

546 S Cloverdale St

SDCI Project: #3039271-EG
05/10/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: JABOODA HOMES
P.O. BOX 359
Mercer Island, WA 98040



Project Info & Area Summaries	3
Development Standards	4
Development Objectives	5
Public Outreach Summary	6-8
Site Survey	9
Site Plan	10
Context	11-12
Zoning Analysis	13
Design Guidelines	14
Design Concept	15
Floor Plans	16-20
Material Palette	21
Elevations	22-25
Concept Renderings	26-27
Landscape Concept Plan	28

Project Data

Address: 546 S Cloverdale St
Seattle, WA 98108

Tax ID Number: 7883600760

SDCI Project Number: 3039271-EG

Lot Size: 6,000 SF

Proposal: multifamily housing. (8) townhouses.

Vehicule Pakring: 4 stalls EV ready

Bike Parking: 10 bike racks

FAR: 6,000 sf x 1.8 = 10,800 sf allowed.
10,126 SF proposed

GFA: 10,703 sf > 5,000 sf SDR threshold

Lot Area: 6,000 SF
FAR Allowed: 6,000 SF x 1.8 = 10,800 SF

FAR Proposed: 10,126 SF < 10,800 SF, Complies. 674 SF under

FAR Schedule	
TH1	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	225 SF
1,213 SF	
TH2	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	225 SF
1,213 SF	
TH3	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	278 SF
1,266 SF	
TH4	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	278 SF
1,266 SF	
TH5	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	277 SF
1,265 SF	
TH6	
Level 1	325 SF
Level 2	325 SF
Level 3	340 SF
Level 4	277 SF
1,265 SF	
TH7	
Level 1	306 SF
Level 2	366 SF
Level 3	376 SF
Level 4	270 SF
1,318 SF	
TH8	
Level 1	306 SF
Level 2	366 SF
Level 3	376 SF
Level 4	270 SF
1,318 SF	
TOTAL	10,126 SF

GFA Schedule		
Name	BUILDING	Area
TH1		
LEVEL 1	TH1	342 SF
LEVEL 2	TH1	340 SF
LEVEL 3	TH1	358 SF
LEVEL 4	TH1	237 SF
1,276 SF		
TH2		
LEVEL 1	TH2	342 SF
LEVEL 2	TH2	340 SF
LEVEL 3	TH2	358 SF
LEVEL 4	TH2	237 SF
1,276 SF		
TH3		
LEVEL 1	TH3	343 SF
LEVEL 2	TH3	342 SF
LEVEL 3	TH3	358 SF
LEVEL 4	TH3	293 SF
1,334 SF		
TH4		
LEVEL 1	TH4	343 SF
LEVEL 2	TH4	342 SF
LEVEL 3	TH4	358 SF
LEVEL 4	TH4	293 SF
1,334 SF		
TH5		
LEVEL 1	TH5	342 SF
LEVEL 2	TH5	357 SF
LEVEL 3	TH5	358 SF
LEVEL 4	TH5	288 SF
1,344 SF		
TH6		
LEVEL 1	TH6	342 SF
LEVEL 2	TH6	357 SF
LEVEL 3	TH6	358 SF
LEVEL 4	TH6	288 SF
1,344 SF		
TH7		
LEVEL 1	TH7	323 SF
LEVEL 2	TH7	386 SF
LEVEL 3	TH7	402 SF
LEVEL 4	TH7	287 SF
1,397 SF		
TH8		
LEVEL 1	TH8	323 SF
LEVEL 2	TH8	386 SF
LEVEL 3	TH8	402 SF
LEVEL 4	TH8	287 SF
1,397 SF		
10,703 SF		

Project Info & Area Summaries

Key Metrics	Current	Development Standards	
		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
Zone: LR3 (M) MHA: Yes, Low area Urban Village: Yes, South Park (RUV) Parking Flexibility: Yes		Vehicle Parking: (0) Spaces	(4) Spaces
		Bike Parking: (8) Spaces Required	(10) Spaces Provided
		Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min	Long-term: (1) Space per Dwelling Unit Short-term: (2) Spaces per 10,000 SF, min
		Amenity Area: 25% of Lot Area = 1,500 SF 50% of amenity area to be ground related = 750 SF	1,515 SF proposed in total 992 SF proposed as ground-related
		Structure Height: 50' + 4' shed/butterfly roof exception	44'
		Front Setback (South): 5' Min, 7' AVG	7' 10"
		Rear Setback (North): 5' Min, 7' AVG	28' 1 5/8"
		Side Setback (East): 5' Min	5' - 0 3/8"
		Side Setback (West): 5' Min	5'
		Separation: 10' Min	10'
		Facade Length: 65% lot line East 119.98x0.65= 77.98' allowed West 119.97x0.65= 77.98' allowed	East 74.3' West 74.3'



South Park Community Center



748 S Cloverdale St



8603 8th Ave S

Graphic Public Spaces

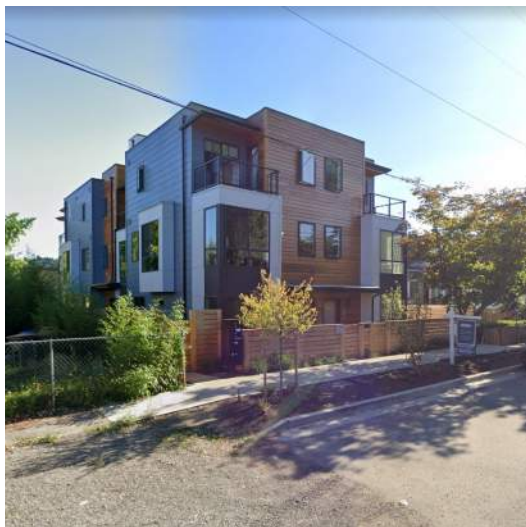
When looking into some of the characteristics of the surrounding neighborhood, the design team found that in many locations, locals have taken the opportunity to include murals/sculptures in the public space to add character to the neighborhood which inspired the team when considering facade treatments and massing to make the project stand out and create an interesting experience for pedestrians passing by.



816 S Cloverdale St



8604 5th Ave S



537 S Sullivan St

Facade Articulation

Neighborhood precedents gathered highlight some of the more contemporary homes nearby which feature cleanly laid out facades with clear articulations of individual units and vertically stacked windows which the design team hopes to echo in the design of the street facing facades of this project.

Development Objectives


HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey. All flyers and websites were also translated to the languages perscribed by DON.


SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



546 S Cloverdale St

SDCI #3039271-EG

Jabooda Homes and JW Architects are collaborating to design the redevelopment of 546 S Cloverdale St. This project will be located very close to the corner with 7th Ave S. When it's complete, the new homes will be 4 stories tall and will include 8 townhomes with decks and 5 open parking stalls.


What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 3039271-EG or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com



ARCHITECTS
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

* jwaseattleoutreach.wixsite.com/546 ** ONLINE SURVEY from 03/16-04/06 jwaseattleoutreach.wixsite.com/546-survey

English Flyer

Early Community Outreach was realized during March and Approved by the Department of Neighborhoods on **04/22/2022**



QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

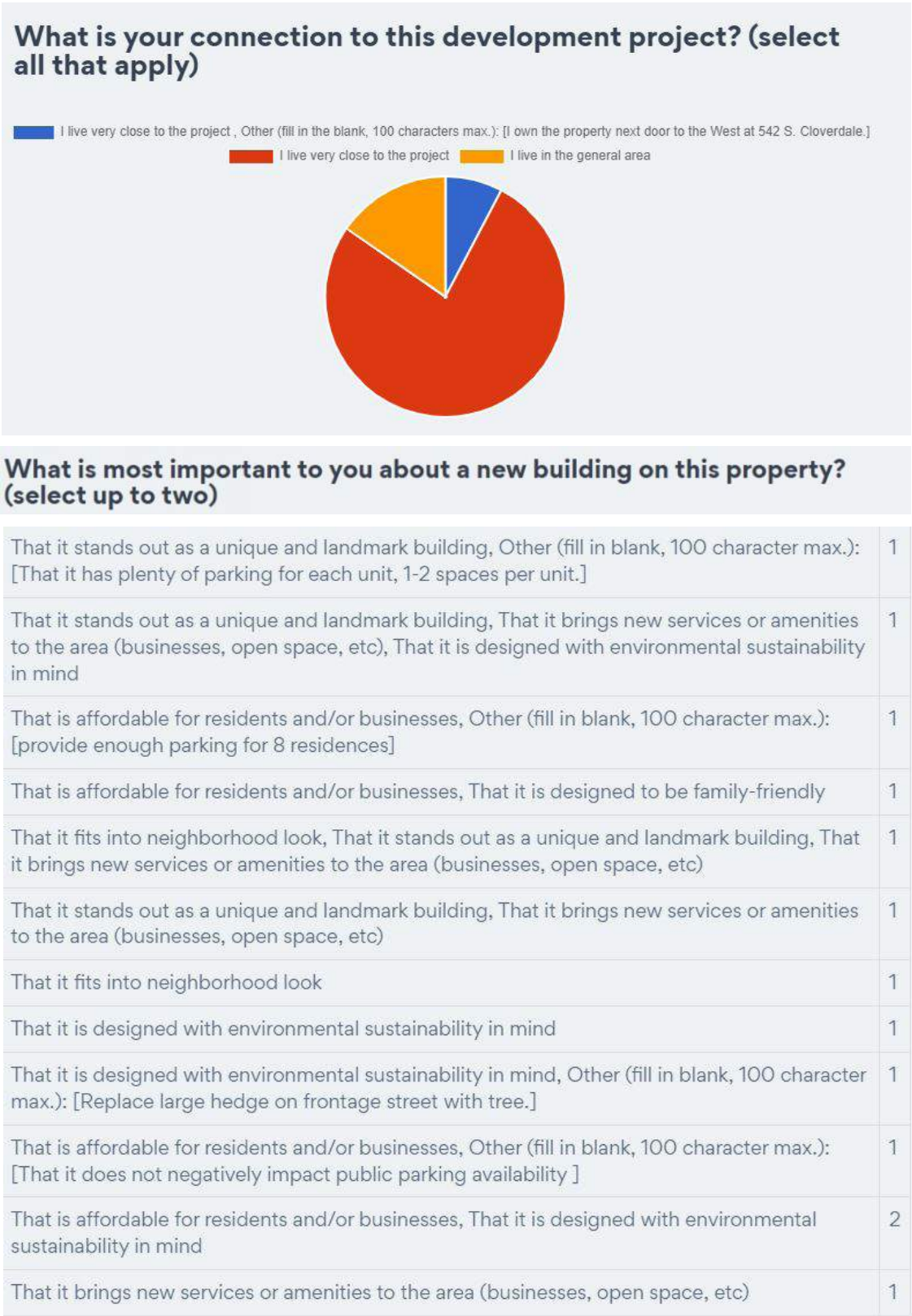
OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. On March 9, we mailed flyers to residences in a 500 foot radius from the site. The project is located in an equity area so all the outreach was translated to Spanish. The flyers notified people of the project and provided some basic information about the design. The flyer also provided a QR Code to easily access the on-line survey and the website with a commenting function. Additionally, the flyers and website/ survey links were sent to all community groups provided by DON. The website along with the survey was created on March 16th and ran until April 6th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials at street-level like brick, lots of plants and greenery and additional designs for safety. The biggest concern that rises up is the affordability of the new homes and the insufficient parking provided. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

DESIGN REVIEW OUTREACH SURVEY RESULTS

We received 13 survey responses for this project. The on-line survey was available on the dedicated website <https://jwaseattleoutreach.wixsite.com/546-survey> and <https://jwaseattleoutreach.wixsite.com/546-encuesta> from March 16 through April 6, 2022.



