



# 620 10th Ave E Seattle, Washington

TOWNHOMES  
STREAMLINED DESIGN GUIDANCE

SDCI PROJECT NUMBER: 3029145

APPLICANT: Akasha Whoolery

REVIEWER: Colin Vasquez

DATE: 4/4/2018



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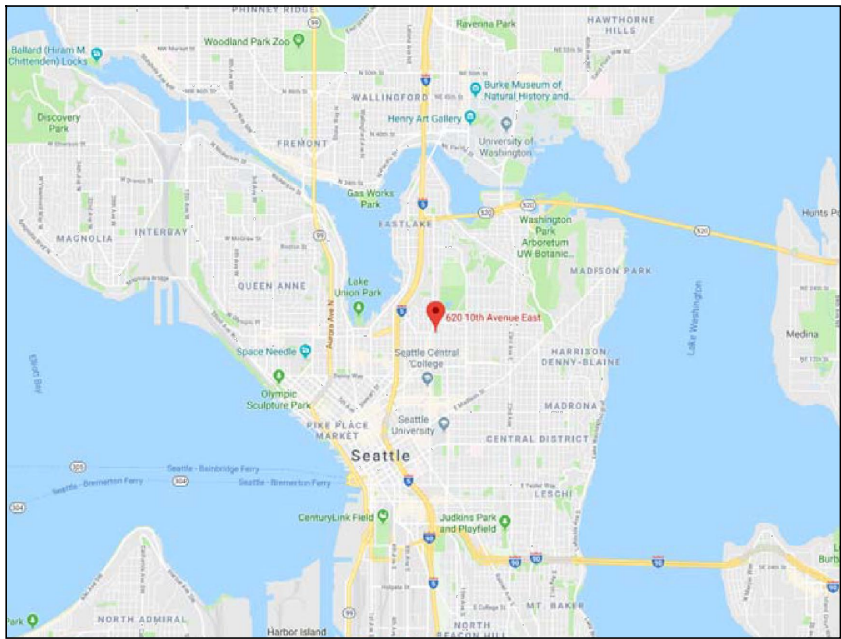


PROJECT INFORMATION

ADDRESS:	620 10th Ave E, Seattle, WA 98102
ZONE:	LR3
OVERLAYS:	Capitol Hill (Urban Center Village), Frequent Transit
SDCI #s:	3029145 / 6612764
APN:	685270-0445
LEGAL:	Lot 9, Block 25, Lincoln Pontius Supplemental Plat
OWNER:	LLJ Ventures, LLC
CONTACT:	Akasha Whoolery

PROJECT PROGRAM

BUILDING TYPE:	Townhouses (three 2-unit structures)
UNIT COUNT:	6
UNIT SIZES:	(6) at 1000 sf ea
# OF STORIES:	3
PARKING:	None
APPROX FAR:	5310 proposed, 5310.5 allowed (Far 1.3 used) 4-Star Built Green
LOT SIZE:	4,085 SF



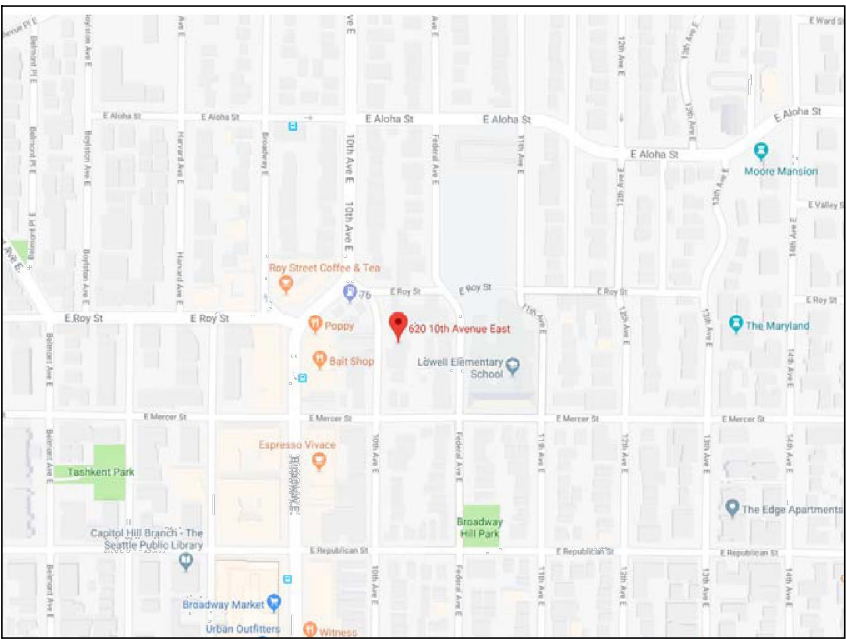
Seattle Vicinity Map

PROJECT OBJECTIVES

The lot is approximately 4,085 sf located mid-block between E Roy St and E Mercer St in an LR3 zone. This is within the Capitol Hill Urban Center Village and in a frequent transit corridor. The site's current use is as a single family residence with a small concrete garage. This proposal is to demolish the existing structures and construct three duplexes for a total of six townhouses. Each of the proposed townhouses are 3 stories with a small third floor deck, stair penthouse, and roof deck. No parking will be provided. See page 13 for proposed site plan. Units will be under the allowable height limits, see elevations. See page 18 for the square footage of each proposed unit. The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The Capitol Hill Urban Center Village is an area of increasing density with numerous amenities within walking and biking distance. Light rail is also nearby. We are proposing a pedestrian friendly courtyard based design (through the use of engaging shapes, color, abundant landscaping,, and open spacer). This proposal will increase the density to achieve its zoned potential and replace a run-down, lower density single family residence. Quality construction and landscape design will add to the sense of community with a contemporary architectural solution that also responds to the traditional courtyard and landscape design seen throughout the neighborhood.

The proposed construction will respond to the neighborhood's mixture of older, historic, brick apartments/condominiums and newer multifamily developments. The street-front buildings will have brick at the first floor with horizontal lap siding at upper floors. These materials are seen throughout the neighborhood. Contemporary materials of hardie panel on the eaves and corrugated metal siding on the 3-story bay marking unit entries shall be used which are seen on newer buildings. A shared easement for a courtyard with the development to the north will create a landscaped courtyard similar to those on the historic estate buildings and apartments. We are proposing this courtyard on the the north 7 ft of the subject site to combine with the south 5 ft of the development to the north. Courtyards between each of the duplexes allow light, air, and greenery to permeate the new development.



Neighborhood Vicinity Map



PROJECT CONTEXT

This project is located within the Capitol Hill Urban Center Village. To the south of the subject property is a 12-unit 3-story brick apartment building and to the north is a single family residence that is proposed to be demolished with 6 townhouses proposed under 6603680. These are all contained in the LR3 zoned area at the northeast corner of the Broadway Commercial Corridor. Most residential buildings in the area are 2 to 3 story multifamily and single family.

West across 10th Ave E in the adjacent NC3-40 zoned areas are parking lots behind the restaurant Poppy and 1st Security Bank. These business are part of a strip of one-story commercial buildings along Broadway E. Most of the businesses in the area are located on the Broadway E commercial corridor which is located just one block west. This block has a 76 gas station at the north end and parking lot at the south end filled in with this strip of one-story buildings in-between. To the south along Broadway E the density and building heights increase. There are lots of services provided in the immediate vicinity. This is a pedestrian oriented neighborhood with a high walkability score.

TRANSPORTATION

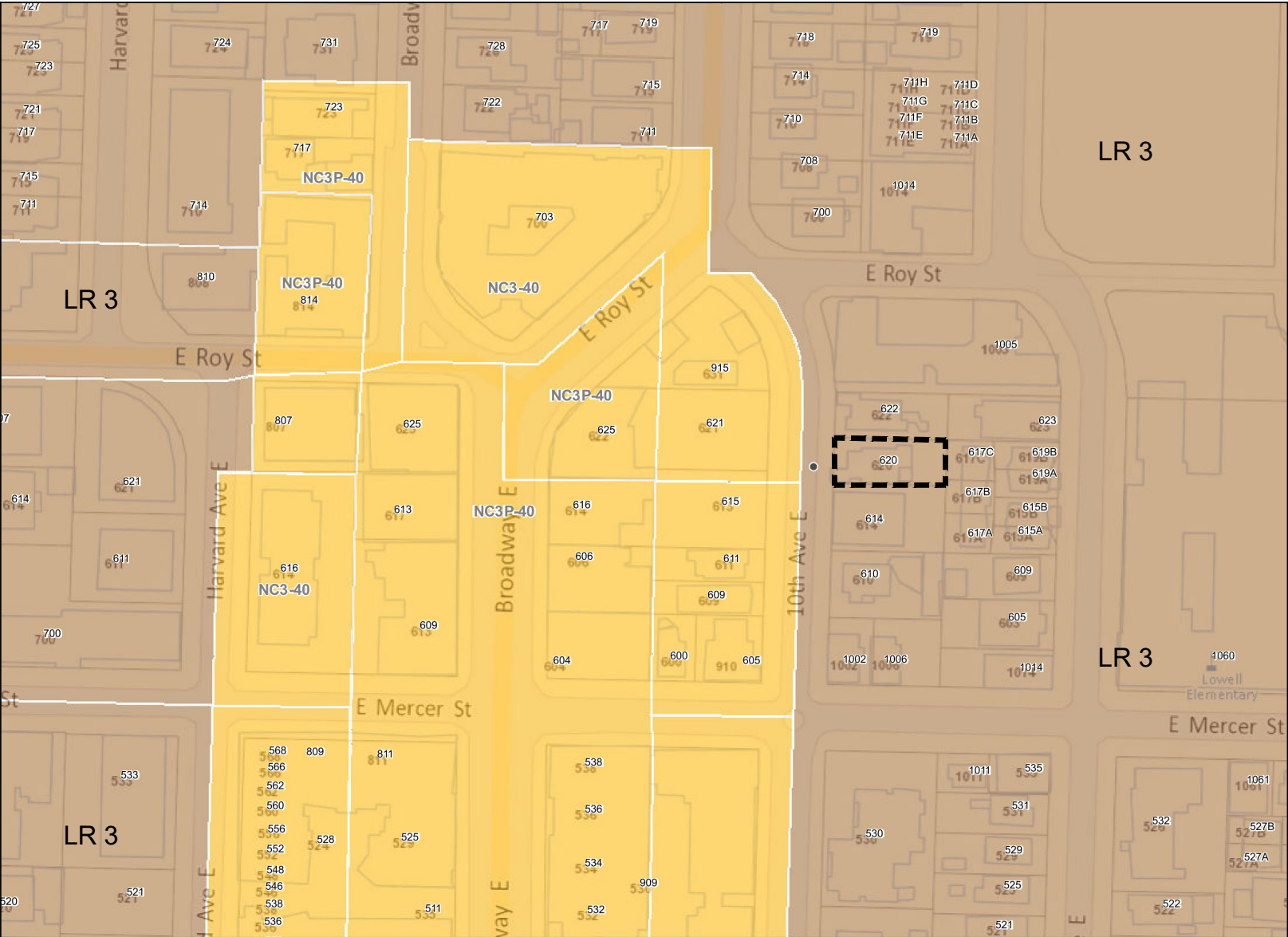
Broadway E in a major transit street with heavy traffic in both directions. It qualifies as a frequent transit corridor. There are metro bus stops and bike lanes in both directions running north/south. Both busses and the nearby light rail link the neighborhood to the greater Seattle Metropolitan Area.

SITE ANALYSIS

The grade on the site is flat with a 4' grade change down to the sidewalk along 10th Ave E. Trees will be removed (see arborist report). See survey on page 6. See proposed site plan on page 10.

ZONING ANALYSIS

ZONE: LR3  
OVERLAY: Capitol Hill (Urban Center Village), Frequent Transit  
STREETS: Broadway Ave E, E Roy St, E Aloha St, and the portion of 10th Ave E north of E Roy St are nearby arterials.  
SITE: Located mid-block on the east side of 10th Ave E between E Roy St and E Mercer St. It is in a lowrise 3 zone and across the street from an NC3-40 zone. The parcel is served by frequent transit and located within the Capitol Hill Urban Center Village.



Zoning Map



## NEIGHBORHOOD CONTEXT:

This neighborhood is comprised of a mix of commercial and residential buildings. Commercial and mixed use buildings are centered along Broadway Ave E and E Roy St. This site is located on the edge of residential areas that include single family residences, townhouses & apartments. Lowell Elementary School is a block away. Broadway Hill Park is 2 blocks south and Volunteer Park is about 3 blocks north. To the north there are two historic Anhalt apartment/condo buildings on each side of E Roy St. There is a mix of colonial revival, traditional, craftsman and modern architectural styles present in the neighborhood. Most buildings are very symetrical with lots of material texture and prominent covered entries with minimal modulation.

