ADMINISTRATIVE DESIGN REVIEW
RECOMMENDATION PACKET

SDCI #3034302-EG
8034 MARY AVENUE NW
SEATTLE, WA 98117

APPLICANT:
CLEAVE ARCHITECTURE & DESIGN
2226 EASTLAKE AVE E #300,
SEATTLE WA 98102

OWNER
MODERN HOMES, LLC
2710 S 355TH PL
FEDERAL WAY, WA 98003

SDCI CONTACT:
GREG JOHNSON

DRAFT



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PROJECT DEVELOPMENT OBJECTIVES:

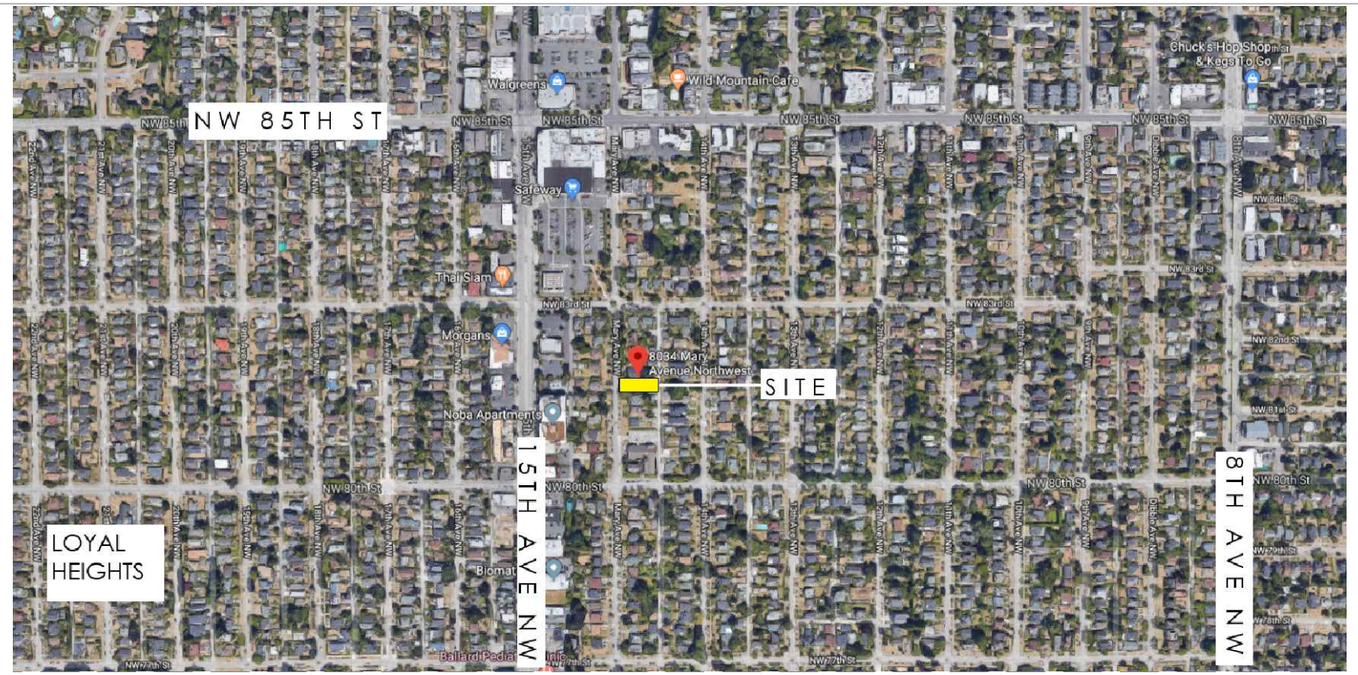
The proposed project will demolish the existing single family residence and construct 6 townhouse units with rooftop decks. The units are intended to be for sale at market-rate. Parking for each unit (6 spaces total) will be provided off of the alley.

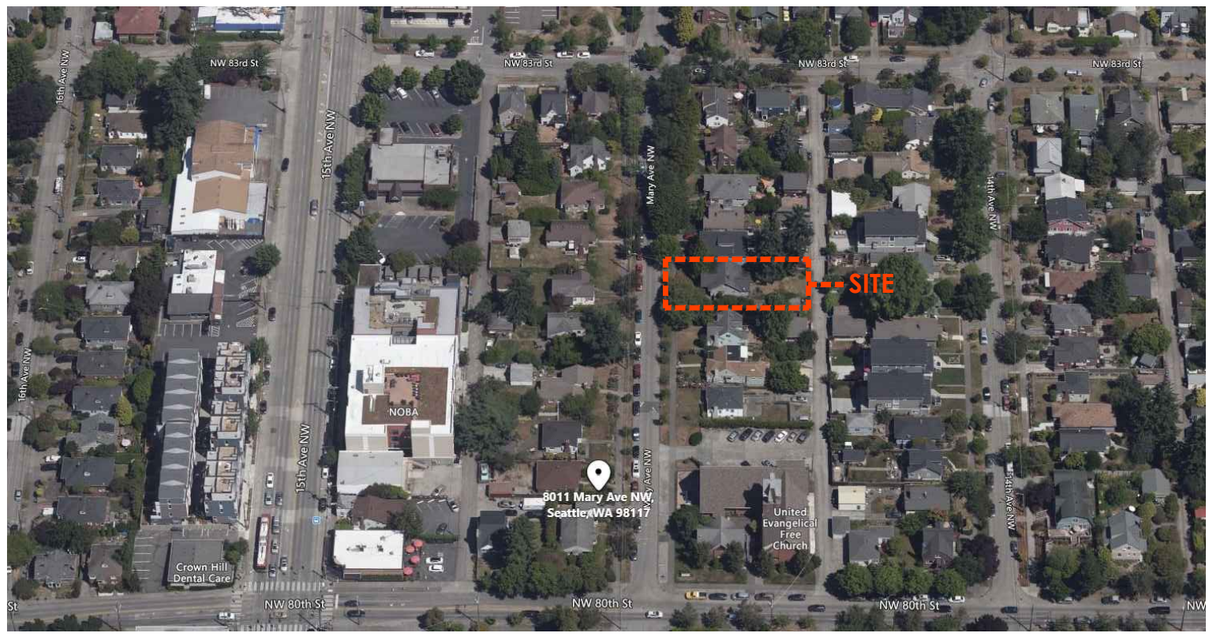
SITE INFORMATION

ADDRESS:	8034 MARY AVENUE NW
PARCEL NUMBER:	045800-0200
LEGAL DESCRIPTION:	LOT 6, BLOCK 2, BALLARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON. MORE COMMONLY KNOWN AS: 8034 MARY AVE NW, SEATTLE, WA, 98117-4238.

PROPOSED PROJECT PROGRAM

LOT SIZE:	7,620 SF
BUILDING TYPE:	TOWNHOUSES
FAR ALLOWED:	9,900 SF
NUMBER OF UNITS:	6
UNIT SIZES:	UNIT 1: 1,580 SF UNIT 2: 1,592 SF UNIT 3: 1,586 SF UNIT 4: 1,536 SF UNIT 5: 1,546 SF UNIT 6: 1,540 SF TOTAL: 9,380 SF GROSS
ABOVE-GROUND STORIES:	3
PARKING SPACES:	6 PARKING SPACES
UNIT TYPE:	FOR SALE - MARKET RATE





CONTEXT ANALYSIS:
The area in which our project is located is in transition and will likely experience significant redevelopment in the near future. As this is site sits at a transition between the more intensive NC and LR2 zone and RSL zones to the East, it is appropriate for the design of this site to serve as a link between the two zones. This can be accomplished by breaking down the massing through vertical stepping and by arranging the taller portions of the massing away from the street.

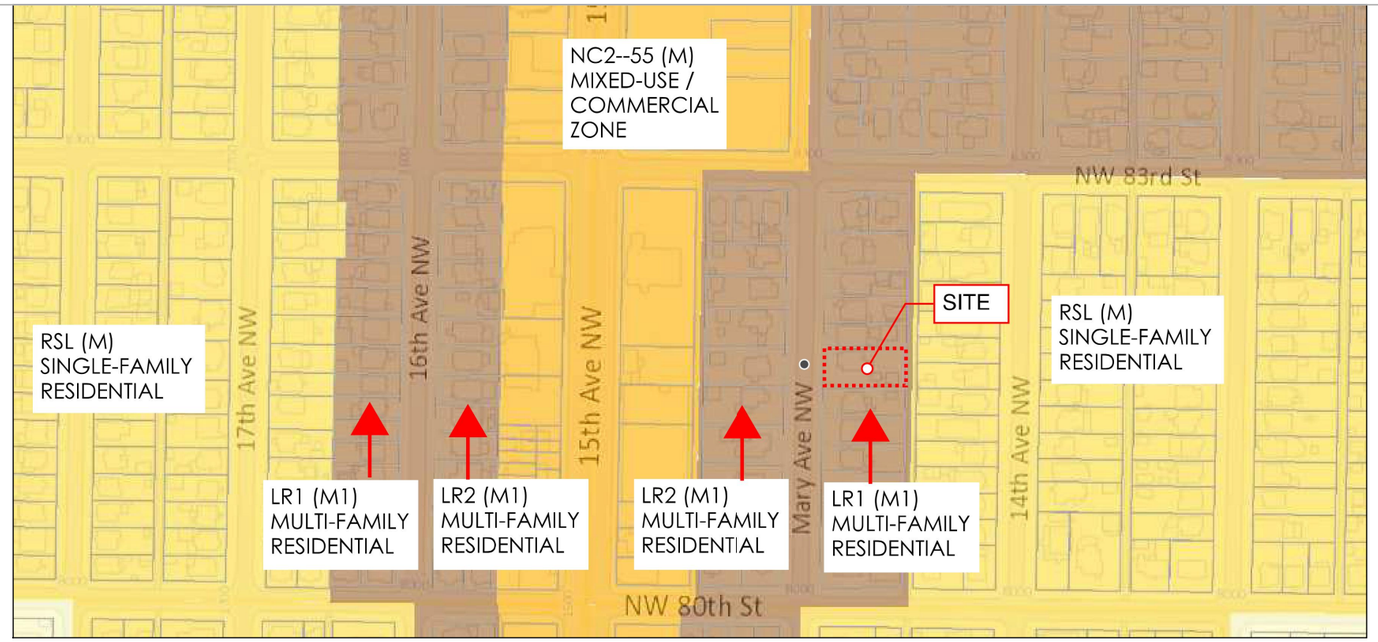
The nearby context of consists of single family dwellings with individual entries and front yards as buffers between the street. Many houses have garages with driveways accessed from Mary Avenue NW. This project would propose to reflect this context, however the parking would be located off of the alley and will maximize front yard amenity space.

NEIGHBORING RSL ZONE:
RSL zones are areas that allow for the development of one or more dwelling units in small-scale structures on lots in urban villages. RSL zones allows for a broader range of housing types through new development and conversion of existing single-family houses into multiple dwelling units. Lots can have attached or stacked principal dwelling units, which is not allowed in SF 5000, SF7200, or SF 9600 zones

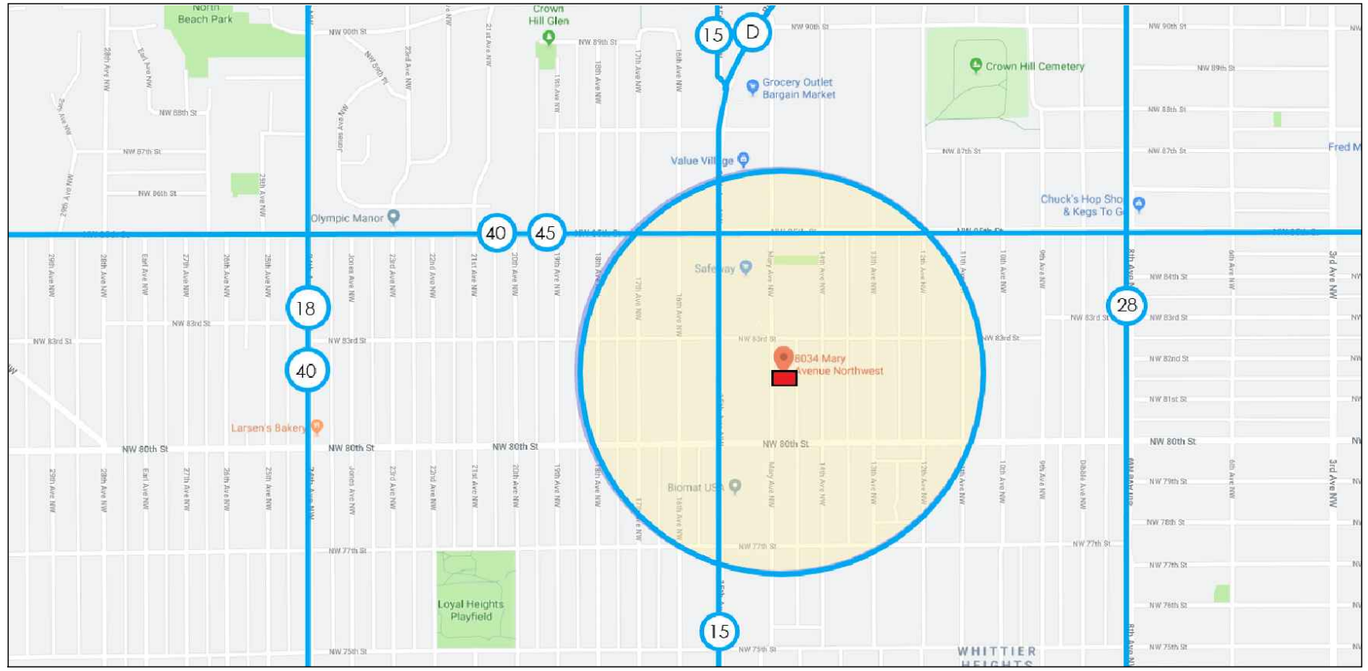
Properties across the alley from the project site, are zoned RSL and currently consist of single-family residences, 1-3 stories tall. Lots immediately across the alley from the project site currently have older 1-story single family residences that are located toward the front of their lot. One has a detached garage off of the alley .

The proposed project would locate parking off of the alley. This would create a larger setback from building masses to the alley and the current neighboring structure as well as with future developement across the alley. Future developments on those lots could build with a zero foot setback to the alley up to 30' high above grade.

