2816. 14TH AVENUE SOUTH TOWNHOMES.

PROJECT NUMBER: 3039312-EG | SDR GUIDANCE PACKET | JUNE 2022.

ARCHITECT:
VANDERVORT ARCHITECTS
CC: MARK WIERENGA
2000 FAIRVIEW AVE E, SUITE 103
SEATTLE, WA 98102
(206) 784-1614

PROPERTY OWNER:
LIVE URBAN 2 LLC
CC: CHRIS WELCH
231 MAIN AVE S, SUITE A
RENTON, WA 98057

2816. 14TH AVENUE SOUTH TOWNHOMES.

PROJECT DESCRIPTION.

The proposed townhome project is located on North Beacon Hill in an LR-3 zone and has an MHA suffix of M2. The site is currently developed with a Single Family Residence on site. This project proposes to build (8) town-homes. No parking is required as the site is located in theNorth Beacon Hill Urban Village and is also in a frequent transit zone. (6) carport parking stalls will be provided. The site has an alley to the east.

PROJECT #.	3039312-EG
LOT AREA.	7,200 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	8 UNITS
RESIDENTIAL UNIT # / TYPE.	8TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	12,844 SF
PARKING.	6 CARPORT PARKING STALLS

Community Outreach Summary

- **Seattle Department of Neighborhoods Submission:** Before beginning community outreach, on August 28, 2020, the Affordable Community Outreach ("ACO") team submitted the project address, project information, and contact information to the Seattle Department of Neighborhoods ("DON") at DREarlyOutreach@seattle.gov to post on the **DON Blog**. Due to the risks associated with COVID-19, the City Council temporarily replaced the in-person outreach method with a high impact electronic or digital outreach method. Accordingly, ACO did not post information about a community meeting on the **DON Calendar**. Copies of the email submission to DON and the associated DON blog post are enclosed.
- **Printed Outreach: Posters (High-Impact Method):** On August 28, 2020, ACO hung **posters** at eleven businesses, community centers, or public venues within a half mile of the site, and all of the posters were visible from the sidewalk. The posters included information about the City of Seattle privacy policy. A photo and report of the poster locations is enclosed, along with a copies of the posters.
- **Electronic/Digital Outreach: Online Survey and Interactive Project Website (High-Impact Methods):** ACO developed a **project website** that went live on August 28, 2020, which included a brief summary of the proposal; the address and SDCI project numbers; preliminary site plans; zoning information; ACO contact information with a project email address, survey link, and phone number; a link to the Seattle Services Portal; an interactive discussion forum; and the City of Seattle privacy policy information. In addition, ACO developed an **online survey** with eight questions, which was available through the project website. Links to the project website and to the online survey were included on the posters. The website and survey were available for the period from August 28, 2020 to at least September 18, 2020 (21 days). Copies of the project webpage, preliminary site plan, analytics data, and the online survey are enclosed.
- **In-Person Outreach: Community Meeting (High-Impact Method)**: Due to the risks associated with COVID-19, the City Council temporarily suspended the in-person outreach method and replaced it with a second high-impact electronic or digital outreach method (see above).

Feedback Summary

Despite exceeded the minimum requirements for community outreach for this project, ACO received little feedback concerning this project. One community member responded to the survey, and none contacted the community outreach project email address, called the community outreach phone, or commented in the community outreach project website discussion forum.

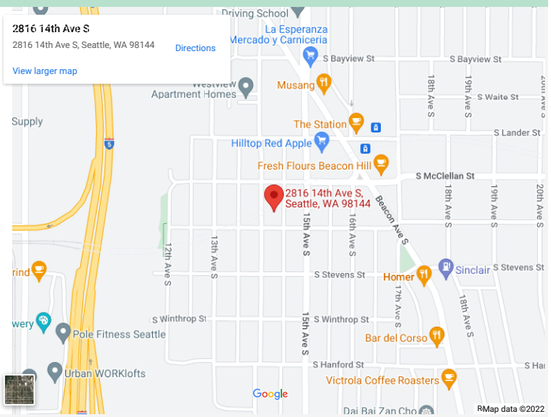
The feedback ACO received from the community member, who reportedly resides very close to the project, identified appearance (nice looking and unique and interesting) as the most important characteristics about the project. This community member also indicated that if street-level sidewalks or landscapes are improved, the most important design characteristics are that they are good for pedestrians and have attractive building materials at street level. This community member was most concerned about construction noise, and that it will make driving or parking in the neighborhood more difficult. This community member specifically wrote that the creation of an HOA is important to ensure maintenance of common areas and adjacent city property, and that the quality of construction is important.

ACO contacted this community member and provided them with information that this project was carefully designed to accommodate these concerns: First, pedestrian access will be improved due to the proposed removal of curb cuts and driveways. Moreover, the sidewalk will be accompanied by tasteful landscaping conforming to the City's design requirements, including the use of native plants, and designed by a professional landscape architect. Finally, street trees will be added in the planting strip. Second, to address the appearance of building at the street level, the planned materials will be in keeping with the residential nature of the street and nearly all street-facing facades will have entries with entry steps and an entry stoop. Due to the grade up from the street level, the front facades will be behind the minimum setback and thus include additional landscaping. Highly regarded Seattle architects of David Vandervort Architects, including Brian O'Connor and Mark Wierenga, designed this project, and it will be a beautiful addition to the community. Third, to address the potential parking concerns of the community member, this development will include 38 off-street parking places. Fourth and finally, to address the community member's concern about maintenance of common areas of the project, a homeowners association will indeed provide for maintenance the common landscaped areas.

Because ACO used high-impact methods for each outreach modality (including multiple high-impact methods for electronic/digital outreach modality), ACO interprets the lack of feedback as tacit, positive community acceptance of this project because community members tend to provide feedback if they have concerns. As further evidence of this point, the interactive website for this project has received an average of 1.15 pageviews per day, all from the Seattle area (report enclosed). ACO credits the quality architectural design by the owner, Shelter Homes, Seattle Land Use Co., and Mark Wierenga and Brian O'Connor of renowned architecture firm David Vandervort Architects for the tacit community approval of the project.

Please let the Affordable Community Outreach team know if you need any additional information concerning this community outreach program.

Due to COVID-19 and Seattle CB 119769 / Ord. 126072, there will be no in-person meeting for this project.



2816 14th Avenue S, Seattle, Washington 98114

Project Website

Welcome to the project website for 2816 14th Avenue S Included here is information about the project.

Project Contact Information

- Project Phone: (206) 880-0887

PUBLIC OUTREACH. SUMMARY.

COMMUNITY OUTREACH.

Community outreach was performed by Affordable Community Outreach (ACO) and the finalized report was completed on March 29, 2022. Despite the multiple means of providing feedback provided to neighbors, there was no neighborhood feedback or input.

Community Outreach Survey

Thank you for participating by providing feedback for the project located at 2816 14th Ave S, Seattle, Washington 98144.

The owner of the project is working on the redevelopment of the property located at 2816 14th Ave S, Seattle, Washington 98144. The project contemplates demolition of existing structures, and construction of eight town homes with six at grade parking stalls.

We want to hear from the community about what you want to see at this property. Please share your ideas about designs and activities for the new building and any other thoughts that would help us understand your concerns and priorities for this property and neighborhood overall.

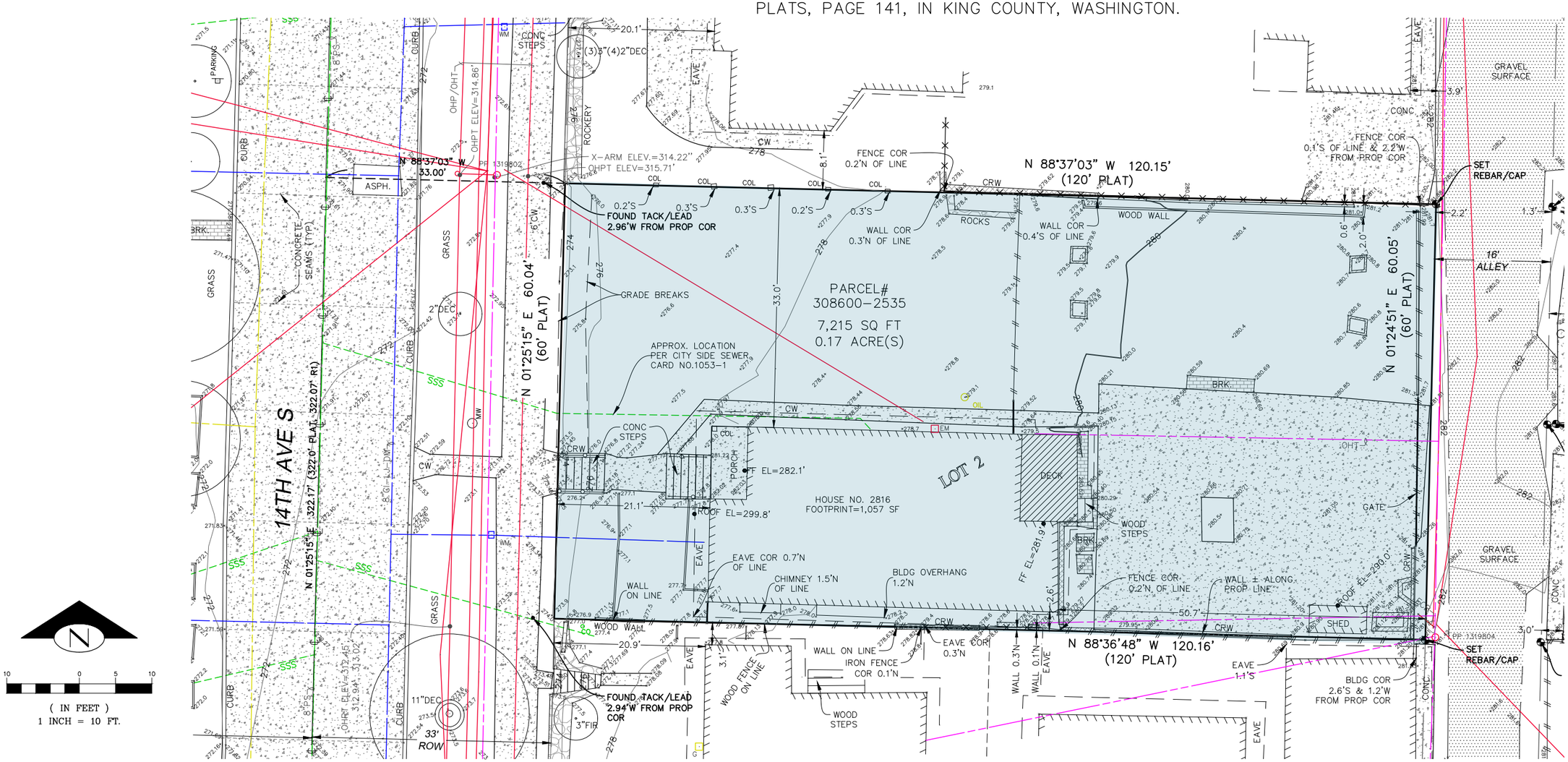
This survey will be open from March 8, 2022 to at least March 29, 2022. After that, we'll start preparing for the City's Design Review process and other permitting steps.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