- A Lowell Elementary School
- B Brevard Apartments - 614 10th Ave E
- C Townhouses - 615, 617, 619 Federal Ave E
- D Fedroy Apartments - 623 Federal Ave E
- E Historic Anhalt Apartment building - 1005 E Roy St
- F Historic Anhalt Condominiums - 1014 E Roy St
- G Townhouses - 711 Federal Ave E
- H 76 gas station - Business
- I 700 Broadway - Mixed use
- J Poppy Restaurant - Business



(A) Lowell Elementary School



(B) Brevard Apartments - 3-story brick



(C) 7 Townhouses - 3-story horizontal lap siding, white trim



(D) Fedroy Apartments - 3-story, Hardie Panel, Hardie Plank & Corten siding, modern design



(E) Anhalt Apartments - 4-story brick historic, 1005 E Roy



(F) Anhalt Condominiums - 4-story brick historic, 1014 E Roy

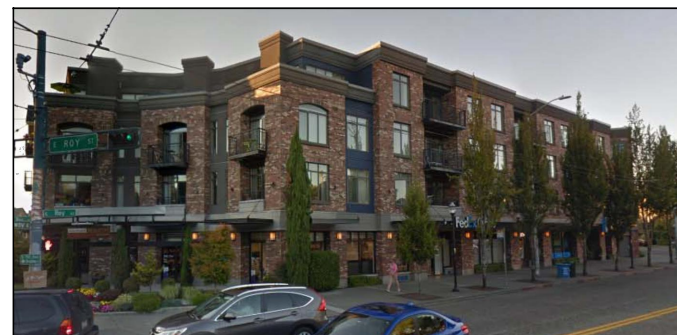
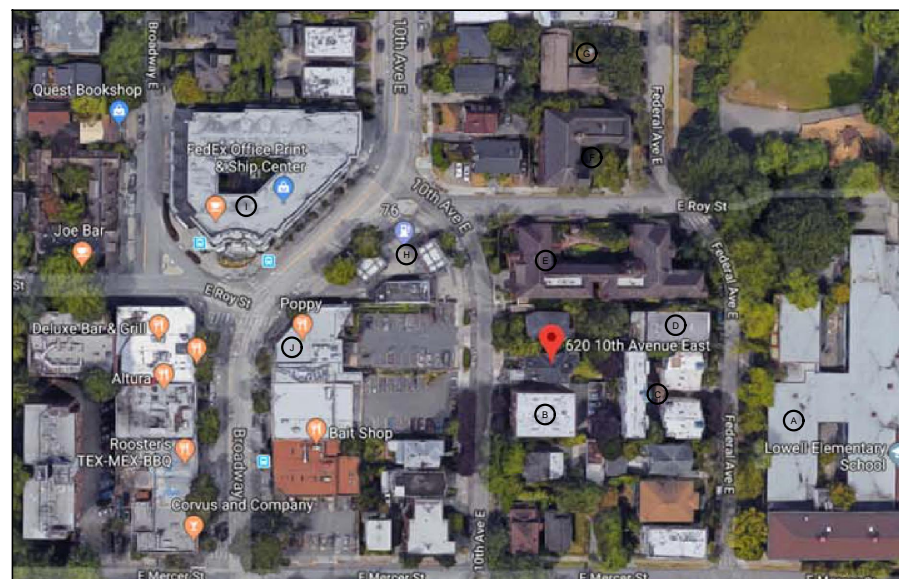


(G) Townhouses at 711 Federal Ave E 3-story, Brick Hardie Panel, & Hardie Plank, modern design



(H) 76 Gas Station at corner of 10th Ave E, Broadway E, & E Roy St

## VICINITY MAP



(I) Mixed Use building w/ Roy Street Coffee & Tea, Home Street Bank & FedEx all at street level & apartments above. 4-story building w/ brick, concrete, metal, & hardie panel



(J) Poppy - 1-story restaurant

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620 10th Ave E  
Seattle, Washington  
DPD# 3029145 | March 26, 2018





Back of lot facing E

BACK OF LOT



10th Ave E facing W

ACROSS FROM SUBJECT SITE



10th Ave E facing E

SUBJECT SITE





Approaching subject lot from the north along 10th Ave E - 1005 Apts, 622 10th, existing garage & Brevard Apts



Approaching subject lot from the north along 10th Ave E - existing SFR, garage & Brevard Apts



Southwest corner of property. Existing garage & Brevard Apts, facing southeast



View at rear of property facing east. Looking at 617 Federal Ave E townhouses.



Facing northeast. Looking at back of property and behind property to north - 1005 Apts, Fedroy Apts, & 617 Federal Ave E townhouses



Facing northeast. Looking at back of property and behind property to north - 1005 Apts, Fedroy Apts, & 617 Federal Ave E townhouses



Facing north from south property line at backyard. Back of residence to left. Facing 622 10th Ave E backyard with 1005 Apartments straight north.



Facing southwest from north side of back yard. Facing existing residence and Brevard Apts



Facing southwest, looking at Brevard apartments to south



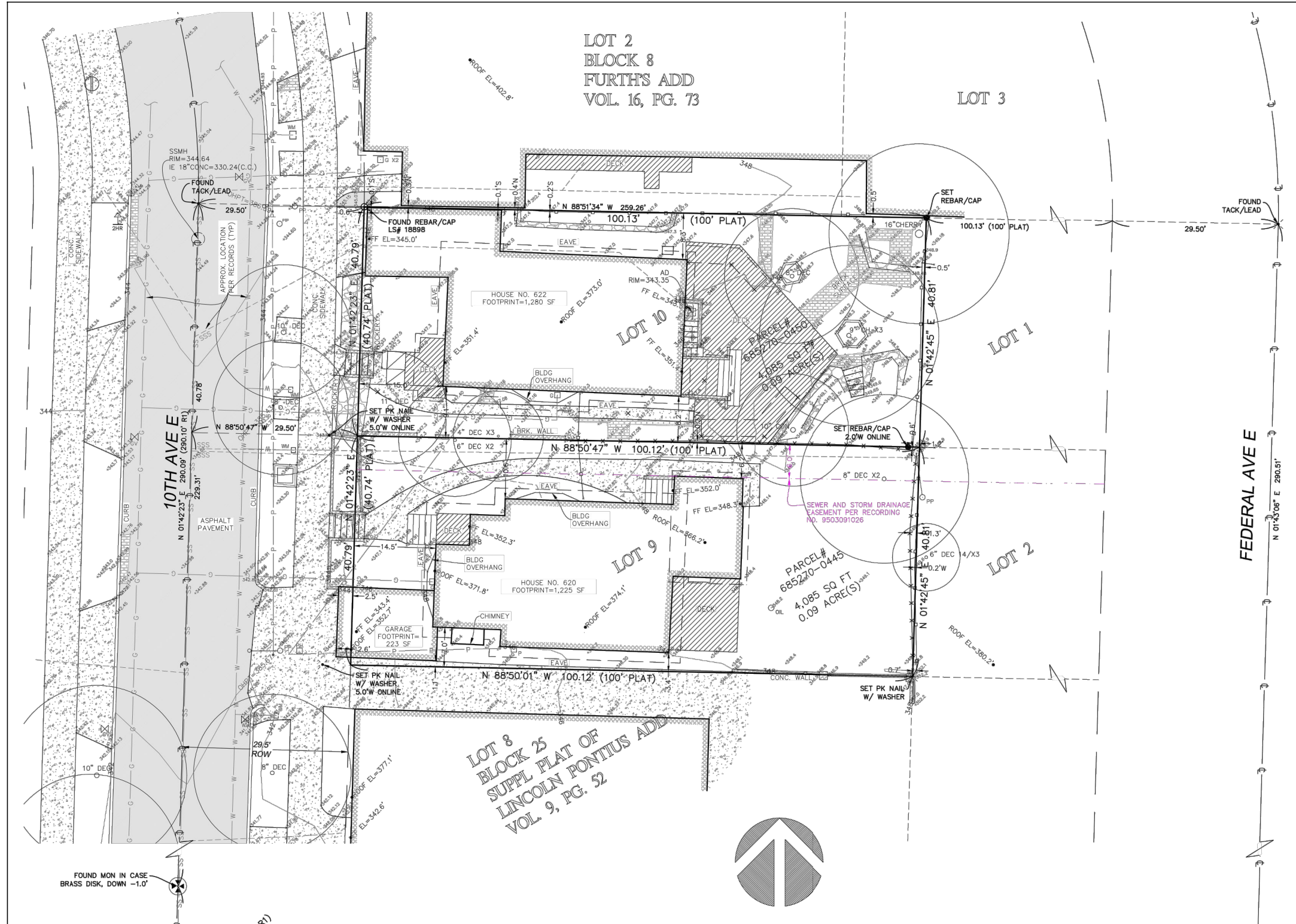
Facing northwest, looking at existing residence



Facing west from Brevard driveway to south. Looking at back of garage.

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DPD# 3029145 | April 4, 2018





SURVEY

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620 10th Ave E  
Seattle, Washington  
DPD# 3029145 | April 4, 2018



Chris Selle, Certified Arborist  
(206)-387-8214  
Email: [soundtreeconsulting@gmail.com](mailto:soundtreeconsulting@gmail.com)  
Certified Arborist #PN 7030A  
TRAQ Certified Tree Risk Assessor

June 5<sup>th</sup>, 2017

Chris Gurdjian  
(206)-351-9115  
[Chris@fiddleandplow.com](mailto:Chris@fiddleandplow.com)

Hello Chris,

Here is the Arborist Identification report that you requested for the trees located on the property at **622 & 620 10<sup>th</sup> Ave E, Seattle**. All significant trees were identified, measured for diameter at breast height (DBH), and classified as exceptional or Non-exceptional according to Seattle DPD Director’s Rule 16-2008

**Condition Report:** Tree number nine is in poor condition

**Summary:** Eleven significant trees on the property. Trees number one and two are located in the planting strip along the street. These trees are protected

**Tree Identification Report**

Tree #1: 10.4” DBH Korean Dogwood tree, (*Cornus kousa*), fair condition, average physical drip line radius 14’ **“Street tree”**

Tree #2: 8.9” DBH Korean Dogwood tree, (*Cornus kousa*), fair condition, average physical drip line radius 12’ **“Street tree”**

Tree #3: 9.9” DBH Saucer Magnolia tree, (*Magnolia soulangeana*), fair condition, average physical drip line radius 11’ **non-exceptional tree**

Tree #4: 12.6” DBH Saucer Magnolia tree, (*Magnolia soulangeana*), fair condition, average physical drip line radius 13’ **non-exceptional tree**

Tree #5: 15.6” DBH Common Pear tree, (*Pyrus communis*), fair condition, average physical drip line radius 13’ **non-exceptional tree**

Tree #6: 7.4” DBH Camellia tree, (*Camellia sinensis*), fair condition, average physical drip line radius 9’ **non-exceptional tree**

Tree #7: 13” DBH Common Holly tree, (*Ilex aquifolium*), fair condition, average physical drip line radius 11’ **non-exceptional tree**

Tree #8: 12.7” DBH Black Spruce tree, (*Picea mariana*), fair condition, average physical drip line radius 13’ **non-exceptional tree**

Tree #9: 19.3” DBH Common Cherry tree, (*Prunus avium*), poor condition, average physical drip line radius 16’ **non-exceptional tree**

Tree #10: 18.2” DBH European White Birch tree, (*Betula pendula*), fair condition, average physical drip line radius 17’ **non-exceptional tree**

Tree #11: 10.5” DBH Common Cherry tree, (*Prunus avium*), fair condition, average physical drip line radius 10’ **non-exceptional tree**

Thank you,

Chris Selle  
Certified Arborist # PN 7030-A  
TRAQ Certified Tree Risk Assessor  
Sound Tree Consulting  
12009 SE 160<sup>th</sup> St, Renton, Wa, 98058  
206-387-8214

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620 10th Ave E  
Seattle, Washington  
DPD# 3029145 | April 4, 2018

Design Guidelines - Highest Priority Preliminary Guidance (includes responses to Capitol Hill Neighborhood Design Guidelines)						
CS2	Urban Pattern and Form		PL1	Open Space Connectivity		
A.	Location in City and Neighborhood:		C.	Outdoor Uses and Activities:		
	Narrative response: Per the Capitol Hill Design Guidelines the proposed construction maintains and enhances the character and function of a mixed-use, pedestrian oriented urban village. The streetscape will be enhanced with low landscape walls, LED landscape lighting, low maintenance ornamental shrubs, and wrought iron fencing that allows views into a shared courtyard. The width of sidewalks have been retained, street tree added and planting strip restored. No vehicle entrances are proposed and strong pedestrian connections to the street are a focus of the development with walkways connecting to the street through the shared courtyard on the north. Within the development courtyards between buildings continue the pedestrian orientation of these units. All entries face the street.			Narrative Response: The courtyard design of this project and the placement of garbage and bicycle parking at the rear of the lot encourages the use of walkways and courtyards for egress, gathering and connections between residents. The wide walkway and abundant landscaping in the shared courtyard to the north is intended to foster use of the walkway as an outdoor living space. A small patio area has been provided in front of the entries to both back duplexes so that they have a more private area to gather, barbeque and/or sit outside.		
	In order to preserve and augment the neighborhood's architectural quantities, historic character and pedestrian scale several cues have been taken from the older buildings in the immediate vicinity. These elements include a symmetrical facade, minimal articulation of the facade planes, raised entry, matching the 3-story height of the apartment building to the south, material selection of brick and horizontal lap siding, covered entry, and detailing at entries to make them the primary focus.		PL3	Street Level Interaction		
			A.	Entries		
CS3	Architectural Context and Character		C.	Narrative Response: In order to maintain and enhance the character and function of a mixed-use, pedestrian oriented urban village the entries play a key role in adding a human scaled element to the buildings. Entries are marked by a entry bay, covered stoop, and differentiated from the other parts of the building with a material change. Human activity on the street is encouraged with wide, low steps to sit on, low landscape walls providing visual interest, and low maintenance abundant landscaping.		
	A.	Emphasizing Positive Neighborhood Attributes:		Architectural Concept		
		Narrative Response: In order to preserve and augment the neighborhood's architectural quantities, historic character and pedestrian scale several cues have been taken from the older buildings in the immediate vicinity. This includes eaves for weather protection, architecture emphasizing the entries, lighting, and material choice. The courtyard and walkway design reflect the positive attributes of pedestrian and garden based design seen in the neighborhood.		Secondary Architectural Features		
				Narrative Response: Secondary architectural features such as a the covered entries, eaves over sliding doors on the third floor, third floor decks breaking up the verticality of the 3-story building, wrought iron gates to the courtyard and human-scale materials are all all extremely important in fitting these structures into the context of this neighborhood. Since the existing buildings tend to be vertical with minimal relief it is the language used with secondary features that anchors buildings to this neighborhood. Quality, human scaled materials like brick and horizontal siding, weather covering, lighting and signage will tie the courtyards together. The concept of these structures is a village of courtyard garden villas. This is created with connecting courtyards, landscaping, walkways, and third floor decks making the outdoor spaces connected and livable.		
PL1	Open Space Connectivity		B.	Walkways and Connections:		
	Narrative Response: Walkways to create pedestrian and visual connections throughout the site is the focus of the courtyard design. Walkways are provided between each dupex that connect the properties on the north and south sides of this site as well as the street. On the north a shared courtyard provides visual and physical connection. To the south shared use of the driveway for trash removal access provides connection. All walkways continue through the site from north to south and from the sidewalk to the rear units. Bicycle parking and trash are both located at the rear of the lot to encourage connection and use of the walkways.					
DESIGN GUIDANCE PROPOSAL 620 10th Ave E Seattle, Washington DPD# 3029145   April 4, 2018						



