

MARTIN MEWS
STREAMLINED DESIGN REVIEW
PROPOSAL PACKET
713 Martin Luther King Junior Way
3014807 # 6460329

Jeffrey Smith
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APRIL 29_2015

01

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.



713 MARTIN LUTHER KING JUNIOR WAY

DEVELOPMENT OBJECTIVES

PROGRAM :

- ...four, three story (30'), townhouse units in two structures with two small size surface parking stalls at the rear alley
- ...create unique and distinctive residential units
- ...create flexibility, option for unit "sales" or unit "rentals"
- ...take advantage of the option for increased density with built green strategies
- ...take advantage of the site's location inside the 23rd & Union Jackson Residential Urban Village and reduce the amount and type of parking stalls required

DEVELOPMENT OBJECTIVES

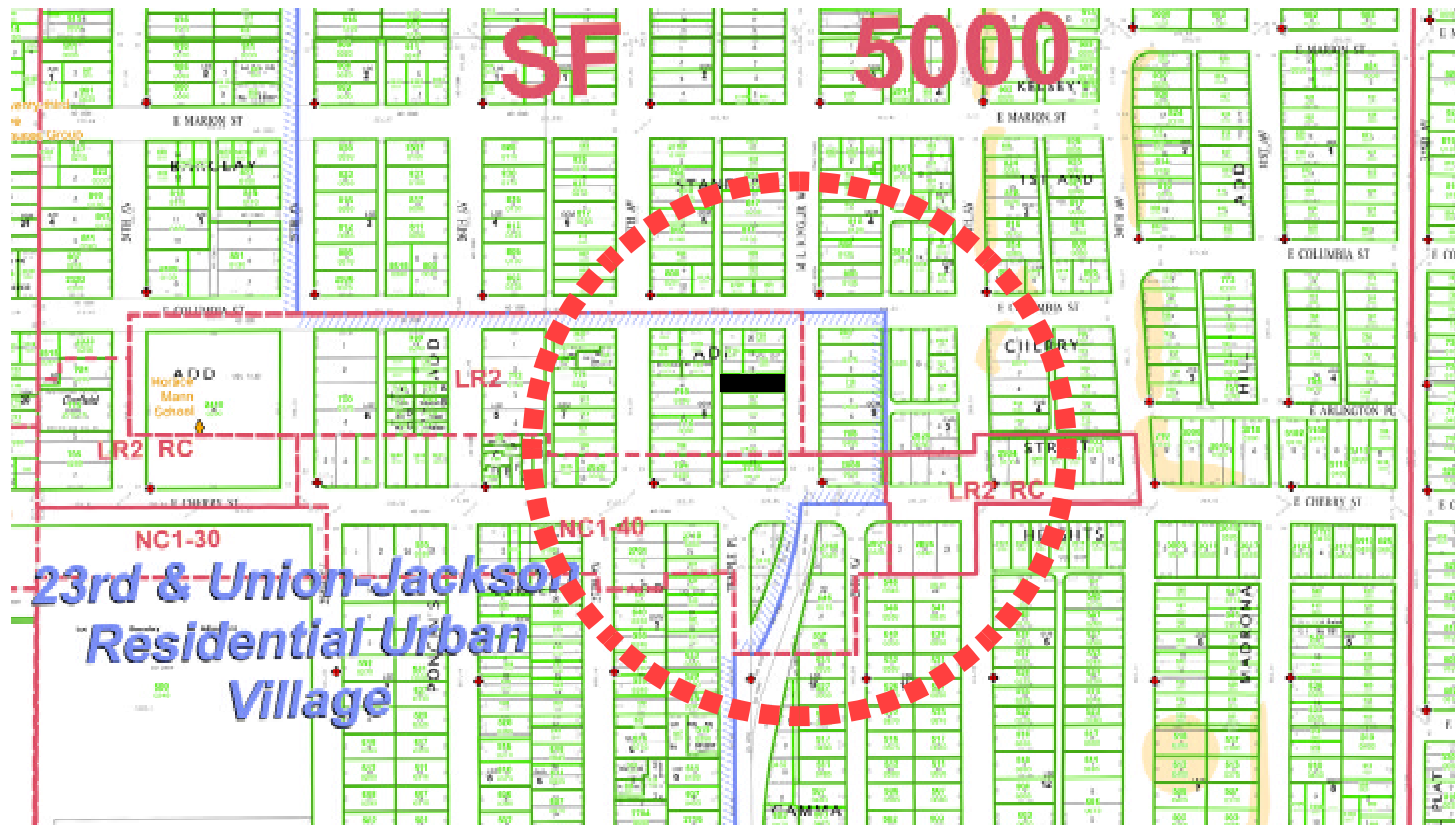
CONTEXT :

- ...create a high quality addition to the neighborhood
- ...with four units create a small scale community at the site
- ...relate the new project to the near by intersection of East Cherry Street and MLK Jr. Way

02

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.



CONTEXT

OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

- ...713 MLK Jr. Way is in the middle of other L2 parcels, transitioning between NC1-40 at the intersection of East Cherry Street and MLK Jr. Way and sf 5000 to the north
- ...it is also part of the 23rd & Union-Jackson Residential Urban Village
- ...both East Cherry Street and MLK Jr. Way are important traffic corridors and in crossing each other create a significant and memorable intersection
- ...multiple King County Metro stops are nearby serving directions north, south, east, and west

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ANALYSIS OF CONTEXT



GERBER PARK AND LOOKING EAST ALONG EAST CHERRY STREET

CONTEXT

OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

...several features make the intersection of East Cherry Street and MLK Jr. Way distinctive in the overall pattern of city streets and worth relating to

...TOPOGRAPHY

both East Cherry and MLK Jr. Way both change significantly at the intersection :

...traveling east, after being generally level for many blocks, East Cherry begins to slope up quite a bit just past the intersection

...and traveling north, also after being generally level for many blocks MLK Jr. Way begins its long slope down to Madison Valley at the intersection

...COMMERCIAL USES

east and west along East Cherry Street: restaurants, bakery, convenience store....

