

## View Directory

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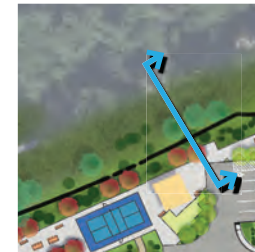
BLUELINE





- 1 EXISTING TREES TO REMAIN
- 2 REDTWIG DOGWOOD
- 3 EXISTING UNDERSTORY TO REMAIN
- 4 OREGON GRAPE
- 5 WESTERN HAZELNUT

## Landscape Section - 2 - 22 - CKC Trail to the West Amenity Area



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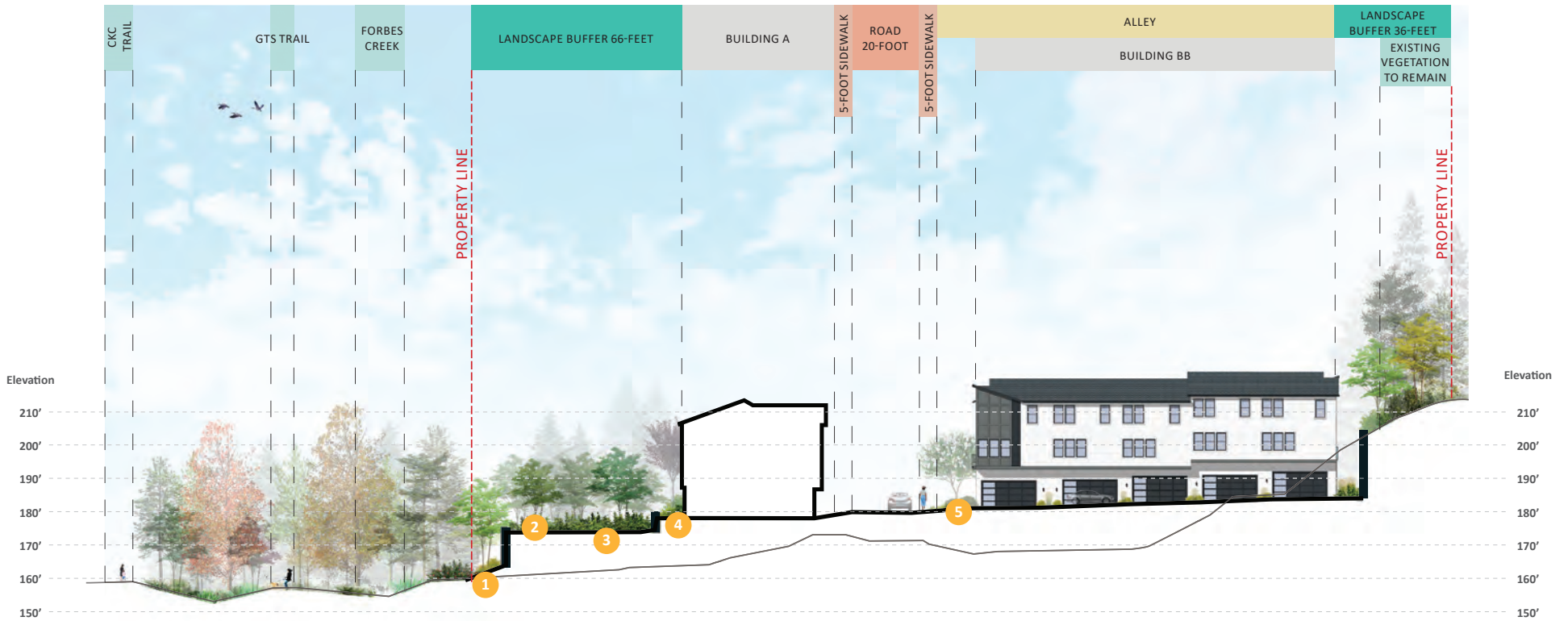
- 1 EXISTING TREES TO REMAIN
- 2 GABION BASKET
- 3 EXISTING UNDERSTORY TO REMAIN
- 4 BAMBOO
- 5 VINE MAPLE

