STREAMLINED DESIGN REVIEW APPLICATION

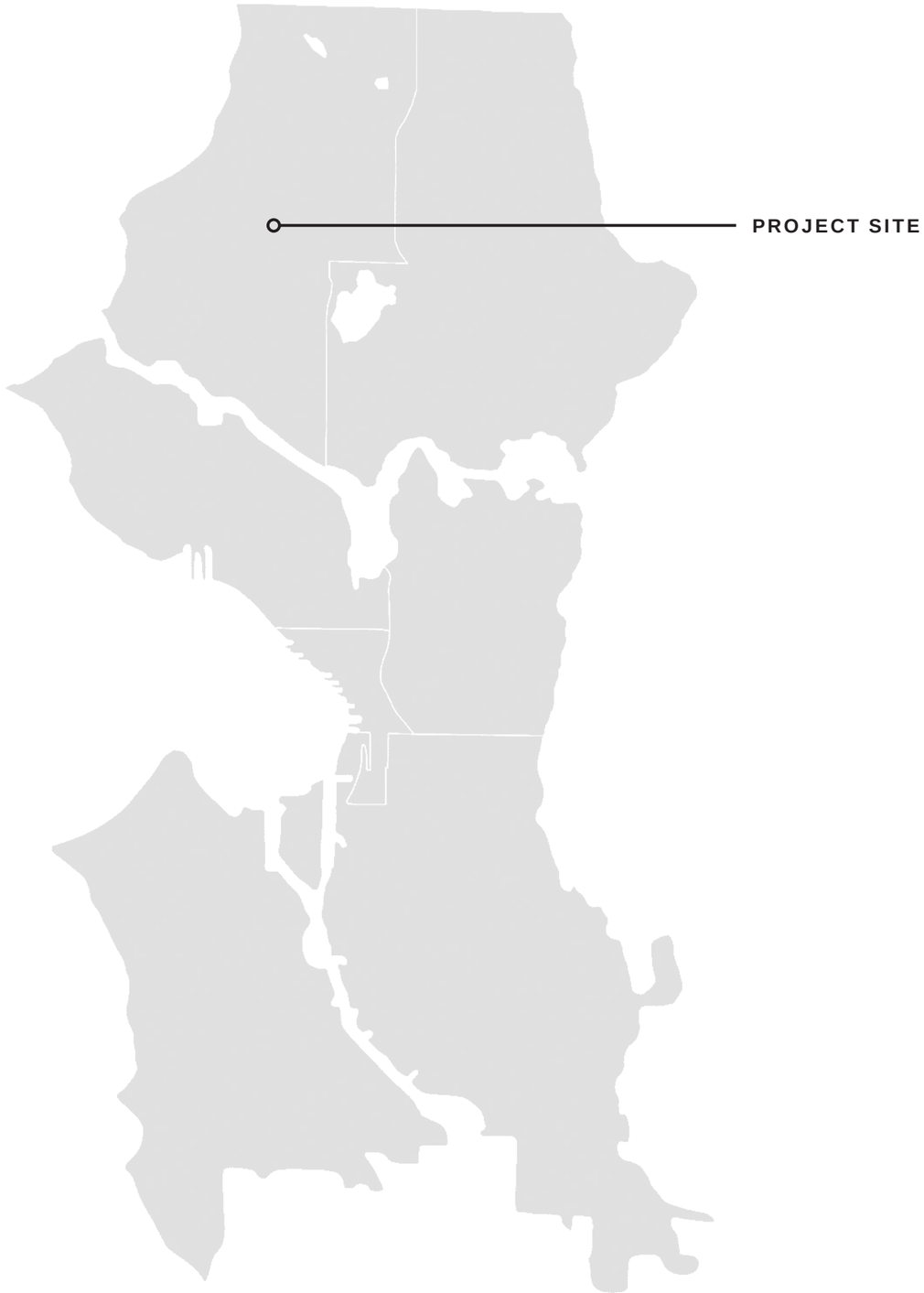
DCI # 3039029-EG
8541 14TH AVE NW
Seattle, WA 98117

Applicant:
Cone Architecture, LLC
1319 N 49th St.
Seattle, WA 98103
Contact: Weicheng Li

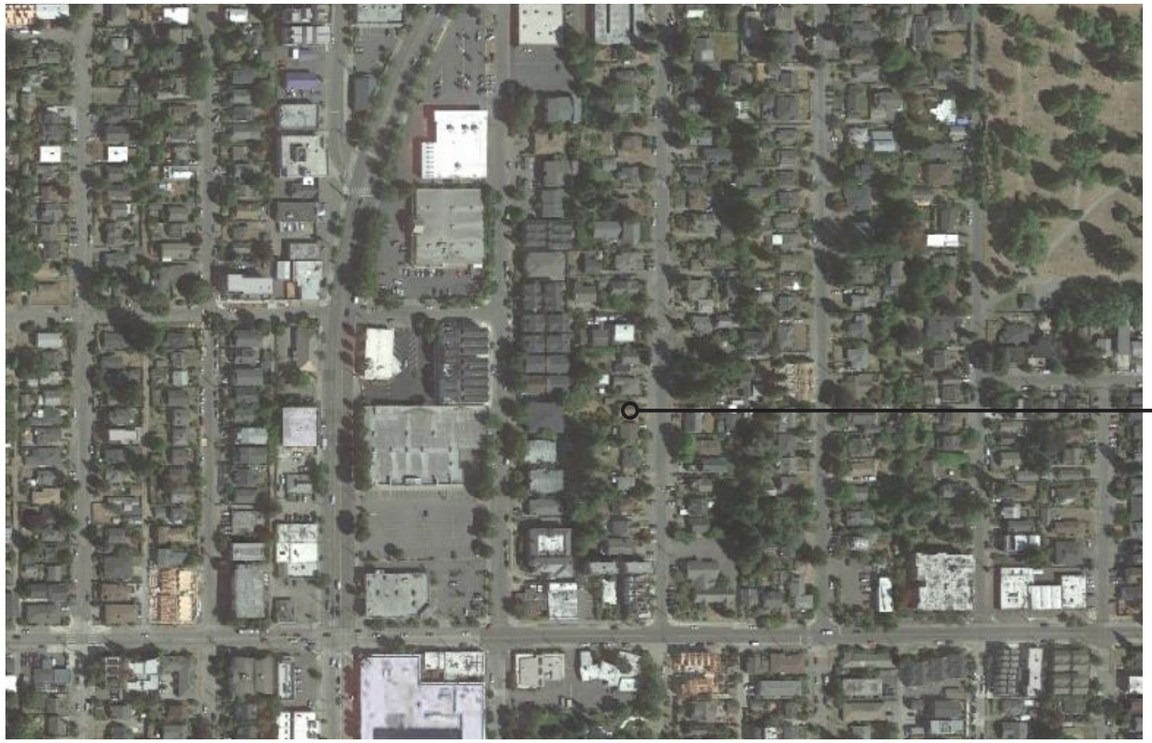
Owner: Legendary Homes
13033 SE 288TH PL,
Auburn, WA 98092
Contact: Alik Moskalenko

DCI Contact:
David Sachs
davidsachs@seattle.gov





PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Development Standards	4
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VICINITY MAP

EXISTING SITE

The site is an existing mid-block parcel (277660-0079, 277660-0080) located on 14th Ave NW between NW 85th and NW 90th St. The site area is 7,118 SF and measures 50.13’ wide by 142’ deep. The site slopes down from east to west with an overall grade change of approximately 3.5’ feet. Currently, the site has an single family house located in a High Density Low-Rise zone. Surrounding the proposed project site are predominantly single-family buidlings, within the blocks, there are some newly developed multi-family buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a LR2(M1) zone and is located within Crown Hill Urban Center Village and Frequent Transit Overlay. The LR zoning continues south along 14 th Ave NW for less than one parcel before transitioning to NC2-75 (M1) zone. West of the project site also transitions to RSL zone. LR (M1) continues north of the project site for one block and transitions into NC2-75 (M1) zone. Nw 85th St and 15th Street NW are the principal arterial streets in the area.

DEVELOPMENT OBJECTIVES

The project proposes the construction of eight (8) new townhouse units. The townhouses unit vary in size and range from 1,450-1,550 square feet. The project site, due to its location in a desirable neighborhood with public transportation allowing easy access via lightrail, is prime for denser development.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings two block west along 15th Ave NW, which includes some restaurants and bars, professional services, and a variety of small businesses within walking distance. Major bus routes are located one block to the south along NW 80th St and the 15th Ave NW. Sandel Park is the nearest park is located two blocks south of the parcel.

This site is subject to the Citywide Design Guidelines.



SITE MAP

ZONING SUMMARY

Zone: LR-2 (M1)
Overlay: Crown Hill Residential Urban Village

PROJECT PROGRAM

Site Area: 7,118 SF
Number of Residential Units: 6
Number of Parking Stalls: 6
Approx. FAR = 9,000 SF
Approx. FAR Per Unit = 1,500 SF

Address: 8541 14th Ave NW, Seattle, WA 98117
Parcel #: 2776600079
Zoning: LR2 (M1)
Overlays: Crowne Hill Residential Urban Village
Site Area: 7,118 SF

23.45.504 Permitted Uses
Permitted outright: Residential-Townhomes

23.45.514 Structure height

Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44'-0"
10'-0" additional allowed for stair penthouses:	50'-0"

23.86.006 Structure height measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio
Maximum FAR: 1.4 (9,965.2 SF)

23.45.518 Setbacks requirements

Front Setback:	7’-0” average/5’-0” minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback: (Facades < 40’)	5’-0”
(Facades > 40’)	7’-0” average/5’-0” minimum

23.45.522 Required Amenity Area

25% of lot area	1779.5 sf minimum
50% provided on ground level	889.75 sf minimum

23.45.527 Facade Length

Structure width (lf)	90’ maximum
Façade length (lf) - within 15’ of side lot line	57’ maximum

