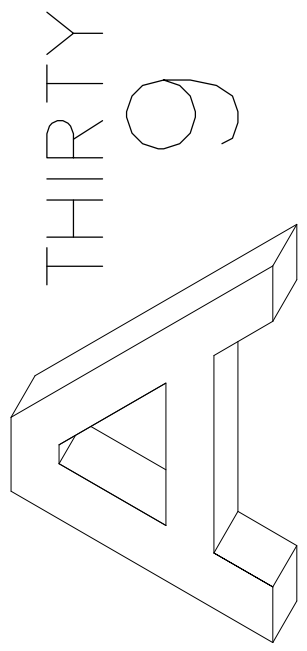




STREAMLINED DESIGN REVIEW  
1001 STRUGUS AVE S.  
DPD#3014131

FIVE ROW STYLE TOWNHOUSES IN  
BEACON HILL

- SHEET CONTENTS**
- 1- PROJECT NOTES
  - 2- SURVEY
  - 3- SITE MAP & NOTES
  - 4- SITE PLAN / LANDSCAPE PLAN
  - 5- A, B, C, D, AND E NOTES
  - 6- FLOOR PLANS
  - 7- NORTH & EAST ELEVATIONS
  - 8- SOUTH & WEST ELEVATIONS
  - 9- PROPERTY PHOTOS
  - 10- NEIGHBORHOOD PHOTOS



ARC 39 DESIGN  
SEA - 206-354-7571  
CHI - 312-857-3080  
MCNAIR.JASON@GMAIL.COM

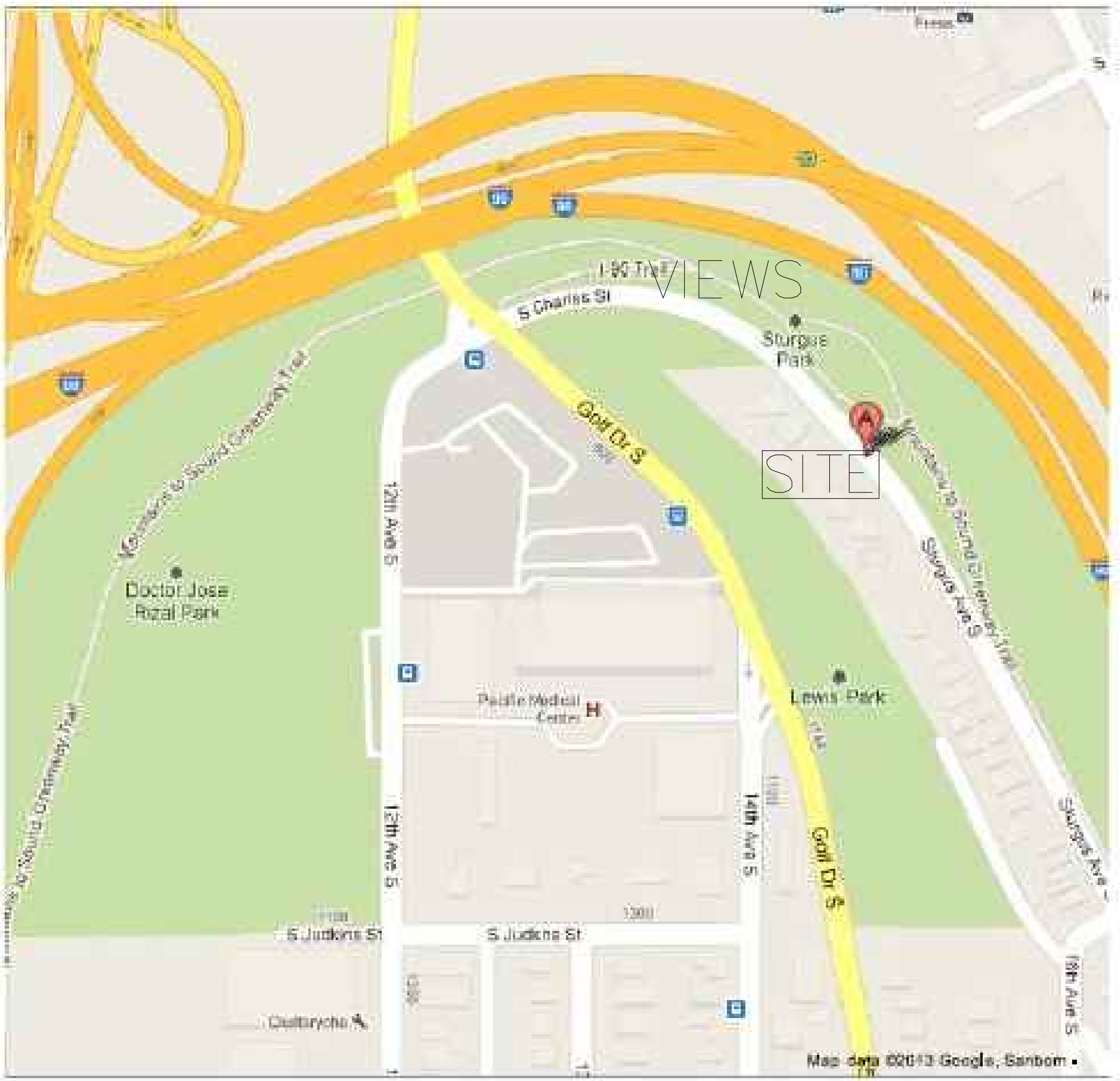
STURGUS TOWNHOUSES  
1001 STURGUS S.  
SEATTLE, WA 98118

DRAWING	SCALE
SITE PLAN RENDERINGS	1/8"=1' N/S
PROJECT #	
100-2013-02-01	
ISSUE PERMIT SET XX.XX.XX	
SHEET NO.	
1 of 10	









SITE MAP



ARIEL VIEW OF SITE BLOCK (LOOKING NORTH)

PROPOSAL

TO CONSTRUCT 5 UNIT MODERN TOWNHOUSE DEVELOPMENT, WITH NO COMMERCIAL SPACE WITH A PARKING SPACE IN THE ALLEY FOR EACH UNIT. THE HEIGHT OF EACH UNIT WOULD BE 29 FEET AD THE TOP PLATE.ON SHEETS A301 AND A302 ARE THE ELEVATIONS THAT SHOW THE PLATE HEIGHT. RENDERINGS OF THE PROJECT ARE ON SHEET A100.

ANALYSIS OF CONTEXT.

THE ZONING OF THE SITE AND THE AREA IS LR2. WE HAVE APPLIED FOR AND RECEIVED AN ECA EXEMPTION FOR THE PROJECT. THE VIEWS FROM EACH UNIT DUE TO THE DESIGN WILL BE OF THE SEATTLE SKYLINE. THE ROADS TO SITE ARE PLENTY AND THE ACCESS TO THE PARKING WILL BE OFF THE ALLEY. THE AREA HAS SEVERAL TOWNHOUSE DEVELOPMENTS AND WILL FIT IN WELL WITH THE EXISTING HOUSES AND TOWNHOUSES. I HAVE ATTACHED A MAP OF THE CITY WHERE THE PROJECT IS TO SHOW STREET ACCESS AND THE ACCESS TO PARKS AND THE CITY THE PROJECT WILL HAVE.

