

PERSPECTIVES



VIEW LOOKING EAST ON E MILLER STREET



VIEW LOOKING SOUTH ON 10TH AVENUE E



VIEW LOOKING NORTHWEST FROM INTERSECTION

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PROJECT: 10th and MILLER
2401 10th Avenue E, Seattle WA
OWNER: GLOVER HOMES
Contact: Rick Glover @ 425-744-6004
Address: 21230 - 86th Avenue W
Lynnwood WA 98036

DESIGN RESPONSE
PERSPECTIVES AND DRAWING INDEX
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR1
(A1.2)

PROJECT DATA



ADJACENT USES



VICINITY MAP W/ ZONING



LOCATION MAP

CODE:

CODE: SEATTLE LAND USE CODE, CURRENT EDITION

PROJECT ADDRESS:

2401 - 10TH AVENUE E, SEATTLE, WA

PROJECT DESCRIPTION:

DEMOLISH THREE COMMERCIAL BUILDINGS. BUILD TWO NEW BUILDINGS. BUILDING 1 CONTAINS FIVE LIVE/WORK UNITS. BUILDING 2 CONTAINS 20 APARTMENTS AND 1 OFFICE SPACE FOR THE APARTMENT MANAGER. 23 PARKING SPACES ARE PROVIDED AT GRADE, UNDER THE APARTMENT BUILDING.

ZONING:

NC1-40

LOT AREA:

11,648 SF

LOT WIDTH:

90'

LOT DEPTH:

129.42'

FLOOR AREA RATIO:

LOT AREA = 11,648 SF

FAR FOR LIVE/WORK = 3

FAR FOR APARTMENTS = 3

FAR (COMBINED) = 3 = 11,648 X 3 = 34,944 SF

MAX BUILDING AREA = 34,944 SF

ACTUAL BUILDING AREA = 22,801 SF

RESIDENTIAL AMENITY SPACE:

AREA REQUIRED = 8818 X 5% = 441 SF

AREA PROVIDED (ROOF GARDEN) = 1484 SF

SOLID WASTE STORAGE SPACE:

COMBINED USE WITH APTS AND LIVE/WORK TO BE NEGOTIATED WITH SEATTLE PUBLIC UTILITIES

NUMBER OF UNITS SERVED = 25

AREA REQUIRED = 100 SF

AREA PROVIDED = 154 SF

BICYCLE PARKING:

SPACES REQUIRED = 1 SPACE PER 4 APARTMENTS = 5 SPACES

SPACES PROVIDED = 12

PARKING CALCULATIONS:

PARKING REQUIRED FOR LIVE/WORK UNITS = 1 PER UNIT

PARKING PROVIDED = 1 PER UNIT = 5 SPACES

PARKING REQUIRED FOR APARTMENTS = 1 PER APARTMENT

PARKING PROVIDED = 1 PER APARTMENT = 20 SPACES

LESS 2 SPACES (NET) FOR CAR SHARING PROGRAM = 18 SPACES

(PER SMC 23.54.020J, PROVISION 2)

TOTAL REQUIRED PARKING = 23 SPACES

ONE SPACE MUST BE VAN ACCESSIBLE

STREET LEVEL USE CALCULATIONS:

NONRESIDENTIAL USE IS REQUIRED ALONG 10TH AVENUE E

LENGTH OF STREET FRONTAGE IS 90'

REQUIRED LENGTH OF NONRESIDENTIAL USE = 90 X 80% = 72'

ACTUAL LENGTH OF NONRESIDENTIAL USE = 81'

BLANK FACADE CALCULATIONS:

SEE ELEVATIONS, SHEETS A4.1 AND A4.2

TRANSPARENCY CALCULATIONS:

SEE ELEVATIONS, SHEETS A4.1 AND A4.2

BUILDING 2, APARTMENTS

FLOOR	PARKING (COVERED)	OFFICE	DECKS*	CORE/MECH	RESIDENTIAL	TOTAL
PARKING	2746			360		3106
1	1491	379		1130	1622	4622
2			324*	747	3598	4345
3				747	3598	4345
ROOF			1464*	440		440
TOTAL	4237	379	1788*	3424	8818	16,858

* DECKS NOT INCLUDED IN BUILDING TOTALS

BUILDING 1, LIVE/WORK UNITS

FLOOR	COMMERCIAL	DECKS*	TOTAL
1	1840		1840
2	2084	124*	2084
3	2019	189*	2019
TOTAL	5943	313*	5943

* DECKS NOT INCLUDED IN BUILDING TOTALS

PARKING PROVIDED

FLOOR	LARGE*	MEDIUM	VAN ACCESSIBLE	CAR SHARE	TOTAL
PARKING		16			16
1	5		1	1	7
TOTAL	5	16	1	1	23

* RESERVED FOR LIVE-WORK UNITS

MAX HEIGHT @ BLDG 1(LIVE/WORK):

ALLOWED:

44' TO TOP OF WALL (13' CLGS @ 1ST FLOOR)

48' TO TOP OF PARAPETS

49' TO RIDGE OF SLOPING ROOFS

DESIGNED MAXIMUM:

40.84' TO TOP OF WALL

38.35' TO TOP OF PARAPETS

37.89' TO RIDGE OF SLOPING ROOFS

MAX HEIGHT @ BLDG 2 (APARTMENTS):

ALLOWED:

40' TO TOP OF WALL

44' TO TOP OF PARAPETS

45' TO RIDGE OF SLOPING ROOFS

55' TO TOP OF STAIR OR MECH PENTHOUSES

DESIGNED MAXIMUM:

37.03' TO TOP OF WALL

38.83' TO TOP OF PARAPETS

41.44' TO RIDGE OF SLOPING ROOFS

51.08' TO TOP OF STAIR OR MECH PENTHOUSES

SEPA Threshold:

Outside of urban center

> 4 dwelling units

SEPA required

PROPERTY DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE,

STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOW:

PARCEL A:

THE WEST 54 FEET OF LOT(S) 18,19, AND 20, BLOCK 6, DAVIS ADDITION TO SEATTLE,

ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 75,

RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

THE EAST 74 FEET OF THE SOUTH 11 FEET OF LOT 19 AND THE EAST 74 FEET OF LOT 20,

ALL IN BLOCK 6, DAVIS ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF

RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 75, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C:

THE EAST 74 FEET OF LOT(S) 18 AND THE EAST 74 FEET OF THE NORTH 19 FEET OF LOT 19,

ALL IN BLOCK 6, DAVIS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT

THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 75, RECORDS OF KING COUNTY,

WASHINGTON.

ASSESSOR'S PARCEL NUMBER:

2401 - 10TH AVENUE E # 1912101225

2405 - 10TH AVENUE E # 1912101215

914 E MILLER STREET # 1912101205

DESIGN DEPARTURES

CODE SECTION	REQUIREMENT	COMMENTS
23.47A.005(B)	PARKING..MAY NOT ABUT A STREET-LEVEL, STREET-FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT.	WE ARE REQUESTING A DEPARTURE FROM THIS REQUIREMENT FOR THE CAR SHARE PROGRAM. THE CAR SHARE PROGRAM REQUIRES THAT THE CAR BE ACCESSIBLE TO THE PUBLIC AND THAT IT BE VISIBLE AND ACCESSIBLE FROM THE PUBLIC WAY.
23.47A.005(C)	IN NC ZONES IN NEW STRUCTURES, STREET-LEVEL PARKING MUST BE SEPARATED FROM THE STREET-LEVEL, STREET-FACING FACADE BY ANOTHER PERMITTED USE.	SEE 23.47A.005(B)
23.47A.008(D)	EITHER THE FIRST FLOOR OF A STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST 4' ABOVE THE SIDEWALK GRADE OR THE STREET LEVEL FACADE SHALL BE SET BACK AT LEAST 10' FROM THE SIDEWALK.	THE APARTMENT BLDG CONTAINS TWO SPACES ON THE FIRST FLOOR, AN ENTRANCE LOBBY AND AN OFFICE. THE ENTRANCE LOBBY IS LOCATED AT GRADE. DUE TO THE SLOPING TOPOGRAPHY, THE OFFICE IS LOCATED 4' ABOVE GRADE.
23.47A.016	LANDSCAPING AND SCREENING STANDARDS	
23.47A.016(D)1c(1)	SURFACE PARKING ABUTTING... A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE	THE CAR SHARE PROGRAM REQUIRES THAT THE CAR BE VISIBLE FROM THE PUBLIC WAY. A LOW WALL WITH VINES PROVIDES SCREENING, BUT KEEPS THE CAR VISIBLE.
23.47A.016(D)1c(2)	SURFACE PARKING ABUTTING... A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING.	DUE TO SITE CONSTRAINTS, THE PLANTING STRIP ALONG THE WEST PROPERTY LINE HAS BEEN REDUCED TO ONE FOOT, EXCEPT AT TREE LOCATIONS. A THREE FOOT WIDE TRELLIS WILL BE BUILT AT THE TOP OF THE FENCE.
23.47A.032	LOCATION OF PARKING	
23.47A.032(B)1a	PARKING MAY NOT BE LOCATED BETWEEN A STRUCTURE AND A STREET LOT LINE..	SEE 23.47A.005(B)

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PROJECT:

10th and MILLER

2401 10th Avenue E, Seattle WA

OWNER:

GLOVER HOMES

Contact: Rick Glover @ 425-744-6004

Address: 21230 - 66th Avenue W

Lynnwood WA 98036

DESIGN RESPONSE

PROJECT DATA

DPD PROJECT #3003922

JJ PROJECT #0811

SD 7/12/08 JJ

MJP 8/4/08 JJ

DESIGN REVIEW 10/8/08 JJ

DR2

(A1.3)

PHOTOS OF EXISTING CONDITIONS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO KEY



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



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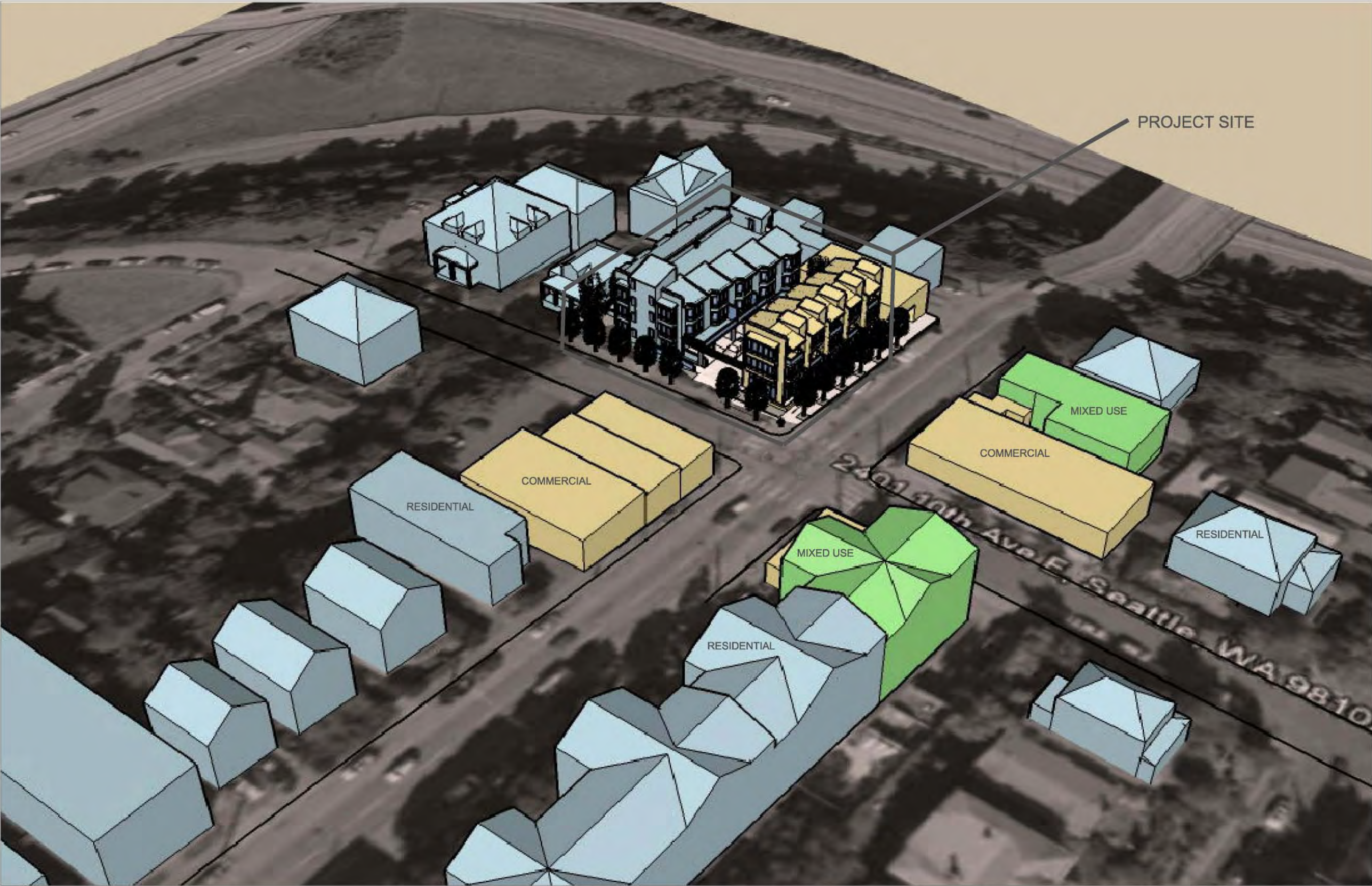
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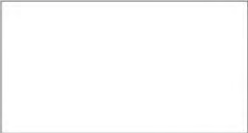
DR MEETING	10/6/08	10/6/08
DESIGN REVIEW	10/8/08	10/8/08

DR3
(D1.5)

VICINITY AXONOMETRIC



PROJECT SITE LOOKING TOWARD NORTHWEST



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DESIGN RESPONSE
VICINITY AXONOMETRIC
DPD PROJECT #3003922
JJ PROJECT #0811

DESIGN REVIEW	10/8/08	JJ

DR4
(D1.3)

