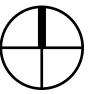
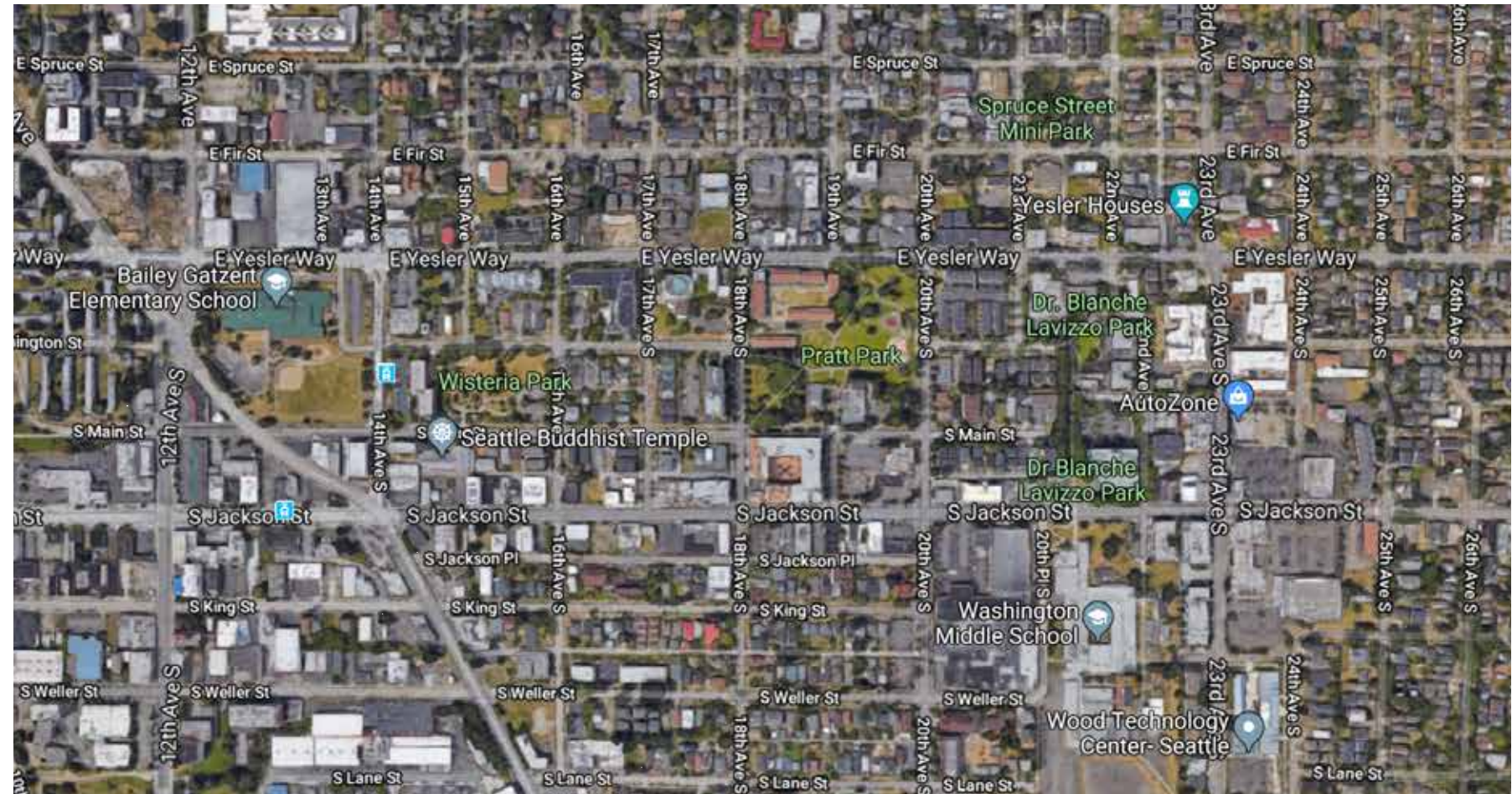




1	COVER SHEET
2	TABLE OF CONTENTS
3	PROJECT INFORMATION
4	ZONING INFORMATION
5	TRANSPORTATION
6	NEIGHBORHOOD BUILDINGS
7	NEIGHBORHOOD BUILDINGS
8	SURVEY
9	PROPOSED SITE PLAN
10	LANDSCAPE / COMBINED FIRST FLOOR PLAN
11	AMENITY PLAN
12	FLOOR PLANS- TRIPLEX
13	FLOOR PLANS- DUPLEX
14	ELEVATIONS
15	ELEVATIONS
16	ELEVATIONS
17	ELEVATIONS
18	BUILDING MATERIALS
19	PRIVACY- WINDOW STUDIES



PROJECT INFORMATION

ADDRESS: 2019 S Main Street Seattle WA 98144
 PARCEL #: 331950-0950
 DPD #: 3029645
 OWNER: Blackhawk Investments LLC
 APPLICANT: Cleave Architecture and Design
 CONTACT: Justin Kliewer

PROJECT PROGRAM

LOT SIZE: 4,160 sf
 BUILDING TYPE: Townhouses (1 Duplex, 1 Triplex)
 APPROX FAR: 5501.5 sf (higher FAR of 1.4 used)
 UNIT COUNT: 5
 UNIT SIZES: +/- 1200 sf gross each unit
 ABOVE-GROUND STORIES: 3
 PARKING STALLS: 4

PROJECT DESCRIPTION

The proposed project will demolish the existing structure and construct one duplex and one triplex townhouse with rooftop decks.
 The project will achieve a 4-star Built Green certification to maximize allowable F.A.R.

HIGHEST PRIORITY DESIGN GUIDELINES

CS1 C: TOPOGRAPHY

The site slopes down gently to the north away from the alley, with a +/- 4' rockery at street level, to be replcaed with a site wall.

CS2 D: HEIGHT, BULK AND SCALE

The triplex and Duplex are both 3 story buildings, which is lower than the 6 story apartment building across the alley. The roof stair towers on units 1 and 2 have been pulled to the center of the building , away from the neighboring properties, to reduce the perceived height. Units 3 - 5 have open stairs without projecting roofs, further reducing the overall perceived scale.

PL3 A: ENTRIES

The unit 1 entry has been located on the north facade to provide a visual connection to the street. The rear (west) triplex entries are oriented to the east pedestrian walkway. All unit entries are provided with framed canopies to provide weather protection

**DC1 B: VEHICULAR ACCESS AND CIRCULATION
 C: PARKING AND SERVICE USES**

The parking is located at the rear of the lot and accessed by the existing existing alley. The maximum number of parking spaces have been provided based on the parcel width.

**DC2 A: Massing
 B: Architectural and Facade Composition
 C: Secondary Architectural Features
 D: Scale and Texture**

Visual depth and interest is provided through the use of over-framing and architectural projections. The canopies, along with the wood cladding, serve a dual purpose of highlighting unit entries, while the architectural projections provide non-coplanar material changes.

DC4 A: EXTERIOR ELEMENTS AND FINISHES

The contrasting scale of the wood boards and the Hardie plank and panel (or similar) siding provides visual interest. The wood siding is used on all facades to indicate unit entries, and to provide additional texture and composition.

**DC4 B: SIGNAGE
 C: LIGHTING
 D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS**

A prominent address sign will be located adjacent to the sidewalk providing direction to the rear units. Indirect lighting will provide a secure pathway while minimizing impacts on neighboring properties. Landscaping will provide a visual buffer between the street and the private entries.



ZONING

The site is located in the Central District, near the corner of 23rd and Yesler, in an LR3 zone. It is in the 23rd and Union-Jackson Urban Village and a frequent transit area. No parking is required, however parking spaces for 4 units will be provided.

