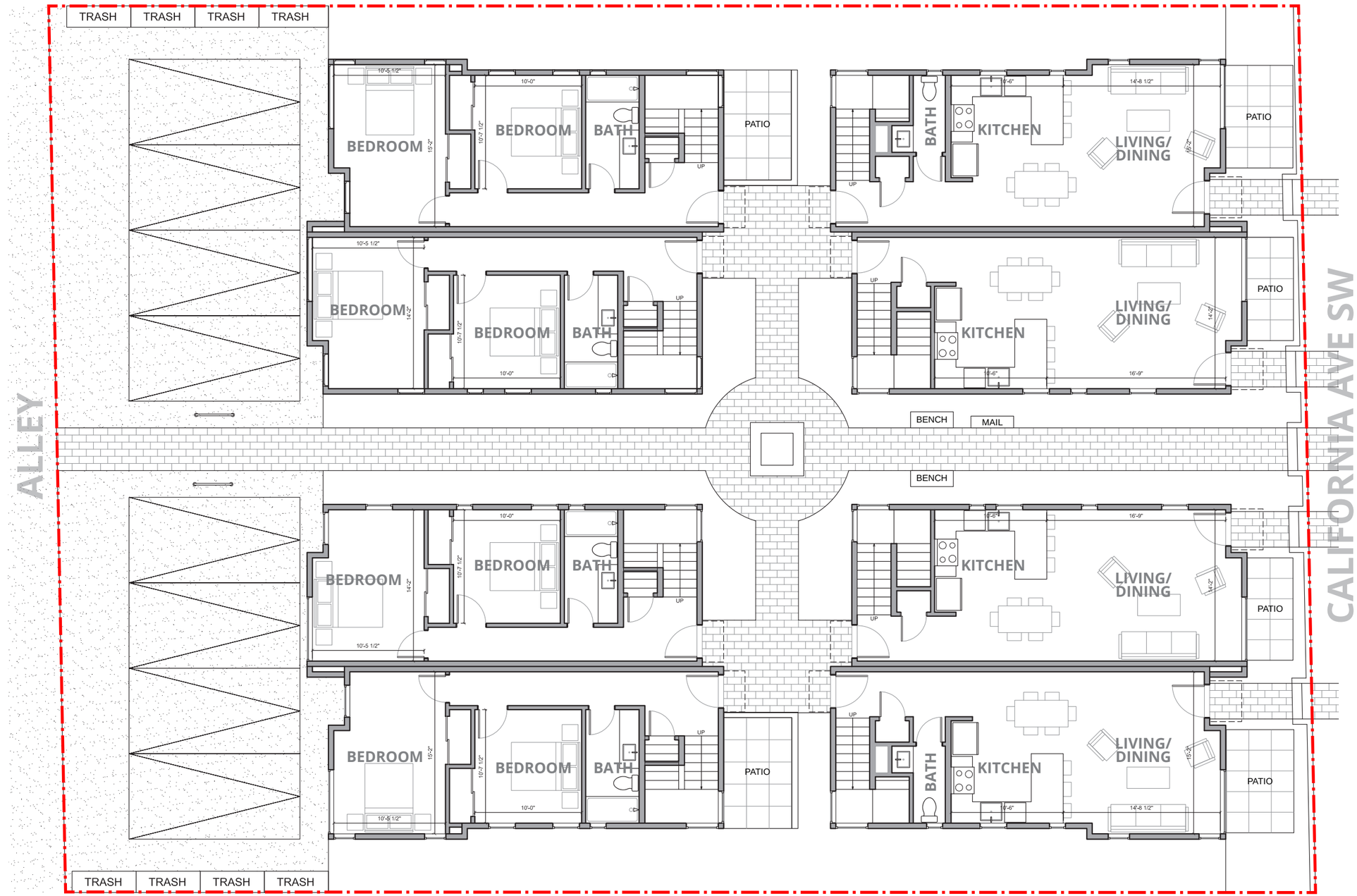


The buildings are placed on the site to create a central courtyard. The units are staggered to open up the courtyard in the center, and to articulate the buildings along California Avenue and the alley. The buildings are set in a lush landscape, softening the building's edges, and creating transitions and buffers where needed. Units are oriented to the east and west to capture potential views, sunrises, and sunsets. Parking and trash storage are provided at the rear of the site to minimize negative impacts to the public realm. Building entries along California Avenue are placed to engage with the sidewalk and street, creating a street presence and enhancing the streetscape.

SITE PLAN

SCALE: 1/16" = 1'-0"

2.5 5 10



LEVEL 01 FLOOR PLAN

SCALE: 1" = 10'-0"

