MARCH 16,2020

Hot Mian Company LLC
Development

LOTUS LANDSCAPE DESIGN

8383 158TH AVE NE #280 REDMOND, WA 98052 425.885.4300

Magellan ARCHITECTS

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VICINITY MAP

INFORMATION

Address
3816 13th Ave. W Seattle,WA 98119

Parcel #
2770604910
Legal Description
LOT 6 of BLOCK 39 of GILMANS ADD & POR VAC ALLEY ADJ

Lot Site
6400 sf

Zoning
LR3 RC (M)

SEPA Review
The project is under the limits required for SEPA review

Maximum FAR Allowed
1.6 without Built Green Certification
1.8 with Built Green Certification (Target)
1.8 x 6400=11,520 sf

High Limit
40 feet (Table 23.45.513, LR3 outside urban centers, urban villages and Station Area Overlay Districts, Rowhouse and Townhouse developments with a mandatory housing affordability suffix)

Setbacks Per SMC 23.45.518
Front: 7' Average 5' Minimum
Side: For Facade > 40' 7' Average 5' Minimum
Rear: 7' Average 5' Minimum

Upper Level Setback
An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above 44 feet for zones with a height limit of 40 feet.

Green Factor Per SMC 23.45.524 A.2.a
Minimum score 0.60

PROJECT SUMMARY

BASEMENT LEVEL TOTAL	2461 SF
LEVEL 1 TOTAL	2817 SF
LEVEL 2 TOTAL	2872 SF
LEVEL 3 TOTAL	2672 SF
ROOF TOTAL	378 SF
TOTAL GROSS AREA	11,200 SF < 11,520 SF

NUMBER OF RESIDENTIAL UNITS

6 TOWNHOME UNITS

NUMBER OF PARKING STALLS 6

DESCRIPTION

The site, approximately 6,400 square feet of LR3 RC (M) zoned property, is located mid-block on 13th Ave W between W Nickerson St and W Emerson St in North Queen Anne. The proposed project is 6 townhouses replacing a 2 story 4-plex structure. The project will create a total of 6 parking stalls, 5 in garages and 1 surface parking, accessed by a driveway from 13th Avenue W.

GOALS/OBJECTIVE

Sustainability
Achieve Built Green 4-Star Certification.

Community
Create an attractive modern community that complements the character of the neighborhood.

TEAM

Architect	Magellan Architects
Development	Hot Mian Company LLC
Structural	Brienen Structural Engineers, P.S.
Landscape	Lotus Landscape Design
Geotechnical	Cobalt
Building Envelope	OAC
Acoustic	SSA
Built Green	Magellan Architects

PROJECT CONTACT

1. Owner Name
Hot Mian Company LLC
9330 Sunset Way
Bellevue, WA 98004
Contact: John Bai
Johnnybai722@gmail.com

2. Architect
Magellan Architects
8383 158th Ave NE, #280
Redmond, WA 98052
Contact: Peter Lian
425.885.4300
peter@magellanarchitects.com

1. Parking on the street a concern (even though many residents use garage as storage/other uses and park auto on the street) – How will you address?
Project Team: Provide one-off street parking for each unit; encourage walkability; encourage other alternate modes of transportation – provide bicycle parking for each unit.

2. Environmental sustainability?
Project Team: This project is designed with sustainability in mind and will seek Built Green 4-Stars certification.

3. Would like to see lots of plants/greenery.
Project Team: The street-facing structure will provide a landscaped front yard consistent with adjacent sites. A distinct green screen & robust landscaped path from the sidewalk will lead to the entry of each townhouse unit. The proposed planting includes drought-tolerant native species and two street trees on planting strip as well as two more trees in the right-of-way. Lush landscaping will be provided as part of this project. A green factor goal of 0.60 has been established and is being met with numerous small/medium trees, shrubs and ground cover. Landscaping is used to enhance the common amenity space. Terraced planters ease the extremity of the slope and the space between the street and the proposed buildings.

4. Lighting (eyes on the street and other designs for safety).
Project Team: The unit fronting 13th Avenue W will use extensive glazing to maintain transparency on its West facade, allowing for natural surveillance of the street and surrounding areas. Balconies, roof decks and entry courtyards will increase observation abilities from all units. Lighting will be provided along the central path and at unit entries to provide for safety and comfortable pedestrian travel.

5. My husband and I live at 3810 13th Ave W, Seattle, the townhomes right above the proposed site for The View at Queen Anne Project. I'm reaching out to find out when the project will begin. We're looking to prune the trees that block our view. They hang over the property at 3816 13th Ave W and block our townhome. Looking to see if you're planning to remove any trees/do pruning and whether if makes sense to connect on the project, assuming fits our time frame.
Project Team: We believe you are talking about the trees east of our project. Those trees are actually located outside of our property so we can't remove them per the arborist (see attachment). We will do clearance pruning prior to commencing construction. We are hoping to begin the construction in late September or early October of this year.

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SITE SURVEY

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

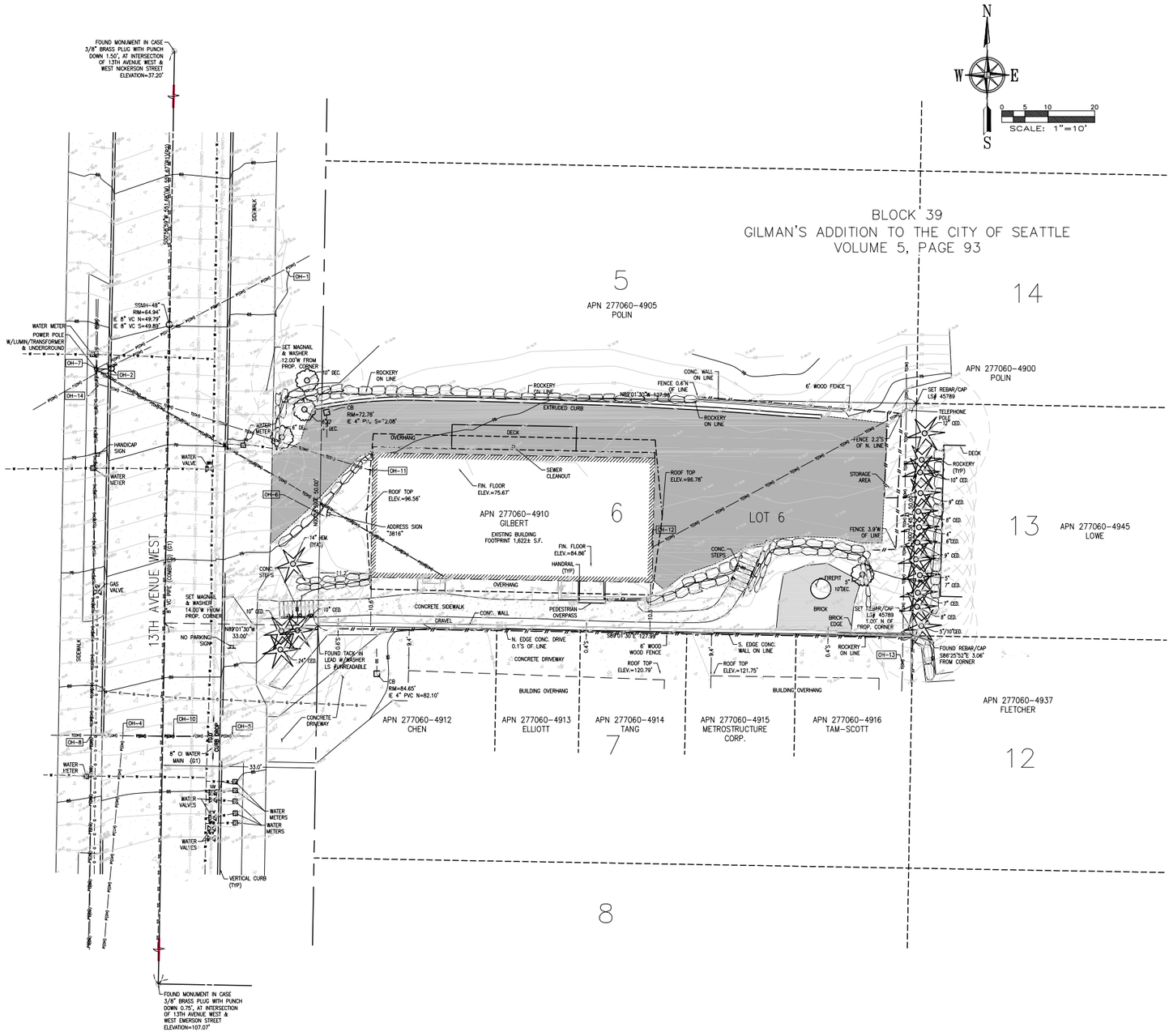
- SURVEY MONUMENT (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- LUMINAIRE (LUM.)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER METER (WM)
- SIGN
- SET MAGNAIL AND WASHER
- TELEPHONE POLE
- WOOD FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- ASPHALT
- BUILDING LINE

ABBREVIATIONS

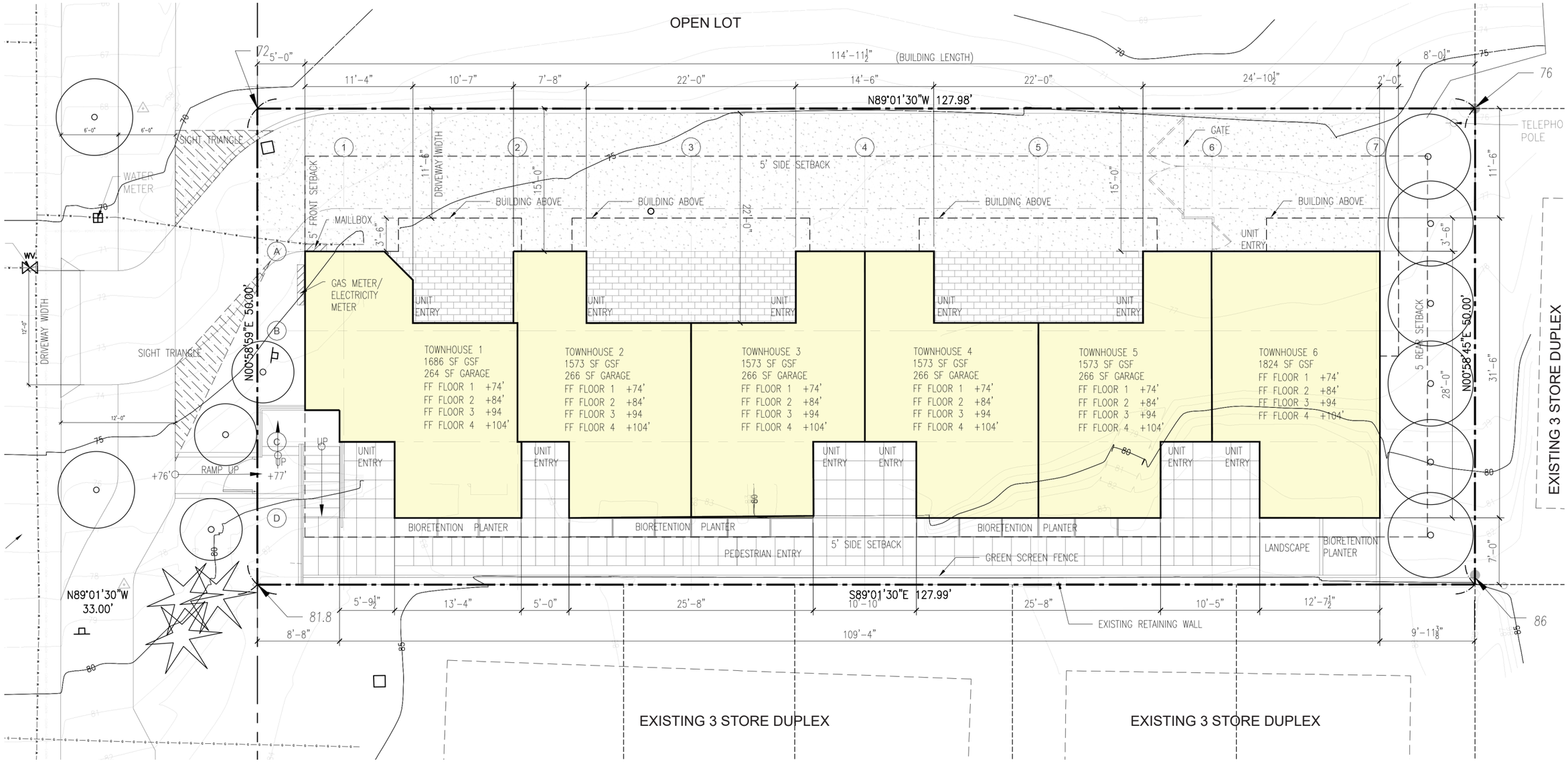
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(VC)	VITRIFIED CLAY

OVERHEAD UTILITY LINE DATA

REFERENCE NUMBER	SERVICE TYPE	LINE DIRECTION	ELEVATION
OH-1	POWER	NE-SW	84.93'
OH-2	POWER	NE-SE	97.81'
OH-3	POWER	N	129.66'
OH-4	POWER	S-E	108.92'
OH-5	POWER	E-W	103.41'
OH-6	POWER	NW-SE	92.47'
OH-7	TELEPHONE	N-S, SE	88.55'
OH-8	TELEPHONE	N-S-E-W	102.16'
OH-9	TELEPHONE	N-S	121.38'
OH-10	TELEPHONE	E-W	100.98'
OH-11	TELEPHONE	NW	93.93'
OH-12	TELEPHONE	NE	91.53'
OH-13	TELEPHONE	N-S	109.12'
OH-14	TELEPHONE	SE	88.88'



4.0 SITE PLAN



SITE PLAN
3/32"=1'-0"

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LOT 6 of BLOCK 39 of GILMANS ADD & POR VAC ALLEY ADJ

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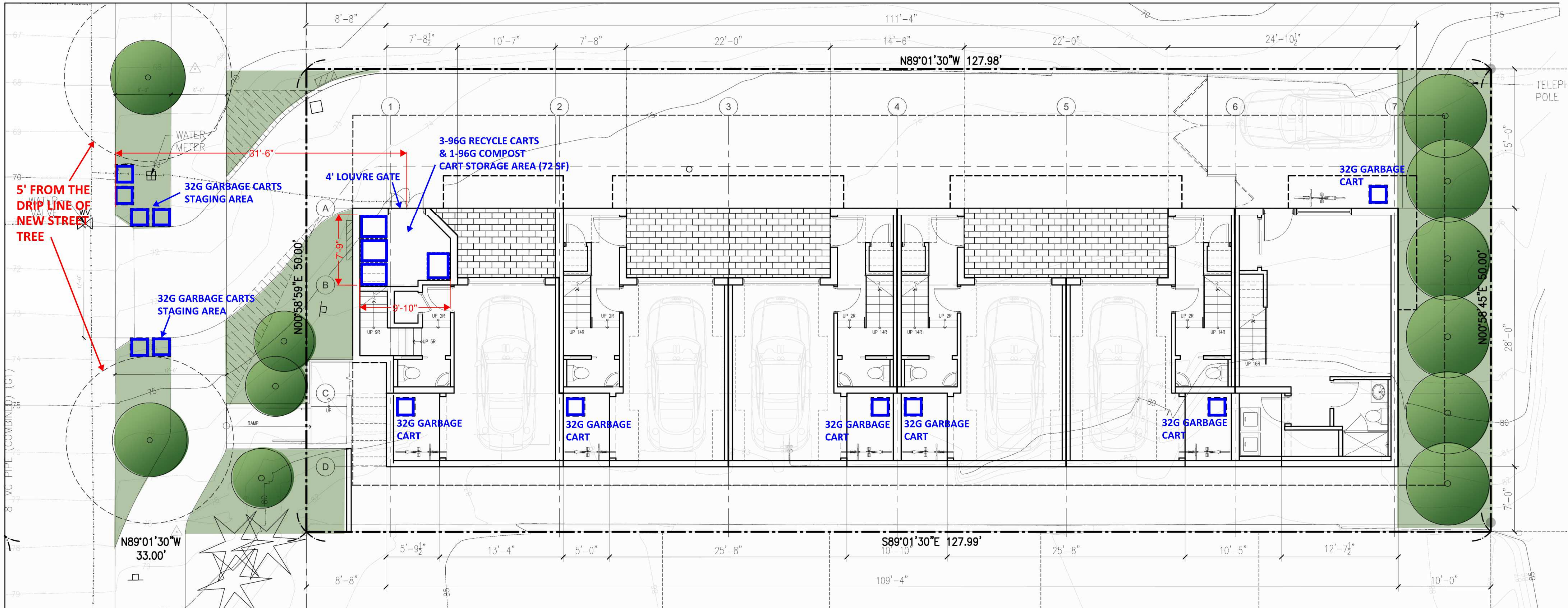
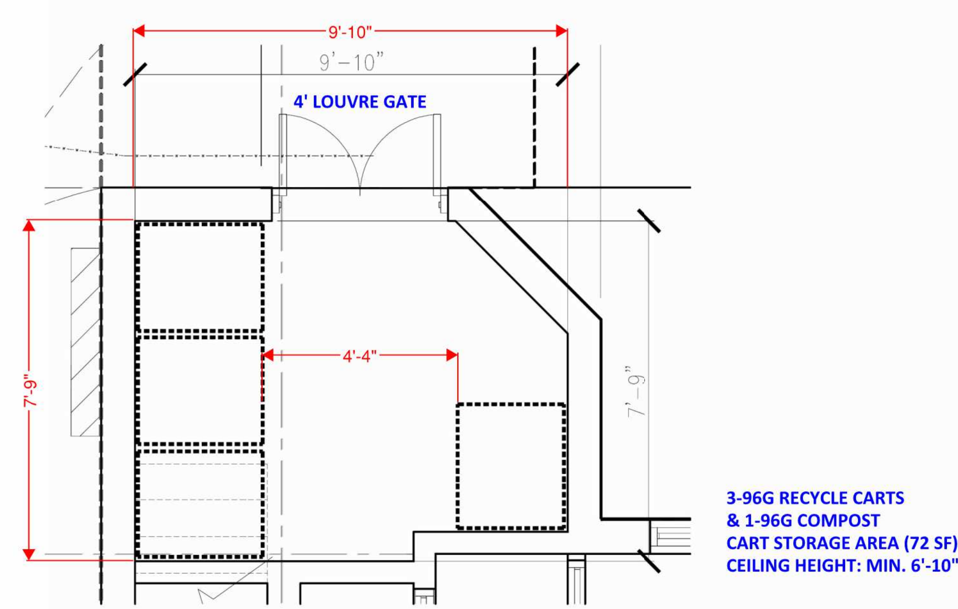


