



DAVID NEIMAN ARCHITECTS

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2808 14TH Ave W

Sheet Title **Coversheet**

Date **12.14.2012**

Sheet Number

00

A00

An aerial photograph of a residential neighborhood. A red rectangular overlay highlights a specific lot located in the center of the image, between a row of houses on the left and a larger green area on the right. The surrounding area includes various houses, streets, and green spaces.

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A photograph of a modern, two-story house with grey horizontal siding and dark grey vertical accents. The house features large, multi-paned windows and a small covered patio area on the ground floor. In the foreground, there is a dark grey wooden fence and a concrete foundation. The house is surrounded by lush green trees and landscaping.

A modern, three-story house with dark grey siding and large windows, featuring a dark grey fence and a green lawn. The house has a contemporary design with a mix of dark and light grey siding. The front yard is landscaped with a green lawn, some shrubs, and a concrete walkway leading to the front steps. A dark grey fence runs along the side of the property. The sky is overcast with grey clouds.

A photograph of a residential property. In the foreground, a silver pickup truck and a white sedan are parked on a paved driveway. To the left of the truck is a blue recycling bin and a black trash can. Behind the truck is a large, red metal building with vertical siding. The property is surrounded by lush green trees and a well-maintained lawn. In the background, other houses are visible, and a yellow fire hydrant stands on the sidewalk to the right. The sky is overcast with grey clouds.

A street view of a residential property. The house is a two-story structure with a red lower level and a yellow upper level. A large, mature tree stands to the left of the house. A silver sedan and a white pickup truck are parked in the driveway. A yellow fire hydrant is visible on the sidewalk in the foreground. The street is paved and has a white arrow pointing forward. A red car is visible further down the road. The sky is blue with some clouds.

[illegible]

A panoramic view of a residential street in Seattle, Washington. The scene features a mix of modern and traditional houses. On the left, a dark brown house with a white porch and a large tree are visible. In the center, a modern grey house with large windows and a dark roof stands out. To the right, a large green tree dominates the foreground, and a red house is partially visible behind it. The street is paved with asphalt, and a sidewalk runs along the right side. The overall atmosphere is peaceful and suburban.

Sheet Title

CONTEXT

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A01

15th Ave W

14th Ave W

13th Ave W

W Armour St

Prosch Ave W

90 Yds

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The map displays a residential area with the following details:

- Zoning Designations:**
 - NC3-40:** Located on the far left, along 15th Ave W.
 - LR3:** Located in the middle-left section, between 15th Ave W and 14th Ave W.
 - LR1:** Located in the middle-right section, between 14th Ave W and Prosch Ave W.
 - SF5000:** Located on the far right, east of Prosch Ave W.
- Streets:**
 - 15th Ave W:** Runs vertically along the left edge.
 - 14th Ave W:** Runs vertically, separating the LR3 and LR1 zones.
 - W Armour St:** A horizontal street running across the middle of the map.
 - Prosch Ave W:** A curved street running diagonally from the bottom left towards the top right.
 - 12th Ave W:** Partially visible on the far right edge.
- Highlighted Property:**
 - Lot 2508:** A red-shaded lot located in the LR1 zone, south of W Armour St and west of Prosch Ave W.
- Other Lot Numbers:**
 - Left of 14th Ave W:** 2820, 2827, 2817, 2811, 2806, 2800, 2856, 2655.
 - Right of 14th Ave W:** 2828, 2829, 2827, 2816, 2812, 2508, 1354, 1353, 2650, 2813.
 - East of Prosch Ave W:** 2841, 2832, 2828, 2815, 2809, 1202, 2814, 2800, 2802, 2812, 2815, 2804, 2805, 2811, 2803, 2719, 2713, 2707, 2665, 2659, 2654, 2662, 2668, 2653, 2654.
- Scale:** A scale bar at the bottom right indicates 30 yards.
- Source:** The text "© 2023 Parcel Data, Inc." is visible at the bottom right.

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- Parking area is open surface parking.
- Automobiles are the most prominent visual element.
- Pedestrian pathway and entrance to the units is visually emphasized.
- Increased setbacks increase the depth of the structures and reduce the size of the courtyard open space.
- Less community open space.
- Decreased distance between units reduces personal privacy for individual residents.

Sheet Title	
CONTEXT	
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A02	

7236
REGISTERED
ARCHITECT
DAN NEHRN
STATE OF WASHINGTON

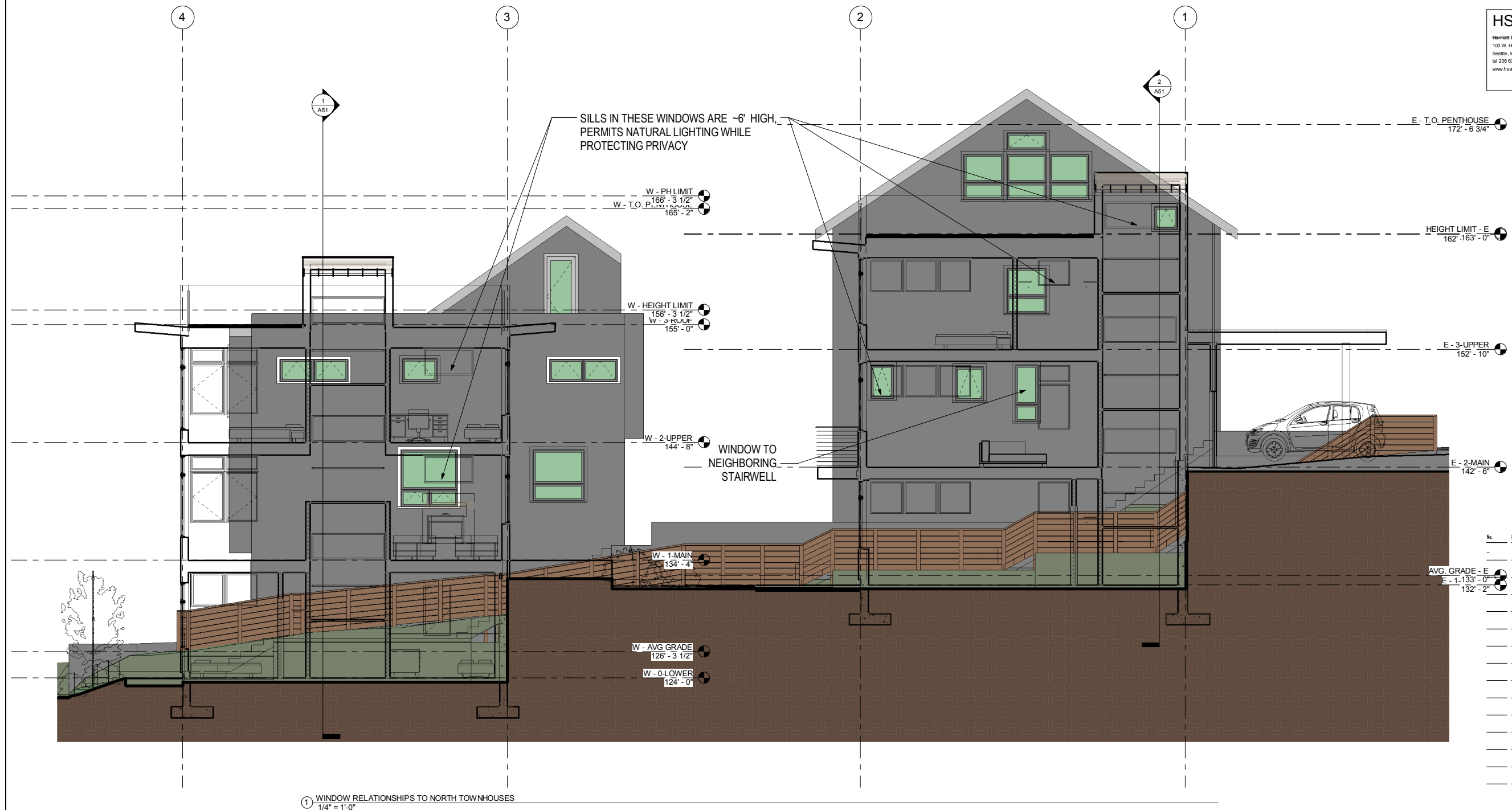
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Sheet Title

