



# LAKE CITY APARTMENTS

14337 32ND AVENUE NE, SEATTLE WA

DESIGN REVIEW BOARD RECOMMENDATION PACKET

DPD # 3020566 | 4/25/2018

THE  
STRATFORD  
COMPANY

info@thestratfordcompany.com

PREPARED BY: **rma** www.rutledgemaul.com

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## TEAM |

### ARCHITECT

Rutledge Maul Architects | P.S. INC.  
19940 Ballinger Way NE suite A-3,  
Seattle, WA 98155 Phone: (206) 440-0330

### OWNER

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The Stratford Company  
9001 Lake City Way Ne, Seattle, WA 98155  
Phone: (206) 234-4556

### LANDSCAPE DESIGN

Neil Buchanan  
GHA Landscape Architects  
1417 NE 80th, Seattle, WA 98115  
Phone: (206) 522-2334

### CIVIL ENGINEER

Steve Hatzenbeler  
Sitewise Design, PLLC  
219 First Avenue S., suite 401,  
Seattle, WA 98104  
Phone: (206) 402-4644

**SITE |** \_\_\_\_\_●  
**14337 32nd Ave NE**

2



## GOALS |

### ENHANCE THE NEIGHBORHOOD

- This project will be one of the first Mid-rise residential buildings in the vicinity and can serve as a guide for future projects.
- Develop a street frontage character that relies on a strong pedestrian connection
- Create vital transit oriented housing
- Increase safety with eyes on the street

### SUSTAINABILITY

- Architectural design that references context
- Incorporate high quality, durable materials

### COMMUNITY

- Include human scale elements to articulate building massing
- Reflect recent multifamily design





PRPOSAL SUMMARY

PROJECT DEVELOPMENT OBJECTIVES |

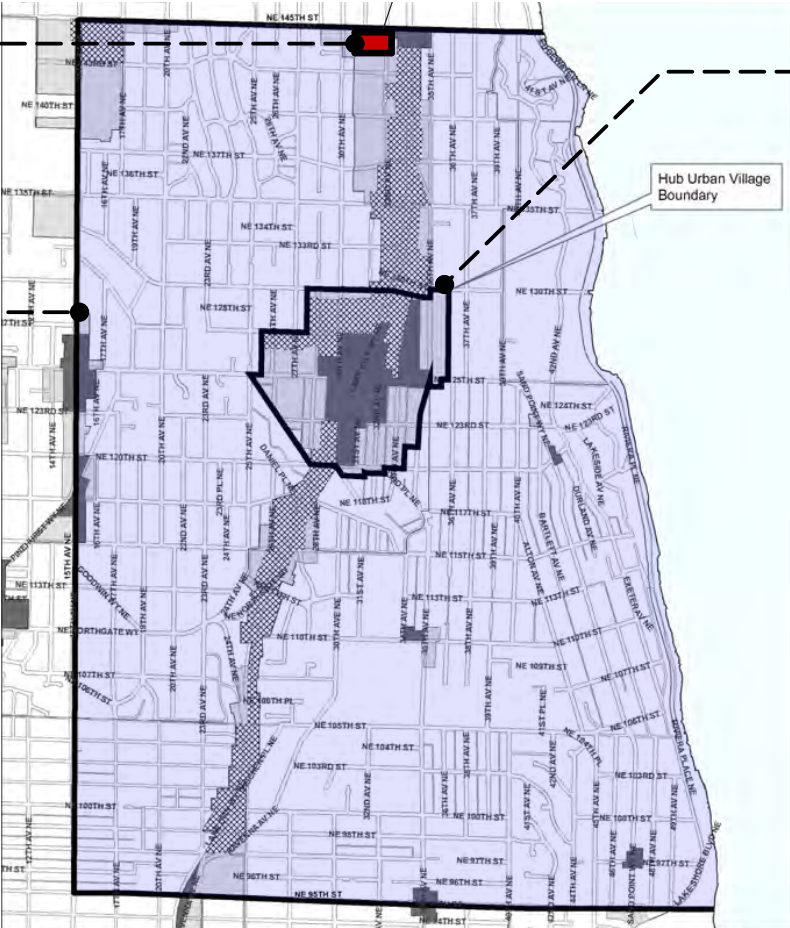
PROJECT ADDRESS:	14337 32nd Ave NE, Seattle WA
DESCRIPTION:	Proposed new multifamily building with six story structure over a full basement
ZONING CLASSIFICATION:	MR
LOT AREA:	12,627 SF
DWELLING UNITS:	71 Total 42 SEDU/29 Studios
ON-SITE PARKING SPACES:	25
BUILDING HEIGHT:	65' max/ 65' proposed
FAR:	3.2 max (40,406 G.S.F. max)/ 39,433 G.S.F proposed
DEPARTURES:	No departures are requested

URBAN FRAMEWORK |

SITE | 14337 32nd Ave NE

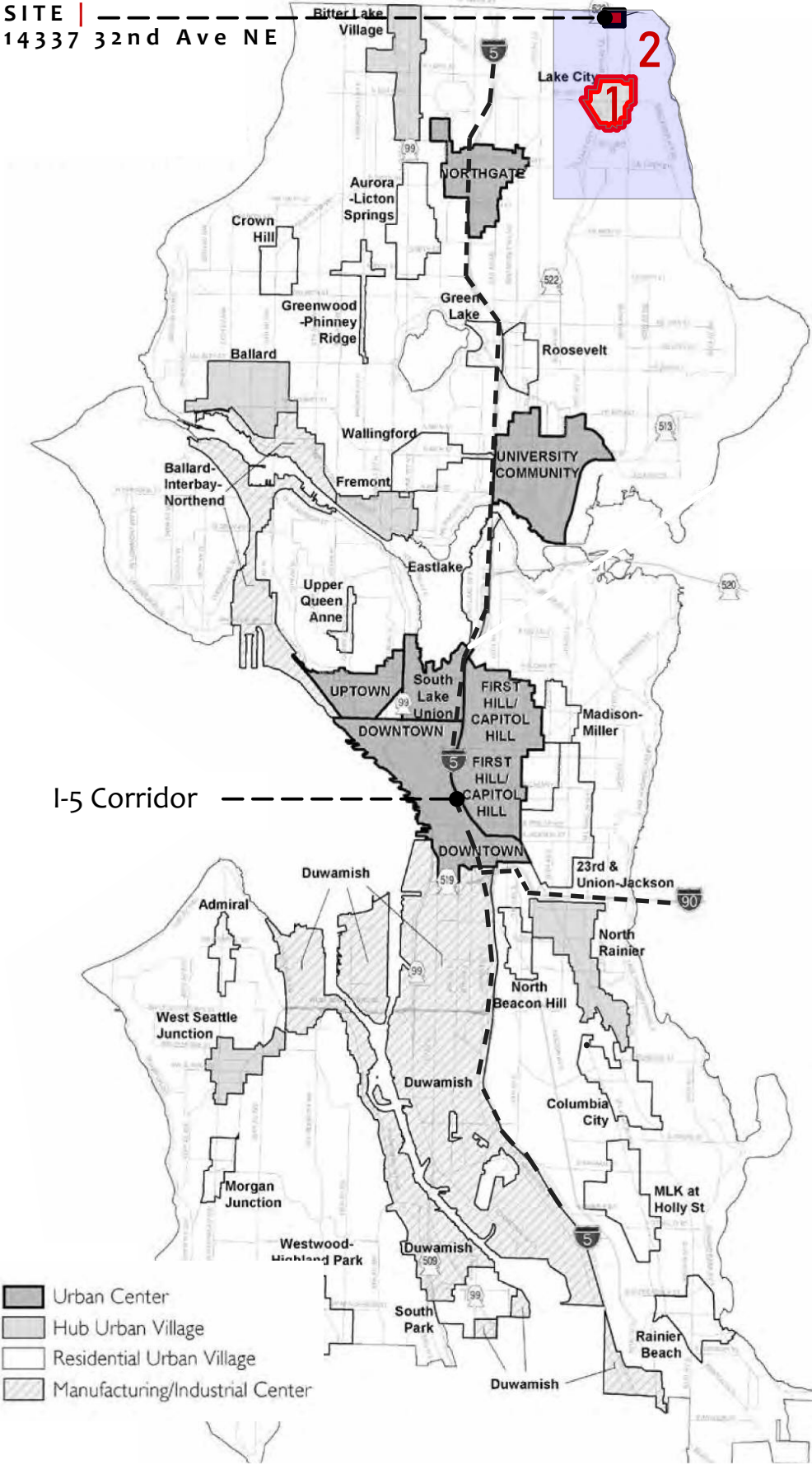
2 GREATER LAKE CITY COMMUNITY

Project site lies within the context of the greater Lake City community/ North District Neighborhoods at the northern boundary of the community. The Lake City hub urban village is located within the area along Lake City Way roughly between NE 120th and NE 130th St, and 25th Ave and 36th Ave NE. Lake City hub urban village begins to incorporate the density of a hub urban village and growing toward a more livable, quality environment.

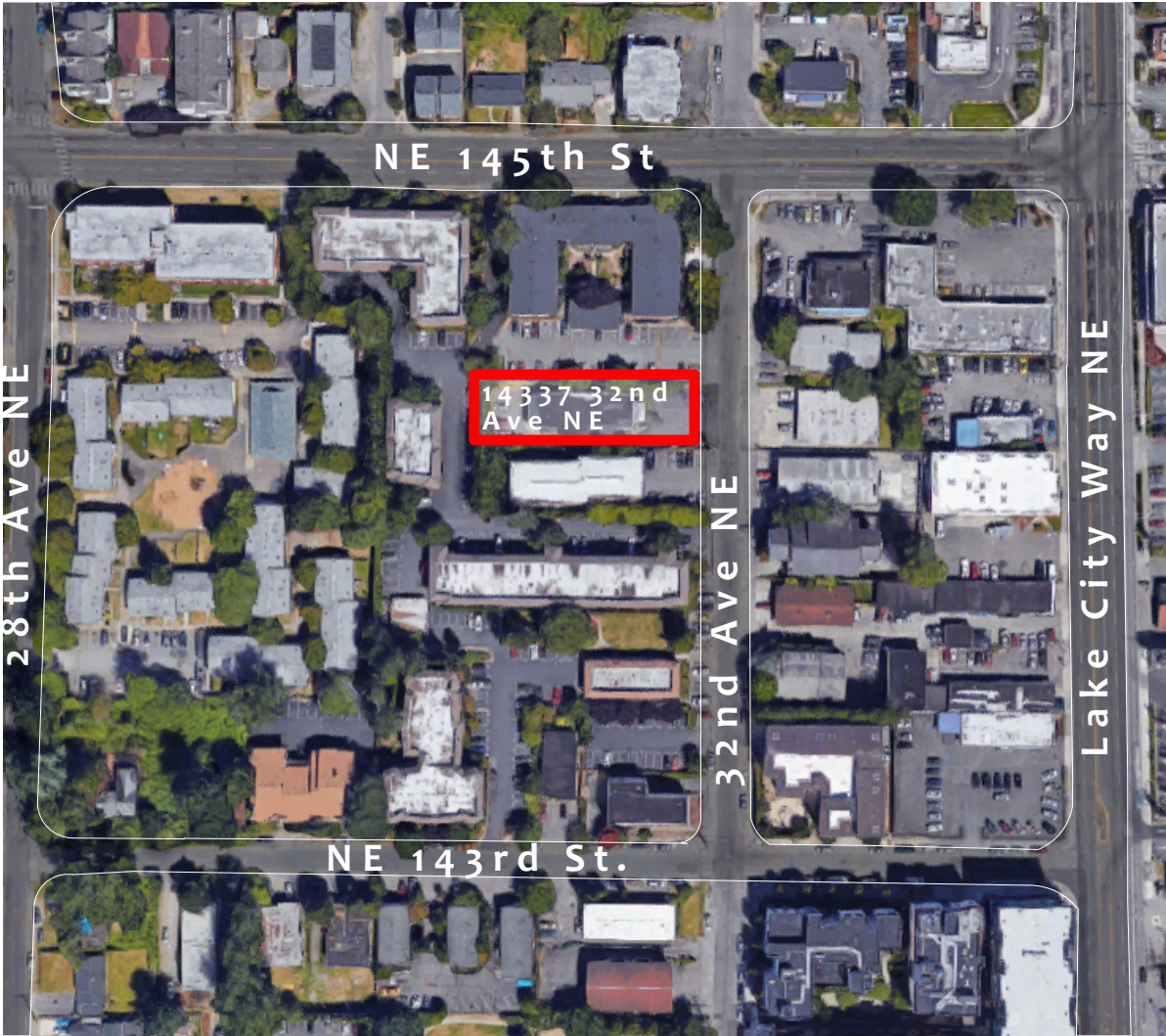


1 LAKE CITY HUB URBAN VILLAGE

The location of the proposed project is several blocks north of the Lake City Hub Urban Village. The Lake City hub urban village is located within the area along Lake City Way roughly between NE 120th and NE 130th St, and 25th Ave and 36th Ave NE. Lake City hub urban village begins to incorporate the density of a hub urban village and growing toward a more livable, quality environment.