CODE REFERENCE**SMC 23.45.510 - FAR**

Higher FAR of 1.4 allowed for Built Green in Growth Area

4140 sf x 1.4 = 5796 sf allowed, 5501.5 sf proposed

SMC 23.45.512 - Density limits

No limit for buildings using higher FAR

SMC 23.45.514 - Structure Height

30'-0" maximum, +4' parapet, +10' stair penthouse

See building elevations for max height

SMC 23.45.518 - Setbacks and Separations

7'-0" avg/5'-0" min front req. : 7'-0" proposed

5'-0" side req. : 5'-0" proposed

7'-0" avg/5'-0" min rear req. : 22'-3.5" proposed

SMC 23.45.522 - Amenity Space

6000.64 sf x .25 = 1500.16 sf (750 at ground level) required

2041 sf (535 at ground level) provided

SMC 23.45.527 - Facade Length

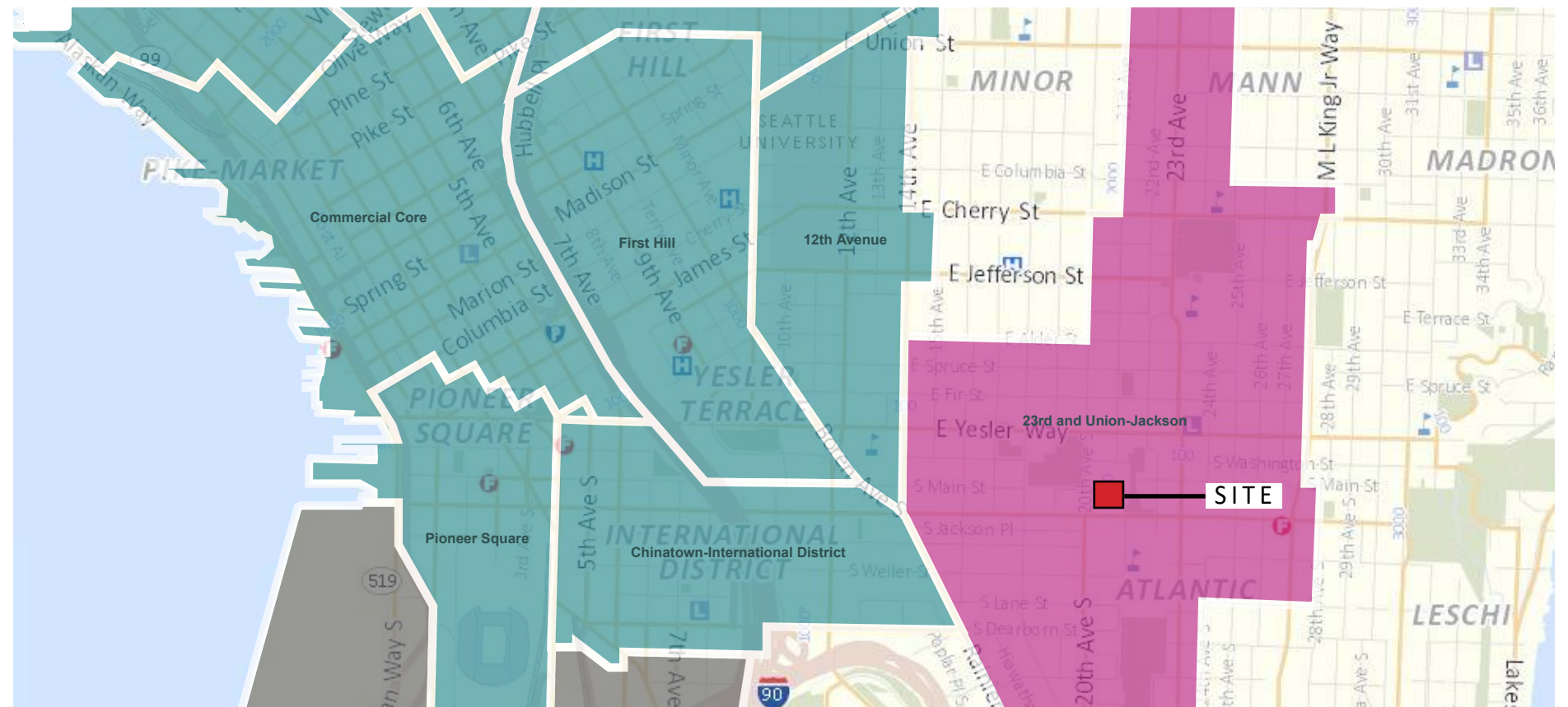
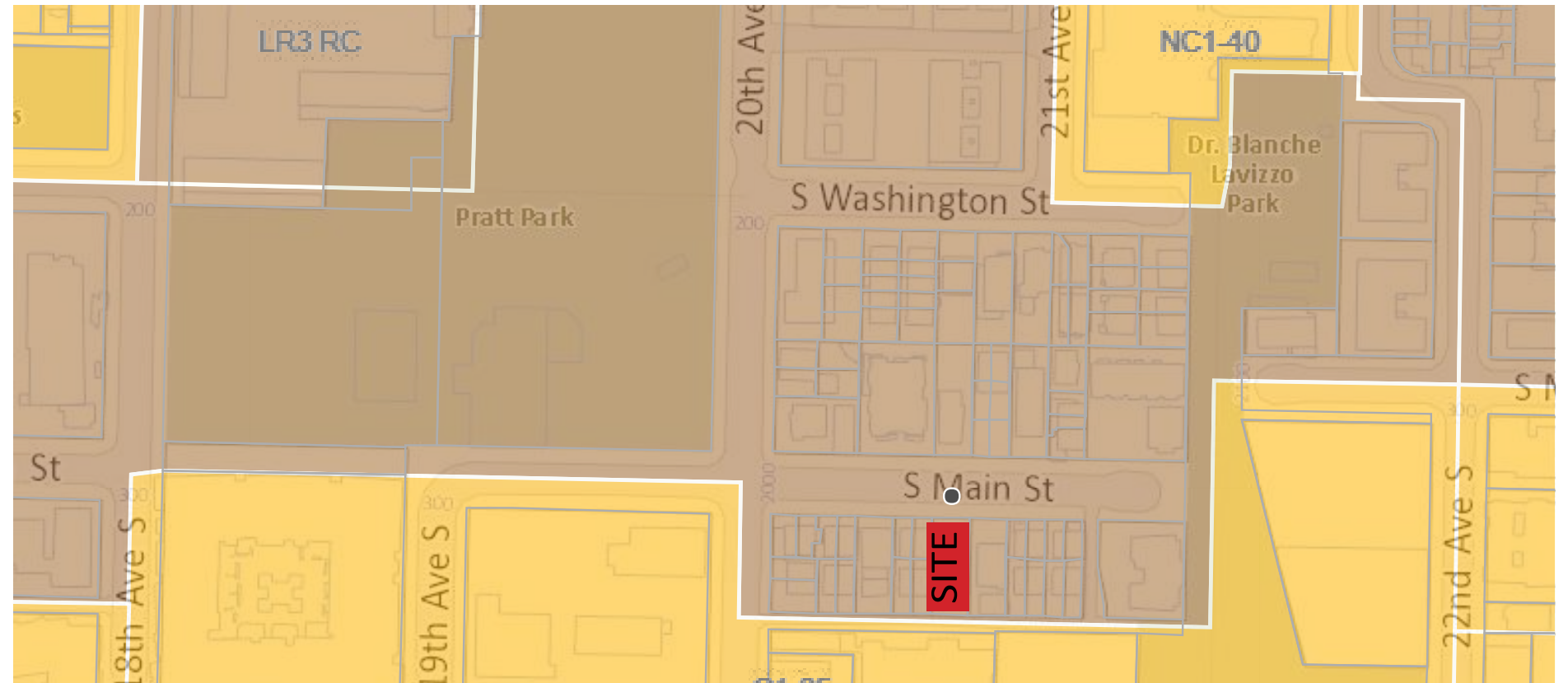
Facade length - up to 65% within 15' of lot line

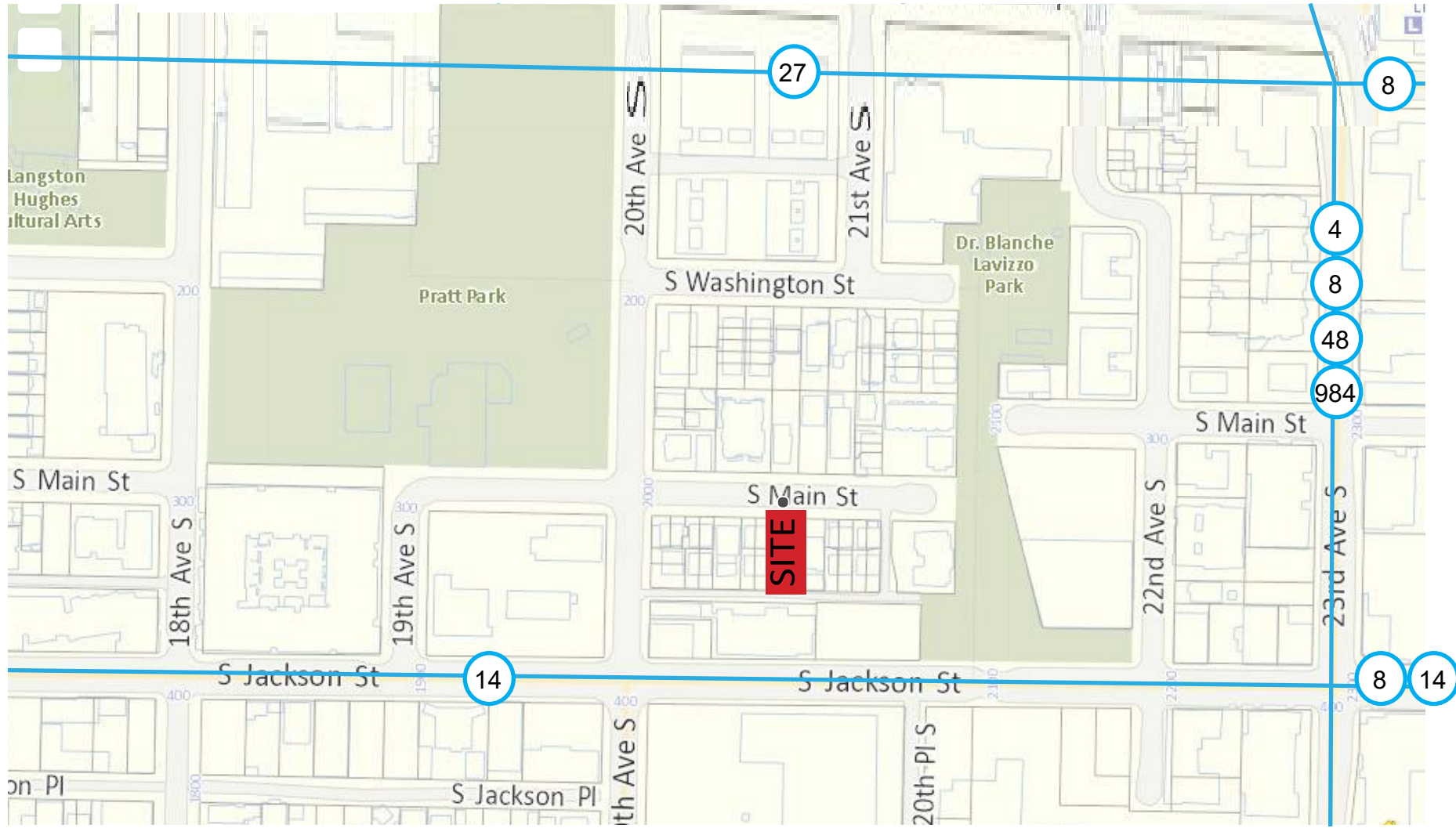
103.55' x .65 = 67.3' allowed, 67.25' proposed

