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9238 20TH AVE SW ROWHOUSES

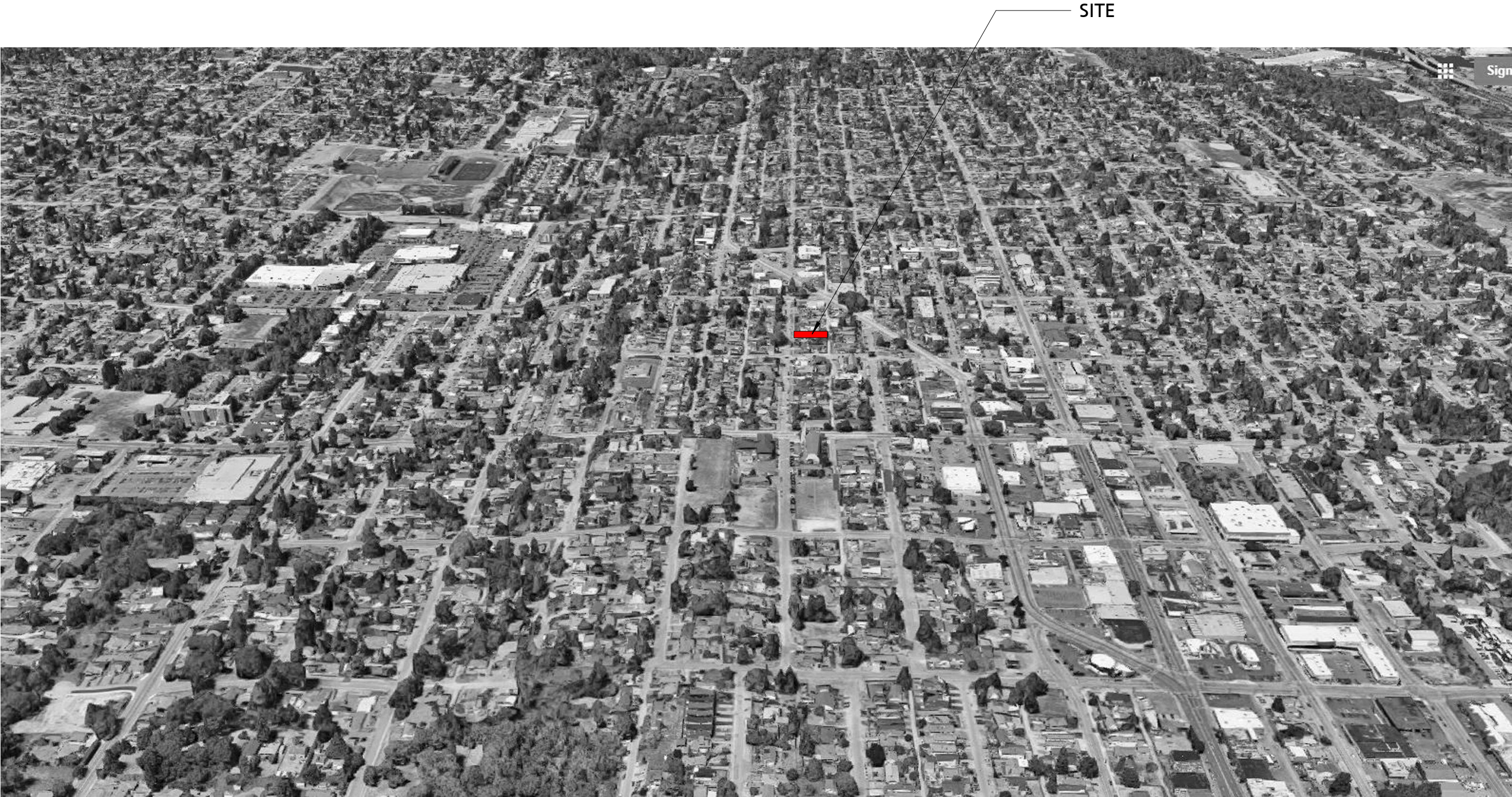
SDCI PROJECT# 3036073-EG / 6771323-CN





AERIAL VIEW FROM NW RH&TH

PROJECT INFORMATION	LOCATION IMAGE PROJECT OVERVIEW SURVEY ZONING MAP
SITE ANALYSIS	CONTEXT PHOTOS CONTEXT PHOTOS SITE ANALYSIS DESIGN PRECEDENTS DESIGN GUIDELINES DESIGN DIAGRAMS
DESIGN PROPOSAL	SITE-FIRST AND SECOND FLOOR PLANS THIRD AND ROOF FLOOR PLANS N & E ELEVATIONS S & W ELEVATIONS E & W COURTYARD ELEVATIONS BUILDING-SITE SECTIONS ADJACENT SITE ELEVATIONS SITE LIGHTING PLAN LANDSCAPE PLAN LANDSCAPE PLAN PROJECT 3D IMAGES JTA IMAGES



9238 20TH AVE SW ROWHOUSES
SDCI PROJECT# 3036073-EG / 6771323-CN

PARCEL INFORMATION

ADDRESS OF PROPERTY: 9238 20TH AVE SW
SEATTLE, WA 98106

ASSESSOR'S PARCEL NO.: #9352900410

LEGAL DESCRIPTION: LOTS 17 AND 18 IN BLOCK 4 OF WHITE CENTER ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 65, RECORDS OF KING COUNTY AUDITOR;

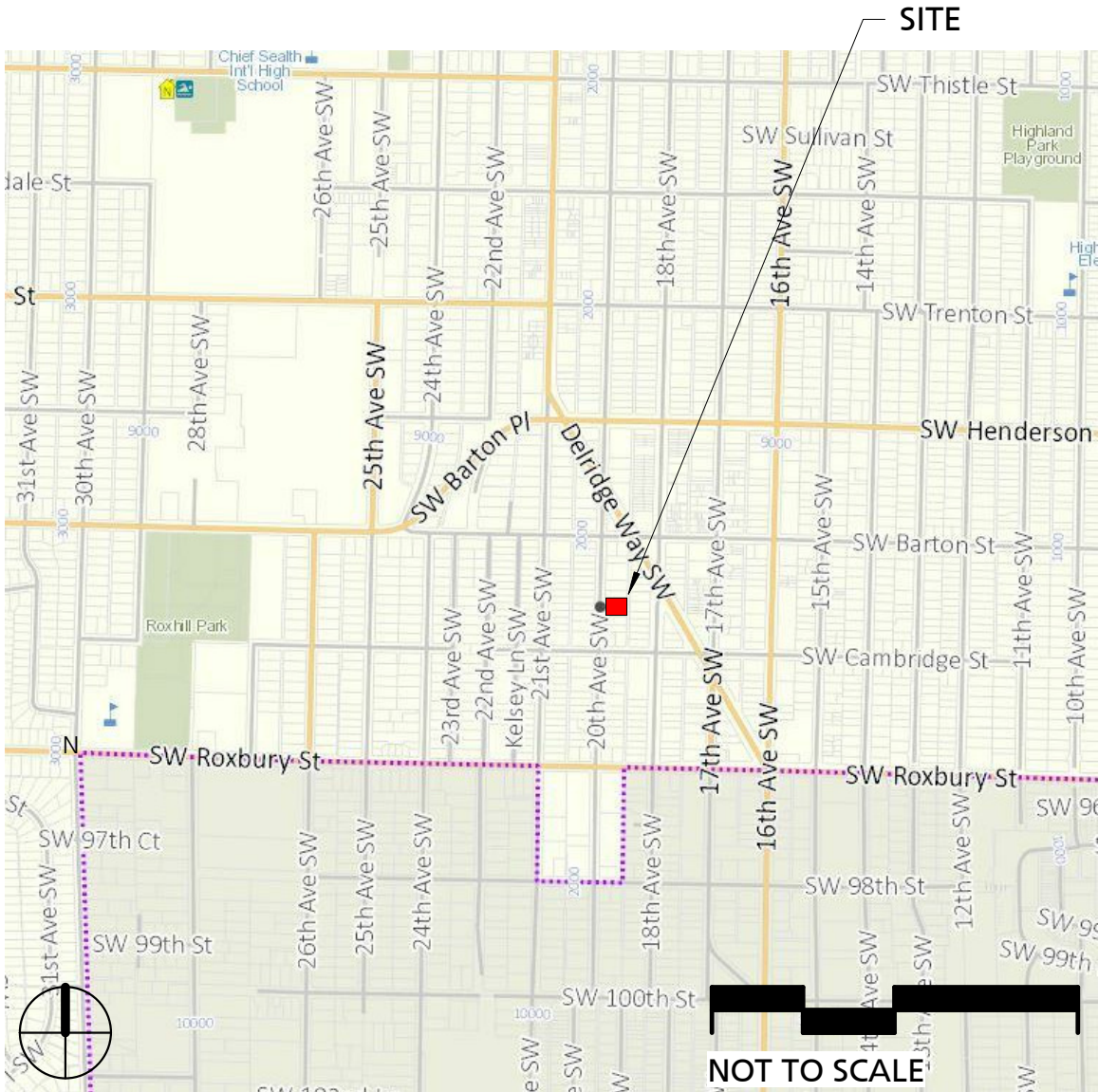
EXCEPT THE SOUTH 10 FEET OF SAID LOT 17.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

OWNER: ROGAN HOMES LLC

PARCEL AREA : 8,981 SF

VICINITY MAP



9238 20TH AVE SW ROWHOUSES

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PROJECT DESCRIPTION - OBJECTIVE