# CONTEXT ANALYSIS

## NEIGHBORHOOD SCALE |

### NEARBY BUILDINGS |

The Project site is near the Lake City Urban Village which has undergone significant redevelopment over the past 15 years however properties in the five block radius are significantly older. A recent Neighborhood Plan has been developed to guide future development in the area and serves as a guide for the development of our design. The full realization of this plan may be decades away, yet portions of the neighborhood are already looking forward, others, still awaiting their full development potential. This project will be one of the first Mid-rise residential buildings in the vicinity and can serve as a guide for future projects.

### INFLUENCES |

- Walkable access to commercial districts
- Green spaces and City Parks nearby
- Access to public services
- Transit corridor predominantly multifamily housing
- Near Lake Washington and bike trails



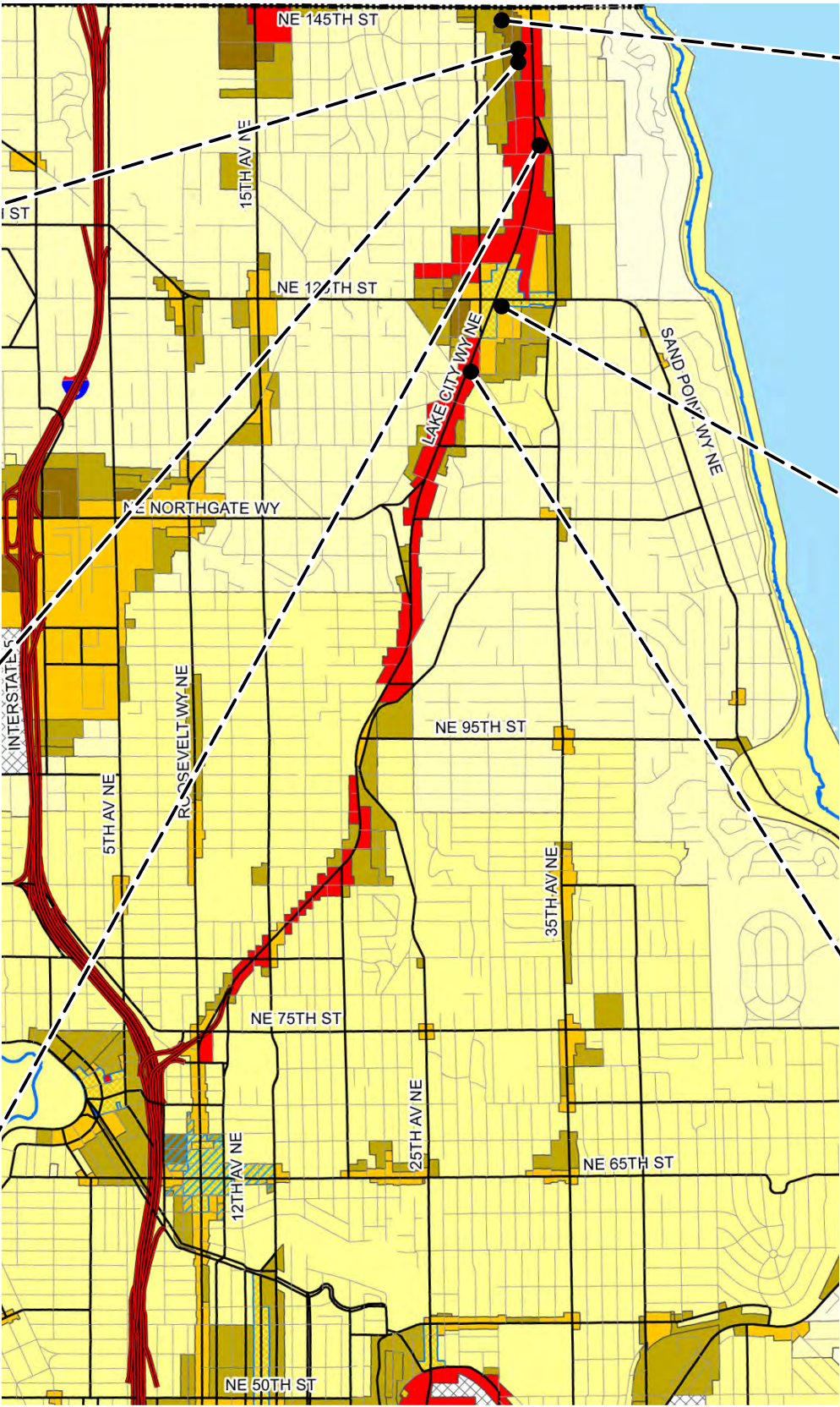
1 3215 NE 143rd St



2 14027 Lake City Way



3 13716 Lake City Way



4 12736 Lake City Way

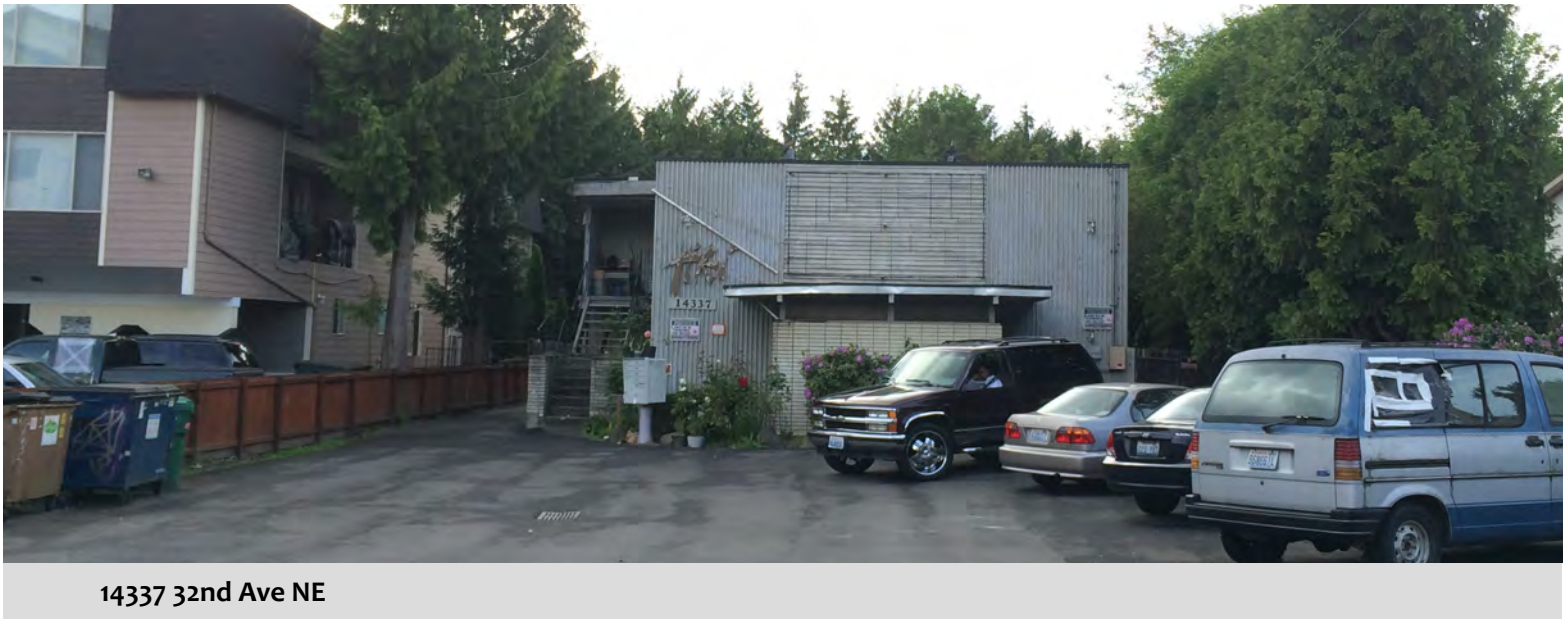


5 12300 31st Ave NE



CONTEXT ANALYSIS

32ND AVE. NE | PHOTO-MONTAGE LOOKING WEST

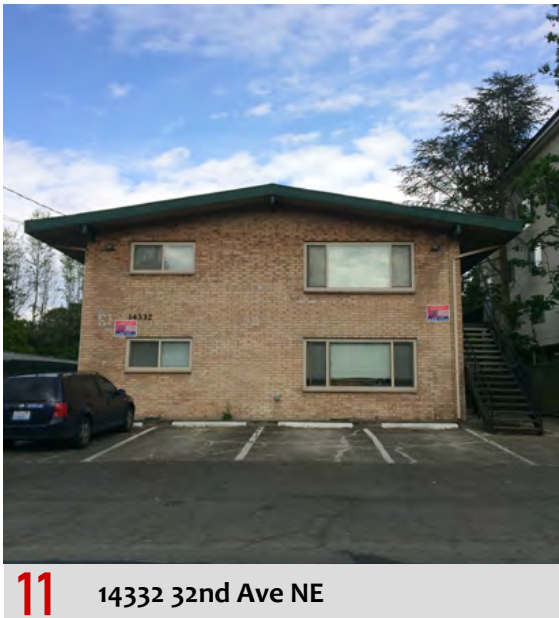
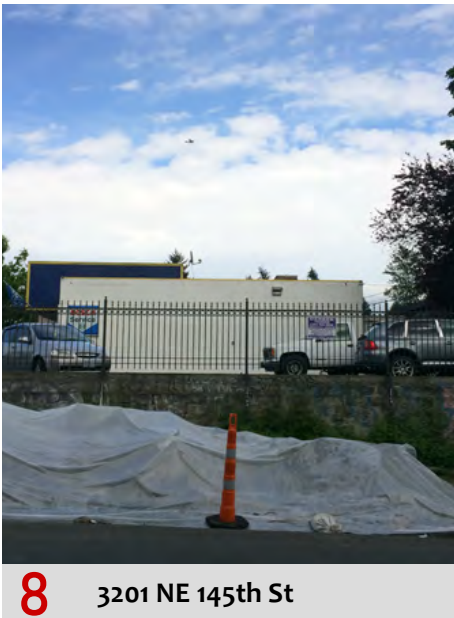


SITE



CONTEXT ANALYSIS

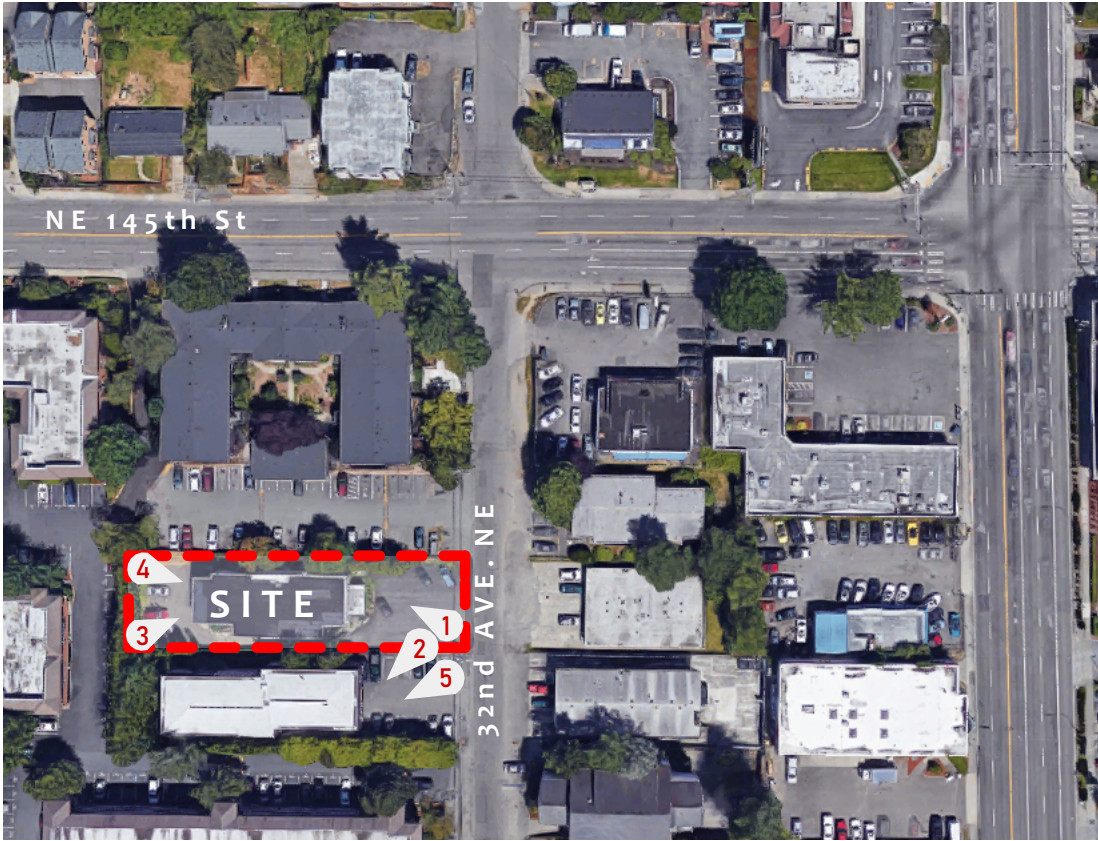
32ND AVE. NE | PHOTO-MONTAGE LOOKING EAST





