

5917 California Ave SW
Seattle, Washington

RECOMMENDATION PACKET

TOWNHOMES
ADMINISTRATIVE DESIGN REVIEW

SDCI PROJECT NUMBER: 3033178-EG

APPLICANT: Akasha Whoolery

OWNER: Mike Gavrishov

REVIEWER: Carly Guillory

DATE: 10/03/2019

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PROJECT INFORMATION

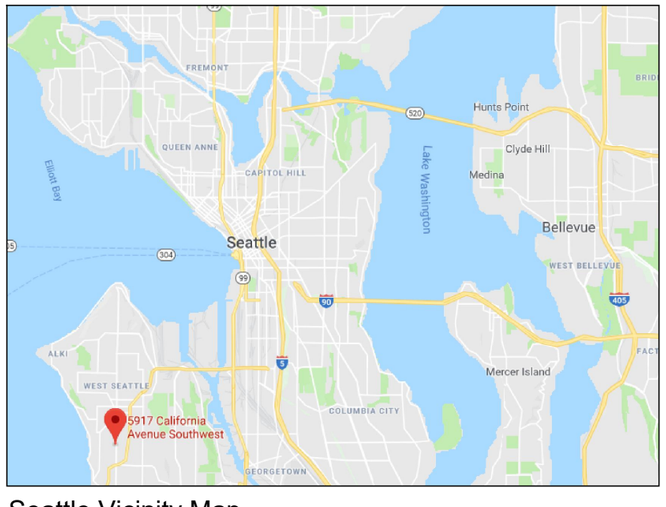
ADDRESS:	5917 California Ave SW, Seattle, WA 98136
ZONE:	LR3 RC
OVERLAYS:	Morgan Junction (Residential Urban Village), Frequent Transit
SDCI #:	3033178-EG, 3032378-LU, 6674346-CN
APN:	762570-2255
LEGAL:	Lot 4, Block 27, Sea View Park Addition
Owner:	GMarko, LLC
CONTACT:	Akasha Whoolery

PROJECT PROGRAM

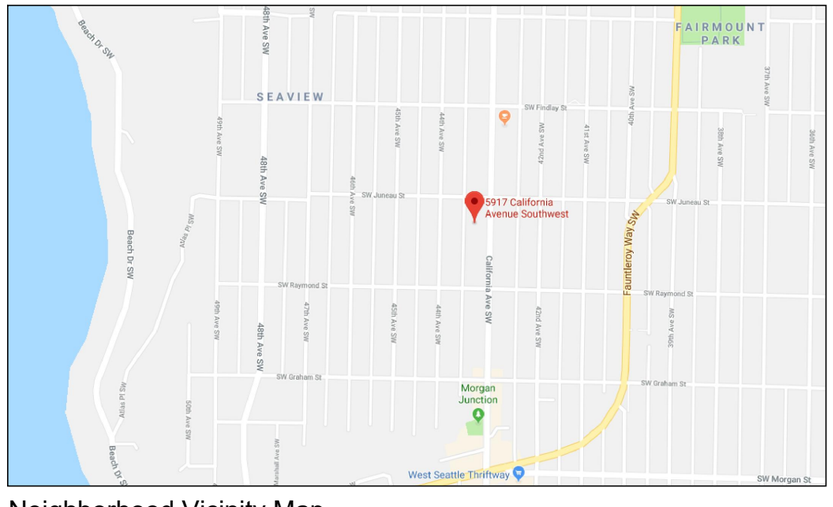
BUILDING TYPE:	Townhouses
UNIT COUNT:	9
UNIT SIZES:	(9) at approx. 1205 sf ea
# OF STORIES:	3
PARKING:	4
APPROX FAR:	9742.8 sf allowed (Far 1.3 used) 4-Star Built Green
LOT SIZE:	7,495 SF

DEVELOPMENT OBJECTIVES

The objective of this development project is to create a community of townhouses that fits within the larger community of Morgan Junction Residential Urban Village in West Seattle. The proposed project is to construct 9 townhouse units as a series of three 3-unit townhomes with 4 surface parking located along the alley. Although live-work units are allowed and were considered, it is believed that townhouses fit in better on this block. Each of the proposed townhouses will be 3 stories with a small third floor deck, stair penthouse, and roof deck, with covered, secure bike parking for each unit. The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.



Seattle Vicinity Map



Neighborhood Vicinity Map

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URBAN DESIGN ANALYSIS - PROJECT CONTEXT

The project is proposed on a block that is mostly residential made up of apartments, townhouses and single family. There are a few scattered businesses on this block but most are located on the blocks to the north and south along California Ave SW. Moving off of California Ave SW both to the east and west everything turns to single family.

The area is a residential community with coastal character which is scattered with business that mainly serve the local residents. It has a small-town feel Many of the residents commute to work in the surrounding neighborhoods via bus and car.

This site is located in an LR3 RC zone which exists along both sides of California Ave SW. To the west of the site, across the alley, is a SF5000 zone. The block to the south is NC2-30 and one block away to the north is also NC2-30 zoning.

TRANSPORTATION

California Ave SW is a major transit street with heavy traffic in both directions. It qualifies as a frequent transit corridor. There are metro bus stops and in both directions running north/south. These busses link the neighborhood to the greater Seattle Metropolitan Area.

SITE ANALYSIS

The grade on the site is mostly flat between elevation 168' and 169'. At the front of the property along California Ave SW the grade slopes down to 165.5' at the southeast corner above the walkway.

ZONING ANALYSIS

ZONE: LR3 RC
OVERLAY: Morgan Junction (Residential Urban Village), Frequent Transit
STREETS: California Ave SW between SW Juneau St to the north and SW Raymond St to the south
SMC 23.45.510 - higher FAR of 1.3 for townhomes
SMC 23.45.512 - no limit in density with higher FAR
SMC 23.45.518 - setbacks and separations, 7'-0" avg/5'-0" min front, rear, & sides
SMC 23.45.527 - Facade length up to 65% within 15' of side lot line
SMC 23.54.030 - surface parking: medium space (8'-0" x 16'-0"), garage parking: large space (8'-6" x 18'-0")

Aerial Zoning Map

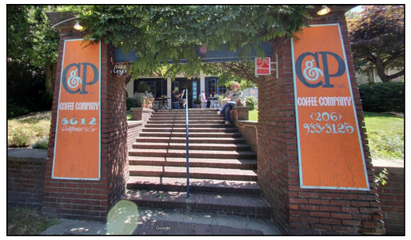


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NEIGHBORHOOD CONTEXT:

This neighborhood is comprised of a mix of business and residential buildings. Along California are businesses, live-work, apartments, town homes, and a few remaining single family residences. Away from California Ave SW the buildings quickly change to primarily consist of single family residences. Building heights range from one to four stories high. The closest park is Fairmount Park which is about 6 blocks away. The neighborhood has a wide range of architectural styles with a mix of traditional, craftsman, mid-century, contemporary and modern present in the neighborhood. Roof lines are flat, pitched, and a combination of both. Images show this local mix of styles.

A	Live-work townhouse
B	Fairmount Park
C	Fairmount Elementary School
D	C&P Coffee Company - Business
E	3-story apartment buildings along California Ave SW
F	Juneau St Market - Business
G	West Seattle Church-Nazarene
H	Single Family Residence built in 1923
I	Live-work townhouse



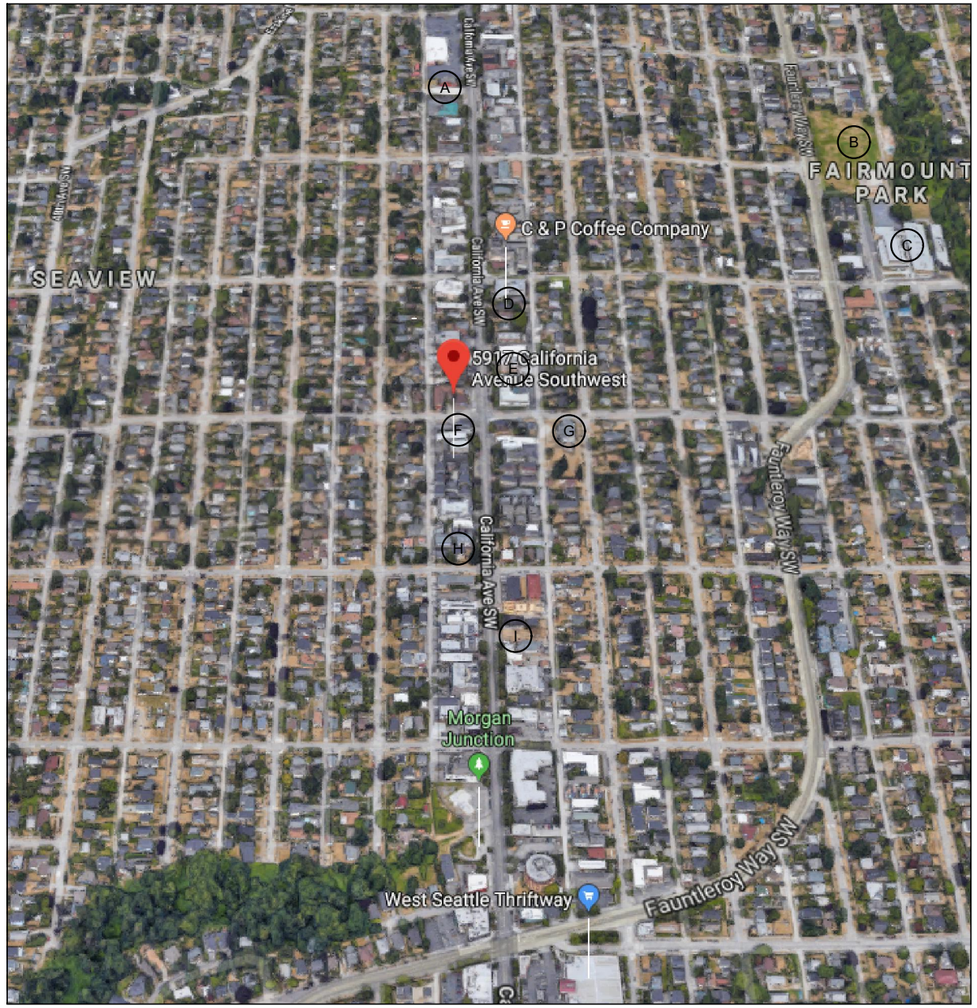
D C&P Coffee Company -
Historic SFR saved by neighborhood