To find out more about this project and track our progress through the permitting process, search the project address/numbers 3039312-EG in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit DON's webpage: https://www.seattle.gov/neighborhoods/.

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED, REC. NO. 9408190854, RECORDS OF KING COUNTY, WASHINGTON)
LOT 2, BLOCK 42, T. HANFORD'S ADDITION TO SOUTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 141, IN KING COUNTY, WASHINGTON.

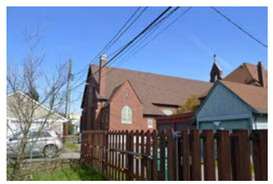


EXISTING CONDITIONS. SITE PHOTOS.

1. FRONT OF EXIST. HOUSE

2. HOUSE TO NORTH

3. VIEW FROM SITE



4. VIEW ACCROSS ALLEY

5. VIEW OF BACK GARDEN

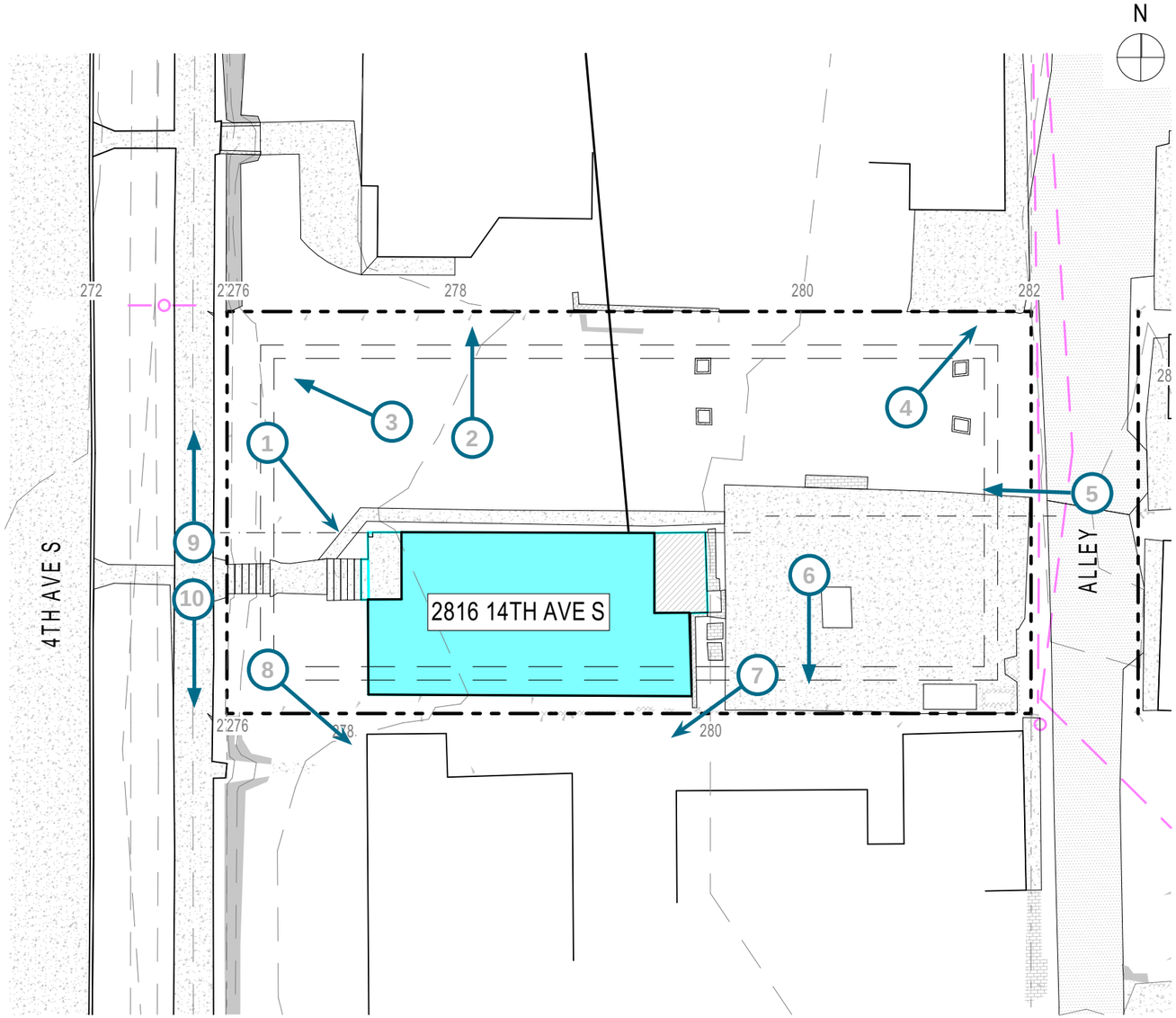


PHOTO KEY PLAN.

6. VIEW OF HOUSE TO SOUTH

7. VIEW OF HOUSE TO SOUTH

8. VIEW OF HOUSE TO SOUTH

9. SIDEWALK LOOKING NORTH

10. SIDEWALK LOOKING SOUTH

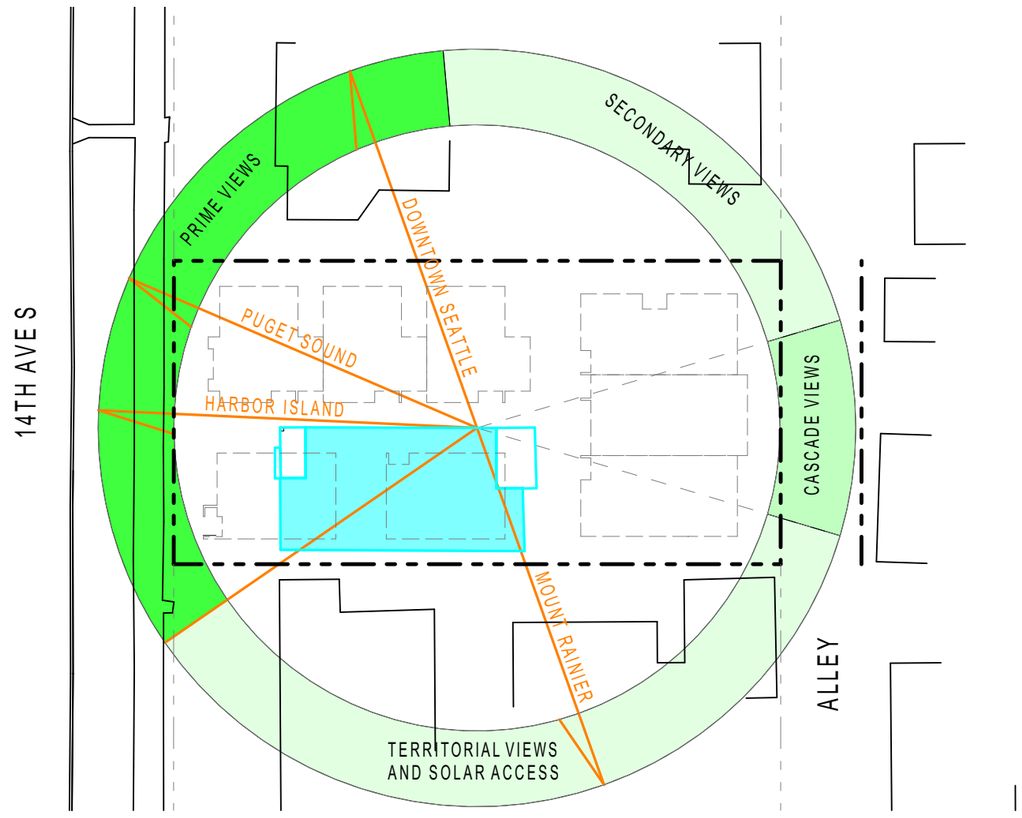
EXISTING CONDITIONS. VIEW ANALYSIS.