SMC 23.54.015 - Parking (Table B)

0 parking spaces required- 23 and Union-Jackson Urban Village

4 parking spaces required





BUS MAP

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/4 mile radius. There are several nearby parks as well as Bailey Gatzert Elementary, Washington Middle School, and Garfield High School.

NEIGHBORHOOD DESCRIPTION

The site is surrounded by a mixture of single family houses, duplex/triplex units and apartment buildings. The buildings are in a variety of scales, styles and ages. The major arterial streets are 35th Ave NE and Lake City Way NE. Similar to other townhouses and apartments located on the same block, the project will orient the driveway along the side of buildings, with street facing units along 33rd Ave NE and driveway facing units within the site. While the project is larger than the existing residence, it is in keeping with the scale of other townhouses on the block. Recent development in the area has been primarily large apartment building designed in a contemporary style, and this project will extend that contemporary style into the varied neighborhood streetscape.





SOUTH MAIN STREET PANORAMA LOOKING NORTH

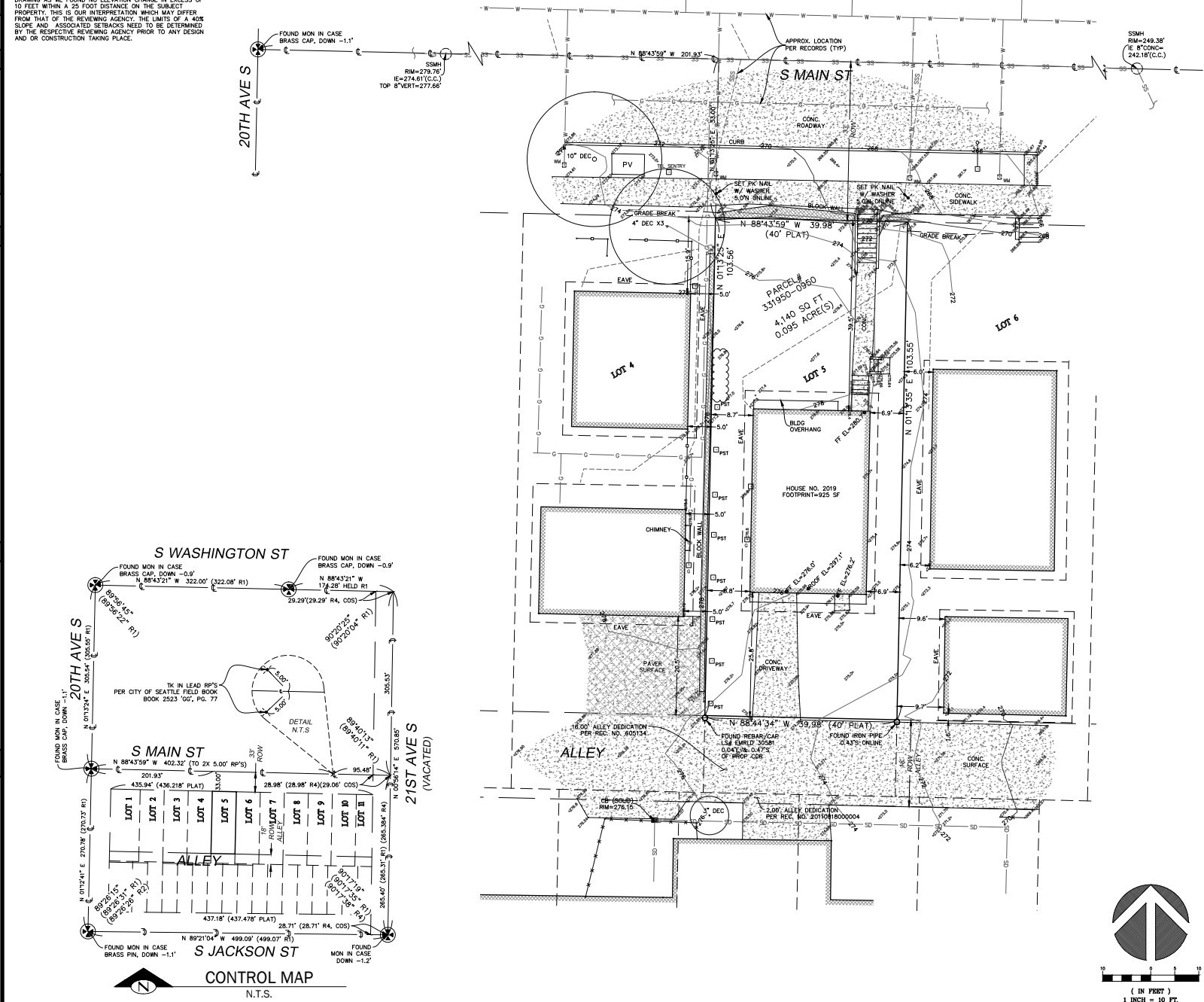


SOUTH MAIN STREET PANORAMA LOOKING SOUTH

LEGAL DESCRIPTION	
<p>F 5, BLOCK 22, HILL TRACT ADDITION TO THE CITY OF SEATTLE, JOINING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF ITS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON. SEPT THE SOUTH 16 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE FOR ALLEY BY DEED RECORDED UNDER RECORDING NO. 3134.</p>	
BASIS OF BEARINGS	
<p>3 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES 1 GPS OBSERVATIONS</p>	
REFERENCES	
<p>RECORD OF SURVEY, VOL. 117, PG. 38, RECORDS OF KING COUNTY, WASHINGTON. RECORD OF SURVEY, VOL. 285, PG. 047, RECORDS OF KING COUNTY, WASHINGTON. RECORD OF SURVEY, VOL. 56, PG. 231, RECORDS OF KING COUNTY, WASHINGTON. CITY OF SEATTLE MAP OF YESLER ATLANTIC NEIGHBORHOOD IMPROVEMENT PROJECT, VAULT NO 863-59, RECORDS OF KING COUNTY, WASHINGTON.</p>	
VERTICAL DATUM	
<p>VD 88 PER GPS OBSERVATIONS</p>	
SURVEYOR'S NOTES	
<p>THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST 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.</p> <p>ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.</p> <p>BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE 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.</p> <p>SUBJECT PROPERTY TAX PARCEL NO. 331950-0950 SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,140 S.F. (0.095 ACRES)</p> <p>THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.</p> <p>FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090.</p>	
LEGEND	
<ul style="list-style-type: none"> ▬ BUILDING ▬ CENTERLINE ROW ▬ CONCRETE SURFACE ▬ RETAINING WALL ▬ FENCE LINE (CHAIN LINK) ▬ FENCE LINE (WOOD) ○ FIRE HYDRANT ○ GAS LINE ○ GAS METER ○ HEDGE FOLIAGE LINE ○ MAIL AS NOTED ▬ MONUMENT IN CASE (FOUND) ▬ PAVER SURFACE ▬ POST ▬ POWER METER ▬ POWER POLE W/ LIGHT ▬ POWER VAULT ▬ REBAR AS NOTED (FOUND) ▬ REBAR & CAP (SET) ○ SEWER LINE ○ SEWER MANHOLE ○ STORM DRAIN LINE ○ TELEPHONE FIBER/CABLE ○ WATER LINE ○ WATER METER 	<ul style="list-style-type: none"> ▬ BLDG BUILDING ▬ C.C. CENTER CHANNEL ▬ CALCD CALCULATED ▬ CB CATCH BASIN ▬ COS CITY OF SEATTLE ▬ CON CONCRETE ▬ COR CORNER ▬ DEC DECOROUS ▬ ELEV ELEVATION ▬ FF FINISH FLOOR ▬ G GAS ▬ LSF LAND SURVEYOR NUMBER ▬ MEAS MEASURED ▬ MON MONUMENT ▬ PP POWER POLE ▬ PROP PROPERTY ▬ RD RECORD DATA ▬ ROS RECORD OF SURVEY ▬ SD SERVICE DRAIN ▬ SSMH SANITARY SEWER MANHOLE ▬ SSS SANITARY SIDE SEWER ▬ SF SQUARE FEET ▬ W WATER
VICINITY MAP	
<p>N.T.S.</p>	

