

1822 14th Ave

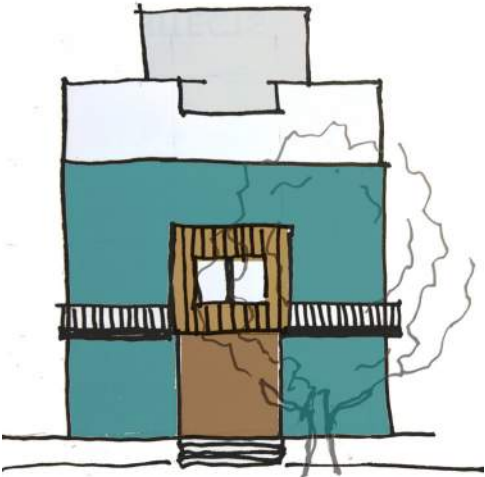
SDCI Project: #3039970-EG
09/14/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: BLACKWOOD ACQUISITIONS LLC
118 SE Everett Mall Way
Everett, WA 98208

Landscape Architect: ROOT OF DESIGN
7104 265th St. NW #218
Stanwood, WA 98292



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Project Data

Address: 1822 14th Ave
Seattle, WA 98122

Tax ID Number: 6003001655

SDCI Project Number: 3039970-EG

Lot Size: 4,749 SF pre dedication
4,709.7 post-dedication

Proposal: multifamily housing. (6) townhouses.

Vehicle Pakring: 4 stalls EV ready

Bike Parking: 7 bike racks

FAR: 4,749 sf x 1.8 = 8,548.2 sf allowed.
8,547 sf proposed

GFA: 8,766.61 sf > 8,000 sf SDR threshold

FAR

TH1	
Level 1	318 SF
Level 2	342 SF
Level 3	333 SF
Level 4	305 SF
Penthouse	85 SF
1,383 SF	

TH2	
Level 1	318 SF
Level 2	342 SF
Level 3	333 SF
Level 4	305 SF
Penthouse	85 SF
1,383 SF	

TH3	
Level 1	323 SF
Level 2	357 SF
Level 3	357 SF
Level 4	357 SF
Penthouse	27 SF
1,420 SF	

TH4	
Level 1	319 SF
Level 2	332 SF
Level 3	329 SF
Level 4	299 SF
Penthouse	85 SF
1,365 SF	

TH5	
Level 1	319 SF
Level 2	332 SF
Level 3	329 SF
Level 4	299 SF
Penthouse	86 SF
1,365 SF	

TH6	
Level 1	336 SF
Level 1	71 SF
Level 2	389 SF
Level 3	389 SF
Level 4	389 SF
Penthouse	58 SF
1,631 SF	
TOTAL	8,547 SF

GFA Schedule

Level	Area
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BLDG B	
Level 1	1,002.48 SF
Level 2	1,104.83 SF
Level 3	1,096.50 SF
Level 4	1,001.11 SF
T.O. Roof	251.65 SF
4,456.57 SF	

BLDG A	
Level 1	1,005.71 SF
Level 2	1,093.59 SF
Level 3	1,016.61 SF
Level 4	1,011.75 SF
T.O. Roof	182.38 SF
4,310.04 SF	
8,766.61 SF	

FAR CALCULATION			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
4,749.00 SF	1.8	8,548.20 SF	8,547 SF

Lot Area: 4,749 SF
FAR Allowed: 4,749 SF x 1.8 = 8,548.2 SF

FAR Proposed: 8,547 SF < 8,548.2 SF **COMPLIES**, 1.2 SF UNDER

Project Info & Area Summaries

		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
Key Metrics Current Zone: LR3 (M) MHA: Yes, High area Urban Village: Yes Parking Flexibility: Yes	Vehicle Parking:	No Minimum Requirement	(4) Spaces
	Bike Parking:	(7)Spaces Required Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min	(6) Spaces long-term (1) Space short-term
	Amenity Area:	25% of Lot Area = 1,187.25 SF Ground Related = 593.625 SF (pre-dedication) 25% of Lot Area = 1,177.43 SF Ground Related = 588.71 SF (post dedication)	1,745.27 Total SF 623.88 Ground-Related SF
	Structure Height:	50' + 10' penthouse bonus	BLDG A: 43' 9" + 7' 5" penthouse BLDG B: 43' 4" + 9' 9" penthouse
	Front Setback (West):	5' Min, 7' AVG	5.46' Min. 7.22' Avg.
	Rear Setback (East):	5' Min, 7' AVG	20' Min. 22.7'Avg.
	Side Setback (North):	5' Min	5' Min
	Side Setback (South):	5' Min	5' Min
	Building Separation:	10' Min	10' Min.
	Facade Length:	65% lot line North 120 x 0.65 = 78' allowed South 120 x 0,65 = 78' allowed (pre-dedication) North 119 x 0.65 = 77.35' allowed South 119 x 0.65 = 77.35' allowed (post-dedication)	North 77' South 77'



1898 14th Ave



1620 14th Ave



116 13th Ave E

Massing Articulation

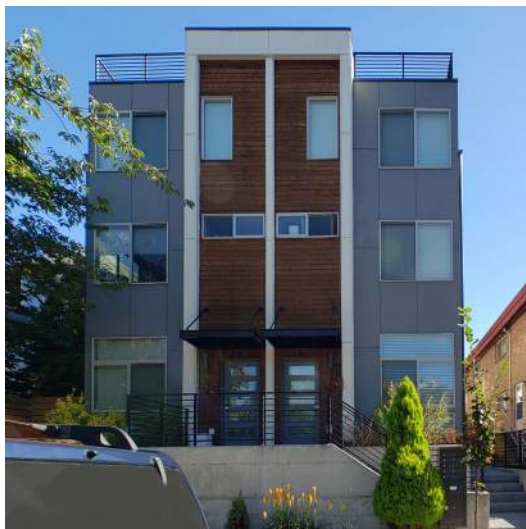
These local precedents gathered from the neighborhood surrounding this project demonstrate a clear massing aesthetic and strategy that is expressed on the exterior through differentiating materials and building modulation. This project at 1822 14th ave utilizes a similar strategy in its massing articulation.



209 13th Ave



1236 E Howell St



1816 14th Ave

Celebrated/Raised Entries

These local precedents utilize various moves included in our project to create a welcoming, usable, and celebrated entry. Raising the entry patio from the street level creates a level of distinction from the sidewalk so residents feel more comfortable using this portion of the home. Material changes at the entry is another cue we took from these projects which highlights the location of the entry and creates a difference in material scale/texture. The use of framing elements at the entry was another move observed in the neighborhood which creates a clear visual distinction of the entry as well as creating protected space from the rain to park bikes and place furniture.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME
TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



1822 14th Avenue

SDCI #004075-22PA

Blackwood Builders and JW Architects are collaborating to design the redevelopment of 1822 14th Ave. This project will be located near the corner of E Denny Way and 14th Ave in Capitol Hill. This proposal is to demolish the existing fourplex on site and construct (6) new townhomes with (4) parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 004075-22PA or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com



ARCHITECTS
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

* jwaseattleoutreach.wixsite.com/1822 ** ONLINE SURVEY from Jul. 8-Jul. 29 2022 jwaseattleoutreach.wixsite.com/1822-survey

English Flyer

Early Community Outreach was realized during July and Approved by the Department of Neighborhoods on 8/3/2022



QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team got responses from 4 people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the on-line survey and to the website with a commenting function. The website along with the survey was created on July 8th and ran until July 29th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials at street-level and lots of plants and greenery, as well as some of their concerns regarding the look and affordability of this project. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

DESIGN REVIEW OUTREACH SURVEY RESULTS

We received 4 survey responses for this project. The online survey was available on the dedicated website <https://jwaseattleoutreach.wixsite.com/1822-survey> from July 8 through July 29.

What do you like least about living/working in your neighborhood?

(fill in blank, 300 characters max.) [Constant change, rents going too high so people can't afford to live here.]
(fill in blank, 300 characters max.) [Homelessness]



Summary

No Responses Given	2
(fill in blank, 300 characters max.): [Constant change, rents going too high so people can't afford to live here.]	1
(fill in blank, 300 characters max.): [Homelessness]	1

What are the languages spoken in your home? (select any/all that apply)

English



Summary

No Responses Given	1
English	3

How long have you lived in this neighborhood?

3-5 years More than 15 years Less than a year



Summary

3-5 years	1
More than 15 years	1
No Responses Given	1
Less than a year	1

What are some landmarks/spaces that help to identify your neighborhood?

(fill in blank, 300 characters max.) [Trees!]



Summary

(fill in blank, 300 characters max.): [Trees!]	1
No Responses Given	3

What is most important to you about a new building on this property? (select up to two)

That it is designed with environmental sustainability in mind
That it stands out as a unique and landmark building. That it is designed to be family-friendly. That it is designed with environmental sustainability in mind
That is affordable for residents and/or businesses. That it is designed with environmental sustainability in mind



Summary

That it is designed with environmental sustainability in mind	1
That it stands out as a unique and landmark building. That it is designed to be family-friendly. That it is designed with environmental sustainability in mind	1
That is affordable for residents and/or businesses. That it is designed with environmental sustainability in mind	2

What do you like most about living or working in your neighborhood?

(fill in blank, 300 characters max.) [Walkability] (fill in blank, 300 characters max.) [Walking and Parks]



Summary

(fill in blank, 300 characters max.): [Walkability]	1
(fill in blank, 300 characters max.): [Walking and Parks]	1
No Responses Given	2

What concerns do you have about the project? (select any/all that apply)

Other (fill in blank, 100 characters max.): [That you are building parking spots. We don't need more cars]

That I will not like the way it looks, That it will not be affordable

Construction noise/impacts, That I will not like the way it looks

That it will not be affordable



Summary

Other (fill in blank, 100 characters max.): [That you are building parking spots. We don't need more cars]	1
That I will not like the way it looks, That it will not be affordable	1
Construction noise/impacts, That I will not like the way it looks	1
That it will not be affordable	1

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)

Lots of plants/greenery, Off-street bicycle parking

Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc)

Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc)



Summary

Lots of plants/greenery, Off-street bicycle parking	1
Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc)	1
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc)	2

What is your age?

