

Section 4.4.3 – All residential buildings and upper floors of commercial/mixed-use buildings – window design

**Findings:** Windows shall feature trim at least four inches wide painted a color that contrasts with the façade. This standard would apply to the live-work and townhouse buildings.

The proposed window designs are compatible with the proposed traditional architectural styles. The proposed color palette shows that all proposed trims are white, with a variety of compatible dark and muted earth tones for the façade. All windows would feature trims that are at least four inches wide, and the trim colors would stand out from the color of the façade.

**Conclusions:** The proposal meets the design standard for window design and color.

Section 4.5 – Exterior building materials and color

**Findings:** High-quality building materials are encouraged and materials and colors that are not compatible with the character and scale of Carnation are discouraged. This standard would apply to the live-work and townhouse buildings.

The applicant proposes to use high-quality building materials that add visual interest and detail and are durable and easily maintained. No prohibited building materials are proposed. The exterior body of each building will be painted with muted and dark saturated background colors. Larger buildings also feature an accent color for an architectural element of the façade. All trims would be white to contrast with the muted and dark saturated background colors. The color palette includes five color schemes that complement each other and are in a classic style inspired by early 20<sup>th</sup> Century construction typical of Carnation.

**Conclusions:** The proposal meets the design standard for exterior building materials and colors. Any change to the building colors will require approval by the City Planner per condition 59.

Section 5.1 – Townhouse design - landscaping

**Findings:** Townhouses are subject to landscaping requirements in CMC 15.76. This standard would apply only to the townhouse buildings.

See discussion of conformance with setbacks described in CMC Chapter 15.76 above.

**Conclusions:** The proposal meets the design standard for landscaping.

Section 5.2 – Townhouse design - setbacks

**Findings:** Setbacks in CMC 15.48 apply to the development frontage and external side and rear setbacks of the entire townhouse development. This standard would apply only to the townhouse buildings.

See discussion of conformance with setbacks described in CMC Chapter 15.48 above.

**Conclusions:** The proposal meets the design standard for setbacks.

#### Section 5.4 – Townhouse design - façade transparency

**Findings:** Transparent windows and doors are required on at least 8% of the façades. This standard would apply only to the townhouse buildings.

All townhouse building with vertical surfaces of street facing elevations have transparent windows and doors on at least 8% of the facades.

**Conclusions:** The proposal meets the design standard for façade transparency.

#### Section 5.5 – Townhouse design – private garages facing the street

**Findings:** Private garages facing the street may be a maximum of 12 feet wide or may not be allowed. This standard would apply only to the townhouse buildings.

All of the private garages take access from the internal alleys, with no garages facing the street.

**Conclusions:** The proposal meets the design standard for private garages.

#### Section 5.6 – Townhouse design – access and parking

**Findings:** Off-street parking is subject to multi-family parking standards in CMC 15.72 and standards for internal driveways. This standard would apply only to the townhouse buildings.

See discussion of conformance with setbacks described in CMC Chapter 15.72 above. The proposal meets the minimum parking requirement. The internal alleys are designed with sufficient width and vertical clearance to comply with International Fire Code requirements for emergency vehicle access.

**Conclusions:** The proposal meets the design standard for access and parking.

#### Section 5.7 – Townhouse design – usable open space

**Findings:** Townhouse dwellings must provide open space at least equal to 10% of habitable floor area, which may take the form of balconies, roofs, decks, or porches. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity. This standard would apply only to the townhouse buildings.

Each townhouse unit is either 1,141 square feet or 1,601 square feet in size, with private open spaces of 156 square feet or 174 square feet, respectively. The open spaces are provided in the front entry porches of each unit, with minimum dimensions of 12 feet on all sides and are at least 10% of habitable floor area for each unit.

**Conclusions:** The proposal meets the design standard for usable open space.

#### Section 5.8 – Townhouse design – building design

**Findings:** New building facades visible from the street and common open space shall be articulated with windows, balconies, bay windows, or other architectural elements. Articulation intervals may be no wider than the width of units in the building. Repetition with variety is required. This standard would apply only to the townhouse buildings.

The proposed design incorporates building modulations by popping out the ground floor patios and gable ends on the second floor and recessing the plane with the main entrances. Designs for the interior units vary in the 3- and 4-unit buildings, with changes to the roof line or form, articulated window paneling on the upper floors, and change in cladding materials in conjunction with the application of an accent color for the façade. Individual units are between 18 to 20 feet in width, and the articulation intervals are no wider than these widths. The combination of these features achieves the desired intent of providing visual interest and reducing the perceived scale of the building.

The proposed design demonstrates repetition with variety in that the townhouse buildings incorporate features that sufficiently distinct from each other while still having many elements in common that serve to unify the building design. The elevations of end units and the interior units in a building have distinctly different forms, with the end units being mirrors of each other. Other design treatments that add variety include changes in the roof forms, window gridding, and different cladding materials that offer different textures.

**Conclusions:** The proposal meets the design standard for building design.

## **6. SEPA (CMC Chapter 14.04)**

**Findings:** The proposed project includes the construction of 43 residential units; therefore, it exceeds the threshold of four residential units for a categorical exemption per WAC 197-11-800. A SEPA Likely Determination of Non-Significance was issued for the proposed project in conjunction with the Notice of Application on July 31, 2020 with a fourteen day comment period that ended on August 14, 2020. The public comments received are discussed in Section II Background above.

**Conclusions:** A Mitigated Determination of Non-significance (MDNS) was issued for the proposed project on July 26, 2021 pursuant to WAC 197-11-350.

## **7. City of Carnation Street and Storm Sewer System Standards; City of Carnation Water and Sewer Technical Standards**

**Findings:** The City Engineer has reviewed the conceptual plans for compliance with the Street and Storm Sewer System Standards as well as the Water and Sewer Technical Standards. Relevant conditions of approval have been incorporated in Section IV Decision, and compliance with these requirements will occur with the review of detailed site improvement plans as part of the civil permits.

**Conclusions:** The conceptual plans are generally consistent with the requirements for street and utility system design standards. Full compliance will be ensured through review of detailed site improvement plans as part of the civil permits.

## **IV. DECISION**

1. This application for Site Development Review has been consolidated and reviewed concurrent with the Design Review as a Type II permit in accordance with CMC 15.09.050,

CMC 15.18.160.A.1, and CMC 15.18.250. A Type II permit is administrative requiring a decision by the City Planner after public notice is provided.

2. This application for Site Development Review and Design Review have been reviewed by the City Planner and, as conditioned, determined to be in conformance with the City of Carnation Comprehensive Plan and Title 15 of the Carnation Municipal Code.
3. This application for Site Development Review and Design Review have been reviewed under this Type II Permit process and were also reviewed for consistency with the Carnation Design Standards and Guidelines and have been found to comply with the intent, standards, and guidelines for a 43-unit townhouse development with live-work units along Tolt Avenue.
4. As conditioned, the submitted Site Development Review and Design Review applications have been reviewed for and found to be in conformance with the criteria for approval in CMC 15.18.220. and in CMC 15.18.390, respectively.

Following review of the subject Site Development and Design Review applications for conformity with the City of Carnation Comprehensive Plan, Municipal Code, and other applicable ordinances, laws, and policies, applications SPR-20-0001 and DR-20-0001 are hereby granted **APPROVAL** subject to the following conditions:

1. The proposed use shall be developed in substantial conformance with the submitted site plans and elevations included with the application for Site Development Review and Design Review as modified through this review process.
2. The Site Development Review and Design Review approval automatically expire and are void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion in accordance with the applicable permit expiration provisions in CMC Chapter 15.18.
3. Where conditions do not specifically address an element of the proposed development, the content of the findings and conclusions in this report shall be used together with the applicable Municipal Code provisions to determine what is required.
4. All construction and site development activities related to the Site Development Review and Design Review approval are prohibited until the decision becomes effective and until authorized by any subsequent required permits. [CMC 15.18.220.F and 15.18.320.F]
5. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules, and regulations prior to issuance of approval.
6. The applicant shall comply with all mitigation measures in the SEPA Mitigated Determination of Non-Significance (File No. ECF-20-0001) issued on July 26, 2021.
7. A School Impact Fee as imposed by the Riverview School District shall be assessed at the time of building permit issuance and paid for prior to final certificate of occupancy for any new residential unit. [CMC 3.48.050]



8. A Park Impact Fee shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy for any new residential unit. [CMC 3.70.110]
9. A Transportation Impact Fee shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy for any new residential unit. [CMC 3.50.110]
10. The applicant shall submit a Construction Mitigation Plan (CMP) shall be prepared in accordance with the City's Construction Mitigation Plan Requirements. The CMP shall be approved prior to issuance of the first construction permit. Changes to construction activity may necessitate updating the CMP.
11. Prior to construction activities the applicant shall obtain an approved civil and building permits from the City of Carnation including, but not limited to, the following:
  - a. A Public Utility Extension permit is required for the sewer and water main improvements which shall be constructed per the City of Carnation Utility Standards. [CMC 13.100.070]
  - b. A drainage permit is required for the stormwater management systems. [CMC 15.64.230]
  - c. Sanitary sewer facilities shall be constructed per City of Carnation Sewer Standards. Side sewer permits are required prior to commencing side sewer construction. [CMC 13.70.040]
  - d. A right-of-way permit is required for work within the City right-of-way [CMC 15.60.030]. An on-site pre-construction meeting shall be held before commencing work within the right-of-way.
  - e. An application for Clearing, Filling & Grading is required [CMC 15.40.070]. A spill prevention and control plan is also required. [CMC 15.64.230]
  - f. A separate building permit is required for each building.
12. All construction and site development activities shall comply with all applicable fire codes and regulations.
13. Address monument signs shall be provided.
14. The live-work units shall comply with allowable uses in the MU zone. The buildings may be constructed in compliance with IRC standards, which may limit the types of non-residential uses that may be permitted. Future conversion of the live-work units or buildings to non-residential uses may require modifications to the unit/building and/or site in order to comply with applicable development standards and building code requirements.
15. The proposed internal alleys shall be signed "No Parking", MUTCD standard, spaced at a maximum 100 feet.
16. The applicant shall satisfy the requirements of the City Engineer unless otherwise waived or modified through the development phase of this project (attached and incorporated by reference). All permits required therein shall be obtained prior to the conduct of work subject to each respective permit.

17. A DOE Construction Stormwater General Permit is required. Conformance with the DOE Construction Stormwater General Permit shall be ensured with weekly monitoring and reporting of the site's best management practices for conformance of the Stormwater General Permit and SWPPP requirements including water sampling of stormwater discharged from the site. [DOE Stormwater Manual]
18. A geotechnical report is required and shall include recommendations for: earthwork, reuse of existing soils, compaction, temporary and permanent slopes, utility construction, erosion and sediment control, wet weather work, hazardous material studies, groundwater levels at stormwater flow-control and water quality facilities, and stormwater infiltration capabilities including applicable correction factors for infiltration facilities as recommended in the DOE Manual. [DOE Stormwater Manual]
19. Construction performance and maintenance guarantees shall be provided in accordance with City of Carnation Street and Storm Sewer System Standards. Before utility extension and right-of-way permits are issued, the applicant shall furnish the City a performance bond to guarantee the full and complete construction and installation of the right-of-way improvements. [CMC 15.16.740]
20. A topographic survey sealed by a licensed professional land surveyor is required. The survey shall include underground utilities and the adjacent city streets fronting the parcel. [CMC 15.16.350]
21. Street and storm sewer system improvements shall be consistent with the City's 2018 Street and Storm Sewer System Standards and the 2014 DOE Stormwater Manual for Western Washington.
22. The proposed 24-foot-wide internal streets shall have a pavement section consistent with the city's standard pavement section for a local access street 4" HMA, 4" CSTC, 4" CSBC. A minimum 2-foot-wide cement concrete valley gutter shall be installed between the travel lanes.
23. Frontage improvements along Tolt Ave (SR-203) are required and shall be consistent with the recommendations of the City of Carnation Tolt Ave Action Plan, February 2013 and the planned Tolt Ave (SR-203) improvements. The Tolt Ave frontage improvements consist of but are not limited to half street improvements, grind and overlay from the Tolt Ave centerline to the face of curb, channelization markings, signage, curb and gutter, storm drain facilities, illumination, grading, a minimum 2.5-foot-wide landscaped planting strip and a 10-foot wide non-permeable concrete shared-use path (greenway) with a minimum two-foot graded area on the east side of the path. Existing overhead utility lines shall be undergrounded along the project's Tolt Avenue frontage. The developer shall be responsible for obtaining necessary permits from WSDOT including compliance with CMC 12.10.030.
24. Street lighting system shall be a complete system which is typically designed by Puget Sound Energy. All new wiring, conduit, and service connections shall be located underground. LED street illumination design shall be submitted conforming to City and PSE/Intolight requirements. Streetlights shall be provided at internal streets, street frontage and intersections, all street lighting fixtures shall meet standards to prevent light

spill. Streetlight fixtures along Tolt Avenue shall be the same type as used for the Tolt Avenue improvement project. Developer shall submit proposed streetlight locations and system design to the City for review and acceptance. Maintenance and payment for illumination along the internal streets shall be the responsibility of the property owner, any future Homeowners Association, or jointly shared by the owners of the development. [CMC 15.60.300]