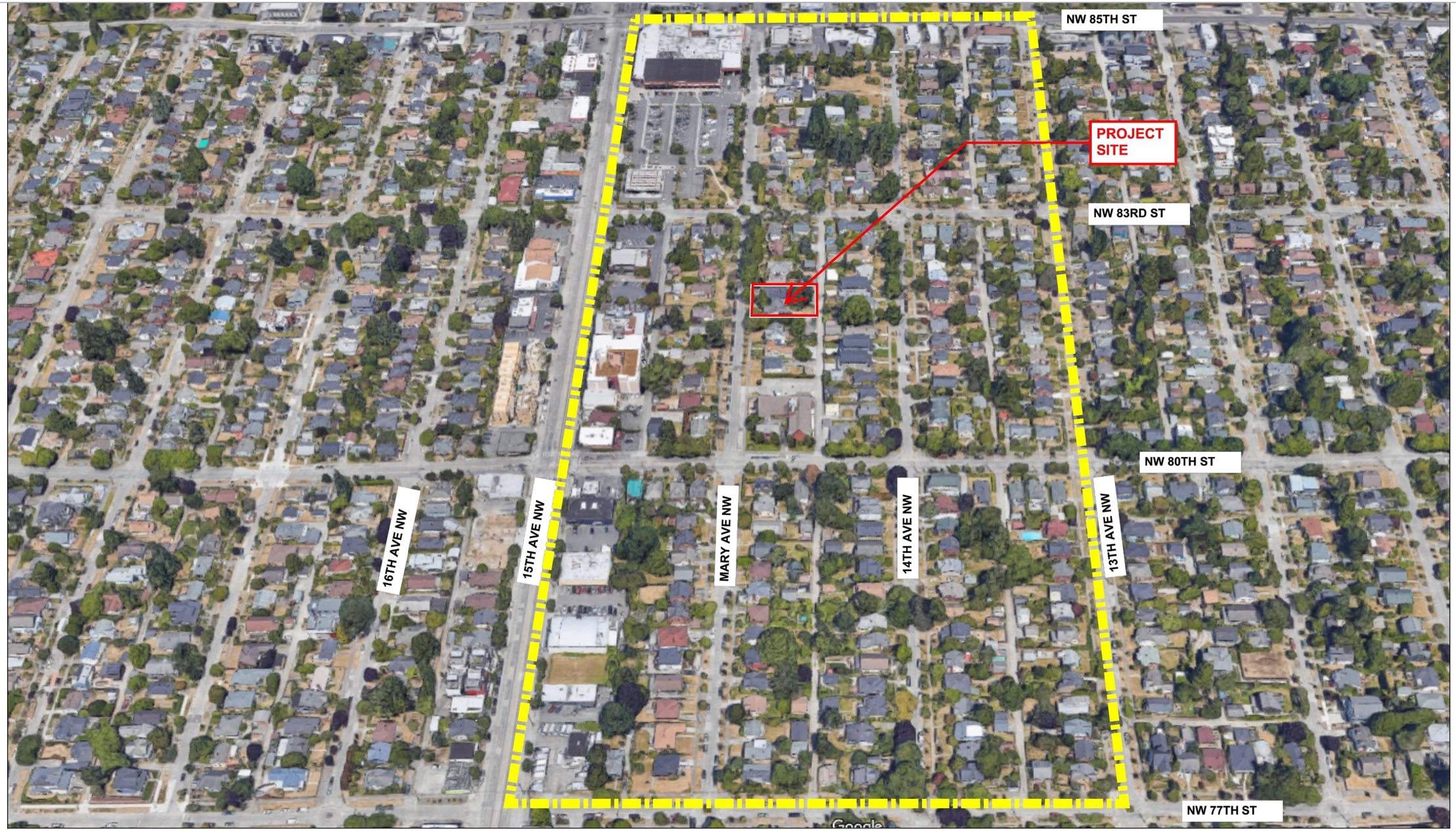
PUBLIC TRANSPORTATION
The project is located in an area with access to several publis transit routes within $\frac{1}{4}$ mile radius. The site is also within easy walking distance to the retail along 15th avenue. The site is not located within the frequent transit area, Urban Center, or Urban Village.



SDCI GIS MAP - Zoning



BUS ROUTES WITHIN 1/4 MILE RADIUS OF SITE

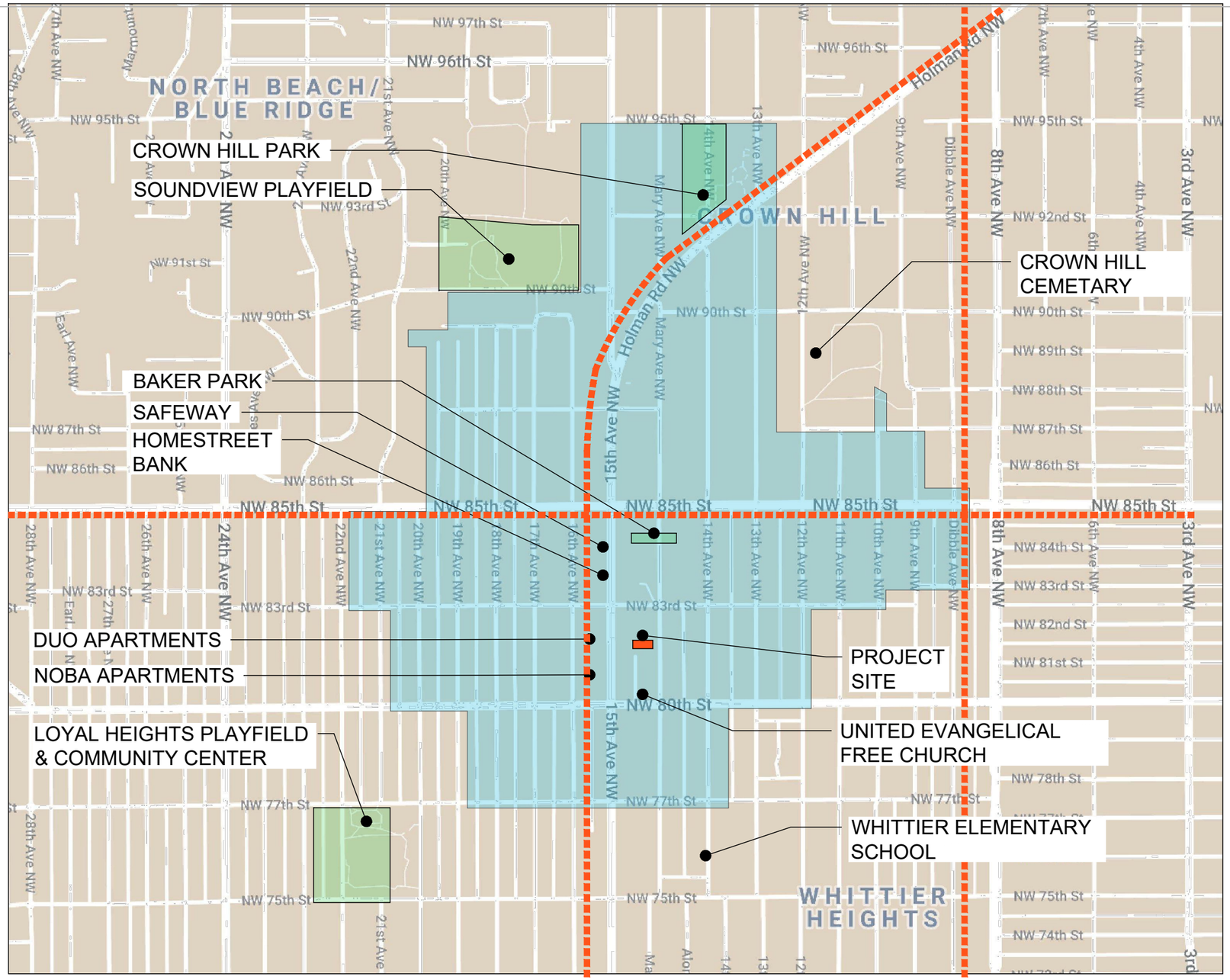


AXONOMETRIC PHOTO OF 9-BLOCK AREA SURROUNDING THE PROJECT SITE

VICINITY MAP

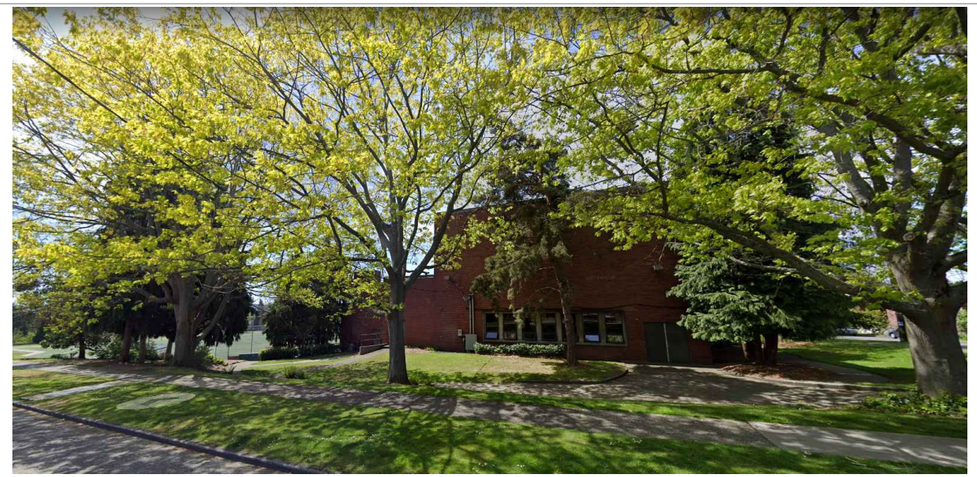
The project is located in an area with access to several publis transit routes within $\frac{1}{4}$ mile radius. The site is also within easy walking distance to the retail along 15th avenue. The site is located within a Residential Urban Village which is a frequent transit area.

The surrounding neighborhood consists of a mix of older single family homes, new apartment buildings, and commercial space.



KEY:

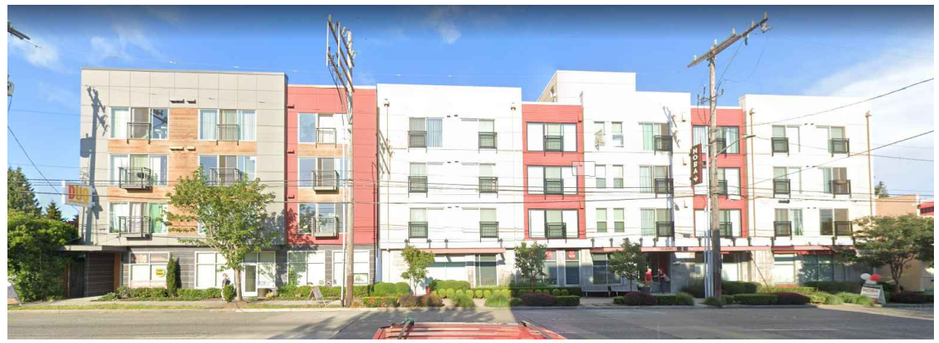
- PROJECT SITE
- PARKS
- RESIDENTIAL URBAN VILLAGE
- LANDMARKS
- PRIMARY ACCESS ROADS



LOYAL HEIGHTS COMMUNITY CENTER AND PLAYFIELD



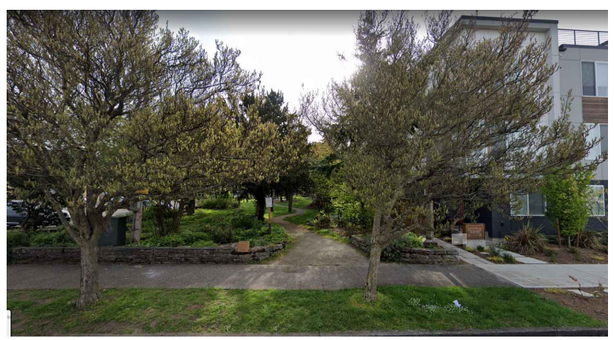
WHITTIER ELEMENTARY SCHOOL



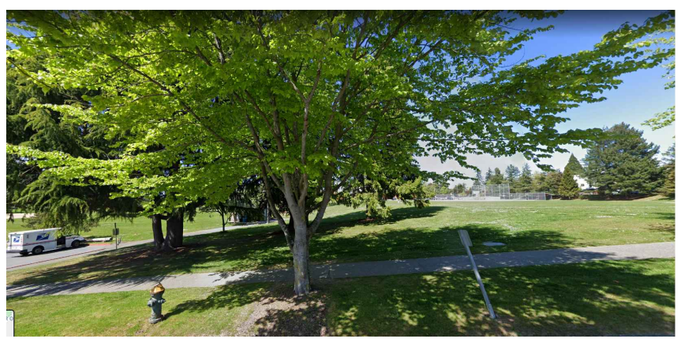
DUO APARTMENTS (LEFT) AND NOBA APARTMENTS (RIGHT)



SAFEWAY



BAKER PARK



SOUNDVIEW PLAYFIELD



HOMESTREET BANK (COMMERCIAL ON 15TH AVE NW)

NEIGHBORHOOD DESCRIPTION

The site is located in the Ballard neighborhood and is primarily comprised of detached single-family homes and church at the end of the block. The major arterial streets in the area are 15th Avenue NW and NW 85th Street. There are several restaurants, grocery stores, and shops in easy walking distance, along with multiple transit options including the Rapid Ride D line. Recent development in the area includes several large modern apartment buildings on 15th Avenue and townhouses on the next block north on Mary Avenue. , while recent development on the street is primarily single-family residences and attached townhouses on the block to the north on Mary Avenue. The neighborhood is primarily a mix of different types of traditional styles with newer development in more contemporary styles.



MARY AVE NW
LOOKING WEST



MARY AVE NW
LOOKING EAST



SUBJECT SITE



MARY AVE NW LOOKING WEST

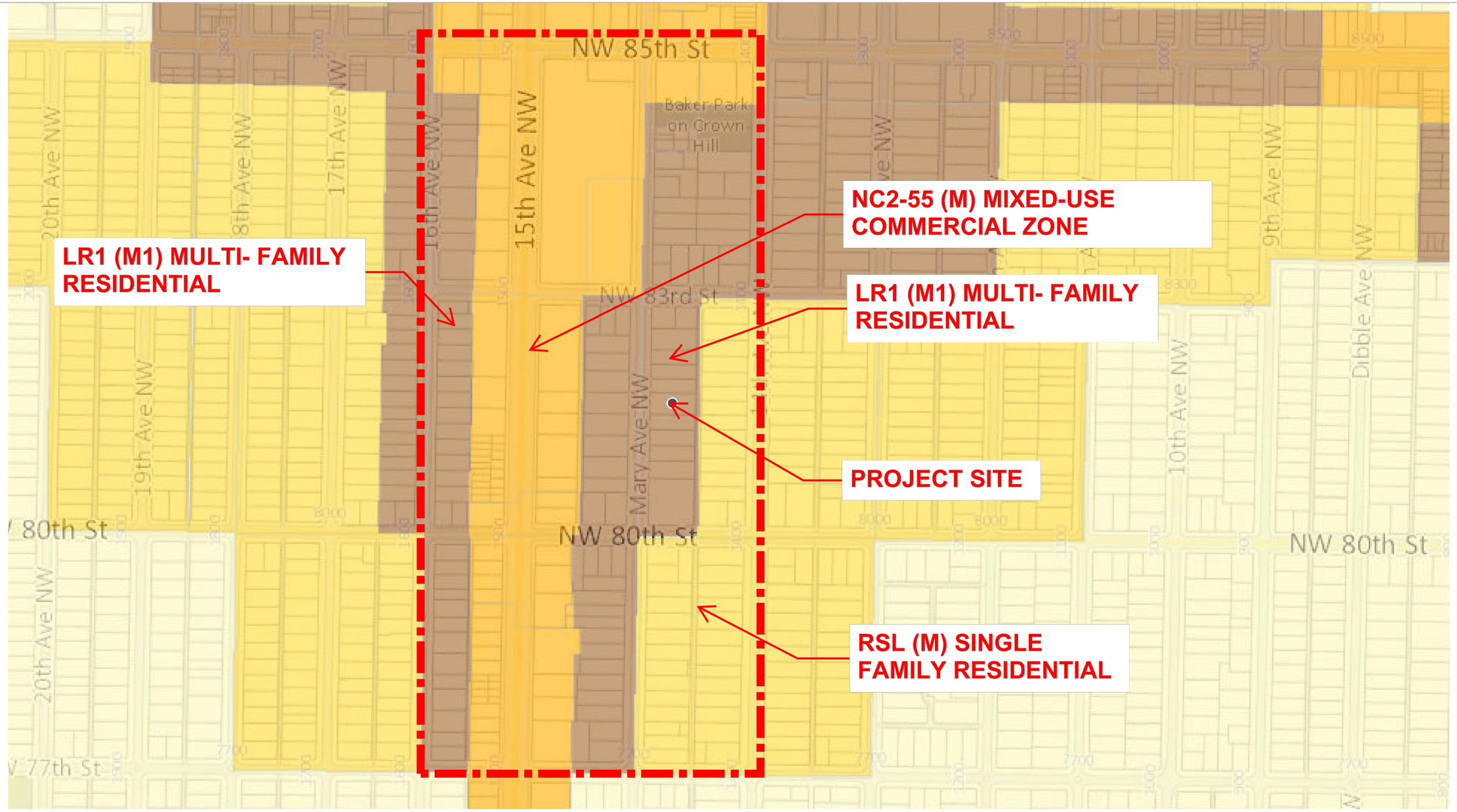
ACROSS FROM SUBJECT SITE



MARY AVE NW LOOKING EAST



EXISTING USES AND STRUCTURS WITHIN 9-BLOCK AREA SURROUNDING THE PROJECT SITE



ZONING OF 9-BLOCK AREA SURROUNDING THE PROJECT SITE

ZONING DATA:

