

SDCI Project: **#3042065-EG**
#7033583-CN
Dropped Off: **08/27/2024**

JW ARCHITECTS

Project Information 3
Public Outreach 4
Site Survey 5
Context & Zoning Analysis 7
Design Guidelines 12
Architectural Concept 15
Lighting Concept 17
Adjacency Diagrams 18
FAR Diagrams 19
Concept Renderings 26

Table of Contents

Project Data	
Address:	8321 14th Ave NW Seattle, WA 98117
Tax ID Number:	7589200166
SDCI Project Number:	#3042065-EG #7033583-CN
Lot Size:	6,600 SF
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144
Owner/Applicant:	Minju Wu 2840 Northup Way, Suite #108 Bellevue, WA 98004
Proposal:	8321 14th Avenue Northwest is currently (1) lot with (1) SFR. The applicant proposes to demo the SFR and construct (9) townhouses with (3) open parking stalls with future unit lot division.

Key Metrics	Current	Previously
Zone:	LR2 (M1)	LR2 (M1)
Urban Village:	Crown Hill (Residential)	Crown Hill (Residential)
Frequent Transit:	Yes	
Overlay Zoning:	No	
	Required/Allowed	**Proposed**
Density:	TH'S - Unlimited	(9) Townhouses
Vehicle Parking:	(0) Spaces	(3) Open Stalls
Bike Parking:	Long-term: (1) Space per (2) Dwelling Units	(9) Long-term
FAR:	1.4 X 6,600 SF = 9,240.0 SF	9,236.7 SF
Amenity Area:	25% of Lot Area = 1,650 SF	3,200 SF
Structure Height:	40'-0" + 4' Parapet + 10' Penthouse Bonus	33' + 4' Parapet + 10' Penthouse Bonus
Front Setback (14th Ave NW):	5' Min. 7' Avg.	5' Min, 7.22' Avg.
Rear Setback (No Alley):	5' Min. 7' Avg.	5' Min, 8.28' Avg.
Side Setback (North):	5'	5'
Side Setback (South):	5'	5'
Facade Length (North):	65% (Within 15' of Property Line) 150' X .65 = 97.5'	Proposed: 95.5'
Facade Length (South):	65% (Within 15' of Property Line) 150' X .65 = 97.5'	Proposed: 97.5'

Project Information

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey.

DESIGN REVIEW COMMENTS:

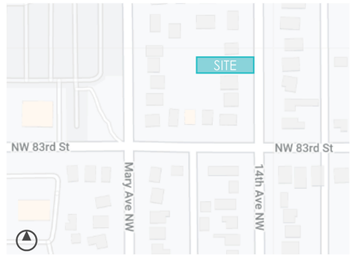
We recieved 3 public comments from community members during the public community outreach. These comments were not focused on design elements but rather the amount of parking that will be provided on the site.

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 8321 14th Ave NW

Minju Wu and JW Architects are collaborating to design the redevelopment of 8321 14th Ave NW.





Project information:
This project will be located midblock on the west side of 14th Ave NW. When it's complete, the new homes will be 4 stories tall and will include 9 townhomes with 4 open parking stalls. We're just getting started planning now – construction could start in Fall 2025 and the building could be open as early as Summer 2026.

Project Contact:
Leigh Seibert Wyrick, Project Architect, JW Architects
lsw@jwaseattle.com

We request your input through:

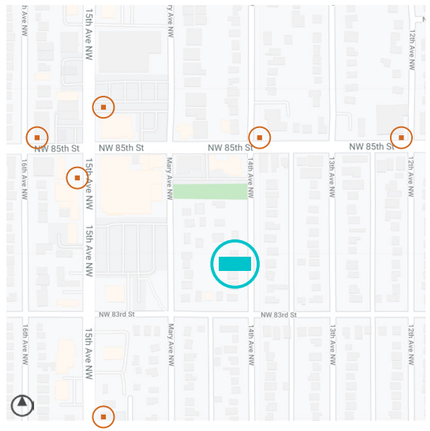
ONLINE SURVEY
July 15th - August 5th, 2024
Link to survey:
jwaseattleoutreach.wixsite.com/8321-survey

PROJECT WEBSITE
jwaseattleoutreach.wixsite.com/8321

*additional info on back of flyer

JW ARCHITECTS

Front page of Flyer.



SCAN ME

ONLINE SURVEY
July 15th - August 5th, 2024
Link to survey:
jwaseattleoutreach.wixsite.com/8321-survey

By transit:
Off NW 85th St - Buses 40, 45
Off 15th Ave NW - Buses 15, 40, D Line

Visit the **Project Website** (jwaseattleoutreach.wixsite.com/8321) to see project related information concerning this project.

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwaseattle.com)

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (http://www.seattle.gov/neighborhoods).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

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Back page of Flyer.



Link to project website and survey.

Link to dedicated project website and public comments.

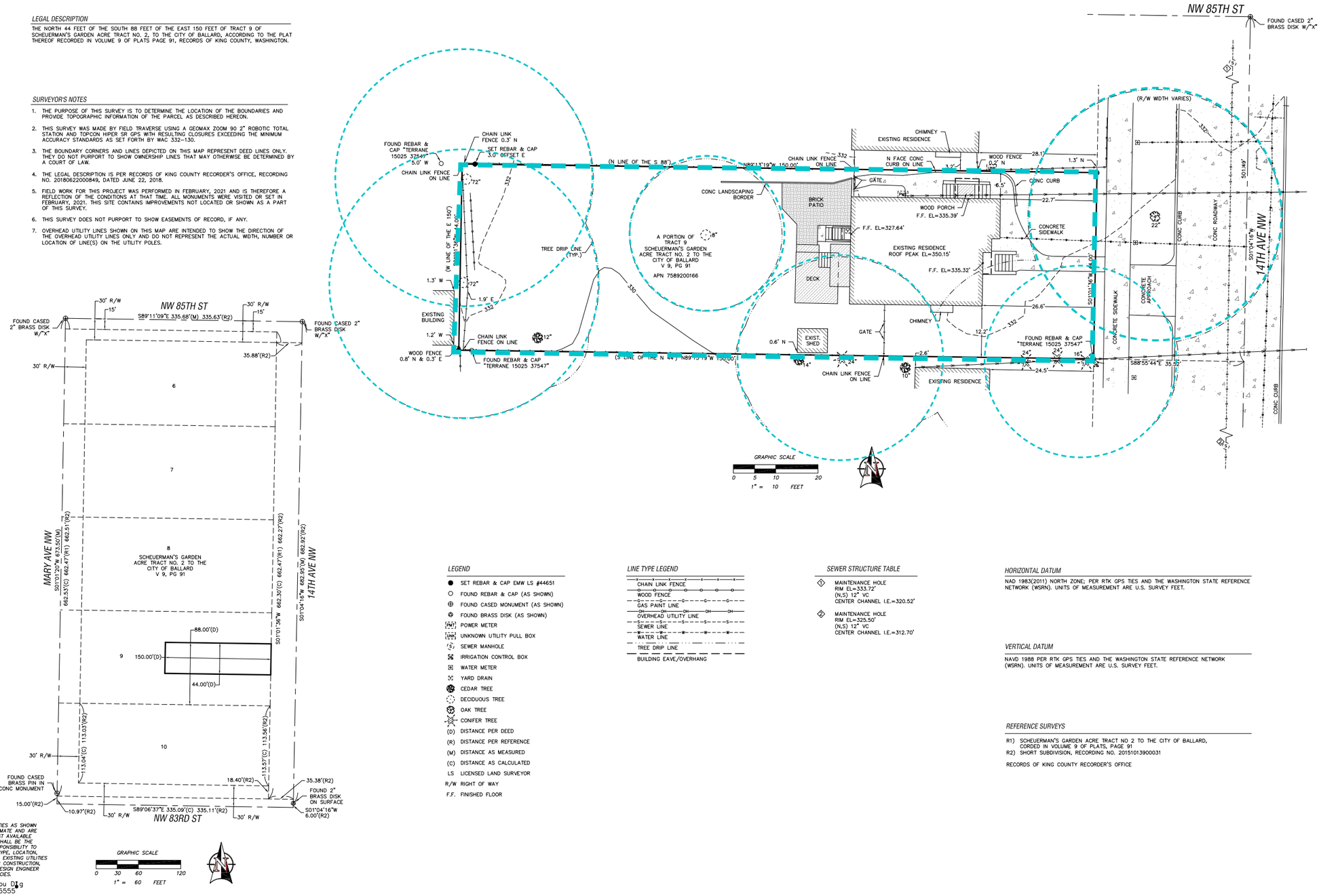
TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE NORTH 44 FEET OF THE SOUTH 88 FEET OF THE EAST 150 FEET OF TRACT 9 OF SCHEUERMAN'S GARDEN ACRE TRACT NO. 2, TO THE CITY OF BALLARD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS PAGE 91, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20180622000849, DATED JUNE 22, 2018.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN FEBRUARY, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN FEBRUARY, 2021. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
7. OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.



NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig 1-800-424-5555

LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- FOUND BRASS DISK (AS SHOWN)
- PWR POWER METER
- UNK UNKNOWN UTILITY PULL BOX
- S SEWER MANHOLE
- IRRIGATION CONTROL BOX
- WATER METER
- YARD DRAIN
- CEDAR TREE
- DECIDUOUS TREE
- OAK TREE
- CONIFER TREE
- (D) DISTANCE PER DEED
- (R) DISTANCE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS LICENSED LAND SURVEYOR
- R/W RIGHT OF WAY
- F.F. FINISHED FLOOR

LINE TYPE LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- GAS PAINT LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- WATER LINE
- TREE DRIP LINE
- BUILDING EAVE/OVERHANG

SEWER STRUCTURE TABLE

1. MAINTENANCE HOLE
   RIM EL=333.72'
   (N,S) 12" VC
   CENTER CHANNEL I.E.=320.52'
2. MAINTENANCE HOLE
   RIM EL=325.50'
   (N,S) 12" VC
   CENTER CHANNEL I.E.=312.70'

HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) SCHEUERMAN'S GARDEN ACRE TRACT NO 2 TO THE CITY OF BALLARD, CORDED IN VOLUME 9 OF PLATS, PAGE 91
R2) SHORT SUBDIVISION, RECORDING NO. 20151013900031

RECORDS OF KING COUNTY RECORDER'S OFFICE

SHT. 1 OF 1

LOCATED IN NW ¼ OF THE NW ¼ OF SECTION 01, TOWNSHIP 25N, RANGE 3E, W.M.