2.5 5 10

LEVEL 2 FLOOR PLAN

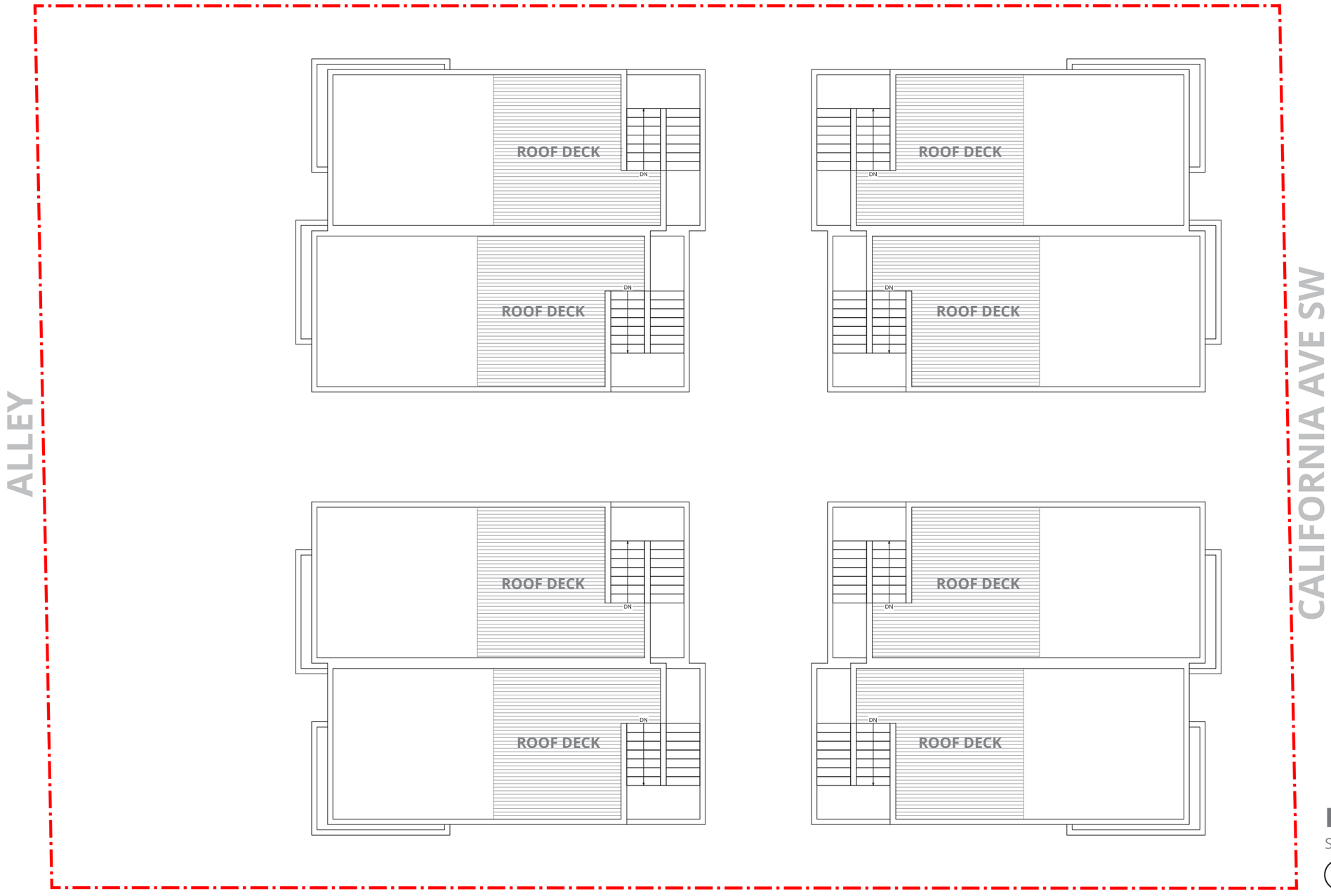
SCALE: 1" = 10'-0"

2.5 5 10

LEVEL 03 FLOOR PLAN

SCALE: 1" = 10'-0"

2.5 5 10



ROOF PLAN

SCALE: 1" = 10'-0"

2.5 5 10

Revised 12/28/10

Green Factor Score Sheet

SEATTLE × green factor

Project title:

		enter sq ft of parcel		
	Parcel size *(enter this value first)* *	9,711	SCORE	0.615

	Landscape Elements**	Totals from GF worksheet		Factor	Total
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 2773		0.6	1,663.8
3	Bioretention facilities	enter sq ft: 0		1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 2733		0.1	273
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 255	3060	0.3	918
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 8	600	0.3	180
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 3	750	0.4	300.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 54	1080	0.8	864.0
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0		0.7	-
D	**Vegetated walls**	enter sq ft: 0		0.7	-
E	**Approved water features**	enter sq ft: 0		0.7	-
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 2553		0.5	1,276.5
G	**Structural soil systems**	enter sq ft: 0		0.2	-
		sub-total of sq ft =	*13,549*		
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft: 3560		0.1	356.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 1,400		0.1	140
4	Landscaping in food cultivation	enter sq ft: 0		0.1	-
			Green Factor numerator =		*5,972*

