

HARMONY AT ARLINGTON

CITY OF ARLINGTON

| ZONING AND DESIGN STANDARDS | | |
|---|---|--|
| ARCHITECTURAL STANDARD | REQUIREMENT | COMPLIANCE STRATEGY |
| BUILDING FORM (T4-F) (AMC 20.110.014)(2) | C. MAIN BLDG. HEIGHT: 20' MIN., 3 STORIES MAX. | 3 STORIES ARE PROPOSED |
| | E. CEILING HEIGHT, GROUND FLOORS - RESIDENTIAL: 12' MIN. CLEAR F. CEILING HEIGHT, UPPER FLOORS: 8' MIN. CLEAR | APPLICANT REQUESTS A DEPARTURE FROM THIS STANDARD. 9' GROUND FLOOR CEILINGS ARE PROPOSED. AS 12' CEILINGS DO NOT PROVIDE AN APPARENT PUBLIC OR PRIVATE BENEFIT, AND INCREASE THE SEISMIC LOAD OF THE BUILDING. UPPER STORIES ALL PROVIDE 8' OR GREATER CLEAR HEIGHT. |
| | D. GROUND FLOOR FINISH LEVEL - RESIDENTIAL: 18" MIN. | APPLICANT REQUESTS A DEPARTURE FROM THIS STANDARD. WHILE MANY UNITS WILL BE ELEVATED ABOVE ADJACENT GRADE BY THE NATURE OF THE PROPOSED SITE GRADING, ELEVATIONS ARE CONTROLLED BY REASONABLE GARAGE AND DRIVEWAY SLOPING AND EXISTING TOPOGRAPHY. |
| | GROUND FLOOR SPACE DEPTH: 30' MIN. DISTANCE BETWEEN FRONT ENTRIES, GROUND FLOOR: 50' MIN. | UNITS ARE GREATER THAN 30' DEPTH APPLICANT REQUESTS A DEPARTURE FROM THIS STANDARD. ALL UNIT ENTRIES ARE SPACED AT REGULAR INTERVALS LESS THAN 50' APART IN ORDER TO CREATE STANDARD UNIT PLANS. |
| | BUILD TO LINES, FRONT: 0' MIN. | UNITS ON WEST PROPERTY LINE, WHICH FRONT ON FUTURE R.O.W., ARE PROPOSED WITHIN 10' OF BACK OF SIDEWALK. |
| PRIVATE FRONTAGE TYPE (AMC 20.110.014)(d) | ALL PROPOSED UNITS UTILIZE THE ENGAGED PORCH FRONTAGE TYPE, WITH 8' x 10' MINIMUM DIMENSIONS AND FURNITURE AND PATH OF TRAVEL CLEARANCES AS REQUIRED BY CODE. | UNITS ON WEST PROPERTY LINE OCCUPY AS MUCH FRONTAGE AS IS REASONABLY POSSIBLE AFTER ALLOWING FOR REQUIRED SITE ACCESS POINTS. |
| | ALL PROPOSED BUILDINGS COMPLY WITH THE 'ROWHOUSE / TOWNHOUSE' BUILDING TYPE. | |
| BUILDING TYPE (AMC 20.110.014)(e) | B: 2 MIN./8 MAX. UNITS PER BUILDING | NO MORE THAN 8 UNITS ARE PROPOSED PER BUILDING. |
| | C: 18' MIN. / 36' MAX WIDTH | PROPOSED UNITS ARE 18' WIDE |
| | D: ALLOWED FRONTAGE TYPES, PORCH OR STOOP | PROPOSED UNITS INCORPORATE ENGAGED PORCHES |
| | E: PEDESTRIAN ACCESS - FRONT STREET | ENTRIES FRONT ON PUBLIC STREETS WHERE ADJACENCY OCCURS. ALL OTHERS ARE ORIENTED TO INTERNAL PEDESTRIAN OPEN SPACE |
| COMPATIBILITY WITH SURROUNDING DEVELOPMENTS (AMC 20.110.014)(1) | BUILDINGS SHALL BE FINISHED IN MUTED, NATURAL-HUED COLORS AND NATURAL FINISHES. | BUILDING CLADDING MATERIALS WILL FEATURE LAP AND PANEL SIDING IN MUTED AND NATURAL HUES WITH SMOOTH OR WOOD GRAIN APPEARANCE. |
| | BUILDINGS SHALL PROVIDE PROTECTION FROM THE ELEMENTS AT A MINIMUM AT PUBLIC ENTRIES. | NO PUBLIC ENTRIES. ALL TOWNHOUSE UNITS INCLUDE ENGAGED PORCH PRIVATE ENTRY DESIGNS THAT INCORPORATE WEATHER PROTECTION. |
| COMPATIBILITY WITH A MULTIPLE BUILDING DEVELOPMENT (AMC 20.110.014)(2) | BUILDINGS SHALL COMPLEMENT ESTABLISHED ARCHITECTURAL CHARACTER OF NEIGHBORHOOD. | BUILDING DESIGNS INCORPORATE MASSING, SCALE, AND MATERIALS SIMILAR TO THAT USED IN NEIGHBORING STRUCTURES. |
| | ALL BUILDINGS IN A MULTIPLE-BUILDING DEVELOPMENT SHALL BE CONSTRUCTED OF BUILDING MATERIALS AND COLORS APPROVED AS PART OF THE DEVELOPMENT APPLICATION. | ALL PROPOSED BUILDINGS ARE DESIGNED WITH THE SAME DESIGN CONCEPTS AND MATERIALS IN ORDER TO CREATE A COHESIVE PROJECT. COLOR SCHEMES WILL LIKELY BE VARIED BETWEEN BUILDINGS TO CREATE VARIETY AND INTEREST. |
| FOUR SIDED DESIGN (AMC 20.110.014)(3) | DESIGN OF BUILDING SHALL PROVIDE CONSISTENT ARCHITECTURAL DETAILS AND AVOID MONOTONOUS BUILDING MASSING AND DESIGN. DETAILS AND COLORS SHALL BE CONSISTENT ON ALL WALLS. | EACH FACADE OF ALL PROPOSED BUILDINGS INCORPORATES STRATEGIES IN MASSING, MATERIAL, TRIM, AND COLOR THAT AVOID LONG STRETCHES OF BLANK WALL OR OTHERWISE MONOTONOUS DESIGN. |
| | ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW OF PEDESTRIANS AND VEHICLES ON ALL SIDES. | OUTDOOR MECHANICAL EQUIPMENT WILL GENERALLY BE VERY LIMITED. MOST LIKELY A SINGLE OUTDOOR HEAT PUMP CONDENSER UNIT FOR EACH RESIDENCE. THE PREFERRED LOCATION FOR THESE WILL BE CONCEALED AT RESIDENT DECKS AS ALLOWED, WITH A POTENTIAL ALTERNATE LOCATION OUTDOORS AT BUILDING SIDE-YARDS. IF LOCATED AT GROUND LEVEL OR VISIBLE AT ROOF, APPROPRIATE SCREENING WILL BE PROVIDED. THE DESIGN OF WHICH WOULD BE INCLUDED IN THE BUILDING PERMIT DRAWINGS. |
| SIGNAGE & DESIGN ELEMENTS (AMC 20.110.014)(4) | N/A; NO SIGNAGE PROPOSED. | N/A; NO SIGNAGE PROPOSED. |
| | BUILDING HEIGHT TO COMPLY WITH SECTION 20.110.014(C) FOR TYPE T4-F / GENERAL COMMERCIAL WITH MIXED USE OVERLAY. | 3 STORIES PROPOSED AND PERMISSIBLE PER 20.110.014(C)(3) T4-F. |
| BUILDING HEIGHT AND TRANSITION (AMC 20.110.014)(5) | ANY BUILDING CLOSER THAN 50' FROM COMMON PROPERTY LINE WITH EXISTING RESIDENTIAL OR MIXED USE SHALL BE NO HIGHER THAN 12' ABOVE THE CLOSEST EXISTING STRUCTURE. | PARCELS TO THE WEST, SOUTH, AND EAST ARE BULKHEAD ZONED 'COMMERCIAL CORRIDOR' AND DO NOT CONTAIN RESIDENTIAL STRUCTURES. PARCELS TO THE NORTH ARE ZONED 'GENERAL INDUSTRIAL' AND DO NOT CONTAIN RESIDENTIAL STRUCTURES. |
| | HEAVY MATERIALS SHALL BE LOCATED BELOW LIGHT/MEDIUM MATERIALS AND SHALL EXTEND TO GRADE. | HEAVY MATERIALS ARE TYPICALLY LOCATED AT THE GROUND FLOOR AND EXTEND TO GRADE IN ORDER TO CREATE A RECOGNIZABLE BUILDING 'BASE'. PER ELEVATIONS, LIGHT AND MEDIUM MATERIALS ARE LOCATED ABOVE HEAVY MATERIALS. |