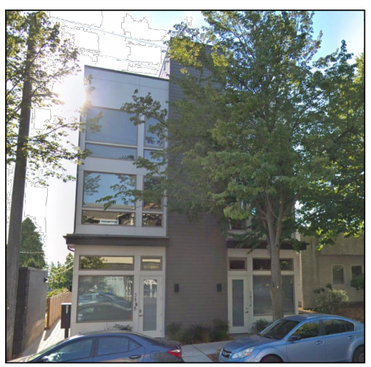


F Juneau St Market - Business

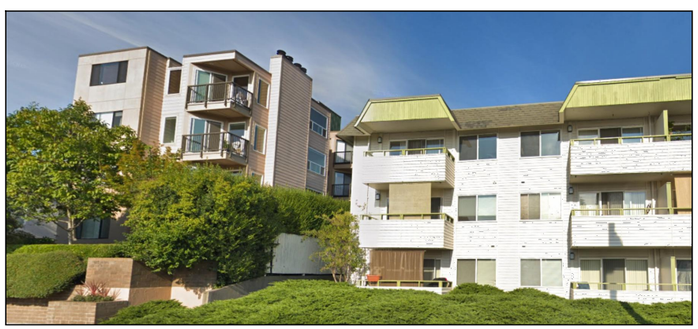


H SFR at the south end of the block





A 3-story Live-work townhouses



E Apartment buildings



I 3-story Live-work & 1-story business

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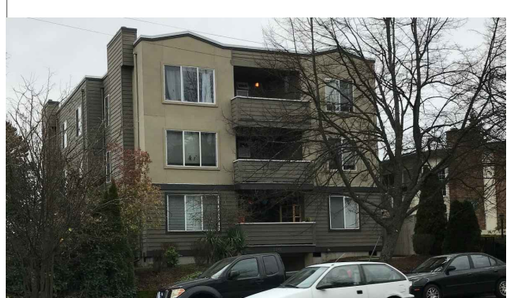
NEIGHBORHOOD CONTEXT:

The buildings along California Ave SW consist of town homes, apartment buildings, SEDU and small businesses. Inspiration taken from these buildings include roof shape, unit offset, materials, courtyards, fencing, and pedestrian walkways.

A	Jo-Michael Apartments - 5907 California Ave SW
B	Apartments - 5911 California Ave SW
C	Townhouses - 5919 through 5937 California Ave SW
D	Cumberland House - 5941 California Ave SW
E	SEDU units - 5949 California Ave SW
F	Chiropractic business - 5902 California Ave SW
G	Western One apartments - 5912 California Ave SW
H	Townhouses - 5920 through 5926 California Ave SW
I	Duplex - 5936 A & B California Ave SW



A 2-story Jo-Michael Apartments



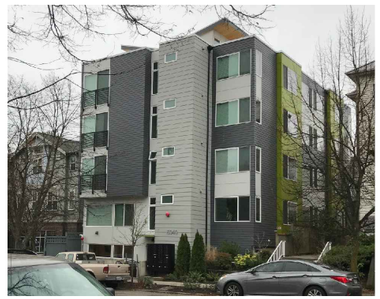
B 3-story apartment building, north of subject site



C 3-story townhouse, south of subject site



D 3-story with parking below - 30 apartments



E 4-story micro-apartments



F 2-story business on corner



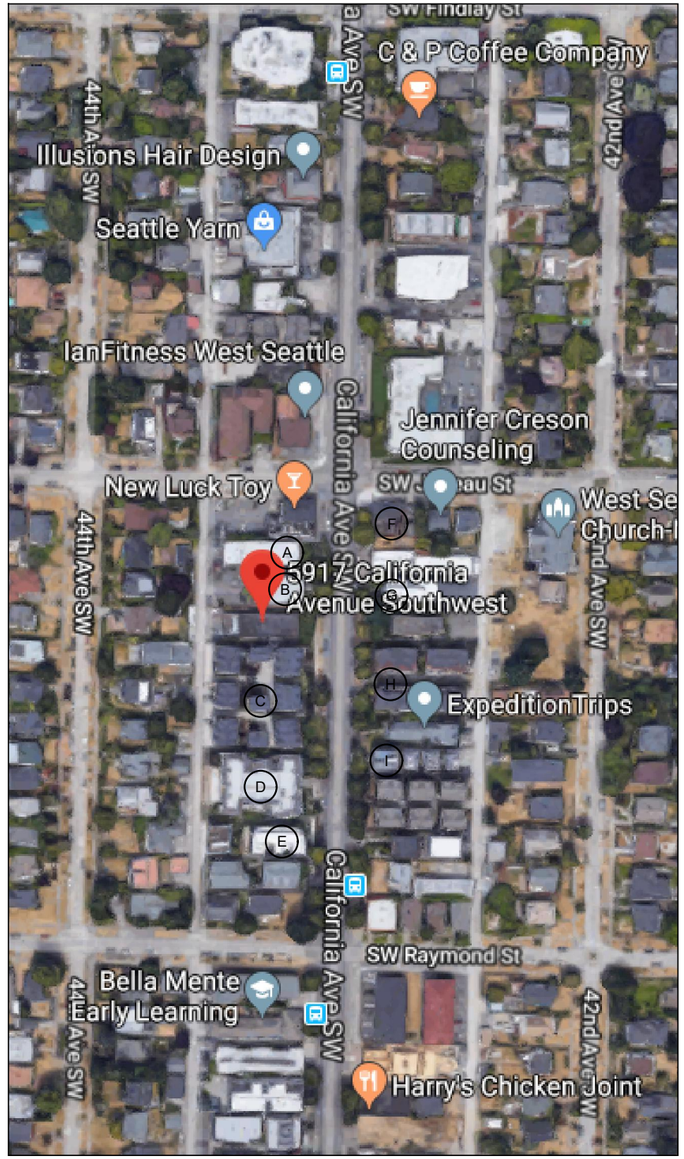
G 4-story apartment building



H Twelve townhouses

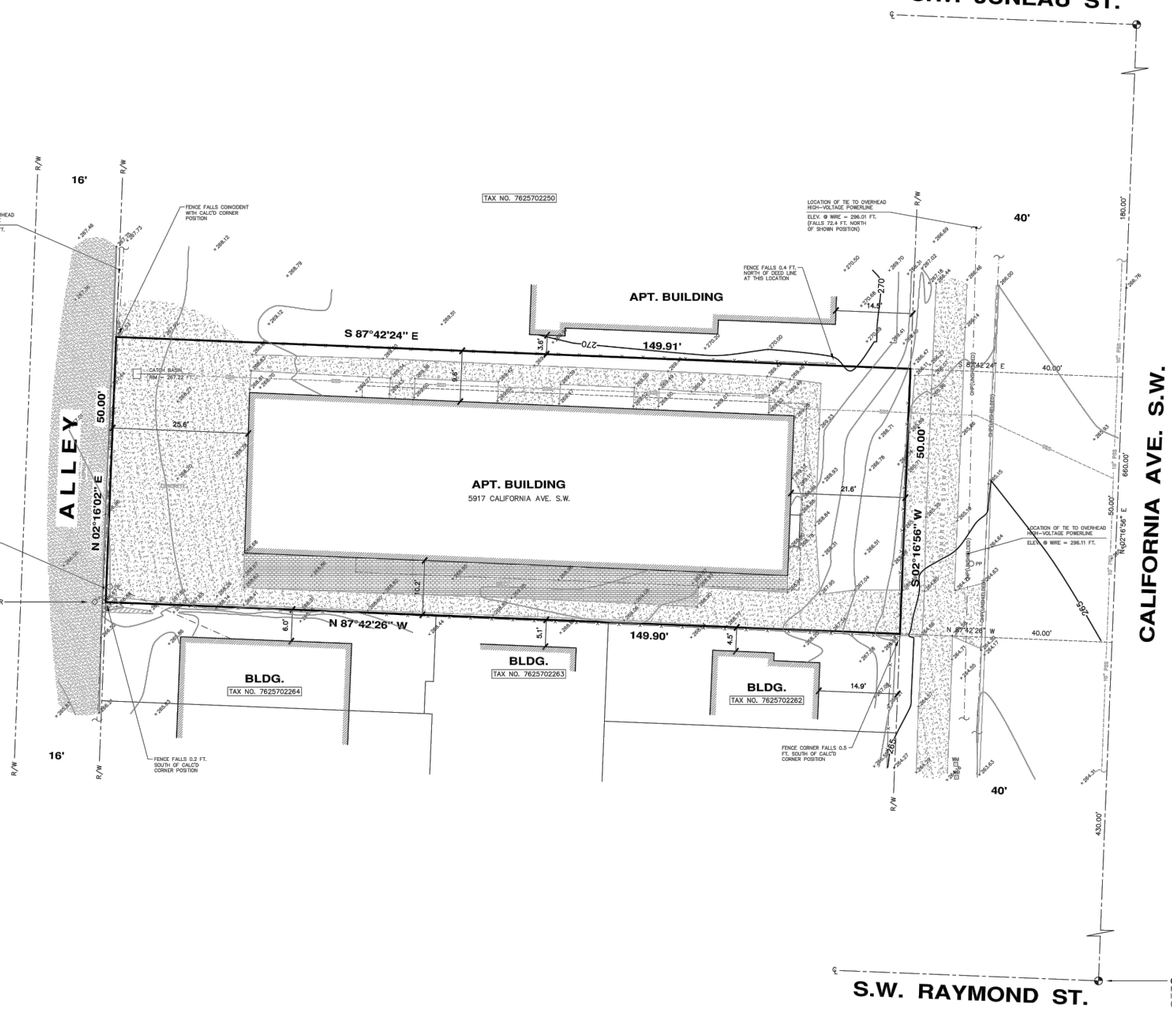


I 3-story town homes, 2 units



VICINITY MAP

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NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON FEB. 19, 2018.
4. PARCEL AREA = 7,495 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7625702255
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOT 4, BLOCK 27, SEA VIEW PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

BRANDON E. WINTERS — STATE OF WASHINGTON — 53008 — REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 2/21/18

TOPOGRAPHIC SURVEY
5917 CALIFORNIA AVE. S.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	18-6045
DRAWING:	18-6045TOPO.DWG
CLIENT:	DUSTIN VAN WYCK
DATE:	02-20-18
DRAWN BY:	SAL

SURVEY (NOT TO SCALE)

Survey was taken before the existing apartment building was demolished under 6669064-DM. All paving remains on the site. There are no street trees and there is existing low juniper bushes along the street. The townhouse buildings to the south are 3 stories high with garage parking off the alley. The building to the north is a 3-story apartment building with surface parking off the alley.



