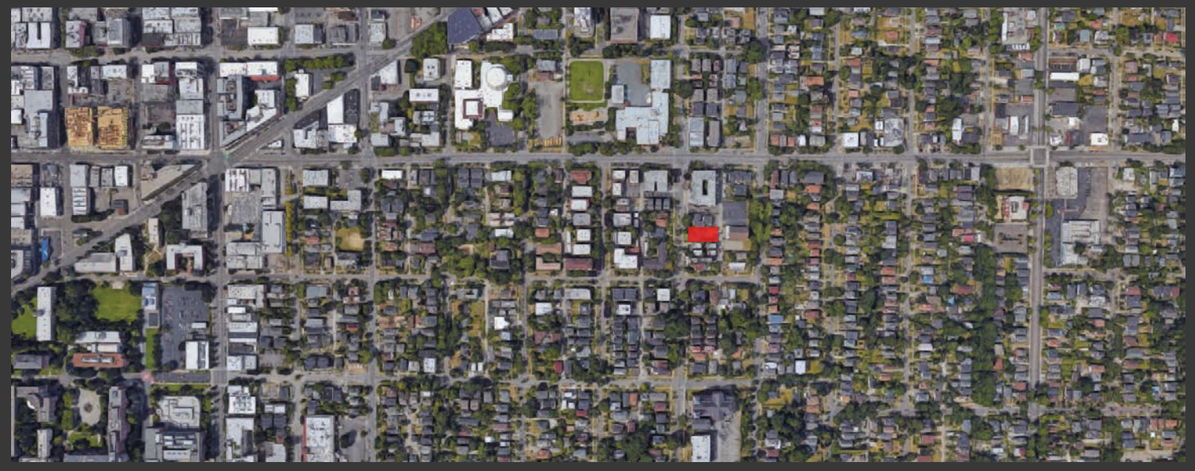


H+dlT
collaborative, llc

DEVOLOPER: RLINDA LLC.
LANDSCAPE: ROOT OF DESIGN

BLANK PAGE

INDEX

H+dlT collaborative, llc
ADMINISTRATIVE DESIGN REVIEW | 1114 18TH AVENUE, SEATTLE, WA 09.11.2018 | DPD PROJECT# 3032753

DEVELOPEMENT OBJECTIVES (3.1-3.5)

PROJECT PROPOSAL

OF UNITS - 7 TOWN HOMES
OF PARKING STALLS - 7 REQUIRED / 7 PROVIDED

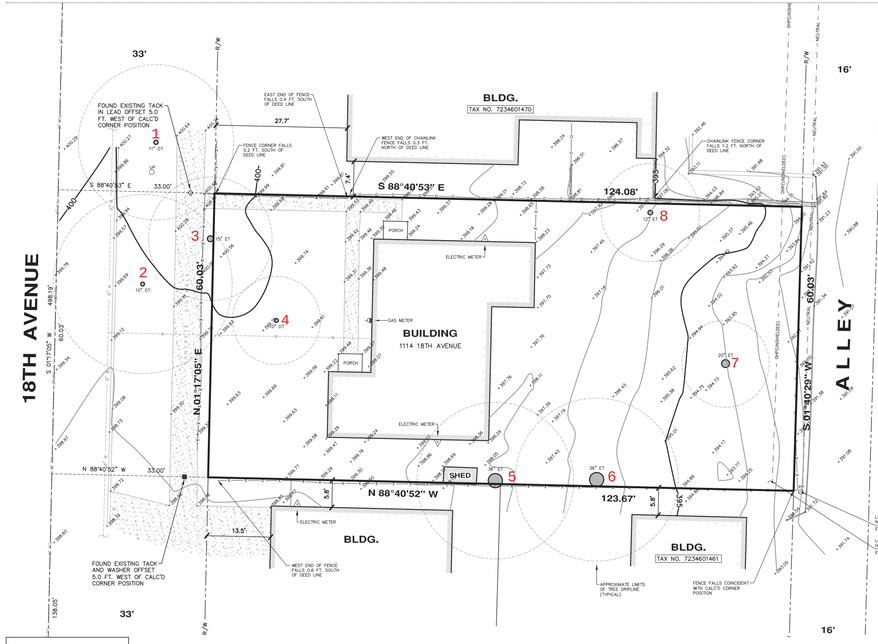
PROJECT SUMMARY

THE OWNER PROPOSES THE CONSTRUCTION OF SEVEN (7) TOWNHOUSE UNITS. THE EXISTING SINGLE-FAMILY RESIDENCE ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL, DUE TO ITS LOCATION IN A MULTI-FAMILY AREA AND BORDERING A SINGLE FAMILY ZONE, IS IDEAL FOR THIS DEVELOPMENT. THE PROJECT SITE IS LOCATED ON 18TH STREET BETWEEN UNION STREET E. TO THE NORTH AND SPRING STREET E TO THE SOUTH. OPPOSITE THE PROJECT PARCEL ON 18TH AVENUE IS A DUPLEX WITH TOWN HOMES AND APARTMENT COMPLEXES ON EITHER SIDE. TO THE EAST OF THE SITE IS AN ALLEY, ACROSS FROM WHICH IS A CHURCH AND PARKING LOT. APARTMENTS ARE IMMEDIATELY TO THE NORTH AND TOWN HOMES ARE IMMEDIATELY TO THE SOUTH OF THE PROJECT SITE. THE PROPOSED PROJECT FITS WITHIN THE CONTEXT OF THE NEIGHBORHOOD BY REFLECTING THE USAGE, MATERIALS, COLORS, AND SIZE OF THE NEIGHBORING BUILDINGS.

PUBLIC OUTREACH SUMMARY

PUBLIC OUTREACH WAS COMPLETED ON 10.01.18. OUTREACH WAS DONE THROUGH PRINTED MAILERS, EMAILS TO STAKEHOLDERS, A PROJECT WEBPAGE, AND GUIDED SITE TOUR. THE OUTREACH HAD NO COMMUNITY FEEDBACK.

SITE PLAN - EXISTING SITE CONDITIONS (4.1-4.8)



SITE DATA

ZONING INFORMATION
LR3 MULTI-FAMILY

PARCEL NUMBER
7234601465

LOT AREA
7,427 SF

LEGAL DESCRIPTION
Z ADD PLAT BLOCK: 29; PLAT LOT: 3

BOUNDARIES:
NORTH (124.08') - APARTMENT COMPLEXES
SOUTH (123.67') - TOWN HOMES
EAST (60.03') - ALLEY
WEST (60.03') - 18TH AVENUE

TOPOGRAPHY:
THE SITE HAS A SLOPES DOWN WEST TO EAST WITH AN ELEVATION CHANGE OF APPROXIMATELY TEN (10) FEET

EXISTING:
THE EXISTING SINGLE FAMILY DWELLING AND ASSOCIATED PATHWAYS AND OUTBUILDINGS ON THE PROPERTY WILL BE DEMOLISHED

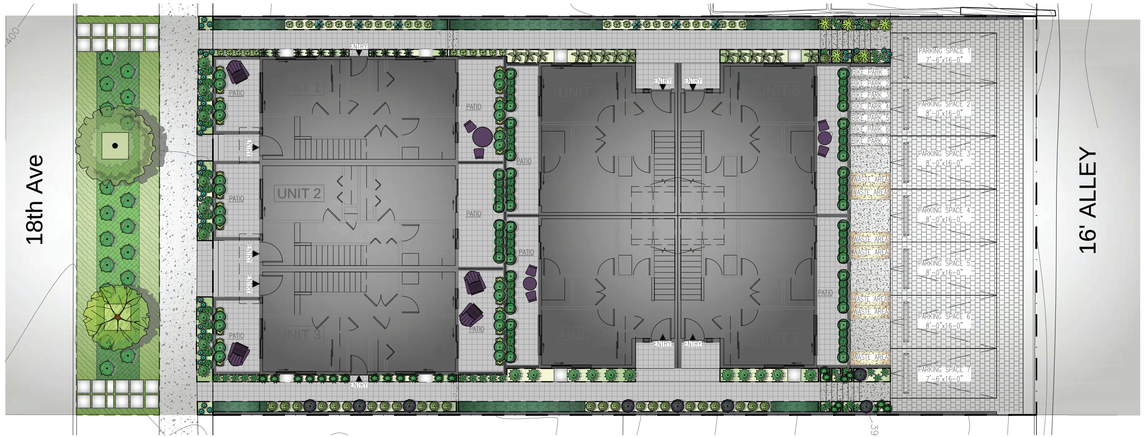
TREES:
1. ACER RUBRUM, RED MAPLE
2. ACER MACROPHYLLUM, BIGLEAF MAPLE
3. ABIES GRANDIS, WESTERN WHITE FIR
4. MALUS DOMESTICA, COMMON APPLE
5. THUJA PLICATA, WESTERN REDCEDAR
6. THUJA PLICATA, WESTERN REDCEDAR
7. THUJA PLICATA, WESTERN REDCEDAR
8. THUJA PLICATA, WESTERN REDCEDAR

***REFER TO ARBORISTS REPORT ATTACHED TO THIS PACKET FOR ADDITIONAL INFORMATION**

N

NOTE: SURVEY HAS BEEN SCALED BY 75%.

