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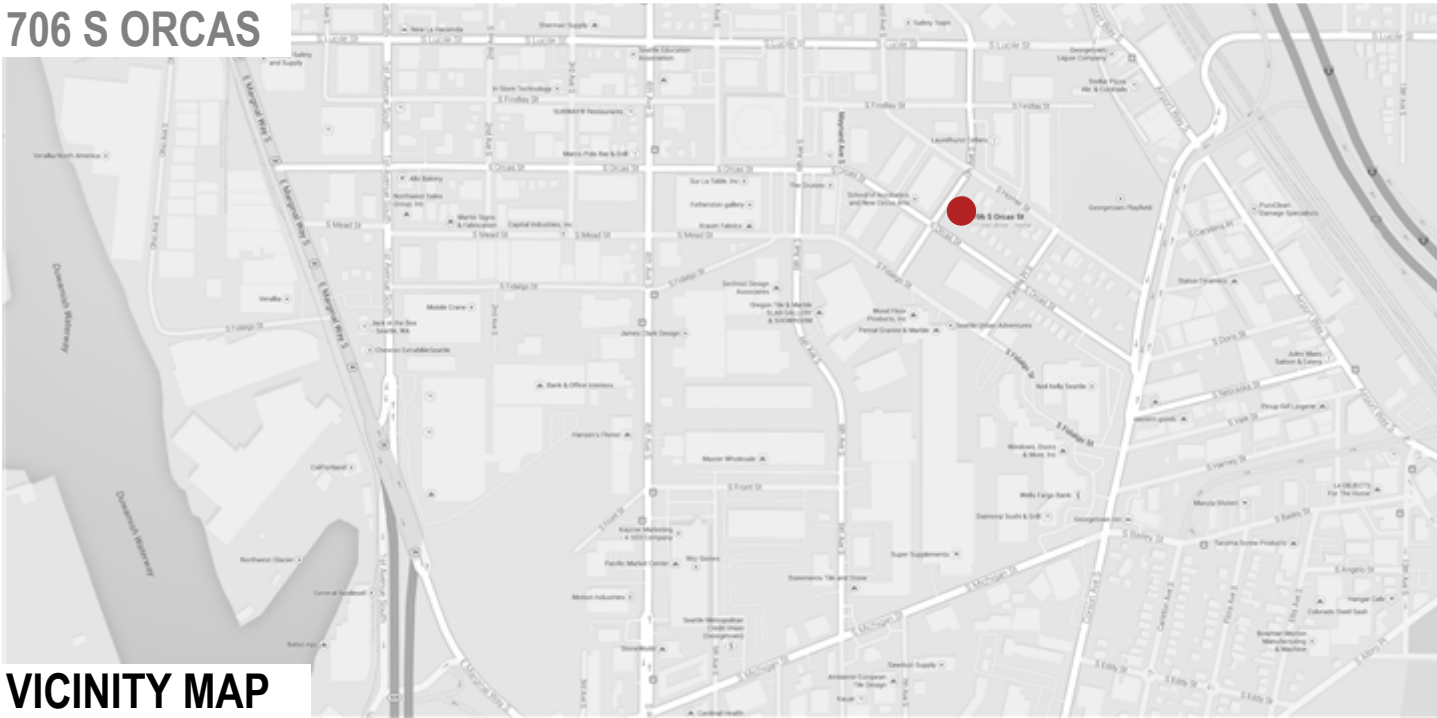
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EARLY DESIGN GUIDANCE