25. In addition to Tolt Avenue, the Development also fronts Eugene Street, McKinley Ave and Myrtle Street, classified as Collectors. Half-street improvements are required along the frontage of these streets and shall consist of but are not limited to grind and overlay from the street centerline to the face of curb located 19 feet from the street centerline, channelization markings including 10-foot-wide travel lane and 9-foot of parking, signage, curb and gutter, storm drain facilities, illumination, new 6-foot wide sidewalks and ADA curb ramps.
26. The two new access connections to McKinley Ave and the access connection to Myrtle Street shall be cement concrete driveway Type 1 consistent with WSDOT Standard Plan F-80.10-4. Driveway widths shall not exceed 22-feet or be less than 10-feet wide. [CMC 15.56.050].
27. Mitigation for Level of Service, access, sight distance and collision analysis deficiencies shall be as recommended by the Project's final Traffic Impact Analysis and accepted by the City.
28. Prior to permit issuance for frontage improvements, any proposed pavement and channelization work along SR 203/Tolt Avenue shall be submitted to the Washington State Department of Transportation (WSDOT) for review and approval.
29. Internal underground electrical and communication lines shall be installed in utility easements a minimum 10 feet wide.
30. Site distance triangles shall be provided showing site distance at all internal and access intersections. Areas within the triangles shall be clear of sight-line obstructions.
31. Placement of mailbox structures, if allowed by the Post Master, shall be in conformance with Postal Service requirements, Post Master's approval of mailbox type and locations is required prior to construction start.
32. Covenants, conditions, and restrictions shall be recorded requiring the future Homeowners Association (HOA) responsibility to maintain the Developments common areas and landscaping.
33. Stormwater quality and flow-control best management practices are required for the proposed subdivision. A Technical Information Report is required and shall comply with the 2014 DOE Stormwater Manual for Western Washington. [CMC 15.64.190.C] Infiltration stormwater facilities shall be designed to infiltrate 100% of the 50-year developed runoff event.

34. Infiltration systems shall be located a minimum of 10-feet from building foundations and property lines. If the infiltration must be located within 10 feet of a property line, a maintenance/repair easement must be provided to provide a minimum 10-foot width from the edge of the infiltration facility. In-situ testing is required to determine the existing soils' infiltration capacity. [DOE Manual]. The infiltration rates shall include applicable correction factors for infiltration facilities as recommended in the DOE Manual but in no case shall the maintenance correction factor assume more than infiltration of 60% of its design capacity or a correction factor,  $CF_m$  of 0.6. Stormwater runoff from all adjacent street frontage shall be managed behind the sidewalks or on-site.
35. Temporary Sediment and Erosion Control and grading plans are required. Stormwater runoff from impervious surfaces shall not be directed towards City rights-of-way. [CMC 15.64.220]
36. The HOA shall be responsible to maintain the proposed stormwater facilities installed for the Development regardless if located within the Development or within city right of way. HOA shall also be responsible for payment of all maintenance costs associated with the stormwater facilities. Covenants, conditions, and restrictions shall be recorded requiring the HOA to contract with the City of Carnation or the City's designees or agents to maintain the Development's stormwater facilities consistent with the Department of Ecology's Stormwater Manual for Western Washington and as recommended in the Development's stormwater facility maintenance standards. The City and its designees shall be granted a permanent easement to access the drainage facilities for maintenance of the facilities.
37. The sanitary sewer improvements shall be designed by the Developer per the City of Carnation's Combined Water and Sanitary Sewer Utility Technical Standards and Aqseptence Group/Airvac's design manual. [CMC 13.100]
38. All buildings shall connect to the City of Carnation vacuum sewer system. The Developer shall acquire side sewer permits for each side sewer connected to the City sewer system. [CMC 13.50 & CMC 13.70] Backflow valves shall be installed on all structures. [Carnation Utility Standards]
39. Proposed sewer mains and service lines shall maintain the required minimum separation from proposed and existing water lines. [Carnation Utility Standards]
40. Existing septic system(s) shall be properly decommissioned in accordance with King County Health Department requirements.
41. Water system improvements shall be consistent with the City's 2017 Combined Water and Sanitary Sewer Utility Technical Standards.
42. The existing water main less than 8-inch diameter between the intersections of Eugene and Myrtle shall be replaced with 8-inch ductile iron mains, a fire hydrant, associated valves, fittings and appurtenances. To provide water and fire services to the Development, a looped water system is required. The proposed eight-inch ductile iron main lines shall connect to the water mains on McKinley Ave and Tolt Ave. [CMC 15.60.200 & CMC 13.100]

43. A water main shall be installed within a minimum 15-foot-wide easement if not located within city right of way.
44. Proposed water mains and service lines shall maintain the required minimum separation from proposed and existing sanitary sewer lines. [DOE, Carnation Utility Standards]
45. Metered water service shall be provided to landscaped tracts to provide a means of irrigation within the tracts and the frontage improvements. Maintenance and payment for landscaping and irrigation shall be the responsibility of the Homeowner's Association (HOA) or jointly shared by the owners of the development. Installation of backflow prevention devices are required and shall conform to the requirements established by the Department of Health and the City. [Carnation Utility Standards]
46. New fire hydrant spacing and locations shall be in accordance with the International Fire Code and as directed by the Fire Marshal. Each new fire hydrant shall be fitted with a storz adapter. [Carnation Utility Standards]
47. Existing well (if present) shall be properly decommissioned in accordance with King County Department of Health requirements.
48. The geotechnical engineer of record shall observe stormwater infiltration facility, street and utility construction and shall conduct on-site material sampling and compaction testing to verify compaction for roadway and utility trenching meets recommended compaction criteria. Stormwater infiltration facilities must be constructed over native gravelly soils.
49. Effective erosion control and sediment measures shall be designed, installed, and maintained to minimize the discharge of pollutants. A temporary sediment pond shall be designed and constructed as part of the sediment control measures.
50. Dust generated during construction activities shall be controlled by wetting the dust sources of exposed soils and washing truck wheels before trucks leave the site. Mud and dirt shall not be tracked onto public rights-of-way.
51. All existing and proposed electric, telephone, cable, and communication lines shall be placed underground, overhead extensions are not allowed [CMC 15.60.350]. The utility designs shall include a trench detail and continuous underground warning tapes installed 12-inches above each utility line.
52. The applicant shall work with Puget Sound Energy regarding electrical service for the project. The location(s) of surface and above-grade utility facilities, including but not limited to, meters, cabinets, vaults, boxes, etc., are subject to City approval.
53. Temporary construction fencing shall be installed around the perimeter of the site. The temporary fencing may be a combination construction/silt fence.
54. Maintenance for on-site lighting in common areas, including, but not limited to, common open space, plazas, pedestrian paths serving the site or multiple residential units, uncovered parking areas, internal alleys, etc. shall be the responsibility of the HOA or jointly shared by the owners of the development.

55. Prior to civil permit issuance, a landscape plan shall be submitted by the applicant and approved by the city planner for compliance with CMC 15.76. Prior to the building permit certificate of occupancy, the landscaping shall be installed as approved.
56. The applicant shall provide a maintenance assurance device (MAD) to ensure that landscaping will be installed and maintained for two years according to the approved landscape plans and specifications. This could be either a certificate of deposit in the City's name, a letter of credit from the developer's bank, or cash. The amount required must be 10 percent of the total cost of the materials. The MAD would be used by the City to hire a contractor to replace lost materials due to non-maintenance. [CMC 15.76.080.B]
57. Mechanical equipment, transformers, meters, cabinets, etc. shall be located to minimize their visibility from the street and pedestrian environments. If their location will be visible from streets and/or pedestrian environments, they shall be fully screened from view to the fullest extent feasible. Screening may consist of fencing, landscaping, affixed furniture, or other features.
58. Proposed seat walls along Tolt Avenue may not encroach into the public right-of-way.
59. Any changes to the proposed building color palette dated received on November 8, 2021 will require approval by the City Planner utilizing the Acceptable Building Colors of the  
Carnation Design Standards and Guidelines.
60. A minimum of 10 bicycle parking spaces shall be provided in compliance with CMC 15.72.120.
61. Any proposed non-exempt signage shall require a sign permit and corresponding building permit.

SIGNED THIS 31st DAY OF January, 2022.



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Jean Lin, City Planner  
City of Carnation

Attachments:

- A. Project Plans – Site plan, landscape concept, and architectural plans, dated received on November 8, 2021
- B. Impervious surface area calculation, dated October 26, 2021
- C. Building Color Palette, dated received on November 8, 2021
- D. Pedestrian-oriented space seating calculations, dated received on November 8, 2021
- E. Tree Inventory Report by Earth Dance Design, dated June 24, 2020

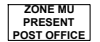
F. Arborist Report and Tree Protection Site Plan by Earth Dance Design, dated April 26, 2021

G. SEPA Mitigated Determination of Non-Significance (ECF-20-0001), dated July 26, 2021

H. Public Comments Received

- Adam Osbekoff, Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation (DAHP), email dated July 30, 2020
- Peter Alm, Washington State Department of Transportation (WSDOT), Northwest Region Development Services, email dated August 4, 2020
- Stephanie Lundeen, letter dated August 18, 2020 and received August 20, 2020
- Kevin Crutchfield, email dated September 1, 2020
- Jules Hughes, email dated September 4, 2020
- Kevin Crutchfield, email dated October 2, 2020

(27)	APPROXIMATE LOCATION OF EXISTING ADJACENT DRIVEWAYS	-
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ZONE R24  
PRESENT  
USE 4 PLEX

**ZONE R24  
PRESENT USE  
4 PLEX**

5 ON STREET

4 PLEX

No.	DATE	BY	REVISION
Δ	4/7/2021	TG	REVISE STRAFTER WITH CONFIGURATION

P.O. Box 1132  
Freeland, WA 98249  
P: 360.331.4131  
F: 360.331.5131  
[www.dagengr.com](http://www.dagengr.com)

DC|G  
civil structural

**CALL 811**  
**2 BUSINESS DAYS**  
**BEFORE YOU DIG**  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DOG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DOG PRIOR TO

TOLT VILLAS, LLC  
ONE FORTNEY, PO BOX 522  
OODINVILLE, WA 98072

TOLT VILLAS  
KARNATION, WA 98014  
PLAN APPLICATION MAP

OWNER:	SHA V		PROJECT:	SITE:
PROJ. MANAGER:			NA	
DESIGNED BY:			CS	
DRAWN BY:			GR	
CHECKED BY:			TG	
SCALE:			SEE SCALE BAR	
DATE:		REV.	SHEET	
11/3/2021		1	OF 27	
SHEET NUMBER				

SP1





SPR-20-0001 / DR-20-0001

RECEIVED  
City of Carnation  
11/08/2021

TOLT VILLAS  
ARCHITECTURAL RESUBMITTAL  
10/12/2021



NASH ASSOCIATES  
ARCHITECTS  
8003 110TH AVE NE • KIRKLAND, WA • 98033 •  
425.826.4117  
www.nashassociates.com

TOLT VILLAS  
CARNATION, WA  
RESUBMITTAL

Project:

date: 04-20-21  
permit:  
revisions:

drawn by: MNU  
checked by:

SHEET

0

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The owner shall be notified of any variations from the drawings and specifications. Any such variation shall be reviewed by the owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

5/4" X 10" BARGE BOARD (V. 1/8" TRIM) TYPICAL @ GABLE ENDS

11" EXPOSURE HORIZONTAL SIDING

MINIMUM 5/4" X 4" WINDOW/DOOR TRIM ON ALL FOUR SIDES OF BUILDING

HEIGHT OF STRUCTURE

VERTICAL HARDIE SIDING WHERE SHOWN 4" EXPOSURE

ASPHALT COMP. SHINGLES TYPICAL FOR SLOPED ROOFS (4:12 OR GREATER) TWO ROOFS FOR ALL LOW SLOPE ROOFS

UPPER FLOOR P.L.

FIN. FLR. UPPER

MAIN FLOOR P.L.