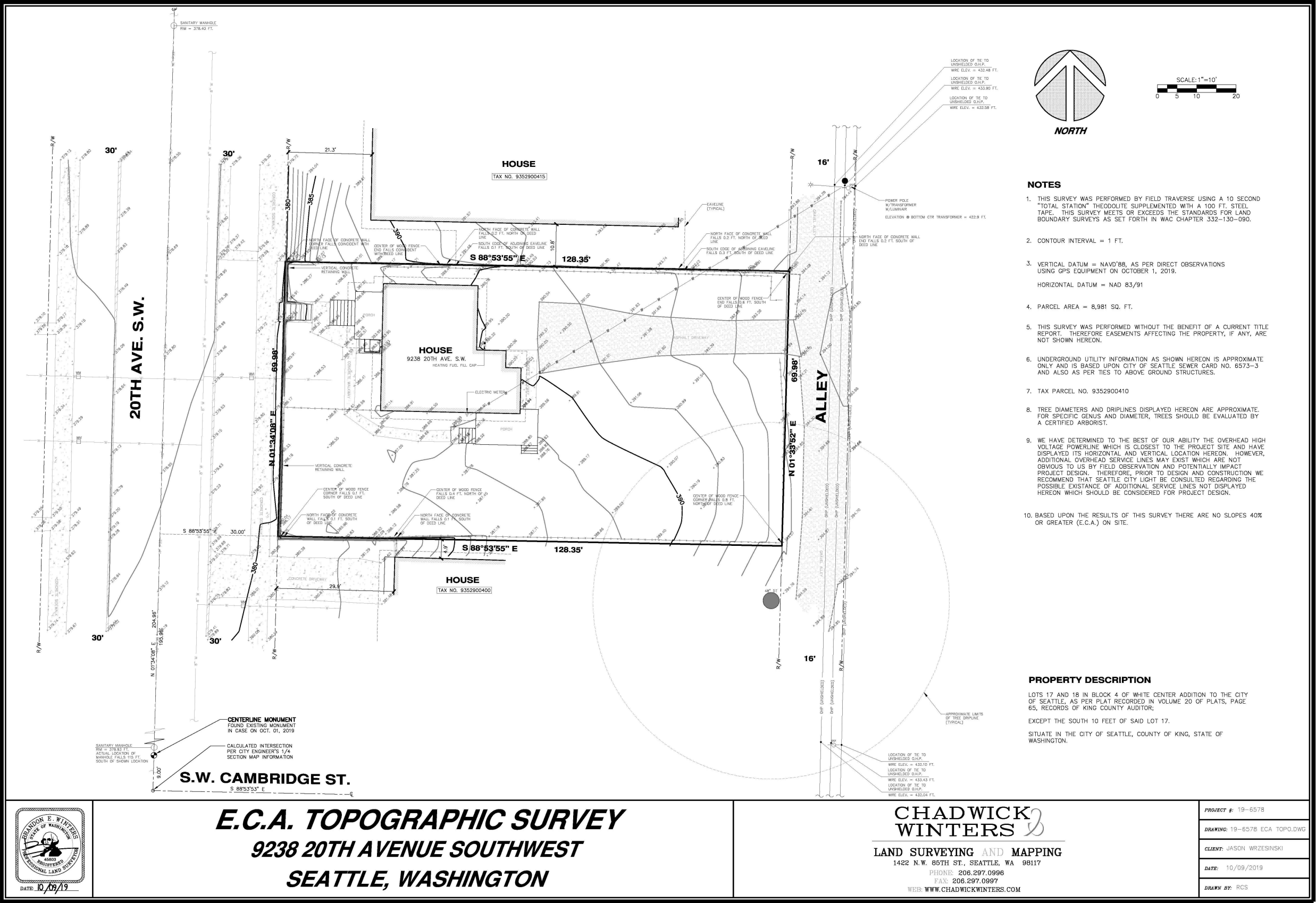
DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A THREE STORY STORY STRUCTURE CONTAINING FOUR ROWHOUSE UNITS AND A THREE STORY STRUCTURE CONTAINING FOUR TOWNHOUSE UNITS

[EDIT THIS - MATCH PAGE 10](#)

- THE DESIGN OF THIS PROJECT RESPONDS TO THREE PRIMARY CONSIDERATIONS:
1. MINIMIZE THE MASS OF THE OVERALL PROJECT.
 2. CREATION OF A CENTRAL COURTYARD AMENITY SPACE.
 3. CREATE VISUAL DEPTH / INTEREST AND PROMOTE EYES ON THE STREET.

PROJECT TEAM

OWNER:	ROGAN HOMES 111 S LANDER ST, SUITE 303 SEATTLE, WA 98134 CONTACT: AARON YANKAUSKAS P: (978)-265-7838 E: AARON@ROGANHOMES.NET	CIVIL ENGINEER:	BLACKSHEEP DEVELOPMENT 111 S LANDER ST, SUITE 303 SEATTLE, WA 98134 CONTACT: AARON YANKAUSKAS P: (978)-265-7838 E: AARON@ROGANHOMES.NET
		STRUCTURAL ENGINEER:	MALSAM TSANG 122 S JACKSON ST SUITE 210 SEATTLE, WA CONTACT: MARC MALSAM P: (206)-789-6038 E: MARCM@MALSAM-TSANG.COM
ARCHITECT:	JOHN TRIEGER ARCHITECTURE 4211 MERIDIAN AVE NORTH CONTACT: JOHN TRIEGER SEATTLE, WA 98103 P: (206) 930-3933 E: johnt@jtarchitecture.com	GENERAL CONTRACTOR:	TBD CONTACT: XXX P: (206)-xxx-xxxx C: (206)-xxx-xxxx E: XXXX@XXXX

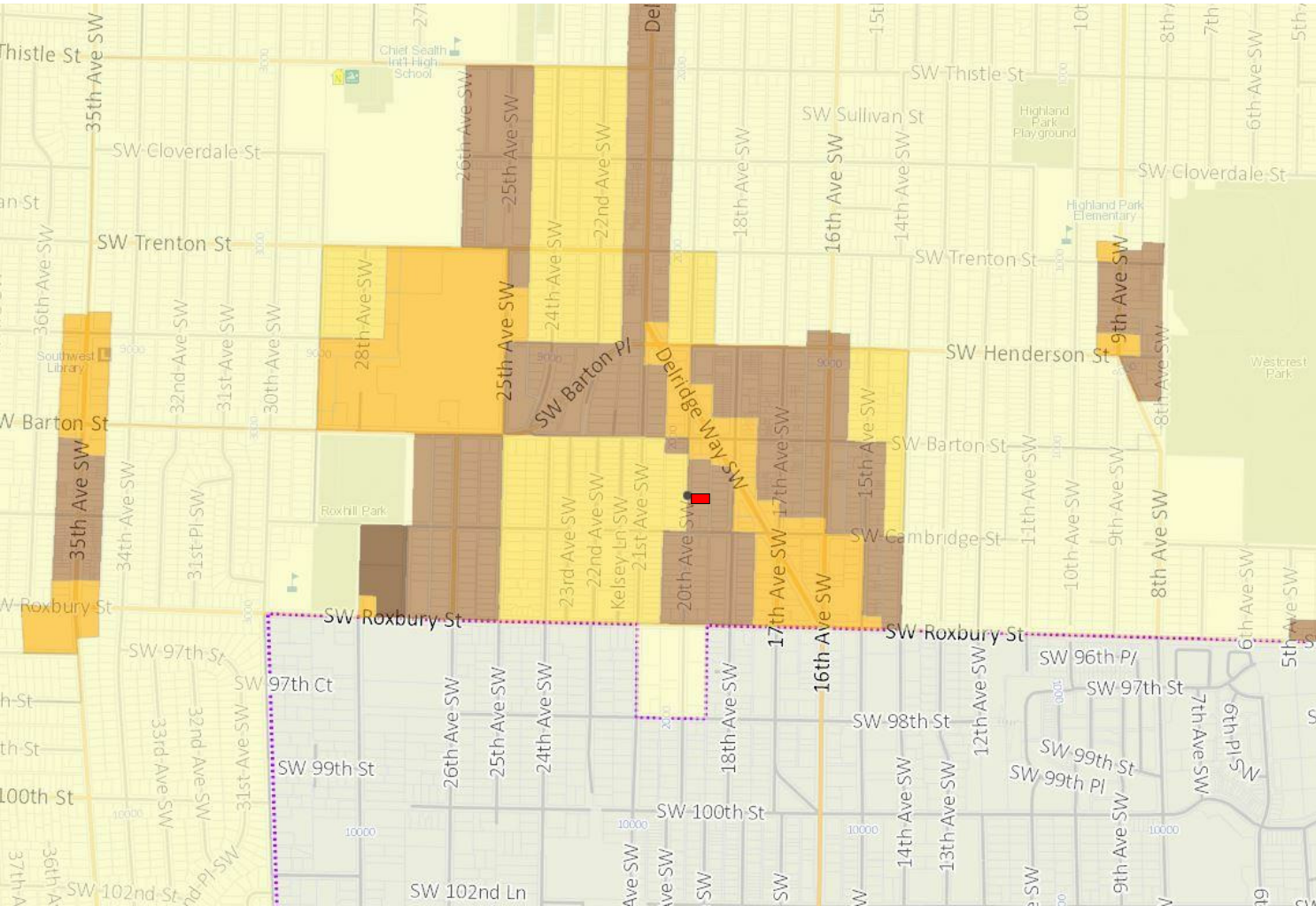


LAND USE CODE INFORMATION

LAND USE CODE: S.M.C. TITLE 23

ZONING:	LR1 (M1)	WESTWOOD-HIGHLAND PARK (RESIDENTIAL URBAN VILLAGE)	
		REQUIRED	PROPOSED
PROPOSED USE:		4 ROWHOUSE UNITS AND 4 TOWNHOUSE UNITS	
FAR LIMITS:	23.45.510	ROWHOUSE: 1.3 - TOWNHOUSE:1.3 8,981 x 1.3 = 11,675. * *MEET 23.45.510C	5,161 S.F. PROJECT SHALL MEET BUILT GREEN 4-STAR
DENSITY:	23.45.512	ROWNHOUSE: 1UNIT /1,200S.F. OR NO LIMIT	SEE MUP APPLICATION BUILT GREEN 4-STAR
	23.45.510C	LEED SILVER RATING OR BUILT GREEN 4-STAR RATING PER 23.45.526	PROJECT SHALL MEET BUILT GREEN 4-STAR
HEIGHT:	23.45.514	30'	SEE MUP APPLICATION
WIDTH:	23.45.527	NO LIMIT	SEE MUP APPLICATION
FACADE LENGTH:	23.45.527	N: 65% x X' = X"	SEE MUP APPLICATION
SETBACKS:	23.45.518	SEE CALCULATIONS	SEE MUP APPLICATION
	FRONT: REAR:	ROWHOUSE: 5' MIN. ROWHOUSE: 7' AVG. 5' MIN	8' 5" 11' 4"
	SIDE:	3.5' IF BUILDING IS < 40' LONG 5' IF BUILDING IS >40' LONG & ADJ TO SF ZONE	7' 2"
AMENITY AREA:	23.45.522	25% OF LOT AREA .25 x 8,981 S.F.= 2,245 S.F. 50% PROVIDED AT GRADE	SEE MUP APPLICATION
PARKING:	23.54.015.M	SITE IS LOCATED ON FREQUENT TRANSIT MAP	8 SPACES OFF ALLEY
BICYCLE PARKING:	23.54.015.K	ONE SPACE PER UNIT	8 SPACES
LANDSCAPE:	23.45.524 23.54.015.M	.6 GREEN FACTOR	SEE MUP APPLICATION

ZONING MAP



ZONING:

- RSL
- SF 5000
- LR1
- LR2
- LR3
- NC2P-55

URBAN ANALYSIS:

- MAJOR ARTERIAL
- MINOR ARTERIAL
- POINT OF INTEREST
- WALKSHED
- PROJECT SITE
- BUS STOP

NEW DEVELOPMENT:

- IMAGE 1 PAGE 8
- IMAGE 2 PAGE 8
- IMAGE 3 PAGE 8
- IMAGE 4 PAGE 8
- IMAGE 5 PAGE 8
- IMAGE 6 PAGE 8
- IMAGE 7 PAGE 8

CONTEXT PHOTOS

ACROSS FROM SITE



WEST SIDE OF 20TH AVE SW



EAST SIDE OF 20TH AVE SW



VIEW OF SITE FROM NW



AERIAL VIEW FROM SITE TO NORTH



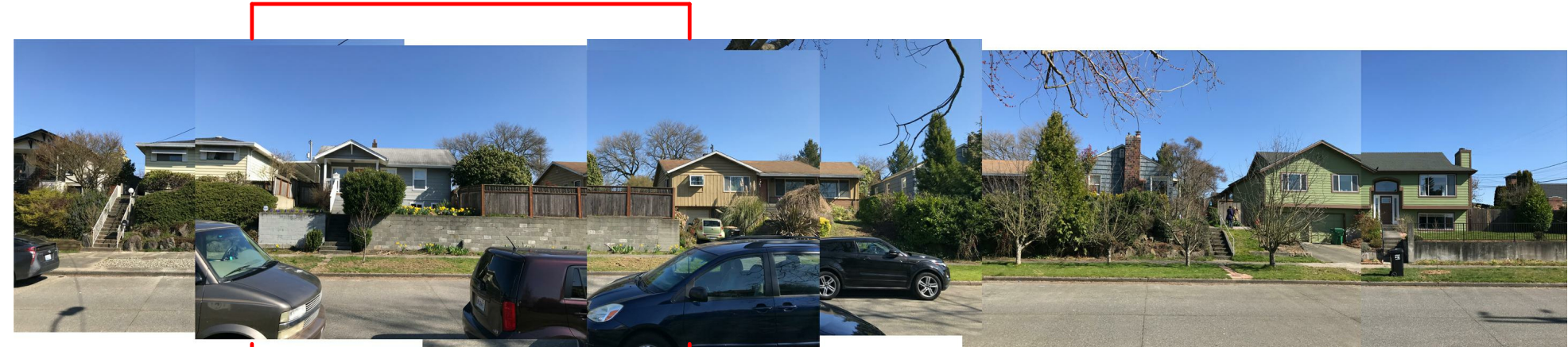
AERIAL VIEW FROM NW

CONTEXT PHOTOS



WEST SIDE OF 20TH AVE SW

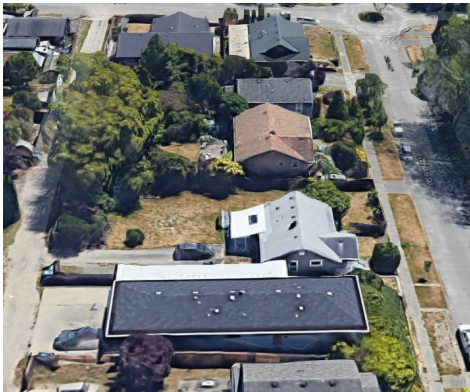
SITE



EAST SIDE OF 20TH AVE SW



AERIAL VIEW FROM SW



AERIAL VIEW FROM SITE LOOKING SOUTH



VIEW OF SITE FROM SW

SITE ANALYSIS

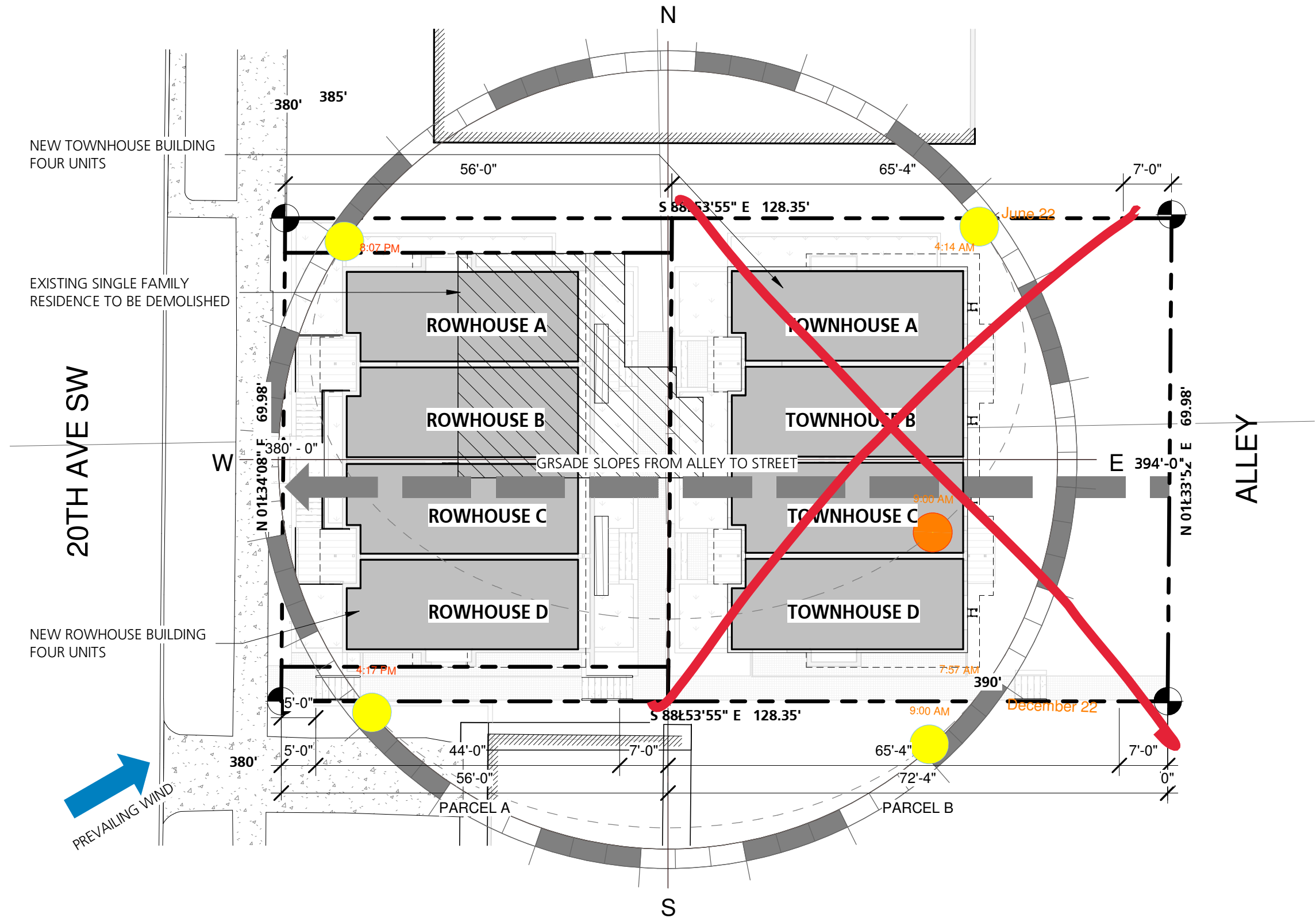
USES:
THERE IS AN EXISTING ONE STORY
SINGLE FAMILY RESIDENCE ON THE SITE

TOPOGRAPHY:
THERE IS A 6' TALL RETAINING WALL AT THE
SIDEWALK ON THE STREET SIDE. THE SITE
GENTLY SLOPES UP FROM THERE TO THE ALLEY
ON THE EAST SIDE

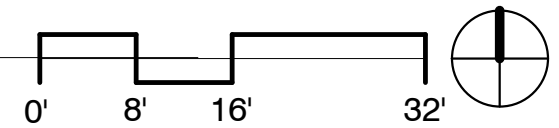
ACCESS:
THERE IS ALLEY ACCESS ON THE EAST AND STREET
ACCESS FROM THE WEST

TREES:
THERE ARE NO SIGNINIFICANT TREES ON SITE.

VIEWES AND SOLAR ACCESS:
THE PARCEL RECIEVES DIRECT SUNLIGHT FROM THE SOUTH
ALONG ITS SOUTH PROPERTY LINE
THERE SHOULD BE SOME WESTERN VIEW OPPORTUNITIES
FROM THE THIRD FLOOR DECKS.
THE PARCEL IS AN INTERIOR LOT ALONG 20TH AVE SW.



1 SITE ANALYSIS PLAN
1/16" = 1'-0"



DESIGN PRECEDENTS



1 - NW CORNER OF BARTON AND 20TH AVE SW
FOUR STORY MULTIFAMILY



2 - NE CORNER OF 18TH AVE SW AND SW BARTON ST
THREE STORY MULTIFAMILY



3 - NW CORNER OF 17TH AVE SW AND SW BARTON ST
THREE STORY RESIDENTIAL



4 - 9200 DELRIDGE WAY SW
THREE STORY TOWNHOUSE WITH ROOF DECK



5 - 9049 18TH AVE SW
THREE STORY TOWNHOUSE WITH ROOF DECK



6 - 9017 - 9039 18TH AVE SW
THREE STORY TOWNHOUSE



7 - 9009 18TH AVE SW
THREE STORY TOWNHOUSE

9238 20TH AVE SW ROWHOUSES

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DESIGN GUIDELINES

CONTEXT AND SITE

CS1 - NATURAL SYSTEMS AND SITE FEATURES	
B SUNLIGHT AND NATURAL VENTILATION	THE PROJECT IS CONFIGURED INTO TWO SEPARATE VOLUMES WHICH CREATE AMPLE EXTERIOR SPACE FOR SUNLIGHT TO PENETRATE THE SITE. THE TWO MASSES ALSO CREATE A COURTYARD AREA BETWEEN THEM FOR AMENITY USE. BUILDING MASSING ALLOWS ALL UNITS TO HAVE LIGHT AND AIR FROM TWO SIDES. FOUR UNITS HAVE LIGHT AND AIR FROM THREE SIDES. GENEROUS SETBACKS REDUCE SHADING OF ADJACENT YARDS AND STREETSCAPE.
C TOPOGRAPHY	IN RESPONSE TO THE GRADE CHANGE AT THE SIDEWALK ALONG 20 TH AVE SW, THE DESIGN OFFERS STAIRCASES AND STOOP ENTRIES WHICH ENGAGE THE STREET AND MEDIATE THE BOUNDARY BETWEEN PUBLIC AND PRIVATE SPACE. PROJECT MASSING TERRACES DOWN THE SITE FROM ALLEY TO STREET FOLLOWING THE NATURAL TOPOGRAPHY. GRADE CHANGES AT AMENITY AREA AND STREETSAP E HELP DEFINE PUBLIC AND SEMIPRIVATE SPACES
D PLANTS AND HABITAT	THERE ARE NO NATIVE SPECIES OR FEATURES ON THE EXISTING SITE. PROPOSED LANDSCAPE FEATURES SHALL INTERCONNECT THE SITE. A LANDSCAPE BUFFER PROVIDES VISUAL INTEREST AND SCREENING WHILE SOFTENING THE BUILDINGS EDGE ALONG THE STREET.
E WATER	PROPOSED STORM WATER BIORETENTION PLANTERS SHALL BE INTEGRATED INTO THE LANDSCAPE DESIGN.
CS2 - URBAN PATTERN AND FORM	
B ADJACENT SITES, STREETS AND OPEN SPACES	COURTYARD DESIGN ALLOWS OPEN SPACE AND VIEWS THROUGH THE SITE FROM ADJACENT SITES
C RELATIONSHIP TO THE BLOCK	PROJECT SETS RESPONSIBLE PATTERN FOR NEW DEVELOPMENT THAT IS WELL WITHIN ZONING ENVELOPE. RELATES WELL WITH EXISTING SINGLE FAMILY CONTEXT.
D HEIGHT, BULK, SCALE	PROJECT HAS BEEN DESIGNED TO MINIMIZE OVERALL MASS OF PROJECT. THE PROJECT IS DIVIDED INTO TWO SEPERATE STRUCTURES; ONE ROWHOUSE BUILDING ON 20TH AVE SW AND ONE TOWNHOUSE BUILDING OFF THE ALLEY. THE PROPOSED STRUCTURES STEP BACK BEYOND THE REQUIRED FRONT, REAR AND SIDE SETBACKS. THE PROJECT IS ALSO WELL BELOW THE HEIGHT LIMITATIONS. THIS ALLOWS LIGHT, AIR AND VIEWS DEEP INTO AND OUT OF THE PROJECT. TYPICAL ROOF TOP PARAPETS, STAIR TOWERS AND ROOF DECKS COMMON IN THIS PRODUCT TYPE HAVE BEEN ELIMINATED. THIS CREATES A SCALE THAT BETTER FITS INTO THE EXISTING NEIGHBORHOOD. THIRD FLOOR MASSING SETBACK FURTHER MINIMIZES PROJECT SCALE AND MAXIMIZES COMPATIBILITY WITH ADJACENT BUILDINGS.
CS3 - ARCHITECTURAL CONTEXT AND CHARACTER	
A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES	THE PROJECT HAS BEEN DESIGNED WITH RECESSED ENTRIES, APPROPRIATE MODULATION AND BAY WINDOWS TO RESPOND TO POSITIVE EXISTING AND FUTURE NEIGHBORHOOD ATTRIBUTES.

