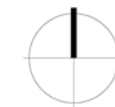


SITE ANALYSIS DIAGRAM





AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

1. Proposal

917 14th Ave is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with (4) townhouses.

Key Metrics:

- . **Lot size:** 4,800 SF
 - . **Total Building Area:** 6,039 SF
 - . **FAR:** 4,800 SF X 1.2 (BUILT GREEN) = 5,760 SF (INSIDE FACE OF WALLS)
 - . **Structure Height:** 30' + 4' Parapet Allowance
 - . **Units:** 4
 - . **Parking Stalls:** (4) open parking stalls 12th Avenue (Urban Center Village)
- Proposed FAR: 5,528 SF (under 232SF)

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. Views from the site focus on territorial views as well as potential views to the north and south.

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:

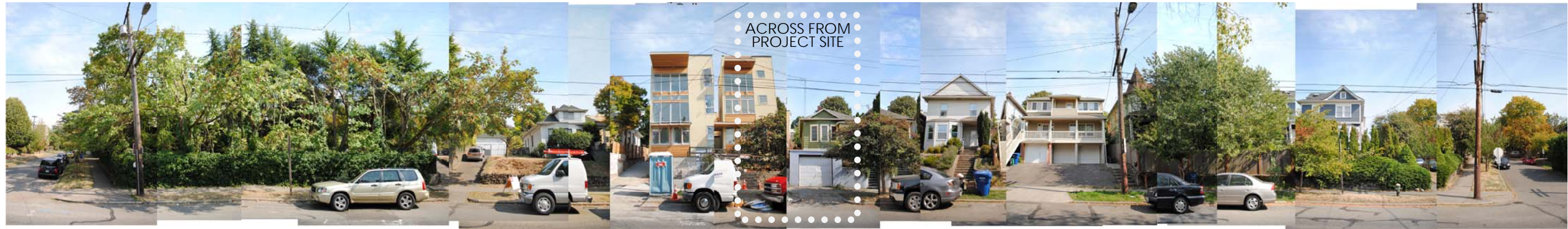
A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan can be found on page 8.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project prioritizes views towards the north west. The massing is staggered to clearly define units and allow for corner openings and well defined entries.



14th AVE LOOKING EAST



14th AVE LOOKING WEST

DESIGN GUIDELINES

CONTEXT AND SITE

CS2. Urban Form and Pattern

Height, Bulk, and Scale: The design of this project took into account the street façade and neighboring buildings. With these three facades in mind there was an effort to bring the scale and height of the project down to a 3 story façade by pulling the penthouses away from the edges of the building so that their visual impact is reduced. In regards to the bulk of the project, by applying various modulated planes as well as color and material variation, this allows the façade to be broken up to reduce the mass of the building.

PUBLIC LIFE

PL1. Open Space Connectivity

Walkways & Connections: The shared walkway that accesses all 4 units is located on the northern edge of the site because of an existing neighboring walkway which paired up with the new proposed path will create a more defined entrance to both the properties. The new walkway will be accentuated by a clear landscape design that will help liven the access corridor.

PL2. Walkability

Safety & Security: The design of this project takes into consideration the concept of creating a safe and secure site. This is achieved by creating clear lines of sight from areas within each unit that allow individuals to have eyes on the street as well as all throughout the property. Windows are placed along the shared walkway as well as what could be blind dark corners to allow for more personal surveillance of the property by the individuals occupying the dwellings, as well as placing balconies and outdoor spaces on the corners.

Weather Protection: All the exterior doors to each unit are covered and shielded from the elements to create a dry and welcoming entry into each dwelling unit.

PL3. Street Level Interaction

Entries: Entries to each unit are clearly defined by the modulation along the north façade. These entrances are recessed off of the main shared walkway, as well as arranging the front street facing unit to have a clear line of sight to the sidewalk and street.

Residential Edges: The buffer between the neighboring buildings will consist of landscaped planting strips as well as fencing to create privacy as well as separation.

PL4. Active Transportation

Planning Ahead for Bicycles: Bike storage location has been provided adjacent to other shared amenity areas such as the open parking, and trash/recycling enclosures. This location makes it easy for cyclists to access, retrieve, and store their bicycles without disrupting other residents.

DESIGN CONCEPT

DC1. Projects uses and Activities

Arrangement of Interior Uses: The organization of the interior spaces is designed to maximize the use of the surrounding outdoor space, while maintaining privacy. Each dwelling unit has its own yard space separated by landscape planters and fencing allowing for separation between units.

DC2. Architectural Concept

Massing: We have utilized decks, open railings, and varying parapet heights to add modulation and reduce the massing of each building. The penthouses have been pulled away from the street façade to reduce the scale of the project and its presence on the street.

Architectural and Façade Composition: The composition of the façade utilizes various façade planes to help distinguish the difference in interior spaces, as well as a subtle use of color to distinguish itself from the neighboring properties. The southeast portion of the street façade bumps out to accent the corner feature through its massing as well as by its contrasting material change.

Scale and Texture: We designed this project to utilize various materials to accentuate the different parts of the project. The dark lap siding on the base of the each building delineates the street level from the upper levels which utilize a lighter lap siding as well as Hardie paneling. The difference in scales of the lap siding to the paneling brings another level of distinction to the façade which the accents of the wood screening in the more private interior programs.

DC3. Open Space Concept

Building-Open Space Relationship: We designed this project to take advantage of all the surrounding sides of the project. Each side can be occupied and creates exterior space at the ground level to service the functions of the interior program. Open balconies are used on the upper floors to allow for more access to the exterior space. We also included the use of the roof as a accessible deck that adds to the utilization of the exterior space.

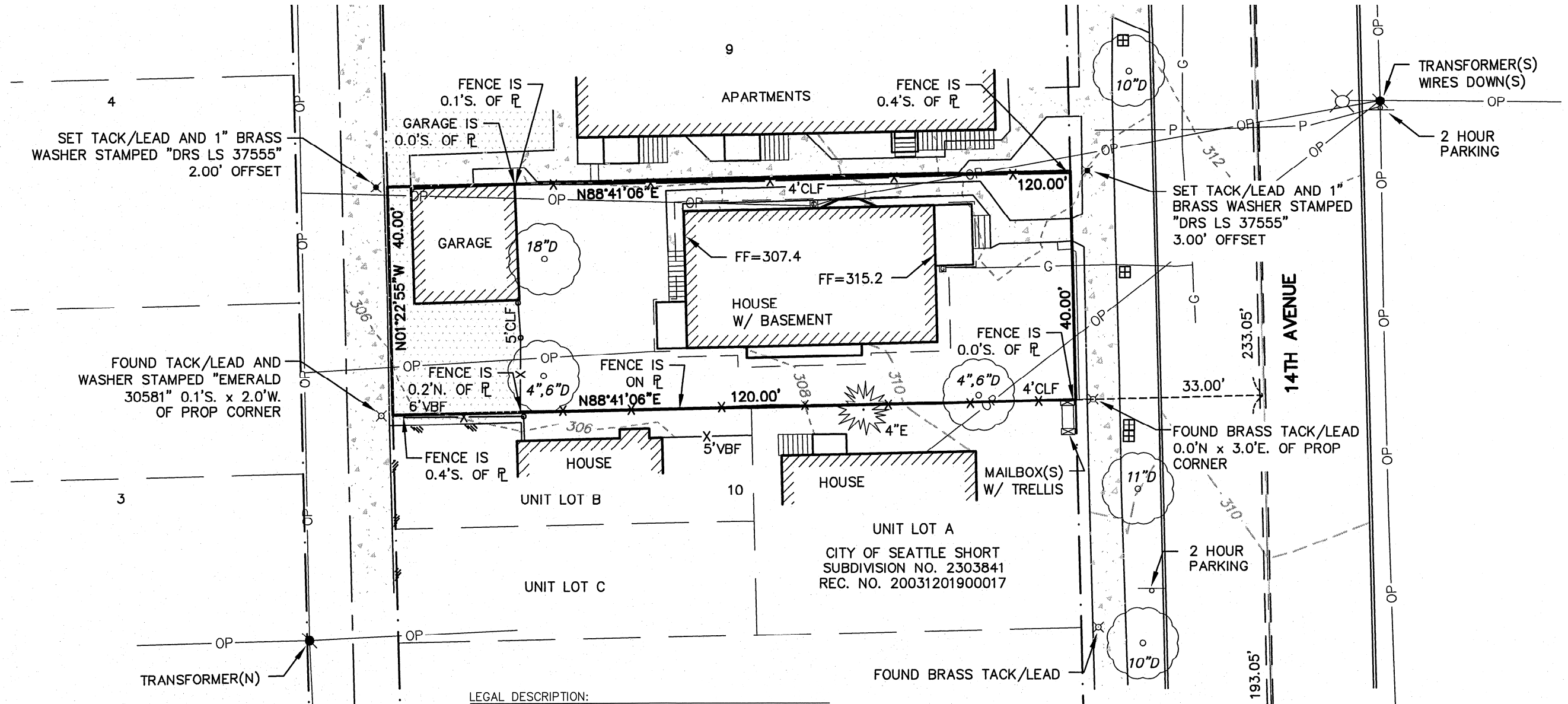
DC4. Exterior Elements and Materials

Exterior Elements and Finishes: We use various exterior finishes to help accentuate the modulation throughout the project as well as varying materials that bring another element into the design. Cementitious paneling and lap siding are used with different jointing patterns to bring variation to the different facades of the project. We also utilized cementitious material to allow for a durable finish that will stand up to the overall weathering the project will experience throughout its lifetime.