706 S ORCAS



VICINITY MAP

706 S ORCAS

ORCA HOMES, LLC

DPD PROJECT NO. 3017253

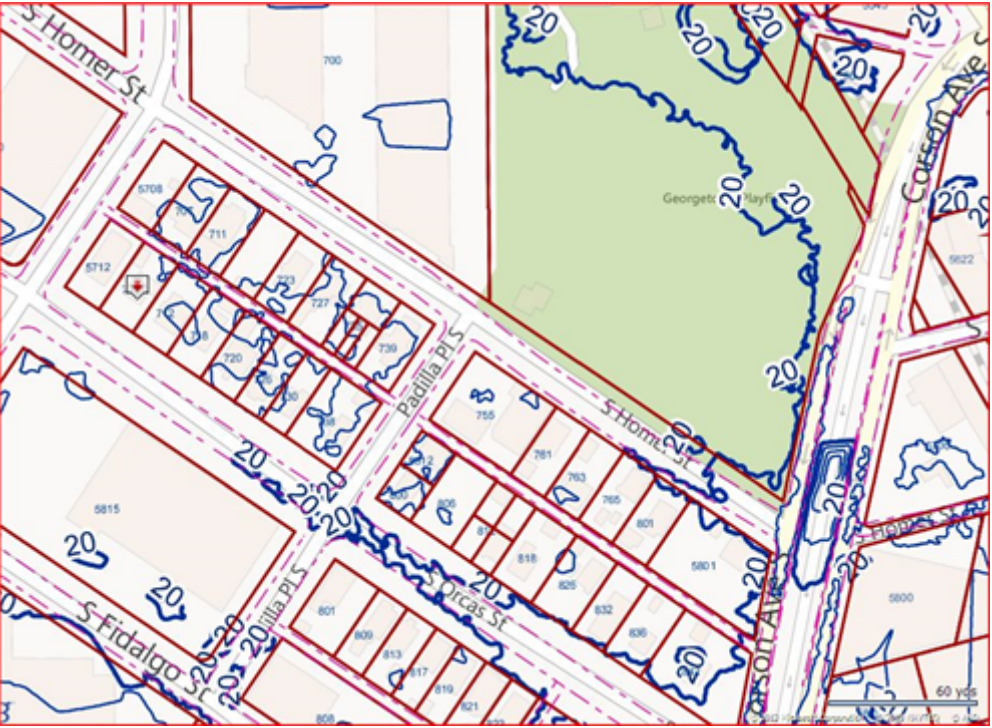
DEVELOPMENT PROPOSAL:

Construction of four townhouse units with alley parking. Structure height 30' on a flat lot in a Lowrise-2 zone. No development standard departures or adjustments are anticipated.