## Landscape Section - 1 - 11 - Alley A - West Elevation Building BB



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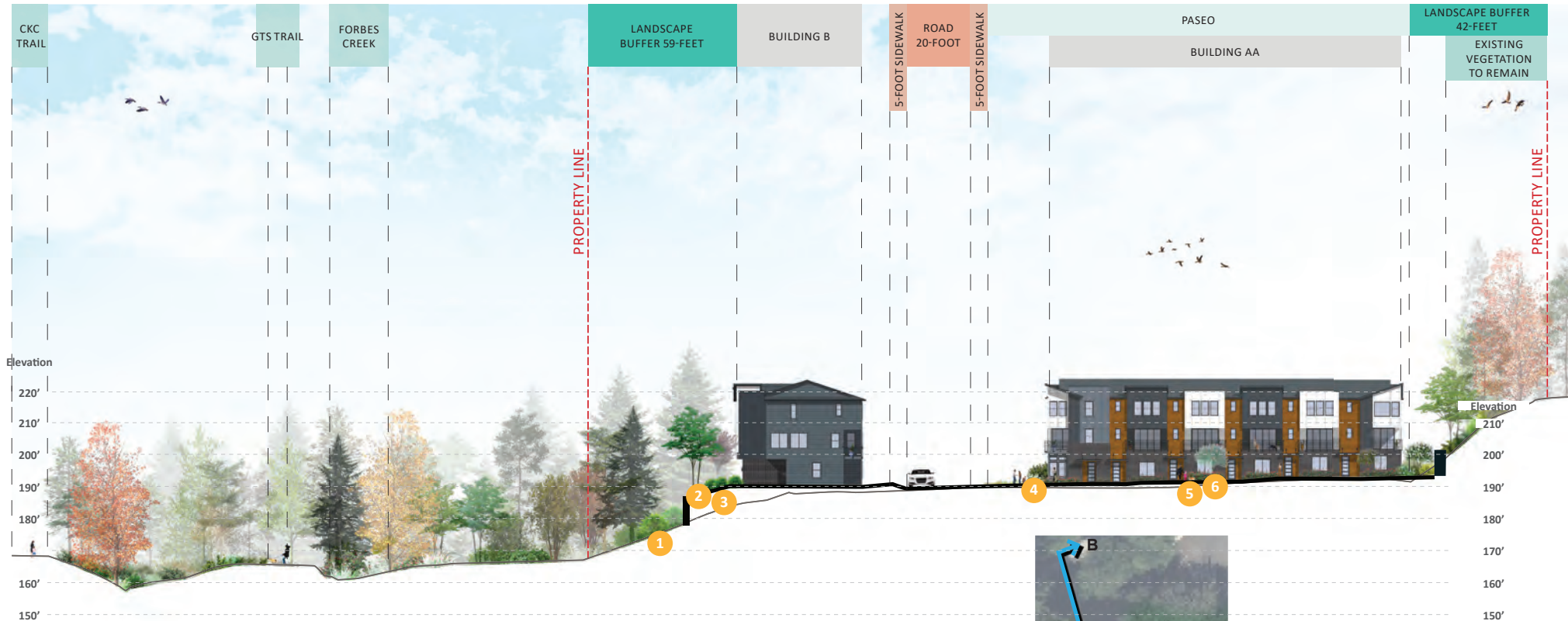
- 1 Red Twig Dogwood
  - 2 Vine Maple - 15 - 25-foot height
  - 3 Oregon Grape
  - 4 Canada Red Chokecherry - 15 - 25-foot height
  - 5 Star Magnolia - 15 - 25-foot height
- Proposed Grade  
 Existing Grade

## Landscape Section - A - AA



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- 1 Snowberry
- 2 Vine Maple - 15 - 25-foot height
- 3 David Viburnum
- 4 Japanese Yew
- 5 Compact Escallonia
- 6 Star Magnolia - 15 - 25-foot height

— Proposed Grade  
— Existing Grade

### Landscape Section - B - BB



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- 1 Excelsa Western Red Cedar - 26 - 35-foot height
- 3 Princess Diana Apple Serviceberry - 15 - 25-foot height

