

TOWNHOUSE DEVELOPMENT

STREAMLINED DESIGN REVIEW GUIDANCE PACKET

CLAREMONT TOWNHOMES
3420 CLAREMONT AVE S, SEATTLE, WA
DPD PROJECT NUMBER: 3022456

PROPERTY OWNER:
KRIS CONOVER
11040 MAIN ST STE 200
BELLEVUE, WA 98004
206-227-7564

ARCHITECT:
CDA+PIRSCHER ARCHITECTS
23114 100TH AVE W
EDMONDS, WA 98020
206-368-9668
CONTACT: MICHAEL DEMARCO



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A1.0

INDEX

A1.0	COVER SHEET	A9.0	TOWNHOUSE BLDG #1 - FIRST FLOOR
A1.1	INDEX	A9.1	TOWNHOUSE BLDG #1 - SECOND FLOOR
A2.0	PROPOSAL DESCRIPTION	A9.2	TOWNHOUSE BLDG #1 - THIRD FLOOR
A3.0	CONTEXT ANALYSIS- VICINITY	A9.3	TOWNHOUSE BLDG #2 - FIRST FLOOR
A3.1	CONTEXT ANALYSIS- NEIGHBORHOOD	A9.4	TOWNHOUSE BLDG #2 - SECOND FLOOR
A3.2	CONTEXT ANALYSIS- NEIGHBORHOOD	A9.5	TOWNHOUSE BLDG #2 - THIRD FLOOR
A4.0	EXISTING SITE CONDITIONS	A10.0	ROOF PLANS
A4.1	TOPO SURVEY W/ EXISTING TREES	A11.0	MASSING STUDY
A5.0	SITE PLAN		
A5.1	SITE PLAN		
A5.2	SITE PLAN		
A5.3	AMENITY AREA ANALYSIS		
A5.4	SITE DETAILS		
A5.5	LANDSCAPE PLAN		
A6.0	ZONING DATA		
A7.0	CONTEXT & SITE DESIGN GUIDELINES, PUBLIC LIFE DESIGN GUIDELINES		
A7.1	PUBLIC LIFE DESIGN GUIDELINES CONT., DESIGN CONCEPT DESIGN GUIDELINES		
A8.0	TOWNHOUSE BLDG #1- EAST ELEVATION		
A8.1	TOWNHOUSE BLDG #1- SOUTH ELEVATION		
A8.2	TOWNHOUSE BLDG #1- NORTH ELEVATION		
A8.3	TOWNHOUSE BLDG #1- WEST ELEVATION		
A8.4	TOWNHOUSE BLDG #2- EAST ELEVATION		
A8.5	TOWNHOUSE BLDG #2- SOUTH ELEVATION		
A8.6	TOWNHOUSE BLDG #2- NORTH ELEVATION		
A8.7	TOWNHOUSE BLDG #2- WEST ELEVATION		
A8.8	TOWNHOUSE BLDG #1 & 2- BUILDING ELEVATIONS COMBINED		

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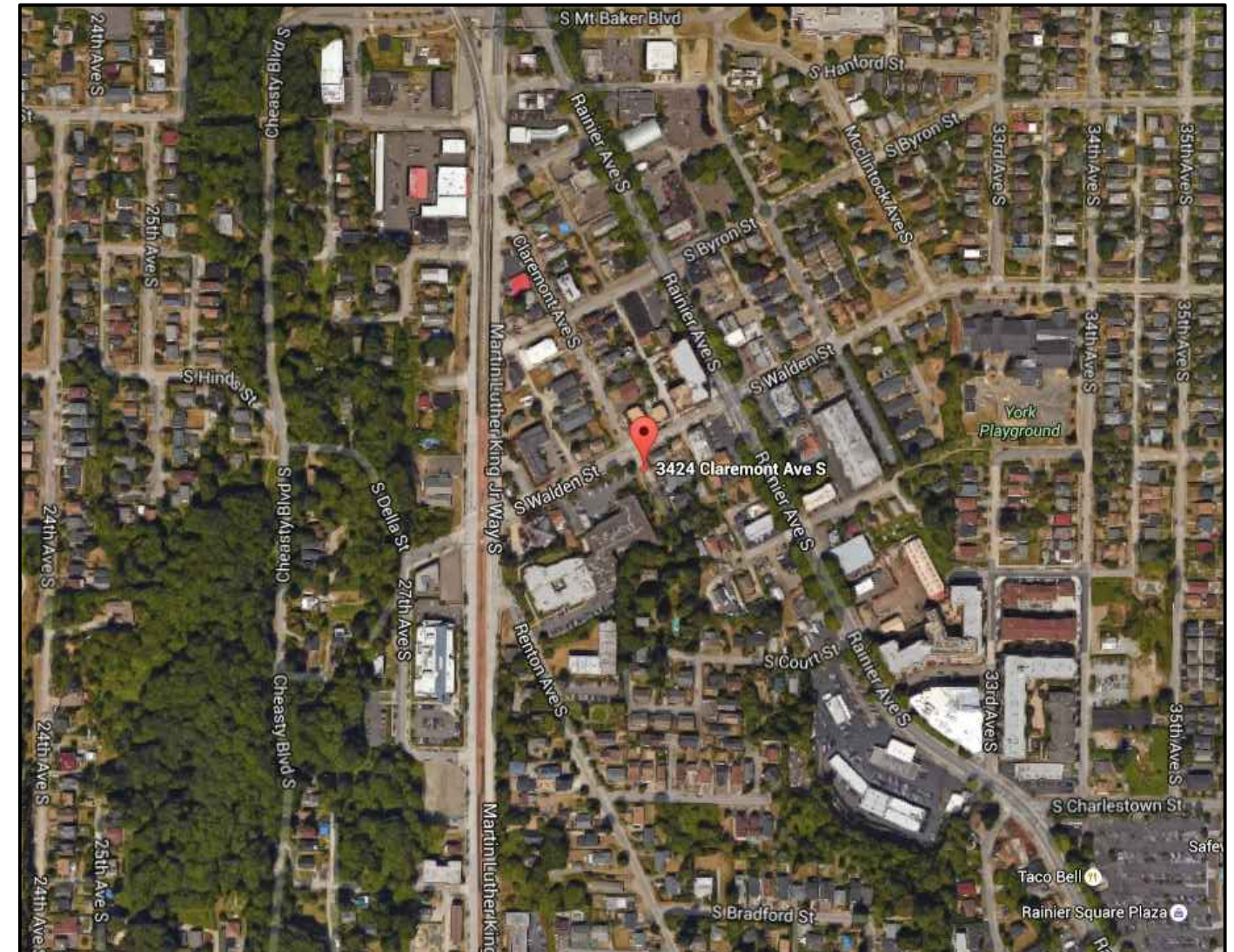


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A1.1

PROPOSAL DESCRIPTION

EXISTING USE:	VACANT
NUMBER OF RESIDENTIAL UNITS:	4 TOWNHOUSES (2 STRUCTURES WITH 2 TOWNHOUSE UNITS PER STRUCTURE)
AMOUNT OF COMMERCIAL:	NONE PROPOSED
PARKING STALLS:	4 PRIVATE CAR GARAGES (1 PER TOWNHOUSE UNIT)
BUILDING AREA:	
GARAGE FLOOR:	533 GSF
2ND FLOOR:	665 GSF
3RD FLOOR:	665 GSF
	<hr/>
	1,863 GSF x 4 UNITS = 7,452 GSF



AERIAL
SCALE: NTS

PROJECT INFORMATION

ADDRESS:	3420-3424 CLAREMONT AVE S SEATTLE, WA
ZONE:	LR-3 (W/ URBAN VILLAGE OVERLAY)
DPD#:	6493645
APN:	128230 1455 & 128230 1505
OWNER:	CHAU TRUST & HUYNH VAN NGOC
CONTACT:	CDA + PIRSCHER ARCHITECTS, INC

PROPOSAL OBJECTIVE

THE PROPOSED SITE IS CURRENTLY VACANT. THE LOT FRONTS CLAREMONT AVENUE TO THE WEST AND AN ALLEY TO THE EAST. THIS PROPOSAL IS TO CONSTRUCT (2) TOWNHOUSES WITH (2) UNITS EACH WITH PRIVATE ONE CAR GARAGES AS WELL AS COVERED EXTERIOR AMENITY SPACES WHICH CAN BE USED AS AN ADDITIONAL CAR SPACE IF NEEDED. THE PROJECT SITE IS LOCATED NEAR RAINIER AVENUE WHICH INCLUDES DIVERSE SHOPPING AS WELL AS A NEARBY MASS TRANSIT SYSTEM.

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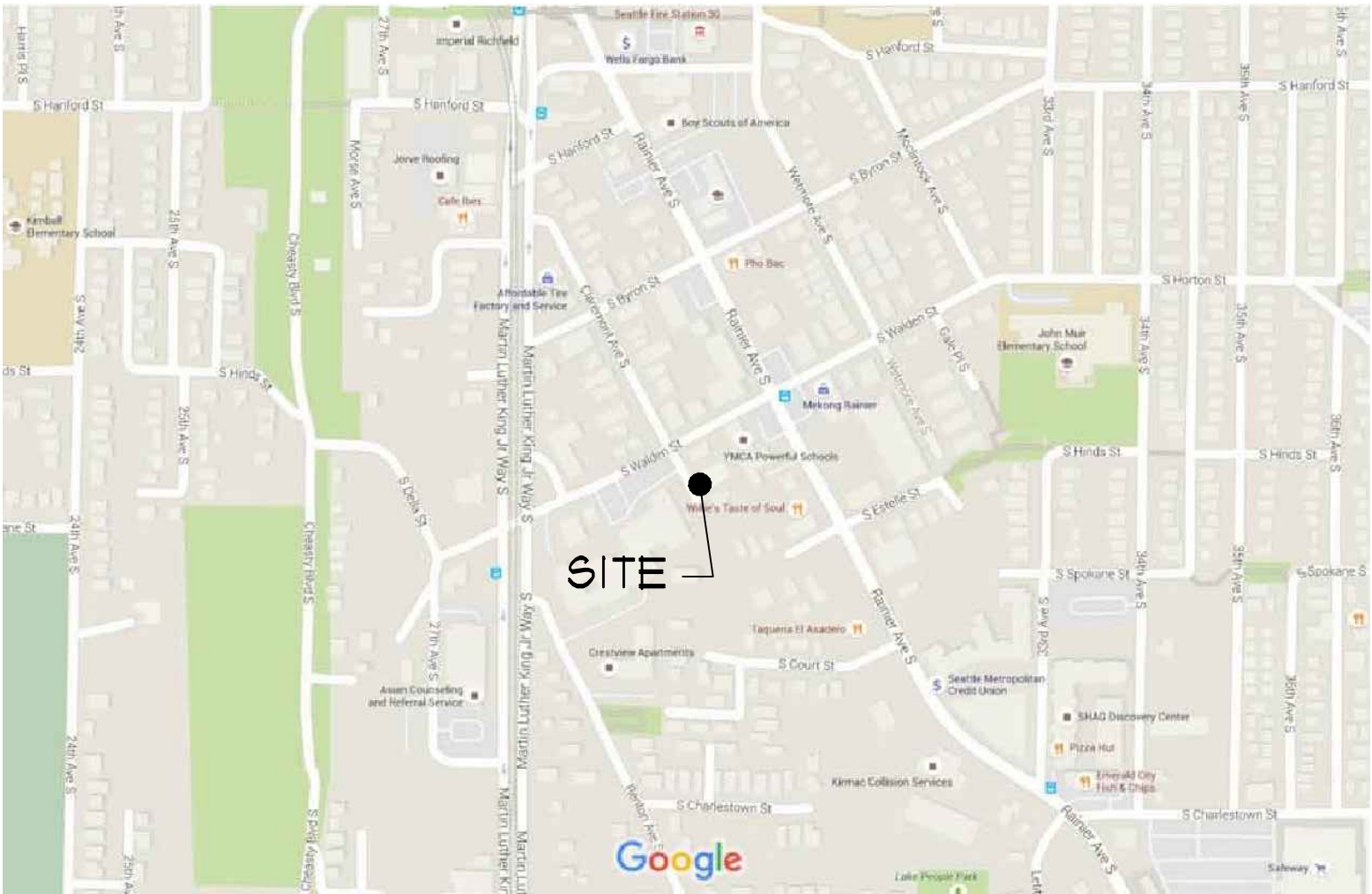
PROJECT CONTEXT ANALYSIS

ZONE: LR-3

OVERLAY: URBAN VILLAGE OVERLAY

SURROUNDING USES: THERE ARE RESIDENTIAL HOMES TO THE NORTH AND SOUTH, AS WELL AS DIRECTLY ACROSS THE EAST ALLEY. ADDITIONAL STRUCTURES TO THE EAST INCLUDE A CHURCH, A RESTAURANT, AND AN APARTMENT BUILDING. THERE IS ANOTHER APARTMENT BUILDING LOCATED ON THE OTHER SIDE OF CLAREMONT AVENUE.

NATURAL FEATURES: THE SITE, CURRENTLY VACANT, IS COVERED WITH INVASIVE PLANTS, SEVERAL SMALL CALIPER TREES AND A FEW LARGE CALIPER TREES. SEE A4.1 FOR TOPOGRAPHICAL SURVEY



VICINITY MAP
SCALE: NTS

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A3.0

CONTEXT ANALYSIS



HOUSE NORTH OF SITE



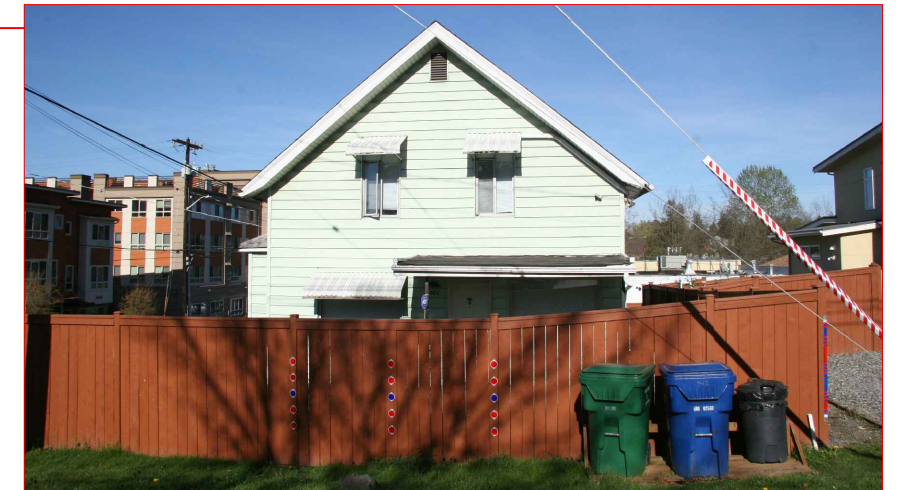
HOUSE NORTH OF SITE



LARGE APARTMENT BUILDING ACROSS FROM CLAREMONT AVENUE



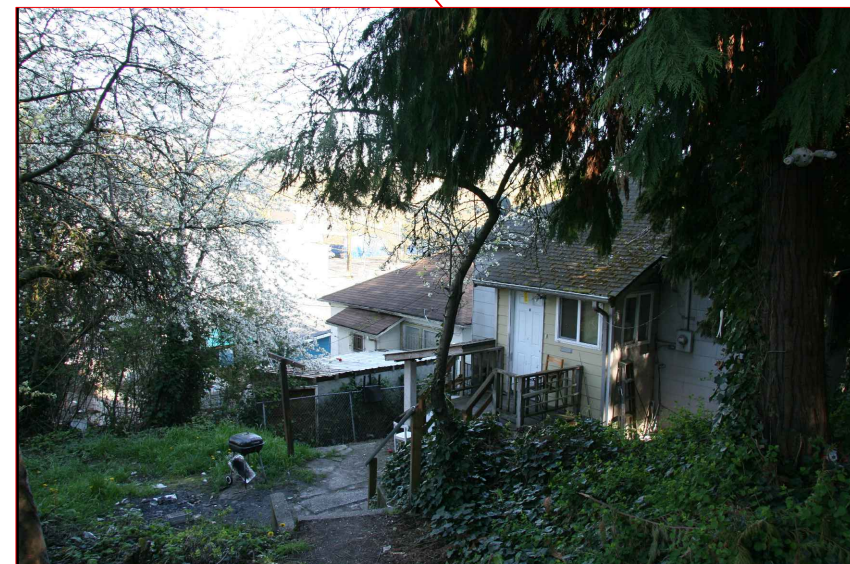
AERIAL MAP



HOUSE NORTH OF SITE



PROPOSED SITE



HOUSE TO THE SOUTH OF SITE

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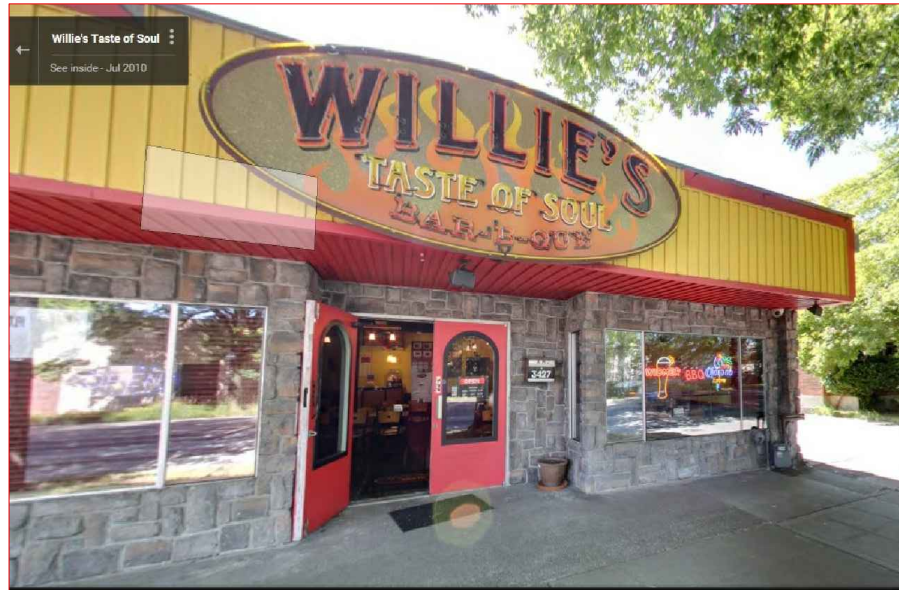
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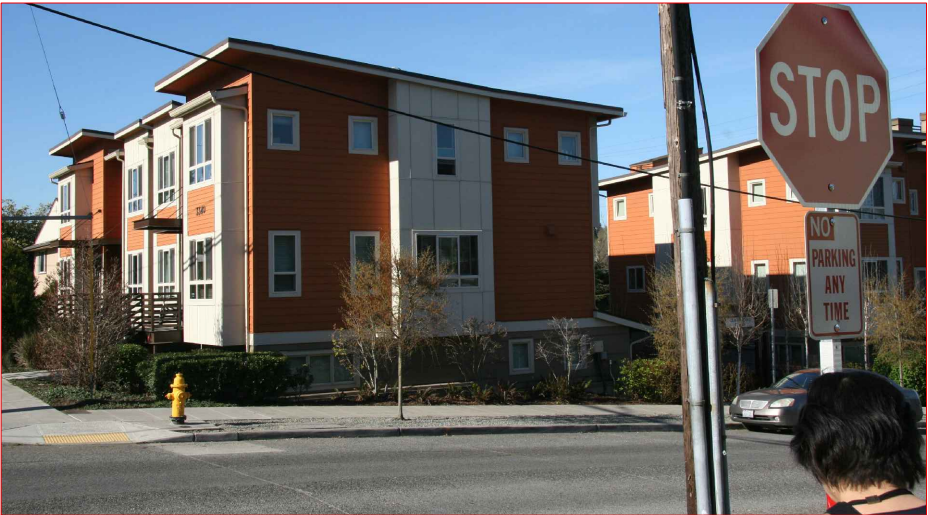
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A3.1

