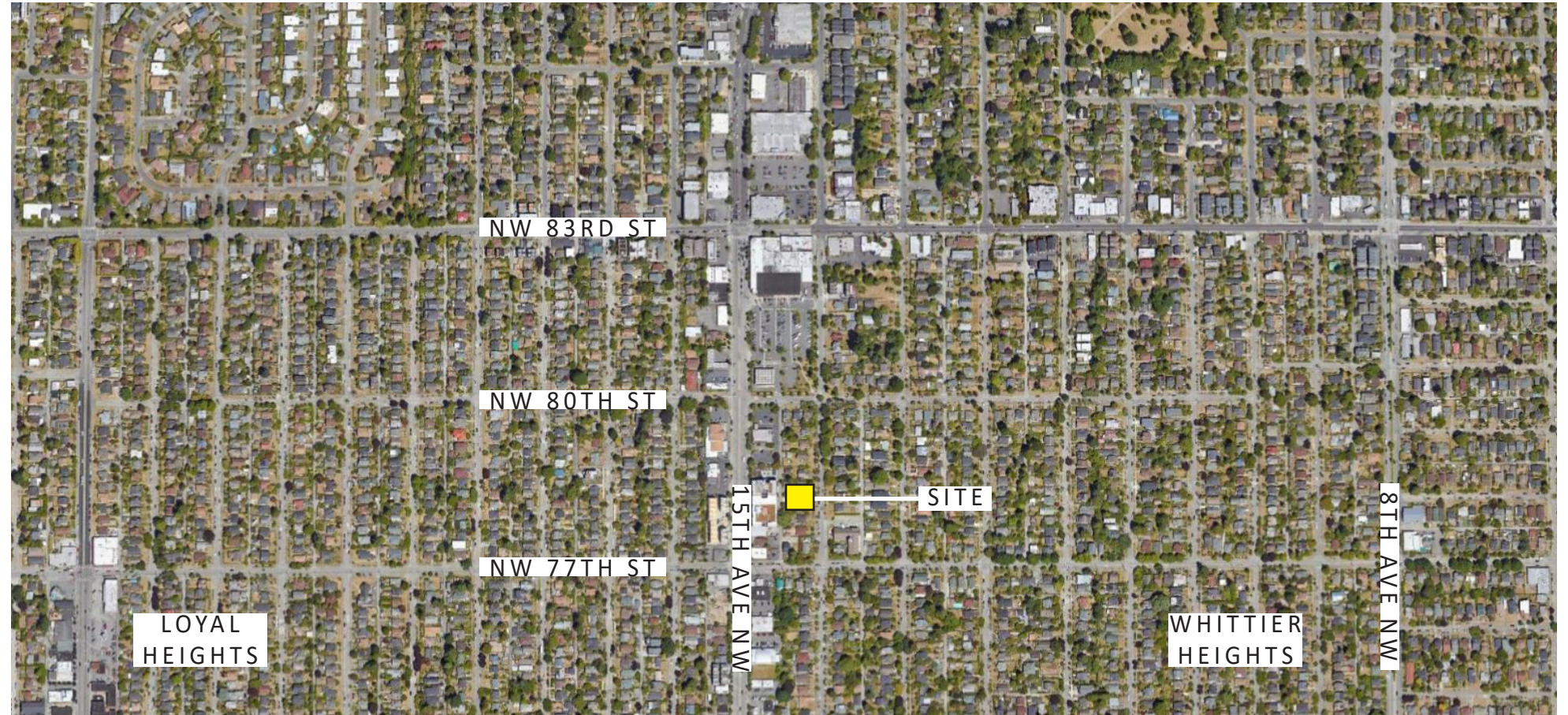




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PROJECT INFORMATION

ADDRESS:	8021 Mary Ave NW
DPD #:	3034583-LU / 3034914-EG
OWNER:	Modern Homes LLC
APPLICANT:	Cleave Architecture and Design
CONTACT:	Justin Kliewer

PROJECT PROGRAM

LOT SIZE:	7567 sf
BUILDING TYPE:	Townhouse
APPROX FAR:	10589.52 sf (10593.8 sf allowable)
UNIT COUNT:	8
UNIT SIZES:	+/- 1324 sf gross each unit
ABOVE-GROUND STORIES:	3
PARKING STALLS:	7 (0 required)

PROJECT DESCRIPTION

The proposed project will demolish the existing structure and construct two 4-unit townhouses. The project will provide 7 surface parking spaces accessed from the existing alley.

