

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCT. 23, 2012.
4. PARCEL AREA = 7,691 SQ. FT.
5. THIS SURVEY WAS PREPARED USING TICOR TITLE COMPANY TITLE ORDER NO. 6495215-E, DATED OCT. 14, 2012 AND ORDER NO. 6502282-E, DATED OCT. 2, 2012.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 328 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2254501490 & 2254501495

PROPERTY DESCRIPTION

LOT 4, BLOCK 18, EDES & KNIGHTS ADDITIONS SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.



TOPOGRAPHIC SURVEY

918/922 14TH AVE.

SEATTLE, WASHINGTON

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

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PROJECT
#: 12- 4471

DRAWING: 12- 4471TOPO.DWG

CLIENT: DAVID NEIMAN

1. *Proposal. Statement of development objectives indicating types of desired uses, structure height, number of residential units, amount of commercial square footage and number of parking stalls.*

918-922 14th Avenue is currently developed with two existing single family residences. The applicant proposes to demolish the existing houses and develop the site as five fee-simple townhomes. The applicant is exploring a development scheme that provides an alternative to the typical “4-Pack” parking court configuration. Specific design goals include:

- Mitigate the visual impacts of on-site parking.
- Provide a common courtyard open space to enhance the sense of community, facilitate social interaction between residents, and enhance personal security.
- Provide rooftop decks to capture regional views to the west.
- Minimize view blockage for neighbors to the east.
- Provide some units that are smaller and more affordable than a typical townhouse development.
- One unit provided with no parking, aimed at a more affordable price point.
- Provide some larger units with two car parking that can attract families otherwise looking for a single family home.

2. *Analysis of Context. Initial site analysis addressing site opportunities and constraints, adjacent buildings, zoning of the site and adjacent properties, overlay designations, solar access, views, circulation patterns, community nodes, landmarks, and existing architectural and siting patterns.*

The site is located on a west facing hillside sloping down towards 12th Avenue, affording regional views west towards First Hill and Downtown. The neighborhood is mostly L-zoned land. The 12th Avenue Urban Village begins on the other side if 14th Avenue. 12th Avenue is a designated pedestrian street. Across 12th Avenue is the Seattle University campus. The existing building stock is composed of primarily older single family homes interspersed with some more recent multi-family buildings and townhouses.

3. *Existing Site Conditions. A drawing of existing site conditions, indicating topography of the site or other physical features and location of structures and prominent landscape elements on the site including but not limited to all trees 6 inches or greater in diameter measured 4.5' above the ground (see CAM 242).*

See attached site plan and topographic survey in the drawing packet

4. *Site Plan. A preliminary site plan including proposed structures, open spaces, vehicular and pedestrian access, and landscaping. Include all dimensions.*

See attached drawing packet

5. Design Guidelines. A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design review guidelines. Below are the guidelines flagged by the DPD project reviewer as being the most important, along with a summary of how these guidelines are met.

A-1: Project should reflect natural topography, stepping up the hill.

The project adapts to the natural topography of the site by terracing the lowest floor level, so that the rear units are two stories above grade and the front units are three stories above grade. This allows the project to stay significantly below the allowable height limit, preserving views for the neighbors to the east of the project.

A-2: The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The existing terraced garage structures and site walls along the street will be retained and re-purposed to provide the vehicle and pedestrian entries to the site, preserving a piece of the original fabric and maintaining a sense of continuity with adjacent sites.

A-3: Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.

The project is designed with a pedestrian friendly streetscape that features project entries and porches facing the street. Balconies project towards the street at main & upper levels. A projecting roof overhang creates modulation, shadow and visual interest along the street face.

A-5: Minimize windows to living spaces which might infringe on the privacy of adjacent residents, but consider comfort of residents in the new building.

Window locations of the adjacent single family homes been modeled and shown in relationship to windows in the new development. Window locations have been adjusted to minimize the privacy impacts.

A-7: Maximize opportunities for creating usable, attractive, well-integrated open space.

The project has been designed to provide a generous shared courtyard open space for all of the units, as well as private open spaces on roof decks & around the perimeter of the project. The amount of open space in the project is more than double that required by the code.

A-8: Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Parking is provided in enclosed private garages in the center of the site. The courtyard lid covers the maneuvering space outside the garages and greatly reduces the visual impacts the parking areas. Pedestrian entry to the site is via the courtyard, minimizing conflicts between cars and pedestrians.

C-1: New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Preserving the site walls and terraced garages along the streetscape retains a piece of the original fabric and helps to ground the building in its context. The adjacent homes have a common eave line that accentuates their porch entries. We have created a balcony projections and entry canopy that picks up this eave line to create a visual relationship between the older homes and the new townhouse structure.

C-2: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

A consistent palate of materials and colors are used to create a coherent architectural concept. Generous windows along the east & west faces are provided in order to maximize views and access to natural light. Windows and doors are arranged in conjunction with similar colored exterior siding in order to group them visually and provide a more orderly composition. Color and material is also used to break down and modulate the overall massing of the building.

C-3: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The project design features a number of features that break down the project and express human scale, including street level planters, street facing projecting balconies and Juliet balconies, a projecting entry canopy, dramatic roof overhangs and kicker supports, modulated window breakups, and a common courtyard featuring planter beds, café tables, seating umbrellas, and the like.

C-4: Exterior Finish Materials:

Highly durable exterior finish materials include: Cement Board and wood siding, rainscreen installation, split finish vinyl windows, fiberglass entry doors, cast-in place concrete planters.

D-1: Convenient and attractive access to the building's entry should be provided. Paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Architectural lighting that provides visual emphasis at project entries and enhances personal safety will be provided at the west street face, in the courtyard, and underneath the courtyard. Light fixtures will be selected to minimize glare towards adjacent properties.

E-1: Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

The north wall of the existing garage structure will be retained so as to prevent disturbance of the existing tree on the neighbor's property.

E-3: The landscape design should take advantage of special on-site conditions such as high-bank front yards...

The existing retaining walls along 14th Ave will be either retained or replaced in-kind to create a streetscape that is continuous with the adjacent properties.

6. *Architectural Concept. One or more color renderings adequate to depict the overall massing of structures and the design concept. Graphics should show proposed siting, massing, open space, and façade treatments. Three dimensional studies and sketches, including those at the street level are optional, and may assist the planner to evaluate the design proposal. May also include images from the neighborhood or beyond that will inform the design development of the proposed development.*

See attached drawing packet

7. Adjustments and/or Departures. A summary of potential development standard adjustments (or departures). A table comparing code requirements with the proposed design should be included.

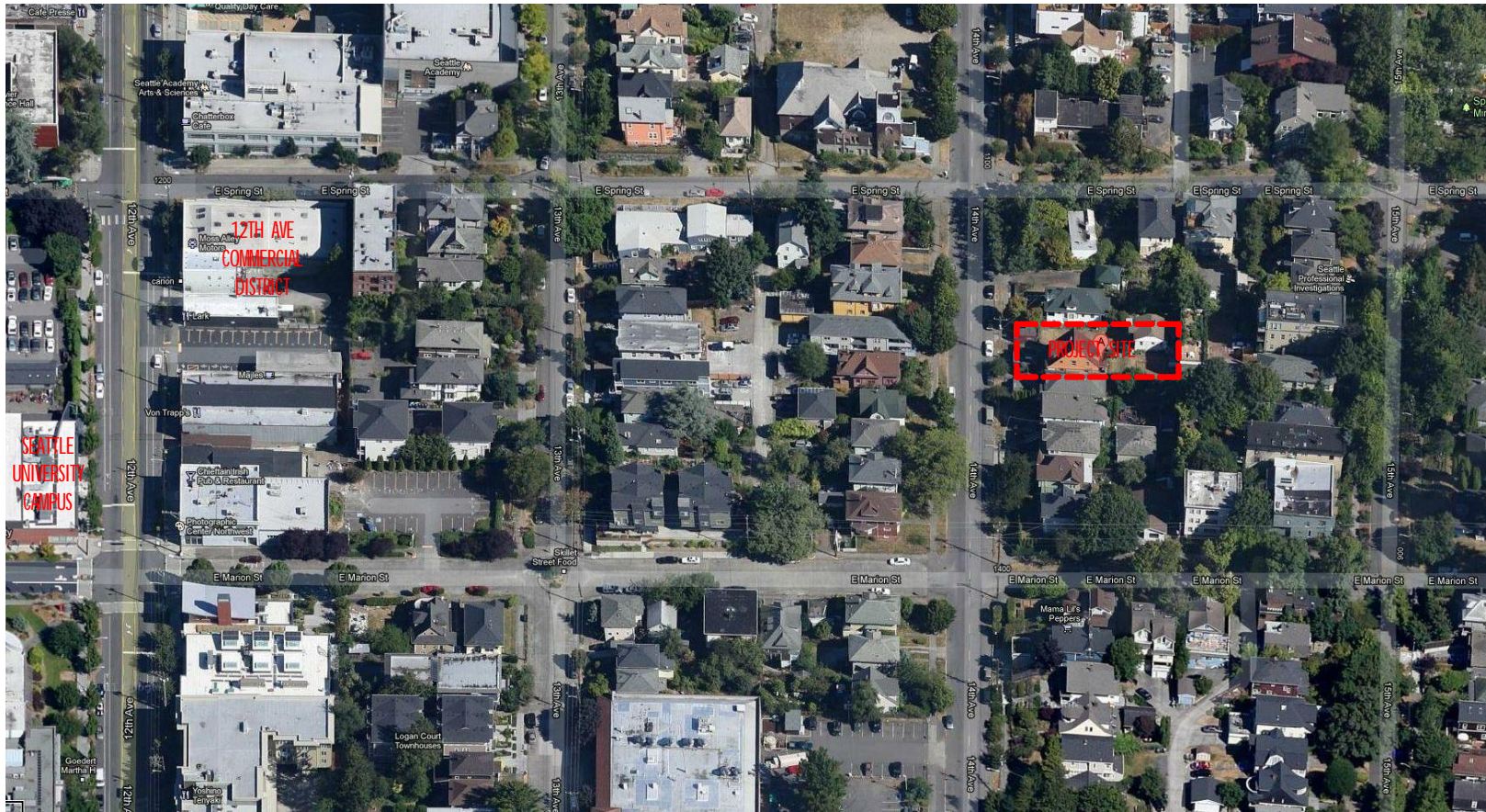
Two development standard adjustments are requested for this project:

- North Façade length 71.5% (10% increase)
- South Façade length 69.5% (7% increase)