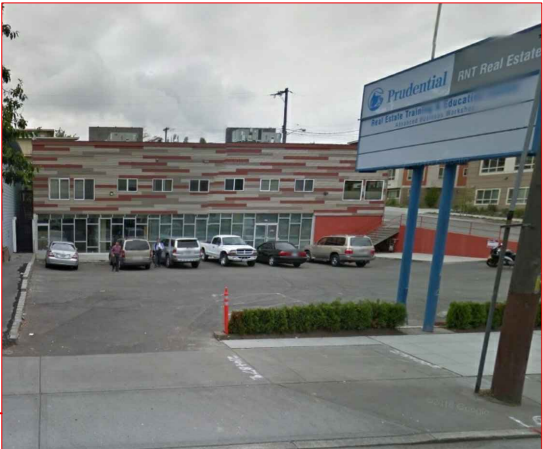
CONTEXT ANALYSIS



WILLIE'S TASTE OF SOUL



APARTMENTS ON ON S WALDEN STREET



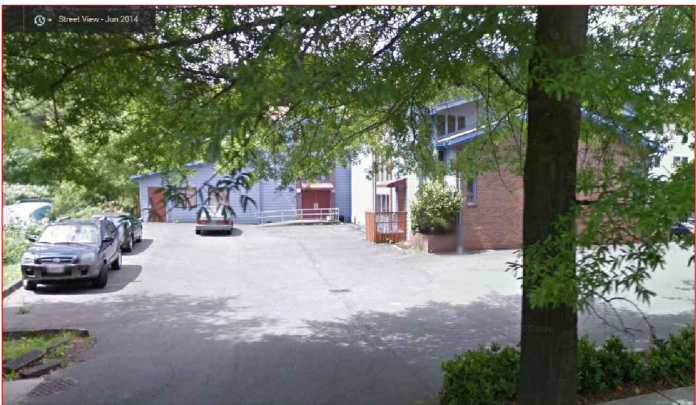
PRUDENTIAL REAL ESTATE OFFICE
ON RAINER AVE S



AERIAL MAP



PROPOSED SITE



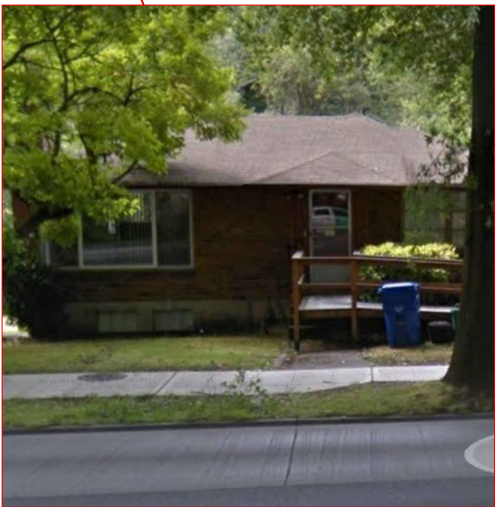
BETHEL CHURCH OF GOD IN CHRIST



TWO HOUSES TO THE SOUTH



APARTMENT BUILDING



HOUSE ACROSS THE ALLEY

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A3.2

EXISTING USES: THE NEIGHBORHOOD IS COMPRISED OF SINGLE FAMILY HOMES, APARTMENT BUILDINGS, COMMERCIAL BUSINESSES, AND A CHURCH.



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


98020
A4.0

NAVD 88

CITY OF SEATTLE BENCHMARK NUMBER SNV-2512
2" BRASS CAP STAMPED C OF S 2152

ELEVATION 50.536

LEGEND

- | | |
|--|---------------------------------|
|  | FOUND MONUMENT, AS NOTED |
|  | FOUND PROPERTY CORNER, AS NOTED |
|  | WATER METER |
|  | SANITARY SEWER MANHOLE |
|  | UTILITY POLE |
|  | GUY ANCHOR |
|  | DECIDUOUS TREE, AS NOTED |
|  | CONIFER TREE, AS NOTED |
| DEC | DECIDUOUS TREE |
| A | ALDER TREE |
| B | BIRCH TREE |
| C | CEDAR TREE |
| VBF | VERTICAL BOARD FENCE |
| CLF | CHAINLINK FENCE |

LEGEND

-  EXISTING TREE 6" IN
DIAMETER OR
GREATER

BASIS OF BEARINGS

N62°11'01"E BETWEEN THE MONUMENTS AT THE INTERSECTION OF RAINER AVENUE SOUTH AND SOUTH WALDEN STREET AND THE INTERSECTION OF CLAREMONT AVENUE SOUTH AND SOUTH WALDEN STREET

REFERENCES

1. RECORD OF SURVEY RECORDED IN VOLUME 144 OF SURVEYS, PAGE 171, RECORDED UNDER RECORDING NUMBER 20010413900002, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 16 AND 17, BLOCK 15, BYRON ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON.

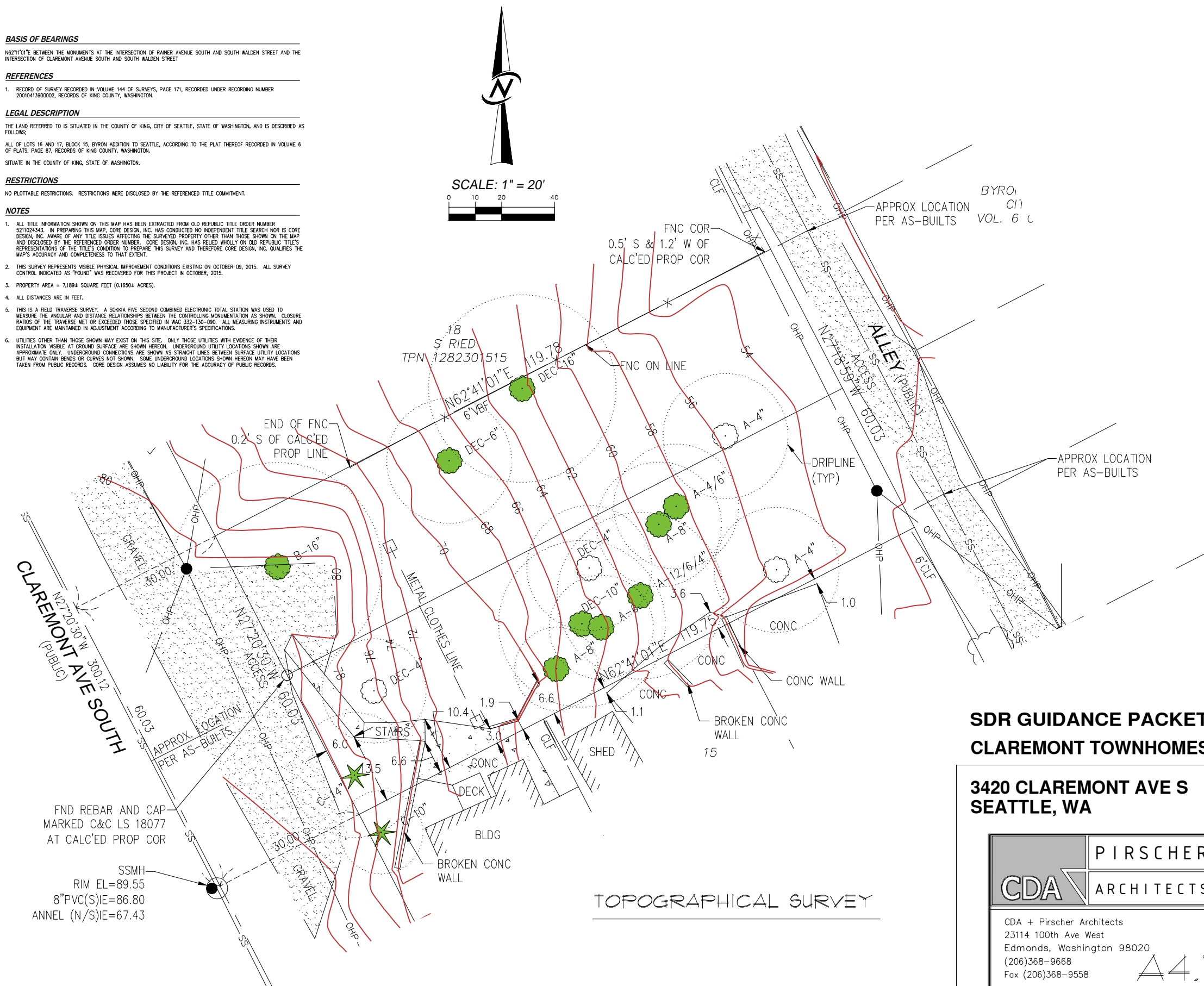
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

RESTRICTIONS

NO PLOTTABLE RESTRICTIONS. RESTRICTIONS WERE DISCLOSED BY THE REFERENCED TITLE COMMITMENT.

NOTES

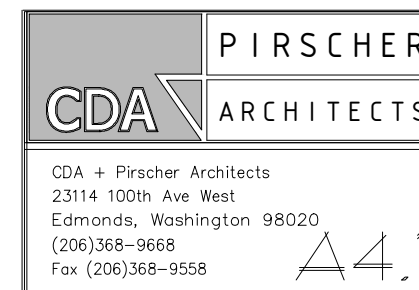
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLD REPUBLIC TITLE ORDER NUMBER 5120210443. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN MAKING ANY WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE INFORMATION SHOWN ON THIS MAP AND DISCLOSED BY THE REFERENCED ORDER NUMBER, CORE DESIGN, INC. HAS RELIED WHOLLY ON OLD REPUBLIC TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS/CONSTRUCTIONS EXISTING ON OCTOBER 09, 2015. ALL SURVEY CONTROL, INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2015.
3. PROPERTY AREA = 71894 SQUARE FEET (165044 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY, A SINKHIA FIVE SECOND CONFORMED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RADII OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-100-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS. THERE CAN BE NO GUARANTEE THAT ALL UTILITIES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC UTILITIES.



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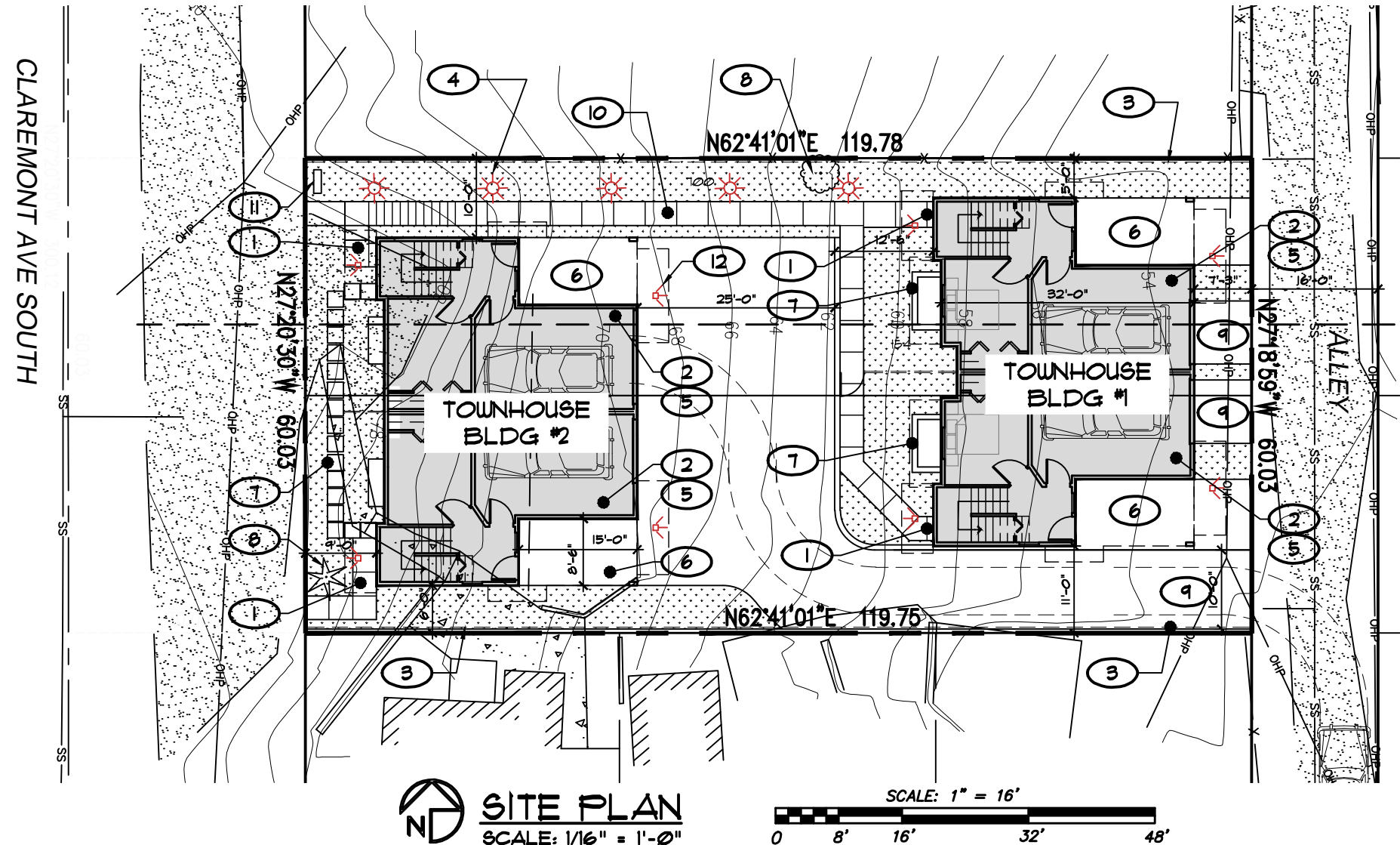
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SITE PLAN KEYNOTES

SYMBOL

- ① PRIMARY COVERED ENTRYWAY
- ② PROPOSED LOCATION OF SOLID WASTE WITHIN EACH PRIVATE GARAGE, TYP
- ③ 6' HIGH CEDAR FENCE FOR SCREENING BETWEEN NEIGHBORING PROPERTIES. SEE DTL #2 ON SHEET A5.4 FOR MORE INFO.
- ④ BOLLARD LIGHTING ALONG PEDESTRIAN PATHWAY FROM CLAREMONT AVE. SEE DTL #1 ON SHEET A5.4 FOR MORE INFO.
- ⑤ ONE CAR GARAGE
- ⑥ COVERED CARPORT/ AMENITY SPACE
- ⑦ PROPOSED ROCKERY
- ⑧ EXISTING TREE TO REMAIN
- ⑨ VEHICLE ACCESS OFF OF ALLEY
- ⑩ PEDESTRIAN PATHWAY FROM CLAREMONT AVE RIGHT OF WAY
- ⑪ PROPOSED LOCATION OF SHARED MAILBOX FOR DEVELOPMENT
- ⑫ EXTERIOR SOFFIT LIGHTING, TYP AT UNDERSIDE OF PRIMARY ENTRY CANOPIES & SECOND FLOOR BALCONIES.



