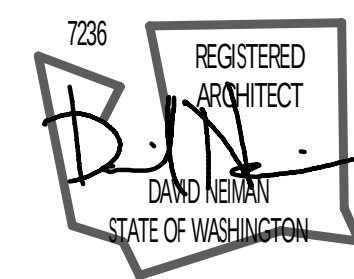




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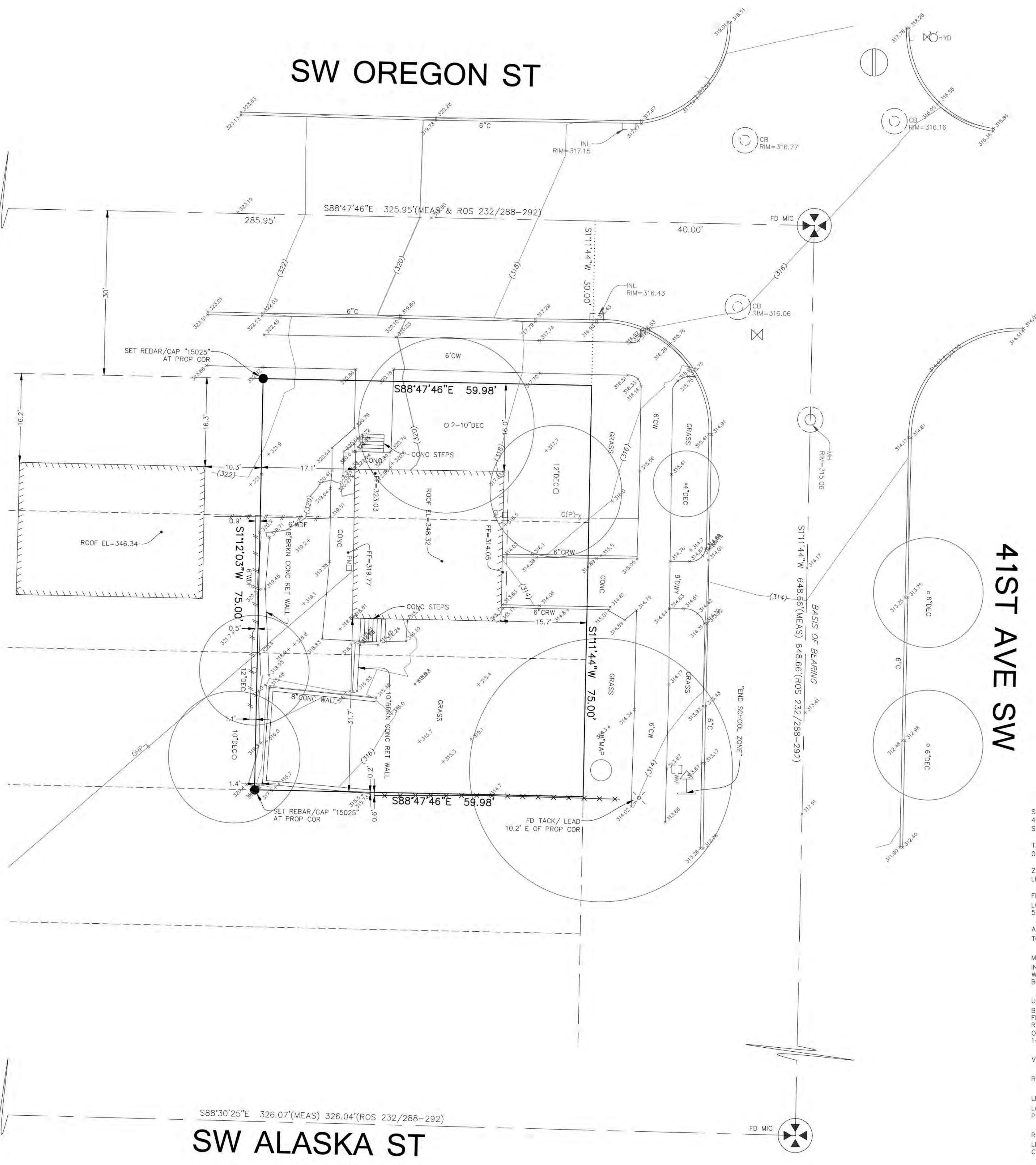
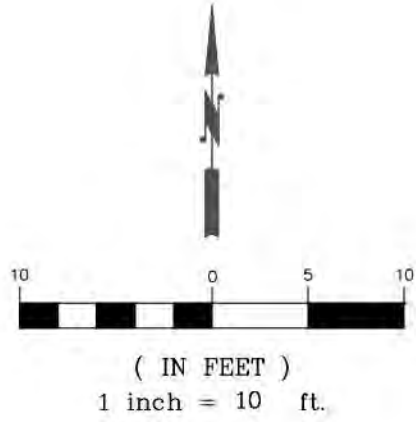
No.	Date	Revision
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Sheet Title
COVER
Date
SEPTEMBER 5 2013
Sheet Number

A00

42ND AVE SW

S172°22'W 647.01'(MEAS) 647.05' 232/288-292)



SURVEY LEGEND	
ASPH	ASPHALTIC CONCRETE
EDGE OF ASPHALTIC CONCRETE	
BUILDING LINE	
C	CONCRETE CURB
CLF	CHAIN LINK FENCE
CONC	CONCRETE SURFACE
CRW	CONCRETE RETAINING WALL
CW	CONCRETE WALK
EASEMENT AREA	
FOUND SURVEY MONUMENT	
FENCE LINE (CHAIN LINK)	
GM	GAS METER
HH	HAND HOLE
HYD	FIRE HYDRANT
IP	IRON PIPE
LUM	LUMINAIRE
MH	MAINTENANCE HOLE
PM	POWER METER
PP	POWER POLE
PP	POWER POLE W/ LIGHT
THH	TELEPHONE HAND HOLE
WM	WATER METER
VALVE	
YLD	FENCE LINE (WOOD)
YLD	YARD LIGHT

41ST AVE SW



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:
4101 SOUTHWEST OREGON STREET
SEATTLE, WASHINGTON 98116

TAX PARCEL NUMBER:
095200-6630-03

ZONING:
LR3 = LOW RISE 3

FLOOD MAP:
LOCATED IN ZONE "X" AND IS OUTSIDE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBERS 53033C0610F AND 53033C0620F, DATED MAY 16, 1995.

AREA:
TOTAL SITE AREA IS 4,498.50 SQUARE FEET OR 0.1033 ACRES, MORE OR LESS.

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-150-090.

UNDERGROUND UTILITIES:
BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

VERTICAL DATUM: NAVD88 PER GPS

BASIS OF BEARINGS: MONUMENTED CENTERLINE OF 41ST AVENUE SOUTHWEST BEARING N01°11'44"E

LEGAL DESCRIPTION:
LOTS 1, 2 AND 3, BLOCK 52, BOSTON CO'S PLAT OF WEST SEATTLE, EXCEPT THE WEST 55 FEET THEREOF, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, IN KING COUNTY, WASHINGTON.

REFERENCE:
LEGAL DESCRIPTION BASED ON QUIT CLAIM DEED FURNISHED BY DRIANO SORENSE QCD, RECORDED IN KING COUNTY RECORDS UNDER INSTRUMENT NUMBER 2002115000515, DATED NOVEMBER 15, 2002.

Edwin J. Green Jr.
EDWIN J. GREEN JR. PLS#15025

3/1/2013
DATE

TOPOGRAPHIC SURVEY
SE 1/4 OF SEC 14, TWP 24N, RGE 3E, WM
JBC REAL ESTATE
4101 SW OREGON ST
SEATTLE
WASHINGTON

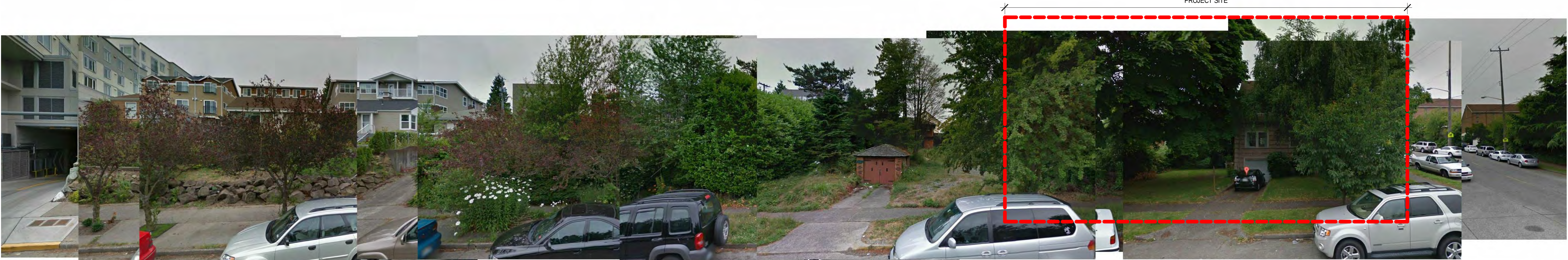
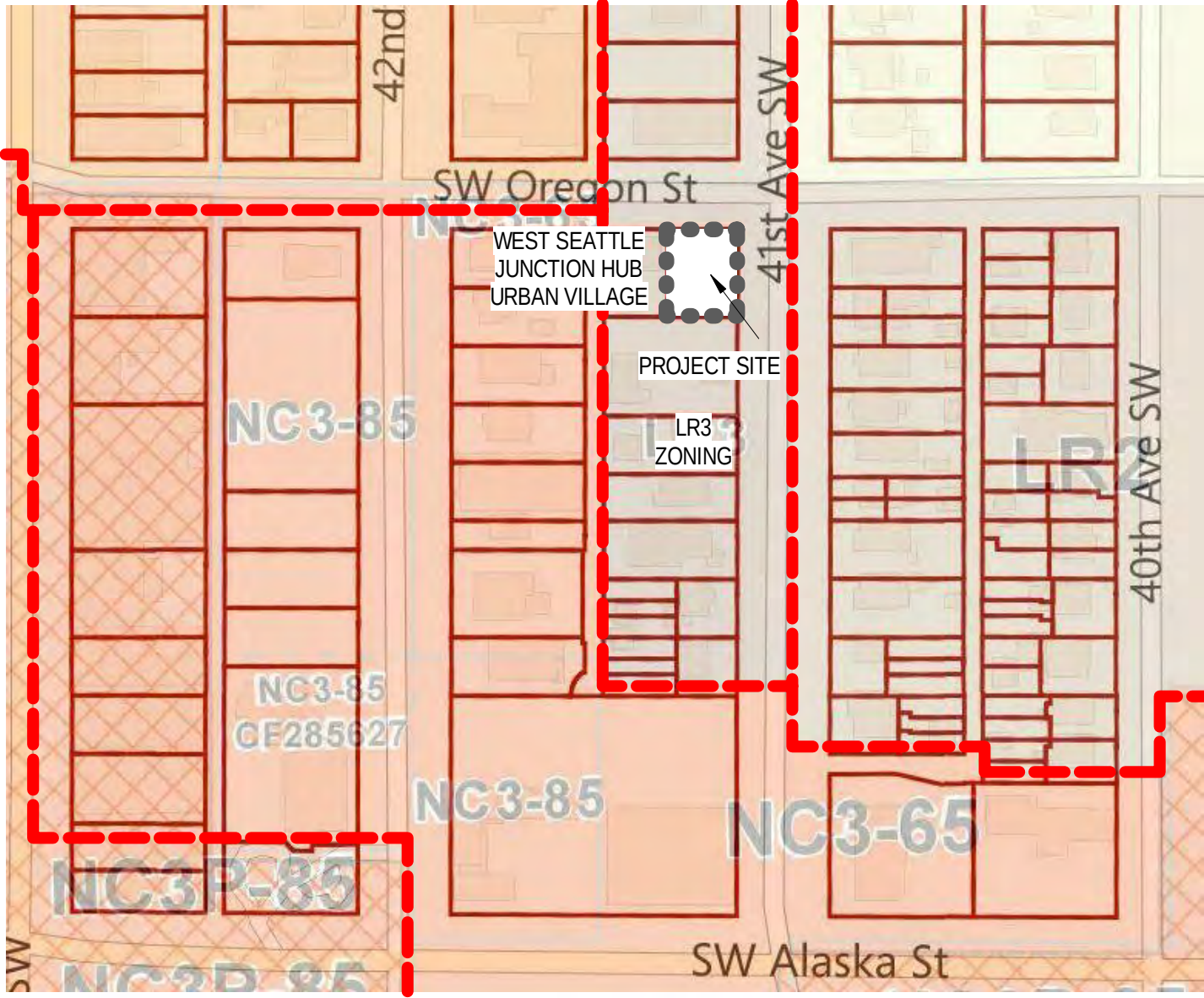
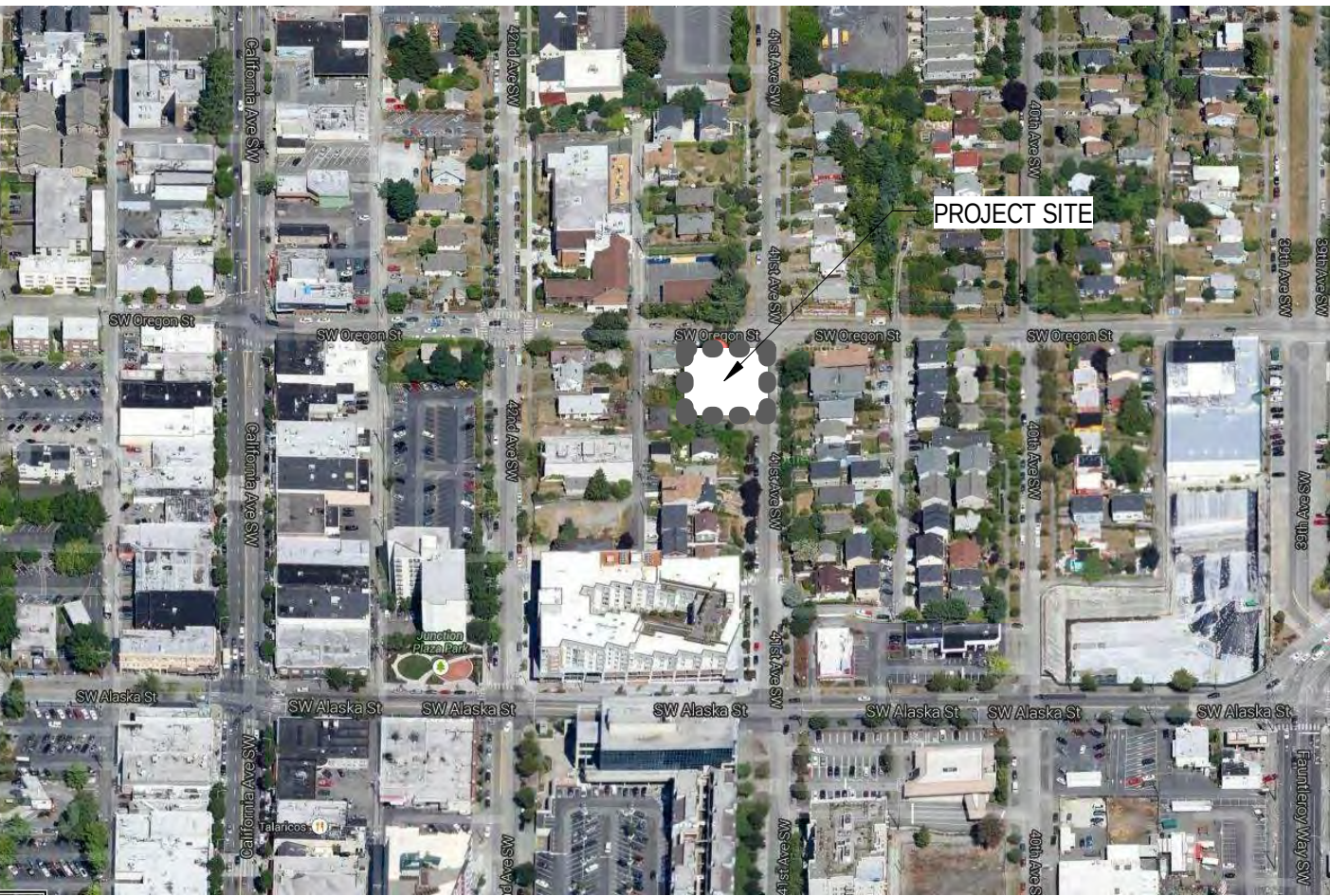
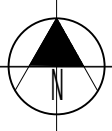
JOB NO.: 13144
DATE: 2/28/2013
DRAFTED BY: CJC
CHECKED BY: EJC
SCALE: 1" = 10'
1 OF 1



STREETSCAPE ALONG SW OREGON AVE - SOUTH SIDE



STREETSCAPE ALONG SW OREGON AVE - NORTH SIDE



STREETSCAPE ALONG 41ST STREET - WEST SIDE

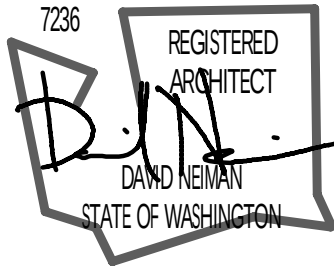


STREETSCAPE ALONG 41ST STREET - EAST SIDE

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No.	Date	Revision
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Sheet Title
CONTEXT AND ZONING

Date
Sheet Number

PROJECT BACKGROUND INFORMATION

STREET ADDRESS

4101 SW OREGON STREET

PROJECT NUMBER(S)

3015850 SDR/MUP 6354407 BUILDING PERMIT

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOTS 1, 2 AND 3, BLOCK 52, BOSTON CO'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 19, IN KING COUNTY, WASHINGTON. EXCEPT THE WEST 55 FEET THEREOF..