FIN. FLR. MAIN



- DESIGN STANDARDS 4.4.1 (3 REQUIRED)
- RECESSED ENTRIES PROVIDED
  - TRANSOM WINDOWS PROVIDED
  - DECORATIVE ENTRY DOOR PROVIDED

BUILDING TO BE BUILT AND ENGINEERED TO MEET THE 2018 IRC (TYP. SIMPLE TOWNHOMES)-ENTIRE UNIT IS A LIVING UNIT AND DESIGNED TO MEET LIVE/WORK CODE REQUIREMENTS PER 2018 IRC SECTION 419. ONE HOUR SEPARATION BETWEEN LIVING UNITS WITH INDIVIDUAL UNPAID FIRE SPRINKLER SYSTEMS THAT ARE MONITORED. USAGE IS ONLY ALLOWED TO BE BY 5 NON-RESIDENTS IN THE WORK AREA AND LIMITED TO BUSINESSES ALLOWED BY TOLT VILLAS COR'S (PROFESSIONAL OFFICE).

MINIMUM 5/4" X 4" WINDOW/DOOR TRIM ON ALL FOUR SIDES OF BUILDING

UPPER FLOOR P.L.

FIN. FLR. UPPER

MAIN FLOOR P.L.

FIN. FLR. MAIN



**REAR ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
FACING PRIMARY ALLEY

324 sqft STREET LEVEL FACADE  
STREET LEVEL TRANSPARENCY IS 171 SQUARE FEET (52.7%)

**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
FACING MYRTLE STREET

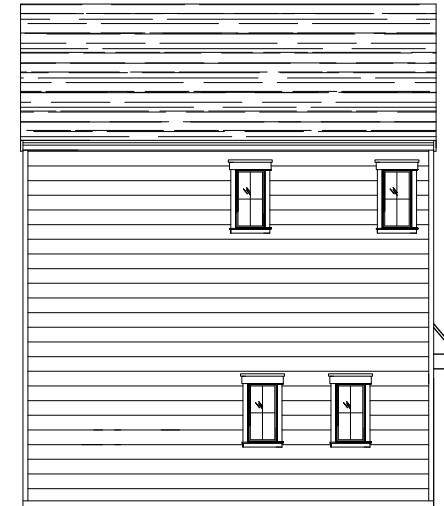


UPPER FLOOR P.L.

FIN. FLR. UPPER

MAIN FLOOR P.L.

FIN. FLR. MAIN



UPPER FLOOR P.L.

FIN. FLR. UPPER

MAIN FLOOR P.L.

FIN. FLR. MAIN

**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



NASH & ASSOCIATES  
ARCHITECTS  
9003 11TH AVE. NE • KIRKLAND, WA • 98033 •  
www.nash-architects.com

TOLT VILLAS  
CARNATION, WA  
BUILDING "A"

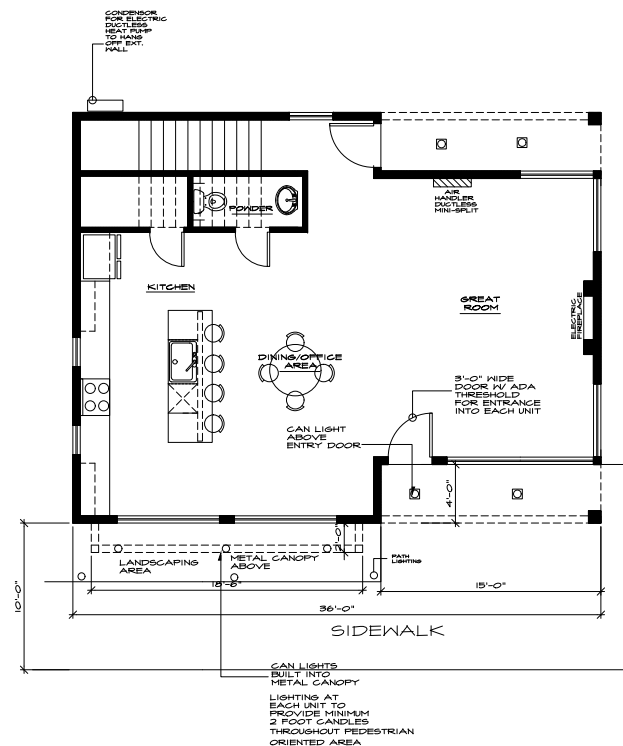
Project:

date: 01-26-21  
permit:  
revisions:

drawn by: HSL  
checked by:

SHEET  
A1

As-built dimensions on this drawing shall have precedence over stated dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variance from the dimensions and/or conditions shown on these drawings. Any proceeding with the work on the basis of the Owner's approval shall constitute acceptance of the Owner's responsibility for the cost to rectify same.



MAIN FLOOR PLAN  
888 SQUARE FEET  
SCALE: 1/4" = 1'-0"



NASH & ASSOCIATES  
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6803 110TH AVE NE, SUITE 200, WA  
425-424-4117  
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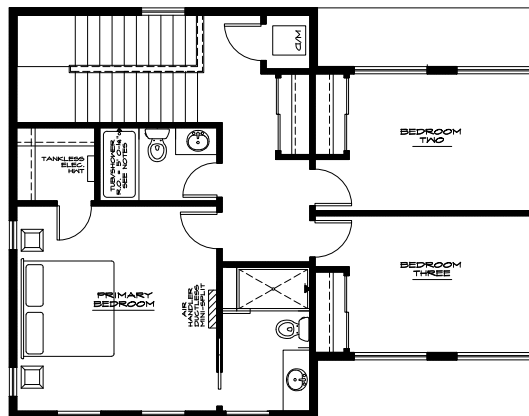
TOLT VILLAS  
CARNATION, WA  
BUILDING "A"

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MNL  
checked by:

SHEET  
A2

Vertical dimensions on the drawing shall have precedence over horizontal dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations in scope, dimensions and/or conditions shown on these drawings. Any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN  
888 SQUARE FEET SCALE: 1/4" = 1'-0"



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ARCHITECTS  
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www.nash-architects.com

TOLT VILLAS  
CARNATION, WA  
BUILDING "A"

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MKU  
checked by:

SHEET  
A3

Notes: All dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions etc., pertaining to the site before commencing construction. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved prior to proceeding with the work or the Contractor shall accept full responsibility for the cost to rectify same.



1144 sqft (each unit)

# FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FACING TOLT AVENUE

864 sqft STREET LEVEL FACADE  
STREET LEVEL TRANSPARENCY  
IS 444 SQUARE FEET  
(51.3%)

DESIGN STANDARDS 4.4.1  
(3 REQUIRED)

- RECESSED ENTRIES PROVIDED
- TRANSOM WINDOWS PROVIDED
- DECORATIVE ENTRY DOOR PROVIDED

BUILDING TO BE BUILT AND ENGINEERED TO MEET THE 2018 IRC (FEE SIMPLE TOWNHOMES)-ENTIRE UNIT IS A LIVING UNIT AND DESIGNED TO MEET LIVE/WORK CODE REQUIREMENTS PER 2018 IBC SECTION 419. ONE HOUR SEPERATION BETWEEN LIVING UNITS WITH INDIVIDUAL NFPA13D FIRE SPRINKLER SYSTEMS THAT ARE MONITORED. USAGE IS ONLY ALLOWED TO BE BY 5 NON-RESIDENTS IN THE WORK AREA AND LIMITED TO BUSINESSES ALLOWED BY TOLT VILLAS CCR'S (PROFESSIONAL OFFICE)



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ARCHITECTS

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TOLT VILLAS  
CARNATION, WA  
BUILDING "B"

Project:

date: 01-26-21  
permit:  
revisions:

drawn by: M&J

checked by:

SHEET

B1

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variations from the drawings and/or variations from the drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for the cost to rectify same.



REAR ELEVATION  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
FACING PRIMARY ALLEY



NASH & ASSOCIATES  
ARCHITECTS

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TOLT VILLAS  
CARNATION, WA  
BUILDING "B"

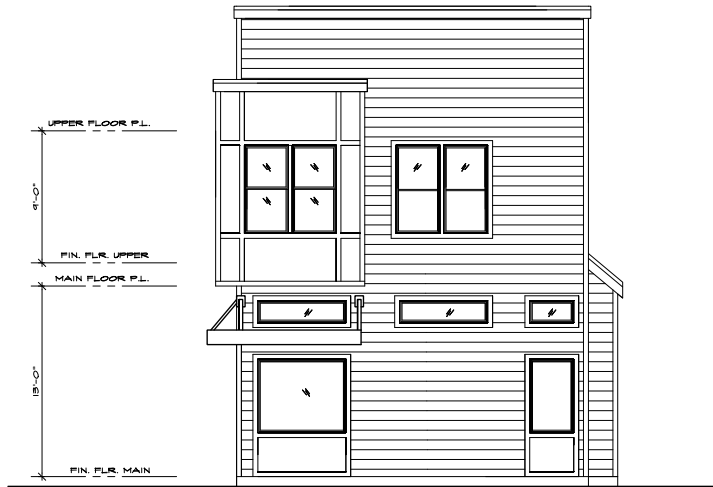
Project:

date: 01-26-21  
permits:  
revisions:

drawn by: MKJ  
checked by:

SHEET  
B2

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to commencing with the work as the Contractor shall accept full responsibility for the cost to rectify same.



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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**ARCHITECTS**  
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**TOLT VILLAS**  
**CARNATION, WA**  
**BUILDING "B"**

Project:

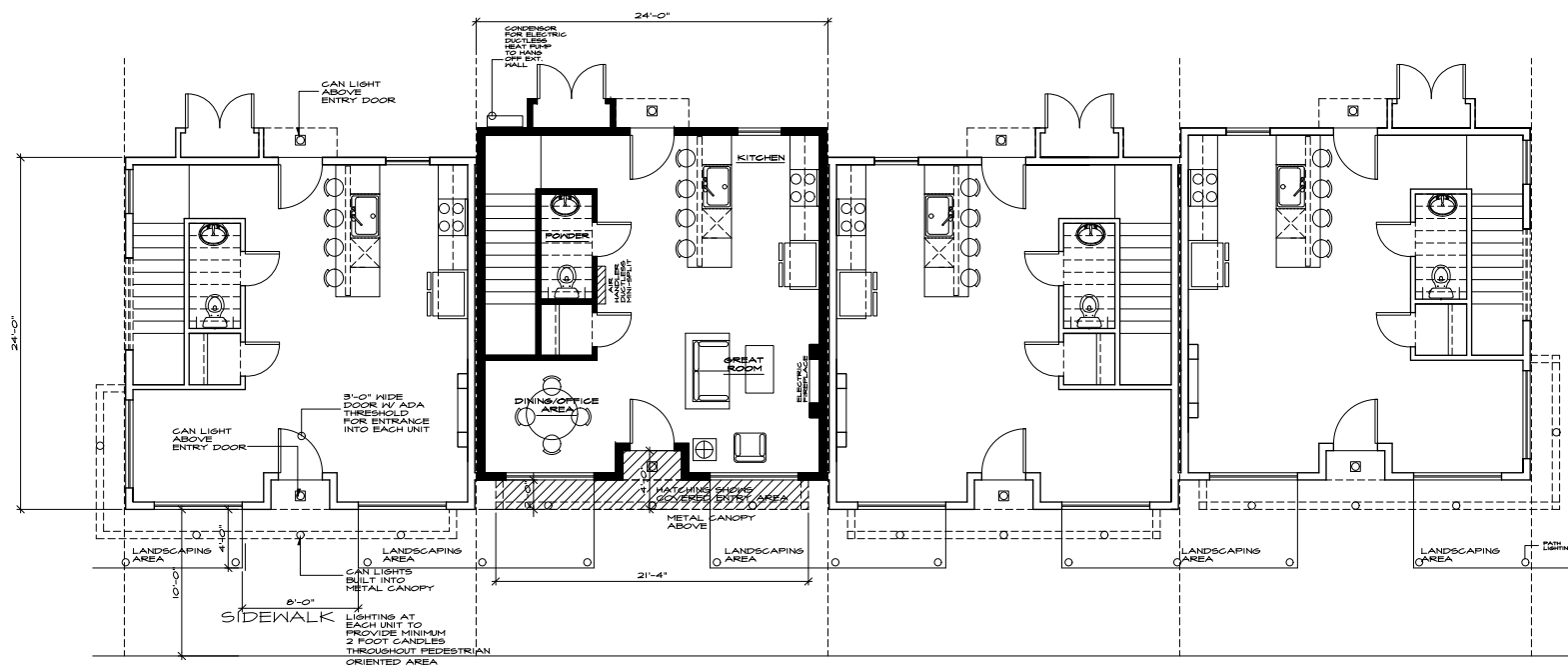
date: 01-26-21  
permits:  
revisions:

drawn by: MKJ  
checked by:

SHEET  
**B3**



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



MAIN FLOOR PLAN  
565 SQUARE FEET SC



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TOLT VILLAS  
CARNATION, WA  
BUILDING "B" & "C"

