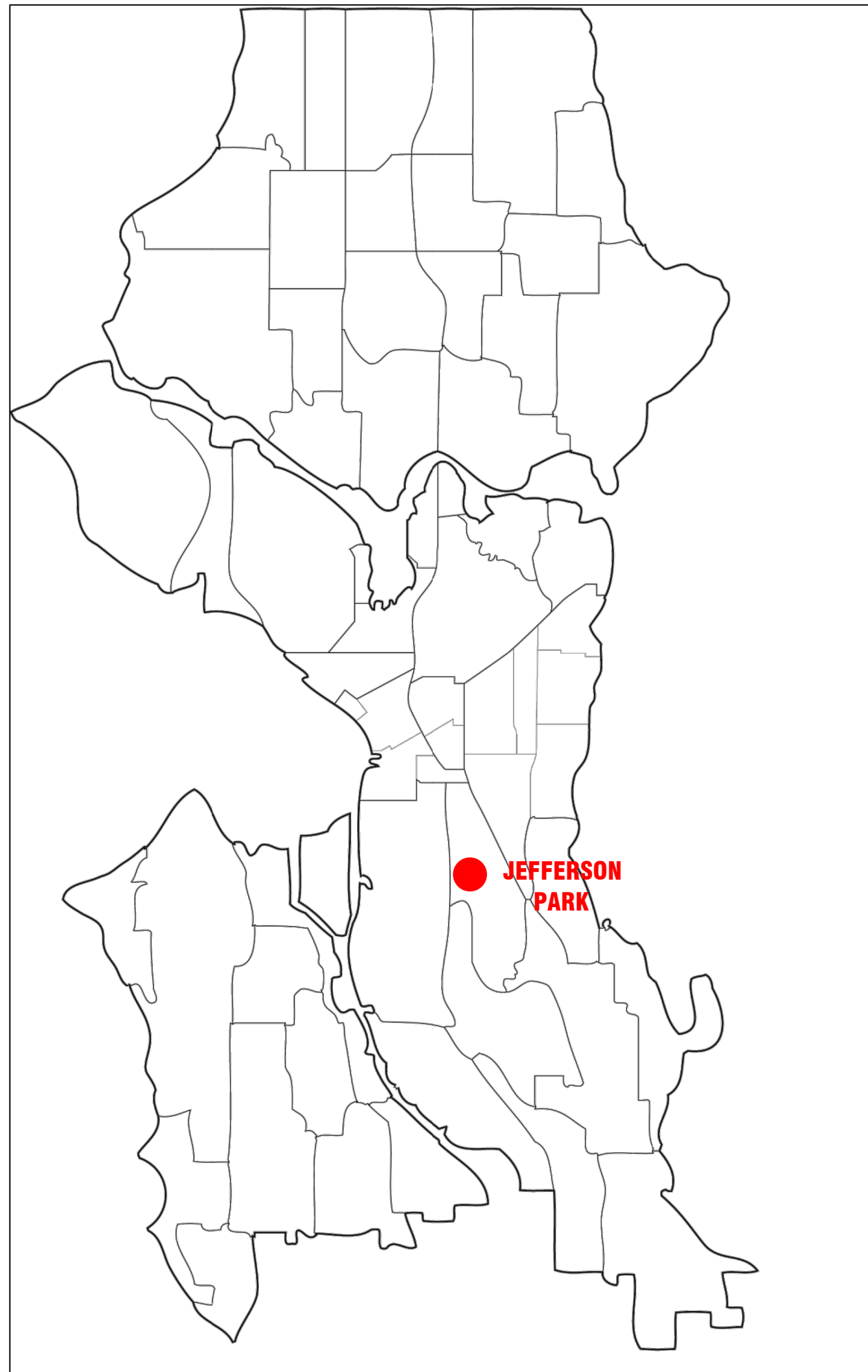




302 9692

3415 Beacon Ave S [S.D.R. PROPOSAL]

5 TOWNHOMES



PROJECT DESCRIPTION

DEMO EXIST. SFR, CONSTRUCT 5 NEW TOWNHOUSE UNITS WITH 3 SURFACE PARKING STALLS W/ACCESS FROM REAR ALLEY.

PROPOSAL DESCRIPTION

The project site is located in N Beacon Hill by Jefferson Park. This area of Beacon Ave S & S Spokane St is a busy, commercial & residential street with frequent transit transportation along Beacon Ave S and great traffic.

The site is abutting to the North the same zone (LR-2) having a one story SFR and to the South a two story residential building.

Across the street (EAST) there will be a similar NEW Construction built under # 661 8791.

Across the alley (WEST) there's (SF-5000 Zone) with one story single family houses with large back yards as open space transition to the new development.

This project involves the demolition of the existing one story single family home and the construction of (5) Townhomes with (3) parking stalls accessed via the rear alley.

The (5) Townhouse units are grouped into one structure with pedestrian access (on the South side of the lot) through a common walkway that leads to the rear alley. A common South 5Ft wide walkway is provided.

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

3415 BEACON AVE S

LEGAL DESCRIPTION

DPD PROJECT : SDR # 302 9692 / SDCI # 662 2258

APN # 372680-0235

LEGAL DESCRIPTION:

LOT 16, BLOCK 3, J.B. JOHNSON COMPANY'S FIRST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 2, IN KING COUNTY, WASHINGTON.

TEAM

OWNER: BLACKWOOD BUILDERS GROUP (Mr. Trevor Johnson)

APPLICANT: Ana Buttrey

PROJECT INFO

ZONING: LR-2
 ECA: NO
 LOT SIZE: 4,009 SF
 ALLOWABLE FAR : 4,009 SF (Lot Area) x 1.2 = 4,810 SF MAX
 PROPOSED UNITS: 5 TOWNHOMES
 ABOVE GRADE FLOORS: 3
 PARKING STALLS: MIN 1 STALL / UNIT =5 CARS
 50% REDUCTION =3 SPACES
 PROVIDED: 3 SURFACE PARKING WITH ALLEY ACCESS

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
- SURVEY	7

3. DESIGN GUIDELINES

8

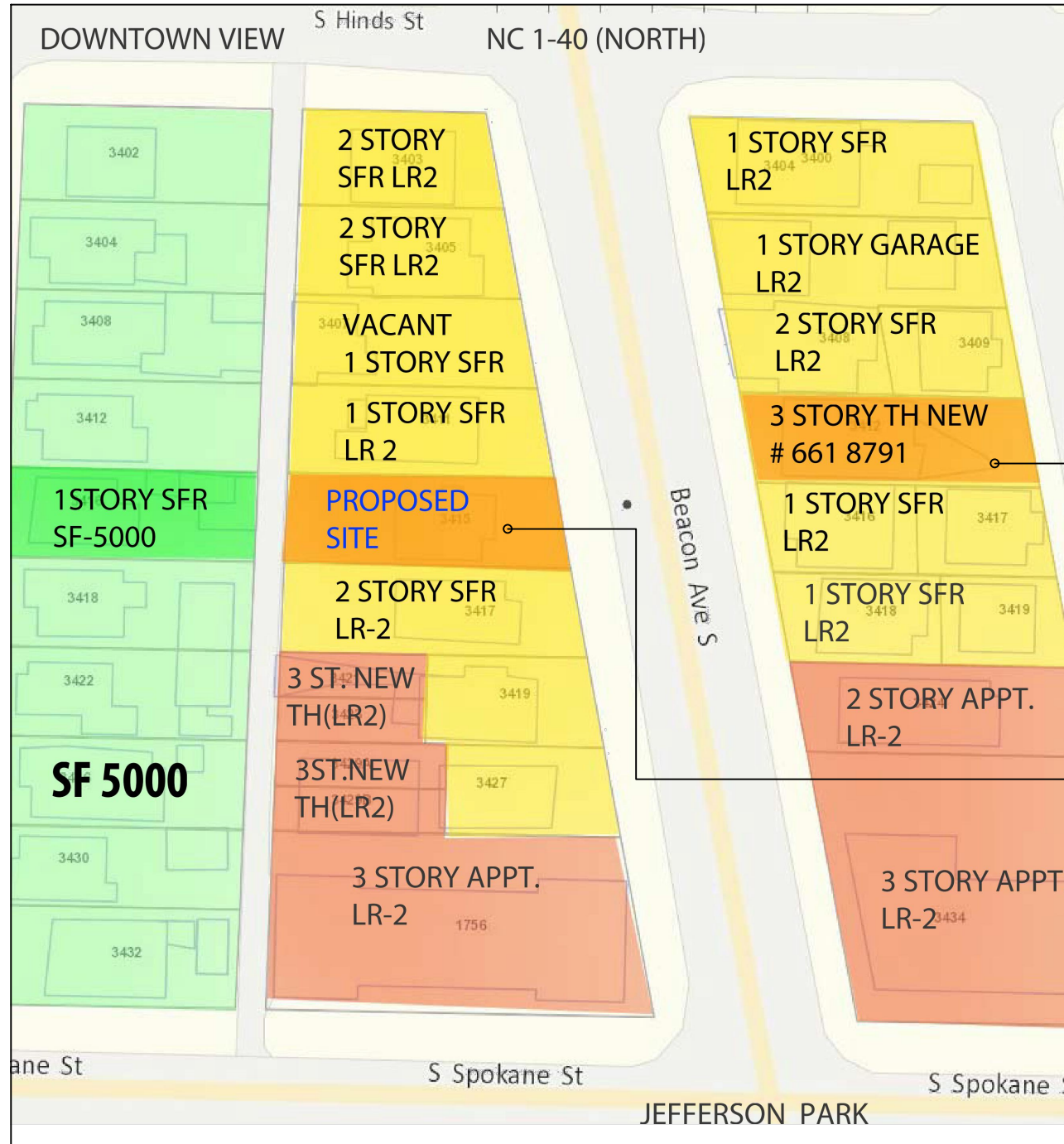
4. DESIGN CONCEPT

- NEW SITE PLAN	9
- AMENITY DIAGRAM + CIRCULATION	10
- LANDSCAPE & NIGHT VIEW-FINDER	11
- PROPOSED FLOOR PLANS	12-13
- PROPOSED ELEVATIONS	14-15
- PRIVACY DIAGRAM	16
- PROPOSED SIDING MATERIALS	17-20

5. ZONING STANDARDS + ADJUSTMENTS

21-23

ZONING MAP



ZONING & CLASSIFICATION MAP

The project site is zoned LR-2 and is located in the heart of Beacon Ave S. The street has similar new developments recently built two parcels up South on the rear alley and one across Beacon Ave S by same designer # 661 8791. 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 North & South of the site is LR-2 where a 2 story SFR is found to the South and a one story SFR to the North. One block up North NC1-40 Zone starts and Beacon Ave S neighborhood center village.

One block up South there is the intersection with S Spokane St & Jefferson park.

All over the neighborhood there is a mix of townhomes and one story sfr's and NEW similar construction is being built.