25-34 years old



Summary

25-34 years old	3
No Responses Given	1

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



Summary

No Responses Given	4
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What is your connection to this development project? (select all that apply)

I live very close to the project , I visit the area often for work or leisure

I live very close to the project



Summary

I live very close to the project , I visit the area often for work or leisure	1
I live very close to the project	3

THE NORTH 40 FEET OF THE WEST 120 FEET OF LOT 4, BLOCK 40 ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME I OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

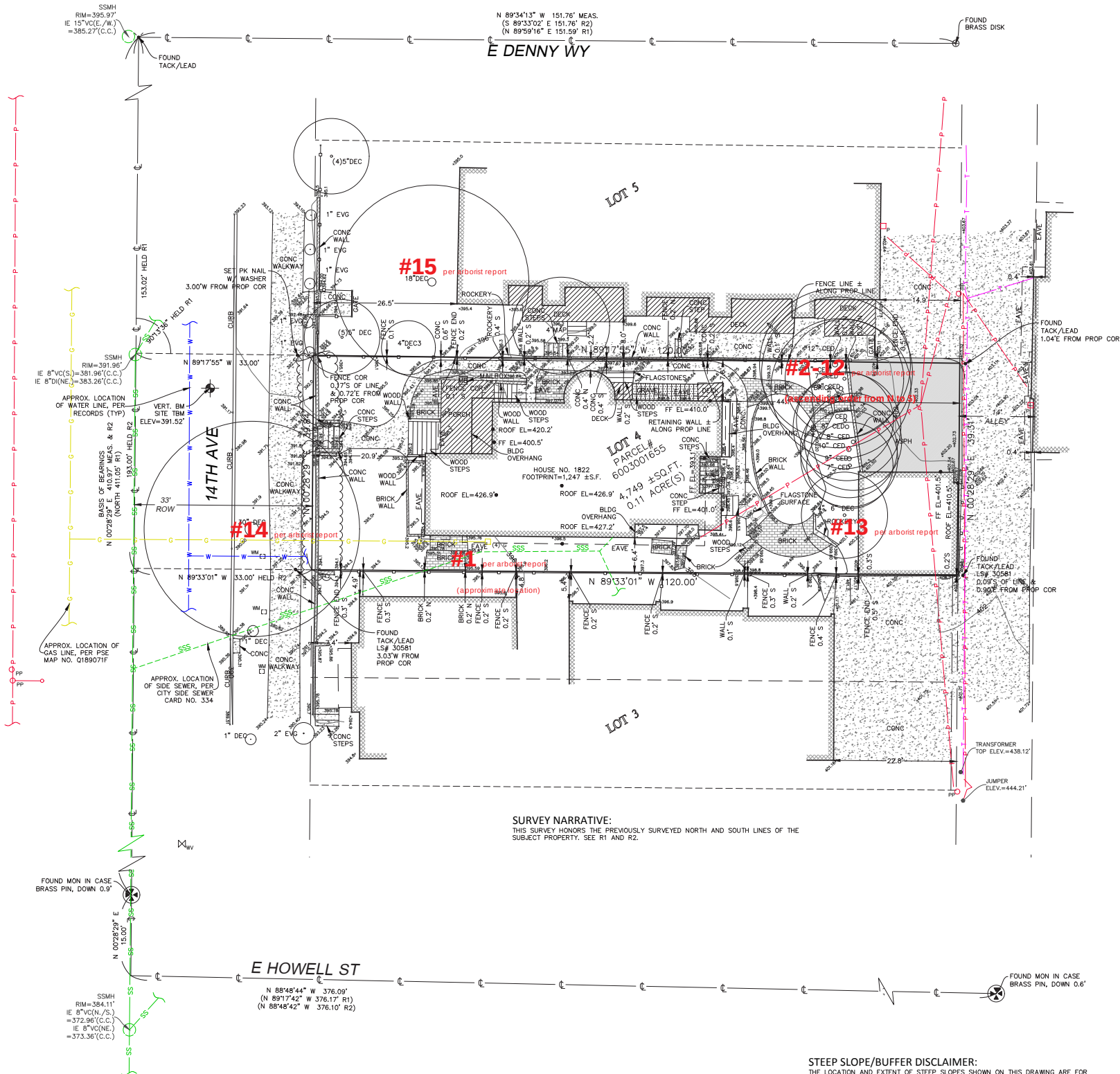
3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods

1	Species	Dph	CSD Condition and Status
1	Woodley jumper (<i>Juniperus chinensis</i>)	6 ^b 15 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Leyland cypress (<i>Cupressus x leylandii</i>)	12 ^b 16 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Leyland cypress (<i>Cupressus x leylandii</i>)	10 ^b 16 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Leyland cypress (<i>Cupressus x leylandii</i>)	4 ^b 6 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
5	Leyland cypress (<i>Cupressus x leylandii</i>)	8 ^b 12 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
6	Leyland cypress (<i>Cupressus x leylandii</i>)	6 ^b 10 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
7	Leyland cypress (<i>Cupressus x leylandii</i>)	8 ^b 10 ^d	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

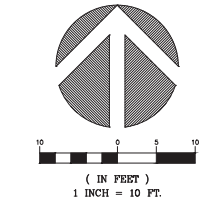
8	Leyland cypress (<i>Cupressus x. leylandi</i>)	4" 8"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
9	Leyland cypress (<i>Cupressus x. leylandi</i>)	8" 12"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
10	Leyland cypress (<i>Cupressus x. leylandi</i>)	10" 16"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
11	Leyland cypress (<i>Cupressus x. leylandi</i>)	10" 16"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
12	Leyland cypress (<i>Cupressus x. leylandi</i>)	8" 14"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
13	Flowering dogwood (<i>Cornus kousa</i>)	5" 12"	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
14	Flowering cherry (<i>Prunus serrulata</i>)	32" 44"	Fair condition and health. Located within the right-of-way.
15	Silver birch (<i>Betula pendula</i>)	10" 26"	Good condition and health. Located off-site to the north.

Tony Shoffner
ISA Certified Arborist #PN-0909A, TRAC

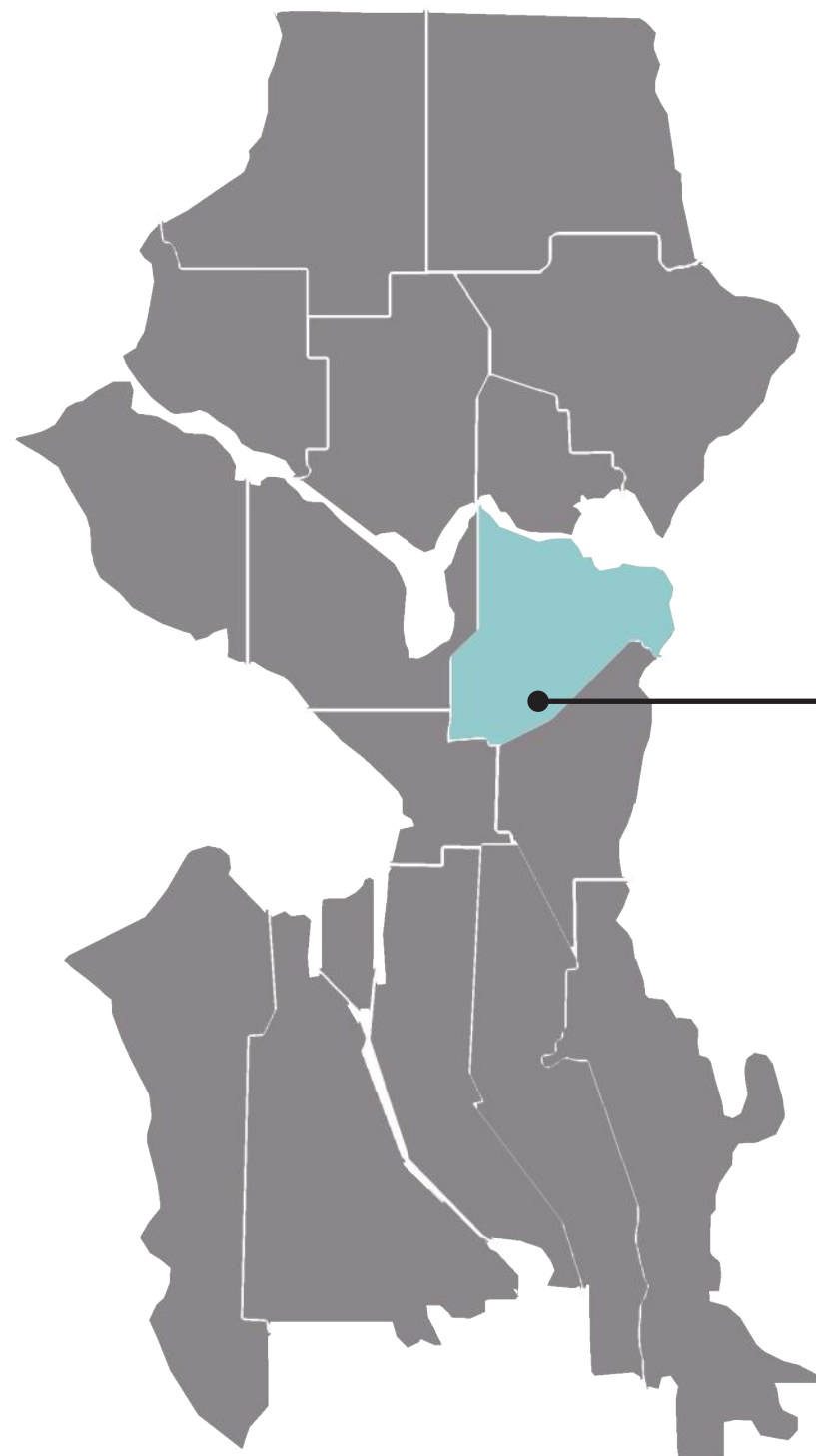


SURVEY NARRATIVE:
THIS SURVEY HONORS THE PREVIOUSLY SURVEYED NORTH AND SOUTH LINES OF THE
SUBJECT PROPERTY. SEE R1 AND R2.

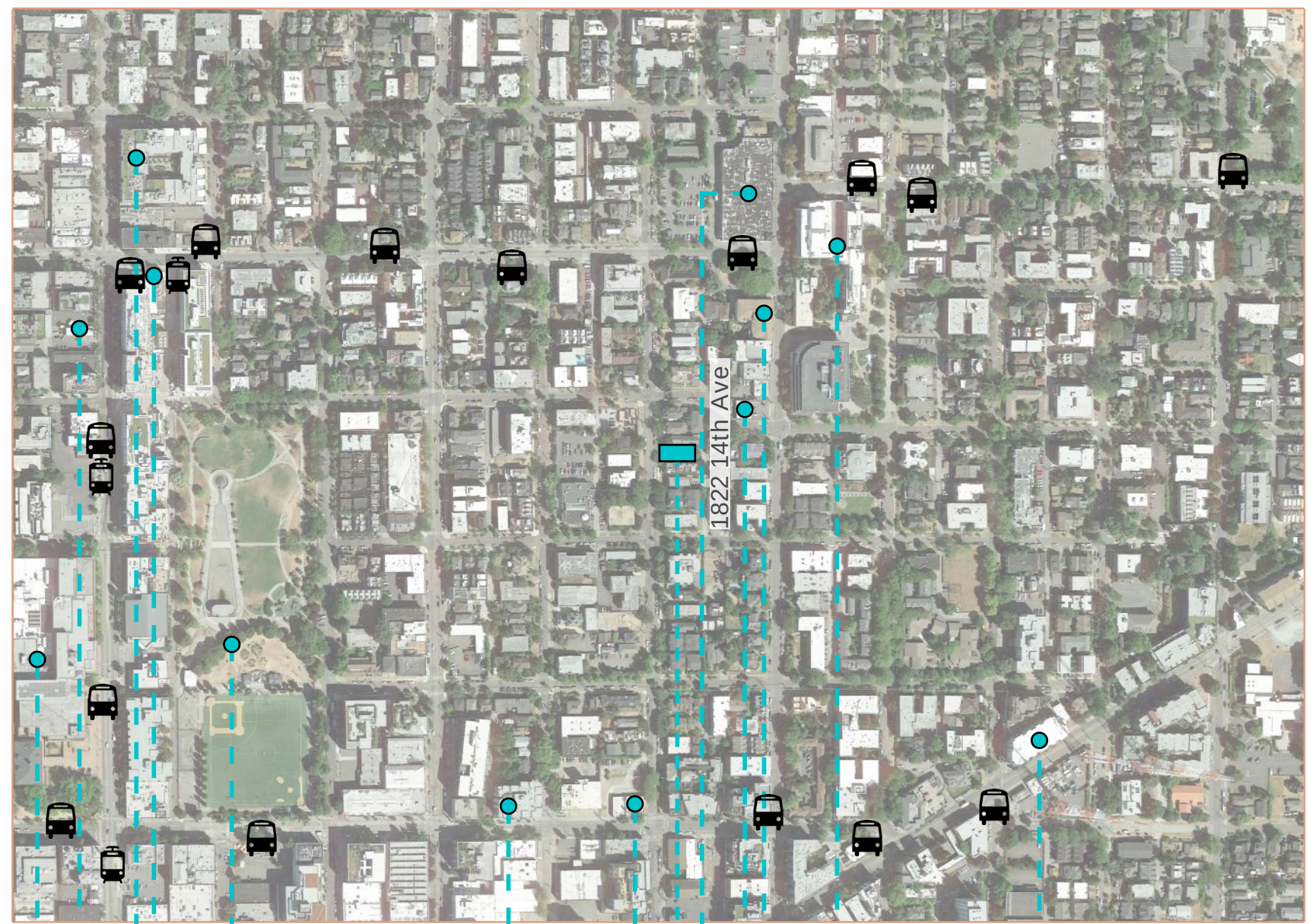
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS, SUCH AS, TERRAIN, AND CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OF THE DATA, OR THE COMPLETENESS OF THE INFORMATION. THE ULTIMATE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OF OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



