



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.ci.kirkland.wa.us

MEMORANDUM

Date: April 10, 2008
To: Design Review Board
From: Tony Leavitt, Associate Planner
Subject: Juanita Townhomes (DRC06-00004) Post Approval Review

BACKGROUND

On November 6, 2006 the Design Review Board approved, with conditions, the Juanita Townhomes Project located at 11444 98th Avenue NE (see Attachments 1 & 2). As part of the Conditions of Approval, the Design Review Board required that prior to issuance of a building permit the applicant submit revised plans for final review by the board showing:

- Any proposed changes to the light fixtures.
- Building AA (the eastern most building) shifted west by the width of one parking stall in order to provide an increased setback from 99th.
- A final landscape plan, including details for planting beds and/or landscape containers for entry landscaping on the north side of the buildings.

The applicant submitted a revised plan set to address the post approval requirements (see Attachment 3). In order to address the shifting of Building AA and not lose a required parking stall, the applicant added a parking stall between Building AA and the 99th Place right-of-way. Additionally, the applicant is proposing new concrete bollards along the access tract/driveway.

In addition to addressing these requirements, the applicant made some changes to the approved site plan. These changes were necessitated by a surveying error that was discovered after approval by the DRB. The site plan changes include:

- Relocating Buildings BC and DE to the east to meet setback requirements from the west property line (that was incorrectly surveyed).
- Two parking stalls (one stall between Buildings BC and DE and one stall to the west of Building AA) were eliminated as a result of having to relocate the buildings.
- The addition of two parallel parking stalls along the northern edge of the access tract/driveway to compensate for the loss of the two parking stalls mentioned above.

DISCUSSION ITEMS

The following items should be discussed by the DRB at the April 21st Meeting:

- Are the proposed bollards comparable to the approved bollards?
- Does the location of the parking stall between Building AA and the 99th Place right-of-way work? Does the parking stall need to be screened from the adjoining right-of-way with additional landscaping or fencing?
- Are there any concerns with the proposed location of the parallel parking stalls along the northern edge of the access tract/driveway?
- Is the final landscaping plan adequate?

ATTACHMENTS

1. Notice of Approval
2. Approved Plan Set
3. Revised Plan Set



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JUANITA TOWNHOMES DESIGN RESPONSE CONFERENCE NOTICE OF APPROVAL

PERMIT NO. DRC06-00004

PROJECT NAME: JUANITA TOWNHOMES

PROJECT ADDRESS: 11444 98TH AVENUE NE

APPLICANT OR AGENT: DRISCOLL ARCHITECTS

CITY OF KIRKLAND APPROVAL DATE: NOVEMBER 6, 2006 Released: NOVEMBER 22, 2006

LAPSE OF APPROVAL: Construction must begin, or a complete building permit application received, within one year (by November 6, 2007), or the decision becomes void. Construction must be substantially complete within three years (by November 6, 2009) or the decision becomes void.

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 3719 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: _____
Tony Leavitt
Title: Planner

Attachments:

Conditions of Approval
Development Standards

\\SRV-FILE02\Users\tleavitt\DATA\Zoning Permits\2006 Files\DRC06-00004 (Juanita Townhomes)\April 21 DRB Meeting\Notice of Approval.doc

CONDITIONS OF APPROVAL- DRC06-00004 JUANITA TOWNHOMES

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Exhibit 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This Exhibit does not include all of the additional regulations.
- B. Prior to issuance of a building permit, the applicant shall submit revised plans for final review by the DRB showing:
- Any proposed changes to the light fixtures (see Conclusion II.C.1).
 - Building AA shifted west by the width of one parking stall in order to provide an increased setback from 99th (see Conclusion II.C.2).
 - A final landscape plan, including details for planting beds and/or landscape containers for entry landscaping on the north side of the buildings (see Conclusion II.C.3).
- C. The Planning Official may approve a modification to the DR approval for the proposed development if it meets the criteria in Section 142.50 of the Zoning Code outlined below:
1. The need for the modification was not known and could not reasonably have been known before the DR approval was granted;
 2. The modification is minor and will not, in any substantial way, change the proposed development or violate any requirement imposed by the Design Review Board. The Planning Official may consult with the Design Review Board in his/her decision; and
 3. The development that will result from the modification will be consistent with the design regulations, design guidelines, and Comprehensive Plan.
- Any modification, other than as specified above, shall be reviewed and decided upon as a new DR approval under Chapter 142.



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DEVELOPMENT STANDARDS LIST

File: DRC06-00004, Juanita Townhomes

Zoning Code Standards

100.25 Sign Permits. Separate sign permit(s) are required.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities.

105.18 Bicycle Parking. All uses, except single family dwelling units and duplex structures, must provide covered bicycle parking within 50 feet of an entrance to the building.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Weather Protection Standards. Overhead weather protection may be composed of awnings, marquees, canopies or building overhangs; must cover at least 3' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

110.60.2 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.45 Dumpster Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be screened from view from the street and from adjacent properties by a solid sight-obscuring enclosure.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115.3.g Rockerries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. Vents, mechanical penthouses, elevator equipment and similar appurtenances that extend above the roofline must be surrounded by a solid sight obscuring screen, unless certain conditions are met.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

27.06.030 Park Impact Fees. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision in the amount of \$612 for a single family unit and \$430 for a multi-family unit.

Date: 4/10/2008

DEVELOPMENT STANDARDS

CASE NO.: DRC06-00004
PCD FILE NO.:DRC06-00004

****FIRE DEPARTMENT CONDITIONS****

---The width of the fire department access road shall be not less than 20 feet paved.

The turning radius of fire apparatus roads shall be a 45-foot outside radius and 25-foot inside radius. The access road shall be marked NO PARKING-FIRE LANE.

---Any building over 5000 gross square feet (including garage) requires fire sprinklers; the type of system (that is, whether it is a 13R or a 13D system) will depend upon whether the building is built under the IBC or IRC

---Any building built under the IBC will require a monitored fire alarm system; any sprinklered building built under the IRC will require only an outside bell (unmonitored)

---Existing hydrants are adequate. However, both hydrants which would be used to serve the property (the one near the Athletic club, and on 99th PI NE) require 5" Stortz fittings.

---Available fire flow on 99th is approximately 2,200 gpm, which is adequate for development. However, the hydrant on 98th is served by Northshore Utility District, and availability of 1,500 gpm would need to be ascertained by NUD.

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit Information

Permit #: DRC06-00004

Project Name: Juanita 12-unit Townhome Project

Project Address: 11444 98th Ave. NE and 11435 99th Place NE

Date: September 21, 2006

Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Rob Jammerman, Development Engineering Manager

Phone: 425-587-3845 Fax: 425-587-3807

E-mail: rjammer@ci.kirkland.wa.us

Building and Land Surface Modification (Grading) Permit Process:

John Burkhalter, Senior Development Engineer

Phone: 425-587-3846 Fax: 425-587-3807

E-mail: jburkhal@ci.kirkland.wa.us

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at

www.ci.kirkland.wa.us.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.ci.kirkland.wa.us. The applicant should anticipate the following fees:

- o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-576-2901 for more information. A separate Concurrency Permit will be created.

4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s).

5. Any buildings within this project which are demolished will receive a Traffic Impact Fee credit. This credit will be applied to the first Building Permit that is applied for within the project (and subsequent Building Permits if multiple building permits are demolished). The credit amount for each demolished building will be equal to the most currently adopted Traffic Impact Fee schedule.

6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.

10. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

Sanitary Sewer Conditions:

1. Northshore Utility District approval required for sewer service. A letter of sewer availability is required; call N.U.D at 425-398-4400.

Water System Conditions:

1. The existing water main in the 99th Pl. NE right-of-way along the front of the subject property is adequate to serve this proposed development.

2. Provide a water service from the water main to the meter for each building, each unit, or for the entire lot project (developers choice); water meter and water service sizing shall be per the Uniform Plumbing Code. Provide a separate irrigation service. The City of Kirkland will set the water meters. The west side of the project is in N.U. D. service boundary. Coordination will need to be done to determine if Kirkland should serve the entire project.

3. The existing water service from the City water main on 99th Pl. NE may be used provided that it is in the right location, is not galvanized, and is sized adequately to serve the building (per the Plumbing Code).
4. Provide fire hydrants per the Fire Departments requirements. If the Fire Department requests a new hydrant within the project, a water main extension will be necessary.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual. If the site discharges to the storm line, which outlets into the lake to the south of this site, it is possible that a downstream analysis will show that no storm detention is required. If the site discharges to the storm line, which outlets to the north, storm detention is most likely required.
2. Storm detention calculations for the entire site are required.
3. Provide a level one off-site analysis unless a quantitative analysis is required to justify a waiver of storm detention.
4. For new or reconstructed impervious areas, subject to vehicular use, provide storm water quality treatment per the most current City-adopted Surface Water Design Manual.
5. When applicable, structural source control measures, such as car wash pads or dumpster area roofing, shall be shown on the site improvement plans submitted for engineering review and approval. Refer to King County Storm water Pollution Control Manual and the 2001 Department of Ecology Storm water Management Manual for Western Washington for further information.
6. The Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs
Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495
7. The National Pollutant Discharge Elimination System (NPDES) Phase II Final Rule requires operators of small construction sites (disturbing between 1 and 5 acres of land) to obtain a Construction Storm water General Permit through the Washington State Department of Ecology. Information about the permit can be obtained at:
Washington State Department of Ecology
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
U.S. EPA Office of Wastewater Management <http://cfpub.epa.gov/npdes/stormwater/const.cfm>
Specific question can be directed to:
Jeff Killelea
PO Box 47600
Olympia, WA 98504-7600
(360) 407-6127
jkil461@ecy.wa.gov
8. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.
9. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.

10. All roof and driveway drainage must be tight-lined to the storm drainage system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 99th Place NE. This street is a Collector type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:
 - A. Widen the street to 18 ft. from centerline to face of curb.
 - B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.
2. Due to the lack of adequate access to the site from 98th Ave. NE during the PM peak traffic times, all units in this project must have primary access to 99th Place. NE. A secondary access to 98th Ave. NE is allowed.
3. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
5. Underground all new and existing on-site utility lines and overhead transmission lines.
6. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on 99th Pl. NE is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a concomitant agreement or LID No Protest Agreement.

BUILDING DEPARTMENT CONDITIONS

Building permits must comply with the 2003 International Building, Residential and Mechanical Codes and the 2003 Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.

Structures must comply with Washington State Energy Code; and the Washington State Ventilation and Indoor Air Quality Code.

Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure C

Geotechnical report required to address development activity. The report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the subsequent structures.

The provisions of IBC Chapter 11 for Group R-3 shall apply to buildings with four or more dwelling units in the same structure per R322.1. Per IBC Section 1107.6.3, all such dwelling units shall be Type B units however the number Type B units is permitted to be reduced in accordance with Section 1107.7. A multistory dwelling unit which is not provided with elevator service is not required to be a Type B unit per Section 1107.7.2.

DRISCOLL ARCHITECTS

JUANITA TOWNHOMES



INTRODUCTION

ZONE: JBD-2

SITE AREA: 19,800 SF

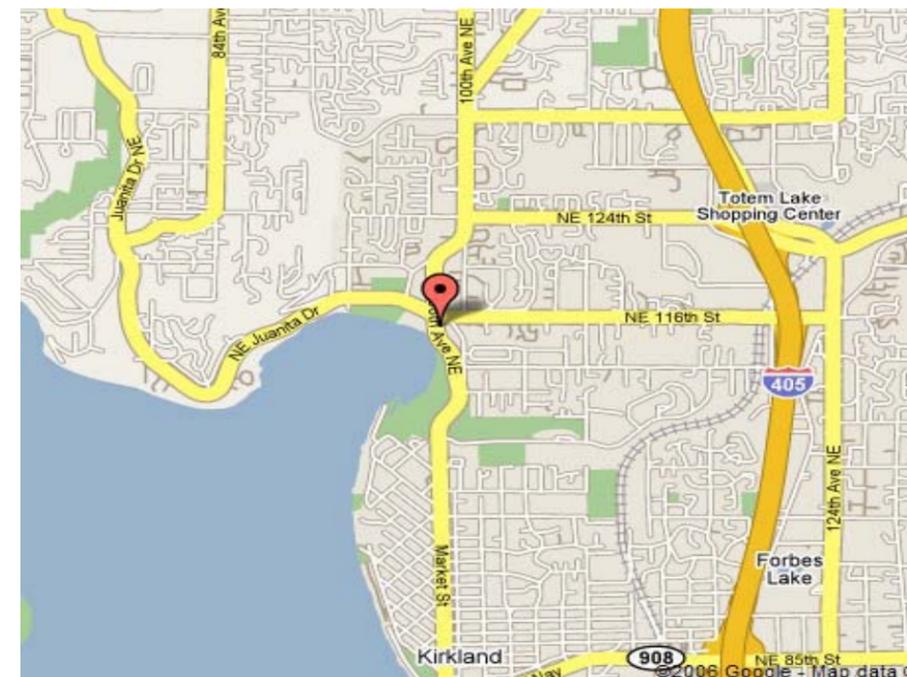
LOT COVERAGE: 79% (15,715 SF) – 80% ALLOWABLE

**UNIT COUNT: 2 UNIT A 2 BDRM/2.5 BATH
3 UNIT B 2 BDRM/2.5 BATH
2 UNIT C 2 BDRM/2.5 BATH
1 UNIT D 2 BDRM/2.5 BATH
3 UNIT E 2 BDRM/2.5 BATH
11 TOTAL UNITS**

