





SITE ANALYSIS DIAGRAM



AERIAL LOOKING NORTH

1. Proposal

1412 20th Ave is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with three live/work units & four townhouses.

Key Metrics:

- Lot size: 7,489 SF
- Total Building Area: 11,300 SF
 - (4,200 SF commercial)
 - (7,100 SF residential)
- FAR: 7,489 SF X 2.25 = 16,580 SF (INSIDE FACE OF WALLS)
- Structure Height: 30' + 4' Parapet Allowance
- Units: 7
- Parking Stalls: (frequent transit)
 - (3) garages, (1) open stall, residential

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family residence and multifamily residences between 2 and 3 stories. Commercial corridor along E Union St. Territorial views from the site east towards Madison valley.

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.



AERIAL LOOKING SOUTH

6. Architectural Concept:

The live/work units on 20th Ave maintain a inviting street presence with a double-height, fully glazed ground floor while providing a natural transition between the commercial buildings on Union and the townhouses on the east side of our site. Use of material changes, strategic deck placement, and railings on the live/work units and the townhomes provides modulation, massing changes, and visual cues for the function of each space. A landscaped path provides a separate pedestrian entry to the site, since we are in a frequent transit zone.

	Required	Provided	% Difference
Front:	0'	2'-6"	Compliant
Side (north):	(commercial) 0' below 13', 10' above 13'-0"	12'-6"	compliant
	(commercial) 0' below 13', 15' above 13'-0"	15'-0"	Compliant
Side (south):	0'	5'-0"	compliant
Rear:	0'	3'-0"	Compliant



20th AVE LOOKING EAST



20th AVE LOOKING WEST

DESIGN GUIDELINES

PUBLIC LIFE

PL2. Walkability

Accessibility: The live/work units will each have commercial entries that are level to the side walk. A pedestrian walkway is proposed along the south property line to provide residential access to all live/work units & townhouse units.

Safety & Security: Exterior lighting will be proposed along the walkway and townhouse entries, to maintain a well-lit path and entry to all units. The live/work façade on 20th was designed with large, double height spaces on the ground floor with large areas of glazing to provide lots of transparency and provide a welcoming and open entry from the street.

PL3. Street Level Interaction

Residential Edges: The live/work units are located on the west end of the site (facing 20th Ave) and provide a natural transition between the commercial properties along Union and the townhouses we've proposed. The landscaped path along the south property line leads to the recessed entries of the townhouses, providing a privacy buffer between each unit. The townhouse residences are each delineated by a change of material/color – Entries are designated with yellow accent panel, so they are easy to identify upon approach.

PL4. Active Transit

Entry Locations and Relationships: We have proposed clear and separate entrances for both vehicles and pedestrians, making it safe for everyone to enter the site by foot, bike, or car. Our site is flat, so that pedestrians and bikers will meet no obstacles entering the site. Our site is located in a frequent transit zone so the pedestrian entry is equally as important as the vehicular entry.

DESIGN CONCEPT

DC1. Project Uses and Activities

Parking and Service Uses: The live/work units do not require parking, since they are each under 1,500 SF. We have provided three garages and one surface parking stall on the east side of the site for the townhouses. The surface parking stall is hardscaped with grasscrete, providing multiple uses as a patio. Our trash enclosure is located at the rear of the live/work units adjacent to the drive and is surrounded by fencing and landscaping.

DC2. Architectural Concept

Massing: We have utilized decks, open railings, and parapet height changes to add modulation and reduce the massing of each building. The top floor of the live/work units wraps inward toward the pedestrian entry on the south property line to reduce the impact of the mass at the entry point.

Architectural and façade Composition: The live/work units have been designed with the scale of each function in mind and are broken up horizontally. The ground floor has an open, double height space for the work area. The balconies on the second floor provide a visual separation between the work and live spaces. The third floor living space is expressed through a wrapping corrugated metal piece. The townhomes have a clear vertical pattern, each unit alternating with grey and white lap siding and entries are designated with yellow accent panel.

Secondary Architectural Features: Use of decks, open rails, and awnings add interest to the street facing façade and townhouse entries. Each unit has its own private deck as well as access to the roof deck.



Each unit's entry is covered by a wood framed awning with a wood soffit, to provide a covered and welcoming entry.

Scale and Texture: The scale and articulation of the commercial buildings along the Union corridor was part of our design process for the live/work units. The height of the live/work units mirrors that of the adjacent building to the south.

DC3. Open Space Concept

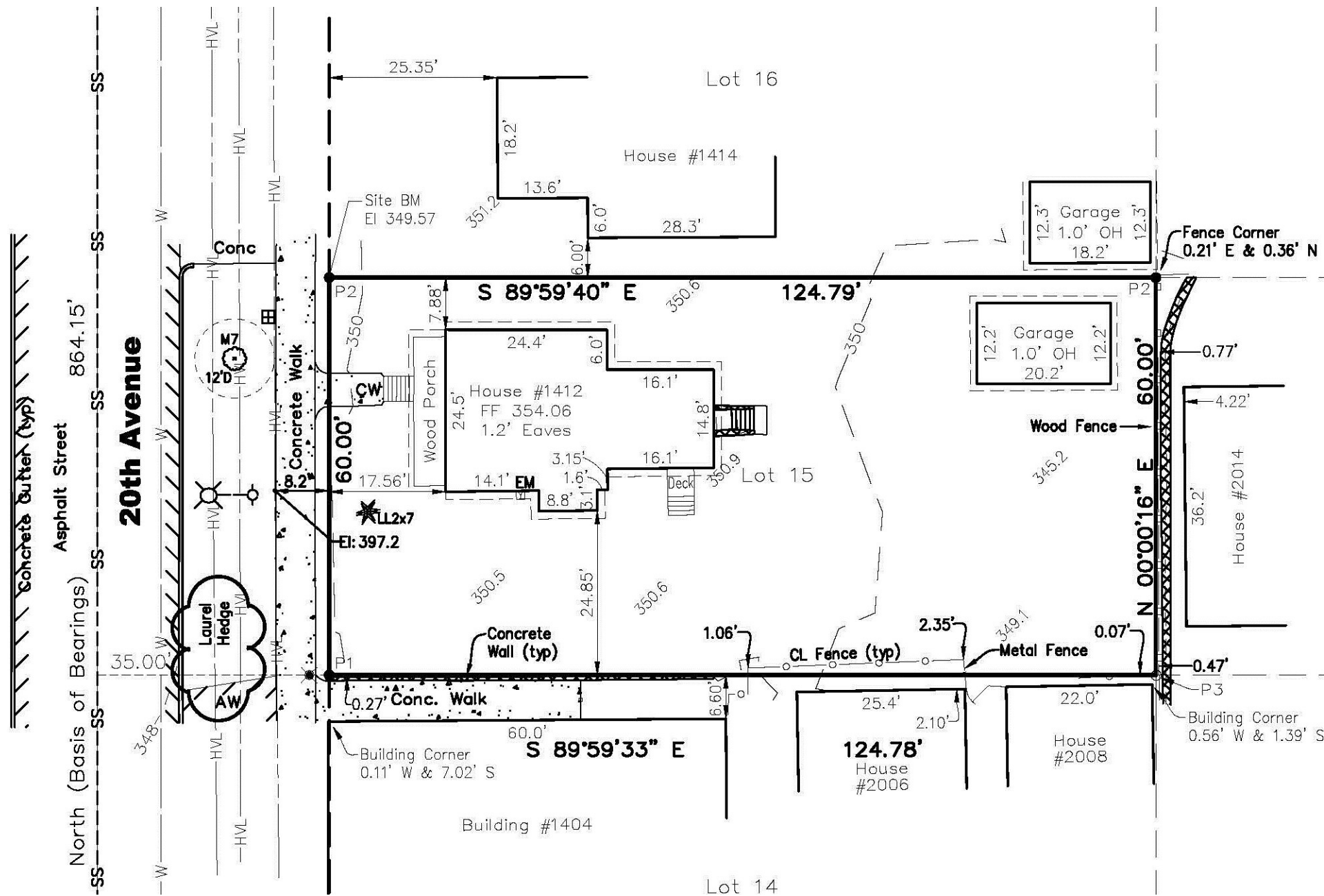
Building-Open Space Relationship: At street level, we have provided a high amount of landscaping, specifically around pedestrian entries. The live/work units and townhouses are connected with a landscaped patio that also provides residential access to the live/work units. We've articulated each townhouse's vehicular entry with a large area of grasscrete. Each unit has access to a roof deck that will provide territorial views of the surrounding area.

