



# 4844 Fauntleroy Way SW

STREAMLINE DESIGN REVIEW  
(2) 4 - UNIT TOWNHOME BUILDINGS

**SDCI PROJECT NO.:**

3028480

**APPLICANT TEAM :**

OWNER  
buildSOUND

ARCHITECT  
Studio 23

LANDSCAPE ARCHITECT  
Root of Design



**CONTENTS**

3.0 Project Introduction 3  
 4.0 Site Plan / Site 4  
 5.0 Context Analysis 8  
 6.0 Zoning Analysis 12  
 7.0 Design Guidelines 13  
 8.0 Architectural Concept 14

**SITE INFORMATION**

**ADDRESS**

4844 Fauntleroy Way SW

**SDCI PROJECT NO.**

3028480

**PARCEL:**

6126601185

**SITE AREA (PARCEL B)**

5,304 SF

**OVERLAY DESIGNATION**

'Urban Village' : West Seattle Junction  
 (Hub Urban Village)

**LEGAL DESCRIPTION**

LBA 3027740

**LAND USE DATA**

**ZONING**

LR 3

**LOT SIZE (PARCEL B)**

5,304 SF

**RESIDENTIAL UNITS**

8 Units

**FAR**

1.4 (7426.02 SF Allowed)

**PROPOSED FAR**

7,000 SF

**ECA**

Yes : STEEP SLOPE

**PARKING REQUIREMENT**

None required

**CONTACTS**

**OWNER**

Buildsound llc  
 c/o Rob McVicars

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**LANDSCAPE ARCHITECT** Devin

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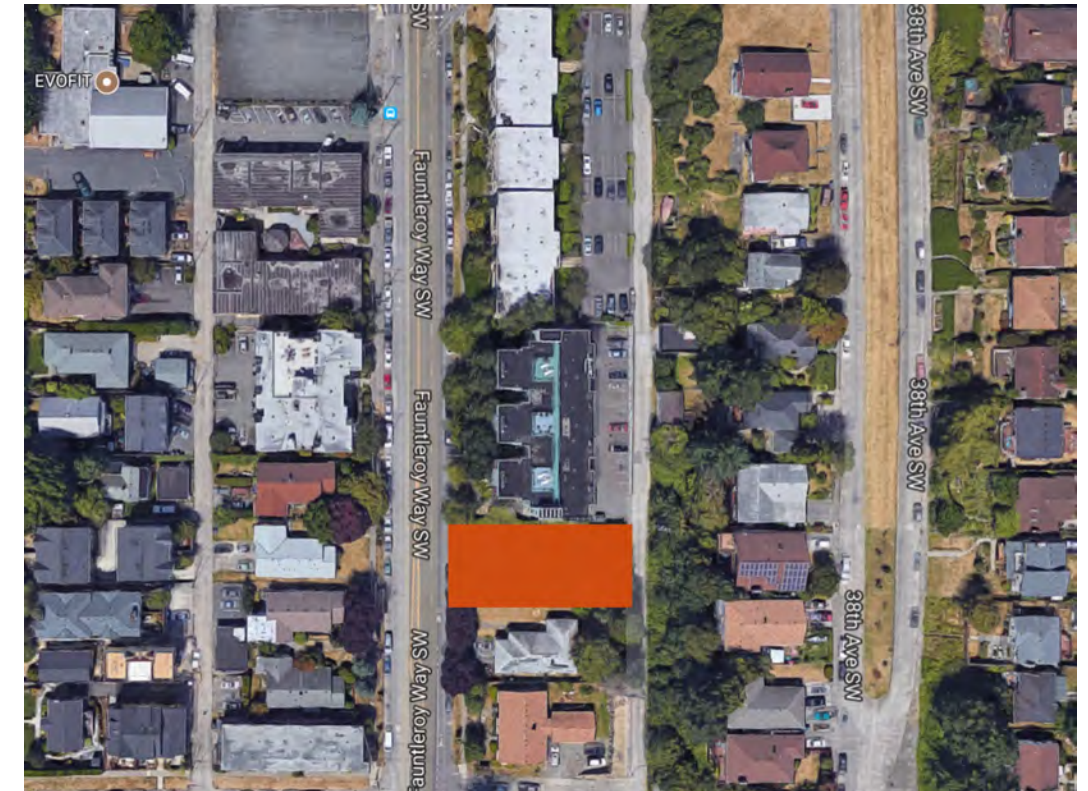
### 3.0 PROJECT INTRODUCTION

#### DEVELOPMENT OBJECTIVES / SUMMARY STATEMENTS

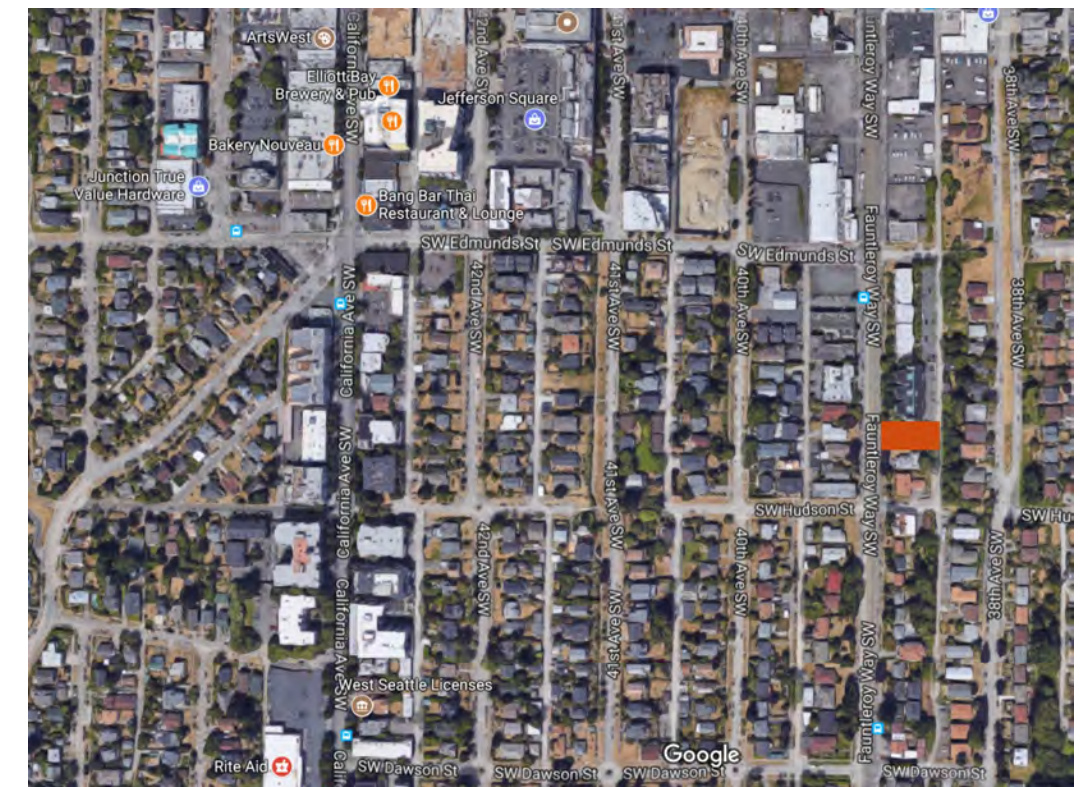
The intent of the proposed development is to fit in well with its surroundings by building a pedestrian friendly community of eight townhome units (two- buildings, each with four units) adjacent to a four unit rowhouse. The principle objective of this project is to create a modern, livable, aesthetically pleasing development that provides an affordable option for entry level home-buyers in west Seattle. This specific development is for two structures off of an alley, adjacent to the above mentioned four unit rowhouse structure (not included in this specific permit) that fronts the street. The design of this project proportionately fits to the scale of this street and neighborhood. To the north of the site is a large, modern, four story apartment complex and to the south is a small, residential, one story duplex. This particular project development will fit into the context of this street well because the scale of this project will 'step' down from the existing large structure to the north, down to the existing smaller structure to the south. As well, most of the structures on this street, in the immediate vicinity, accommodate multi-family residential.

#### DEVELOPMENT SUMMARY

Building	Residential Units	Parking	FAR SF
BLDG 1	4 Units	0 Spots (0 Required)	3624 SF
BLDG 2	4 Units	0 Spots (0 Required)	4392 SF
Total	8 Units	0 Total	8,016 SF



AERIAL MAP (GOOGLE EARTH)

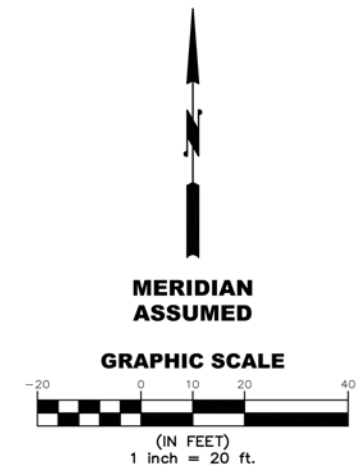
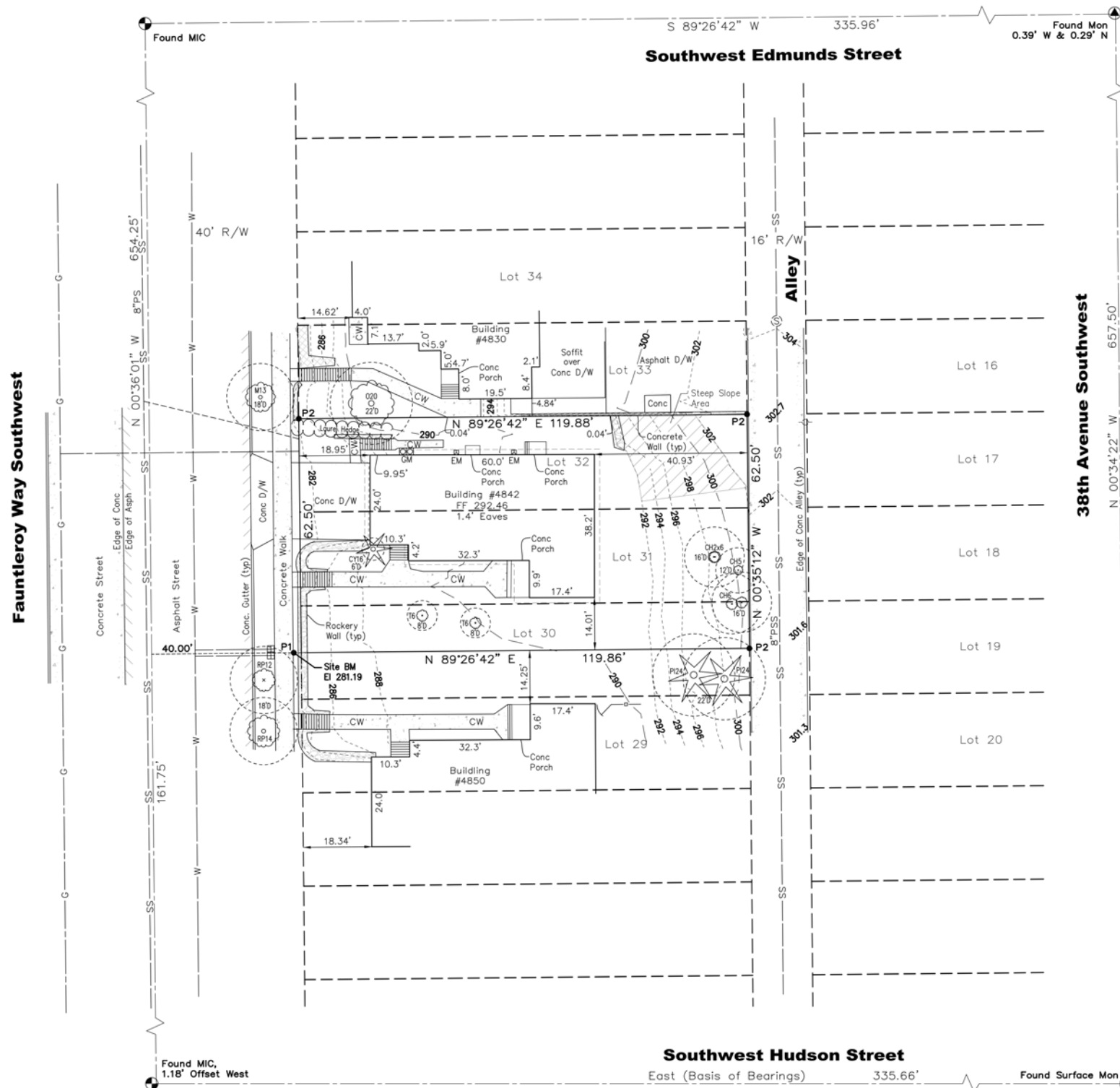