...GERBER PARK

also at the intersection is the jog of MLK Jr. Way R.O.W., just before the intersection, which creates Gerber Park in the process

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ANALYSIS OF CONTEXT



SITE VIEW LOOKING WEST AT MARTIN LUTHER KING JUNIOR WAY

CONTEXT

OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

- ...the lot is small, just 3,600 sf
- ...other than a four foot grade change at the rear of the lot there are no topographic or landscape features at the property to relate to
- ...though zoned L2 single family uses are the rule to either side of the site
- ...with a front orientation to the east a long southern exposure is created at the 120' depth of the lot
- ...given the widening of MLK Junior Way in the past, sidewalks are now narrow and no planting strip for street trees remains
- ...just a block south of the intersection its easy to see how unnecessary this destructive widening was, where, at in the same R.O.W. width, MLK Jr. Way provides parking on either side of the street, a lane of traffic in each direction, a center turning lane, AND street trees and a planting strip on both sides of the street
- ...new ways need to be found to create a separation from the MLK Jr. Way traffic that a wider sidewalk and planting strip once provided
- ...site is close enough to the important intersection of East Cherry Street and MLK Jr. Way to relate to it

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ANALYSIS OF CONTEXT



VIEW WEST ON EAST CHERRY STREET
and
NORTH ON MARTIN LUTHER KING JUNIOR WAY

CONTEXT OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

...with its close proximity to the intersection a new project has the opportunity to relate to this prominent spot in the neighborhood.

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ANALYSIS OF CONTEXT



LOOKING NORTH AT EAST CHERRY
ON MARTIN LUTHER KING JUNIOR WAY

CONTEXT

OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

...while there has been a lot of development and redevelopment in surrounding neighborhoods no new projects are to be seen in the immediate vicinity of the East Cherry Street and MLK Jr. Way intersection where the zoning designation is NC140

...though little has changed at this particular location in the last thirty or so years, at some point in time these one story structures will be replaced by multi story, mixed use structures making the intersection even more significant

...it seems there is a unique opportunity to be one of the first projects in the neighborhood and perhaps help set a tone for quality projects

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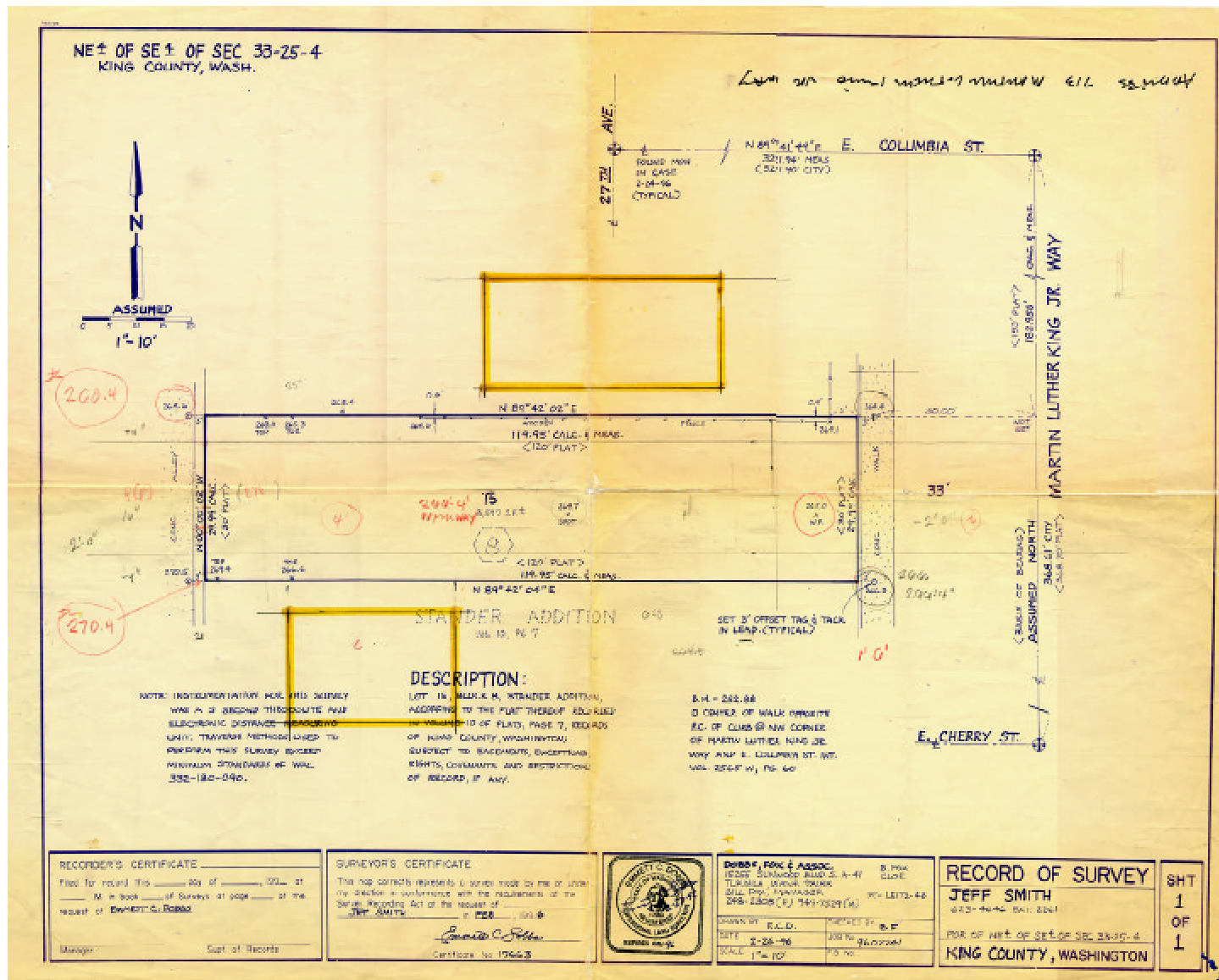
ANALYSIS OF CONTEXT