Design: Landscaping around the entry of each unit, a landscaped patio, and the addition of a street tree continue the pattern of landscaping that exists through the commercial Union corridor and the surrounding residential areas.

DC4. Exterior Elements and Materials

Exterior Elements and Finishes: Combination of cementitious panel, lap, and vertical siding provide a durable and harmonious structure. Corrugated metal is proposed along the top floor of the live/work units. Entries are highlighted with vertical accent panels.

Trees, Landscape and Hardscape Materials: 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. Hardscape materials will be a combination of concrete, concrete pavers, and grasscrete.



LEGAL DESCRIPTION

LOT 15, BLOCK 14, RENTON HILL ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.

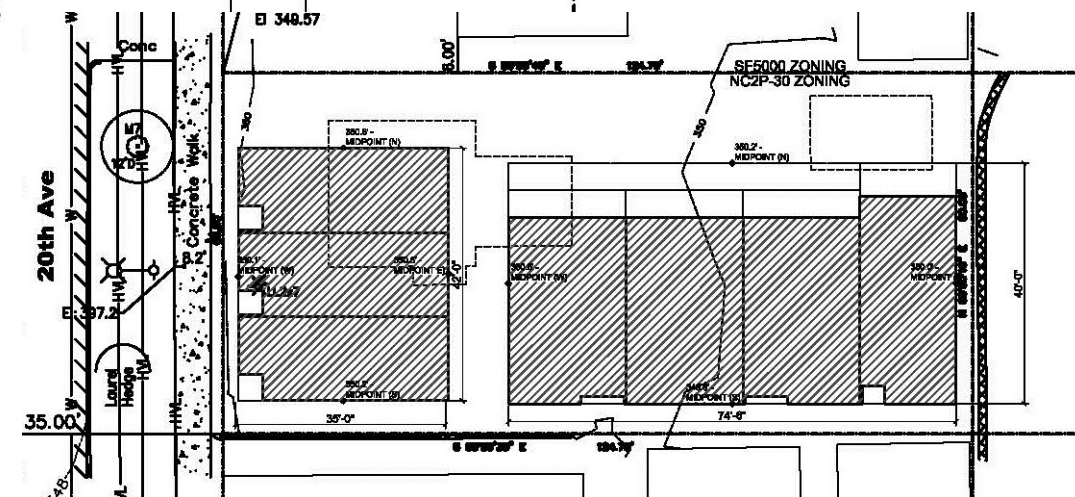
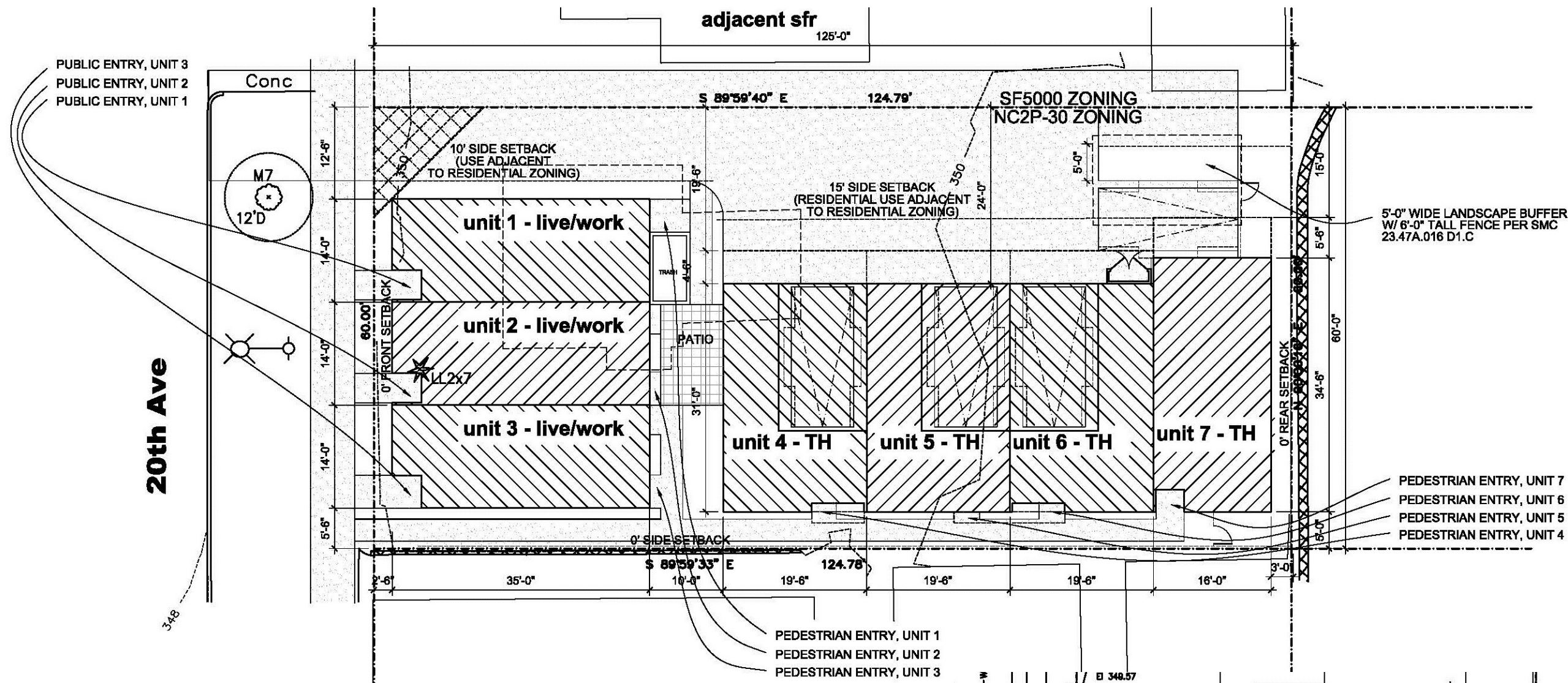
APN 722850-1745

