JULIAN WEBER
ARCHITECTURE + DESIGN, LLC
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SITE ANALYSIS DIAGRAM



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AERIAL LOOKING NORTH

AERIAL LOOKING SOUTH

**1. Proposal**

2618 Eastlake Ave is an existing Single Family Residence currently in use as a commercial space. The applicant proposes to demolish the existing house and develop the site as two duplexes.

**Key Metrics:**

- **Lot size:** 6,174 SF
- **Total Building Area:** 6,591 SF
- **FAR:** 5,506 SF X 1.2 (BUILT GREEN) = 6,607 SF (INSIDE FACE OF WALLS)
- **Structure Height:** 30' + 4' Parapet Allowance
- **Units:** 4
- **Parking Stalls:** 4

**2. Analysis of Context:**

The structures surrounding this site consist of a mix of single family residences and multifamily residences between 3 and 4 stories. The existing single family residences neighboring the project site are currently in use as commercial spaces.

**3. Existing Site Conditions:**

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

**4. Site Plan:**

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan can be found on page 8.

**5. Design Guidelines:**

See page 5 for design guidelines.

**6. Architectural Concept:**

This project bridges the commercial and residential portions of this neighborhood. Its massing reflects this transition as the building step down the slope from the residential zone in the rear of the project to the commercial street face. The transition from brick on the entry volume to lap siding on the rear units reflects this passage from the commercial to the residential.

**7. Adjustments or Departures:**

**SMC 23.45.518 Setbacks and Separations**

**Allowable adjustment:** Up to 50%

**Reason for adjustment:** A shallower setback enhances our ability to comply with A-3 Entrances Visible From the Street. The smaller setback make the entrances more approachable and provides visual interest for the pedestrian.

| | Required | Provided | % Difference |
|---|---|---|---|
| **Front:** | 7' average; 5' minimum | 6'-2" | 11% |
| **Sides:** | 5' | 5' | Compliant |
| **Rear:** | 0' | 19.5' | Compliant |

**SMC 23.45.527 Structure width and facade length limits in LR zones**

**SMC 23.45.527:** The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2

**Required:** 110' x 65% = 71.5'

**Provided:** 74.5'

**%Difference:** 4%

**Allowable adjustment:** 10%

**Reason for adjustment:** A longer façade allows the project to have a larger cantilever on the rear building, creating a more dynamic form and more coverage above the rear entry and parking area. This will allow the project to address D-8 Treatment of the Alley. This adjustment would allow for a more dynamic alley façade and additional coverage over the rear entrances. The façade length of the first and second floors is 74.5' or 67.7% or 110.'



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EASTLAKE AVE LOOKING WEST (ACROSS THE STREET FROM PROJECT SITE)


EASTLAKE AVE LOOKING EAST


ALLEY LOOKING WEST



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## DESIGN GUIDELINES

### Site Planning

**A-1 Responding to Site Characteristics**

This design complements the existing 12’ rise across the site. The lower two units sit at street level allowing pedestrian interaction while the rear two units sit 10’ above the street level. This change in height reflects the natural topography and allows both the front and rear units to maintain a view towards Lake Union.

**A-2 Streetscape Compatibility**

While this project reduces the existing setback for this property, it is in keeping with the streetscape as a whole. The two street facing units mimic the shallow setback of neighboring apartment buildings.

**A-3 Entrances Visible from the Street**

Entries that are visible directly from the street make the lower two units approachable and engage the pedestrian experience.

**A-5 Respect for Adjacent Sites**

Windows on the new units are staggered so as not to provide direct views into neighboring windows. Thoughtful landscaping buffers views on the lower level with trees. The adjacent properties have replaced rear yards with parking so the decks on the new construction will not interfere with private backyards.

**A-6 Transition between residence and Street**

The immediacy of the lower units to the sidewalk allows for terraces with planters to provide privacy to the ground floor units. A landscaped stair provides pleasant circulation from the street and alley to the rear units. A courtyard joins the four units and provides space for social interaction among neighbors.

### Height Bulk and Scale

**B-1 Height and Scale Compatibility**

While the height and scale of this project differ from the existing single family residence the scale is in keeping with the street as a whole. Neighboring apartment meet or exceed the height we are proposing for this site.

### Architectural Elements and Materials

**C-2 Architectural Concept and Compatibility**

The overall massing of the project features the units stepping down the sloped site and acting as a bridge between the commercial streetscape on Eastlake Ave and the residential properties behind. The brick entry volume echoes the materiality and scale of neighboring multifamily buildings.

**C-2 Architectural Concept and Compatibility**

The overall massing of the project features the units stepping down the sloped site and acting as a bridge between the commercial streetscape on Eastlake Ave and the residential properties behind. The brick entry volume echoes the materiality and scale of neighboring multifamily buildings.

**C-4 Exterior Finish Materials**

A palette of brick, concrete, and cementitious panel provide a durable and harmonious structure. The use of brick on the lower units both ties in with the neighboring brick apartments and demarcates the office portion of the street level units. Carefully detailed cementitious panels serve as a durable siding material for the units.

### Landscaping

**D-6 Screening of Dumpsters, Utilities and Service Areas**

The trash and recycling area will be located on the north side of the property on the alley. This will be adjacent to properties parking and trash collection areas.

**D-8 Treatment of Alley**

The alley will be activated with rear entrances. It will be well lit and have landscaping to improve the overall safety and appearance of the alley.

**D-12 Residential Entries and Transitions**

The street-facing units feature landscaped terraces to bridge the public and private. The use of awnings and low brick walls demarcate the entry and provide visual interest to the pedestrian.

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites**

We will continue the pattern of street trees in front of our property. All new landscaping will be in keeping with the scale of existing landscaping on the street.

**E-2 Landscaping to Enhance the Building and/or Site**

The new residences feature a variety of landscaped areas. The rear alley, the communal courtyard, the access stair, and the street-facing entrances are all softened with a combination of grasses, bamboo, and birch trees. The landscaping helps to mark points of entry and circulation.



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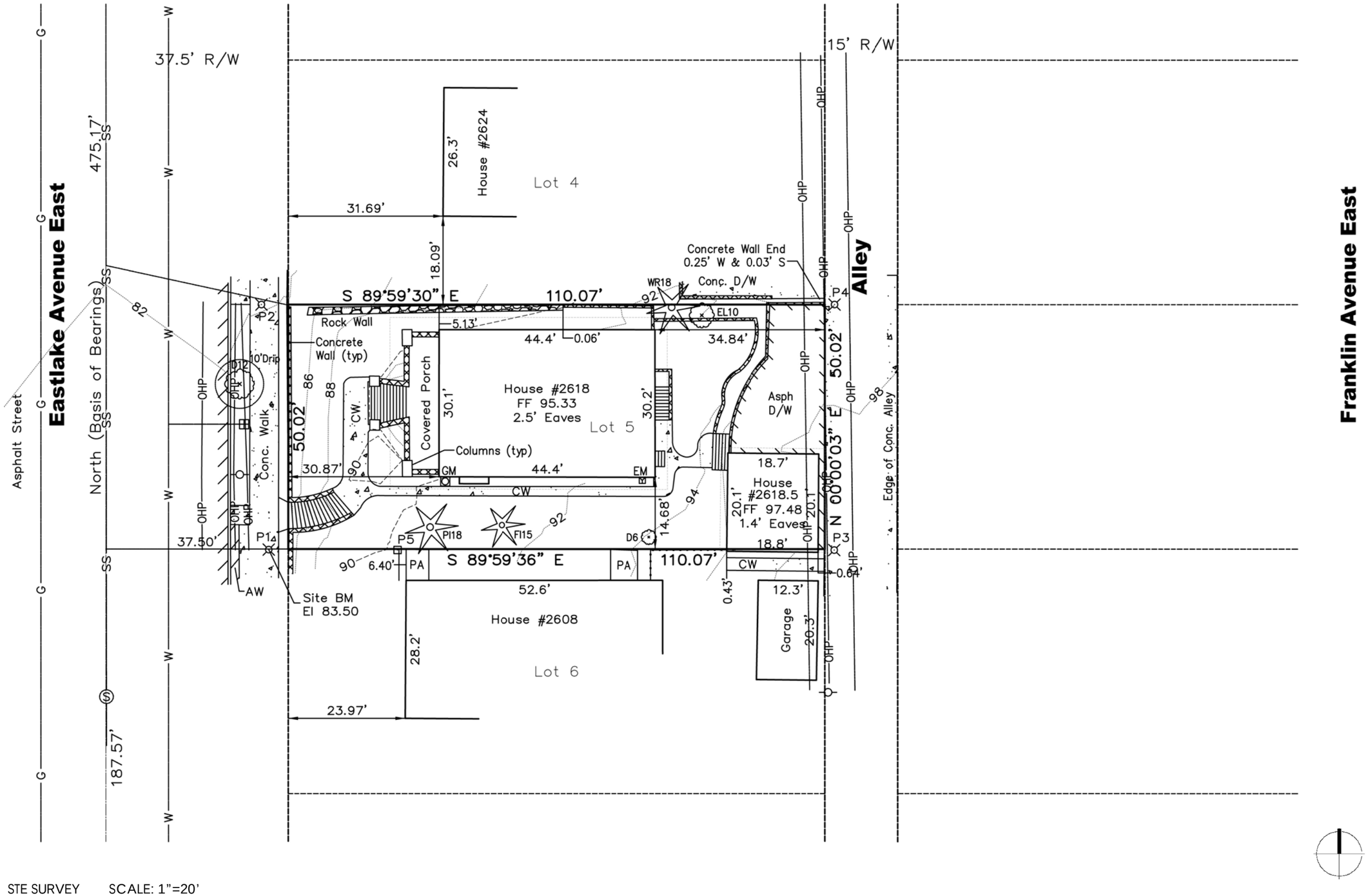