**PARKING: 19 REQUIRED
25 PROVIDED**

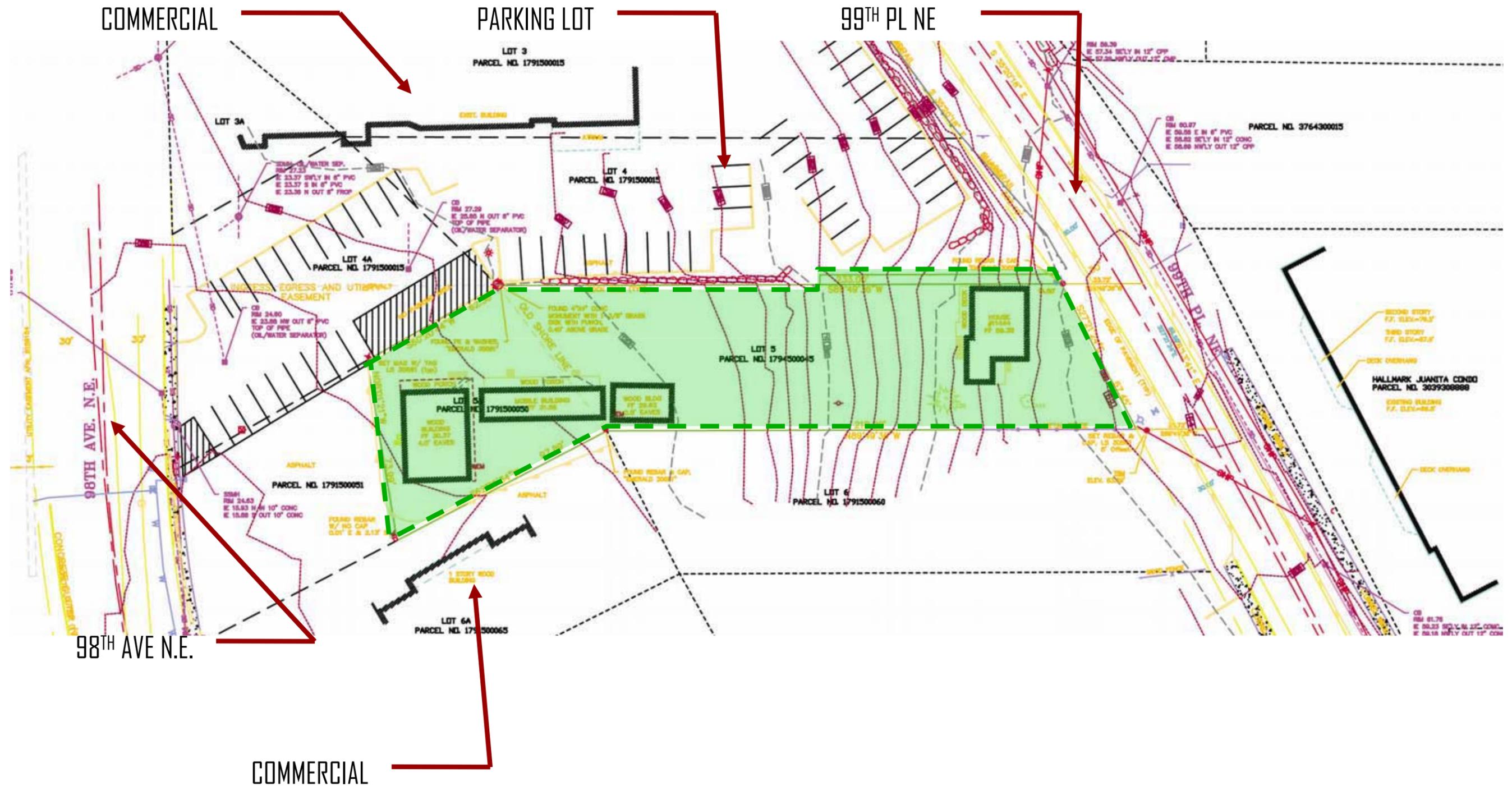


VICINITY



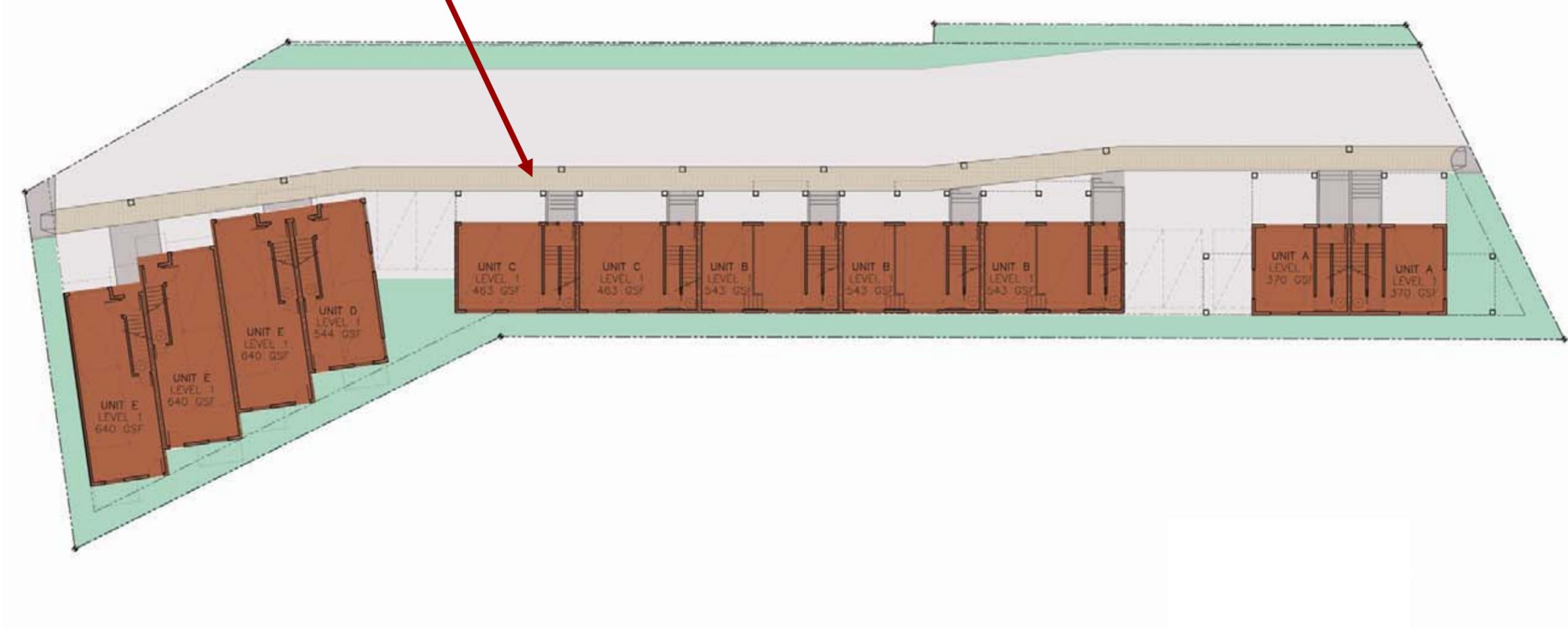
LOCATION

SURVEY

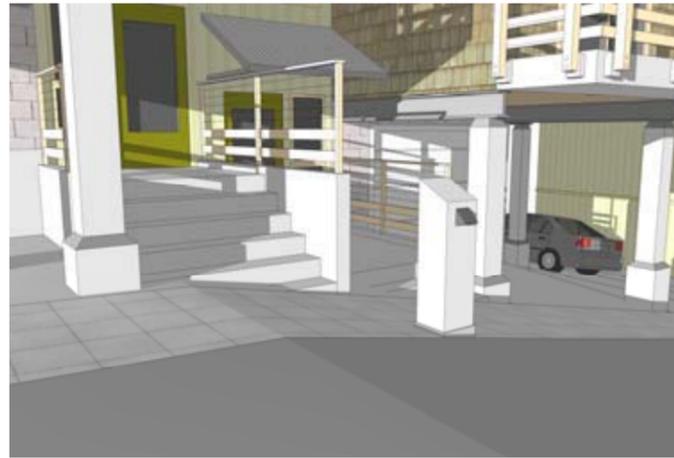


GROUND FLOOR PLAN

PEDESTRIAN
PATH WAY



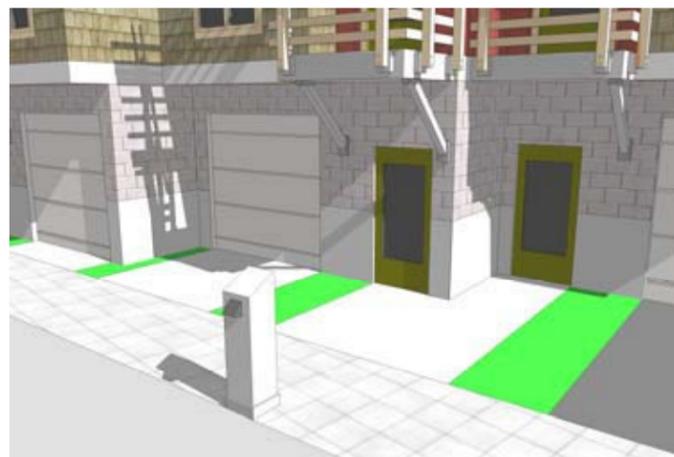
TOWNHOME ENTRIES



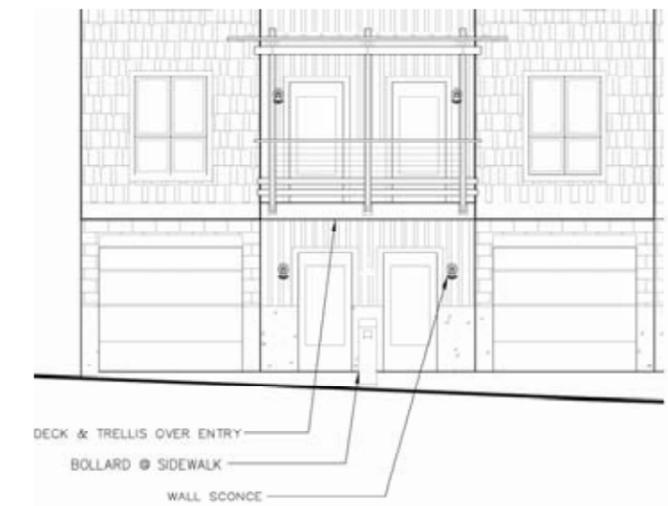
BUILDING AA



BUILDING BC



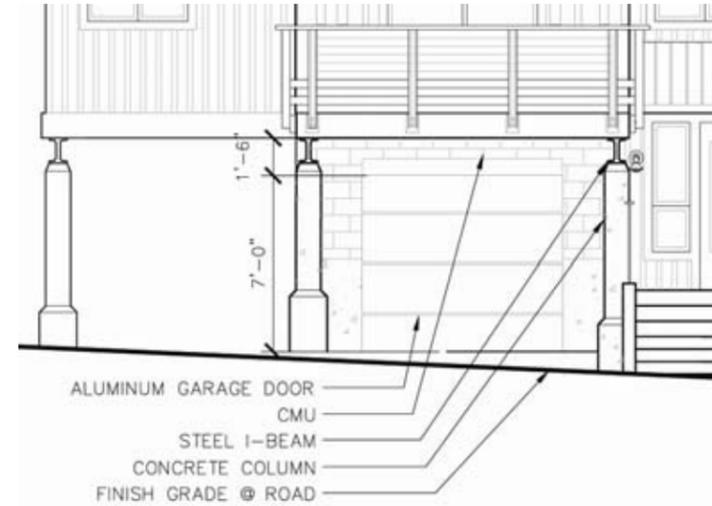
BUILDING DE



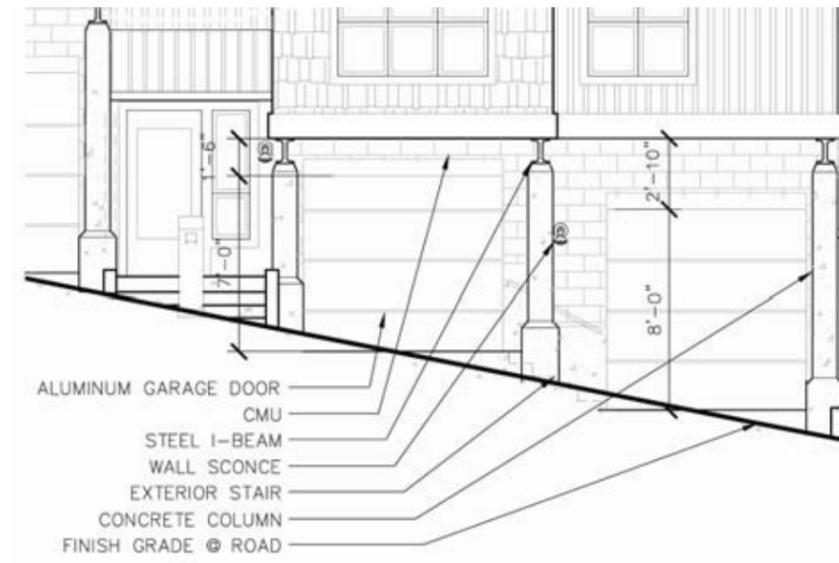
GARAGE ENTRIES



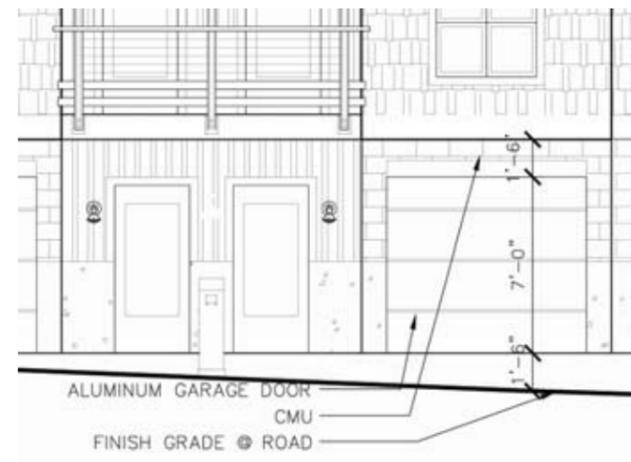
BUILDING AA

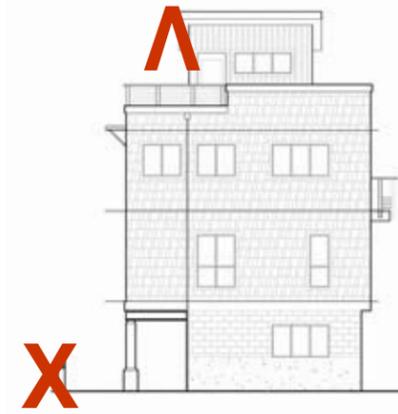
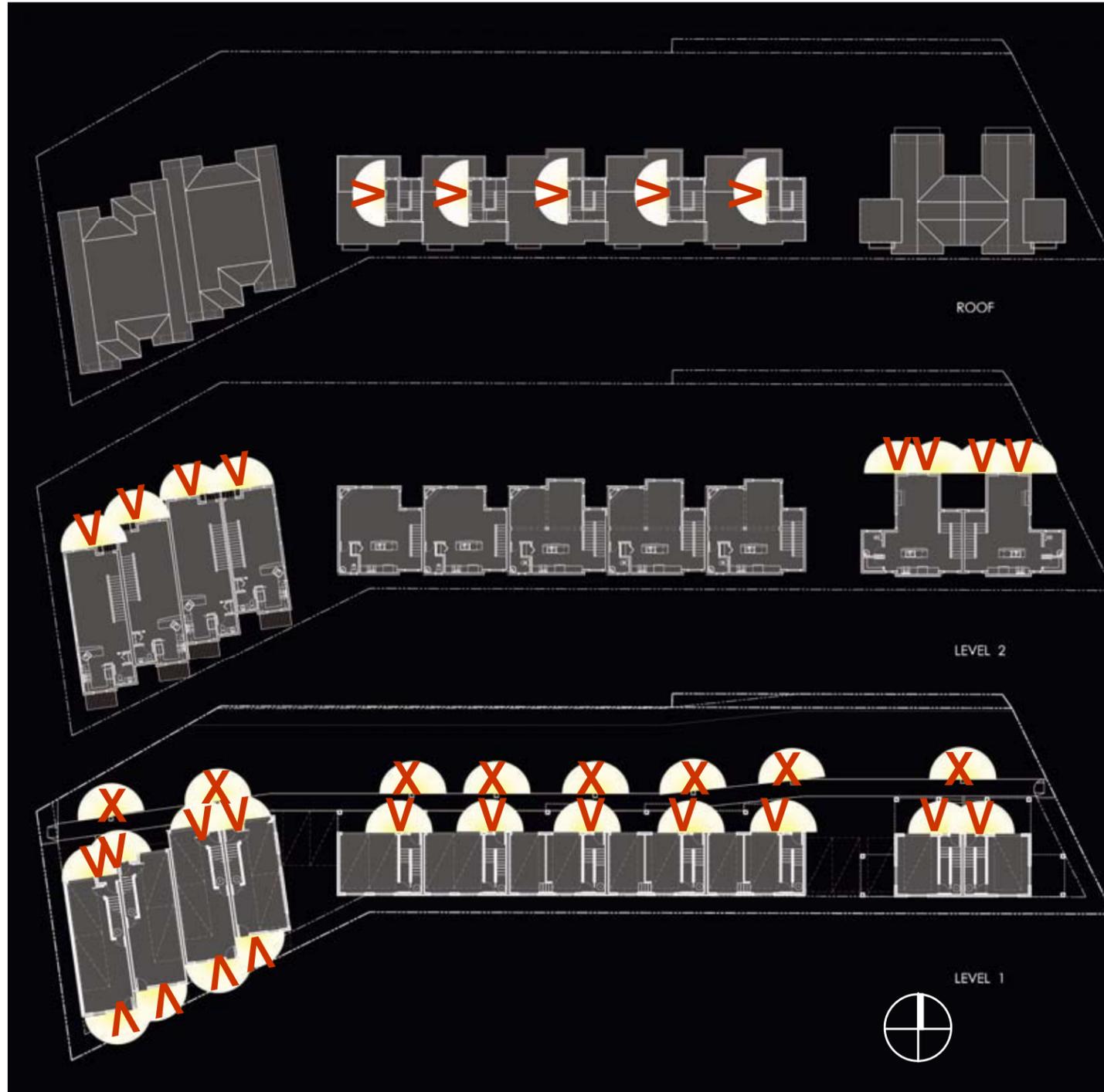


