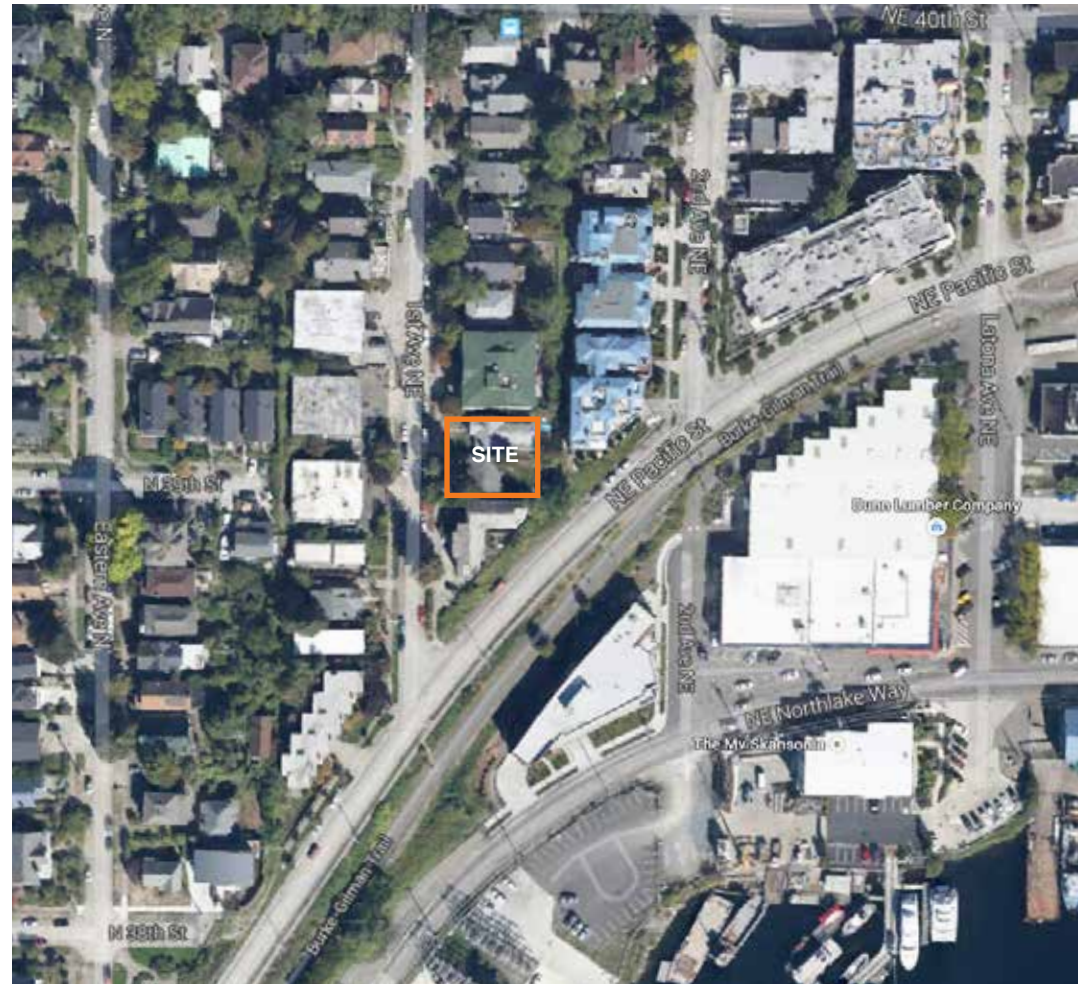


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OBJECTIVES

Design and construct eight new three story townhouse units. Parking to be provided below grade from curb cut on 1st avenue NE. Existing structure to be removed.

Number of Residential Units (Approx.)	8
Structure Height	30'
Number of Parking Stalls (Approx.)	8

Sustainability

Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community

The proposal will be designed around a large shared courtyard which is accessible by all units at mutiple levels

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	1st Ave NE Development LLC
STRUCTURAL	MaslamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC

CITY of SEATTLE

Application for Streamlined Design Guidance

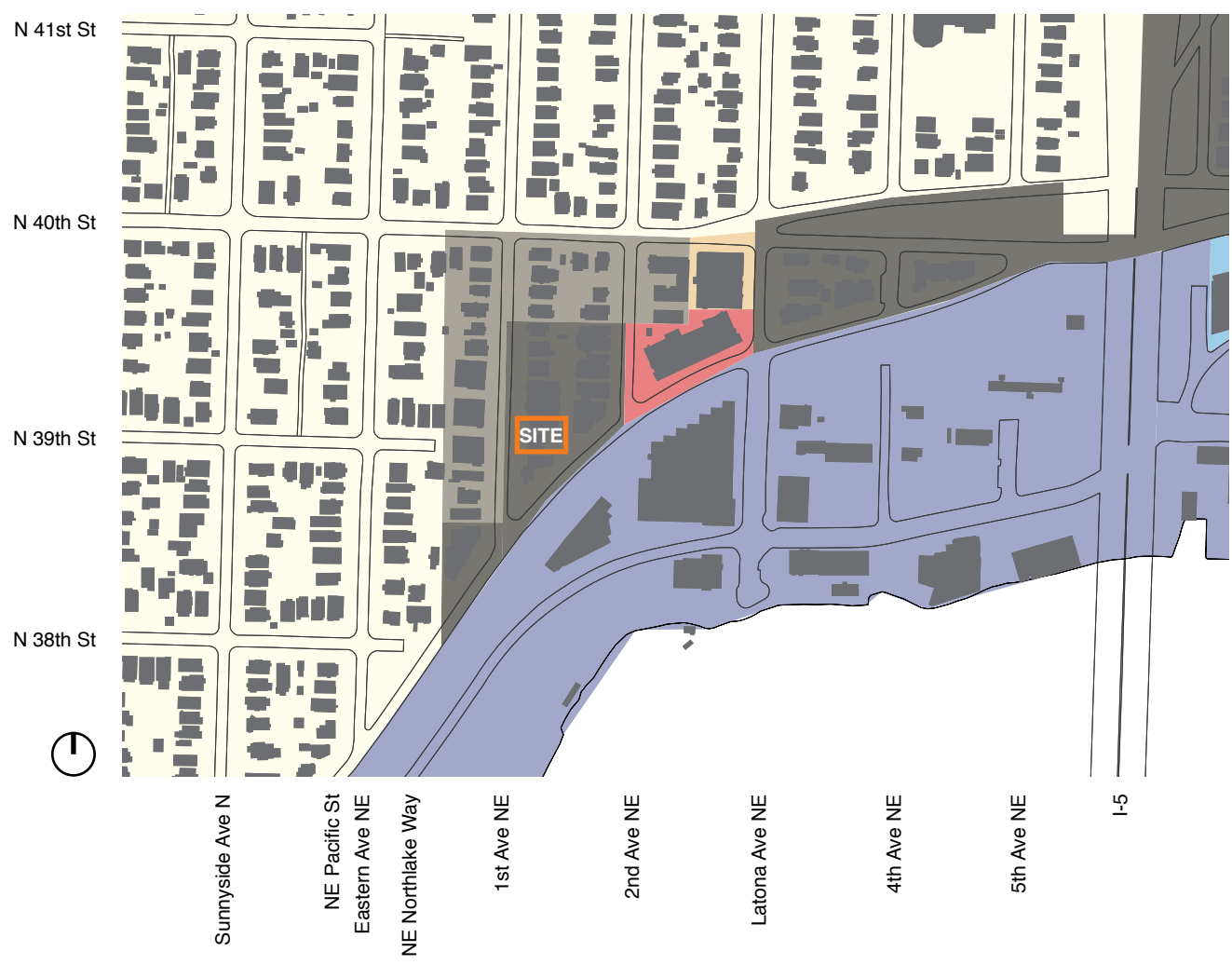
PART I: CONTACT INFORMATION

1. Property Address	3918-20 1st Ave NE
2. Project number	3018502
3. Additional related project number(s):	None
4. Owner/Lessee Name	Robert Hardy
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	bgk@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Project Designer	Lisa Healy
Address	610 2nd Avenue
Phone	206.297.1284
Email address	Lisa@b9architects.com



Project Site, existing structures to be deconstructed

SITE OPPORTUNITIES & CONSTRAINTS



Address
3918-20 1st Ave NE Seattle WA

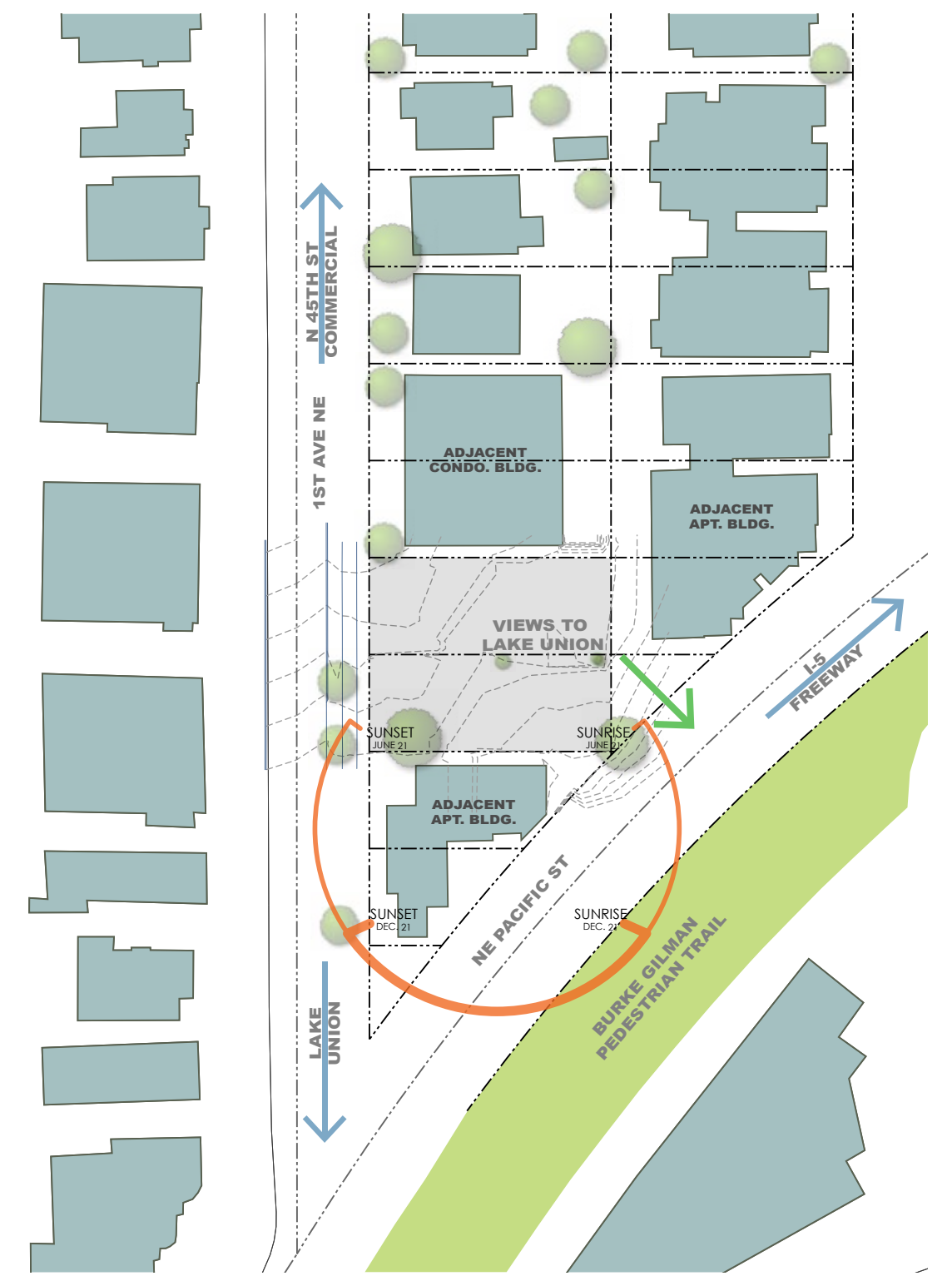
Lot Size : 8000 square feet.