ADJUSTMENTS AND/OR DEPARTURES

AT THIS TIME WE ARE NOT ASKING FOR ANY ADJUSTMENTS AND/OR DEPARTURES.

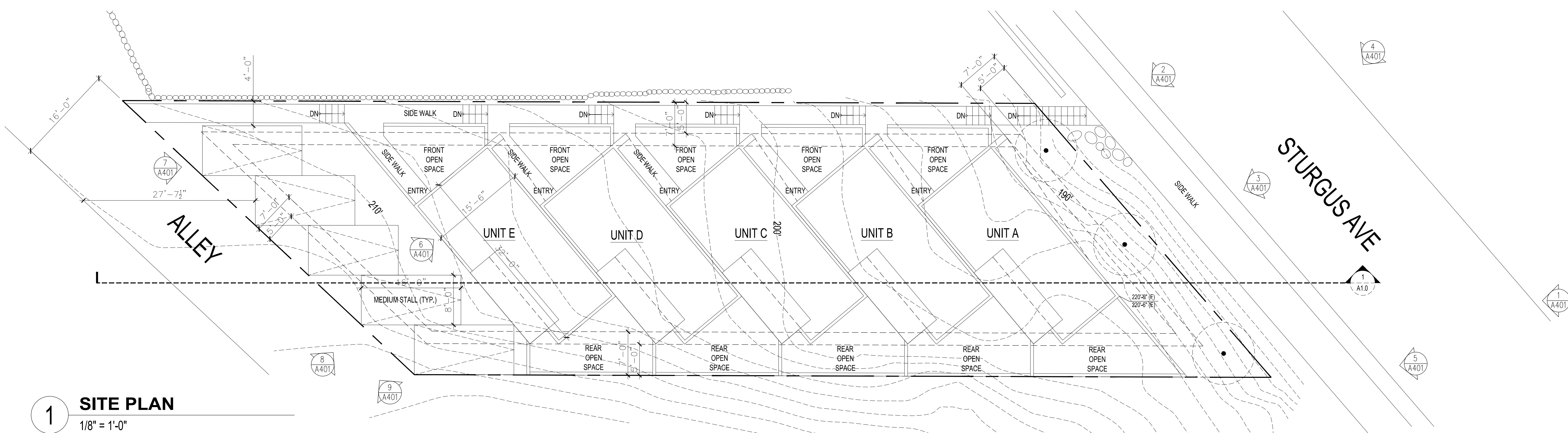
DRAWING	SCALE
SITE PLAN	1/8"=1'
RENDERINGS	N/S

PROJECT	#
100-2013-02-01	

ISSUE
PERMIT SET
XX.XX.XX

SHEET NO.
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1 SITE PLAN  
1/8" = 1'-0"

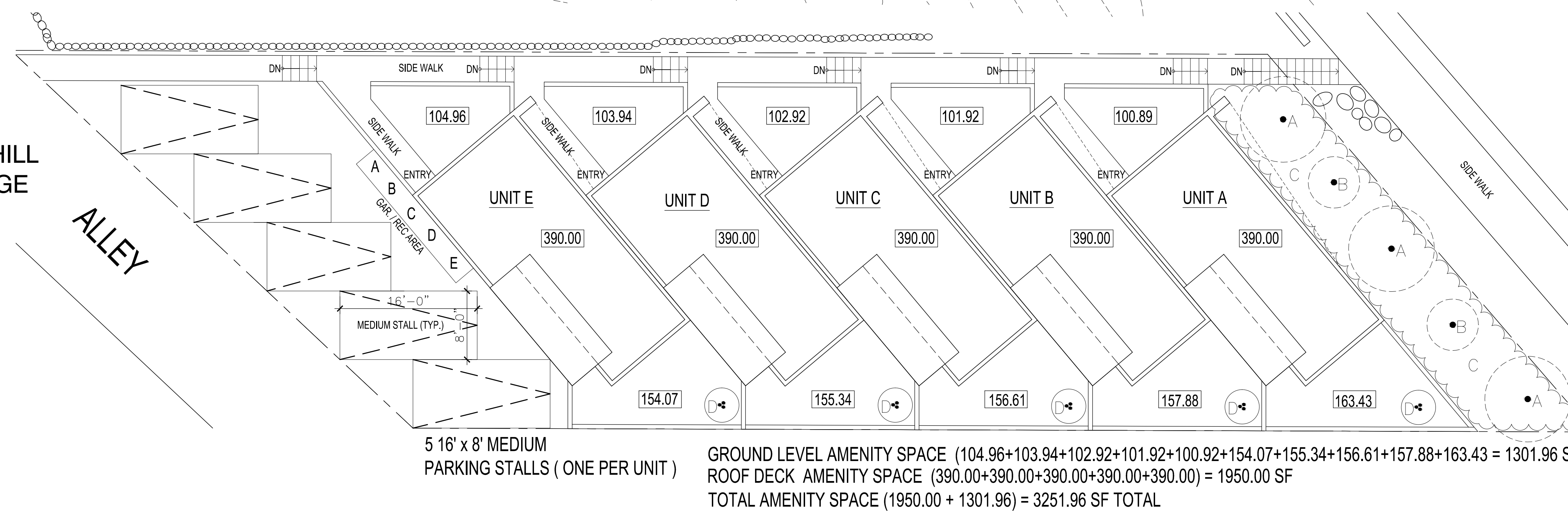
STURGUS TOWNHOUSES  
1001 STURGUS AVE S.  
SEATTLE WA. 98107  
PROJECT # 3014131, 6334979  
LEGAL DESCRIPTION: LOT 4, BLOCK 1 ORCHARD HILL  
ADDITION AS RECORDED IN VOL. 9 OF PLATS, PAGE  
56, RECORDS OF KING COUNTY, WASHINGTON.  
APN: 6401700015

PROJECT TEAM:  
DESIGNER: ARC39 DESIGN  
JASON MCNAIR 206-354-7571  
MCNAIR.JASON@GMAIL.COM  
BUILDER: MODERN SHELTER  
MORGAN FIELDS 509-990-3113  
JOEL LAVIN 206-571-8492

PROJECT DATA:  
FLOOR AREA RATIO: PER SMC 23.86.007.E.  
RESIDENTIAL USES- TOWNHOUSES  
LOT SIZE- 5920 SF  
FLOOR AREA RATIO- 1.4

5920 \* 1.4 = 8288 ALLOWED  
ACTUAL = 6437.55

SQ FEET  
1ST FLOOR = 402.67  
2ND FLOOR = 442.42  
3RD FLOOR = 442.42  
ROOF = N/A (390.00)  
TOTAL = 1287.51 SF  
(5 UNITS = 6437.55 SF PROJECT TOTAL)



2 AMENITY AND PARKING PLAN  
1/8" = 1'-0"

LANDSCAPE PLAN TO BE ADDED:  
A-(3) LARGE DIM. TREES  
B-(2) MEDIUM DIM. TREES  
C-520 SG. FEET OF GROUND COVER  
D-(5) SMALL DIM. TREES / LARGE SHRUB