- 2 Shamrock Inkberry Holly
- 4 Japanese Yew

— Proposed Grade  
— Existing Grade

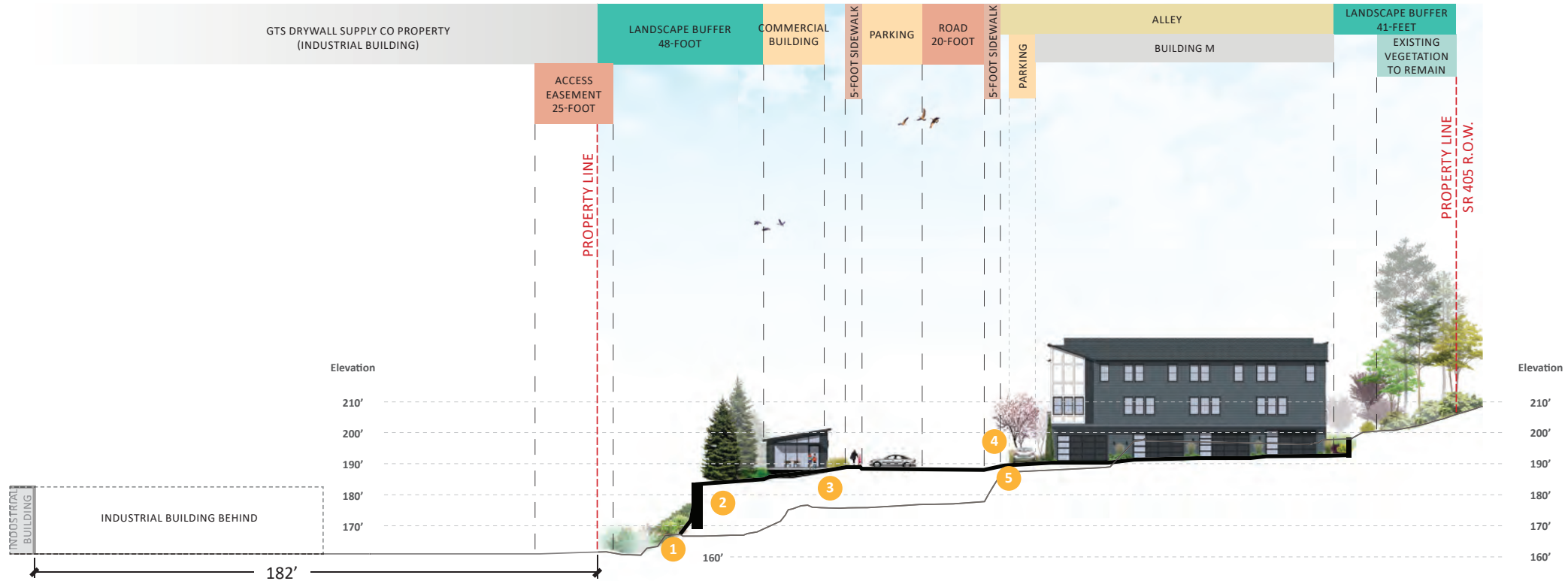
## Landscape Section - C - CC



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**BLUELINE**

**DAHLIN**



- 1 David Viburnum
- 2 Excelsa Western Red Cedar - 26 - 35-foot height
- 3 Kaleidoscope Glossy Abelia
- 4 Miss Satomi Kousa Dogwood - 15 - 25-foot height
- 5 Feather Reed Grass