| BUILDING MATERIALS (AMC 20.110.014)(6) | AT LEAST 50% OF TOTAL EXTERIOR WALL AREA OF EACH ELEVATION SHALL BE COMPOSED OF HEAVY MATERIALS. | EACH ELEVATION IS COMPOSED OF AT LEAST 50% HEAVY MATERIALS AS IS DEMONSTRATED THROUGH CALCULATIONS SHOWN ON BUILDING ELEVATION SHEETS A2, A4, AND A6. |
| | A VERTICAL CHANGE OF MATERIALS SHALL OCCUR AT AN INTERIOR CORNER OR SHALL NOT OCCUR WITHIN 4' OF AN EXTERIOR CORNER. | TYPICALLY, VERTICAL MATERIAL CHANGES OCCUR WHERE APPROPRIATE WITH CHANGES IN THE BUILDING WALL PLANE AND MASSING. OTHERWISE, ALL VERTICAL MATERIAL CHANGES DO NOT OCCUR WITHIN 4' OF AN EXTERIOR CORNER. |
| BUILDING MODULATION & ARTICULATION (AMC 20.110.014)(7) | VISUALLY HEAVY COLUMNS SHALL BE A MINIMUM OF 16" IN ANY DIRECTION. FINISHED SYNTHETIC WOOD SHALL BE A MINIMUM OF 5 1/2" TO 7" IN ANY DIRECTION, DEPENDING ON IF COLUMN SUPPORTS LOAD BEYOND THAT OF ONLY A ROOF. | PROPOSED COLUMNS ARE PROPORTIONAL TO THERE HEIGHT, AND EXCEED 5-1/2". |
| | STONE AND BRICK USED ON EXTERIOR WALLS SHALL NOT TERMINATE AT EXTERIOR COLUMNS. | NO STONE OR BRICK IS PROPOSED. |
| BUILDING SCALE (AMC 20.110.014)(8) | ANY FACADE EXCEEDING 30' IN LENGTH SHALL INCLUDE AT LEAST ONE CHANGE IN WALL PLANE HAVING A DEPTH OF AT LEAST 3% OF THE ENTIRE LENGTH OF THE FACADE. THIS PROJECTION OR RECESS SHALL EXTEND OVER AT LEAST 20% OF THE ENTIRE LENGTH OF THE FACADE. | NO PROPOSED FACADE EXCEEDS 30' IN LENGTH WITHOUT MODULATION OF AT LEAST 11'-2" HORIZONTAL LENGTH BY 1'-6" DEPTH. |
| | ALL BUILDING FACADES SHALL CONSIST OF VERTICAL BUILDING BAYS THAT ARE A MAXIMUM OF 30' WIDE. THE BAY SHALL PROJECT OR RECESS A MINIMUM OF 8". | NO PROPOSED FACADE EXCEEDS 30' IN LENGTH WITHOUT MODULATION OF AT LEAST 11'-2" HORIZONTAL LENGTH BY 1'-6" DEPTH. |
| PITCHED ROOFS & EAVES (AMC 20.110.014)(9) | BUILDING WALLS SHALL BE SUBDIVIDED USING ARCHITECTURAL FEATURES THAT COVER AT LEAST 90% OF THE BUILDING FRONT WALL LENGTH AND AT LEAST 60% OF ALL OTHER BUILDING WALL LENGTHS. | BUILDINGS INCORPORATE MASSING, MATERIALS, AND ARCHITECTURAL FEATURES THAT COVER 90% OF THE FACADE OF THE BUILDING, AS DEMONSTRATED IN BUILDING ELEVATION SHEETS A2, A4, AND A6. |
| | PITCHED ROOFS SHALL BE GABLE, HIP, OR SHED CONFIGURATIONS WITH OVERHANGING EAVES. | ALL ROOFS ARE CONFIGURED IN GABLE OR HIPPED FORMS WITH OVERHANGING BUILT UP EAVES. |
| GUTTERS, DOWNSPOUTS & SCUPPERS (AMC 20.110.014)(10) | ROOFS VISIBLE FROM PEDESTRIANS AND VEHICLES SHALL BE SLOPED WITH A PITCH OF 3/12 (OR 4/12 ELSEWHERE) TO 12/12. ANY PORTION OF VISIBLE SLOPED ROOF EXCEEDING 80' (OR 90' ELSEWHERE) IN LENGTH SHALL INCLUDE SCALING ELEMENTS. | PROPOSED ROOF PITCHES VARY FROM 5:12 TO 7:12. THE PROPOSED DESIGN DOES NOT INCLUDE SPANS OF UNINTERRUPTED ROOF MORE THAN 80'-0" LONG. |
| | GUTTERS, DOWNSPOUTS, AND SCUPPERS SHALL BE CONSTRUCTED OF HIGH-QUALITY METAL AND SHALL BE INTEGRATED INTO DESIGN OF ELEVATION. | GUTTERS AND DOWNSPOUTS HAVE BEEN INCORPORATED INTO THE BUILDING ELEVATIONS TO FACILITATE PROPER DRAINAGE. GUTTERS WILL BE COMPOSED OF ALUMINUM OR OTHER METAL TO BE CONFIRMED IN BUILDING PERMIT PLANS. |
| CUSTOMER & PUBLIC ENTRANCES (AMC 20.110.014)(11) | N/A; NO COMMERCIAL AREAS PROPOSED. | N/A; NO COMMERCIAL AREAS PROPOSED. |
| | WINDOW PANES SHALL BE VERTICALLY PROPORTIONED. | ALL PROPOSED WINDOWS PANES ARE VERTICALLY PROPORTIONED. |
| WINDOWS (AMC 20.110.014)(12) | WINDOW OPENINGS ON BRICK OR STONE SHALL NOT BE TRIMMED. WINDOWS OPENINGS WITHOUT TRIM SHALL HAVE FRAMES AT LEAST 2" WIDE. | NO WINDOW OPENINGS ARE PROPOSED AT BRICK OR STONE. ALL WINDOWS SHALL BE TRIMMED UNLESS AT FIBER CEMENT PANEL, IN WHICH ALL WINDOWS SHALL HAVE FRAMES AT LEAST 2" WIDE. |
| | WINDOWS LOCATED ABOVE THE GROUND FLOOR SHALL ALIGN WITH GROUND FLOOR WINDOWS, DOORS, AND BUILDING MODULATION. | WINDOWS HAVE BEEN THOUGHTFULLY DESIGNED THROUGHOUT THE PROJECT TO ALIGN WITH OTHER WINDOWS OR DOORS OR BUILDING MODULATION. |
| GLAZING (AMC 20.110.014)(12) | AT GROUND LEVEL, 75% OF PEDESTRIAN VIEW PLANE (2'-10" ABOVE GRADE) SHALL BE TRANSPARENT. | APPLICANT REQUESTS A DEPARTURE FROM THIS STANDARD. 75% TRANSPARENCY IS NOT PRACTICALLY ACHIEVABLE WITH CONVENTIONAL WOOD-FRAME CONSTRUCTION, AND NOT DESIRABLE FOR RESIDENTIAL USE. GROUND LEVEL OCCUPIABLE SPACES INCLUDE PRIVATE GARAGES AND DEN AREAS. FOR SECURITY, FEASIBILITY AND FUNCTION, AT PRIMARY FACADES OF THE PROPOSED STRUCTURES, FACADES ARE AT LEAST 25% TRANSPARENT. |
| | AT SECOND FLOOR AND ABOVE, 25% - 60% OF FACADE SHALL BE TRANSPARENT | AS PROPOSED, ALL PRIMARY FACADES ARE AT LEAST 25% TRANSPARENT. |
| BICYCLE PARKING (AMC 20.110.014)(17) | ALL BICYCLE PARKING SHALL INCLUDE A MINIMUM AREA OF 7'2" IN LENGTH AND 24" IN WIDTH. NO PART OF THE RACK SHALL BE LOCATED CLOSER THAN 30" TO A WALL OR OTHER OBSTRUCTION. | APPLICANT REQUESTS A DEPARTURE FROM THIS STANDARD. REQUIREMENT APPEARS TO APPLY PRIMARILY TO OUTDOOR, SURFACE MOUNTED BICYCLE RACKS. BICYCLE PARKING PROPOSED IS WITHIN PRIVATE GARAGES, PROVIDING SECURE ACCESS. WHILE MINIMUM LENGTH AND WIDTH ARE MET, BICYCLE PARKING SPACE IS LOCATED CLOSER THAN 30" TO WALL IN GARAGES, TYP. |