VIEW TO WEST. +/ 35' HIGH

VIEW TO NORTH. +/ 35' HIGH

VIEW TO NORTHEAST. +/ 35' HIGH

VIEW TO SOUTHWEST. +/ 35' HIGH

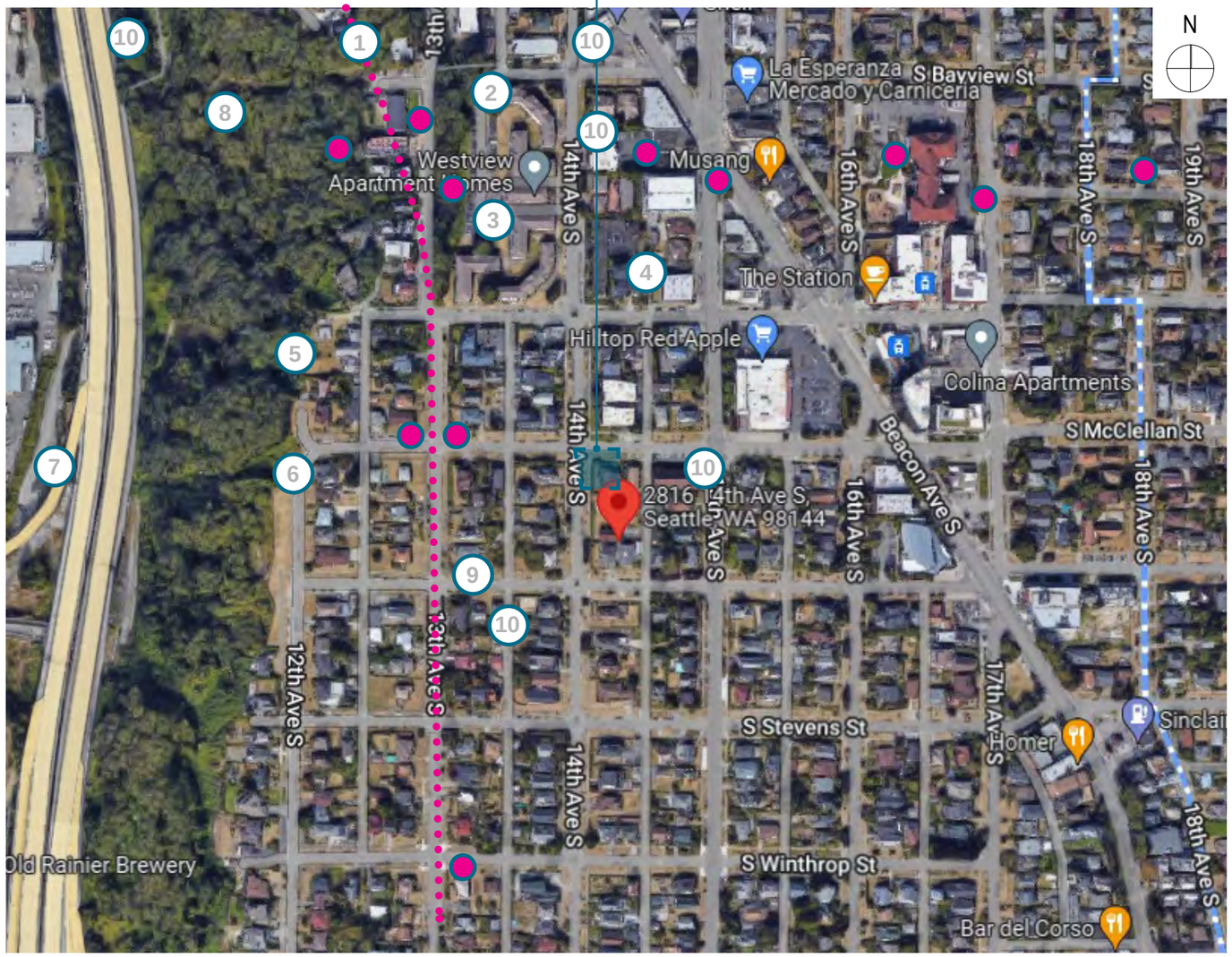


VIEW ANAYSIS AND PHOTO KEY.

VIEW TO SOUTHWEST. +/ 35' HIGH

CONTEXT ANALYSIS. VICINITY MAP.

BUS STOPS LIGHT RAIL LINE SITE



1. OTHELLO LIGHT RAIL STATION.

2. ASSEMBLY 118 APARTMENTS.

3. THE STATION APARTMENTS.

4. OTHELLO PLAYGROUND.

5. NEW HOLLY COMM. GARDEN.

6. NEW HOLLY CENTRAL PARK.

7. AUSTIN & HOLDEN PARKS.

8. SAFEWAY

9. NICKELSVILLE OTHELLO.

10. RELIGIOUS FACILITIES.

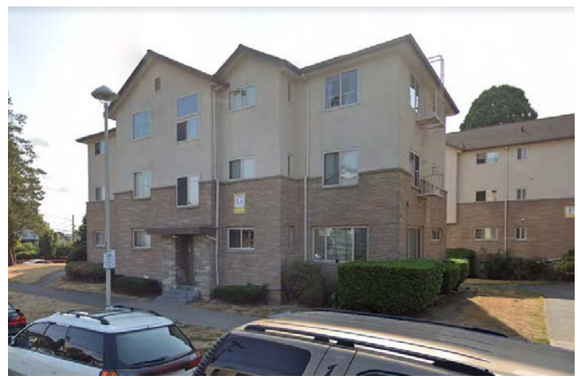
CONTEXT ANALYSIS. NEIGHBORHOOD REFERENCE PHOTOS.

PORCH ENGAGES W/ STREET
- RAISED ABOVE SIDEWALK
- RAILING W/ DETAIL
- DEEP ENOUGH FOR CHAIRS

SCALE AND FORM CUES
- MASSING REDUCES AS BUILDING EXTENDS VERTICALLY
- FENESTRATION IS WELL ORDERED
- STEEP GABLE FORMS WITH MINIMAL OVERHANG

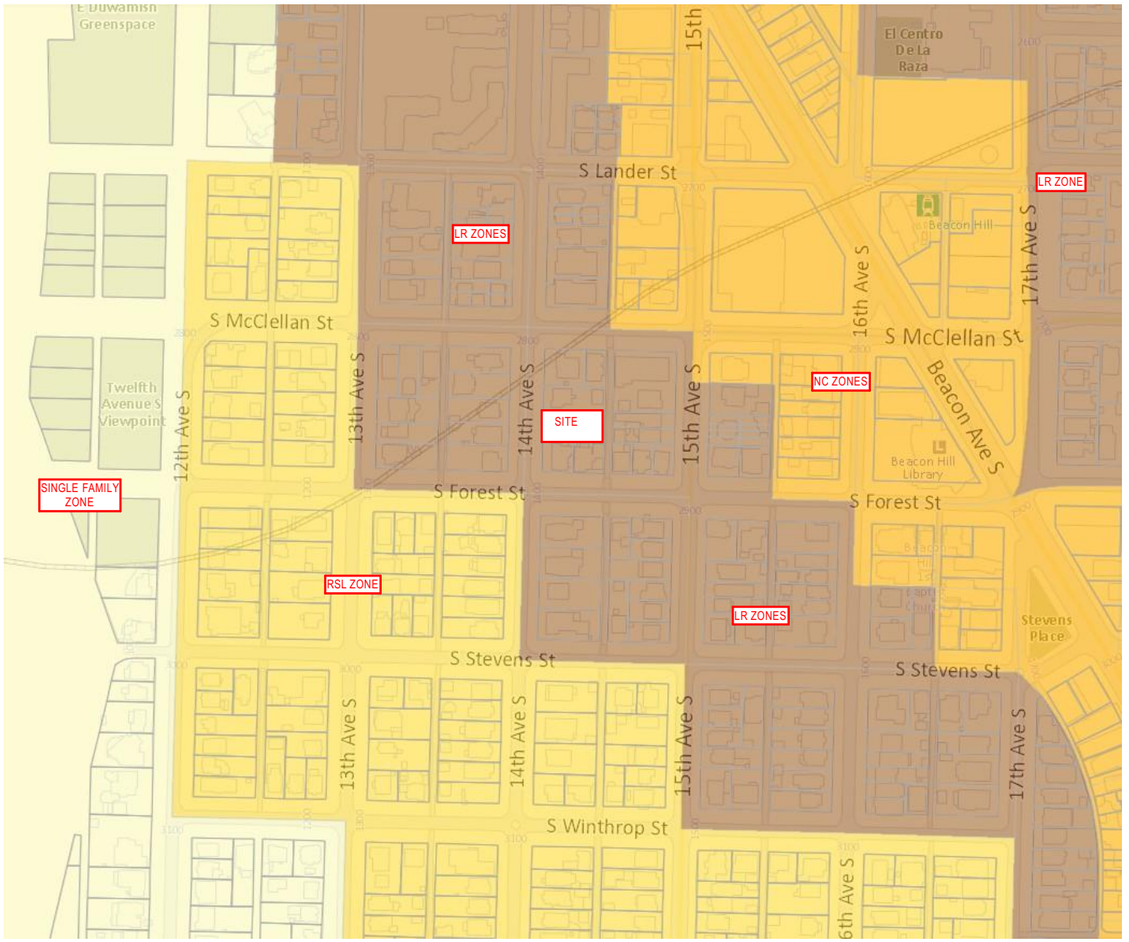
FORM CUES
- STEEP GABLE ROOF
- SPACES “TUCKED UNDER” GABLE TO REDUCE SCALE
- MINIMAL ROOF OVERHANG PROVIDES CLEAN FORM

