PROJECT GOALS

- Provide a common courtyard open space that provides a community center for the project residents.
- Configure the units to activate the courtyard and connect main living levels to the courtyard open space.
- Encourage human activity at the main living level along the street facade of the building.
- Provide a variety of unique unit sizes and configurations, to provide housing options for a range of potential users and budgets.
- Configure plan layouts to take advantage of the site's southern exposure to provide good natural light to as many units as possible.

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1724 17TH AVE
HOWELL GREEN COURTYARD TOWNHOMES
SEATTLE, WA 98122

PROJECT 3014725 / 6348939

7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

SDR PACKET

No.	Date	Revision
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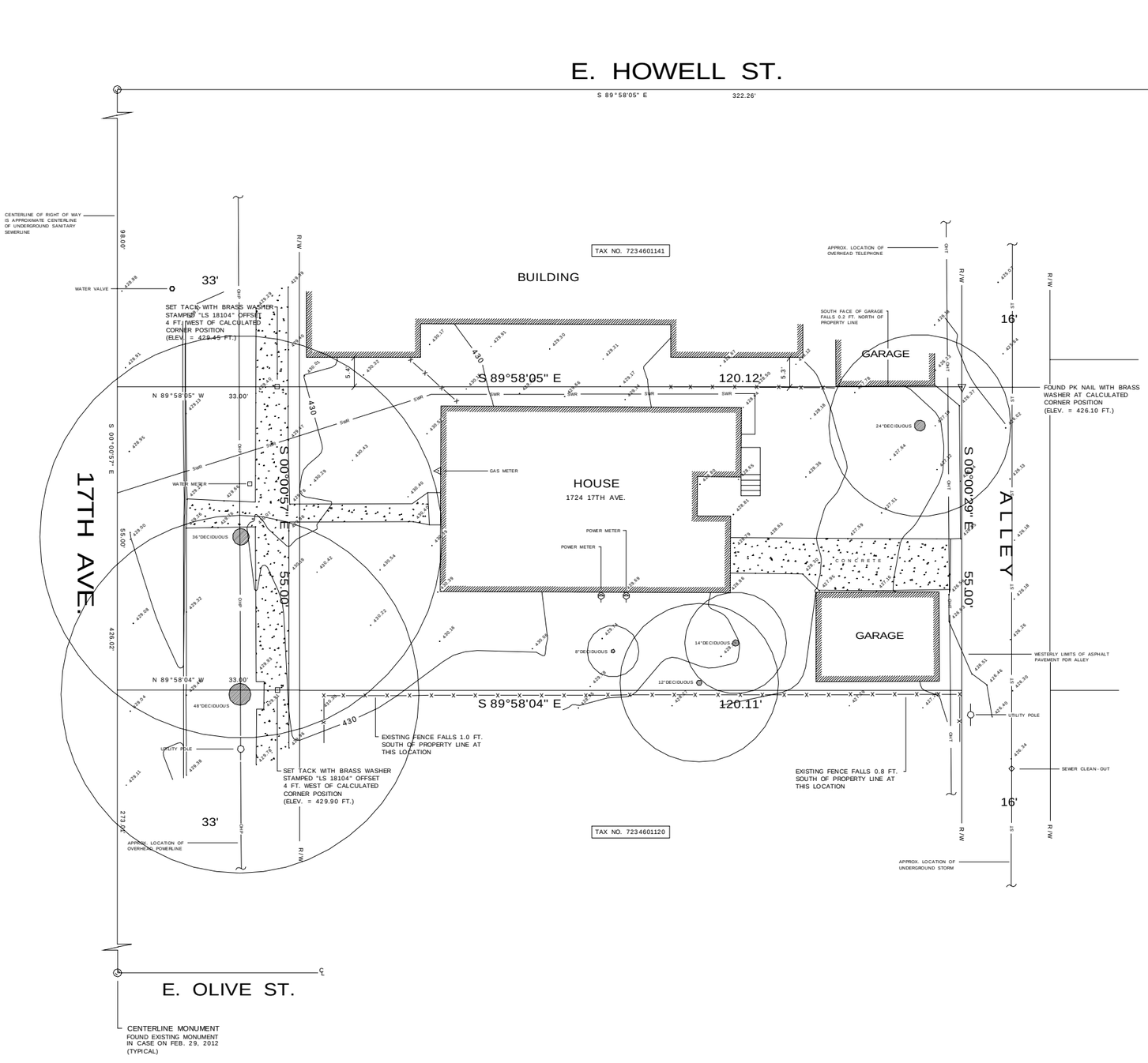
Sheet Title
COVER

Date MAY 15 2013

Sheet Number
A00



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 STANDARDS 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 TIES TO BENCH MARK 93V-458, ELEV. = 403.57 FT., WCCS SURVEY CONTROL PROJECT 2001
4. PARCEL AREA = 6,606 SQ. FT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THIS SITE, IF ANY, ARE NOT DISPLAYED HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASE UPON CITY OF SEATTLE SEWER CARD NO. 400 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7234601140

PROPERTY DESCRIPTION

THE SOUTH 55 FT. OF LOT 5, BLOCK 22, RENTON'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 3 OF PLATS, PAGE 118, RECORDS OF KING COUNTY, WA.

ROBERT H. WINTERS STATE OF WASHINGTON 18104 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:

TOPOGRAPHIC SURVEY
1724 17TH AVE.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB:WWW.CHADWICKWINTERS.COM

PROJECT #: 12-4511

DRAWING: 12-4511.DWG

CLIENT: JOE PAAR

May 22, 2013
Project # 3014725 / 6348939
1724 17th Avenue
PART II: DESIGN GUIDANCE PROPOSAL PACKETS

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 an single family residence that is being used as a boarding house. The applicant proposes to demolish the existing house and develop the site as seven 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:

- Create housing that is centered around a common courtyard open space to enhance the sense of community, facilitate social interaction between residents, and enhance personal security.
- Provide unit configurations that activate the courtyard with human activity and connect main living levels to the courtyard open space.
- Activate the streetscape with unit configurations that encourage human activity at the main living level along the street facade of the building.
- Provide rooftop decks to capture regional views and provide private open space.
- Provide a variety of unique unit sizes and configurations, to provide housing options for a range of potential users and budgets.
- Take advantage of the site's southern exposure to provide good natural light to as many units as possible.
- Provide all units with wide plan layouts with configurations that maximize access to natural light and provide unit layouts that are more useful and flexible than the traditional long, narrow townhouse configurations

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.

This LR3 site is located on a level site on the top of Capitol Hill. The streetscape is dominated by two existing large trees that must be preserved. The property to the south is full developed with a surface parking lot that provides open southern exposure for the project site. The existing building stock is composed of an eclectic mix of older single family homes and apartments buildings interspersed with some more recent large scale multi-family buildings. Two nearby properties across 17th are landmarked.

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: There are very large street trees that will need to be protected during construction. Please contact Bill Ames at SDOT for guidance.

A tree report is being prepared that will provide procedures for protection of the trees during construction.

A-2: The site is located in a center of public services with no consistent architectural theme. Across 17th Avenue is what appears to be an historic structure but is used for public services. Try to be mindful of the context.

See C-1

A-3: Entrances should be clearly readable from the street directing pedestrians to proposed units, Address signage will be necessary to identify those units that do not have street frontage. CH - consider orienting all entrances to the street where the building has frontage.

The project was initially designed with the three front units facing the street with a typical 15' wide floor plans, as would be typical per this guideline. While that scheme provided unit entries along the street, it failed to meet a number of our other project goals (good natural light, unique unit layouts, active courtyard, southern exposure), and so was replaced by the current configuration that provides higher quality housing units and is more successful at meeting other design guidelines (A-1; A-7; D-7).

While the project provides only one unit entry along the street, we have mitigated this by providing unit layouts that orient toward the street to encourage human activity at the main living level along the street facade of the building. At the northwest corner of the site, a building setback, a board canopy, and monument signage direct pedestrians along the walking path that leads to the courtyard and the rear units.

A-5: Be mindful of the existing window pattern on the adjacent structure to the north. Also be mindful of the parking lot to the south and headlight impacts on the proposed units

Window locations of the adjacent apartments have been modeled and shown in relationship to windows in the new development. Project window locations have been adjusted to minimize the privacy impacts. headlight will be screened by a low solid fence.

A-7: Please provide detail of treatment of proposed open space areas. Show the space is usable, attractive and well-integrated into the overall design. CH - mature street trees are a of high value to the neighborhood so care must be taken to protect the existing street trees.

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. The amount of open space in the project is significantly beyond what is required by the code.

A-8: Access from the alley. Consider use of pervious pavement of grasscrete in the rear parking area. Screen parking area from adjacent uses.

Solid fencing and landscaping will screen parking from adjacent uses. Pervious paving will be provided.

C-1: Consider the context of the historic structure directly across 17th Ave.

While this project is a contemporary design authentic to its time, place, and method of construction, the project has been consciously developed with a traditional base/middle/top composition along the street frontage in reference to the historic buildings in the vicinity. While there are two landmark buildings in the vicinity, they are of a very different character and nature both from each other and from this development, and would not be served well by imitation.

C-2: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. CH - Use materials in the vicinity if these represent the desired neighborhood character.

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: Use durable materials that will withstand the heavy vegetation and shade cast by the large street trees. CH - Use wood shingles or board and batten siding on residential structures.

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. Horizontal wood siding and wood roof soffits will be used generously to convey the residential nature of the project.

D-1: Readable entrances are desired.

See response to A-3

D-6: Incorporate solid waste and recycling storage into the overall design.

Areas for solid waste and recycling are incorporated into common enclosed areas along the alley side of the project.

D-7: Lighting should be installed for pedestrians and should be hooded and directed to pathways leading towards buildings. Where possible utilize CPTED design principles to create defensible space. Use of lighting, building placement and windows encourage natural surveillance from building residents.

Architectural lighting that provides visual emphasis at project entries and enhances personal safety will be provided at the west street face, in the courtyard, along the alley, and along the side yard pathways. Light fixtures will be selected to minimize glare towards adjacent properties. CPTED principles have been applied throughout the design in location of project entries and encouragement of human activity & sightlines into the courtyard and periphery of the project.

E-1: Retain mature landscaping where possible on perimeter to maintain privacy for adjacent sites. Be mindful of existing mature vegetation on adjacent sites

See response to A-1

E-2: Use landscaping green factor zoning requirements to enhance the building and site by creating visual barriers to adjacent sites or creating inviting usable spaces in the front setback and in the interior separation.

Landscape plans will be developed to enhance the building site, create privacy screening where appropriate, and create an inviting streetscape.

E-3: Landscaping may be used as barrier from headlight impacts from adjacent parking lot to the south. CH: Supplement and complement existing mature street trees where feasible

Space along the side yards is limited. Parking lot screening will be provided by solid fencing. The parking strip will be landscaped to enhance the existing street trees.