23.45.524 Landscaping and Screening Standards
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

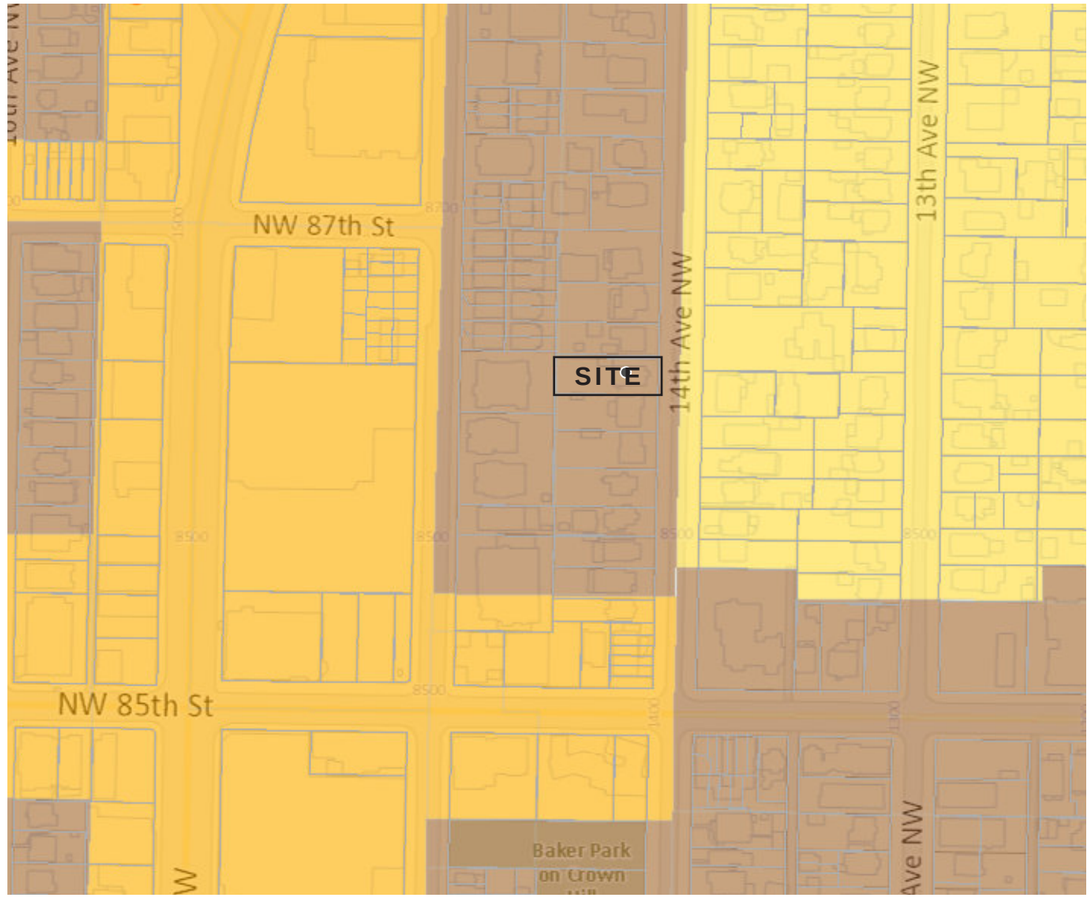
23.54.015 Required Parking
No parking is required for residential and nonresidential uses within urban villages that also qualify for frequent transit designation. Long term bicycle parking: one stall (1) per unit. Short term bicycle parking - one stall (1) per 20 units, rounded to nearest even number.

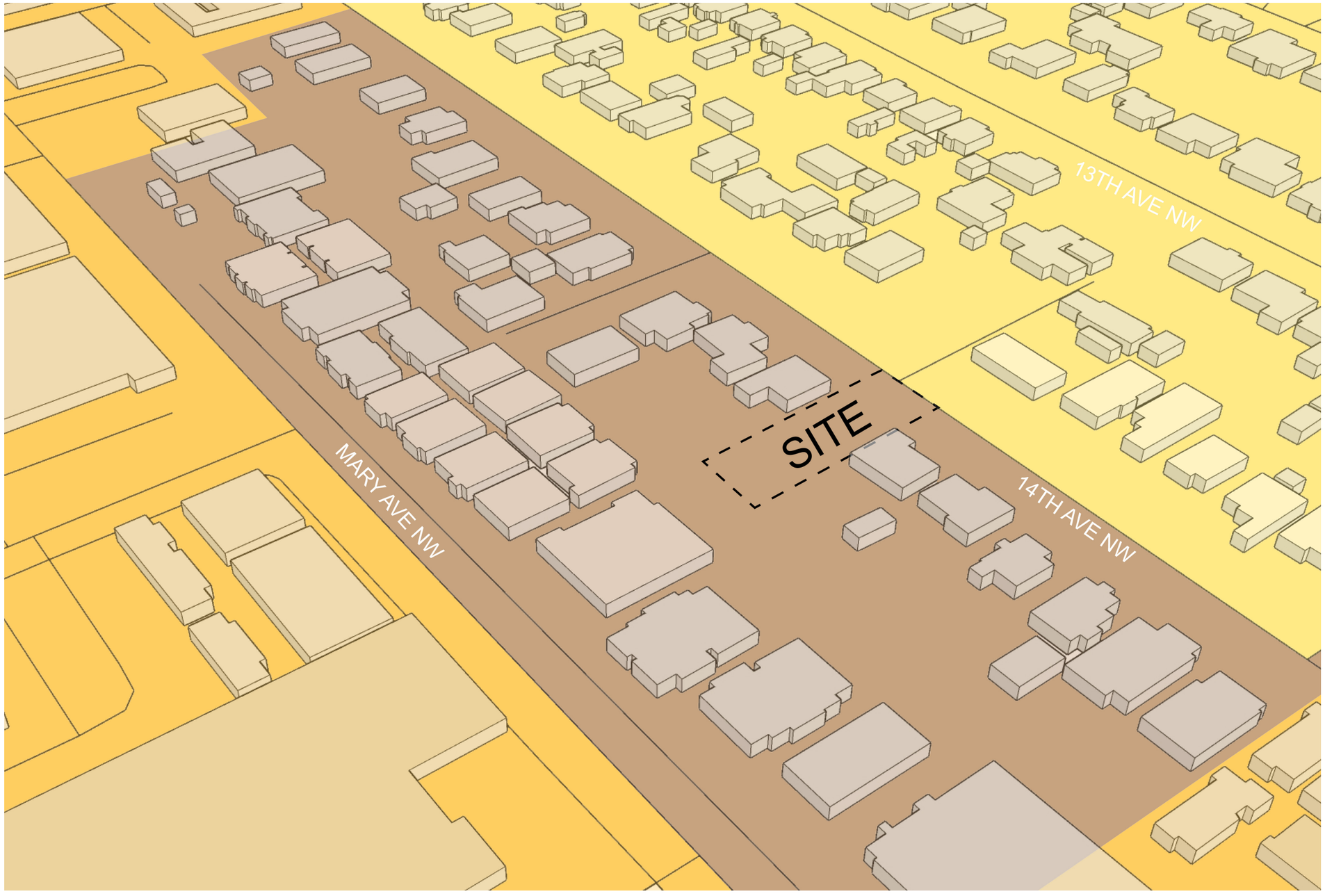
23.54.040 Solid Waste Storage
Minimum 2’-0” x 6’-0” screened enclosure per unit.

SINGLE FAMILY

LOWRISE MULTIFAMILY

NEIGHBORHOOD COMMERCIAL

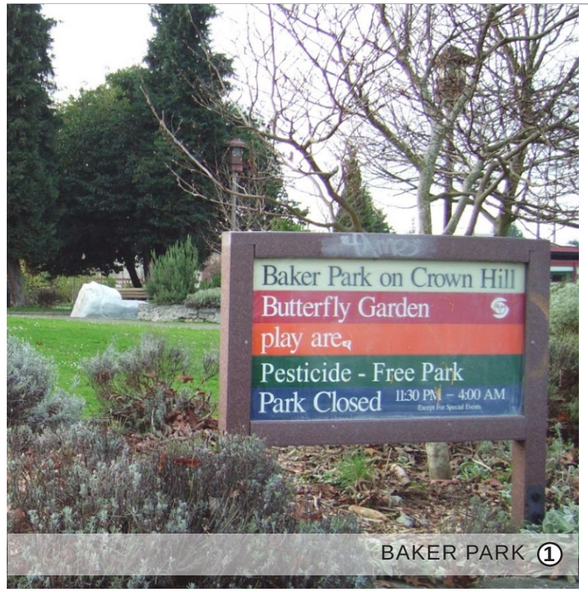




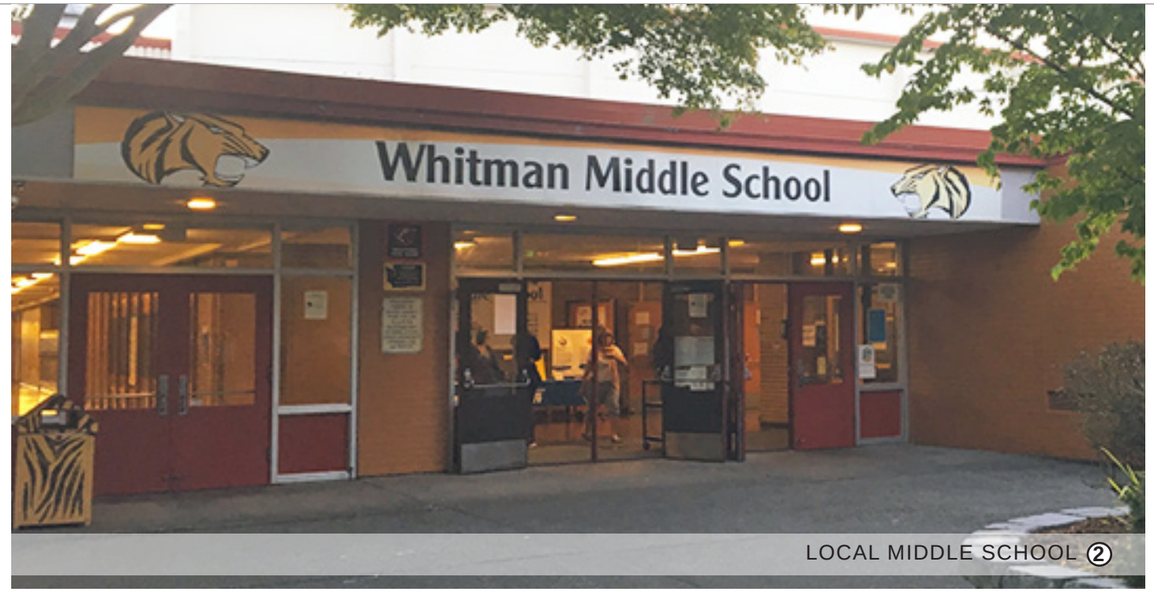
ZONING KEY

- NEIGHBORHOOD COMMERCIAL
- LOW RISE MULTI-FAMILY
- SINGLE FAMILY


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED
PROJECT SITE
CROWN HILL RESIDENTIAL URBAN VILLAGE
PARKS
BUS STOPS
NW 90TH ST
NW 80TH ST
NW 85TH ST
24TH AVE NW
15TH AVE NW
8TH AVE NW
15 MIN
10 MIN
5 MIN
1
2
3
4
5
6
7
8
9
10