We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)	
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc)	1
Quality building materials at street-level (brick, large windows, etc), Other (fill in blank, 100 characters max.): [Trees.]	1
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc), Pet friendly areas	1
Lots of plants/greenery, Pet friendly areas	1
Additional designs for safety (street lighting, gates, fences, etc), Other (fill in blank, 100 characters max.): [adds angle-in parking to densify parking availability]	1
Lots of plants/greenery, Other (fill in blank, 100 characters max.): [even more trees. We're dying early here.]	1
Lots of plants/greenery	2
Additional designs for safety (street lighting, gates, fences, etc)	2
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	1
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc)	1
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc)	1

What concerns do you have about the project? (select any/all that apply)	
That it will not be affordable, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [AFFORDABILITY]	1
That it will not be affordable, Other (fill in blank, 100 characters max.): [That 5 parking spots for 8 buildings is totally inadequate]	1
I don't really have any specific concerns, Other (fill in blank, 100 characters max.): [This place was a run down building being used to house low income people (in a tent) which also brought lots of drive activity. Excited to this go and become a new townhouse!]	1
That I will not like the way it looks, That it may feel out of scale with other buildings nearby	1
Construction noise/impacts	4
I don't really have any specific concerns	2
The existing residence is going away, That it will not be affordable	1
That it will not be affordable, That it may feel out of scale with other buildings nearby	1
That it will not be affordable	1

Is there anything specific about this property or neighborhood that would be important for us to know?

(fill in blank, 300 characters max.): [There is a small but vocal group that hates any type of change, so don't worry about trying to make them happy or accepting.]	1
(fill in blank, 300 characters max.): [South Park is one of the last reasonably affordable places to live in Seattle - don't ruin that with further gentrification.]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [There is limited parking available so the more spots that the new build can accommodate will be helpful for residents hear by.]	1
(fill in blank, 300 characters max.): [we don't need more expensive townhouses, we need affordable housing!]	1
(fill in blank, 300 characters max.): [We die 8 years earlier than other Seattle neighborhoods]	1

What are some landmarks/spaces that help to identify your neighborhood?

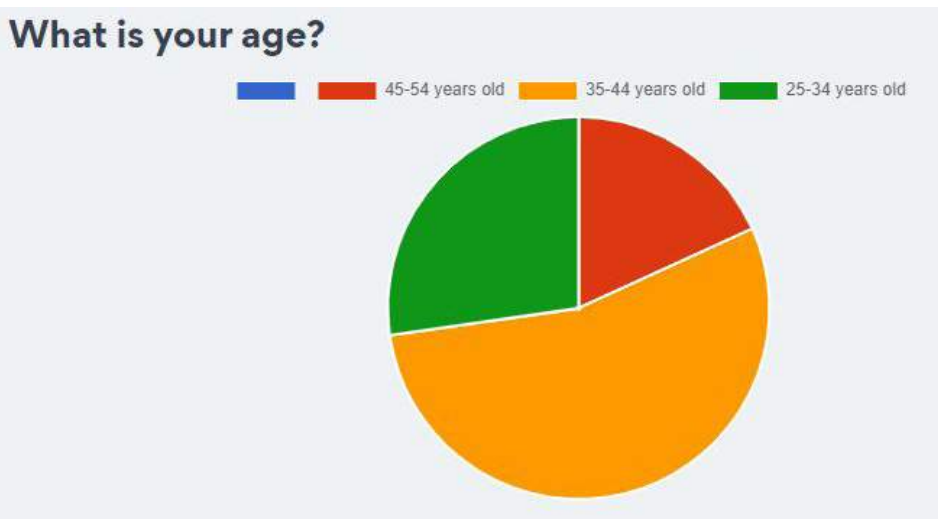
(fill in blank, 300 characters max.): [Community park]	1
(fill in blank, 300 characters max.): [the library, Concord Elementary, Cesar Chavez Park, the skate park, the community center]	1
(fill in blank, 300 characters max.): [The Hispanic-owned businesses; the mural of Benito Juárez; the park and boat launch; the community center; the public library]	1
(fill in blank, 300 characters max.): [Our hard won bridge]	1
(fill in blank, 300 characters max.): [N/A]	1

What do you like most about living or working in your neighborhood?

(fill in blank, 300 characters max.): [the diversity and our community]	1
(fill in blank, 300 characters max.): [It feels like a community]	1
(fill in blank, 300 characters max.): [Close to a lot of things, convenient location]	1
(fill in blank, 300 characters max.): [the neighborliness]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [I like the mix of industrial and residential. I have both a home and 2 warehouses all in the neighborhood.]	1
(fill in blank, 300 characters max.): [it is very friendly and a close-knit--a great place to raise kids]	1

What do you like least about living/working in your neighborhood?

(fill in blank, 300 characters max.): [developers coming in and paying fees rather than creating actual affordable housing, changing our community]	1
(fill in blank, 300 characters max.): [We die earlier and that all our affordable properties are being bought by developers and made un-affordable.]	1
(fill in blank, 300 characters max.): [Crime. Also no grocery stores or good restaurants.]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [that it is cut in two by WA99, that it is being invaded by illegal businesses (NPI/RAM), and at risk of overdevelopment destroying it's affordability and cultural diversity]	1
(fill in blank, 300 characters max.): [environmental justice issues and displacement-it has been very very sad to see my friends and neighbors displaced by sky-rocketing housing prices]	1
(fill in blank, 300 characters max.): [Trash, people not respecting and taking care of the neighborhood]	1



1.-2. NOT APPLICABLE TO THIS SURVEY

3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF SOUTH PARK RECORDED AS DOCUMENT #45931 IN THE OFFICIAL RECORDS (NO PLOTTABLE EASEMENTS)

4.-6. NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN
HEREON.

PROJECT BASE POINT
LATITUDE: 47.526888501
LONGITUDE: -122.326299680
HEIGHT: -59.00'
PROJECT COMBINED SCALE: 1.0000020887

VERTICAL DATUM IS NAVD88 PER CITY OF SEATTLE

PUBLISHED BENCHMARK
VERTICAL DATUM FOR THIS SURVEY IS ESTABLISHED PER THE PUBLISHED ELEVATION OF CITY OF SEATTLE POINT DESIGNATION
3780-3404, BEING A BRASS DISC. ELEVATION WAS HELD AT 19.61'

CHECK BETWEEN PROJECT BENCHMARK AND CITY OF SEATTLE POINT DESIGNATION SNV-5339, RESULTED IN A VERTICAL CLOSURE OF -0.00' OF PUBLISHED.

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
546 S. CLOVERDALE STREET
SEATTLE, WA 98108

ASSESSOR'S PARCEL NUMBER
788360-0760

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53033C0640G, DATED 08/19/2020.

PARCEL AREA
6,002± SQ FT OR 0.138± ACRES

REFERENCE SURVEYS
R1) PLAT OF SOUTH PARK, REC. NO. 1890011845931
R2) SHORT PLAT, REC. NO. 20210922900003

REFERENCE GIS DATA

G1) GIS MAP PROVIDED OR DOWNLOADED ON 1/26/2022 FROM CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS, AND DEVELOPMENT SERVICES OFFICE.

G2) GIS MAP PROVIDED OR DOWNLOADED ON 12/30/2021 FROM PUGET SOUND ENERGY.

NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

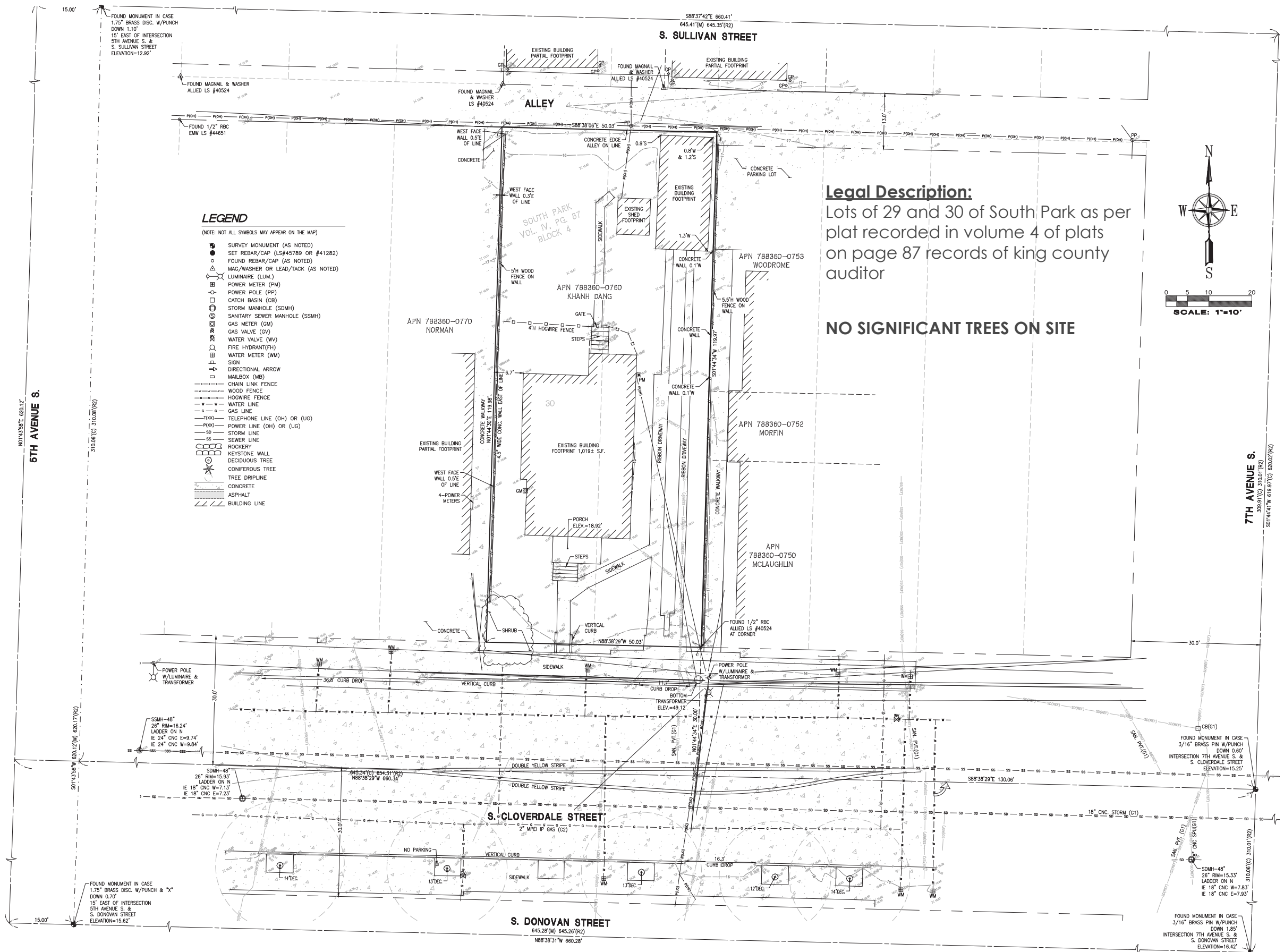
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLES BE PERFORMED.