TAX PARCEL NUMBER

0952006630

CONTACTS

OWNER:

OREGON JUNCTION, LLC
JOE PAAR MANAGER
3445 CALIFORNIA AVE SW
SEATTLE, WA 98116

ARCHITECT:

DAVID NEIMAN ARCHITECTS
324 15TH AVENUE E #204
SEATTLE, WA 98112
CONTACT: DAVID NEIMAN
PH: (206) 760-5550
FX: (206) 760-5585

STRUCTURAL ENGINEER:
HARRIOTT SMITH VALENTINE
ENGINEERS, INC.
1932 1ST AVENUE SUITE 720
SEATTLE, WA 98101
CONTACT: JIM HARRIOTT
PH: (206) 624-4760

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	1.4 MAX.	1.38
23.45.512	DENSITY LIMIT	NONE	4 UNITS
23.45.514	STRUCTURE HEIGHT	30'-0" MAX.	28'-4"
23.45.514.J.4	PENTHOUSE HEIGHT	10'-0" ABOVE H.L.	8'-7"
23.45.514.J.4	PENTHOUSE AREA	15% OF ROOF AREA MAX.	12.1%
23.45.518	OVERHANGS IN SETBACKS	MIN. 3' TO PROP. LINE	1' -6" TO PROP. LINE
23.45.518.A	FRONT SETBACK	7' AVG.	3' -6" AVG.
23.45.518.A	WEST SIDE SETBACK	7' AVG.	5'-3" AVG.
23.45.518.A	EAST SIDE SETBACK	7' AVG.	4'-3" AVG.
23.45.518.A	REAR SETBACK	7' AVG.	5'-0" AVG.
23.45.522	AMENITY AREA	562 SF MIN. @ GRADE	623 SF
23.45.522	AMENITY AREA	1124 SF MIN. TOTAL	2858 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	FAÇADE LENGTH	65% MAX	71.3%
23.45.527.A	STRUCTURE WIDTH	150'	40'
23.45.545	PARKING LOCATION	MUST BE ENCLOSED	ENCLOSED
23.45.015	PARKING	NONE REQUIRED	2 SPACES
23.45.514.F.4	PARAPET HEIGHT	4' MAX ABOVE HEIGHT LIMIT	1'-8"

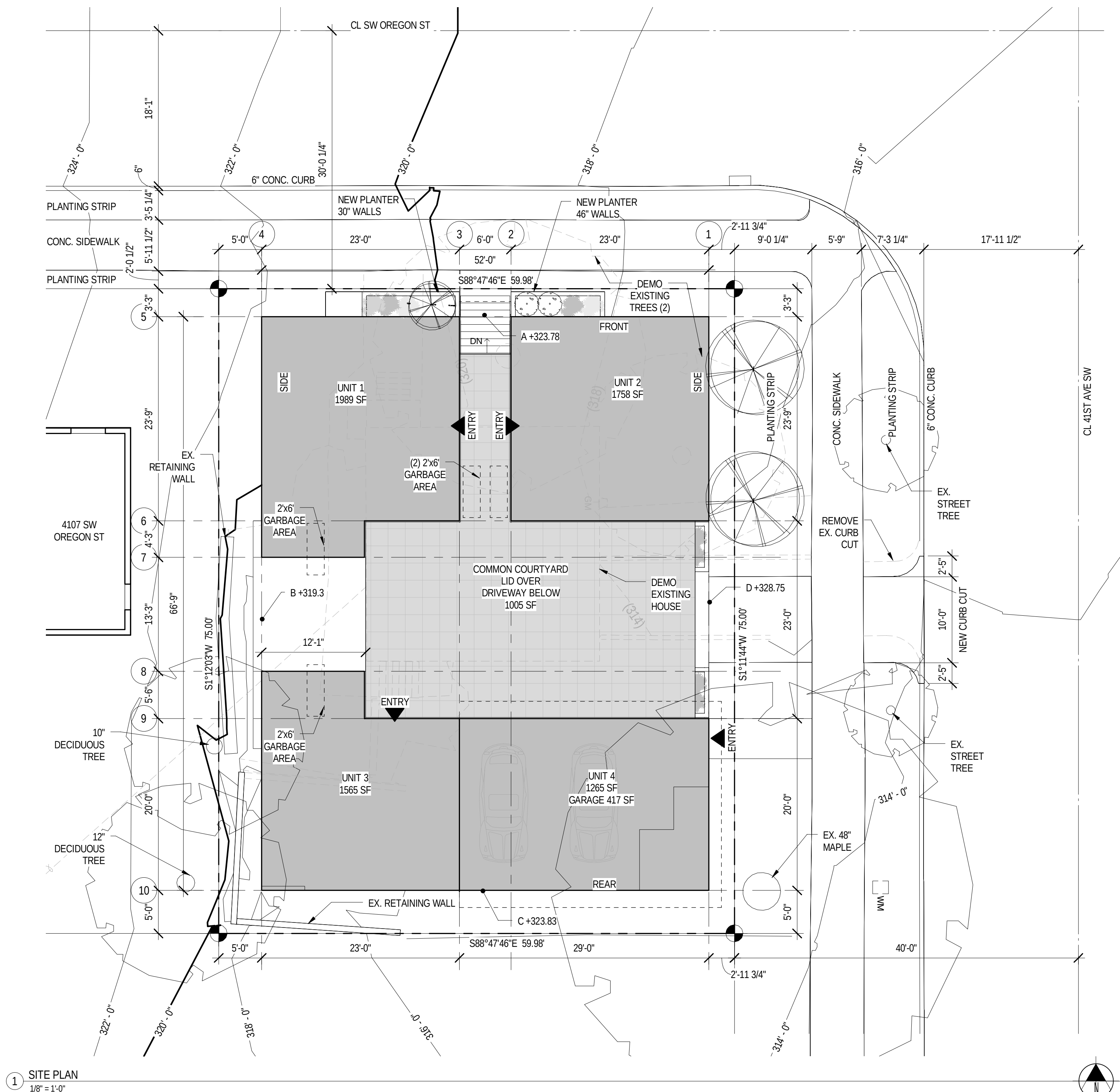
AVERAGE SETBACK CALCULATION

FRONT SETBACK			REAR SETBACK		
FAÇADE LENGTH	SETBACK	LENGTH X SETBACK	FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
23	3.25	74.75	52.17	5	260.85
6	5.8	34.8			
23	3.25	74.75			
TOTAL 52		184.3	TOTAL 52.17		260.85
AVG FRONT SETBACK	3.5		AVG REAR SETBACK	5	
WEST SIDE SETBACK			EAST SIDE SETBACK		
FAÇADE LENGTH	SETBACK	LENGTH X SETBACK	FAÇADE LENGTH	SETBACK	LENGTH X SETBACK
23.75	5.0	118.75	23.75	2.97	70.5
9.5	7.0	66.5	12.87	2.97	38.2
20	5.0	100	7.2	11.1	79.92
TOTAL 53.25		285.25	TOTAL 43.82		188.62
AVG SIDE SETBACK	5.4		AVG SIDE SETBACK	4.3	

ADJUSTMENT REQUESTS

- SMC 23.45.527.B.1: MAXIMUM FAÇADE LENGTH
REQUIRED: 65% MAXIMUM
PROVIDED: 71.3% @ EAST FAÇADE (9% 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-4 AND A-6.
- SMC 23.45.518.A: FRONT SETBACK
REQUIRED: 7' AVG.
PROVIDED: 3' - 6" AVG.
- SMC 23.45.518.A: SIDE SETBACK
REQUIRED: 7' AVG.
PROVIDED: 5' - 3" AVG. @ WEST FAÇADE; 4' - 3" AVG. @ EAST FAÇADE
- SMC 23.45.518.A: REAR SETBACK
REQUIRED: 7' AVG.
PROVIDED: 5' - 0" AVG.
- SMC 23.45.518: OVERHANGS IN SETBACKS
REQUIRED: Min. 3' - 0" TO PROPERTY LINE
PROVIDED: 1' - 6" TO PROPERTY LINE

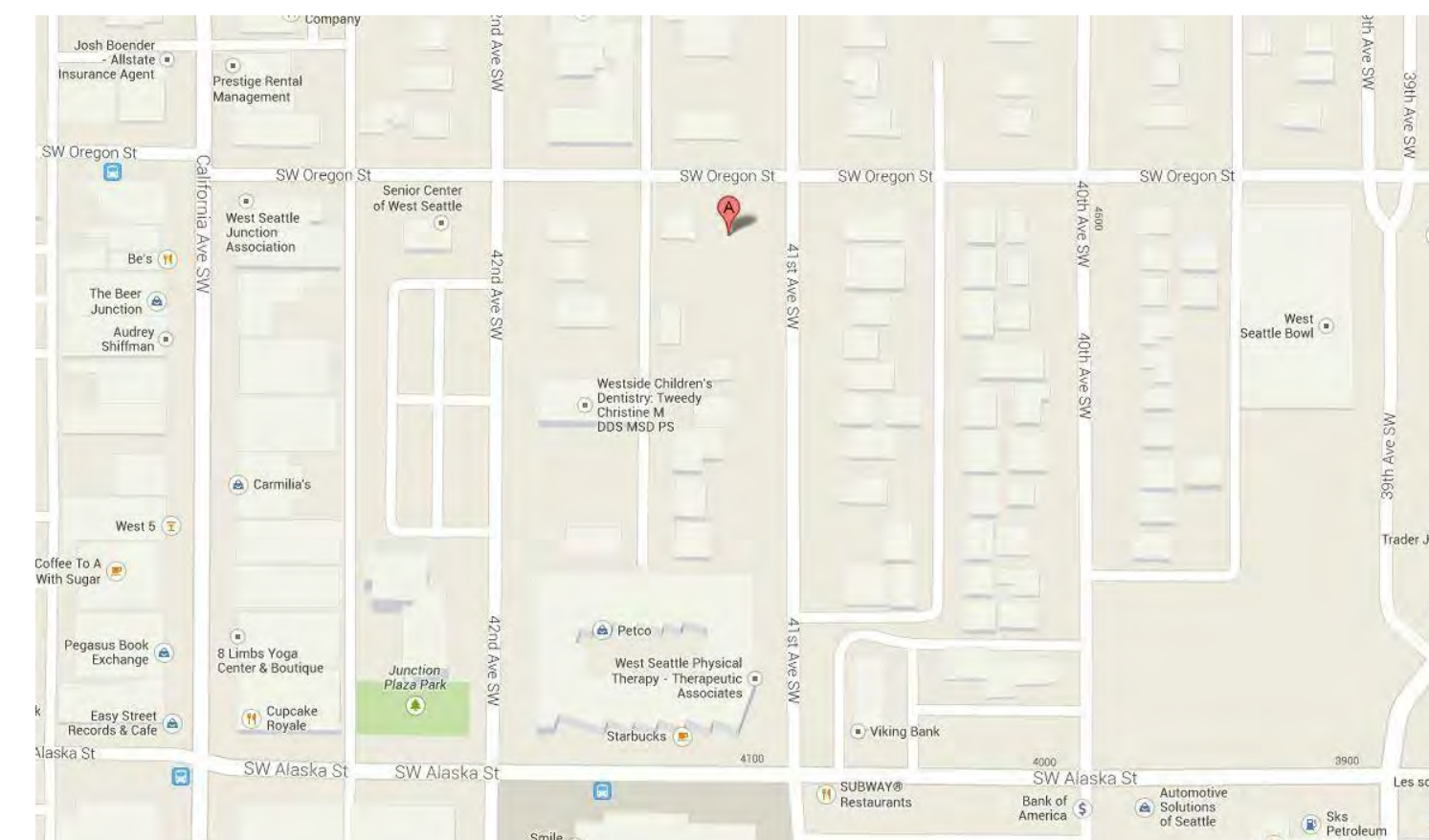


1 SITE PLAN
1/8" = 1'-0"

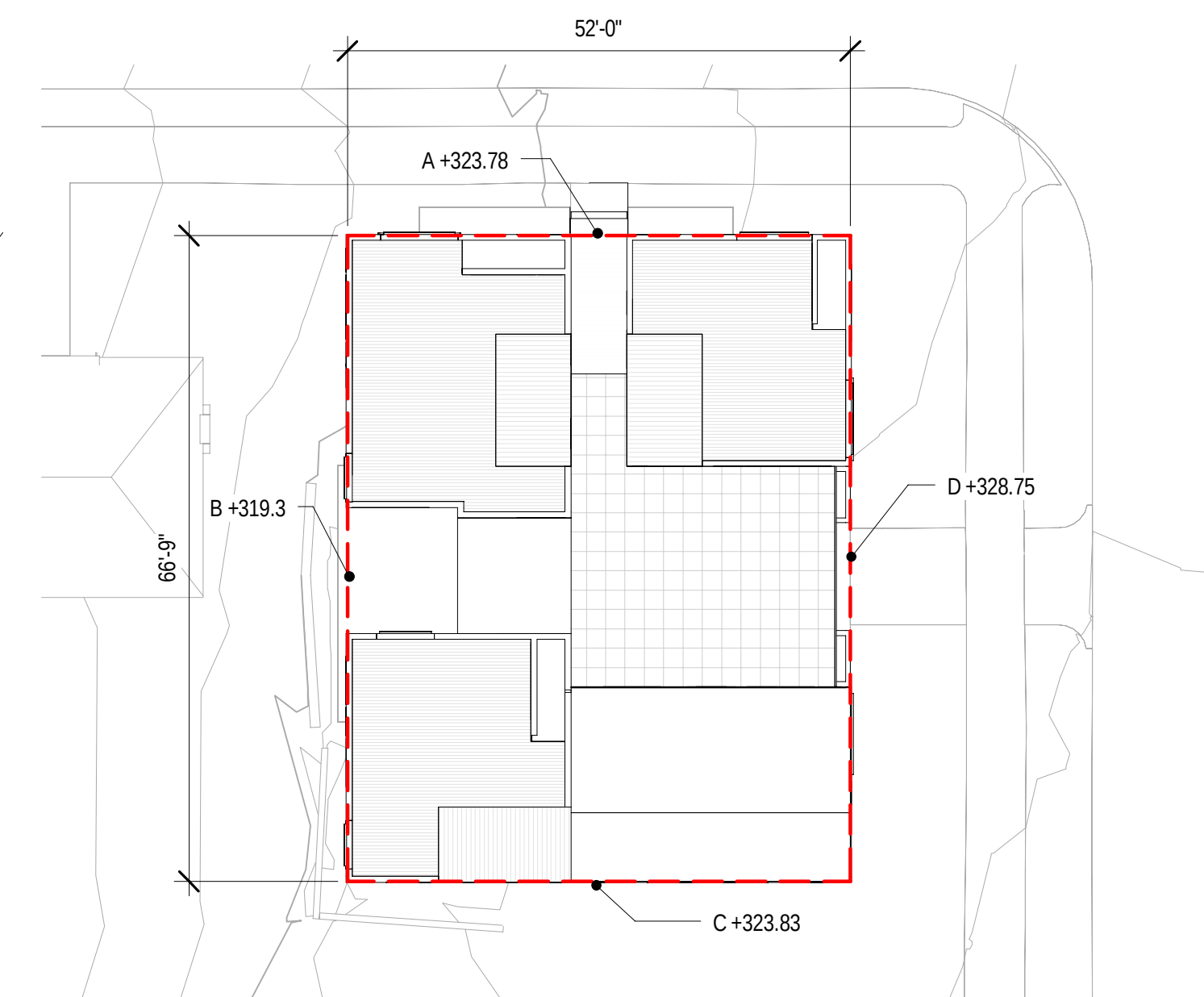
ENERGY CODE OPTION III WSEC 2009 W SEATTLE AMMEND.
COMPLIANCE IS PRESCRIPTIVE

TABLE 6-1 EXCERPTS - OPTION III				
GLAZING AREA - % OF FLOOR AREA = UNLIMITED (GROUP R-3 ONLY)				
GLAZING U-FACTOR	DOORS	U-FACTOR	CEILING	VAULTED CEILING
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