LEGAL DESCRIPTION:

LOT 16 AND 17, BLOCK 15, BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

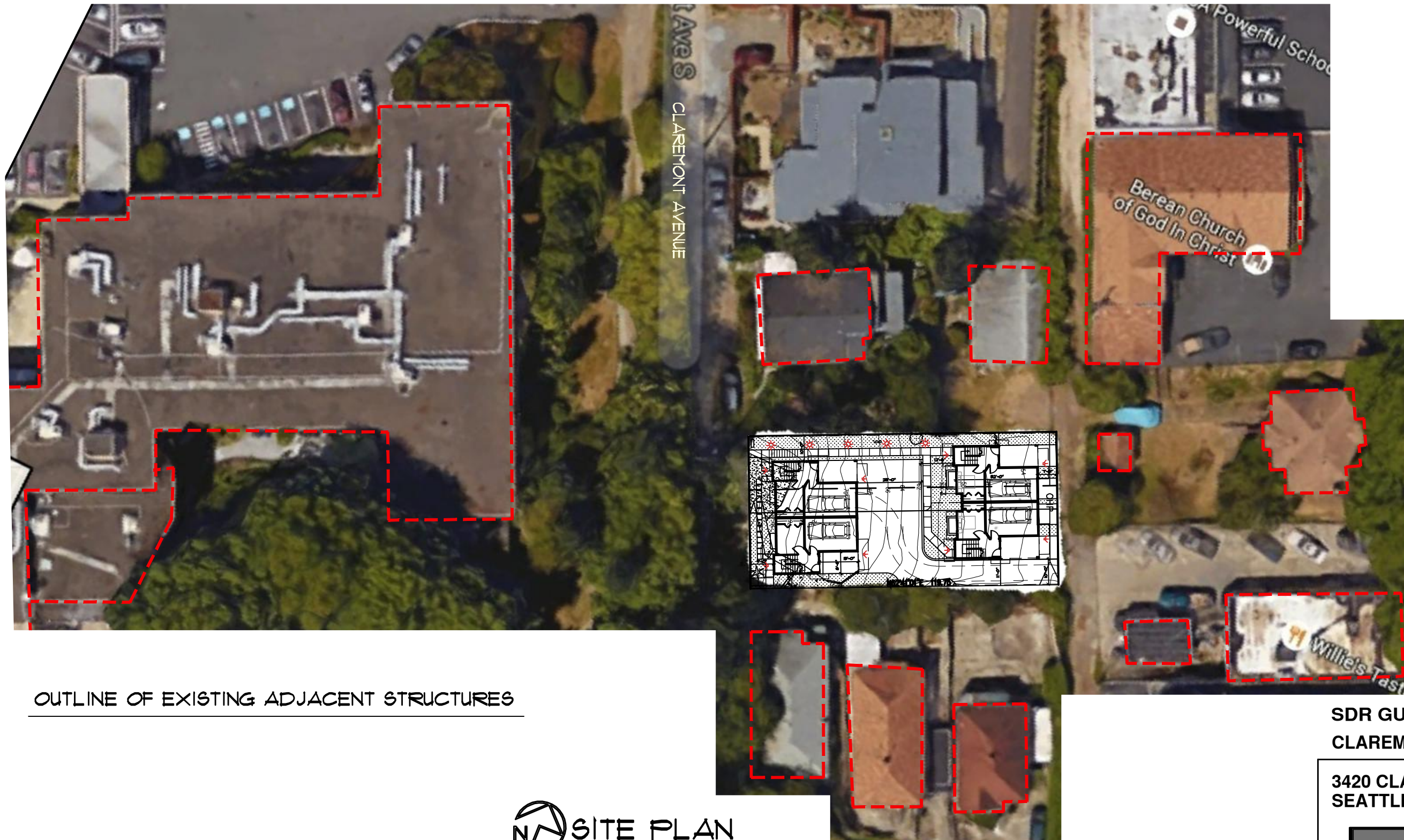
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A5.0



OUTLINE OF EXISTING ADJACENT STRUCTURES

SITE PLAN
SCALE: 1" = 40'-0"

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ARCHITECTS

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A5.1

AVERAGE GRADE ANALYSIS
FOR ALLOWABLE BLDG HEIGHTS:

TOWNHOUSE 2

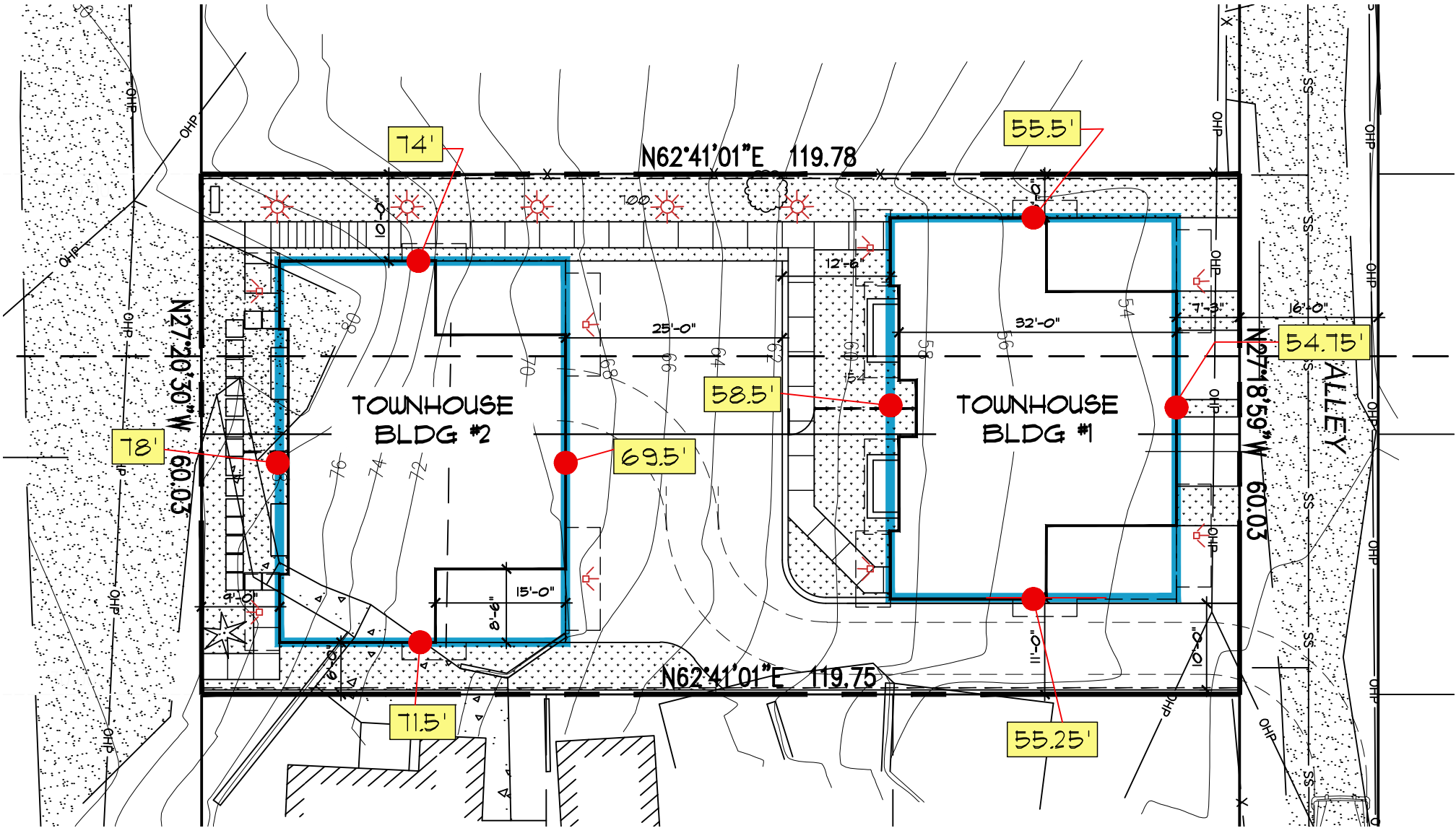
$74' + 69.5' + 78' + 71.5' = 293'$

$293' / 4 = 73.25'$

TOWNHOUSE 1

$55.5' + 58.5' + 54.75' + 55.25' = 224'$

$224' / 4 = 56.00'$



 **SITE PLAN- AVERAGE GRADE ANALYSIS**
SCALE: 1/16"=1'-0"

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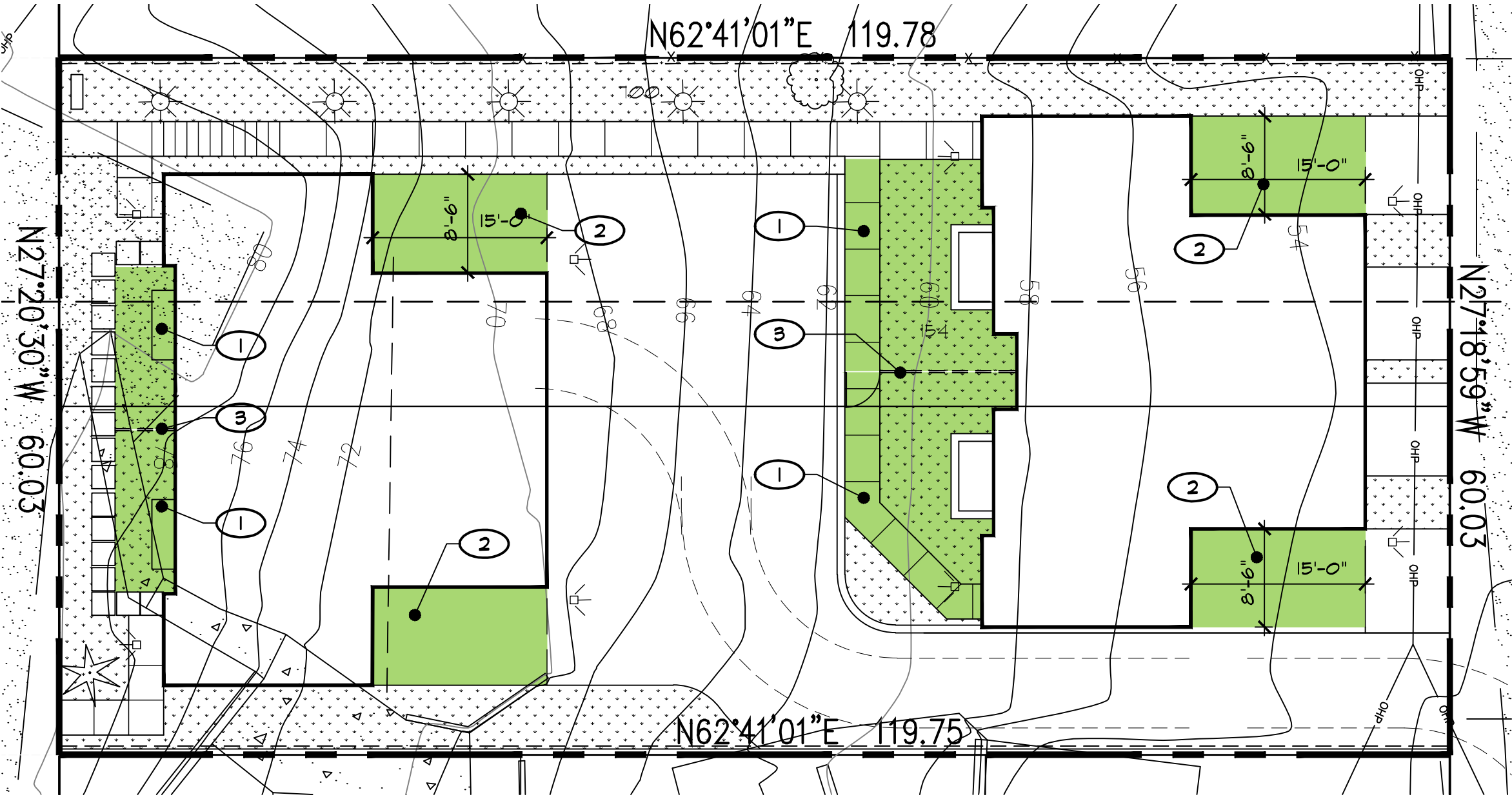
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A5.2

SITE PLAN-AMENITY SPACES



AMENITY ANALYSIS

AMENITY REQ'D (25% OF SITE):

LOT 1 = 3,600 SF
LOT 2 = 3,600 SF

TOTAL SITE = 12,000 SF

x 25% =

1,800 SF AMENITY SPACE REQ'D

(50% OF TOTAL TO BE ON GROUND FLR) = 900 SF

AMENITY PROPOSED:

GROUND LEVEL =
78 + 78 + 205 + 208 SF + (127 SF x 4)
= 1,071 SF

ROOFTOP PATIOS (SEE SHEET A10.0 FOR LOCATION) =
250 SF x 4 = 1,000 SF

1,071 + 1,000 x SF

TOTAL PROPOSED = 2,071 SF



AMENITY SPACE ANALYSIS

SCALE: 3/32" = 1'-0"

KEYNOTES

- ① AT GRADE PRIVATE PATIO
- ② COVERED AMENITY SPACE
- ③ 6' HIGH WOODEN FENCE, PER DTL #2 ON SHEET A5.4

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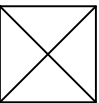
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A5.3

SQUARE
7"




42"

36"

32"

28"

24"



DESCRIPTION:
10W MP SQUARE ARCHITECTURAL
BOLLARD WITH STACKED LOUVERS

MODEL:
EATON-MCGRAW-EDISON, BSL-XX-10-MP

1	PEDESTRIAN BOLLARD LIGHTING	
	NTS	

POST CAP

1x6 CEDAR FENCE BOARDS
@6" O.C. TYP.

2x4 PRESSURE TREATED TOP
& BOTTOM

4x4 POSTS MAX. 8'-0" O.C.

1x6 CEDAR FENCE BOARDS
2x4 PRESSURE TREATED
4x4 POST, PRESSURE
TREATED

METAL FENCE
BRACKET

FINISHED GRADE

6'-0"

2'-6"

3"

10"

PLAN VIEW

2	CEDAR FENCE	
	1/2" = 1'-0"	2.834.005

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A5.4

Revised 12/29/10

SEATTLEgreen factor

Green Factor Score Sheet

Project title: enter sq ft of parcel 7,189 SCORE 0.304

Parcel size (enter this value first) 7,189

Totals from GF worksheet Factor Total

A Landscape 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 1883 0.6 1,129.8

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 number of plants 941 0.1 94

2 Shrubs or perennials 2" or more at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center) enter number of plants 180 0.3 648

3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree enter number of plants 4 0.3 90

4 Tree canopy for "medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree enter number of plants 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 0 0.4 -

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 0.4 -

7 Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter enter inches DBH 2 40 0.8 32.0

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 0 0.5 -

G Structural soil systems

enter sq ft 0 0.2 -

H Bonuses

sub-total of sq ft = 5,124

1 Drought-tolerant or native plant species enter sq ft 941 0.1 94.1

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 941 0.1 94

4 Landscaping in food cultivation enter sq ft 0 0.1 -

Green Factor sumerator = 2,182

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)

PLANT LIST				
SYMBOL	BOTANICAL / COMMON	* QUANTITY	SIZE	CONDITION
	Syntax japonicus 'Pink Chimes' / Pink Chimes Japanese Snowbell	2	2" cal.	B4B
	Runus sargentii Columnaris / Sargent's Cherry	2	2" cal.	B4B
	Thuja O. 'emerald green' / Emerald Green Arborvitae	10	6' min	B4B
	Viburnum t. Spring Bouquet / Spring Bouquet Viburnum	2	5 gallon	full & bushy
	Rhododendron Anna Krusche	4	21" min.	full & bushy
	Azalea Everest	12	2 gallon	full & bushy
	Azalea	10	2 gallon	full & bushy
	Prunus L. 'Otto Luyken' / Otto Luyken Laurel	15	21" min	full & bushy
	Ilex crenata 'Helleri' / Heller Japanese Holly	52	2 gallon	full & bushy
	Hemerocallis 'Stella de Oro' / Daylily	46	1 gallon	full
	Vinca minor / Periwinkle		1 gallon	full
	Sodded Lawn		24" o.c.	

* Confirm all plant quantities

DECIDUOUS TREE PLANTING DETAIL
No Scale

Note:
1. Installation includes removal of stakes one year after installation.
2. Adjust tree ties during establishment to allow for growth.

GROUND COVER SPACING DETAIL
No Scale- Triangular Spacing

NOTES

1. Subgrades, including berms, to within 1 1/10th foot provided by General Contractor unless otherwise noted.
2. Subgrade shall be scarified or rototilled if conditions require.
3. 4" depth 3-way topsoil or equal in all planting areas.
4. 2" depth fine grade bark mulch in all planting beds.
5. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
6. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
7. All mass plantings shall have triangular spacing.
8. All tree pits shall be inspected to insure proper drainage.
9. Positive drainage shall be maintained. Mound planting areas minimum 6".
10. Landscape Contractor shall maintain site until final inspection and acceptance by Owner.