TOWNHOUSE ENTRIES
- STEPS UP FROM SIDEWALK
- COVER AT ENTRY



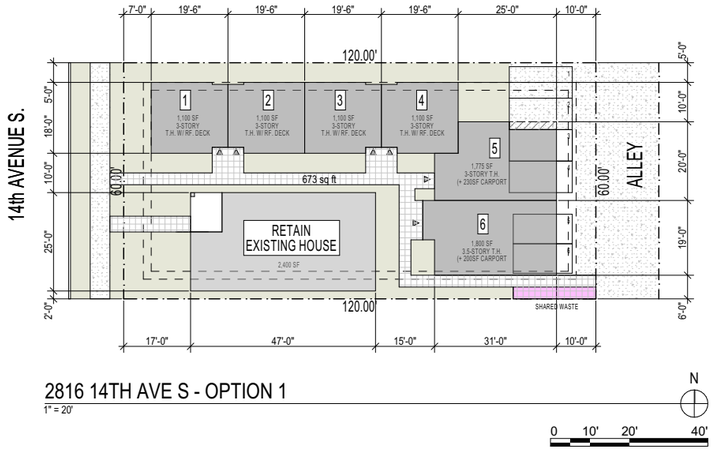
MATERIAL / SCALE CUES
- BASE IS EXPRESSED TO REDUCE SCALE
- TWO PRIMARY MATERIALS
- GABLE FORMS RETAIN RESIDENTIAL CHARACTER

Lot Area:	7,200 SF
Zoning:	LR-3 (M2)
ECA:	N/A
Commercial Use:	N/A
Residential Use:	8 TOWNHOMES
FAR:	2.3 PER TABLE A 23.45.510
	*THE HIGHER FAR LIMIT MEANS THIS PROJECT MUST MEET STANDARD OF 23.45.510.C
HEIGHT:	50' BASE HEIGHT
	4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.I2
	10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.I4
SETBACKS:	FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
	SIDES: 5' FOR FACADES < 40' PER TABLE A 23.45.518
	7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518
	REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
PARKING:	NONE REQUIRED
PARKING ACCESS:	(6) PROPOSED CARPORT PARKING OFF OF ALLEY
BICYCLE PARKING:	1 BIKE PARKING SPACE PER DWELLINGS PER 23.54.015 TABLE D
	1 SHORT TERM BIKE PARKING SPACE PER 20 DWELLINGS (ROUND TO NEXT EVEN #)
AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A
	50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL
EXCEPTIONAL TREE:	N/A
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2



ZONING MAP

CONCEPT DEVELOPMENT. SITE PLAN DESIGN.



2816 14TH AVE S - OPTION 1
1" = 20'

N

0 10' 20' 40'

2816 14TH AVE S - OPTION 2
1" = 20'

N

0 10' 20' 40'

RETAIN EXISTING RESIDENCE

WE ATTEMPTED TO WORK WITH THE EXISTING RESIDENCE AND INFILL TOWNHOMES AROUND THIS STRUCTURE. HOWEVER, THIS RESULTED IN A VERY COMPROMISED SITE PLAN WITH MANY LIABILITIES.

PROS:
- RETAIN EXISTING RESIDENCE

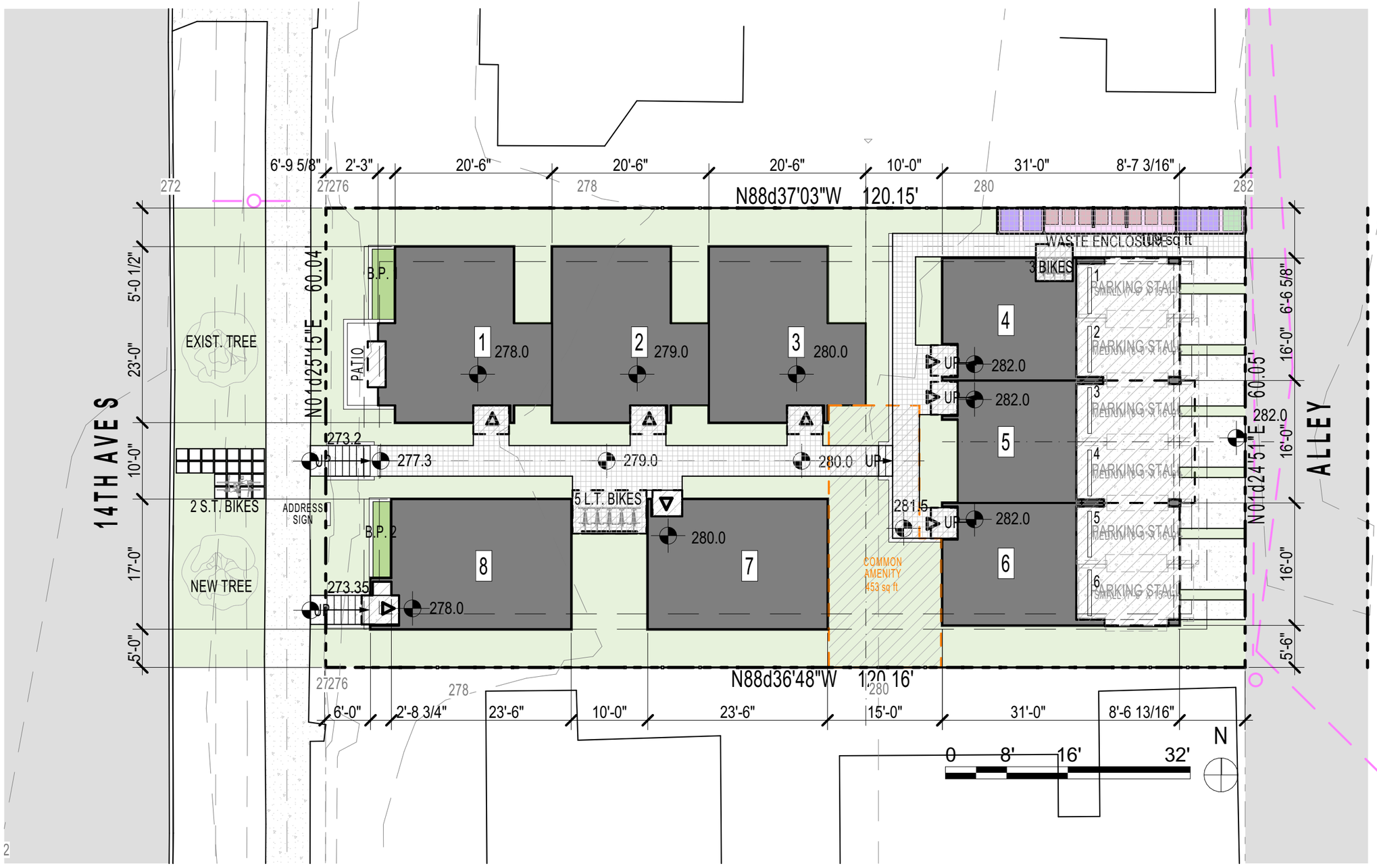
CONS:
- AWKWARD SCALE VARIATION BETWEEN EXISTING HOUSE (LOW) AND NEW TOWNHOMES (TALL)
- NORTH TOWNHOMES FORM A LARGE “WALL”
- ALL NEW FOOTPRINTS ARE COMPROMISED IN SIZE AND CONFIGURATION
- FEWER DWELLING UNITS OVERALL
- FEWER GAPS BETWEEN BUILDINGS TO ALLOW LIGHT AND AIR TO ALL DWELLINGS
- ONLY THREE END OR STANDALONE UNITS

START OVER WITH NEW SITE PLAN

REMOVING THE EXISTING HOUSE ALLOWS US TO MANIPULATE FOOTPRINTS TO BETTER MANAGE PRIVACY, VIEWS, LIGHT & AIR

PROS:
- MORE SPACE BETWEEN BUILDINGS
- BETTER ABLE TO MODULATE DWELLINGS TO EXPRESS AS INDIVIDUAL UNITS
- SIX UNITS ARE TRUE END (OR STANDALONE) DWELLINGS
- FOOTPRINTS CAN BE MANIPULATED TO CREATE INTERIOR SPACES THAT ARE MORE FUNCTIONAL
- GAPS BETWEEN DWELLINGS ALLOW FOR SENSE OF INDIVIDUALITY
- MORE DWELLING UNITS TO HELP EASE OUR CURRENT HOUSING SHORTAGE
- THIS OPTION CREATES VIEW CORRIDORS FOR MORE DWELLING UNITS
- GAPS ON SOUTH SIDE OF SITE ALLOW SUN TO REACH DEEPER INTO SITE
-

PROPOSED SITE PLAN.



BLOCK FACE STUDY. 14TH STREET.

S. McCLELLAN ST

VIEW FROM 14TH AVENUE SOUTH. LOOKING EAST.

S. FOREST ST

VIEW FROM 14TH AVENUE SOUTH. LOOKING WEST.

BLOCK FACE STUDY. 14TH STREET.

STEEP GABLE ROOF FORMS

S. FOREST ST

VIEW FROM 14TH AVENUE SOUTH. LOOKING EAST.

COVERED ENTRIES

TRADITIONAL FORMS

S. McCLELLAN ST

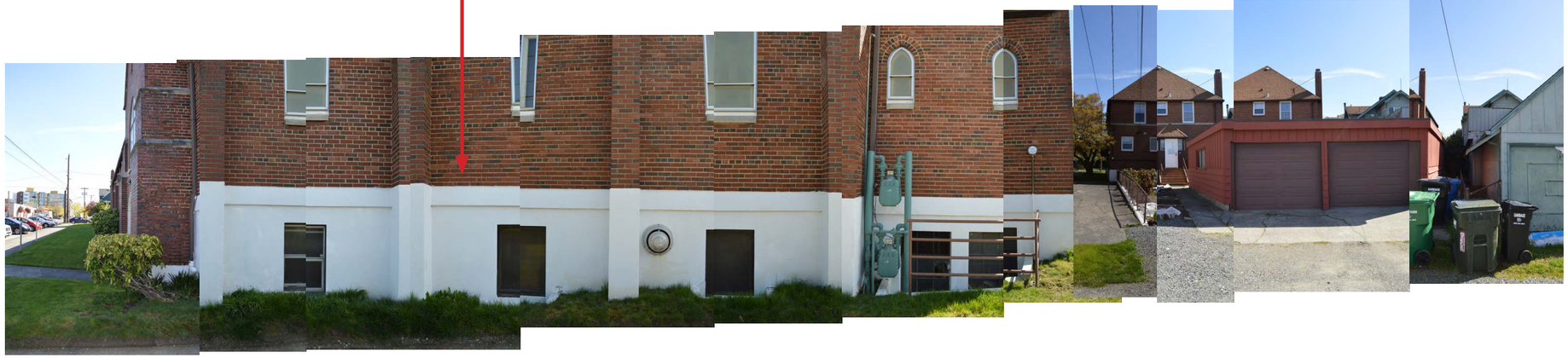
VIEW FROM 14TH AVENUE SOUTH. LOOKING WEST.

