

SITE ANALYSIS DIAGRAM





AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

1. Proposal

3642 Dayton Ave N is an existing Single Family Residence that is currently vacant. The applicant

Key Metrics:

- Lot size: 5,000 SF
- Total Building Area: 7,486 SF, 1,558 SF - BASEMENT (NOT INCLUDED IN FAR)
- FAR: 5,000 SF X 1.4 (BUILT GREEN) = 7,000 SF (INSIDE FACE OF WALLS)
- Structure Height: 30' + 4' Parapet Allowance
- Units: 4
- Parking Stalls: 4

proposes to demolish the existing house and develop the site as two duplexes.

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family and multifamily residences between 1 and 3 stories. The site is located within walking distance of the Fremont business district.

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 is designed to celebrate the view to Queen Anne (south). The center bay with windows allow areas for sitting and viewing scenery. Decks also allow views and visual connection to Dayton Avenue N.

7. Setbacks and Structure width:

SMC 23.45.518 Setbacks and Separations

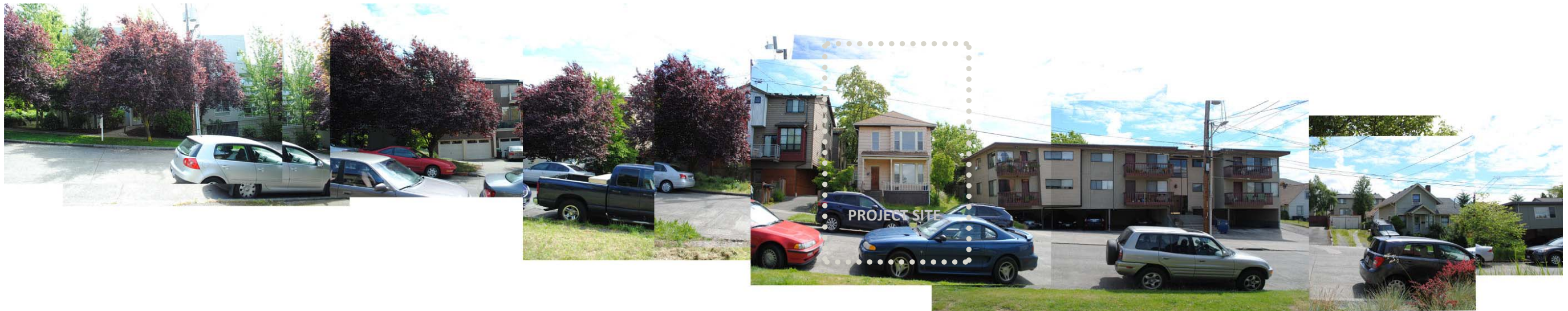
| | <u>Required</u> | <u>Provided</u> | <u>% Difference</u> |
|--------|------------------------|----------------------------|---------------------|
| Front: | 7' average; 5' minimum | 12.3' average, 12' minimum | Compliant |
| Sides: | 5' | 7' north, 5' south, | Compliant |
| Rear: | 7' average; 5' minimum | 8.2' average, 7.3' minimum | 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: 100' x 65% = 65'

Proposed: 61' north, 64.5' south



DAYTON AVENUE N LOOKING EAST



DAYTON AVENUE N LOOKING WEST
(ACROSS THE STREET FROM PROJECT SITE)

DESIGN GUIDELINES

Site Planning

A-1 Responding to Site Characteristics

This project is designed to compliment the change of topography across the site which allows underground garage to be less visible from the street. The amenity area and courtyard between buildings also accommodates the level change.

A-2 Streetscape Compatibility

The project site includes two front yards facing Dayton Avenue N. The 12' setback provides continuity of existing streetscape and compatible building setback distance to the neighboring buildings.

A-3 Entrances Visible from the Street

Entries that are visible directly from the street make the two street facing 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. The side setback along the north property is increased to allow privacy and thoughtful landscaping buffers views with trees in the rear yard.

A-6 Transition Between Residence and Street

A deep front setback and landscaped front yards provide a pleasant transition from the street to residence. A landscaped stair provides pleasant circulation from the street to the rear units. A courtyard between buildings provides space for social interaction among neighbors.

A-7 Residential Open Space

Each unit has access to a private yard and roof deck to provide individual outdoor space and to take advantage of sunlight. A common pathway along north property line allows for circulation and neighbor interaction.

A-8 Parking and Vehicle Access

The underground parking and garage door minimizes the view of parking from the street. All four units will share the underground parking and driveway from Dayton Avenue N. The shared driveway increases pedestrian safety by reducing points of vehicular access.

Height Bulk and Scale

B-1 Height and Scale Compatibility

The height and scale of this project is compatible with the neighboring apartment buildings. Building A on Dayton Avenue N sits lower then the building B to reduce the visual impact on neighboring apartments.

Architectural Elements and Materials

C-1 Architectural Context

Window bays with views to south are common features of the neighborhood and add desirable character. The rooftop decks in this project are also common in surrounding buildings.

C-2 Architectural Concept and Compatibility

The overall massing of this project was designed to reflect the characteristics of site. Bays of windows not only unify the two street facing units, but also provide special sitting areas for residents. Street facing bays are common and compatible features along Dayton Avenue N.



C-4 Exterior Finish Materials

A well balanced palette of painted wood siding, concrete, and cementitious panel provide a harmonious appearance of facades. Painted wood siding is a consistently used material among neighboring buildings. 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 courtyard and in the garage in order to minimize visibility.

D-12 Residential Entries and Transitions

The street-facing unit entries are marked with the use of awnings and stoops. Concrete steps from pedestrian walk to the project site provides transitional space. Landscaped front yards provide privacy and transition to unit entries.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

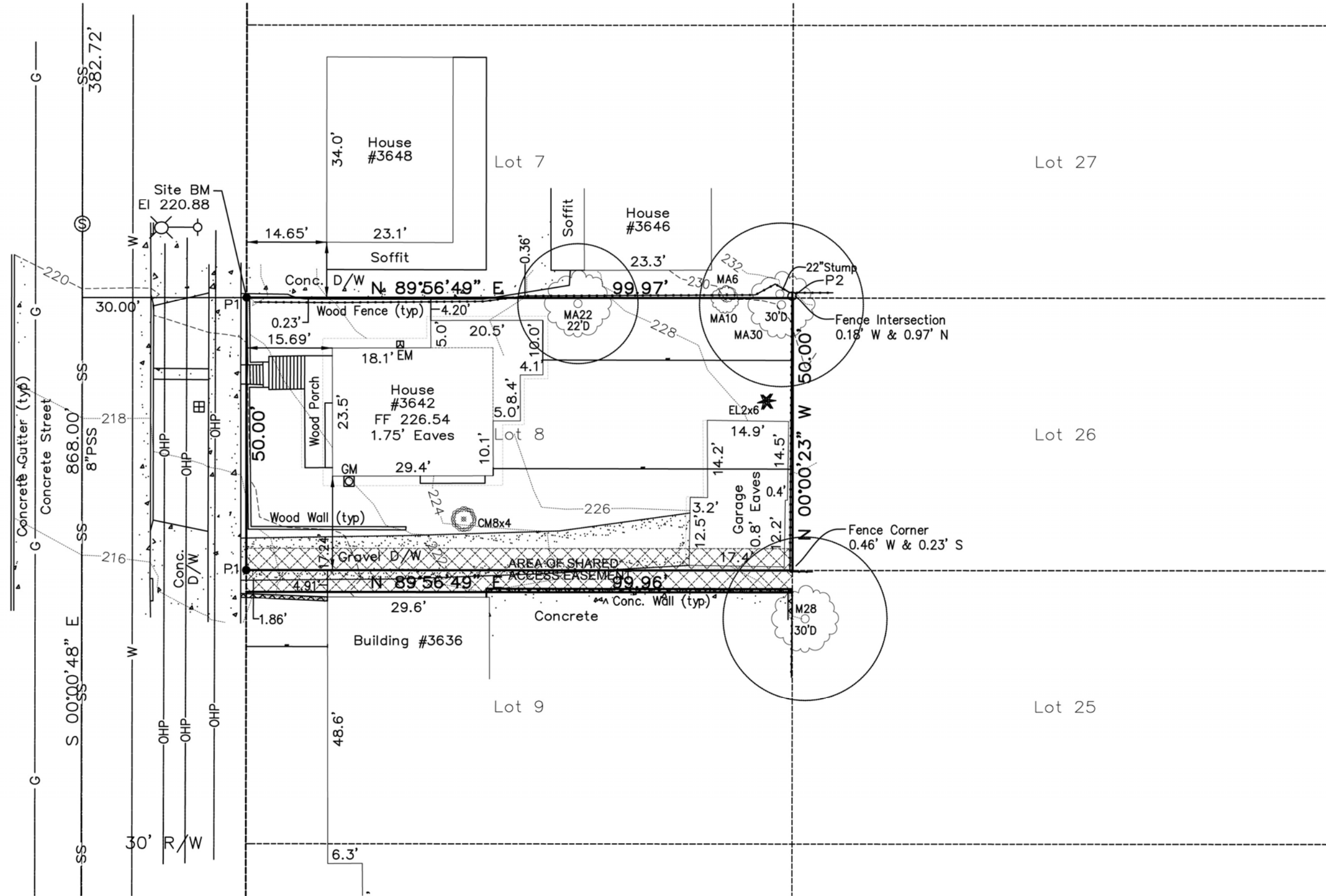
We will continue the pattern of street trees in front of our property. All new landscaping will be in keeping with the scale of existing landscaping on the street.