DESIGN REVIEW RESPONSE

GUIDELINE AND COMMENTS			RESPONSE																						
A-1 RESPONDING TO SITE CHARACTERISTICS. THE SITING OF BUILDINGS SHOULD RESPOND TO SPECIFIC SITE CONDITIONS AND OPPORTUNITIES SUCH AS NON-RECTANGULAR LOTS, LOCATION ON PROMINENT INTERSECTIONS, UNUSUAL TOPOGRAPHY, SIGNIFICANT VEGETATION AND VIEWS OR OTHER NATURAL FEATURES. THE BOARD NOTED THAT THE APPLICANT SHOULD UTILIZE THE GRADE CHANGE TO HELP MINIMIZE THE IMPACT S THAT THE DEVELOPMENT MAY HAVE ON THE SINGLE-FAMILY RESIDENCES TO THE WEST. THE BOARD REQUESTED THAT THE APPLICANT PREPARE NORTH/SOUTH AND EAST/WEST (FROM THE MIDDLE OF THE SITE) SECTION ELEVATIONS TO SHOW HOW THE PROPOSAL WILL WORK WITH ADJACENT SURROUNDING PROPERTIES AND WITH THE EXISTING SITE CONDITIONS. THESE SECTIONS SHALL ALSO EXTEND THROUGH TO THE ADJACENT PROPERTIES, TO ILLUSTRATE POTENTIAL IMPACTS POSED BY THIS DEVELOPMENT. THE BOARD REITERATED THEIR PREFERENCE OF SEEING THE BUILDINGS REVERSED IN TERMS OF SITE LOCATION, THUS LOCATING THE SHORTER STRUCTURE AT THE LOWEST PART OF THE SITE. THIS, IT WAS FELT, WOULD FURTHER MINIMIZE IMPACTS TO THE SINGLE-FAMILY PROPERTY TO THE WEST. THE BOARD REQUESTED THAT THE APPLICANT PROVIDE A DETAILED SOLAR AND SHADING STUDY TO IDENTIFY IMPACTS THAT THE PROPOSAL MAY IMPOSE ON THE SINGE-FAMILY RESIDENCE TO THE WEST. THE DESIGN SHOULD MAXIMIZE LIGHT AND INTEREST TO YIELD A DEVELOPMENT WHICH RESPONDS TO THE SITE AND VICINITY CHARACTERISTICS WHICH CURRENTLY EXIST. THE DESIGN ALTERNATIVES SHOULD INCLUDE ELEVATIONS AND SCHEMATICS TO ILLUSTRATE HOW THE DEVELOPMENT WILL RESPOND TO THE SITE, AND SHOULD ALSO INCLUDE ADDITIONAL DETAIL PERTAINING TO THE EXTERIOR WALLS ALONG THE NORTH AND WEST PROPERTY LINES.			NORTH/SOUTH AND EAST/WEST SECTIONS HAVE BEEN PROVIDED THROUGH THE SITE TO SHOW HOW THE PROPOSED DESIGN WORKS WITH ADJACENT PROPERTIES AND WITH THE EXISTING TOPOGRAPHY. THE LIVE WORK UNITS (BLDG 1) REMAIN ALONG 10TH AVENUE E. THAT IS WHERE COMMERCIAL SPACE IS REQUIRED BY CODE. HOWEVER, THE CODE DOES NOT REQUIRE COMMERCIAL SPACE ALONG E MILLER STREET. ACCORDINGLY, FIRST FLOOR CEILING HEIGHTS OF THE APARTMENT BUILDING (BLDG 2) HAVE BEEN REDUCED FROM 13' TO 8' SO THE APARTMENT BUILDING IS NOW CONSIDERABLY SHORTER THAN IN THE PREVIOUS DESIGN, AND 5' SHORTER THAN THE LIVE/WORK UNITS ON THE CORNER. THE APARTMENTS NOW PROVIDE THE DESIRED HEIGHT TRANSITION BETWEEN THE TALLER LIVE/WORK UNITS ON 10TH, AND THE SHORTER RESIDENTIAL BUILDINGS TO THE WEST. IN ADDITION, THE APARTMENTS PROVIDE AN APPROPRIATE TRANSITION IN USE BETWEEN THE COMMERCIAL USE OF THE LIVE/WORK UNITS AND THE SINGLE-FAMILY USE TO THE WEST. PLEASE ALSO SEE RESPONSE TO A-5 BELOW. A DETAILED SHADOW STUDY HAS BEEN PROVIDED, SHT D1.4. THE SHADOWS CAST BY THIS PROJECT HAVE LESS IMPACT ON THE HOUSE TO THE WEST THAN THE CURRENT SITUATION. AT PRESENT THERE IS A TWO STORY BUILDING LOCATED 4 FEET FROM THE WEST PROPERTY LINE WHICH SHADES THE EAST WALL OF THE ADJACENT HOUSE EVERY MORNING, ALL YEAR LONG. THIS PROJECT WILL GREATLY INCREASE THE AMOUNT OF LIGHT AND AIR FOR THE HOUSE TO THE WEST. MORE INFORMATION HAS BEEN ADDED TO THE DRAWINGS REGARDING SCREENING ALONG THE NORTH AND WEST PROPERTY LINES.																						
A-2 STREETScape COMPATIBILITY THE SITING OF BUILDINGS SHOULD ACKNOWLEDGE AND REINFORCE THE EXISTING DESIRABLE SPATIAL CHARACTERISTICS OF THE RIGHT-OF-WAY. THE BOARD REQUESTED THAT THE APPLICANT EVALUATE THE OPPORTUNITIES AND CONSTRAINTS OF REVERSING THE LOCATION OF THE LIVE-WORK AND MIXED-USE BUILDINGS IN THE PREFERRED ALTERNATIVE. THIS WOULD CREATE A "STEP-DOWN" IN HEIGHT FROM 10TH AVENUE EAST TOWARDS THE SINGLE-FAMILY ZONE TRANSITION, AND WOULD ALSO OFFER A STRONGER COMMERCIAL PRESENCE AT THE CORNER OF 10TH AVENUE EAST AND EAST MILLER STREET. THE APPLICANT SHALL CLEARLY ARTICULATE THE STREET-FACING FACADES AND SUFFICIENTLY DESCRIBE THE DESIGN INTENT DURING THE NEXT MEETING. THE BOARD STRESSED THE IMPORTANCE OF CREATING A DESIGN WHICH ACCENTUATES A STRONG CORNER AT THE INTERSECTION. THE APPLICANT SHOULD STRENGTHEN THE DESIGN PRESENTATION TO INCLUDE ADDITIONAL DETAIL SHOWING PEDESTRIAN ACCESS INTO BOTH THE MIXED-USE AND LIVE-WORK BUILDINGS. THE RESIDENTIAL LOBBY OF THE MIXED-USE BUILDING SHOULD BE MORE CLEARLY ARTICULATED AND DETAILED, AND SHOULD REVEAL THE TRANSITION INTO THE PARKING GARAGE TO HELP CLARIFY CIRCULATION WITHIN THE BUILDING. THE PRESENTATION SHOULD ALSO INCLUDE ADDITIONAL DETAILS OF THE ACCESS DRIVEWAY, PROPOSED LANDSCAPING IMPROVEMENTS, AND HOW ON-SITE PARKING WILL RESPOND TO THE EXISTING GRADE CHANGES. THE BOARD COMMENTED THAT THE DESIGN SHOULD RESPOND TO THE LIKELY TRAFFIC IMPACTS WHICH WILL OCCUR DUE TO THE LOCATION OF THE ACCESS DRIVEWAY, AS ILLUSTRATED IN THE PREFERRED ALTERNATIVE. LOCATING THE ACCESS DRIVEWAY ONLY 40 FEET WEST OF THE INTERSECTION OF 10TH AVENUE EAST AND EAST MILLER STREET COULD CREATE UNNECESSARY VEHICLE BACKUPS ON 10TH AVENUE EAST (VEHICLES TURNING WESTBOUND ONTO EAST MILLER STREET) AS TENANTS ARE ENTERING/EXITING THE PROPERTY. THE APPLICANT SHOULD STRONGLY CONSIDER LOCATING THE ACCESS DRIVEWAY AS FAR TO THE WEST AS POSSIBLE. THE APPLICANT SHOULD WORK WITH A LANDSCAPE PROFESSIONAL TO DEVELOP A MORE DETAILED PLAN WHICH CLEARLY SATISFIES THE CITY'S "GREEN-FACTOR" REQUIREMENTS. MORE DETAILS REGARDING THIS LANDSCAPE PLAN ARE PROVIDED IN A-7.			SEE A-1 AND A-5 FOR COMMENTS ABOUT REVERSING THE LOCATION OF THE LIVE/WORK UNITS AND THE APARTMENT BUILDING. THE LIVE/WORK UNITS HAVE BEEN DESIGNED TO HAVE A STRONG PRESENCE ON 10TH AVENUE E AND ALSO A STRONG CORNER AS VIEWED FROM THE INTERSECTION. ENTRANCES TO ALL THE LIVE/WORK UNITS AND THE APARTMENT BUILDING ARE CLEARLY VISIBLE FROM THE STREET. MORE INFORMATION HAS BEEN ADDED TO THE DRAWINGS TO SHOW ENTRANCE DETAILS. THE APARTMENT BUILDING HAS BEEN COMPLETELY REDESIGNED AND THE NEW PLANS CLEARLY SHOW THE CIRCULATION WITHIN THE BUILDING. LANDSCAPING IMPROVEMENTS ARE SHOWN ON THE LANDSCAPE DRAWINGS, SHTS L-1 AND L-2. THE RELATIONSHIP OF ON-SITE PARKING TO GRADE IS SHOWN ON ELEVATIONS AND SECTIONS, SHTS A-4.6 AND A4.7. A TRAFFIC CONSULTANT HAS BEEN HIRED TO VERIFY THAT THE LOCATION OF THE DRIVEWAY WILL NOT INCREASE CONGESTION AT THE INTERSECTION. WITH THAT IN MIND, KEEPING THE DRIVEWAY AWAY FROM THE WEST PROPERTY LINE MINIMIZES THE IMPACT OF TRAFFIC FROM THIS PROJECT ON THE SINGLE-FAMILY RESIDENCE TO THE WEST. THE DETAILED LANDSCAPE PLANS SHOW CONFORMANCE WITH GREEN FACTOR REQUIREMENTS.																						
A-5 RESPECT FOR ADJACENT SITES. BUILDINGS SHOULD RESPECT ADJACENT PROPERTIES BY BEING LOCATED ON THEIR SITES TO MINIMIZE DISRUPTION OF THE PRIVACY AND OUTDOOR ACTIVITIES OF RESIDENTS IN ADJACENT BUILDINGS. THE BOARD AFFIRMED THAT THE PROPOSED DESIGN SHOULD RESPOND TO THE CONCERNS OF ADJACENT RESIDENTS, PARTICULARLY THE SINGLE-FAMILY RESIDENTS TO THE WEST OF THE SITE. THE BOARD REMARKED THAT REVERSING THE LAYOUT OF THE PROPOSED BUILDING IN THE PREFERRED ALTERNATIVE WOULD ORIENT THE PROPOSED ROOF-TOP COURTYARD OF THE MIXED-USE BUILDING FURTHER FROM THE SINGLE-FAMILY TRANSITION TO THE WEST. THIS WOULD ACHIEVE MINIMIZING DISRUPTION OF THE PRIVACY AND OUTDOOR ACTIVITIES RELATED TO ADJACENT PROPERTIES. THE GUIDANCE IS CONSISTENT WITH THE RESPONSES PROVIDED TO A-1 AND A-2. THE BOARD IDENTIFIED THAT ON-SITE PARKING PROPOSED AS PART OF THE PREFERRED ALTERNATIVE WOULD PROVIDE STALLS AND A CORRESPONDING WALL IMMEDIATELY ADJACENT TO THE NORTH AND WEST PROPERTY LINES. THE PROPOSED EXTERIOR WALLS WILL EXTEND 8 FEET IN HEIGHT AND WILL FEATURE PITCHED ROOFS TRENDING DOWN TOWARDS THE PROPERTY LINES FROM THE PROPOSED MIXED-USE BUILDING. THE BOARD STATED THAT THE APPLICANT SHOULD REASSESS THE PARKING LAYOUT AND INVESTIGATE WAYS TO TREAT THE EXTERIOR WALL SO THAT IMPACTS TO THE ADJACENT PROPERTIES ARE MINIMIZED. THE BOARD ALSO REQUESTED A SIGNIFICANT AMOUNT OF ADDITIONAL DESIGN DETAIL AT THE NEXT MEETING, TO GRAPHICALLY DEPICT THIS WALL, THE CORRESPONDING PROPERTY BOUNDARIES, AND HOW THE PROPOSAL WILL WORK WITH ADJACENT SITES. AS DETAILED IN A-1, THE APPLICANT MUST SUFFICIENTLY DETAIL HOW THIS PROPOSAL WILL WORK WITH THE EXISTING GRADE CHANGE AT THE SITE. NORTH/SOUTH AND EAST/WEST SECTION ELEVATIONS SHOULD BE PREPARED AND SHOULD INCLUDE ADJACENT PROPERTIES TO ILLUSTRATE THE TRANSITIONS FROM THE SUBJECT SITE. ARCHITECTURAL DIRECTION AND FACADE TREATMENTS SHOULD ALSO BE INCLUDED AND DISCUSSED DURING THE NEXT DESIGN PRESENTATION.			THE PROPOSED DESIGN RESPECTS THE PRIVACY OF THE SINGLE FAMILY HOUSE TO THE WEST. THE APARTMENT BLDG IS 16' (10' IS THE REQUIRED MINIMUM) FROM THE PROPERTY LINE AND THAT SETBACK IS PLANTED WITH TREES. ALSO, THERE IS A VEGETATED WALL AND TRELLIS ON THE WEST PROPERTY LINE. AT THE SW CORNER OF THIS PROJECT, A LANDSCAPED PATIO AREA PROVIDES A TRANSITION BETWEEN THE NEW APARTMENTS AND THE SINGLE-FAMILY HOUSE. THERE ARE VERY FEW WINDOWS ALONG THE NORTH SIDE OF THE APARTMENT BUILDING, PROVIDING PRIVACY ON THAT SIDE. A MIXED-USE BUILDING IS NOT REQUIRED BY ZONING ALONG EAST MILLER STREET. BUILDING 2 IS A SINGLE PURPOSE RESIDENTIAL BUILDING. THEREFORE, REVERSING THE BUILDINGS WOULD PUT THE RESIDENTIAL BUILDING ON 10TH AVENUE EAST, WHERE IT IS NOT ALLOWED, AND WOULD PUT THE COMMERCIAL LIVE/WORK UNITS NEXT TO THE SINGLE-FAMILY ZONING. BECAUSE OF THIS THE APPLICANT HAS DETERMINED THAT REVERSING THE BUILDINGS IS NOT A VIABLE OPTION. THAT SAID, THE ROOF GARDEN OF THE APARTMENT BUILDING IS LOCATED 32' FROM THE WEST PROPERTY LINE AND IS RECESSED INTO THE ROOF STRUCTURE. THIS WILL PREVENT VIEWS FROM THE ROOF GARDEN DIRECTLY INTO THE REAR YARDS OF THE RESIDENTIAL PROPERTIES TO THE WEST. THE APARTMENT BUILDING AND THE SURFACE PARKING AREAS HAVE BEEN COMPLETELY REDESIGNED. SURFACE PARKING IS STILL LOCATED ALONG THE WEST AND NORTH PROPERTY LINES. ALONG THE NORTH PROPERTY LINE A 6 FEET HIGH FENCE IS PROVIDED (THE PROPERTY TO THE NORTH IS ZONED NC1-40). ALONG THE WEST PROPERTY LINE A 6 FEET HIGH VEGETATED WALL IS PROVIDED WITH A TRELLIS ABOVE. PLANTINGS ARE PROVIDED INSIDE THIS VEGETATED WALL PER LANDSCAPE PLAN, SHT L-1. PITCHED ROOFS OVER THE PARKING AREAS, SHOWN ON THE PREVIOUS PLANS, HAVE BEEN DELETED. NORTH/SOUTH AND EAST/WEST SECTIONS HAVE BEEN PROVIDED THROUGH THE SITE TO SHOW HOW THE PROPOSED DESIGN WORKS WITH ADJACENT PROPERTIES AND WITH THE EXISTING TOPOGRAPHY. SEE SHTS A4.6 AND A4.7. CURRENT DRAWINGS SHOW ARCHITECTURAL DIRECTION AND FACADE TREATMENTS																						
	Jerry Jutting, Architect 4114 Phinney Avenue N Seattle, WA 98103 Telephone and Fax 206-545-1500 © Copyright 2008 Jerry Jutting, Architect. No part of this drawing shall be reproduced without our permission.	PROJECT: 10th and MILLER 2401 10th Avenue E, Seattle WA OWNER: GLOVER HOMES Contact: Rick Glover @ 425-744-6004 Address: 21230 - 66th Avenue W Lynnwood WA 98036	DESIGN RESPONSE DESIGN REVIEW RESPONSE DPD PROJECT #3003922 JJ PROJECT #0811	<table><tr><td>SD</td><td>7/12/08</td><td>JJ</td></tr><tr><td>MUP</td><td>8/4/08</td><td>JJ</td></tr><tr><td>DESIGN REVIEW</td><td>10/8/08</td><td>JJ</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> DR5 (D1.1)	SD	7/12/08	JJ	MUP	8/4/08	JJ	DESIGN REVIEW	10/8/08	JJ												
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DESIGN REVIEW RESPONSE (CONTINUED)

