

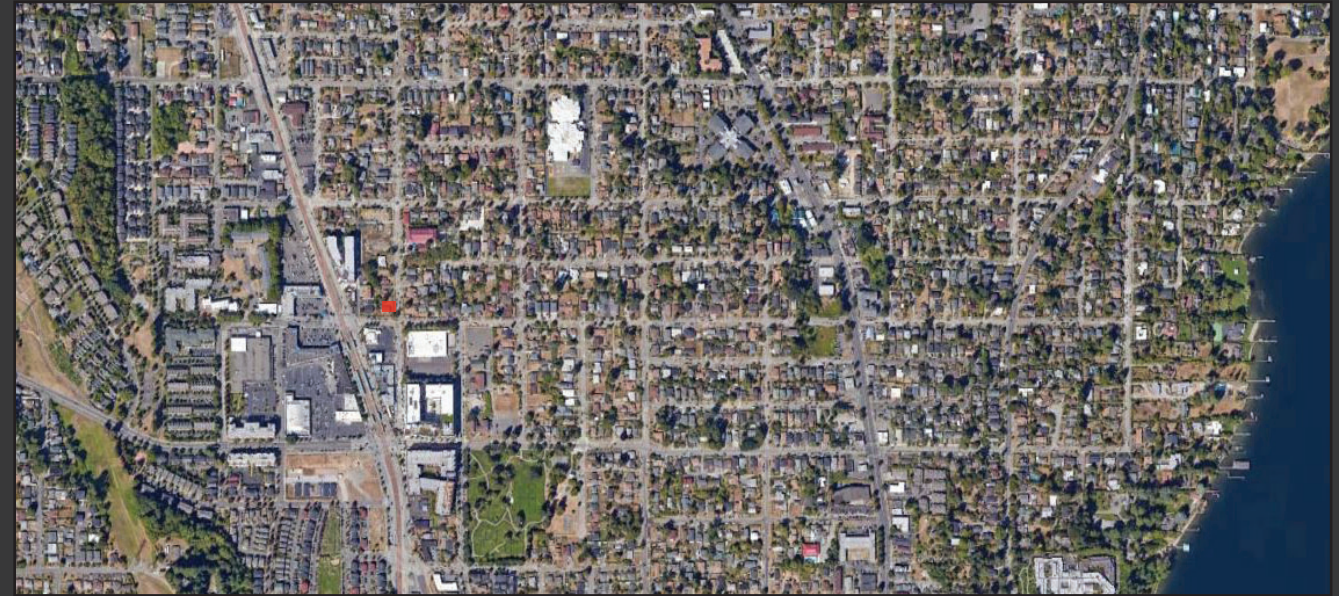


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PROJECT SUMMARY

PROJECT SUMMARY

PROJECT ADDRESS
4068 S MYRTLE ST, SEATTLE, WA 98118

SDCI PROJECT NUMBER
3033436-EG

OWNER'S NAME
SAGE HOMES

ARCHITECT
MICHAEL HOFFMAN / H+dIT COLLABORATIVE

LANDSCAPE ARCHITECT
DEVIN PETERSON / ROOT OF DESIGN

ZONING INFORMATION
LR2 MHA
OTHELLO RESIDENTIAL URBAN VILLAGE
PARKING FLEXIBILITY AREA

PARCEL NUMBER
3333002881

LOT AREA
7,992 SF

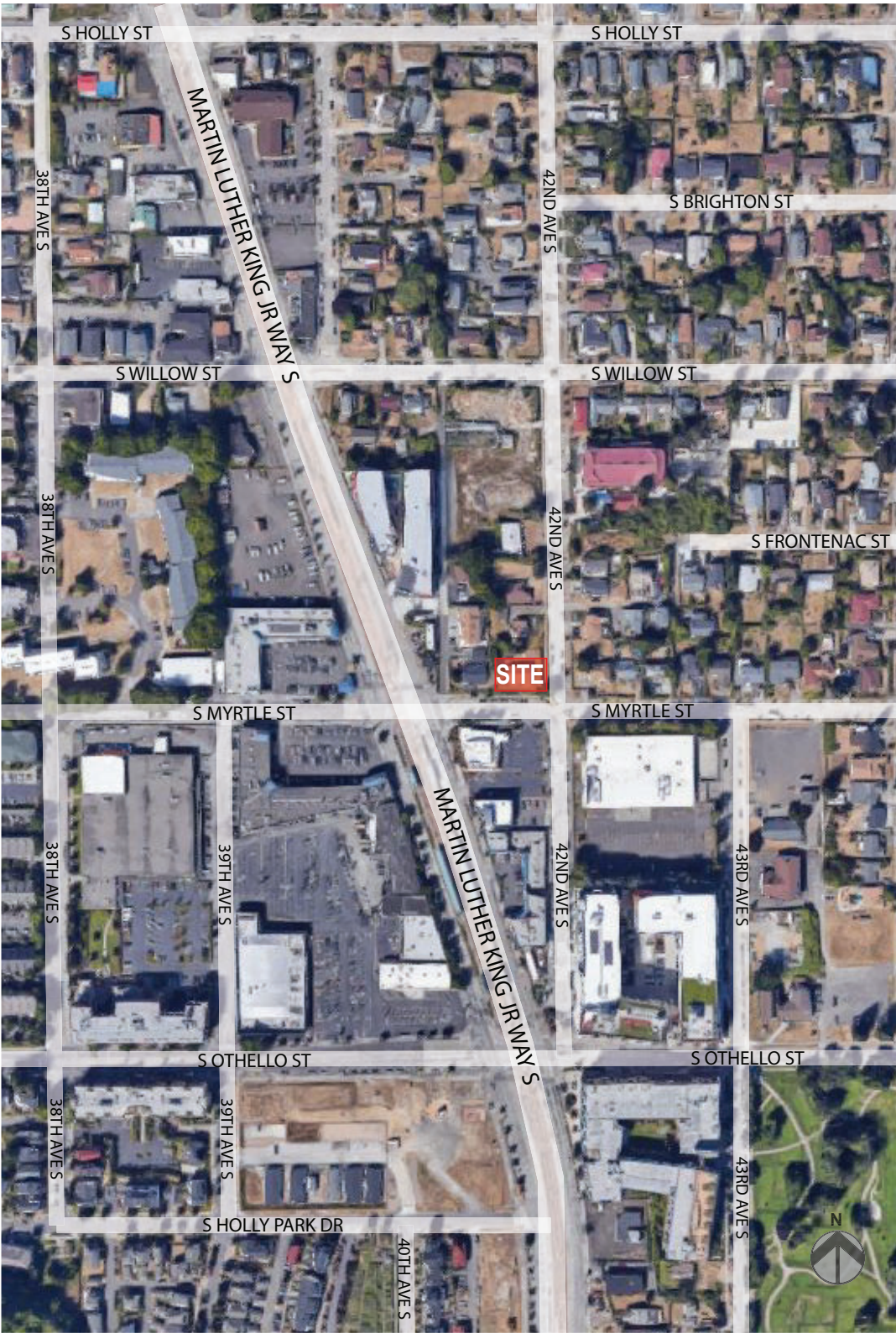
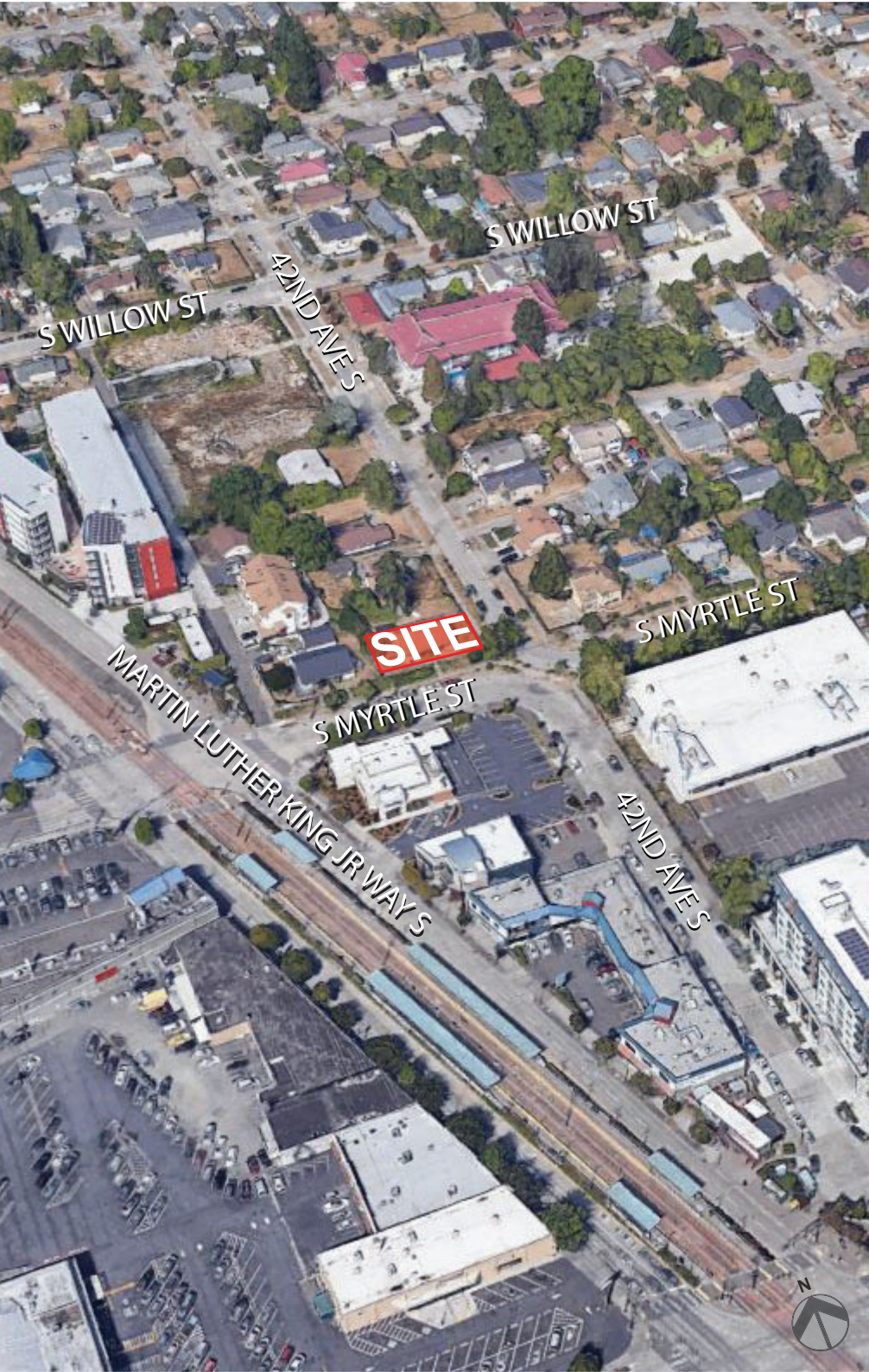
LEGAL DESCRIPTION
HILLMAN CITY ADD DIV #6 E 93 FT