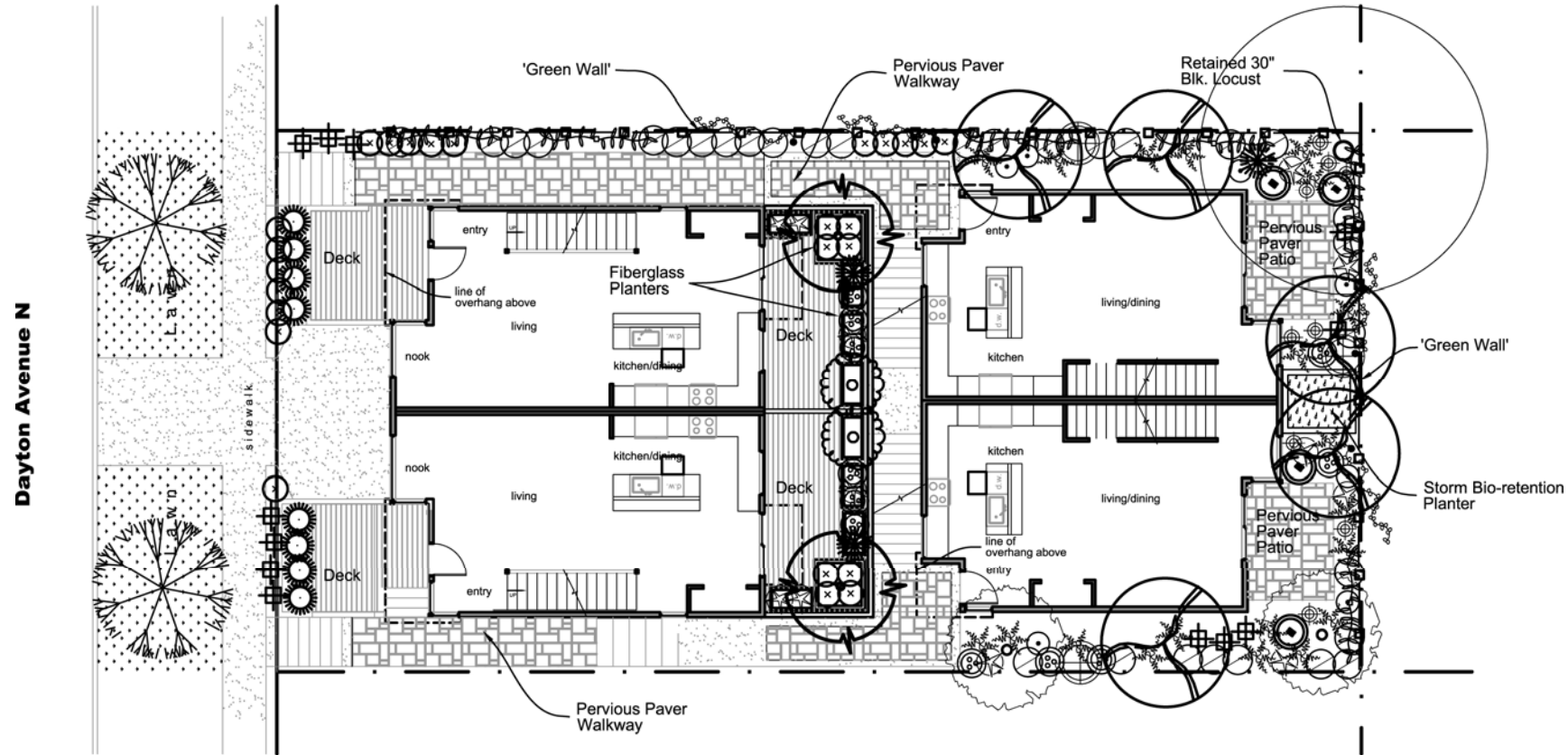
E-2 Landscaping to Enhance the Building and/or Site

Landscaping of this project blends with the topography of the site. The change of elevation is softened by planters in front of the street facing units. Courtyards between buildings will be landscaped to create pleasant amenity space. Landscaping in the rear yards will enhance privacy.

Dayton Avenue North

SITE SURVEY SCALE: 1"=20'

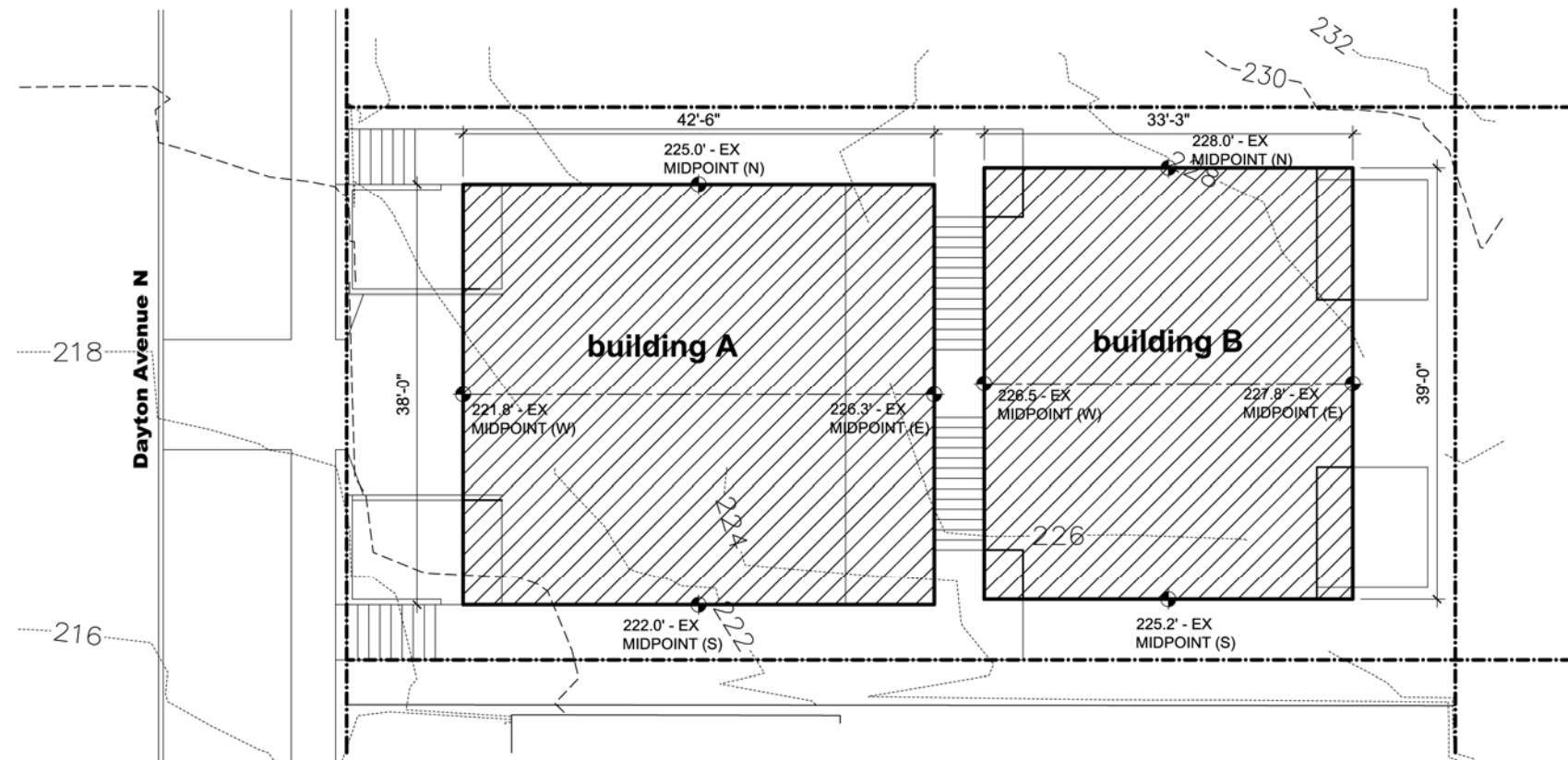




| PLANT SCHEDULE | | | |
|-----------------------------|--------|--|--|
| Qty. | Symbol | Botanical/Common Name | Size/Remarks |
| TREES: | | | |
| | | Acer circinatum/ VINE MAPLE | min. 1-1/2" cal. |
| | | Acer 'Warrenred'/ PACIFIC SUNSET MAPLE | min. 2" cal. |
| | | Magnolia g. 'Little Gem'/ MAGNOLIA | min. 1-1/2" cal. |
| | | Oxydendron arboreum/ SOURWOOD | min. 1-1/2" cal. |
| SHRUBS / PERENNIALS: | | | |
| | | Epimedium x versicolor 'Sulphureum' / NCN | 1 gal. |
| | | Hemerocallis spp/ DAYLILY | 1 gal. |
| | | Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY | min. 18" hgt., spr. |
| | | Kalmia l. 'Little Linda'/ MTN. LAUREL | min. 21" spr. |
| | | Mahonia repens/ CREEPING MAHONIA | 1 gal. |
| | | Miscanthus s. 'Morning Light'/ MAIDENGRASS | 5 gal. cans |
| | | Myrica californica/ PACIFIC WAX MYRTLE | min. 30" hgt. |
| | | Nandina d. 'Sienna Sunrise'/ HEAVENLY BAMBOO | min. 24" hgt. |
| | | Thuja o. 'Pyramidalis'/ ARBORVITAE | min. 5' hgt. |
| | | Polystichum munitum / SWORD FERN | min. 5 fronds @ 12" o.c. |
| | | Ribes s. 'King Ed. VII'/ FLWG. CURRANT | min. 30" hgt. |
| | | Sedum 'Autumn Joy'/ NCN | min. 12" spr. |
| | | Sarcococca humilis/ FRAGRANT SARCOCOCCA | min. 12" spr. |
| | | Vaccinium ovatum/ EVERGREEN HUCKLEBERRY | min. 24" hgt. |
| OTHERS: | | | |
| | | Lawn (non-net sod) | No. 1 Sod, pre-punched and non-netted. |
| as required | | Carex obnupta/ SLOUGH SEDGE | 2-1/4" pots @ 12" o.c. |
| | | Scirpus miltocarpus/ SMALL-FRUITED BULRUSH | 2- per hole |
| | | Akebia quinata/ FIVE FINGERED AKEBIA | min. 5 gal. can |
| | | Clematis tangutica/ GOLDEN CLEMATIS | min. 5 gal. can |

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
 * If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.
 * Plant names shown in "bold" are native/ drought tolerant.
 * Prior to any Street Tree Planting, coordinate with City Arborist (206.684.5693) soil preparation inspection and exact placement of tree. Include a 2'0" grass free ring at base of tree. Mulch tree ring.