Revised 4/8/09

SEATTLEgreen factor

Green Factor Worksheet*

Planting Area

1 2 3 keep adding columns as needed TOTAL**

A1 square feet 0 0

A2 square feet 1883 0 1883

A3 square feet 0 0 0

B1 square feet 941 0 941

B2 # of plants 180 0 180

B3 # of trees 4 0 4

B4 # of trees 0 0 0

B5 # of trees 0 0 0

B6 # of trees 0 0 0

B7 # of trees 2 0 2

C1 square feet 0 0 0

C2 square feet 0 0 0

D square feet 0 0 0

E square feet 0 0 0

F1 square feet 0 0 0

F2 square feet 0 0 0

G square feet 0 0 0

H1 square feet 941 0 941

H2 square feet 0 0 0

H3 square feet 941 0 941

H4 square feet 0 0 0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

EXISTING TREES

1 14" THUJA PLICATA / RED CEDAR	8 12'6 1/4" PRUNUS / FRUITING CHERRY
2 16" POPLUS ALBA / WHITE COTTONWOOD	9 4" PRUNUS / FRUITING PEAR
3 4" PRUNUS / FRUITING PLUM	10 4" PRUNUS / FRUITING CHERRY
4 6" PRUNUS / FRUITING PLUM	11 8" PRUNUS / FRUITING CHERRY
5 8" PRUNUS / FRUITING CHERRY	12 4'1/6" PRUNUS / FRUITING CHERRY
6 10" PRUNUS / FRUITING CHERRY	13 4" PRUNUS / FRUITING CHERRY
7 6" PRUNUS / FRUITING CHERRY	14 4" PRUNUS / FRUITING CHERRY

LANDSCAPE PLAN
SCALE: 1"=8'

job no.

drawn KL

checked

date 4/20/16

revision

no.

date 7/1/16

CLAREMONT RESIDENCES

SEATTLE, WA

STATE OF WASHINGTON

REGISTERED LANDSCAPE ARCHITECT

KEN LONEY

CERTIFICATE NO. 363

Main Street Design

LANDSCAPE ARCHITECTURE

9402 Tidal Court

Ballwin, MO 63010

206-943-1866

Sheet

LANDSCAPE PLAN

A5.5

ZONING DATA

SITE ADDRESS: 3420-3424 CLAREMONT AVE S
SEATTLE, WA

LOT AREA: 3,600 SF x 2 = 7,200 SF (0.17 AC)

ZONING: LOW RISE 3 (LR3) W/ URBAN VILLAGE OVERLAY

ECA: WITHIN POTENTIAL LIQUEFACTION ZONE. SEE SOILS REPORT FOR GEOTECHNICAL ENGR'S ANALYSIS

RESIDENTIAL USE: 4 TOWNHOUSES (2 STRUCTURES WITH 2 TOWNHOUSES EACH)

F.A.R. LIMIT: 1.2 MAX PER TABLE 'A' FOR 23.45.510
(7,200 SF x 1.2 = 8,640 GSF)
F.A.R. PROPOSED: 7,452 GSF (SEE A9 SHEETS FOR BREAKDOWN OF TYPICAL GSFs PER DWELLING UNIT)

DENSITY LIMIT: 1 / 1,600 SF MAX PER TABLE 'A' FOR 23.45.512
(7,200 / 1,600 = 4.5)
DENSITY PROPOSED: 4

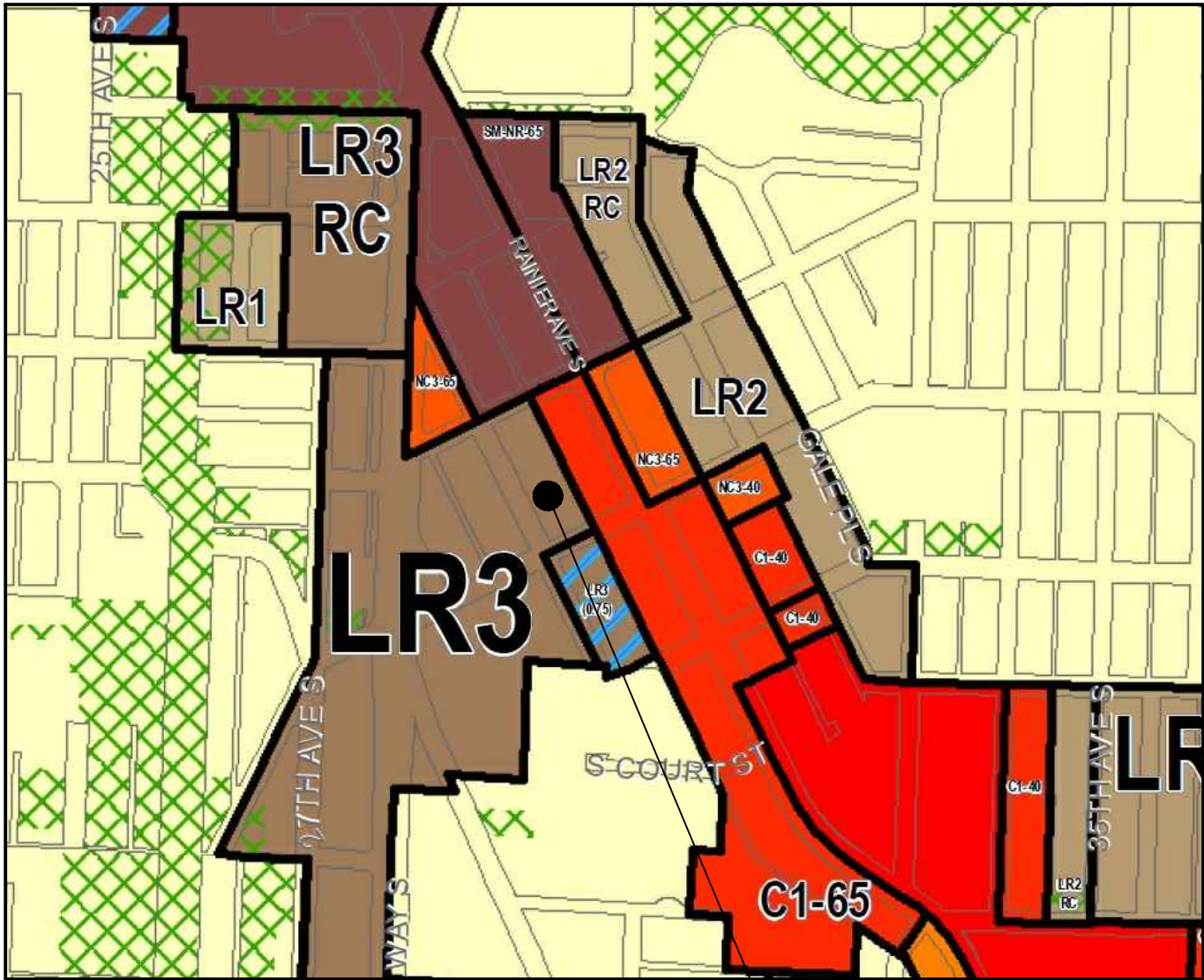
HEIGHT: BASE HEIGHT LIMIT OF 30' PER ZONE DESIGNATION LR3.
STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10' PER 23.45.514.J.4
SEE A8 SHEETS FOR PROPOSED BUILDING HEIGHTS

SETBACKS: FRONT: 7' AVERAGE, 5' MINIMUM
REAR: 0' WITH ALLEY
SIDE: 5' (FOR FACADES 40 FEET OR LESS IN LENGTH)
SEE SHEET A5.0 FOR PROPOSED SETBACK DISTANCES

PARKING: 4 PRIVATE CAR GARAGES
(1 PER TOWNHOUSE)

PARKING ACCESS: ACCESS IS PROVIDED FROM THE ALLEY PER 23.45.536.C.1

AMENITY AREA: AN AMENITY AREA EQUAL TO 25% OF THE LOT AREA PER 23.45.522.A.1
7200 x 25% = 1,800 SF
50% OF TOTAL TO BE ON GROUND FLR PER 23.45.522.A.2 = 900 SF
AMENITY PROPOSED: GROUND FLOOR = 1,077 SF
PRIVATE ROOFDECKS = 1,000 SF
TOTAL = 2,077 SF



SEATTLE ZONING MAP

SCALE: NTS



SITE

TREE PROTECTION:

NO SIGNIFICANT OR EXCEPTIONAL TREES
PRESENT ON SITE.
(SEE PAGE 4.1 FOR EXISTING TREES)

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A6.0

CONTEXT & SITE DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

DESIGN RESPONSE: THE SITE IS A RECTANGULAR SHAPE THAT IS ORIENTED IN THE EAST/WEST DIRECTION. THE SITE ALSO SLOPES MODERATELY FROM WESTERLY PROPERTY LINE DOWN TO THE ALLEY ALONG THE EASTERLY FRONTAGE. THE BUILDINGS ARE ORIENTED IN A E/W DIMENSION AND STEPPED TO FOLLOW THE NATURAL CONTOURS OF THE SITE. THE VERTICAL STAIR SHAFTS ARE LOCATED ON AN OUT SIDE WALLS FOR ALL UNITS WHICH WILL ALLOW FOR A CHIMNEY EFFECT AND THEREBY ENHANCE THE OPPORTUNITIES FOR NATURAL VENTILATION FROM THE LOWEST FLOOR TO THE ROOF TOP TERRACE. THE TERRITORIAL VIEWS ENJOYED BY THE UNITS ARE PRIMARILY TO THE EAST AND THEREFORE THE PRIMARY AREAS OF FENESTRATION FOR ALL UNITS ARE EAST FACING GLAZING UNITS. THE EAST FACADES ARE ALSO PROVIDED WITH EXTERIOR DECK ELEMENTS WITH DOORS IN THE EXPECTATION THAT THE MOST FREQUENT NATURAL BREEZES WILL BE FROM THE EAST AS THE ADJOINING SITES TO THE NORTH, SOUTH AND EAST ARE HEAVILY VEGETATED. IT SHOULD BE NOTED THAT SEVERAL EXISTING ON SITE TREES ARE INTENDED TO BE RETAINED. IT IS ALSO THE INTENTION OF THE OWNER TO UTILIZE PERMEABLE PAVEMENT FOR THE ONSITE PAVING SYSTEMS TO MINIMIZE THE REQUIREMENTS FOR ON SITE STORM WATER RETENTION.

CS2. URBAN PATTERN & FORM

STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

DESIGN RESPONSE: THE SURROUNDING NEIGHBORHOOD IS CURRENTLY IN TRANSITION FROM ONE OF LOW SCALE SINGLE FAMILY DEVELOPMENT OF OLDER VINTAGE TO ONE OF GREATER HOUSING DENSITY OF MUCH NEWER VINTAGE. DUE TO THE SITE'S CLOSE PROXIMITY TO THE COMMERCIAL DEVELOPMENT ON RAINIER AVE S. AND THE LARGE RANGE OF ARCHITECTURAL STYLES, AGES AND OCCUPANCIES THERE IS NOT AT PRESENT A DEFINITIVE NEIGHBORHOOD "CHARACTER" OF FORM. TO THE NORTH OF THE PROJECT SITE ON S. WALDEN, THERE IS A NEWER EXISTING PROJECT THAT SERVES AS OUR CLOSEST ARCHITECTURAL REFERENCE (PLEASE SEE "CONTEXT ANALYSIS" DRAWINGS). THIS PROPOSAL WILL, TO SOME EXTENT, BE A VANGUARD PROJECT THAT WILL SERVE TO ADDRESS AND ADVANCE THE CITY OF SEATTLE'S CURRENT DEVELOPMENT STANDARDS AND SERVE AS A REFERENCE FOR SUBSEQUENT NEIGHBORHOOD DEVELOPMENT.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

DESIGN RESPONSE: AS NOTED ABOVE THIS PROPOSAL WILL, TO SOME EXTENT, BE A VANGUARD PROJECT THAT WILL SERVE TO ADDRESS AND ADVANCE THE CITY OF SEATTLE'S CURRENT DEVELOPMENT STANDARDS AND POSSIBLY SERVE AS A REFERENCE FOR SUBSEQUENT NEIGHBORHOOD DEVELOPMENT OF SIMILAR SCOPE. THIS PROPOSAL IS EXPRESSIVE OF AN URBAN HOUSING FORM THAT OFFERS A VARIETY OF INTERNAL SPATIAL FLEXIBILITY AND EXTERIOR LIVING AMENITIES IN A POLY-CHROMATIC, WELL MODULATED STRUCTURE THAT COMBINES A HIGH DEGREE OF TEXTURAL EXPRESSIONISM AND MATERIAL VARIETY.

PUBLIC LIFE DESIGN GUIDELINES

PL1. CONNECTIVITY

COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

DESIGN RESPONSE: THE TOWNHOUSE STYLE DEVELOPMENT REFLECTED IN THIS PROPOSAL PROVIDES A SITE DESIGN THAT ENCOURAGES INTERACTIONS AMONG THE RESIDENTS. THE PUBLIC SITE ENTRANCES TO THE FOUR UNITS EXTEND OFF OF A COMMON PATHWAY/SIDEWALK LOCATED ALONG THE NORTH PROPERTY LINE EXTENDING FROM CLAREMONT TO THE INTERIOR OF THE SITE. VEHICLE ACCESS CONSISTS OF, IN PART, A SHARED DRIVEWAY OFF OF THE ALLEY AND A MOTOR COURT LOCATED AT THE APPROXIMATE CENTER OF THE SITE AND SEPARATING THE TWO DUPLEXES FROM EACH OTHER. IT IS ENVISIONED BY THE PROPONENT THAT THE MOTOR COURT COULD ON OCCASION SERVE FOR COMMON ACTIVITIES BETWEEN THE NEIGHBORS SUCH FRISBEE TOSSING OR BASKETBALL ETC. ALL UNITS ALSO HAVE A SEMI-PRIVATE COVERED OUTDOOR SPACES ADJACENT TO THEIR INDIVIDUAL GARAGES THAT SHOULD FACILITATE RESIDENT INTERACTION.

PL2. WALKABILITY

CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

DESIGN RESPONSE: THE PRIMARY BUILDING ENTRANCES ARE ORIENTED TOWARDS CLAREMONT AVE. TWO OF THE UNITS (THE WESTERN TWO) HAVE ALMOST DIRECT ENTRANCE ACCESS TO THE CLAREMONT ROW. AS NOTED ABOVE THERE IS A COMMON SHARED SIDEWALK CONNECTING TO THE CLAREMONT ROW THAT EXTENDS ALONG THE NORTH PROPERTY LINE AND LINKS UP THE WITH THE PRIMARY UNIT ENTRANCES FOR THE EASTERLY PAIR OF TOWNHOUSES. THIS PATHWAY IS TO BE LIGHTED AS SHOWN ON THE SITE PLAN. WE ARE ALSO PROPOSING SOLID WOOD FENCES ALONG BOTH THE NORTH AND SOUTH PROPERTY LINES (SEE DETAIL ON THE SITE PLAN DRAWING). ALL UNITS ARE TO HAVE INDIVIDUAL PRIMARY ENTRANCE LIGHTING, AND EXTERIOR VALENCE LIGHTING ON THE BUILDING PERIMETER TO FURTHER PROVIDE ILLUMINATION ON THE EXTERIOR WALKING SURFACES.

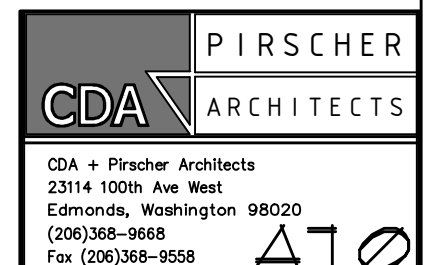
PL3. STREET LEVEL INTERACTION

ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS

DESIGN RESPONSE: AS NOTED ABOVE, THE PRIMARY BUILDING ENTRANCES ARE ORIENTED TOWARDS CLAREMONT AVE. TWO OF THE UNITS (THE WESTERN TWO) HAVE ALMOST DIRECT ENTRANCE ACCESS TO THE CLAREMONT ROW. AS NOTED ABOVE THERE IS A COMMON SHARED SIDEWALK CONNECTION TO THE CLAREMONT ROW THAT EXTENDS ALONG THE NORTH PROPERTY LINE AND LINKS UP WITH THE PRIMARY UNIT ENTRANCES FOR THE EASTERLY PAIR OF TOWNHOUSES. THE ENTRANCES ARE GIVEN ARCHITECTURAL SIGNIFICANCE THRU THE USE OF A COVERED OVERHANG AND INDIVIDUAL ADDRESSING AND PRIVATE LIGHTING. A COMMON MAIL BOX WILL BE LOCATED NEAR THE INTERSECTION OF THE ROW AND THE SHARED SIDEWALK. THIS WILL ENCOURAGE CASUAL INTERACTION AMONG THE RESIDENTS.

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PL4. ACTIVE TRANSPORTATION

INCORPORATE DESIGN FEATURES THAT FACILITATE ACTIVE FORMS OF TRANSPORTATION SUCH AS WALKING, BICYCLING, AND USE OF TRANSIT.

DESIGN RESPONSE: THIS PROJECT IS LOCATED IN RELATIVELY CLOSE PROXIMITY TO SEVERAL EXCELLENT VENUES FOR PUBLIC TRANSPORTATION INCLUDING FREQUENT ALL DAY BUS TRANSIT SERVICE ON RAINIER AVE. AND CENTRAL LINK LIGHT RAIL ON MARTIN LUTHER KING WAY (STATIONS AT MT. BAKER AND COLUMBIA CITY). BICYCLE RIDER SHIP WILL BE ENCOURAGED BY PROVIDING SECURED BICYCLE STORAGE RACKS IN EACH ENCLOSED GARAGE SPACE. THE SITE IS WITHIN EASY WALKING DISTANCE OF NUMEROUS STORES, RESTAURANTS, CHURCHES BUSINESS ESTABLISHMENTS THAT WILL ENCOURAGE PEDESTRIAN AND BICYCLE USE.

DESIGN CONCEPTS DESIGN GUIDELINES

DC1. PROJECT USES AND ACTIVITIES

OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

DESIGN RESPONSE: THE PRIMARY VEHICULAR ACCESS TO THE SITE AND RESIDENCES IS FROM THE ALLEY. THE PRIMARY PEDESTRIAN ACCESS IS A FROM A COMMON SIDEWALK SYSTEM THAT ORIGINATES ON THE CLAREMONT ROW AND EXTENDS THROUGH THE SITE AND CONNECTS UP WITH EACH INDIVIDUAL UNIT PRIVATE ENTRY. A PUBLIC-PRIVATE CONTINUUM OF SPACES ARE THEREBY CREATED THAT ENCOURAGE A VARIETY OF RESIDENCE INTERACTIONS - COMMUNITY SHARING OF ACTIVITIES ON THE AUTO COURT - AS WELL AS AMPLE OPPORTUNITIES FOR MORE PRIVATE CONTEMPLATIVE PURSUITS WITHIN THE UNITS. DECKS PROVIDE IMPORTANT OUT DOOR EXTENSIONS OF THE INTERIOR SPACES AND THE ROOF TOP TERRACES ALLOW BOTH PRIVACY OR DIRECT NEIGHBOR COMMUNICATION DEPENDING ON THE RESIDENTS DESIRES.