**Project:**

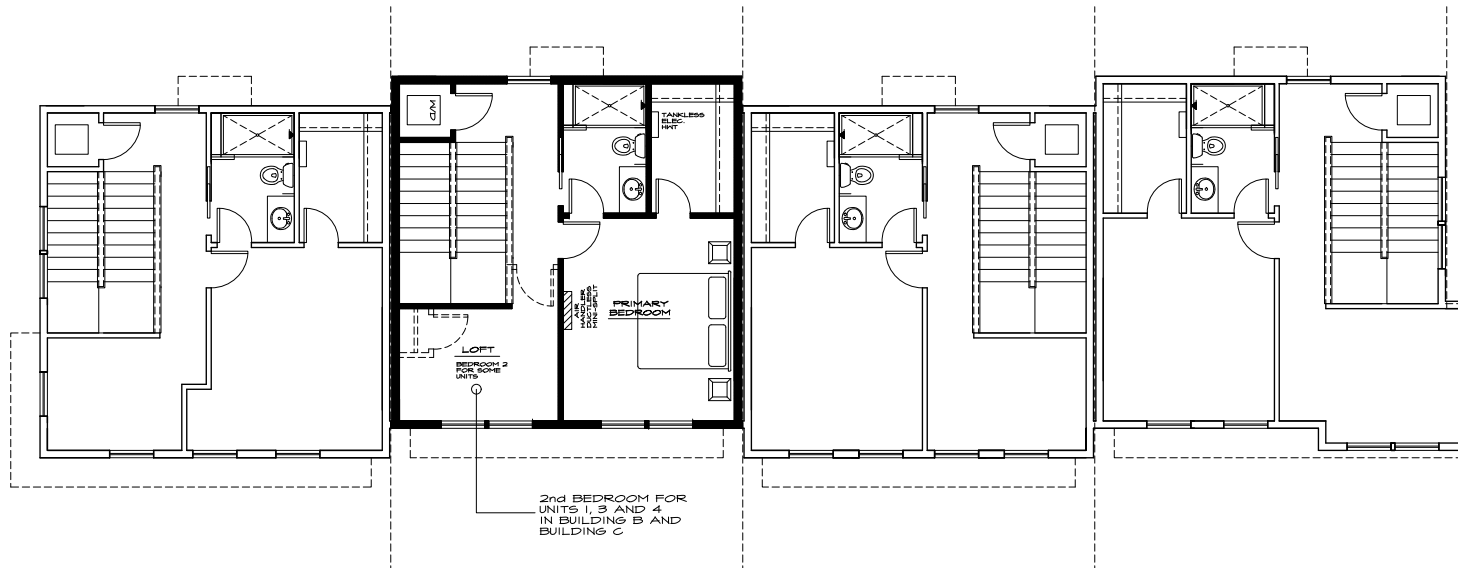
date: 01-26-21  
permit:  
revisions:

drawn by: MWJ  
checked by:

SHEET

BC4

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN  
576 SQUARE FEET  
SCALE: 1/4" = 1'-0"



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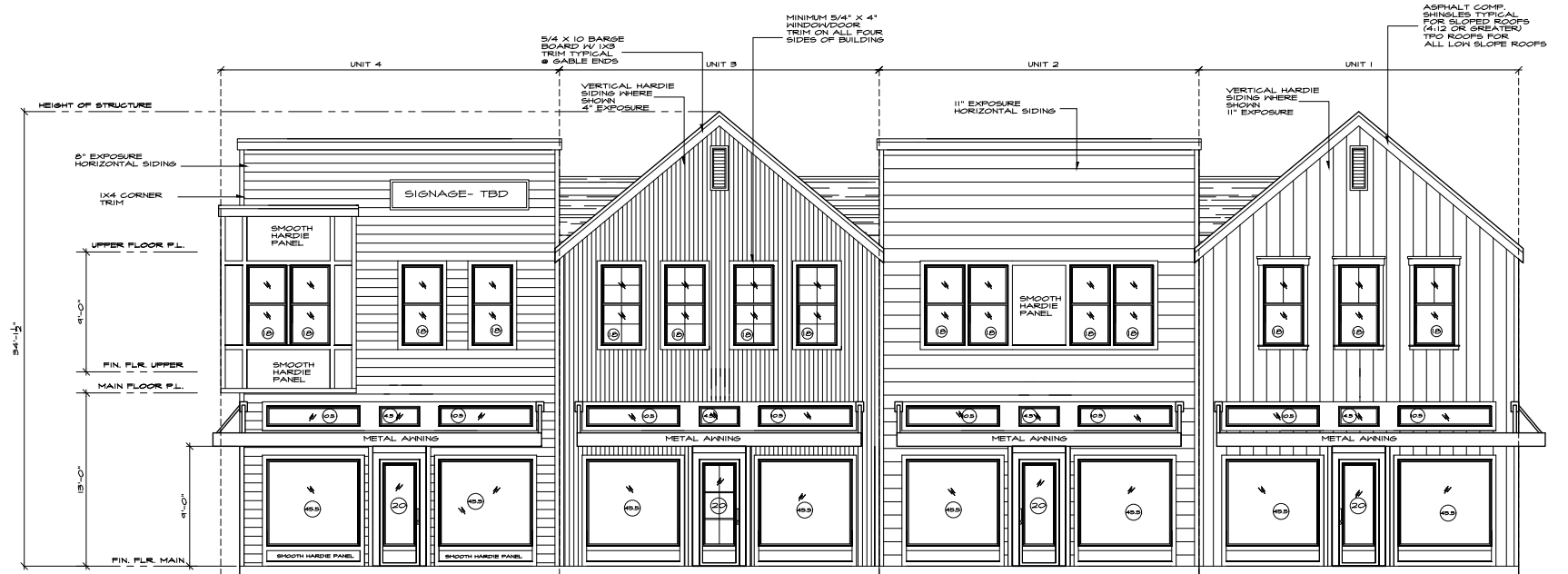
TOLT VILLAS  
CARNATION, WA  
BUILDING "B" & "C"

Project:  
date: 01-26-21  
permits:  
revisions:

drawn by: MNJ  
checked by:

SHEET  
BC5

Written dimensions on the drawing shall have precedence over stated dimensions. The Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Contractor shall be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved to the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



1144 sqft (each unit)

**FRONT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FACING TOLT AVENUE

864 sqft STREET LEVEL FACADE  
STREET LEVEL TRANSPARENCY  
IS 444 SQUARE FEET  
(51.3%)

DESIGN STANDARDS 4.4.1  
(3 REQUIRED)

- RECESSED ENTRIES PROVIDED
- TRANSOM WINDOWS PROVIDED
- DECORATIVE ENTRY DOOR PROVIDED

BUILDING TO BE BUILT AND ENGINEERED TO MEET THE 2018 IRC (FEE SIMPLE TOWNHOMES)-ENTIRE UNIT IS A LIVING UNIT AND DESIGNED TO MEET LIVE/WORK CODE REQUIREMENTS PER 2018 IBC SECTION 419. ONE HOUR SEPERATION BETWEEN LIVING UNITS WITH INDIVIDUAL NFPA13D FIRE SPRINKLER SYSTEMS THAT ARE MONITORED. USAGE IS ONLY ALLOWED TO BE BY 5 NON-RESIDENTS IN THE WORK AREA AND LIMITED TO BUSINESSES ALLOWED BY TOLT VILLAS CCR'S (PROFESSIONAL OFFICE)



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ARCHITECTS  
1803 11TH AVENUE, SUITE 200, KIRKLAND, WA 98033  
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www.nash-architects.com

TOLT VILLAS  
CARNATION, WA  
BUILDING "C"

Project:

date: 01-26-21  
permit:  
revisions:

drawn by: MKJ  
checked by:

SHEET

01



FACING PRIMARY ALLEY



NASH & ASSOCIATES  
ARCHITECTS

3003 110TH AVE. NE, ANDERSON, WA 98003 •  
425.428.4117  
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TOLT VILLAS  
CARNATION, WA  
BUILDING "C"

Project:

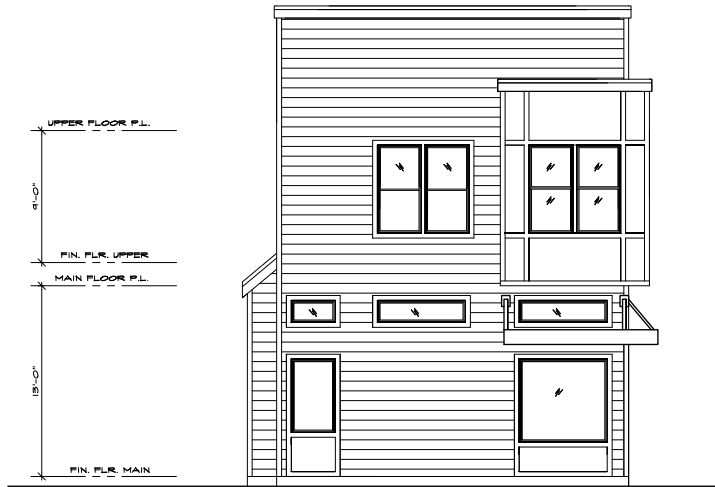
Date: 01-26-21  
permits:  
revisions:

drawn by: MFL  
checked by:

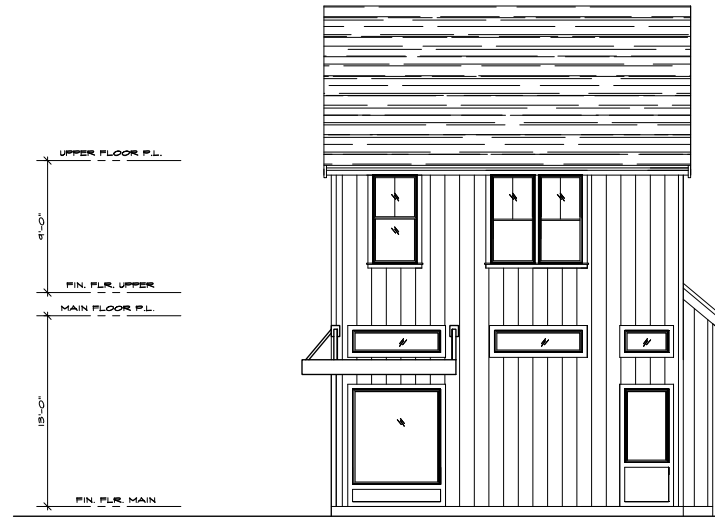
SHEET

C2

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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**ARCHITECTS**  
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425.326.4117  
www.nasharchitects.com

**TOLT VILLAS**  
**CARNATION, WA**  
**BUILDING "C"**

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MNL  
checked by:

SHEET  
**C3**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. Discrepancies and/or conditions noted on these drawings, any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



**FRONT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
**FACING GREEN STREET**

FACADE IS 760 SQUARE FEET  
TRANSPARENCY IS 176 SQUARE FEET (23.1%)

THIS BUILDING  
IS THE ONLY  
DUPLEX IN THE  
ENTIRE PROJECT



**REAR ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
**FACING PRIMARY ALLEY**



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**ARCHITECTS**  
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**TOLT VILLAS**  
**CARNATION, WA**  
**BUILDING "F"**

Project:

date: 01-26-21  
permits:  
revisions:

drawn by: MHL  
checked by:

SHEET  
11

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., before starting any work. No work shall proceed until the Owner has approved any variations from the drawings and/or conditions shown on these drawings. Any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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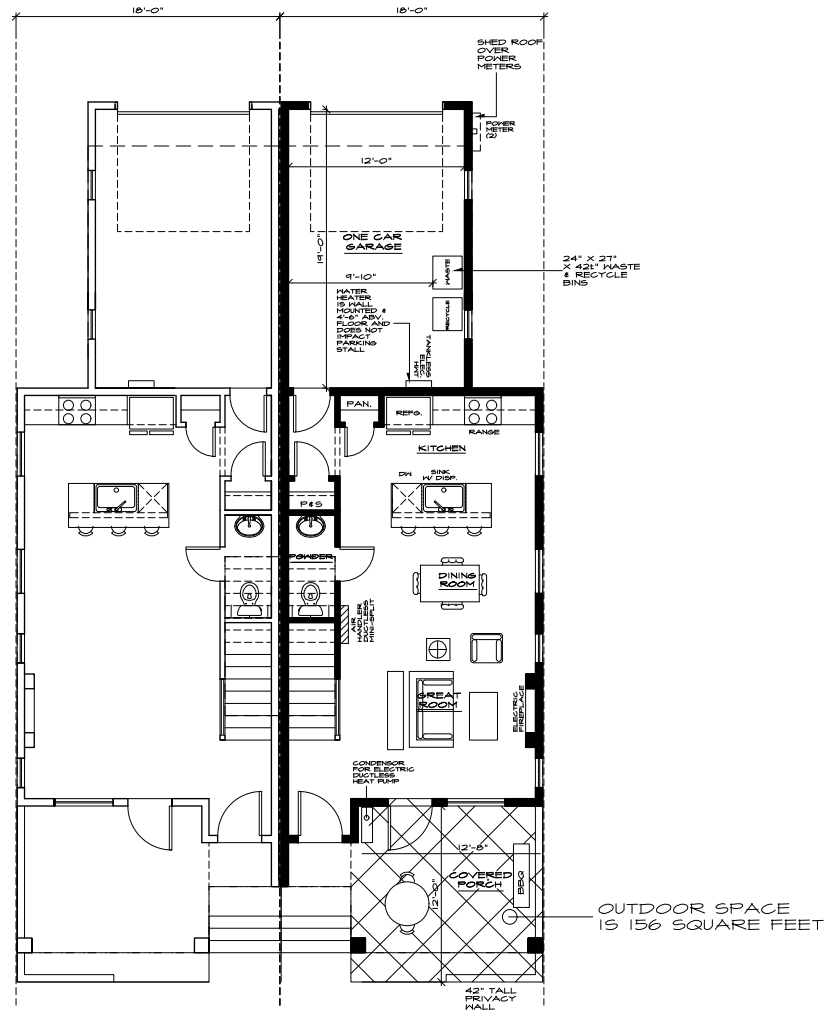
**TOLT VILLAS  
CARNATION, WA  
BUILDING "F"**

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MNU  
checked by:

SHEET  
**#2**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The owner shall be notified of any variance from the approved plans. Any variance shall be noted on these drawings. Any such variance shall be approved by the owner. The contractor shall be responsible for the cost to rectify same.