LANDSCAPE PLAN SCALE: 1/16"=1'



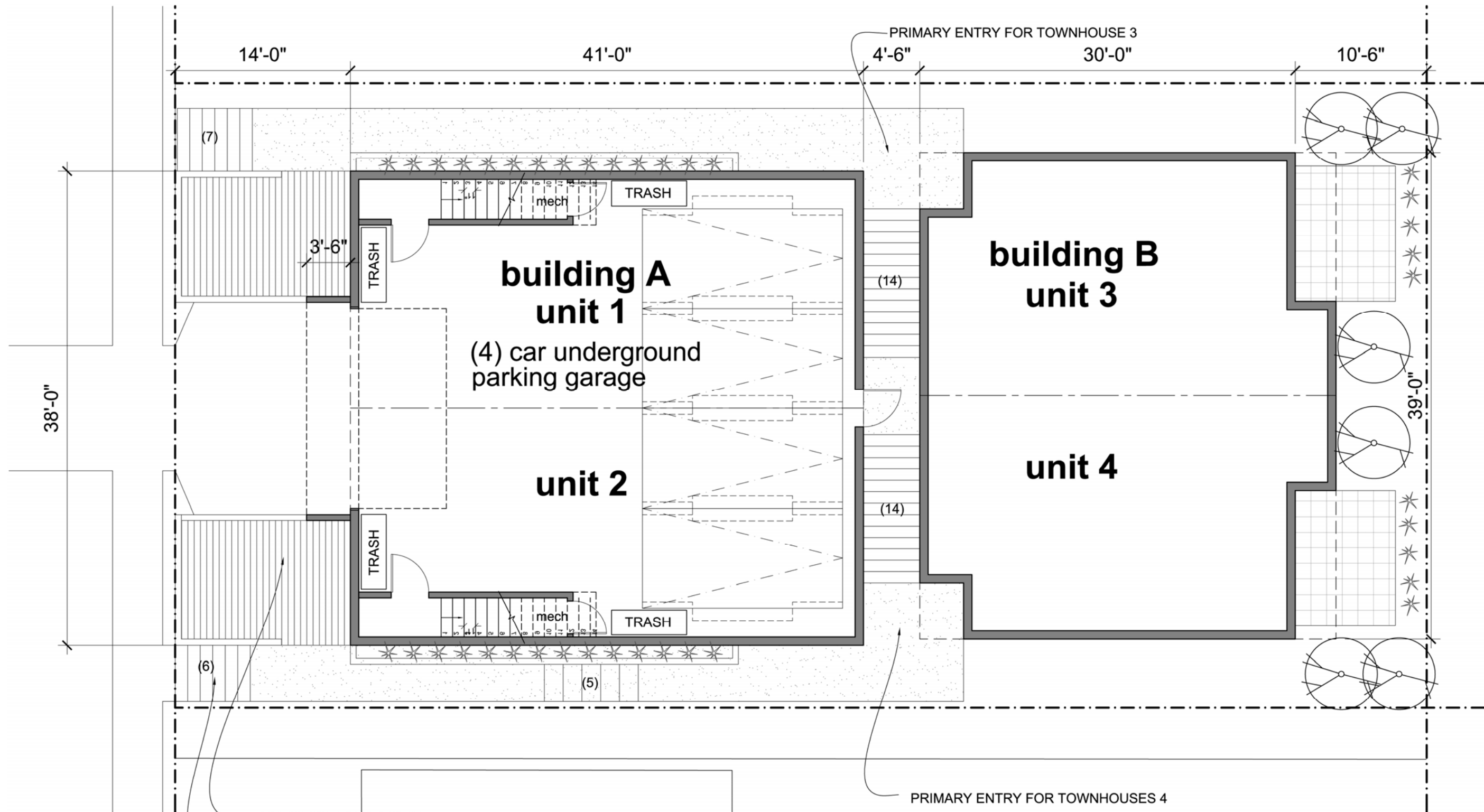
AVERAGE GRADE CALC - BUILDING A
 $225.0 \times 42.5 \text{ (N)} + 222.0 \times 42.5 \text{ (S)} + 226.3 \times 38.0 \text{ (E)} + 221.8 \times 38.0 \text{ (W)}$
 $9562.5 + 9435 + 8599.4 + 8428.4 = 36,025.3$
 $36,025.3 / 161.0 \text{ (LENGTH OF SIDES)} = 223.8'$
AVERAGE GRADE = 223.8'

AVERAGE GRADE CALC - BUILDING B
 $228.0 \times 33.3 \text{ (N)} + 225.2 \times 33.3 \text{ (S)} + 227.8 \times 39.0 \text{ (E)} + 226.5 \times 39.0 \text{ (W)}$
 $7592.4 + 7499.2 + 8884.2 + 8833.5 = 32,809.3$
 $32,809.3 / 144.6 \text{ (LENGTH OF SIDES)} = 226.9'$
AVERAGE GRADE = 226.9'

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







OPEN PAVERS AT PATIO

CONCRETE STEPS

underground garage plan

SCALE: 1/8" = 1'-0"