Zoning : LR3

- C2-40
- LR2
- LR3
- SF 5000
- NC1-30
- IC-45
- MIO-65-IC-45-CF292350

Zoning

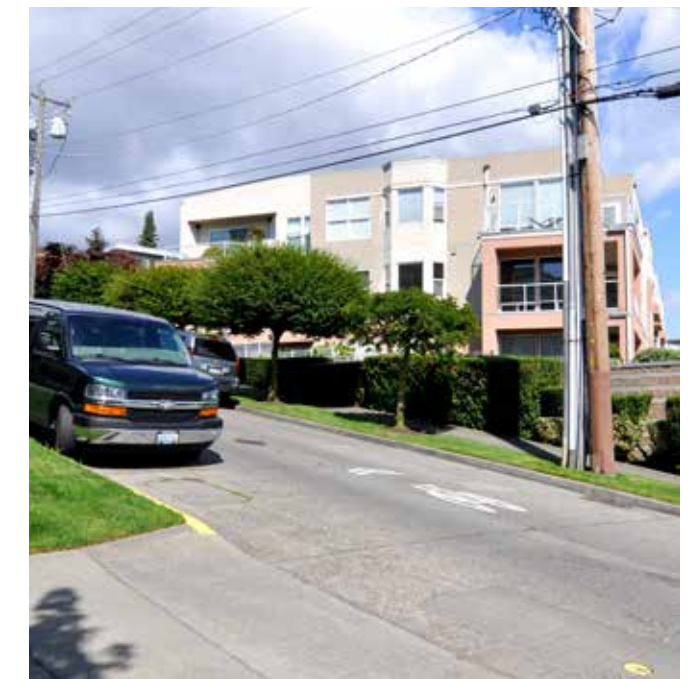
The site is located in an area zoned Lowrise 3 one block north of Lake Union. Surrounding zoning, primarily Lowrise, includes Lowrise 2, Lowrise 3, Single Family 5000 and IC-45.

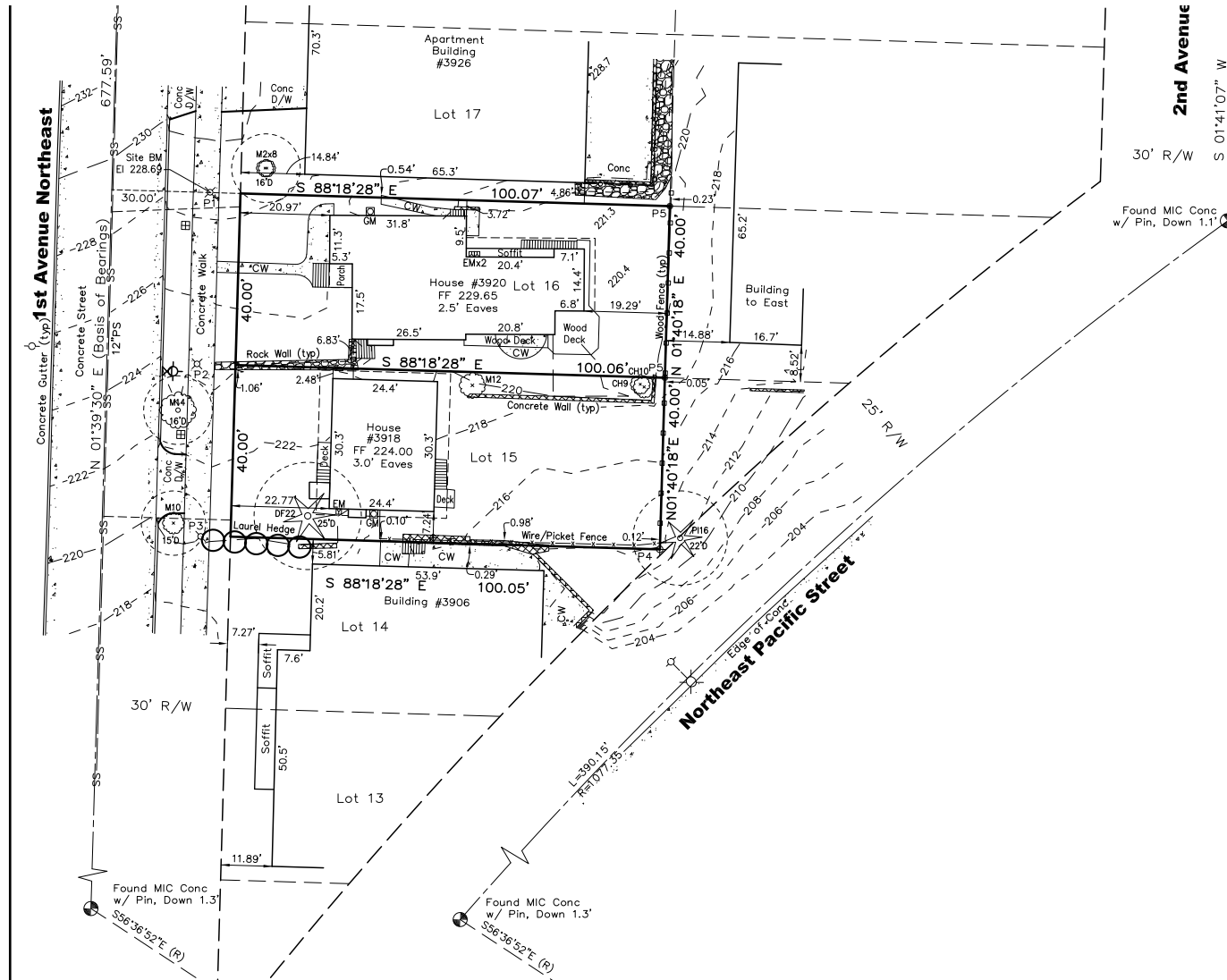




CONTEXT ANALYSIS

- The site topography slopes down to the southeast towards Lake Union with a total elevation change of 14 feet.
- 1st Avenue NE slopes down significantly to the south towards NE Pacific Street.
- The Burke-Gilman bike and pedestrian trail is less than a block to the south.
- Lake Union is one block to the south.
- I-5 freeway is five blocks to the east.
- A 5-unit Apartment Building is adjacent to the south, an 18-unit Condominium Building is adjacent to the north and a 12-unit Apartment Building is adjacent to the east.
- Two three story, 8-unit Apartment Buildings are located across 1st Avenue NE to the west.
- The site offers potential territorial views of Lake Union to the southeast.





NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. Commercial zoning is focused to the south along the edge of Lake Union and to the east. Further to the north and west, the zoning transitions into primarily single-family. The topography continues uphill to the north to NE 40th Street and downhill to the south to NE Pacific Street. The site has nearby access to the Burke-Gilman bike and pedestrian trail with connections to Fremont, Ballard, University District and North Seattle. The site is only 0.6 miles away from Gas Works Park and only 1 mile from the University of Washington's main campus.

The neighborhood is a mixture of apartment/condominium developments constructed in the 1970's and 80's directly adjacent to the site and more traditional single-family Wallingford homes constructed in the first half of the 21st century further away from the project site.v



Eastern Ave NE

1st Ave NE

2nd Ave NE



NE Pacific St

NE Northlake Way



SITE ANALYSIS

The development site is a combination of two 40 foot by 100 foot lots with total site dimensions of 80 feet north-south and 100 feet east-west. It fronts 1st Avenue NE with no alley access. The development site contains two structures; an existing triplex and single family house. The uses immediately surrounding the site are predominantly multifamily structures including apartment and condominium developments and established duplexes and triplexes. Immediately south of the parcel is an existing 5-unit apartment constructed in 1971. To the north of the parcel is an existing 18-unit condominium constructed in 1987. To the east of the parcel is an existing 12-unit apartment constructed in 1989. One block south is Lake Union with the uses of office buildings, marinas and warehouses.

The site is located with access to bus transit as well as city arterials and the Burke-Gilman bike/pedestrian path. Bus stops at 1st Ave. NE and N 40th St. (a one block walk) provide access to route 26 with access to East Green Lake and Downtown, and route 32 with access to Seattle Center and University District.

The site has a grade change of 14 ft sloping down towards the southeastern corner of the property.