FOR: KIRAN KUMAR

CITY OF SEATTLE, KING COUNTY, WA

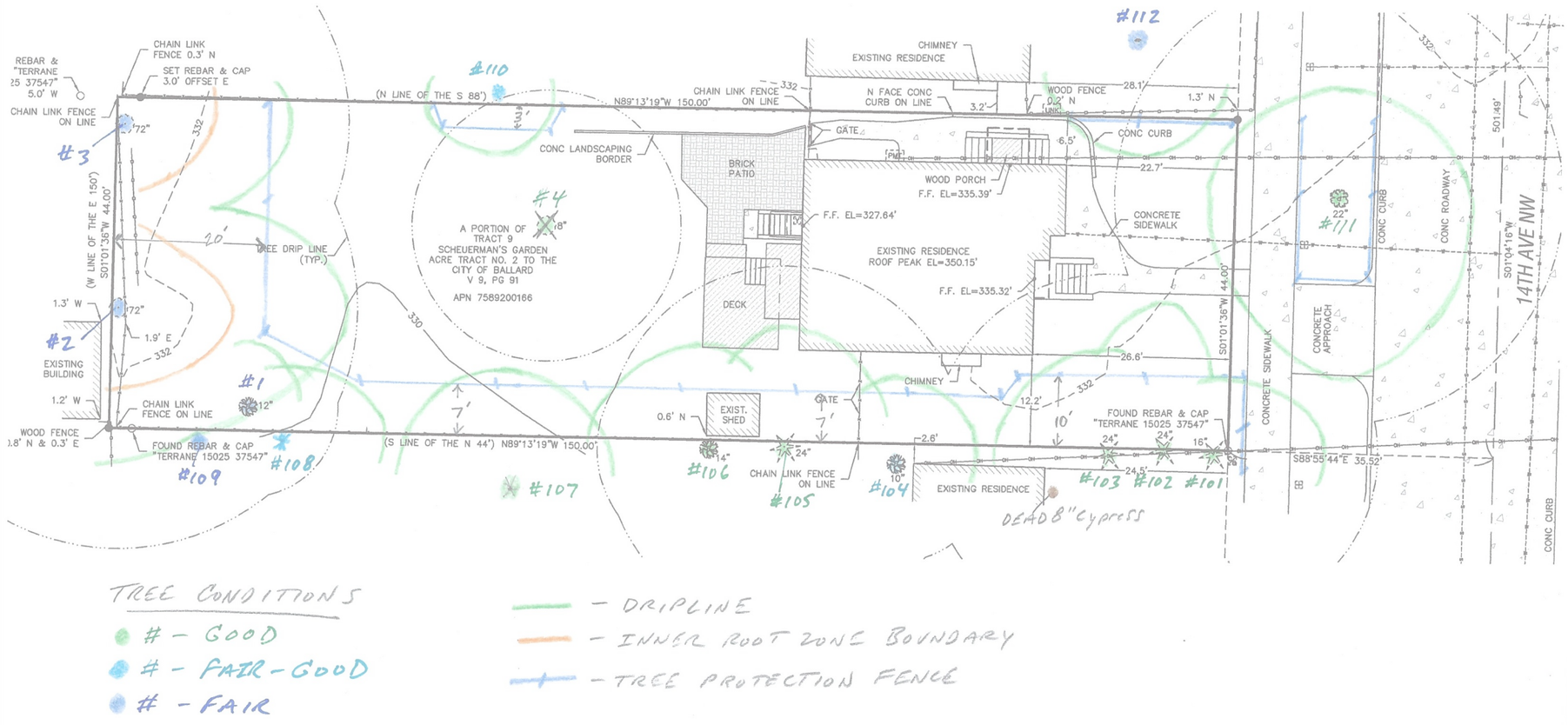
TOPOGRAPHIC SURVEY

DRAFTED: JR
DATE: 3/1/2021
SCALE: 1"= 10'
CHECKED: EW
JOB NO.: KUMAR.201229
FIELD CREW-AJ, MS

EVAN M. WAHLSTROM LAND SURVEYOR STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 3/1/2021

8321 14TH AVE NW
SEATTLE, WA 98117
TAX PARCEL NO. 7589200166

Informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@allenlandsurvey.com
www.allenlandsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT



TREE KEY:

Only Trees #2 and #3 are classified as Tier 2 or higher. All off-site trees to remain.

On-Site:

#1 - Lawson Cypress - 12" DBH - 9' Drip-Line - To be removed.

#2 - Lombardy Poplar - 72" DBH - 30' Drip-Line - Tier 2. To be removed under permit 6883132-CN.

#3 - Lombardy Poplar - 68" DBH - 24' Drip-Line - Tier 2. To be removed under permit 6883132-CN.

#4 - Flowering Cherry - 9" DBH - 13' Drip-Line - To be removed.

Off-Site / Neighborhoring Trees:

#101 - Douglas Fir - 18" DBH - 15' Drip-Line

#102 -Douglas Fir - 24" DBH - 20' Drip-Line

#103 - Douglas Fir - 23" DBH - 15' Drip-Line

#104 - Lawson Cypress- 10" DBH - 11' Drip-Line

#105 - Douglas Fir - 26" DBH - 15' Drip-Line

#106 - Western Red Cedar - 13" DBH - 18' Drip-Line

#107 - Douglas Fir - 18" DBH - 15' Drip-Line

#108 - English Yew - 11" DBH - 14' Drip-Line

#109 - Portugese Laurel - 11" DBH - 14' Drip-Line

#110 - Japanese Maple - 6" DBH - 10' Drip-Line

#111 - Scarlet Oak - 20" DBH - 24' Drip-Line

#112 - White Birch - 15" DBH - 16' Drip-Line

Scale: NTS

Tree Site Plan

(2) TIER TWO TREES TO BE REMOVED UNDER PERMIT 6883132-CN

HYBRID SOLID WASTE STORAGE 2:
(2) 96g RECYCLING BINS
(1) 96g COMPOST BIN
(1) 32g GARBAGE BIN FOR TH1

(3) OPEN PARKING STALLS

LINE OF BLDG ABOVE

35'-6"

40'-0"

5'-0" | 14'-0" | 21'-6" | 10'-0" | 21'-6" | 18'-6" | 25'-11 1/2" | 25'-7" | 7'-11 1/2"

39'-0"

5'-0"

TH1 | TH2 | TH3 | TH4 | TH5 | TH6 | TH7 | TH8 | TH9

TRASH UNDER STAIRS

17'-0"

24'-0"

backing

10'-0" CURB CUT

14TH AVE NW

5'-0" | 14'-0" | 21'-6" | 10'-0" | 21'-6" | 18'-6" | 25'-11 1/2" | 23'-7" | 9'-11 1/2"

LINE OF AWNING ABOVE, TYP.

GROUND-MOUNTED SHORT TERM BIKE PARKING

BIKE PARKING BY ENTRY, TYPICAL TH 3-9

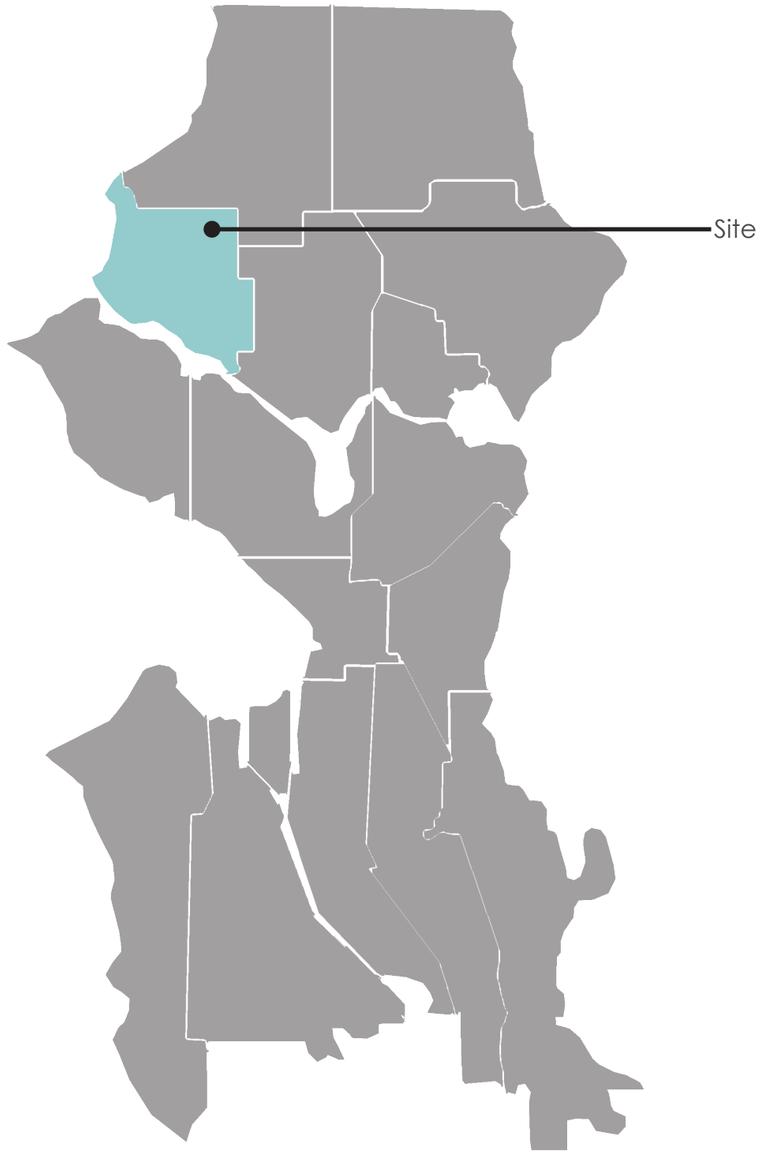
HYBRID SOLID WASTE STORAGE 1:
(3) 96g RECYCLING BINS
(1) 96g COMPOST BIN
(2) 32g GARBAGE BIN FOR TH6 & TH7