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.

Six development standard adjustments are requested for this project:
- North side setback is 5' average instead of 7' (29% decrease).
- South side setback is 5' average instead of 7' (29% decrease).
- Front setback is 5'-6" average instead of 7' (21% decrease)
- Front roof overhangs are setback 1'-8" from the property line, not 3'-0" (45% decrease)
- South façade length is 70.8% instead of 65%. (9% increase).
- North façade length is 70.8% instead of 65%. (9% increase).

The decks in the courtyard, the size of the courtyard, and the projecting overhangs along the street create the need for all of the requested setbacks. The project used no adjustments the courtyard would be smaller, the decks for units 2-5 would be at grade instead of at main floor level, and the project overhangs would be smaller and less dramatic. Granting of the adjustments helps the project be more compliant with guideline A-7 and C-2

Key metrics:
- Structure Height: 3 stories / 30 feet
- FAR: 1.4
- Units: 7
- Parking Spaces: 6 large car parking spaces

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PROJECT 3014725 / 6348939

7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

SDR PACKET

No.	Date	Revision
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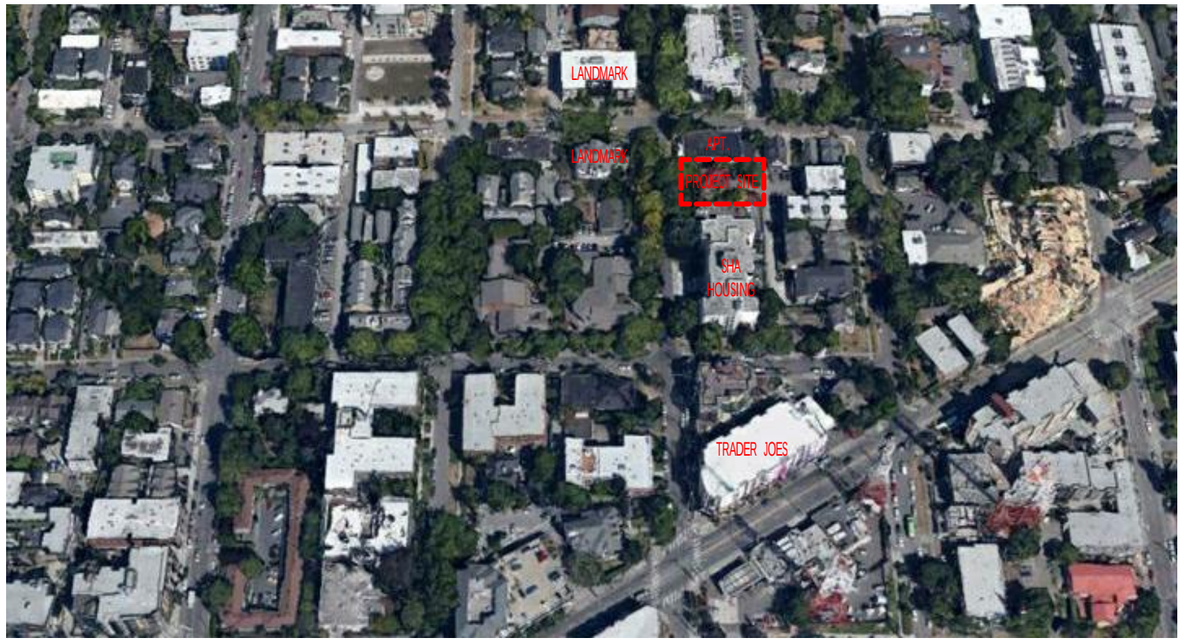
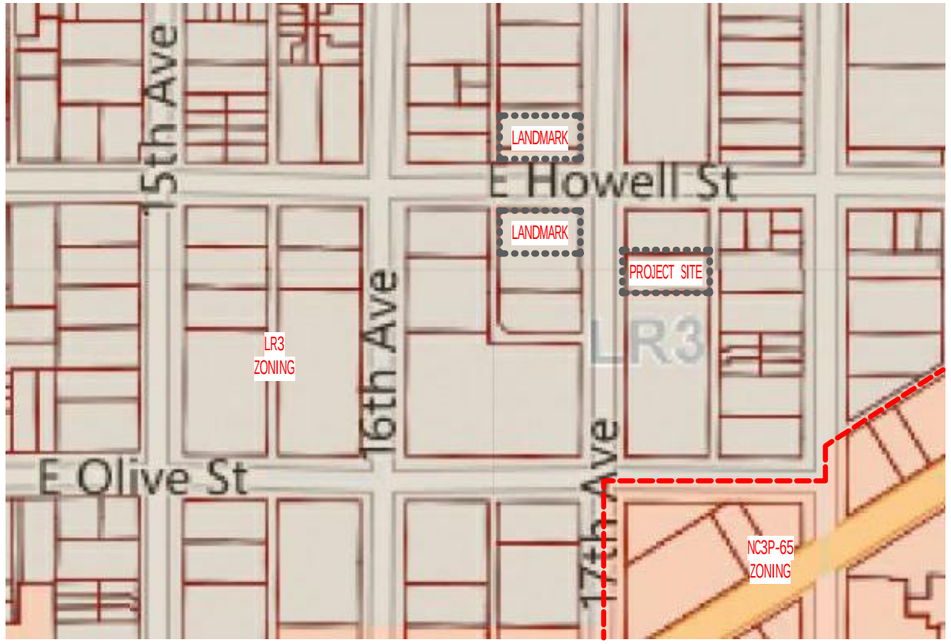
Sheet Title: BACKGROUND

Date: MAY 15 2013

Sheet Number: A02



AERIAL VIEW



ZONING

STREETSCAPE ALONG 17TH AVE - SOUTH SIDE

STREETSCAPE ALONG 17TH AVE - NORTH SIDE

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SDR PACKET

No.	Date	Revision
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Sheet Title
CONTEXT AND ZONING

Date MAY 15 2013

Sheet Number
A03

LANDMARK. GALBRAITH HOUSE. 1729 17TH AVENUE

LANDMARK. HILLCREST APARTMENTS. 1616 E HOWELL STREET

EXISTING HOUSE - 1724 17TH AVE

LANDMARK. GALBRAITH HOUSE. 1729 17TH AVENUE

EXISTING HOUSE - 1724 17TH AVE

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SDR PACKET

No.	Date	Revision
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Sheet Title
CONTEXT

Date MAY 15 2013

Sheet Number
A04

PROJECT BACKGROUND INFORMATION

STREET ADDRESS

1724 17TH AVENUE

PROJECT NUMBER(S)

3014725 SDR/MUP 6348939 BUILDING PERMIT

LEGAL DESCRIPTION

LOT 5, IN BLOCK 22 OF RENTON'S ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS ON PAGE 118, RECORDS OF KING COUNTY, EXCEPT THE NORTH 5 FEET THEREOF; SITUATED IN SEATTLE, WASHINGTON.

TAX PARCEL NUMBER

7234601140

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

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.	1.38
23.45.512	DENSITY LIMIT	NONE	7 UNITS
23.45.514	STRUCTURE HEIGHT	30'-0" MAX.	30'-0"
23.45.514.J.4	PENTHOUSE HEIGHT	10'-0" ABOVE H.L.	9'-4 5/32"
23.45.514.J.4	PENTHOUSE AREA	15% OF ROOF AREA MAX.	14.9%
23.45.518.A	FRONT SETBACK	7' AVG.	6.3 AVG.
23.45.518.A	NORTH SIDE SETBACK	7' AVG.	5.6 AVG.
23.45.518.A	SOUTH SIDE SETBACK	7' AVG.	5.1 AVG.
23.45.518.A	REAR SETBACK	7' AVG.	26.2 AVG.
23.45.522	AMENITY AREA	827 SF MIN. @ GRADE	1870 SF
23.45.522	AMENITY AREA	1653 SF MIN. TOTAL	3848 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	70.8%
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	3'-5"

AVERAGE SETBACK CALCULATION

FRONT SETBACK

FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
11.0	8.8	96.8
11.5	5.1	58.7
7.0	6.8	47.6
15.5	5.1	79.1
TOTAL 45.0		282.2
	AVG FRONT SETBACK	6.3

REAR SETBACK

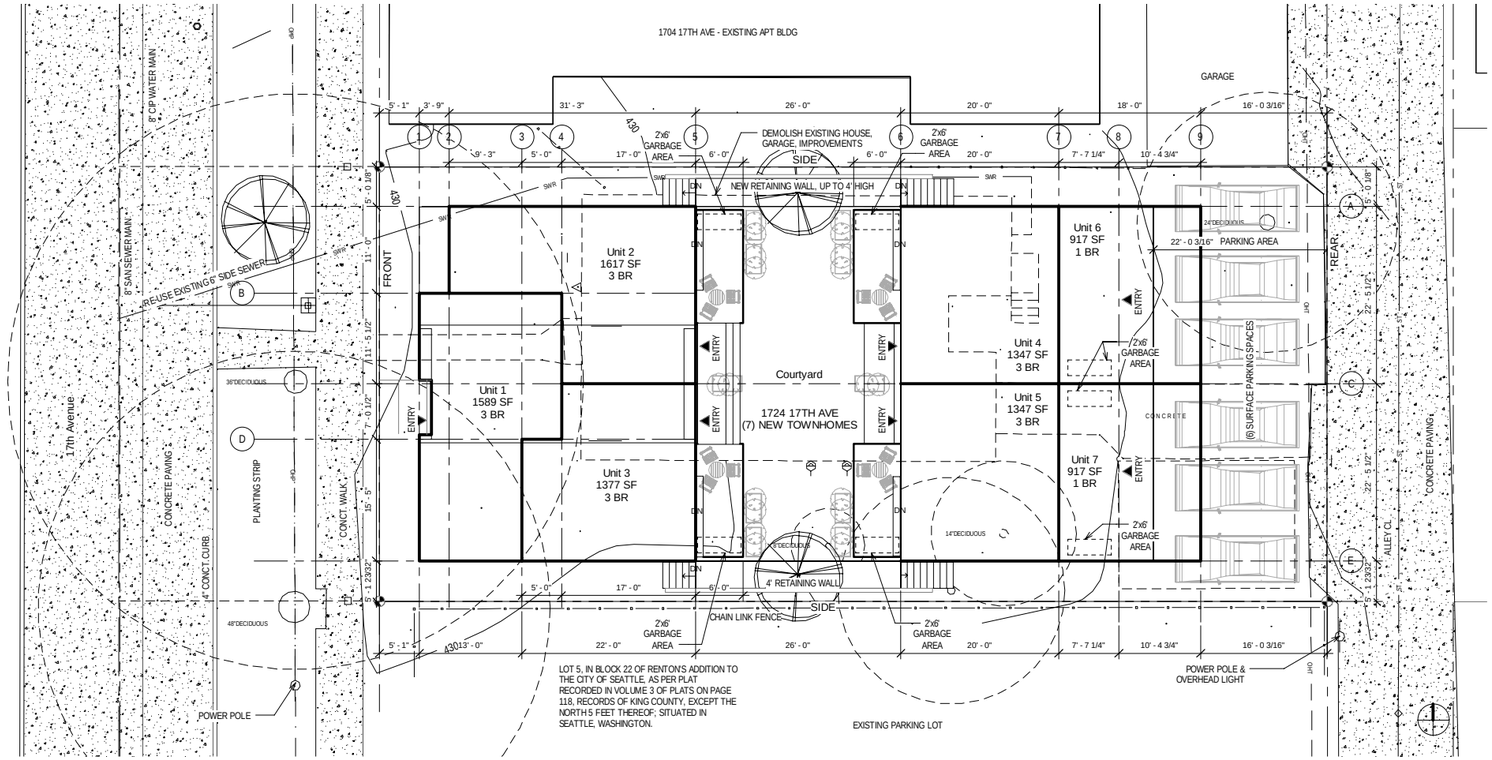
FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
22.0	26.4	580.8
0.9	16.0	14.4
22.0	26.4	580.8
TOTAL 44.9		1176
	AVG REAR SETBACK	26.2