GLAZING ANALYSIS

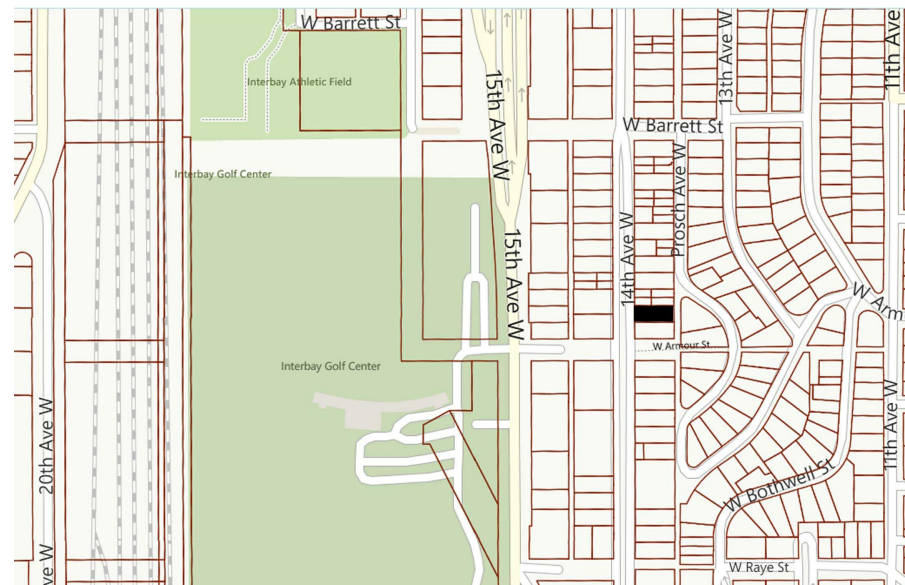
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A05



PROJECT TO NORTH SHOWN IN GRAY, PROPOSED TOWNHOUSES SHOWN IN LINEWORK

NOT TO SCALE



STREET ADDRESS

2808 14TH AVE W, SEATTLE, WA 98115

PROJECT NUMBER

3014065 (LAND USE); 6333953 (BUILDING PERMIT)

LEGAL DESCRIPTION

LOT 11, BLOCK 33, GILMAN'S ADDITION ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93,
RECORDS OF KING COUNTY, WASHINGTON

KING COUNTY PARCEL NUMBER

277060-4365

ENERGY CODE OPTION III

WSEC 2009 W/ SEATTLE AMENDMENTS
COMPLIANCE IS PRESCRIPTIVE

GLAZING AREA - % OF FLOOR AREA = UNLIMITED (GROUP R-3 ONLY)				
GLAZING U-FACTOR		DOORS		VAULTED
VERTICAL	OVERHEAD	U-FACTOR	CEILING	CEILING
0.3	0.5	0.2	R-49	R-38
WALL ABOVE GRADE	WALL - INT BELOW GRADE	WALL - EXT BELOW GRADE	FLOOR OVER UNHEATED	SLAB ON GRADE
R-21	R-21	R-10	R-30	R-10

CONTACTS

OWNER:

STRUCTURAL ENGINEER:
HARRIOTT SMITH VALENTINE
ENGINEERS, INC.
100 W HARRISON ST #N-100
SEATTLE, WA 98119
CONTACT: JIM HARRIOTT
PH: (206) 624-4760
FX: (206) 447-6971

DEVELOPMENT STANDARDS REVIEW

ZONING: LR1
PROJECT WILL COMPLY WITH 23.45.510.C TO QUALIFY FOR HIGHER FAR & DENSITY LIMITS
ITEMS SHOWN IN BOLD REQUIRE ADJUSTMENTS PER 23.41.018.D.4

SMC SECTION	ISSUE	REQUIREMENT	PROVIDED
23.45.510	FAR	1.1 MAXIMUM	1.1
23.45.512	DENSITY LIMIT	1/1,600 = 4	4 UNITS
23.45.514	STRUCTURE HEIGHT	30'-0" MAX.	28' 8 1/2" - WEST 29' 10 1/4" - EAST
23.45.514.J.4	PENTHOUSE HEIGHT	10'-0" ABOVE H.L.	8' 10 1/2" - WEST 9' 11" - EAST
23.45.514.514	PENTHOUSE AREA	15% OF ROOF AREA MAX.	13.8%
23.45.514.A	WEST FRONT SETBACK	10'-0" MIN.	10'-0"
23.45.514.B	NORTH SIDE SETBACK	7'-0" AVG. 5'-0" MIN.	5'-0" AVG.
23.45.518.A	SOUTH SIDE SETBACK	7'-0" AVG. 5'-0" MIN.	5'-0" AVG.
23.45.518.A	EAST REAR SETBACK	7'-0" AVG. 5'-0" MIN.	5'-0" AVG.
23.45.522	AMENITY AREA	750 SF MIN. @ GRADE	1,740 SF
23.45.522	AMENITY AREA	1500 SF MIN. TOTAL	2,778 SF
23.45.524.2.b.	GREEN FACTOR	0.6 MIN.	0.65
23.45.526	BUILT GREEN	4 STAR MIN.	4 STAR
23.45.527.B	FACADE LENGTH	65% MAX	62.6%
23.45.527.A	STRUCTURE WIDTH	69'	40'
23.45.536	PARKING LOCATION	OFF ALLEY	OFF ALLEY
23.54.015	PARKING	NONE REQUIRED	4 SPACES
23.45.514.F.4	PARAPET HEIGHT	4' MAX ABOVE HEIGHT LIMIT	3'-6" MAX

