

SITE ANALYSIS DIAGRAM





AERIAL LOOKING NORTH

1. Proposal

120 20th is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with eight townhouses.

Key Metrics:

- Lot size: 8,122 SF
  - Total Building Area: 12,102 SF
  - FAR: 8,122 SF X 1.4 (BUILT GREEN) = 11,371 SF (INSIDE FACE OF WALLS)

Proposed FAR: 11,377 (over 6 SF)
- Structure Height: 30' + 4' Parapet Allowance
  - Units: 8
  - Parking Stalls: (2) garages

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family residence and multifamily residences between 3 and 4 stories. Tolliver Temple Church of God lies on the northeast corner of the block west of the project.

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 prioritizes social connectivity with the development of a shared courtyard between building A & B. The massing of the buildings step away from each other to shape the large outdoor space. Natural materials are present at the entry, wrapping along the lower portion of



AERIAL LOOKING SOUTH

the building and highlighting the walkway to the rear units.

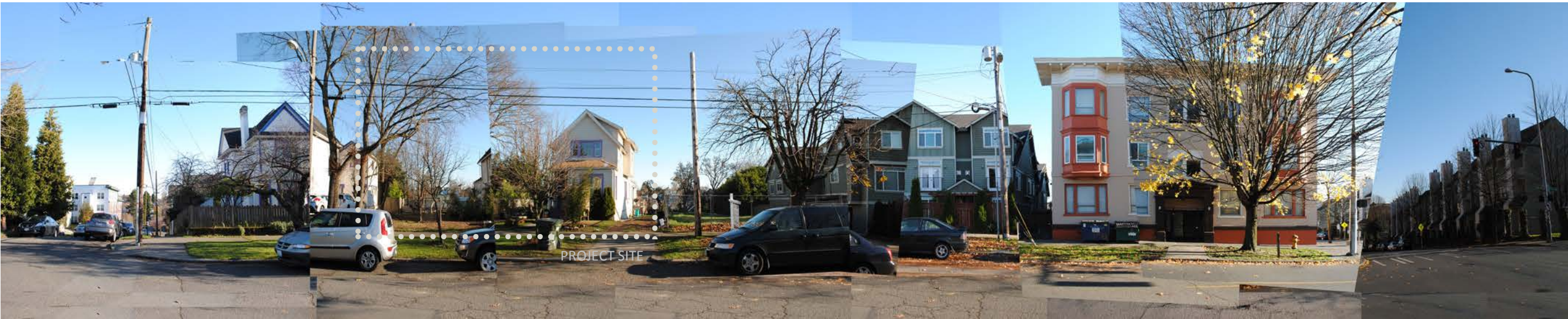
7. Adjustments or Departures:

SMC 23.45.518 Setbacks and Separations

**Allowable adjustment:** Up to 50%  
**Reason for adjustment:** A shorter setback allows us to focus on a large landscaped communal courtyard and still provide a functional unit. Width of units is determined by width of the interior stairs and landing. Situated between multifamily allows us to make use of open space.

	Required	Provided	% Difference
Front:	7' average; 5' minimum	7' average	compliant
Sides:	5'	4'-3" south	15%
		5'-0" north	compliant
Rear:	5'	8'-9" average	Compliant





20th AVENUE LOOKING EAST



20th AVE LOOKING WEST



## DESIGN GUIDELINES

### Site Planning

#### A-1 Responding to Site Characteristics

This design takes advantage of the relatively flat site with a shared landscaped central courtyard. Roof decks open to the western sun and views of downtown.

#### A-2 Streetscape Compatibility

The height and scale of this project is keeping with that of neighboring apartments. Entrances and front yards are landscaped to enhance the pedestrian experience.

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

Entries that are visible directly from the street make the front units approachable and engage the pedestrian experience. Entries are highlighted with awnings.

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

Front yards are landscaped to provide a buffer between the units and the street. A shared landscaped walkway provides pleasant circulation from the street to the rear units. A courtyard joins all the units and provides space for social interaction among neighbors.

#### A-7 Residential Open Space

Large open courtyard provided between building A & B. Courtyard is designed and landscaped to increase social connectivity.

### Architectural Elements and Materials

#### C-2 Architectural Concept and Consistency

This project prioritizes social connectivity with the development of the shared courtyard between building A & B. The massing of the buildings step away from each other to shape a large outdoor space reflective of the design priorities.

#### C-4 Exterior Finish Materials

A palette of wood, cementitious horizontal siding, and cementitious panel provide a durable and harmonious structure. The use of wood at the entry wraps along the lower portion of the building providing a warm entry and highlighting the walkway to the rear units. The wood wraps from the garages into the adjacent units living room creating the feeling of an indoor/outdoor room. Carefully detailed cementitious panels serve as a durable siding material for the units.

### Pedestrian Environment

#### D-6 Screening of Dumpsters, Utilities, and Services Areas

The trash and recycling area will be located to minimize its impact with the landscaped portion of the courtyard.

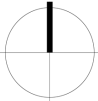
### Landscaping

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

We will continue the pattern of street trees in front of our property. All new landscaping will focus on enhancing the pedestrian experience along the street, walkways within the site, and central courtyard. Roofs will be made up of green roofs and roofs decks with planters.



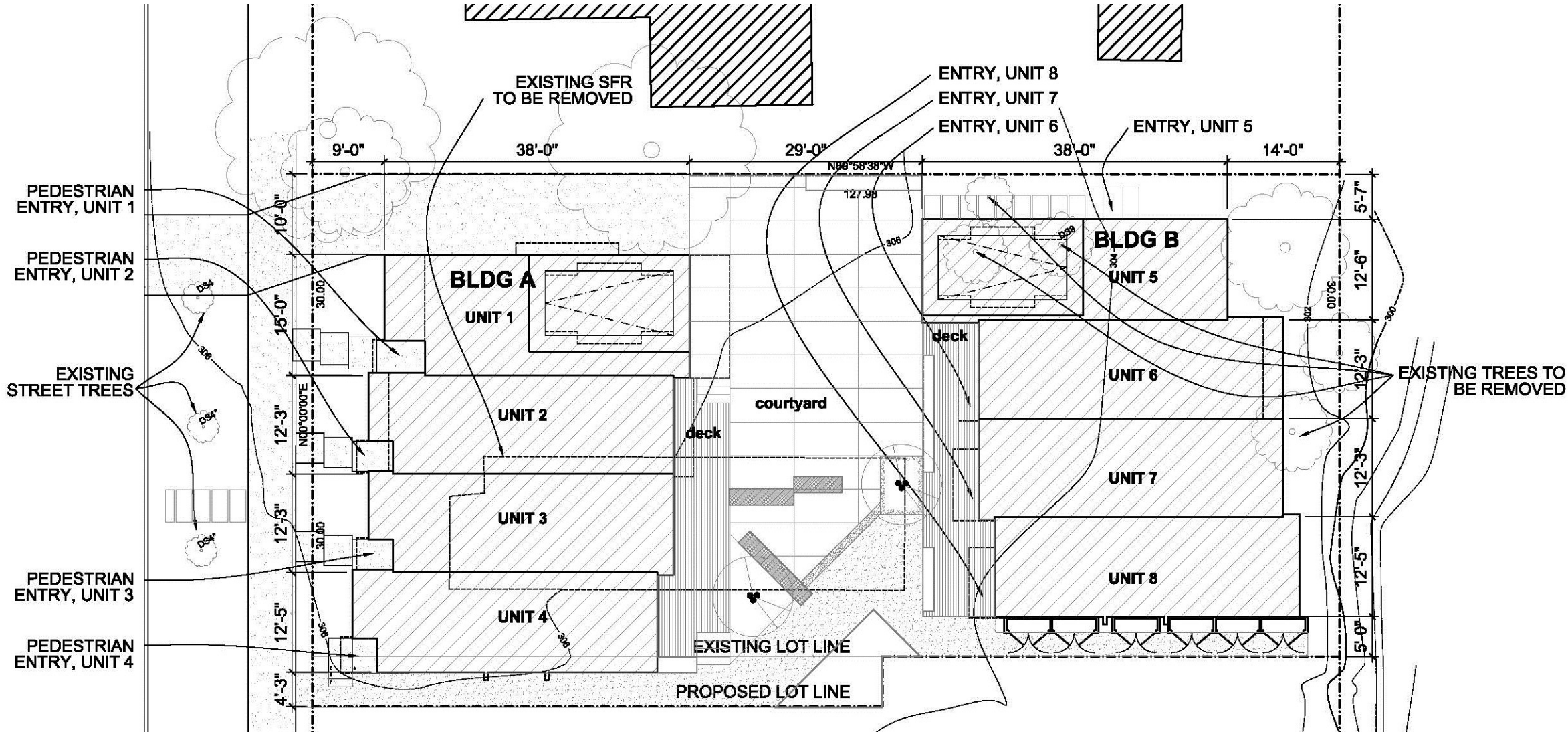




EXISTING CONDITIONS 6

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 3, S89°58'38"E 70.98 FEET; THENCE S00°01'28"W 6.28 FEET; THENCE N89°58'38"W 70.98 FEET, MORE OR LESS, TO THE EAST MARGIN OF 20TH AVENUE; THENCE, ALONG SAID EAST MARGIN, N00°00'00"E 6.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING





