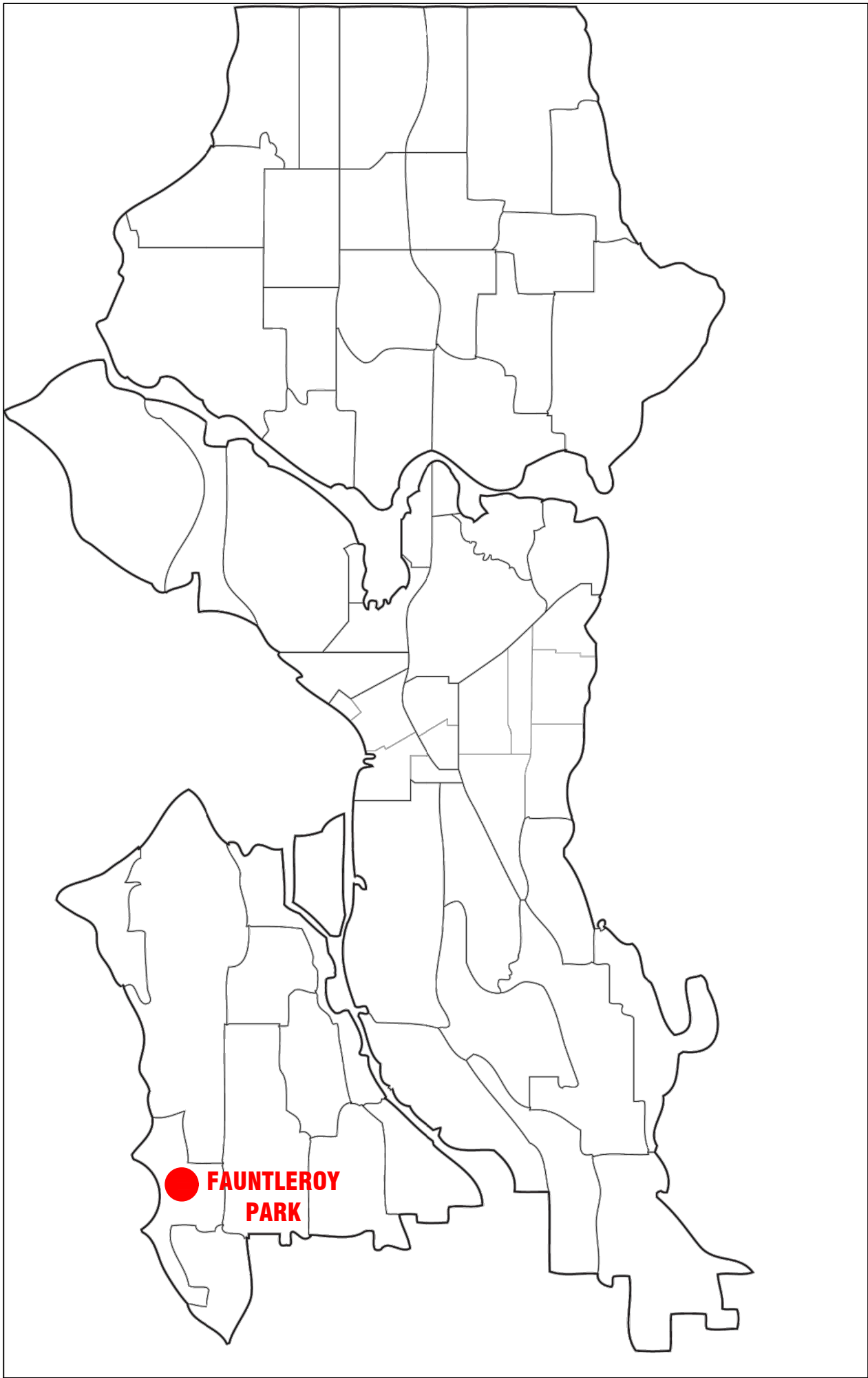




302 7510

9443 35th Ave SW [S.D.R. PROPOSAL]

5 TOWNHOMES



PROJECT DESCRIPTION

DEMO EXISTING SFR AND CONSTRUCT 7, 129 SF OF TOWNHOUSE RESIDENTIAL BUILDING WITH 5 UNITS AND 5 SURFACE PARKING STALLS. ALLEY ACCESS.

PROPOSAL DESCRIPTION

The project site is located in W Seattle by Fauntleroy Park. This area of 35th Ave SW & SW Roxbury St is a busy, commercial & residential street with public transportation along 35th Ave SW and traffic.

The site is abutting to the SOUTH a Commercial one story old venture at the street, splitting the lot with a two story residential unit.
To the NORTH there's a one story residential house.
Across the street (EAST) there's a one story residential house and a corner neighborhood commercial center.
Across the alley (WEST) there's a one story single family house with a large back yard open space transition to the alley.

This project involves the demolition of the existing one story single family home and the construction of (5) Townhomes with (5) parking stalls accessed via the rear alley.

The (5) Townhouse units are grouped into one structure with pedestrian access (on the North side of the lot) through a common walkway that leads to the rear alley. Unit #1 has the entry facing the street (front), #2, 3, 4 have the entries facing North (side) where a large amenity area is provided in front of all entries, all sharing the common walkway that leads to the last rear unit #5 that has the entry facing the Alley because the existing house & commercial space abutting the South property is in a bad shape (proposed to be screened with tall shrubs).

The proposed project is focused on reinforcing the existing desirable conditions, creating an attractive addition to the streetscape and overall character of the neighborhood, filling a height gap and providing the residential need on a street that is growing in similar new buildings.

The project goals are as follows:

- 1. Provide (5) total well designed and well constructed residential units.
- 2. Provide uses that the neighborhood needs & increasing density.
- 3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
- 4. To maximize the development's connection to its surroundings, including views, amenity areas, and street level engagement.
- 5. To add new & environmentally friendly landscape design areas.

ADDRESS

9443 35TH AVE SW / SDCI # 302 7510

LEGAL DESCRIPTION

DPD PROJECT : SDR # 302 7510 / SDCI # 658 6454

APN # 249120-1270

LEGAL DESCRIPTION:
PER CHICAGO TITLE INSURANCE CO. ORDER NO. 1017296
LOT 16, BLOCK 16, FAUNTLEROY SCENIC ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 1, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 15 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 68907 FOR THE WIDENING OF 35TH AVENUE SOUTHWEST, PROVIDED BY ORDINANCE NUMBER 20756 OF THE CITY OF SEATTLE.

TEAM

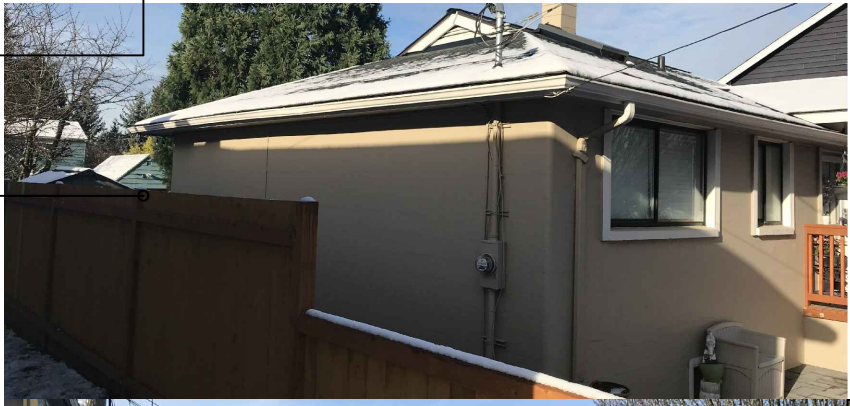
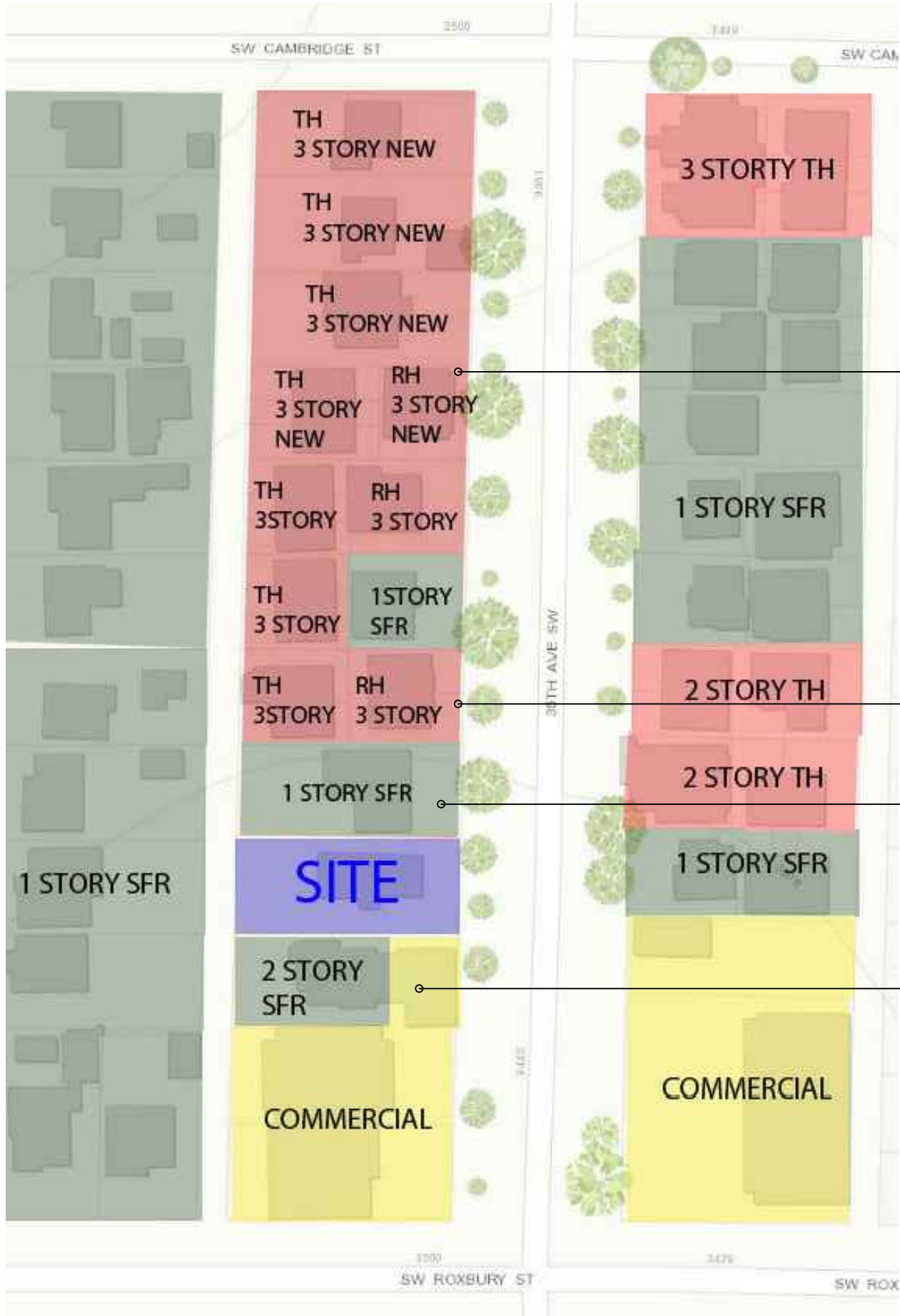
OWNER: BROTHERS ASSOCIATION, LLC (Mr. Dmitriy Afichuk)
APPLICANT: Ana Buttrey