VICINITY MAP



AVERAGE GRADE CALCULATION



HEIGHT LIMIT CALCULATION

SPOT	ELEV	LENGTH	LXE
A	319.5	52.0	16614
B	320.5	66.7	21377.3
C	315.5	52.0	16406
D	314.0	66.7	20943.8
TOTALS		237.4	75341.1
AVG GRADE (SUM LXE / SUM LENGTH)			317.4
HEIGHT LIMIT			347.4

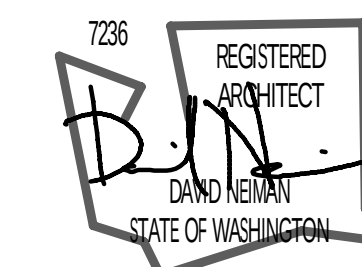


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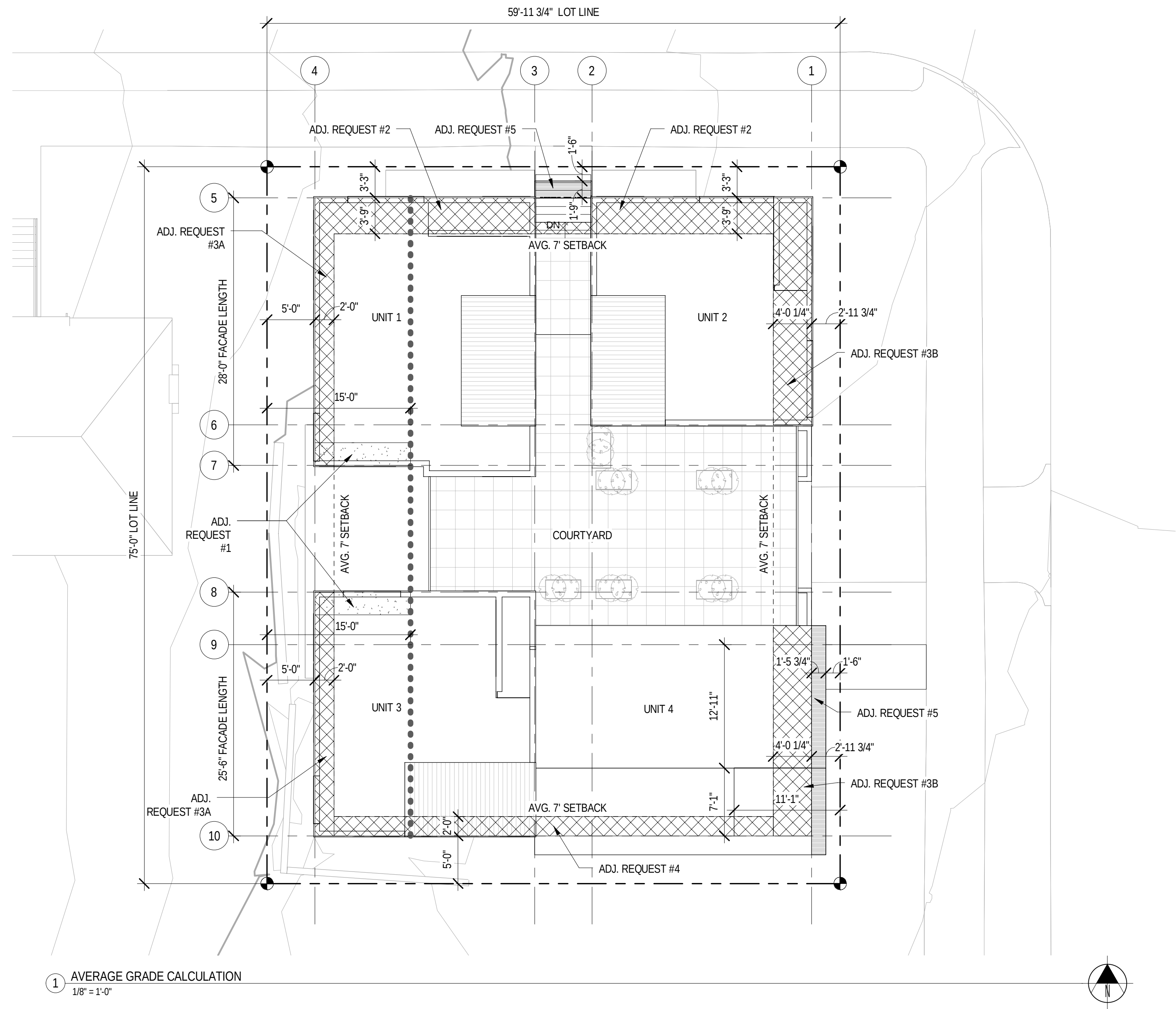


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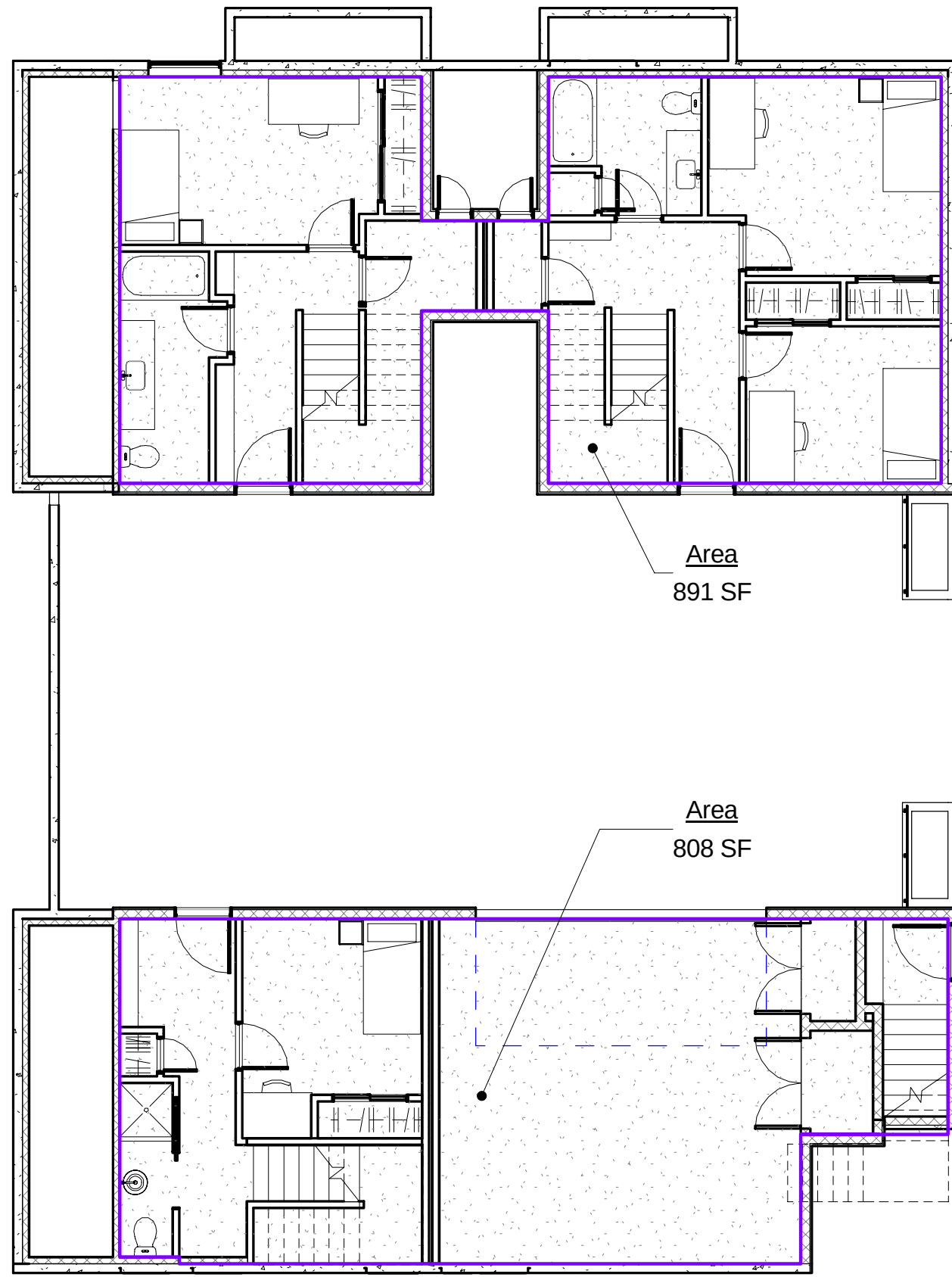
Sheet Title
SITE PLAN
Date
Sheet Number

A10

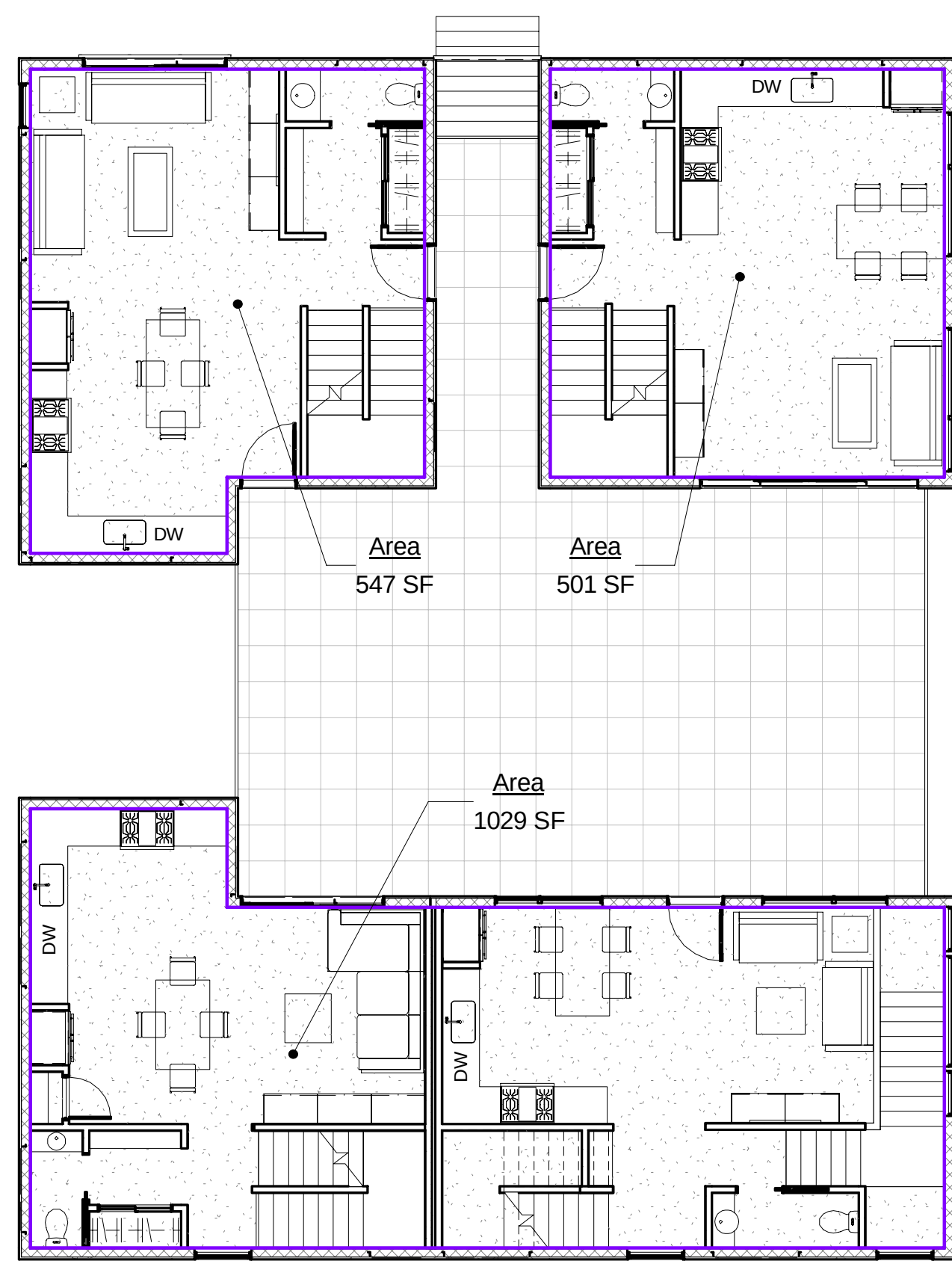


Adj.	SMC	Standard	Required	Provided	% change	Project with adjustment	Project without adjustment	Guideline
1	23.45.527.B.1	Façade Length (West)	65% max	71.30%	+9%	Allows more massing on the west side and allows east end of the courtyard to open up to public right of way.	East end of courtyard will be more closed to public view.	A-4, A-6
2	23.45.518.A	Front Setback (North)	7' Average	3.5' Average	-50%	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
3A*	23.45.518.A	Side Setback (West)	7' Average	5.4' Average	-23%	Creates a pedestrian entry along Oregon St. and provides ample shared cenral common open courtyard for residents.	Buildings closer together does not allow for unique pedestrian entry, reduces size of common open courtyard, reduces access to natural light for units.	A-7
3B	23.45.518.A	Side Setback (East)	7' Average	4.3' Average	-39%	Creates a pedestrian entry along Oregon St. and provides ample shared cenral common open courtyard for residents.	Buildings closer together does not allow for unique pedestrian entry, reduces size of common open courtyard, reduces access to natural light for units.	A-7
4	23.45.518.A	Rear Setback (South)	7' Average	5.0' Average	-29%	Buildings closer to the rear open up more usable space at the interior courtyard.	Buildings farther from the rear make the interior courtyard smaller.	A-7
5	23.45.518	Overhangs in setbacks	Min. 3'-0" to property line	1'-6" to property line	-50%	Overhangs create shadow, depth, and interesting visual character.	No overhangs create buildings with street facades with less visual interest.	C-2

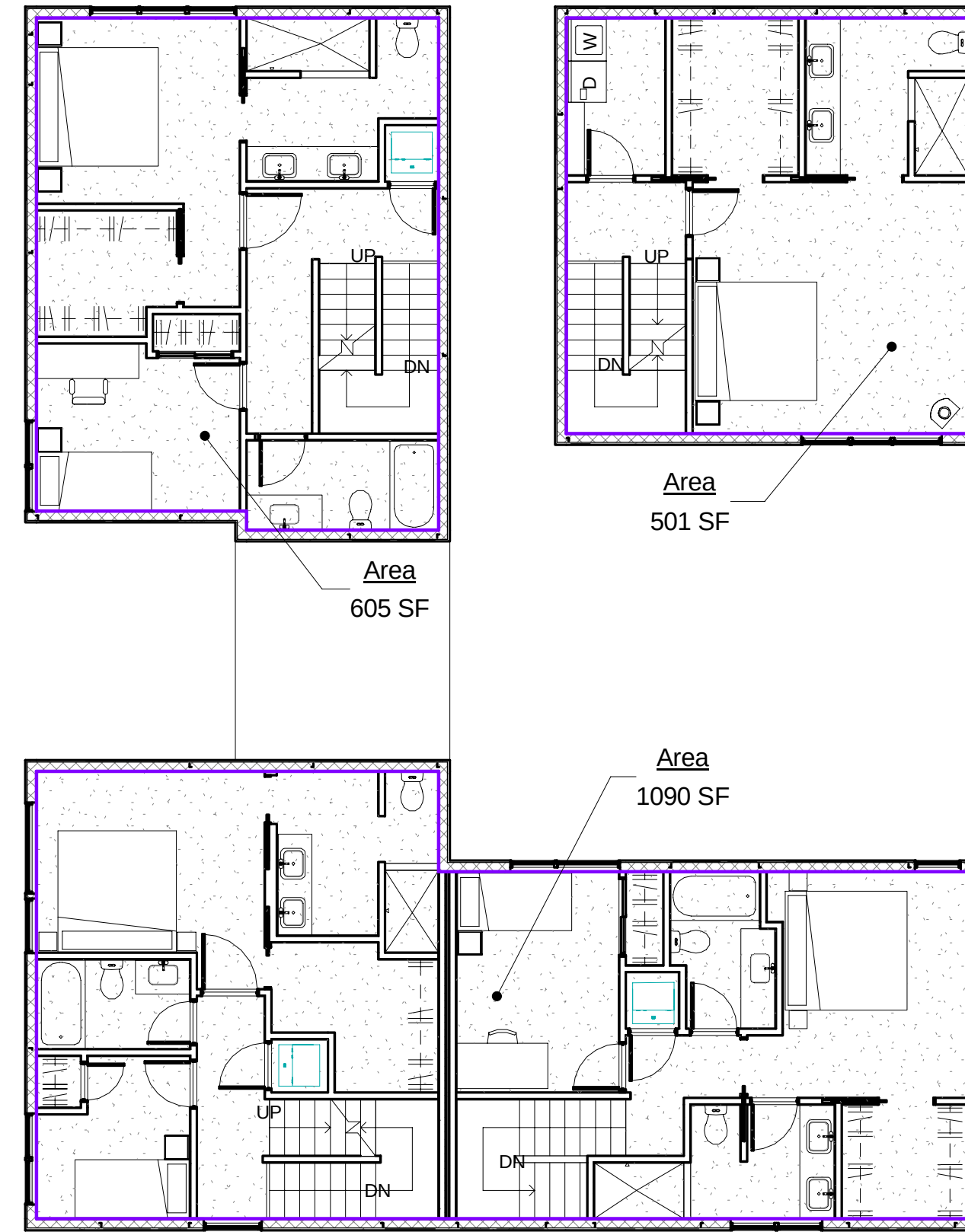
*NOTE: AVERAGE SETBACK CALCULATION FOR WEST SIDE OF PROJECT BASED ON FUTURE MODIFICATIONS AS DESCRIBED ON SHEETS A31, A52, A52, A65, A66.