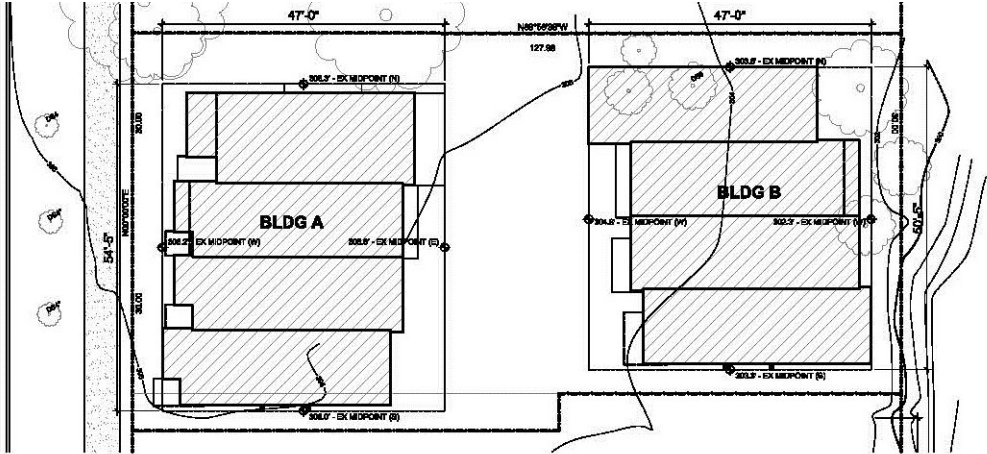
STE PLAN SCALE: 1/16"=1'

**ADJUSTMENT REQUESTS**  
**SMC 23.45.518 Setbacks and Separations**  
**Allowable adjustment:** Up to 50%

**Reason for adjustment:** A shorter setback allows us to focus on a large landscaped communal courtyard and still provide a functional unit. Width of units is determined by width of the interior stairs and landing. Situated between multifamily allows us to make use of open space.

	Required	Provided	% Difference
Front:	7' average; 5' minimum	7' average	Compliant
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Rear:	5'	8'-9" average	Compliant

20th Avenue

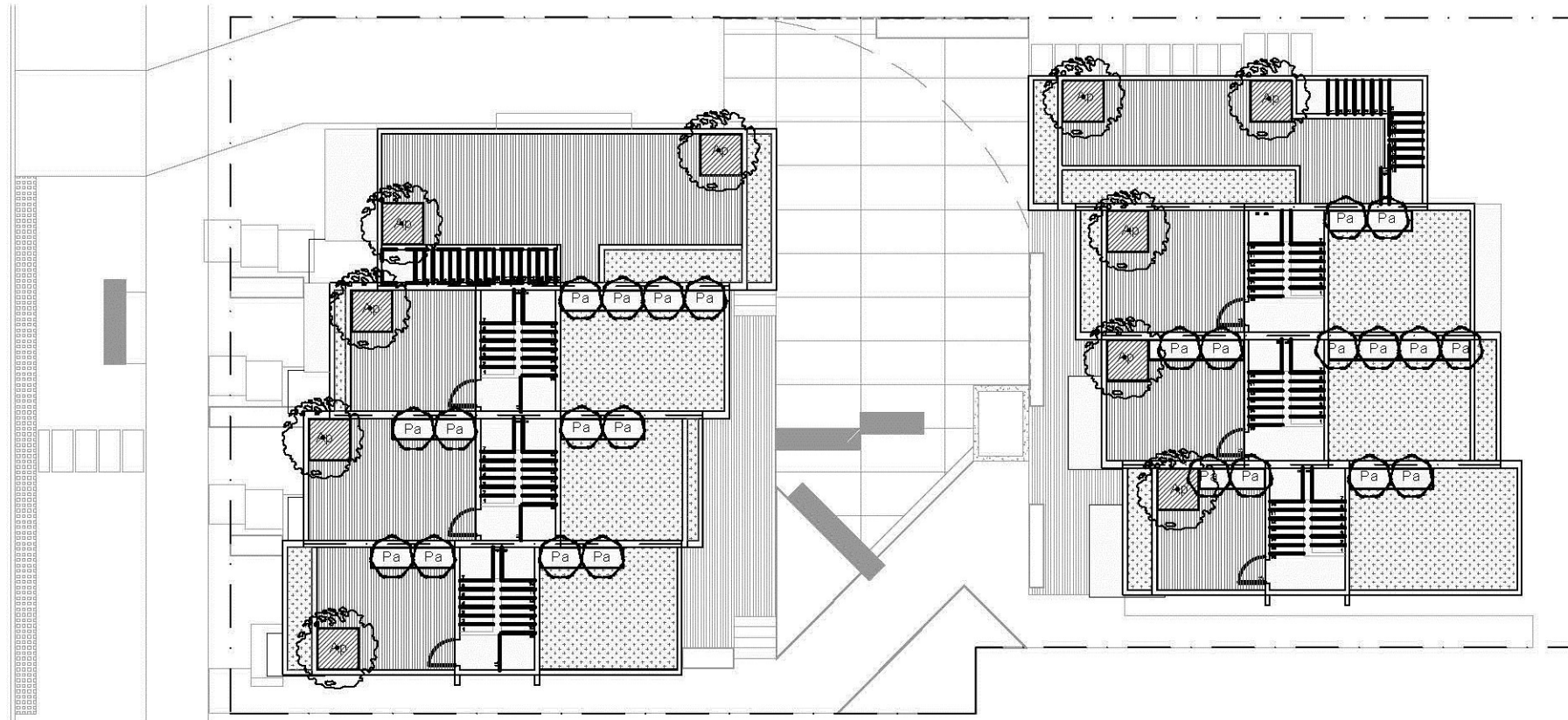


**AVERAGE HEIGHT CALC - BLDG A**  
306.0 x 47.0 (S) + 306.3 x 47.0 (N) + 305.8 x 54.4 (E) + 306.2 x 54.4 (W)  
14,382.0 + 14,396.1 + 16,635.5 + 16,657.3 = 62,070.9  
62,070.9 / 202.8 (LENGTH OF SIDES) = 306.1'  
AVERAGE GRADE = 306.1'