DC2. ARCHITECTURAL CONCEPT

DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

DESIGN RESPONSE: AS NOTED ABOVE, THE DESIGN INTENT WAS TO CREATE A SMALL RESIDENTIAL COMMUNITY WHOSE RESIDENTS ENJOYED THE URBAN LIVING EXPERIENCE AND THE PROXIMITY TO A WEALTH OF SERVICES AND OPPORTUNITIES ASSOCIATED WITH THE URBAN SETTING. IT WAS FELT THAT AN ULTRA CONTEMPORARY ARCHITECTURAL EXPRESSION THAT WOULD OFFER A VARIETY OF FLEXIBLE PERSONAL AND CASUAL SPACES BOTH INTERIOR AND EXTERIOR TO THE STRUCTURES WOULD BE THE PRIMARY DESIGN STRATEGY. THIS PROPOSAL IS EXPRESSIVE OF AN URBAN HOUSING FORM THAT OFFERS AN INTERNAL SPATIAL FLEXIBILITY COUPLED WITH EXTERIOR LIVING AMENITIES IN A POLY-CHROMATIC, WELL MODULATED STRUCTURE THAT COMBINES A HIGH DEGREE OF TEXTURAL EXPRESSIONISM AND MATERIAL VARIETY.

DC3. OPEN SPACE CONCEPT

INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER

DESIGN RESPONSE: THE OPEN SPACE ASSOCIATED WITH THIS PROJECT IS INTEGRAL TO THE DESIGN CONCEPT OF THE STRUCTURES. AT THE FIRST FLOOR OF EACH UNIT IS A COVERED PORTICO. THIS MIGHT BE UTILIZED AS AN OUTDOOR CONFINED AREA FOR A PET OR POSSIBLY SMALL CHILDREN. IT MAY ALSO SERVE AS A COVERED SEATING AREA FOR THE RESIDENTS TO ENJOY DURING INCLEMENT WEATHER. THE 2ND AND 3RD FLOOR DECKS ASSOCIATED WITH ALL OF THE UNITS SERVE AS AN EXTENSION OF THE INTERIOR SPACES AND FACILITATE THE RESIDENTIAL OBSERVATION OF ONGOING SITE ACTIVITY LEVELS. LASTLY THE ROOF TOP TERRACE ASSOCIATED WITH EACH UNIT OFFERS A VERY PUBLIC OR VERY PRIVATE SPACE DEPENDING ON THE RESIDENTS INCLINATION. THESE EXTERIOR ELEMENTS HELP ARTICULATE THE ARCHITECTURE OF THE STRUCTURE, OFFER ADDED VISUAL INTEREST AND IMPROVE THE FLEXIBILITY OF THE INTERIOR SPACES.

DC4. EXTERIOR ELEMENTS AND FINISHES

USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.

DESIGN RESPONSE: AS NOTED ABOVE THE BUILDING FORMS ARE OF A POLY-CHROMATIC APPEARANCE WITH A PALETTE OF EXTERIOR MATERIALS THAT INCLUDE STONE WAINSCOTING AT THE FIRST FLOOR, AND A MIXTURE OF STAINED HORIZONTAL WOOD SIDING AND PAINTED FIBER CEMENT PANELING WITH EXPRESSED JOINTING (PLEASE SEE ATTACHED ELEVATION). ALL WINDOWS WILL BE WOOD TRIMMED AND GIVEN A SEPARATE TRIM COLOR. THE ROOF STAIR SHAFTS AND THE EXPRESSED SHED ROOFS WITH A HEAVY TIMBER EXPRESSION WILL ENLIVEN THE ROOF LINE AND ADD A NORTHWEST CONTEMPORARY ELEMENT TO THE APPEARANCE. ALL OF THE HIGH QUALITY FINISH MATERIALS SELECTED WILL BE PART OF A RAIN SCREEN EXTERIOR FINISH ASSEMBLY THAT WILL FURTHER ENHANCE THE LONG TERM DURABILITY OF THE FINISHES.

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A7.1

ELEVATION KEYNOTES

SYMBOL

- ① STONE VENEER
- ② VINYL WINDOWS, TYP
- ③ FIBER CEMENT PANEL SIDING
- ④ HORIZONTAL FIBER CEMENT LAP SIDING W/ 5" EXPOSURE
- ⑤ ONE CAR GARAGE
- ⑥ COVERED CARPORT/ AMENITY SPACE
- ⑦ BALCONY WITH PREFAB ALUM RAILING
- ⑧ STAIR PENTHOUSE / ACCESS TO ROOFTOP AMENITY SPACE
- ⑨ AVG GRADE, SEE SHEET A5.2 FOR CALCULATIONS
- ⑩ 30' HEIGHT LIMIT FROM AVG GRADE
- ⑪ STANDING SEAM METAL ROOF
- ⑫ COVERED PRIMARY ENTRYWAY
- ⑬ COVERED SECONDARY ENTRYWAY FROM COVERED CARPORT/ AMENITY SPACE
- ⑭ OUTLINE OF FIRST FLOOR LEVEL BELOW GRADE



TOWNHOMES BLDG #1
EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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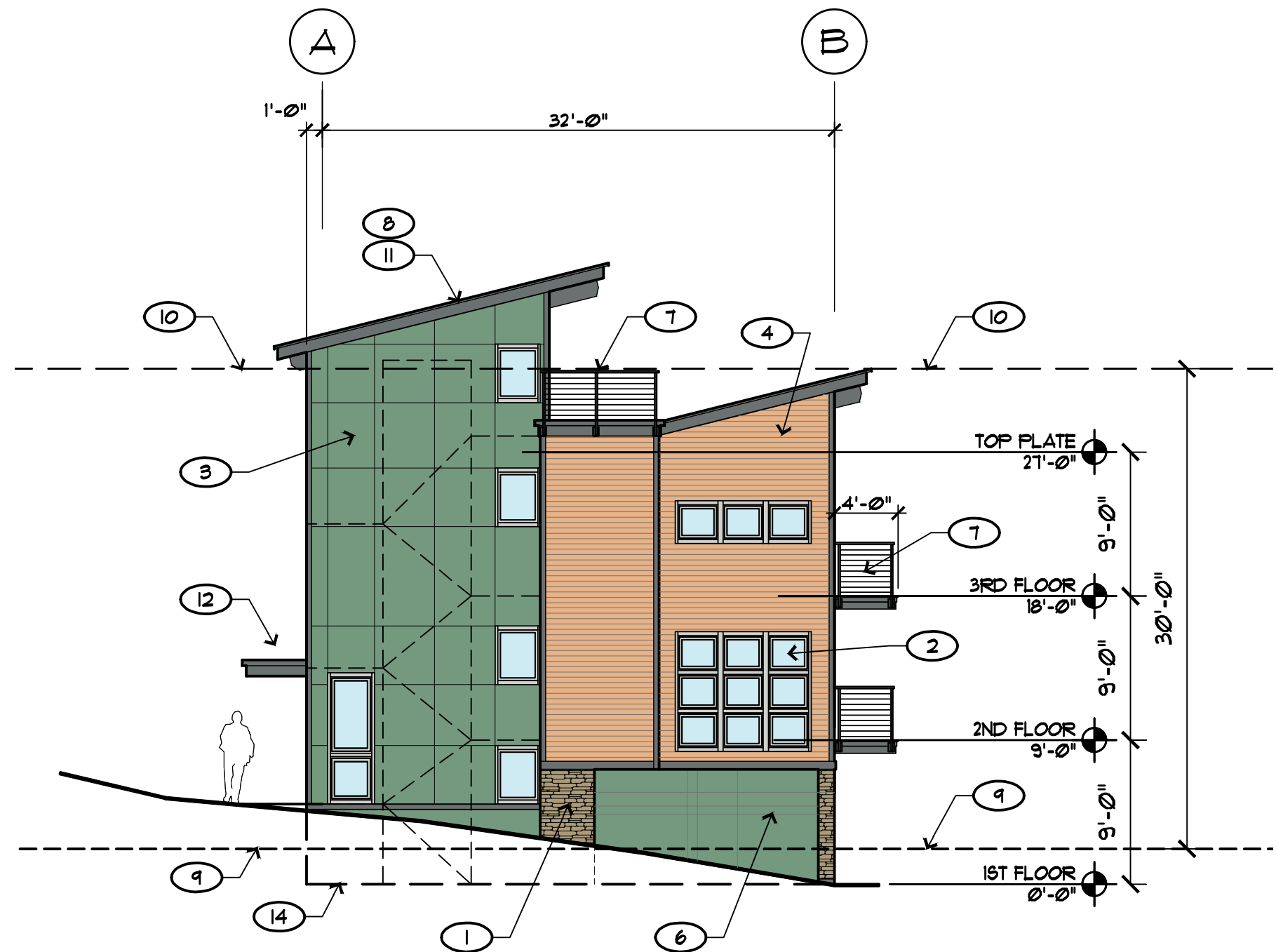
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A8.0

ELEVATION KEYNOTES	
SYMBOL	
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(14)	OUTLINE OF FIRST FLOOR LEVEL BELOW GRADE



TOWNHOMES BLDG #1
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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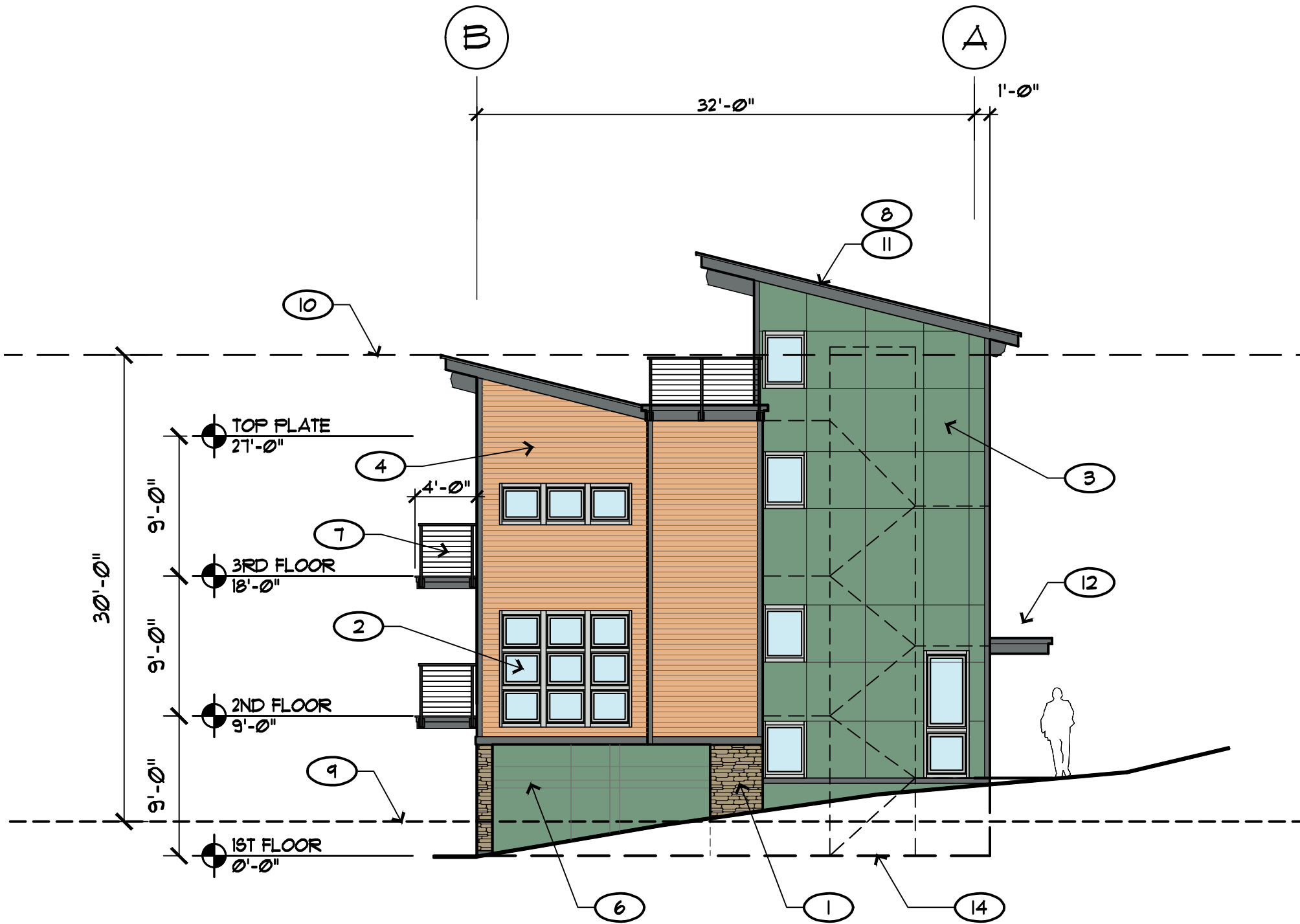
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A8.1

ELEVATION KEYNOTES

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TOWNHOMES BLDG #1
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

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A8.2

ELEVATION KEYNOTES

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TOWNHOMES BLDG #1
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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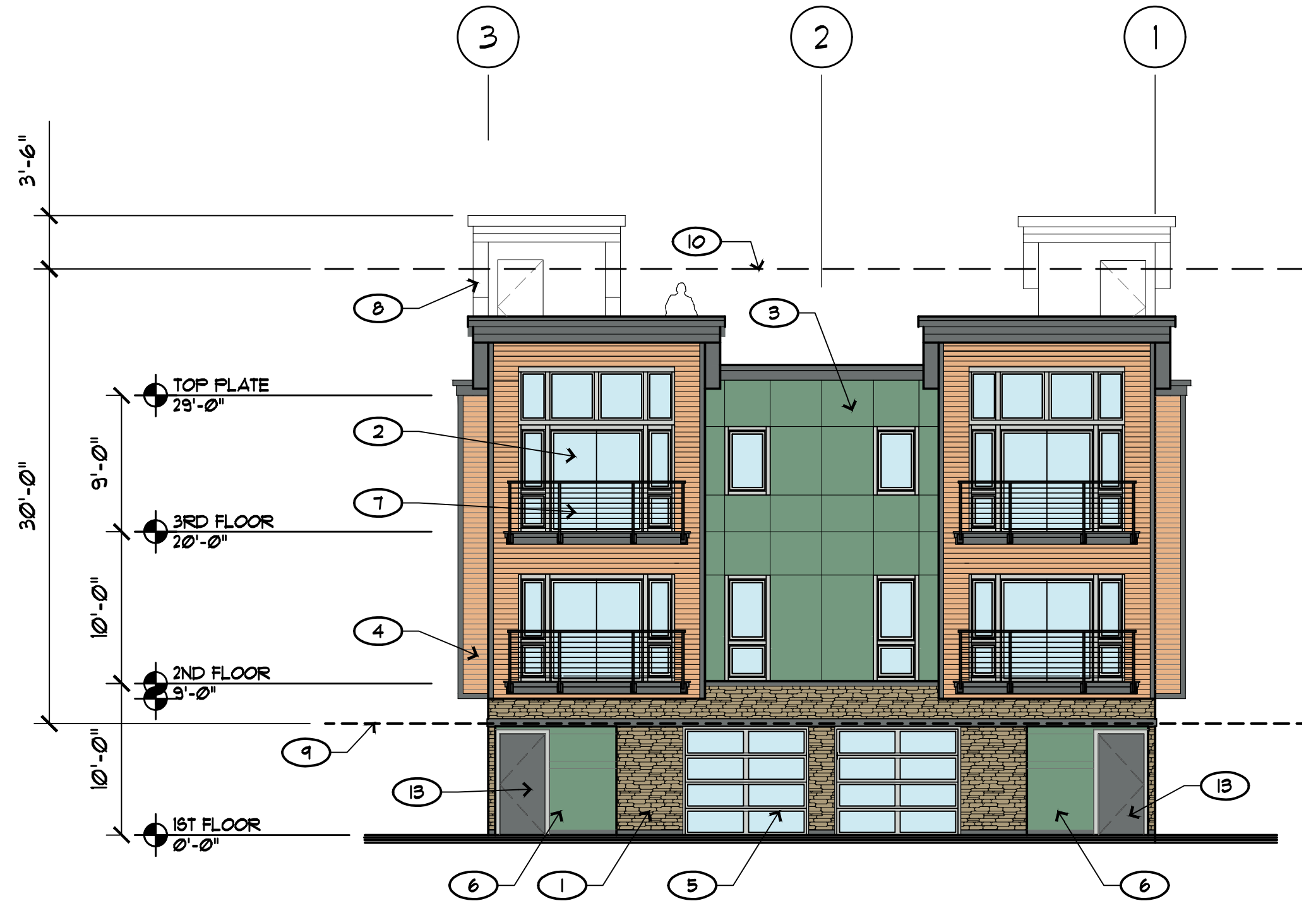
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A8.3