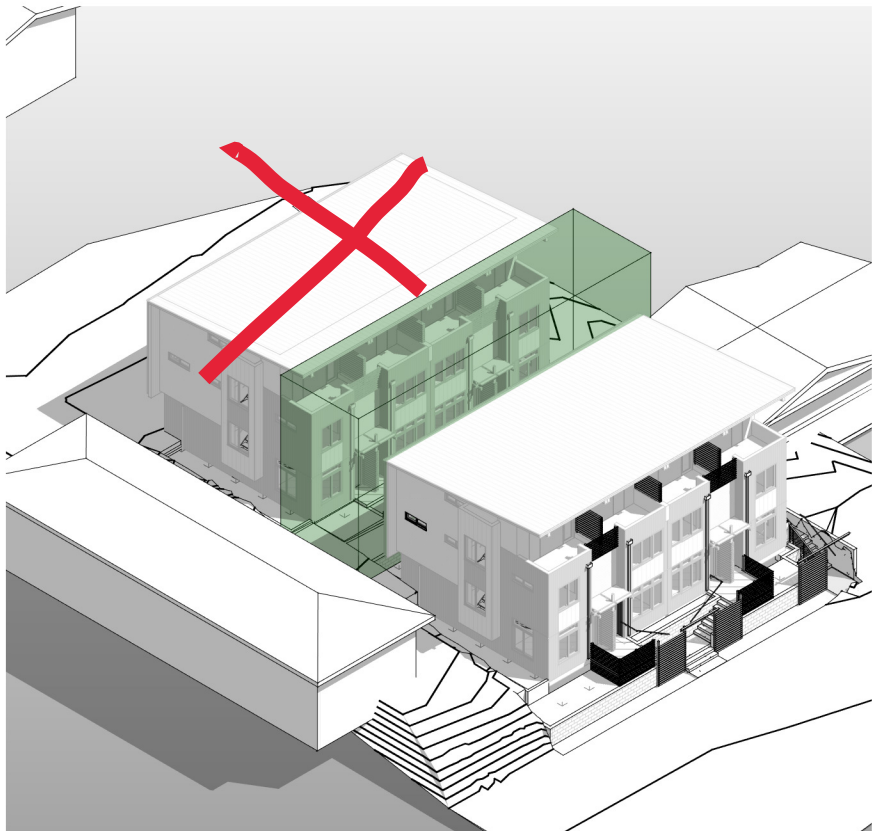
PUBLIC LIFE

PL1 - CONNECTIVITY	
A NETWORK OF OPEN SPACES	FRONT YARD ALONG 20TH STREET, CENTRAL COURTYARD, AND REAR YARD ALONG ALLEY PROVIDE EVERY UNIT WITH TWO SIGNIFICANT OPEN SPACE OPPORTUNITIES.
B WALKWAYS AND CONNECTIONS	PRIMARY PUBLIC EXTERIOR CIRCULATION IS ALIGNED ALONG THE SOUTHERN EDGE OF THE SITE. IT CONNECTS THE STREET TO THE CENTRAL COURTYARD AND TO THE ALLEY.
C OUTDOOR USES AND ACTIVITIES	EVERY UNIT HAS A FRONT AND BACK STOOP CONNECTED WITH AN OPEN SPACE FOR OUTDOOR ACTIVITIES.
PL2 - WALKABILITY	
B SAFETY AND SECURITY	GROUND LEVEL LIVING SPACES WITH GENEROUS WINDOWS ON FRONT AND BACK ALLOW FOR PLENTY OF EYES ON THE STREET. SHEILDED LIGHTING SHALL BE PROVIDED AT UNIT ENTIES AND ALONG PARKING AND PATHS FOR USER SECURITY
C WEATHER PROTECTION	FRONT AND REAR DOORS HAVE COVERED STOOPS. BIKE PARKING SHALL BE LOCATED UNDER THE ROOF OVERHAND AT THE REAR OF EACH UNIT PROVIDING CONVENIENT AND SECURE PARKING.
PL3 - STREET-LEVEL INTERACTION	
A ENTRIES	INDIVIDUAL UNIT ENTRIES ALTHOUGH PAIRED, ARE ARCHITECTURALLY DISTINCT, EASILY IDENTIFIABLE AND APPROPRIATELY SCALED AND DETAILED. FRONT AND REAR ENTRIES INVOLVE A COMPLIMENT OF ELEMENTS INCLUDING PORCH STEPS, LOW WALL SEATING, CANPIES AND A CHANGE OF MATERIALS THAT TRANSPORT THE USER FROM PUBLIC TO PRIVATE
PL4 - ACTIVE TRANSPORTATION	
B PLANNING AHEAD FOR BICYCLISTS	BIKE PARKING SHALL BE LOCATED UNDER THE ROOF OVERHAND AT THE REAR OF EACH UNIT PROVIDING CONVENIENT AND SECURE PARKING.

DESIGN CONCEPT

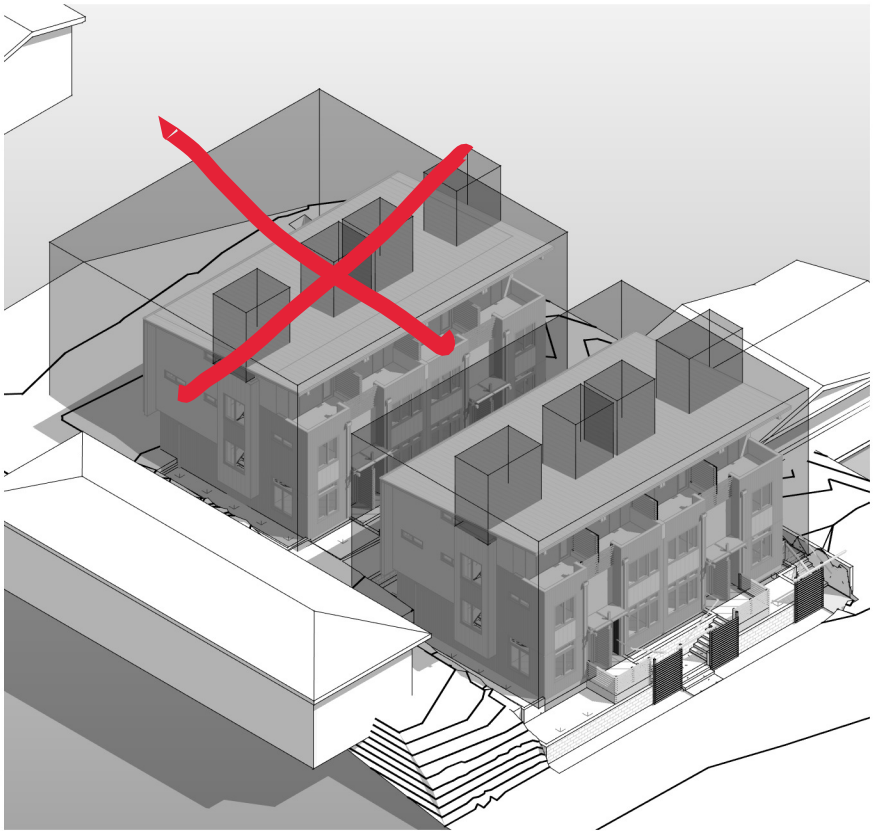
DC1 - PROJECT USES AND ACTIVITIES	
A ARRANGEMENT OF INTERIOR USES	PRIMARY GROUND FLOOR LIVING SPACES ARE LOCATED ADJACENT TO STREET, ALLEY OR COURTYARD OPEN SPACES.
B VEHICLE ACCESS AND CIRCULATION	RESIDENTIAL PARKING SPACES ARE LOCATED OFF THE ALLEY TO THE EAST. ACCESS IS VIA PRIMARY CIRCULATION PATH ON SOUTH SIDE OF THE DEVELOPMENT.
DC2 - ARCHITECTURAL CONCEPT	
A MASSING	(SEE CS1 - ABOVE)
B ARCHITECTURAL AND FACADE COMPOSITION	ALL BUILDING FACADES ARE WELL CONSIDERED TO GIVE EACH UNIT AN IDENTITY WHILE SERVING THE OVERALL COMPOSITION. STREET FACADE OFFERS RELIEF FROM THE STREET AND VISUAL DEPTH / INTEREST BY STEPPING BACK AT A VARIETY OF NOTICABLE DEPTHS.
C SECONDARY ARCHITECTURAL FEATURES	BALCONIES, CANOPIES AWNINGES AND SCREEN WALLS ALL ADD VISUAL DEPTH AND INTEREST.
D SCALE AND TEXTURE	BUILDING MASS IS BROKEN DOWN TO EMPHASIZE UNITS AND RELATE TO HUMAN SCALE WITH CHANGE OF MATERIALS
DC3- OPEN SPACE CONCEPT	
A BUILDING- OPEN SPACE RELATIONSHIP	ROWHOUSE - TOWNHOUSE BUILDINGS UNITE AROUND A COMMON LANDSCAPED CENTAL COURTYARD SPACE. THE SPACE WILL FUNCTION AS GATHERING SPACE. IT WILL ENCOURAGE ALL DIFFERENT KINDS OF SOCIAL INTERACTION.
DC4 - MATERIALS	
A BUILDING MATERIALS	BUILDING IS CLAD IN A VARIETY OF HIGHLY DURABLE AND MAINTAINABLE MATERIALS. CHANGE IN MATERIALS IS COORDINATED WITH MASSING AND REINFORCES OVERALL DESIGN GOALS.