BUILDING BC



BUILDING DE





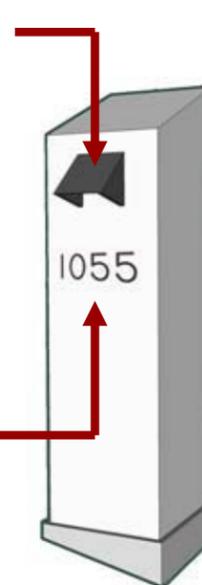
EX: BC ELEVATION, LIGHT AT ROOF DECK



EX: AA ELEVATION, LIGHT AT L1 AND L2

DOWN CAST LIGHT

ADDRESS NUMBER



X: CONCRETE BOLLARD

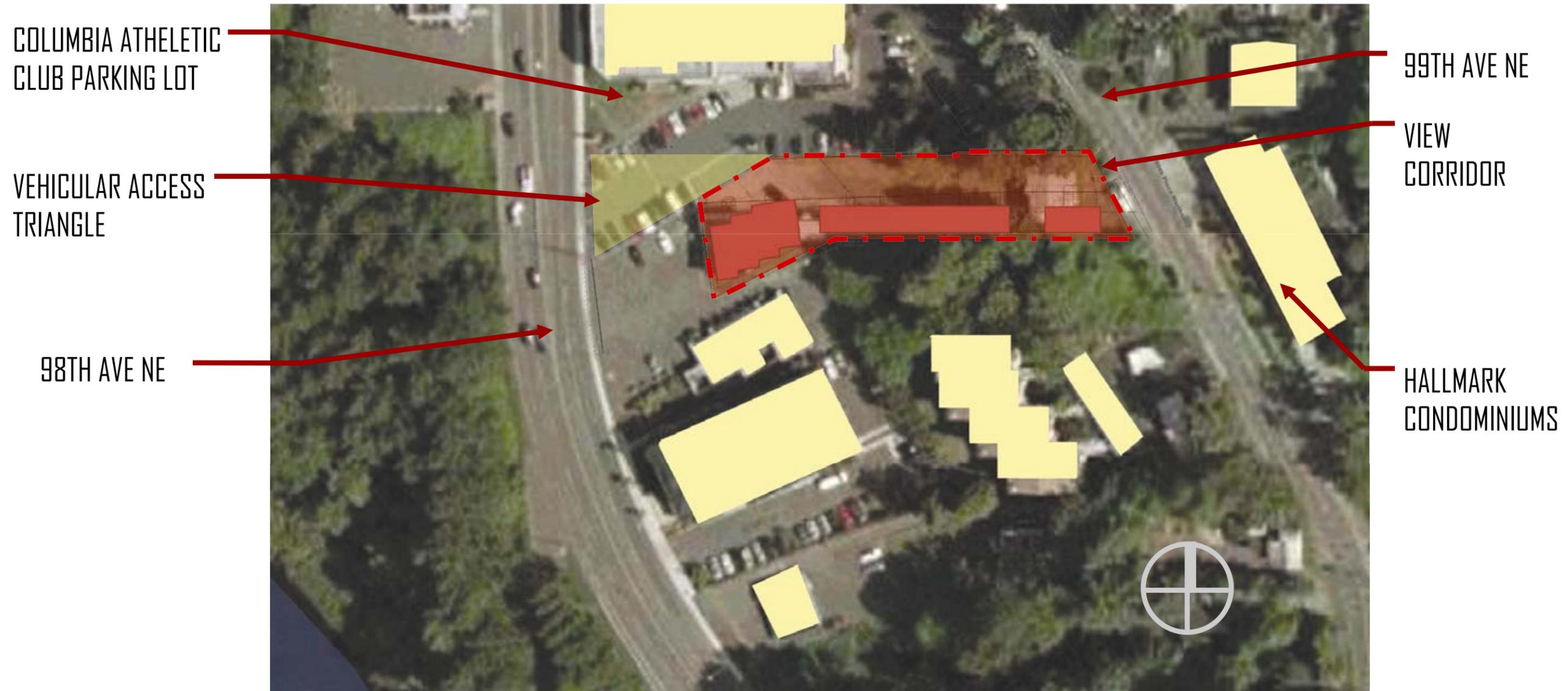
DOWN CAST LIGHT

MAX 70 WATT BULB

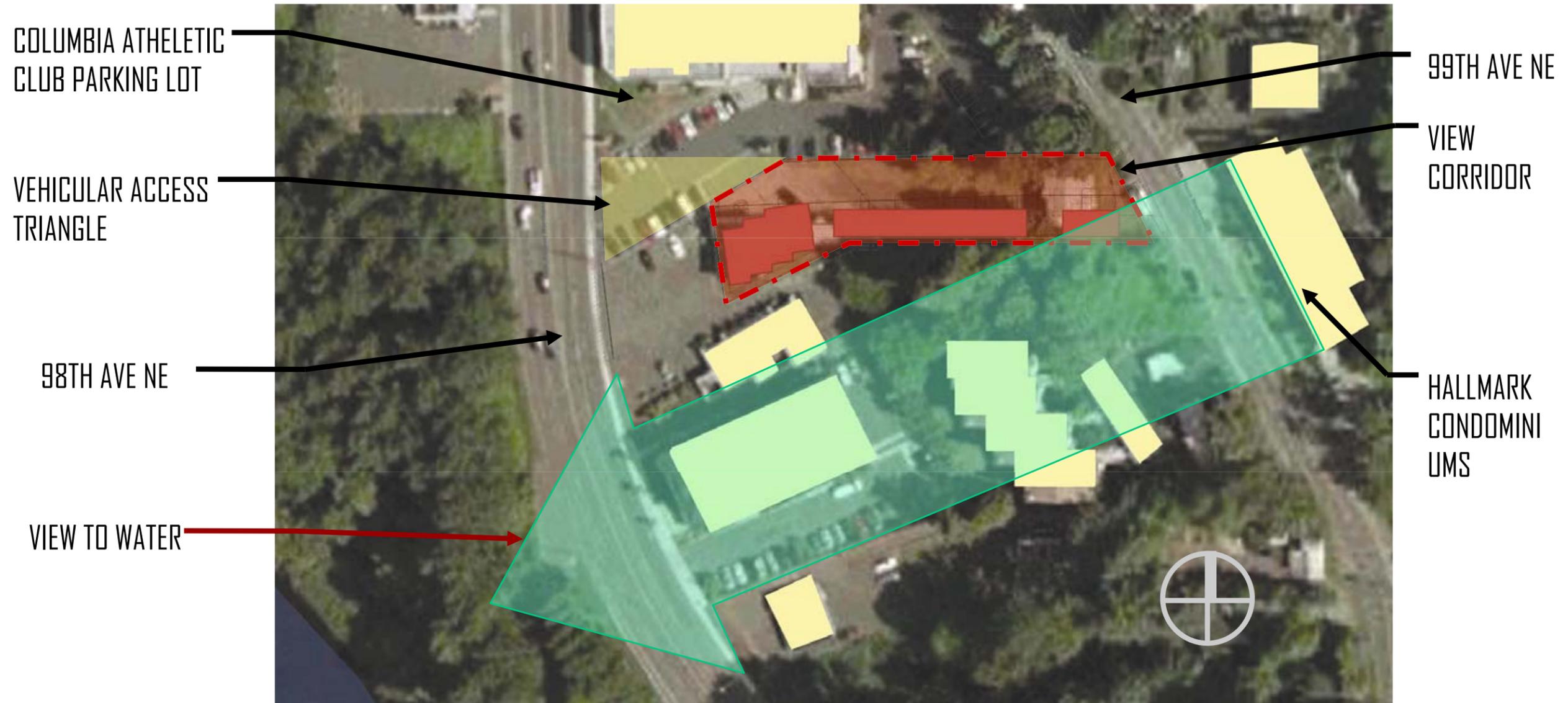


V: WALL SCONCE

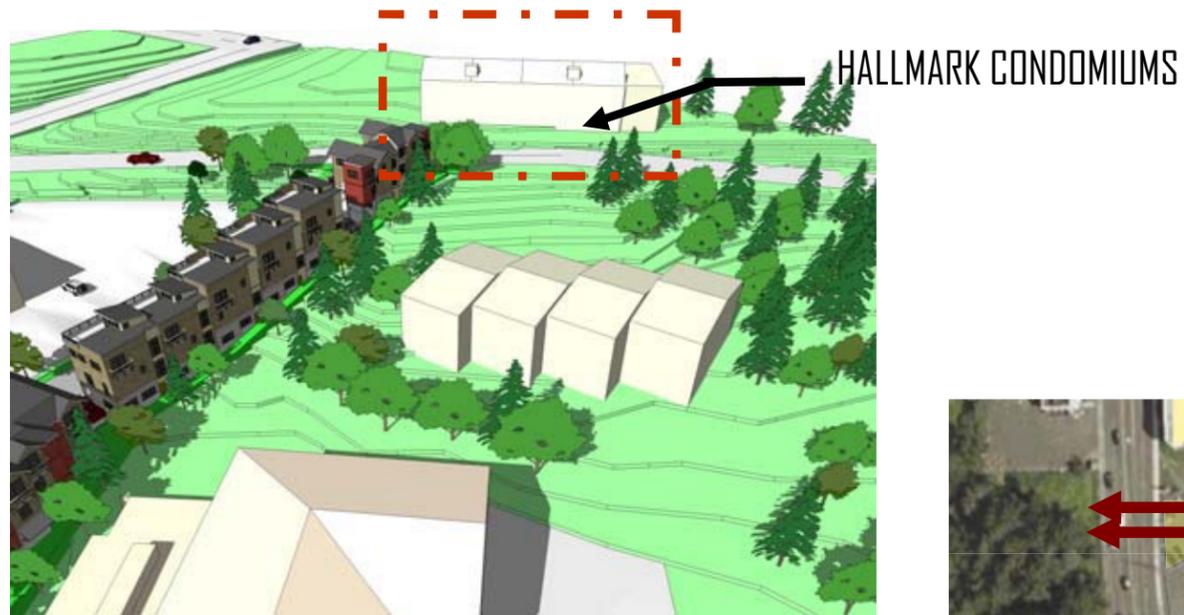
AREA PLAN



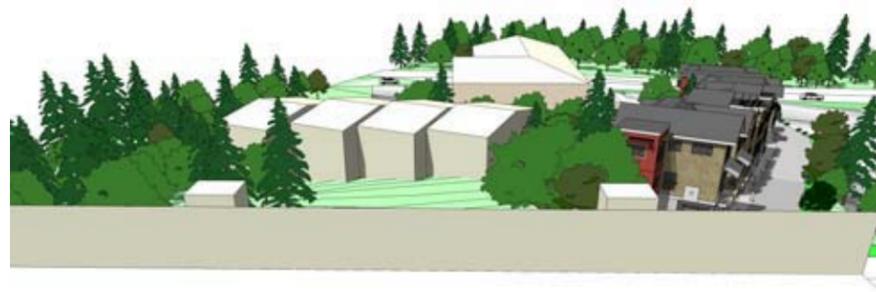
AREA PLAN



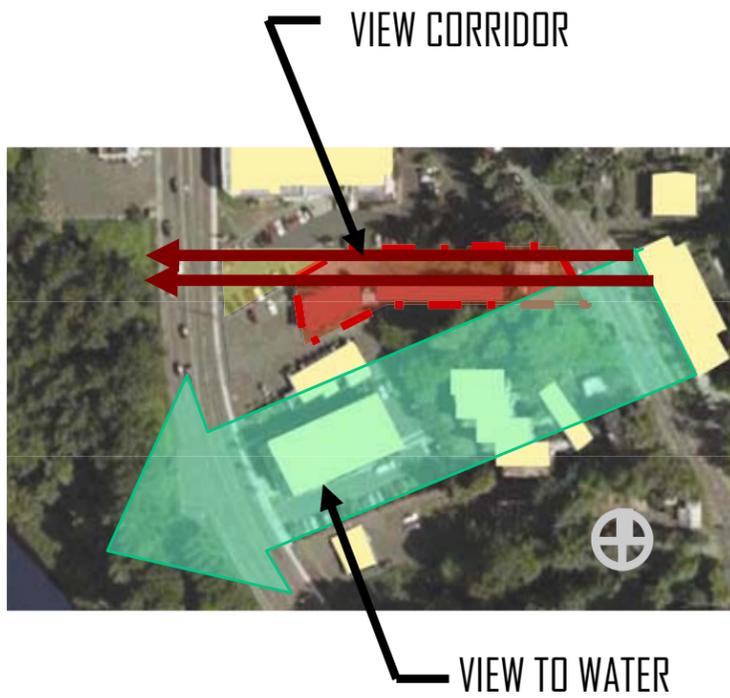
IEWS FROM ADJACENT PROPERTY



LOOKING EAST TOWARD HALLMARK CONDOMINIUMS



LOOKING WEST FROM HALLMARK CONDOMINIUMS



HALLMARK CONDOMINIUMS (ROOF)



VIEW CORRIDOR FROM THIRD FLOOR



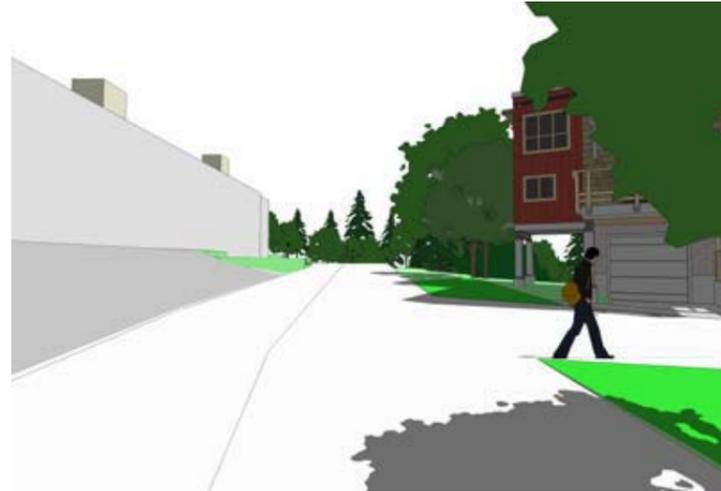
VIEW CORRIDOR FROM SECOND FLOOR



VIEW CORRIDOR FROM FIRST FLOOR



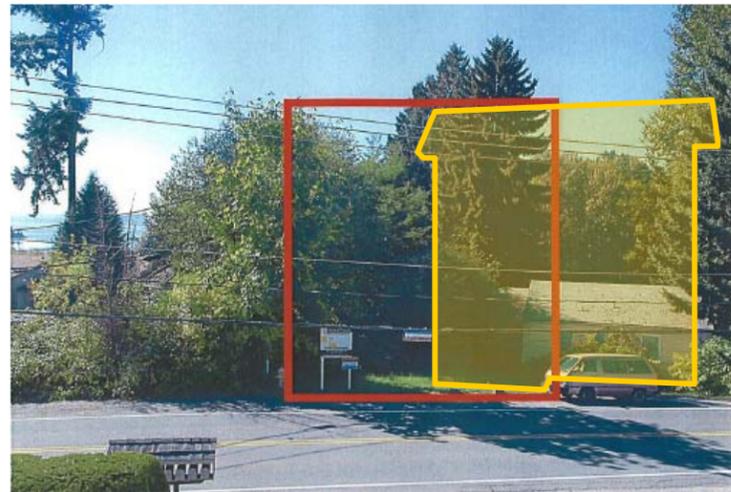
LOOKING WEST FROM HALLMARK
CONDOMINIUMS



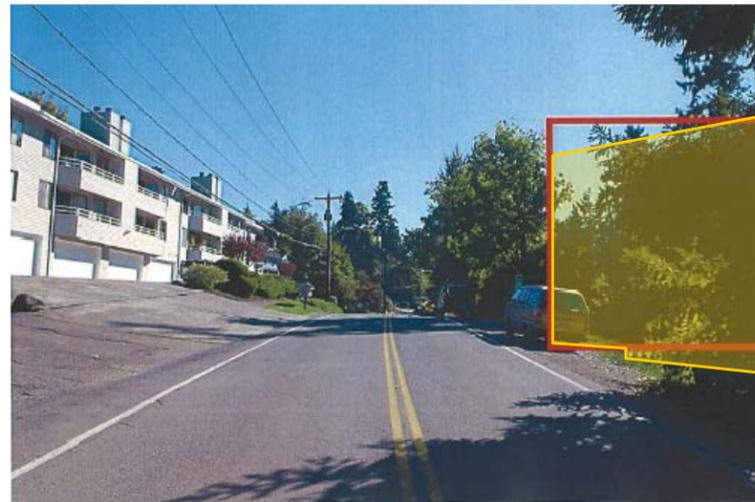
LOOKING SOUTH FROM 99TH TOWARD SITE



LOOKING NORTH FROM 99TH TOWARDS
SITE



LOOKING WEST FROM HALLMARK
CONDOMINIUMS

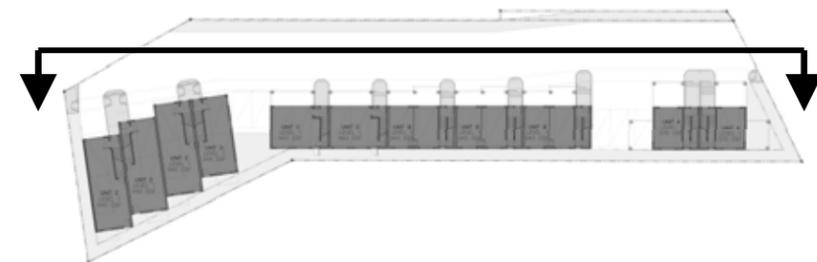
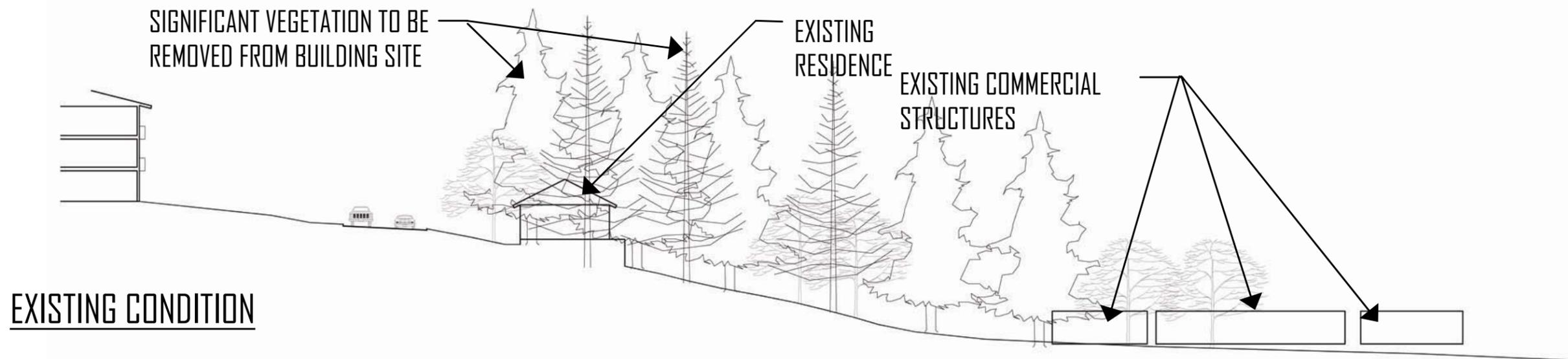
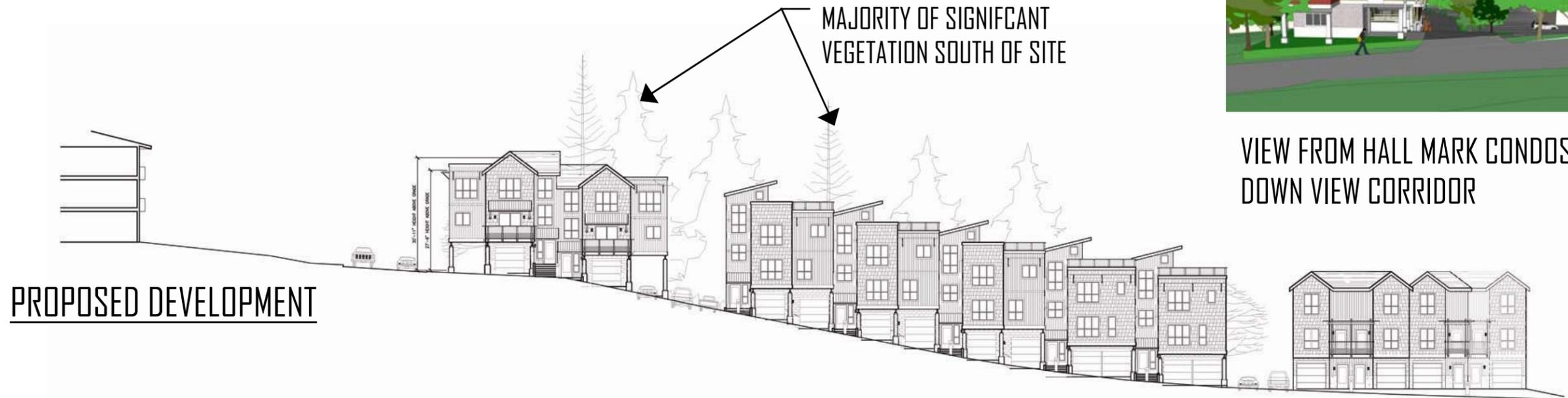