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



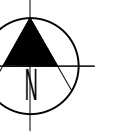
2 MAIN LEVEL
1/8" = 1'-0"



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



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



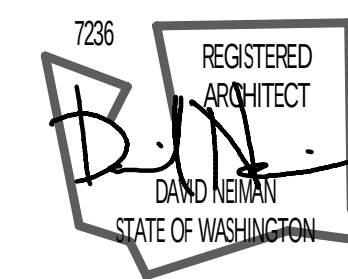
FAR COUNTS			
Level	Name	Area	FAR
LOWER LEVEL	Area	808 SF	0.18
LOWER LEVEL	Area	891 SF	0.20
LOWER LEVEL: 2		1698 SF	0.38
MAIN LEVEL	Area	501 SF	0.11
MAIN LEVEL	Area	547 SF	0.12
MAIN LEVEL	Area	1029 SF	0.23
MAIN LEVEL: 3		2077 SF	0.46

FAR COUNTS			
Level	Name	Area	FAR
UPPER LEVEL	Area	501 SF	0.11
UPPER LEVEL	Area	605 SF	0.13
UPPER LEVEL	Area	1090 SF	0.24
UPPER LEVEL: 3		2196 SF	0.49
ROOF LEVEL	Area	82 SF	0.02
ROOF LEVEL	Area	81 SF	0.02
ROOF LEVEL	Area	81 SF	0.02
ROOF LEVEL: 3		244 SF	0.05
Grand total: 11		6215 SF	1.38

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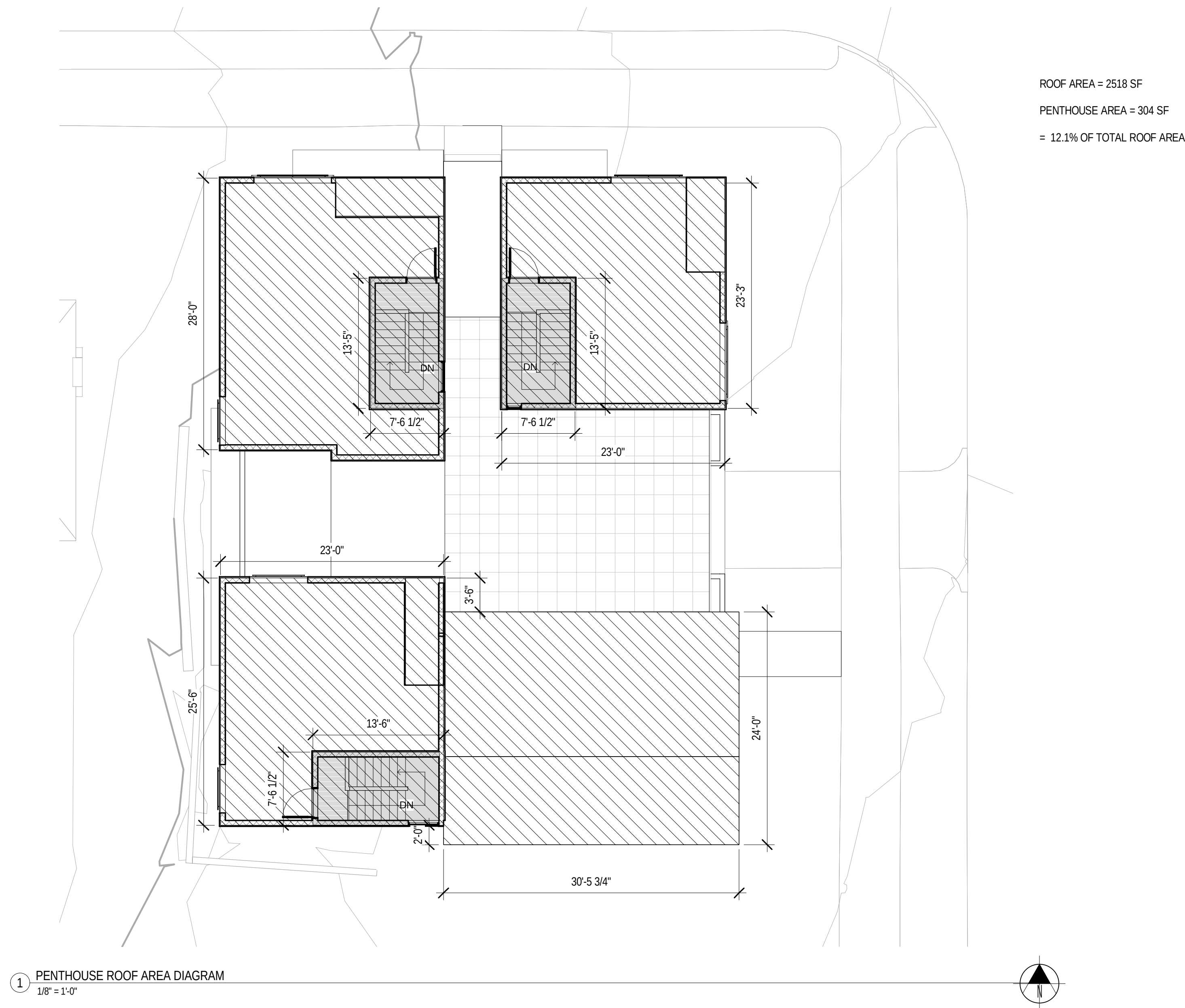


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No.	Date	Revision
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Sheet Title
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Date
Sheet Number
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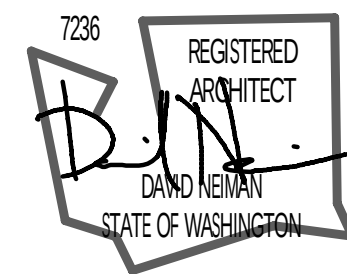
A13



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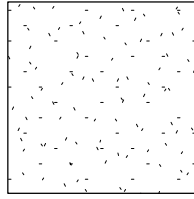
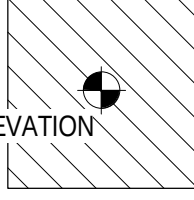


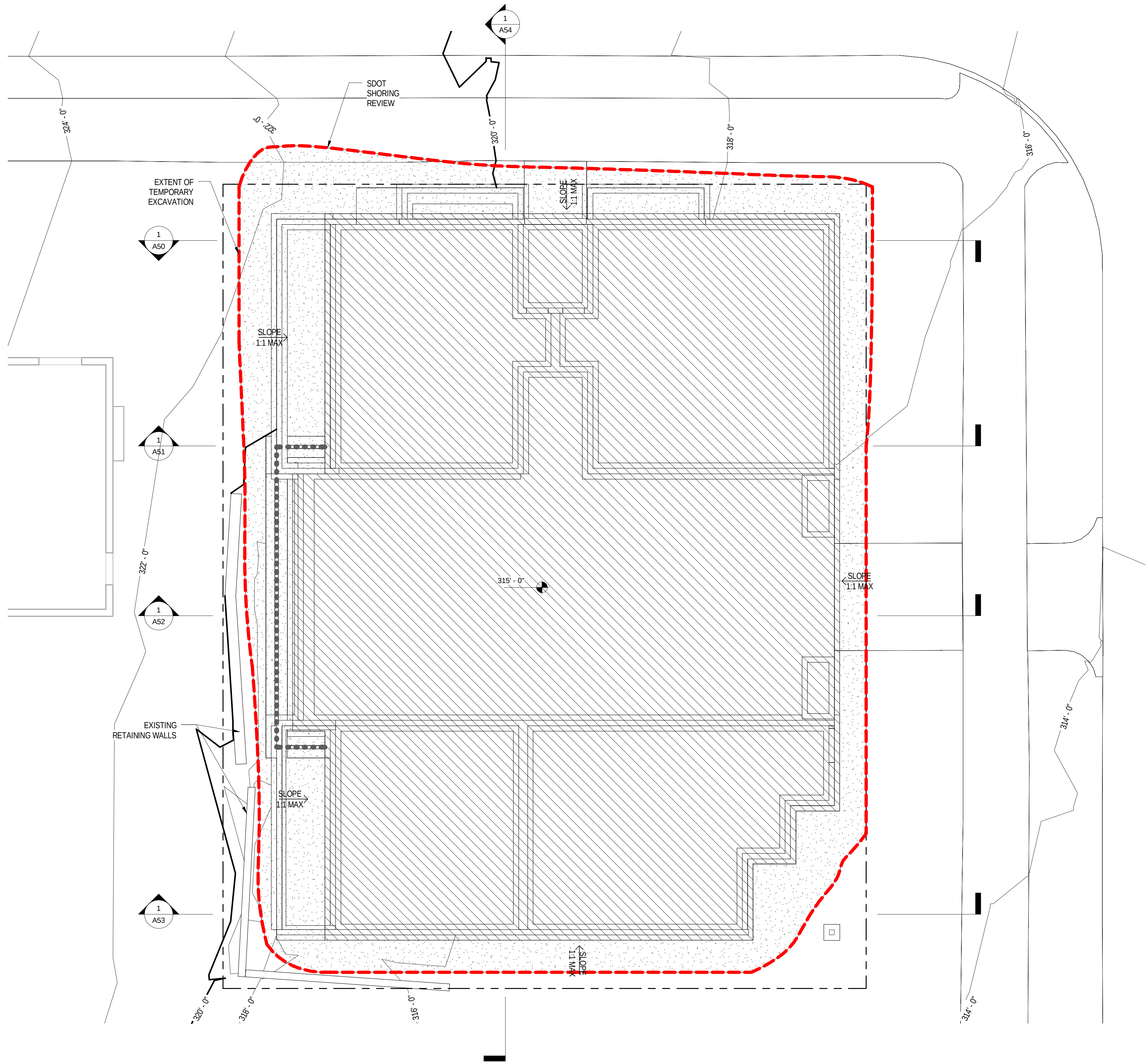
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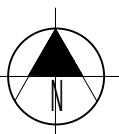
Sheet Title
CODE COMPLIANCE
Date
SEPTEMBER 5, 2013
Sheet Number

TEMPORARY GRADING LEGEND

-  SLOPED BANK.
1:1 MAX PER
GEOTECH REPORT
-  LEVEL PLATFORM
-  SLOPE → SLOPE DIRECTION
-  EXTENT OF GRADING
-  ECO SHORING WALL



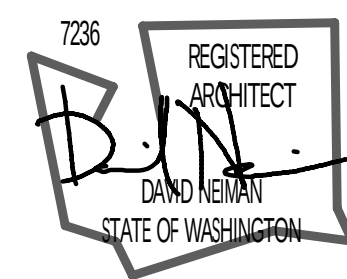
① TEMPORARY GRADING PLAN
3/16" = 1'-0"



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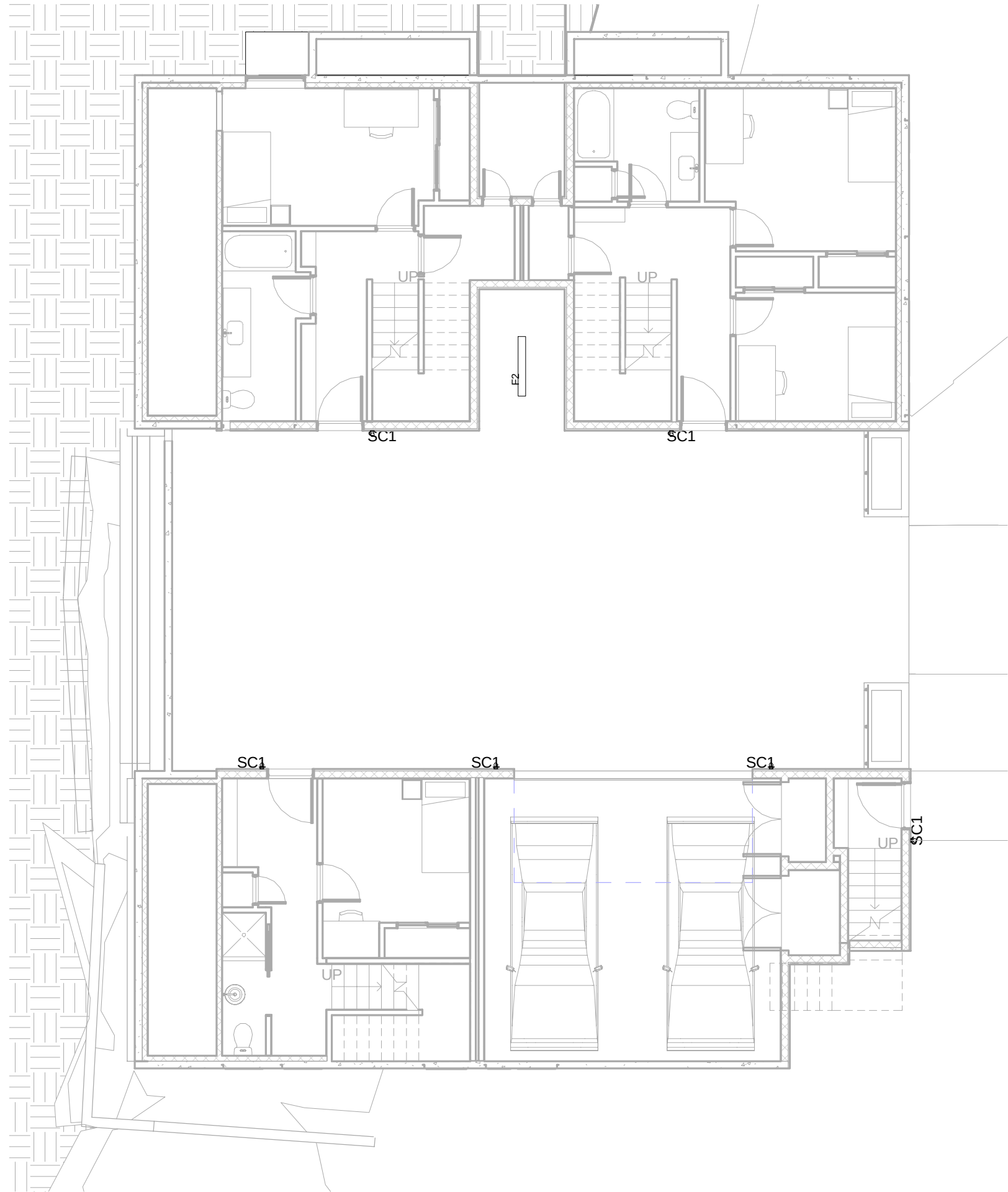
No.	Date	Revision
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GRADING