PROJECT INFO

ZONING: LR-2 / RC
ECA: SALMON WATERSHED
LOT SIZE: 5, 941 SF
ALLOWABLE FAR : 1.2 (BUILT GREEN) = 7, 129 SF
PROPOSED UNITS: 5 TOWNHOMES
ABOVE GRADE FLOORS: 3
PARKING STALLS: 5 SURFACE WITH ALLEY ACCESS
PROPOSED IMPERVIOUS AREA: 4, 800 SF

SHEET LIST

1. COVERSHEET	
2. CONTEXT & EXISTING SITE CONDITIONS	
- PROJECT INFO	SHEET 1
- ZONING INFO & LAND USE CLASSIFICATION MAP	2
- PUBLIC TRANSPORTATION	3
- STREET IMAGES	4
- SITE CONDITIONS, FOCUS POINTS	5-6
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- PRIVACY DIAGRAM	18
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ZONING & CLASSIFICATION MAP

The project site is zoned LR2. RC and is located on 35th Ave SW, a mix of commercial & residential uses. The street has similar new developments recently built at the opposite end of the street. The site is currently occupied by a single family home that is proposed to be demolished.

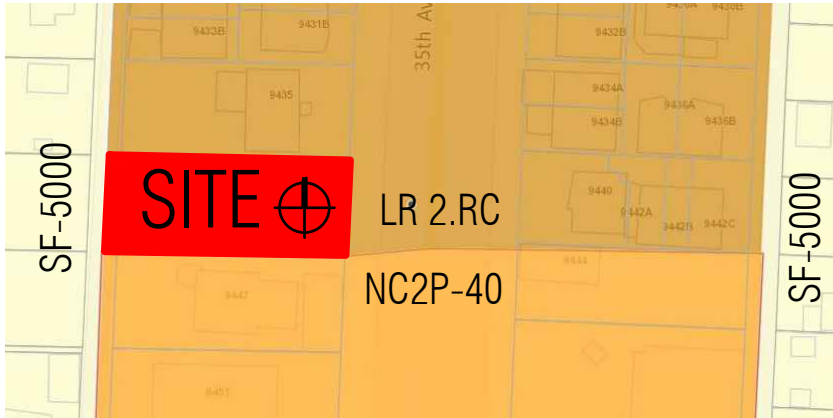
The Zoning abutting the alley at the rear is SF-5000 having one single family house with a large yard that creates a no built transition across the alley.

The Zoning South of the site is NC2P-40 where a 2 story SFR is found at the rear alley in a bad shape and an old one story commercial space is abutting 35th Avenue.

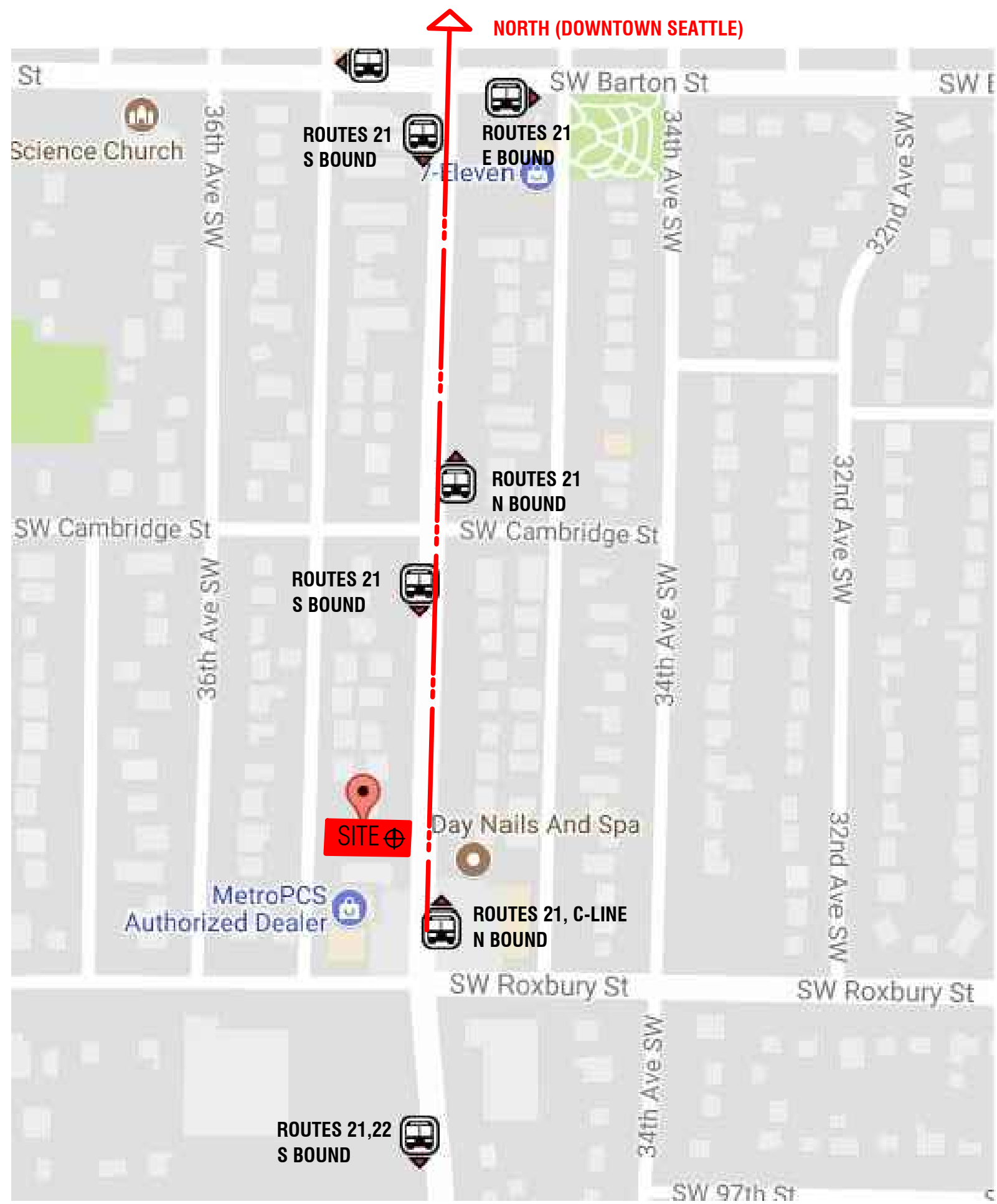
The Zoning North of the site is LR2.RC where there is a one story single family home.

Across the street there is a mix of townhomes and one story sfr's and NEW similar construction is being built.

ZONING MAP



SITE



CIRCULATION & TRANSPORTATION
BUS # 21, 22, C-LINE

THE SITE IS SERVED BY THREE BUS LINES, RUNNING IN ALL DIRECTIONS.

C-LINE ACROSS THE STREET FROM THE SITE IS PROVIDING FREQUENT TRANSIT TO DOWNTOWN SEATTLE AND SOUTH LAKE UNION.

BUS 21 NORTH & SOUTH DIRECTIONS, IS ALSO A FREQUENT TRANSIT STOP GOING TO DOWNTOWN SEATTLE.