GUIDELINE AND COMMENTS				RESPONSE																								
A-7 RESIDENTIAL OPEN SPACE. RESIDENTIAL PROJECTS SHOULD BE SITED TO MAXIMIZE OPPORTUNITIES FOR CREATING USABLE, ATTRACTIVE, WELL-INTEGRATED OPEN SPACE. GUIDANCE COMMENTS REFLECT THOSE FOUND IN RESPONSE TO GUIDELINE A-5. THE APPLICANT STATED THAT THE PREFERRED ALTERNATIVE WILL FEATURE A COURTYARD LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY, WHICH WILL ACCENTUATE THE TRANSITIONS TO THE LESS-INTENSIVE SINGLE-FAMILY ZONE TO THE WEST. THE COURTYARD, AS NOTED BY THE APPLICANT, WILL POTENTIALLY BE UTILIZED FOR SIDEWALK SEATING ASSOCIATED WITH A COFFEE SHOP OR SIMILAR RETAIL PROVIDER LIKELY TO OCCUPY ONE OF THE COMMERCIAL SPACES ALONG EAST MILLER STREET. THE BOARD REQUESTED THAT THE APPLICANT PROVIDE MORE DETAIL REGARDING THIS COURTYARD AND UTILIZE ELEVATIONS (WHICH INCLUDE THE ADJACENT SINGLE-FAMILY PROPERTY) TO CLARIFY THE TRANSITION AND EXISTING EDGE CONDITION. THE BOARD COMMENTED THAT THE APPLICANT SHOULD CONSULT WITH A LANDSCAPE PROFESSIONAL TO DESIGN A PLAN WHICH SUCCESSFULLY RESPONDS TO THE CITY'S GREEN-FACTOR REQUIREMENTS. THE APPLICANT SHOULD ALSO PROVIDE SUFFICIENT DETAIL TO ILLUSTRATE THE IMPLEMENTATION OF LANDSCAPING WITHIN THE ACCESS MOTOR COURT, THE ROOF-TOP DECK OF THE MISED-USE BUILDING, ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES, AND THE LANDSCAPE BUFFERS ALONG BOTH EAST MILLER STREET AND 10TH AVENUE EAST. THE LANDSCAPE PLAN SHOULD INCLUDE A COHESIVE VISION FOR INCLUDING FUNCTIONAL OPEN SPACE ON THE SITE AND FEASIBLE LANDSCAPING ALTERNATIVES.				THE ROOF GARDEN WILL PROVIDE CONVENIENT OPEN SPACE TO ALL OCCUPANTS OF THE APARTMENT BUILDING. IT WILL PROVIDE FRESH AIR AND DISTANT VIEWS. EACH LIVE/WORK UNIT WILL HAVE A LARGE DECK WITH PARTIAL VIEWS TO THE NORTHEAST. A LANDSCAPED PATIO AREA HAS BEEN DESIGNED FOR THE SOUTHWEST CORNER OF THE WHICH WILL PROVIDE A GREEN BUFFER BETWEEN THIS PROJECT AND THE HOUSE TO THE WEST. BECAUSE THE APARTMENT BUILDING DOES NOT INCLUDE COMMERCIAL SPACE, THIS PATIO AREA WILL NOT BE USED FOR COMMERCIAL PURPOSES. A LANDSCAPE PLAN HAS BEEN DEVELOPED BY SBA LANDSCAPE ARCHITECTS. SEE SHEETS L-1 AND L-2.																								
A-8 PARKING AND VEHICLE ACCESS. SITING SHOULD MINIMIZE THE IMPACT OF AUTOMOBILE PARKING AND DRIVEWAYS ON THE PEDESTRIAN ENVIRONMENT, ADJACENT PROPERTIES, AND PEDESTRIAN SAFETY. GUIDANCE COMMENTS REFLECT THOSE FOUND IN RESPONSE TO GUIDELINE A-2. THE BOARD FELT THAT THE LOCATION OF THE PROPOSED ACCESS DRIVEWAY IN THE PREFERRED ALTERNATIVE SHOULD BE RE-EVALUATED. CONCERNS WERE VOICED THAT THE DRIVEWAY MAY BE LOCATED TOO CLOSE TO THE INTERSECTION OF EAST MILLER STREET AND 10TH AVENUE EAST, AND THAT VEHICLES UTILIZING THIS ACCESS DRIVEWAY COULD LEAD TO UNNECESSARY BACKUP FOR TRAFFIC TRAVELING WEST ON EAST MILLER STREET. THE BOARD STATED THAT CARS TURNING WEST ONTO EAST MILLER STREET (FROM SOUTHBOUND 10TH AVENUE EAST) WILL BE PROVIDED AN INSUFFICIENT BREAKING DISTANCE, BASED ON THE PROPOSED LOCATION OF THE ACCESS DRIVEWAY. THE BOARD RECOMMENDED THAT THE APPLICANT MOVE THE ACCESS DRIVEWAY FURTHER WEST, AND INVESTIGATE THE OPPORTUNITY TO RELOCATE THE DRIVEWAY ALONG THE WESTERN PROPERTY LINE TO HELP MINIMIZE IMPACTS FROM THE PROPOSED BUILDING ONTO THE ADJACENT SINGLE-FAMILY ZONE. ALSO NOTED, LOCATING THE ACCESS DRIVEWAY FURTHER WEST WOULD TAKE ADVANTAGE OF THE LOW POINT ON THE SITE.				ALL PARKING HAS BEEN PROVIDED BETWEEN THE BUILDINGS, UNDER THE BUILDINGS, OR SCREENED FROM THE SIDEWALK AND ADJACENT PROPERTIES BY WALLS OR FENCES. THE ONLY PARKING SPACE THAT IS VISIBLE FROM THE SIDEWALK IS FOR THE CAR SHARING PROGRAM. VISIBILITY FOR THIS CAR IS REQUIRED BY THE CAR SHARING PROGRAM, AND IS A PRACTICAL SAFETY CONCERN, SINCE THE CAR WILL BE USED BY NEIGHBORS WHO DO NOT NECESSARILY LIVE WITHIN THIS PROJECT. THE PARKING COURT WILL BE PAVED WITH ATTRACTIVE PAVERS TO EMPHASIZE THE PEDESTRIAN CHARACTER OF THIS SPACE. THE LIVE WORK UNITS HAVE ROLL UP DOORS THAT OPEN ONTO THE PARKING COURT. AS NOTED IN ITEM A-5, REVERSING THE BUILDINGS IS NOT A VIABLE OPTION. AS NOTED IN ITEM A-2, MOVING THE DRIVEWAY TO THE WEST PROPERTY LINE WOULD INCREASE THE IMPACT ON THE SINGLE-FAMILY HOUSE TO THE WEST. LOCATING THE ACCESS DRIVEWAY AT THE LOW POINT OF THE SITE HAS SOME ADVANTAGES, BUT THESE ARE OUTWEIGHED BY THE OTHER CONSIDERATIONS MENTIONED.																								
B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY. PROJECTS SHOULD BE COMPARABLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUNDING AREA AND SHOULD BE SITED AND DESIGNED TO PROVIDE A SENSITIVE TRANSITION TO NEAR-BY, LESS INTENSIVE ZONES. PROJECTS ON ZONE EDGES SHOULD BE DEVELOPED IN A MANNER THAT CREATES A STEP IN PERCEIVED HEIGHT, BULK, AND SCALE BETWEEN ANTICIPATED DEVELOPMENT POTENTIAL OF THE ADJACENT ZONES. AS PREVIOUSLY NOTED IN THE RESPONSES TO THE SITE PLANNING DESIGN GUIDELINES IN SECTION A, THE APPLICANT SHALL PROVIDE ADVANCED DETAILS TO HIGHLIGHT HOW THIS DEVELOPMENT WILL WORK WITH THE ON-SITE GRADE AND HOW THE PROPOSAL WILL SUCCESSFULLY RELATE TO THE SINGLE-FAMILY ZONING TRANSITION TO THE WEST. THE BOARD REQUESTED THAT DETAILED NORTH/SOUTH AND EAST/WEST SECTION ELEVATIONS BE PROVIDED TO CLARIFY HEIGHT, BULK, AND SCALE COMPATIBILITY WITH ADJACENT PROPERTIES. IN ADDITION, MORE CLARIFICATION ON POTENTIAL DESIGN IMPLEMENTATIONS, THEMES, AND MATERIALS IS REQUIRED TO FULLY ASSESS THE DEVELOPMENT'S COMPATIBILITY WITH ADJACENT PROPERTIES. DESIGN MUST SHOW SENSITIVITY TO THE EXISTING EDGE CONDITION AND ZONING TRANSITION TO THE WEST. PROJECTS ON ZONE EDGES SHOULD BE DEVELOPED IN A MANNER THAT CREATES A STEP IN PERCEIVED HEIGHT, BULK, AND SCALE BETWEEN ANTICIPATED DEVELOPMENT POTENTIAL OF ADJACENT ZONES PARTICULARLY TOWARDS LESS-INTENSE ZONES. THE RESPONSE PREVIOUSLY OFFERED TO THE GUIDANCE IN A-5 PERTAINS TO THIS GUIDELINE, WITH PARTICULAR FOCUS ON THE OPPORTUNITY TO REVERSE THE LOCATION OF THE TWO PROPOSED BUILDINGS. THE BOARD VOICED THEIR SUPPORT FOR LOCATING THE TALLER MIXED-USE BUILDING ALONG 10TH AVENUE EAST AND ALSO REITERATED THEIR CONCERNS REGARDING THE EXTERIOR WALLS ADJACENT TO THE AT-GRADE ON-SITE PROPOSED PARKING. THE BOARD SUGGESTED THAT THE APPLICANT PROVIDE A MORE SOPHISTICATED BUFFER ALONG THE WEST PROPERTY LINE AND THAT THE WALLS OF THE PARKING STRUCTURE RESPOND TO THIS SENSITIVE ZONING TRANSITION. AS PREVIOUSLY STATED, NORTH/SOUTH AND EAST/WEST ELEVATIONS SHOULD BE PROVIDED TO ILLUSTRATE HOW THE SITE TRANSITION TOWARDS THE NORTH AND WEST IS ENHANCED.				THE APARTMENT BUILDING HAS BEEN COMPLETELY REDESIGNED. PLEASE SEE ELEVATIONS WHICH SHOW THE RELATIONSHIP BETWEEN THIS PROJECT AND THE SINGLE-FAMILY HOUSE TO THE WEST. THE LIVE/WORK BUILDING ON THE CORNER IS THE TALLEST STRUCTURE. THE PARAPET OF THE APARTMENT BUILDING IS 5' LOWER. THE FACADE OF THE APARTMENT BUILDING ALONG E MILLER STREET IS 48' WIDE AND DIVIDED INTO SEGMENTS THAT ARE NO MORE THAN 16' WIDE. BAY WINDOWS ON THIS FACADE ARE 9'-6" WIDE AND HELP PROVIDE A TRANSITION TO THE DOMESTIC SCALE OF THE HOUSE AND APARTMENT BUILDING FARTHER WEST. NORTH/SOUTH AND EAST/WEST SECTIONS HAVE BEEN PROVIDED THROUGH THE SITE TO SHOW HOW THE PROPOSED DESIGN WORKS WITH ADJACENT PROPERTIES AND WITH THE EXISTING TOPOGRAPHY. SEE SHTS A4.6 AND A4.7. ADDITIONAL DESIGN DETAILS HAVE BEEN PROVIDED TO SHOW COMPATIBILITY WITH ADJACENT PROPERTIES. MATERIALS SUCH AS BEVEL SIDING REFLECT MATERIALS OF ADJACENT HOUSES, AS DO SLOPING ROOFS. PLEASE SEE RESPONSE TO ITEM A-5 ABOVE.																								
D-1 BLANK WALLS. BUILDINGS SHOULD AVOID LARGE BLANK WALLS FACING THE STREET, ESPECIALLY NEAR SIDEWALKS. WHERE BLANK WALLS ARE UNAVOIDABLE, THEY SHOULD RECEIVE DESIGN TREATMENT TO INCREASE PEDESTRIAN COMFORT AND INTEREST. GUIDANCE COMMENTS REFLECT THOSE FOUND IN RESPONSE TO GUIDELINE A-5, PERTAINING TO THE PROPOSED EXTERIOR WALLS OF THE PARKING STRUCTURE ALONG THE NORTH AND WEST PROPERTY LINES. THE BOARD ADDED THAT THE RELATIONSHIP BETWEEN THESE WALLS AND THE ADJACENT PROPERTIES SHOULD BE WELL-CONSIDERED, ESPECIALLY WITH THE TRANSITION TOWARDS SINGLE-FAMILY PROPERTY TO THE WEST. THE APPLICANT SHOULD PROVIDE SUFFICIENT DETAIL TO CLARIFY THE DESIGN INTENT AND APPEARANCE OF THESE WALLS.				PLEASE SEE RESPONSE TO ITEM A-5 ABOVE.																								
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE. LANDSCAPING, INCLUDING LIVING PLANT MATERIAL, SPECIAL PAVEMENTS, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE, AND SIMILAR FEATURES SHOULD BE APPROPRIATELY INCORPORATED INTO THE DESIGN TO ENHANCE THE PROJECT. GUIDANCE REFLECTS THE COMMENTS IN RESPONSE TO ITEMS A-7. THE APPLICANT SHOULD PROVIDE ADDITIONAL DETAILS REGARDING THIS ITEM AT THE NEXT STAGE OF REVIEW.				LANDSCAPE PLANS HAVE BEEN DEVELOPED WITH THESE GUIDELINES IN MIND. PLEASE SEE SHTS L-1 AND L-2.																								
		Jerry Jutting, Architect 4114 Phinney Avenue N Telephone and Fax Seattle, WA 98103 206-545-1500 © Copyright 2008 Jerry Jutting, Architect. No part of this drawing shall be reproduced without our permission.	PROJECT: OWNER:	10th and MILLER 2401 10th Avenue E, Seattle WA GLOVER HOMES Contact: Rick Glover @ 425-744-6004 Address: 21230 - 66th Avenue W Lynnwood WA 98036	DESIGN RESPONSE DESIGN REVIEW RESPONSE (CONT) DPD PROJECT #3003922 JJ PROJECT #0811	<table><tr><td>SD</td><td>7/12/08</td><td>JJ</td></tr><tr><td>MUP</td><td>8/4/08</td><td>JJ</td></tr><tr><td>DESIGN REVIEW</td><td>10/8/08</td><td>JJ</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	SD	7/12/08	JJ	MUP	8/4/08	JJ	DESIGN REVIEW	10/8/08	JJ													DR6 (D1.2)
SD	7/12/08	JJ																										
MUP	8/4/08	JJ																										
DESIGN REVIEW	10/8/08	JJ																										