CONTEXT ANALYSIS

SITE | LOOKING ON ADJACENT BUILDINGS



1 Looking at the Adjacent Site to the North



2 Looking at the Adjacent Site to the South



3 Existing Condition of Site at South West Corner



4 Existing Condition of Site at South East Corner



5 Looking from the Adjacent Site to the North



# CONTEXT ANALYSIS

SITE | LOOKING ON ADJACENT BUILDINGS



6 Looking from Site to the East



7 Looking from Adjacent Site in North to The Site



8 Looking from Adjacent Site to 32nd Ave NE



CONTEXT ANALYSIS

SITE | LOOKING ON ADJACENT BUILDINGS



9 Four Story Residential Building



10 Two Story Building



11 Single Story Building



12 Two Story Building



# EDG REPORT & RESPONSE

## MASSING STUDY | GUIDELINES: CS2.A, CS2.B, CS2.D, DC2.A

### EARLY DESIGN GUIDANCE:

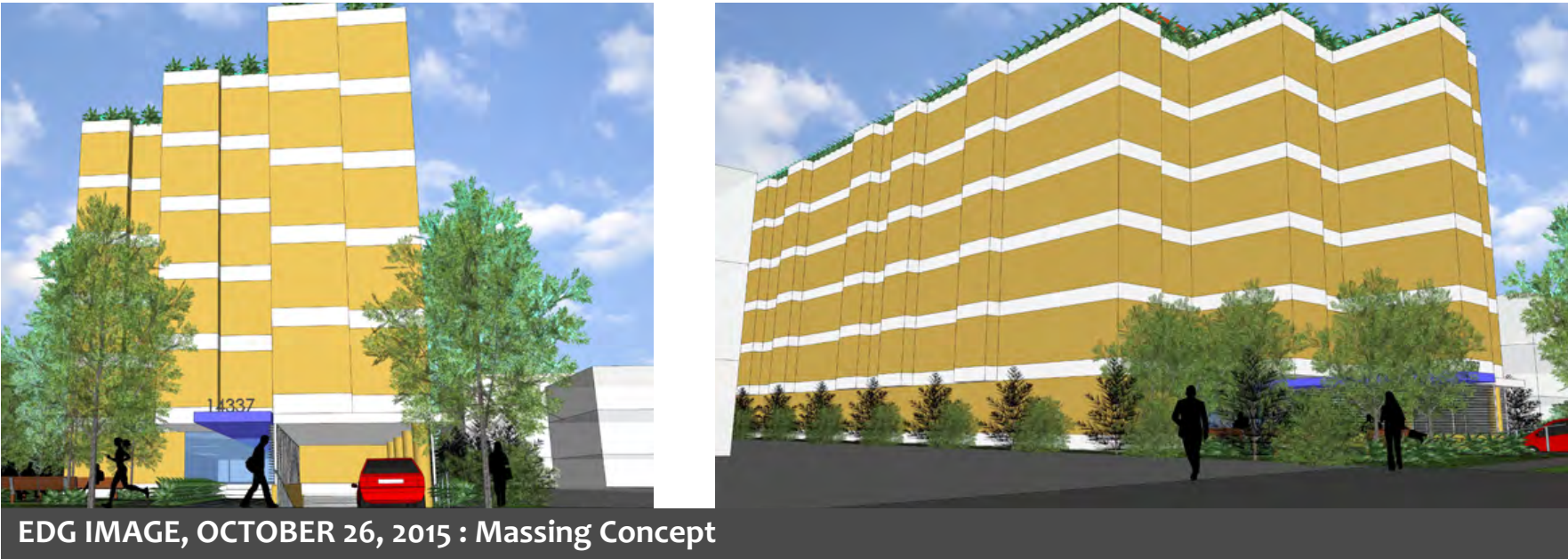
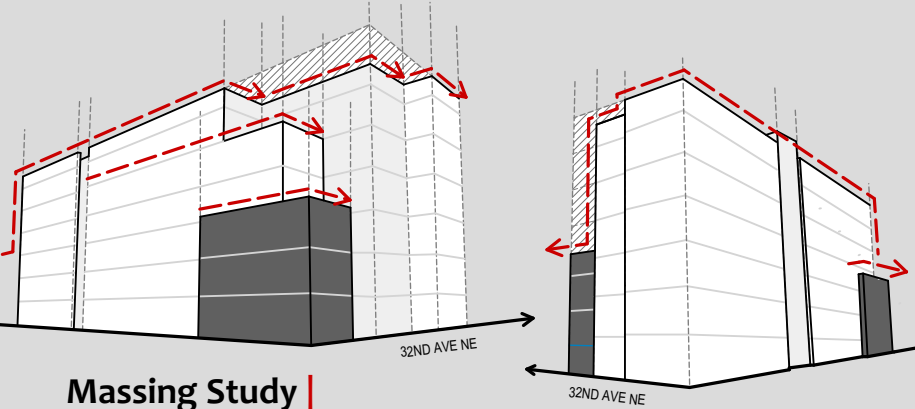
The Board supported the massing concept of three staggered volumes presented in Option C as an appropriate response to context, and encouraged the applicant to further refine the modulation as it relates to the design concept, programming and material application.  
Continue to reflect the concept of the three staggered volumes, as presented in the design development sketches, as the design moves forward.

### DESIGN RESPONSE:

The proposed massing concept has been further refined based on feedback from the Board at the EDG meeting. The massing concept enhance the following key goals.

#### Key Goals |

- 1 Strong Expression**  
Strengthening the expression of three staggered volumes.
- 2 Context Relationship**  
Relating to the context with stepped massing and roof decks.
- 3 Scale**  
Reducing the height bulk and scale of the massing as viewed from the street.
- 4 Amenities**  
Creating opportunities for amenities with terraces at the south-east and north-west end of the site
- 5 Setback for Neighbors**  
Providing setback that complements the adjacent structure to the south and north.



**Amenities |**  
Potential for roof amenity space

**Sunlight |**  
Terraces allow for increased sunlight access to the units

**Setback for Neighbors |**  
Terraces provide setback that complements the adjacent structure to the south and north

Window pattern for strengthening the expression of staggered volumes

Strong visual and physical connection to the street

Prominence and identifiable entry

### Revised Concept | Stepped Massing & Reduced Height Bulk and Scale



EARLY DESIGN GUIDANCE:

*The Board expressed concern about over-modulating the relatively small building, and suggested removing the bays as a strategy to simplify the massing and strengthen the expression of the shifting volumes.*

DESIGN RESPONSE:

The proposed design has been revised based on feedback from the Board at the EDG meeting.

To reduce the modulation of the building we removed the bays and applied a simpler organizational hierarchy to promote a balanced, clearer cohesive design. The revised modulation simplify the massing and strengthen the expression of the shifting volumes.

Moreover, to further simplify the façade we removed the horizontal floor level bands and added judicious accent color that highlight the window pattern.

Lastly, for breaking down the height, bulk and scale of the building we propose secondary elements that will integrate to the building facades and to highlights the building reading as residential.



View from North-East Corner





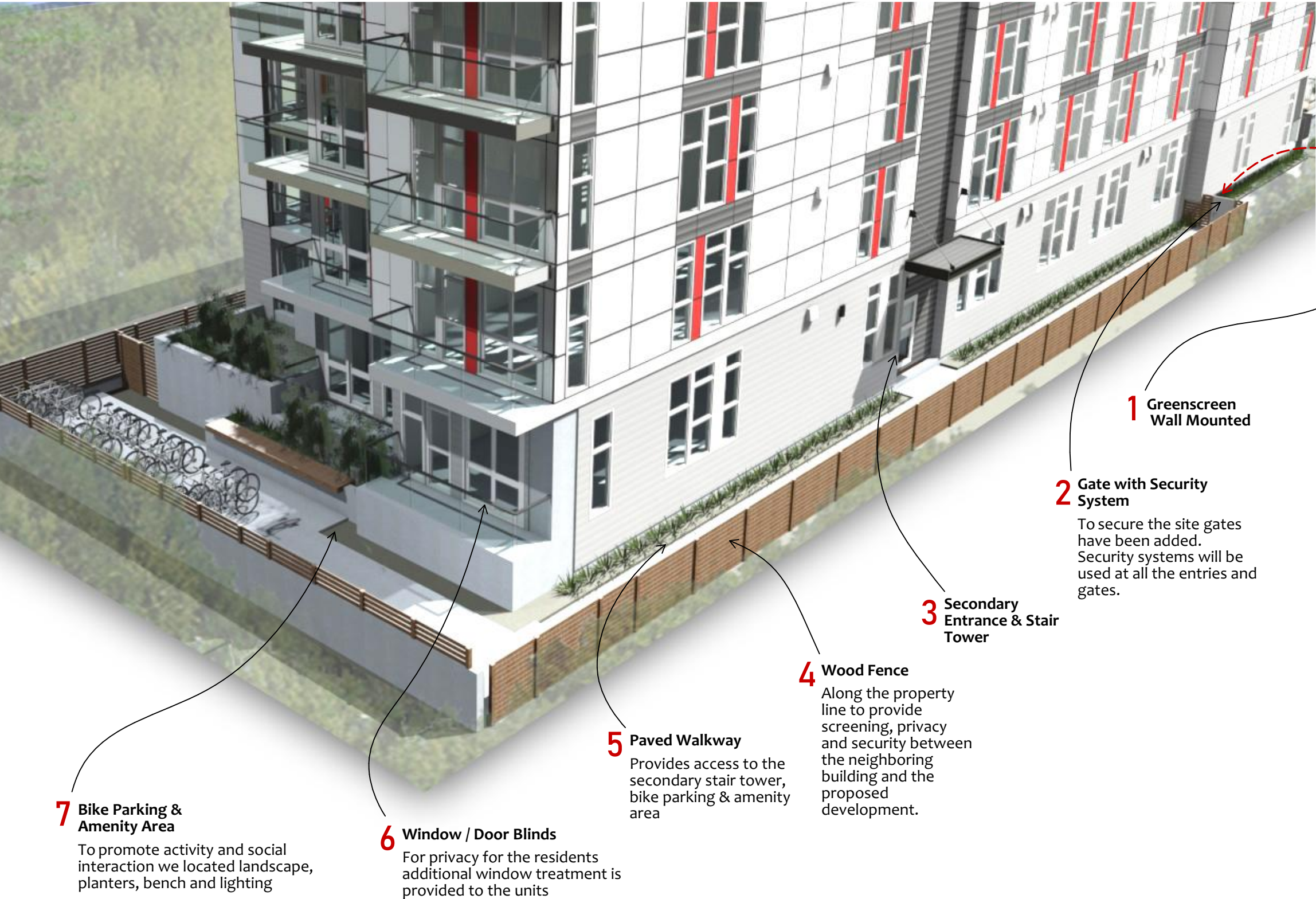
View from South-East Corner





View from North-West Corner





EARLY DESIGN GUIDANCE:

The Board requested more information regarding the screening to adjacent units to the north and south, and how the design will take privacy concerns into account.

DESIGN RESPONSE:

The proposed south side access has been designed to provide access with paved pathway to the secondary stair tower located along the south side of the building, and to bike parking/ west side amenity area.

Adjacent to the property line we propose a wood fence to provide screening, privacy and security between the neighboring building and the proposed development.