35TH AVE SW PROVIDES A PEDESTRIAN EXPERIENCE AND EASY CYCLING ROUTES TO DOWNTOWN, WEST SEATTLE AND SOUTH SEATTLE.

PROPOSED SITE



35TH AVENUE SW - FACING THE SITE (PROPOSED)



35TH AVENUE SW - ACCROSS FROM SITE



1 STORY SFR ACROSS ALLEY



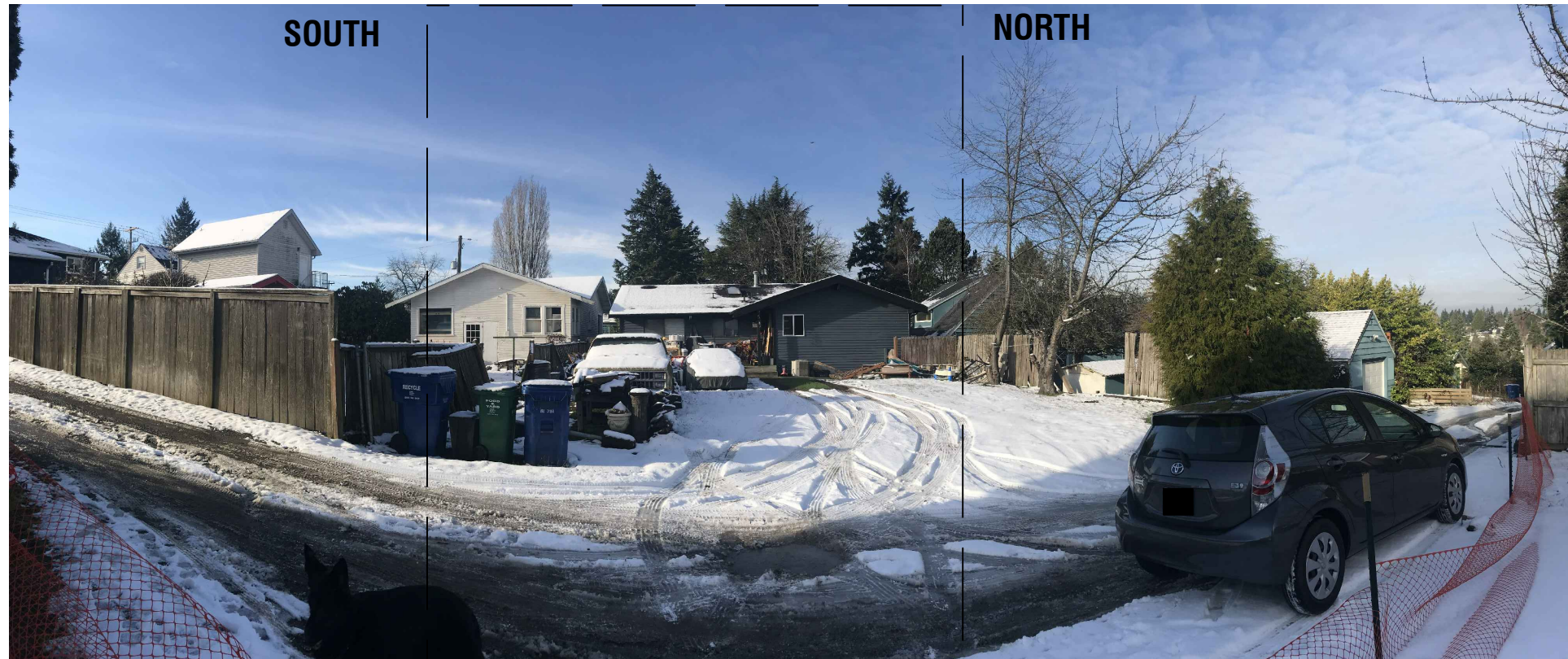
35TH AVENUE SW - FACING THE SITE (PROPOSED)

1 STORY SFR AT NORTH PROPERTY LINE

2 STORY SFR AT SOUTH PROPERTY LINE
(REAR WITH ALLEY) + COMMERCIAL SPACE



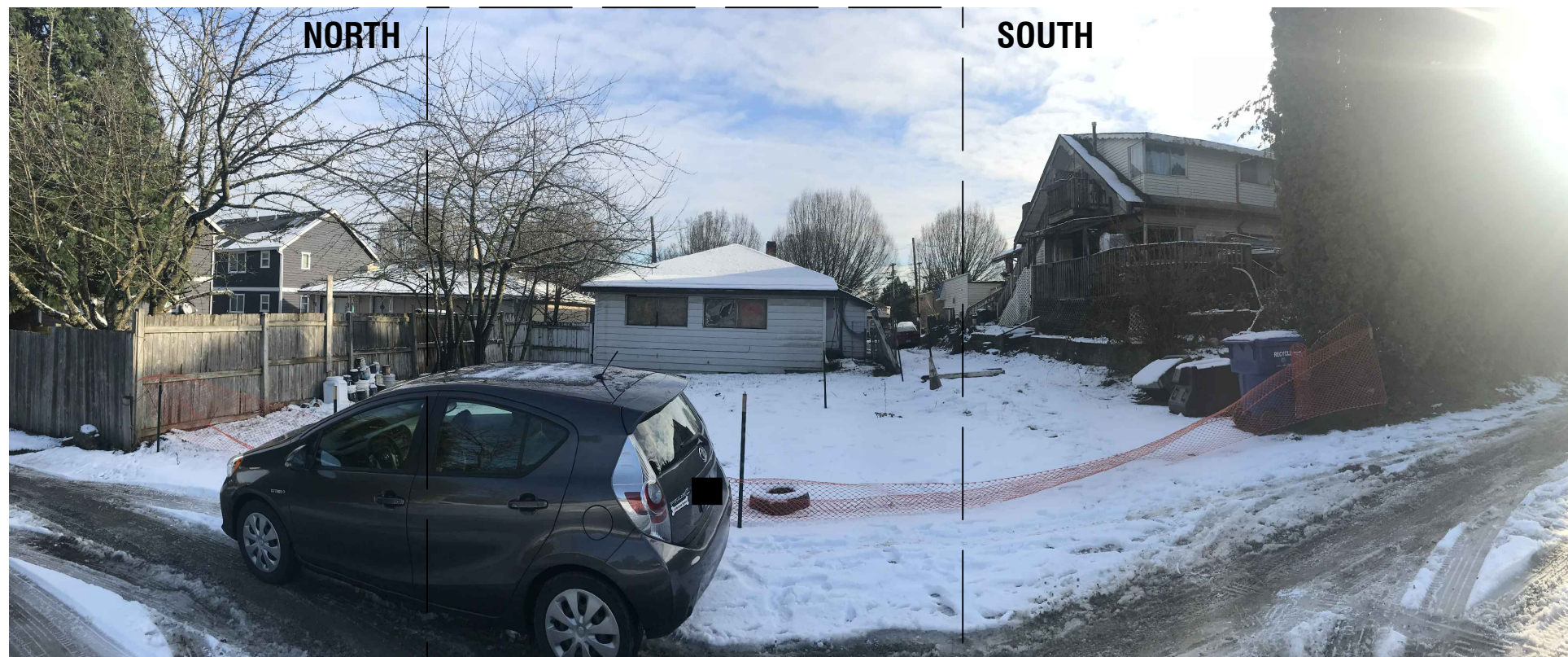
35TH AVENUE SW - FACING THE SITE (EXISTING)



ALLEY - OPPOSITE OF THE SITE (WEST)



ALLEY - FACING THE SITE (NORTH - EAST)



ALLEY - FACING THE SITE (EAST)



ALLEY - FACING THE SITE (SOUTH - EAST)

PER CHICAGO TITLE INSURANCE CO. ORDER NO. 1017296

LOT 16, BLOCK 16, FAUNTLEROY SCENIC ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 1, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 15 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 68907 FOR THE WIDENING OF 35TH AVENUE SOUTHWEST, PROVIDED BY ORDINANCE NUMBER 20756 OF THE CITY OF SEATTLE.

NAD 83(91) WASHINGTON NORTH STATE PLANE COORDINATES PER
GPS OBSERVATIONS.

1. DON H. EVANS, JOB NO. 57020 "SORNBERGER SURVEY" DATED APRIL 10, 1957.
2. SHORT SUBDIVISION NO. 2306461, BOOK 170, PAGES 219-221, RECORDS OF KING COUNTY, WASHINGTON.
3. KING COUNTY ENGINEERING DEPT. MAP, W ROXBURY ST, SURVEY NO. 26277-a.
4. RECORD OF SURVEY, BOOK 78, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON.
5. KCAS KING COUNTY CONTROL SURVEY LAMBERT GRID COORDINATES FOR SEC. 2, TWP 23N, RGE. 3E, W.M.