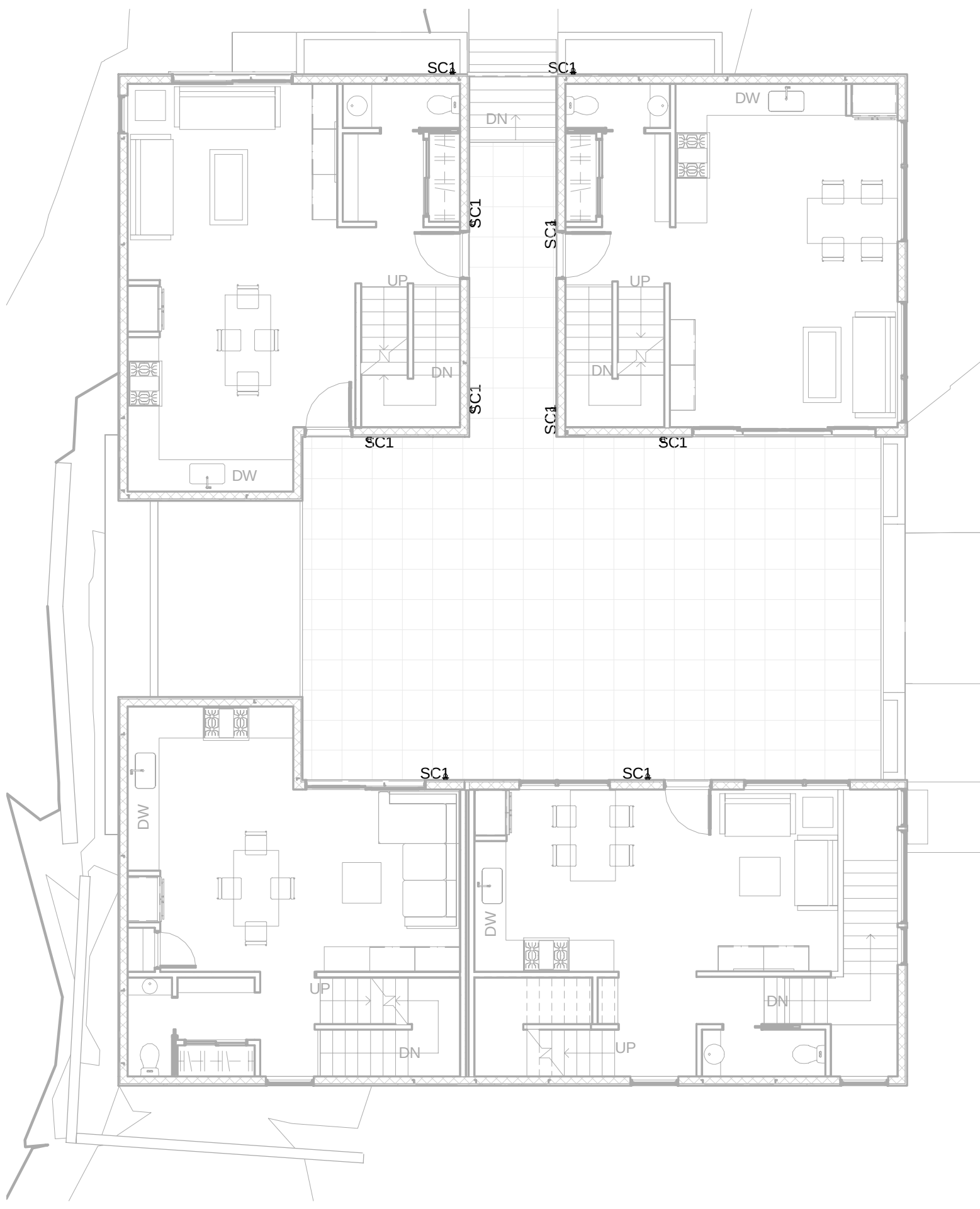
Date
SEPTEMBER 5 2013

Sheet Number

A17



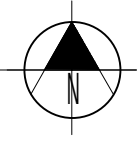
1 LOWER LEVEL
1/8" = 1'-0"



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



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



LIGHTING FIXTURE SCHEDULE								
Type	Manufacturer	Model	Type Comments	Frame	Trim	Wattage	Lamp	Count
F3	LITHONIA LIGHTING	3894470S	4' LENSED WRAPAROUND FLUORESCENT STRIPLIGHT			34	(2)17W T8	1
SC1	RAB LIGHTING	RAB VB1000DG	RIBBED GLASS			100	A19	16
SC2	MAXIM LIGHTING	53006 CILANDRO				60	B10 CAND F	6
								23



Color: Natural

SC1

VXBR1F13

Weatherproof ballast box
Die cast aluminum for superior durability
All stainless steel hardware
Set screw keeps guard securely in place
Clear heatresistant prismatic glass globes standard
Close-up plugs allow Phillips or slotted screwdrivers for easy installation
High temperature silicone internal gaskets
Ballast housing mounts to any junction box

Kichler Lighting 10922AZ Salisbury Dark Sky Fluorescent Outdoor Sconce, Architectural Bronze
By Kichler Lighting



SC2

Description
Salisbury 1-Light Wall Sconce. Includes panels for Dark Sky installations

Part #
30240625
Price
\$117.00
Finish
Architectural Bronze
Diffuser
Smoked Umber
Light Bulb
(1)3in Spiral GU24 CFL
Collection
Salisbury
Dimensions
Width: 7 inches
Projection: 5.5 inches
Height from Center of Wall
Opening: 6 inches
Height: 12 inches
Weight: 3.15lbs

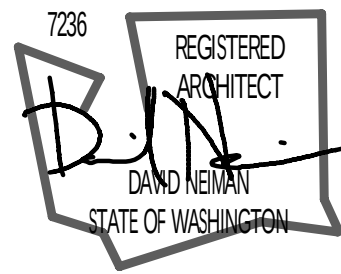
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PROJECT 3015850 /6354407

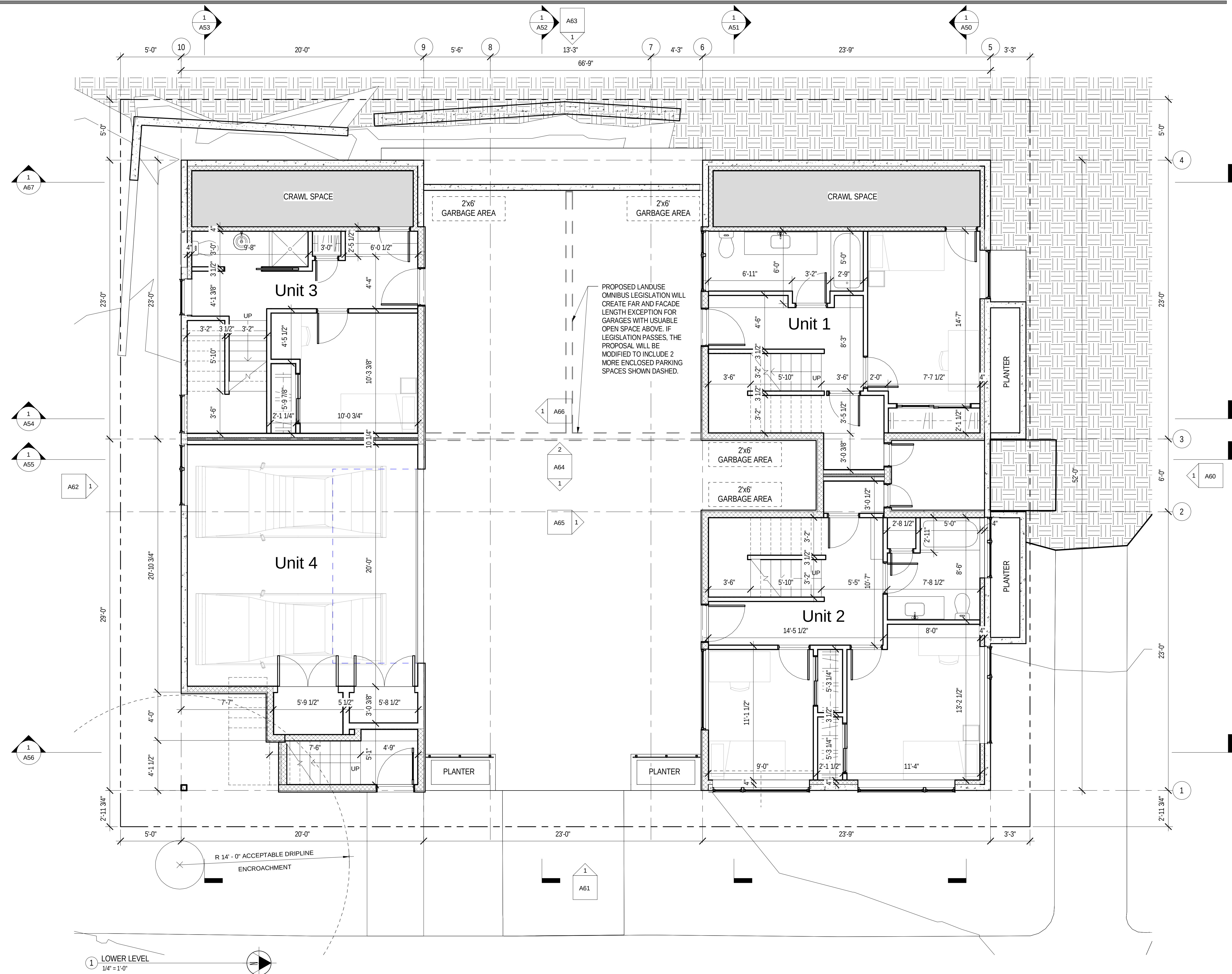


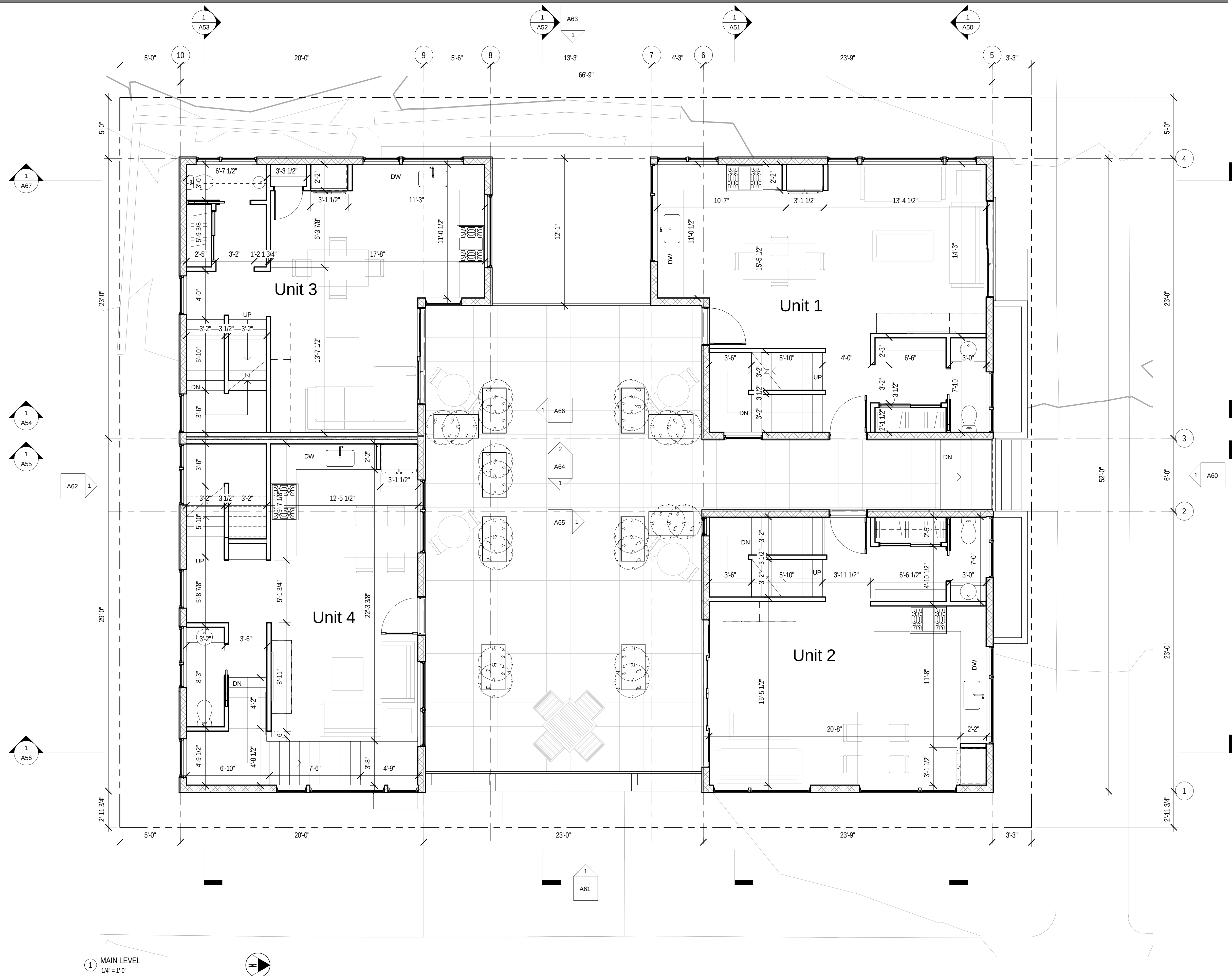
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No.	Date	Revision
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Sheet Title
EXTERIOR LIGHTING
Date
Sheet Number
SEPTEMBER 5 2013

A18

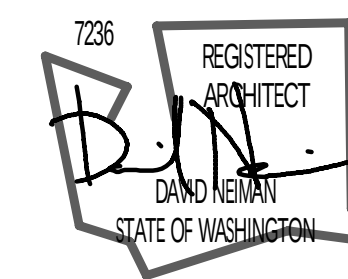




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206.760.5550

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Sheet Title
MAIN LEVEL
Date
Sheet Number
SEPTEMBER 5 2013

A32

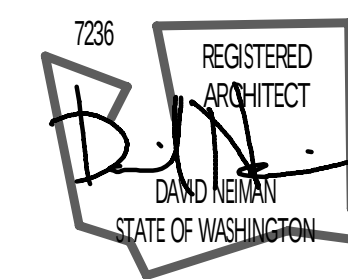


1 UPPER LEVEL
1/4" = 1'-0"

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Sheet Title
UPPER LEVEL

Date
Sheet Number
SEPTEMBER 5 2013

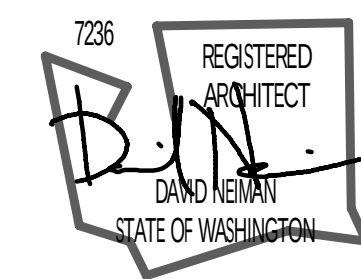
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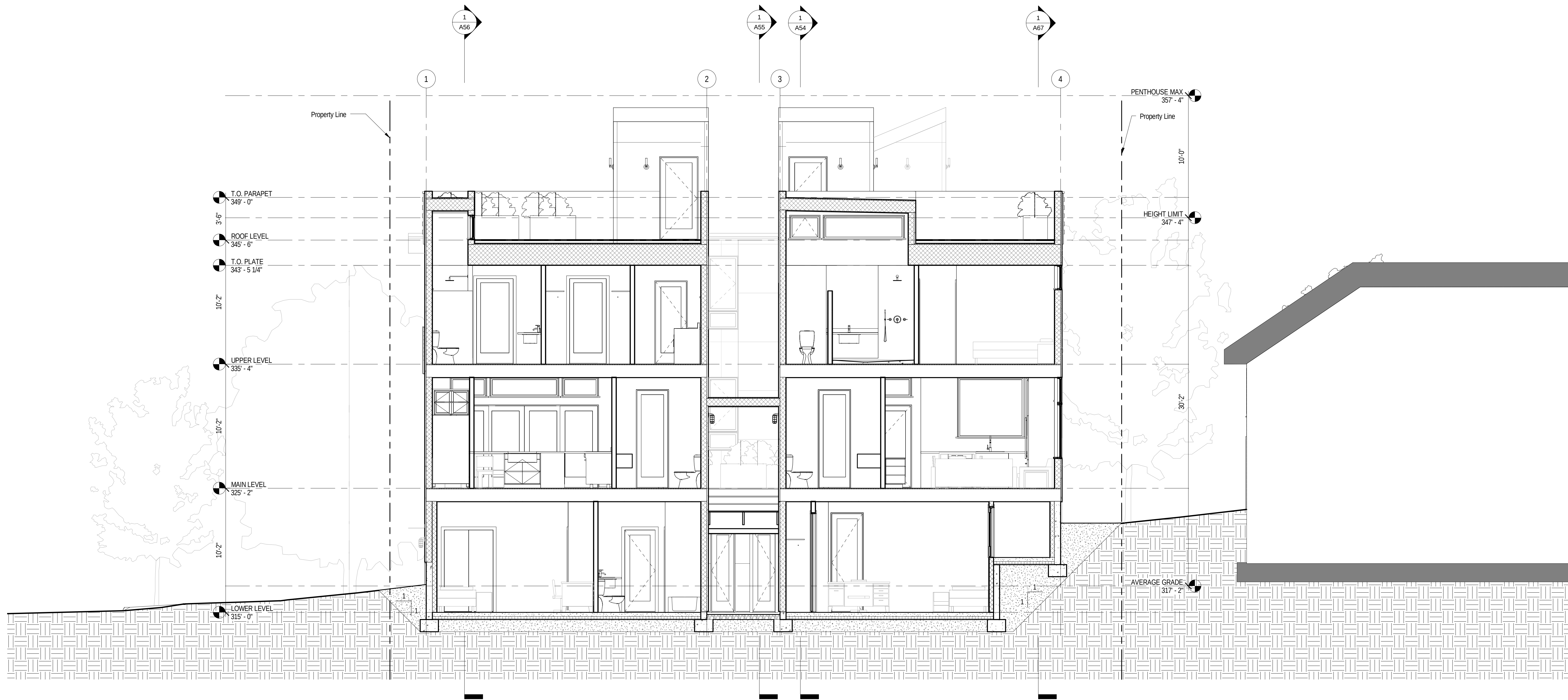
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No.	Date	Revision
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Sheet Title
ROOF LEVEL