CENTRAL COURTYARD

INSTEAD OF A TYPICAL AUTOCOURT BETWEEN BUILDINGS THIS PROJECT OFFERS A PEDESTRIAN GATHERING SPACE. ALL UNITS HAVE DIRECT ACCESS TO THE CENTRAL COURTYARD / AMENITY AREA. THE COURTYARD DESIGN USES INHERENT SITE ELEVATION CHANGE TO CREATE UNIQUE PRIVATE AND SEMI-PRIVATE SPACES.



MINIMIZE OVERALL MASS OF PROJECT

THE PROJECT IS DIVIDED INTO TWO SEPERATE STRUCTURES; ONE ROWHOUSE BUILDING ON 20TH AVE SW AND ONE TOWNHOUSE BUILDING OFF THE ALLEY. THE PROPOSED STRUCTURES STEP BACK BEYOND THE REQUIRED FRONT, REAR AND SIDE SETBACKS. THE PROJECT IS ALSO WELL BELOW THE ZONING HEIGHT LIMITATIONS. THESE DECISIONS ALLOW LIGHT, AIR AND VIEWS DEEP INTO AND OUT OF THE PROJECT. TYPICAL ROOF TOP PARAPETS, STAIR TOWERS AND ROOF DECKS COMMON IN THIS PRODUCT TYPE HAVE ALSO BEEN ELIMINATED CREATING A SCALE THAT FITS BETTER INTO THE EXISTING NEIGHBORHOOD CONTEXT. THIRD FLOOR MASSING SETBACK FURTHER MINIMIZES PROJECT SCALE AND MAXIMIZES COMPATIBILITY WITH ADJACENT BUILDINGS.



VISUAL DEPTH / INTEREST

STREET FACING ROWHOUSE FACADE OFFERS RELIEF FROM THE STREET AND VISUAL DEPTH / INTEREST BY STEPPING BACK FROM THE STREET AT A VARIETY OF NOTICABLE DEPTHS.

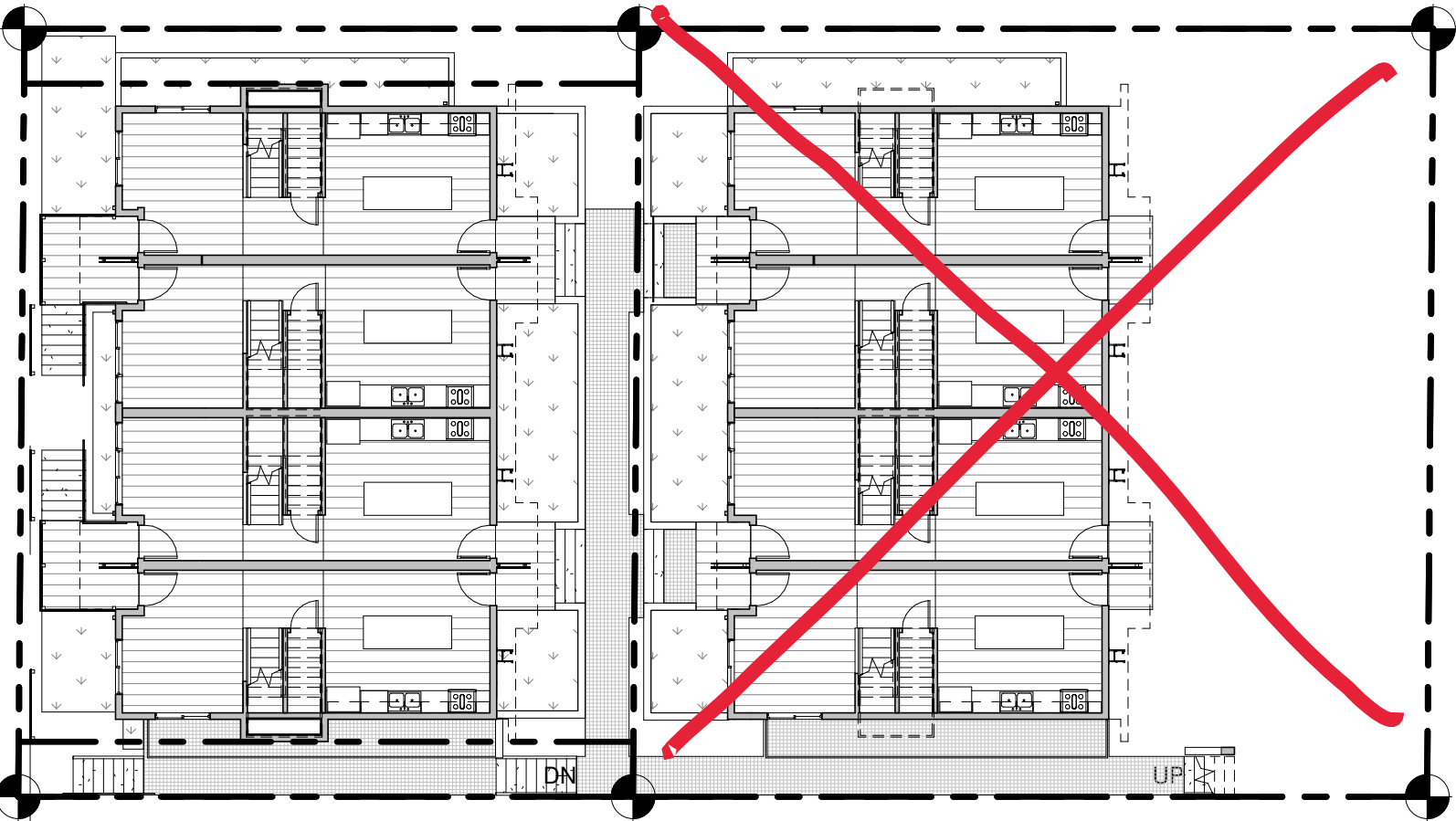
EYES ON THE STREET

ROWHOUSE UNITS HAVE FRONT STOOPS. PRIMARY GROUND FLOOR SPACES HAVE AMPLE BAY WINDOWS AND THIRD FLOOR RECESSED DECKS. THESE FEATURES BOTH ALLOW RESIDENTS TO PARTICIPATE IN THE STREETScape AND SURVEY THE STREET

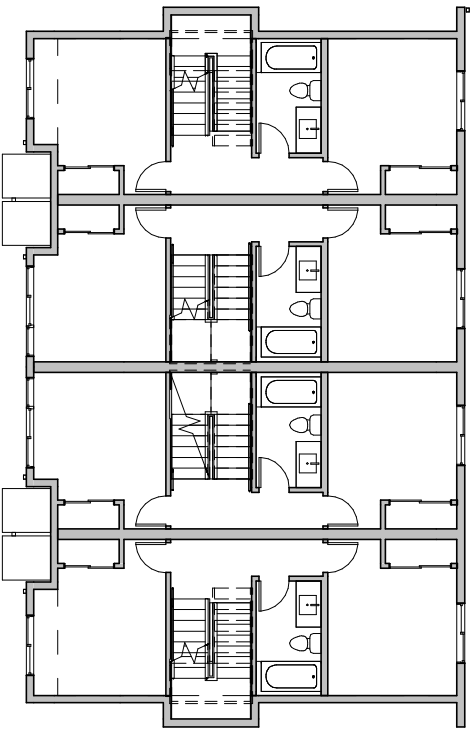
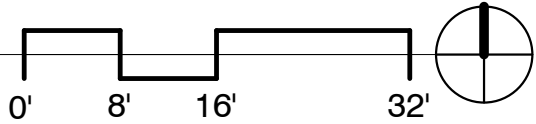


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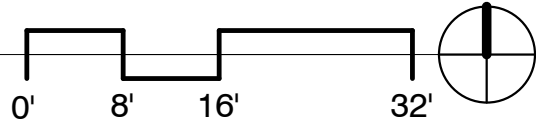
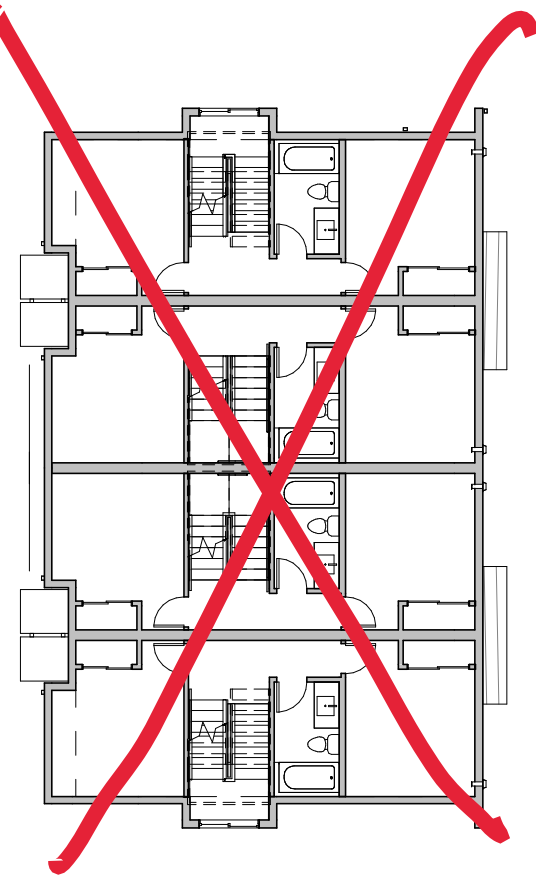
FLOOR PLANS