NAVD 88 PER GPS OBSERVATIONS

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2017, THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST, CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRACE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 249120-1270
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,941± S.F. (0.14 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

	ASPHALT SURFACE		SEWER MAINTENANCE
	BUILDING CENTERLINE ROW		SIGN (AS NOTED)
	CLEANOUT		STORM MANHOLE
	CONCRETE SURFACE		STORM DRAIN LINE
	CONCRETE WALL		TELEPHONE (OVERHEAD)
	DECK	SIZE TYPE	TREE (AS NOTED)
	FENCE LINE (CHAIN LINK)		WATER LINE
	FENCE LINE (WOOD)		WATER VALVE
	FIRE HYDRANT		CHERRY
	GAS LINE		DECIDUOUS
	GAS METER		FINISHED FLOOR
	GRAVEL SURFACE		KING COUNTY ASSESSOR'S SURVEY
	GUY ANCHOR		RECORD DATA
	HEDGE ROW		
	MONUMENT IN CASE (FOUND)		
	POWER METER		
	POWER (OVERHEAD)		
	POWER POLE		
	POWER POLE W/ LIGHT		
	REBAR & CAP (SET)		
	SEWER LINE		

[illegible]

CONTEXT AND SITE

CS1 NATURAL SITE FEATURES

NOT A HIGH PRIORITY

CS2 URBAN PATTERN AND FORM

C RELATIONSHIP TO THE BLOCK

THE PROPOSED DEVELOPMENT IS LOCATED BETWEEN A COMMERCIAL ONE STORY OLD BUILDING WITH A TWO STORY SFR IN THE BACK THAT IS IN A BAD SHAPE (SOUTH SIDE), A ONE STORY SFR (NORTH SIDE), A ONE STORY SFR (ALLEY SIDE) AND A ONE STORY SFR (ACROSS 35TH AVE SW) THAT IS NEXT TO A ONE STORY COMMERCIAL SPACE.

D HEIGHT, BULK, SCALE

THE PROPOSED HEIGHT, BULK & SCALE IS FILLING IN A NEEDED GAP ON THE STREET SURROUNDED BY PREDOMINANTLY 3 FT TALL NEW BUILDINGS WITH SIMILAR ARCHITECTURE EVEN THOUGH NORTH OF THE SITE WE FIND A ONE STORY SINGLE FAMILY HOUSE, THE STREET IS ALL LR2 ZONING THAT WILL PROBABLY END UP AT THE ALLOWED HEIGHT LIMIT IN THE FUTURE.

THE PROPOSED DESIGN HAS MODULATIONS TO ELIMINATE THE BULK, STAIR TOWERS ALLOWED HAVE BEEN REMOVED IN FAVOR OF OPEN AIR STAIRS AND LARGE TERRACES AND SETBACKS HELP WITH THIS INTENT.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

THE DESIGN TAKES CUES FROM THE NEIGHBORHOOD NEW SIMILAR UNITS, UTILIZING SIMILAR SIDING MATERIALS, SCALE AND DESIGN FEATURES AS THE NEW DEVELOPMENT THAT IS FOUND AT THE NORTH END OF THE SAME BLOCK.

THE DESIGN PROPOSED IS ENHANCING THE VALUE OF THE NEIGHBORING THAT DOES NOT HAVE HISTORIC OR SPECIAL DESIGN FEATURES FOUND. IT IS RATHER IN NEED OF A CONTEMPORARY ADDITION.

PUBLIC LIFE

PL1 OPEN SPACE , CONNECTIVITY

NOT A HIGH PRIORITY

PL2 WALKABILITY

NOT A HIGH PRIORITY

PL3 STREET LEVEL INTERACTION

A. ENTRIES

THE (5) TOWNHOUSE UNITS ARE GROUPED INTO ONE STRUCTURE WITH PEDESTRIAN ACCESS (ON THE NORTH SIDE OF THE LOT) THROUGH A COMMON WALKWAY THAT LEADS TO THE REAR ALLEY.

UNIT #1 HAS THE ENTRY FACING THE STREET (FRONT), #2, 3, 4 HAVE THE ENTRIES FACING NORTH (SIDE) WHERE A LARGE AMENITY AREA IS PROVIDED IN FRONT OF ALL ENTRIES, ALL SHARING THE COMMON WALKWAY THAT LEADS TO THE LAST REAR UNIT #5 THAT HAS THE ENTRY FACING THE ALLEY BECAUSE THE EXISTING HOUSE & COMMERCIAL SPACE ABUTTING THE SOUTH PROPERTY IS IN A BAD SHAPE (PROPOSED TO BE SCREENED WITH TALL SHRUBS).

THE ENTRY TO THE 1ST UNIT IS SETBACK BUT FACES THE STREET SO THAT THE BUILDING CAN OBTAIN A LARGE AMENITY AREA IN FRONT, A LARGE PLANTER IS DESIGNED TO PROVIDE SCREENING FROM THE BUSY STREET, A LARGE EAVE WITH A CUT-OUT DESIGN DETAIL IS INVITING AND ENHANCING THE DESIGN IDEA ALSO WORKING VERY WELL WITH THE PROPOSED FLOOR PLANS & ALL INTERIOR FUNCTIONS. IF THE ENTRY IS PUSHED FORWARD, MAX. FAR ALLOWED WOULD EXCEED, THE GROUND AMENITY COULD NOT BE REACHED AND THE NICE LANDSCAPE PRIVACY INTENT NOT MET.

UNITS 2, 3, 4 ARE FACING N-S. THE ENTRIES ARE SETBACK AND A COVERED EAVE IS PROVIDED. THESE UNITS ARE VERY WELL THOUGHT OUT WHERE THEY HAVE PROMINENT ENTRY STEPS AND PLANTERS, FORMING A COMMUNITY AREA WHERE RESIDENTS CAN GATHER AND INTERACT, ALSO MINIMIZING SMALL & NARROW ENTRY SPACES FOR SAFETY REASONS.

TO PROVIDE A VERY NICE TRANSITION TO THE REAR ALLEY SFR, THE LAST UNIT #5 RECEIVED THE SAME DESIGN TREATMENT AS THE STREET FACING UNIT, IT IS PRETTY MUCH THE STREET FACING UNIT MIRRORED. IT'S ENTRY IS FACING THE ALLEY AND IS ACCESSIBLE THROUGH A COMMON WALKWAY TO ALL UNITS. IT IS PUSHED BACK SO THAT A LARGE AMENITY AREA CAN BE CREATED IN FRONT AND HAS A SIMILAR PRIVACY PLANTER AND EAVE OVER THE ENTRANCE.

PL4 ACTIVE TRANSPORTATION

NOT A HIGH PRIORITY

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

C. PARKING AND SERVICE USES

EVEN THOUGH WE ARE IN A 50% PARKING REDUCTION ZONE WE ARE PROVIDING SURFACE PARKING FOR ALL 5 UNITS ACCESSIBLE FROM THE ALLEY.

(5) 2X6 GARBAGE & TRASH CONTAINERS ARE LOCATED IN THE SOUTH SIDE YARD, SCREENED BY VEGETATION & ACCESSIBLE FOR ALLEY PICK-UP.

DC2 ARCHITECTURAL CONCEPT

A MASSING

THE BUILDING IS MADE OF THREE VOLUMES THAT ARE ORIENTED IN DIFFERENT DIRECTIONS TO GIVE SCALE AND A DYNAMIC VOLUME TO THE BUILDING. DIFFERENT TEXTURES AND COLORS ARE PROPOSED, HAVING PRIMARY COLORS (BLACK, WHITE, GRAY) AND A SPLASH OF COLOR ON ONE UNIT AND A POP-UP VOLUME THAT FORMS THE STAIR CASE BEYOND. LARGE BALCONIES AND EAVES ARE PROVIDED, IT IS A WELL ROUNDED BUILDING THAT HAS A DESIGN FEATURE AT EACH CORNER.

B. ARCHITECTURAL & FACADE COMPOSITION

THE MAIN STREET FACING FACADE HAS BEEN CAREFULLY DESIGNED TO ACHIEVE AN ELEGANT LOOK AND BLEND IN AMONG SIMILAR DEVELOPMENTS FOUND AT THE NORTH END OF THE SAME BLOCK. MASSING WAS VERY WELL STUDIED.

C. SECONDARY ARCHITECTURAL FEATURES

THE STREET FACING UNIT & THE ALLEY FACING UNIT ARE BOTH MIRRORED WHERE A PROMINENT EAVE WITH A HALLO ACCENT CUT-OUT IS DESIGNED TO LEAVE SUN SHADES GIVE SHADOW ON THE ENTRY WALL AND ACCENT THE ENTRY DECORATIVE PLANTER.

D. SCALE & TEXTURE

THE 2ND & 3RD FLOOR IS SETBACK FOR UNITS 2, 3, 4, LARGE OPENINGS ARE PROVIDED & ELEGANT WALLS ARE IMPOSING A FLAWLESS FACADE DESIGN WITH SIMPLE MATERIALS AND ACCENT HARDIE-PANEL SIDING WITH A POP-UP COLOR .

E. FORM AND FUNCTION

THE FORM FOLLOWS THE FUNCTION, 1ST & 5TH UNIT HAS THE STAIR CASE FORM A VOLUME THAT STICKS OUT AND LEADS TO A ROOF AMENITY, THE MAIN VOLUME BEING PUSHED FORWARD AND SPLIT INTO TWO SHAPES WHILE THE CENTER UNITS ARE SYMMETRICAL BUT WITH A POP-UP ACCENT COLOR SIDING TO ONE.

DC3 OPEN SPACE CONCEPT

A OPEN SPACE RELATIONSHIP

A 10FT WIDE AMENITY SPACE IS PROPOSED AT THE ENTRY WALKWAY EXTENDING TO THE REAR ALLEY WHERE LARGE ENTRIES ARE FOUND SURROUNDED BY PLANTERS SO THAT RESIDENTS CAN INTERACT. THE FLOW THROUGH THE SITE IS PROVIDED THROUGH THIS CORRIDOR.