NORTH SIDE SETBACK

FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
3.75	16.0	60.0
31.25	5.0	156.25
6.0	5.5	32.3
6.0	5.5	32.3
27.6	5.0	138.0
TOTAL 74.6		418.85
	AVG SIDE SETBACK	5.6

SOUTH SIDE SETBACK

FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
35.0	5.1	178.5
6.0	5.5	32.3
6.0	5.5	32.3
27.6	5.1	140.7
TOTAL 74.6		383.8
	AVG SIDE SETBACK	5.1



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

ADJUSTMENT REQUESTS

1) SMC 23.45.527.B.1: MAXIMUM FAÇADE LENGTH.
REQUIRED: 65% MAXIMUM.
PROVIDED: 70.8% @ NORTH FACADE; 70.8% @ SOUTH FACADE (8.9% INCREASE)
ALLOWABLE ADJUSTMENT: UP TO 10% INCREASE.

REASON FOR FAÇADE 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.

2) SMC 23.45.518.A: FRONT SETBACK
REQUIRED: 7' AVG.
PROVIDED: 6.3' AVG.

3) SMC 23.45.518.A: SIDE SETBACKS
REQUIRED: 7' AVG.
PROVIDED: 5.6' AVG. @ NORTH FACADE; 5.1' AVG. @ SOUTH FACADE

4) SMC 2XXXXXXX: FRONT OVERHANG
REQUIRED: 3' - 0" TO PROPERTY LINE
PROVIDED: 1' - 8 3/4"

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 LxE / 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 = UNLIMINTED (GROUP R-3 ONLY)				
GLAZING U-FACTOR		DOORS		VAULTED
VERTICAL	OVERHEAD	U-FACTOR	CEILING	CEILNG
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

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PROJECT 3014725 / 6348939

7238 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

SDR PACKET

No.	Date	Revision
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Sheet Title
SITE PLAN

Date MAY 15 2013

Sheet Number
A10

Revised 12/28/10

Green Factor Score Sheet

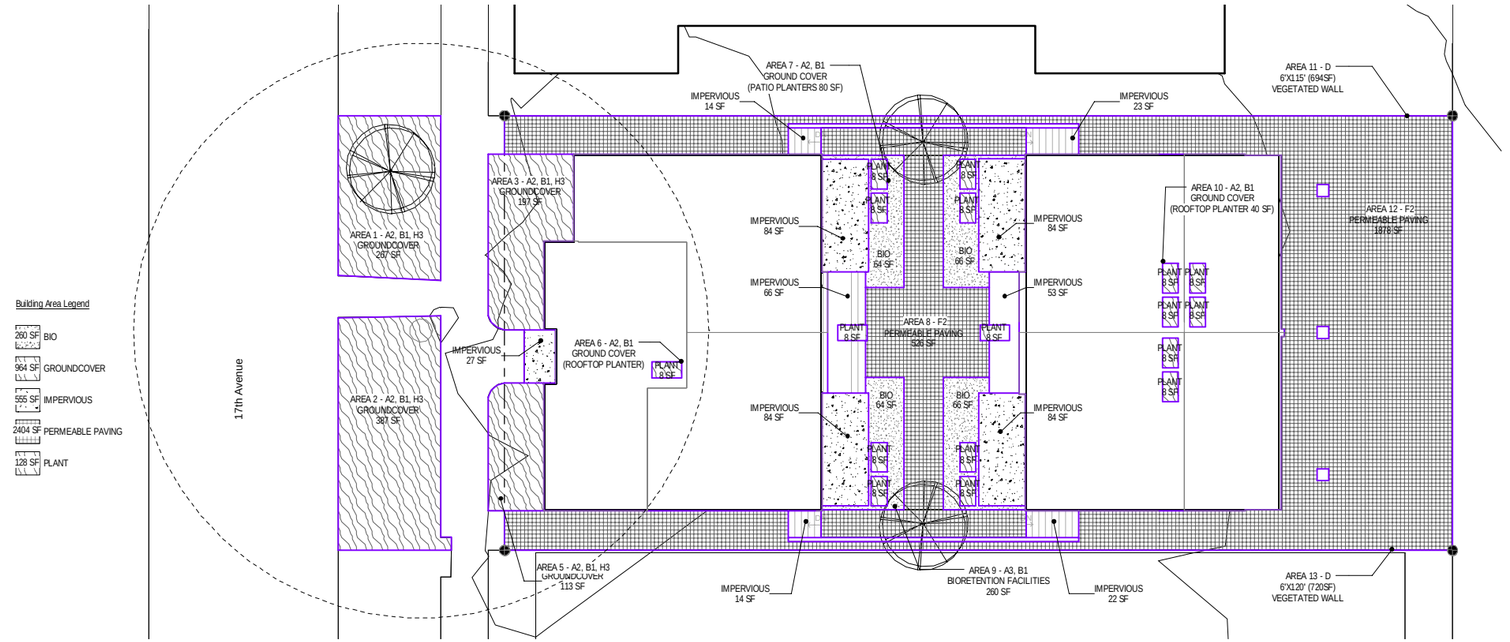
SEATTLE×green factor

Project title:

		Parcel size *(enter this value first)* *	enter sq ft of parcel: 6,600		SCORE	0.700
	Landscape Elements**	**Totals from GF worksheet**		**Factor**	**Total**
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"		enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater		enter sq ft: 1352	0.6	811.2
3	Bioretention facilities		enter sq ft: 260	1.0	260.0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity		enter sq ft: 1352	0.1	135
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 112	1344	0.3	403
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0	0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 2	300	0.3	90.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 1	250	0.4	100.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 33.33	666.6	0.8	533.3
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium		enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium		enter sq ft: 0	0.7	-
D	**Vegetated walls**		enter sq ft: 1414	0.7	989.8
E	**Approved water features**		enter sq ft: 0	0.7	-
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel		enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel		enter sq ft: 2404	0.5	1,202.0
G	**Structural soil systems**		enter sq ft: 0	0.2	-
		sub-total of sq ft =	*9,343*		
H	**Bonuses**				
1	Drought-tolerant or native plant species		enter sq ft: 0	0.1	-
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater		enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces		enter sq ft: 964	0.1	96
4	Landscaping in food cultivation		enter sq ft: 0	0.1	-
			Green Factor numerator =		*4,621*

**** Do not count public rights-of-way in parcel size calculation.***

***** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)***



1 LANDSCAPE PLAN
1/8" = 1'-0"

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7235 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

SDR PACKET

No.	Date	Revision
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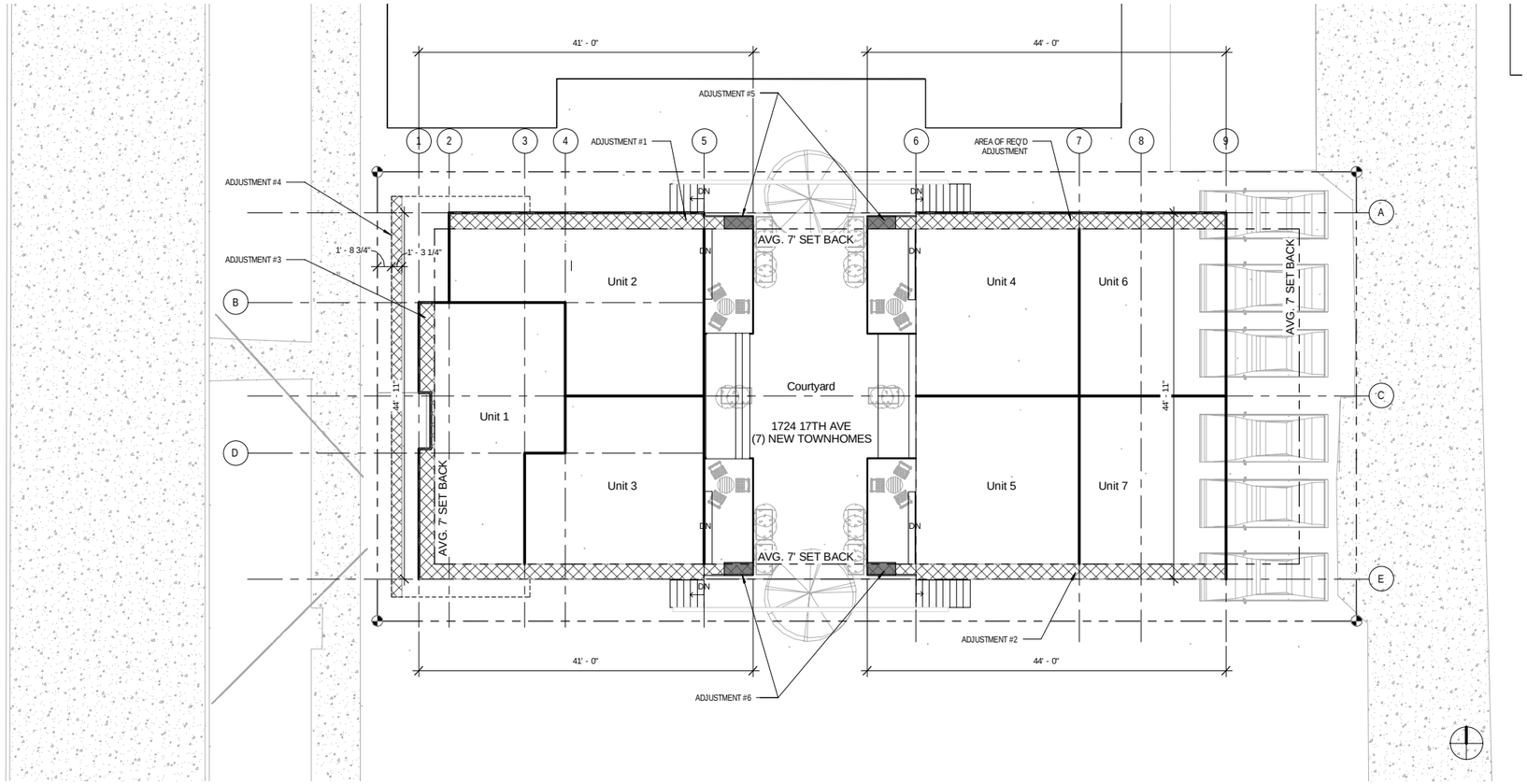
Sheet Title: LANDSCAPE PLAN

