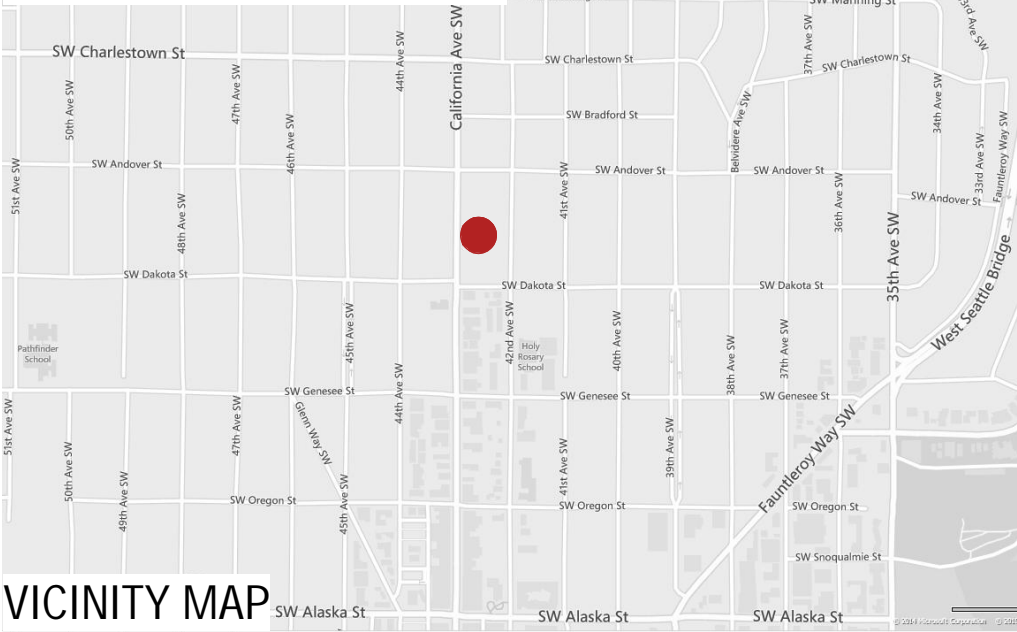


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EARLY DESIGN GUIDANCE

4038 CALIFORNIA AVE SW



VICINITY MAP



DPD PROJECT NO. 3017705

DEVELOPMENT PROPOSAL:

Construction of seven 3-story townhouse units with alley surface parking. Structure height 30' on a slightly sloping lot in a Lowrise-3 RC zone. No development standard departures or adjustments are anticipated.

PROPOSAL DESCRIPTION

Project Address: 4038 CALIFORNIA AVE SW

Zone: LR3-RC

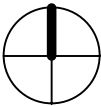
Number of Commercial Units (Live-Work): 2
Number of Residential Units (Townhouses): 5
Total Number of Units: 7

Amount of Commercial Square Footage: 2648 SF

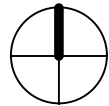
Number of Parking Stalls: 6



ZONING MAP



AERIAL SITE MAP



CONTEXT ANALYSIS

TOPOGRAPHY

Site slopes 6.5' up from sidewalk to alley. Structures will need to step up the hill. This provides an opportunity for variety in the massing and scale of the buildings.

EXISTING STRUCTURE

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

EXISTING TREES

The site contains no significant trees.

NEIGHBORING DEVELOPMENT

The neighborhood is a mix of single family, multifamily including townhouses and apartments, and small neighborhood commercial structures. Immediate neighbors to the north and south are close and will present privacy issues.

VEHICULAR ACCESS AND TRAFFIC

Car access is from the alley.

ALLEY

Alley is improved and will serve as access to parking.

SOLAR ACCESS

Solar exposure is average due to larger neighborhood trees and structures.

VIEWS

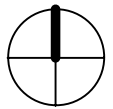
Views to the west are territorial and provide an opportunity in the form of roof decks and window placement.

PEDESTRIAN ACCESS

The block has a typical residential sidewalk for pedestrian access.

BUILDING MASS

Structures will step up the hill providing an opportunity for variety in the massing and scale of the buildings.