3. FIELD SURVEY WAS COMPLETED IN JANUARY 2022 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

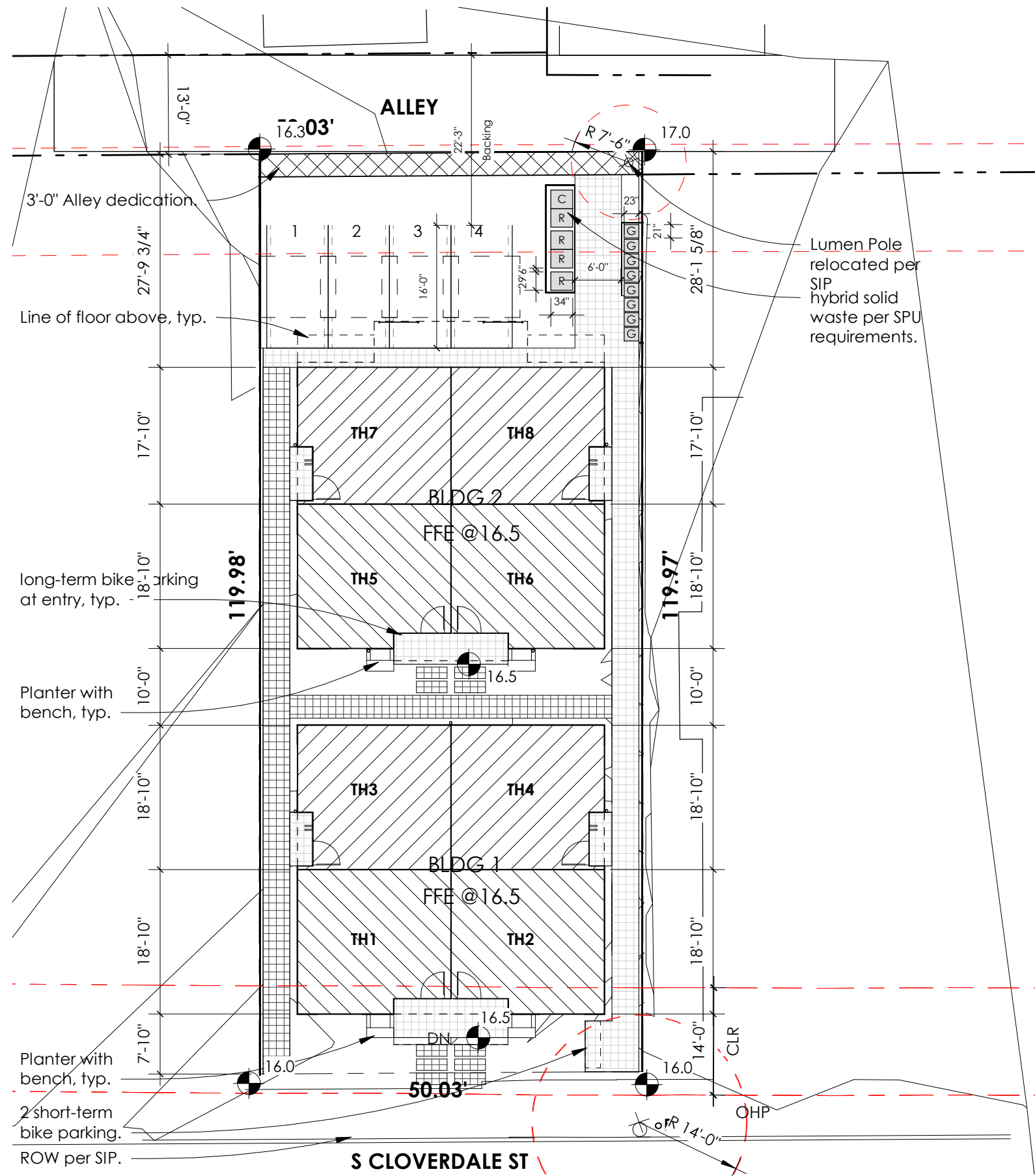
4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. CW TITLE AND ESCROW INSURANCE COMPANY, ORDER/COMMITMENT 50003406-201, DATED 12/16/2021 AT 8:00 AM, WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



546 S Cloverdale St Streamlined Design Review



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



Site Plan

BUFFER GRASSES



Green Velvet Boxwood



Feather Reed Grass



Blue Fescue



Bowles Golden Sedge

FRONT YARD PLANTINGS



Western Sword Fern



Mexican Feather Grass



Hicks Yew

ACCENT PLANTINGS/FLOWERS



Bigleaf Hydrangea



Sky Pencil Holly



English Lavender



Heavenly Bamboo



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

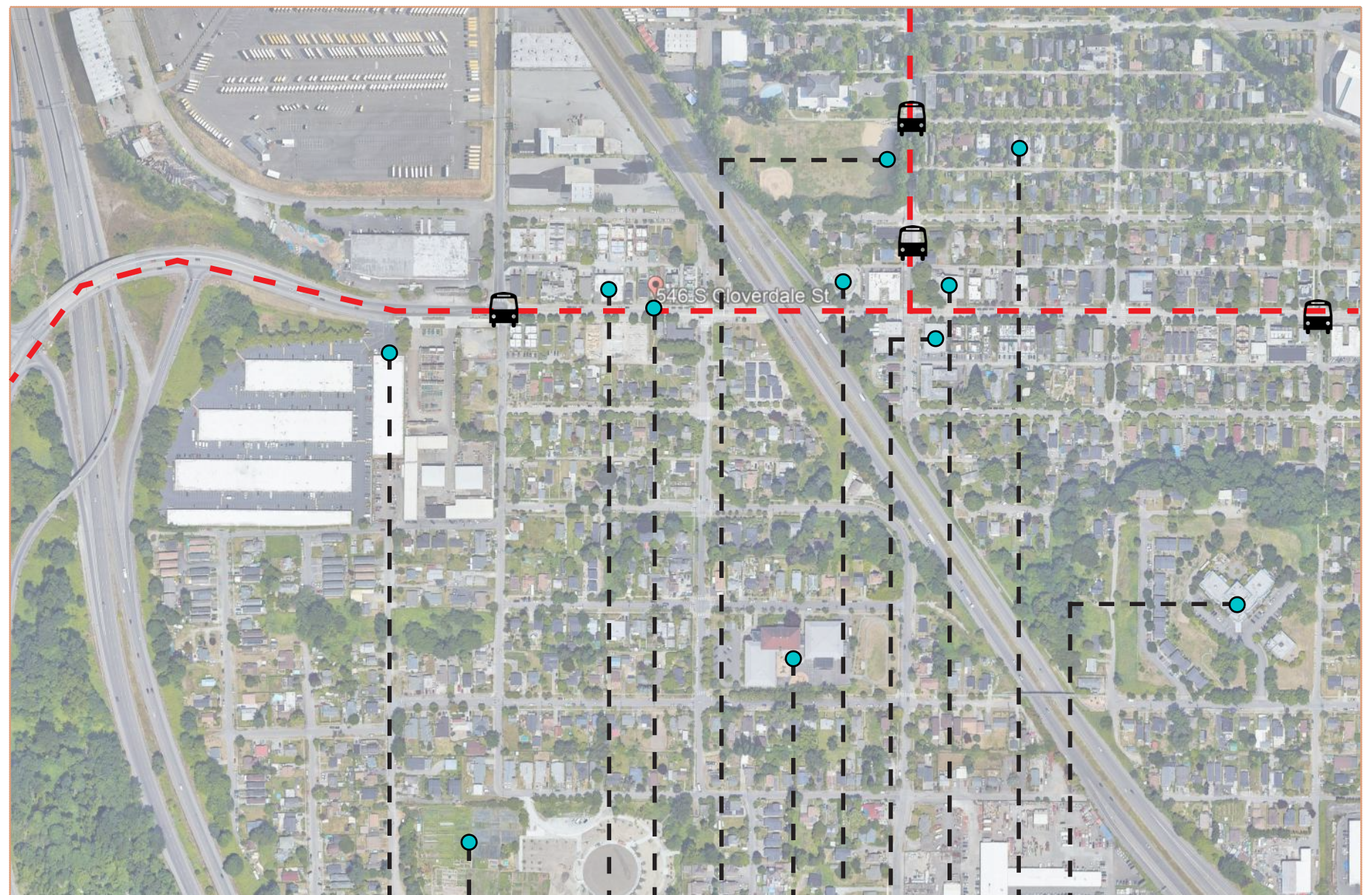
Conceptual Landscape Plan



EXISTING SITE



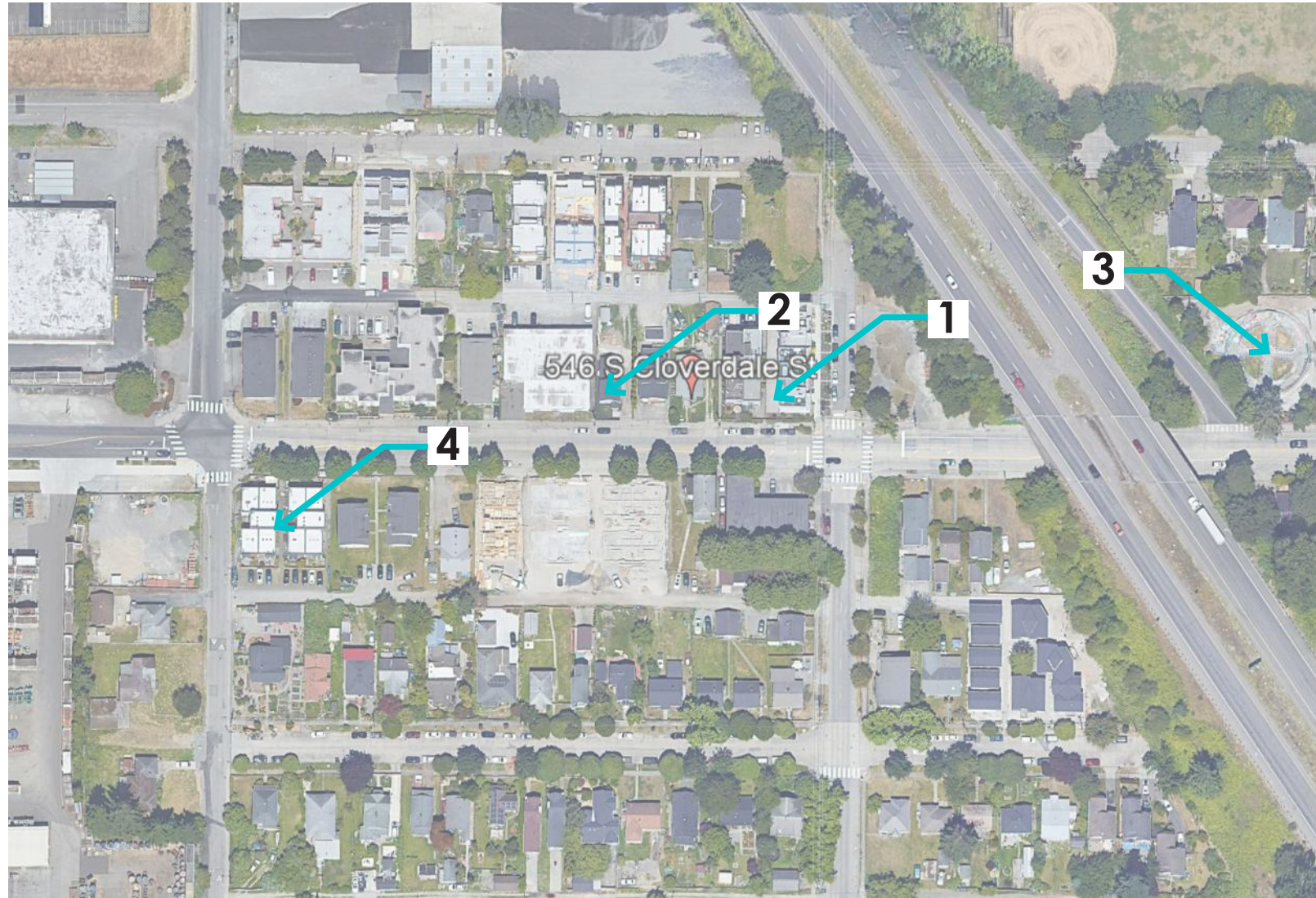
Scale: NTS



- Osprey Bistro
- Marra-Desimone Park
- The Riverside Lodge
- Sea Mar Community Center
- Holy Protection of the Theotokos Orthodox Church
- Seattle Fire Station 26
- South Park Branch - The SPL
- River City Skatepark
- Concord International School
- South Park Community Center

SITE: 546 S CLOVERDALE ST

Context



1. 552 S Cloverdale St



2. 538 S Cloverdale St



3. River City Skatepark



4. 8604 5th Ave S

Neighborhood

The surrounding context of the site at 546 S Cloverdale St is indicative of the zoning designation for this area (LR3) acting as a bridge between the RSL and IU zones on either side. The context is full of a mix of multi and single family homes in addition to the typical services and amenities of RSL zones like schools, parks, and restaurants.