Adjustments:	Zoning Standards (Townhouses):	Proposed Adjustments:															
<p>The following 3 adjustments are requested to assist in creating a courtyard-based design:</p> <p>1. Setback - Separation between multiple structures:</p> <p>In order to keep these as three separate structures with small courtyards between each duplex a setback separation adjustment is requested to 8'-5" from the required 10'-0". This allows us to separate all three buildings completely for better circulation, air, solar access, courtyard creation, and connection. These small courtyards bring landscaping and views through the site. Greater setbacks are provided at the third floor with master decks.</p> <p>2. Setback: Side setbacks</p> <p>This adjustment allows a larger courtyard at the north property line by moving the structures south. This reduces the side setback to 4'-0" south and 6'-1.5" north which we are requesting. A shared courtyard is created with easements along the north side setback and combining this area with the south side setback of the property to the north. This adjustment was brought up at the presubmittal conference as a way to make a better central courtyard shared between the two developments. Reduced setbacks allows us to allocate more area to courtyards where they create the biggest impact.</p> <p>- Max Structure depth in LR zones</p> <p>In order to keep units symmetrical and aligned to the south to create a larger shared courtyard, an adjustment to increase the allowed structure depth by 2'-5.064" is requested. Granting this allows buildings to be arranged in a manner that benefits the creation of courtyards between duplexes and to the north, better site circulation, and increased solar access.</p>	<p><b>23.45.510 (FAR)</b> ALLOWED - 4,085 SF (LOT AREA) X 1.3 = 5,310.5 SF PROPOSED - 5,310 SF</p>	<p><b>NONE</b></p>															
	<p><b>23.45.512 (DENSITY)</b> ALLOWED - NO LIMIT (* BUILT GREEN) PROPOSED - 6 TOWNHOMES (THREE STRUCTURES)</p> <p>* SUBJECT TO BUILT GREEN STANDARDS</p>	<p><b>NONE</b></p>															
	<p><b>23.45.512 (HEIGHT)</b> ALLOWED - 30 FT ABOVE AVG. GRADE w/ +4 FT FOR PARAPET &amp; +10 FT FOR STAIR PENTHOUSE PROPOSED - 30 FT MAX ABOVE AVG w/ PARAPET &amp; STAIR PENTHOUSE</p>	<p><b>NONE</b></p>															
	<p><b>23.45.518 (SETBACKS)</b></p> <table><tr><td></td><td>REQUIRED</td><td>PROPOSED</td></tr><tr><td>FRONT (E)</td><td>5' MIN , 7' AVG</td><td>7'-4"</td></tr><tr><td>SIDE (N)</td><td>5'</td><td>6'-1.5"</td></tr><tr><td>SIDE (S)</td><td>5'</td><td>5'-0"</td></tr><tr><td>REAR (W)</td><td>5' MIN , 7' AVG</td><td>7'-0"</td></tr></table>		REQUIRED	PROPOSED	FRONT (E)	5' MIN , 7' AVG	7'-4"	SIDE (N)	5'	6'-1.5"	SIDE (S)	5'	5'-0"	REAR (W)	5' MIN , 7' AVG	7'-0"	<p><b>Adjustment to 8'-5"</b> for separation between multiple structures and adjustment of south side setback to 4'-0".</p>
		REQUIRED	PROPOSED														
	FRONT (E)	5' MIN , 7' AVG	7'-4"														
SIDE (N)	5'	6'-1.5"															
SIDE (S)	5'	5'-0"															
REAR (W)	5' MIN , 7' AVG	7'-0"															
<p><b>23.45.527 (WIDTH &amp; FACADE LENGTH)</b> A - WIDTH ALLOWED: 150 FT PROVIDED: 30'-8"</p> <p>B1 - LENGTH WITHIN 15' OF SIDE LOT LN. (NOT STREET/ ALLEY) MAX. ALLOWED:= 65% X 100.12 = 65.078' PROVIDED: 22'-6" x 3 = 67'-6"</p>	<p><b>Request adjustment of structure length to 67'-6" which is 2'-5.064" greater than allowed.</b></p>																
<p><b>23.54.015 (PARKING)</b> None required, None provided</p>	<p><b>NONE</b></p>																

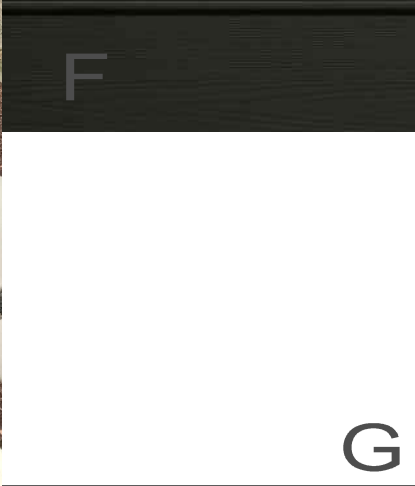
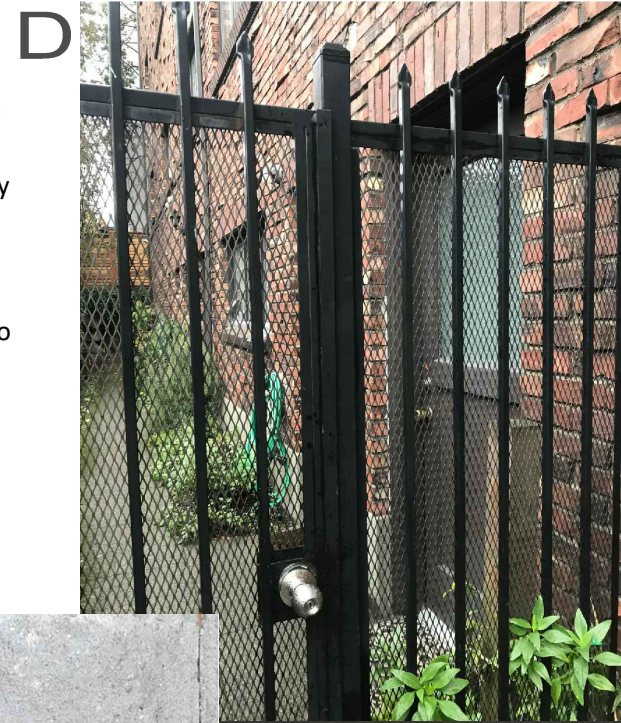
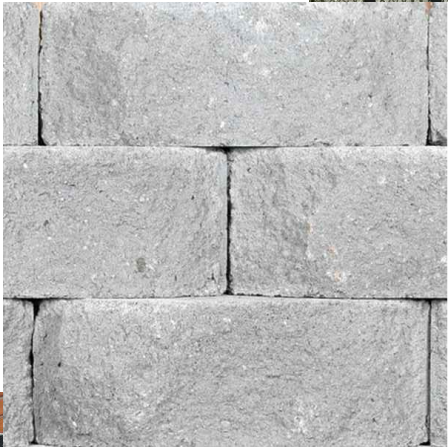
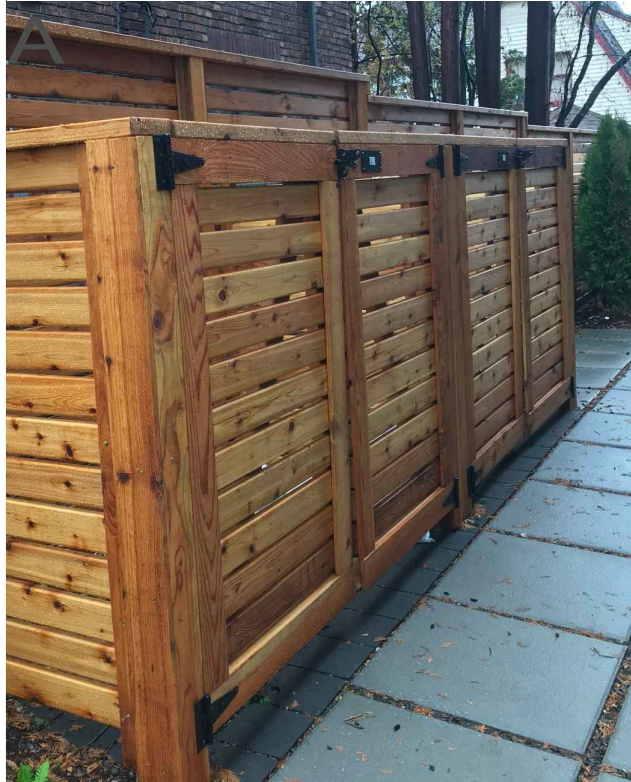


MATERIALS

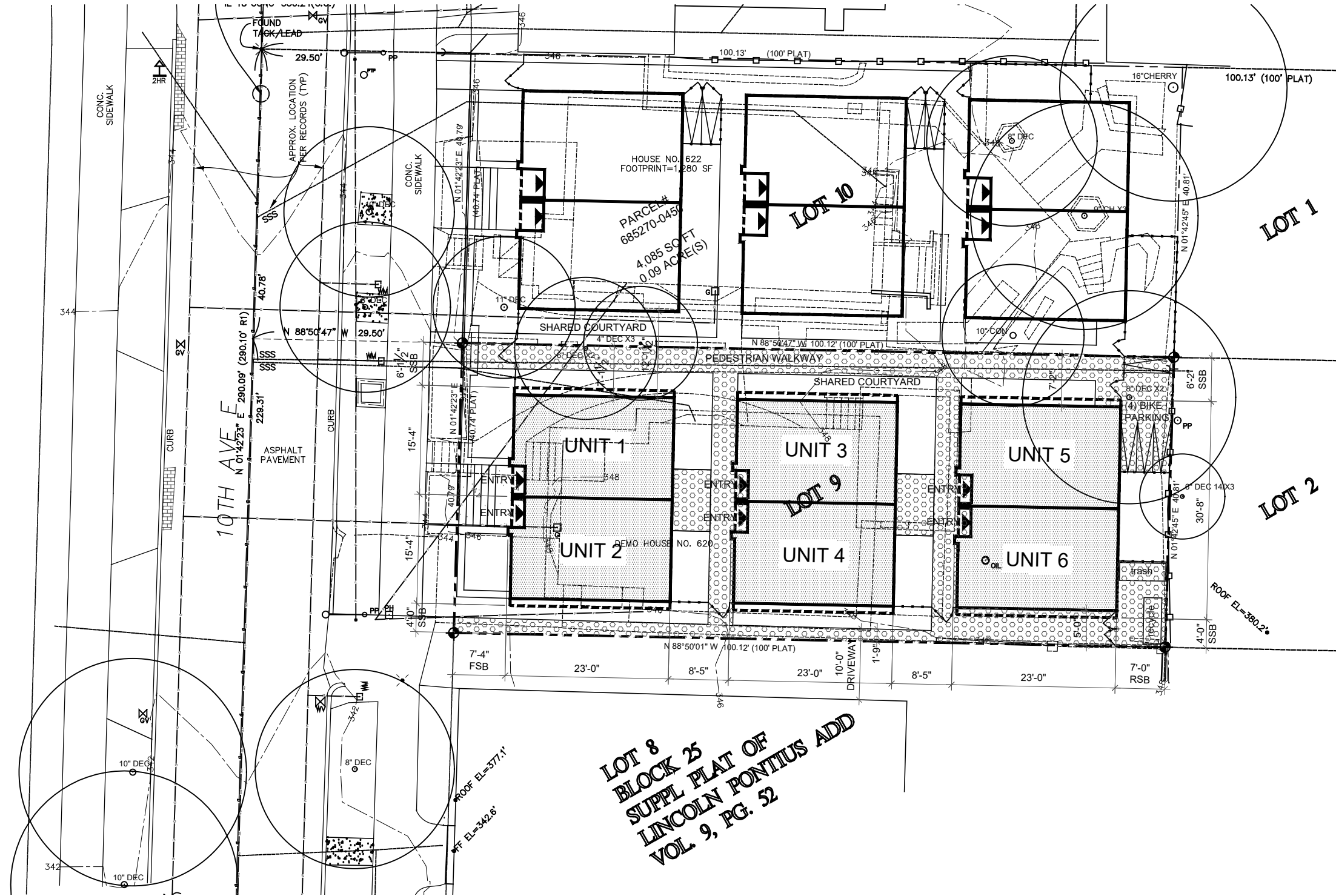
Materials were chosen to reflect those in the immediate neighborhood with horizontal lap siding and brick as the primary building materials on the front facade. These materials are seen throughout the neighborhood and are durable and timeless. In order to bring in some of the style from contemporary buildings in the entry bays with hardie panel eaves and corrugated metal siding inset into the bay.

Wrought Iron, permeable paving, Manorstone block walls, and wood bicycle and garbage enclosures are some of the materials found in the built environment. Metal mailboxes and wood signage are also used.