PROJECT DESIGN CONCEPT

The design concept is to maximize site potential to provide market rate homes for fee-simple ownership. The site design provides a street facing entry for the east units. The building is arranged in a foursquare pattern to maximize natural daylight and ventilation to living spaces. The stair core has been located at the center of each building to reduce the perceived height by pulling the roof stair enclosure away from the building perimeter. The neighborhood has been rezoned from single family to Low-Rise and will transition from smaller scale housing to larger contemporary townhouses over the next several years.

HIGHEST PRIORITY DESIGN GUIDELINES

- CS1** **A: Energy Use**

The project will be Built Green Certified

B: Sunlight and Natural Ventilation

The foursquare building design maximizes glazing at living spaces to provide natural daylight and ventilation.
- CS2** **A: Location in the City and Neighborhood**

D: Height, Bulk and Scale
- CS3** **A: Emphasize Positive Neighborhood Attributes**

The project is located in a recently up-zoned neighborhood. The site zoning was changed from SF5000 to LR2 and is across the alley from an NC2P-55 zone. The intention of the re-zone is to increase density within Urban Villages, and it is appropriate for the building to depart from the existing single family character and embrace a larger scale that creates a transition from the adjacent apartment buildings to the LR1 zone on the other side of Mary Ave NW.
- PL2** **WALKABILITY**

The front setback at the street has been increased from 7’ (required) to 13’ to enhance the pedestrian experience.
- PL3** **A: ENTRIES**

The easternmost unit entries are oriented towards Mary Ave NW, while the central entries are oriented towards a courtyard between the buildings. The western unit entries have been located on the north and south to avoid facing directly onto the alley. This also activates all sides of the site for additional visibility, as site security was a concern for the existing neighbors.
- PL3** **B: RESIDENTIAL EDGES**

The stair penthouses have been located at the center of each building to reduce the perceived mass at the building perimeter. The front setback has been increased from 7’ average / 5’ minimum to 13’, in response to the existing single family character and the existing exception tree located at the northeast corner.

PL4 **B: PLANNING AHEAD FOR BICYCLISTS**

A space has been provided at the west adjacent to the vehicle parking with covered storage for 8 bicycles. Two short term spaces are provided adjacent to the street for guest use.

- DC2** **A: Massing**

B: Architectural and Facade Composition

C: Secondary Architectural Features

D: Scale and Texture

The building height has been limited to 29’-6” at top of roof, 33’-0” at top of deck parapet and 39’-0” at top of roof stair. The allowable heights are 40’, 44’, and 50’ respectively. As noted the roof stairs have located away from the building perimeter. The building has been designed with symmetrical facades to reflect the internal design, with subtle variations between each facade.

DC4 **A: EXTERIOR ELEMENTS AND FINISHES**

Treatment of the proposed facades consists of 3 colors and wood cladding. The contrasting scale of the wood boards and the Hardie plank and panel (or similar) siding provides visual interest while allowing visual distinction at building massing. The street facing entries are visually distinguished with wood cladding running below the projecting awning and running the full height of the building

- DC4** **B: SIGNAGE**

C: LIGHTING

D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

A prominent address sign will be located at the site entry along with the mailboxes and bicycle parking. Landscaping will create a visual separation from the street and respect the large existing trees at the northeast corner of the site.

ZONING

The site is located in a Low-Rise 2 multi-family zone within the Crown Hill Urban Village overlay.