Signage: Clear addressing signage is provided at the street face for all four units along the shared walkway. Our design incorporates a simplistic style, on which this signage is presented.

Lighting: Along the shared walkway lighting will be provided to insure safety and security as one transition through the site. Lighting will also be provided in all the exterior patios as a way to encourage users to occupy the outdoor space as much as possible at various hours throughout the day and night.

Trees, Landscape and Hardscape Materials: Utilizing a combination of hardscapes and softscapes as well as vegetation, our landscaping will help distinguish the units apart from each other as well as the shared walkway into the site. We also created a planting strip between the neighboring building to the north which will distinguish one property from the neighbor, while still create an inviting street presence.



LEGAL DESCRIPTION:

THE SOUTH 20 FEET OF THE EAST 120 FEET OF LOT 9 AND THE NORTH 20 FEET OF THE EAST 120 FEET OF LOT 10, ALL IN BLOCK 15, SUPPLEMENTARY PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, IN KING COUNTY, WASHINGTON.

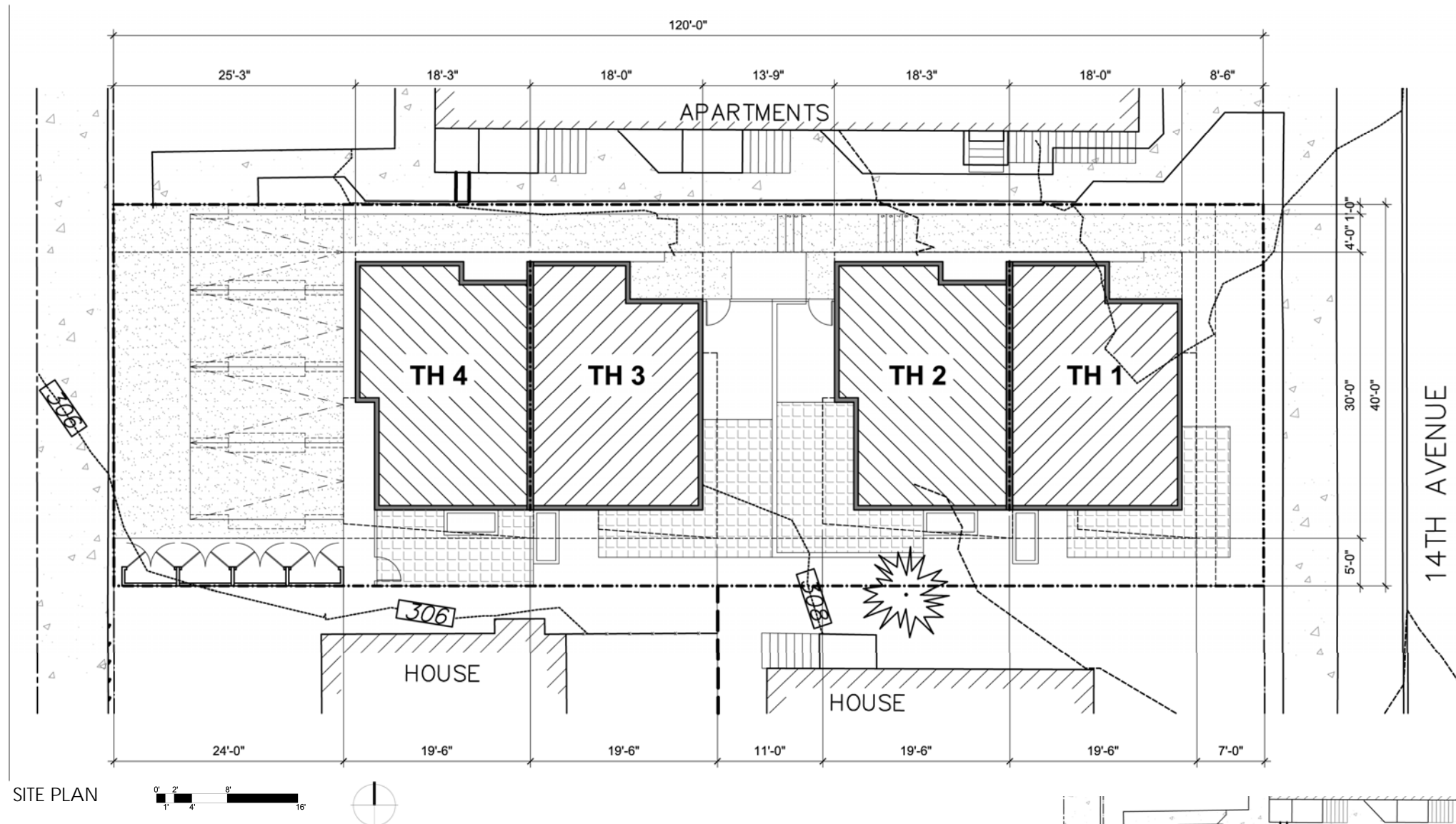
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SURVEYOR'S NOTES

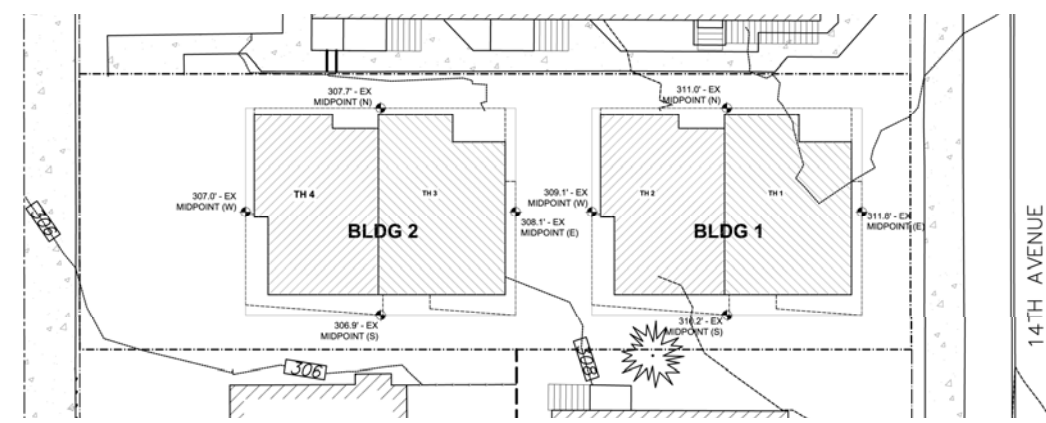
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 4201-2298785, DATED AUGUST 15, 2014. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 17, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2014.
3. PROPERTY AREA = 4800± SQUARE FEET (0.1102± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



SITE SURVEY



SITE PLAN



AVERAGE GRADE CALC - TH 3 & 4

$$307.7' \times 39.00' (N) + 306.9' \times 39.00' (S) + 308.1' \times 27.0' (E) + 307.0' \times 27.0' (W)$$

$$12,000.3 + 11,969.1 + 8,318.7 + 8,289 = 40,577.1$$

$$40,577.1 / 132 \text{ (LENGTH OF SIDES)} = 307.4'$$

AVERAGE GRADE = 307.4'