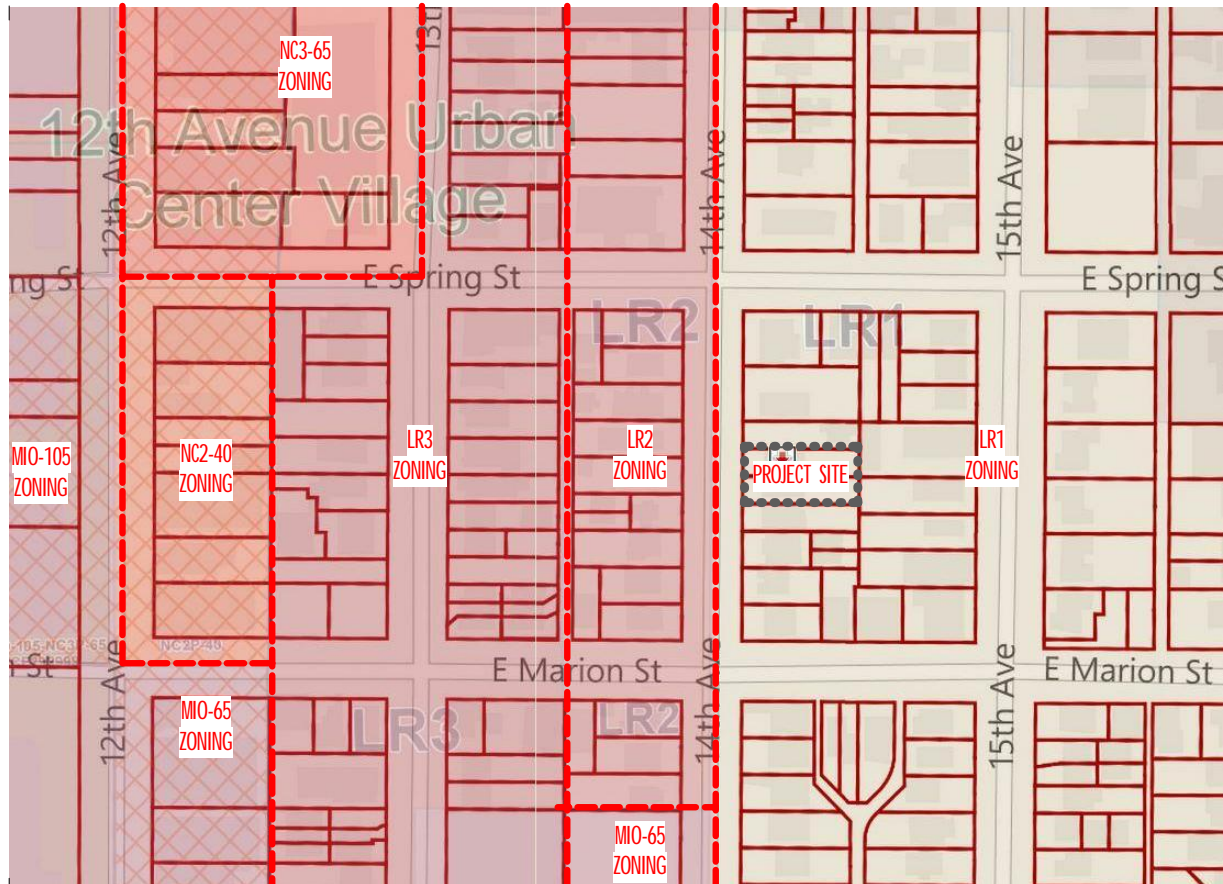
The central parking area lid creates the need for all of the adjustments. If the lid were removed, the project would be fully compliant with all development standards, but the resulting project design would be substantially less successful in terms of compliance with the design guidelines:

- Key metrics:
- Structure Height: 3 stories / 28 feet
 - FAR: 1.1
 - Units: 5
 - Parking Spaces: 7 large car parking spaces

Project with Adjustments:	Project without Adjustments
Center of the site developed with enclosed private garages with a usable lid on top.	Center of the site is developed in typical fashion as a parking access aisle
Units 3-5 unit entries face a shared pedestrian courtyard, providing over 1600sf of common open space for all residents. See guideline A-7.	Uncovered parking access aisle provides no usable open space for residents.
Parking and vehicle access is separated from the pedestrian access. Visual prominence of the garage entries and parking access aisles is reduced. See guideline A-8.	Units 3-5 have entries that face directly onto the parking access aisle. Unit entries are directly adjacent to the garage entry doors. Pedestrians and cars share the same access path.
The center of the site is turned into a desirable feature. Unit designs are visually open to that feature, increasing natural surveillance, clear lines of sight, and personal safety and security. See guideline D-7.	The center of the site is turned into an automobile oriented space. Unit designs are visually closed to the center to mitigate the nuisance of automobile ingress and egress. Opportunities for natural surveillance are decreased.



AERIAL VIEW



ZONING



PROJECT SITE

STREETSCAPE ALONG 14TH AVE - EAST SIDE

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918-922 14TH AVENUE
MARION GREEN COURTYARD TOWNHOMES
SEATTLE, WA 98122
PROJECT 3014403 / 6341570

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STATE OF WASHINGTON

SDR PACKET

No.	Date	Revision

Sheet Title
CONTEXT AND ZONING
Date
Sheet Number
MARCH 21 2013

A03

PROJECT BACKGROUND INFORMATION

STREET ADDRESS

918-922 14TH AVENUE

PROJECT NUMBER(S)

3014403 SDR/MUP 6341570 BUILDING PERMIT

LEGAL DESCRIPTION

LOT 4, BLOCK 18, EDES & KNIGHTS ADDITIONS SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.

TAX PARCEL NUMBER

2254501490 & 2254501495

CONTACTS

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STRUCTURAL ENGINEER:
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SEATTLE, WA 98119
CONTACT: JIM HARRIOTT
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FX: (206) 447-6971

CODE COMPLIANCE INFORMATION

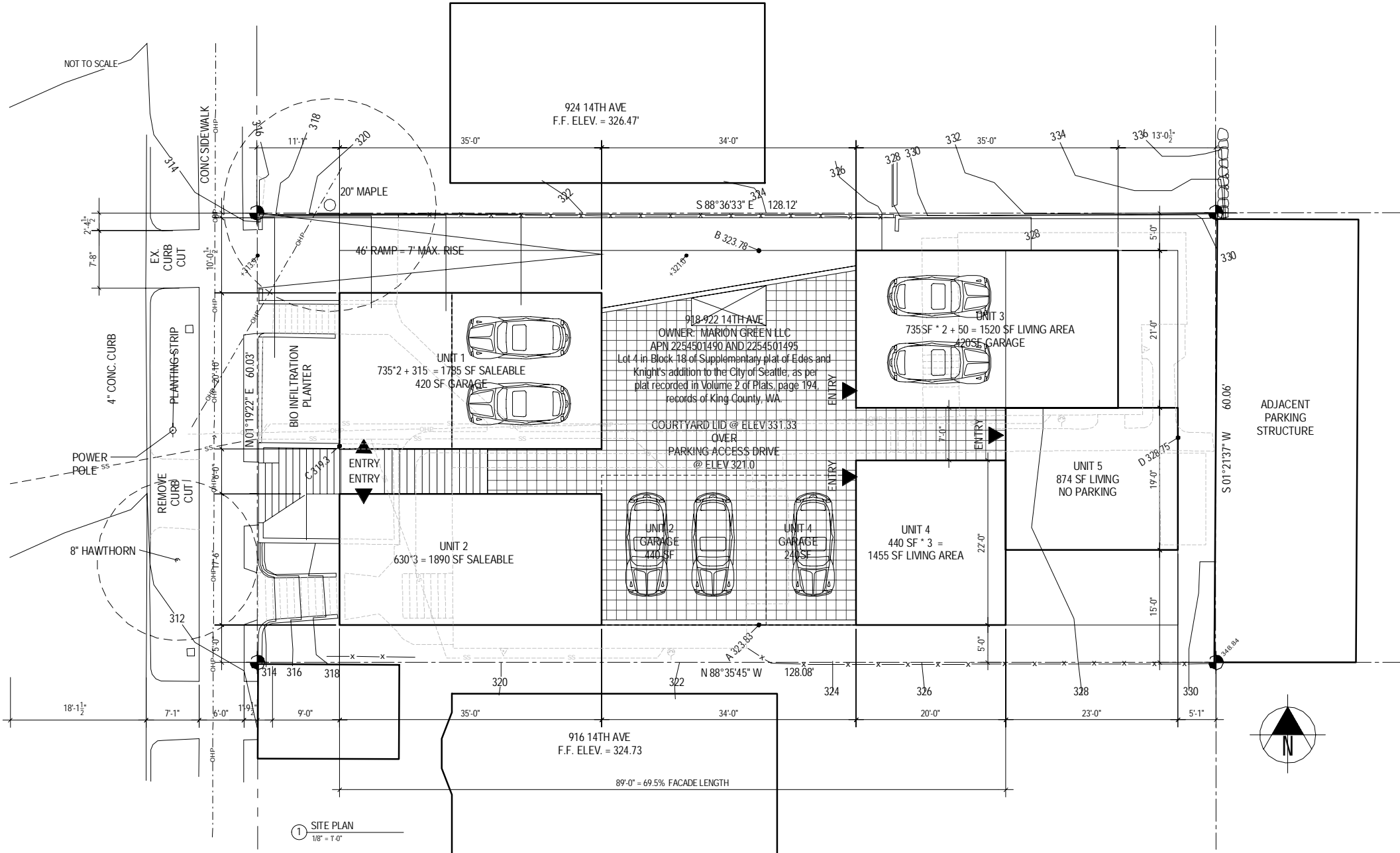
DEVELOPMENT STANDARDS REVIEW

ZONING LR1 - NO URBAN VILLAGE OR FREQUENT TRANSIT OVERLAY
PROJECT WILL COMPLY WITH 23.45.510.C TO QUALIFY FOR HIGHER FAR & NO DENSITY LIMITS
ITEMS SHOWN IN BOLD REQUIRE ADJUSTMENTS PER 23.41.018.D.4

SMC SECTION	DEVELOPMENT STD	REQUIREMENT	PROVIDED
23.45.510	FAR	1.1 MAX	1.10
23.45.512	DENSITY LIMIT	1 UNIT/1600 SF LAND (5 UNITS)	5 UNITS
23.45.514	STRUCTURE HEIGHT	30'-0" MAX	28'-1"
23.45.514.J.4	PENTHOUSE HEIGHT	10'-0" ABOVE H.L.	8'-6"
23.45.514.J.4	PENTHOUSE AREA	15% OF ROOF AREA MAX.	140%
23.45.518.A	FRONT SETBACK	7' AVG.	12' 1" AVG.
23.45.518.A	NORTH SIDE SETBACK	7' AVG.	9'-6" AVG.
23.45.518.A	SOUTH SIDE SETBACK	7' AVG.	7'-1" AVG.
23.45.518.A	REAR SETBACK	7' AVG.	10'-7" AVG.
23.45.522	AMENITY AREA	961 SF MIN. @ GRADE	1285 SF
23.45.522	AMENITY AREA	1921 SF MIN. TOTAL	5195 SF
23.45.524.2.b.	GREEN FACTOR	0.6 MIN.	0.6
23.45.526	BUILT GREEN	4 STAR MIN.	4 STAR
23.45.527.B	FACADE LENGTH	65% MAX	71.5%
23.45.527.A	STRUCTURE WIDTH	150'	40'
23.45.545	PARKING LOCATION	MUST BE ENCLOSED	ENCLOSED
23.54.015	PARKING	NONE REQUIRED	7 SPACES
23.45.514.F.4	PARAPET HEIGHT	4' MAX ABOVE HEIGHT LIMIT	1'-7"

AVERAGE SETBACK CALCULATION

FRONT SETBACK			REAR SETBACK		
FACADE LENGTH	SETBACK	LENGTH X SETBACK	FACADE LENGTH	SETBACK	LENGTH X SETBACK
20.0	11.0	220.0	28.5	10.7	304.1
17.5	11.0	192.5	11.8	6.5	76.9
6.0	19.3	116.0	20.5	13.0	266.5
TOTAL 43.5		528.5	TOTAL 60.8		647.5
AVG FRONT SETBACK		12.1	AVG REAR SETBACK		10.6
NORTH SIDE SETBACK			SOUTH SIDE SETBACK		
FACADE LENGTH	SETBACK	LENGTH X SETBACK	FACADE LENGTH	SETBACK	LENGTH X SETBACK
35.0	11.0	385.0	35.0	5.0	175.0
34.0	9.5	323.0	34.0	5.0	170.0
35.0	5.0	175.0	20.0	5.0	100.0
6.5	25.5	166.8	21.5	15.7	336.9
TOTAL 110.5		1048.8	TOTAL 110.5		781.9
AVG SIDE SETBACK		9.5	AVG SIDE SETBACK		7.1



ADJUSTMENT REQUESTS

SMC 23.45.527.B.1: MAXIMUM FACADE LENGTH.
REQUIRED: 65% MAXIMUM.
PROVIDED: 71.5% @ NORTH FACADE; 69.5% @ SOUTH FACADE (10% INCREASE)
ALLOWABLE ADJUSTMENT: UP TO 10% INCREASE.