PROJECT DATA:

ADDRESS: 7417 204TH ST NE ARLINGTON, WA 98223

ZONE: CC (COMMERCIAL CORRIDOR), KENT PRARIE NEIGHBORHOOD, MIXED USE VILLAGE

CENTER T4-F

AIRPORT PROTECTION DISTRICT SUBDISTRICT: C

USE CLASSIFICATION: 'TOWNHOUSE' (AMC 20.40)

OCCUPANCY CLASSIFICATION: I.R.C. 'TOWNHOUSE'

LEGAL DESCRIPTION: TRACTS A AND B CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT 2013-58, RECORDED UNDER RECORDING NUMBER 201402215006, AND AS REVISED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 201404150636 AND 201411050281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON, NON-EXCLUSIVE EASEMENT FOR ACCESS AS MORE PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT" RECORDED JUNE 20, 2017 UNDER RECORDING NUMBER 201706300752 SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL NO.: 31051100304000

PERMIT NO.: PLN #1234

DENSITY & DIMENSIONAL CALCULATIONS:

SITE AREA (TOTAL GROSS): 190,958 SF (4.38 Ac) (PER SURVEY)

SITE AREA (TOTAL PROJECT): 147,330 SF (3.38 Ac) (PER SURVEY)

PROPOSED RESIDENTIAL DENSITY: 60 D.U.'s

BUILDING SETBACKS: 10' MAX. BUILD TO LINE / 0' BUILDING SETBACK

BUILDING HEIGHT (STORIES): 3 STORIES MAX. ALLOWABLE / 3 STORIES PROPOSED

TOTAL LOT COVERAGE: 30%

OPEN SPACE CALCULATIONS



REQUIRED: +/-140,000 SF TOTAL x 5% REQUIRED = 7,000 SF

PROPOSED: 7,305 SF + 936 SF + 3,892 SF = 12,133 SF

REQUIRED PARKING:

VEHICLE:

REQUIRED (2 STALLS/DU) x 60 UNITS + 15 GUEST STALLS = 135 STALLS REQUIRED

PROPOSED (2 STALLS/DU) x 60 UNITS ± 16 GUEST STALLS = 136 STALLS PROPOSED

EV READY SPACES REQUIRED 1/DU
EV READY SPACES PROVIDED 1/DU (60 STALLS PROPOSED)
*NOTE: EV CAPABLE SPACES NOT REQUIRED

BICYCLE:

REQUIRED (1 STALL/4 BEDROOMS) x 180 BEDROOMS = 45 STALLS REQUIRED

PROPOSED (1 STALL/UNIT) x 60 UNITS = 60 STALLS PROPOSED

UTILITY PROVIDER: SEWER/WATER: CITY OF ARLINGTON

CONSTRUCTION TYPE: TYPE VB

FIRE SPRINKLER: YES, NFPA 13d

DWELLING UNIT SEPARATION: 1-HR RESISTANT RATED COMMON PARTY WALL



FRONT



REAR

PROJECT TEAM:

OWNER: SAEED ABTAHI
 4012 148TH ST SE, PMB #30
 MILL CREEK, WA 98012
 PHONE: (425) 869-1212
 EMAIL: msabtahi@outlook.com
 CONTACT: SAEED ABTAHI

ARCHITECT: WATTENBARGER ARCHITECTS
 40 LAKE BELLEVUE DRIVE, SUITE 350
 BELLEVUE, WA 98005
 PHONE: (425) 453-0606
 EMAIL: travis@wattenbarger.com
 CONTACT: TRAVIS MCDANOLD, A.I.A.