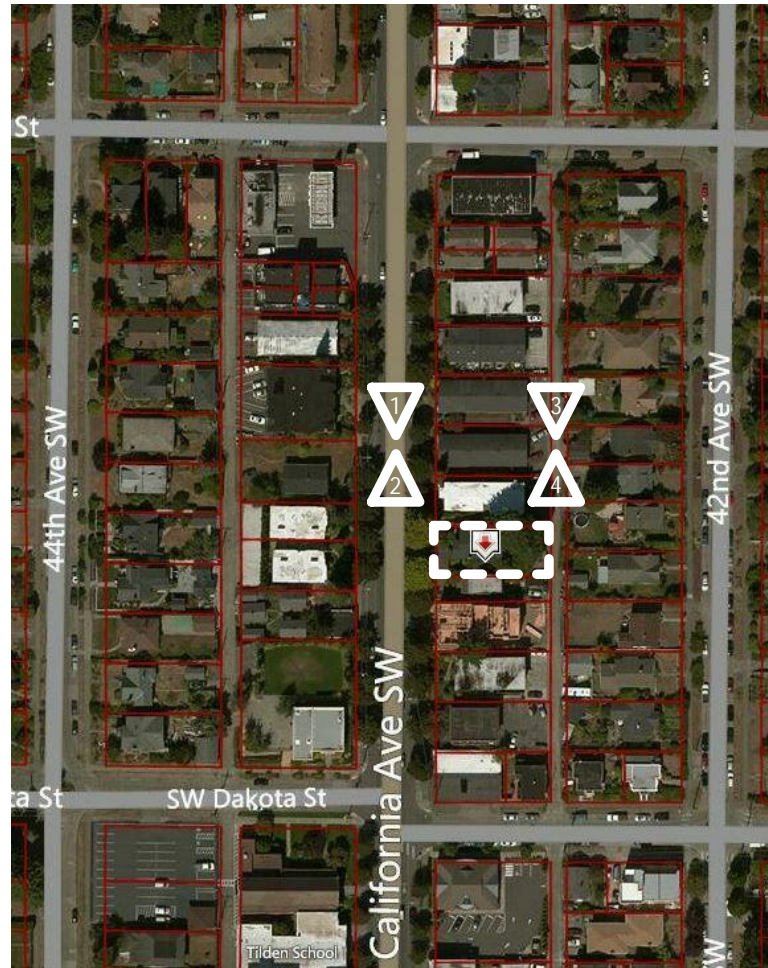




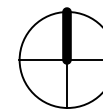
1 LOOKING SOUTH ALONG CALIFORNIA AVE SW



2 LOOKING NORTH ALONG CALIFORNIA AVE SW



KEY PLAN



3 LOOKING SOUTH ALONG ALLEY



4 LOOKING NORTH ALONG ALLEY



ACROSS CALIFORNIA AVE - SEGMENT 1



SEGMENT 2

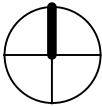
ACROSS FROM PROJECT SITE



SEGMENT 3



KEY PLAN





SAME SIDE CALIFORNIA AVE - SEGMENT 1



SEGMENT 2

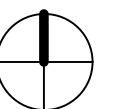
PROJECT SITE



SEGMENT 3



KEY PLAN





SAME SIDE ALLEY - SEGMENT 1

PROJECT SITE



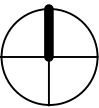
SEGMENT 2



SEGMENT 3



KEY PLAN





OPPOSITE SIDE ALLEY - SEGMENT 1



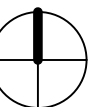
SEGMENT 2



SEGMENT 3



KEY PLAN

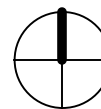




2 TWO DOORS SOUTH - NEW TOWNHOUSES



KEY PLAN



1 PROJECT SITE



3 TYPICAL NEIGHBORHOOD RETAIL/SERVICE USE

CALIFORNIA AVE SW

PARCEL #0952002125
OWNER: FIRELIGHT APT. LLC

LOT 14

APPROX LOCATION OF
SIDE SEWER PER CITY
SEWER CARD #3612

ROCKERY

S88°46'00"E 115.01'

DECK

CONC WALK

LOT 15

1 STORY
WOODFRAME HOUSE
FOOTPRINT AREA=1032 SF

DECK

6"CRW

CONC WALK

6' CONC WALK

50.17'

N1°11'32"E

1 STORY WOODFRAME
SALON
ADDRESS: 4038
AREA=396 SF

EAVE LINE

LOT 16

S88°46'14"E 115.00'

PARCEL #0952002145
OWNER: ROYL M, LLC

LOT 17

CONCRETE

CONCRETE ALLEY

N1°11'44"E 50.16'

16'
ALLEY
ROW

S88°46'14"E
40.00'

6"C

376.94

376.98

377.29

377.25

377.22

377.20

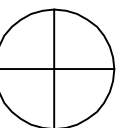
24"

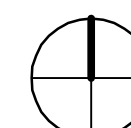
377.18

377.64

18"

6"