FAR CALCULATION

MEASURED FROM INT. FACE OF EXT. WALL

UNIT	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	ROOF	TOTAL
1	512	554	536	27	1629
2	512	554	536	27	1629
3	535	566	536	27	1664
4	535	566	536	27	1664
				GRAND TOTAL	6586
				LOT AREA	6000
				FAR	1.10

AVERAGE GRADE CALCULATIONS

UNITS 1-2 AVERAGE GRADE				UNITS 3-4 AVERAGE GRADE			
SPOT	ELEV	LENGTH	LXE	SPOT	ELEV	LENGTH	LXE
A	128.4	28.5	3659.40	F	134.85	37.50	5056.9
B	124.1	40.0	4964.00	F	132.00	40.00	5280.0
C	123.7	28.5	3525.45	G	129.37	37.50	4851.2
D	128.7	40.0	5148.00	H	135.85	40.00	5433.9
TOTALS	137		17296.85	TOTALS	155.0		20622.06

AVG GRADE (SUM Lx E / SUM LENGTH)=126.25

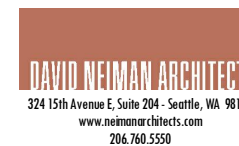
AVG GRADE (SUM Lx E / SUM LENGTH) = 133.05

OPEN SPACE CALCULATION

AT GRADE		COMMON COURTYARD		TOTAL
FRONT YARD				
400 SF		1141 SF		1541 SF
ABOVE GRADE		UNIT 2	UNIT 3	UNIT 4
UNIT 1				
237 SF	237 SF	282 SF	262 SF	TOTAL
				1038SF
TOTAL AT GRADE		1541 SF		
TOTAL ABOVE GRADE		1038 SF		
TOTAL PROVIDED		2579 SF		

A-7: Reduced setbacks reduce the depth of the structures and increase the size of the courtyard open space. Increased distance between units improves personal privacy for individual residents.

A-8: Parking area is a covered carport. Visual impact of the automobile is decreased. Pedestrian pathway and entrance to the units is visually emphasized.



HSV

Harriott Smith Valentine Engineers Inc.
100 W. Harrison St., Suite N-100
Seattle, Washington 98119-4189
tel 206 624 4760 fax 206 447 6971
www.hsveng.com