Our solution seeks to address Design Guidelines CS1 Natural Systems and Site Features: Wallingford Neighborhood Guideline CS1.I.ii; CS2 Urban Pattern and Form: A.2 Location in the City and Neighborhood and Wallingford Neighborhood Guideline CS2.I.ii & iii, CS@.IV.iv, vi & viii; CS3. Architectural Context and Character: A.2 Emphasizing Positive Neighborhood Attributes; PL1. Open Space and Connectivity: B.1 Walkways and Connections, C.1 Outdoor Uses and Activities; PL2. Walkability: B.1-2 Safety and Security, C.2 Weather Protection, D.1 Wayfinding and Wallingford Neighborhood Design Guideline PL2.I.i, ii: II.ii, iv: & III,i-iii. PL3. Street Level Interaction: A.1, 3 & 4 Entries, B.1 & 4 Residential Edges; PL4. Active Transit: B.2 & 3 Planning Ahead for Bicyclists; DC1. Project Uses and Activities: B.1 Vehicular Access and Circulation, C2. & 4 Parking and Service Uses and Wallingford Neighborhood Design Guideline DC1.III; DC2. Architectural Concept: A.1 Massing, B.1 & 2 Architectural Facade and Composition & D.1 Scale and Texture; DC3. Open Space Concept: B.1 Open Spaces and Activities; DC4. Exterior Elements and Materials:C.1 Lighting



4



5



6

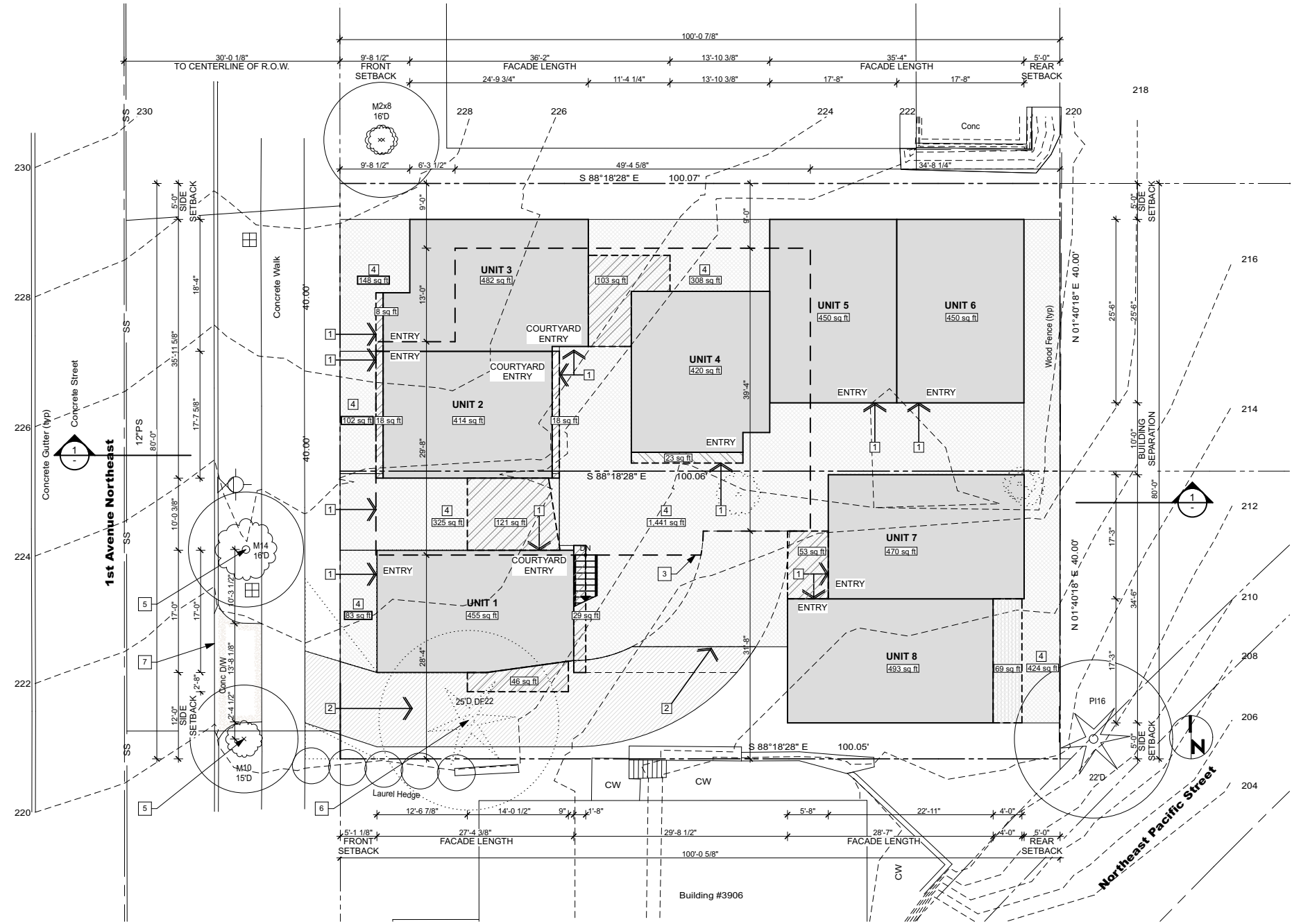
SITE PLAN

PLOT PLAN NOTES

1. PEDESTRIAN ACCESS
2. VEHICULAR ACCESS (UNDERGROUND)
3. BELOW-GRADE PARKING GARAGE
4. AMENITY AREA
5. EXISTING TREE TO REMAIN
6. EXISTING TREE TO REMAIN
7. EXISTING CURB CUT TO REMAIN

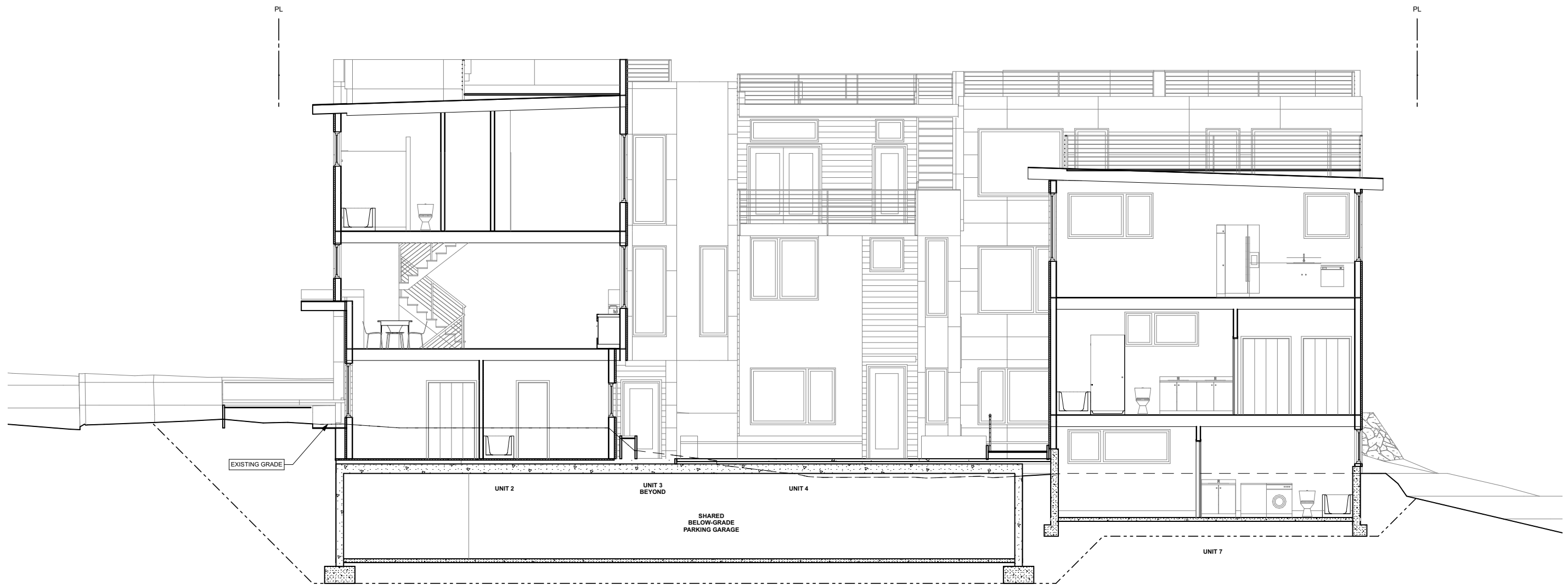
LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- GREEN ROOF
- PERMEABLE DRIVEWAY/PARKING SURFACE
- ROOF / PARAPET OUTLINE



1 | PLOT PLAN
 SCALE: 1" = 16'

SITE SECTION



1 | LONGITUDINAL SECTION

SCALE: 0' 2' 4' 8' 16'

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

WALLINGFORD NEIGHBORHOOD GUIDELINE:

I. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

i. Retain existing large trees wherever possible.

The proposed design takes advantage of the infill site by opening the shared courtyard to the south which allows ample light and air to be accessible by each unit. The shared courtyard provides planting areas at grade with new trees and plantings proposed and green walls provided at the north and east edges of the courtyard. The existing curb cut is proposed to be retained in order to preserve the two Maple street trees.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place

2. Architectural Presence:

The immediate context consists of three and four story apartment and condominium buildings. The project reflects the scale of the neighborhood by proposing three-story townhouse units. At 1st Avenue NE, the project pulls back from the street at the north property line in order to be more consistent with the front setback of the adjacent structure to the north. The driveway is located along the south property line and the shared courtyard opens up to the south providing a generous setback to the adjacent building to the south as well as taking advantage of the southern exposure for the courtyard. The east facade is modulated to provide territorial views towards the southeast to Lake Union and incorporates design detail, articulation and quality materials which will be visible from NE Pacific Street.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

I. RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

ii. Design public and private outdoor spaces to take advantage of sun exposure.

The project responds to the site topography by locating the underground parking garage at the northwest corner of the site and stepping the southwest unit at the street and duplex structure down at the southeast corner of the site. The lowered duplex elevation provides more opportunity for territorial views towards the southeast to Lake Union. The driveway is located along the south property line and the shared courtyard opens up to the south which take advantage of the southern sun exposure within the constraints of an infill lot.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

IV. HEIGHT, BULK & SCALE COMPATIBILITY

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

iv. Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.

vi. Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.

The site is zoned LR-3 with LR-2 zoning adjacent to the north and east and IC-45 zoning adjacent to the south. The proposal of seven 3-story townhouse units is compatible with the scale of anticipated development. The proposal is divided into a five-plex structure and duplex structure arranged around a shared courtyard. The five-plex is further divided into three smaller masses that are connected at key points above grade. A variation of setbacks are provided at each property line. At 1st Avenue NE, the project pulls back from the street at the north property line in order to be more consistent with the front setback of the adjacent structure to the north. The driveway is located along the south property line and the shared courtyard opens up to the south providing a generous setback to the adjacent building to the south. The duplex is lowered in elevation to provide potential views to Lake Union and further reduce the height, bulk and scale of the project.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

The project uses contemporary design in the site planning and modulation of the structures to create varied scales of spaces that promote shared community and encourage to human interaction at every level. The units are arranged around a shared courtyard at grade with private decks and roof decks above. The project utilizes materials in a contemporary way by providing varied scales of texture and key areas of color that contribute to breaking down of the overall building mass. The highest quality materials are focused at the occupiable spaces.