CIVIL ENGINEER: LAND TECHNOLOGIES, INC.
 1820 3RD AVE NE
 ARLINGTON, WA 98223
 PHONE: (360) 652-9727
 EMAIL: merle@landtechway.com
 CONTACT: MERLE ASH

SHEET INDEX

| SHT. NO. | SHEET NAME | ISSUE DATE |
|----------|-----------------------------|------------|
| GA1 | ARCHITECTURAL OVERVIEW | 09/18/2024 |
| GA2 | OUTDOOR LIGHTING PLAN | 09/18/2024 |
| A1 | TYPICAL 6-PLEX - PLANS | 09/18/2024 |
| A2 | TYPICAL 6-PLEX - ELEVATIONS | 09/18/2024 |
| A3 | TYPICAL 5-PLEX - PLANS | 09/18/2024 |
| A4 | TYPICAL 5-PLEX - ELEVATIONS | 09/18/2024 |
| A5 | TYPICAL 7-PLEX - PLANS | 09/18/2024 |
| A6 | TYPICAL 7-PLEX - ELEVATIONS | 09/18/2024 |

VICINITY MAP



ARCHITECTURAL OVERVIEW
 PLN #1234

Harmony at Arlington
 7417 204th St. NE, Arlington, WA 98223

JOB NO.: 22314

PLOT DATE: 12/19/2024 3:43:09 PM

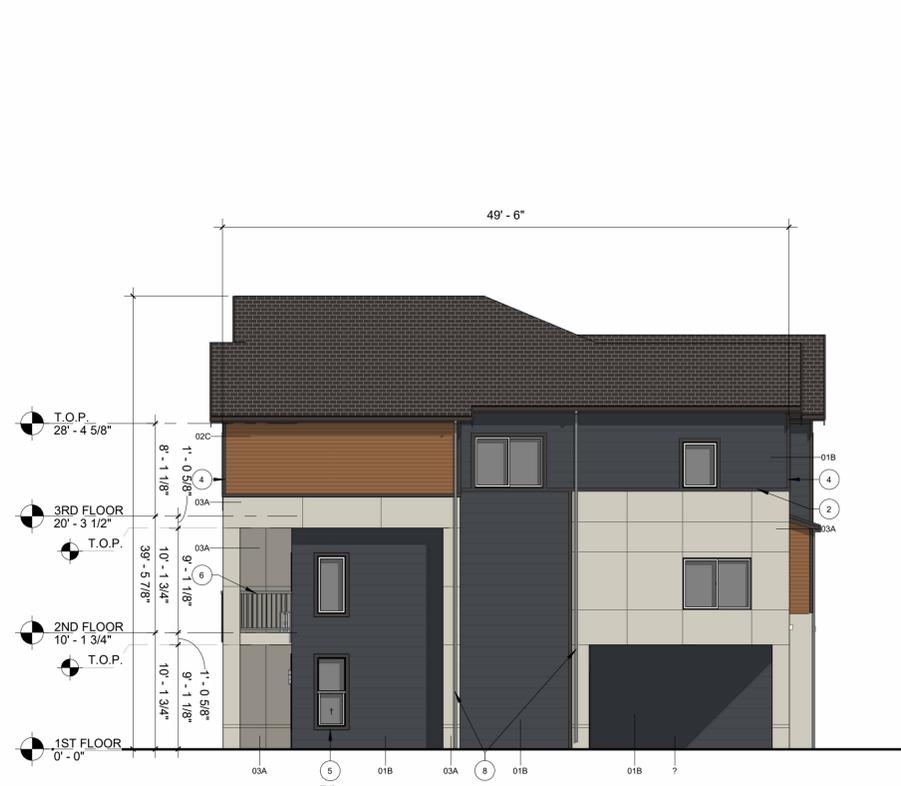
DATE: 09/18/2024
 SCALE: As indicated
 DRAWN: JM
 CHCKD: TM

SHEET NO.: GA1



FRONT ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS
 FACADE AREA = 2,127 SF
 HEAVY MATERIAL AREA REQ. = 1,064 SF (50%) MIN.
 HEAVY MATERIAL AREA SHOWN = 1,802SF (85%)



SIDE ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS
 FACADE AREA = 1,048 SF
 HEAVY MATERIAL AREA REQ. = 524 SF (50%) MIN.
 HEAVY MATERIAL AREA SHOWN = 551 SF (53%)



REAR ELEVATION
1/8" = 1'-0"

BUILDING MATERIALS
 FACADE AREA = 2,085 SF
 HEAVY MATERIAL AREA REQ. = 1,098 SF (50%) MIN.
 HEAVY MATERIAL AREA SHOWN = 1,168 SF (56%)



**CODE COMPLIANCE -
TRANSPARENCY - FRONT**
1/16" = 1'-0"

GLAZING
 FACADE AREA = 3,151 SF (DASHED)
 TRANS. AREA REQ. = 788 SF (25%)
 TRANS. AREA SHOWN = 809 SF (26%)(SHADED)



**CODE COMPLIANCE -
TRANSPARENCY - REAR**
1/16" = 1'-0"

GLAZING
 FACADE AREA = 3,066 SF (DASHED)
 TRANS. AREA REQ. = 767 SF (25%)
 TRANS. AREA SHOWN = 827 SF (27%)(SHADED)

MATERIALS

- 01**
Fiber Cement Lap Siding, 10.75" Exposure
- 02**
Fiber Cement Lap Siding, 4" Exposure
- 03**
Fiber Cement Panel Siding w/Aluminum Channel Reveal System

PAINT COLORS

- A - Light Body Color**
Aagreeable Gray SW 7029
- B - Medium Body Color**
Cyberspace SW 7076
- C - Accent Color**
Antiquarian Brown SW 0045
- D - Trim Color**
Iron Ore SW 7069

NOTE: Color selections indicated are preliminary; Owner reserves the option to modify color scheme provided that color scheme modifications are consistent with the requirements of AMC 20.110.14(j)(1).