PARK VIEW LOOKING EAST FROM MARTIN LUTHER KING JUNIOR WAY

CONTEXT OBSERVATIONS, CONSTRAINTS, and OPPORTUNITIES :

...Powell Barnett Park, a great amenity, is just a block or two south of the site



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03

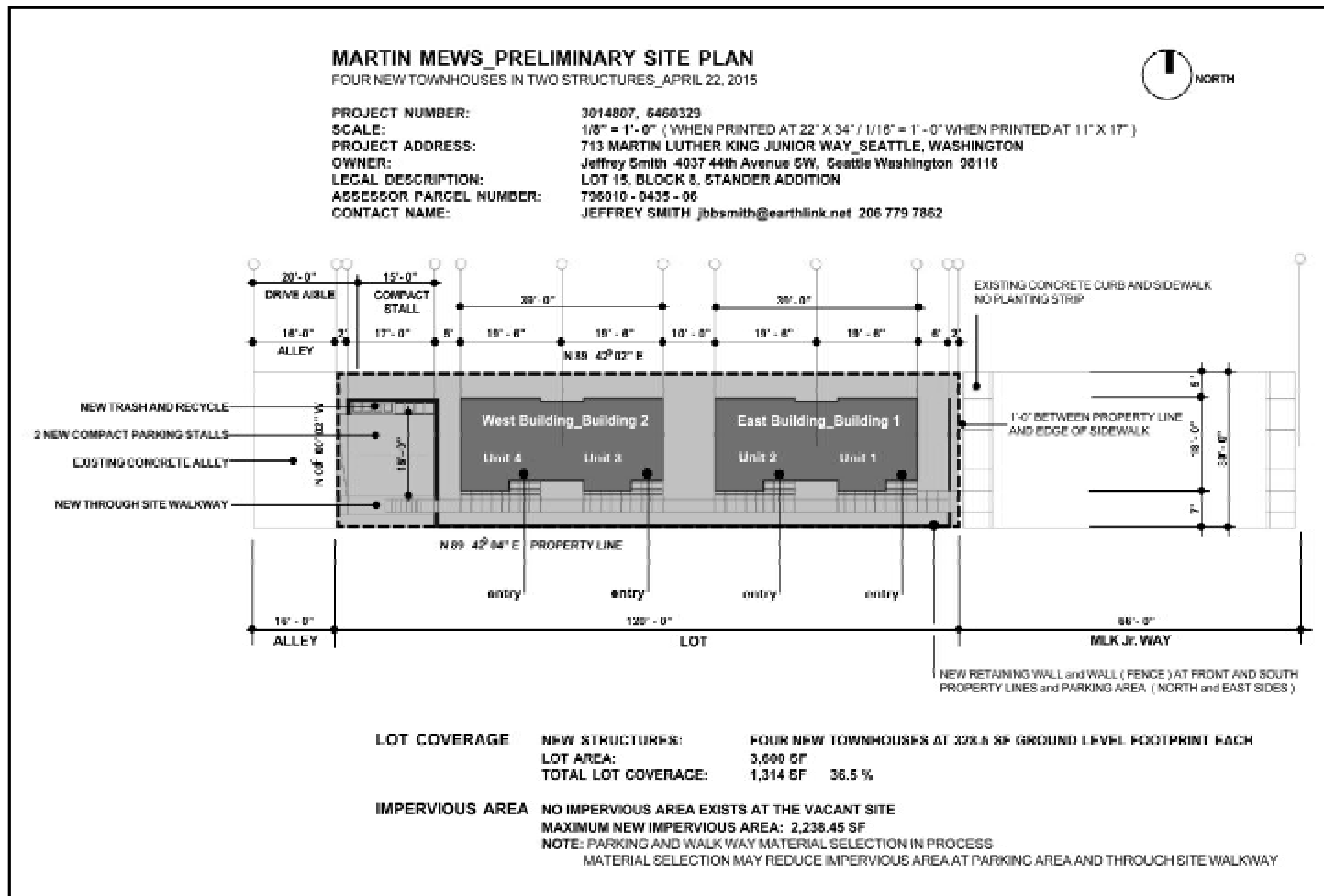
EXISTING SITE CONDITIONS

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" or greater in diameter measured 4.5' above ground (see Tip 242).

04

SITE PLAN

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



CONTEXT AND SITE

CS 1 Natural Systems and Site Features

- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
- D. Plants and Habitat
- E. Water

An enhanced south, side-yard setback, a through-site landscaped walkway, unit entries, and the interior organization of each house take advantage of the south orientation at the long depth of the lot.

Enhanced options for sun, shade, and natural ventilation are achieved with simple unit layouts and open stairs that allow for windows on three exposures for every room of the house.

The site is generally level from front to back with a 4' rise to the alley at the rear. Taking advantage of this change in grade nicely separates cars, trash, and recycle from the rest of the site and also creates a sense of entry to the "residential" part of the site at the through-site walkway stairs.

This small, simple, vacant lot has no other significant existing natural features. The enhanced south, side-yard setback and enclosing wall at either end of the through-site walkway allows for the creation of a well landscaped and distinctive, private amenity space for the residents.

CS 2 Urban Pattern and Form

- A. Location in the City and Neighborhood
- B. Adjacent Sites, Streets, and Open Spaces
- C. Relationship to the Block
- D. Height, Bulk, and Scale

The new project massing and site pedestrian circulation recognizes the topography of MLK Jr. Way and the proximity to the important intersection of MLK Jr. Way and East Cherry Street as features to relate to.

The south side through-site walkway, the front site wall and entry gate, the distinctive massing of each house's parapet, and the position of the stair penthouses all combine to "inflect" the new project to the nearby important intersection and also interact with the slope of MLK Jr. Way.

Though referred to as a "mews", an English alley originally serving stables that have often now been converted into homes, the through-site walkway, covered at each of the four houses, connects street and alley independent of vehicle circulation. With the four townhouse entries it creates a semi public/ semi private community space, a kind of little street that becomes a small scale extension of the street and sidewalk pattern of the neighborhood.