California Ave SW facing West

Inspiration: 3-story datum, sloped roof & flat rooflines, 1st floor recessed, decks, vertical offset between units, change of color between units, horizontal and panel siding



California Ave SW facing East

ACROSS FROM SUBJECT SITE

Inspiration: 3-story datum, sloped roof & flat rooflines, 1st floor offsets, decks, vertical and horizontal offsets, change of siding on elevations, horizontal and panel siding



ACROSS FROM SUBJECT SITE

Alley facing West

Inspiration: Low pitched rooflines, horizontal lap siding, wood fencing



SUBJECT SITE

Alley facing East

Inspiration: sloped rooflines, decks at 2nd and 3rd floors off back of units, parking and garbage along alley, horizontal lap siding



View to West

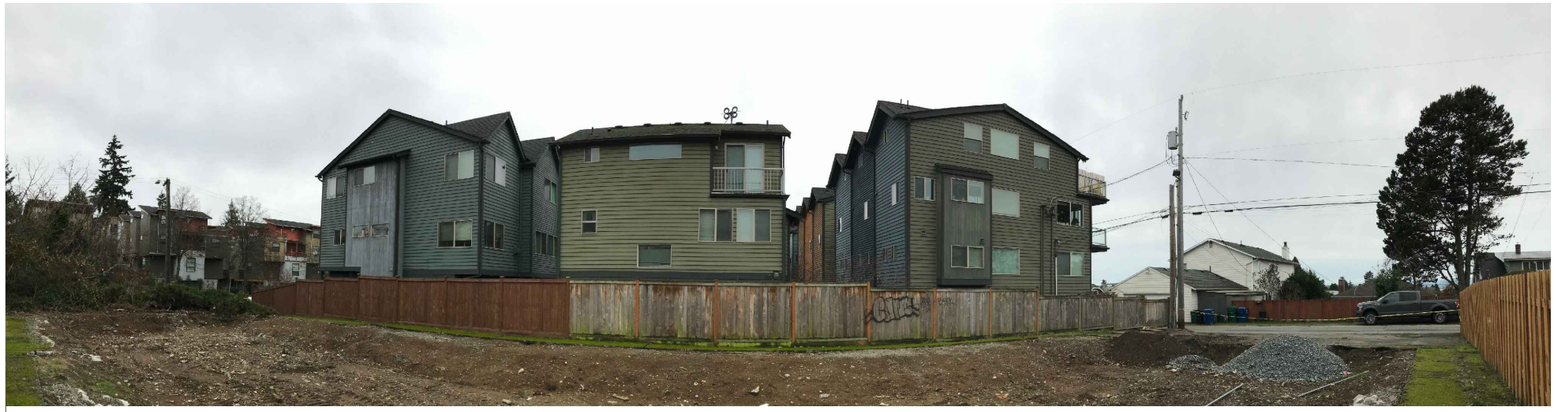


View to East



Decks and parking along alley for townhouses to south

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Panorama taken from subject lot facing south. View of townhomes immediately south of the site. Design cues from siding, roof forms, 3rd floor decks, vertical staggering of units, openings between units for light and air.



Panorama taken from subject lot facing north. View of apartment building immediately north of the site. Design cues from siding, rear decks.



Back of lot facing north



South entries from California Ave SW



Facing west toward lot from California Ave SW



Front yards of townhouses south of site



Entry to site on southeast corner of lot, located along California Ave SW, facing northwest

ZONING DATA & COMPLIANCE

ZONING: LR3 RC

OVERLAY: MORGAN JUNCTION (RESIDENTIAL URBAN VILLAGE), FREQUENT TRANSIT

LOT SIZE: 7495 SF

23.45.510 FLOOR AREA RATIO (FAR): 1.3 (TOWNHOUSE), BUILT GREEN
ALLOWED: 1.3 x 7495 SF = 9743.5 SF
PROPOSED: FLR1 (3037.7088 SF) + FLR2 (3222.7641 SF) + FLR3 (3110.0142 SF) + PENTHOUSE (372.3093 SF) = 9742.7964 SF

23.45.512 DENSITY: NO LIMIT (TOWNHOUSE) BUILT GREEN
ALLOWED: NO LIMIT
PROPOSED: (9) TOWNHOUSE UNITS

23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' MAX

23.45.518 SETBACKS (TH)
A FRONT REQ'D: 5'-0" MIN, 7'-0" AVG
PROVIDED: [(13.6' x 6') + (13.3' x 9.25') + (13' x 12.5')] /40' = (81.6 + 123 + 162.5)/40 = 9.18' AVG, 6'-0" MIN

REAR REQ'D: 5'-0" MIN, 7'-0" AVG
PROVIDED: 22'-5"

SIDE REQ'D: 5'-0" MIN, 7'-0" AVG
PROVIDED: [(88.5' x 5') + (9.75' x 18') + (9.75' x 31.33')] /108' = (442.5 + 175.5 + 305.46)/108 = 8.55' AVG, 5'-0" MIN

23.45.518 SETBACKS (TH)
F SEPARATION BTWN MULTIPLE STRUCTURES
REQUIRED: 10'-0"
PROVIDED: 10'-0"

23.45.522 AMENITY SPACE
REQUIRED: 25% x 7495 SF = 1873.75 SF
50% AT GROUND LEVEL: 936.875 SF
PROVIDED: GROUND LEVEL AMENITY: 1596.5 SF
ROOF DECK PRIVATE AMENITY: 1749.3 SF
TOTAL AMENITY: 1596.5 + 1749.3 = 3345.8 SF

23.45.527 MAX STRUCTURE WIDTH IN LR3 ZONES
A ALLOWED: 120'
PROVIDED: 40'

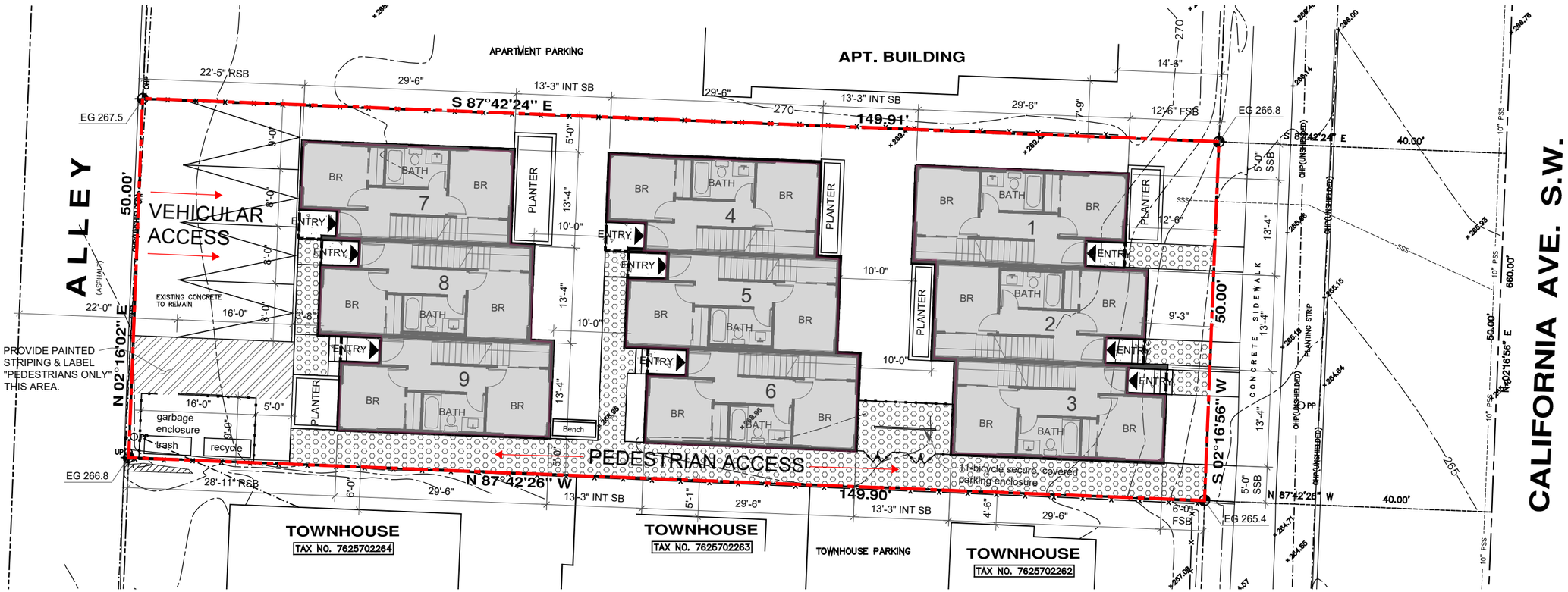
B MAX STRUCTURE DEPTH IN LR ZONES
ALLOWED: 149.9' x 65% = 97.435' MAX
(WITHIN 15' OF SIDE LOT LINES)
PROVIDED: 29.5' + 29.5' + 29.5' = 88.5'

23.45.534 LIGHT & GLARE STANDARDS
A EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES

23.54.015 PARKING
TABLE B VEHICLE REQUIRED: NONE (URBAN VILLAGE AND FREQUENT TRANSIT)
VEHICLE PROVIDED: (4) SURFACE PARKING

TABLE D BIKE REQUIRED: 1 LONG TERM PER UNIT AND 1 SHORT TERM PER 20 UNITS (ROUND UP TO WHOLE, EVEN NUMBER) = 9 + 2 = 11
BIKE PROVIDED: 11 COVERED, SECURE BICYCLE PARKING, SEE LOCATION ON SITE PLAN

23.54.030 PARKING SPACE STANDARDS
A 'MEDIUM VEHICLES" - 8' WIDE x 16' LONG, EXCEPT WHERE PARALLEL TO LOT LINE, THEN 9' WIDE
E REQUIRED: PARKING AISLE FOR MEDIUM VEHICLES PER EXHIBIT C IS 22'
PROVIDED: 22'



COMPOSITE SITE PLAN

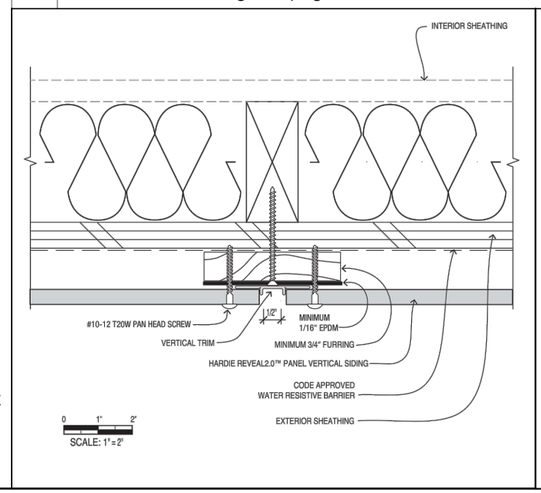
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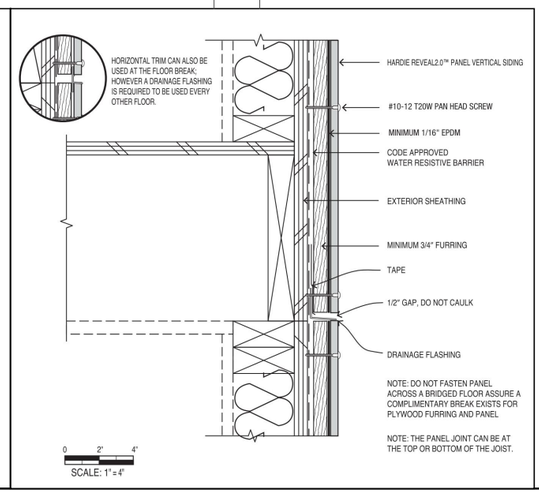
EDG Responses