STE SURVEY SCALE: 1"=20'



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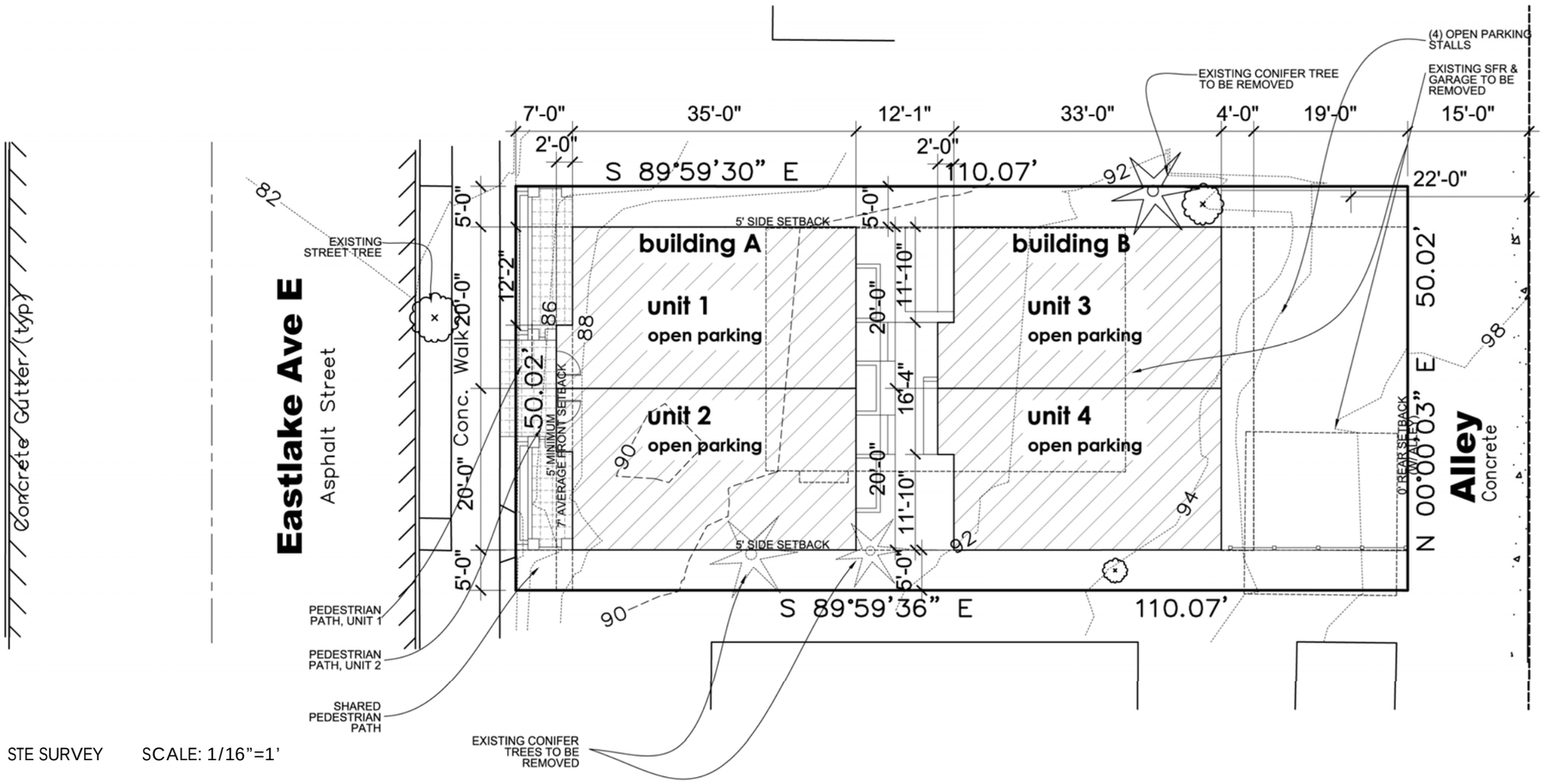


STE SURVEY SCALE: 1/16"=1'

## ADJUSTMENT REQUESTS

**SMC 23.45.518 Setbacks and Separations**

**Allowable adjustment:** Up to 50%

**Reason for adjustment:** A shallower setback enhances our ability to comply with A-3 Entrances Visible From the Street. The smaller setback make the entrances more approachable and provides visual interest for the pedestrian.

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**Provided:** 74.5'

**%Difference:** 6%

**Allowable adjustment:** 10%

**Reason for adjustment:** A longer façade allows the project to have a larger cantilever on the rear building, creating a more dynamic form and more coverage above the rear entry and parking area. This will allow the project to address D-8 Treatment of the Alley. This adjustment would allow for a more dynamic alley façade and additional coverage over the rear entrances. The façade length of the first and second floors is 74.5' or 67.7% or 110.'



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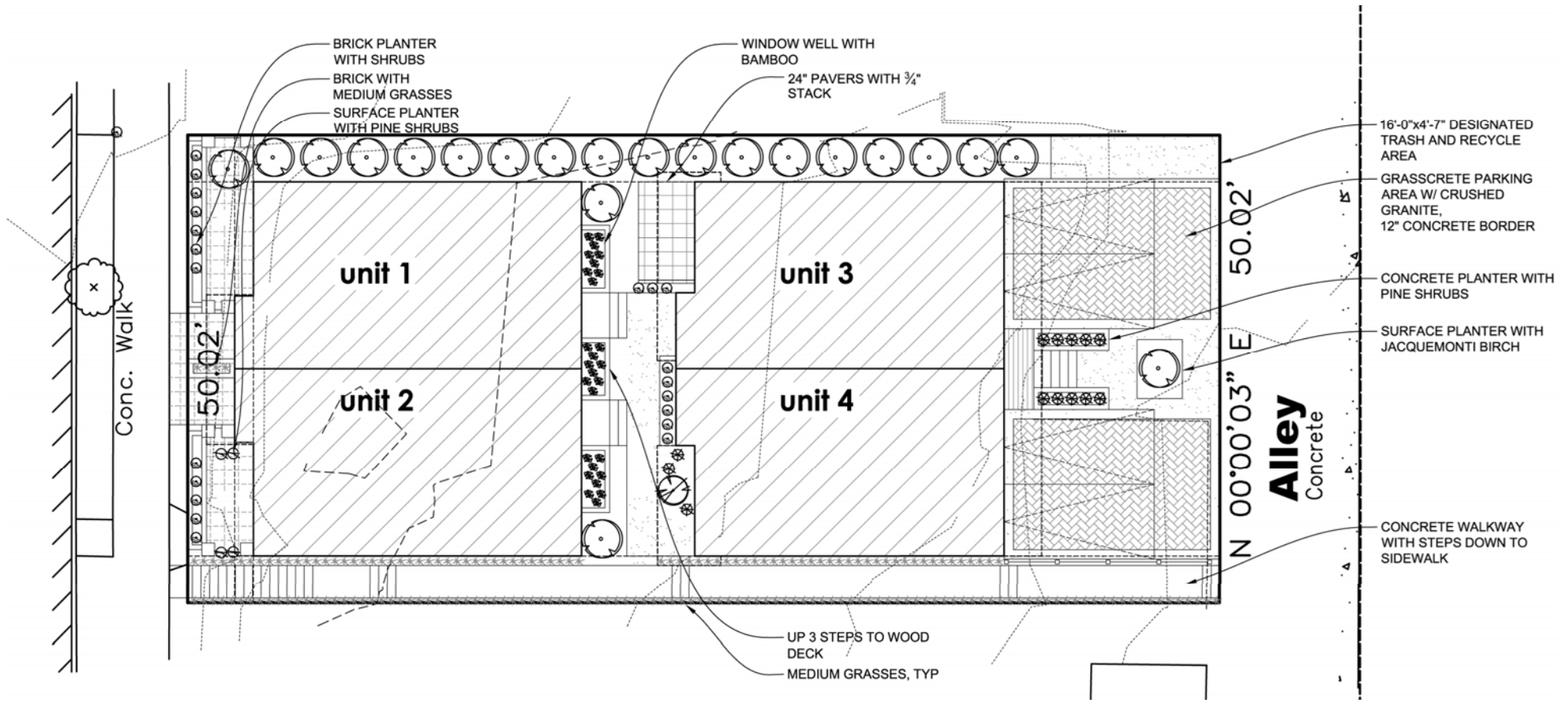
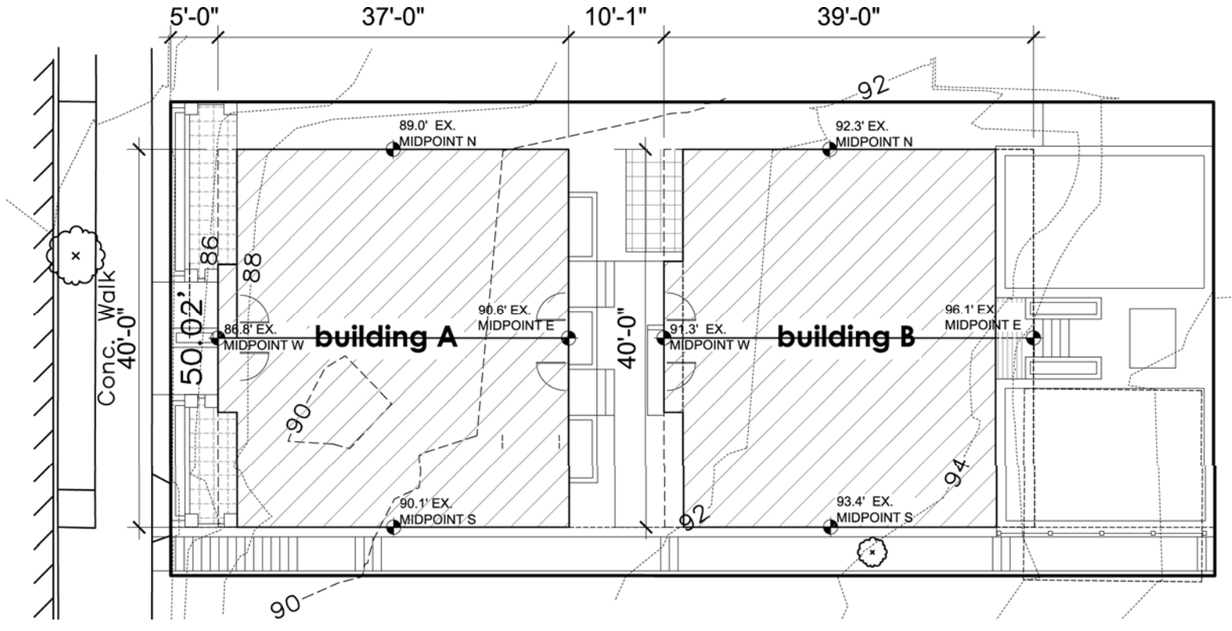