- A. Cedar fence enclosures at garage & bicycle areas
- B. Metal mailboxes
- C. Gray Manorstone block wall along street property line
- D. Wrought iron gate and fence at shared courtyard
- E. Permeable Paving
- F. Horizontal lap siding, white & gray, 6" exposure
- G. Wood address signage
- H. Brick on street-facing units - Coal Creek finish







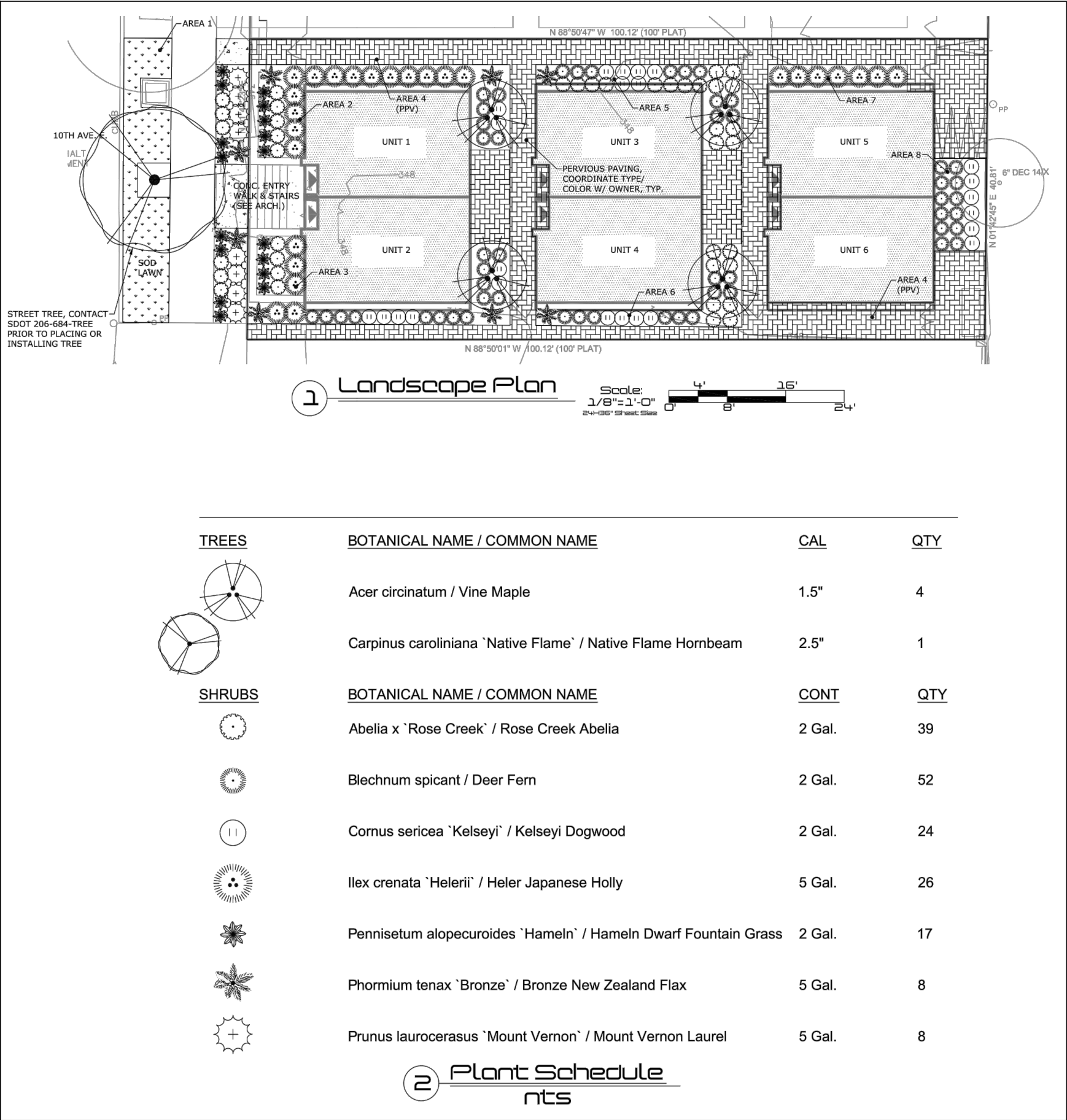
PROPOSED SITE PLAN

SCALE:  $\frac{1}{16}'' = 1'-0''$

LOT 8  
BLOCK 25  
SUPPL. PLAT OF  
LINCOLN PONTIUS ADD  
VOL. 9, PG. 52

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Recycle & Solid Waste

We are proposing garage & recycling in dumpsters on the in an enclosure on the southeast corner of the site. This will be screened with a wood fence and will be taken to the street for pickup via easement to the south.

Transportation

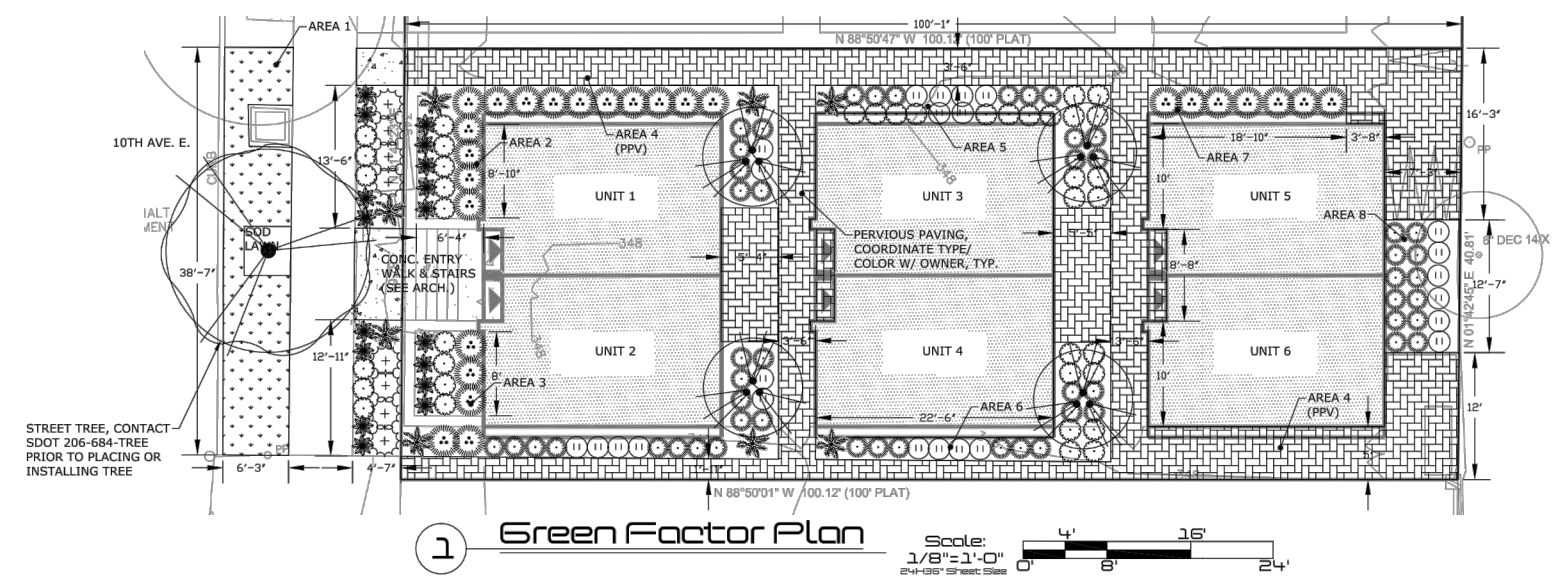
No parking is proposed for these townhouses. Enclosed bike parking provided for 4 bicycles at the northeast corner of the site.

Amenity Area

All amenity area is private both at ground level and on the rooftop decks.

Fencing

5' high cedar fence with tightly spaced rails proposed at at garage/recycle enclosures and at bicycle parking. Cedar fences with gates also provided at the south end of interior courtyards. At the entrance to the shared central courtyard with the property to the north is a wrought iron gate and fence even with the buildings.



Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project Title:		enter sq ft of parcel	SCORE 5.611
Parcel size (enter this value first)		4,085	
Landscape Elements*		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1167	0.6 700.2
3	Bioretention facilities	enter sq ft 0	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 998	0.1 99.8
2	Shrubs or perennials 2' at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 174 2088	0.3 626.4
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 4 300	0.3 90.0
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 1 150	0.3 45.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0.4 -
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6" in diameter - calculated at 350 sq ft per inch diameter	enter inches DBH 0	0.8 -
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4 -
2	Over at least 4" of growth medium	enter sq ft 0	0.7 -
D Vegetated walls			
1	Vegetated walls	enter sq ft 0	0.7 -
E Approved water features			
1	Permeable paving	enter sq ft 0	0.7 -
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 1205	0.5 602.5
G Structural soil systems			
1	Structural soil systems	enter sq ft 0	0.2 -
H Bonuses			
sub-total of reg B=		5,683	
1	Drought-tolerant or native plant species	enter sq ft 2538	0.1 253.8
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 824	0.1 82.4
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
Green Factor numerator =		2,496	

2 Green Factor Scoresheet

Green Factor Worksheet*		SEATTLE <i>green factor</i>								
		Planting Area								
		1	2	3	4	5	6	7	8	TOTAL**
A1	square feet									0
A2	square feet	209	285	237		145	133	69	89	1167
A3	square feet									0
B1	square feet		285	237		145	133	69	89	958
B2	# of plants		46	47		33	23	7	18	174
B3	# of trees		1	1		1	1			4
B4	# of trees	1								1
B5	# of trees									0
B6	# of trees									0
B7	# of trees									0
C1	square feet									0
C2	square feet									0
D	square feet									0
E	square feet									0
F1	square feet									0
F2	square feet				1205					1205
G	square feet									0
H1	square feet	150	627	639		471	351	84	216	2538
H2	square feet									0
H3	square feet	150	336	338						824
H4	square feet									0

\* See Green Factor score sheet for category definitions  
\*\* Enter totals on the Green Factor score sheet

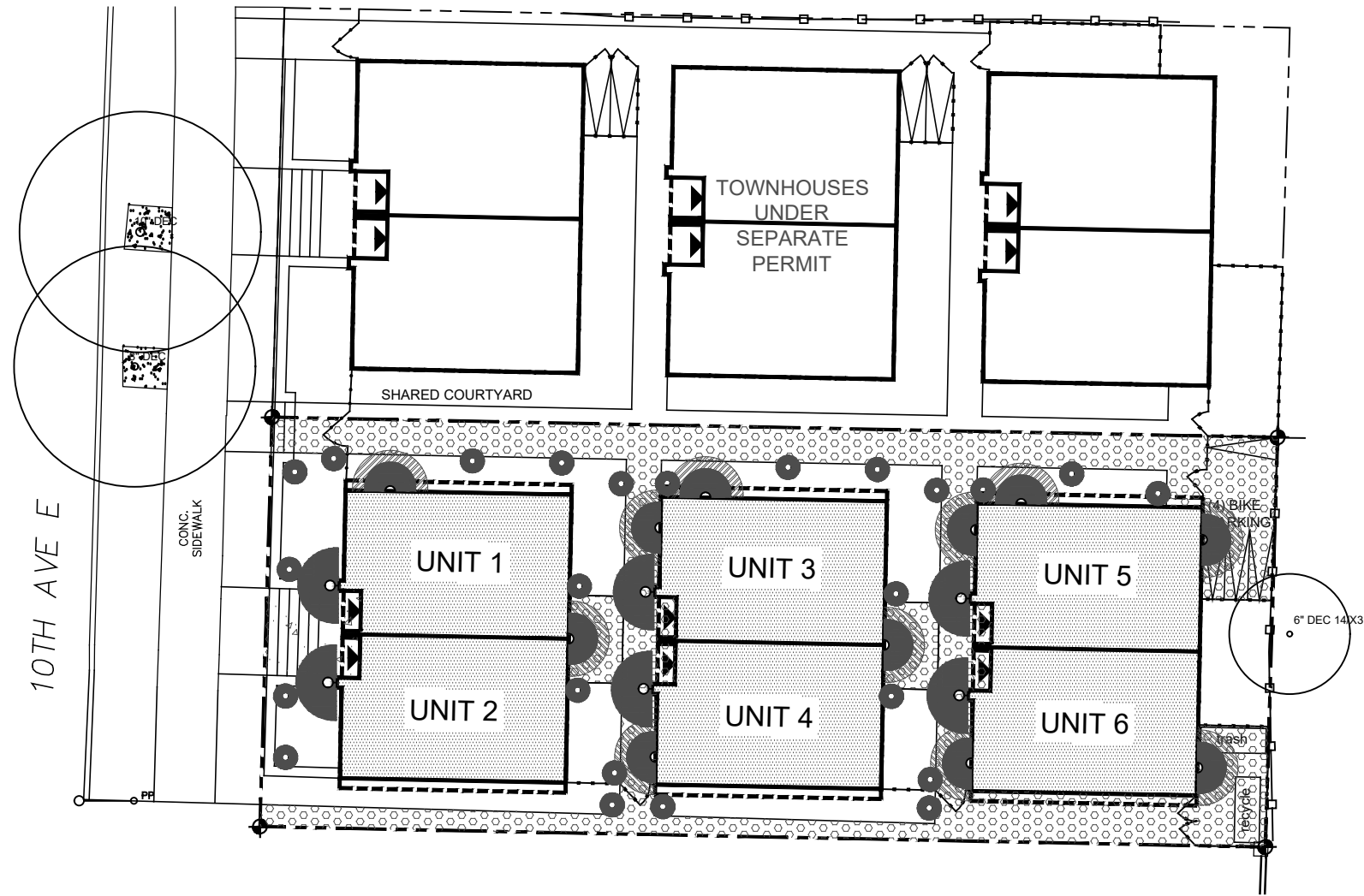
3 Green Factor Worksheet

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Seattle, Washington  
DPD# 3029145 | April 4, 2018










