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1318 & 1320 Alki Ave SW, Seattle, WA



PROJECT TEAM

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PROJECT PROPOSAL

- 3 and 4 Story Townhouse Buildings
- 6 Dwelling Units
- 0 Live Work Units
- 9 Parking Stalls
- 6 Long Term Bicycle Parking
- 2 Short Term Bicycle Parking



SITE CONTEXT - NORTH VIEW







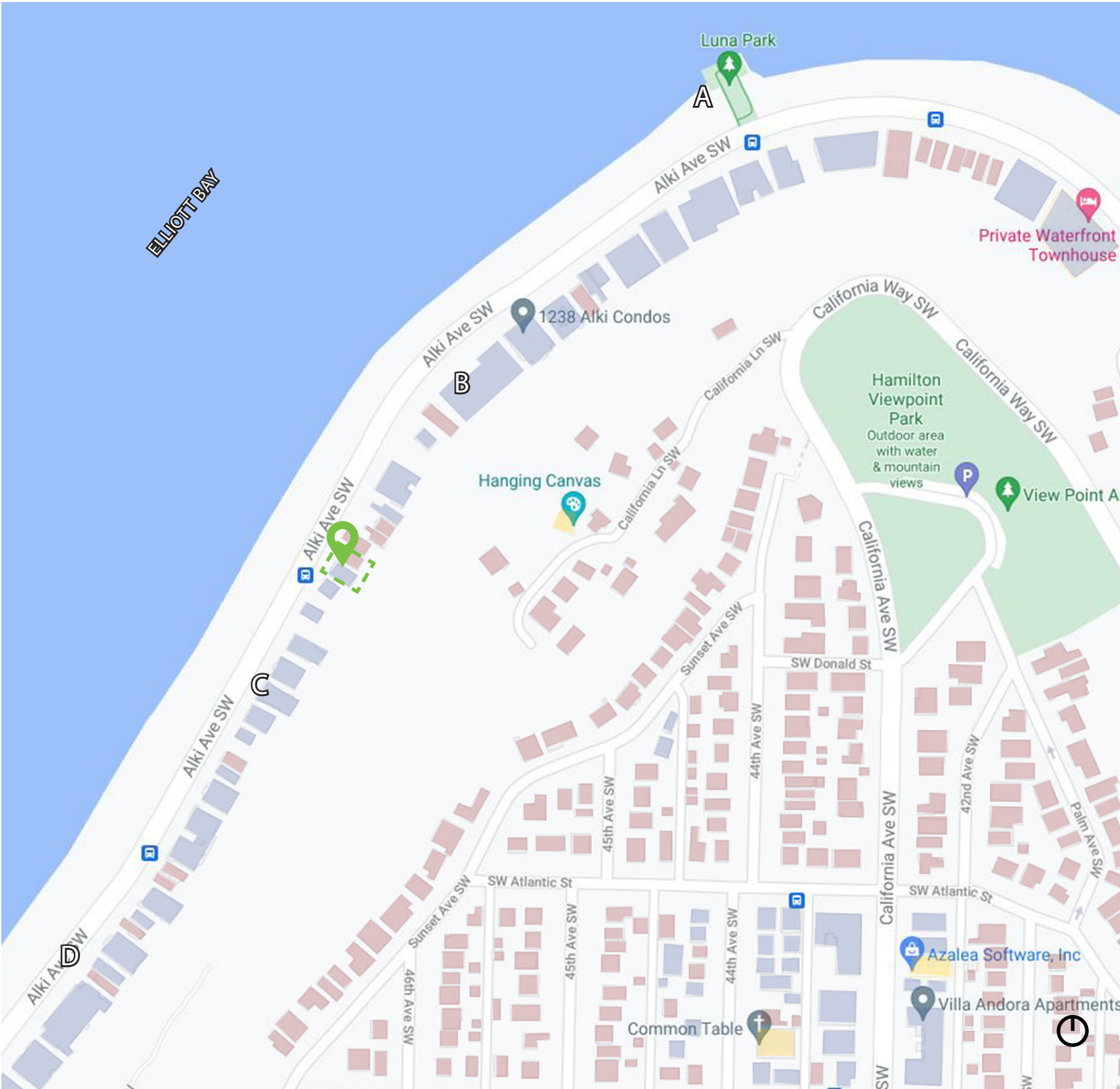
ZONING & OVERLAY DESIGNATION

The parcel is zoned MR(M).  
The site is bounded by MR(M) to the northeast and southwest. SF7200 Zoning abuts to the southeast.

1318 PARCEL #	386740-0130
1320 PARCEL #	386740-0125
ZONE	MR (M)
URBAN CENTER / VILLAGES	No
OVERLAY	Alki Parking District
SHORELINE ZONE	Urban Residential
MHA FEE	Medium
FREQUENT TRANSIT	No
ECA	40% Steep Slope Archaeological Buffer Potential Slide Area Known Slide Area Liquefaction Zone
LOT SF	9,205 SF



# EXISTING SITE CONDITIONS | Existing Uses & Structures



## BUILDING TYPOLOGIES

Adjacent properties to the northeast are one to three story single family and duplex, three total, transitioning to 6-story multi-family structures which dominate Alki Ave SW. Adjacent properties to the southwest are two story single family dwellings, two total, and again transitioning to multi-family structures between three and six stories.

The selected images indicate the diversity of development along Alki Ave SW varying from large multi-family structures to small single-story single-family dwellings. While there is significant diversity in scale, all structures take advantage of views maximizing fenestration. While single or multi-family, almost all structures include raised decks or rooftop decks.

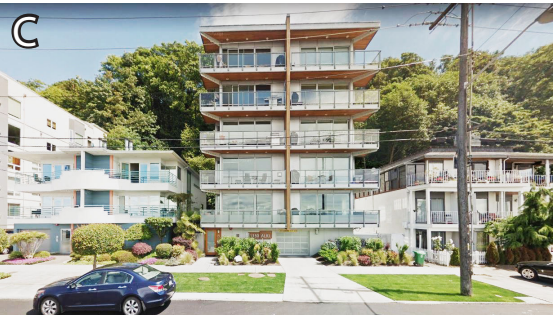
## SURROUNDING BUILDINGS & LOCAL CHARACTER



**A**  
Luna Park  
A local public park and pier at the northernmost point in West Seattle



**B**  
Multi Family Homes  
Soon to be completed 40 unit, six-story condominium



**C**  
Multi Family Homes  
Six-story condominium



**D**  
Single Family Homes  
Two single family dwellings, new and old between multi-family structures

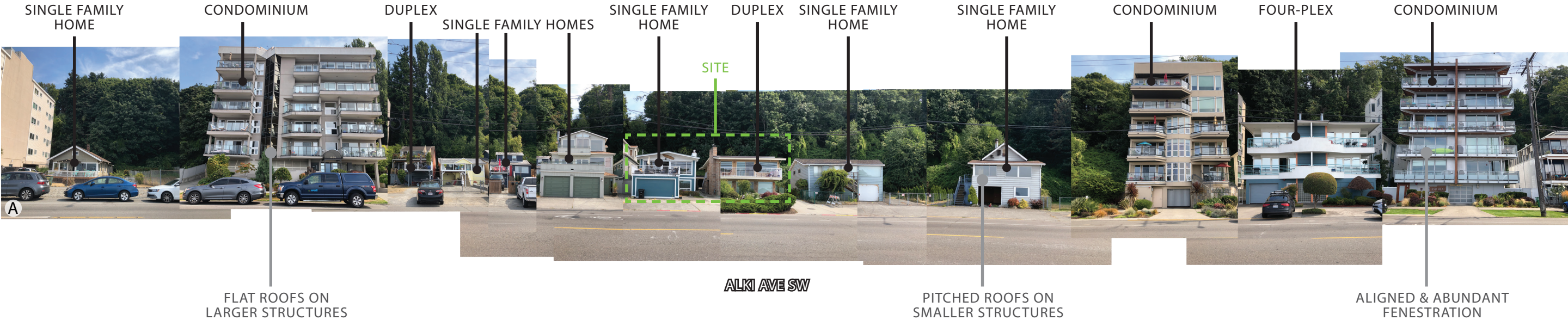
MIXED USE SINGLE FAMILY MULTIFAMILY PUBLIC PARK



# EXISTING SITE CONDITIONS | Streetscapes

## SITE VIEWS

The proposed structures, 3 and 4 stories, will have significant views of Elliot Bay to the north and west. The structure will not have views to the south and east as it abuts a hill.





ZONING DATA | Land Use Code

PERMITTED & PROHIBITED USES	Table A for 23.45.504 - A. Residential use in MR is permitted.	STRUCTURE WIDTH & DEPTH LIMITS	23.45.528 - The width and depth limits apply to lots greater than 9,000 SF in MR zones.
FLOOR AREA	Table A for 23.45.510 - FAR limit in MR zone with an MHA suffix is 4.5. 4.5 X 9,205 SF = 41,422.5 SF of FAR allowed. 14,300 SF provided.		A. The width shall not exceed 150 feet. B.1. The depth shall not exceed 80% of the depth of the lot.
STRUCTURE HEIGHT	Table B for 23.45.514 - MR zone height limit is 80 feet.	PARKING ACCESS	23.45.536 - C.2.a. Access to parking shall be from the street if the lot does not abut an alley.
SETBACKS & SEPARARTIONS	Table B for 23.45.518 - Front & side setback from street lot lines are 7 feet average & 5 feet minimum. Rear setback is 15 feet from a rear lot line that does not abut an alley. Side setbacks from interior lot line for portion of a structure that is 42 feet or less in height is 7 feet average & five feet minimum. The setback for portions of a structure above 42 feet is 10 feet average & 7 feet minimum.	REQUIRED PARKING	Table B for 23.51.015 - II.O. Multifamily dwelling units within the Alki area must provide 1.5 spaces per unit. 1.5 X 6 units = 9 space required. 9 spaces provided.
AMENITY AREA	23.45.522 - C. The required amount of amenity area in a MR zone is equal to 5 percent of the total gross floor area of a structure. Private amenity areas are provided on each dwelling unit.		Table D for 23.54.015 - D.2. For multi-family structures, 1 long-term bicycle parking per unit is required & 1 short-term bicycle parking per 20 units is required. 6 units require 6 long-term & 1 short-term spaces. 6 long-term & 2 short-term spaces are provided.
LANDSCAPE STANDARDS	23.45.524 - A.2.B. Green Factor score of 0.5 or greater is required for any lot within an MR zone.		

# COMPOSITE SITE PLAN | Site Plan

## SITE DATA

LOTS 24 AND 25, BLOCK1, KING ADDITION, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 40 PLATS, PAGE(S) 47 AND 48, RECOREDS OF KIND COUNTY,  
WASHINGTON.

LEGEND

VEHICLE PARKING

PERMEABLE PAVING

GREENSPACE

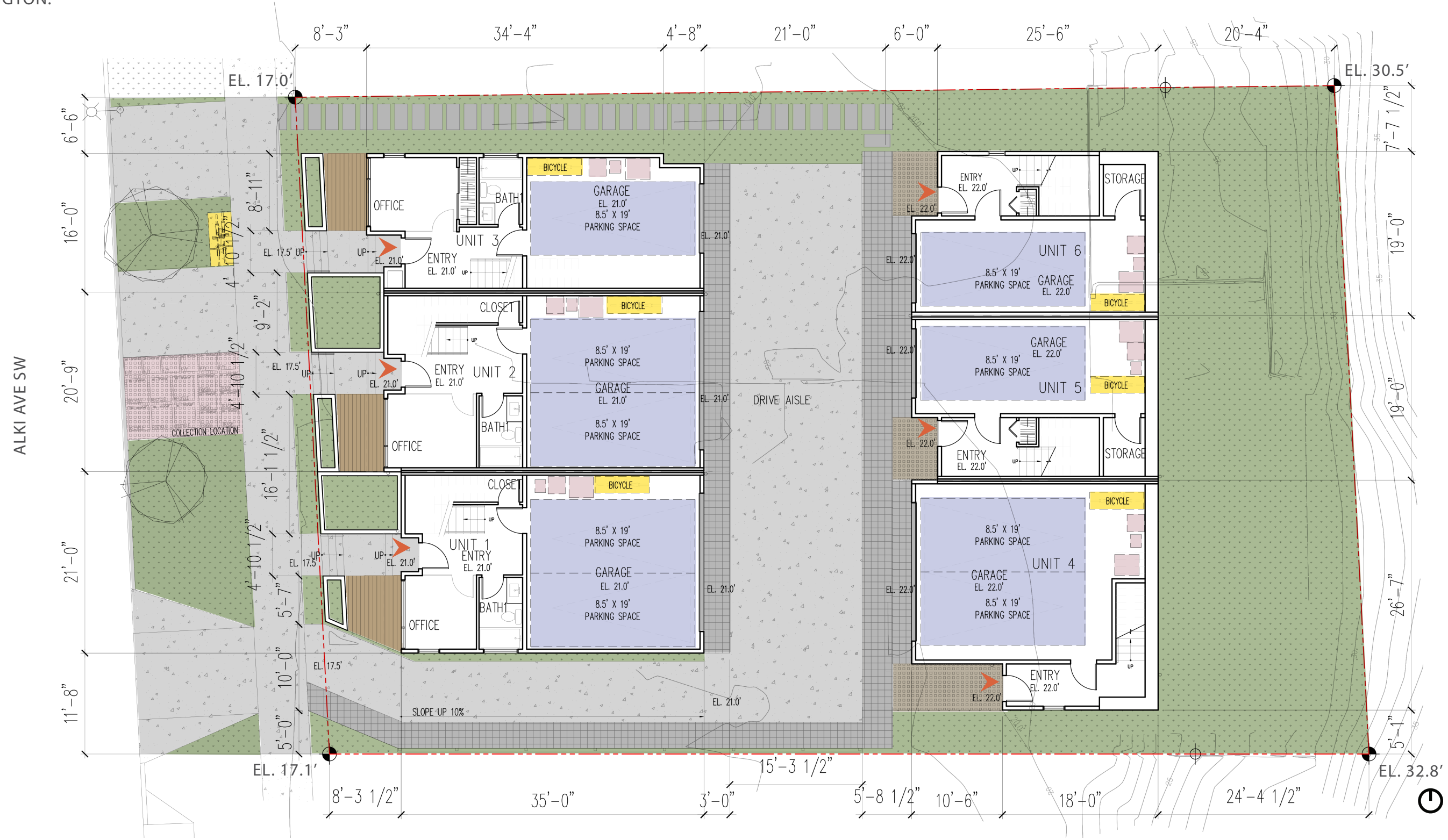
PAVEMENT

BICYCLE PARKING

DECK

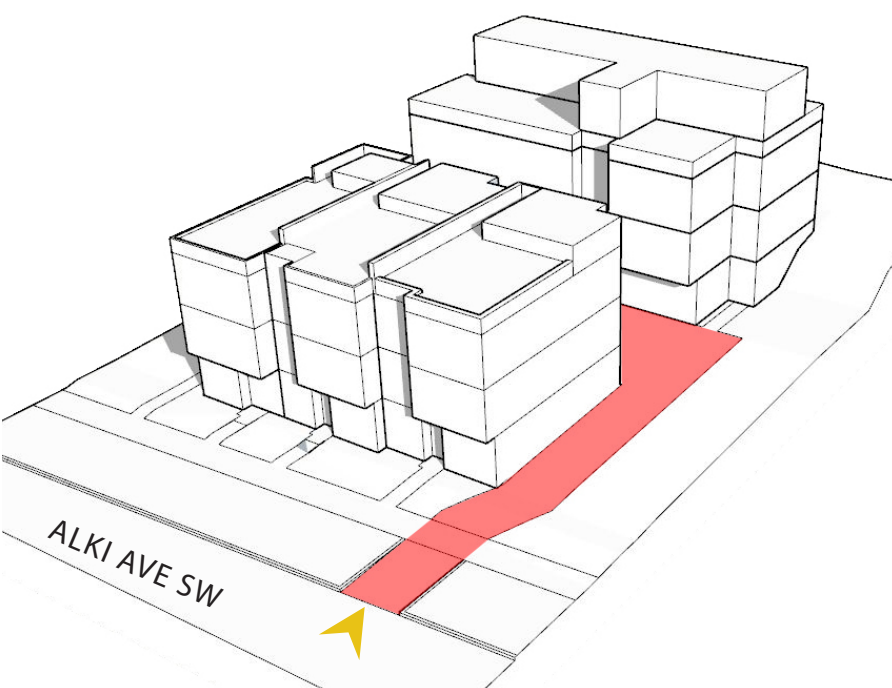
SOLID WASTE

ENTRY





OPTION 1 (PREFERRED)