| PLANT LIST | | | | | |
|---|---|---|---|---|---|
| 52 | 22 | 2.00"Ø JACQUEMONTI BIRCH (*Betula Jacquemonti*) | | 100+ | BLUE FESCUE (*Festuca glauca* 'Elijah Blue), SEDGES & SIMILAR |
| | 1 | 1.50"Ø BLOODGOOD MAPLE (*Acer Palmatum, Bloodgood*) | | 21 | SHORT EVERGREEN SHRUB (36" MAX. HT. @ MATURITY), MUGHO PINE, COMMON JUNIPER OR SIMILAR |
| | | | | 46 | BAMBOO |
| | 13 | MIXED PINE SHRUBS | | 588 SF | GRASSCRETE W/ CRUSHED GRANITE |
| | 4 | EVERGREEN SHRUB | | | CONCRETE |

LANDSCAPE PLAN SCALE: 1/16"=1'




AVERAGE GRADE CALC - BLDG A
89.0 x 37.0 (N) + 90.1 x 37.0 (S) + 90.6 x 40.0(E) + 86.8 x 40.0(W)
3293.0 + 3333.7 + 3624.0 + 3472.0 =
13,722.7/ 154 (LENGTH OF SIDES) = 89.1'
AVERAGE GRADE = 88.9'

AVERAGE GRADE CALC - BLDG B
92.3 x 39.0 (N) + 96.1 x 39.0 (S) + 93.4 x 40.0(E) + 91.3 x 40.0 (W)
3599.7 + 3747.9 + 3736.0 + 3652.0 = 14,735.6 / 158 (LENGTH OF SIDES) = 93.25'
AVERAGE GRADE = 93.2'

HEIGHT CALCULATION PLAN SCALE: 1/16"=1'



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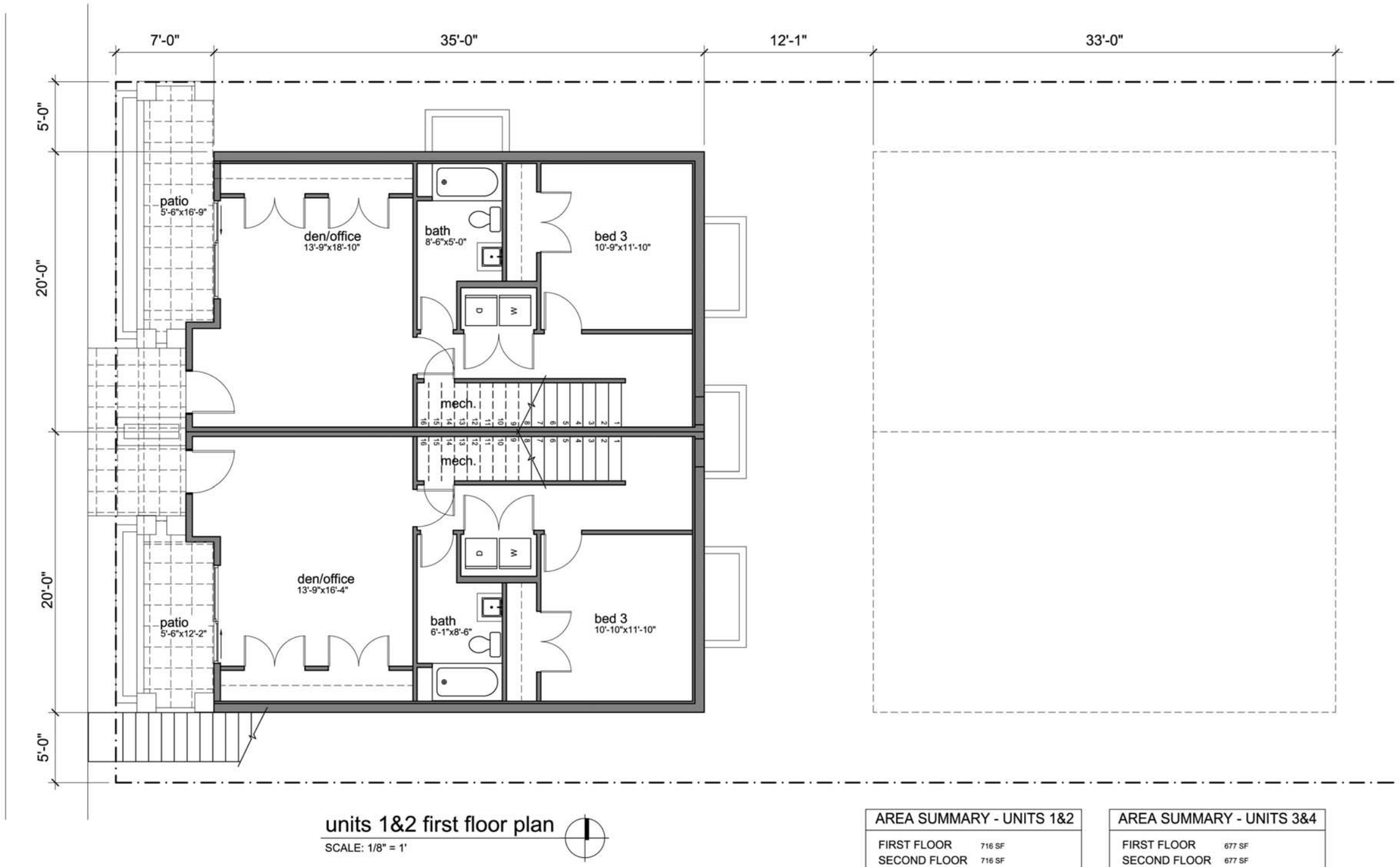


units 1&2 first floor plan

SCALE: 1/8" = 1'

| AREA SUMMARY - UNITS 1&2 | |
|---|---|
| FIRST FLOOR | 716 SF |
| SECOND FLOOR | 716 SF |
| THIRD FLOOR | 610 SF |
| TOTAL | 2,042 SF<br>540 SF DECKS |

| AREA SUMMARY - UNITS 3&4 | |
|---|---|
| FIRST FLOOR | 677 SF |
| SECOND FLOOR | 677 SF |
| THIRD FLOOR | 651 SF |
| TOTAL | 2,005 SF<br>569 SF DECKS |