OF UNITS
TOWNHOUSE: 9

ALLOWED FAR SQUARE FOOTAGE
11,188 FAR SF

PROPOSED FAR SQUARE FOOTAGE
11,167 FAR SF

PARKING
NO PARKING REQUIRED/PROVIDED



AERIAL MAP

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF NINE TOWNHOUSE UNITS. THE EXISTING DUPLEX STRUCTURE ON THE PARCEL IS TO BE DEMOLISHED. THE PARCEL IS IDEAL FOR A TOWNHOUSE DEVELOPMENT DUE TO ITS PROXIMITY TO THE OTHELLO LIGHT RAIL STATION AND THE COMMERCIAL CORRIDOR ALONG MARTIN LUTHER KING JUNIOR WAY SOUTH, AS WELL AS ITS LOCATION IN THE OTHELLO RESIDENTIAL URBAN VILLAGE, SURROUNDED BY COMMERCIAL BUILDINGS, NEW DEVELOPMENTS AND SINGLE-FAMILY RESIDENTIAL CONTEXT.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON THE CORNER OF SOUTH MYRTLE STREET AND 42ND AVE SOUTH. THE PROJECT PARCEL IS LOCATED BETWEEN A TOWNHOUSE DEVELOPMENT UNDER CONSTRUCTION TO THE NORTH AND COMMERCIAL PROGRAM TO THE SOUTH. TO THE EAST OF THE SITE THERE IS A SINGLE-FAMILY STRUCTURE AND A DUPLEX STRUCTURE TO THE WEST. ONE BLOCK OVER TO THE WEST IS THE COMMERCIAL CORRIDOR ON MARTIN LUTHER KING JUNIOR WAY SOUTH.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR2-MHA IN THE OTHELLO RESIDENTIAL URBAN VILLAGE. MULTI-FAMILY ZONING SURROUNDS THE IMMEDIATE ADJACENT PARCELS TO THE NORTH, EAST AND WEST OF THE SITE. COMMERCIAL/MIXED USE ZONING IS DIRECTLY SOUTH OF THE PARCEL, WITH MARTIN LUTHER KING JUNIOR WAY SOUTH AS A MAJOR ARTERIAL IN THE VICINITY. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR THEREFORE NO PARKING IS REQUIRED.

PUBLIC OUTREACH SUMMARY

PUBLIC OUTREACH WAS COMPLETED ON 05.14.19. OUTREACH WAS DONE THROUGH PRINTED MAILERS, A BASIC PROJECT WEBPAGE, A SURVEY WEBPAGE, EMAIL TO COMMUNITY STAKEHOLDERS AND A COMMUNITY MEETING/SITE TOUR.

THE OUTREACH RECEIVED COMMUNITY FEEDBACK THROUGH ONLINE SURVEY. THE CONCERNS / COMMENTS ARE SUMMARIZED BELOW:

- CONCERN: AFFORDABILITY
- CONCERN: PARKING DIFFICULTIES FOR EXISTING RESIDENTS
- CONCERN: ENVIRONMENTAL IMPACT
- COMMENT: PROXIMITY TO LIGHT RAIL HELPFUL WITH PARKING CONSTRAINTS
- COMMENT: NEW DEVELOPMENT MIGHT INCREASE SECURITY THROUGHOUT NEIGHBORHOOD





A VIEW FROM INTERSECTION OF SOUTH MYRTLE STREET & 42ND AVE SOUTH, LOOKING TOWARDS PROJECT SITE



B PROJECT SITE & NEIGHBORING DEVELOPMENT



C VIEW FROM 42ND AVENUE SOUTH TOWARDS SITE



D SOUTH VIEW FROM SOUTH MYRTLE STREET



E VIEW FROM SOUTH MYRTLE STREET, TOWARDS EAST

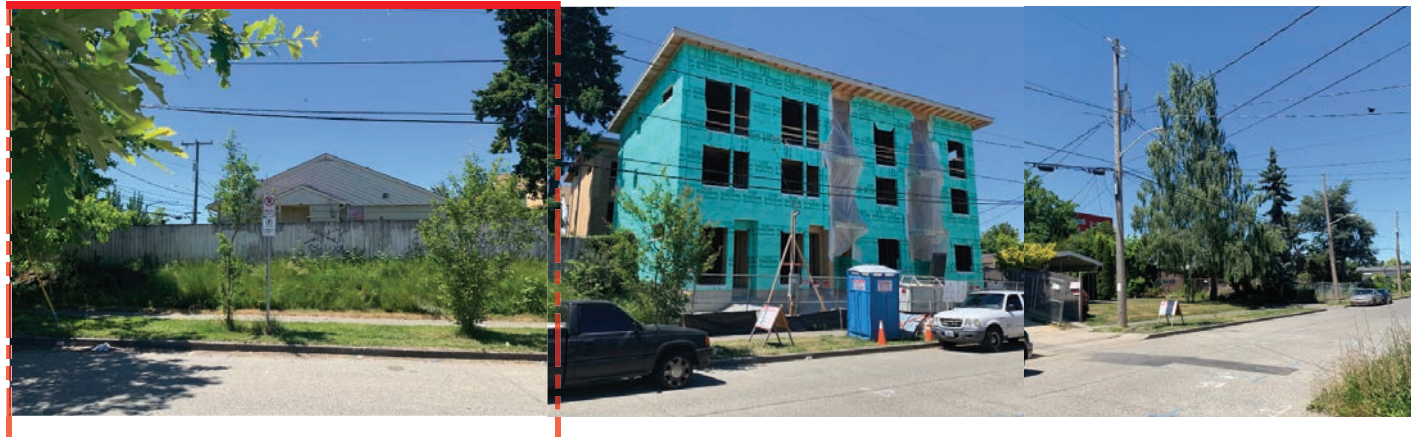




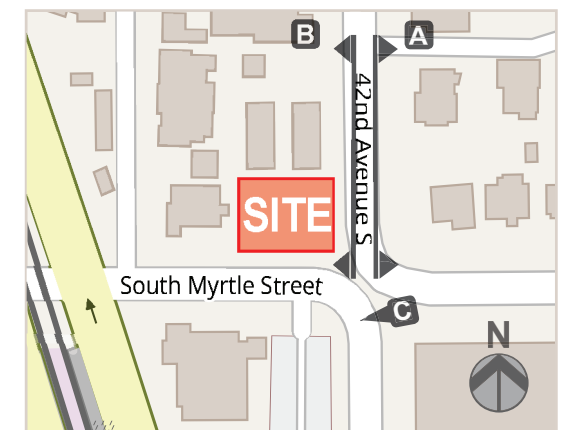
OPPOSITE PROJECT SITE

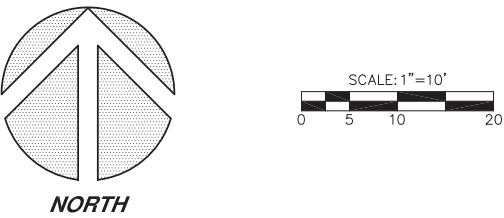
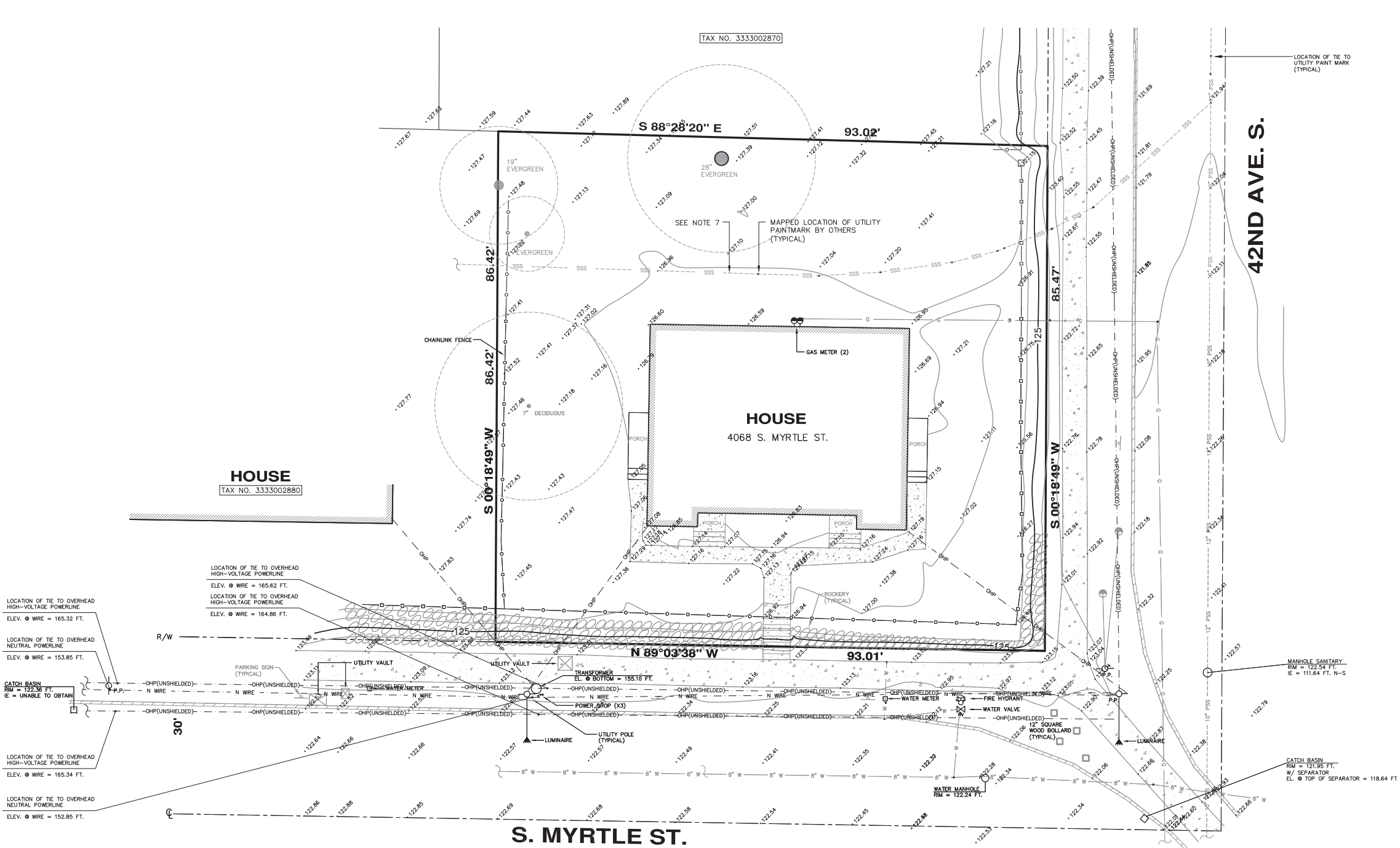
A 42ND AVENUE S - EAST