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Sheet Title

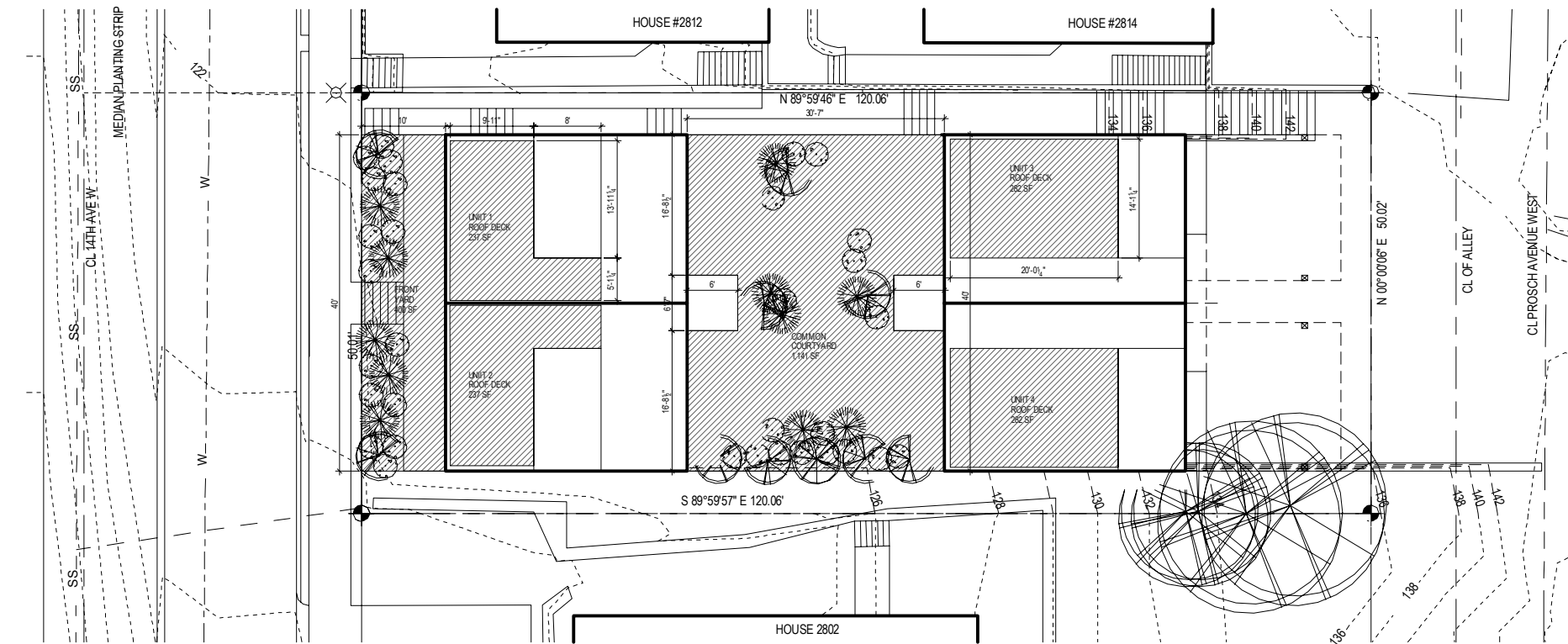
SITE PLAN

Date 12.14.2012

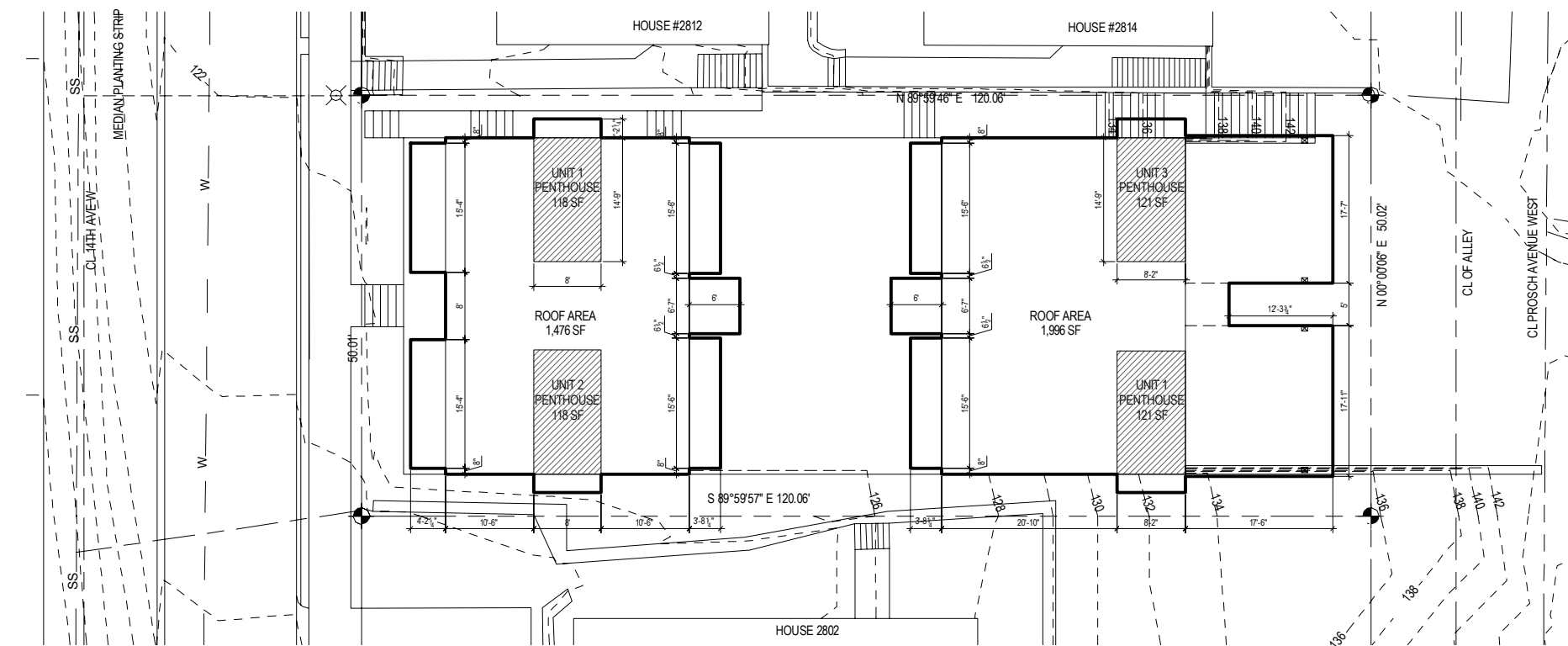
Sheet Number

AIO

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① OPEN SPACE PLAN
1/8" = 1'-0"



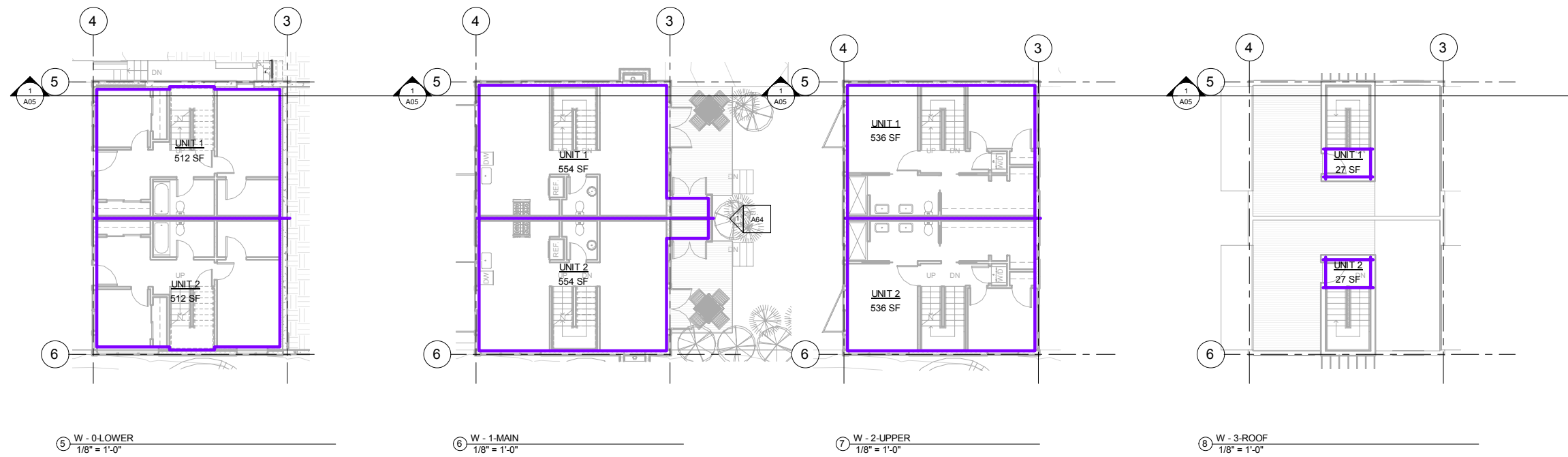
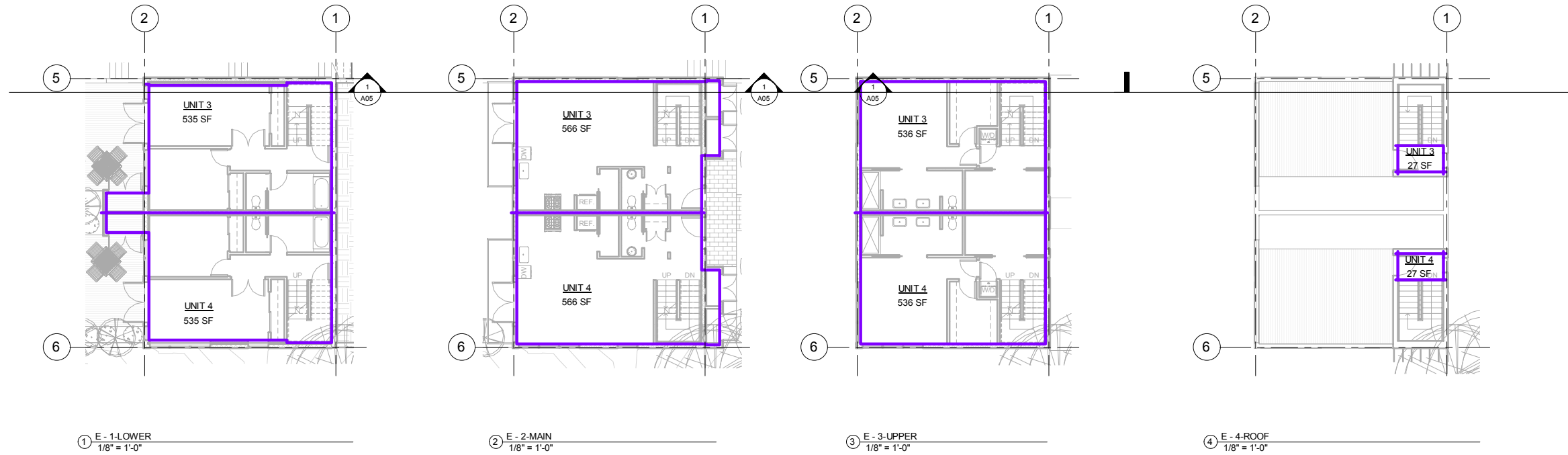
② PENTHOUSE AREAS
1/8" = 1'-0"