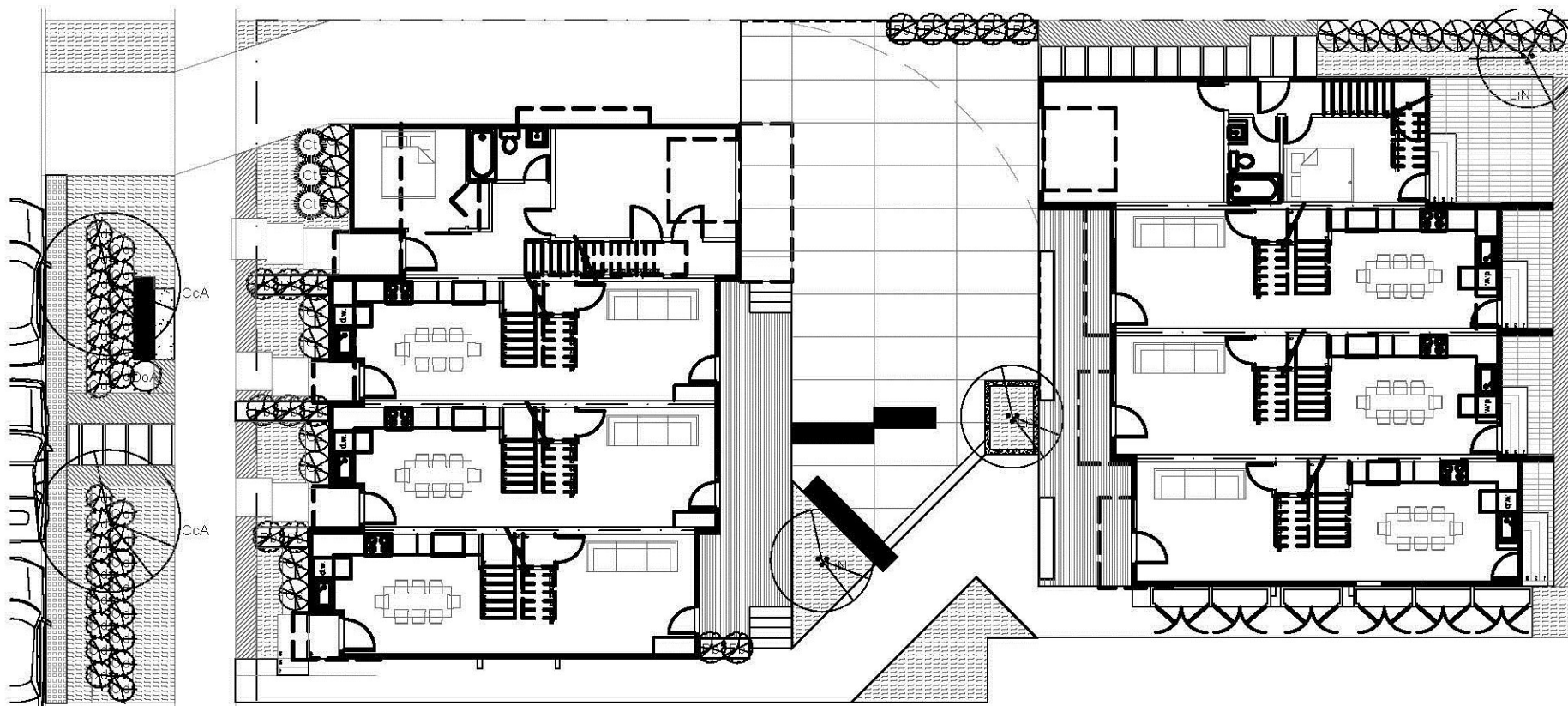
**AVERAGE HEIGHT CALC - BLDG B**  
303.3 x 47.0 (S) + 303.8 x 47.0 (N) + 302.3 x 50.4 (E) + 304.8 x 50.4 (W)  
14,255.1 + 14,278.6 + 15,235.9 + 15,361.9 = 59,131.5  
59,131.5 / 194.8 (LENGTH OF SIDES) = 303.6'  
AVERAGE GRADE = 303.6'

HEIGHT CALCULATION PLAN SCALE: 1/32"=1'





LANDSCAPE PLAN - ROOF LEVEL SCALE: 1/16"=1'



LANDSCAPE PLAN - GROUND LEVEL SCALE: 1/16"=1'

## PLANT SYMBOL LEGEND

	<i>CERCIS CANADENSIS 'ALBA'</i> WHITE REDBUD
	<i>LAGERSTROEMIA INDICA 'NATCHEZ'</i> GRAPE MYRTLE
	<i>ACER PALMATUM SPP.</i> JAPANESE MAPLE
	<i>DAPHNE ODORA AUREOMARGINATA</i> WINTER DAPHNE
	<i>CAREX TESTACEA</i> NEW ZEALAND SEDGE
	<i>CORNUS SERICEA 'ARCTIC FIRE'</i> ARCTIC FIRE RED-TWIG DOGWOOD
	<i>OSMANTHUS DELAVAYI</i> DELAVAY OSMANTHUS
	<i>PHYLLOSTACHYS AUREA</i> GOLDEN BAMBOO
	<i>PHYLLOSTACHYS BAMBUSOIDES SPP.</i> TIMBER BAMBOO
	MODULAR GREEN ROOF SYSTEM
	<i>LIRIOPE GIGANTEA</i> GIANT LILYTURF
	<i>VINCAMINOR</i> DWARF PERIWINKLE
	PERVIOUS PAVING WITH GROUND COVER
	PERVIOUS PAVING WITH GROUND COVER

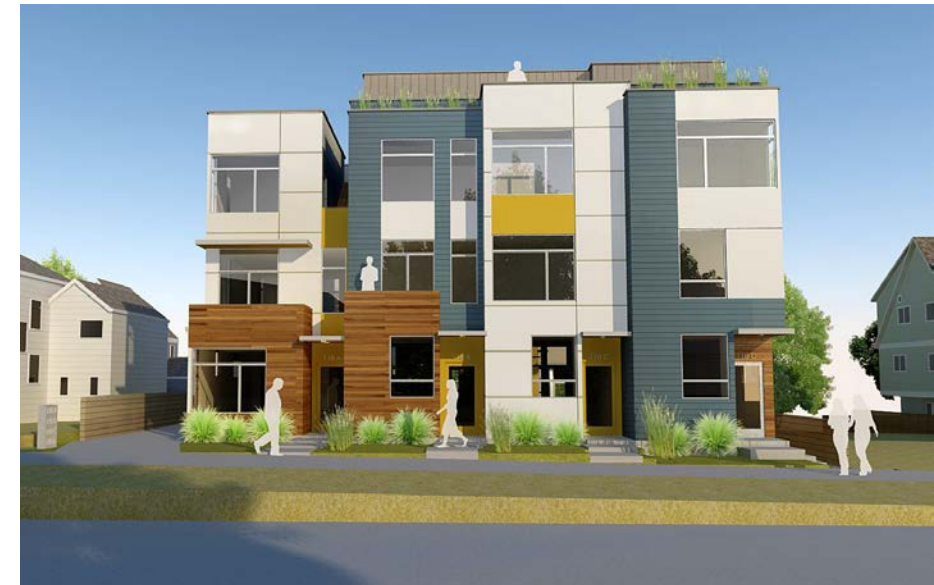


landscape architecture | site planning | natural systems design

integrated site design

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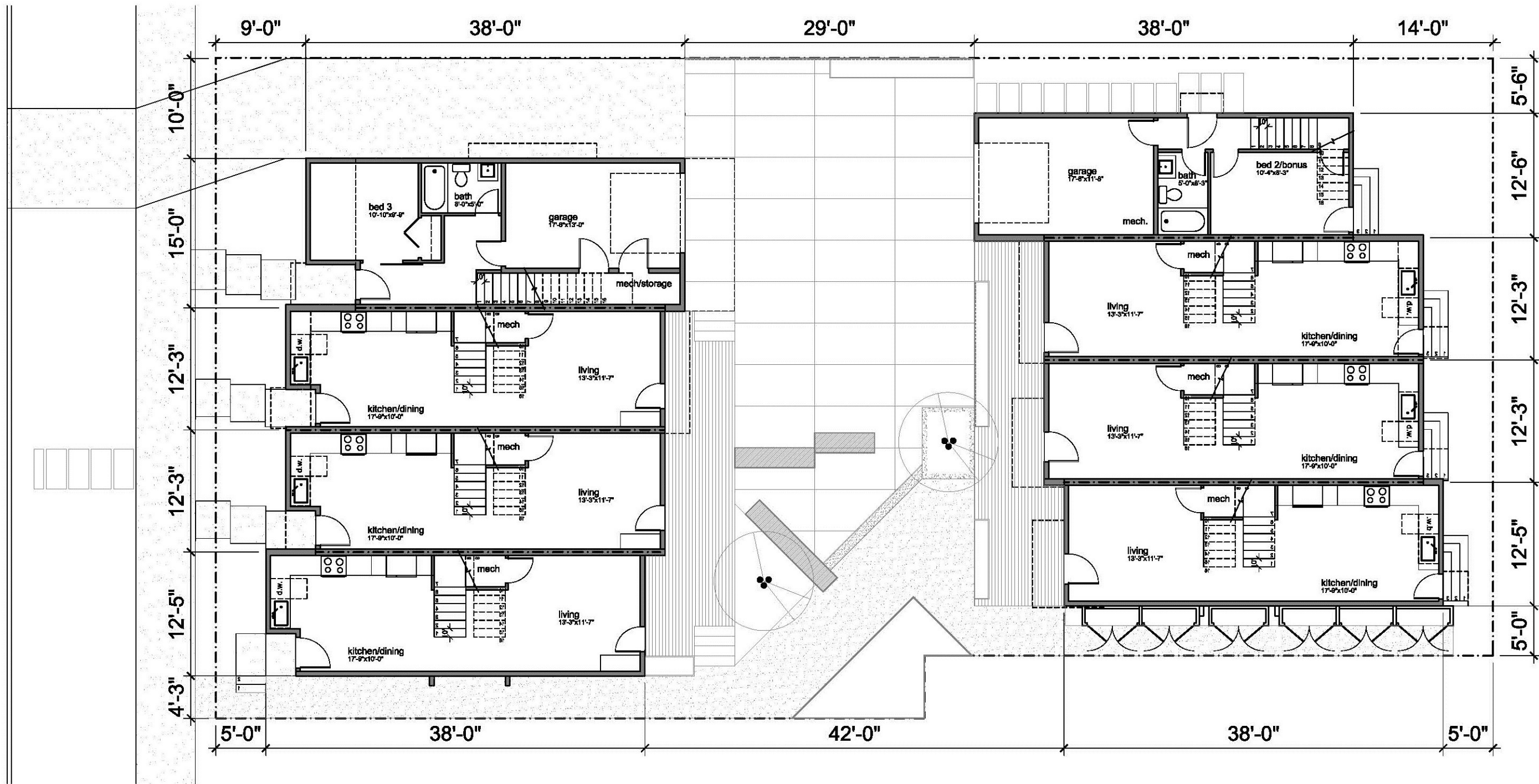