MAIN FLOOR PLAN  
524 SQUARE FEET- END UNIT SCALE: 1/4" = 1'-0"



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TOLT VILLAS  
CARNATION, WA  
BUILDING "F"

Project:

date: 01-26-21  
permit:  
revisions:

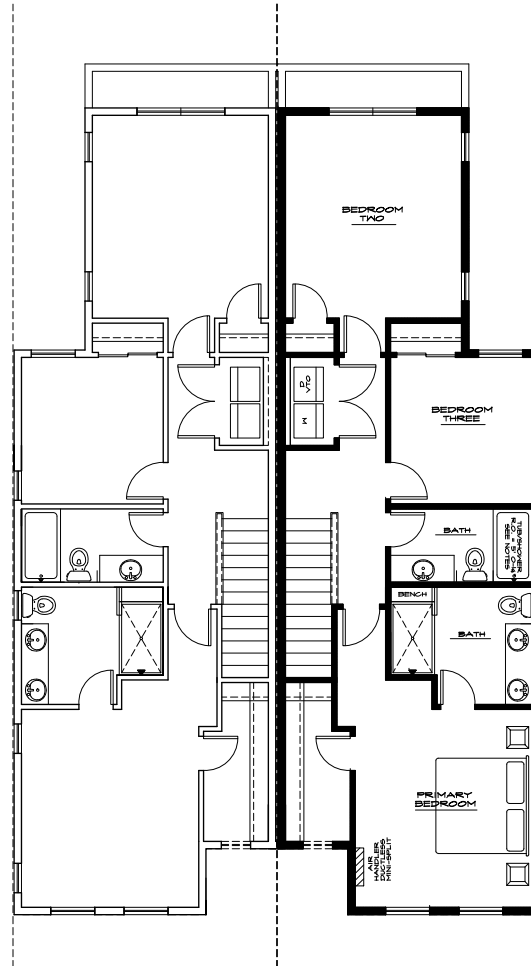
drawn by: MNU  
checked by:

SHEET

110



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner makes no warranty as to the accuracy of the information and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN  
867 SQUARE FEET SCALE: 1/4" = 1'-0"

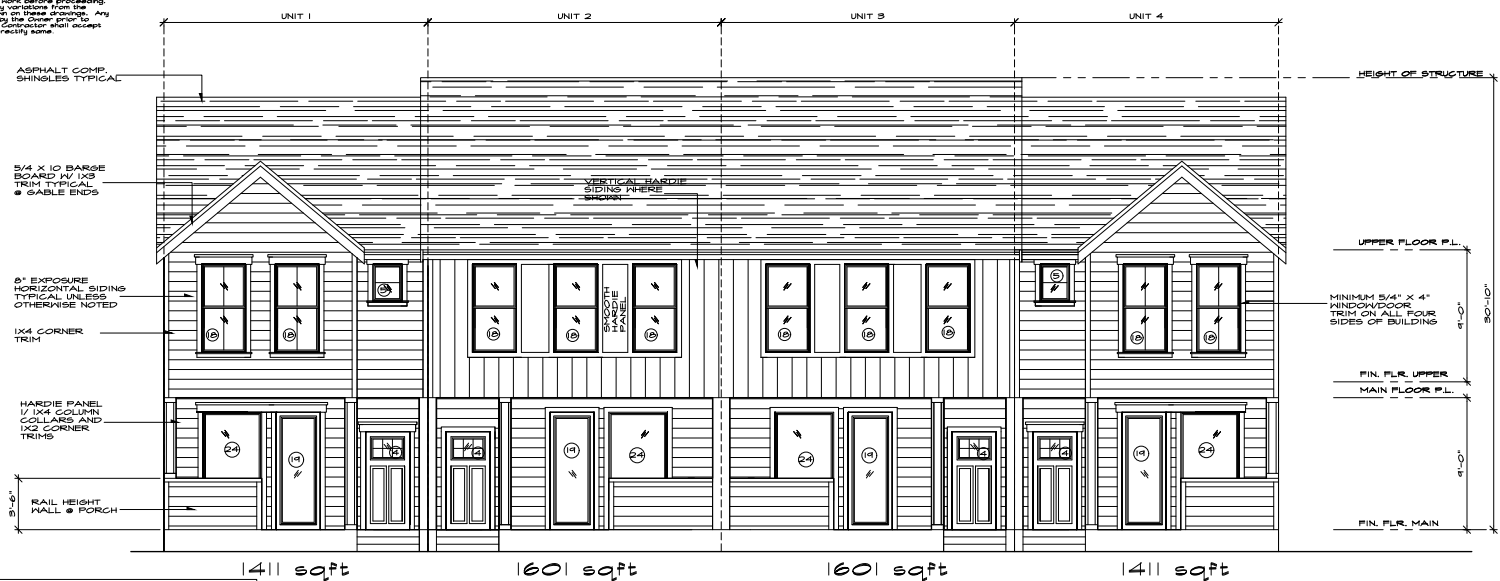


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www.nash-architects.com

TOLT VILLAS  
CARNATION, WA  
BUILDING "F"

Project:  
date: 01-26-21  
permits:  
revisions:  
drawn by: MSL  
checked by:  
SHEET  
14

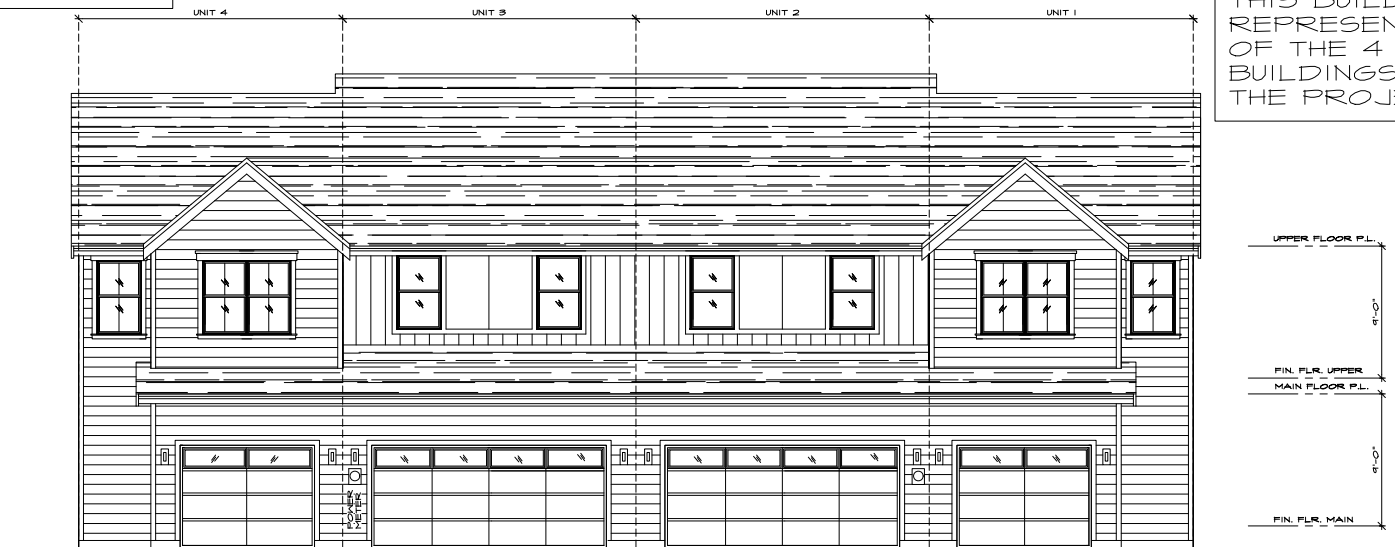
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before commencing. The Owner also, before putting of any variations from the dimensions and/or conditions shown on these drawings, any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



FACADE IS 1520 SQUARE FEET  
TRANSPARENCY IS 378 SQUARE  
FEET (24.8%)

1411 sqft 1601 sqft 1601 sqft 1411 sqft  
**FRONT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
**FACING MYRTLE STREET**

THIS BUILDING  
REPRESENTS ALL  
OF THE 4 UNIT  
BUILDINGS WITHIN  
THE PROJECT



**REAR ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
**FACING SECONDARY ALLEY**



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**TOLT VILLAS**  
**CARNATION, WA**  
**BUILDING "M"**

Project:  
date: 01-26-21  
permits:  
revisions:

drawn by: MHL  
checked by:  
SHEET



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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ARCHITECTS**  
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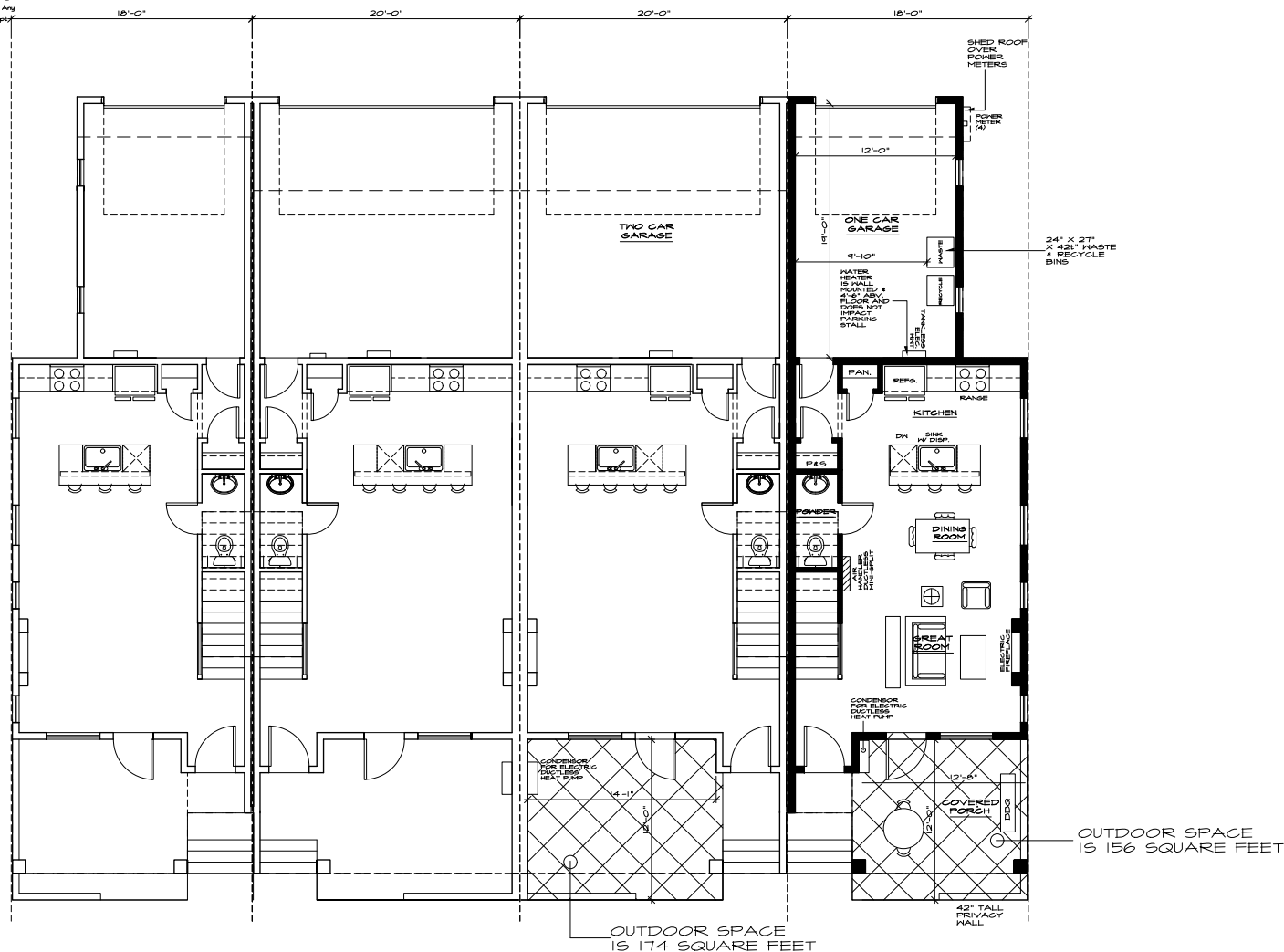
**TOLT VILLAS  
CARNATION, WA  
BUILDING "M"**

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MHL  
checked by:

SHEET  
**M2**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The owner shall be notified of any variance from the approved conditions shown on these drawings. Any such variance shall be approved by the owner before proceeding with the work on the Construction. The owner shall accept full responsibility for the cost to rectify same.