AVERAGE GRADE CALC - TH 1 & 2

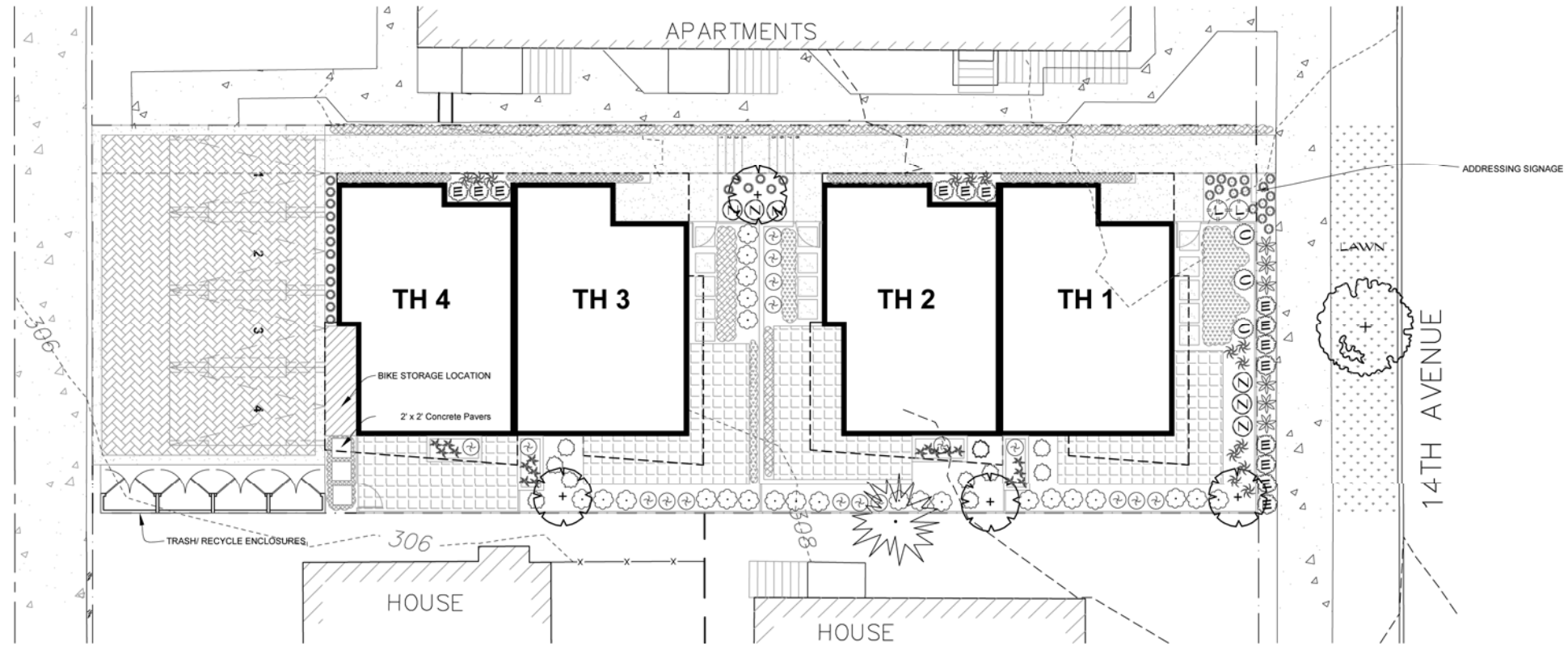
$$311.0' \times 39.00' (N) + 310.2' \times 39.00' (S) + 309.1' \times 27.0' (E) + 311.8' \times 27.0' (W)$$

$$12,129 + 12,097.8 + 8,345.7 + 8,418.6 = 40,991.1$$

$$40,991.1 / 132 \text{ (LENGTH OF SIDES)} = 310.5'$$

AVERAGE GRADE = 310.5'

HEIGHT CALCULATION PLAN

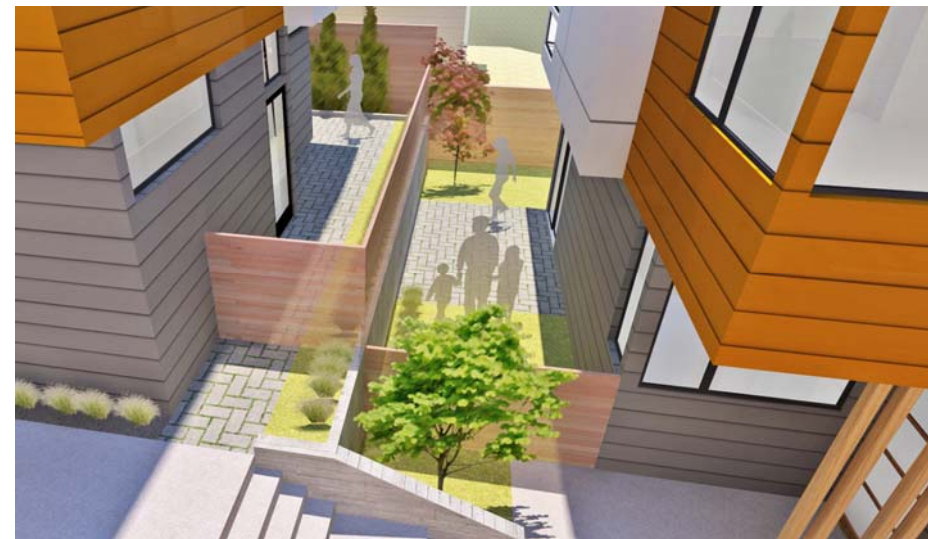


PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL SCALE: N.T.S.

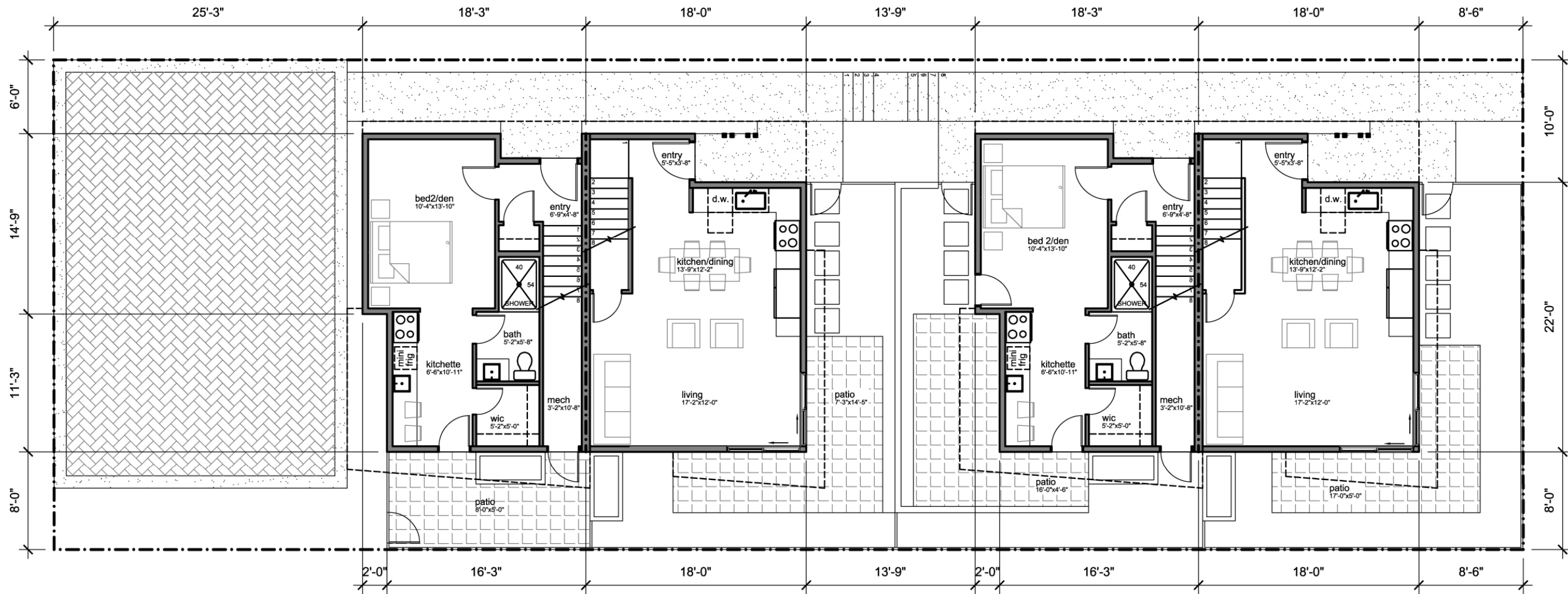


PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
<i>Fagus sylvatica</i> 'Dawyd Purple'	Dawyd Purple Beech	1.5' Cal.
Street Tree	Variety T.B.D.	2' Cal.
<i>Acer circinatum</i>	Vine Maple	8-10' ht.
SHRUBS & PERENNIALS		
<i>Blechnum sapient</i>	Deer Fern	1 Gal.
<i>Hakonechloa macro 'Aureola'</i>	Japanese Forest Grass	1 Gal.
<i>Carex testacea</i>	Orange Sedge	1 Gal.
<i>Mahonia aquifolium</i>	Tall Oregon Grape	5 Gal.
<i>Acorus gramineus 'Ogan'</i>	Japanese Sweet Flag	1 Gal.
<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	5 Gal.
<i>Cupressus 'Wilma Goldcrest'</i>	Wilma Goldcrest Cypress	3-4' ht.
<i>Pieris 'Mt Fire'</i>	Mt Fire Pieris	3 Gal.
<i>Cornus 'Ivory Halo'</i>	Variogated Redtwig Dogwood	5 Gal.
<i>Nandina 'Gulf Stream'</i>	Gulf Stream Heavenly Bamboo	5 Gal.
<i>Euonymus japonicus 'Green Spire'</i>	Greenspire Euonymus	21-24' ht.
<i>Leucothoe fontanesiana 'Nand'</i>	Dwarf Fetterbush	5 Gal.
GROUND COVER		
<i>Pachysandra terminalis</i>	Spurge	1 Gal. 24" o.c.
<i>Vinca minor 'Bowels'</i>	Periwinkle	1 Gal. 24" o.c.
<i>Ajuga reptans 'Bronze Beauty'</i>	Bronze Beauty Carpet Bugle	1 Gal. 24" o.c.