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

NORTH

SCALE: NTS

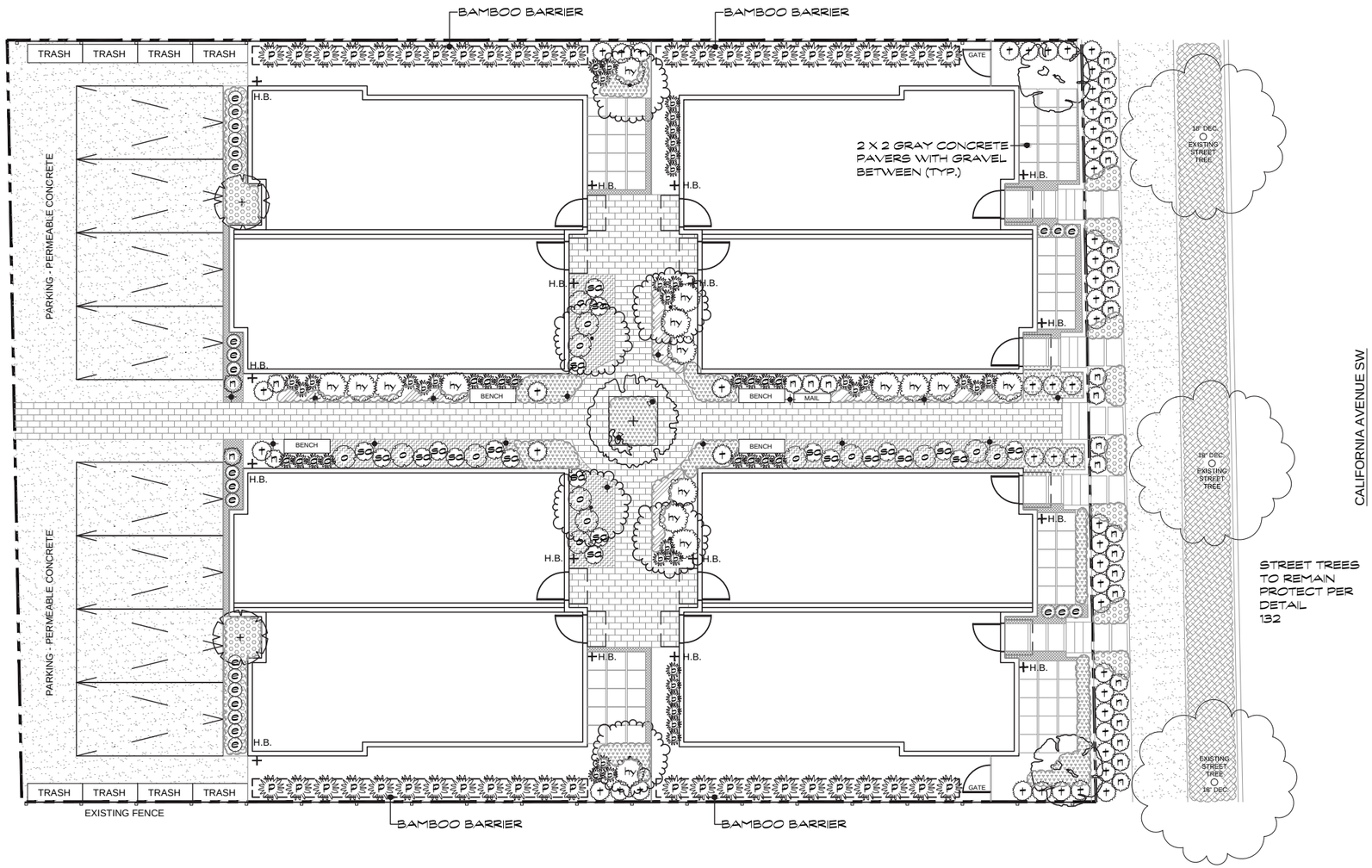
LANDSCAPE PLAN

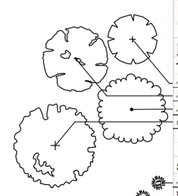
The landscape design reinforces the site plan, enhancing the project's relationship to the street and serving as an amenity to the residents. The two axis of the project have paved and lit paths bordered by plantings. Where the two paths intersect a small courtyard is formed with a central planter and specimen Ginkgo tree. Paved walkways also connect each of the street facing units to the sidewalk, re-enforcing visual unit identity and contributing to a more pedestrian friendly and attractive streetscape. Wood fencing is added along side lot lines to protect resident privacy and to shield neighbors from light and glare.

Trees

Shrubs

Groundcovers





PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer circinatum	Vine Maple	8-10', multi-stem	(N,DT)
Acer japonicum 'Aconitifolium'	Fernleaf Full Moon Maple	1.5" Cal.	
Acer palmatum 'Seriyu'	Seriyu Japanese Maple	1.5" Cal.	
Ginkgo biloba 'Magyar'	Magyar Ginkgo	2" Cal.	
SHRUBS & PERENNIALS			
Acanthus spinosus	Bear's Breeches	1 Gal.	(DT)
Blechnum spicant	Deer Fern	1 Gal.	(N,DT)
Euonymus japonicus 'Sky Pencil'	Sky Pencil Euonymus	36"-42"	(DT)
Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	5 Gal.	(DT)
Nandina domestica 'Harbor Dwarf'	Harbor Dwarf Nandina	5 Gal.	(DT)
Osmanthus heterophyllus 'Goshiki'	Goshiki False Holly	5 Gal.	(DT)
Phyllostachys aurea	Yellow Bamboo	5 Gal.	(DT)
or Thuja o. 'Emerald Green'	Emerald Green Arborvitae	5-6'	(DT)
Sarcococca ruscifolia	Fragrant Sweet Box	5 Gal.	(DT)
Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	4'-5'	(DT)
GROUNDCOVERS			
Acorus gramineus 'Ogon'	Golden Variegated Japanese Sweet Flag	4" pots, 12" oc	(DT)
Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 Gal., 18" o.c.	(DT)
Epimedium rubrum	Red Epimedium	1 Gal., 18" o.c.	(DT)
Leptinella squalida 'Platt's Black'	Brass Buttons	4" pots, 12" oc	(DT)
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	4" pots, 12" oc	(DT)
Rubus calycinoides 'Emerald Green'	Groundcover Bramble	4" pots, 12" oc	(DT)

DT = DROUGHT TOLERANT PLANT
N = PACIFIC NORTHWEST NATIVE PLANT

Notes:
-See soil amendment detail for soil specifications.
-See biorentention planter detail for biorentention specifications.
-All planting beds to receive minimum 3-4" of mulch.

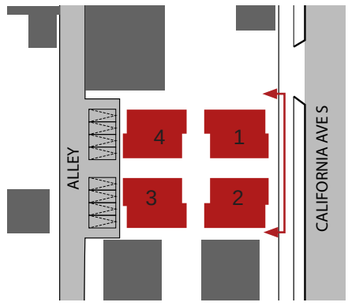
LIGHTING LEGEND		
TYPE	FIXTURE	QTY
PATH LIGHT	TBD	7
SPOT LIGHT	TBD	5

BENCH — Gallery Bench Model # 3002
Available at Ore Inc. 801.936.0499
Powder Coating Color T.B.D.

VIEW FROM CALIFORNIA AVE

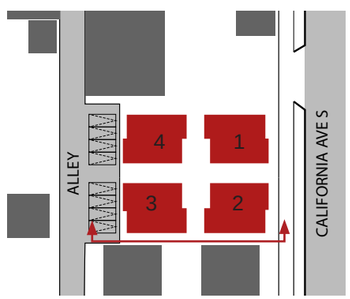
VIEW FROM ALLEY

EAST ELEVATION



UNIT 2 UNIT 1

SOUTH ELEVATION



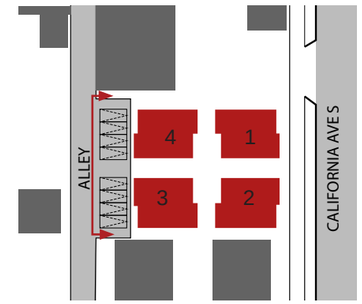
UNIT 3 UNIT 2

SCALE: 1" = 10'-0"

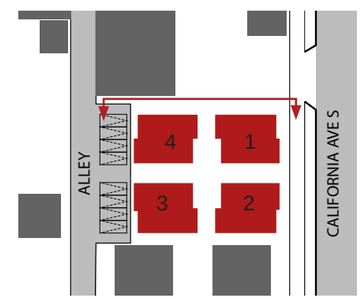
2.5 5 10

UNIT 4 UNIT 3

WEST ELEVATION



NORTH ELEVATION



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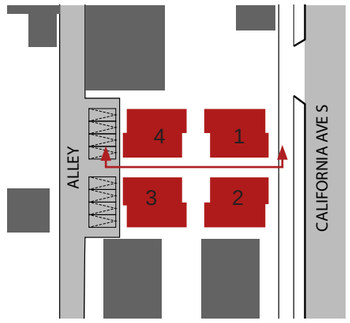
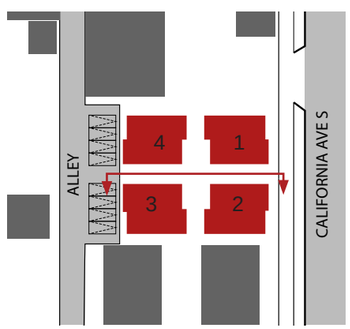
UNIT 1 UNIT 4

NORTH INTERIOR (1 & 4)



UNIT 4 UNIT 1

SOUTH INTERIOR (2 & 3)



SCALE: 1" = 10'-0"