— Proposed Grade  
- - - Existing Grade

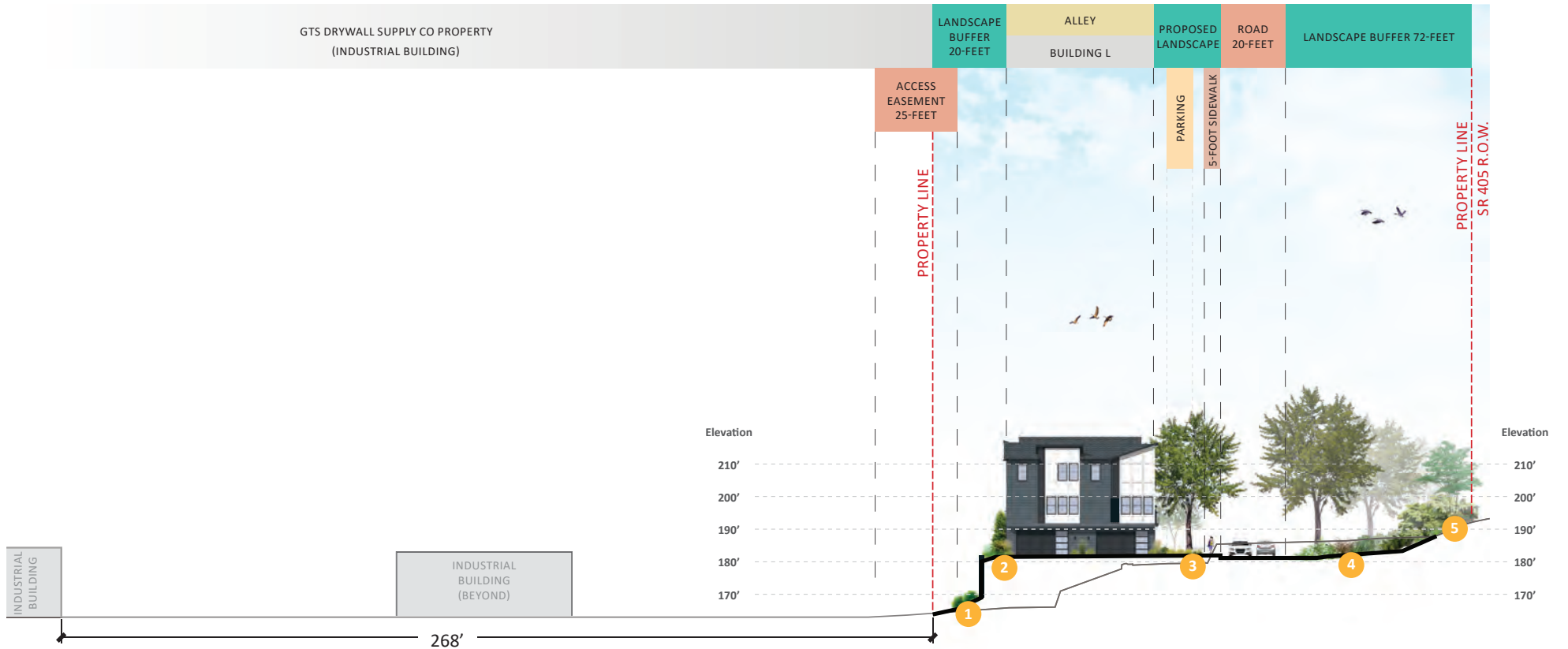
## Landscape Section - D - DD




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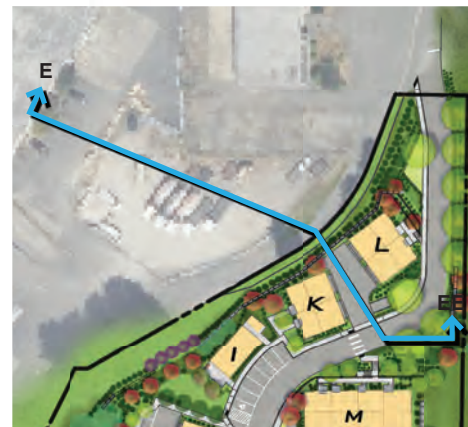
**BLUELINE**

**DAHLIN**



- 1 Red Twig Dogwood
  - 2 Slender Hinoki False Cypress - 15 - 25-foot height
  - 3 Accolade Elm - 51 - 75-foot height
  - 4 Dwarf Plumbago
  - 5 Vine Maple - 15 - 25-foot height
-  Proposed Grade  
 Existing Grade

## Landscape Section - E - EE



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 **BLUELINE**

 **DAHLIN**



	TREES 15 - 25-FOOT HEIGHT
	TREES 26 - 35-FOOT HEIGHT
	TREES 36 - 50-FOOT HEIGHT
	TREES 51 - 75-FOOT HEIGHT
	TREE GREATER THAN 76-FOOT HEIGHT
	EXISTING TREES - SIZES VARY
	EXISTING UNDERSTORY - TO REMAIN