To further secure the site gates have been added. Security systems will be used at all the entries and gates.

Lastly, Window treatments will be used in all the units to provide privacy for the residents. Lighting, eye on the street connection and multi-resident overview enhance the safety of the entries.

Revised South Side Access | Key Elements for Security & Privacy





1 WOOD FENCE



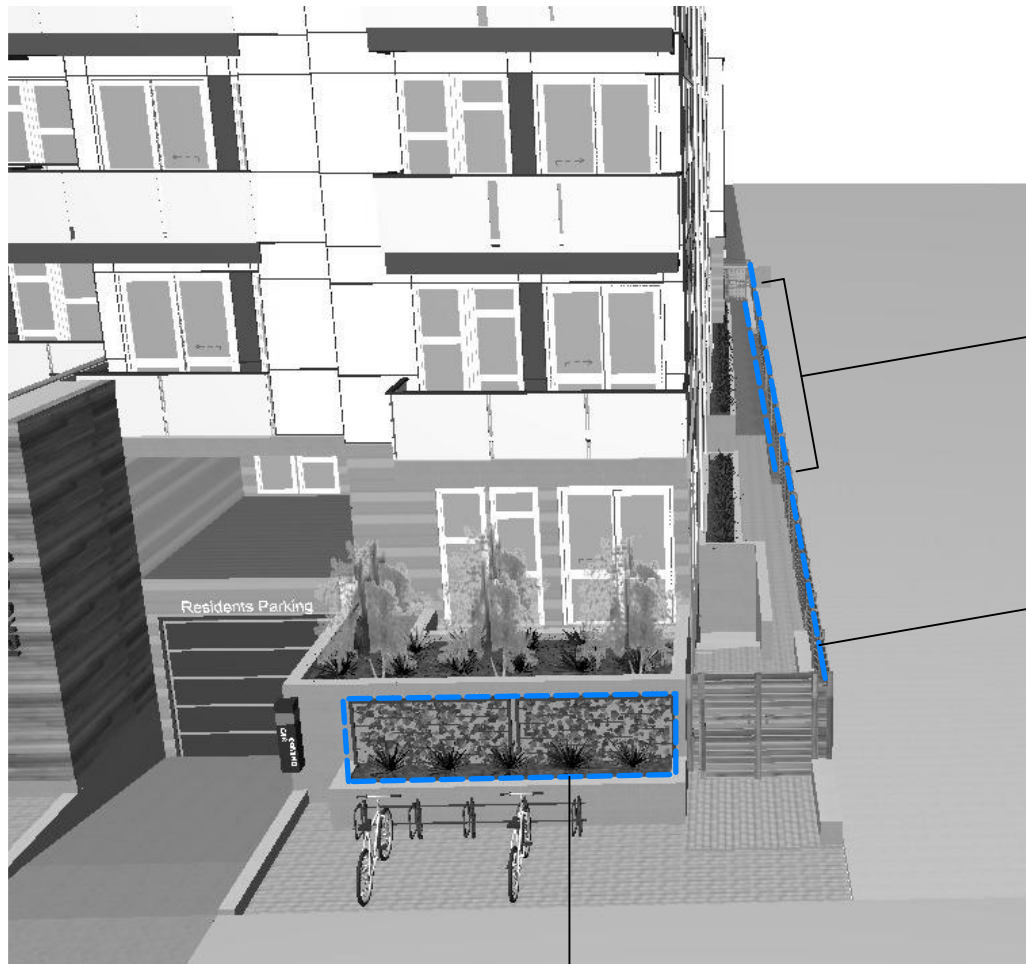
2 GREENSCREEN Wall Mounted



3 GREENSCREEN Freestanding Post Mounted



2



2

3

1



EARLY DESIGN GUIDENCE:

The Board requested more information regarding the screening to adjacent units to the north and south, and how the design will take privacy concerns into account.

DESIGN RESPONSE:

The proposed north side access has been designed to provide maintenance access to the meters and the garage.

Adjacent to the property line we propose a wood fence to provide screening, privacy and security between the neighboring development. To increase landscaping, freestanding greenscreen is located adjacent to the wood fence.

To further secure the site gates have been added. Security systems will be used at all the entries and gates.

Lastly, Window treatments will be used in all the units to provide privacy for the residents. Lighting, eye on the street connection and multi-resident overview enhance the safety of the entries.



Proposed North-East Corner Perspective

- 1 Window Blinds |**  
For privacy for the residents additional window treatment is provided to the units
- 2 Paved Walkway |**  
Provides access to the secondary stair tower, bike parking & amenity area
- 3 Wood Fence |**  
Along the property line to provide screening, privacy and security between the neighboring building and the proposed development.
- 4 Gate with Security System |**  
To secure the site gates have been added. Security systems will be used at all the entries and gates.



EARLY DESIGN GUIDANCE:

The design of the entry court should be simple and legible, and reinforce the residential entry and massing concept.

The entry should take security into consideration, and design the space to provide an adequate amount of transparency to allow for sightlines in and out of the space, and to activate the streetscape.

DESIGN RESPONSE:

The proposed design of the entry court was revised based on feedback from the Board at the EDG meeting.

Key Revisions for Entry Concept |

- Creating a transition between the public sidewalk and private entry with a raised entry court and concrete stair to emphasize a distinct entry point.
- Relocating the stair along the edge of the sidewalk for enhancing the pedestrian experience and promoting strong visual and physical connection to the street.
- Creating a welcoming shared space for the residents with paving, benches, planters and pedestrian oriented lighting.
- Highlighting the building's entry with prominence and identifiable features, high-quality finishes and detailing such as wood and concrete.
- Providing mailboxes for physical and visual screening between the entry court and the parking garage ramp.
- Breaking down the height, bulk and scale of the building with welcoming features and secondary elements such as canopy, storefront door, and signage.
- Emphasizing privacy and security for the residents using doors with security system in all the entries. Enhancing the safety of the entries with lighting, eye on the street connection and multi-resident overview.





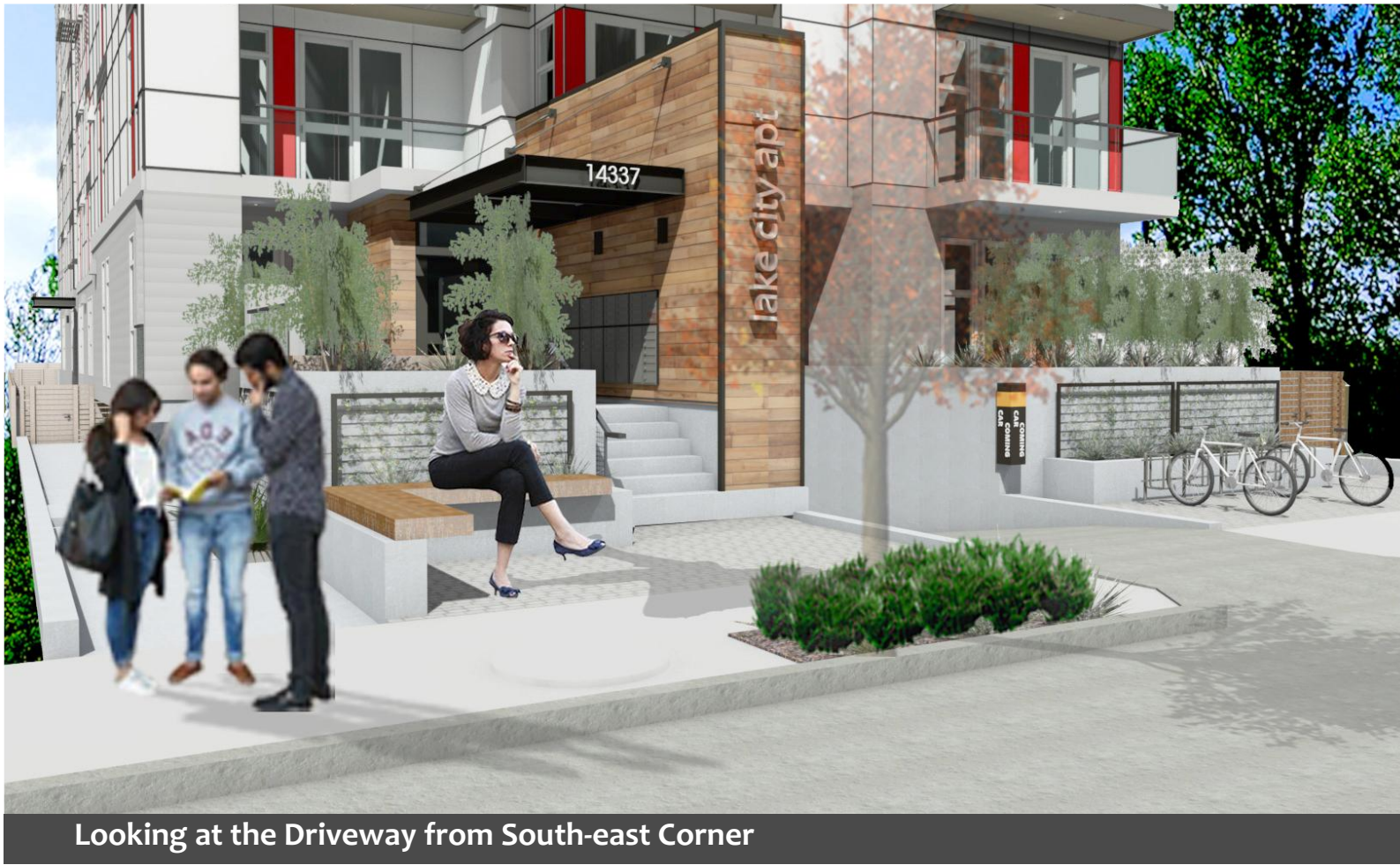


EARLY DESIGN GUIDANCE:

The location of the parking entry is integrated into the massing, and the Board appreciated that the entry was screened from the entry court. The screen between the entry court and the parking garage ramp should be a prominent feature of the design of the entry court.



Looking at the Driveway from North-east Corner



Looking at the Driveway from South-east Corner

DESIGN RESPONSE:

The proposed screen at the garage entrance/ driveway was revised based on feedback from the Board at the EDG meeting.

**Distinct Entry Point |**  
Creating a prominence and identifiable feature between the entry court and the parking garage ramp for emphasizing a distinct entry point.

**Screening |**  
Providing physical and visual screening between the entry court and the parking garage ramp.

**Materials and Finishes |**  
Highlighting the design with high-quality finishes and detailing such as wood and concrete.

**Secondary Architectural Elements |**  
Achieving a strong street presence wayfinding elements such as signage, mailboxes and canopy.

**Human Scale |**  
Breaking down the height, bulk and scale of the building.



EARLY DESIGN GUIDENCE:

Provide detail regarding the visual and audible warnings for pedestrians at the parking garage exit

DESIGN RESPONSE:

For pedestrian safety, we added “CAR COMING” sign that warns pedestrians of vehicles exiting/ entering.