Date: MAY 15 2013

Sheet Number: A11



1 ADJUSTMENTS REQUEST PLAN
1/8" = 1'-0"

Adj.	SMC	Standard	Required	Provided	% change	Project with adjustment	Project without adjustment	Guideline
1	23.45.518.A	Side Setback (North)	7' Average	5.6' Average	-20%	Decks are at main floor level, connecting main living levels and courtyard open space.	Decks are at grade where they are disconnected from the interior living spaces.	A-7
2	23.45.518.A	Side Setback (South)	7' Average	5.1' Average	-28%	Decks are at main floor level, connecting main living levels and courtyard open space.	Decks are at grade where they are disconnected from the interior living spaces.	A-7
3	23.45.518.A	Front Setback	7' Average	6.3' Average	-10%	Buildings closer to the street open up more usable space at the interior courtyard.	Buildings farther from the street make the interior courtyard smaller.	A-7
4	23.45.518	Overhangs in setbacks	Min. 3'-0" to property line	1'-8" to property line	-45%	Large dramatic overhangs create shadow, depth, and interesting visual character.	Shallow overhangs create buildings with street facades with less visual interest.	C-2
5	23.45.527.B	Façade Length (North)	65% max	70.80%	+9%	Decks are at main floor level, connecting main living levels and courtyard open space.	Decks are at grade where they are disconnected from the interior living spaces.	A-7
6	23.45.527.B	Façade Length (South)	65% max	70.80%	+9%	Decks are at main floor level, connecting main living levels and courtyard open space.	Decks are at grade where they are disconnected from the interior living spaces.	A-7

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.

The decks in the courtyard, the size of the courtyard, and the projecting overhangs along the street create the need for all of the requested setbacks. If the project used no adjustments the courtyard would be smaller, the decks for units 2-5 would be at grade instead of at main floor level, and the project overhangs would be smaller and less dramatic. Granting of the adjustments helps the project be more compliant with guidline A-7 and C-2

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PROJECT 3014725 / 6348939

7236 REGISTERED ARCHITECT DAVID NEIMAN STATE OF WASHINGTON

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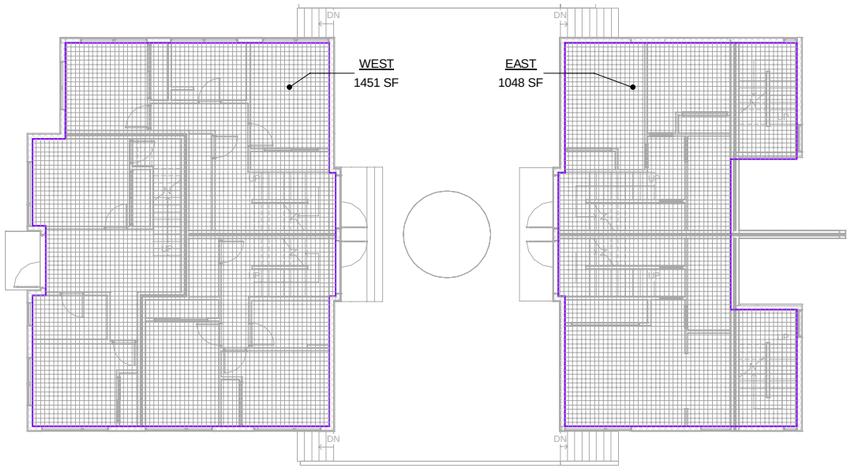
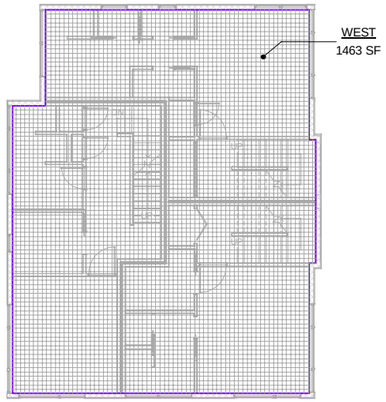
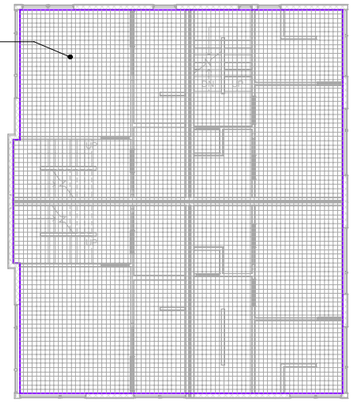
Sheet Title
ADJUSTMENTS REQUEST PLAN

Date MAY 15 2013
Sheet Number
A12

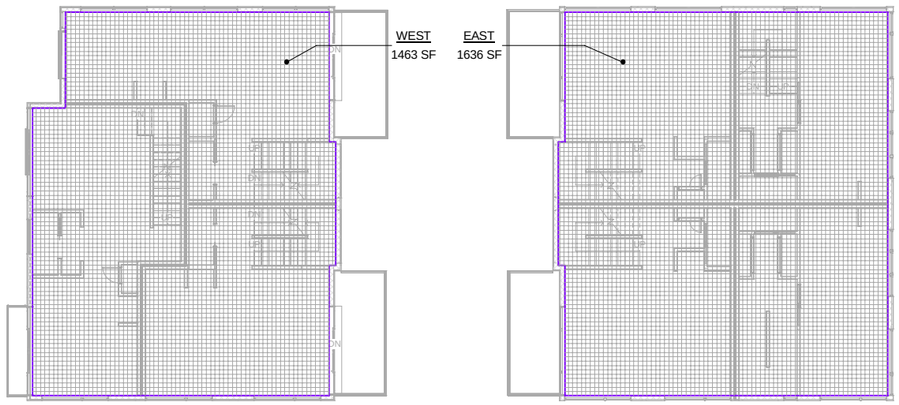


1 LOWER LEVEL
1/8" = 1'-0"

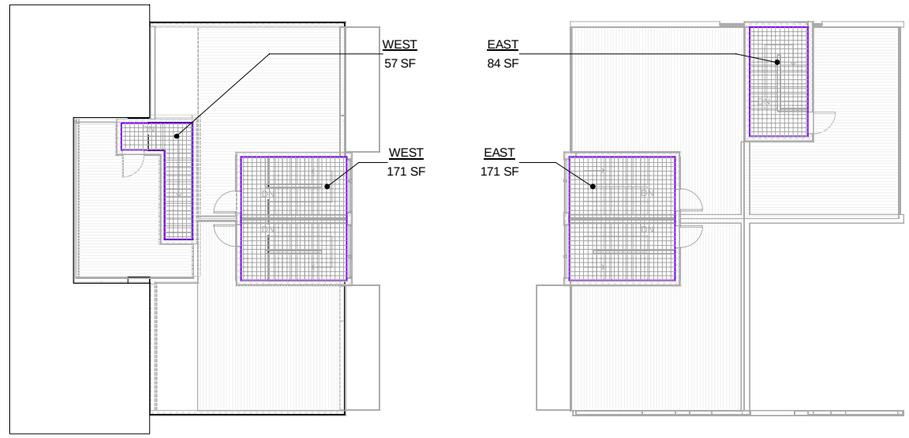




3 UPPER LEVEL
1/8" = 1'-0"



2 MAIN LEVEL
1/8" = 1'-0"



4 ROOF LEVEL
1/8" = 1'-0"

FAR COUNTS			
Level	Name	Area	FAR
LOWER LEVEL	EAST	1048 SF	0.16
LOWER LEVEL	WEST	1451 SF	0.22
LOWER LEVEL: 2		2499 SF	0.38
MAIN LEVEL	WEST	1463 SF	0.22
MAIN LEVEL	EAST	1636 SF	0.25
MAIN LEVEL: 2		3098 SF	0.47
UPPER LEVEL	WEST	1463 SF	0.22

FAR COUNTS			
Level	Name	Area	FAR
UPPER LEVEL	EAST	1636 SF	0.25
UPPER LEVEL: 2		3098 SF	0.47
ROOF LEVEL	WEST	57 SF	0.01
ROOF LEVEL	WEST	171 SF	0.03
ROOF LEVEL	EAST	171 SF	0.03
ROOF LEVEL	EAST	84 SF	0.01
ROOF LEVEL: 4		484 SF	0.07
Grand total: 10		9178 SF	1.39

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Sheet Title
CODE COMPLIANCE PLANS

Date MAY 15 2013
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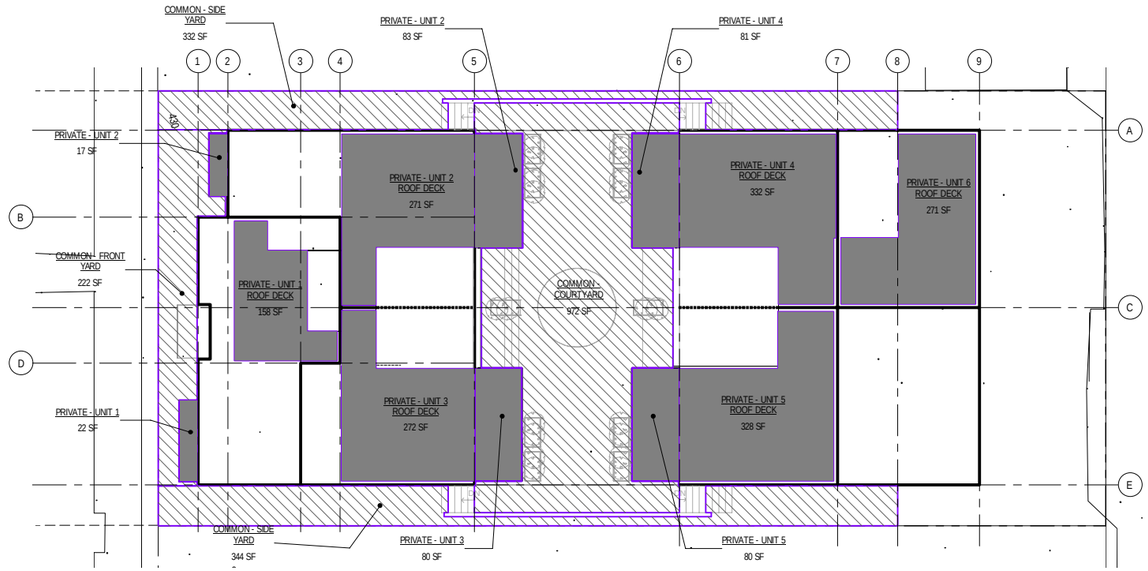
A13