REASON FOR FACADE LENGTH INCREASE: THE COURTYARD LID (WHICH CREATES THE NEED FOR THE ADJUSTMENT) ALSO HELPS TO MEET THE DESIGN REVIEW GUIDELINES FOR A-7, A-8, AND D-7.

HEIGHT LIMIT CALCULATION

SPOT	ELEV	LENGTH	LXE
A	323.8	112.0	36269.0
B	323.8	112.0	36260.0
C	328.8	50.0	16437.5
D	319.3	50.0	15965.0
TOTALS		324.0	104931.5
AVG GRADE (SUM Lx E / SUM LENGTH)			323.9
HEIGHT LIMIT			353.9

ENERGY CODE OPTION III

WSEC 2009 W SEATTLE AMMEND.
COMPLIANCE IS PRESCRIPTIVE

TABLE 6-1 EXCERPTS - OPTION III				
GLAZING AREA - % OF FLOOR AREA = UNLIMITED (GROUP R-3 ONLY)				
GLAZING U-FACTOR	DOORS	CEILING	VAULTED CEILING	
VERTICAL	OVERHEAD	U-FACTOR	R-49	R-38
0.3	0.5	0.2		
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

VICINITY MAP



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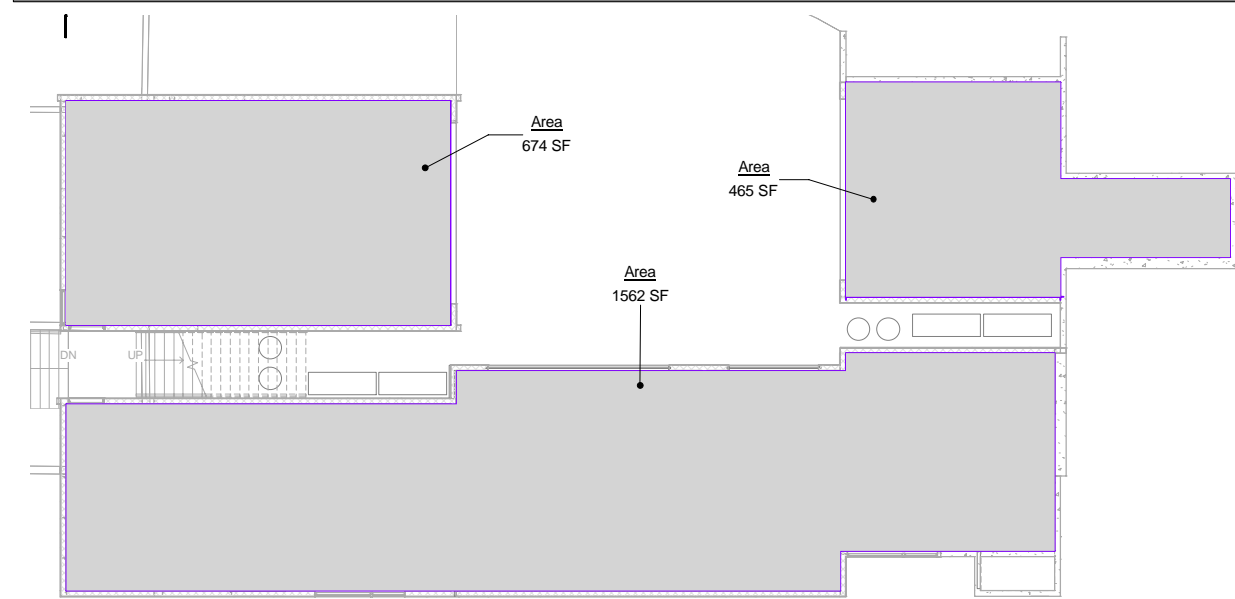


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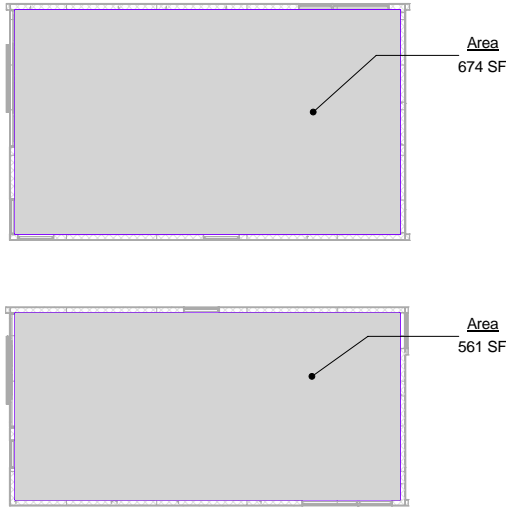
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Sheet Title
SITE PLAN
Date
Sheet Number

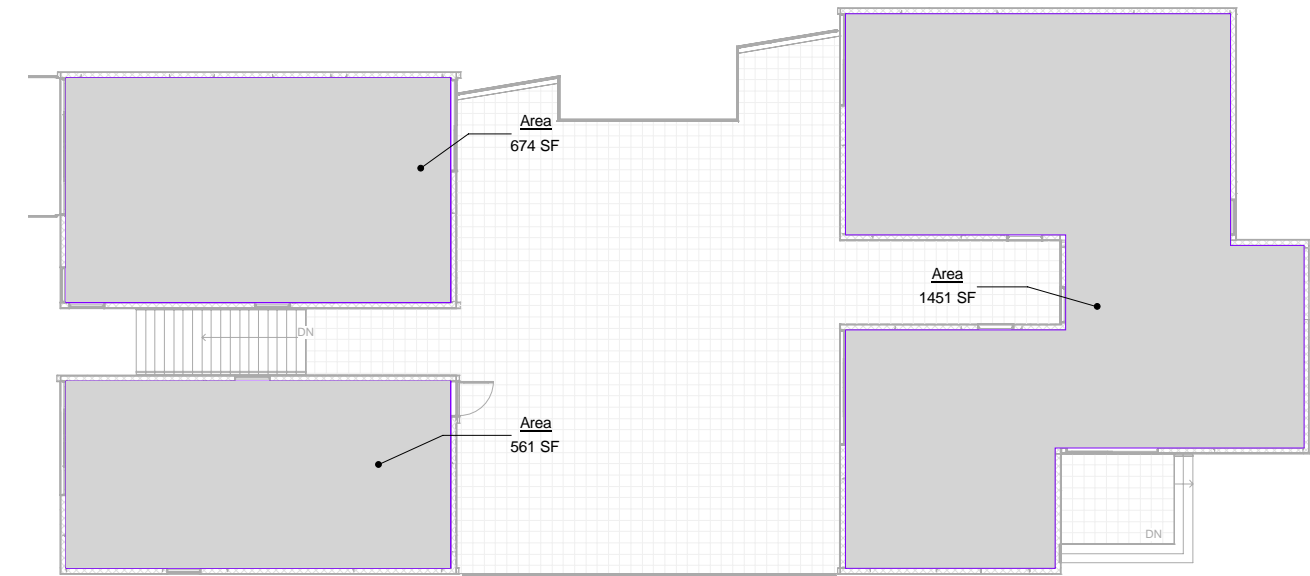
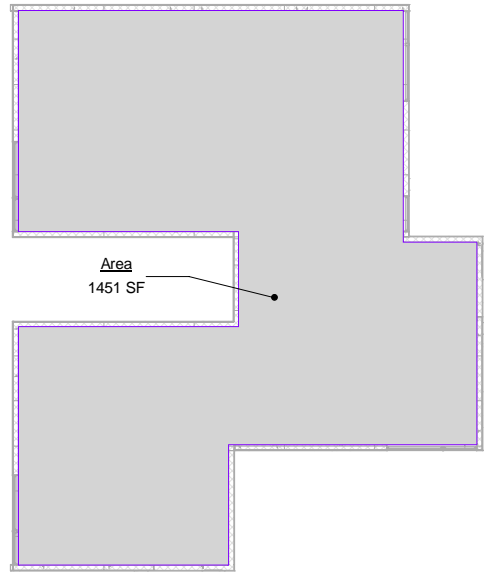
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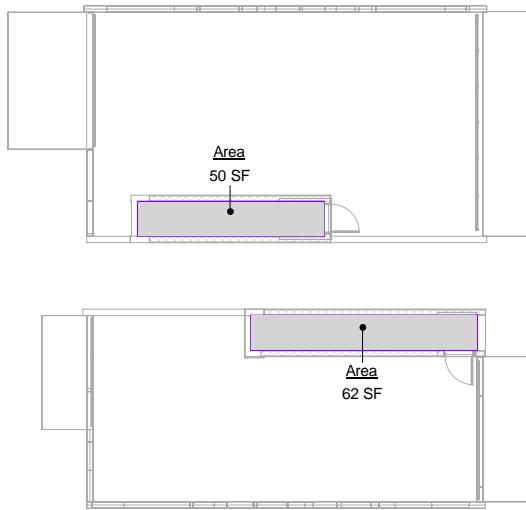
① GARAGE
1/8" = 1'-0"



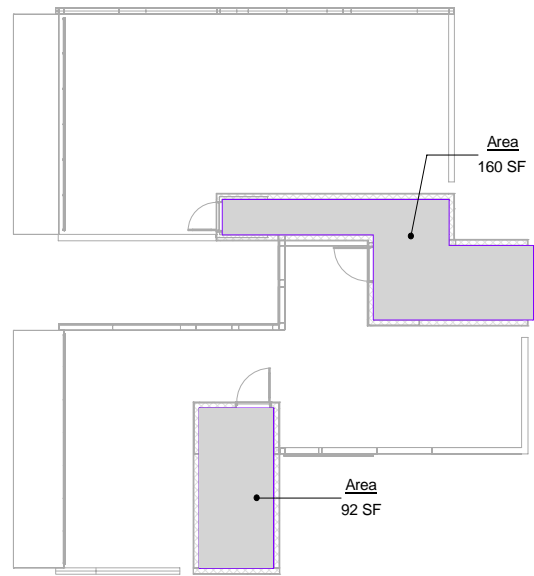
③ UPPER
1/8" = 1'-0"



② MAIN
1/8" = 1'-0"



④ ROOF
1/8" = 1'-0"



FAR COUNTS			
Level	Name	Area	FAR
GARAGE	Area	674 SF	0.09
	Area	1562 SF	0.20
	Area	465 SF	0.06
	GARAGE: 3	2702 SF	0.35
MAIN	Area	674 SF	0.09
	Area	561 SF	0.07
	Area	1451 SF	0.19
MAIN: 3		2686 SF	0.35

FAR COUNTS			
Level	Name	Area	FAR
UPPER	Area	674 SF	0.09
	Area	561 SF	0.07
	Area	1451 SF	0.19
	UPPER: 3	2686 SF	0.35
ROOF	Area	160 SF	0.02
	Area	92 SF	0.01
	Area	62 SF	0.01
	Area	50 SF	0.01
ROOF: 4		364 SF	0.05
	Grand total: 13	8438 SF	1.10