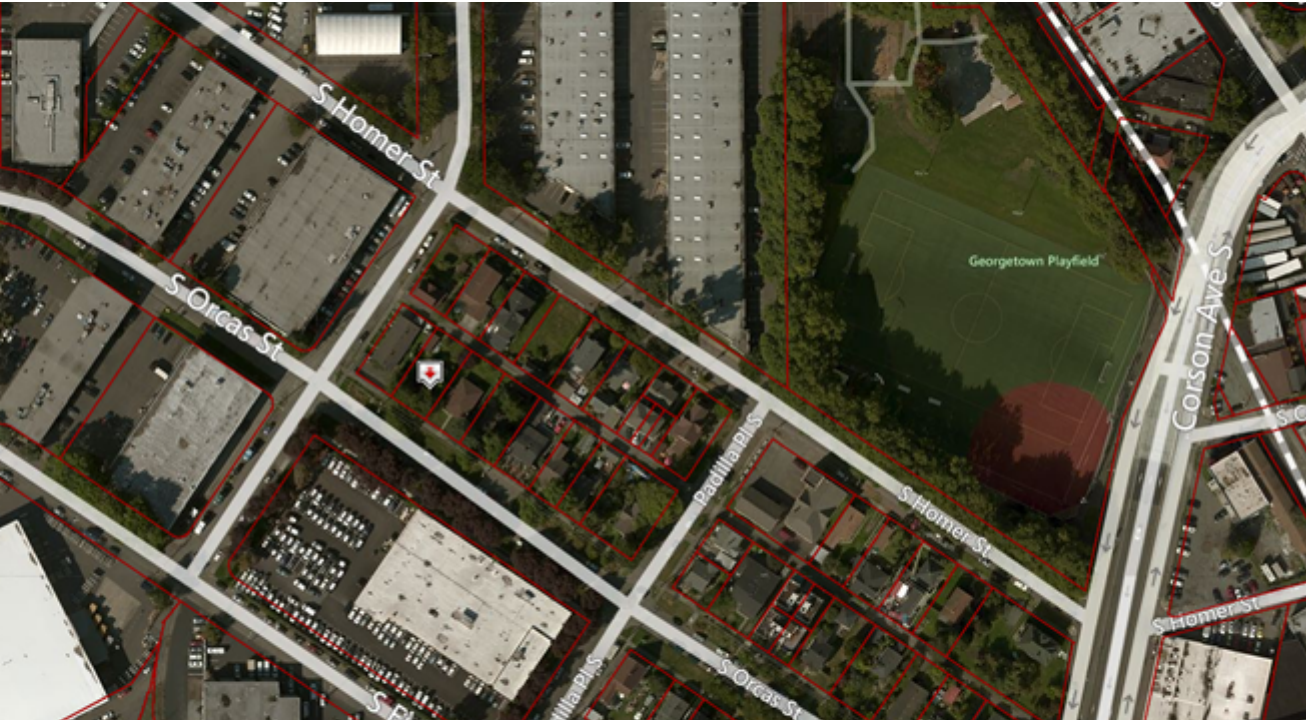
COVER SHEET

APRIL 16, 2014

SITE ADDRESS:	706 S ORCAS
ZONE:	LR2
USES: <i>SMC 23.45.504 Table A</i>	Residential Uses Permitted
FLOOR AREA RATIO: <i>SMC 23.45.510 Table A</i>	Per Table A, FAR limit is 1.1, provided the structure meets green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties
DENSITY: <i>SMC 23.45.512 Table A</i>	$6000/1600 = 3.75$, round up to 4.0. Requires green building performance standard outlined below.
BUILDING HEIGHT: <i>SMC 23.45.514 Table A</i>	30'
SETBACKS AND SEPERATIONS: <i>SMC 23.45.518</i>	<div><div>FRONT:7' avg, 5' min</div><div>REAR:7' avg, 5' min</div><div>SIDE:5'</div></div> <div>Separations between multiple structures:<div>1. The minimum required separation between principal structures at any two points on different interior facades is 10 feet</div><div>2. If principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.</div></div>



ZONING MAP



AERIAL SITE MAP



To the south: warehouse buildings, truck parking, a large parking lot, and regular street trees



To the west: large scale lowrise commercial



One block away: new contemporary townhomes



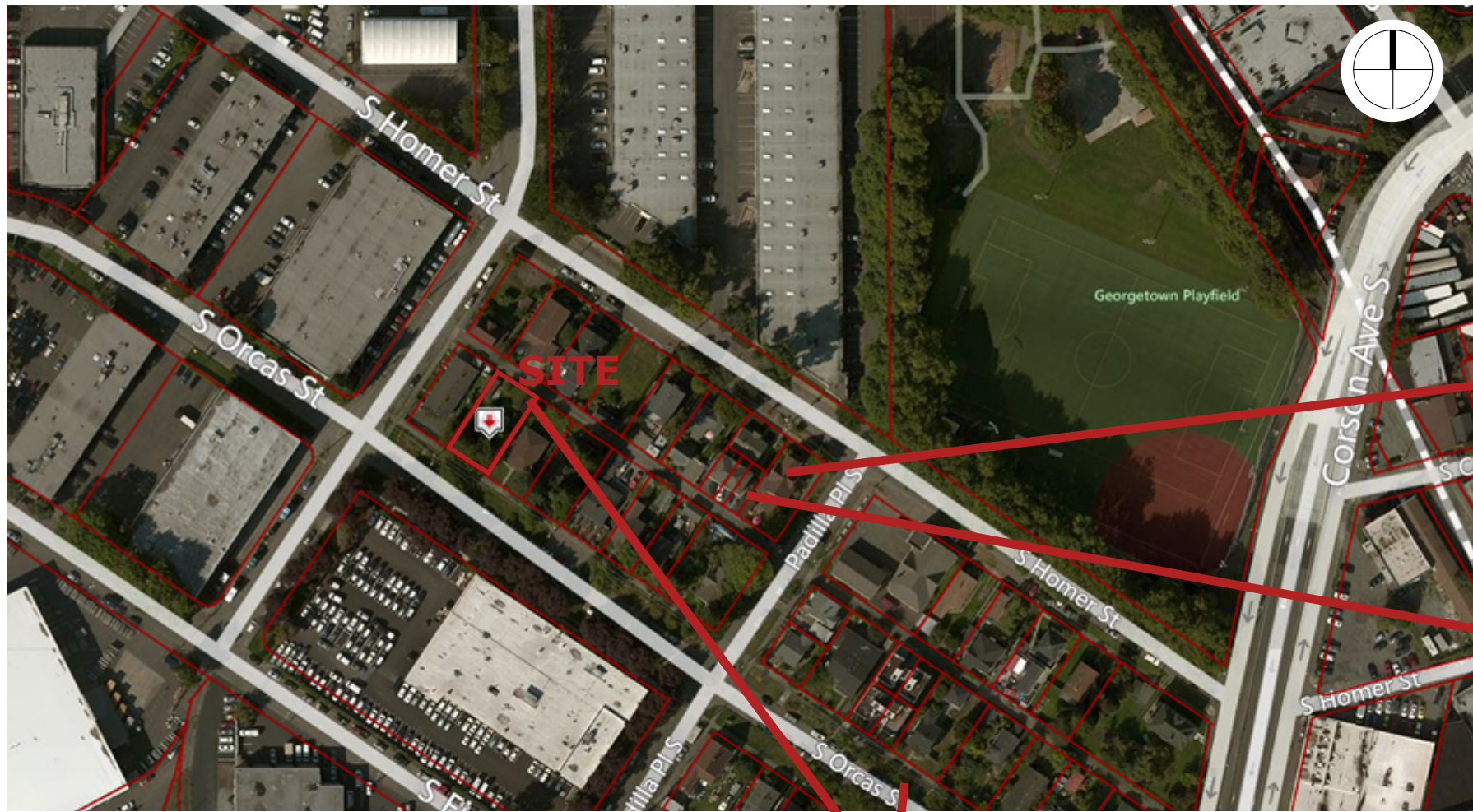
One block away: Georgetown Playfield next to low-rise commercial