1	Massing
	Guidance: SDCI Staff supports the staggered unit and three building configurations shown in Option Three (the “3-Sided Courtyards”) and asks the applicant to proceed with development based on this option. Staff identified the following positive aspects as the basis of their support of Option Three: a. The use of well-composed, significant massing changes to mitigate the scale of the project in the context of the single-family development to the west. DC2-A, CS2-B, CS2-D b. A massing modulation that supports a townhouse typology. DC2-E c. The generous setback at the rear offers an appropriate response to the single-family zoning to the west, increasing privacy and reducing shadow impacts. CS1-B, CS2-D Response: Development of massing Option 3 was proceeded with in this MUP application.
2	Architectural Concept
	Guidance: a.The shallow setbacks between the first floor and sidewalk provide opportunity for a coordinated entry sequence with entry porches. Develop the residential entry sequence, considering the transition from public to private space. PL3-I b. Design each unit entry to be obvious and identifiable, designed with coordinated elements such as overhead weather protection, landscaping, lighting, and other features. Include in the Recommendation packet details describing this ensemble of elements. PL2-C, PL3-A c. The success of the architectural concept hinges on the use of high-quality materials and the clean detailing of same. To that end, please include in the permit application: clear identification and specification of all exterior materials; and seminal details for siding, windows, railings, and transitions. DC4-A Response: a. Entry sequence consists of walkways of permeable paving through heavily landscaped areas leading to steps starting at the overhangs covering recessed stoops. See composite site plan, rendered elevations, material/color palette, landscape plan and renderings. b. Signage added to the material palette and identified on the rendered elevations. See signage and lighting plans. Also see rendered landscape plan. Building overhangs providing weather protection shown on plans & elevations. c. Identification and specification of all exterior materials on material/color palette on page 21. Also included is siding size, thickness, and color per DC4-A. For composition see rendered elevations. See right for fiber cement panel recessed joint details.

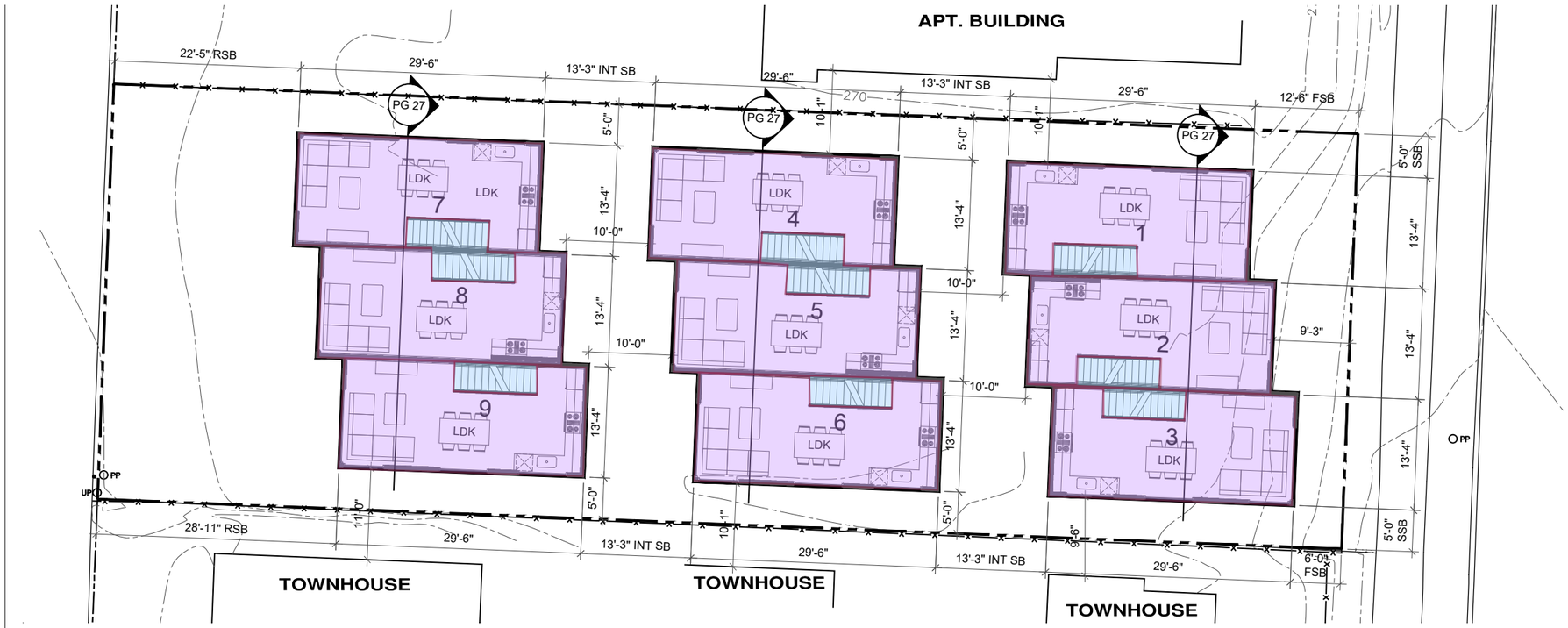
2	Architectural Concept
	Guidance: d. The material palette takes cues from adjacent residential development, and consists of lap siding, board and batten, and textured accent materials such as concrete and natural wood at the pedestrian realm, which staff supports. CS2-D, DC4-A e. Those neighborhood cues influencing the project include roof shape, unit offset, materials, courtyards, fencing, and pedestrian walkways (EDG Packet, page 5). It is clear how some of these elements are translated in the preferred option, such as the roofline and unit offset. In the Recommendation packet, further illustrate how the project is responding to the context of materials, courtyards, fencing and pedestrian walkway neighborhood cues. Ensure that all facades are attractive and well-proportioned. DC2-B, DC4-D, DC4-II Response: d.See material/color palette on page 21, elevations on pages 16-20 and renderings on pages 22 & 23. Horizontal lap siding is used on all three bays on the entry elevations at the 1st/2nd floors. On the outer two units charcoal fiber cement siding is a stripe from the third floor down to the entry door. The center unit has horizontal cedar siding at this location. The back and just over half of the side elevations is brown fiber cement panel siding. These materials are all seen in the neighborhood and because of the predominance of lap siding that is the primary material at the entries. It was decided to not use board and batten in favor of the rainscreen with recessed joints since this is more commonly seen along California Ave SW. e. See materials added on page 21 as well as rendered elevations on pages 16-20 and renderings on pages 22 & 23.

3	Site Planning
	Guidance: a. Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Hardscaped areas are an opportunity to add texture and pattern. Include in the Recommendation packet details describing the pedestrian walkway and parking surfaces. DC4-D b. Personal safety and security are priorities. Provide lighting along the pedestrian walkway, on buildings, in open spaces, and/or in the parking area. Avoid bright spots and shadows. DC4-III Response: a. Permeable paving pattern added to material palette on page 21. All new walking surfaces to be permeable for texture and pattern. Entry sequence at alley is marked by striping at pedestrian walkway leading to permeable paving for walkways to rear units and to south side of site. The walkway for the rear units west of the parking area is permeable and raised above the level of the parking for separation. b. See lighting plan and signage plan on pages 24 & 25. Materials shown on page 21 includes address signage, mailboxes, walkways. A variety of lighting types shown on page 24.