LANDSCAPE PLAN - PROPOSED (4.6)



N

NOTE: LANDSCAPE PLAN IS NOT TO SCALE

3-BLOCK AERIAL (5.1)

ZONING DESIGNATION

PROJECT ADDRESS
1114 18TH AVENUE, SEATTLE WA 98122

ZONE DESIGNATION
LR3 - MULTIFAMILY

NEIGHBORHOOD
SQUIRE PARK, CENTRAL AREA

AREA DESIGNATION

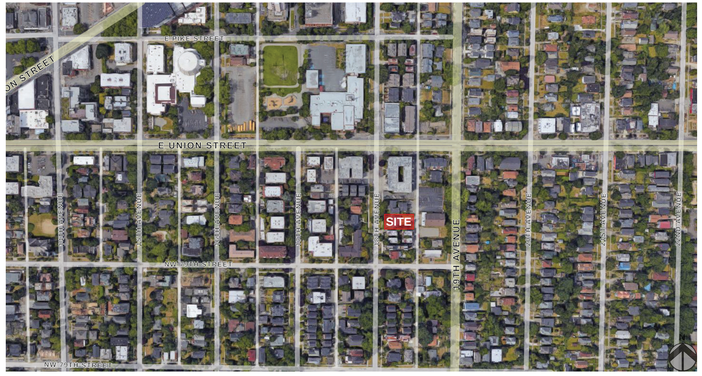
SURROUNDING AREA
NORTH: NC1-30 & LR3

SOUTH: LR1

EAST: SF5000

WEST: LR3

STREET TYPES
MINOR ARTERIAL - E. UNION ST.
NEIGHBORHOOD YIELD STREETS



9-BLOCK AERIAL (5.3)

A STREET VIEW ALONG 18TH VENUE, LOOKING EAST TOWARDS PROJECT SITE

THE PROJECT SITE ON 18TH AVENUE IS ADJACENT TO SHA APARTMENTS TO THE NORTH, AND SINGLE-FAMILY RESIDENTIAL TO THE SOUTH.

B STREET VIEW ALONG 18TH AVE, LOOKING WEST OPPOSITE PROJECT SITE

OPPOSITE THE PROJECT SITE ON 18TH VENUE CONSISTS OF MULTI-FAMILY RESIDENTIAL APARTMENTS, DUPLEXES, AND TOWN HOMES

C STREET VIEW ALONG ALLEY, LOOKING EAST TOWARDS PROJECT SITE

ALONG THE ALLEY AT THE REAR OF THE PROJECT SITE, THE SITE IS ADJACENT TO SHA APARTMENTS TO THE NORTH, AND SINGLE-FAMILY RESIDENTIAL TO THE SOUTH.

D STREET VIEW ALONG ALLEY, LOOKING WEST OPPOSITE PROJECT SITE

DIRECTLY OPPOSITE THE PROJECT SITE ALONG THE ALLEY IS MADISON PARK CHURCH OF CHRIST. A SHA 4-PLEX IS TO THE NORTH OF THE CHURCH, AND AN EMPTY SINGLE-FAMILY RESIDENTIAL PARCEL TO THE SOUTH.

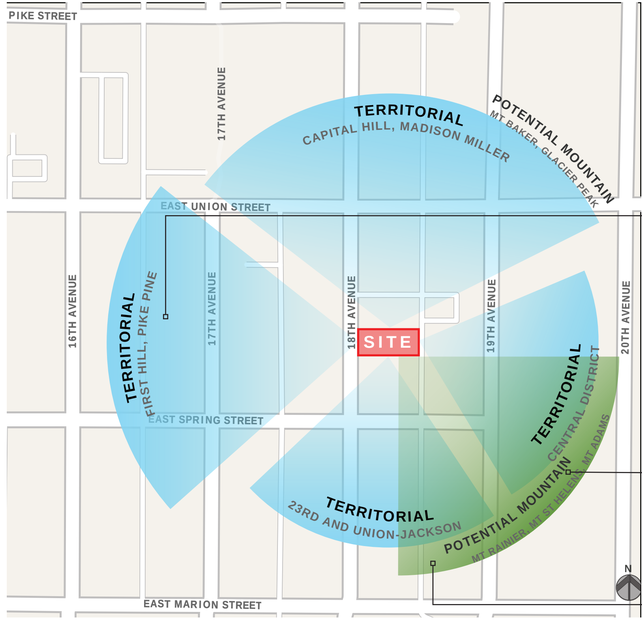
SURROUNDING USES OTHER THAN MULTI FAMILY

- RETAIL USE
- SINGLE FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / OFFICE
- RELIGIOUS INSTITUTE
- SCHOOLS
- PARKS

NEIGHBORING BUILDINGS

- A TEMPLE DE HIRSCH SINAI
- B MADISON PARK CHURCH OF CHRIST
- C SPRING STREET CENTER
- D FIRST AME HOUSING CORPORATION
- E SEATTLE WORLD SCHOOL
- F SEATTLE ACADEMY
- G MIXED-USE APARTMENT & RETAIL
  MODE OF FITNESS
  1408 E UNION ST GARAGE
  SKILLET DINER
- H MIXED-USE APARTMENT & SERVICE
  NORTHWEST LANGUAGE & LEARNING
- I RETAIL
  GOSSAMER COLLECTIVE
  TOUGO COFFEE
  18TH & UNION
- J RETAIL
  CHOP SUEY
  DIESEL
  BAR SUE
  UNION SEATTLE
  ZOE EVENTS
  10 DEGREES
  MOO-YOUNG
  MADISON PUB
  PONY
- K TT MINOR PLAYGROUND
- L SPRING STREET MINI PARK

VICINITY



SURROUNDING CONTEXT

PROJECT CONTEXT

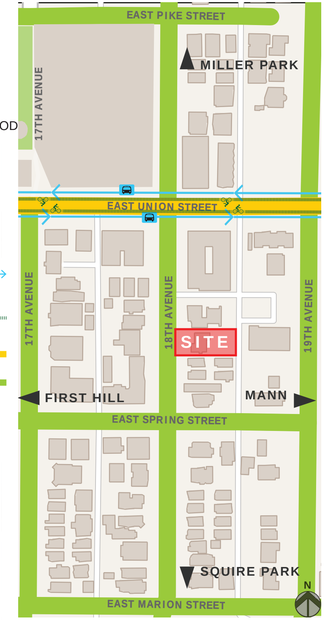
THE DESIGN INCLUDES A LARGE ROOF DECK DRAWING CUES FROM THE SURROUNDING AREAS TO CAPTURE VIEWS WHILE MAINTAINING THE PRIVATE FEEL OF THE NEIGHBORHOOD

BUS LINE 2

DEDICATED BICYCLE LANE

MINOR ARTERIAL

NEIGHBORHOOD YIELD



ACCESS AND MOBILITY

SITE PHOTOS (5.7)

A 18TH AVENUE LOOKING SE TOWARDS PROJECT SITE

B PROJECT SITE FROM 18TH AVENUE

C 18TH AVENUE LOOKING NETOWARDS PROJECT SITE

D PROJECT SITE FROM ALLEY (5.7)

E ALLEY LOOKING NORTH TOWARDS PROJECT SITE

LAND USE CODE SUMMARY

23.45.502 SCOPE OF PROVISIONS
LR3 NEIGHBORHOOD LOWRISE 3 MULTI FAMILY (LR3).

23.45.504 PERMITTED AND PROHIBITED USES
TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

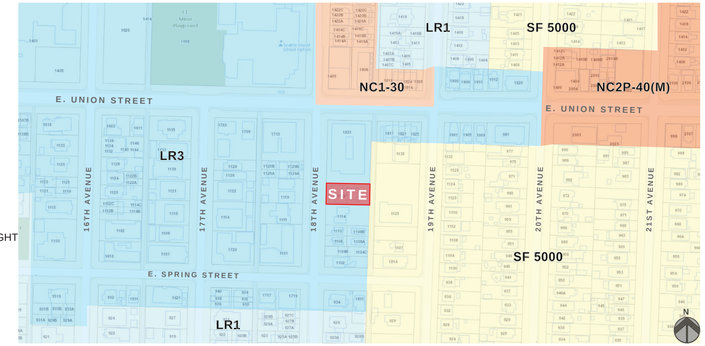
23.45.510 FLOOR AREA RATIO (FAR) LIMITS
A.1. ALL GROSS FLOOR AREA NOT EXEMPT IS COUNTED AGAINST THE MAXIMUM GROSS FLOOR AREA ALLOWED BY THE PERMITTED FAR.
TABLE A. TOTAL FAR PERMITTED FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES = 1.3.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.514 STRUCTURE HEIGHT
A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. J. ROOFTOP FEATURES 2. OPEN RAILINGS, PARAPETS, PLANTERS, ETC. MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. 4. STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 15% OF ROOF AREA OR 20% IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.518 SETBACKS AND SEPARATIONS
FRONT: 5'-0" MINIMUM
REAR: 7'-0" AVERAGE; 5'-0" MINIMUM
SIDE (ABUTTING ROWHOUSE): 0'-0"
SIDE (ABUTTING RESIDENTIAL): 7'-0" AVERAGE; 5'-0" MINIMUM
F. SEPARATIONS BETWEEN MULTIPLE STRUCTURES. 1. THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET. L. A MINIMUM UPPER-LEVEL SETBACK FROM ALL STREET LOT LINES IS REQUIRED IN ADDITION TO ANY REQUIRED GROUND-LEVEL SETBACK 1. THE UPPER-LEVEL SETBACK REQUIREMENT IS 12 FEET ABOVE A HEIGHT OF 34 FEET FOR STRUCTURES WITH A 30 FOOT HEIGHT LIMIT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.522 AMENITY AREA
A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.524 LANDSCAPING STANDARDS.
A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED
B.1. STREET TREES REQUIRED. EXISTING STREET TREES SHALL BE RETAINED
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.