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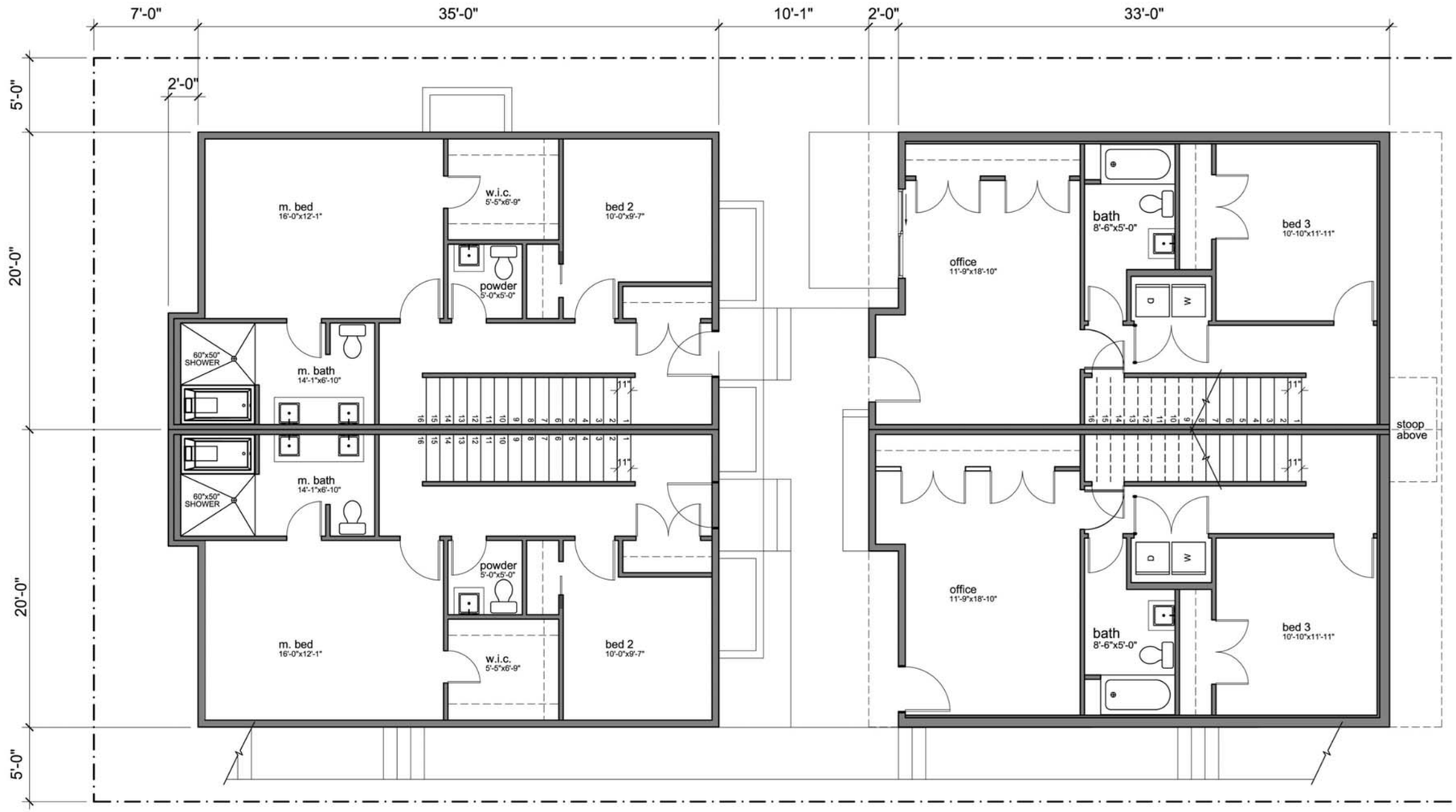


units 1&2 second floor plan
SCALE: 1/8" = 1'

units 3&4 first floor plan
SCALE: 1/8" = 1'

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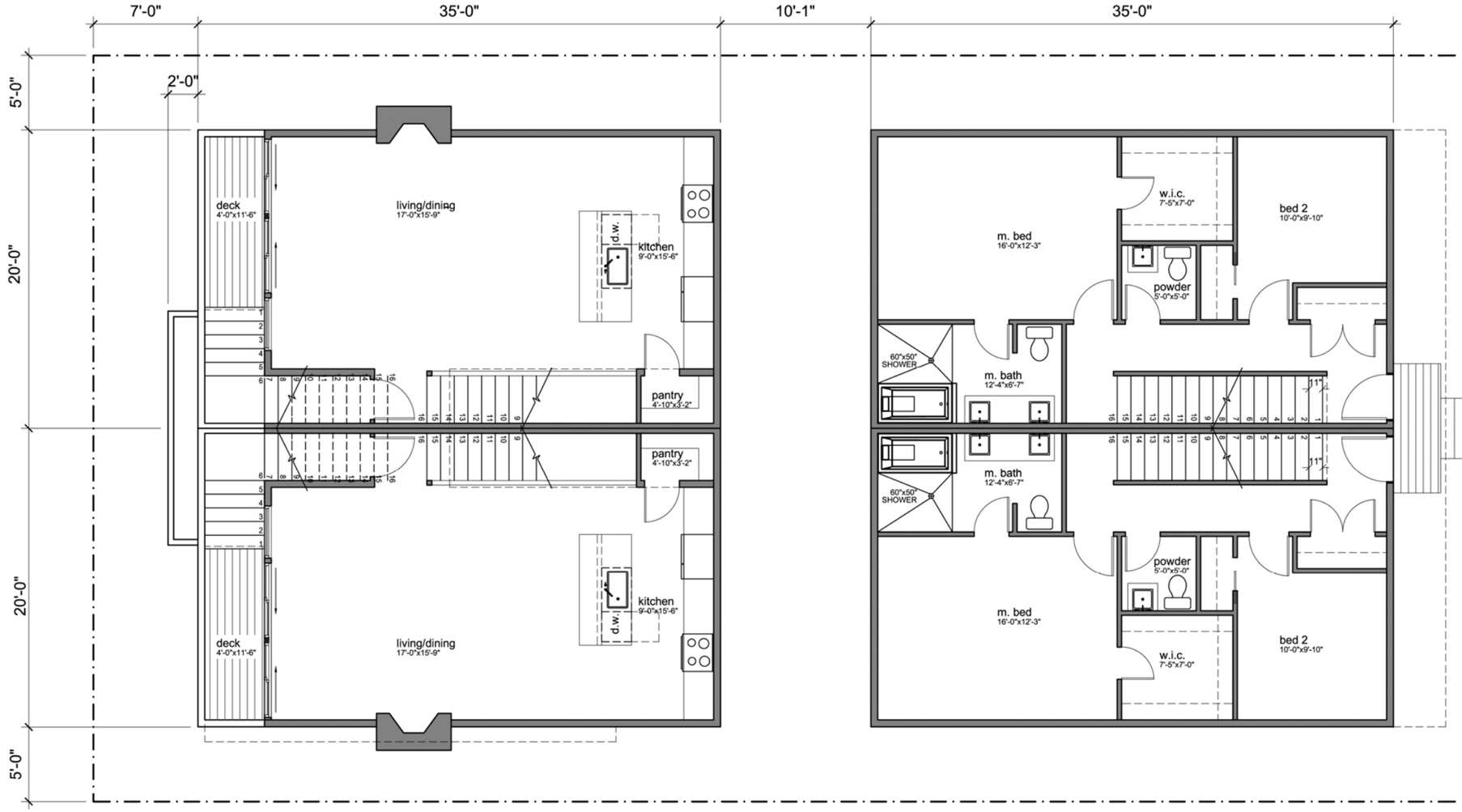


units 1&2 third floor plan

SCALE: 1/8" = 1'

units 3&4 second floor plan

SCALE: 1/8" = 1'

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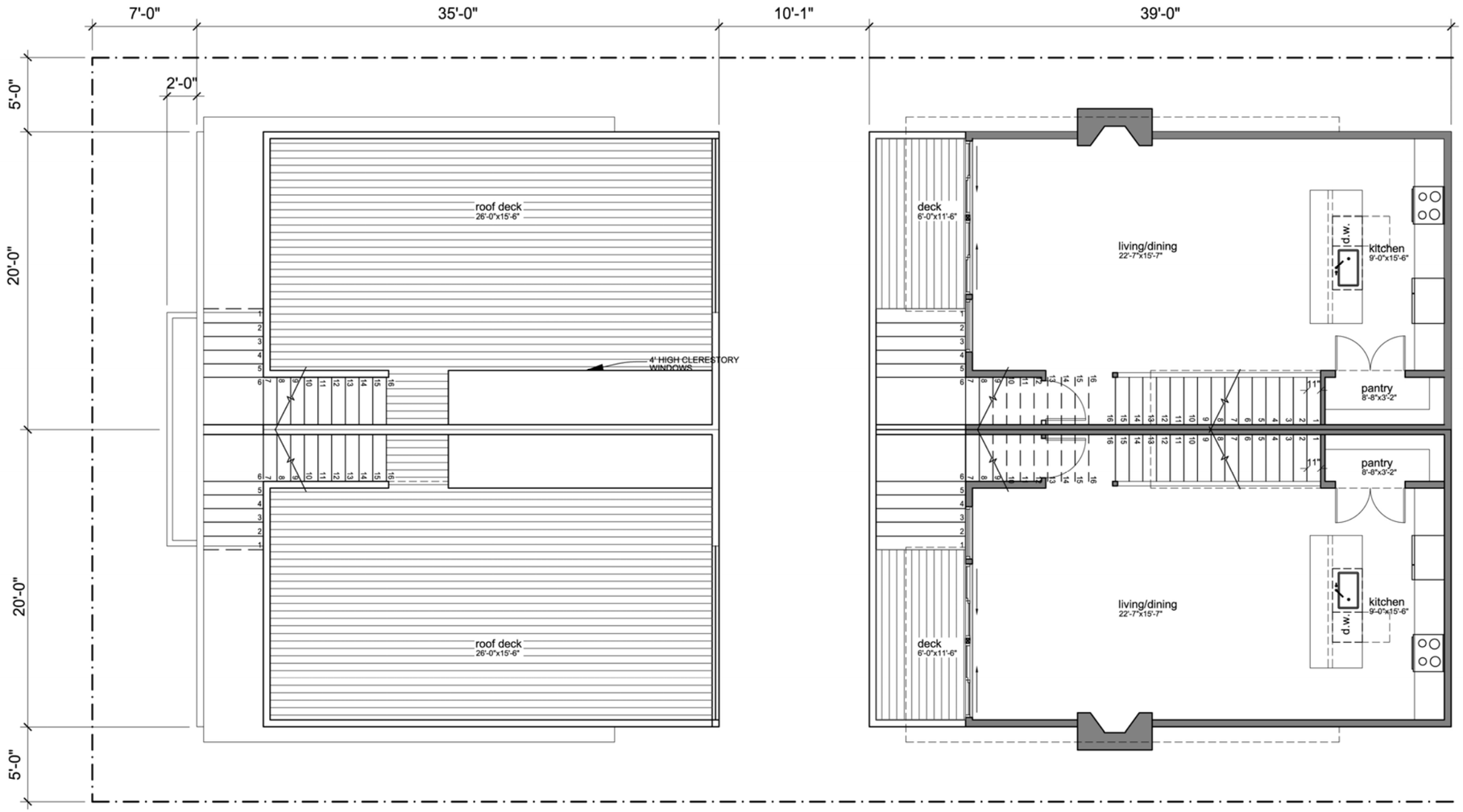