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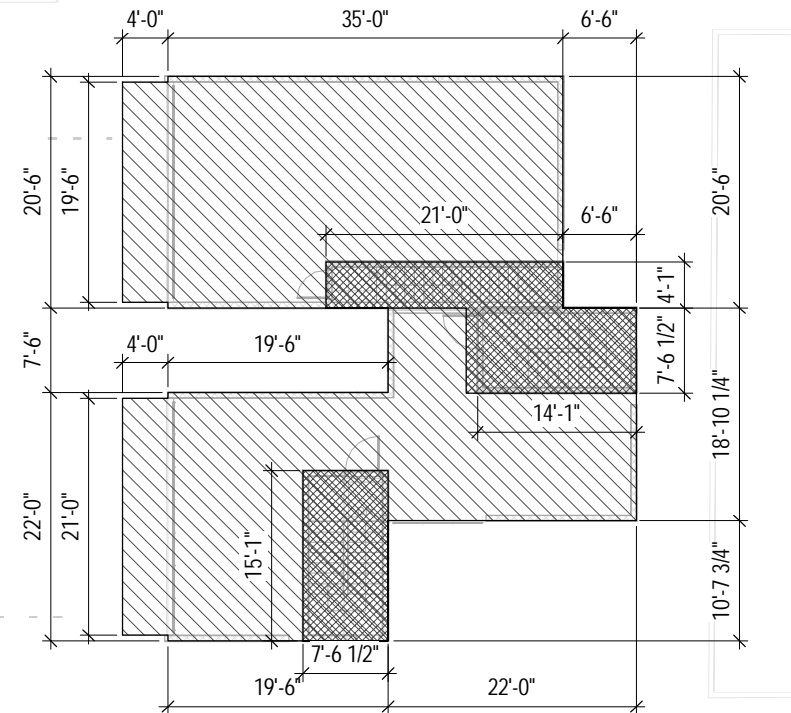
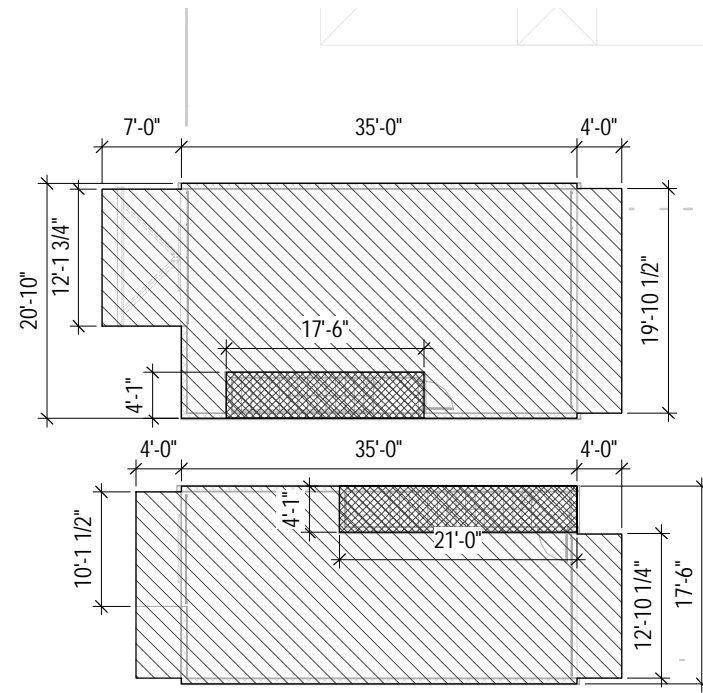
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No.	Date	Revision

Sheet Title
CODE COMPLIANCE PLANS
Date
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MARCH 21 2013

A13

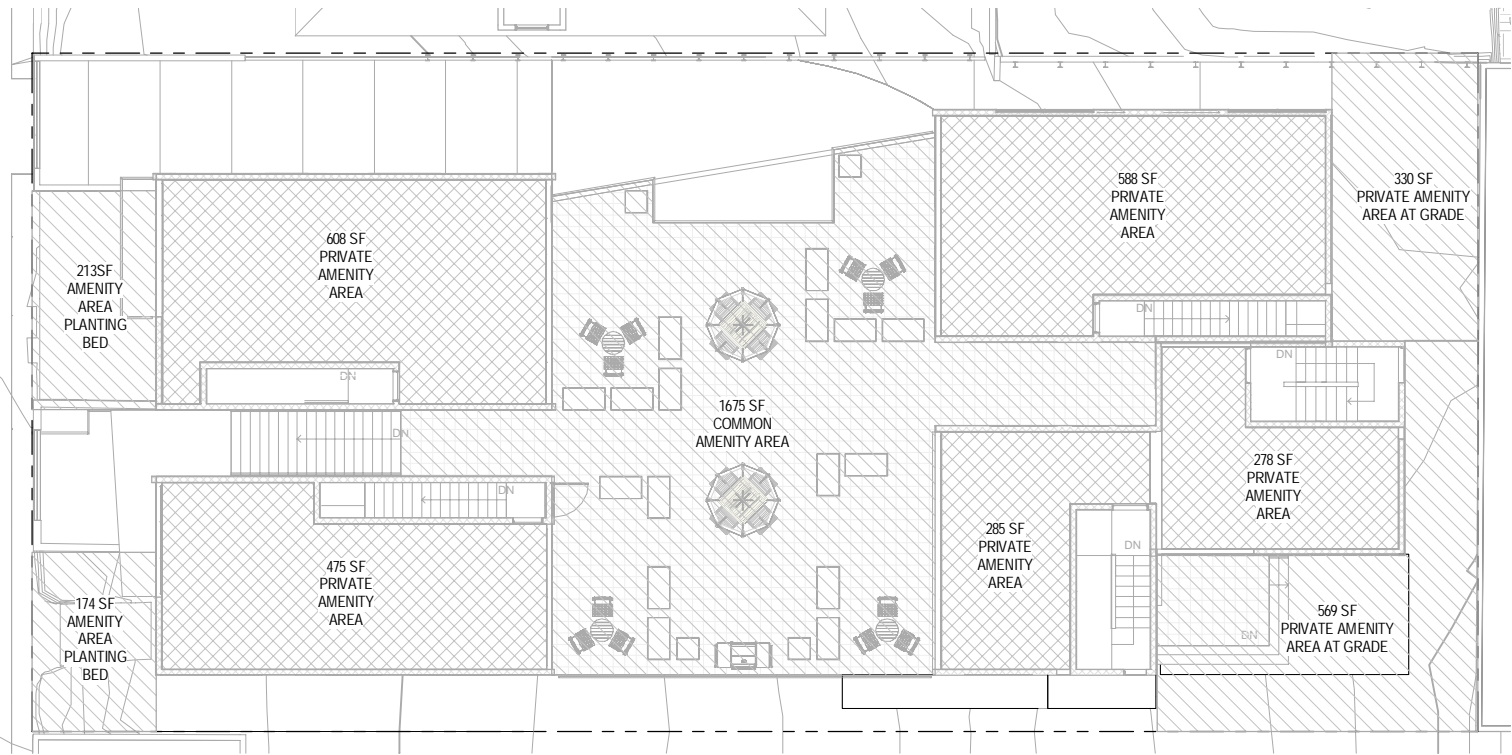


ROOF AREA = 3346 SF
 PENTHOUSE AREA = 470 SF
 = 14.0% OF TOTAL ROOF AREA

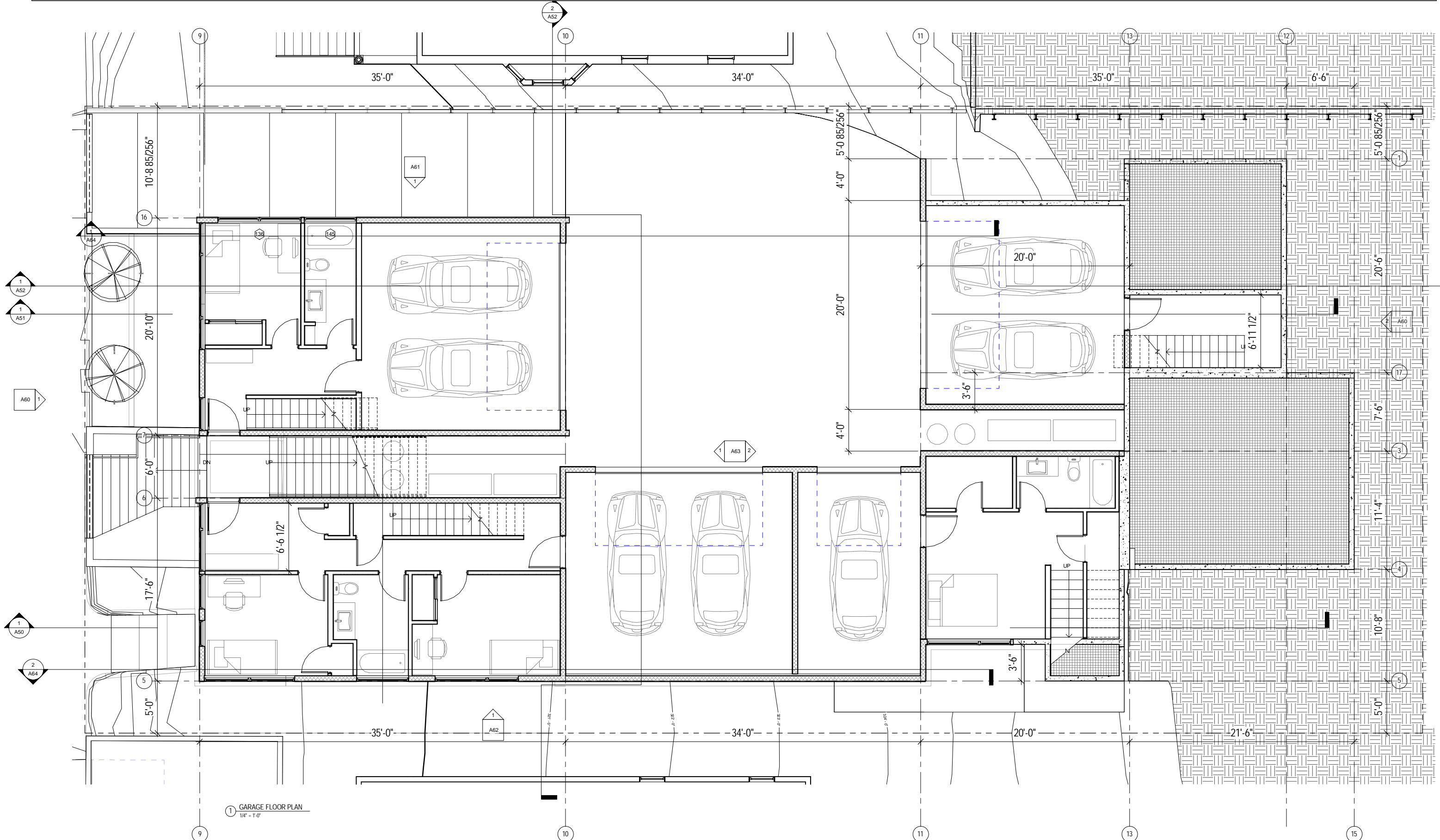
① PENTHOUSE ROOF AREA CALC
 1/8" = 1'-0"

AMENITY AREA AT GRADE:
 1286 SF PROVIDED
 961 SF REQUIRED

TOTAL AMENITY AREA:
 5195 SF PROVIDED
 1921 SF REQUIRED



② AMENITY AREAS
 1/8" = 1'-0"



