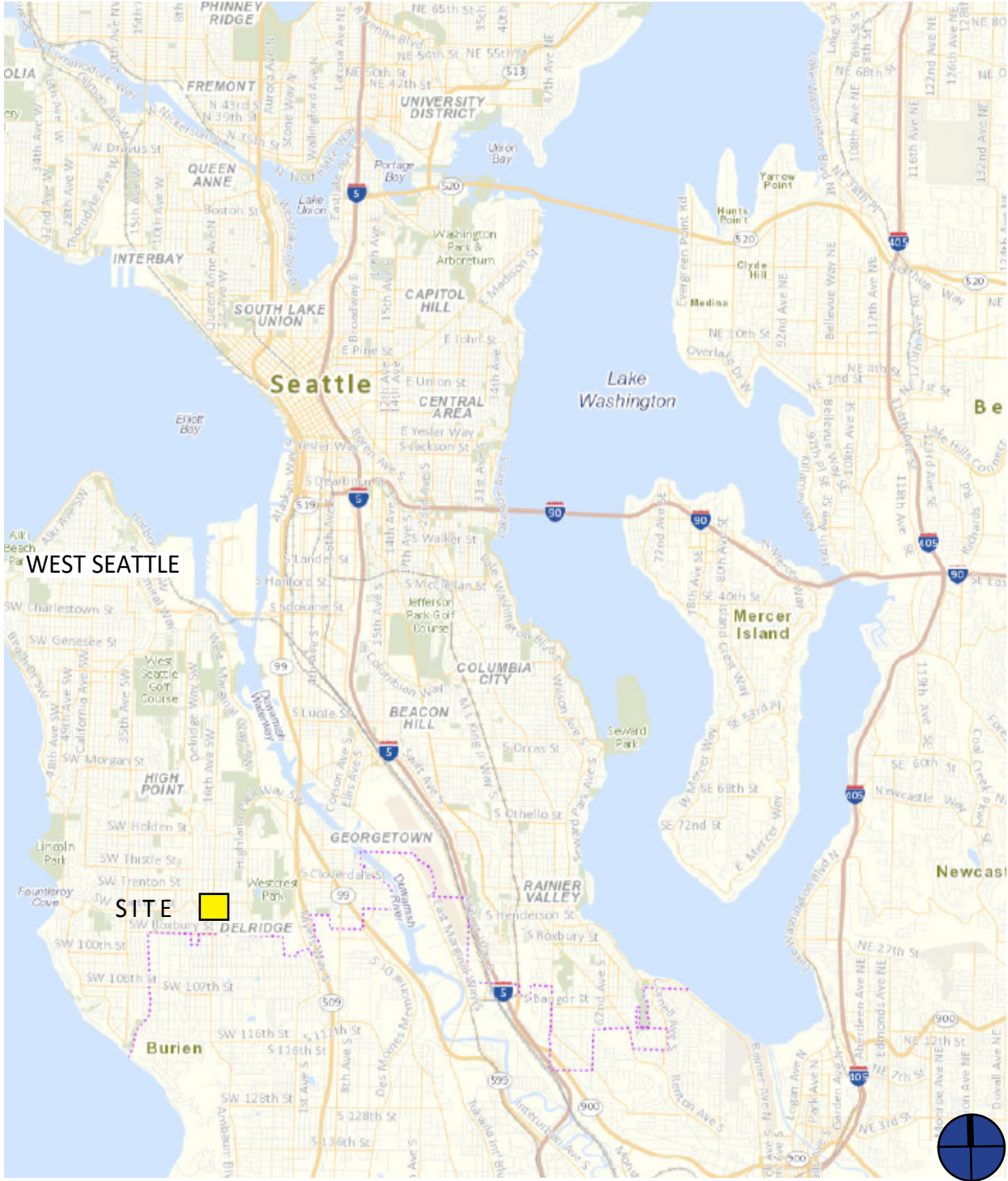


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PROJECT INFORMATION

ADDRESS:	9025 17th Ave SW / Seattle 98106
DPD #:	3029586 (SDR) 6588505 (BLDG)
PARCEL #:	789980-0900
LEGAL:	Lot 24, Block 7, SW Seattle Addition
OWNER:	Vitaliy Afichuk
CONTACT:	Ray Gontarz

PROJECT PROGRAM

BUILDING TYPE:	Townhouses
UNIT COUNT:	4
UNIT SIZES:	1417 sf - 1578 sf
ABOVE-GROUND STORIES:	3
PARKING STALLS:	2
APPROX FAR:	5,769 sf (higher FAR of 1.4 used)
LOT SIZE:	5,120 sf

PROJECT INFORMATION



ZONING ANALYSIS

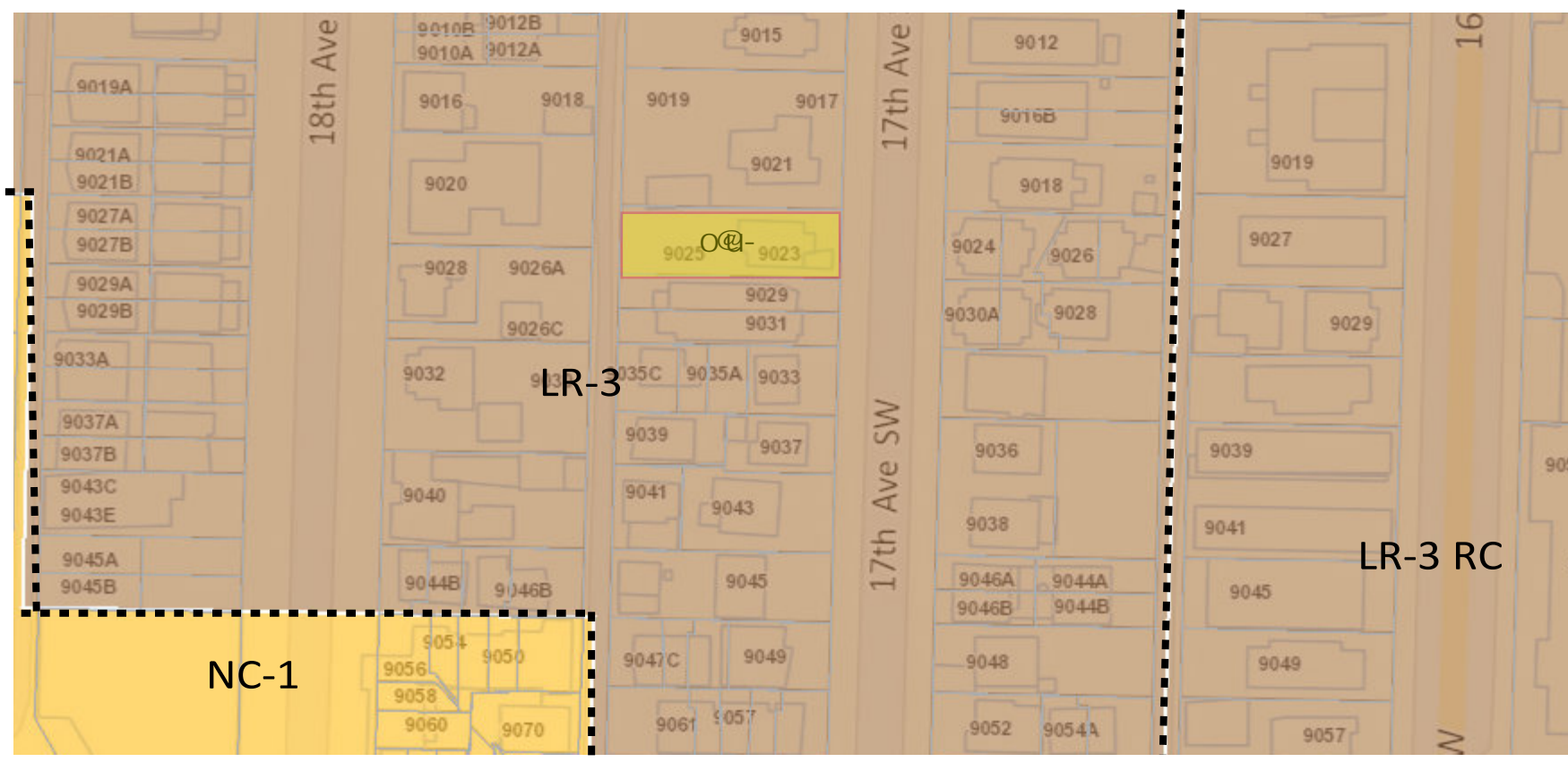
The site is located in an LR-3 zone, one block away from a neighborhood commercial area (NC1-40). It is in the Westwood-Highland Park Residential Urban Village.