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Sheet Title

CODE COMPLIANCE PLANS

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Sheet Title

FAR PLANS

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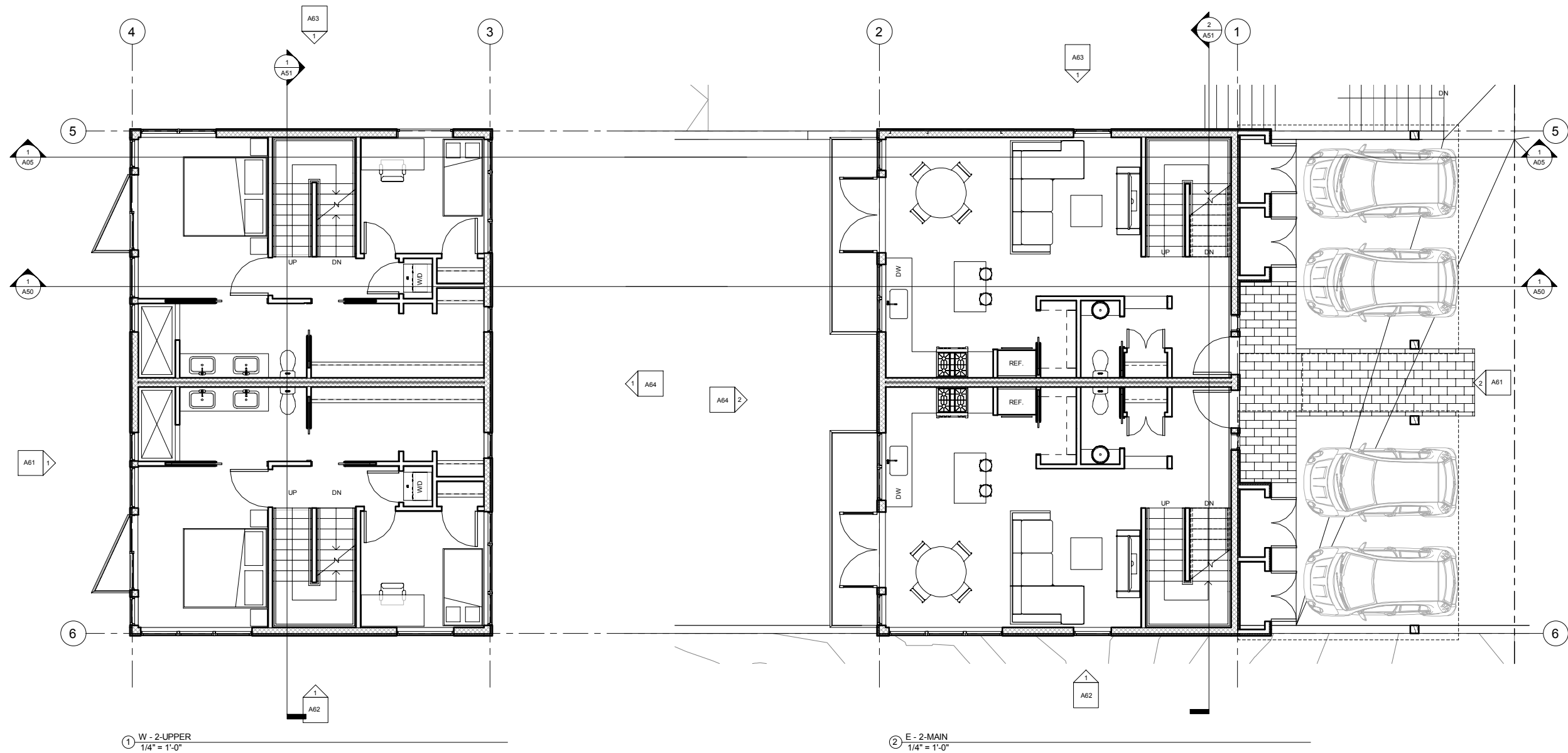
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PARKING LEVEL