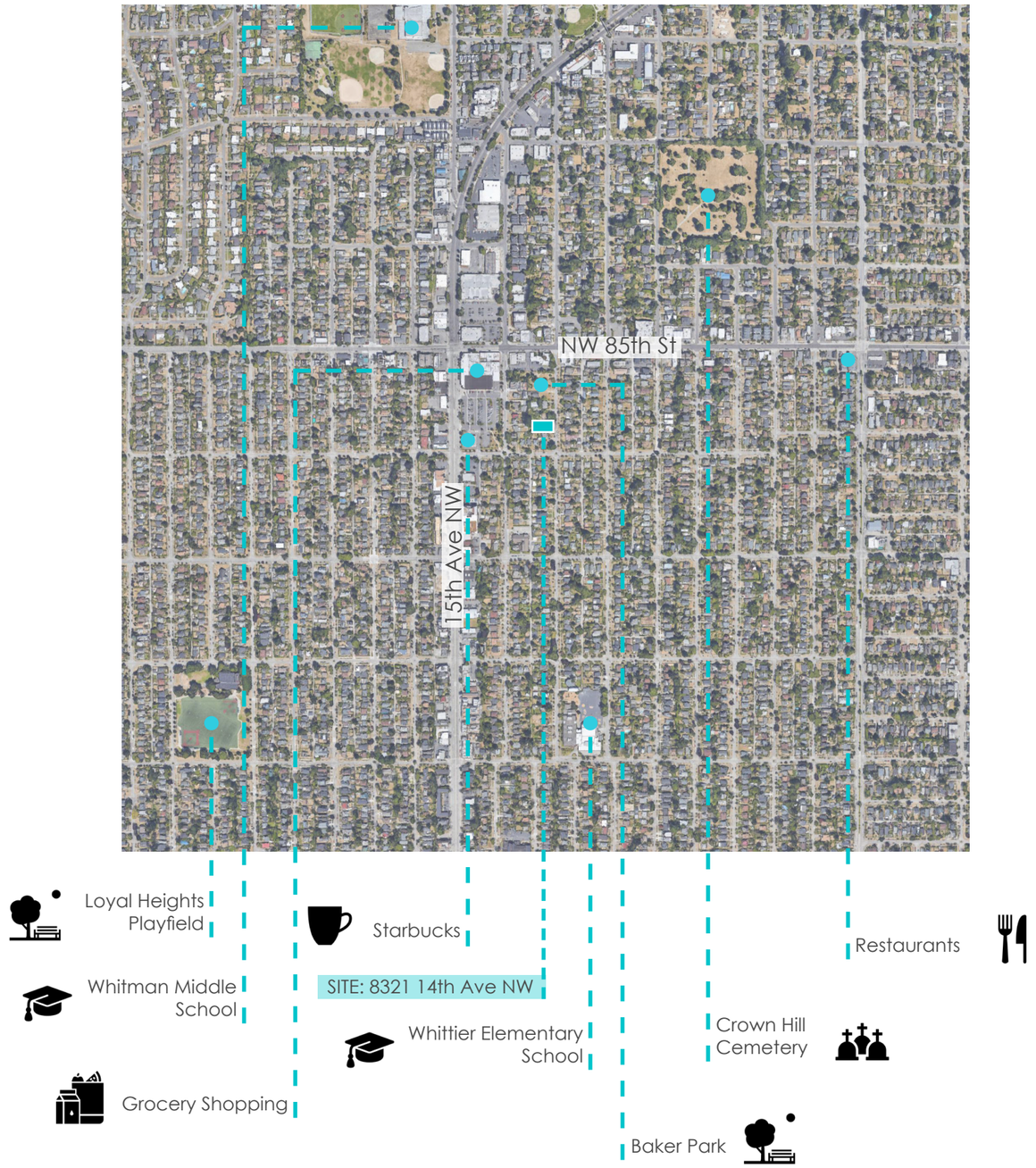
1 S - SITE PLAN

SCALE: 1/16" = 1'-0"

Scale: 1/16" = 1'0'

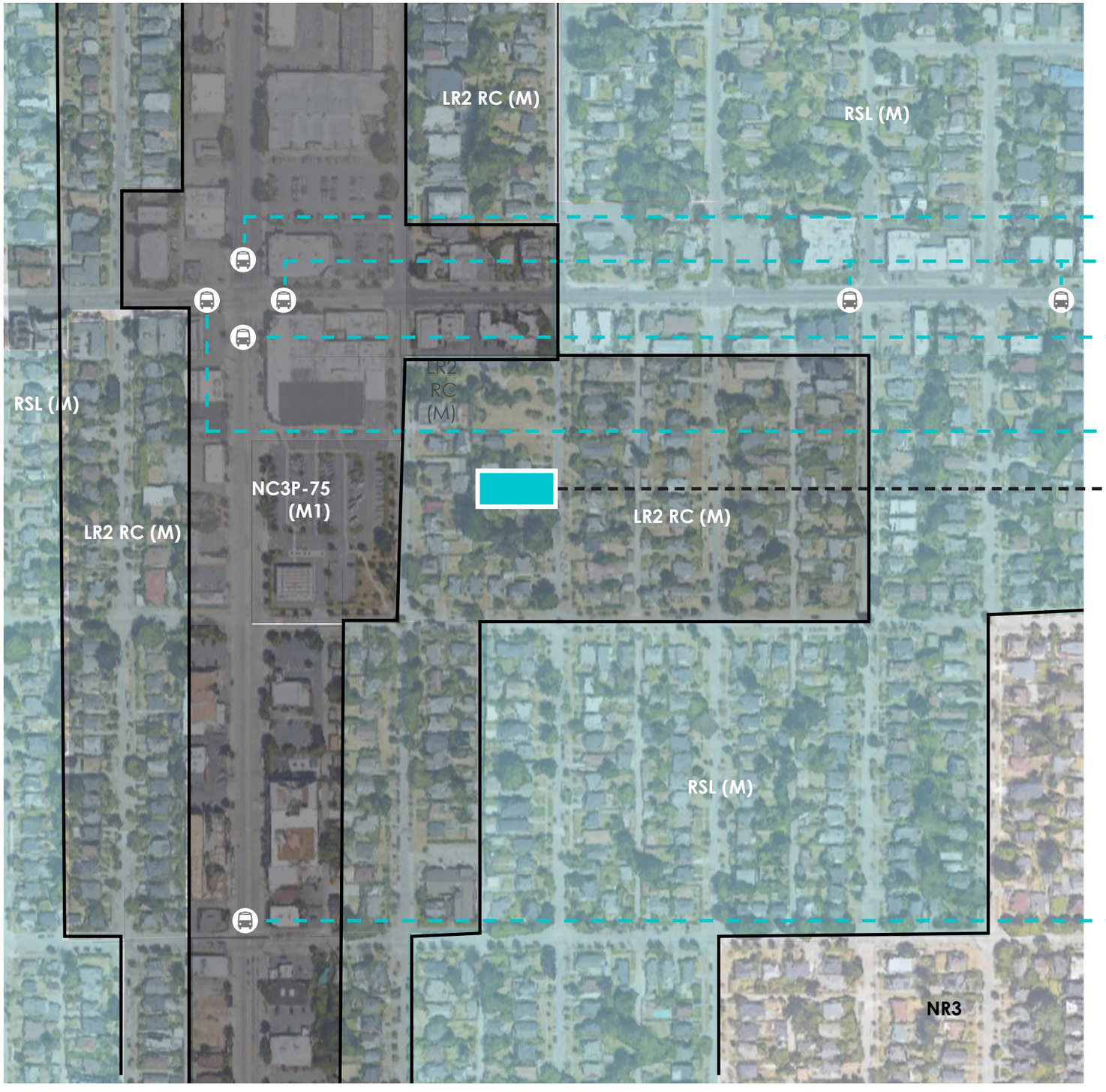
Site Plan





Scale: NTS

Context & Zoning Analysis



Project Site Zoning: LR2 (M1)

Adjacent Zoning: LR1 (M1), LR2 RC (M), NC2-75 (M1)

Public Transportation:

Line 15 - 15th Ave NW & NW 80th St

Line 15 - 15th Ave NW & NW 85th St

Line 40 - 15th Ave NW & NW 85th St

Line 40 - NW 85th St & 15th Ave NW

Line 48 - NW 85th St & 15th Ave NW

Line 48 - NW 85th St & 12th Ave NW

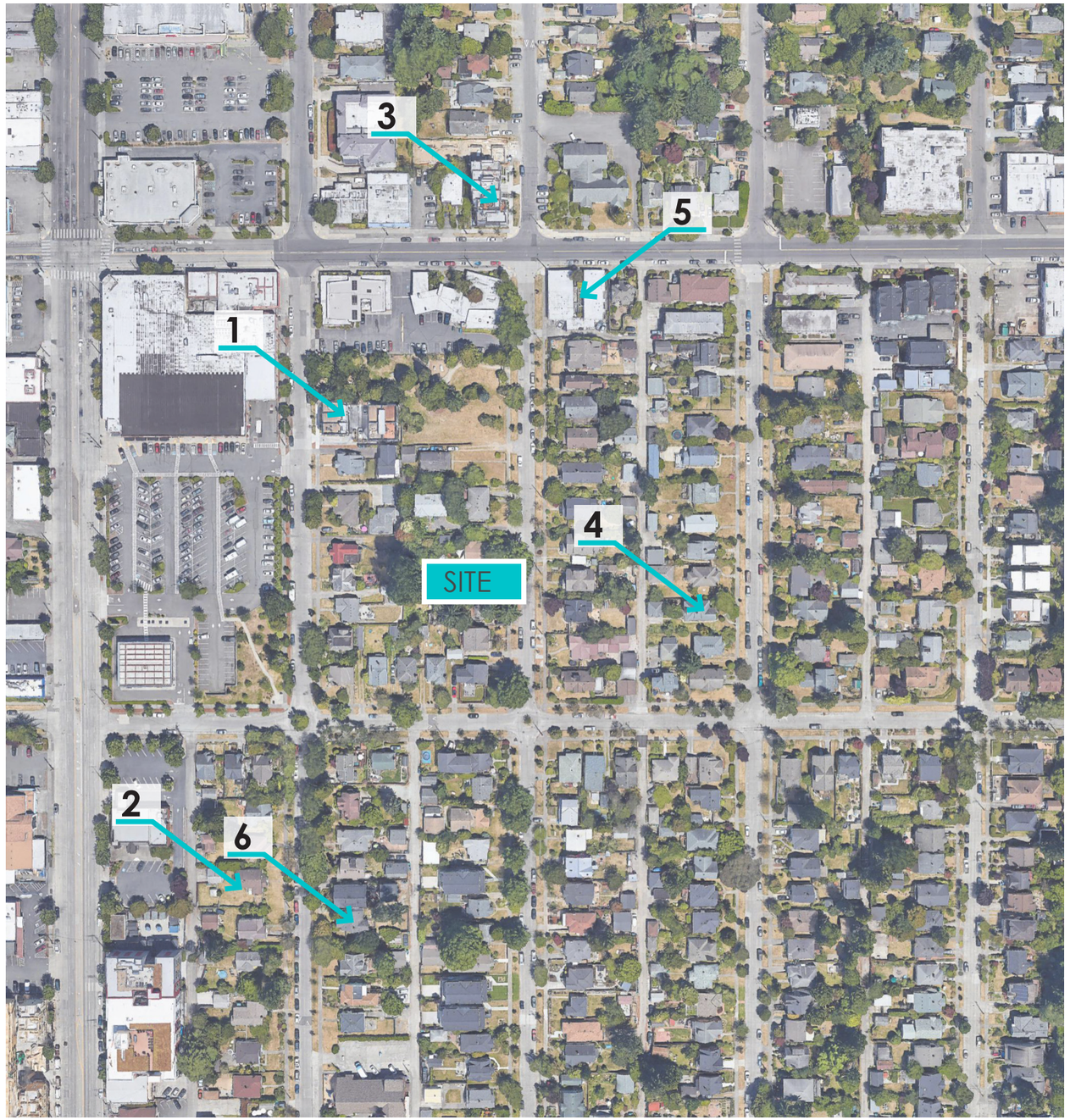
Line 48 - NW 85th St & 11th Ave NW

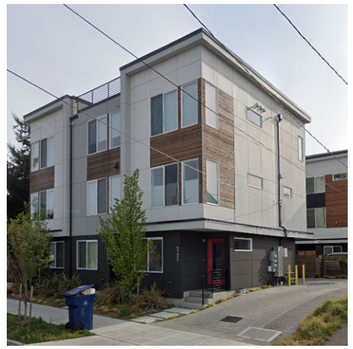
Key:

- RSL (M)
- LR1
- LR2
- LR3
- NC2P

Scale: NTS

Zoning Analysis

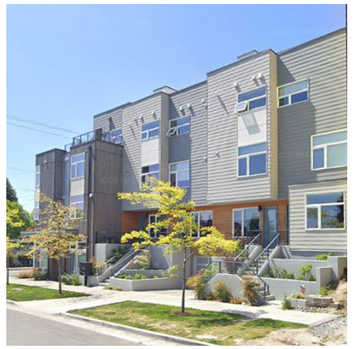




1. 8342 Mary Ave NW
3 Story, 7 Units
Completed 2017



2. 8039 Mary Ave NW
3 Story, 8 Units
Completed 2021



3. 8503 14th Ave NW
3 Story, 6 Units
Completed 2016



4. 8315 13th Ave NW
3 Story, 5 Units
Completed 2020



5. 8354 14th Ave NW
3 Story, 12 Units
Completed 2022



6. 8315 14th Ave NW
3 Story, 9 Units
Completed 2022

Neighborhood in Transition

The neighborhood surrounding the project at 8321 14th Ave NW has recently seen large amounts of development. This development has been a direct response to the multifamily zoning and recent upzone from SF to LR and RSL zoning. Single family residences are being transformed into high density townhouses and apartment buildings. This transition to a denser community will be supported by public transportation, the established commercial corridor of NW 85th St and 15th Ave, and nearby access to public amenities.

Scale: NTS

Context Analysis

14th Ave East Looking West

SITE



SOUTH

NORTH

NW 83RD ST

NW 85TH ST

14th Ave East Looking East

ACROSS FROM SITE



NORTH

SOUTH

NW 85TH ST

NW 83RD ST

Street Elevations

CS2. Urban Pattern and Form	B. Adjacent Sites, Streets, and Open Spaces	The neighborhood is rapidly transitioning from single level houses into mid-rise apartment buildings and townhouses. This project aims to be a stepping stone in that transition by utilizing building massings and footprints similar to existing buildings in the neighborhood instead of a large single mass structure. Strong attention was paid to how adjacent buildings engage the street edge. By incorporating a large combined residential stoop along 14th Ave, the proposed development reflects character of the neighborhood while remaining contemporary and forward thinking.
	C. Relationship to the Block	The proposed project incorporates materials, colors, and glazing strategies of the neighborhood. With lap siding dominating the area, the project team is also utilizing lap siding; but with infill panel to break up the façade. Cedar T&G siding is utilized at the unit entries to bring in a special material to the neighborhood that strongly reflects the Pacific Northwest. Bright pops of colored panel are used at the unit entries to celebrate the entry condition and reflect the bold accent colors of houses in the neighborhood.
	D. Height, Bulk and Scale	By splitting the overall massing into three, the width of each mass is similar in width to adjacent multi- and single-family units. The proposed height is the same as the development to the south, and the front facade facing 14th Ave steps back to respect similar entry and yard conditions in the neighborhood. Furthermore, by articulating the facade with three different materials and with massing variation, the scale steps from three levels down to the first level entries.
PL1. Open Space Connectivity	B. Walkways and Connections	The proposed project is located down the street from Baker Park on Crown Hill, a through park connecting Mary Ave NW and 14th Ave NW. Similarly, the proposed project has open, ungated, walkways along both the north and south property lines of the project, connecting the future residents to the street and allowing free movement across the site. The proposed project also takes advantage of the open space on site by creating both shared and private yards. TH1 has a rear yard with sliding doors connecting to a private patio. TH2-5 share an open courtyard between buildings one and two. This area utilizes native landscaping for privacy and multiple trees to create canopy. The proposed trees and the strategic location of the penthouses and mechanical rooms create visual and physical separation between the roof decks. This will create a sense of privacy and living within the trees.
PL3. Street Level Interaction	A. Entries	The proposed project pays special attention to the unit entries and how the project engages the street. The “front porch” conditions of TH8 & TH9 are celebrated with cedar siding and pops of color. Two open walkways along the north and south property lines allow for free movement across the site. Building three’s porch condition along 14th Ave NW has been raised 4’ above the sidewalk, reflecting the character of the neighborhood which has many examples of elevated front porch conditions from across the eras of design. The contemporary low slope awnings which protect the front porches from the elements contrasts the pitched roofs of generations past.

DC2. Architectural Concept	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	The proposed project concept took inspiration from the existing massings and footprints of the buildings in the area, in particular, from the development to the south (8315 14th Ave NW). The project broke down the scale of typical town house developments which tend to be large single mass buildings into three massings which relate to the massing of the neighbors. By avoiding the large single mass concept, placing the smallest building along the street edge, and utilizing strategic landscape elements, this project should seamlessly blend into the existing context while providing a precedent for future developments seeking to drive density in Seattle's Crown Hill Urban Village. The proposed project responds directly to the neighborhood by utilizing lap siding as the primary material. A white color lap has been chosen to reflect the muted grays and yellows of the neighborhood and to pair nicely with the contemporary style of the 8315 development to the south. Cedar t&g siding was selected as a secondary feature to bring richness and texture to the neighborhood and stand out as a contemporary building in the Pacific Northwest. The bright pop of orange/red at the entries aims to contrast the whites, to bring visual interest towards the entries and to relate to its neighbor at 8315.
DC3. Open Space Concept	A. Building-Open Space Relationship	Exterior spaces between each townhouse were taken into account with the floor plan layout by locating the living/kitchen/dining spaces on the first level. Sliding glass doors are proposed to open into the intersticial space to give the feeling of a continuation of space to the outside. Each unit was designed to have private yards to enjoy the landscaped areas on site. In addition, windows on upper levels are located to take advantage of this space, though, offset from adjacent units to give each townhouse privacy. Along each edge of pathways and pavement a transition/buffer of landscaping is proposed to soften the open space on-site.
DC4. Exterior Elements and Finishes	A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	The unit entries are organized in a manner which enables interaction between future residents- each unit is delineated from the white lap siding with the cedar t&g siding which has added benefits of increased wayfinding and bringing warmth to each entry. The white lap siding is broken up with white hardi panels strategically placed between windows to give the facades more depth and to reflect more light into the pathways and areas between townhouses. This will help those gaps feel more open, activated, and light-filled. White lap siding with white hardi panels is proposed to contrast the darker townhouses to the south; we viewed this as a design improvement, while also, giving homage to the contemporary nature of the design. The proposed project has paid strong attention to how the buildings relate to each other on site. The site plan promotes free movement across the site, activating the interstitial space between the buildings as semi-shared courtyards which will be richly landscaped with future trees to bring texture in between the townhouses. An assortment of smaller shrubs and landscape were designed to soften the transition between building, hardscape and paths on site. The parking area, with room for three vehicles, will allow for activity to spill out into the maneuvering area activating it as an informal courtyard for the residents. Parking is proposed behind TH8 & TH9 to minimize visual impact of parking from the street. To reduce pavement, the walkways are proposed as integrated into the driveway giving it multiple uses. The solid waste storage is located along the west property line within opaque enclosures to minimize views from the street and from most townhouse's entry sequences. Some garbage is located within the unit, accessed from the exterior, to minimize the amount of solid waste stored outside. Per the landscape plan, plantings are proposed wherever possible to soften the areas between units and hardscape.



1. 8350 14th Ave NW



2. 8328 14th Ave NW



3. 8335 13th Ave NW

SIDING

The lap siding at 8315 14th Ave NW respects the architectural material on adjacent buildings.

We chose a red accent to contrast the blues found throughout the neighborhood.



4. 8303 13th Ave NW



5. 8322 14th Ave NW



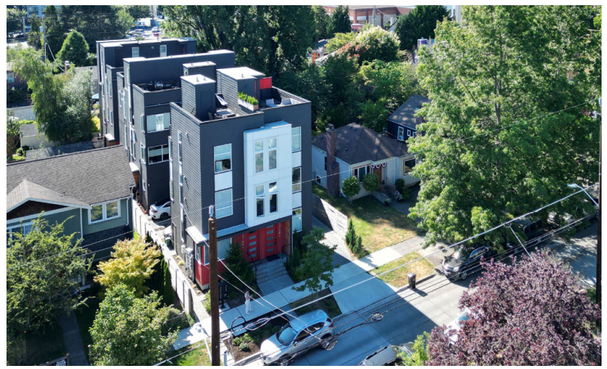
6. 8344 14th Ave NW

PORCH

The porch creates a friendly entrance as well as a space to greet, socialize, and interact.



7. 8326 13th Ave NW



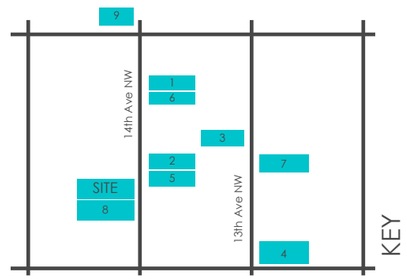
8. 8325 14th Ave NW



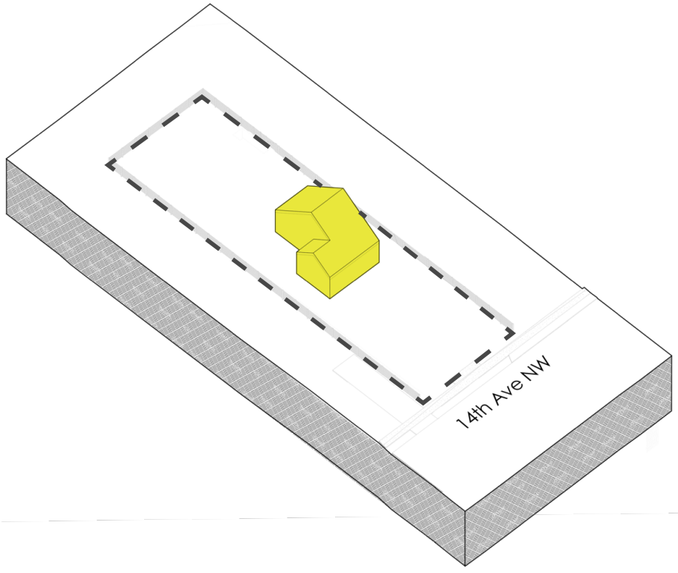
9. 8503 14th Ave NW

GLAZING

The glazing strategy of the neighborhood has been continued on our new structures.