VICINITY ANALYSIS

The structures surrounding this site consist of a mix of single-family and multi-family residences between 2 and 3 stories. Our block and the surrounding blocks contain mostly new development, consisting of townhouses, rowhouses and apartments with a modern aesthetic (hardie panel, cedar siding, open rail).

EXISTING SITE CONDITIONS

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 5. Note there is an exceptional tree on site to remain.



CODE REFERENCE

SMC 23.45.510 - FAR

Higher FAR of 1.4 allowed for townhouses

SMC 23.45.514 - Structure Height

30'-0" for townhouse developments

SMC 23.45.512 - Density limits

No limit with standards of subsection 23.45.510.C

SMC 23.45.514 - Setbacks and Separations

5'-0" min front, 5'-0" min rear, 5'-0" min sides

SMC 23.45.527 - Facade Length

Facade length - up to 65% within 15' of lot line

SMC 23.45.536 Parking location and Access

Alley access required

SMC 23.54.015 Required Parking

1 space per unit

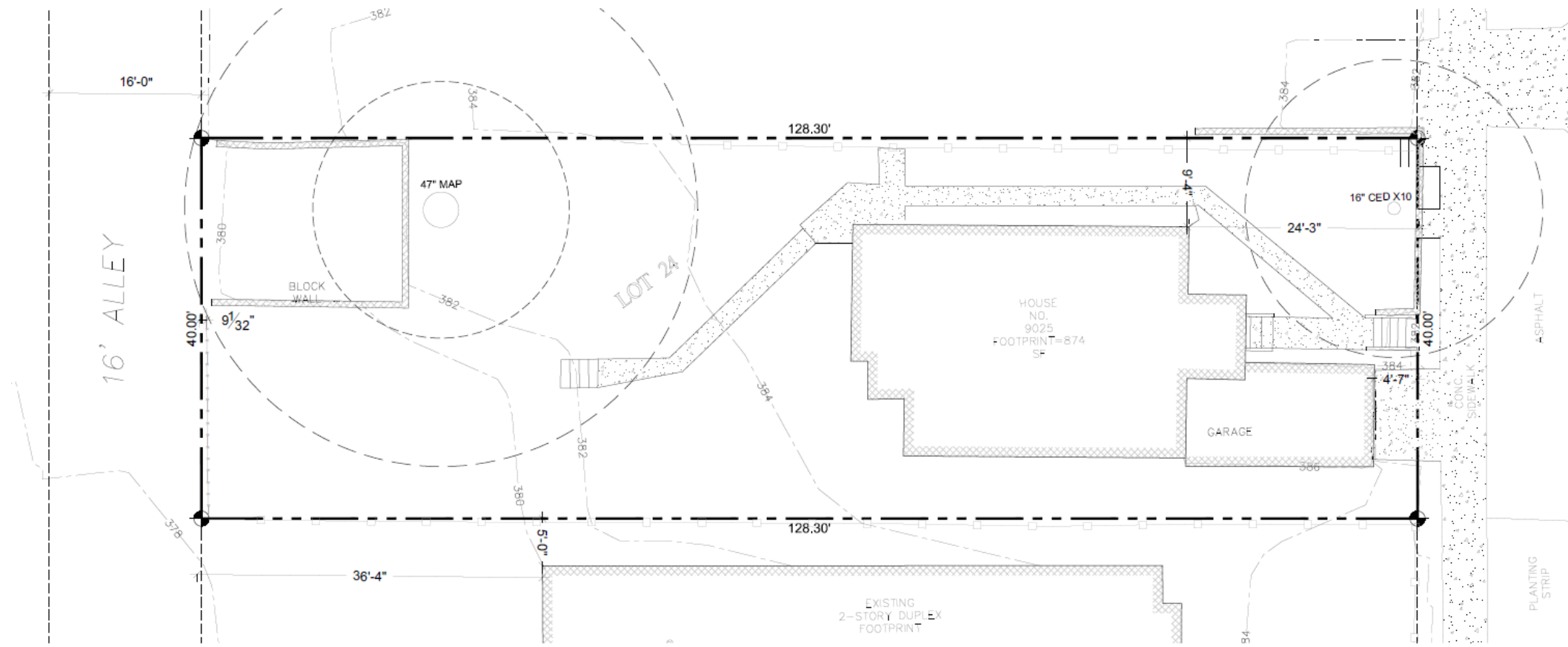
SMC 25.11.070.A.3.b - Parking Reduction

Allows a reduction in required parking quantity

ZONING, VICINITY ANALYSIS & EXISTING USES



STREET LEVEL



site plan



LEGAL DESCRIPTION

LOT 24, BLOCK 7, OF THE PLAT OF SOUTHWEST SEATTLE ADDITION AS RECORDED IN VOLUME 20 OF PLATS, PAGE 93, OF RECORDS IN KING COUNTY, WASHINGTON.