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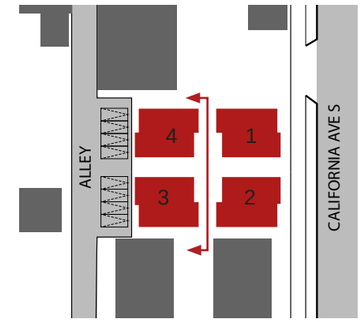
UNIT 2 UNIT 3

UNIT 3

UNIT 4

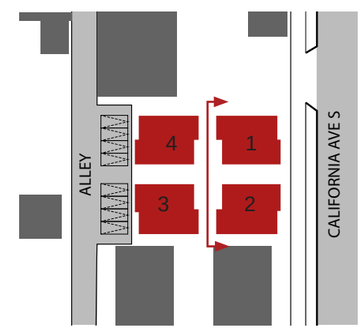
EAST INTERIOR (3 & 4)



UNIT 1

UNIT 2

WEST INTERIOR (1 & 2)



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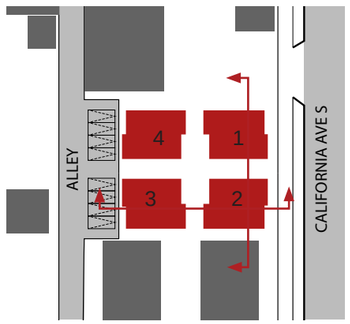

SECTION A

SCALE: 1″ = 10′-0″

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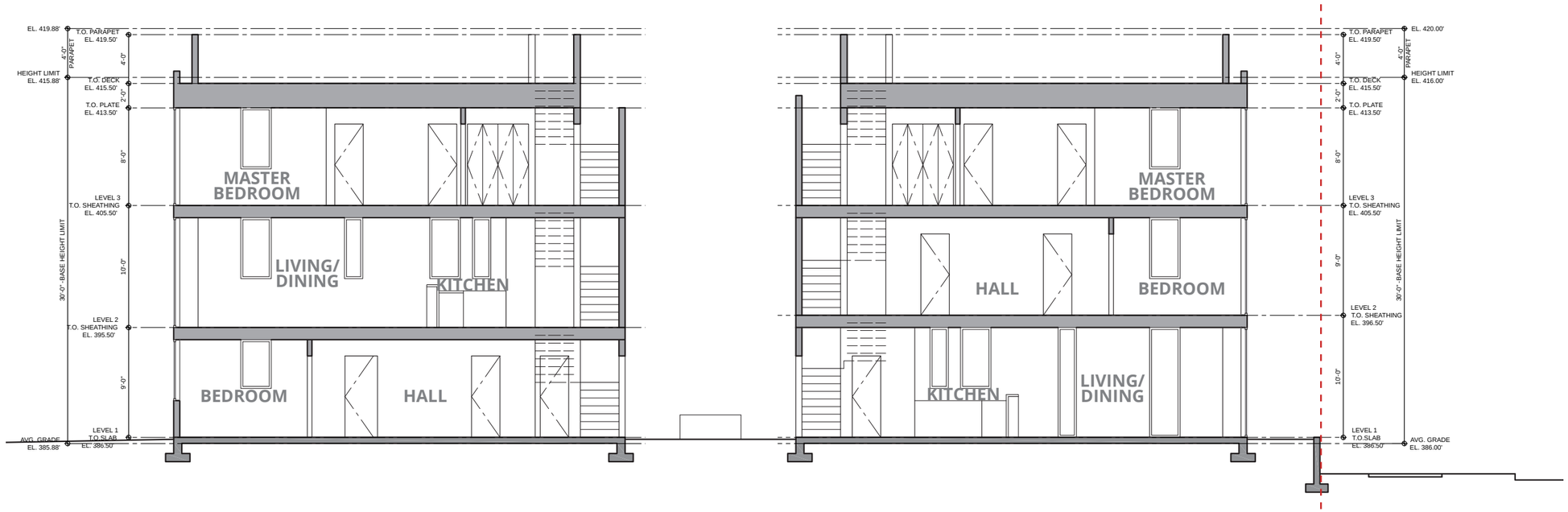

SECTION B

SCALE: 1″ = 10′-0″

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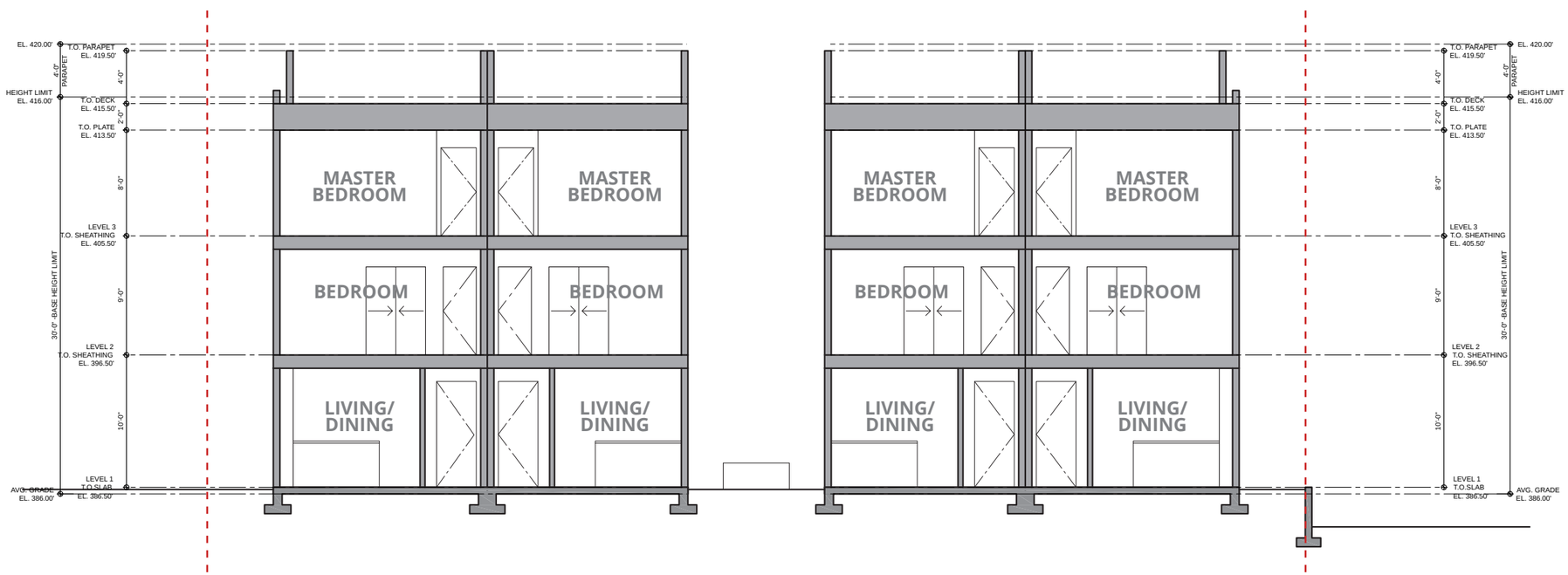