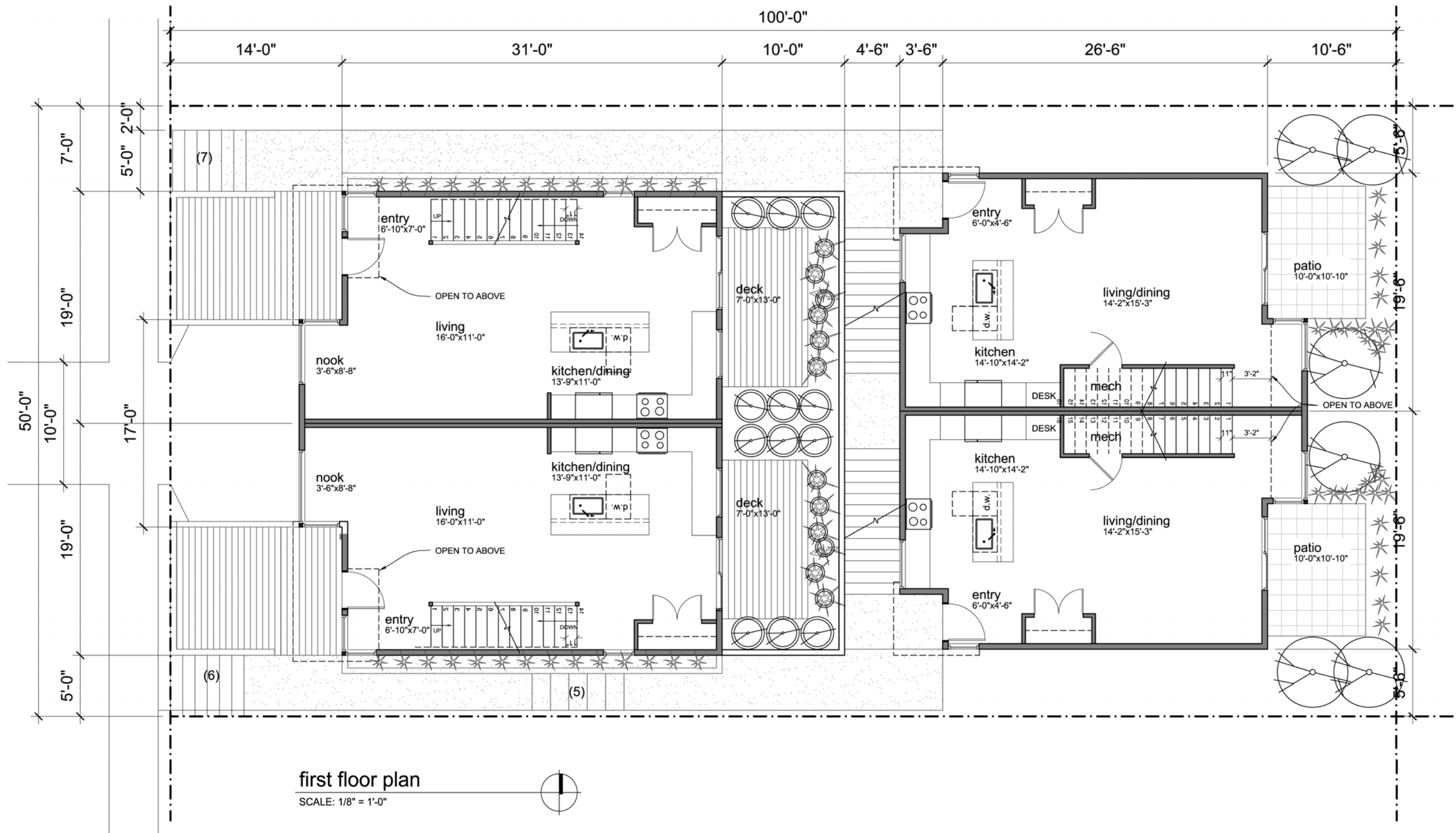


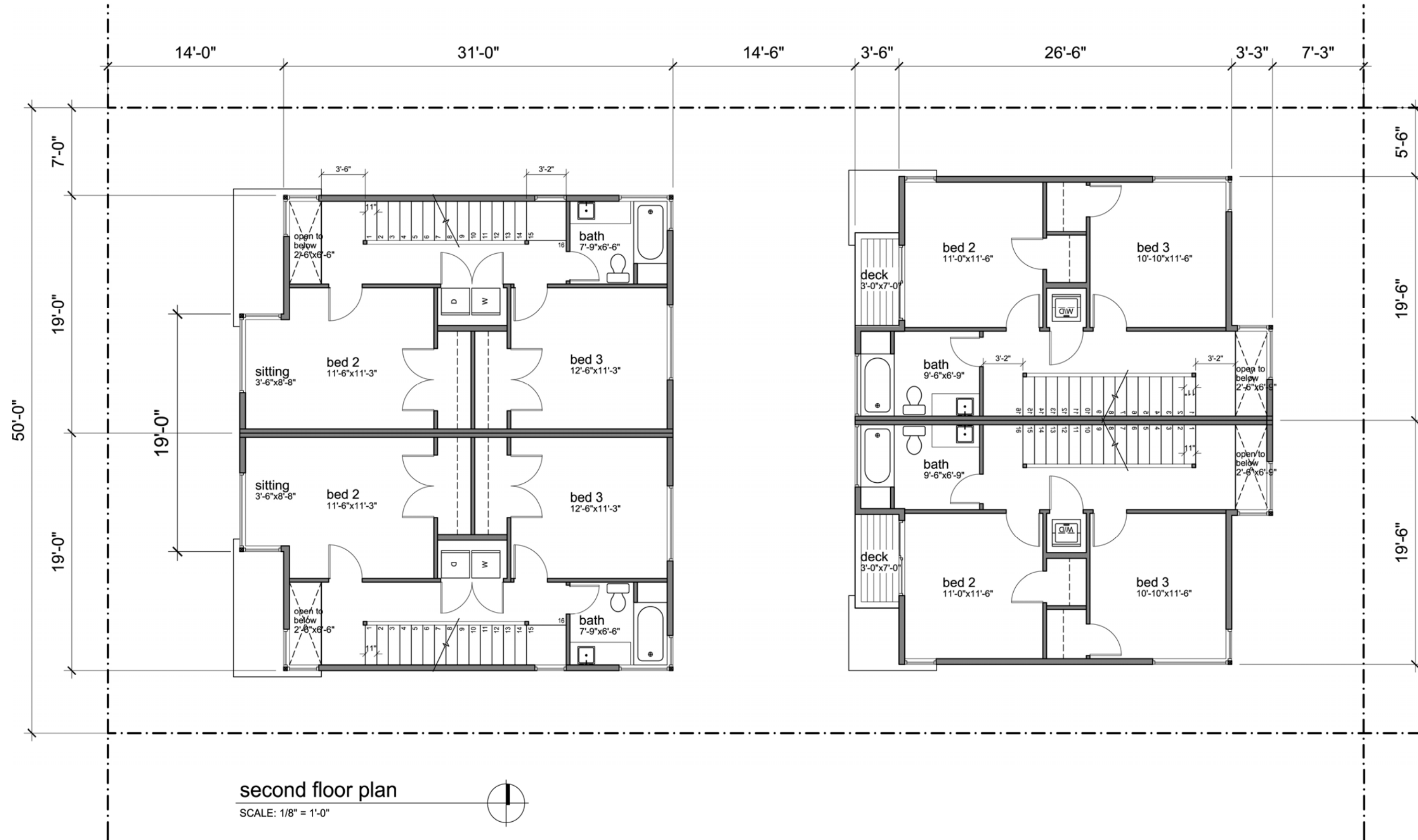
AREA SUMMARY - UNIT 1/2

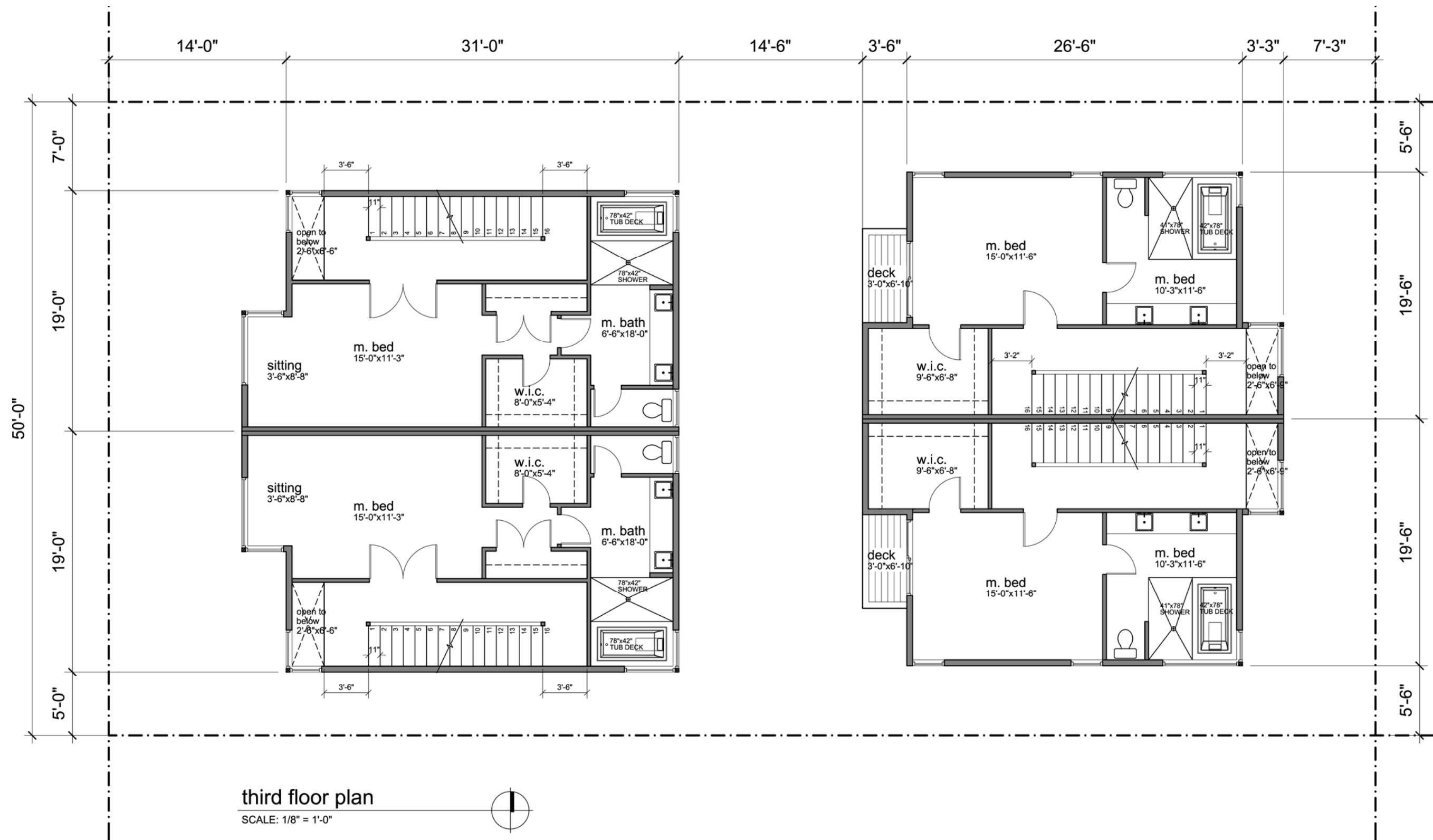
| | |
|--------------|------------------|
| FIRST FLOOR | 622 SF |
| SECOND FLOOR | 622 SF |
| THIRD FLOOR | 622 SF |
| PENTHOUSE | 72 SF |
| TOTAL | 1,938 SF |
| | 580 SF ROOF DECK |