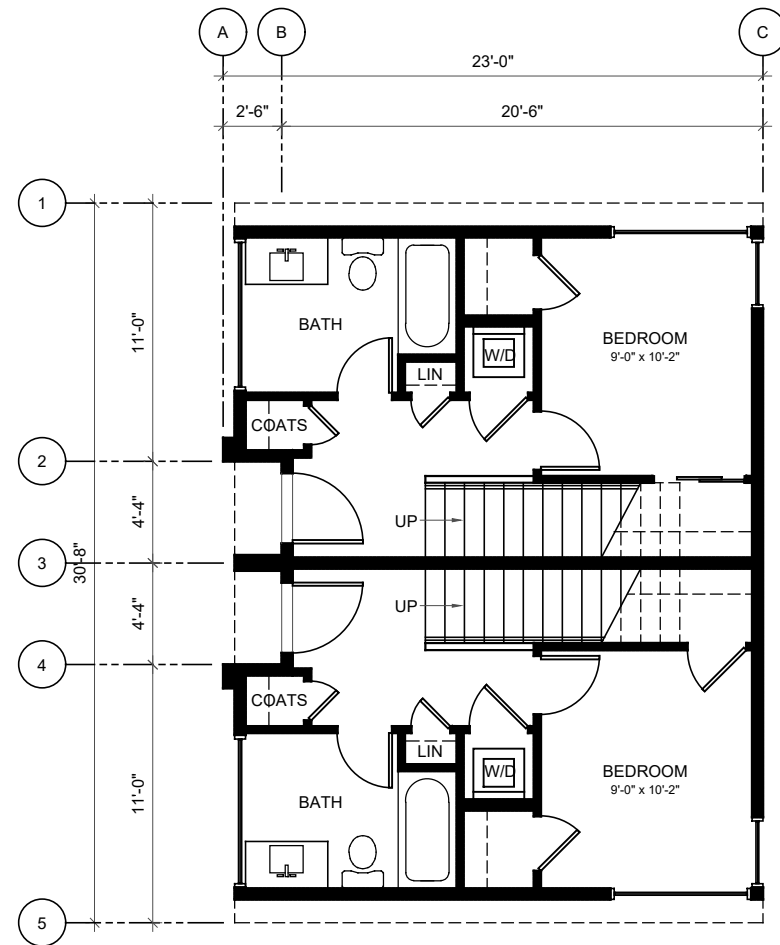


PROPOSED OUTDOOR LIGHTING PLAN

SCALE:  $\frac{1}{16}'' = 1'-0''$

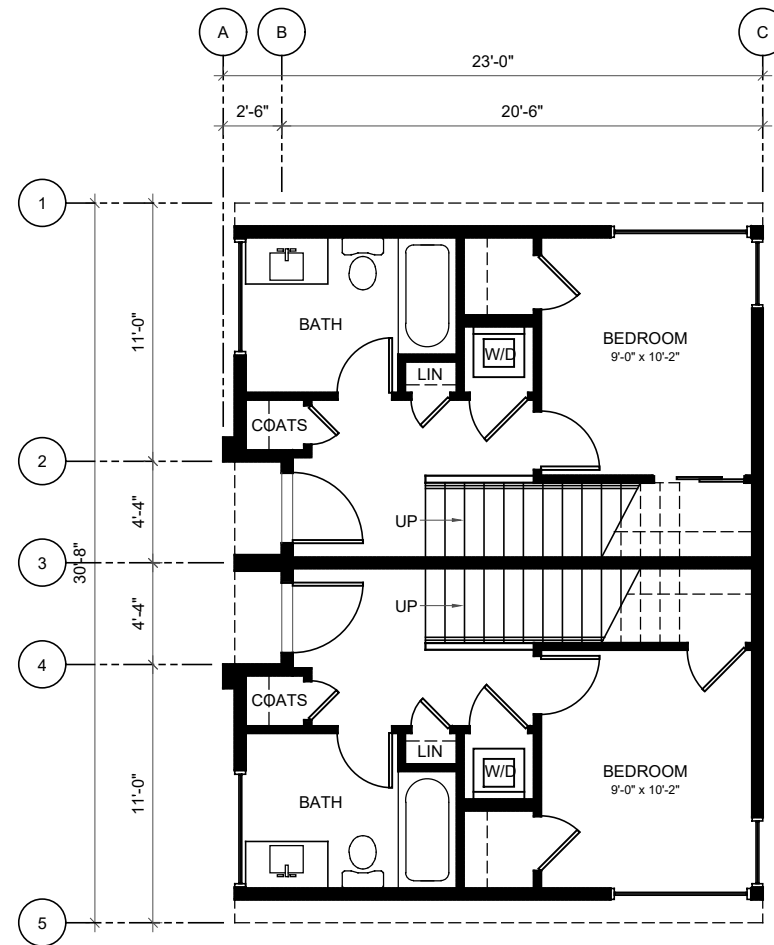
LEGEND

-  Outdoor Energy Efficient, LED recessed lights
-  5" Incandescent Cylinder Outdoor Wall Lantern w/ baffle
-  Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle



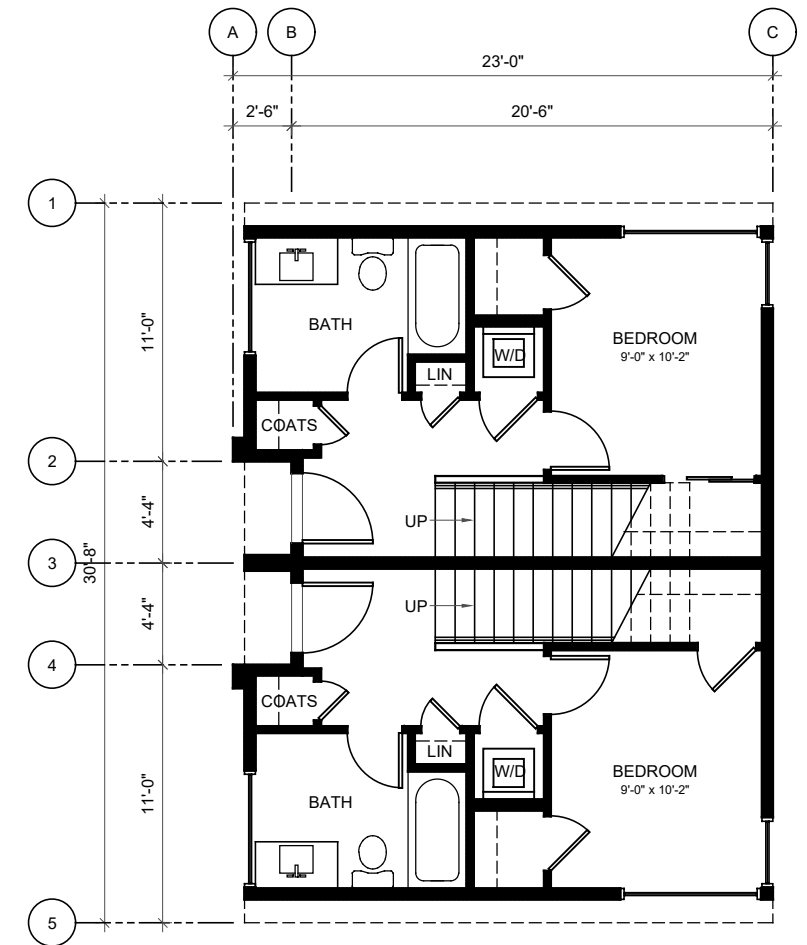
FIRST FLOOR PLANS: UNIT 1 & 2

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



FIRST FLOOR PLANS: UNIT 3 & 4

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

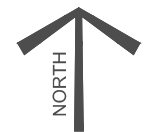


FIRST FLOOR PLANS: UNIT 5 & 6

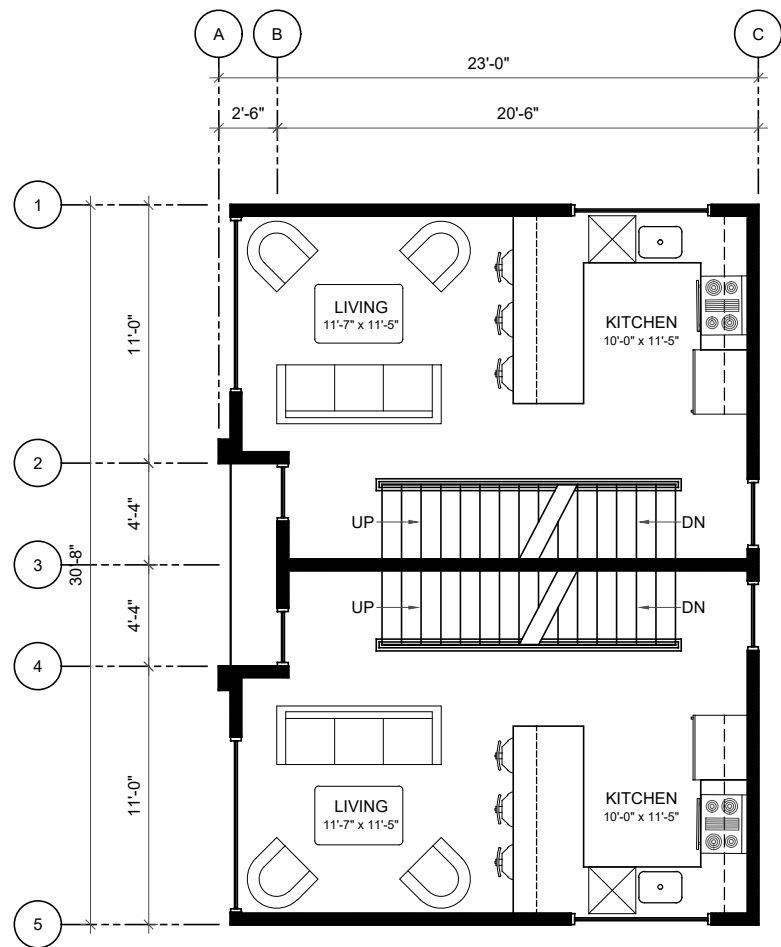
SCALE: 1/8" = 1'-0"

EACH TOWNHOUSE UNIT

Bedrooms:	2
Bathrooms:	1.75
Building:	1000 sf
Deck:	225 sf

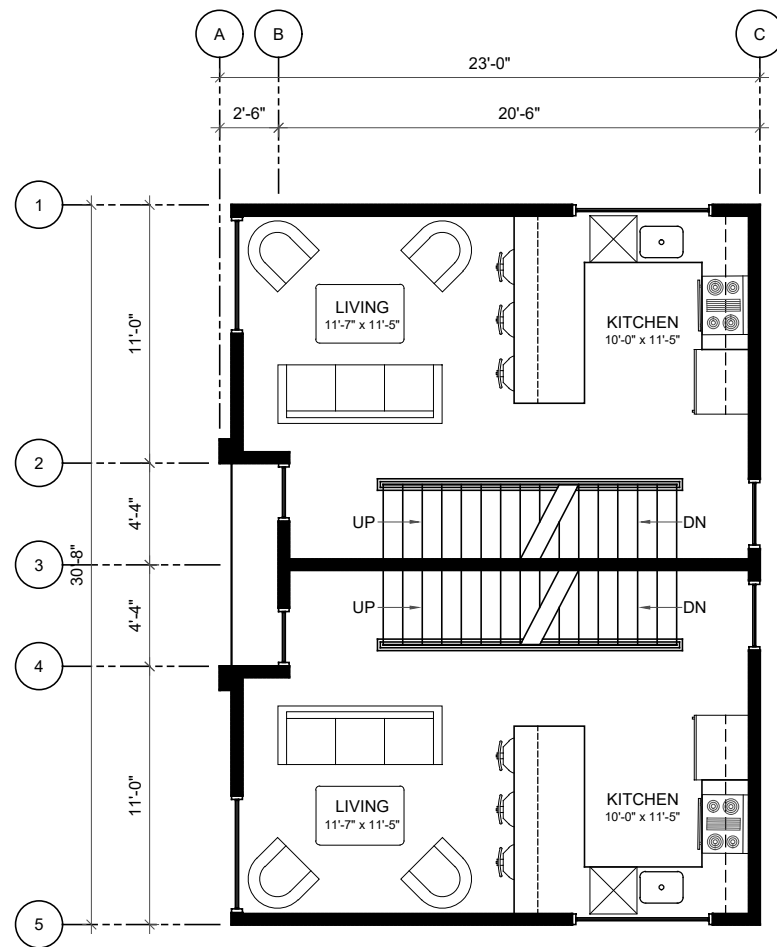






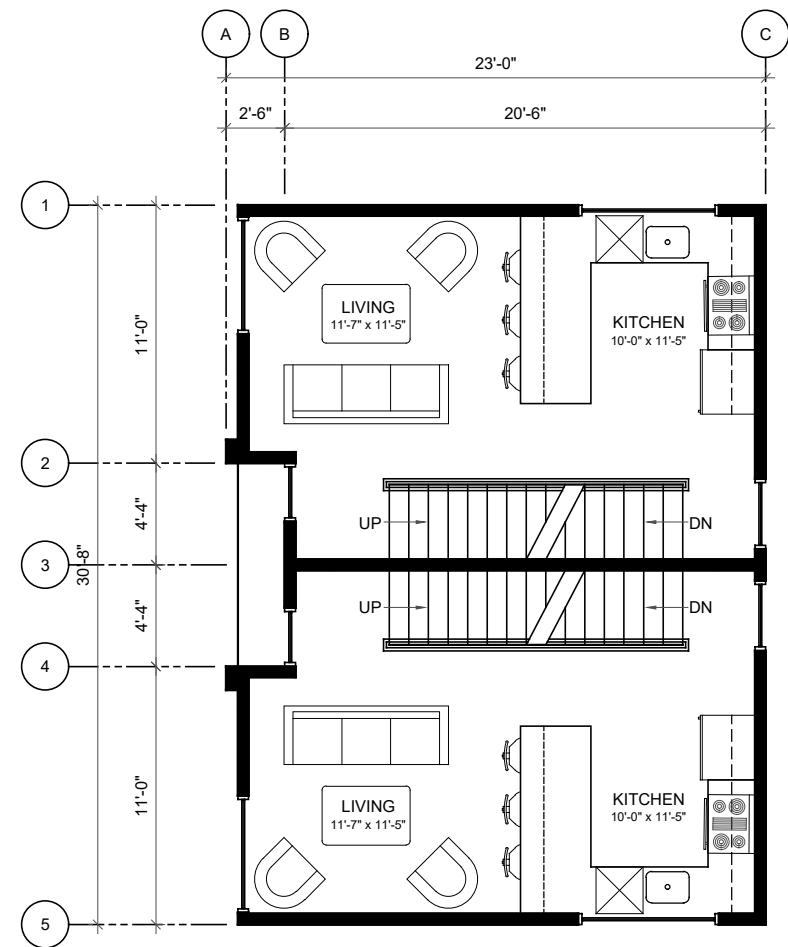
SECOND FLOOR PLANS: UNIT 1 & 2

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



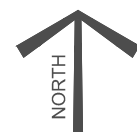
SECOND FLOOR PLANS: UNIT 3 & 4

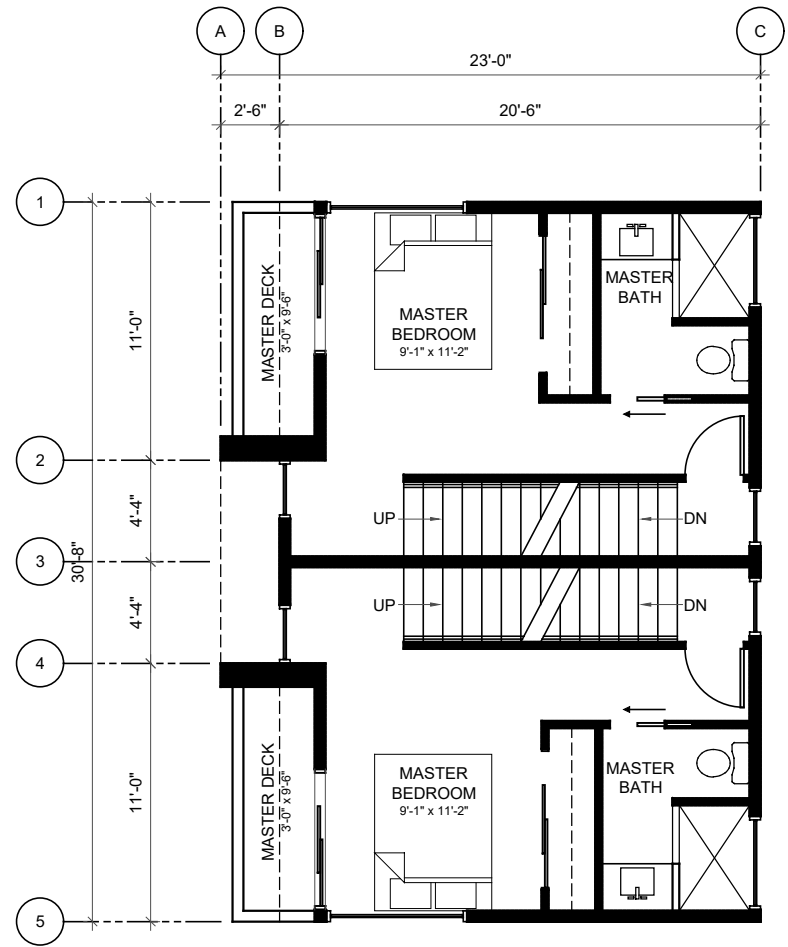
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLANS: UNIT 5 & 6