- VEHICULAR ACCESS
- DRIVE ENTRY

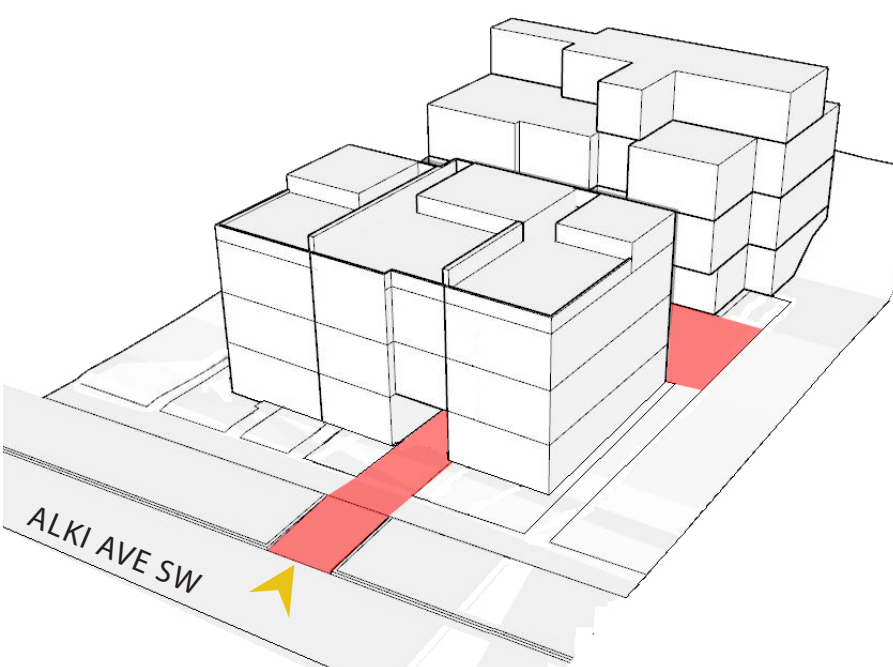
PROJECT PROPOSAL:

- 6 Townhomes
- 0 SF of Commercial Space
- 41,422.5 SF of FAR Allowed
- 14,300 SF of Gross Floor Area Proposed
- 9 Garage Vehicle Parking Spaces
- 6 Long-term & 2 Short-term Bike Parking Spaces

- PROS:
- Maximize views for street facing dwelling units.
  - Strong street presence at Alki Avenue SW
  - Minimize visibility of drive aisle.

- CONS:
- Rear units blocked by units facing Alki Ave SW

OPTION 2



PROJECT PROPOSAL:

- 6 Townhomes
- 0 SF of Commercial Space
- 41,422.5 SF of FAR Allowed
- 13,325 SF of Gross Floor Area Proposed
- 9 Garage Vehicle Parking Spaces
- 6 Long-term & 2 Short-term Bike Parking Spaces

- PROS:
- Maximize views for street facing dwelling units
  - Strong street presence at Alki Avenue SW

- CONS:
- Rear units blocked by units facing Alki Ave SW
  - Central driveway increases front building facade further, limiting rear views and exposure

OPTION 3



PROJECT PROPOSAL:

- 6 Townhomes
- 0 SF of Commercial Space
- 41,422.5 SF of FAR Allowed
- 13,450 SF of Gross Floor Area Proposed
- 9 Garage Vehicle Parking Spaces
- 6 Long-term & 2 Short-term Bike Parking Spaces

- PROS:
- Maximize views for street facing dwelling units
  - Maximize views for rear units
  - Strong street presence at Alki Ave SW
  - Minimize visibility of drive aisle

- CONS:
- Increased rear structure height adjacent to single family dwellings

1. ARCHITECTURE: MASSING

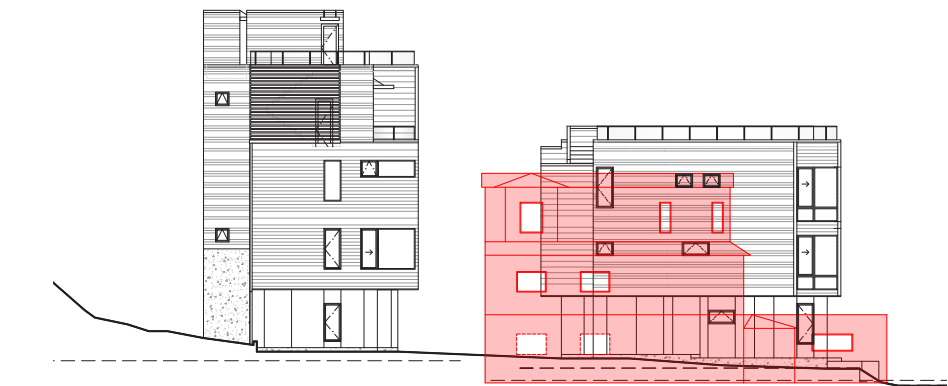
a. Staff supports the massing concept presented in Option 1, the preferred option. The three-story volumes of the front townhomes create a relatable, residential scale along the street frontage. The rear townhomes step up with the grade to be able to locate the roof decks at a slightly higher level, creating access to the views, and keeping additional bulk away from the street façade volume. DC2-A-1. Site Characteristics and Uses

The massing and three-story volumes of the front townhomes has been maintained. The rear townhome, now four stories with smaller footprint, creates better access to views and keeps the bulk away from the street façade.

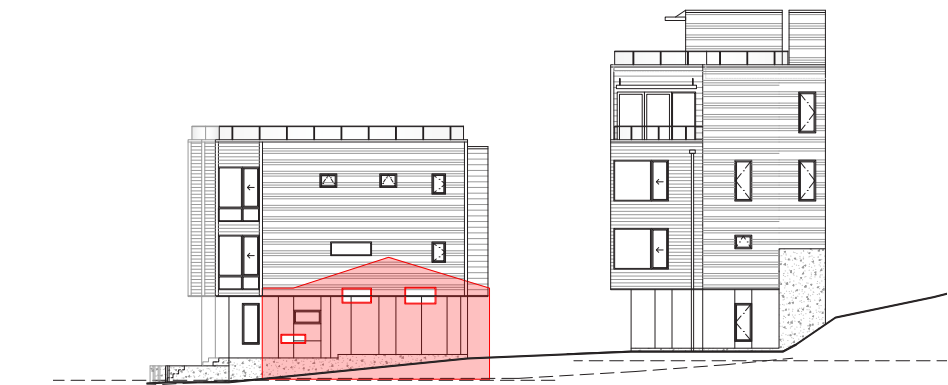
b. The context of the development site is very mixed, with older two- and three-story single family structures and low-scale apartments, as well as newer six-story midrise multi-family developments. Staff supports the townhouse typology on this site, which creates a relatable scale to the adjacent single family homes, as shown in the perspectives (page 18) and in elevation (page 15). CS2-C-2. Mid-Block Sites, CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods

- i. As this new development will be adjacent to existing residential uses, privacy between sites should be addressed. Provide a window privacy study with the properties adjacent to the north and south to illustrate potential impacts on adjacent uses. CS2-D-5. Respect for Adjacent Sites

While the rear structure is now four stories in height this still maintains a relatable scale for the adjacent single-family dwellings and is similar to the proposed massing of the EDG packet which included a mezzanine space in conjunction with rooftop access. It is also likely that adjacent structures will undergo future development with increased height.



North Elevation Window Privacy Study



South Elevation Window Privacy Study

 BUILDING ADJACENT TO PROPOSED STRUCTURES

c. Staff specifically supports the modulations of façade massing indicated on the front-facing façades of both the front and the rear units. As the street-facing façades will be very visible, the modulations on these units add scale and visual interest to the massing. The modulations on the rear units aid in creating a pedestrian scale and in wayfinding to the entries located in the auto court. DC2-A-2. Reducing Perceived Mass, DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest

Façade modulation has been maintained. Rear unit entry locations have been revised. Specifically unit 6 where the entry has been relocated to the drive court to improve wayfinding.

d. Staff supports the massing layout of Option 1 that shifts the street-facing units to the north and locates the drive access at the west property corner. This layout creates space along the street at the busy crosswalk (located just off site to the west) and orients vehicle access away from the bus stop location (located adjacent to the north property corner). Staff notes that design of the driveway should incorporate design strategies that emphasize pedestrian

safety at the sidewalk edge, such as clear sight lines, visual cues in materiality, etc. DC1-B-1. Access Location and Design, PL4-C Planning Ahead For Transit

The driveway is located at the west property corner. To maintain pedestrian safety code required sight triangles are provided which dictate maximum height of structures and landscaping to ensure clear sight lines. Driveway includes pavers to better demarcate access to rear units. This change in materiality provides clues to pedestrian uses and reduces traffic speeds.

2. ARCHITECTURE: LAYOUT

a. Staff supports the general layout of the street facing units. The main entries are clearly oriented to the street and a small grade change indicated allows space for a transition zone between the busy sidewalk and the private entry. Continue to develop the entry level design that highlights the pedestrian scale of the neighborhood and activates the street frontage. CS2-B-2. Connection to the Street

To improve the transition between the public sidewalk and private entry raised exterior decks or seating areas level with interior floor level are provided and each is provided with a landscaping area directly adjacent to the public sidewalk. These two elements will provide a clear transition between public and private and encourage exterior use of the front yard by tenants increasing neighborhood and tenant street frontage activity.

b. Staff supports the layout of Units 4 and 5 in the rear of the site. Although the need to include parking in the project may necessitate locating front doors alongside garages, the main entries of these two units appear oriented to prioritize of the pedestrian entry over the vehicle access. PL2-D Wayfinding, PL3-A-1. Design Objectives

Entries to Units 4 and 5 are maintained.

c. Staff does not support the location of the entry sequence of Unit 6, located out of view from the general rear entry and isolated behind the solid waste storage area. Re-orient the entry to be accessible from the central auto court, similar to Units 4 and 5. Ensure the entry is located and designed for clear and logical wayfinding. PL2-D Wayfinding, PL3-A-1. Design Objectives



# EDG RESPONSE | Priorities & Board Recommendations

The entry location to unit 6 has been revised and is located adjacent to the drive aisle and recessed same as Unit 4. Paving differentiation is provided to further demarcate rear building entries.

## 1. ARCHITECTURE: MATERIALS

a. Although specific materials are not required in the EDG package, Staff supports the use of wood, lap siding and other high quality, textural materials that will give a residential scale to the development. Large-scale fiber cement panels, if used to create a contemporary aesthetic, should be specified as a heavy-gauge product and detailed to avoid warping in this exposed location. DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes

Wood ship lap siding is proposed at the front building cantilevered elements 2nd and 3rd floors and used more sparingly at the rear building due to limited visibility. The large-scale fiber cement panels are utilized at the main level to provide a contemporary appearance, provide a clear base and provide continuity in design between the two structures. Note has been added to cementitious panels indicating a heavy gage product.

b. Staff supports the general façade design concepts shown in the precedent images that include vertical expression of individual units; individual entry expressions; and development of façade design that has a clear residential scale and reduces the perception of mass of the structures, especially along the visible street frontage. DC2-B Architectural and Facade Composition, DC2-C-1. Visual Depth and Interest

The vertical expression is maintained by cantilevered wood clad two story elements which provide clear unit demarcation which further reduces perception of overall mass. Further individual units are recessed and pronounced with a distinctive color.

c. Staff supports the use of a high level of glazing both to provide access to the views from the unit interiors and to activate the unit frontages. Glazing should be detailed to add scale and interest to the façade design. DC1-A-4. Views and Connections, DC2-C-1. Visual Depth and Interest

Significant glazing is provided at all levels of the street facing façade.

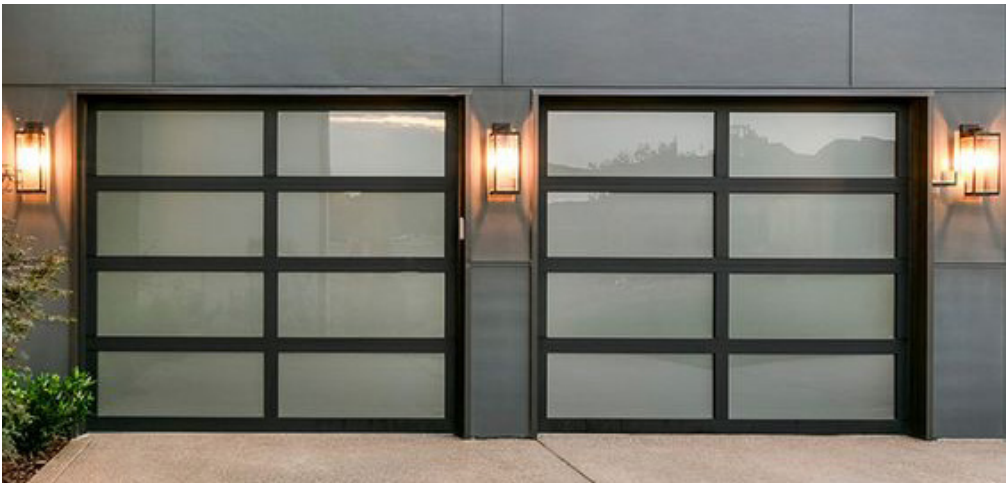
d. Staff supports the use of railings, or other visually permeable

guardrails, at the roof deck, as shown in several of the precedent images. Design of railing and parapets should enhance the façade design, reduce perceived mass of the structures as viewed from the street, and to provide access to views and air flow on the roof decks. DC1-A-4. Views and Connections, DC2-A-2. Reducing Perceived Mass

All decks are provided with clear glass guardrails with metal top cap and rails. This reduces perceived massing, allows for better views from roof decks and improves views for rear units.

e. Garage doors will be very prominent at ground level in the center paved court. Ensure the design of the doors are integrated into the overall façade design. Strive to minimize the visual impact of the garage doors in order to highlight the pedestrian entries. DC1-C-2. Visual Impacts, DC2-B Architectural and Facade Composition

Garage doors are metal frame with opaque glass panels to maintain a higher-level aesthetic at grade. The rear building pedestrian entries are recessed, provided with overhead lighting and pronounced with a distinctive color.



## 1. SITE

a. Staff supports the general site layout of Option 1, with front units facing and engaging the street, rear units oriented towards the central paved court, and driveway and service access consolidated at the west property corner (away from the bus stop at the north property corner). CS2-B-2. Connection to the Street, PL3-A-1. Design Objectives, PL4-C Planning Ahead For Transit

Driveway is located at the west property corner and TH6 entry has been relocated to the ventral paved court.

b. Staff specifically supports the relationship of the front unit entries that engage with the streetscape. Continue to develop site and landscape detailing that creates a transitional zone between the public sidewalk and residential entries. CS2-B-2. Connection to the Street, PL3-A-1. Design Objectives

The transition between the public sidewalk and private entry has been further developed with raised exterior decks or seating areas level with interior floor level provided at each street facing townhome. A landscaping area is located directly adjacent to the public sidewalk separating the exterior deck areas from the public sidewalk. These two elements will provide a clear transition between public and private. The decks encourage exterior use of the front yard by tenants increasing neighborhood and tenant street frontage activity while the landscaping provides privacy and transition between the public sidewalk and the tenants private spaces.

c. As the center paved court will serve as the main pedestrian access to the rear units, continue to develop the site design of the court with the architecture to clarify circulation, provide wayfinding, highlight entries and to serve as a multi-purpose use space for the residents. PL2-D Wayfinding, PL3-A-1. Design Objectives, DC1-C-3. Multiple Uses, DC4-D-2. Hardscape Materials

Two separate pavers are proposed for the center paved court in addition to pervious paving. Concrete pavers will provide pedestrian pathway and wayfinding from the right-of-way to the rear structure. At each entry a distinctive paver will be utilized to further demarcate the individual townhome entries.

d. As access to the rear of the site, in the ECA steep slopes and buffer, will be limited, investigate ways to provide private yards in the side yard setback for Units 3, 4 and 6. DC3-A-1. Interior/Exterior Fit, DC3-B-1. Meeting User Needs

In conjunction with the front entry pathway Unit 4 is provided with a 10' side yard. The pedestrian sidewalk which was present along the north property line has been removed resulting in a 7' side yard for both townhomes 3 and 6. In addition the reduced footprint of the rear building will result in relatively flat back yards accessible to units 4 and 6. Unit 5 does not have direct access due to the catchment wall requirements. These areas, while within the ECA buffer, have been granted ECA relief and will be accessible to tenants.