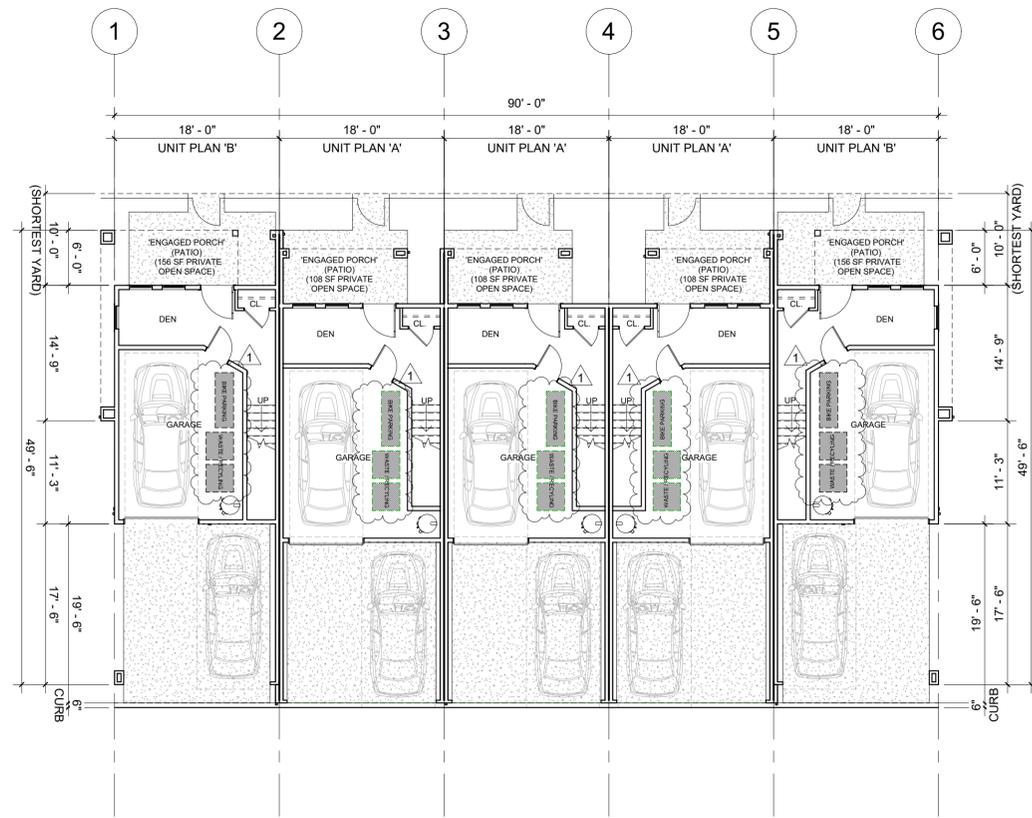
- TRIM & DETAILS**
- 1 BUILT UP FASCIA
 - 2 5/4 x 4 TRIM BAND
 - 3 BUILT UP TRIM BAND
 - 4 5/4 x 4 CORNER BOARD TRIM
 - 5 WINDOW & DOOR TRIM
 - 6 FACE MOUNTED DECK RAILING
 - 7 FULLY GLAZED GARAGE DOOR
 - 8 DOWNSPOUT

| Revision Schedule | | |
|-------------------|-------------|------|
| # | DESCRIPTION | DATE |
| | | |
| | | |
| | | |

**TYPICAL 6-PLEX -
ELEVATIONS**
 PLN #1234

Harmony at Arlington
 7417 204th St. NE, Arlington, WA 98223

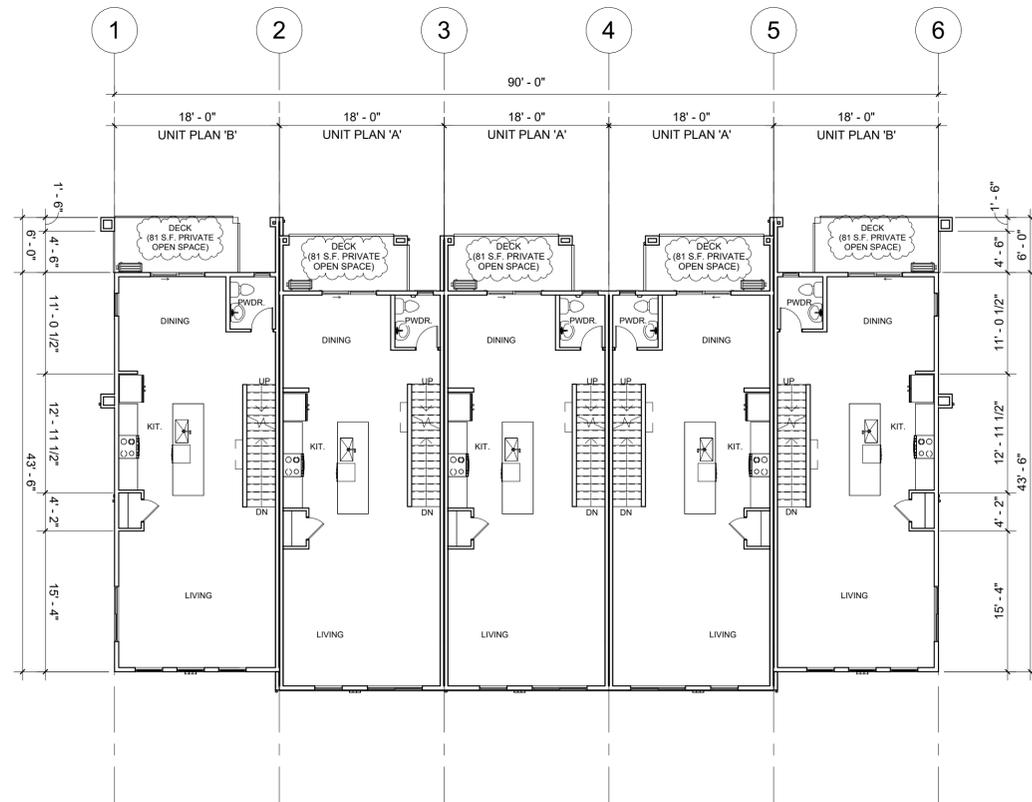
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| CHCKD: | TM |