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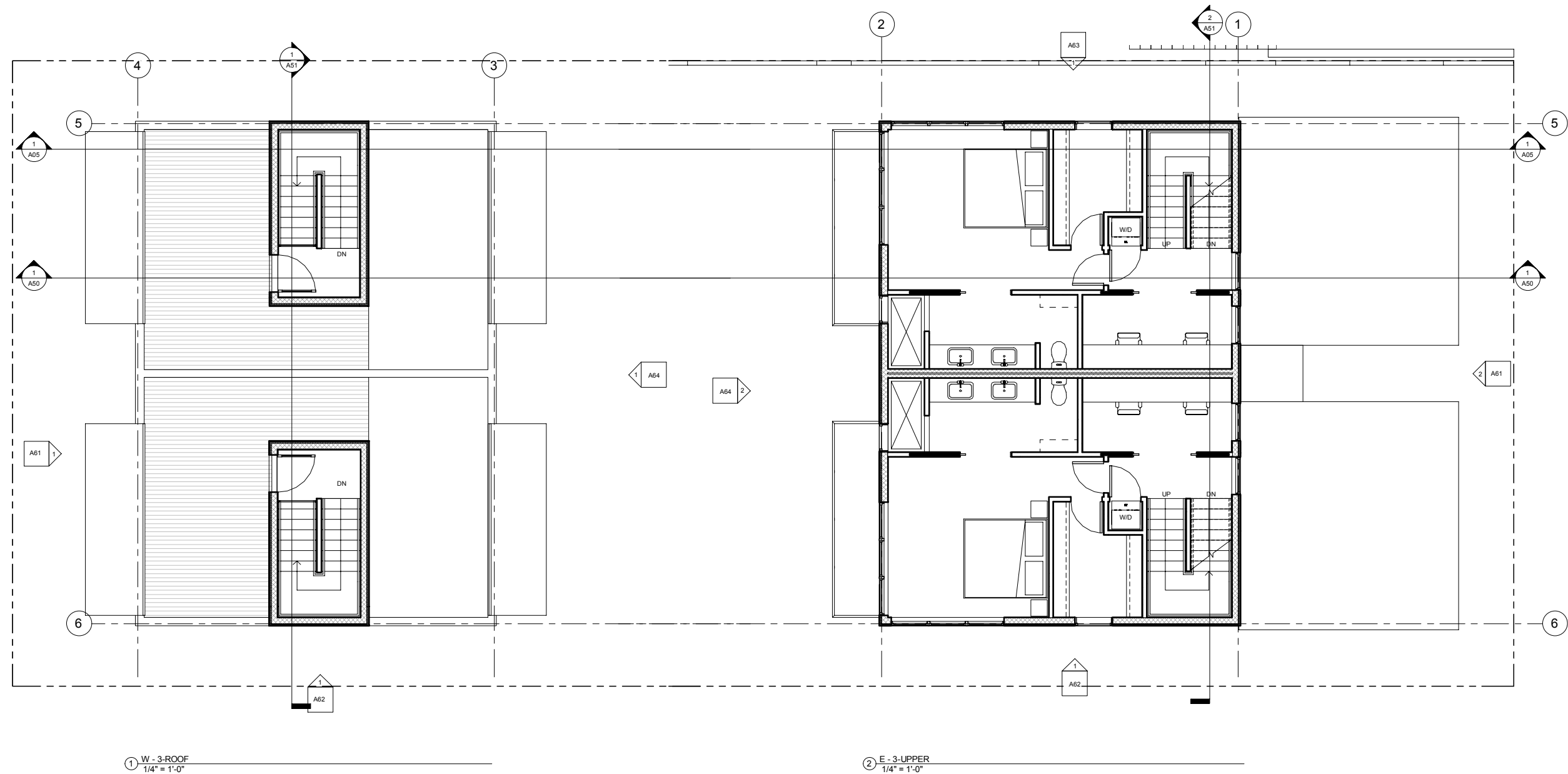
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Sheet Title

**WEST ROOF LEVEL, EAST UPPER
LEVEL**

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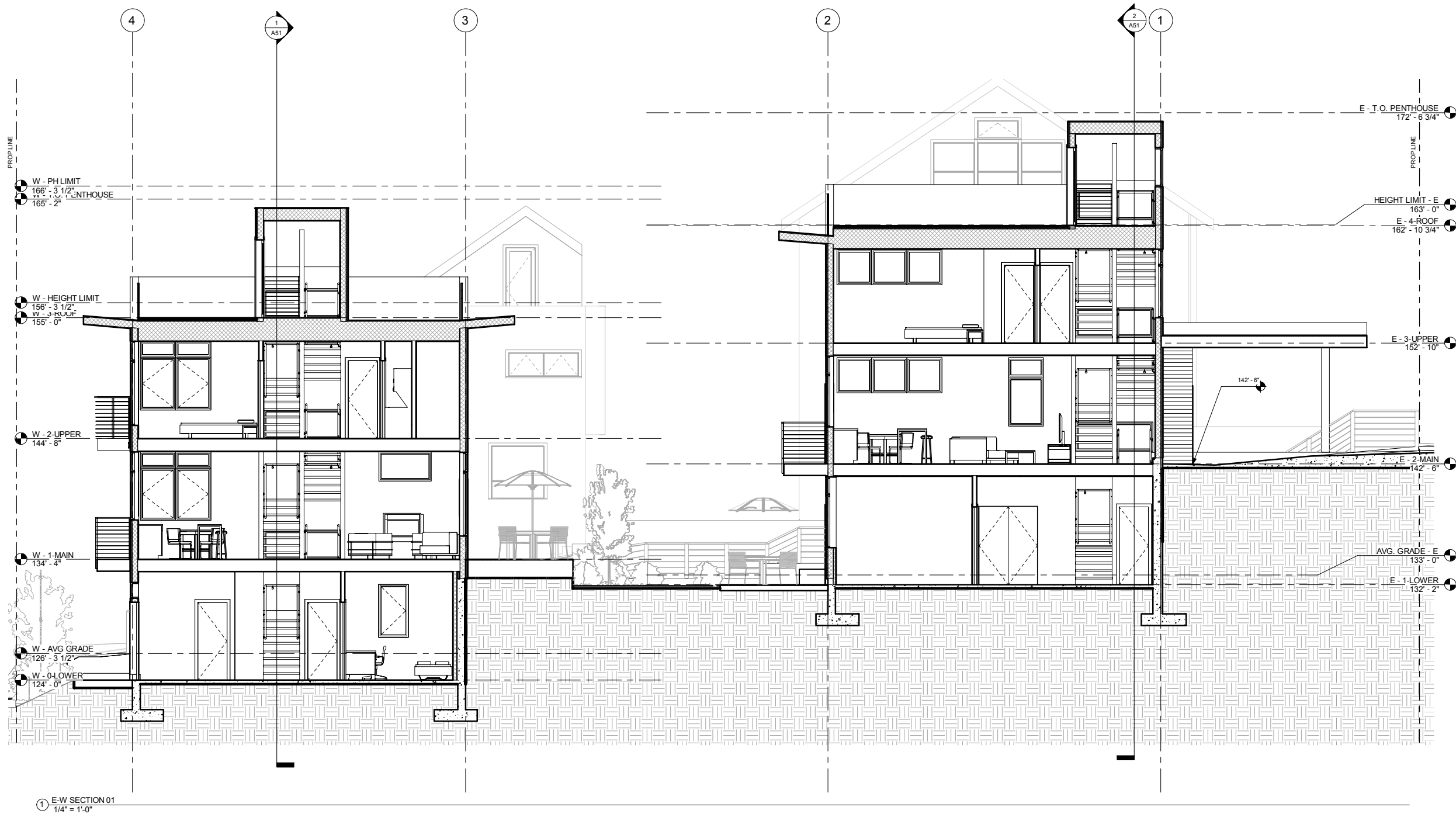
Sheet Title