PROJECT SITE

**B** 42ND AVENUE S - WEST

PROJECT SITE

**C** SOUTH MYRTLE STREET - COMMERCIAL CONTEXT



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. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 27, 2019.

HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 7,992 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN TICO RECORD TITLE COMPANY TITLE ORDER NO. 70097530, DATED SEPT. 27, 2018.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 1503-2 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. APPROXIMATE LOCATION OF SANITARY SIDE SEWER AS PER PAINT MARK LOCATIONS BY OTHERS.

PER KING CO. RECORDING NO. 40993768 AN EASEMENT EXISTS, 4 FT. IN WIDTH ALONG THE LINE AS CONSTRUCTED FOR SANITARY SIDE SEWER AND IS BENEFICIAL TO THE WESTERLY ADJOINING PROPERTY.
8. TAX PARCEL NO. 3333002881
9. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
10. 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

THE EAST 93 FEET OF LOT 7, BLOCK 15, HILLMAN CITY ADDITION TO THE CITY OF SEATTLE, DIVISION NUMBER 6, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 11 OF PLATS, PAGE 23, RECORDS OF KING COUNTY, WA.

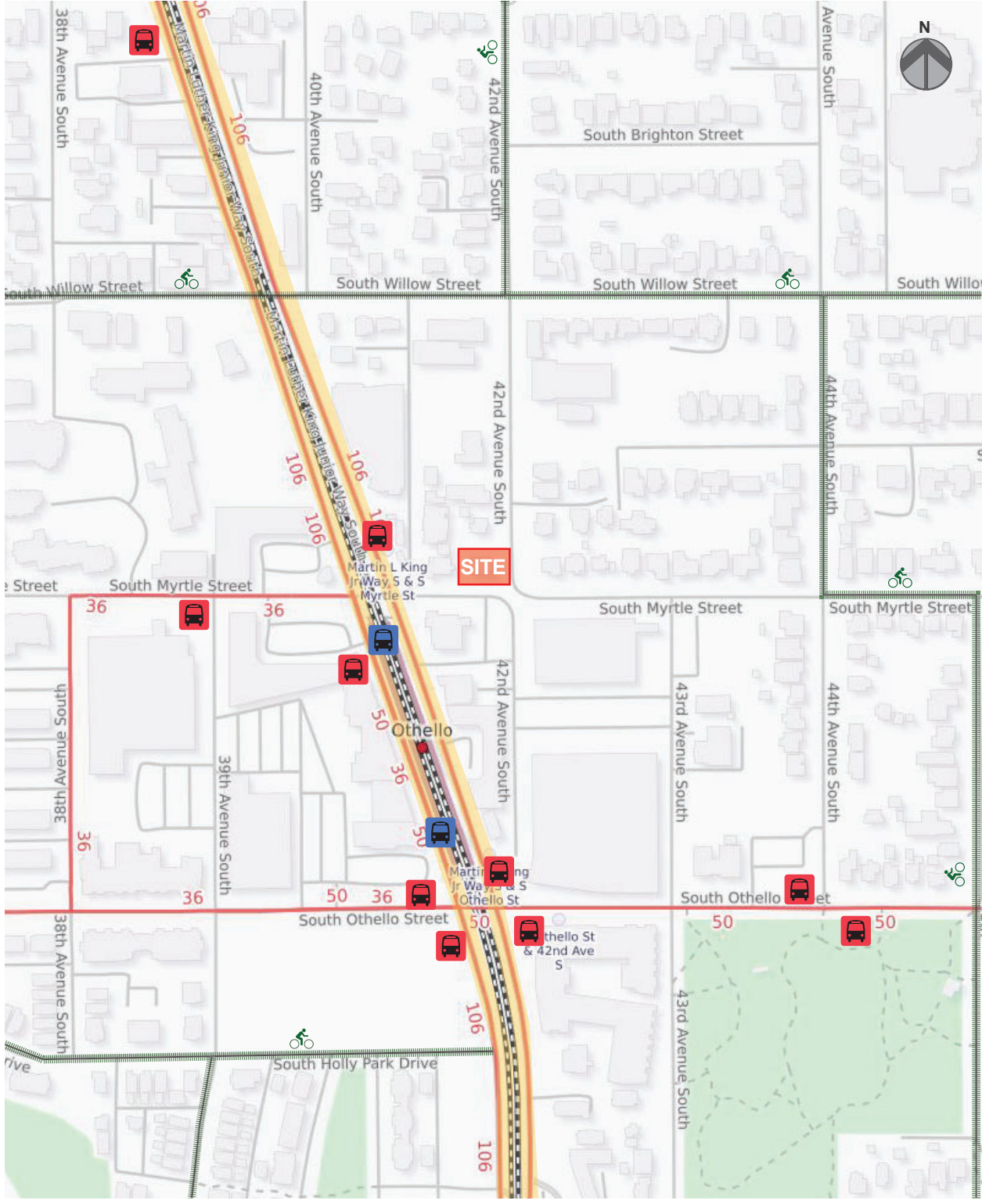
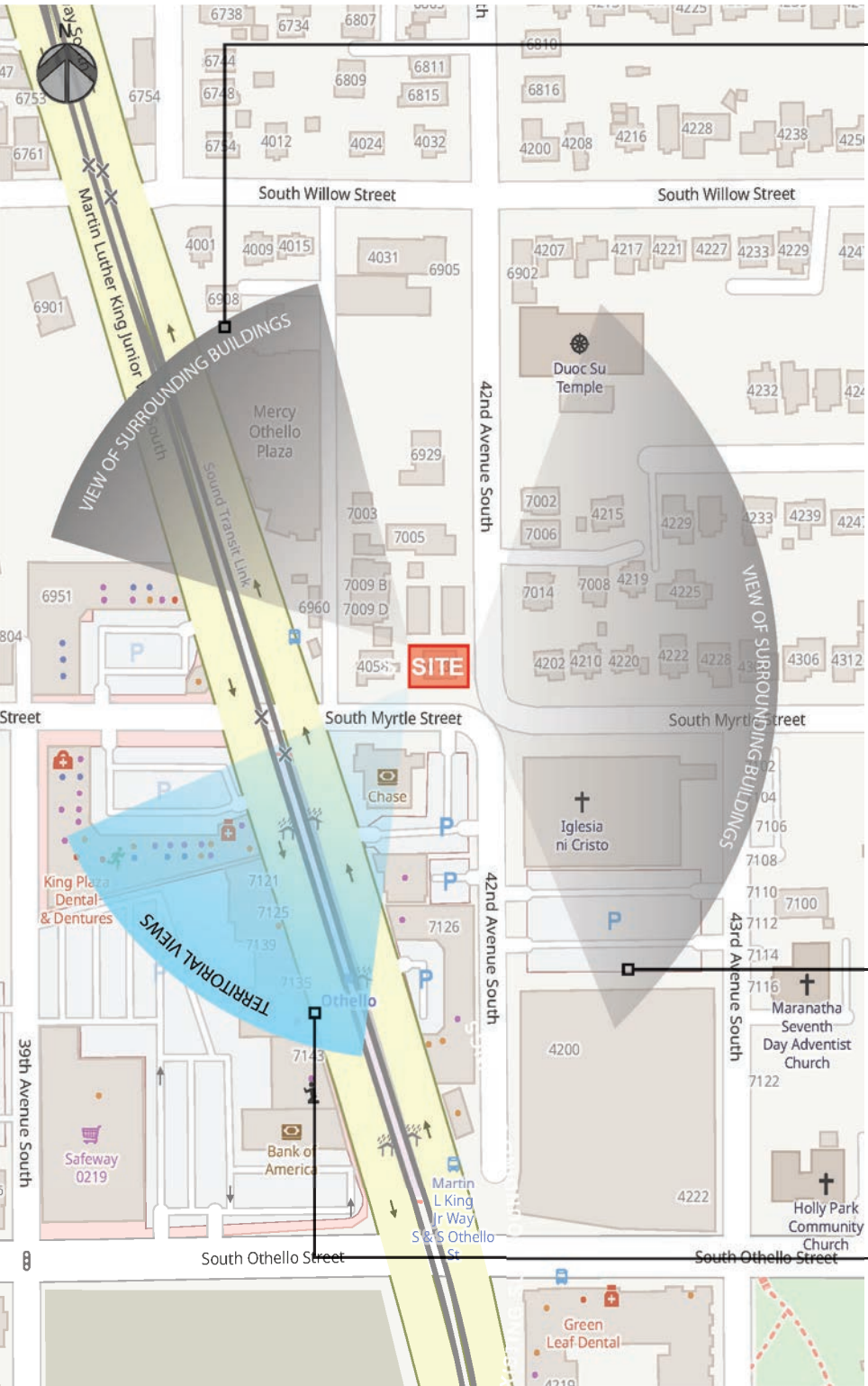
NOTE: SURVEY HAS BEEN SCALED BY 50%.

