

The proposed duplex meets the design review standards under the CMC 18.19.050 (A) and Standard Principals CMC 18.19.050 (B)(3)(c):

A. Design Review:

- 1) *Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.*

The landscaping is designed to integrate the new duplex into the neighborhood. The existing laurel hedge on the north side of the lot will be preserved and the large deciduous tree immediately south of the SE corner overhangs the lot. With the current landscape design, the subject duplex will sit within the existing landscape with the landscape being added to the front yards will blend well.

- 2) *All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.*

The existing laurel hedge on the north side of the lot will be preserved and the large deciduous tree immediately south of the SE corner overhangs the lot. With the current landscape design, the subject duplex will sit within the existing landscape. There are no significant natural features on the subject property

- 3) *Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.*

The design of the new duplex incorporates architectural features of the turn of the century homes in the neighborhood such as board and batt. This is a panelize styled feature and it will blend seamlessly into the overall exterior detailing.

- 4) *A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.*

The design of the new duplex incorporates architectural features of the turn of the century homes in the neighborhood such as: board and batt, covered porches, 4" wide trim around windows/doors and dormer detail at 2<sup>nd</sup> floor.

B. Standard Principals, Duplex, Triplex and Fourplex:

- 1) *Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look*

The garages of the new duplex face the street and meet the above standard. Windows will be in the carriage style garage doors and the front porches are forward of the garage face with posts overlapping the inside corner of the garage. This is an added element that softens the garage face.