Same side of street: one story cottages



Directly across street : low rise commercial/industrial structures. The neighborhood is a mix of single family, multi family, and commercial/industrial structures.



Nearby townhouse development built under previous code. Driveway dominates the alleyscape.



Alleyscape looking south at site

SITE ANALYSIS

TOPOGRAPHY
Site is totally flat. Challenge is to differentiate the landscape.

EXISTING STRUCTURE
The existing single family residence is unnotable and will be removed.

EXISTING TREES
The site contains several non-significant or diseased trees that will be removed.

NEIGHBORING DEVELOPMENT
The neighborhood is a mix of single family and multifamily structures together with low-rise industrial uses and parking lots.

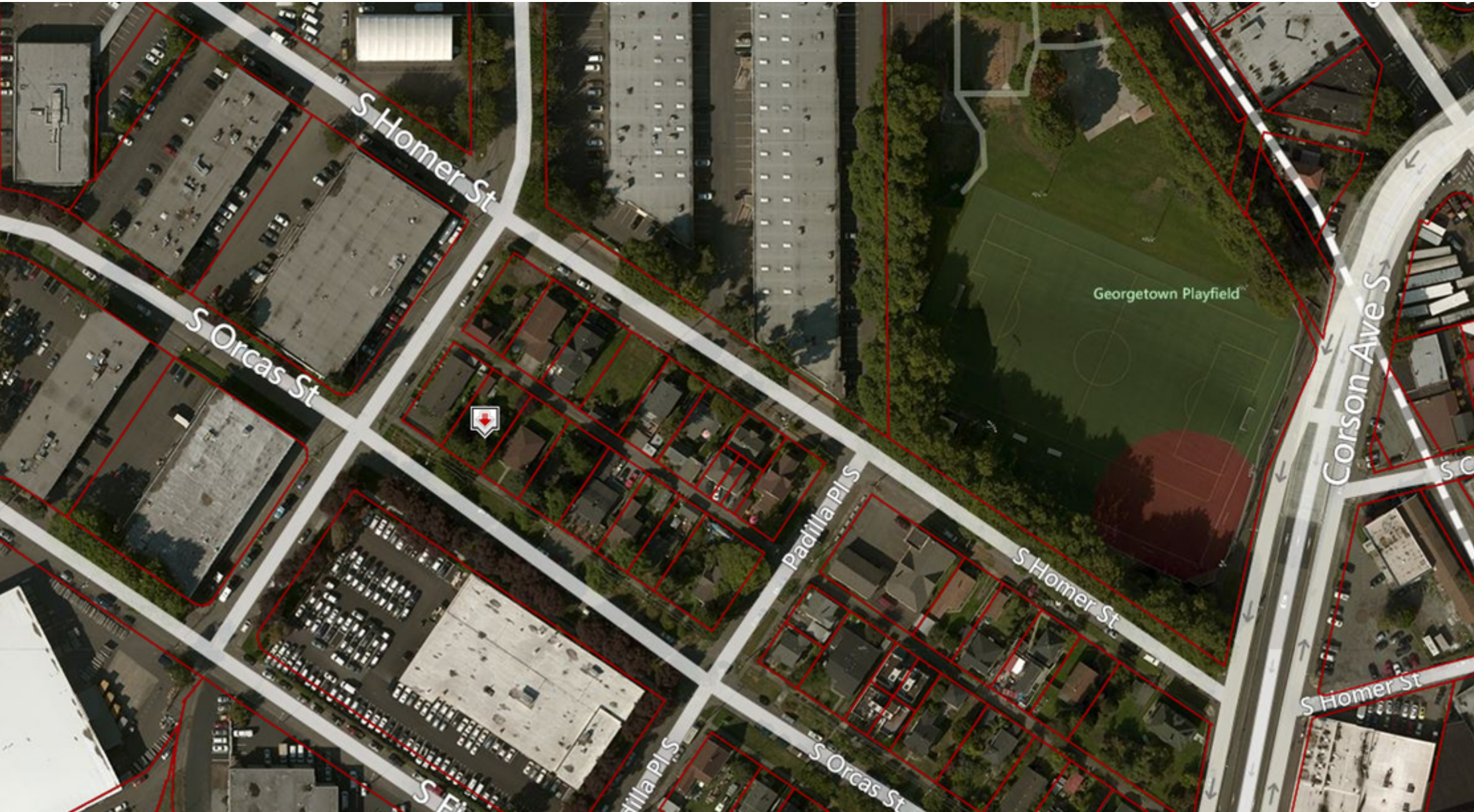
VEHICULAR ACCESS AND TRAFFIC
Car access is from S Orcas St, a relatively quiet street. Parking will be provided on site off the alley.

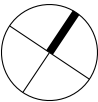
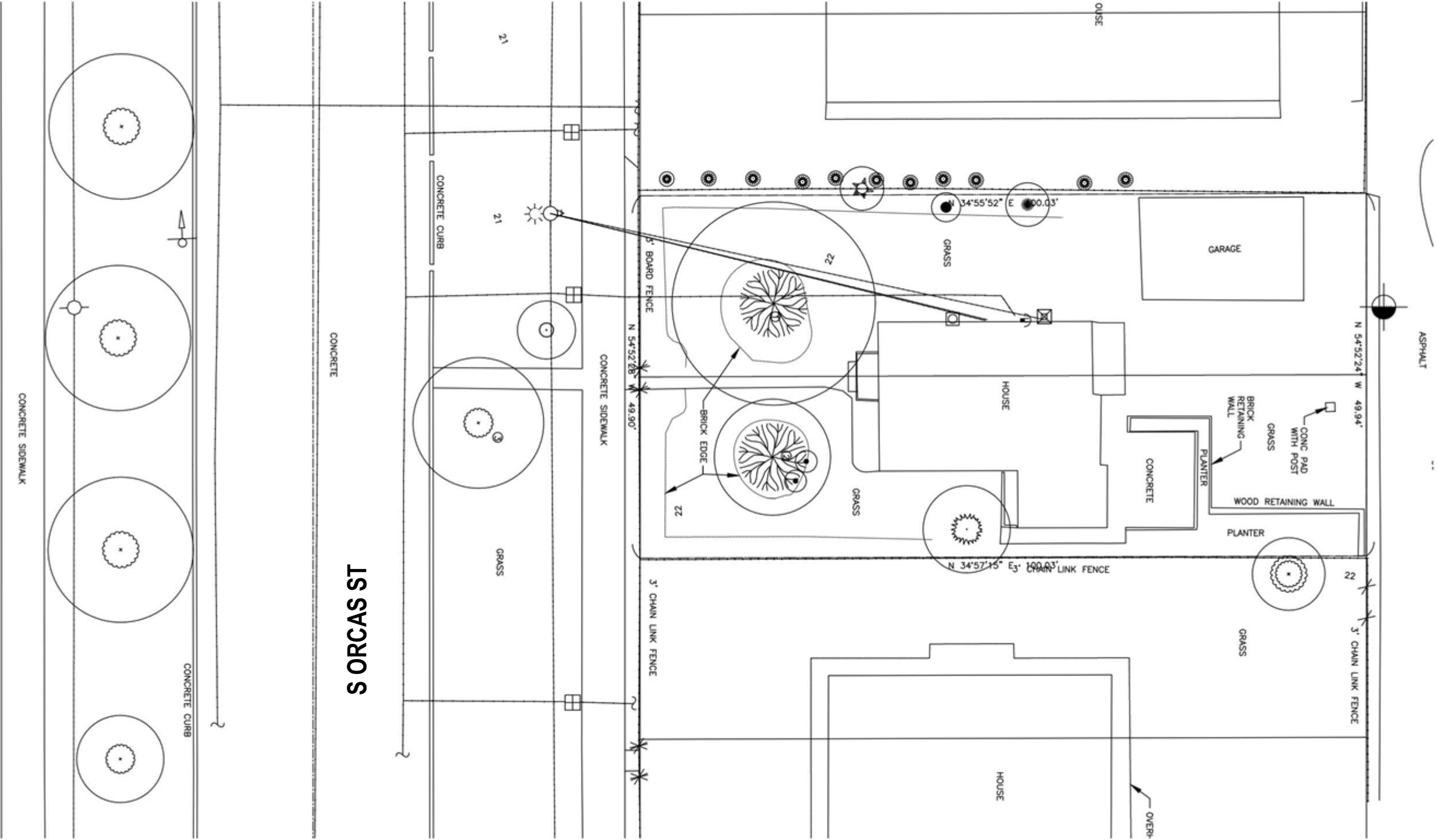
ALLEY
Alley is improved and available for parking access.