"CAR COMING"  
Sign



Looking at the Driveway from South-east Corner



SITE SURVEY

EXISTING SITE CONDITIONS

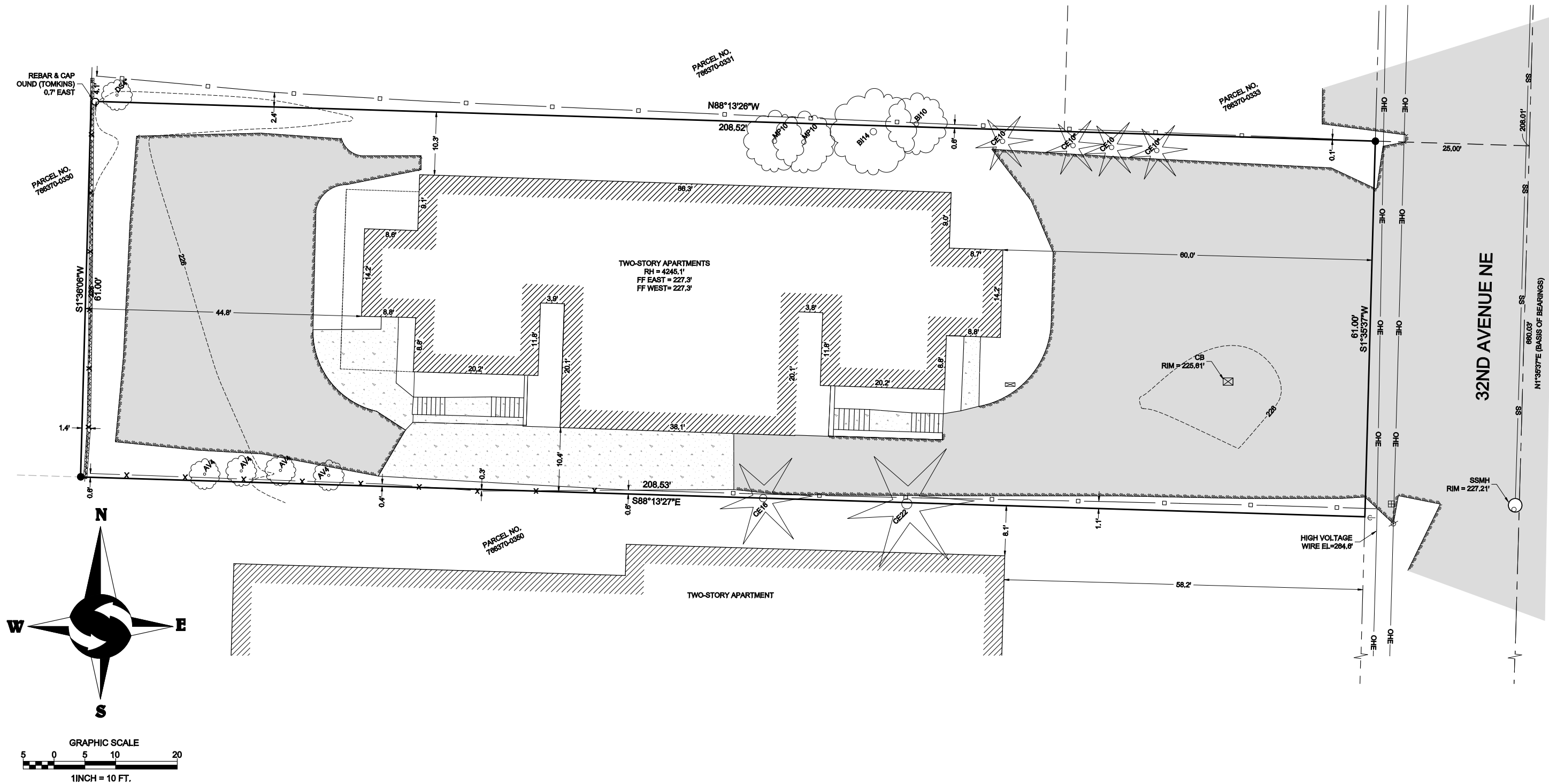
**TOPOGRAPHY:** The site is located within a generally flat zone.

**LAND USE:** Existing structures on site to be demolished.

**SOLAR:** Site rectangle is exposed to the solar path, this is well suited for solar collection, heat gain and direct sun.

**NOISE:** Close proximity to NE 145th St and Lake City Way NE exposes the site to moderate levels of sound pollution, day and night.

**VEGETATION:** Vegetation on the site is urban and non-native. The surrounding trees are constrained in an urban setting but provide shade and privacy.





1

PRIMARY BUILDING ENTRY

The primary entry is located along 32nd Ave NE and includes open space at the ground level with sunny exposure and in direct line with pedestrian routes. Bike parking is provided near the entry to allow convenient access of travel. The entry area includes identifiable, and distinctive elements, a welcoming lobby space for the residents, storefront doors that provide transparency adjacent to the walkway but also promote privacy and security, overhead features and landscaping. Lighting, eye on the street connection and multi-resident overview enhance the safety of the entry.

2

ENTRY COURT

Entry court was located near the buildings entry at the south east corner to highlight and to activate the the building's entry. To propose a welcoming shared space for the residents we added welcoming features and secondary elements such as canopy, storefront door, and signage.

3

PARKING GARAGE ENTRENCE

4

ACCESABLE ADA CHAIR LIFT

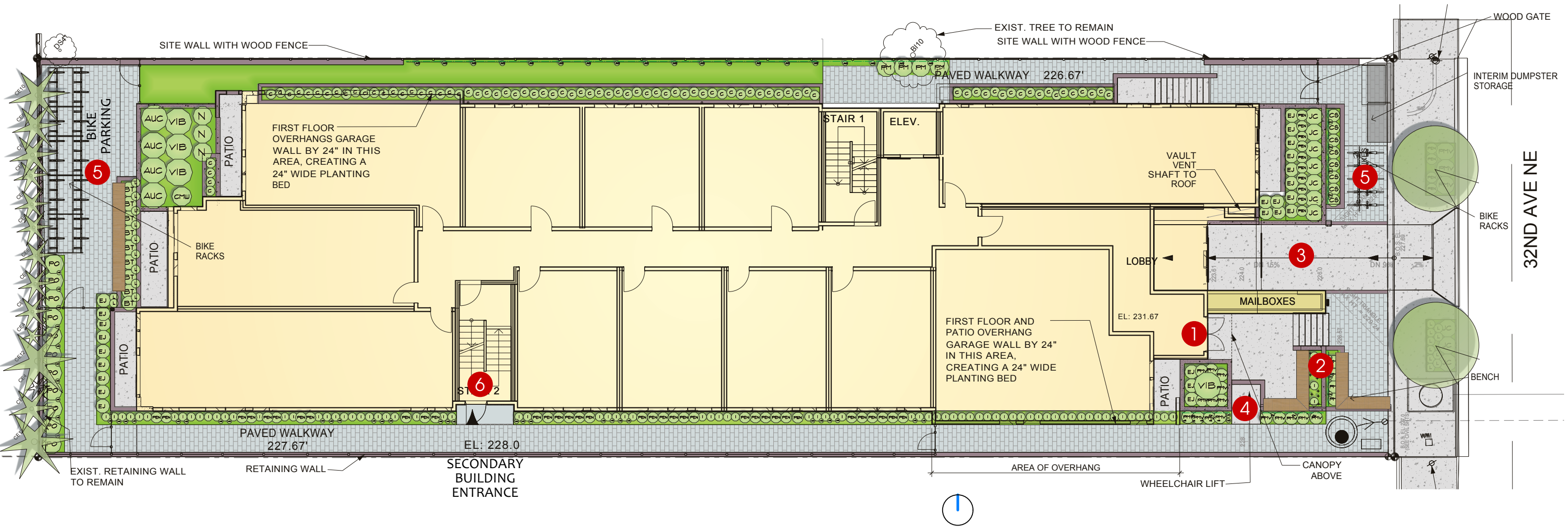
5

BIKE PARKING

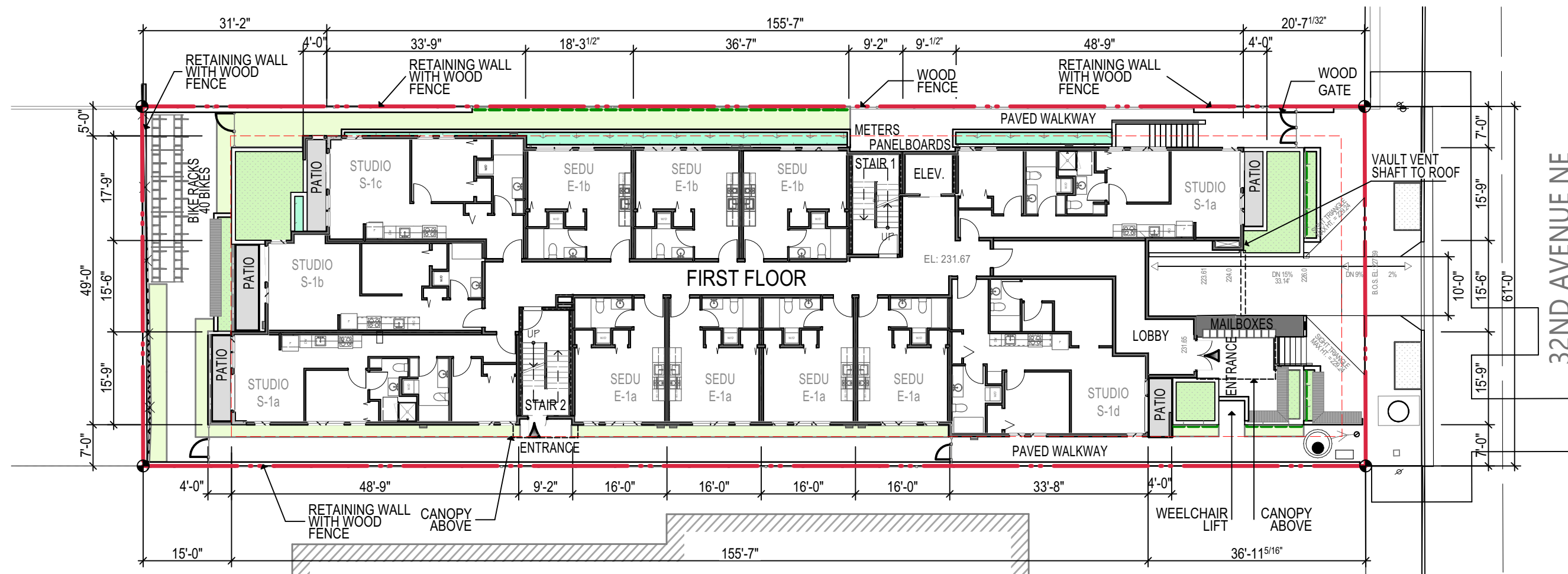
6

STAIR TOWER & SECONDARY ENTRANCE

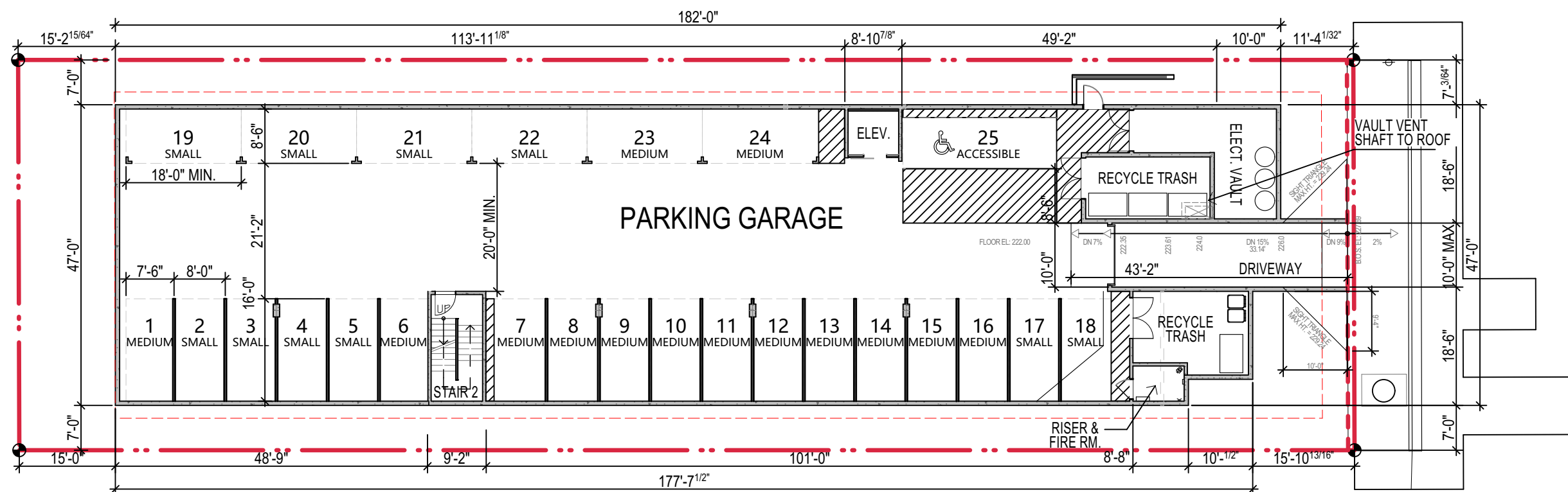
The secondary entrance is located along the south side of the building adjacent to the neighboring building to the south. The design provides identifiable, and distinctive elements, overhead features.