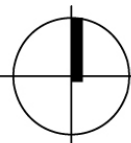
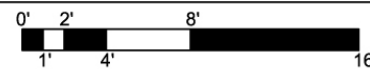






first floor plan

SCALE IN FEET:

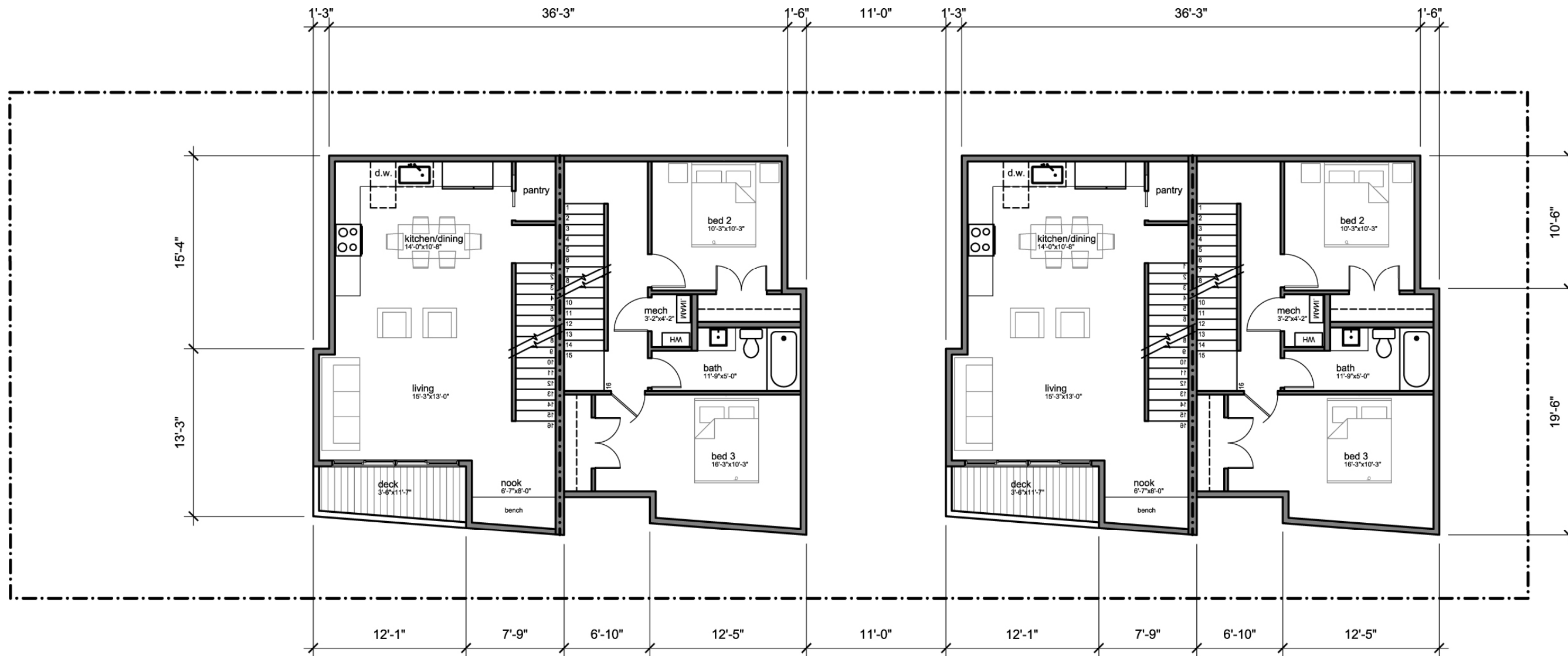


AREA SUMMARY - TH 4	
FIRST FLOOR	447 SF
SECOND FLOOR	498 SF
THIRD FLOOR	551 SF
PENTHOUSE	64 SF
TOTAL	1,560
	46 SF DECKS

AREA SUMMARY - TH 3	
FIRST FLOOR	438 SF
SECOND FLOOR	542 SF
THIRD FLOOR	481 SF
TOTAL	1,461 SF
	52 SF DECKS

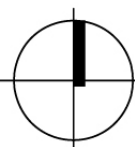
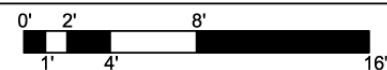
AREA SUMMARY - TH 2	
FIRST FLOOR	438 SF
SECOND FLOOR	498 SF
THIRD FLOOR	551 SF
PENTHOUSE	70 SF
TOTAL	1,557
	46 SF DECKS

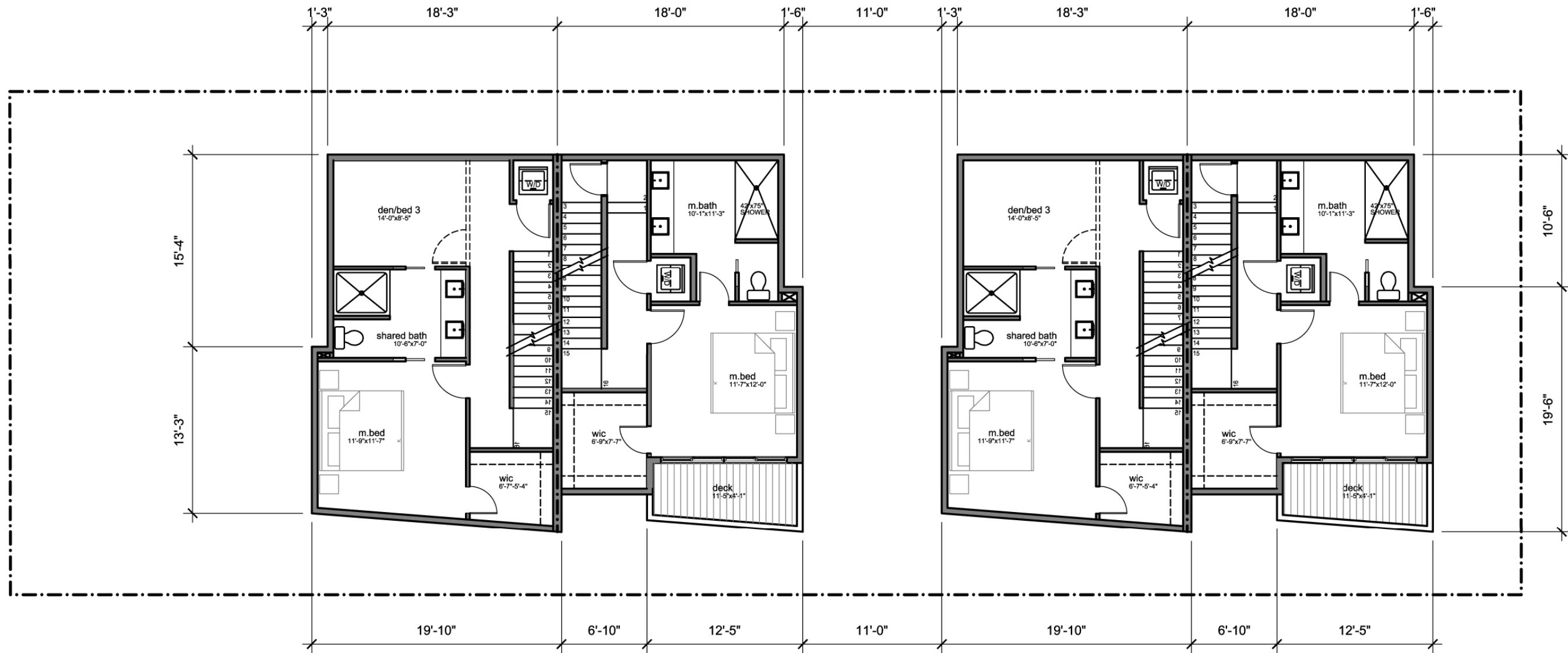
AREA SUMMARY - TH 1	
FIRST FLOOR	438 SF
SECOND FLOOR	542 SF
THIRD FLOOR	481 SF
TOTAL	1,461 SF
	52 SF DECKS