OneBusAway

Calendar
 March 2018
 Sun Mon Tue Wed Thu Fri Sat
 26 27 28 29 30 31

Beacon Ave S & S Spokane St
 Stop # 3430 - N bound
 Schedule for April 6, 2018. For real-time arrival info, [click here](#).

Jump to route: [36](#)

36 - Downtown Seattle N Beacon Hill

Hour: Minute	15min	30min
AM 4: 50	0	50
5: 05 20 35 52	43	17
6: 07 19 31 41 52	60	0
7: 02 11 20 29 37 45 53	60	0
8: 01 09 17 25 33 41 50 58	60	0
9: 06 16 26 36 46 56	60	0
10: 06 16 26 36 46 56	60	0
11: 06 16 26 36 46 56	60	0
12: 06 16 26 36 46 56	60	0
PM 1: 03 13 20 28 35 42 50 58	60	0
2: 05 13 26 33 38 43 49 58	60	0
3: 05 13 20 28 35 43 51 58	60	0
4: 05 13 21 29 35 43 50 58	60	0
5: 05 13 20 27 31 35 40 43 47 52 56	60	0
6: 01 08 13 18 28 33 36 47 51 55 59	60	0
7: 04 11 16 26 41 55	60	0
8: 02 10 25 40 55	60	0
9: 10 25 40 55	60	0
10: 10 25 40 55	60	0
11: 10 19	19	41
AM 12: 10 23 53	23	37

Click on a calendar entry to see the schedule for that day.

Days with the same schedule are grouped by color.

To highlight specific trips, select:

- Show all trips
- International District Chinatown Station N Beacon Hill
- Continues as route 70

[Search for another stop](#)

OneBusAway

Calendar
 March 2018
 Sun Mon Tue Wed Thu Fri Sat
 26 27 28 29 30 31

Beacon Ave S & S Spokane St
 Stop # 3430 - N bound
 Schedule for April 8, 2018. For real-time arrival info, [click here](#).

Jump to route: [36](#)

36 - Downtown Seattle N Beacon Hill

Hour: Minute	15min	30min
AM 5: 48	0	48
6: 13 28 43 58	60	0
7: 13 28 42 58	60	0
8: 14 29 44 59	60	0
9: 14 29 44 59	60	0
10: 15 30 45	60	0
11: 00 15 30 45	60	0
12: 00 15 30 45	60	0
1: 00 15 30 45	60	0
2: 00 15 30 45	60	0
3: 00 15 30 45	60	0
4: 00 14 29 44 59	60	0
5: 14 29 44 59	60	0
6: 04 14 28 43 58 58	60	0
7: 13 28 43 58	60	0
8: 13 28 43 58	60	0
9: 13 28 43 58	60	0
10: 12 26 32 49	43	17
11: 01 19 53	0	60
AM 12: 23 53	0	60
1: 35	0	60
2: 27	0	60
3: 02	0	60

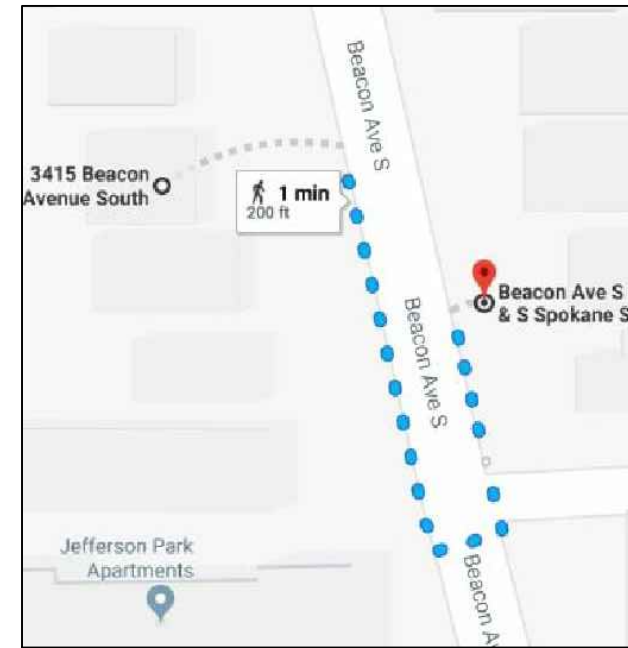
Click on a calendar entry to see the schedule for that day.

Days with the same schedule are grouped by color.

To highlight specific trips, select:

- Show all trips
- International District Chinatown Station N Beacon Hill
- Continues as route 70

[Search for another stop](#)



23.54.020.F.2
50% Parking reduction allowed for 5 units
= 3 cars min. req'd per lot

PROVIDED: 3 parking spaces

Lot situated within 1, 320 FT of Frequent Transit Service.

BUS # 3430 (BUS #36) Beacon Ave S & S Spokane St

OneBusAway

Calendar
 March 2018
 Sun Mon Tue Wed Thu Fri Sat
 26 27 28 29 30 31

Beacon Ave S & S Spokane St
 Stop # 3430 - N bound
 Schedule for April 7, 2018. For real-time arrival info, [click here](#).

Jump to route: [36](#)

36 - Downtown Seattle N Beacon Hill

Hour: Minute	15min	30min
AM 5: 20 37 52	43	17
6: 07 22 37 52	60	0
7: 07 23 39 54	60	0
8: 09 24 38 54	44	16
9: 09 18 28 38 48 58	60	0
10: 08 18 28 38 48 58	60	0
11: 08 18 27 37 47 57	60	0
12: 07 17 27 37 47 57	60	0
1: 07 17 27 37 47 57	60	0
2: 07 17 27 37 47 57	60	0
3: 07 17 27 37 47 57	60	0
4: 07 17 27 37 47 57	60	0
5: 02 07 22 29 37 52 59	60	0
6: 07 24 31 41 57	60	0
7: 12 26 41 56	60	0
8: 11 26 33 41 56	60	0
9: 11 25 40 55	60	0
10: 10 20 35 50	60	0
11: 05 35	5	55
AM 12: 05 23 53	0	60

Click on a calendar entry to see the schedule for that day.

Days with the same schedule are grouped by color.

To highlight specific trips, select:

- Show all trips
- International District Chinatown Station N Beacon Hill
- Continues as route 70

[Search for another stop](#)

WEEKDAYS - BUS #36

☐ = TOTAL 15 MIN. CONSECUTIVE SERVICE = 1105 MINUTES OR 18.4 HOURS
 ☐ = TOTAL 30 MIN. CONSECUTIVE SERVICE = 145 MINUTES OR 2.4 HOURS

15 MINUTE SERVICE FOR 12 HOURS SATISFIED (18.4 H PROVIDED)
 30 MINUTE SERVICE FOR 18 HOURS SATISFIED (20.8 H PROVIDED)

FREQUENT TRANSIT STUDY - WEEKDAYS
 PER SMC 23.84A DEFINITIONS

SATURDAYS - BUS - #36

☐ = TOTAL 15 MIN. CONSECUTIVE SERVICE = 1095 MINUTES OR 18.2 HOURS
 ☐ = TOTAL 30 MIN. CONSECUTIVE SERVICE = 148 MINUTES OR 2.4 HOURS

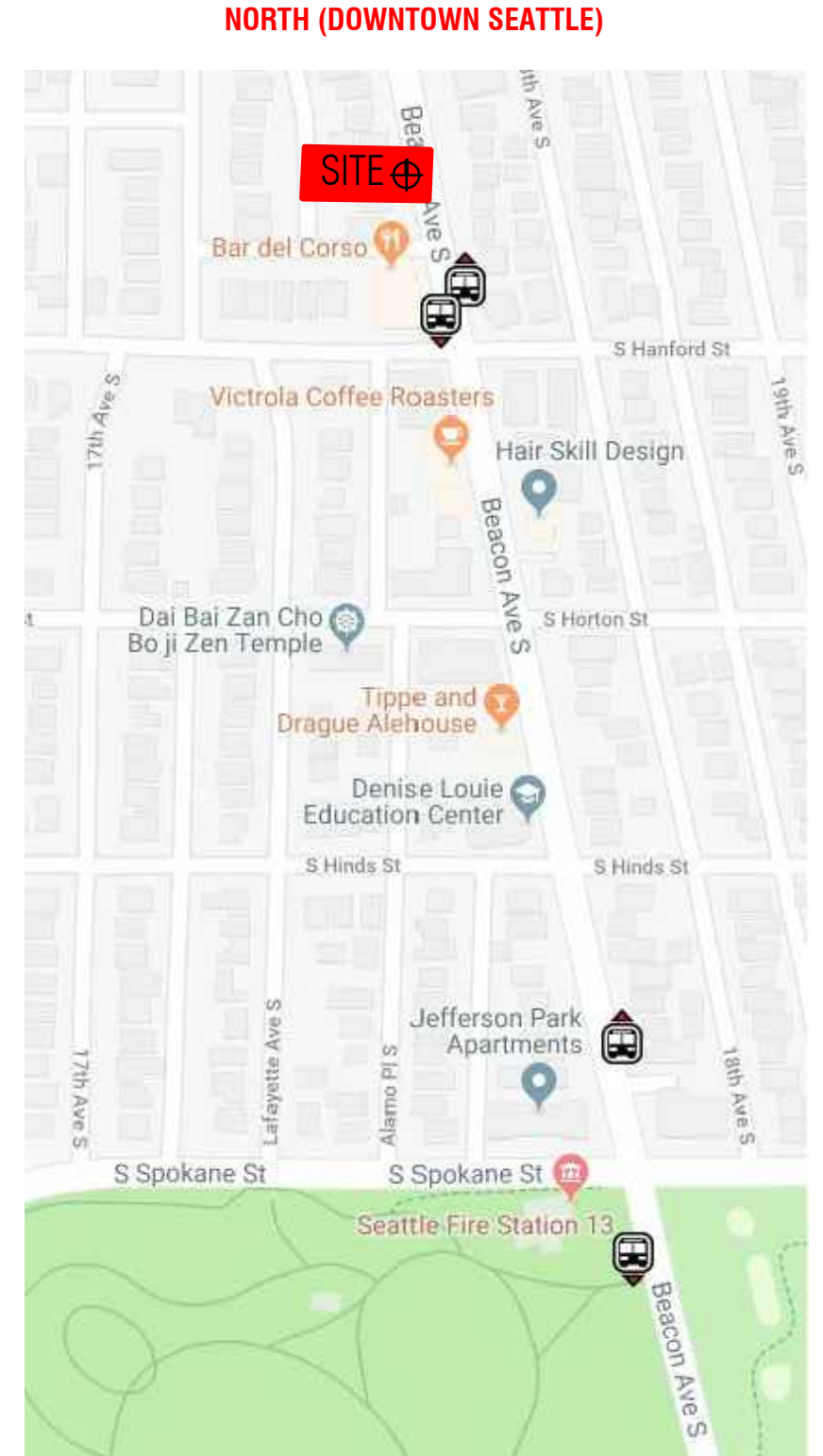
15 MINUTE SERVICE FOR 12 HOURS SATISFIED (18.2 H PROVIDED)
 30 MINUTE SERVICE FOR 18 HOURS SATISFIED (20.6 H PROVIDED)

FREQUENT TRANSIT STUDY - SATURDAY
 PER SMC 23.84A DEFINITIONS

SUNDAYS - BUS #36

☐ 15 MIN. SERVICE FOR 12 HOURS NOT REQUIRED FOR 7TH DAY OF WEEK
 ☐ = TOTAL 30 MIN. CONSECUTIVE SERVICE = 1188 MINUTES OR 19.8 HOURS

FREQUENT TRANSIT STUDY - SATURDAY
 PER SMC 23.84A DEFINITIONS



CIRCULATION & TRANSPORTATION
BUS # 36

THE SITE IS SERVED BY ONE MAJOR FREQUENT TRANSIT BUS LINE, RUNNING NORTH & SOUTH.