BLOCK FACE STUDY. ALLEY.

S. FOREST ST

VIEW FROM ALLEY. LOOKING WEST.

S. McCLELLAN ST



VIEW FROM ALLEY. LOOKING EAST.

BLOCK FACE STUDY. ALLEY

RENTON AVE. SOUTH
RIGHT-OF-WAY →

S. McCLELLAN ST

VIEW FROM ALLEY. LOOKING WEST.

GABLE ROOFS

WHITE TRIM

BEAUTIFUL BLUE COLOR

S. FOREST ST

VIEW FROM ALLEY. LOOKING EAST.

DESIGN STANDARDS. COMPLIANCE.

CS2: URBAN PATTERN AND FORM
NBH PL2 - II-ii STREETSCAPE COMPATIBILITY

Since our site is narrow and deep, most dwelling units will need to take primary access from a common walkway. Entries from this walkway are recessed from the building facades and provided with cover. This central access configuration will provide opportunities for social interaction amongst occupants.

The dwelling units that front on the street will have a strong connection to the street: Unit 1 will have a generous patio that follows the pattern of many established homes in the neighborhood, Unit 8 will be provided with entry steps and a covered entry stoop.

CS2.D-1&2: HEIGHT, BULK AND SCALE

This project will be taller than the existing buildings on this block. However, we are able to modulation this scale by following cues as illustrated on page 8.

The site slopes down to meet the sidewalk, with a small drop near the front lot line. We are following this existing grade by stepping our dwelling units down as can be seen in our elevation and section drawings (see sheets 20, 21, 24, 25, 36 & 37.)

PL3: STREET LEVEL INTERACTION
A.1-d & A-2 Individual Entries and Ensemble of elements

Entries are provided with cover so that the space is defined and that weather protection is provided. They are recessed from the wall plane of the base material and painted the body color of the dwelling unit, which alternates dwelling to dwelling. The recess and the cover create a sence on intimacy for each dwelling. Street - facing doors are also recessed in the same way. Unit 1 is provided with a generous partially-covered porch. Unit 8 is provided with an alcove for an entry bench.

B.2 Residential Edges - Ground level residential

The entry sequence will help to reinforce privacy. The site entry stairs will provide a “threshold” that marks the transition from the street (public) to the entry court (semi-public). The recessed entries (semi-private) create a further transition zone to the interior of each dwelling. Modulation and a range of materials on the facade are used to accentuate the entires. The base material for the project is a smooth fiber-cement material, painted in a consistent gray color. The primary body color of the units will alternate as shown on the elevations. Lighting will be provided at every entry to provide security.

DC1: PROJECT USES AND ACTIVITIES
C-2 Visual Impacts

Parking access will be from the alley, and tucked under units 4 thru 6 at the back of the site. In addition, waste storage will be against the alley at the back of the site. Cars and waste bins will be screened by new fences built along the side property lines. Thus the entry sequence from the street is not compromised by cars or waste storage, but both are easy to access via a path to the alley.

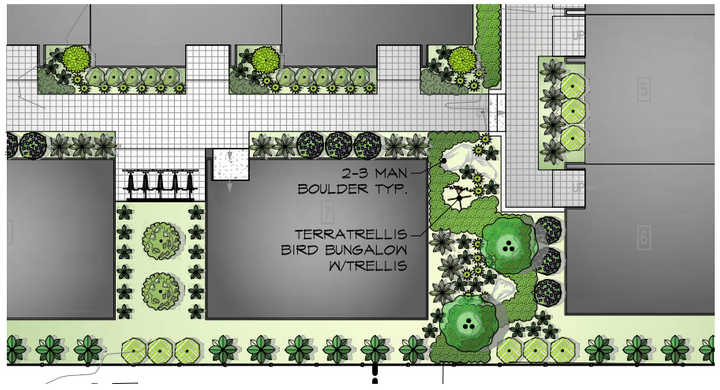
DC2: Architectural Concept

A.1 Massing
B.1 Architectural Facade Composition
C Secondary Architectural Features

We have developed a very consistent visual language that is applied to all facades of this project. A horizontal base is created for the first 1.5 stories of the facades. This base is comprised of a smooth panel product and is punctuated at the dwelling entries. Elements above this base are primarily clad in lap siding of alternating colors. Even the alley facade follows this pattern.

The buildings respond appropriately to grade changes: The dwellings step down the site evenly. This has the advantage of fitting the site well, but it also allows us to take advantage of west facing views from all upper stories and/or roof decks. Dwelling units are distinguished from each other with gaps, horizontal stepping or both.

We have carefully considered the secondary architectural features of this project. The base material is furred out from the primary facade in order to provide depth at ground floor entries and windows. Entry overhangs provide weather protection, but also cast shadows that enliven the facades. Gutters and downspouts are reflected accurately and add visual depth and detail.



DC3: Open Space Concept

A.1 - Building - Open Space Relationship
B.4 – Multifamily Open Space

The entry courtyard is compact, be we have carefully planned gaps between the dwelling units that will help relieve the density that the project's program requires. The north/south gap between units 1-3 and 7-8 aligns with the windows of unit five. Also, the gap between units 7 and 8 aligns with unit 2, thus providing solor access and views to unit 2. All other dwellings are end units, and can take advantage their relationship to the street or the larger open space west of units 4-6.

Because of the configuration of this site, all landscaped spaces between buildings will function as common open space (even if some of it is considered private per code). As such, our landscape architect has developed a plan that plays up the negative space between the buildings with landscape events such as rock groupings, stiking vegetation and even a bird bungalow.

The street edge is treated with lush layers of plantings, ranging from aucuba shrubs and porcupine grass to a crepe myrtle tree. Bioplanters are integrated into the space between the building facades and the sidewalk and will be provided with appropriate plantings.

DC4: Exterior Elements and Finishes

A.1 Exterior Finish Materials
D Trees, Landscape and Hardscape Materials

Exterior materials for this project will be high-quality and residentially appropriate. At the ground level, well detailed fiber cement panels will be used in a primary and secondary color. Windows and opening will be recessed to provide the impression of depth. The primary building material above the first floor will be fiber-cement cladding in lap form. The roofing will be a high-quality composition roofing that will add texture and visual connection to other residentially-scaled buildings.

See previous comments regarding site landscaping. Hardscape material will be an Eco-Priora pervious paver in 8x8 squares, installed stack bond. Steps will be CIP concrete with 6" wide curbs either side.

BUILDING DESIGN. ELEVATIONS.

Proposed project meets the design standards from SMC 23.45.529:

C.1: At least 20% of the street-facing facades consist of windows and/or doors (25% for unit 1, 30% for unit 8)
C.2: Façade articulation
- a. Facades are vertical
- b. Façade planes are divided into approved max/min. sizes per code
- c. Façade plane areas follow the requirements for sizes
- d. Trim is provided at windows and doors per the requirements of this section

D. Side façade requirements:
- 1.a&b. Some of the side facades will exceed 1,000 sf. However, on all side facades, the horizontal base material will be applied that will meet the requirements of 1.b for at least 25% of the façade surface area.
- 2. Structures are design to meet window privacy requirements - see window adjacency studies.

G. Design Standards for townhouse developments
- 1.b. All townhouse units will have direct access to a common amenity area that is visible and accessible from the street by a clear pedestrian pathway.
- 2. A clear pedestrian pathway is provided from the street to each individual townhouse dwelling unit.
- 3. Each townhouse unit with a street facing façade has a visually prominent pedestrian entry facing the street.
- 4. Architectural detail and composition are used to visually identify each individual townhouse unit as seen from the public street. Units 1 thru 3 are expressed as individual dwellings through the use of deep separation gaps and gable roof forms. Units 4 thru 6 have an alternating footprint and individual gable roofs that visually separate them from each other. Units 7 and 8 read as stand-alone cottages and also utilize gable roofs and a stepped-back roof deck for modulation. Dwelling unit colors alternate to help reinforce the separateness of each dwelling unit.

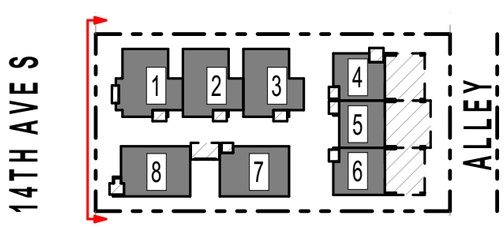
WEST ELEVATION

SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING: GAF TIMBERLINE HDZ COLOR: CHARCOAL
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	



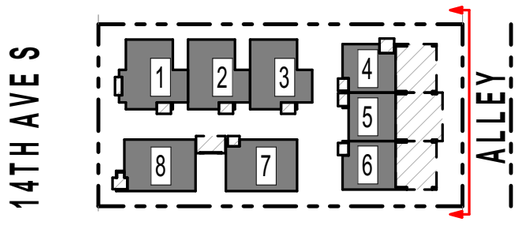
EAST ELEVATION

SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING:
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	GAF TIMBERLINE HDZ COLOR: CHARCOAL



BUILDING DESIGN. ELEVATIONS.