AMENITY AREA CALCULATION

AT GRADE						
FRONT YARD	SIDE YARDS		COMMON COURTYARD			TOTAL
222 SF	676 SF		972 SF			1870 SF
ABOVE GRADE						
UNIT1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	TOTAL
180 SF	354 SF	352 SF	413 SF	408 SF	271 SF	1978 SF

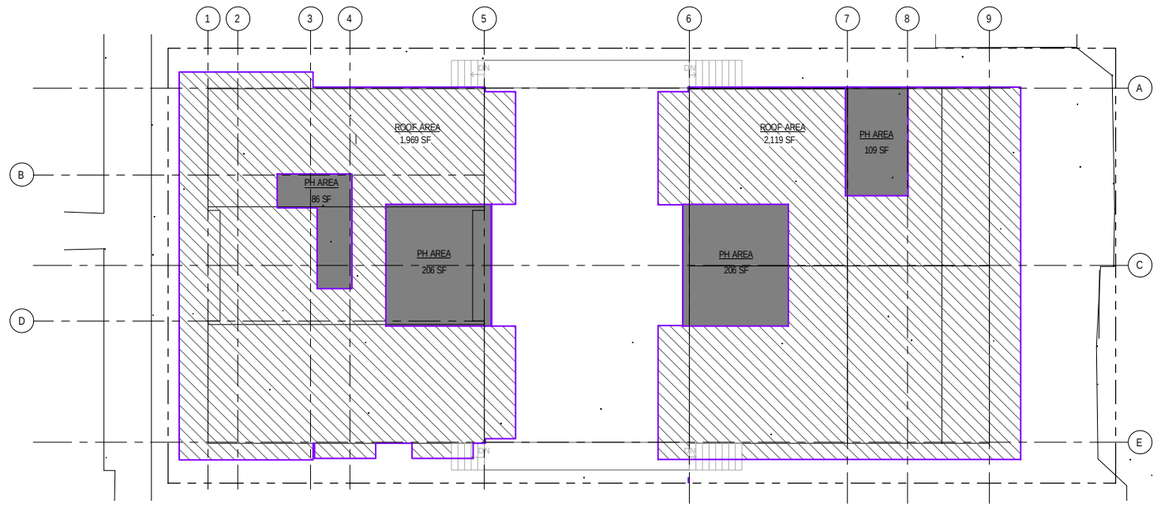
TOTAL AT GRADE	1870 SF
TOTAL ABOVE GRADE	1978 SF
TOTAL PROVIDED	3848 SF



2 AMENITY AREA PLAN
1/8" = 1'-0"

WEST ROOF		
TOTAL ROOF AREA:	1,677 + 86 + 206 =	1,969
TOTAL PH AREA:	86 + 206 =	292
PH AREA PERCENTAGE:	292 / 1,969 =	14.83%

EAST ROOF		
TOTAL ROOF AREA:	1,804 + 109 + 206 =	2,119
TOTAL PH AREA:	109 + 206 =	315
PH AREA PERCENTAGE:	315 / 2,119 =	14.85%



1 PENTHOUSE AREAS
1/8" = 1'-0"

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Sheet Title
CODE COMPLIANCE PLANS

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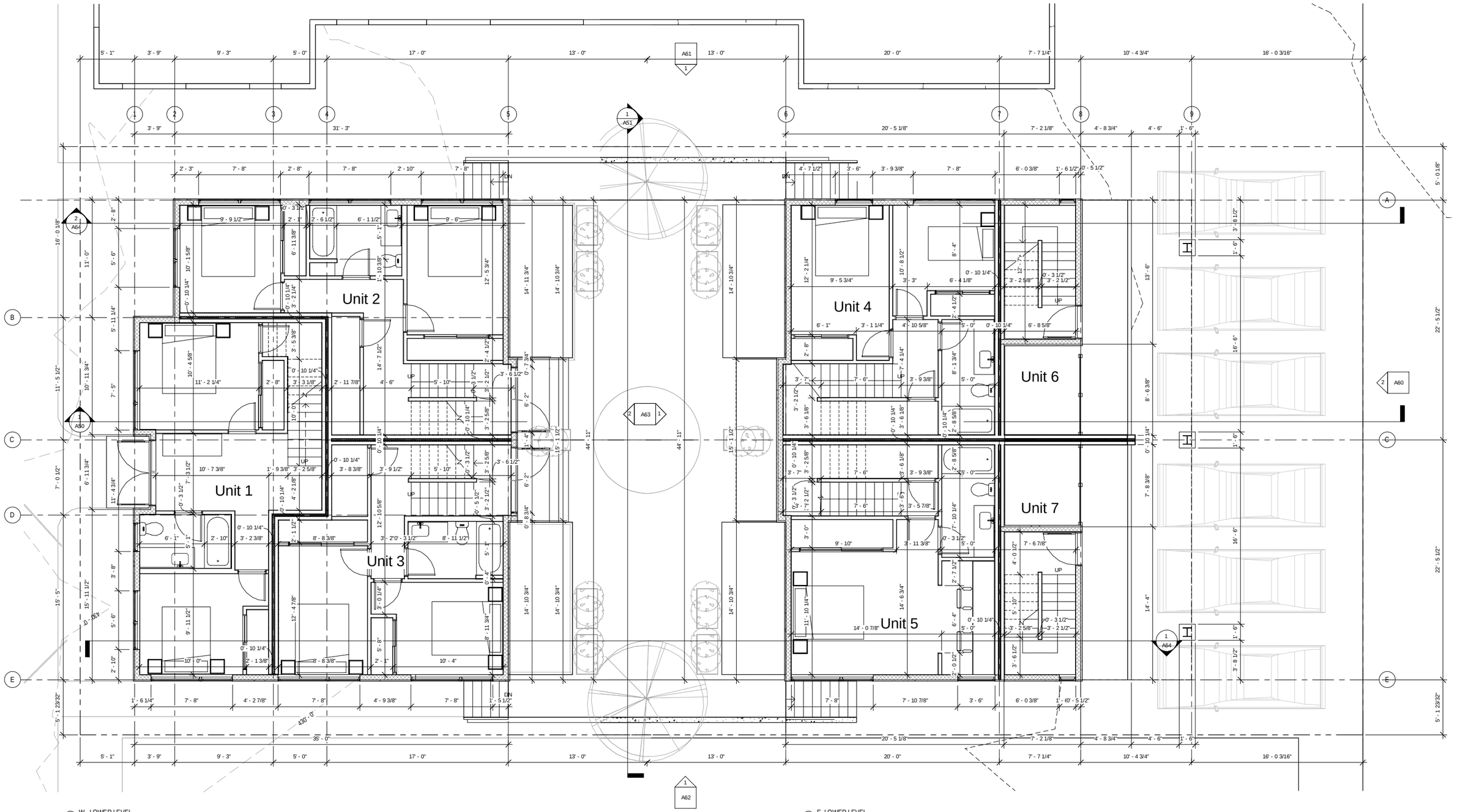
A14



2 W - LOWER LEVEL
1/4" = 1'-0"

1 E- LOWER LEVEL
1/4" = 1'-0"

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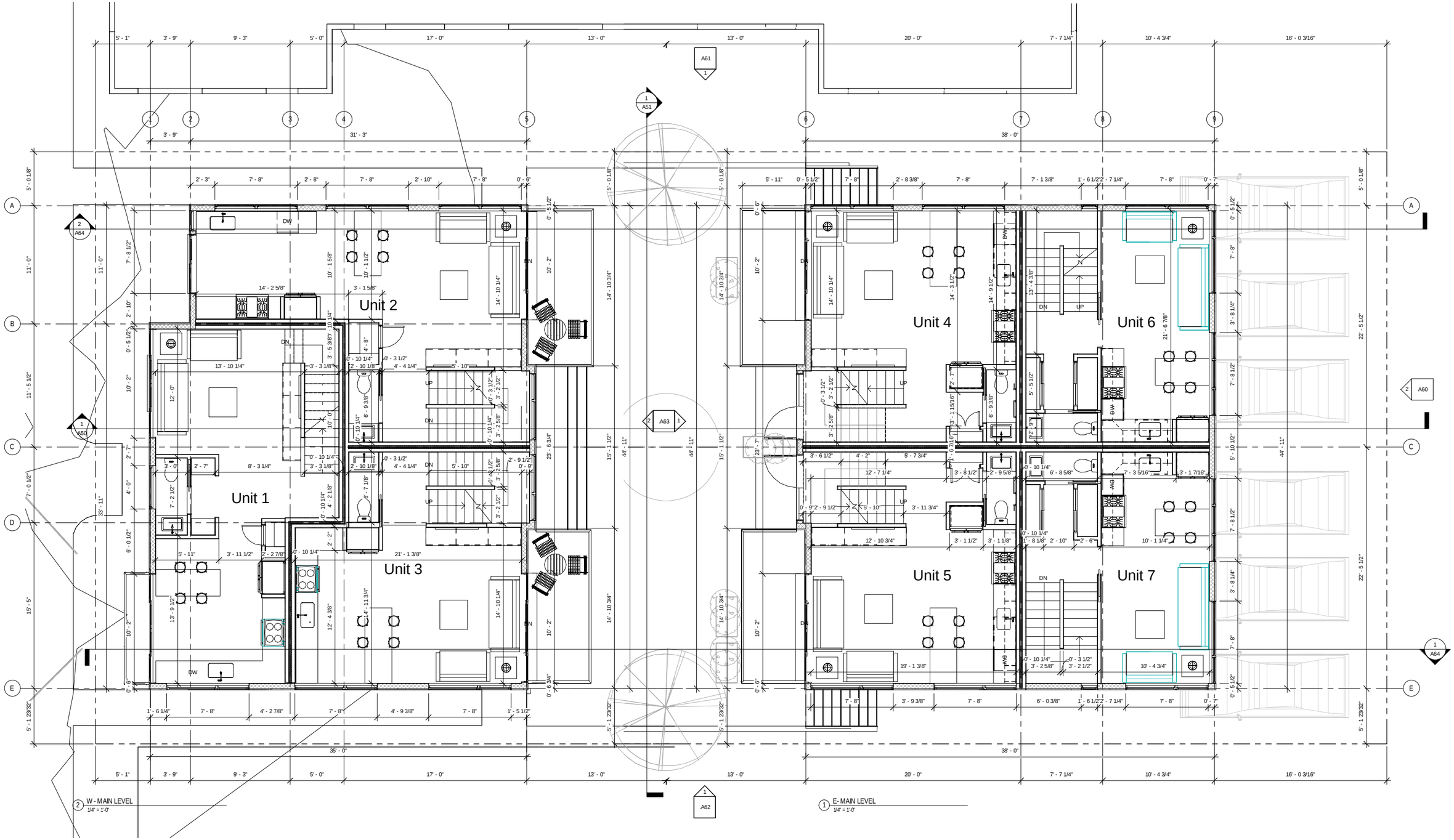
Sheet Title
LOWER LEVEL