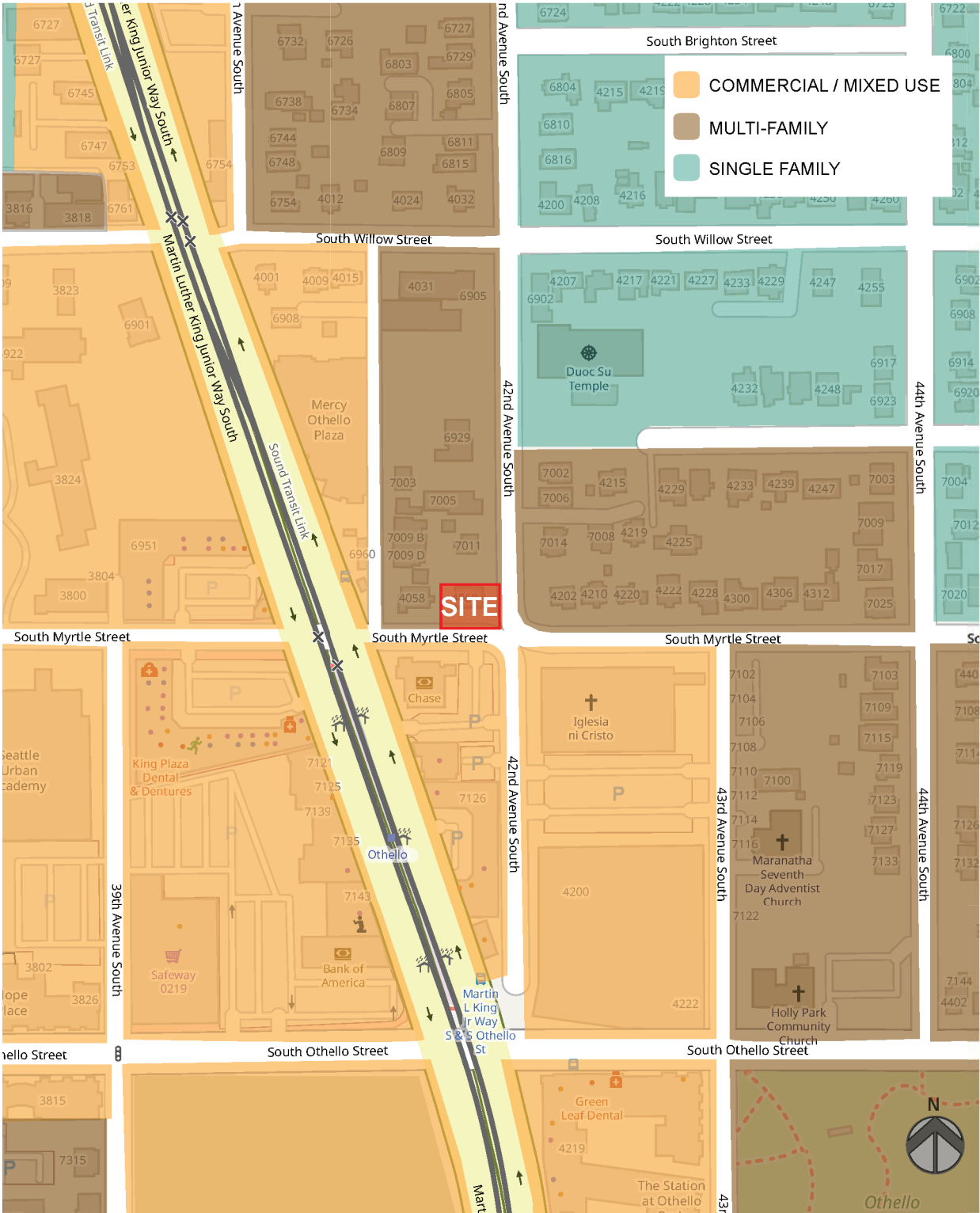
**CHADWICK
WINTERS**
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURROUNDING USES OTHER THAN SINGLE FAMILY

- RELIGIOUS
- EXISTING & PROPOSED MULTI-FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / RETAIL
- EDUCATIONAL







23.45.502	SCOPE OF PROVISIONS LOWRISE 2: LR2 - MHA	23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A.TABLE A. 120 FEET MAXIMUM WIDTH FOR TOWNHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.529	DESIGN STANDARDS C.1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS. C.3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. d) SPECIAL FENESTRATION TREATMENT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN LR AND MR ZONES B. THE APPLICABLE FAR LIMIT APPLIES TO THE TOAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT. TABLE A. TOTAL FAR PERMITTED FOR TOWNHOUSE DEVELOPMENTS = 1.4. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.534	LIGHTING AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FORTY (40) FEET. D. PITCHED ROOFS MAY EXTEND UP TO FIVE (5) FEET ABOVE HEIGHT LIMIT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.518	SETBACKS AND SEPERATIONS FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE (FACADES 40 FEET OR LESS IN LENGHT): 5'-0" F. SEPARATIONS BETWEEN MULTIPLE STRUCTURES. 1. THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.522	AMENITY AREA A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.524	LANDSCAPING STANDARDS. A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED B.1. STREET TREES REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		



CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

- A

ENERGY USE
- A.1.

ENERGY CHOICES

THE PROPOSED DEVELOPMENT WILL ACHIEVE BUILT GREEN 4-STAR CERTIFICATION.

CS2 URBAN PATTERN AND FORM

- C

RELATIONSHIP TO THE BLOCK
- C.1.

CORNER SITES
- CS2.III

OTHELLO GUIDELINES: CORNER LOTS

THE PROPOSAL HAS BEEN DESIGNED TO TAKE ADVANTAGE OF ITS ROLE AS A GATEWAY TO THE COMMUNITY WITH THE USE OF EYE-CATCHING MATERIALS ON THE STREET-FACING CORNER AS A FOCAL POINT AND PROVIDING A LUSH LANDSCAPED ENTRY FROM THE SOUTH MYRTLE ST. SIDE, VISUALLY CONNECTING PEDESTRIAN ACTIVITY AND SCALE TO THE MAIN AMENITY AREA.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- A

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- A.4.

EVOLVING NEIGHBORHOODS

LOCATED IN AN EVOLVING NEIGHBORHOOD, THE PROPOSAL TIES IN WITH THE CHARACTER OF CONTEMPORARY NEARBY DEVELOPMENTS WITH ITS USE OF COLOR AND MODERN MATERIALS, WHILE STILL RELATING TO SURROUNDING SINGLE-FAMILY RESIDENTIAL STRUCTURES WITH THE USE OF PITCHED ROOFS.

PL. PUBLIC LIFE

PL2 WALKABILITY

- B

SAFETY AND SECURITY
- B.1.

EYES ON THE STREET

AS A CORNER LOT WITH ACCESS FROM TWO SIDES, THE FRONT UNITS (1-5) HAVE ENTRIES FACING THE STREET (42ND AVE S) WHILE ALL REMAINING UNITS (6-9) HAVE ENTRIES ALONG A MEANDERING COURT WALKWAY, LOCATED BETWEEN THE STRUCTURES, AND ACCESSED FROM SOUTH MYRTLE STREET SIDE. THESE PROVIDE TWO CLEAR SINGLE LINES OF SIGHT THAT

ENCOURAGE NATURAL SURVEILLANCE.

- B.2.

LIGHTING FOR SAFETY

THE PROPOSAL WILL PROVIDE PATHWAY AND ENTRY ILLUMINATION IN SUFFICIENT LUMEN INTENSITIES AND SCALES.
- D

WAYFINDING
- D.1.

DESIGN AS WAYFINDING.

THE PROPOSAL WILL PROVIDE CLEAR AND DIRECTIONAL SIGNAGE AS NEEDED.

DC. DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

- A

MASSING
- A.2.

REDUCED PERCEIVED MASS

RAILINGS, CANOPIES, EAVES AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.
- C

SECONDARY ARCHITECTURAL FEATURES
- C.3.

FIT WITH NEIGHBORING BUILDINGS

THE TRANSITIONAL DESIGN STYLE OF THE PROPOSAL FITS IN WITH BOTH MODERN STYLE NEW DEVELOPMENTS AND TRADITIONAL SINGLE-FAMILY RESIDENCES.
- D

SCALE AND TEXTURE
- D1.

HUMAN SCALE

ROCKERY WALLS, LANDSCAPING AND ENTRY AWNINGS SERVE AS TRANSITION BETWEEN HUMAN SCALE AND BUILDING STRUCTURE SCALE.

DC3 OPEN SPACE CONCEPT

- B

OPEN SPACES USES AND ACTIVITIES
- B.1.

MEETING USER NEEDS

SETBACK, SIDE YARDS, AND COURT SPACE BETWEEN THE FRONT AND BACK BUILDINGS EXCEEDS MINIMUM STANDARDS TO PROVIDE COMFORTABLE AND USABLE YARDS THAT SERVE AS GATHERING SPACES.

DC4 EXTERIOR ELEMENTS AND MATERIALS

- A

BUILDING MATERIAL
- A.1.

EXTERIOR FINISH MATERIALS
- DC4.III

OTHELLO GUIDELINES: RESIDENTIAL DEVELOPMENT

THE DESIGN PROPOSES A CREATIVE COMBINATION OF EXTERIOR BUILDING MATERIALS THAT ARE TYPICALLY RESIDENTIAL IN NATURE AND COMMONLY FOUND IN THE SURROUNDING NEIGHBORHOOD LIKE BOARD AND BATTEN, WOOD SIDING AND HORIZONTAL LAP SIDING IN DIFFERENT SCALES.
- C

LIGHTING
- C.1.