INDEXING INFORMATION			
NW ⁴		NE ⁴	
SW ⁴		SE ⁴	
		SECTION: 29	
		TOWNSHIP: 25N	
		RANGE: 04E, W.M.	
		COUNTY: KING	



Site:
1822 14TH AVE
CAPITOL HILL



- Seattle Central College
- Dick's Drive-In
- Rondo Japanese Kitchen
- Capitol Hill Light Rail Station
- Cal Anderson Park
- Danbo Ramen
- Dingfelder's Delicatessen
- Safeway
- Aviv Hummus Bar
- Bakery Nouveau
- Kaiser Permanente
- Trader Joe's

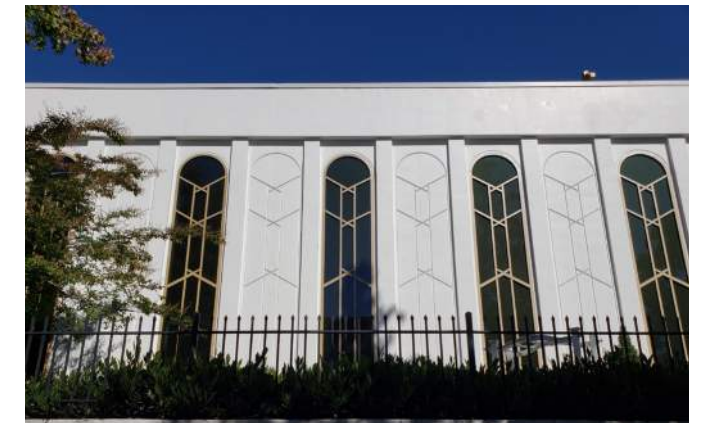
Scale: NTS

SITE: 1822 14th Ave

Context



1. Multi-Family Housing
1236 E Howell St



2. Greek Orthodox Church of the Assumption
1800 13th Ave.



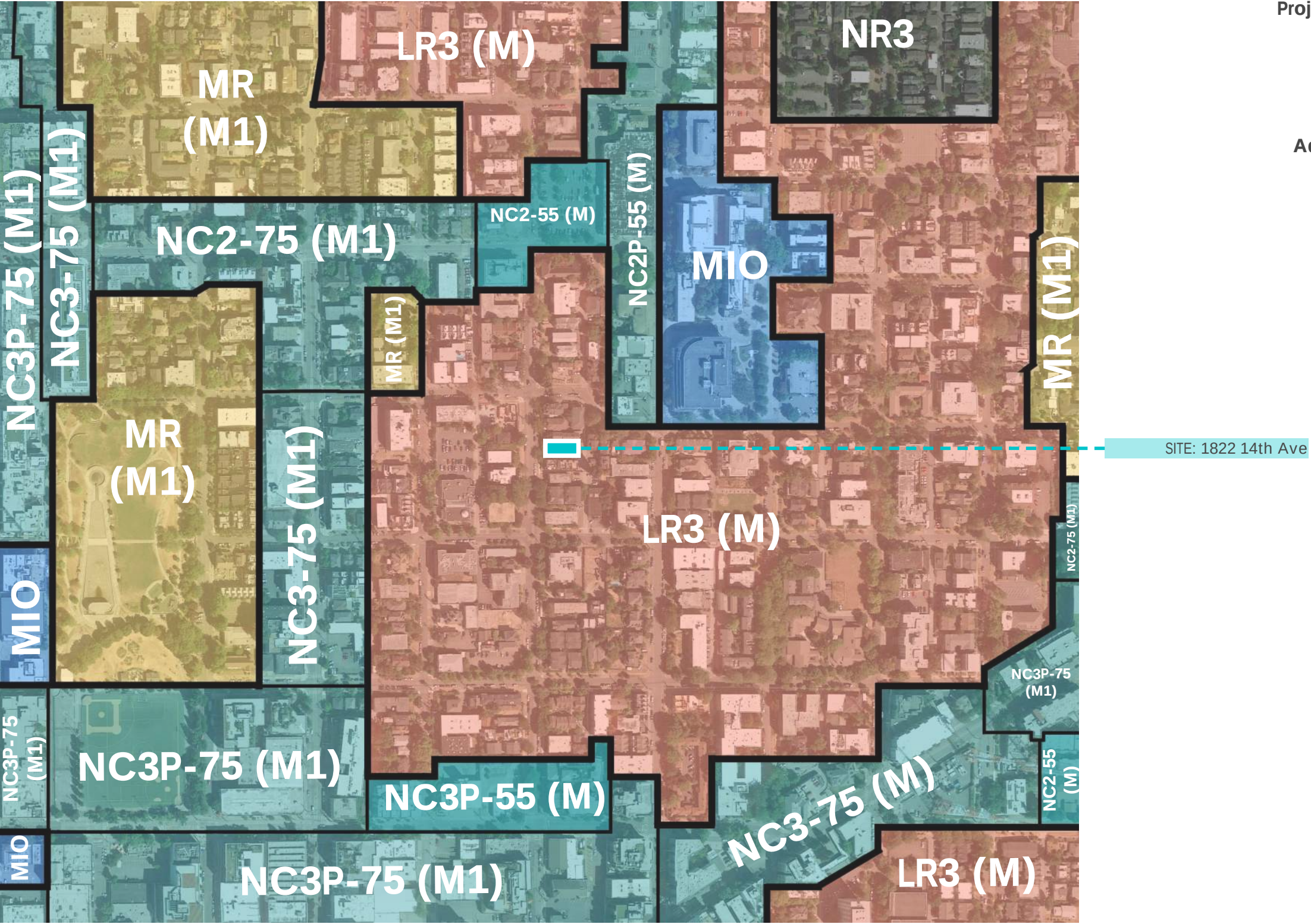
3. Kaiser Permanente
104 15th Ave E.



4. Howell Collective P-Patch + Seven Hills Park

Neighborhood

The project at 1822 14th Ave is located in a LR3 (M) neighborhood. The surrounding area is indicative of this zoning designation with many multifamily housing projects either built or under construction. In addition to neighbors of similar build and size to this project, this project will also enjoy proximity to many different amenities such as nearby healthcare, parks, and places of worship.



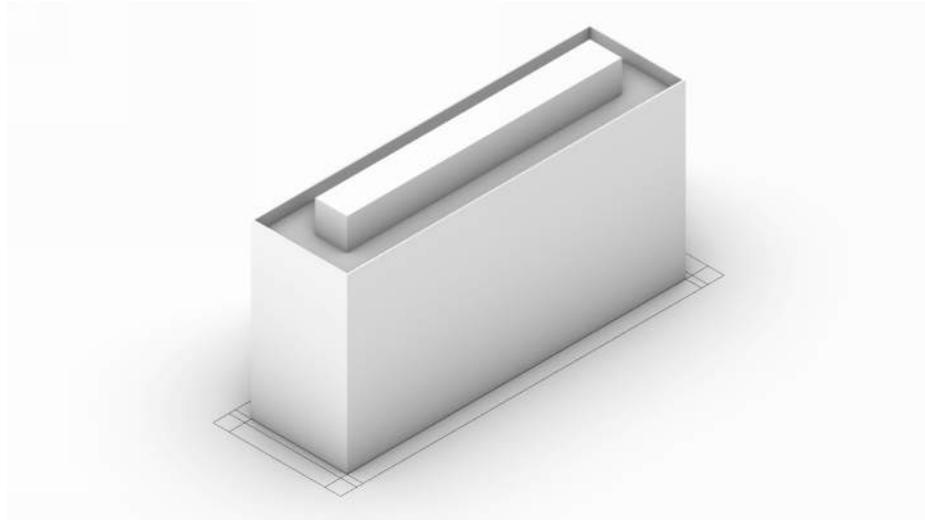
Project Site Zoning: LR3 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

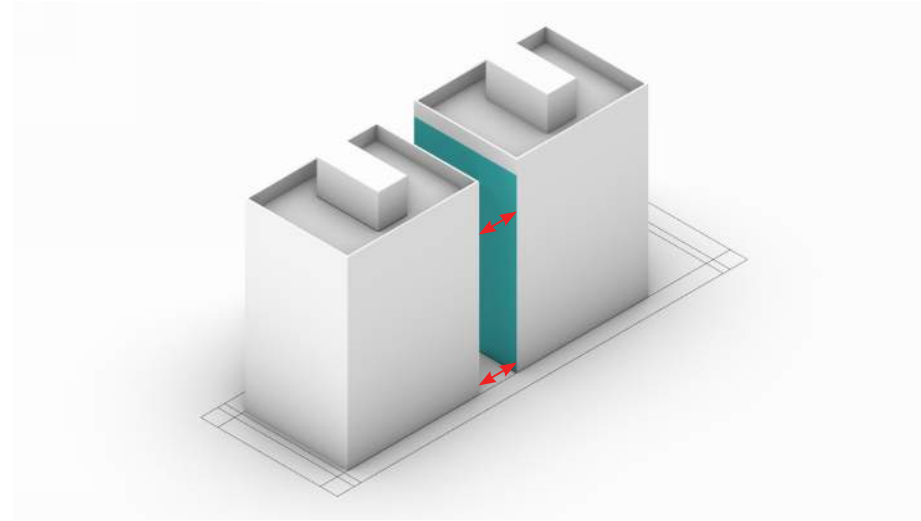
Adjacent Zoning: MR (M1), NC2P-55 (M), NC2-55 (M), NC3-75 (M), NC3P-75 (M1), NC3-75 (M1), NC2-75 (M1), NC3P-55 (M), MIO