(apts) south elevation (E Miller St) (live/work)

NOT TO SCALE

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PROJECT: **10th and MILLER**
2401 10th Avenue E, Seattle WA
OWNER: **GLOVER HOMES**
Contact: Rick Glover
Address: 21230 - 66th Avenue W, Lynnwood WA 98036
Phone: 425-744-6004 Fax: 425-748-3903

DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR7
(D4.1)



STRONG STATEMENT AT CORNER

CLEAR VISIBILITY OF ENTRANCES
TO LIVE/WORK UNITS

VEGETATED WALLS RELATE
TO ROANOKE TAVERN

east elevation (10th Ave E) (live/work)

NOT TO SCALE

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Phone: 425-744-6004 Fax: 425-748-3903

DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR8
(D4.2)



west elevation (live/work)

SECTION C THROUGH PARKING COURT

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Phone: 425-744-6004 Fax: 425-748-3903

DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR9
(D4.3)



(live/work) north elevation (apts)

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PROJECT:

10th and MILLER

2401 10th Avenue E, Seattle WA

OWNER:

GLOVER HOMES

Contact: Rick Glover
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Phone: 425-744-6004 Fax: 425-748-3903

DESIGN RESPONSE

DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR10

(D4.4)



west elevation (apts)

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DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR11
(D4.5)



east elevation (apts)

SECTION C THROUGH PARKING COURT

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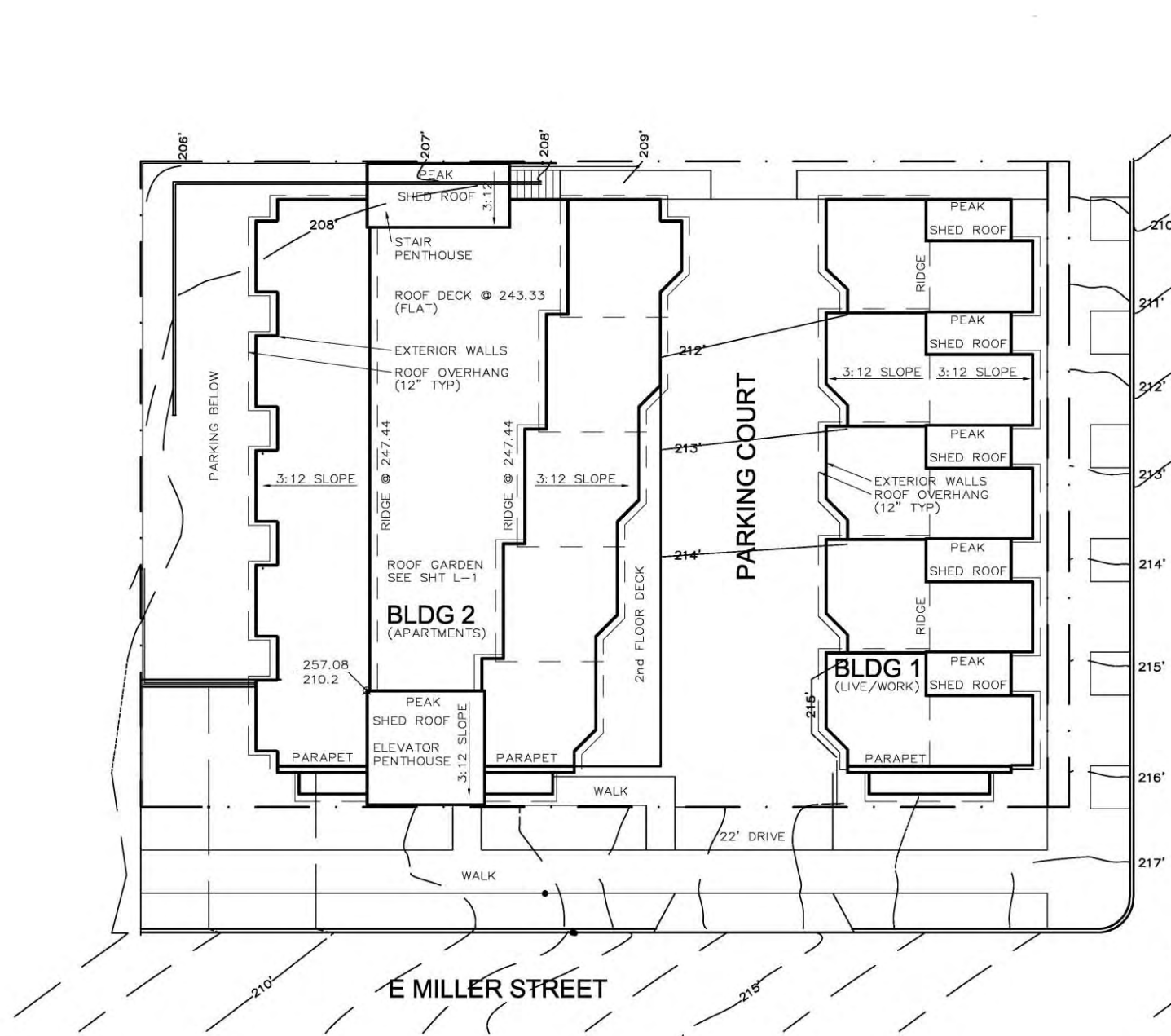
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DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR12
(D4.6)

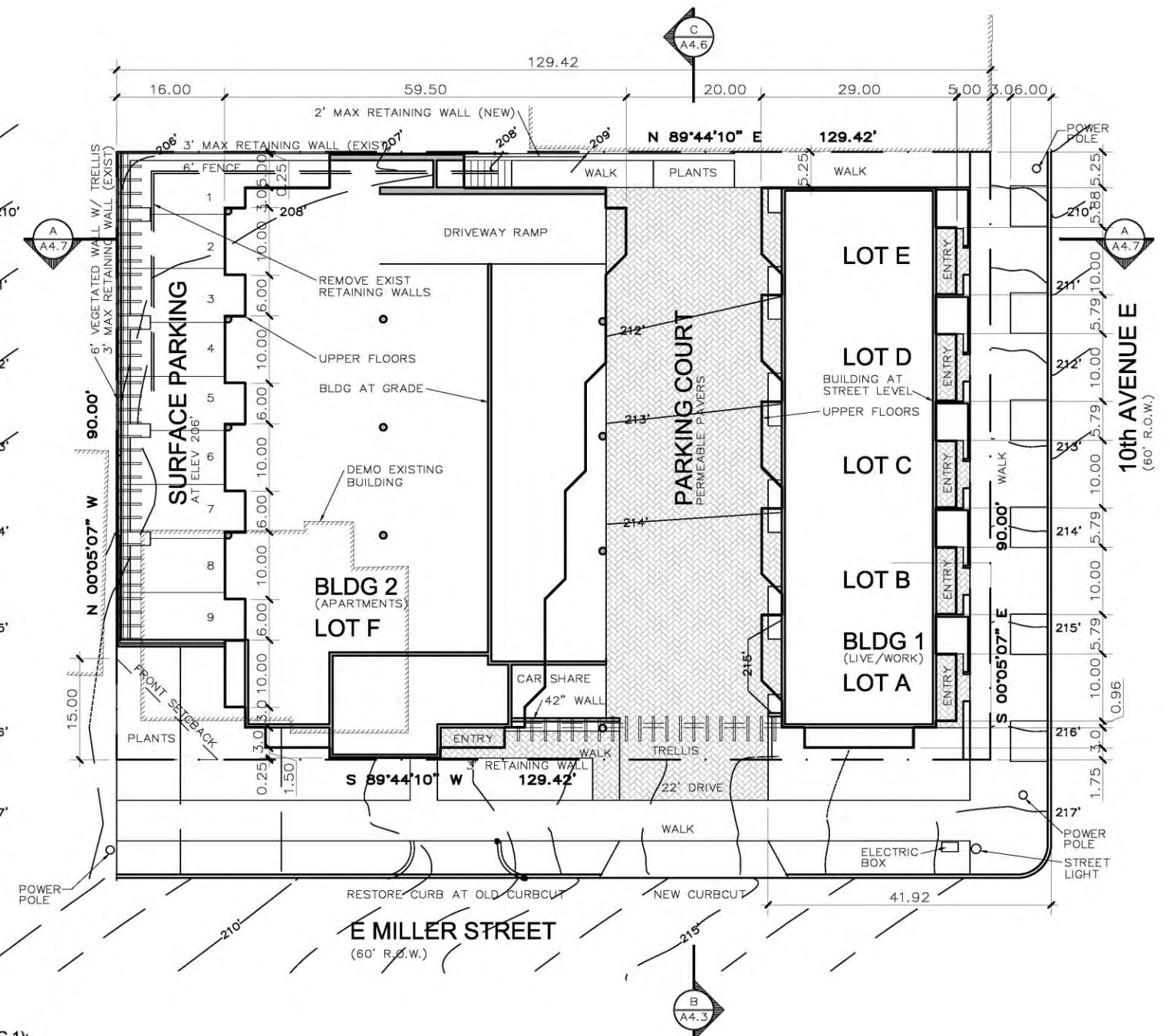


site plan at roof

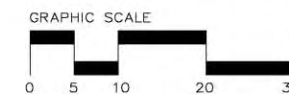


HEIGHT BONUS CALCULATIONS (BLDG 1):
 (SMC 23.47A.012B)
 POINT A (215.5) - POINT B (210.0) = 5.5'
 DISTANCE FROM POINT A TO POINT B = 80.14'
 SLOPE = 5.5/80.14 = 6.9%
 HEIGHT BONUS = 6.9/6 = 1.2'
 MAX HEIGHT FOR BLDG 1 = 40+1.2 = 41.2'
 (NO POINT MAY EXCEED 255.5')