FUNCTIONS

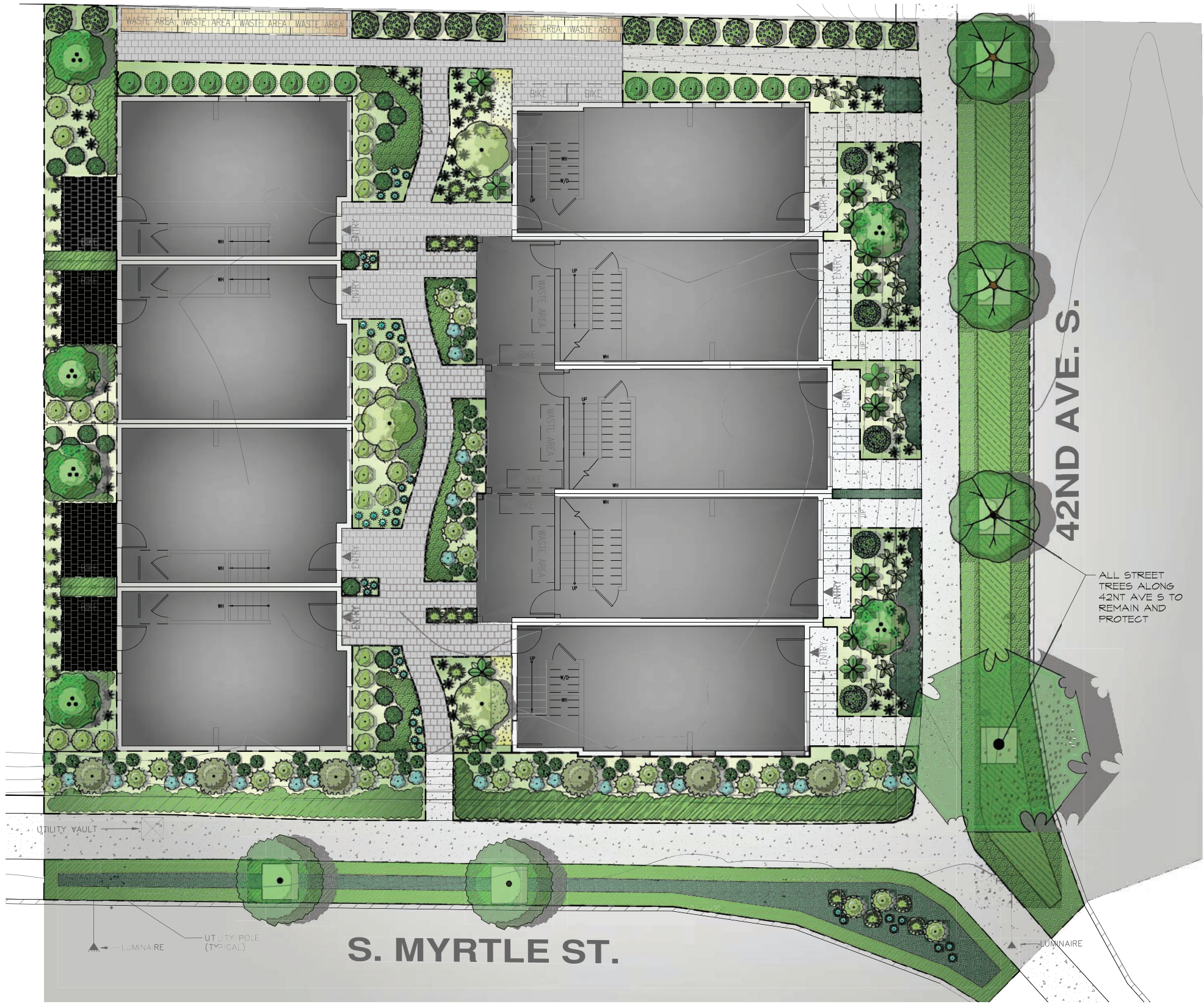
LIGHTING WILL BE USED TO IDENTIFY ENTRIES FOR BOTH BUILDINGS WITHOUT GLARE, AS WELL AS MAINTAINING SAFE AND DEFENSIBLE COURT WALKWAY SPACE BETWEEN THE BUILDINGS.
- D

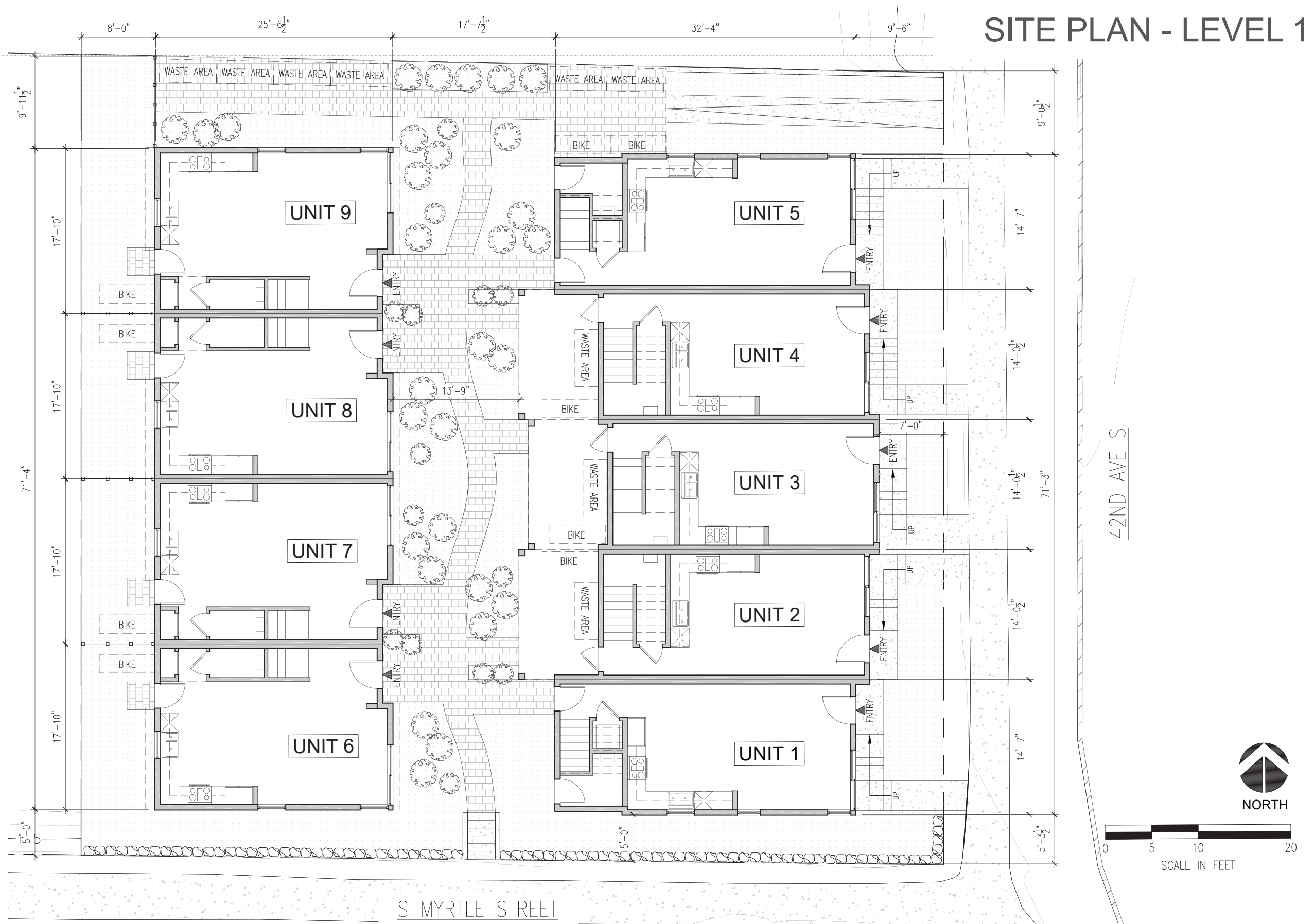
TREES, LANDSCAPE AND HARDSCAPE MATERIALS
- D.4.

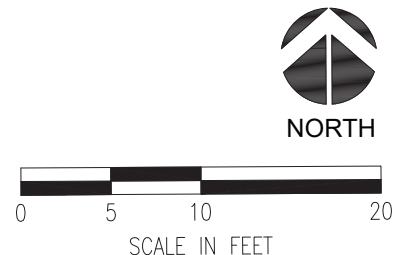
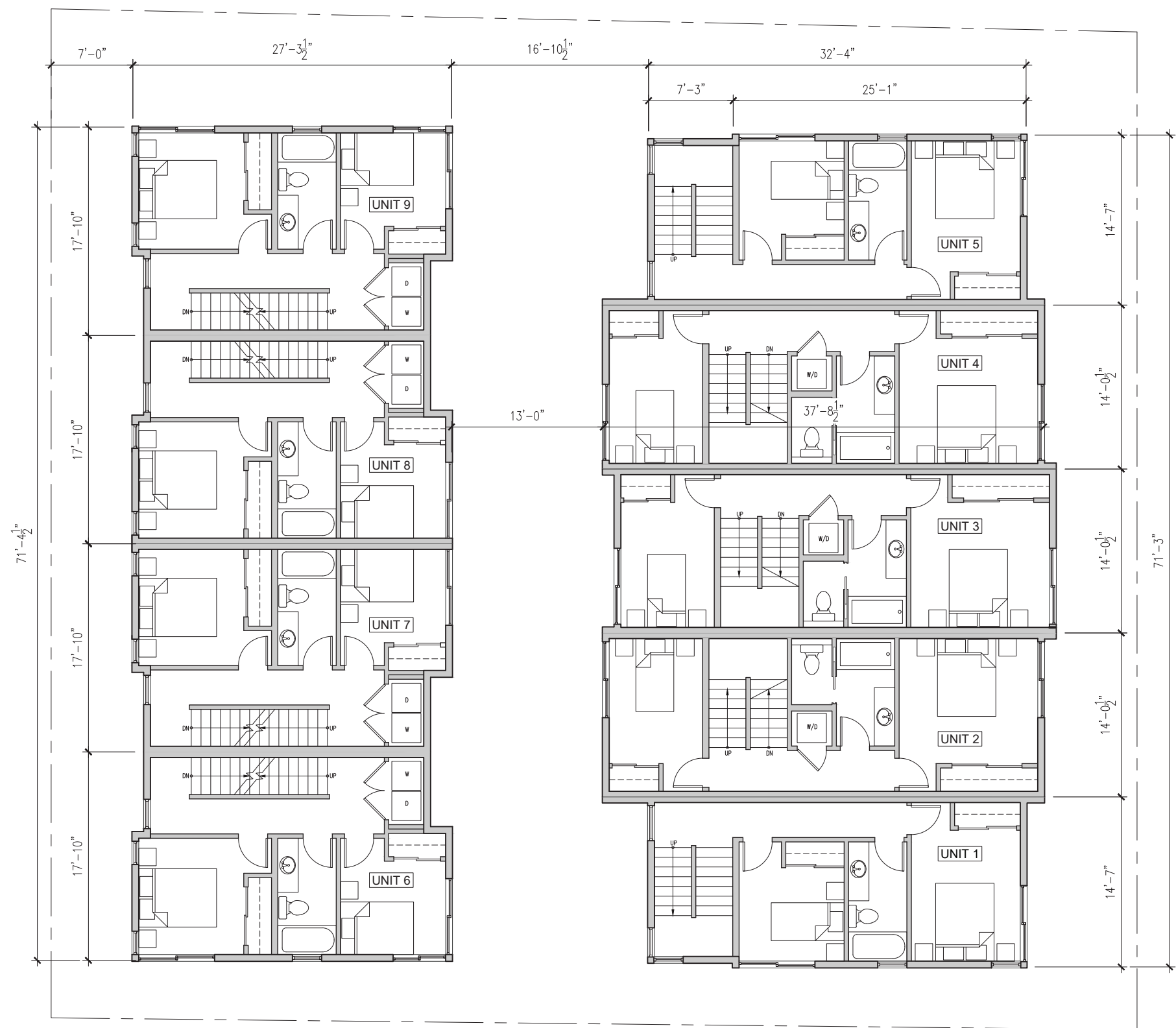
PLACE MAKING