- Key:**
- NR3
 - MIO
 - MR
 - LR3
 - NC3P-55
 - NC3P-75

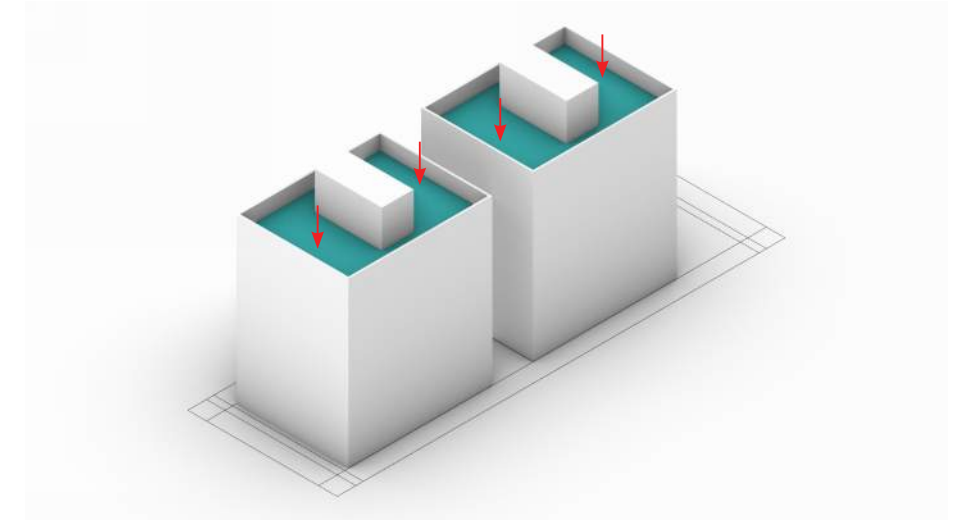
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	3. Topography	The existing site at 1822 14th Ave. features about 12’ of grade change from 14th Ave. to the Alley at the East end of the site. In response to this topography and in the interest of preserving view corridors for residents, the design team chose to step the units in order to follow the sloping grade. The resulting mass is one which also scales down nicely at the street side to align with the neighboring developments at this scale. In addition to the reduction in scale, the stepping of each unit preserves views to the west for each unit which looks out toward Downtown Seattle and the Space needle. By stepping each unit, the penthouses on each roof deck will be below the eye level of other residents on their roof deck ensuring all residents on this site have access to this view seen.
CS3 Architectural Context and Character	1. Fitting Old and New together	The project located at 1822 14th Ave. is in a recently up-zoned portion of Capitol Hill. As a result of this new zoning designation this section of 14th Ave has seen numerous new town home developments in recent years including the site directly across the street from this project which our firm designed earlier last year. Regardless of the new developments coming in, Capitol Hill is a long standing and historic area with plenty of great historic residential architecture and thus requires a certain level of attention detail when selecting materials. The design team saw this as a key opportunity to utilize higher quality materials on the facade and included cedar siding at the entries to add smaller scale and familiar materials to this everyday space. This project features lap siding as well on the street facing facades which speak to the past residential history of this neighborhood.
PL1 Connectivity	1. b. Right-of-way - Enhance open space connections	The project at 1822 14th Ave. features a landscaped pedestrian path along the north lot line of the site which is meant to invite residents and guests to enter from the street into a comfortable and safe intermediary space designed to create an attractive daily entry/exit sequence. The path also connects and feeds into a courtyard at the center of the site which features shared seating and plantings for residents to utilize as their main shared common amenity area in addition to the private yards placed at the south lot line of the site.
PL3 Street Level Interaction	1. Entries	The main pedestrian entries for every unit of the project at 1822 14th Ave. features a carefully designed and curated entry which is meant to add a clear indication of entry from the street as well as create an attractive stoop or porch condition for residents to utilize for bike parking or amenity area. On the 4 units which face 14th Ave. the entries are paired and clad with cedar siding to add a sense of warmth and familiarity in those spaces. The shared entry also creates a larger stoop condition for residents to utilize. The stoop condition is preferred by the design team since it also creates a soft boundary from the street by physically separating the spaces with height. At the entries which are located off of the north pedestrian path, the design team made the visual connection very clear and visible from both ends of the path by way of a scooped canopy that shelters the entirety of the entry space providing protection for residents and the bike parking located next to the front door.
PL3 Street Level Interaction	2. Residential Edges	The entries of street facing units feature a shared stoop condition as mentioned previously. This stoop creates a shared space perfect for day to day interactions among residents to occur while using it for leisure. At the central courtyard especially, the stoop turns into a large set of stairs which invite residents to share and sit together outside. This interior stoop as well as the one located directly off of 14th ave. invites interactions among residents and neighbors alike.
DC2 Architectural Concept	3. Secondary Architectural Features	The project at 1822 14th Ave. features a facade which was designed in order to maximize access to outdoor patios and decks at upper levels as well as scale down at the street facade to enhance public perception of the project from 14th Ave. This results in a facade which modulates a fair amount and is not single flat plane. Decks and bay windows protrude from the general mass while at the upper most levels the entire mass steps back from the street to reduce the perceived bulk.



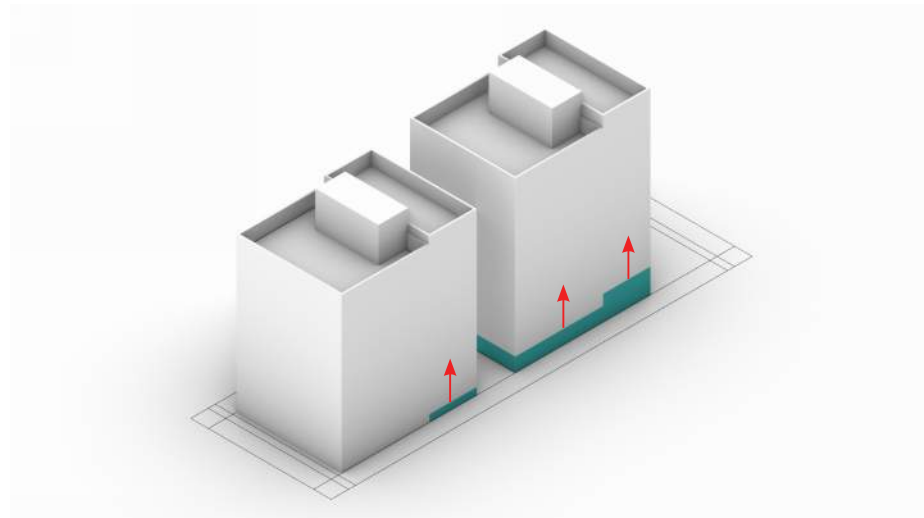
1. Massing Allowed by code - 50' with parapets and penthouses



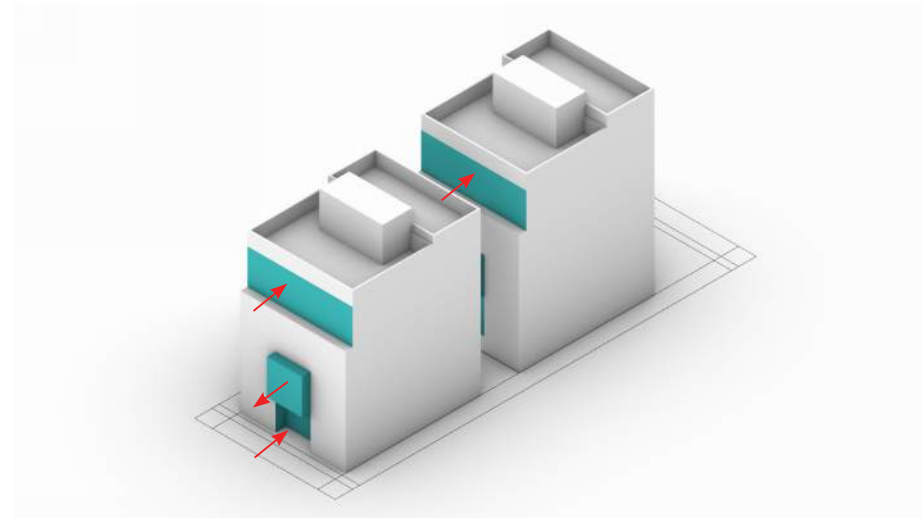
2. Split project into 2 separate buildings



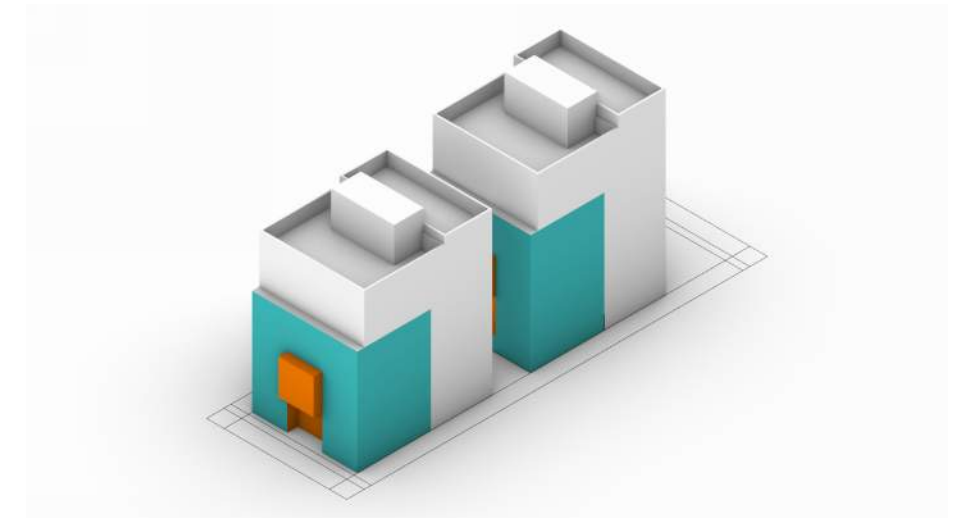
3. Reduce height by one story



4. Step individual units up towards Alley side of site to rest on grade and increase view opportunities



5. Modulate building by recessing entries, protruding at 2nd level, and stepping back at the 4th level



6. Utilize materials to articulate massing concept and highlight graphic punches

Design Concept

25'-0"

13'-6"

14'-10"

14'-10"

29'-6"

DN

media

living/dining
13'-0" x 9'-0"

kitchen
11'-0" x 6'-9"

entry
3'-6" x 5'-2"

bath 2
8'-9" x 5'-0"

W/D

TH3

bed2
12'-7" x 13'-7"

deck
8'-0" x 3'-4"

TH1
entry
5'-0" x 5'-0"

porch
4'-0" x 10'-0"

entry
5'-0" x 5'-0"

TH2

living/dining
13'-0" x 9'-0"

media

deck
8'-0" x 3'-2"

kitchen
11'-2" x 6'-9"

3'-2"