first floor plan

SCALE: 3/32" = 1'



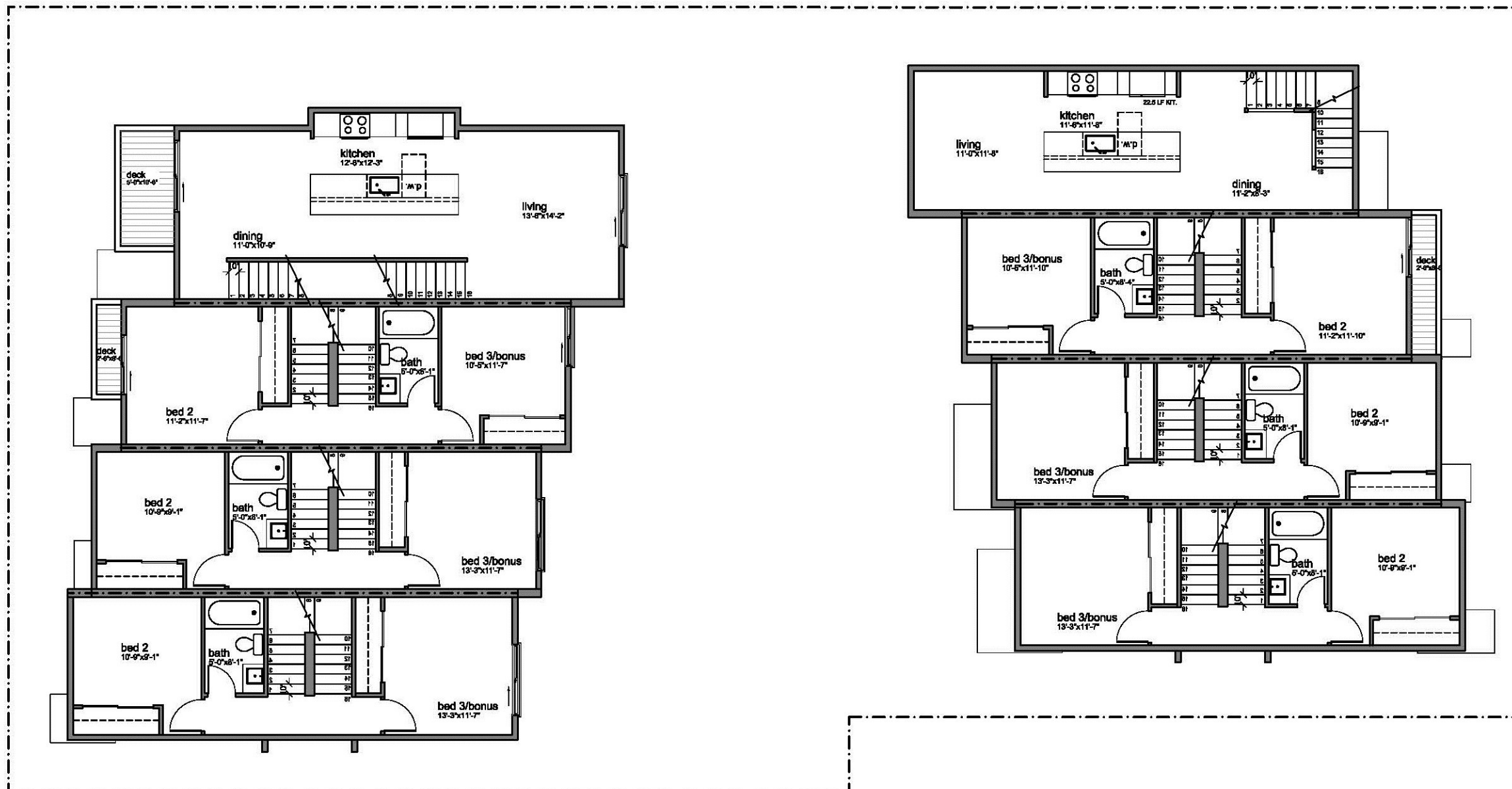
AREA SUMMARY - UNIT 1	
FIRST FLOOR	351 SF
SECOND FLOOR	591 SF
THIRD FLOOR	557 SF
TOTAL	1,499 SF 200 SF GARAGE 431 SF DECK

AREA SUMMARY - UNITS 2 & 6	
FIRST FLOOR	467 SF
SECOND FLOOR	478 SF
THIRD FLOOR	478 SF
PENTHOUSE	100 SF
TOTAL	1,523 SF 152 / 168 SF DECK

AREA SUMMARY - UNITS 3, 4, 7, 8	
FIRST FLOOR	467 SF
SECOND FLOOR	478 SF
THIRD FLOOR	478 SF
PENTHOUSE	100 SF
TOTAL	1,523 SF 182 / 154 / 153 / 120 SF DECK

AREA SUMMARY - UNIT 5	
FIRST FLOOR	251 SF
SECOND FLOOR	475 SF
THIRD FLOOR	435 SF
TOTAL	1,161 SF 218 SF GARAGE 270 SF DECK