Caption: Existing structure to the north



Caption: Existing structure to the south

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

1. *Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.*

A common walkway connects the sidewalk to the shared courtyard at the center of the site. The walkway is highlighted with an overhead trelliss that calls out the addresses for the units at the rear of the site. Each unit has direct access to the common courtyard and shared access to the public sidewalk through the common walkway.

C. OUTDOOR USES AND ACTIVITIES

1. *Selecting Activity Areas*

The project is designed around a common courtyard that is accessed from the street by a shared walkway and opens up to the south to take advantage of southern exposure within the constraints of an infill lot. Each unit has direct access to the shared courtyard at grade as well as above with private decks and roof decks. The duplex structure at the southeast corner of the site is lowered in elevation to provide potential views to Lake Union.

PL2 WALKABILITY

B. SAFETY AND SECURITY

1. *Eyes on the Street*
2. *Lighting for Safety*

A shared pedestrian path provides access to all homes. Entry doors called out by overhead canopies connect to the path adjacent to a defined open space at the center of the site. The street-facing townhouses have direct access to the shared courtyard as well as to a partially covered front porch with a direct connection to the street. Lines of sight and natural surveillance are supported through the placement of entry doors, windows and decks. Landscape design between the units also emphasizes entry moments.

C. WEATHER PROTECTION

2. *Design Integration*

All weather protection elements are fully intergrated into the project design. A canopy is provided over the garage stair and at each unit entry. Downspouts and gutters will be located where they contribute to the language of the overall building massing.

D. WAYFINDING

1. *Design as Wayfinding*

Addresses are provided at each unit entry as well as at the canopy over the shared walkway for the units located at the rear of the site.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

I. PEDESTRIAN OPEN SPACES AND ENTRANCES

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

i. *Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.*

ii. *Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.*

See PL1, B & C and PL2, B, C & D above. The project's orientation is designed around a courtyard strategy with direct access by all units.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

II. BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

ii. *In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.*

iv. *Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.*

No blank walls will be provided.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

III. PERSONAL SAFETY AND SECURITY

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

i. *In residential projects, discourage solid fences that reduce security and visual access from streets.*

ii. *Lighting*

See PL2, B above. Lighting will be consitant with code and neighborhood requirements and will not spill onto adjacent sites. Landscaping is designed to provide screens rather than solid fences.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

1. *Design Objectives*

Primary entries connect to the shared pedestrian path a noted above under PL2, B, C & D. Entries along the path are defined by canopies and landscaped open space between the homes. The street-facing entry is directly accessible from the street and visible to passersby. Massing modulation and high quality materials focused at the entries provide a suitable smaller scale.

B. RESIDENTIAL EDGES

1. *Security and Privacy*
4. *Interaction*

A buffer between the street and the unit entries is created through providing generous front porches with canopy cover overhead. In addition the planting area between the sidewalk and the front property line provides a buffer space between public and private. Lines of sight and natural surveillance are supported through the placement of entry doors, windows and decks. The driveway is located along the south property line and the shared courtyard opens up to the south providing a generous setback to the adjacent building to the south. Modulation along the north property line lifts up at the first floor providing visual interest and light and air flow to the adjacent structure to the north as well as the project's shared courtyard. Each unit has direct access to the shared courtyard at grade as well as above with private decks and roof decks which promotes community and encourages human interaction.

PL4 ACTIVE TRANSIT

B. PLANNING AHEAD FOR BICYCLISTS

2. *Bike Facilities*
3. *Bike Connections*

Ample bike storage is provided in the shared underground parking garage. The Burke-Gilman pedestrian trail is one block to the south and is accessible by the shared walkway from the common courtyard.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

B. VEHICULAR CIRCULATION AND ACCESS

1. Access Location and Design

Vehicular and pedestrian access are completely separated on the site to minimize conflict. The existing curb cut at 1st Avenue NE is to be retained. The driveway, located along the south property line, provides vehicular access from 1st Avenue NE to the shared underground parking garage. A common walkway at the center of the site provides pedestrian access from 1st Avenue NE to the shared courtyard at the center of the site.

C. PARKING AND SERVICE USES

2. Visual Impacts

4. Service Uses.

Parking is provided in a shared underground parking garage. The existing street trees and curb cut are to be retained to reduce visual impacts. Utilities will be hidden or located in the garage.

WALLINGFORD NEIGHBORHOOD GUIDELINE:

III. DESIGN OF PARKING LOTS NEAR SIDEWALKS

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

i. Minimize visual and physical intrusion of parking lots on pedestrian areas.

See DC1, C & D above.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

1. Site Characteristics and Uses

The project massing responds to the site topography by locating the underground parking garage at the northwest corner of the site and stepping the southwest unit at the street and duplex structure down at the southeast corner of the site. The lowered duplex elevation reduces the height, bulk and scale and provides more opportunity for territorial views towards the southeast to Lake Union. The driveway is located along the south property line and the shared courtyard opens up to the south which take advantage of the southern sun exposure within the constraints of an infill lot. Modulation along the north property line lifts up at the first floor reducing the scale and providing light and air flow to the adjacent structure to the north as well as the project's shared courtyard.

B. ARCHITECTURAL AND FACADE COMPOSITION

1. Façade Composition

2. Blank Walls

The massing and modulation has been approached with a wholistic consideration throughout the entire project. Varying scale of material texture and pointed use of color contribute to breaking down the scale of the overall building mass at each exterior facade as well as in the shared courtyard. Units placed at varied elevations provide visual interest at the street and courtyard as well as provide potential views to Lake Union. The five-plex is divided into three smaller masses that are connected at key points above grade which provides modulation along the north property line as well as light and air flow to the adjacent structure to the north and the shared courtyard. The driveway is located along the south property line and the shared courtyard opens up to the south providing a generous setback to the adjacent building to the south and opportunity for massing modulation along the south property line. No blank walls are provided in the project.

D. SCALE AND TEXTURE

1. Human Scale

Massing modulation and high quality materials focused at the entries provide a suitable smaller scale at the pedestrian level and are integrated into the overall architectural concept. Canopies are provided at each unit entry and above the shared walkway to the common courtyard. Each unit has direct access to the shared courtyard at grade as well as above with private decks and roof decks which promotes community and encourages human interaction. Decks along the street and west facade activate the project at the exterior edges. Varied unit elevations provide a smaller scale at the shared courtyard and street facade. Landscaping and seating are located in the shared walkway and courtyard to further enhance and activate the space at the pedestrian scale.

DC3 OPEN SPACE CONCEPT

B. OPEN SPACES USES AND ACTIVITIES

1. Meeting User Needs

The project is designed around a common courtyard that is accessed from the street by a shared walkway and opens up to the south to take advantage of southern exposure within the constraints of an infill lot. Each unit has direct access to the shared courtyard at grade as well as above with private decks and roof decks. The duplex structure at the southeast corner of the site is lowered in elevation to provide potential views to Lake Union.

DC4 EXTERIOR ELEMENTS AND MATERIALS

C. LIGHTING

1. Functions

Lighting is used to highlight each unit entry, the shared walkway and common courtyard space. Lighting will be consistent with code and neighborhood requirements and will not spill onto adjacent sites