ELEVATION KEYNOTES

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TOWNHOMES- BLDG #2
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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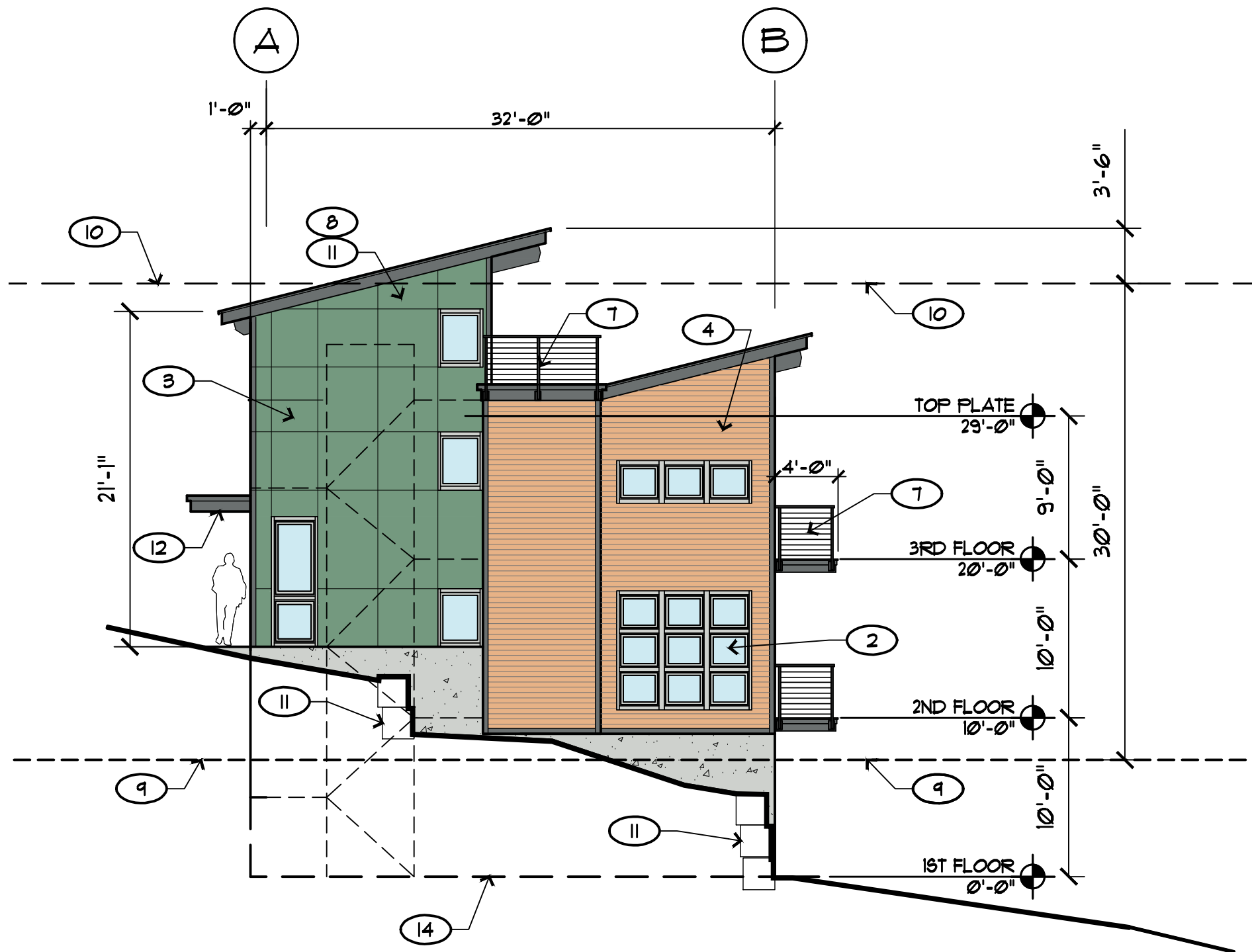
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ELEVATION KEYNOTES

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TOWNHOMES- BLDG #2
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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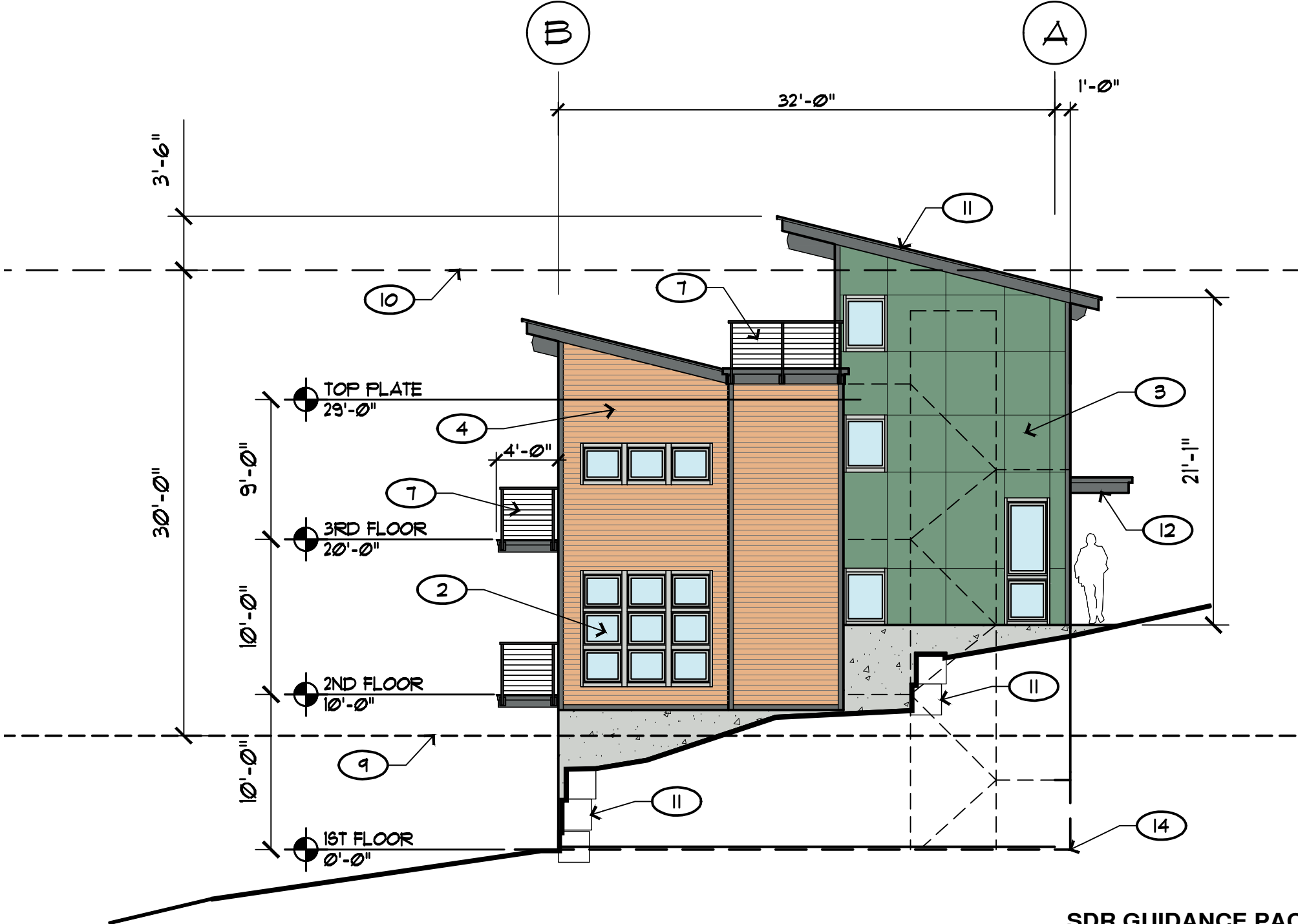
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ELEVATION KEYNOTES

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TOWNHOMES- BLDG #2
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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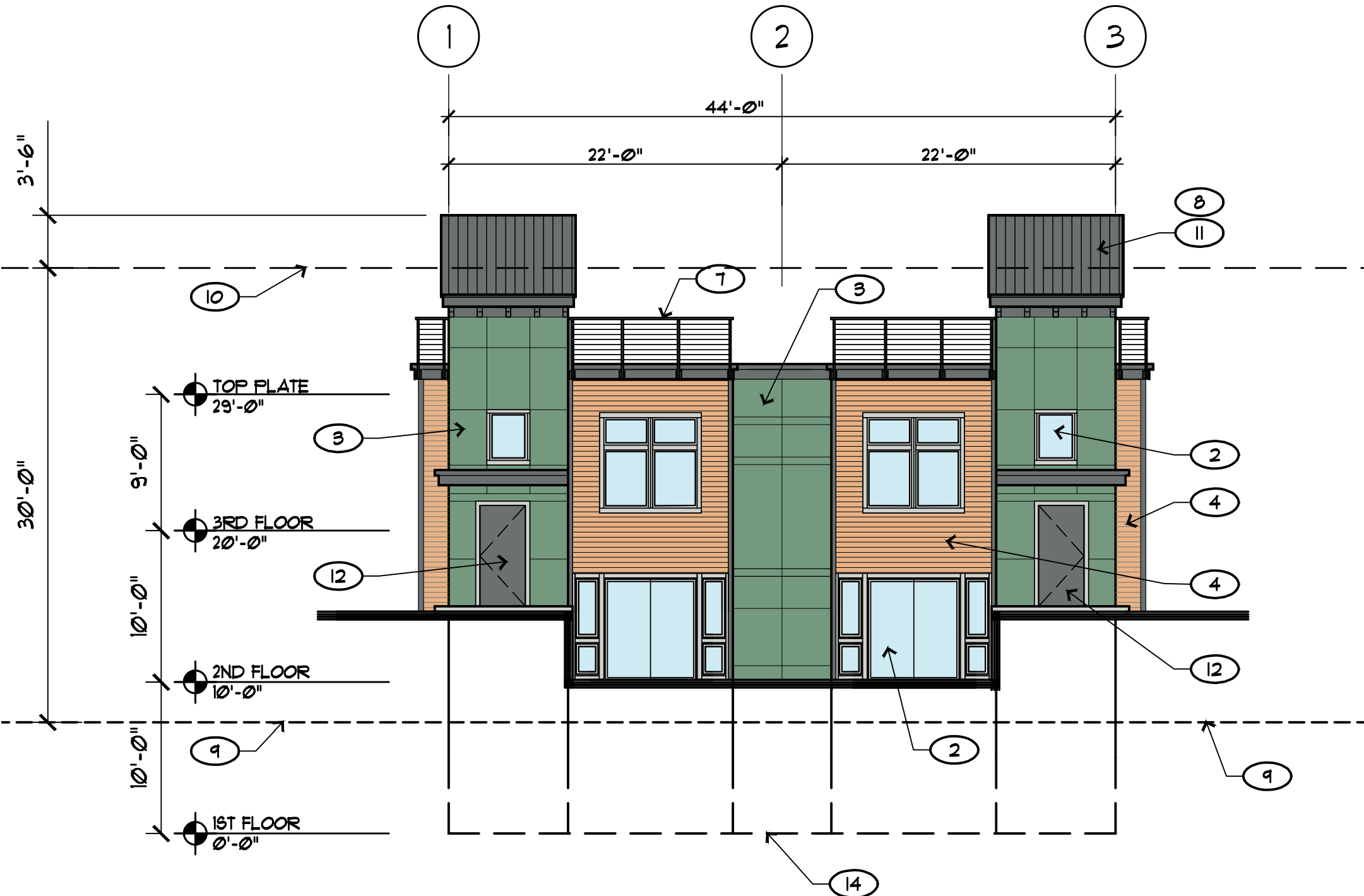
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A8.6

ELEVATION KEYNOTES

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- (4) HORIZONTAL FIBER CEMENT LAP SIDING W/ 5" EXPOSURE
- (5) ONE CAR GARAGE
- (6) COVERED CARPORT/ AMENITY SPACE
- (7) BALCONY WITH PREFAB ALUM RAILING
- (8) STAIR PENTHOUSE / ACCESS TO ROOFTOP AMENITY SPACE
- (9) AVG GRADE, SEE SHEET A5.2 FOR CALCULATIONS
- (10) 30' HEIGHT LIMIT FROM AVG GRADE
- (11) STANDING SEAM METAL ROOF
- (12) COVERED PRIMARY ENTRYWAY
- (13) COVERED SECONDARY ENTRYWAY FROM COVERED CARPORT/ AMENITY SPACE
- (14) OUTLINE OF FIRST FLOOR LEVEL BELOW GRADE



TOWNHOMES- BLDG #2
WEST ELEVATION
SCALE: 1/8" = 1'-0"

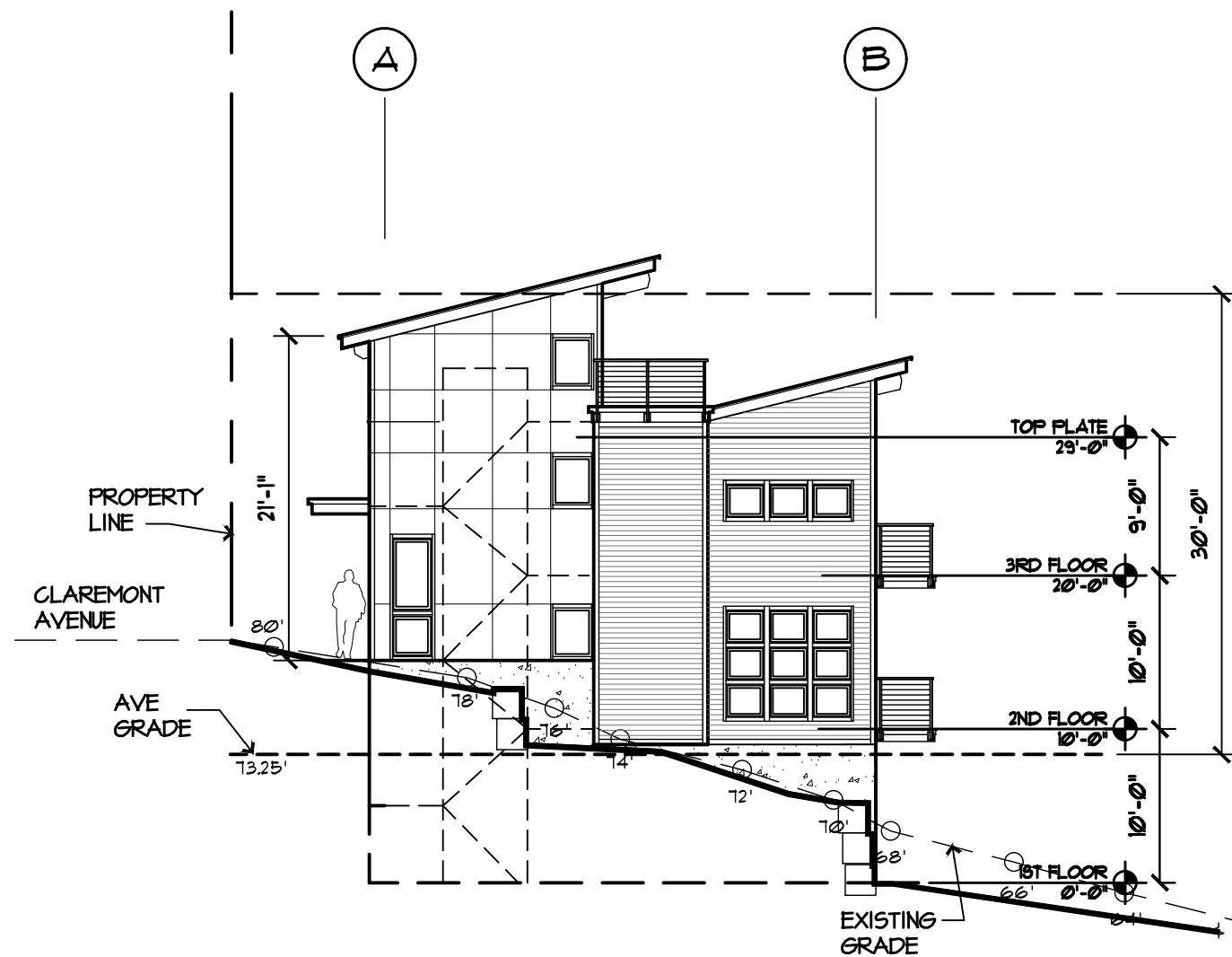
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CLAREMONT TOWNHOMES

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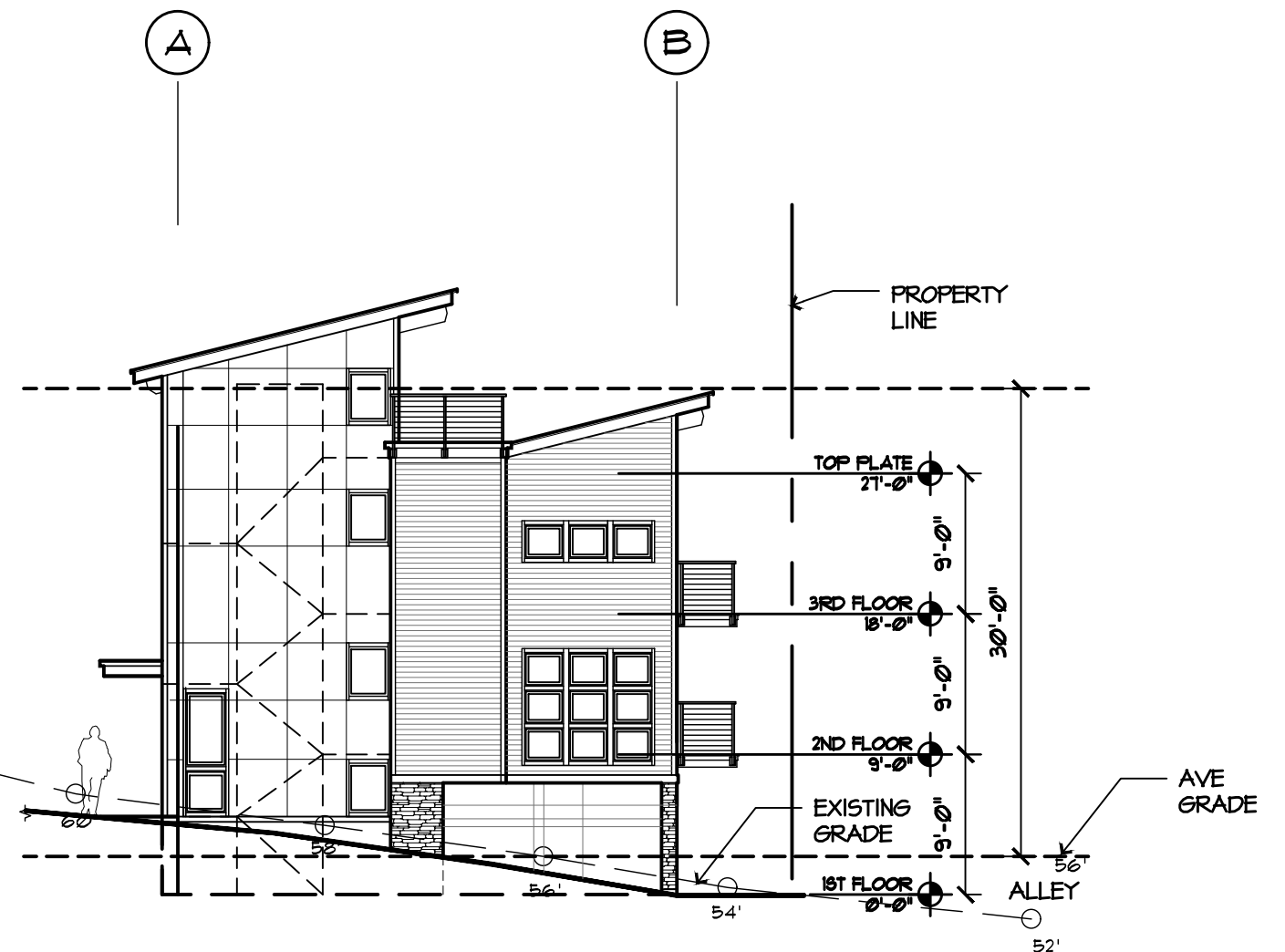