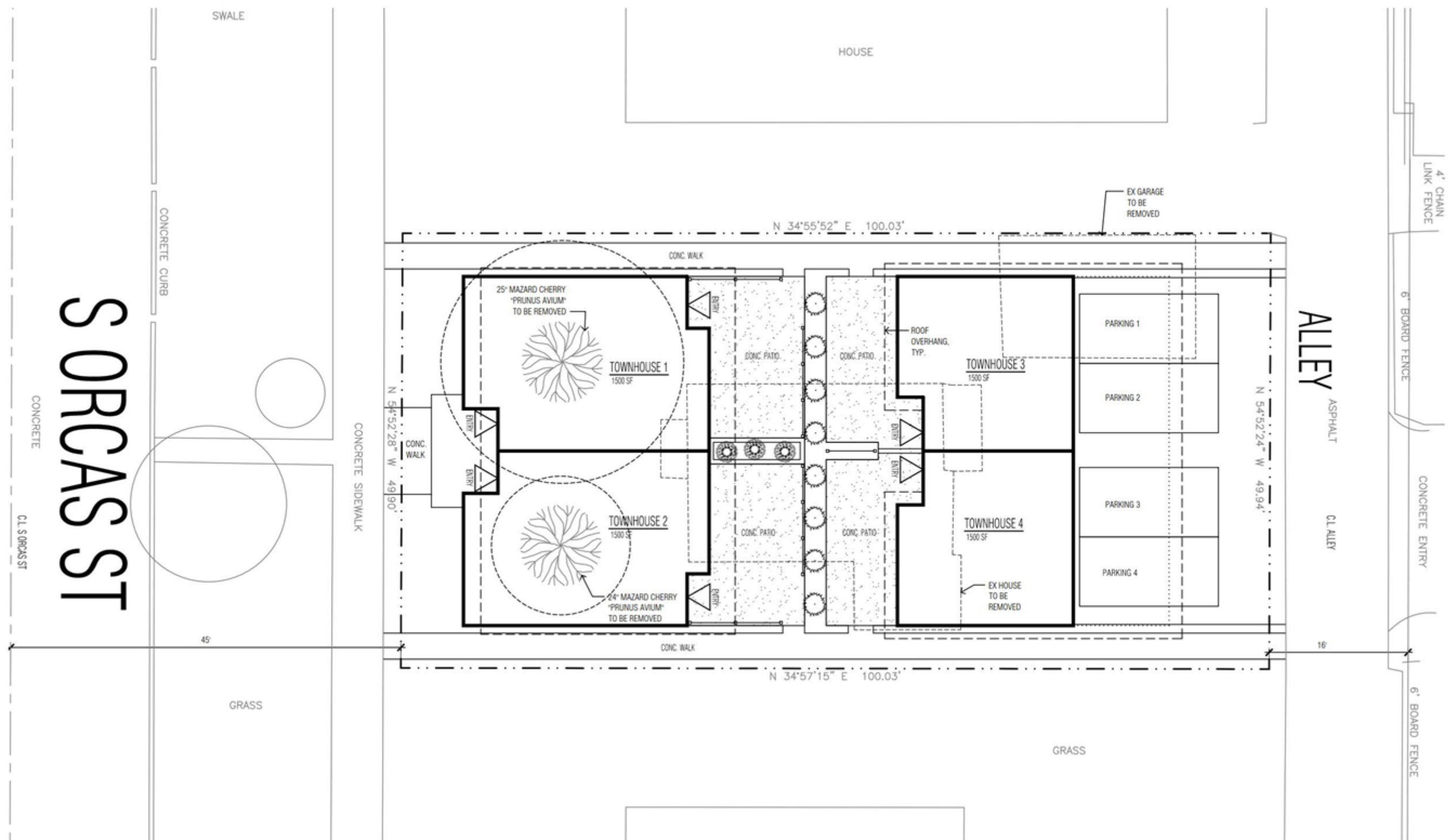
SOLAR ACCESS
Solar exposure is fairly good given traditional setbacks of neighbors.