# EDG RESPONSE | Priorities & Board Recommenations

e. Staff does not support the location of solid waste storage shown in Option 1 layout. Locate the storage area against a fence or the blank wall of a garage so that required screening does not block views through the site. Show individual bins to clarify adequate space for solid waste storage is provided. Show planned staging locations for bins in the right-of way. DC1-C-4. Service Uses

The storage area has been pushed closer to the north property line with removal of the north sidewalk. Additionally the number of cans within the enclosure has been minimized as others fit within individual garages. Solid Waste screening at +/-48” will not impede visual access through the drive court. Staging location is indicated within the right-of-way.

f. Staff supports locating short term bike parking in the planting strip in the right-of way. Ensure all long-term bike parking is indicated in future plan submittals. PL4-B Planning Ahead for Bicyclists

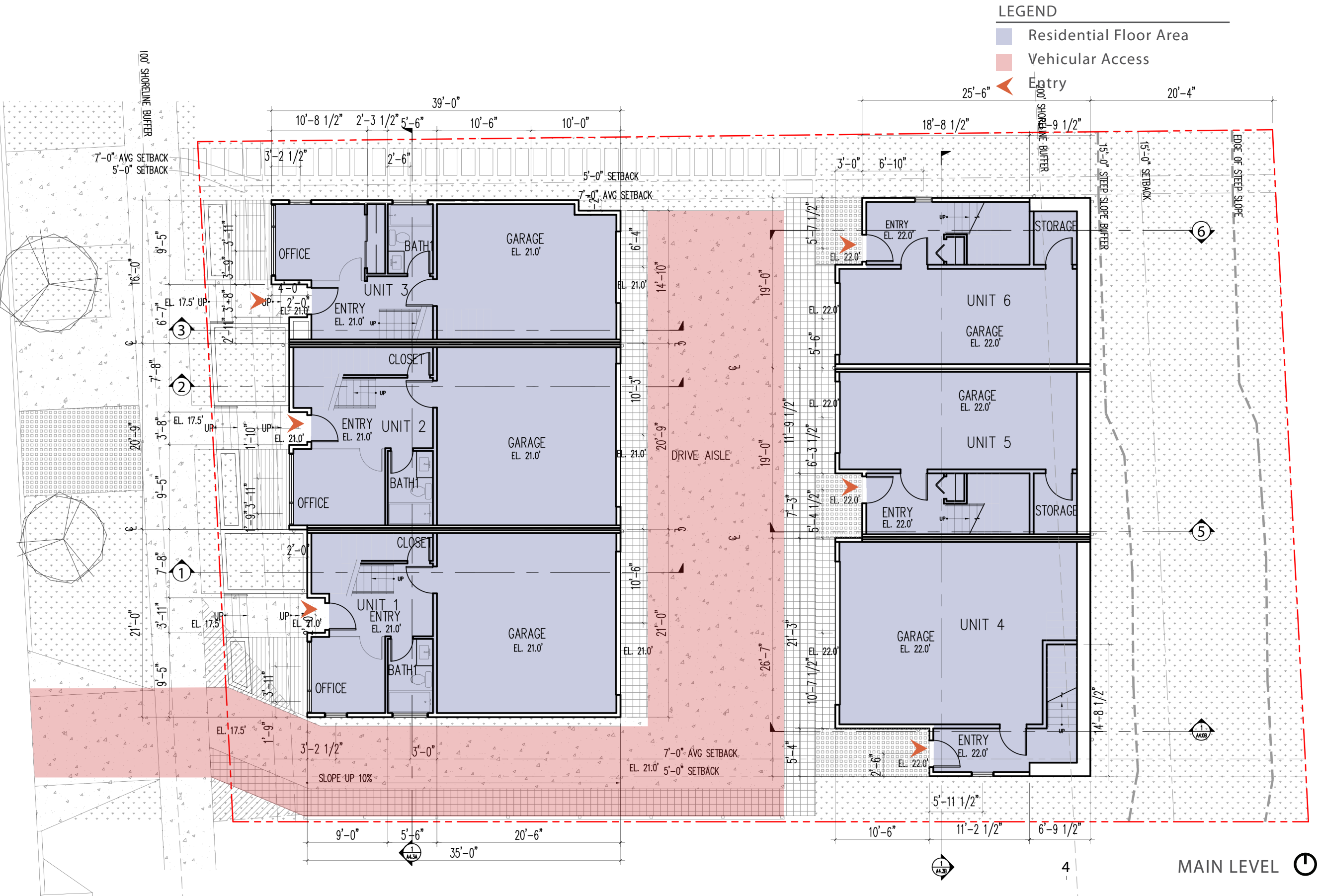
Site plan indicates short-term bike parking located within the right-of-way.

g. In future submittals, include all vertical site elements, like fencing and site walls, in perspective renderings so the visual impact can be assessed. DC4-D-2. Hardscape Materials

Renderings indicate fencing adjacent to the drive access, solid waste enclosure and street facing decks and landscaping. No other vertical site elements are proposed.