TREE DESCRIPTIONS

Laurel (*Laurus nobilis*)

LL Holly (*Ilex aquifolium*) M Maple (*Acer*)

STE SURVEY SCALE: 1"=20'

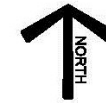
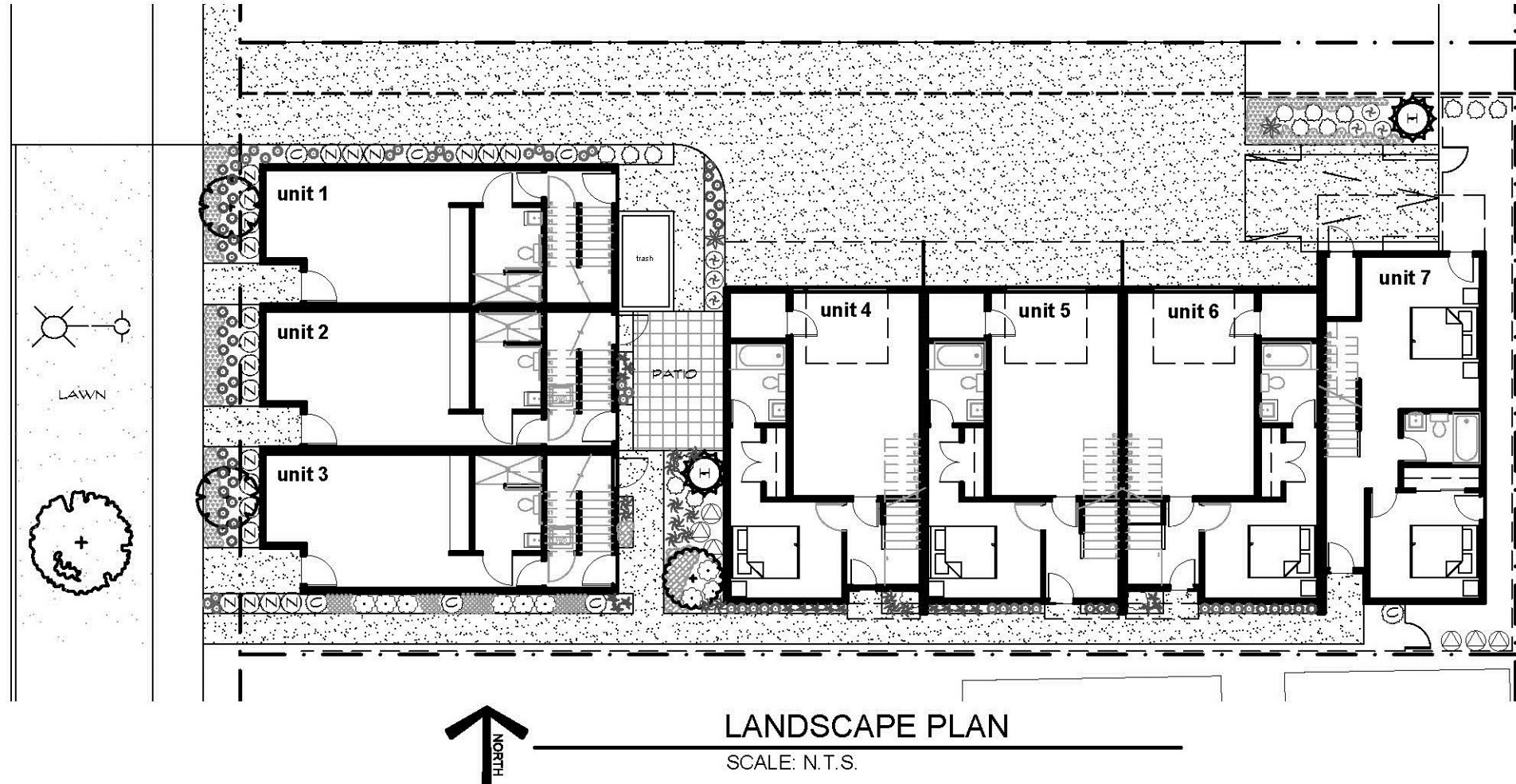


AVERAGE GRADE CALC - BLDG A		AVERAGE GRADE CALC - BLDG B	
350.2 x 35.0 (S) + 350.6 x 35.0 (N) + 350.1 x 42.0 (W) + 350.5 x 42.0 (E)		349.8 x 78.5 (S) + 350.2 x 78.5 (N) + 350.0 x 40.0 (W) + 350.5 x 40.0 (E)	
12,257.0 + 12,271.0 + 14,704.2 + 14,721 = 53,953.2		27,459.3 + 27,490.7 + 14,000.0 + 14,020.0 = 82,970.0	
53,953.2 / 154.0 (LENGTH OF SIDES) = 350.3'		82,970.0 / 237.0 (LENGTH OF SIDES) = 350.1'	
AVERAGE GRADE = 350.3'		AVERAGE GRADE = 350.1'	

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

STE PLAN SCALE: 1/16"=1'

	Required	Provided	% Difference
Front:	0'	2'-6"	Compliant
Side (north):	(commercial) 0' below 13', 10' above 13'-0"	12'-6"	compliant
	(commercial) 0' below 13', 15' above 13'-0"	15'-0"	compliant
Rear:	0'	3'-0"	Compliant



LANDSCAPE PLAN

SCALE: N.T.S.

PLANT SCHEDULE

BOTANICAL NAME COMMON NAME SIZE

TREES

	<i>Acer palmatum</i> 'Butterfly'	Butterfly Japanese Maple	6-7' Ht.
	<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki False Cypress	5-6' Ht.
	Street Tree	Variety T.B.D.	2' Cal.
	<i>Acer circinatum</i>	Vine Maple	8-10' Ht.

BOTANICAL NAME COMMON NAME SIZE

SHRUBS & PERENNIALS

	<i>Blechnum spicant</i>	Deer Fern	1 Gal.
	<i>Hakonechloa macro</i> 'Aureola'	Japanese Forest Grass	1 Gal.
	<i>Phormium</i> 'Thumbelina'	Bronze New Zealand Flax	2 Gal.
	<i>Carex testacea</i>	Orange Sedge	1 Gal.
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	5 Gal.
	<i>Acorus gramineus</i> 'Ogon'	Japanese Sweet Flag	1 Gal.
	<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	5 Gal.
	<i>Cupressus</i> 'Wilma Goldcrest'	Wilma Goldcrest Cypress	3-4' Ht.
	<i>Pieris</i> 'Mint Fine'	Mint Fine Pieris	3 Gal.
	<i>Cornus</i> 'Ivory Halo'	Variiegated Redtwig Dogwood	5 Gal.
	<i>Nandina</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 Gal.