BUS #36 IS ACROSS THE STREET FROM THE SITE AND IS PROVIDING FREQUENT TRANSIT TO DOWNTOWN SEATTLE AND AIRPORT CONNECTIONS.

BEACON AVE S PROVIDES A PEDESTRIAN EXPERIENCE AND EASY CYCLING ROUTES TO DOWNTOWN AND SOUTH SEATTLE.

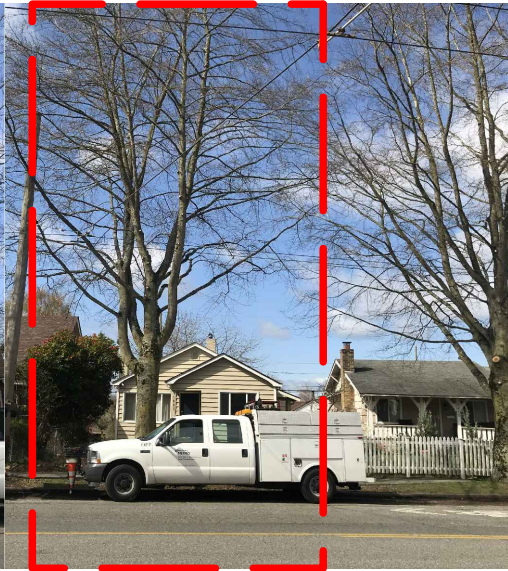


**BEACON AVE SW
FACING THE SITE (EXISTING)**



2 STORY SFR
SOUTH OF SITE

EXISTING SITE



PROPOSED SITE



1 STORY SFR
NORTH OF SITE
(DOWNTOWN VIEWS)



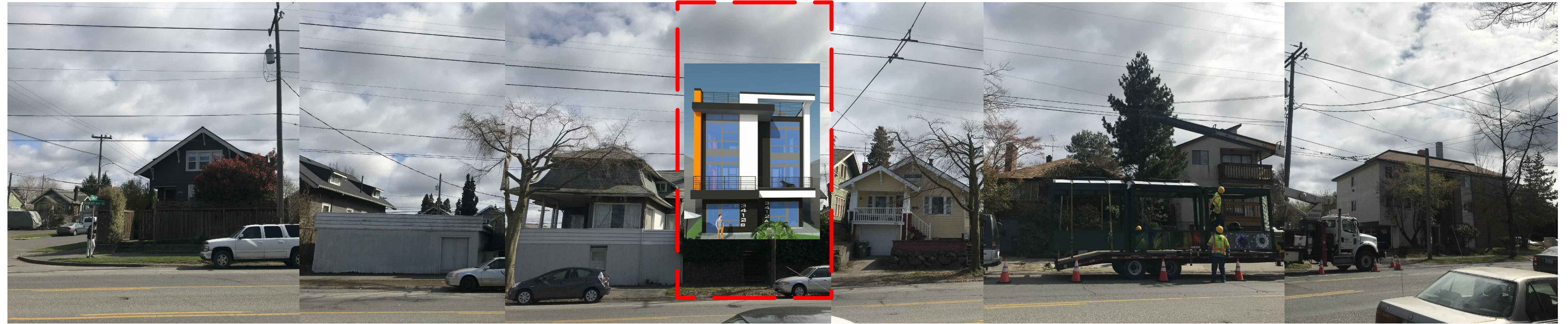
APPARTMENT
BUILDING



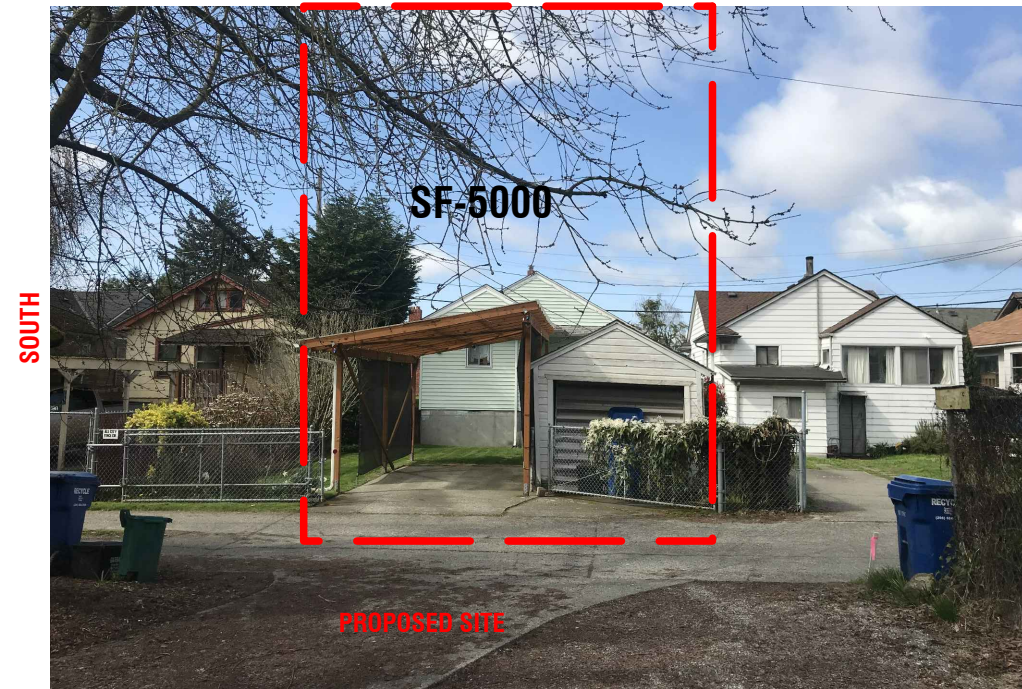
**BEACON AVE SW
FACING THE SITE (PROPOSED)**



SIMILAR DEV. ACROSS STREET FROM PROPOSED SITE



BEACON AVE S - ACROSS FROM SITE



REAR ALLEY FACING ACROSS FROM SITE



REAR ALLEY FACING THE SITE



ALLEY FACING NORTH



SOUTH NEIGHBOR (EXISTING)



NORTH NEIGHBOR (EXISTING)

**SIMILAR DEV. ACROSS STREET
FROM PROPOSED SITE**



BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES
PER GPS OBSERVATIONS

REFERENCES

R1. RECORD OF SURVEY, VOL. 274, PG.(S) 026-029.
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-2601.
BRASS CAP 0.5FT N & 0.5FT E OF THE INT BK CW IN THE SW COR
INT OF BEACON AVE S AND S SPOKANE ST, SOUTH OF A CATCH
BASIN AT SFD STATION #13.
ELEV.=309.409'

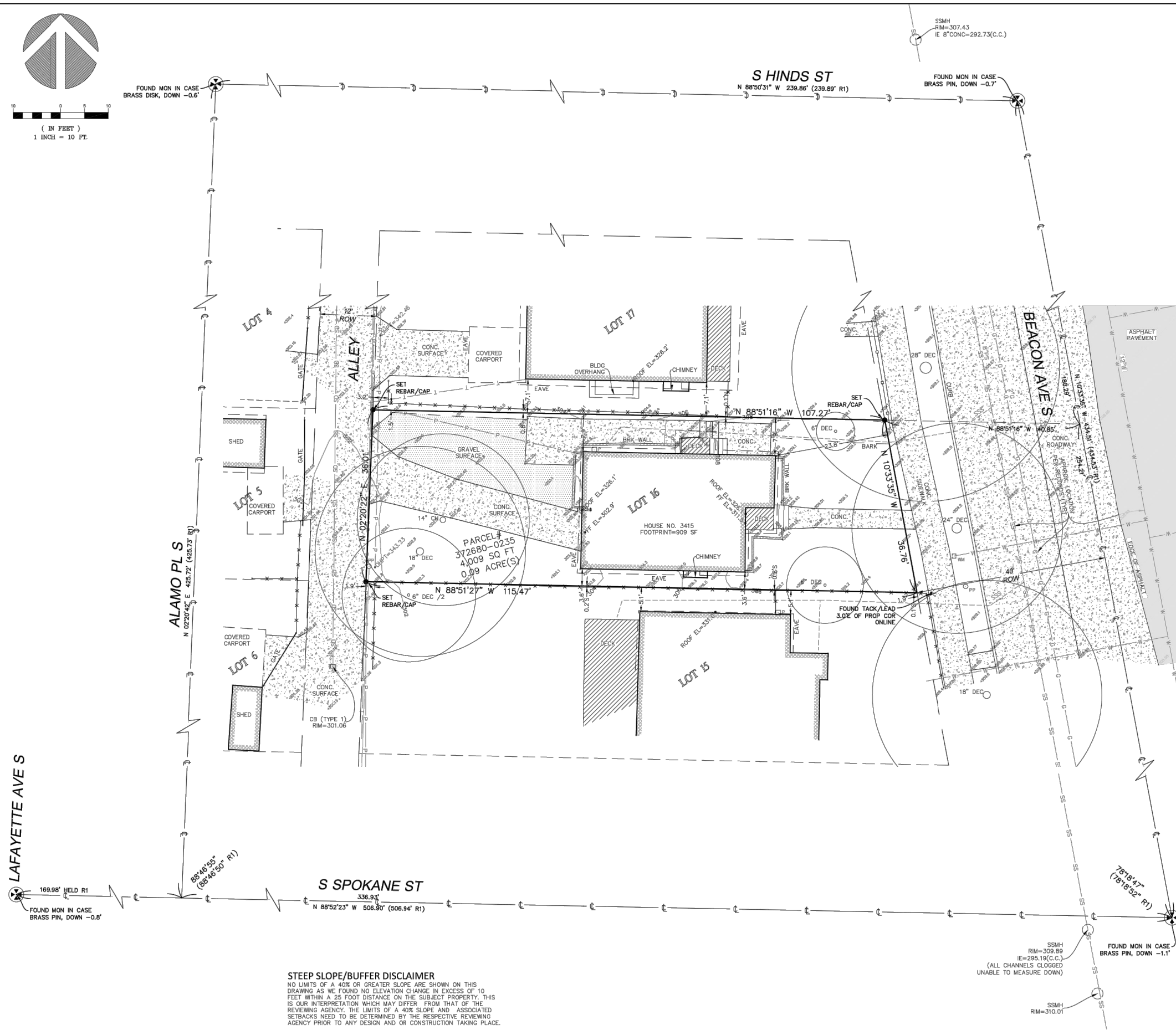
SURVEYOR'S NOTES

1. 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.
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. 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.
4. SUBJECT PROPERTY TAX PARCEL NO. 372680-0235
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,009 S.F. (0.09 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. 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 332-130-090.