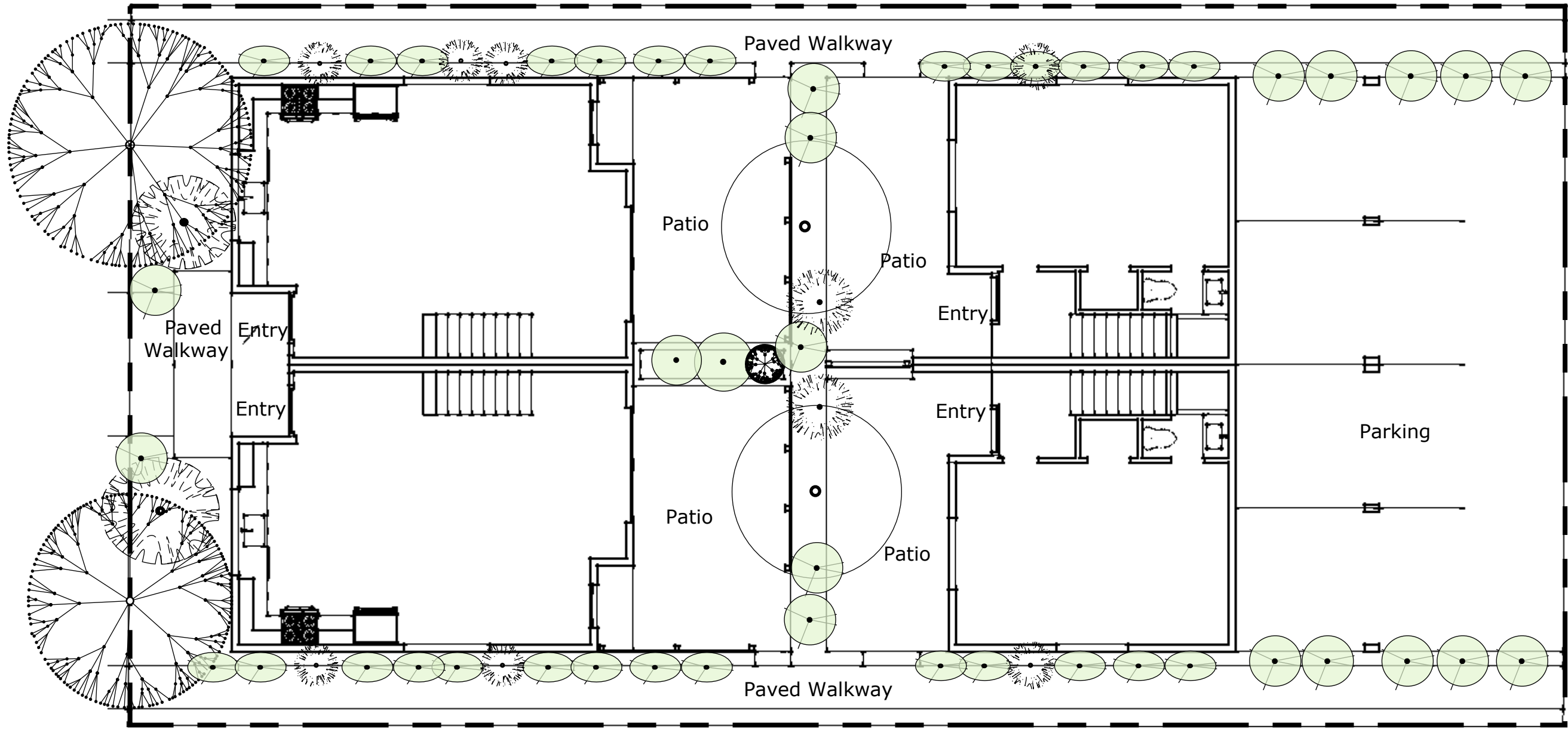
VIEWS
No significant views are availabe due to flat topography of the neighborhood.