B.OPEN SPACES USES AND ACTIVITIES

THE OPEN SPACE LEFT IN FRONT OF ALL ENTRY AREAS IS A FUN & WELL LANDSCAPED SPACE WHERE PEOPLE CAN MEET & INTERACT. IT IS GENEROUS IN SIZE, OPEN AND PARTIALLY COVERED.

C.DESIGN

OVERALL THE DESIGN IS THOUGHT OUT AND MATCHES THE CONTEMPORARY TREND THAT IS VISIBLE THROUGHOUT SEATTLE.

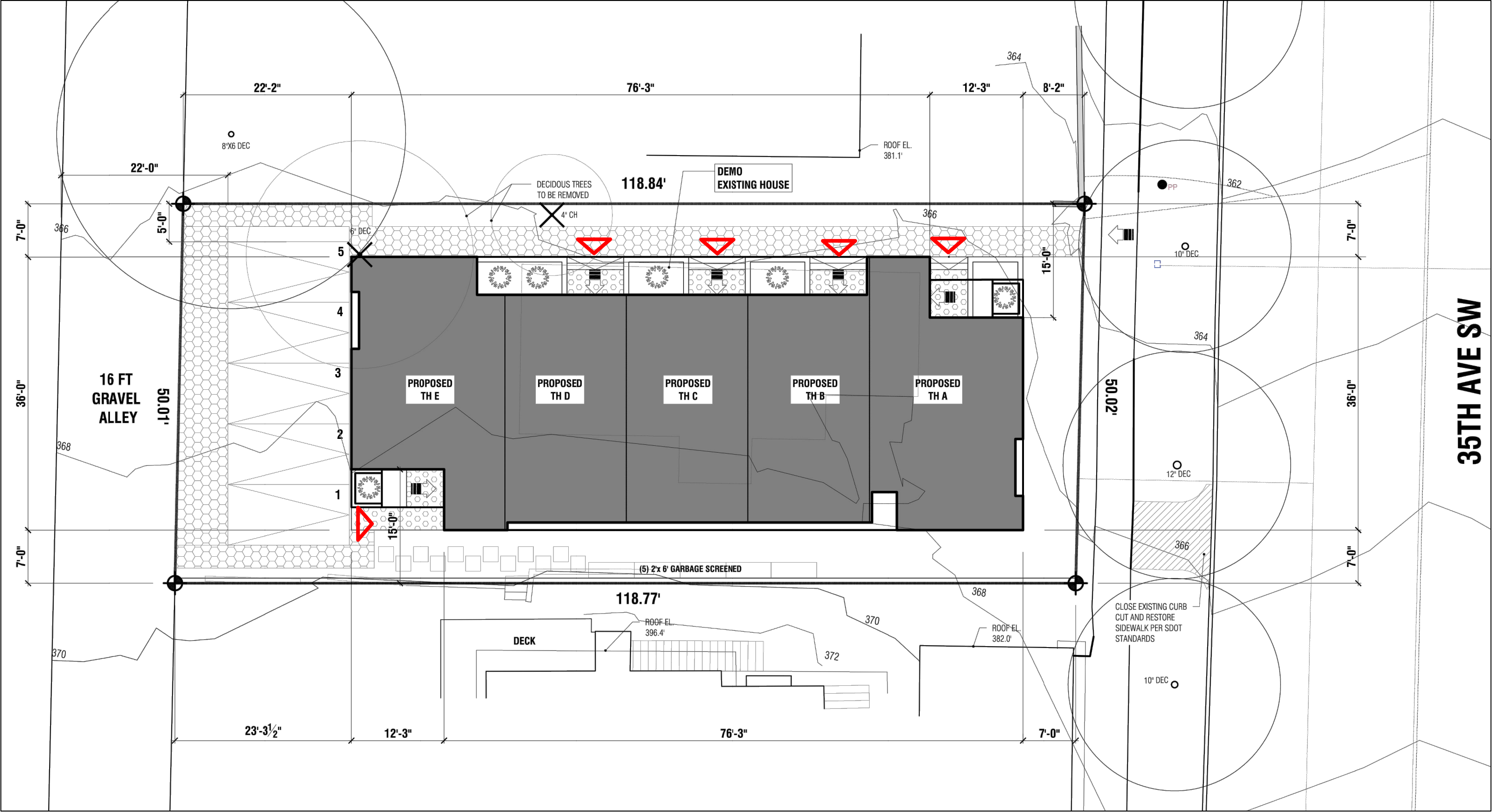
DC4 EXTERIOR ELEMENTS AND MATERIALS

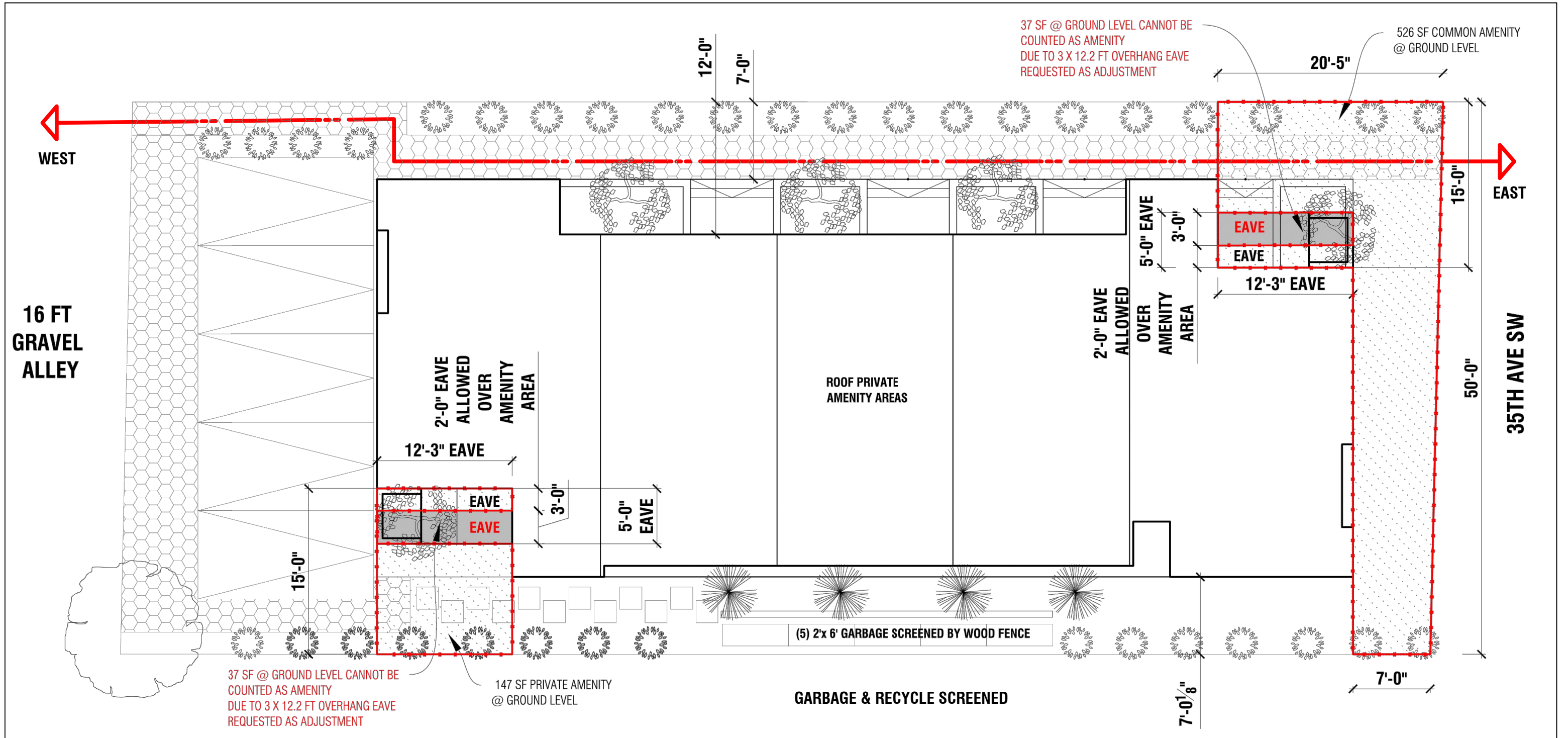
A EXTERIOR ELEMENTS AND FINISHES

THE STREET FACING FACADE BLACK-WHITE HARDIE PANEL SIDING IS SELECTED TO STAND ELEGANT AND NEUTRAL ALONG COLORED VARIOUS ADJACENT STYLES OF BUILDINGS ON THE PRINCIPLE THAT LESS IS MORE. THE WHITE HARDIE IS MADE OF 4X8 PANELS WHILE THE DARK OUT OF VARIOUS WIDTH LAP SIDING TO GREATE A DYNAMIC. A WHITE ACCENT MASSING IS DESIGNED TO CREATE A CONTEMPORARY DESIGN ACCENT WHILE THE POP-UP COLOR MAKES IT DIFFERENTIATE. EVERYTHING IS HARDIE PANELS DURABLE, AND COMPATIBLE WITH THE NEIGHBORS SIDING.

D TREES, LANDSCAPE AND HARDSCAPE MATERIALS.

SIGNIFICANT TREES ARE NOT FOUND ON SITE. THE SOUTH SIDE PROPERTY NEEDS SHIELDING WITH TALL SHRUBS BECAUSE IT IS RUN DOWN. IN FRONT OF ENTRY A LARGE PLANTER IS PROPOSED.