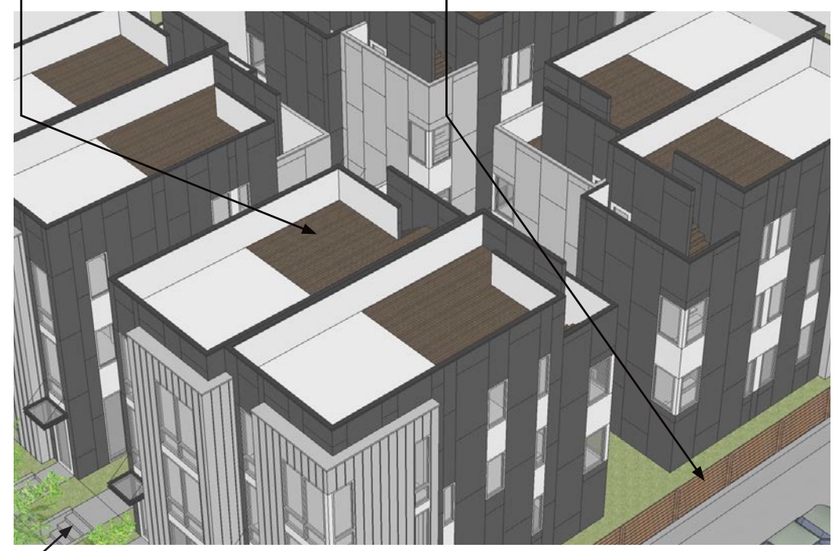
A

B

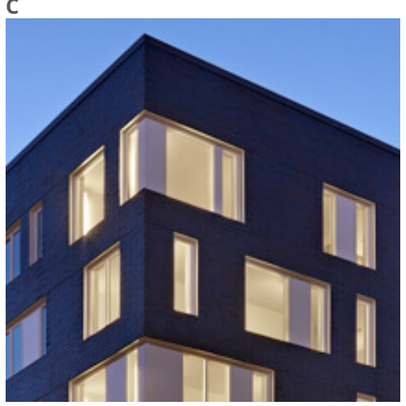
E

F

C D



G



H

MATERIALS

A standing seam vertical siding
B painted gray fiber cement board panels
C white vinyl windows
D painted white fiber cement panels
E roof deck
F cedar screening
G cast in place concrete stairs
H concrete pavers

PRIVACY

Special consideration was taken to assure minimal overlapping fenestration on the southern units.

proposed south elevation

neighboring facade to south

AMENITIES / CIRCULATION

The central courtyard provides the circulation through the site, extending all the way through the site from the sidewalk to the alley, and connecting to the building entries. Front entries along California Avenue have direct access to and from the sidewalk. Amenity spaces are provided at ground level in the courtyard and at entries. Roof decks are provided for all units for additional amenity space, and access to light, air and views.

arterial route

alley way access

primary circulation

private entry

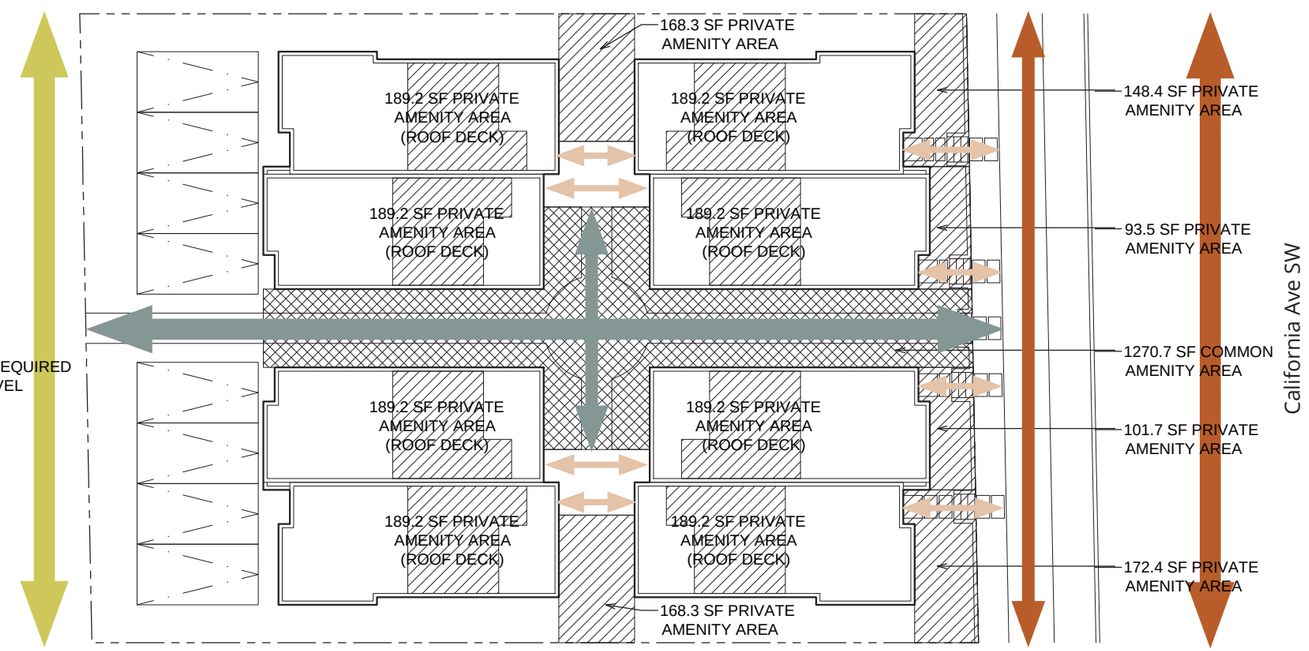
AMENITY AREA REQUIRED
LOT AREA: 9,714 SF
9,714 SF x 0.25 = 2428.5 SF TOTAL AMENITY AREA REQUIRED
2428.5 x 0.5 = 1214.3 SF REQUIRED AT GROUND LEVEL