ZONE: LR1 (M1)
OVERLAYS: CROWN HILL RESIDENTIAL URBAN VILLAGE

FREQUENT TRANSIT SERVICE AREA: YES

SITE AREA: 7,616 SF

SMC 23.45.510 FLOOR AREA RATIO
TABLE A ALLOWED: 7,616 SF X 1.3 = 9,900 SF
PROPOSED: 9,381 SF

SMC 23.45.512 DENSITY LIMITS - LR ZONES
ALLOWED: 1 / 1,300 SF = 7,616 / 1,300 = 5.85 = 6 UNITS
PROPOSED: 6 UNITS

SMC 23.45.514 STRUCTURE HEIGHT
TABLE A ALLOWED: 30 FT ABOVE AVERAGE GRADE
D1 PITCHED ROOFS MAY EXTEND 5' ABOVE THE HEIGHT LIMIT
I2 PARAPETS AND OPEN RAILINGS MAY EXTEND 4' ABOVE THE HEIGHT LIMIT
I4A STAIR PENTHOUSES MAY EXTEND 10' ABOVE THE HEIGHT LIMIT.
PROPOSED: 30 FT

SMC 23.45.518 SETBACKS
TABLE A REQUIRED:
FRONT: 7'-0" AVERAGE, 5'-0" MIN.
REAR : 7'-0" AVERAGE, 5'-0" MIN.
SIDE: 5'-0"

F SEPARATIONS BETWEEN MULTIPLE BUILDINGS
ALLOWED: 10 FT
PROPOSED: 10'

SMC 23.45.522 AMENITY SPACE
A REQUIRED: 25% OF LOT AREA = 25% X 7,616 SF = 1,904 SF
PROPOSED: 1,031 SF (GROUND) + 1,282 (ROOF DECKS) = 2,313 SF

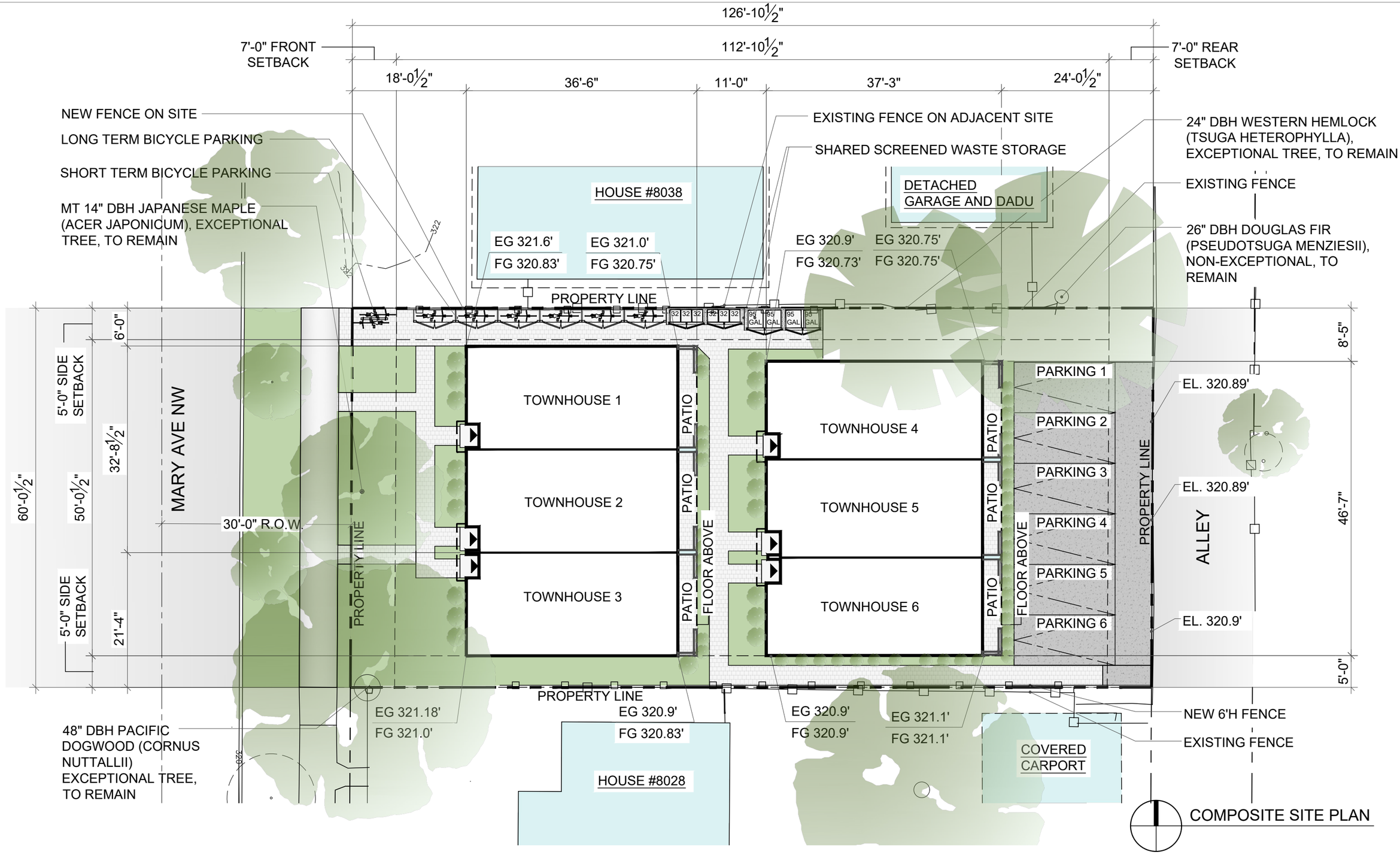
SMC 23.45.527 STRUCTURE WIDTH IN LR1 ZONE
A ALLOWED: 60'-0"
PROPOSED: 49'-0"

SMC 23.45.527 FACADE LENGTH IN LOWRISE ZONES
B ALLOWED: 65% OF LOT DEPTH FOR ALL PORTIONS WITHIN 15 FT OF SIDE LOT LINE
=65% X 126'-10 1/2" = 82.4'
PROPOSED: 73'-9"

SMC 23.54.015 REQUIRED PARKING
TABLE B- M REQUIRED: 0 - LOT IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA.
PROVIDED: 6 SURFACE PARKING

BIKE PARKING
REQUIRED: LONG TERM =1 PER UNIT = 6 REQUIRED
SHORT TERM = 1 PER 20 UNITS = 2 REQUIRED
PROVIDED: 6 LONG TERM, 2 SHORT TERM

SMC 23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
A.1 REQUIRED: (1) STORAGE AREA PER DWELLING UNIT THAT HAS A MINIMUM DIMENSION OF 2'-0" X 6'-0"
PROPOSED: SHARED WASTE STORAGE
(3) 95 GAL RECYCLE CARTS
(1) 95 GAL YARD/COMPOST CART
INDIVIDUAL UNIT WASTE STORAGE:
32 GAL GARBAGE CARTS (ONE PER UNIT)


126'-10½"
112'-10½"
7'-0" FRONT SETBACK
7'-0" REAR SETBACK
18'-0½"
36'-6"
11'-0"
37'-3"
24'-0½"
NEW FENCE ON SITE
LONG TERM BICYCLE PARKING
SHORT TERM BICYCLE PARKING
MT 14" DBH JAPANESE MAPLE (ACER JAPONICUM), EXCEPTIONAL TREE, TO REMAIN
EXISTING FENCE ON ADJACENT SITE
SHARED SCREENED WASTE STORAGE
24" DBH WESTERN HEMLOCK (TSUGA HETEROPHYLLA), EXCEPTIONAL TREE, TO REMAIN
EXISTING FENCE
26" DBH DOUGLAS FIR (PSEUDOTSUGA MENZIESII), NON-EXCEPTIONAL, TO REMAIN
HOUSE #8038
DETACHED GARAGE AND DADU
EG 321.6'
FG 320.83'
EG 321.0'
FG 320.75'
EG 320.9'
FG 320.73'
EG 320.75'
FG 320.75'
PROPERTY LINE
95 GAL
32
6'-0"
8'-5"
5'-0" SIDE SETBACK
MARY AVE NW
TOWNHOUSE 1
TOWNHOUSE 2
TOWNHOUSE 3
TOWNHOUSE 4
TOWNHOUSE 5
TOWNHOUSE 6
PATIO
FLOOR ABOVE
PARKING 1
PARKING 2
PARKING 3
PARKING 4
PARKING 5
PARKING 6
EL. 320.89'
EL. 320.9'
ALLEY
PROPERTY LINE
60'-0½"
50'-0½"
32'-8½"
30'-0" R.O.W.
21'-4"
46'-7"
5'-0"
EG 321.18'
FG 321.0'
EG 320.9'
FG 320.83'
EG 320.9'
FG 320.9'
EG 321.1'
FG 321.1'
NEW 6'H FENCE
EXISTING FENCE
48" DBH PACIFIC DOGWOOD (CORNUS NUTTALLII) EXCEPTIONAL TREE, TO REMAIN
HOUSE #8028
COVERED CARPORT
COMPOSITE SITE PLAN

DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES:

The intent of design standards is to achieve the following goals:

1. **Enhance street-facing and side facades to provide visual interest, promote new development that contributes to an attractive streetscape, and avoid the appearance of blank walls along a street or adjacent residential property;**

   The proposed project has a massing that recesses back at the upper floor and entry as well as between units. The street facade has large windows and upper floor decks and uses a materials with texture like lap siding and cedar siding and metal railing to add further dimension to the facade.

2. **Foster a sense of community by integrating new pedestrian-oriented multifamily development with the neighborhood street environment and promoting designs that allow easy surveillance of the street by area residents;**

   Each street-facing units has an entry and large windows directly facing the street with walkway access to provide easy surveillance of the street.

3. **Promote livability in multifamily areas by providing a sense of openness and access to light and air; and**

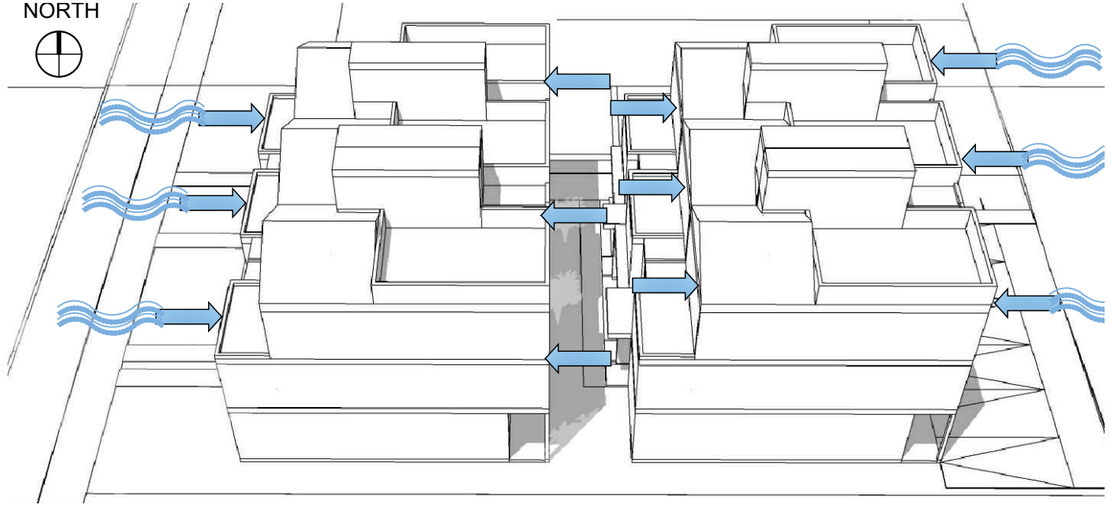
   The street facing units have large front yards which also serve to protect the exceptional trees that will remain. The rear units are separated by a landscaped courtyard and will have small front yards. All units have small covered rear patios, 3rd floor decks off the master bedroom, and roof decks.

4. **Encourage the compatibility of a variety of housing types with the scale and character of neighborhoods where new multifamily development occurs.**

   The proposed design street facing facades have been design to reduce perceived mass from the street and use a roofline that is reflective of the neighborhood. In this design, the street facade has a 2-story massing with a small deck above. Multiple pitched roofs are used to along with entries that are covered and recessed to add dimension and delineate the individual units.



PROPOSED STREET-FACING FACADE



ALL UNITS WILL HAVE OPERABLE WINDOWS AND OPPORTUNITY FOR NATURAL VENTILATION.

ITEM BY ITEM RESPONSE TO SPECIFIC GUIDANCE FROM THE EDG REPORT:

1. **MASSING AND CONTEXT:**
   a. **MASSING OPTIONS:** staff supports option 2 due to its third story step-back along the street frontage, which reduces the perceived building mass along the streets and better relates to the heights of surrounding single-family dwellings than options 1 and 3. (cs2-d-4. massing choices, dc2-a-2. reducing perceived mass).
   RESPONSE*: Option 2 has been developed for this proposal.*

   b. **BALCONY FRONTAGE.** Maintain the functionality of the third floor step-back along the street frontage for a balcony, which will add activity to the street frontage (pl2-b-1. eyes on the street).
   RESPONSE*: Third floor balconies have been maintained*.

   c. **PITCHED ROOFS**. The use of pitched roofs along the street-facing façade further reduces the perceived mass along the street frontage and relates to surrounding residential character. Consider extending pitched roofs over balcony areas along the street frontage to add façade legibility and provide weather protection for balcony
   space (pl2-c. weather protection, dc2-c-2. dual purpose elements, dc2-a-2. reducing perceived mass).
   RESPONSE: *The street-facing facades have pitched roofs and the flat-roof decks and stair penthouses are located on the east side of the townhouses, away from the street. an awning has been added to provide some weather cover as well as privacy between units.*

   d. **ZONE TRANSITION.** Maintain an east building façade height along the rear yard parking area that is compatible with the maximum permitted height of 30 feet for the adjacent rsl (m) zone (dc2-d-3. zone transitions).
   RESPONSE: *The east townhouses east facade has been revised to have open rails above a low parapet to reduce the perceived height of the facade. The parapet extends to the 30 foot maximum height allowed for this zone and for the neighboring rsl zone. In addition, the east townhouse is setback from the east property line 23'-8" where the required setback is 7 feet. This additional setback helps to transition from the lr1 zone to the adjacent rsl zone.*

2. **BUILDING DESIGN**
   a. **COURTYARD ENTRIES**. Within the courtyard, where primary entrances to the east building will have proximity to the rear patios of the west building, ensure sufficient privacy for the west building rear patios while providing prominent and legible east building front entrances (pl3-b-1. security and privacy, dc2-e-1. legibility and flexibility, dc3-b-1. meeting user needs).
   RESPONSE: *The west townhouse units patios have wooden screen dividers to provide a layer of privacy. In addition, planting is provided in the center courtyard to provide another layer of separation. The east unit entries are made prominent with projecting awnings and recessed entries.*

   b. **STREET-FACING ENTRIES**. The conceptual massing model for option 2 appears to show one-story wing walls on the street-facing façade to provide privacy to entrances. The wing walls appear extraneous with the proposed entrance wall indentation. Please remove or reduce the wing wall depth to remain behind the front façade (pl3-b-2. ground-level residential, dc2-b-1. façade composition).
   RESPONSE: *The two foot wing wall that provides privacy between the adjacent townhouse units entries extends to be aligned with the front facade. It does not continue to the floors above.*

   c. **ROOF DECKS.** Maintain parapet wall edges to roof decks along north and south exterior walls for privacy to adjacent lots (cs2-d-5. respect for adjacent sites).
   RESPONSE: *Parapets are maintained along the north and south exterior walls to provide privacy.*

   d. **BALCONY PRIVACY.** If privacy walls or screens are intended to be used between the third floor balconies for the west building, ensure that they maintain the legibility of the third floor massing step-back from the street frontage (dc2-e-1. legibility and flexibility)
   RESPONSE: *The privacy features between 3rd floor balconies are stepped back from facade so that they don't contribute to the mass of the facade and still provide some weather projection.*

3. **BUILDING MATERIALS**
   a. **MATERIALS - Front façade**: Ensure that the application of exterior building materials on the street-facing façade complements the massing pattern shown for option 2. Application of exterior building materials should differentiate entrance indentations from the rest of the front façade (pl3-b-2. ground-level residential, dc2-e-1. legibility and flexibility).
   RESPONSE: The materials used on the front facade are located to define the separate building masses and indentations. Cedar siding is proposed to highlight the entry areas within the facade. Since the street-facing façade has a massing that groups floors 1-2 and the rear façade has a mass that groups floors 2-3, the lap siding pattern was simplified to one exposure type and dark contrasting eaves are used to visually break up the masses. Smooth hardi-panel is used to provide visual grouping of windows and provide contrast.