EXISTING CONDITIONS



① Future apartment building



④ Apartments



② Townhouses



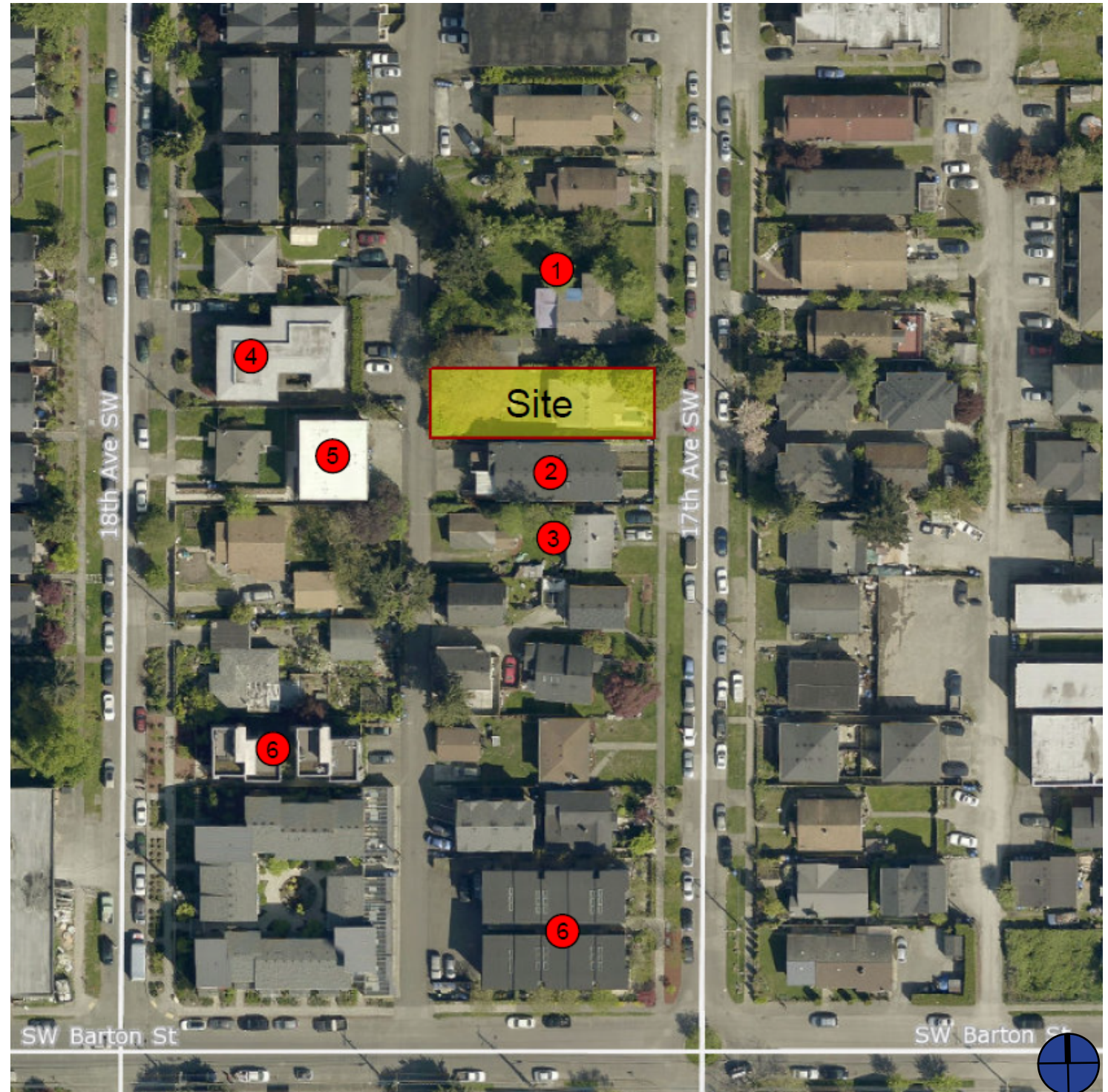
⑤ Townhouses



③ SFR and Townhouses



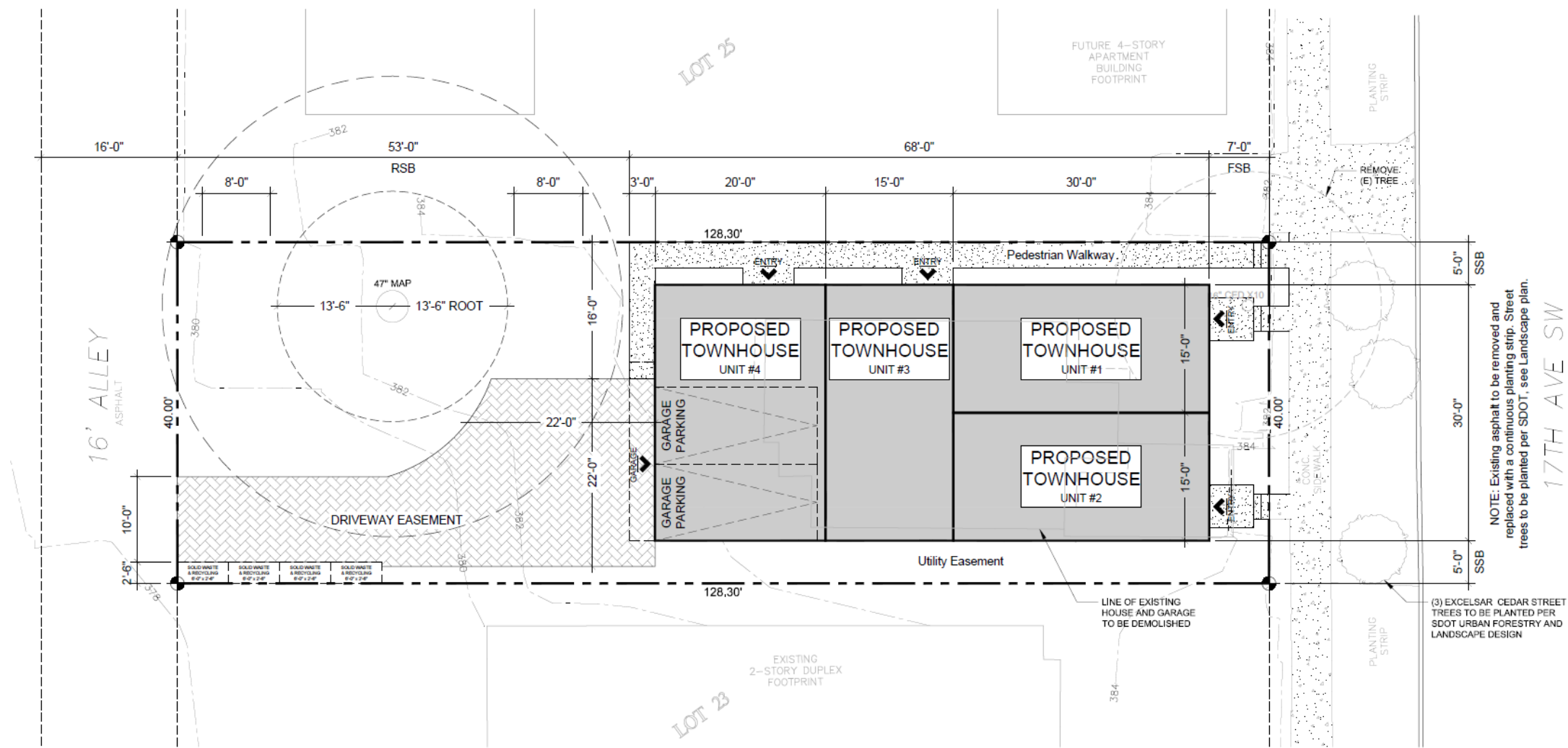
⑥ Condominiums



VICINITY MAP

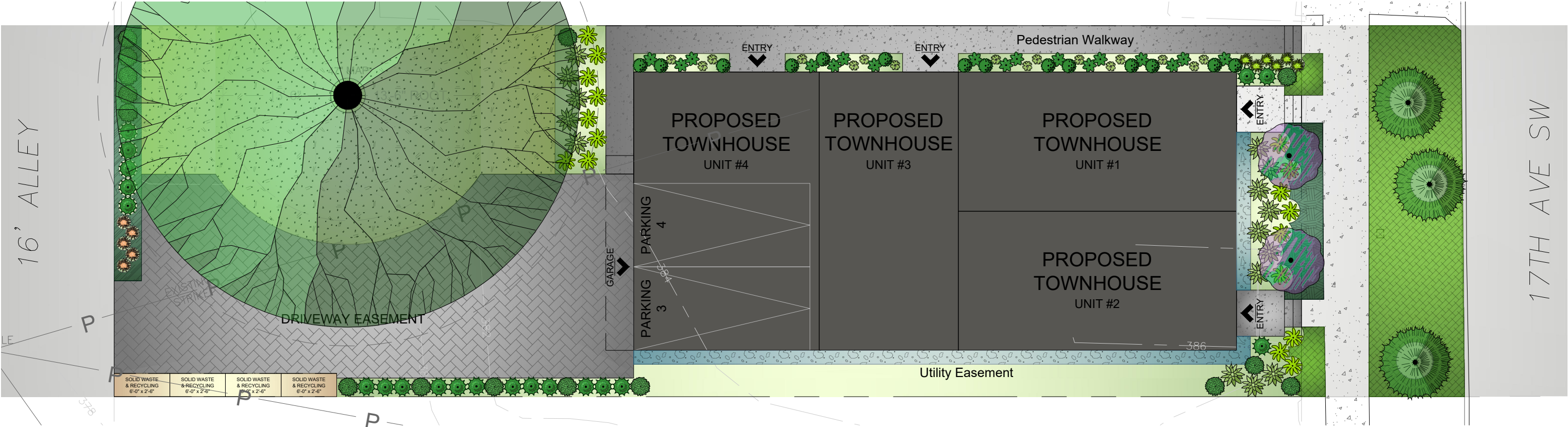
NEIGHBORHOOD BUILDINGS

PRIORITY DESIGN GUIDELINES		DESIGN RESPONSE
<p>CS2. Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</p>	B Adjacent Sites, Streets and Open Spaces	The units are designed to be level with the existing grade of the existing house to be removed. As you enter the pedestrian walkway from 17th, you immediately ascend 2’-0”, which provides privacy and separation from the street. By replacing the retaining that serves the existing SFR on 17th, we are retaining the scale and character of the surrounding homes on the street, while adding our new development. Many of the newly developed projects in our area have their main access off of the alley; we are proposing to keep with the same pattern to fit with the current and developing nature of the neighborhood.
	A Emphasizing Positive Neighborhood Attributes	The building is positioned to have similar setbacks to the adjacent buildings with consideration for the future apartment building north of the property is to be setback 5'-0" and the existing townhouse building to the south of the property is setback 20'-6". The proposed 7'-0" setback provides a gradual transition of setbacks from the new development to the old. The proposed setback cannot be increase further due to the exceptional tree at the rear, alley side of the lot.
<p>CS3. Architectural Context and Character Contribute to the architectural character of the neighborhood.</p>	A Entries	Entries to all units are defined by a vertical mass wrapped in a separate material. The addresses are placed each of the individual entries. Simple awnings that are distinctly visible from the street are directly above each unit’s door. The entries have greenery that draw the eye in where the address numbers are located. Vegetation between alley/street and walkway creates an ensemble of staggered textures and promotes successful transition from public to private space.
	A Massing D Scale and Texture	Making each unit’s entry clearly visible from the street, and creating a soft and welcoming transition from the alley are key elements behind the design. The retention of the existing exceptional tree at the alley side of the property will allow for wider landscaped spaces at the ground level. Each unit’s entry is enhanced by vertical material separation creating a clear rhythm that defines the edge of each unit. By using consistent window patterning and material placement, the building reads clearly as a whole, yet each unit feels like an individual home. The procession through and material selections at the alley edge were designed specifically for the human scale and senses. You enter the walkways with details such as steel awnings to clearly signify each entry.