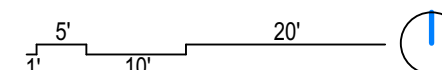




**FIRST LEVEL PLAN**



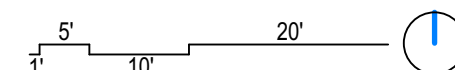
**PARKING GARAGE PLAN**



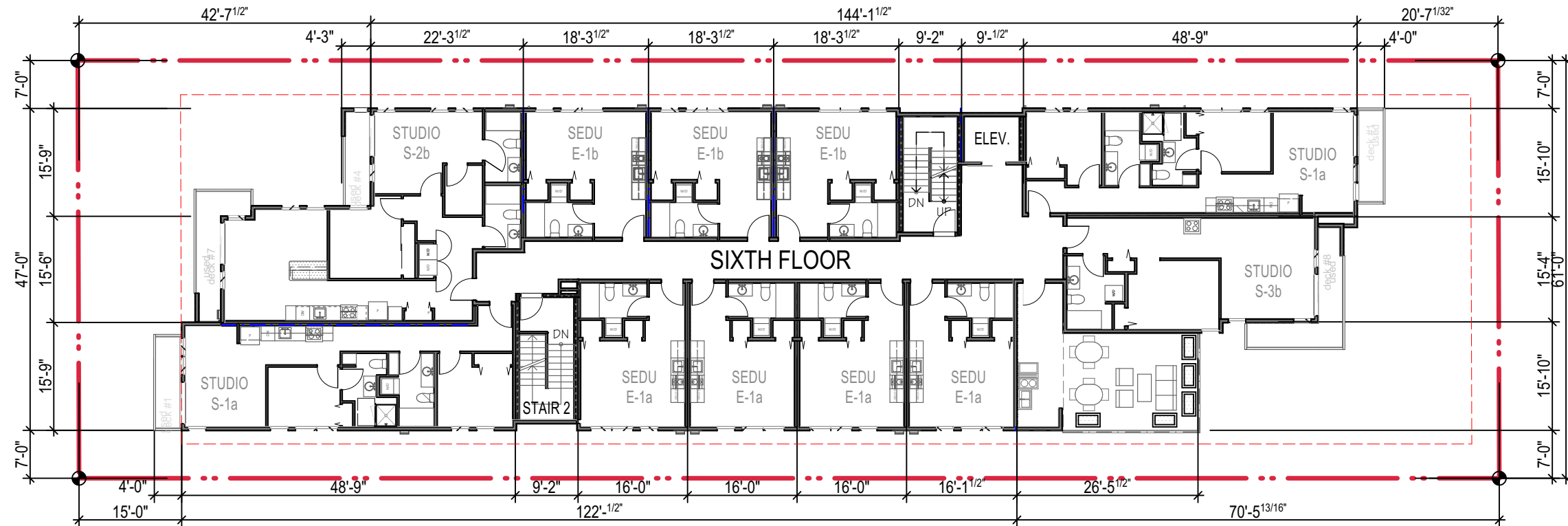


## 4TH LEVEL PLAN

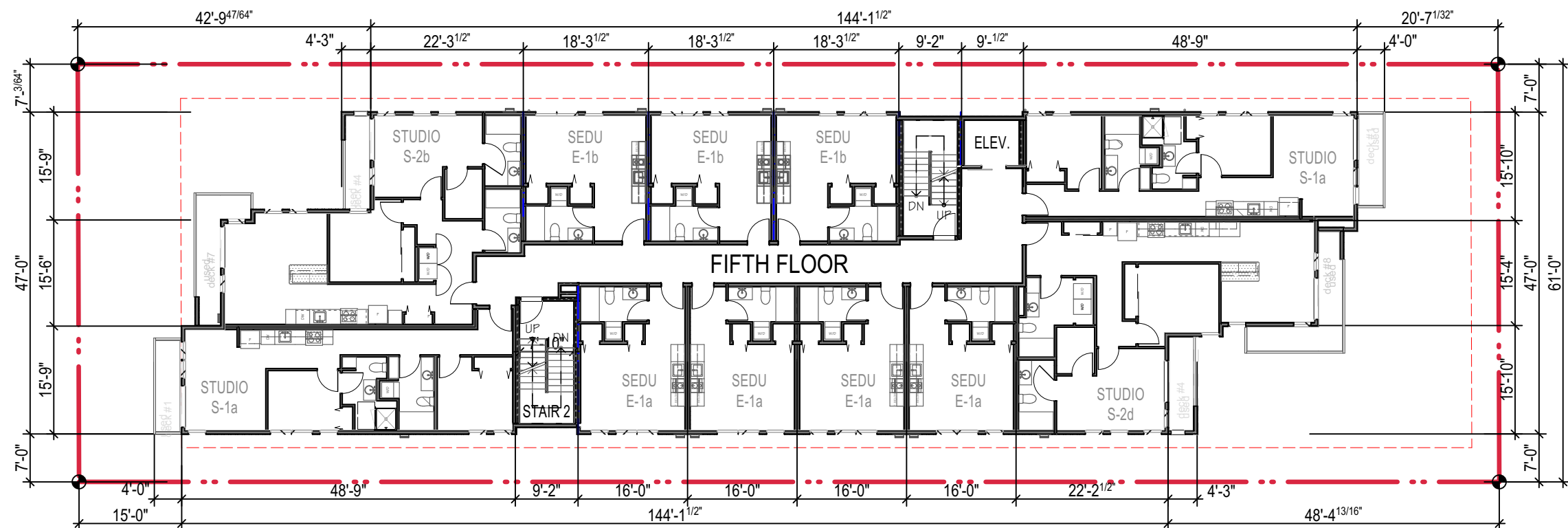
## 2ND & 3RD LEVEL PLAN



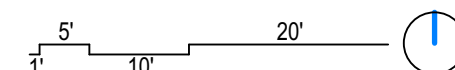




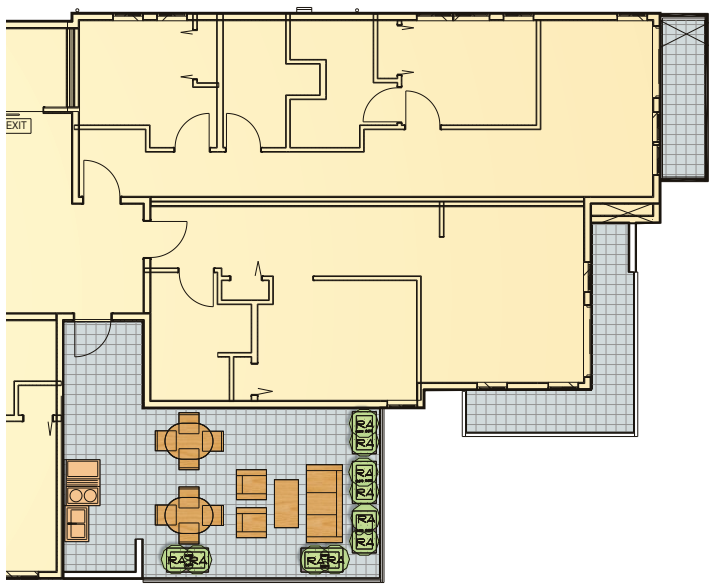
## 6TH LEVEL PLAN



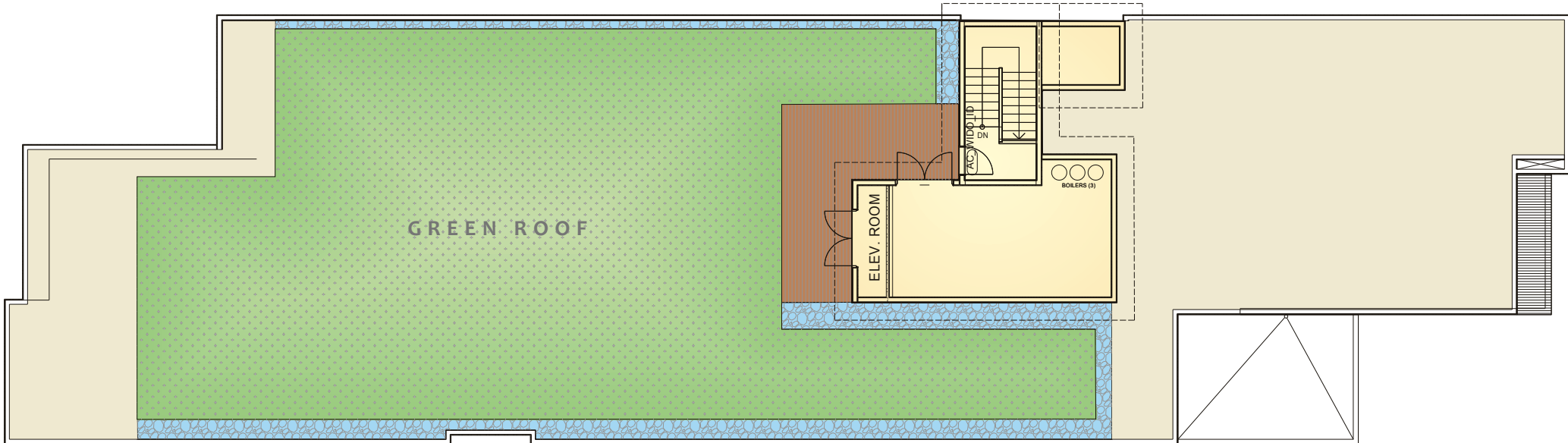
## 5TH LEVEL PLAN



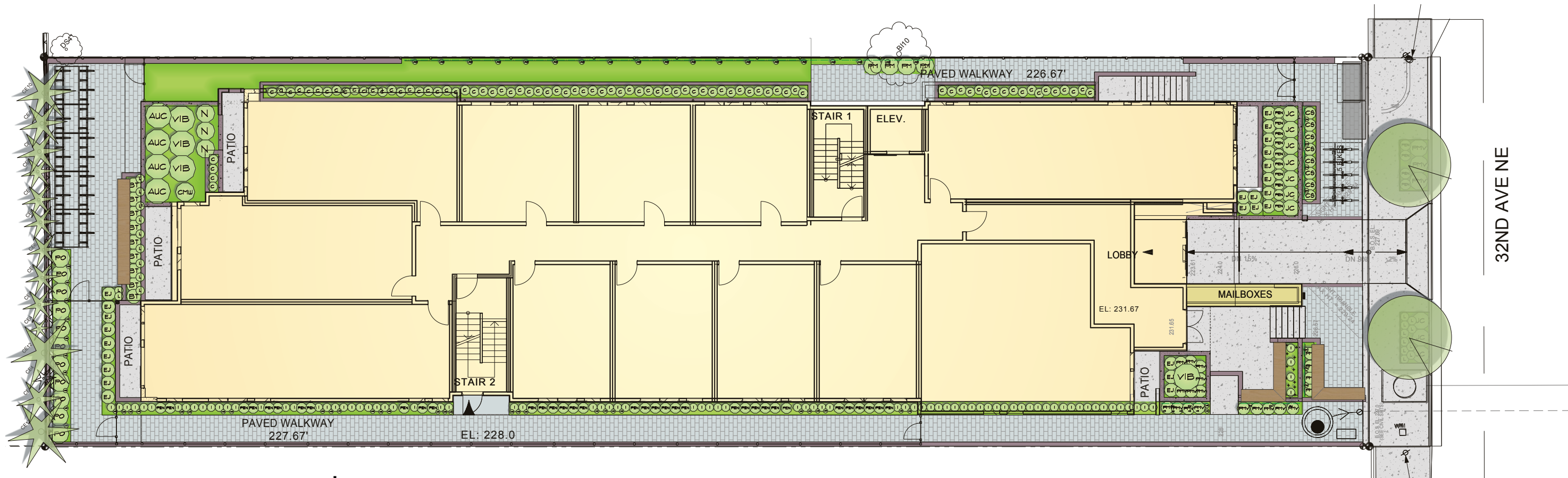




6TH LEVEL PLAN |



ROOF LEVEL PLAN |



FIRST FLOOR PLAN |





STREET TREE : URBAN  
PINNACLE OAK



STREET TREE:  
JAPANESE STEWARTIA



ROSEMARY ARP



GREEN SPIRE  
EUONYMUS



MT VERNON LAUREL



SKY PENCIL JAPANESE



HENRY II CLEMATIS



FIVE LEAF AKEBIA



SUNJOY GOLD PILLAR  
BARBERRY



STRAWBERRY BUSH



EVERGREEN  
HUCKLEBERRY



MOON BAY NANDINA



FLYING SAUCERS  
COREOPSIS



SUMMER SNOWFLAKE



DAY LILY HAPPY RETURNS



PACIFIC SHORE JUNIPER



SPRING TORCH  
HEATHER



DWARF RED TWIG  
DOGWOOD



EVERCOLOR EVEREST  
SEDE



SILVERY SUNPROOF  
LILYTURF



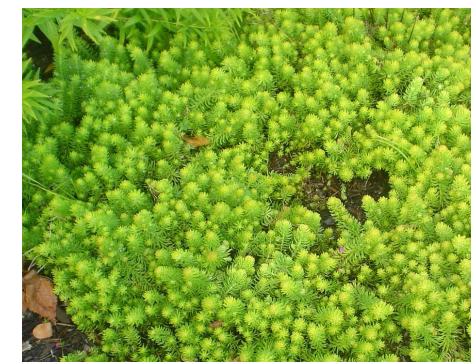
DWARF FOUNTAIN GRASS



SWORD FERN



BLUE ARROWS RUSH



ANGELINA STONECROP



PLANT SCHEDULE |

AUC

BT

CS

C

CMW

COR

EJ

HR

I

J

JC

L

N

PEN

PM

PMV

PO

RA

✦

VAC

VIB

AO

CH

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	QUERCUS MACROCARPA 'JFS-KW3' PP 22815	URBAN PINNACLE OAK	2" CAL
	STREET TREE FORM		
1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	1.5" CAL
* 4 #	ARBUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL
* 10 #	BERBERIS THUNBERGII 'MARIA'	SUNJOY GOLD PILLAR BARBERRY	2 GAL
8 #	CALUNA SPRING TORCH	SPRING TORCH HEATHER	1 GAL
82 #	CAREX OSHIMENSIS 'CARFIT01'	EVERCOLOR® EVEREST VARIEGATED SEDGE	1 GAL
* 2 #	CORNUS MIDWINTER FIRE	MIDWINTER FIRE RED TWIG DOGWOOD	2 GAL
8 #	COREOPSIS FLYING SAUCERS	FLYING SAUCERS COREOPSIS	1 GAL
* 23 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL
51 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL
* 89 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL
8 #	JUNCUS INFLEXUS 'BLUE ARROWS'	BLUE ARROWS RUSH	2 GAL
10 #	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	2 GAL
30 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF LILYTURF	1 GAL
* 4 #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL
49 #	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL
* 4 #	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL
14 #	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL
* 8 #	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL
* 6 #	ROSEMARINUS 'ARP'	ARP ROSEMARY	2 GAL
12 #	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	2 GAL
* 11 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL
* 4 #	VIBURNUM P. T. SUMMER SNOWFLAKE	SUMMER SNOWFLAKE	3-4'
	VINES		
30 #	AKEBIA QUINATA	FIVE LEAF AKEBIA	2 GAL
7 #	CLEMATIS HENRYII	HENRYII FLOWERING CLEMATIS	2 GAL
	GREEN ROOF TRAY SYSTEM, SEE PLANTING NOTES		
	3,535 SF		

GREEN FACTOR |

Green Factor Score Sheet

SEATTLE×green factor

Project title: 2950 S Dakota St, LR Zone, minimum green factor 0.6

enter sq ft of parcel

Parcel size (enter this value first) \*

23.123

SCORE

0.608

Landscape Elements\*\*

Totals from GF worksheet

Factor

Total

A Landscaped areas (select one of the following for each area)

1 Landscaped areas with a soil depth of less than 24" enter sq ft 0 0.1 -

2 Landscaped areas with a soil depth of 24" or greater enter sq ft 3534 0.6 2,120.4

3 Bioretention facilities enter sq ft 553 1.0 553.0

B Plantings (credit for plants in landscaped areas from Section A)