TOPOGRAPHIC & BOUNDARY SURVEY

STEEP SLOPE/BUFFER DISCLAIMER
 NO LIMITS OF A 40% OR GREATER SLOPE ARE SHOWN ON THIS DRAWING AS WE FOUND NO ELEVATION CHANGE IN EXCESS OF 10 FEET WITHIN A 25 FOOT DISTANCE ON THE SUBJECT PROPERTY. THIS IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF A 40% SLOPE AND ASSOCIATED SETBACKS NEED TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION TAKING PLACE.



MEASURE SUCCESS

TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF NW 1/4 SEC 04, TYP. 24N, R9E, Q4E, W1A
 PARCEL NO. 331950-0950

2019 Main
 2019 S Main St
 SEATTLE, WA 98144

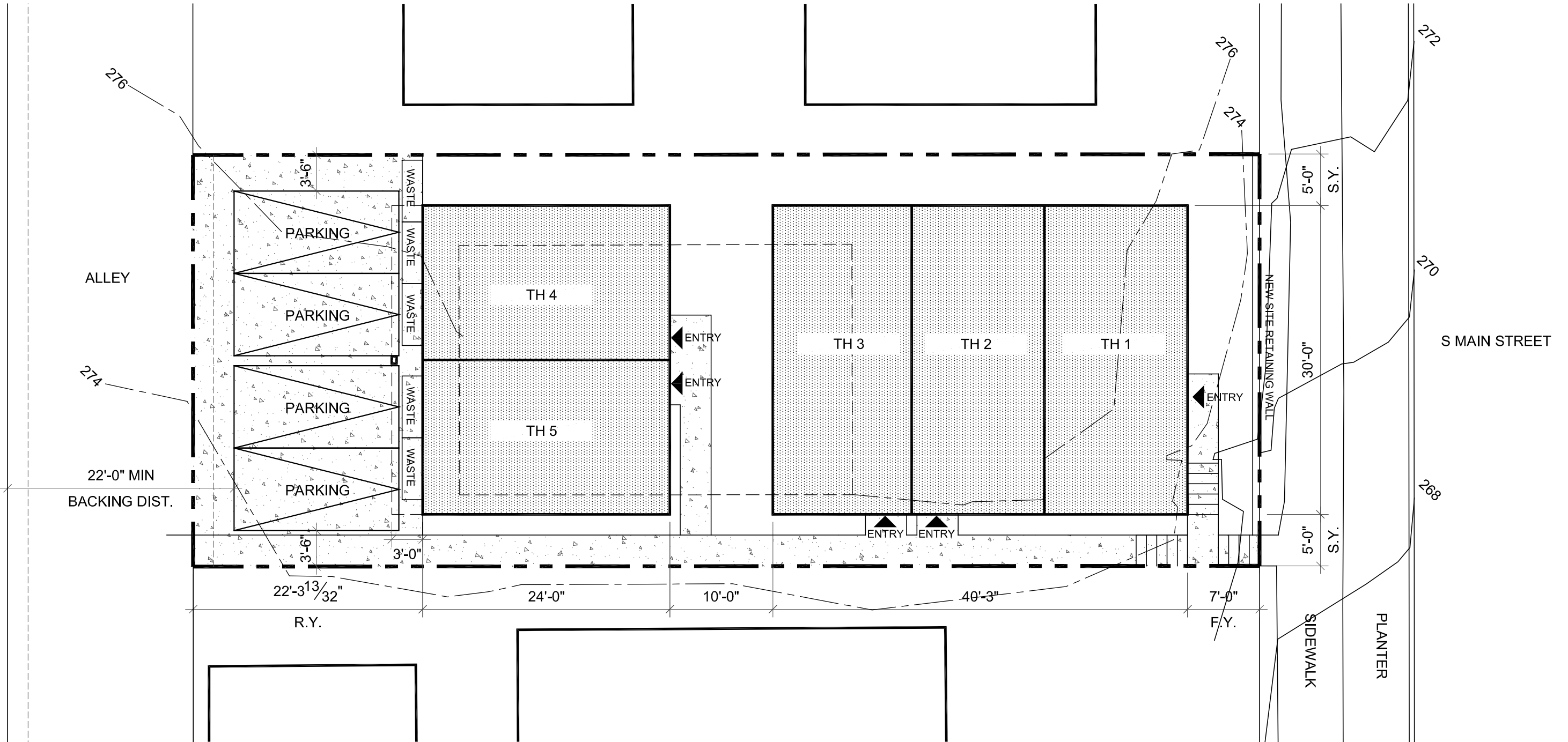
Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

JOB NUMBER: 171184
 DATE: 09/12/17
 DRAFTED BY: JJK
 CHECKED BY: SRM
 SCALE: 1" = 10'