PEDESTRIAN ACCESS
The block has a typical residential sidewalk for pedestrian access.









DESIGN GUIDELINES: HIGHEST PRIORITY

CONTEXT AND SITE

- CS1. NATURAL SYSTEMS AND SITE FEATURES
 - D. Plants and Habitat
 - E. Water

Ascertain if any onsite vegetation can be incorporated into the design. Explore incorporating on-site drainage into landscape plans.

- CS2. URBAN PATTERN AND FORM
 - C. Relationship to Block
 - D. Height Bulk and Scale

Be mindful of existing single nature family of the neighborhood.

- CS3. ARCHITECTURAL CONTEXT AND CHARACTER
 - A. Emphasizing Positive Neighborhood Attributes

Contemporary designs should reflect the cottage style nature of the existing neighborhood.

PUBLIC LIFE

- PL1: OPEN SPACE CONNECTIVITY
 - A. Network of Open Spaces

Site should include as much open space as possible as not public open space exists in the immediate area.

- PL2. WALKABILITY
 - D. Wayfinding

Incorporate address signage for all units.

- PL3. STREET LEVEL INTERACTION
 - A. Entries

Street facing entries should be visible, identifiable, and obvious with clear lines of sight to the street.

DESIGN CONCEPT

- DC2. ARCHITECTURAL CONCEPT
 - A. Massing
 - D. Scale and Texture

Arrange the mass of the structure to be respectful of adjacent uses.

- DC3. OPEN SPACE CONCEPT
 - B. Open Spaces Uses and Activities
 - C. Design

Create attractive outdoor spaces suitable for the users envisioned in the project.

DESIGN GUIDELINES continued

- DC4. EXTERIOR ELEMENTS AND MATERIALS
 - A. Exterior Elements and Finishes
 - C. Lighting

Incorporate downcast outdoor lighting. Consult with SDOT re: street trees.





Private
terraces over
looking
sidewalk

Transparent railing
to minimize mass

Natural wood siding

CFB

Windows provide
eyes on street

Parking
hidden from
street

Private
Entry
Access for
rear units

Clear
Entries

VIEW FROM S ORCAS ST LOOKING EAST

706 S ORCAS

ORCA HOMES, LLC

ARCHITECTURAL CONCEPT

APRIL 16, 2014



Roof and
massing varies
between
buildings

High windows
for privacy

Different siding
gives separate
identities to
bldgs

VIEW FROM S ORCAS ST LOOKING NORTH



VIEW FROM ALLEY LOOKING WEST



VIEW FROM ALLEY LOOKING SOUTH



Ground level
amenity space

COURTYARD VIEW 1

ARCHITECTURAL CONCEPT

APRIL 16, 2014



COURTYARD VIEW 2

Ground level
amenity space

ARCHITECTURAL CONCEPT

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FRONT ELEVATION (ORCAS ST)



SIDE ELEVATION (WEST)