AMENITY AREA PROVIDED:
GROUND LEVEL:
COMMON AMENITY AREA: 1270.7 SF
PRIVATE AMENITY AREA: 852.6 SF

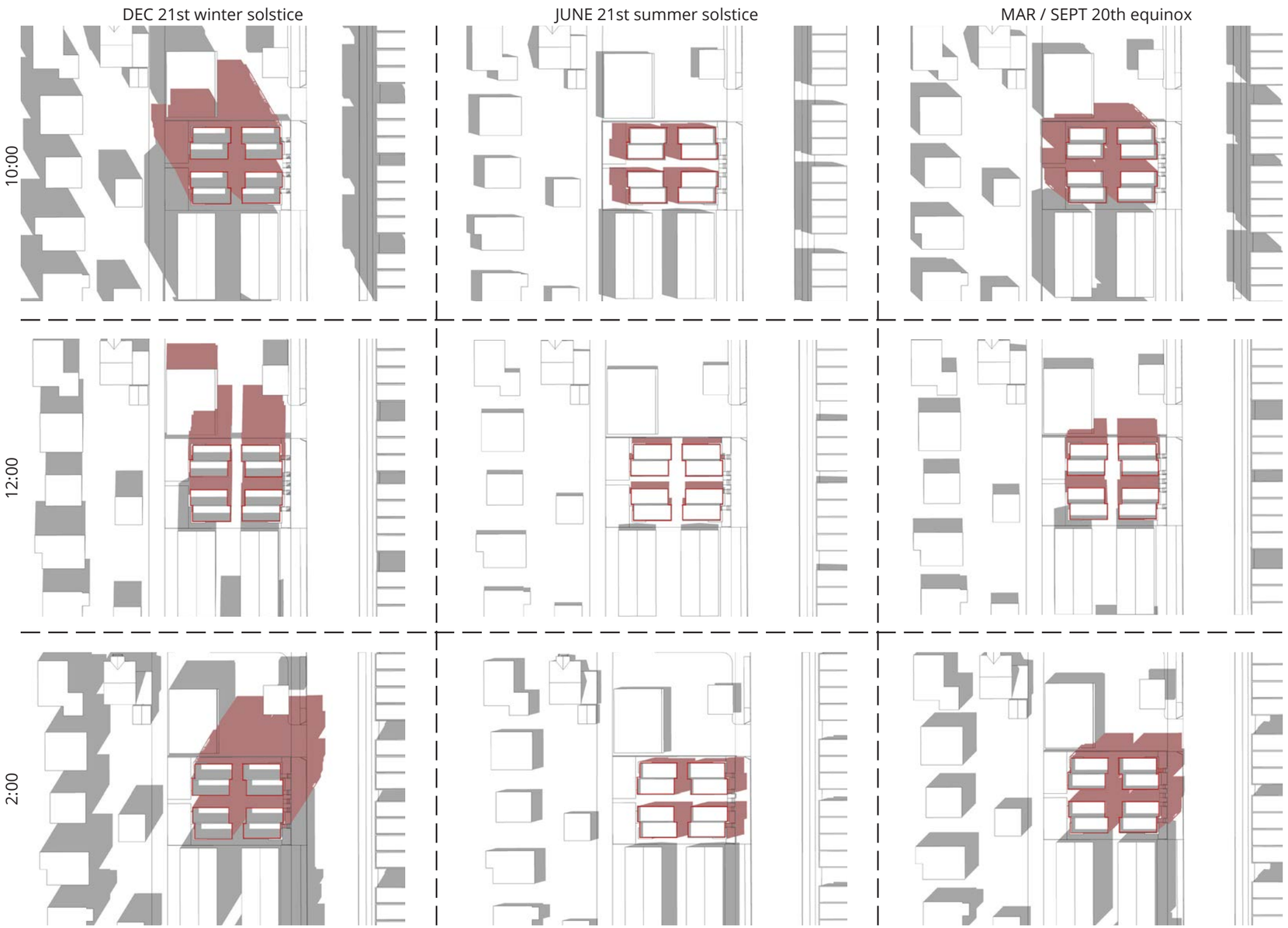
TOTAL AMENITY AREA AT GROUND LEVEL:
2123.3 SF (1214.3 SF REQUIRED)

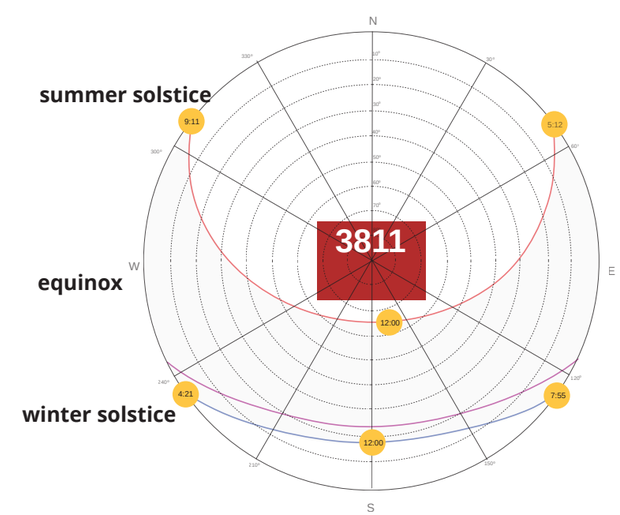
ROOF DECK: 1513.6 SF

TOTAL AMENITY AREA PROVIDED:
3636.9 SF (2428.5 SF REQUIRED)