SOILD WASTE PLAN

SCALE: 3/16" = 1'-0"

Solid Waste Plan designed per SMC 23.54.040



SOILD WASTE STORAGE ROOM PLAN

SCALE: 1/2" = 1'-0"

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QUEEN ANNE TOWNHOMES

3816 13TH AVE. W
SEATTLE,WA 98119

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:	1/4"= 1'-0"
PLOT DATE:	2020-03-04
CAD FILE:	19-084_A1.01-solid waste
JOB NUMBER:	19-084
CHECKED:	
DRAWN:	K
STATUS:	DESIGN DEVELOPMENT

SOLID WASTE SITE PLAN

A1.04

ANALYSIS OF CONTEXT

The site is on north slope of Queen Anne near the Ballard Bridge. The identity of this portion of the neighborhood is defined by its proximity to the boat repair docks and warehouse along the ship canal. The site commands views of canal, Ballard,and the bridge.

NEIGHBORHOOD DESIGN CUES (#)

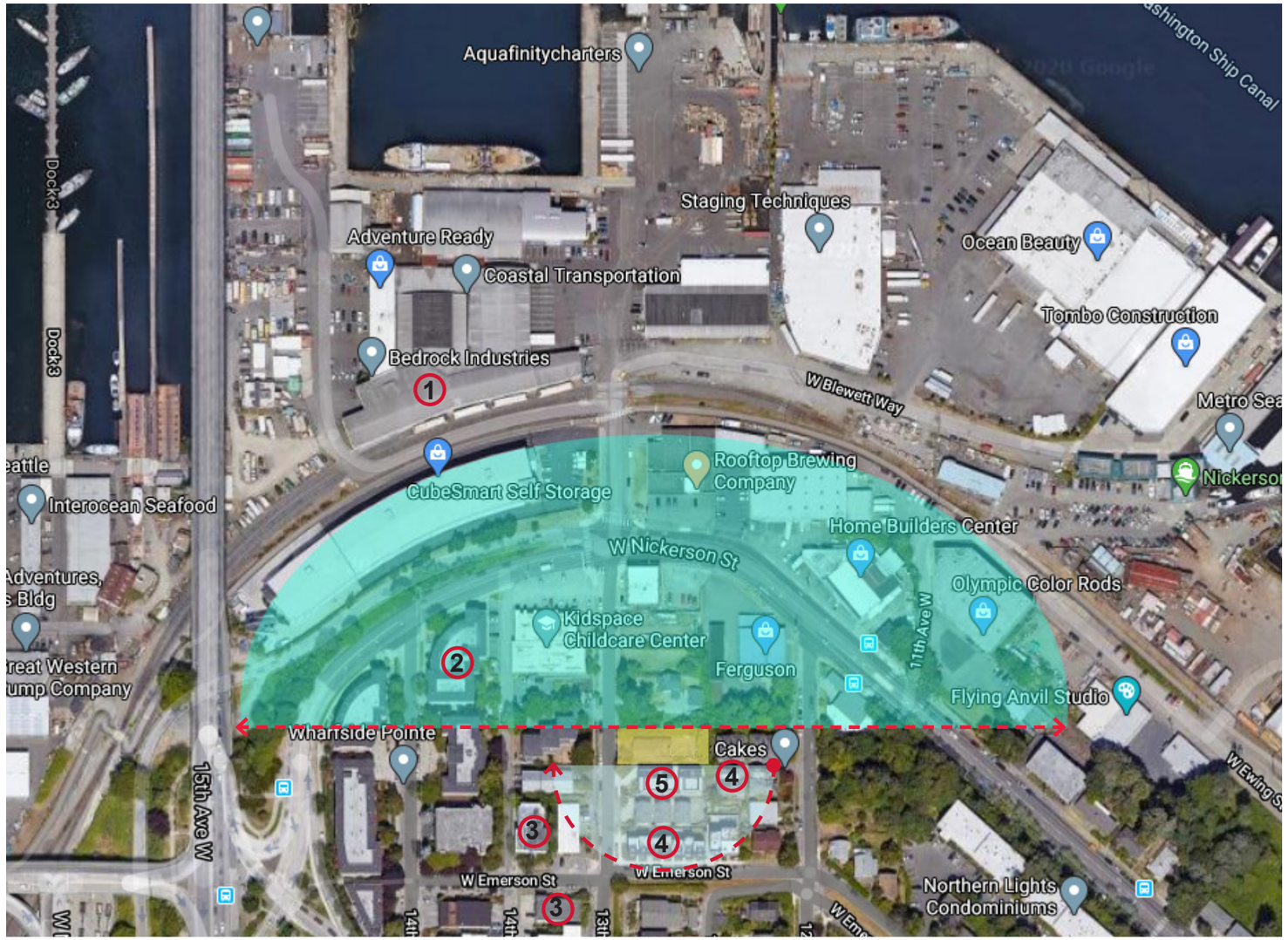
1. Industrial warehouses and docks

2. 21+year old phase apartment community

3. 1960s and 1970s apartment buildings

4. 9+year old wood framed townhouse structures

5. 3+year Townhouses



5.0 URBAN DESIGN ANALYSIS

EXISTING NEIGHBORHOOD CONTEXT

KEY PLAN

NEIGHBORHOOD VIEW,LOOKING NORTH

NEIGHBORHOOD VIEW,LOOKING SOUTH

1. NEIGHBORHOOD CONTEXT

2. NEIGHBORHOOD CONTEXT

3. NEIGHBORHOOD CONTEXT

4. Neighborhood context

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5.0 URBAN DESIGN ANALYSIS

EXISTING SITE CONDITION

KEY PLAN

13TH AVE. W, LOOK WEST AT OPPOSITE SIDE OF STREET

13TH AVE. W, LOOK EAST OF PROJECT SITE

EXISTING PEDESTRIAN ENTRY

EXISTING NORTH FACADE

EXISTING PARKING

EXISTING EAST FACADE

EXISTING SOUTH FACADE

5.0 URBAN DESIGN ANALYSIS

ANALYSIS OF CONTEXT

The site lies on the north slope of Queen Anne, overlooking the ship canal, Ballard Bridge and the Ballard neighborhood. The project site is on a peninsula of residential zoning, surrounded by industrial sites devoted to boat building and repair. Along with busy 15th Avenue W and W Nickerson Streets, the industrial areas contribute to a lot of noise pollution.

Several townhomes developments immediately surround the site to the south and southeast. There are also significant new apartment developments within 3 blocks of the site on 15th Avenue W.

The broad context of the neighborhood includes warehouses,docks,century-old apartment structures, and commercial offices. The eclectic mix of uses, along with proximity to the busy neighborhoods of Ballard and Fremont support a modern aesthetic design for those homeowners interested in all the city has to offer.

Please see the following pages for a graphic contextual analysis.

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SMC TITLE	SMC REQUIRMENT	COMPLIANCE/REFERENCE
23.45.504 PERMITTED AND PROHIBITED USED	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508 GENERAL PROVISIONS	REQUIRED PARKING,SOLID WASTE AND RECYCLABLE, AND FAR CALCULATION FOR MORE THAN ONE CATEGORY OF RESIDENTIAL USE ADDRESSED BELOW	COMPLIANT
23.45.510 FLOOR AREA RATIO (FAR) LIMIT	FLOOR AREA RATIO (FAR) PER 23.45.510 TABLE A. 1.8 WITH BUILT GREEN CERTIFICATION	COMPLIANT. SEE FAR CALCULATION PLAN
23.45.512 DENSITY LIMITS-LOW-RISE ZONES	TOWNHOME DEVELOPMENT MEETS 23.45.510 C	COMPLIANT. SEE SITE PLAN
23.45.514 STRUCTURE HEIGHT	STRUCTURE HEIGHT PER 23.45.514 TABLE A 40' FEET HEIGHT LIMIT. STAIR PENTHOUSE HEIGHT LIMIT PER 23.45.514.I.4 10' ABOVE THE HEIGHT LIMIT	COMPLIANT. SEE BUILDING SECTION
23.45.518 SETBACKS	7' AVE. 5' MIN. FRONT AND REAR. SIDE: FOR FACADE LESS 40'. 7' AVE. 5' MIN.	COMPLIANT. SEE SITE PLAN
23.45.522 AMENITY AREA	25% OF LOT AREA. 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL	COMPLIANCE. SEE AMENITY AREA CALCULATION
23.45.524 LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT. SEE LANDSCAPING PLAN
23.45.527 STRUCTURE WITH AND FACADE LENGTH LIMITS IN LR ZONING	STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONE PER 23.45.527.B.1 THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITH 15 FEET OF LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCESSED 65 PERCENT OF THE LENGTH OF THE LOT LINE.	COMPLIANT. SEE BUILDING LENGTH DIAGRAM PLAN
23.45.529 DESIGN STANDARD	FACADE OPENING PER 23.45.529.C.1.a. AT LEAST 20 PERCENT OF THE AREA OF EACH STREET - FACING FACADE SHALL CONSIST OF WINDOWS AND DOORS.	COMPLIANT. SEE FACADE OPENING DIAGRAM ELEVATION
23.45.534 LIGHT AND GLARE STANDARD	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. PARKING TO HAVE 5'-6' SCREEN	COMPLIANT.
23.45.536 PARKING LOCATION,ACCESS,AND SCREEN	PARKING ACCESS TO BE FROM STREET. RAKING IN STRUCTURE. SURFACE PARKING: WITHIN 20 FEET OF ANY STREET LOT LINE.	COMPLIANT. SEE SITE PLAN
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED.SIDEWALKS REQUIRED PER R.O.W IMPROVEMENTS MANUAL	COMPLIANT. SEE SITE PLAN
23.54.015 REQUIRED PARKING	RESIDENTIAL USE OUTSIDE URBAN VILLAGE. 1 PARKING SPACE FOR EACH DWELLING UNIT. 6 SPACES PROVIDED BICYCLES: 1 PERDWELLING UNIT. 6 SPACES PROVIDED.	COMPLIANT. SEE FLOOR PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2'X6' AREA FOR EACH UNIT REQUIRED (UNITS WILL BE BILLED SEPARATELY). (6) 2'X6' AREA PROVIDED. BINS WILL BE PULLED TO STREET STAGING AREA BY OWNERS ON COLLECTION DAY.	COMPLIANT. SEE APPROVED SOLID WASTE PLAN; PER 23.54.040

7.0 DESIGN GUIDELINES

DESIGN APPROACH

The 6,400 square-feet infill parcel has access from 13th Ave W. The design proposal responds to the site topography and context. The attached townhomes step down the grade and follow the slope of the site and 13th Ave W automobile and secondary resident is rpvided access at the lower end of the slope. The main resident access is on the higher side of the slope.

The massing of the proposal responds to the existing rhythm within the immediate surrounding, mainly townhouses, some four-plex and occasional single-family homes. The proposed townhomes are designed to further scale through modulation and varied materials. The rooftop stair penthouses are purposely designed with change of material and with windows to reduce the overall massing scale.

An entry green screen highlights the shared walkway from the street. Materials and overhangs highlight the entry to each unit and provide weather protection. Varied paving, bio-retention planters and larger landscaping activate the pathway and provide privacy between townhomes and adjacent neighbors.

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CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

C. TOPOGRAPHY
1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.
2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Response: The project is designed to respond to the sloping topography from north to south on the site and 13th Ave W. New structure will be situated in the flat graded area of the existing structure. Garages buffer the hillside and main entrances to each unit are located on the second level or the uphill side. All units are oriented toward the view to the north and include roof decks to take in the full view of the ship canal.

D. PLANTS AND HABITAT
1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Response: The street-facing structure will provide a landscaped front yard consistent with adjacent sites. A distinct green screen & robust landscaped path from the sidewalk will lead to the entry of each townhouse unit. The proposed planting includes drought-tolerant native species and two street trees on planting strip as well as two more trees in the right-of-way. Lush landscaping will be provided as part of this project. A green factor goal of 0.60 has been established and is being met with numerous small/medium trees, shrubs and ground cover. Landscaping is used to enhance the common amenity space. Terraced planters ease the extremity of the slope and the space between the street and the proposed buildings.

CS2 URBAN PATTERN AND FORM
B. ADJACENT SITES, STREETS AND OPEN SPACES
1. Site Characteristics
2. Connection to the Street
3. Character of Open Space

Response: The topography is the central driver of the design. Garages buffer the hillside and main entrances to each unit are located on the second level or the uphill side. Terraced planters act as a buffer between the street and the structure while also easing the slope of the hill across the site. Landscaping, lighting, and a concrete feature wall will mark the entry from the street. Open spaces will be provided along the common entry to the site, as well as the front driveway area that acts as a buffer between the street and the proposed building. Other residential open spaces will be provided for each unit on their individual roof decks.

C. RELATIONSHIP TO THE BLOCK
2. Mid-Block Sites

Response: Windows are reduced on the South façade closest to the existing neighbors in order to maintain privacy. Landscaping including vegetation and appropriately detailed green screen fences will be used for screening at the ground level. As the buildings step down with the topography, they will allow for the major views to be maintained from neighboring sites to the North and to the East.

D. HEIGHT, BULK, AND SCALE
2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example, siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

Response: As part of a growing neighborhood, these units are designed to comfortably increase density while maintaining the scale of the neighborhood through small footprints, human scaled materials, and articulated facades that break down the scale of each structure. The primary 'box' of each unit is wrapped in material similar to the townhouses to the south, with a series of cantilevered boxes on the north inserted to add design intrigue and consistency to the project as a whole. In order to provide a feeling of welcoming and legibilty, each unit's entry is recessed and create small entry courtyards. These units are designed to appeal to growing families interested in an urban living situation while maintaining the characteristics of the neighborhood.

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7.0 DESIGN GUIDELINES

PUBLIC LIFE

PL1 CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Response: The existing steep, narrow, and poorly maintained pedestrian access stair will be demolished and in its place a 48" wide, low riser height, and clean stair will access the site and its central path and courtyard providing open and inviting design with landscaping.

PL2 WALKABILITY

B. SAFETY AND SECURITY

1. Eyes on the Street
2. Lighting for Safety
3. Street-Level Transparency

Response: The unit fronting 13th Avenue W will use extensive glazing to maintain transparency on its West facade, allowing for natural surveillance of the street and surrounding areas. Balconies, roof decks and entry courtyards will increase observation abilities from all units. Lighting will be provided along the central path and at unit entries to provide for safety and comfortable pedestrian travel.

D. WAYFINDING

1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

Response: A shared pedestrian path provides access to each townhouse unit and has a direct connection to the street. The new structure entry doors connect to the shared path via a series of entry courtyards. Each unit has clearly defined access points. Lines of sight and natural surveillance are supported through the placement of entry doors, windows and decks. Landscape design between the structures also emphasizes entry moments. Directional signage will be placed at the shared pedestrian path for the new proposed structure.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to ft with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Response: Entries to the units are on the second floor and front on a common amenity that is visible and accessible from the street. Entries at the entry courtyards are defined by canopies and landscaped open space between the townhouses. Each entry is identified by facade articulation and canopies that adds definition and visual interest.