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A8.7



TOWNHOUSE BLDG #2



TOWNHOUSE BLDG #1

TOWNHOUSES- BLDG #1 & 2 COMBINED SOUTH ELEVATION SCALE: 3/32" = 1'-0"

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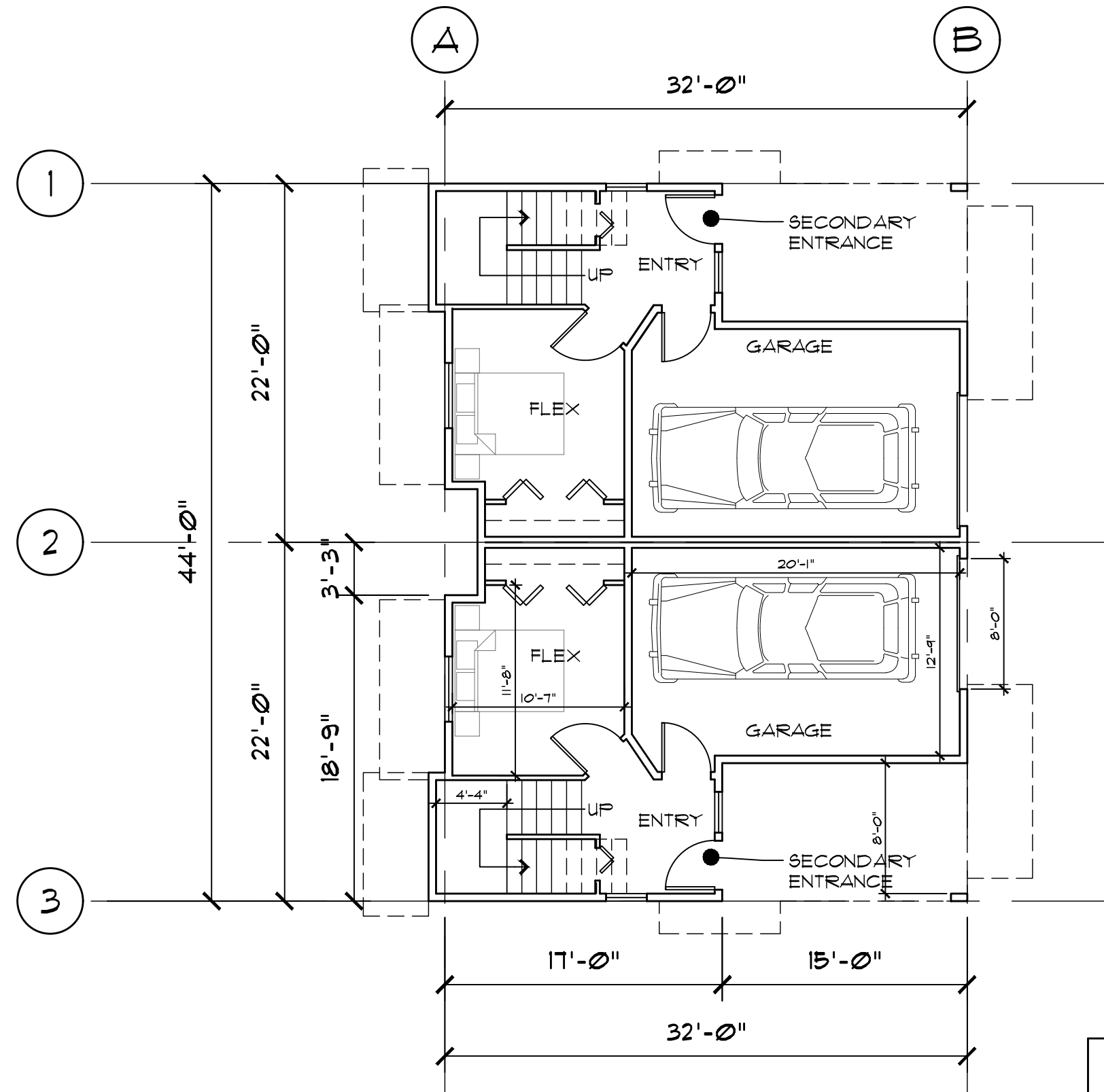


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A8.8

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #1 FIRST FLOOR (GROUND LEVEL)

SCALE: 1/8" = 1'-0"

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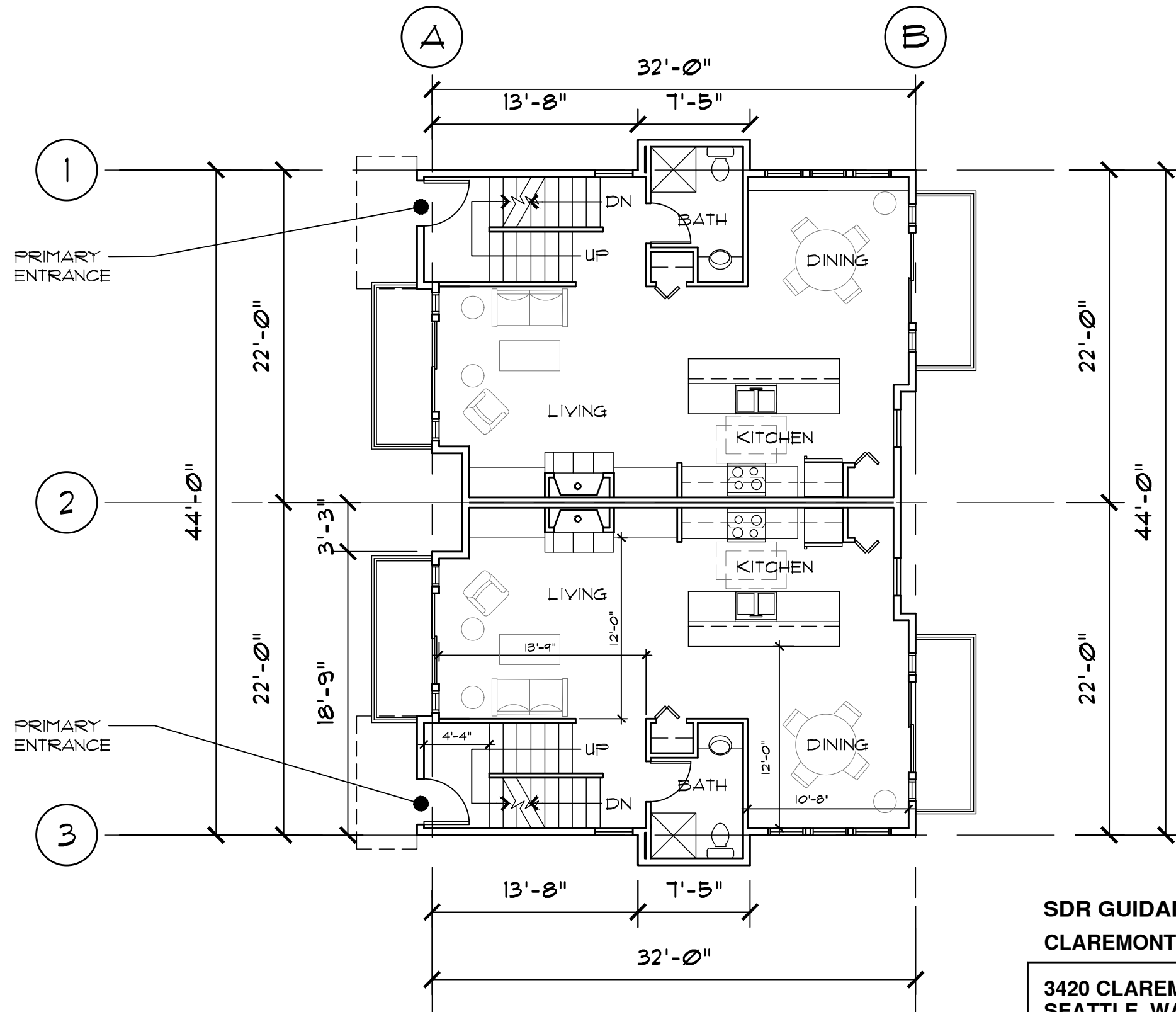


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A9.0

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #1
SECOND FLOOR
 SCALE: 1/8" = 1'-0"

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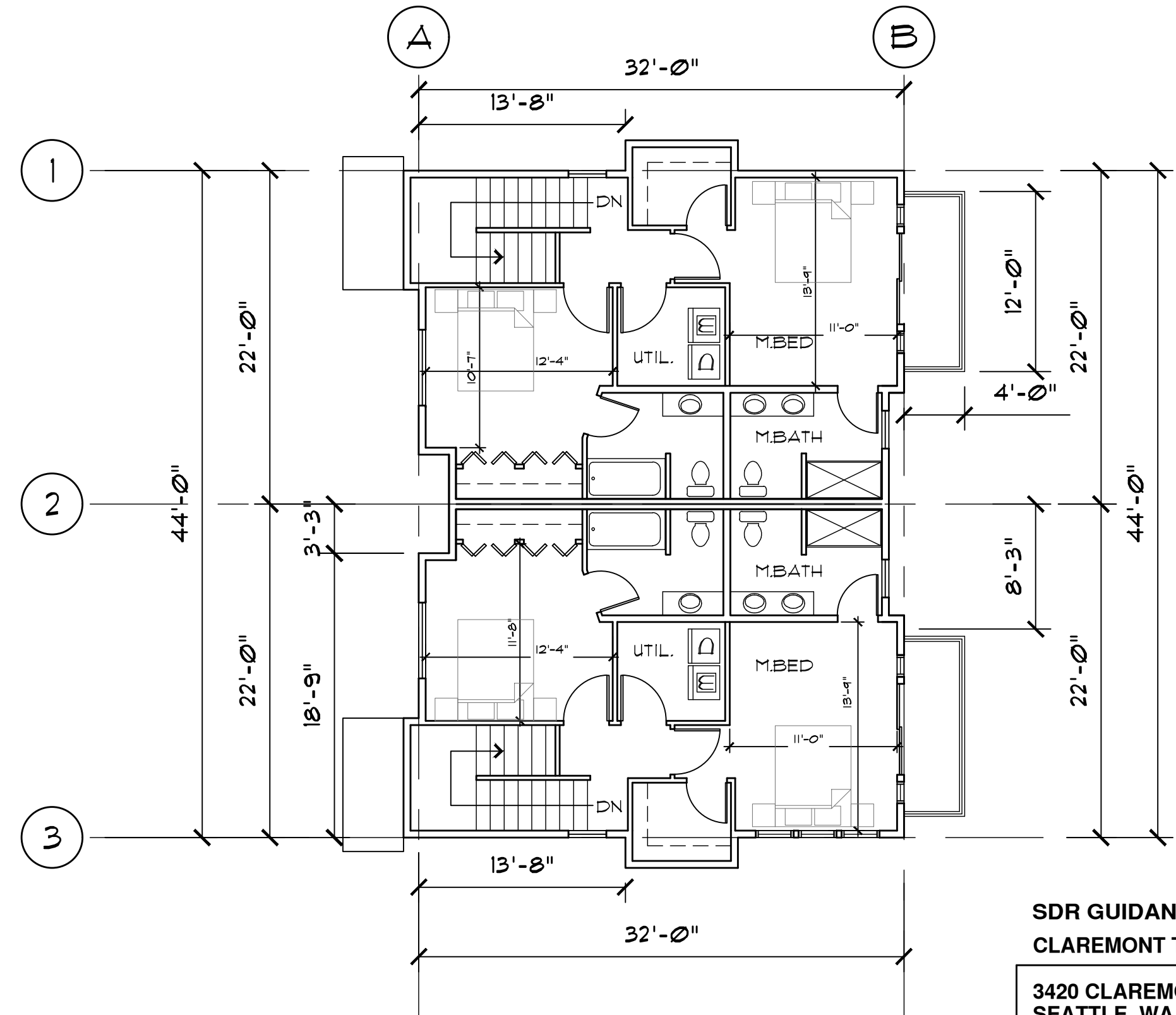


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A9.1

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #1
THIRD FLOOR
 SCALE: 1/8" = 1'-0"

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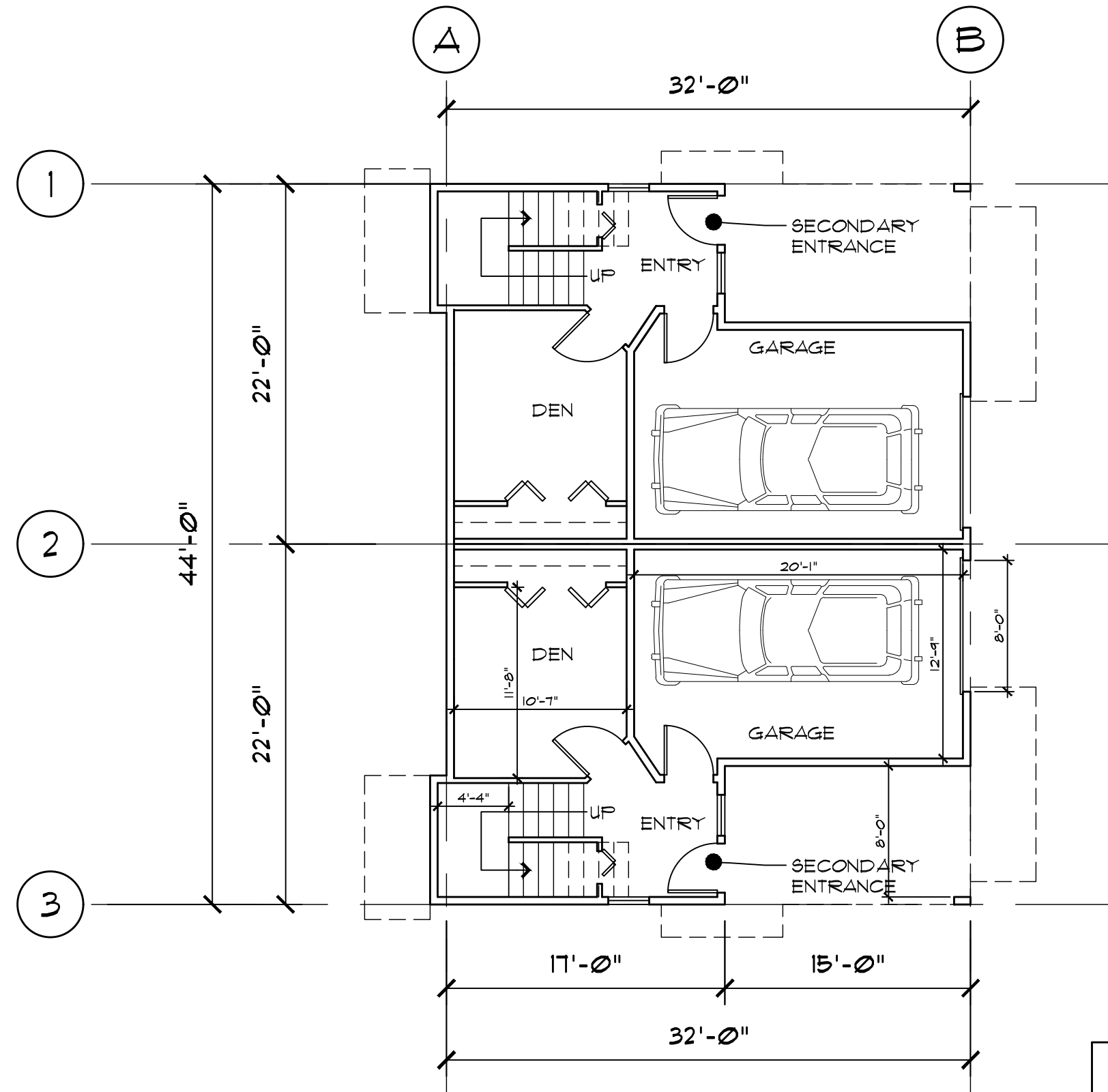


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A9.2

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #2
FIRST FLOOR (GROUND LEVEL)
SCALE: 1/8" = 1'-0"