Project Site Zoning: LR3 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

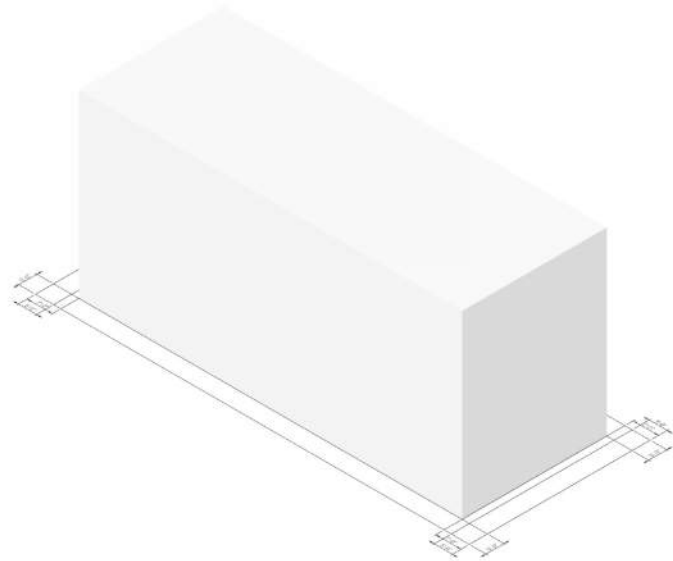
Adjacent Zoning: RSL(M), IB, IG2, NC2-55(M)

- Key:**
- IB/IG2
 - NC2-55(M)
 - RSL(M)
 - LR3(M)

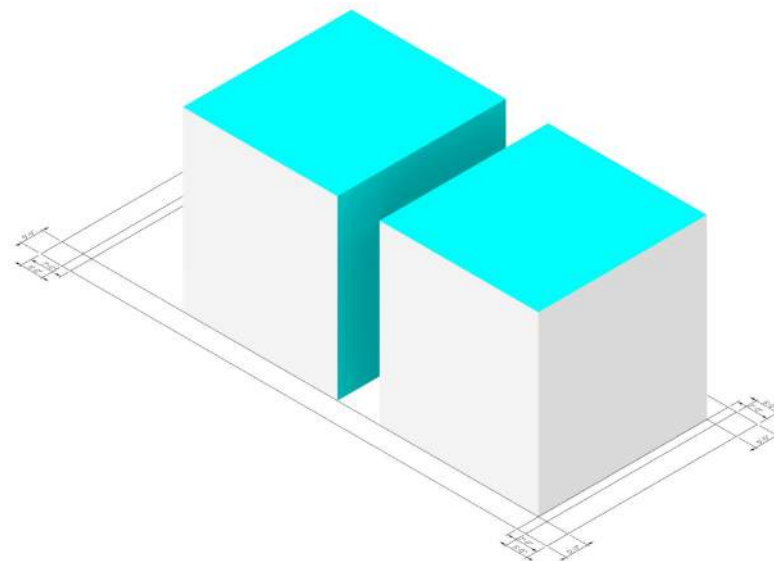
SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

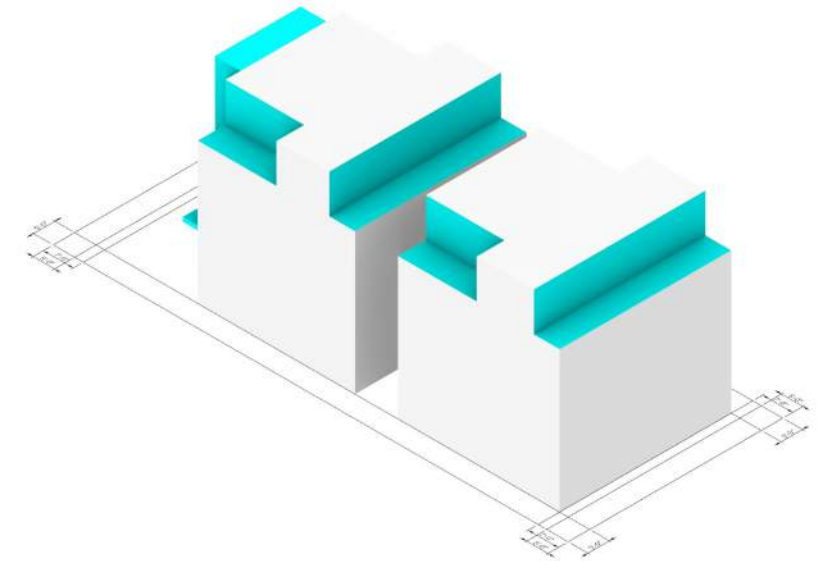
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The project site is located in between two buildings with a similarly scaled multifamily housing project to the East and a smaller Single family home to the West. This coupled with the site's orientation being N/S means these units will only get a small amount of direct sunlight. In order to counteract this lack of light the project team felt it best to break up the mass of the project into two distinct buildings so that the units at the core of the site will still get to enjoy some indirect sunlight during the day. This move also ensures that natural ventilation can flow throughout all the site and all units can open up their windows to enjoy passive ventilation when applicable.
CS2 Urban Pattern and Form	D. Height, Bulk and Scale	This project is zoned LR3(M) To respect the neighborhoods current scale, the project is well under the height limit and does not include penthouses but does feature a butterfly roof shape which compliments the gable roofs present on the single family homes nearby. In addition to a butterfly roof, shed roof planes are added to the upper level balconies in order to further break down the scale.
CS3 Architectural context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is on a block which is seeing a lot of development of similar scale and style of projects to this one. However, where those projects opt for the flat roof deck and penthouses at upper levels, the design team wanted to set this project apart form those while still adding to the growing contemporary and modern feel of the neighborhood. This means our project still features large swaths of glazing carefully articulated into clean stacks on the main facades with high-quality, clean, and durable materials but rather than being topped off with a flat roof, features a gently sloped butterfly roof that creates a nice contrast between this and other multifamily projects on the block.
PL1. Open Space and Connectivity	A. Walkways and Connections	In order to add to the network of open space currently present on this block the project sits back from the R.O.W a fair amount and adds a lot of planting and green space to buffer and enhance the experience of this site from the sidewalk. Planters are included in the design of this project to add to this planting strip and all are detailed to include seating along the edge for residents to utilize as a means to experience and utilize this space for leisure in way that is visible and connected to the sidewalk.
	C. Outdoor Uses and Activities	This design places importance on outdoor spaces. Every unit has a covered balcony, some include shared stoops, and shared courtyard space. The exterior spaces were design to promote community safety by placing more eyes on the street. These spaces can be used in a variety of ways, such as, kicking a hacky sack, working on a bicycle or reading a book, community members will have access to spaces that meet their individual needs.
PL2. Walkability	B. Safety and Security	Eyes on the street was a priority for this project. After conducting our early community outreach it was clear that this area and this property in particular had seen a lot of criminal activity recently. So in order to combat this we designed our project to include a lot of glazing and upper-level balconies looking out onto S Cloverdale St and over the Alley so that residents can feel slightly safer and more secure when going about their days since they and their neighbors will have clear lines of sight out toward the public realm.
	C. Weather Protection	With the emphasis this project places on outdoor spaces in particular the entries and balconies it was important that the Design team also include some overhead weather protection for these spaces. These moves can be seen a the entries where almost every main entryway is recessed into the building and covered and at the upper level balconies which fall under the canopy of the roof above.
DC2. Architectural Concept	A. Massing	The massing was created to fit the scale of the project context, maximize outdoor space, and most importantly maximize eyes on the street. By highlighting windows with bands of cementitious panel, pedestrians will understand there is always someone watching. An additional punch at street level was created to emphasize the locations and presence of entries. This is intended to improve public safety which is a clear problem based on our community outreach responses. Additionally, these large punches further reduce the scale using modulation and minimizing the structures perceived mass.
	C. Secondary Architectural Features	Depth is added to the street facades to by using glazing at the street level. Additionally, street numbers and lighting highlight the on-street glazing and enhance the entry sequence.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	The building exterior is constructed of durable and easy to maintain materials while also being attractive in texture and pattern. Lap/board&batten siding and using cedar in areas protected from weather create an aesthetically interesting building represents the primary materials found thought the community.



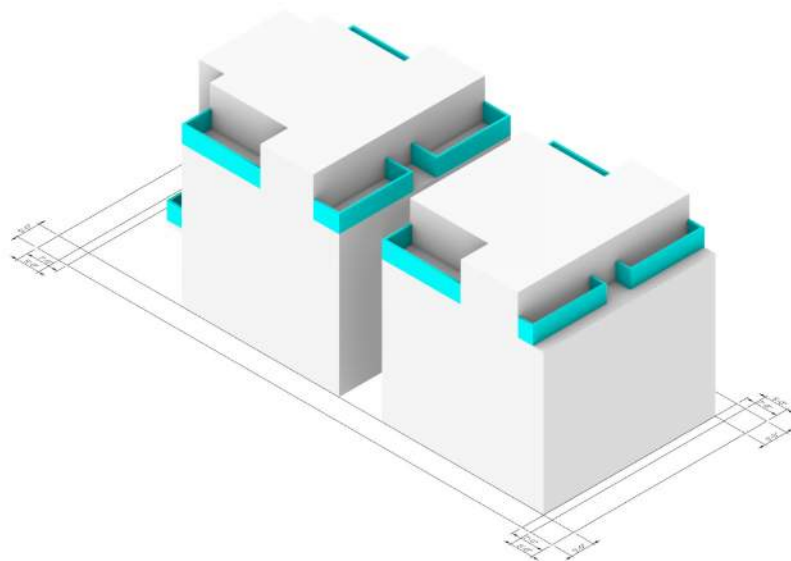
- 1.** Massing Allowed by code, 40' height limit and setbacks