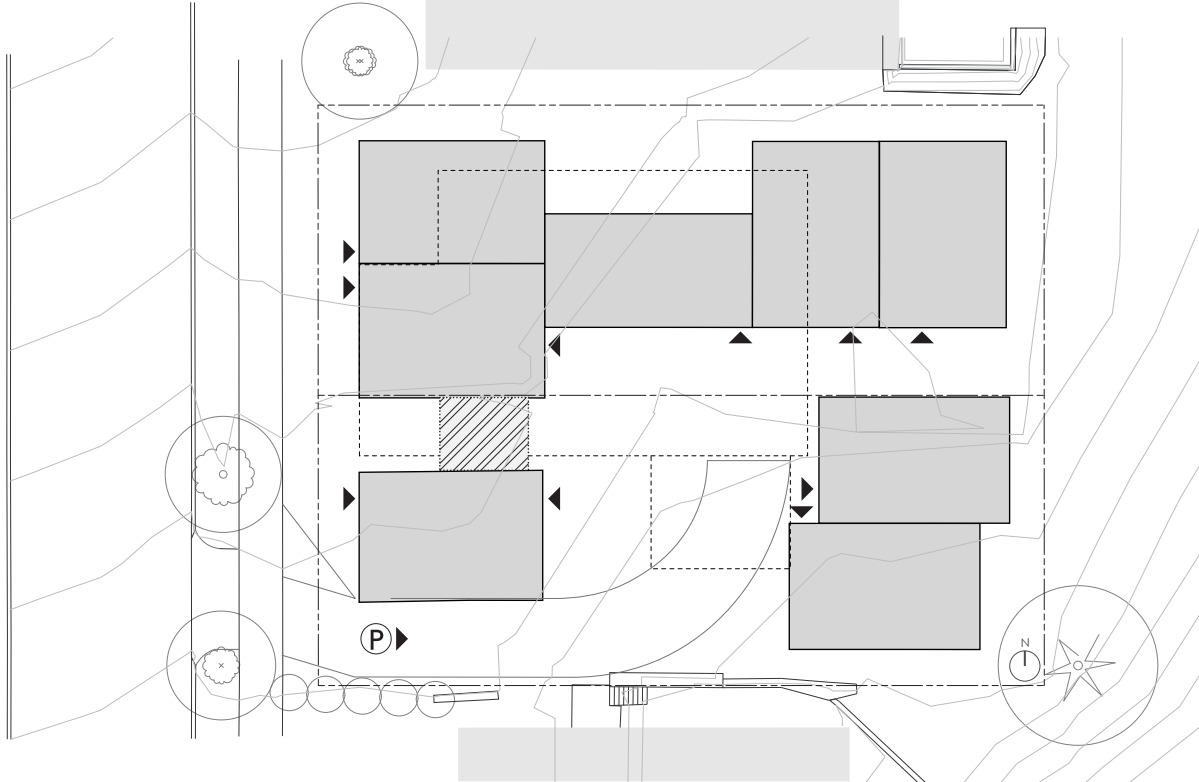
Caption: Aerial view from southwest



Caption: Courtyard view from southwest

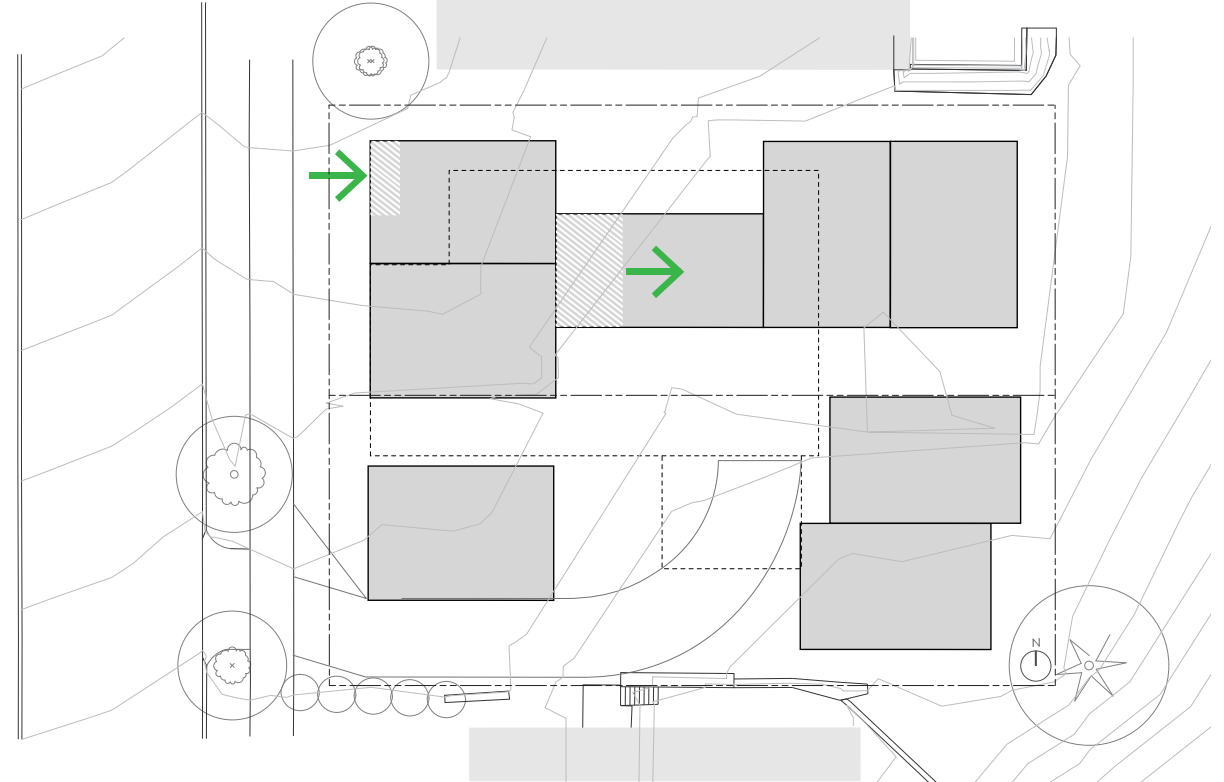
PROJECT EVOLUTION

Code Compliant Scheme



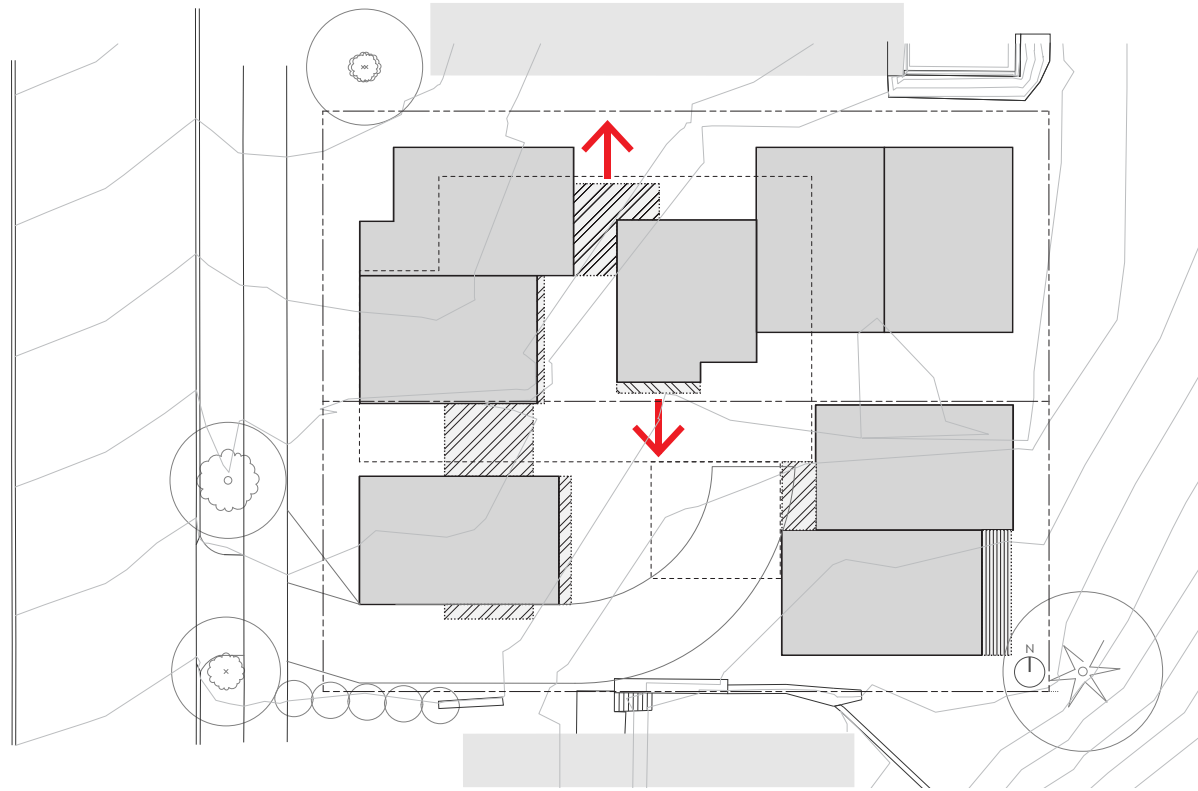
- A code compliant scheme of one 5-plex and one duplex fills the site in the north-south direction and isolates the northwest unit from accessing the shared courtyard.
- This massing solution provides an open area at the site's center but does little to accommodate the adjacent site conditions or respond to the scale and rhythm of the neighborhood and does not accommodate every unit with direct access to the shared courtyard space.

Shift and Separate Massing



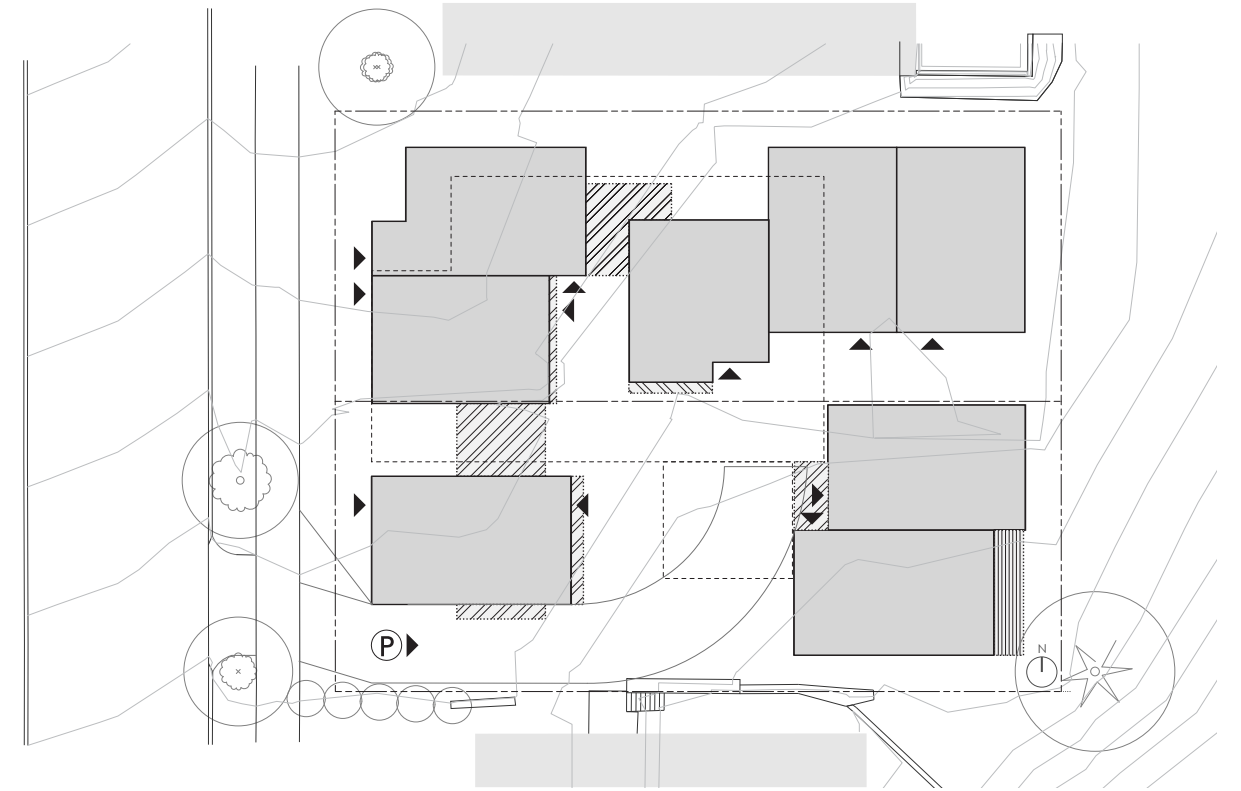
- A shift of the building mass maintains one 5-plex and one duplex and creates a larger setback to the front at the north property line which better responds to the adjacent structure setbacks.
- The middle unit in the courtyard separates from the units to the west at the first floor in order to provide the northwest unit with access to the courtyard as well as provide more light and air access for the courtyard and adjacent structure to the north.

Expand Massing



- Further modulation affects both structures, reducing the overall mass of the structures and providing a scale which better responds to surrounding area and neighbors.
- The middle unit is separated from the units to the west at the first floor and grows out towards the north and the south at the second and third floors. This further modulates the north and the courtyard facades with varying scales creating more dynamic spaces and edges.