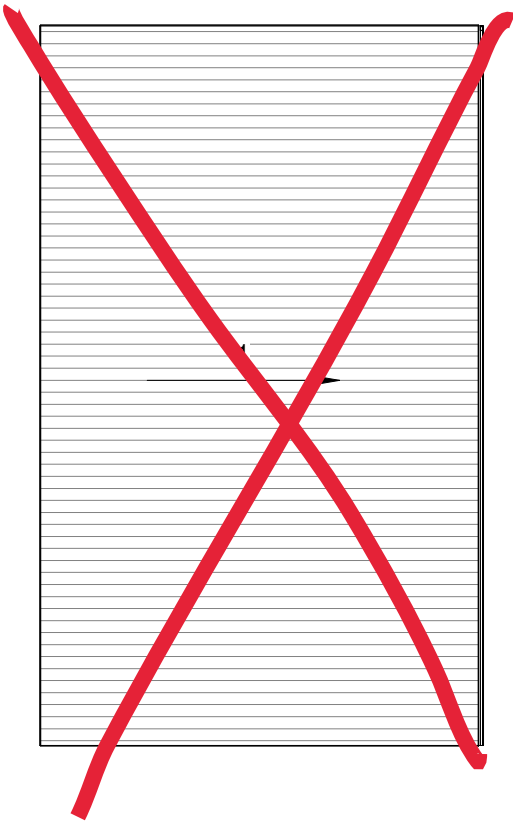
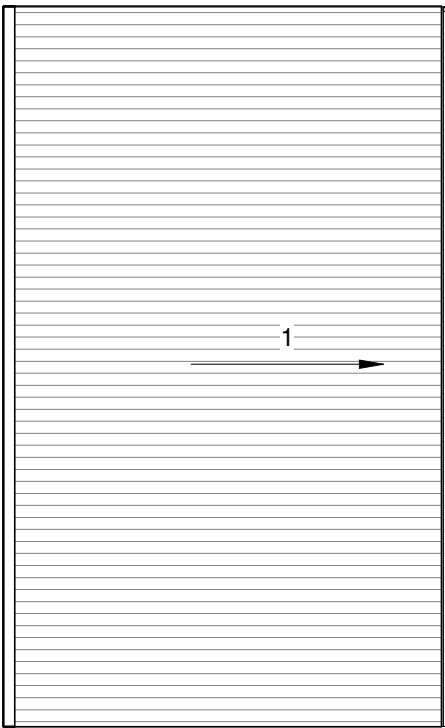
1 SITE - FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"



FLOOR PLANS



1 THIRD FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 32'

2 ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

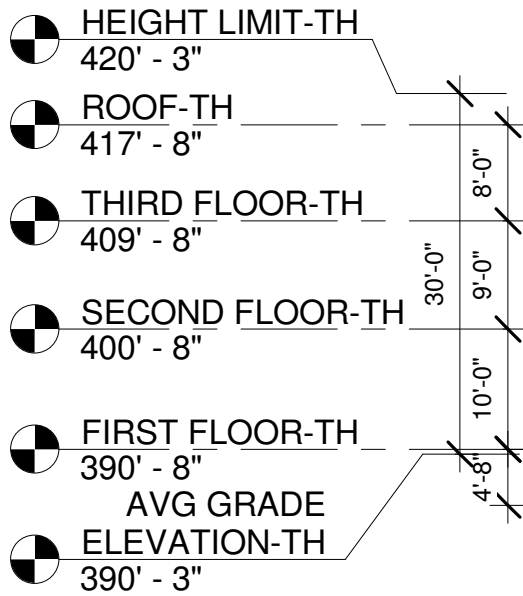
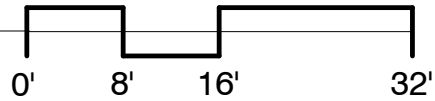
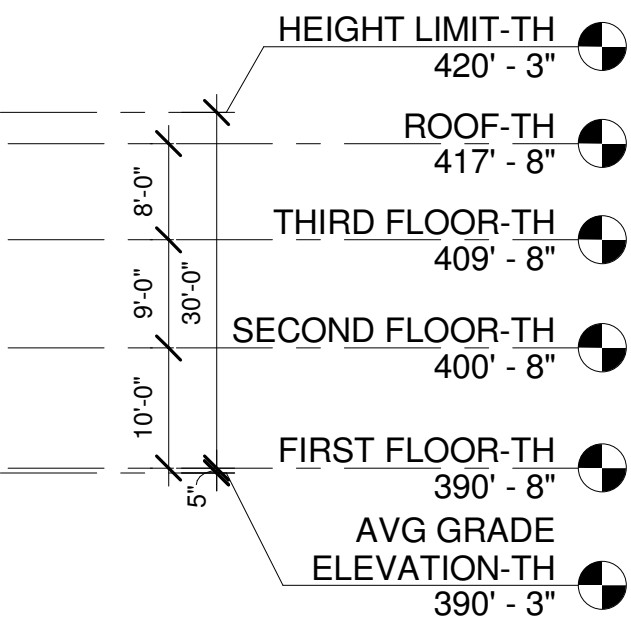
BUILDING ELEVATIONS



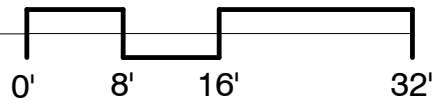
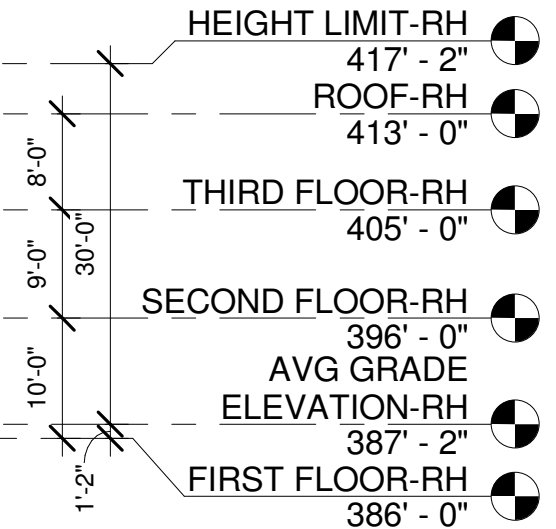
3 VIEW FROM NE SDR



2 SDR TH EAST ELEVATION
1/16" = 1'-0"



1 SDR NORTH ELEVATION
1/16" = 1'-0"



BUILDING ELEVATIONS



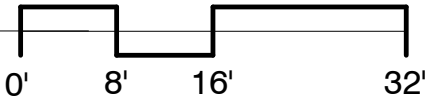
- RECESSED COVERED DECKS
- BAY WINDOW FEATURE
- ENTRY CANOPY FEATURES
- LARGE WINDOWS
- ARBORS AT SITE ENTRY
- STOOPS, STAIRCASE



- HEIGHT LIMIT-RH 417' - 2"
- ROOF-RH 413' - 0"
- THIRD FLOOR-RH 405' - 0"
- SECOND FLOOR-RH 396' - 0"
- AVG GRADE ELEVATION-RH 387' - 2"
- FIRST FLOOR-RH 386' - 0"

3 VIEW FROM SW RH & TH

2 SDR WEST ELEVATION
1/16" = 1'-0"



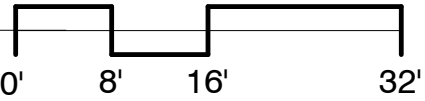
- ENTRY CANOPY FEATURES
- LARGE WINDOWS
- HEIGHT LIMIT-RH 417' - 2"
- ROOF-RH 413' - 0"
- THIRD FLOOR-RH 405' - 0"
- SECOND FLOOR-RH 396' - 0"
- AVG GRADE ELEVATION-RH 387' - 2"
- FIRST FLOOR-RH 386' - 0"



- HEIGHT LIMIT-TH 420' - 3"
- ROOF-TH 417' - 8"
- THIRD FLOOR-TH 409' - 8"
- SECOND FLOOR-TH 400' - 8"
- FIRST FLOOR-TH 390' - 8"
- AVG GRADE ELEVATION-TH 390' - 3"

4 VIEW OF COURTYARD LOOKING NORTH

1 SDR SOUTH ELEVATION
1/16" = 1'-0"



- STOOPS, STAIRCASE
- LANDSCAPE PLANTING / BUFFER
- BIKE RACK

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BUILDING ELEVATIONS



ENTRY CANOPY
FEATURES

BIKE RACKS

STOOPS, STAIRCASE

3 VIEW OF TYPICAL RH REAR ENTRY



ENTRY CANOPY
FEATURES

LARGE WINDOWS

STOOPS, STAIRCASE

LANDSCAPE PLANTING
/ BUFFER

4 VIEW OF TYPICAL TH ENTRY



HEIGHT LIMIT-RH 417' - 2"

ROOF-RH 413' - 0"

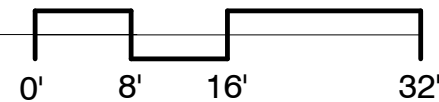
THIRD FLOOR-RH 405' - 0"

SECOND FLOOR-RH 396' - 0"

AVG GRADE
ELEVATION-RH 387' - 2"

FIRST FLOOR-RH 386' - 0"

2 EAST ELEVATION COURTYARD
1/16" = 1'-0"



HEIGHT LIMIT-TH 420' - 3"

ROOF-TH 417' - 8"

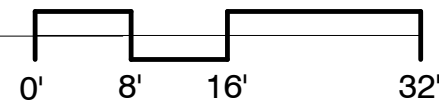
THIRD FLOOR-TH 409' - 8"

SECOND FLOOR-TH 400' - 8"

FIRST FLOOR-TH 390' - 8"

AVG GRADE
ELEVATION-TH 390' - 3"

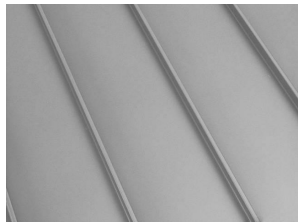
1 WEST ELEVATION COURTYARD
1/16" = 1'-0"



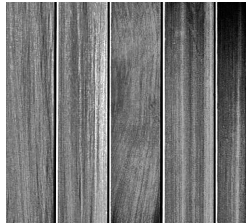
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SITE - BUILDING SECTIONS