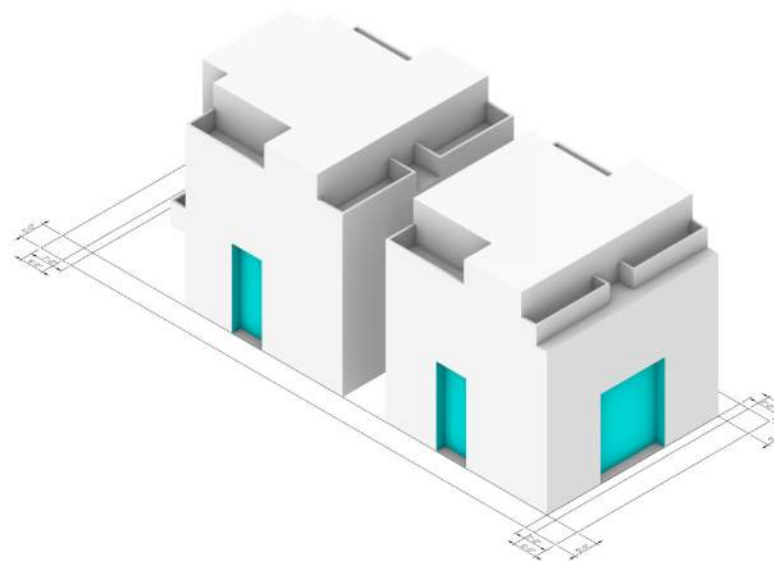
- 2.** Reduce massing by one story, break into 2 buildings and allow backing distance for parking



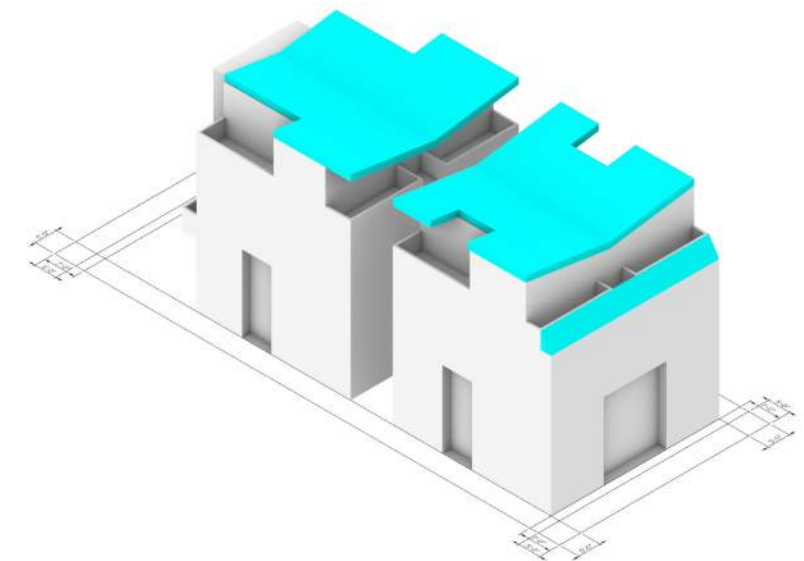
- 3.** Break down massing at upper levels to provide balconies and avoid powerline interference



- 4.** Add parapets at upper level balconies

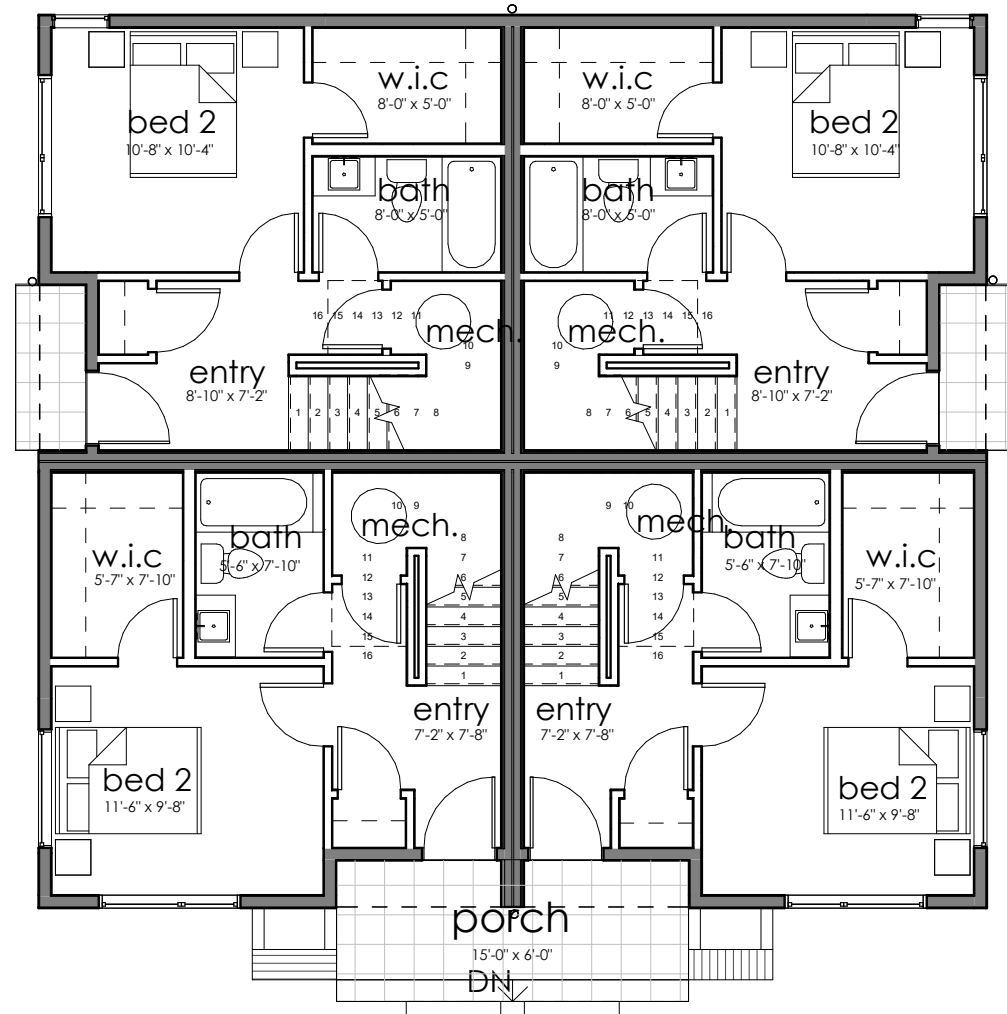


- 5.** Articulate entries at ground level



- 6.** Add roof shape and angle upper level balcony parapet

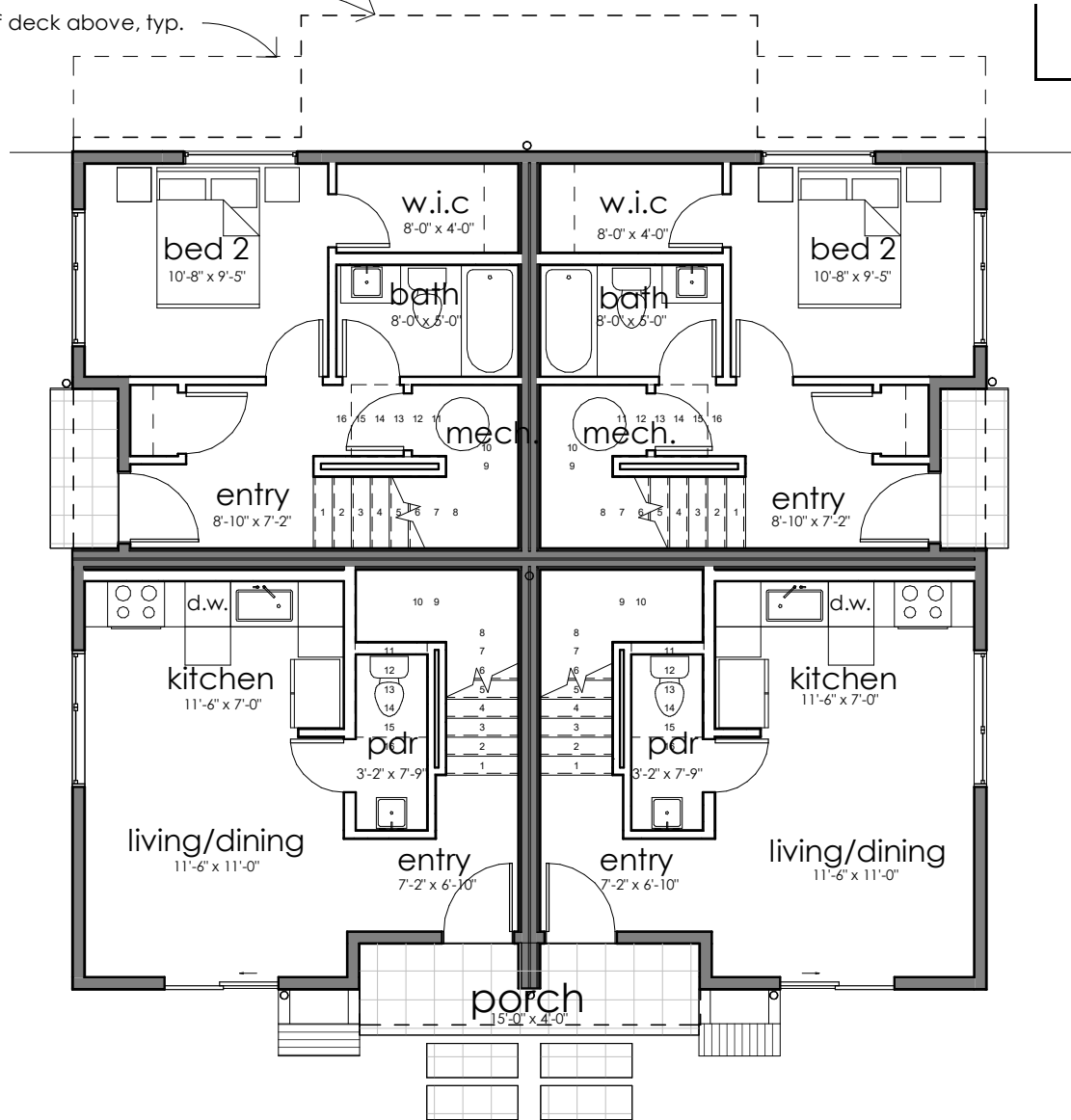
Design Concept



Bldg 1
S Cloverdale St

Line of floor above, typ.

Line of deck above, typ.