The front wall and gate at MLK Jr. Way provides a sense of privacy and security on the busy arterial. Being masonry or concrete it will be more substantial and more architectural than the more typical wood fence. Also, it is not the full width of the site; it frames the site entry and also opens the site up at the opposite corner along MLK Jr. Way.

To help preserve privacy at the front and rear yards of the existing single family houses next door private amenity space for the townhouses is provided at a roof deck instead of a deck at the face of the structure.

CS 3 Architectural Context and Character

- A. Emphasizing Neighborhood Attributes
- B. Local History and Culture

The area immediately surrounding the intersection of East Cherry Street and MLK Jr. Way seems poised to evolve given the amount of near-by new construction and the multi-family designation at the surrounding single family homes.

In some ways the project is traditional: individual townhouses houses along a pedestrian walkway, free of cars, a front wall and steel gate, tall vertical windows, and horizontal siding. In other ways the project is contemporary: simple open floor plans on each floor, open stairs and exposed floor structure, and roof decks with a striking profile to the parapet and stair penthouse.

In homage to its home street's namesake the project is named "Martin Mews".

Each of the four houses, though in two structures, is expressed individually with its canopy, entry, and overall massing

05

DESIGN GUIDELINES

A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design review guidelines. Identify design guidelines most relevant to the proposal.

DESIGN GUIDELINES

PUBLIC LIFE

PL 1 Connectivity

- A. Network of Open Spaces
- B. Walkways and Connections
- C. Outdoor Uses and Activities

The enhanced south side yard setback allows for the through-site walkway, connecting street and alley separate from the onsite vehicle circulation and parking area at the rear of the lot. Along this route the walkway is covered by a translucent canopy at each house. The walkway paving (2'-6") widens at each house to create a kind of front porch where bikes can be parked and locked under cover.

Entries to the townhouses are further recessed a couple of feet and opposite the front door is a break in the planting to provide a bit more room at the entry.

A decorative steel gate at the front wall allows passer-bys to see into the semi-private, semi-public space of the through-site walkway. The solid masonry or concrete wall allows this long narrow space to feel more architectural, a unique outdoor room.

PL 3 Street-Level Interaction

- A. Entries
- B. Residential Edges
- C. Retail Edges

The recessed townhouses entries along with the break in the planting on the other side of the walkway will help make each front door more identifiable. At the extra space can be a small outdoor seating area, a home for potted plants, additional bike parking, or some other use particular to each unit. The exterior siding will change color at the recessed entry and double doors will allow the ground floor to open up to the common walkway and take advantage of this extra space.

PL 2 Walkability

- A. Accessibility
- B. Safety and Security
- C. Weather Protection
- D. Wayfinding

While the front wall provides some separation from the busy street, big windows at the second and third floor of the front unit allow for a watchful eye on the sidewalk and street below.

An eight foot front yard setback, decorative steel gate at the front wall and step up from the sidewalk will help to create a sense of privacy for all the homes and the front townhouse in particular.

Distinctive signage and exterior lighting at the front wall, unit entries, back parking area, and along the through-site walkway will add to the character of the place.

PL4 Active Transportation

- A. Entry Locations and Relationships
- B. Planning Ahead for Bicyclists
- C. Planning Ahead for Transit

The extra setback at the south side walkway allows for bike parking and locking at each townhouse. Also, opposite each entry on the other side of the walkway, the break in planting is another opportunity for bike parking. Racks or elements to lock bikes to will be provided at each location.

DESIGN GUIDELINES

DESIGN CONCEPT

DC1.
Project Uses and Activities

- A. Arrangement of Interior Uses
- B. Vehicular Access and Circulation
- C. Parking and Service Uses

The footprint of each townhouse is 18'-0" x 19'-6". With the staircase for each unit on the north side of the house and the bath, kitchen, and enclosed utility rooms at the shared party wall between units, what remains is one room per floor. Each room / floor has a large window overlooking the through-site walkway at the south, side-yard setback.

The property is inside of the 23rd & Union Jackson Residential Urban Village and is within 1,320 feet of frequent transit stops in multiple directions. Though parking is not required for residential uses at this location two small stalls will be provided at the rear of the lot.

The trash and recycle area is located adjacent to the alley parking on the opposite side of the property from the through-site walkway.

Custom racks for the individual trash and yard/ food waste will allow for a more compact area.

DC2.
Architectural Concept

- A. Massing
- B. Architectural and Façade Composition
- C. Secondary Architectural Features
- D. Scale and Texture
- E. Form and Function

In the overall massing of the project each townhouse is a distinct and identifiable form. Service spaces (...baths, kitchen, utility rooms) are in a lower, simpler part of the structure between the unique mass of each townhouse's upper roof deck and stair penthouse.

Careful attention has been paid to the composition of the building elevations: head, jambs, and sills of windows are carefully coordinated with rain screen panel dimensions and also carefully coordinated window to window, wall to wall, and floor to floor.

In addition to the simple mass of each house, the lower center mass between each pair of town houses, corresponding to the interior bath, kitchen and utility areas, is recessed at both the south and north elevations to further distinguish the individual townhouses.

In plan, each pair of units are symmetrical, allowing the utility elements in each pair of houses to back up against each other. In elevation and in plan the windows, unit entries, and the direction of the stairs at the individual houses are not treated symmetrically but rather as a repeating pattern along the through-site walkway, giving emphasis to the overall orientation and inflection to the through-site walkway and the front street.

Individual canopies at each house also help in this regard and in addition to the amenity of a covered walkway, help to create a delicate, human scaled quaint space whose height makes much more sense given its narrow width....different paving patterns will add another level of richness to this space.

DC3.
Open Space Concept

- A. Building-Open Space Relationship
- B. Open Spaces Uses and Activities
- C. Design

Of course the front entries are along the walkway but also, at the interior planning of the townhouses. With the stairs stacked at the north side of each floor and the utility spaces at the interior party wall, the spatial orientation of each floor to the south and the amenity of the walkway is emphasized.