SITE ADDRESS:	4038 CALIFORNIA AVE SW	
ZONE:	LR3-RC	<u>PROPOSED</u>
USES: <i>SMC 23.45.504 Table A</i>	Residential and Commercial Uses Permitted	2 LIVE WORK UNITS, 5 TOWNHOUSE UNITS
FLOOR AREA RATIO: <i>SMC 23.45.510 Table A</i>	1.3 (with BuiltGreen 4-star rating or LEED certification) Floor Area Allowed = 5769 x 1.3 = 7500 SF	7444 SF
DENSITY: <i>SMC 23.45.512 Table A</i>	No Limit with BuiltGreen 4-star rating or LEED certification)	7 UNITS
BUILDING HEIGHT: <i>SMC 23.45.514 Table A</i>	30'	30'
SETBACKS AND SEPARATIONS: <i>SMC 23.45.518</i>	FRONT: 7' avg, 5' min REAR: 7' avg, 5' min SIDE: 5' BLDG SEPARATIONS: 10' DRIVE AISLES BETWEEN BLDGS: 24' (PROJECTIONS UP TO 3' ALLOWED IF >8' ABOVE GRADE)	7.5' AVG 16' 7' AVE NORTH SIDE, 5' TYP SOUTH SIDE (A PROPOSED 8' WIDE x 2' DEEP BAY WINDOW OVERHANG WILL ENCROACH 2' INTO SOUTH SIDE SETBACK. SEE SHEET 23 FOR ADDITIONAL INFO) 11.4' NO DRIVE AISLE PROPOSED - PARKING OFF ALLEY
AMENITY AREA: <i>SMC 23.45.522</i>	25% OF LOT AREA = 5769 x .25 = 1500 SF 50% OF AMENITY AREA TO BE AT GROUND LEVEL OR ROOF DECKS THAT FACE R.O.W. OR COMMON AMENITY SPACE	1500 SF
LANDSCAPE STANDARDS: <i>SMC 23.45.524</i>	Green Factor score of 0.6 or greater	0.6 OR GREATER
STRUCTURE WIDTH AND FACADE <i>SMC 23.45.527</i>	120'	40'
LENGTH LIMITS IN LR ZONES: <i>SMC 23.45.527</i>	65% OF LOT DEPTH = 0.65 X 115' = 74.75'	74.25'

DESIGN GUIDELINES: HIGHEST PRIORITY

PER APPLICANT:

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 multifamily/commercial character of the neighborhood.

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

Contemporary designs should be mindful of the precedents in the neighborhood.

PUBLIC LIFE

- PL1: OPEN SPACE CONNECTIVITY
 - B. Walkways and Connections

Access walks to back units and through site should be clearly legible and usable.

- PL2. WALKABILITY
 - B. Safety and Security
 - D. Wayfinding

Incorporate address signage for all units. Path and security lighting should be incorporated into plan.

- 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.

- DC4. EXTERIOR ELEMENTS AND MATERIALS
 - A. Exterior Elements and Finishes
 - C. Lighting
- Incorporate downcast outdoor lighting. Consult with SDOT re: street trees.

PER DPD:

PUBLIC LIFE

- PL2: WALKABILITY
 - A. Accessibility
 - B. Safety and Security

Access walks to back units and through site should be clearly legible, usable and safe.

- PL3. STREET LEVEL INTERACTION
 - C Residential Edges

Use landscaping to ease transition to units

- PL4. ACTIVE TRANSIT
 - A. Entry Locations and Relationships

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

DESIGN CONCEPT

- DC2. ARCHITECTURAL CONCEPT
 - A. Massing
 - B. Architectural and Facade Composition
 - C. Secondary Architectural Features
 - D. Scale and Texture
 - E. Form and Function

Massing should follow natural grade up to alley. Compose facade to reflect uses. Use features like canopies, overhangs, color and texture to organize exterior functions. Arrange the mass of the structure to be respectful of adjacent uses.

- DC3. OPEN SPACE CONCEPT
 - A. Building-Open Space Relationship
 - C. Design

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

- DC4. EXTERIOR ELEMENTS AND MATERIALS
 - A. Exterior Elements and Finishes
 - D. Trees, Landscape, and Hardscape Materials