1

2

3

A

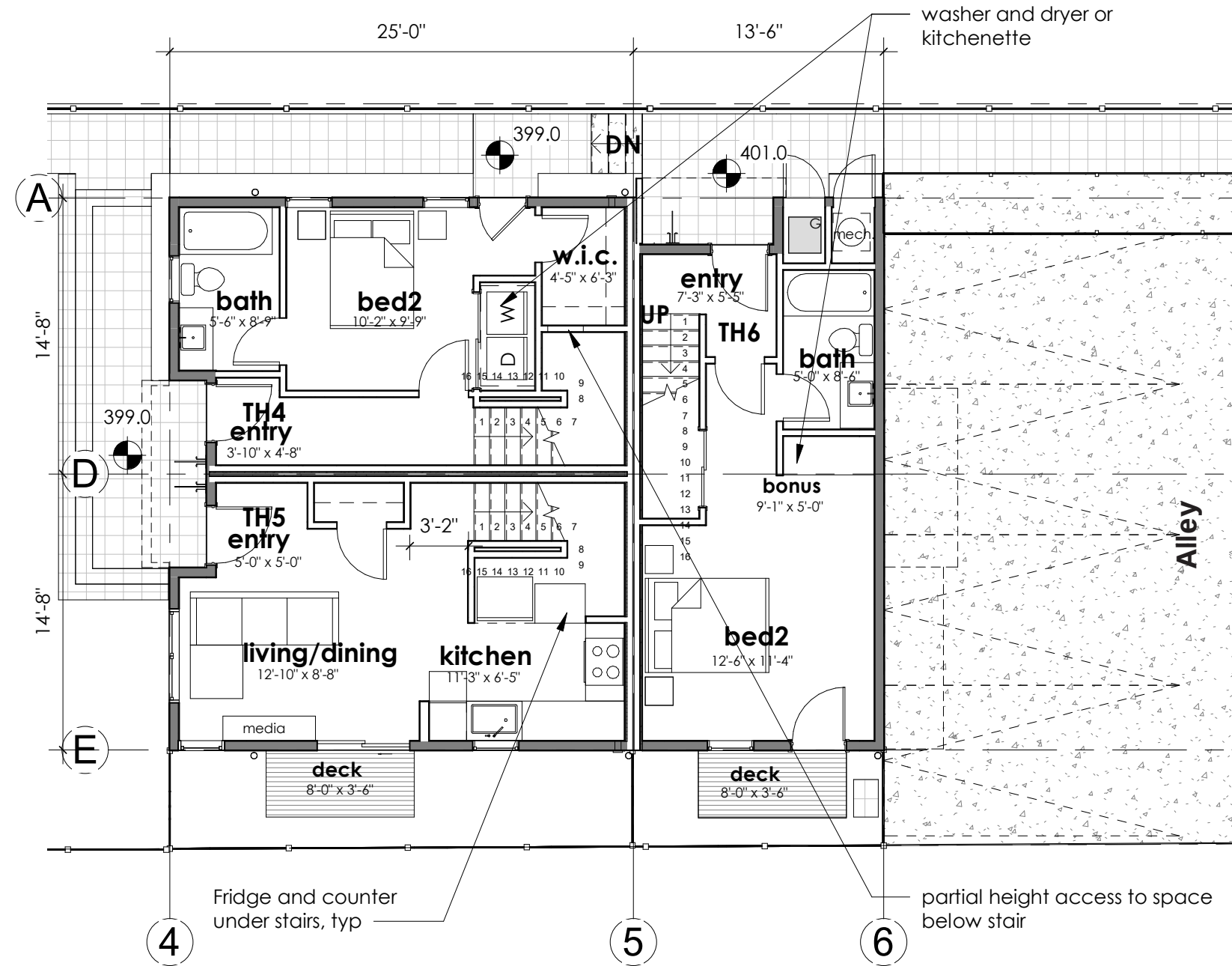
B

C

395.5

398.0

Fridge and counter under stairs, typ

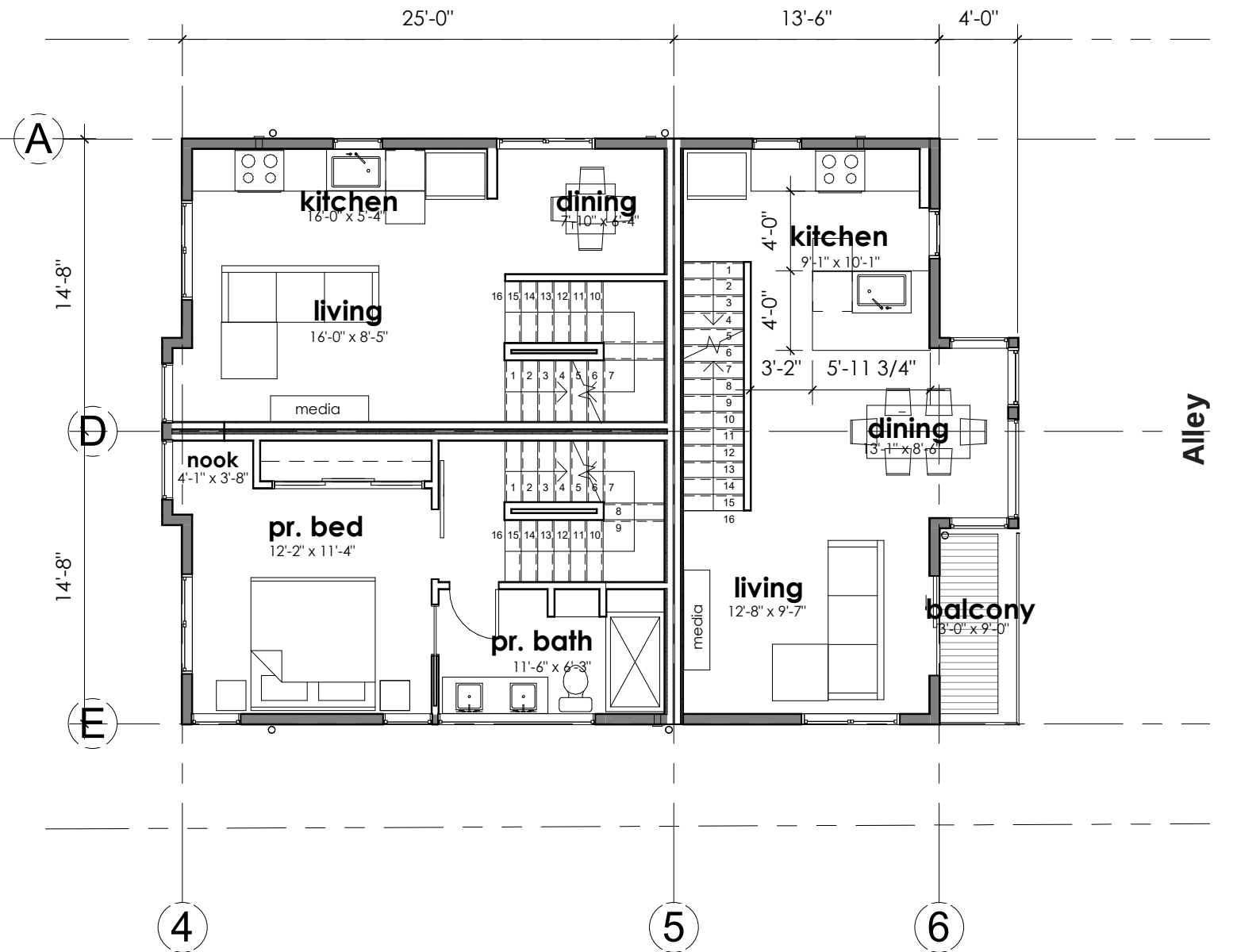
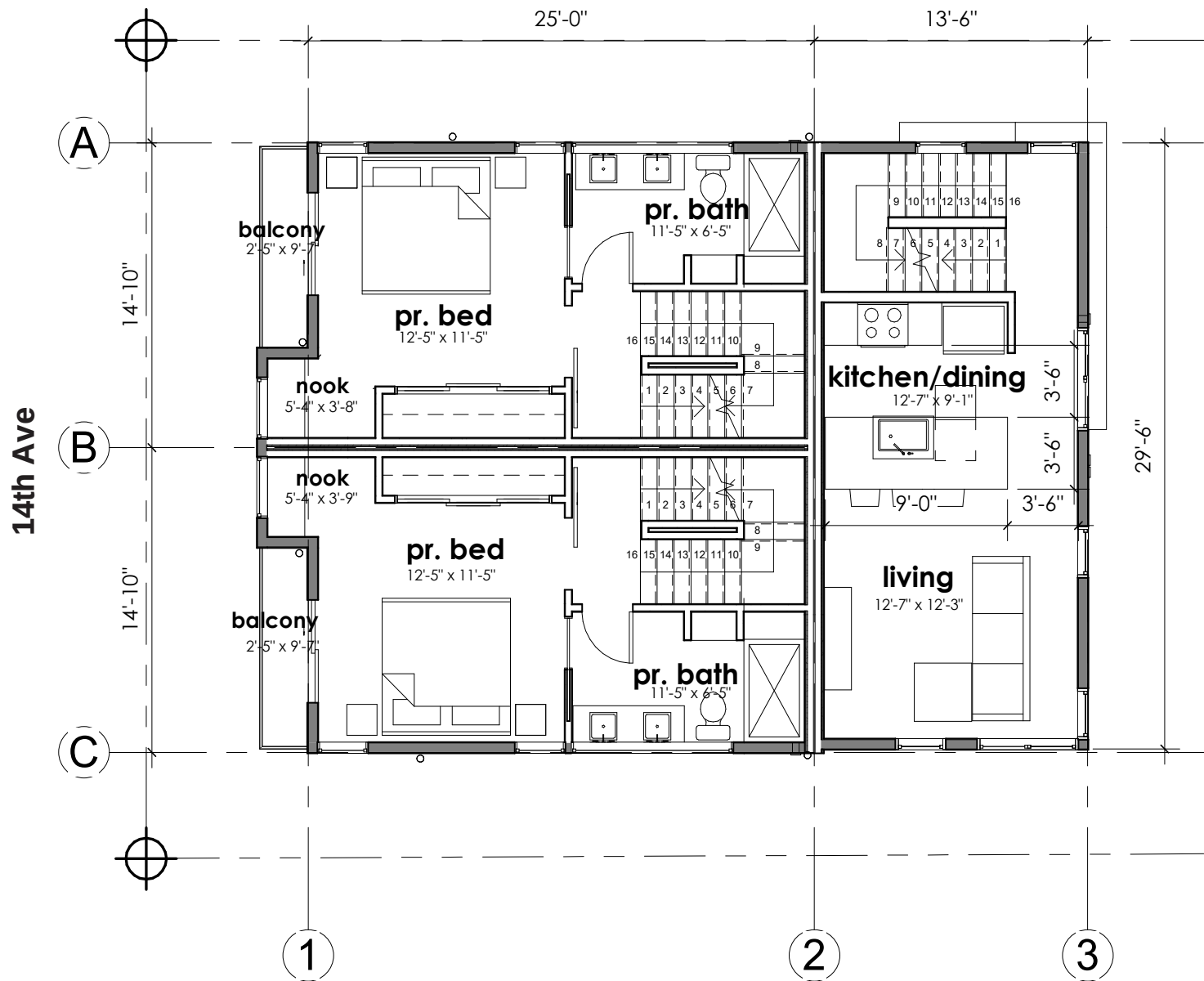