23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS.
A.TABLE A. NO MAXIMUM WIDTH FOR ROWHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.529 DESIGN STANDARDS
C.
1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS.
3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. c) SPECIAL FENESTRATION TREATMENT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.534 LIGHTING AND GLARE STANDARDS
A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. C. DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND 6 FEET IN HEIGHT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.54.030 PARKING LOCATION, ACCESS, AND SCREENING
C. ACCESS TO PARKING 1. ALLEY ACCESS REQUIRED
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

2 CONNECTIONS TO NATURE

2.B. GREEN SPACE

THE DESIGN ALLOWS FOR 9 PRIVATE GREEN SPACES (PATIOS) AND PROVIDES AMPLE LANDSCAPING AREA ALONG 18TH AVE AND THE PATHWAYS ON THE NORTHERN AND SOUTHERN SIDES OF THE LOT

CS2 URBAN PATTERN AND FORM

1 TRANSITIONS AND DELINEATION ZONES

1.B. SCALE

THE UNITS ON SITE ARE BROKEN INTO TWO MASSES TO REDUCE SCALE AND FOOTPRINT.

1.D. CONNECTION

THE SITE PROVIDES WALKWAYS AT THE NORTH AND SOUTH TO ALLOW FOR THROUGH ACCESS FROM 18TH AVE TO THE ALLEY.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

3 LIVEABILITY FOR FAMILIES AND ELDERLY

3.B. ROOFTOPS

EACH UNIT INCLUDES A LARGE ROOFTOP DECK.

PL3 STREET-LEVEL INTERACTION

2 STREETSCAPE TREATMENT

2.I. PORCHES AND STOOPS

THE UNIT DESIGN INCLUDES PATIOS ON EACH UNIT THAT SPAN THEIR ENTIRE WIDTH

2.J. USABILITY

EACH UNITS PATIO PROVIDES A LOW SEMI-TRANSPARENT FENCE TO PROVIDE PRIVACY WHILE STILL ALLOWING FOR INTERACTION BETWEEN NEIGHBORS.

DC. DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

1 BUILDING LAYOUT AND MASSING

1.B. GROUND PLANE

THE UNITS FOLLOW THE SITES GRADE. MATERIAL CHANGES BETWEEN THE GROUND AND SECOND FLOORS AND HORIZONTAL MASSING CREATES A SOLID FOUNDATION.

DC4 EXTERIOR ELEMENTS AND FINISHES

2 BUILDING MATERIALS

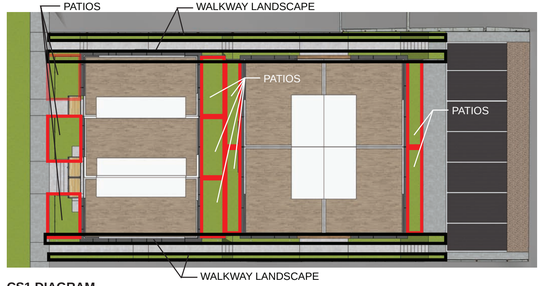
2.A. CHARACTERISTICS

MATERIALS USE CONTRAST BETWEEN TEXTURE AND COLOR

3 BUILDING DETAILS AND ELEMENTS

3.C. RHYTHM

MULTIPLE WINDOW HEIGHTS AND GRILL PATTERNS PROVIDE FOR A VARIED FACADE. COLOR CHANGES AMONG MATERIALS SMALL AMOUNTS OF MODULATION CREATE HIERARCHY.



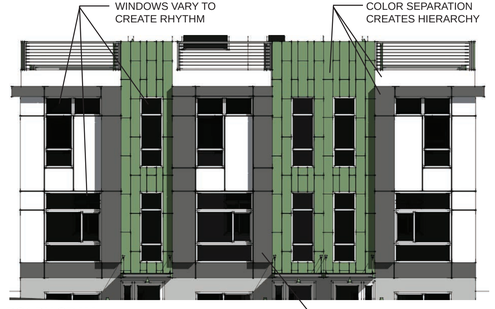
CS1 DIAGRAM

CS2 DIAGRAM

PL1 DIAGRAM

DC2 DIAGRAM

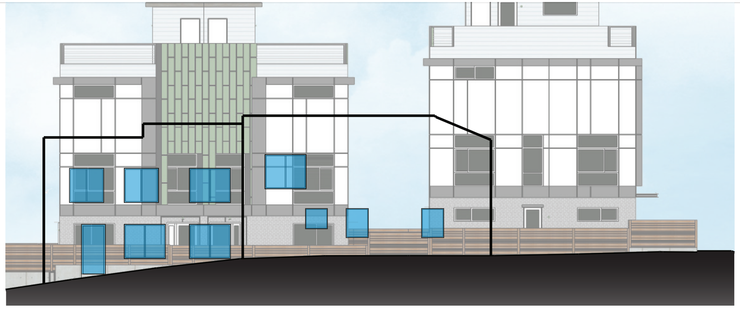
PL2 DIAGRAM



DC4 DIAGRAM

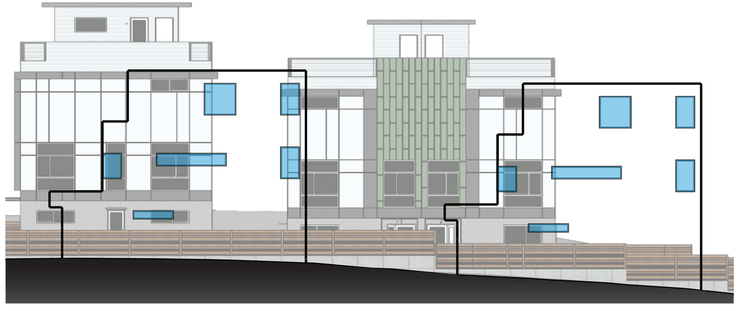
WINDOW PRIVACY STUDY (8.0)

THE WINDOWS ON THE PROPOSED TOWN HOMES HAVE BEEN DESIGNED TO MAXIMIZE PRIVACY BETWEEN UNITS AND EXISTING NEIGHBORING STRUCTURES. BASED ON THE OVERLAY STUDY ALONG THE NORTH SIDE, THE WINDOWS OF THE EXISTING APARTMENT BUILDING HAVE LITTLE TO NO VISIBILITY INTO PRIVATE AREAS OF THE PROPOSED UNITS.

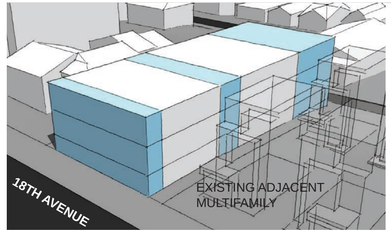


NORTH ELEVATION OVERLAP

THE EXISTING TOWNHOUSE RESIDENCES ALONG THE SOUTH PROPERTY LINE WINDOW OVERLAYS FALL MAINLY OUTSIDE OF THE PROPOSED UNIT AREAS. SMALL AMOUNTS OF OVERLAP OCCUR AT THE SECOND FLOOR LEVEL .

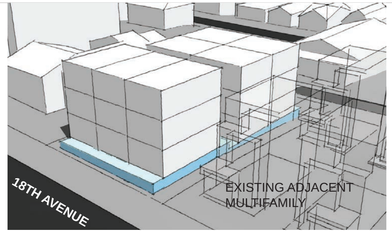


SOUTH ELEVATION OVERLAP



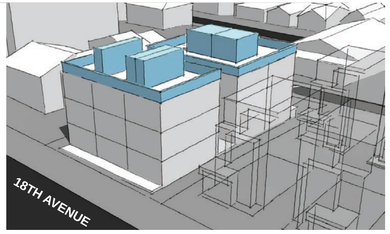
MASSING CREATION

Started with the base envelope 34' high from the alley, maximizing height with a basement level and buildable area in LR3 with required setbacks. Begin to develop amenity areas and parking lot.



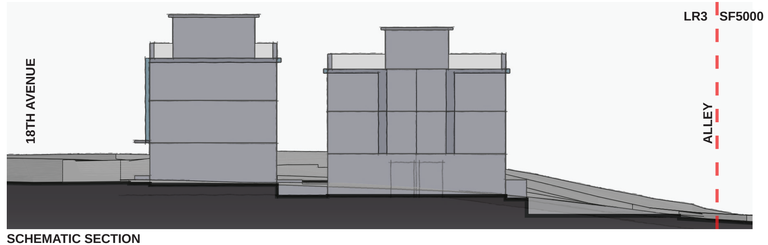
MASSING DIVISION

Divided the mass in two with open amenity areas between the building and the parking area at the alley side. Shifted the masses to take advantage of the topography.