Landscape Plan - Tree Height Study

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BLUELINE



DAHLIN



### Landscape Elevation - Tree Height Study

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BLUELINE







## Landscape Elevation - Tree Height Study

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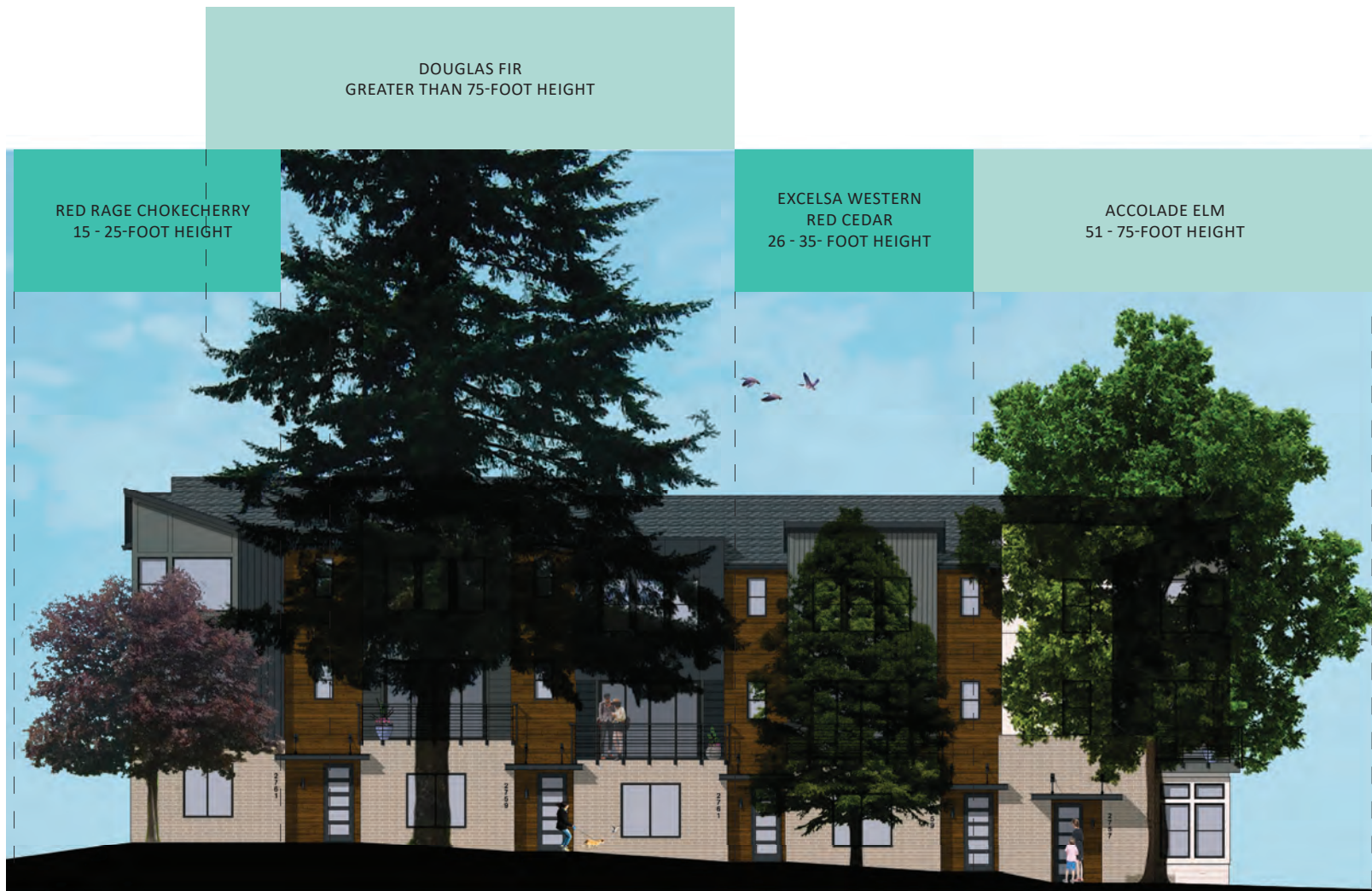


BLUELINE



DAHLIN





## Landscape Elevation - Tree Height Study

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BLUELINE

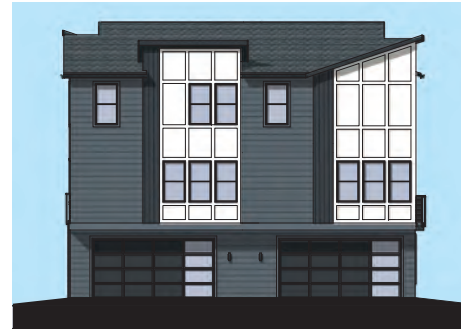




Front Elevation



Enhanced Side Elevation



Enhanced Rear Elevation

Upper two renderings are the start / main entry into the community and the finish of the interior spine road at the back of the community.

Enhanced elevations consisting of higher-level detailing provided by wrapping materials, windows, covered decks, and roof articulations.

Careful consideration was taken when designing the elevations to provide massing and architectural detailing that is appropriately proportioned at a human scale

## Street Corners





Vertical and horizontal modulation provide relief and individualize each unit

Materials have been thoughtfully added to elevations to break down massing and maintain appropriate scale

Windows, openings, deck railings, and metal awnings are designed to human scale

Second floor decks create passive connection between homeowners and the community

## Human Scale



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01-06-2023





- Each of the entries are recessed, shielding from outside weather and offering privatized entries
- Large stoops create an extension for the interior entry and provides an area to connection with neighbors
- Covered decks on second floor provide a relief in massing to add to the pedestrian scale