CODE REFERENCESMC 23.45.510 - FAR

$7567 \text{ sf} \times 1.4 = 10,593.8 \text{ sf}$ allowed, 10,589.52 sf proposed

SMC 23.45.512 - Density limits

No Density Limit is LR2 Zones

SMC 23.45.514 - Structure Height

40' maximum roof, 44' parapet, 50' stair penthouse

See building elevations for max height

SMC 23.45.518 - Setbacks and Separations

7'-0" avg/5'-0" min front req. : 13'-0"

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

7'-0" avg/5'-0" min rear req. : 28'-5.5" proposed

SMC 23.45.522 - Amenity Space

$7567 \text{ sf} \times .25 = 1891.75 \text{ sf}$ (945.875 at ground level) required

980.4 sf ground level + 2660.8 roof deck = 3641.2 sf proposed

SMC 23.45.527 - Facade Length

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

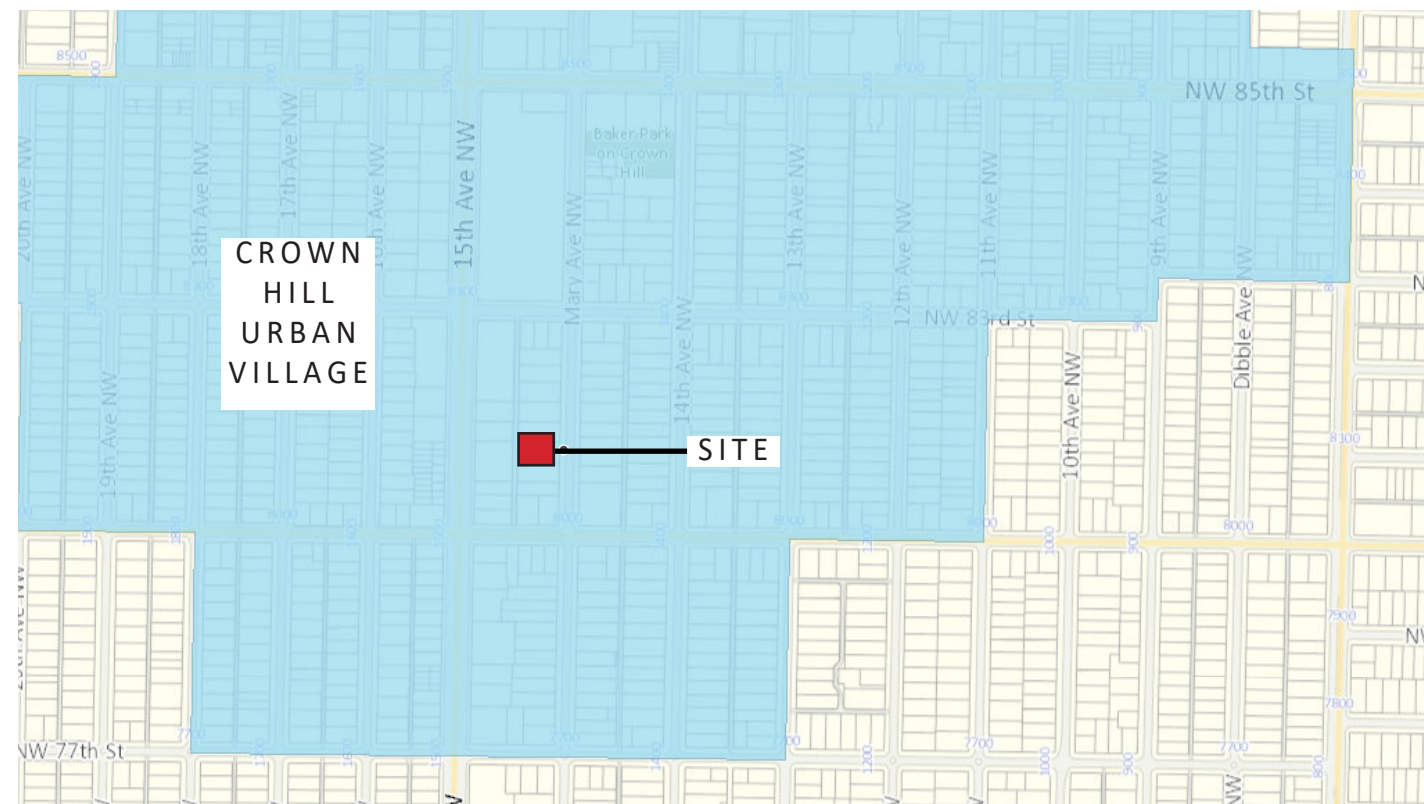
$126' \times .65 = 81.11'$ allowed

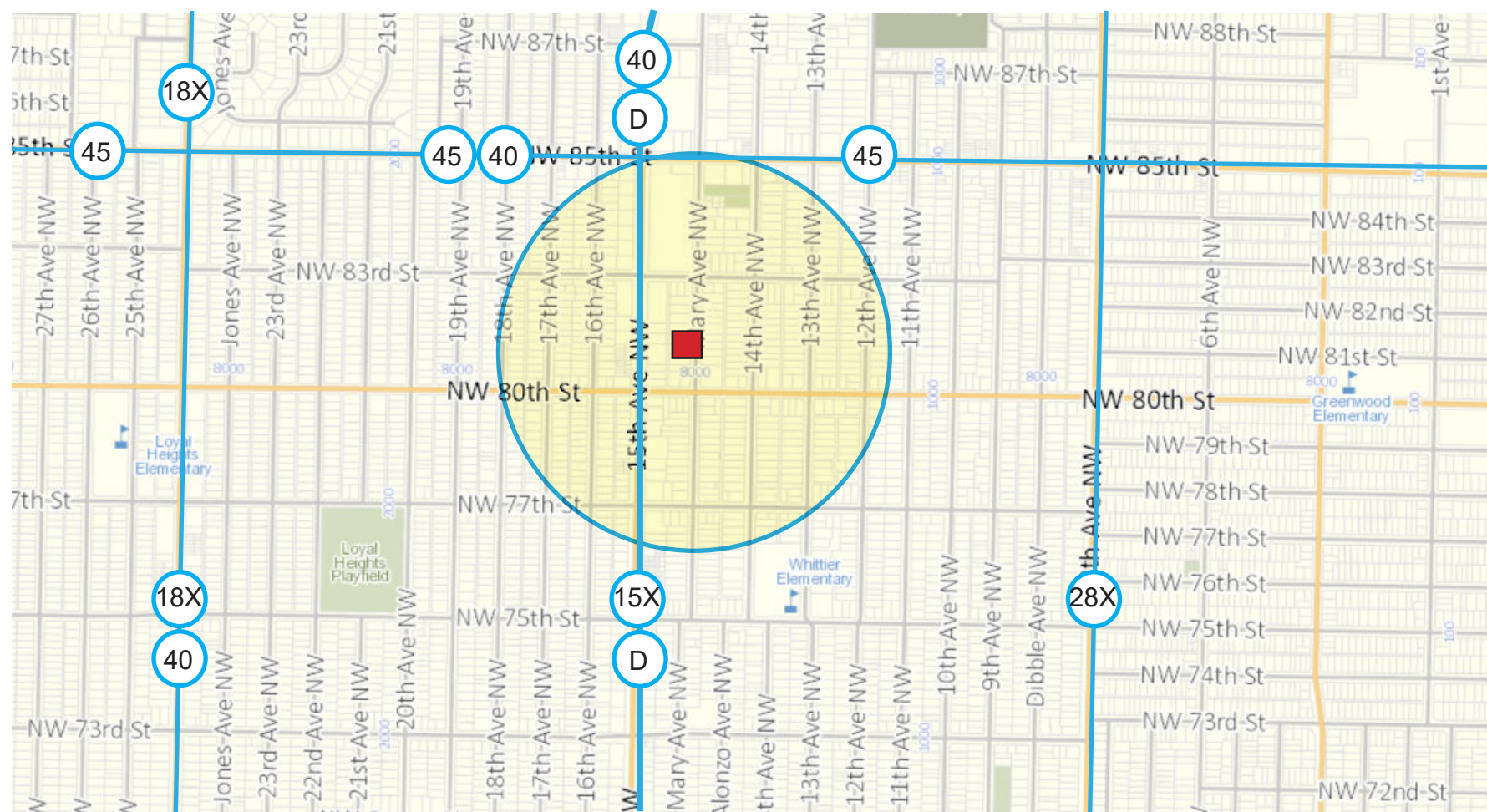
74'-2" proposed

SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Crown Hill Urban Village

7 parking spaces proposed





1/4 MILE RADIUS

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/4 mile radius. The 40, 45 and Rapid Ride D Line are both within 1320 feet of the project site, and both provide transit schedules meeting the Frequent Transit requirements. The site is also within easy walking distance to the shops and restaurants in the 15th Ave Neighborhood Commercial Corridor.