BAKER PARK ①



LOCAL MIDDLE SCHOOL ②



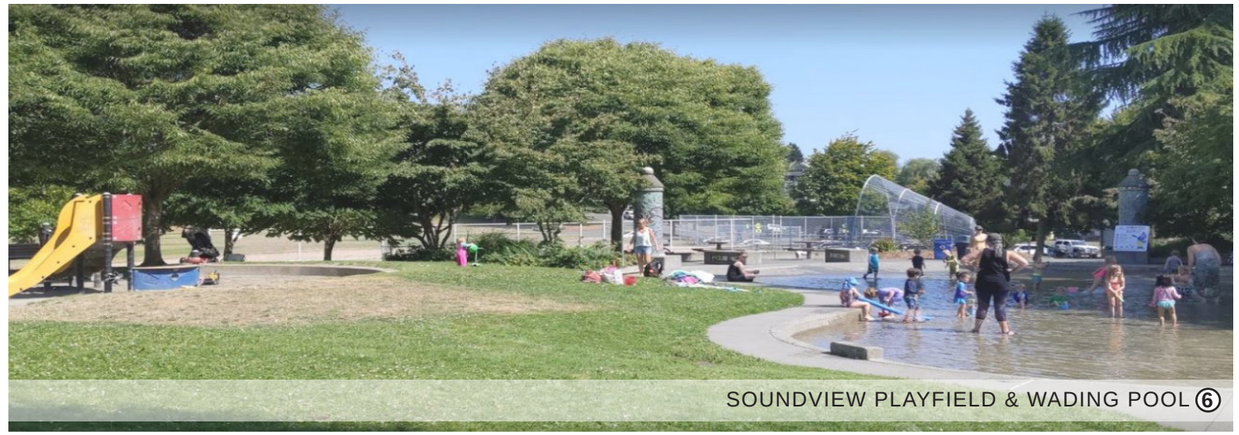
15TH AVE NW GROCERY STORE ③



WILD MOUNTAIN CAFE ④



BIKE SHOP ⑤


SOUNDVIEW PLAYFIELD & WADING POOL ⑥


CROWN HILL PARK ⑦



DRIVE-IN RESTAURANT ⑧



15TH AVE APARTMENTS ⑨



FIRE STATION 35 ⑩


NW 90TH ST
14TH AVE NW LOOKING WEST
14TH AVE NW LOOKING EAST
SITE
NW 85TH ST


SITE
NW 85TH ST
NW 90TH ST
14TH AVE NW LOOKING WEST


ACROSS FROM SITE
NW 90TH ST
NW 85TH ST
14TH AVE NW LOOKING EAST



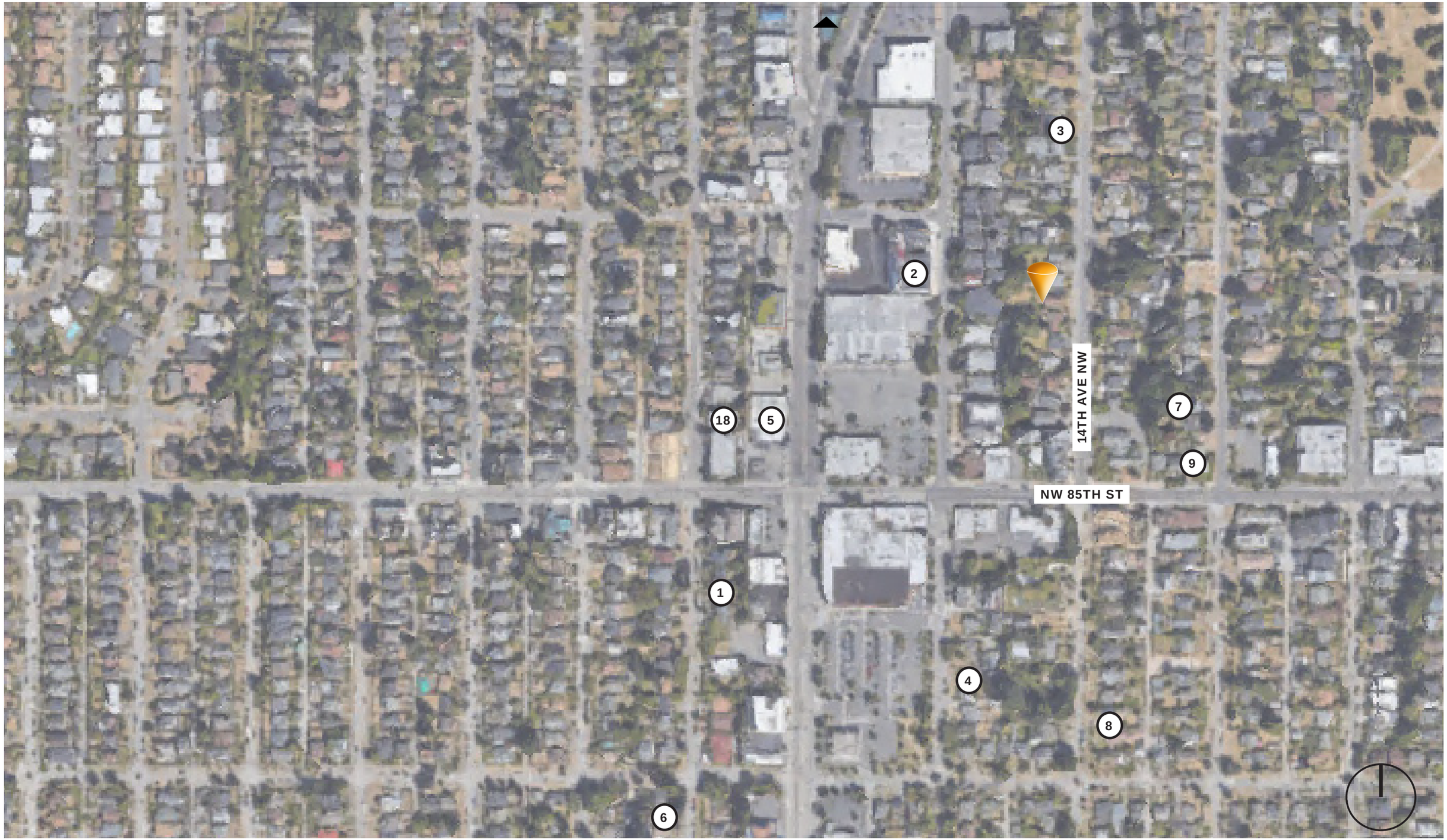
8541 14TH AVE NW LOOKING SOUTH



8541 14TH AVE NW



8541 14TH AVE NW LOOKING NORTH



Context around site - single family with some multifamily + mix of traditional and contemporary architecture

FUTURE DEVELOPMENT

The Crown Hill neighborhood is one of many Seattle neighborhoods experiencing development at many scales. These images represent a few of the future projects in mid and high rise development coming in the next few years. Mid rise apartment and townhouse complexes have become popular throughout Crown Hill for the residential scale these projects bring. Along 15th Ave NW large mixed-use building is proposed, and will sit adjacent the alley to the site. The included projects implement community conscious elements such as warm, residential material palettes, entries oriented towards the street with pedestrian scaled elements implemented, and gable roof forms complimenting the existing context of Crown Hill.


1


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COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 8520 16th Ave NW, Seattle, WA 98117. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link, where additional information about the project can be found, and a site location map.Two links were provided to the survey and the website in English.

Date: Flyers were mailed 01/17/2022

2. Electronic/Digital Outreach 1

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Link: https://www.surveymonkey.com/r/5CDNXPX
Date: Survey Launched 01/18/2022
Survey Closed 02/08/2022

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project site with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Date: Site Became Avaiable 01/18/2022
Link: https://www.cone-outreach.wixsite.com/website/14thavetownhomes

CONE
ARCHITECTURE



WWW.CONE-ARCH.COM

Dear Resident, this flyer is to include you in a PROJECT UNDER DESIGN REVIEW in your area.

Project Name
14th Ave NW Townhomes

Project address
8541 14TH AVE NW, SEATTLE, WA 98117

SDCI record number
3039029-EG

Project Contact
Weicheng Li at CONE Architecture,
2124_LH14thAveNWTownhomes@cone-arch.com
206- 693-3133

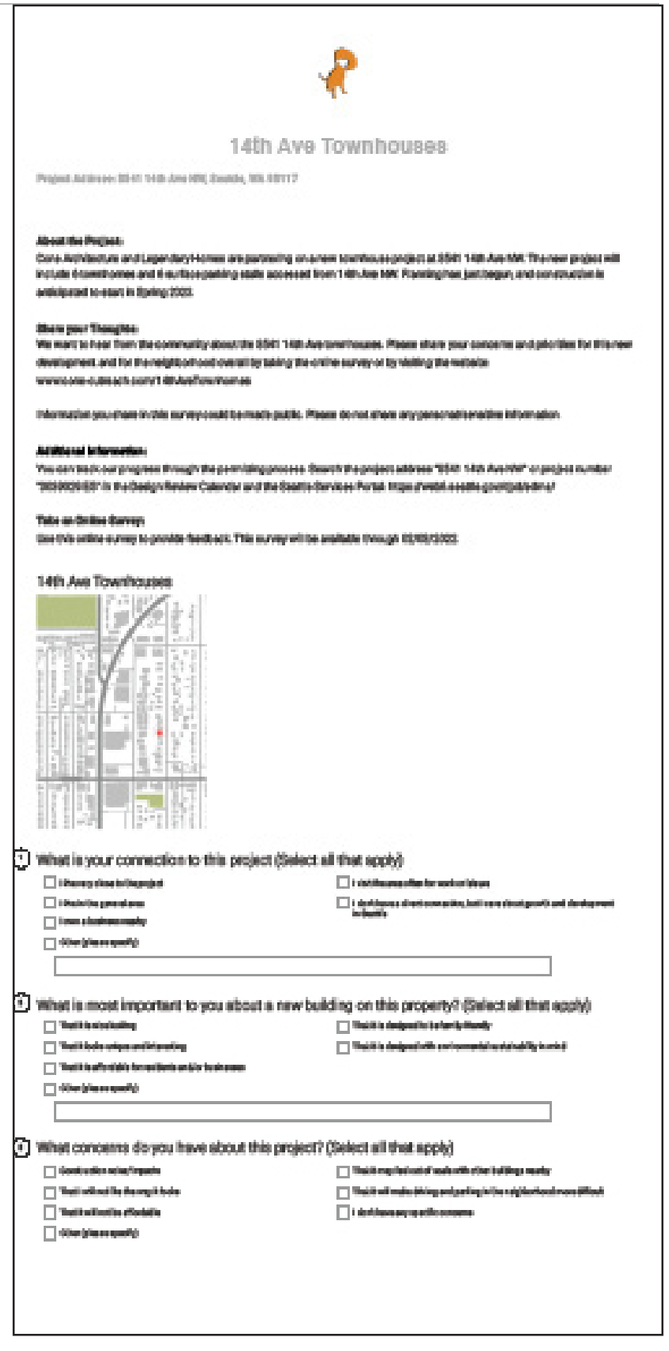
About the project:
Cone Architecture and Legendary Homes are partnering on a new townhouse project at 8541 14th Ave NW. The new project will include 6 townhomes and 6 surface parking stalls accessed from 14th Ave NW. Planning has just begun, and construction is anticipated to start in Spring 2023.