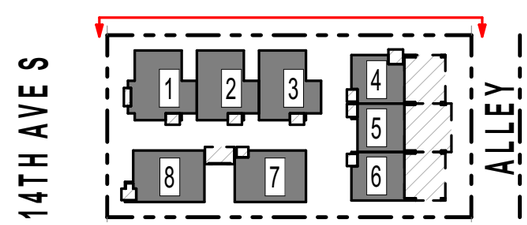
NORTH ELEVATION

SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING: GAF TIMBERLINE HDZ COLOR: CHARCOAL
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	



SOUTH ELEVATION

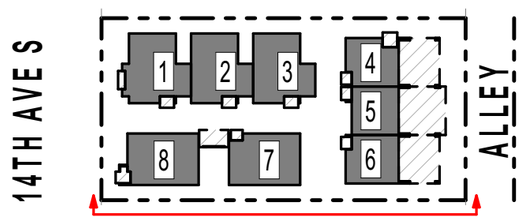
SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"

COMPOSITION ROOFING:
GAF TIMBERLINE HDZ
COLOR: CHARCOAL



BUILDING DESIGN. ELEVATIONS.

WEST ELEVATION - BACK BUILDING

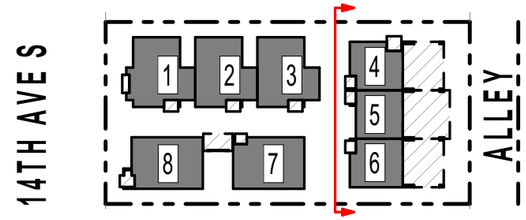
SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING: GAF TIMBERLINE HDZ COLOR: CHARCOAL
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	

WEST ELEVATION - BUILDINGS 3 & 4



EAST ELEVATION - FRONT BUILDINGS

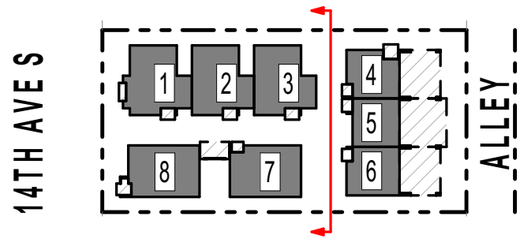
SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING: GAF TIMBERLINE HDZ COLOR: CHARCOAL
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	

EAST ELEVATION. BUILDINGS 3



NORTH ELEVATION - SOUTH BUILDINGS

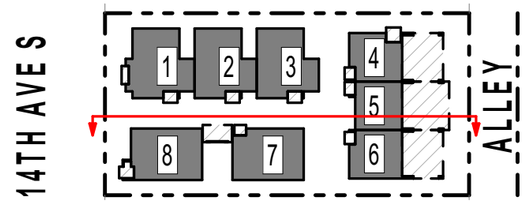
SCALE: 1" = 10'

MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN	COMPOSITION ROOFING: GAF TIMBERLINE HDZ COLOR: CHARCOAL
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"	

NORTH ELEVATION. BUILDINGS 2



SOUTH ELEVATION - NORTH BUILDINGS

SCALE: 1" = 10'

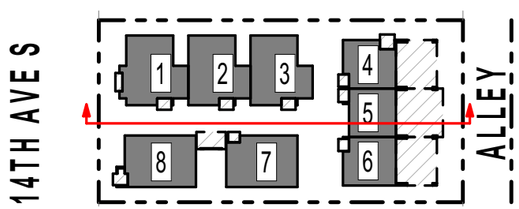
MATERIALS / COLORS LEGEND

F.C. = FIBER CEMENT
ALL COLORS BY SHERWIN WILLIAMS (SW) U.N.O.
ALL WINDOWS TO BE WHITE VINYL, U.N.O.

SOUTH ELEVATION BUILDINGS

MATERIAL	F.C. PANEL - SMOOTH	F.C. PANEL - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	F.C. LAP - 8" EXP. - SMOOTH	WOOD TRIM AS SHOWN
COLOR	SW 7019 "GAUNTLET GRAY"	SW 7007 "BRIGHT WHITE"	SW 6249 "STORM CLOUD"	SW 7636 "ORAGAMI WHITE"	SW 6993 "BLACK OF NIGHT"

COMPOSITION ROOFING:
GAF TIMBERLINE HDZ
COLOR: CHARCOAL



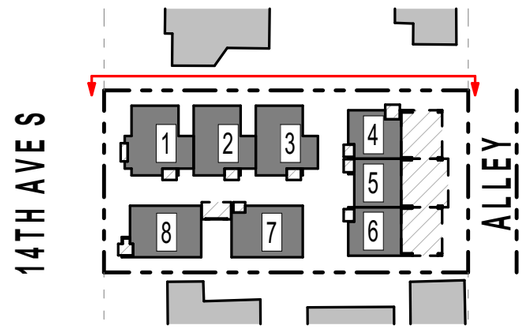
NORTH ELEVATION - ADJACENCY

SCALE: 1" = 10'

ADJACENT STRUCTURE

ADJACENT GLAZED OPENING

ADJACENT SCREENING FENCE
(TO BE INSTALLED AS PART OF PROJECT)



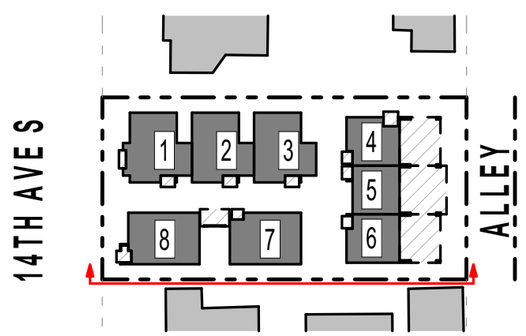
SOUTH ELEVATION - ADJACENCY

SCALE: 1" = 10'

ADJACENT STRUCTURE

ADJACENT GLAZED OPENING

ADJACENT SCREENING FENCE
(TO BE INSTALLED AS PART OF PROJECT)



BUILDING DESIGN. RENDERINGS.

BUILDING DESIGN. RENDERINGS.

UNIT 1: 1,534 GSF UNIT 2: 1,491 GSF UNIT 3: 1,491 GSF UNIT 4: 1,603 GSF
UNIT 5: 1,613 GSF UNIT 6: 1,618 GSF UNIT 7: 1,423 GSF UNIT 8: 1,423 GSF

FIRST FLOOR PLAN

SCALE: 1" = 10'

SECOND FLOOR PLAN

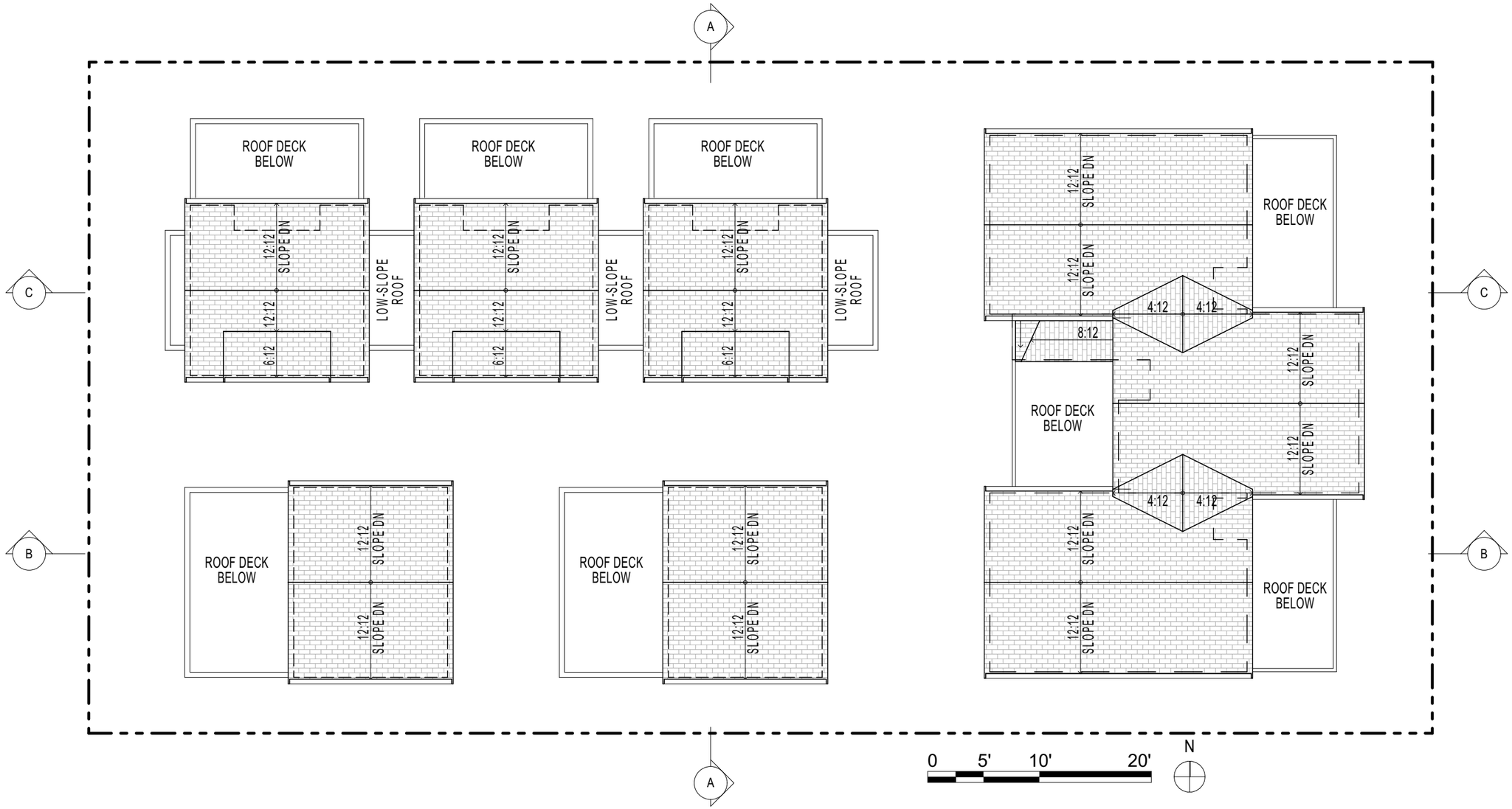
SCALE: 1" = 10'