SHED ROOF HEIGHT (BLDG 2):
 RIDGE HEIGHT OF SHED ROOFS IS 247.44'
 LOWEST EXISTING GRADE BELOW SHED ROOFS = 207.8'
 HEIGHT OF RIDGE ABOVE EXISTING GRADE = 39.64'
 MAXIMUM ALLOWABLE HEIGHT = 40'



site plan at grade



FINISH GRADE
 EXISTING GRADE

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DESIGN RESPONSE

SITE PLAN

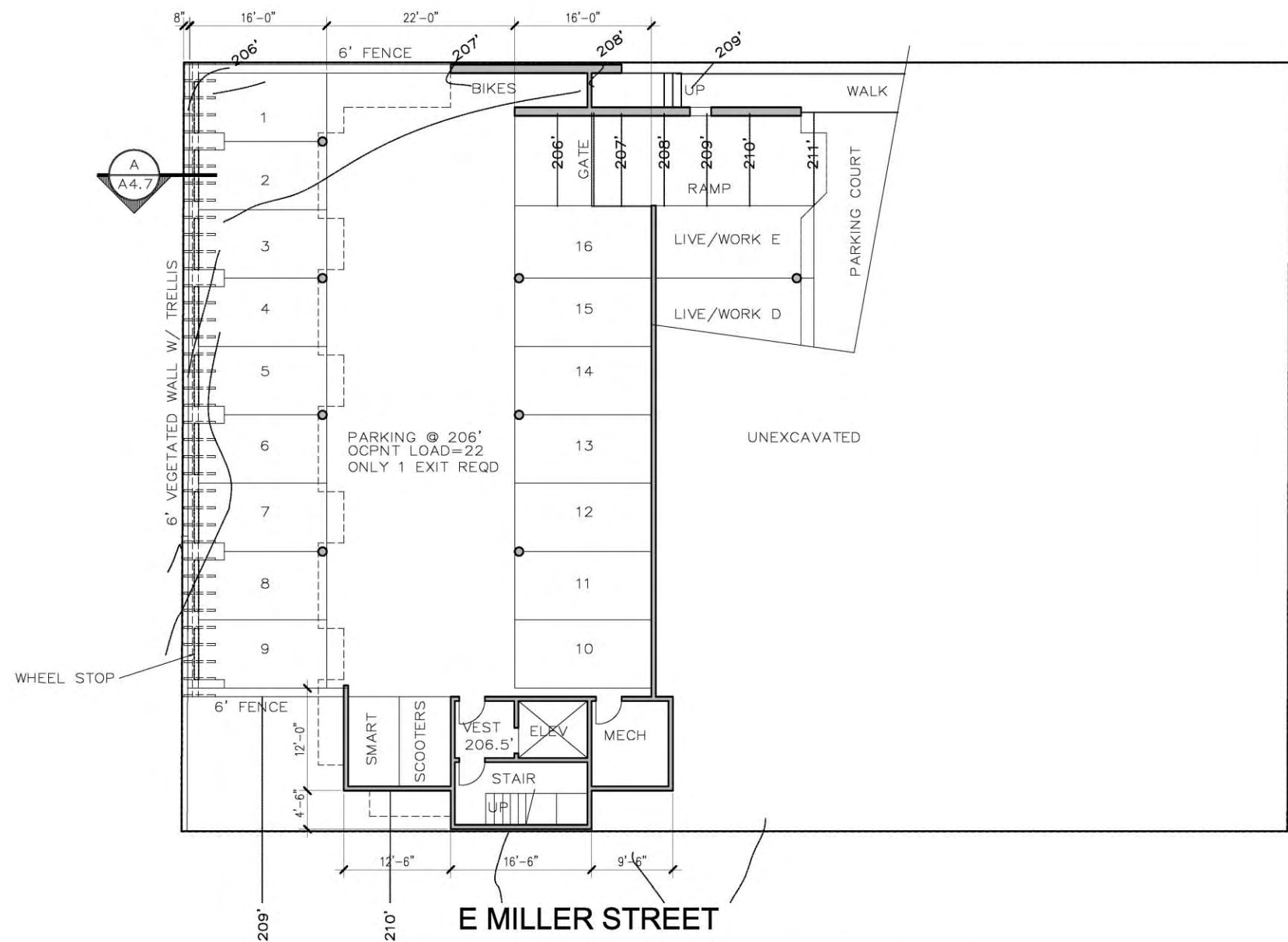
DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/6/08	JJ

DR13

(A2.2)



parking level
SCALE: 1/8"=1'-0"

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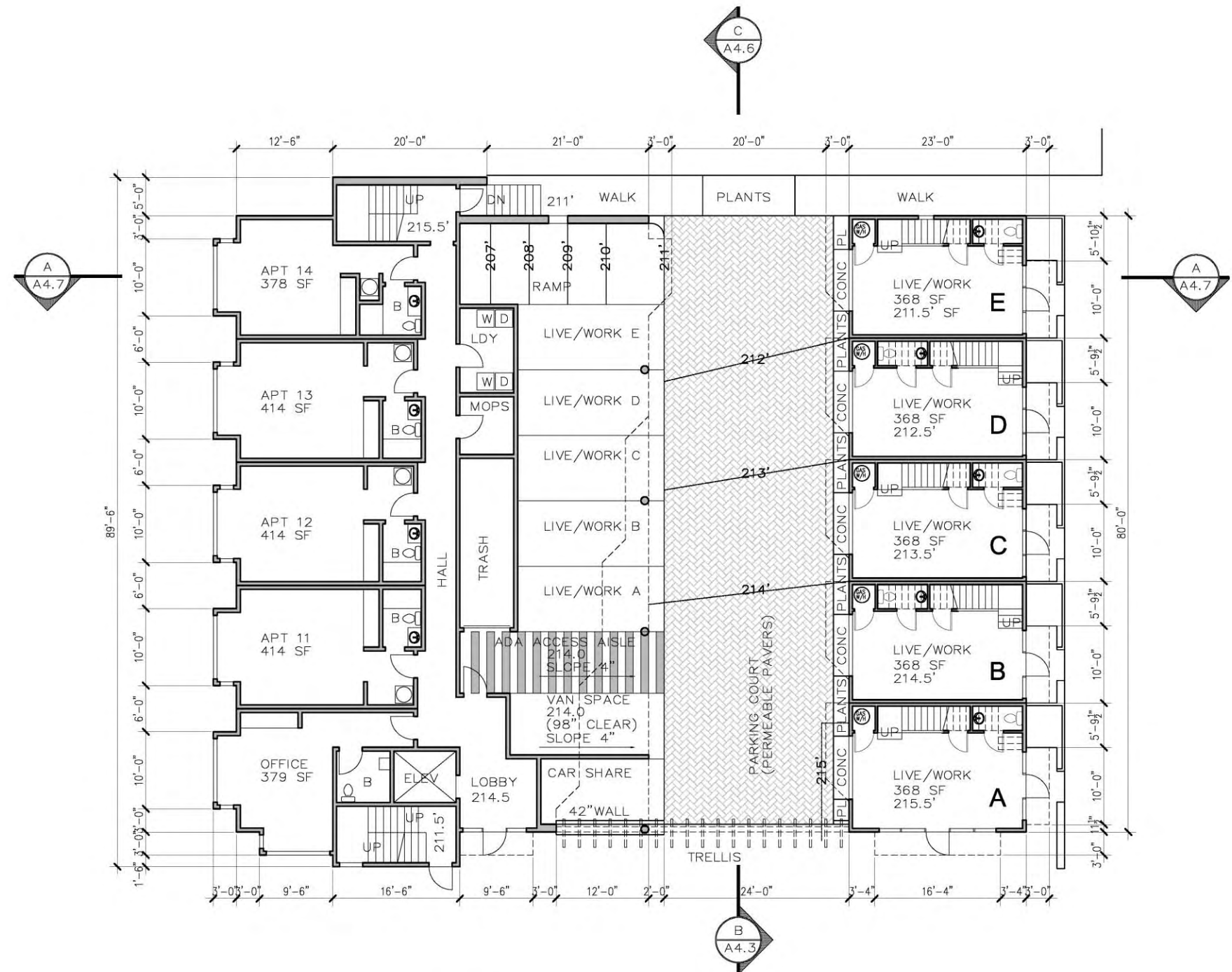
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Lynnwood WA 98036

DESIGN RESPONSE
PARKING LEVEL PLANS
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/9/08	JJ

DR14
(A3.1)



1st floor

SCALE: 1/8"=1'-0"

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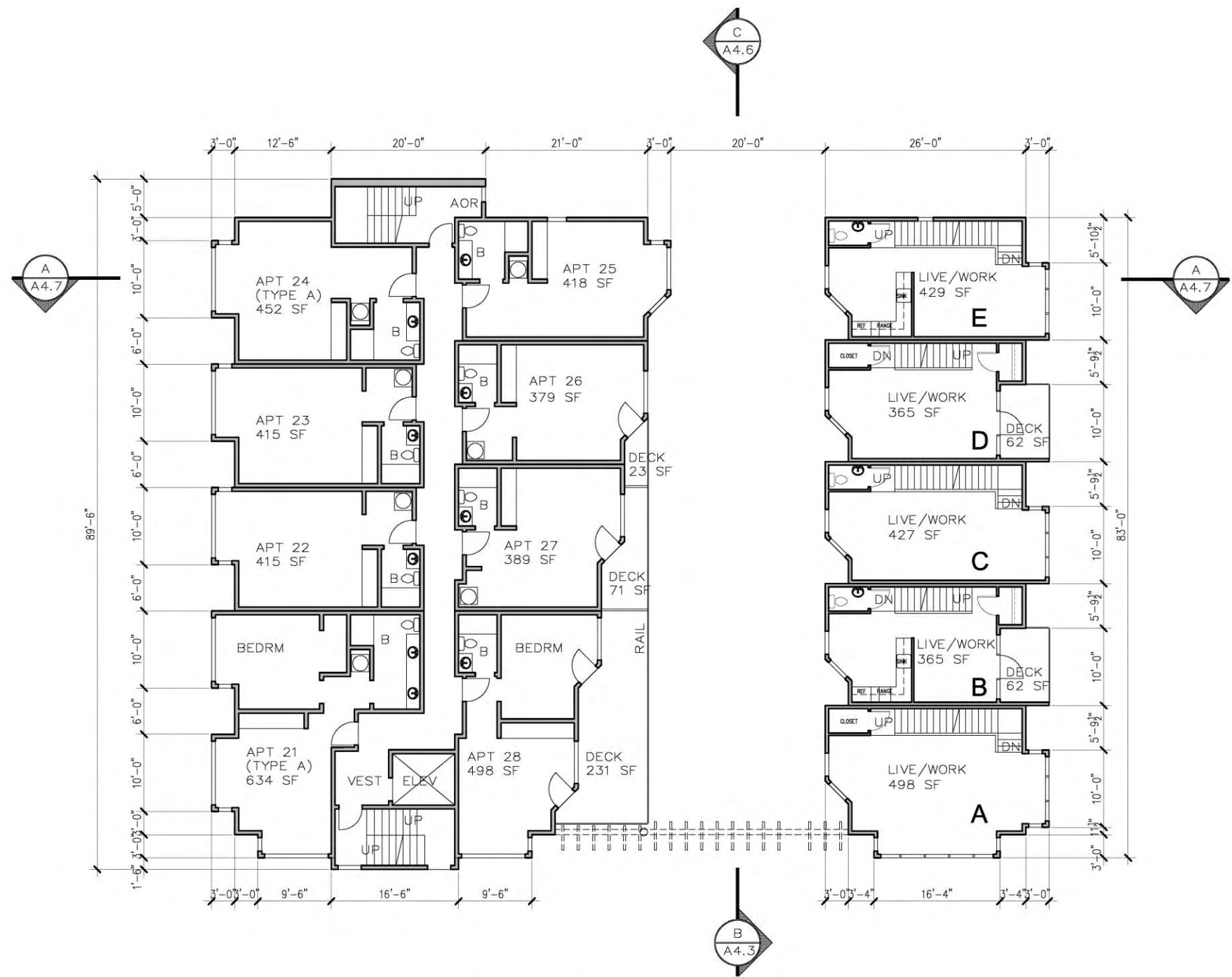
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DESIGN RESPONSE
1ST FLOOR PLANS
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/9/08	JJ

DR15
(A3.2)



2nd floor

SCALE: 1/8"=1'-0"

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PROJECT: **10th and MILLER**

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DESIGN RESPONSE

2ND FLOOR PLANS

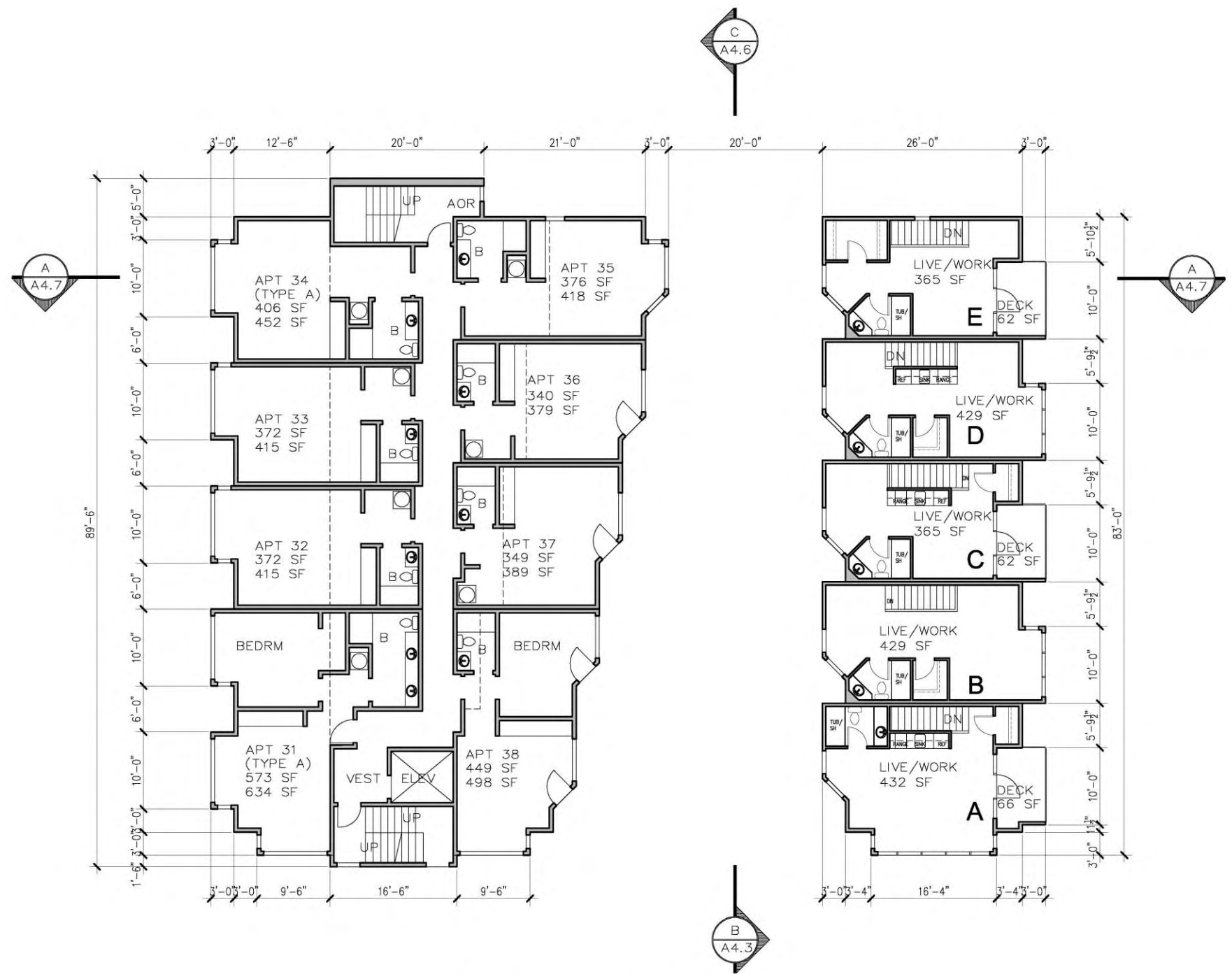
DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/9/08	JJ

