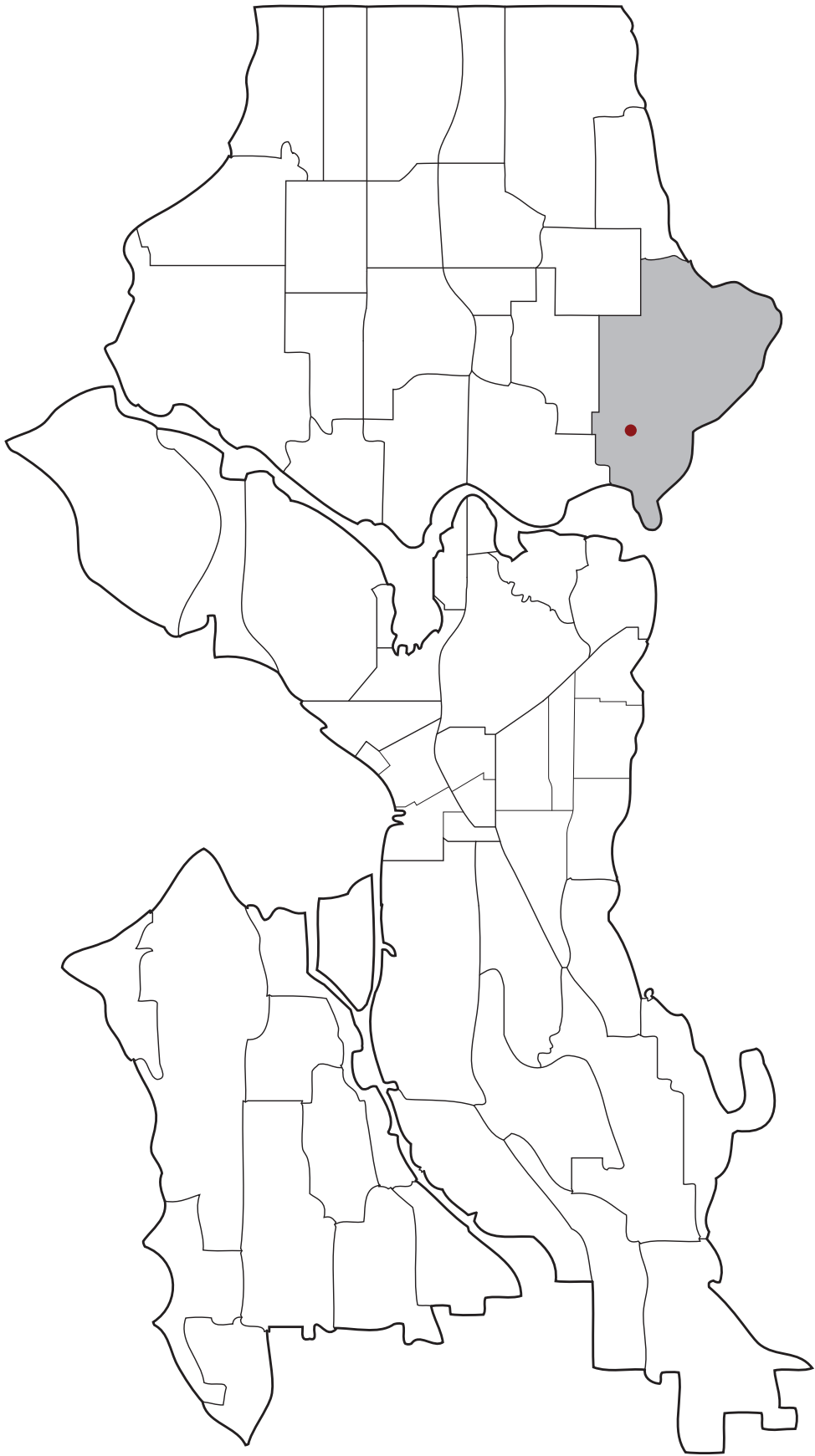


#3020587

5005 40TH AVE NE **STREAMLINED DESIGN REVIEW**

FIREWALKER HOMES **S+HWorks**
ARCHITECTURE & DESIGN



PROPOSAL

The project involves the demolition of two existing duplexes, and construction of 8 new townhouses grouped into four duplexes. Each of the two plots will have two duplexes, one at the front of the site (east), and one at the rear (west). The four structures will be spaced 10'-0" apart east to west and 9'-6" to 11'-0" apart north to south (adjustment requested), with walkways in the space between. One parking space is provided per townhouse unit at the alley as required by the Seattle Land Use code, as well as one two foot by six foot trash storage area per townhouse unit.

The area near the project site is characterized by a mix of small single family homes and small to mid-sized low-rise multifamily buildings, including 3-story townhouse buildings adjacent to the site. This area of 40th Ave NE is pedestrian friendly, featuring the Burke-Gilman Trail.

- The project goals are as follows:
1. To provide eight well-designed and well-constructed townhome units.
 2. To contribute to the safe and pedestrian friendly experience along 40th Ave NE.
 3. To develop the full potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
 4. Meet Built Green 4-Star standard.
 5. Maximize the development's connection to its surroundings including amenity areas and street level engagement.

ADDRESS

5005 40TH AVE NE
DPD# 3020587

PROJECT TEAM

OWNER	Firewalker Homes
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	Chadwick & Winters

PROJECT INFO

ZONING	LR2
LOT SIZE	8,000 SF
FAR	1.2
ALLOWABLE FAR	9,600 GFA
PROPOSED FAR	9,574 GFA
PROPOSED UNITS	8
COMMERCIAL SF	N/A
PARKING STALLS	8

INDEX

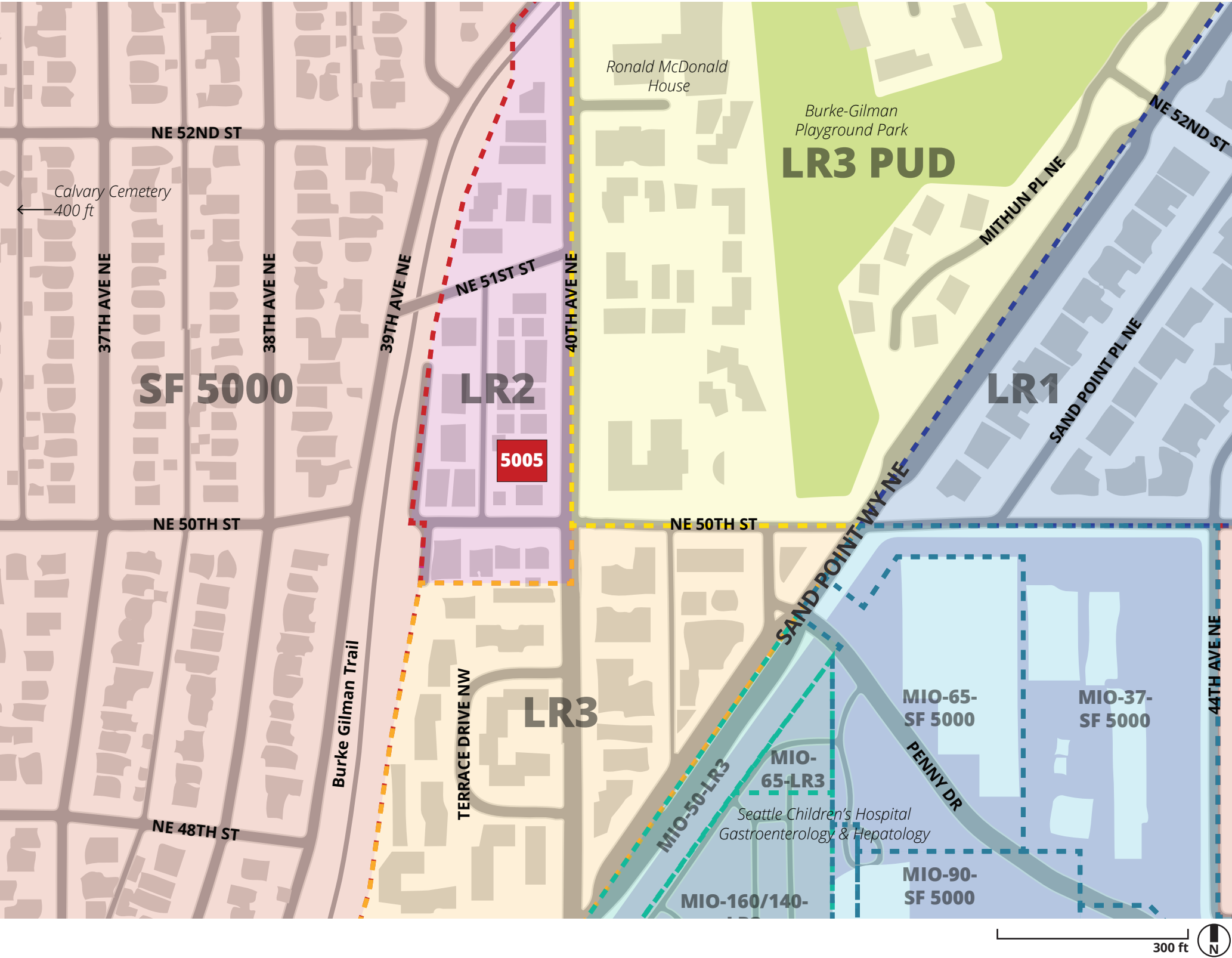
PROJECT INFO / PROPOSAL	1
SITE ANALYSIS	2
ZONING	2
CIRCULATION	3
STREET ELEVATIONS	4
CONTEXT CHARACTER	5
SURVEY	6
CONCEPT	9
SITE PLAN	9
FLOOR PLANS	10
LANDSCAPE PLAN	14
PERSPECTIVES	16
ELEVATIONS	18
SECTION	26
AMENITIES/CIRCULATION	27
ADJUSTMENTS	28
PRIORITY GUIDELINES	30
ZONING STANDARDS	32
PRIVACY DIAGRAMs	33
RECENT WORK	34