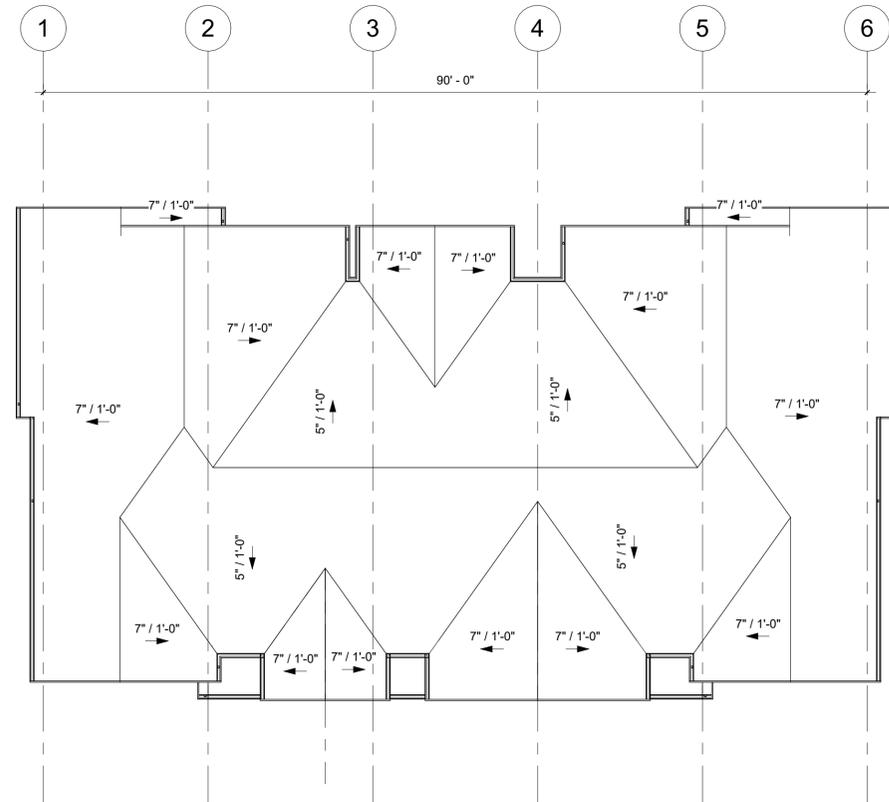
1ST FLOOR
1" = 10'-0"



3RD FLOOR
1" = 10'-0"



2ND FLOOR
1" = 10'-0"



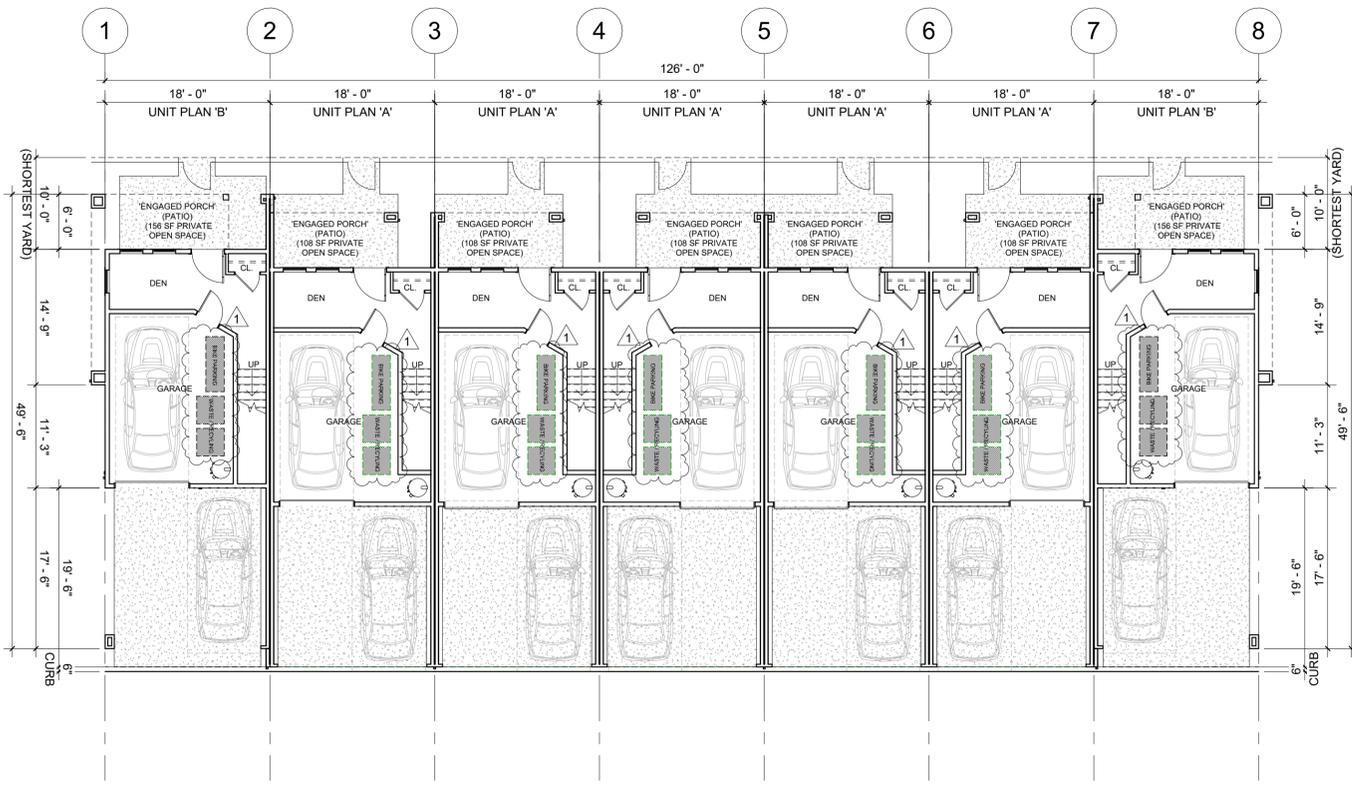
ROOF
1" = 10'-0"

| Revision Schedule | | |
|-------------------|-------------|---------|
| # | DESCRIPTION | DATE |
| 1 | LUU Rev. 1 | 9/20/24 |