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



EAST ELEVATION



WEST ELEVATION



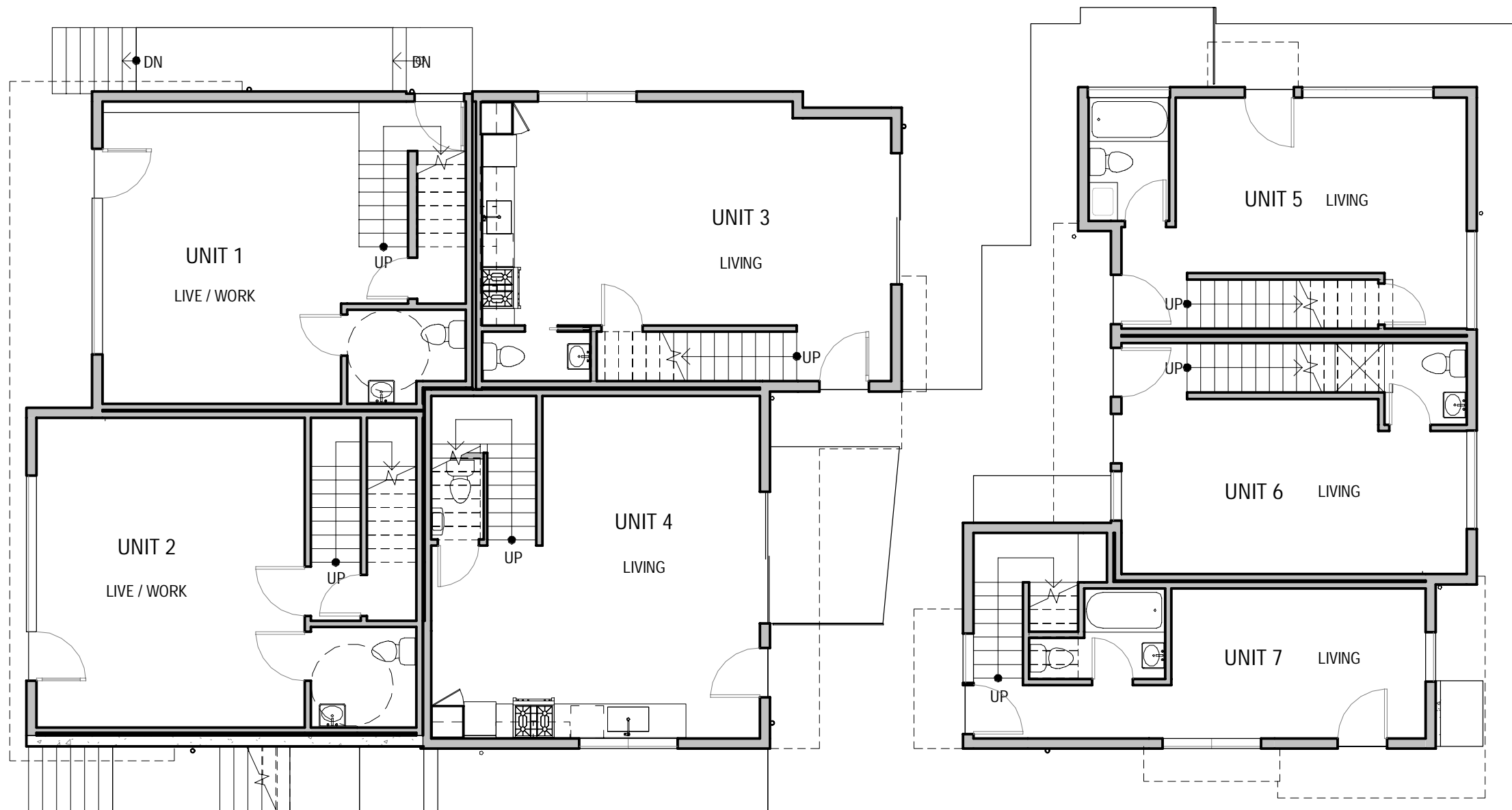


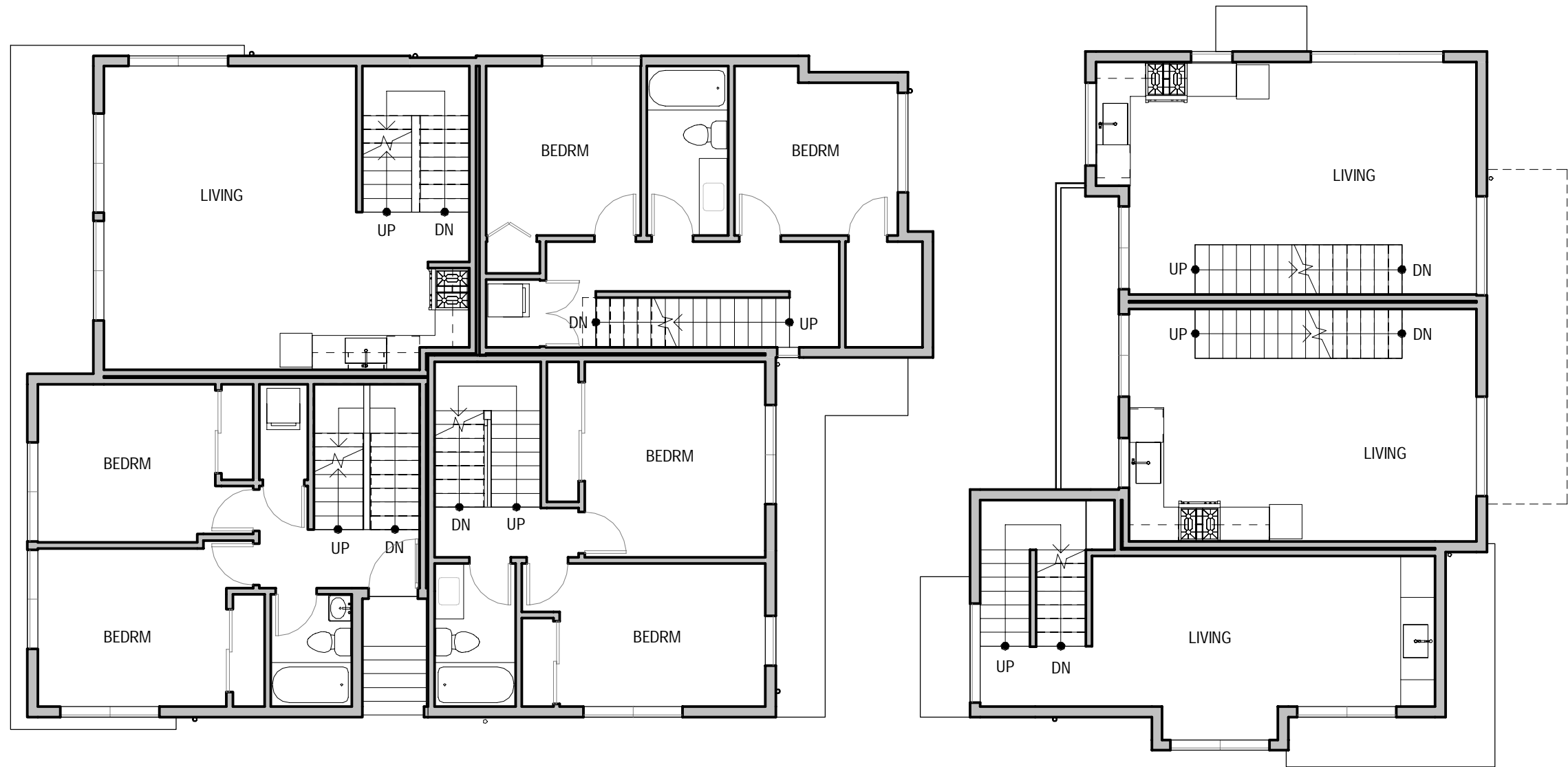