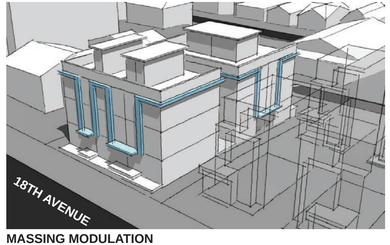
MASSING MANIPULATION

Removed the basement level and added the roof deck to better fit the height context of the neighborhood and take advantage of views.



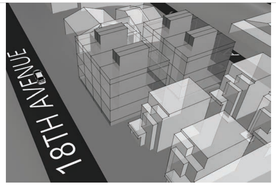
SCHEMATIC SECTION

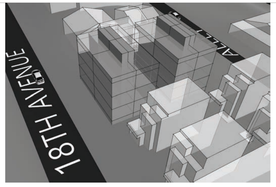
The buildings follow the natural topography of the site stepping down towards the alley. This allows for parking to be set below the units creating privacy and defining boundaries between public and private use.

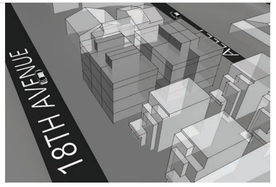


MASSING MODULATION

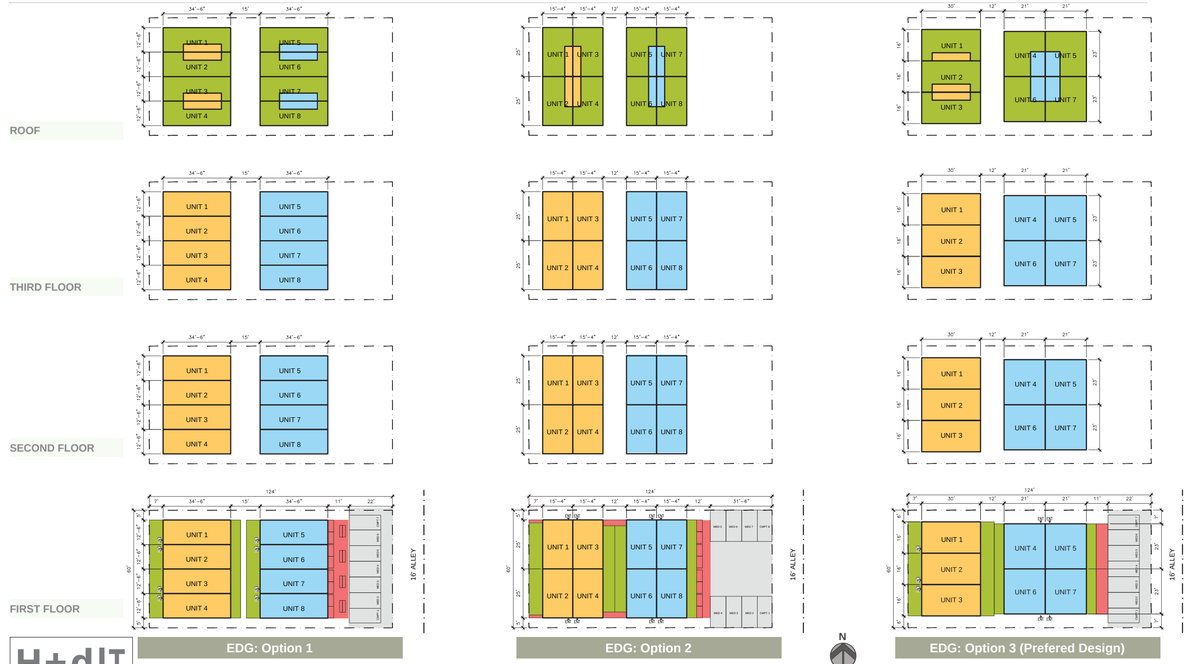
Added modulation to influence entrances for both masses and help create a language of continuity between the two buildings.



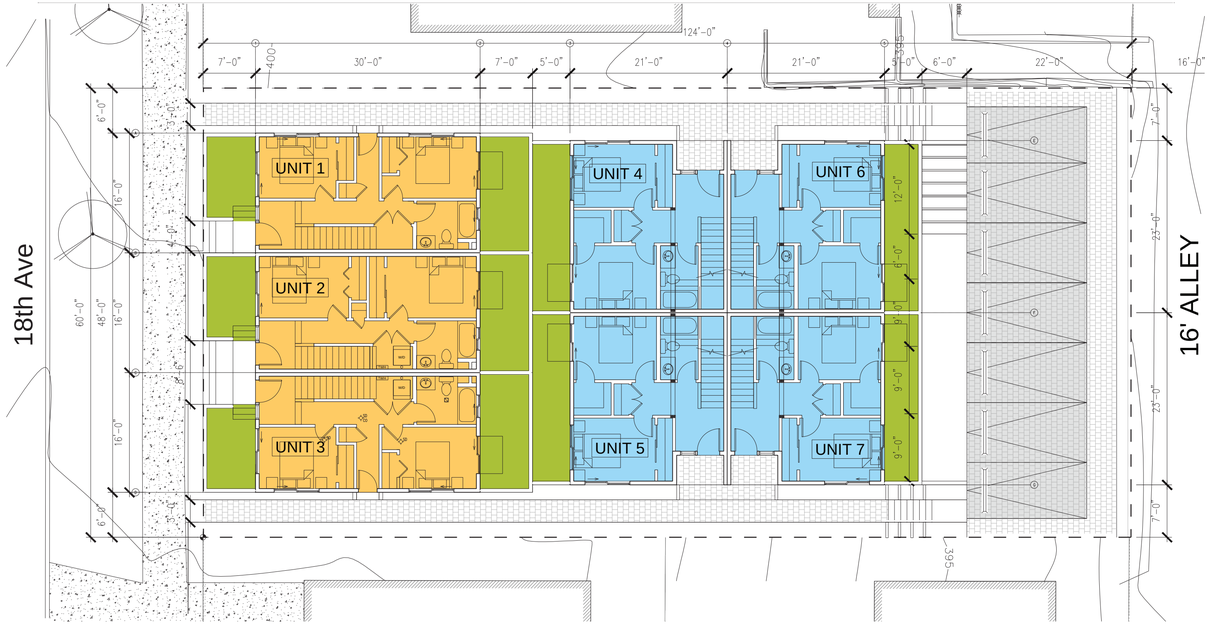




	EDG: Option 1	EDG: Option 2	EDG: Option 3 (Prefered Design)
# OF UNITS:	8 Town homes	8 Town homes	7 Town homes
AMENITY AREA: AT GROUND:	1,857 SF required < 3,350 SF provided 929 SF required < 950 SF provided	1,857 SF required < 3,35 SF provided 929 SF required < 1,050 SF provided	1,857 SF required < 3,550 SF provided 929 SF required < 1,132 SF provided
FAR:	MAX allowed - 9,655 SF > 9,616 provided	MAX allowed - 9,655 SF > 8,208 provided	MAX allowed - 9,655 SF > 9,114 provided
HEIGHT:	MAX allowed - 30' + 4' Below Grade Level = 34' = 34' provided + 10' Penthouse	MAX allowed - 30' + 4' Below Grade Level = 34' = 34' provided + 10' Penthouse	MAX allowed - 30' 30' provided + 10' Penthouse
BIKE STALL:	8 required = 8 provided	8 required = 8 provided	7 required = 7 provided
PARKING STALL:	8 required = 7 provided	8 required = 8 provided	7 required = 7 provided
OPPORTUNITIES:	Maximized FAR Maximized Units Maximized street facing Units	Maximized Units Large Parking / Service Area	Mixed housing variety and modulation Maximized amenities at ground level Does not impose on neighboring areas Unit variety and less site density
CONSTRAINTS:	Structures height imposes on neighbors Parking departure required Narrow pedestrian circulation across lot	Unequal amenity areas Structures height imposes on neighbors Narrow pedestrian circulation across lot Minimized street facing units	Less street facing units
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant



SITE PLAN (8.4)