(CONTINUED)
ITEM BY ITEM RESPONSE TO SPECIFIC GUIDANCE FROM THE EDG REPORT:

b. **MATERIALS** - Side facades: Accentuate massing shifts on the side façades through the wrapping of materials and window patterns from the front façade. (dc2-b-1. façade composition, dc2-d-1. human scale).
RESPONSE: The street-facing façade has a massing that groups floors 1-2 and the rear façade has a mass that groups floors 2-3. In order to bridge the transition on the sides, dark contrasting eaves and wall accents visually break up the masses and group windows. Light colored lap siding pattern wraps from front to the sides of the structure. The windows from front to sides were not grouped with these accents as they do not have aligning sills.

In addition, cedar screens/siding is used as an accent at the street façade and west patios to provide a material accent to the units rear patios and break up some of the ground floor mass at on the sides.

4. **SITE PLANNING AND LANDSCAPING**

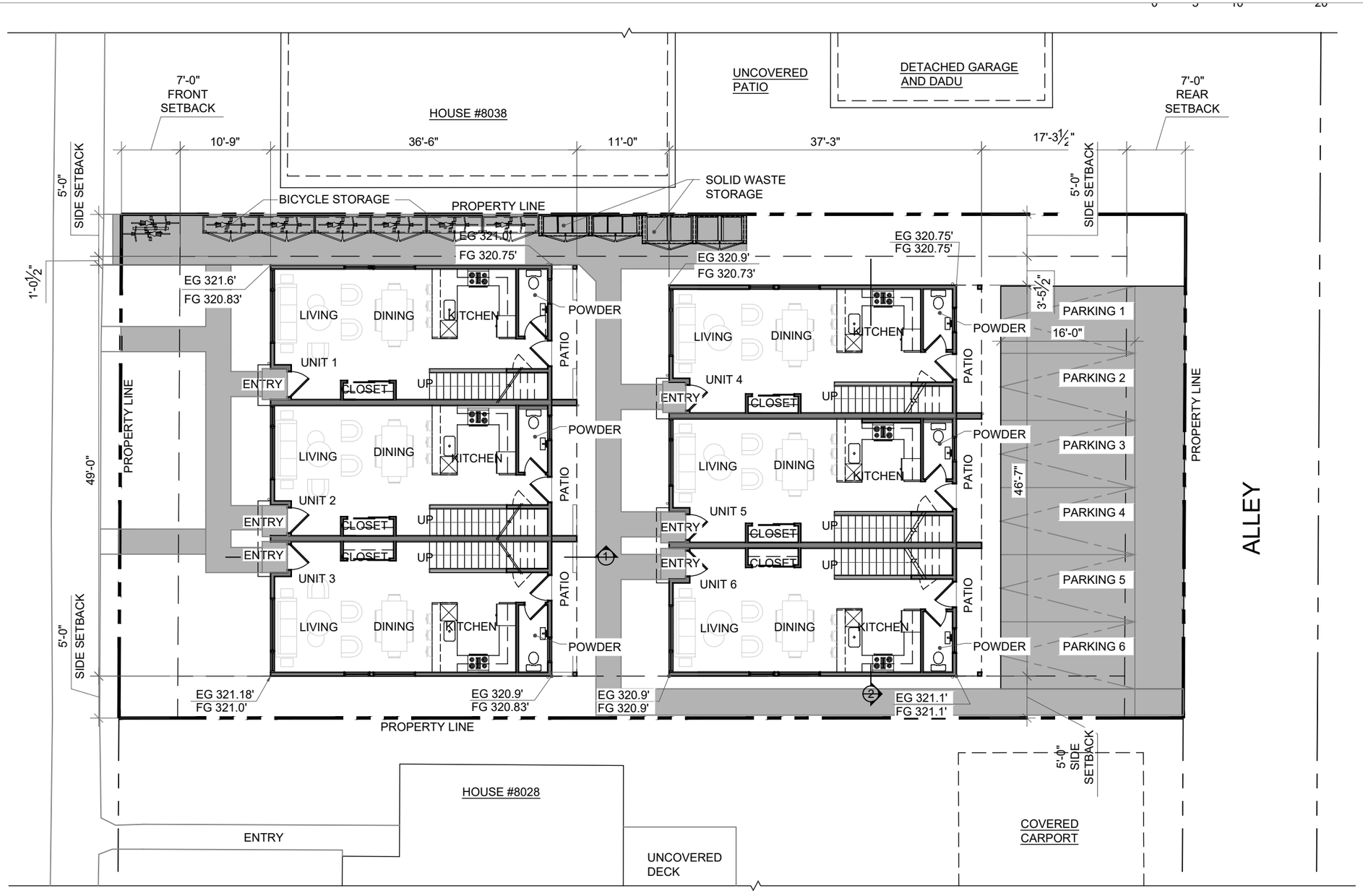
a. **TREE PROTECTION**. It is unclear from the packet that sufficient tree protection is provided for the exceptional tree near the northeast corner of the site. The recommendation packet will need to illustrate how the proposed design complies with tree protection requirements of smc 25.11. Consider shifting the adjacent walkway to the south side of the east building, shifting the footprint of unit 4 to the west, and reducing the size of the parking area to increase pervious surface for the exceptional tree (cs1-d-1. on-site features).
RESPONSE: *A diagram has been provided in this plan set (see sheet a1.7) to demonstrate the intrusion into the root zone and tree protection during construction. The walkway was located at the north side of the property in order to protect the exceptional dogwood tree located at the southwest side of the property. The walkway has been re-routed to reduce intrusion into the root zones of the exceptional trees in the northeast corner of the site.*

b. **BICYCLE PARKING.** The bicycle parking spaces in the northwest corner of the site likely require a structure with a roof. If the structure will remain in the front yard, ensure it has a subdued street presence. Otherwise, the structure should be grouped with the primary buildings or moved behind the front façade of the west building (pl4-b-2.bike facilities, dc1-c-2. visual impacts).
RESPONSE: *The long-term bicycle storage is within individual storage containers with roofs and locking doors. Due to the site constraints from the 4 exceptional trees impacting the site, some long-term parking is located in front of the front façade but is still behind the front setback. The short-term bicycle parking spaces are uncovered and are located in the front yard where they will be accessible and highly visible for visitor and short-term use.*

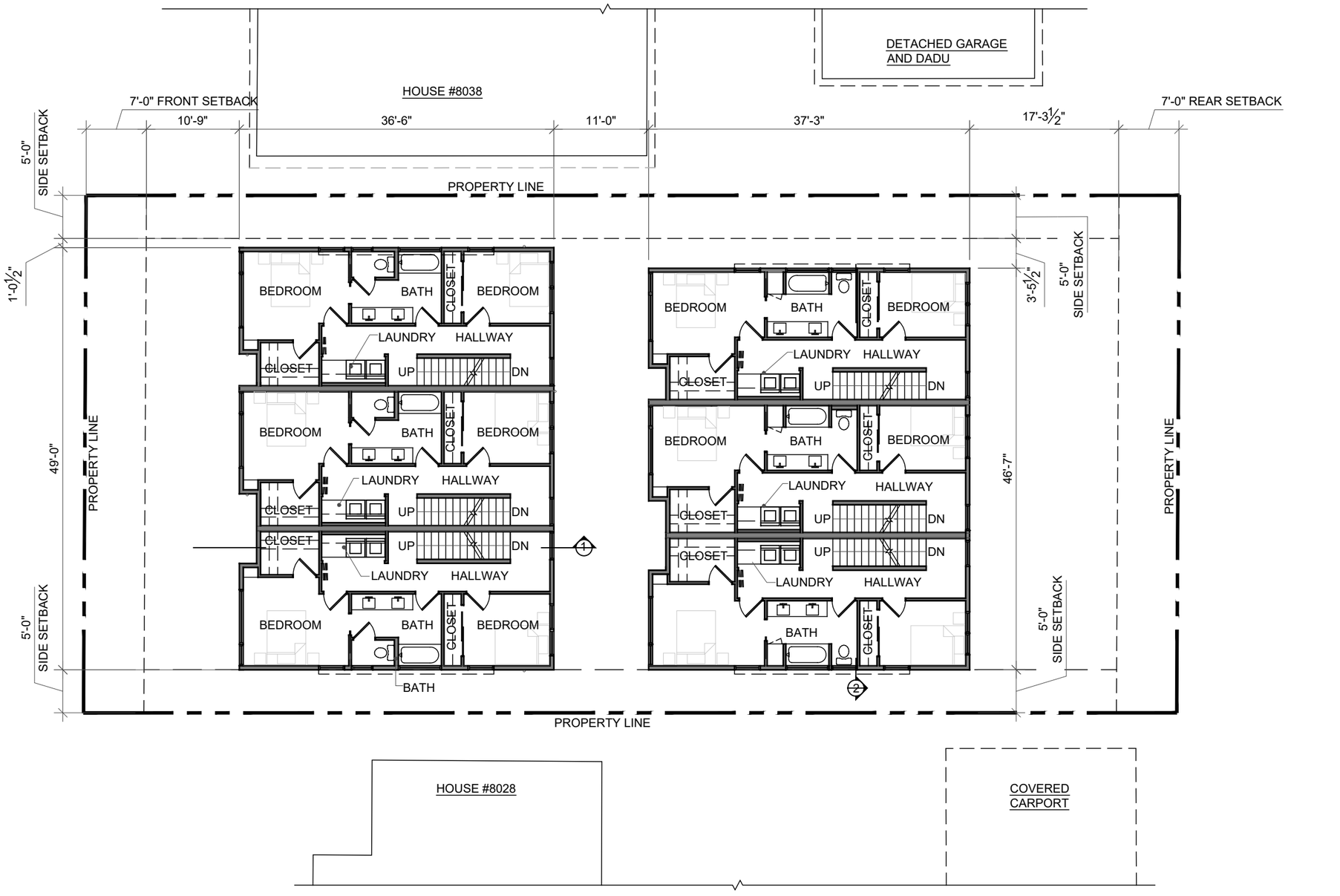
c. **WAYFINDING**. The rendering on the cover page shows the intent for a gate along the north walkway at the front façade of the west building. The presence of this gate combined with the bicycle parking and waste storage along the north walkway may add to confusion for visitors to the east building. Ensure that the north walkway provides sufficient visual wayfinding cues to mark it as an entrance to the east building units (pl2-d-1. design as wayfinding, pl3-a-2. ensemble of elements).
RESPONSE: *The gates have been removed to provide clear access to the east units from the street. Wayfinding signage will be provided and the north walkway widens and jogs to provide visual cues to travel east on the walkway access the east units. The walkway has been revised to avoid exceptional tree root intrusion and the path jogs from north to south by way of passing through the courtyard.*

d. **FRONT YARD LANDSCAPING**. Outside of the exceptional trees, the packet contains little information on the intent for landscaping within the site. Within the front yard, ensure that new landscaping is used to supplement the transition from the sidewalk to the building entrances and also to enhance the prominence of the north walkway without endangering the preservation of the existing exceptional trees (pl3-a-1. design objectives, cs1-d-1. on-site features).
RESPONSE: *The front yard transition from the sidewalk is enhanced by a large 18 foot setback from the property line where a 7 foot setback is required. This setback protects the existing trees that will remain. Planting is not allowed in the driplines of the exceptional trees that are to remain, however landscaping is provided in the remaining areas of the front yard to provide a transition from the sidewalk. In addition, planting areas are provided in front of each unit to enhance entry facade. the landscape plans are provided to show additional planting detail.*

e. **SIDE YARD LANDSCAPING**. Consider utilizing vertically-shaped foundation landscaping along the south building facades to aid in the visual transition of the three-story building height to the south side yard and to the adjacent property (cs2-d-2. existing site features, dc2-a-2. reducing perceived mass).
RESPONSE*: The proposed landscaping will help break down the verticality of the building with trees, shrubs, and plants of varying height. Please refer to the landscape plan for further details on the proposed plant selection.*



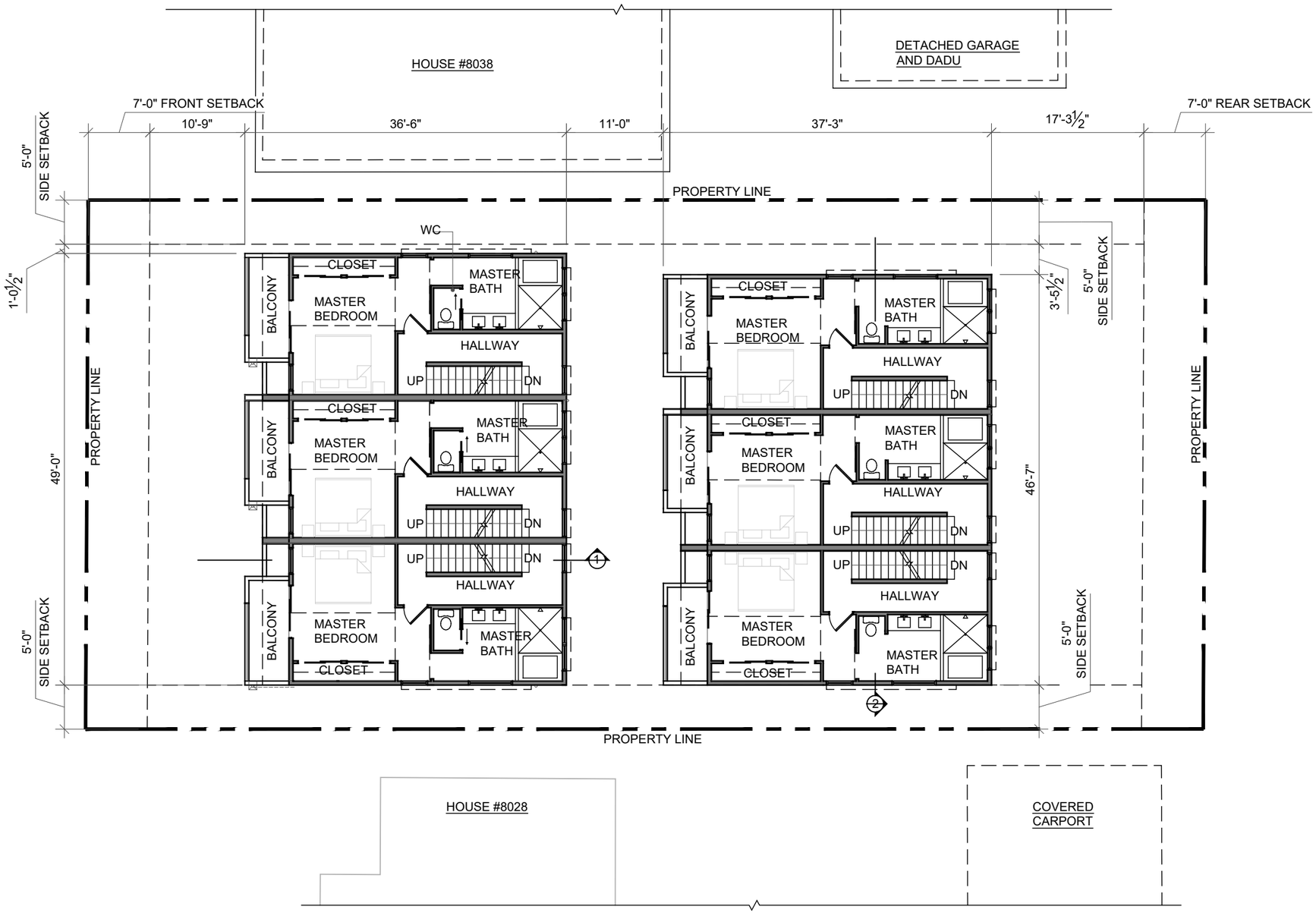
FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