second floor plan

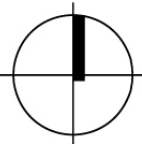
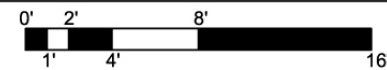
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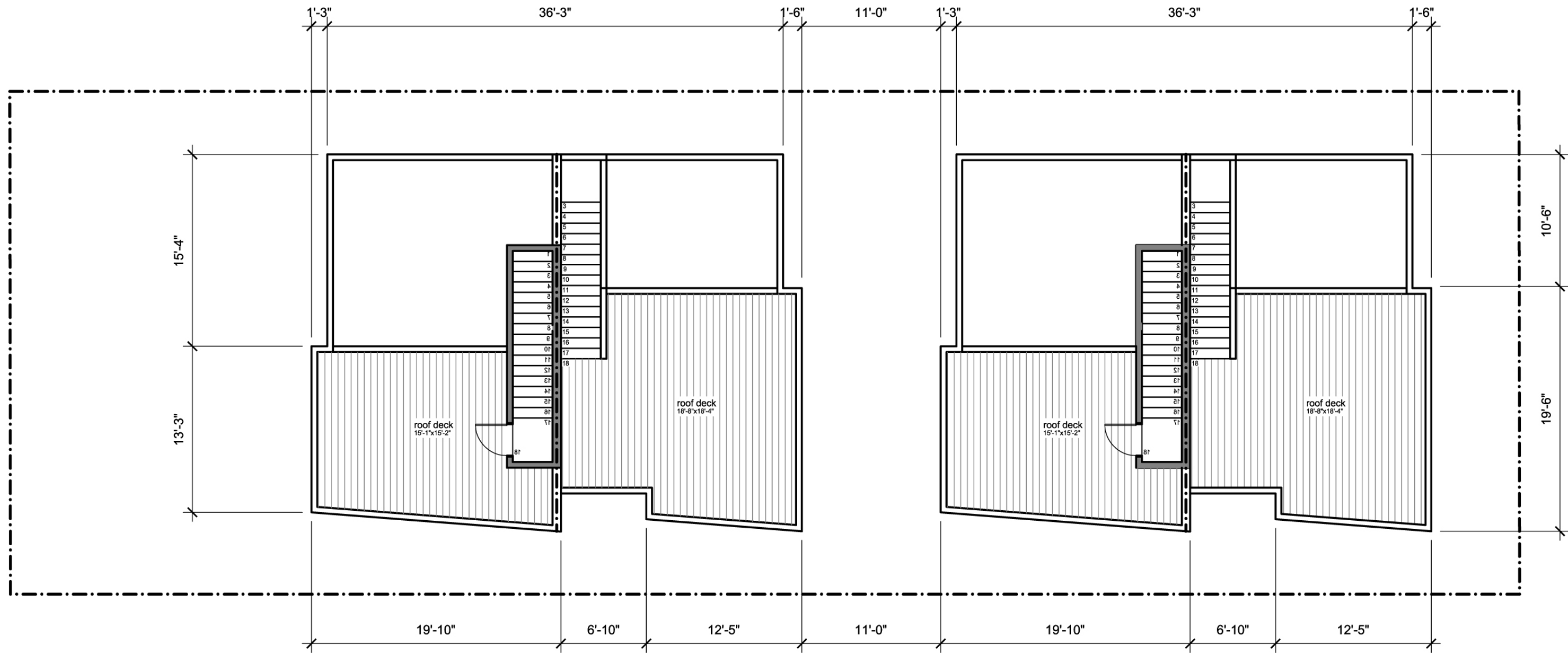




third floor plan

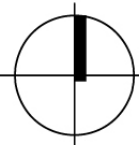
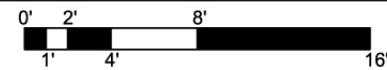
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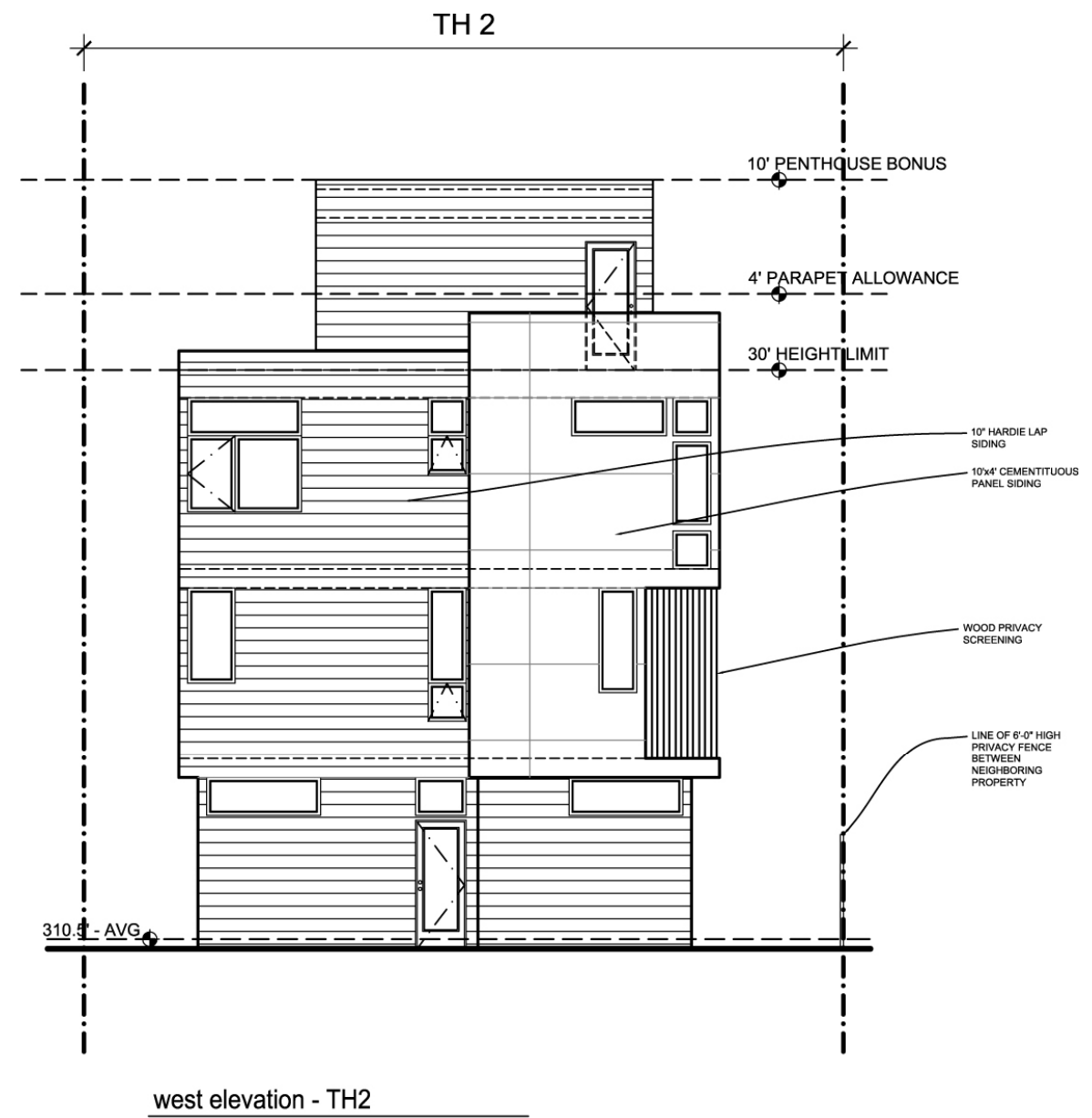
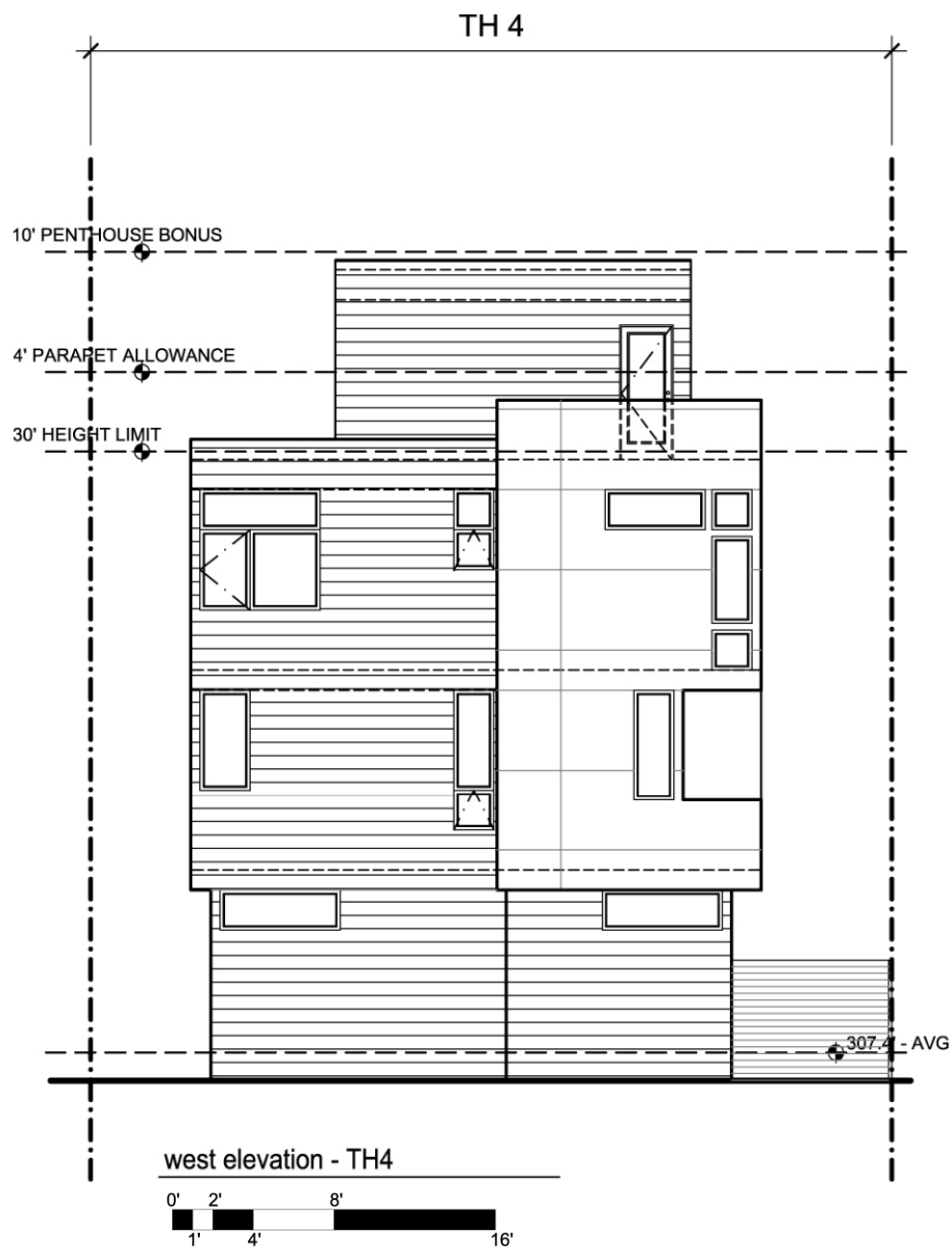