FLOOR PLANS | Main Level



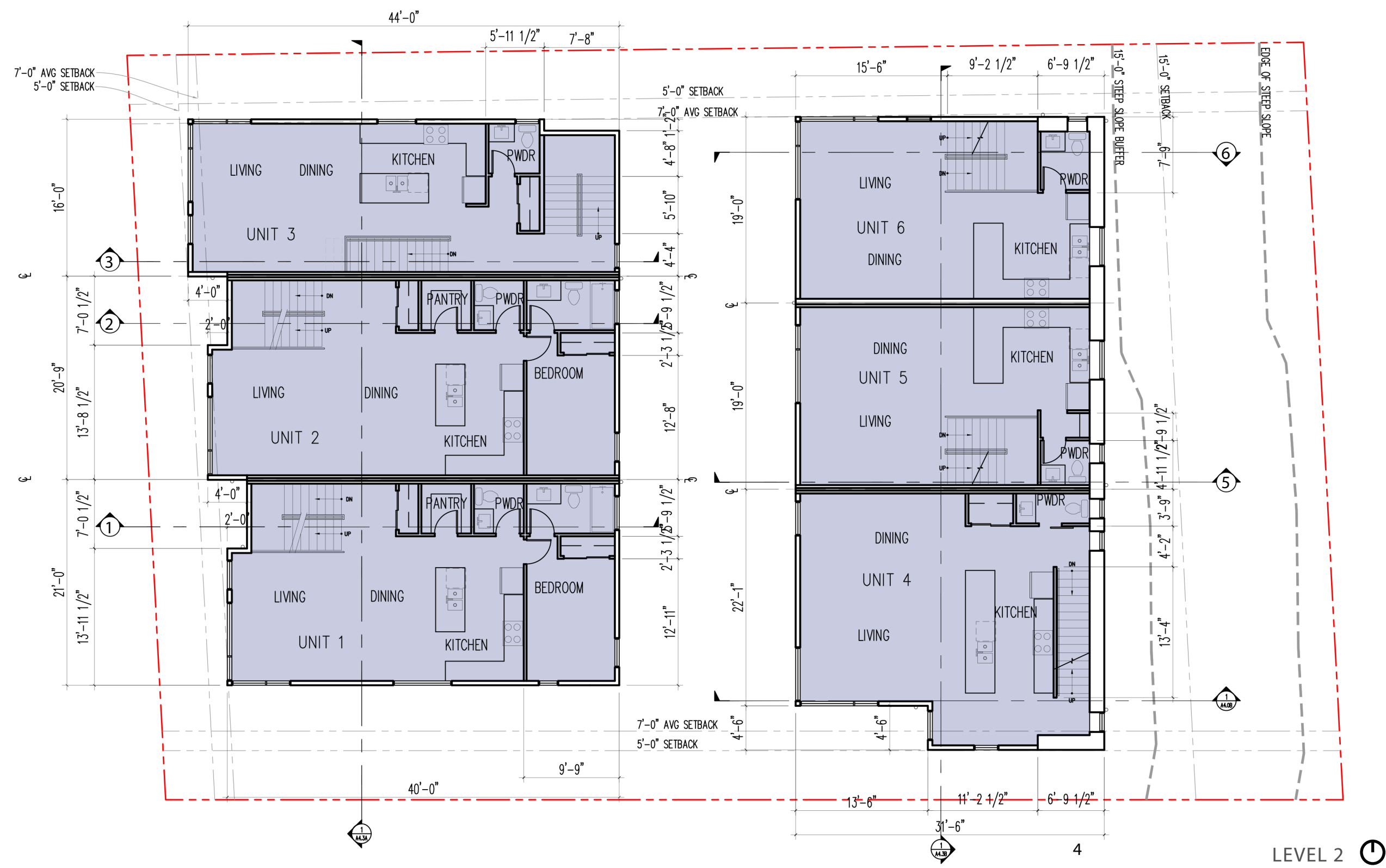


FLOOR PLANS | Level 2

LEGEND

Residential Floor Area

Entry



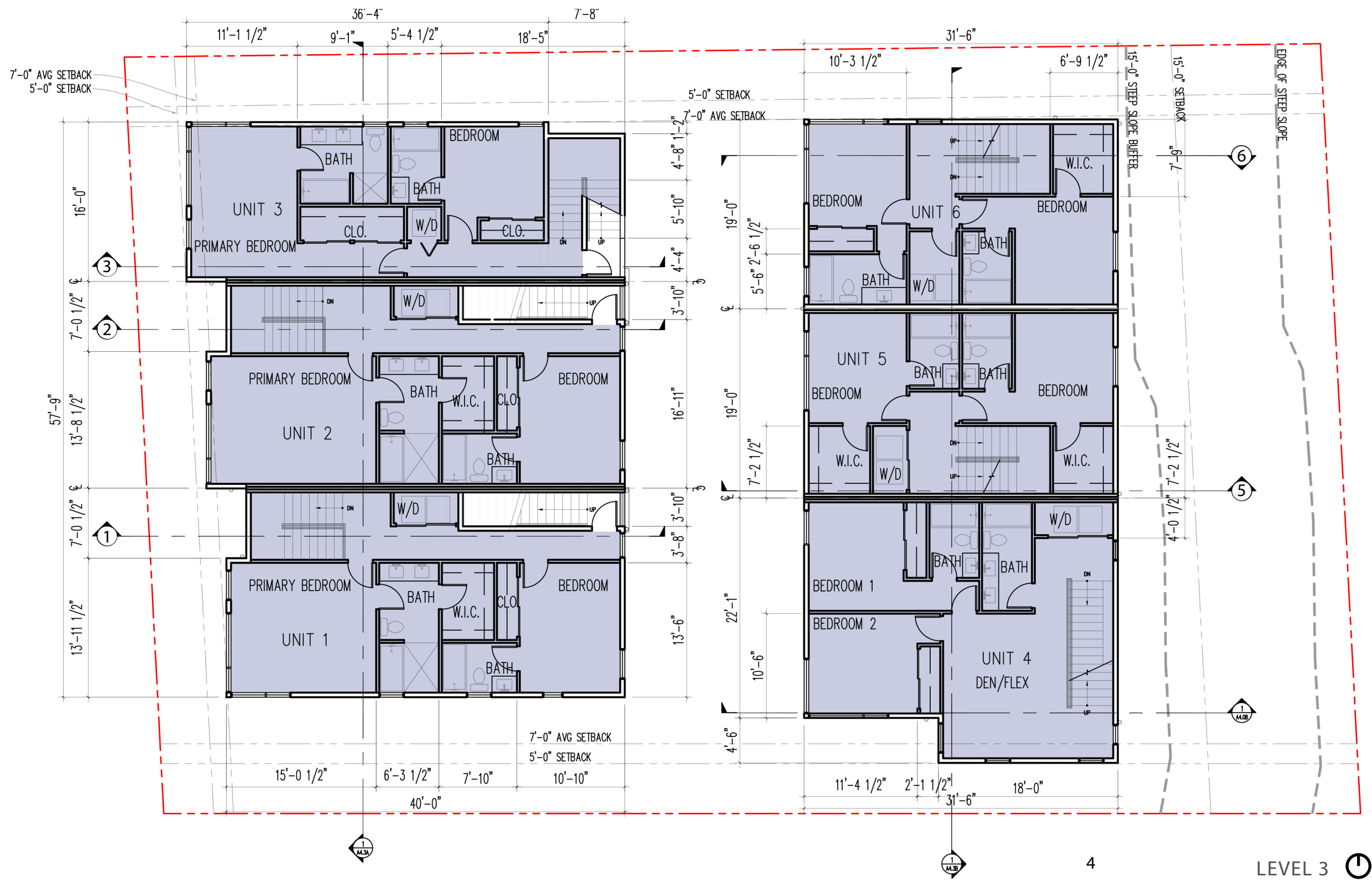


FLOOR PLANS | Level 3

LEGEND

Residential Floor Area

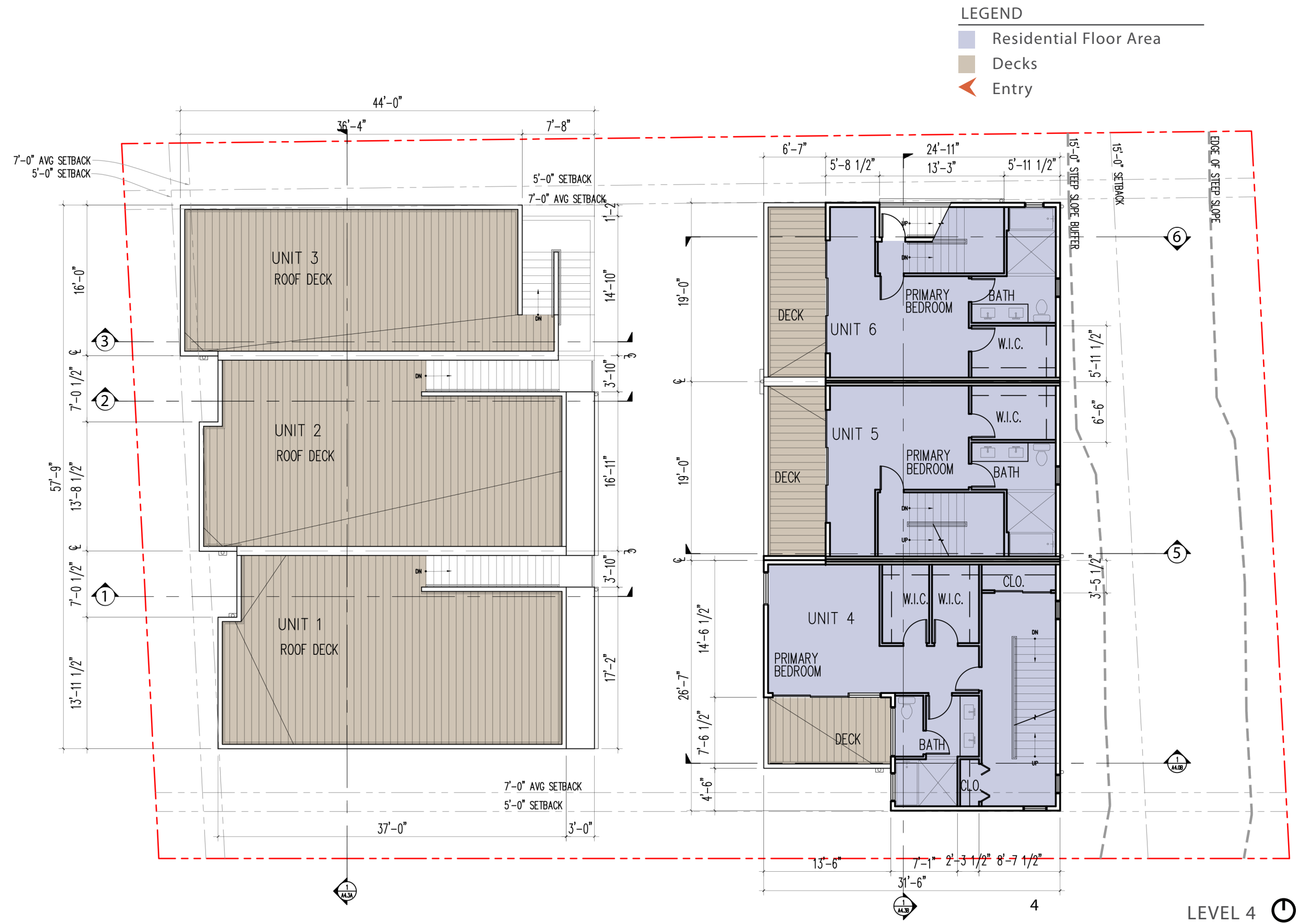
Entry



LEVEL 3



FLOOR PLANS | Level 4

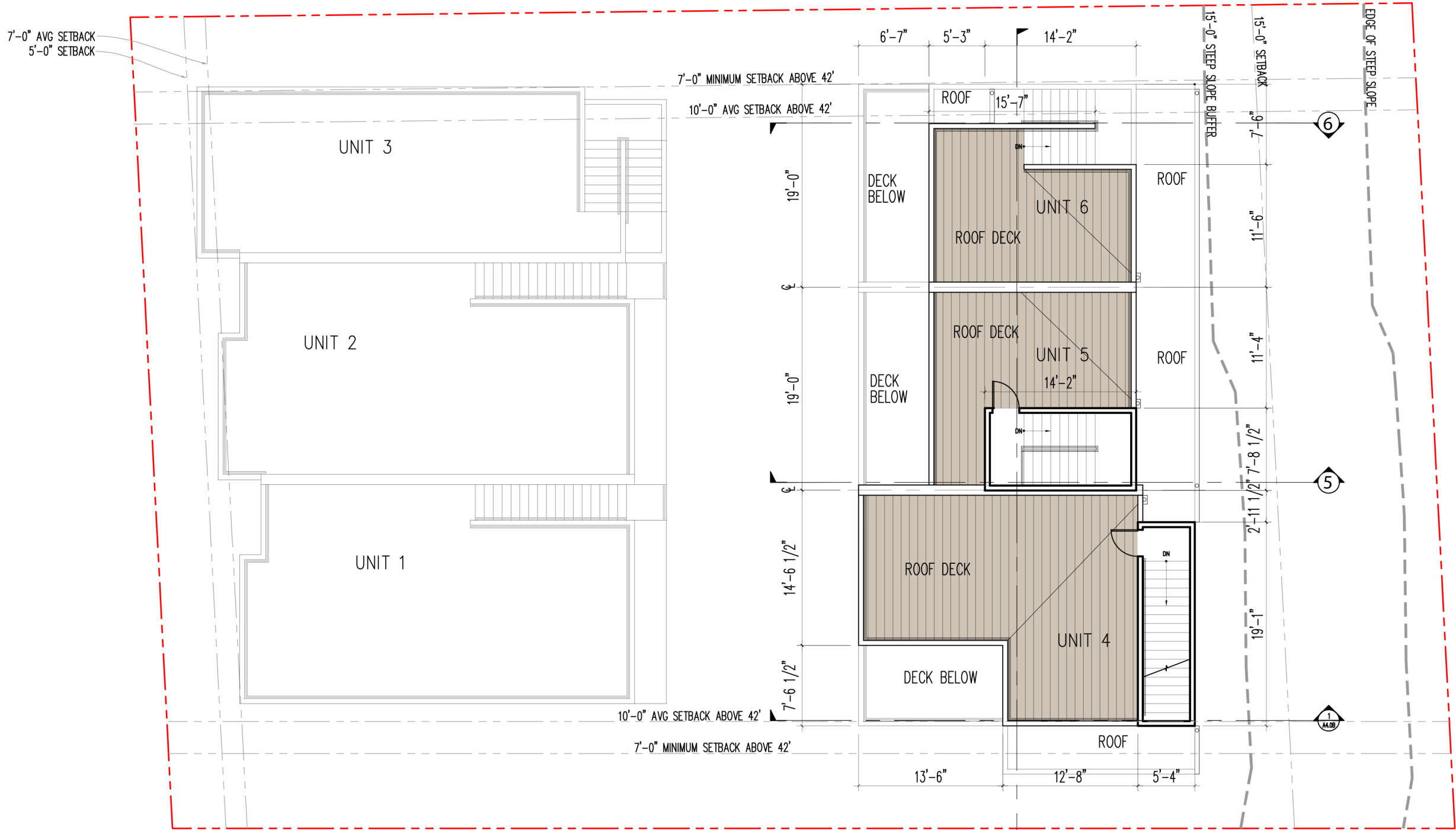




LEGEND

Decks

Entry



4

ROOF PLAN



# COMPOSITE LANDSCAPE PLAN | Landscape Plan

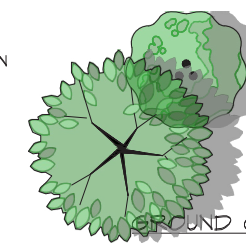

## SHRUBS

-  Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Common Yarrow
-  Athyrium filix-femina / Lady Fern
-  Blechnum spicant / Deer Fern
-  Carex obnupta / Slough Sedge
-  Dicentra formosa / Pacific Bleeding-Heart
-  Digitalis purpurea 'Foxy' / Foxy Foxglove
-  Gaultheria shallon / Salal
-  Liriope muscari 'Big Blue' / Big Blue Lilyturf
-  Mahonia aquifolium 'Compacta' / Compact Oregon Grape
-  Myrica californica / Pacific Wax Myrtle
-  Polystichum munitum / Western Sword Fern
-  Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
-  Rhododendron macrophyllum / Pacific Rhododendron
-  Ribes sanguineum / Red Flowering Currant
-  Spiraea japonica 'Firelight' / Firelight Spirea
-  Vaccinium ovatum / Evergreen Huckleberry


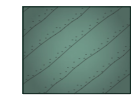
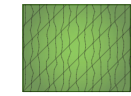
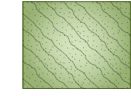

## PAVING/HARDSCAPE

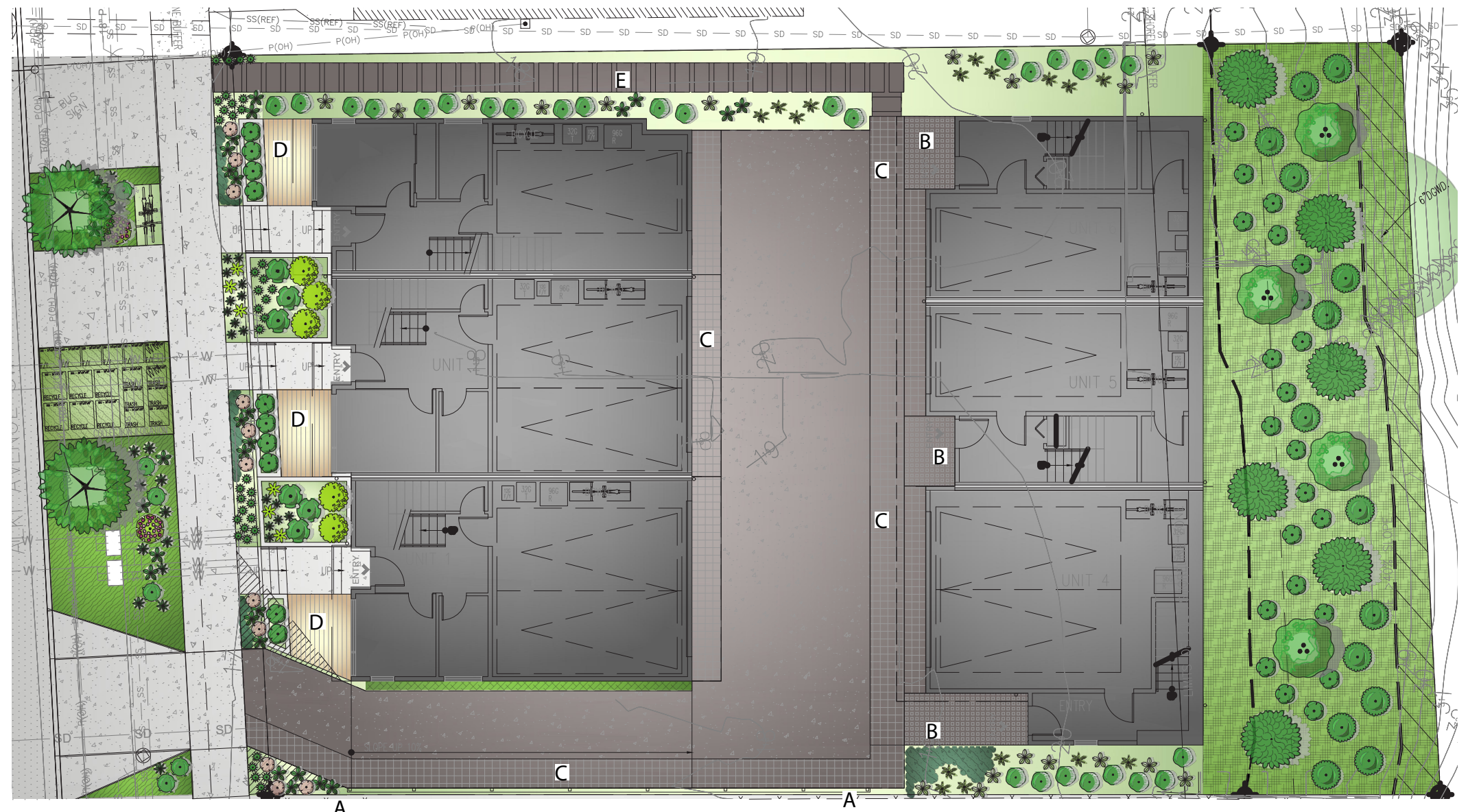
- A WOOD FENCE, HORIZONTAL SLAT
- B 3"X3" WOOD PAVERS, 0.3" SPACING
- C 12"X12" CONCRETE PAVERS, 0.75" SPACING
- D WOOD TEXTURE COMPOSITE DECK
- E 18" X 36" CONCRETE PAVERS

## TREES

-  Acer circinatum / Vine Maple
-  Koelreuteria paniculata / Goldenrain Tree  
Street Tree - Single leader

## GROUND COVERS

-  Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
-  Fragaria chiloensis / Beach Strawberry
-  Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
-  Thymus pseudolanuginosus / Woolly Thyme
-  Vancouveria hexandra / White Insideout Flower





COMPOSITE LANDSCAPE PLAN | Plant Images



Strawberry Seduction Common Yarrow



Lady Fern



Deer Fern



Slough Sedge



Pacific Bleeding-Heart



Foxy Foxglove



Salal



Big Blue Lillyturf



Compact Oregon Grape



Pacific Wax Myrtle



Western Sword Fern



Mount Vernon Laurel



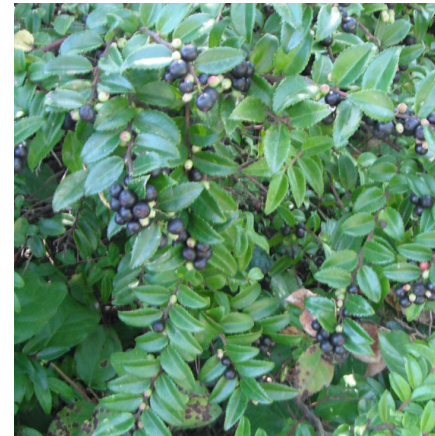
Pacific Rhododendron



Red Flowering Currant



Firelight Spirea



Evergreen Huckleberry



Vine Maple



Goldenrain Tree



COMPOSITE LANDSCAPE PLAN | Plant Images



Kinnikinnick



Beach Strawberry



Creeping Raspberry



White Insideout Flower



# EXTERIOR ELEVATIONS | North Elevations

## MATERIALS

- (C1) EXPOSED CONCRETE

(CN1) CANOPY - BLACK METAL

(D1) DOOR - BLACK

(D2) GARAGE DOOR W/GLASS PANELS - BLACK/FROST

(F1) SOFFIT PANEL - WOOD, PRODEMA BLACK

(G1) GAURDRAIL - CLEAR GLASS
- (M1) PREFINISHED METAL COPING - ALUMINUM

(M2) PREFINISHED METAL COPING - BLACK

(M3) PREFINISHED METAL COPING - COLOR TO MATCH WOOD

(S1) CEMENTITIOUS PANEL SIDING - SITE WHITE

(S2) CEMENTITIOUS PANEL SIDING - SUNFLOWER

(S3) CEMENTITIOUS BEVEL SIDING - IRON ORE, 8",3",3" EXPOSURE
- (S4) CEMENTITIOUS BEVEL SIDING - MONORAIL SILVER, 6" EXPOSURE

(SN1) WOOD SCREEN

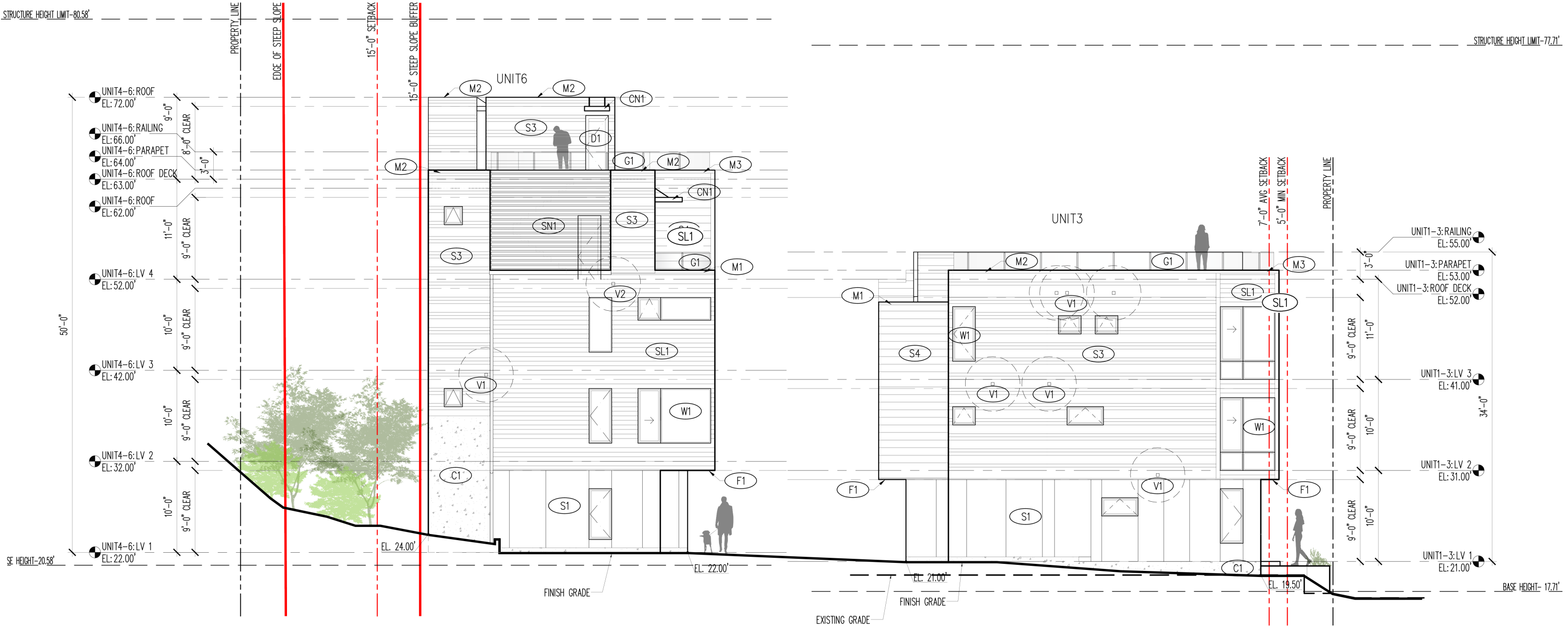
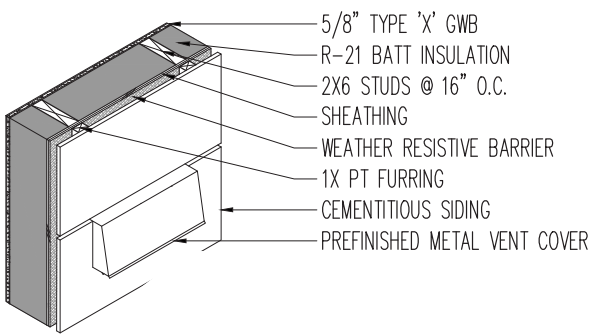
(SL1) WOOD SHIPLAP SIDING, 1X6