6-BLOCK AERIAL (GOOGLE EARTH) 3



# SITE (Continued): Survey

## SURVEY/ TREE DESCRIPTIONS



### LEGAL DESCRIPTION

THE NORTH HALF OF LOT 30 AND ALL OF LOTS 31 AND 32, BLOCK 5, NORRIS' ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

APN: 612660-1185

### TREE DESCRIPTIONS

CH Cherry (*Prunus cerasus*) CY Cypress (*Cupressus*)  
 M Maple (*Acer*) O Oak (*Quercus*)  
 RP American Red Plum (*Prunus americana*)  
 PI Pine (*Pinus*) T Fruit Tree  
 Laurel Laurel (*Laurus nobilis*)

### PROPERTY CORNERS

P1 Set Rebar & Cap, LS 30581, 2' Offset  
 P2 Set Rebar & Cap, LS 30581

### 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 APRIL 26, 2017.

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 - NAVD 1988  
 CONTOUR INTERVAL - 2 FEET

**SURVEY IN THE:**  
 N.E. 1/4, N.E. 1/4 SEC. 23 TWP. 24N., RGE. 3E., W.M.

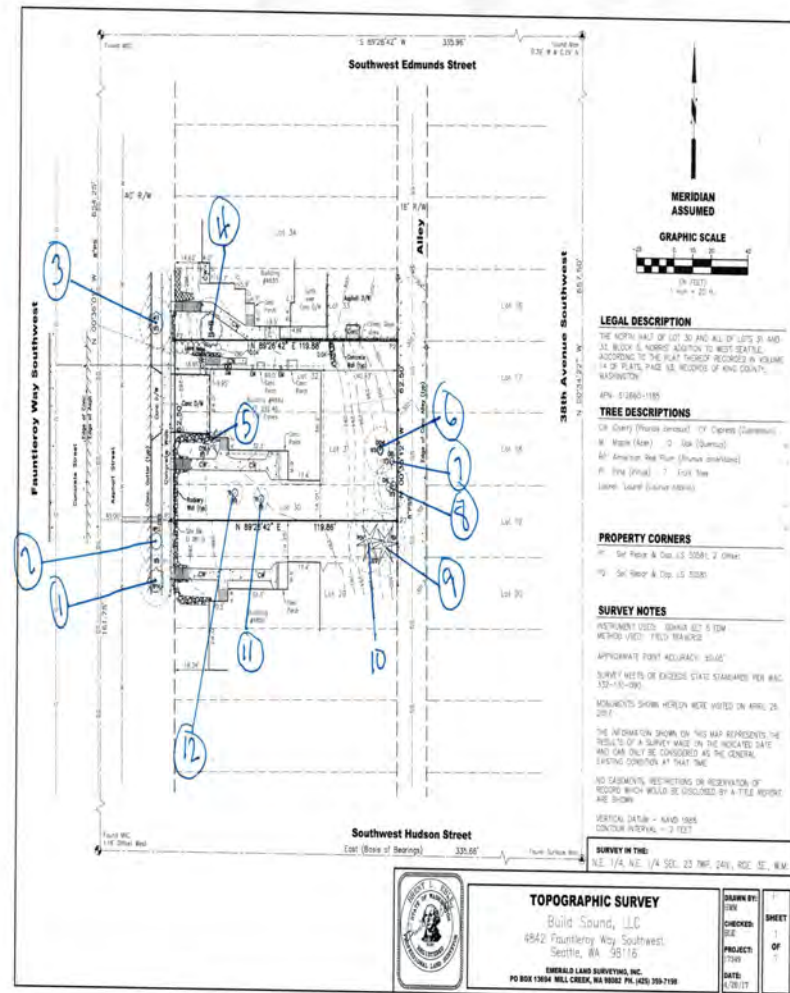
# SITE (continued): Tree Identification : 4844 Fauntleroy Way SW

FROM ARBORIST REPORT (5/11/2017)

4842 Fauntleroy Way SW  
5/11/2017  
Steep Slope Tree Consulting, LLC

4 of 7

## Observations Tree Numbers and Locations



4842 Fauntleroy Way SW  
5/11/2017  
Steep Slope Tree Consulting, LLC

5 of 7

Tree #	Species	Size inches	Exceptional	Drip line radius all sides unless noted in feet (For Exceptional and border trees)	Condition (Poor, fair, good, excellent)	Comments
1	flowering plum, <i>Prunus cerasifera</i>	12	No	On city right-of-way. Privately maintained.	good	
2	flowering plum, <i>Prunus cerasifera</i>	14	No	On city right-of-way. Privately maintained.	Good	
3	red maple, <i>Acer rubrum</i>	13	No	On city right-of-way. Privately maintained.	good	
4	flowering cherry, <i>Prunus serrula</i>	20 estimate	No	Adjacent property's tree	poor	Tree in decline
5	Sawara-cedar, <i>Chamaecyparis pisifera</i>	15.5	No		fair	6" from existing foundation
6	flowering cherry, <i>Prunus serrula</i>	6,6	No		Poor	Suppressed by laurel
7	American holly, <i>Ilex opaca</i>	6	No	shrub	fair	
8	flowering cherry, <i>Prunus serrula</i>	6,7	No		Poor	Suppressed by laurel
9	Ponderosa pine, <i>Pinus ponderosa</i>	22 estimate	No	Adjacent property's	fair	Branch encroaches 1' over property line
10	Ponderosa pine, <i>Pinus ponderosa</i>	22 estimate	No	Adjacent property's	Dead	
11	apple tree, <i>Malus spp.</i>	6	No		Poor	Never got pruned properly
12	apple tree, <i>Malus spp.</i>	4,2	No		Poor	Never got pruned properly

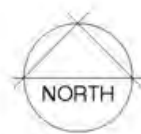
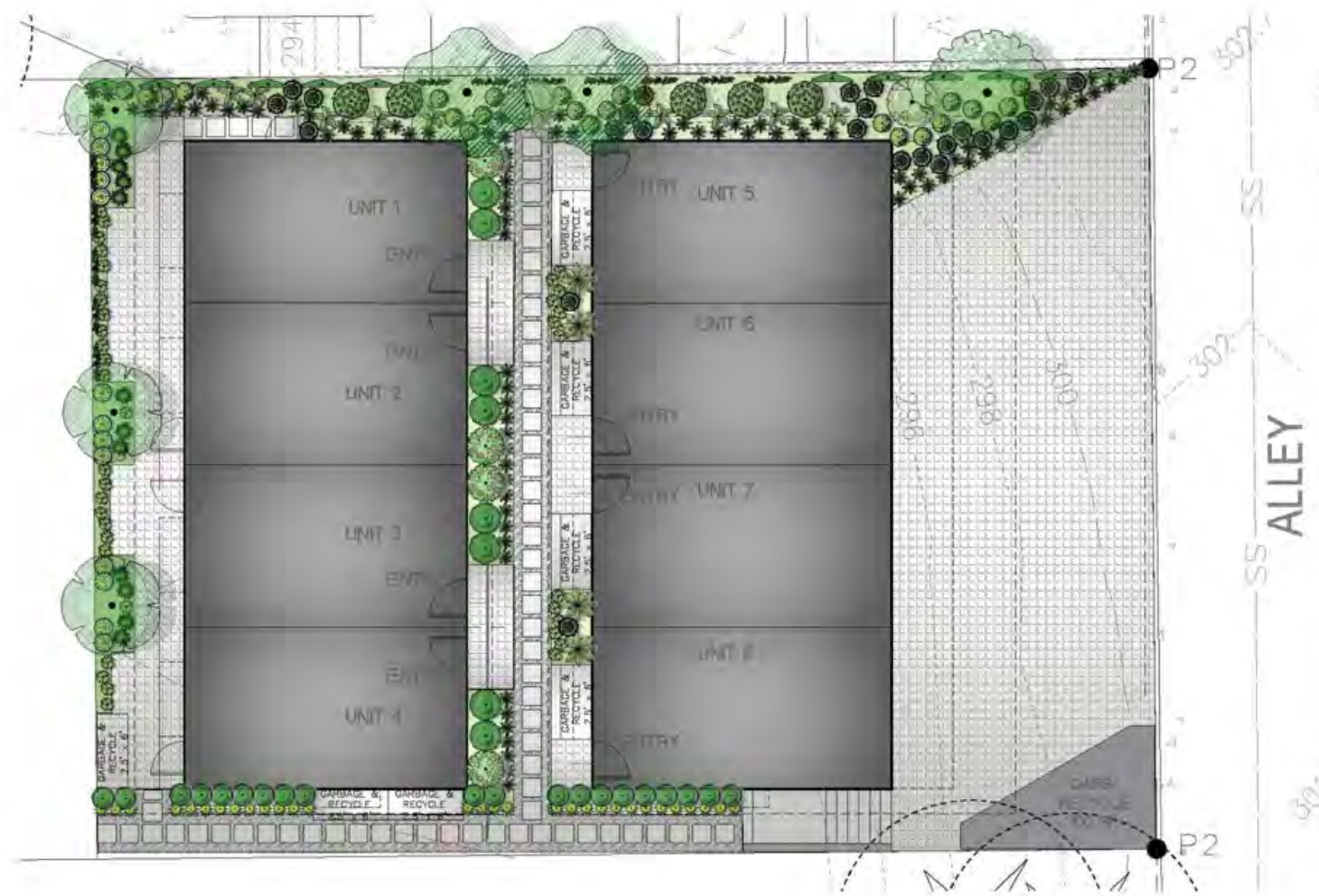
**Conclusions**  
No Exceptional trees found onsite.

**Glossary**  
DBH: diameter at breast height: the diameter of the trunk measured at 54 inches (4.5 feet) above grade.

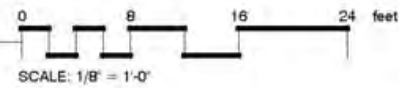
# SITE (Continued): Proposed Landscape : 4844 Fauntleroy Way SW

## (2) 4 - Unit TOWNHOUSES

### PLAN - LANDSCAPE



### RENDERED LANDSCAPE PLAN



### PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	5'-6' Ht	No	No	3
	Magnolia grandiflora 'Victoria' / Southern Magnolia	5'-6' Ht	No	No	2
	Fyrus calleryana 'Cambridge' / Cambridge Pear	1.5' Gal	No	No	1
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal	Yes	No	13
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	12
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	30
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	20
SHADE PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	30
	Cornus alba 'Bailhala' TM / Ivory Halo Dogwood	1 gal	Yes	No	2
	Dryopteris erythrosora / Autumn Fern	1 gal	Yes	No	9
	Epimedium x rubrum / Red Barrenwort	1 gal	Yes	No	25
	Helleborus niger 'HSC Jacob' / Christmas Rose	1 gal	Yes	No	25
	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal	Yes	No	4
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	25
	Mahonia surybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	Yes	No	4
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	Yes	No	5
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	5
VINES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea	1 gal	Yes	No	12
	Parthenocissus tricuspidata / Boston Ivy	1 gal	Yes	No	12

# 5.0 CONTEXT ANALYSIS

## Vicinity Map & Zoning Map

### SITE DESCRIPTION & ANALYSIS

The property is located in the Fairmont Park neighborhood of the West Seattle Area, adjacent to the sought after amenities of 'The Junction'. Fairmont Park is a residential area with close proximity to downtown Seattle. The majority of the residents in Fairmont Park are educated singles and DINKS (double income no kids) who are generally in their 30s or 40s. About half of the residents in Fairmont Park are married and of those, about 18% have children. The ethnicity is primarily white, with incomes slightly above the city medium. There is also a good size constituency of senior citizens who live within the Fairmont Park neighborhood. To the south of the site, about 2 blocks, is a community park; and, newly built in 2012, The Fairmont Elementary School (a Seattle Public School). Also close to the project site, within a couple of blocks, are amenities such as fast food restaurants, local pubs, coffee and a fresh produce store.

Immediately adjacent to the site are existing multi-family structures. The 2 structures to the north of the site are both apartment buildings and the structure to the south is a one-story duplex. Across the street, there is more multi-family and several single family residences.

The site is mostly flat/street level at the (west lot line) and at the back of the site (the east lot line) the land slopes up toward the alley where there is a portion designated ECA, 'Steep Slope'. There are no exceptional trees located on the site, per the survey and arborist report (please refer to pages 5&6).

