



# 622 10th Ave E Seattle, Washington

TOWNHOMES  
STREAMLINED DESIGN GUIDANCE

SDCI PROJECT NUMBER: 3028642

APPLICANT: Akasha Whoolery

REVIEWER: Colin Vasquez

DATE: 4/12/2018



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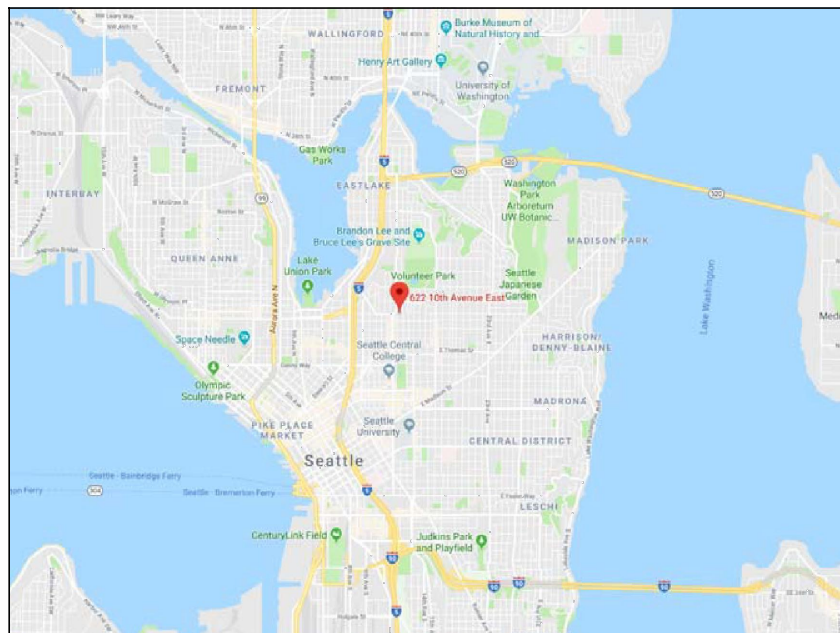


## PROJECT INFORMATION

**ADDRESS:** 622 10th Ave E, Seattle, WA 98102  
**ZONE:** LR3  
**OVERLAYS:** Capitol Hill (Urban Center Village), Frequent Transit  
**SDCI #s:** 3028642 / 6603680  
**APN:** 685270-0450  
**LEGAL:** Lot 10, Block 25, Lincoln Pontius Supplemental Plat  
**OWNER:** LLJ Ventures, LLC  
**CONTACT:** Akasha Whoolery

## PROJECT PROGRAM

**BUILDING TYPE:** Townhouses (three 2-unit structures)  
**UNIT COUNT:** 6  
**UNIT SIZES:** (6) at 1000 sf ea  
**# OF STORIES:** 3  
**PARKING:** None  
**APPROX FAR:** 5310 proposed, 5310.5 allowed  
 (Far 1.3 used) 4-Star Built Green  
**LOT SIZE:** 4,085 SF



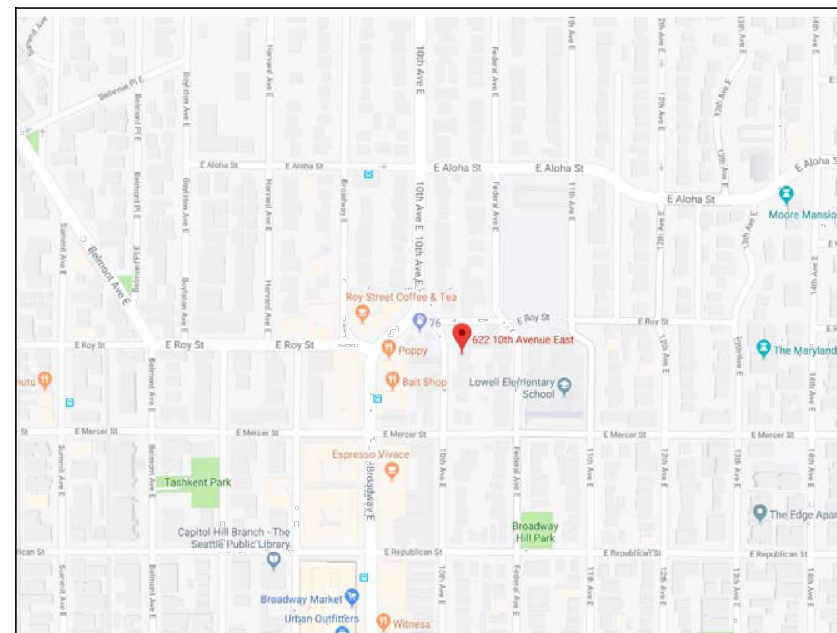
Seattle Vicinity Map

## PROJECT OBJECTIVES

The lot is approximately 4,085 sf located mid-block between E Roy St and E Mercer St in an LR3 zone. This is within the Capitol Hill Urban Center Village and in a frequent transit corridor. The site's current use is as a single family residence with a small concrete garage. This proposal is to demolish the existing structures and construct three duplexes for a total of six townhouses. Each of the proposed townhouses are 3 stories with a small third floor deck, stair penthouse, and roof deck. No parking will be provided. See page 13 for proposed site plan. Units will be under the allowable height limits, see elevations. See page 18 for the square footage of each proposed unit. The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The Capitol Hill Urban Center Village is an area of increasing density with numerous amenities within walking and biking distance. Light rail is also nearby. We are proposing a pedestrian friendly courtyard based design (through the use of engaging shapes, color, abundant landscaping,, and open spaces). This proposal will increase the density to achieve its zoned potential and replace a lower density single family residence with overgrown landscaping along the street-front. Quality construction and landscape design will add to the sense of community with a contemporary architectural solution that also reflects the traditional courtyard and landscape design seen throughout the neighborhood.

The proposed construction will respond to the neighborhood's mixture of older, historic, brick apartments/condominiums and newer multifamily developments. The street-front duplex will have brick at the bays on each side of the entry. The brick extends from the ground level to the top of the third floor deck parapet. Horizontal lap siding is used on the third floor as well as on the sides and back of the building. It is also the primary material on the 2 rear duplexes. These materials are seen throughout the neighborhood. Contemporary materials of hardie panel on the eaves and corrugated metal siding on the 3-story entry bay marks unit entries. These materials are seen on newer buildings in the neighborhood. A shared easement for a courtyard with the development to the south will create a landscaped courtyard similar to those on the historic estate buildings and apartments. We are proposing this courtyard on the south 5 ft of the subject site to combine with the north 7 ft of the development to the south. There are also courtyards between each of the duplexes to allow light, air, and greenery to permeate the new development.



Neighborhood Vicinity Map

**PROJECT CONTEXT**

This project is located within the Capitol Hill Urban Center Village. To the north of the subject property is a historic Anhult 4-story brick apartment building (ten-o-five apartments) and to the south is a single family residence that is proposed to be demolished with 6 townhouses proposed under 6611640. These are all contained in the LR3 zoned area at the northeast corner of the Broadway Commercial Corridor. Most residential buildings in the area are 2 to 3 story multifamily and single family.

West across 10th Ave E in the adjacent NC3-40 zoned areas is the parking lots behind the restaurant Poppy. This business is part of a strip of one-story commercial buildings along Broadway E. Most of the businesses in the area are located on the Broadway E commercial corridor which is located just one block west. This block has a 76 gas station at the north end and parking lot at the south end along Broadway E filled in with this strip of one-story buildings in-between. To the south along Broadway E the density and building heights increase. There are lots of services provided in the immediate vicinity. This is a pedestrian oriented neighborhood with a high walkability score.

**TRANSPORTATION**

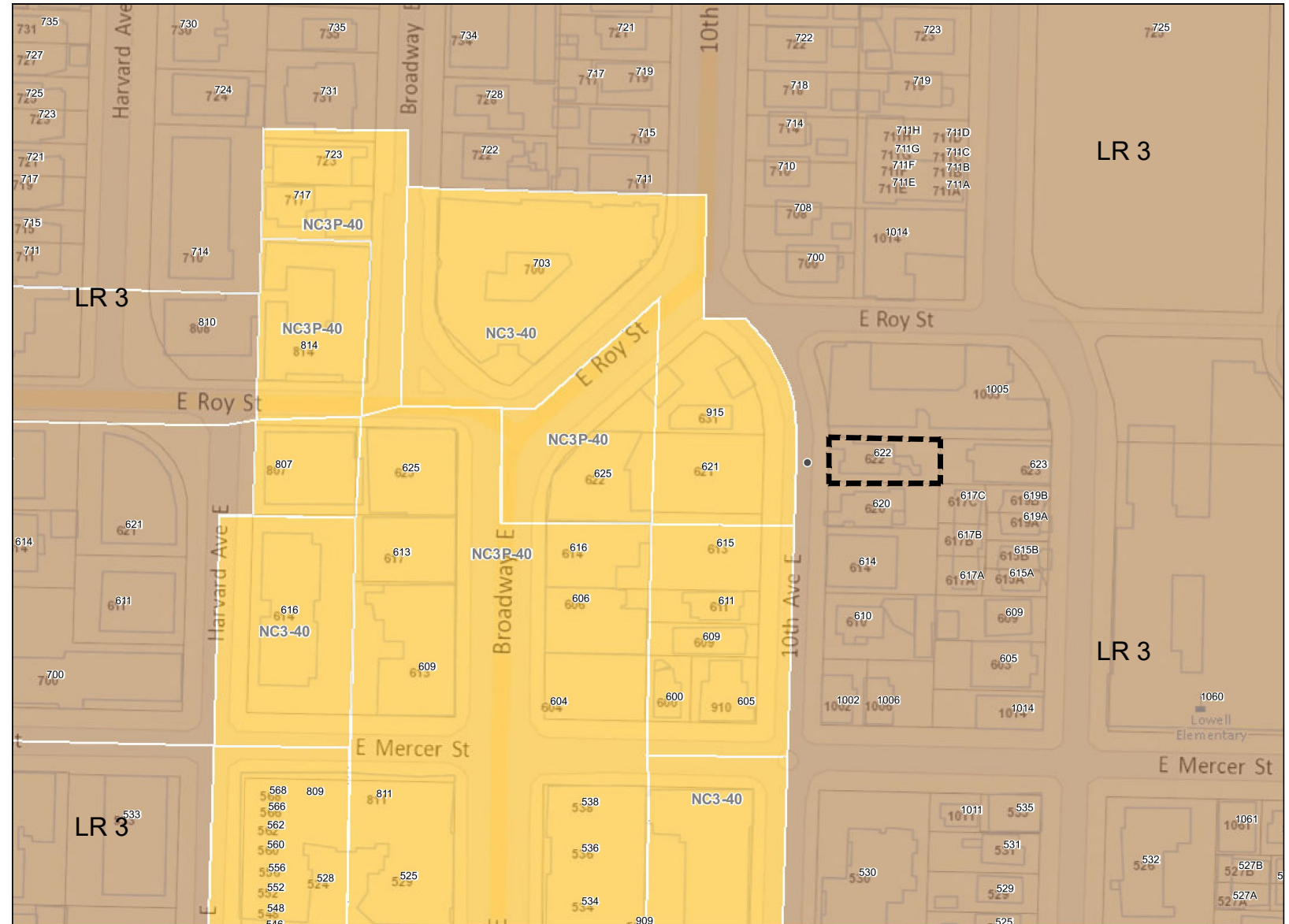
Broadway E in a major transit street with heavy traffic in both directions. It qualifies as a frequent transit corridor. There are metro bus stops and bike lanes in both directions running north/south. Both busses and the nearby light rail link the neighborhood to the greater Seattle Metropolitan Area.

**SITE ANALYSIS**

The grade on the site is flat with a 3' grade change down to the sidewalk along 10th Ave E. Trees will be removed (see arborist report). See survey on page 6. See proposed site plan on page 10.

**ZONING ANALYSIS**

**ZONE:** LR3  
**OVERLAY:** Capitol Hill (Urban Center Village), Frequent Transit  
**STREETS:** Broadway Ave E, E Roy St, E Aloha St, and the portion of 10th Ave E north of E Roy St are nearby arterials.  
**SITE:** Located mid-block on the east side of 10th Ave E between E Roy St and E Mercer St. It is in a lowrise 3 zone and across the street from an NC3-40 zone. The parcel is served by frequent transit and located within the Capitol Hill Urban Center Village.



Zoning Map

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NEIGHBORHOOD CONTEXT:

This neighborhood is comprised of a mix of commercial and residential buildings. Commercial and mixed use buildings are centered along Broadway Ave E and E Roy St. This site is located on the edge of residential areas that include single family residences, townhouses & apartments. Lowell Elementary School is a block away. Broadway Hill Park is 2 blocks south and Volunteer Park is about 3 blocks north. To the north there are two historic Anhalt apartment/condo buildings on each side of E Roy St. There is a mix of colonial revival, traditional, craftsman and modern architectural styles present in the neighborhood. Most buildings are very symmetrical with lots of material texture and prominent covered entries with minimal modulation.