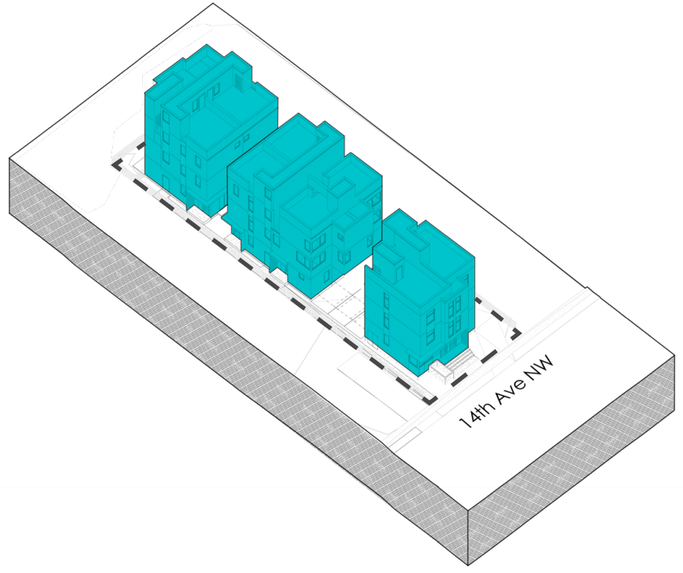


Neighborhood Precedents



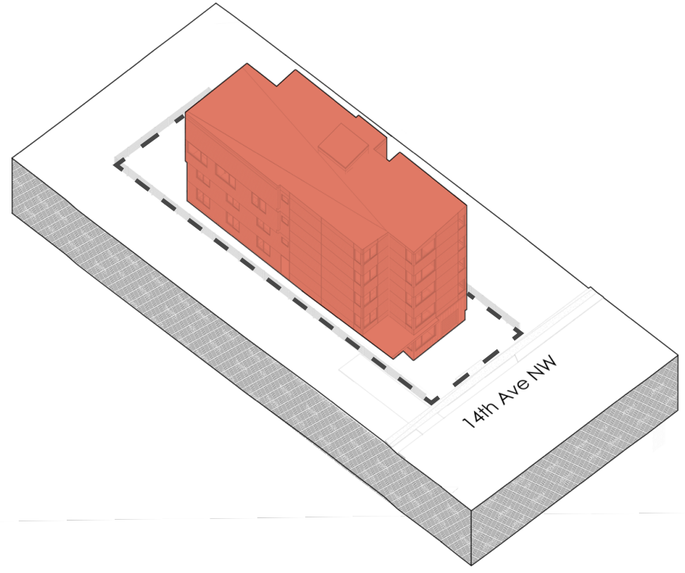
Existing Density

The existing density in the surrounding neighborhood is mostly single family residences of one or two levels.



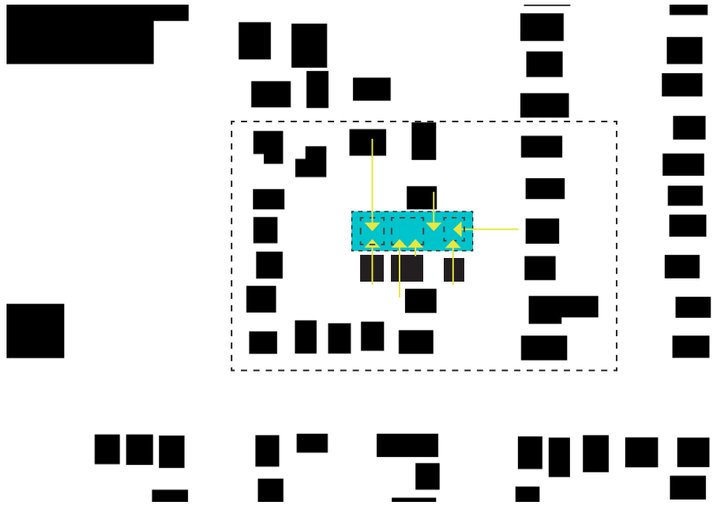
Proposed Density

The proposed density has increased from 1 to 9 units while it visually reads as (3) neighborhood scale units.

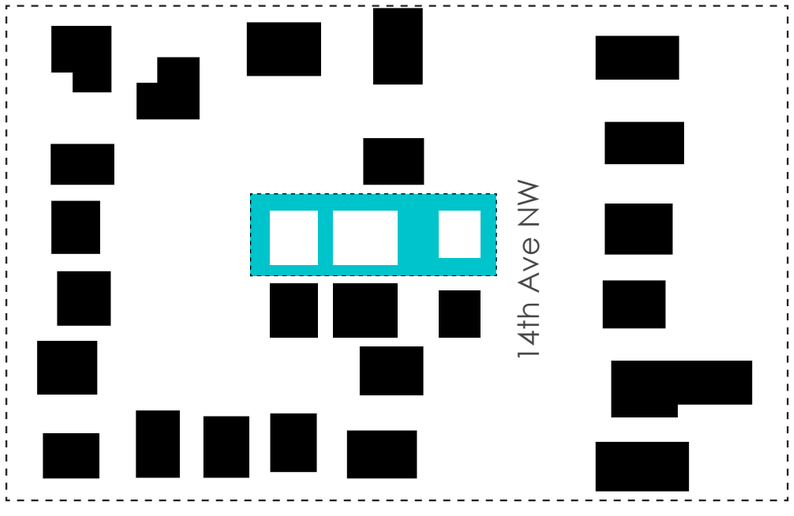


Potential Density

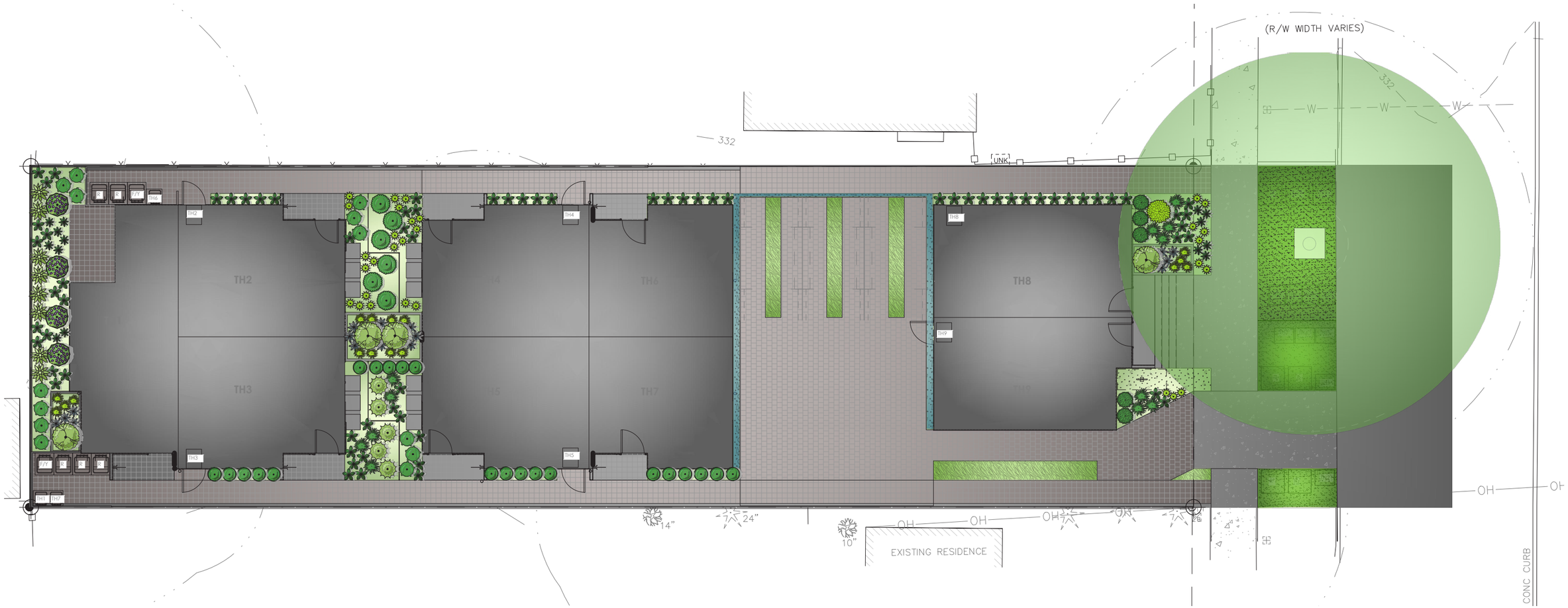
The demand for housing combined with zoning potential will bring denser apartment buildings to line the streets where single family homes currently exist. These buildings could bring density of 20x's that of what is currently seen.