ZONING CONTEXT

The project site is zoned LR2 and is located on the west side of 40th Ave NE, a two lane collector arterial. The property is currently occupied by two duplexes which will be demolished. The site is bounded by a single family home to the south and a townhouse development to the north. The site is served by an alley. The surrounding blocks feature multifamily buildings of similar scale to the proposed development.

ZONING

SF 5000	
LR3 PUD	
LR3	
LR2	
NC3-30	
LR1	
MIO SF 5000	
MIO LR3	





CIRCULATION

-  DESIGNATED BUS STOP
-  ZIP CAR LOCATION
-  TRANSIT ROUTE
-  BIKE-FRIENDLY ROUTE
-  BURKE GILMAN TRAIL
-  PRINCIPAL ARTERIAL
-  COLLECTOR ARTERIAL

The site is served by two bus lines: the 65 and the 75, providing public transit access to Downtown Seattle, University District, Sand Point, Wedgewood, Northgate, and Lake City. An alley services the site from the west and connects NE 50th St and NE 51st St while 40th Ave NE provides street parking on both sides of the street. The popular Burke Gilman Trail runs one block west of the site, adding to the area's pedestrian friendly character.



BUILDING TYPOLOGY

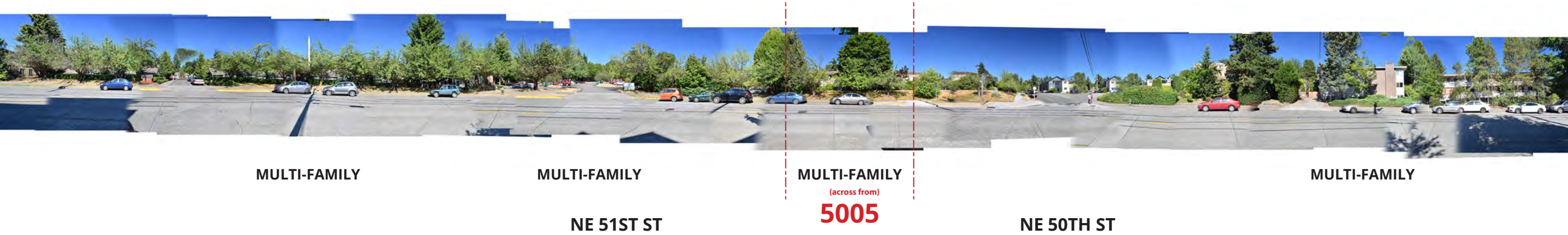
-  SINGLE FAMILY
-  MULTIFAMILY
-  RONALD MCDONALD
-  INSTITUTIONAL
-  RECREATIONAL PARK

The immediate vicinity is composed of mostly multifamily buildings, including townhomes and apartments. To the west, across the Burke Gilman trail, is a large single family zone. The Children's Regional Medical Center occupies a large campus to the south of Sand Point Way NE, with other institutional buildings in the area.

1 40TH AVE NE LOOKING WEST



2 40TH AVE NE LOOKING EAST



40TH AVE NE + NE 50TH ST
Buildings along 40th Ave NE adjacent to the site include a mix of older single family homes, newer multifamily buildings, and an institutional building. NE 50th St is composed of mostly small to mid-sized low-rise multifamily buildings. The site overlooks a low lying multifamily building across 40th with the Burke-Gilman Playground Park beyond.

The 65 bus stops at the corner of NE 51ST ST and 40TH AVE NE heading towards the UW campus and at NE 50TH ST heading towards Wedgwood, Lake City, and Jackson Park.



View from 40th Ave NE looking west at the site

CONTEXT CHARACTER

The site's larger context is that of a mixed neighborhood of small scale multifamily and older single family homes located near employment and shopping centers. The site is in close proximity to major employers such as Seattle Children's Hospital and the University of Washington. Neighborhood shopping is located within a short walk at NE 55th and more regional scale shopping opportunities are found slightly farther away at the University Village. In addition, the site has immediate access to the Burke-Gilman Trail and bus lines, giving it strong connections to the rest of the city. The Burke-Gilman Trail along with Burke-Gilman Playground Park across the street provide opportunities for recreation. This proximity to amenities and transportation options allows great opportunity for non-motorized access to life's necessities.

- 1. BURKE GILMAN TRAIL
- 2. FIRE STATION 38
- 3. BURKE-GILMAN PLAYGROUND PARK
- 4. MULTIFAMILY HOUSING
- 5. METROPOLITAN MARKET
- 6. SEATTLE CHILDREN'S HOSPITAL
- 7. RONALD MCDONALD HOUSE





SITE CONDITIONS

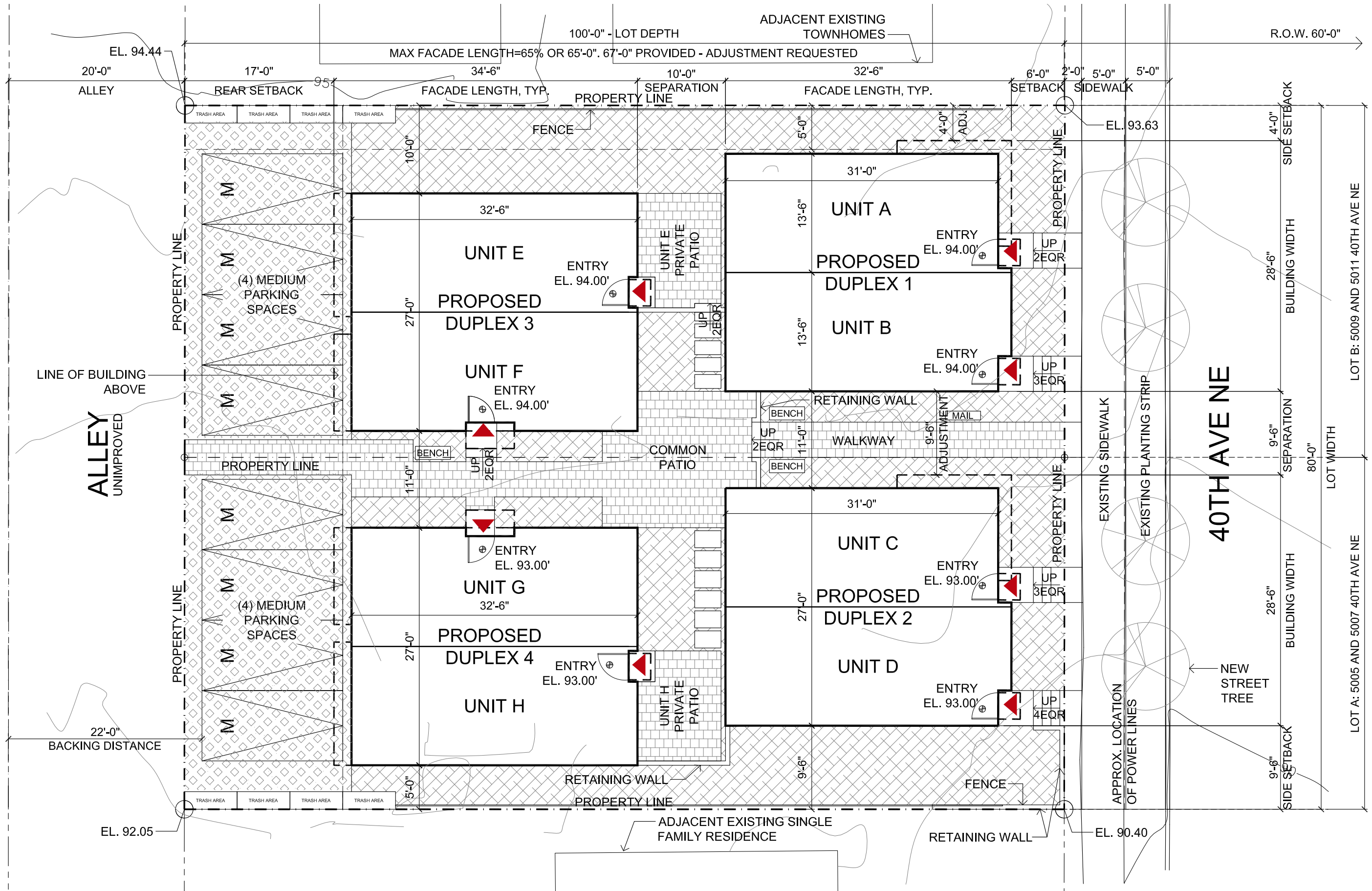
The proposed site is relatively flat, with 4' of grade change up from the southeast corner to the northwest. The two existing duplexes and their accessory structures will be demolished. The existing planting strip and sidewalk will remain. New street trees will be provided per the city arborist.