Share your thoughts
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ONLINE SURVEY
https://www.surveymonkey.com/r/5CDNXPX
Go to link or scan code. Available from January 18 - February 08, 2022
PROJECT WEBSITE
https://coneoutreach.wixsite.com/website/14thavetownhomes

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

Additional Information
To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:
https://web6.seattle.gov/dpd/edms/



14th Ave Townhouses

14th Ave Townhouses

1 What is your connection to this project (Select all that apply)

2 What is most important to you about a new building on this property? (Select all that apply)

3 What concerns do you have about this project? (Select all that apply)

Summary of Community Responses:

1. **Electronic/Digital Outreach:** Cone Architecture received two (2) responses to the survey that was created through Survey Monkey. The responses received are as follows:

1. What is your connection to this project? (Select all that apply)

(2) respondents	I live very close to the project.
(0) respondent	I live in the general area
(0) respondent	I own a business nearby
(0) respondent	I visit the area often for work or leisure
(0) respondent	I don't have a direct connection, but I care about growth and development in Seattle
(0) respondent	Other

2. What is most important to you about a new building on this property? (Select all that apply)

(1) respondents	That it is nice looking
(0) respondents	That it looks unique and interesting
(0) respondent	That it is affordable for residents and/or businesses
(1) respondents	That it is designed to be family-friendly
(1) respondent	That it is designed with environmental sustainability in mind
(1) respondents	Other (please specify): Respondents concerned their hope for the project to not create greater issues of traffic, congestion, views, and walkability

3. What concerns do you have about the project? (Select all that apply)

(2) respondent	Construction noise/impacts
(1) respondent	That I will not like the way it looks
(0) respondent	That it will not be affordable
(1) respondent	That it may feel out of scale with other buildings nearby
(2) respondents	That it will make driving and parking in the neighborhood more difficult
(0) respondents	I don't have any specific concerns
(1) respondents	Other (please specify): Respondent hopes the townhomes will not block views for the surrounding neighbors or sunlight on adjacent properties.

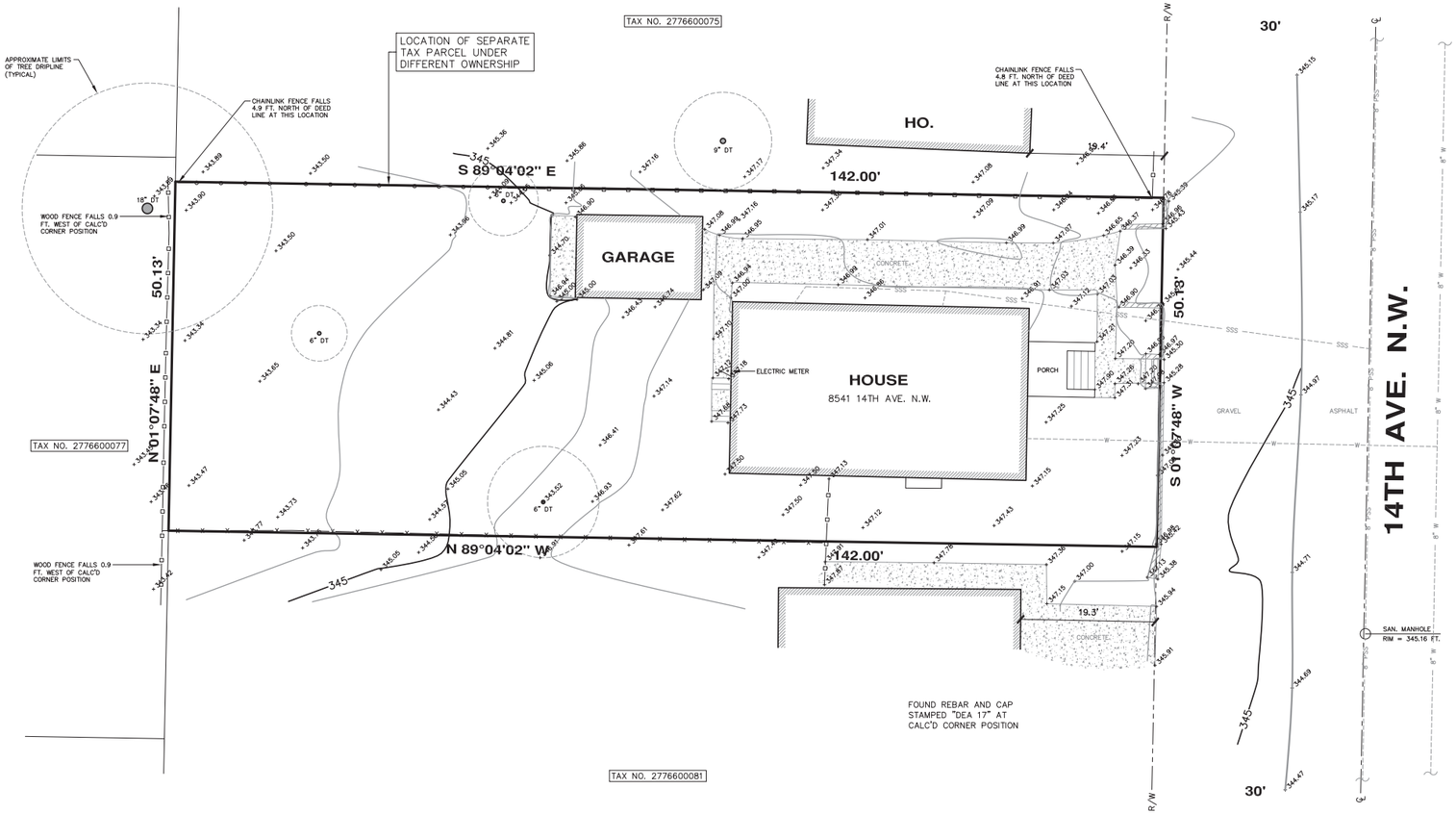
4. Is there anything specific about this property or neighborhood that would be important for us to know?

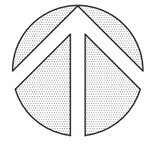
We received zero (0) responses to question 4.

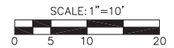


2. **Electronic/Digital Outreach: Website**

Cone Architecture did not receive any feedback through the provided email address on the created outreach website.



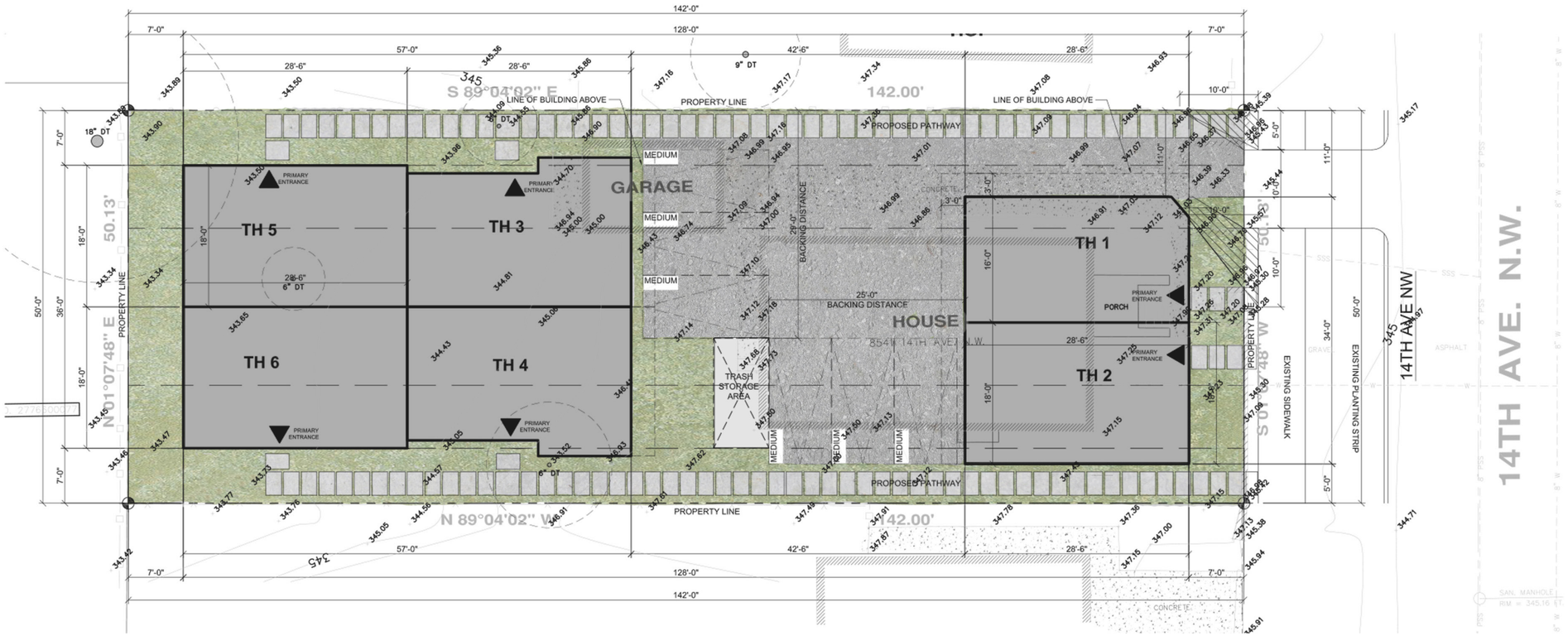




NOTES

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 MARCH 29, 2021.
4. PARCEL AREA = 7,118 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. 2776600079 & 2776600080
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