units 1&2 roof deck
SCALE: 1/8" = 1'

units 3&4 third floor plan
SCALE: 1/8" = 1'



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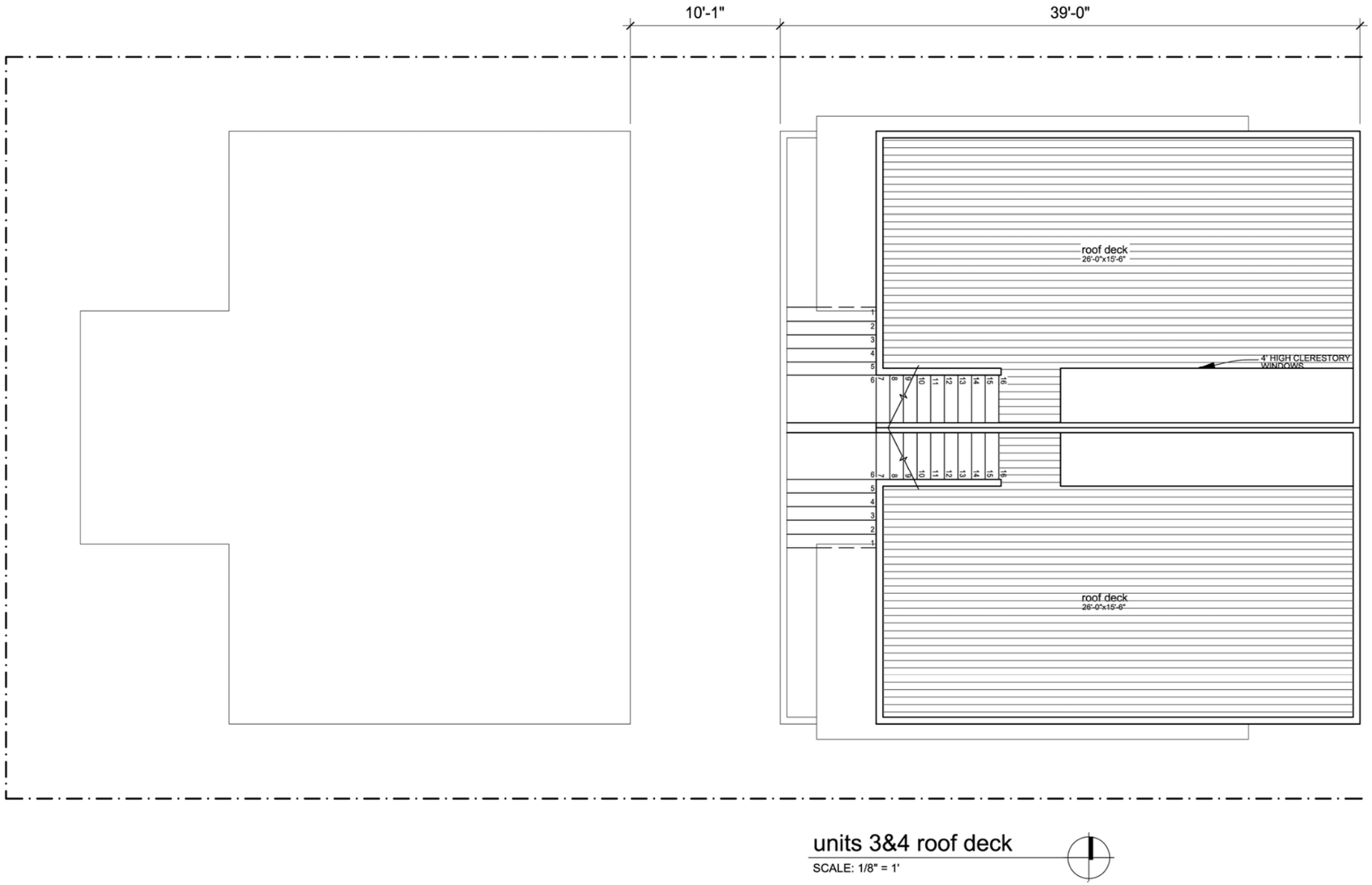


units 3&4 roof deck

SCALE: 1/8" = 1'

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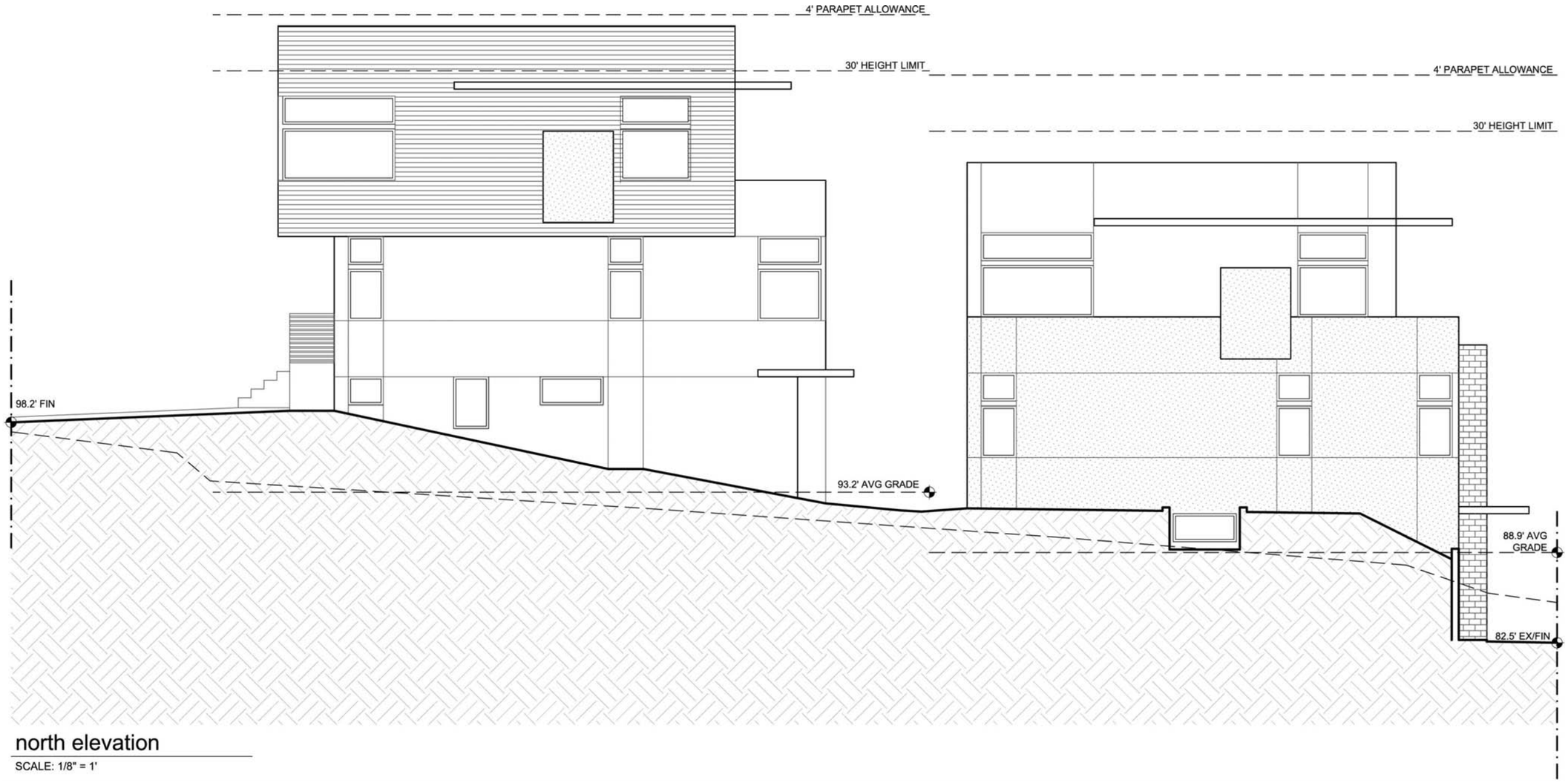


north elevation

SCALE: 1/8" = 1'