(W1) WINDOW - WHITE

(V1) PREFINISHED VENT COVER - CHARCOAL GREY

(V2) PREFINISHED VENT COVER - LIGHT GREY

## VENT DESIGN



UNIT 6 & UNIT 3 NORTH ELEVATION

# EXTERIOR ELEVATIONS | East Elevation

## MATERIALS

- C1

EXPOSED CONCRETE
- CM1

CANOPY - BLACK METAL
- D1

DOOR - BLACK
- D2

GARAGE DOOR W/GLASS PANELS - BLACK/FROST
- F1

SOFFIT PANEL - WOOD, PRODEMA BLACK
- G1

GAURDRAIL - CLEAR GLASS

M1

PREFINISHED METAL COPING - ALUMINUM

M2

PREFINISHED METAL COPING - BLACK

M3

PREFINISHED METAL COPING - COLOR TO MATCH WOOD

S1

CEMENTITIOUS PANEL SIDING - SITE WHITE

S2

CEMENTITIOUS PANEL SIDING - SUNFLOWER

S3

CEMENTITIOUS BEVEL SIDING - IRON ORE, 8",3",3" EXPOSURE

S4

CEMENTITIOUS BEVEL SIDING - MONORAIL SILVER, 6" EXPOSURE

SN1

WOOD SCREEN

SL1

WOOD SHIPLAP SIDING, 1X6

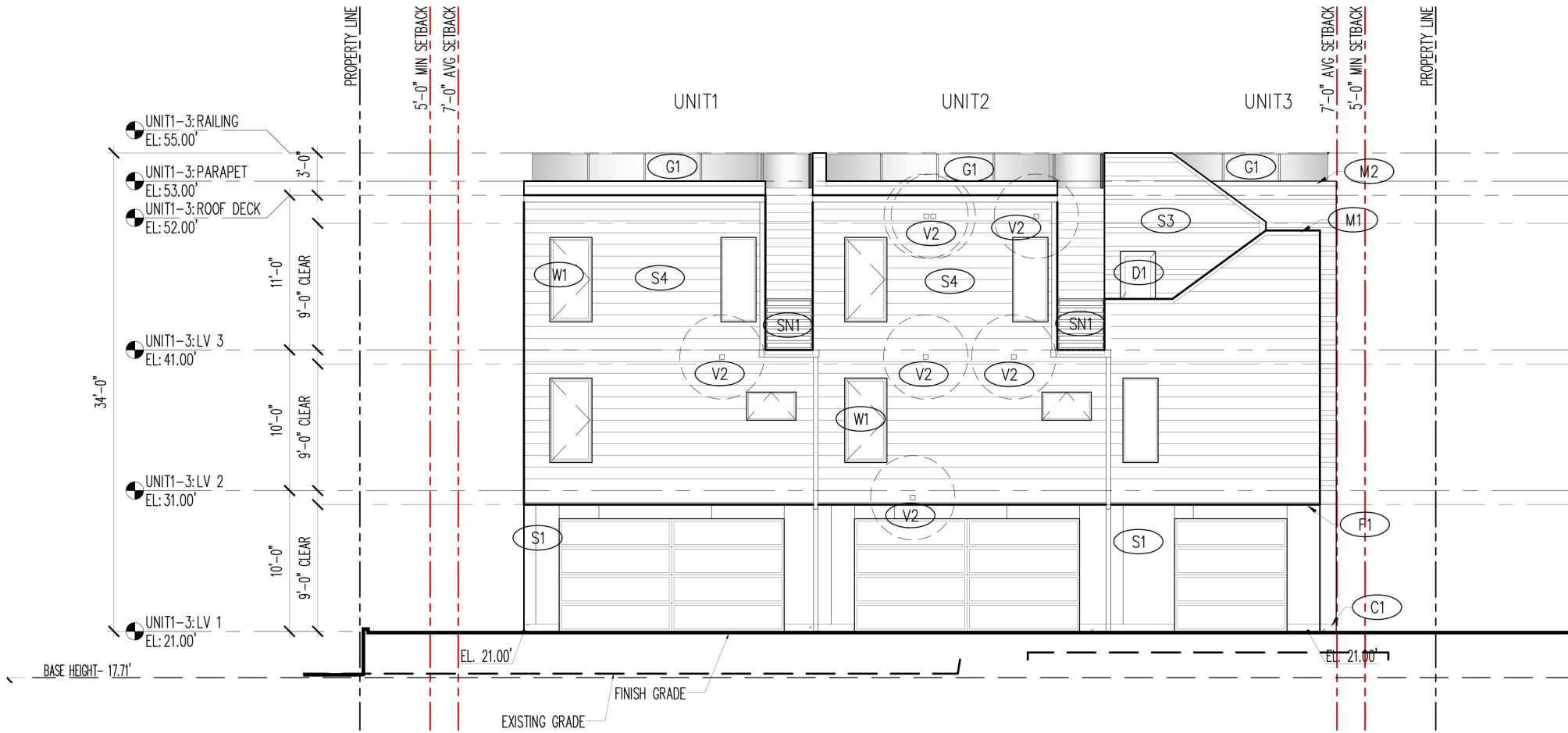
W1

WINDOW - WHITE

V1

PREFINISHED VENT COVER - CHARCOAL GREY

V2

PREFINISHED VENT COVER - LIGHT GREY

UNITS 1-3 EAST ELEVATION



# EXTERIOR ELEVATIONS | East Elevation

## MATERIALS

- (C1) EXPOSED CONCRETE

(CN1) CANOPY – BLACK METAL

(D1) DOOR – BLACK

(D2) GARAGE DOOR W/GLASS PANELS – BLACK/FROST

(F1) SOFFIT PANEL – WOOD, PRODEMA BLACK

(G1) GAURDRAIL – CLEAR GLASS
- (M1) PREFINISHED METAL COPING – ALUMINUM

(M2) PREFINISHED METAL COPING – BLACK

(M3) PREFINISHED METAL COPING – COLOR TO MATCH WOOD

(S1) CEMENTITIOUS PANEL SIDING – SITE WHITE

(S2) CEMENTITIOUS PANEL SIDING – SUNFLOWER

(S3) CEMENTITIOUS BEVEL SIDING – IRON ORE, 8",3",3" EXPOSURE
- (S4) CEMENTITIOUS BEVEL SIDING – MONORAIL SILVER, 6" EXPOSURE