LEGEND

	BUILDING	CB	CATCH BASIN
	CENTERLINE ROW	COS	CITY OF SEATTLE
	CONCRETE SURFACE	CON	CONIFER
	RETAINING WALL	CONC	CONCRETE
	DECK	COR	CORNER
	FENCE LINE (CHAIN/WOOD)	DEC	DECIDUOUS
	FIRE HYDRANT	ELEV	ELEVATION
	GAS LINE	FF	FINISH FLOOR
	GRAVEL SURFACE	G	GAS
	INLET (TYPE 1)	LS#	LAND SURVEYOR NUMBER
	NAIL AS NOTED	MEAS	MEASURED
	MONUMENT IN CASE (FOUND)	MON	MONUMENT
	POWER METER	OHP	OVERHEAD POWER
	POWER (OVERHEAD)	OHT	OVERHEAD TELEPHONE
	REBAR AS NOTED (FOUND)	PP	POWER POLE
	REBAR & CAP (SET)	PROP	PROPERTY
	SEWER LINE	(R)	RECORD DATA
	SEWER MANHOLE	ROS	RECORD OF SURVEY
	STORM DRAIN LINE	SD	SERVICE DRAIN
	TELEPHONE (OVERHEAD)	SSM	SANITARY SEWER MANHOLE
	WATER LINE	SSS	SANITARY SIDE SEWER
	WATER METER	SF	SQUARE FEET
	BLDG	W	WATER
	C.C.		
	CALC'D		

VICINITY MAP
N.T.S.



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.

CONTEXT AND SITE

CS1 NATURAL SITE FEATURES

THE NATURAL SYSTEMS ARE FULLY USED ON THE SITE. THE PROPOSED ENTRANCES ARE SOUTH FACING FOR MAXIMUM SUNLIGHT AVOIDING BULK ON THE NORTH SIDE BY THE LOWEST NEIGHBOR ONE STORY SFR. THE UNITS STEP ON THE NATURAL TOPOGRAPHY, HAVING 2 FT HEIGHT INCREMENTS BETWEEN FEW.

THERE ARE NO EXCEPTIONAL TREES ON THE SITE (SEE TREE REPORT) BUT THERE ARE TALL STREET TREES ON BEACON AVE S MASKING THE VIEW OF THE FRONT FACADE .

CS2 URBAN PATTERN AND FORM

C RELATIONSHIP TO THE BLOCK

THE PROPOSED DEVELOPMENT IS LOCATED BETWEEN A ONE STORY OLD SFR (NORTH) AND A TWO STORY SFR TO THE SOUTH, A ONE STORY SFR (ACROSS ALLEY SIDE) AND A THREE STORY SIMILAR NEW CONSTRUCTION (ACROSS BEACON AVE S).

ONE BLOCK UP THE SITE HAS DIRECT ACCESS TO JEFFERSON PARK AND ONE BLOCK DOWN BEACON AVE S COMMERCIAL AREA STARTS WITH SHOPS AND BUSINESSES.

D HEIGHT, BULK, SCALE

THE PROPOSED HEIGHT, BULK & SCALE IS FILLING IN A NEEDED GAP ON THE STREET WHERE 3 FT TALL NEW BUILDINGS APPEAR ALL OVER WITH SIMILAR ARCHITECTURE. THE PROPOSED DESIGN HAS MODULATIONS TO ELIMINATE THE BULK, STAIR TOWERS ALLOWED HAVE BEEN REMOVED IN FAVOR OF OPEN AIR STAIRS AND LARGE TERRACES TO HELP WITH THIS INTENT. ADJUSTMENTS ARE REQ'D IN TRADING IN THE HEATED SPACE OF ALL STAIR TOWERS.

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 ACROSS THE STREET OF THE SAME BLOCK.

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

PUBLIC LIFE

PL1 OPEN SPACE , CONNECTIVITY

THE SITE HAS A FRONT LARGE AMENITY AREA AND A 5FT WALKWAY THAT CONNECTS BEACON AVE S TO THE REAR ALLEY AND ALL UNITS.

PL2 WALKABILITY

THE SITE IS CLOSE TO FREQUENT TRANSIT TRANSPORTATION, JEFFERSON PARK AND BEACON AVE S URBAN VILLAGE DOWNTOWN.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

THE (5) TOWNHOUSE UNITS ARE GROUPED INTO ONE STRUCTURE WITH PEDESTRIAN ACCESS (ON THE SOUTH SIDE OF THE LOT) THROUGH A COMMON WALKWAY THAT LEADS TO THE REAR ALLEY , AREA THAT WILL THOUGHTFULLY BE LANDSCAPED.

PL4 ACTIVE TRANSPORTATION

THE SITE IS ACROSS THE STREET FROM BEACON AVE S FREQUENT TRANSIT BUS STOP AND AT A BIKE RIDE AWAY FROM DOWNTOWN SEATTLE.

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 3 UNITS ACCESSIBLE FROM THE ALLEY THAT IS MINIMUM ALLOWED.

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

DC2 ARCHITECTURAL CONCEPT

A MASSING

THE BUILDING IS MADE OF 5 DISTINCT VOLUMES THAT ARE ORIENTED SOUTH, EAST, WEST TO GIVE SCALE AND A DYNAMIC VOLUME TO THE BUILDING. DIFFERENT TEXTURES AND COLORS ARE PROPOSED, HAVING PRIMARY COLORS (BLACK, WHITE, GRAY) . LARGE BALCONIES AND EAVES ARE PROVIDED, STAIR TOWERS ARE REMOVED. IT IS A WELL ROUNDED BUILDING THAT HAS A DESIGN FEATURE AROUND 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 ACROSS THE STREET OF THE SAME BLOCK. MASSING WAS VERY WELL STUDIED.

C. SECONDARY ARCHITECTURAL FEATURES

THE STREET FACING UNIT & THE ALLEY FACING UNIT ARE THE ONLY ONES DIFFERENT WHERE A PROMINENT WHITE VOLUME WITH DARK WINDOW TRIM IS PROPOSED. THE SAME DESIGN DETAIL WITH THE WHITE BLOCK ACCENT IS FOUND REPEATING AT THE MIDDLE UNITS ON THE SOUTH SIDE.

D. SCALE & TEXTURE

LARGE OPENINGS ARE PROVIDED & ELEGANT WALLS ARE IMPOSING A FLAWLESS FACADE DESIGN WITH SIMPLE MATERIALS AND ACCENT HARDIE-PANEL SIDING. THE COLORS ARE INTENTIONALLY LEFT NEUTRAL.

E. FORM AND FUNCTION

THE FORM FOLLOWS THE FUNCTION, ALL UNITS HAVE THE ROOF OPEN STAIR CASE FORM A VOLUME THAT STICKS OUT AND LEADS TO A ROOF AMENITY. GROUND PATIOS ARE PROPOSED TO FACE THE NORTH SIDE OF THE MIDDLE UNITS AND THE FRONT FACADE IS ANGLED TO CREATE A DYNAMIC LOOK AND MARK ACCESS TO ALL UNITS.

DC3 OPEN SPACE CONCEPT

A OPEN SPACE RELATIONSHIP

THE FLOW THROUGH THE SITE IS PROVIDED THROUGH THE 5FT MAIN ACCESS CORRIDOR. EACH MIDDLE UNIT HAS GROUND PATIO AREAS AND THE FRONT HAS A BIO PLANTER MASKING THE PATIOS FROM THE BUSY STREET. ALL UNITS HAVE ROOF AMENITIES.

B.OPEN SPACES USES AND ACTIVITIES

THE BUILDING DESCENDS DOWN TOWARDS THE ALLEY WITH STEPS IN FRONT OF THE ENTRIES. THIS CORRIDOR THAT IS SOUTH FACING PROMOTES RESIDENT INTERACTION ENDING WITH A LARGE COMMON AMENITY AT THE ALLEY END OF IT WITH DESIGN LANDSCAPE FEATURES.

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

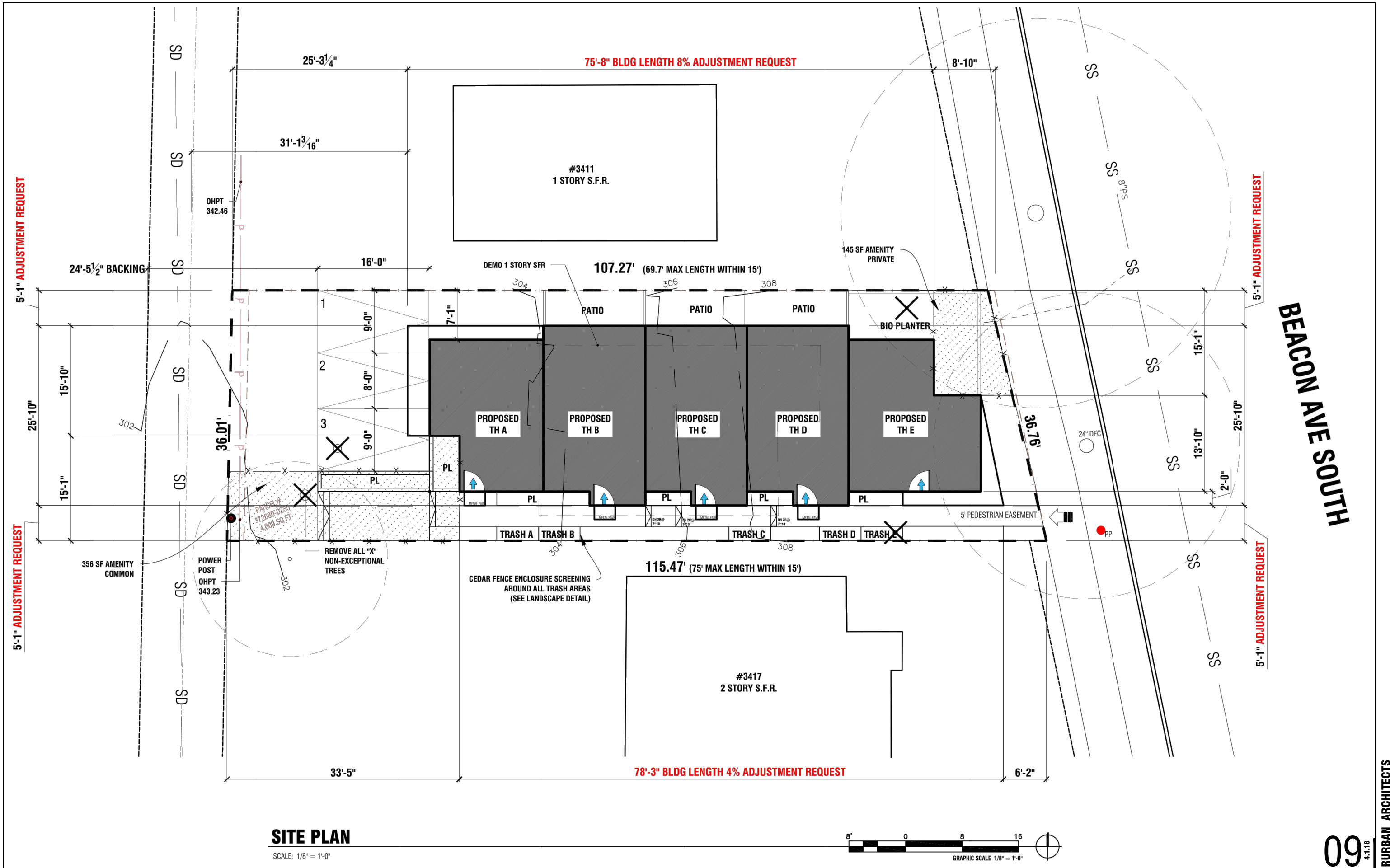
THE STREET FACING FACADE BLACK-WHITE HARDIE PANEL SIDING IS SELECTED TO STAND ELEGANT AND NEUTRAL ALONG COLORED VARIOUS ADJACENT STYLES OF BUILDINGS ON THE PRINCIPLE THAT LESS IS MORE. THE WHITE HARDIE IS MADE OF 4X8 PANELS WHILE THE DARK OUT OF VARIOUS WIDTH LAP SIDING TO GREATE A DYNAMIC.