LEGAL DESCRIPTION

Tax parcel No. 2436700605
Lot 7, block 14, Exposition Heights Division No. 2, according to the plat thereof recorded in volume 17 of plats, page 46, records of King County, WA.

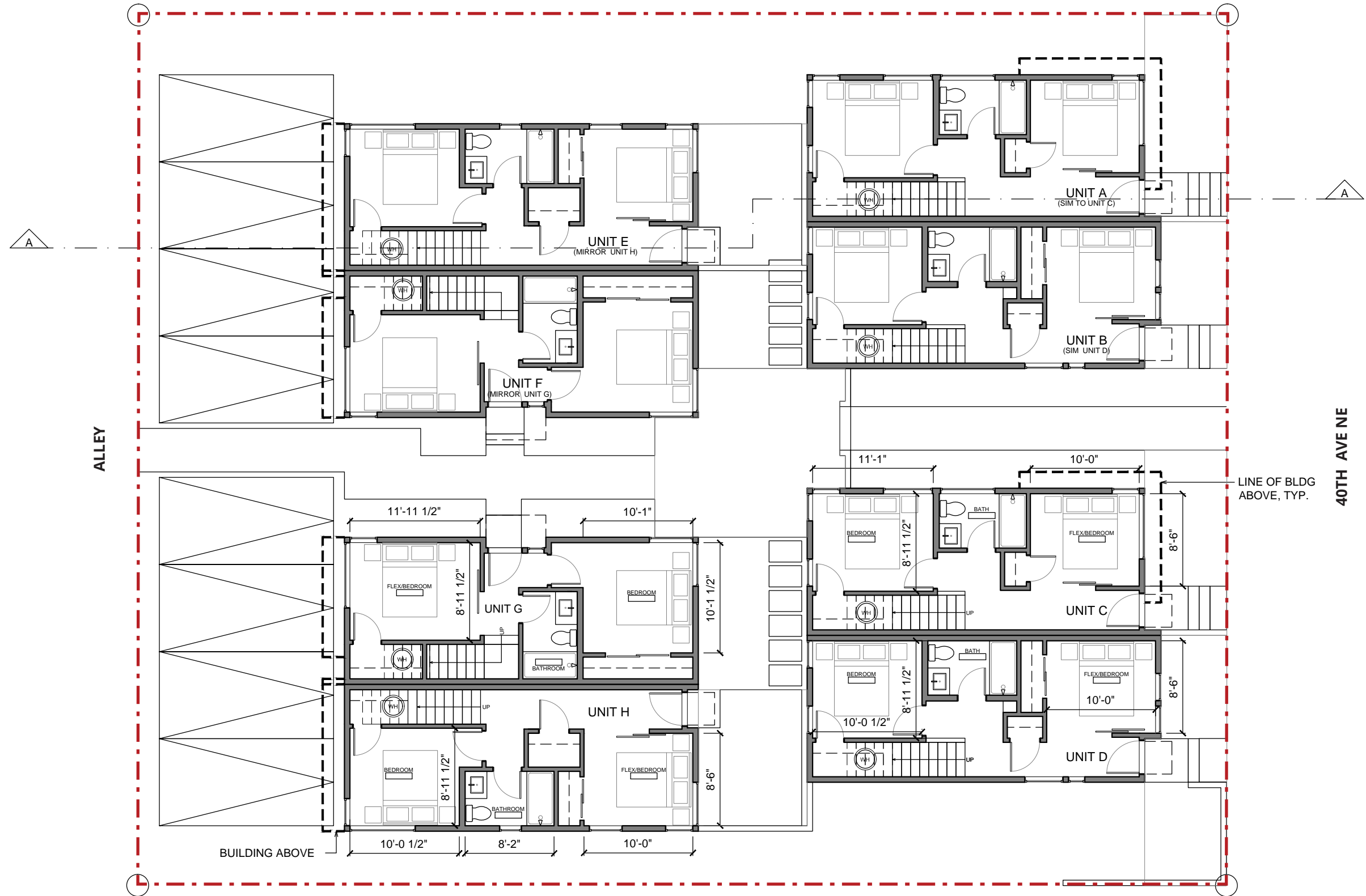
Tax parcel No. 2436700610
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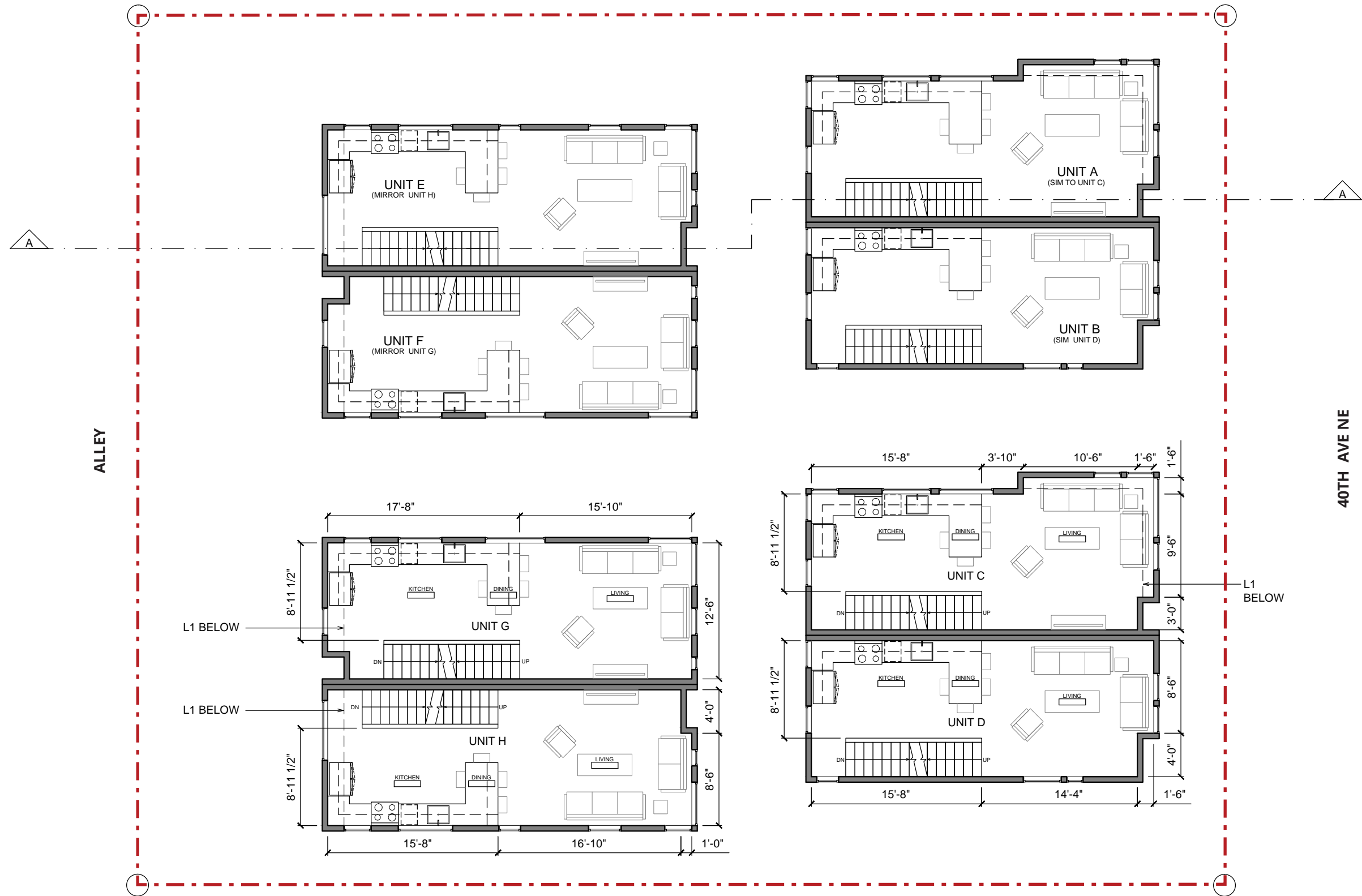
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SITE PLAN
SCALE: 3/32" = 1'