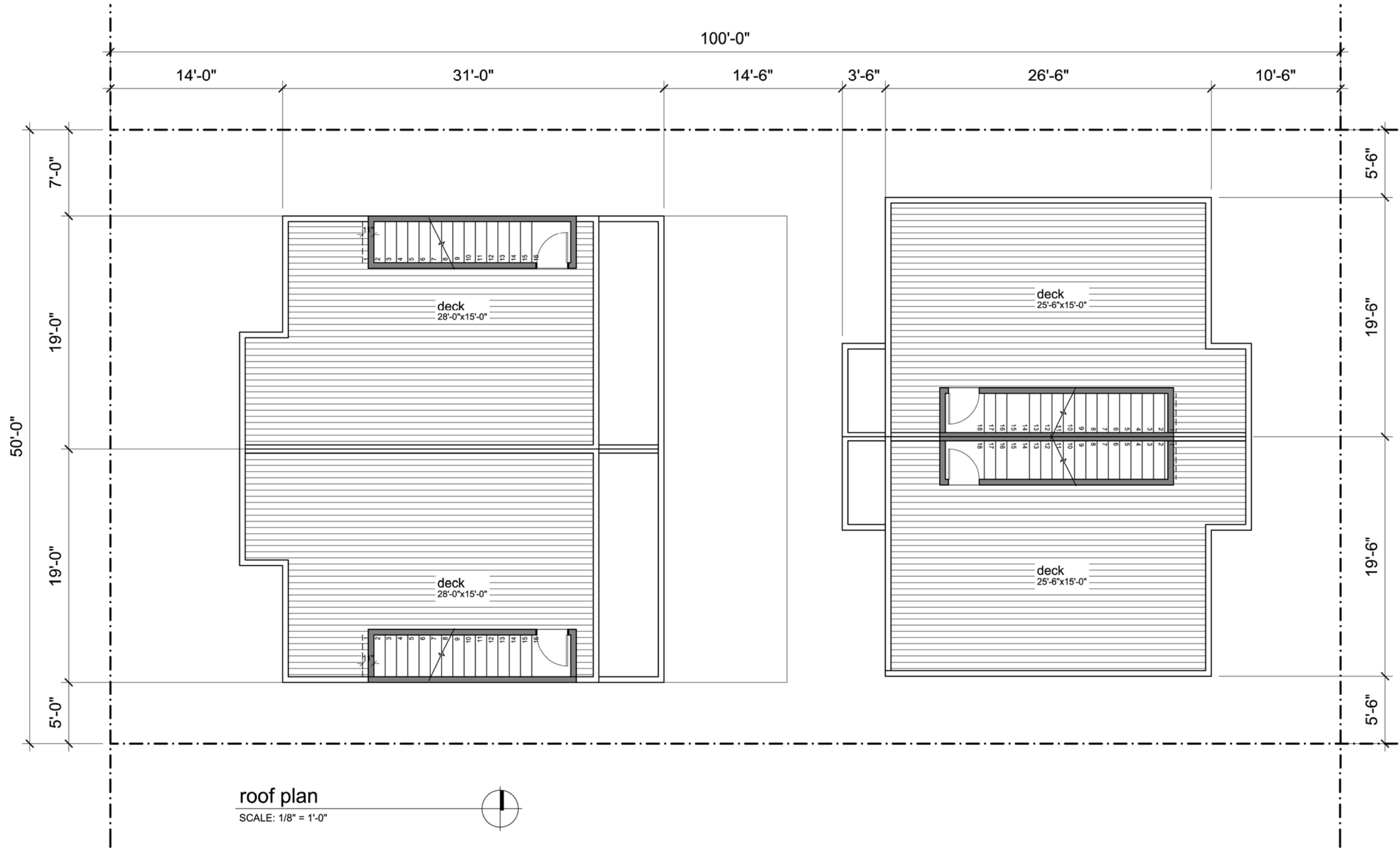
AREA SUMMARY - UNIT 3/4

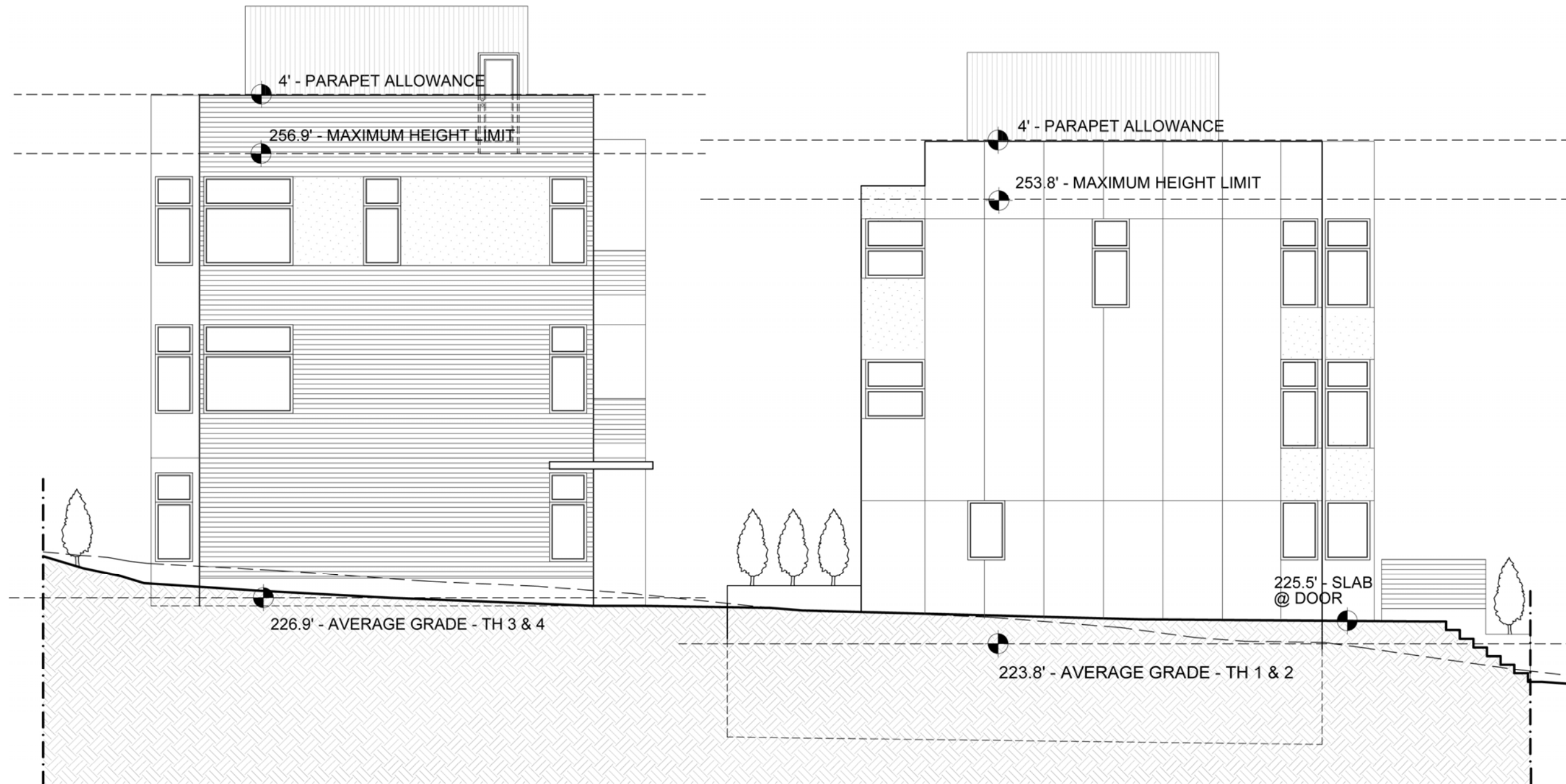
| | |
|--------------|------------------|
| FIRST FLOOR | 594 SF |
| SECOND FLOOR | 568 SF |
| THIRD FLOOR | 568 SF |
| PENTHOUSE | 75 SF |
| TOTAL | 1,805 SF |
| | 466 SF ROOF DECK |