- A Lowell Elementary School

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- B Brevard Apartments - 614 10th Ave E

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- C Townhouses - 615, 617, 619 Federal Ave E

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- D Fedroy Apartments - 623 Federal Ave E

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- E Historic Anhalt Apartment building - 1005 E Roy St

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- F Historic Anhalt Condominiums - 1014 E Roy St

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- G Townhouses - 711 Federal Ave E

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- H 76 gas station - Business

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- I 700 Broadway - Mixed use

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- J Poppy Restaurant - Business



(A) Lowell Elementary School



(B) Brevard Apartments - 3-story brick



(C) 7 Townhouses - 3-story horizontal lap siding, white trim



(D) Fedroy Apartments - 3-story, Hardie Panel, Hardie Plank & Corten siding, modern design



(E) Anhalt Apartments - 4-story brick historic, 1005 E Roy



(F) Anhalt Condominiums - 4-story brick historic, 1014 E Roy

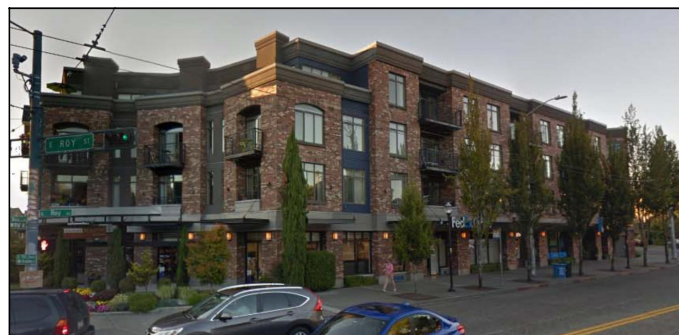
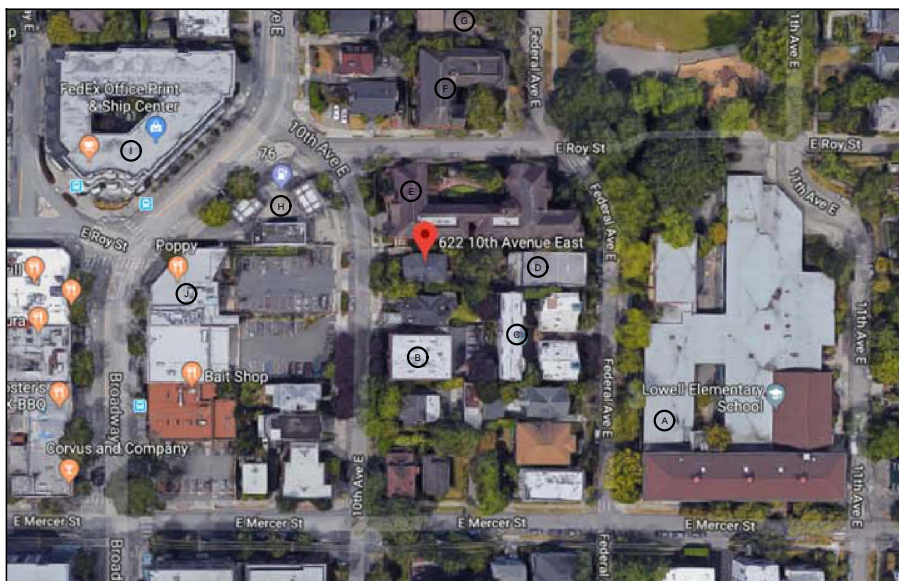


(G) Townhouses at 711 Federal Ave E 3-story, Brick Hardie Panel, & Hardie Plank, modern design



(H) 76 Gas Station at corner of 10th Ave E, Broadway E, & E Roy St

VICINITY MAP



(I) Mixed Use building w/ Roy Street Coffee & Tea, Home Street Bank & FedEx all at street level & apartments above. 4-story building w/ brick, concrete, metal, & hardie panel



(J) Poppy - 1-story restaurant

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Back of lot facing N

NORTH OF LOT



10th Ave E facing W

ACROSS FROM SUBJECT SITE



10th Ave E facing E

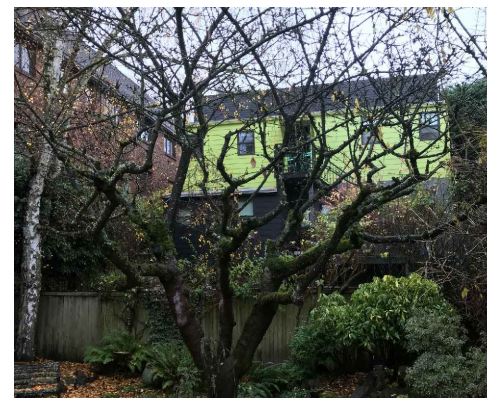
SUBJECT SITE



Approaching subject lot from the north along 10th Ave E - 1005 Apts, existing garage & house visible through trees.



Approaching subject lot from the north along 10th Ave E - 1005 Apts & service area, existing SFR garage & house beyond.



Rear yard facing east from back porch of existing residence. Looking at Fedroy Apartments.



View at rear of property facing northeast. Looking at 1005 Apts & Fedroy Apts.



Facing north at back of house. View of 2nd to 4th floor windows on 1005 Apts.



Looking at the northeast corner from back porch. Facing small courtyard and chimney of 1005 Apts.



Facing northeast from north side yard. View of 1005 Apt metal fire escape, blank 1st floor walls, and top of fence.



Facing north from north side setback. View of 1005 Apt metal fire escape, upper windows and bamboo.



Facing southeast corner of site, looking at townhouse at 617 Federal Ave E.

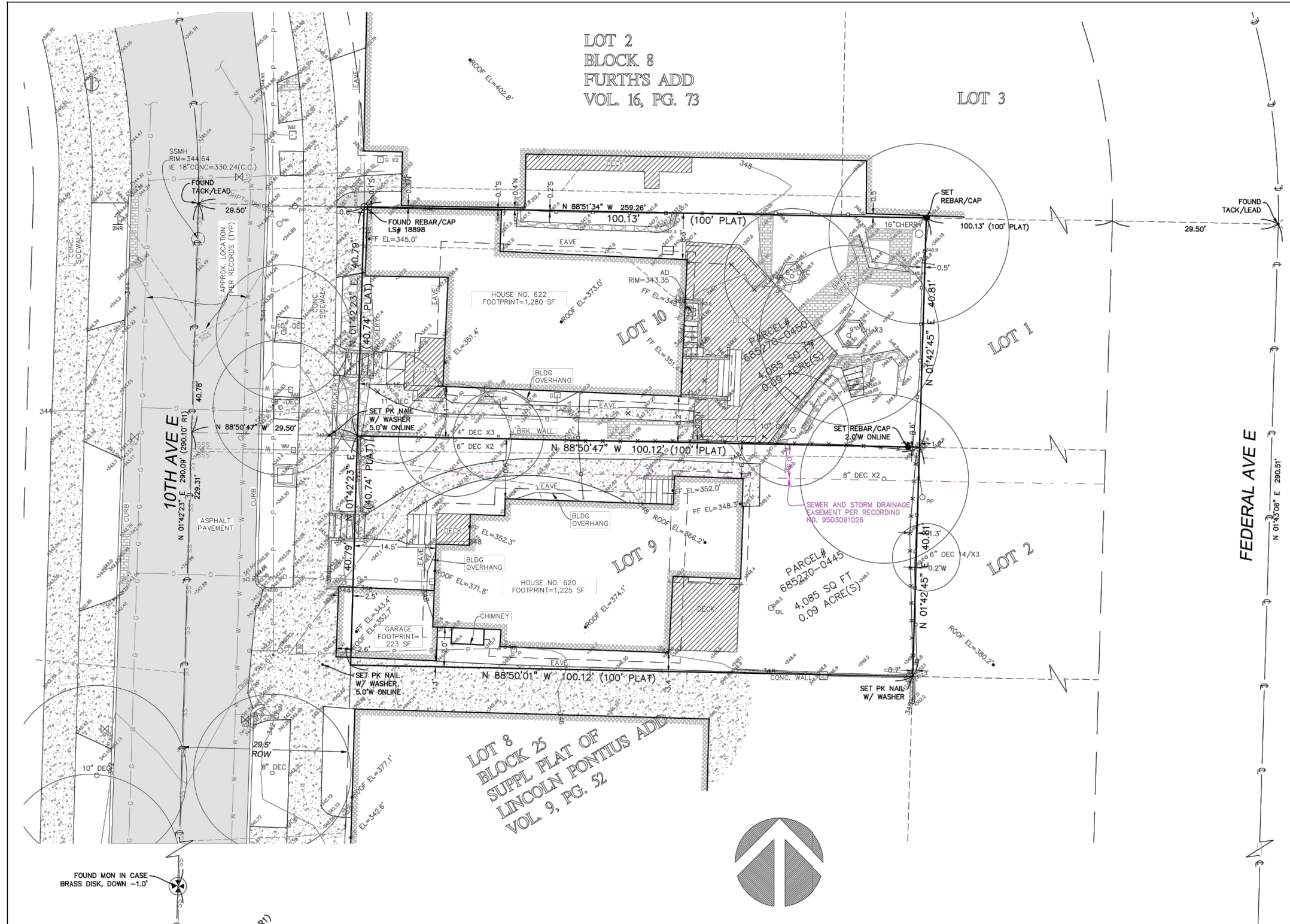


Facing southwest from back yard. Facing 620 10th Ave E and Brevard Apts.



Facing north from sidewalk on 10th Ave E. Looking at courtyard on street in front of 1005 Anhalt Apartments.

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SURVEY

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**Chris Selle, Certified Arborist**  
 (206)-387-8214  
 Email: [soundtreeconsulting@gmail.com](mailto:soundtreeconsulting@gmail.com)  
 Certified Arborist #PN 7030A  
 TRAQ Certified Tree Risk Assessor

June 5<sup>th</sup>, 2017

Chris Gurdjian  
 (206)-351-9115  
 Chris@fiddleandplow.com

Hello Chris,

Here is the Arborist Identification report that you requested for the trees located on the property at **622 & 620 10<sup>th</sup> Ave E, Seattle**. All significant trees were identified, measured for diameter at breast height (DBH), and classified as exceptional or Non-exceptional according to Seattle DPD Director's Rule 16-2008

**Condition Report:** Tree number nine is in poor condition

**Summary:** Eleven significant trees on the property. Trees number one and two are located in the planting strip along the street. These trees are protected

**Tree Identification Report**

Tree #1: 10.4" DBH Korean Dogwood tree, (*Cornus kousa*), fair condition, average physical drip line radius 14' **"Street tree"**

Tree #2: 8.9" DBH Korean Dogwood tree, (*Cornus kousa*), fair condition, average physical drip line radius 12' **"Street tree"**

Tree #3: 9.9" DBH Saucer Magnolia tree, (*Magnolia soulangeana*), fair condition, average physical drip line radius 11' **non-exceptional tree**

Tree #4: 12.6" DBH Saucer Magnolia tree, (*Magnolia soulangeana*), fair condition, average physical drip line radius 13' **non-exceptional tree**

Tree #5: 15.6" DBH Common Pear tree, (*Pyrus communis*), fair condition, average physical drip line radius 13' **non-exceptional tree**

Tree #6: 7.4" DBH Camellia tree, (*Camellia sinensis*), fair condition, average physical drip line radius 9' **non-exceptional tree**

Tree #7: 13" DBH Common Holly tree, (*Ilex aquifolium*), fair condition, average physical drip line radius 11' **non-exceptional tree**

Tree #8: 12.7" DBH Black Spruce tree, (*Picea mariana*), fair condition, average physical drip line radius 13' **non-exceptional tree**

Tree #9: 19.3" DBH Common Cherry tree, (*Prunus avium*), poor condition, average physical drip line radius 16' **non-exceptional tree**

Tree #10: 18.2" DBH European White Birch tree, (*Betula pendula*), fair condition, average physical drip line radius 17' **non-exceptional tree**

Tree #11: 10.5" DBH Common Cherry tree, (*Prunus avium*), fair condition, average physical drip line radius 10' **non-exceptional tree**

Thank you,

Chris Selle  
 Certified Arborist # PN 7030-A  
 TRAQ Certified Tree Risk Assessor  
 Sound Tree Consulting  
 12009 SE 160<sup>th</sup> St, Renton, Wa, 98058  
 206-387-8214

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Design Guidelines - Highest Priority Preliminary Guidance (includes responses to Capitol Hill Neighborhood Design Guidelines)			
CS2	Urban Pattern and Form	PL1	Open Space Connectivity
A.	<p>Location in City and Neighborhood:</p> <p>Narrative response: Per the Capitol Hill Design Guidelines the proposed construction maintains and enhances the character and function of a mixed-use, pedestrian oriented urban village. The streetscape will be enhanced with low landscape walls, LED landscape lighting, low maintenance ornamental shrubs, and wrought iron fencing that allows views into a shared courtyard with the property to the south. The width of sidewalks have been retained, street trees retained and planting strip restored. No vehicle entrances are proposed and strong pedestrian connections to the street are a focus of the development. Walkways along the north and south connect all units to the street. Within the development courtyards between buildings continue the pedestrian orientation of these units. All entries face the street.</p> <p>In order to preserve and augment the neighborhood's architectural quantities, historic character and pedestrian scale several cues have been taken from the older buildings in the immediate vicinity. These elements include a symmetrical facade, minimal articulation of the facade planes, raised entry at street, matching the 3-story height of the surrounding residential buildings (except the apartment to the north), material selection of brick and horizontal lap siding, covered entry, and detailing at entries to make them the primary focus.</p>	C.	<p>Outdoor Uses and Activities:</p> <p>Narrative Response: The courtyard design of this project and the placement bicycle parking at the entry to interior courtyards encourages the use of walkways and courtyards for egress, gathering and connections between residents. The wide walkway and abundant landscaping in the shared courtyard to the south is intended to foster use of the walkway as an outdoor living space. Entrances to walkways on the north and south sides of the property encourages use of the entire site.</p> <p>At the street low landscape walls and landscaping creates a pleasant environment for outdoor use and enjoyment for residents and passing pedestrians.</p>
		PL3	Street Level Interaction
		A.	<p>Entries</p> <p>Narrative Response: In order to maintain and enhance the character and function of a mixed-use, pedestrian oriented urban village the entries play a key role in adding a human scaled element to the buildings. Entries are marked by a entry bay, covered stoop, and differentiated from the other parts of the building with a material change. Human activity on the street is encouraged with wide, low steps to sit on, low landscape walls providing visual interest, and low maintenance abundant landscaping.</p>
CS3	Architectural Context and Character	DC2	Architectural Concept
A.	<p>Emphasizing Positive Neighborhood Attributes:</p> <p>Narrative Response: In order to preserve and augment the neighborhood's architectural quantities, historic character and pedestrian scale several cues have been taken from the older buildings in the immediate vicinity. This includes eaves for weather protection, architecture emphasizing the entries, lighting, and material choice. The courtyard and walkway design reflect the positive attributes of pedestrian and garden based design seen in the neighborhood.</p>	C.	<p>Secondary Architectural Features</p> <p>Narrative Response: Secondary architectural features such as a the covered entries, eaves over sliding doors on the third floor, third floor decks breaking up the verticality of the 3-story building, wrought iron gates to walkways and human-scale materials are all all extremely important in fitting these structures into the context of this neighborhood. Since the existing buildings tend to be vertical with minimal relief it is the language used with secondary features that anchors buildings to this neighborhood. Quality, human scaled materials like brick and horizontal siding, weather covering, lighting and signage will tie the courtyards together. The concept of these structures is a village of courtyard garden villas. This is created with connecting courtyards, landscaping, walkways, and third floor decks making the outdoor spaces connected and livable.</p>
PL1	Open Space Connectivity		
B.	<p>Walkways and Connections:</p> <p>Narrative Response: Walkways to create pedestrian and visual connections throughout the site is the focus of the courtyard design. Walkways are provided between each duplex that connect the properties on the north and south sides of this site as well as the street. On the south a shared courtyard provides visual and physical connection. To the north is a walkway &amp; secure bike parking. All walkways continue through the site from north to south and from the sidewalk to the rear units. Trash is located in two enclosures at the rear of the lot to encourage connection and use of the walkways.</p>		
		DC3	Open Space Concept
		C.	<p>Building-Open Space Relationship</p> <p>Narrative Response: In order to maintain and enhance the character and function of a mixed-use, pedestrian oriented urban village, courtyards between the buildings is a focus of this proposed development. Proposed townhouse units have access to light and air on three sides. Units are separated into duplexes with courtyards between the paired units. A courtyard is created at the south side of the property through a reciprocal easement that covers both sideyards. Courtyard entries are marked by landscape lighting. The entrances to walkways at the north and south sides of the site are marked with wrought iron fences and gates which allows for visual connection to the street while creating defensible space. This matches the fencing at the Anhalt apartment buildings to the north.</p> <p>Third floor master decks provide an additional setback at the upper floor for solar access into courtyards, View corridors between buildings are created that visually connect 1005 Apartments and Brevard Apartments. Permeable paving is proposed to enhance design and minimize stormwater runoff.</p>
		DC4	Exterior Elements and Materials
		A.	<p>Exterior Elements and Finishes</p> <p>Narrative Response: Per the capitol Hill Supplemental Guidance high quality exterior elements and building materials have been selected. See materials on page 12. A variety of exterior finishes are proposed. Masonry proposed along the street includes brick at the first floor to the top of the third floor parapet on north and south bays and Manorstone block for the low landscape wall at the sidewalk. The majority of the building siding is proposed as horizontal lap siding with a 6" exposure. Corrugated metal marks the entry bay. Wrought iron fencing is used at the courtyard entrances into both sideyards from the street. There is coordination with the development to the south to continue use of these materials.</p>
			Site Reconnaissance
			<p>Exterior Elements and Finishes</p> <p>Narrative Response: Curb, gutter, sidewalk, and planting strip to be restored at garage. Street trees to remain (see Landscape). Landscape wall to be replaced per plan.</p> <p>See arborist report on page 9.</p> <p>Existing structures to be removed.</p> <p>Topography on site is minimal. Landscape wall at sidewalk to be replaced per plan.</p>

**Adjustments:**

The following 2 adjustments are requested to assist in creating a courtyard-based design:

1. Setback - Separation between multiple structures:

In order to keep these as three separate structures with small courtyards between each duplex a setback separation adjustment is requested to 8'-5" from the required 10'-0". This allows us to separate all three buildings completely for better circulation, air, solar access, courtyard creation, and connection. These small courtyards bring landscaping and views through the site. Greater setbacks are provided at the third floor with master decks.