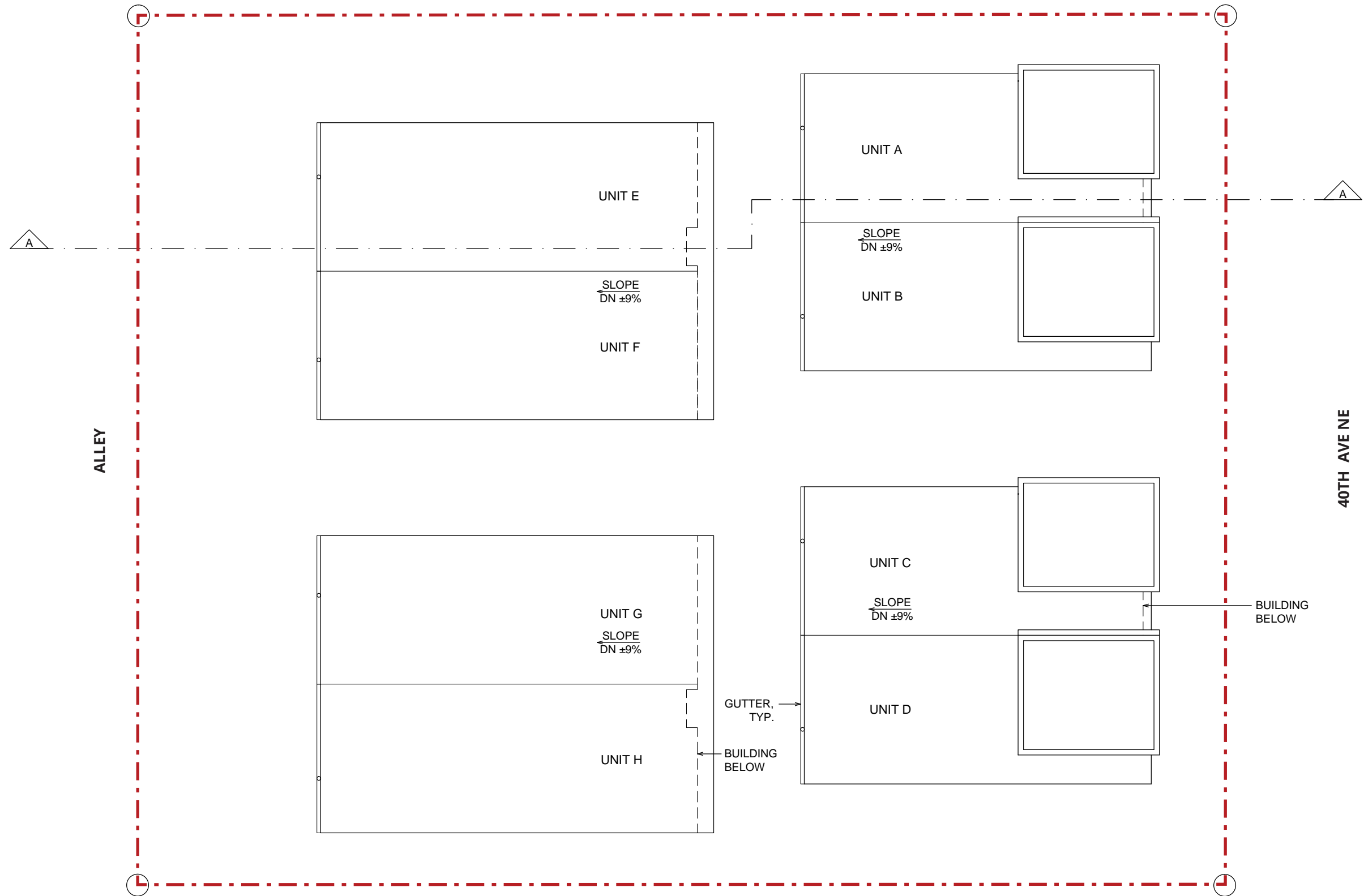


LEVEL 2 FLOOR PLAN

SCALE: 1" = 10'-0"







LEVEL ROOF FLOOR PLAN

SCALE: 1" = 10'-0"



LANDSCAPE PLAN (N.T.S)



PLANTING SCHEDULE



GROUND COVERS (LEFT TO RIGHT)

- 1. Black Mondo
- 2. Burgundy Glow Ajuga
- 3. Ice Dance Sedge
- 4. Hybrid Epimedium



SHRUBS AND PERENNIALS (LEFT TO RIGHT)

- 1. Rainbow Drooping Fetterbush
- 2. Golden Mopps Sawara False Cypress
- 3. Ilex Sky Pencil
- 4. Fountain Bamboo

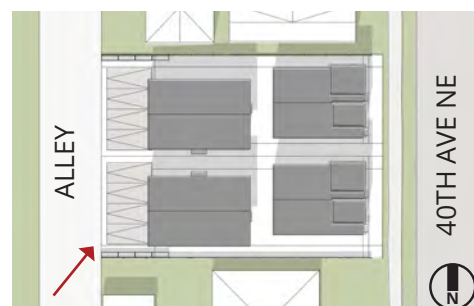


SHRUBS AND PERENNIALS (LEFT TO RIGHT)

- 1. Skyrocket Juniper
- 2. Japanese Painted Fern
- 3. Pyramidal European Hornbeam
- 4. Coral Bark Maple



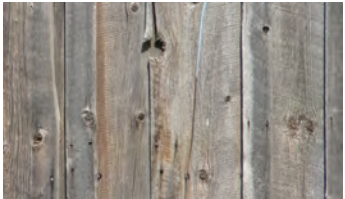
VIEW FROM 40TH AVE NE
(STREET TREES NOT SHOWN FOR CLARITY)



VIEW FROM ALLEY

EAST ELEVATION

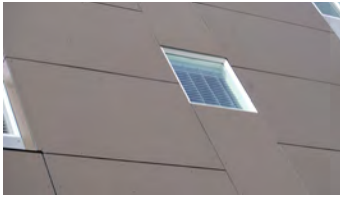
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WOOD SIDING



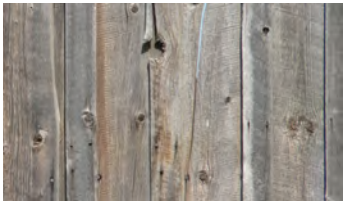
PAINTED FIBER CEMENT
PANEL



WHITE VINYL WINDOWS

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WOOD SIDING



PAINTED FIBER CEMENT
PANEL

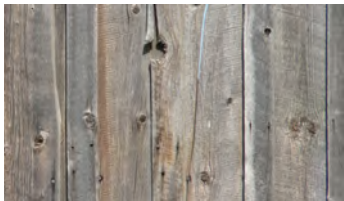


WHITE VINYL WINDOWS



WEST ELEVATION

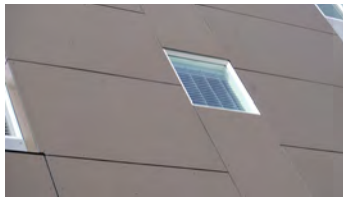
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WOOD SIDING

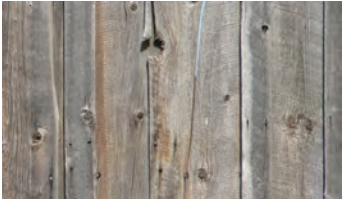


PAINTED FIBER CEMENT
PANEL



WHITE VINYL WINDOWS

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WOOD SIDING



PAINTED FIBER CEMENT
PANEL

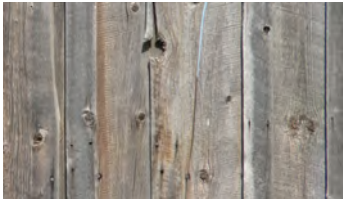


WHITE VINYL WINDOWS



INTERIOR NORTH ELEVATION

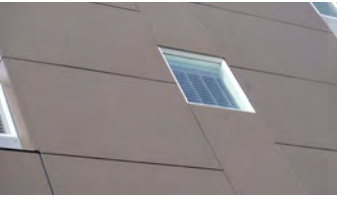
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WOOD SIDING