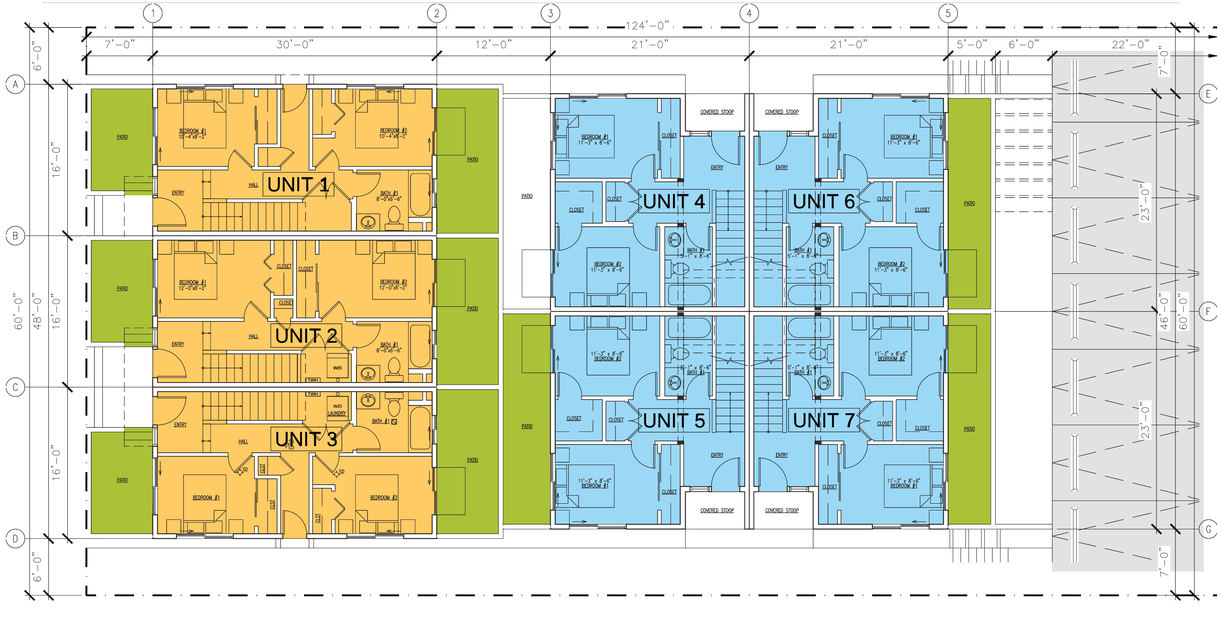
SCALE: 1" = 10'-0"

N

WEST UNITS | EAST UNITS | AMENITY SPACE | PARKING

H+dlT collaborative, llc

(8.4) FLOOR PLAN - LEVEL 1



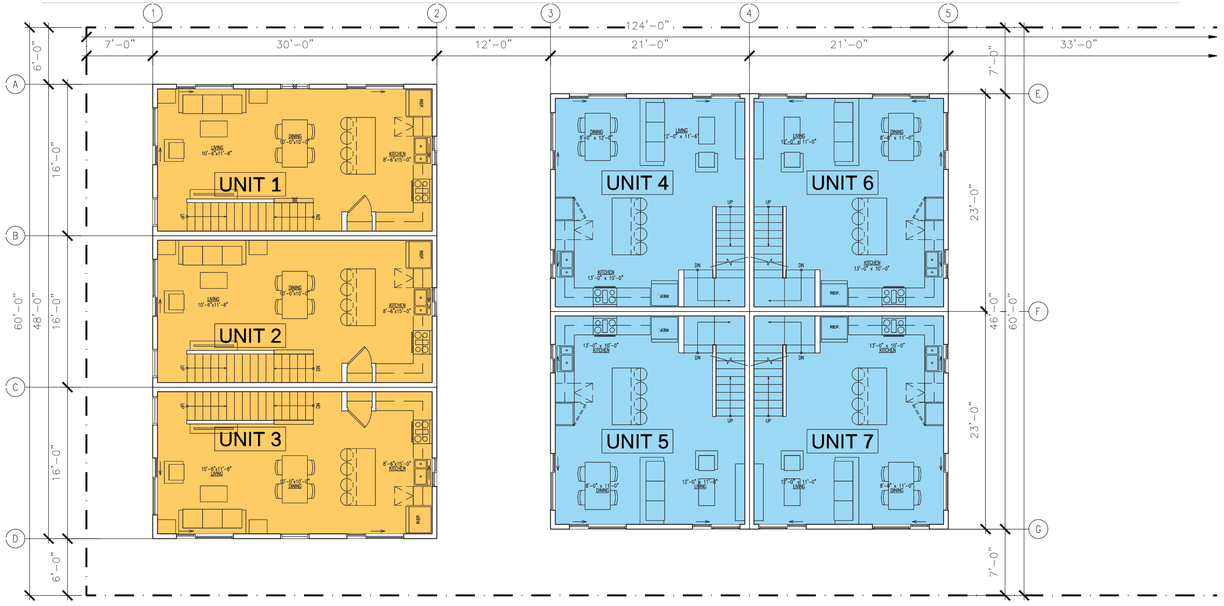
SCALE: 1/4" = 1'-0"

N

WEST UNITS | EAST UNITS | AMENITY SPACE | PARKING

H+dlT collaborative, llc

FLOOR PLAN - LEVEL 2 (8.4)



H+dlT collaborative, llc

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

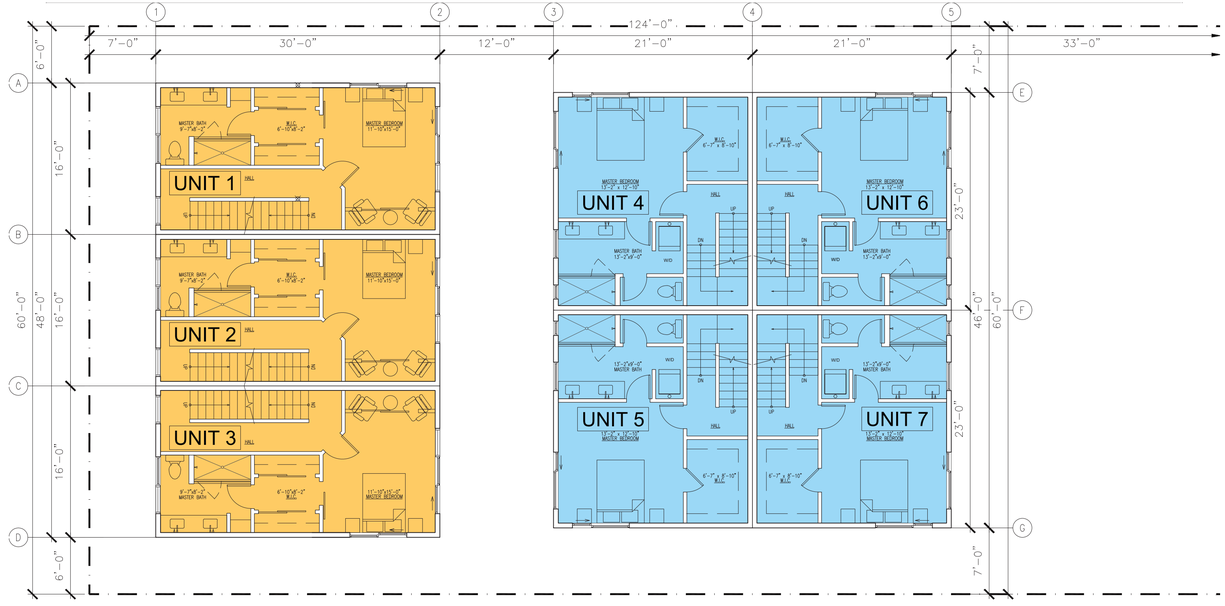
N

WEST UNITS

EAST UNITS

ADMINISTRATIVE DESIGN REVIEW | 1114 18TH AVENUE, SEATTLE, WA | 09.11.2018 | DPD PROJECT# 3032753

(8.4) FLOOR PLAN - LEVEL 3



H+dlT collaborative, llc

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

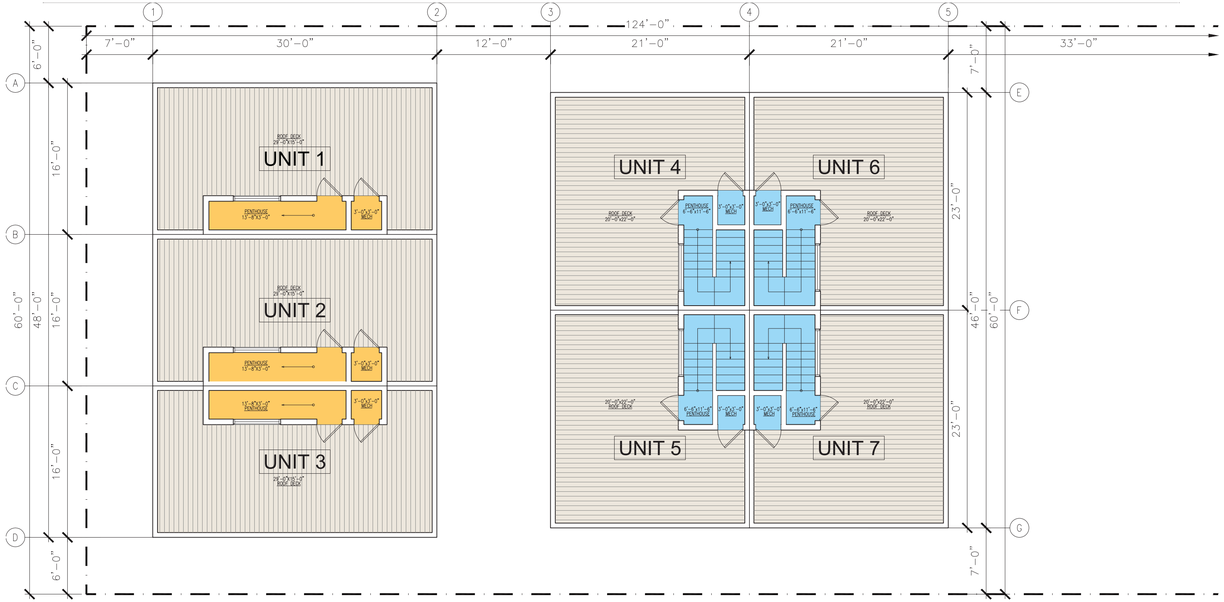
N

WEST UNITS

EAST UNITS

ADMINISTRATIVE DESIGN REVIEW | 1114 18TH AVENUE, SEATTLE, WA | 09.11.2018 | DPD PROJECT# 3032753

ROOF PLAN (8.4)