SECTIONS

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① E-W SECTION 01
1/4" = 1'-0"

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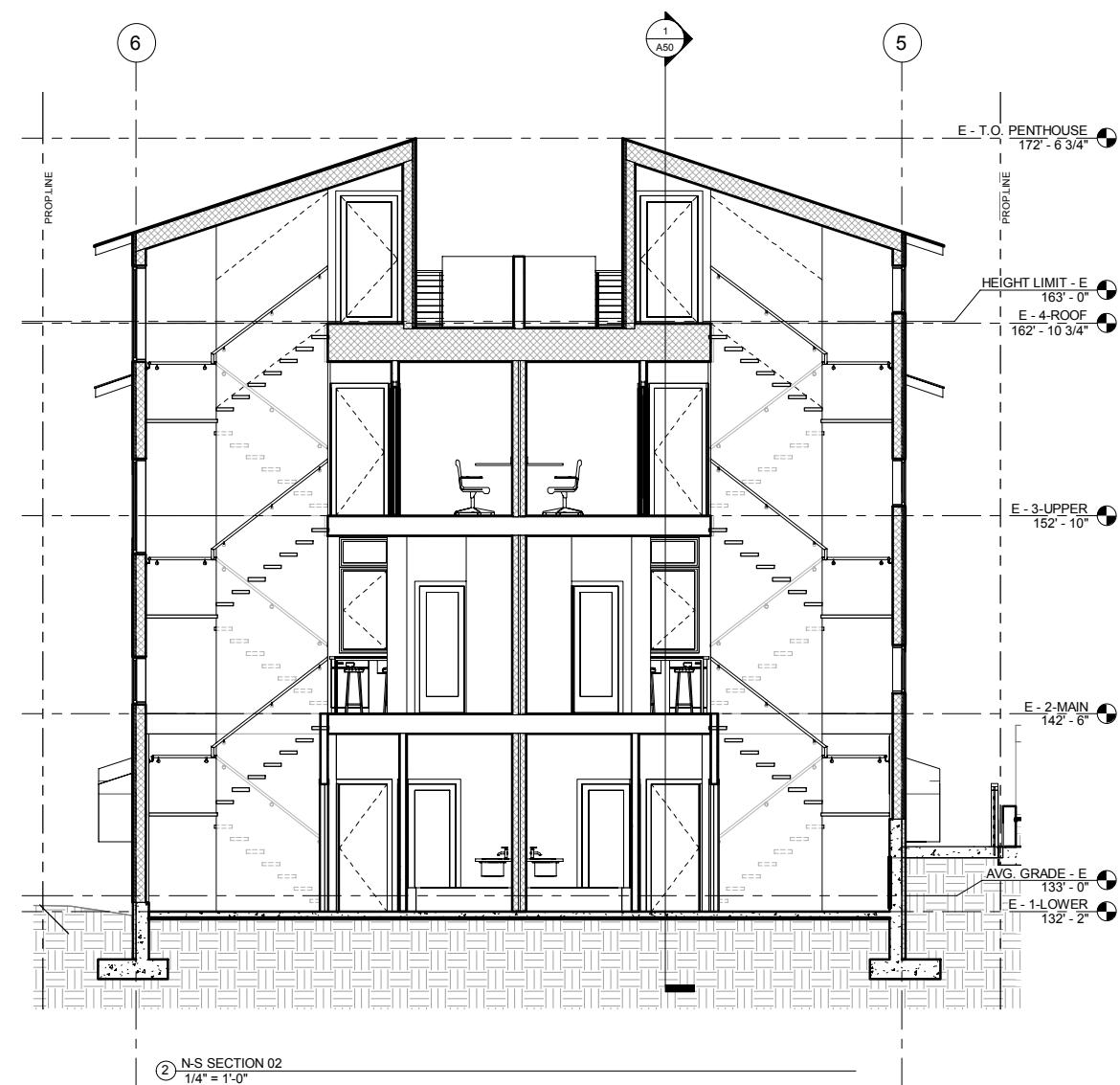
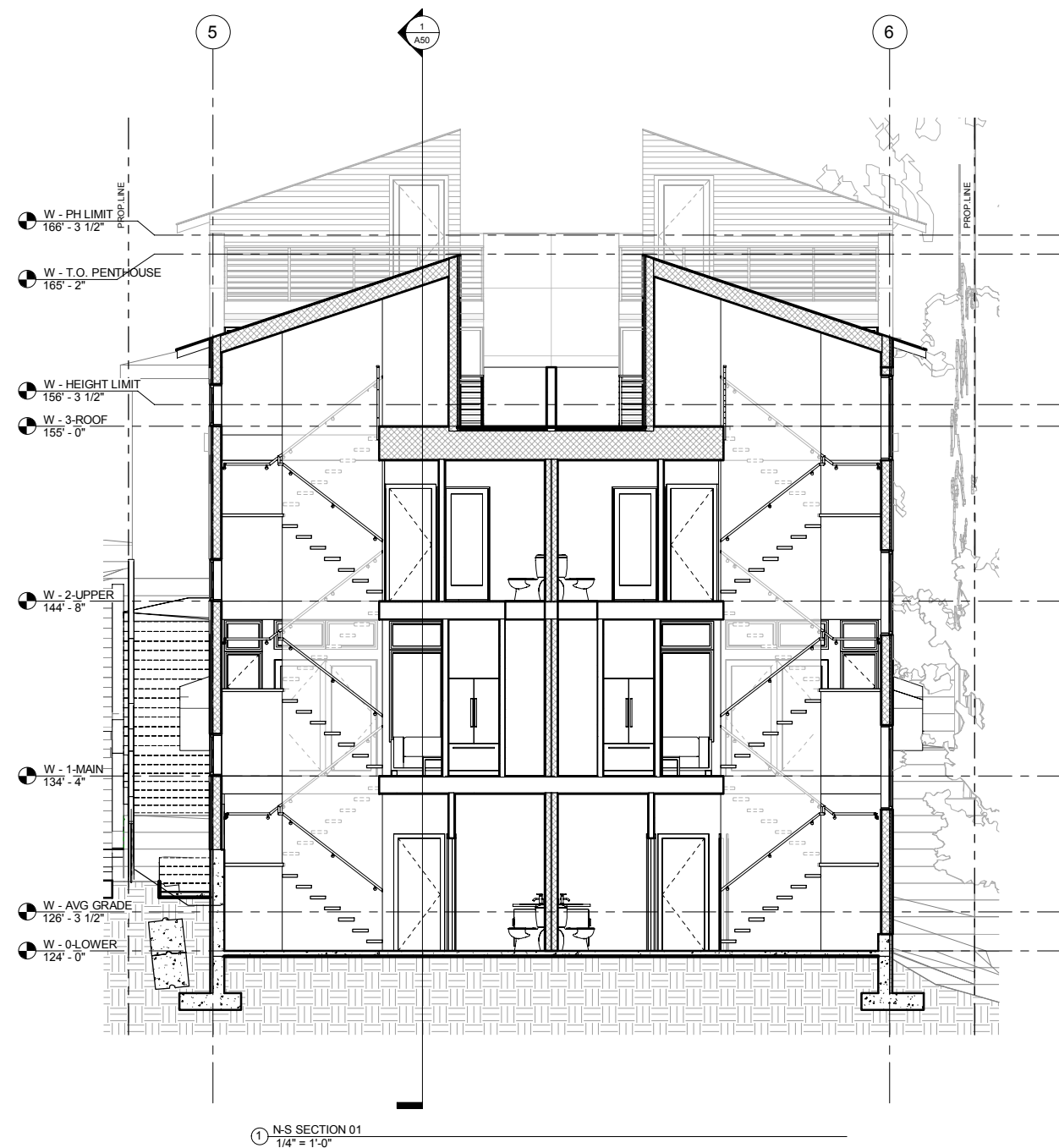
Sheet Title