SETBACK REQUIREMENTS: PER 23.5.518

	REQUIRED	ACTUAL
FRONT:	7' (AVG)/5' (MIN)	7' (AVG)
REAR:	7' (AVG)/5' (MIN)	7' (AVG)
SIDE:	5' (MIN)	5' (MIN)
AMENITY AREA: PER SMC 23.45.522		
REQUIRED:	25% OF LOT AREA	
(MIN. 50% PROVIDED AT GROUND LVL.)		
LOT SIZE = 5920 x 25% = 1480 SF REQ'D		
PROVIDED = 3251.96 SF WHICH OF 1301.96 AT GROUND LEVEL WHICH IS MORE THAN 50% OF TH 1480 REQ'D.		
RESIDENTIAL REQ'D PARKING:		
REQUIRED: ONE SAPE PER UNIT		
PROVIDED: FIVE SPACES		

THIRTY  
A9

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STURGUS TOWNHOUSES  
1001 STURGUS S.  
SEATTLE, WA 98118

DRAWING	SCALE
SITE PLAN	1/8"=1'
LANDSCAPE PLAN	1/8"=1'
PROJECT #	
100-2013-02-01	
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PERMIT SET	XX.XX.XX
SHEET NO.	
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A-1 RESPONDING TO SITE CHARACTERISTICS

SINCE THE SITE HAS ALLEY ACCESS BEHIND THE SITE WE WILL BE HAVE THE OPPORTUNITY TO HAVE SUFACE PARKING IN THE REAR OF THE SITE, TO EASE THE VISIBILITY OF UNSIGHTLY SURFACE PARKING FROM THE STREET AND IN FRONT OF THE BUILDINGS. THE SITE IS SLOPPED SO EACH UNIT IS STEPPED UP TO FOLLOW THE SLOPE OF THE SITE TO MINIMIZE THE CHANGING OF THE SITE, AND TO ALLOW EACH UNIT TO HAVE MORE A YARD.

A-2 STREETScape COMPATIBILITY

THE PROPOSAL RESPONDS TO THE EXISTING STREET-SCAPE DEVELOPMENT PATTERN USING FEATURES AS LARGE WINDOWS TO MAXIMIZE VIEWS AND SUNLIGHT, ENTRY PATHWAYS AND ROOF TOP DECK. EACH UNIT IS STEPPED TO THE SIDE AND UP TO BREAK UP THE BOXY FEEL AND TO MAXIMIZE THE VIEW AND TO MAKE THE ENTRY TO EACH UNIT EASILY TO DETERMINE.

A-3 ENTRANCES VISIBLE FROM STREET

INDIVIDUAL UNIT ENTRANCES HAVE BEEN CLEARLY DEFINED USING PATHWAYS/STAIRWAYS, ADDRESSING, CANOPIES, LANDSCAPED PLANTERS AND LIGHTING. ALL THE UNITS ARE FACING THE SAME WAY AND HAVE INDIVIDUAL PATHWAYS WITH LIGHTING LEADING IN FROM THE STREET IN ADDITION TO HAVING DIRECT ACCESS FROM THE ALLEY.

A-4 HUMAN ACTIVITY

THE BUILDINGS PROMOTE HUMAN ACTIVITY AND INTERACTION BY ORIENTING ENTRIES AND FEATURES AS LARGE WINDOWS, DECKS TOWARDS THE ENTRY WAY. THE COMMON ACCESS FROM THE STREET AND THE PARKING WILL ALSO PROMOTE HUMAN ACTIVITY AND INTERACTION.

A-5 RESPECT FOR ADJACENT SITES

DUE TO THE DESIGN THE BUILDING IS MORE THAN 7' FROM EACH LOT ON THE SIDES. THE BACK OF THE UNITS WILL HAVE A FENCE TO MAINTAIN PRVACY BETWEEN SITES. THE PROPERTY NORTH OF THE SITE WHERE THE VIEWS ARE, THE HOUSE ON THAT SITE IS LOCATED ON THE NORTH PART OF THAT LOT. DUE TO THE SPACE BETWEEN UNITS ON ALL THREE LOTS THERE IS QUITE A BIT OF SPACE IN BETWEEN THEM.

B. HEIGHT, BULK AND SCALE

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

THE PROJECT HAS BEEN DESIGN IN A WAY THAT MAXIUMIZE OPEN SPACE AND THE VIEWS WITHOUT BEING OVER BEARING TO THE ADJACENT LOTS, AND THE NEIGHBORHOOD.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

THE EXISTING BUILDINGS IN THE AREA SHOW A VARIETY OF STYLES. THIS PROPOSLA MATCHES THE SURROUNDING CONTEXT IN MASSING/SCALE, PROPOTIONS AND FACDE MODULATION USING WITH FEATURES SUCH AS DECKS BIG WINDOWS AND ENTRY STAIRWAYS AND CANOPIES.

C-3 HUMAN SCALE

THE PROPSED DESIGN ADDRESSES HUMAN SCALE USING FEATURES DESCRIBED IN C-1. THESE FEATURES ALONG THE FRONT OF BUILDINGS TO PROMOTE HUMAN INTERACTION AND ACITIVITY.

C-4 EXTERIOR FINISH MATERIALS

THE PROJECT WILL USE HIGH-QUALITY LONG LASTING MATERIALS SUCH AS FIBER CEMENT PANEL/HORIZONTAL SIDING, CLEAR CEDAR SIDING, CONCRETE, METAL, METAL CANOPIES, COLORED VINYL WINDOWS, METAL CABLE RAILING AND ARCHITECTURAL PAVING ALONG WITH LANDSCAPING.

D. PEDESTRIAN ENIVORMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

EACH UNIT WILL HAVE CLEARLY SEPARATE AND WELL LIT ENTRANCES THAT WHILE BEING PRIVATE WILL STILL HAVE OPEN AND COMMUNITY FEEL TO ENCOURAGE HUMAN ACTIVITY AND INTERACTION.

D-2 BLANK WALLS

ALL UNITS AVOID LARGE BLANK WALLS. THE UNITS ARE STEPPED BACK TO AVOID THIS, WHERE THERE IS A BIG WALL IT IS BROKEN UP USING DIFFERENT MATERIALS AND LARGE WINDOWS.

D-3 RETAINING WALLS

THE RETAINING WALLS ARE STEPPED BACK ON THE SITE TO MINUIIMIZE THE SIZE AND SO THAT PLANTS AND TREES CAN BE PLANTED IN FRONT OF THEM FOR PRIVACE AND TO AVOID A BIG BLANK RETAINING WALL.

E. LANDSCAPING TO REINFORCE DESIGN CONTINUTIY WITH ADJACENT SITES

NO TREES OF SIGNIFACT SIZE WILL BE REMOVED FROM THE SITE. NO TREES OR LANDSCAPING ON NEIGHBORING PROPERTIES WILL BE AFFECTED.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND /OR SITE

LANDSCAPING WILL BE USED TO ENHANCE AND PRIVATE YARDS, INCREASE PRIVACY AND PROVIDE SCREENING. A SIGNIFACT AMOUNT OF TREES AND SHRUBS WILL BE ADDED TO THE FRONT OF THE SITE TO HIDE THE VIEW OF THE SMALL RETAINING WALL.