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

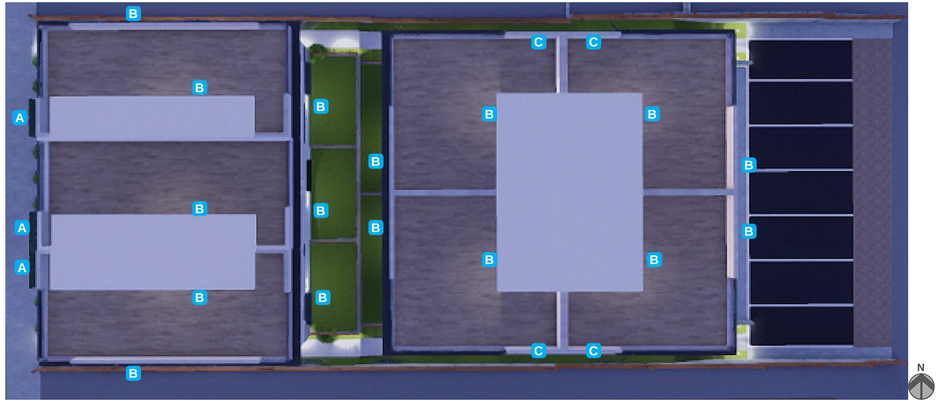
N

WEST UNITS

EAST UNITS

DECK

(8.7) EXTERIOR LIGHTING PLAN

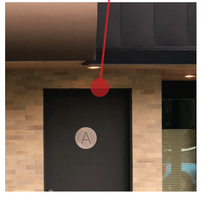


A WALL MOUNTED SCONCE LIGHT AT ENTRY

B WALL MOUNTED DOWN LIGHT

C EXTERIOR CAN LIGHT

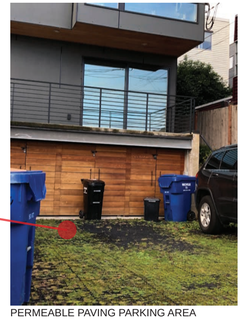
1104 18TH AVE TOWN HOMES NEIGHBORHOOD PRECEDENCE



BRICK CLAD ENTRANCE

PENTHOUSE AND ROOF DECK AMENITIES

CLEAR SIDE CIRCULATION PER LANDSCAPING PLAN



PERMEABLE PAVING PARKING AREA BEHIND UNITS

1110 18TH AVE TOWN HOMES NEIGHBORHOOD PRECEDENCE ACCENT COLOR AND NEUTRAL TONED CEMENT PLANK SIDING

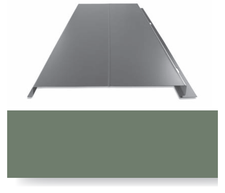
CEMENT BOARD PANEL PAINT MATCH METAL

CEMENT BOARD PANEL WHITE (PER ELEVATIONS)

CEMENT BOARD PANEL DARK GRAY (ACCENT AND SOFFIT)

CEMENT BOARD PLANK WHITE (PER ELEVATIONS)

THIN BRICK- DOVE GRAY (PER ELEVATIONS)

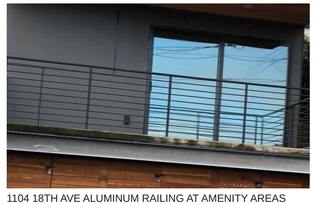


SMOOTH PANEL METAL SIDING HEMLOCK GREEN (PER ELEVATIONS)

1104 18TH AVE SMOOTH METAL PANEL SIDING

1102 18TH AVE NATURAL WOOD BOARD PRIVACY FENCE

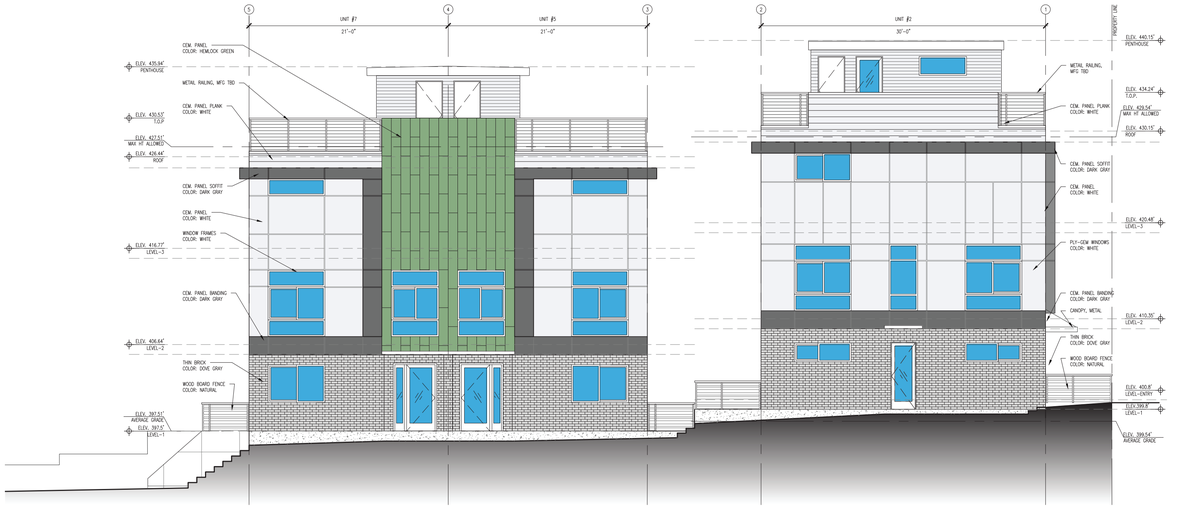
WOOD FENCE (PER ELEVATIONS)



1104 18TH AVE ALUMINUM RAILING AT AMENITY AREAS

ALUMINUM RAILING AT PENTHOUSE (PER ELEVATIONS)

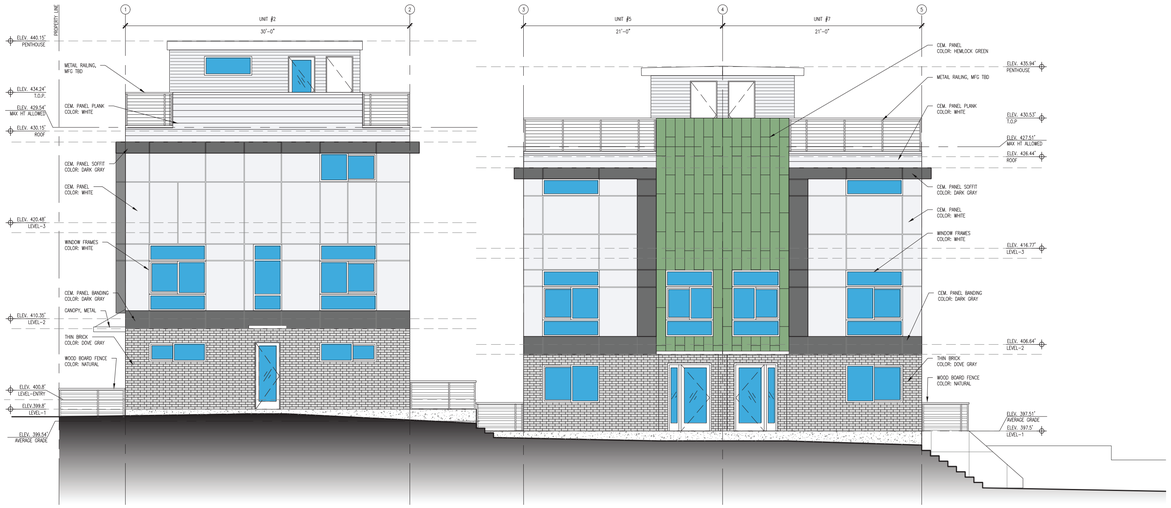
ELEVATION - NORTH (8.5)



1/8" = 1'-0"

0 4 8 16

(8.5) ELEVATION - SOUTH



1/8" = 1'-0"

0 4 8 16

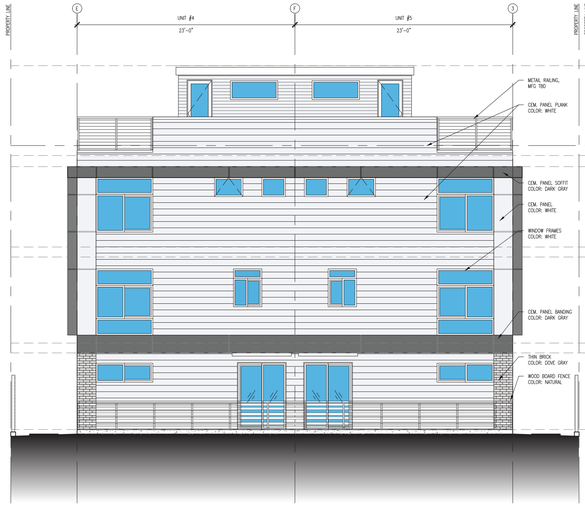
ELEVATIONS - WEST UNITS (8.5)