2. Max Structure depth in LR zones

In order to keep units separate in the 3 duplex layout we are requesting an adjustment to increase the allowed structure depth by 2'-5.064". Granting this exemption allows more light air circulation to adjacent buildings through the courtyards as well as more symmetry in the design because we can detach the six duplexes instead of creating a zig-zag scheme to reduce the structure depth along each side setback. The benefits include the creation of courtyards between duplexes, views through the site through the interior courtyards, better site circulation, and increased solar access.

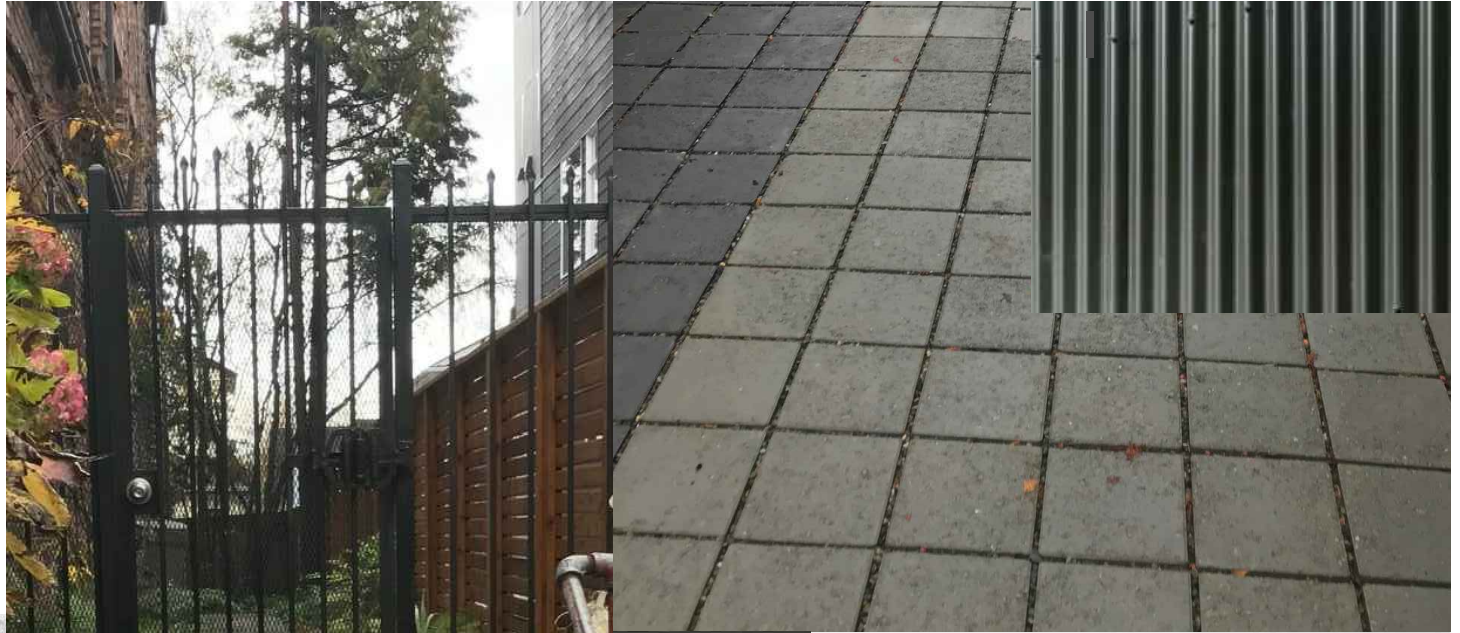
Zoning Standards (Townhouses):	Proposed Adjustments:																		
<p><b>23.45.510 (FAR)</b>                      ALLOWED - 4,085 SF (LOT AREA) X 1.3 = 5,310.5 SF                      PROPOSED - 5,310 SF</p>	NONE																		
<p><b>23.45.512 (DENSITY)</b>                      ALLOWED - NO LIMIT (* BUILT GREEN)                      PROPOSED - 6 TOWNHOMES (THREE STRUCTURES)                       * SUBJECT TO BUILT GREEN STANDARDS</p>	NONE																		
<p><b>23.45.512 (HEIGHT)</b>                      ALLOWED - 30 FT ABOVE AVG. GRADE w/ +4 FT FOR PARAPET &amp; +10 FT FOR STAIR PENTHOUSE                      PROPOSED - 30 FT MAX ABOVE AVG w/ PARAPET &amp; STAIR PENTHOUSE</p>	NONE																		
<p><b>23.45.518 (SETBACKS)</b></p> <table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT (E)</td> <td>5' MIN , 7' AVG</td> <td>7'-0"</td> </tr> <tr> <td>SIDE (N)</td> <td>5'</td> <td>5'-1.5"</td> </tr> <tr> <td>SIDE (S)</td> <td>5'</td> <td>5'-0"</td> </tr> <tr> <td>REAR (W)</td> <td>5' MIN , 7' AVG</td> <td>7'-4"</td> </tr> <tr> <td>INTERIOR</td> <td>10'</td> <td>8'-5"</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	FRONT (E)	5' MIN , 7' AVG	7'-0"	SIDE (N)	5'	5'-1.5"	SIDE (S)	5'	5'-0"	REAR (W)	5' MIN , 7' AVG	7'-4"	INTERIOR	10'	8'-5"	Adjustment to 8'-5" for separation between multiple structures.
	REQUIRED	PROPOSED																	
FRONT (E)	5' MIN , 7' AVG	7'-0"																	
SIDE (N)	5'	5'-1.5"																	
SIDE (S)	5'	5'-0"																	
REAR (W)	5' MIN , 7' AVG	7'-4"																	
INTERIOR	10'	8'-5"																	
<p><b>23.45.527 (WIDTH &amp; FACADE LENGTH)</b>                      A - WIDTH ALLOWED: 150 FT                      PROVIDED: 30'-8"                       B1 - LENGTH WITHIN 15' OF SIDE LOT LN. (NOT STREET/ ALLEY)                      MAX. ALLOWED: = 65% X 100.12 = 65.078'                      PROVIDED: 22'-6" x 3 = 67'-6"</p>	Request adjustment of structure length to 67'-6" which is 2'-5.064" greater than allowed.																		
<p><b>23.54.015 (PARKING)</b>                      J. Cars: None required, None provided                      K. Bike: 1 per 4 units required, 4 provided</p>	NONE																		

**MATERIALS**

Materials were chosen to reflect those in the immediate neighborhood with horizontal lap siding and brick as the primary building materials on the front facade. These materials are seen throughout the neighborhood and are durable and timeless. In order to bring in some of the style from contemporary buildings in the entry bays with hardie panel eaves and corrugated metal siding inset into the bay. Wrought Iron, permeable paving, Manorstone block walls, and wood bicycle and garbage enclosures are some of the materials found in the built environment. Metal mailboxes and wood signage are also used.

- A. Cedar fence enclosures at garage & bicycle areas
- B. Metal mailboxes
- C. Gray Manorstone block wall along street property line
- D. Wrought iron gate and fence at shared courtyard
- E. Permeable Paving
- F. Horizontal lap siding, white & gray, 6" exposure
- G. Wood address signage
- H. Brick on street-facing units - Coal Creek finish
- I. Corrugated metal siding

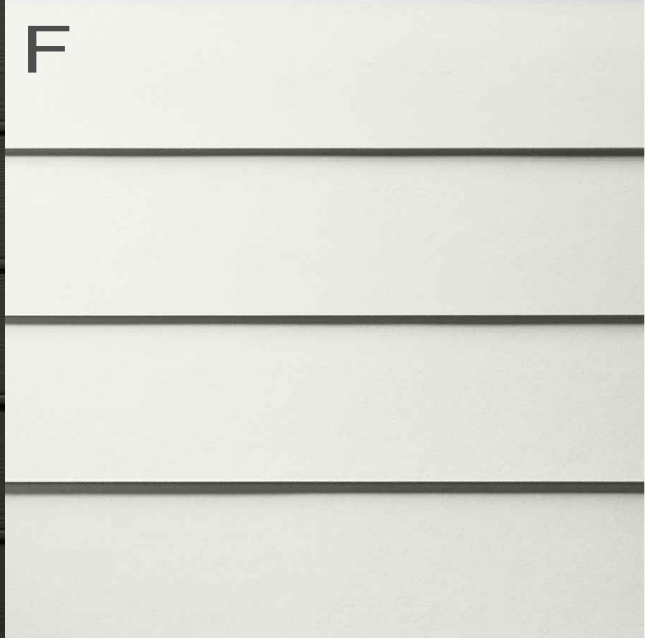
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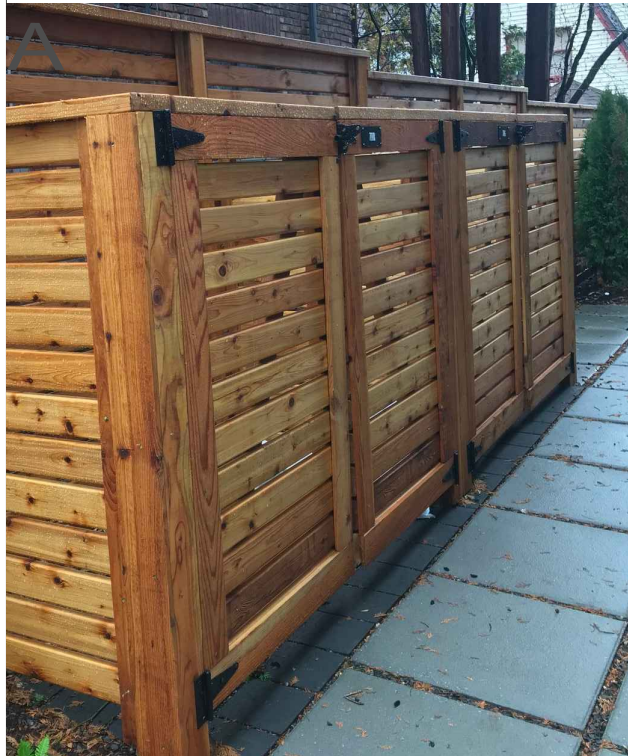
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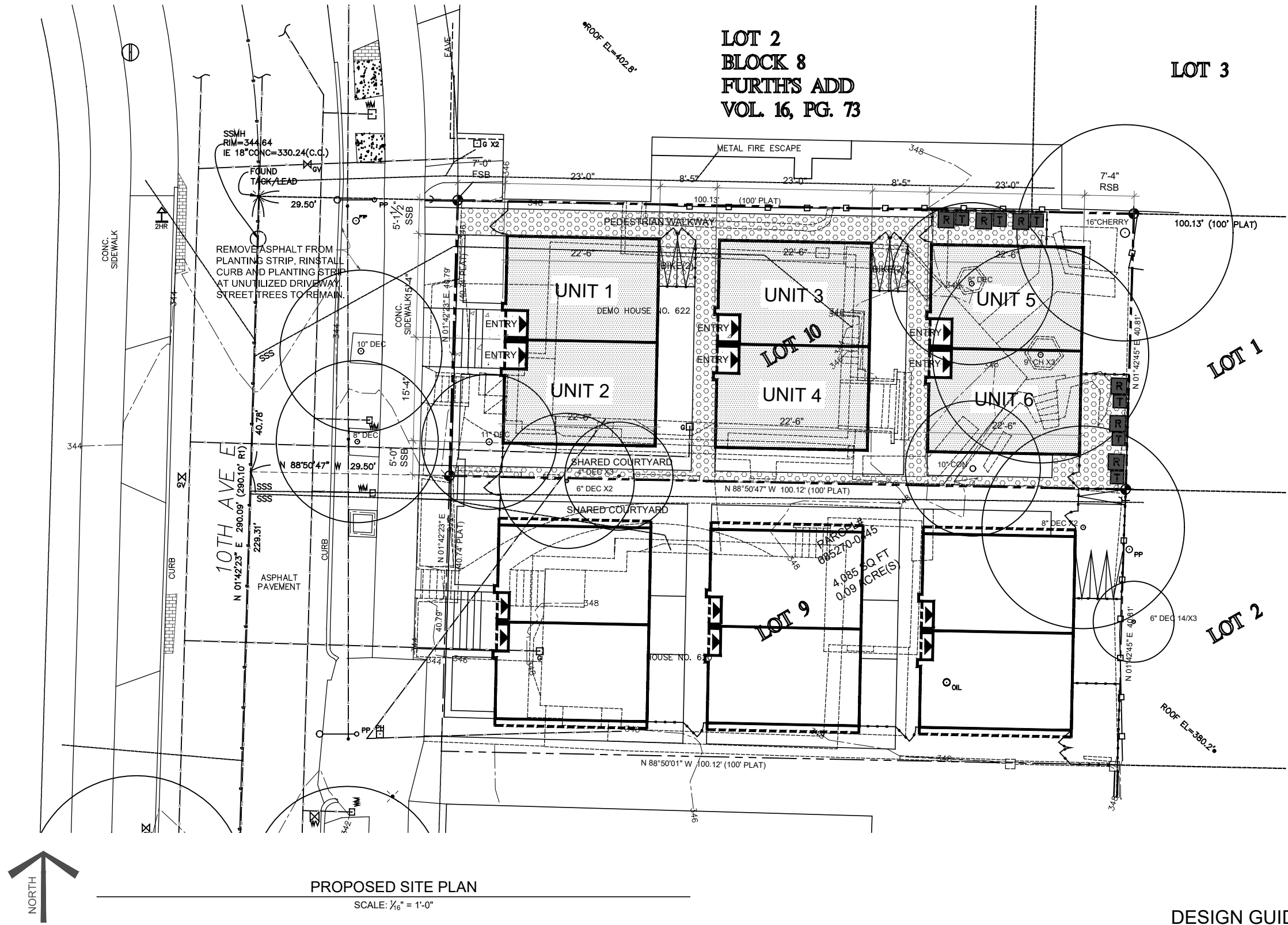