THIRTY  
9

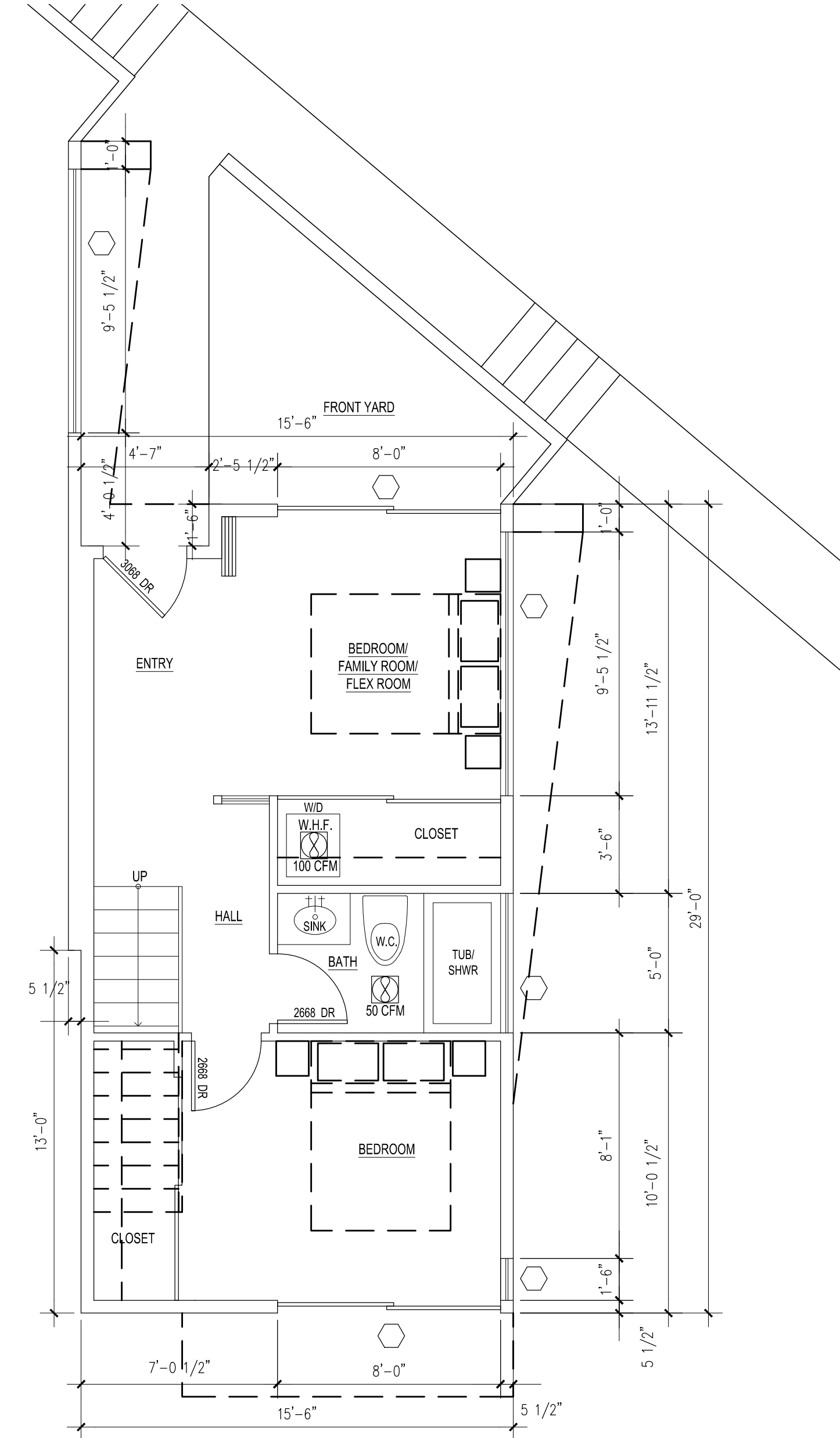
ARC 39 DESIGN  
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CHI - 312-857-3080  
MCNAIR.JASON@GMAIL.COM