LOOKING SOUTH FROM 99TH TOWARD SITE

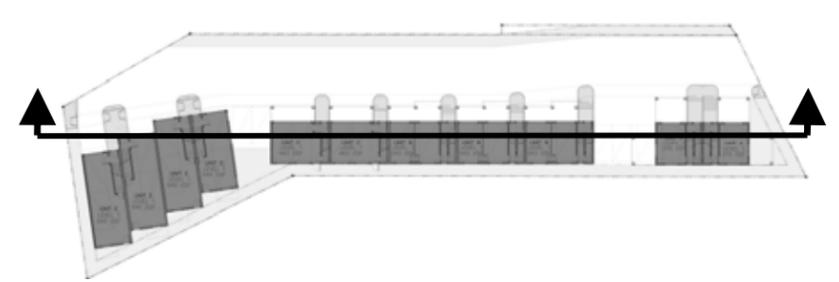
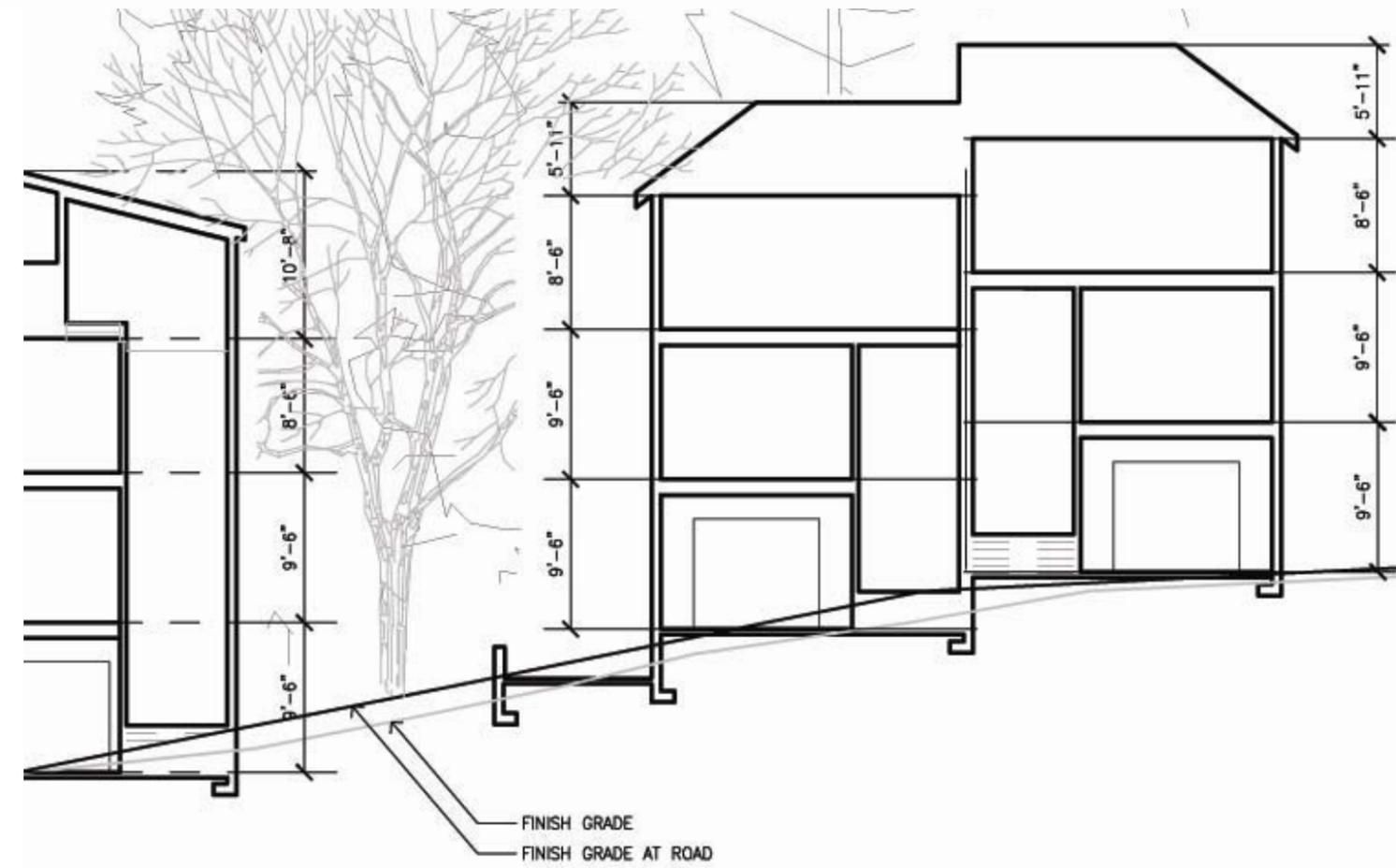
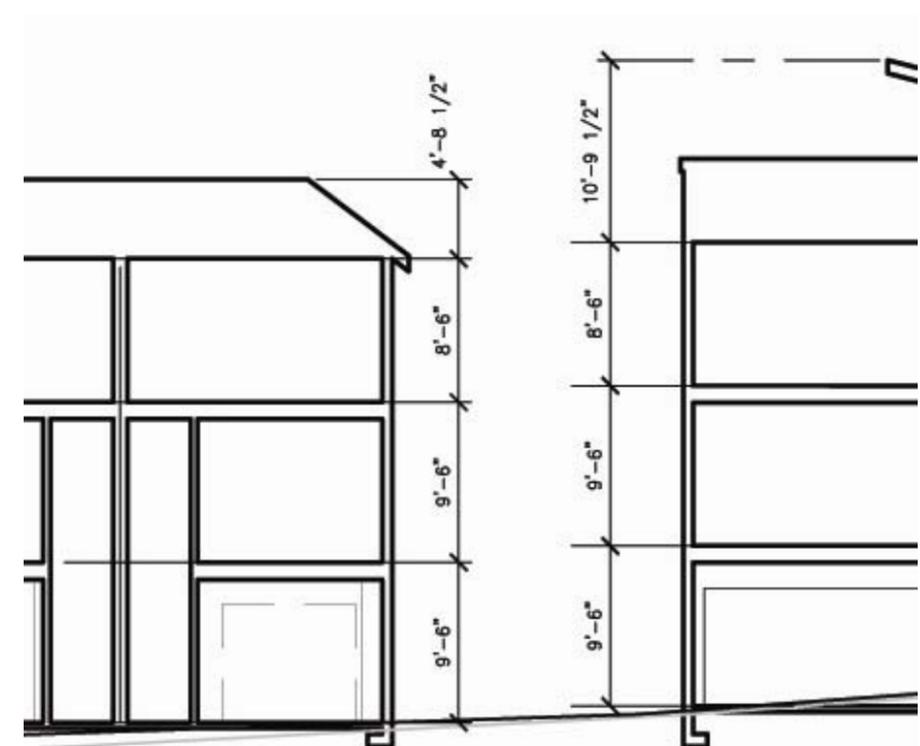
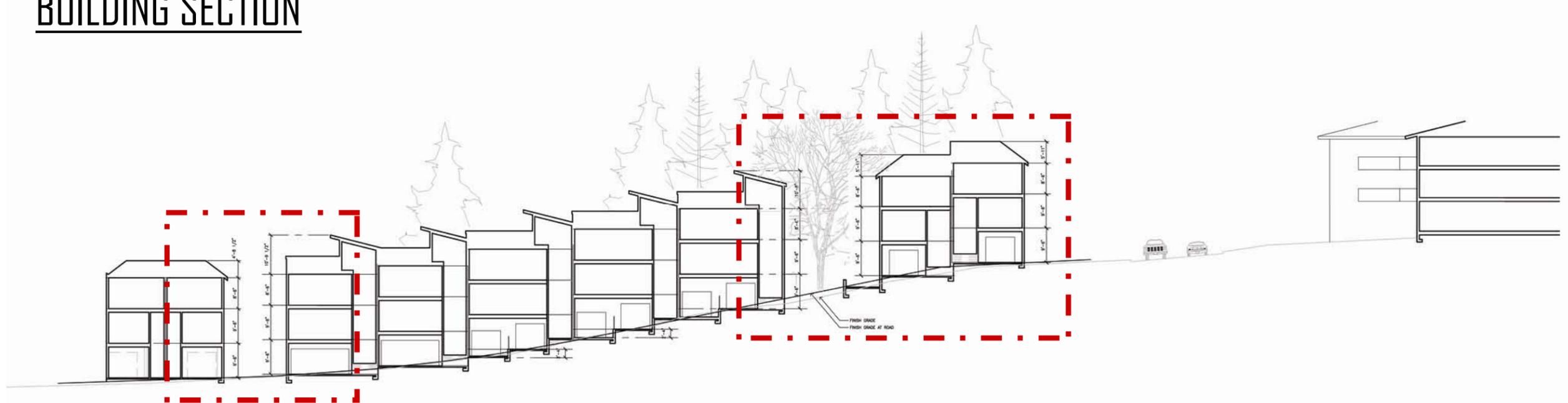