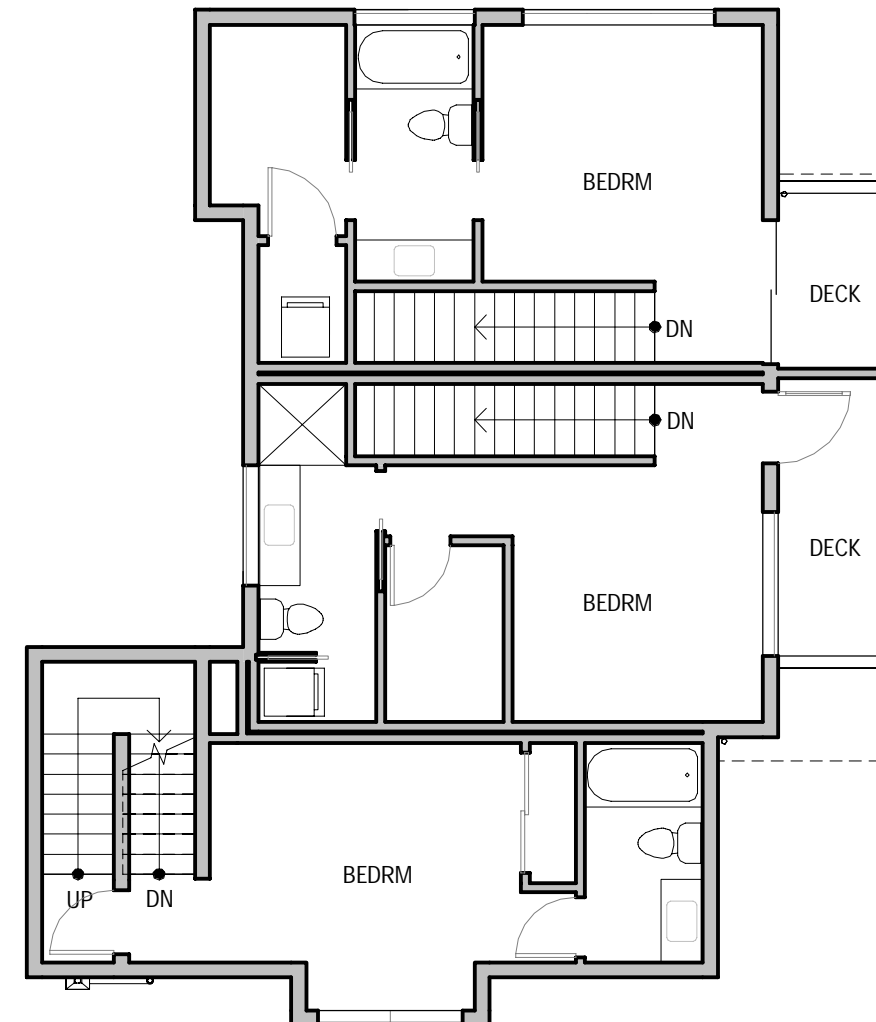
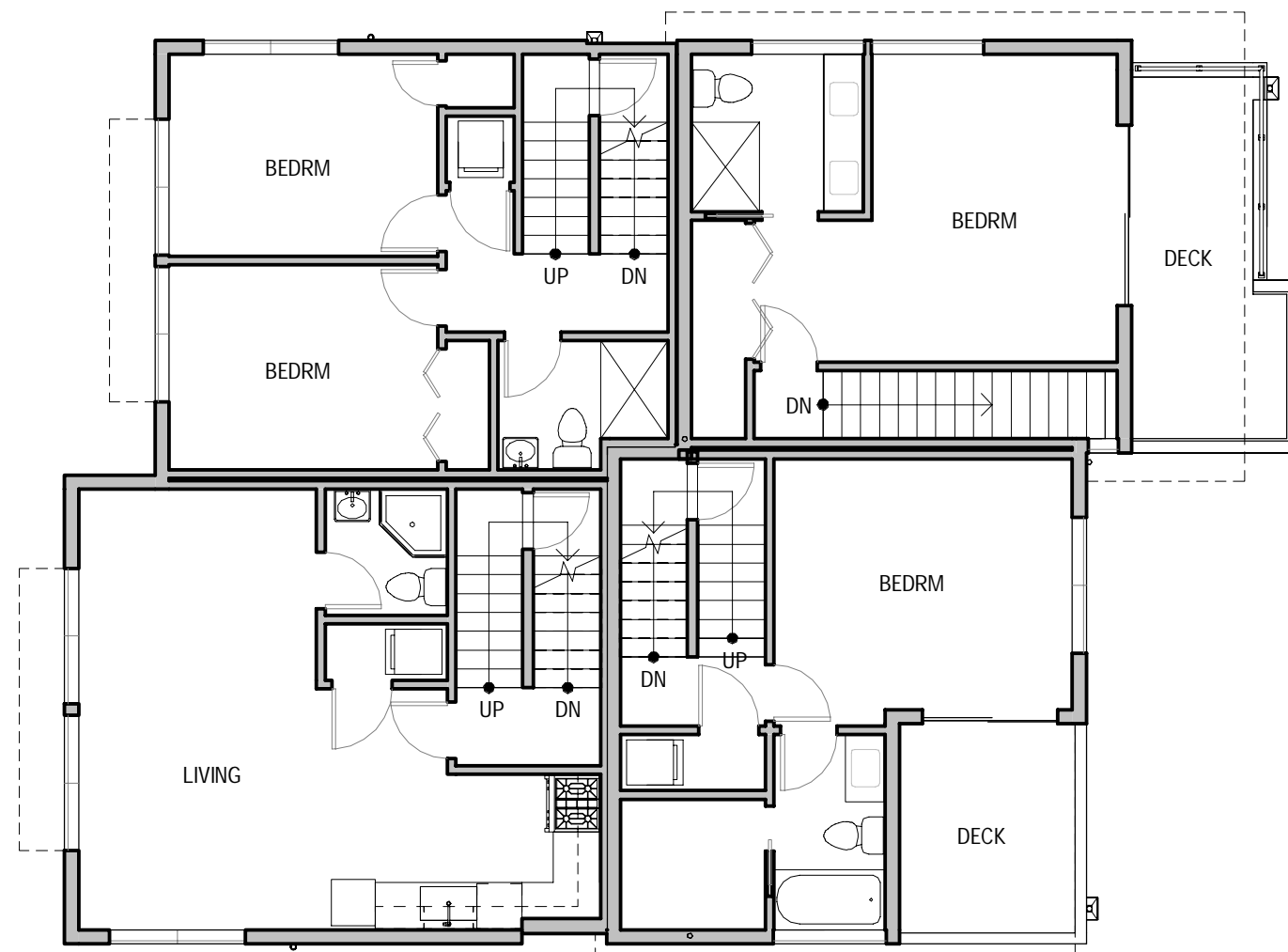
WEST COURTYARD ELEVATION