<p>PL3. Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p>		
<p>DC2. Architectural Concept Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p>		
<p>DC3. Open Space Concept Integrate open space design with the design of the building so that each complements the other.</p>	B Open Spaces Uses and Activities C Design	Each of the townhouses has a private ground floor planting strip and entryway. The street facing side of the lot replaces all of its front yard space and to retains original its street level connection. The retention of the existing exceptional tree at the alley side of the property will allow for wider landscaped spaces at the ground level. This helps to support natural areas as we can provide a common amenity area under the tree to promote interactions. Common amenity in this space will also take advantage of the natural shade provided by the tree during the warm summer months.



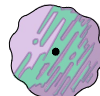
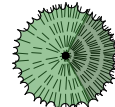
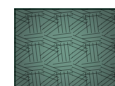



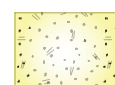
LAND USE COMPLIANCE










ZONE:	LR3, Westwood-Highland Park (Residential Urban Village)		
LOT SIZE:	5,120 sf		
23.45.510	FLOOR AREA RATIO (1.4) ALLOWED: 5120 sf x 1.4 = 7168 sf max PROPOSED: 5769.3 sf FAR See FAR calcs and diagrams on sheet A1.2		
23.45.512	DENSITY ALLOWED: No Limit PROPOSED: 4 Townhouses		
23.45.514	HEIGHT ALLOWED: See height calcs and plan on sheet A1.2		
23.45.518	SETBACKS		
A	REAR REQ'D:	5'-0" min	
	PROPOSED:	53'-0"	
	SIDE REQ'D:	3'-6" min	
	PROPOSED:	5'-0" (South) & 5'-0" (North)	
F	FRONT REQ'D:	5'-0" min	
	PROPOSED:	7'-0"	
23.45.522	AMENITY SPACE See sheet A1.2 and calcs on sheet L1		
23.45.524	LANDSCAPING		
A	See sheets L1 & L2 for green factor and planting plans		
23.45.527	MAX STRUCTURE DEPTH IN LR3 ZONES		
B	ALLOWED:	128.30 ft x 65% = 83.39' max	
	PROVIDED:	68'-0"	
23.45.534	LIGHT & GLARE STANDARDS		
A	Exterior lighting shall be shielded and directed away from adjacent properties		
23.54.015	PARKING		
J	REQUIRED:	4	
	PROVIDED:	2 (Parking reduction per 25.11.070.A.3.b)	

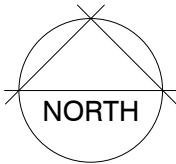


PLANT_SCHEDULE

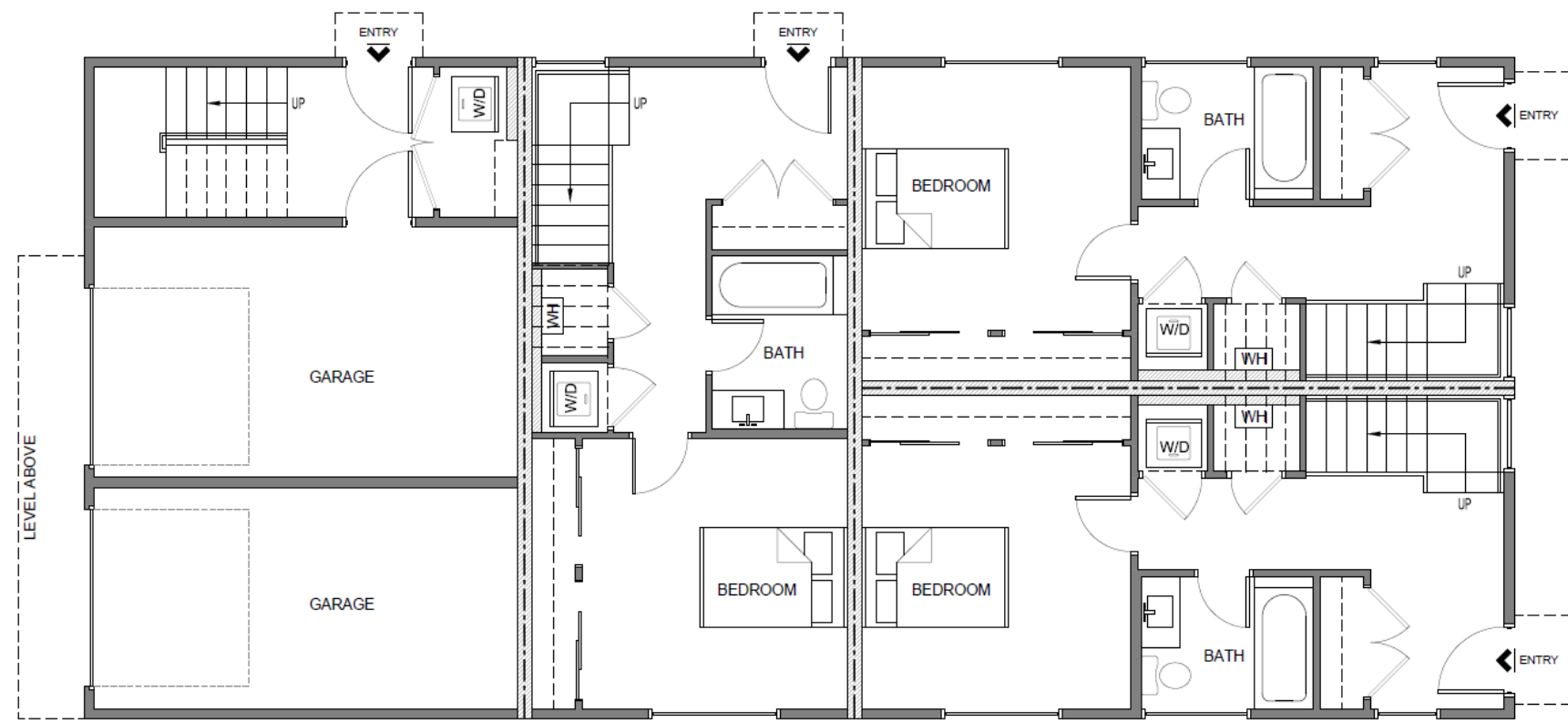
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Fagus sylvatica 'Danyck' / Danyck Beech
	Thuja plicata 'Excelsa' / Excelsa Western Red Cedar
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Ajuga reptans / Bugleweed
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Leptinella squalida 'Platt's Black' / New Zealand Brass
SITE	BOTANICAL NAME / COMMON NAME
	1/8" Drain Rock
	Arborist Chips 3" Depth