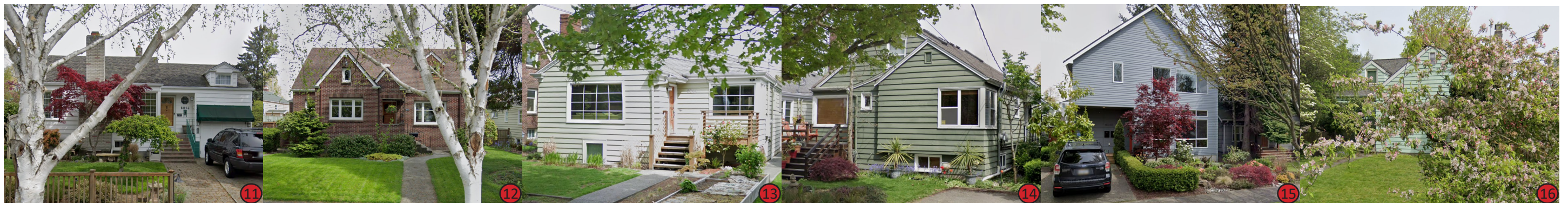
NEIGHBORHOOD DESCRIPTION

The site is located in the Loyal Heights neighborhood, and is primarily comprised of one story traditional style single family residences. The parcels on both sides of the street on this block were recently rezoned to LR2 as a transition between the NC2 zone to the west and the new RSL zone to the east and south. The major arterial streets are 15th Ave NW and NW 80th Street. There are several restaurants and shops in easy walking distance, along with multiple transit options including the Rapid Ride D line. Recent development in the area includes several large modern apartment buildings across the alley on 15th Ave NW, while multiple new townhouse projects within the block on Mary Ave NW are in the early permit phase.