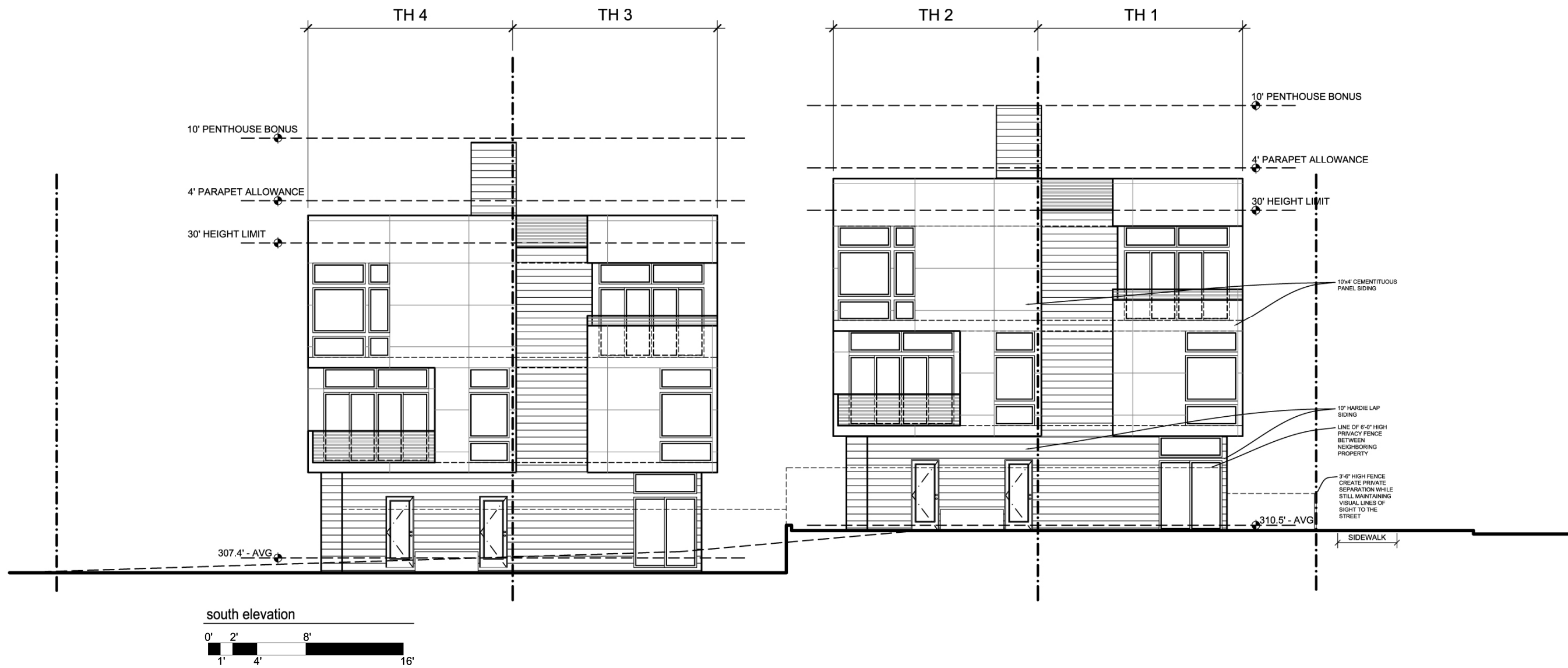


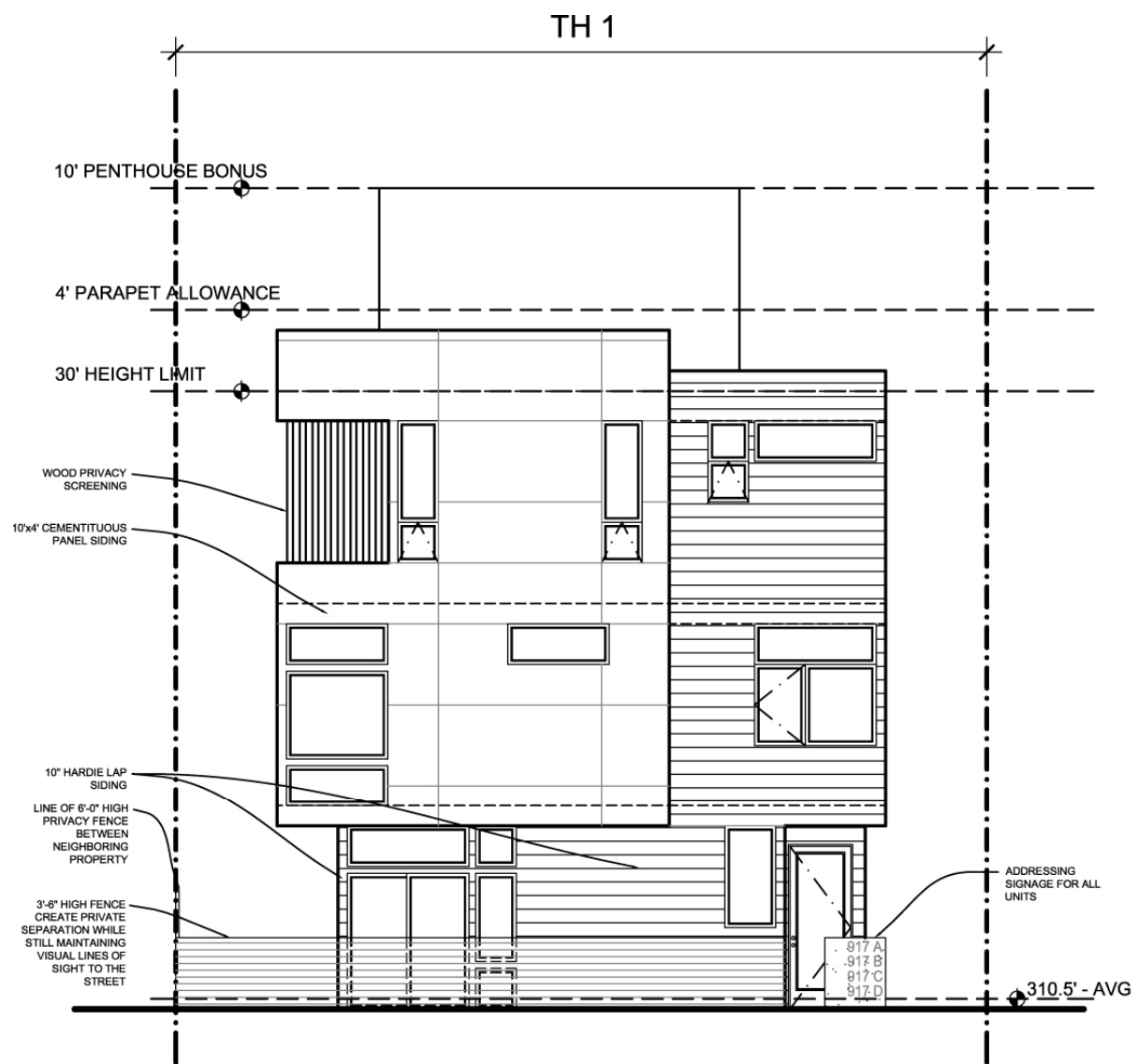
roof deck plan

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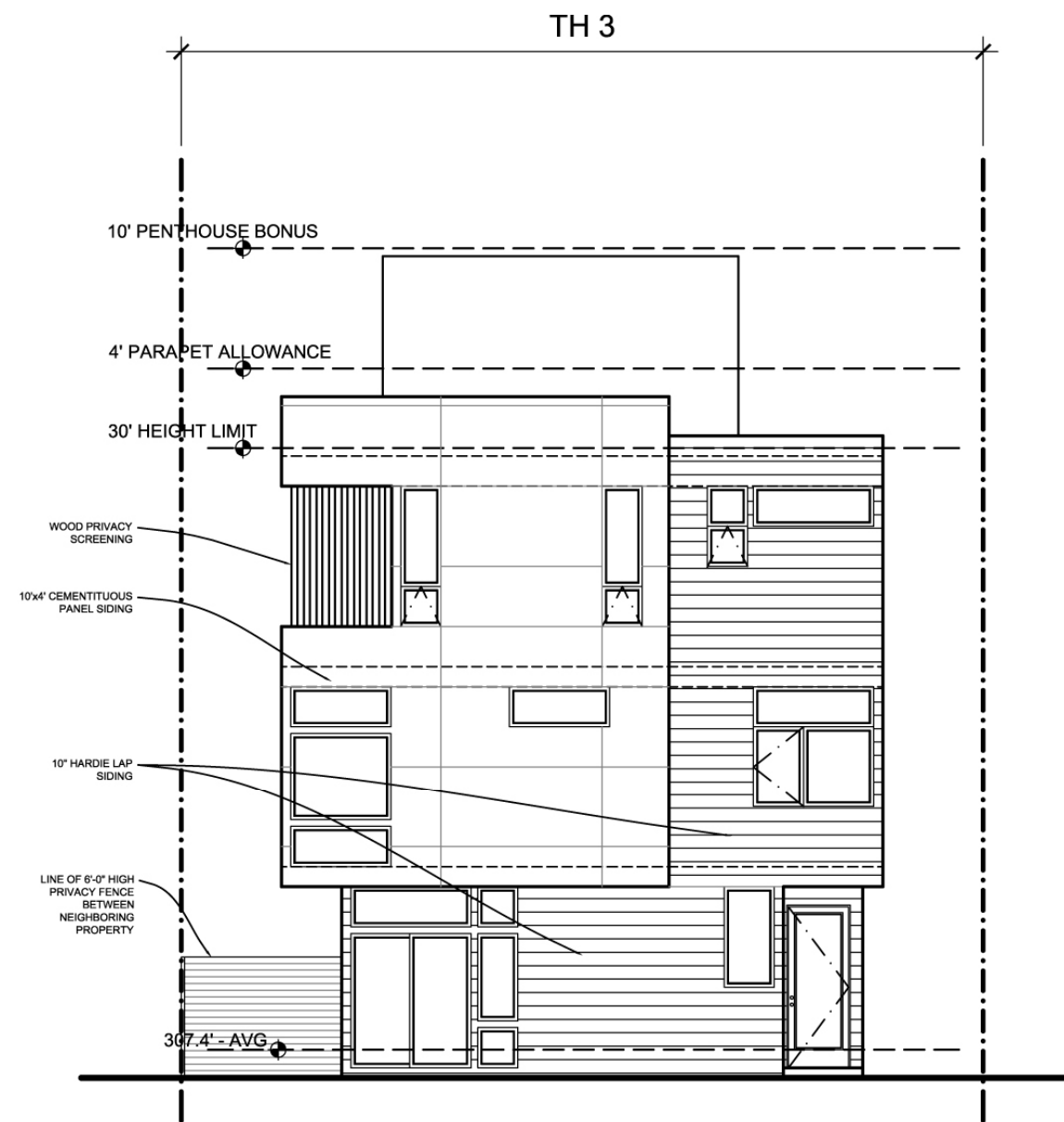
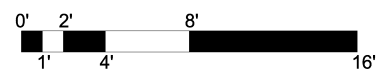