LOOKING NORTH FROM 99TH TOWARDS
SITE

SITE SECTION THROUGH VIEW CORRIDOR

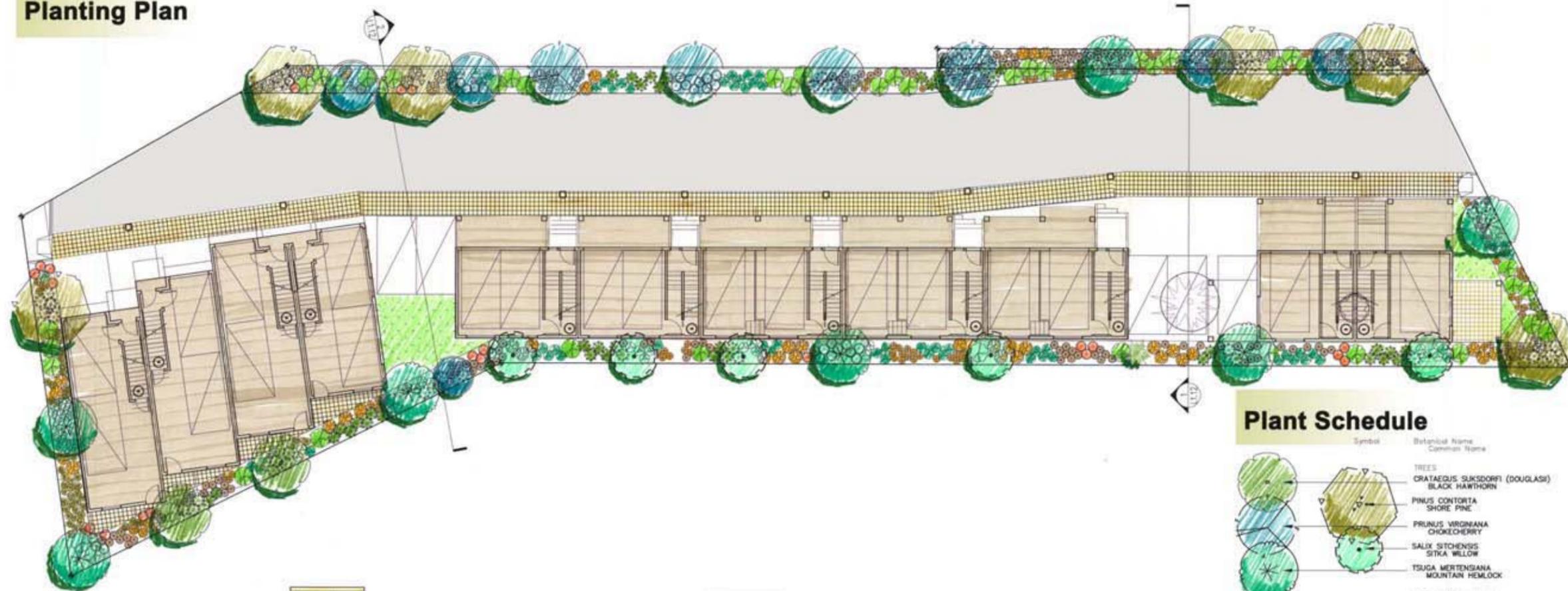


BUILDING SECTION



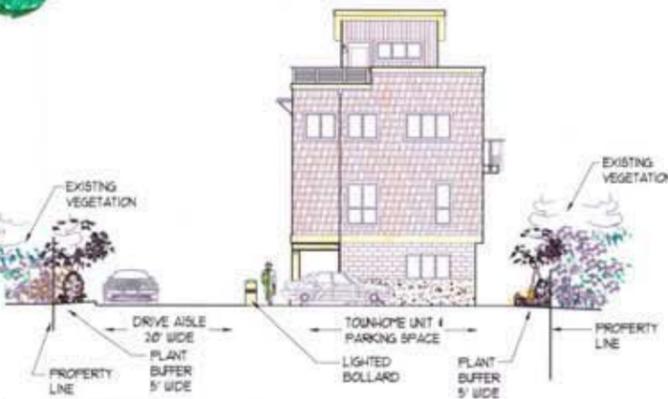
LANDSCAPE PLAN AND SECTIONS

Planting Plan

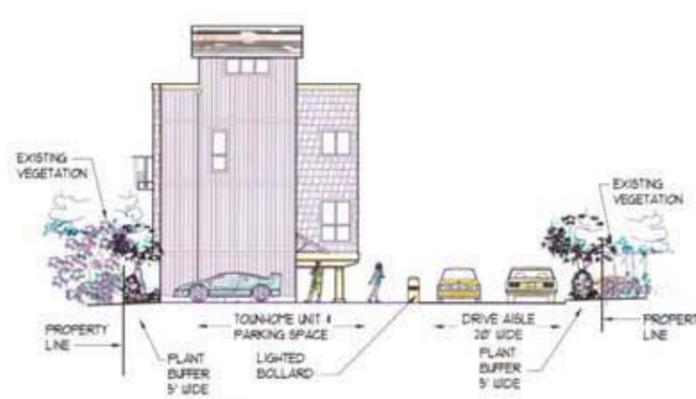


Plant Schedule

Symbol	Botanical Name	Common Name
TREES		
	CRATAEGUS SISKDORFI	BLACK HAWTHORN
	PINUS CONTORTA	SHORE PINE
	PRUNUS VIRGINIANA	CHOCOLATE CHERRY
	SALIX STICHENSIS	SITKA WILLOW
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK
REPLACEMENT TREES		
	THUJA PLICATA	WESTERN RED CEDAR
	MALUS DOMESTICA	APPLE TREE
SHRUBS		
	ACER CIRCINATUM	VINE MAPLE
	HOLODISCUS DISCOLOR	OCEANSPRAY
	MAHONIA (BERBERIS) AQUIFOLIUM	TALL OREGON GRAPE
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
GROUNDCOVER		
	BLECHNUM SPICANT	DEER FERN
	CAREX OBNUPTA	SLOUGH SLEDGE
	CAREX UTRICULATA	BEAKED SEDGE
	MAHONIA (BERBERIS) NERVOSA	LOW OREGON GRAPE
	PEROVUS PAVER	
	LAWN	