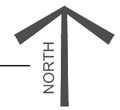


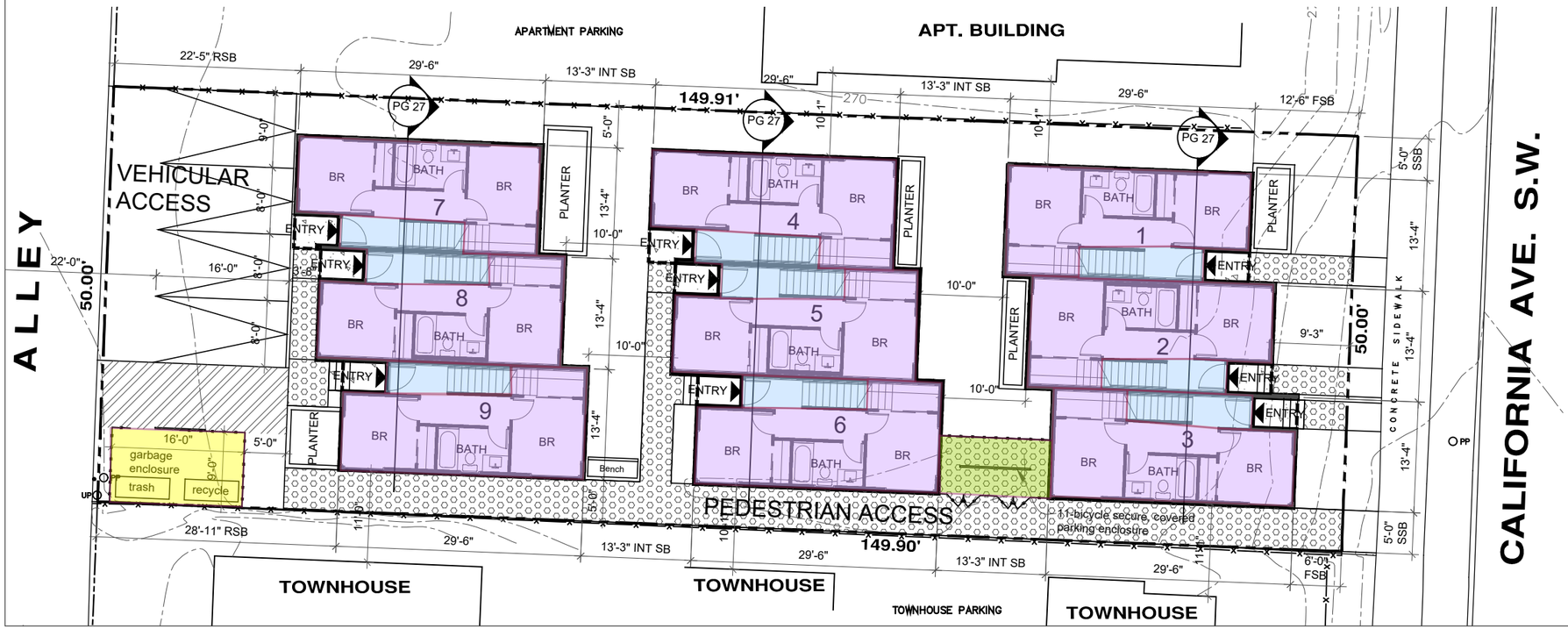


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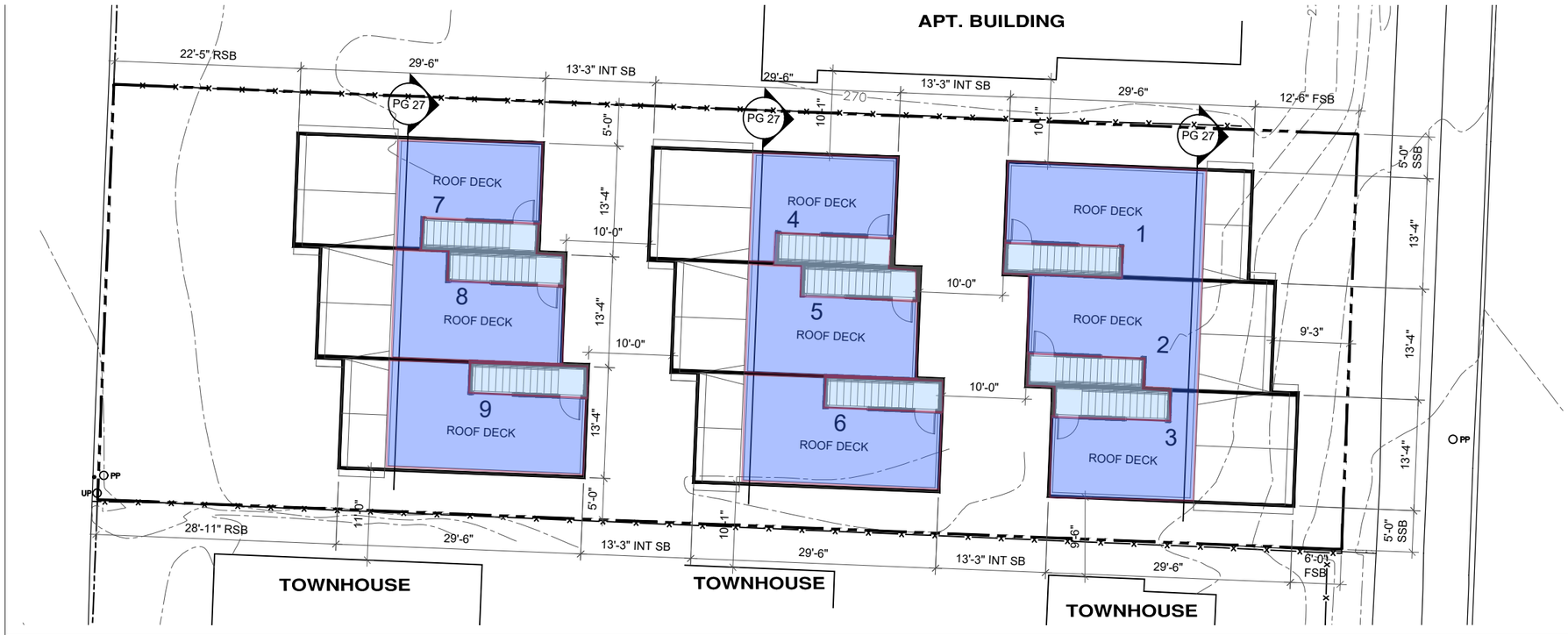
2ND FLOOR PLAN



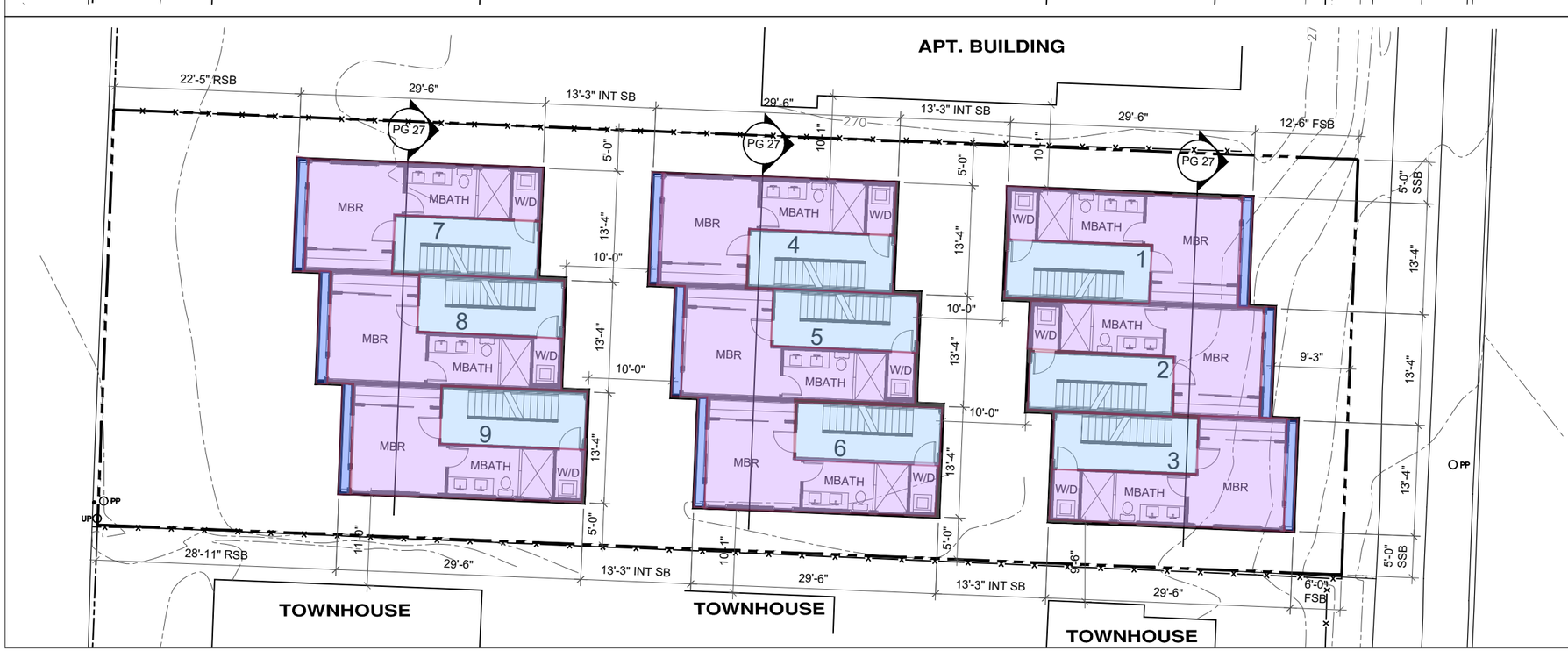


GROUND LEVEL:
1ST FLOOR PLAN

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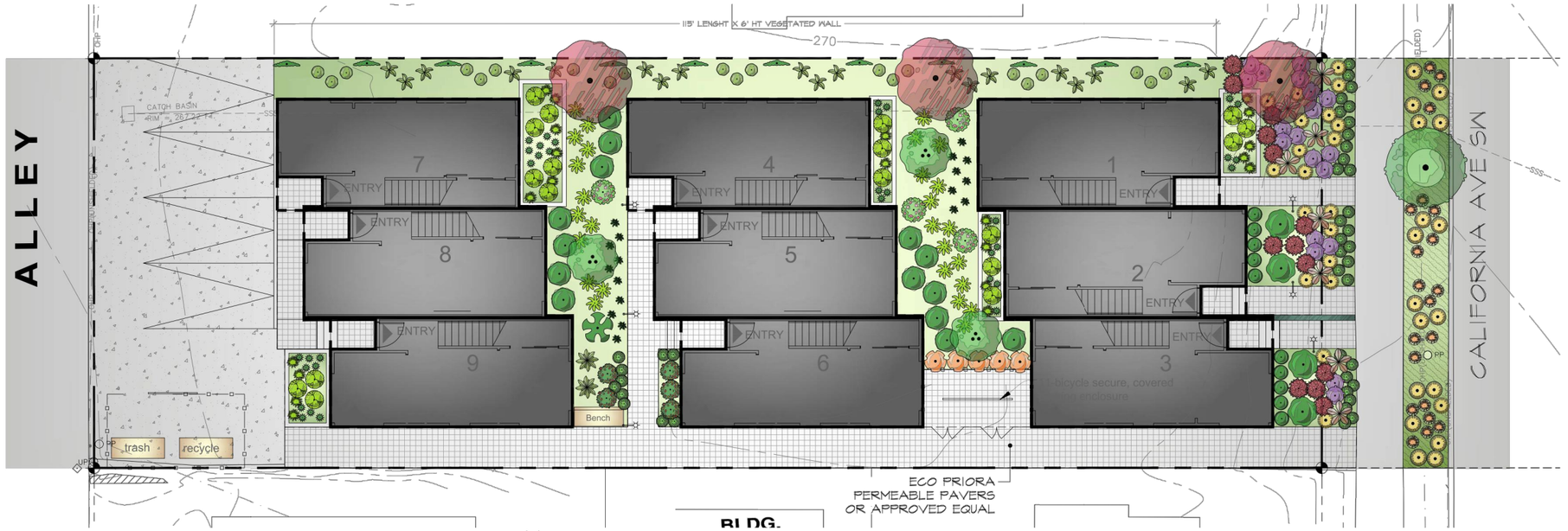
ROOF DECK PLAN



3RD FLOOR PLAN

NORTH

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NORTH

RENDERED
LANDSCAPE PLAN

0 8 16 24 feet

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







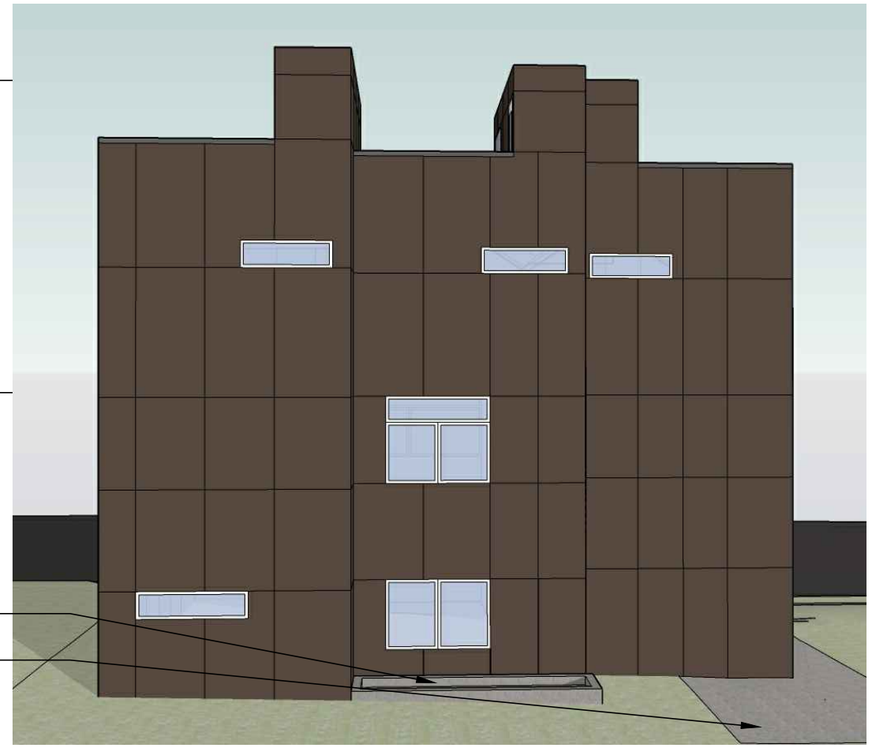





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BROWN HARDIE PANEL SIDING
WHITE HARDIE PANEL SOFFIT AT EAVES
CHARCOAL HARDIE PANEL SIDING
HORIZONTAL CEDAR SIDING
OPEN METAL GUARDRAILS
HORIZONTAL NATURAL CEDAR SIDING
CHARCOAL HARDIE PANEL SIDING
WHITE VINYL WINDOWS (TYPICAL)
SIGNAGE ABOVE DOORS
CREAM HORIZONTAL LAP SIDING
MAILBOXES & SIGNAGE
COVERED ENTRY & RAISED STOOP (TYP)
CONCRETE FOUNDATIONS & PLANTERS
PERMEABLE PAVING AT WALKWAYS