Proposed Scheme



- Pedestrian and vehicular access are separated with the pedestrian path located at the center of the site and the vehicular access at the south of the site to a shared underground garage.
- Each unit's has individual entrance connect to the shared path and courtyard.
- Modulation on the north facade opens up the 5-plex at the ground floor to provide more air and light circulation.
- Deck projections, varied massing and canopies highlight individual homes and entries.

ADJUSTMENT TABLE

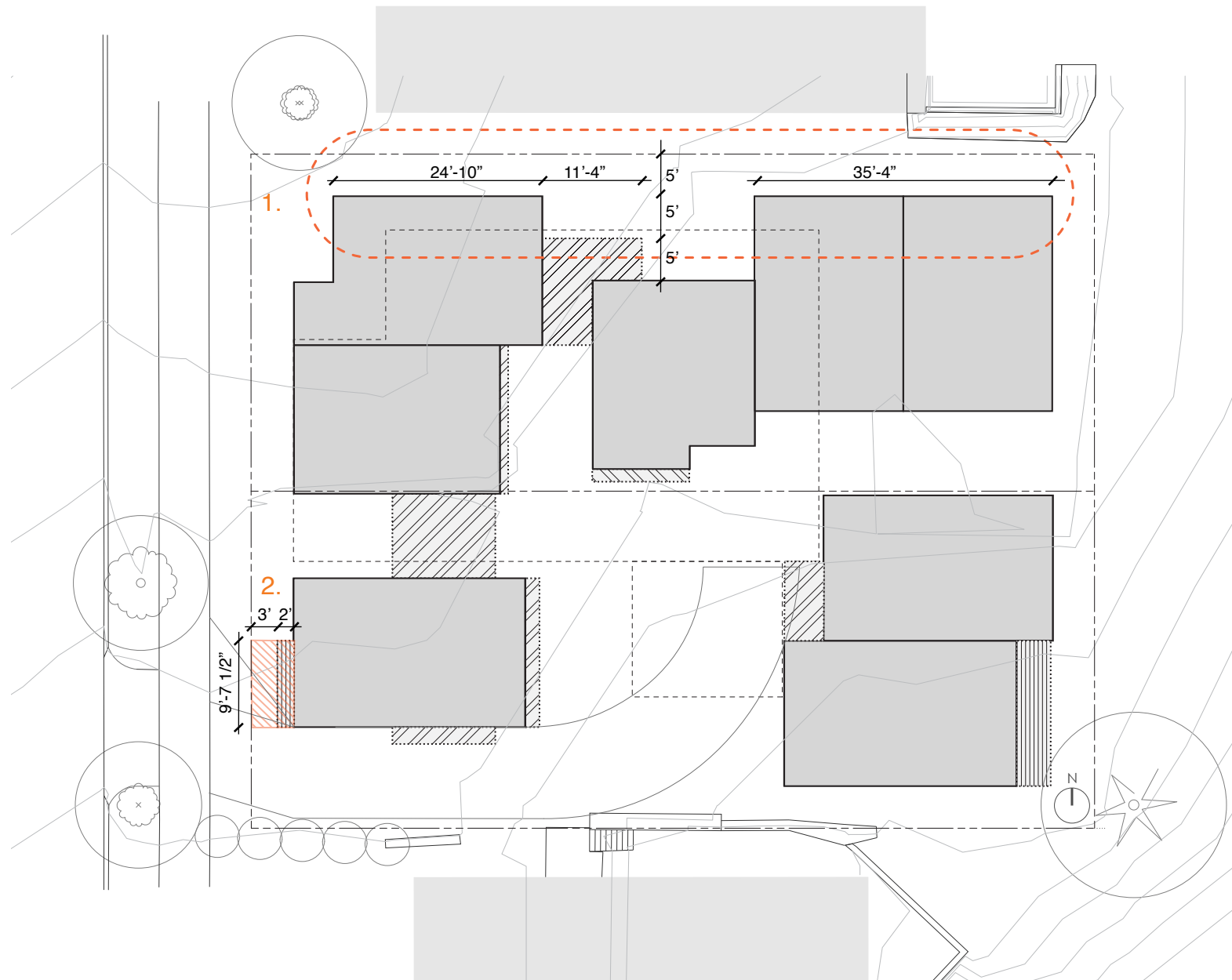
The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	FAÇADE LENGTH SMC 23.45.527.B	65% OF TOTAL LOT LING LENGTH	71.4% AT THE SECOND AND THIRD STORIES	6.4% INCREASE IN FAÇADE LENGTH ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE CODE COMPLIANT SCHEME DEMONSTRATED IN THE DIGRAMS ON THE PREVIOUS PAGES CREATES A LONG WALL ABUTTING THE NEIGHBOR TO THE NORTH WITH A SMALLER CONTINUOUS FRONT SETBACK. IT ALSO SEPARATES THE NORTHWEST HOME FROM THE COMMON COURTYARD AREA. RESPONDING TO DESIGN GUIDELINES, OUR STRATEGY PROPOSES TO STEP THE NORTH FACADE AT ALL FLOORS, PROVIDING LARGER FRONT SETBACK ABUTTING THE NORTHERN NEIGHBOR. THE PROPOSED STRUCTURE IS BROKEN INTO TWO PIECES AT THE FIRST FLOOR TO PROVIDE ACCESS LIGHT AND AIR FOR ADJACENT SITES AND FOR THE COURTYARD ON OUR SITE. THE INCREASED FACADE LENGTH IS BALANCED BY MODULATION ALONG THE ENTIRE NORTH FACADE TO REDUCE THE OVERALL SCALE OF THE WALL. THE MODULATION CREATES SMALLER VOLUMES AND AN AVERAGE SETBACK THAT EXCEEDS THE CODE REQUIREMENTS . 60'-2" OR 60% FACADE LENGTH IS WITHIN 5 FEET OF THE SHARED PROPERTY LINE. THE REMAINING 11'-4" OF THE PROPOSED FACADE LENGTH IS 10 FEET OFF THE SHARED PROEPRTY LINE AND ONLY OCCURS AT THE 2ND AND 3RD FLOORS FOR A TOTAL OF 71.4% FACADE LENGTH.	CS2-B,C, AND D, URBAN PATTERN AND FORM; PL.1.C OUTDOOR USES AND ACTIVITES; DC.2.A MASSING; DC.2.B ARCHITECTURAL AND FAÇADE COMPOSITION; DC.2.D SCALE AND TEXTURE; DC.3.B OPEN SPACES, USES AND ACTIVITIES
2	FRONT SETBACK: PROJECTIONS SMC 23.45.518.I	UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS: 1. NO CLOSER THAN 5 FEET TO ANY LOT LINE; 2. NO MORE THAN 20 FEET WIDE; AND 3. SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FACADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF THE PROJECTION.	ONE DECK PROJECTION OF 2- FEET INTO THE FRONT SETBACK. THE DECK PROJECTION MAINTAINS A 3- FOOT SETBACK FROM THE PROPERTY LINE.	2- FOOT REDUCTION TO MINIMUM SETBACK FOR DECK PROJECTIONS IN SETBACK ADJUSTMENT IS WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE DECK PROJECTION SUPPORTS THE ARCHITECTURAL DESIGN CONCEPT, CREATING SMALL-SCALED DETAIL ELEMENTS THAT REFERENCE RESIDENTIAL DETAILING THROUGHOUT THE WALLINGFORD NEIGHBORHOOD. THE DESIGN PROPOSAL UTILIZES ROOF OVERHANGS, TRELIS,, ENTRY CANOPIES AND DECKS TO PROVIDE MODULATION AND SECONDARY ARCHITECTURAL ELEMENTS. UTILIZING CONSTRASTING MATERIALS, THEY ADD VISUAL INTEREST TO THE FACADE AND PROVIDE OPPORTUNITIES FOR SAFETY AND SECURITY, COUPLED WITH ACTIVITY AT THE STREET EDGE. THE PROJECTION COMPLIES WITH THE REQUIRED SETBACK FOR WEATHER PROTECTION DESCRIBED IN SMC 23.45.518.	CS2-B,C, AND D, URBAN PATTERN AND FORM; PL.2.B SAFETY AND SECURITY, PL.3.A ENTRIES, CS2.D.4 HEIGHT BULK & SCALE, DC.2.C ARCHITECTURAL CONCEPT SECONDARY ARCHITECTURAL FEATURES

Facade Length Calculation:

North Lot Line	=	100'-7/8"		
Allowable Facade Length	=	100'-7/8" x .65	=	65'-1/2"
Proposed North Facade Length	=	71'-6"	=	71.4 %
(Adjustment Requested)				
Proposed South Facade Length	=	51'-1"	=	55%