Date MAY 15 2013

Sheet Number
A31



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MAIN LEVEL

Date MAY 15 2013

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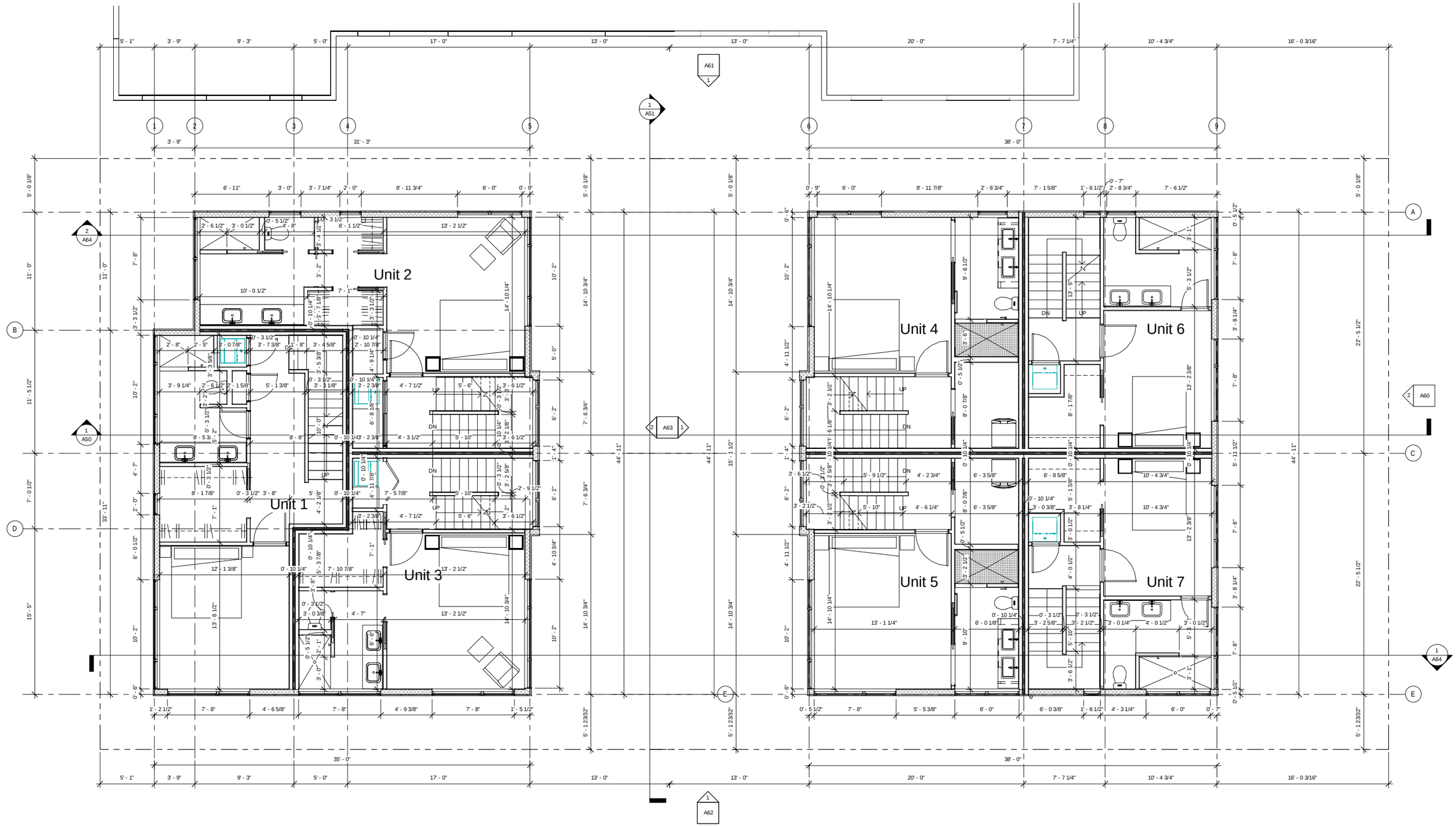
A32



1 W - UPPER LEVEL
1/4" = 1'-0"

2 E - UPPER LEVEL
1/4" = 1'-0"

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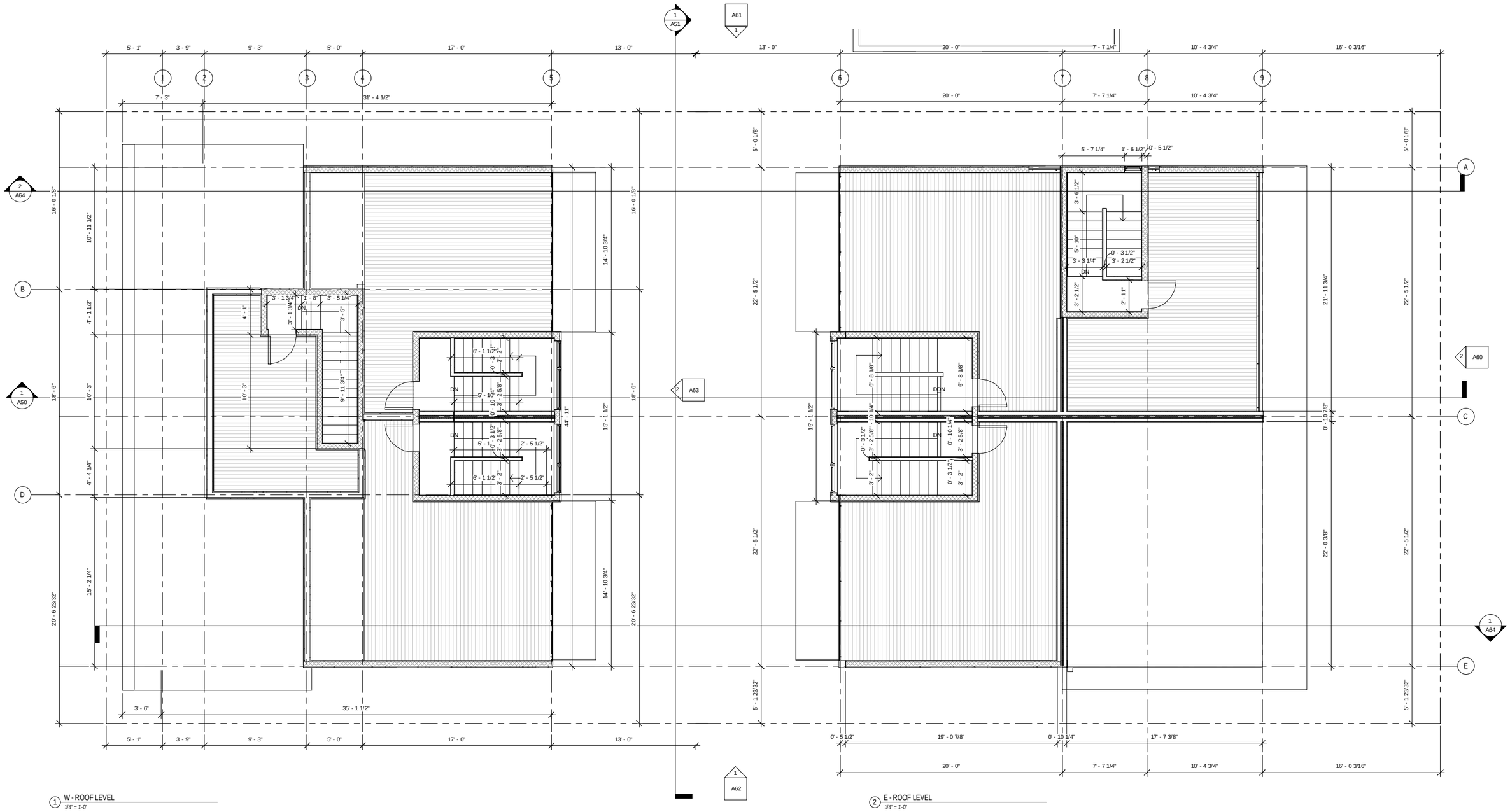
Sheet Title
UPPER LEVEL

Date MAY 15 2013

Sheet Number
A33



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No.	Date	Revision
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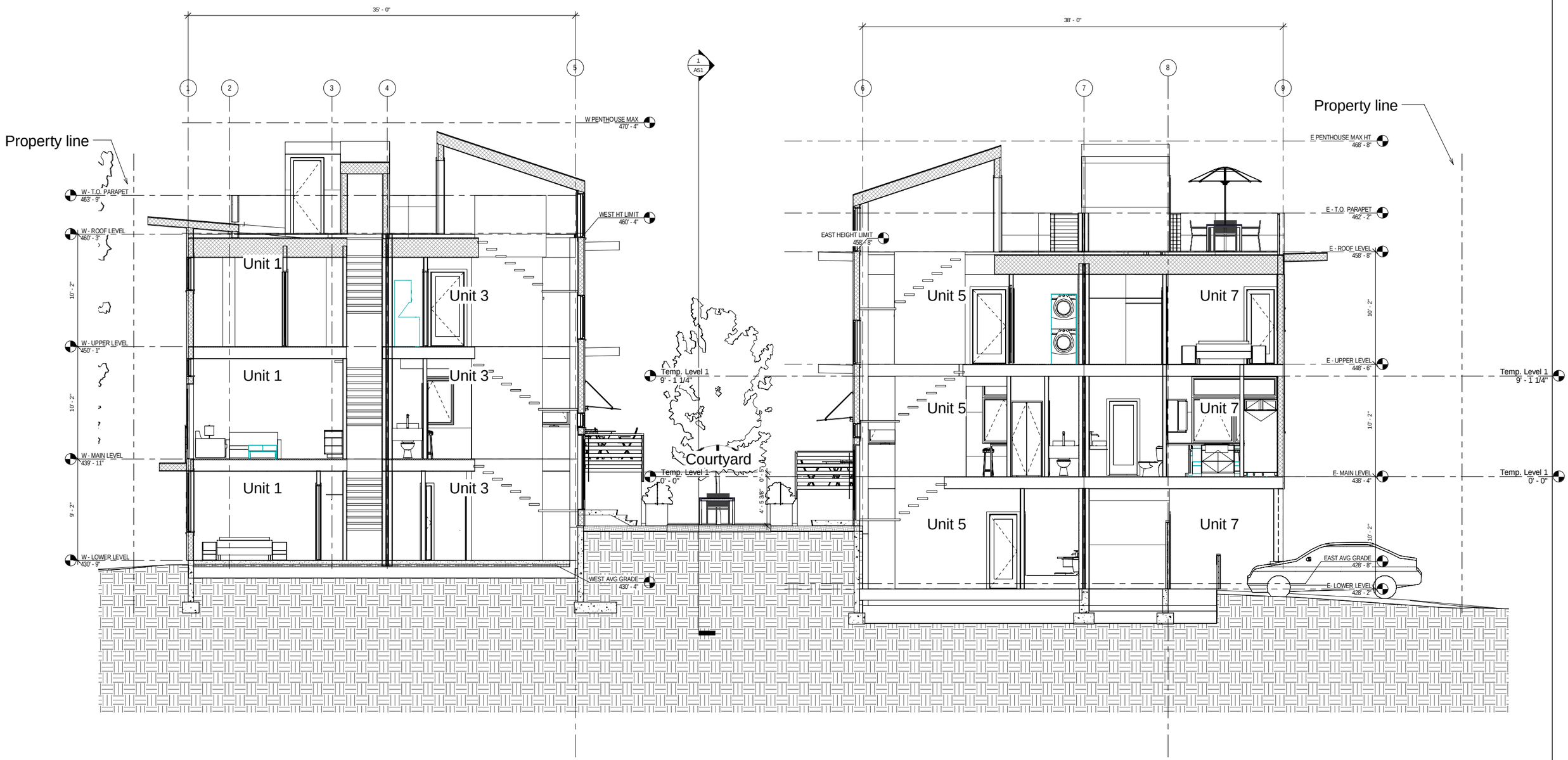
Sheet Title
ROOF LEVEL