LEVEL 1

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

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

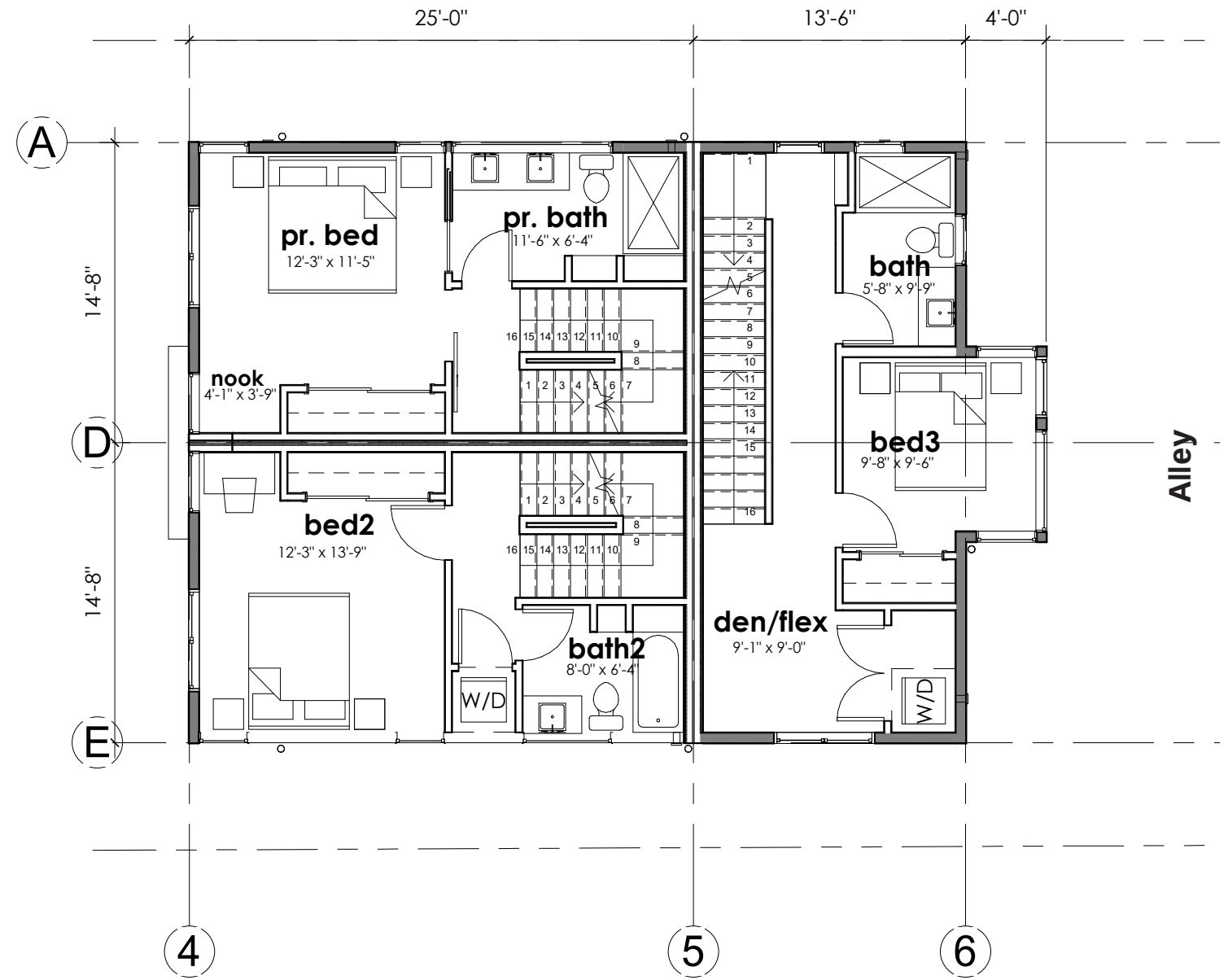
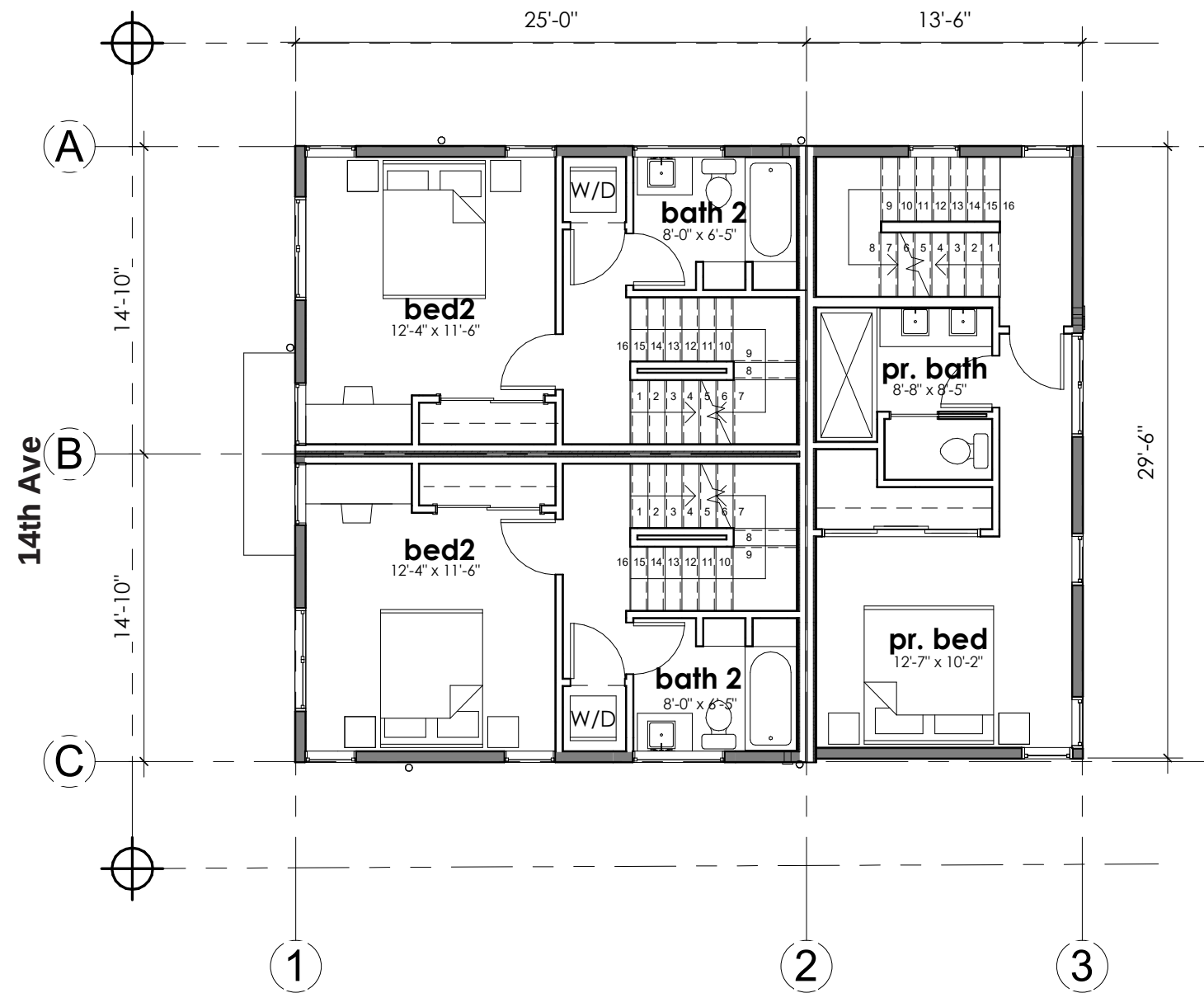




LEVEL 2
SCALE: 1/8" = 1'-0"



Floor Plans

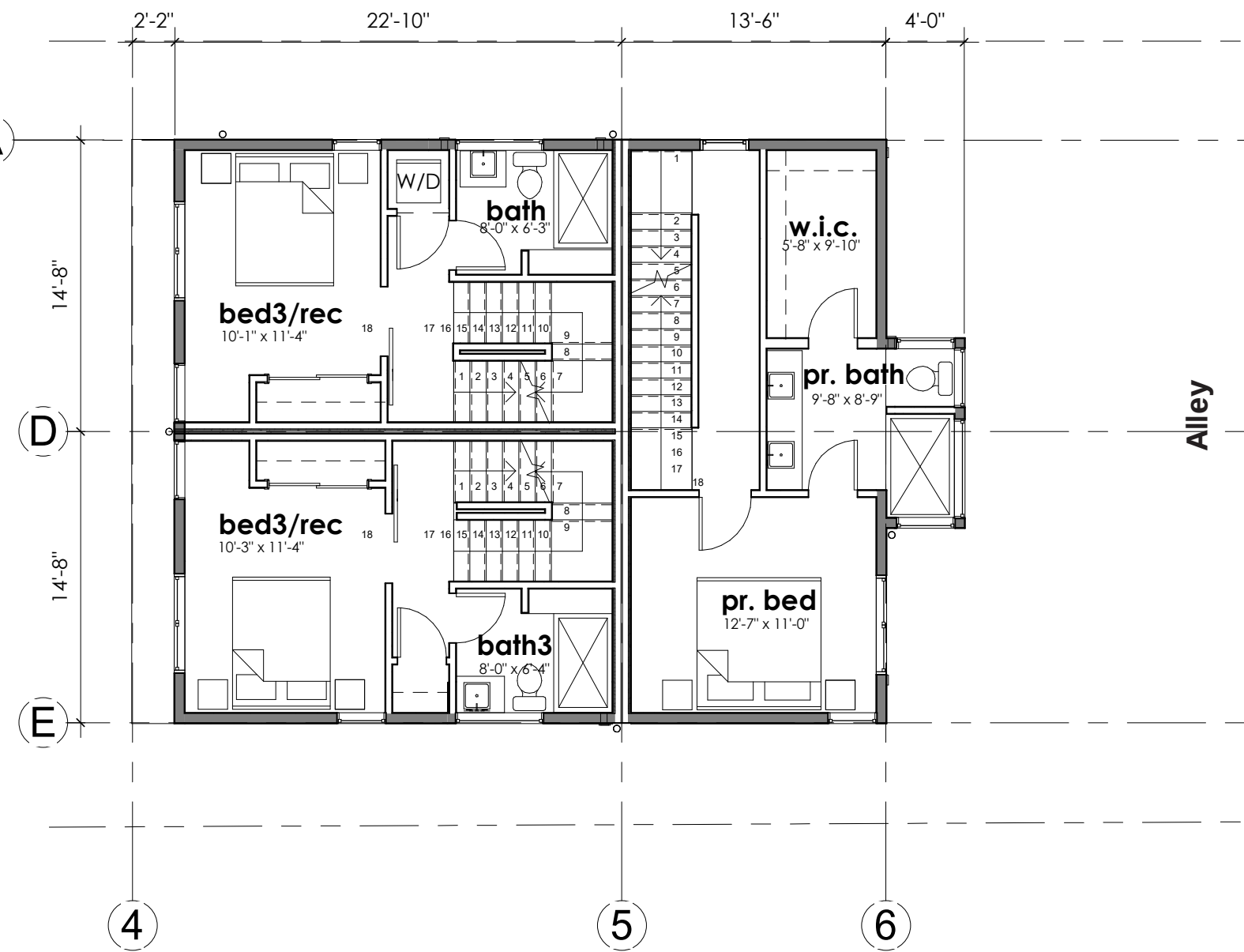
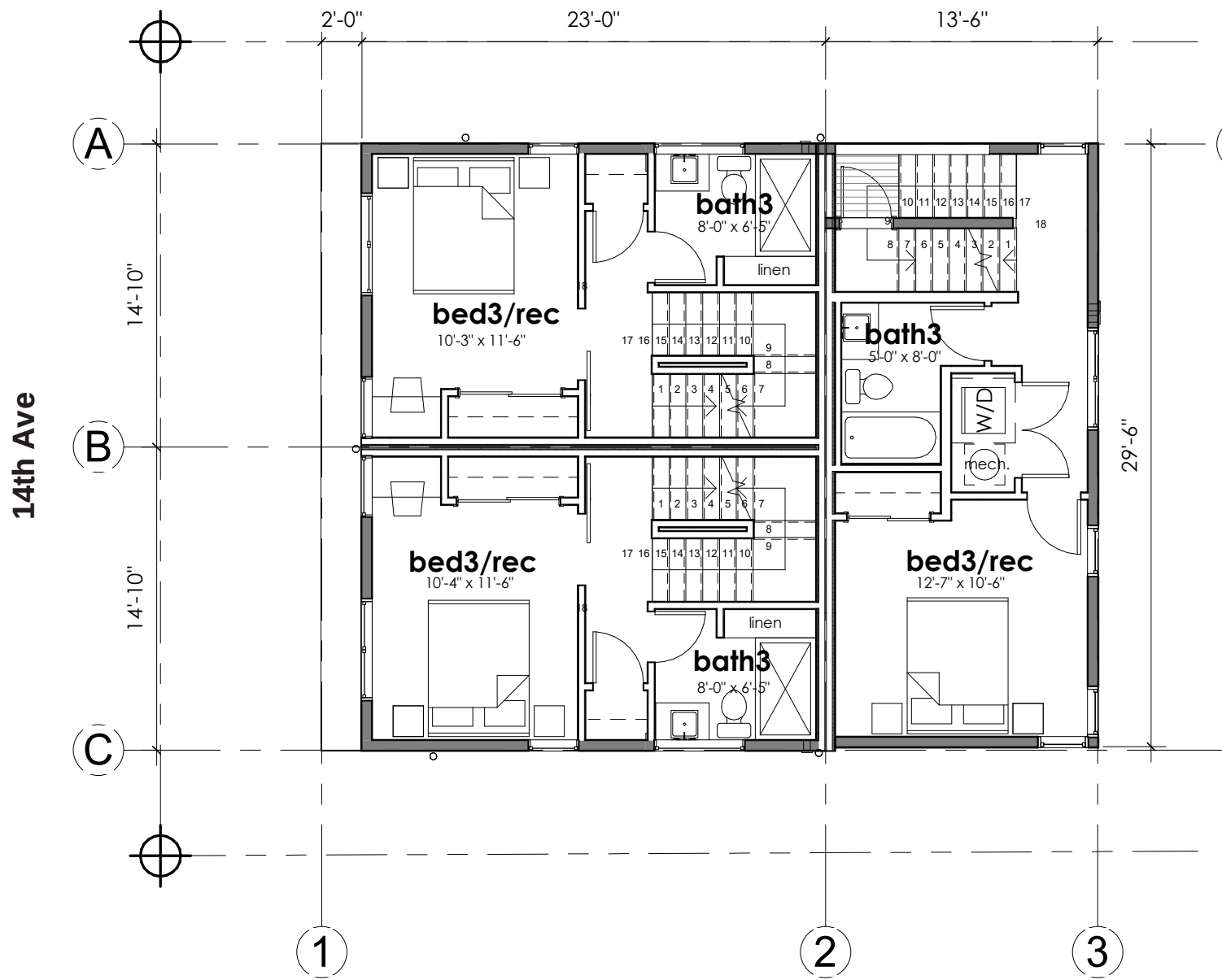