THIRD FLOOR PLAN

SCALE: 1" = 10'

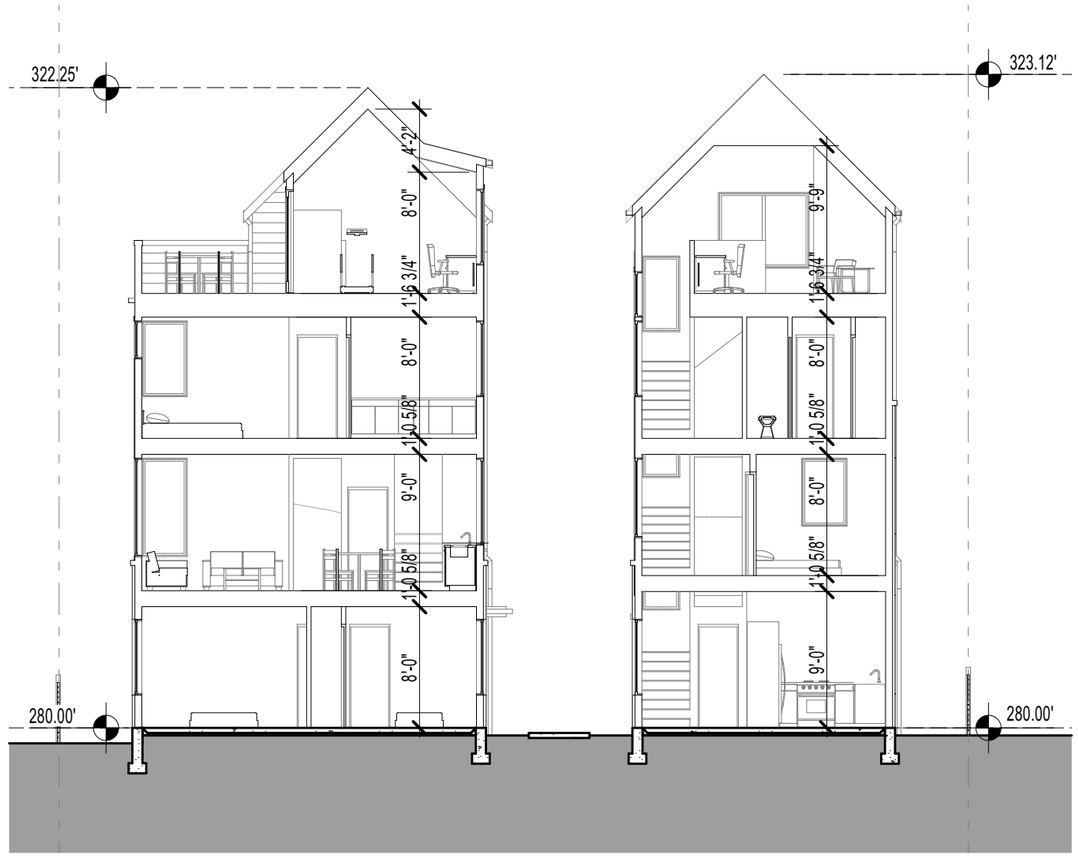
FOURTH FLOOR PLAN

SCALE: 1" = 10'



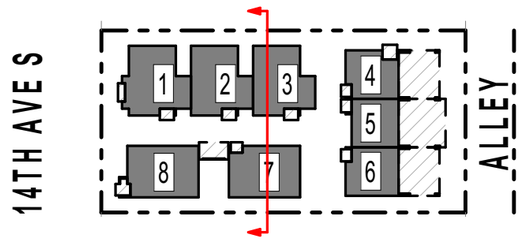
ROOF LAYOUT PLAN

SCALE: 1" = 10'

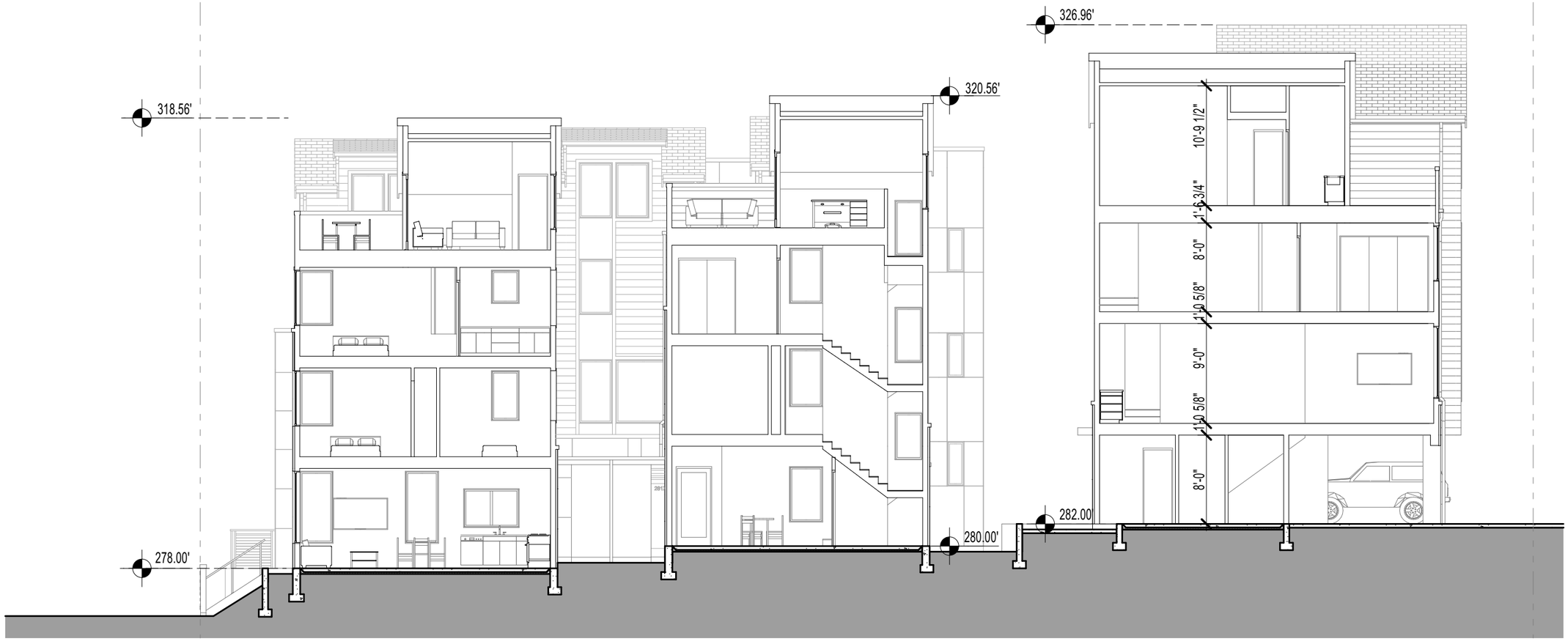


BUILDING SECTION A

SCALE: 1" = 10'