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G





LOT 2  
 BLOCK 8  
 FURTHS ADD  
 VOL. 16, PG. 73

LOT 3

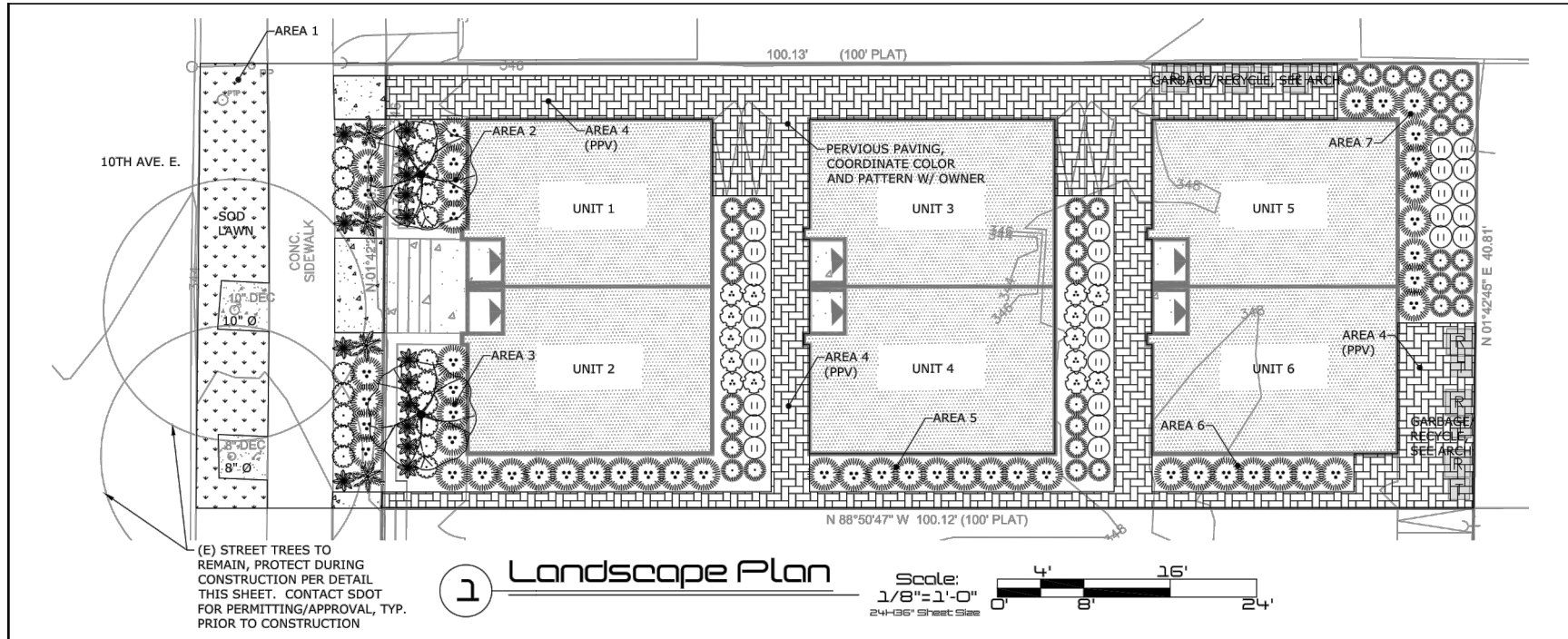
LOT 1

LOT 2

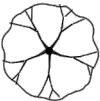




PROPOSED SITE PLAN

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

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PLANT\_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CAL	QTY
	Malus x 'Red Barron' / Red Barron Crab Apple	1.5"	2
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Abelia x 'Rose Creek' / Rose Creek Abelia	2 Gal.	19
	Blechnum spicant / Deer Fern	2 Gal.	36
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2 Gal.	28
	Ilex crenata 'Helerii' / Heler Japanese Holly	5 Gal.	50
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	2 Gal.	14
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	2 Gal.	15
	Phormium tenax 'Bronze' / Bronze New Zealand Flax	5 Gal.	4

**2 Plant Schedule**  
nts

- Recycle & Solid Waste**

We are proposing garage & recycling in two shared enclosures. The first is north of unit 5 and the second is east of unit 6. They will be screened with a wood fence and will be taken to the street for pickup by tenants.

- Transportation**

No parking is proposed for these townhouses. Enclosed bike parking provided for 4 bicycles at the north side of the courtyards between back units, 2 in each fenced enclosure.

- Amenity Area**

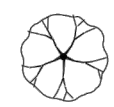
All amenity area is private both at ground level and on the rooftop decks.

- Fencing**

5' high cedar fence with tightly spaced rails proposed at at garage/recycle enclosures and at bicycle parking. Cedar fence also at the north and east property lines. At the entrances to courtyards at north and south side setbacks will be wrought iron gates and fences, located even with the front facade of the front buildings.

PLANT\_SCHEDULE

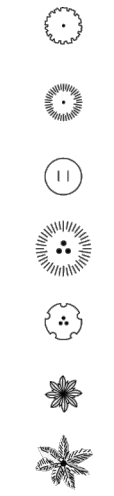
TREES



BOTANICAL NAME / COMMON NAME                      CAL                      QTY

Malus x `Red Barron` / Red Barron Crab Apple                      1.5"                      2

SHRUBS



BOTANICAL NAME / COMMON NAME                      CONT                      QTY

Abelia x `Rose Creek` / Rose Creek Abelia                      2 Gal.                      19

Blechnum spicant / Deer Fern                      2 Gal.                      36

Cornus sericea `Kelseyi` / Kelseyi Dogwood                      2 Gal.                      28

Ilex crenata `Helerii` / Heler Japanese Holly                      5 Gal.                      50

Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo                      2 Gal.                      14

Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass                      2 Gal.                      15

Phormium tenax `Bronze` / Bronze New Zealand Flax                      5 Gal.                      4

1 Plant Schedule  
nts



Blechnum spicant



Cornus sericea 'Kelseyi'



Phormium tenax 'Bronze'



Pennisetum alopecuroides 'Hameln'



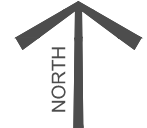
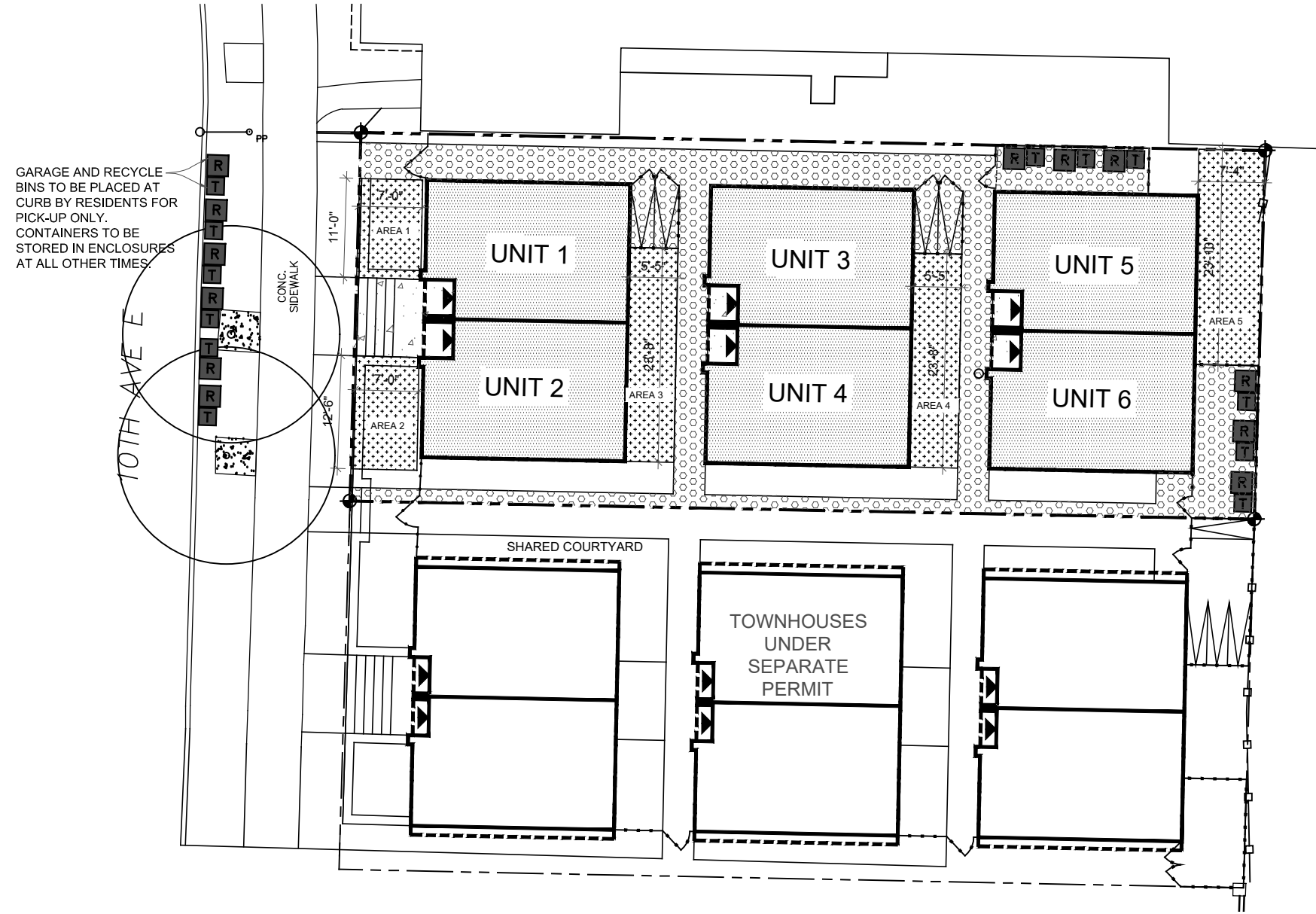
Malus x 'Red Barron'



Abelia x 'Rose Creek'



Ilex crenata 'Helerii'



PROPOSED OUTDOOR LIGHTING PLAN

SCALE:  $\frac{1}{16}'' = 1'-0''$

AMENITY CALCULATIONS:

23.45.522 AMENITY SPACE

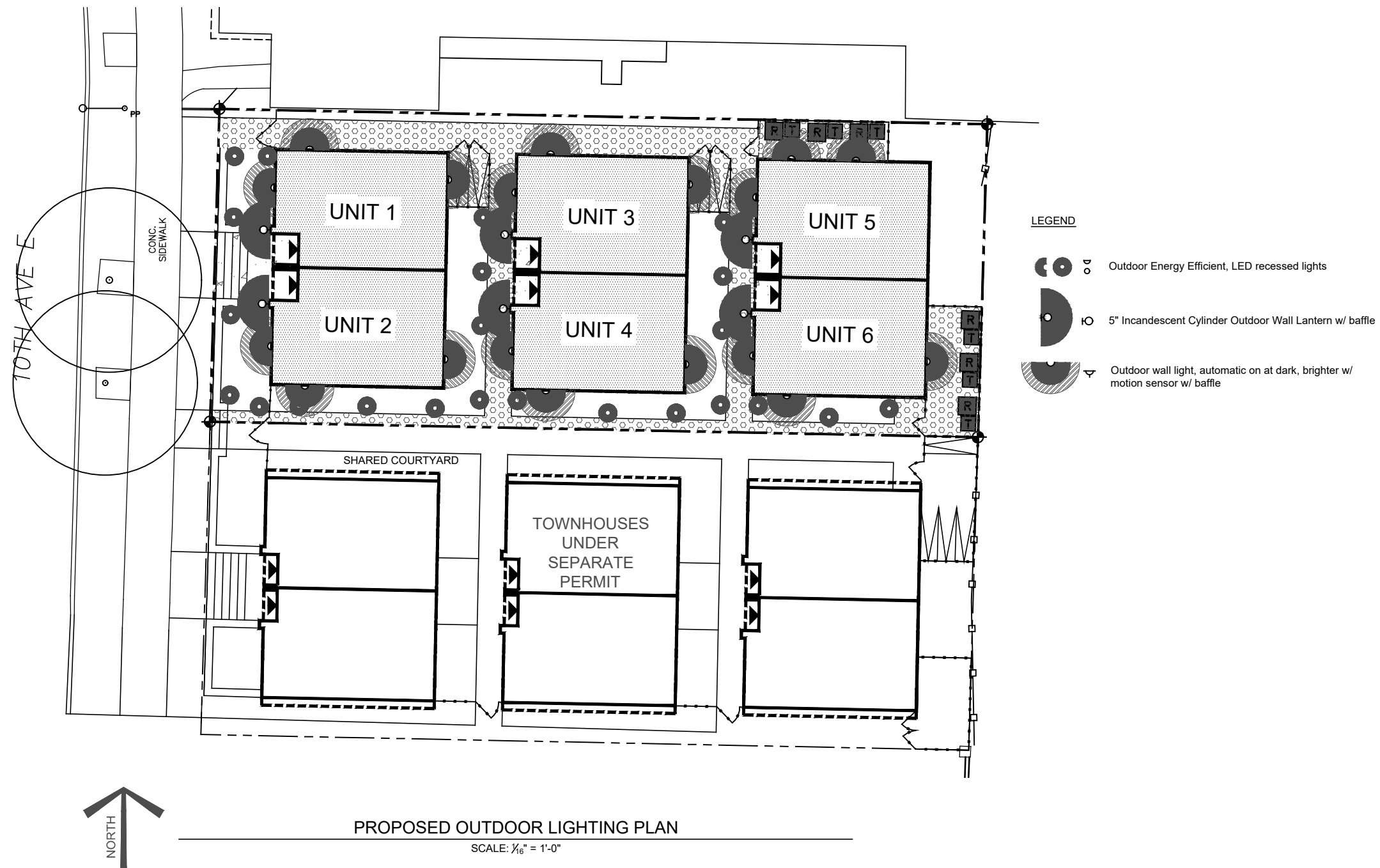
REQUIRED: 25% x 4085 sf = 1021.25 sf  
50% required at ground level: 50% of 1021.25 sf = 510.63 sf

PROVIDED: Ground level Private Amenity Area:  
Area 1: (7' x 11') = 77 sf  
Area 2: (7' x 12.5') = 87.5 sf  
Area 3: (5.41' x 23.66') = 128 sf  
Area 4: (5.41' x 23.66') = 128 sf  
Area 5: (7.33' x 23.83') = 174.6 sf  
Ground Amenity Total = 595.1 sf