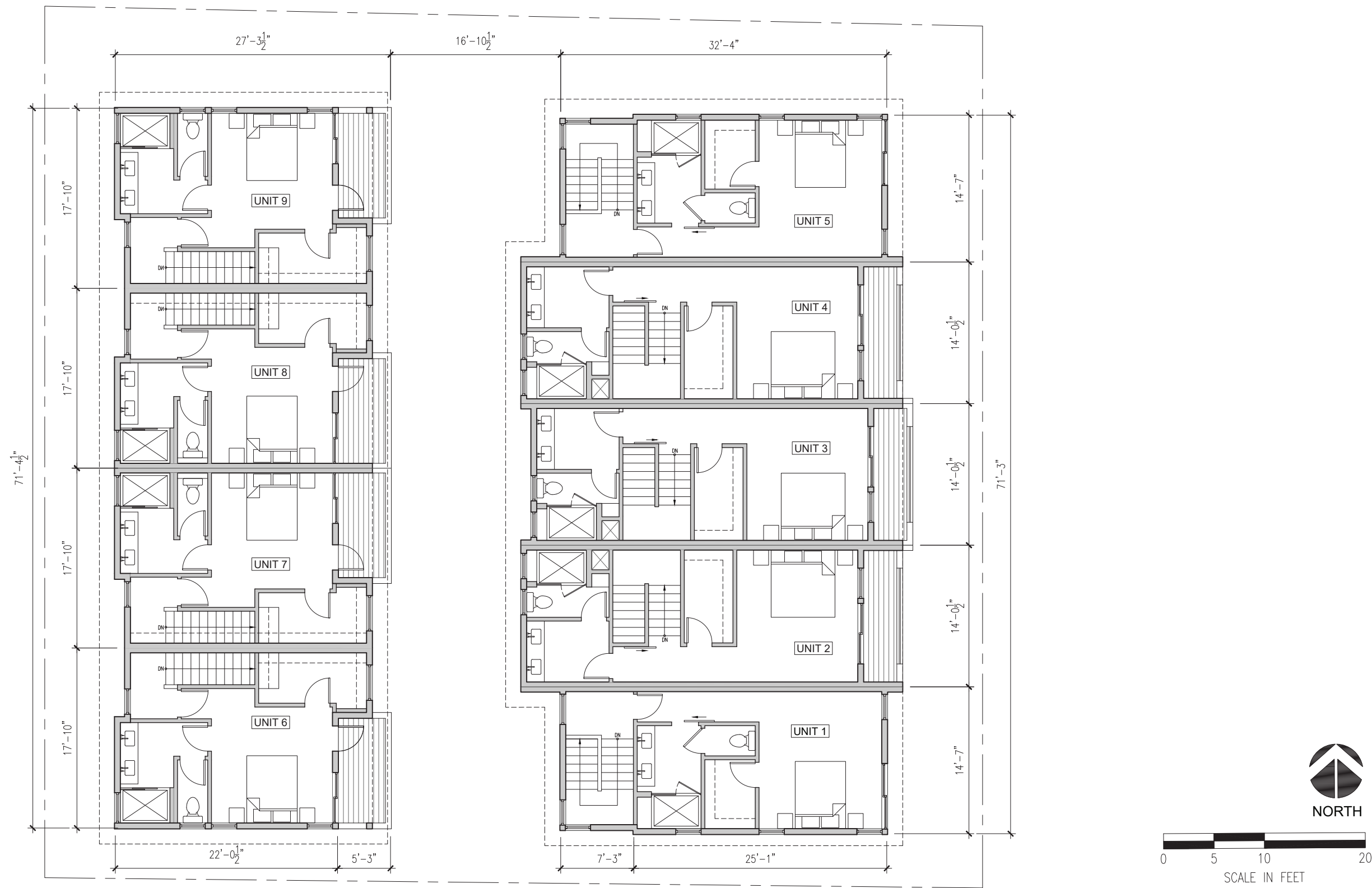
THE HARDSCAPE PATHWAYS DEFINE BOTH ENTRIES AND WALKS, WHILE LUSH LANDSCAPING IS USED TO BOTH IDENTIFY THESE ENTRY POINTS AS WELL AS CELEBRATE THE CORNER RELATIONSHIP OF THE SITE

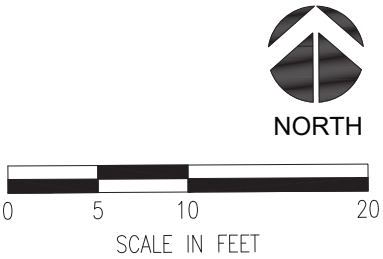
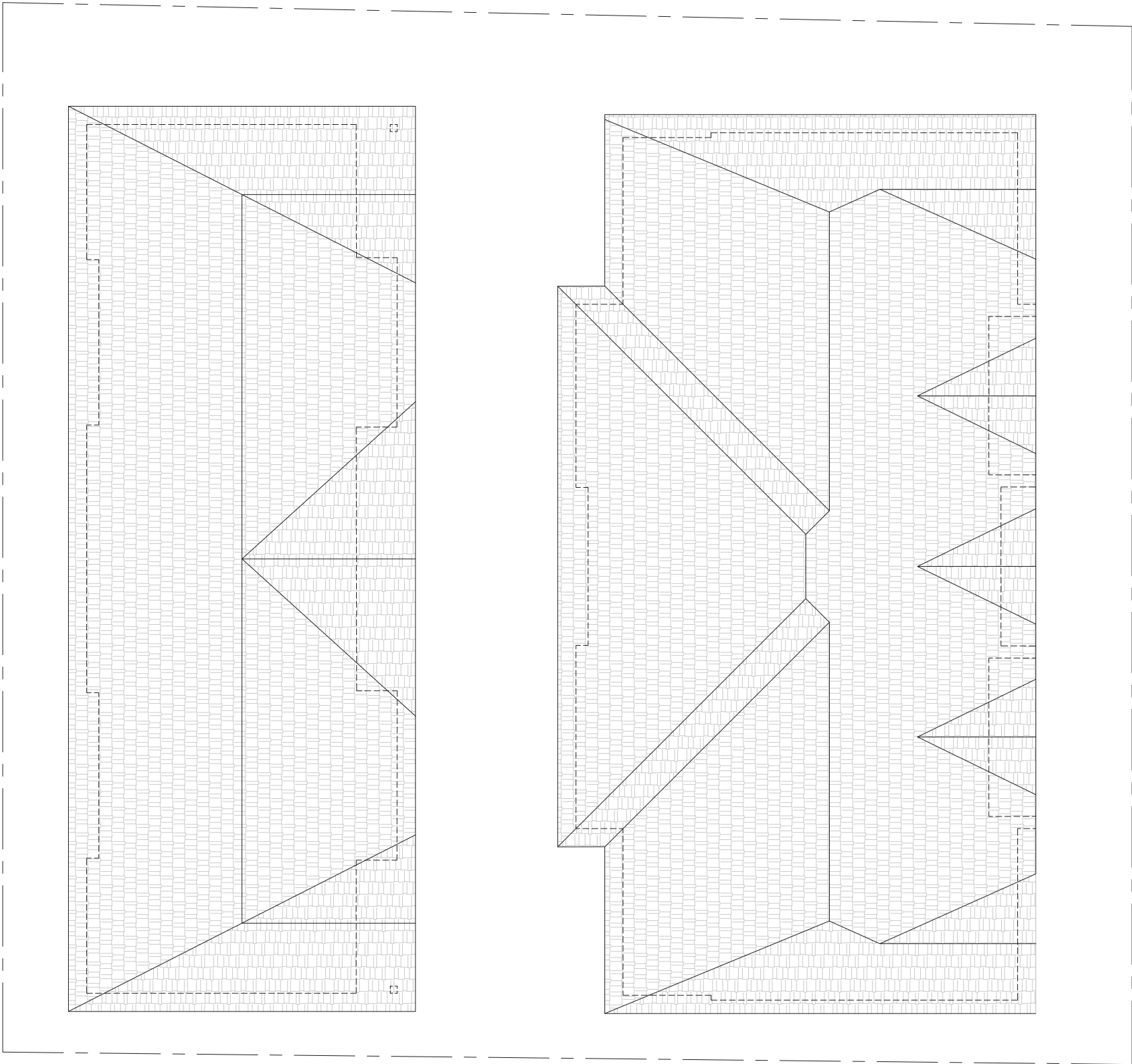