Adjacent Footprints

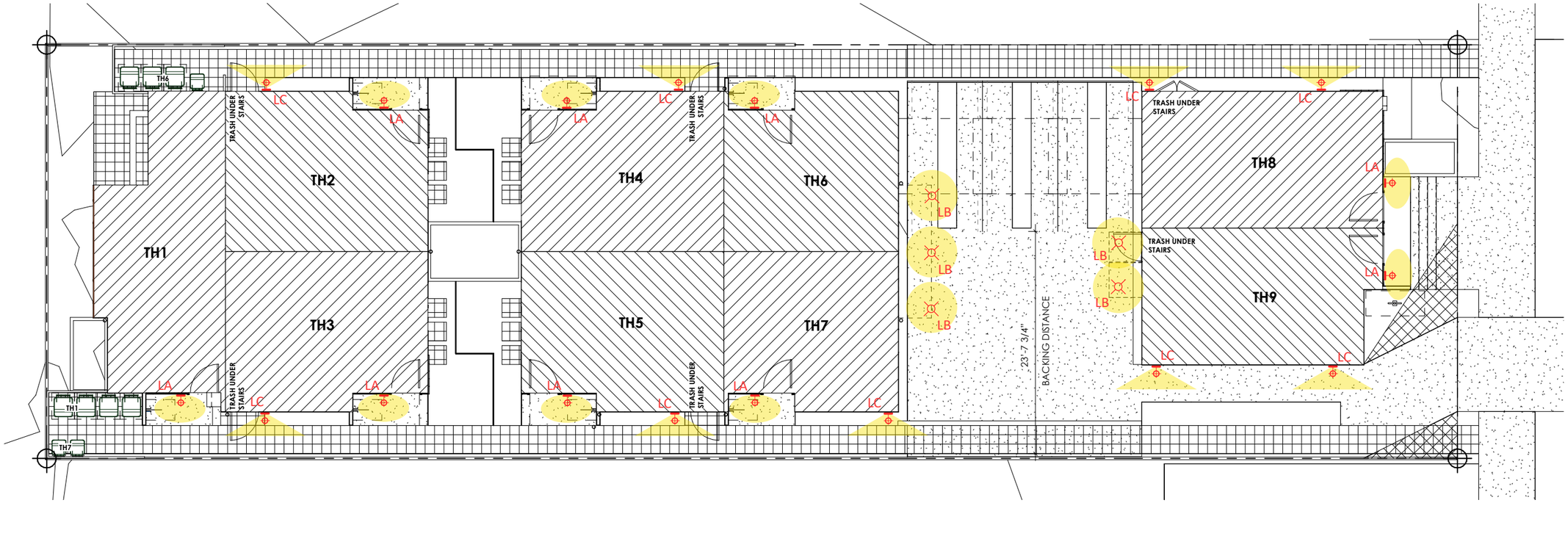


Site Footprint



Scale: NTS

Concept Landscape Plan



LA: SURFACE WALL MOUNT DIRECT/INDIRECT LIGHT FIXTURE AT ALL ENTRIES. MOUNT TO ALIGN TOP OF FIXTURE WITH TOP OF DOOR



SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations

LB: SURFACE CEILING MOUNT LIGHT FIXTURE AT PARKING. MOUNT TO UNDERSIDE OF BUILDING OVERHANGS.



SPECIFICATIONS

Construction:	Injection molded UV rated plastic with translucent diffuser for outdoor application
Power:	12W
Input:	120-277 VAC, 50/60Hz
Dimming:	TRIAC: 100-5%, ELV: 100-5%
Light Source:	Integrated LED
Lens:	Translucent acrylic diffuser
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box, Can be mounted on ceiling or wall in all orientations

LC: RECESSED WALL MOUNT LIGHT FIXTURE AT PATHWAYS AND TRASH ENCLOSURES. MOUNT 15" AFF.



SPECIFICATIONS

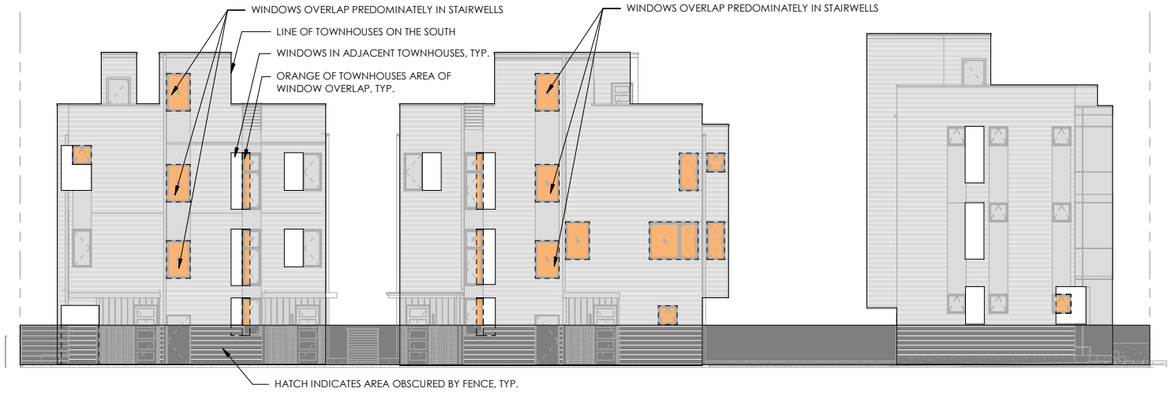
Construction:	Die-cast aluminum
Input:	120V or 277VAC 50/60Hz
Power:	Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
Lumens:	Up to 2 lm
Mounting:	Fits into a switch box or a 2″ x 4″ Junction Box with minimum inside dimensions of 3″L x 2″W x 2.5″D

Scale: 3/32"= 1'-0"

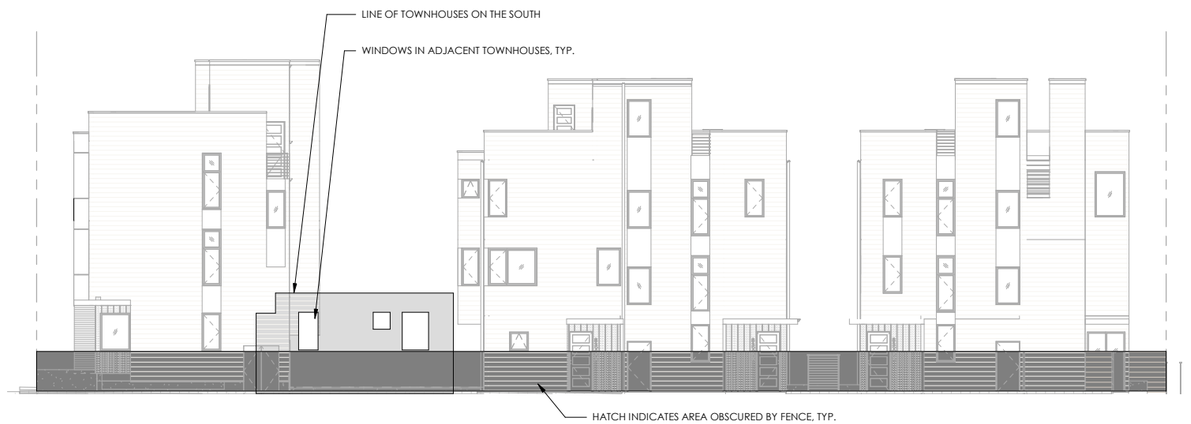
Concept Lighting Plan



1 **Adjacency Diagram Key Plan**
SCALE: 1" = 10'-0"



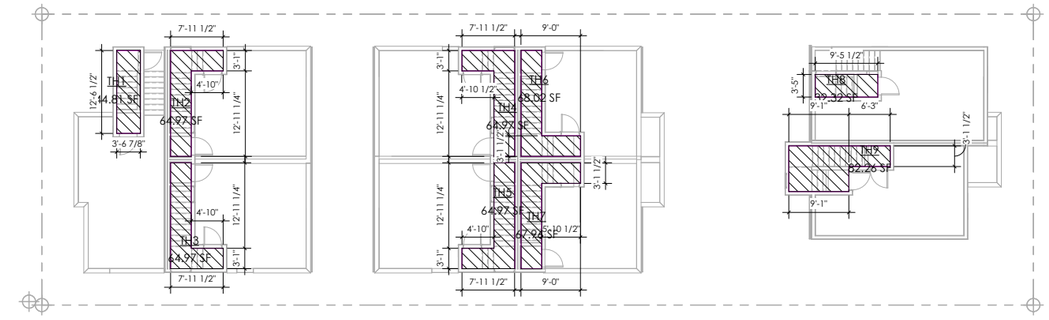
2 **Window Diagram_South Elevation**
SCALE: 1" = 10'-0"



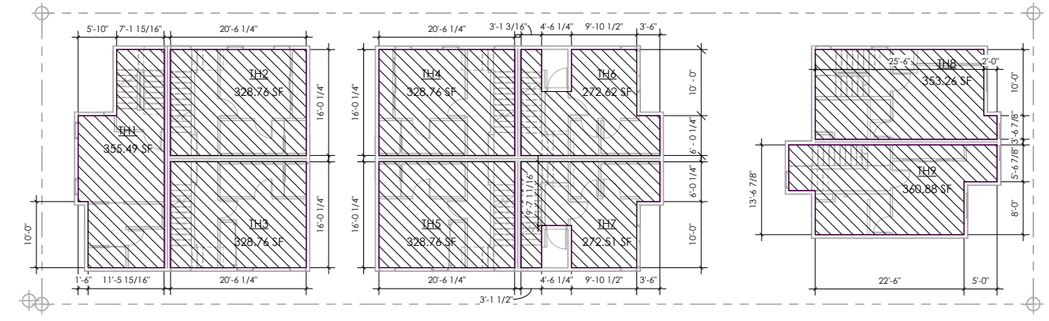
3 **Window Diagram_North Elevation**
SCALE: 1" = 10'-0"

Scale: 1" = 20'

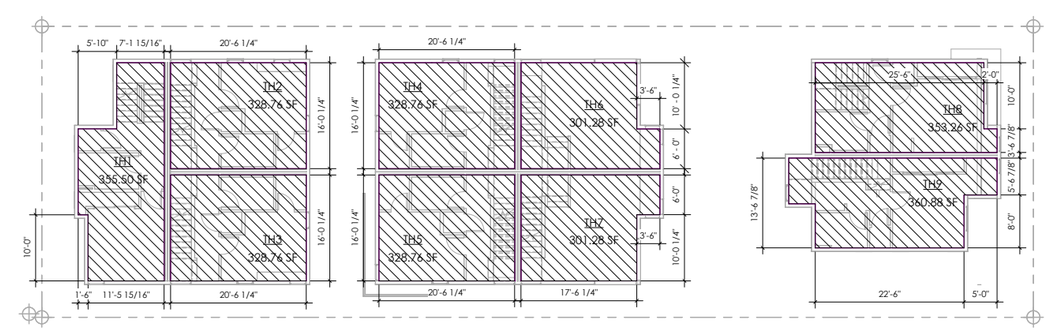
Adjacency Diagrams



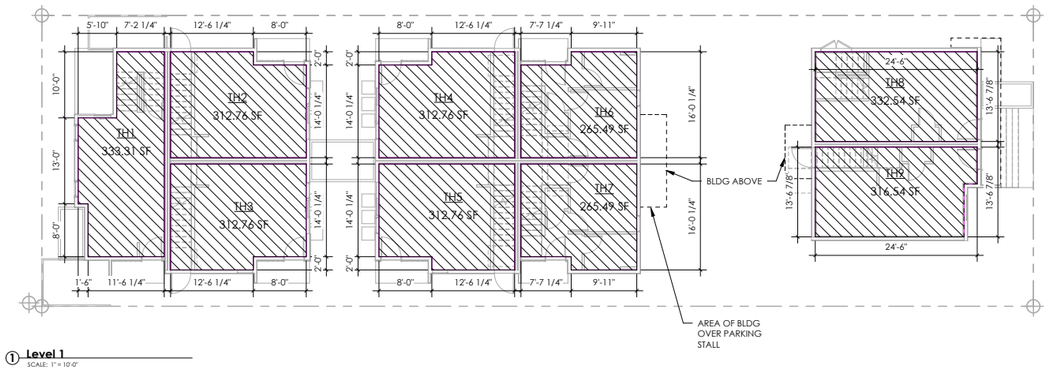
④ **Roof**
SCALE: 1" = 10'-0"