BOTANICAL NAME COMMON NAME SIZE

GROUND COVER

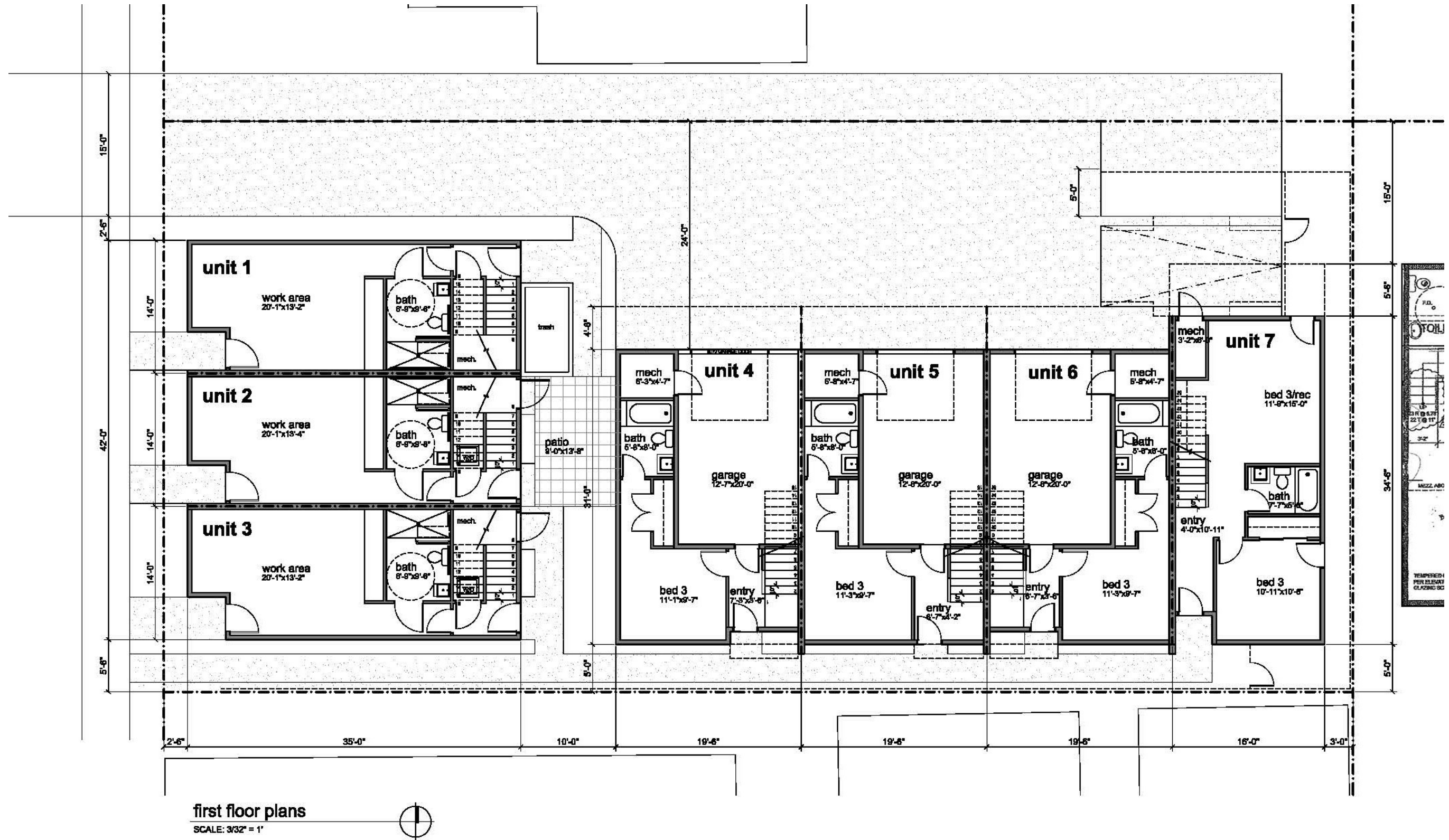
	<i>Pachysandra terminalis</i>	Spurge	1 Gal. 24" o.c.
	<i>Vinca minor</i> 'Bowels'	Pervinkle	1 Gal. 24" o.c.
	<i>Ajuga reptans</i> 'Bronze Beauty'	Bronze Beauty Carpet Bugle	1 Gal. 12" o.c.