LEVEL 3

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

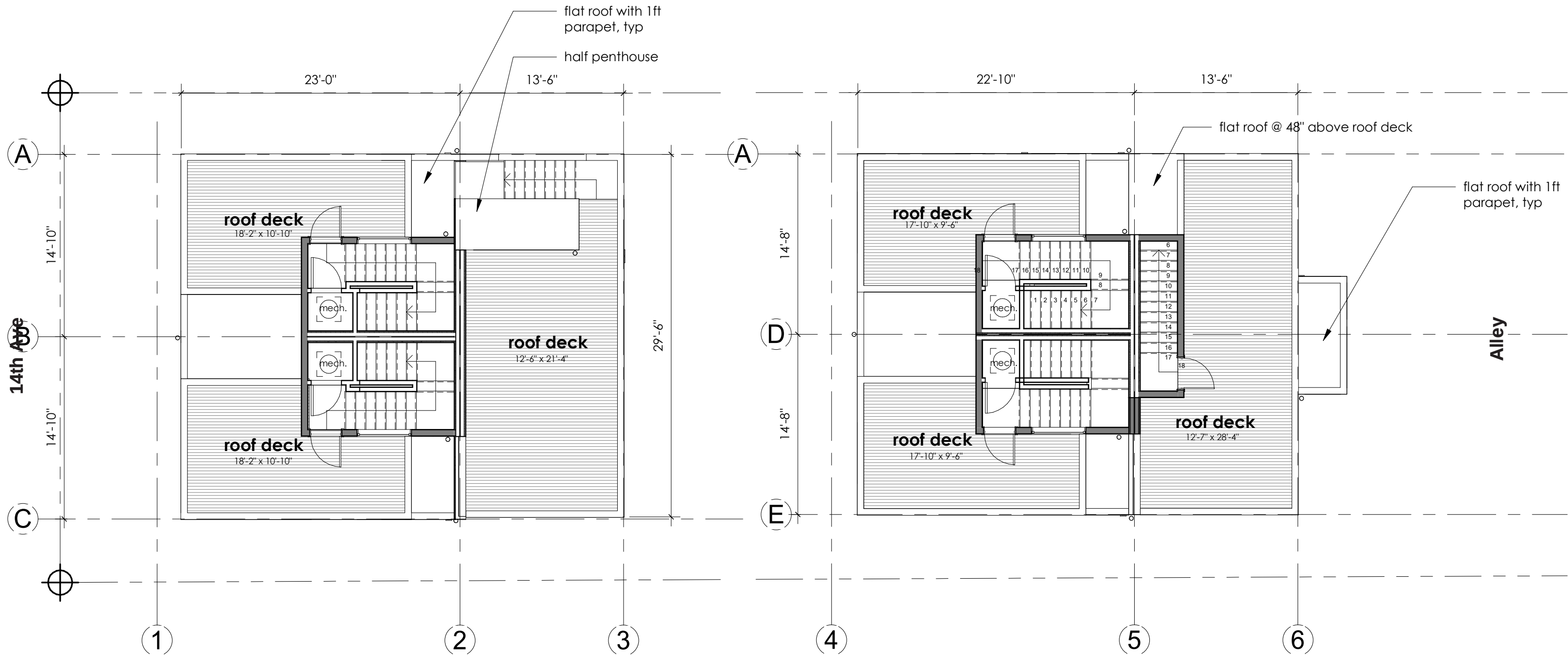


Floor Plans



LEVEL 4
SCALE: 1/8" = 1'-0"

Floor Plans



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



Floor Plans

1. Teal Lap Siding



1"x4" Lap Siding - Cementitious Panel

Sherwin Williams #6489
Really Teal

Main cladding on front mass

2. White Lap Siding



1"x6" Lap Siding - Cementitious Panel

Sherwin Williams #7004
Snowbound

Main cladding at upper levels on street facades and all levels for rear units' facades

3. Cedar Siding



1"x4" T&G Vertical Cedar Siding

Timberline Stain

Utilized as accent material for graphic punches on front facade

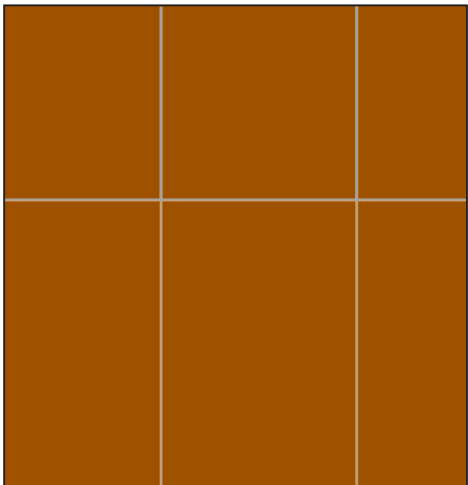
4. Black Metal



Painted Black Sheet Metal

Utilized at fascia, gutters, and downspouts

5. Orange Panels

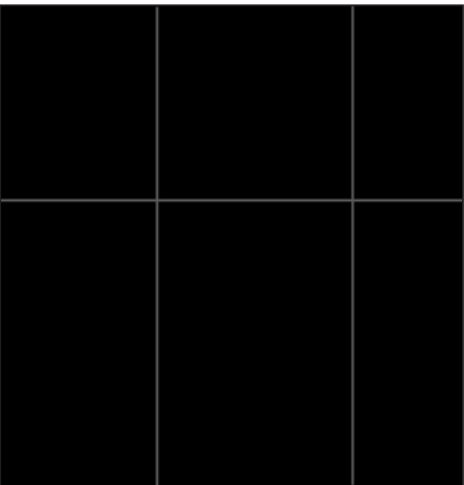


7/16" James Hardie Panel

Sherwin Williams #6883
Raucous Orange

Utilized as window accents on most facades

6. Black Panels

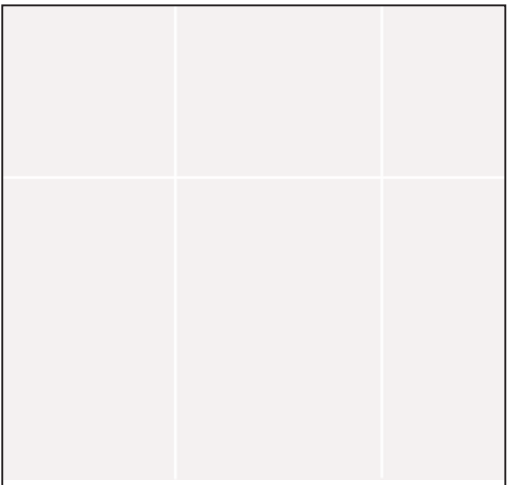


7/16" James Hardie Panel

Sherwin Williams #6993
Black of night

Utilized in in between rear windows and at 4' gasket

7. White Panels



7/16" James Hardie Panel

Sherwin Williams #7004
Snowbound

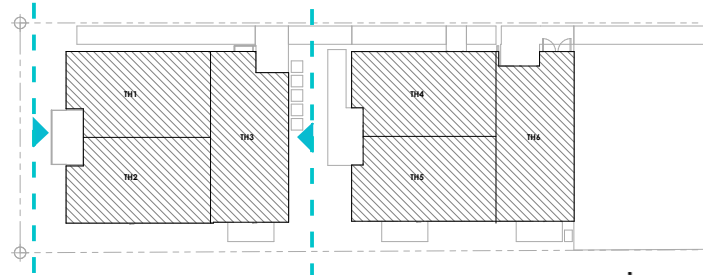
Utilized as main penthouse cladding

8. Cedar Fencing



Natural Cedar Wood Fence

Utilized at property lines and as solid waste screening



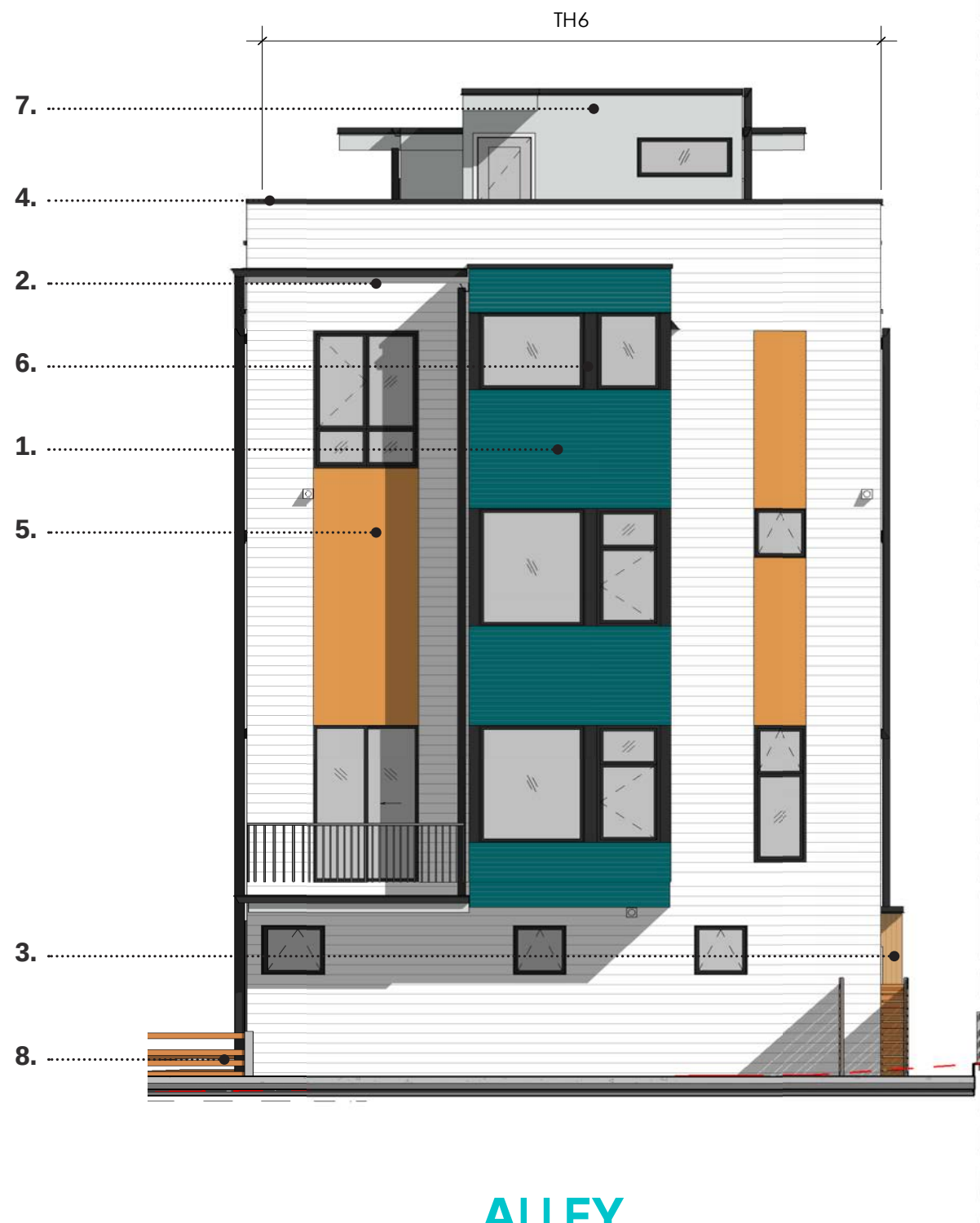
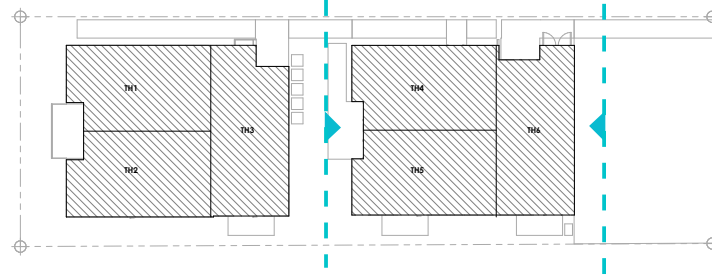
EAST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"