Section 2



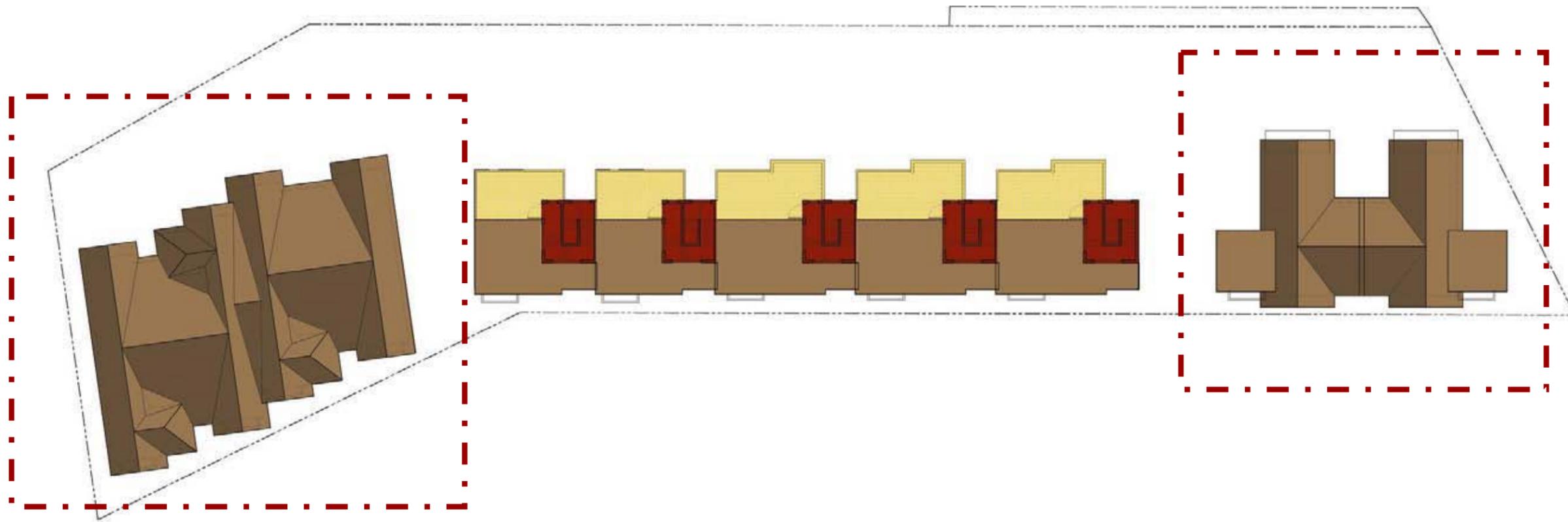
Section 1

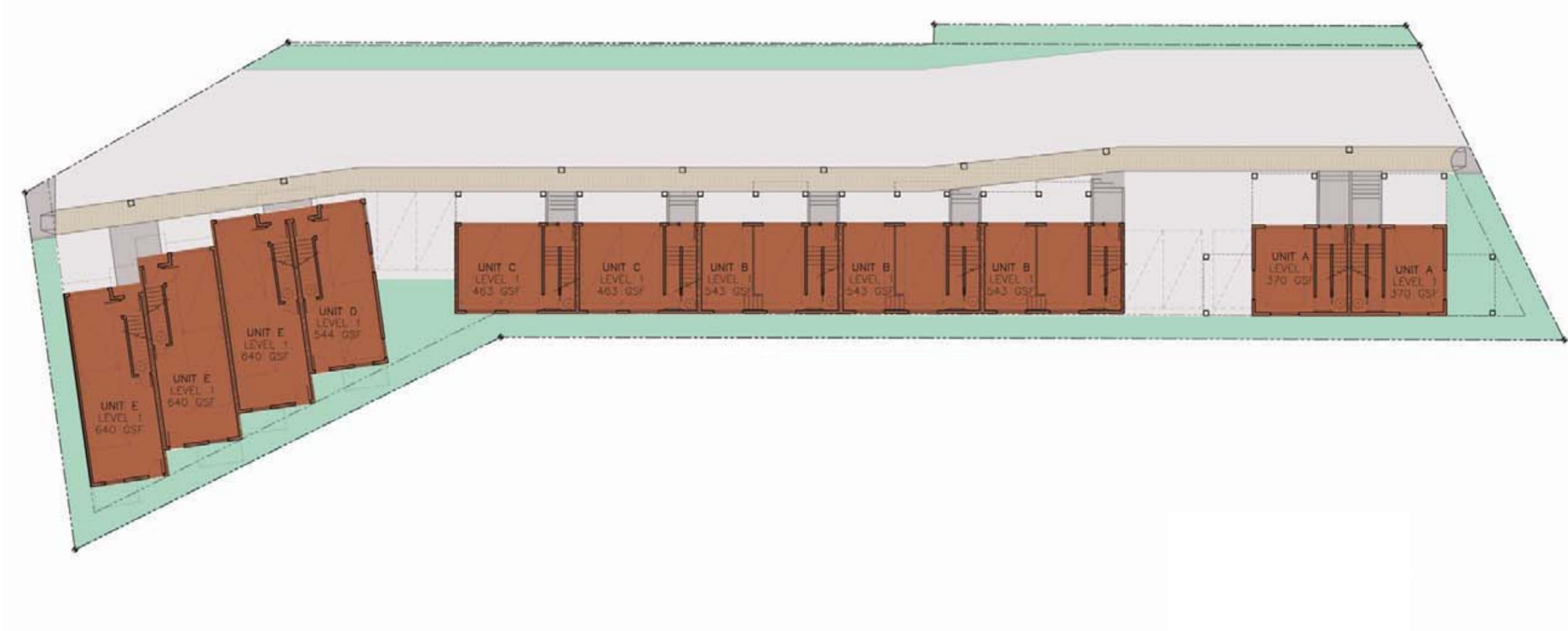


LANDSCAPE WITHIN NEIGHBORING VEGETATION



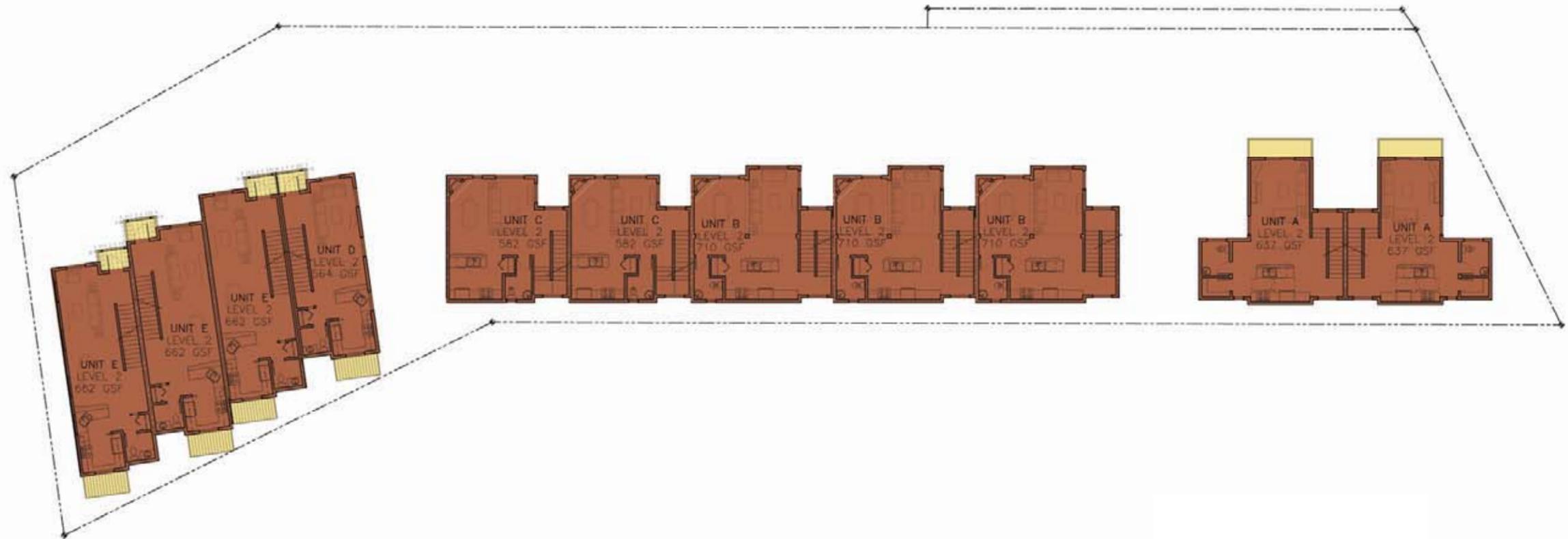
NEW ROOF FORMS





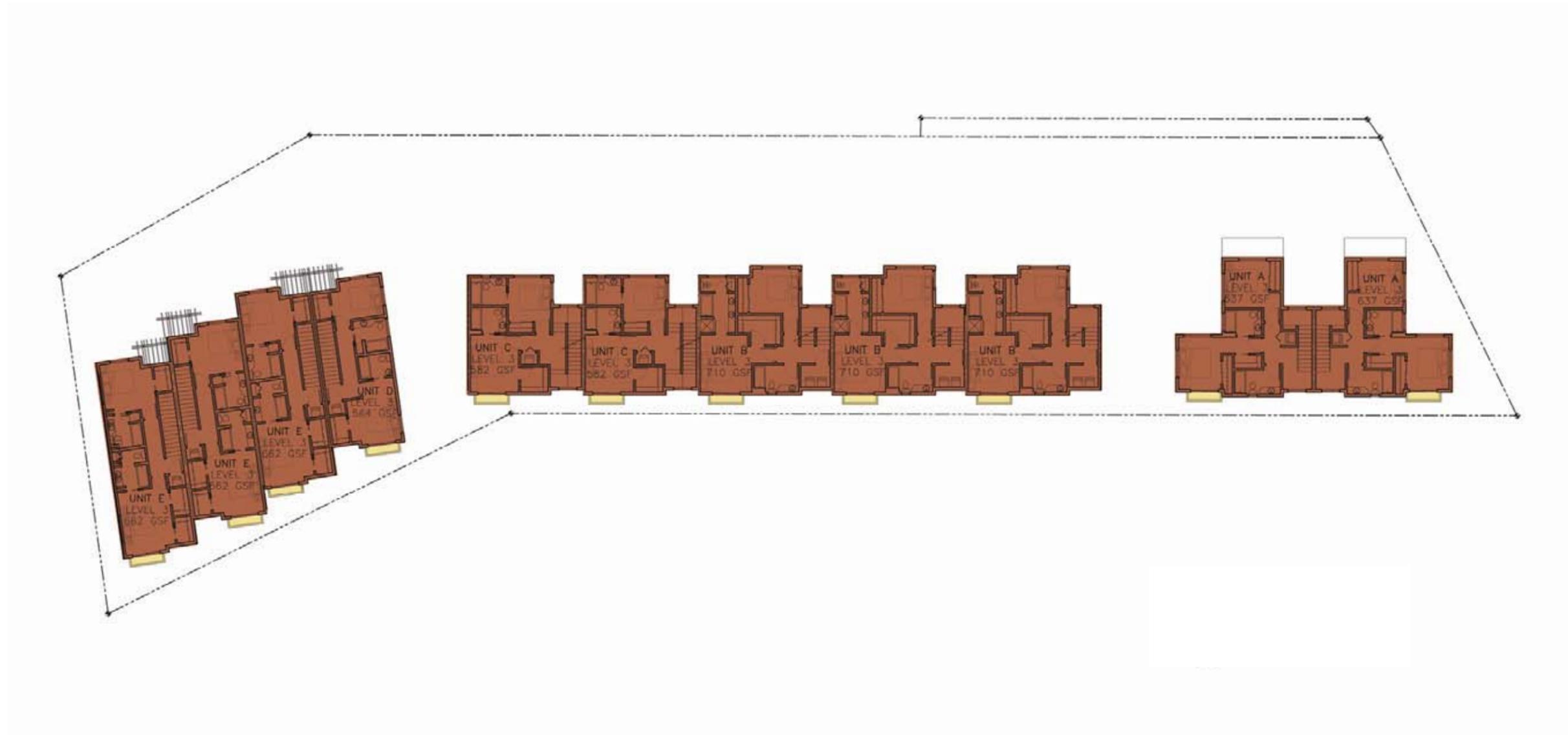
PLAN: LEVEL 1





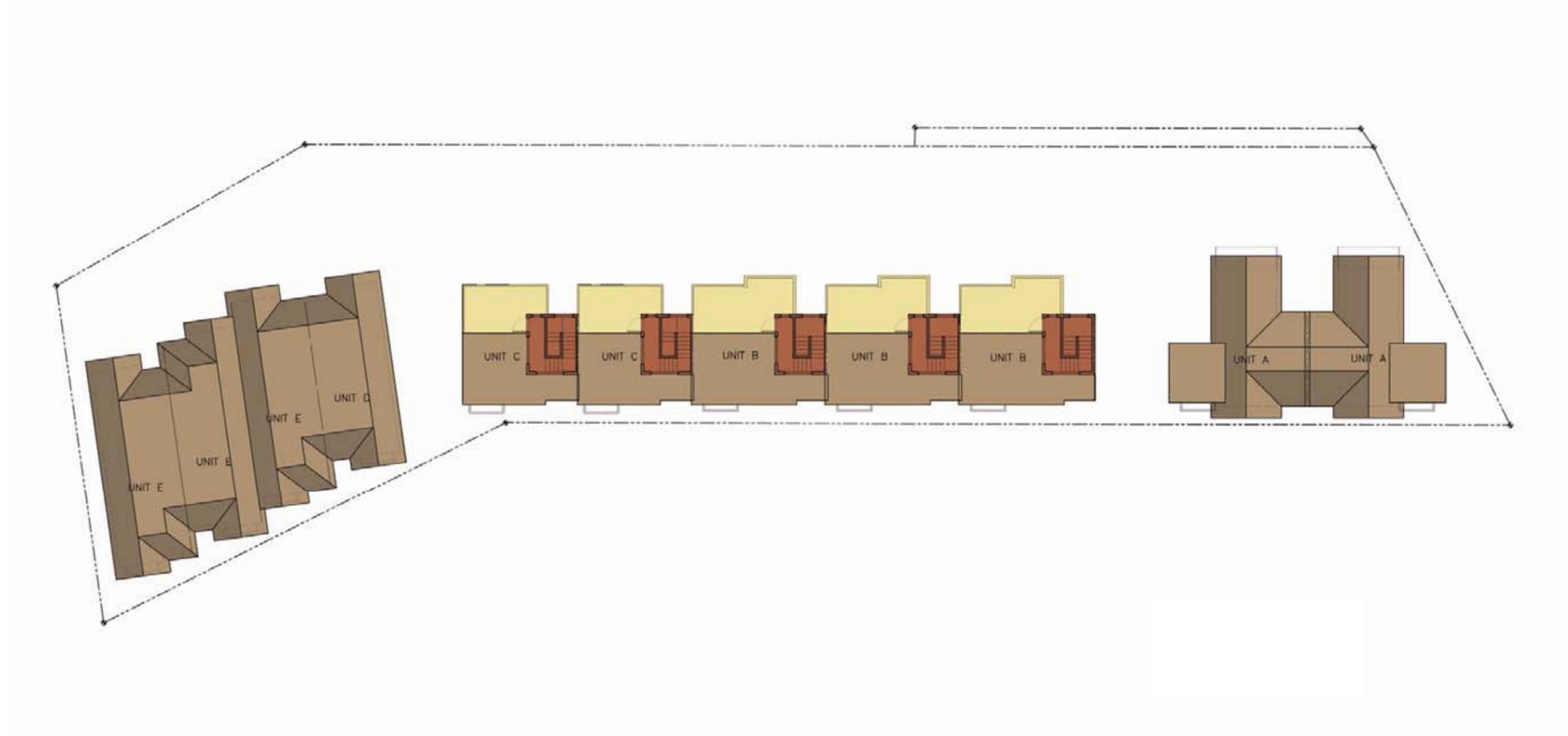
PLAN: LEVEL 2





PLAN: LEVEL 3





PLAN: ROOF





ELEVATION: NORTH