AMENITY AREA (SMC 23.45.522)

REQUIRED = $5.941 \text{ SF} \times 0.25 = 1,485 \text{ SF}$
 * 743 SF MIN @ GROUND LEVEL (50%)

PROVIDED: 673 SF @ GROUND LEVEL

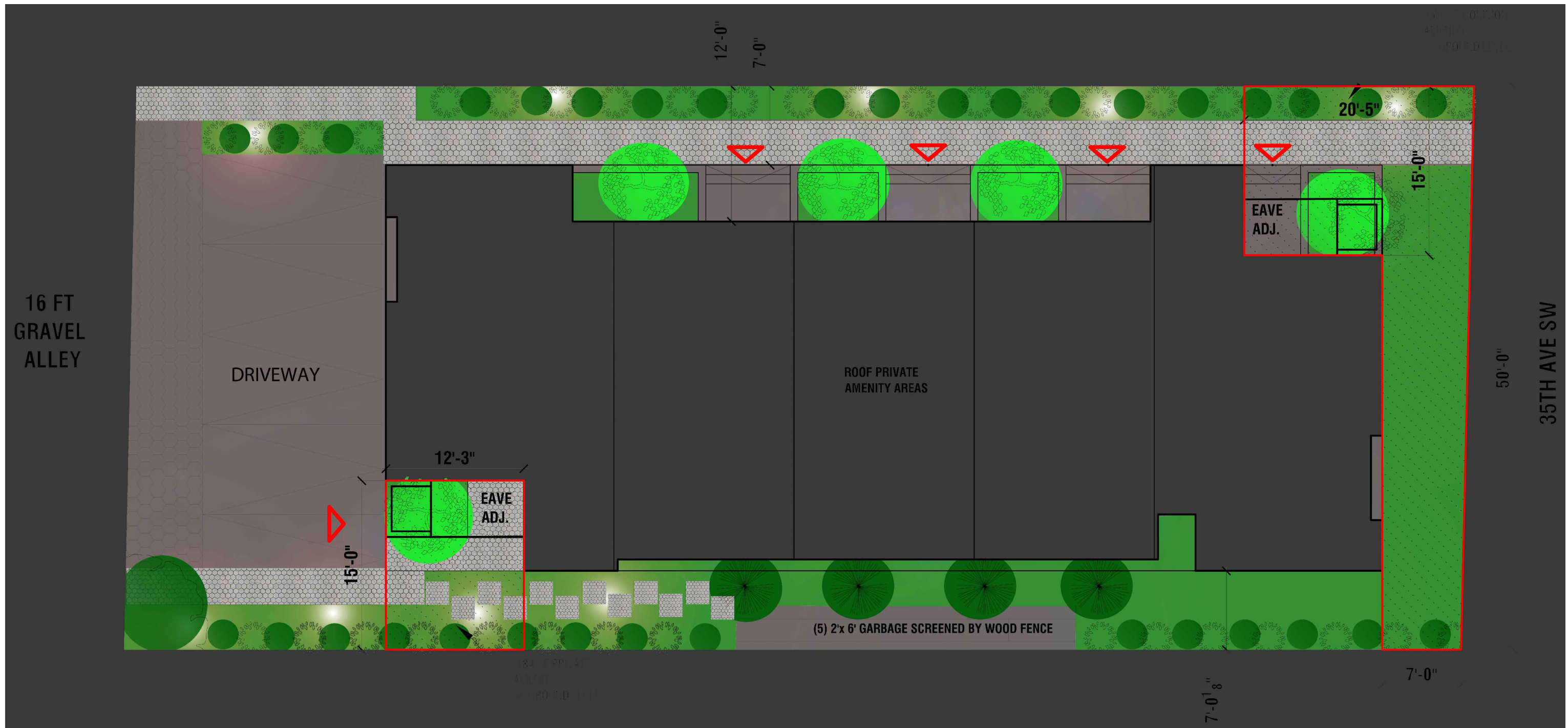
ADJUSTMENT : 74 SF OCCUPIED BY EAVES REQUESTED AS ADJUSTMENT OVER AMENITY 9 %
 + 2,918 SF @ PRIVATE ROOF DECKS

THE PROPOSED AMENITY AREA ADJUSTMENT IS 673 SF (9%) WHERE 743 SF IS REQUIRED BY CODE. THIS IS A 9% REDUCTION WHICH IS LESS THAN 10% ALLOWED THROUGH SDR.

TYPICALLY, ONLY A 2 FT EAVE OVER THE ENTRIES AT FRONT & REAR UNITS COULD BE PROVIDED PER 23.45.522. D. 3.

WE ARE PROPOSING THE 9% AMENITY REDUCTION TO PROVIDE A LARGER EAVE OVER THE ENTRIES THAT SERVES MULTIPLE PURPOSES:

- PROVIDES INCREASED WEATHER PROTECTION
- BY IT'S PROMINENCE, MARKS THE ENTRIES BETTER
- HAS A CUT-OUT AS A DESIGN FEATURE MARKING THE ENTRY & LETTING THE SUN LEAVE A SHADOW ON THE ENTRY WALL, BEING LOCATED ABOVE A PLANTER (SEE SHEET 22)



PLANTING PALETTE



LIRIOPE



CHRISTMAS ROSE



DEER FERN



OAKLEAF HYDRANGEA



SIENNA SUNRISE



BRASS BUTTON



MONDO GRASS



FRAGRANT SARCOCOCCA



JAPANESE FOREST GRASS



GULF STREAM NANDINA



GOLDEN BAMBOO



SKY PENCIL JAPANESE HOLLY

GARBAGE & RECYCLE ENCLOSURE



BOLLARD LIGHTS IN GRASS AREAS & BIO PLANTER





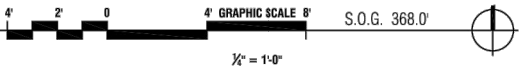
1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT A - 1, 473 SF HEATED TOTAL
UNIT B - 1, 394 SF
UNIT C - 1, 394 SF
UNIT D - 1, 394 SF
UNIT E - 1 473 SF

GRAND TOTAL = 7, 128 SF HEATED
2, 918 SF DECKS

UNIT A - 551 SF HEATED
UNIT B - 446 SF
UNIT C - 446 SF
UNIT D - 446 SF
UNIT E - 551 SF





2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT A - 551 SF HEATED
UNIT B - 492 SF
UNIT C - 492 SF
UNIT D - 492 SF
UNIT E - 551 SF



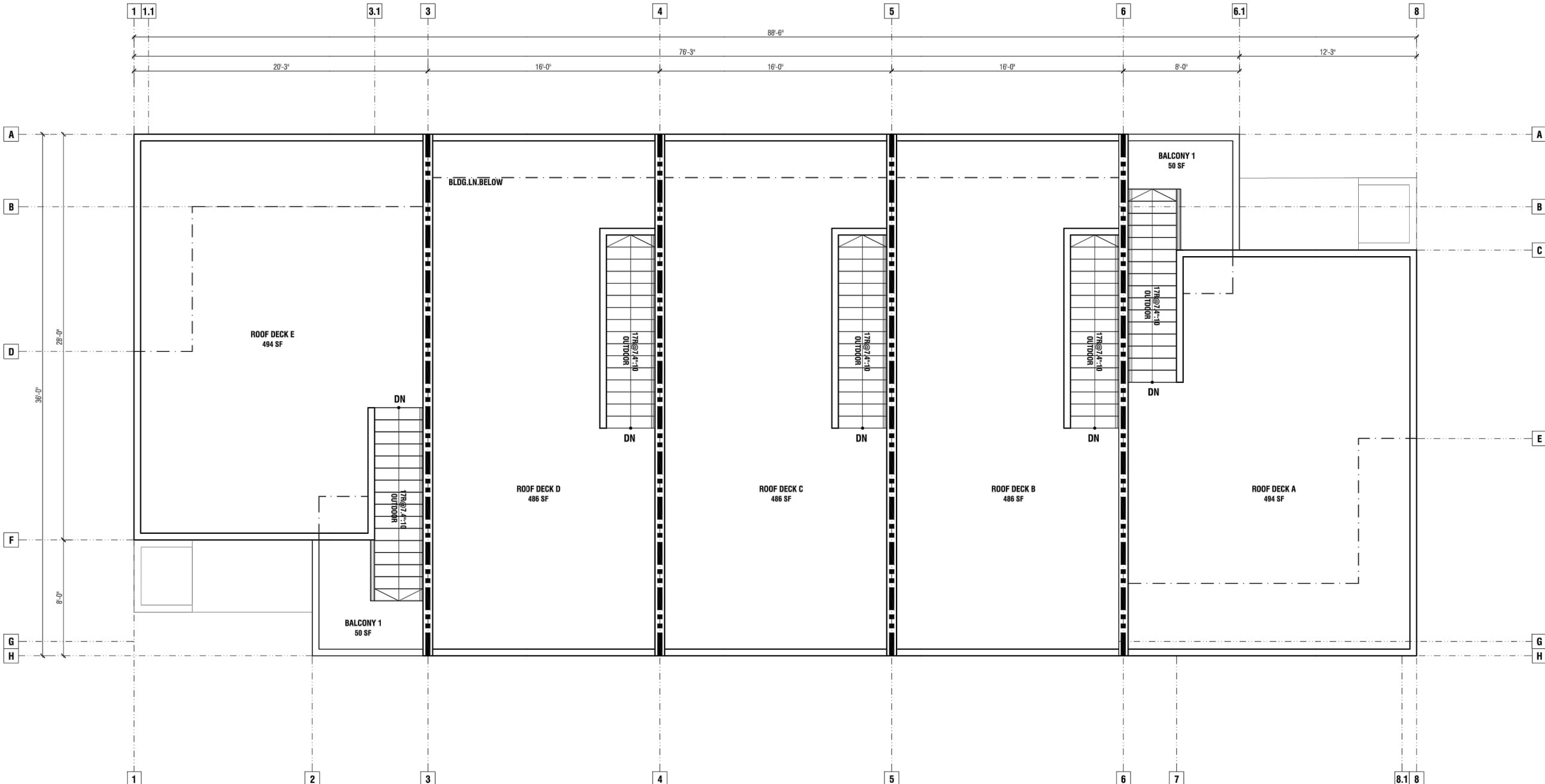


3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT A - 371 SF HEATED
UNIT B - 456 SF
UNIT C - 456 SF
UNIT D - 456 SF
UNIT E - 371 SF