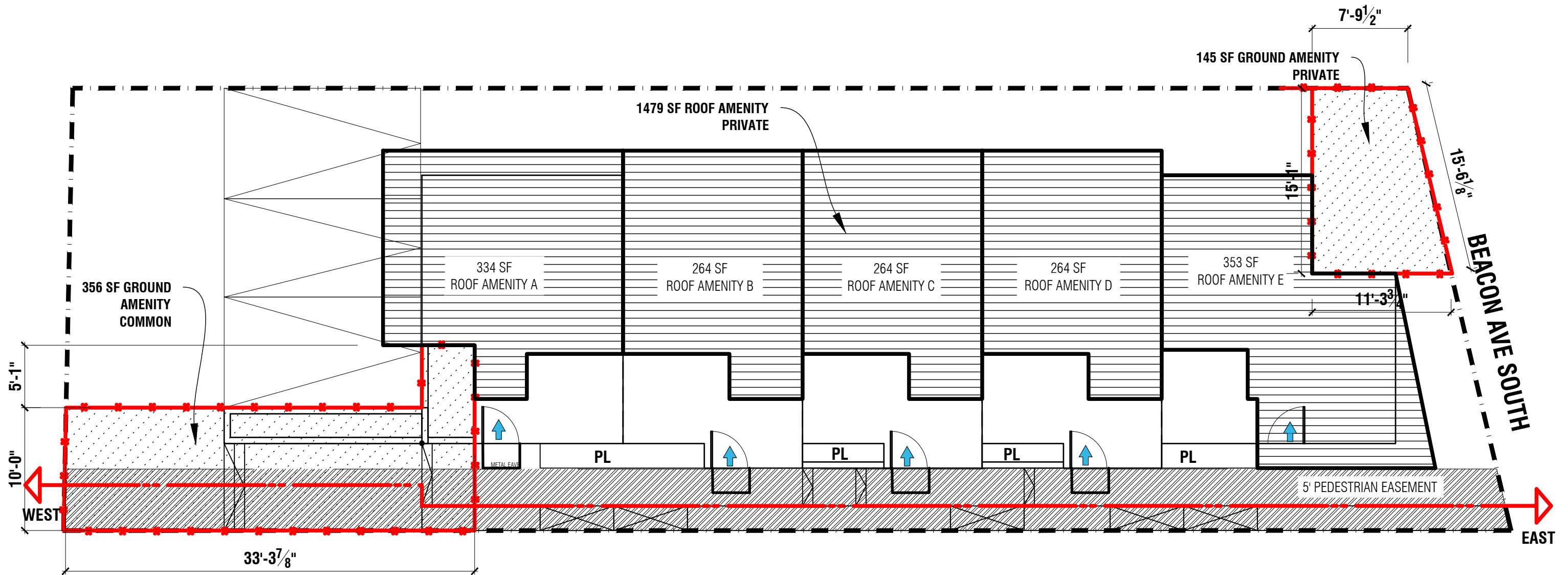
A WHITE ACCENT MASSING IS DESIGNED TO CREATE A CONTEMPORARY DESIGN ACCENT WHILE THE POP-UP BLACK NON-COLOR MAKES IT DIFFERENTIATE.

EVERYTHING IS HARDIE PANELS DURABLE, AND COMPATIBLE WITH THE NEIGHBORING NEW CONSTRUCTION.

D TREES, LANDSCAPE AND HARDSCAPE MATERIALS.

SIGNIFICANT TREES ARE NOT FOUND ON SITE. IN FRONT A LARGE PLANTER IS PROPOSED AND LANDSCAPED AREAS ARE FOUND ACROSS THE ENTIRE SITE.



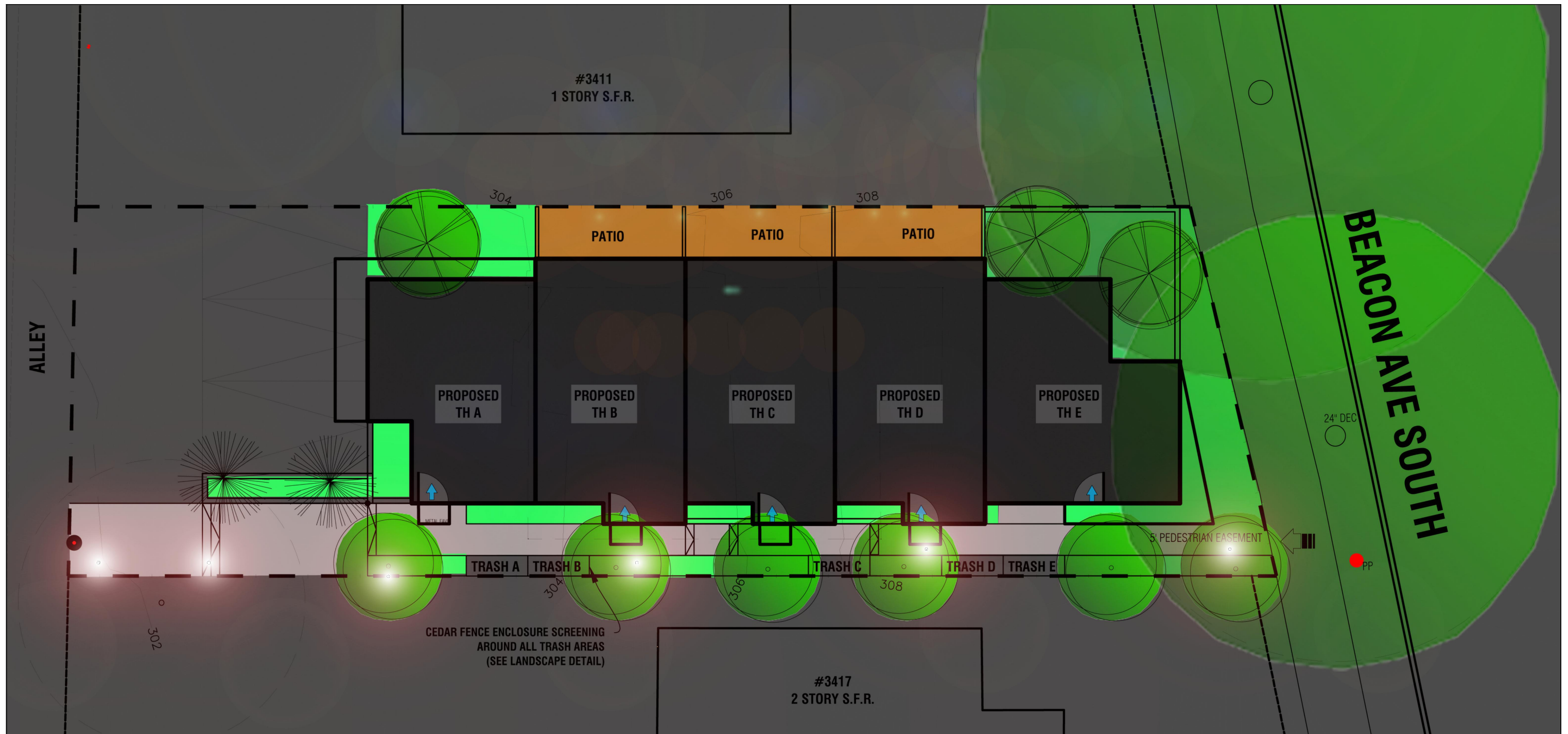


AMENITY (SMC 23.45.522):

REQ'D: 4 009 SF x 25% = 1 002 SF
 MIN 501 SF @ GROUND LEVEL (50%)