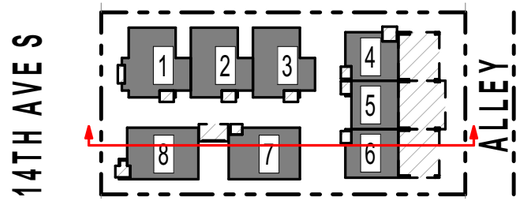


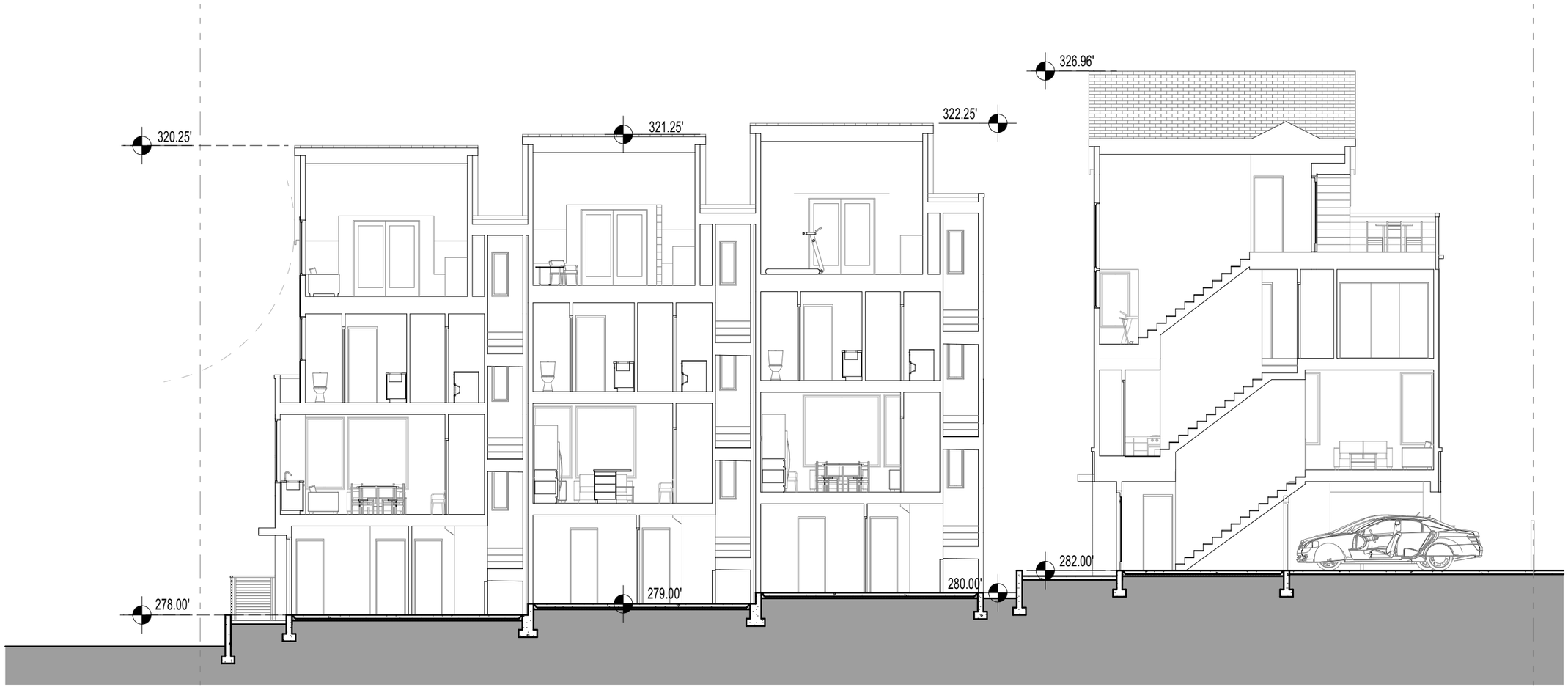
BUILDING DESIGN. SECTIONS.



BUILDING SECTION B

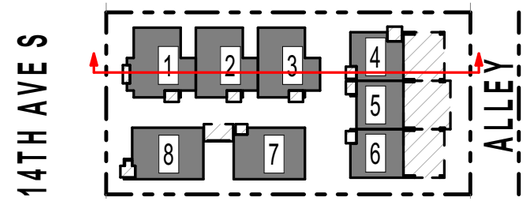
SCALE: 1" = 10'



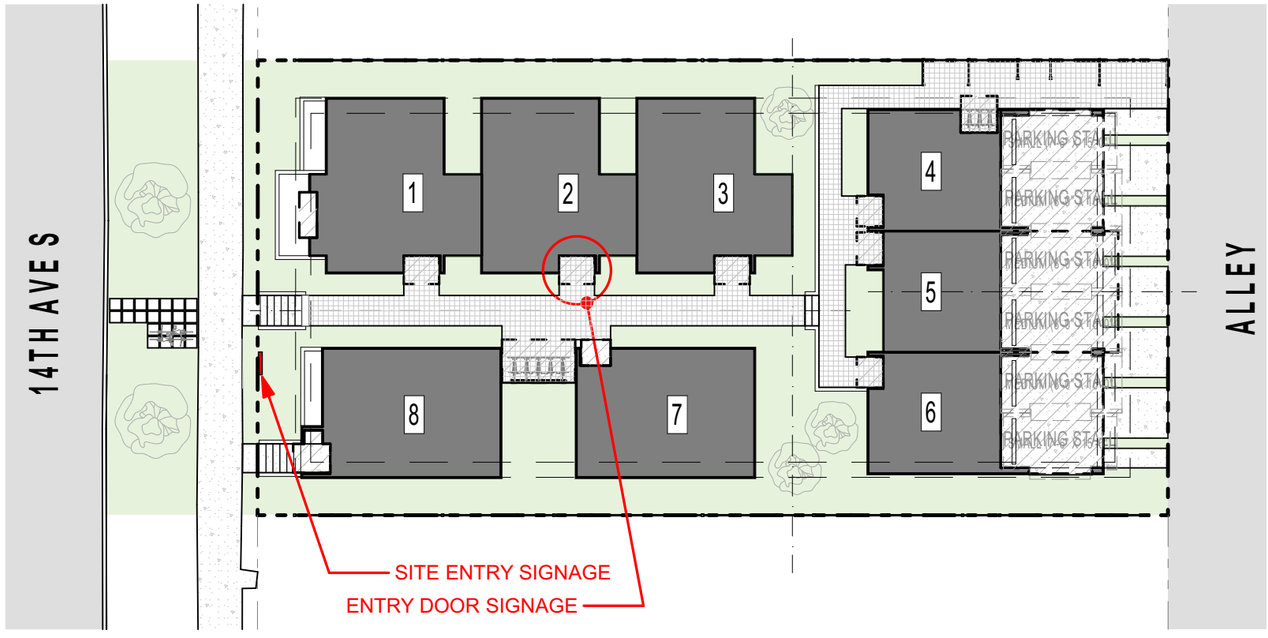


BUILDING SECTION C

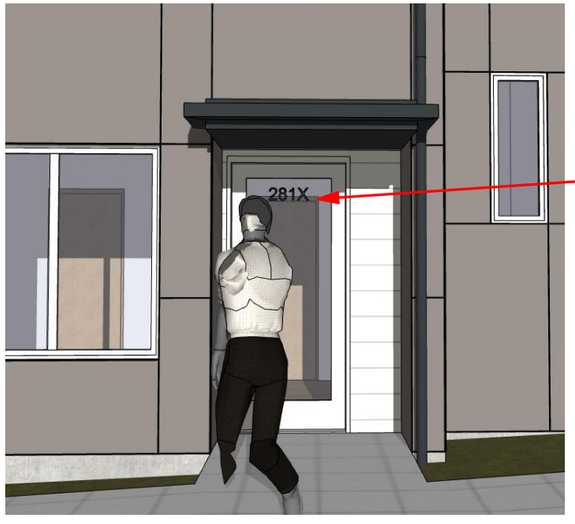
SCALE: 1" = 10'



BUILDING DESIGN. SIGNAGE CONCEPT.



SIGNAGE CONCEPT PLAN



ENTRY DOOR SIGNAGE

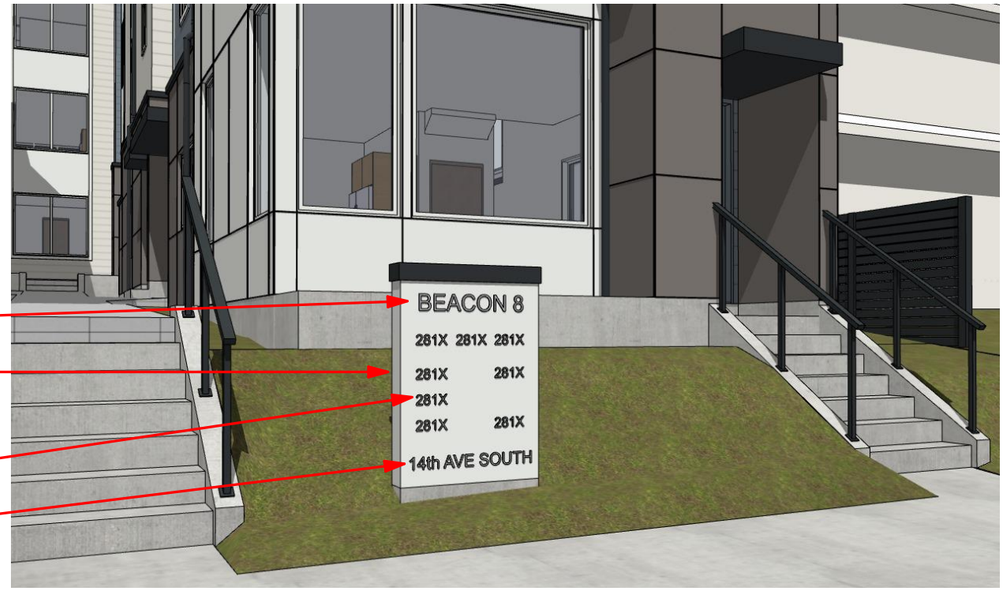
4" TALL CLING HOUSE NUMBERS

PROJECT NAME, 6" HIGH METAL LETTERS

3' WIDE, 4' TALL GROUND SIGN

HOUSE NUMBERS

PROJECT ADDRESS



ENTRY SIGNAGE

SITE LIGHTING PLAN

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

NORTH

RENDERED LANDSCAPE PLAN

SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree - Single leader
	Lagerstroemia 'tuscarora' / Tuscarora Hybrid Crape Myrtle Street Tree - Single leader

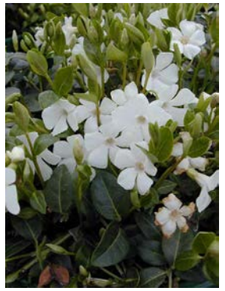
SHRUBS	BOTANICAL / COMMON NAME
	Aucuba japonica 'Gold Dust' / Gold Dust Aucuba
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Euonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Mahonia x media 'Charity' / Mahonia
	Miscanthus sinensis 'Strictus' / Porcupine Grass
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea

BIORETENTION	BOTANICAL / COMMON NAME
	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass

VINES	BOTANICAL / COMMON NAME
	Lonicera ciliosa / Orange Honeysuckle

GROUND COVERS	BOTANICAL / COMMON NAME
	Fragaria chiloensis / Beach Strawberry
	Pachysandra terminalis / Japanese Spurge
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Alba' / White Dwarf Periwinkle








01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

NO CODE ADJUSTMENTS REQUESTED

04.
BUILDING
DESIGN

05.
CODE
ADJUSTMENT