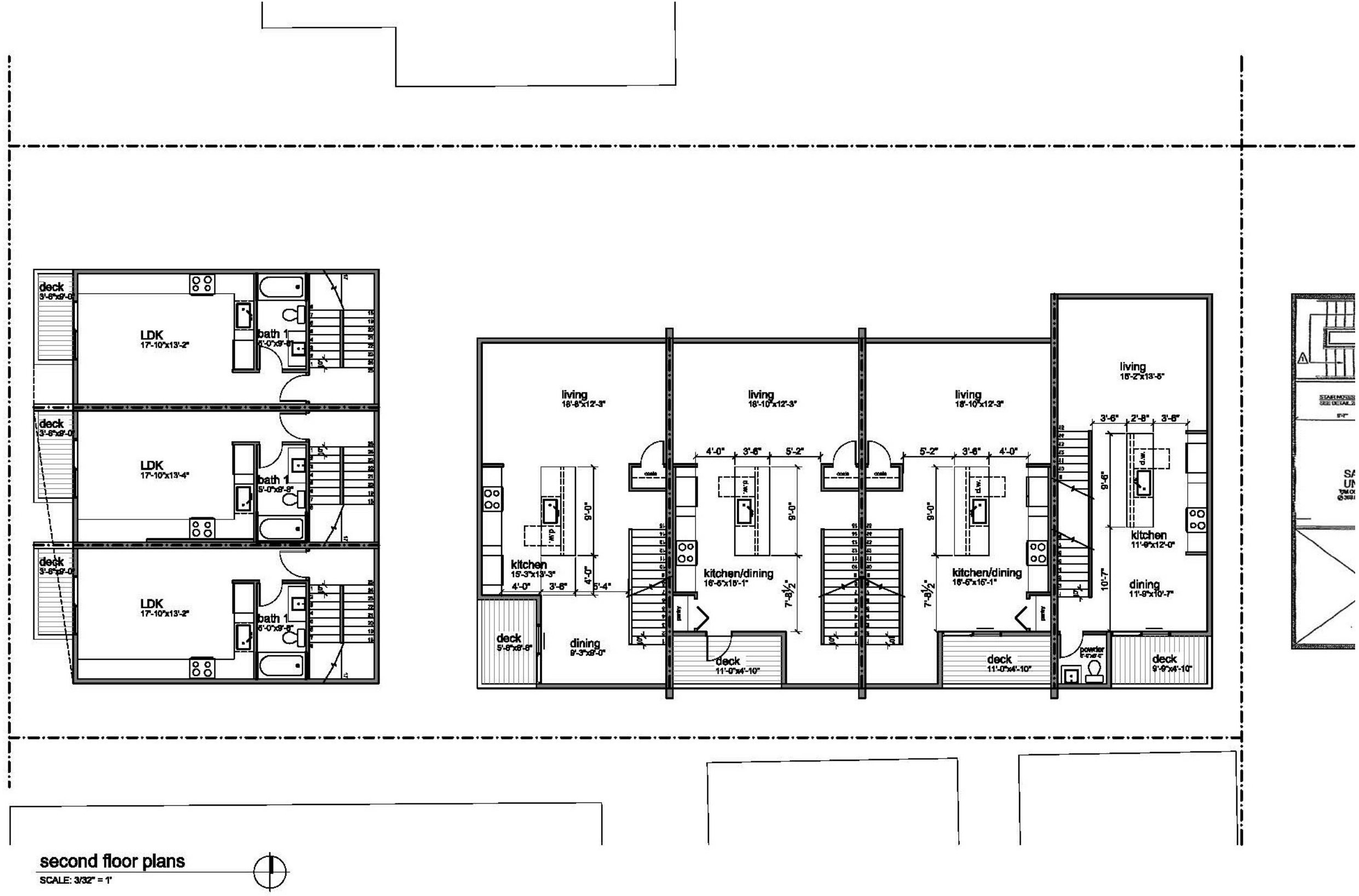


LANDSCAPE PLAN - GROUND LEVEL



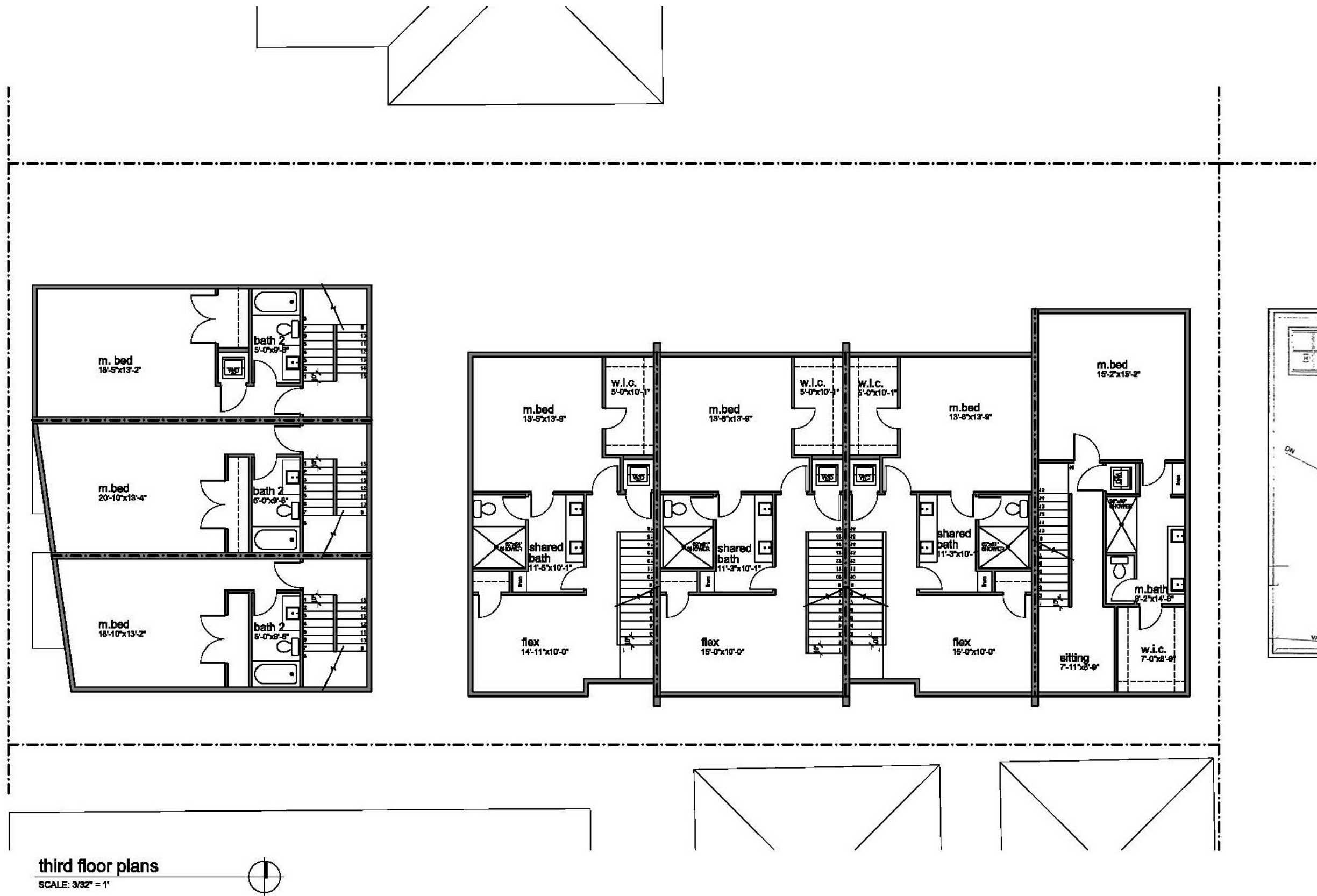