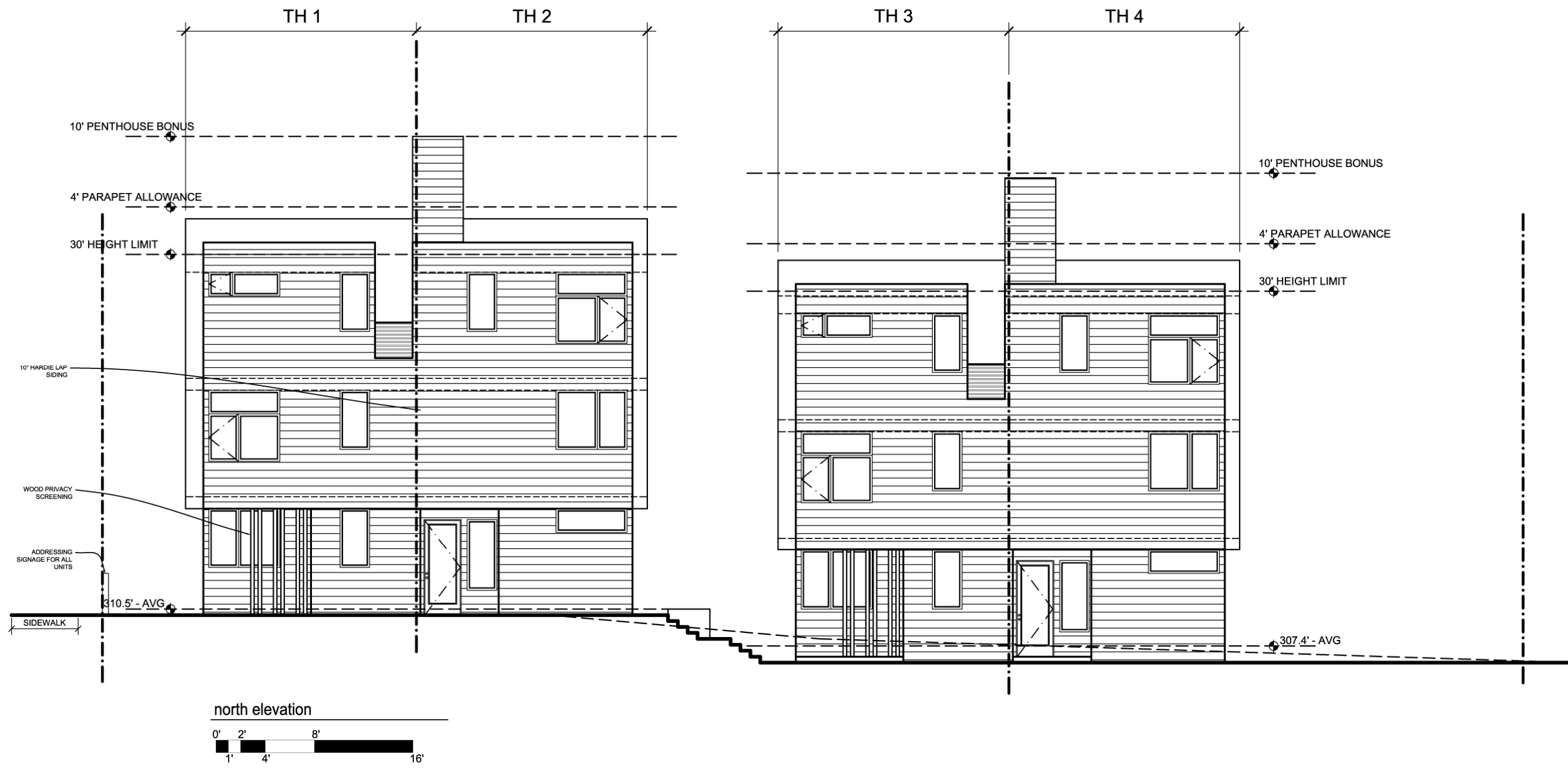


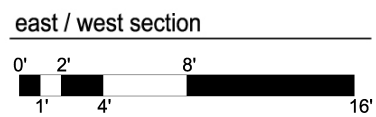
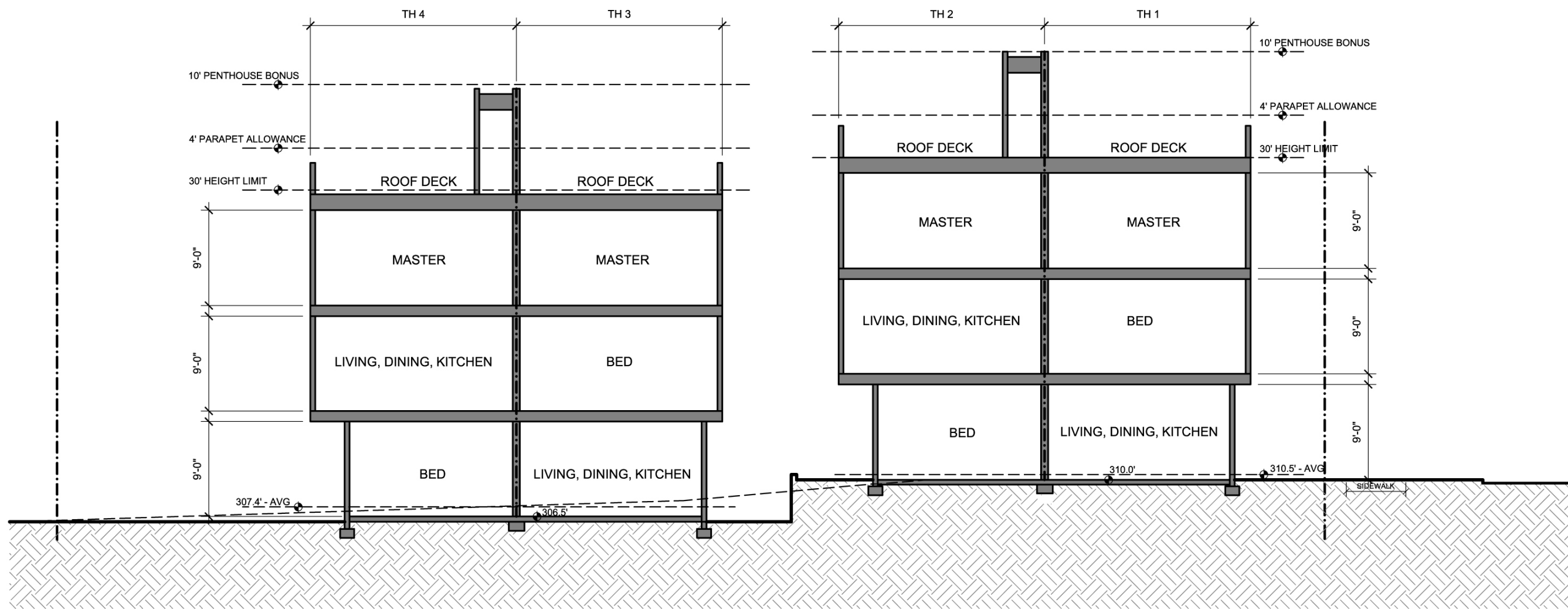


east elevation - TH1



east elevation - TH3







NEIGHBORING PROPERTY SOUTH





NEIGHBORING PROPERTY NORTH

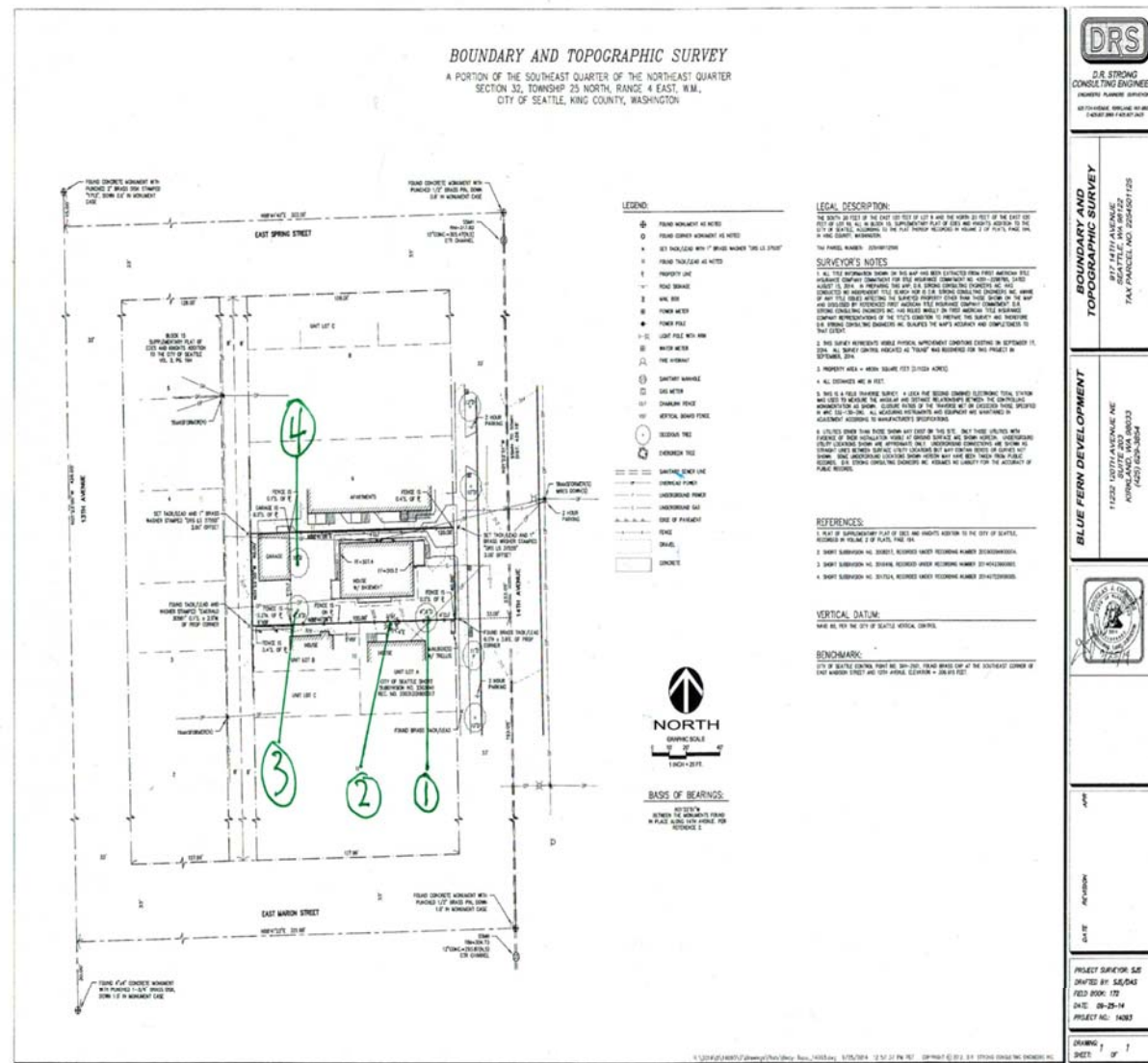


#3018876 917 14th AVE. STREAMLINED DESIGN REVIEW

November 24, 2014

WINDOW PLACEMENT 21

Tree Locations



Tree #	Species	Size (diameter inches)	Exceptional
1.	PRSE	11	No
2.	THOC	4	Yes
3.	PRSE	8	No
4.	CRCR	23.3	No

Trees on site

cockspur hawthorn, *Cratagegus crusgalli*,CRCR
 American arborvitae, *Thuja occidentalis*,THOC
 flowering cherry, *Prunus serrula* ,PRSE

Conclusions

Total number of Exceptional trees = 0
 Total number of trees over 24" on site=0

John Kenney
 Owner
 Steep Slope Tree Consulting
 ISA Certified Arborist/ Municipal Specialist # PN-6601AM
 ISA Qualified Tree Risk Assessor #510
 Certificate in Stream Restoration