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SEATTLE, WA 98118

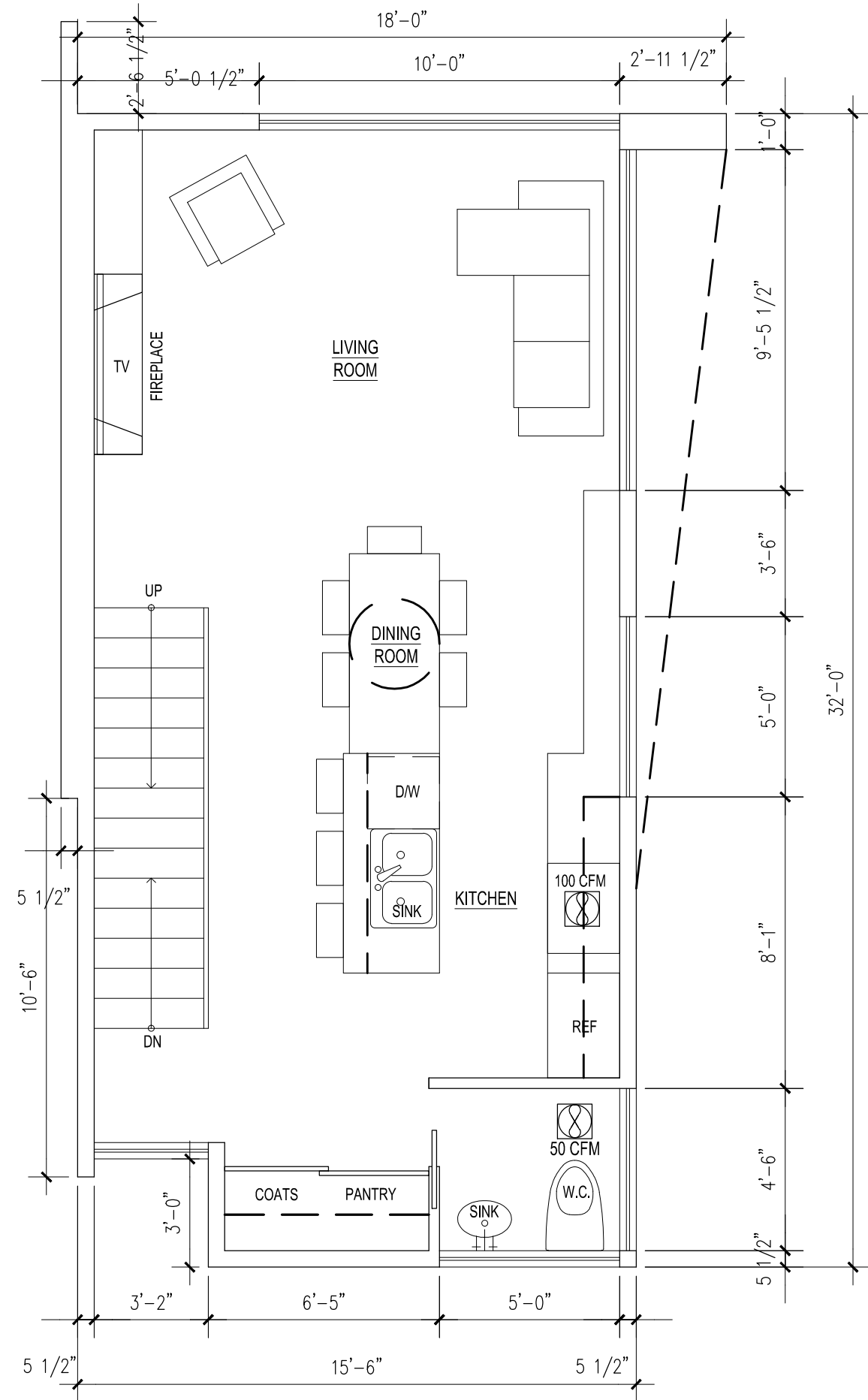
DRAWING	SCALE
NOTES	N/S
PROJECT # 100-2013-02-01	
ISSUE PERMIT SET XX.XX.XX	
SHEET NO.	
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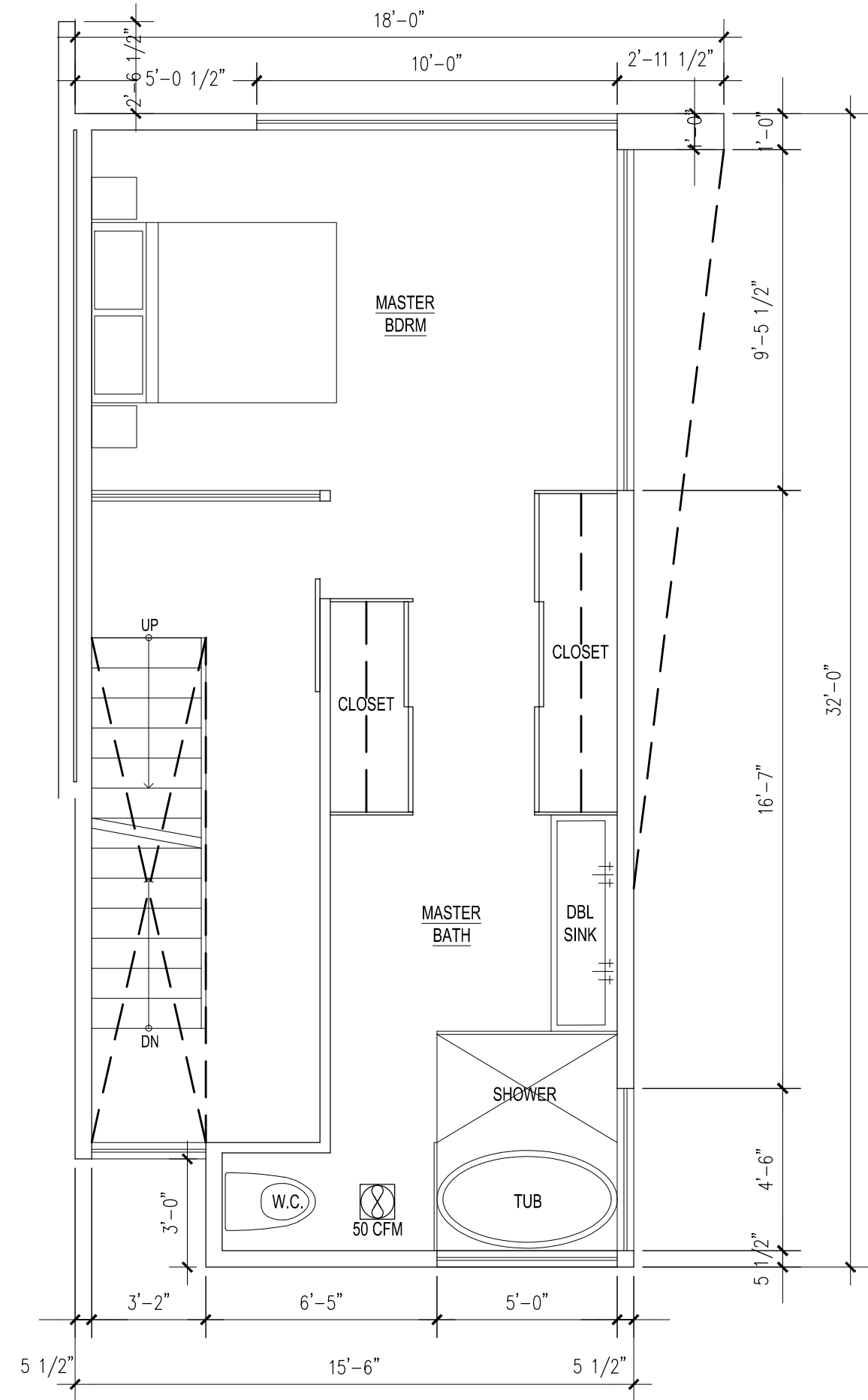




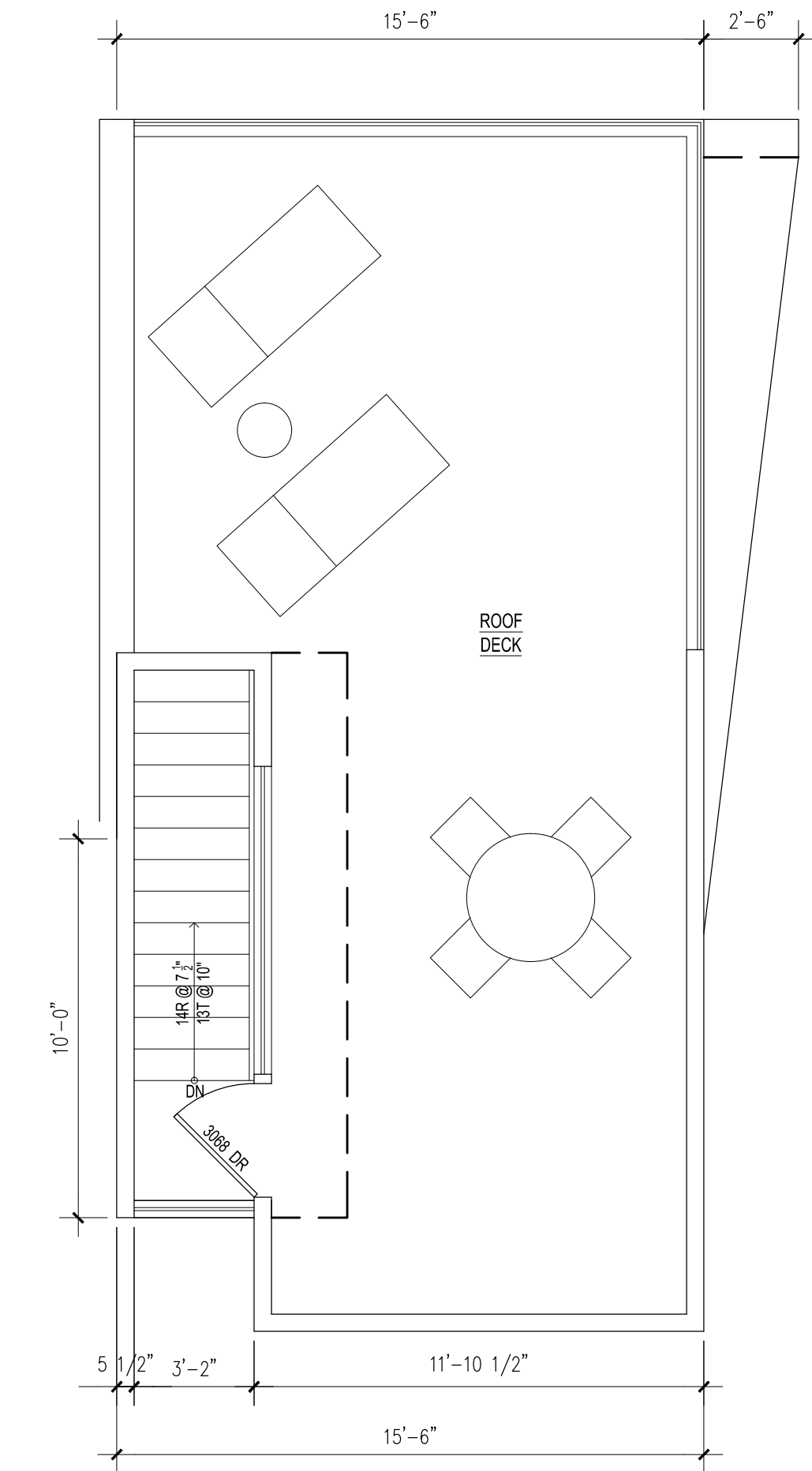
 **1ST FLOOR PLAN**  
1/4" = 1'-0" 402.67 SF