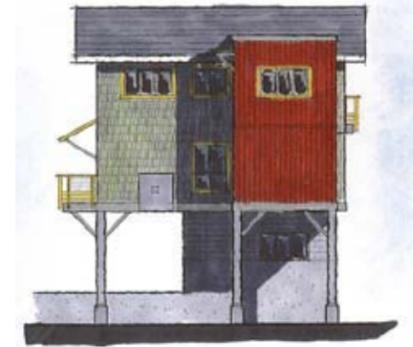


ELEVATION: SOUTH

NORTH



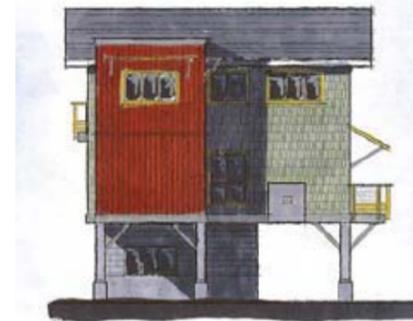
WEST



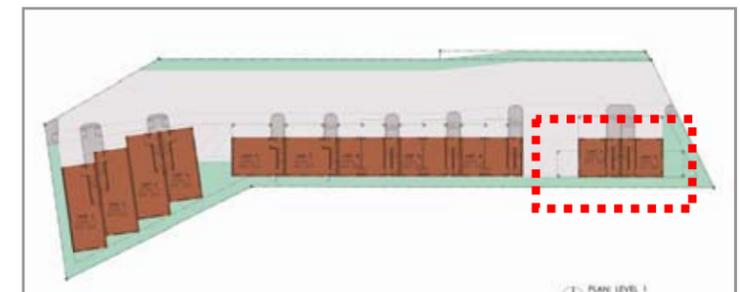
SOUTH

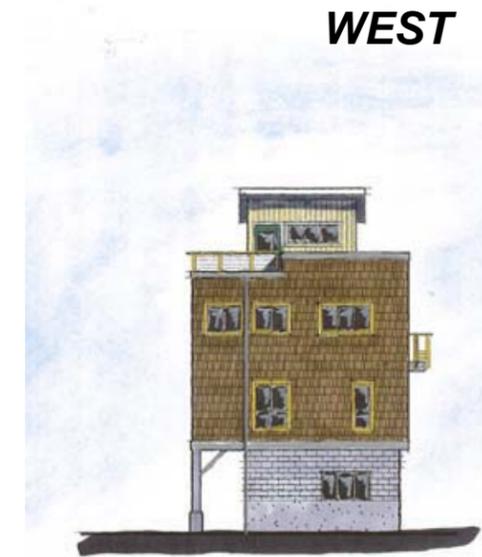


EAST

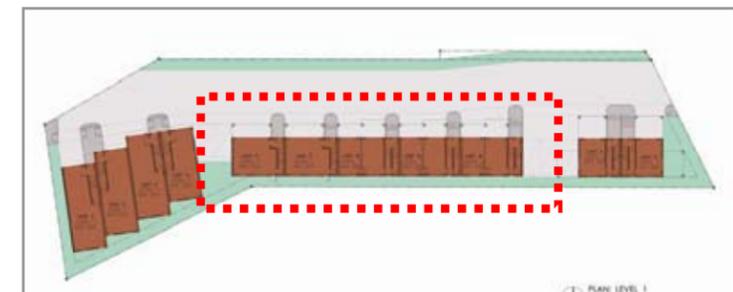


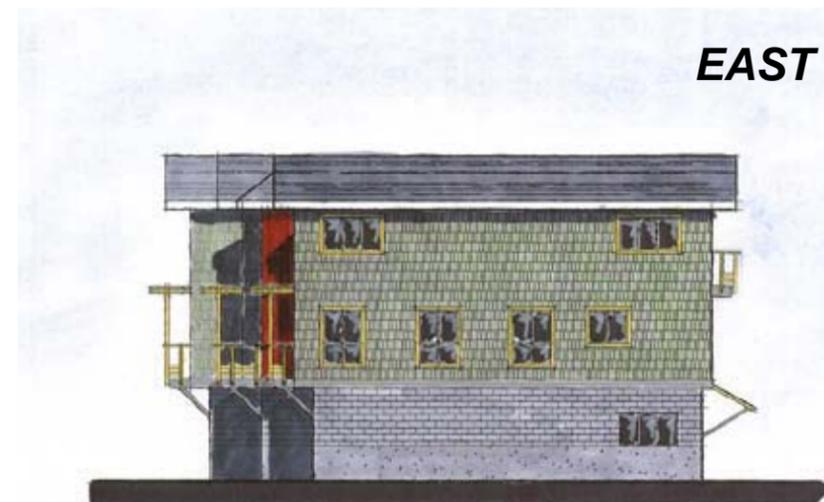
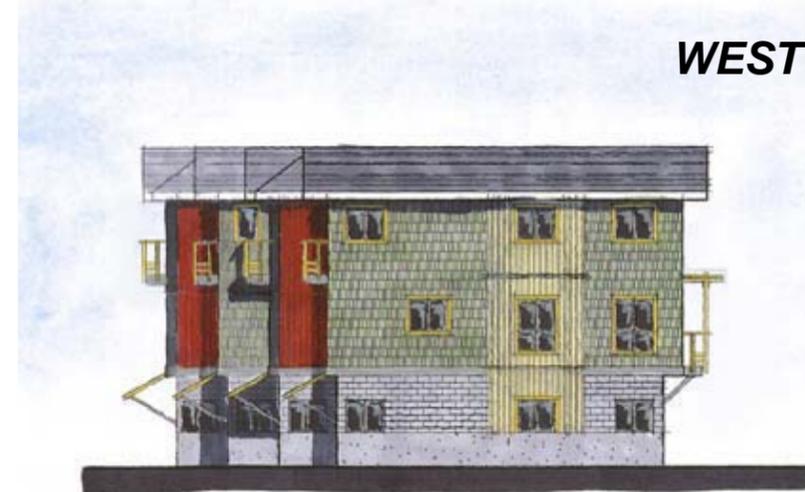
ELEVATIONS: BUILDING AA