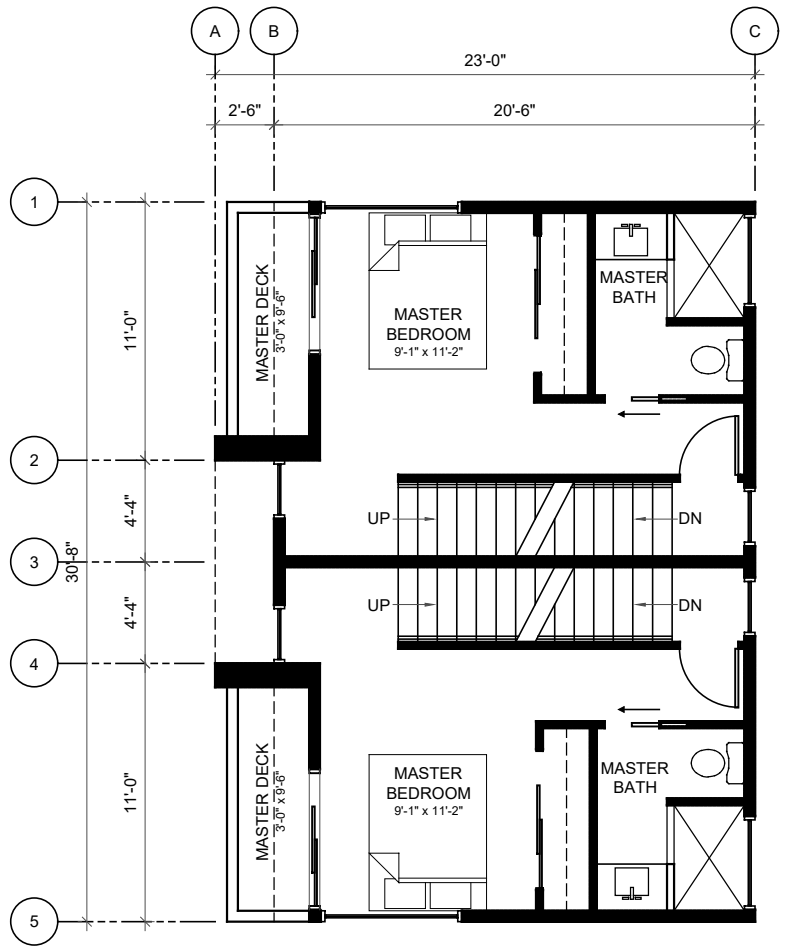
SCALE: 1/8" = 1'-0"





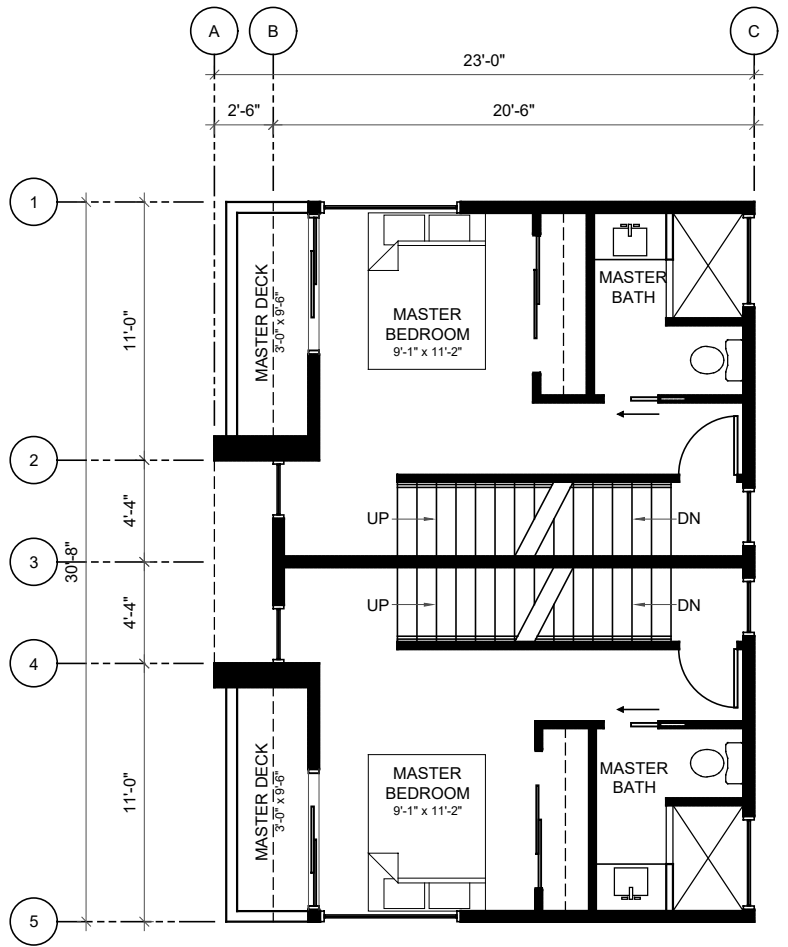
THIRD FLOOR PLANS: UNIT 1 & 2

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



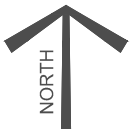
THIRD FLOOR PLANS: UNIT 3 & 4

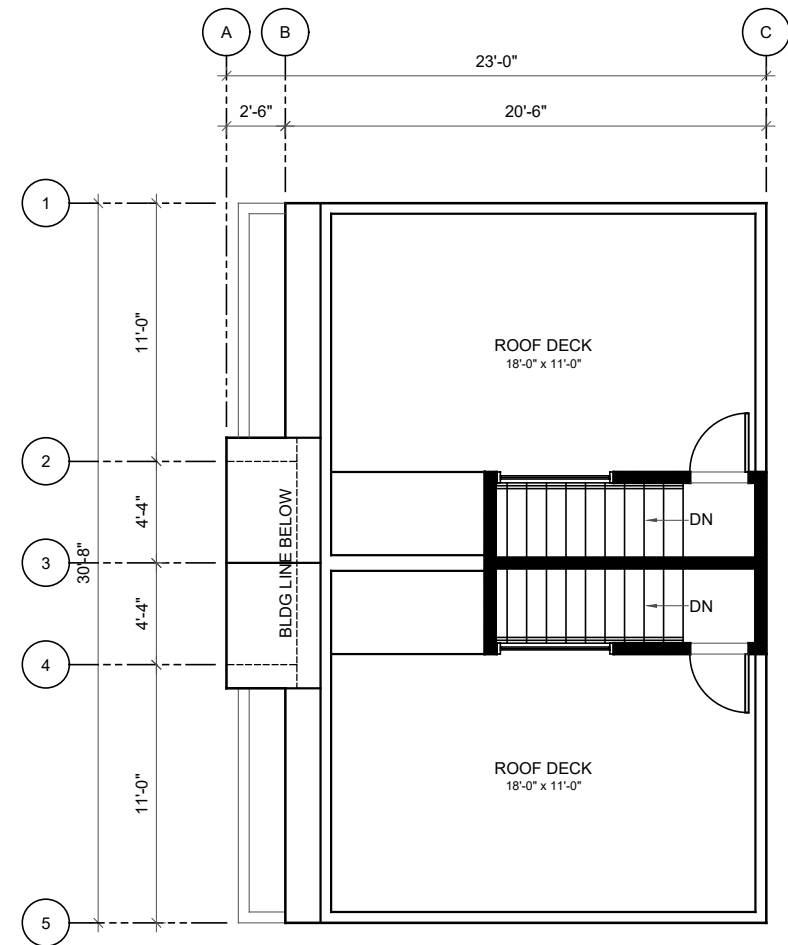
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLANS: UNIT 5 & 6

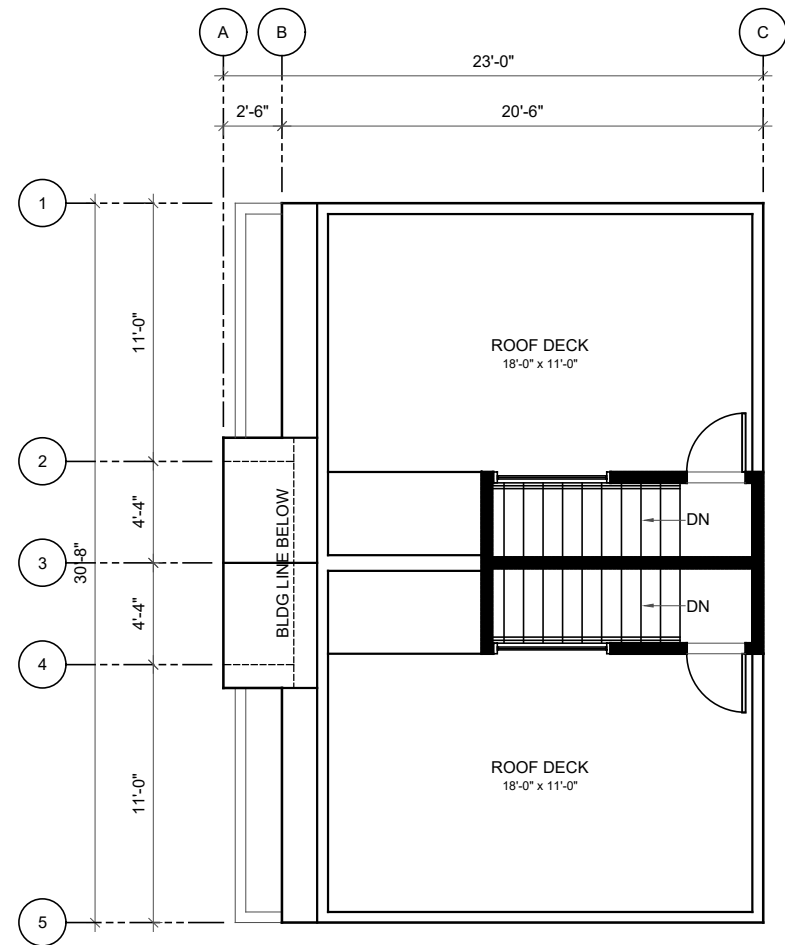
SCALE: 1/8" = 1'-0"