Date MAY 15 2013

Sheet Number
A34



1 LONGITUDINAL SECTION
1/4" = 1'-0"

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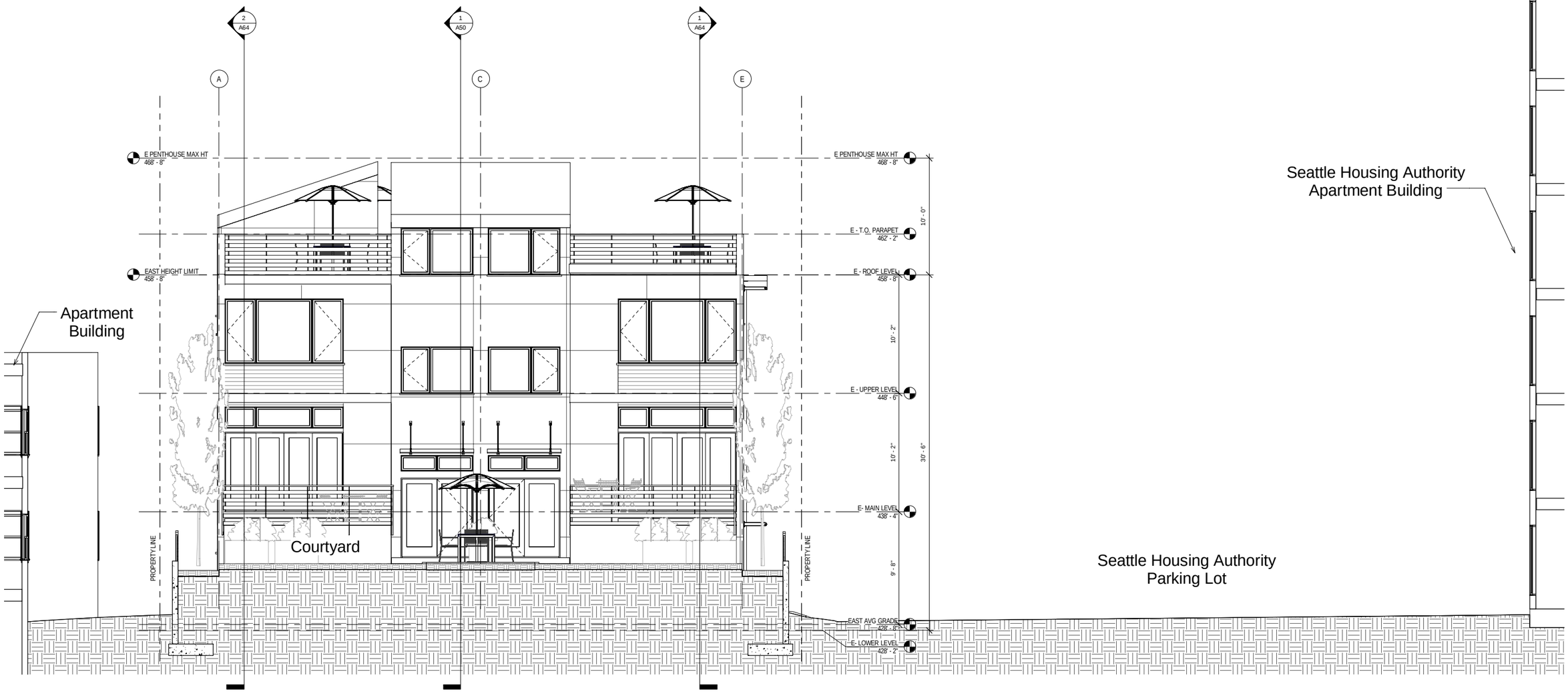
Sheet Title
LONGITUDINAL SECTION

Date MAY 15 2013
Sheet Number
A50



1 TRANSVERSE SECTION
1/4" = 1'-0"

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Sheet Title
TRANSVERSE SECTION

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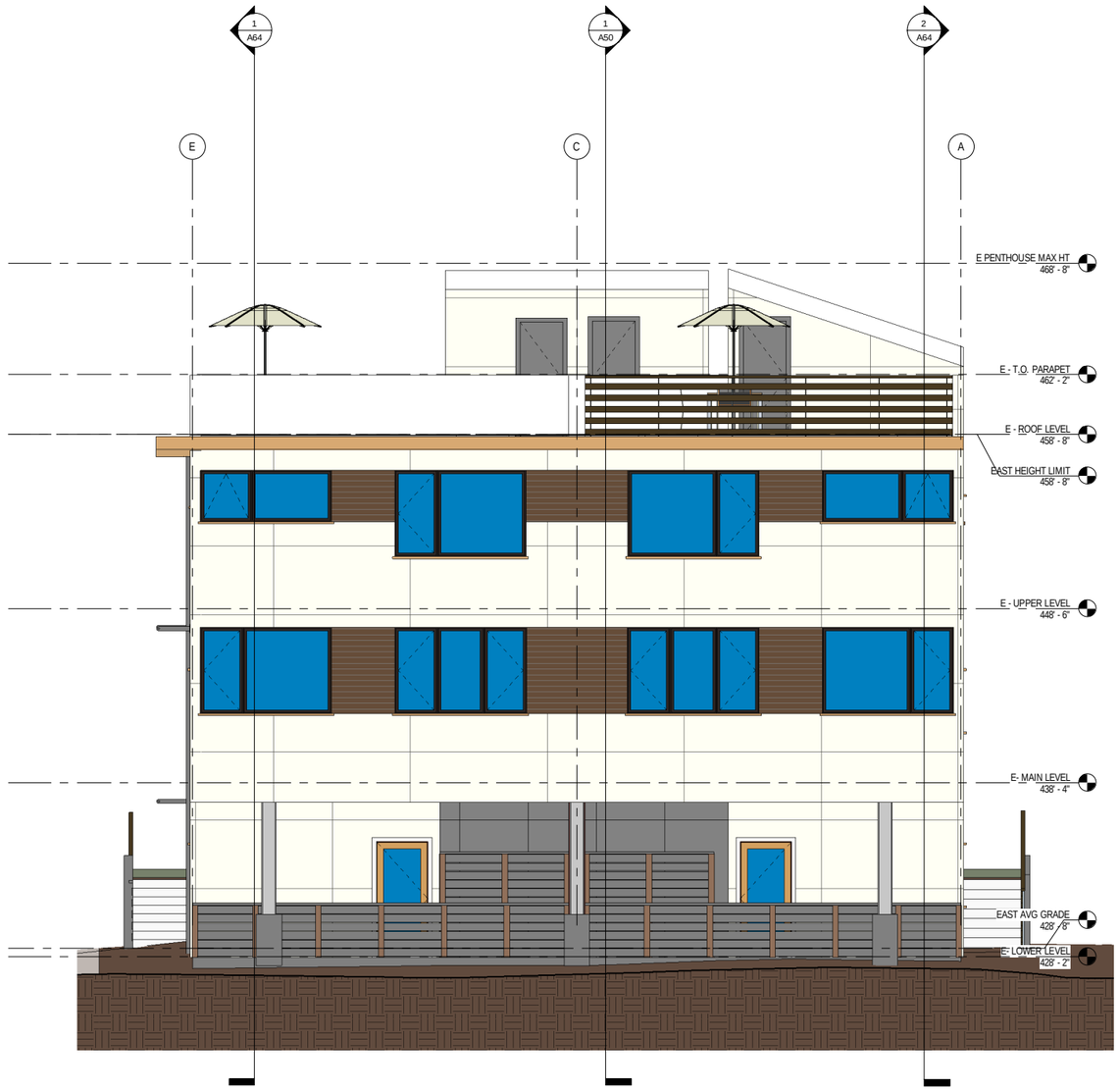
A51