DC4.
Materials

- A. Exterior Elements and Finishes
- B. Signage
- C. Lighting
- D. Trees, Landscape and Hardscape Materials

The exterior will be a rain screen enclosure of horizontal panels...similar in character to the horizontal siding at houses near by. The lower mass at the center of each structure will also be a rain screen enclosure however the material here will be something that contrasts with the rest of the structure....bigger panels with less pattern and with a vertical emphasis.

Several panel options are being studied at this time, one, and integral color, fiber reinforced cement panel, another an anodized aluminum panel or perhaps a hot rolled steel panel that would be allowed to rust naturally. In any case the goal is to create an exterior where no painting would be required.

A custom made "MARTIN MEWS_713 Martin Luther King Junior Way" sign will be adjacent to the front entry gate.

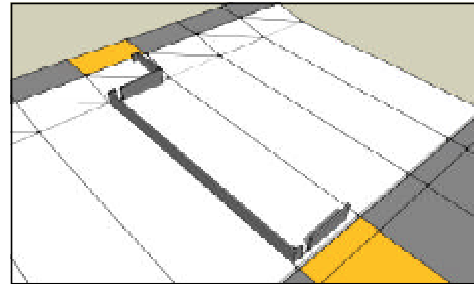
At this small site the ground level amenity space will be developed as a lush, dense, maybe even crowded landscape environment in striking contrast to the experience of the high, open roof decks, each about 200 sf.

06



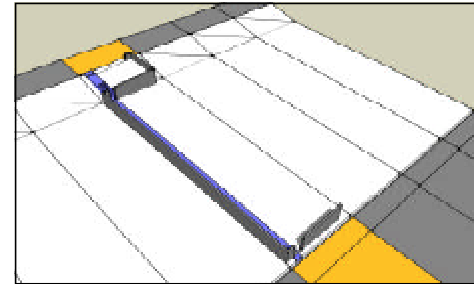
EXISTING SITE LOOKING WEST FROM MLK Jr. WAY

*...with a two foot slope from side to side the site is generally level from front to back before it rises four feet to the alley at the rear
 ...the front property line is one foot back of the existing sidewalk edge
 ...unfortunately the widening of this part of MLK Jr Way meant the removal of the planting strip*



SITE WALL

*...more an architectural site feature than a fence, the distinctive site wall with a consistent top elevation moves through the site
 ...along with a setback from the front property line an opening in the wall with decorative gates creates the entry to the site
 ...towards the rear of the site the wall turns at the existing grade change, becoming a retaining wall, and in the process creates parking, trash, and recycle areas
 ...in the main body of the site the 6' site wall is the first step in creating the through-site walkway, a distinctive public/ private space*



THROUGH-SITE WALKWAY

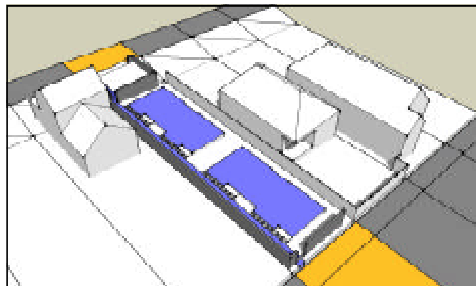
*...along the south edge of the lot a pedestrian route through the site is created from the front gate to the alley
 ...the side yard setback is increased from 5' to 7' to make more of this space*

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 facade treatment.

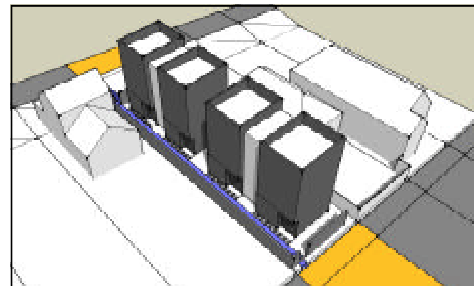
Three dimensional studies and sketches, including those at the street level are optional, and may assist the planner to evaluate the design proposal.

May also include images from the neighborhood or beyond that will inform the design development of the proposed development.



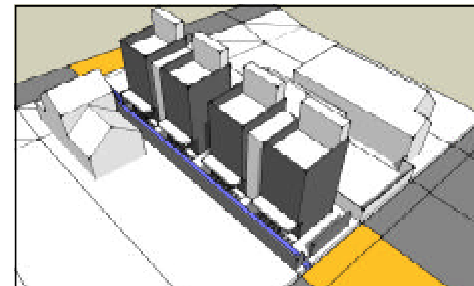
TWO STRUCTURE FOOTPRINTS

*...the maximum structure depth (65% of the 120' lot depth) is 78'
 ...the site wall frames the two 39' structure footprints
 ...there is no particular pattern to the front yard setbacks at the adjacent single family homes*



FOUR TOWNHOUSES

*...the two structure footprint allows for four townhouse units
 ...exterior materials and the sloping profile of the roof parapet/ roof deck guardrail distinguish each house
 ...each unit entry, recessed another 2', inflect to the site entry gate
 ...roof decks at each unit create private amenity space*



INFLECTION TO INTERSECTION

*...canopies further emphasize the through-site walk, provide a place to park bikes, increases the covered area at unit entries, and make the semi public/ semi private space of the walk more intimate
 ...stair penthouses combine with the profile of the parapet at the roof deck and the profile of the grade at the front site wall to inflect to the nearby intersection*