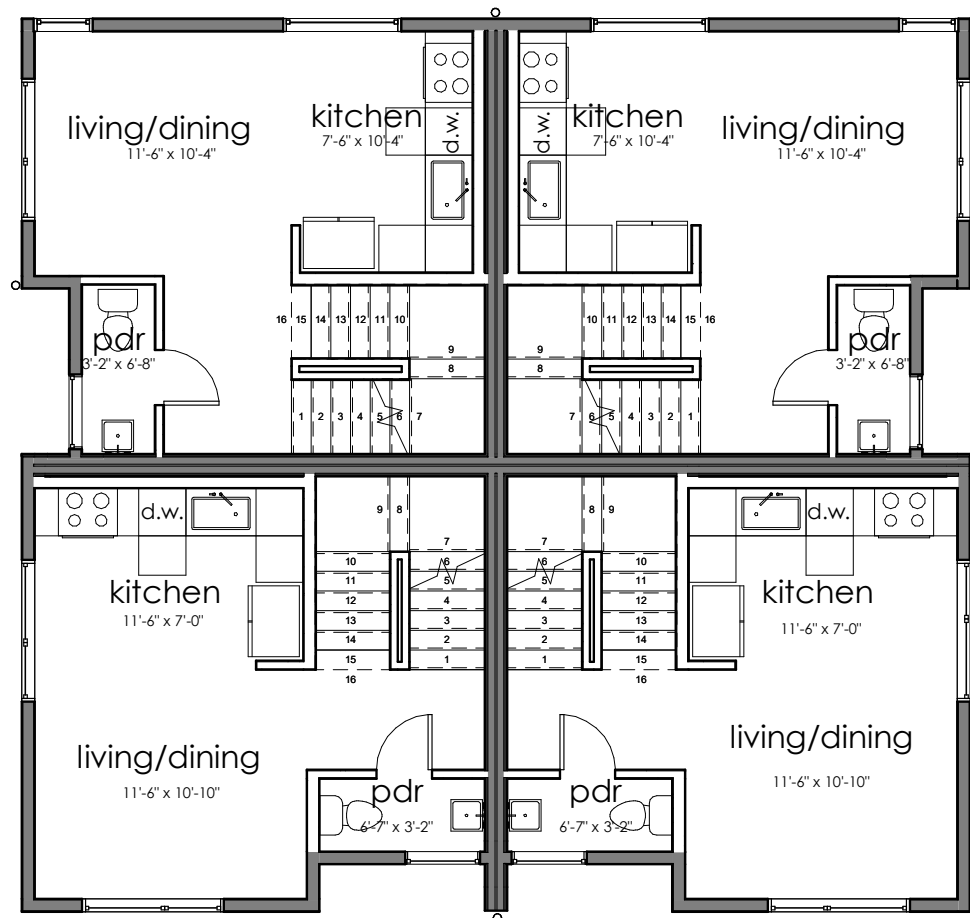
Bldg 2

LEVEL 1

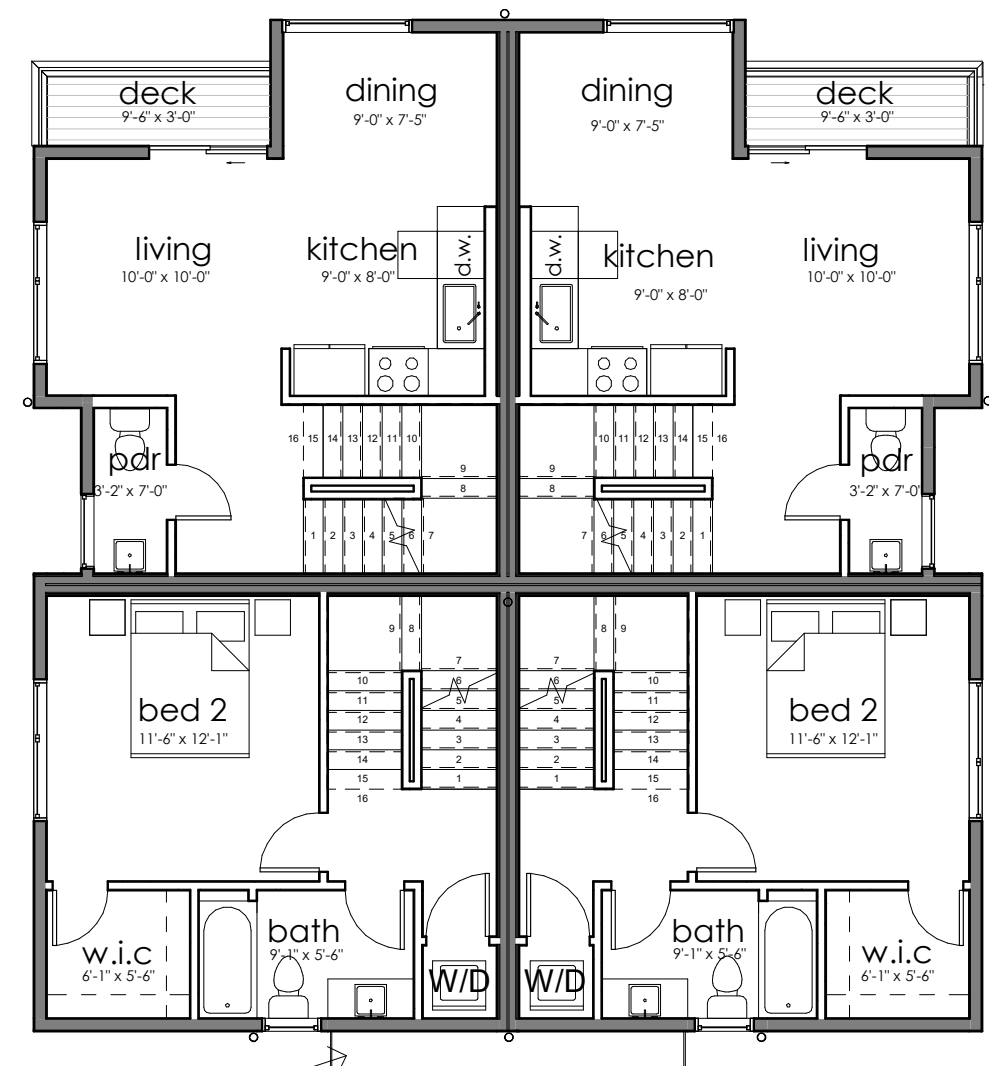
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1
S Cloverdale St



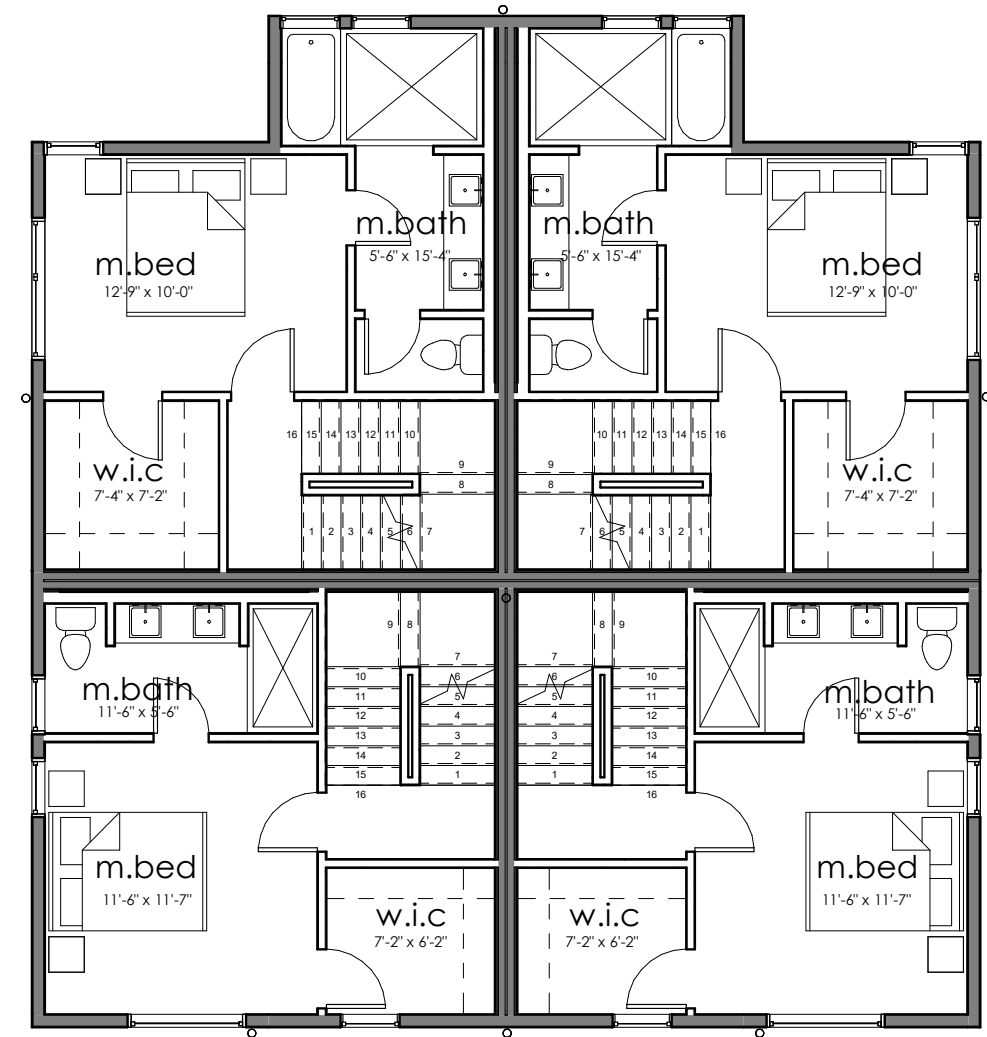
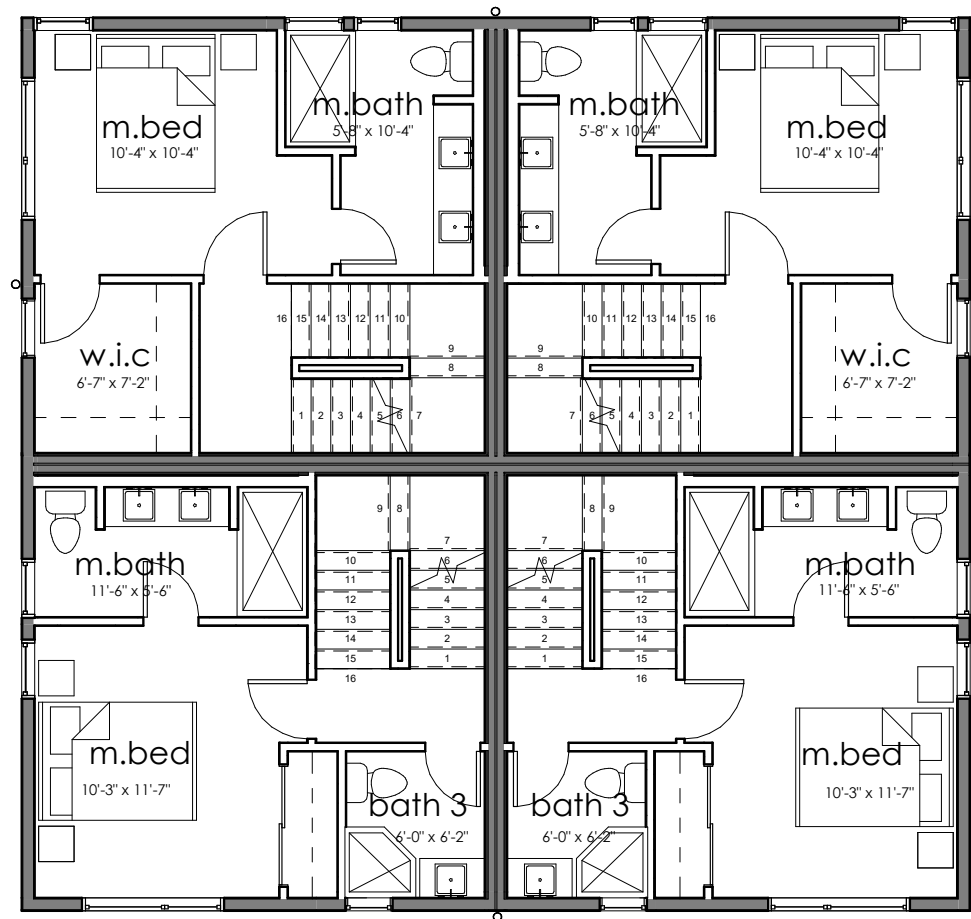
line of awning below

Bldg 2

LEVEL 2
SCALE: 1" = 10'-0"