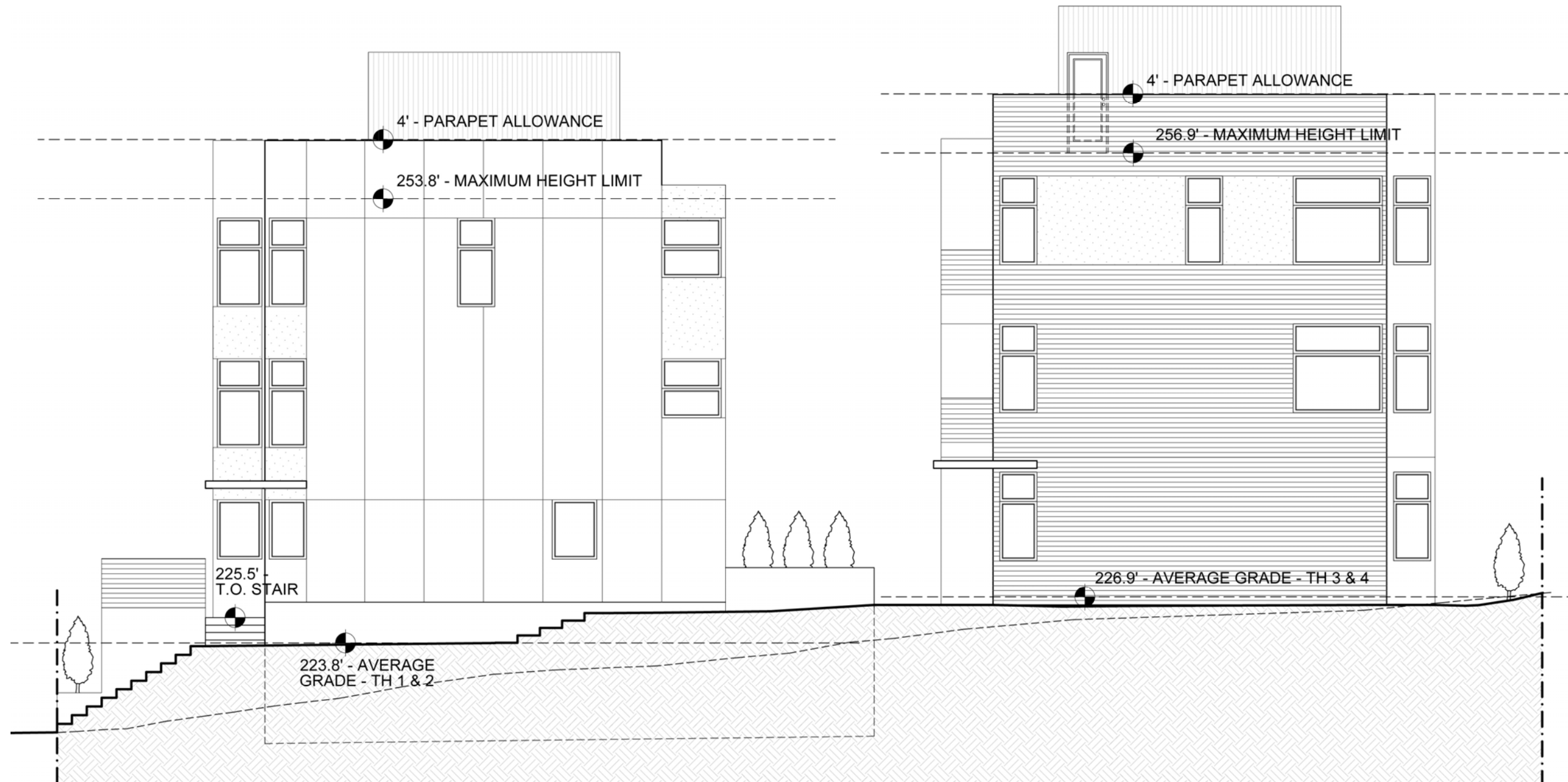






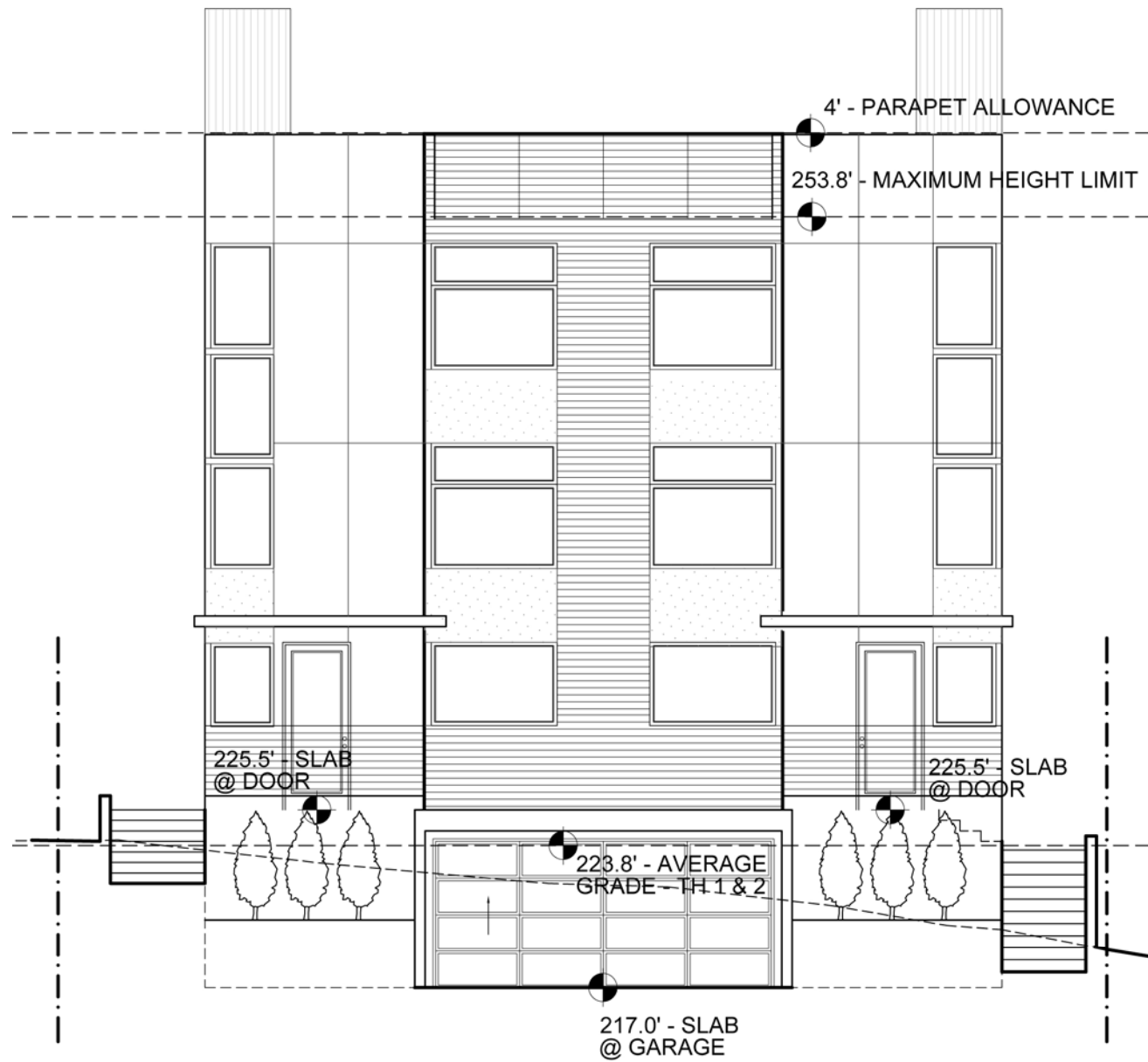
north elevation - bldg A & B

SCALE: 1/8" = 1'-0"



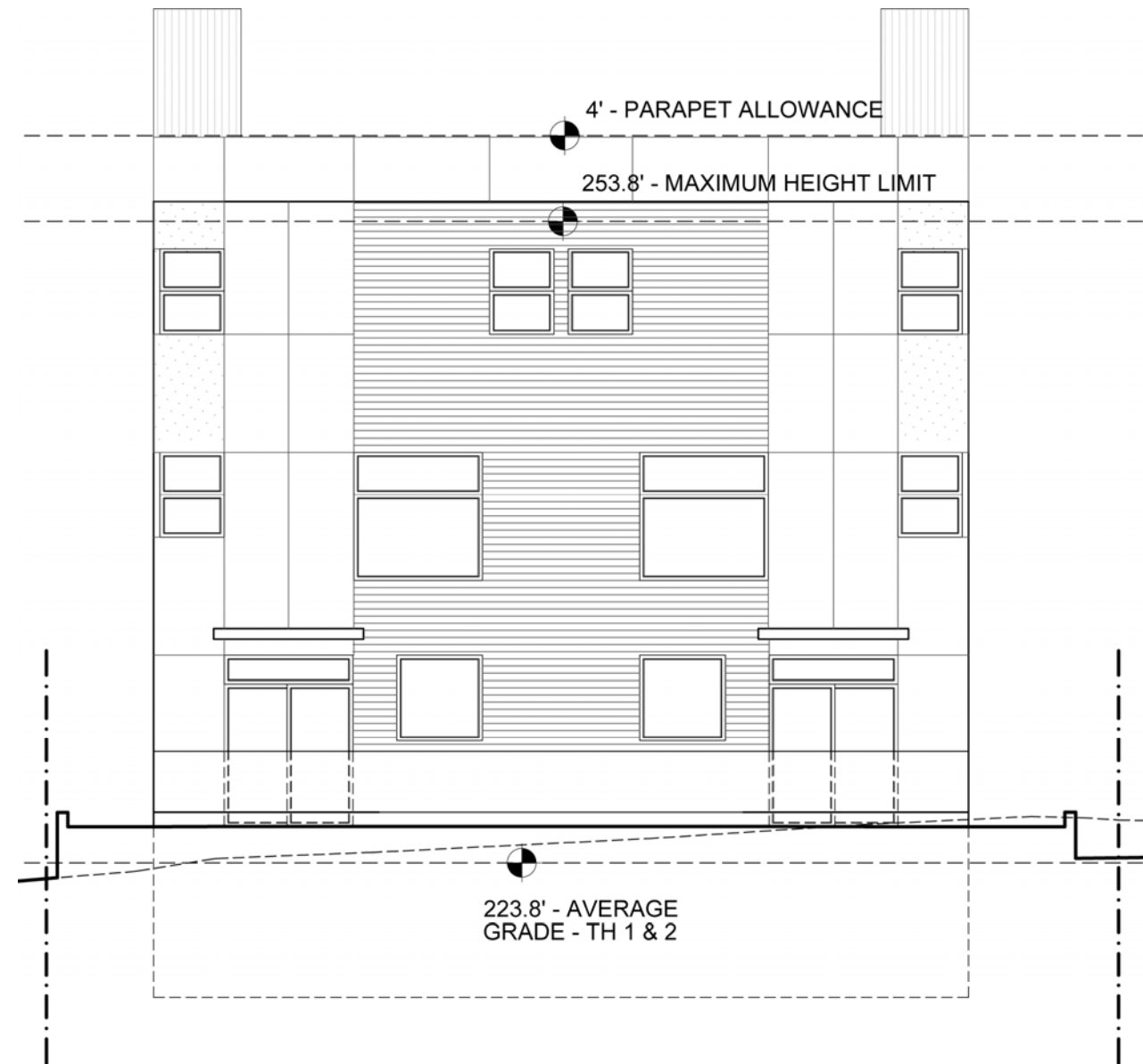
south elevation - bldg A & B

SCALE: 1/8" = 1'-0"