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CLAREMONT TOWNHOMES

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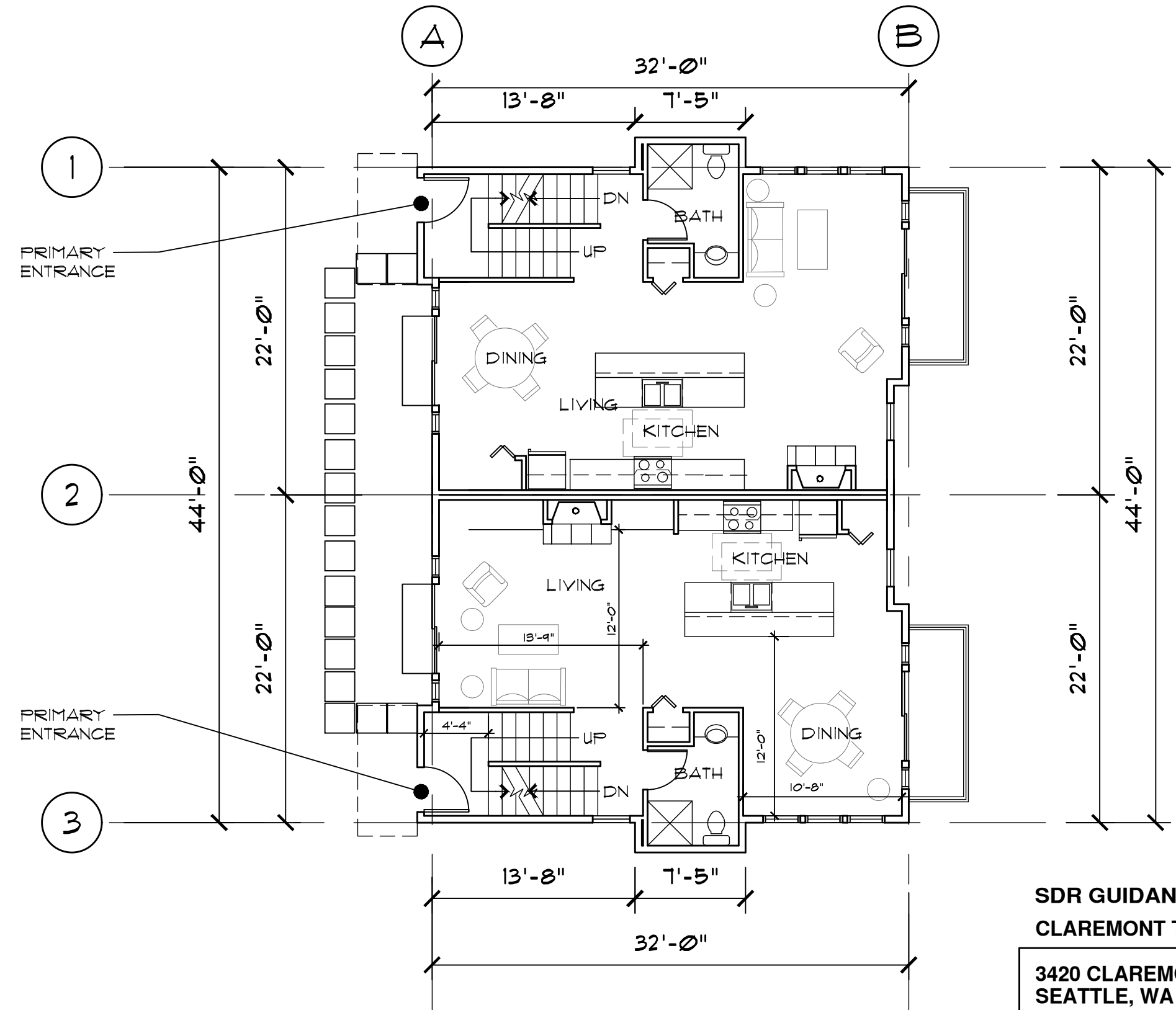


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A9.3

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #2
SECOND FLOOR
 SCALE: 1/8" = 1'-0"

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CLAREMONT TOWNHOMES

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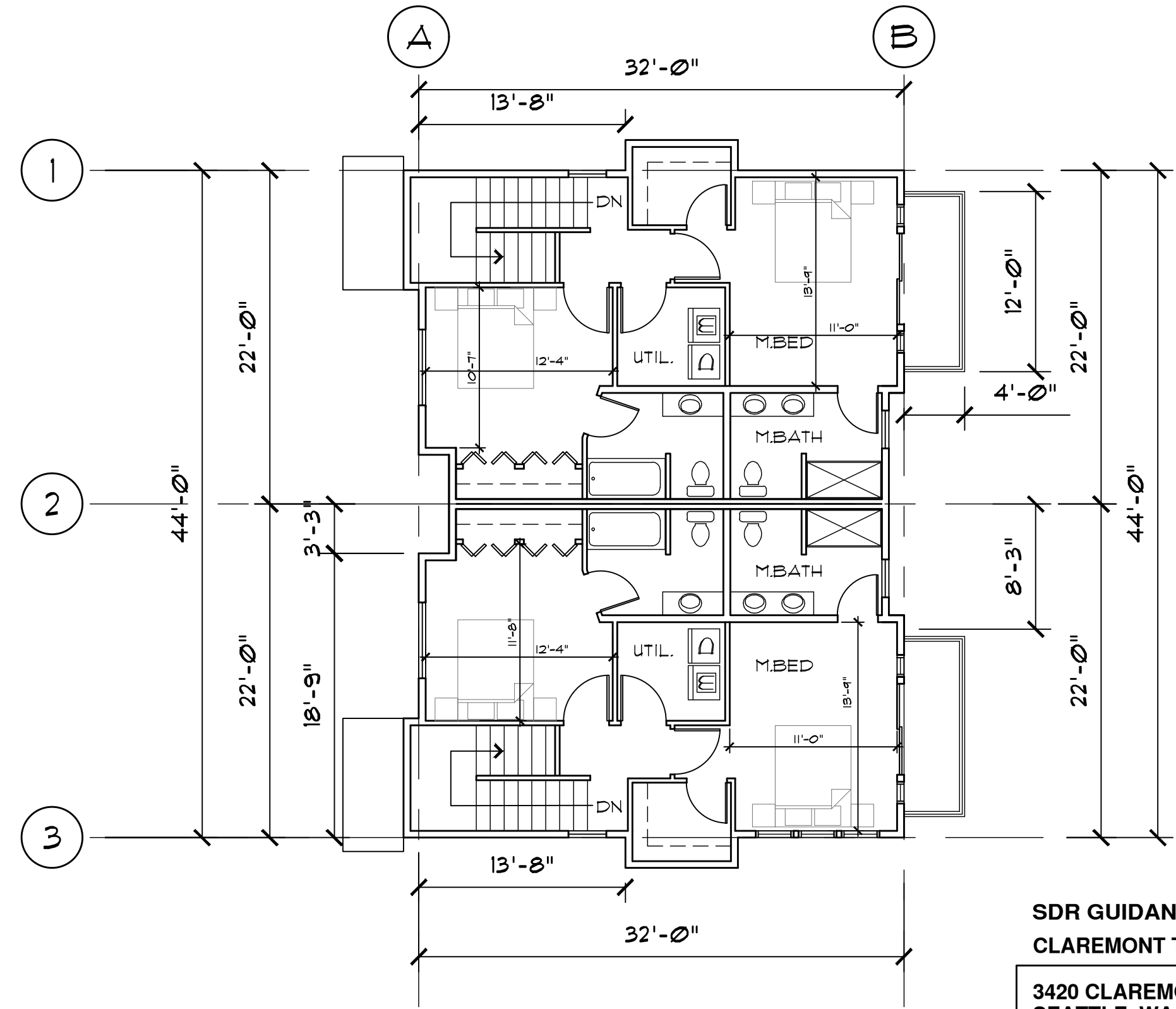


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A9.4

TOWNHOUSE UNIT AREAS

FIRST FLOOR:	533 GSF
SECOND FLOOR:	665 GSF
THIRD FLOOR:	665 GSF
TOTAL:	1,863 GSF PER UNIT



TOWNHOUSE BLDG #2
THIRD FLOOR
 SCALE: 1/8" = 1'-0"

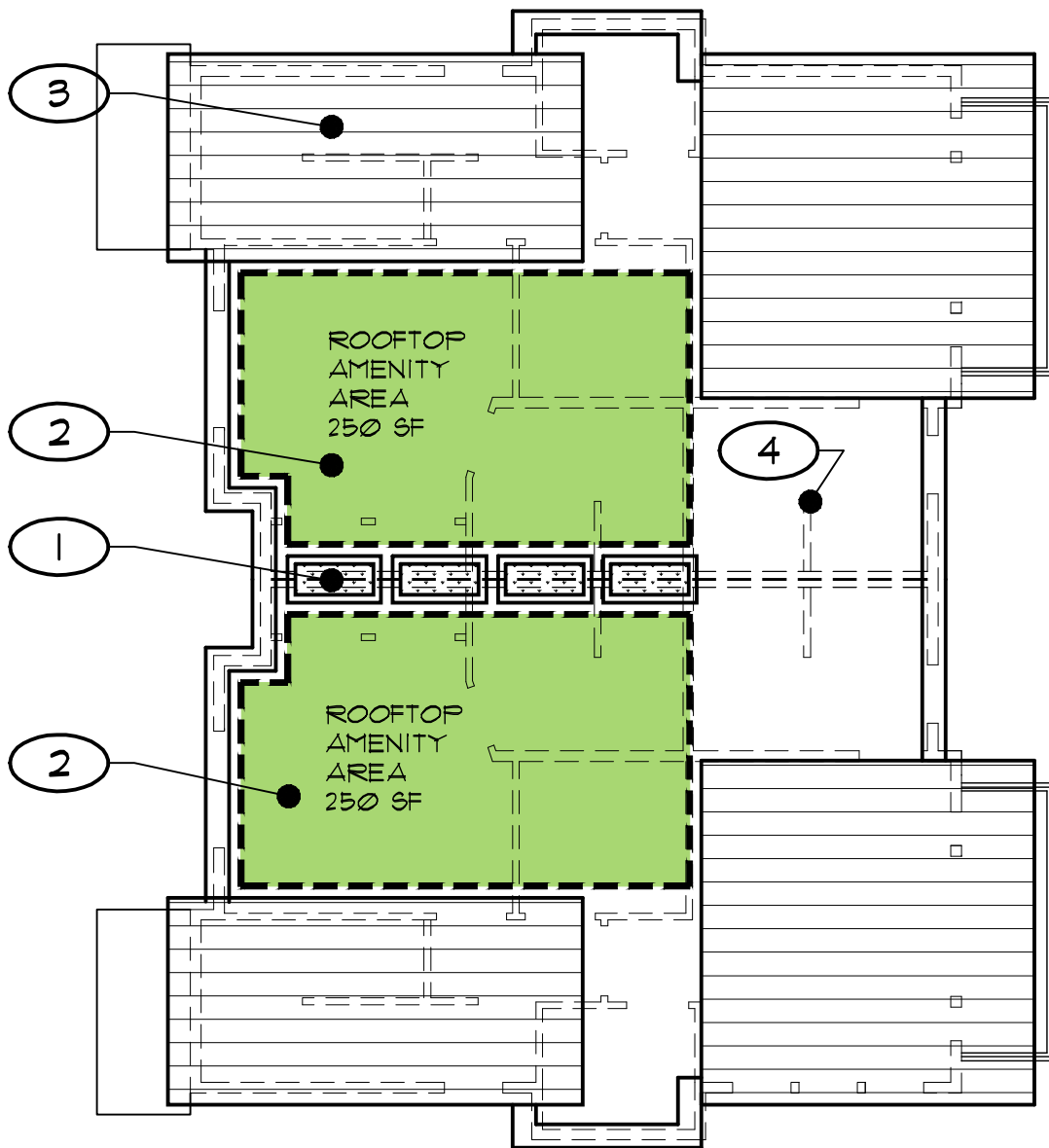
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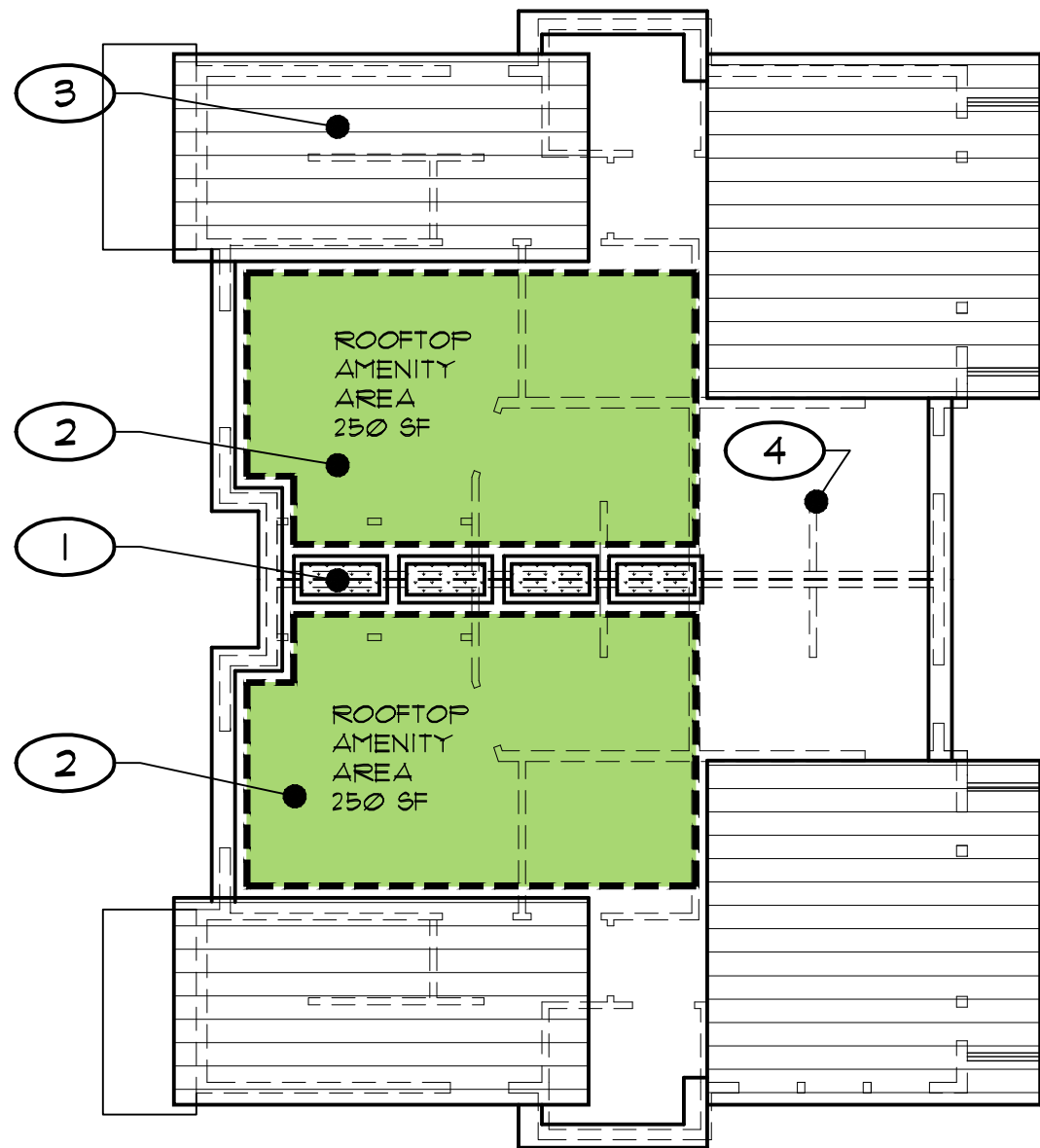


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A9.5



TOWNHOUSE BLDG #2 ROOF PLAN
SCALE: 1/8" = 1'-0"



TOWNHOUSE BLDG #1 ROOF PLAN
SCALE: 1/8" = 1'-0"

AMENITY ANALYSIS

ROOFTOP PATIOS =

$$250 \text{ SF} \times 4 = 1,000 \text{ SF}$$

(SEE SHEET A5.2 FOR COMPLETE AMENITY ANALYSIS)

KEYNOTES

- ① 2'x4' PLANTER, TYP OF 6
- ② PRIVATE ROOFTOP AMENITY SPACE
- ③ ARCHITECTURAL GRADE STANDING SEAM METAL ROOFING
- ④ OUTLINE OF INTERIOR WALLS BELOW, TYP

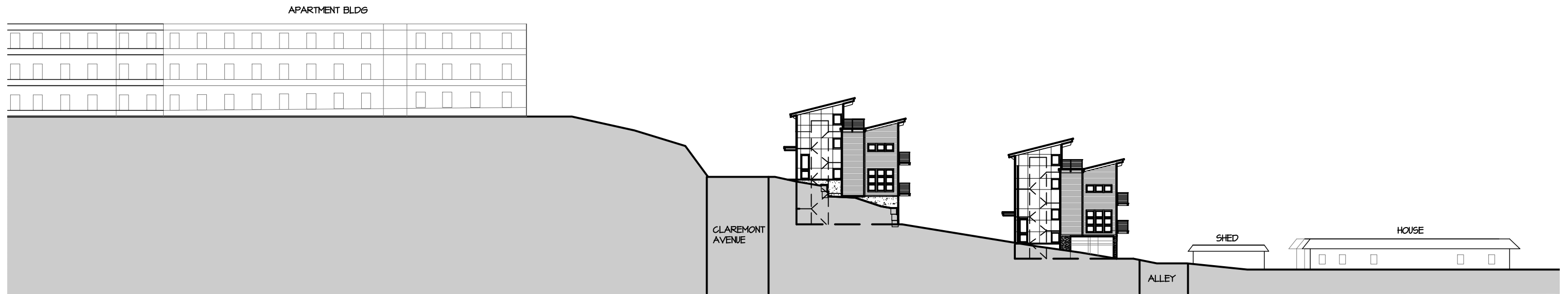
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MASSING STUDY W/ EXISTING ADJACENT BLDGS
SOUTH ELEVATION
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A11.0