SHRUBS	BOTANICAL NAME / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Beesia deltophylla / Beesia
	Blechnum spicant / Deer Fern
	Carex testacea / Orange Sedge
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pieris japonica 'Cavatine' / Lily of the Valley Bush



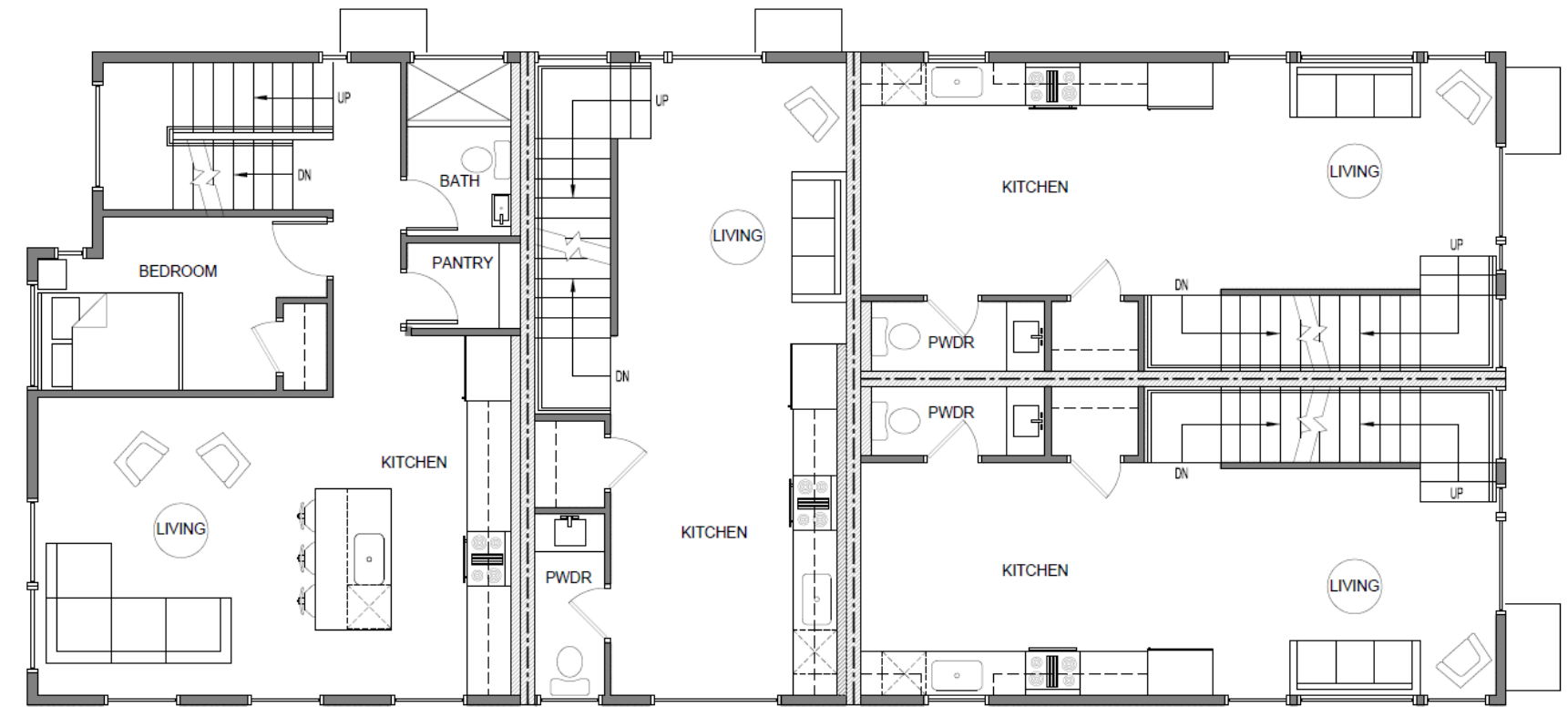
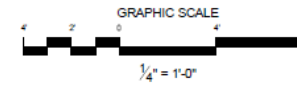
RENDERED LANDSCAPE PLAN NTS



FIRST FLOOR PLAN

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

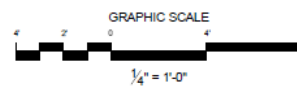
UNIT 4	UNIT 3	UNIT 1 & 2
558.6 SF FAR	416.8 SF FAR	415 SF FAR
154 SF HEATED	450 SF HEATED	450 SF HEATED