WEST ELEVATION - WEST UNITS
18TH AVE

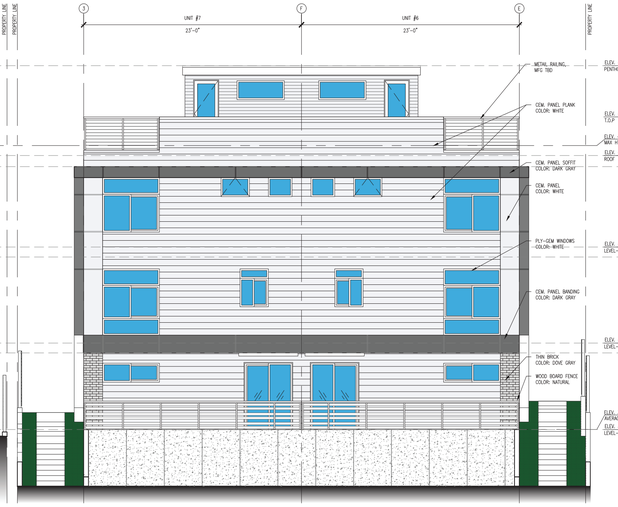
EAST ELEVATION - WEST UNITS

1/8" = 1'-0"
0 4 8 16

ELEVATIONS - EAST UNITS (8.5)



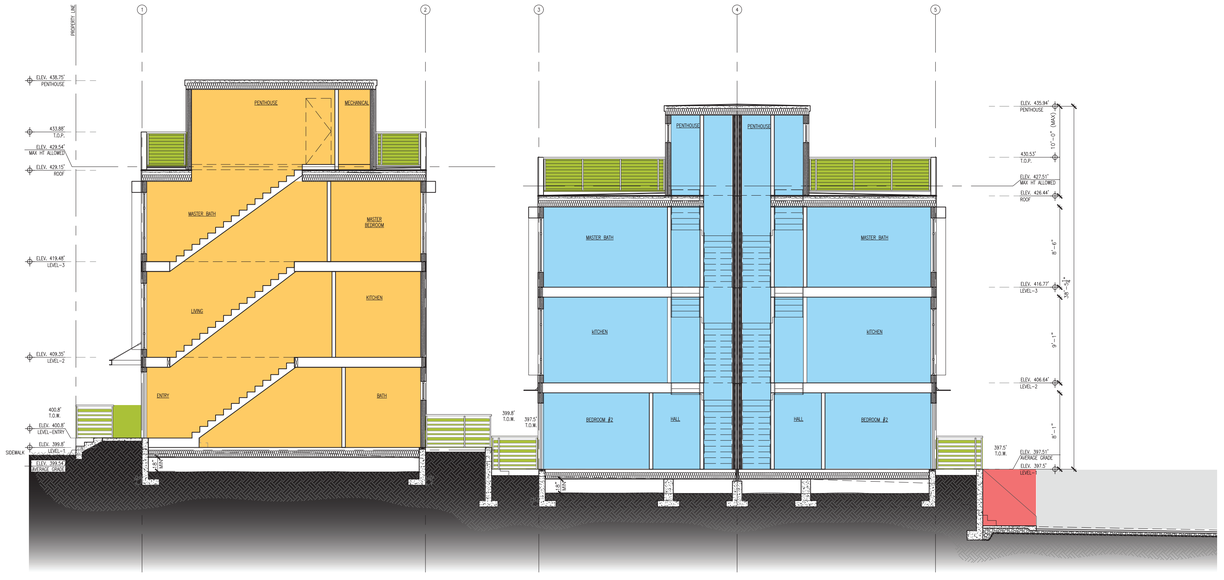
WEST ELEVATION - EAST UNITS



EAST ELEVATION - EAST UNITS
ALLEY

1/8" = 1'-0"
0 4 8 16

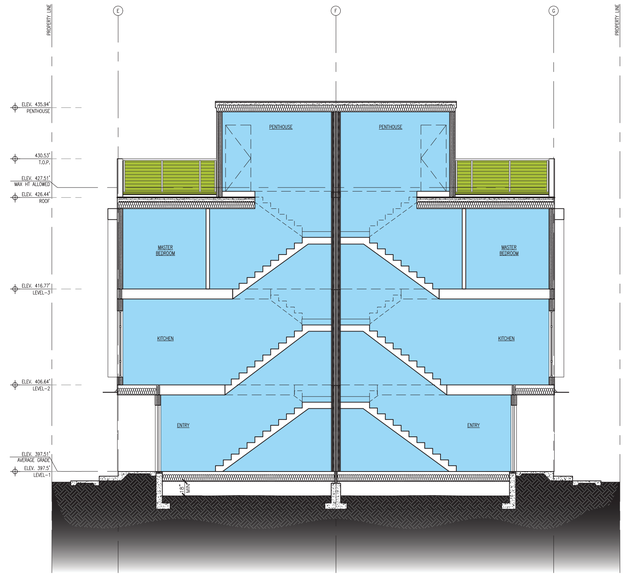
SECTION THROUGH SITE LOOKING NORTH (8.5)



WEST UNITS | EAST UNITS | AMENITY SPACE | PARKING | UTILITY/BIKE

H+dlT collaborative, llc

SECTION THROUGH EAST UNITS LOOKING WEST (8.5)



EAST UNITS | AMENITY SPACE

H+dlT collaborative, llc

3D VIEW - SOUTHWEST CORNER(8.6)

PERSPECTIVE OF SOUTHWEST CORNER AT 18TH AVE.

3D VIEW - SOUTHEAST CORNER

PERSPECTIVE OF NORTHWEST CORNER AT 18TH AVE.

3D VIEW - SOUTHEAST CORNER FROM ALLEY (8.6)

PERSPECTIVE OF SOUTHEAST CORNER AT ALLEY

3D VIEW - STUDIES (8.7)

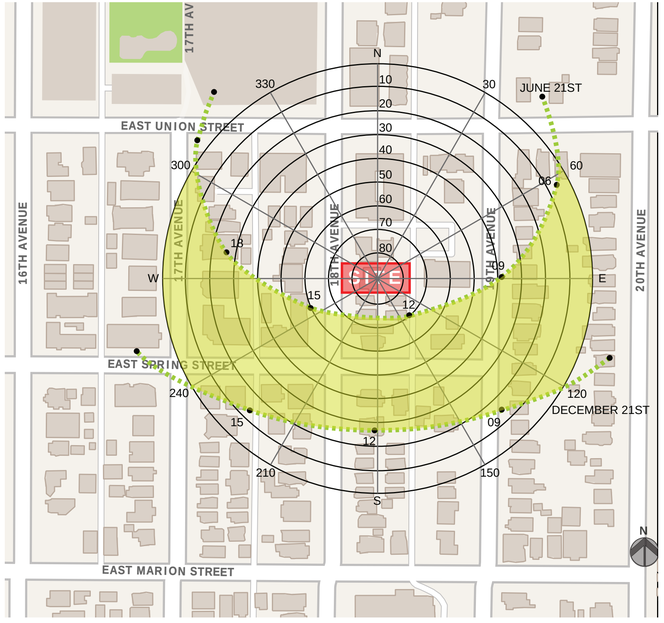
ROOFTOP AMENITY SPACE. STUDY OF VIEWS AND PRIVACY BETWEEN UNITS

NORTH EAST ENTRANCE FROM ALLEY. STUDY OF RELATIONSHIP BETWEEN PARKING, SIDE ENTRANCE, UTILITIES, AND BICYCLE PARKING.

18TH AVENUE AT SOUTHWEST CORNER OF WEST UNITS. STUDY OF WAY FINDING CIRCULATION BETWEEN UNITS AND NEIGHBORING BUILDINGS

CENTRAL AMENITY SPACE BETWEEN UNITS. STUDY OF PRIVACY BETWEEN UNITS AND LIGHT INFILTRATION.

SUN STUDY (8.9)



SOLAR DESIGN APPROACH

THE PROPOSED PROJECT IS OF SIMILAR HEIGHT TO THE NEIGHBORING BUILDINGS TO THE NORTH AND SOUTH. THE BEST SOLAR ACCESS IS CURRENTLY FROM THE EAST AND WEST DUE TO THE FARTHER PROXIMITY AND GRADE CHANGES FROM THE NEIGHBORING BUILDINGS.

THE SEPARATION OF THE PROJECT INTO WEST AND EAST UNITS PROVIDES THE ABILITY TO BRING DIRECT LIGHT INTO THE CENTER OF THE SITE DURING THE SUMMER AND INDIRECT LIGHT DURING THE WINTER.