EAST ELEVATION OF STREET-FACING TRIPLEX

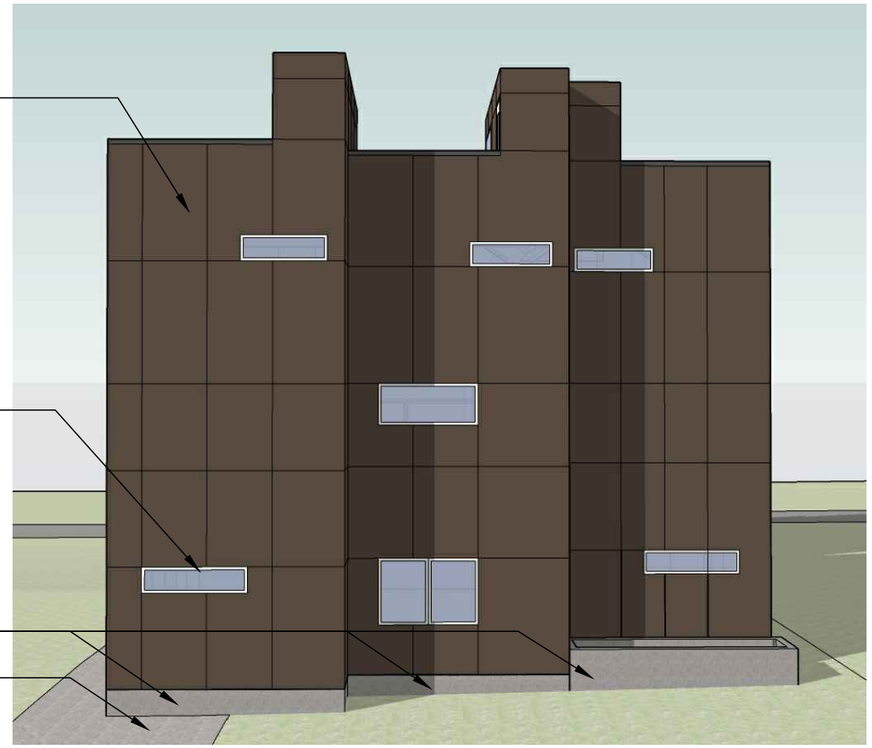
WEST ELEVATION OF STREET-FACING TRIPLEX

- SEE MATERIALS AND COLORS ON PAGE 21 FOR DETAILS.
- SEE EDG RESPONSES ON PAGE 12.

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BROWN HARDIE PANEL SIDING
WHITE HARDIE PANEL SOFFIT AT EAVES
CHARCOAL HARDIE PANEL SIDING
HORIZONTAL CEDAR SIDING
OPEN METAL GUARDRAILS
HORIZONTAL NATURAL CEDAR SIDING
CHARCOAL HARDIE PANEL SIDING
WHITE VINYL WINDOWS (TYPICAL)
CREAM HORIZONTAL LAP SIDING
SIGNAGE ABOVE DOORS
COVERED ENTRY & RAISED STOOP (TYP)
CONCRETE FOUNDATIONS & PLANTERS
PERMEABLE PAVING AT WALKWAYS



WEST ELEVATION OF MIDDLE TRIPLEX

EAST ELEVATION OF MIDDLE TRIPLEX

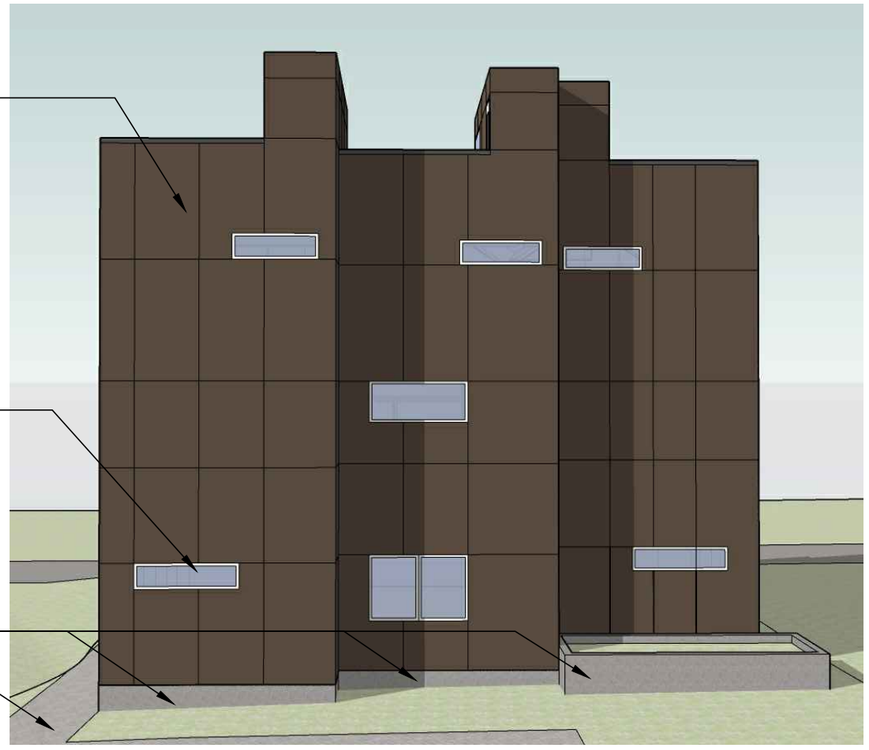
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BROWN HARDIE PANEL SIDING
WHITE HARDIE PANEL SOFFIT AT EAVES
CHARCOAL HARDIE PANEL SIDING
HORIZONTAL CEDAR SIDING
OPEN METAL GUARDRAILS
HORIZONTAL NATURAL CEDAR SIDING
CHARCOAL HARDIE PANEL SIDING
WHITE VINYL WINDOWS (TYPICAL)
CREAM HORIZONTAL LAP SIDING
SIGNAGE ABOVE DOORS
COVERED ENTRY & RAISED STOOP (TYP)
CONCRETE FOUNDATIONS & PLANTERS
PERMEABLE PAVING AT WALKWAYS (RAISED EAST OF PARKING)
STRIPING AT WALKWAY SOUTH OF PARKING