③ **Level 3**
SCALE: 1" = 10'-0"



② **Level 2**
SCALE: 1" = 10'-0"



① **Level 1**
SCALE: 1" = 10'-0"

SITE AREA	Base F.A.R.	ALLOWED	PROPOSED
6,600.00 SF	1.4	9,240.00 SF	9,236.70 SF

FAR Proposed

TH1

Level 1	333 SF
Level 2	355 SF
Level 3	355 SF
T.O. Roof	45 SF
	1,089 SF

TH2

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH3

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH4

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH5

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

FAR Proposed

TH6

Level 1	265 SF
Level 2	301 SF
Level 3	273 SF
T.O. Roof	68 SF
	907 SF

TH7

Level 1	265 SF
Level 2	301 SF
Level 3	273 SF
T.O. Roof	68 SF
	907 SF

TH8

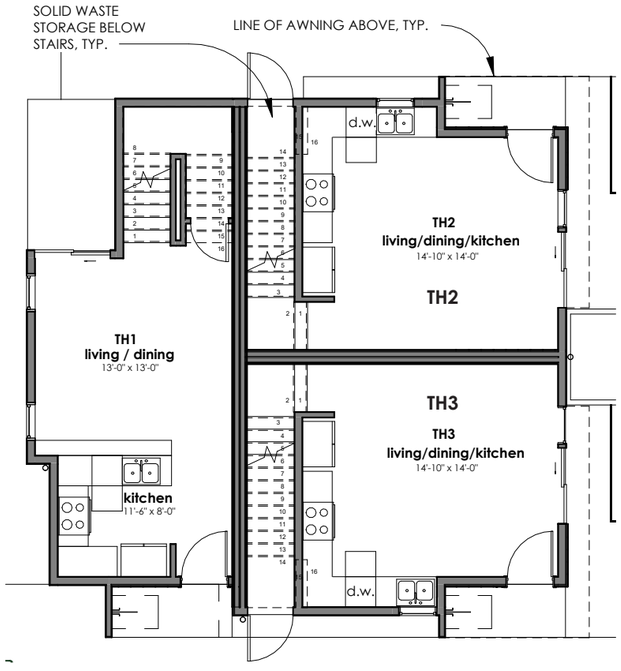
Level 1	333 SF
Level 2	353 SF
Level 3	353 SF
T.O. Roof	32 SF
	1,071 SF

TH9

Level 1	317 SF
Level 2	361 SF
Level 3	361 SF
T.O. Roof	82 SF
	1,121 SF
TOTAL	9,237 SF

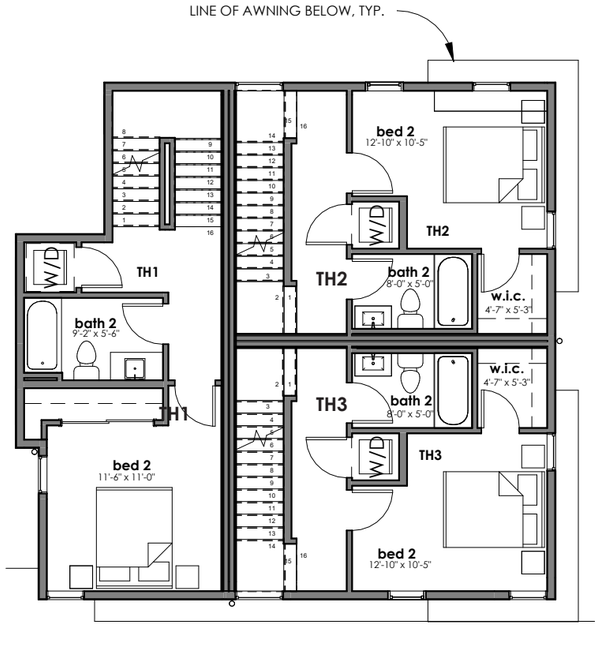
Scale: N.T.S.

FAR Diagrams



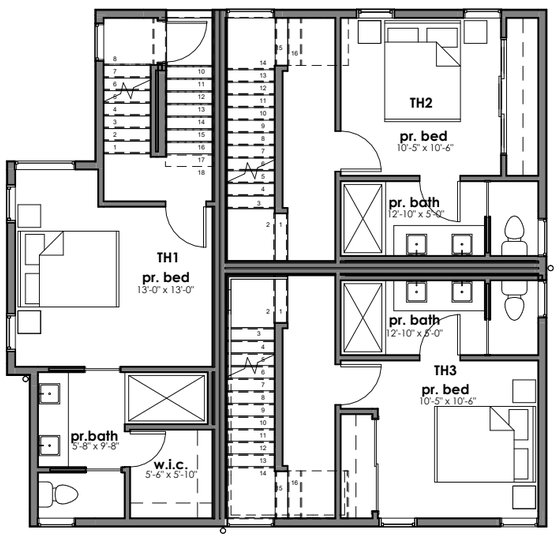
1 BLDG 1 - Level One

SCALE: 1" = 10'-0"



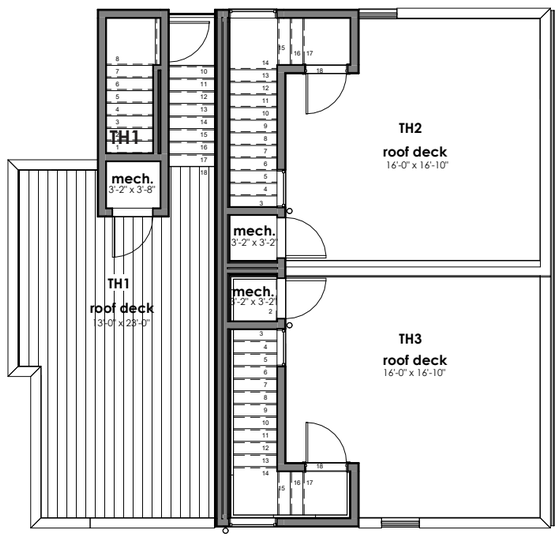
2 BLDG 1 - Level Two

SCALE: 1" = 10'-0"



3 BLDG 1 - Level Three

SCALE: 1" = 10'-0"



4 BLDG 1 - Roof Deck

SCALE: 1" = 10'-0"

FAR Proposed

TH1

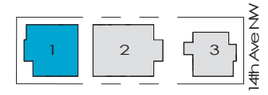
Level 1	333 SF
Level 2	355 SF
Level 3	355 SF
T.O. Roof	45 SF
	1,089 SF

TH2

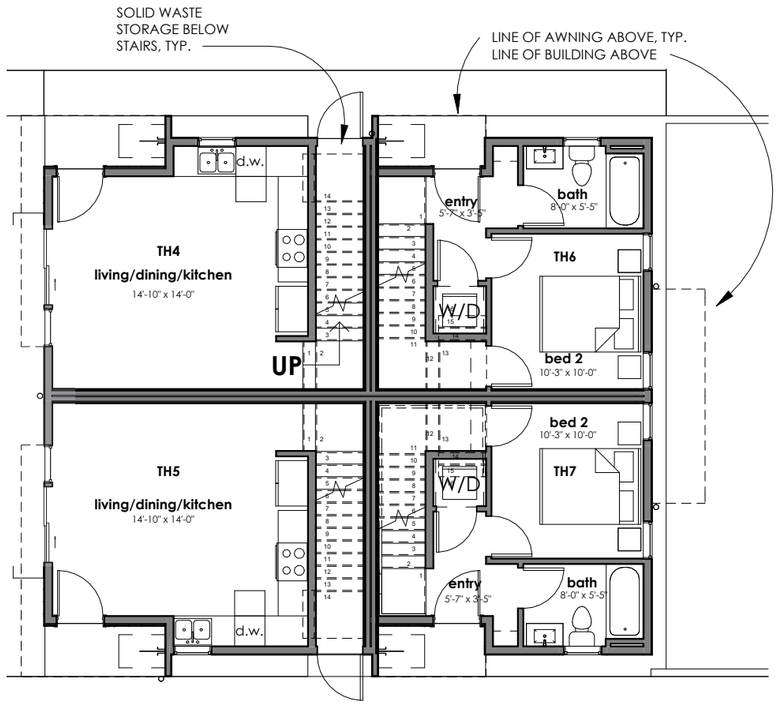
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH3

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

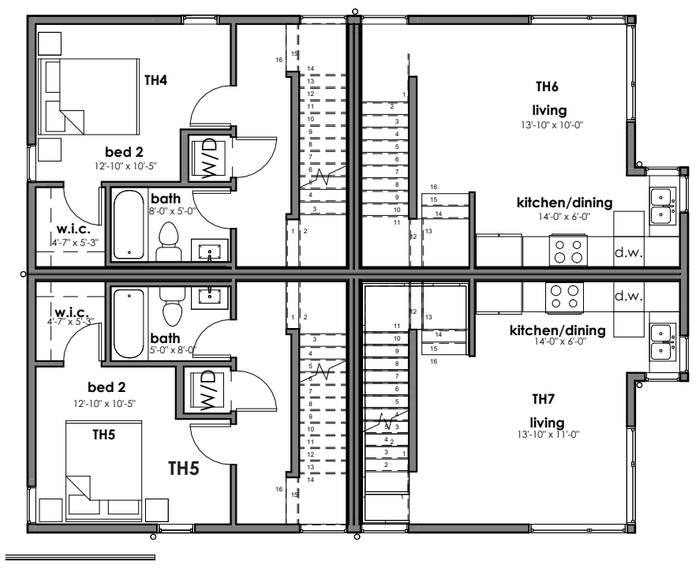


Scale: 1" = 10'