SUN PATH/SHADOW STUDY





LAND USE CODE REQUIREMENTS + ADJUSTMENTS

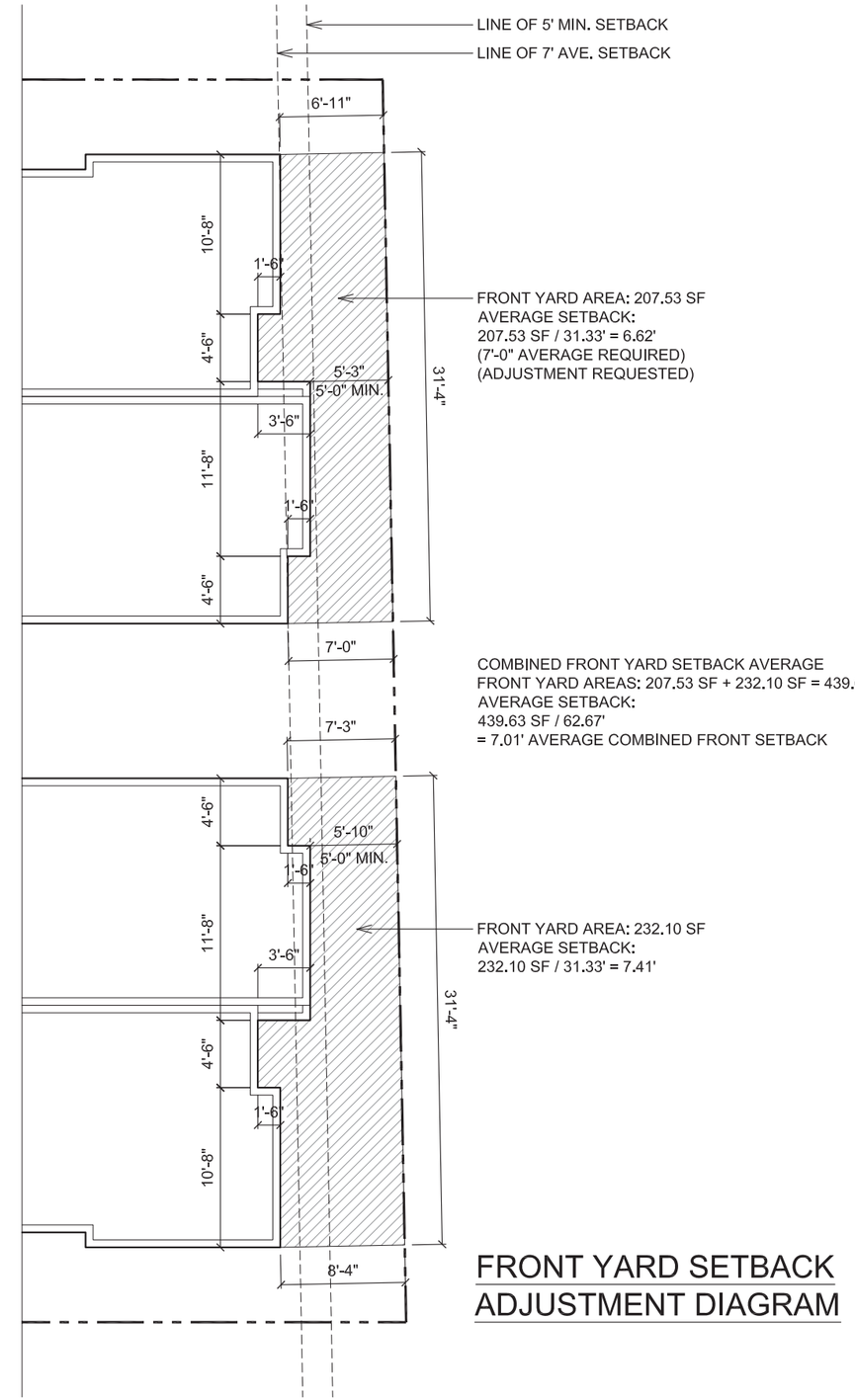
ONE ADJUSTMENT IS PROPOSED:

Front Setback Reduction, from 7' Average to 6.62' Average (5.4% Reduction), At Northeast Building Only

RATIONALE:

The lot lines are skewed, so the front lot line is not parallel to the front face of the buildings. To keep the buildings in alignment, the two front buildings need different front setbacks. We propose a Reduced Front Setback Adjustment for the northeast building on the site. We have shown the northeast building with a 6.62' Average Front Setback, and the southeast building with a 7.41' Average Front Setback. When taken together, the buildings have a 7.01 Feet Average Front Setback, so we feel this meets the intent of the Land Use Code. If the buildings were attached, this would meet the code requirement. This adjustment allows for deeper articulation in the front faces of the buildings, as the articulation would be reduced in depth to allow the Front Setback to meet the letter of the Land Use Code, and therefore results in an improved project from the standpoint of the Design Guidelines. The proposed Front Setback is compliant with the 5' Minimum Front Setback requirement.

SMC	Standard	Requirement	Proposed
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright.	Compliant: Residential Use Proposed.
23.45.510	Floor Area Ratio Limits	LR3 Townhouse: 1.3 (Built Green, Parking located at rear of lot and accessed from alley). 9,714 SF x 1.3 = 12,628 SF Maximum FAR	Compliant: 12,600 SF FAR Proposed.
23.45.512	Density Limits	LR3 Townhouse: No Limit (Built Green, Parking located at rear of lot and accessed from alley).	Compliant: 8 Dwelling Units Proposed.
23.45.514	Structure Height	Maximum 30' height limit.	Compliant: 29'-6" height proposed.
23.45.518	Setbacks and Separations	Front: 7' Average, 5' Minimum; Side: 5' Minimum; Rear: 7' Average, 5' Minimum; Separations between structures: 10' Minimum.	**Front Setback Adjustment Requested: 6.62' Average, see diagram and text this page.** All others compliant.
23.45.522	Amenity Area	25% of Lot Area, 50% at Ground Level, Minimum. 9,714 SF x 25% = 2,428.5 SF Required. 2,428.5 x 50% = 1,214.3 SF Required at Ground Level.	Compliant: 3,636.9 SF Proposed, 2,123.3 SF at Ground Level.
23.45.524	Landscaping	Minimum 0.6 Green Factor Required, Street Trees Required.	Compliant: Green Factor 0.615 Proposed, Street Trees Existing, To Remain.
23.45.527	Structure Width and Façade Length Limits	Maximum Width: 120', Maximum Façade Length: 65% of lot line length within 15' of lot line, 117' x 65% = 76' Maximum Façade Length.	Compliant: Structure Width 62'-8" total proposed; Façade Length 74'-0" total proposed.
23.54.015	Required Parking	One parking space required per dwelling unit required.	Compliant: 8 parking spaces proposed.
23.54.040	Solid Waste Storage and Access	One 2'x6' storage area per dwelling unit required.	Compliant: (8) 2'x6' storage areas proposed.



FRONT YARD SETBACK ADJUSTMENT DIAGRAM

PRIORITY GUIDLINES

CS2. URBAN PATTERN AND FORM

B.2. Connection to the Street:

Front entries and central pedestrian courtyard make a strong connection to the sidewalk and street. Also see PL3 below.

B.3. Character of Open Space:

Private open spaces between the building and the sidewalks are defined by steps, walls, and landscaping, creating private outdoor rooms with an appropriate buffer from the sidewalk. Also see PL3, DC3 and DC4 below.