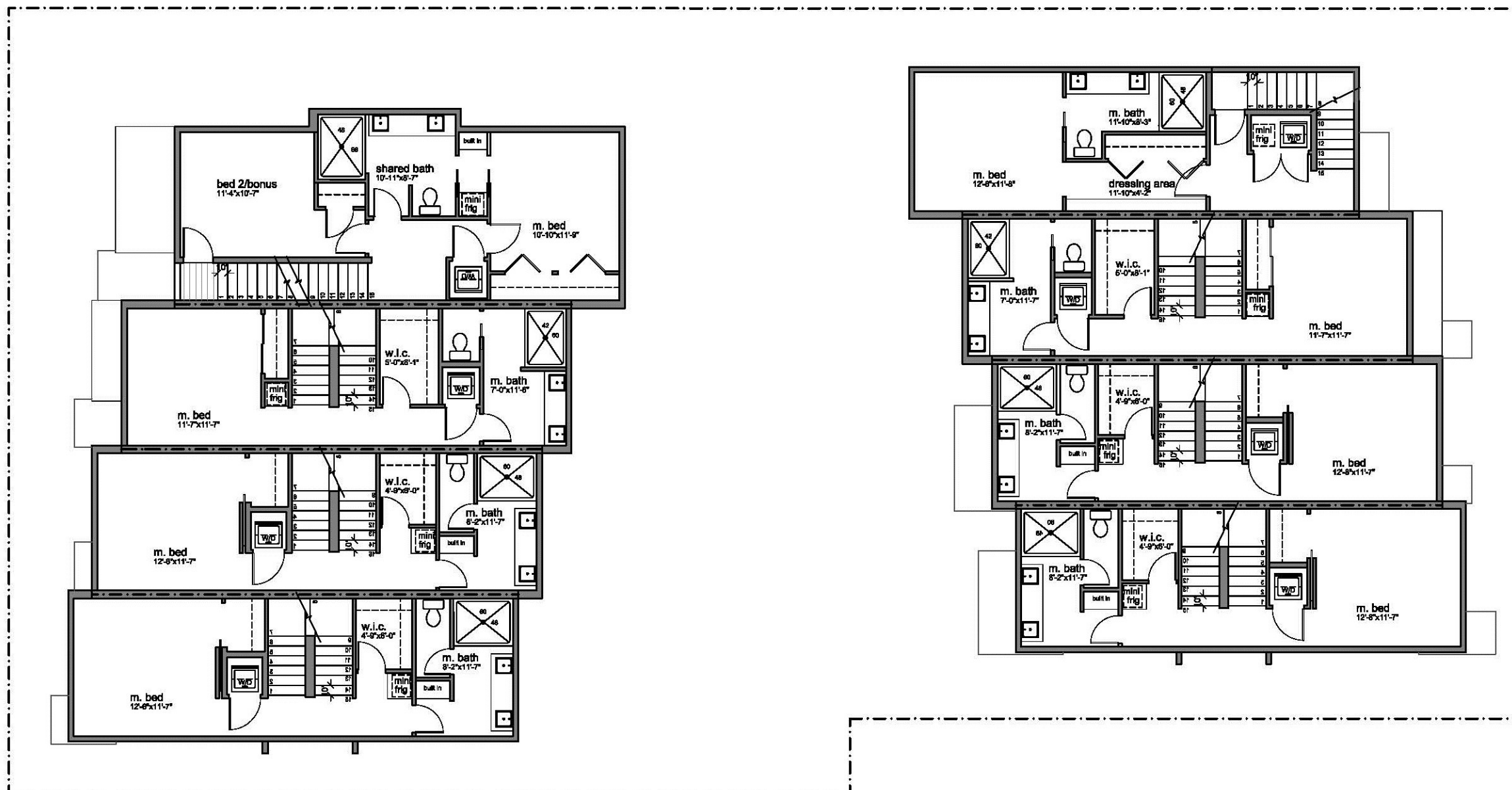


second floor plan

SCALE: 3/32" = 1'





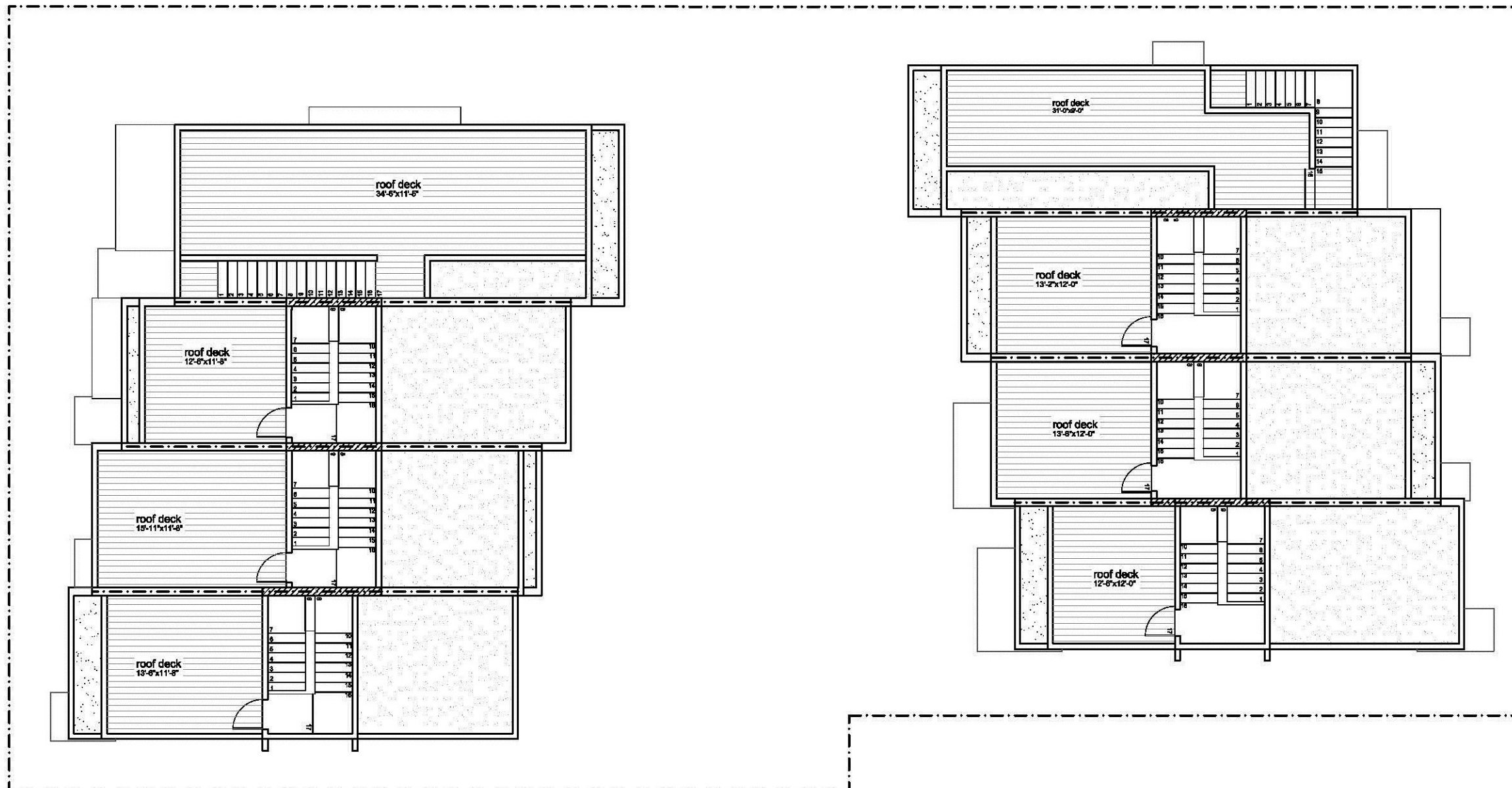


third floor plan

SCALE: 3/32" = 1'