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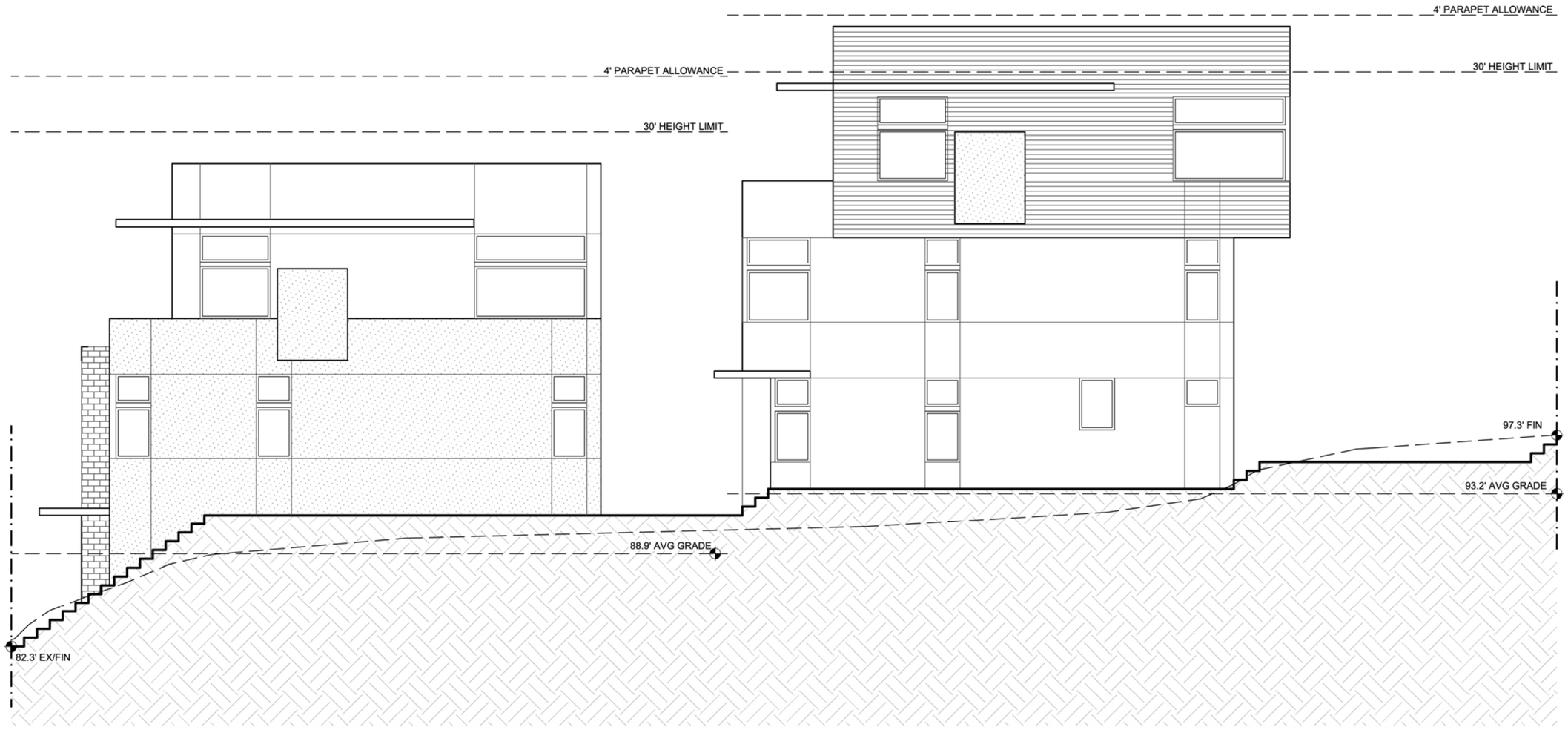


south elevation

SCALE: 1/8" = 1'



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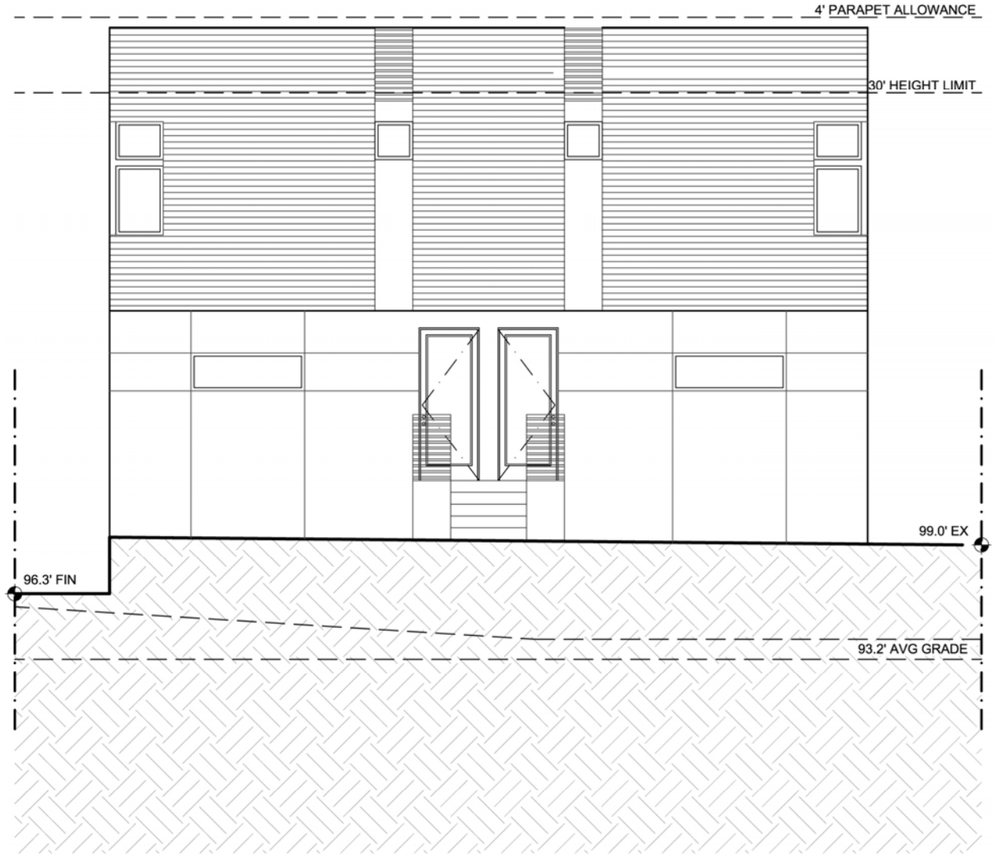
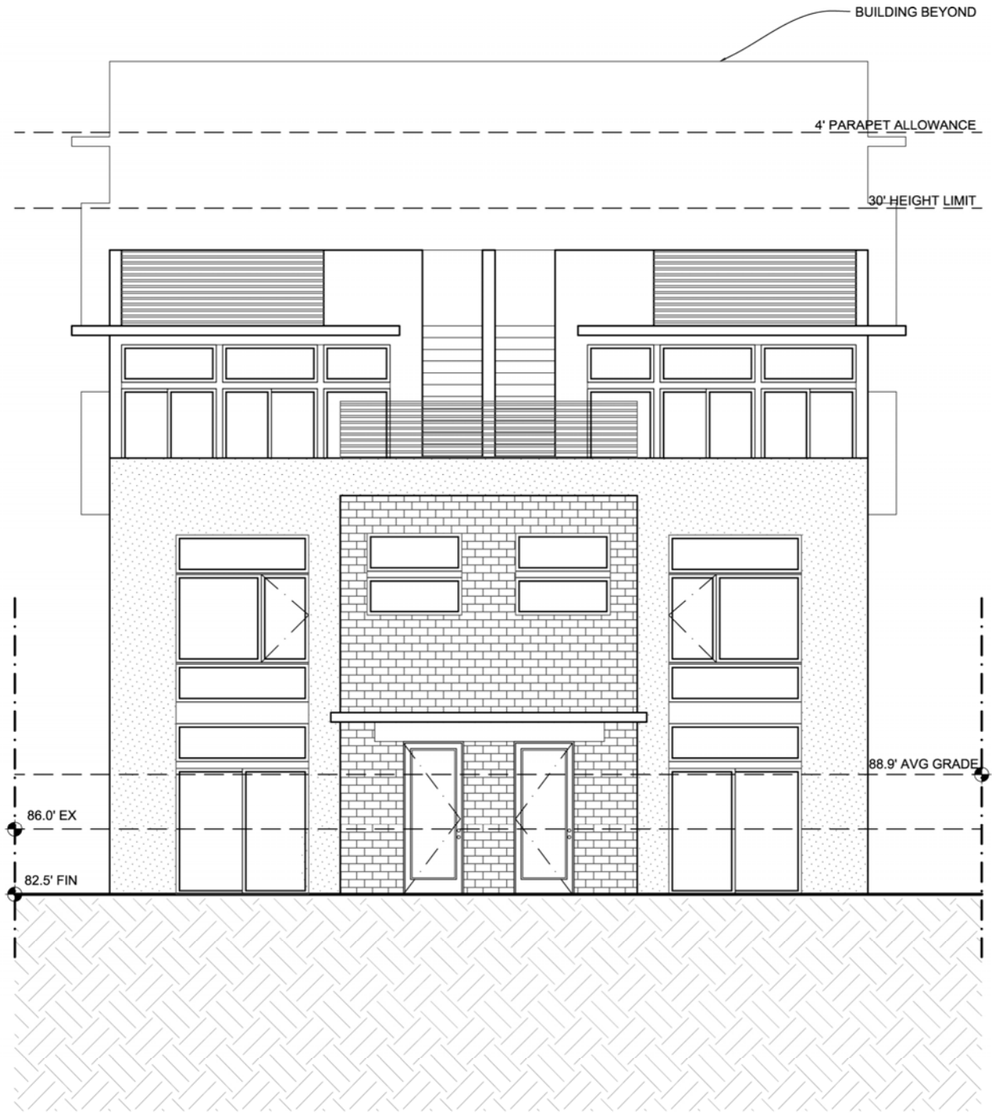



east elevation

SCALE: 1/8" = 1'




west elevation

SCALE: 1/8" = 1'