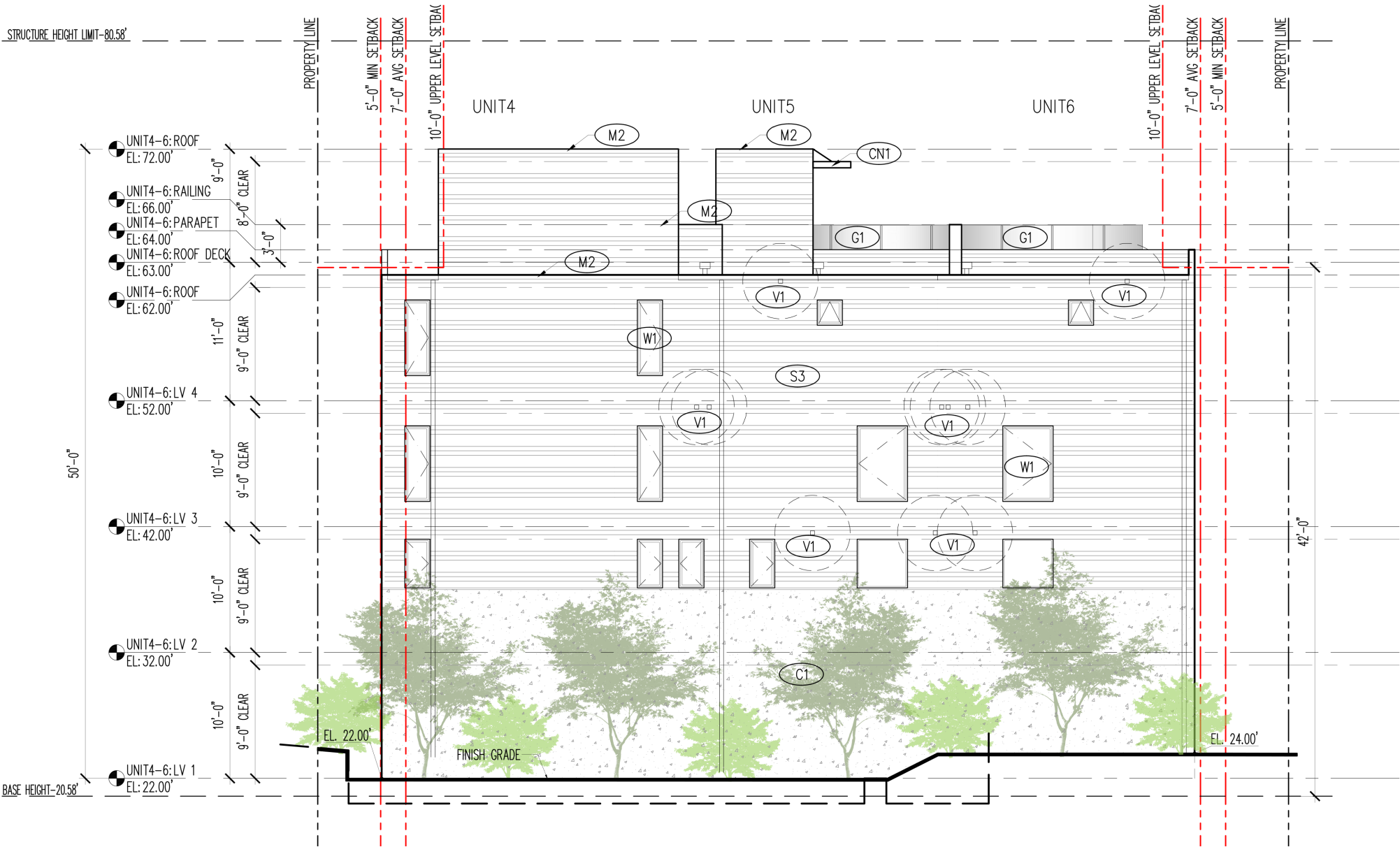
(SN1) WOOD SCREEN

(SL1) WOOD SHIPLAP SIDING, 1X6

(W1) WINDOW – WHITE

(V1) PREFINISHED VENT COVER – CHARCOAL GREY

(V2) PREFINISHED VENT COVER – LIGHT GREY



UNIT 4-6 EAST ELEVATION

# EXTERIOR ELEVATIONS | South Elevations

## MATERIALS

- C1

EXPOSED CONCRETE
- CN1

CANOPY - BLACK METAL
- D1

DOOR - BLACK
- D2

GARAGE DOOR W/GLASS PANELS - BLACK/FROST
- F1

SOFFIT PANEL - WOOD, PRODEMA BLACK
- G1

GAURDRAIL - CLEAR GLASS

M1

PREFINISHED METAL COPING - ALUMINUM

M2

PREFINISHED METAL COPING - BLACK

M3

PREFINISHED METAL COPING - COLOR TO MATCH WOOD

S1

CEMENTITIOUS PANEL SIDING - SITE WHITE

S2

CEMENTITIOUS PANEL SIDING - SUNFLOWER

S3

CEMENTITIOUS BEVEL SIDING - IRON ORE, 8",3",3" EXPOSURE

S4

CEMENTITIOUS BEVEL SIDING - MONORAIL SILVER, 6" EXPOSURE

SN1

WOOD SCREEN

SL1

WOOD SHIPLAP SIDING, 1X6

W1

WINDOW - WHITE

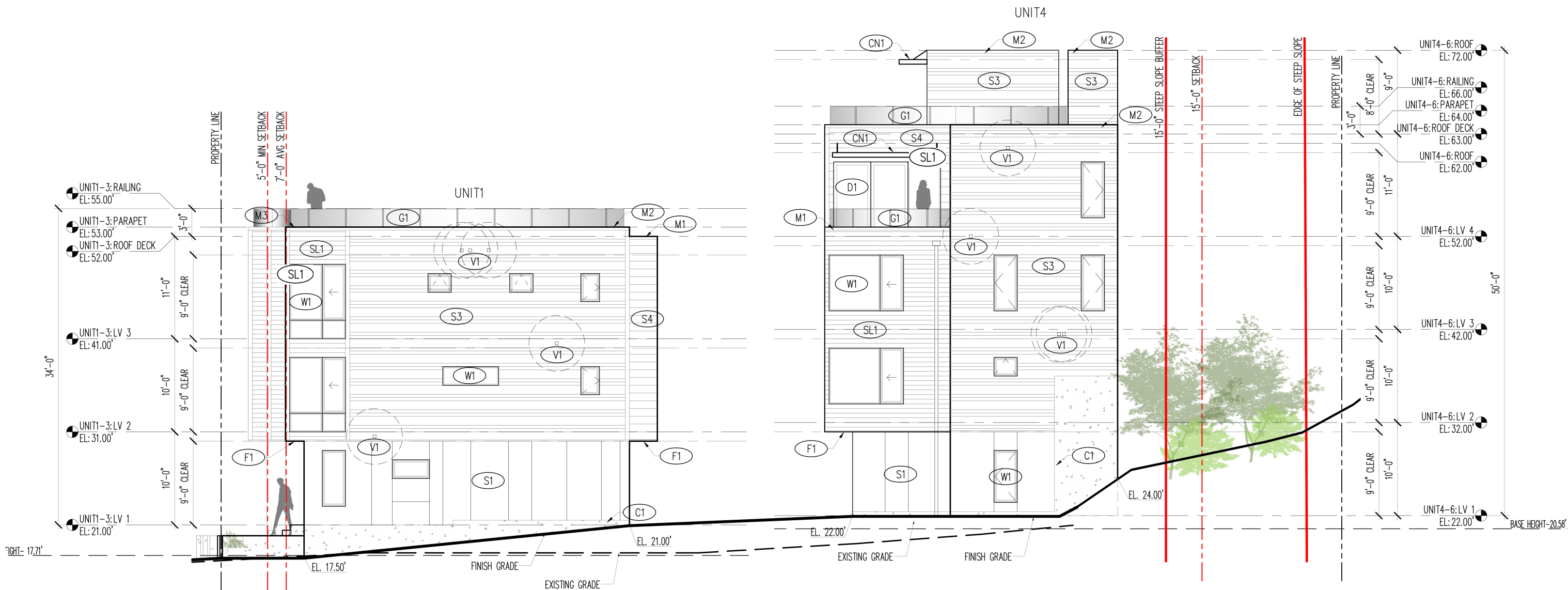
V1

PREFINISHED VENT COVER - CHARCOAL GREY

V2

PREFINISHED VENT COVER - LIGHT GREY

STRUCTU



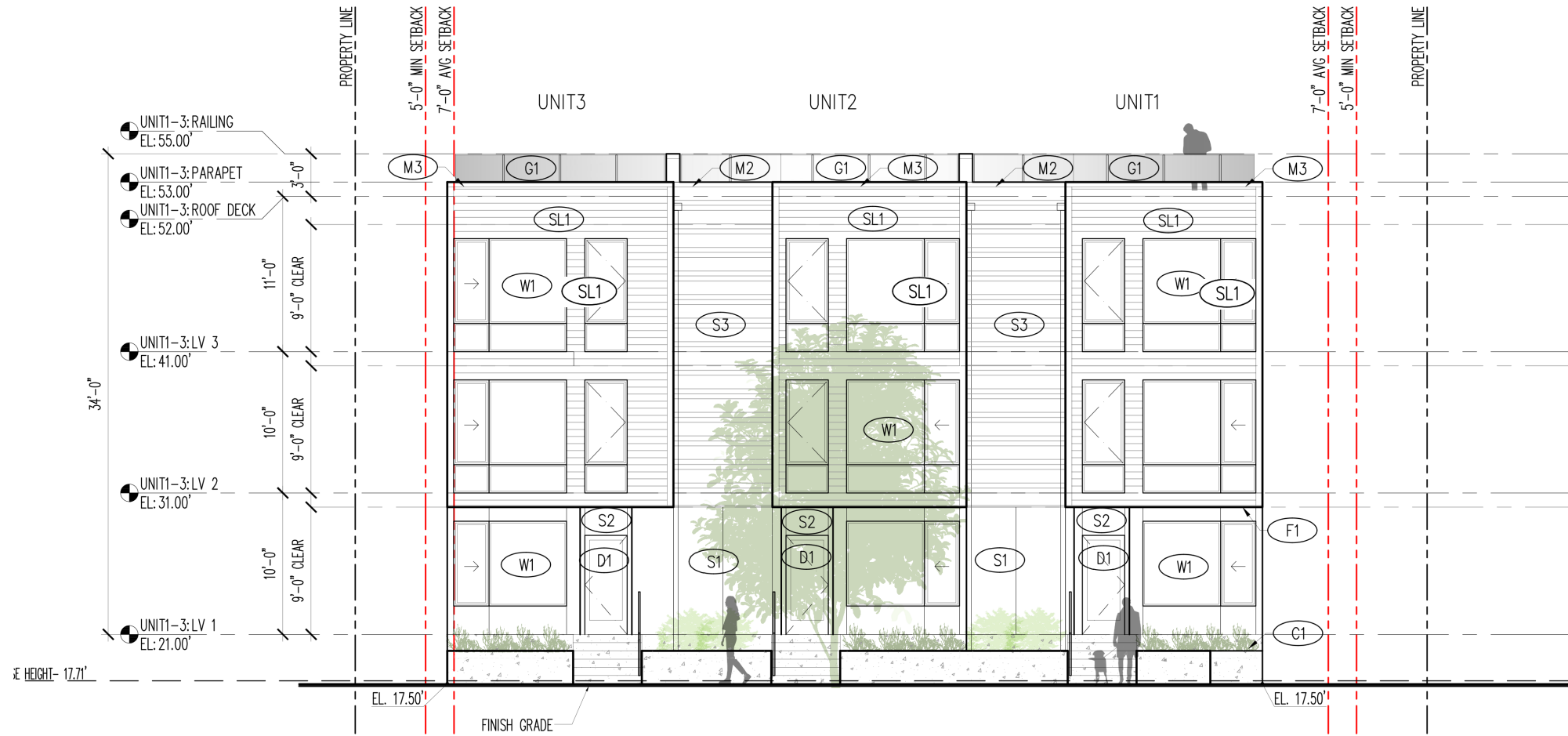
UNIT 1 & UNIT 4 SOUTH ELEVATION



## EXTERIOR ELEVATIONS | West Elevation

## MATERIALS

- |   |  |   |
|---|--|---|
| (C1) EXPOSED CONCRETE                         | (M1) PREFINISHED METAL COPING – ALUMINUM                     | (S4) CEMENTITIOUS BEVEL SIDING – MONORAIL SILVER, 6" EXPOSURE |
| (CN1) CANOPY – BLACK METAL                    | (M2) PREFINISHED METAL COPING – BLACK                        | (SN1) WOOD SCREEN   |
| (D1) DOOR – BLACK                             | (M3) PREFINISHED METAL COPING – COLOR TO MATCH WOOD          | (SL1) WOOD SHIPLAP SIDING, 1X6                                |
| (D2) GARAGE DOOR W/GLASS PANELS – BLACK/FROST | (S1) CEMENTITIOUS PANEL SIDING – SITE WHITE                  | (W1) WINDOW – WHITE   |
| (F1) SOFFIT PANEL – WOOD, PRODEMA BLACK       | (S2) CEMENTITIOUS PANEL SIDING – SUNFLOWER                   | (V1) PREFINISHED VENT COVER – CHARCOAL GREY                   |
| (G1) GAURDRAIL – CLEAR GLASS                  | (S3) CEMENTITIOUS BEVEL SIDING – IRON ORE, 8",3",3" EXPOSURE | (V2) PREFINISHED VENT COVER – LIGHT GREY                      |



UNITS 1-3 WEST ELEVATION

# EXTERIOR ELEVATIONS | West Elevation

## MATERIALS

- C1

EXPOSED CONCRETE
- CN1

CANOPY - BLACK METAL
- D1

DOOR - BLACK
- D2

GARAGE DOOR W/GLASS PANELS - BLACK/FROST
- F1

SOFFIT PANEL - WOOD, PRODEMA BLACK
- G1

GAURDRAIL - CLEAR GLASS

M1

PREFINISHED METAL COPING - ALUMINUM

M2

PREFINISHED METAL COPING - BLACK

M3

PREFINISHED METAL COPING - COLOR TO MATCH WOOD

S1

CEMENTITIOUS PANEL SIDING - SITE WHITE

S2

CEMENTITIOUS PANEL SIDING - SUNFLOWER

S3

CEMENTITIOUS BEVEL SIDING - IRON ORE, 8",3",3" EXPOSURE

S4

CEMENTITIOUS BEVEL SIDING - MONORAIL SILVER, 6" EXPOSURE

SN1

WOOD SCREEN

SL1

WOOD SHIPLAP SIDING, 1X6

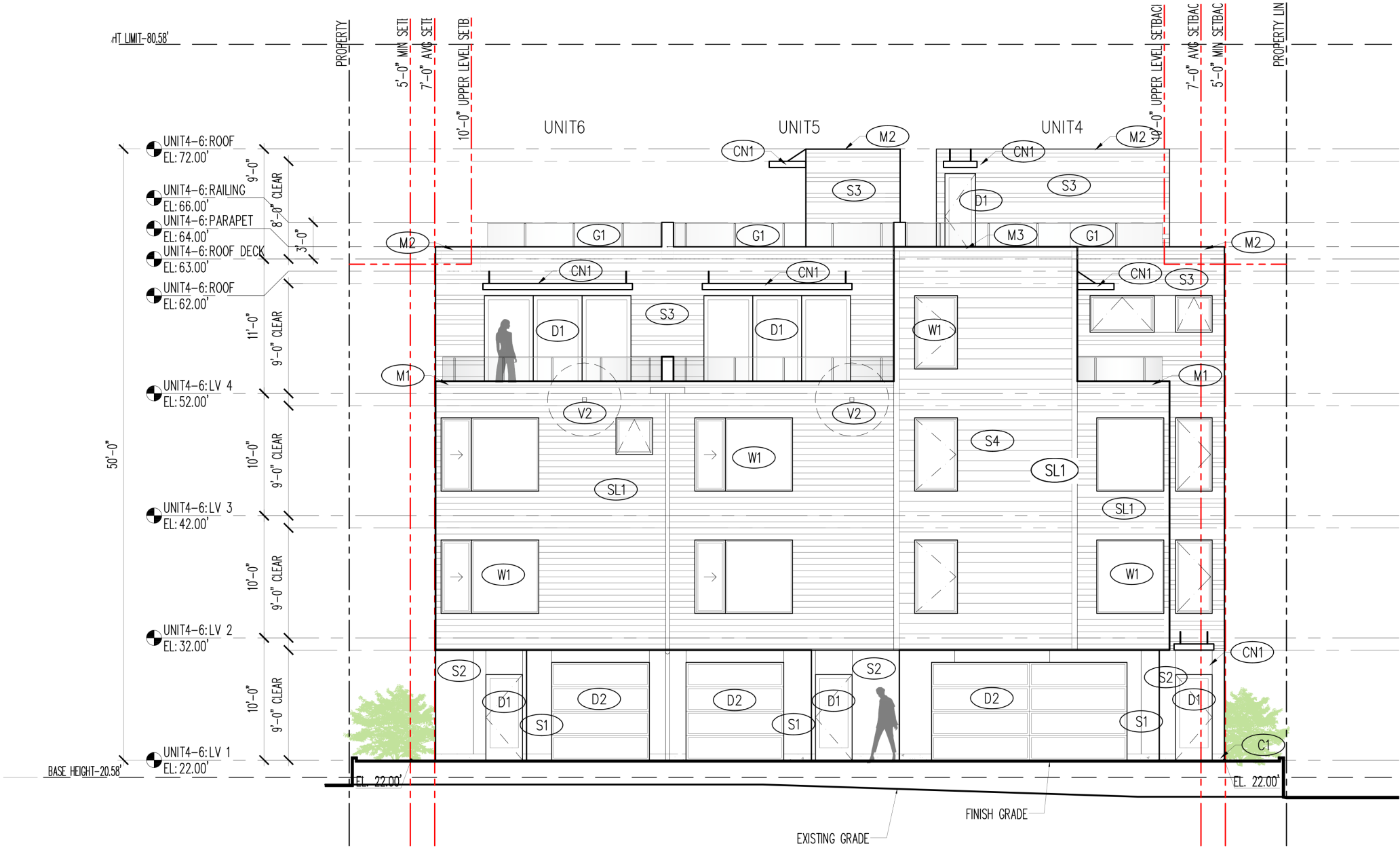
W1

WINDOW - WHITE

V1

PREFINISHED VENT COVER - CHARCOAL GREY

V2

PREFINISHED VENT COVER - LIGHT GREY

UNITS 4-6 WEST ELEVATION



# Material & Color Palette | West & South Elevations

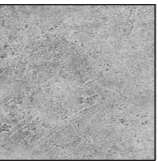


UNITS 1-3 WEST ELEVATION



UNIT 1 & UNIT 4 SOUTH ELEVATION

## MATERIALS



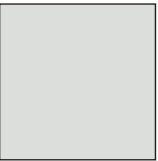
C1 - CONCRETE



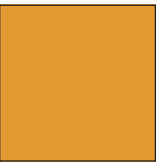
CN1 - METAL CANOPY  
COLOR: SW 7588 SHOW STOPPER



SL1 - WOOD SHIPLAP SIDING, 1X6  
BRAND/COLOR: RODDA/RURAL MANOR, SEMI  
TRANSPARENT SATIN BLACK



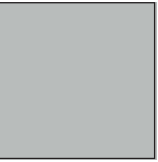
S1 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 7070 SITE WHITE



S2 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 6678 SUNFLOWER



S3 - CEMENTITIOUS BEVEL SIDING, 8",3",3"  
EXPOSURE  
BRAND/COLOR: HARDIE/SW 7069 IRON ORE



S4 - CEMENTITIOUS BEVEL SIDING, 6" EXPOSURE  
BRAND/COLOR: HARDIE/SW 7663 MONORAIL  
SILVER



F2 - SOFFIT PANELS  
BRAND/COLOR: HARDIE/LAST EMBERS



W1 - WINDOW  
BRAND/COLOR: VPI WINDOWS/WHITE

# Material & Color Palette | North & West Elevations

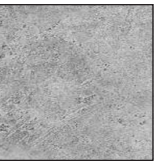


UNITS 4-6 WEST ELEVATION



UNIT 6 & UNIT 3 NORTH ELEVATION

## MATERIALS



C1 - CONCRETE



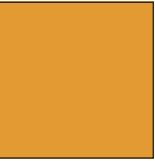
CN1 - METAL CANOPY  
COLOR: SW 7588 SHOW STOPPER



SL1 - WOOD SHIPLAP SIDING, 1X6  
BRAND/COLOR: RODDA/RURAL MANOR, SEMI  
TRANSPARENT SATIN BLACK



S1 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 7070 SITE WHITE



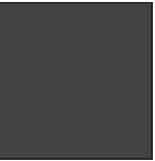
S2 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 6678 SUNFLOWER



S3 - CEMENTITIOUS BEVEL SIDING, 8",3",3"  
EXPOSURE  
BRAND/COLOR: HARDIE/SW 7069 IRON ORE



S4 - CEMENTITIOUS BEVEL SIDING, 6" EXPOSURE  
BRAND/COLOR: HARDIE/SW 7663 MONORAIL  
SILVER



F2 - SOFFIT PANELS  
BRAND/COLOR: HARDIE/LAST EMBERS



W1 - WINDOW  
BRAND/COLOR: VPI WINDOWS/WHITE



# Material & Color Palette | East Elevations



UNITS 1-3 EAST ELEVATION



UNIT 4-6 EAST ELEVATION

## MATERIALS



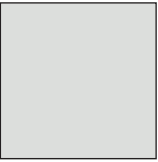
C1 - CONCRETE



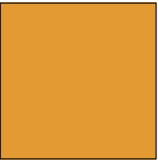
CN1 - METAL CANOPY  
COLOR: SW 7588 SHOW STOPPER



SL1 - WOOD SHIPLAP SIDING, 1X6  
BRAND/COLOR: RODDA/RURAL MANOR, SEMI  
TRANSPARENT SATIN BLACK



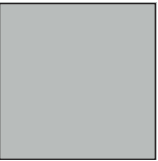
S1 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 7070 SITE WHITE



S2 - HEAVY GAUGE CEMENTITIOUS PANEL SIDING  
BRAND/COLOR: HARDIE/SW 6678 SUNFLOWER



S3 - CEMENTITIOUS BEVEL SIDING, 8",3",3"  
EXPOSURE  
BRAND/COLOR: HARDIE/SW 7069 IRON ORE



S4 - CEMENTITIOUS BEVEL SIDING, 6" EXPOSURE  
BRAND/COLOR: HARDIE/SW 7663 MONORAIL  
SILVER

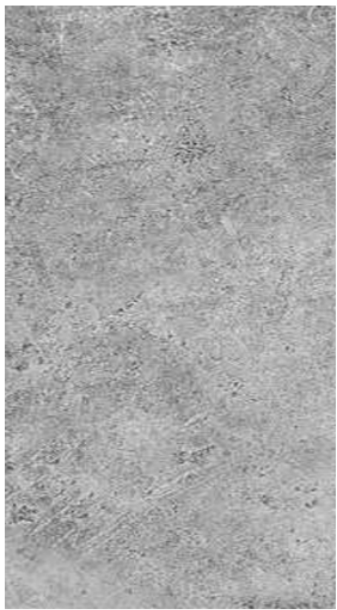


F2 - SOFFIT PANELS  
BRAND/COLOR: HARDIE/LAST EMBERS



W1 - WINDOW  
BRAND/COLOR: VPI WINDOWS/WHITE

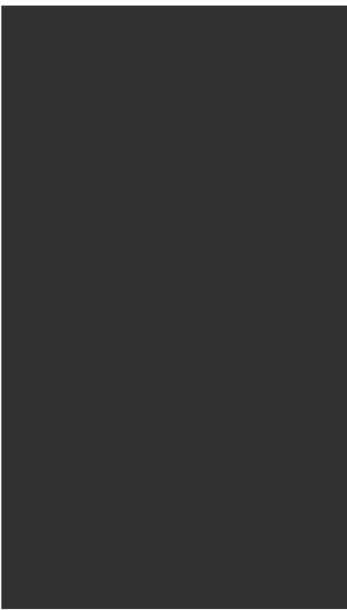
Material & Color Palette | Material Board