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DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

C. PARKING AND SERVICE USES

Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

Response: Vehicle parking garages shielded from the public by the buildings and fences. Parking will be screened to reduce glare into units and neighboring structures.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

Response: The massing of the proposed structure expresses the proposed uses while maintaining site characteristics through the series of entry courtyards placement and unit modulation. Site characteristics that are maintained include light and air to adjacent properties and overall mass and scale through variation in mass and proportion.

B. ARCHITECTURAL AND FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

Response: The architectural concept is consistent in the design of all facades. Façade composition of the proposed structure provides recesses and indentations throughout. Specifically, at the entry courtyards and adjacent facing facades, the building envelope variation breaks down the overall mass of the walls with canopies, balconies and projections. Materials, including wood, wrap all sides of the structure.

C. SECONDARY ARCHITECTURAL FEATURES

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

Response: The project creates depth in a few of ways. First, the townhouses are modulated for individual clarity and expression. Second, facade articulation is created through projections, canopies, railings and decks that highlight interior volumes and provide weather protection. Third, landscaping provides a transition to the street consistent with adjacent sites scale add depth along the facades.

D. SCALE AND TEXTURE

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

Response: Fine grained scale and texture is provided through material articulation, canopies and landscape. Focus was placed on the articulation of materials at the north and south facades, elevations facing the neighbors, and at the pedestrian path. The multiple scale of materials is provided, including new wood siding and painted panels, provide appropriate scales from the street level, adjacent properties, and pedestrians.

E. FORM AND FUNCTION

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand.

Response: Each of the proposed units are clearly articulated to provide legibility from the exterior through covered entries, massing, fenestration, and decks.

DESIGN CONCEPT

DC3 OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Response: The building connects to a series of entry courtyards as noted above under PL2. These courtyard spaces provide light and air and a neighborhood connection to the interior spaces.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. Exterior Finish Materials
2. Climate Appropriateness

Response: Exterior materials have been selected for qualities of attractiveness, similar scale to the neighborhood, easy maintenance, sustainability, and durability. All balconies and railings will be selected to be attractive and durable, with design qualities that mesh with the project.

B. SIGNAGE

2. Coordination with Project Design

Response: Signage will be clearly visible, at a similar location, at each building entry.

C. LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Response: Lighting is to be placed along the shared pedestrian path to highlight access, signage and security. Each unit entry canopy and landscape area will be accented with lighting.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials
2. Hardscape Materials

Response: Landscaping will be provided that requires minimum maintenance and native qualities. Plant selections will be based on both maintenance and design qualities, providing attractive additions to the structures while providing both design interest and shielding. This project is intended to get Built Green 4-Star Certification.

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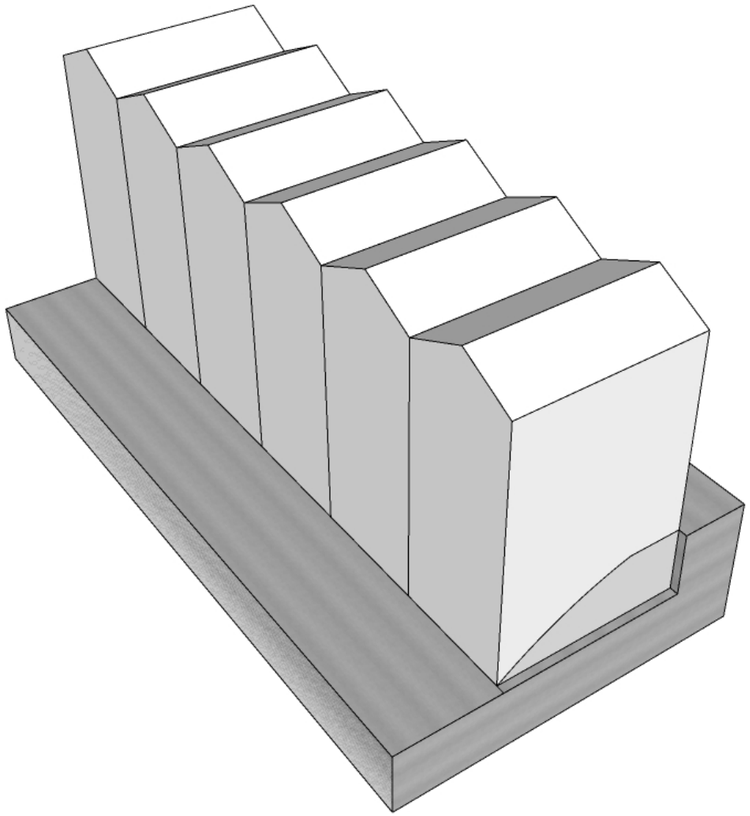
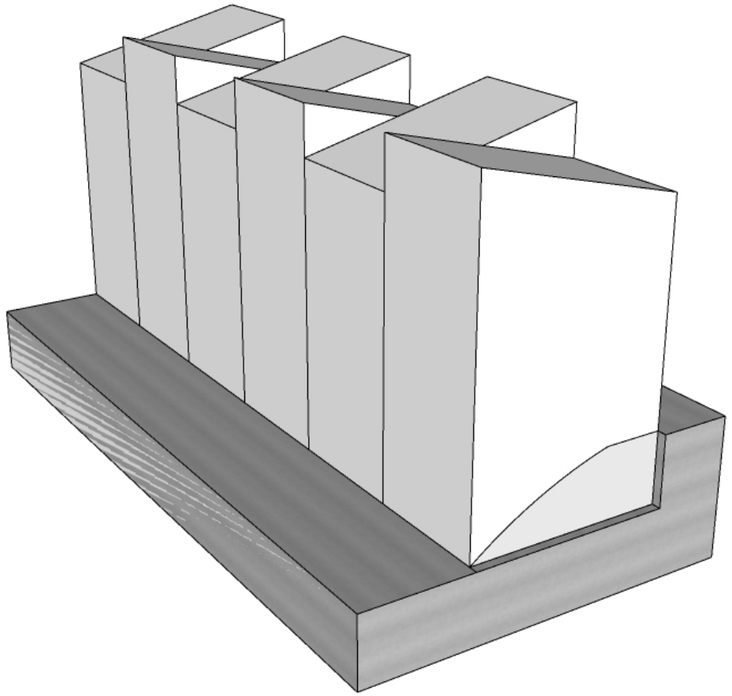
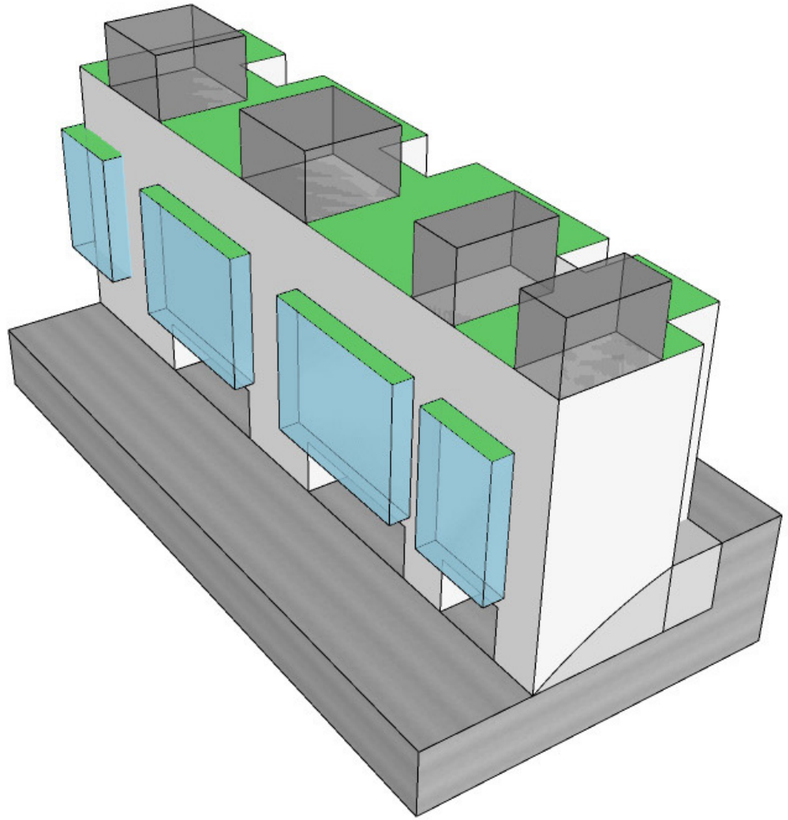


OPPORTUNITY: BETTER WEATHER PROTECTION
CONST: BULKY LOOK
NO AMENITY AREA
NO ROOF VIEW



OPPORTUNITY: BETTER WEATHER PROTECTION
MODULATION
CONST: BULKY LOOK
NO AMENITY AREA
NO ROOF VIEW

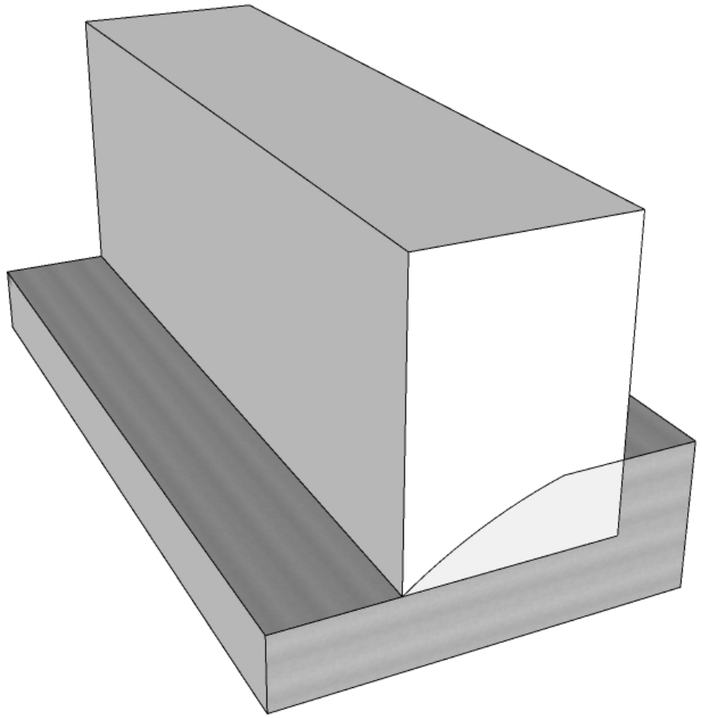


OPPORTUNITY: MODULATION
AMENITY AREA (ROOFTOP GARDEN AND VIEW
ALLOW SUN AND SMALL ENTRY COURTYARD
CONST: NONE

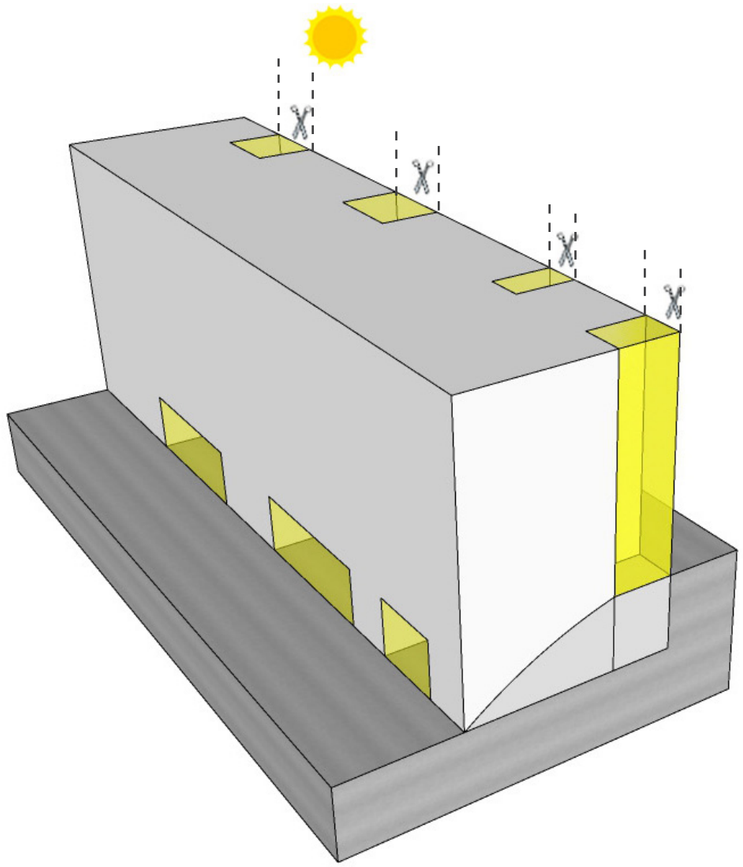
*PREFERRED SCHEME

8.0 ARCHITECTURAL MASSING CONCEPTS

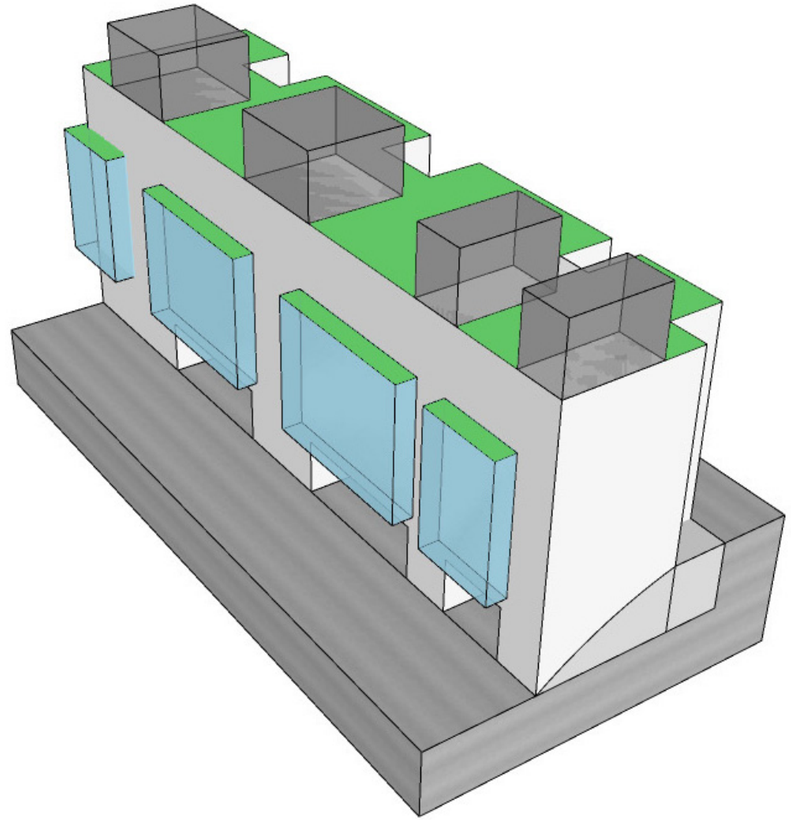
*PREFERRED SCHEME



Site envelope is considered a rectangular cube.



Remove mass for solar access. Relief to neighborhood properties and garage access/turnaround.



Increase modulation selectively to add interest and presence. Contrast of transparent and opaque materials. It also allows for balcony and access to rooftop garden.