EACH UNIT BENEFITS FROM DIRECT SUNLIGHT THROUGH THE ENTIRE YEAR DURING MIDDAY HOURS. THE DESIGN INCORPORATES USING LARGER WINDOWS AT THE CORNERS AND ON THE EAST AND WEST FACADES TO TAKE ADVANTAGE OF WHERE A MAJORITY OF THE SUNLIGHT REACHES THE SITE.

THE DESIGN OF THE UNITS ALSO UTILIZES HIGHER TRANSOM WINDOWS TO ALLOW FOR INDIRECT LIGHT ON THE NORTH AND SOUTH SIDES DURING THE ENTIRE YEAR AND ON THE EAST AND WEST SIDES DURING THE WINTER MONTHS. THE PENTHOUSE ON EACH UNIT INCLUDES LARGE TRANSOMS TO BRING LIGHT INTO THE INTERIOR OF THE UNITS THROUGH THE STAIRWELL.

Steve Cushing
I.S.A. Certified
Arborist
PN-7629A
Tree Risk
Assessment Qualified
253-241-9241

11-10-2018

Prepared For: Samuel Jones

RLinda LLC

12916 Denton Ave, Litchfield Park, AZ 85340

Site Inventory of Trees over 6" DBH present: 1114 18th Ave, Seattle WA 98122

11-08-18 8:00 A.M.

Notes:

1.) DBH = Diameter at Breast Height / 54" from ground.

2.) Cond = Condition: Poor, Fair, Good—visual observation only.

3.) PCRZ = Perimeter Critical Root Zone - DBH X 12" Radius from Trunk.—See Page 3.

Tools used: Tape and Laser Measure . Visual, Ground Level Observation.

1.) ***Acer rubrum*, red maple :** 11 Inch DBH, Good Cond, 11 feet PRCZ

Not Exceptional. *Street Tree* (25" Threshold.)

2.) ***Acer macrophyllum*, bigleaf maple :** 11 Inch DBH, Good Cond, 11 feet PRCZ.

Not Exceptional *Street Tree* (30" Threshold.)

3.) ***Abies grandis*, western white fir :** 15 Inch DBH, Good Cond, 15 feet PRCZ.

Not Exceptional (24" Threshold.)

4.) ***Malus domestica*, common apple :** 11 Inch DBH, Good Cond, 11 feet PRCZ

Not Exceptional (20" Threshold.)

Trunk 4	18	5.730	32.828
Trunk 3	13	4.138	17.123
Trunk 2	19	6.048	36.577
Trunk 1	17	5.411	29.282
		SUM(D^2) --->	115.810
		SquareRoot[Sum(D^2)] --->	10.762

Steve Cushing PN-7629 + T.R.A.Q.

AMERICAN SOCIETY of CONSULTING ARBORISTS

37463 18th Ave So.
Federal Way, WA 98003

Phone: 253-241-9241
E-mail:
arbor.steve@gmail.com

5.) ***Thuja plicata*, western redcedar : :** 25 Inch DBH, Good Cond, 25 feet PRCZ.

Not Exceptional *Street Tree* (30" Threshold.)

6.) ***Thuja plicata*, western redcedar : :** 23 Inch DBH, Good Cond, 23 feet PRCZ.

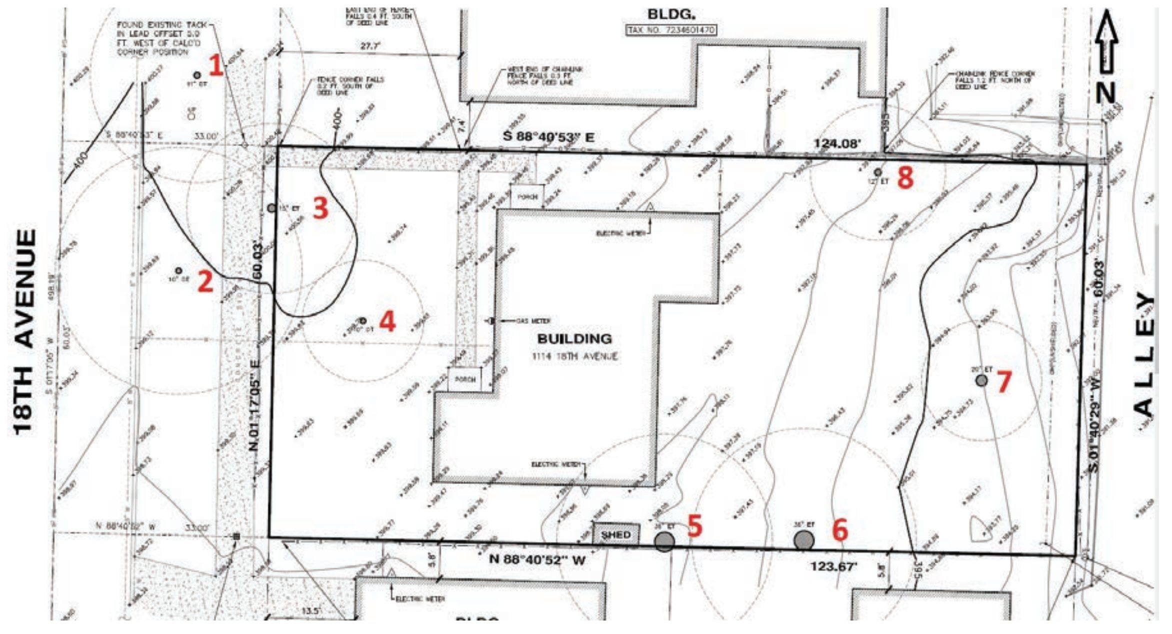
Not Exceptional *Street Tree* (30" Threshold.)

7.) ***Thuja plicata*, western redcedar : :** 18 Inch DBH, Good Cond, 18 feet PRCZ.

Not Exceptional *Street Tree* (30" Threshold.)

8.) ***Thuja plicata*, western redcedar : :** 10 Inch DBH, Good Cond, 10 feet PRCZ.

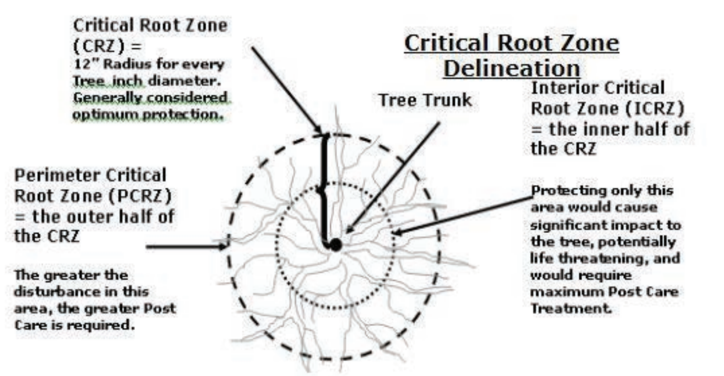
Not Exceptional *Street Tree* (30" Threshold.)



Critical Root Zone (CRZ)

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline is very irregular and misleading, so the trunk diameter is referrred to.

To determine a CRZ:
- Measure tree diameter 4.5 feet above grade
- Multiply this diameter by 12 in.



Keep in mind that while this is a generally accepted method for measuring CRZ, root systems will vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors.

The above CRZ drawing also defines the "Perimeter CRZ" (PCRZ) and "Interior CRZ" (ICRZ). Generally, the full PCRZ is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius.) As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival. If the root impact were this severe, the tree would then need to be treated and maintained as a transplanted tree. In this case, the tree would require extensive post care, including but not limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying, and monitoring for several years.

Assumptions and Limiting Conditions

Steve Cushing
ISA Certified Arborist PN-7629A
Tree Risk Assessment Qualified
Arborsteve.com

1.) Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character.

2.) All existing liens encumbrances, and assessments, if any, have been disregarded (unless otherwise noted,) and the trees are evaluated as though free and clear, under responsible ownership and competent management. It is assumed that no violations of applicable government regulations have occurred.

3.) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible However, Steve Cushing / arborsteve.com can neither guarantee nor be responsible for the accuracy of information

4.) Steve Cushing / arborsteve.com shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fee for such services as described in our fee schedule and contract of engagement.

7.) Loss or alteration of any part of this report invalidated the entire report.

8.) This report shall be used for its intended purpose only and by the parties to whom which it is addressed. Possession of this report does not include the right of publication.

9.) Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone. Including, the client, to the public through advertising, public relations, news, sales, or any other media without the prior expressed written or verbal consent of Steve Cushing / arborsteve.com.

10. This report and any values expressed herein represent the opinions of Steve Cushing / arborsteve.com. Our fee is in no way contingent upon any specified value, a result or occurrence of subsequent event, nor upon any finding to be reported.

11.) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering, architectural reports or surveys.

12.) Unless expressed otherwise: A.) information contained on this report covers only those items that were requested for examination and reflects the condition of those items at the time of requested inspection. B.) The inspection is limited to the ground level visual examination of accessible items without dissection, excavation, probing or coring.

13.) There is no warranty or guarantee expressed or implied that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

14.) The right is reserved to adjust valuations if additional information is made available.

15.) I do not guarantee the acquisition / approval of any request or application for any permitting or permissions to be granted by any person, city, municipality or entity of any kind with the information provided