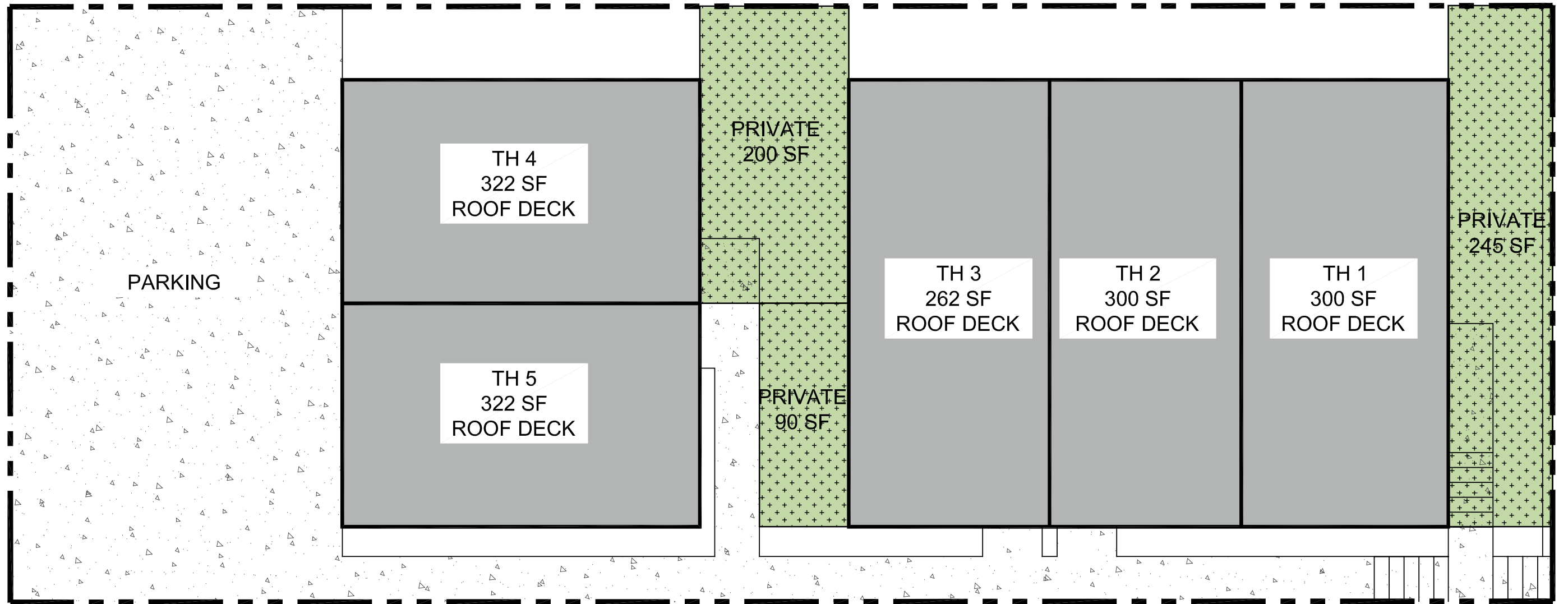
REVISION HISTORY

NO.	DATE	DESCRIPTION

SHEET NUMBER
 1 OF 1



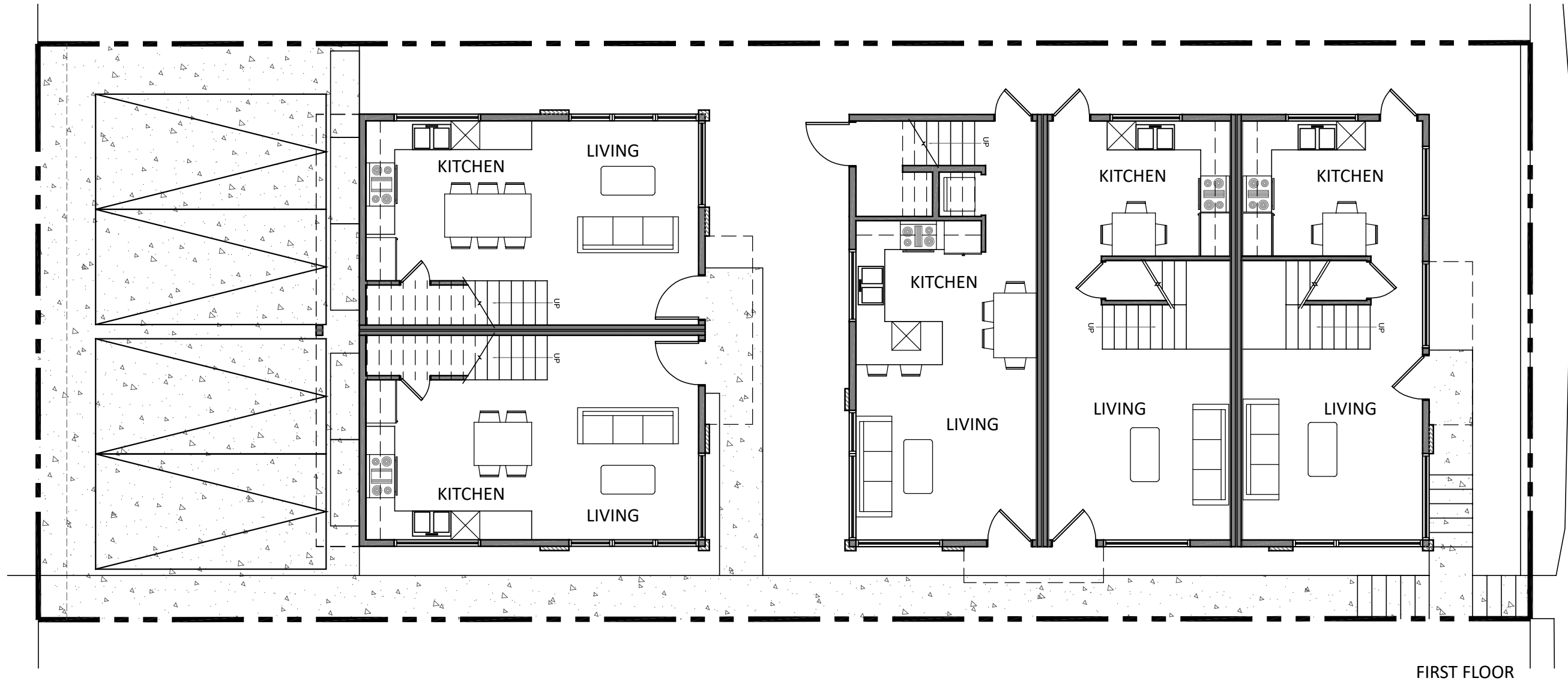




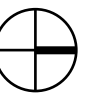
AMENITY DIAGRAM

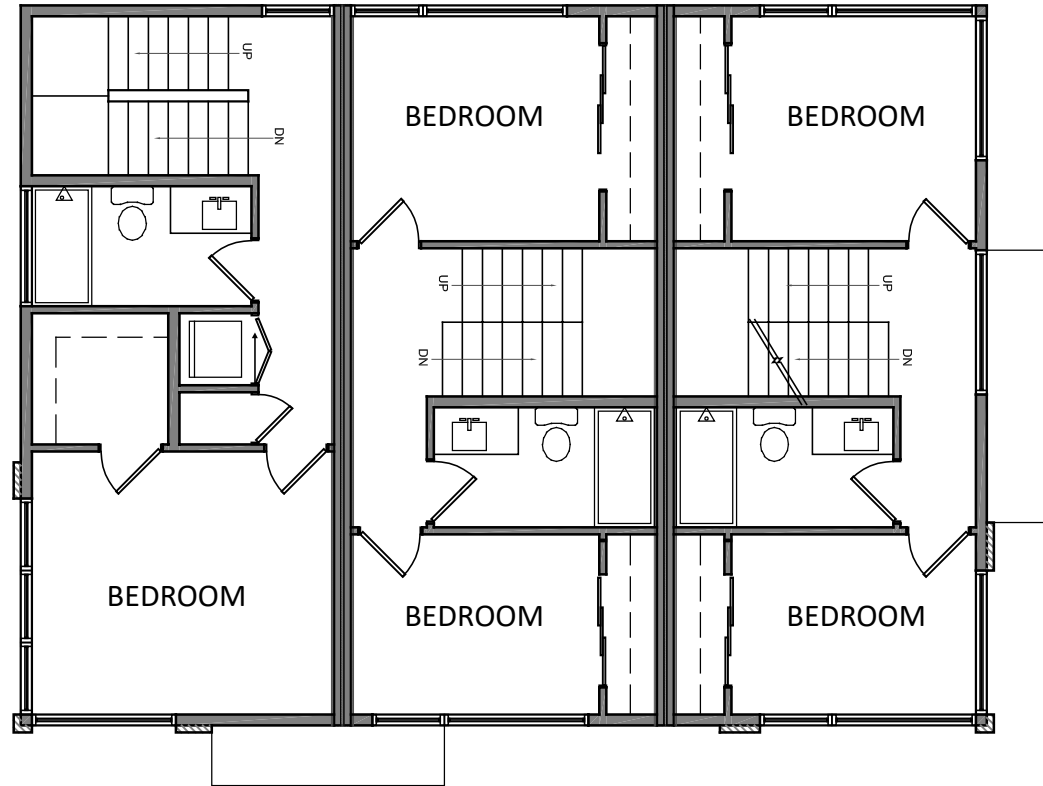
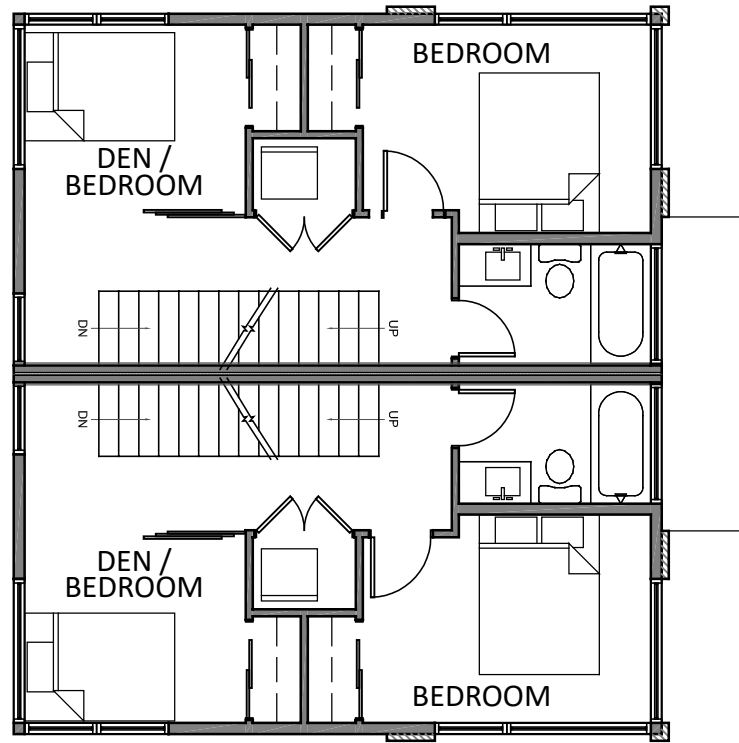
1035 sf (517.5 sf at ground level) required
 21506 sf (534 sf at ground level) provided