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



2 EAST ELEVATION
1/4" = 1'-0"

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Sheet Title
ELEVATIONS

Date MAY 15 2013
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A60

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

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ELEVATIONS

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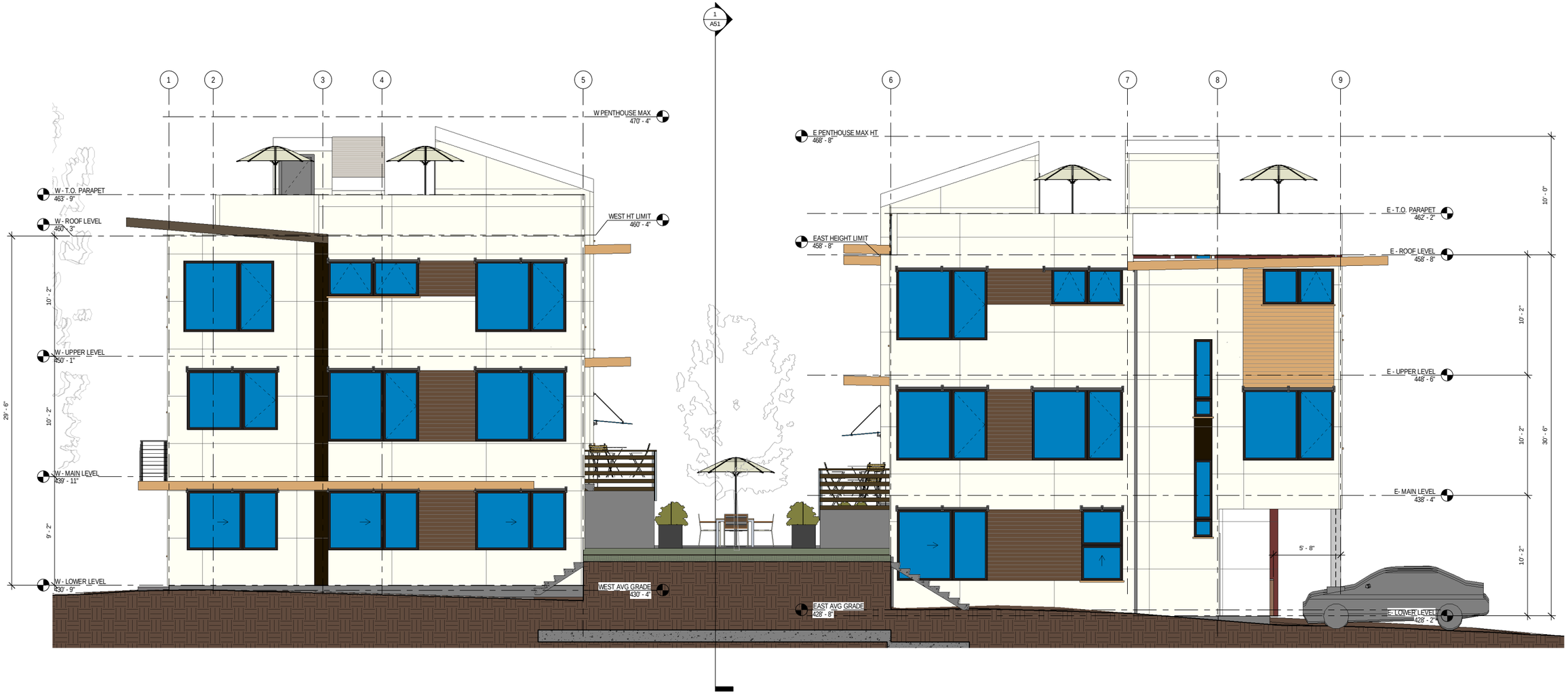

1 SOUTH ELEVATION
1/4" = 1'-0"

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Sheet Title
ELEVATIONS

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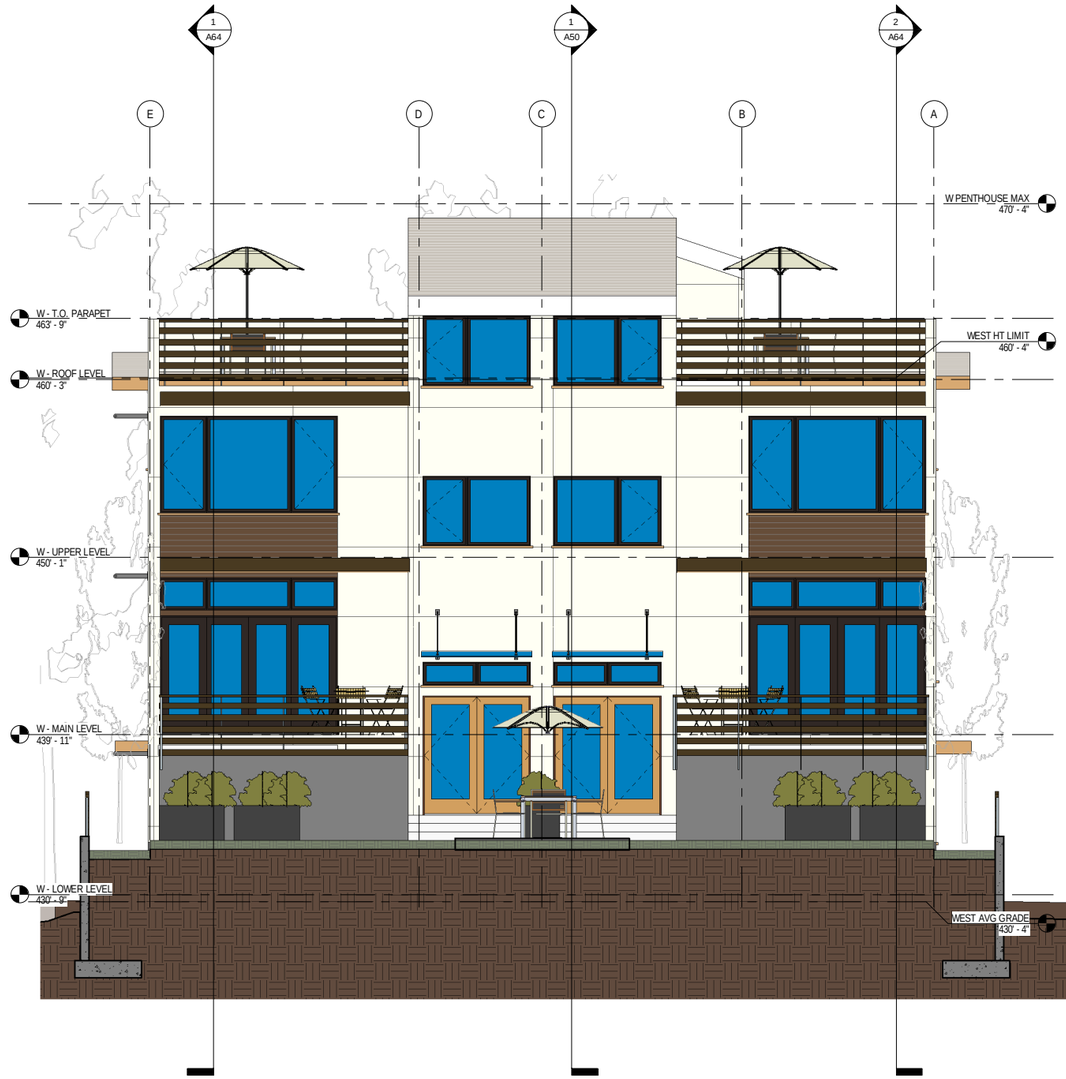
A62

1 COURTYARD LOOKING EAST
1/4" = 1'-0"



2 COURTYARD LOOKING WEST
1/4" = 1'-0"

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Sheet Title
ELEVATIONS

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1 RELATIONSHIP OF PROJECT TO SOUTH NEIGHBORS WINDOWS
1/8" = 1'-0"

2 RELATIONSHIP OF PROJECT TO NORTH NEIGHBORS WINDOWS
1/8" = 1'-0"

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ELEVATIONS

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1 STREET VIEW

2 STREET VIEW 2

5 ALLEY PERSPECTIVE

3 COURTYARD PERSPECTIVE - SOUTH

4 COURTYARD PERSPECTIVE - NORTH

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Sheet Title
PERSPECTIVES

Date MAY 15 2013

Sheet Number
A90

1 COURTYARD PERSPECTIVE 1

2 COURTYARD PERSPECTIVE 2

3 COURTYARD PERSPECTIVE 3

4 COURTYARD PERSPECTIVE 4

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PERSPECTIVES

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A91

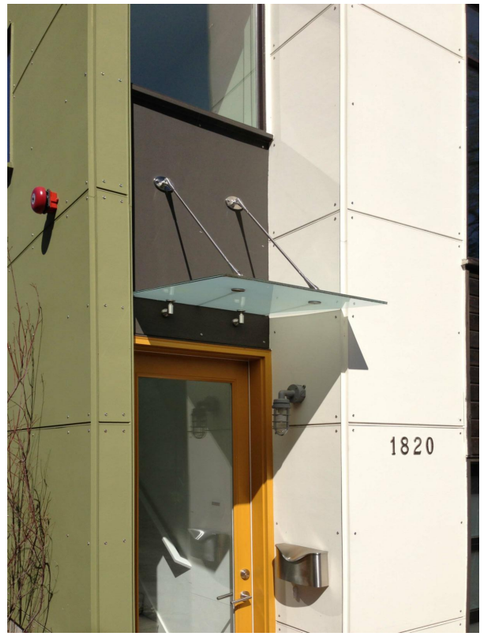
OTHER COURTYARD PROJECTS BY DAVID NEIMAN ARCHITECTS

BEACON GREEN TOWNHOMES - 1734 13TH AVE S

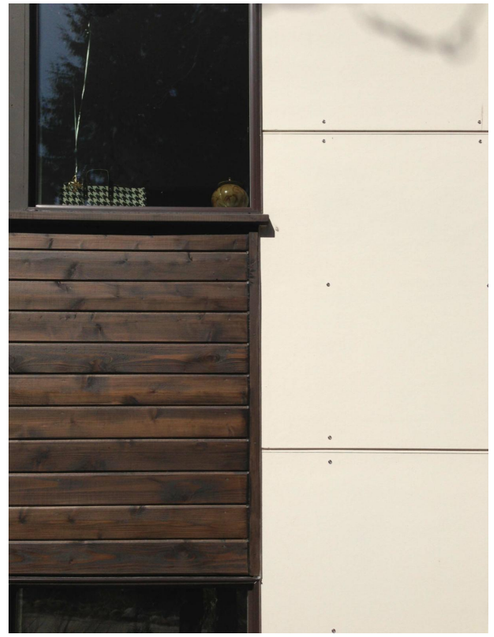
MARION GREEN TOWNHOMES 918 14TH AVENUE

WESTVIEW TOWNHOMES - 2808 14TH AVE W

HABERZETLE TOWNHOMES - 100 N 39TH STREET

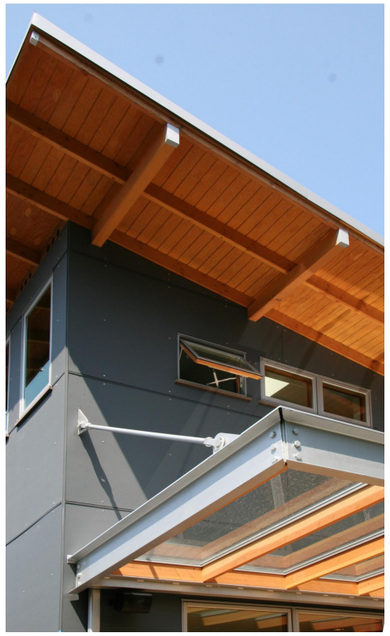


UNIT ENTRIES WITH GLASS CANOPIES



WOOD SIDING, CEMENT BOARD, VINYL WINDOWS, PROJECTING SILL

TYPICAL PROJECT MATERIALS AND DETAILS



EXPOSED FRAMING ON ROOF OVERHANGS

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Sheet Title
PROJECT MATERIALS & BACKGROUND

Date MAY 15 2013

Sheet Number
A93