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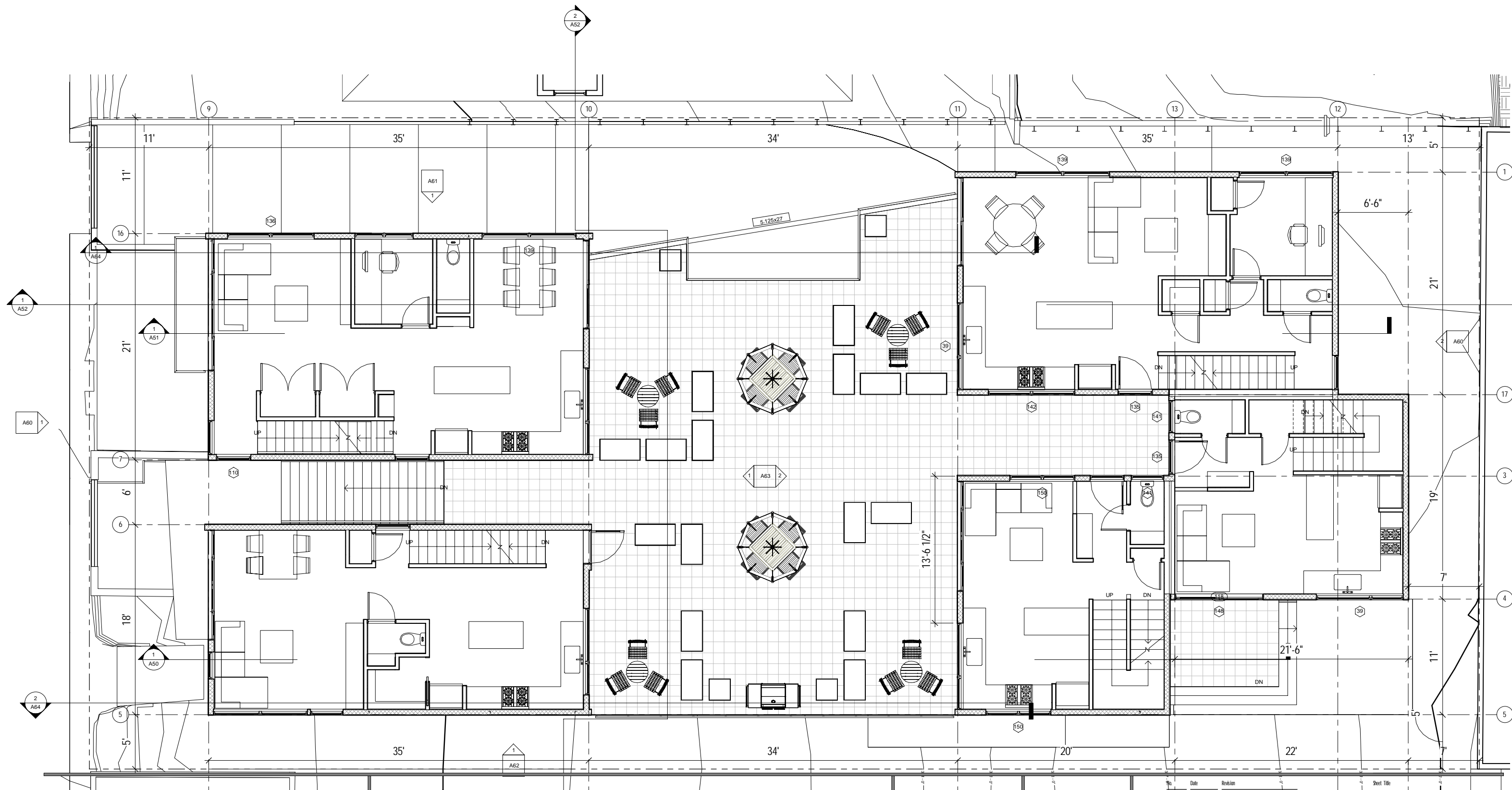
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No.	Date	Revision
1	10/1/13	1
2	10/1/13	2
3	10/1/13	3
4	10/1/13	4
5	10/1/13	5
6	10/1/13	6
7	10/1/13	7
8	10/1/13	8
9	10/1/13	9
10	10/1/13	10
11	10/1/13	11
12	10/1/13	12
13	10/1/13	13
14	10/1/13	14
15	10/1/13	15

Sheet Title
GARAGE LEVEL FLOOR PLAN
Date
Sheet Number
MARCH 21 2013

A31



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MAIN FLOOR PLAN
1/4" = 1'-0"

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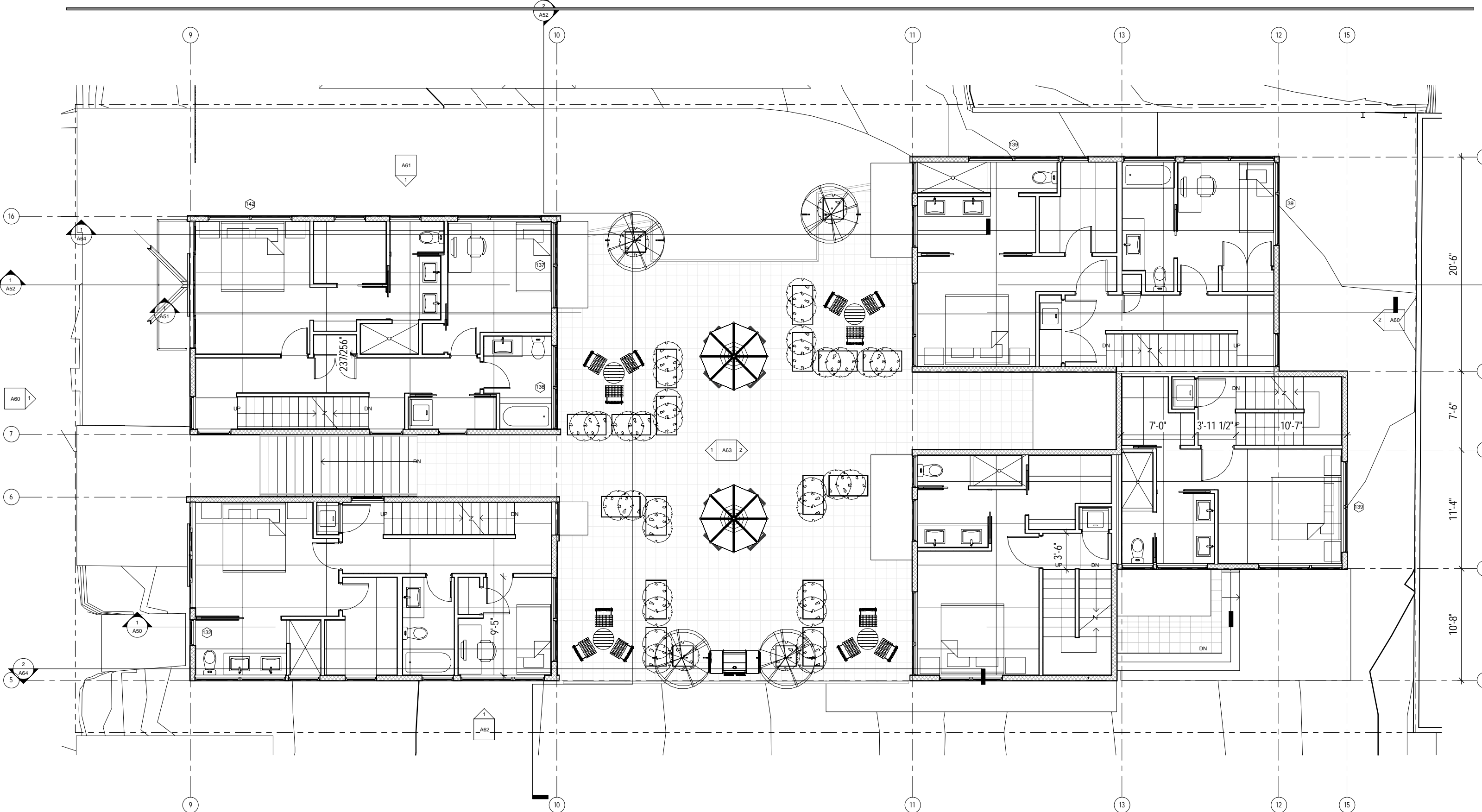
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SDR PACKET

Date	Revision
13	

Sheet Title
MAIN FLOOR PLAN
Date
Sheet Number
MARCH 21 2013

A32



1 UPPER FLOOR PLAN
1/4" = 1'-0"

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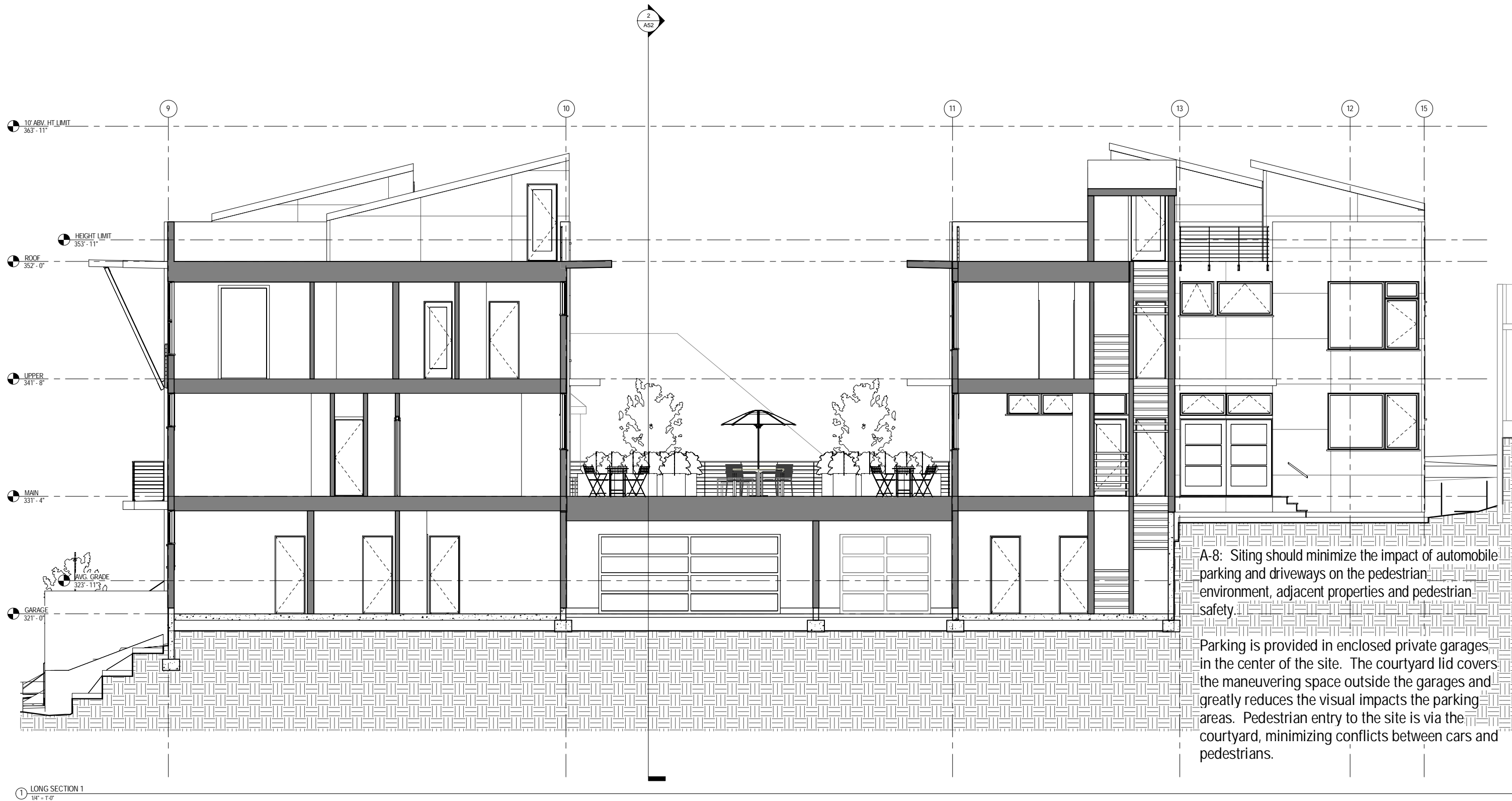
No.	Date	Revision