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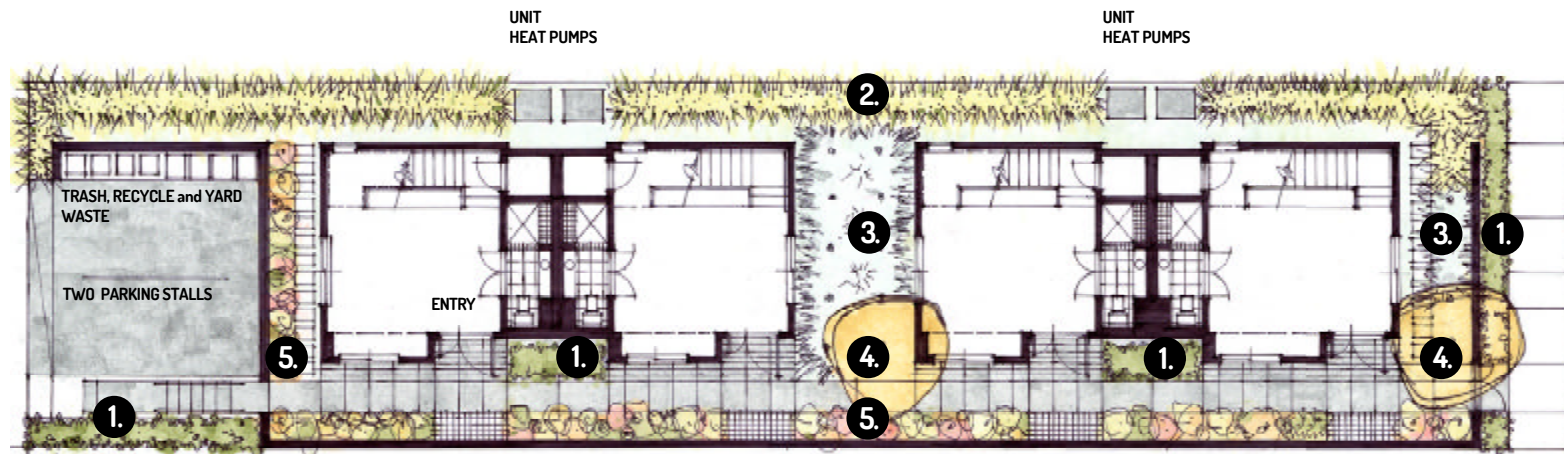


PRELIMINARY SKETCHUP MODEL VIEW
AERIAL VIEW LOOKING NORTH ABOVE SITE WALL AND THROUGH SITE WALKWAY

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ARCHITECTURAL CONCEPT



SITE PLAN, GROUND FLOOR PLANS, PRELIMINARY LANDSCAPE PLAN : PLANTING AREAS, LANDSCAPE ELEMENTS

1._ EVERGREEN HEDGES

...simple blocks of color and texture at the street front, between the unit entries and along the through site walkway at the rear of the lot property

2._ BAMBOO SCREEN

...at the north, side yard setback, next to the neighbor's existing 6' fence, 12' year round bamboo softens the presence and scale of the north face of the new townhouses

3._ ORNAMENTAL GRASSES

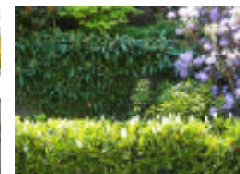
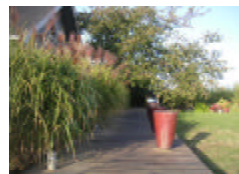
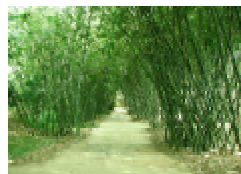
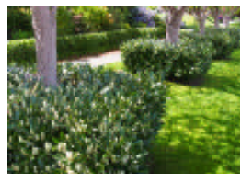
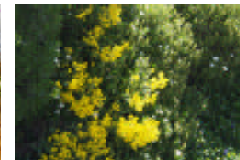
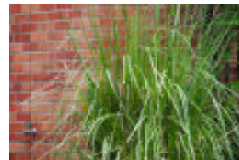
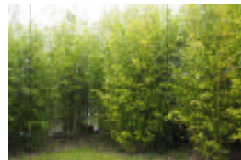
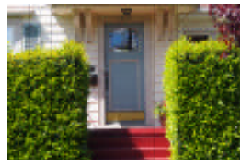
...big tufts of grasses fill the somewhat neutral space between units and at the front wall

4._ ORNAMENTAL TREES

...at two locations along the through site walkway a distinctive tree, likely a variety of Japanese maple stands out, care will be taken to assure a dramatic fall color

5._ DECORATIVE PLANTING BEDS

...with the backdrop texture of the site wall a wide selection of plants along the walkway will create a lush, colorful, and distinctive environment



The careful design and presence of the site wall is very important to the overall architecture of the project. Land Use Code section 23.45.518.J7 addresses fences in multifamily zones. Based on this code section three issues regarding fences in the required front setbacks need to be addressed:

- ..Fence height
- ..Location in relation to the site lot lines
- ..Amount of openness above 6'

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PRELIMINARY SKETCHUP MODEL VIEW SITE ENTRY GATE and FRONT WALL at MARTIN LUTHER KING Jr WAY

Fence height :

- ...at the side property line the new site wall is 6'-0"; as the grade drops across the width of the front of the lot the new site wall ends up being a bit a under 8'-0"

Location in relation to the site lot lines:

- ...the front fence/site wall stops five feet short of the property line, lining up with the north face of the new townhouses
- ...the wall is less an enclosing feature and much more of a site architectural feature
- ...the steel gate allows views into the site even when closed
- ...as the wall does not extend "to the side lot lines", rather to just one, it complies with the land use code regarding fences in front setbacks

Amount of openness above 6' :

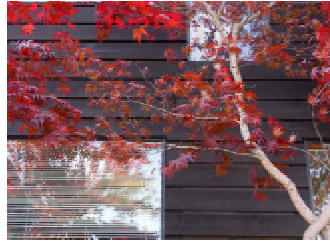
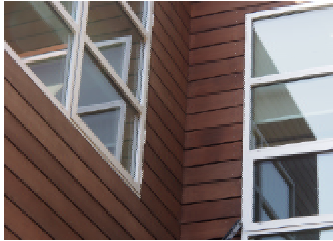
- ...the Land Use Code stipulates that fences between 6' and 8' must be "predominately open"
- ...here the required openness of the upper fence is expanded out to the entire site wall

...LIFE ON A BUSY STREET:

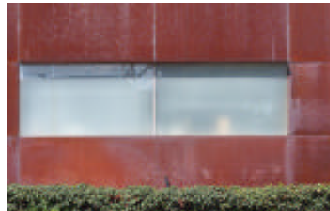
- ...a fence at the house next door
- ...a hedge at a house three doors away