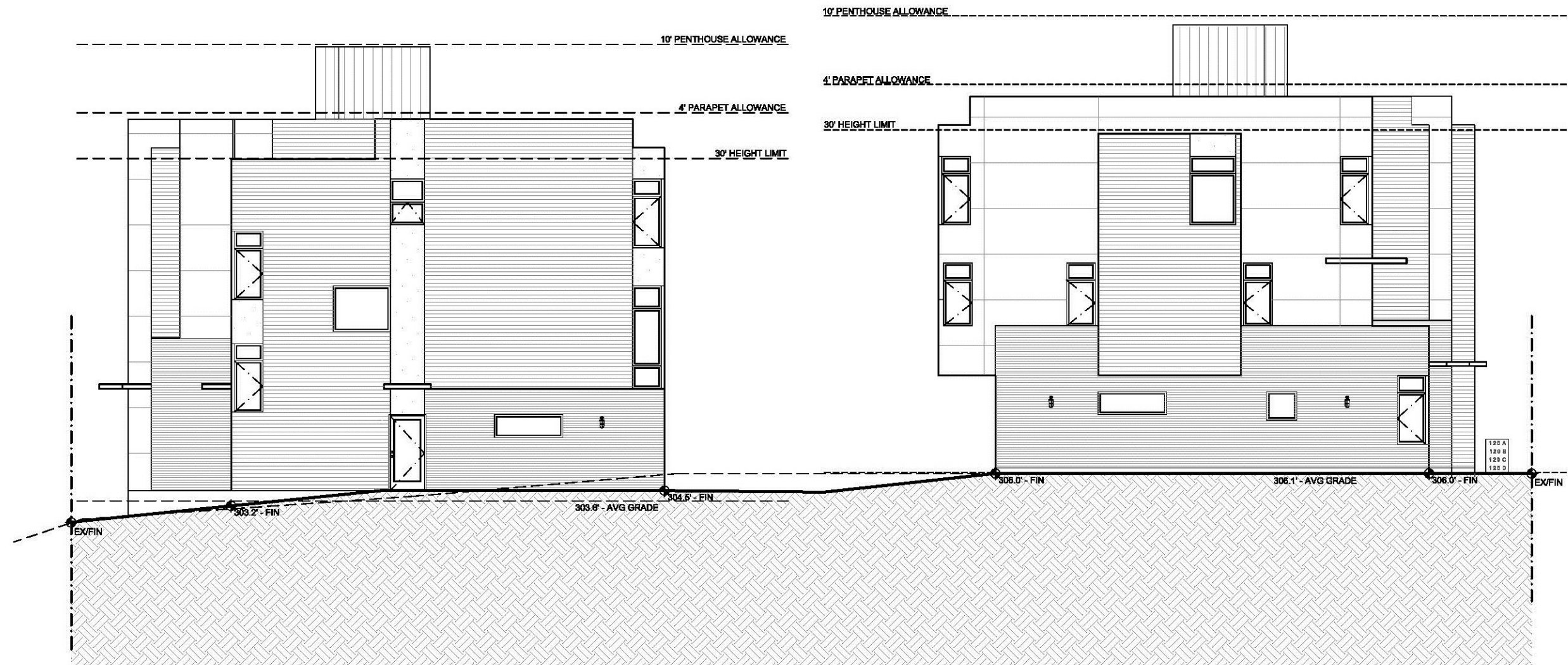


roof deck plan

SCALE: 3/32" = 1'



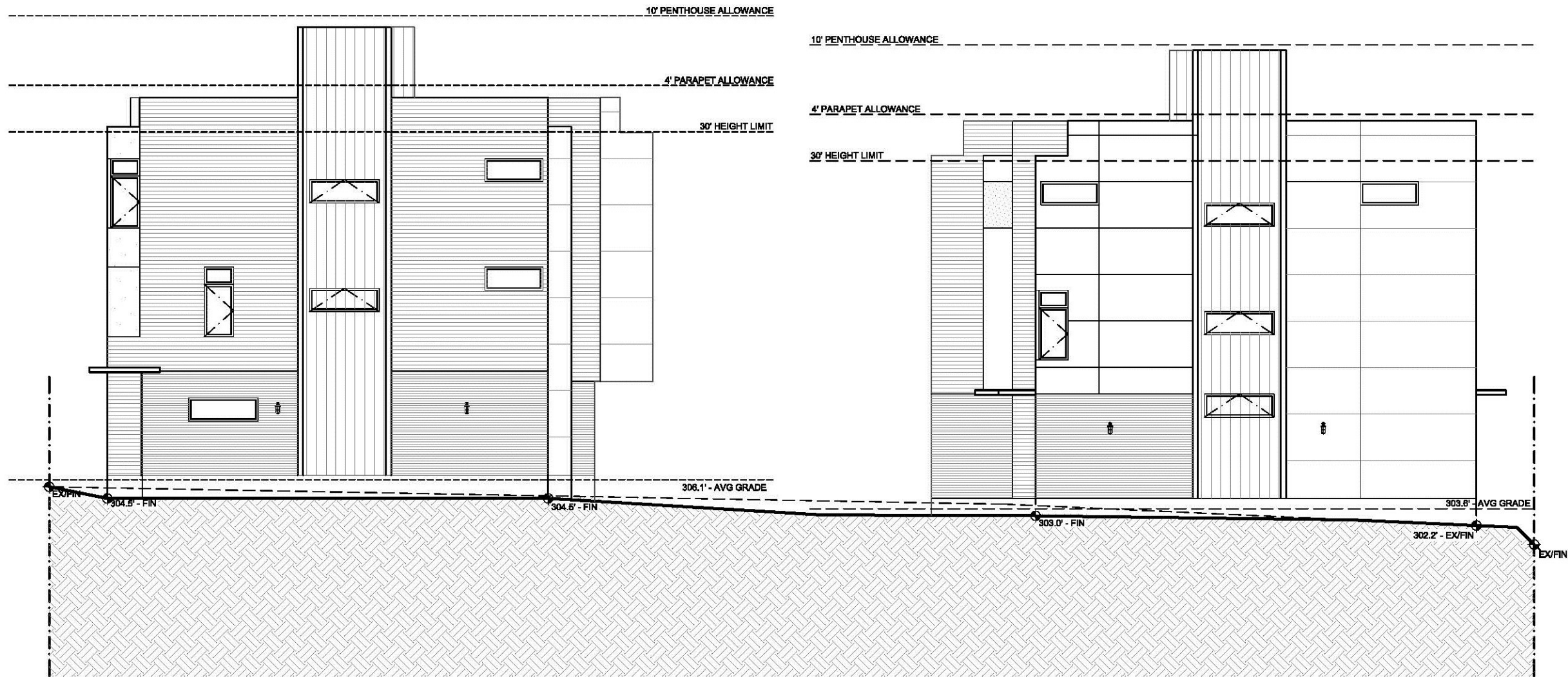




north elevation

SCALE: 3/32" = 1'