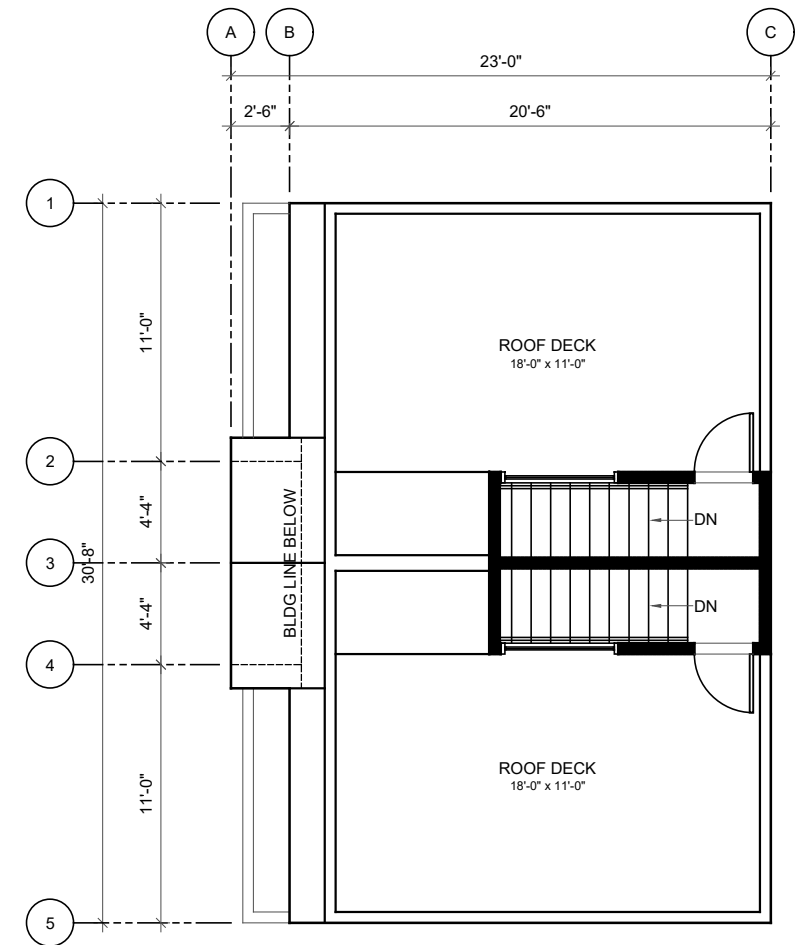
PENTHOUSE FLOOR PLANS: UNIT 1 & 2

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



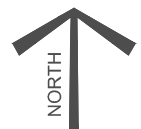
PENTHOUSE FLOOR PLANS: UNIT 3 & 4

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



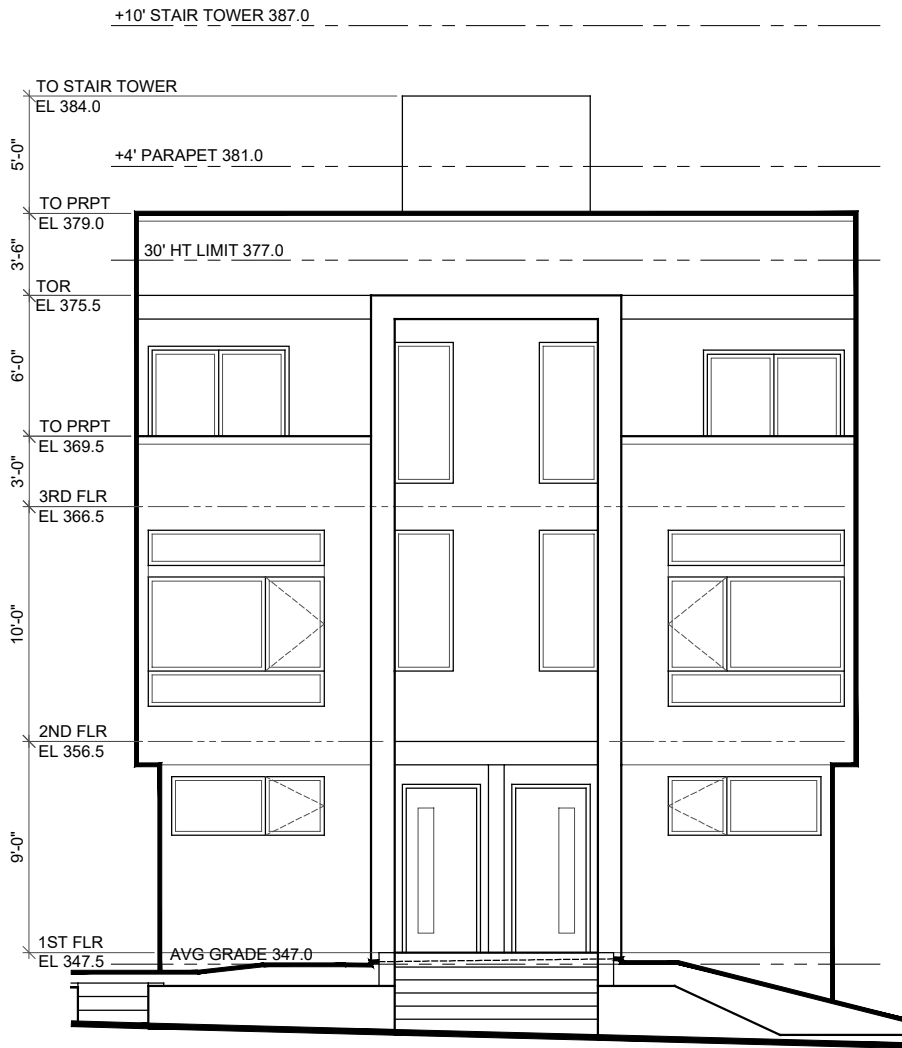
PENTHOUSE FLOOR PLANS: UNIT 5 & 6

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



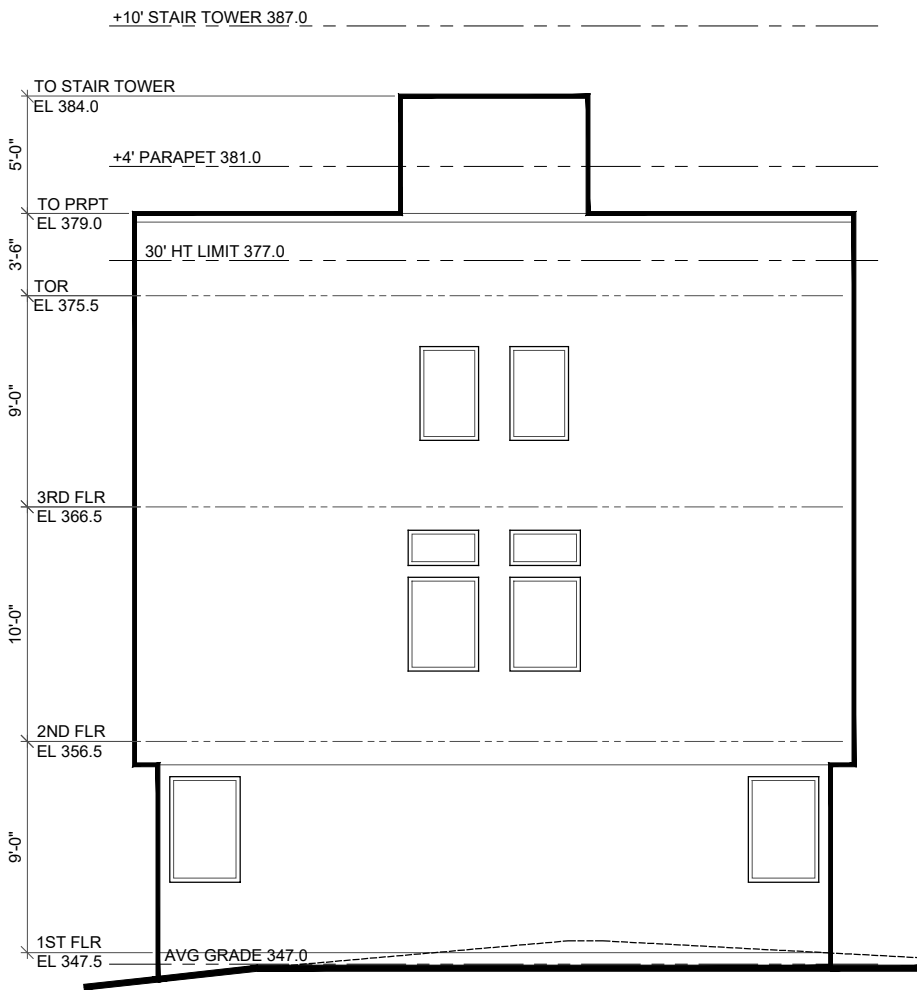
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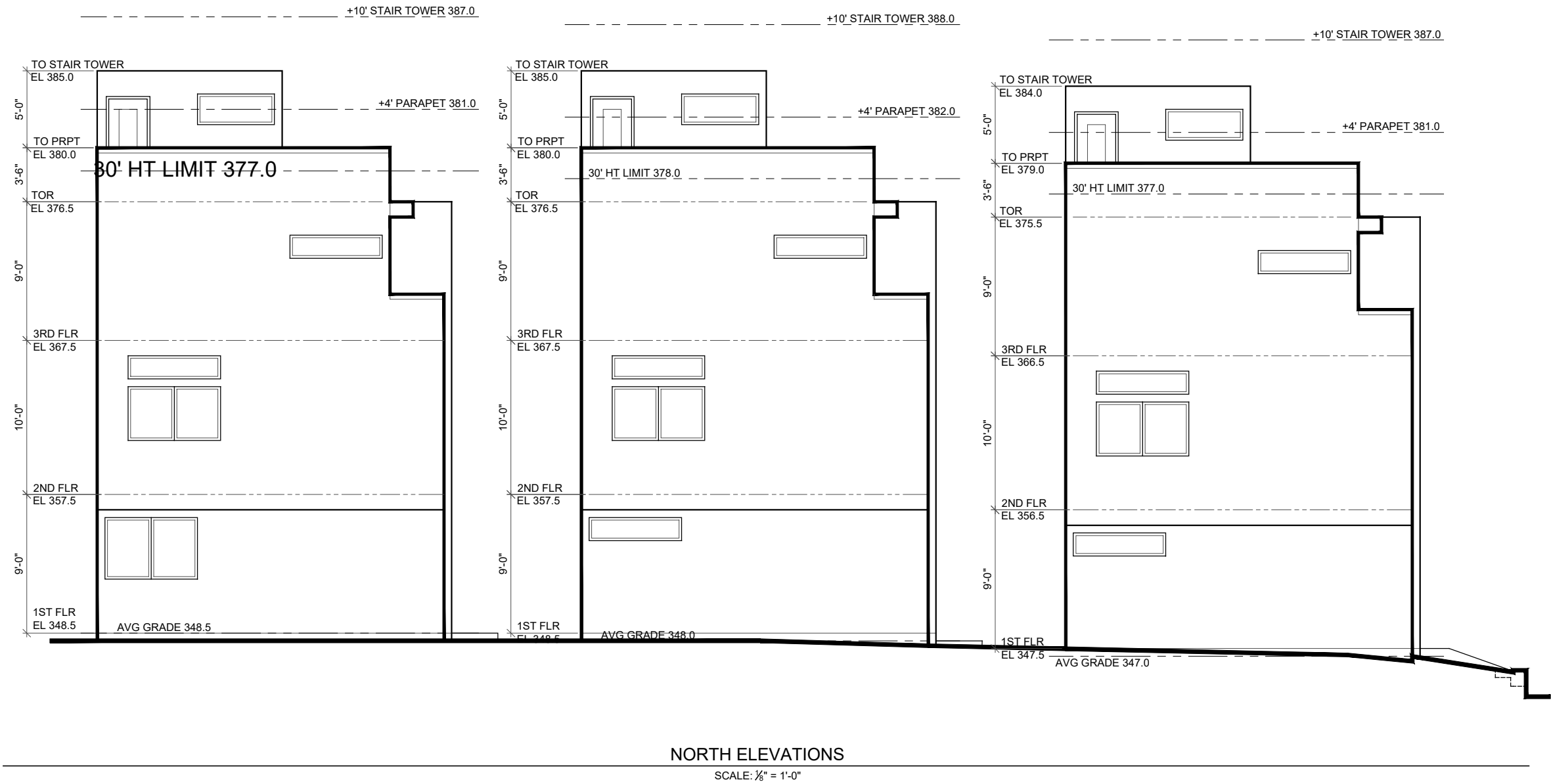
WEST ELEVATION: UNIT 1 & 2

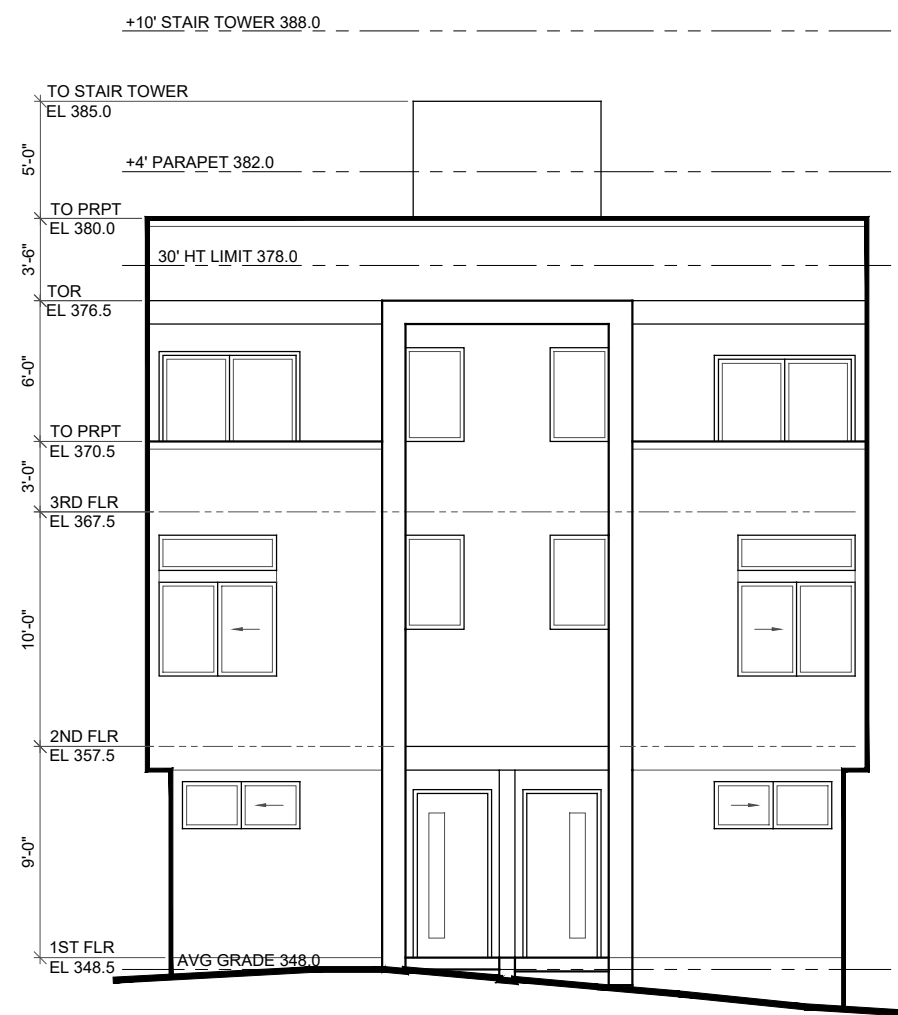
SCALE: 1/8" = 1'-0"



EAST ELEVATION: UNIT 1 & 2

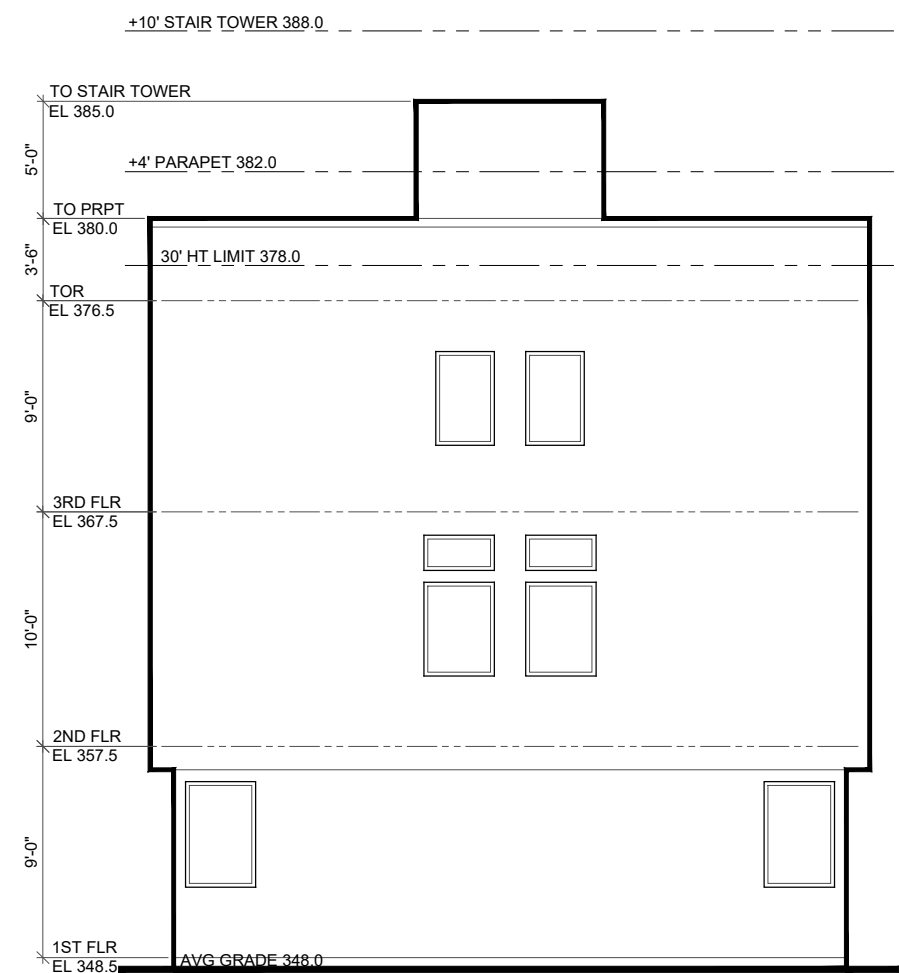
SCALE: 1/8" = 1'-0"