PROVIDED: 501 SF @ GROUND LEVEL
 1479 SF @ 3RD FLOOR DECKS

TOTAL AMENITY = 1 980 SF



PLANTING PALETTE



GARBAGE & RECYCLE ENCLOSURE



BOLLARD LIGHTS IN GRASS AREAS & BIO PLANTER





2ND FLOOR PLAN

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



1ST FLOOR PLAN

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

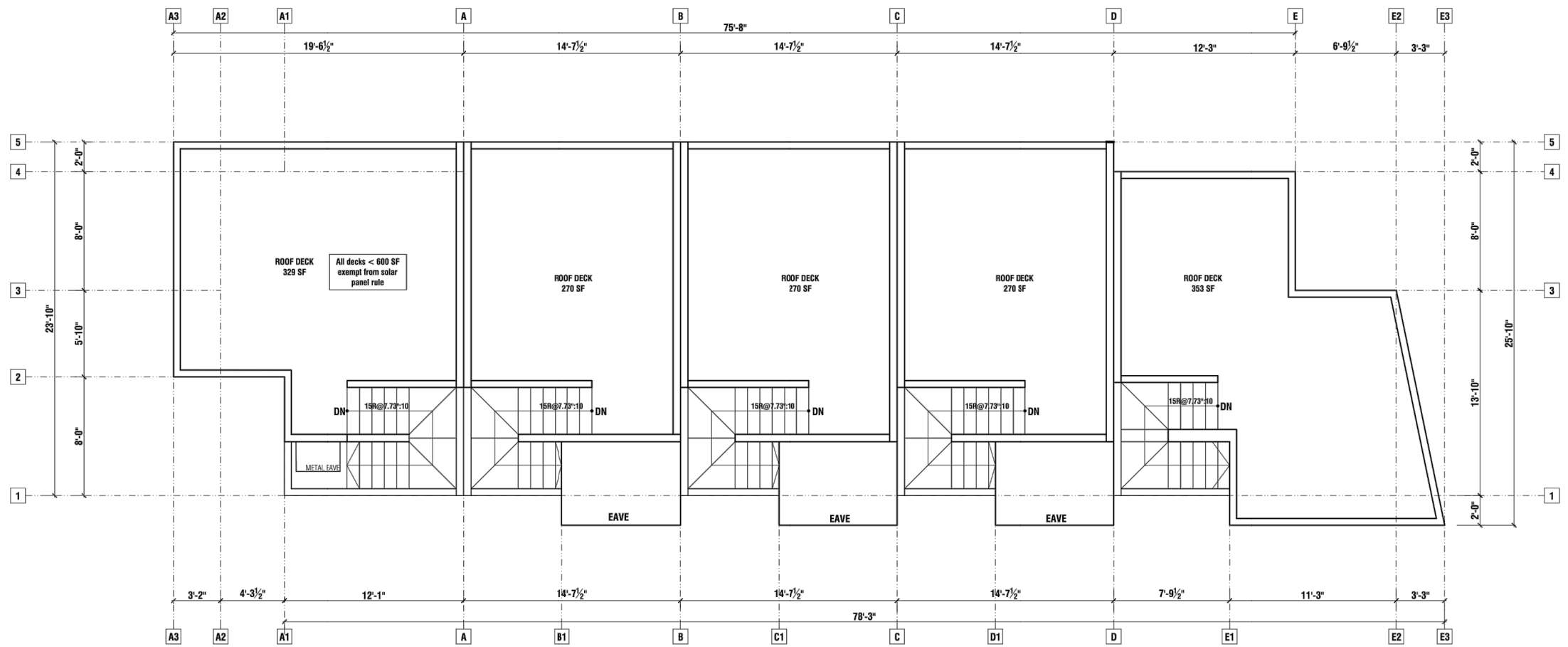


FAR ALLOWED: 4,009 X (1.2 BG) = 4,811 SF

FAR PROVIDED:
 UNIT A = 1,000 SF (1,080 SF) GROSS
 UNIT B = 914 SF (987 SF) GROSS
 UNIT C = 914 SF (987 SF) GROSS
 UNIT D = 914 SF (987 SF) GROSS
 UNIT E = 980 SF (1,058 SF) GROSS

4,722 SF FAR (5,099 SF) GROSS

WITH NO STAIR TOWERS
 4 STAR BUILT GREEN



ROOF FLOOR PLAN

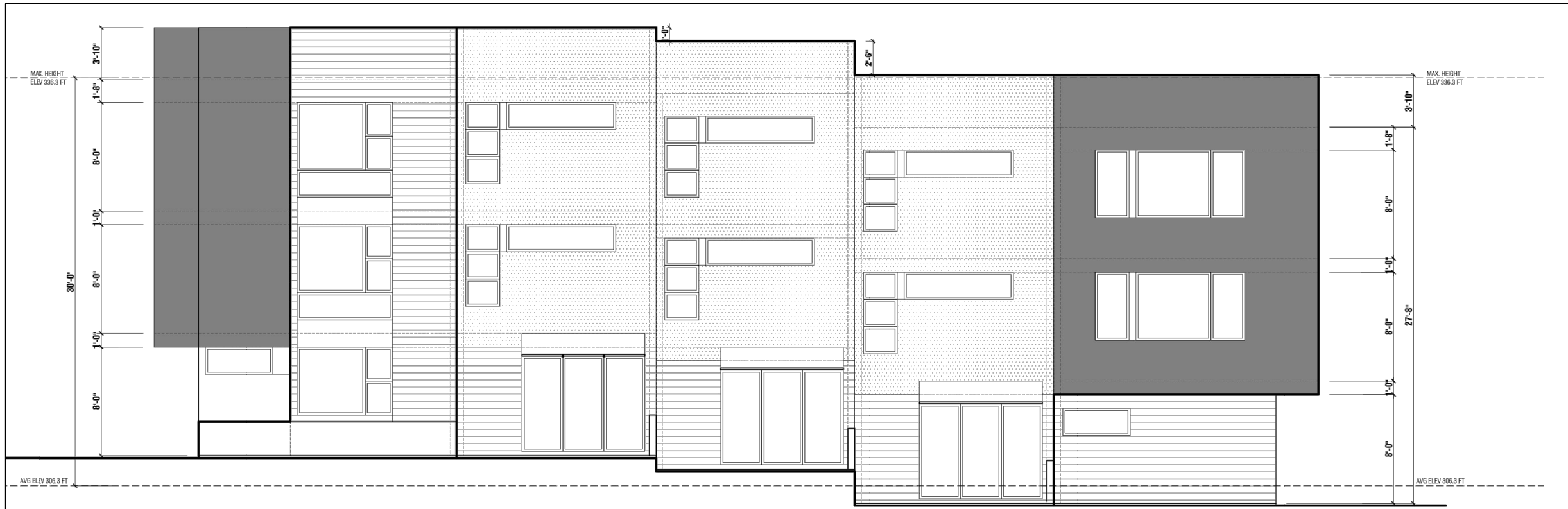
SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN

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





NORTH ELEVATION

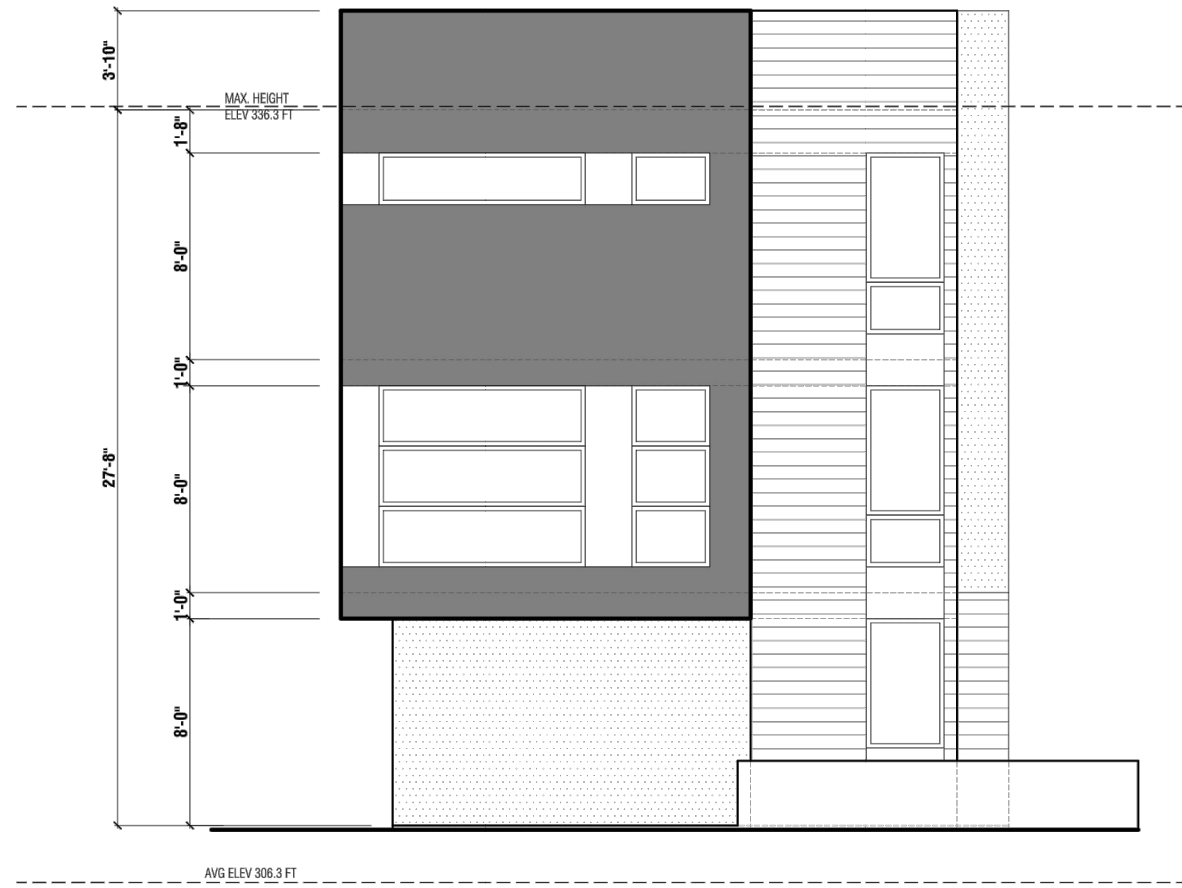
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

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



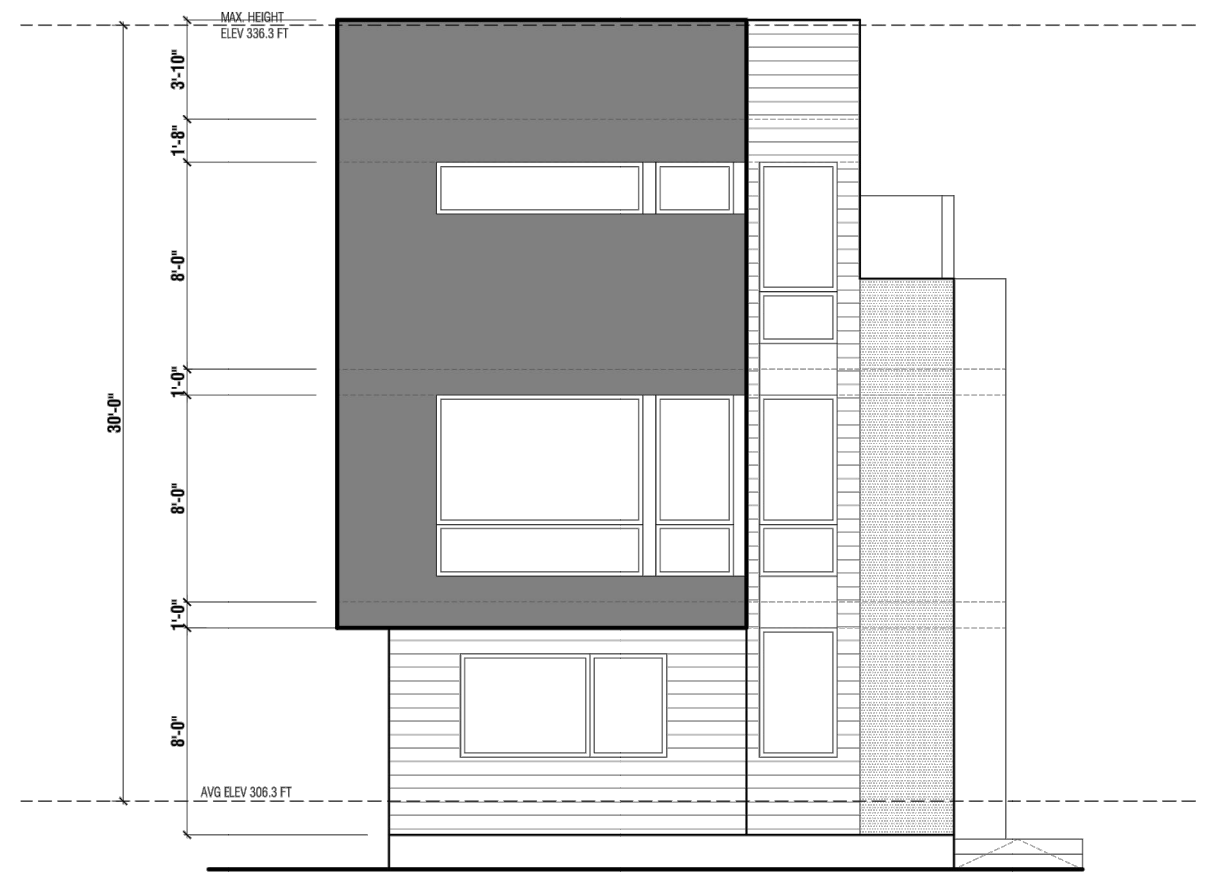


EAST ELEVATION

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



1/2" = 1'-0"