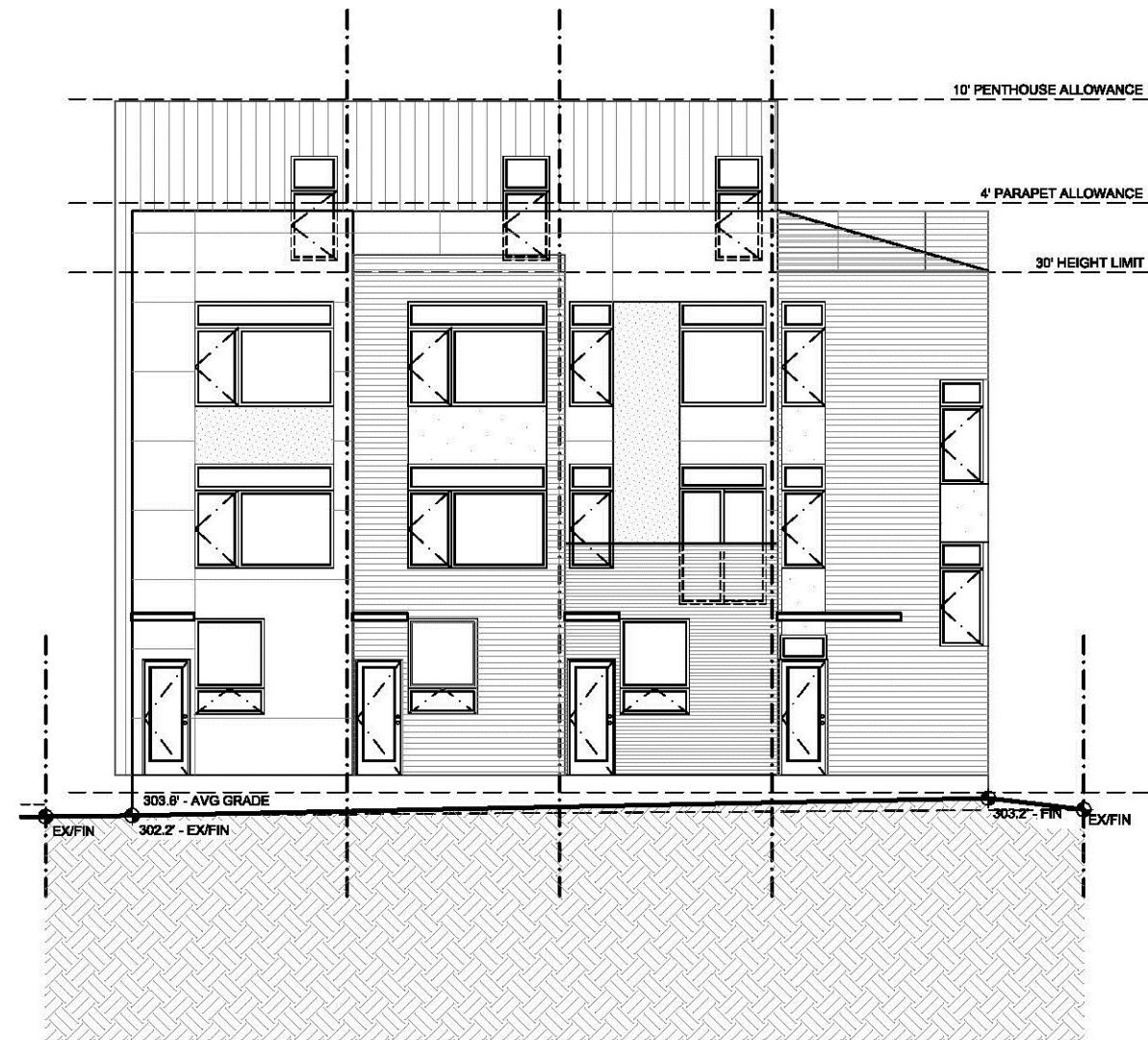




south elevation

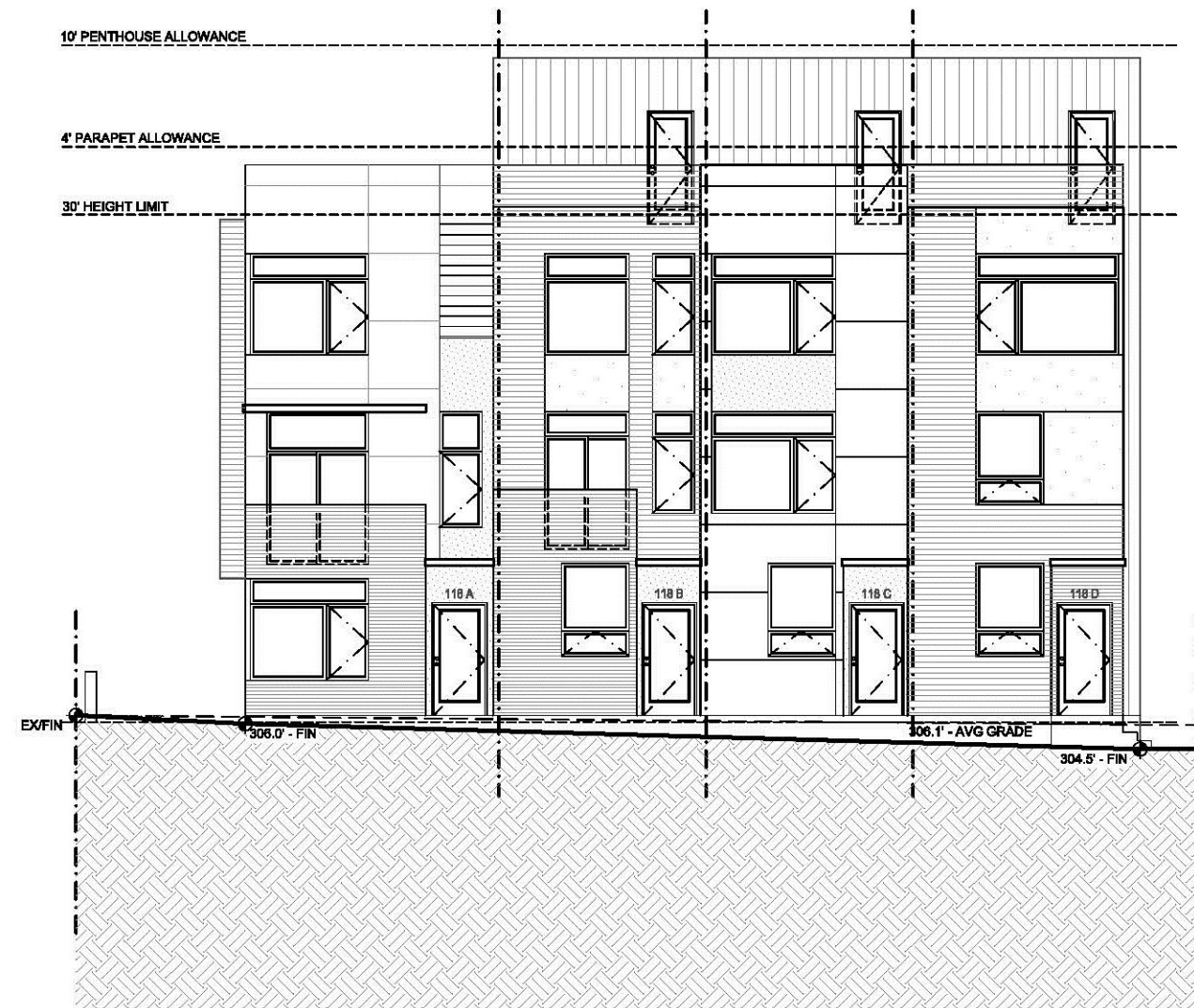
SCALE: 3/32" = 1'





east elevation

SCALE: 3/32" = 1'



west elevation

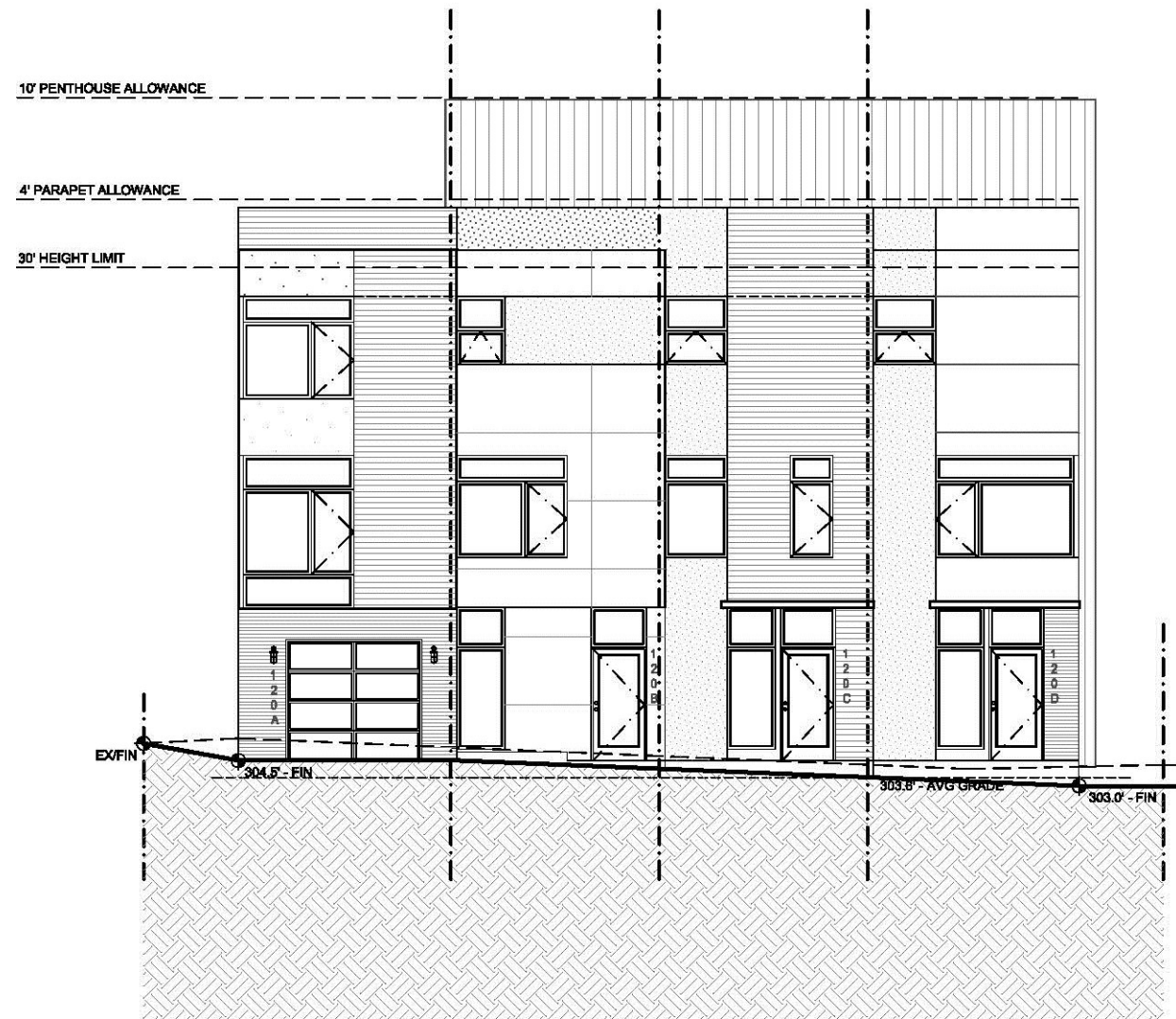
SCALE: 3/32" = 1'