SITE ELEVATION

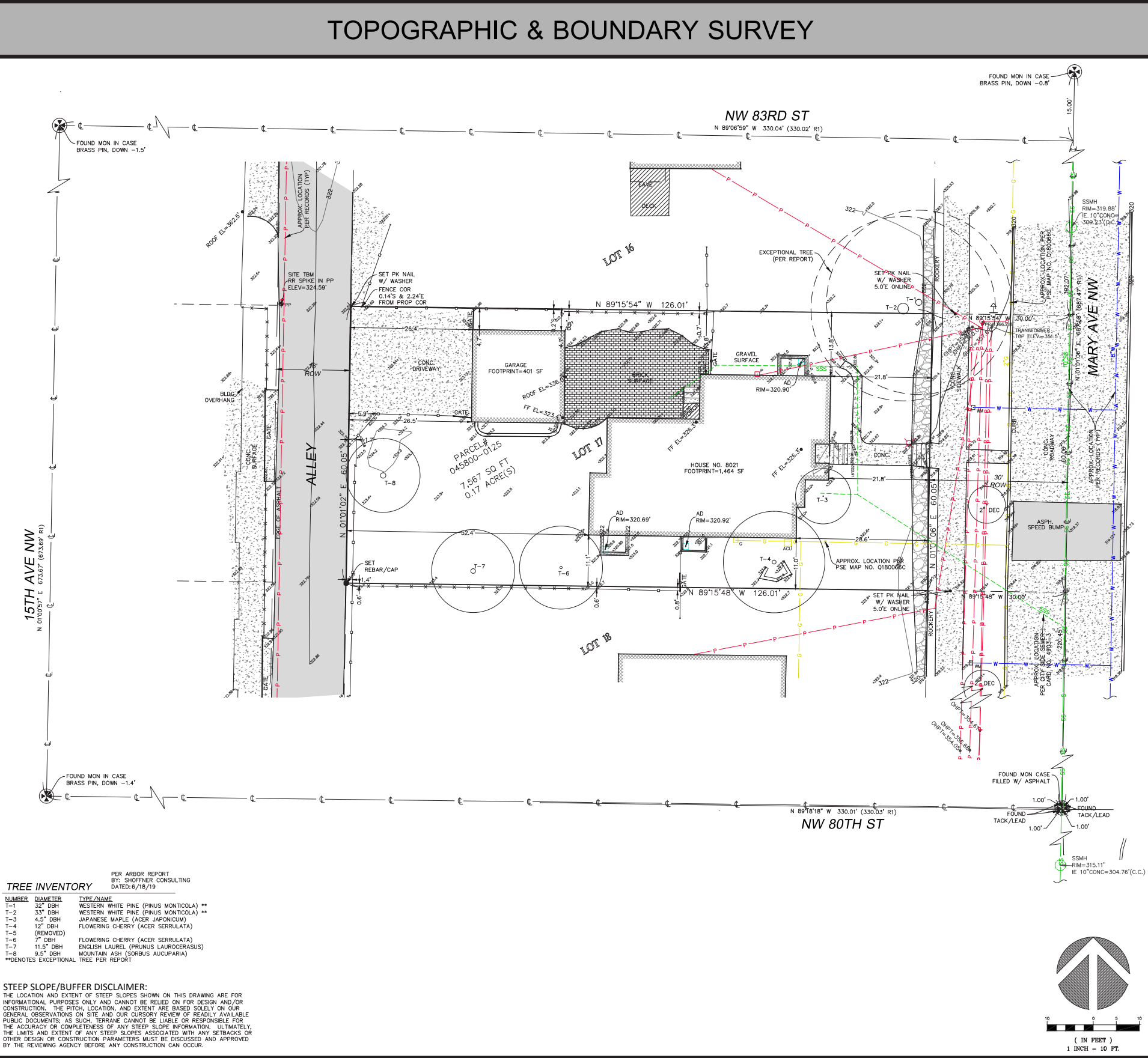


MARY AVE NW FACING WEST



MARY AVE NW FACING EAST

LEGAL DESCRIPTION	
LOT 17 IN BLOCK 1 OF BALLARD HEIGHTS, AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 12, RECORDS OF KING COUNTY; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND PROVISIONS OF RECORD, IF ANY.	
BASIS OF BEARINGS	
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS	
REFERENCES	
R1. RECORD OF SURVEY, VOL. 298, PG. 203, RECORDS OF KING COUNTY, WASHINGTON.	
VERTICAL DATUM	
NAVD 88 PER GPS OBSERVATIONS	
SURVEYOR'S NOTES	
<ol style="list-style-type: none"> THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. 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. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE APPROPRIATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555). SUBJECT PROPERTY TAX PARCEL NO. 045800-0125 SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,567 S.F. (0.17 ACRES) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON. 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 WA 332-130-090. 	
LEGEND	
<ul style="list-style-type: none"> AIR CONDITION UNITBENCHMARKAREA DRAINASPHALT SURFACEBRICK SURFACEBUILDINGCENTERLINE ROWCONCRETE SURFACERETAINING WALLDECKFENCE LINE (CHAIN LINK)FENCE LINE (WOOD)FIRE HYDRANTGAS LINEGAS METERGAS VALVEINLET (TYPE 1)NAIL AS NOTEDMALIBOX (RESIDENTIAL)MONUMENT NYLON (CA FOUND)OIL FILL CAPPUMP METERPOWER (OVERHEAD)POWER POLE W/ LIGHTREBAR AS NOTED (FOUND)REBAR & CAP (SET)ROCKERYSEWER LINESEWER MANHOLESIGN (AS NOTED)STORM MANHOLE 	<p>SIZE TYPE</p> <ul style="list-style-type: none"> W - WATER METERBLDG - BUILDINGC.C. - CALC'D/CCB - CATCH BASINOS - CITY OF SEATTLECONC - CONCRETE CORNERDEC - DECODIOUSELEV - ELEVATIONEVG - EVERGREENFF - FINISH FLOORG - GASLSE# - LAND SURVEYOR NUMBERMEAS - MEASUREDMON - MONUMENTOHNP - OVERHEAD POWERRHT - RECORD OF TELEPHONE(P) - PROPERTY(R) - RECORD DATAROS - RECORD OF SURVEYSD - SERVICE DRIVESSMH - SANITARY SEWER MANHOLESSF - SANITARY SIDE SEWER SQUARE FEET
VICINITY MAP <small>N.T.S.</small>	
<p>The vicinity map shows the project site located at New Britain St and Myrtle Ave N. The area includes landmarks such as Safeway, Wild Mountain Cafe, Thais Siem, Biomart USA, and Chuck's Hop Shop & Kegs To Go. Major roads shown include Aurora Way, New Britain St, Myrtle Ave N, and West Hill Blvd.</p>	



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NW 1/4 SEC 01, TWP. 25N., RGE 03E., W.M.