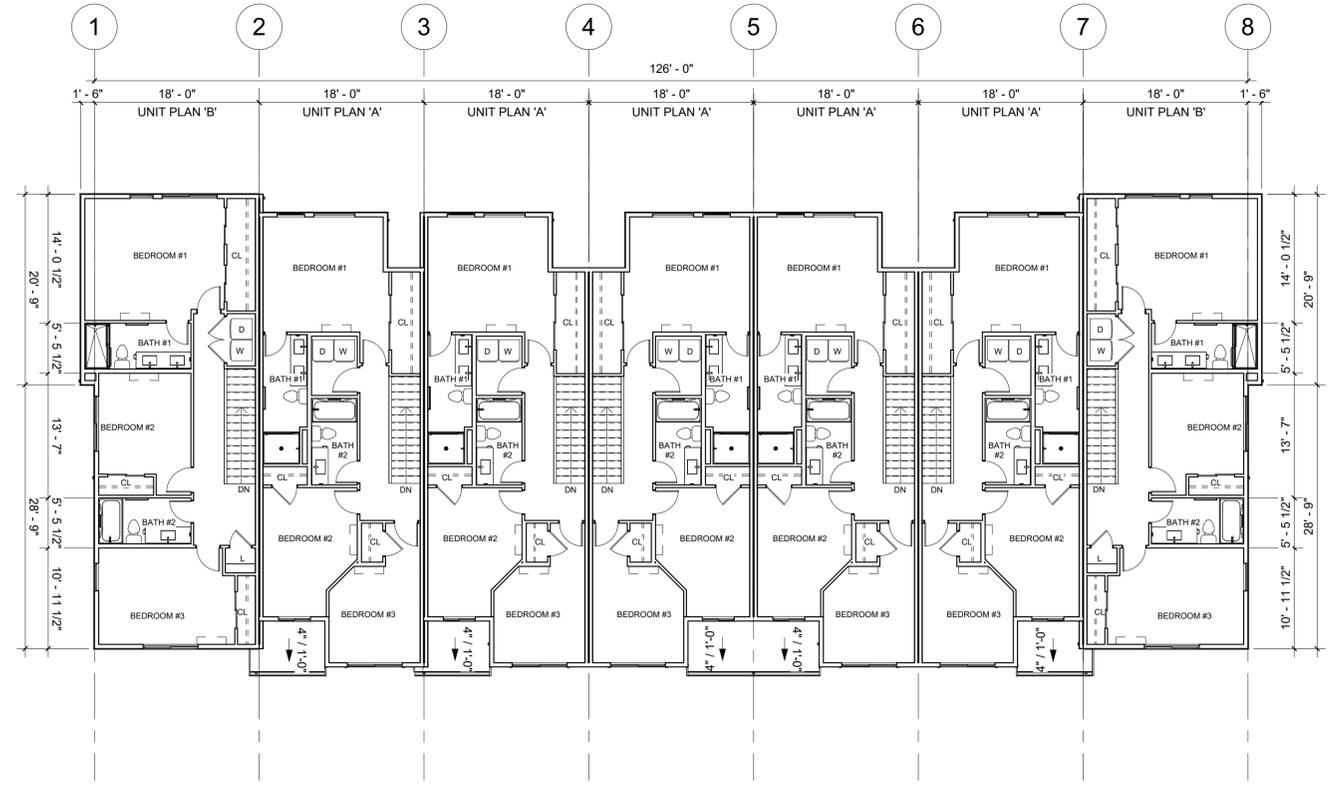
TYPICAL 5-PLEX -
PLANS
PLN #1234

Harmony at Arlington
7417 204th St. NE, Arlington, WA 98223

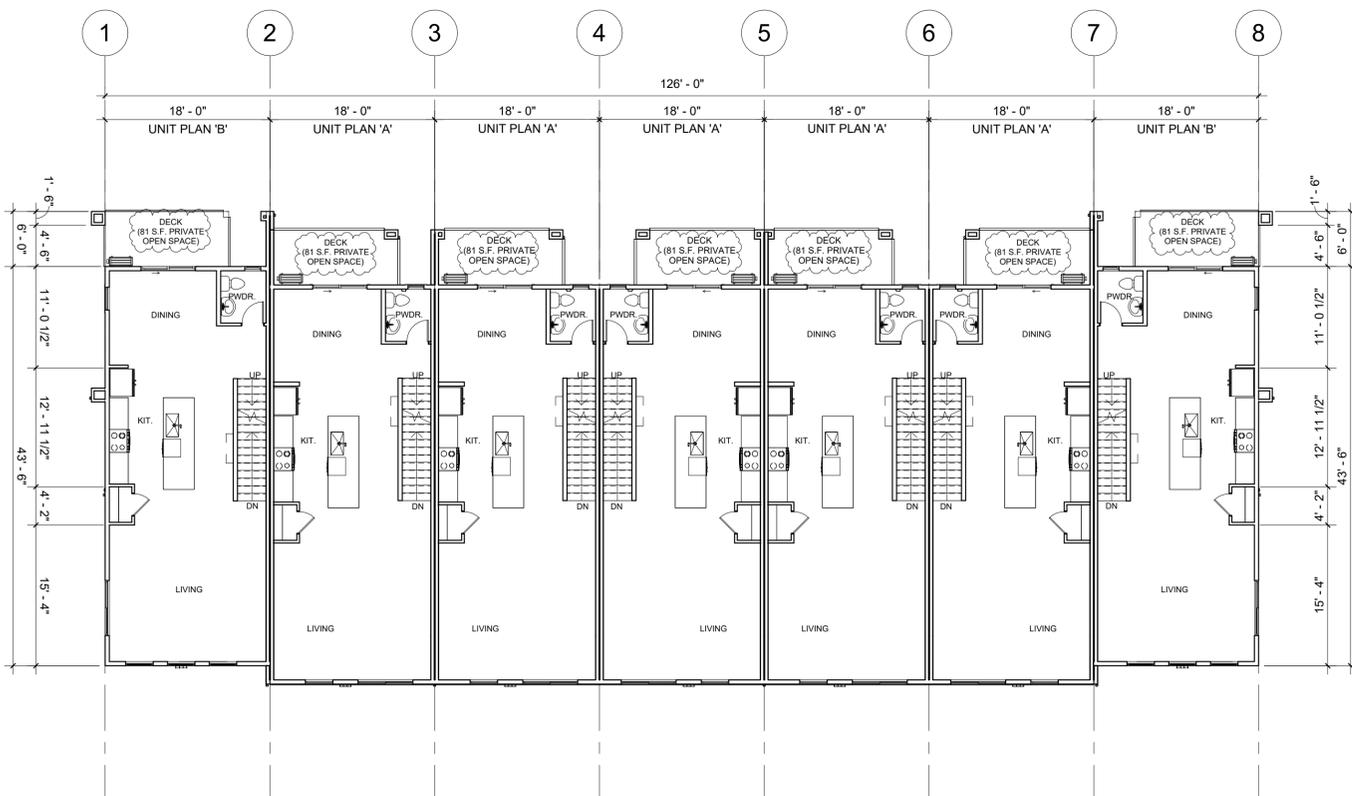
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| DRAWN: | JM |
| CHKD: | TM |
| SHEET NO.: | A3 |