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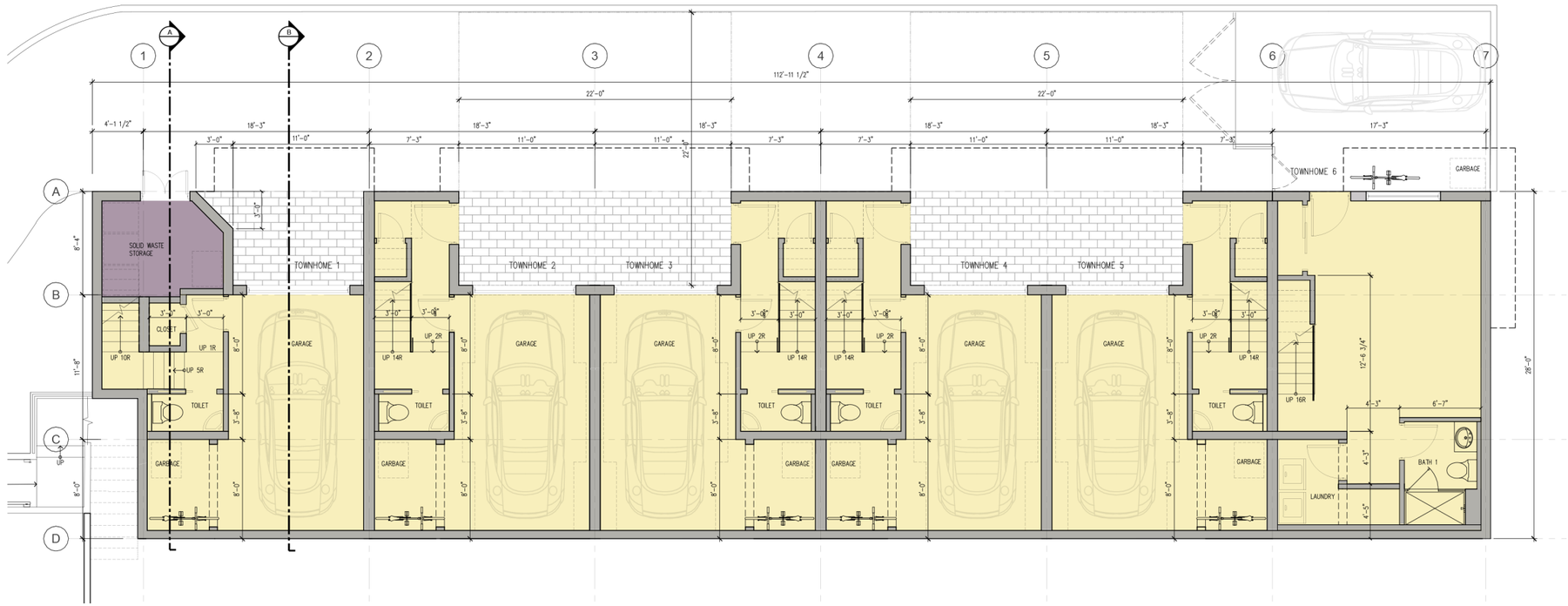
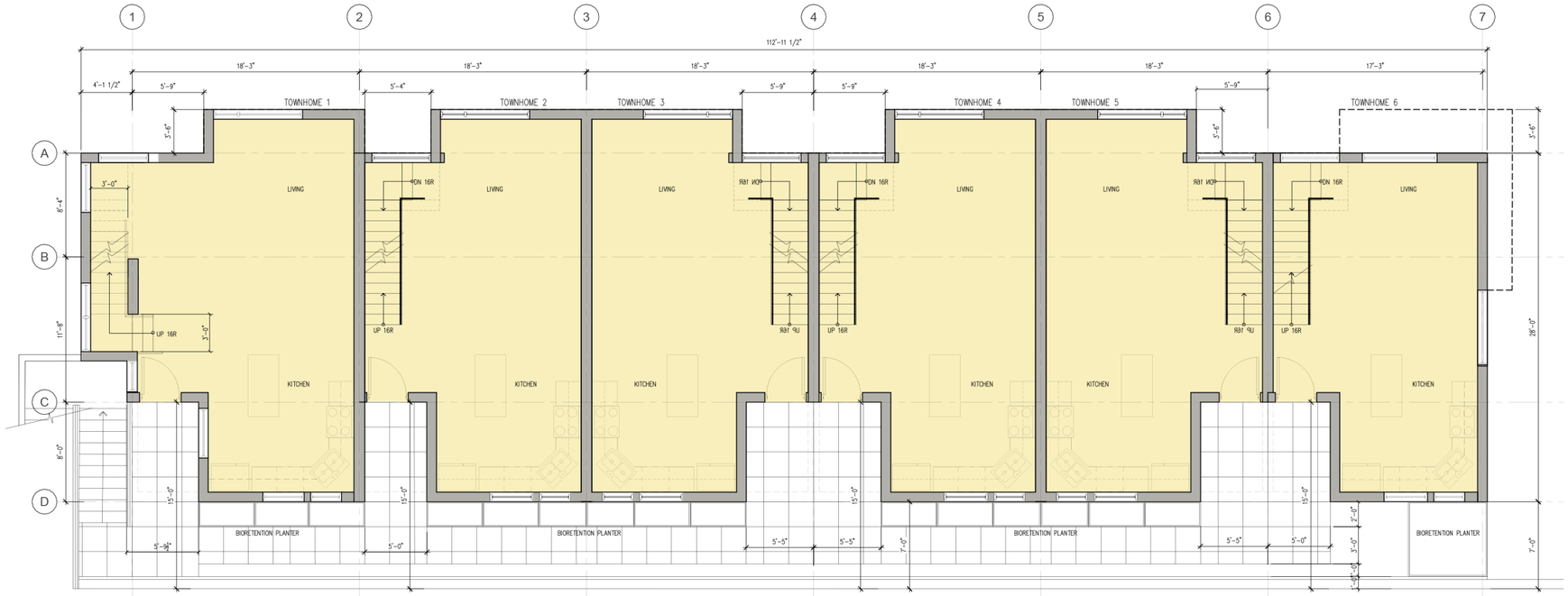
FLOOR PLAN



GARAGE LEVEL FLOOR PLAN

3/32"=1'-0"

FLOOR PLAN



FIRST LEVEL FLOOR PLAN

3/32"=1'-0"

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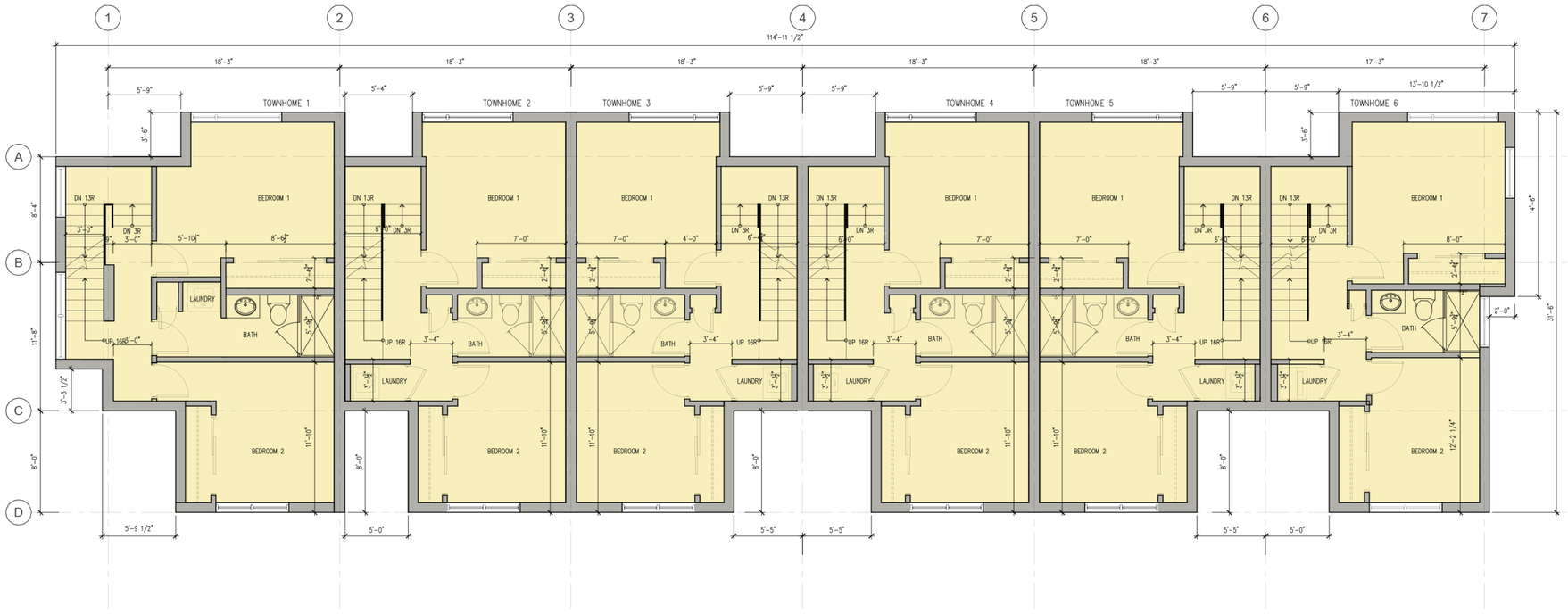
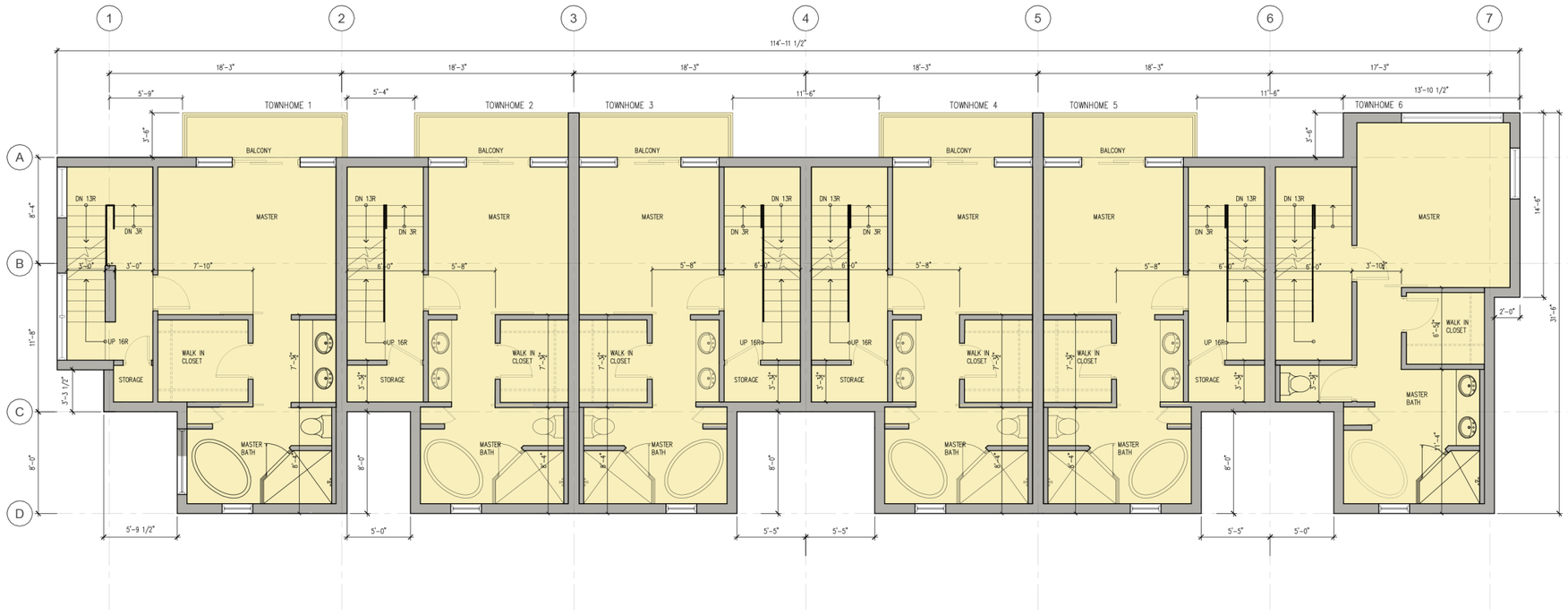
FLOOR PLAN



SECOND LEVEL FLOOR PLAN

3/32"=1'-0"

FLOOR PLAN



THIRD LEVEL FLOOR PLAN

3/32"=1'-0"

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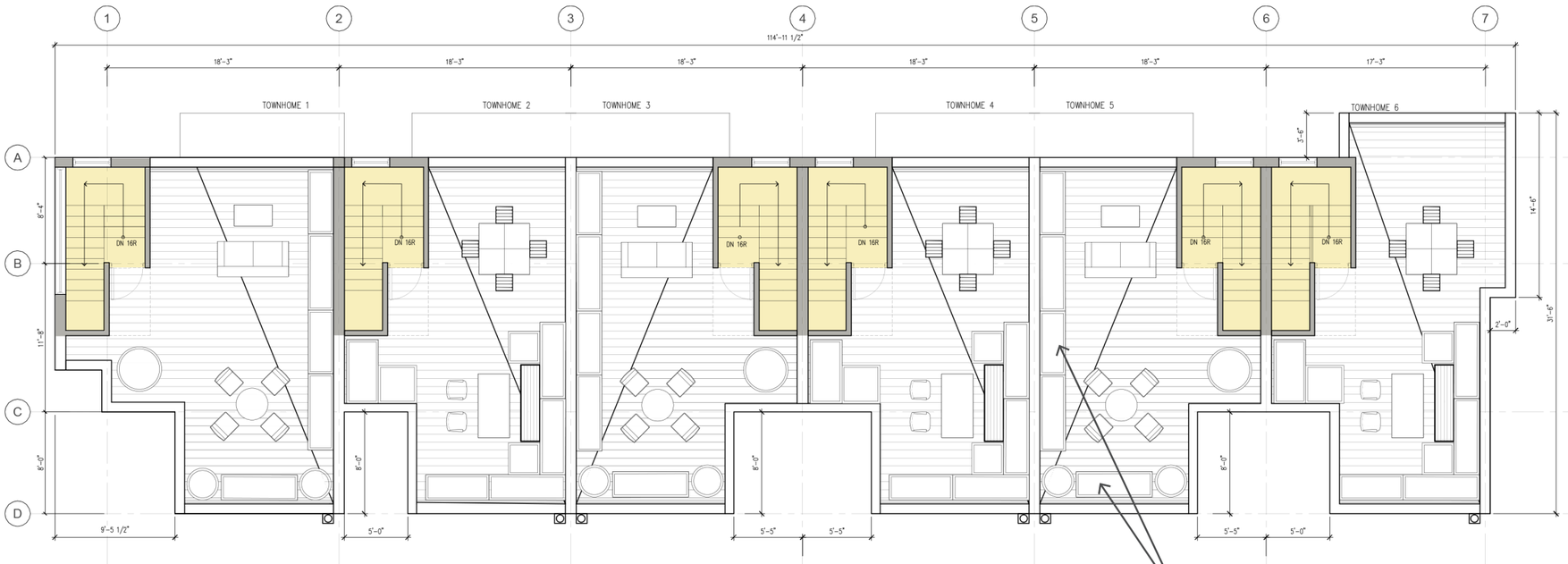
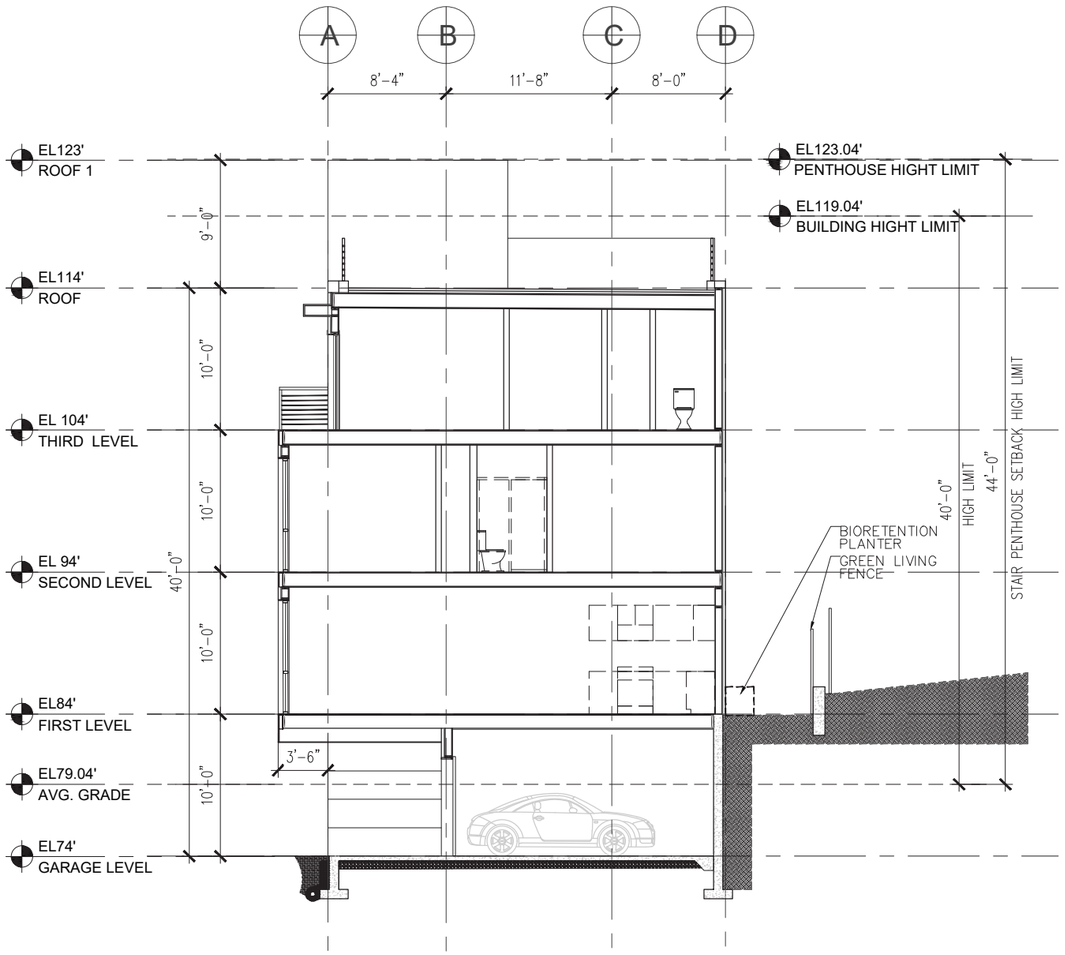
FLOOR PLAN



NOTE: FURNITURE ARE NOT INCLUDED, REFERENCE ONLY.