 **2ND FLOOR PLAN**  
1/4" = 1'-0" 442.42 SF



 **3RD FLOOR PLAN**  
1/4" = 1'-0" 442.42 SF



 **ROOF DECK PLAN**  
1/4" = 1'-0" 390.00 SF

THIRTY  
A9

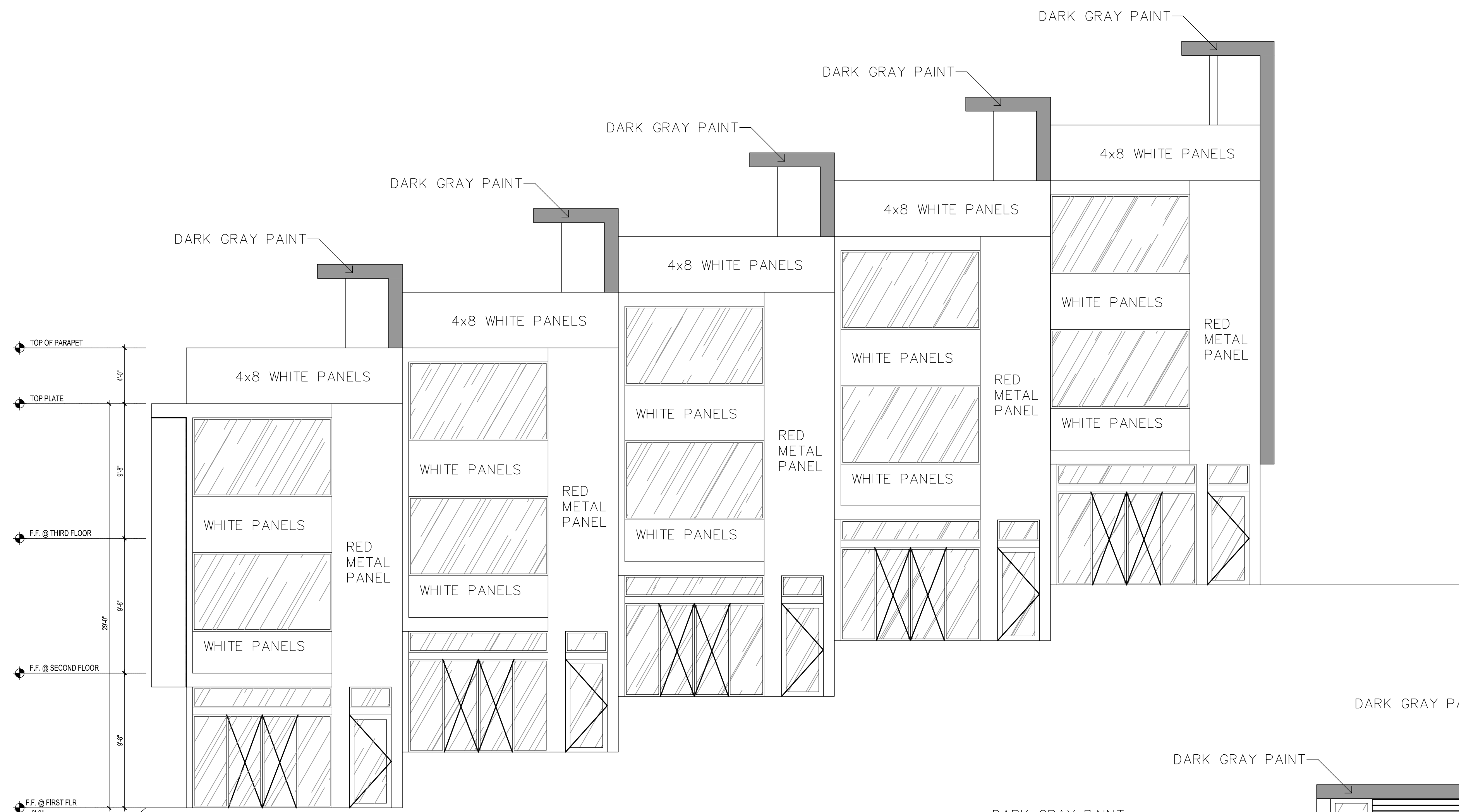
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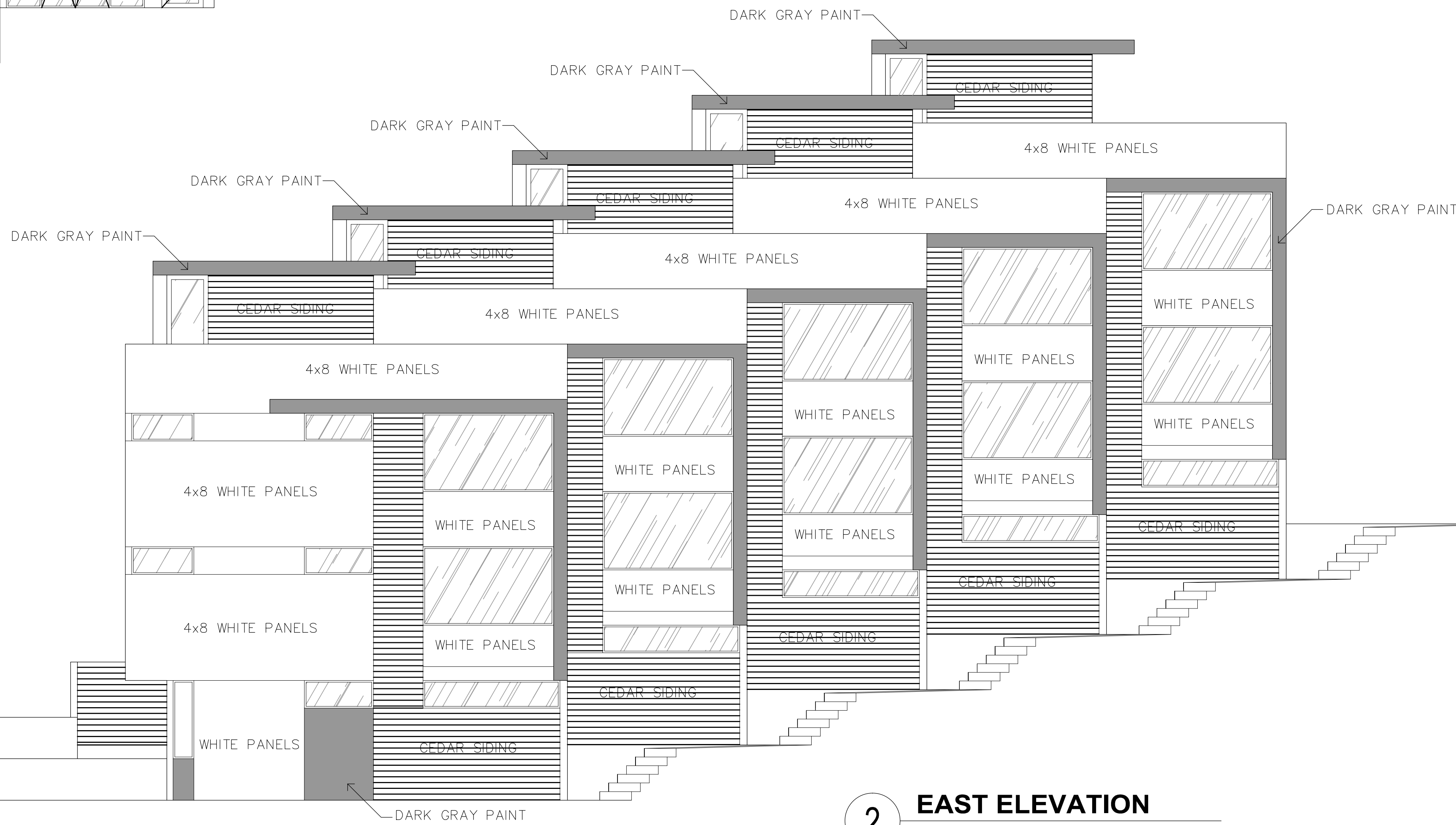