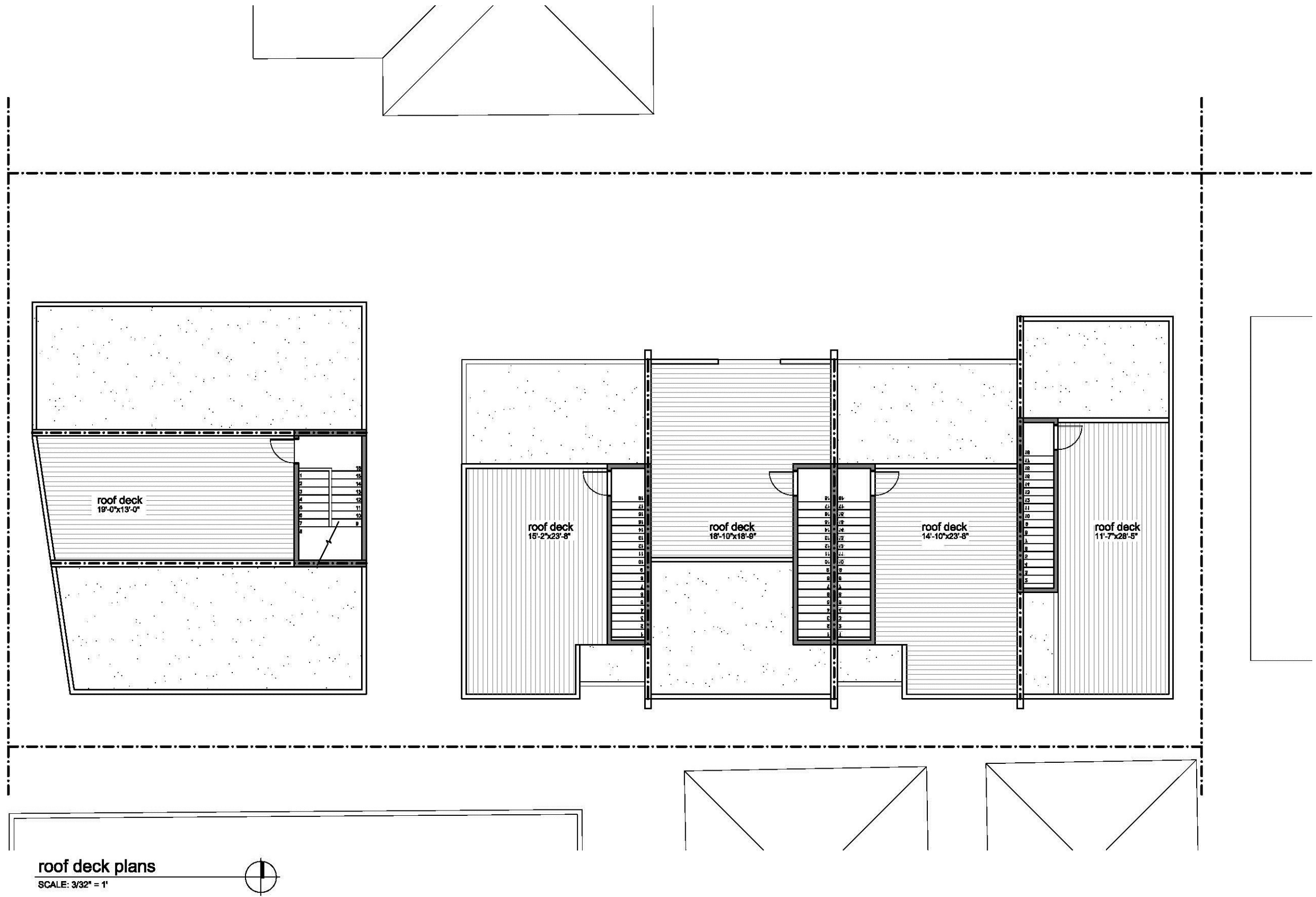


second floor plans
SCALE: 3/32" = 1'

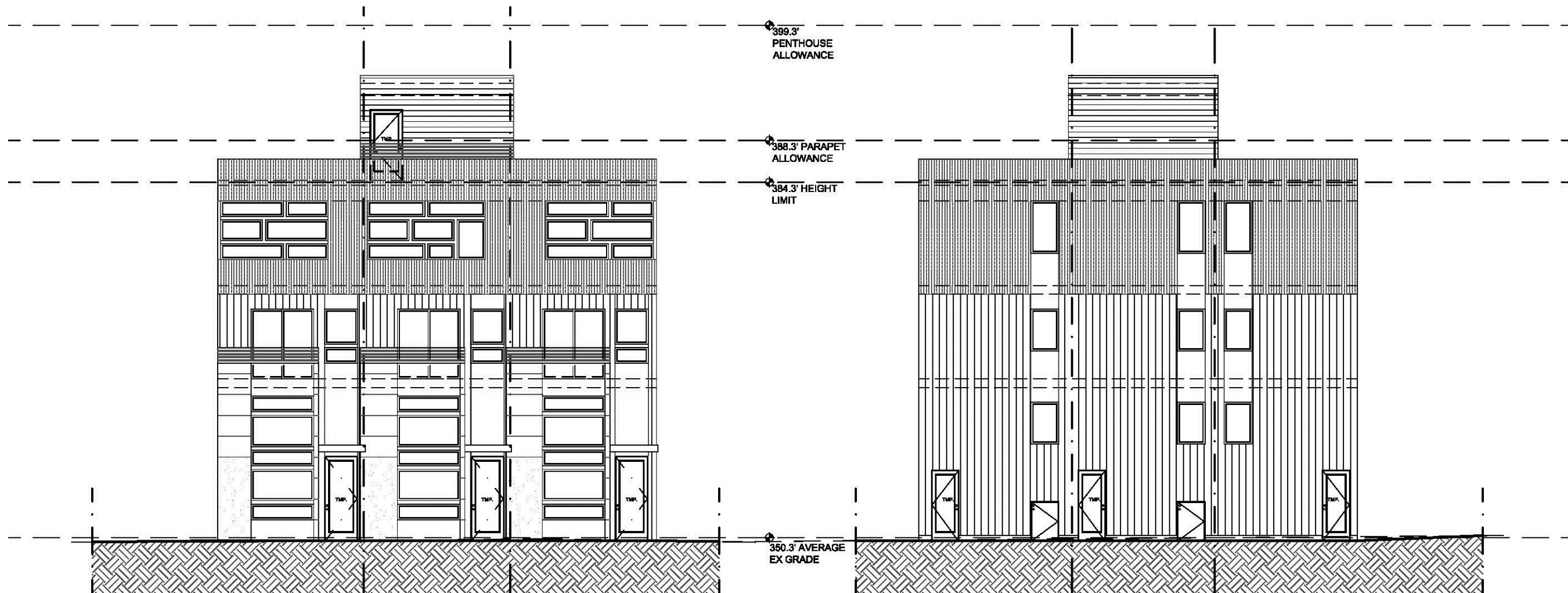




third floor plans
SCALE: 3/32" = 1'