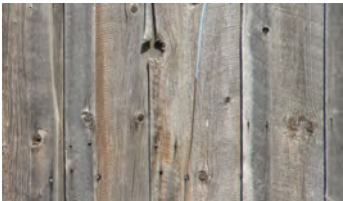


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PANEL



WHITE VINYL WINDOWS

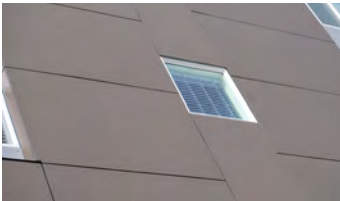
INTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WOOD SIDING



PAINTED FIBER CEMENT
PANEL

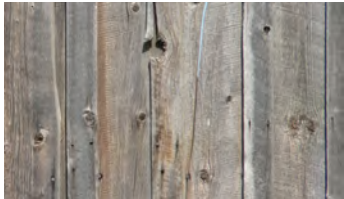
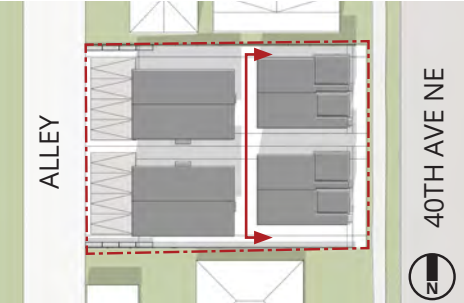


WHITE VINYL WINDOWS
PANEL



INTERIOR WEST ELEVATION

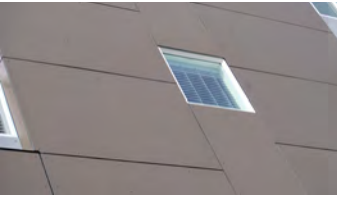
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WOOD SIDING



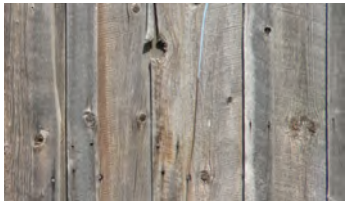
PAINTED FIBER CEMENT
PANEL



WHITE VINYL WINDOWS

INTERIOR EAST ELEVATION

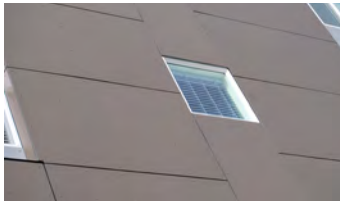
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WOOD SIDING

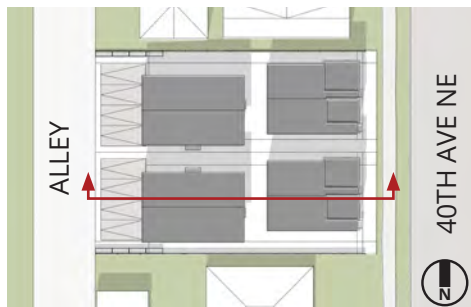
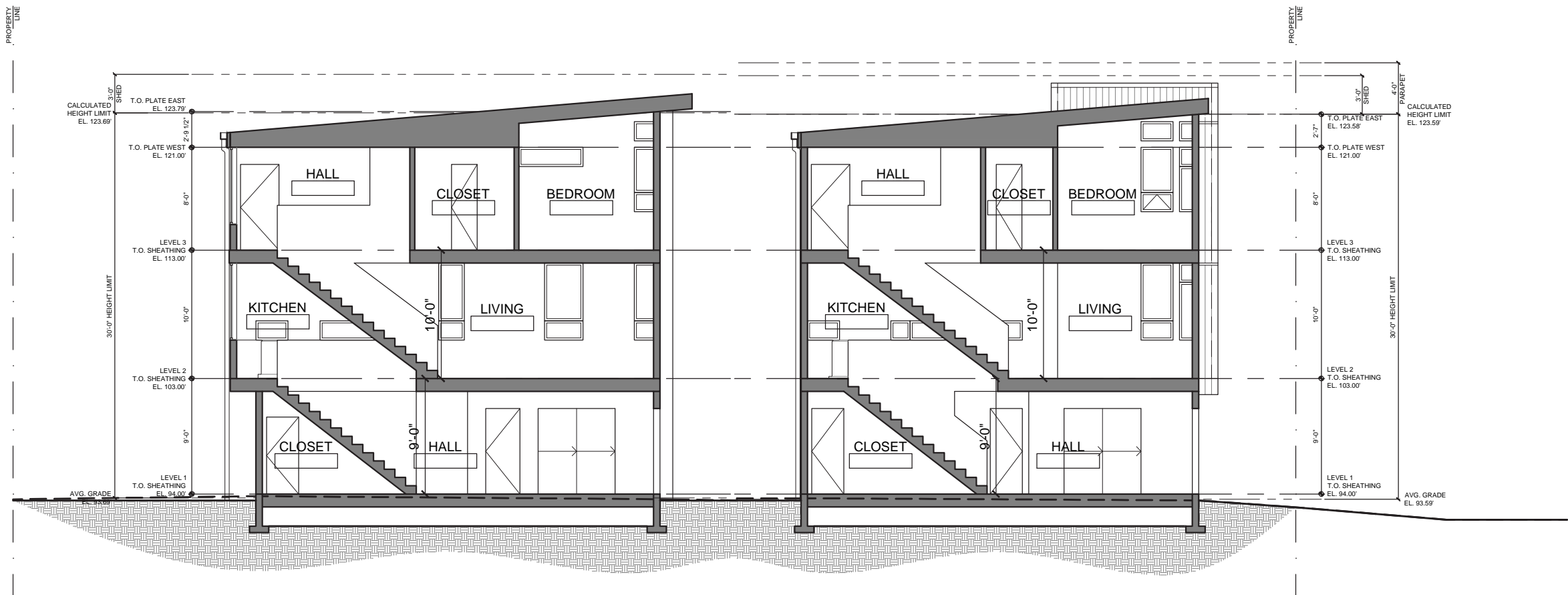


PAINTED FIBER CEMENT
PANEL



WHITE VINYL WINDOWS





SECTION A
SCALE: 1" = 10'-0"

AMENITIES / CIRCULATION

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

Access to the units from 40th Ave NE and the alley is through a paved path running East-West with a common patio in the center of the four duplexes. The west townhomes are accessed from this path, while those located along 40th Ave NE are also accessed directly from the street. The pathways are paved with permeable pavers and generously landscaped, and include seating areas. The central path is staggered to create a more dynamic, changing experience when passing through the site. Steps mitigate grade change throughout the site, and create transitional thresholds from the sidewalk to the site and to the unit entries. The staggered site plan creates a variety of amenity areas, both in size and degree of privacy.