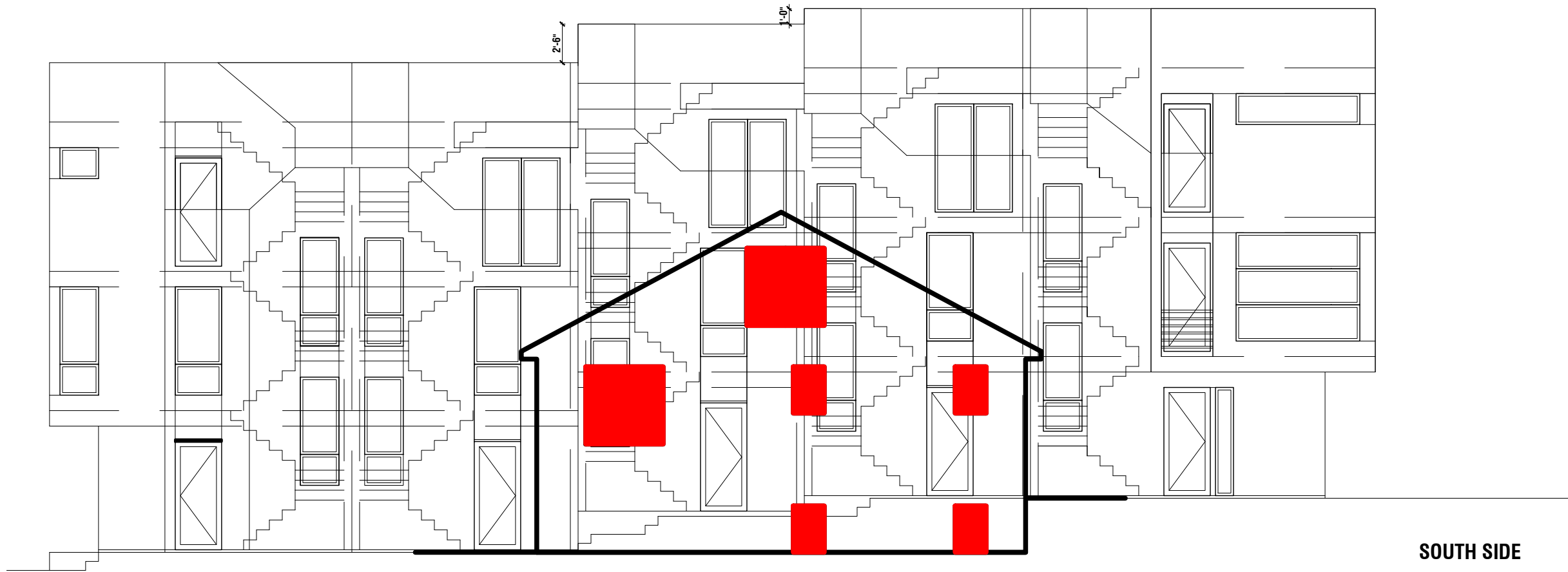


WEST ELEVATION

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



1/2" = 1'-0"



SOUTH SIDE

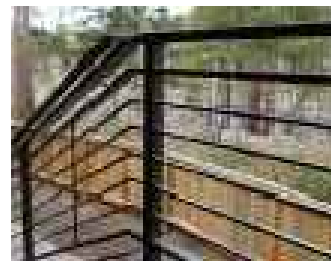


NORTH SIDE

OPEN STAIRS
 LARGE ACCENT EAVE
 ACCENT VOLUME AT ENTRIES
 BENDED THIN METAL ACCENT EAVE



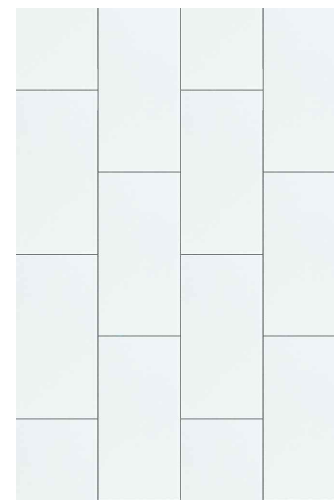
BLACK WINDOW TRIM ON WHITE HARDIE PANEL-SIDING



BLACK METAL RAILING



BLACK HARDIE PANEL SIDING ACCENT



WHITE HARDIE PANEL SIDING



GRAY HARDIE PANEL SIDING

SOUTH SIDE - MAIN 5' WALKWAY

DARK WINDOW TRIM

WHITE HARDIE PANEL SIDING VERTICALLY POSITIONED 4X8 SHEETS

METAL RAILING ON BLACK HARDIE-PANEL ACCENT

GRAY HARDIE PANEL SIDING VERTICALLY POSITIONED 4X8 SHEETS



GRAY HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

MIDDLE UNITS OBTAIN GROUND
PATIO AREAS

NORTH SIDE - GROUND PATIOS

DARK WINDOW TRIM

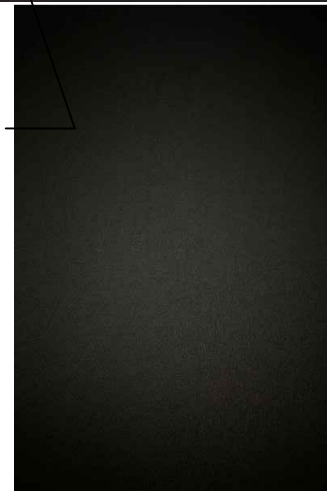
WHITE HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

BLACK HARDIE PANEL SIDING

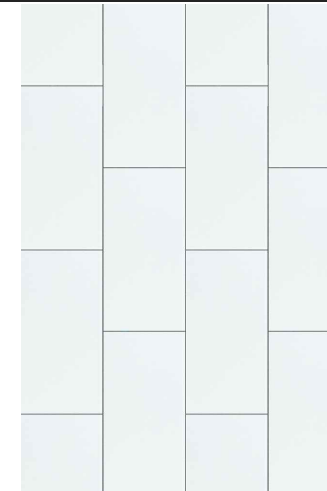
BIO PLANTER TRANSITION
FROM BUSY STREET



**BLACK METAL
RAILING**



**BLACK HARDIE
PANEL SIDING ACCENT**



**WHITE HARDIE
PANEL SIDING**



**GRAY HARDIE
PANEL SIDING**



**BLACK WINDOW TRIM ON
WHITE HARDIE PANEL-SIDING**

SF 5000- ZONE ACROSS ALLEY

THE ALLEY FACADE HAS BEEN CAREFULLY DESIGNED TO CREATE A PLEASANT VIEW IN RESPECT WITH THE SINGLE FAMILY ZONE AT THE REAR ALLEY.

THE PROPOSED BUILDING IS 31 FT AWAY FROM CENTERLINE OF THE ALLEY.



ALLEY SF-5000 TRANSITION FACADE

DARK WINDOW TRIM

WHITE HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

BLACK HARDIE PANEL SIDING

LANDSCAPE FEATURE AND
LARGE ACCESS WALKWAY

BEACON AVE S FACADE

THE STREET HAS LARGE TREES IN FRONT THAT MASK THE VIEW OF THE BUILDING.

HOWEVER, CAREFULLY DESIGNED WINDOW PLACEMENT AND MATERIALS HAVE BEEN CREATED IN RESPECT WITH BLENDING INTO THE STREETScape.



BEACON AVE S FACADE

BLACK HARDIE PANEL SIDING

BIO PLANTER TRANSITION
FROM BUSY STREET

GRAY HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

WHITE HARDIE PANEL SIDING
VERTICALLY POSITIONED 4X8 SHEETS

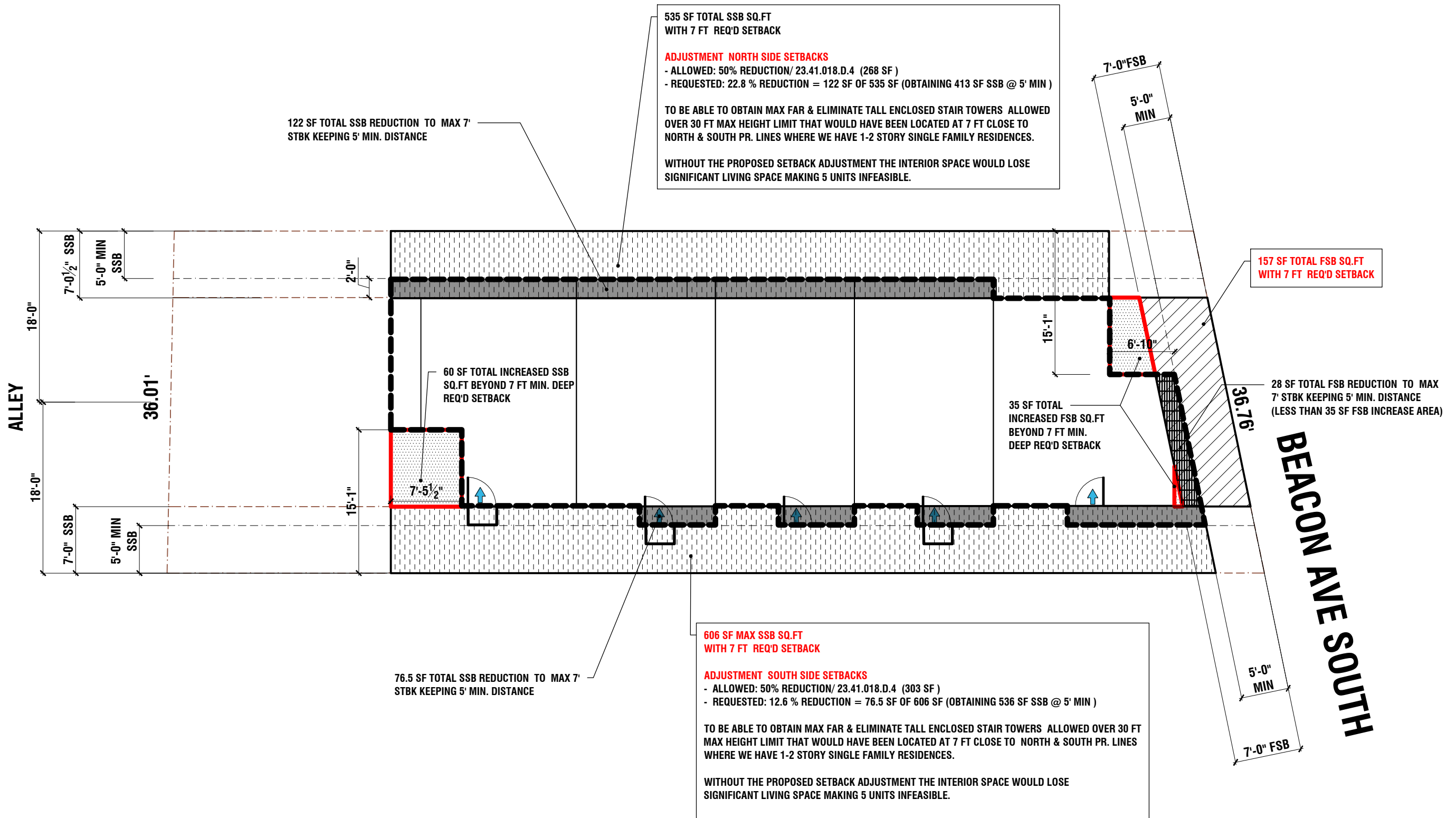
FAR ALLOWED: 4, 009 X (1.2 BG) = 4, 810 SF