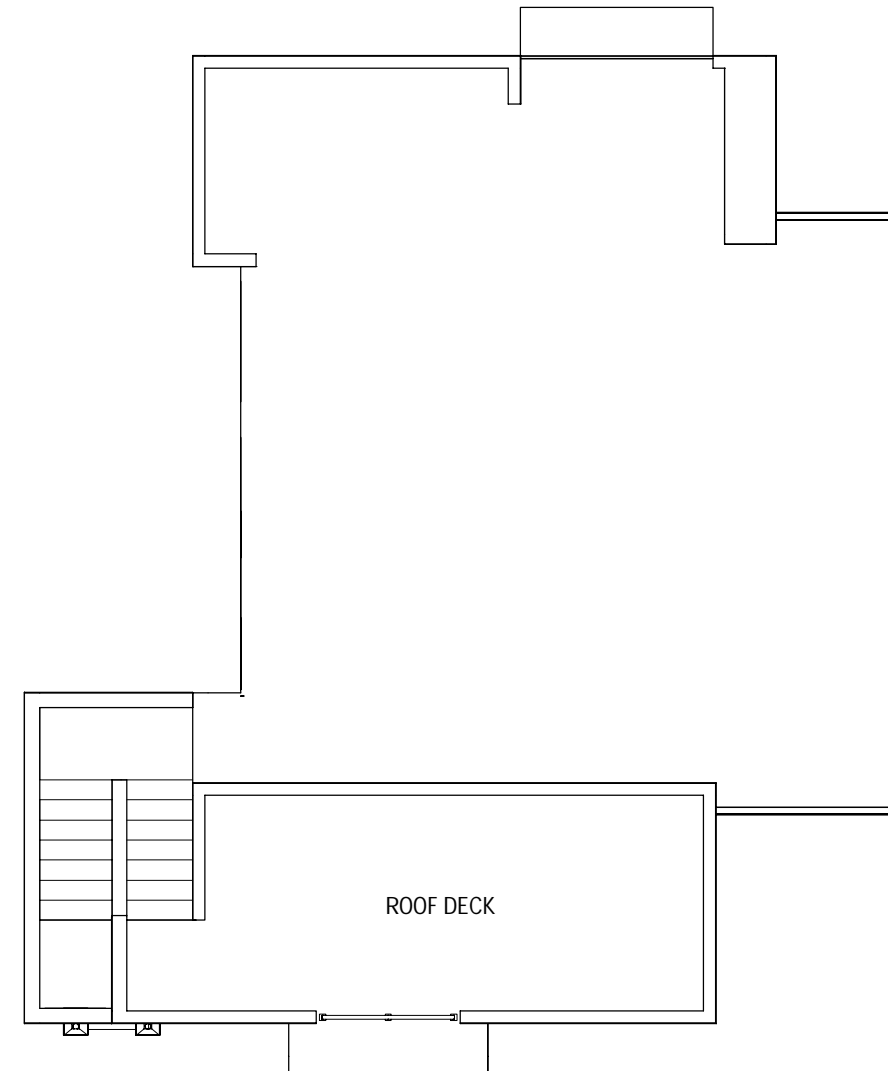
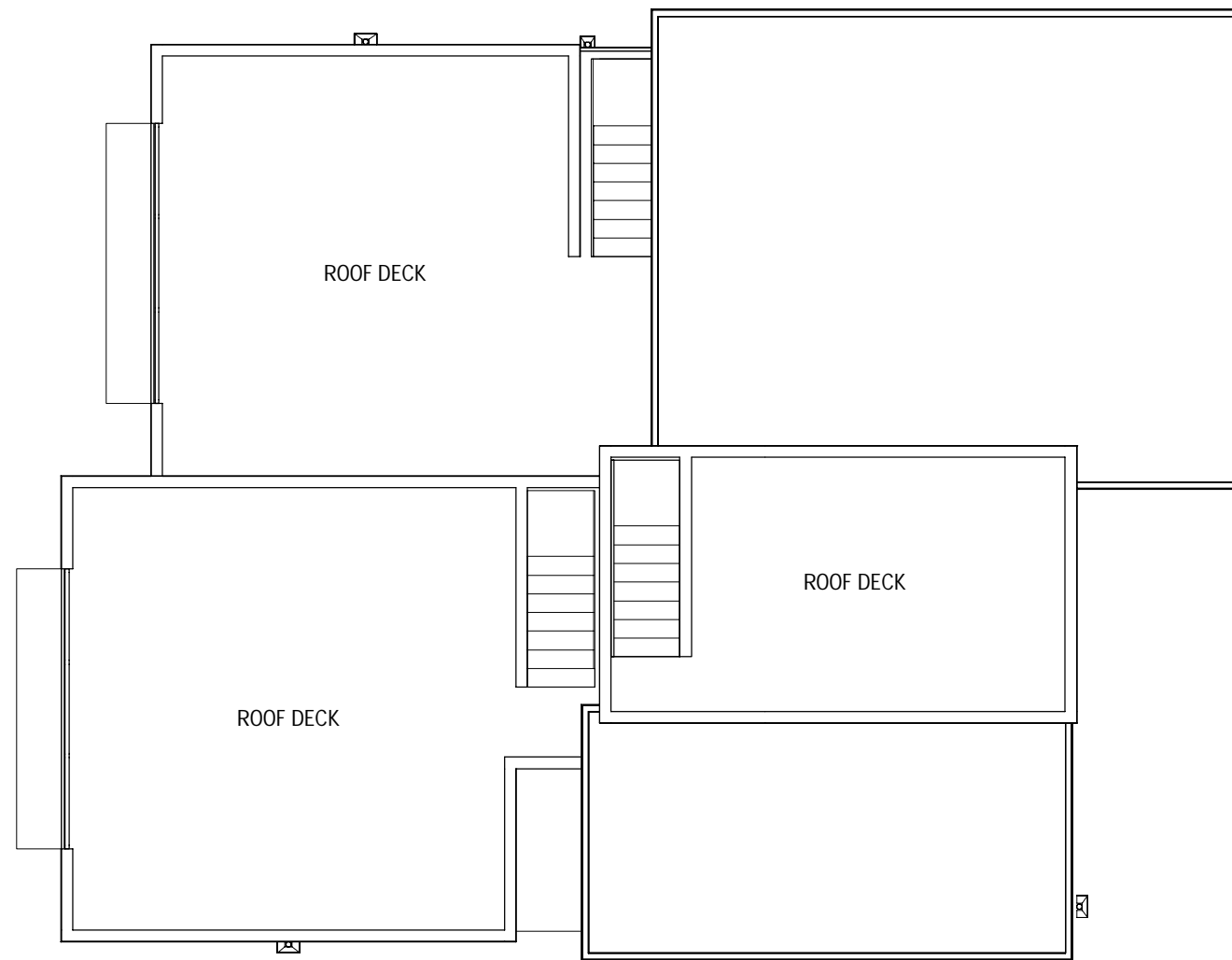