The proposed project will not adversely affect the sun exposure for the adjacent buildings. The lot to the north is larger in height and massing than the proposed project and it has little to no windows on its south elevation. The building to the south is smaller, and since the proposed project is to its north, there is no risk of blocking sun exposure to the south duplex. Therefore, there is little to no risk of diminished sun exposure for either of the adjacent structures. Additionally, with little to no windows on the south facade of the north apartment building, there are no direct or indirect view sight lines with any proposed windows between the proposed project and the building to the north. The building to the south has a height of one-story, so any possible view sight lines will be blocked by a fence and/or landscaping. Therefor, also with the south structure, there will be no direct or indirect view site lines between the proposed project and the south duplex.

### ZONING ANALYSIS

The site lot and the lots adjacent to the site lot are designated LR3 zoning. LR3 zoning allows the proposed use of multi-family townhomes. It is also designated an 'Urban Village': West Seattle Junction (Hub Urban Village). The site lot is not listed as having the designation of a historic district.

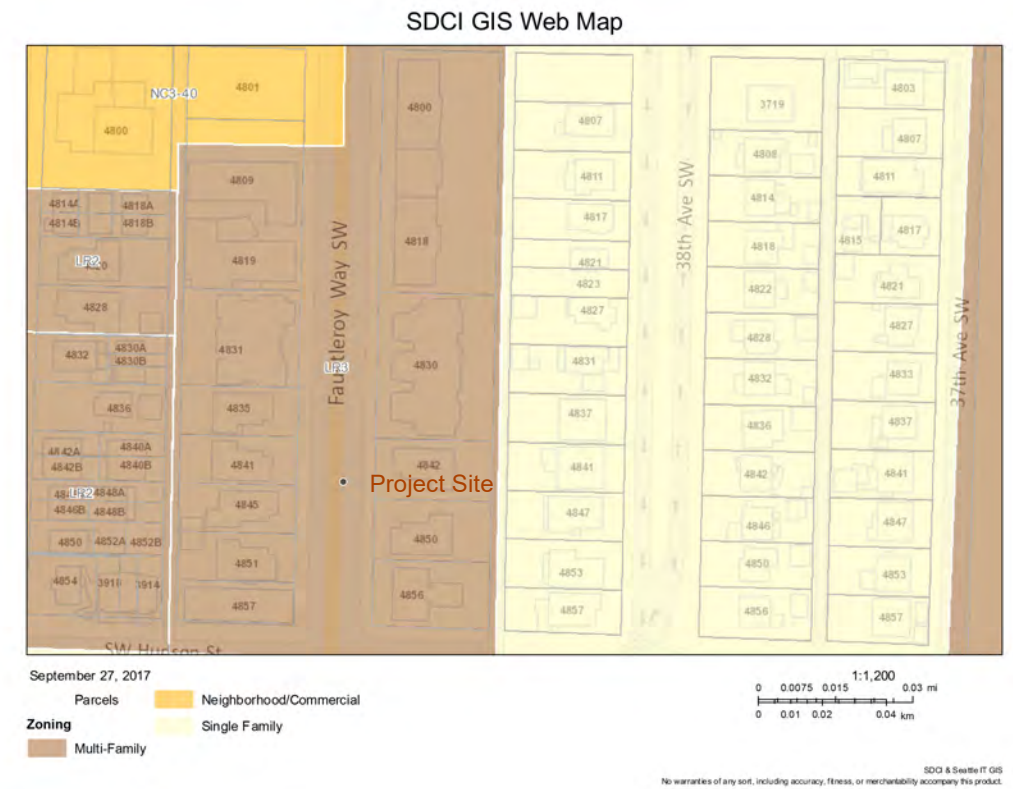
### TRANSPORTATION

Fauntleroy Way SW is an arterial street that runs North/South, it is a high frequent street with fast moving traffic and access to buses in either direction. Getting in and out of Fairmont Park is easy as it borders Fauntleroy Way SW, California Avenue, and 35th Avenue SW. For commuting into the city one would take the West Seattle Bridge. Fauntleroy Way SW is a major thoroughfare that transports many residents from west Seattle to downtown Seattle.

VICINITY MAP



ZONING MAP





# CONTEXT ANALYSIS (Continued)

NEIGHBORHOOD VICINITY CONTEXT  
 FAIRMONT PARK NEIGHBORHOOD, SEATTLE, WA



Fairmont Elementary School, a Seattle Public School.

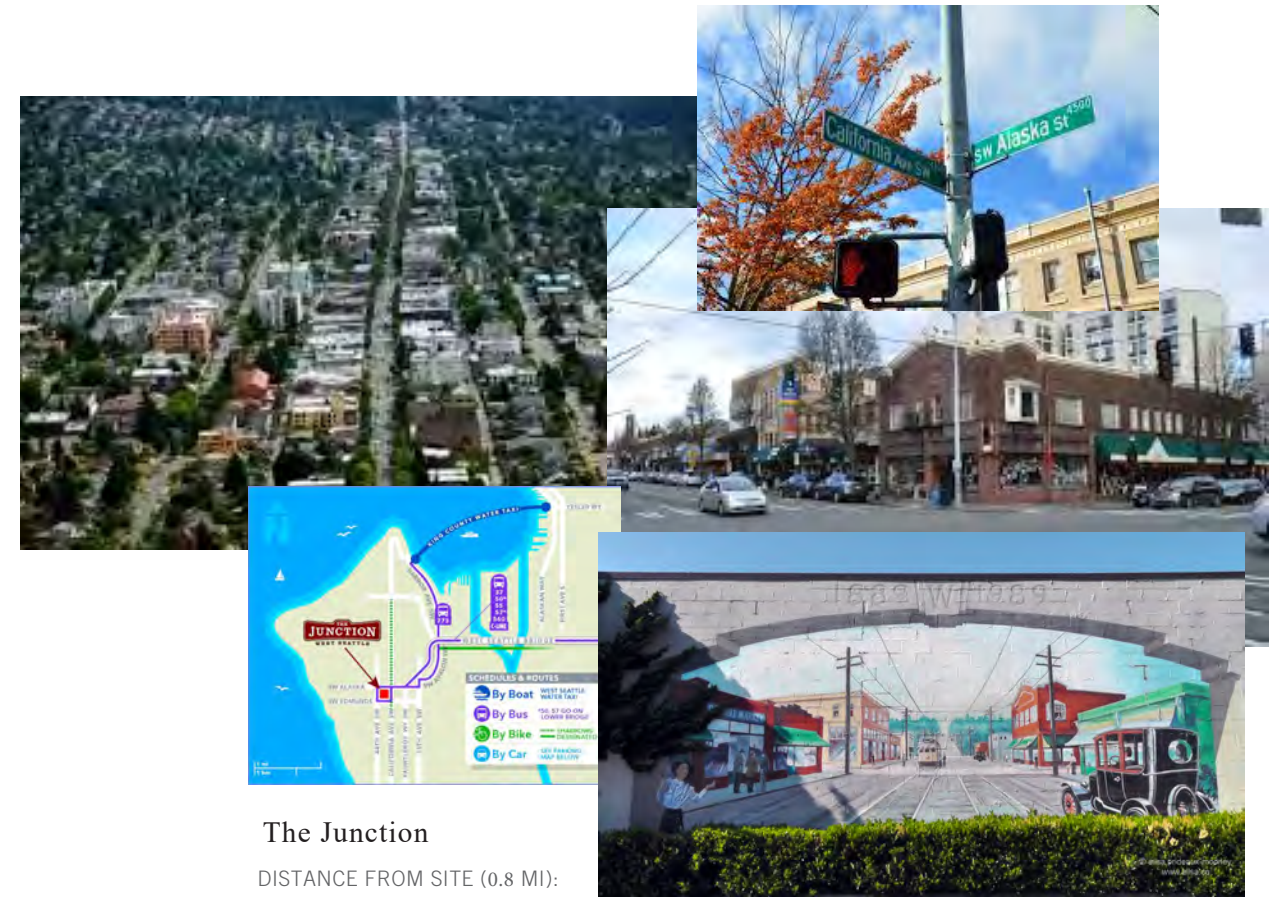
DISTANCE FROM SITE (0.5 MI):



Fairmont Playground

DISTANCE FROM SITE (0.4 MI):

SDCI #3028480 Streamline Design Review  
 Townhomes of Fairmont Park  
 4844 Fauntleroy Way SW  
 Seattle WA 98116  
 3/12/2018



The Junction

DISTANCE FROM SITE (0.8 MI):



Camp Long

DISTANCE FROM SITE (0.9 MI):

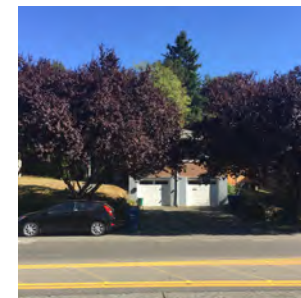
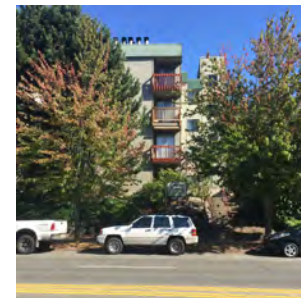
# CONTEXT ANALYSIS (Continued)

## SITE/STREET CONTEXT

FAUNTLEROY WAY SW, SEATTLE, WA

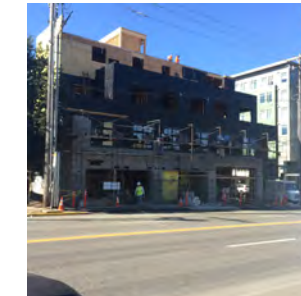
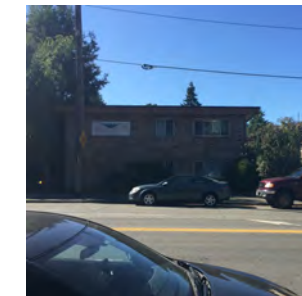
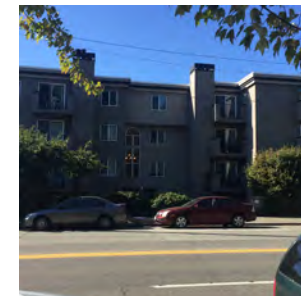
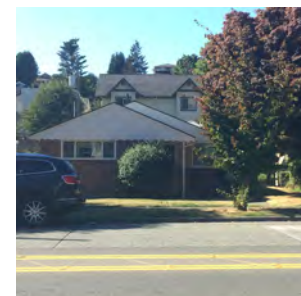
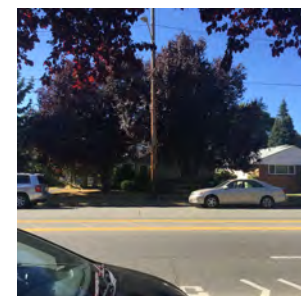
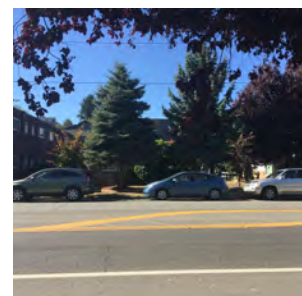
### STREET DESIGN

The buildings on the block of the proposed site consist of residential along with multi-family structures. There are only a couple of single family residences on the street and of those, they are in poor condition. Some of the larger structures on the street are large mutli-family buildings, such as duplexes and apartments. There is no significant emerging style on the street, The architectural style is eclectic regarding the architecture type along with the year built. This proposed project aims to increase the viability and worth of the street by defining the street with an updated, contemporary development comprised of a modern rowhouse and townhouses.



FAUNTLEROY WAY SW : Looking west : at the street facade of the proposed site.

SITE  
4842 & 4844 Fauntleroy Way SW



FAUNTLEROY WAY SW : Looking east : across the street from the proposed site.



FAUNTLEROY WAY SW : Examples of modern structures nearby.

# CONTEXT ANALYSIS (Continued): Existing Site Conditions

## SITE PHOTOS

4844 Fauntleroy Way SW  
SEATTLE, WA 98116



North Property



PROPOSED SITE  
4844 Fauntleroy Way SW



South Property

## 6.0 ZONING ANALYSIS

### CODE COMPLIANCE : For Rowhouse & Townhouses

The site lot and the lots adjacent to the site lot are designated LR3 zoning, which allows the proposed use of multi-family townhomes. It is also designated an 'Urban Village': West Seattle Junction (Hub Urban Village). The site lot is not listed as having the designation of a historic district. The proposed project meets the standards of applicable development standards by staying within the limits of Floor Area Ratio, the Density Limit, the Height-Limit, and by staying within the boundaries of setbacks. Also, the proposed project meets the criteria for required Amenity Areas. In addition to the zoning limits being met for this proposed project, it is also designed to meet the GREEN 4-star requirements. There is no parking required for this project.