FAR PROVIDED:
 UNIT A = 1,000 SF
 UNIT B = 914 SF
 UNIT C = 914 SF
 UNIT D = 914 SF
 UNIT E = 980 SF

 4,722 SF FAR

WITH NO STAIR TOWERS
 4 STAR BUILT GREEN

ZONING STANDARDS TOWNHOMES LR2	PROPOSED ADJUSTMENTS																									
23.45.510 (FAR) ALLOWED - 4, 009 SF (LOT AREA) X 1.2 = 4, 810 SF MAX PROPOSED - 4, 722 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. 306.3 FT) PROPOSED - 30 FT MAX ABOVE AVG * NO STAIR TOWER IS PROPOSED	NONE																									
23.45.518 (SETBACKS) <table border="0"> <tr> <td></td> <td style="text-align: center;">REQUIRED</td> <td></td> </tr> <tr> <td>FRONT (E)</td> <td>5' MIN (7' AVG)</td> <td></td> </tr> <tr> <td>SIDE (N)</td> <td>5' MIN (7' AVG)</td> <td></td> </tr> <tr> <td>SIDE (S)</td> <td>5' MIN (7' AVG)</td> <td></td> </tr> <tr> <td>REAR (W)</td> <td>0 W/ ALLEY</td> <td></td> </tr> </table>		REQUIRED		FRONT (E)	5' MIN (7' AVG)		SIDE (N)	5' MIN (7' AVG)		SIDE (S)	5' MIN (7' AVG)		REAR (W)	0 W/ ALLEY		23.45.518 (SETBACKS) SEE SHEET #22 <table border="0"> <tr> <td></td> <td style="text-align: center;">PROPOSED</td> </tr> <tr> <td></td> <td>5' MIN (7' AVG)</td> </tr> <tr> <td></td> <td>5' MIN 22.8% ADJUSTMENT (FROM 50% ALLOWED)</td> </tr> <tr> <td></td> <td>5' MIN 12.5% ADJUSTMENT (FROM 50% ALLOWED)</td> </tr> <tr> <td></td> <td>22'-9 1/2" MIN</td> </tr> </table>		PROPOSED		5' MIN (7' AVG)		5' MIN 22.8% ADJUSTMENT (FROM 50% ALLOWED)		5' MIN 12.5% ADJUSTMENT (FROM 50% ALLOWED)		22'-9 1/2" MIN
	REQUIRED																									
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	5' MIN 12.5% ADJUSTMENT (FROM 50% ALLOWED)																									
	22'-9 1/2" MIN																									
23.45.522 (AMENITY) REQ'D: 4 009 SF x 25% = 1 002 SF MIN 501 SF @ GROUND LEVEL (50%) PROVIDED: 501 SF @ GROUND LEVEL 1479 SF @ 3RD FLOOR DECKS TOTAL AMENITY = 1 980 SF * SEE AMENITY DIAGRAM SHEET # 10	NONE																									
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: 25.9 FT B1 - DEPTH WITHIN 15' OF SIDE LOT LN. (NOT STREET/ ALLEY) (EAVE EXEMPT / 23.86.015.C.1) MAX. ALLOWED: ~NORTH = 65% X 107.27 = 69.7 ' ~SOUTH = 65% X 115.47 = 75 '	NONE																									
	PROVIDED: 75.7 FT, 8% ADJUSTMENTS REQUEST (OF 10% MAX ALLOWED) SEE SHEET # 23																									
	PROVIDED: 78.3 FT, 4% ADJUSTMENTS REQUEST (OF 10% MAX ALLOWED)																									
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: 3 SURFACE PARKING	NONE																									



ADJUSTMENT NORTH MAX. BUILDING LENGTH

- ALLOWED: 10% REDUCTION/ 23.41.018.D.4 (69.7' MAX X 10% = 6.9' MAX. INCREASE)
- REQUESTED: 6' LENGTH INCREASE TO MAKE ALL MIDDLE UNITS THE SAME AND NOT BREAK THE VISUAL SYMMETRY ALSO LOSE SIGNIFICANT BEDROOMS AND LIVING SPACE.

TRADING HEATED SPACE & REMOVING STAIR TOWERS.

ALLEY
36.01'

75'-8" BLDG LENGTH 9% ADJUSTMENT REQUEST

6'-0" BLDG LENGTH 8% ADJUSTMENT REQUEST

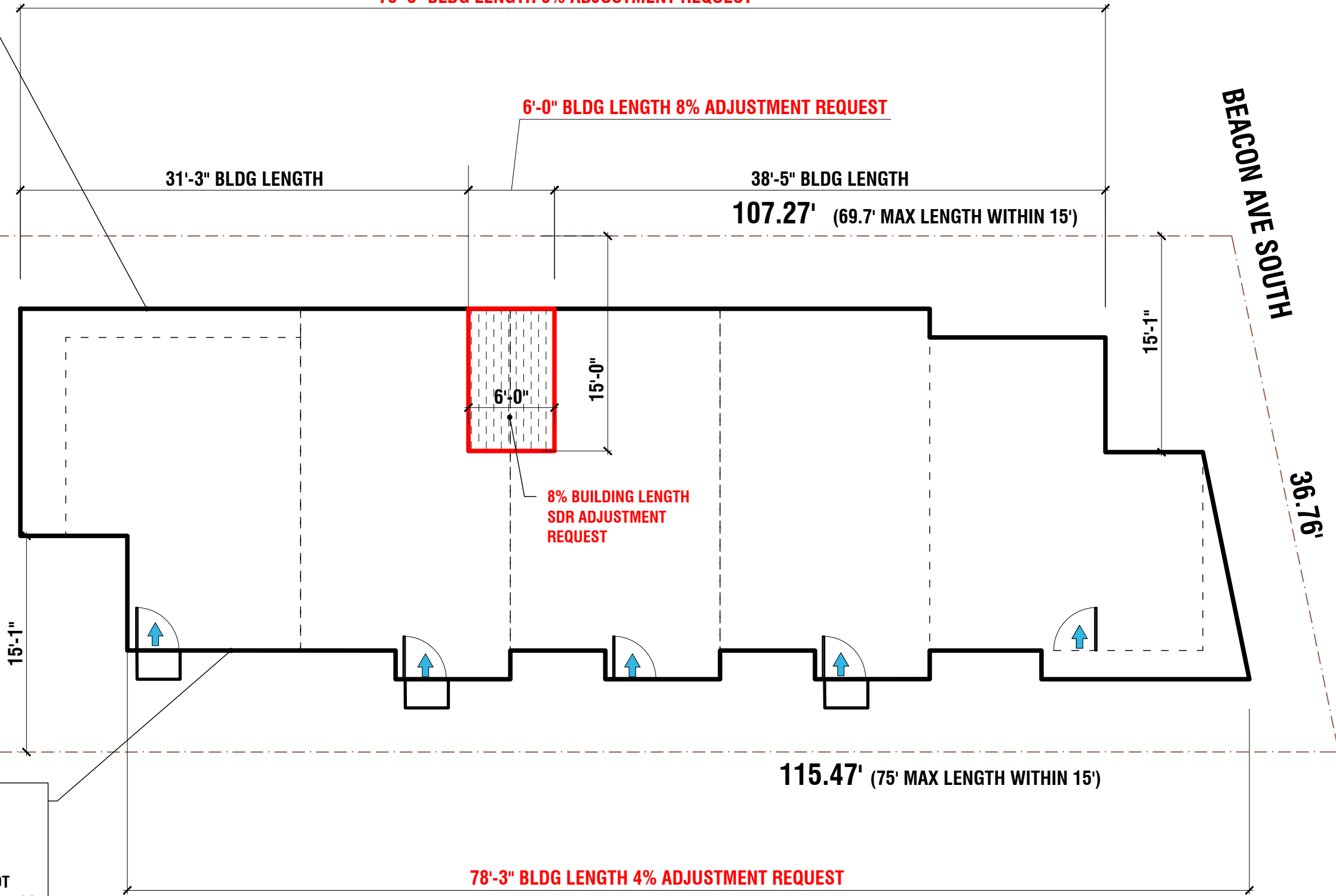
31'-3" BLDG LENGTH

38'-5" BLDG LENGTH

107.27' (69.7' MAX LENGTH WITHIN 15')

BEACON AVE SOUTH

36.76'



8% BUILDING LENGTH SDR ADJUSTMENT REQUEST

115.47' (75' MAX LENGTH WITHIN 15')

ADJUSTMENT SOUTH MAX. BUILDING LENGTH

- ALLOWED: 10% REDUCTION/ 23.41.018.D.4 (75' MAX X 10% = 7.5' MAX. INCREASE)
- REQUESTED: 3.2' LENGTH INCREASE TO NOT LOSE SIGNIFICANT BEDROOMS AND LIVING SPACE ALSO STREET UNIT CORNER WOULD BE INFEASIBLE .

TRADING HEATED SPACE & REMOVING STAIR TOWERS.

78'-3" BLDG LENGTH 4% ADJUSTMENT REQUEST