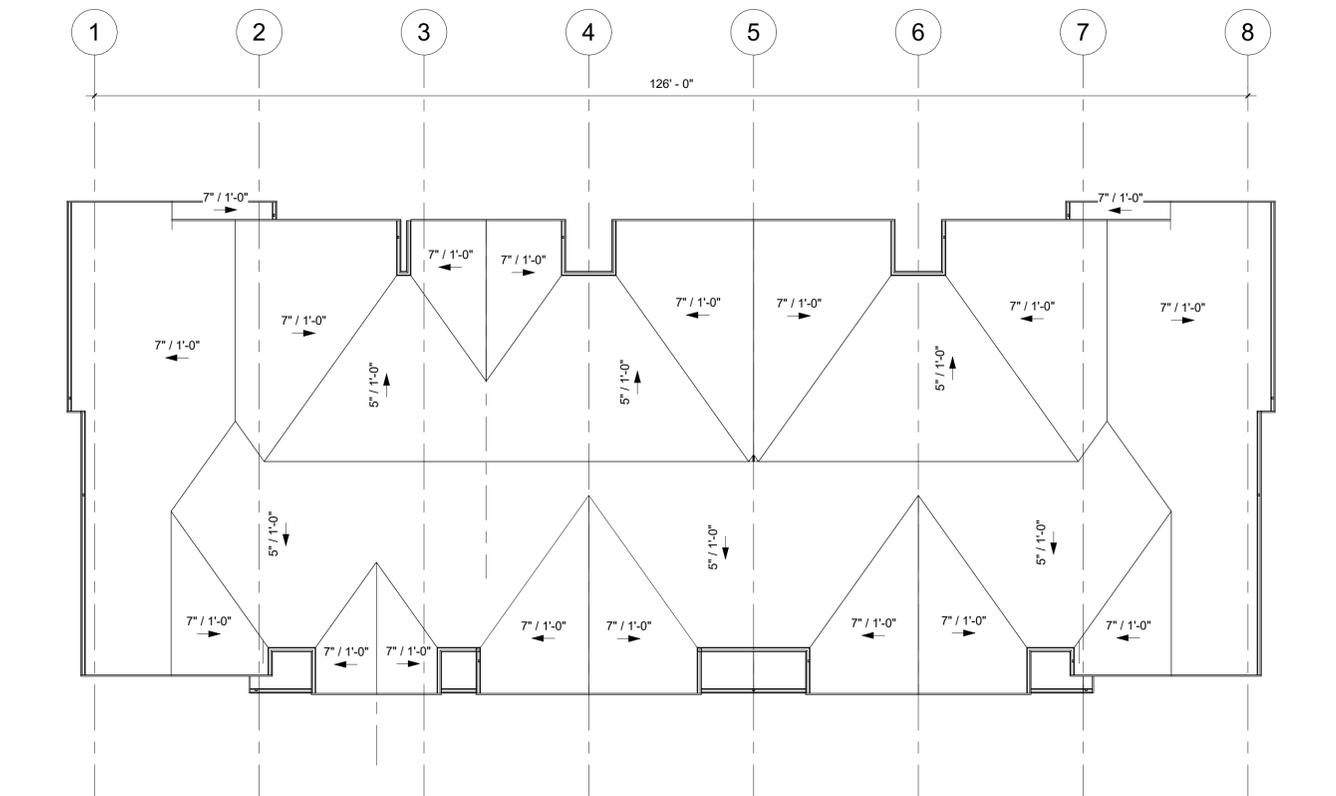
1ST FLOOR
1" = 10'-0"



3RD FLOOR
1" = 10'-0"



2ND FLOOR
1" = 10'-0"



ROOF
1" = 10'-0"

| Revision Schedule | | |
|-------------------|-------------|---------|
| # | DESCRIPTION | DATE |
| 1 | LUA Rev. 1 | 8/20/24 |

TYPICAL 7-PLEX -
PLANS
PLN #1234

Harmony at Arlington
7417 204th St. NE, Arlington, WA 98223

JOB NO.: 22314
PLOT DATE: 12/18/2024 2:34:26 PM
DATE: 09/18/2024
SCALE: 1" = 10'-0"
DRAWN: JM
CHKD: TM

C:\Revit\HVA-Central_Irovism@wattenberger.com.rvt



FRONT ELEVATION

1/8" = 1'-0"

| | |
|---------------------------|-----------------------|
| BUILDING MATERIALS | |
| FACADE AREA | = 2,493 SF |
| HEAVY MATERIAL AREA REQ. | = 1,247 SF (50%) MIN. |
| HEAVY MATERIAL AREA SHOWN | = 2,137 SF (86%) |



SIDE ELEVATION

1/8" = 1'-0"

| | |
|---------------------------|---------------------|
| BUILDING MATERIALS | |
| FACADE AREA | = 1,048 SF |
| HEAVY MATERIAL AREA REQ. | = 524 SF (50%) MIN. |
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MATERIALS

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- 02**
Fiber Cement Lap Siding, 4" Exposure
- 03**
Fiber Cement Panel Siding w/Aluminum Channel Reveal System

PAINT COLORS

- A - Light Body Color**
Agreeable Gray SW 7029
- B - Medium Body Color**
Cyberspace SW 7076
- C - Accent Color**
Antiquarian Brown SW 0045
- D - Trim Color**
Iron Ore SW 7069

NOTE: Color selections indicated are preliminary; Owner reserves the option to modify color scheme provided that color scheme modifications are consistent with the requirements of AMC 20.110.14(j)(1).



REAR ELEVATION

1/8" = 1'-0"

| | |
|---------------------------|-----------------------|
| BUILDING MATERIALS | |
| FACADE AREA | = 2,428 SF |
| HEAVY MATERIAL AREA REQ. | = 1,214 SF (50%) MIN. |
| HEAVY MATERIAL AREA SHOWN | = 1,497 SF (62%) |



CODE COMPLIANCE - TRANSPARENCY - FRONT

1/16" = 1'-0"

| | |
|-------------------|------------------------|
| GLAZING | |
| FACADE AREA | = 3,662 SF (DASHED) |
| TRANS. AREA REQ. | = 916 SF (25%) |
| TRANS. AREA SHOWN | = 938 SF (26%)(SHADED) |



CODE COMPLIANCE - TRANSPARENCY - REAR

1/16" = 1'-0"

| | |
|-------------------|------------------------|
| GLAZING | |
| FACADE AREA | = 3,577 SF (DASHED) |
| TRANS. AREA REQ. | = 894 SF (25%) |
| TRANS. AREA SHOWN | = 971 SF (27%)(SHADED) |

- TRIM & DETAILS**
- 1 BUILT UP FASCIA
 - 2 5/4 x 4 TRIM BAND
 - 3 BUILT UP TRIM BAND
 - 4 5/4 x 4 CORNER BOARD TRIM
 - 5 WINDOW & DOOR TRIM
 - 6 FACE MOUNTED DECK RAILING
 - 7 FULLY GLAZED GARAGE DOOR
 - 8 DOWNSPOUT

C:\Revit\HVA-Central_Irovism@wattenbarger.com.rvt

WATTENBARGER ARCHITECTURE
 40 LAKE BELLEVUE DR., SUITE 350
 BELLEVUE, WA 98005
 t: 425-453-0606
 www.wattenbarger.com

| Revision Schedule | |
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| # | DESCRIPTION |
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TYPICAL 7-PLEX - ELEVATIONS
 PLN #1234

Harmony at Arlington
 7417 204th St. NE, Arlington, WA 98223

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|------------|-----------------------|
| JOB NO.: | 22314 |
| PLOT DATE | 12/18/2024 2:34:43 PM |
| DATE: | 09/18/2024 |
| SCALE: | As indicated |
| DRAWN: | JM |
| CHKD: | TM |
| SHEET NO.: | A6 |