DR16

(A3.3)



3rd floor

SCALE: 1/8"=1'-0"

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PROJECT: **10th and MILLER**

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DESIGN RESPONSE

3RD FLOOR PLANS

DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/9/08	JJ

DR17

(A3.4)



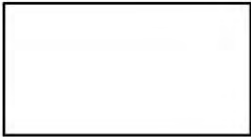
PENTHOUSE CALCS (BLDG 2):
 (SMC 23.47A.012D4)
 TOTAL ROOF AREA = 4347 SF
 AREA OF NORTH PENTHOUSE = 177 SF
 AREA OF SOUTH PENTHOUSE = 264 SF
 TOTAL AREA OF PENTHOUSES = 177+264 = 441 SF
 PENTHOUSE COVERAGE = 441/4347 = 10.1%
 MAXIMUM ALLOWABLE COVERAGE = 25%



roof plan

SCALE: 1/8"=1'-0"

PENTHOUSE CALCS (BLDG 1):
 THIS BLDG HAS NO PENTHOUSES



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DESIGN RESPONSE
 ROOF PLANS
 DPD PROJECT #3003922
 JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/9/08	JJ

DR18
 (A3.5)



BLANK FACADE CALCS
 LENGTH OF FACADE = 80.0'
 LENGTH OF BLANK FACADE = 30.0'
 BLANK FACADE = 30.0/80.0 = 38.0%
 MAX ALLOWABLE BLANK FACADE = 40%

TRANSPARENCY CALCS
 TARGET AREA = 80'X6' = 480 SF
 AREA OF TRANSPARENCY = 10'X6'X5 = 300 SF
 PERCENTAGE OF TRANSPARENCY = 300/480 = 63%
 MINIMUM ALLOWABLE TRANSPARENCY = 60%

NOTE: FINISH GRADE = EXISTING GRADE

east elev (live/work)

BLDG 1

SCALE: 1/4"=1'-0"

10th Avenue E

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PROJECT:

10th and MILLER

2401 10th Avenue E, Seattle WA

OWNER:

GLOVER HOMES

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 Address: 21230 - 66th Avenue W
 Lynnwood WA 98036

DESIGN RESPONSE

DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR20

(A4.2)



NOTE: FINISH GRADE = EXISTING GRADE

west elev (live/work)

BLDG 1

SCALE: 1/4"=1'-0"

section B through parking court

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PROJECT:

10th and MILLER

2401 10th Avenue E, Seattle WA

OWNER:

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Lynnwood WA 98036

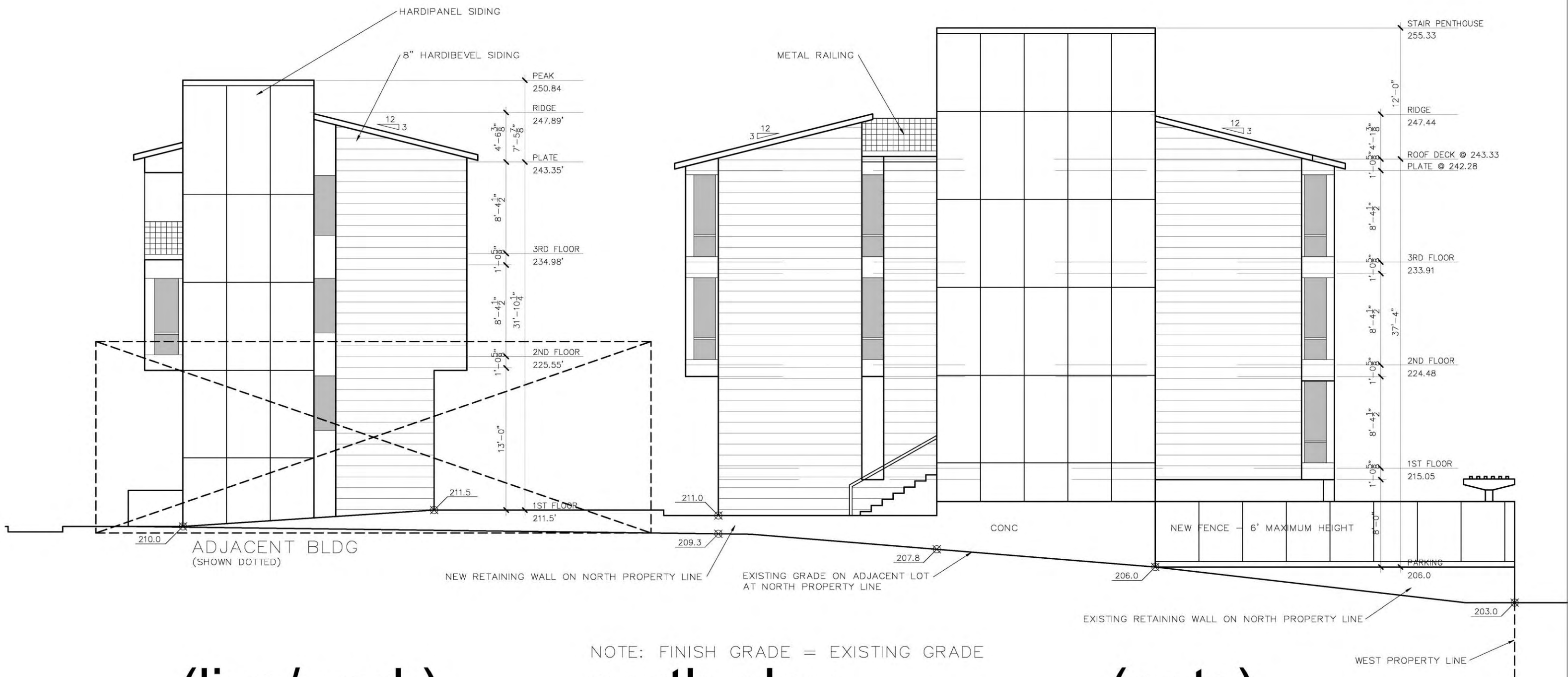
DESIGN RESPONSE

DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR21

(A4.3)



(live/work)

BLDG 1

NOTE: FINISH GRADE = EXISTING GRADE

north elev

SCALE: 1/4" = 1'-0"

north property line

(apts)

BLDG 2



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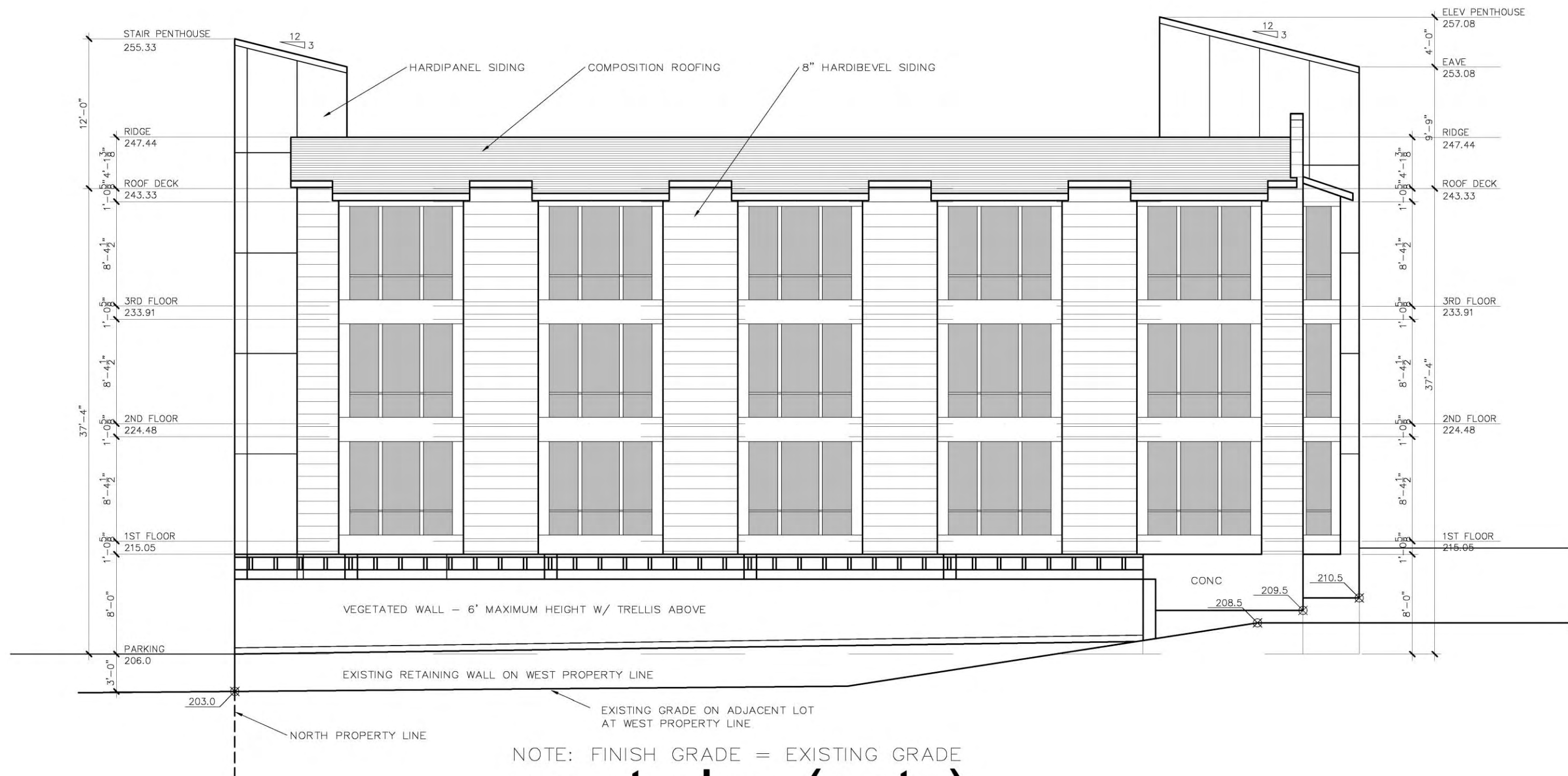
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PROJECT: **10th and MILLER**
2401 10th Avenue E, Seattle WA
OWNER: **GLOVER HOMES**
Contact: Rick Glover @ 425-744-6004
Address: 21230 - 66th Avenue W
Lynnwood WA 98036

DESIGN RESPONSE
DPD PROJECT #3003922
JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR22
(A4.4)



NOTE: FINISH GRADE = EXISTING GRADE

west elev (apts)

BLDG 2 SCALE: 1/4"=1'-0"

west property line

Jerry Jutting, Architect

4114 Phinney Avenue N
Telephone and Fax

Seattle, WA 98103
206-545-1500

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PROJECT:
OWNER:

10th and MILLER

2401 10th Avenue E, Seattle WA

GLOVER HOMES

Contact: Rick Glover @ 425-744-6004
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Lynnwood WA 98036

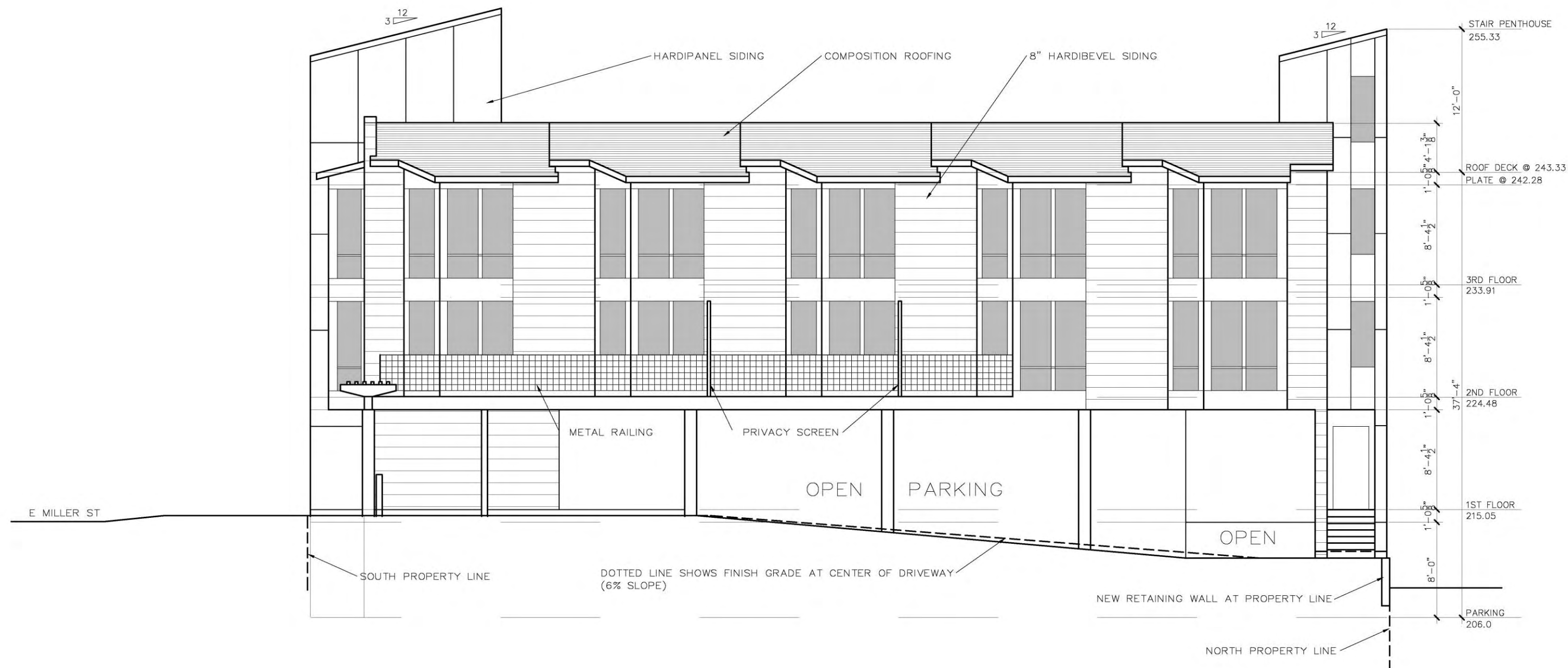
DESIGN RESPONSE

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JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR23