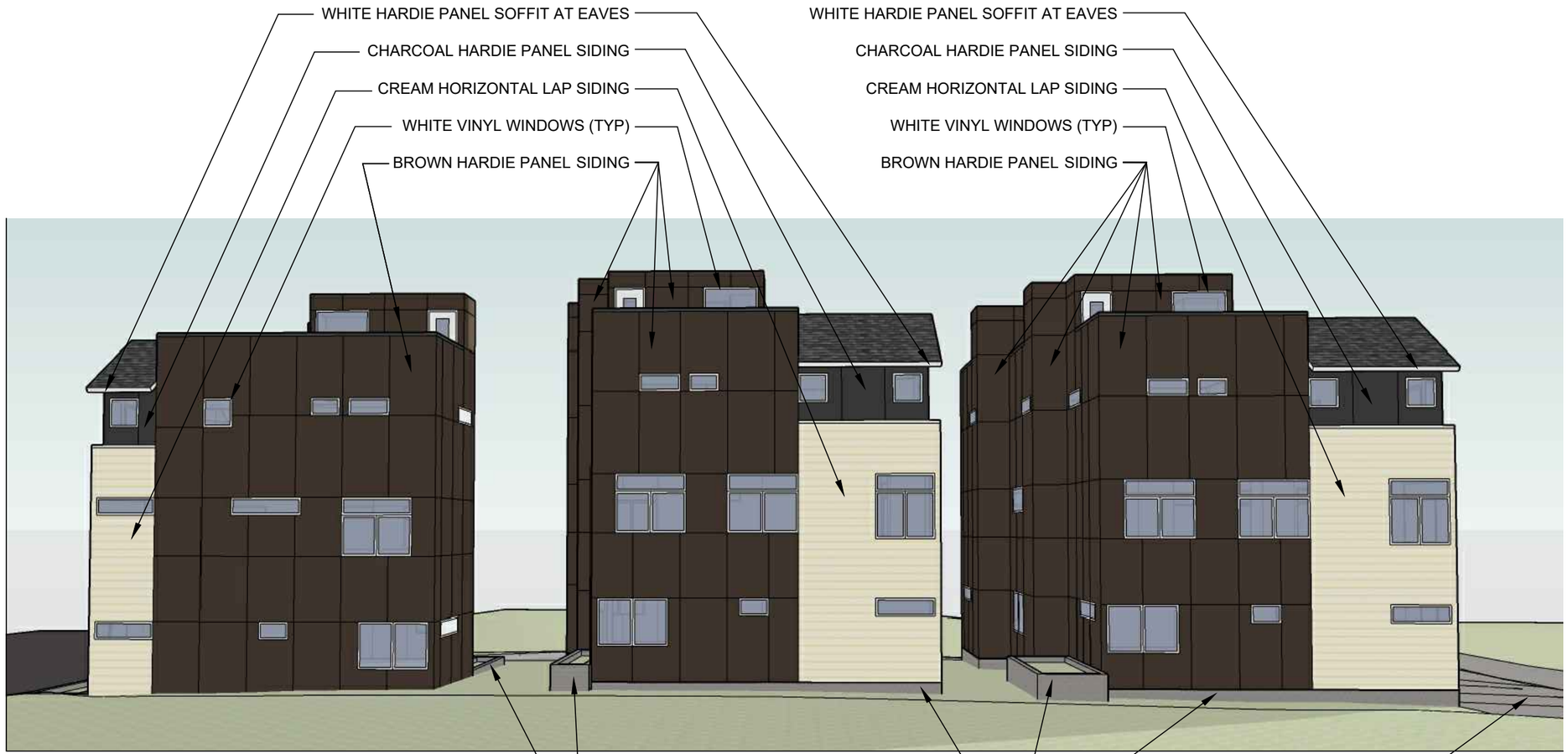
WEST ELEVATION OF ALLEY-FACING TRIPLEX



EAST ELEVATION OF ALLEY-FACING TRIPLEX

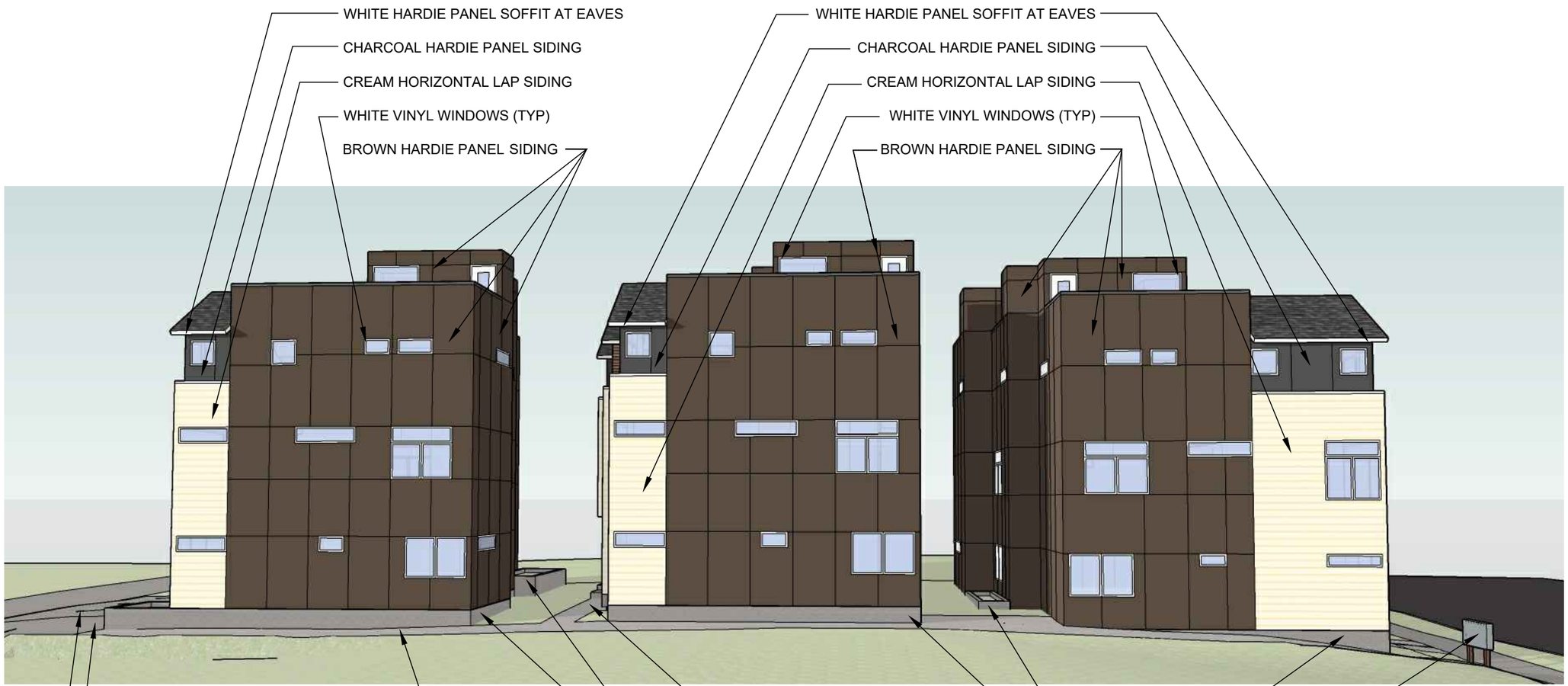
- SEE MATERIALS AND COLORS ON PAGE 21 FOR DETAILS.
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NORTH ELEVATION OF STREET TRIPLEX NORTH ELEVATION OF MIDDLE TRIPLEX NORTH ELEVATION OF ALLEY TRIPLEX

- SEE MATERIALS AND COLORS ON PAGE 21 FOR DETAILS.
- SEE EDG RESPONSES ON PAGE 12.



SOUTH ELEVATION OF ALLEY TRIPLEX

SOUTH ELEVATION OF MIDDLE TRIPLEX

SOUTH ELEVATION OF STREET TRIPLEX

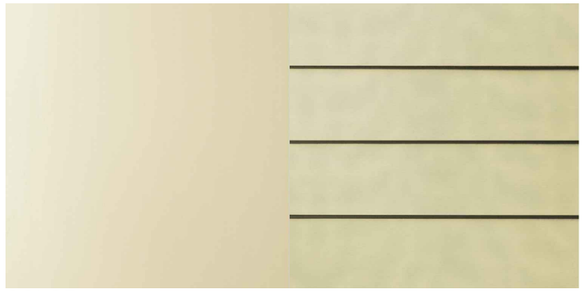
- SEE MATERIALS AND COLORS ON PAGE 21 FOR DETAILS.
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A

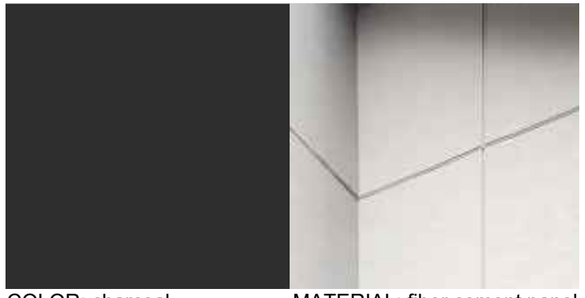


B



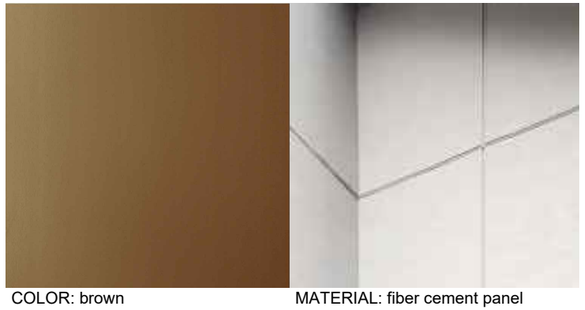
COLOR: cream MATERIAL: horizontal lap siding

C



COLOR: charcoal MATERIAL: fiber cement panel

D

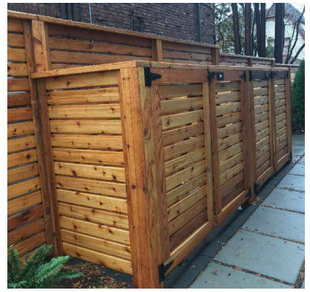


COLOR: brown MATERIAL: fiber cement panel

E



F



G



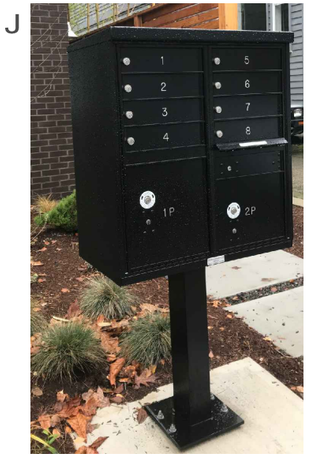
H



I



J



K



EXTERIOR MATERIALS & COLORS

Materials were chosen to match those found on newer, contemporary buildings in the neighborhood. The primary building materials include fiber cement panel siding, horizontal lap siding, horizontal cedar and metal railing. All of these materials are seen throughout the neighborhood on townhouses, apartments and even some single family residences. The materials chosen are all durable and timeless.

For the exterior walkways and signage, permeable paving and metal letters on wood are proposed. Wood enclosures around the garbage and at north and south property lines shown below. See A1.5 for bike enclosure details.

A. Natural Cedar siding: 1"x4" horizontal cedar siding

B. Cream horizontal lap siding: HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Smooth Lap Siding

C. Charcoal Hardie Panel: HardiePanel HZ10 5/16 in. x 48 in. x 96 in. Fiber Cement Smooth Vertical Siding. Rainscreen system. Integral color to match panel. Recessed aluminum alloy trim/flashing at joints (1/2" reveal), 16 ga min.

D. Brown Hardie Panel: HardiePanel HZ10 5/16 in. x 48 in. x 96 in. Fiber Cement Smooth Vertical Siding. Rainscreen system. Integral color to match panel. Recessed aluminum alloy trim/flashing at joints (1/2" reveal), 16 ga min.

E. Metal guardrail: black, powder coated, aluminum railing

F. Cedar fences at garbage/recycle enclosure & at north/south property lines

G. Directional wood address signage: see signage plan on page 26

H. Permeable Paving: 1'x1' concrete permeable pavers

I. Walkway striping: painted striping with white asphalt paint at walkway south of parking at Alley

J. Metal mailboxes: located along California Ave SW

K. Unit address signage: to be located at front of each unit

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VIEW OF SITE FROM CALIFORNIA SW FACING NORTHWEST



VIEW FROM CALIFORNIA AVE SW DOWN PEDESTRIAN WALKWAY ON SOUTH SIDE OF SITE



VIEW OF ENTRIES OFF OF CALIFORNIA SW



VIEW OF SITE FROM CALIFORNIA SW FACING SOUTHWEST



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VIEW WEST ALONG SOUTH WALKWAY FROM SIDEWALK ON CALIFORNIA SW



VIEW OF COURTYARD FOR MIDDLE TRIPLEX ENTRIES FACING NORTH



VIEW OF MIDDLE TRIPLEX ENTRIES



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VIEW OF SITE FROM ALLEY FACING SOUTHEAST