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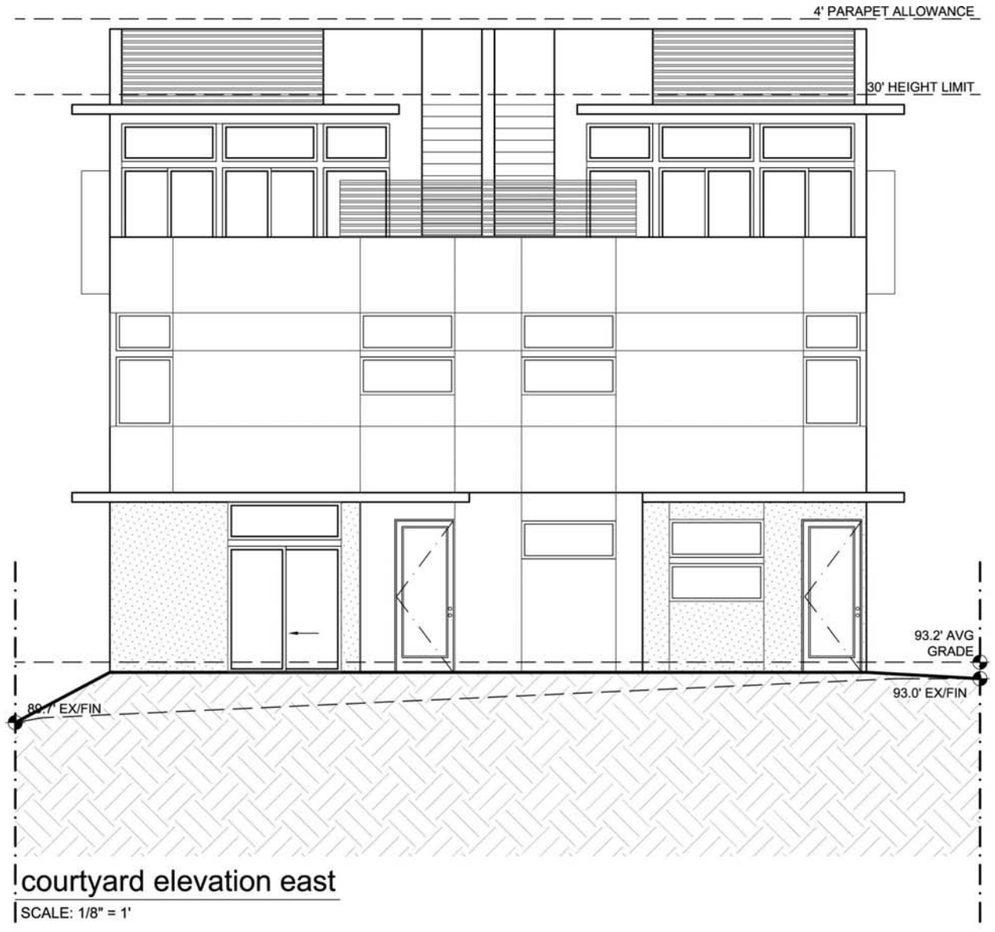
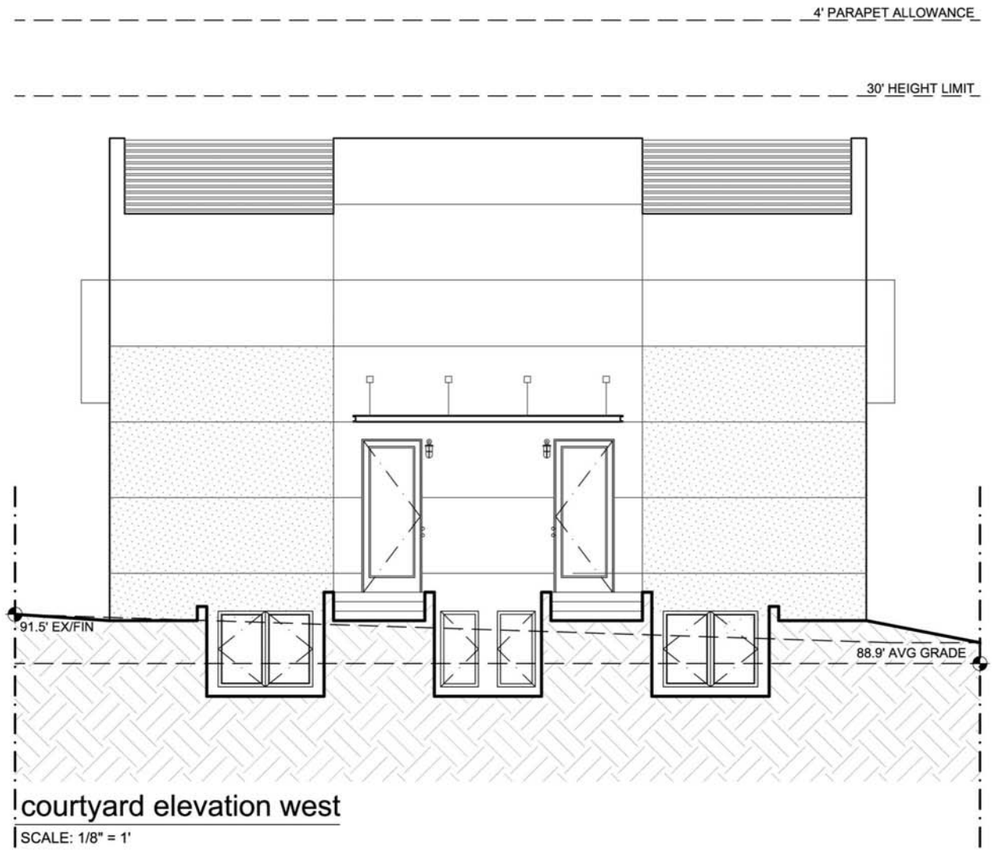



courtyard elevation east

SCALE: 1/8" = 1'




courtyard elevation west

SCALE: 1/8" = 1'



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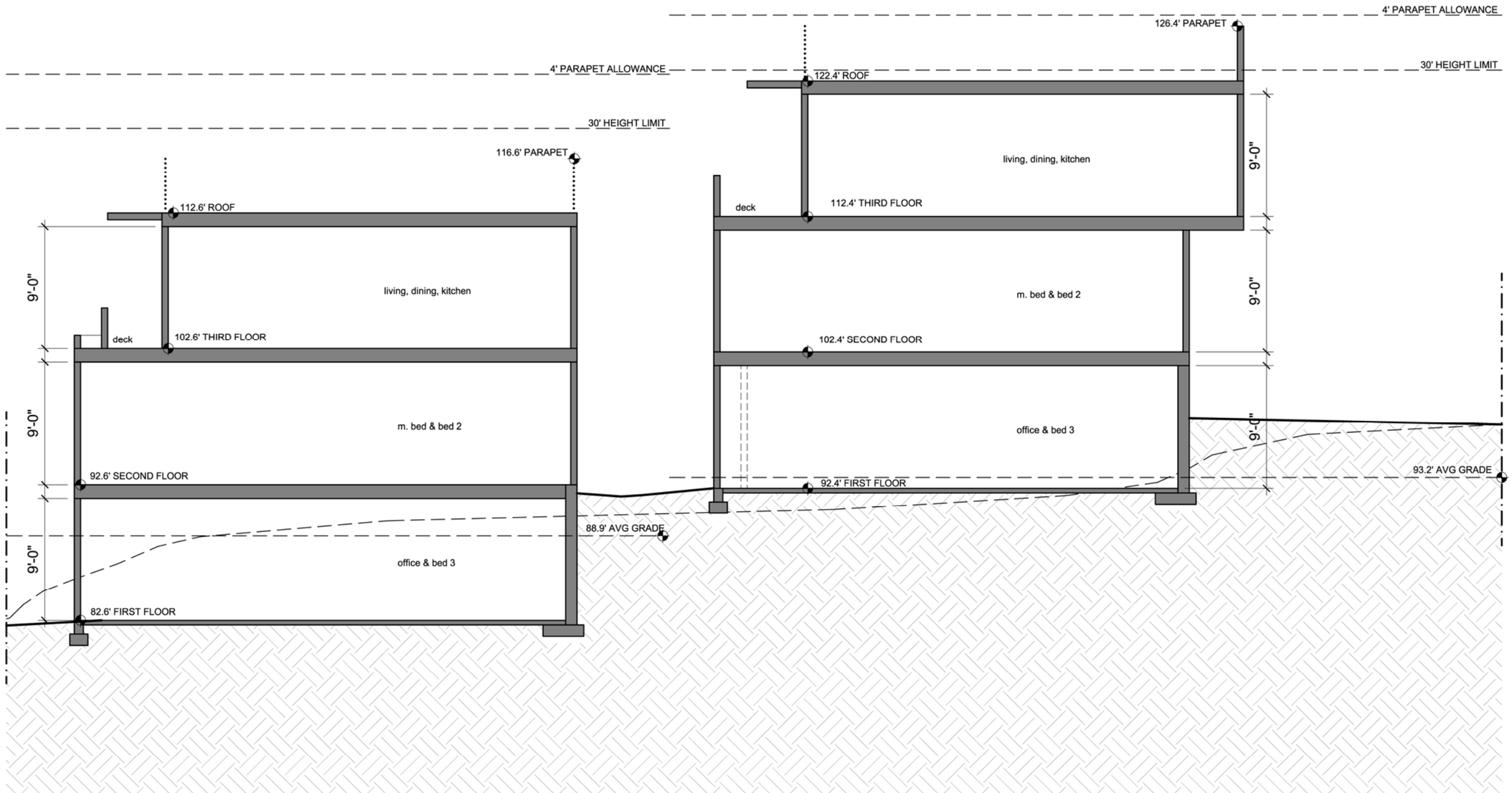