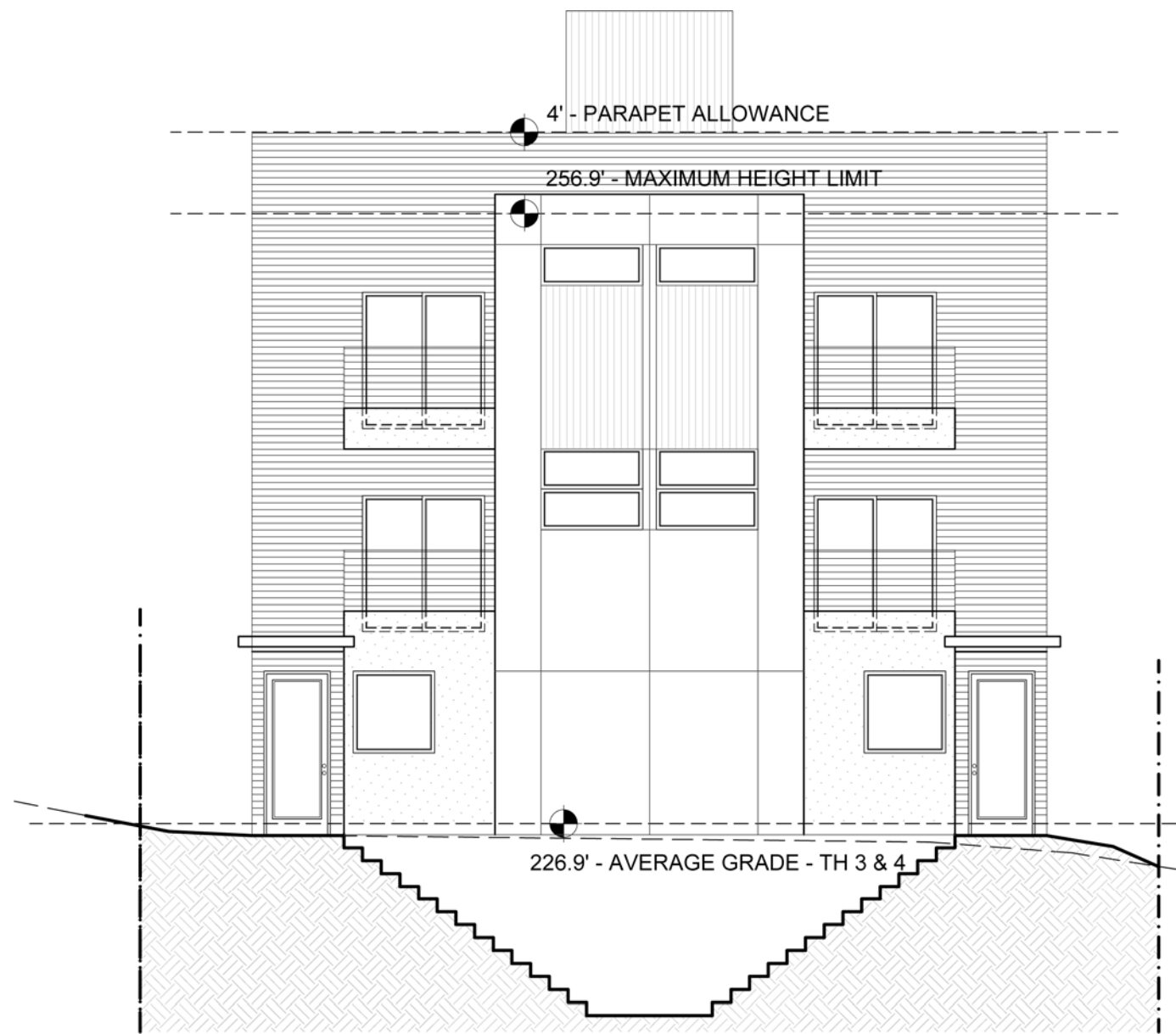
Dayton Ave (west) elevation - bldg A

SCALE: 1/8" = 1'-0"



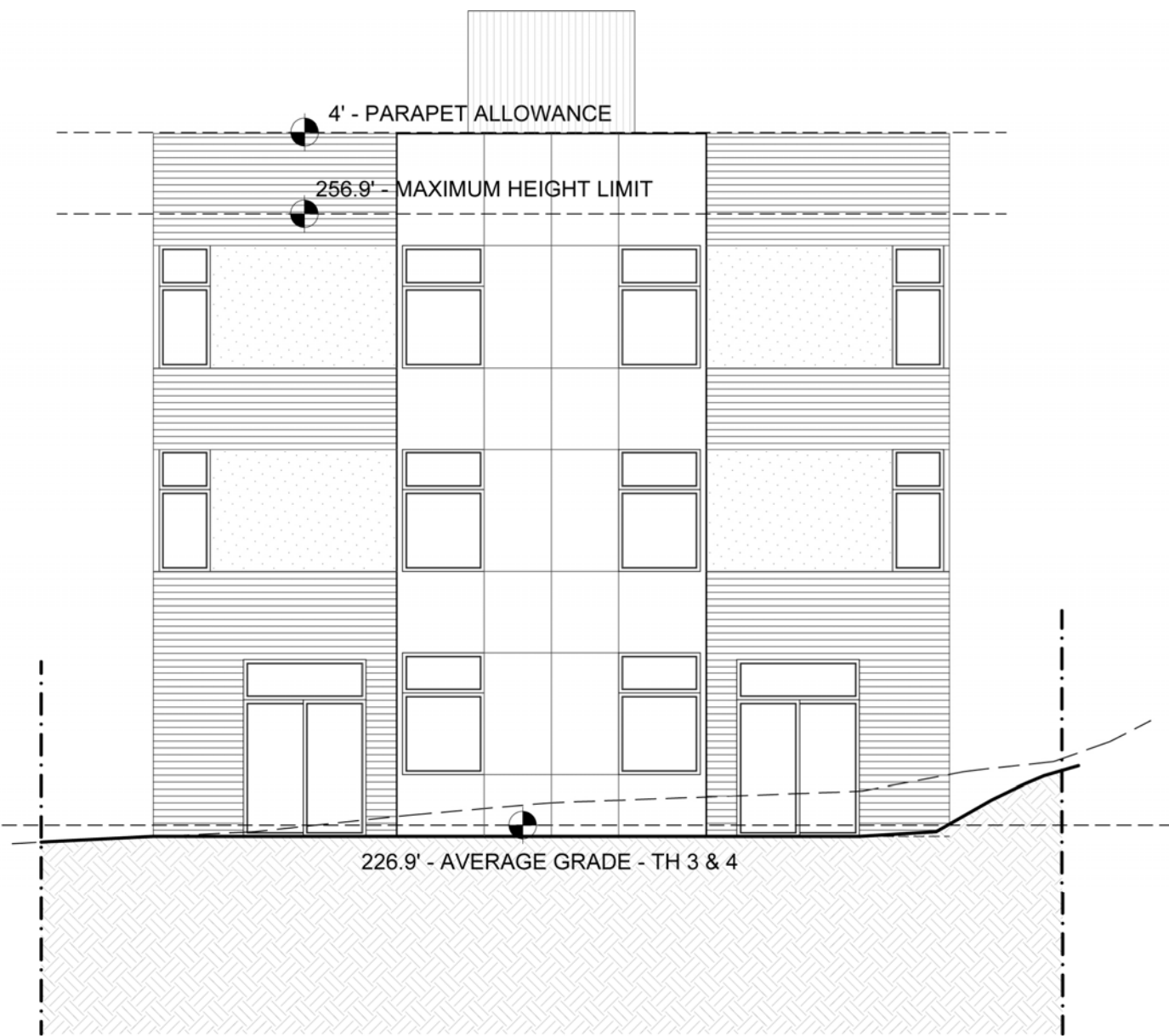
east elevation - bldg A

SCALE: 1/8" = 1'-0"