SECTIONS

Date 12.14.2012

Sheet Number

A51



7236
REGISTERED
ARCHITECT
D. N.
DAN NEWMAN
STATE OF WASHINGTON

[illegible]

Date	12.14.2012
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Sheet Title

SOUTH ELEVATION

Date	12.14.2012
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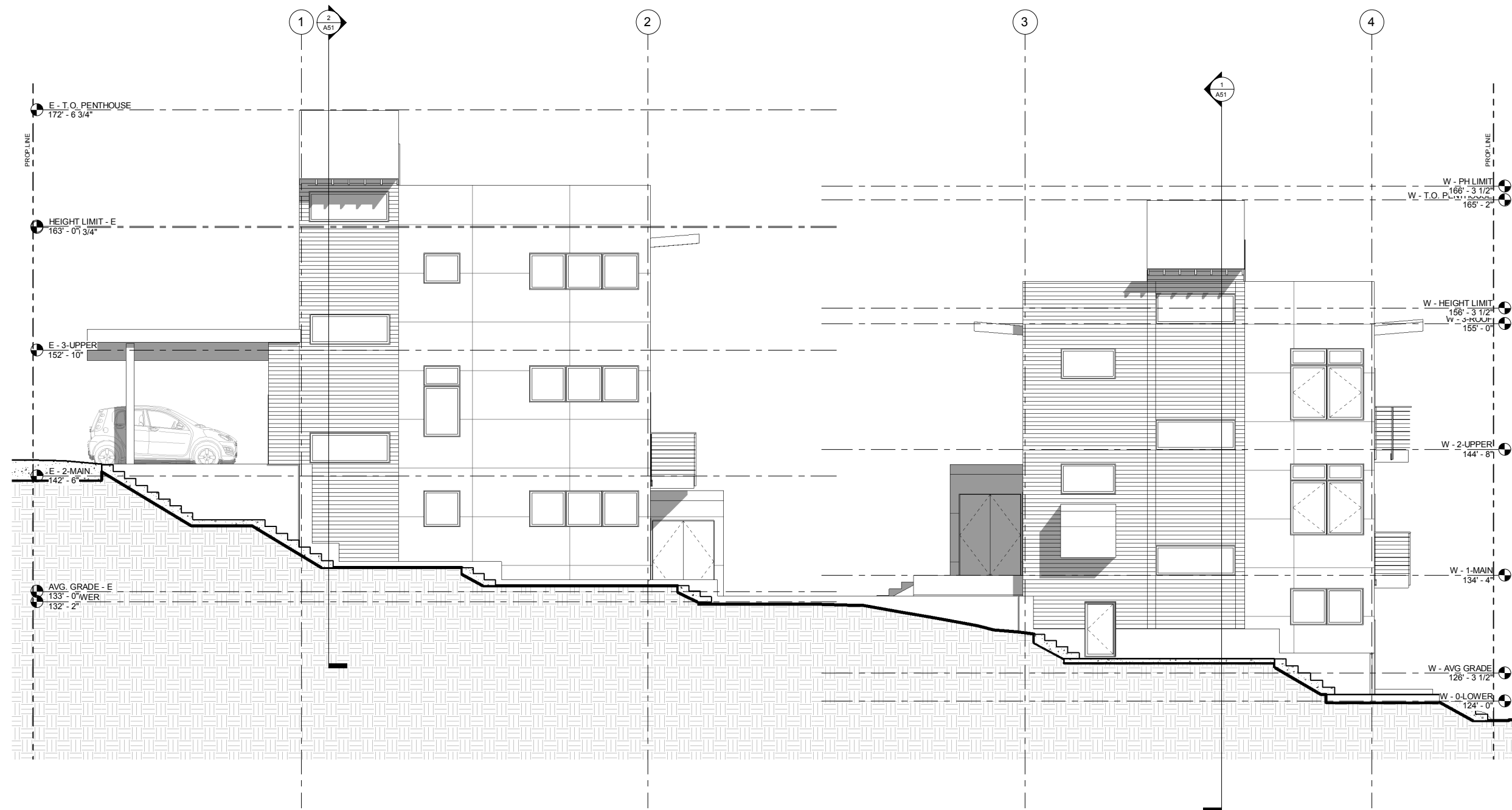
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Sheet Title

NORTH ELEVATION

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① NORTH ELEVATION
1/4" = 1'-0"

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Sheet Title

COURTYARD ELEVATIONS

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