Date
Sheet Number
SEPTEMBER 5 2013

A34

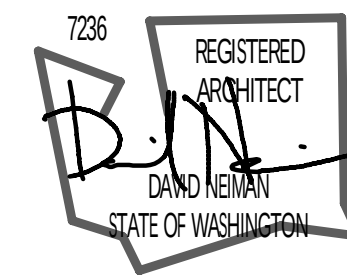


1 CROSS SECTION 1
1/4" = 1'-0"

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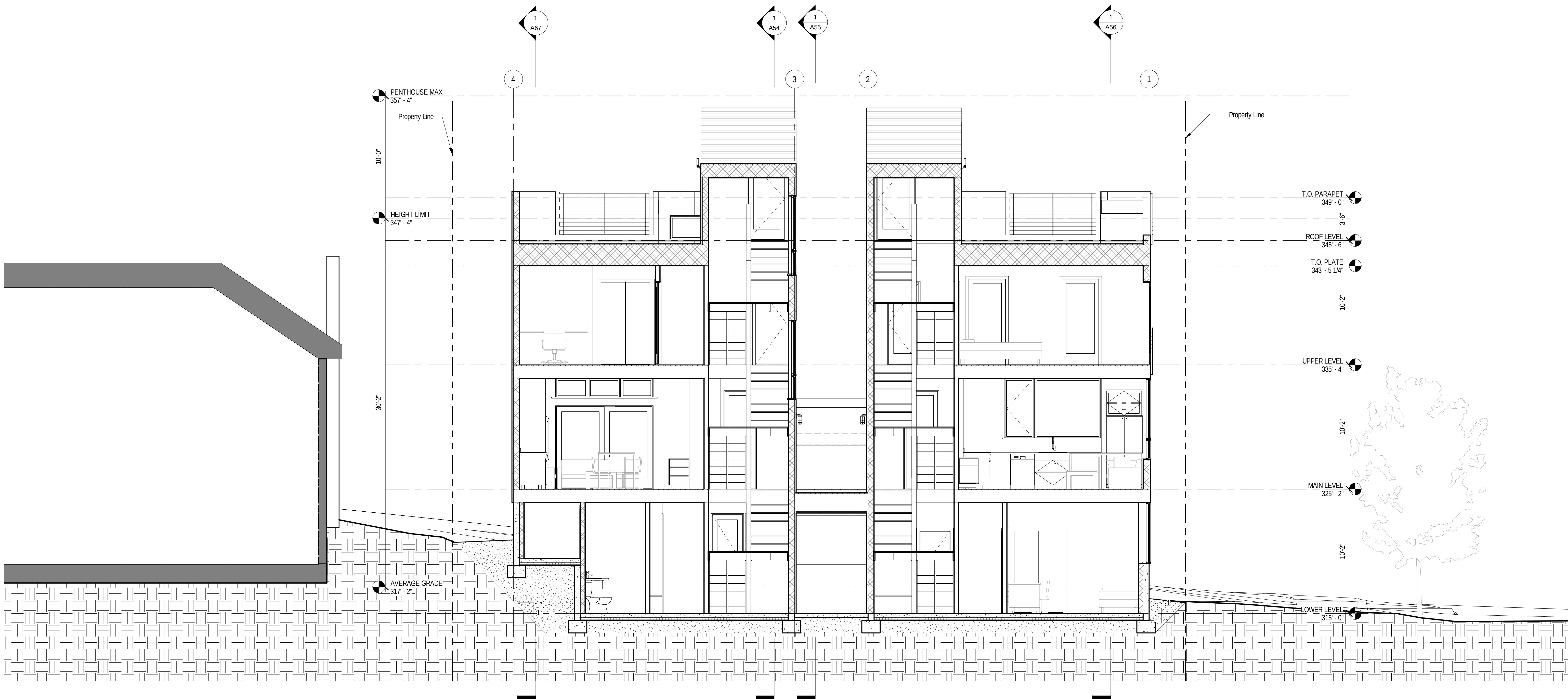


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
Sheet Number
SEPTEMBER 5 2013

A50

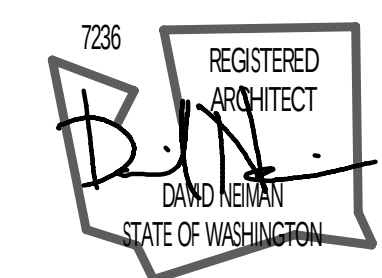


1 CROSS SECTION 2
1/4" = 1'-0"

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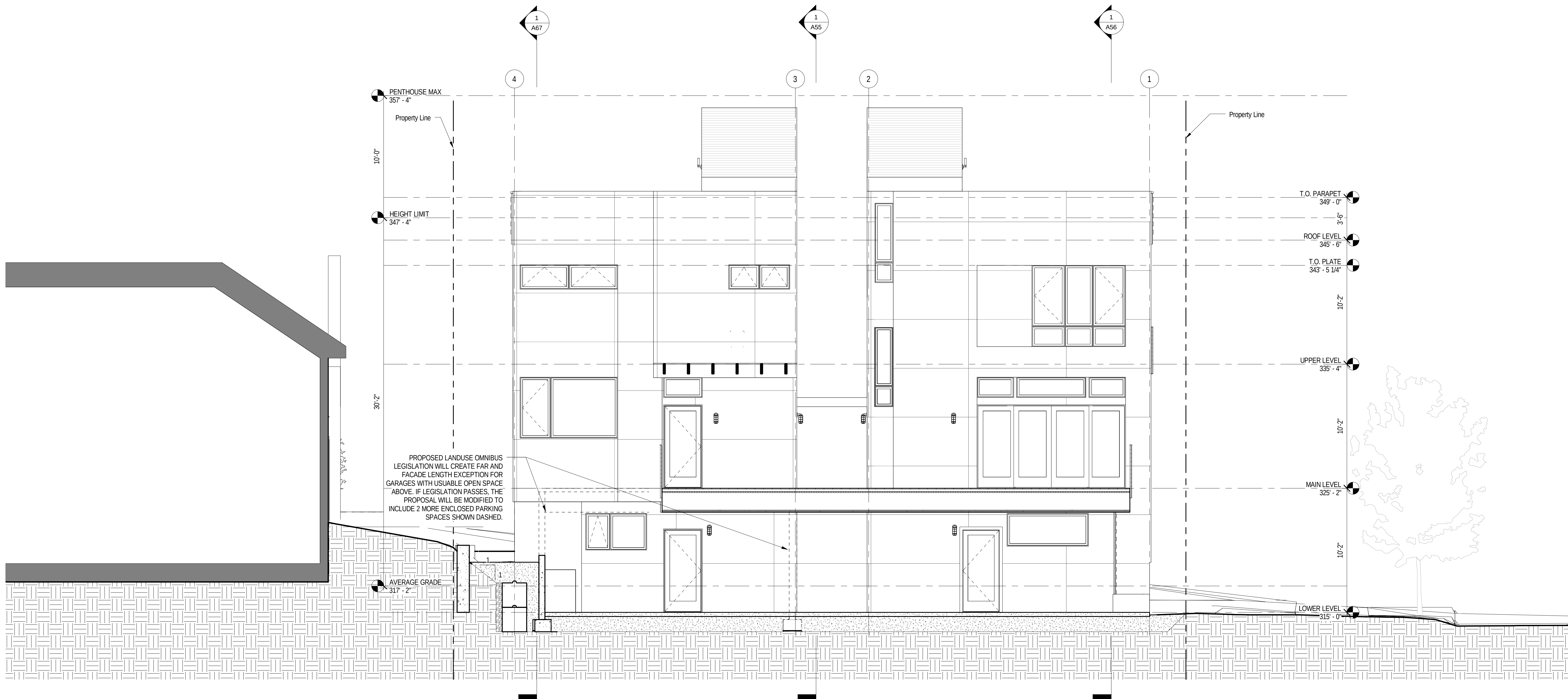


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
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SEPTEMBER 5 2013

A51

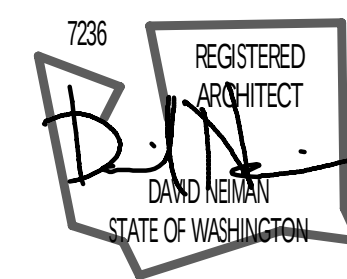


1 CROSS SECTION 3
1/4" = 1'-0"

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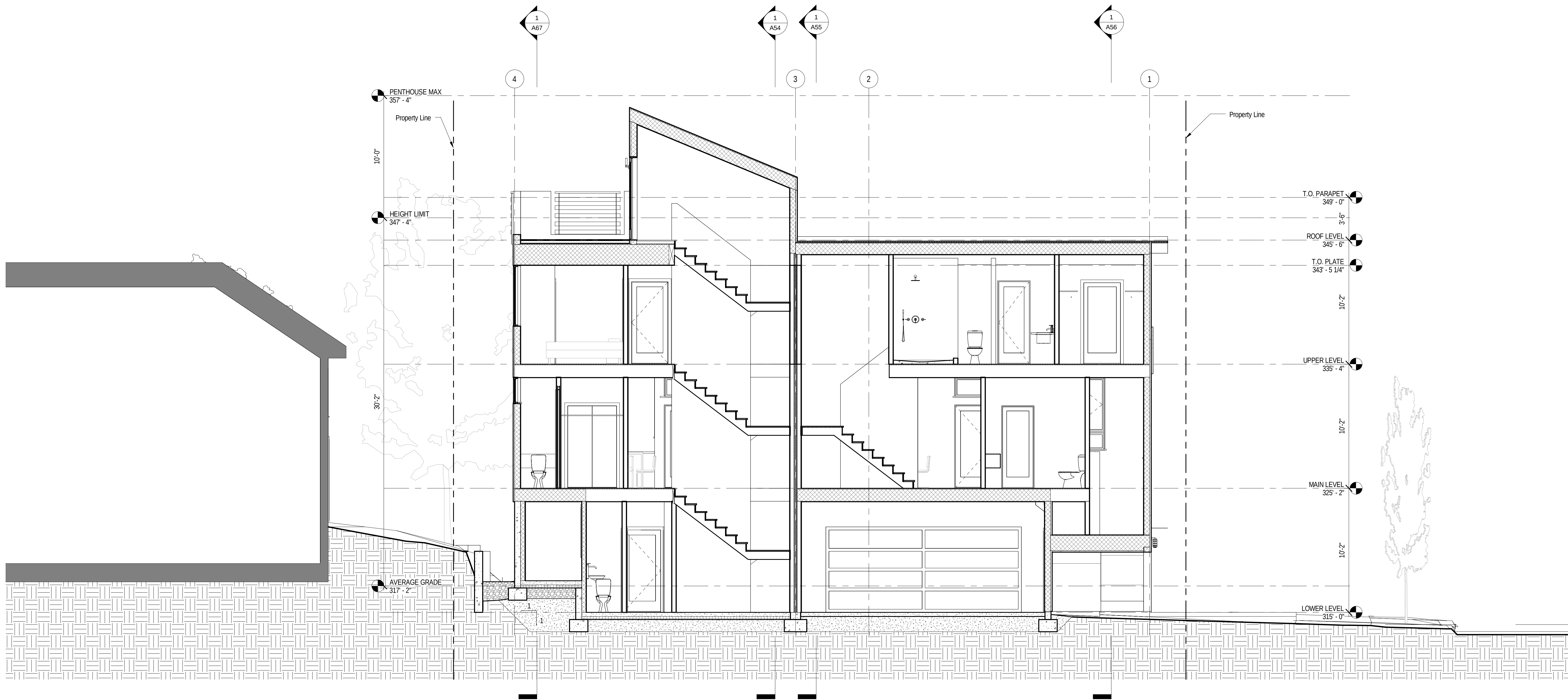


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
Sheet Number
SEPTEMBER 5 2013

A52

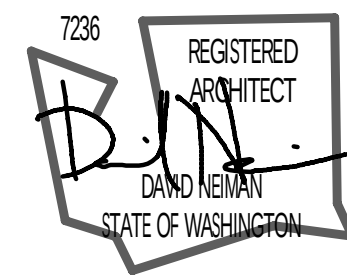


1 CROSS SECTION 4
1/4" = 1'-0"

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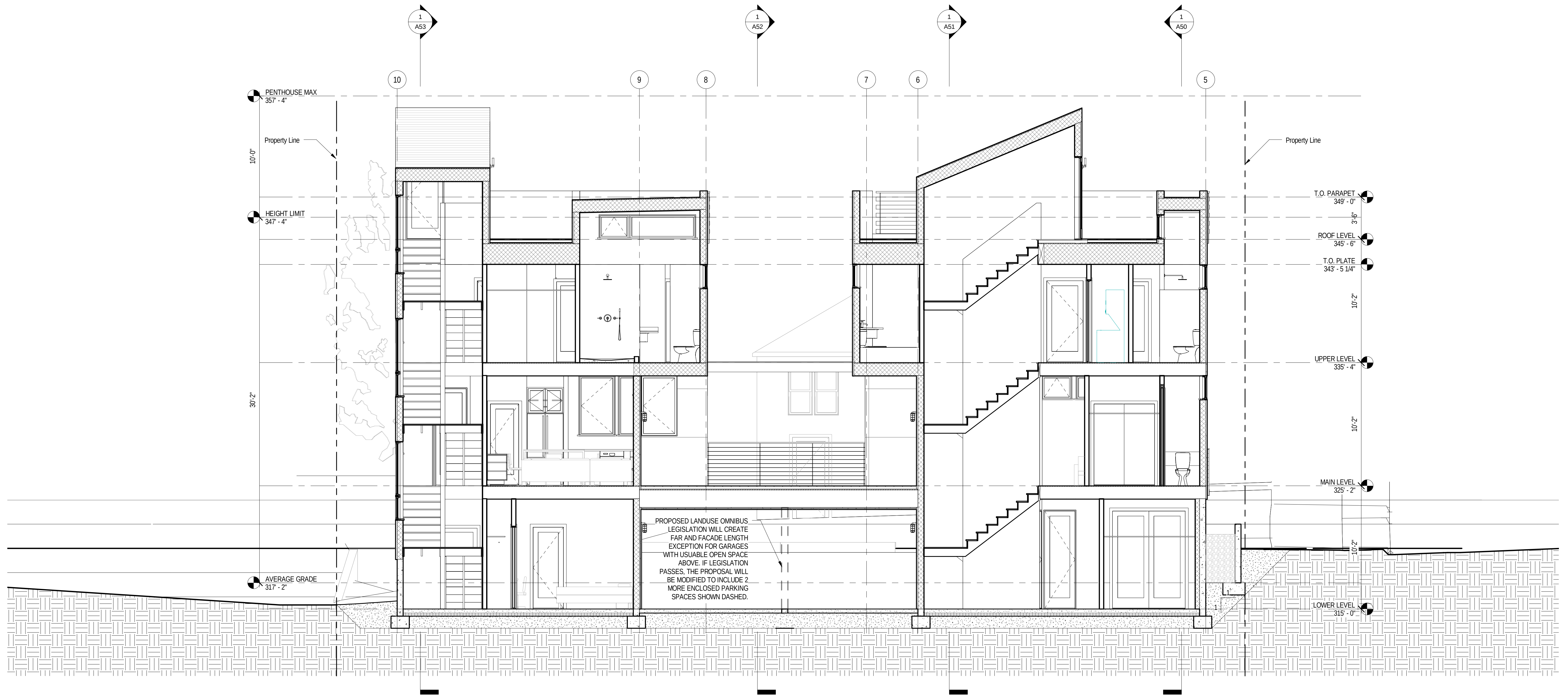