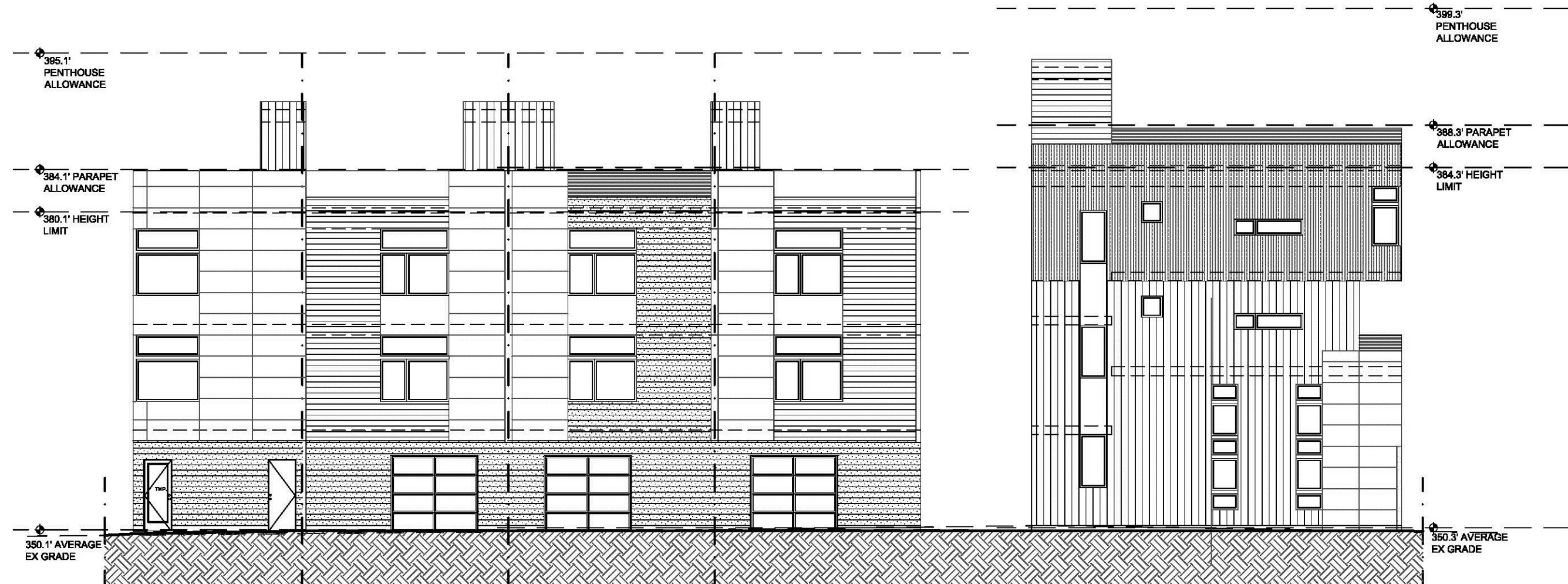


roof deck plans
SCALE: 3/32" = 1'



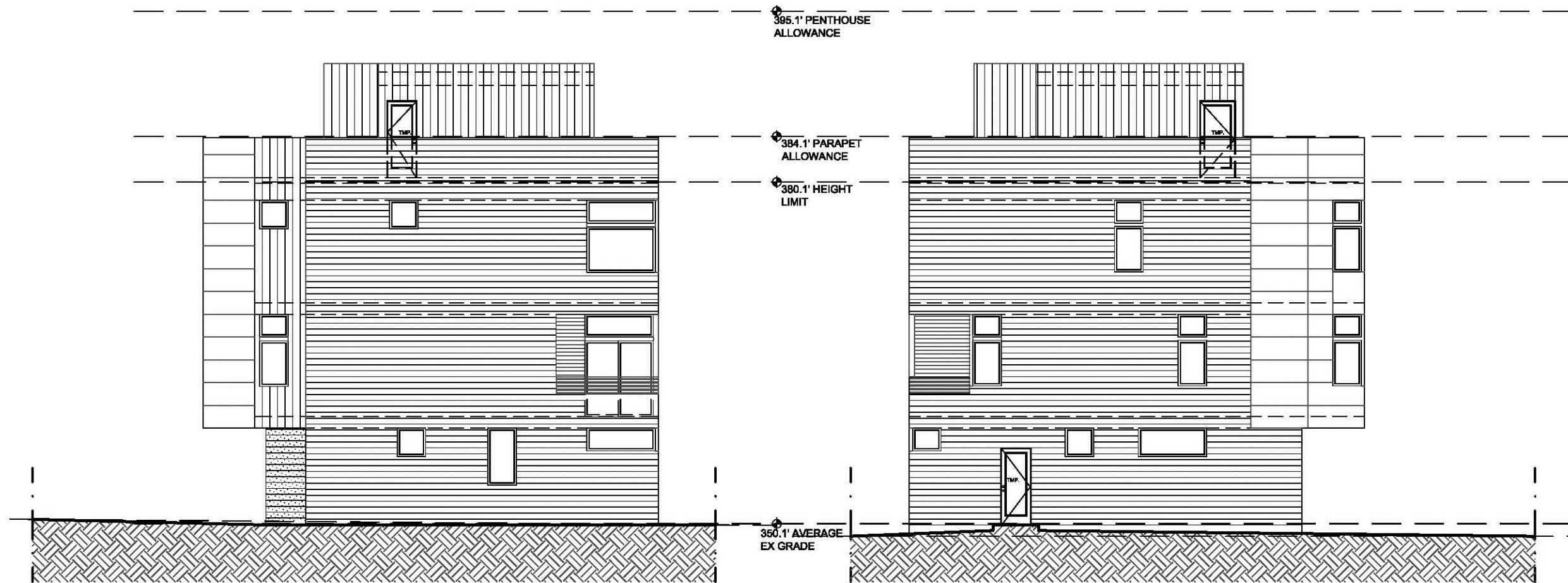
20th Ave (west) elevation - live/work
SCALE: 3/32" = 1'-0"

east elevation - live/works
SCALE: 3/32" = 1'-0"



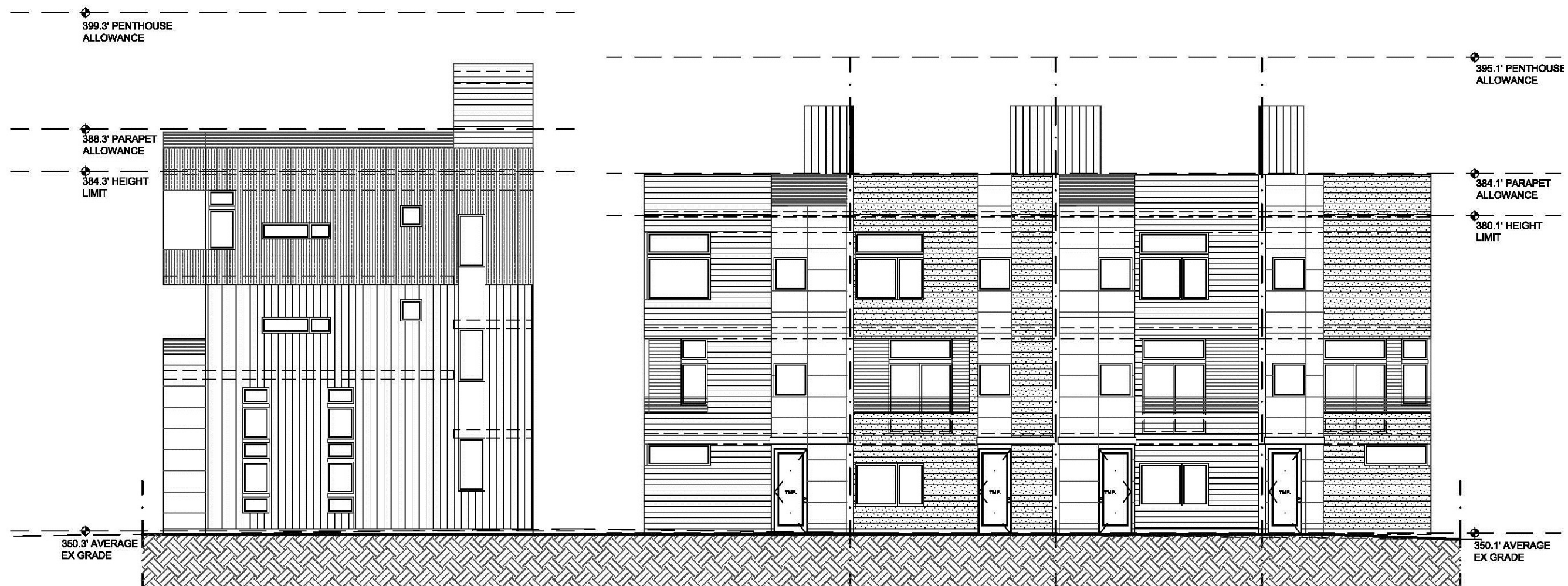
north elevation

SCALE: 3/32" = 1'-0"