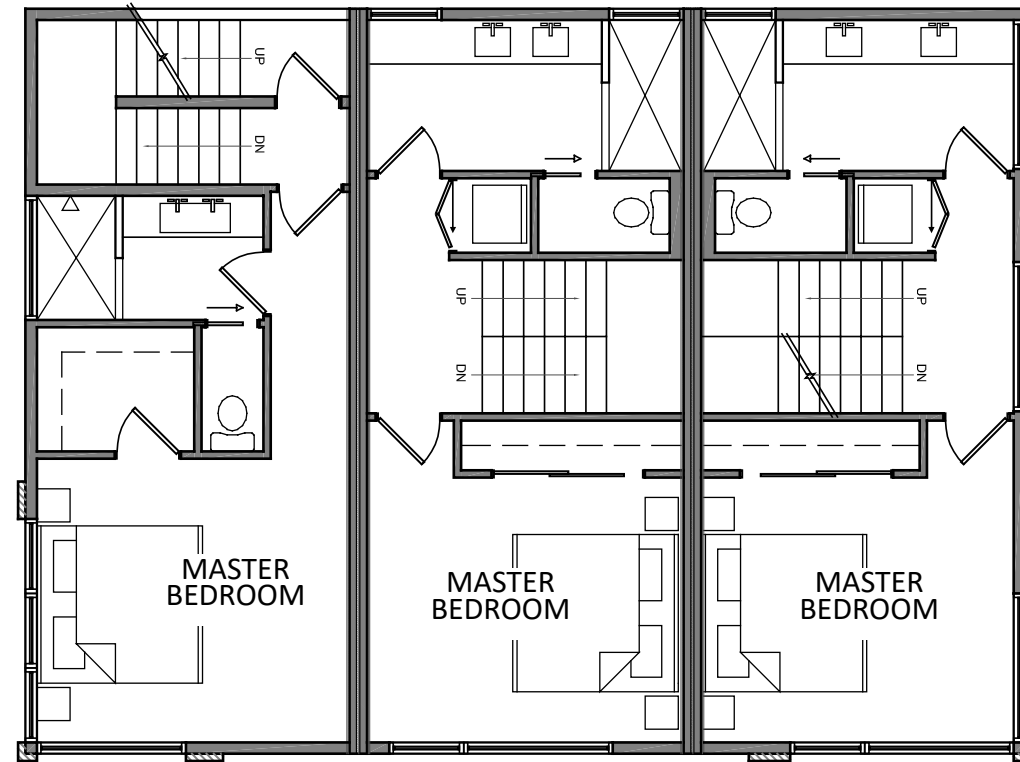
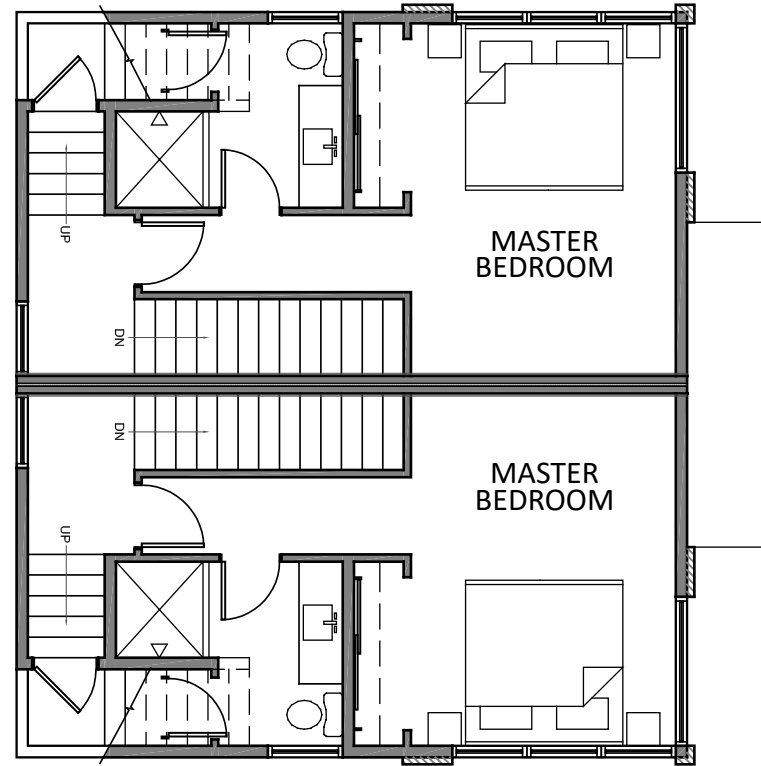
FIRST FLOOR





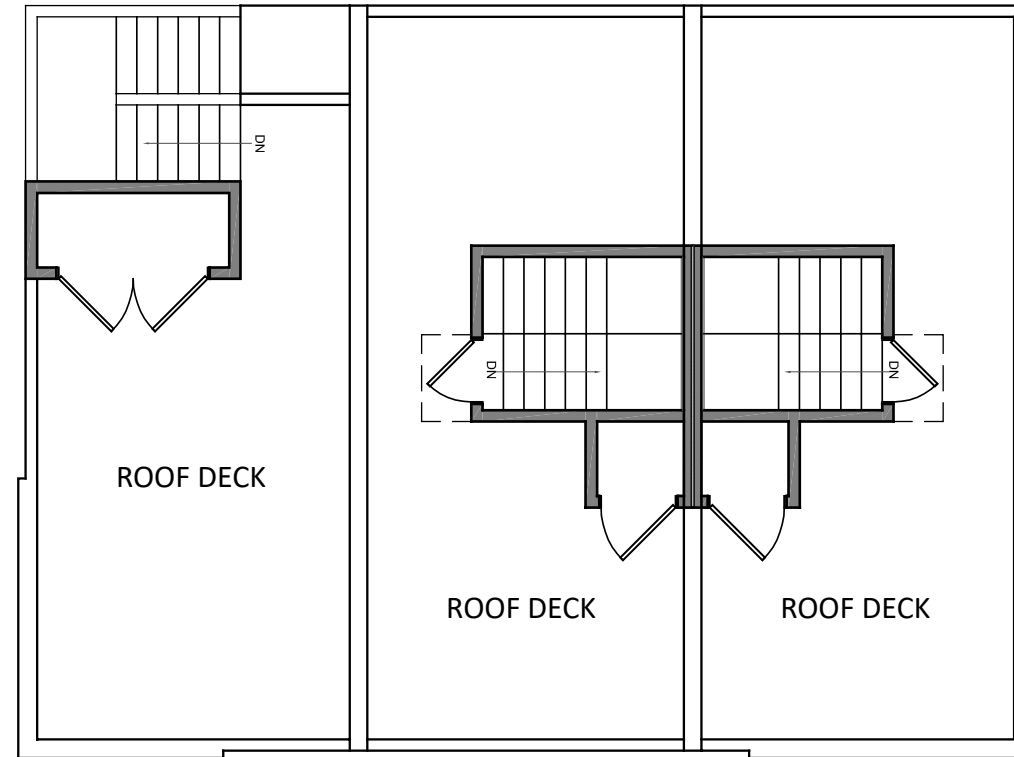
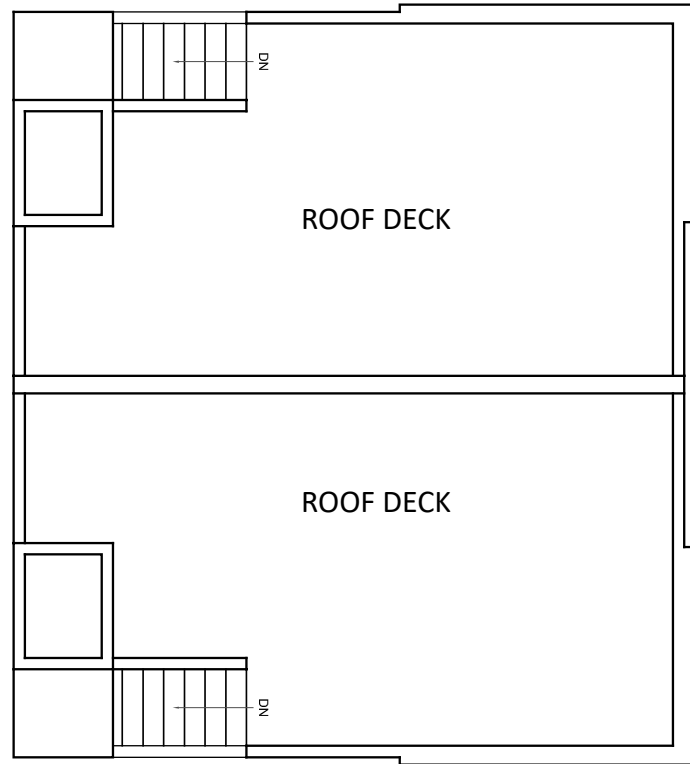
SECOND FLOOR