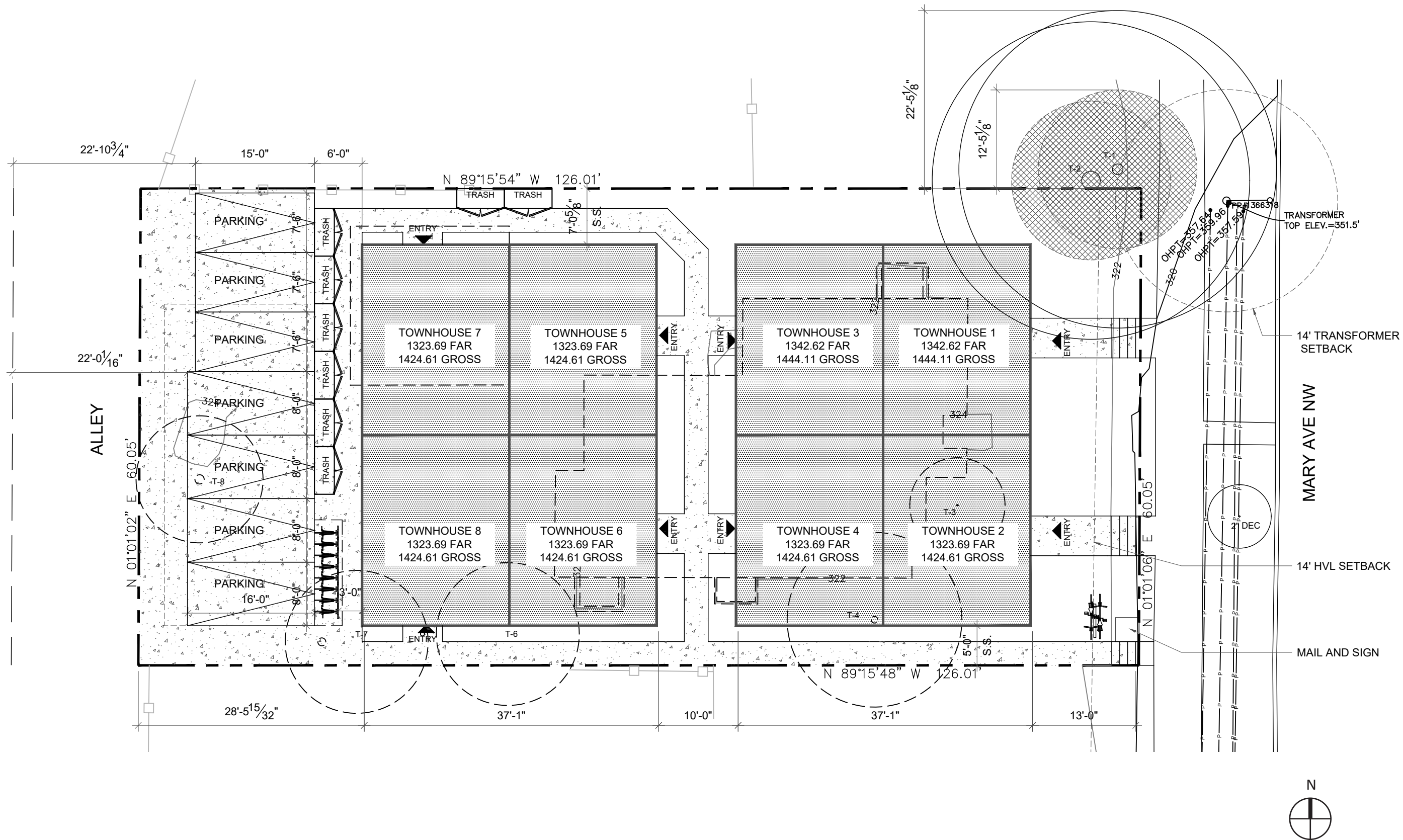
Mary Ave NW
8021 Mary Ave NW
SEATTLE, WA 98117