Sheet Title
UPPER FLOOR PLAN

Date
Sheet Number

MARCH 21 2013

A33



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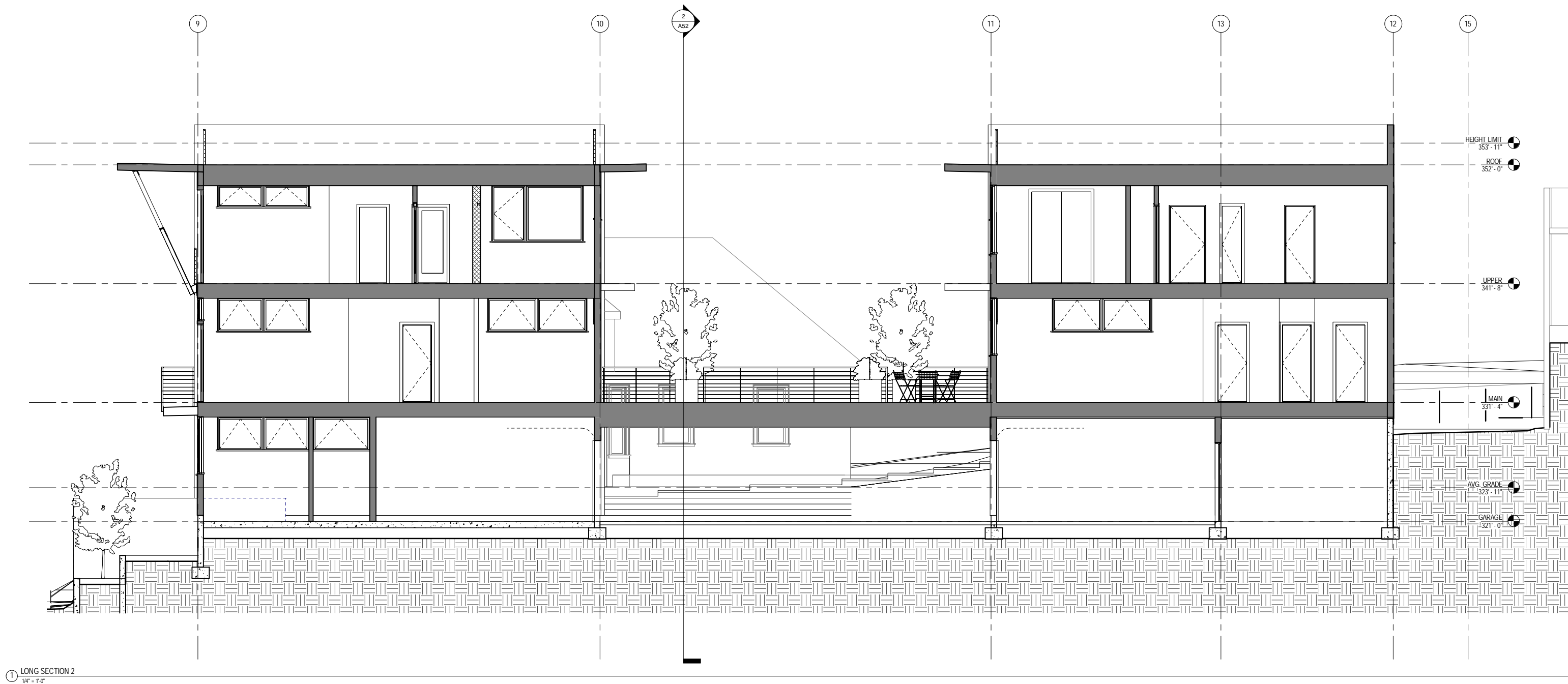
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No.	Date	Revision

Sheet Title
SECTIONS
Date
Sheet Number
MARCH 21 2013

A50



1 LONG SECTION 2
1/4" = 1'-0"

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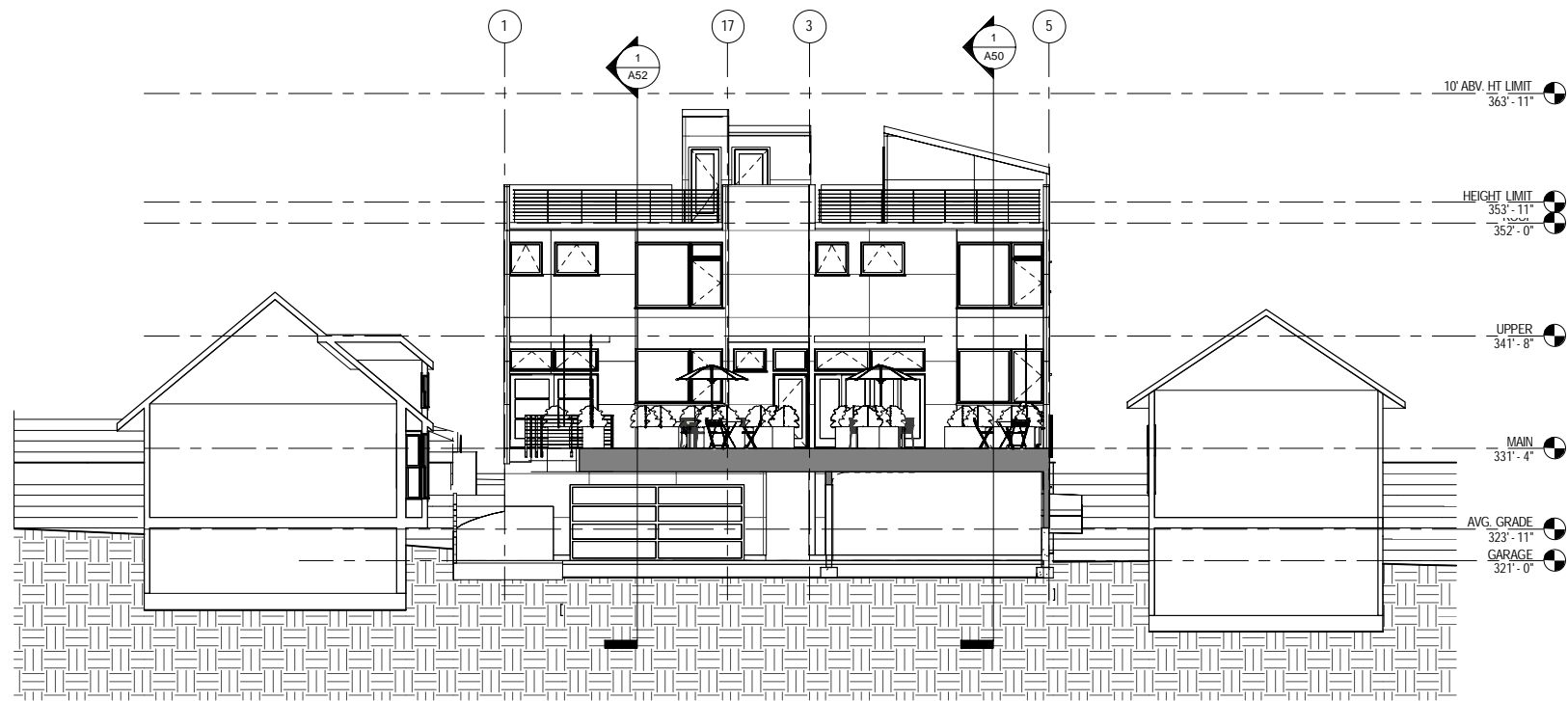
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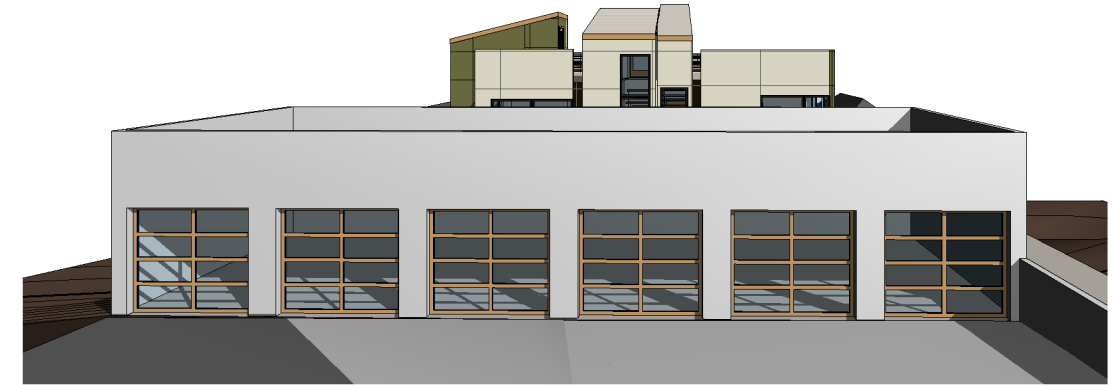
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Sheet Title
SECTIONS
Date
Sheet Number
MARCH 21 2013

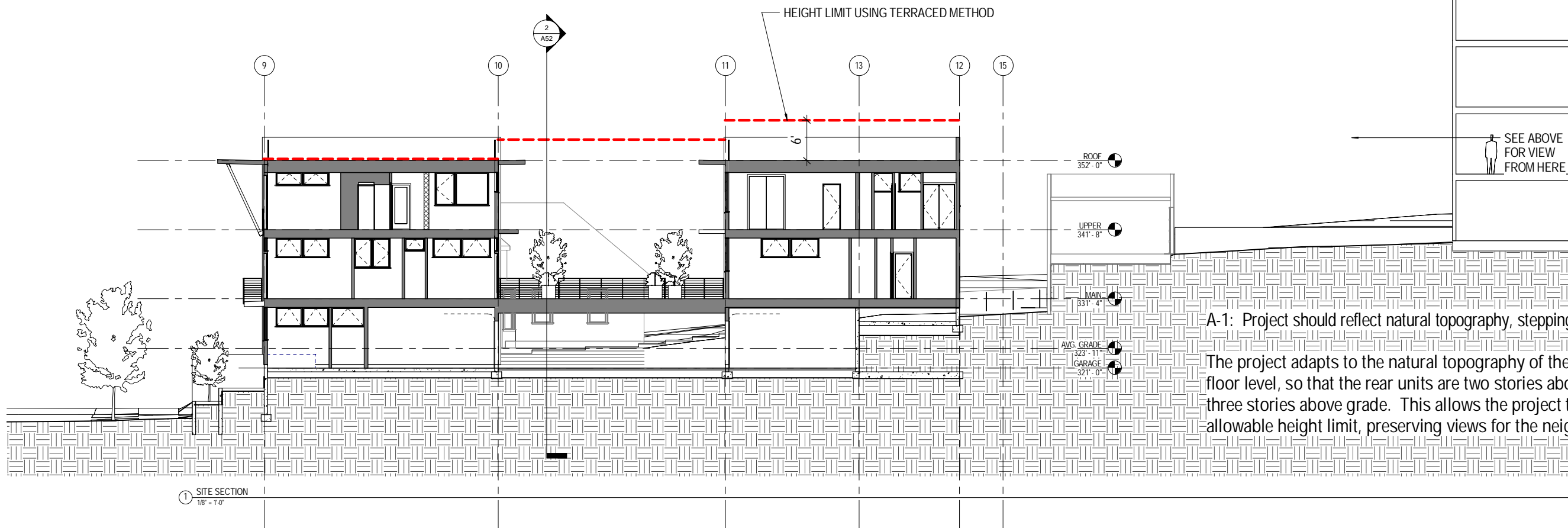
A51



2 SITE SECTION CROSS
1/8" = 1'-0"



3 VIEW FROM SECOND FLOOR OF CONDO BEHIND



1 SITE SECTION
1/8" = 1'-0"

A-1: Project should reflect natural topography, stepping up the hill.