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
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A53

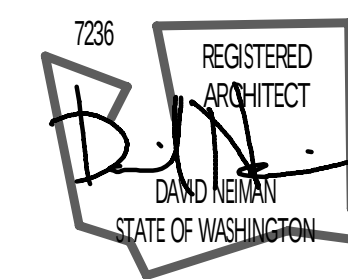


1 LONG SECTION 1
1/4" = 1'-0"

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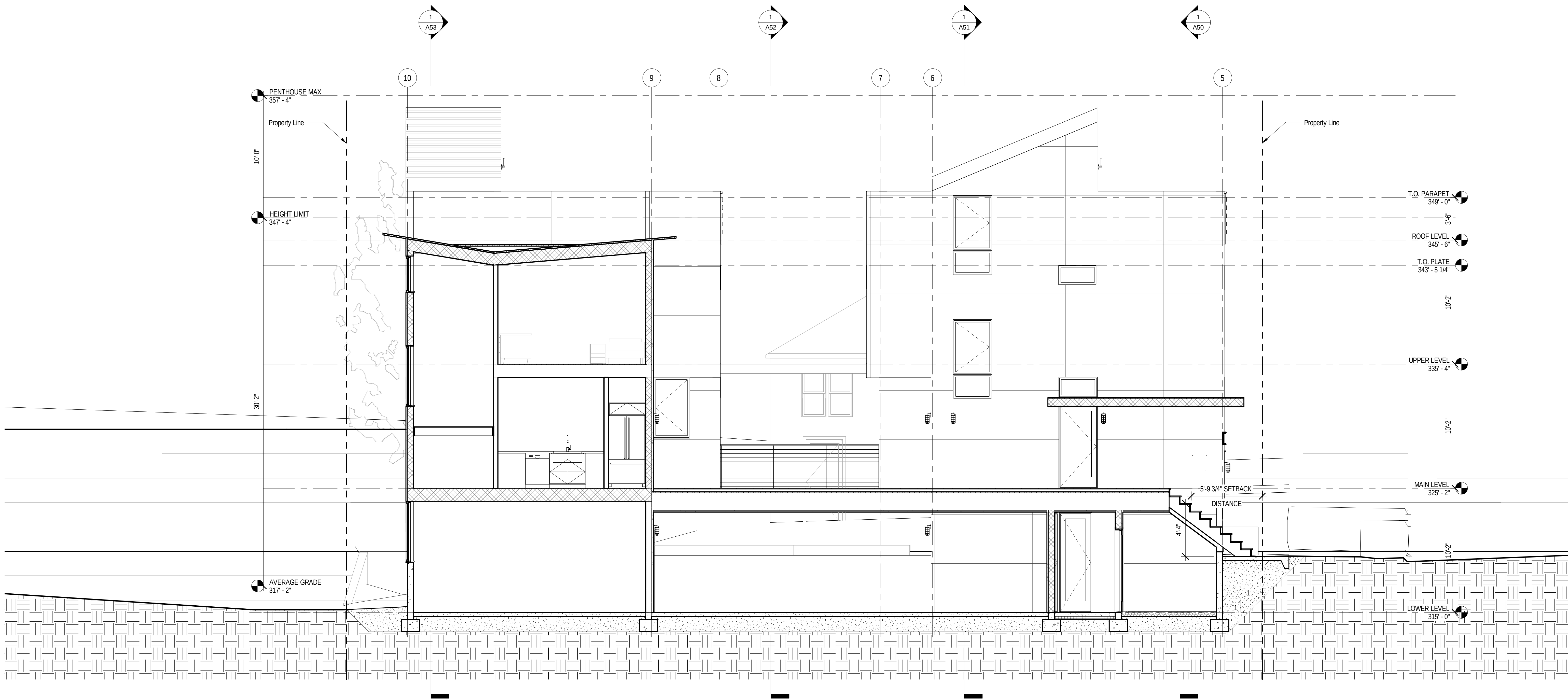


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
Sheet Number
SEPTEMBER 5 2013

A54

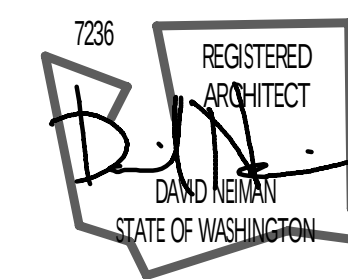


1 LONG SECTION 2
1/4" = 1'-0"

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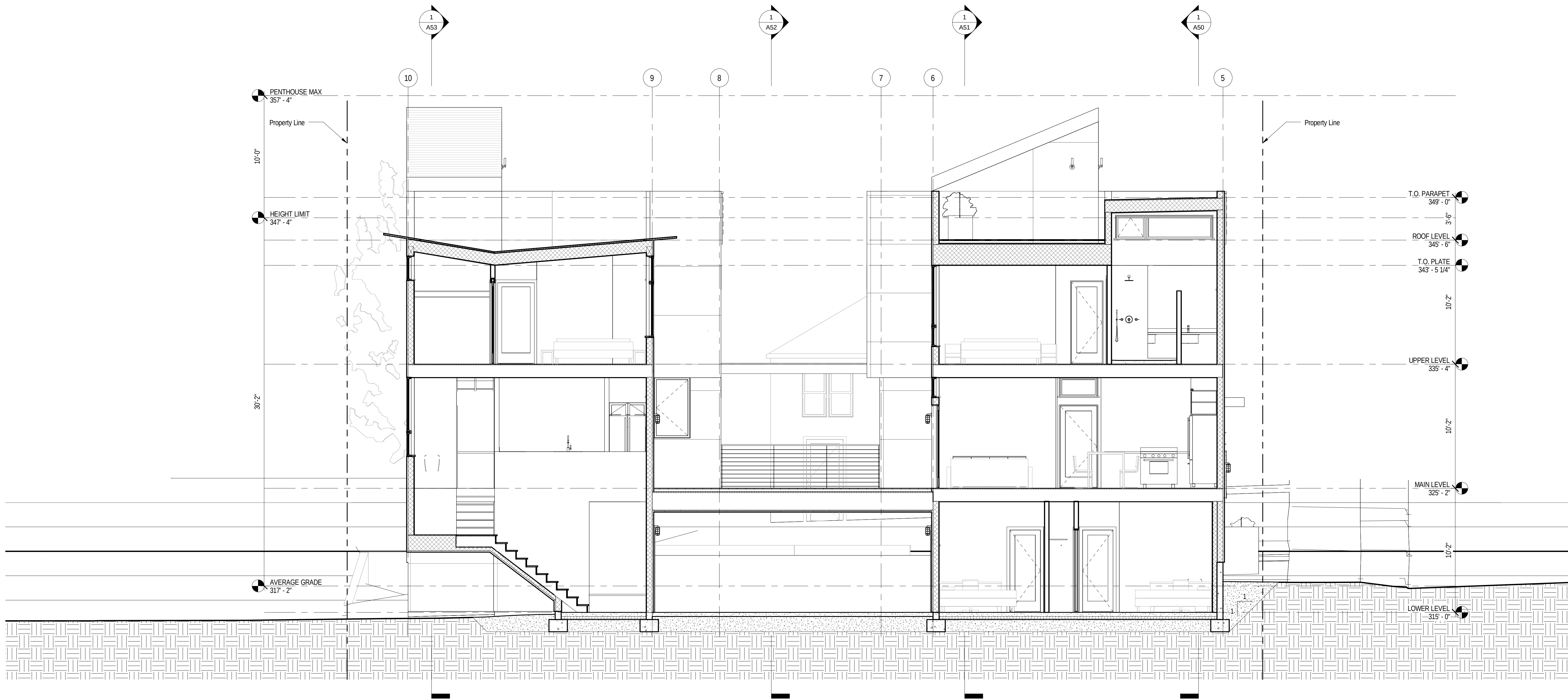


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No.	Date	Revision
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Sheet Title
SECTIONS
Date
Sheet Number
SEPTEMBER 5 2013

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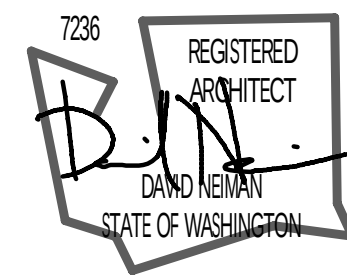


1 LONG SECTION 3
1/4" = 1'-0"

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Sheet Title
SECTIONS
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A56

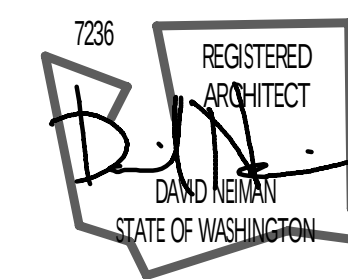


1 NORTH
1/4" = 1'-0"

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No.	Date	Revision
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Sheet Title
ELEVATIONS
Date
Sheet Number
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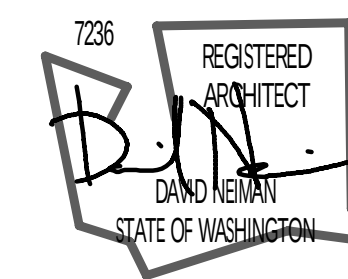
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ELEVATIONS

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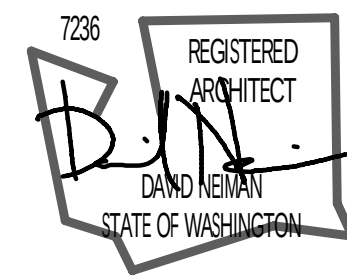
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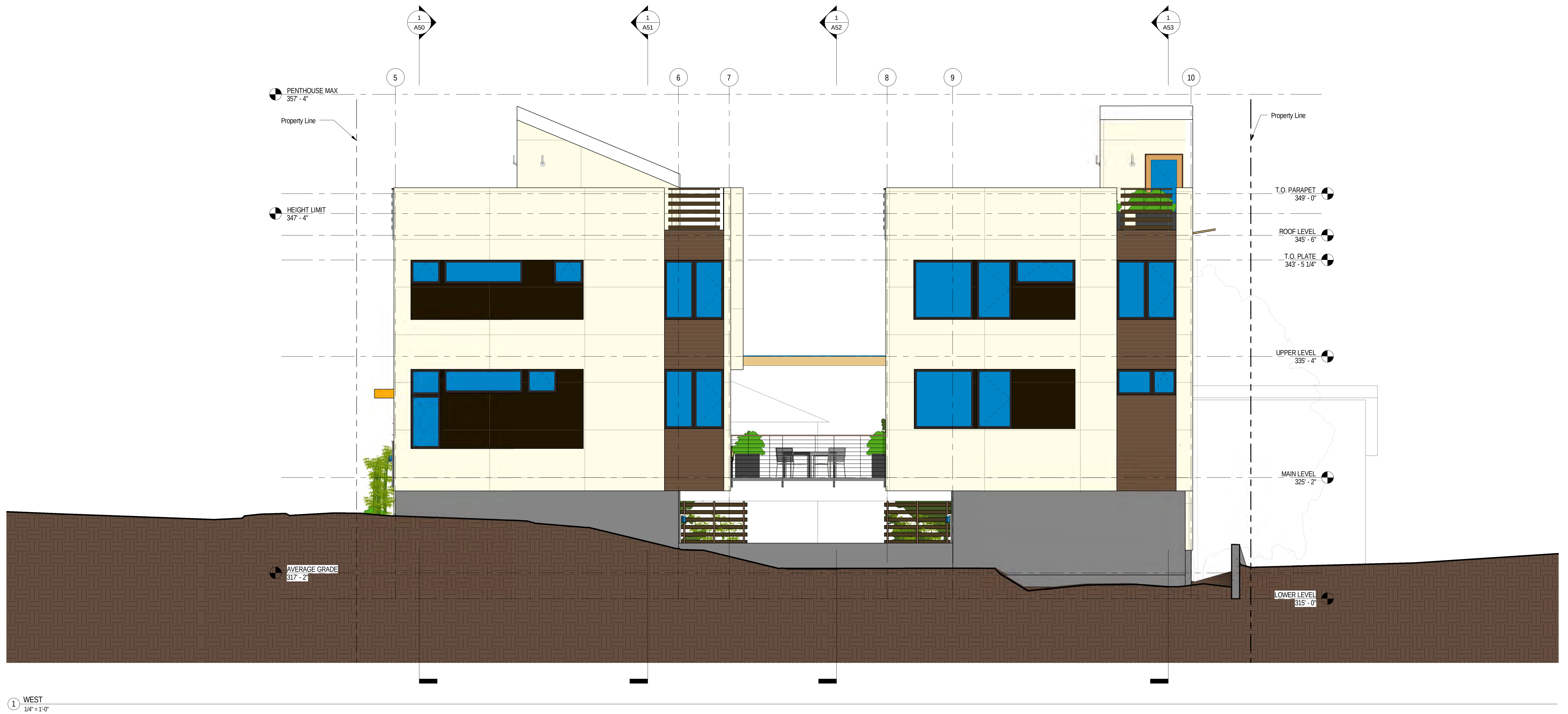