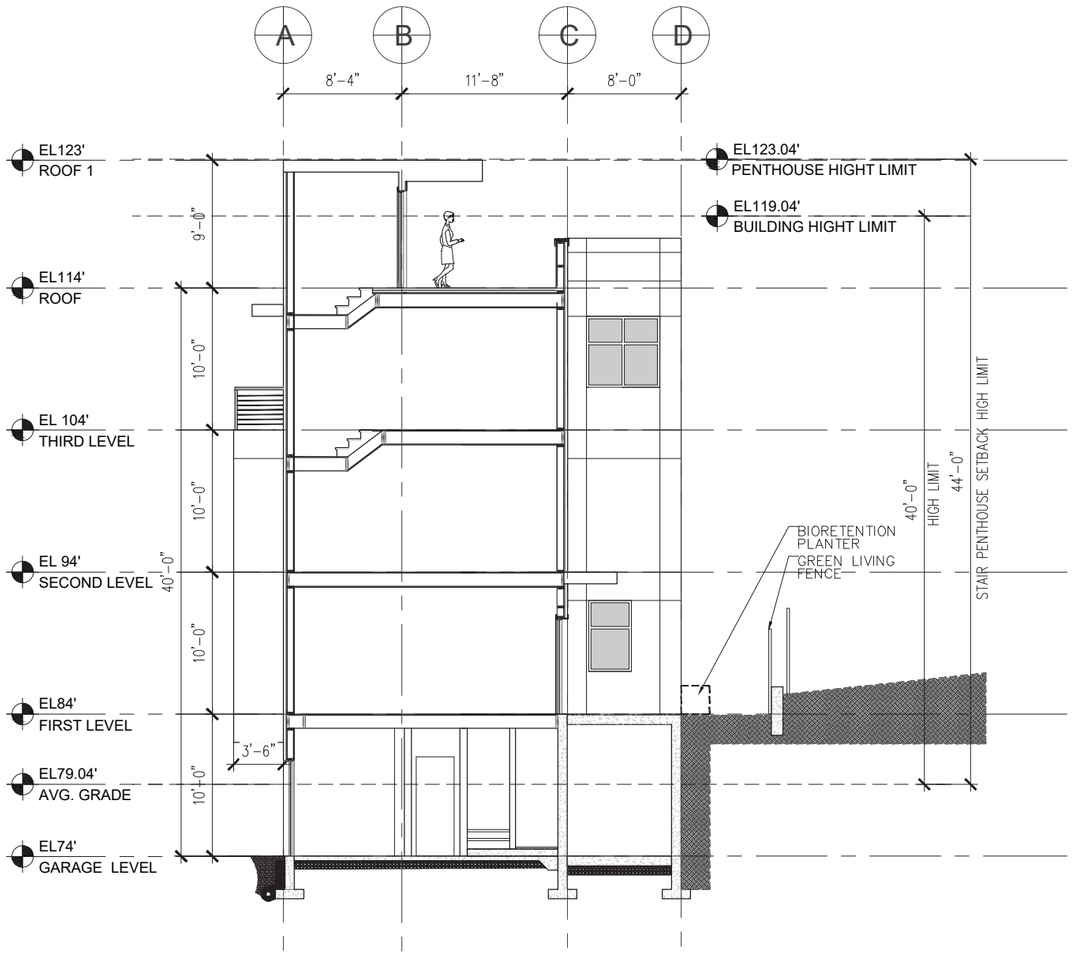
ROOF PLAN
3/32"=1'-0"

BUILDING SECTION



SECTION B

3/32"=1'-0"



SECTION A

3/32"=1'-0"

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BUILDING ELEVATION

NORTH ELEVATION
3/32"=1'-0"

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BUILDING ELEVATION

WEST ELEVATION
3/32"=1'-0"

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BUILDING ELEVATION

SOUTH ELEVATION
3/32"=1'-0"

BUILDING ELEVATION

EAST ELEVATION
3/32"=1'-0"

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8.0 ARCHITECTURAL MASSING CONCEPTS

BUILDING EXTERIOR MATERIALS

BALCONY RAILING

METAL CANOPY

PAINTED PANEL SIDING (LIGHT GRAY & DARK GRAY)

TRANSLUCENT GARAGE DOOR

VINYL WINDOW

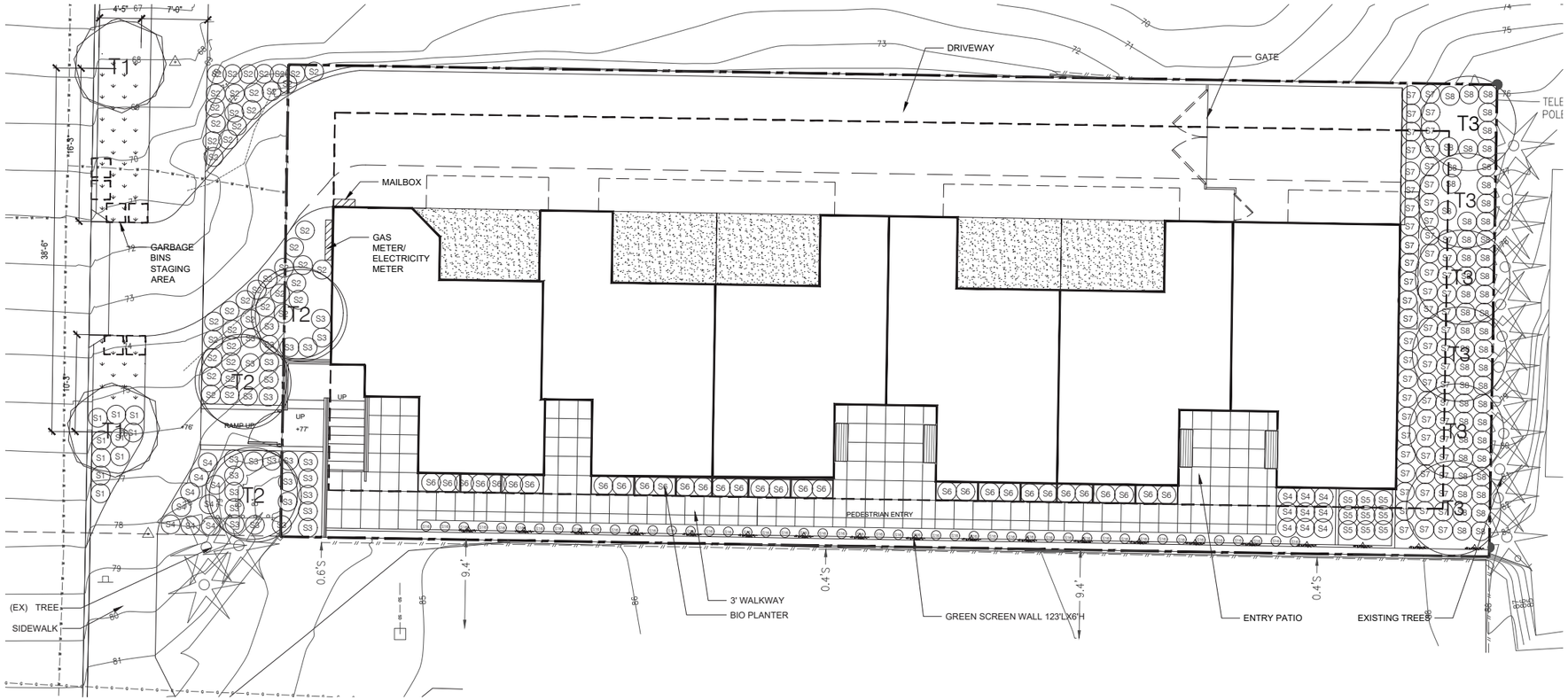
SHIP-LAP SIDING

CEDAR FENCE

ARCHITECTURAL CONCRETE

GREEN SCREEN WALL

LANDSCAPE PLAN



1 L-1 **LANDSCAPE PLAN - GROUND**
SCALE 3/16" = 1'-0"

0 8 16 24 32

PLANTING LIST - AT GRADE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE (GREEN FACTOR)
A. TREES					
T1	*METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2" Cal	2	(B6, H1, H3)
T2	MAGNOLIA X `BUTTERFLIES`	MAGNOLIA	2" Cal	3	(B4, H3)
T3	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" Cal	6	(B3)

B. SHRUBS					
S1	*YUCCA FLACCIDA `GOLDEN SWORD	GOLDEN SWORD YUCCA	3 GAL	10	(B2, H1, H3)
S2	*LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	45	(B2, H1, H3)
S3	*RHODODENDRON X `P.J.M.`	PJM RHODODENDRON	5 GAL	29	(B2, H1, H3)
S4	*DAPHNE X `LAWRENCE CROCKER`	LAWRENCE CROCKER DAPHNE	2 GAL	18	(B2, H1, H3)
S5	*TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	9	(B2, H1)
S6	*CAREX TESTACEA	CAREX	1 GAL	31	(B2, H1)
S7	*RHODODENDRON X `PURPLE GEM`	RHODODENDRONE	2 GAL	66	(B2, H1)
S8	*RHODODENDRON AZALEASTRUM TSUTSUSI	AZALEA JAPONICA	2 GAL	50	(B2, H1)
S16	*ERYSIMUM 'BOWLES' MAUVE'	BOWLES' MAUVE WALLFLOWER	1 GAL	47	(B2, H1)
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1 GAL	19	

C. GROUNDCOVER				
G1	*TURF GRASS		SOD	118 SQFT

NOTE:
1. * MEANS DROUGHT- TOLERANT PLANT SPECIES AND FROM SEATTLE GREEN FACTOR PLANT LIST
2. TREES PLANTED PER CITY OF SEATTLE PLANT 100A
3. EXISTING SOIL AMENDED PER CITY OF SEATTLE PLANT 142 AND DPD DIRECT'S RULE 10-2011 A1

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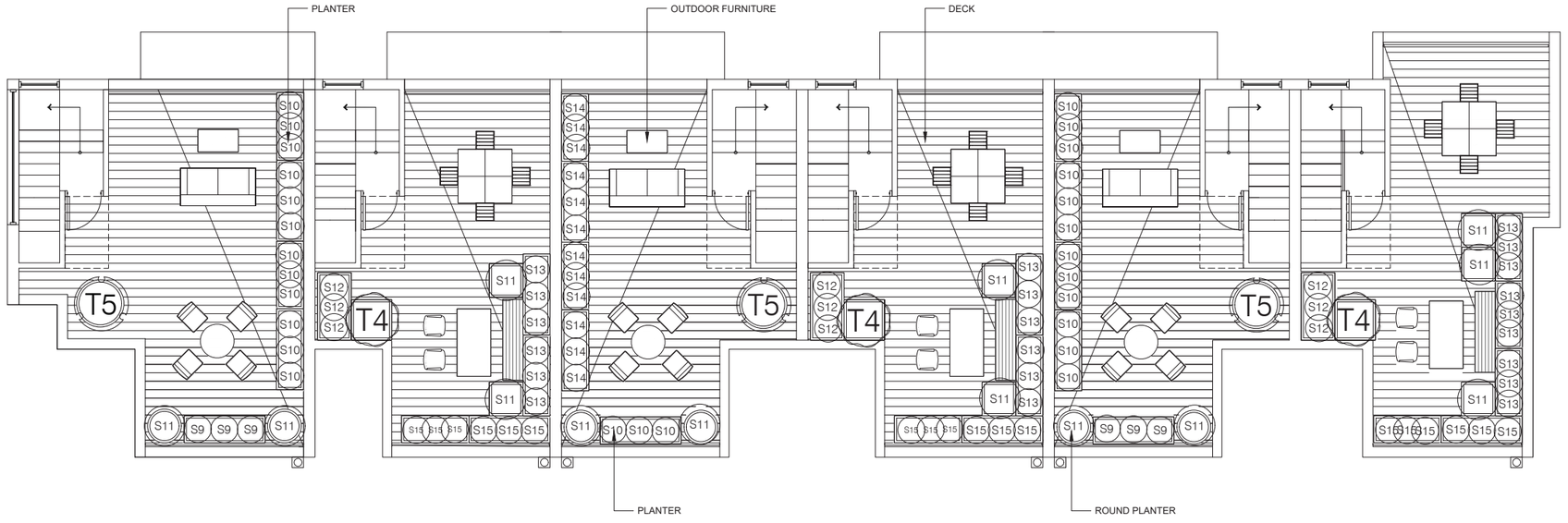
LANDSCAPE PLAN



FURNITURE ARE NOT INCLUDED, REFERENCE ONLY

1 L-2 **LANDSCAPE PLAN - ROOF**
SCALE 1/4" = 1'-0"

0 2 4 8

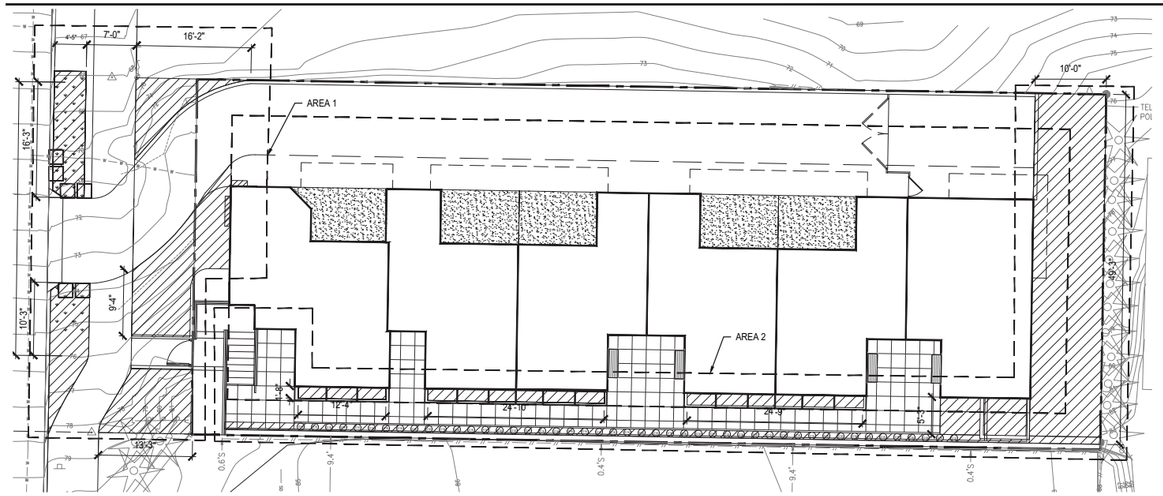
PLANTING LIST - ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE (GREEN FACTOR)
A. TREES					
T4	ACER PALMATUM `RED DRAGON`	RED DRAGON JAPANESE MAPLE	48" H	3	(B2)
T5	ACER PALMATUM	JAPANESE MAPLE	1.5" Cal	3	(B2, H1)

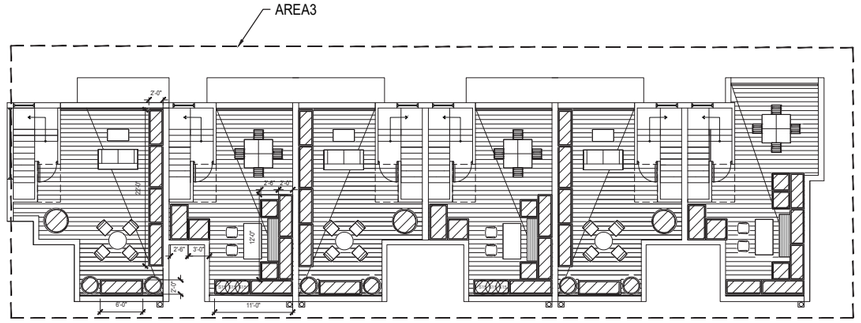
B. SHRUBS					
S9	*NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	6	(B2, H1)
S10	*CHOISYA TERNATA `SUNDANCE`	GOLDEN MEXICAN MOCK ORANGE	3 GAL	27	(B2, H1)
S11	PICEA PUNGENS `GLOBOSA`	DWARF GLOBE BLUE SPRUCE	5 GAL	13	(B2)
S12	*HEBE X `EMERALD GEM`	EMERALD GEM HEBE	3 GAL	9	(B2, H1)
S13	*SARCOCOCCA HOOKERIANA	SWEETBOX	2 GAL	21	(B2, H1)
S14	*CISTUS X HYBRIDUS	WHITE ROCKROSE	5 GAL	12	(B2, H1)
S15	*LAVANDULA STOECHAS	SPANISH LAVENDER	2 GAL	18	(B2, H1)

NOTE:
1. * MEANS DROUGHT- TOLERANT PLANT SPECIES AND FROM SEATTLE GREEN FACTOR PLANT LIST
2. TREES PLANTED PER CITY OF SEATTLE PLANT 100A
3. EXISTING SOIL AMENDED PER CITY OF SEATTLE PLANT 142 AND DPD DIRECT'S RULE 10-2011 A1