APPLICABLE	SMC	DESCRIPTION	COMPLIANCE
Floor Area Ratio (FAR)	23.45.51 Table A	Townhouses : 1.4 FAR limit in LR3 zone, located inside urban villages.	✓
Density Limits Lowrise Zones	23.45.51 2	Townhouses comply with : 23.45.510.C : no limit.	✓
Structure HT	23.45.514	Townhouse HT LIMIT is 30'	✓
Setbacks & Separations	23.45.518	Townhouses (L3) Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	✓
Amenity Areas	23.45.522	25% of lot area. And 50% of required amenity space to be at ground level.	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.510C	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	✓ Townhouses committed to achieving: Built GREEN 4-Star rating.
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages: maximum width is 150' For both Rowhouses and Townhouses Facade Length Max is < 65% or Side Lot Line.	✓
Light and Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' fence, screen or hedge.	✓
Pedestrian Access & Circulation	23.45.529	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓
Solid Waste & Recyclable Materials Storage & Access	23.54.040	(1) 2.5' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day.	✓
Parking Requirements	23.45.536	The Site is located in an 'Urban Village'. No parking required. Bicycle Parking: 1 space per 4 dwelling units; Therefore 3 bicycle spots required.	✓

## 7.0 DESIGN GUIDELINES

### PRIORITY DESIGN GUIDELINES

The intent of the proposed project is to seamlessly fit into the context of Seattle's West Seattle neighborhood by using the citywide and neighborhood design review guidelines. And more specifically, by using the inventory of contextual buildings adjacent to and around the proposed site. The proposed project meets the design review guidelines as described below:

#### LOCATION IN THE CITY AND THE NEIGHBORHOOD (Pictured)

The proposed site is located in a very up and coming, dynamic neighborhood. There has been a high demand for housing in West Seattle for the past couple of years. Situated on a hill, just west of downtown Seattle, and south of Elliot Bay, West Seattle has some of the most desirable views of downtown Seattle, Elliot Bay and the Olympic Mountain range to the east. West Seattle has a growing, evolving retail corridor called the junction, which the proposed site is in close proximity to. West Seattle is a walkable neighborhood, but relies on transit, by busy transit corridors, to access downtown Seattle.

#### STREETSCAPE COMPATIBILITY (Pictured)

The surrounding street scape of the proposed site is comprised of an eclectic mix of architectural types from varying years. The site itself, currently has a duplex on it. This project intends to add to the eclectic mix with an updated, modern residential living presence.

#### HEIGHT, MASSING AND SCALE COMPATIBILITY (Pictured)

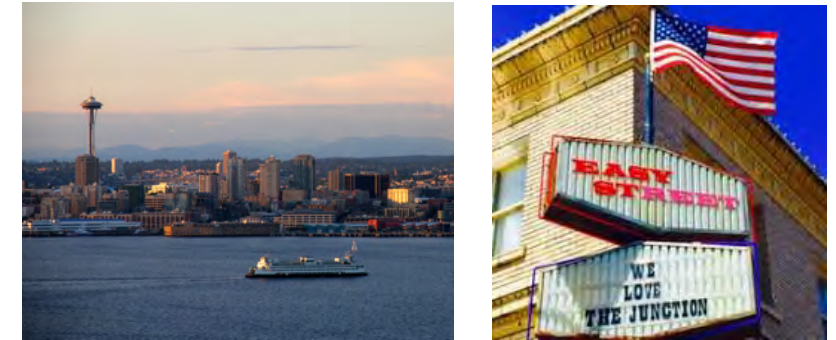
The proposed building height and mass/bulk support the scale regarding the height and massing of the street scape scale by creating a 'step down' from the north, large, four-story building 'A'; down to the smaller one-story building 'C', to the south. The project 'B' proposes to transition between the two masses of the adjacent structures by creating a step between them. This step creates a pleasing skyline and street scape by transitioning from high to low in terms of the height, and proportionately with the scale of the massing transitioning from larger to smaller.

#### ARCHITECTURAL CHARACTER (Pictured)

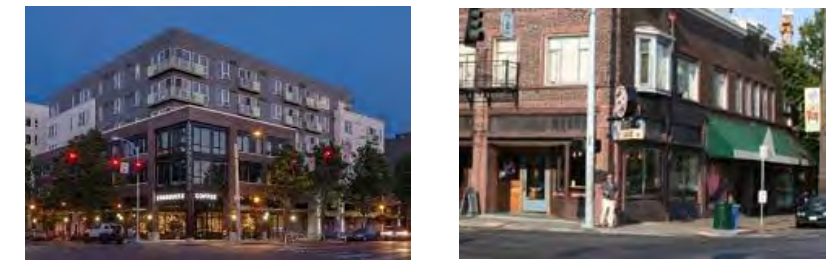
The architectural character of this proposed project can generally be described as modern. This project intends to create a contemporary facade with the articulation of planes emphasized with varying high quality materials and contrasting colors and values. Deliberately placed windows on the street facade intend to maintain and support the urban pattern and form for a project that will be a modern contemporary structure compatible with its existing context. The sense of place, cultivated through the years of West Seattle, will be defined through the articulation of clear and welcoming entries. The entries will have clear pathways for access and ample lighting for safety and security.

#### PEDESTRIAN ENVIRONMENT

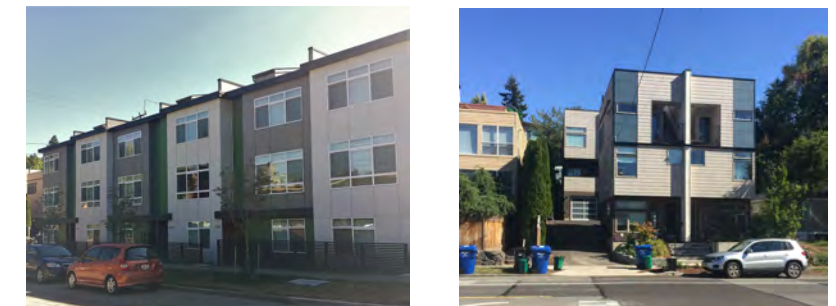
This project intends to maintain the character of the West Seattle pedestrian environment by supporting well-lit, landscaped walkways and yards. This project intends to establish a sense of identity that is intimate and pleasing to pedestrians. Some of the design concepts used to support this are: 'Eyes on the street' using carefully placed windows, year round landscaping, lighting without glare, clear signs, parking for bicycles, and strong pedestrian connections between pedestrian pathways and existing public sidewalks.



LOCATION : View from West Seattle and 'The Junction'.



STREET SCAPE : of 'The Junction'.



STREET SCAPE : Modern structures on the same street as site.



HEIGHT / MASSING / SCALE : 'Step Down' from 'A' to 'C'

## 8.0 ARCHITECTURAL CONCEPT

RENDERING PERSPECTIVE : STREET FACADE



FASCIA BOARD & 6" WOOD SIDING: BROWN



HARDI-PANEL : LIGHT



HARDI-PANEL : GREY



The following Design elements are considered to create inviting entries and the Fairmont Park Area neighborhood:

- The facade massing is compartmentalized to minimize the massing and to delineate among the individual homes.
- The material choice of the 6" wood siding with Hardi-Panel, connects this project to the neighborhood by reinforcing the clean, contemporary character of the street and also creates a defined, modern contemporary development.
- The Hardi-Panel Siding varies: Horizontal for the grey colored panels and vertical for the white colored panels to add interest texturally.
- Variations of roof line break up the edge of the building where it meets the sky, so it is more pleasing and less-oppressive. The edge of the roof line varies with light colored Hardi-Panel at the parapets adjacent to protruding fascia at the eaves.
- Bold entry doors with metal awnings (awnings not shown) differentiate themselves from the Hardi-Panel siding and announce the entry of each individual unit.
- Large windows on the facade give 'eyes on the street' for added safety and provide a friendly facade.
- Low-maintenance, robust landscaping provides amenity space and a clean, cared for appeal to the homes.
- Up/Down cylinder lighting at each entry is proposed (not shown) to celebrate each individual unit and to add security by having well-lit spaces.

# ARCHITECTURAL CONCEPT (Continued)

RENDERING PERSPECTIVE : SITE MASSING : GENERAL

The Townhomes of this proposed project are comprised of two buildings, each three-stories tall. This project divides the housing into two buildings instead of one large mass, and steps proportionately from the large, three-story massing of the apartment building on the north side to the smaller, duplex building on the south. This project, with the two separate buildings creates interstitial spaces among the proposed buildings, with green landscaping, long vistas, and light among them; All combining to enhance the livability for the residents as well as to enhance the livability for the neighboring residents.



# ARCHITECTURAL CONCEPT (Continued)

RENDERING PERSPECTIVE : CONTEXT MASSING : NORTH/WEST SIDE

Robust landscaping is proposed among the buildings as well as between the proposed buildings and the neighboring buildings; to enhance the views and interstitial spaces among the buildings. Illustrated in this rendering, the proposed siding, has a variation of dark colored Hardi-Panel and alternating light colored Hardi-Panel. This variation in siding adds interest to the building.