WEST ELEVATION: UNIT 3 & 4

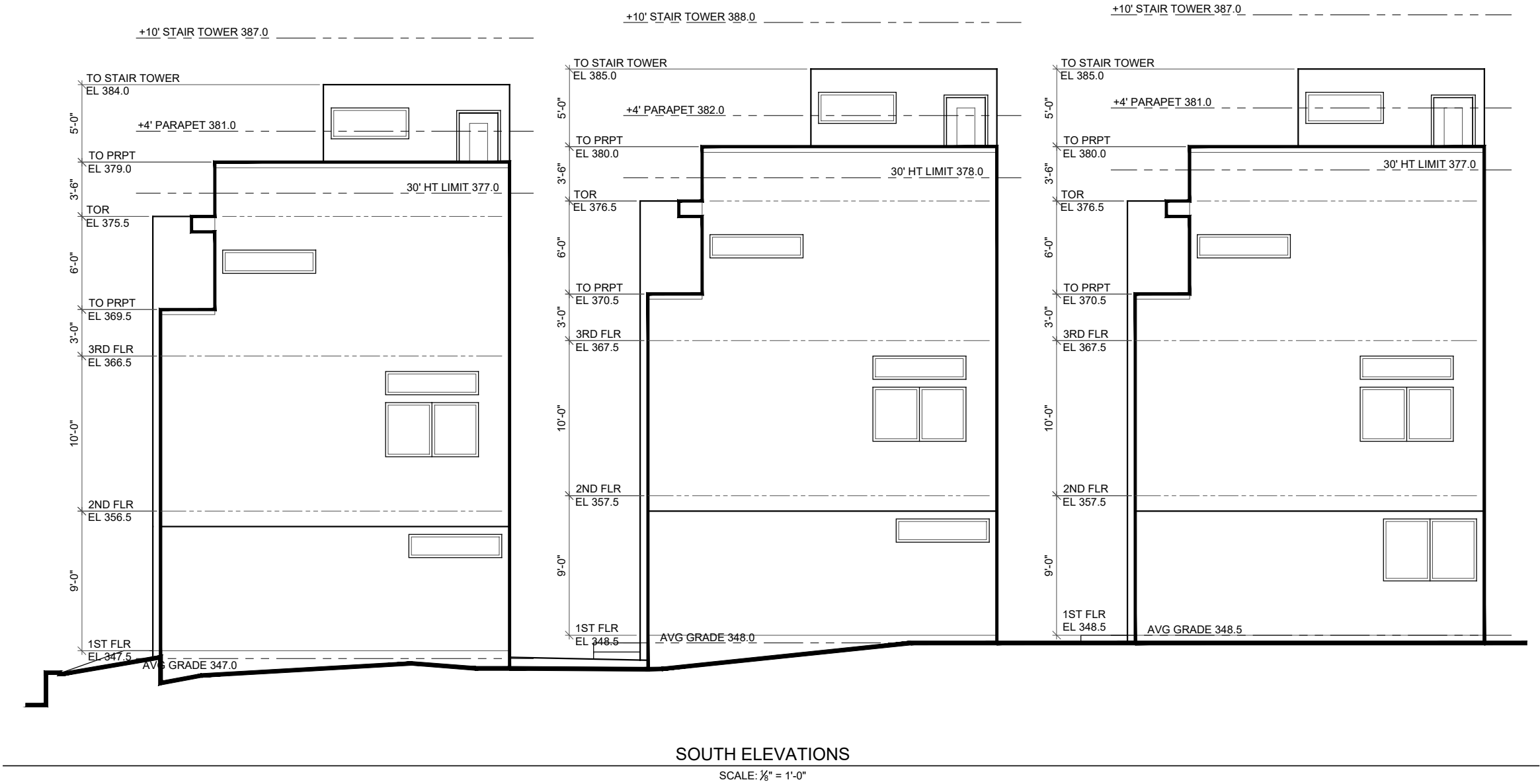
SCALE: 1/8" = 1'-0"

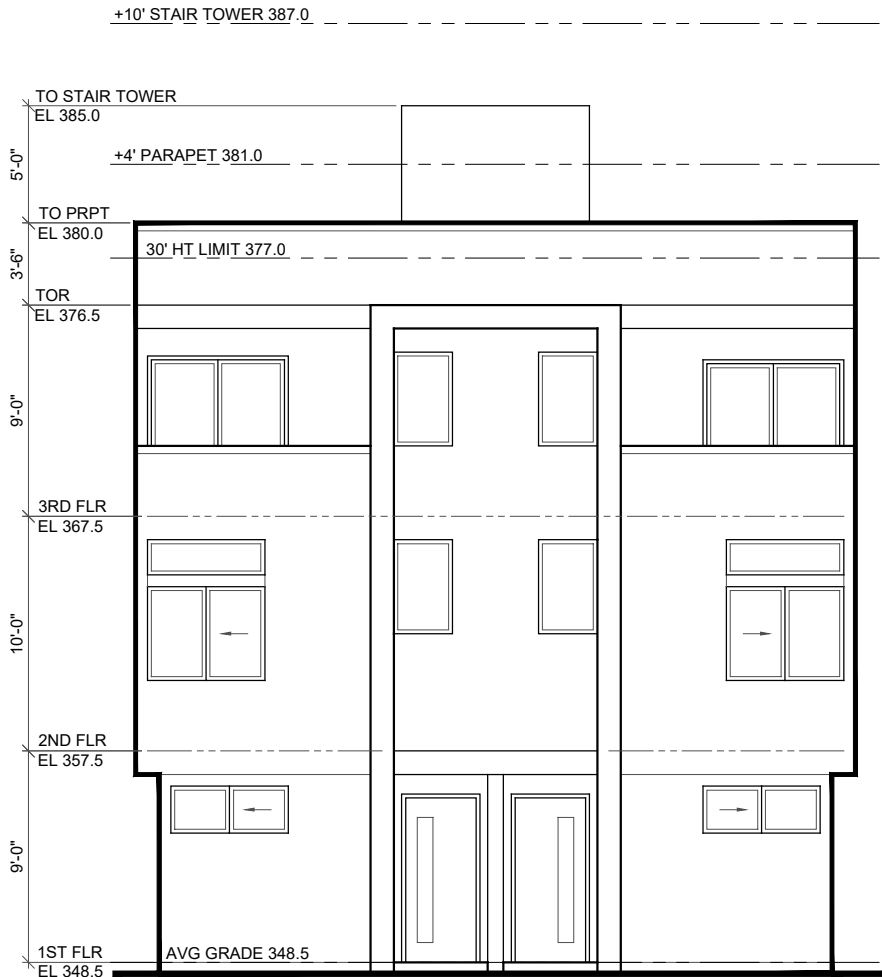


EAST ELEVATION: UNIT 3 & 4

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

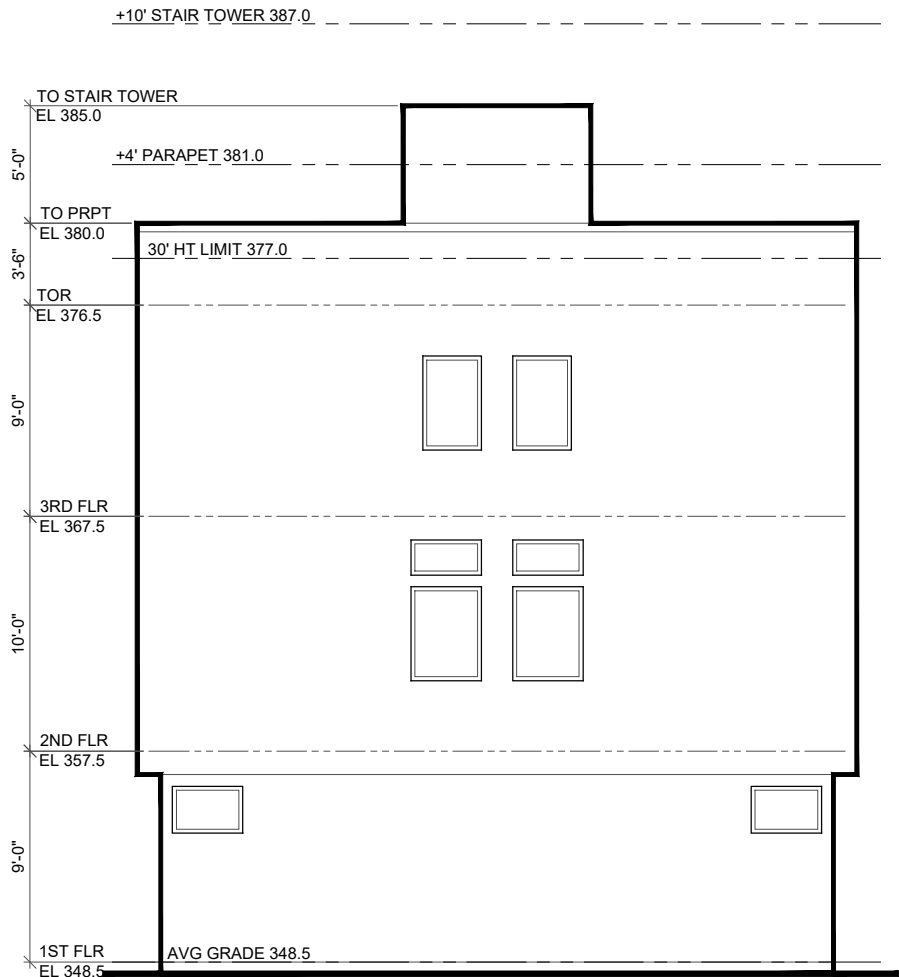






WEST ELEVATION: UNIT 5 & 6

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



EAST ELEVATION: UNIT 5 & 6

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



GRAY HORIZONTAL LAP SIDING

WHITE HORIZONTAL LAP SIDING

WHITE HARDIE PANEL EAVES

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS,  
R-28 (TYP)

GRAY HORIZONTAL LAP SIDING

BRICK SIDING - COAL CREEK

SIDEWALK

MANORSTONE BLOCK  
LANDSCAPE WALL

PERMEABLE PAVING



DRIVEWAY

CEDAR GATE & FENCE

LANDSCAPING

DESIGN GUIDANCE PROPOSAL  
620 10th Ave E  
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- GRAY HORIZONTAL LAP SIDING
- WHITE HORIZONTAL LAP SIDING
- WHITE HARDIE PANEL EAVES
- WHITE METAL PARAPET CAP (TYP)
- WHITE VINYL WINDOWS, R-28 (TYP)
- CORRUGATED METAL SIDING
- BRICK SIDING - COAL CREEK
- WROUGHT IRON GATE & FENCE
- MANORSTONE BLOCK LANDSCAPE WALL
- PERMEABLE PAVING
- LANDSCAPING
- SIDEWALK



STREET VIEW: WEST ELEVATION OF UNIT 1 & 2



GRAY HORIZONTAL LAP SIDING

WHITE HARDIE PANEL EAVES

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

CORRUGATED METAL SIDING

GRAY HORIZONTAL LAP SIDING

PERMEABLE PAVING

LANDSCAPING



WEST ELEVATION OF UNIT 3 & 4

GRAY HORIZONTAL LAP SIDING

WHITE HARDIE PANEL EAVES

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

CORRUGATED METAL SIDING

GRAY HORIZONTAL LAP SIDING

PERMEABLE PAVING

LANDSCAPING



WEST ELEVATION OF UNIT 5 & 6

GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE HORIZONTAL LAP SIDING

WHITE VINYL WINDOWS, R-28 (TYP)

GRAY HORIZONTAL LAP SIDING

DRIVEWAY ON SOUTH PROPERTY

PERMEABLE PAVING



EAST ELEVATION OF UNIT 1 & 2

LANDSCAPING



GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

GRAY HORIZONTAL LAP SIDING

PERMEABLE PAVING

LANDSCAPING



EAST ELEVATION OF UNIT 3 & 4

GRAY HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

WHITE HORIZONTAL LAP SIDING

GRAY HORIZONTAL LAP SIDING

CEDAR FENCING

LANDSCAPING



EAST ELEVATION OF UNIT 5 & 6

GRAY HORIZONTAL LAP SIDING

WHITE HORIZONTAL LAP SIDING

WHITE METAL PARAPET CAP (TYP)

WHITE VINYL WINDOWS, R-28 (TYP)

GRAY HORIZONTAL LAP SIDING

CEDAR GATE & FENCE

PERMEABLE PAVING



SHARED COURTYARD

LANDSCAPING

WHITE HARDIE PANEL EAVES

COURTYARD BETWEEN UNITS

BRICK SIDING -  
COAL CREEK

MANORSTONE BLOCK  
LANDSCAPE WALL





NORTH COURTYARD ENTRY, LOOKING WEST



PLANTING & DRIVEWAY/ WALKWAY TO SOUTH



COURTYARD OVERHEAD VIEW

NORTH COURTYARD ENTRY & FRONT YARD VIEW





COURTYARD ALONG NORTH PROPERTY LINE, FACING EAST



COURTYARD BETWEEN UNIT 1 & 3, FACING SOUTH



COURTYARD BETWEEN UNIT 3 & 5, FACING SOUTH