Floor Plans

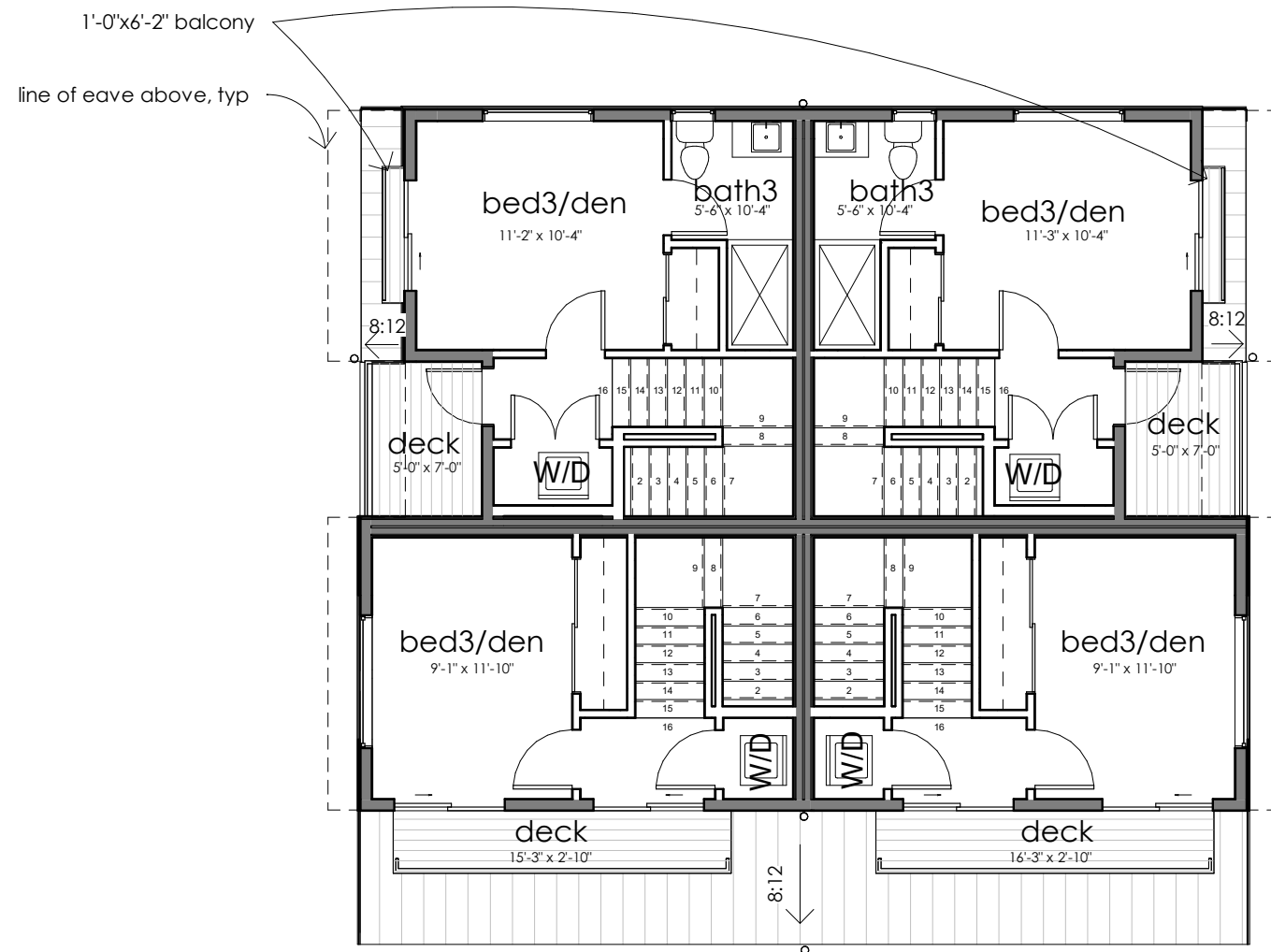


Bldg 1
S Cloverdale St

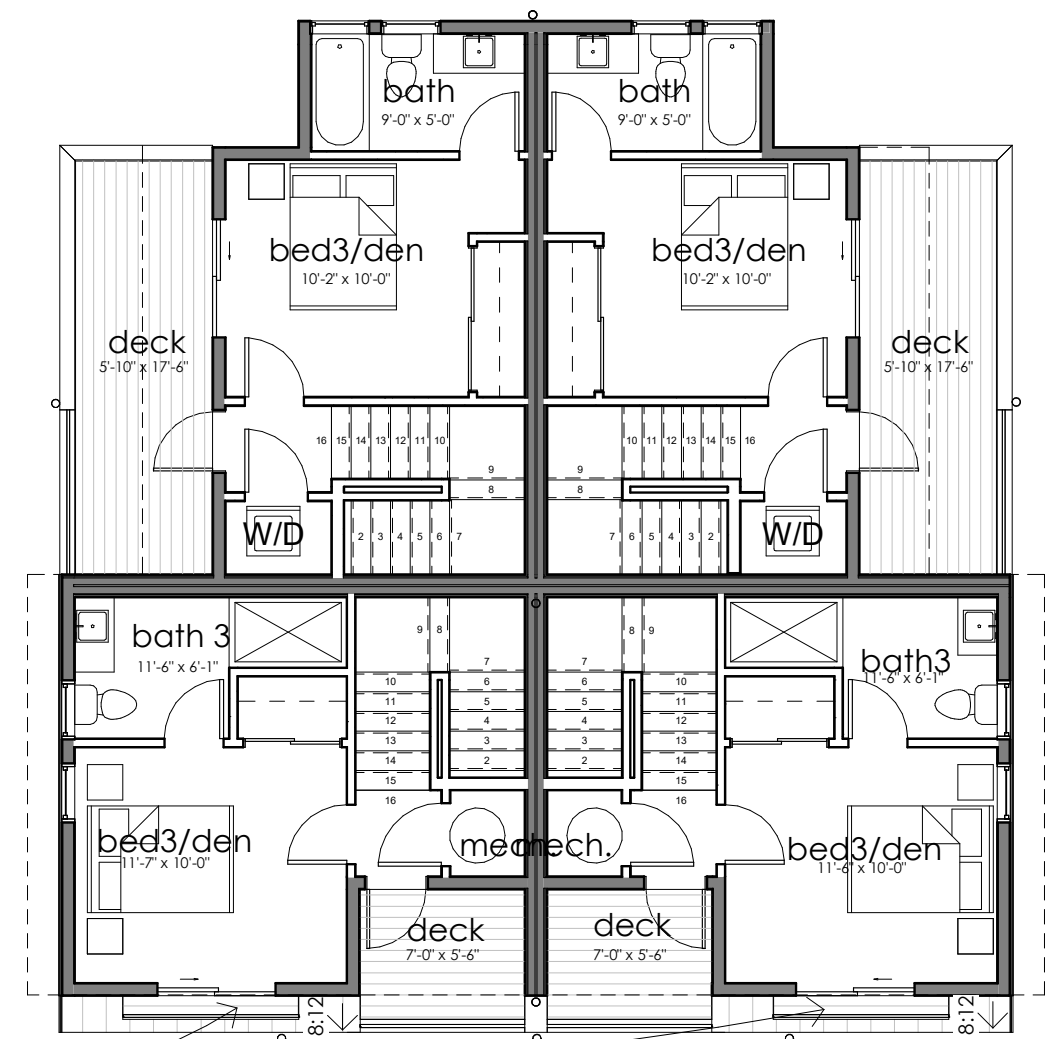
LEVEL 3
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1
S Cloverdale St



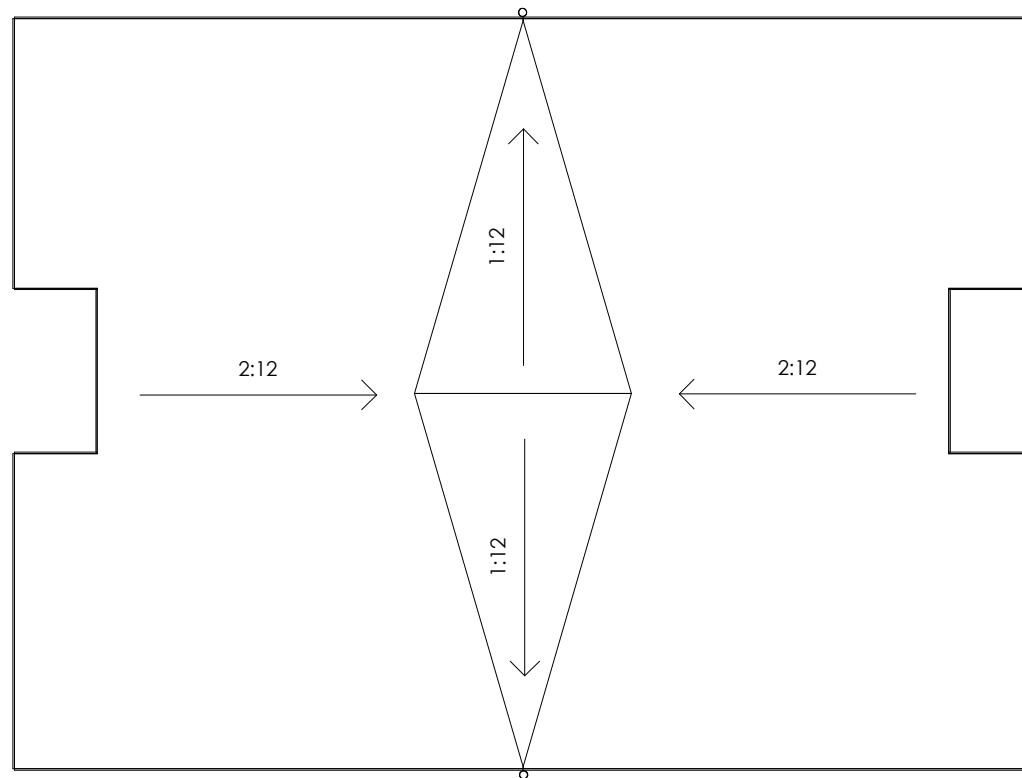
1'-0"x7'-6" balcony

Bldg 2

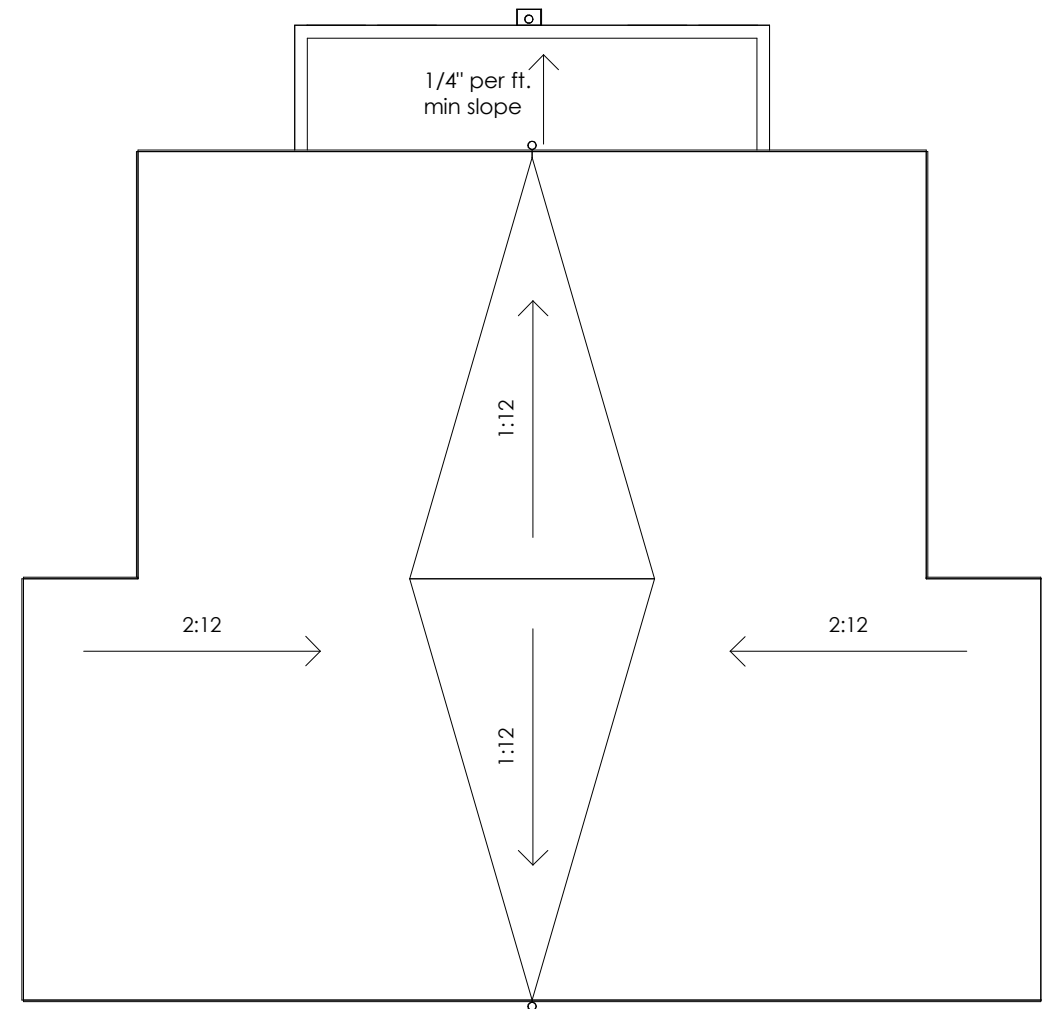
LEVEL 4
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1