# ARCHITECTURAL CONCEPT (Continued)

RENDERING PERSPECTIVE : CONTEXT MASSING : SOUTH SIDE

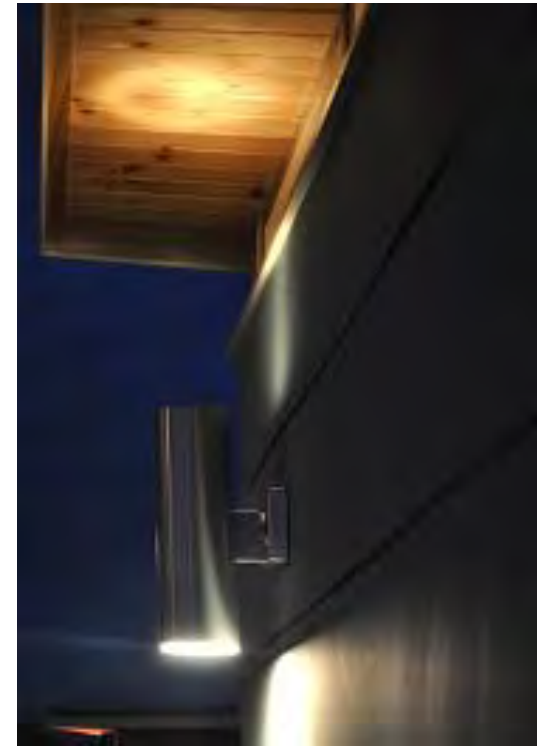


# ARCHITECTURAL CONCEPT (Continued): DETAIL SAMPLE PHOTOS

ADDRESSING



CYLINDER UP/DOWN LIGHTING



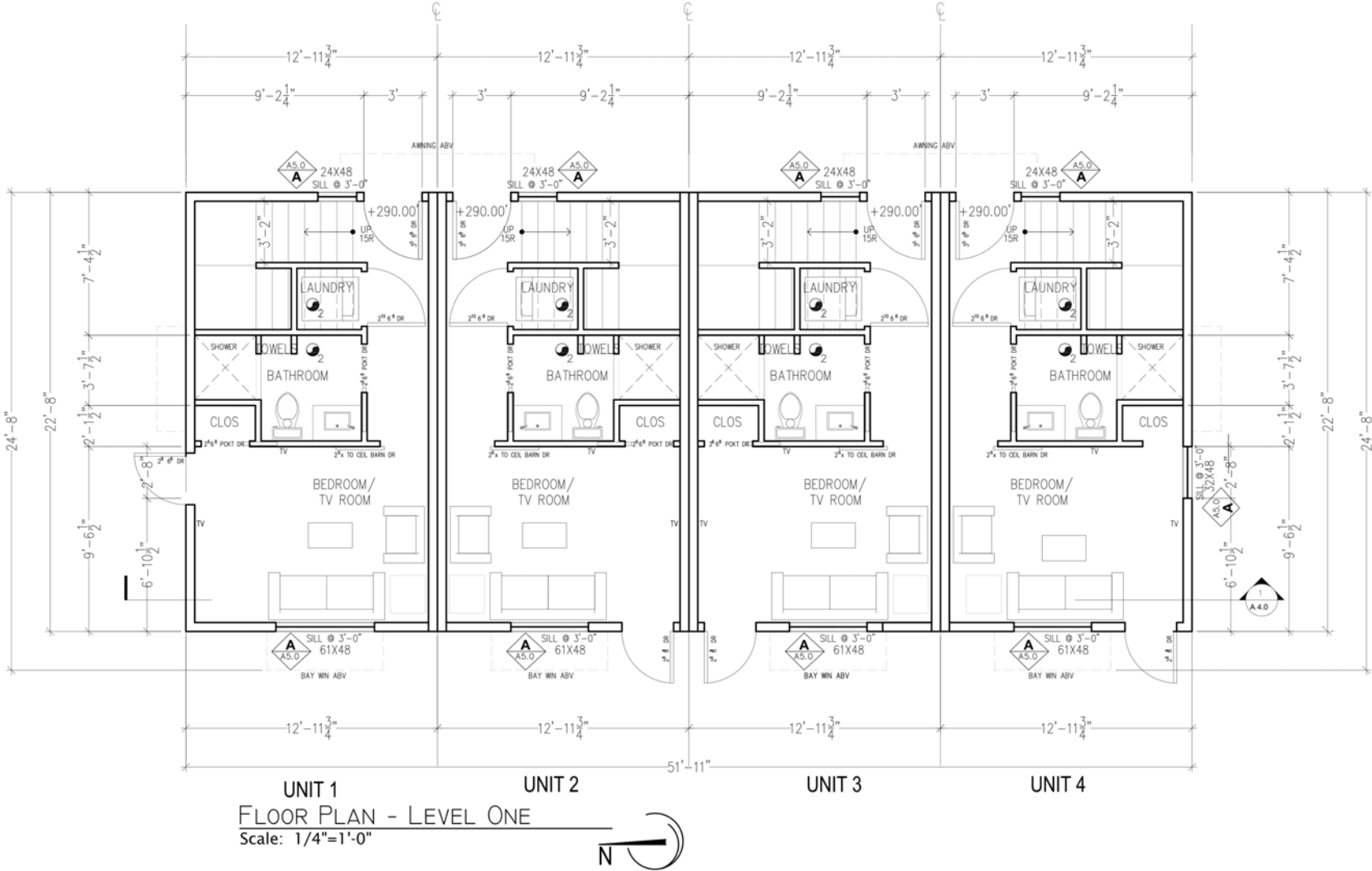
METAL AWNINGS



BIKE STORAGE

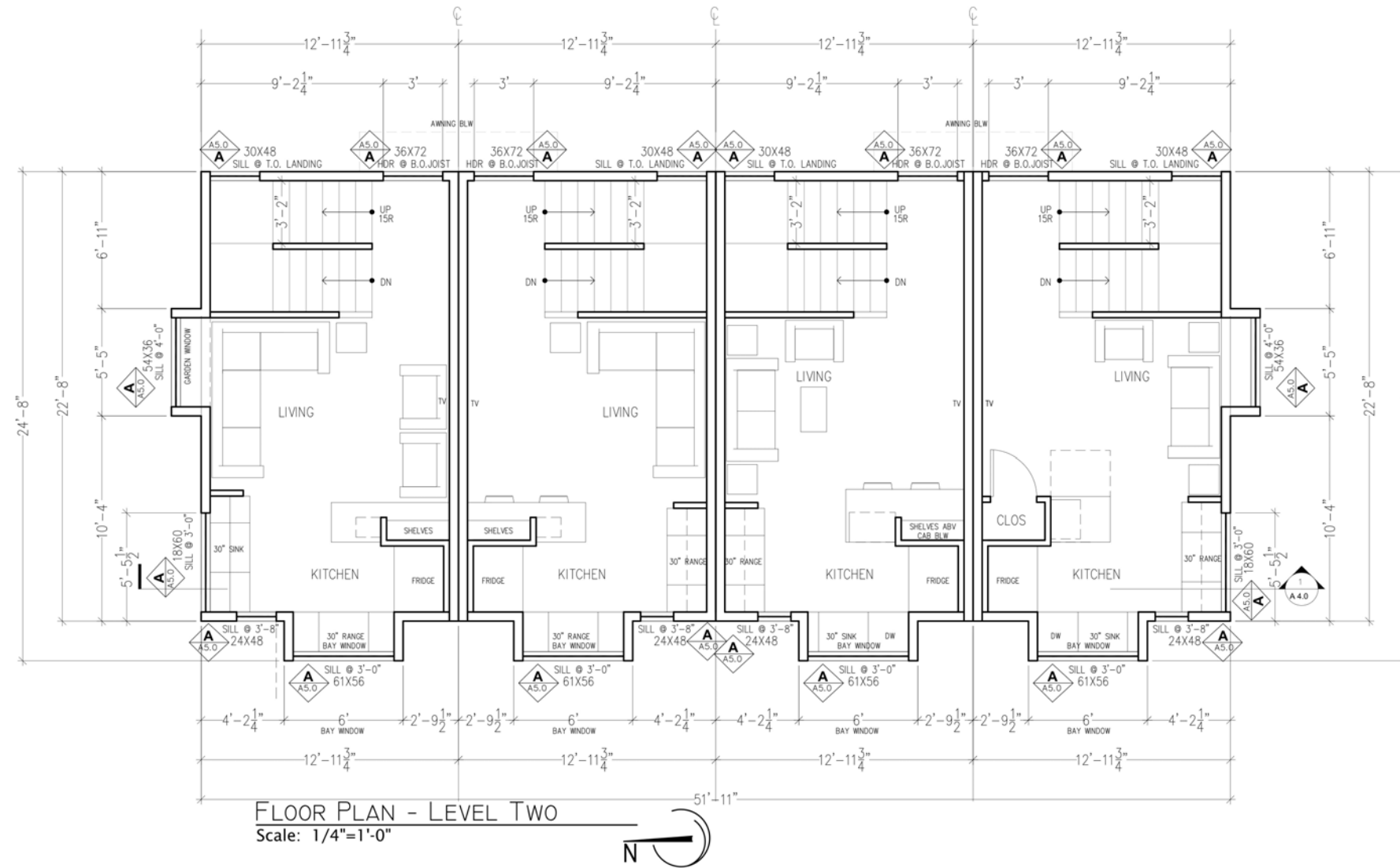
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

FLOOR PLANS : NTS



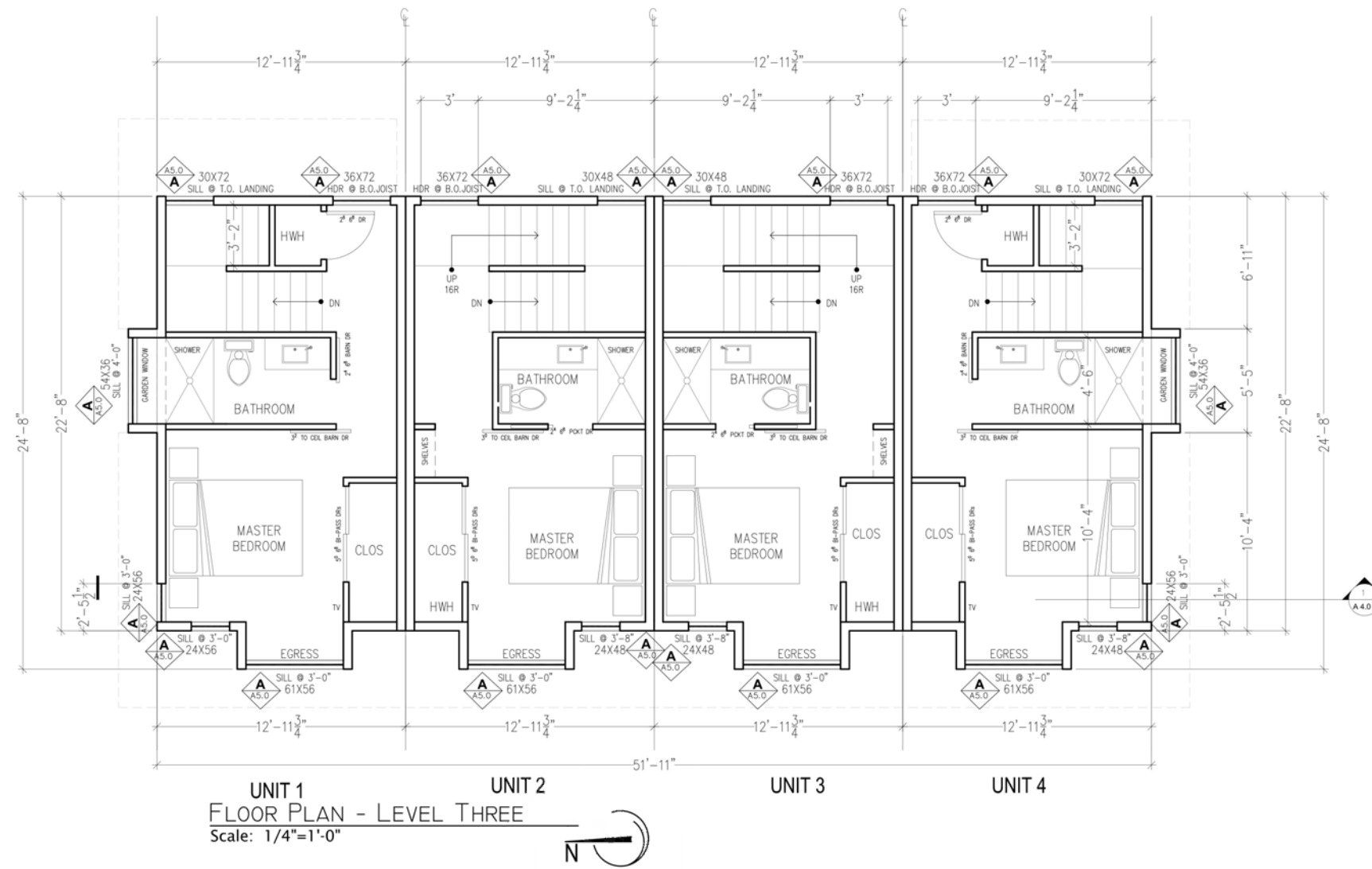
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

FLOOR PLANS : NTS



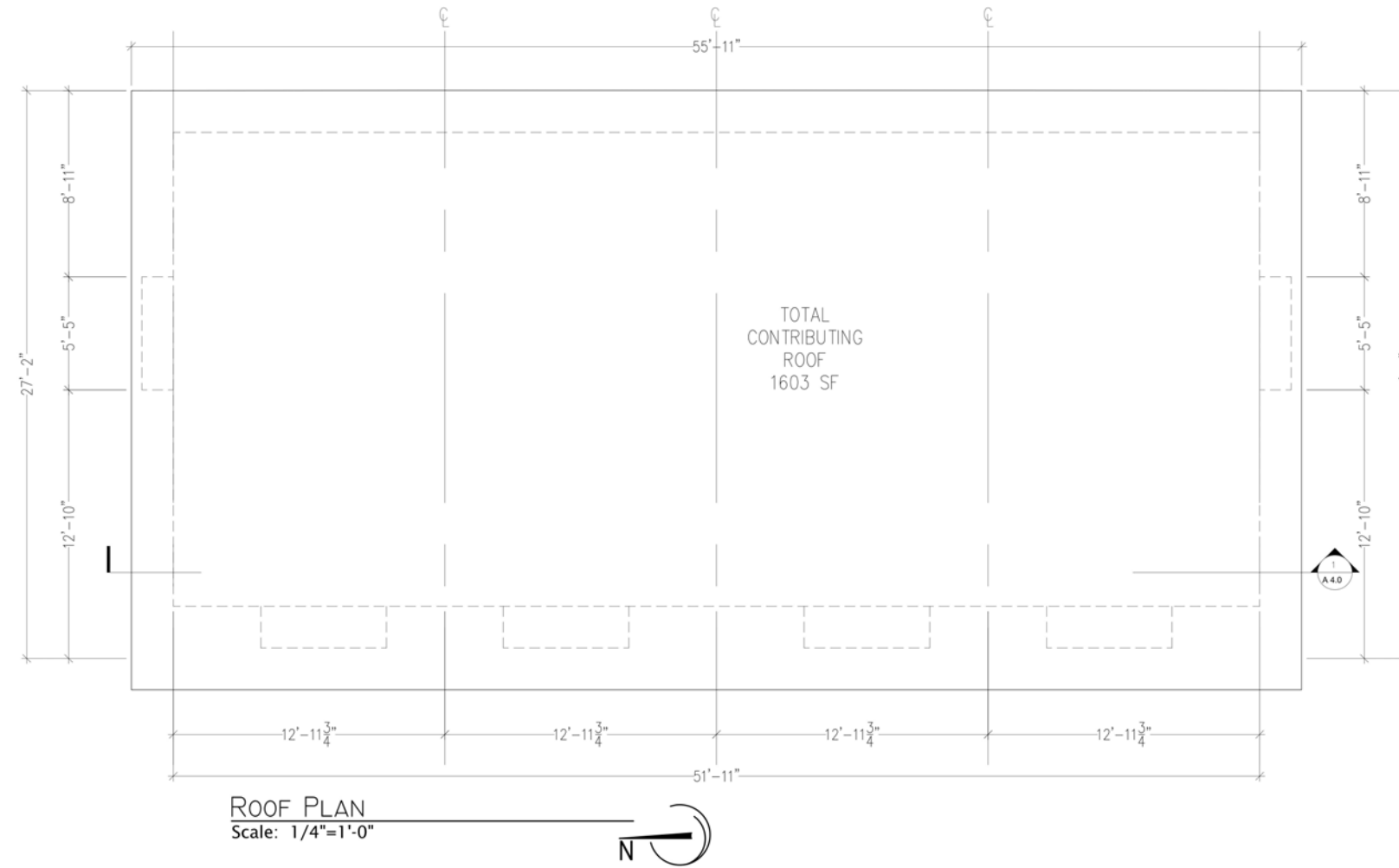
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