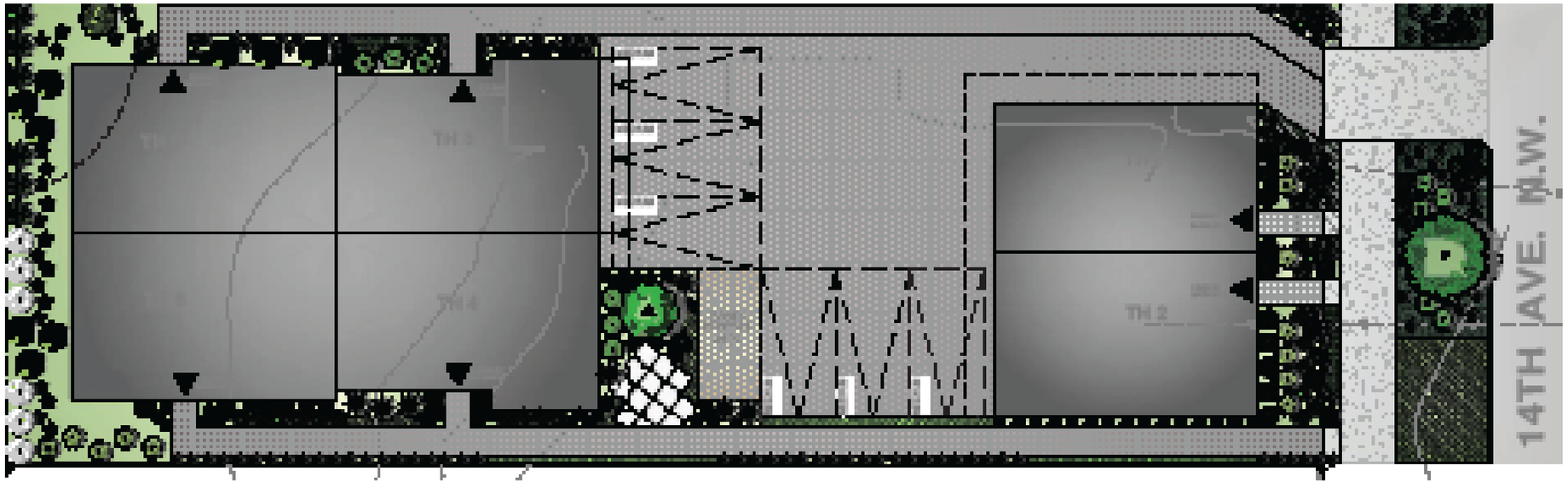
ARBORIST REPORT	DBH	CATEGORY	OVERALL CONDITION	COMMENTS
#1 Orchard Apple (*Malus sp.*)	7”	Not Exceptional	Poor	Mal pruned with a low LCR
#2 Orchard Apple (*Malus sp.*)	7”	Not Exceptional	Poor	Tree has been topped excessively. Sap and heart rot found throughout the tree
#3 European Plum (*Prunus domestica*)	6”	Not Exceptional	Poor	Tree has been topped excessively. Sap and heart rot found throughout the tree.
#4 Red Maple (*Acer rubrum*)	22”	Not Exceptional	Good	Off-site tree.



SITE PLAN

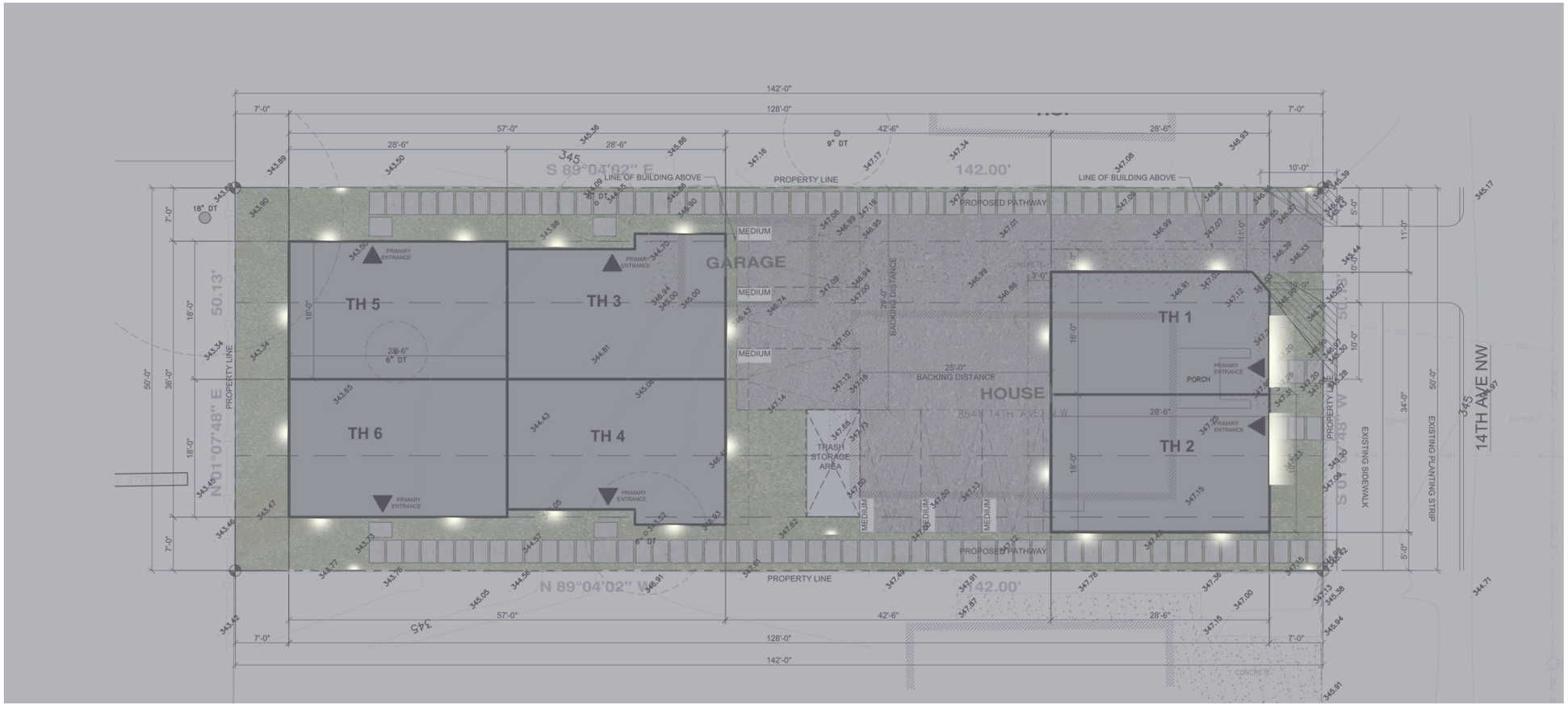
SITE PLANNING

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SITE PLANNING + LANDSCAPE APPROACH

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PROPOSED SITE LIGHTING PLAN

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PROPOSED LIGHTING PLAN



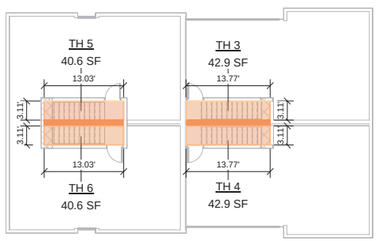
① SOFFIT LIGHT



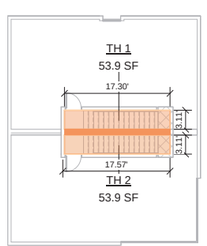
② WALL LIGHT

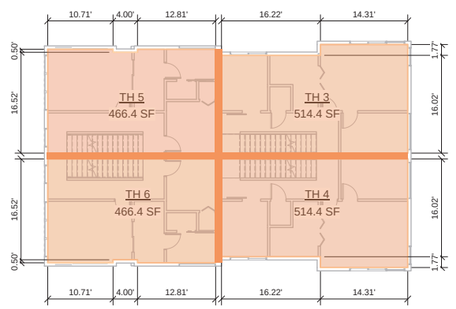


③ MOTION SENSOR LIGHT

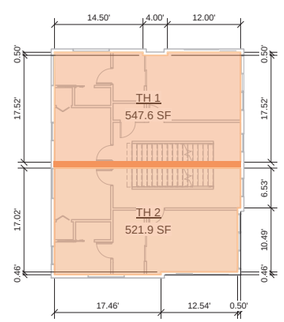


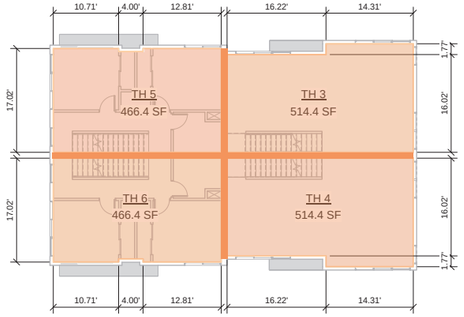
4 FAR DIAGRAM - PENTHOUSE
SCALE: 3/32" = 1'-0"



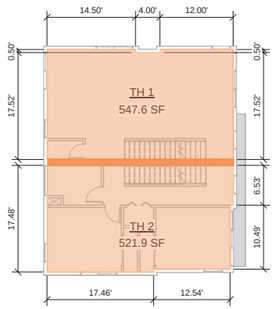


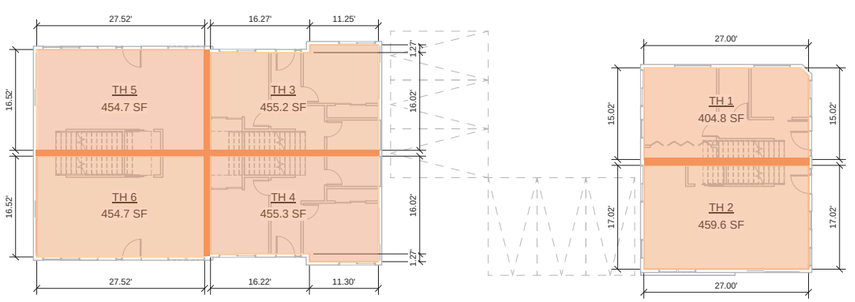
3 FAR DIAGRAM - THIRD FLOOR
SCALE: 3/32" = 1'-0"