EXTERIOR ENCLOSURE EXAMPLES



...rain screen enclosure

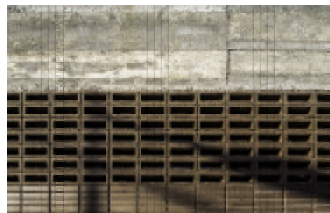


...naturally rusted steel panels

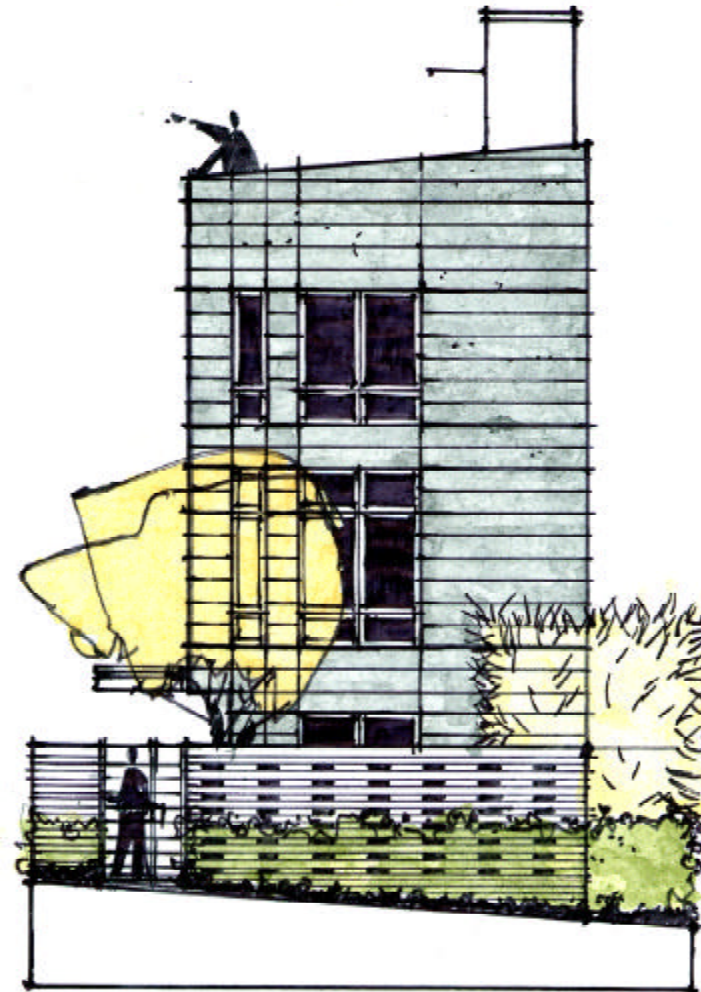


...fiber reinforced concrete panels

SITE WALL MATERIAL EXAMPLES



...concrete and masonry



EAST ELEVATION

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ARCHITECTURAL CONCEPT

EXTERIOR MATERIALS

EXTERIOR ENCLOSURE:
 Protecting the exterior of the new townhouses will be a "rain screen" enclosure system. Material options being studied and evaluated are naturally rusted steel panels and integral color fiber reinforced concrete panels.

SITE WALL:
 Townhouse projects often include a simple cedar fence at the perimeter of the property. With Martin Luther King Jr. Way being such a busy arterial something more substantial is needed to create a more welcoming residential environment: concrete or masonry.

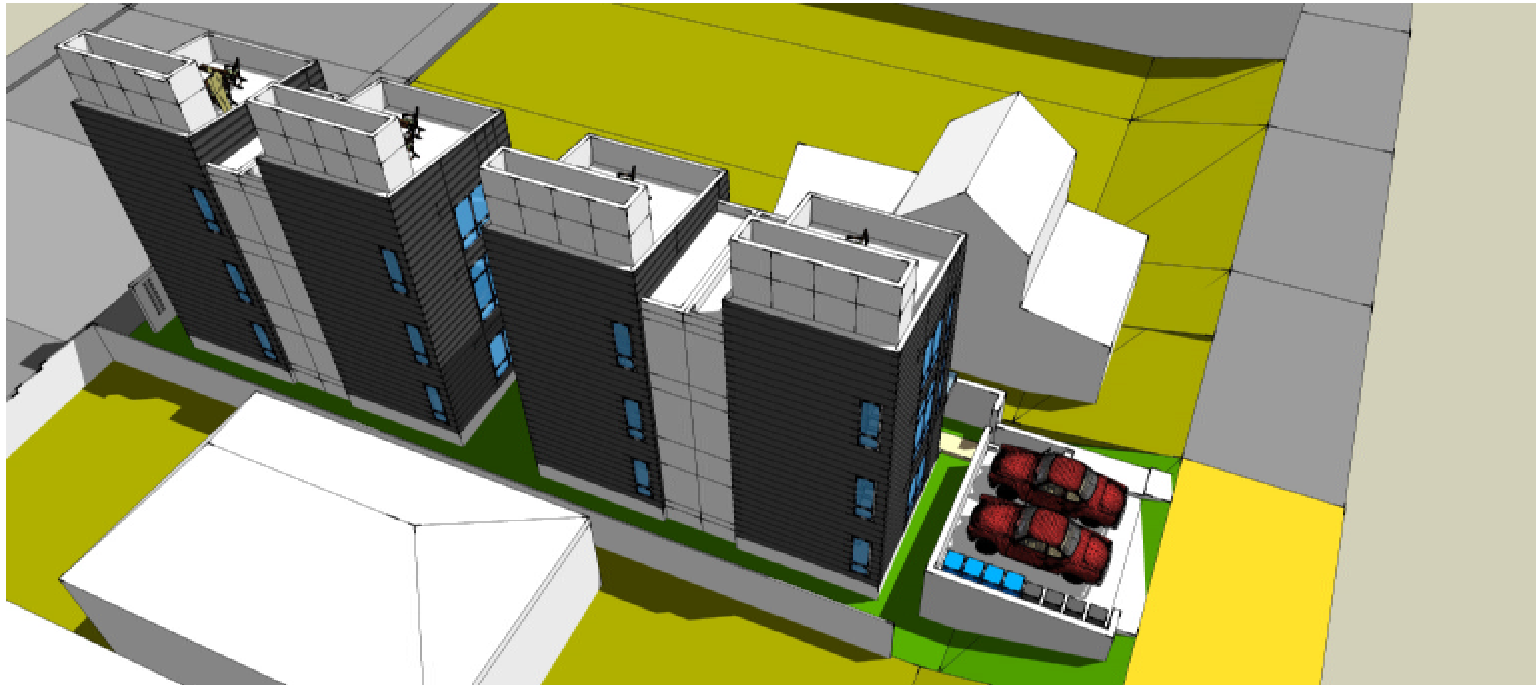
While the goal of the land use code and city design guidelines is clear...to foster communication and connection in our neighborhoods, the city must realize that all streets serving lowrise properties are not the same. Some are quiet, quaint, treelined neighborhood streets and some are busy, noisy traffic arterials.