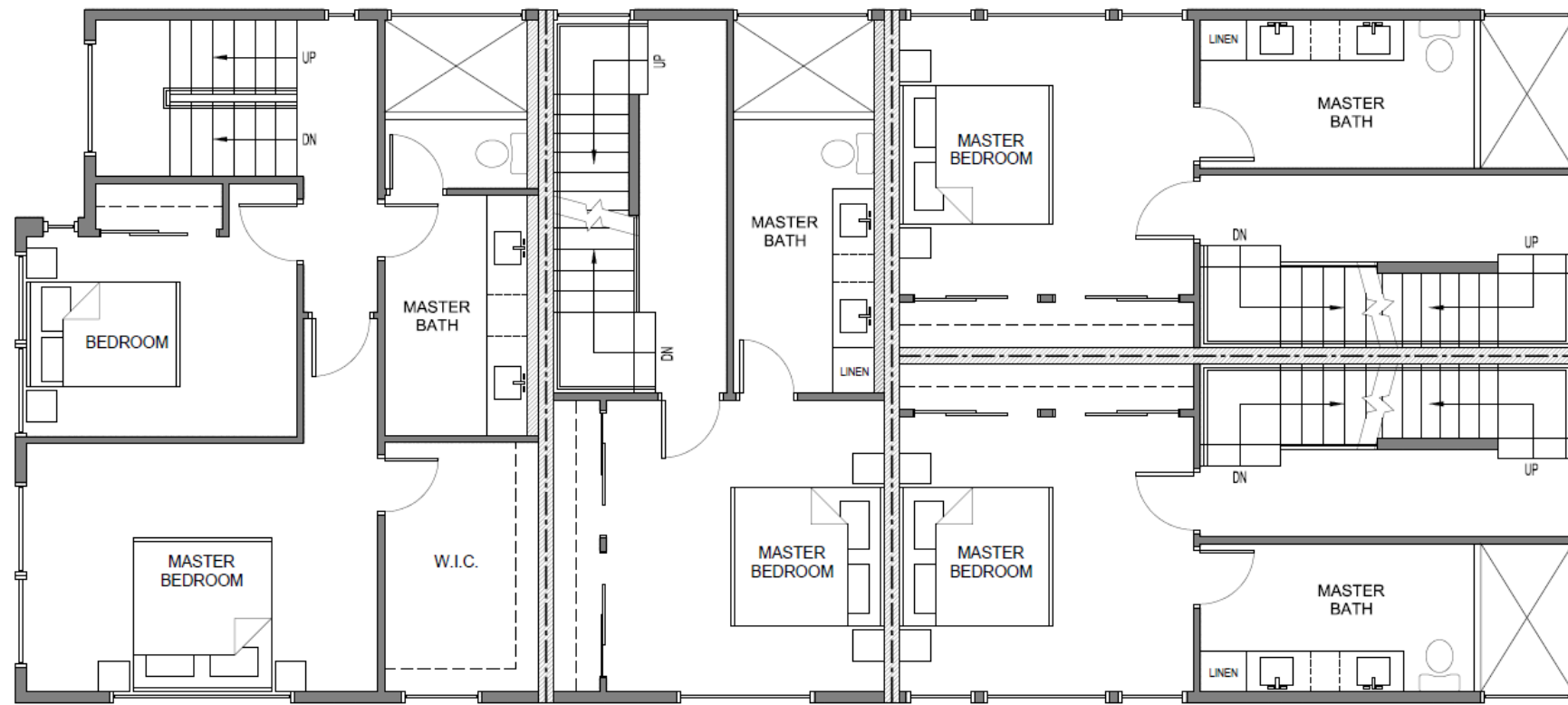


SECOND FLOOR PLAN

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

UNIT 4	UNIT 3	UNIT 1 & 2
618.8 SF FAR	416.8 SF FAR	415 SF FAR
663 SF HEATED	450 SF HEATED	450 SF HEATED

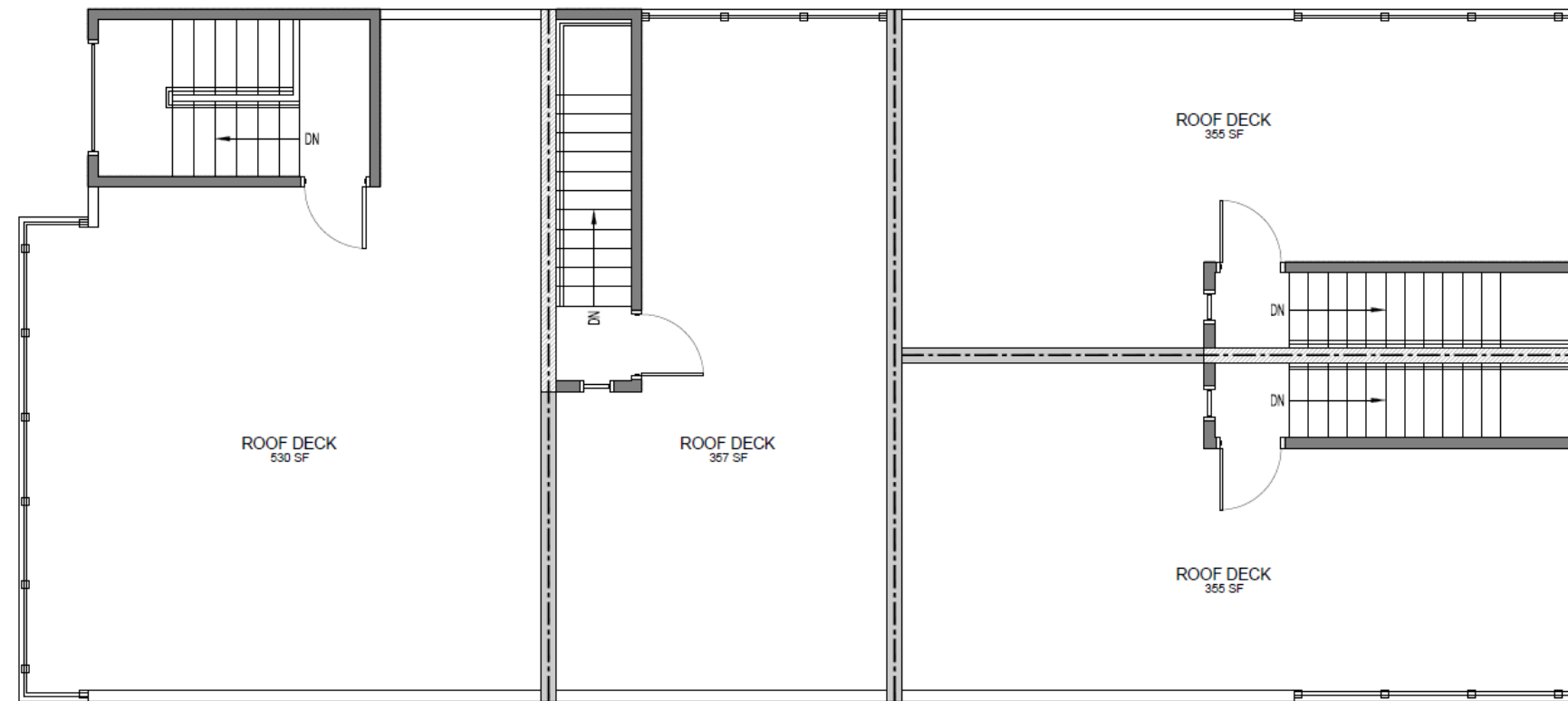
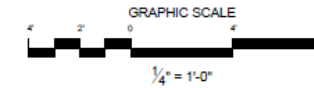




THIRD FLOOR PLAN

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

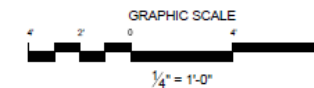
UNIT 4	UNIT 3	UNIT 1 & 2
618.8 SF FAR	416.8 SF FAR	415 SF FAR
663 SF HEATED	450 SF HEATED	450 SF HEATED