VIEW FACING EAST FROM ALLEY



VIEW OF ALLEY TRIPLEXES, PARKING AND SOUTH WALKWAY



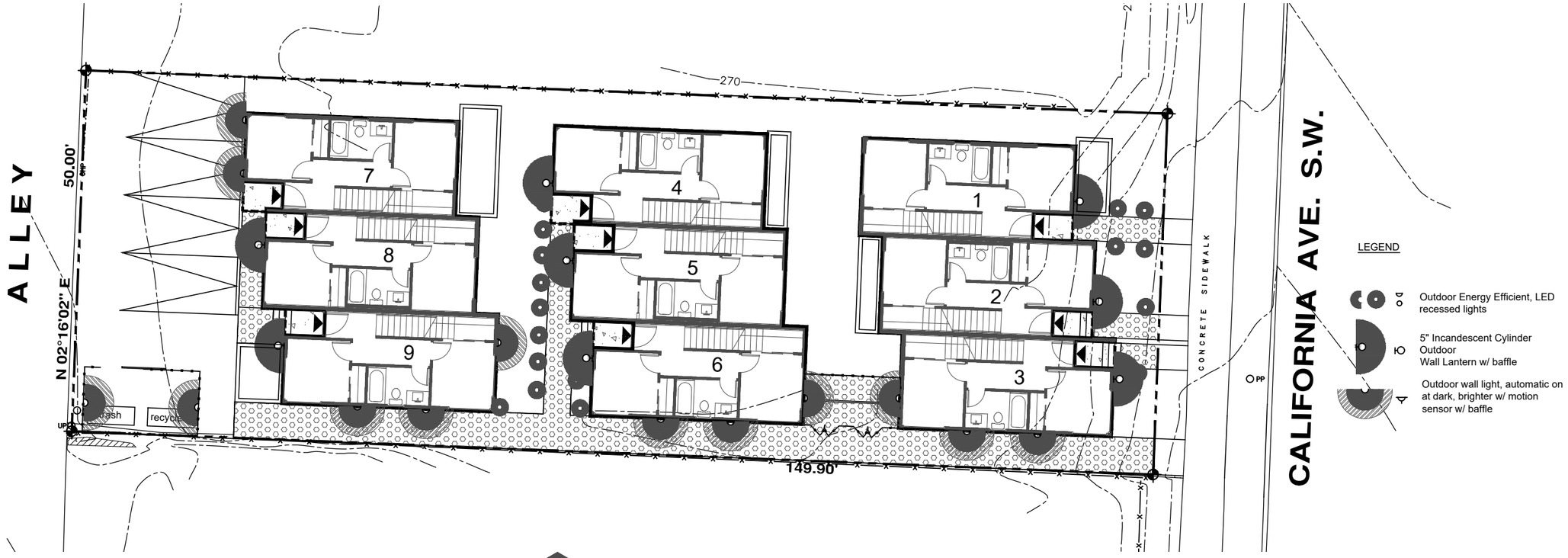
ALLEY TRIPLEX ENTRIES



VIEW NORTH FROM REAR WALKWAY

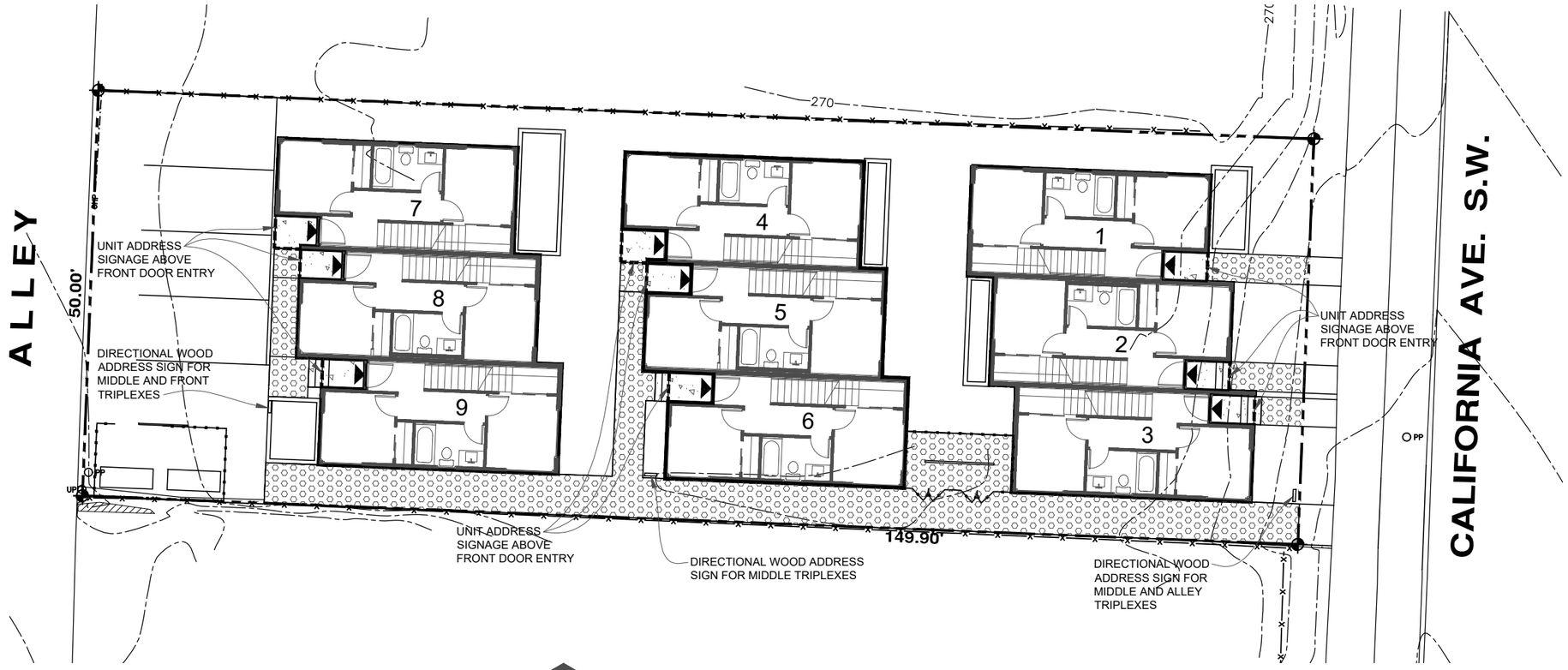


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EXTERIOR LIGHTING
CONCEPT PLAN

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NORTH

EXTERIOR SIGNAGE CONCEPT PLAN

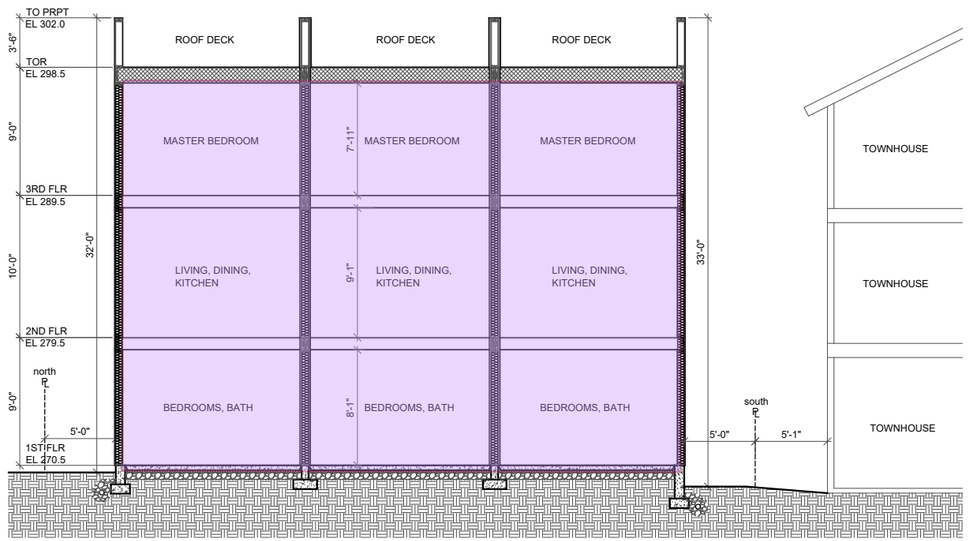
DIRECTIONAL WOOD ADDRESS SIGN



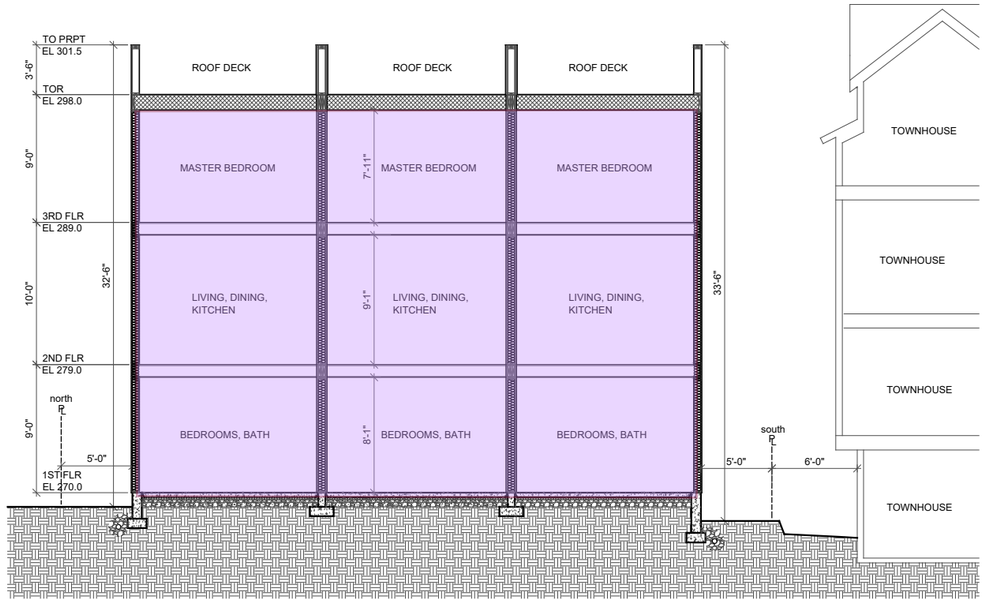
UNIT ADDRESS SIGNAGE



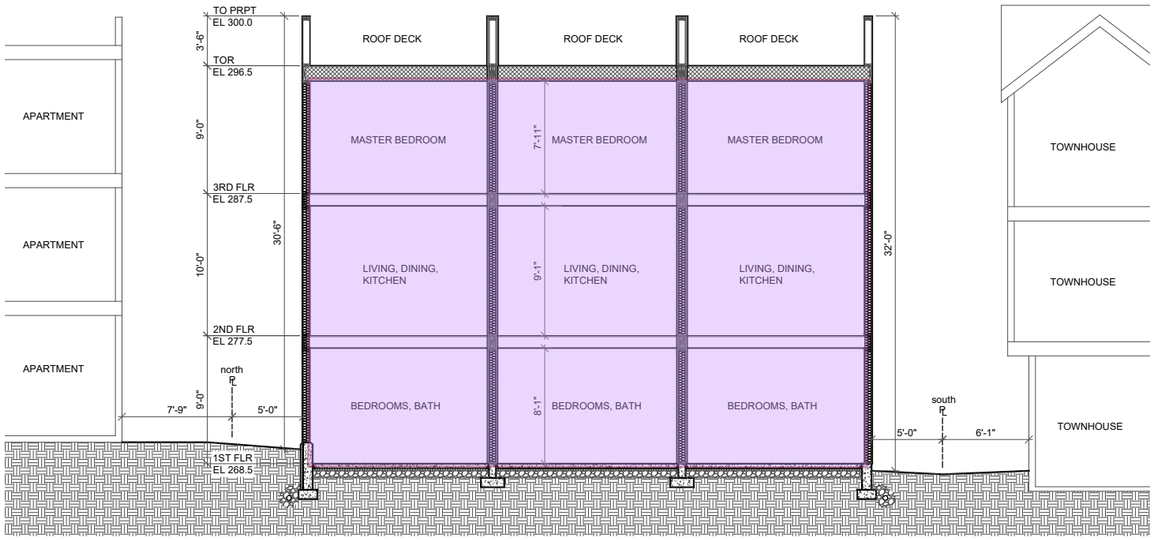
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MIDDLE TRIPLEX SECTION



ALLEY TRIPLEX SECTION



STREET TRIPLEX SECTION

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NO DEPARTURES REQUESTED