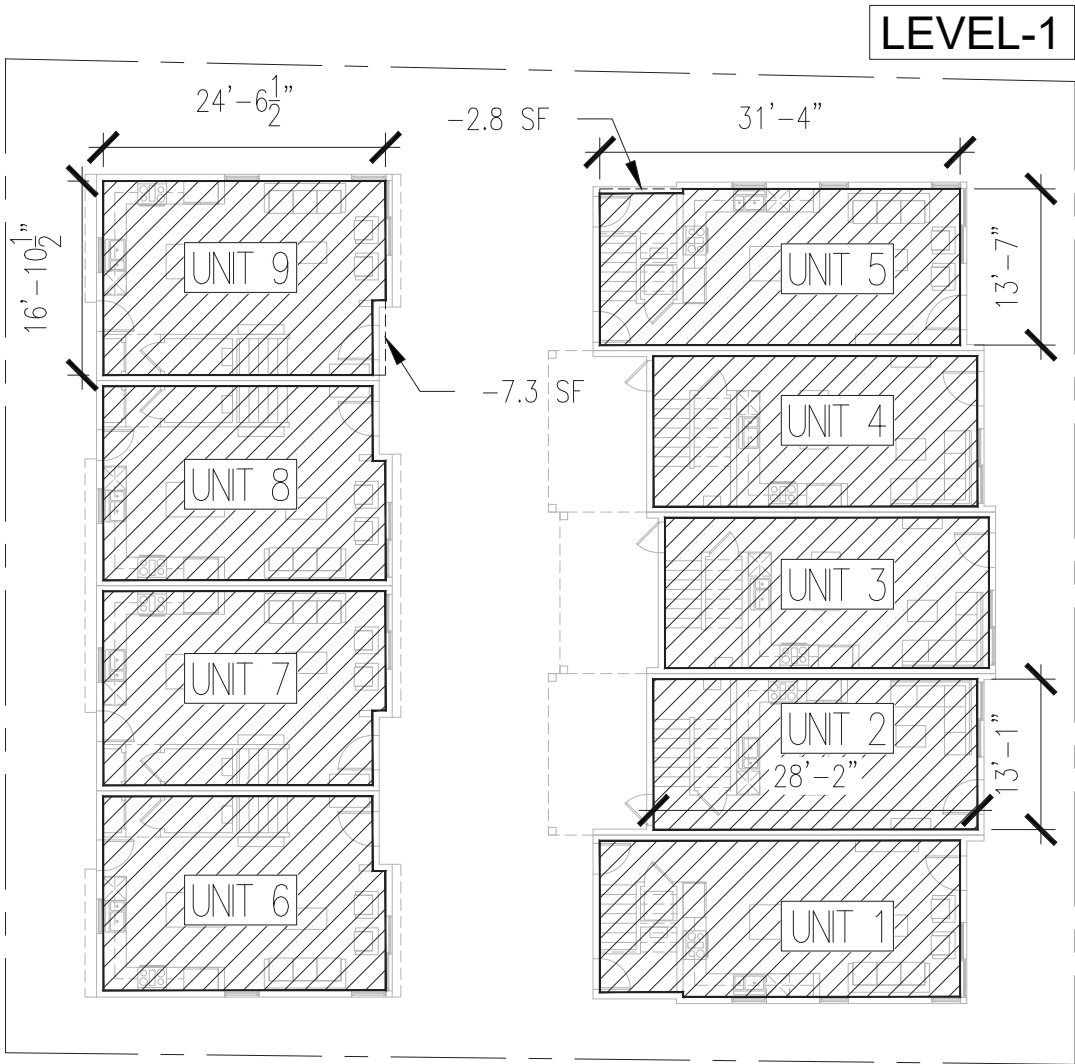












24.54' X 16.87' = 414 =
414 SF - 7.3 SF = 406.7 SF

406.7 (4 UNITS) = 1,626.8 SF
UNITS 6-9 TOTAL: 1,627 SF

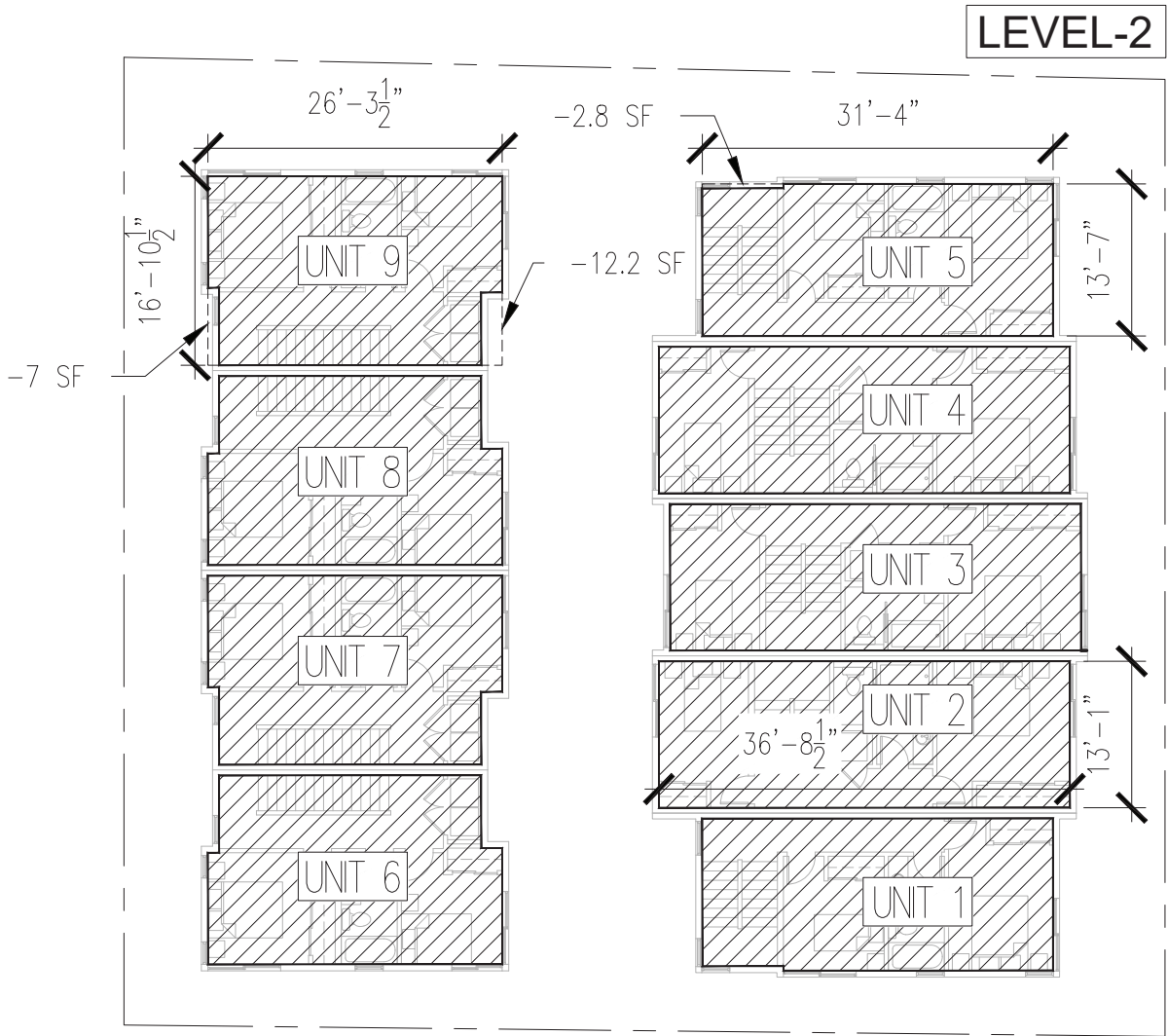
FLOOR AREA RATIO - 1ST FLOOR:
1,627 + 1,951 =