east-west section

SCALE: 1/8" = 1'



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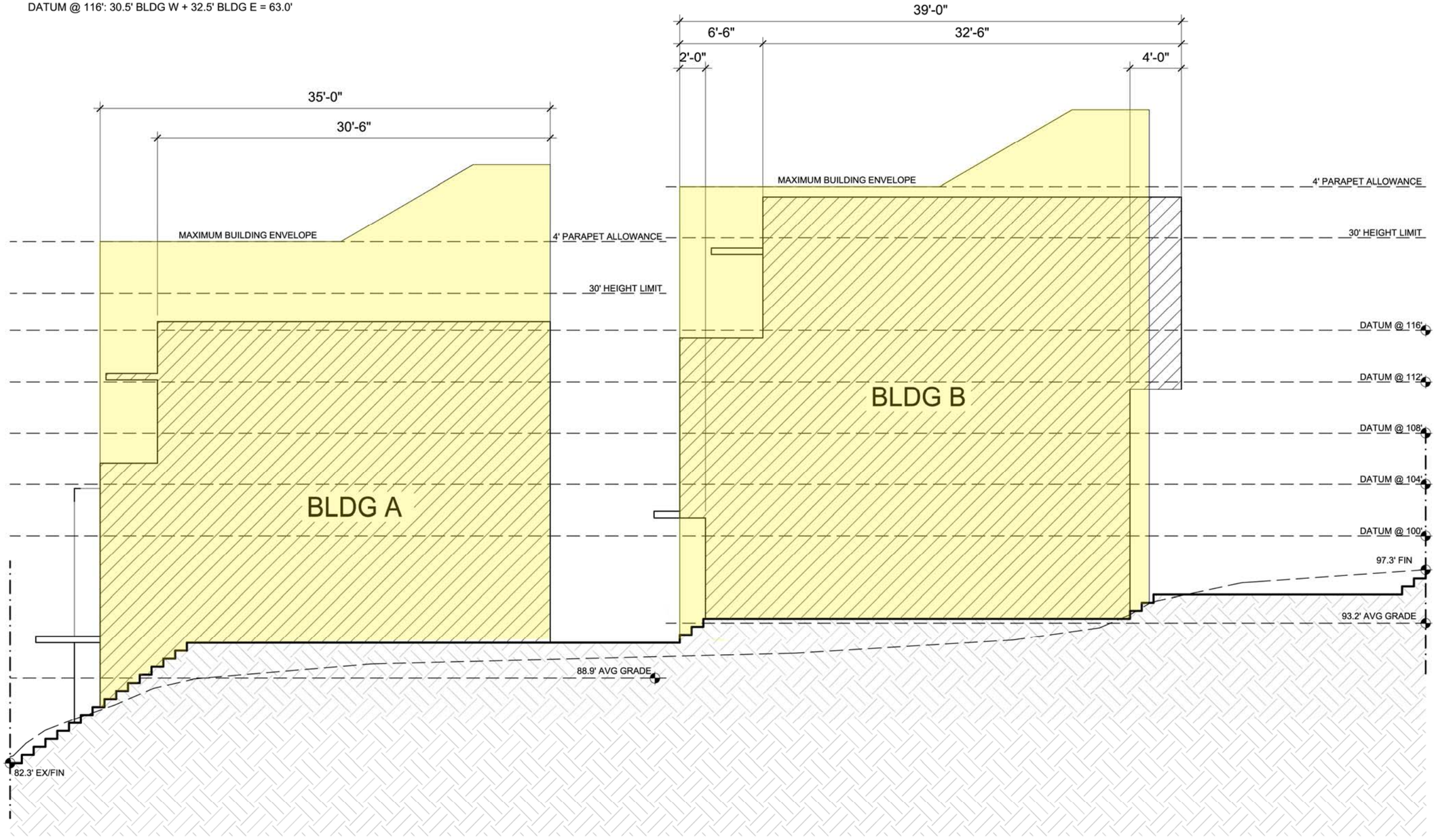
## FACADE LENGTH

DATUM @ 100': 35.0' BLDG W + 33.0' BLDG E = 68'
DATUM @ 104': 35.0' BLDG W + 35.0' BLDG E = 70'
DATUM @ 108': 30.5' BLDG W + 35.0' BLDG E = 65.5'
DATUM @ 112': 30.5' BLDG W + 39.0' BLDG E = 74.5'
DATUM @ 116': 30.5' BLDG W + 32.5' BLDG E = 63.0'




facade length diagram

SCALE: 1/8" = 1'



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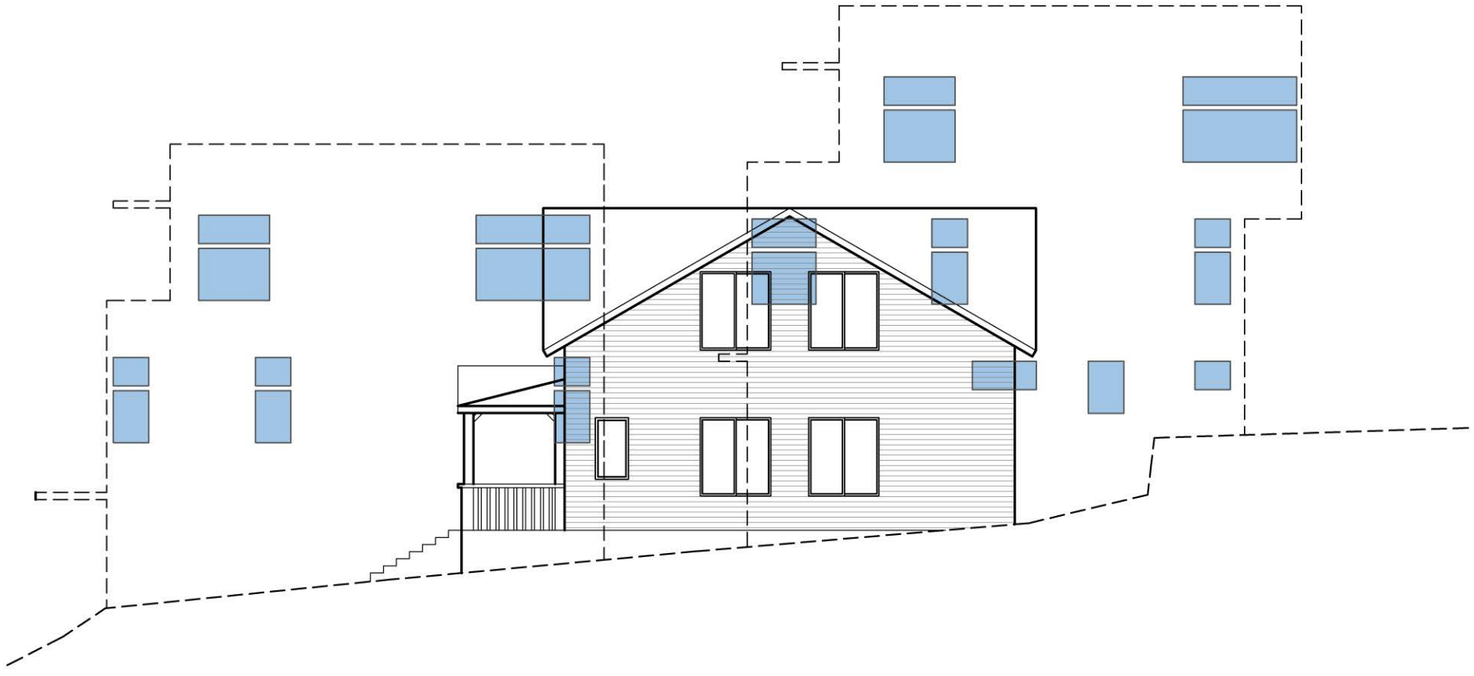
NEIGHBORING PROPERTY SOUTH SCALE: 3/32”=1’



NEIGHBORING PROPERTY NORTH SCALE: 3/32”=1’



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