The goal is to find the delicate balance between neighborhood openness and the security and remove that comes with private enclosure.

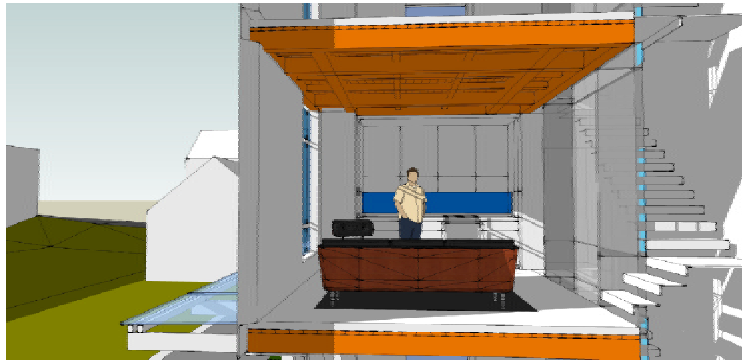
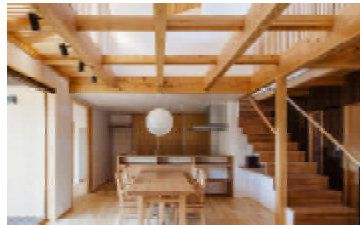
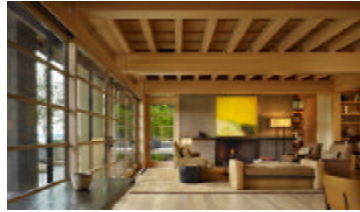
MARTIN MEWS
STREAMLINED DESIGN REVIEW
PROPOSAL PACKET
713 Martin Luther King Junior Way
3014807 # 6460329

Jeffrey Smith
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ARCHITECTURAL CONCEPT



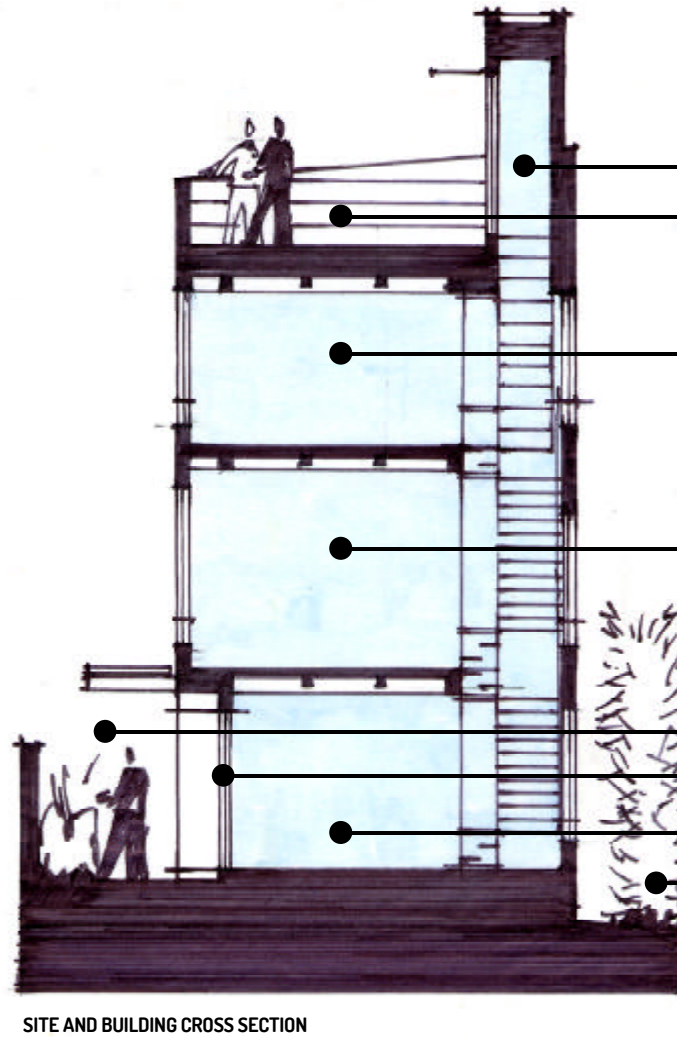
PRELIMINARY SKETCHUP MODEL VIEW_AERIAL VIEW LOOKING SOUTH EAST



TOWNHOUSE INTERIOR CUT AWAY VIEW AT SECOND FLOOR

With a footprint of 18'-0" x 19'-6" each townhouse will have an interior area of 933 s.f.

Plans for each of the three floors are as open as possible with the minimum enclosure at bath rooms on the first and third floors and utility, laundry, and storage closets on the first, second, and third floors. Open stairs and the exposed structure at each floor add to the experience of openness and connection between floors.



SITE AND BUILDING CROSS SECTION

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ARCHITECTURAL CONCEPT

stair penthouse

roof deck

third floor with bath and storage closet

second floor with kitchen and laundry closet

6' site wall, decorative planting bed, through site walkway and canopy

entry

first floor with bath and utility closet

bamboo screen

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07

NO ADJUSTMENTS OR DEPARTURES ARE REQUESTED

**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.