The project adapts to the natural topography of the site by terracing the lowest floor level, so that the rear units are two stories above grade and the front units are three stories above grade. This allows the project to stay 6 feet below the allowable height limit, preserving views for the neighbors to the east of the project.



② EAST
1/4" = 1'-0"

① WEST
1/4" = 1'-0"

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1 NORTH ELEVATION
1/4" = 1'-0"

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ELEVATIONS

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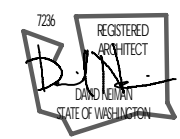


1 SOUTH ELEVATION
1/4" = 1'-0"

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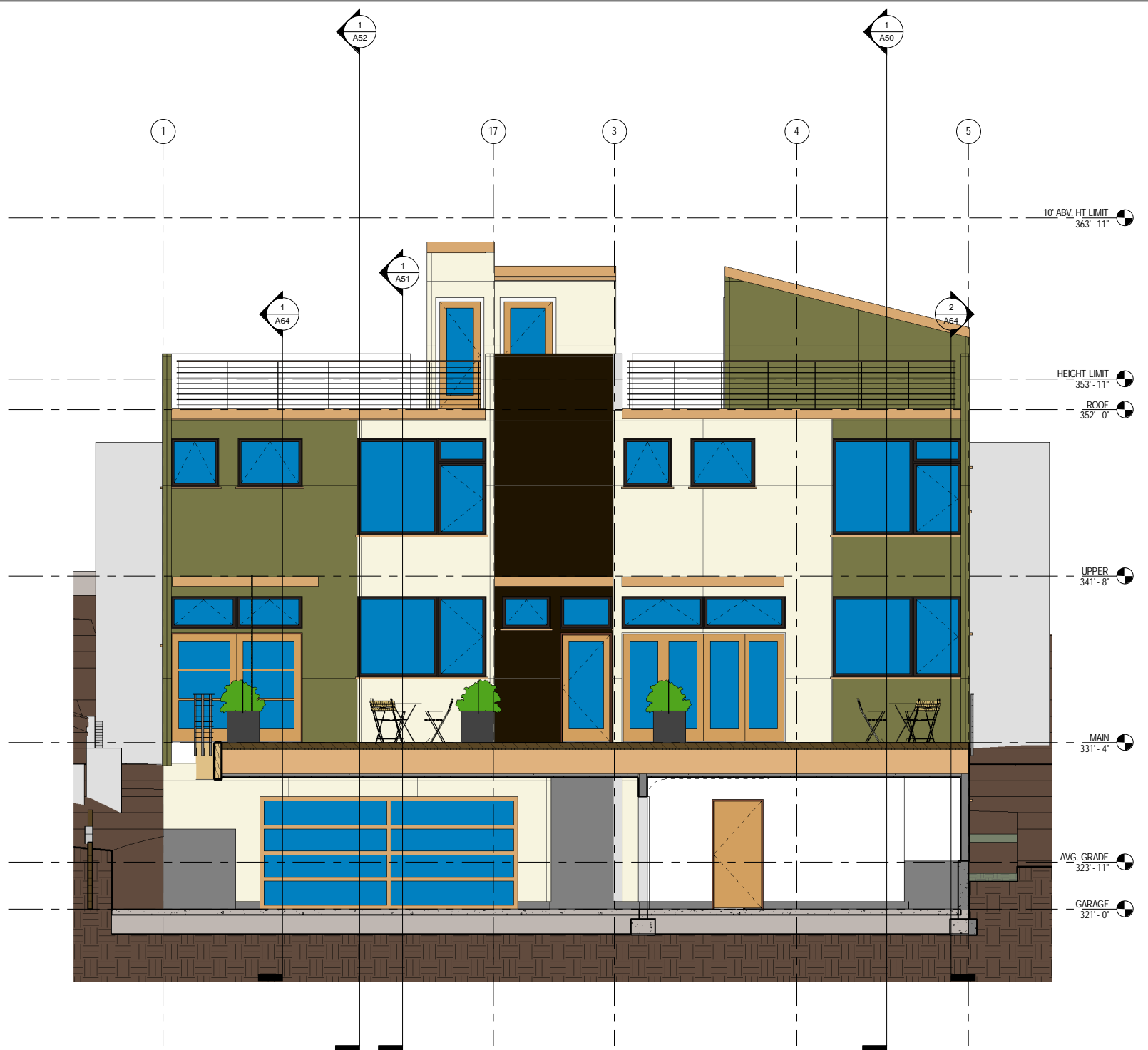
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1 COURT EAST
1/4" = 1'-0"



2 COURT WEST
1/4" = 1'-0"

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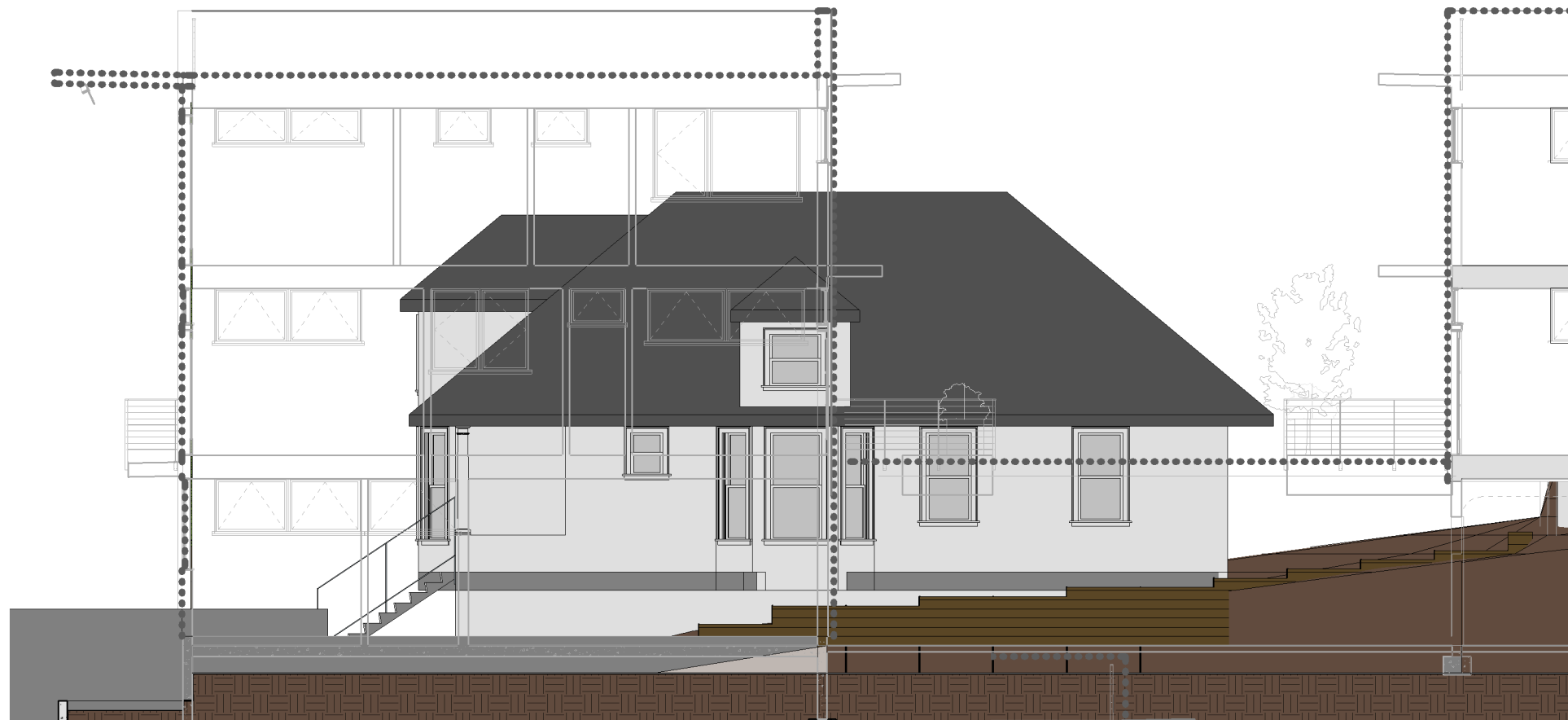
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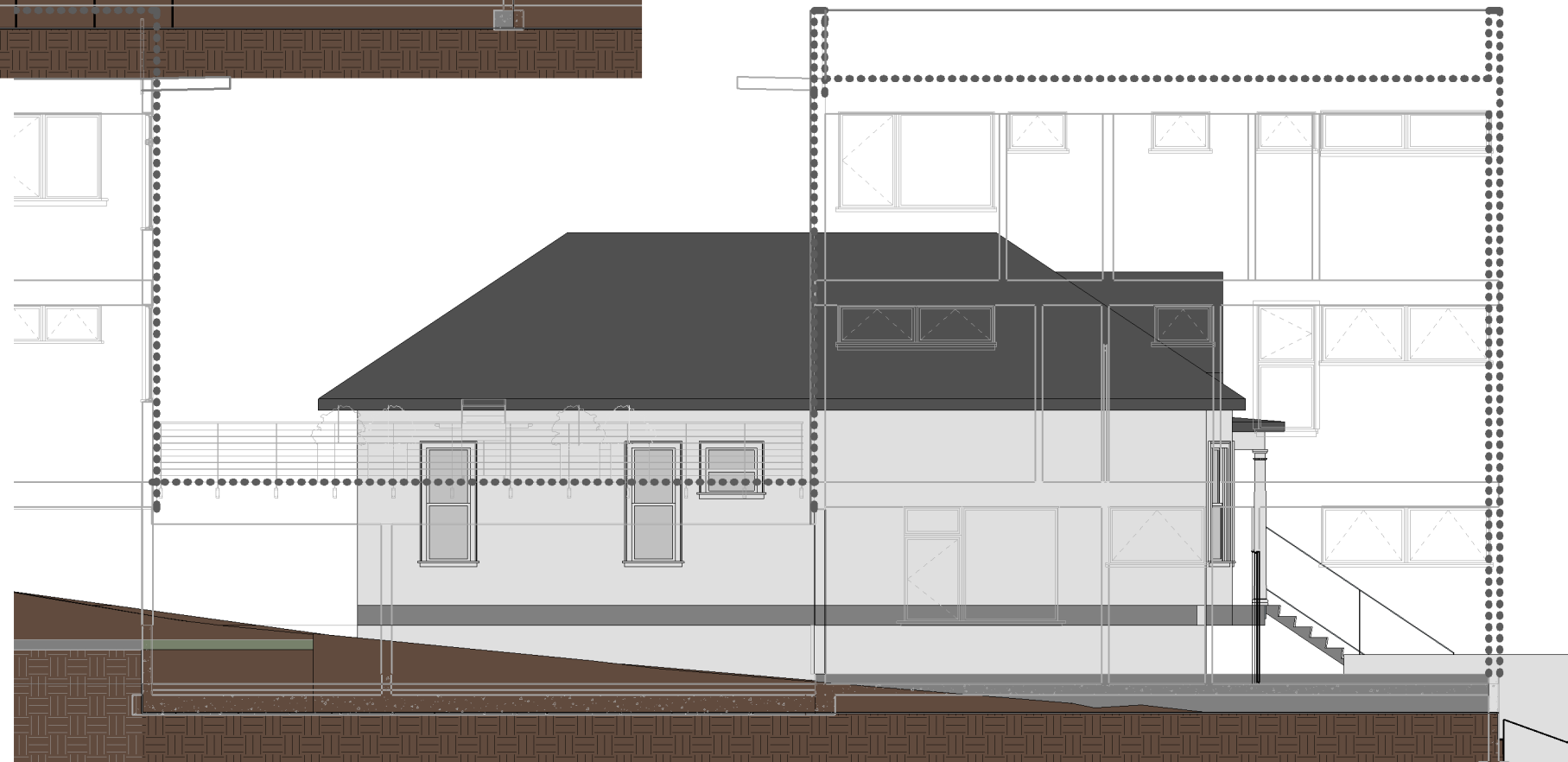
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RELATIONSHIP OF PROJECT TO NORTH
NEIGHBORS WINDOWS
① 1/4" = 1'-0"



RELATIONSHIP OF PROJECT TO SOUTH
NEIGHBORS WINDOWS
② 1/4" = 1'-0"

A-5: Minimize windows to living spaces which might infringe on the privacy of adjacent residents, but consider comfort of residents in the new building.