1 Mulch, ground covers, or other plants less than 2' tall at maturity enter sq ft 4087 0.1 409

2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center) enter number of plants 464 5568 0.3 1,670

3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree enter number of plants 3 225 0.3 68

4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree enter number of plants 14 2100 0.3 630.0

5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree enter number of plants 0 0 0.4 -

6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree enter number of plants 0 0 0.4 -

7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter enter inches DBH 6 120 0.8 96.0

C Green roofs

1 Over at least 2" and less than 4" of growth medium enter sq ft 0 0.4 -

2 Over at least 4" of growth medium enter sq ft 6492 0.7 4,544.4

D Vegetated walls enter sq ft 1116 0.7 781.2

E Approved water features enter sq ft 0 0.7 -

F Permeable paving

1 Permeable paving over at least 6" and less than 24" of soil or gravel enter sq ft 0 0.2 -

2 Permeable paving over at least 24" of soil or gravel enter sq ft 3223 0.5 1,611.5

G Structural soil systems enter sq ft 0 0.2 -

H Bonuses sub-total of sq ft = 27,018

1 Drought-tolerant or native plant species enter sq ft 10158 0.1 1,015.8

2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater enter sq ft 0 0.2 -

3 Landscaping visible to passersby from adjacent public right of way or public open spaces enter sq ft 5,495 0.1 550

4 Landscaping in food cultivation enter sq ft 0 0.1 -

Green Factor numerator = 14.048





**1** GRIZZLE GRAY | SW 7068  
FIBER CEMENT - LAP SIDING



**4** POINSETTIA | SW 6594  
FIBER CEMENT - PANEL SIDING



**8** SITE WALLS | NATURAL  
CAST IN PLACE CONCRETE



**2** GREY MATTERS | SW 7066  
FIBER CEMENT - LAP SIDING



**5** RAILING |  
GLASS



**9** WOOD SIDING |  
CEDAR



**3** MARSHMALLOW | SW 7001  
FIBER CEMENT - PANEL SIDING



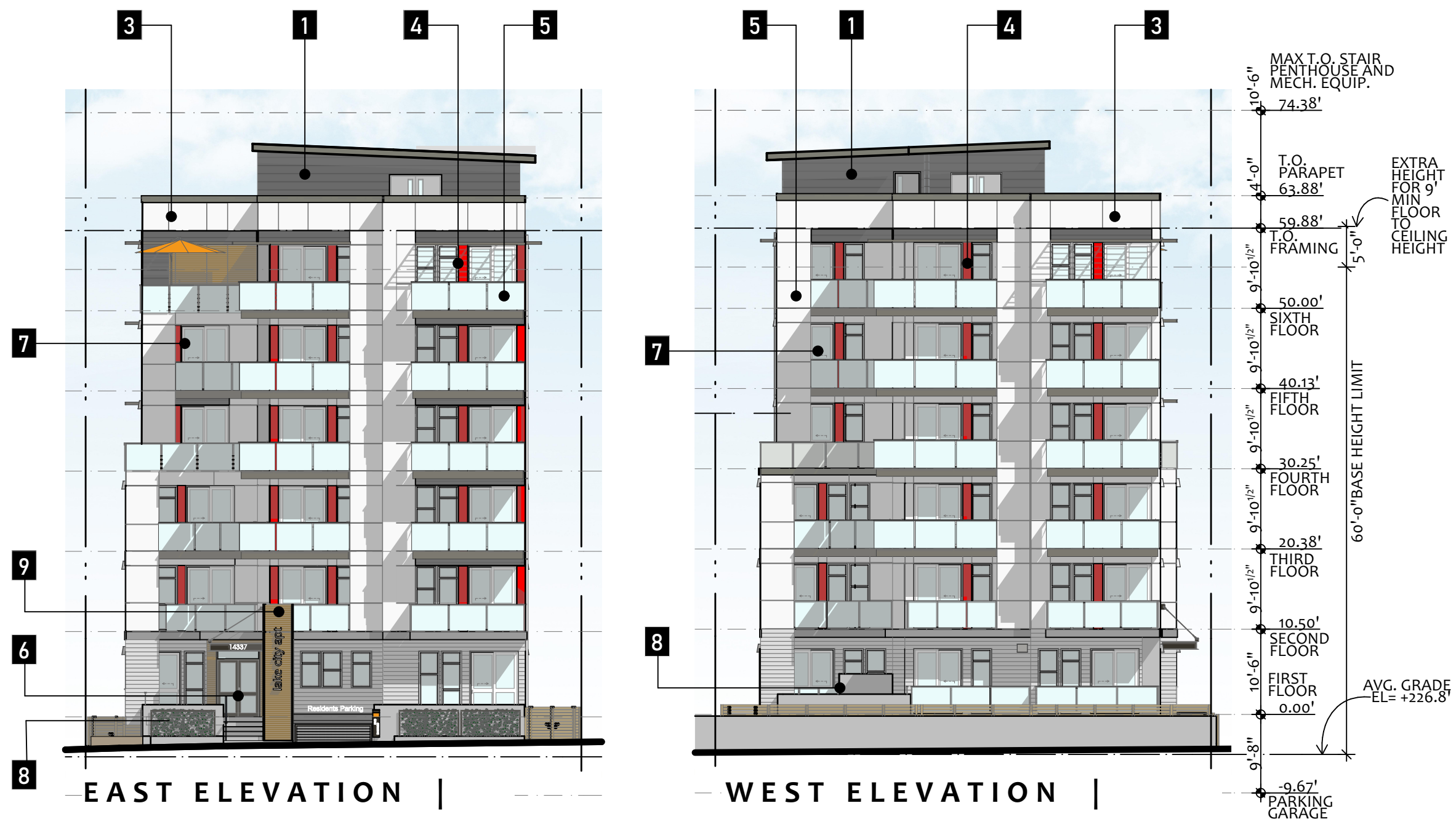
**6** STOREFRONT | WHITE  
ALUMINUM

**7** WINDOW / DOOR | WHITE  
VINYL



**10** SOFFIT COLOR: EL CARMELO | SW 9106  
FIBER CEMENT - PANEL SIDING





- |                                                               |                                                              |                                                         |
|---------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------|
| <b>1</b> GRIZZLE GRAY   SW 7068<br>FIBER CEMENT - LAP SIDING  | <b>4</b> POINSETTIA   SW 6594<br>FIBER CEMENT - PANEL SIDING | <b>7</b> WINDOW / DOOR   WHITE<br>VINYL                 |
| <b>2</b> GREY MATTERS   SW 7066<br>FIBER CEMENT - LAP SIDING  | <b>5</b> RAILING  <br>GLASS                                  | <b>8</b> SITE WALLS   NATURAL<br>CAST IN PLACE CONCRETE |
| <b>3</b> MARSHMALLOW   SW 7001<br>FIBER CEMENT - PANEL SIDING | <b>6</b> STOREFRONT   WHITE<br>ALUMINUM                      | <b>9</b> SIDING  <br>CEDAR WOOD                         |





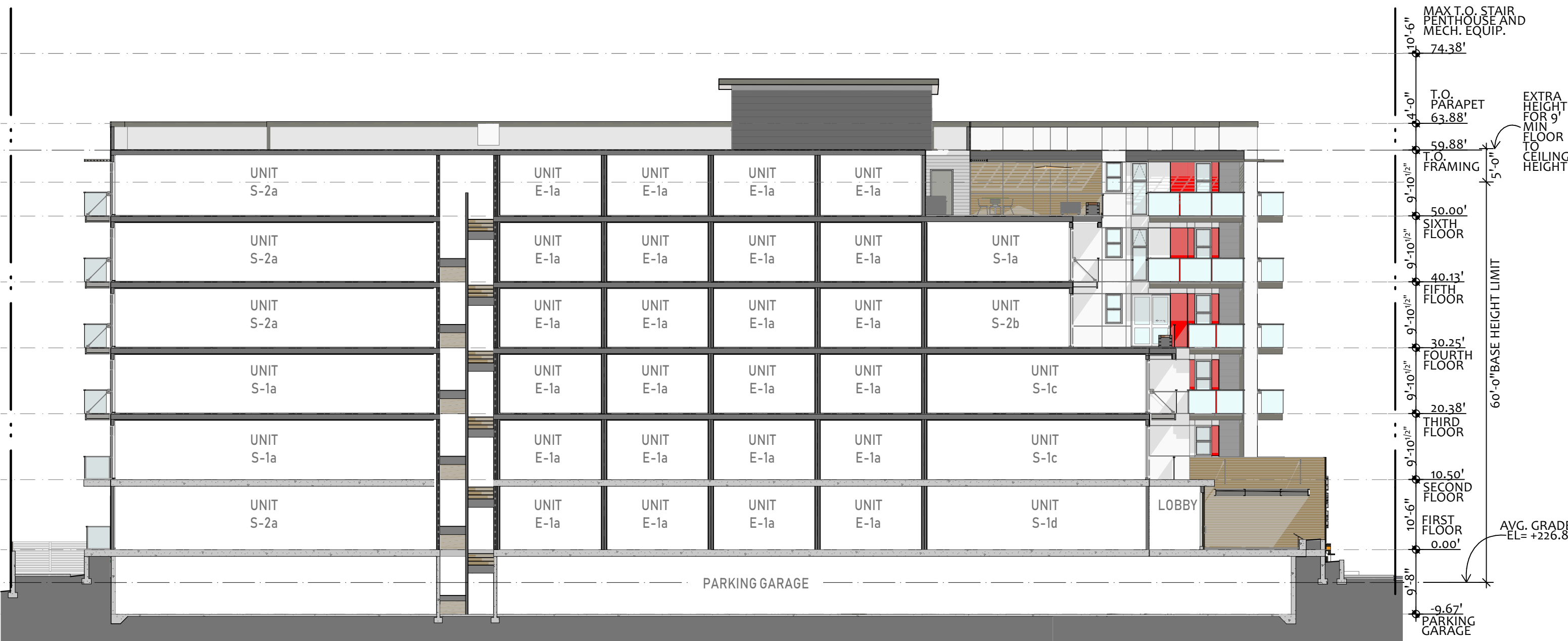
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|---------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------|
| <b>1</b> GRIZZLE GRAY   SW 7068<br>FIBER CEMENT - LAP SIDING  | <b>4</b> POINSETTIA   SW 6594<br>FIBER CEMENT - PANEL SIDING | <b>7</b> WINDOW / DOOR   WHITE<br>VINYL                 |
| <b>2</b> GREY MATTERS   SW 7066<br>FIBER CEMENT - LAP SIDING  | <b>5</b> RAILING  <br>GLASS                                  | <b>8</b> SITE WALLS   NATURAL<br>CAST IN PLACE CONCRETE |
| <b>3</b> MARSHMALLOW   SW 7001<br>FIBER CEMENT - PANEL SIDING | <b>6</b> STOREFRONT   WHITE<br>ALUMINUM                      | <b>9</b> SIDING  <br>CEDAR WOOD                         |