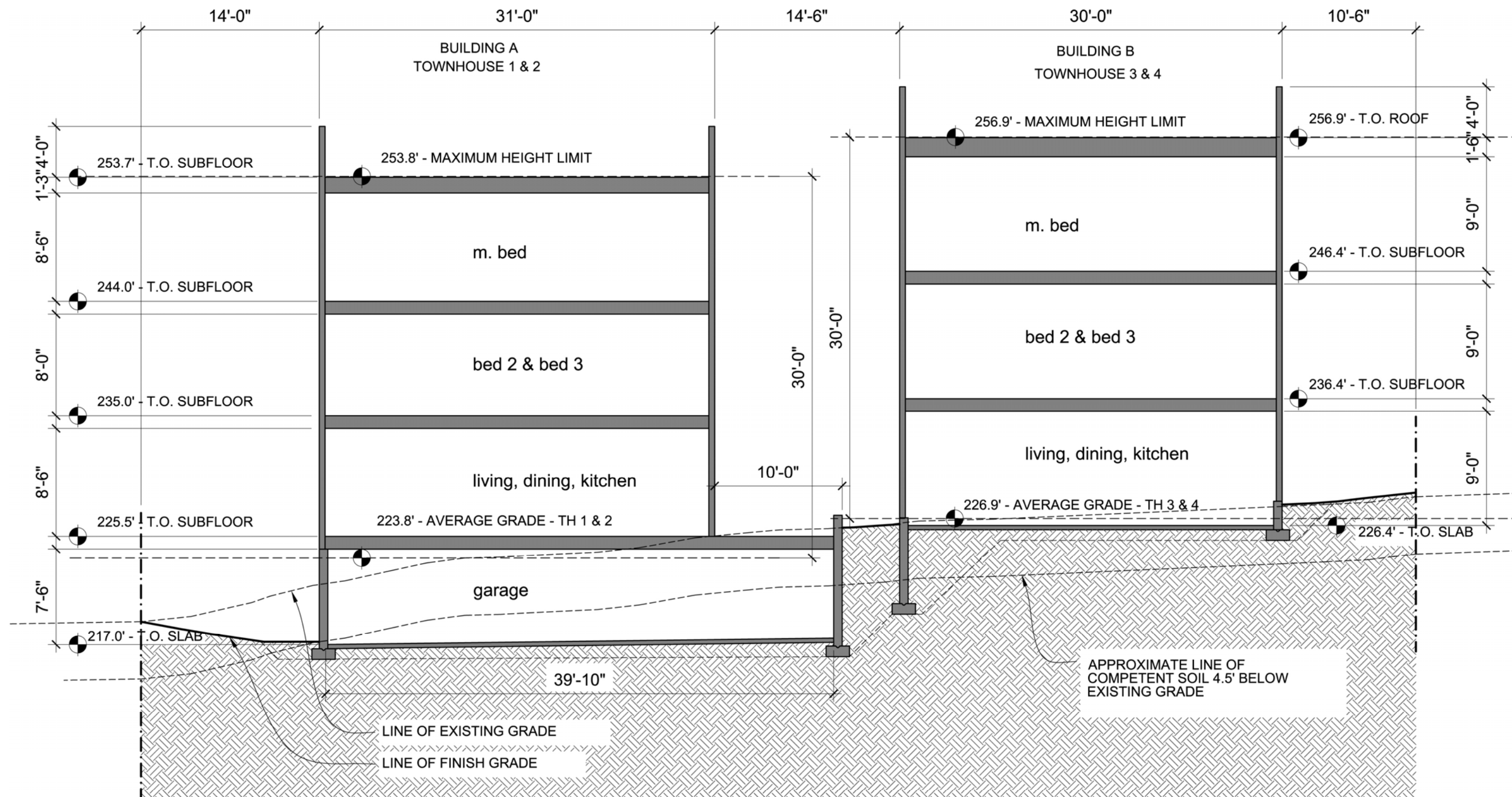
west elevation - bldg B

SCALE: 1/8" = 1'-0"



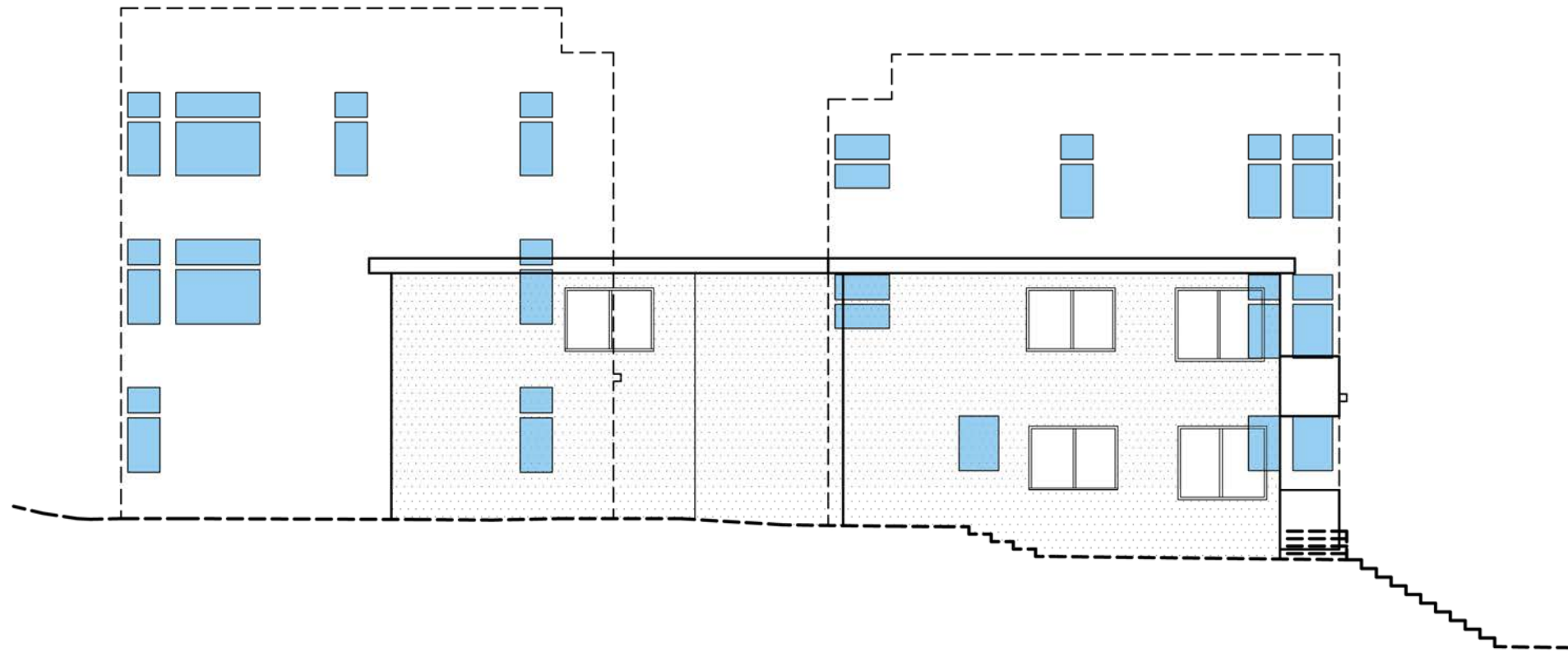
east elevation - bldg B

SCALE: 1/8" = 1'-0"



east-west section

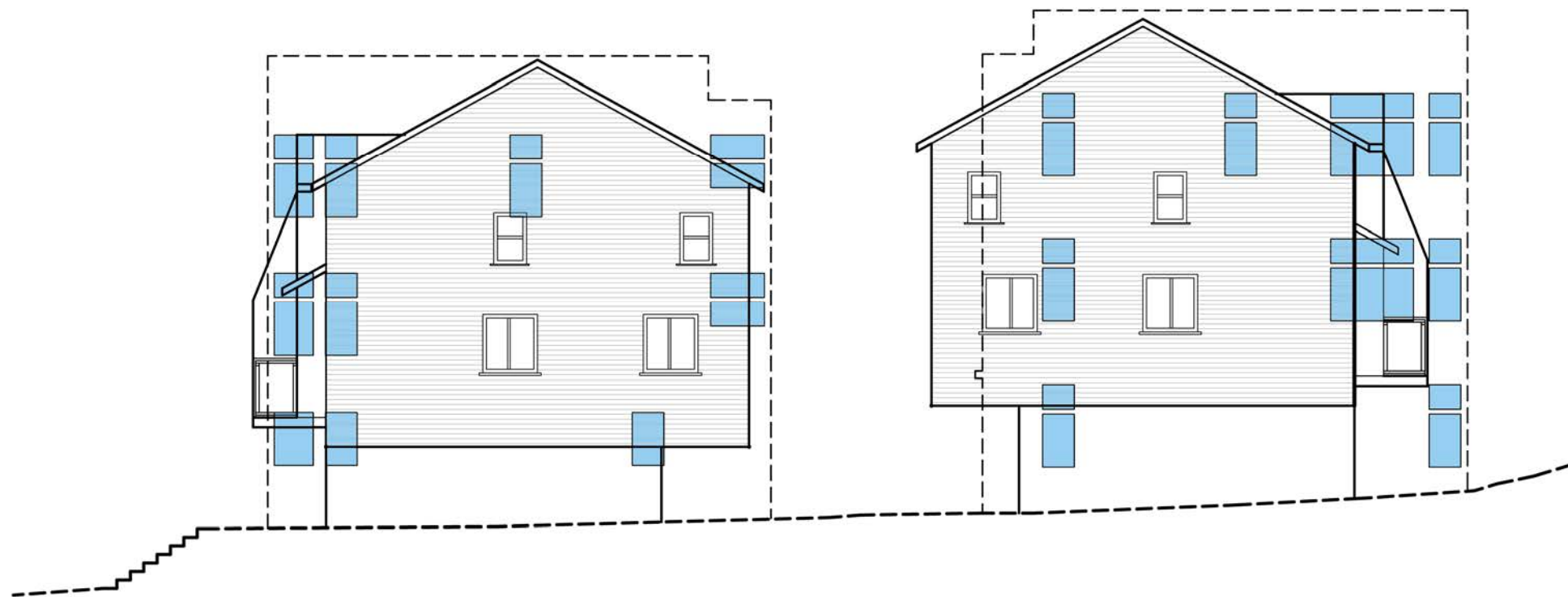
SCALE: 1/8" = 1'-0"



NEIGHBORING PROPERTY SOUTH SCALE: 3/32"=1'



NEIGHBORING PROPERTY EAST SCALE: 3/32"=1'



NEIGHBORING PROPERTY NORTH SCALE: 3/32"=1'