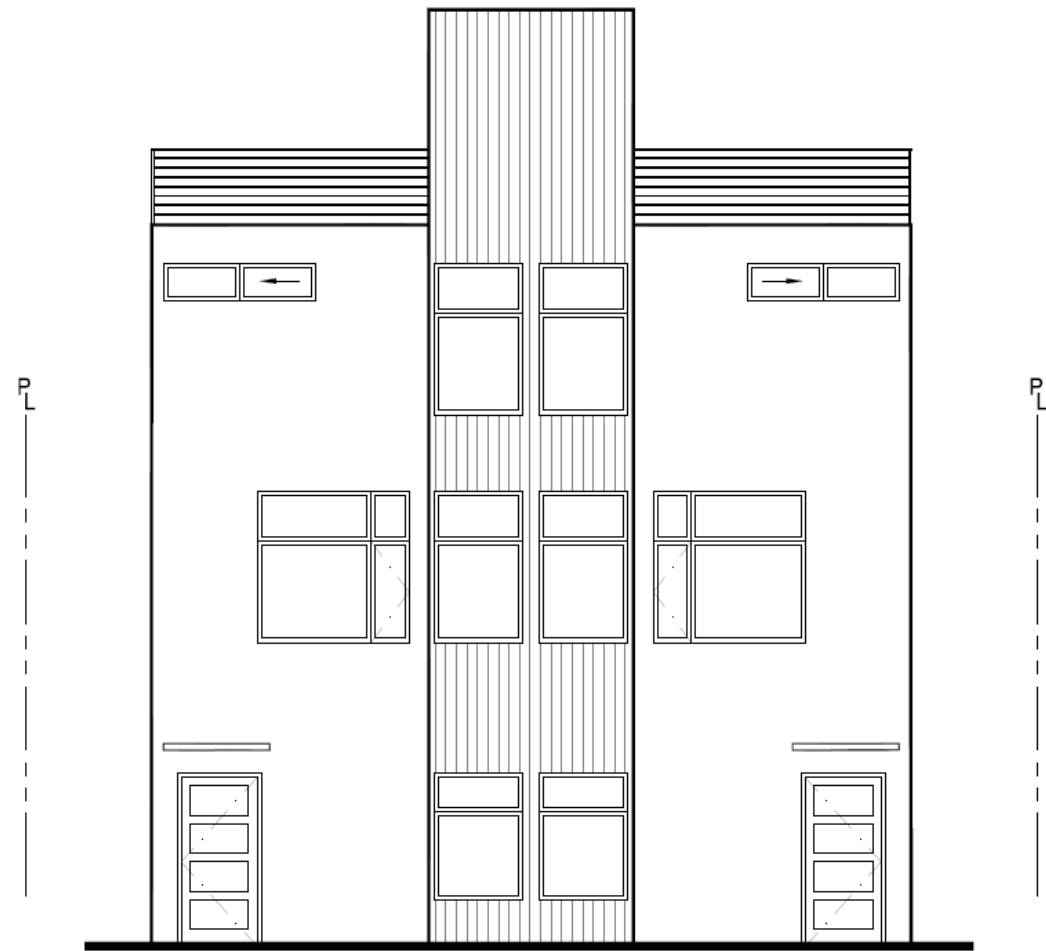
ROOF DECK PLAN

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

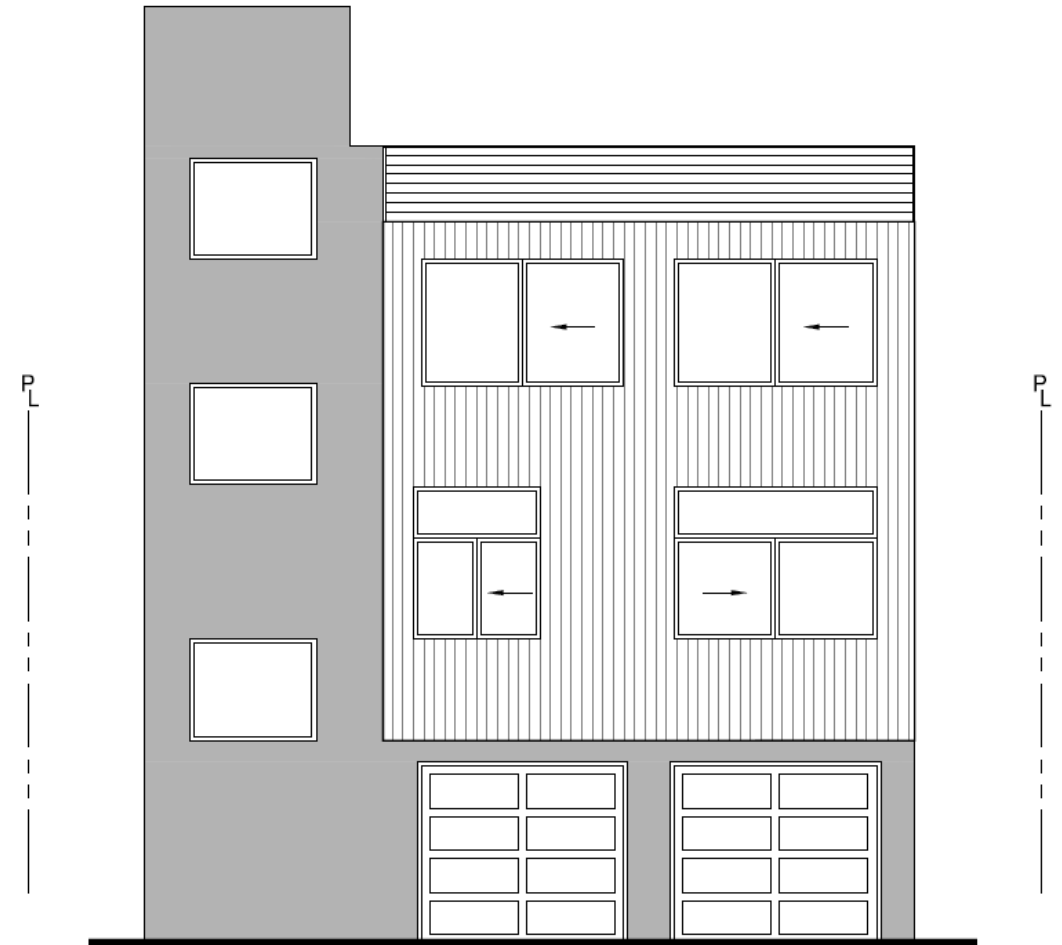
UNIT 4	UNIT 3	UNIT 1 & 2
80 SF FAR	50.9 SF FAR	50.9 SF FAR
98 SF HEATED	67 SF HEATED	67 SF HEATED
530 SF DECK	357 SF DECK	355 SF DECK