2 FAR DIAGRAM - SECOND FLOOR
SCALE: 3/32" = 1'-0"





1 FAR DIAGRAM - FIRST FLOOR
SCALE: 3/32" = 1'-0"

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

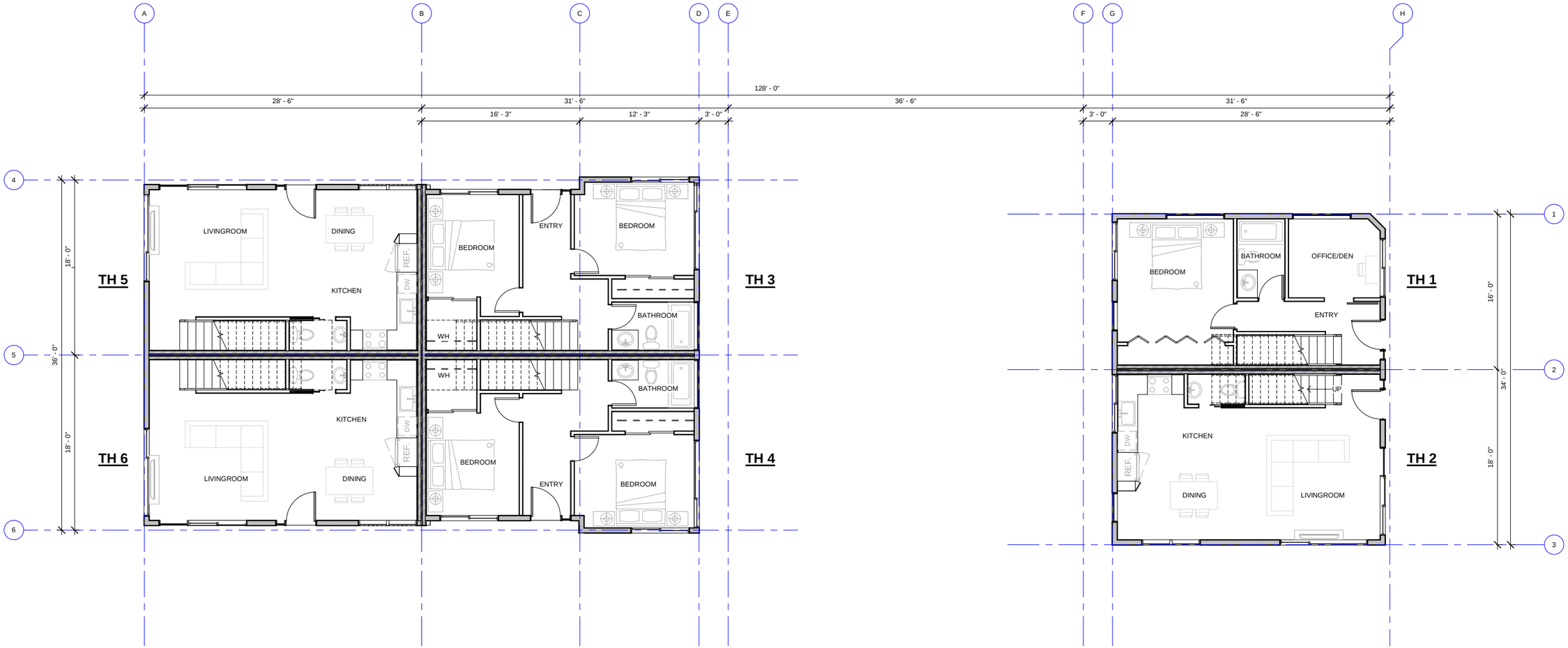
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

FAR CALCULATIONS

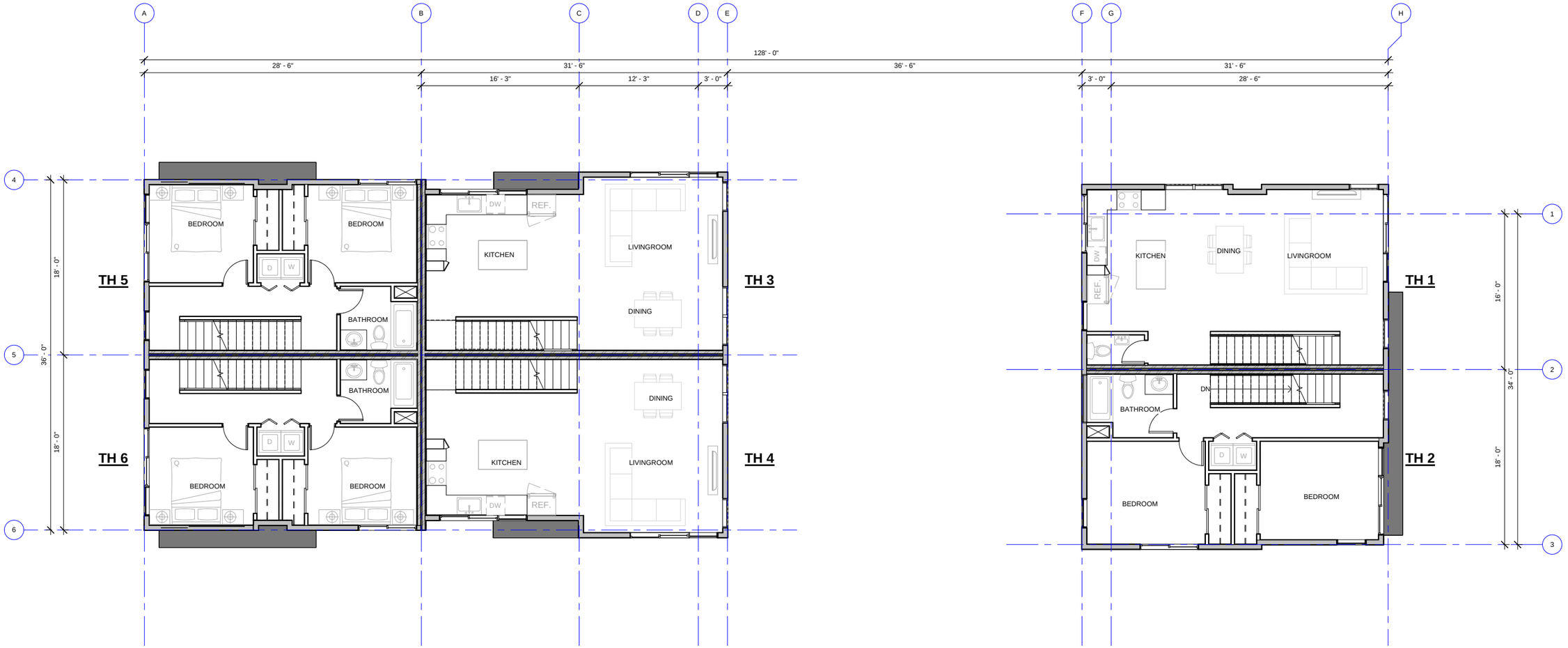
TOWNHOUSE 1	
FIRST FLOOR	404.78 SF
SECOND FLOOR	547.64 SF
THIRD FLOOR	547.64 SF
ROOF	53.88 SF
	1553.94 SF
TOWNHOUSE 2	
FIRST FLOOR	459.56 SF
SECOND FLOOR	521.89 SF
THIRD FLOOR	521.89 SF
ROOF	53.88 SF
	1557.22 SF
TOWNHOUSE 3	
FIRST FLOOR	455.20 SF
SECOND FLOOR	514.45 SF
THIRD FLOOR	514.45 SF
ROOF	42.89 SF
	1526.99 SF
TOWNHOUSE 4	
FIRST FLOOR	455.27 SF
SECOND FLOOR	514.45 SF
THIRD FLOOR	514.45 SF
ROOF	42.89 SF
	1527.06 SF
TOWNHOUSE 5	
FIRST FLOOR	454.67 SF
SECOND FLOOR	466.43 SF
THIRD FLOOR	466.43 SF
ROOF	40.59 SF
	1428.12 SF
TOWNHOUSE 6	
FIRST FLOOR	454.67 SF
SECOND FLOOR	466.43 SF
THIRD FLOOR	466.43 SF
ROOF	40.59 SF
	1428.12 SF
(X,XXX.XX SF ALLOWABLE)	9021.45 SF

MHA GROSS AREAS

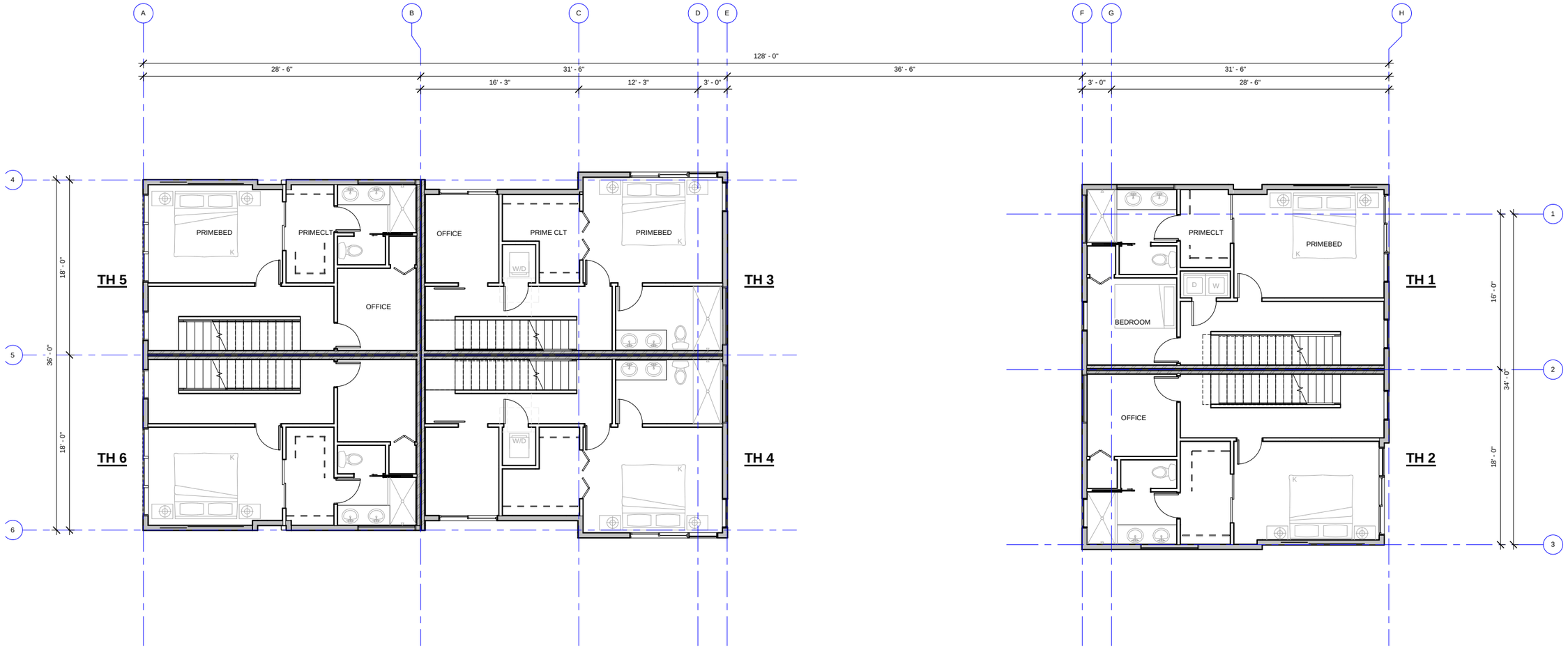
TOWNHOUSE 1	
FIRST FLOOR	417.72 SF
SECOND FLOOR	562.25 SF
THIRD FLOOR	562.25 SF
TO ROOF	62.17 SF
	1604.39 SF
TOWNHOUSE 2	
FIRST FLOOR	472.50 SF
SECOND FLOOR	536.51 SF
THIRD FLOOR	536.51 SF
TO ROOF	62.17 SF
	1607.69 SF
TOWNHOUSE 3	
FIRST FLOOR	476.30 SF
SECOND FLOOR	536.98 SF
THIRD FLOOR	536.98 SF
TO ROOF	51.36 SF
	1601.62 SF
TOWNHOUSE 4	
FIRST FLOOR	476.37 SF
SECOND FLOOR	536.98 SF
THIRD FLOOR	536.98 SF
TO ROOF	51.36 SF
	1601.69 SF
TOWNHOUSE 5	
FIRST FLOOR	476.00 SF
SECOND FLOOR	488.00 SF
THIRD FLOOR	488.00 SF
TO ROOF	46.84 SF
	1498.84 SF
TOWNHOUSE 6	
FIRST FLOOR	476.00 SF
SECOND FLOOR	488.00 SF
THIRD FLOOR	488.00 SF
TO ROOF	46.84 SF
	1498.84 SF
GRAND TOTAL:	9413.07 SF