FLOOR PLANS : NTS



# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

FLOOR PLANS : NTS

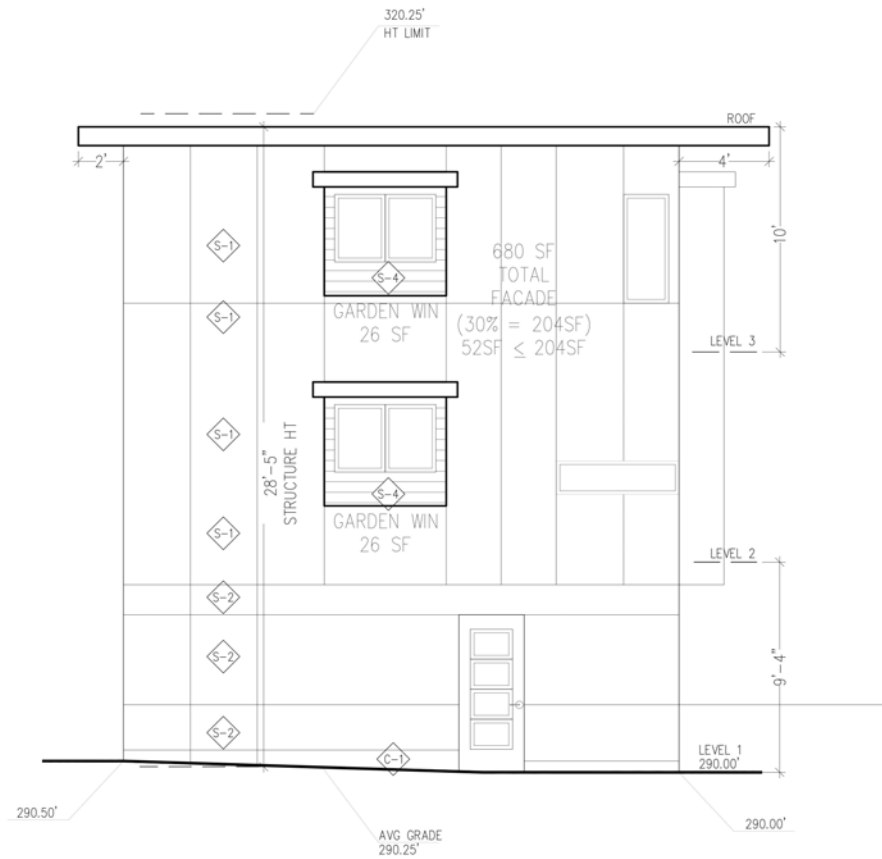


# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

## SIDING SCHEDULE

- ◇ S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SILVER BELLS", (1458) BENJAMIN MOORE.
  - ◇ S-2 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "GANTLET GREY", (SW 7019).
  - ◇ S-3 FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS @ 6TH AVE & STONE, 8156-44638, A100 FLAT)
  - ◇ S-4 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
  - ◇ C-1 CONTINUOUS CONCRETE FOUNDATION WALL
- ROOF SOFFITS  
 AQUA-TEK PLYWOOD, "PHILIPPINE MAHOOGONY FACE"  
 (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)

ELEVATIONS : NTS



UNIT 1

ELEVATION - NORTH



UNIT 1

UNIT 2

UNIT 3

UNIT 4

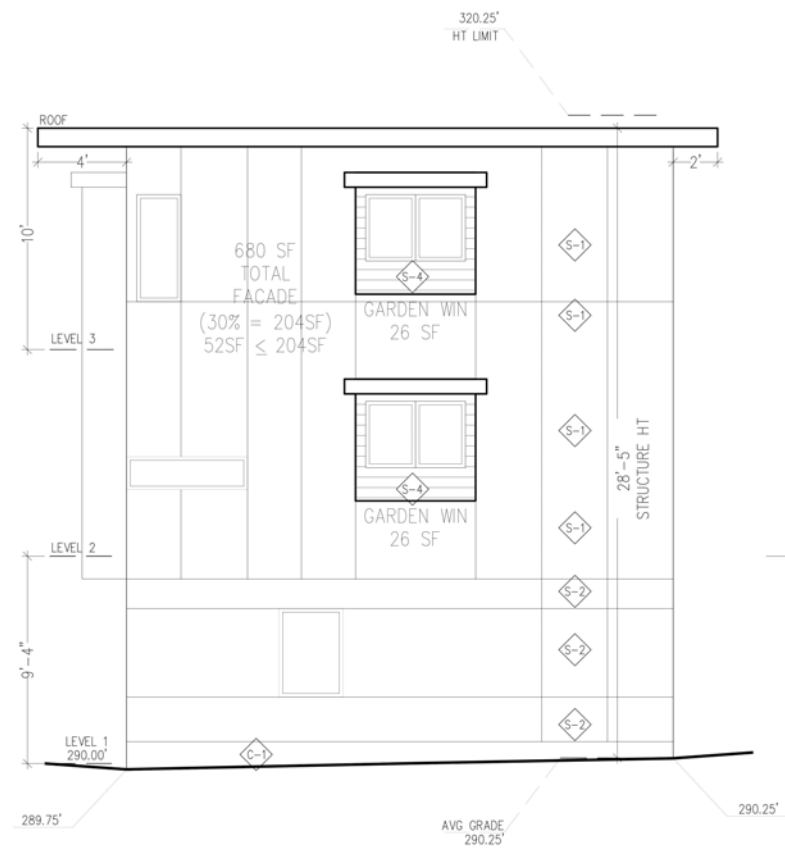
ELEVATION - WEST

# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #1)

## SIDING SCHEDULE

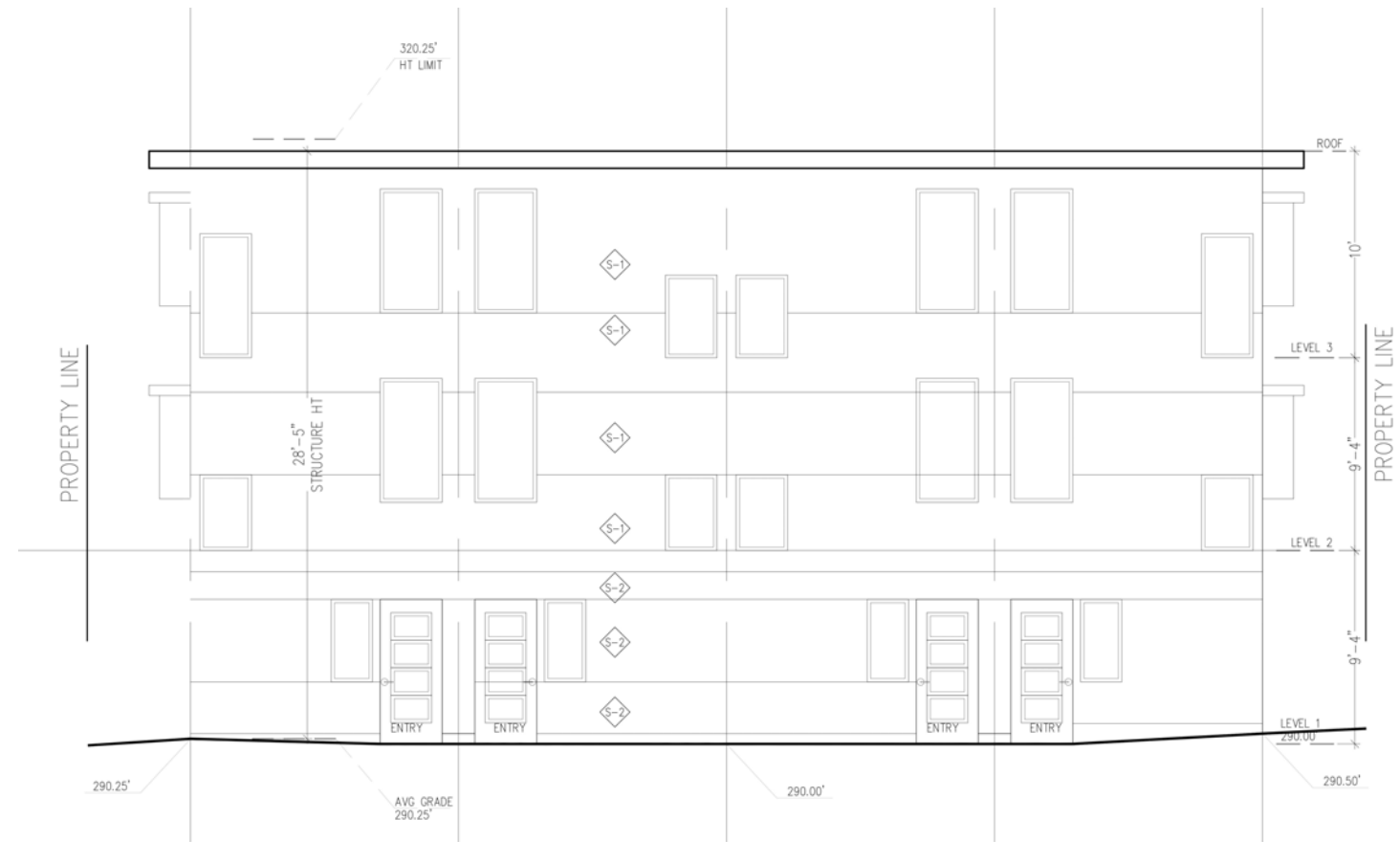
- ◇ S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SILVER BELLS", (1458) BENJAMIN MOORE.
- ◇ S-2 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "GANTLET GREY", (SW 7019).
- ◇ S-3 FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS @ 6TH AVE & STONE, 8156-44638, A100 FLAT)
- ◇ ROOF SOFFITS AQUA-TEK PLYWOOD, "PHILIPPINE MAHOOGONY FACE" (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
- ◇ S-4 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
- ◇ C-1 CONTINUOUS CONCRETE FOUNDATION WALL