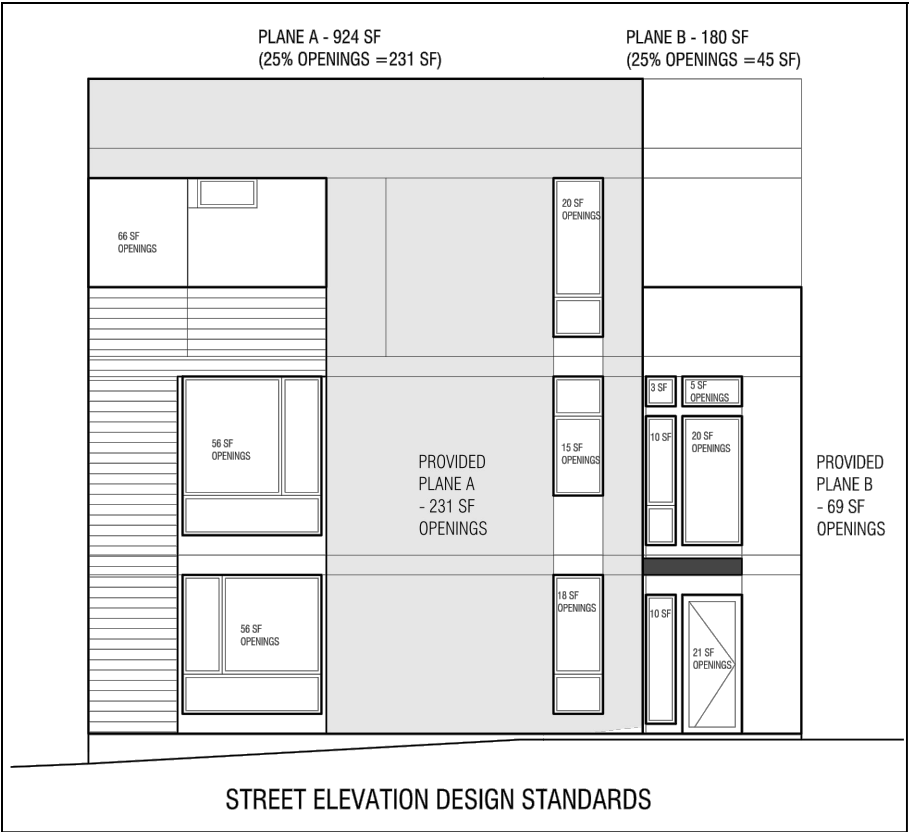
ROOF DECK FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT A - 494 SF DECK
UNIT B - 486 SF
UNIT C - 486 SF
UNIT D - 486 SF
UNIT E - 494 SF

UNIT A - 167 SF BALCONIES
UNIT B - 46 SF
UNIT C - 46 SF
UNIT D - 46 SF
UNIT E - 167 SF





EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

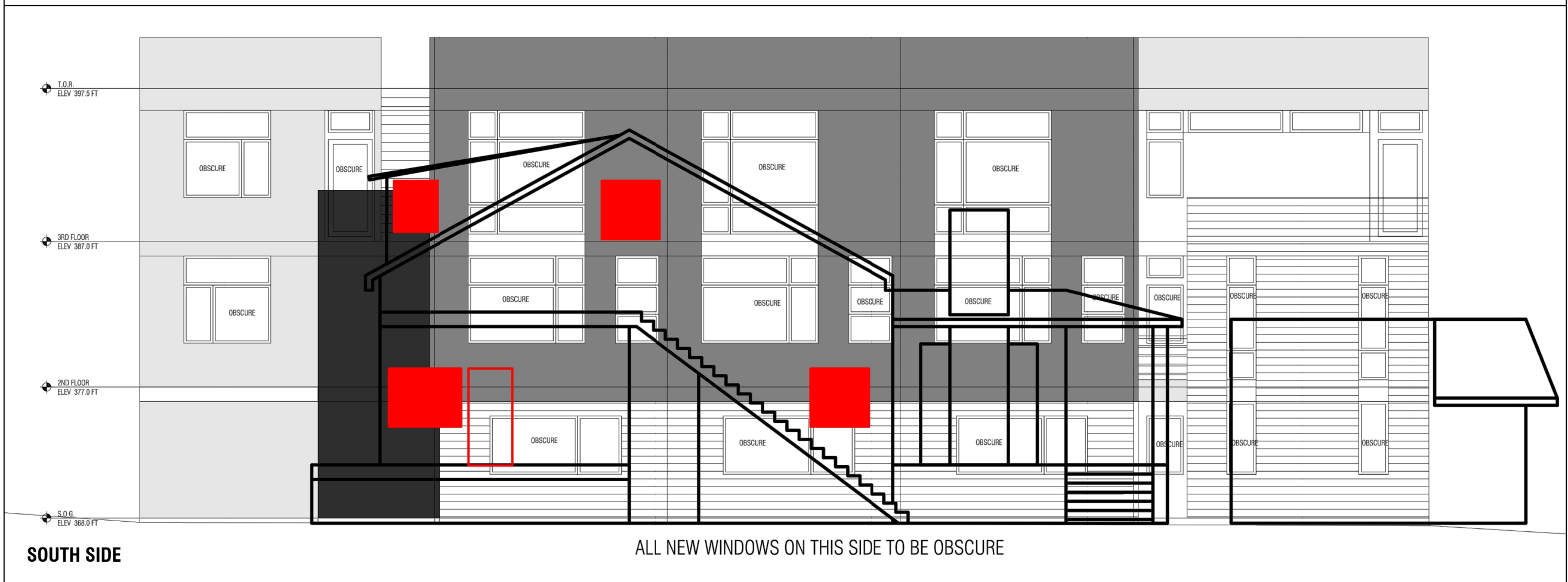
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"







BLACK HARDIE PANEL LAP-SIDING
RANDOM WIDTH PLANKS

WHITE HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

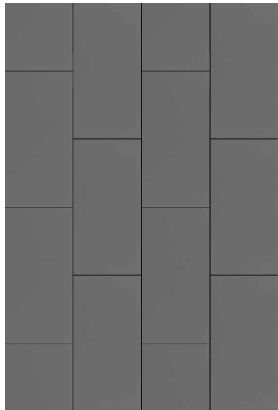
YELLOW HARDIE PANEL ACCENT SIDING
(VERTICALLY 4X8 SHEETS)

GRAY HARDIE PANEL SIDING (VERTICALLY 4X8 SHEETS)
ON WHITE WINDOW TRIM

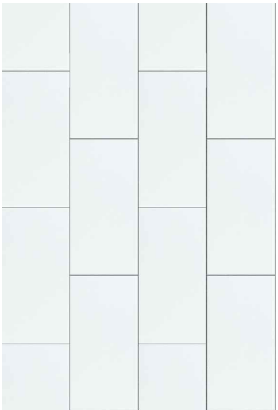
BLACK HARDIE PANEL SIDING EAVE
(AS ADJUSTMENT)

METAL RAILING

BLACK HARDIE PANEL LAP-SIDING
RANDOM WIDTH PLANKS
ON WHITE WINDOWS



GRAY HARDIE
PANEL SIDING



WHITE HARDIE
PANEL SIDING



BLACK LAP-HARDIE
PANEL SIDING
(VARIOUS WIDTH)



YELLOW HARDIE
PANEL SIDING COLOR



METAL RAILING



EAVE AS DESIGN FEATURE
REQUESTED AS **ADJUSTMENT** TO
FACADE DEPTH & OVER AMENITY



NICE OPEN COMMON ENTRY AREA FOR ALL RESIDENTS TO FORM A COMMUNITY. THE ASPECT OF SAFETY IS MAXIMIZED. 12 FT SETBACK FROM PR. LN

NORTH SIDE - MAIN WALKWAY



ALLEY SF-5000 ZONE TRANSITION FACADE

SEE SHEET #18 FOR SIDING COLORS & MATERIALS

THE ALLEY FACADE IS THE STREET FACADE MIRRORED. IT PROVIDES A DETAILED DESIGN IN REGARDS WITH THE SF-5000 NEIGHBORS ACROSS THE ALLEY AND NOT A BLANK FACADE. THE PLANTER & ENTRANCE IS ALSO DESIGNED TO CREATE PRIVACY AND VISIBILITY AT THE SAME TIME. THE ENTRANCE PROVIDES PRIVACY AND A NICE EAVE OVER ANNOUNCING IT AS A DESIGN FEATURE REQUESTED AS ADJUSTMENT.