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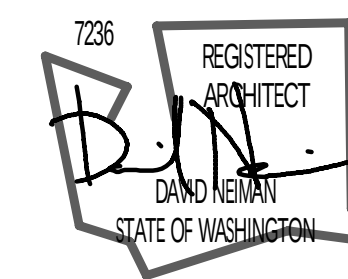
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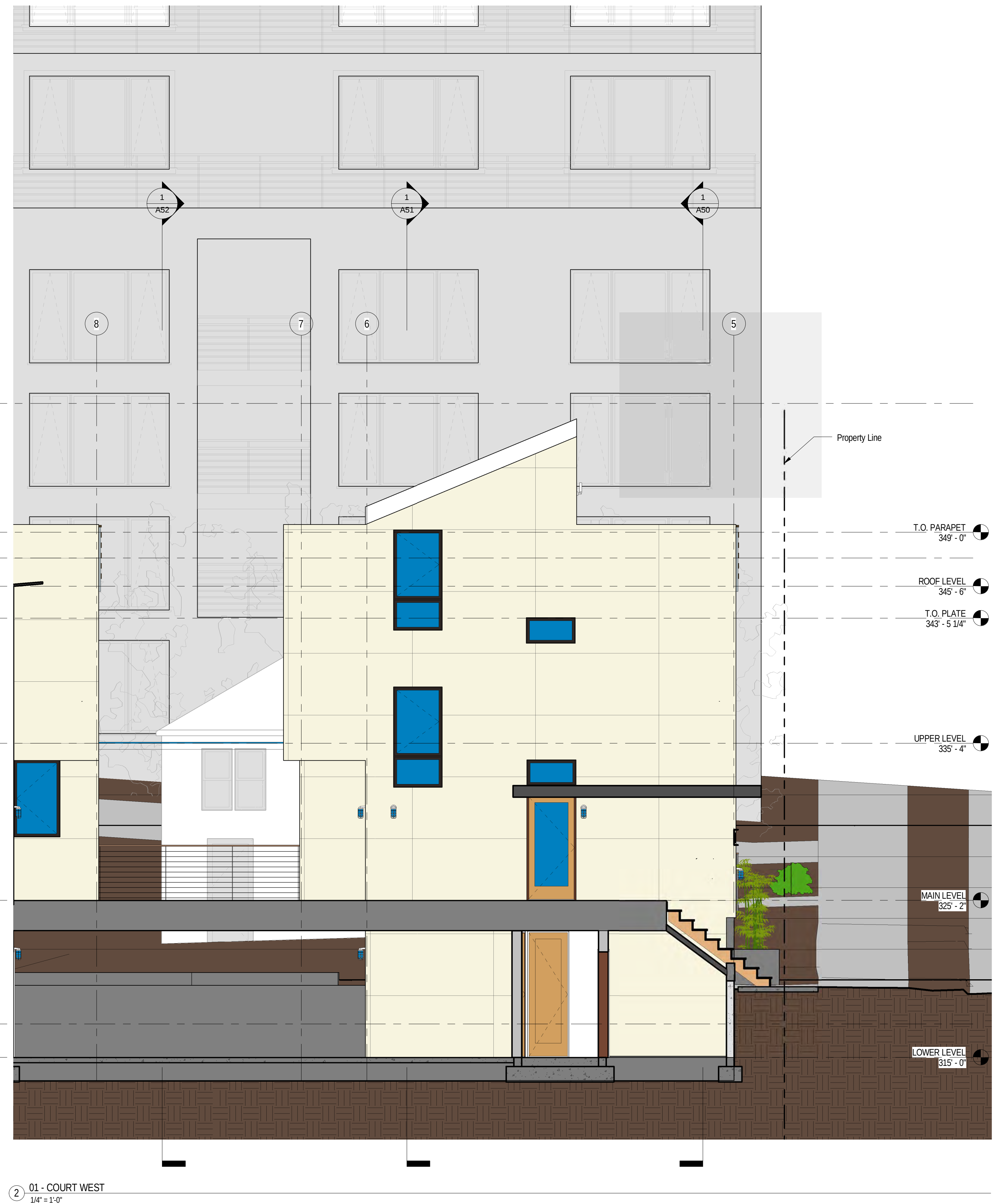
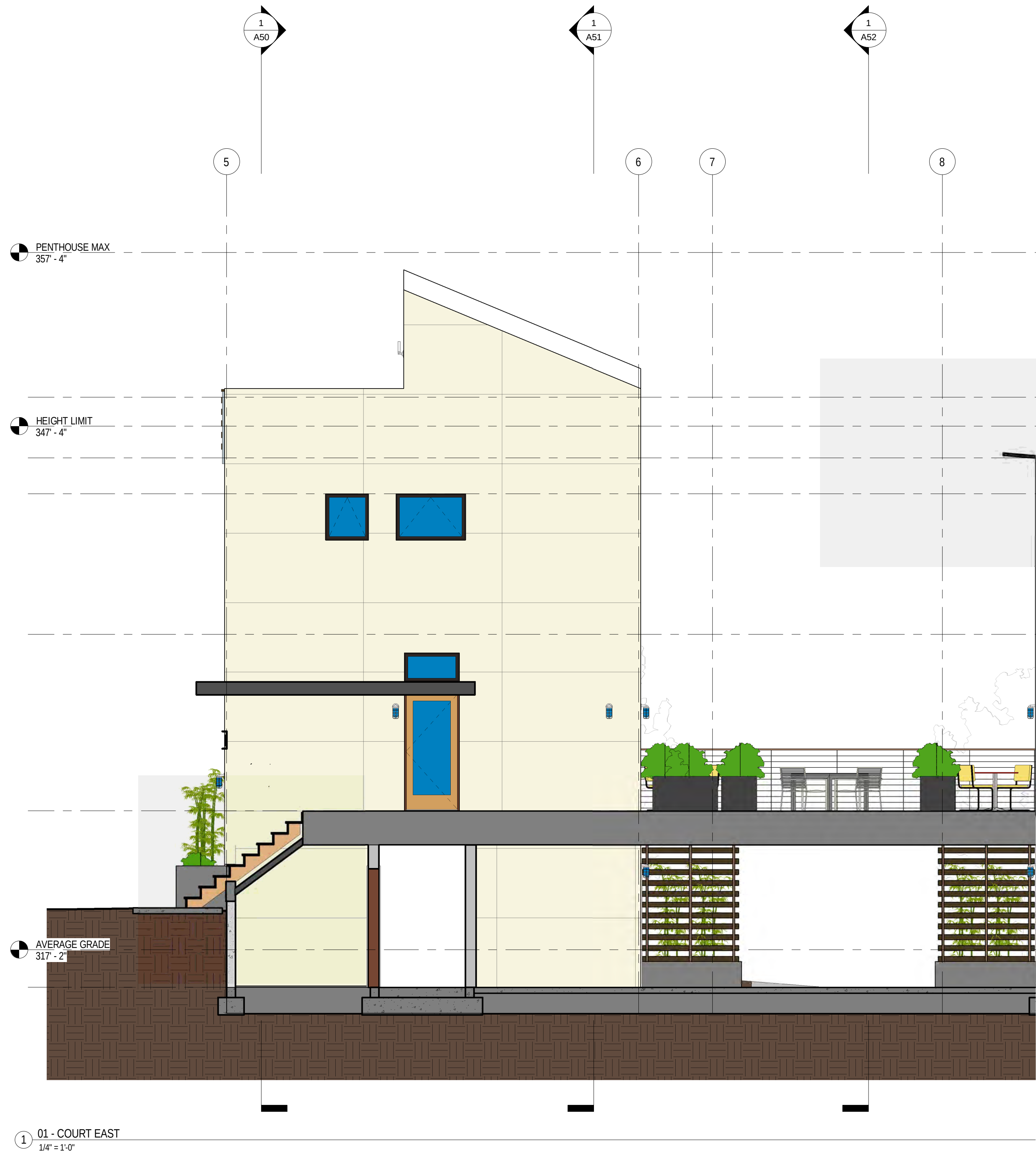
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SEPTEMBER 5 2013

Sheet Number

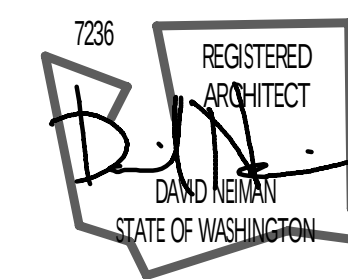
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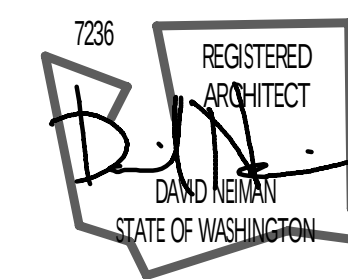


1 COURT NORTH
1/4" = 1'-0"

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Sheet Title
ELEVATIONS
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SEPTEMBER 5 2013

A65

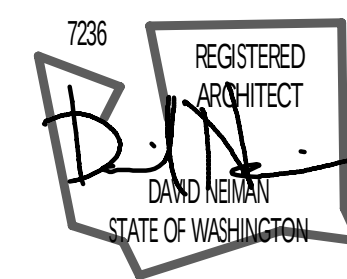


1 COURT SOUTH
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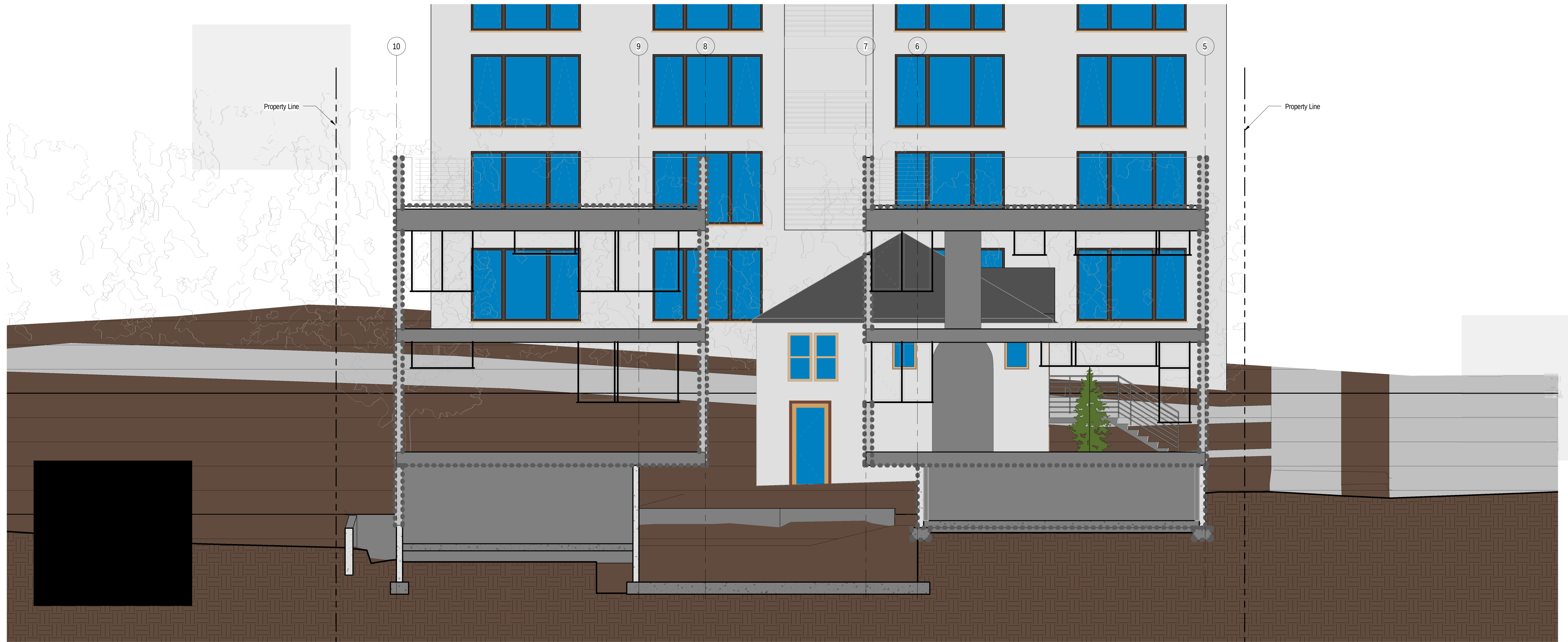


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A66

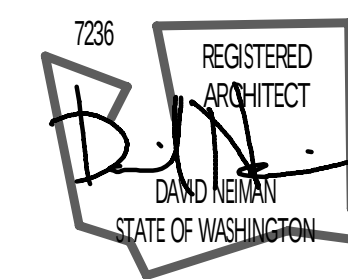


RELATIONSHIP OF PROJECT TO WEST
NEIGHBORS
① 1/4" = 1'-0"

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Sheet Title
ELEVATIONS

Date: SEPTEMBER 5 2013
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01 - STREET VIEW



02 - STREET VIEW



03 - STREET VIEW

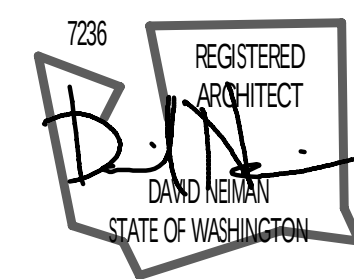


04 - STREET VIEW

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Sheet Title
PERSPECTIVES

Date
Sheet Number

A90



① 05 - COURTYARD VIEW



② 06 - COURTYARD VIEW



③ 07 - COURTYARD VIEW

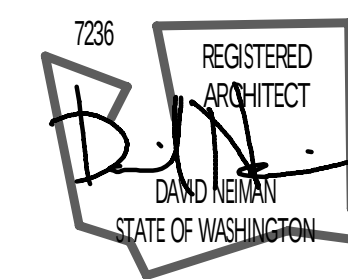


④ 08 - COURTYARD VIEW

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No.	Date	Revision
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Sheet Title
PERSPECTIVES
Date
Sheet Number
SEPTEMBER 5 2013

A91

Revised 12/26/10

SEATTLEgreen factor

Project title:

enter sq ft of parcel

4,499

SCORE

0.769

Landscape Elements**	Parcel size (enter this value first)	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 2312		0.1	231
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 0		0.6	-
3 Bioretention facilities	enter sq ft 0		1.0	-
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 2312		0.1	231
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 151	1812	0.3	544
3 Tree canopy for "small trees" or equivalent (canopy spread 6' to 15') - calculated at 75 sq ft per tree	enter number of plants 2	150	0.3	45
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 0	0	0.3	-
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 0	0	0.4	-
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 54	1080	0.8	864.0
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 0		0.7	-
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 2,404		0.5	1,202.0
G Structural soil systems				
	enter sq ft 0		0.2	-
H Bonuses				
sub-total of sq ft = 10,070				
1 Drought-tolerant or native plant species	enter sq ft 1,724		0.1	172.4
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 passerby from adjacent public right of way or public open spaces	enter sq ft 1,724		0.1	172
4 Landscaping in food cultivation	enter sq ft 0		0.1	-
Green Factor numerator =				3,462

* 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)

Revised 4/8/09

SEATTLEgreen factor

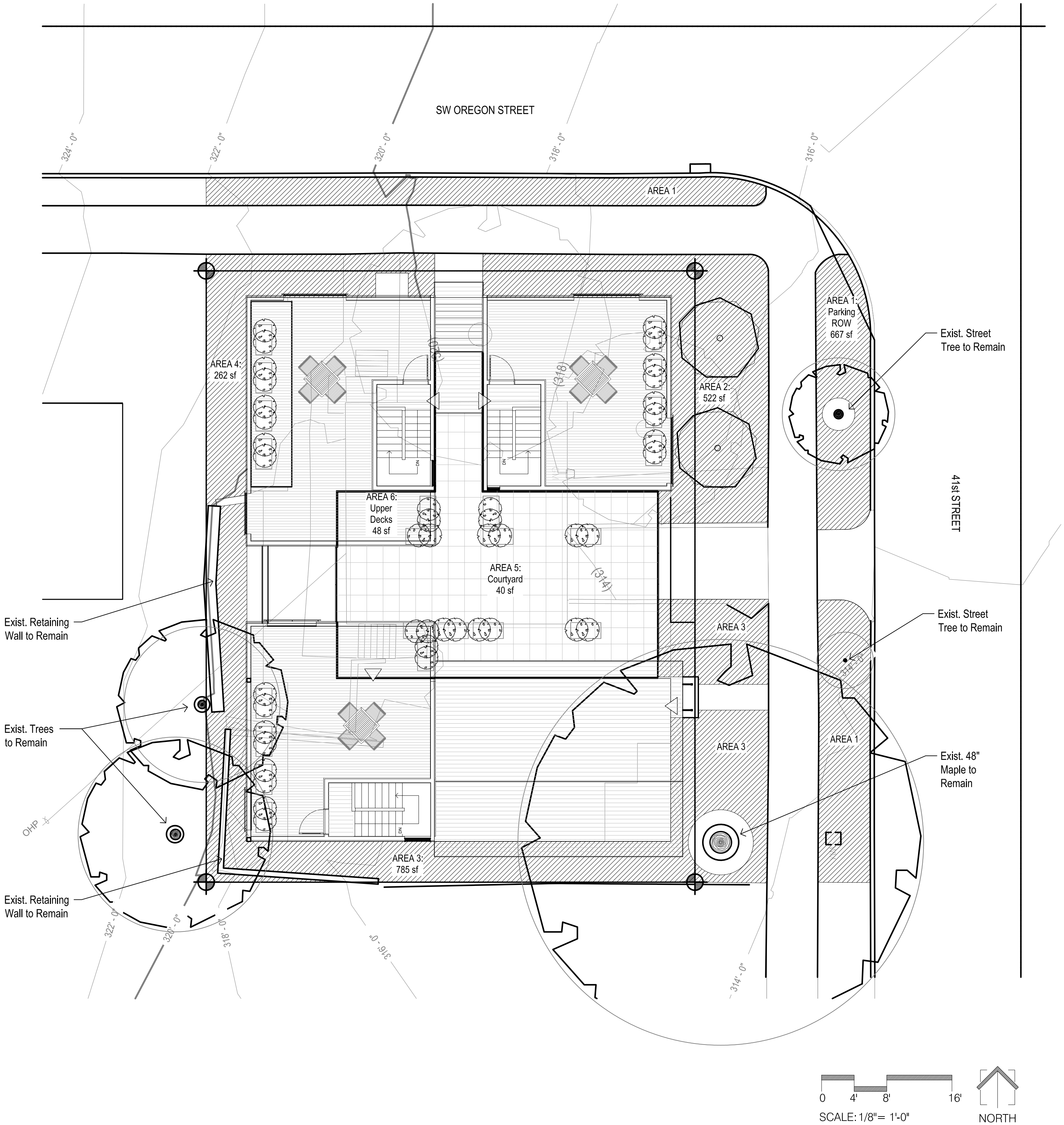
Green Factor Worksheet*

Planting Area

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL**
A1	square feet	655	522	785	262	40	48									2312
A2	square feet															0
A3	square feet															0
B1	square feet	655	522	785	262	40	48									2312
B2	# of plants	21	31	11	40	48										151
B3	# of trees	2														2
B4	# of trees															0
B5	# of trees															0
B6	# of trees															0
B7	# of trees	6		48												54
C1	square feet															0
C2	square feet															0
D	square feet															0
E	square feet															0
F1	square feet															0
F2	square feet															0
G	square feet															0
H1	square feet	655	522	409	138											1724
H2	square feet															0
H3	square feet	655	522	409	138											1724
H4	square feet															0

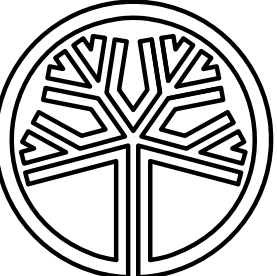
* See Green Factor score sheet for category definitions

** Enter totals on the Green Factor score sheet



Oregon Street
Townhomes

4101 SW Oregon Street
Seattle, WA 98116



DESIGNED BY: TPG
DRAWN BY: PRL

Date 8-28-13
Issue SDR

Sheet Title

Landscape
Plan

Sheet Number

L01