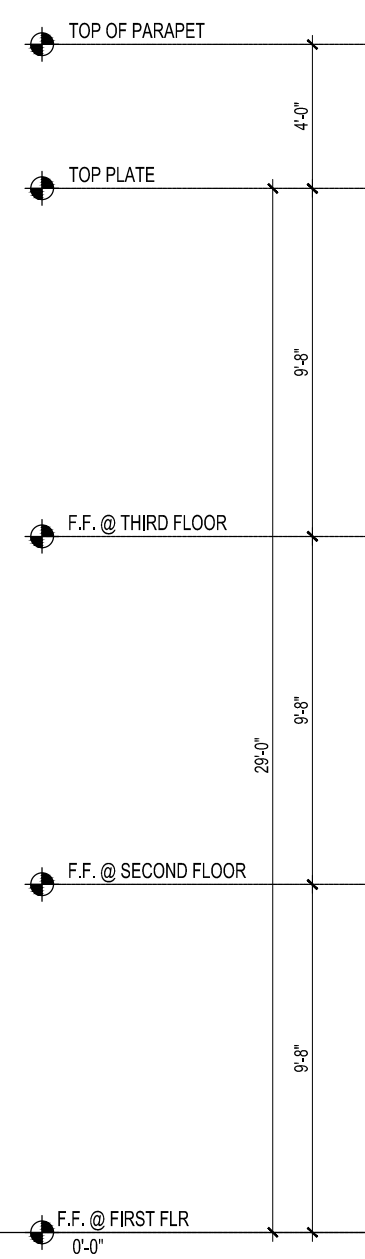
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PROJECT #	
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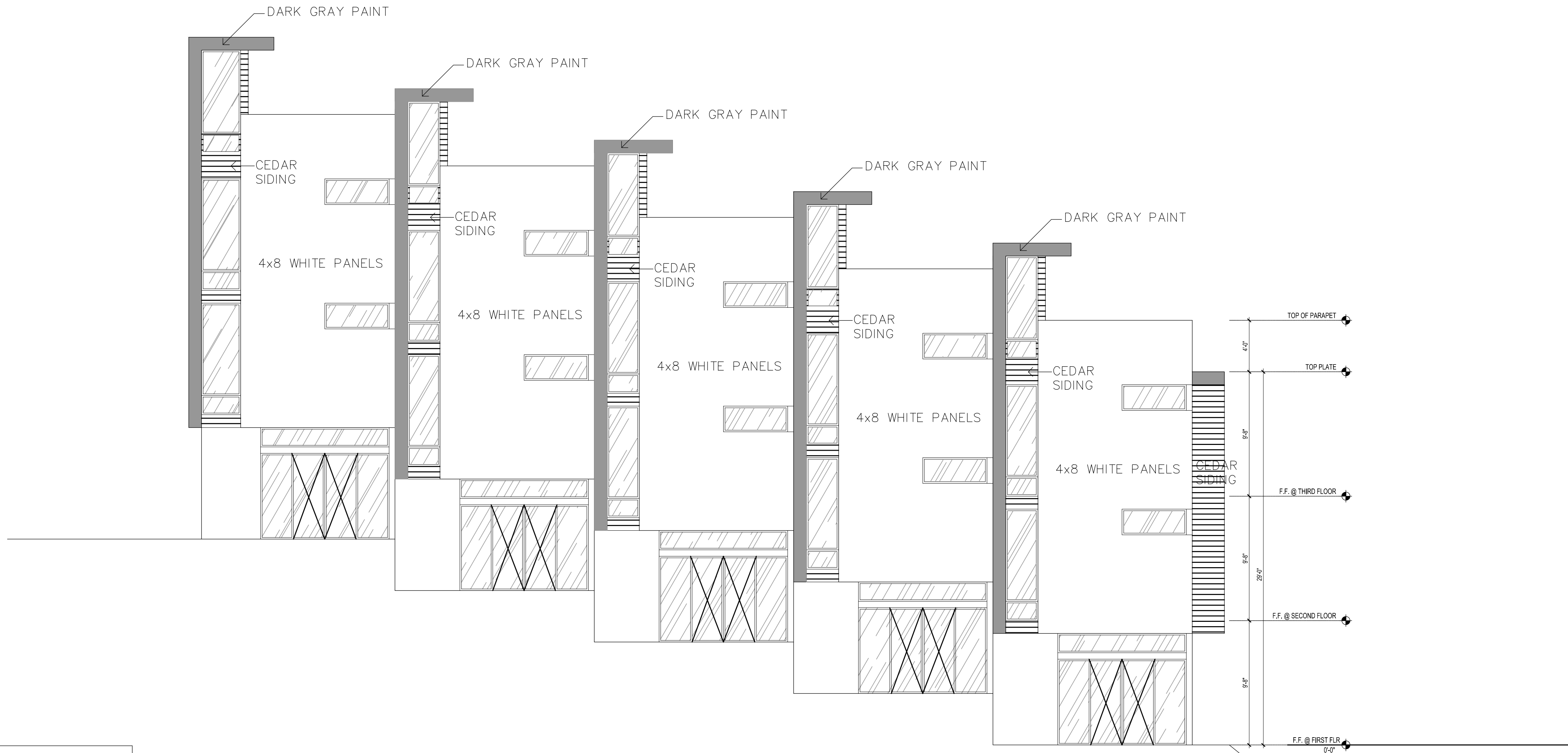
1 NORTH ELEVATION  
3/16" = 1'-0"