AMENITY AREA
PER SMC
23.45.522

AMENITY AREA REQUIRED:
amenity area equal to 25% of lot area

LOT AREA	8,000
25%	2,000

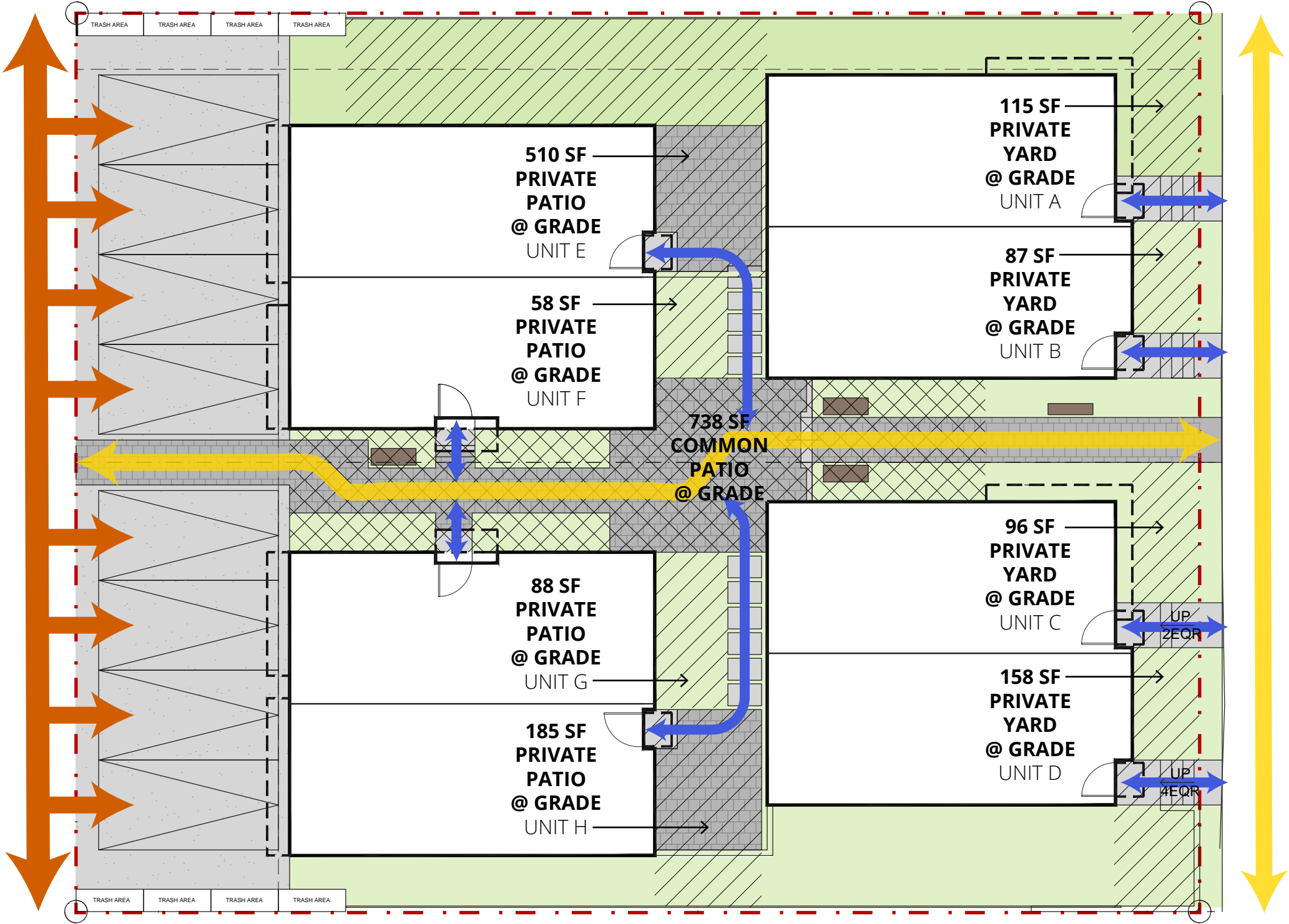
50% of amenity area to be provided at grade

AMENITY AREA	2,000
50%	1,000

PRIVATE AMENITY PROVIDED:

UNIT	AT GRADE	ROOF DECK	DECKS	TOTAL
A	115	0	0	115
B	87	0	0	87
C	96	0	0	96
D	158	0	0	158
E	510	0	0	510
F	58	0	0	58
G	88	0	0	88
H	185	0	0	185
Common	738	0	0	738
TOTAL				2035
TOTAL @ GRADE				2035

- PUBLIC STREET/ALLEY CONNECTION
- PRIMARY PEDESTRIAN CIRCULATION
- PRIVATE ENTRY
- PLANTING
- COMMON AMENITY AREA
- PRIVATE AMENITY AREA



ADJUSTMENTS

REQUESTED ADJUSTMENTS

- 1

Front Setback Average - SRC 23.45.518.A:
We are requesting a reduced front setback, from 7' average to 6.34' average. No adjustment is requested to the 5' minimum setback. The adjustment from 7' to 6.4' average is a 8.6% reduction. SDR allows a maximum of a 50% reduction.
- 2

Side Setback (At Upper Floor Articulation Only) - SRC 23.45.518.A:
We are requesting a reduced side setback, from 5' minimum to 4' minimum. This is a 20% reduction. SDR allows a maximum of a 50% reduction.
- 3

Building Separation (At Upper Floor Articulation Only) – SRC 23.45.518.F.1:
We are requesting a reduced separation between buildings, from 10' minimum to 9.5' minimum. This is a 5% reduction. SDR allows a maximum of a 50% reduction.
- 4

Facade Length – SRC 23.45.527.B.2:
We are requesting an increased facade length, from 65' to 67'. This is a 3% increase. SDR allows a maximum of a 10% increase.

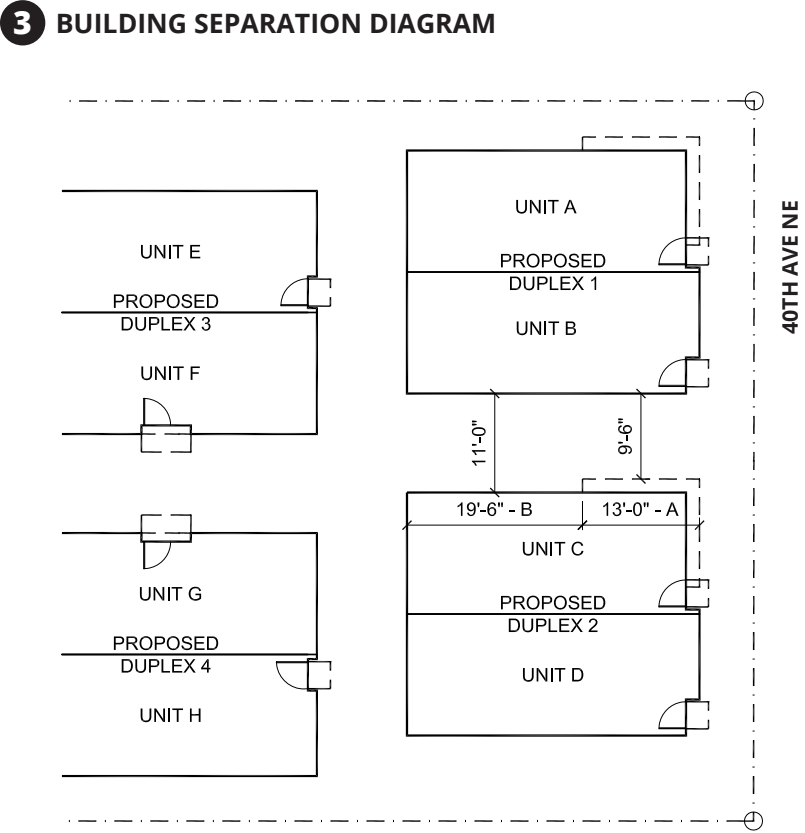
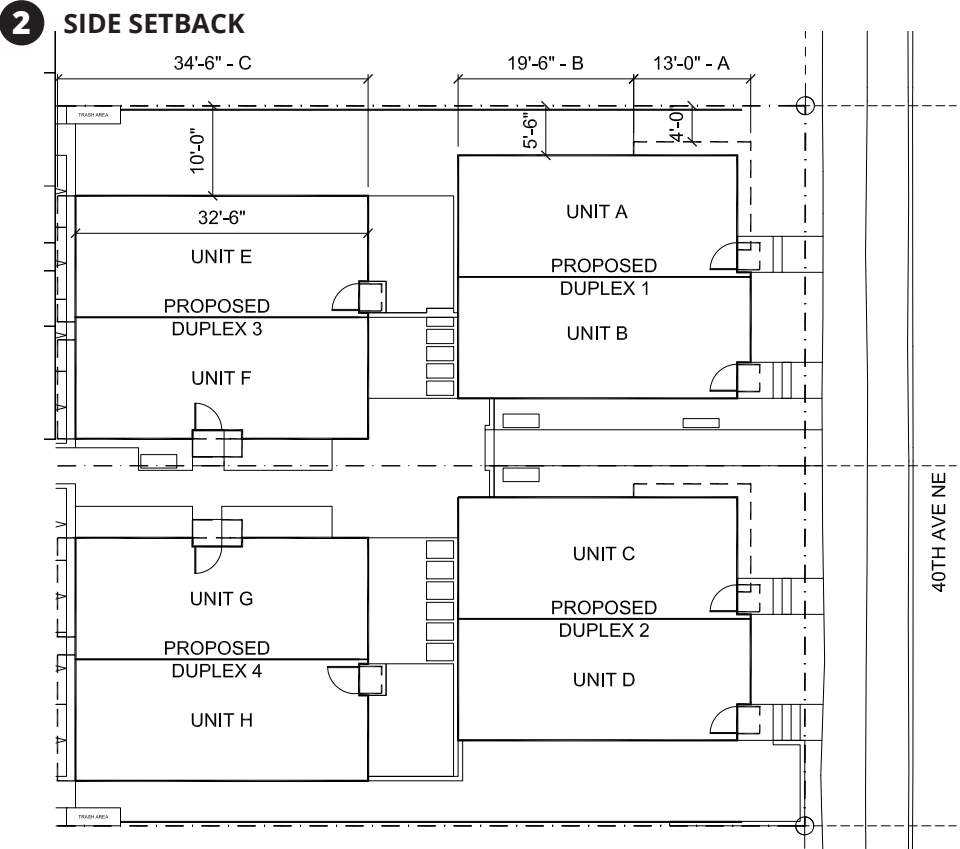
JUSTIFICATION

The reason for this reduced front setback is to make the buildings longer in the east-west direction, and thinner in the north-south direction. Longer, thinner building footprints allow for a staggered layout which results in larger side yards, greater visibility of rear units, increased building articulation, and a staggered, dynamic site configuration. The larger side yards create more of a buffer between the proposed development and the adjacent properties to the north and south. The increased visibility of the rear buildings allows an improved street presence for the rear buildings, and creates a more dynamic architectural composition from the street view. The staggered site layout creates more varieties of open spaces, both in size and degree of privacy, and makes the experience of passing through the site much more dynamic and interesting. The reduced setback also allows for greater articulation at the street face of the buildings.