(A4.5)



NOTE: FINISH GRADE = EXISTING GRADE

east elev (apts)

BLDG 2

SCALE: 1/4"=1'-0"

section C through parking court

Jerry Jutting, Architect

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10th and MILLER

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DESIGN RESPONSE

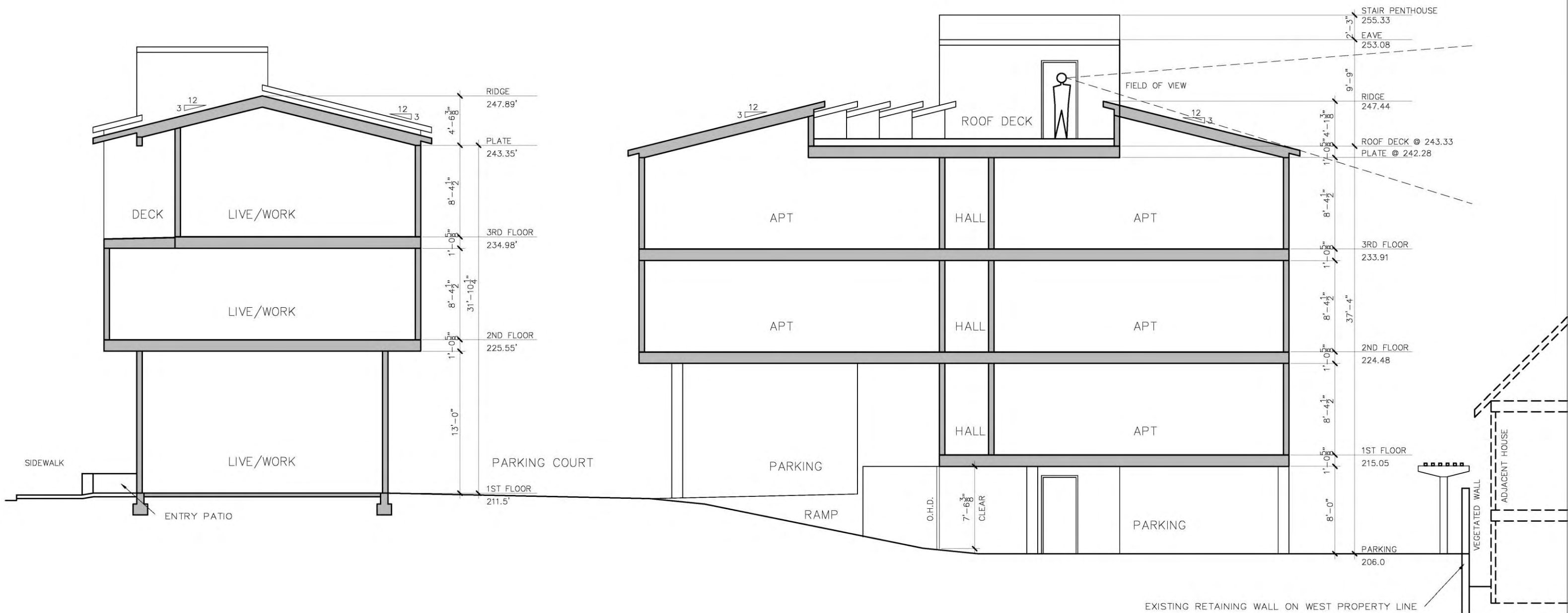
DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR24

(A4.6)



(live/work)

BLDG 1

section A

SCALE: 1/4" = 1'-0"

at driveway ramp

(apts)

BLDG 2



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MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR25
 (A4.7)

ZONING CODE CONFORMANCE

ZONING
URBAN VILLAGE
PEDESTRIAN ZONE
ARTERIAL
VIEW CORRIDOR
LOT SIZE

NC1—40
NO
NO
10TH AVE E
NO
11,648 SF

CODE SECTION	CODE REQUIREMENT	COMMENTS
23.47A.004(G)4	EXCEPT WHERE EXPRESSLY TREATED AS A RESIDENTIAL USE, LIVE—WORK UNITS SHALL BE DEEMED A NONRESIDENTIAL USE.	LIVE—WORK UNITS ARE CONSIDERED COMMERCIAL SPACES FOR ZONING PURPOSES AND ARE LOCATED ALONG 10TH AVE E WHERE NONRESIDENTIAL SPACE IS REQUIRED.
23.47A.005(B)	PARKING...MAY NOT ABUT A STREET—LEVEL, STREET—FACING FACADE IN A STRUCTURE THAT CONTAINS MORE THAN ONE RESIDENTIAL DWELLING UNIT.	SEE DESIGN DEPARTURES
23.47A.005(C)	IN NC ZONES IN NEW STRUCTURES, STREET—LEVEL PARKING MUST BE SEPARATED FROM THE STREET—LEVEL, STREET—FACING FACADE BY ANOTHER PERMITTED USE.	SEE DESIGN DEPARTURES
23.47A.005(D)	RESIDENTIAL USES ARE GENERALLY PERMITTED ANYWHERE IN A STRUCTURE IN NC1... ZONES EXCEPT IN PEDESTRIAN ZONES OR WHEN FACING AN ARTERIAL.	NEITHER 10TH AVE E OR E MILLER STREETS ARE PEDESTRIAN ZONES. 10TH AVE E IS A DESIGNATED ARTERIAL WHICH REQUIRES NONRESIDENTIAL USE. AT THE STREET—LEVEL, STREET—FACING FACADE.
23.47A.008	STREET LEVEL DEVELOPMENT STANDARDS	
23.47A.008(A)2a	BLANK SEGMENTS OF THE STRET—FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK MAY NOT EXCEED TWENTY (20) FEET IN WIDTH.	CONFORMS
23.47A.008(A)2b	THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED FORTY (40) PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.	CONFORMS
23.47A.008(A)3	SETBACKS. STREET—LEVEL STREET—FACING FACADES MUST BE LOCATED WITHIN TEN (10) FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.	CONFORMS
23.47A.008(B)	NONRESIDENTIAL STREET LEVEL REQUIREMENTS. SIXTY PERCENT OF THE STREET—FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT... TO A MINIMUM THIRTY (30) INCH DEPTH.	CONFORMS
23.47A.008(B)3a	NONRESIDENTIAL USES MUST TAKE UP AT LEAST 50% OF THE FOOTPRINT OF THE STRUCTURE AT THE STREET—LEVEL STREET—FACING FACADE...	CONFORMS
23.47A.008(B)3b	NONRESIDENTIAL USE AT STREET LEVEL MUST HAVE A FLOOR—TO—FLOOR HEIGHT OF AT LEAST THIRTEEN (13) FEET.	CONFORMS
23.47A.008(D)	RESIDENTIAL STREET LEVEL REQUIREMENTS. WHEN A RESIDENTIAL USE IS LOCATED ON A STREET—LEVEL STREET—FACING FACADE, AT LEAST ONE OF THE STREET—LEVEL STREET—FACING FACADES CONTAINING A RESIDENTIAL USE MUST HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY... THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST FOUR (4) FEET ABOVE THE SIDEWALK GRADE...	SEE DESIGN DEPARTURES
23.47A.008(E)	LIVE—WORK UNIT STANDARDS. WHEN A LIVE—WORK UNIT IS LOCATED ON A STREET—LEVEL STREET—FACING FACADE, THE PROVISIONS OF SUBSECTIONS A AND B APPLY, AND THE PORTION OF EACH SUCH LIVE—WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE LOCATED BETWEEN THE PRINCIPAL STREET AND THE RESIDENTIAL PROTION OF THE LIVE—WORK UNIT..	CONFORMS
23.47A.012	STRUCTURE HEIGHT. THE HEIGHT LIMIT FOR STRUCTURES IN NC1—40 ZONES IS FORTY (40) FEET. STRUCTURES MAY NOT EXCEED THE APPLICABLE HEIGHT LIMIT EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION.	CONFORMS
23.47A.012(C)	PITCHED ROOFS. THE RIDGE OF A PITCHED ROOF, OTHER THAN A SHED ROOF OR BUTTERFLY ROOF, MAY EXTEND UP TO FIVE (5) FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT IN ZONES WITH HEIGHT LIMITS OF THIRTY (30) OR FORTY (40) FEET, IF ALL PARTS OF THE ROOF ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT ARE PITCHED AT A RATE OF NOT LESS THAN THREE TO TWELVE (3:12)	CONFORMS
23.47A.012(D)	ROOFTOP FEATURES. OPEN RAILINGS... AND PARAPETS MAY EXTEND AS HIGH AS THE HIGHEST RIDGE OF A PITCHED ROOF PERMITTED BY SUBSECTION C. SOLAR COLLECTORS MAY EXTEND UP TO FOUR (4) FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT WITH UNLIMITED ROOFTOP COVERAGE. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND UP TO FIFTEEN (15) FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT, SO LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED TWENTY FIVE (25) PERCENT OF THE ROOF AREA.	CONFORMS
23.47A.013	FLOOR AREA RATIO. FAR FOR THE LIVE—WORK UNITS (NONRESIDENTIAL) IS 3. FAR FOR THE APARTMENT BUILDING (RESIDENTIAL) IS 3.	CONFORMS. SEE PROJECT DATA SHEET. CONFORMS. SEE PROJECT DATA SHEET.

Jerry Jutting, Architect

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10th and MILLER

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DESIGN RESPONSE

ZONING CODE CONFORMANCE

DPD PROJECT #3003922

JJ PROJECT #0811

SD	7/12/08	JJ
MUP	8/4/08	JJ
DESIGN REVIEW	10/8/08	JJ

DR26

(A1.4)

ZONING CODE CONFORMANCE (CONTINUED)

CODE SECTION	CODE REQUIREMENT	COMMENTS																		
23.47A.014 23.47A.014(B)1	SETBACK REQUIREMENTS A SETBACK IS REQUIRED ON ANY LOT THAT ABUTS THE INTERSECTION OF A SIDE LOT LINE AND FRONT LOT LINE OF A LOT IN A RESIDENTIAL ZONE. THE REQUIRED SETBACK FORMS A TRIANGULAR AREA. TWO (2) SIDES OF THE TRIANGLE MUST EACH EXTEND ALONG THE STREET LOT LINE AND SIDE LOT LINE FIFTEEN (15) FEET FROM THE INTERSECTION OF THE STREET LOT LINE AND THE SIDE LOT LINE ABUTTING THE RESIDENTIALLY ZONED LOT. THE THIRD SIDE CONNECTS THESE TWO (2) SIDES WITH A DIAGONAL LINE ACROSS THE LOT.	CONFORMS. THIS REQUIREMENT APPLIES TO THE SW CORNER OF THIS PROJECT.																		
23.47A.014(B)2	A SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS: TEN (10) FEET FOR PORTIONS OF STRUCTURES ABOVE THIRTEEN (13) FEET IN HEIGHT...	CONFORMS. THIS REQUIREMENT APPLIES ALONG THE WEST PROPERTY LINE OF THIS PROJECT.																		
23.47A.016 23.47A.016(A) 23.47A.016(D)1c(1) 23.47A.016(D)1c(2)	LANDSCAPING AND SCREENING STANDARDS LANDSCAPE REQUIREMENTS THREE (3) FOOT HIGH SCREENING IS REQUIRED ALONG STREET LOT LINES. SURFACE PARKING ABUTTING... A LOT IN A RESIDENTIAL ZONE MUST HAVE SIX (6) FOOT HIGH SCREENING ALONG THE ABUTTING LOT LINE AND A FIVE (5) FOOT DEEP LANDSCAPED AREA INSIDE THE SCREENING.	CONFORMS. SEE LANDSCAPE PLAN CONFORMS. THIS REQUIREMENT APPLIES TO SCREENING BETWEEN THE SURFACE PARKING AREAS AND MILLER STREET. SEE DESIGN DEPARTURES.																		
23.47A.022	LIGHT AND GLARE STANDARDS. TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT...	CONFORMS.																		
23.47A.024	RESIDENTIAL AMENITY AREAS, INCLUDING BUT NOT LIMITED TO DECKS, BALCONIES, TERRACES, ROOF GARDENS, PLAZAS, PLAY AREAS, OR SPORT COURTS, ARE REQUIRED IN AN AMOUNT EQUAL TO FIVE (5) PERCENT OF THE TOTAL GROSS AREA IN RESIDENTIAL USE...	CONFORMS. SEE PROJECT DATA SHEET NOTE: RESIDENTIAL AMENITY AREAS ARE NOT REQUIRED FOR THE LIVE-WORK UNITS WHICH ARE CONSIDERED NONRESIDENTIAL.																		
23.47A.029	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE SPACE.	JOINT USE OF COLLECTION AREA BY APARTMENTS AND LIVE-WORK UNITS TO BE NEGOTIATED WITH THE DIRECTOR OF SEATTLE PUBLIC UTILITIES.																		
23.47A.032 23.47A.032(A)1c 23.47A.032(B)1a	PARKING LOCATION AND ACCESS. ACCESS TO PARKING MUST BE FROM THE STREET WITH THE FEWEST LINEAL FEET OF COMMERCIALLY ZONED FRONTAGE... PARKING MAY NOT BE LOCATED BETWEEN A STRUCTURE AND A STREET LOT LINE.	CONFORMS. MILLER STREET HAS LESS COMMERCIALLY ZONED FRONTAGE THAN 10TH AVE E. SEE DESIGN DEPARTURES																		
23.54.015 23.54.015 CHART A 23.54.015 CHART B 23.54.015(D)2 23.54.015 CHART E	REQUIRED PARKING 1 VEHICLE SPACE FOR EACH LIVE-WORK UNIT. UNITS ARE LESS THAN 2500 SF. 1 SPACE FOR EACH DWELLING UNIT. RESIDENTIAL USES IN COMMERCIAL ZONES. NO PARKING IS REQUIRED FOR THE FIRST ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OF EACH BUSINESS ESTABLISHMENT. 1 BICYCLE SPACE PER 4 UNITS IN MULTI-FAMILY STRUCTURES. BICYCLE PARKING IS NOT REQUIRED FOR LIVE-WORK UNITS.	CONFORMS. SEE PROJECT DATA SHEET. CONFORMS. SEE PROJECT DATA SHEET. CONFORMS. THIS APPLIES TO THE OFFICE SPACE IN THE APARTMENT BLDG. CONFORMS. SEE PROJECT DATA SHEET.																		
23.54.020(J)2	PARKING FOR CITY RECOGNIZED CAR-SHARING PROGRAMS.	REQUIRES DIRECTOR APPROVAL. SEE PROJECT DATA SHEET.																		
23.54.030(B) 23.54.030(B)1b 23.54.030(B)2a 23.54.030(D)1c 23.54.030(D)2a 23.54.030(F)2	IN STRUCTURES CONTAINING BOTH RESIDENTIAL AND LIVE-WORK UNITS, PARKING THAT IS CLEARLY SET ASIDE AND RESERVED FOR RESIDENTIAL USE SHALL MEET THE STANDARDS OF SUBSECTION B1... WHEN MORE THAN FIVE (5) PARKING SPACES ARE PROVIDED, A MINIMUM OF SIXTY (60) PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR MEDIUM VEHICLES. (8' X 16') FOR LIVE-WORK UNITS, WHEN TEN (10) OR FEWER PARKING SPACES ARE PROVIDED, A... MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE SPACES SHALL BE STRIPED FOR LARGE VEHICLES. (8-1/2' X 19') DRIVEWAYS, RESIDENTIAL USES DRIVEWAYS LESS THAN ONE HUNDRED (100) FEET IN LENGTH, WHICH SERVE THIRTY (30) OR FEWER PARKING SPACES, SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH FOR ONE (1) WAY OR TWO (2) WAY TRAFFIC. DRIVEWAYS, NONRESIDENTIAL USES THE MINIMUM WIDTH OF DRIVEWAYS FOR TWO (2) WAY TRAFFIC SHALL BE TWENTY-TWO (22) FEET AND THE MAXIMUM WIDTH SHALL BE TWENTY-FIVE (25) FEET. IN NC1 ZONES, TWO WAY CURB CUTS ARE PERMITTED ACCORDING TO THE FOLLOWING CHART. (FOR THIS PROPERTY, 2 CURB CUTS ARE PERMITTED.) FOR TWO (2) WAY TRAFFIC, THE MINIMUM WIDTH OF CURB CUTS IS TWENTY-TWO (22) FEET, AND THE MAXIMUM WIDTH IS TWENTY-FIVE (25) FEET...	CONFORMS. PARKING IS CLEARLY SET ASIDE CONFORMS. ALL RESIDENTIAL PARKING SPACES ARE STRIPED FOR MEDIUM VEHICLES CONFORMS. ALL LIVE-WORK PARKING SPACES ARE STRIPED FOR LARGE VEHICLES CONFORMS. DRIVEWAY TO RESIDENTIAL PARKING SPACES IS 10'-6" WIDE. CONFORMS. DRIVEWAY IS 22 FEET WIDE. CONFORMS. SINGLE CURB CUT IS 22 FEET WIDE.																		
	Jerry Jutting, Architect 4114 Phinney Avenue N Seattle, WA 98103 Telephone and Fax 206-545-1500 © Copyright 2008 Jerry Jutting, Architect. No part of this drawing shall be reproduced without our permission.	PROJECT: 10th and MILLER 2401 10th Avenue E, Seattle WA OWNER: GLOVER HOMES Contact: Rick Glover @ 425-744-6004 Address: 21230 - 66th Avenue W Lynnwood WA 98036 DESIGN RESPONSE ZONING CODE CONFORMANCE (CONT) DPD PROJECT #3003922 JJ PROJECT #0811 <table><tr><td>SD</td><td>7/12/08</td><td>JJ</td></tr><tr><td>MUP</td><td>8/4/08</td><td>JJ</td></tr><tr><td>DESIGN REVIEW</td><td>10/8/08</td><td>JJ</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> DR27 (A1.5)	SD	7/12/08	JJ	MUP	8/4/08	JJ	DESIGN REVIEW	10/8/08	JJ									
SD	7/12/08	JJ																		
MUP	8/4/08	JJ																		
DESIGN REVIEW	10/8/08	JJ																		