14TH AVE

Building Elevations

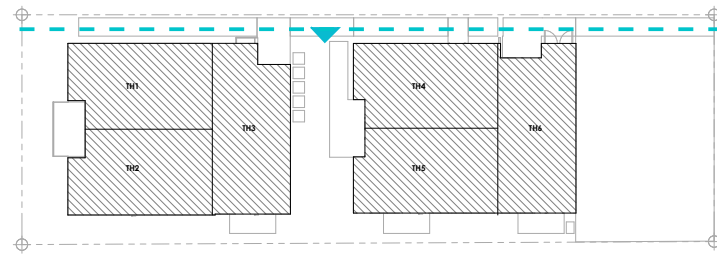


EAST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



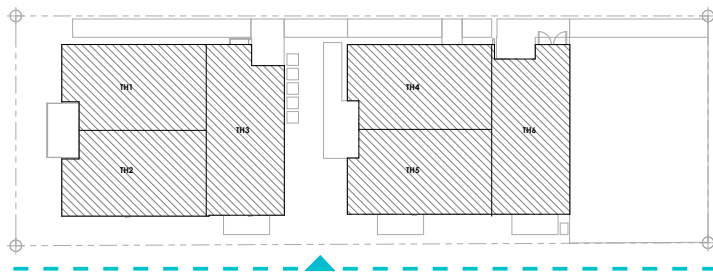
WEST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"

Building Elevations



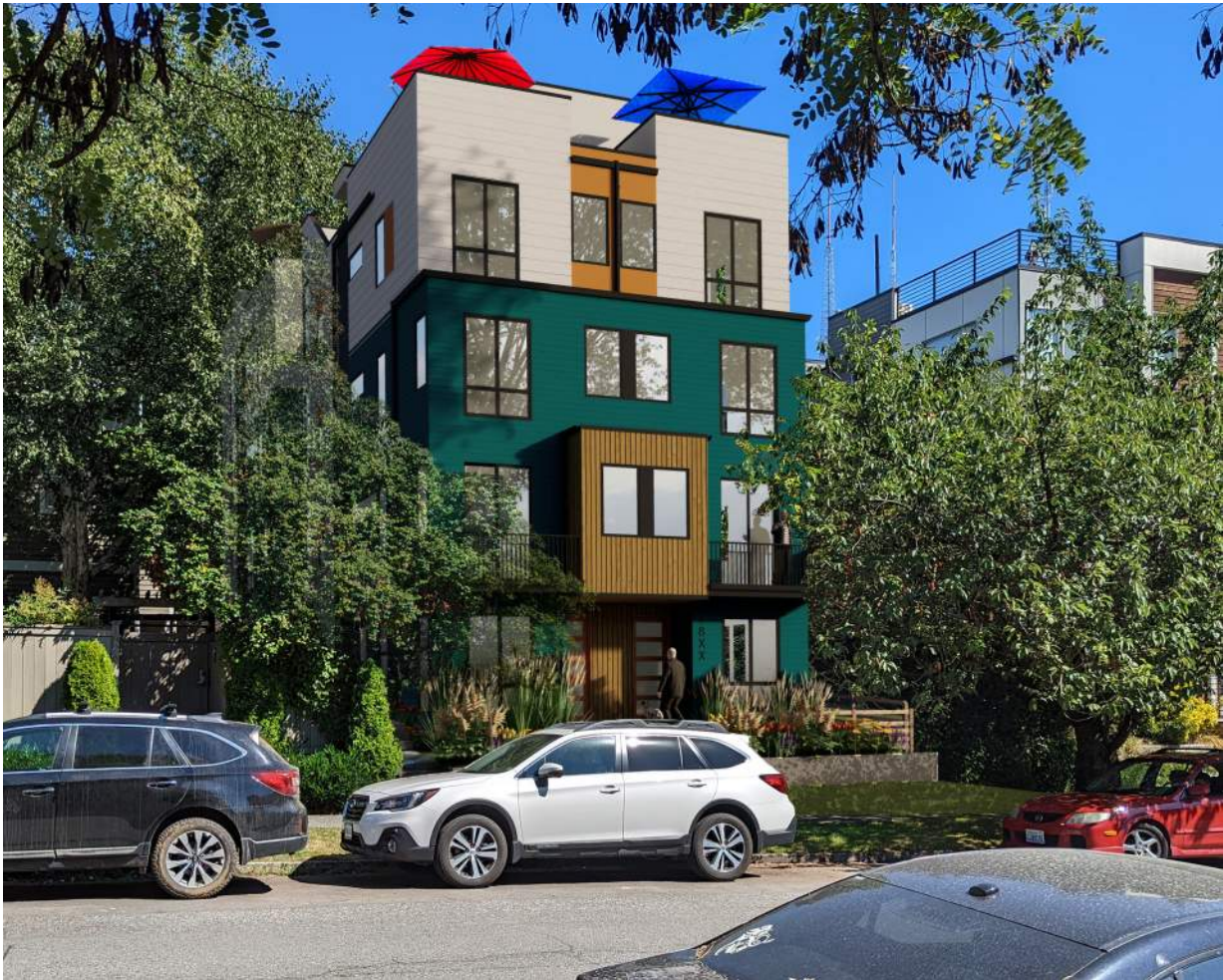
NORTH ELEVATION BUILDING A&B
SCALE: 1/8"=1'-0"

Building Elevations



SOUTH ELEVATION BUILDING A&B
SCALE: 1/8"=1'-0"

Building Elevations



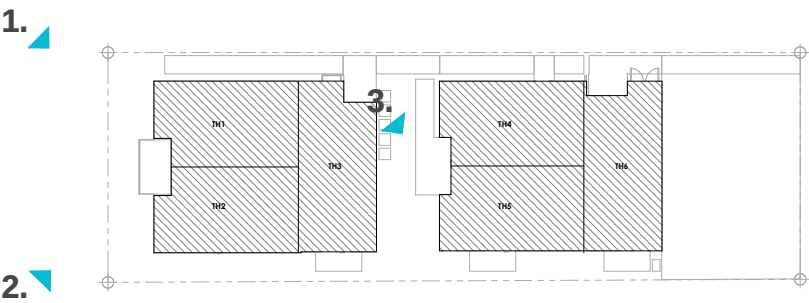
1. APPROACH FROM NW ON 14TH AVE



2. APPROACH FROM SW ON 14TH AVE



3. COURTYARD VIEW - SPACE BETWEEN BUILDINGS



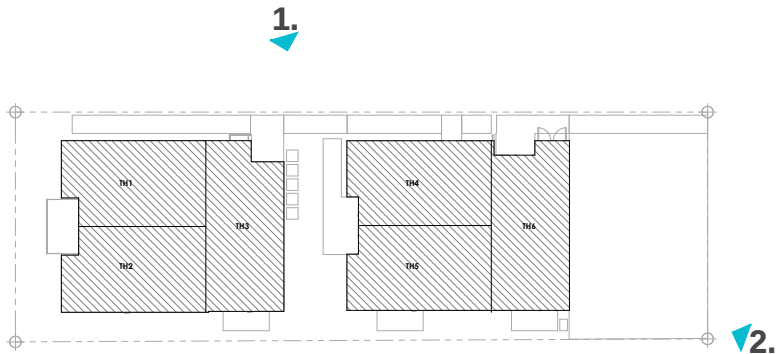
Renderings



1. SIDE ENTRIES FROM NEIGHBORING LOT



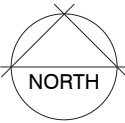
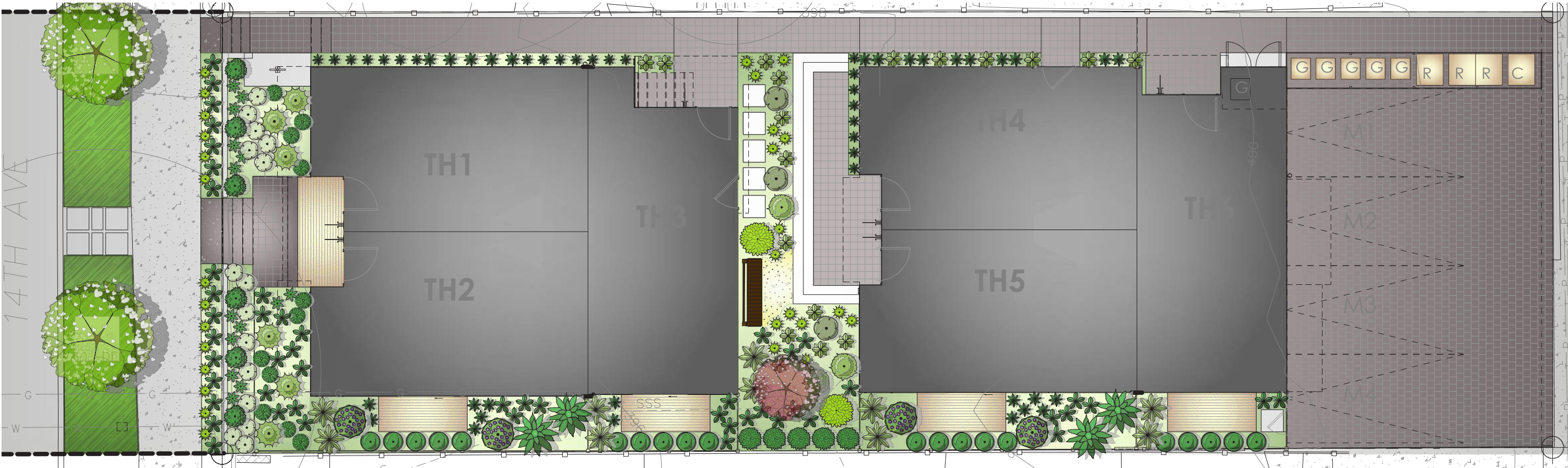
2. AERIAL VIEW REAR FACADE



Renderings



PLANT SCHEDULE		PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple		Bergenia cordifolia 'Yentenghi' / Pinkglow Bergenia
	Quercus robur 'Crimeshield' TM / Crimson Spire Oak Street Tree - Single leader		Blechnum spicant / Deer Fern
			Colanagrostis x acutiflora Karl Foerster / Feather Reed Grass
	Thymus vulgaris 'Silver Posee' / Silver Posee Common Thyme		Calluna vulgaris 'Spring Green' / Spring Cream Heather
	Vincetoxicum 'Bonnie Blue' / Dwarf Periwinkle		Carex palmensis 'Everillo' / Everillo Japanese Sedge
			Buxus japonica 'Greenapple' / Greenapple Upright Buxus
			Hasla x Birn Cap / Birn Cap Hasla
			Hydrangea paniculata 'Limelight' / Limelight Hydrangea
			Ilex crenata 'Big Pencil' / Big Pencil Japanese Holly
			Leucostoe fortuneana 'Rainbow' / Rainbow Leucostoe
			Liriodendron 'Big Blue' / Big Blue Liriodendron
			Mahonia auriculata 'Soft Caress' / Mahonia Soft Caress
			Nandina domestica 'Heavenly Bamboo' / Heavenly Bamboo
			Pieris japonica 'Shower's Beauty' / Lily of the Valley Bush
			Polystichum munitum / Western Sword Fern
			Polystichum polypodiophorum / Japanese Tassel Fern
			Rhododendron x 'Rampage' / Rampage Rhododendron
			Rosmarinus officinalis 'Prostratus' / Creeping Rosemary



RENDERED LANDSCAPE PLAN
SCALE: NTS