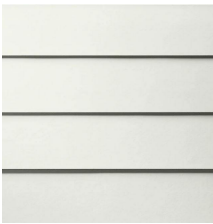
PAINTED VERTICAL
HARDIEBOARD W/ T METAL



BLACK STAINED WOOD
VERTICAL T&G SIDING



CLEAR STAINED CEDAR
T&G SIDING



PAINTED HORIZONTAL
HARDI LAP SIDING



INTEGRAL COLOR CMU
RETAINING



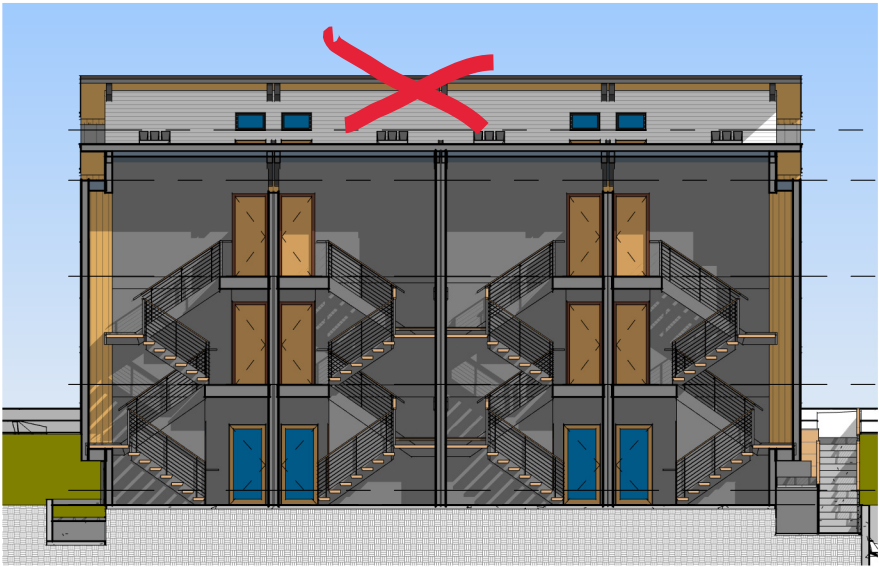
CLEAR STAINED
SOLID WOOD DOOR



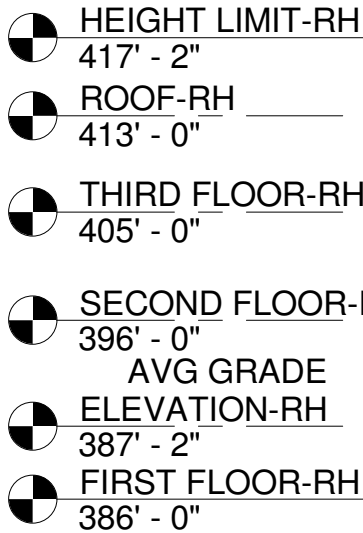
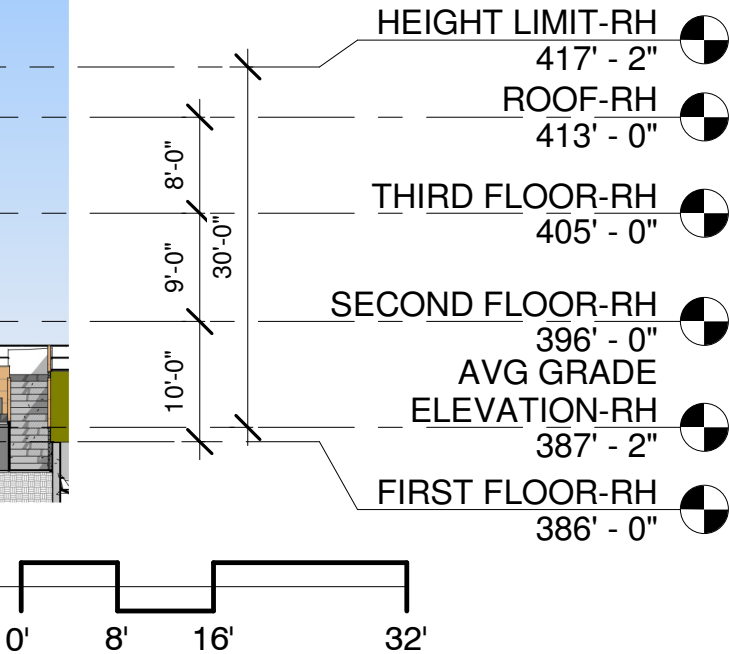
BLACK VINYL WINDOWS



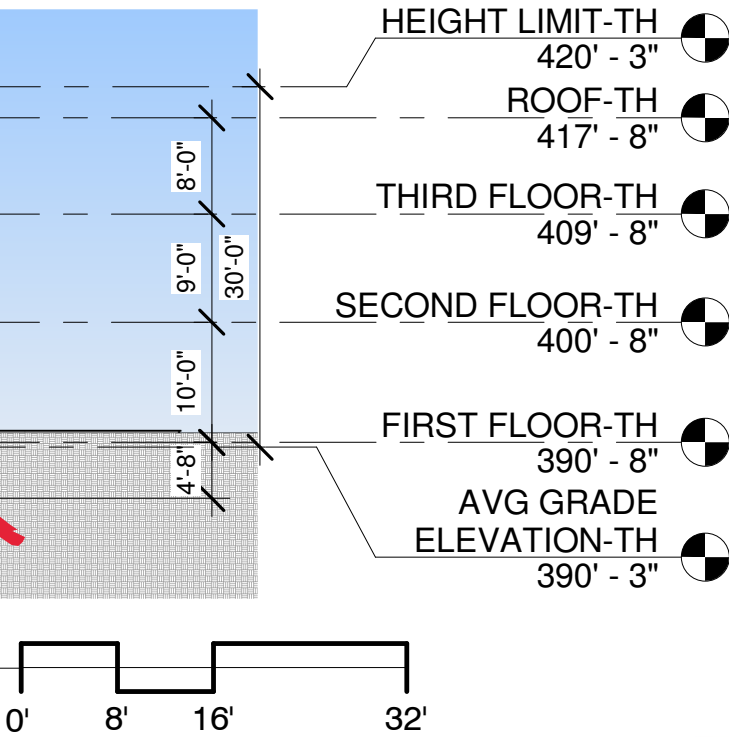
CLEAR STAINED CEDAR
SCREEN WALLS

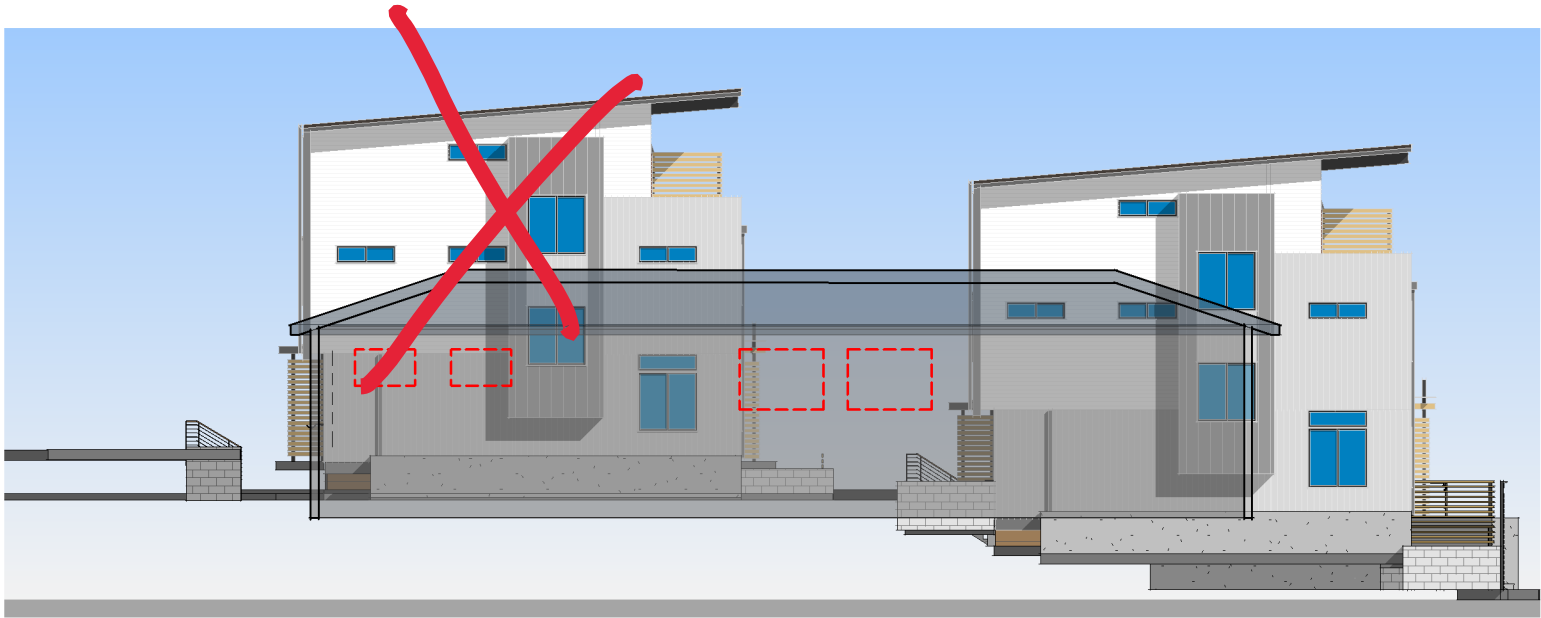


② BUILDING SECTION ROWHOUSE-NS
1/16" = 1'-0"

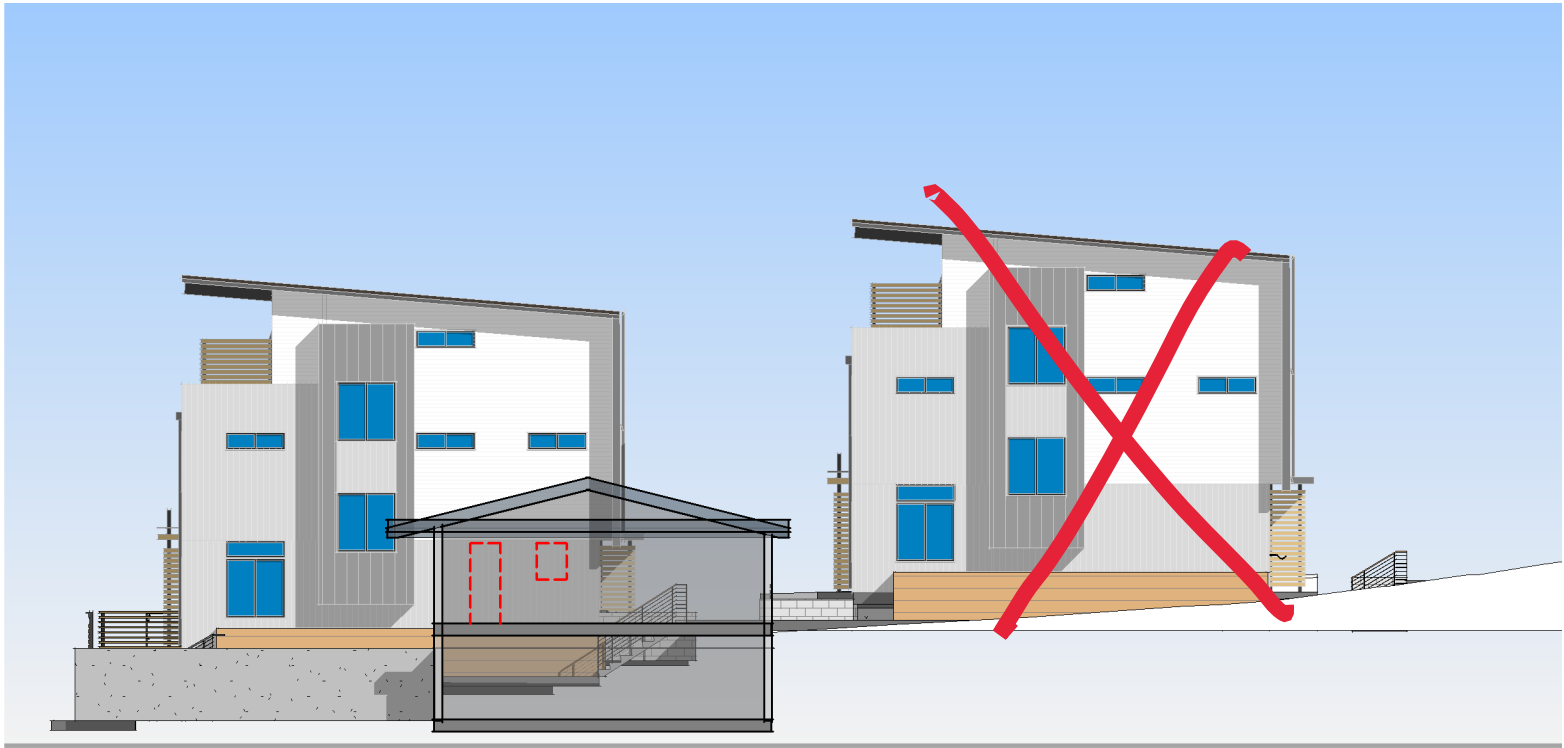


① BUILDING SECTION-EW
1/16" = 1'-0"