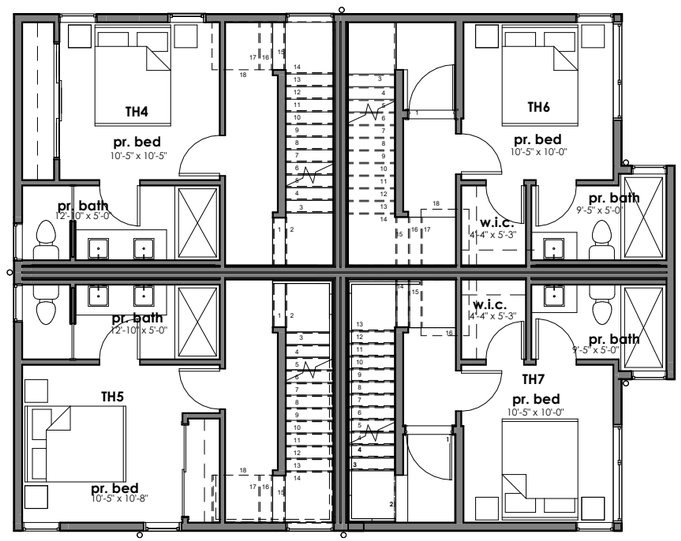
1 BLDG 2 - Level One

SCALE: 1" = 10'-0"



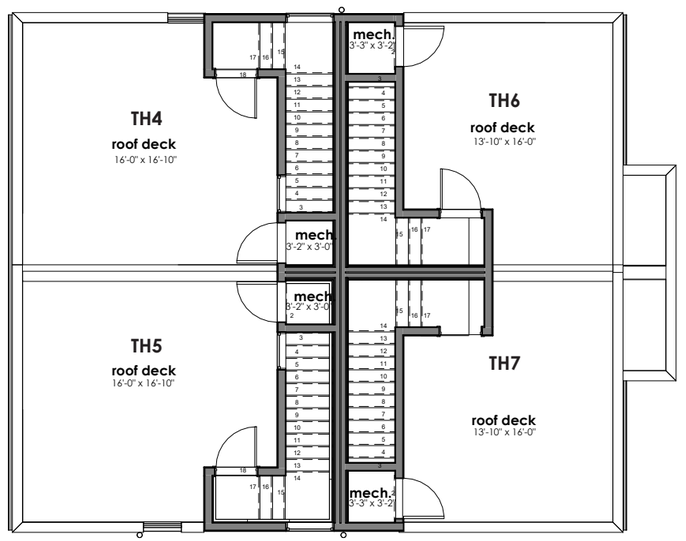
2 BLDG 2 - Level Two

SCALE: 1" = 10'-0"



3 BLDG 2 - Level Three

SCALE: 1" = 10'-0"



4 BLDG 2 - Roof Deck

SCALE: 1" = 10'-0"

FAR Proposed

TH4

Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH5

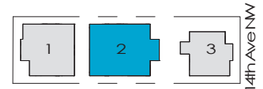
Level 1	313 SF
Level 2	329 SF
Level 3	329 SF
T.O. Roof	65 SF
	1,035 SF

TH6

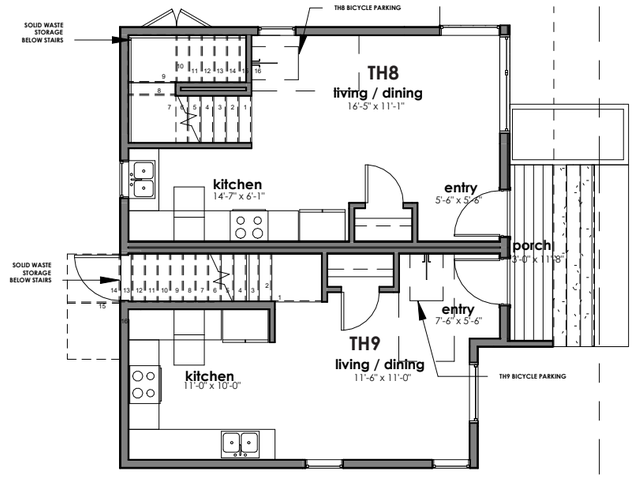
Level 1	265 SF
Level 2	301 SF
Level 3	273 SF
T.O. Roof	68 SF
	907 SF

TH7

Level 1	265 SF
Level 2	301 SF
Level 3	273 SF
T.O. Roof	68 SF
	907 SF

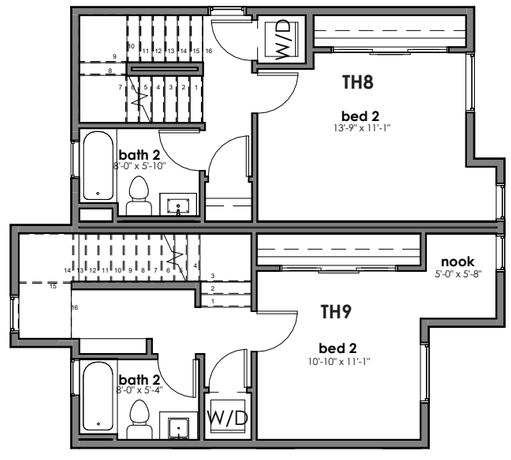


Scale: 1" = 10'



1 **Level One**

SCALE: 1" = 10'-0"



2 **Level Two**

SCALE: 1" = 10'-0"

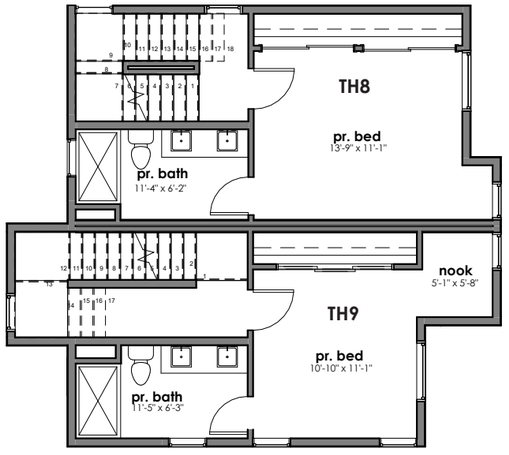
FAR Proposed

TH8

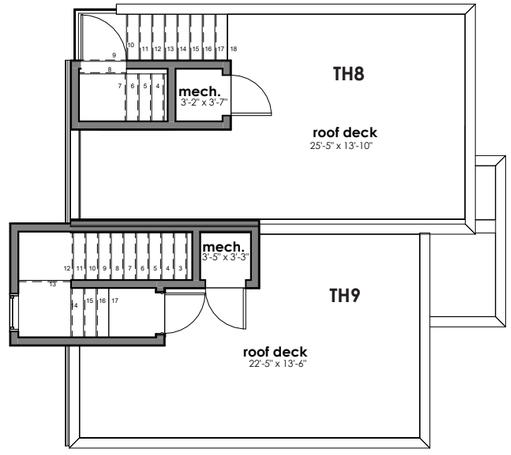
Level 1	333 SF
Level 2	353 SF
Level 3	353 SF
T.O. Roof	32 SF
	1,071 SF

TH9

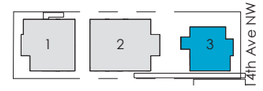
Level 1	317 SF
Level 2	361 SF
Level 3	361 SF
T.O. Roof	82 SF
	1,121 SF



1 **Level Three**



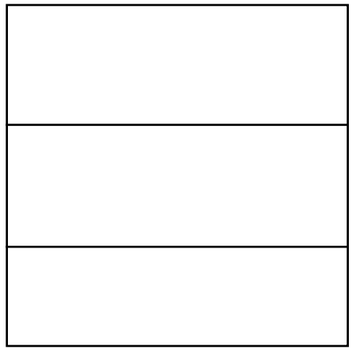
2 **Roof Deck**



Scale: 1" = 10'

Building Three

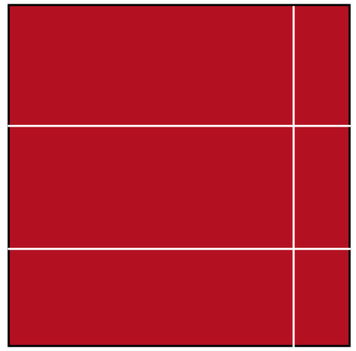
White Lap



7.25" James Hardie Lap Siding
Sherwin Williams # 7100
Arcade White

Primary Siding Material on All (3) Buildings.

Red Accent Panel

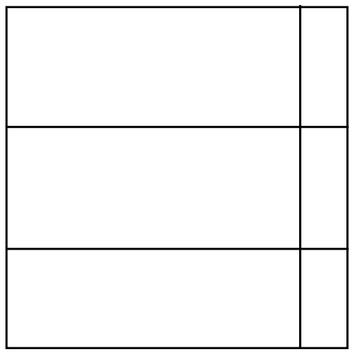


7 /16" James Hardie Panel
Sherwin Williams # 6601
Tanager

Entry Wall Accent Panel For Unit Entries.

Front Door Pt. To Match.

White Accent Panel



7/16" James Hardie Panel
Sherwin Williams # 7100
Arcade White

Window Accent Panel.

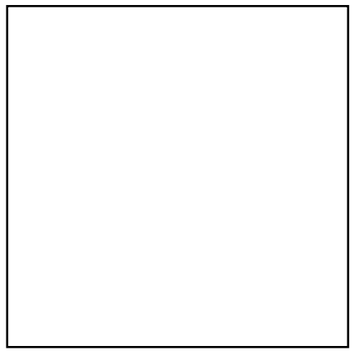
Cedar T&G



1" x 6" T+G Natural Cedar
Sherwin Williams Semi-Transparent Stain # 3502
Mission Wall

Soffits of Entry Awnings.

White Fascia/Gutter/DS



Fascia, Coping, Gutter & Downspouts
White Per Manufacturer

Will be Utilized on All (3) Buildings.



BLDG 1 EAST



BLDG 2 EAST



BLDG 3 14th Ave NW (EAST)



Combined South

Scale: 3/32" = 1-0'



BLDG 3 West



BLDG 2 West



BLDG 1 West



Combined North

Scale: 3/32" = 1-0'



1. Front Entry



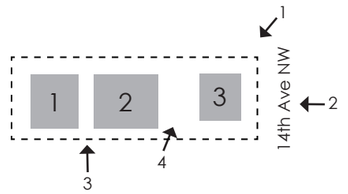
2. Approach on 14th Ave NW



3. Entry for TH3 & TH5



4. TH1 Private Yard



Renderings For Illustration Purposes Only

Renderings



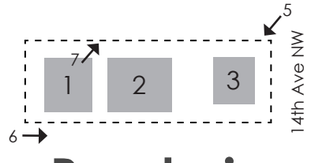
5. Birds Eye View Looking SW



6. Pathway View between Building 2 and Existing Development to South



7. Exterior View at TH2 Penthouse



Renderings For Illustration Purposes Only

Renderings