This reduced setback adjustment allows for greater articulation of the front building's upper level cantilever, increases the visibility of the rear buildings, and increases side setbacks elsewhere. This reduced setback occurs only at the north side of the northeast building at the second and third floor. The remainder of this side has a 5'-6" setback, and when averaged it is a 4.9' setback, or a 2% reduction. The reduced setback is further mitigated by the larger 10' side setback for the building immediately to the west. Taken as an average including both buildings, the whole north side setback is 7.5' average. Furthermore, this allows a larger south side setback on the opposite side of the site. The primary intent of this reduced setback is to maximize the visibility of the rear buildings by offsetting the buildings in the north-south direction.

This reduced separation between buildings allows for greater articulation of the southeast building's upper level cantilever, increases the visibility of the rear buildings, and increases setbacks elsewhere. This reduced separation occurs only at the north side of the southeast building at the second and third floor. The remainder of this separation is 11'-0", and when averaged it is a 10.4' setback, exceeding the 10' minimum. Furthermore, this allows a larger south side setback at the south side of the building. The primary intent of this reduced setback is to maximize the visibility of the rear buildings by offsetting the buildings in the north-south direction.

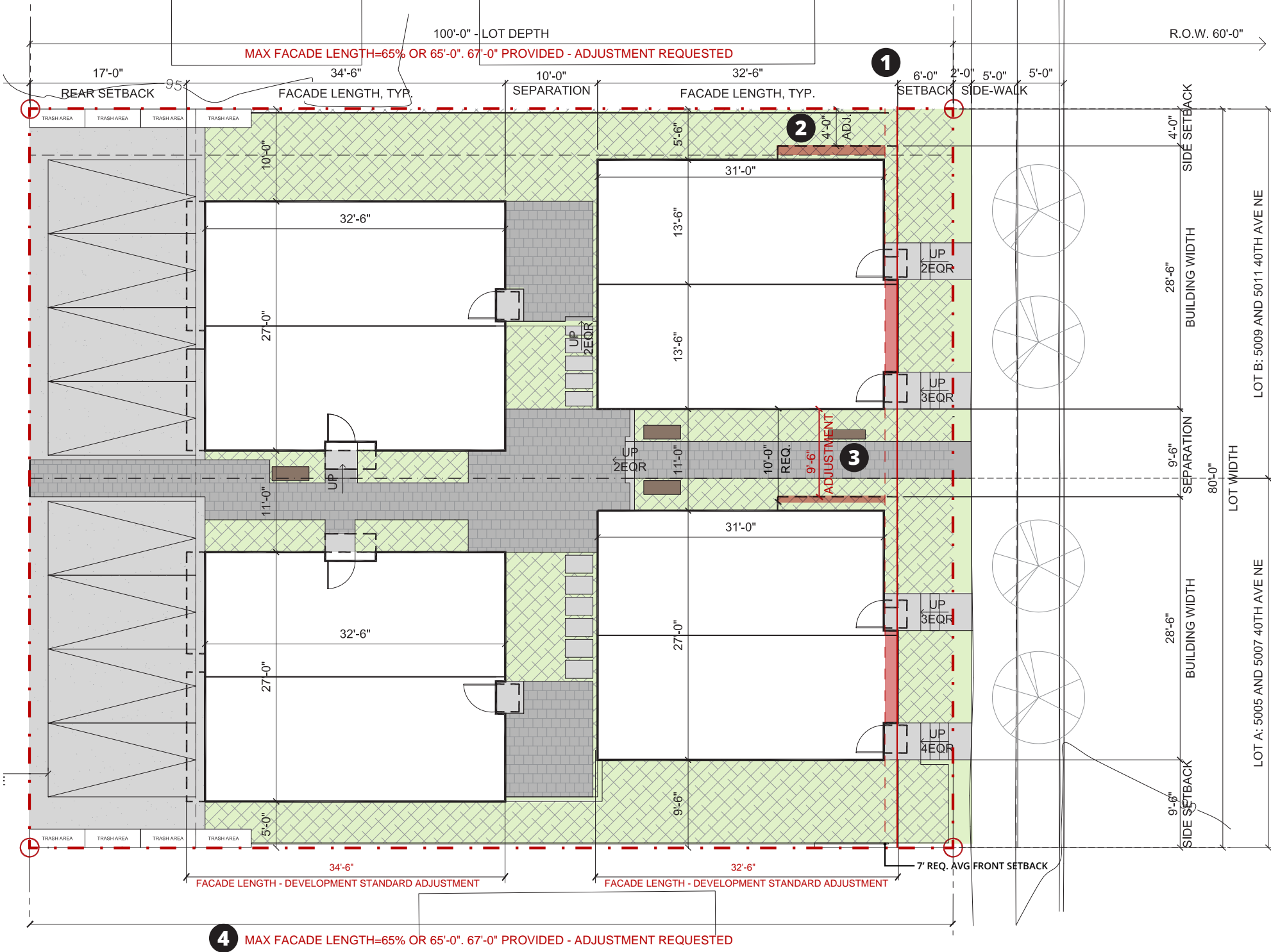
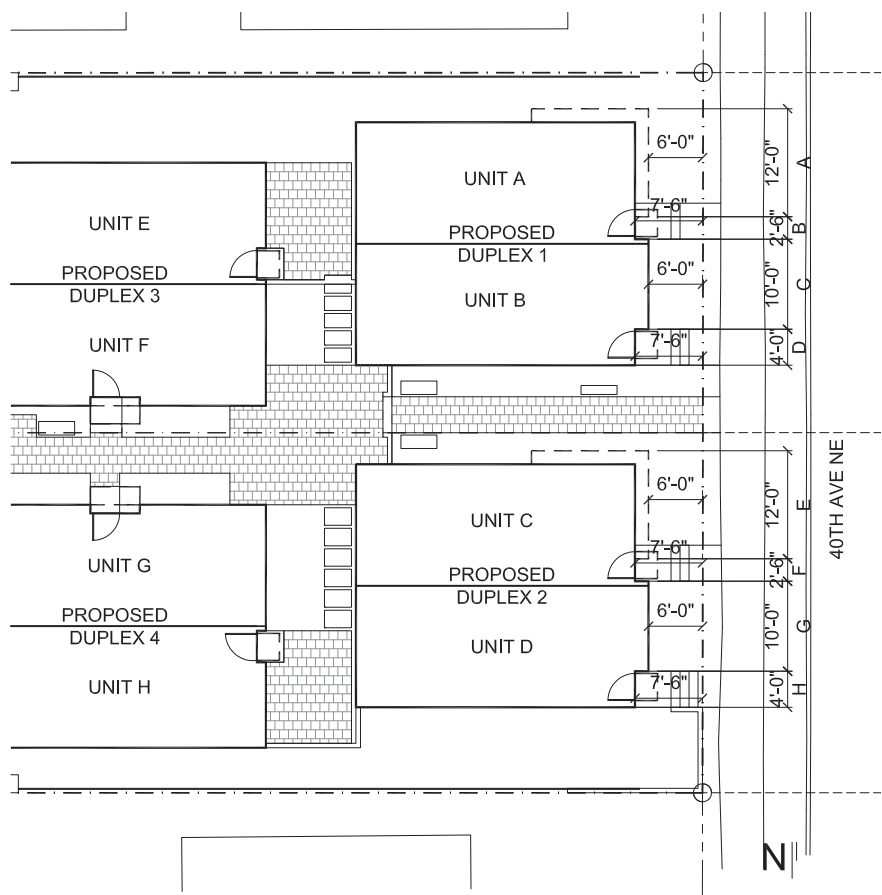
The reason for this increase in facade length is to make the buildings longer in the east-west direction, and thinner in the north-south direction. Longer, thinner building footprints allow for a staggered layout which results in larger side yards, greater visibility of rear units, and a staggered, dynamic site configuration. The larger side yards create more of a buffer between the proposed development and the adjacent properties to the north and south. The increased visibility of the rear buildings allows an improved street presence for the rear buildings, and creates a more dynamic architectural composition from the street view. The staggered site layout creates more varieties of open spaces, both in size and degree of privacy, and makes the experience of passing through the site much more dynamic and interesting. The increased facade length also allows for greater articulation at the east and west faces of the buildings.