MAIN FLOOR PLAN  
524 SQUARE FEET- END UNIT  
591 SQUARE FEET- MIDDLE UNIT  
SCALE: 1/4" = 1'-0"



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ARCHITECTS

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TOLT VILLAS  
CARNATION, WA  
BUILDING "M"

Project:

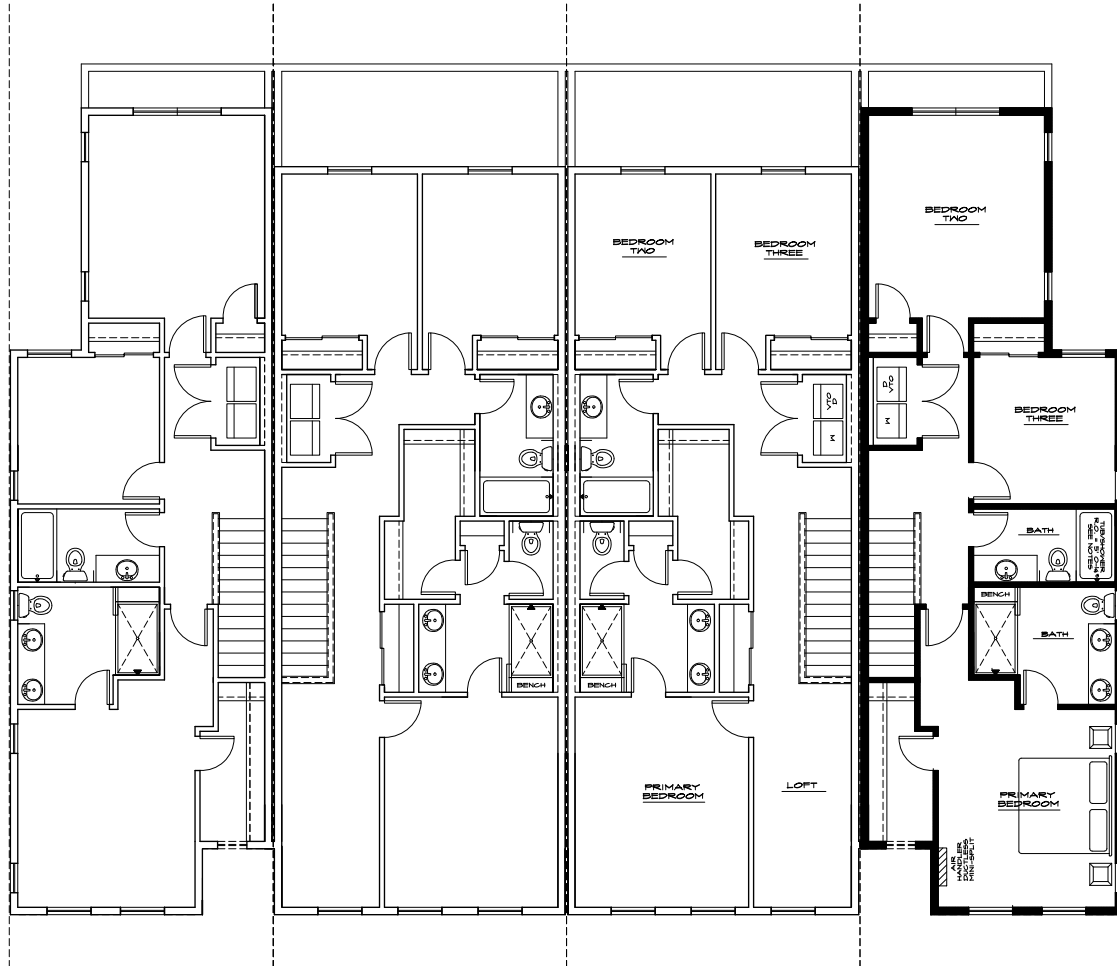
date: 01-26-21  
permit:  
revisions:

drawn by: MSH  
checked by:

SHEET

M3

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variance from the drawings and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN  
887 SQUARE FEET  
1020 SQUARE FEET (MIDDLE UNIT)  
SCALE: 1/4" = 1'-0"



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ARCHITECTS  
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www.nash-architects.com

TOLT VILLAS  
CARNATION, WA  
BUILDING "M"

Project:

Date: 01-26-21  
Permit:  
Revisions:

Drawn by: MNL  
Checked by:

SHEET

34

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



FACADE IS 1140 SQUARE FEET  
TRANSPARENCY IS 277 SQUARE  
FEET (24.2%)

**FRONT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
FACING MYRTLE STREET

THIS BUILDING  
REPRESENTS ALL  
OF THE 3 UNIT  
BUILDINGS WITHIN  
THE PROJECT



**REAR ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"  
FACING SECONDARY ALLEY



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**TOLT VILLAS**  
**CARNATION, WA**  
**BUILDING "N"**

Project:

date: 01-26-21  
permits:  
revisions:

drawn by: MHL  
checked by:

SHEET  
**2**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., before starting any work. No work shall proceed until the Owner and/or architect have approved the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



**LEFT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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ARCHITECTS**  
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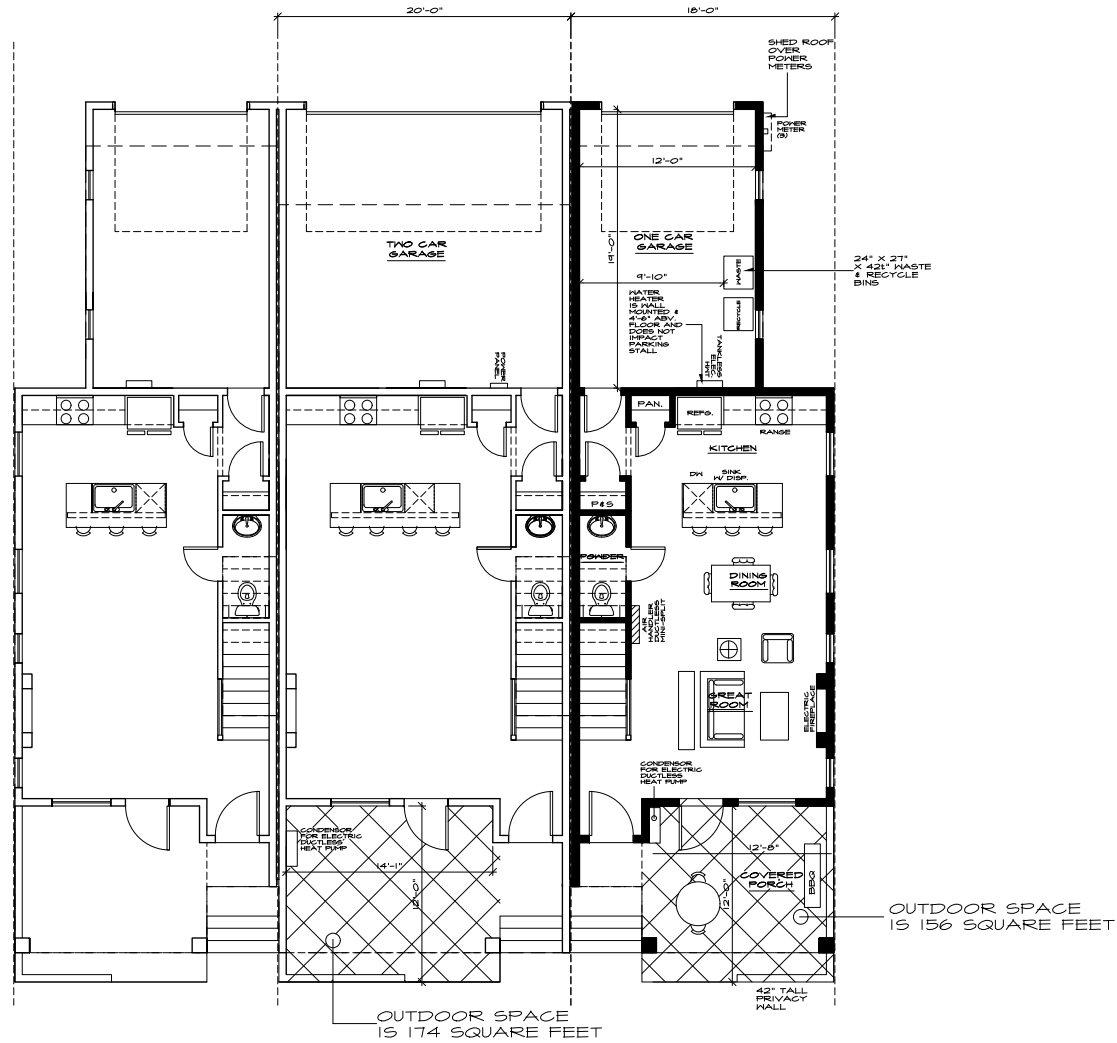
**TOLT VILLAS  
CARNATION, WA  
BUILDING "N"**

Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MHL  
checked by:

SHEET  
**22**

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The owner shall be notified of any variance from the approved drawings and/or conditions shown on these drawings. Any such variance shall be approved by the owner before proceeding with the work on the Construction. The owner shall accept full responsibility for the cost to rectify same.



**MAIN FLOOR PLAN**  
 524 SQUARE FEET- END UNIT  
 591 SQUARE FEET- MIDDLE UNIT  
 SCALE: 1/4" = 1'-0"



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 ARCHITECTS  
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 www.nash-architects.com

**TOLT VILLAS**  
 CARNATION, WA  
 BUILDING "N"

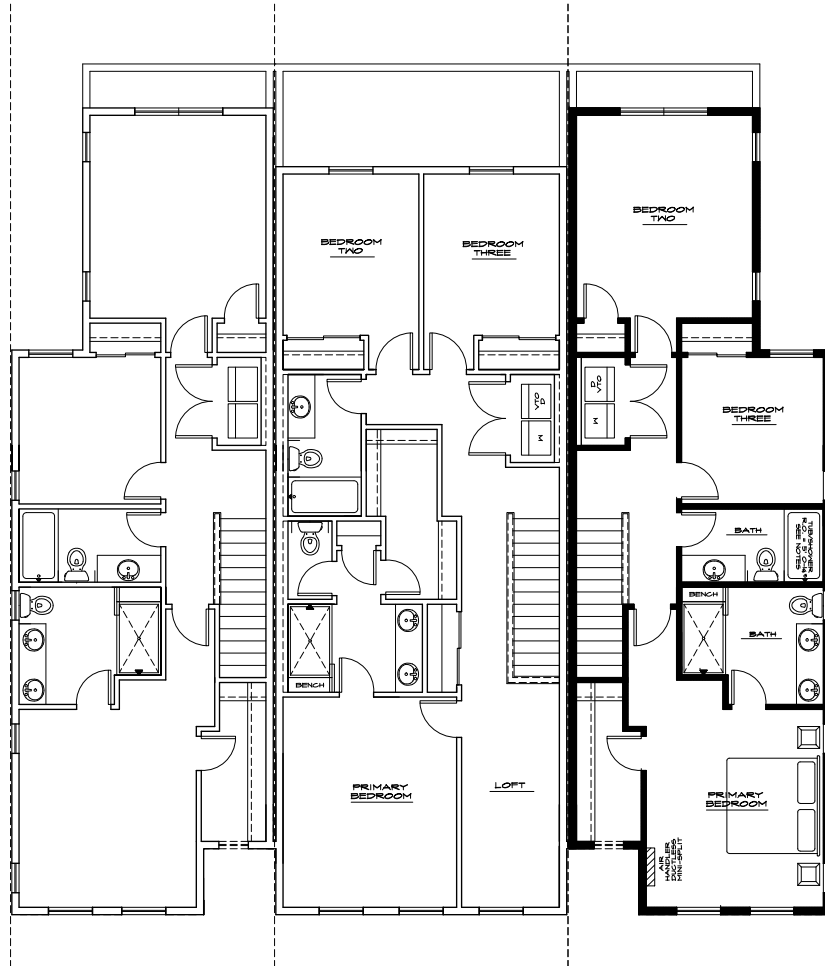
Project:  
 date: 01-26-21  
 permit:  
 revisions:

drawn by: MNU  
 checked by:

SHEET  
 30



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner makes no warranty as to the accuracy of the information and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN  
 887 SQUARE FEET  
 1020 SQUARE FEET (MIDDLE UNIT)  
 SCALE: 1/4" = 1'-0"



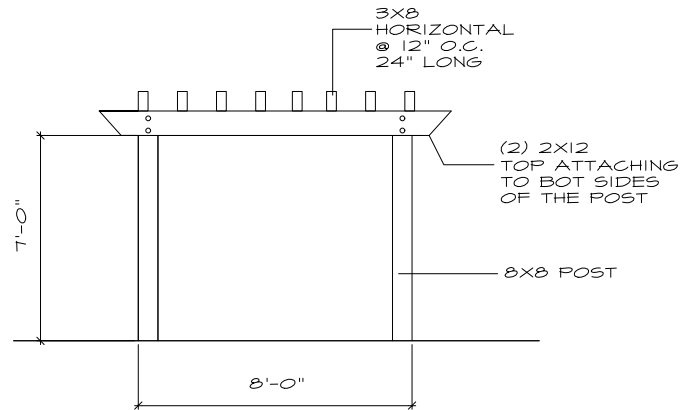
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 ARCHITECTS  
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 425-828-4117  
 www.nash-architects.com

TOLT VILLAS  
 CARNATION, WA  
 BUILDING "N"

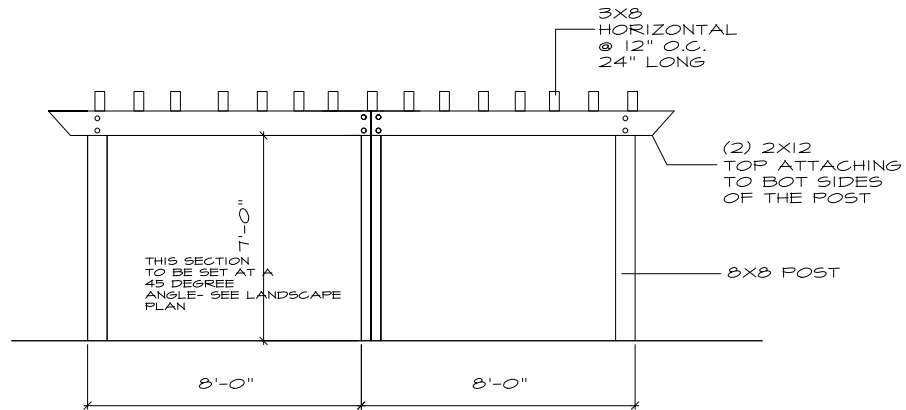
Project:  
 Date: 01-26-21  
 permit:  
 revisions:  
 drawn by: MNL  
 checked by:  
 SHEET

74

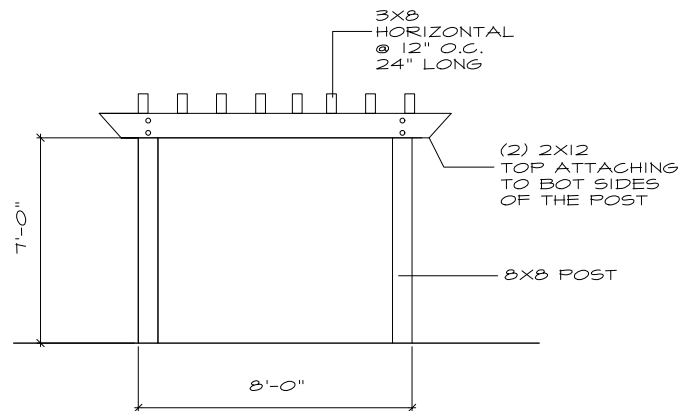
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner shall be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to any proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



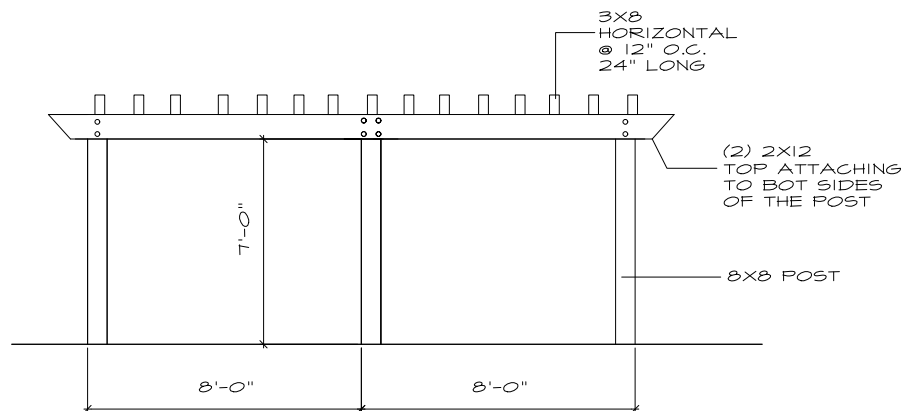
**ARBOR @ PEA PATCH**  
SCALE: 1/2" = 1'-0"



**ARBOR @ GATEWAY PLAZA**  
SCALE: 1/2" = 1'-0"



**ARBOR @ INTERIOR WALKWAY**  
SCALE: 1/2" = 1'-0"



**ARBOR @ NORTH PATIO**  
SCALE: 1/2" = 1'-0"



**NASH & ASSOCIATES  
ARCHITECTS**

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**TOLT VILLAS  
CARNATION, WA  
ARBOR DESIGN**

Project:

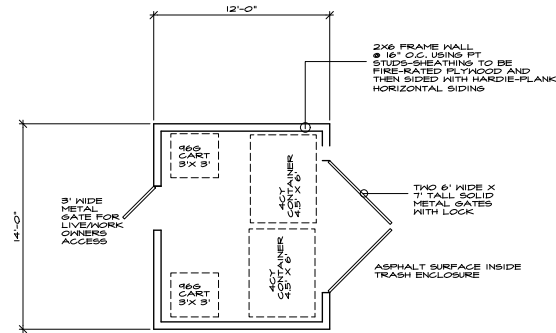
Date: 01-26-21  
Permit:  
Revisions:

Drawn by: MHJ  
Checked by:

SHEET

51

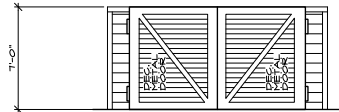
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., before starting any work. Any variations, omissions, or additions to the work shown on these drawings, or any other drawings, shall be the responsibility of the Contractor. Any such variation shall be reviewed by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



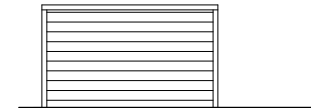
**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE: THIS TRASH ENCLOSURE IS FOR THE USE OF THE LIVE/WORK UNITS- TOWNHOMES WILL HAVE THEIR OWN INDIVIDUAL GARBAGE, RECYCLE AND FOOD WASTE CANISTERS INSIDE THEIR OWN GARAGE



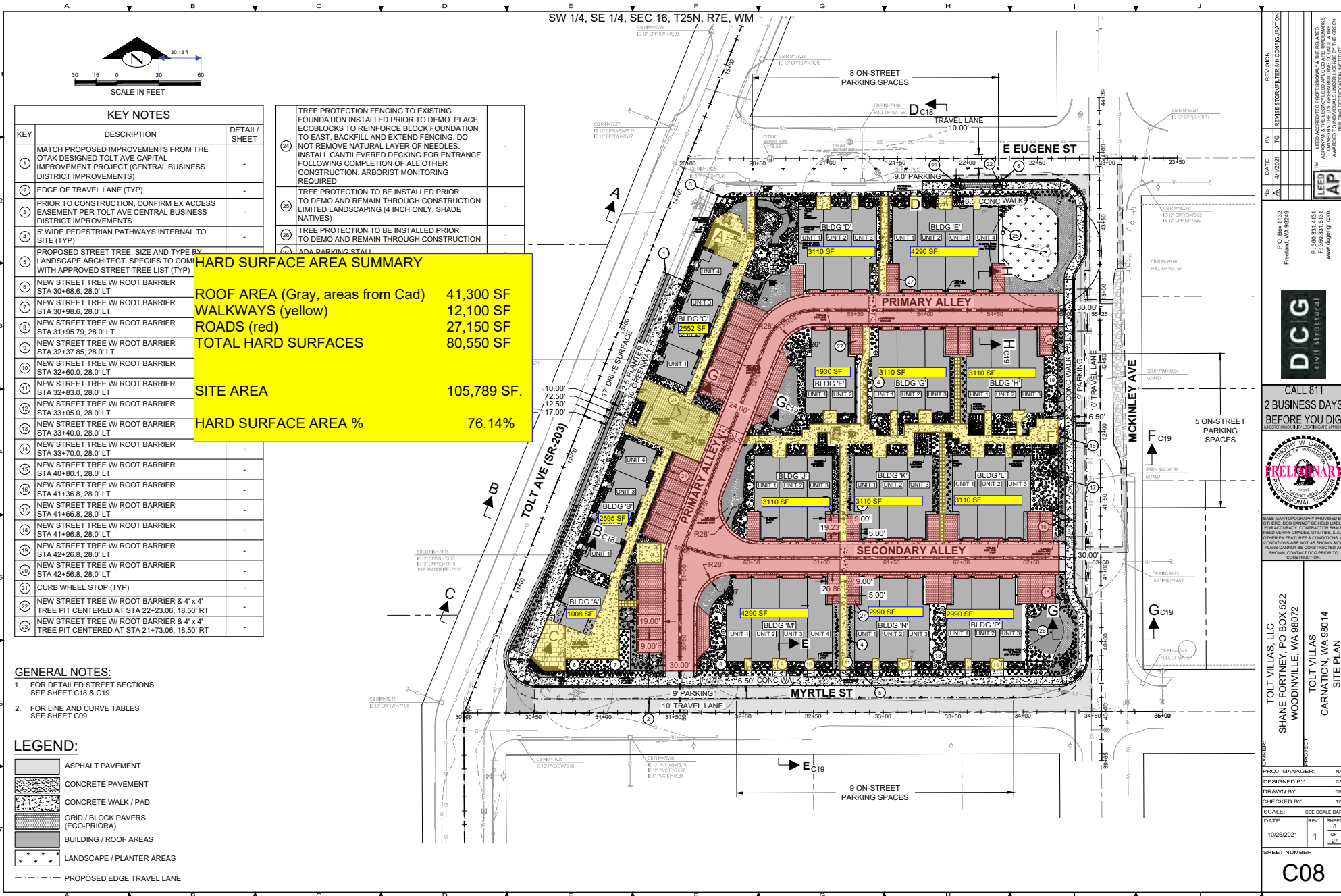
**NASH & ASSOCIATES**  
**ARCHITECTS**  
12071  
1000 11TH AVE. NE • KIRKLAND, WA • 98034  
425-828-1117  
WWW.NASH-ARCHITECTS.COM

**TOLT VILLAS**  
**CARNATION, WA**  
**TRASH ENCLOSURE**




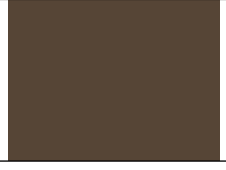

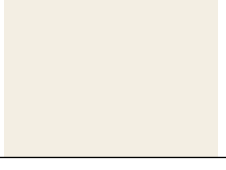

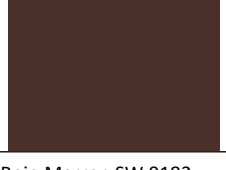




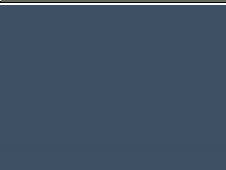

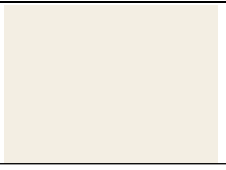
Project:  
date: 01-26-21  
permit:  
revisions:

drawn by: MHL  
checked by:

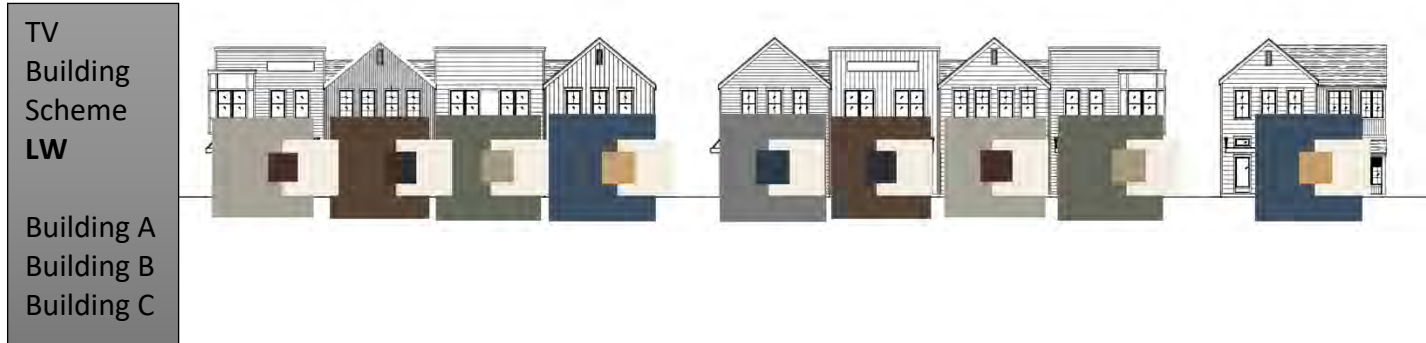
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## TOLT VILLAS COLOR PALETTE

	BODY (SIDING)	ACCENT PANELS, FRONT DOOR	ALL TRIM, GARAGE DOOR
1	 Westchester Gray SW 2849	 Naval SW 6244	 Westhighland White SW 7566
2	 Van Dyke Brown SW 7041	 Tricorn Black SW 6258	 Westhighland White SW 7566
3	 Downing Stone SW 2821	 Rojo Marron SW 9182	 Westhighland White SW 7566
4	 Rosemary SW 6187	 Colonial Revival Green Stone SW 2826	 Westhighland White SW 7566
5	 Indigo Batik SW 7602	 Empire Gold SW 0012	 Westhighland White SW 7566
Notes:	All colors Sherwin-Williams	Accent includes Hardie panels, front doors and louvered attic vents (per plan)	Trim includes fascia board, window and door trim, corner trim, porch post and garage door
	Windows: White vinyl	Gutters: White	Metal awnings and light fixtures black metal

## TOLT VILLAS COLOR SCHEMES BY BUILDING



Building H  
Building P



Building N  
Building L  
Building D





TV Color  
Scheme  
3C

Building G  
Building J



TV Color  
Scheme  
3D

Building K

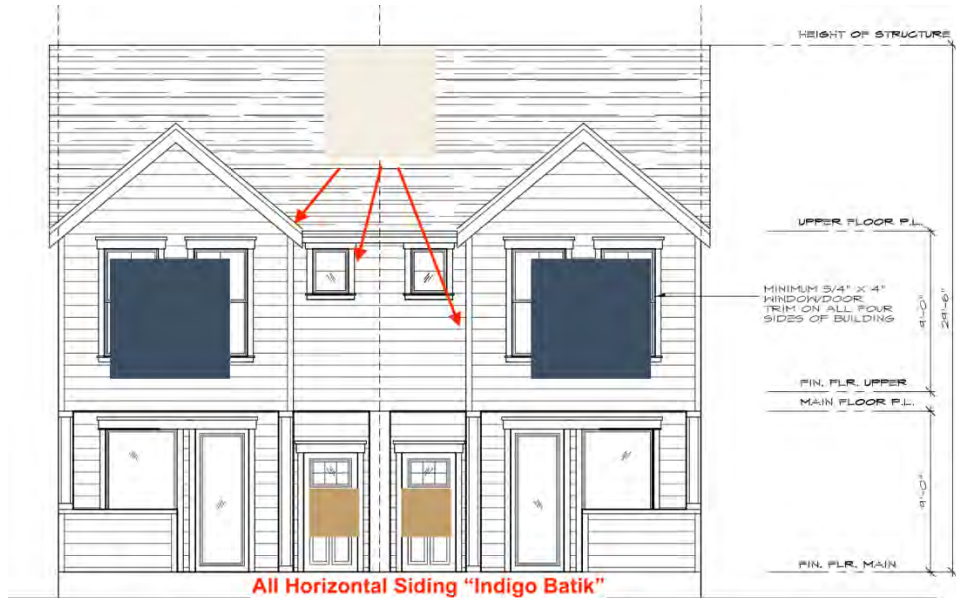




TV Color  
Scheme

2A

Building F

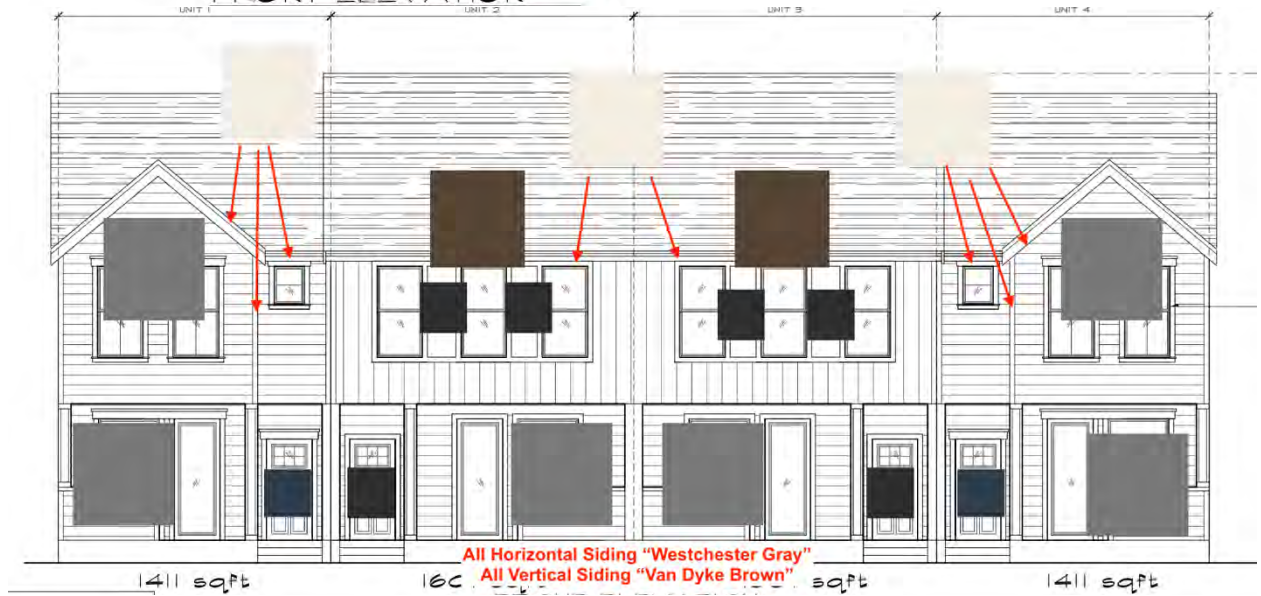


1411 sqft 1411 sqft  
FRONT ELEVATION

TV Color  
Scheme

4A

Building B  
Building M



1411 sqft 1600 sqft 1411 sqft



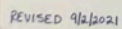




# TOLT VILLAS

## ACCENT

TOLT AVENUE FRONTAGE



REVISED 9/2/2021

RECEIVED  
City of Carnation  
11/08/2021

**Calculations for required seating within Pedestrian-Oriented Spaces  
(Carnation Design Standards and Guidelines 2.1.2, 2.3.1, 2.5.2)**

The following areas were provided by the City of Carnation as a tool to plan and design the seating. In all but one plaza (South Plaza), the city's area has exceeded our area calculation. We have designed seating based on the larger areas provided by the city. Our area calculations are noted in **red** below and outlined on the following page.

**North Plaza:** 1,500 sf/60 sf = 25 seats or 75' of bench

**Central Plaza:** 1,600 sf/60 sf = 27 seats or 81' of bench

**South Plaza:** 2,200 sf/60 sf = 37 seats or 111' of bench

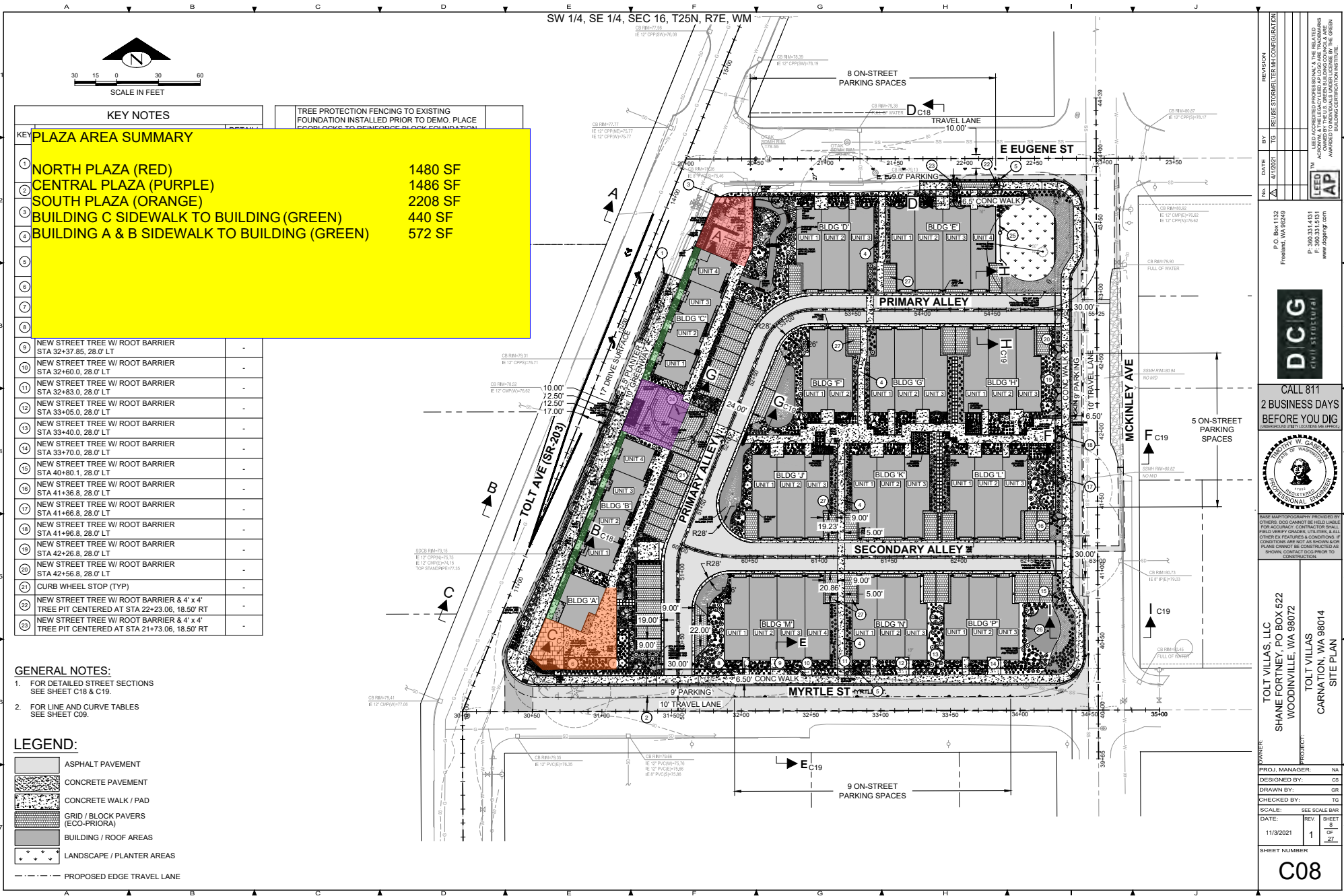
**Building C Sidewalk to Building:** 540 sf/60 sf = 9 seats or 27' of bench

**Building A & B Sidewalk to Building:** 660 sf/60 sf 11 seats or 33' of bench

Location	Ped-Oriented Space	Required Seating	Provided Seating
North Plaza	1,500 sf (1,480 sf)	75' of bench	66' bench and 4 seats for total of 78'
Central Plaza	1,600 sf (1,486 sf)	81' of bench	130'10" bench
South Plaza	2,200 sf (2,208 sf)	111' of bench	81' bench*
Building C Frontage	540 sf (440 sf)	27' of bench	30' bench
Buildings A & B Frontage	660 sf (572 sf)	33' of bench	33' bench

\*Request that 49'10" bench surplus from Central Plaza be applied to 29' bench deficit in South Plaza

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CADD FILE NAME: TOLTVILLAS.dwg  
DATE: 11/3/2021  
BY: JAC  
AUTOCAD VERSION: 2013



NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STAMPER, LTR M CONFIGURATION

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SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072  
PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
SITE PLAN

PROJ. MANAGER	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	DATE	REV	SHEET
NA	CS	GR	TG	SEE SCALE BAR	11/3/2021	1	3 OF 7

SHEET NUMBER

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