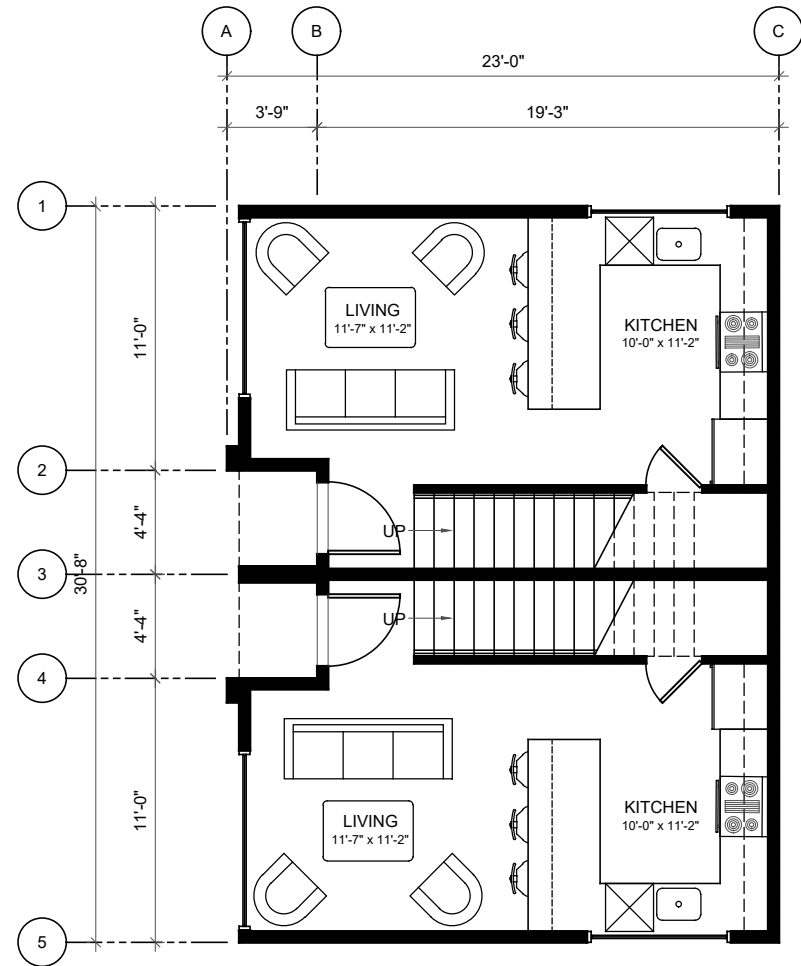


Deck Private Amenity Area: See decks on floor plans



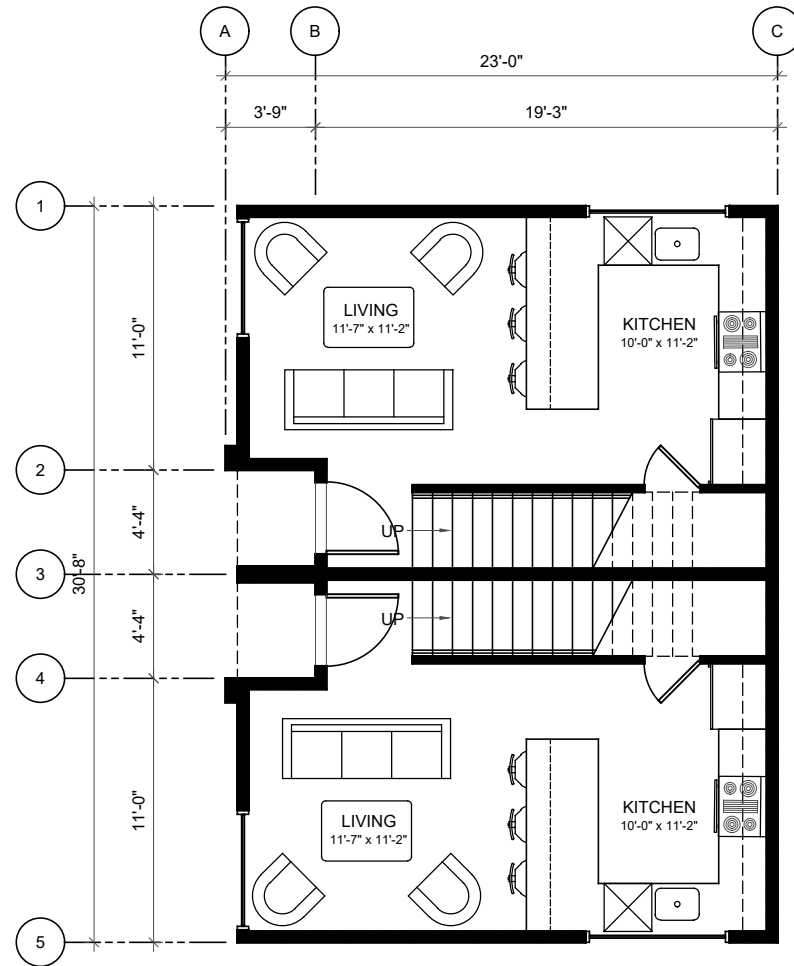


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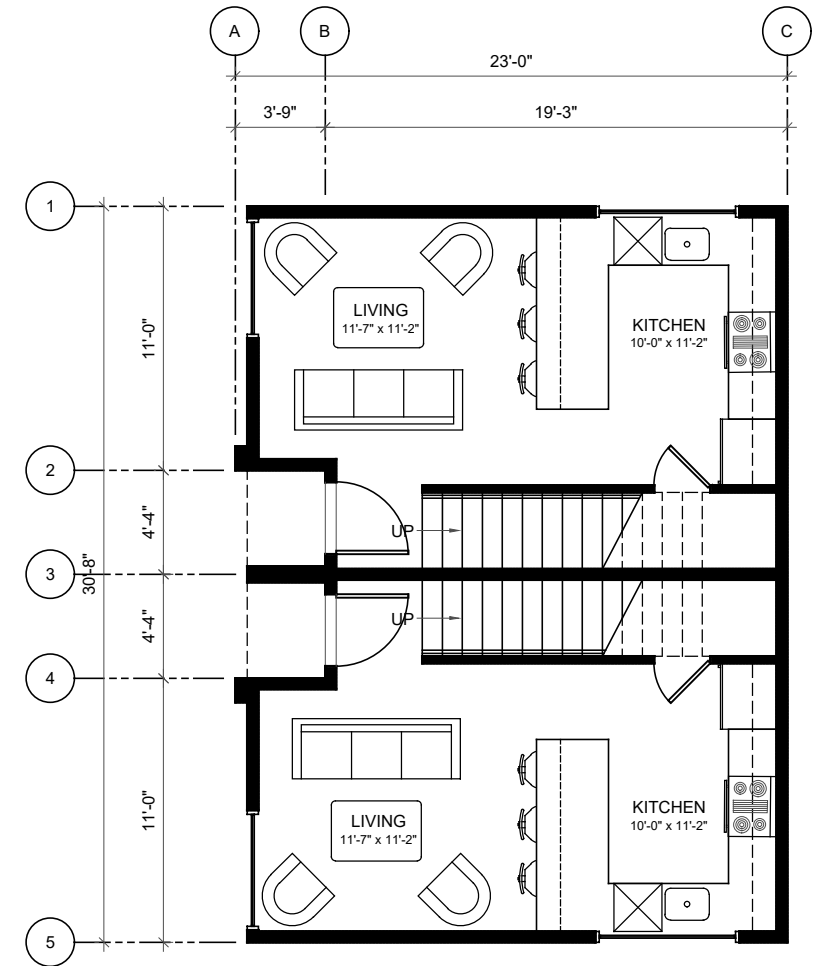
FIRST FLOOR PLANS: UNIT 1 & 2

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



FIRST FLOOR PLANS: UNIT 3 & 4

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

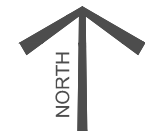


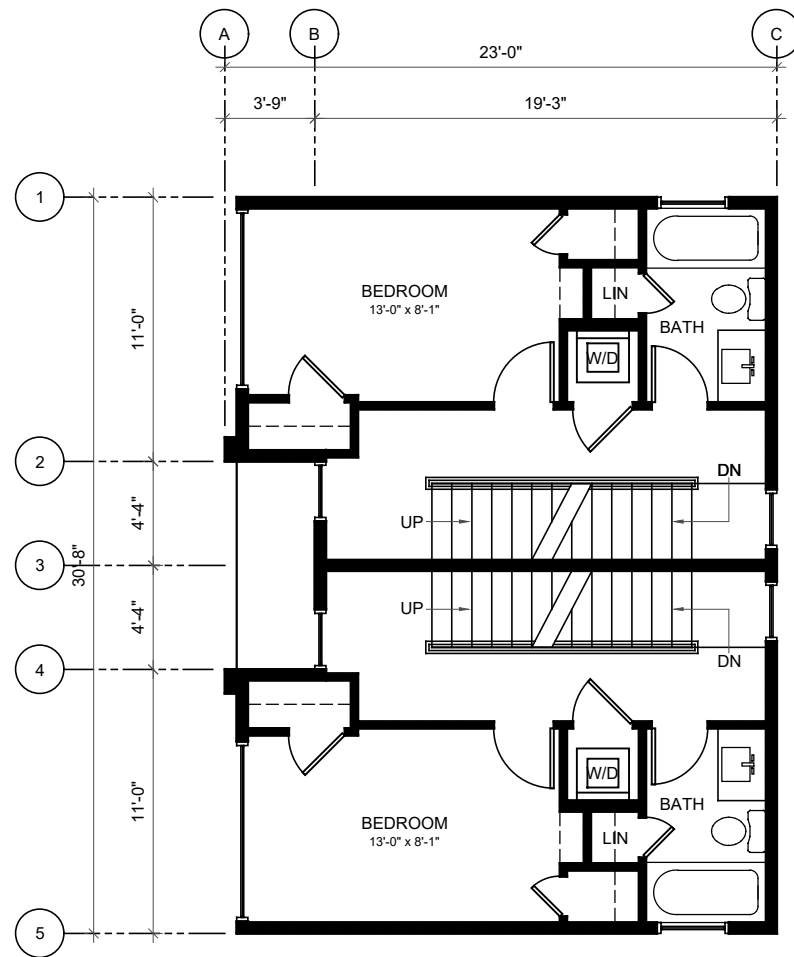
FIRST FLOOR PLANS: UNIT 5 & 6

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

**EACH TOWNHOUSE UNIT**

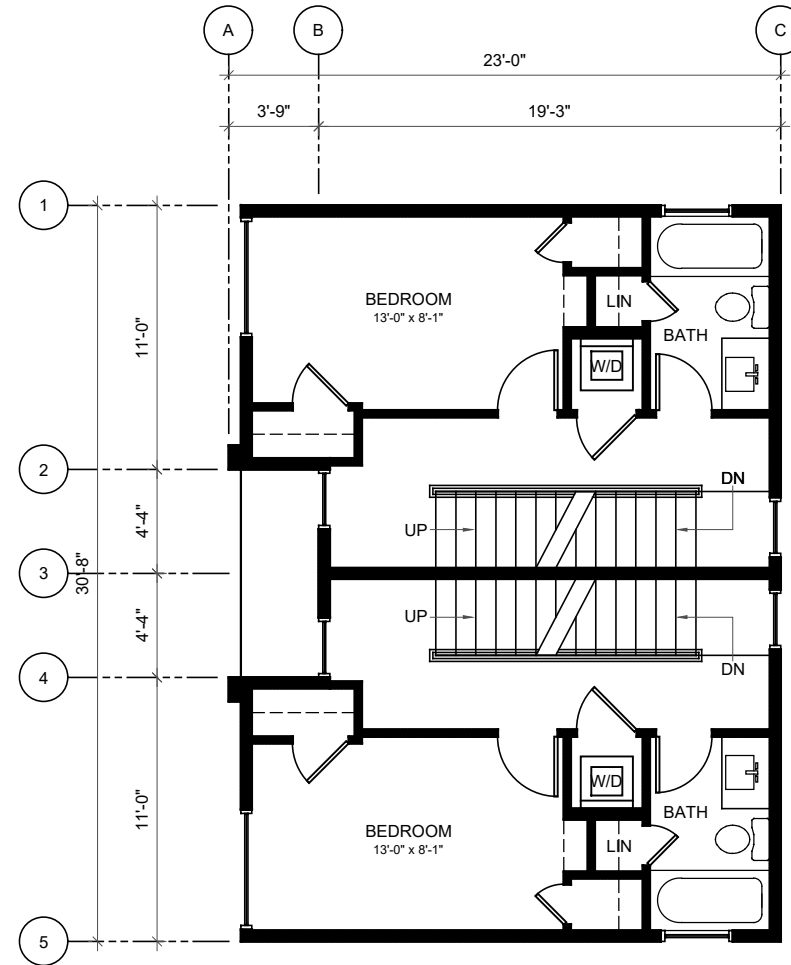
- Bedrooms: 2
- Bathrooms: 1.75
- Building: 1000 sf
- Deck: 223.7 sf