1 FRONT SETBACK CALCULATIONS

STRUCTURE AB				AVG. SETBACK		6.34
SIDE	SETBACK		LENGTH (ft)	TOTAL		
A	6.00	x	12.00	=	72.00	
B	7.50	x	2.50	=	18.75	
C	6.00	x	10.00	=	60.00	
D	7.50	x	4.00	=	30.00	
TOTAL: 28.50				TOTAL: 180.75		
180.75 / 28.50				= 6.34		
STRUCTURE CD				AVG. SETBACK		6.34
SIDE	SETBACK		LENGTH (ft)	TOTAL		
E	6.00	x	12.00	=	72.00	
F	7.50	x	2.50	=	18.75	
G	6.00	x	10.00	=	60.00	
H	7.50	x	4.00	=	30.00	
TOTAL: 28.50				TOTAL: 180.75		
180.75 / 28.50				= 6.34		

FRONT SETBACK



NOT TO SCALE

PRIORITY GUIDELINES

GUIDELINE	RESPONSE
CONTEXT AND SITE CS2.B.2 Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)— in siting and designing the building.	The site layout is intended to create a strong connection between the street, the site, and the residential units. A staggered unit layout allows views between the rear units and the street. A strong central courtyard and path through the site connects the units to the street, the alley, the rear unit entries and smaller private amenity areas.
CS2.C.2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	The proposed design is of a scale consistent with the emerging block pattern. Height and scale reflect that seen in existing buildings and newer projects on the block and in the larger neighborhood. The use of wood siding and pitched roofs strengthen the relationship between the proposed development and the smaller scale buildings on the block. The south facades are adjacent to a much smaller building and are designed to be attractive given their visibility.
PUBLIC LIFE PL1.A.2 Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.	The site layout is designed to maximize ground level open space. The units are massed into longer and thinner volumes that allow for larger setbacks and separations. A strong central walkway connects through the site from the street to the alley and links the units and the associated amenity areas into a unified whole. Generous landscaping and seating in the central courtyard invite activity. Individual entries are accentuated by being located on recessed planes and the use of canopies and stoops.
PL1.B.1 Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	Front building entry stoops and walkways and the central site walkway connect strongly with the sidewalk, supporting pedestrian activity. The central pedestrian courtyard creates a connection between 40th Ave NE and the alley, creating opportunities for pedestrian circulation through the site and to all the units and the associated outdoor spaces. The staggered site layout increases the visibility of activities in the rear of the site as viewed from the sidewalk. See also DC3.

GUIDELINE	RESPONSE
PL.3.A.1, A.2 Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	Entries are recessed and protected by canopies and overhangs. The massing and finishes of the buildings articulate and reinforce the building entries. The buildings are set back from the street enough for privacy and to provide a transitional buffer, yet the buildings are still close enough to the sidewalk to have a presence and connection with the public realm. Landscaping and pathway paving improve the quality of the entry spaces. Changes in elevation throughout the site create thresholds that buffer between different degrees of privacy. The front entries are buffered by landscaping, creating a more intimate entry sequence. Grouped mailboxes and benches along the central walkway provide opportunities for interaction. The secondary pathways create a clear and graceful transition to the individual entries and through the site. See also DC3.
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	

GUIDELINE

RESPONSE

PL.3.B.1, B.2

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

The buildings and their entries are all raised above the sidewalk level, this separation is reinforced by landscaping and paving materials to create a threshold between public and private spaces. Generous and various windows provide eyes on the street, eyes on the courtyard, and eyes on the alley for both real and perceived security. The staggered site plan provides diagonal views through the site, increasing the effectiveness of visual security while also providing enhanced privacy and opening up the site to light and air. Windows and entries are also arranged for privacy relative to the public realm, open spaces, adjacent units, and neighbors. Entries are recessed, raised, protected by canopies, and related to variations in exterior finishes, articulating their location.

GUIDELINE

RESPONSE

DESIGN CONCEPT

DC2.B.1, C.1

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC3.A.1

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

The facades of the buildings have been carefully arranged and articulated to create a balanced, pleasing composition. The facade patterns repeat to reinforce the rhythm and scale of the street wall. Recessed planes create relief and shadow that will change at different times of day and year. Large windows are included where possible, windows are placed so as to create a visually pleasing arrangement, and no facades are blank. Canopies add depth as secondary architectural features while highlighting the building entrances. The relief, articulation, and windows break down the mass of the buildings to create a more human scale. Care was taken with all building facades, including the alley, so that all are well composed and pleasing to see. High quality materials are used at the street fronts, adding a pleasing texture where the buildings are most visible and public, see DC4 below. The landscape design is closely integrated with the architecture to complete the composition.

The open spaces are arranged in a careful balance with the buildings on the site; the concept is as much about the open space as it is about the buildings. They are arranged and detailed to create an attractive and usable network of open spaces that connect the building entries and private amenity areas to the sidewalk and parking areas. The landscape design reinforces the relationship between open spaces and buildings. See also PL1, PL3, and DC4.

DC4.A.1

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Exterior finish materials include cedar siding and fiber cement panels, both are highly durable. Both materials are present at the street facades, creating an arrangement that is both dynamic and welcoming. The composition and details of the materials are modern and simple, with carefully placed joint lines and clean transitions. Exterior material transitions reflect the articulation of the building, reinforcing the architectural concept.

ZONING STANDARDS
ZONING: LR2

SMC	REQUIREMENT	PROPOSED
23.45.504	Permitted and prohibited uses	Residential use permitted outright.
23.45.510	Floor Area Ratio (FAR) limits Per Table A 23.45.510, FAR for townhouses in an LR2 zone outside an Urban Center/Village is 1.0 or 1.2 if the project meets the standards of subsection 23.45.510.C.	Project to meet 23.45.510.C so it is eligible for the higher FAR of 1.2. Lot Area: 8,000 SF Max Building Area Allowed: 9,600 SF (8,000 X 1.2) Proposed: 9,574 SF
23.45.510.C	C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-star rating. C.3-4 Parking in rear of lot.	Proposed: Built Green 4-Star Parking area provided at the rear of the lot, behind all structures, accessed from the alley (8 spaces).
23.45.512	Density Limits No density limit if project meets 23.45.510.C.	Compliant: 8 dwelling units proposed, project to meet 23.45.510.C.
23.45.514	Structure Height Maximum 30' height limit, with exceptions for sloped roofs, overhangs, and parapets.	Compliant: See section drawing with height diagram, page 26.
23.45.518	Setbacks and Separations Front: 7' Average, 5' Minimum; Rear 7' Average, 5' Minimum; separations between structures: 10' Minimum.	Most setbacks and separations are compliant, some adjustments are proposed, see the Site Plan on page 9 and see Adjustments, pages 28 and 29.
23.45.522	Amenity Area 25% of lot area, 50% at ground level, minimum. 8,000 SF x 25% = 2,000 SF required. 2,000 x 50% = 1,000 SF required at ground level.	Compliant: 2,035 SF total proposed, 2,035 SF at ground level.
23.45.524	Landscaping Minimum 0.6 Green Factor required, street trees required.	Compliant: Green Factor greater than 0.6 proposed.
23.45.527	Structure Width and Facade Length Limits Maximum Width 90', Maximum Facade Length: 65% of lot line, 100' x 65% = 65'-0" maximum facade length.	Maximum Structure Width: 66', Compliant. 2' Facade Length Adjustment proposed for a maximum length of 67', see Adjustments, pages 28 and 29.

SMC	REQUIREMENT	PROPOSED
23.54.015	Required Parking One space required per dwelling unit.	Compliant: 8 medium parking spaces proposed.
23.54.040	Solid Waste Storage and Access One 2'x6' storage area per dwelling unit required.	Compliant: (8) 2'x6' storage areas proposed.

PRIVACY DIAGRAM

Overlapping fenestration was minimized with adjacent buildings to maintain privacy.

- Proposed Fenestration
- Neighboring Fenestration





A



B



C



D



E



F

RECENT WORK



- A** ONEONE6
116 13TH AVE E / SEATTLE, WA
- B** 5902 BALLARD
5902 22ND AVE NW/ SEATTLE, WA
- C** 225 HOME
225 27TH AVE E / SEATTLE, WA

- D** 2418 BALLARD
2418 NW 58TH ST / SEATTLE, WA
- E** 11219 TOWNHOMES
11219 GREENWOOD AVE N / SEATTLE, WA
- F** 2429 TOWNHOMES
2429 8TH AVE N / SEATTLE, WA