LANDSCAPE GREEN FACTOR



1 L-3 **GREEN FACTOR PLAN - GROUND FLOOR**
SCALE 1/8" = 1'-0"



2 L-3 **GREEN FACTOR PLAN - ROOF**
SCALE 1/8" = 1'-0"

NOTE:
1. REQUIRED GREEN FACTOR SCORE: 0.6 OR GREATER
2. PROJECT GREEN FACTOR SCORE: 0.641> 0.6
3. DETAIL CACULATIONS ARE AS FOLLOWING:
   A2=1639 SQFT (AREAS SHOWN ON THE PLAN)
   AREA1(495)+AREA2(769)+AREA3(357)
   A3=135 SQFT
   B1=A2(1462)+A3(135) = 1774 SQFT
   (GROUND EITHER COVER WITH MULCH OR GROUND COVERS)
   B2= ALL SHRUBS AND PERENNIALS (417)*12 =4004 SQFT
   B3= SMALL TREE (6)= 6*75=450

B4=MEDIUM/SMALL TREE(3)=3*150=450
B6= LARGE TREE (2)= 2*350=700 SQFT
H1= 5548 SQFT
   LARGE TREE: 2*350=700
   SHRUBS: 404*12 = 4848 SQFT
H3= 2014 SQFT
   LARGE TREE: 2*350=700
   MEDIUM/SMALL TREE(3)=3*150=450
   SHRUBS:72*12 = 864 SQFT

Revised 12/28/10

Green Factor Score Sheet SEATTLE green factor

Project title: YESLER BLOCK 4

		enter sq ft of parcel		
	Parcel size (enter this value first) *	6,400	**SCORE**	0.641
	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: 1639	0.6	983.4
3	Bioretention facilities	enter sq ft: 135	1.0	135.0
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: 1774	0.1	177
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: 417 — 5004	0.3	1,501
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 6 — 450	0.3	135
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: 3 — 450	0.3	135.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0 — 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: 2 — 700	0.4	280.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 — 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**	enter sq ft: 0	0.7	-
E	**Approved water features**	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: 0	0.5	-
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 10,152		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 5,548	0.1	554.8
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: 2,014	0.1	201
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
			Green Factor numerator =	4,103

** Do not count public rights-of-way in parcel size calculation.*
*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

3 L-3 **GREEN FACTOR SCORESHEET**

Revised 2/18/2020

Green Factor Worksh SEATTLE green factor

Project Title: Queen Anne		Planting Area						
		AREA 1	AREA 2	AREA 3				TOTAL**
A1	square feet							0
A2	square feet	495	769	375				1639
A3	square feet		135					135
B1	square feet	495	904	375				1774
B2	# of plants	72	233	112				417
B3	# of trees		6					6
B4	# of trees	3						3
B5	# of trees							0
B6	# of trees	2						2
B7	truck dia inch							0
C1	square feet							0
C2	square feet							0
D	square feet							0
E	square feet							0
F1	square feet							0
F2	square feet							0
G	square feet							0
H1	square feet	1564	2796	1188				5548
H2	square feet							0
H3	square feet	2014						2014
H4	square feet							0

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

4 L-3 **GREEN FACTOR WORK SHEET**

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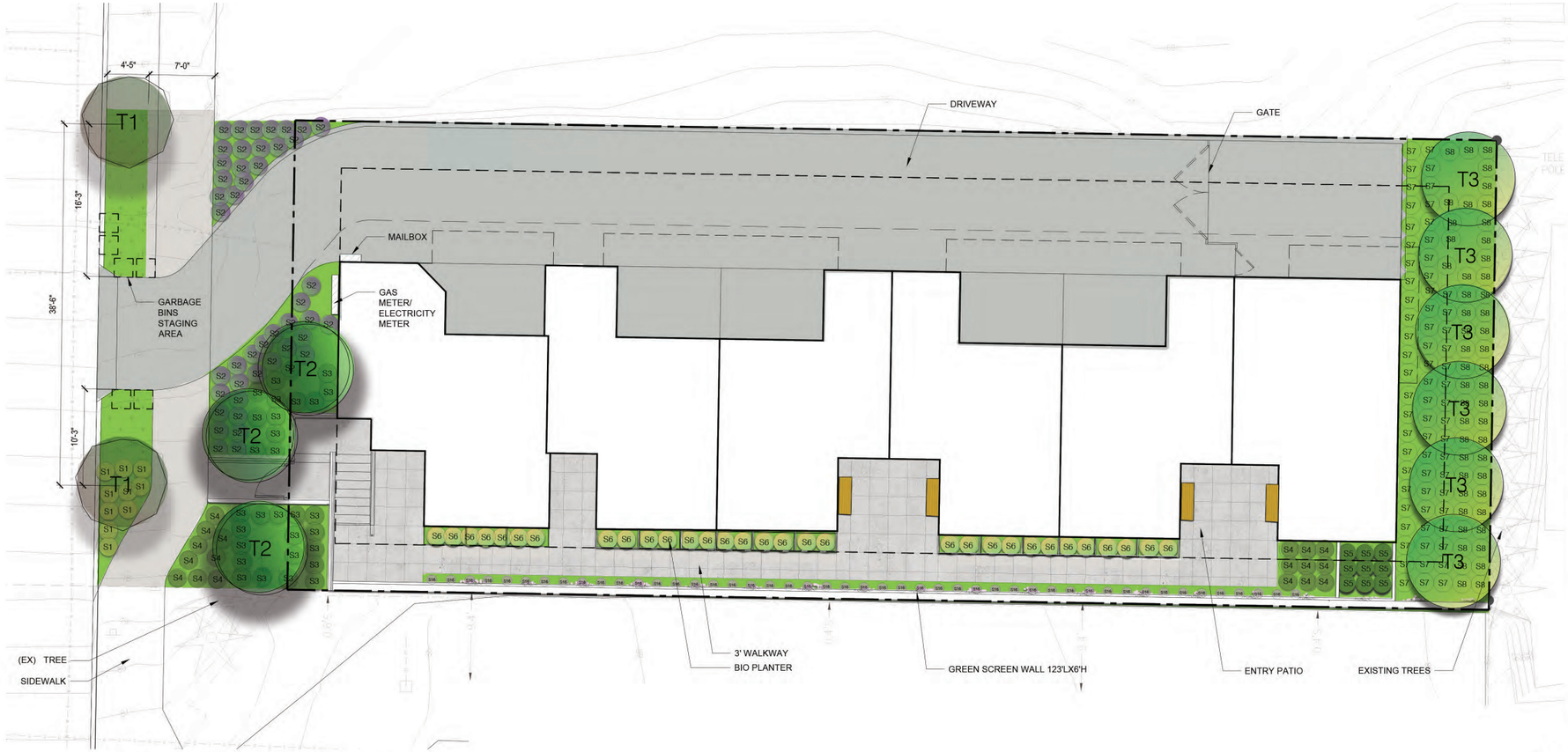
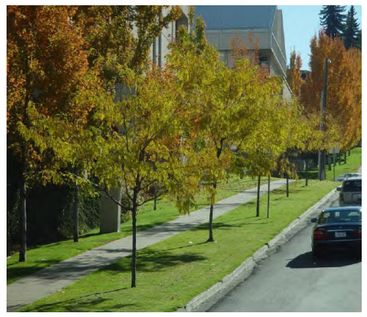
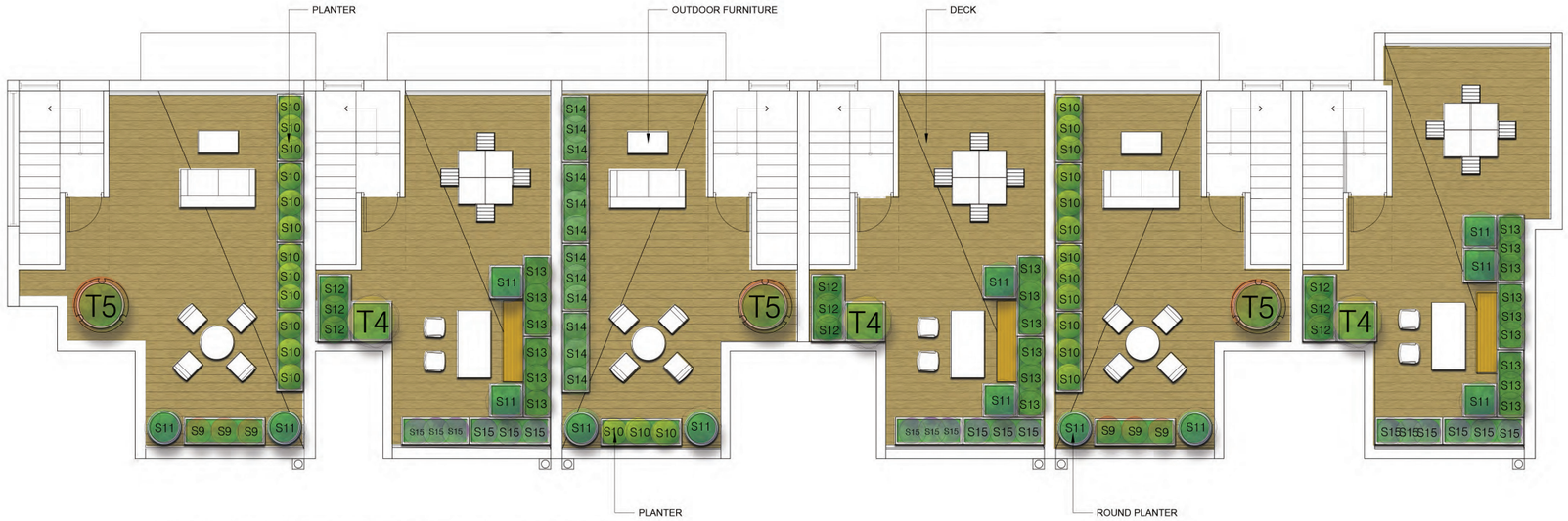
LANDSCAPE PLAN



1 L-1 **LANDSCAPE PLAN - GROUND**
SCALE 3/16" = 1'-0"




LANDSCAPE PLAN



FURNITURE ARE NOT INCLUDED, REFERENCE ONLY

1 L-2 **LANDSCAPE PLAN - ROOF**
SCALE 1/4" = 1'-0"

0 2 4 8

STREAMLINED DESIGN REVIEW APPLICATION
QUEEN ANNE TOWNHOMES
3816 13TH AVE. W, SEATTLE,WA 98119 / PROJECT #: 3033682-LU,3033681-EG

Magellan ARCHITECTS
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PLANTS

T1 METASEQUOIA GLYPTOSTROBOIDES/ DAWN REDWOOD

T2 MAGNOLIA X 'BUTTERFLIES/ MAGNOLIA

T3 STYRAX JAPONICUS/ JAPANESE SNOWBELL

T4 ACER PALMATUM 'RED DRAGON/ RED DRAGON JAPANESE MAPLE

T5 ACER PALMATUM/ JAPANESE MAPLE

S1 YUCCA FLACCIDA' GOLDEN SWORD' / GOLDEN SWORD YUCCA

S2 LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER

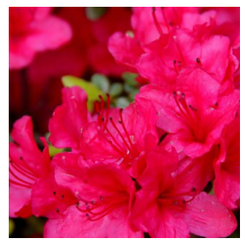
S3 RHODODENDRON X PJM PJM RHODODENDRON

S4 DAPHNE X 'LAWRENCE CROCKER'/ LAWRENCE CROCKER DAPHNE

S5 TEUCRIUM CHAMAEDRYS/ GERMANDER

S6 CAREX TESTACEA/ CAREX

S7 RHODODENDRON X'PURPLE GEM'/ RHODODENDRON



S8 RHODODENDRON AZALEASTRUM TSUTSUSI/ AZALEA JAPONICA

S9 NANDINA DOMESTICA / HEAVENLY BAMBOO

S10 CHOISYA TERNATA 'SUNDANCE'/ GOLDEN MOCK ORANGE

S11 PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE

S12 HEBE X 'EMERALD GEM'/ EMERALD GEM HEBE

S13 SARCOCOCCA HOOKERIANA/ SWEETBOX

S14 CISTUS HYBRIDUS/ WHITE ROCKROSE

S15 LAVANDULA STOECHAS/ SPANISH LAVENDER

S16 ERYSIMUM 'BOWLES 'MAUVE'/ BOWLES 'MAUVE WALLFLOWER

8.0 ARCHITECTURAL MASSING CONCEPTS

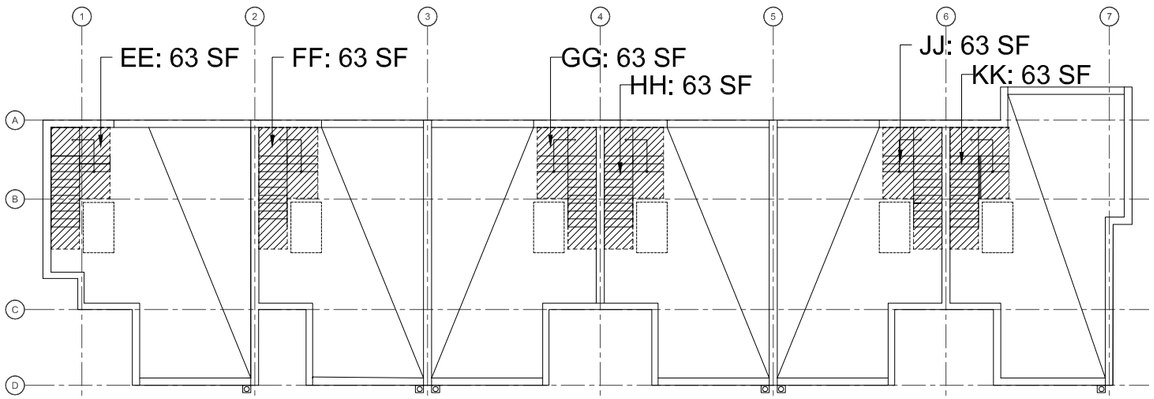
FAR CALCULATION
SITE AREA:6400 SF
FAR: 1.8
ALLOWABLE AREA: 11,520 SF

	AREA	SF
ROOF	KK	63
	JJ	63
	HH	63
	GG	63
	FF	63
	EE	63
THIRD LEVEL	DD	2672
SECOND LEVEL	CC	2872
FIRST LEVEL	BB	2817
BASEMENT	AA	2117
TOTAL FAR (NOT GROSS AREA)		**10,856 < 11,520 SF**

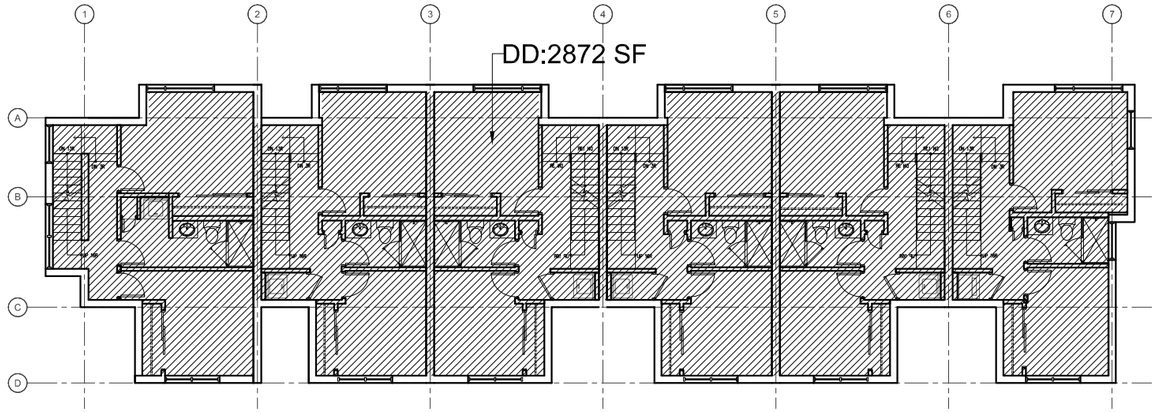
EXEMPT FAR PER 23.45.510 D.4.b

Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances:

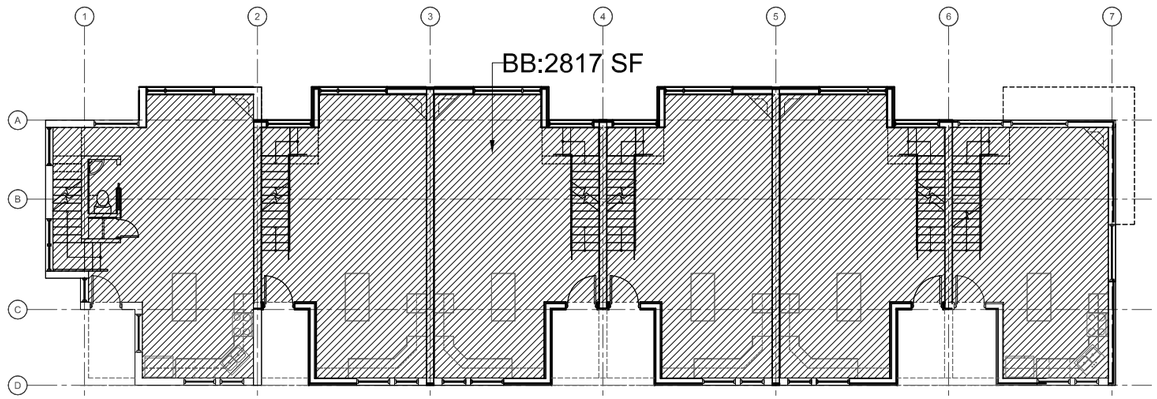
b. Rowhouse and townhouse developments in LR zones, provided that all parking is located at the rear of the structure or is enclosed in structures with garage entrances located on the rear façade;