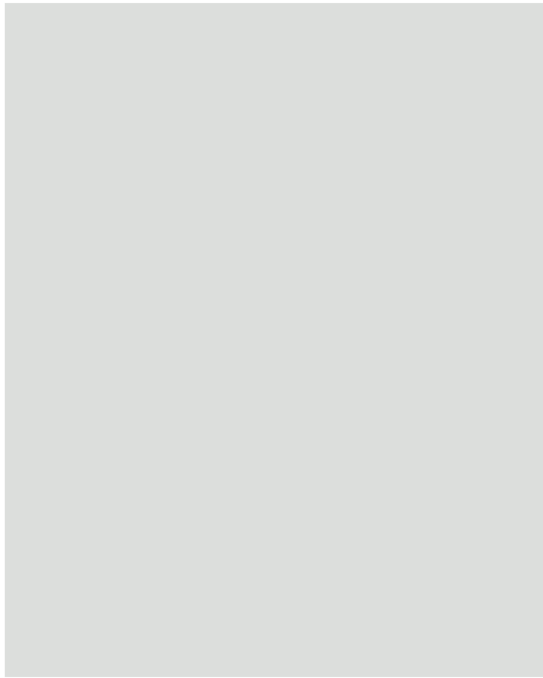
C1 - CONCRETE



SL1 - WOOD SHIPLAP SIDING, 1X6  
RODDA  
RURAL MANOR - SEMI-TRANSPARENT SATIN BLACK



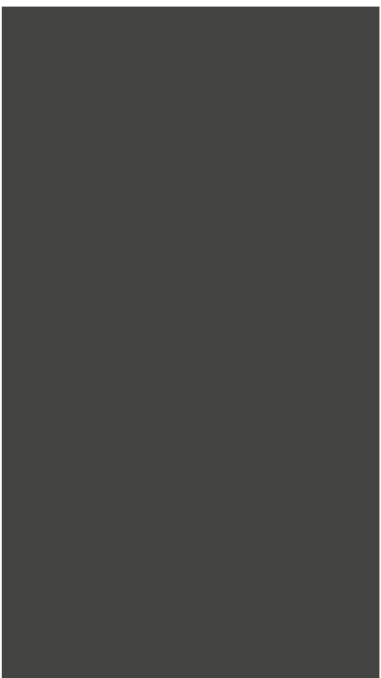
CN1 - CANOPY  
METAL  
SW 7588 SHOW STOPPER



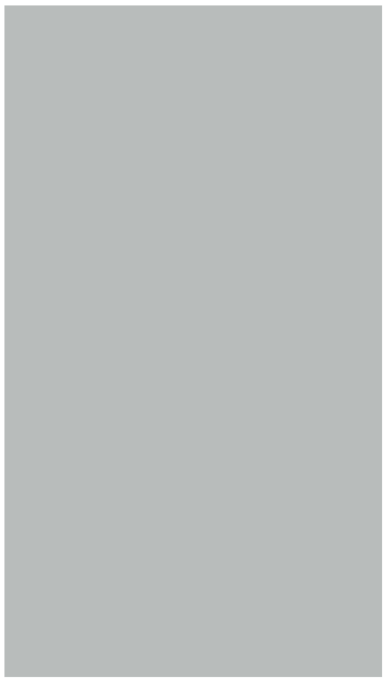
S1 - SIDING  
HARDIE PANEL  
SW 7070 SITE WHITE



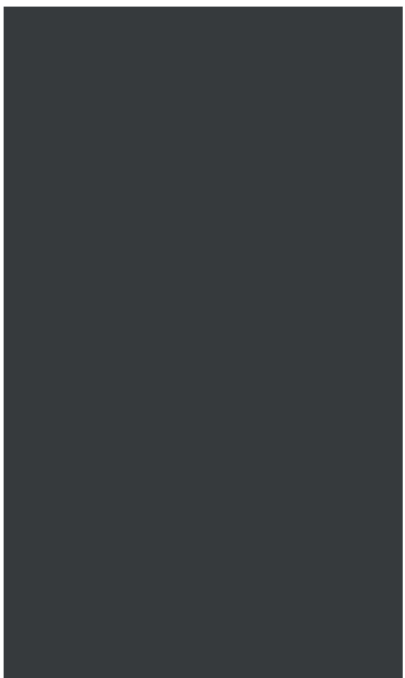
S2 - SIDING  
HARDIE PANEL  
SW 6678 SUNFLOWER



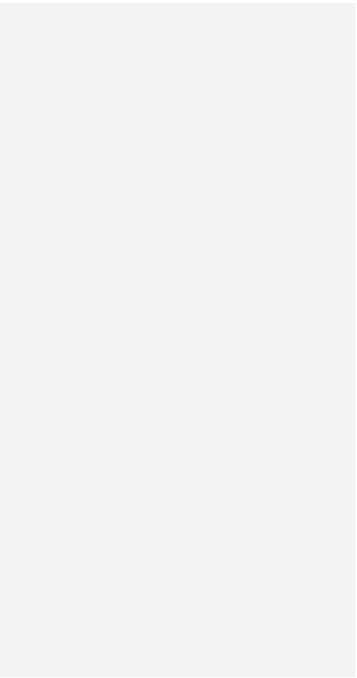
S3 - SIDING  
HARDIE PANEL BEVEL  
SW 7069 IRON ORE



S4 - SIDING  
HARDIE PANEL BEVEL  
SW 7663 MONORAIL SILVER



F2 - SOFFIT PANELS  
HARDIE SOFFIT  
LAST EMBERS



W1 - WINDOW  
VPI WINDOWS  
WHITE



















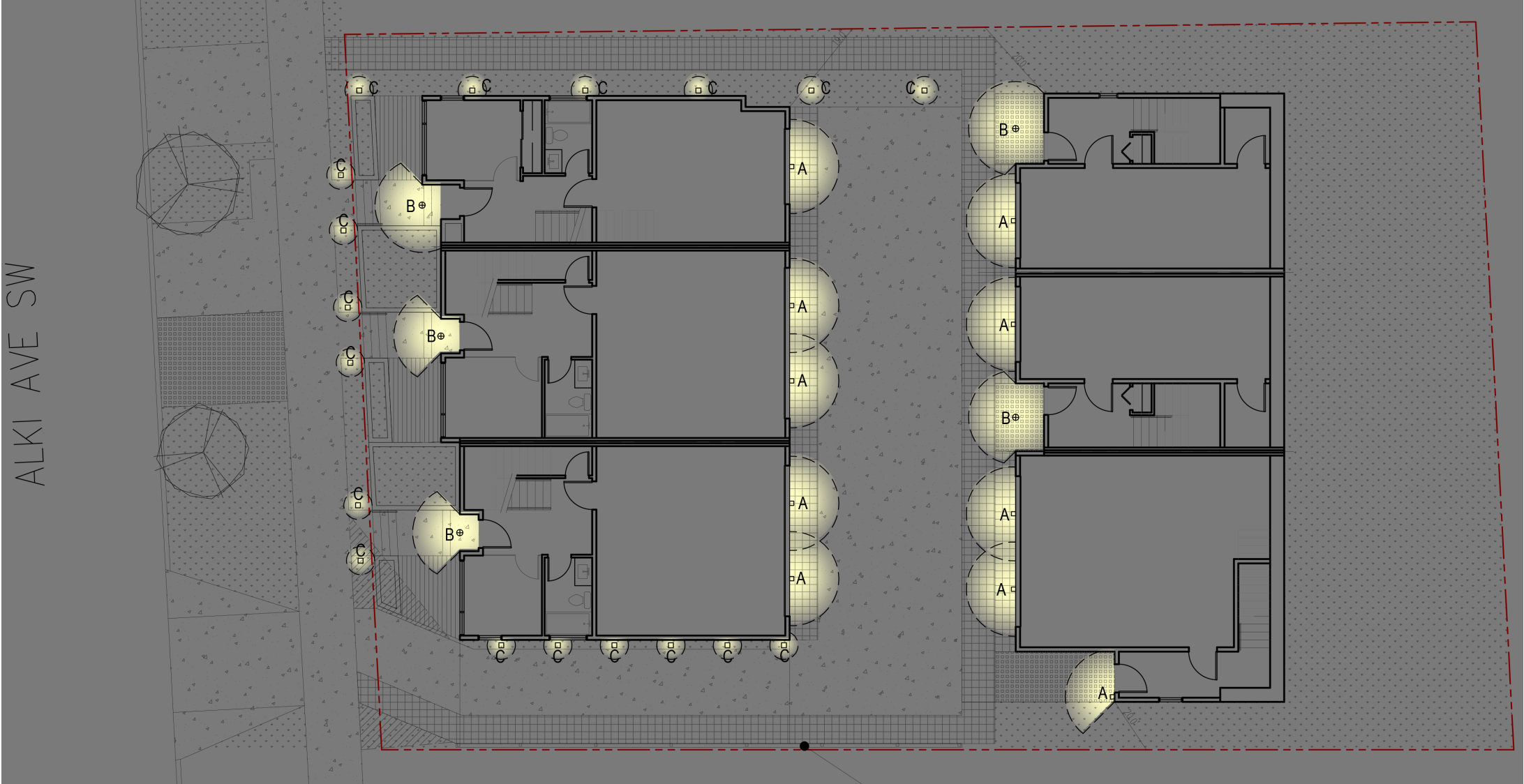









# Exterior Lighting Plan | Level 1




## LIGHT LEGEND


- A




Modern Forms Bloc  
LED Wall Sconce  
Black  
16.5 Watts
- B



Philips Lightolier C4RDL  
Surface Mount  
16 Watts
- C



Rincon Bollard LED  
Pathway Light  
Slate  
14 Watts
- D



LumenArt - AWL.68  
LED Outdoor Wall Sconce  
Black  
17 Watts




# Exterior Lighting Plan | Levels 4 & Roof




LEVEL 4 & ROOF PLAN ⓘ

## LIGHT LEGEND


- A**



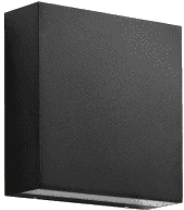
Modern Forms Bloc  
LED Wall Sconce  
Black  
16.5 Watts
- B**



Philips Lightolier C4RDL  
Surface Mount  
16 Watts
- C**



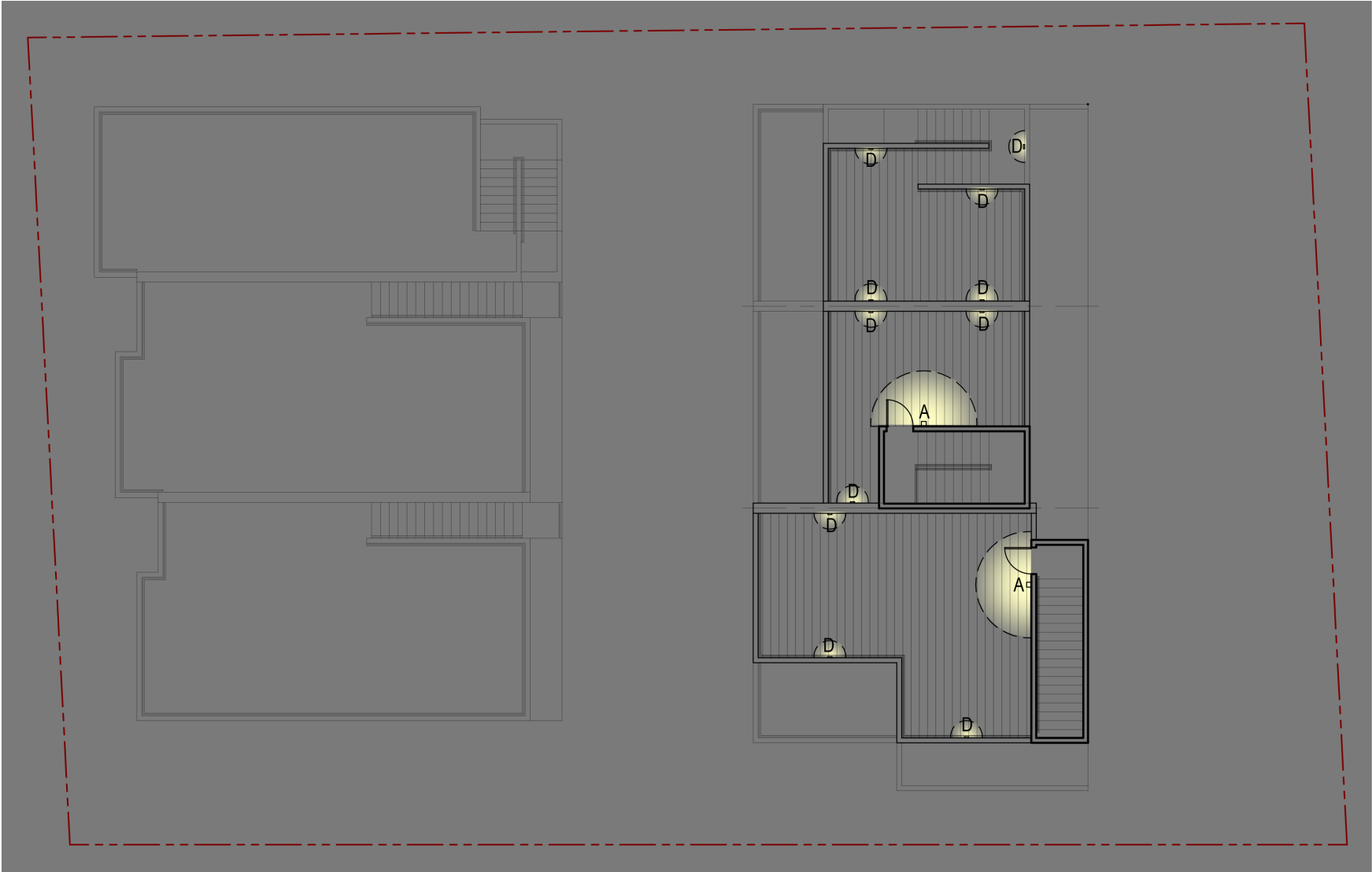
Rincon Bollard LED  
Pathway Light  
Slate  
14 Watts
- D**



LumenArt - AWL.68  
LED Outdoor Wall Sconce  
Black  
17 Watts




# Exterior Lighting Plan | Roof Plan




ROOF PLAN ⓘ

## LIGHT LEGEND


- A



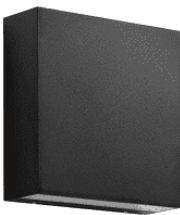
Modern Forms Bloc  
LED Wall Sconce  
Black  
16.5 Watts
- B