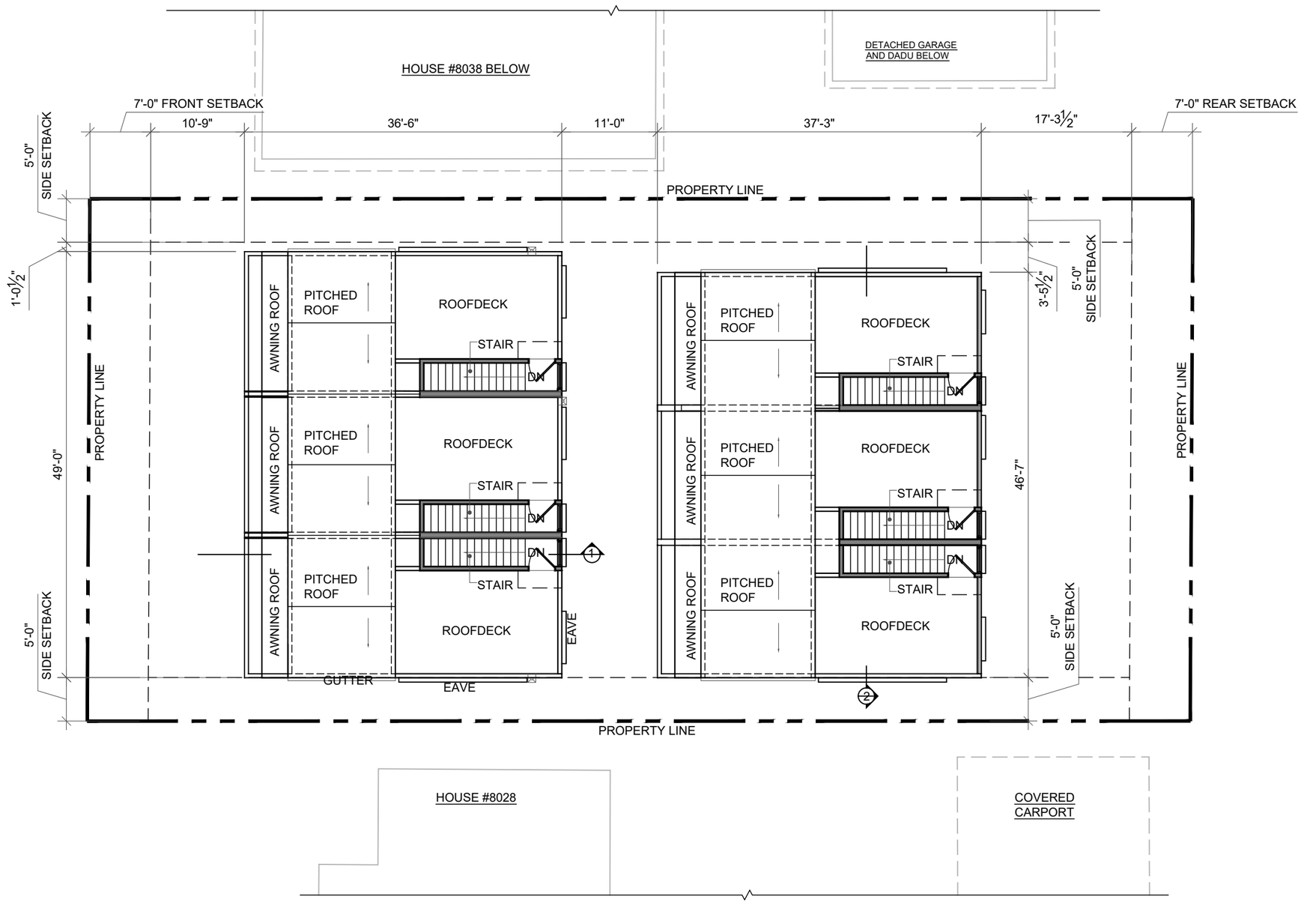
0 5' 10' 20'



THIRD FLOOR PLAN

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

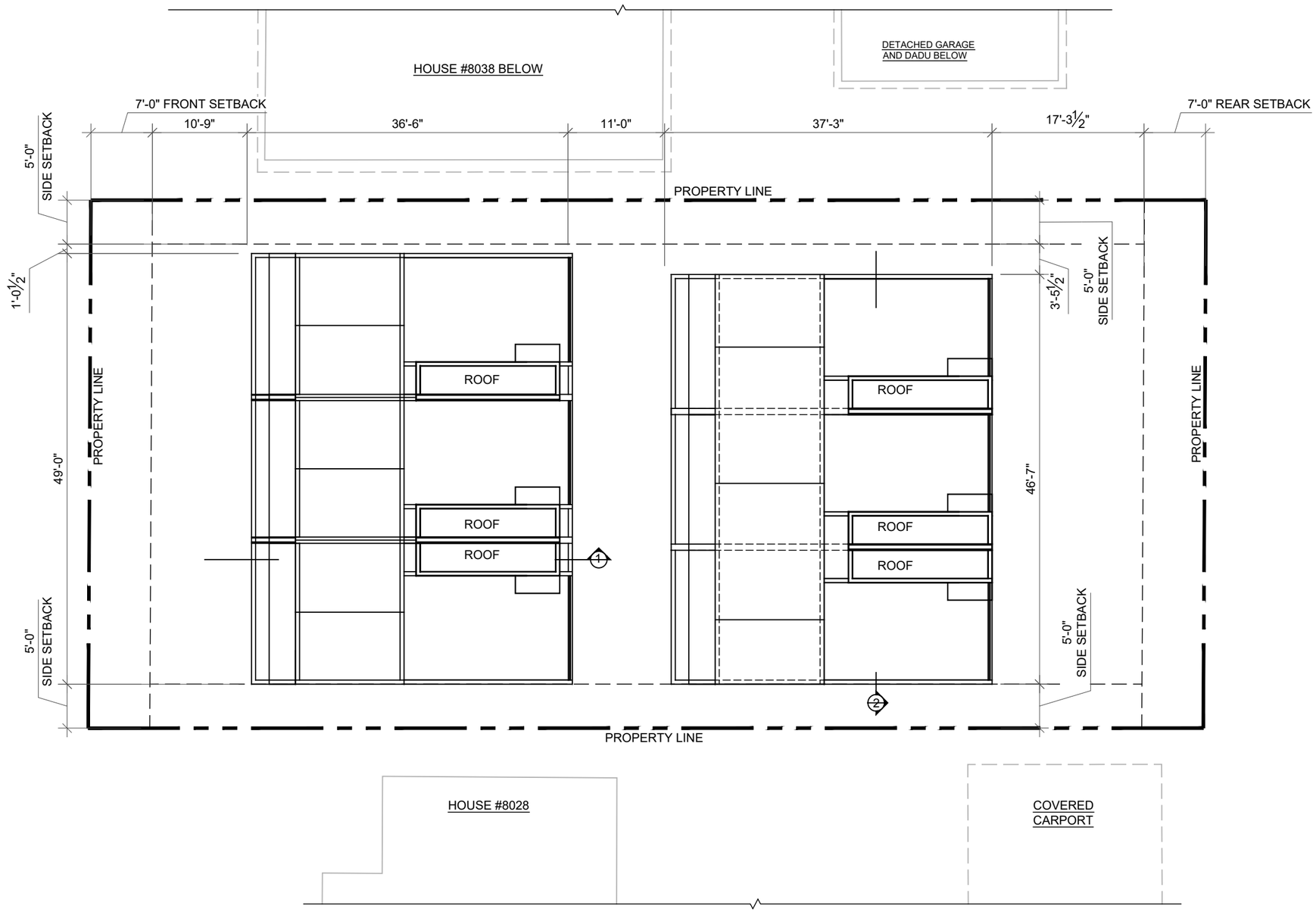
0 5' 10' 20'



ROOF PLAN

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

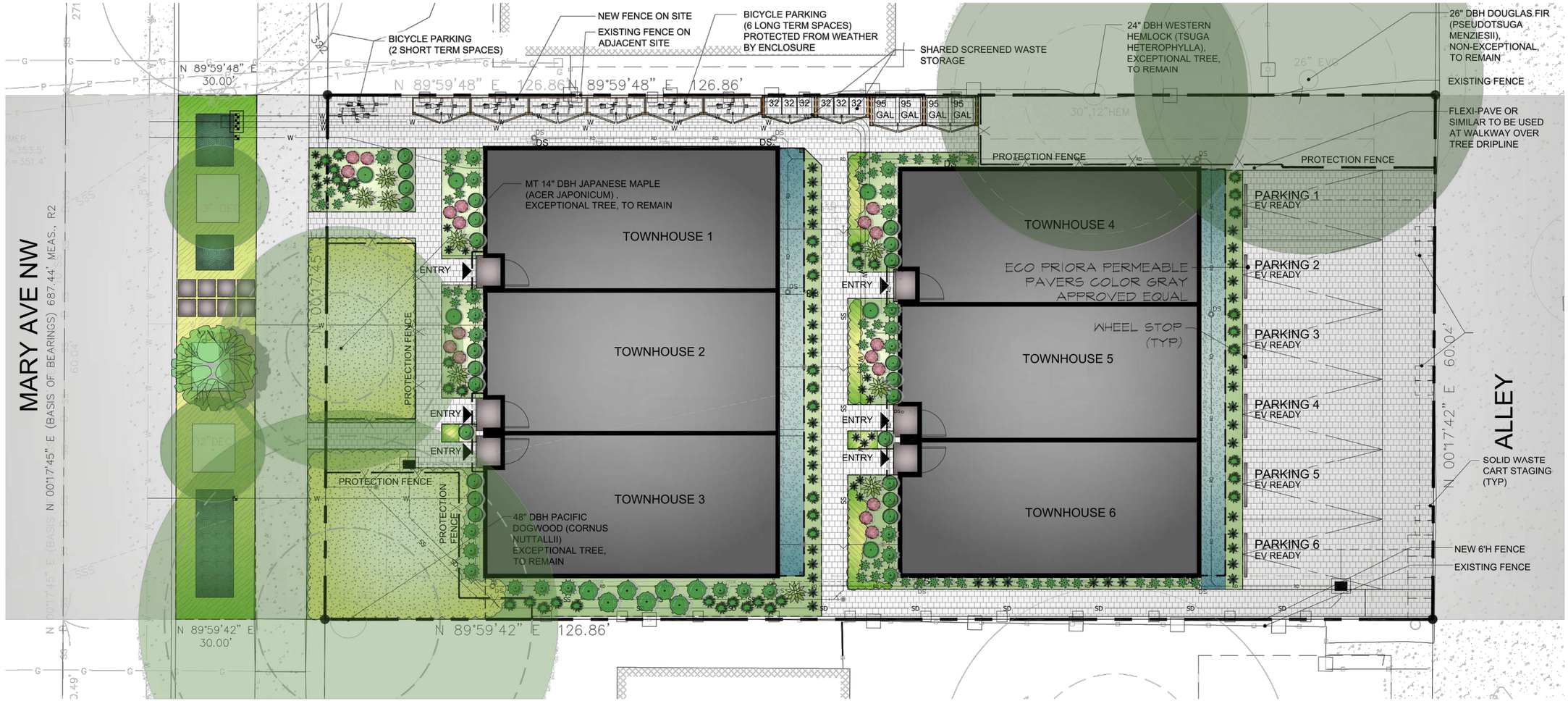
0 5' 10' 20'



STAIR PENTHOUSE ROOF PLAN

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

0 5' 10' 20'



LANDSCAPE PLAN

0 8 16 24 feet

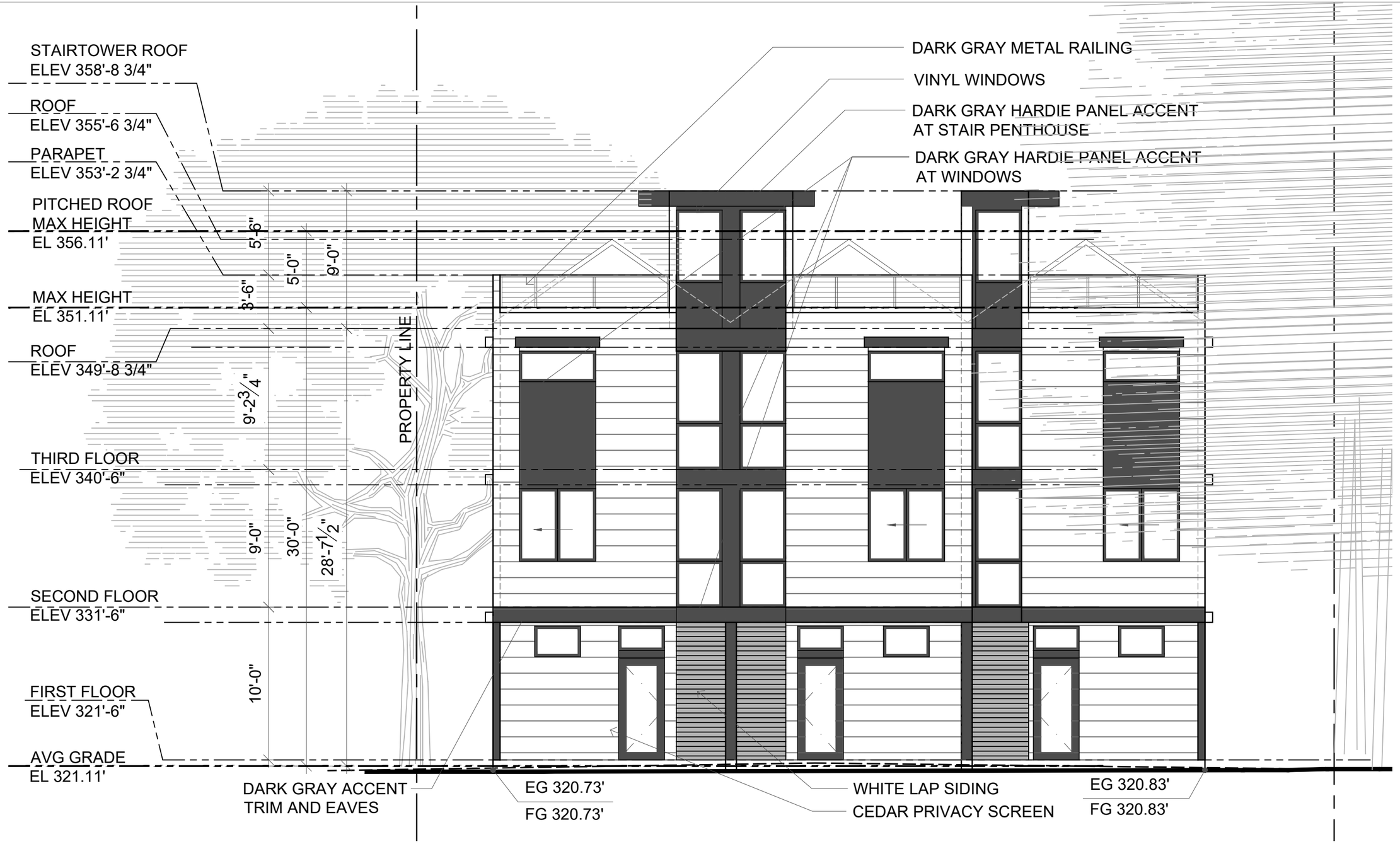
SCALE: 1/8" = 1'-0"