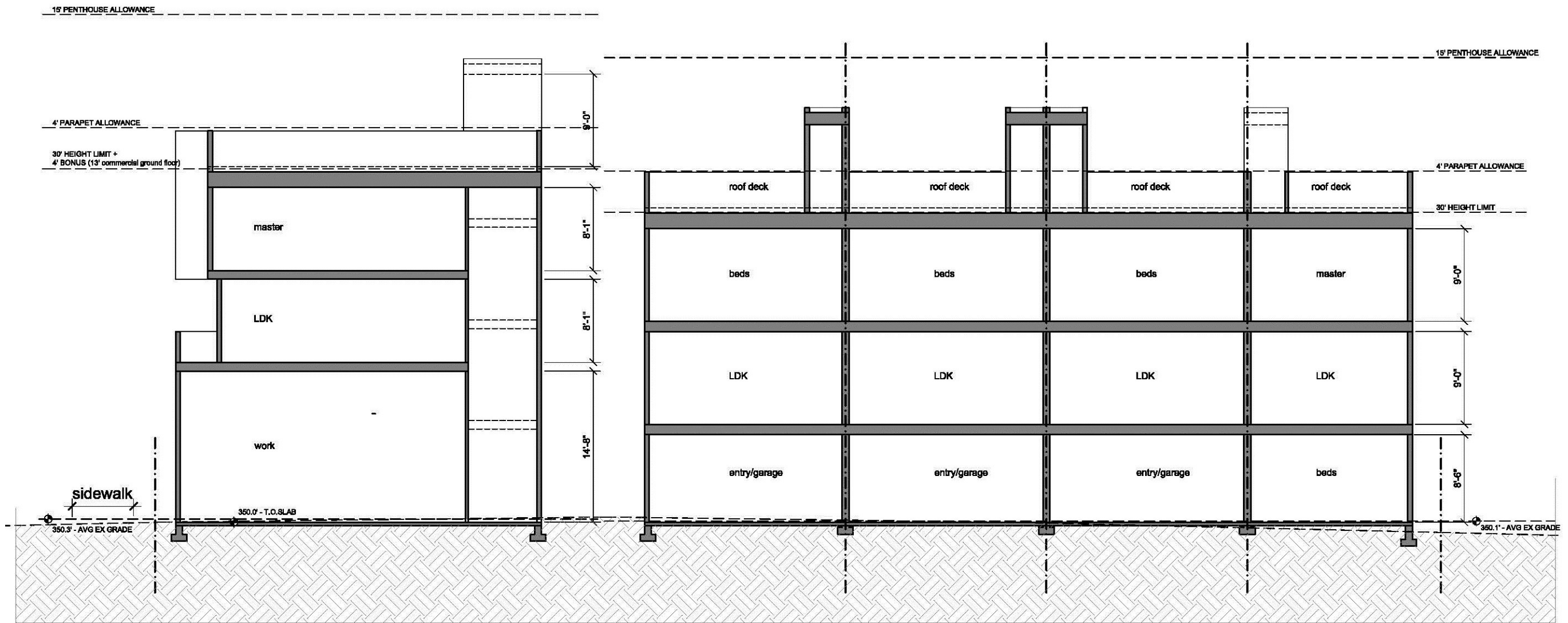


west elevation - THs
SCALE: 3/32" = 1'-0"

east elevation - THs
SCALE: 3/32" = 1'-0"



south elevation -
SCALE: 3/32" = 1'-0"



site section

SCALE: 3/32" = 1'



neighboring properties south

SCALE: 3/32" = 1'-0"

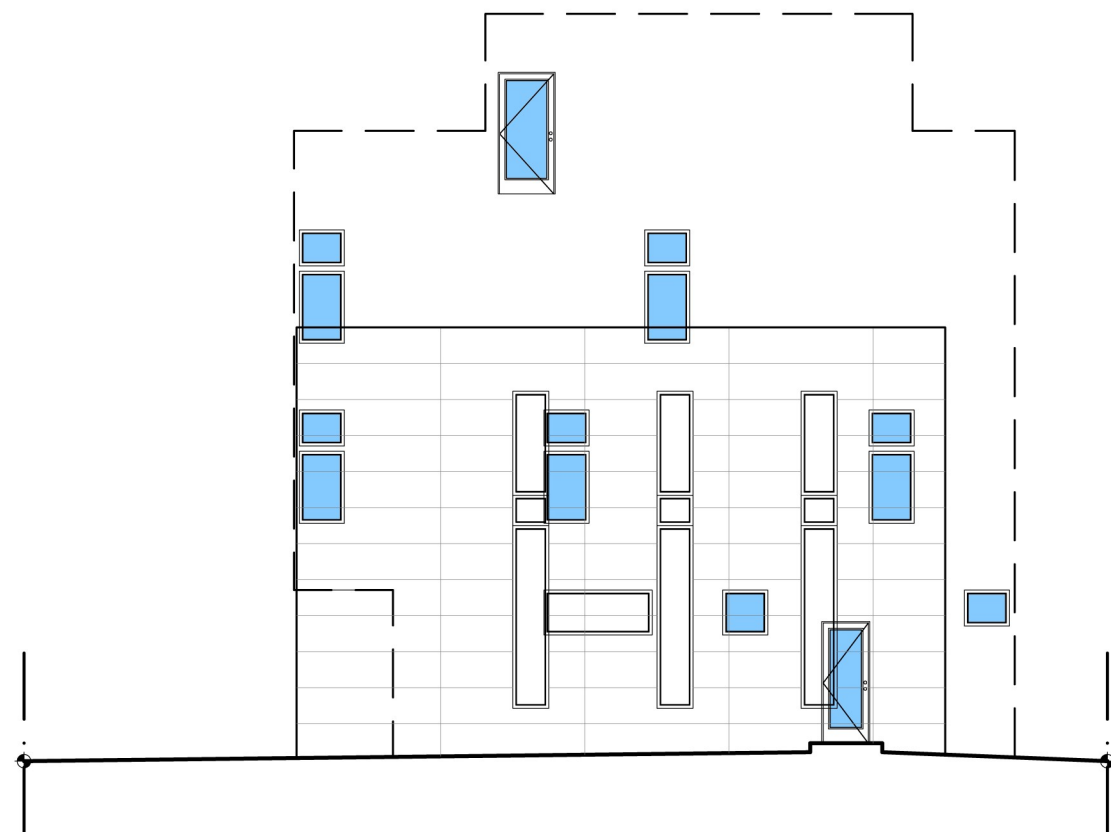
NEIGHBORING PROPERTY SOUTH SCALE: 3/32"=1'



neighboring property north

SCALE: 3/32" = 1'-0"

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



neighboring property east

SCALE: 3/32" = 1'-0"

NEIGHBORING PROPERTY EAST

SCALE: 3/32"=1'