TOTAL FAR: 3,578 SF

UNITS 1&5: 31.33' X 13.58' = 425.5 - 2.8
= 422.7 SF (2 UNITS) = 845.4 SF

UNITS 2-4: 28.16' X 13.08' = 368.4 SF
= 368.4 SF (3 UNITS) = 1,105.2 SF

845.4 + 1105.2 = 1950.6
UNITS 1-5 TOTAL: 1,951 SF



26.29' X 16.87' = 443.51 =
443.51 SF - 7 SF - 12.2 SF =
424.31 SF

424.31 (4 UNITS) = 1,697.2 SF
UNITS 6-9 TOTAL: 1,697.2 SF

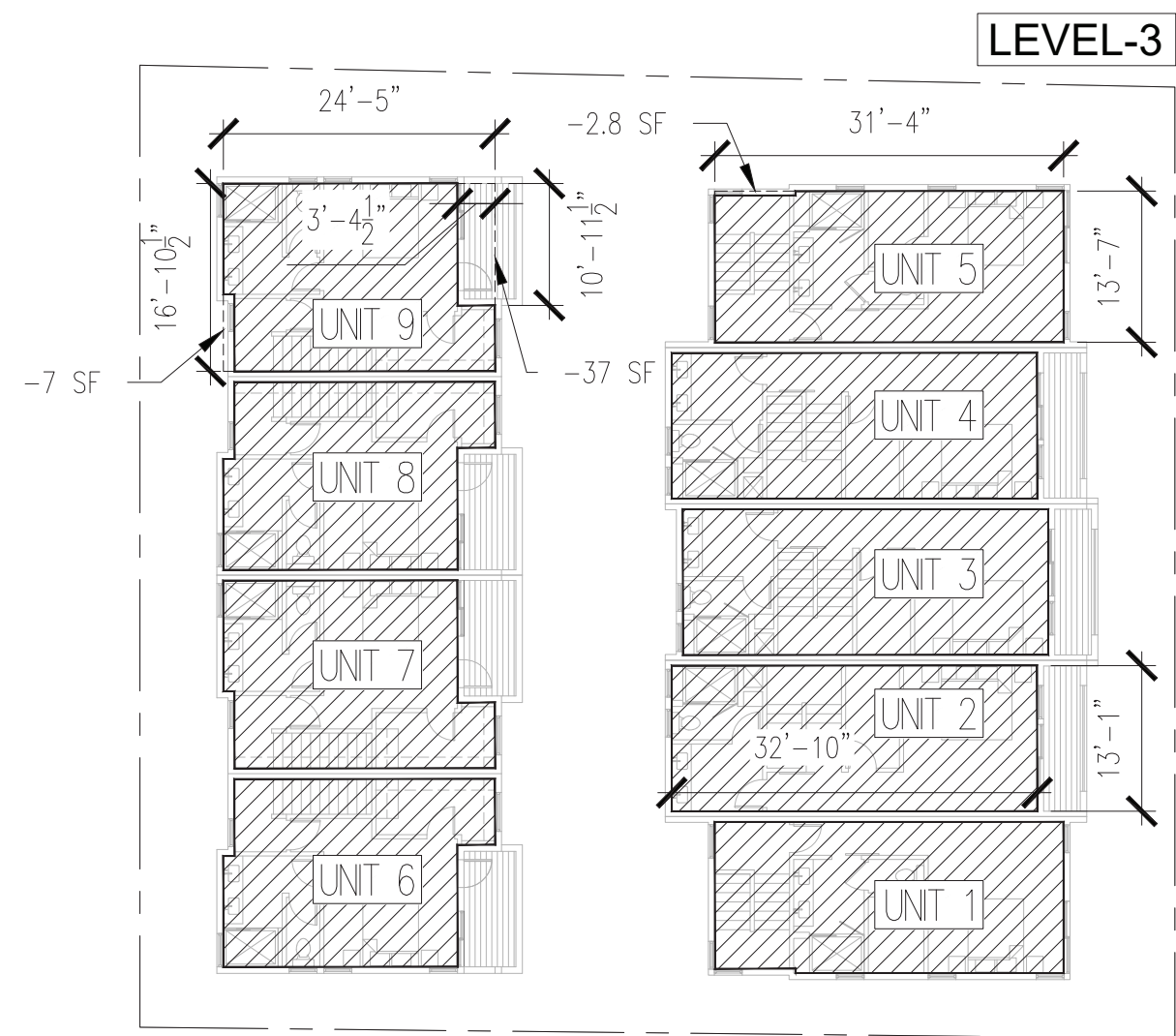
FLOOR AREA RATIO - 2ND FLOOR:
1,697.2 + 2,286 =

TOTAL FAR: 3,983 SF

UNITS 1&5: 31.33' X 13.58' = 425.5 - 2.8
= 422.7 SF (2 UNITS) = 845.4 SF

UNITS 2-4: 36.71' X 13.08' = 480.2 SF
= 480.2 SF (3 UNITS) = 1,440.6 SF

845.4 + 1440.6 = 2286
UNITS 1-5 TOTAL: 2,286 SF



UNITS 6-9: ALL EQUAL AREA

$24.42' \times 16.87' = 412 \text{ SF} =$
 $412 \text{ SF} - 37 \text{ SF} - 7 \text{ SF} =$
 368 SF

$368 \text{ SF (4 UNITS)} = 1,472 \text{ SF}$
 UNITS 6-9 TOTAL: 1,472 SF

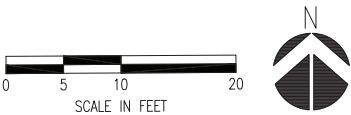
FLOOR AREA RATIO - 2ND FLOOR:
 $1,472 + 2,133.6 =$
 TOTAL FAR: 3,606 SF

UNITS 1-5:

UNITS 1&5: $31.33' \times 13.58' = 425.5 - 2.8$
 $= 422.7 \text{ SF (2 UNITS)} = 845.4 \text{ SF}$

UNITS 2-4: $32.83' \times 13.08' = 429.4 \text{ SF}$
 $= 429.4 \text{ SF (3 UNITS)} = 1,288.2 \text{ SF}$

$845.4 + 1,288.2 = 2133.6$
 UNITS 1-5 TOTAL: 2,133.6 SF



TOTAL FAR AREA CALCULATIONS:

ALLOWABLE (SMC 23.45.510):
 LR2 MHA ZONES ALLOW A FAR OF 1.4 FOR TOWNHOUSE DEVELOPMENTS

$1.4 \text{ (FAR)} \times 7,992 \text{ SF (LOT AREA PER SURVEY)}$
 $= 11,188 \text{ SF ALLOWABLE}$

TOTAL PROPOSED:

FLOOR 1 = 3578 SF
 FLOOR 2 = 3983 SF
 FLOOR 3 = 3606 SF

TOTAL = 11,167 SF < 11,188 SF = COMPLIANT

- MATERIALS:
- ① LAP SIDING - COLOR: SW TOQUE WHITE

② LAP SIDING - COLOR: TBD- LIGHT GRAY

③ BOARD & BATTEN - COLOR: SW SEA SERPENT

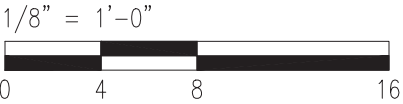
④ BOARD & BATTEN - COLOR: SW SLATE TILE

⑤ CEDAR WOOD SIDING

⑥ METAL RAILING & CANOPY

⑦ ROOF SHINGLES

⑧ EXPOSED CONCRETE



EAST ELEVATION
42ND AVE S, UNITS 1-5

ELEVATION: SOUTH (S MYRTLE STRET)

- MATERIALS:
- 1

LAP SIDING - COLOR: SW TOQUE WHITE

2

LAP SIDING - COLOR: TBD- LIGHT GRAY

3

BOARD & BATTEN - COLOR: SW SEA SERPENT

4

BOARD & BATTEN - COLOR: SW SLATE TILE

5

CEDAR WOOD SIDING

6

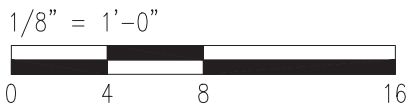
METAL RAILING & CANOPY

7

ROOF SHINGLES

8

EXPOSED CONCRETE



SOUTH ELEVATION
S MYRTLE STREET



- MATERIALS:
- ①

LAP SIDING - COLOR: SW TOQUE WHITE

②

LAP SIDING - COLOR: TBD- LIGHT GRAY

③

BOARD & BATTEN - COLOR: SW SEA SERPENT

④

BOARD & BATTEN - COLOR: SW SLATE TILE

⑤

CEDAR WOOD SIDING

⑥

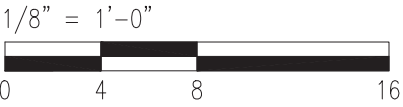
METAL RAILING & CANOPY

⑦

ROOF SHINGLES

⑧

EXPOSED CONCRETE



WEST ELEVATION
UNITS 1-5

ELEVATION: NORTH

- MATERIALS:
- ① LAP SIDING - COLOR: SW TOQUE WHITE

② LAP SIDING - COLOR: TBD- LIGHT GRAY

③ BOARD & BATTEN - COLOR: SW SEA SERPENT

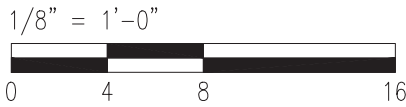
④ BOARD & BATTEN - COLOR: SW SLATE TILE

⑤ CEDAR WOOD SIDING

⑥ METAL RAILING & CANOPY

⑦ ROOF SHINGLES

⑧ EXPOSED CONCRETE



NORTH ELEVATION



- MATERIALS:
- ①

LAP SIDING - COLOR: SW TOQUE WHITE

②

LAP SIDING - COLOR: TBD- LIGHT GRAY

③

BOARD & BATTEN - COLOR: SW SEA SERPENT

④

BOARD & BATTEN - COLOR: SW SLATE TILE

⑤

CEDAR WOOD SIDING

⑥

METAL RAILING & CANOPY

⑦

ROOF SHINGLES

⑧

EXPOSED CONCRETE



1/8" = 1'-0"

0 4 8 16

EAST ELEVATION
UNITS 6-9

ELEVATION: WEST (UNITS 6-9)

- MATERIALS:
- ① LAP SIDING - COLOR: SW TOQUE WHITE

② LAP SIDING - COLOR: TBD- LIGHT GRAY

③ BOARD & BATTEN - COLOR: SW SEA SERPENT

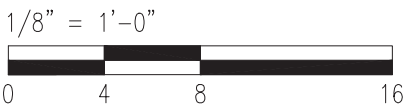
④ BOARD & BATTEN - COLOR: SW SLATE TILE

⑤ CEDAR WOOD SIDING

⑥ METAL RAILING & CANOPY

⑦ ROOF SHINGLES

⑧ EXPOSED CONCRETE



WEST ELEVATION
UNITS 6-9

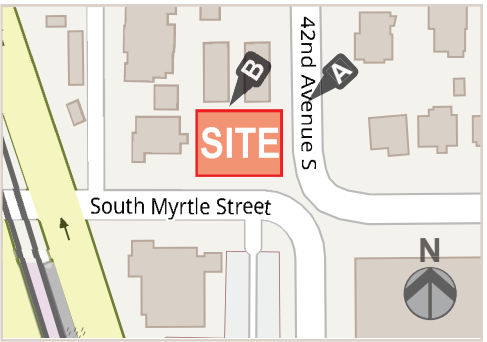




A FRONT FACADE: UNITS 1-5

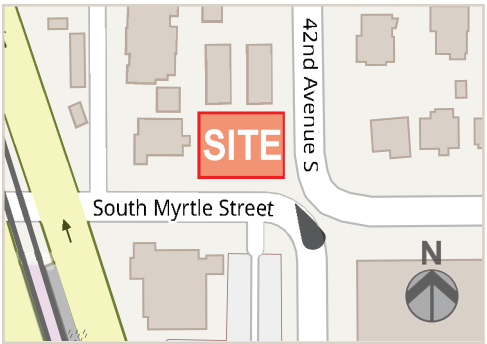


B CORNER VIEW: UNITS 6-9





PERSPECTIVE OF SOUTHEAST CORNER FROM S MYRTLE STREET





PERSPECTIVE OF SOUTH MYRTLE STREET ENTRY





AERIAL VIEW FROM SOUTHEAST CORNER.