ALL WINDOWS ON SOUTH SIDE
TO BE **OBSCURE**



EAVE AS DESIGN FEATURE REQUESTED AS **ADJUSTMENT** TO FACADE DEPTH & OVER AMENITY

SEE SHEET #18 FOR SIDING
COLORS & MATERIALS

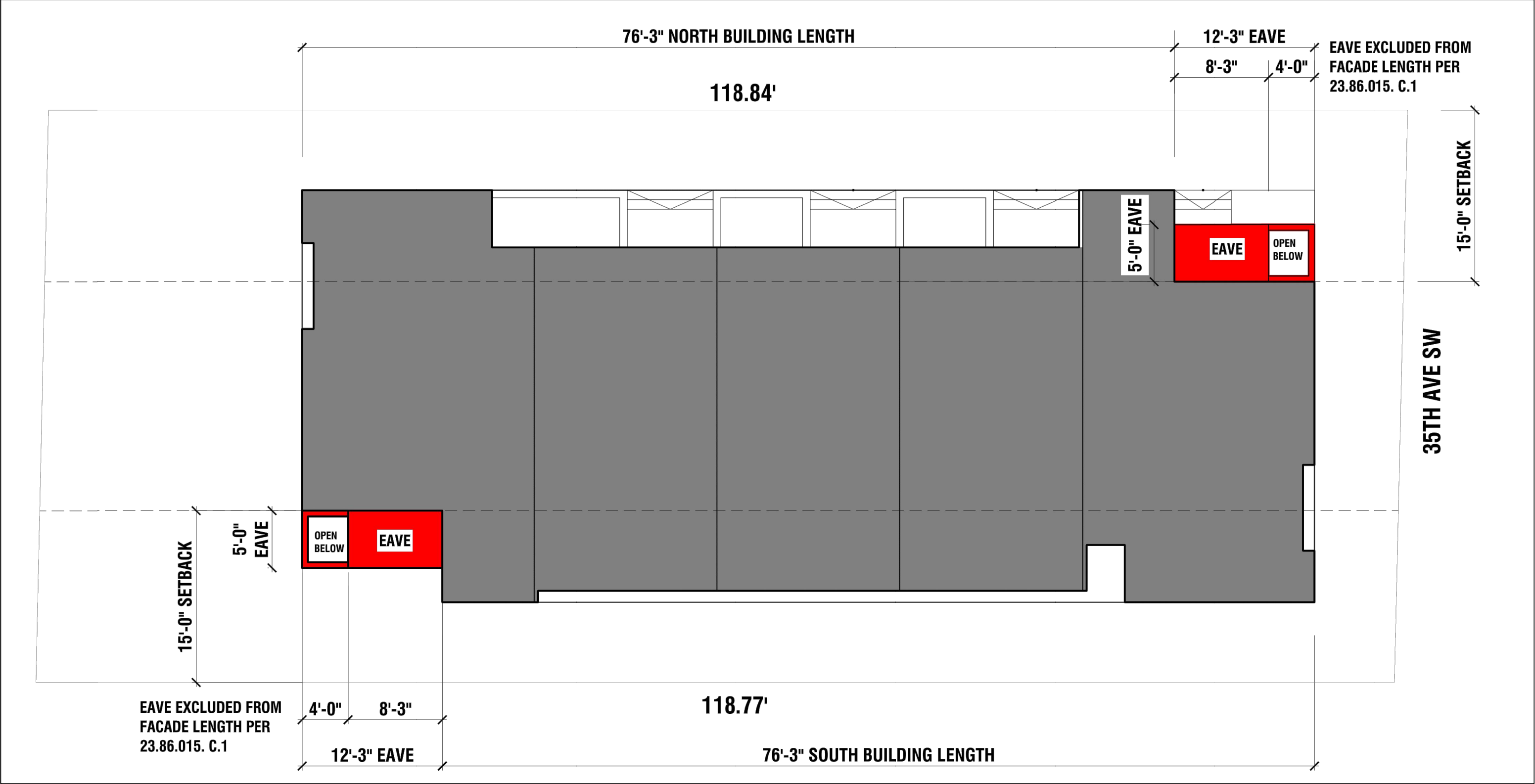




EAVE AS DESIGN FEATURE
REQUESTED AS 9% ADJUSTMENT
REDUCTION TO OVER AMENITY

BUILDING AREA DESCRIPTION							
	BED	BATH	PARK	DECKS	HEATED	BONUS	GROSS
TH A	3	2.5	1	661 SF	1, 473 SF	-	1, 590 SF
TH B	2	2.5	1	532 SF	1, 394 SF	OFFICE	1, 505 SF
TH C	2	2.5	1	532 SF	1, 394 SF	OFFICE	1, 505 SF
TH D	2	2.5	1	532 SF	1, 394 SF	OFFICE	1, 505 SF
TH E	3	2.5	1	661SF	1, 473 SF	-	1, 590 SF
TOTAL				2, 918 SF	7, 128 SF		7, 695 SF

ZONING STANDARDS TOWNHOMES LR2.RC	PROPOSED ADJUSTMENTS															
23.45.510 (FAR) ALLOWED - 5, 941 SF (LOT AREA) X 1.2 = 7, 129 SF PROPOSED - 7, 129 SF	NONE															
23.45.512 (DENSITY) ALLOWED - NO LIMIT (* BUILT GREEN) PROPOSED - 5 TOWNHOMES (ONE STRUCTURE) * SUBJECT TO BUILT GREEN STANDARDS	NONE															
23.45.512 (HEIGHT) ALLOWED - 30 FT ABOVE AVG. (EL. 397.7 FT) PROPOSED - 30 FT MAX ABOVE AVG * NO STAIR TOWER IS PROPOSED	NONE															
23.45.518 (SETBACKS) <table><tr><td></td><td>REQUIRED</td><td>PROPOSED</td></tr><tr><td>FRONT (E)</td><td>5' MIN (7' AVG)</td><td>7'-0" (MIN)</td></tr><tr><td>SIDE (N)</td><td>7' MIN</td><td>7'-0"</td></tr><tr><td>SIDE (S)</td><td>7' MIN</td><td>7'-0"</td></tr><tr><td>REAR (W)</td><td>0 W/ ALLEY</td><td>22'-2"(MIN)</td></tr></table>		REQUIRED	PROPOSED	FRONT (E)	5' MIN (7' AVG)	7'-0" (MIN)	SIDE (N)	7' MIN	7'-0"	SIDE (S)	7' MIN	7'-0"	REAR (W)	0 W/ ALLEY	22'-2"(MIN)	NONE
	REQUIRED	PROPOSED														
FRONT (E)	5' MIN (7' AVG)	7'-0" (MIN)														
SIDE (N)	7' MIN	7'-0"														
SIDE (S)	7' MIN	7'-0"														
REAR (W)	0 W/ ALLEY	22'-2"(MIN)														
23.45.522 (AMENITY) REQUIRED = 5.941 SF X 0.25 = 1, 485 SF / 743 SF MIN @ GROUND LEVEL (50%) 743 SF AT PRIVATE ROOF DECKS * SEE AMENITY DIAGRAM SHEET # 10	PROVIDED: 673 SF @ GROUND LEVEL ADJUSTMENT : 74 SF OCCUPIED BY EAVES REQUESTED AS ADJUSTMENT OVER AMENITY 9 % (SEE SHEET 10) [10% INCREASE ALLOWED THROUGH SDR] + 2, 918 SF @ PRIVATE ROOF DECKS															
23.45.524 (LANDSCAPE) GREEN FACTOR : REQ'D: 0.6, TO BE PROVIDED: 0.6 (TO BE DEMONSTRATED IN PERMITTING)	NONE															
23.45.527 (WIDTH & FACADE LENGTH) A - WIDTH ALLOWED: 90 FT PROVIDED: 36 FT B1 - LENGTH WITHIN 15' OF SIDE LOT LN. (NOT STREET/ ALLEY) MAX. ALLOWED:= 65% X 118.784 = 77 ' PROVIDED: 76.2 ' (EAVE EXEMPT / 23.86.015.C.1)	NONE															
23.45.534.A (LIGHT & GLARE) SHIELD EXTERIOR LIGHTING & DIRECT IT AWAY FROM ADJACENT PROPERTIES.	NONE															
23.54.040 (LIGHT & GLARE) REQ'D: MIN (1) 2'x6' GARBAGE PAD / UNIT M- PROVIDED: (1) 2'X6' GARBAGE PAD/ UNIT	NONE															
23.45.529 (DESIGN STANDARDS) 25% STREET FACADE TRANSPARENCY & MODULATION PROVIDED	NONE															
23.54.015 (PARKING) MIN 1 STALL / UNIT =5 CARS 50% REDUCTION =3 SPACES PROVIDED: 5 SURFACE PARKING	NONE															



23.45.527 (WIDTH & FACADE LENGTH)
A - WIDTH ALLOWED: 90 FT
PROVIDED: 36 FT

B1 - LENGTH WITHIN 15' OF SIDE LOT LN. (NOT STREET/ ALLEY)
MAX. ALLOWED: = 65% X 118.784 = 77 '
PROVIDED: 76.2 ' (EAVE EXEMPT / 23.86.015.C.1)