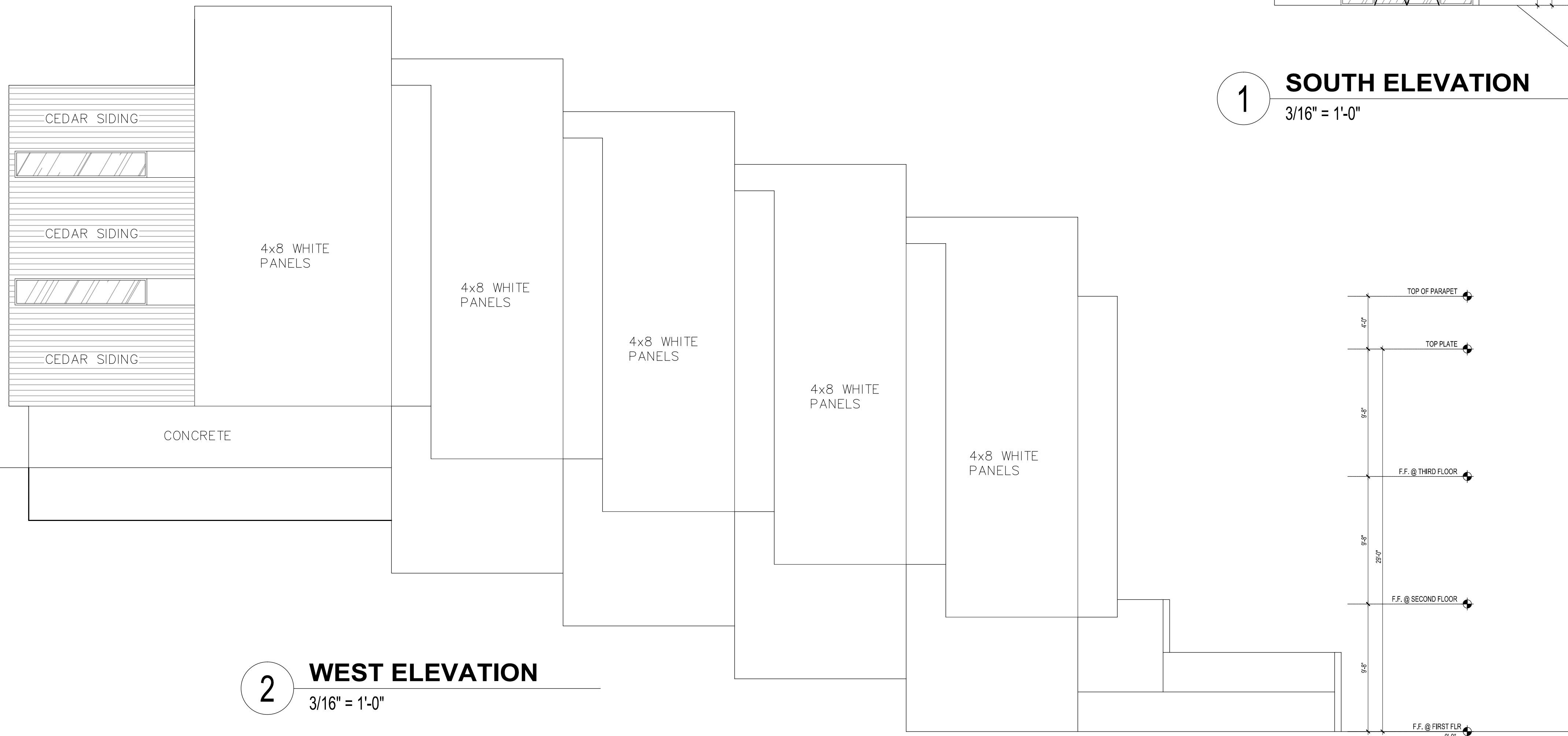
2 EAST ELEVATION  
3/16" = 1'-0"

DRAWING	SCALE
ELEVATIONS	3/16"=1'
PROJECT #	
100-2013-02-01	
ISSUE	
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SHEET NO.	

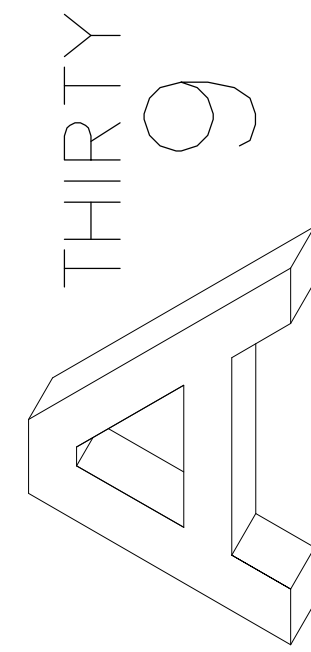




1 **SOUTH ELEVATION**  
3/16" = 1'-0"



2 **WEST ELEVATION**  
3/16" = 1'-0"



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SEATTLE, WA 98118

DRAWING	SCALE
ELEVATIONS	3/16"=1'
PROJECT #	
100-2013-02-01	
ISSUE PERMIT SET XX.XX.XX	
SHEET NO.	

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1 VIEW FROM SOUTH ACROSS STURGUS



2 VIEW OF THE FUTURE ENTRY WAY OF SITE



3 VIEW OF THE FUTURE SITE



4 VIEW FROM NORTH ACROSS STURGUS



5 VIEW OF THE SOUTHERN PART OF THE SITE



6 VIEW FROM ALLEY LOOKING EAST



7 VIEW OF THE SITE FROM THE FUTURE PARKING SPOTS



8 VIEW OF THE SITE FROM THE ALLEY



9 VIEW FROM ALLEY LOOKING AT DRIVEWAY ENTRY

PROPERTY PHOTOS

THIRTY  
A9

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SEATTLE, WA 98118

DRAWING	SCALE
PROPERTY PHOTOS	NA
PROJECT #	100-2013-02-01
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SHEET NO.	

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SIDEWALK IN FRONT OF PROJECT



NEIGHBORHOOD PHOTOS

THIRTY  
9  
A

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STURGUS TOWNHOUSES  
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SEATTLE, WA 98118

DRAWING	SCALE
SIDEWALK PHOTO	NA
NEIGHBORHOOD PHOTOS	NA
PROJECT #	
100-2013-02-01	
ISSUE PERMIT SET XX.XX.XX	
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