ADJUSTMENT DIAGRAM

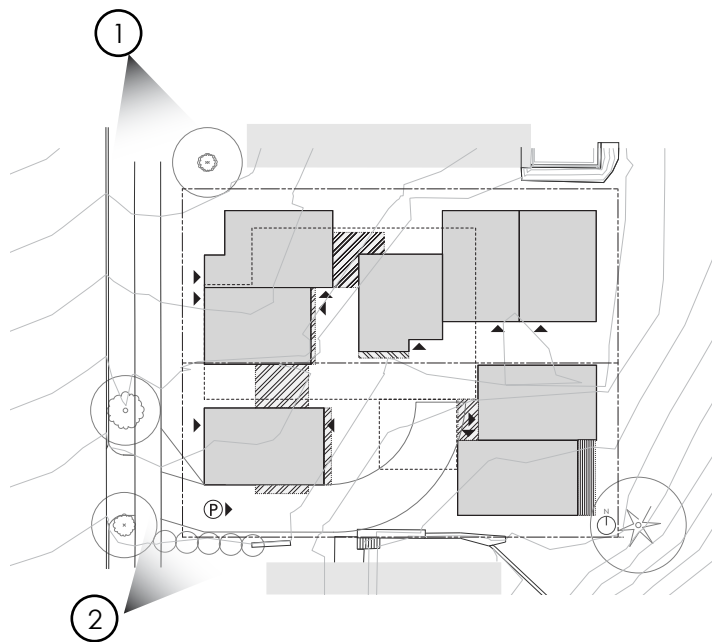


Adjustment Plan



Facade Length Adjustment Diagram

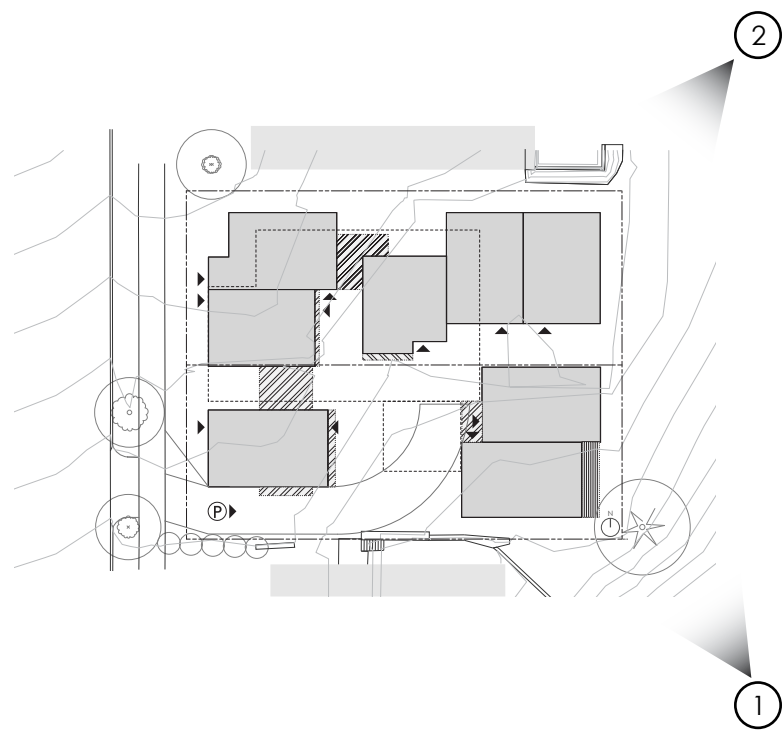
RENDERINGS



1. Street View from NW



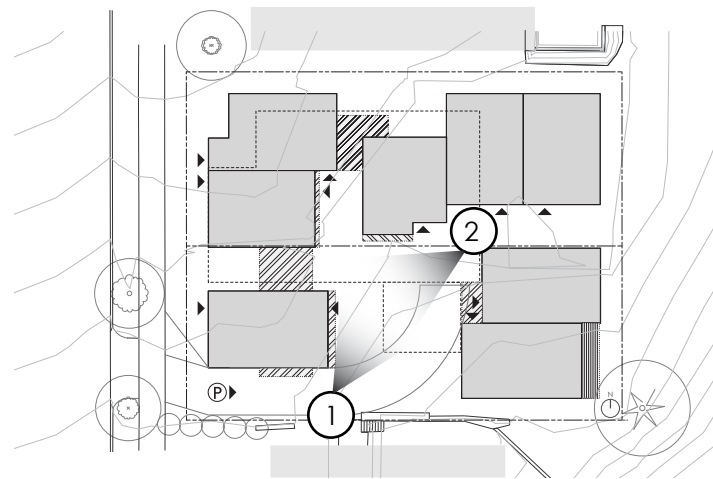
2. Street view from SW



1. NE View



2. SE View



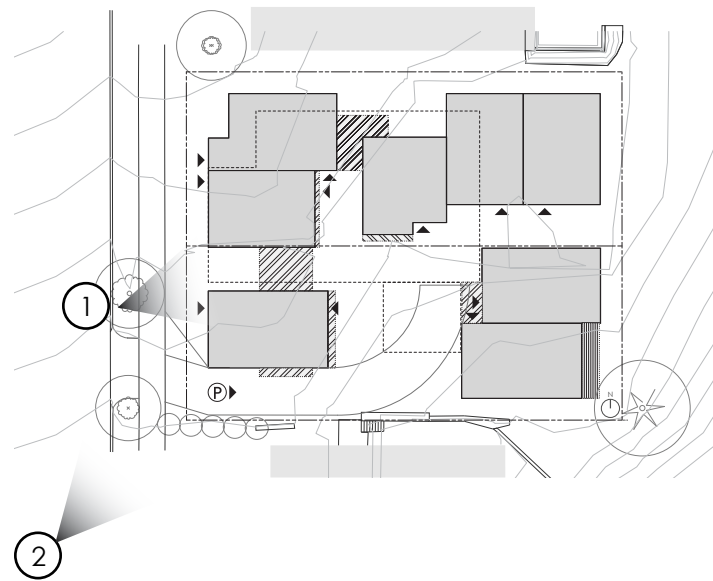
1. Courtyard View from SW



2. Courtyard View from NE



2. SW Aerial View



1. Pedestrian pathway view

PRIVACY ELEVATIONS



1 NORTH PRIVACY ELEVATION

SCALE: 0' 2' 4' 8' 16'

Privacy Elevations : North

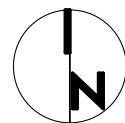
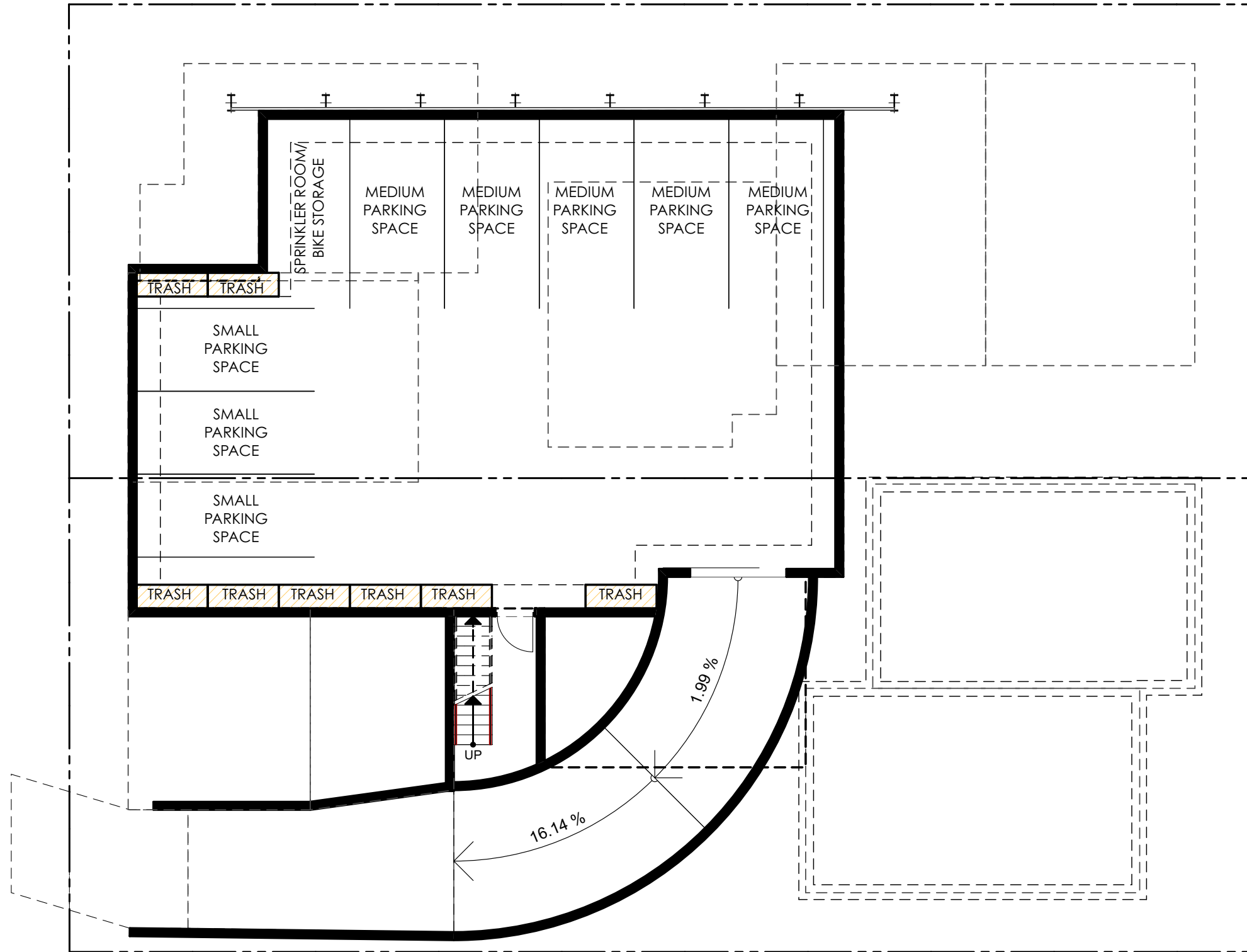


1 | SOUTH PRIVACY ELEVATION

SCALE: 0' 2' 4' 8' 16'