ELEVATIONS : NTS



UNIT 4

ELEVATION - SOUTH



UNIT 4

UNIT 3

UNIT 2

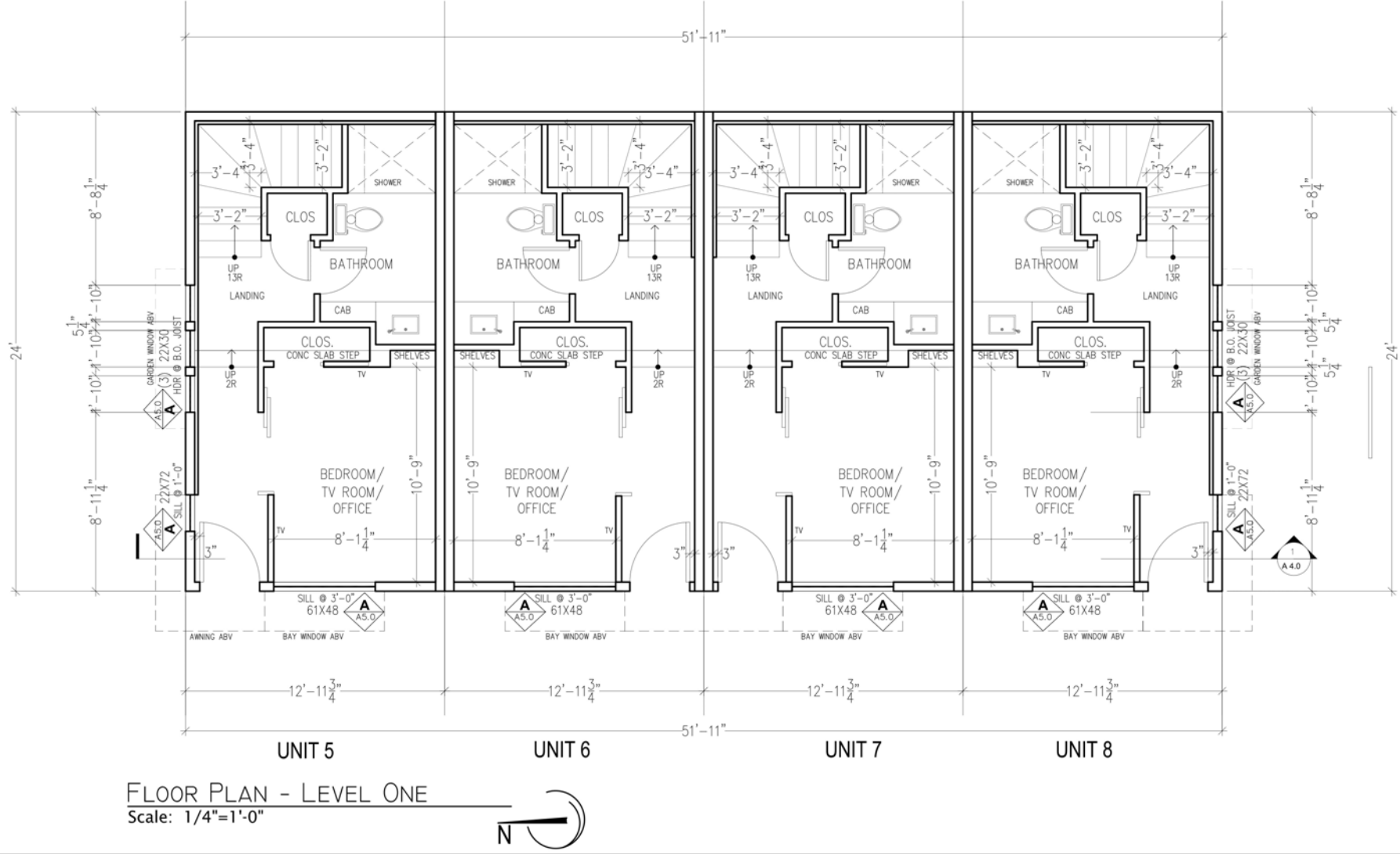
UNIT 1

ELEVATION - EAST



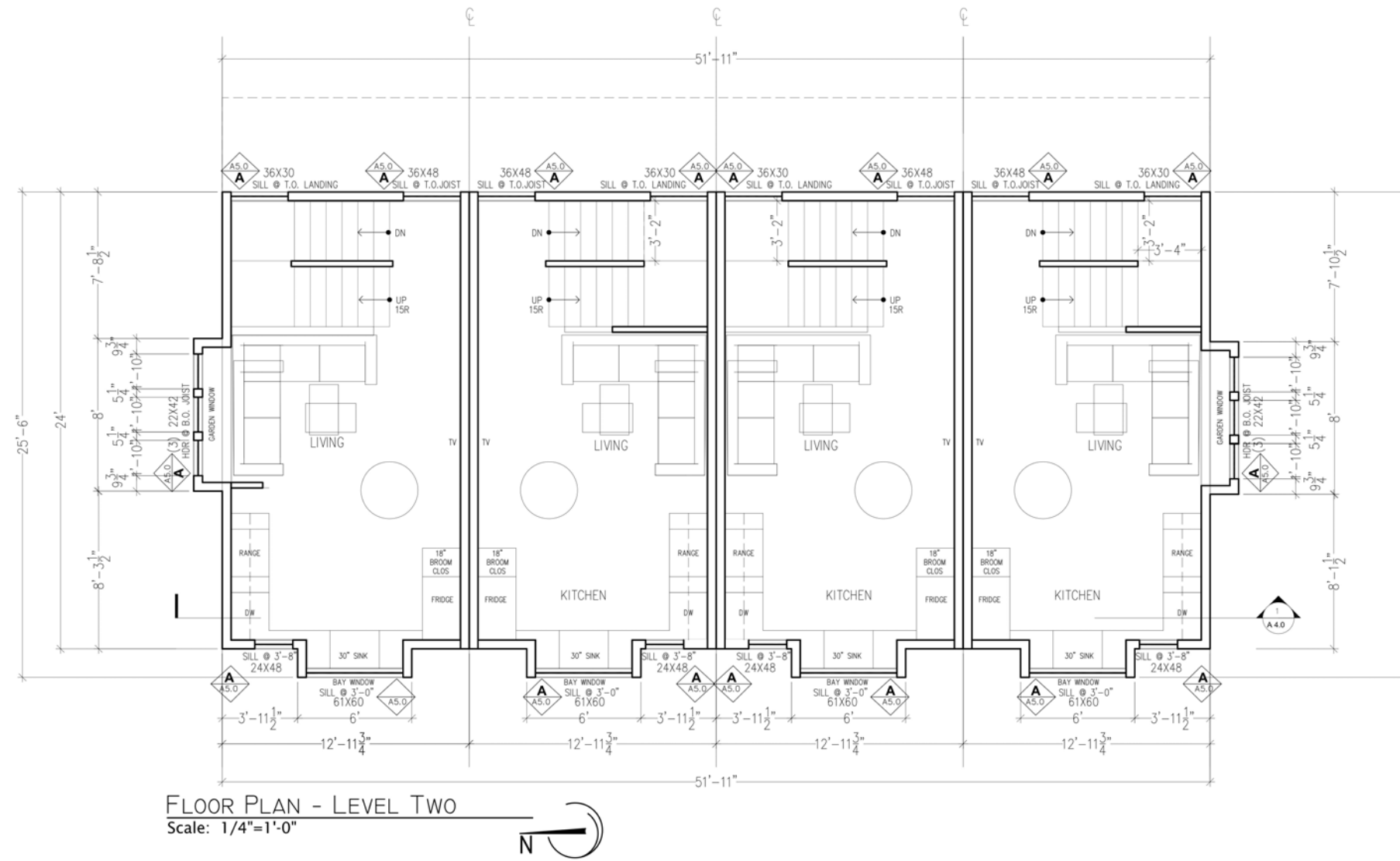
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #2)

FLOOR PLANS : NTS



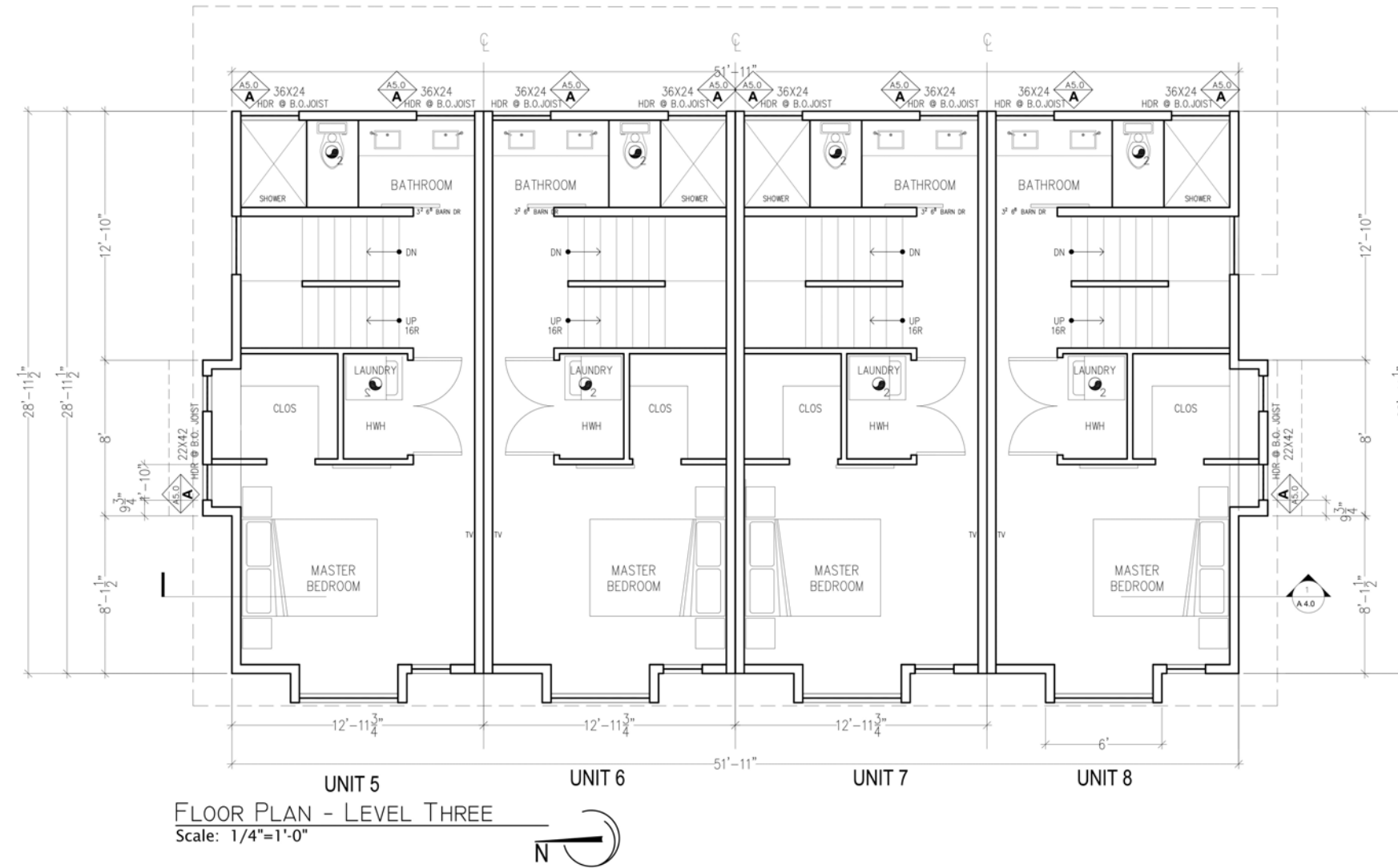
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #2)

FLOOR PLANS : NTS



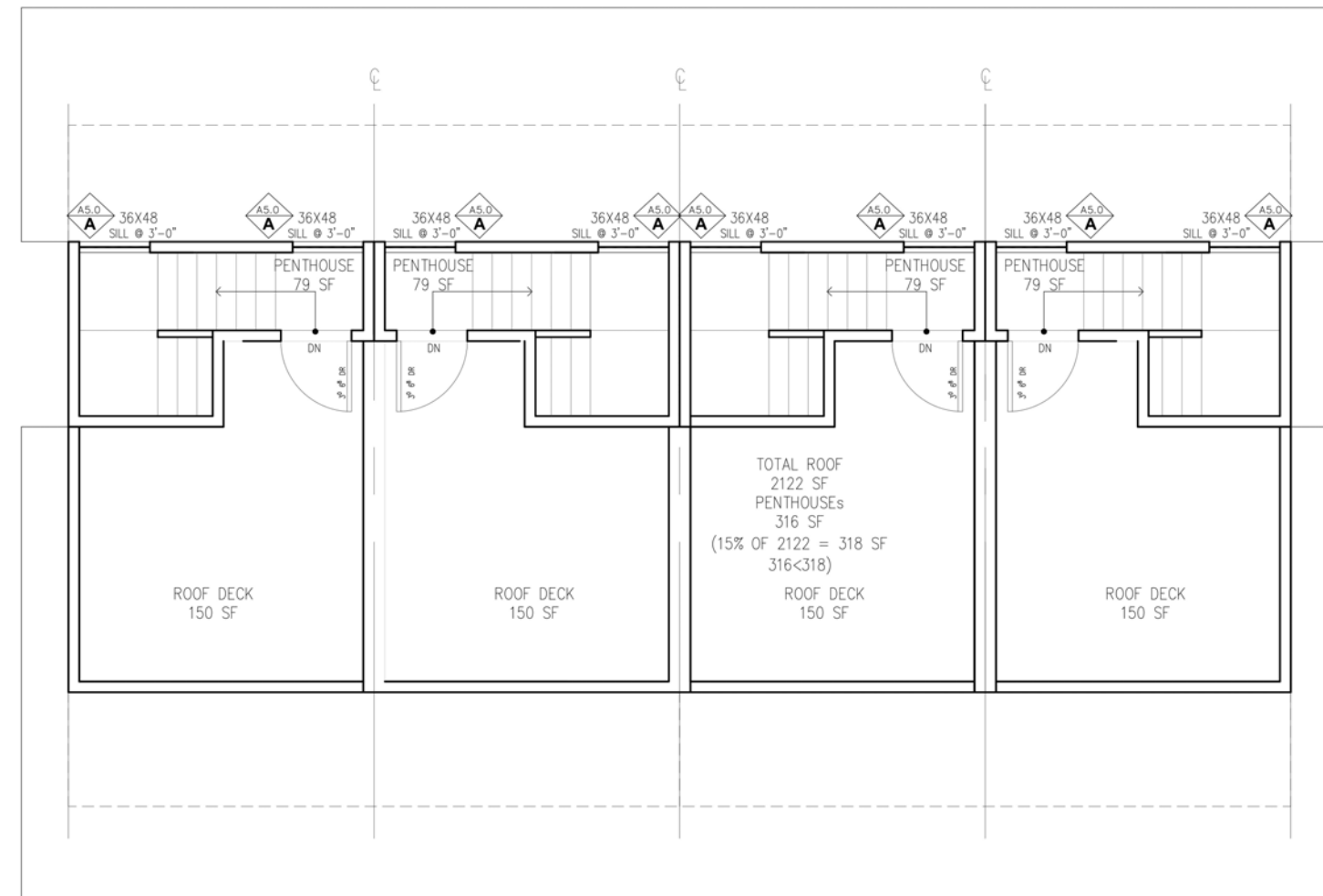
# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #2)