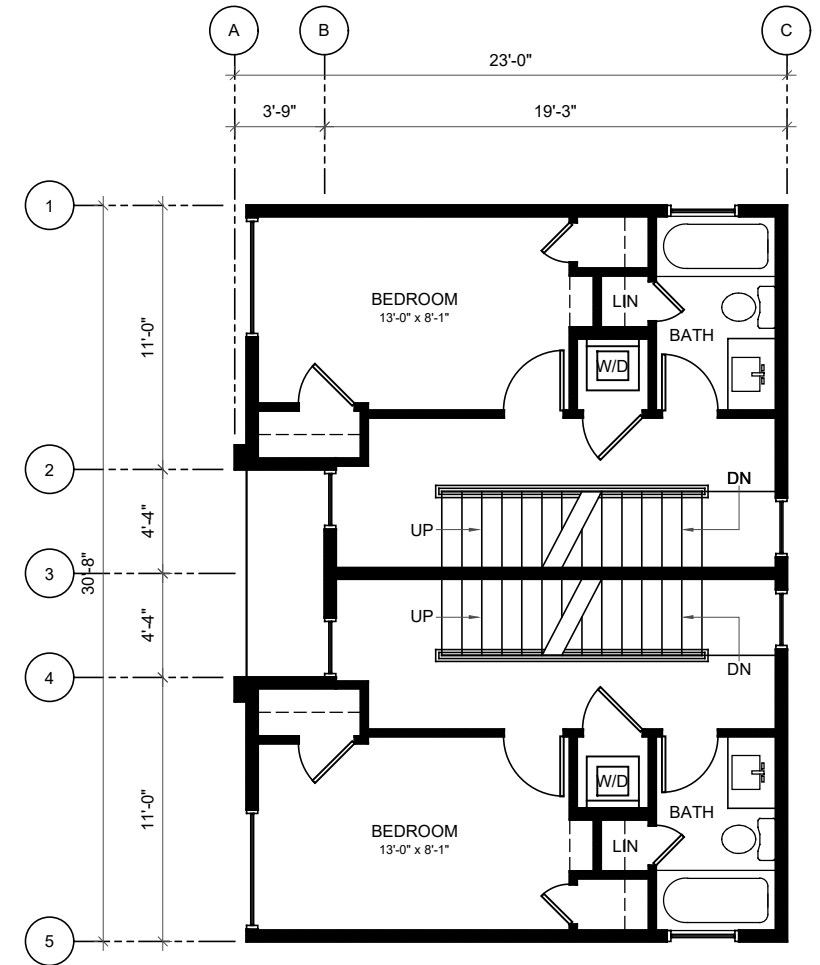
SECOND FLOOR PLANS: UNIT 1 & 2

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



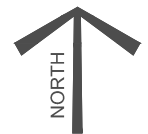
SECOND FLOOR PLANS: UNIT 3 & 4

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

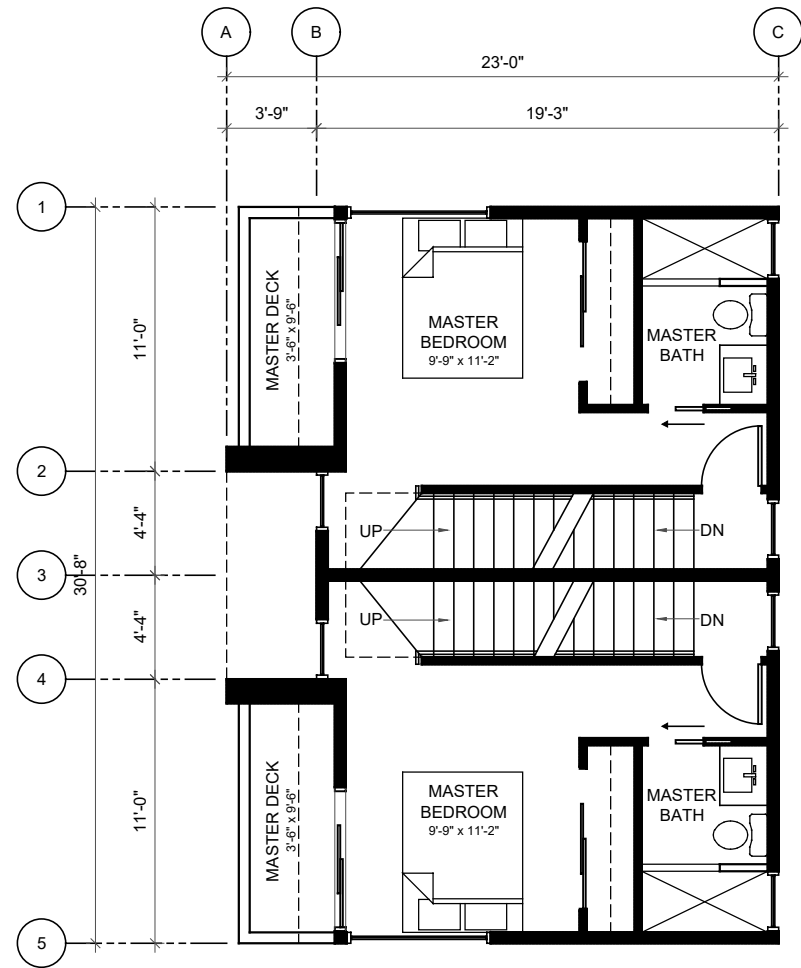


SECOND FLOOR PLANS: UNIT 5 & 6

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

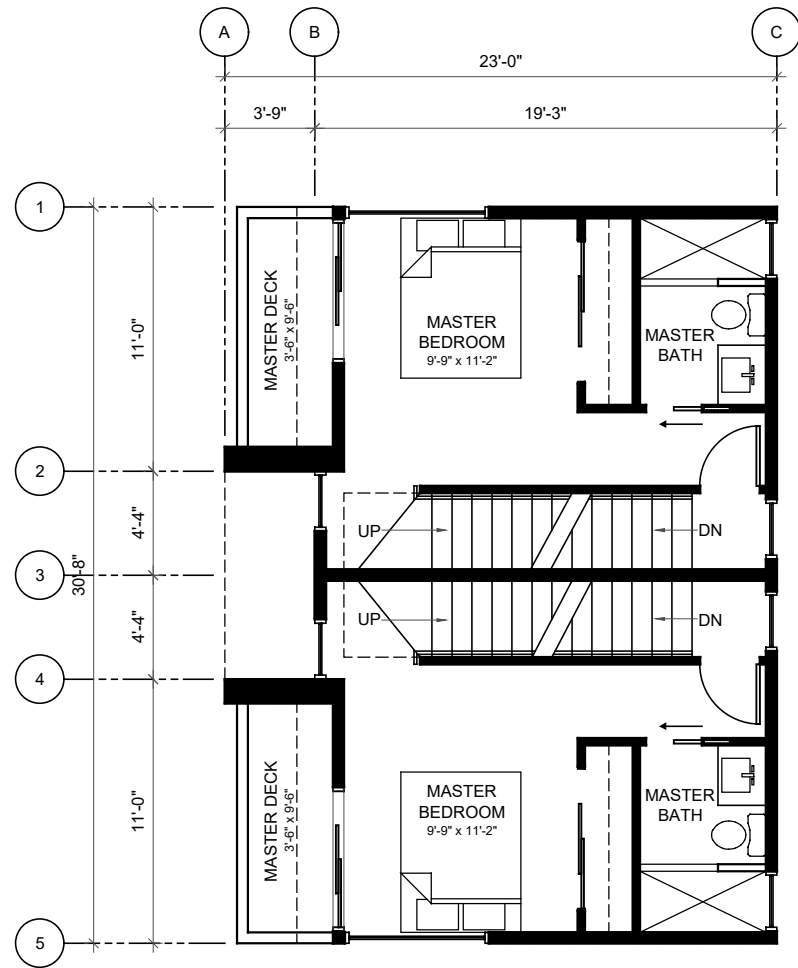


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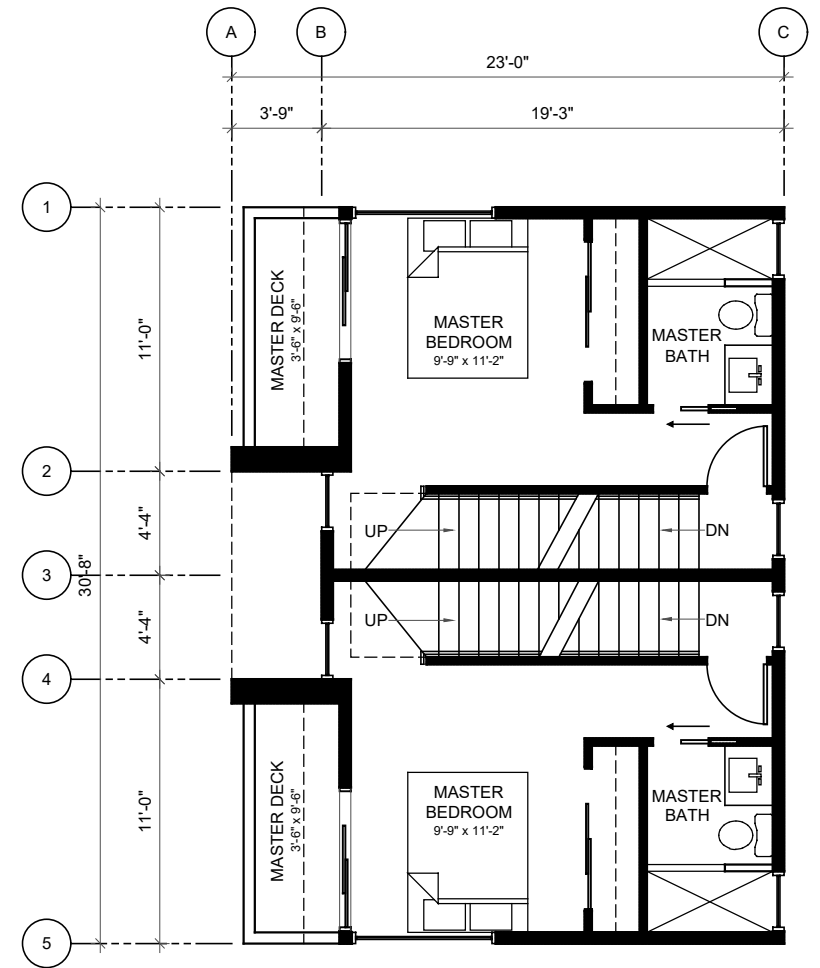
THIRD FLOOR PLANS: UNIT 1 & 2

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



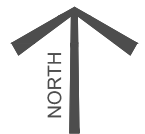
THIRD FLOOR PLANS: UNIT 3 & 4

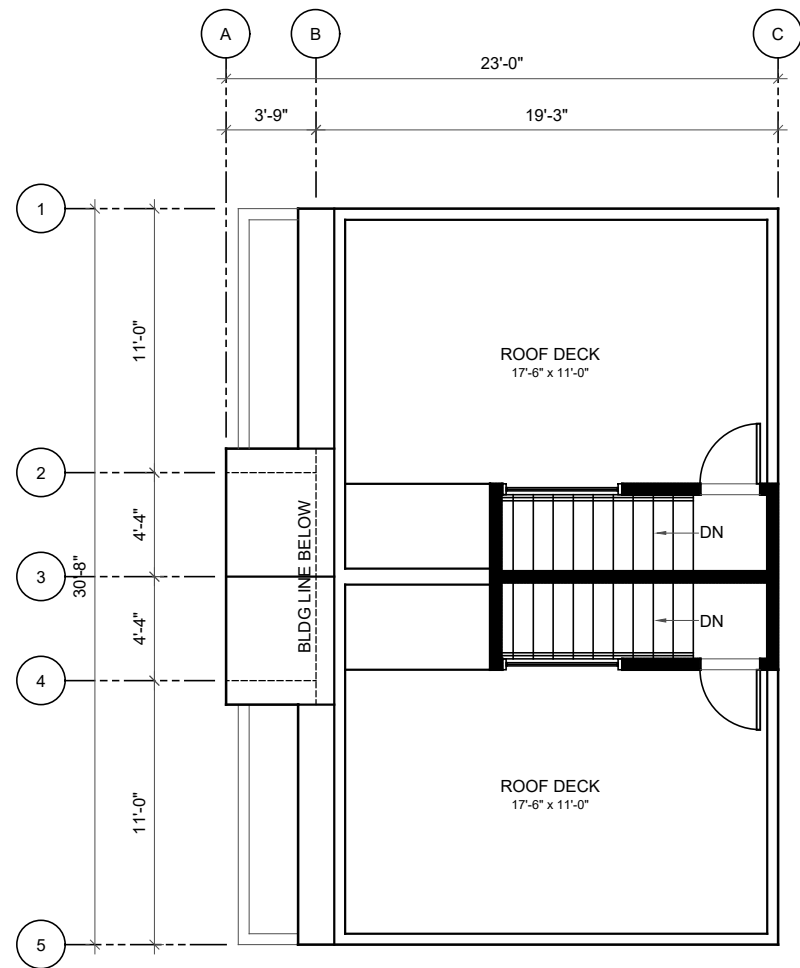
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THIRD FLOOR PLANS: UNIT 5 & 6

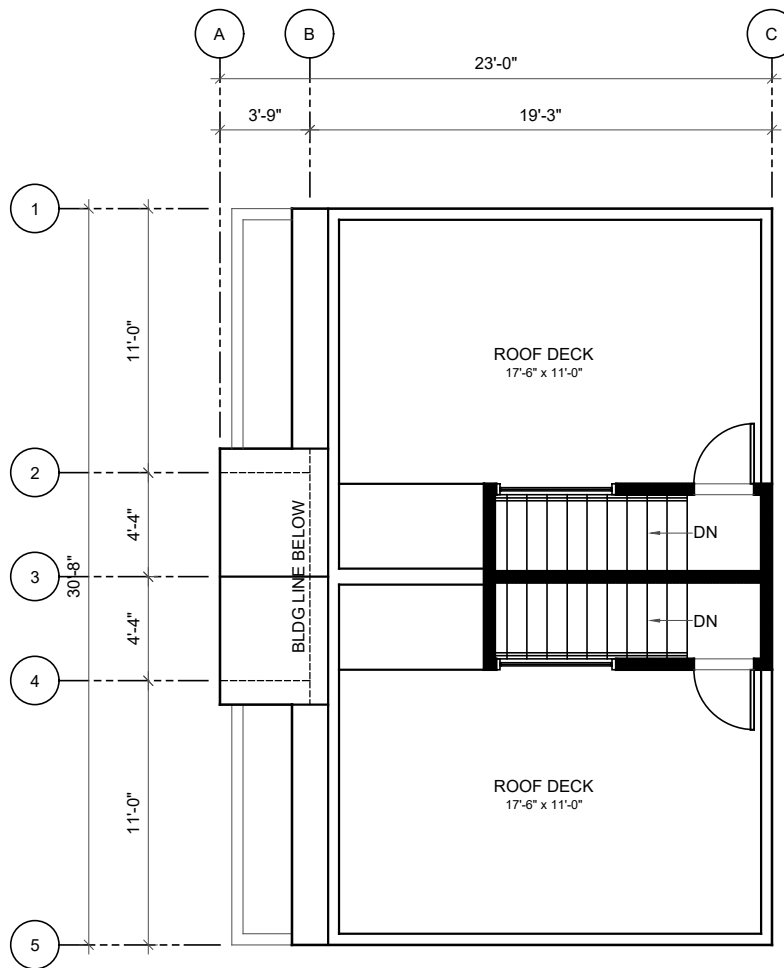
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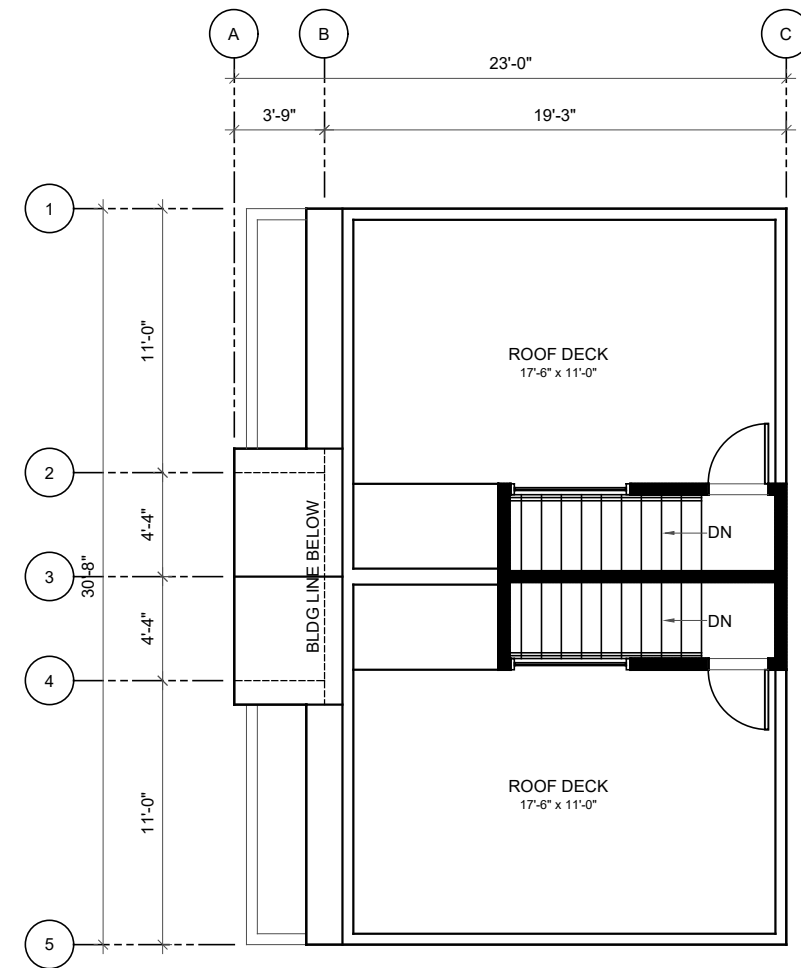
PENTHOUSE FLOOR PLANS: UNIT 1 & 2