D.3, D.4, D.5. Zone Transitions, Massing Choices, Respect for Adjacent Sites:

Enlarged rear setback and presence of existing alley create a significant buffer between this project and the adjacent single family zone. Windows are located to minimize privacy impacts to the adjacent townhomes to the south. Portions of the side setbacks are increased to 6' for extra space between the buildings and neighbors to the north and south.

PL1. OPEN SPACE CONNECTIVITY

B.1, B.3. Pedestrian Infrastructure, Pedestrian Amenities

Central pedestrian courtyard and building entries connect strongly with the sidewalk, supporting pedestrian activity. The courtyard includes amenities such as seating, lighting, and landscaping. Signage increases the effectiveness of pedestrian circulation through the site. The central courtyard extends through the site and to the alley, creating opportunities for pedestrian circulation through the site, to and from all directions. Also see DC3 below.

PL2. WALKABILITY

B.1, B.2. Eyes on the Street, Lighting for Safety:

Windows and entries facing the street, pathway lighting, and entry lighting increase safety and security both on site and in the right of way.

D.1. Design as Wayfinding:

Addressing signage is provided to improve pedestrian circulation to and through the site. See the site plan on page 11.

PL3. STREET LEVEL INTERACTION

A.1, A.2, B.1, B.2, B.4. Entries, Residential Edges:

Entries are recessed and protected by a canopy. The buildings are set back from the street enough for privacy and to provide a transitional buffer, yet the buildings are still close enough to the sidewalk to have a presence and connection with the public realm. Landscaping and lighting improve the quality of the entry spaces. The site and entries are raised above the sidewalk, making a distinction between private and public areas, and are further buffered by landscaping that creates a more intimate entry sequence. Seating and mailboxes in the courtyard provide opportunities for interaction. The central pedestrian courtyard creates a clear and graceful transition from the sidewalk, to the individual entries, and through the site. Also see DC3 below.

PL4. ACTIVE TRANSIT

A.1, A.2, B.1, B.2, B.3, C.1, C.2, C.3. Active Transportation:

California Avenue is a primary bicycle route with bicycle sharrows, and nearby 42nd Avenue, 45th Avenue, and Charlestown Street are secondary bicycle routes. Bicycle parking spaces are provided on site. Metro Routes 50, 55, and 128 run both north and south on California Avenue. Five blocks to the south, at Alaska Street, several more routes are available. The nearest bus stop is approximately fifty feet to the north of the site, on the same side of the street and heading in the southbound direction, for very convenient access to transfer to other routes at Alaska Street, although Alaska Street is also within convenient walking distance.

DC1. PROJECT USES AND ACTIVITIES

A.1, A.2, A.4. Arrangement of Interior Uses:

On the street side of the building, living areas and entries are located on the ground floor and oriented to the street. Third floor bedrooms and roof decks are oriented to take advantage of territorial and distant views. Doors and windows open to the courtyard.

B.1. Vehicular Access and Circulation:

Parking is located at the rear of the site, and is accessed from the alley, minimizing impacts to the sidewalk, streetscape, pedestrians, and adjacent properties. The parking area is screened on the sides to minimize visual impacts to the neighbors. The windows of the rooms adjacent to the parking area have been raised to limit the impact on the residents.

DC2. ARCHITECTURAL CONCEPT

A.1, A.2. Massing:

The buildings are massed to create useable common and private open spaces in the negative spaces around the buildings. Rather than providing penthouses to the roof decks, the buildings have exterior stairs, minimizing height where the buildings would be tallest. This minimizes the blockage of light and air to the neighbors as well as into the courtyard. The building's facades are articulated and have contrasting material changes and a varying roofline to reduce their perceived mass.

B.1, B.2, C.1, C.2, C.3, D.1, D.2. Façade Composition, Secondary Architectural Features, Scale and Texture:

The facades of the buildings have been carefully arranged and articulated to create a balanced, pleasing composition. Recessed planes create relief and shadow that will change at different times of day and year. Large windows are included where possible, windows are placed so as to create a visually interesting arrangement, and no facades are blank. The relief, articulation, and windows break down the mass of the buildings to create a more human scale. High quality materials are used at the street fronts, adding a variety of textures where the buildings are most visible and public, see DC4 below. The landscape design is closely integrated with the architecture to complete the composition.

E.1. Form and Function:

The stepping, articulated, and repeating façades visually identify the buildings as what they are: attached, side by side, residential townhomes. Each individual unit is clearly articulated and identifiable.

DC3. OPEN SPACE CONCEPT

A.1. Building-Open Space Relationship:

The buildings are arranged to create an attractive, useable courtyard that connects the building entries and private open spaces to the sidewalk and parking areas. Roof decks are also provided for additional private amenity space and access to views. The landscaping, paving, seating, and lighting reinforce the relationship between open spaces and buildings. Also see PL3 above and DC4 below.

B.1, B.2, B.3, B.4, C.1, C.2. Open Space Uses and Activities, Design:

Private open spaces are provided for each unit at ground level and at the roof. Common open spaces in the courtyard are provided with seating and lighting for flexible use. Open spaces at ground level relate nicely to the sidewalk, alley, parking, and entries. The quantity of amenity space provided exceeds Land Use Code requirements by 49%. The ground level open spaces are carefully landscaped with both plants and paving to create a pleasant experience when using or passing through the site. Also see PL3 above.

DC4. EXTERIOR ELEMENTS AND FINISHES

A.1, A.2. Building Materials:

Exterior building materials include standing seam metal and fiber cement panels, both are highly durable. Standing seam metal is used at the street facades, giving the buildings a clean, refined aesthetic. The composition and details of the materials are modern and simple, with carefully placed joint lines and clean transitions. Exterior material transitions reflect the articulation of the building, reinforcing the architectural concept.

B.1, B.2. Signage:

Addressing signage is incorporated into the landscape near the sidewalk to provide clear direction to the rear units. See the site plan on page 11.

C.1, C.2. Lighting:

Lighting is provided at entries and along courtyard pathways, providing safety and security. All lighting is directed down and/or shielded from the neighbors. Pathway lighting is integrated into the landscape, highlighting the plantings and landscape design.

D.1, D.2, D.3, D.4: Trees, Landscape, and Hardscape Materials:

A variety of plant species have been selected to create a varied yet harmonious landscape. Some species are drought tolerant, some are native; all are aesthetically complimentary with each other and the context. Eleven trees of four different species are included in the project; they are located to highlight critical transition points in the site. Three large street trees are preserved. Hardscape materials include pavers through the courtyard and to building entries, creating an interesting texture and pattern along pathways.

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