WEST TOWNHOUSE UNITS - WEST ELEVATION



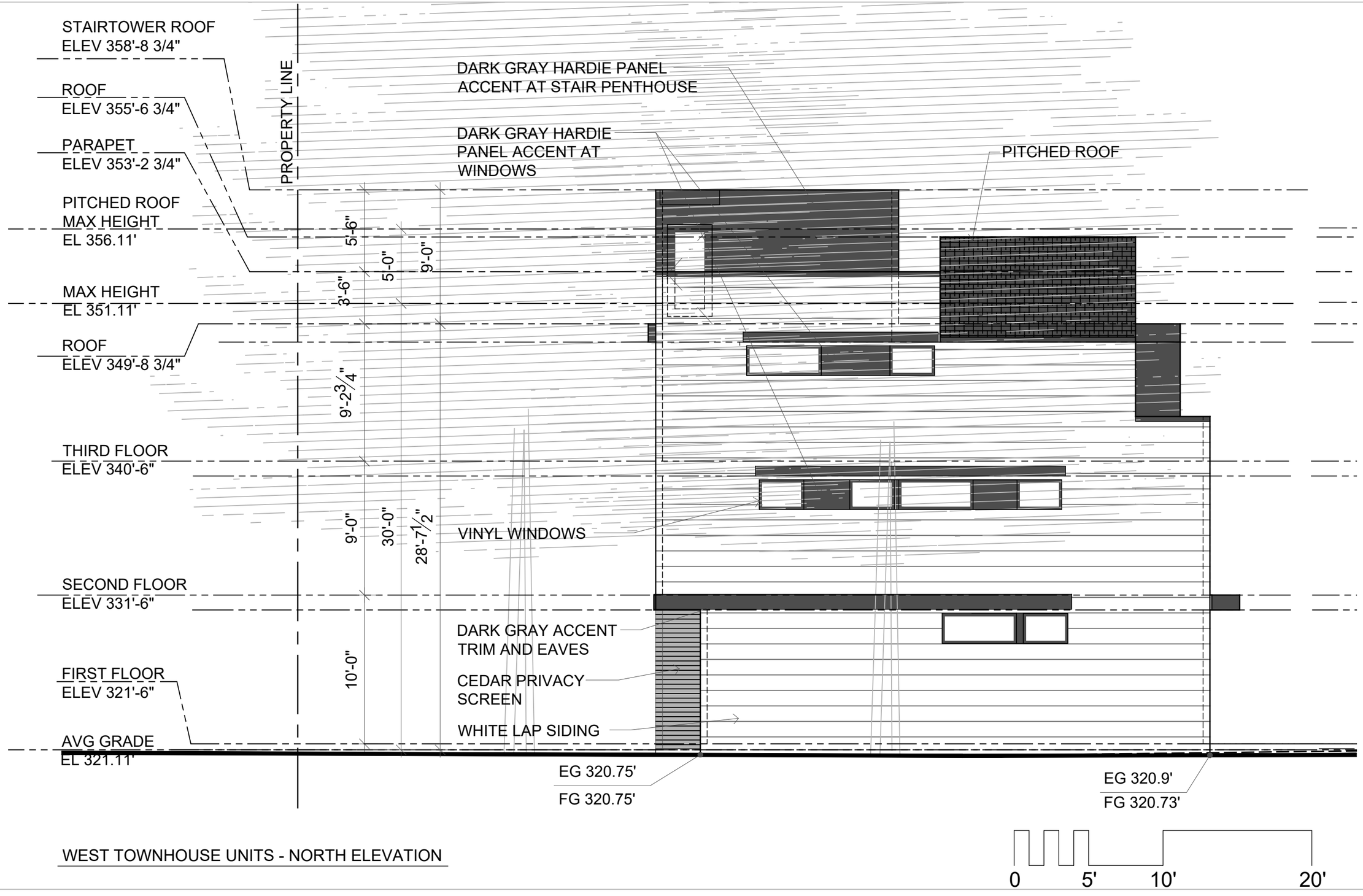
EAST TOWNHOUSE UNITS - WEST ELEVATION



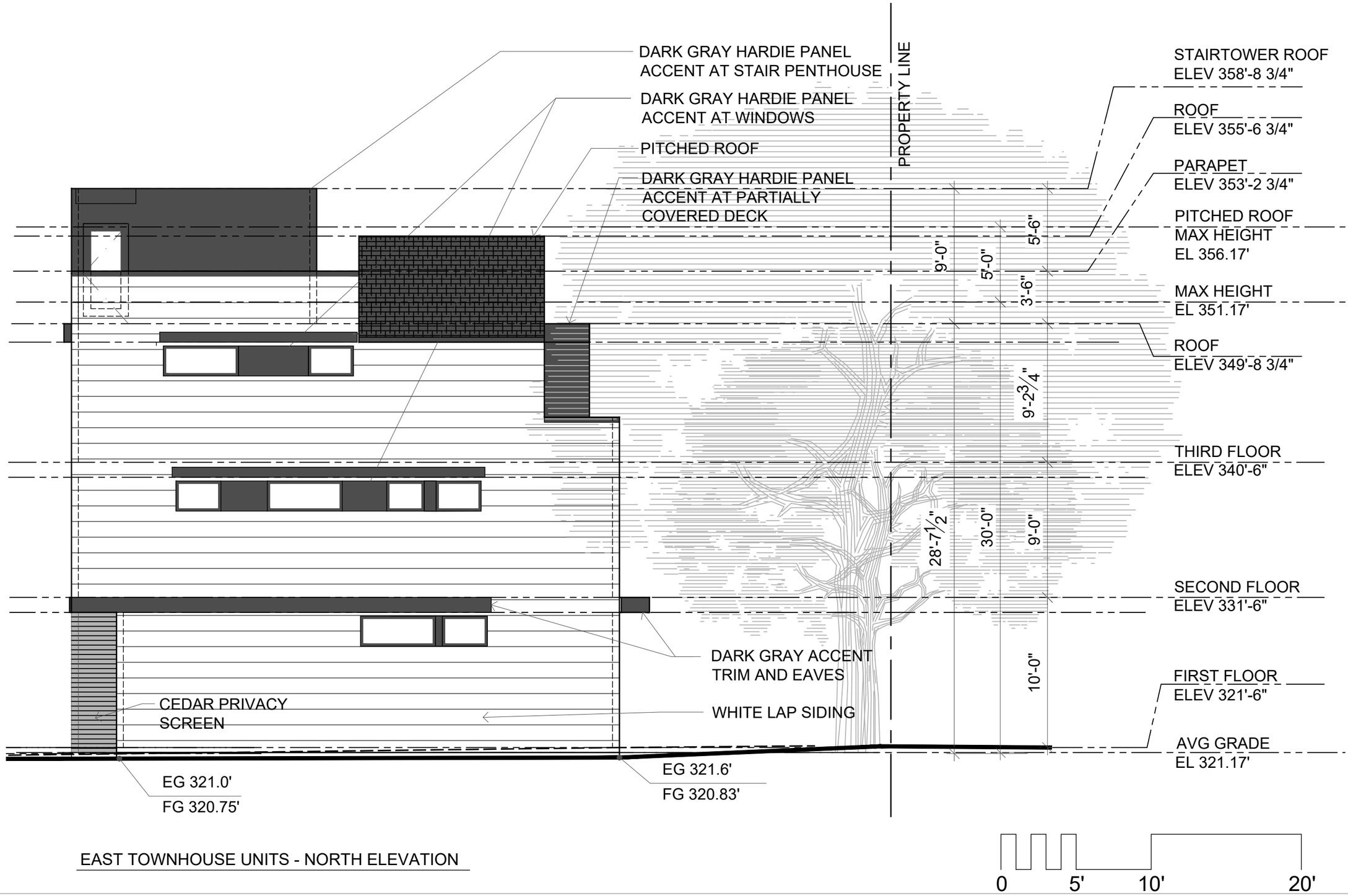
EAST TOWNHOUSE UNITS - EAST ELEVATION



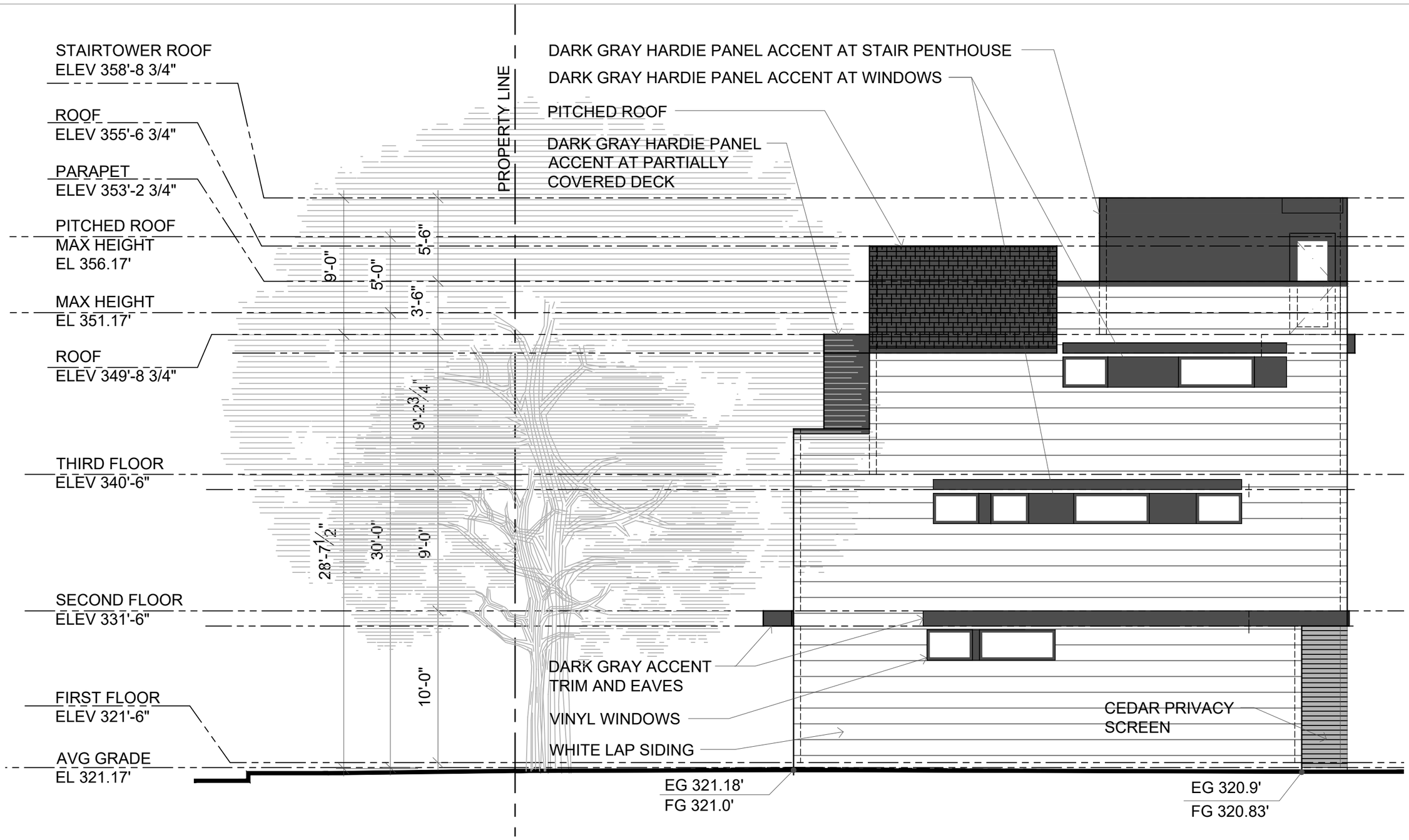
WEST TOWNHOUSE UNITS - EAST ELEVATION



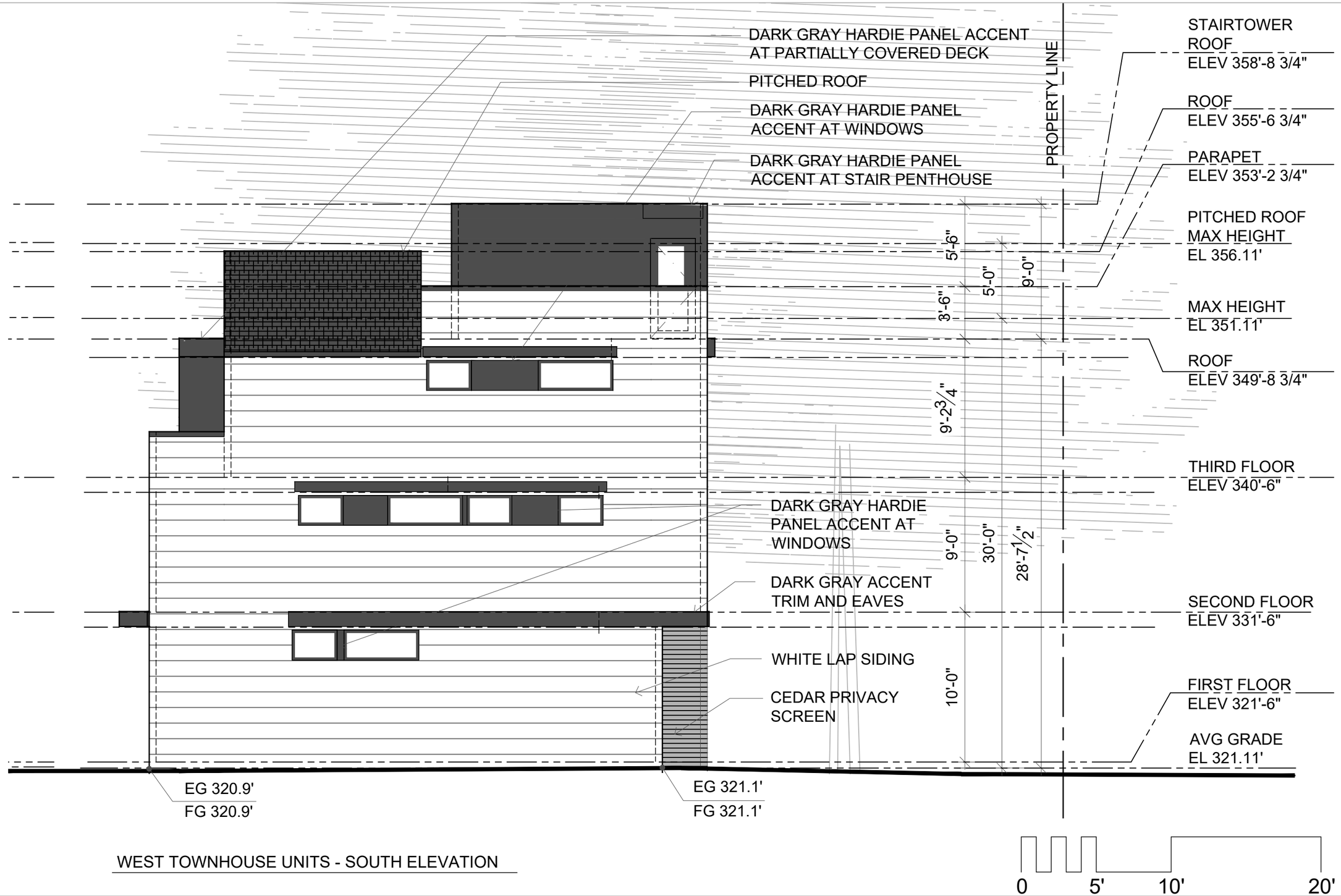
WEST TOWNHOUSE UNITS - NORTH ELEVATION



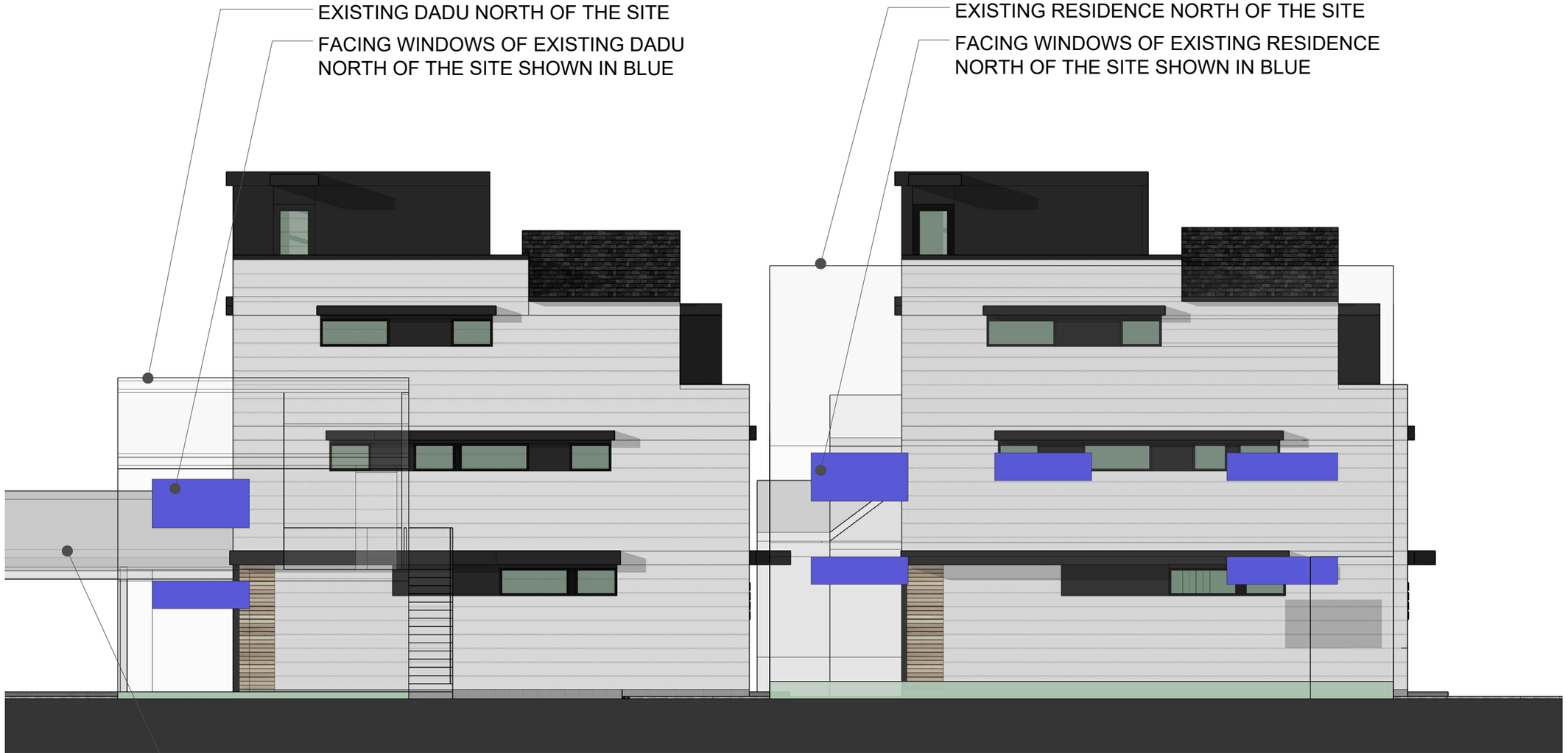
EAST TOWNHOUSE UNITS - NORTH ELEVATION



EAST TOWNHOUSE UNITS - SOUTH ELEVATION



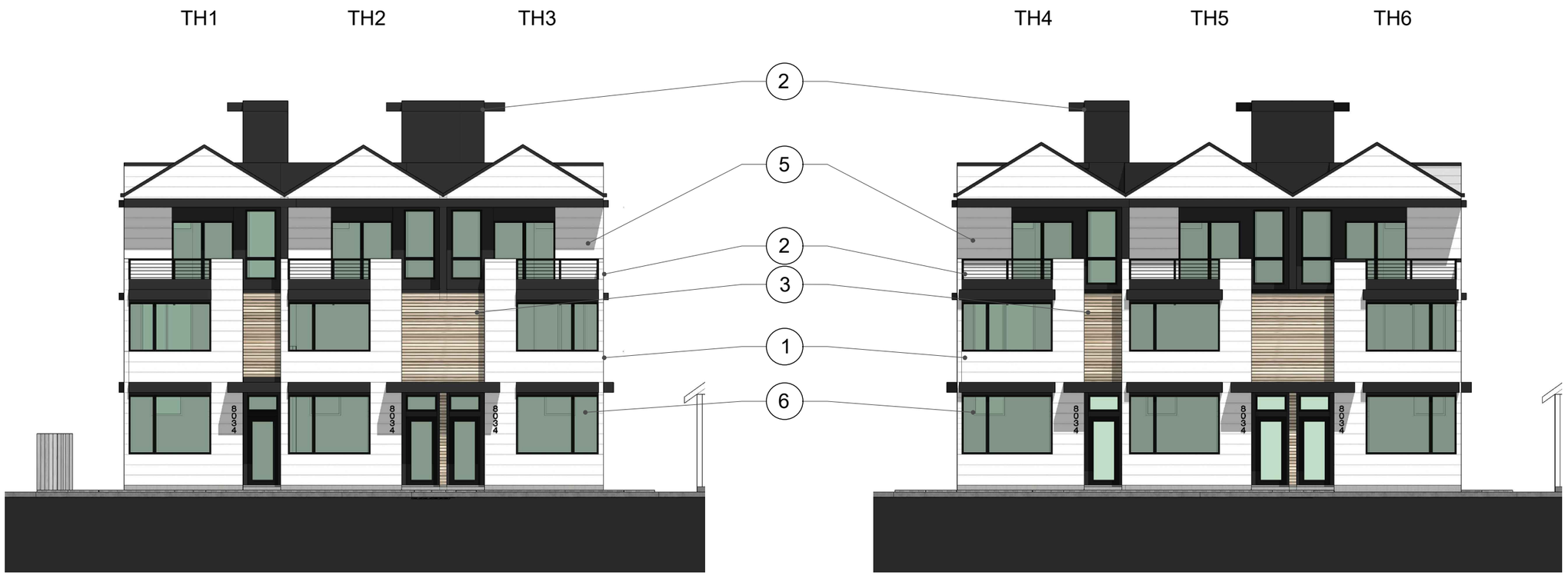
WEST TOWNHOUSE UNITS - SOUTH ELEVATION



WEST AND EAST TOWNHOUSE UNITS - NORTH ELEVATION WINDOW PRIVACY STUDY



WEST AND EAST TOWNHOUSE UNITS - SOUTH ELEVATION WINDOW PRIVACY STUDY



WEST TOWNHOUSES - WEST ELEVATION

EAST TOWNHOUSES - WEST ELEVATION

PROPOSED MATERIALS:



1 LAP SIDING, WARM WHITE COLOR, HORIZONTAL LAYOUT



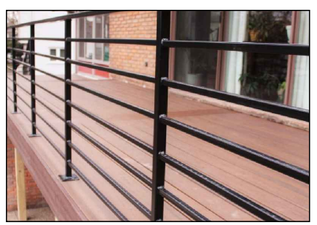
2 FIBER CEMENT PANEL, DARK GRAY COLOR



3 CEDAR SIDING HORIZONTAL LAYOUT



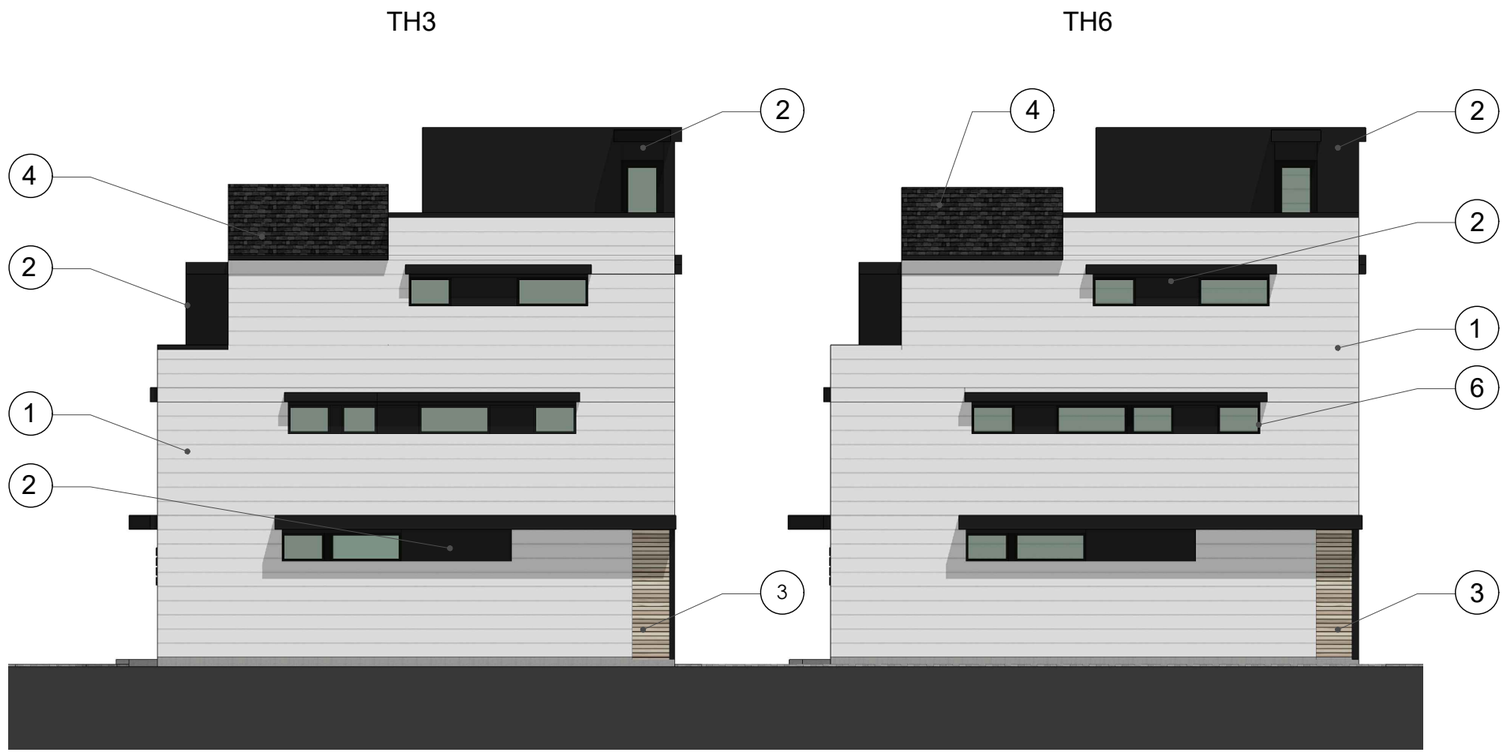
4 ASPHALT SHINGLE ROOF GRAY/BLACK COLOR



5 METAL OPEN RAILING BLACK COLOR



6 BLACK VINYL WINDOWS



EAST AND WEST TOWNHOUSES - SOUTH ELEVATIONS

PROPOSED MATERIALS:



1 LAP SIDING, WARM WHITE COLOR, HORIZONTAL LAYOUT



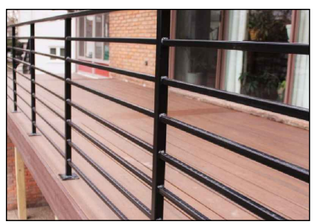
2 FIBER CEMENT PANEL, DARK GRAY COLOR



3 CEDAR SIDING HORIZONTAL LAYOUT



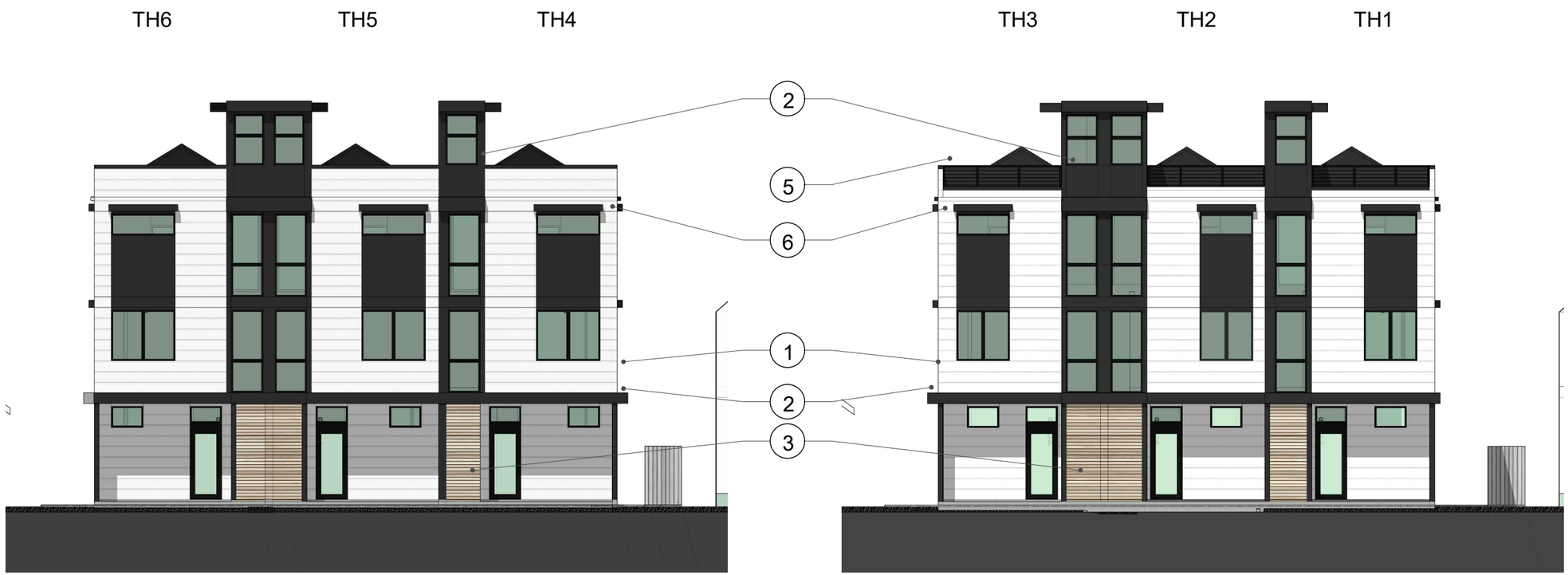
4 ASPHALT SHINGLE ROOF GRAY/BLACK COLOR



5 METAL OPEN RAILING BLACK COLOR



6 BLACK VINYL WINDOWS



WEST TOWNHOUSES - EAST ELEVATION

EAST TOWNHOUSES - EAST ELEVATION

PROPOSED MATERIALS:



1 LAP SIDING, WARM WHITE COLOR, HORIZONTAL LAYOUT



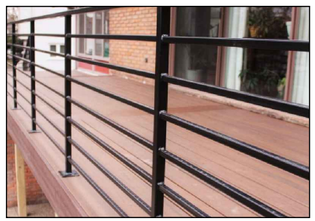
2 FIBER CEMENT PANEL, DARK GRAY COLOR



3 CEDAR SIDING HORIZONTAL LAYOUT



4 ASPHALT SHINGLE ROOF GRAY/BLACK COLOR



5 METAL OPEN RAILING BLACK COLOR



6 BLACK VINYL WINDOWS



EAST AND WEST TOWNHOUSES - NORTH ELEVATIONS

PROPOSED MATERIALS:



1 LAP SIDING, WARM WHITE COLOR, HORIZONTAL LAYOUT



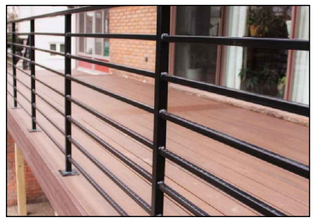
2 FIBER CEMENT PANEL, DARK GRAY COLOR



3 CEDAR SIDING HORIZONTAL LAYOUT



4 ASPHALT SHINGLE ROOF GRAY/BLACK COLOR



5 METAL OPEN RAILING BLACK COLOR



6 BLACK VINYL WINDOWS



VIEW FROM MARY AVE NW FACING NORTH-EAST



VIEW FROM MARY AVE NW FACING SOUTH-EAST



VIEW INTO COURTYARD TOWARD EAST UNITS, FACING NORTH-EAST



VIEW FROM ALLEY TOWARD EAST UNITS, FACING SOUTH-WEST



VIEW FROM ALLEY TOWARD EAST UNITS, FACING NORTH-WEST



VIEW INTO COURTYARD FACING WEST UNITS COVERED PATIOS



VIEW INTO COURTYARD FACING EAST UNITS COVERED ENTRANCES

PROPOSED LIGHTING PLAN

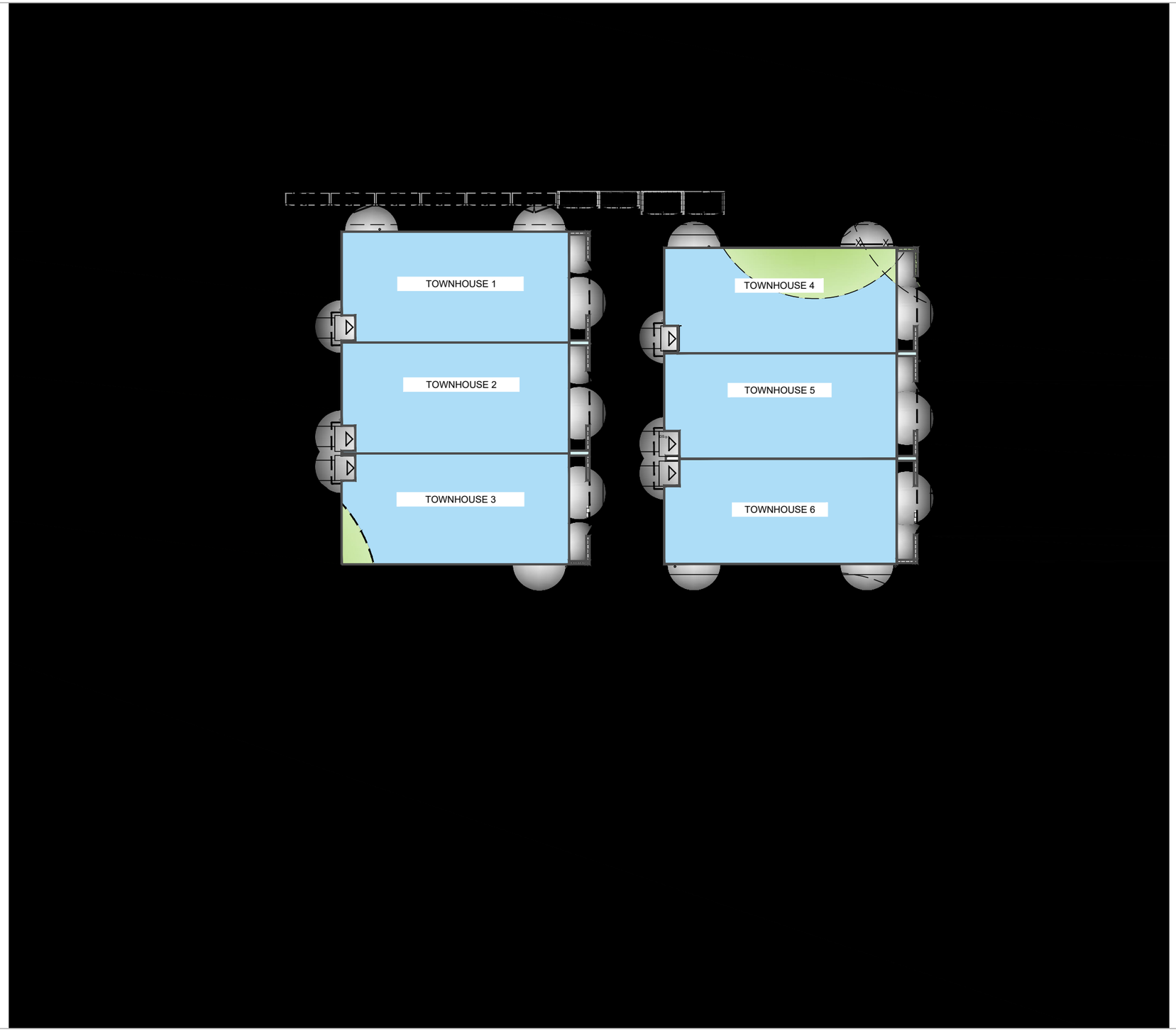
The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and adjacent to trash enclosures. Fixtures will be path, entry, and driveway related and shielded from interfering with neighboring buildings.

1 SOFFIT LIGHTING

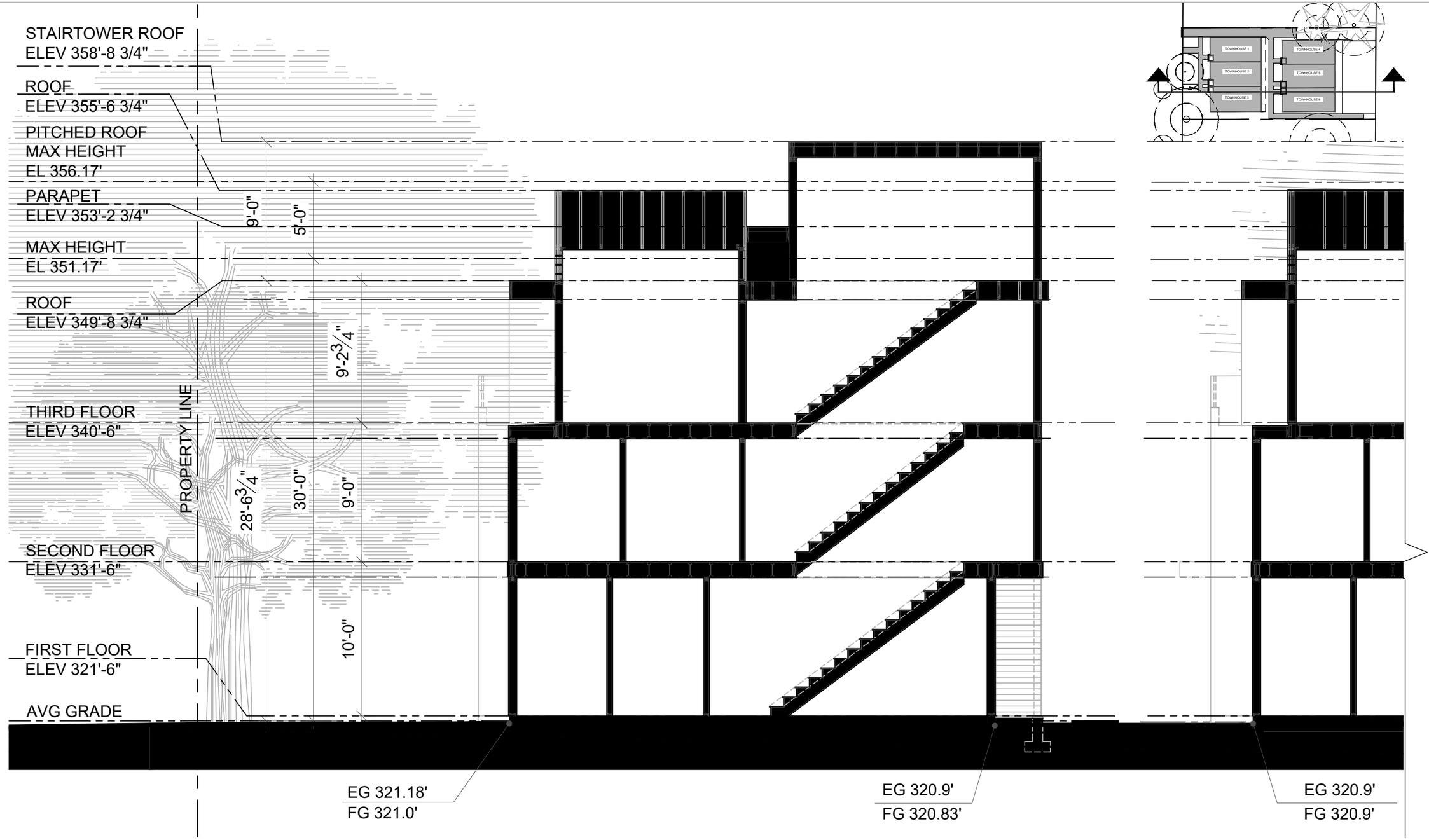


2 WALL LIGHTING

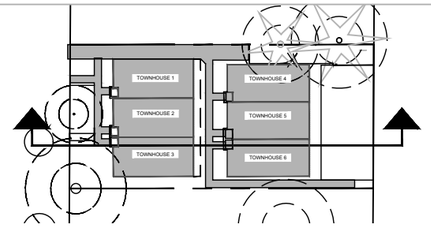




SIGNAGE CONCEPT PLAN



SECTION AT WEST TOWNHOUSE UNITS FACING NORTH



STAIRTOWER ROOF ELEV 358'-8 3/4"

ROOF ELEV 355'-6 3/4"

PITCHED ROOF MAX HEIGHT EL 356.11'

PARAPET ELEV 353'-2 3/4"

MAX HEIGHT EL 351.11'

ROOF ELEV 349'-8 3/4"

THIRD FLOOR ELEV 340'-6"

SECOND FLOOR ELEV 331'-6"

FIRST FLOOR ELEV 321'-6"

AVG GRADE EL 321.11'

PROPERTY LINE

ALLEY

5'-6"

5'-0"

9'-0"

3'-6"

9'-2 3/4"

9'-0"

30'-0"

28'-7 1/2"

10'-0"

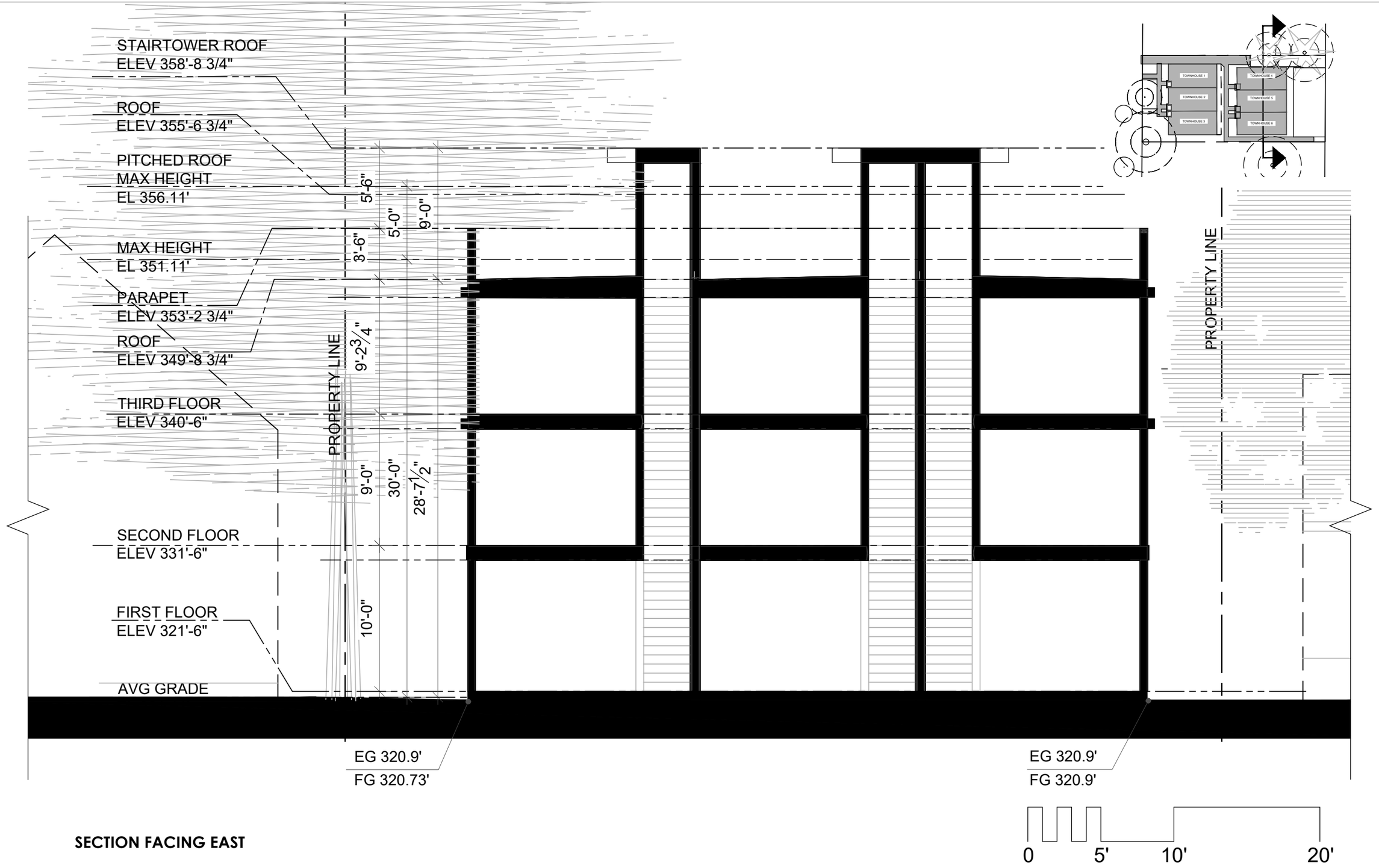
EG 320.9'
FG 320.83'

EG 320.9'
FG 320.9'

EG 321.1'
FG 321.1'

0 5' 10' 20'

SECTION AT WEST TOWNHOUSE UNITS FACING SOUTH



SECTION FACING EAST

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