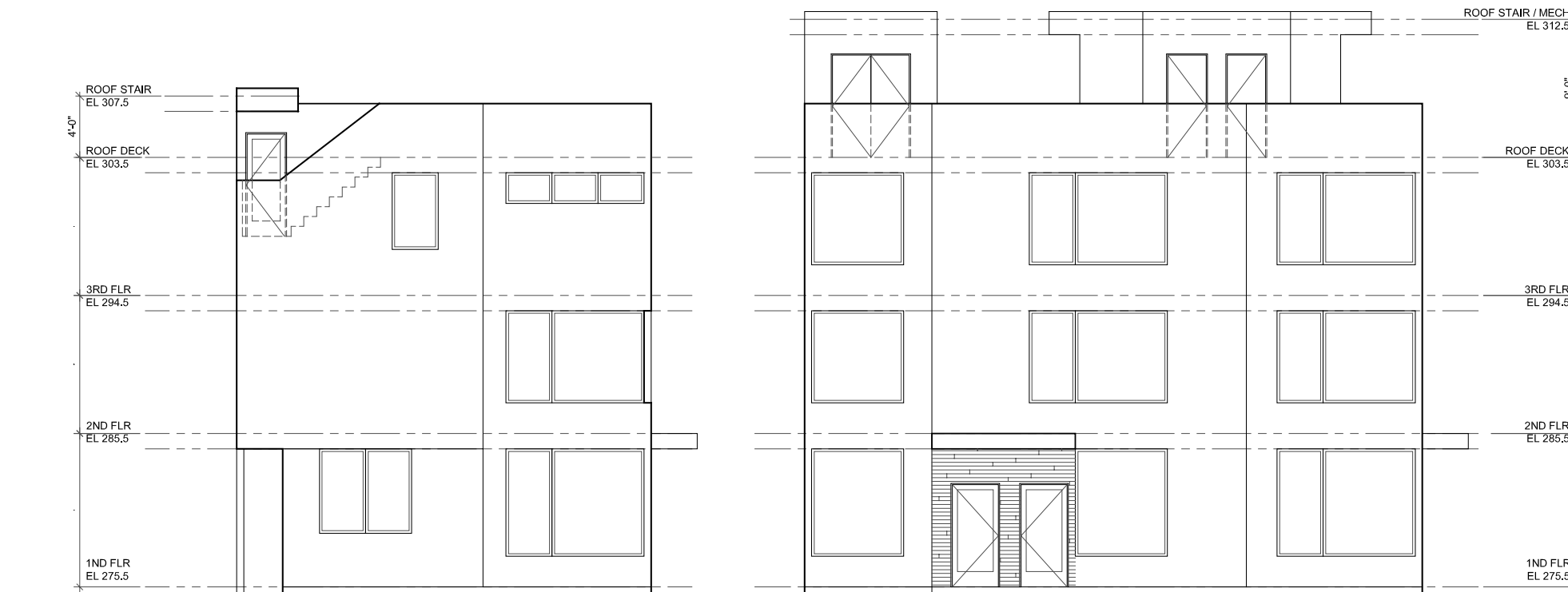
THIRD FLOOR





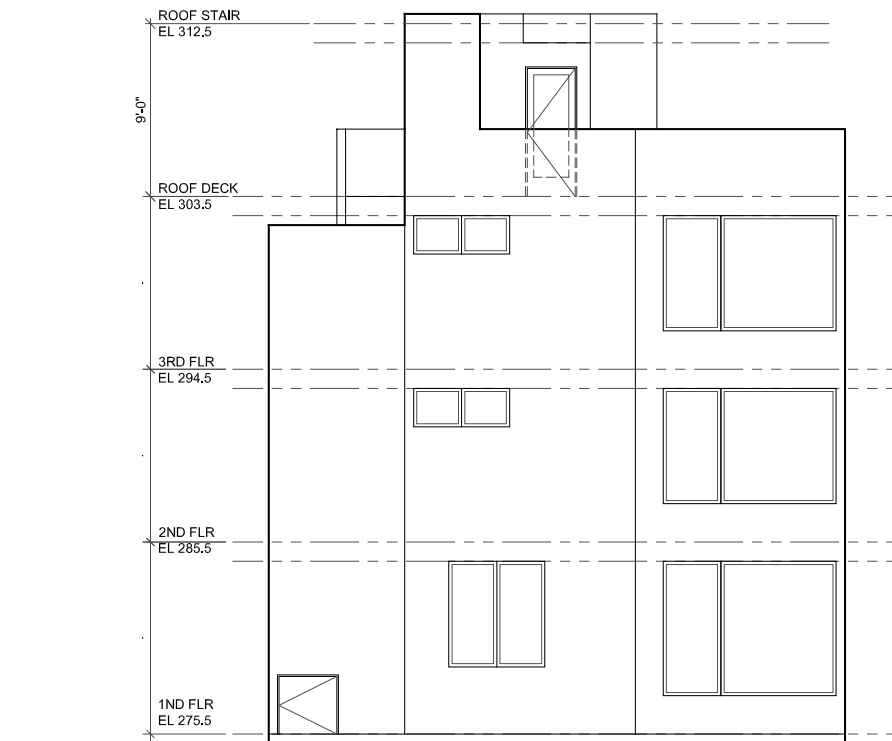
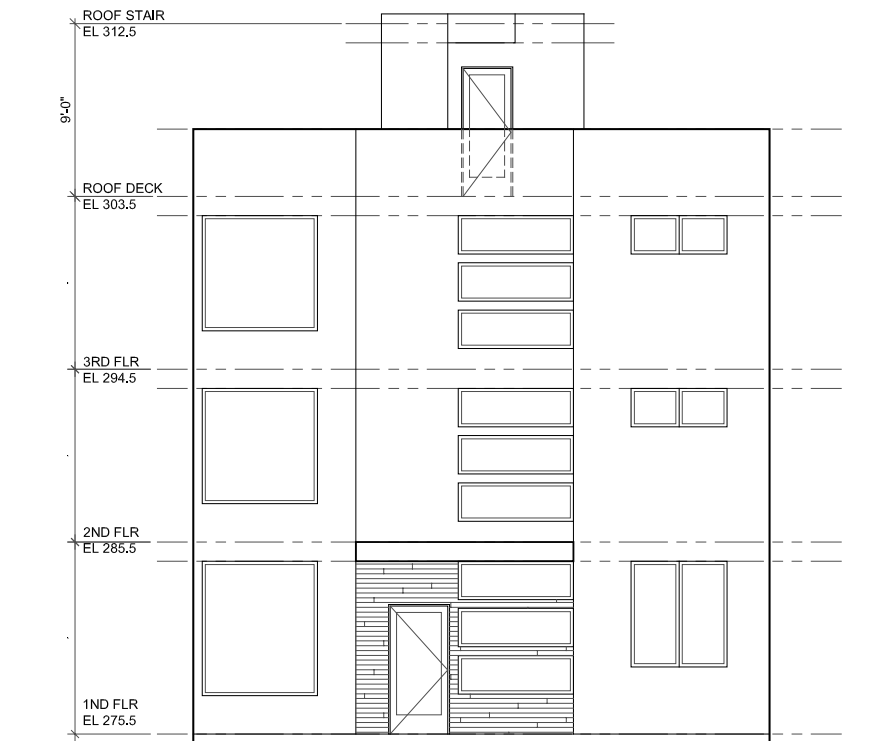
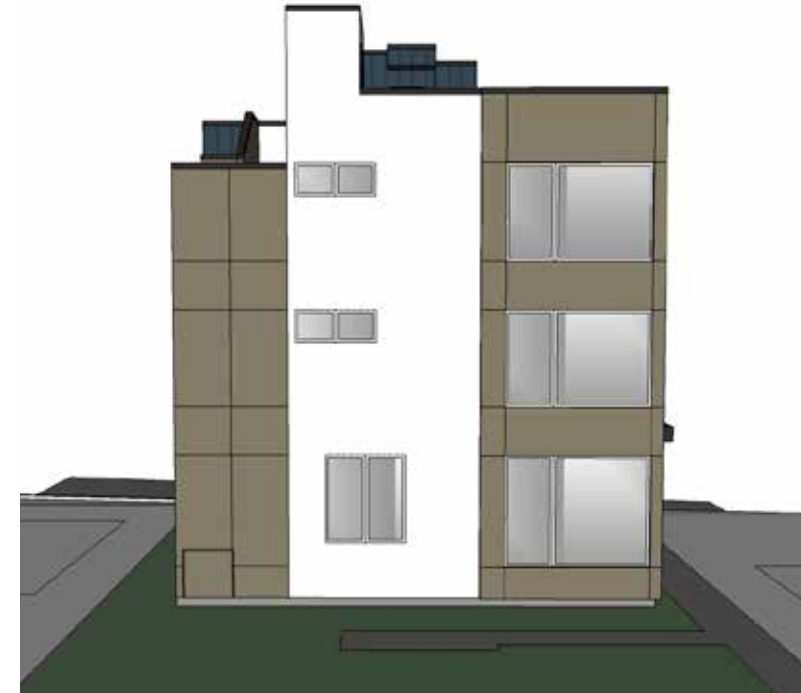
ROOF DECK