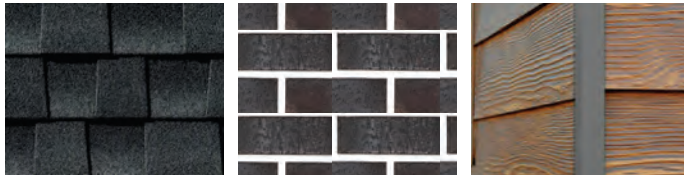
## Pedestrian Friendly Building Fronts & Pedestrian Covering



Figure 45. Consider changes in building materials with modulation techniques



- 1 PAINT: SHERWIN WILLIAMS SW 7004 "SNOW BOUND"
- 2 PAINT: SHERWIN WILLIAMS SW 6992 "INKWELL"
- 3 PAINT: SHERWIN WILLIAMS SW 6251 "OUTERSPACE"



- 4 ROOF: TIMBERLINE CHARCOAL SHINGLE ROOF
- 5 BRICK: MUTUAL MATERIALS "COAL CREEK" SLIM BRICK TILE
- 6 WOODTONE: RUSTIC SERIES LAP "OLD CHERRY"



- 1 PAINT: SHERWIN WILLIAMS SW 7004 "SNOW BOUND"
- 2 PAINT: SHERWIN WILLIAMS SW 6992 "INKWELL"
- 3 PAINT: SHERWIN WILLIAMS SW 2848 "ROYCROFT PEWTER"



- 4 ROOF: TIMBERLINE CHARCOAL SHINGLE ROOF
- 5 BRICK: MUTUAL MATERIALS "COAL CREEK" SLIM BRICK TILE
- 6 WOODTONE: RUSTIC SERIES LAP "OLD CHERRY"



Scheme A



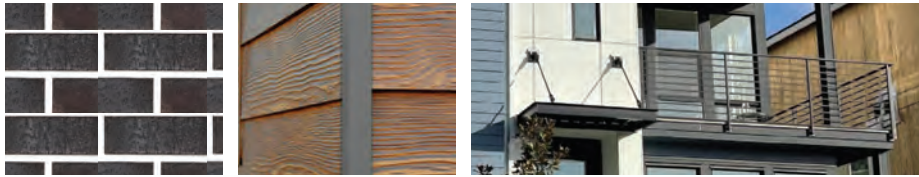
Scheme B

## Building Details & Materials - Front Loaded





- 1 PAINT: SHERWIN WILLIAMS SW 7004 "SNOW BOUND"
- 2 PAINT: SHERWIN WILLIAMS SW 6992 "INKWELL"
- 3 PAINT: SHERWIN WILLIAMS SW 6251 "OUTERSPACE"
- 4 ROOF: TIMBERLINE CHARCOAL SHINGLE ROOF



- 5 BRICK: MUTUAL MATERIALS "COAL CREEK" SLIM BRICK TILE
- 6 WOODTONE: RUSTIC SERIES LAP "OLD CHERRY"
- 7 METAL AWNING / RAILING



- 1 PAINT: SHERWIN WILLIAMS SW 7004 "SNOW BOUND"
- 2 PAINT: SHERWIN WILLIAMS SW 6992 "INKWELL"
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- 5 BRICK: MUTUAL MATERIALS "COAL CREEK" SLIM BRICK TILE
- 6 WOODTONE: RUSTIC SERIES LAP "OLD CHERRY"
- 7 METAL AWNING / RAILING



Scheme A



Scheme B

## Building Details & Materials - Alley Loaded





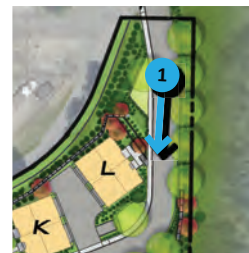
## Style Mapping





- 1 ENTRY DRIVE
- 2 RESIDENTIAL ENTRY
- 3 PEDESTRIAN SIDEWALK WITH ROLLED CURB
- 4 ENHANCED LANDSCAPING
- 5 TURFGRASS
- 6 BUFFERING LANDSCAPE

**View 1 - Entrance Looking South**



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- 1 ENTRY DRIVE
- 2 RESIDENTIAL ENTRY
- 3 PEDESTRIAN SIDEWALK WITH ROLLED CURB
- 4 AUTO-COURT

View 2 - East Amenity Space Looking Northwest



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- 1 COMMERCIAL BUILDING
- 2 COMMERCIAL BUILDING PATIO
- 3 RESIDENTIAL ENTRY
- 4 VISITOR AND COMMERCIAL PARKING
- 5 PEDESTRIAN SIDEWALK WITH ROLLED CURB

### View 3 - East Amenity Space Looking South



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