SHADOW STUDY



JUNE 21, NINE AM



JUNE 21, NOON



JUNE 21, THREE PM



SEPTEMBER 21, NINE AM



SEPTEMBER 21, NOON



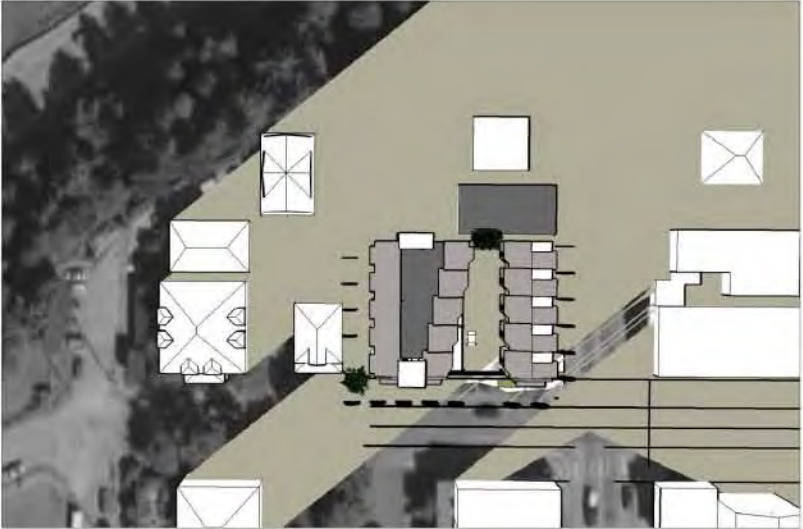
SEPTEMBER 21, THREE PM



DECEMBER 21, NINE AM



DECEMBER 21, NOON



DECEMBER 21, THREE PM



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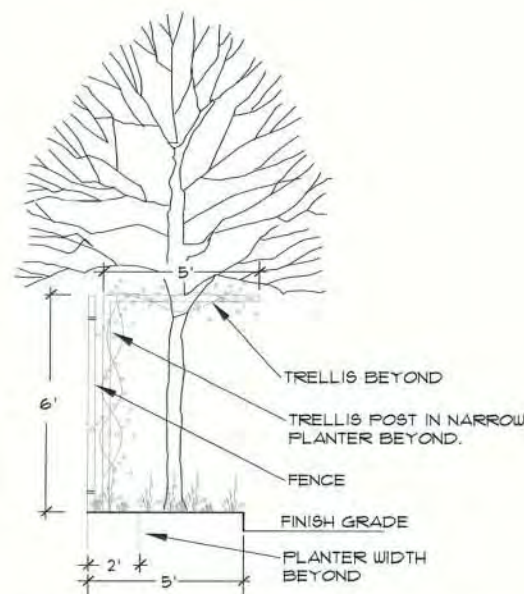
DESIGN RESPONSE
SHADOW STUDY
DPD PROJECT #3003922
JJ PROJECT #0811

DESIGN REVIEW	10/8/08	JJ

DR28
(D1.4)



NORTH
↑
0 10' 20' 30'
Scale: 1"=10'



1 TRELLIS / VEGETATED FENCE WALL (SECTION A1-A2)
NOT TO SCALE

Plan View 3
SCALE: 1"=10'

MUP NOTES

- LOT SIZE: 11,641 SF
- LANDSCAPE REQD.: 3,844 SF (30% OF PARCEL)
LANDSCAPE PROVIDED:
GROUND LEVEL 2,023 SF
ROOFTOP 175 SF
VEGETATED WALLS / TRELLIS 1,751 SF
TOTAL = 4,555 SF
- TREES REQD.: 11
(1 TREE/1,110 SF)
TREES PROVIDED:
NEW TREES ON SITE: 14
STREET TREES REQD.: 8
STREET TREES PROVIDED: 8
- SHRUBS REQD.: 22
(2 SHRUBS/1,110 SF)
SHRUBS PROVIDED: 175
- ALL PLANTINGS LOW TO MODERATE WATER USAGE AFTER INITIAL ESTABLISHMENT. (DCLU REQUIRES 25% OF ALL PLANTINGS IN THE REQUIRED LANDSCAPE AREA TO BE LOW WATER USAGE OR DROUGHT TOLERANT PLANTS.)
- TRENCH PLANTER STRIPS ALONG EAST MILLER STREET 2' DEEP FOR THE LENGTH OF THE STRIP TO ALLOW TREE ROOTS TO SPREAD.
- SOILS IN BEDS ADJACENT TO SHOP FRONTS ON 10TH AVE. EAST TO BE 3-WAY SOIL AMENDMENT.
- ROOFTOP GARDEN SOILS TO BE LIGHTWEIGHT SOILS.
- GREEN WALLS TO BE SUCCESSFULLY ESTABLISHED WITHIN 5 YEARS.
- AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED TO ALL PLANTING AREAS.
- PLANTINGS ON DRIVE SIDE OF 2-WAY DRIVEWAY IN 10' SIGHT TRIANGLE TO BE BELOW 30" HIGH.
- TREES TO BE MORE THAN 30' FROM INTERSECTION, MORE THAN 1-1/2' FROM DRIVEWAY, MORE THAN 10' FROM POWER POLES.
- SEATTLE GREEN FACTOR: .369 (.300 REQD.)

BOTANICAL NAME	COMMON NAME	SIZE	QTY	DROUGHT TOLERANT	HEIGHT	SPECIFICATIONS/NOTES
TREES						
ACER GRANDIDENTATUM 'SCHMIDT'	ROCKY MT. GLOW MAPLE	2" CAL.	4	YES	10'	B4B
PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	2" CAL.	13	YES	10'	B4B
PRUNUS 'SNOUGOOSE'	SNOUGOOSE CHERRY	2" CAL.	4	YES	10'	B4B
STEUARTIA PSEUDOCAMELLIA	STEUARTIA	2" CAL.	1	YES	10'	B4B
SHRUBS						
ACANTHUS MOLLIS 'LATIFOLIUS'	BEAR'S BREECH	2 GAL.	4	YES	18"	FULL AND BUSHY
ENKIANTHUS CAMPANULATUS	ENKIANTHUS	5 GAL.	1	YES	36"	FULL AND BUSHY, 4' O.C.
MISCANTHUS SINENSIS 'VARIEGATUS'	SILVER GRASS	2 GAL.	14	YES	12"	FULL AND BUSHY, 4' O.C.
POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD CINQUEFOIL	1 GAL.	14	YES	24"	FULL AND BUSHY, 30" O.C.
POTENTILLA FRUTICOSA 'KATHERINE DYKES'	KATHERINE DYKES CINQUEFOIL	1 GAL.	13	YES	24"	FULL AND BUSHY, 30" O.C.
POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE CINQUEFOIL	1 GAL.	11	YES	24"	FULL AND BUSHY, 30" O.C.
PIERIS 'VARIEGATA'	VARIEGATED PIERIS	2 GAL.	8	YES	24"	FULL AND BUSHY, 4' O.C.
BERBERIS THUNBERGII AUREA	JAPANESE BARBERRY	1 GAL.	28	YES	12"	FULL AND BUSHY, 30" O.C.
LEUCOTHOE WALTERI 'SCARLETTA'	DROOPING LEUCOTHOE	2 GAL.	25	YES	18"	FULL AND BUSHY, 24" O.C.
VIBURNUM DAVIDII	VIBURNUM	1 GAL.	12	YES	18"	FULL AND BUSHY, 3' O.C.
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	1 GAL.	6	YES	18"	FULL AND BUSHY, 4' O.C.
TAXUS BACCATA 'STRICTA'	IRISH YEW	15 GAL.	5	YES	5'	FULL AND BUSHY
SARCOCOCCA RUSCIFOLIA	SARCOCOCCA RUSCIFOLIA	5 GAL.	3	YES	24"	FULL AND BUSHY, 3' O.C.
DAPHNE BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL.	8	YES	24"	FULL AND BUSHY, 3' O.C.
PERENNIALS						
HOSTA 'SIEBOLDIANA'	HOSTA	1 GAL.	5	YES		FULL AND BUSHY, 24" O.C.
HOSTA 'FRANCES WILLIAMS'	HOSTA	1 GAL.	5	YES		PLANT IN DRIFTS 1/3 EACH
HOSTA 'SUM AND SUBSTANCE'	HOSTA	1 GAL.	5	YES		
HOSTA 'KROSSA REGAL'	HOSTA	1 GAL.	5	YES		
LILIUM THUNDERBOLTI	AURELIAN HYBRID LILY	1 GAL.	21	YES		FULL AND BUSHY, 12" O.C.
EUPHORBIA X MARTINII	EUPHORBIA X MARTINII	1 GAL.	3	YES		FULL AND BUSHY, 24" O.C.
RUDBECKIA 'IRISH EYES'	IRISH EYES	1 GAL.	5	YES		FULL AND BUSHY, 18" O.C.
RUDBECKIA F. 'GOLDBURST'	BLACK-EYED SUSAN GOLDBURST BLACK-EYED SUSAN	1 GAL.	5	YES		PLANT IN DRIFTS 1/2 EACH
CLIMBING VINES (TRELLIS OR VEGETATED WALL)						
CLEMATIS 'HENRY'	CLEMATIS	5 GAL.	16	YES	36"	FULL AND BUSHY, 4' O.C.
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	5 GAL.	16	YES	36"	FULL AND BUSHY, 6' O.C.
CLEMATIS 'MRS. CHOLMONDELEY'	CLEMATIS	5 GAL.	23	YES	36"	FULL AND BUSHY, AS SHOWN
VINCA MINOR	VINCA	5 GAL.	4	YES	36"	FULL AND BUSHY, AS SHOWN
GROUNDCOVERS						
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	121	YES		FULL AND BUSHY, 30" O.C. PLANT AROUND ALL SHRUBS
RUBUS FENTALOBUS 'EMERALD CARPET'	BRAMBLE	4" POT	117	YES		FULL AND BUSHY, 3' O.C. PLANT AROUND ALL SHRUBS
SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX	4" POT	130	YES		FULL AND BUSHY, 18" O.C. PLANT AROUND ALL SHRUBS

REVISIONS

SCALE: 1" = 10' DESIGN: SBB

DATE: 9-24-08 DRAWN: DPH

FILE: SBA 2401 10th AVE CHECKED: SBB

L-1