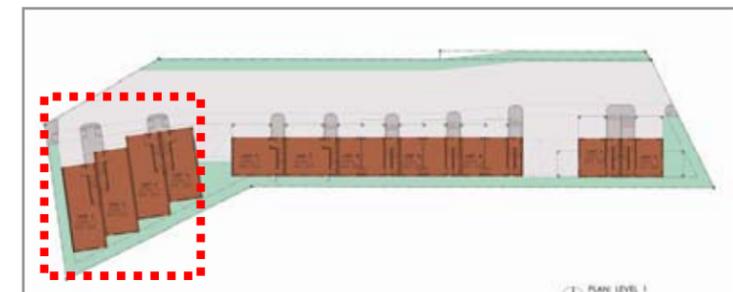


ELEVATIONS: BUILDING BC



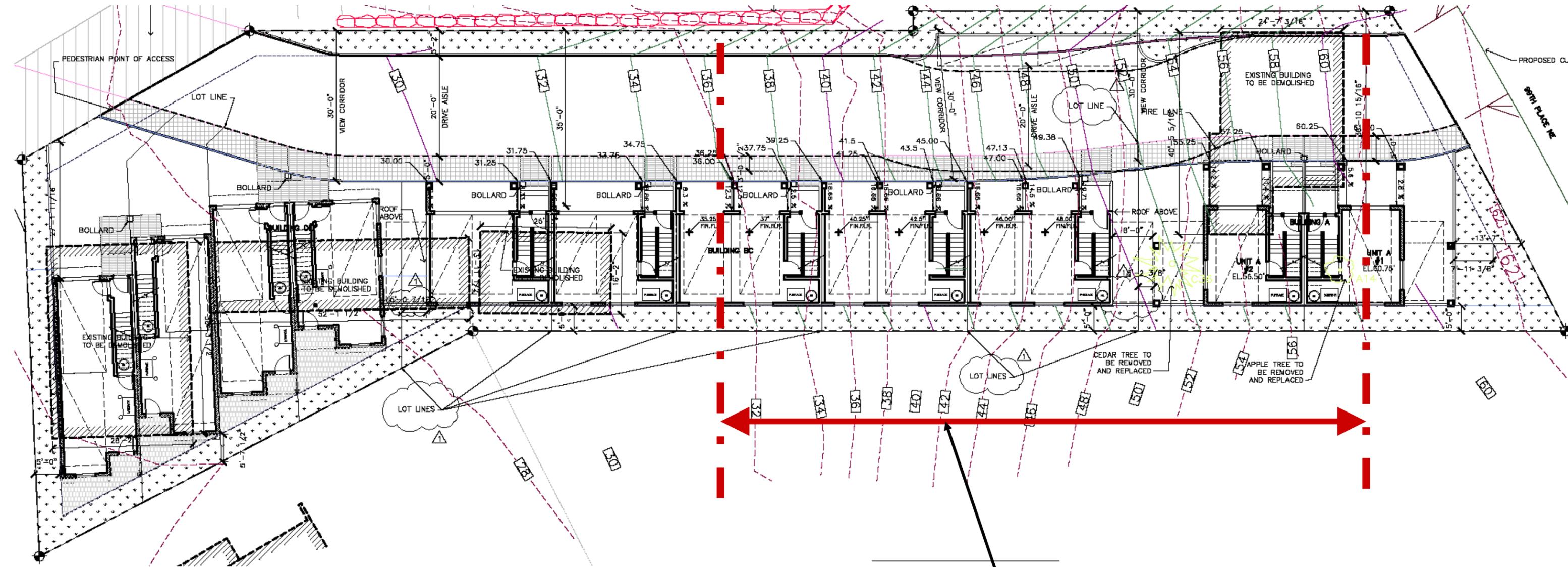


ELEVATIONS: BUILDING DE





JUANITA TOWNHOMES
DESIGN REVIEW COUNCIL | 21 APRIL 2008
DRISCOLL ARCHITECTS, PS | STEVE SMITH DEVELOPMENT



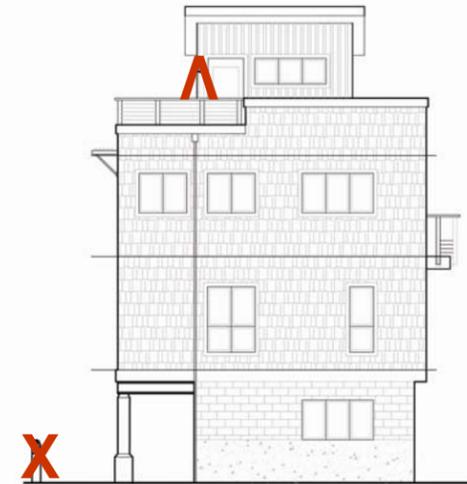
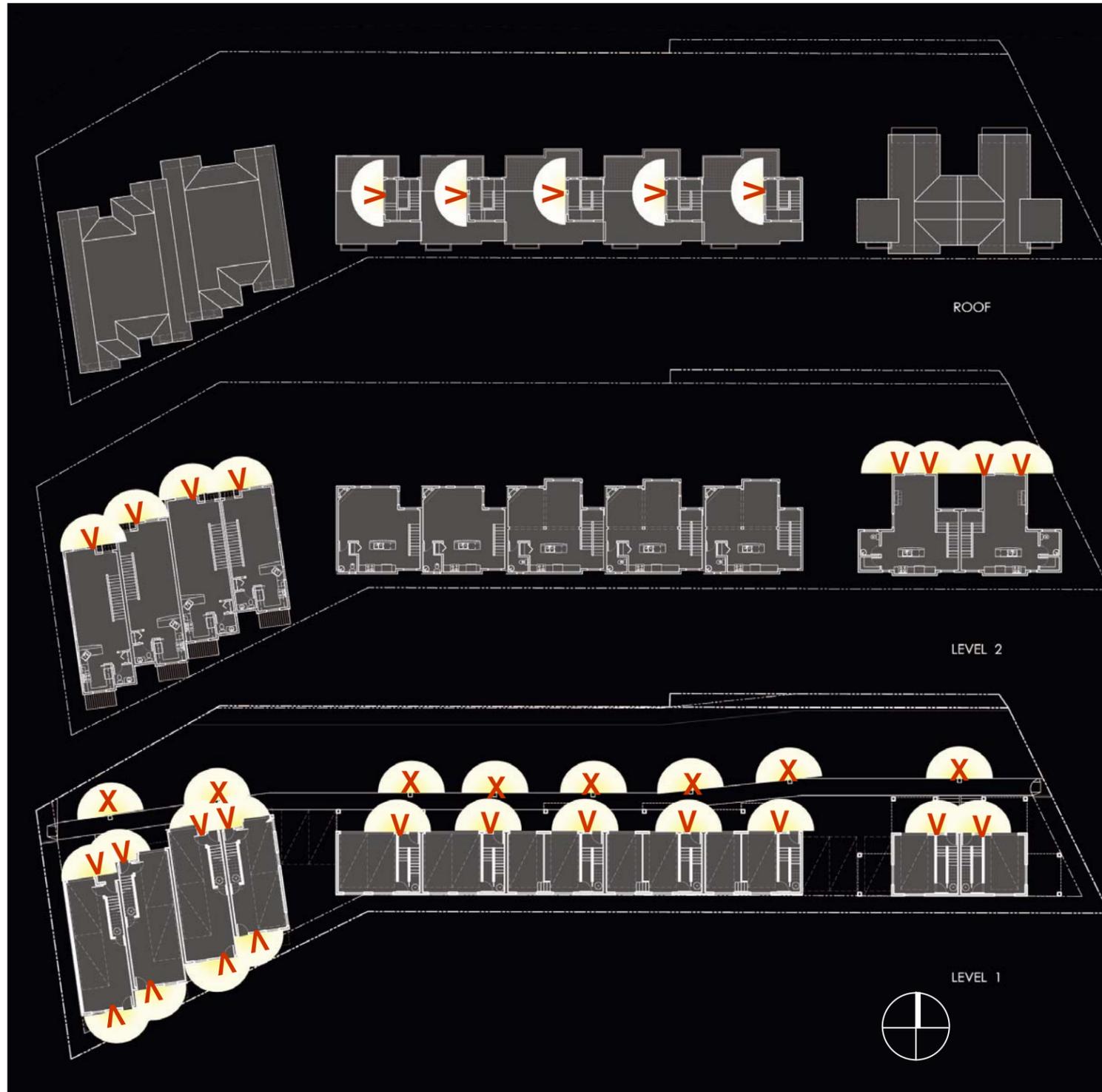
REDUCED SLOPE

1

PROPOSED SITE PLAN

JUANITA TOWNHOMES

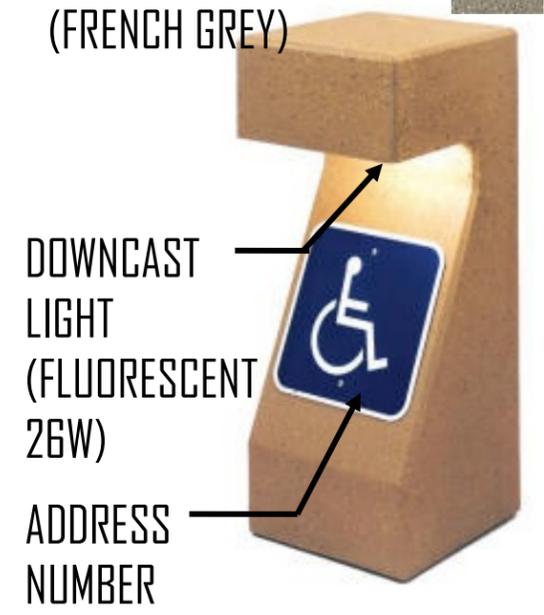
DESIGN REVIEW COUNCIL | 21 APRIL 2008
 DRISCOLL ARCHITECTS, PS | STEVE SMITH DEVELOPMENT



EX: BC ELEVATION, LIGHT AT COLOR SELECTION (FRENCH GREY)



EX: AA ELEVATION, LIGHT AT L1 AND



DOWNCAST LIGHT (FLUORESCENT 26W)
ADDRESS NUMBER

X: REINFORCED CONCRETE BOLLARD

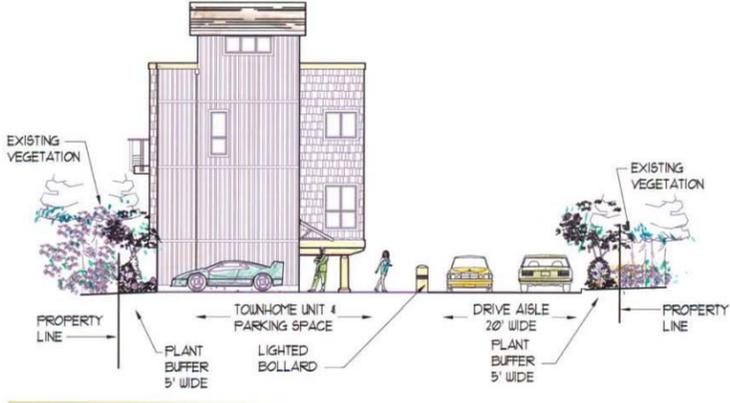
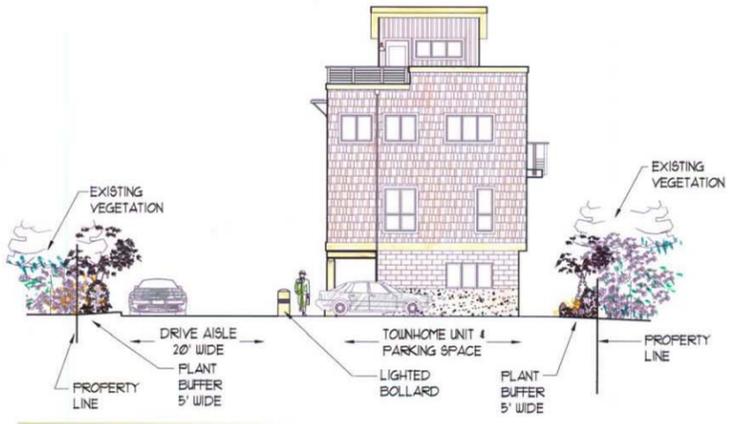
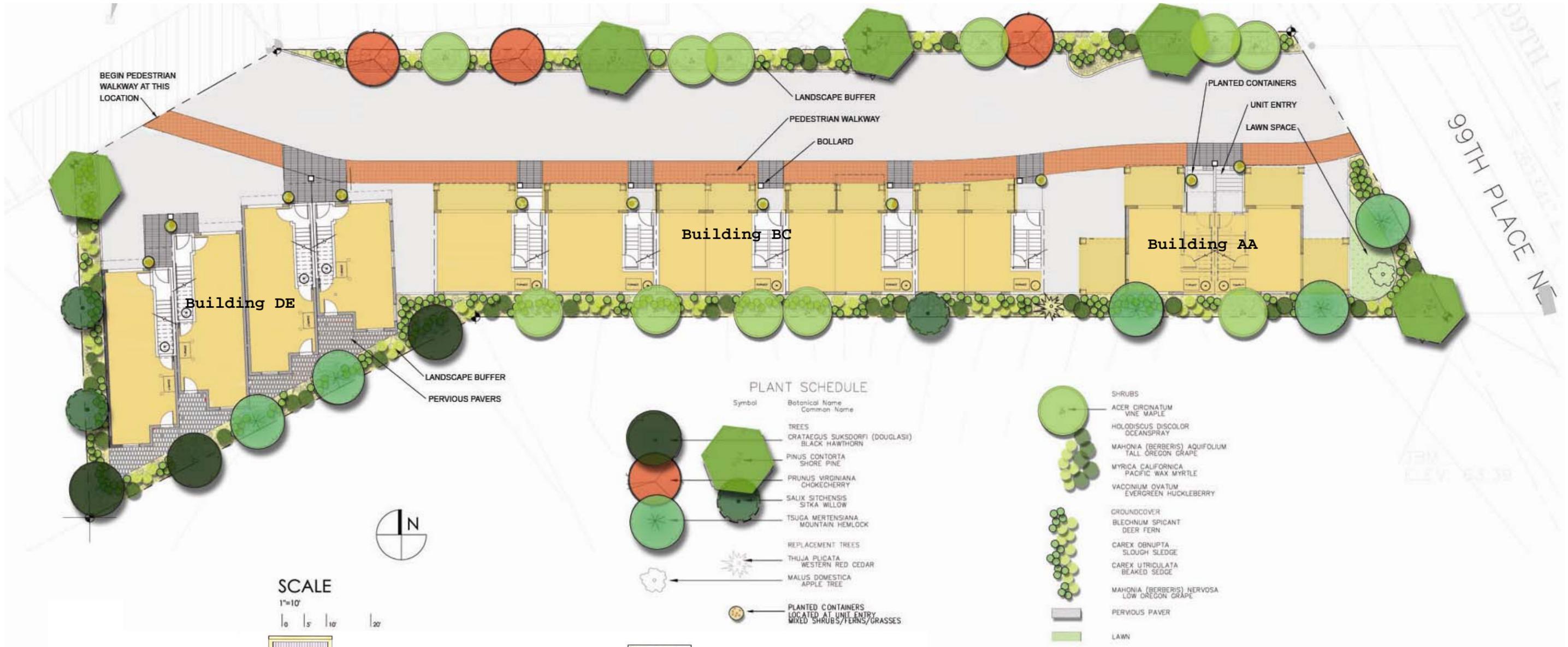


DOWNCAST LIGHT
MAX 70 WATT BULB

V: WALL SCONCE

2

PLAN: LIGHTING



3

Section 2

LANDSCAPE PLAN & SECTIONS

Section 1