PLANS



EAST ELEVATION

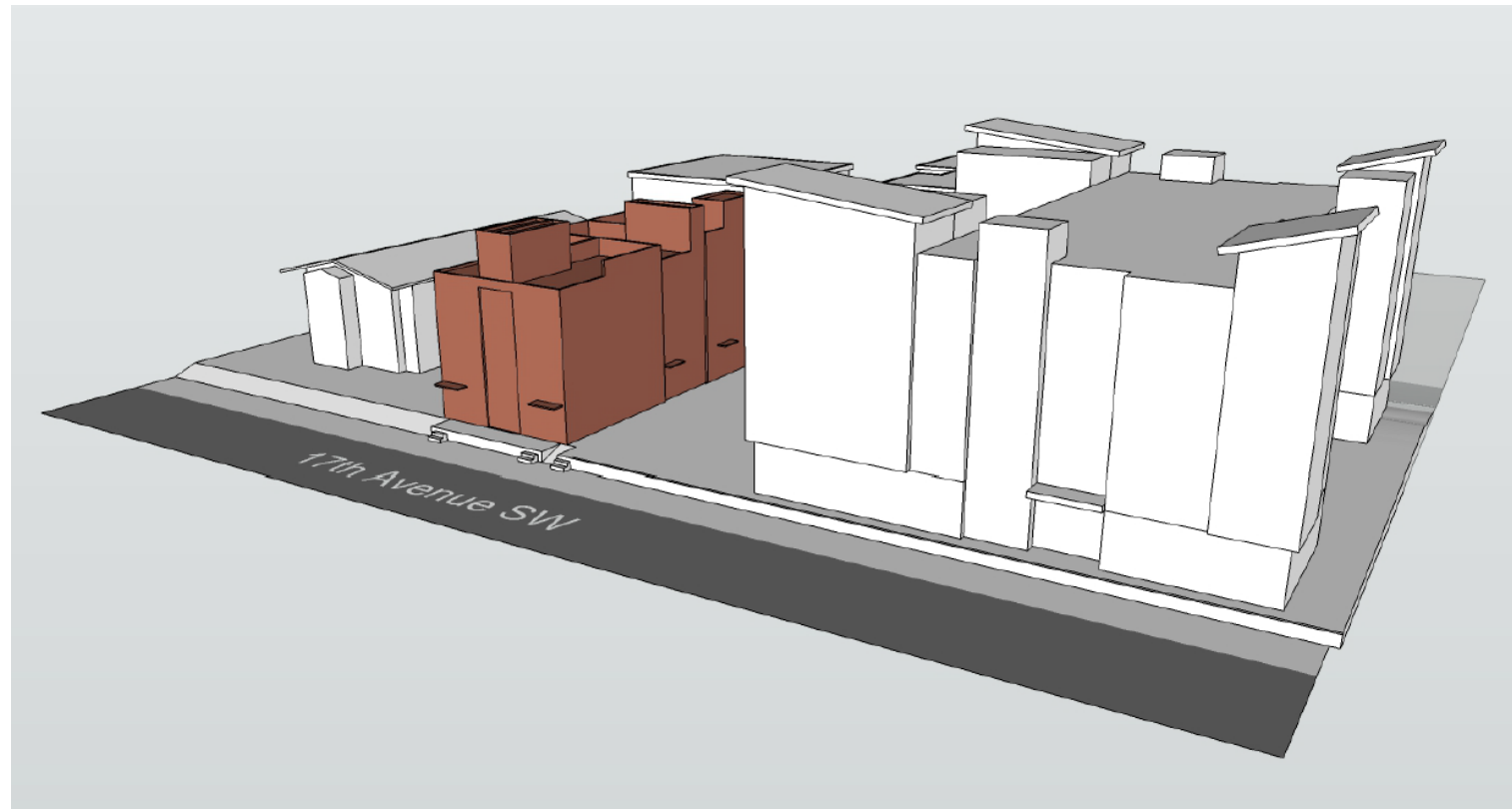
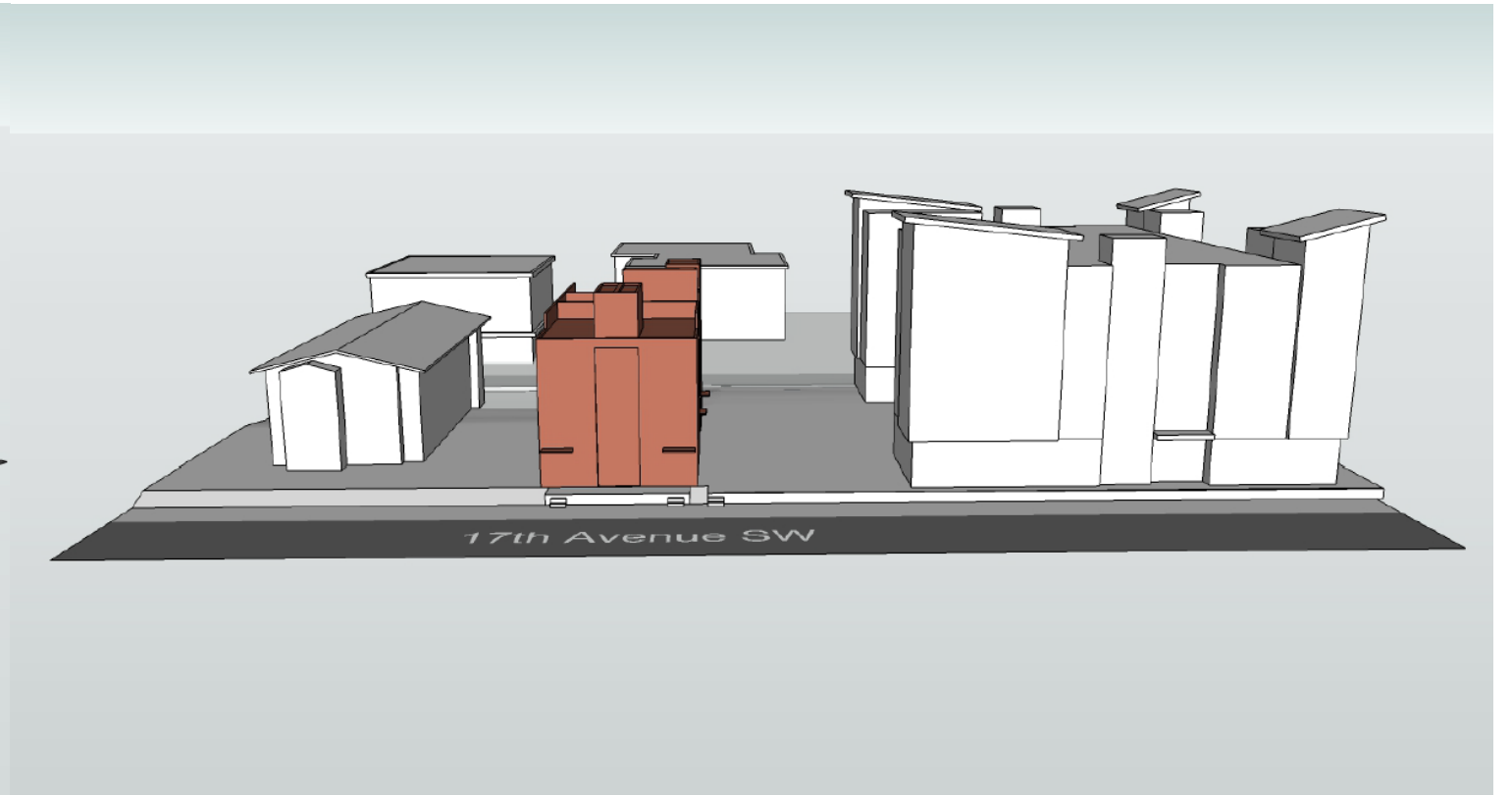
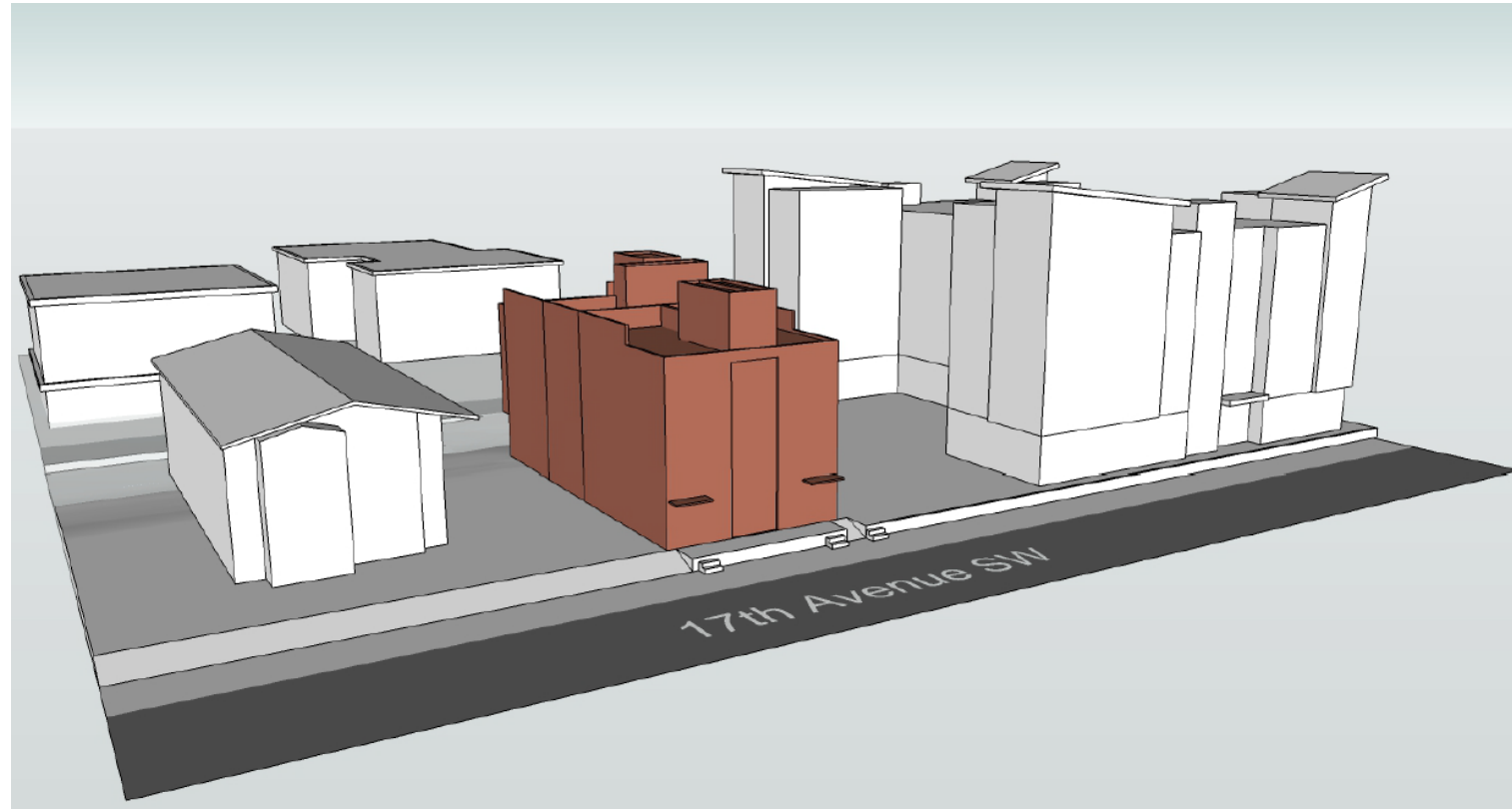


WEST ELEVATION

ELEVATIONS



ELEVATIONS



MASSING RELATIVE TO ADJACENT BUILDINGS



RENDERINGS