Privacy Elevations : South

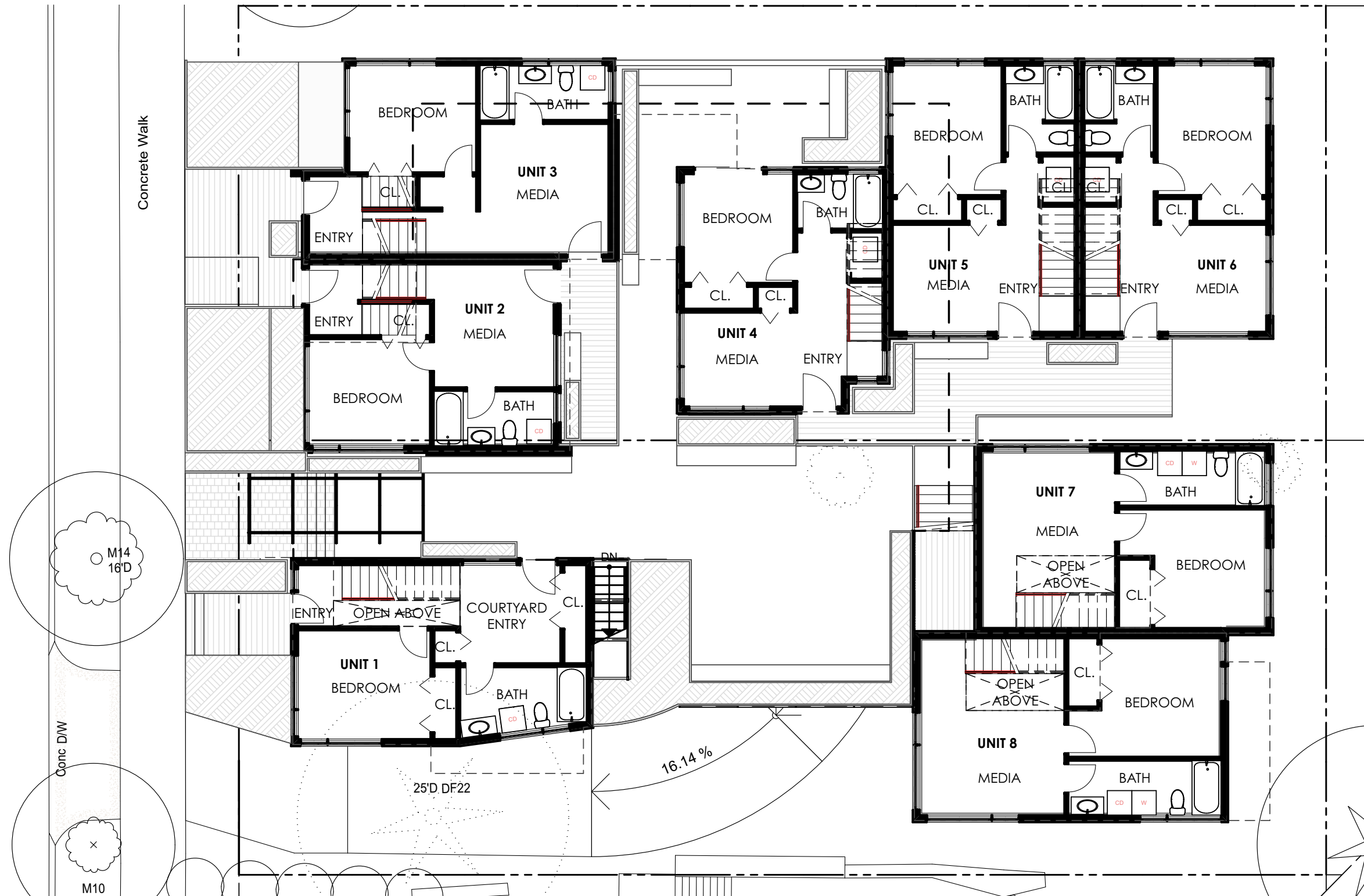
FLOOR PLANS



1 GARAGE PLAN

SCALE: 0' 4' 8' 16' 32'

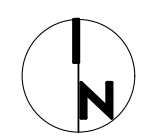
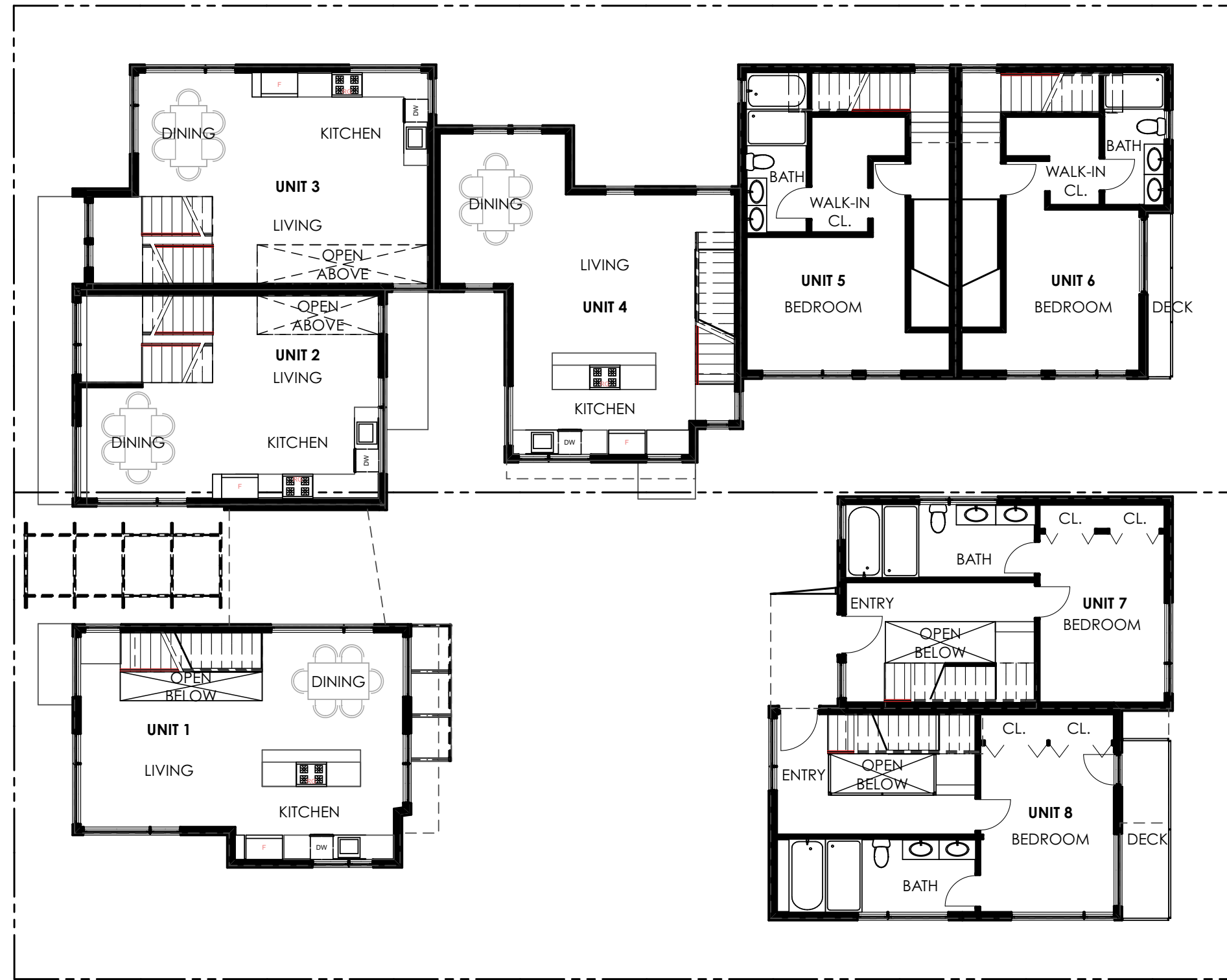
1st Avenue Northeast



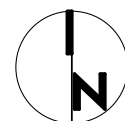
1 | FIRST FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'

FLOOR PLANS



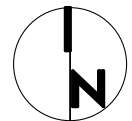
1 SECOND FLOOR PLAN
 SCALE: 0' 4' 8' 16' 32'



1 | THIRD FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'

FLOOR PLANS



1 | ROOF PLAN

SCALE: 0' 4' 8' 16' 32'

LANDSCAPE PLAN



Trees



Groundcovers



Shrubs



RENDERED ELEVATIONS



- PROVIDE PAINTED PANEL, PAINT 01
- PROVIDE PAINTED ACCENT PANEL, PAINT 02
- PROVIDE 2 x 8 HORIZONTAL HARDIE PAINTED PANEL, PAINT 03
- PROVIDE HORIZONTAL STAINED WOOD SIDING, STAIN 01
- PROVIDE POWER COATED STEEL RAILING
- PROVIDE HORIZONTAL HARDIE PAINTED PANEL, PAINT 04
- PROVIDE WHITE VINYL WINDOW
- PROVIDE STEEL TRELLIS ABOVE SHARED WALKWAY
- PROVIDE STEEL CANOPY AT ENTRIES

1 WEST ELEVATION - RENDERED
 SCALE: 0' 2' 4' 8' 16'

Rendered Elevations : West



- PROVIDE PAINTED PANEL, PAINT 01
- PROVIDE PAINTED ACCENT PANEL, PAINT 02
- PROVIDE 2 x 8 HORIZONTAL HARDIE PAINTED PANEL, PAINT 03
- PROVIDE HORIZONTAL STAINED WOOD SIDING, STAIN 01
- PROVIDE POWER COATED STEEL RAILING
- PROVIDE HORIZONTAL HARDIE PAINTED PANEL, PAINT 04
- PROVIDE WHITE VINYL WINDOW
- PROVIDE STEEL CANOPY AT ENTRIES
- PROVIDE STEEL TRELLIS ABOVE SHARED WALKWAY

1 | SOUTH ELEVATION - RENDERED
 SCALE: 0' 2' 4' 8' 16'

Rendered Elevations : South

RENDERED ELEVATIONS



- PL
- PROVIDE POWER COATED STEEL RAILING
- PROVIDE 2 x 8 HORIZONTAL HARDIE PAINTED PANEL, PAINT 03
- PROVIDE HORIZONTAL STAINED WOOD SIDING, STAIN 01
- PROVIDE HORIZONTAL HARDIE PAINTED PANEL, PAINT 04
- PROVIDE WHITE VINYL WINDOW

- PL
- PROVIDE PAINTED PANEL, PAINT 01
- PROVIDE PAINTED ACCENT PANEL, PAINT 02

1 | EAST ELEVATION - RENDERED
 SCALE: 0' 2' 4' 8' 16'

Rendered Elevations : East



PL
 PROVIDE HORIZONTAL STAINED WOOD SIDING, STAIN 01
 PROVIDE HORIZONTAL PAINTED WOOD SIDING, PAINT 05

PL
 PROVIDE POWER COATED STEEL RAILING
 PROVIDE PAINTED PANEL, PAINT 01
 PROVIDE PAINTED ACCENT PANEL, PAINT 02
 PROVIDE 2 x 8 HORIZONTAL HARDIE PAINTED PANEL, PAINT 03

PROVIDE WHITE VINYL WINDOW
 PROVIDE STEEL CANOPY AT ENTRIES
 PROVIDE STEEL TRELLIS ABOVE SHARED WALKWAY

1 | NORTH ELEVATION - RENDERED
 SCALE: 0' 2' 4' 8' 16'

Rendered Elevations : North

RENDERED ELEVATIONS



1 | COURTYARD WEST ELEVATION - RENDERED
 SCALE | 0' 2' 4' 8' 16'

Rendered Elevations : Courtyard West



1 | COURTYARD EAST ELEVATION - RENDERED
 SCALE | 0' 2' 4' 8' 16'

Rendered Elevations : Courtyard East

COMPLETED WORKS



① 1818 E Yesler Way. view of a woonerf



② 3515-19 Wallingford Ave. N. view from street



③ 90 E Newton. view from street



④ 1911 E Pine St. view at interior of canyon



⑤ 1911 E. Pine St. view from street



⑥ 1411 E. Fir St. exterior view from street



⑦ 1411 E. Fir St. interior boardwalk view



⑧ 1504 19th Avenue Duplex behind SF House