Window locations of the adjacent single family homes been modeled and shown in relationship to windows in the new development. Window locations have been adjusted to minimize the privacy impacts.

Windows of new developement do no align with the neighbors windows, and the courtyard location roughly corresponds with the neighbors window placements, providing more access to natural light



① 1-STREET VIEW

A-2: The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The existing terraced garage structures and site walls along the street will be retained and re-purposed to provide the vehicle and pedestrian entries to the site, preserving a piece of the original fabric and maintaining a sense of continuity with adjacent sites.

A-3: Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.

The project is designed with a pedestrian friendly streetscape that features project entries and porches facing the street. Balconies project towards the street at main & upper levels. A projecting roof overhang creates modulation, shadow and visual interest along the street face.

C-3: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The project design features a number of features that break down the project and express human scale, including street level planters, street facing projecting balconies and Juliet balconies, a projecting entry canopy, dramatic roof overhangs and kicker supports, modulated window breakups, and a common courtyard featuring planter beds, café tables, seating umbrellas, and the like.



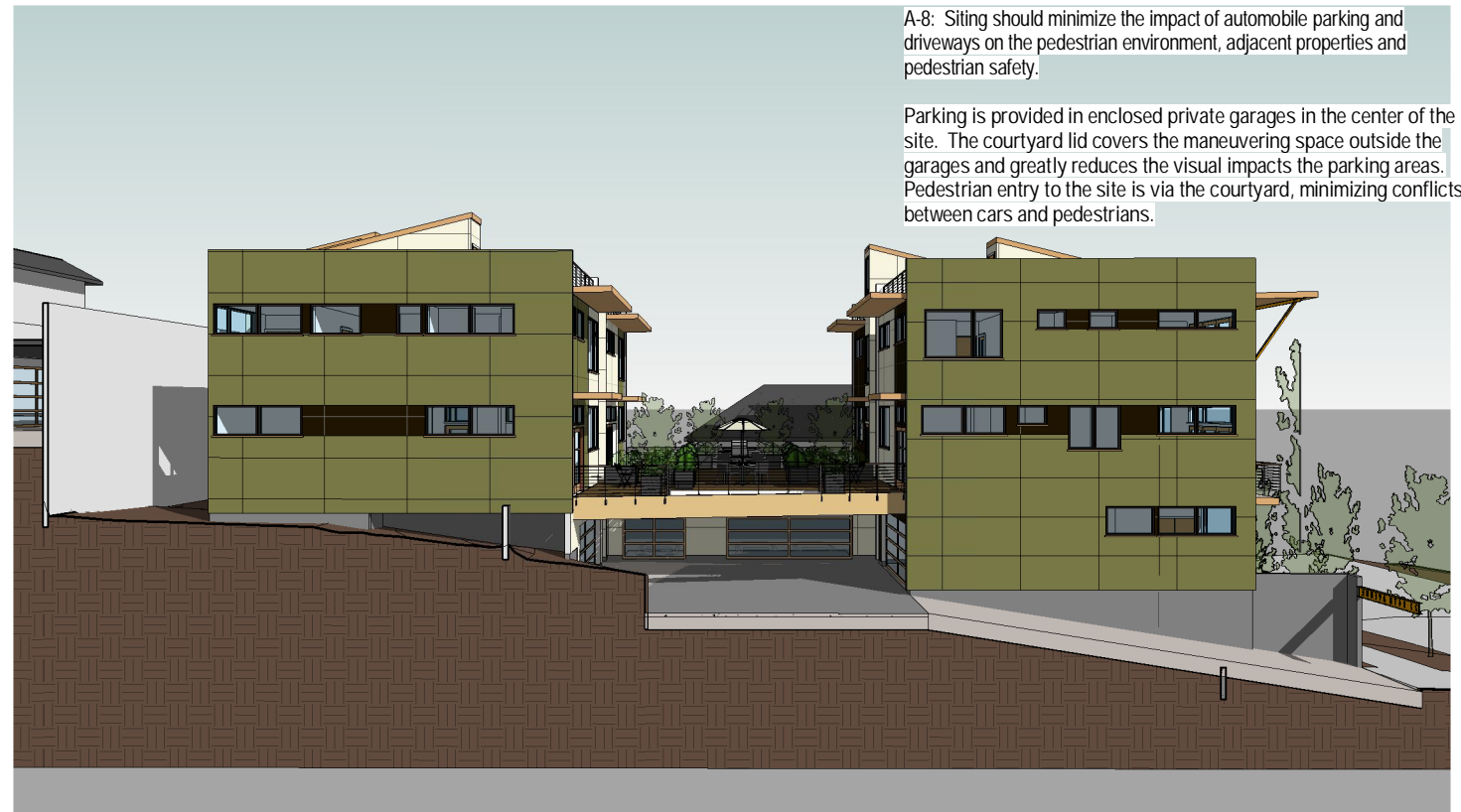
② 2-STREET VIEW

C-1: New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Preserving the site walls and terraced garages along the streetscape retains a piece of the original fabric and helps to ground the building in its context. The adjacent homes have a common eave line that accentuates their porch entries. We have created a balcony projections and entry canopy that picks up this eave line to create a visual relationship between the older homes and the new townhouse structure.



④ COURTYARD SOUTH



③ COURTYARD NORTH

A-8: Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

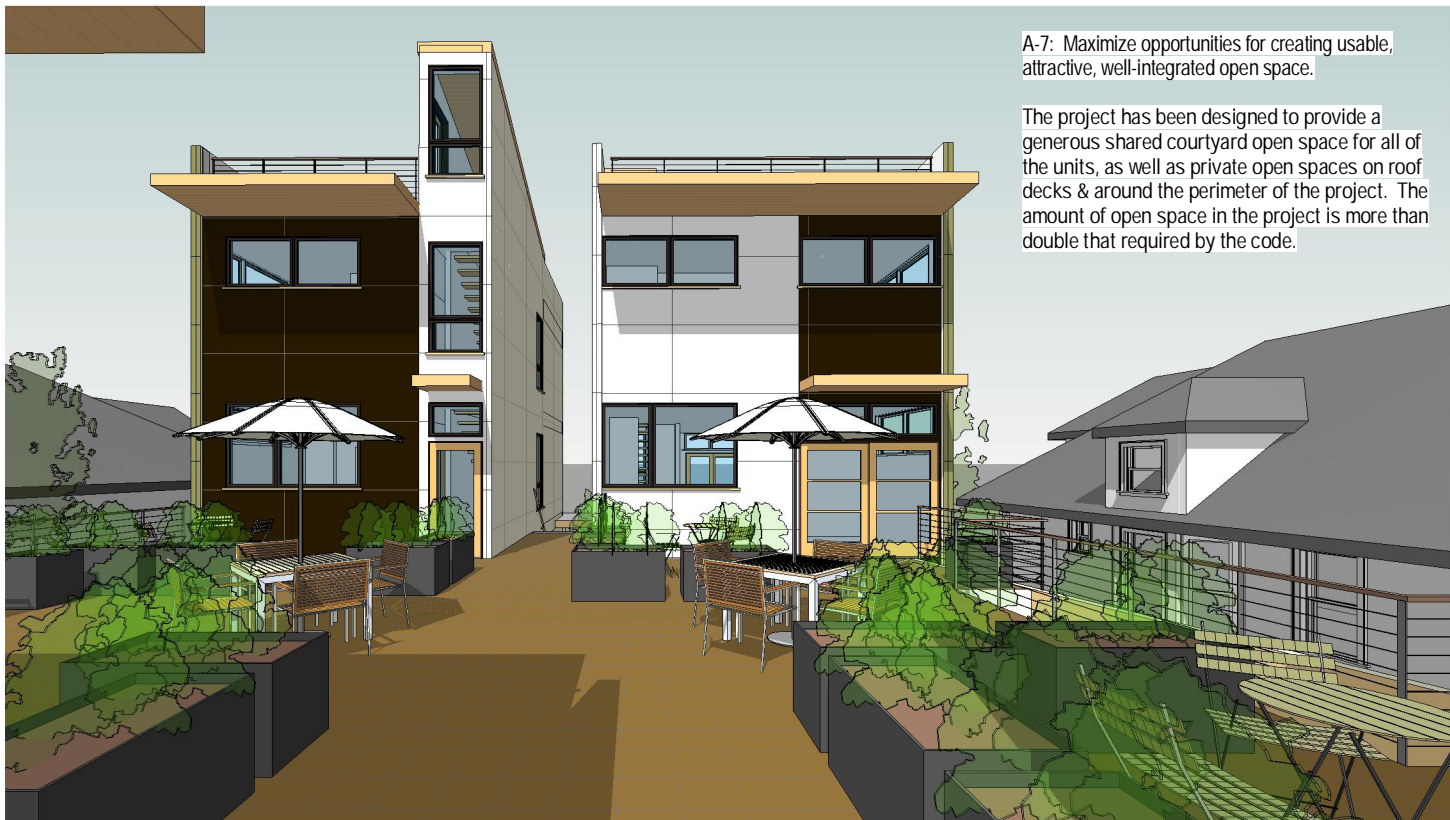
Parking is provided in enclosed private garages in the center of the site. The courtyard lid covers the maneuvering space outside the garages and greatly reduces the visual impacts the parking areas. Pedestrian entry to the site is via the courtyard, minimizing conflicts between cars and pedestrians.



① COURTYARD PERSPECTIVE 1



② COURTYARD PERSPECTIVE 2



A-7: Maximize opportunities for creating usable, attractive, well-integrated open space.

The project has been designed to provide a generous shared courtyard open space for all of the units, as well as private open spaces on roof decks & around the perimeter of the project. The amount of open space in the project is more than double that required by the code.

④ COURTYARD PERSPECTIVE 4



③ COURTYARD PERSPECTIVE 3



① BIRDS EYE VIEW

D-1: Convenient and attractive access to the building's entry should be provided. Paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Architectural lighting that provides visual emphasis at project entries and enhances personal safety will be provided at the west street face, in the courtyard, and underneath the courtyard. Light fixtures will be selected to minimize glare towards adjacent properties.

E-1: Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

The north wall of the existing garage structure will be retained so as to prevent disturbance of the existing tree on the neighbor's property.

E-3: The landscape design should take advantage of special on-site conditions such as high-bank front yards...

The existing retaining walls along 14th Ave will be either retained or replaced in-kind to create a streetscape that is continuous with the adjacent properties.

A-7: Maximize opportunities for creating usable, attractive, well-integrated open space.

The project has been designed to provide a generous shared courtyard open space for all of the units, as well as private open spaces on roof decks & around the perimeter of the project. The amount of open space in the project is more than double that required by the code.

C-2: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

A consistent palate of materials and colors are used to create a coherent architectural concept. Generous windows along the east & west faces are provided in order to maximize views and access to natural light. Windows and doors are arranged in conjunction with similar colored exterior siding in order to group them visually and provide a more orderly composition. Color and material is also used to break down and modulate the overall massing of the building.

C-4: Exterior Finish Materials:

Highly durable exterior finish materials include: Cement Board and wood siding, rainscreen installation, split finish vinyl windows, fiberglass entry doors, cast-in place concrete planters.



② BIRDS EYE VIEW 2