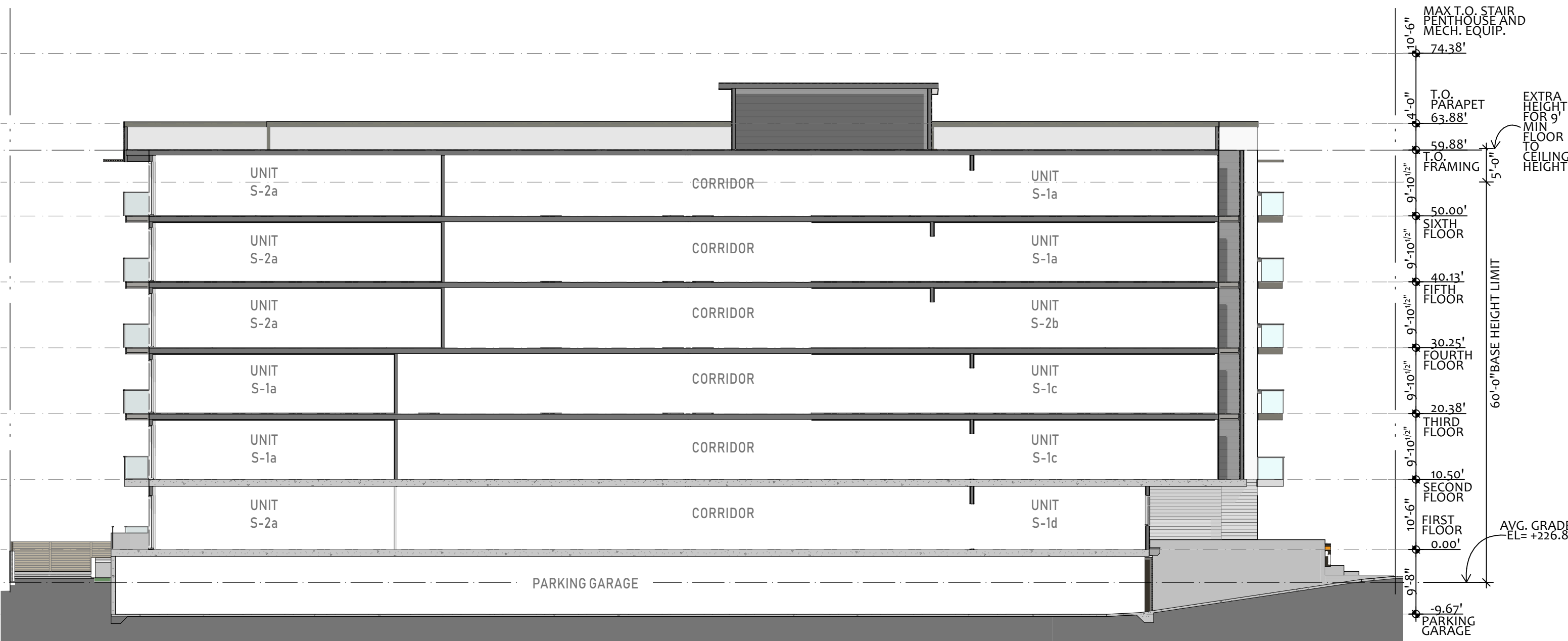
- |                                                               |                                                              |                                                         |
|---------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------|
| <b>1</b> GRIZZLE GRAY   SW 7068<br>FIBER CEMENT - LAP SIDING  | <b>4</b> POINSETTIA   SW 6594<br>FIBER CEMENT - PANEL SIDING | <b>7</b> WINDOW / DOOR   WHITE<br>VINYL                 |
| <b>2</b> GREY MATTERS   SW 7066<br>FIBER CEMENT - LAP SIDING  | <b>5</b> RAILING  <br>GLASS                                  | <b>8</b> SITE WALLS   NATURAL<br>CAST IN PLACE CONCRETE |
| <b>3</b> MARSHMALLOW   SW 7001<br>FIBER CEMENT - PANEL SIDING | <b>6</b> STOREFRONT   WHITE<br>ALUMINUM                      | <b>9</b> SIDING  <br>CEDAR WOOD                         |





EAST WEST SECTION |



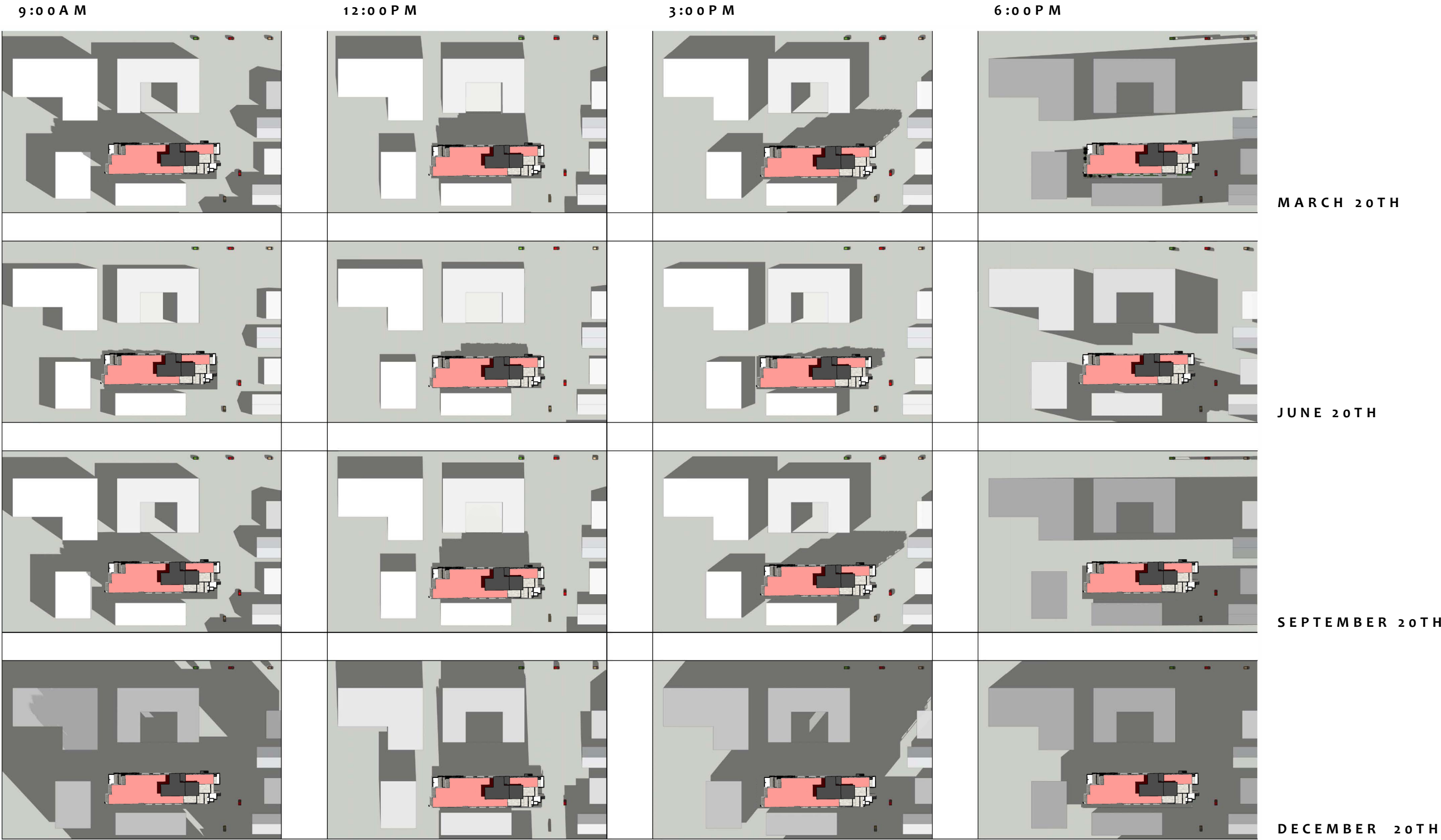


EAST WEST SECTION |

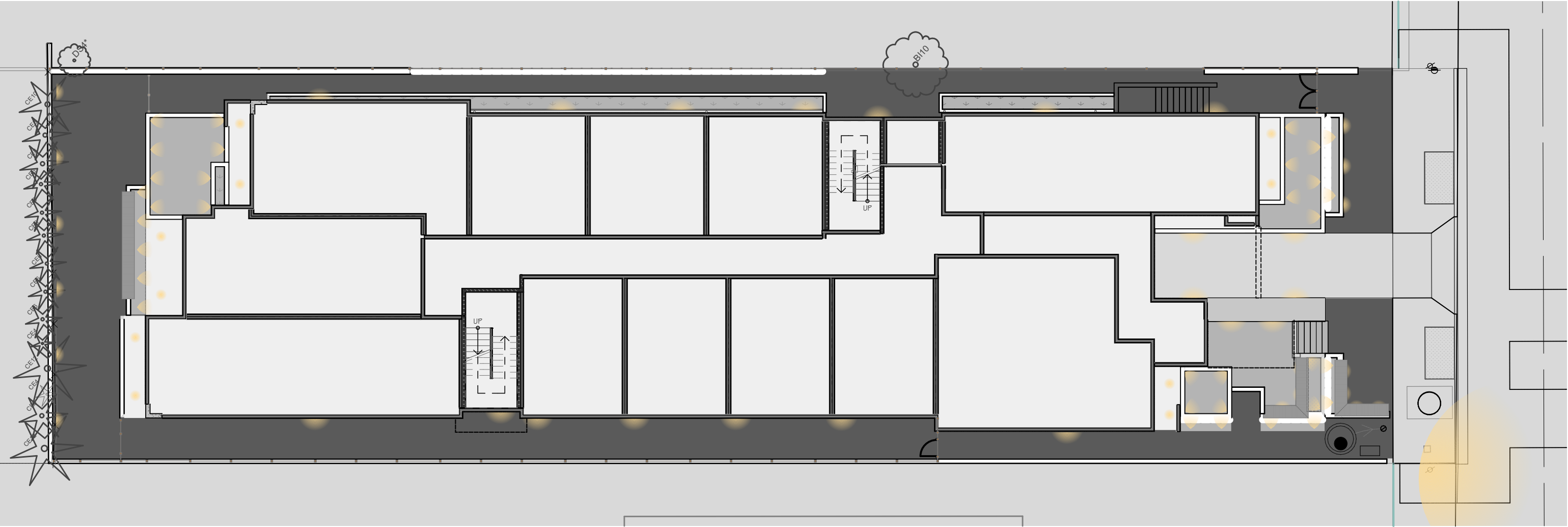












PROPOSED LIGHTING |



2 LED OUTDOOR RECESSED LIGHT



3 PLANTER DOWN LIGHT



4 PLANTER UP LIGHT



5 WALL SCONCE







Proposed Signage



BLANK





## RMA | APPLICANT WORK SAMPLES

Rutledge Maul Architects is an award winning full service architecture and design firm. Over the past 40 years we have successfully completed projects around the United States. We specialize in commercial, multifamily, residential, and institutional facilities. Our project portfolio ranges from upscale corporate buildings to custom homes with a wide range of budgets and architectural taste.