Philips Lightolier C4RDL  
Surface Mount  
16 Watts
- C

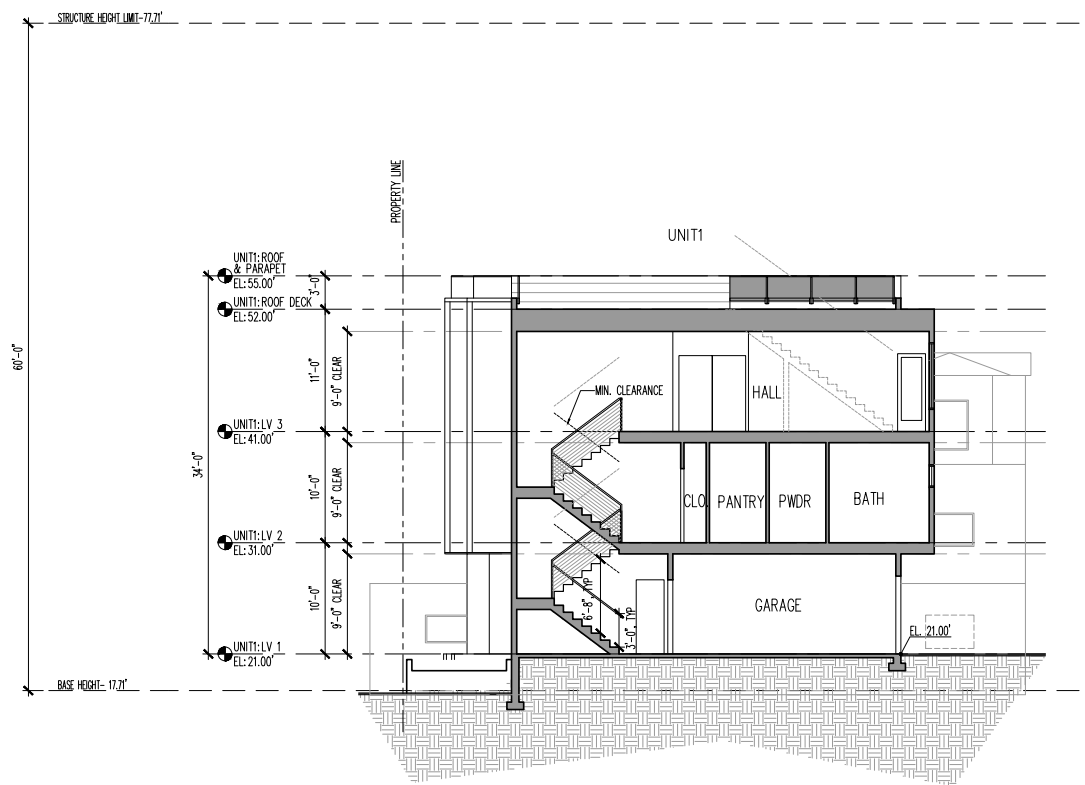


Rincon Bollard LED  
Pathway Light  
Slate  
14 Watts
- D

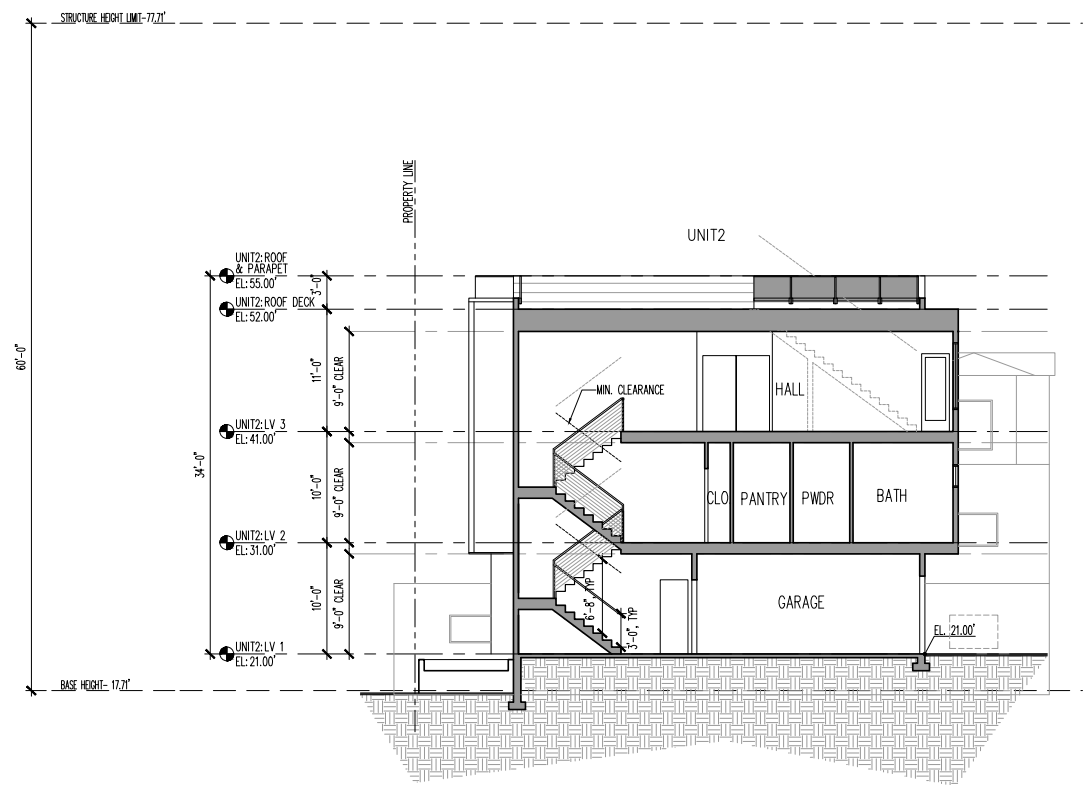


LumenArt - AWL.68  
LED Outdoor Wall Sconce  
Black  
17 Watts

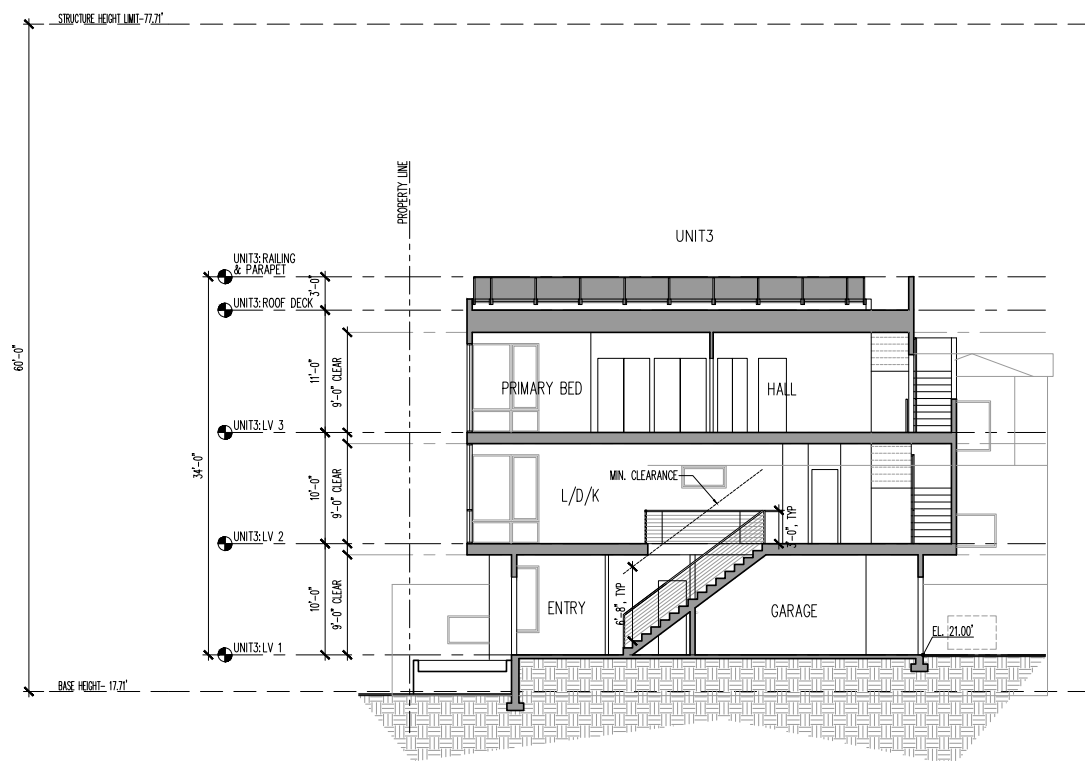
Building Sections | Sections 1-3



1 BUILDING SECTION - UNIT 1  
SCALE: 1/8"=1'-0"

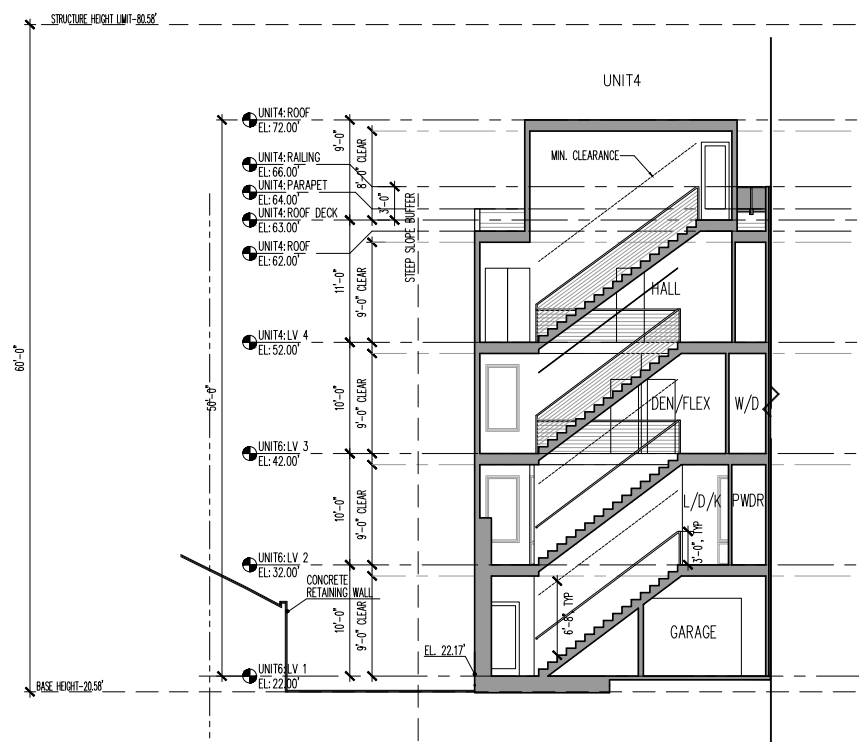


2 BUILDING SECTION - UNIT 2  
SCALE: 1/8"=1'-0"

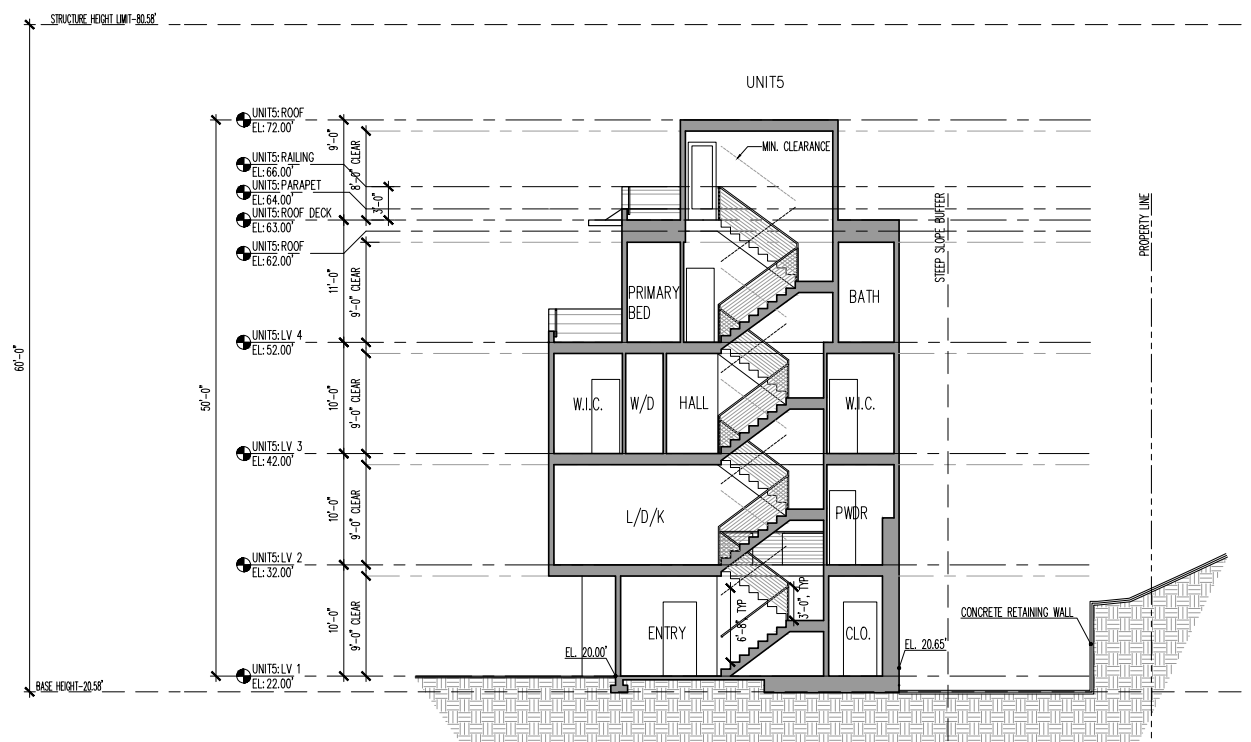




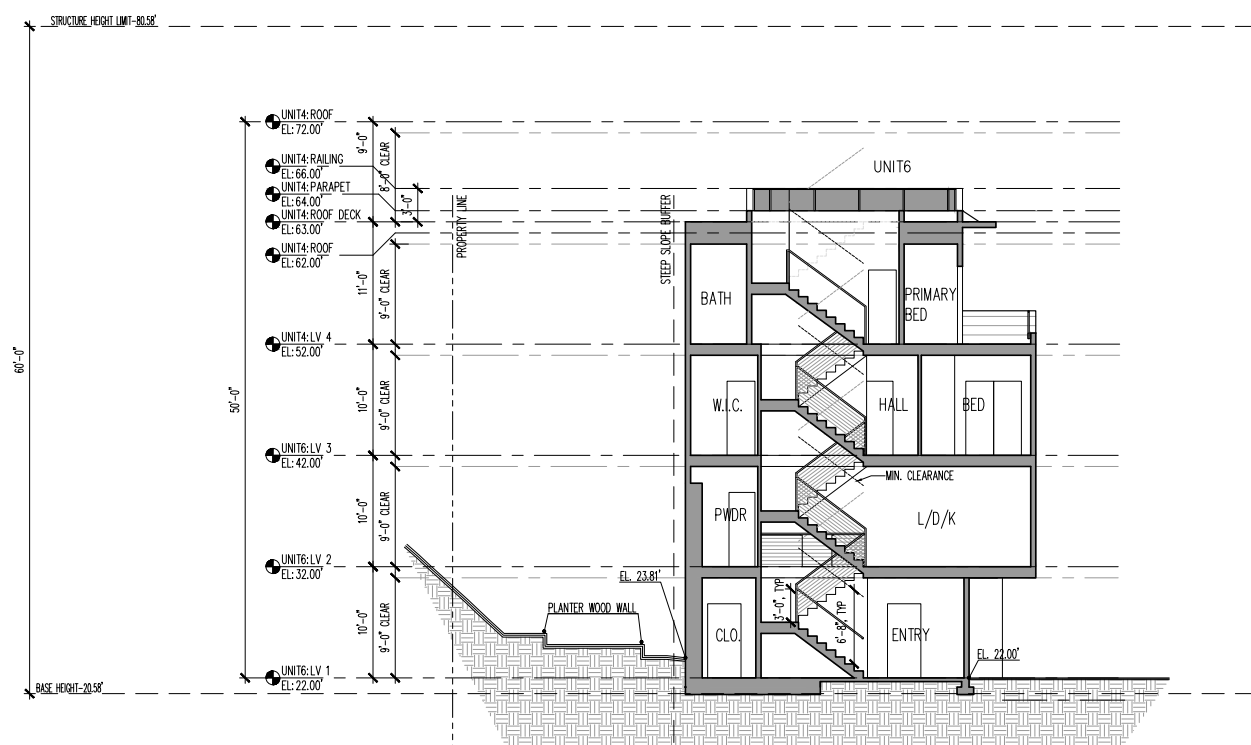
Building Sections | Sections 4-6



1 BUILDING SECTION – UNIT 4  
SCALE: 1/8"=1'-0"



2 BUILDING SECTION – UNIT 5  
SCALE: 1/8"=1'-0"



3 BUILDING SECTION – UNIT 6  
SCALE: 1/8"=1'-0"