Bldg 2

S Cloverdale St

ROOF PLAN
SCALE: 1" = 10'-0"



Black Board and 1. Batten Siding

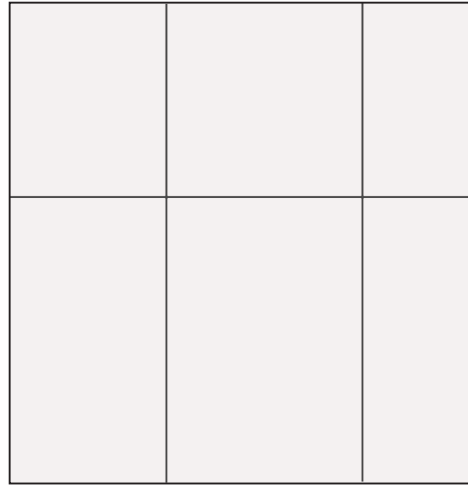


4x8 sheets with 1x4 strips nailed every 2' Painted Black

Sherwin Williams #6258
Tricorn Black

Utilized as majority of siding on all levels

2. White Panel



7/16" James Hardie Panel

Sherwin Williams #7004
Snowbound

Utilized to vertically tie all windows together

3. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at entries and balconies

4. White Lap



1"x6" Lap Siding - Cementitious Panel

Sherwin Williams #sw7004 - Snowbound

Utilized as siding on upper levels and for the protrusion on the north building

Black Standing Seam 5. Metal Roof



12" standing seam metal panels

Utilized on all roof planes

6. Black Metal



Sheet Metal

Factory finished black

Utilized on all downspouts, fascias, gutters, and wall copings

7. Wood Screen



Natural cedar wood fence

Utilized as solid waste screening and property fences.

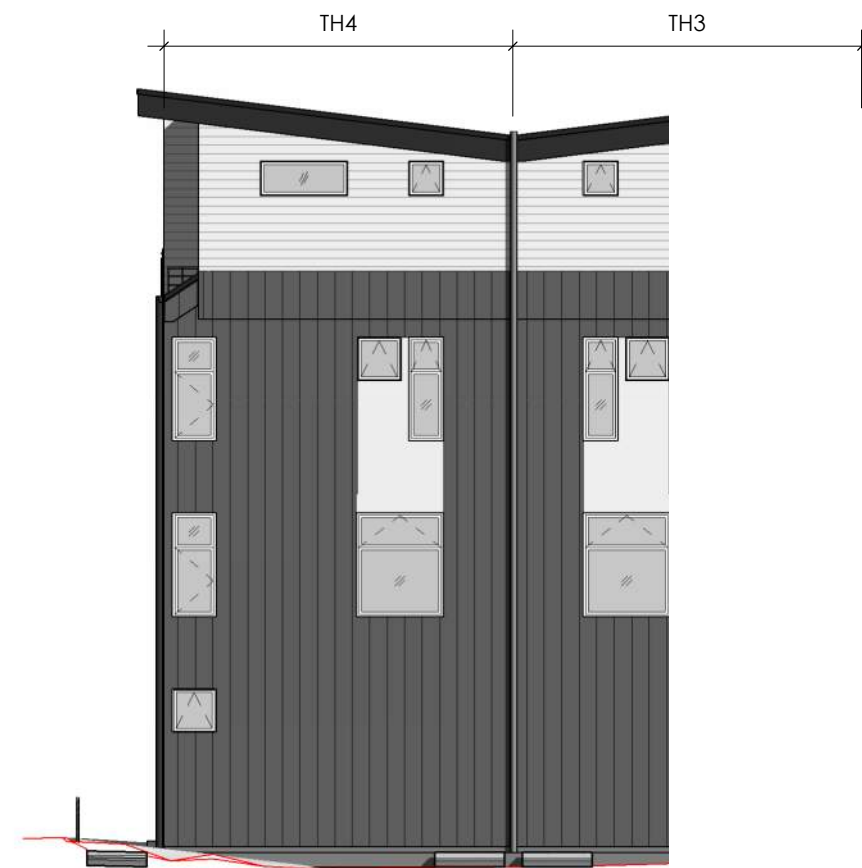
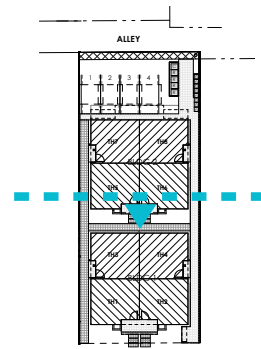
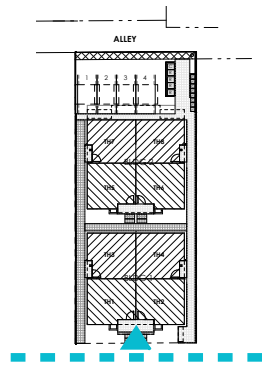
8. Accent Paint



Painted Entry Doors
Sherwin Williams #sw7589

Habanero Chile

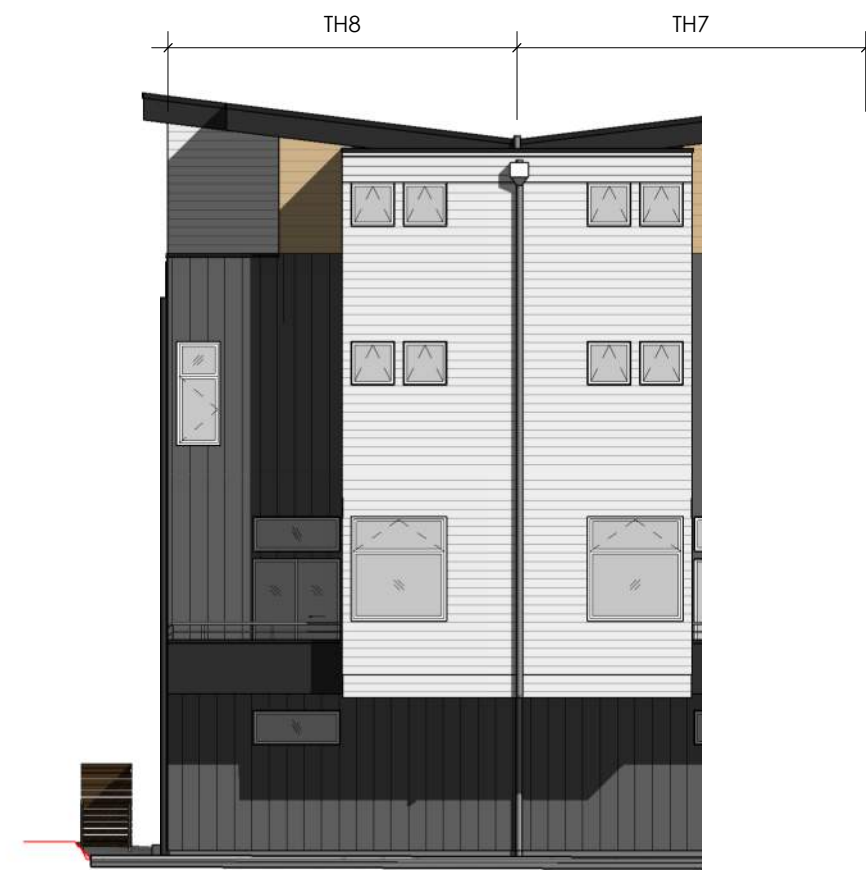
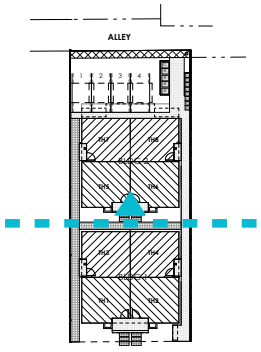
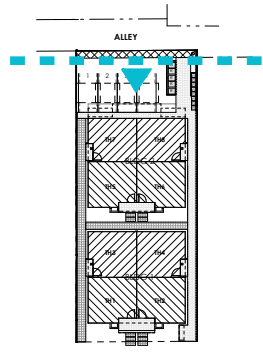
Material Palette



CLOVERDALE STREET (SOUTH) ELEVATION TH 1 & 2
SCALE: 1"=10'-0"

NORTH ELEVATION TH 3 & 4
SCALE: 1"=10'-0"

Building Elevations

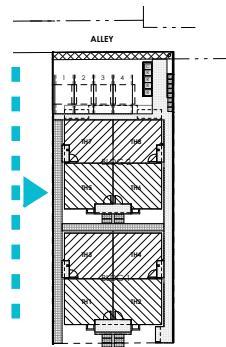


S Cloverdale St

SOUTH ELEVATION TH 7 & 8
SCALE: 1"=10'-0"

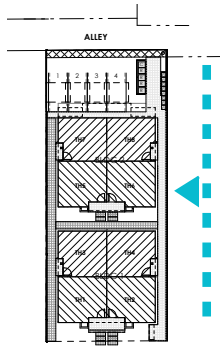
ALLEY (NORTH) ELEVATION TH 5 & 6
SCALE: 1"=10'-0"

Building Elevations



S Cloverdale St

WEST ELEVATION TH 1, 3, 5, & 7
SCALE: 1"=10'-0"



S Cloverdale St



EAST ELEVATION TH 2, 4, 6, & 8
SCALE: 1"=10'-0"



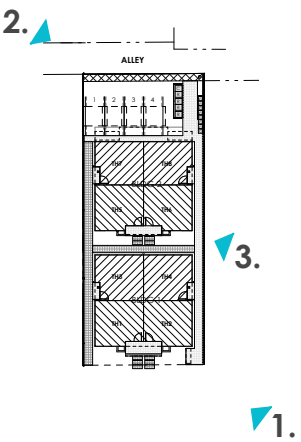
1. APPROACH FROM EAST ON S CLOVERDALE STREET



2. APPROACH FROM WEST IN REAR ALLEY



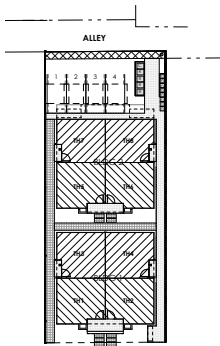
3. COURTYARD VIEW - SPACE BETWEEN BUILDINGS



Renderings



4. AERIAL VIEW FROM SOUTHWEST



4.

Renderings