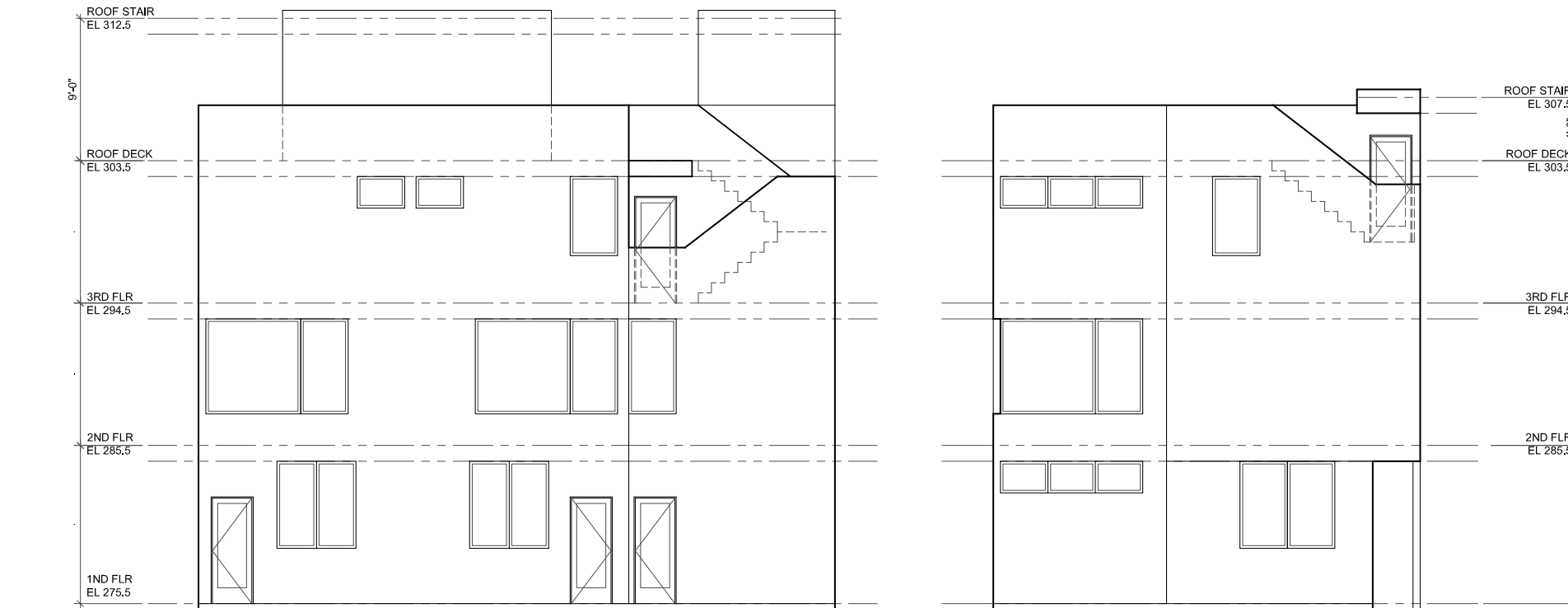
EAST ELEVATION





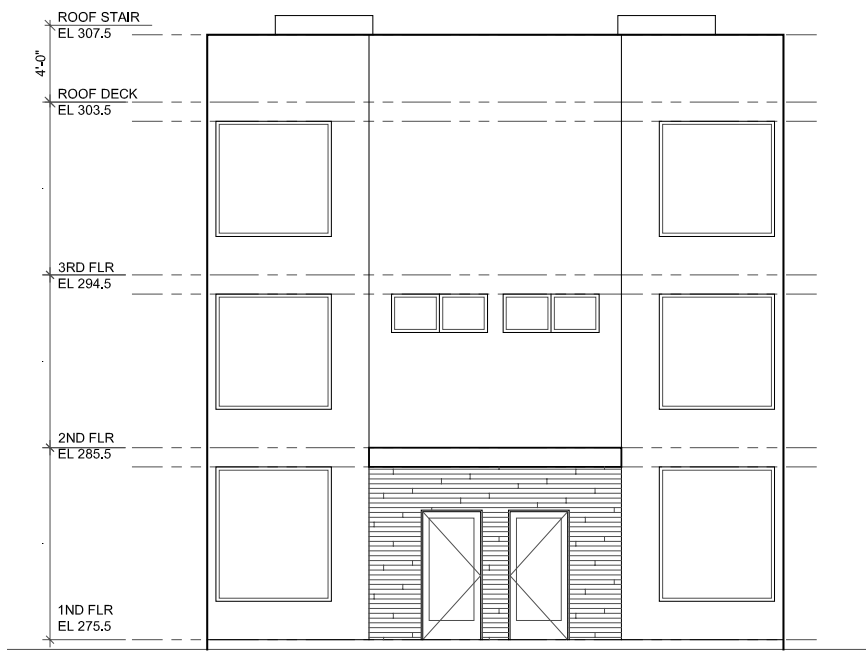
TRIPLEX NORTH ELEVATION (S MAIN STREET)

TRIPLEX SOUTH ELEVATION

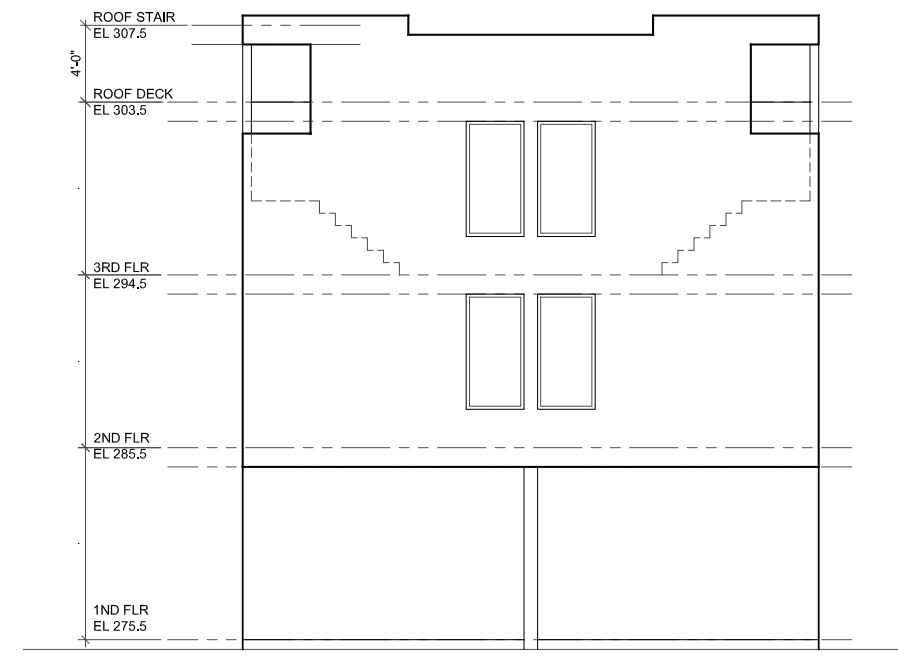


WEST ELEVATION





TRIPLEX NORTH ELEVATION



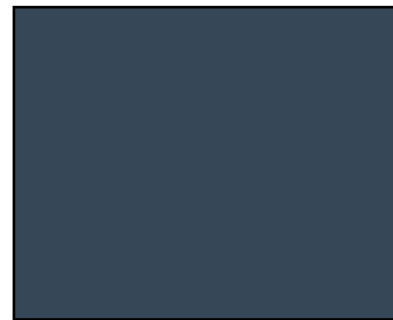
DUPLEX SOUTH ELEVATION



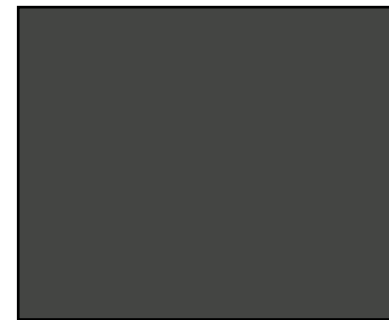
COLOR 1 - WHITE



COLOR 2 - DARK TAN / BROWN



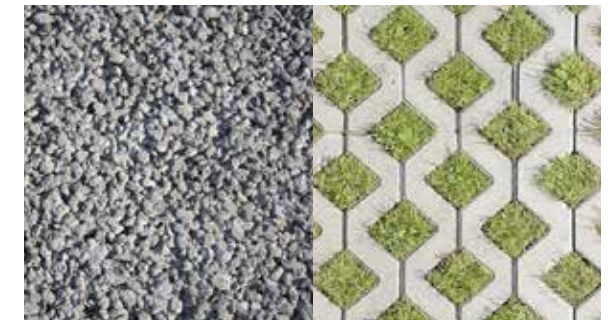
COLOR 3 - DARK BLUE



COLOR 4 - DARK GREY



WOOD CLADDING



PERMEABLE CONCRETE OR GRASS PAVERS





WEST ELEVATION



EAST ELEVATION