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



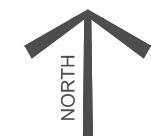
PENTHOUSE FLOOR PLANS: UNIT 3 & 4

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

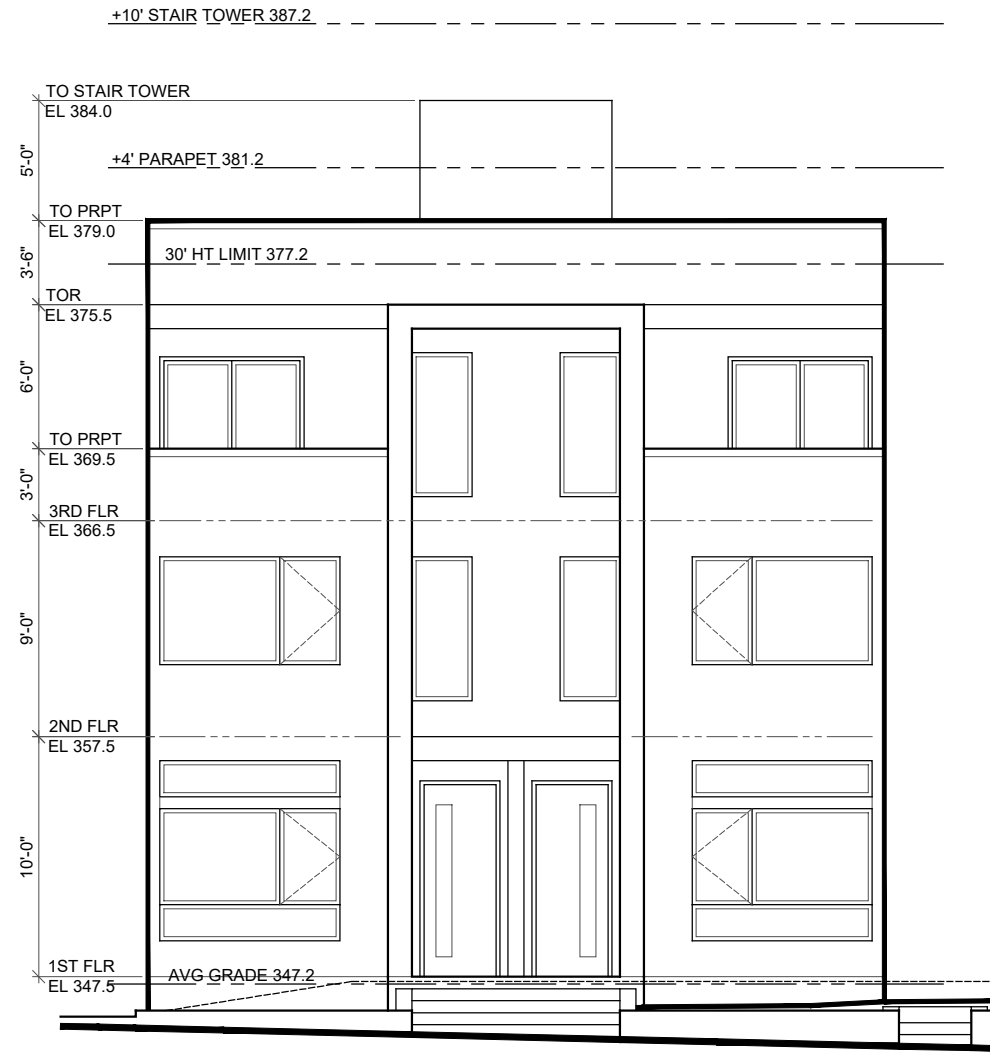


PENTHOUSE FLOOR PLANS: UNIT 5 & 6

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

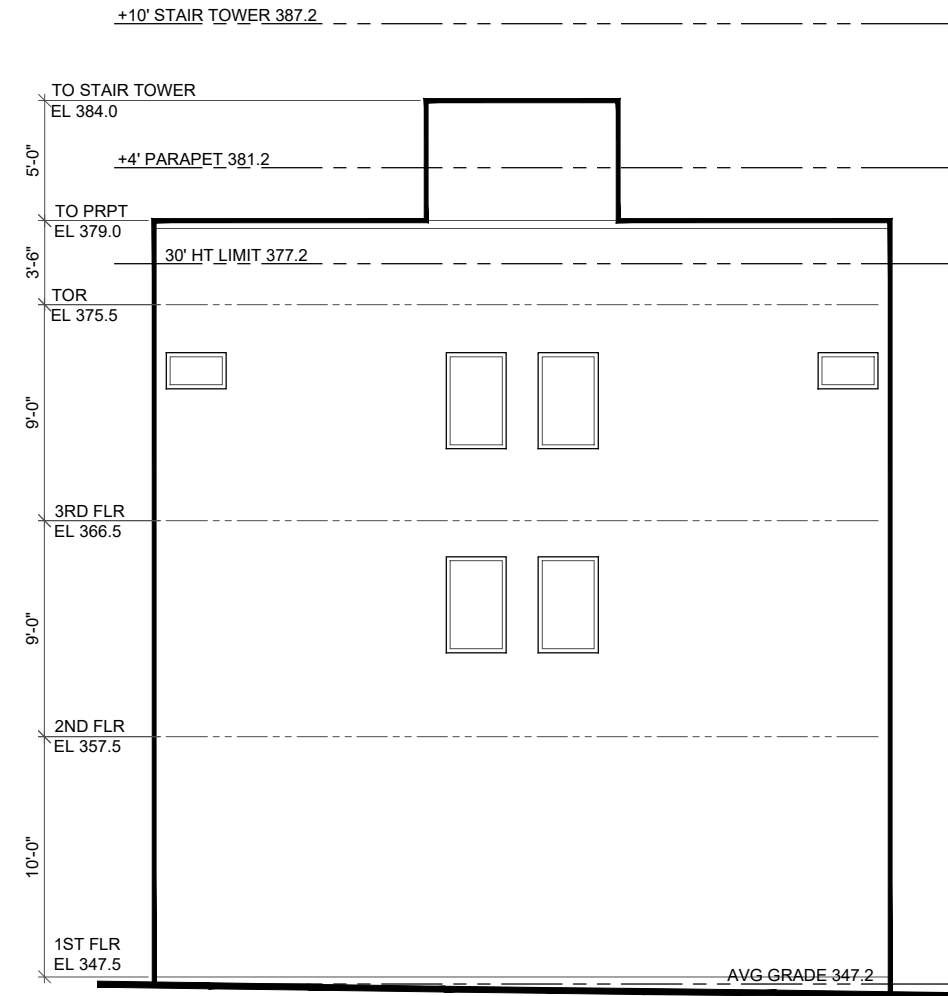


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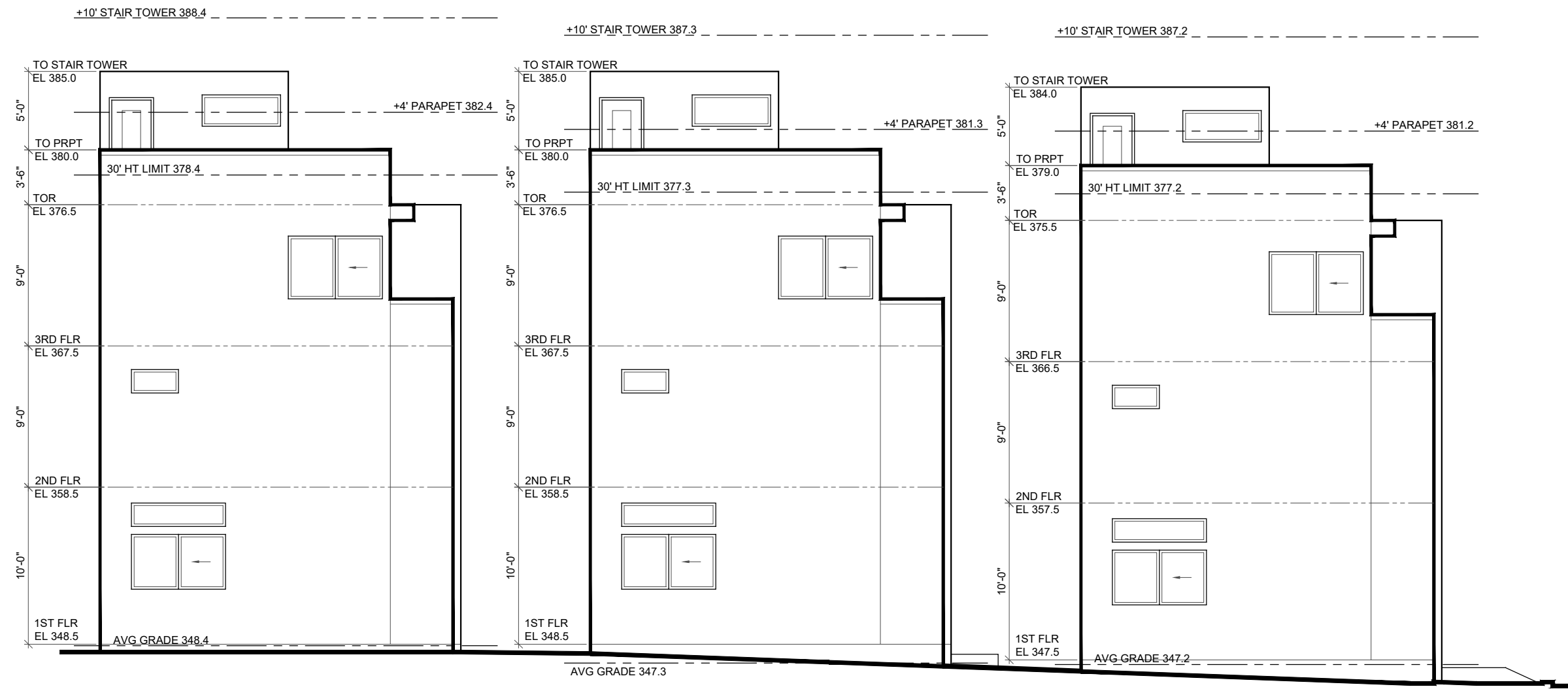
WEST ELEVATION: UNIT 1 & 2

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



EAST ELEVATION: UNIT 1 & 2

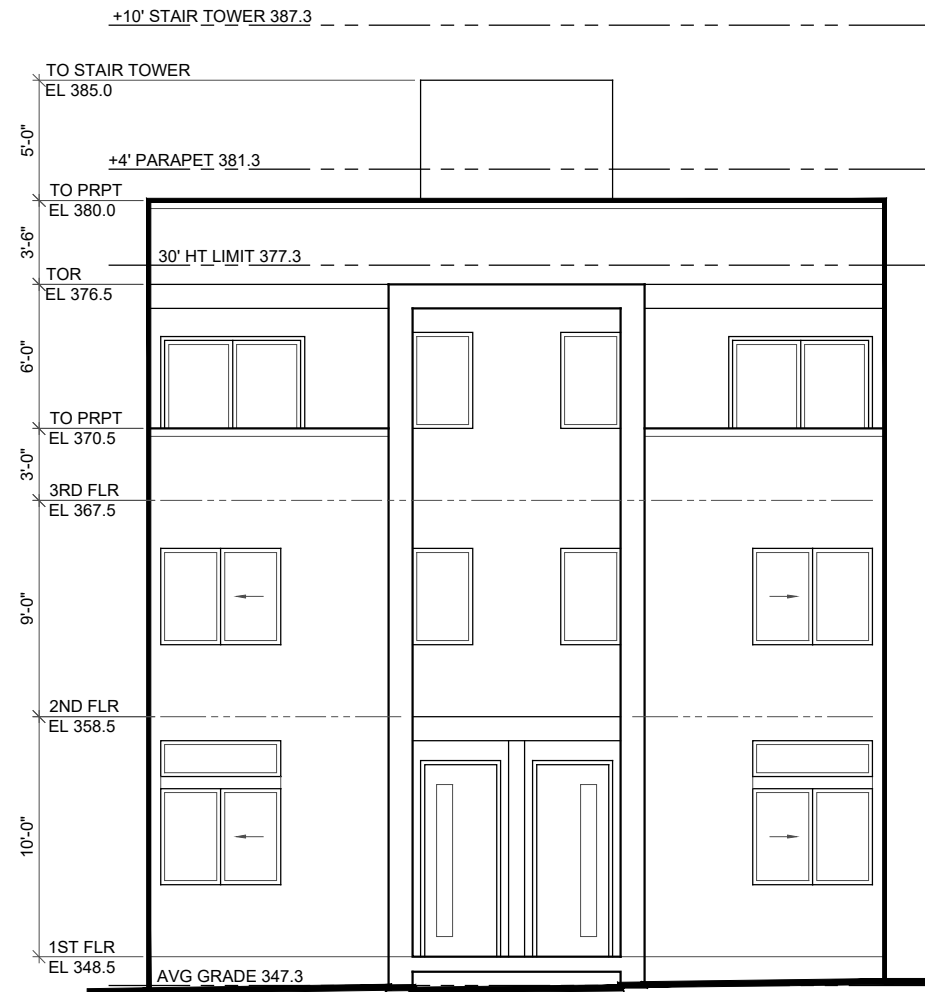
SCALE: 1/8" = 1'-0"