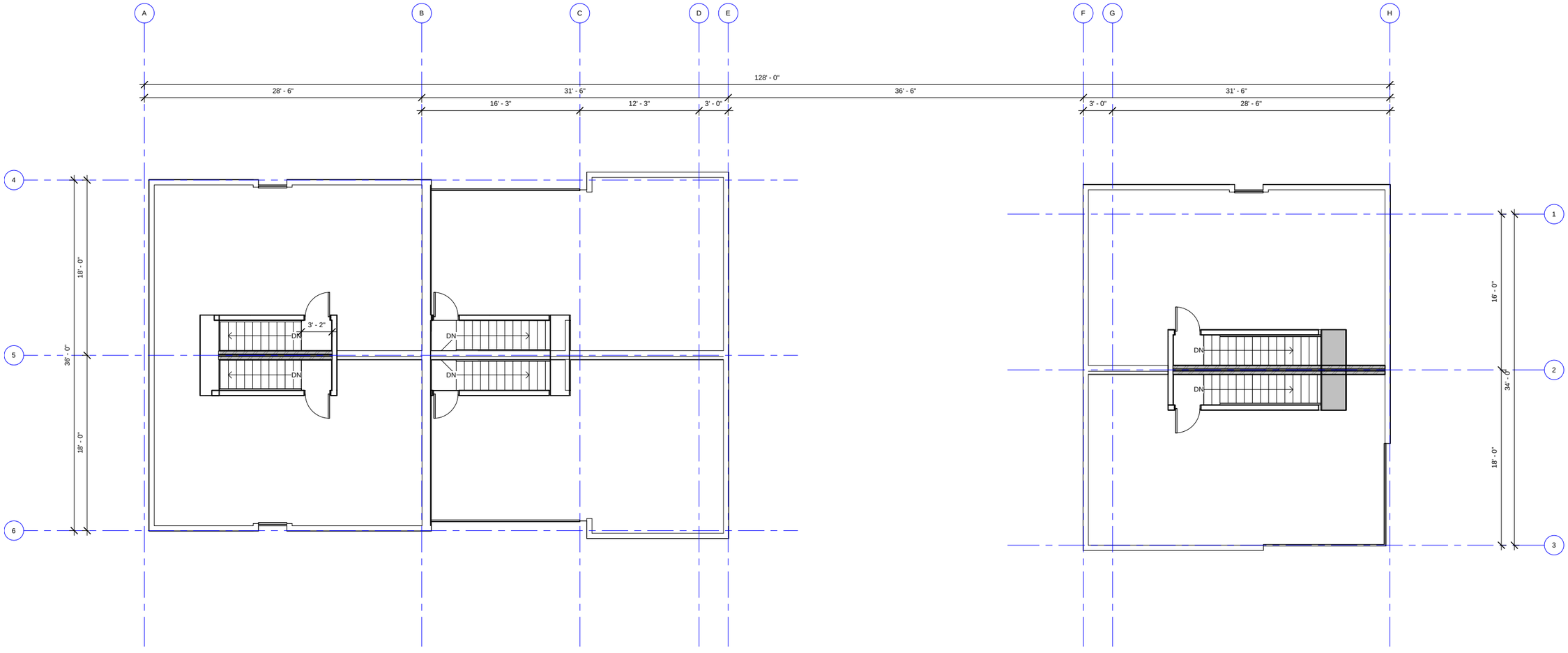
FIRST FOOR PLANS



SECOND FOOR PLANS



THIRD FOOR PLANS



ROOF FOOR PLANS

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood	A. Emphasizing Positive Neighborhood Attributes	CS3.A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	Overall, the units have a gracious setback from the street. This creates a “semi-private” buffer between the public sidewalk and the private uses. This space will be heavily landscaped in order to provide a visual buffer and softened edge. The project densifies the site as is typical in the southern portion of the block. Most of these multi-family neighboring structures are three stories. To respect the single-family properties on the street, also keeping the massing movement simple but strong to match the simplicity style of the neighborhood.
CS2 Urban Pattern and Form	Strength the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces i nthe surrouding area.	B. Adjacent Sites, Streets, and Open Spaces	CS2.B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.	The project did not maximize its development potential - to respect the adjacent neigborhood pattern; also, the main material proposed are 18” board and batten, which is a reinforcement of positively responding to the traditional residential urban pattern around the proposed site.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards,s tairways, portals, arcades, pocket gardens, decks: c. ground surface: seating walls; speacial paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	All building entries are carefully designed and scaled for a more intimate experience that is not only more in line with the neighborhood character but also creating a friendly residential style encouraging interaction at street level between right of way and the building residents.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the design. Add detailing at the street to create interest and encourage active street life. DC2.D.2. Texture: Design the character of the building to strive for fine-grained scale ‘texture’.	The project proposes a simple facade composition that exhibits a sense of order through the use of modulation, fenestration, secondary architectural features, and materials. The proposed fenestration matches with proposed material rhythm, sets a strong precedence at the street facing facades and contributes to a cohesive and simple architectural concept.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	C. Design	DC3.C.2. Amenities and Features: Create attractive outdoor spaces with a combination of hardscape and plantings. Use a variety of features, such as planters, green roofs and decks, and street trees.	All unit have some private yard space at ground level and upper levels, creating a great energy flow and in door out door living connection for this project.

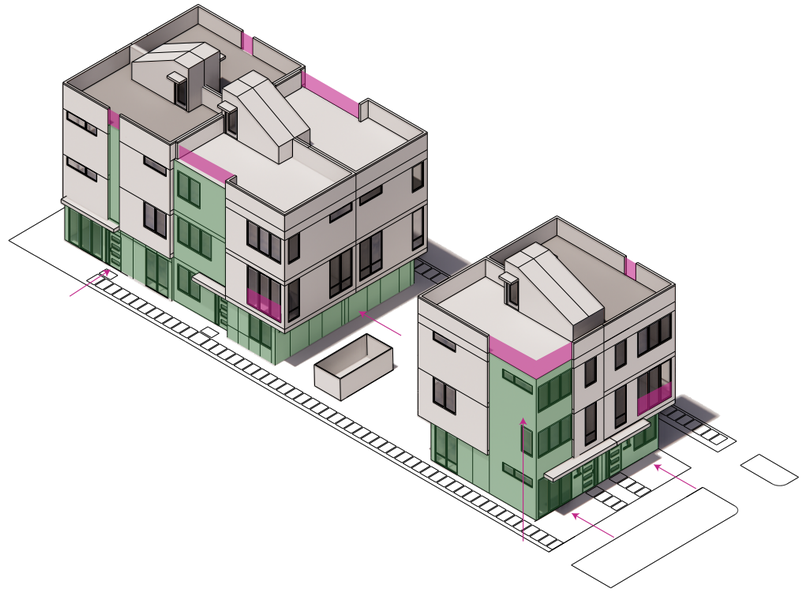
1 - ENTRY DIAGRAM [PL3.A.2.]

Unit entries are marked by an ensemble of various design elements including awnings for overhead weather protection, material changes on the base, and direct paths from 14th Ave NW and community walkways. Secondary elements such as lighting and unit signage accompany the larger massing moves to designate townhome entries on both buildings.



2 - MASSING DIAGRAM [DC2.A-D]

Overall massing is divided through the use of pushing and pulling at the base of both buildings. The high quality brick material is pulled up on the corner of townhome 2 facing 14th Ave NW to create a pedestrian scaled corner condtion, revealing how the interior program of townhomes one and two differ. Three story cedar siding breaks down the overall massing while secondary elements continue reduce perceived mass by placing thin railing on townhome two's corner, as well as on the three story window groupings.



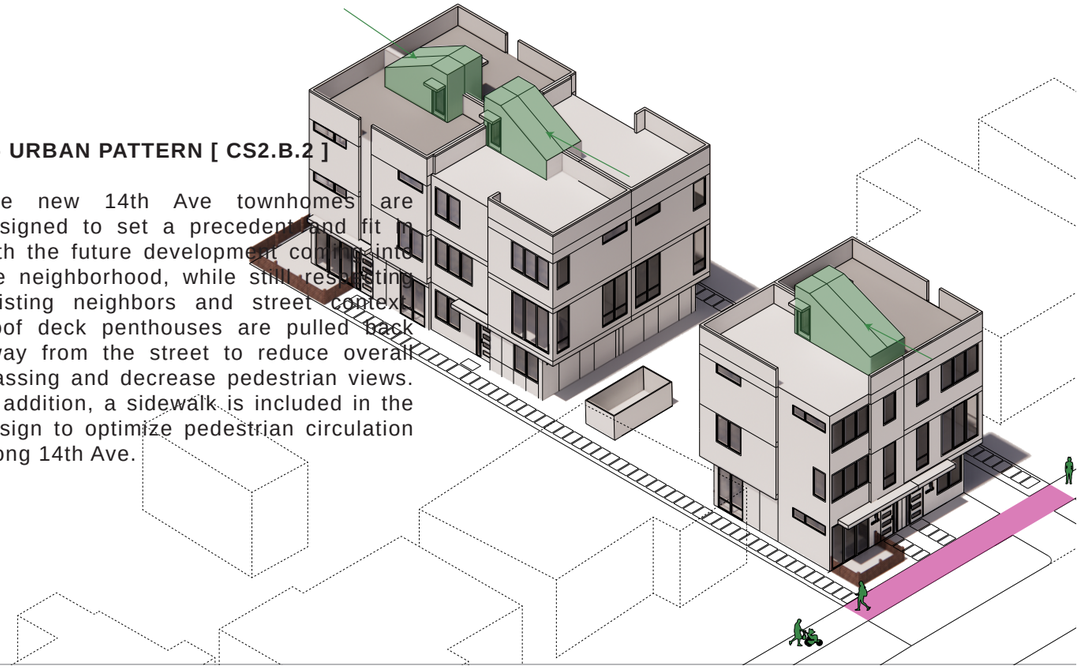
3 - OPEN SPACE DIAGRAM [DC3.C.2]

All townhomes include a roof deck which optimizes views of the Crown Hill neighborhood. Townhome two, five, and six take advantage of ground amenity space with an enclosed patio creating a direct connection to the street and surrounding units.