EAST COURTYARD ELEVATION











VIEW FROM ALLEY LOOKING SOUTHWEST



VIEW FROM CALIFORNIA AVE SW LOOKING SOUTHEAST



VIEW FROM ALLEY LOOKING NORTHWEST

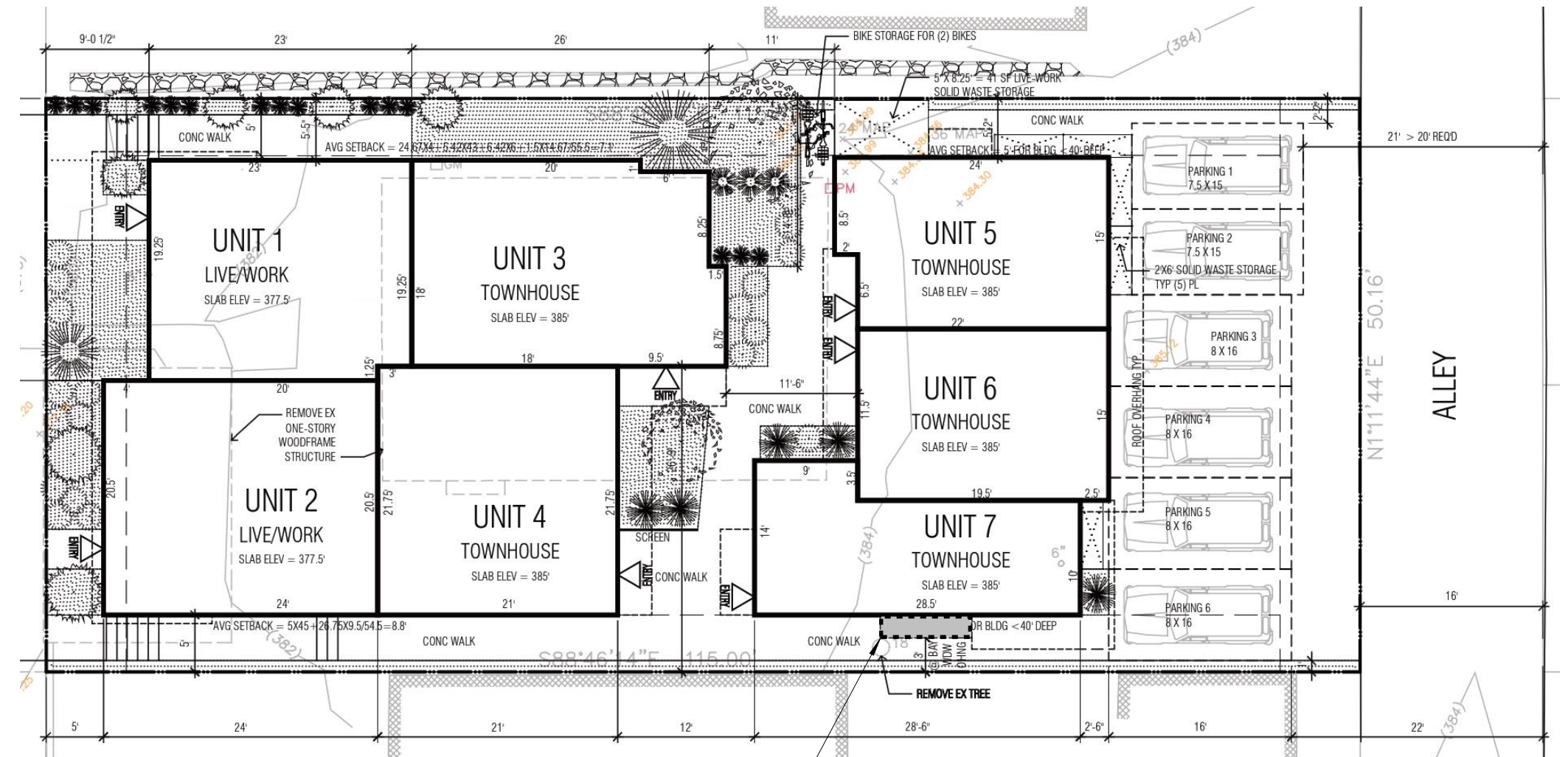


VIEW FROM CALIFORNIA AVE SW LOOKING NORTHEAST



VIEW AT COURTYARD LOOKING NORTH

Rationale:
We are proposing a 8' wide bay window 2 stories tall on the south facade of the rear building. In addition to creating a more spacious room the bay window will improve the facade by breaking up the massing. The bay will be painted an accent color. The current neighbor is a house with no windows facing the site.



PROPOSED 8' WIDE x 2' DEEP BAY WINDOW OVERHANG WILL ENCROACH 2' INTO SOUTH SIDE SETBACK (SHOWN SHADED)