courtyard elevation - west

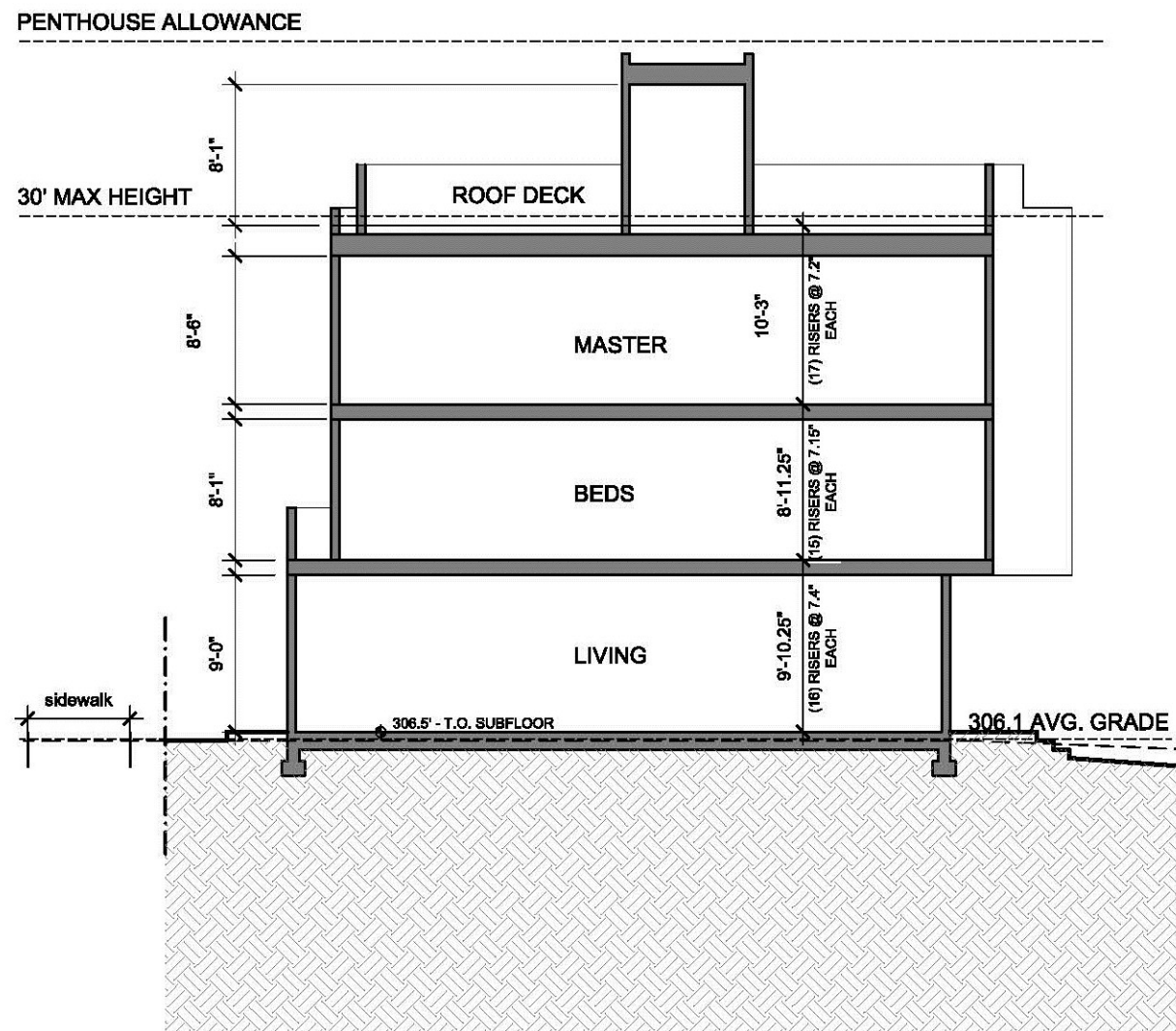
SCALE: 3/32" = 1'



courtyard elevation - east

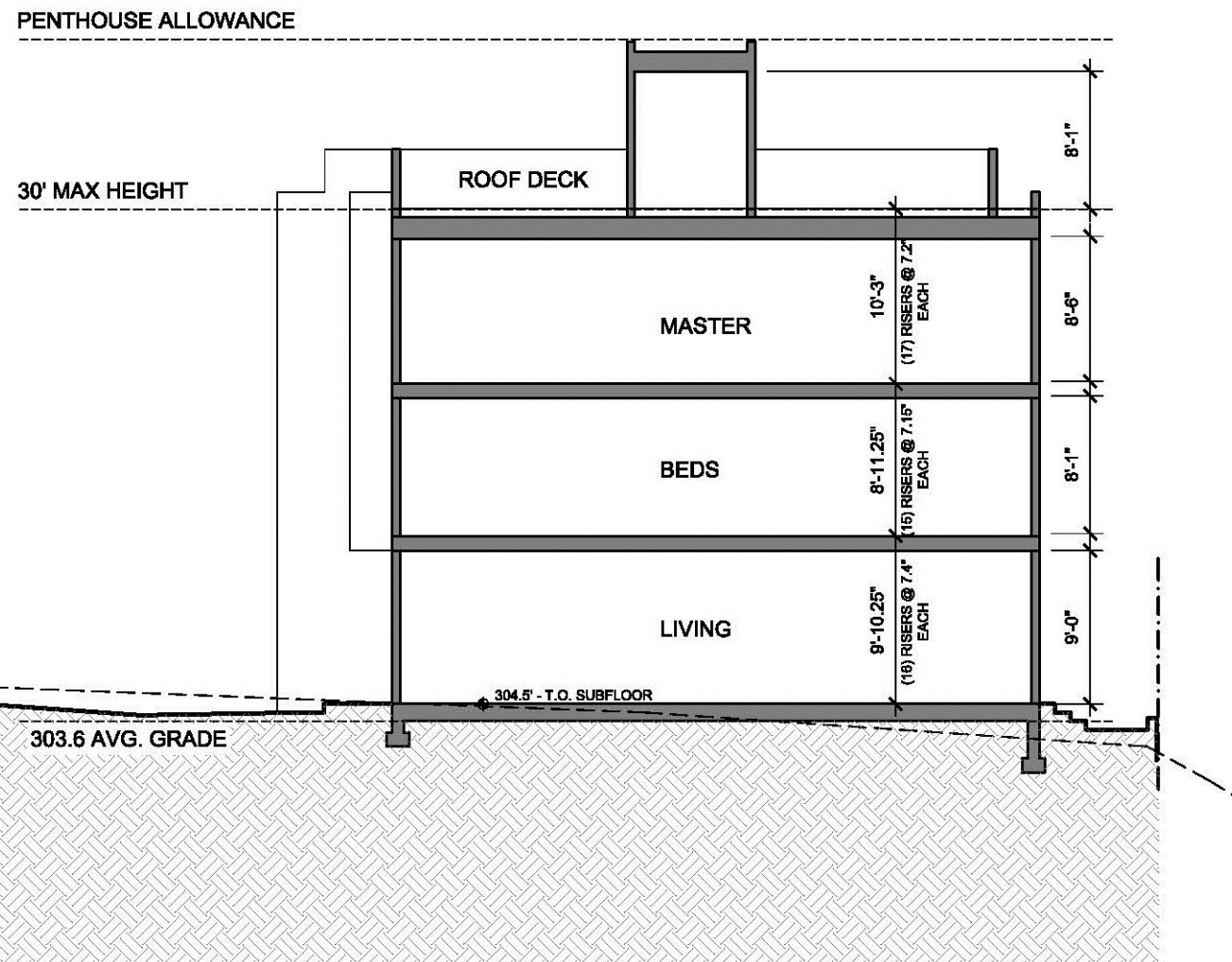
SCALE: 3/32" = 1'





west - east section

SCALE: 3/32" = 1'







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