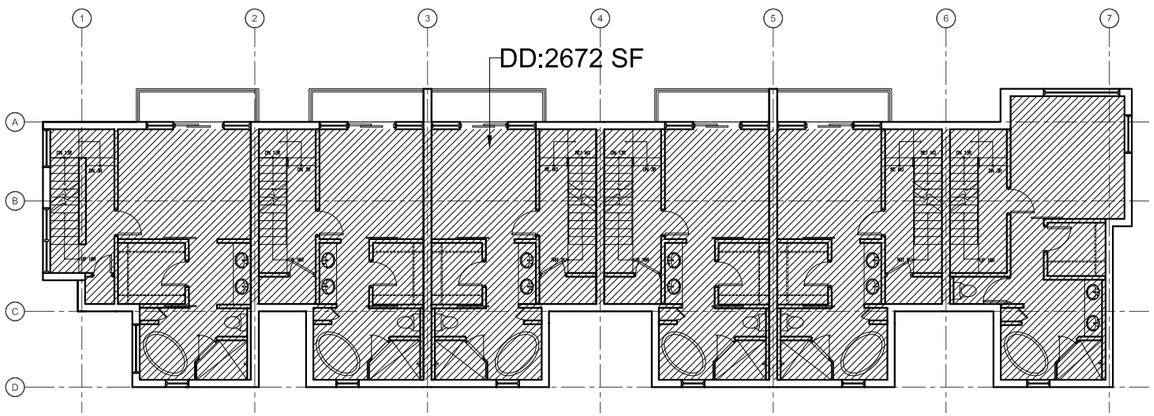
ROOF
1/16"=1'-0"



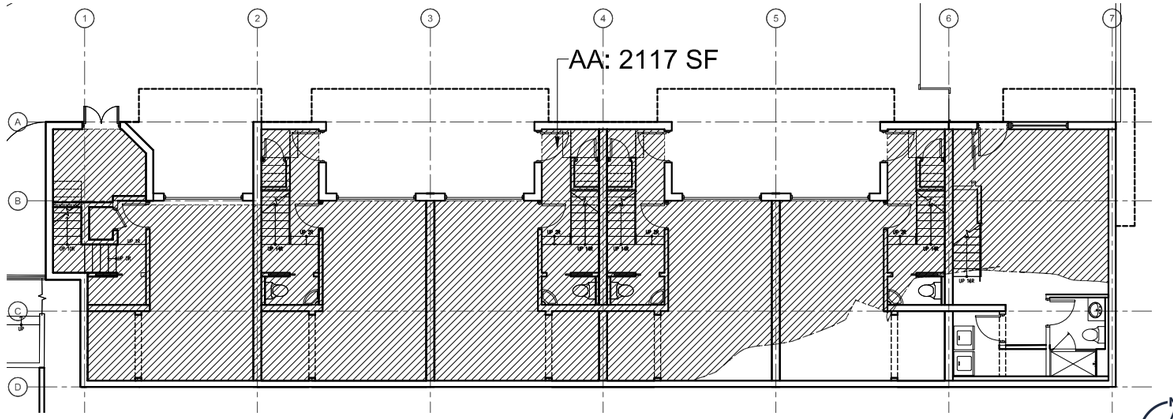
SECOND LEVEL
1/16"=1'-0"



FIRST LEVEL
1/16"=1'-0"



THIRD LEVEL
1/16"=1'-0"



BASEMENT LEVEL
1/16"=1'-0"

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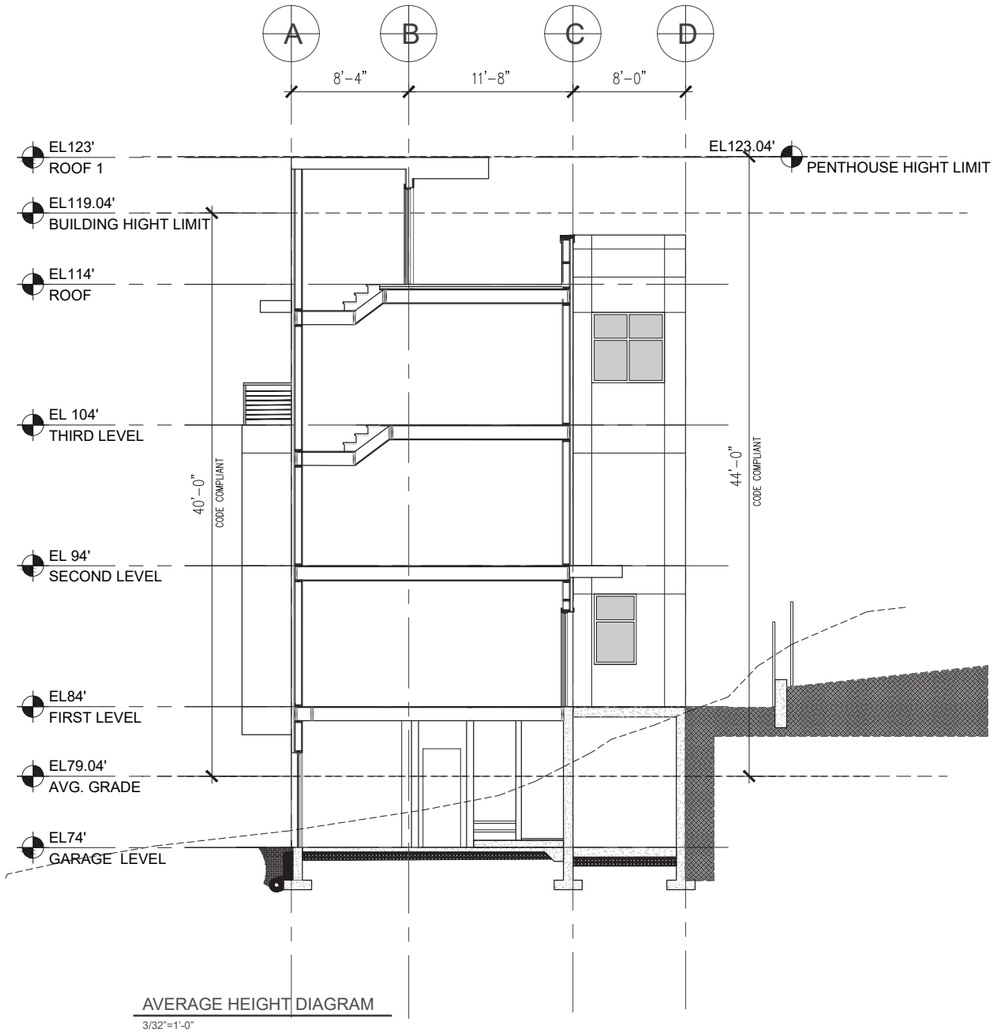
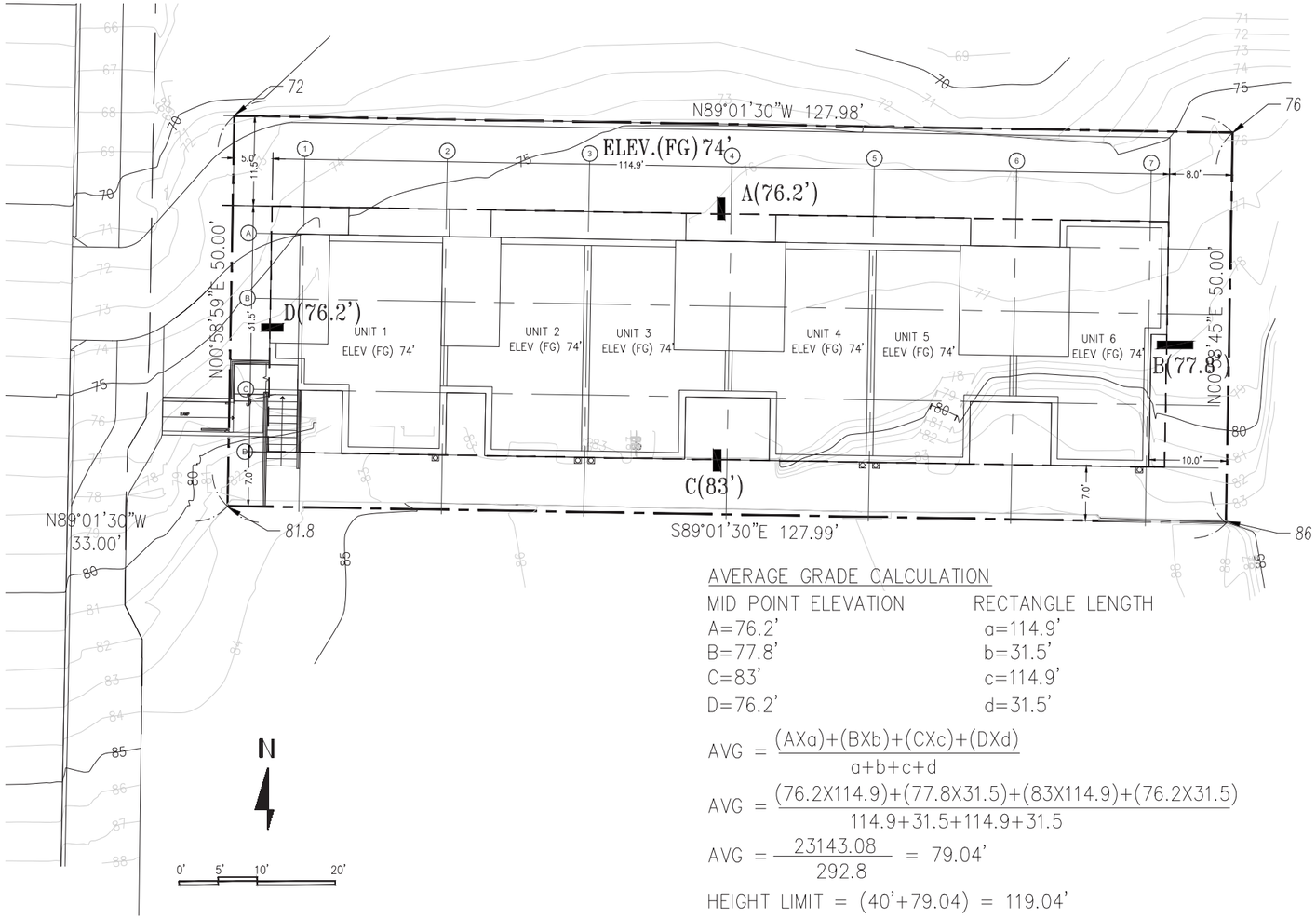
SITE AVERAGE GRADE CALCULATION



AVERAGE HEIGHT DIAGRAM

3/32"=1'-0"



AVERAGE GRADE CALCULATION

MID POINT ELEVATION	RECTANGLE LENGTH
A=76.2'	a=114.9'
B=77.8'	b=31.5'
C=83'	c=114.9'
D=76.2'	d=31.5'

$$AVG = \frac{(AXa)+(BXb)+(CXc)+(DXd)}{a+b+c+d}$$

$$AVG = \frac{(76.2X114.9)+(77.8X31.5)+(83X114.9)+(76.2X31.5)}{114.9+31.5+114.9+31.5}$$

$$AVG = \frac{23143.08}{292.8} = 79.04'$$

HEIGHT LIMIT = (40'+79.04) = 119.04'

AMENITY AREA

23.45.522 - Amenity area

A.Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones

1.The required amount of amenity area for rowhouse and townhouse develop ments and apartments in LR zones is equal to 25 percent of the lot area.

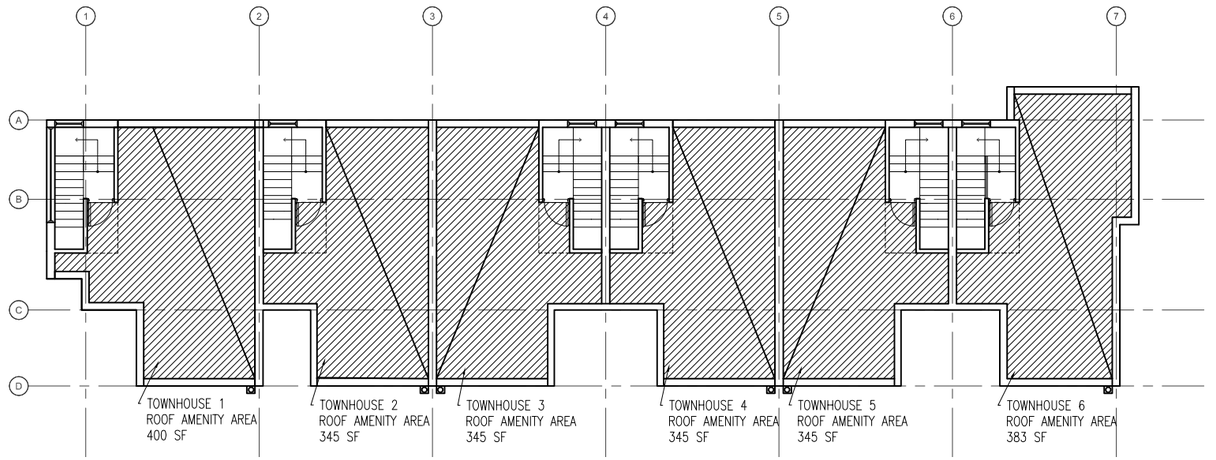
2.A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.

3.For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.

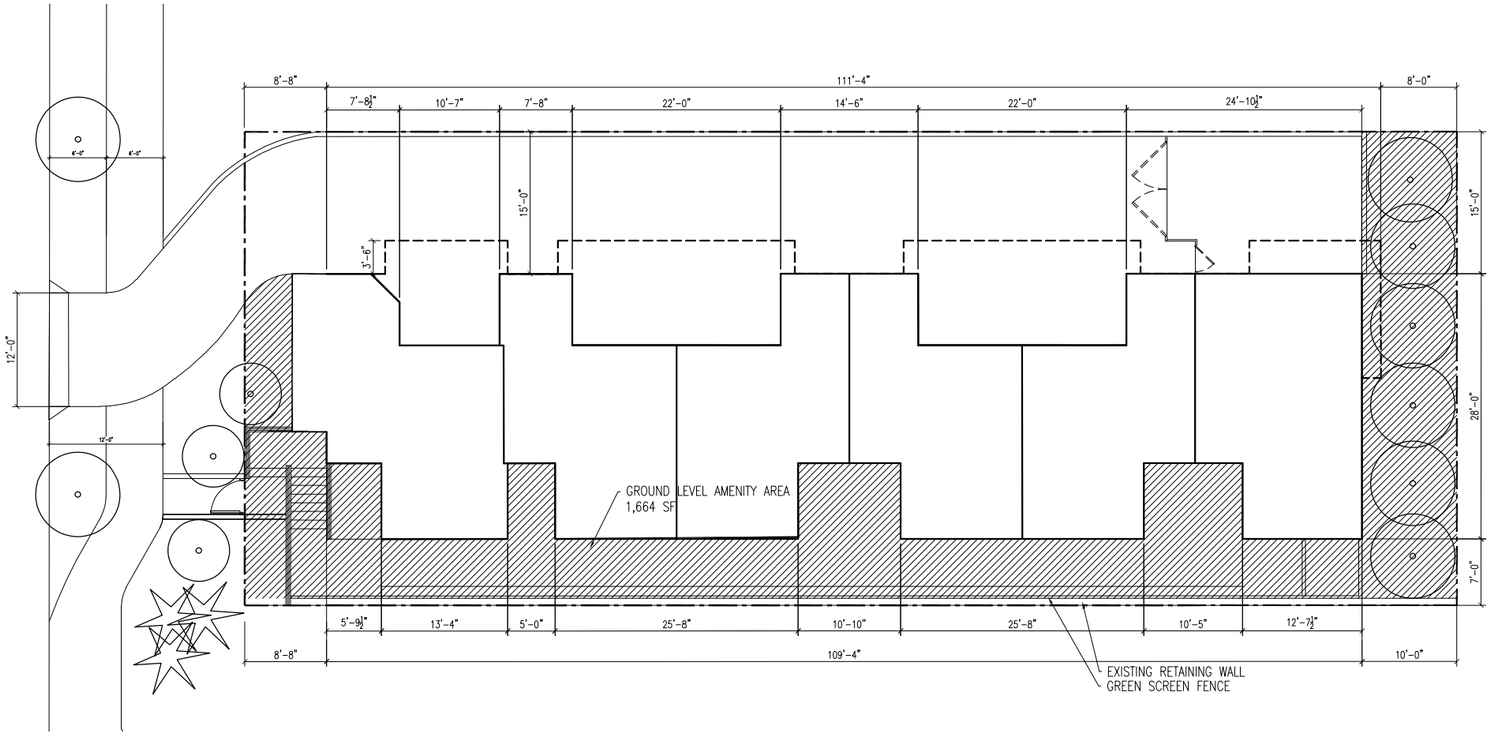
Amenity Area Calculation

Lot Area = 6400 sf
25% of lot area developed to amenity area
25% x 6400 = 1600 sf
50% of Amenity area must be at ground level
50% x 1600=800 sf