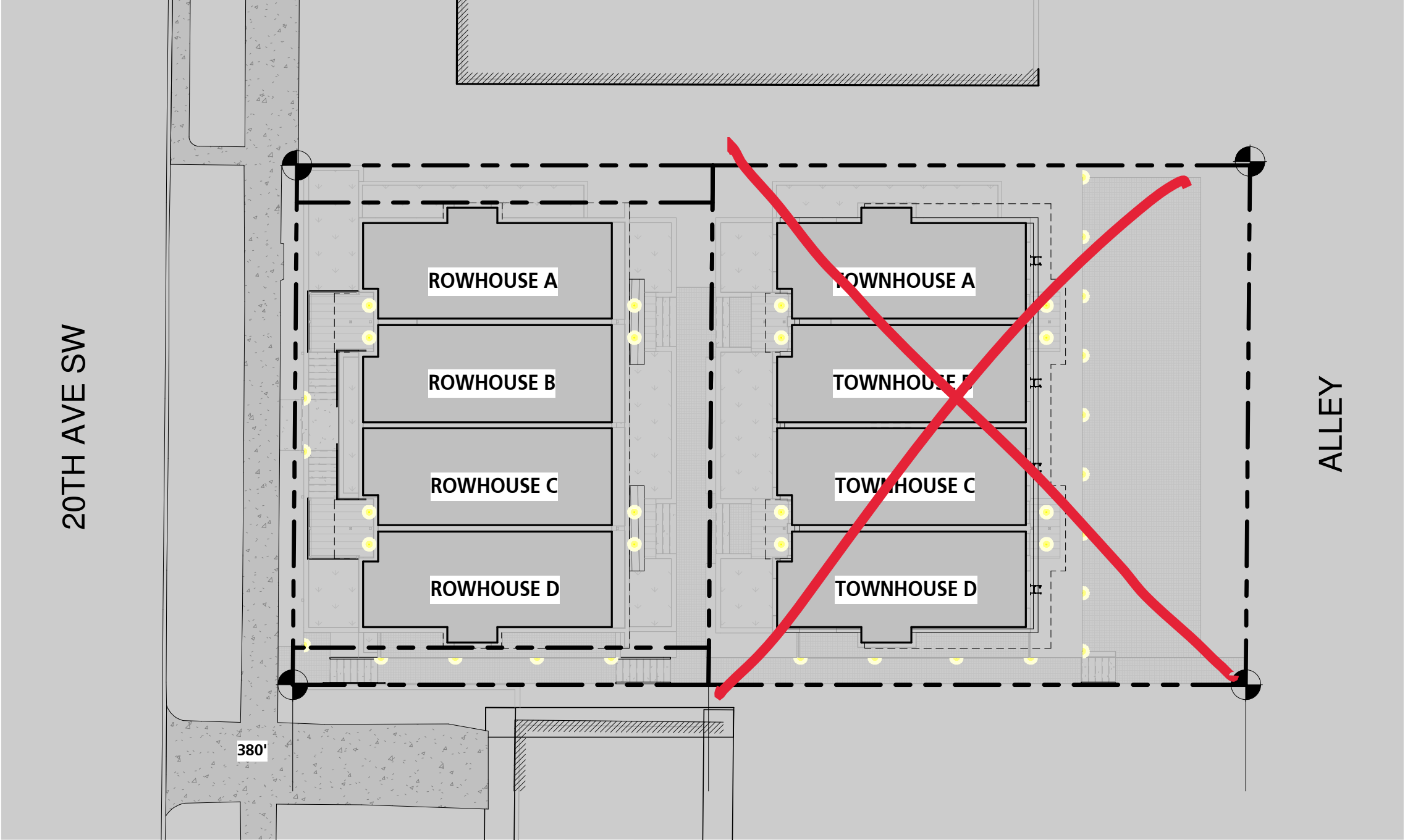


② NORTH ELEVATION PRIVACY STUDY
1/16" = 1'-0"



① SOUTH ELEVATION PRIVACY STUDY
1/16" = 1'-0"

SITE LIGHTING PLAN



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PLANT SCHEDULE

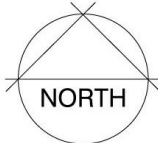
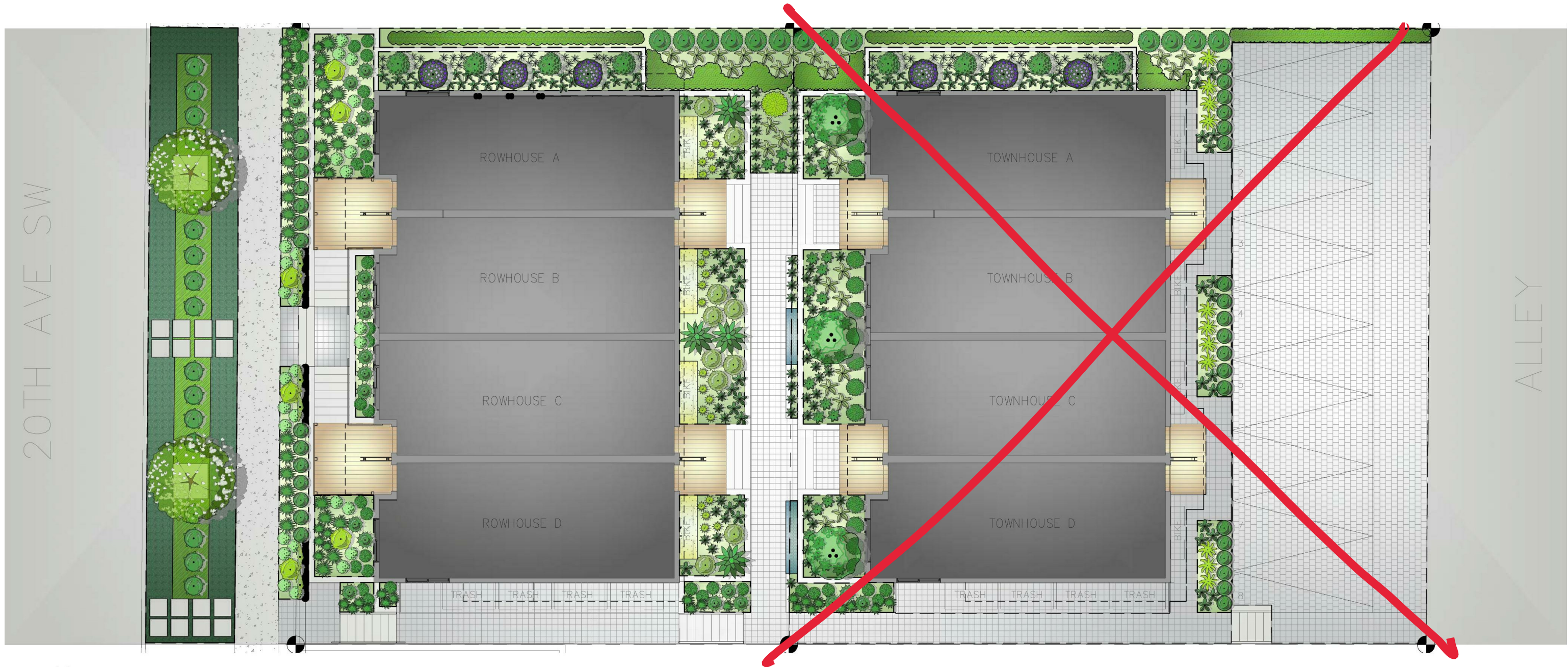
TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	3 stem min, 6' Ht
	Quercus coccinea / Scarlet Oak Street Tree	2"- 2.5" Cal
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Ajuga reptans / Bugleweed	4'pot
	Pachysandra terminalis / Japanese Spurge	4'pot
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4'pot
SITE	BOTANICAL / COMMON NAME	SIZE
	Arborist Chips 3" Depth	N/A
	Cobble 1"-3"	N/A

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Beesia deltophylla / Beesia	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	Calluna vulgaris 'Firefly' / Heather	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Euonymus fortunei 'Emerald n' Gold' TM / Golden Wintercreeper	1 gal
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal
	Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush	3 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
BIORETENTION	BOTANICAL / COMMON NAME	SIZE
	Cornus alba / Tatarian Dogwood	5 gal
	Juncus patens 'Elk Blue' / Spreading Rush	1 gal
	Polygonatum odoratum / Solomon's Seal	1 gal
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal
VINES	BOTANICAL / COMMON NAME	SIZE
	Parthenocissus quinquefolia 'Silver Vein' / Silvervein Virginia Creeper	1 gal



LANDSCAPE PLAN



RENDERED LANDSCAPE PLAN
SCALE: NTS

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PROJECT IMAGES



1 VIEW FROM 20TH AVE SW



3 VIEW FROM ALLEY



2 COURTYARD VIEW LOOKING SOUTH

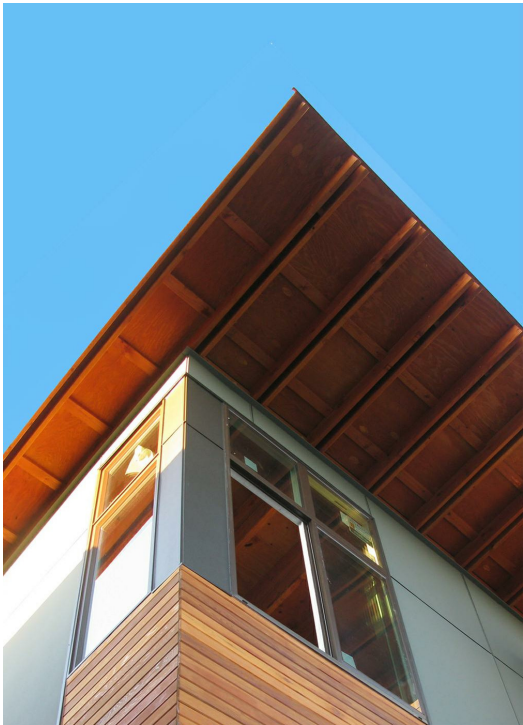
9238 20TH AVE SW ROWHOUSES
SDCI PROJECT# 3036073-EG / 6771323-CN



FAUNTLEROY TOWNHOMES



CUBIX APARTMENTS



CUBIX APARTMENTS DETAIL



MT BAKER SINGLE FAMILY RESIDENCE

9238 20TH AVE SW ROWHOUSES

SDCI PROJECT# 3036073-EG / 6771323-CN



NOMO 12 TOWNHOMES



NOMO 12 TOWNHOMES