NORTH ELEVATIONS

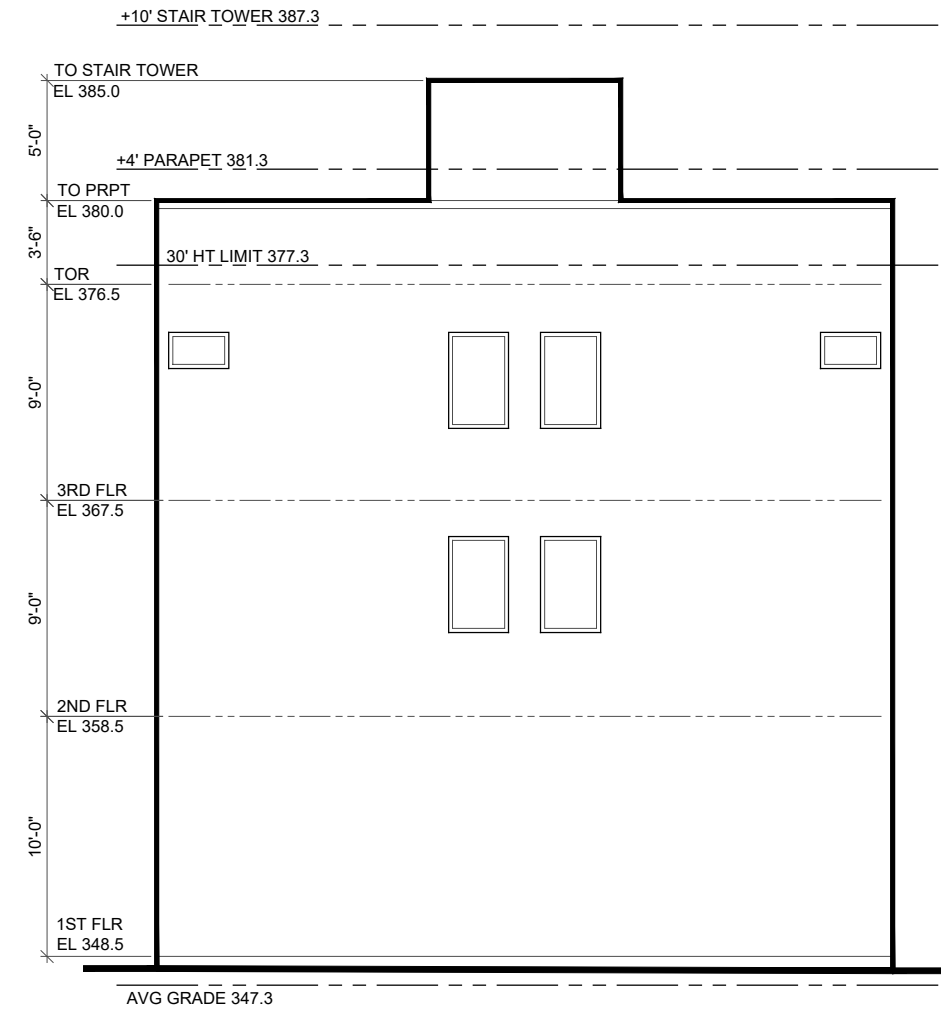
SCALE: 1/8" = 1'-0"

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WEST ELEVATION: UNIT 3 & 4

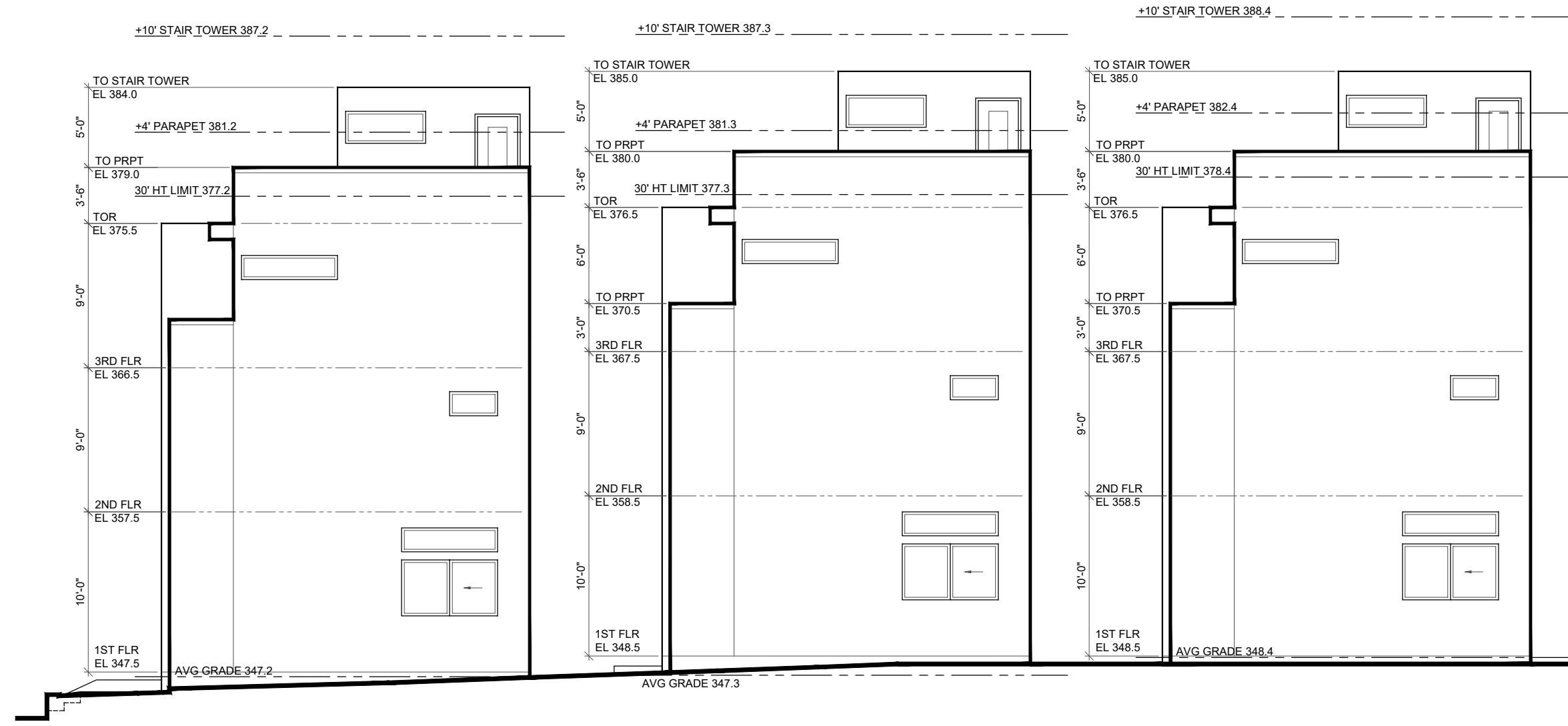
SCALE: 1/8" = 1'-0"



EAST ELEVATION: UNIT 3 & 4

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

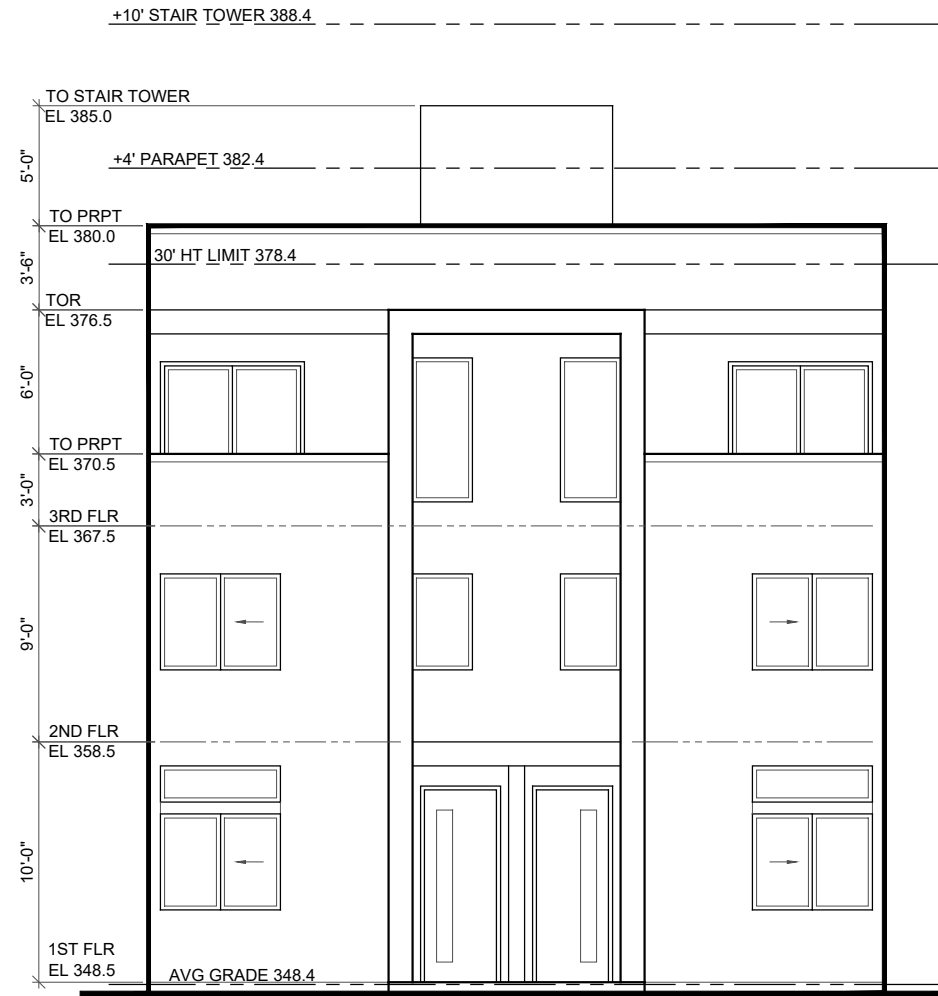




SOUTH ELEVATIONS

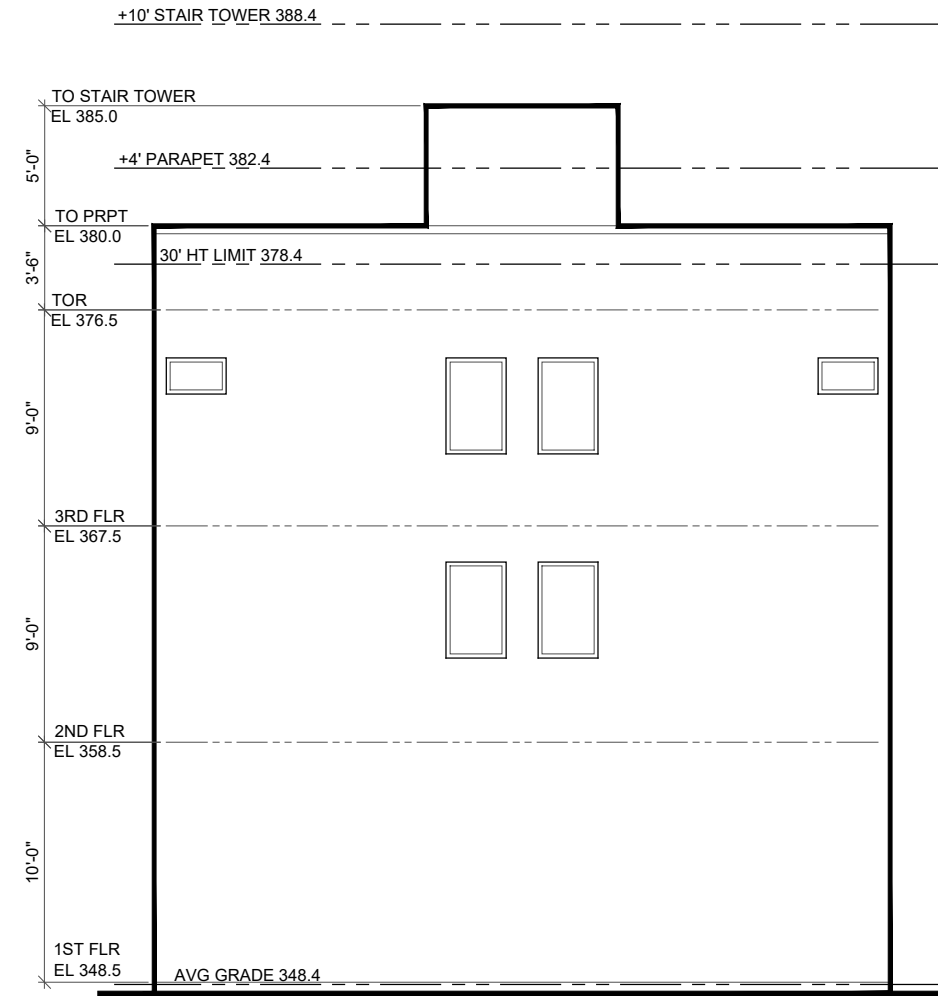
SCALE: 1/8" = 1'-0"

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WEST ELEVATION: UNIT 5 & 6

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



EAST ELEVATION: UNIT 5 & 6

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

GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE HARDIE PANEL EAVES

WHITE VINYL WINDOWS,  
R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

BRICK SIDING - COAL CREEK

SIDEWALK

MANORSTONE BLOCK  
LANDSCAPE WALL

WROUGHT IRON FENCE & GATE

PERMEABLE PAVING



SHARED COURTYARD

GARBAGE ENCLOSURE

COURTYARD BETWEEN UNITS

LANDSCAPING

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- GRAY HORIZONTAL LAP SIDING
- WHITE HORIZONTAL LAP SIDING
- WHITE METAL PARAPET CAP (TYP)
- BRICK SIDING - COAL CREEK
- CORRUGATED METAL SIDING
- WHITE HARDIE PANEL EAVES
- WHITE VINYL WINDOWS, R-28 (TYP)
- WROUGHT IRON GATE & FENCE
- PERMEABLE PAVING



- SIDEWALK
- LANDSCAPING

- MANORSTONE BLOCK LANDSCAPE WALL
- WROUGHT IRON GATE & FENCE

STREET VIEW: WEST ELEVATION OF UNIT 1 & 2

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WEST ELEVATION OF UNIT 3 & 4

GRAY HORIZONTAL LAP SIDING

WHITE HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

GRAY HORIZONTAL LAP SIDING

CORRUGATED METAL SIDING

WHITE HARDIE PANEL EAVES

SECURE BIKE PARKING

LANDSCAPING

PERMEABLE PAVING



WEST ELEVATION OF UNIT 5 & 6

GRAY HORIZONTAL LAP SIDING

WHITE HARDIE PANEL EAVES

WHITE HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

CORRUGATED METAL SIDING

GRAY HORIZONTAL LAP SIDING

PERMEABLE PAVING

LANDSCAPING



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GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE HORIZONTAL LAP SIDING

WHITE VINYL WINDOWS, R-28 (TYP)

WROUGHT IRON GATE AND FENCE

SHARED COURTYARD TO SOUTH

LANDSCAPING

PERMEABLE PAVING



COURTYARD BETWEEN UNITS

SECURE BIKE PARKING

EAST ELEVATION OF UNIT 1 & 2

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GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

PERMEABLE PAVING

LANDSCAPING



EAST ELEVATION OF UNIT 3 & 4

GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

CEDAR FENCING

LANDSCAPING



EAST ELEVATION OF UNIT 5 & 6

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GRAY HORIZONTAL LAP SIDING

WHITE HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

GRAY HORIZONTAL LAP SIDING

CEDAR GATE & FENCE



COURTYARD BETWEEN UNITS

WHITE HARDIE PANEL EAVES

LANDSCAPING

SECURE BIKE PARKING

BRICK SIDING -  
COAL CREEK

WROUGHT IRON  
FENCE & GATE

MANORSTONE BLOCK  
LANDSCAPE WALL

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SOUTH WALKWAY, LOOKING WEST



NORTH WALKWAY, LOOKING EAST



SOUTH WALKWAY, LOOKING EAST



OVERHEAD VIEW

FRONT YARD VIEW FROM 10TH AVE E WITH WROUGHT IRON GATE ENTRIES



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STREET FACING ENTRY & COURTYARD , FACING EAST



COURTYARD BETWEEN UNIT 2 & 4, FACING NORTH



COURTYARD BETWEEN UNIT 4 & 6, FACING NORTH



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