4 - URBAN PATTERN [CS2.B.2]

The new 14th Ave townhomes are designed to set a precedent and fit in with the future development coming into the neighborhood, while still respecting existing neighbors and street context. Roof deck penthouses are pulled back away from the street to reduce overall massing and decrease pedestrian views. In addition, a sidewalk is included in the design to optimize pedestrian circulation along 14th Ave.





① CEMENTITIOUS WOOD SIDING

② 4" LAP SIDING (SW SNOWBOUND)



③ FIBER CEMENT PANEL (SW BLACK MAGIC)



④ OPEN HORIZONTAL RAIL - BLACK



⑤ BLACK VINYL WINDOWS + SW BLACK MAGIC INFILL PANEL



EAST ELEVATION - STREET FACING, TOWNHOMES 1 & 2



EAST ELEVATION - BACK BUILDING, TOWNHOMES 3-6

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Wood textured material comprises the bulk of the entry facades for both unit types. This provides a high-quality texture and warmth adjacent to all unit entries. A white board and batten introduces another residentially-scaled material that will transition from the roof down the side facades of the building. The remaining elements in the palette are a cementitous panel, broken down intentionally to align with the glazing design. This provides a larger-scale material that doesn't compete with the wood and board and batten textures, allowing them to shine.

Secondary elements include wood-framed awnings, open metal railing at the building corners, and belly bands at some material transitions. Furred rainscreens are provided in specific areas on the north and south facades to provide additional relief / shadowline at specific locations.



① CEMENTITIOUS WOOD SIDING



② 4” LAP SIDING (SW SNOWBOUND)



③ FIBER CEMENT PANEL (SW BLACK MAGIC)



④ OPEN HORIZONTAL RAIL - BLACK



⑤ BLACK VINYL WINDOWS + SW BLACK MAGIC INFILL PANEL



SOUTH ELEVATION



① CEMENTITIOUS WOOD SIDING



② 4" LAP SIDING (SW SNOWBOUND)



③ FIBER CEMENT PANEL (SW BLACK MAGIC)



④ OPEN HORIZONTAL RAIL - BLACK



⑤ BLACK VINYL WINDOWS + SW BLACK MAGIC INFILL PANEL



NORTH ELEVATION



① CEMENTITIOUS WOOD SIDING

② 4” LAP SIDING (SW SNOWBOUND)



③ FIBER CEMENT PANEL (SW BLACK MAGIC)



④ OPEN HORIZONTAL RAIL - BLACK



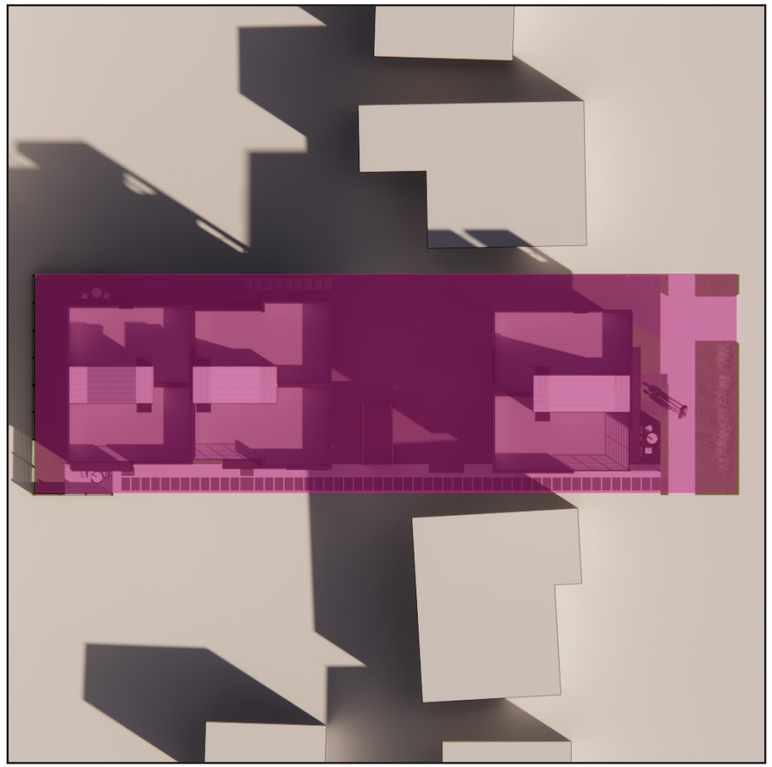
⑤ BLACK VINYL WINDOWS + SW BLACK MAGIC INFILL PANEL



WEST ELEVATION - TOWNHOMES 3-6



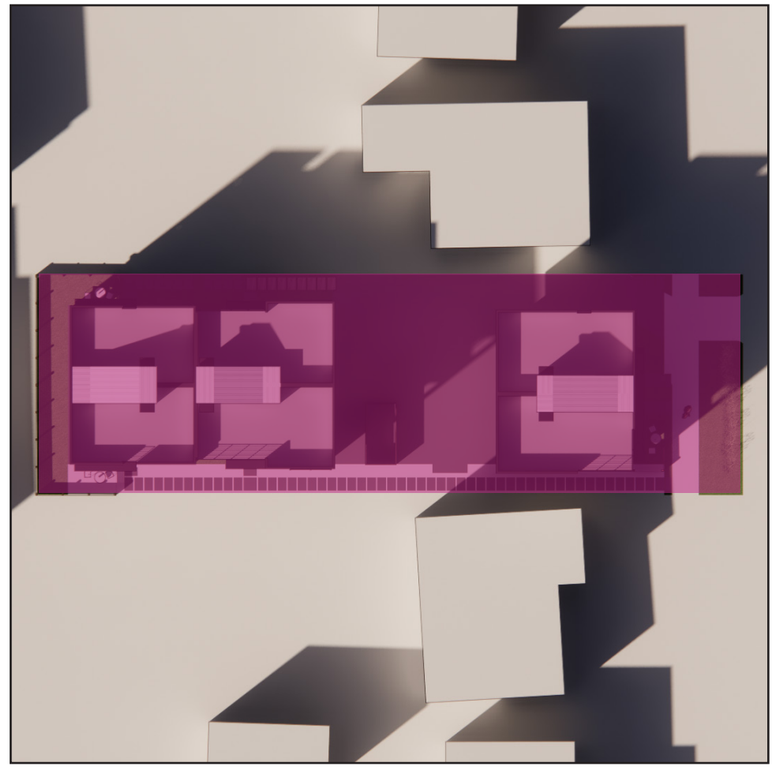
WEST ELEVATION - TOWNHOMES 1 & 2



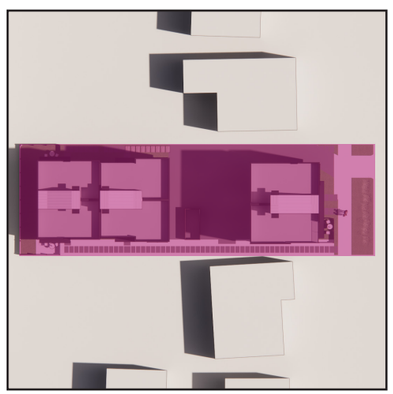
MARCH / SEPTEMBER 11, 9 AM



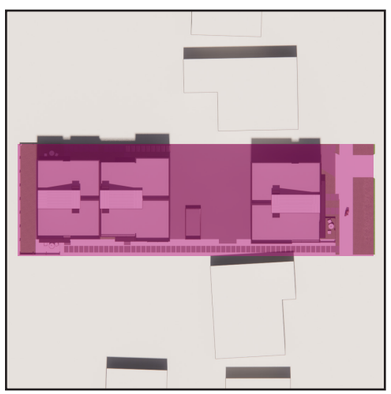
MARCH / SEPTEMBER 11, 12 PM



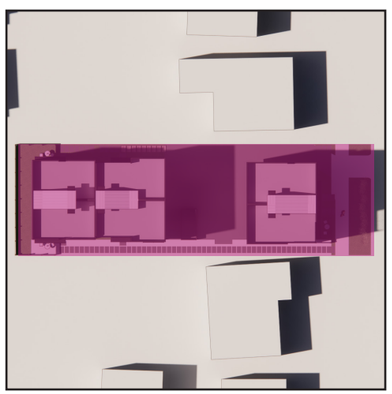
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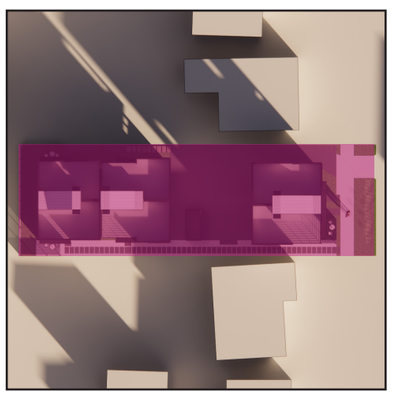
JUNE 11, 9 AM



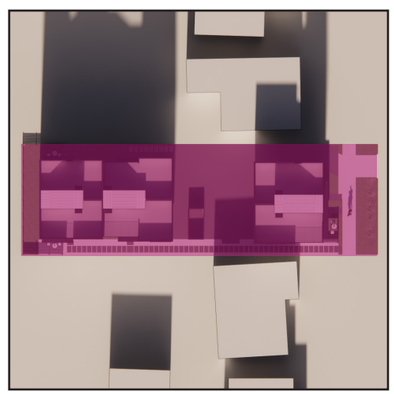
JUNE 11, 12 PM



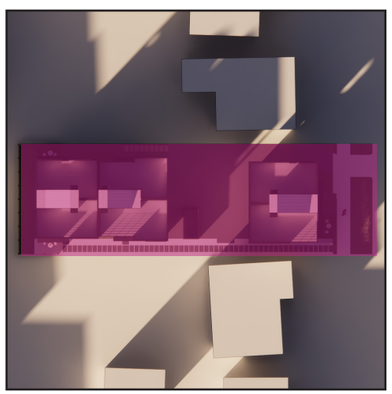
JUNE 11, 5 PM



DECEMBER 11, 9 AM



DECEMBER 11, 12 PM



DECEMBER 11, 5 PM



SECTION THROUGH SITE (SOUTH/LEFT TO NORTH/RIGHT)



VIEW FROM SOUTHEAST CORNER OF SITE



VIEW FROM NORTHEAST CORNER OF SITE



VIEW FROM STREET



AERIAL PERSPECTIVE