FLOOR PLANS : NTS



# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #2)

FLOOR PLANS : NTS



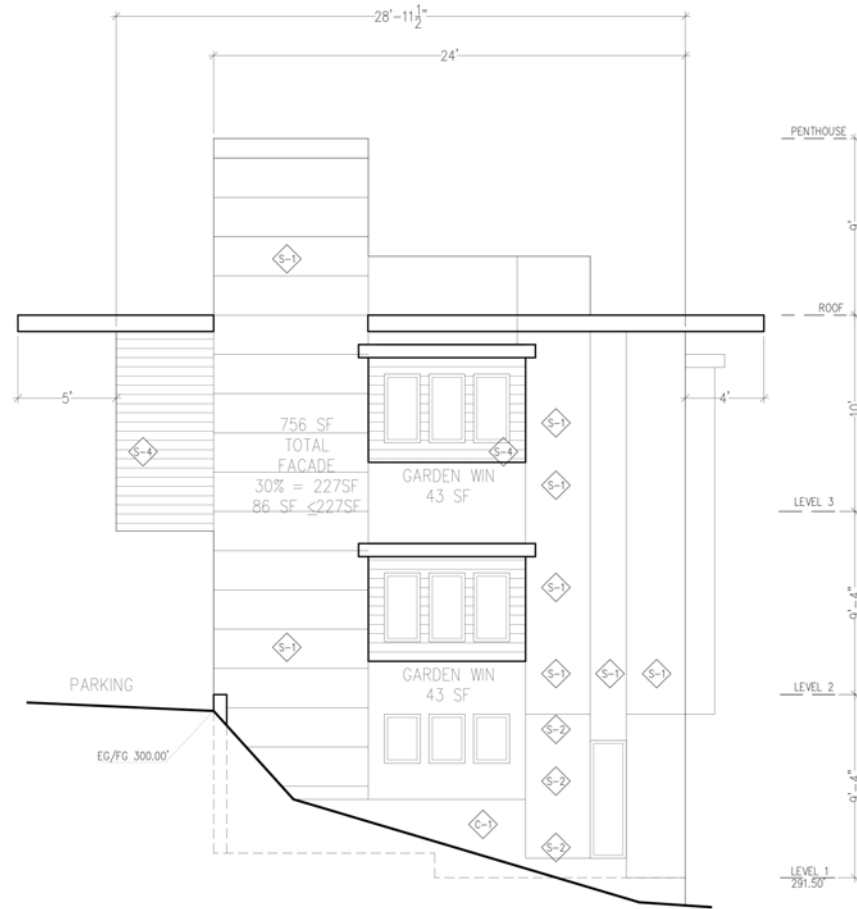
ROOF PLAN  
Scale: 1/4"=1'-0"

# ARCHITECTURAL CONCEPT (Continued) : 4 - Unit Townhouse (BLDG #2)

## SIDING SCHEDULE

- ◇ S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SILVER BELLS", (1458) BENJAMIN MOORE.
- ◇ S-2 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "GANTLET GREY", (SW 7019).
- ◇ S-3 FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS @ 6TH AVE & STONE, 8156-44638, A100 FLAT)
- ◇ ROOF SOFFITS AQUA-TEK PLYWOOD, "PHILIPPINE MAHOOGONY FACE" (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
- ◇ S-4 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
- ◇ C-1 CONTINUOUS CONCRETE FOUNDATION WALL

ELEVATIONS : NTS



UNIT 5

ELEVATION - NORTH



UNIT 5

UNIT 6

UNIT 7

UNIT 8

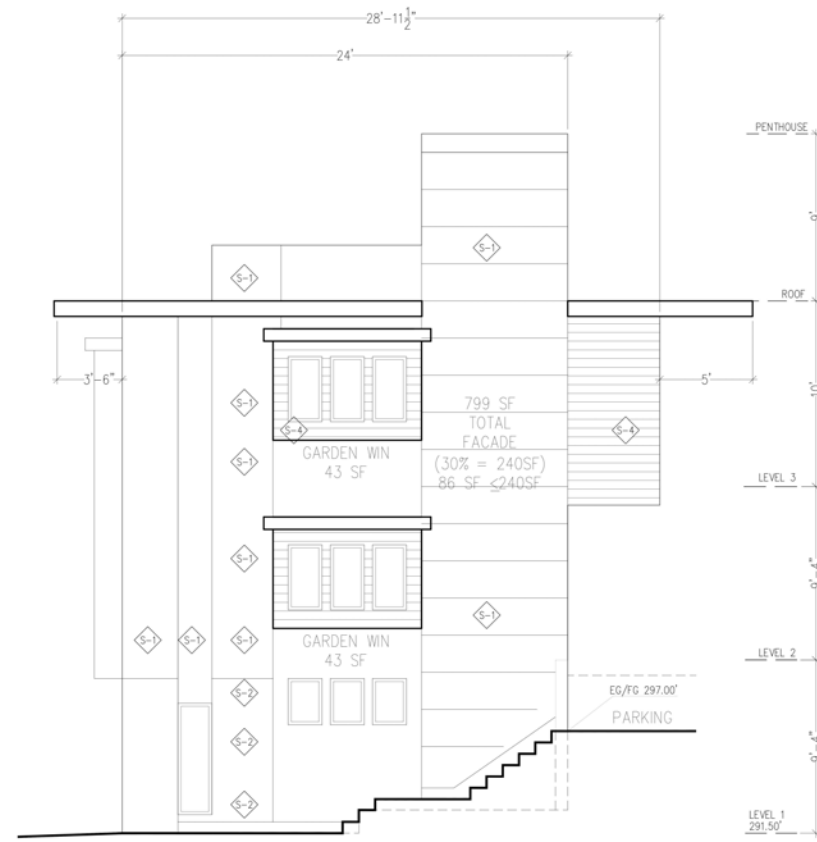
ELEVATION - WEST

# ARCHITECTURAL CONCEPT (Continued): 4 - Unit Townhouse (BLDG #2)

## SIDING SCHEDULE

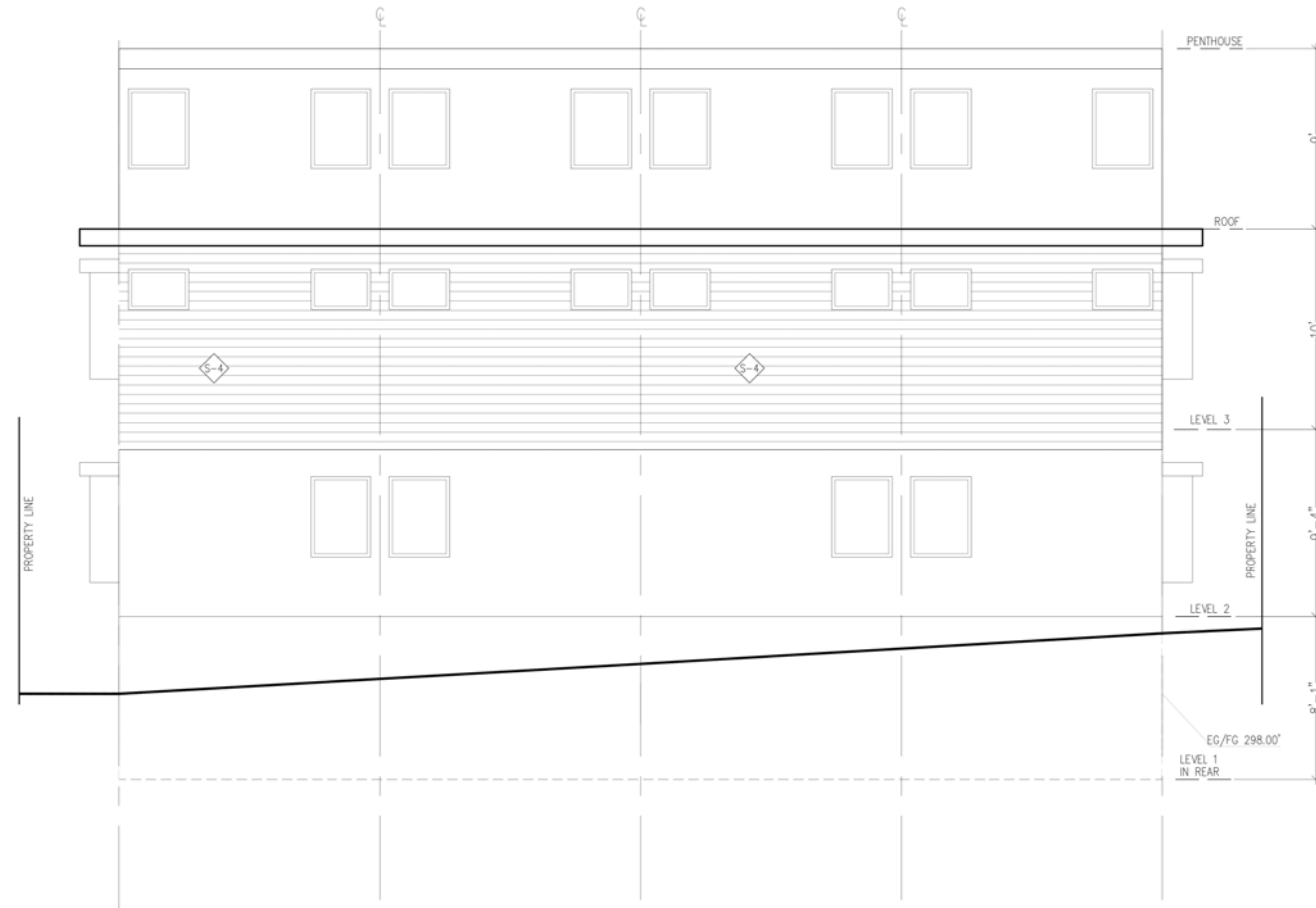
- ◇ S-1 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "SILVER BELLS", (1458) BENJAMIN MOORE.
- ◇ S-2 HARDIE PANEL, FIELD VERIFY DIMENSIONS. (OR SIMILAR FIBER CEMENT). PAINTED "GANTLET GREY", (SW 7019).
- ◇ S-3 FASCIA, OR SIMILAR FIBER CEMENT. (PAINTED: SHERWIN WILLIAMS @ 6TH AVE & STONE, 8156-44638, A100 FLAT)
- ◇ ROOF SOFFITS AQUA-TEK PLYWOOD, "PHILIPPINE MAHOOGONY FACE" (STAINED: coat 1: Sikkens-Cetol 1 natural, coat 2&3: Sikkens-Cetol 23 TEAK)
- ◇ S-4 6" REVEAL HORIZONTAL SHIPLAP T.K. CEDAR (STAINED: DARK BROWN WENDIGO 33-18, DALY'S PAINT SUPPLY)
- ◇ C-1 CONTINUOUS CONCRETE FOUNDATION WALL

ELEVATIONS : NTS



UNIT 8

ELEVATION - SOUTH



UNIT 8

UNIT 7

UNIT 6

UNIT 5

ELEVATION - EAST