Townhouse 1 Roof	400 SF
Townhouse 2 Roof	345 SF
Townhouse 3 Roof	345 SF
Townhouse 4 Roof	345 SF
Townhouse 5 Roof	345 SF
Townhouse 6 Roof	383 SF
Ground Level	1664 SF > 800 SF
Total Amenity Provided	3827 SF > 1600 SF



ROOF LEVEL AMENITY AREA
1/16"=1'-0"



GROUND LEVEL AMENITY AREA
1/16"=1'-0"

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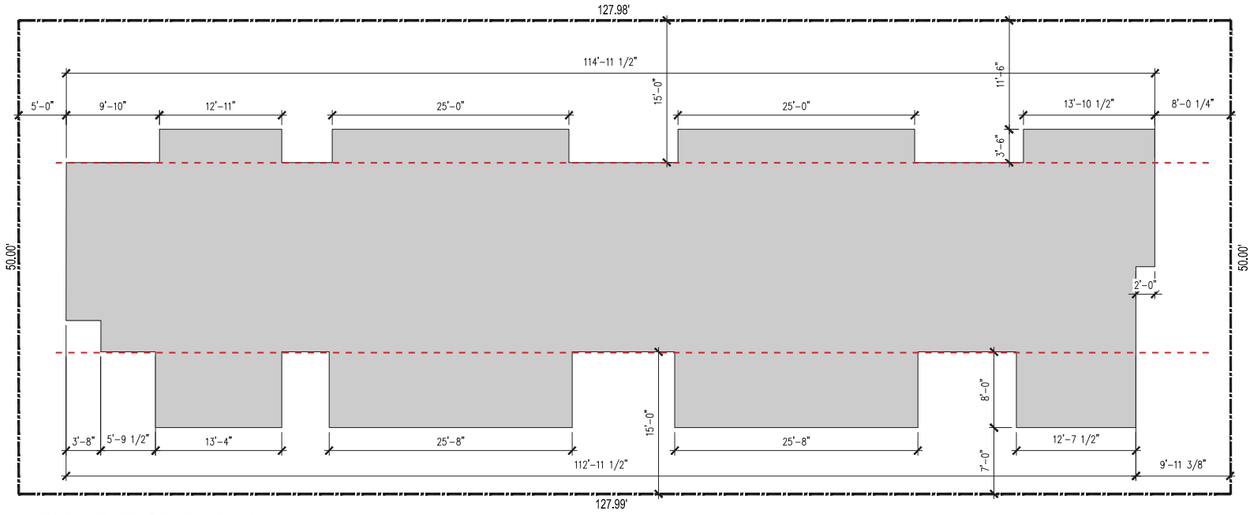
FACADE LENGTH / OPENING DIAGRAM

SMC 23.45.527 - Structure width and façade length limits in LR zones

B. Maximum façade length in Low-rise zones.1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

South Side Property Line Length	127.99’
Facade Limit	65% x 127.99’=83.19’
South Facade Length	13.33’+25.66’+25.66’+12.625’=77.275’ < 83.19’
North Side Property Line Length	65% X 127.98’=83.18’
North Facade Length	13.92’+25.0’+25.0’+13.88’=77.8’ < 83.18’



FACADE LENGTH DIAGRAM

1/16"=1'-0"

SMC 23.45.529 C1 - Design Standards

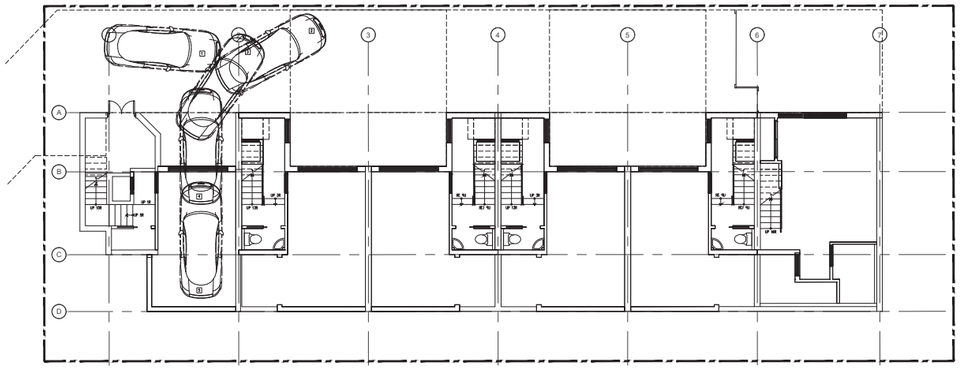
a. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors, except as provided in subsection 23.45.529.C.

Facade Area	1215sf
Opening Area	248 sf
	1215 x 20% =243 sf < 248 sf

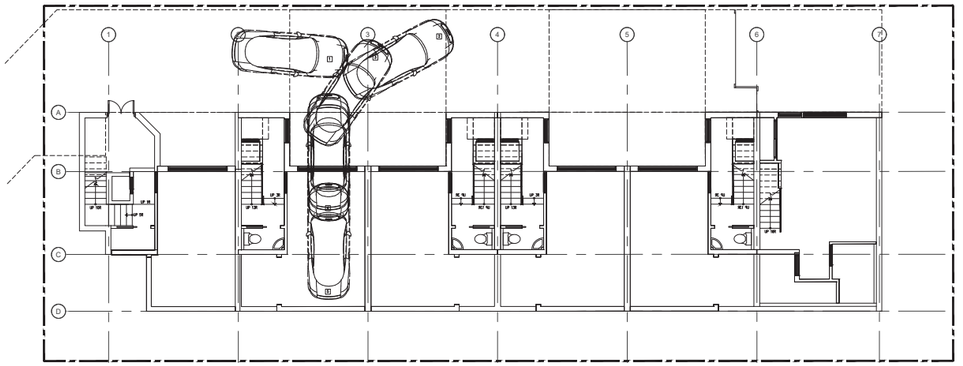
FACADE OPENING DIAGRAM

1/16"=1'-0"

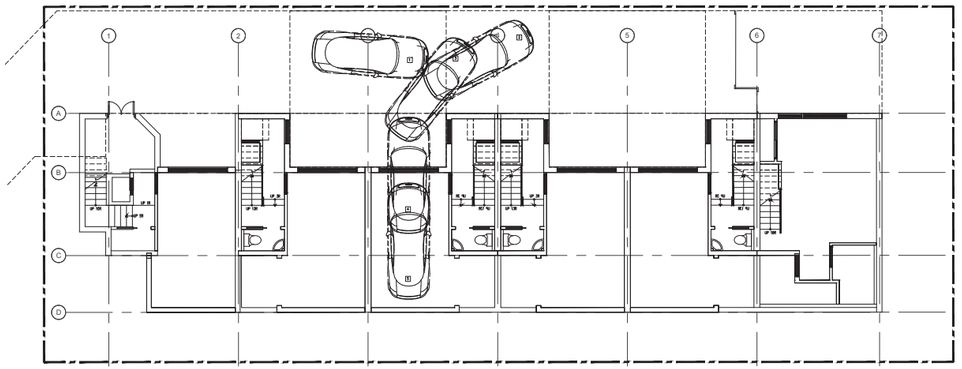
DRIVEWAY MANEUVERING PLAN



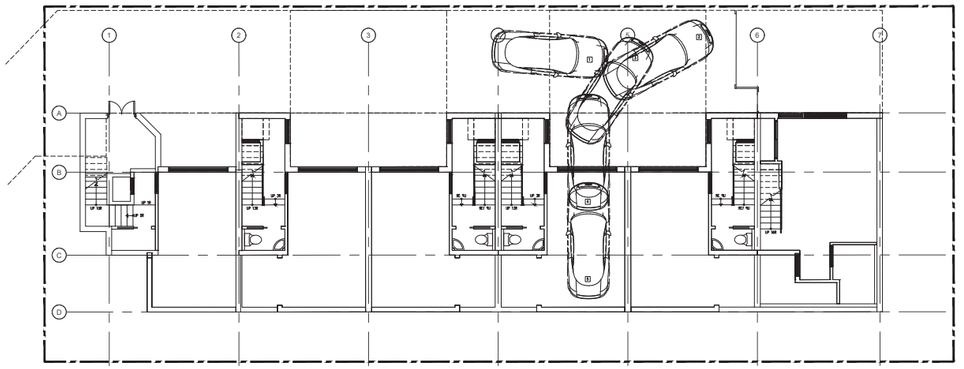
UNIT 1 DRIVEWAY MANEUVERING PLAN
N.T.S



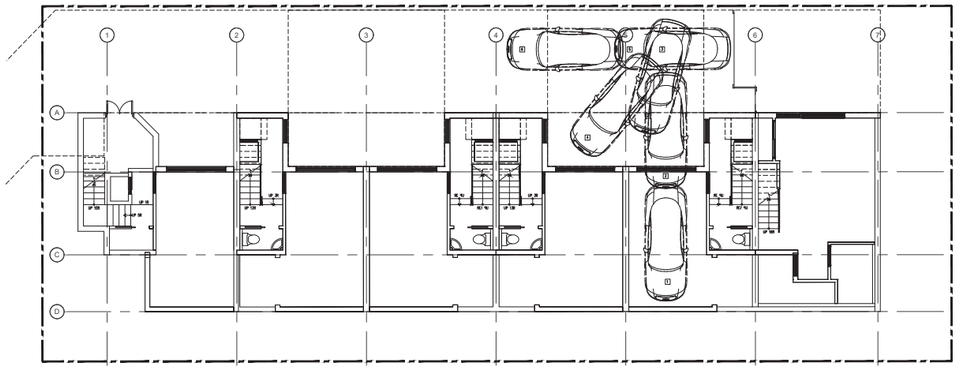
UNIT 2 DRIVEWAY MANEUVERING PLAN
N.T.S



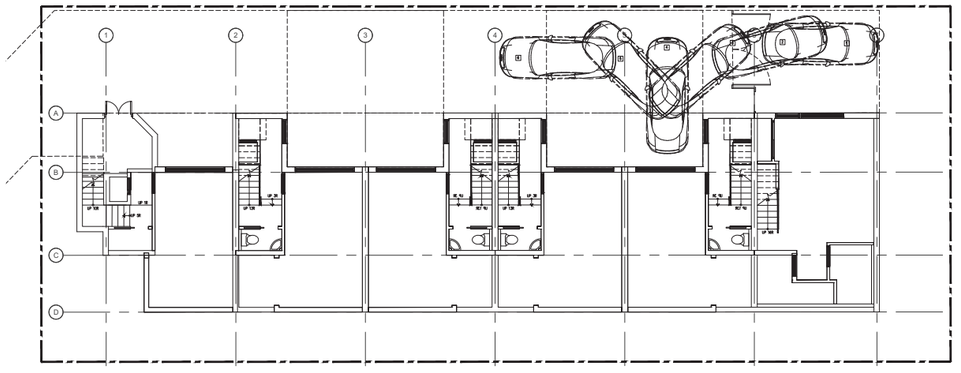
UNIT 3 DRIVEWAY MANEUVERING PLAN
N.T.S



UNIT 4 DRIVEWAY MANEUVERING PLAN
N.T.S



UNIT 5 DRIVEWAY MANEUVERING PLAN
N.T.S



UNIT 6 DRIVEWAY MANEUVERING PLAN
N.T.S

STREAMLINED DESIGN REVIEW APPLICATION
QUEEN ANNE TOWNHOMES
3816 13TH AVE. W, SEATTLE,WA 98119 / PROJECT #: 3033682-LU,3033681-EG

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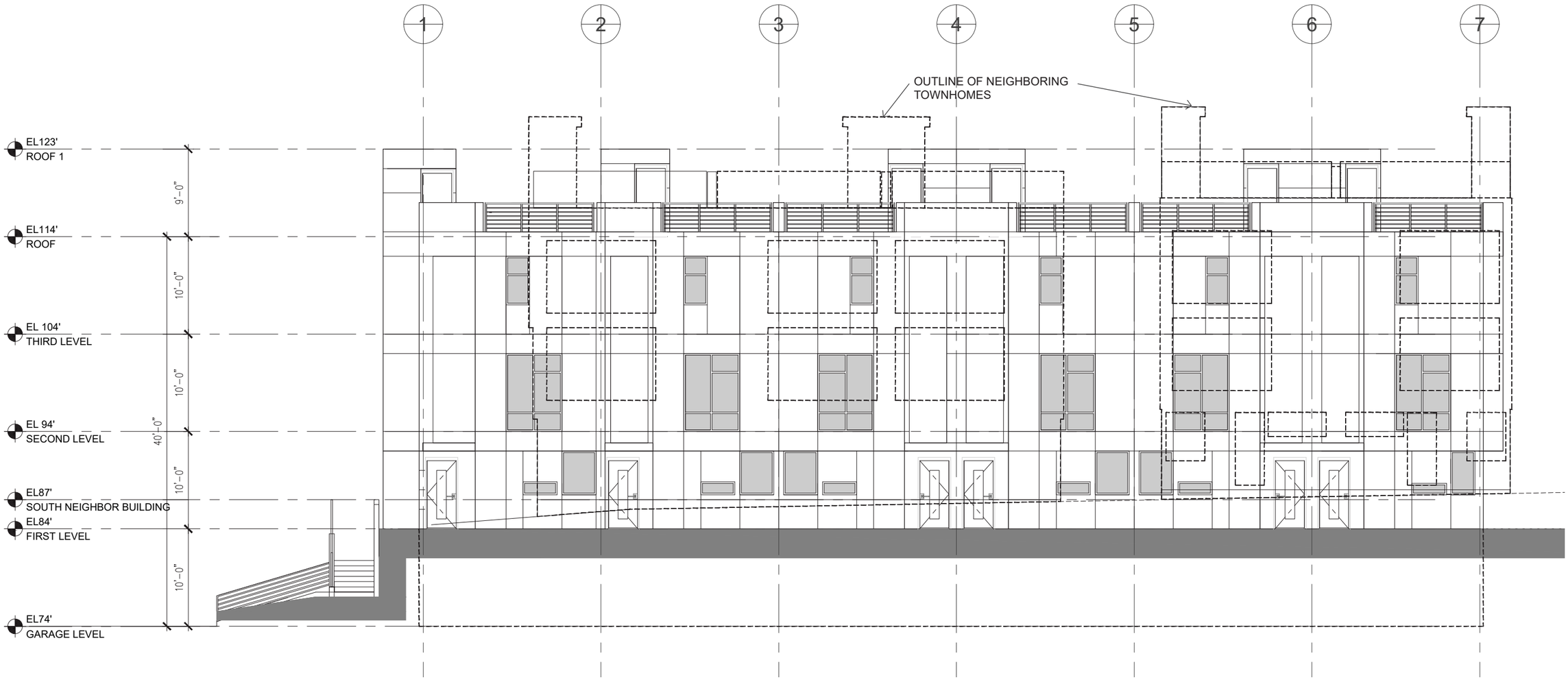
PRIVACY

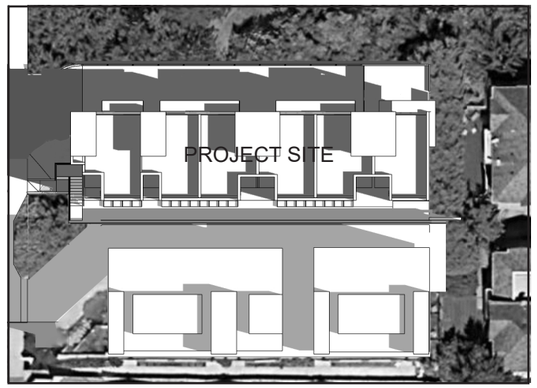


SOUTH PRIVACY ELEVATION

3/32"=1'-0"

8.0 ARCHITECTURAL MASSING CONCEPTS

SOLAR STUDY/SHADOW COMPARISONS

	JUNE 21	MAR/SEPT. 21	DEC. 21
9:00			
12:00			
15:00			

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SIMILAR PROJECT EXAMPLE

3801 13th Ave, Seattle

3812 13th Ave, Seattle

4312 Whitman Ave N, Seattle

4601 Phinney Ave N, Seattle

9.0 DEPARTURES

NO DEPARTURES REQUESTED

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