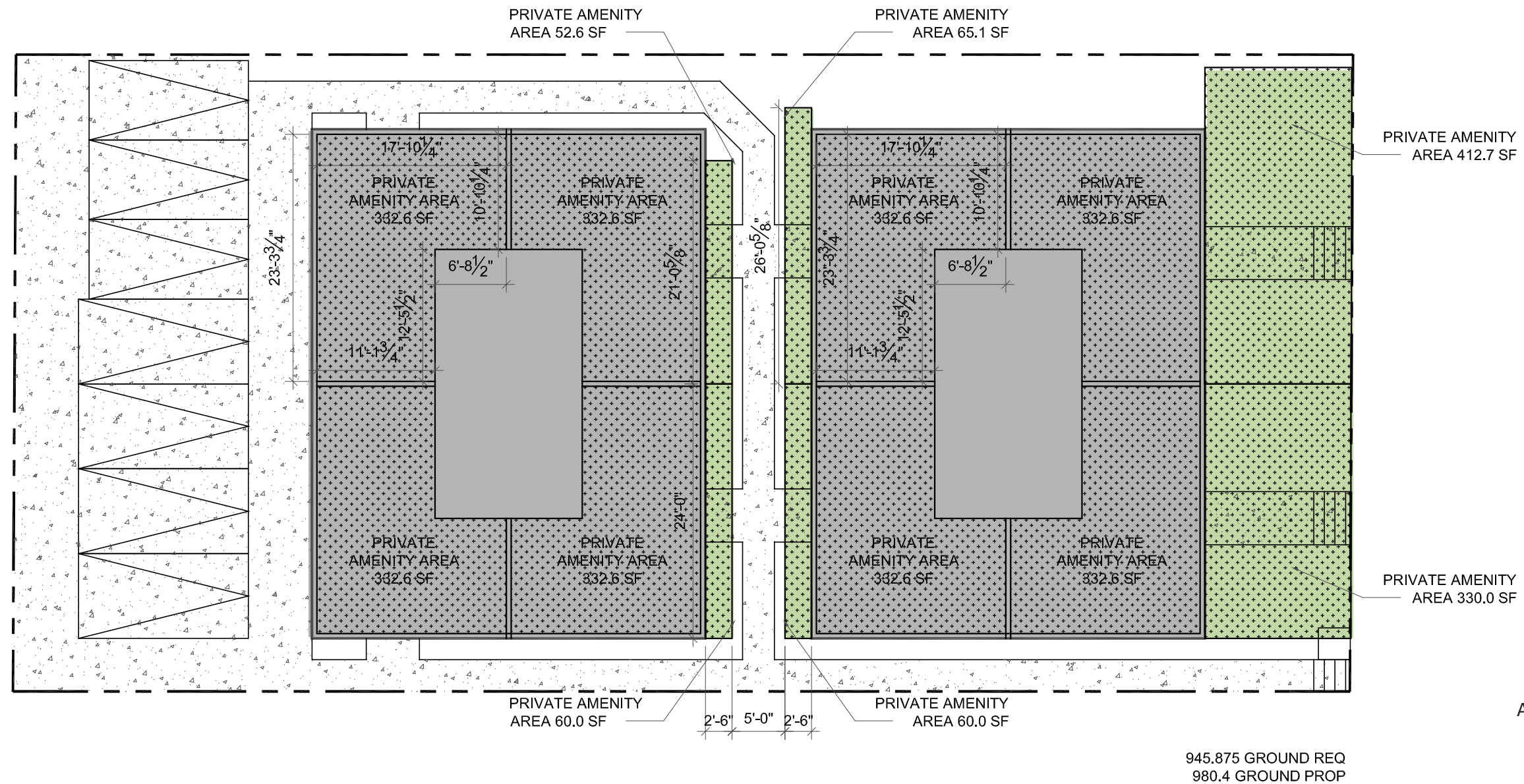
Terrane

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

JOB NUMBER:		190983
DATE:		06/24/19
DRAFTED BY:		JJK
CHECKED BY:		SRM
SCALE:		1" = 10'
REVISION HISTORY		
9/12/19	TREE UPDATE	
SHEET NUMBER		
1 OF 1		

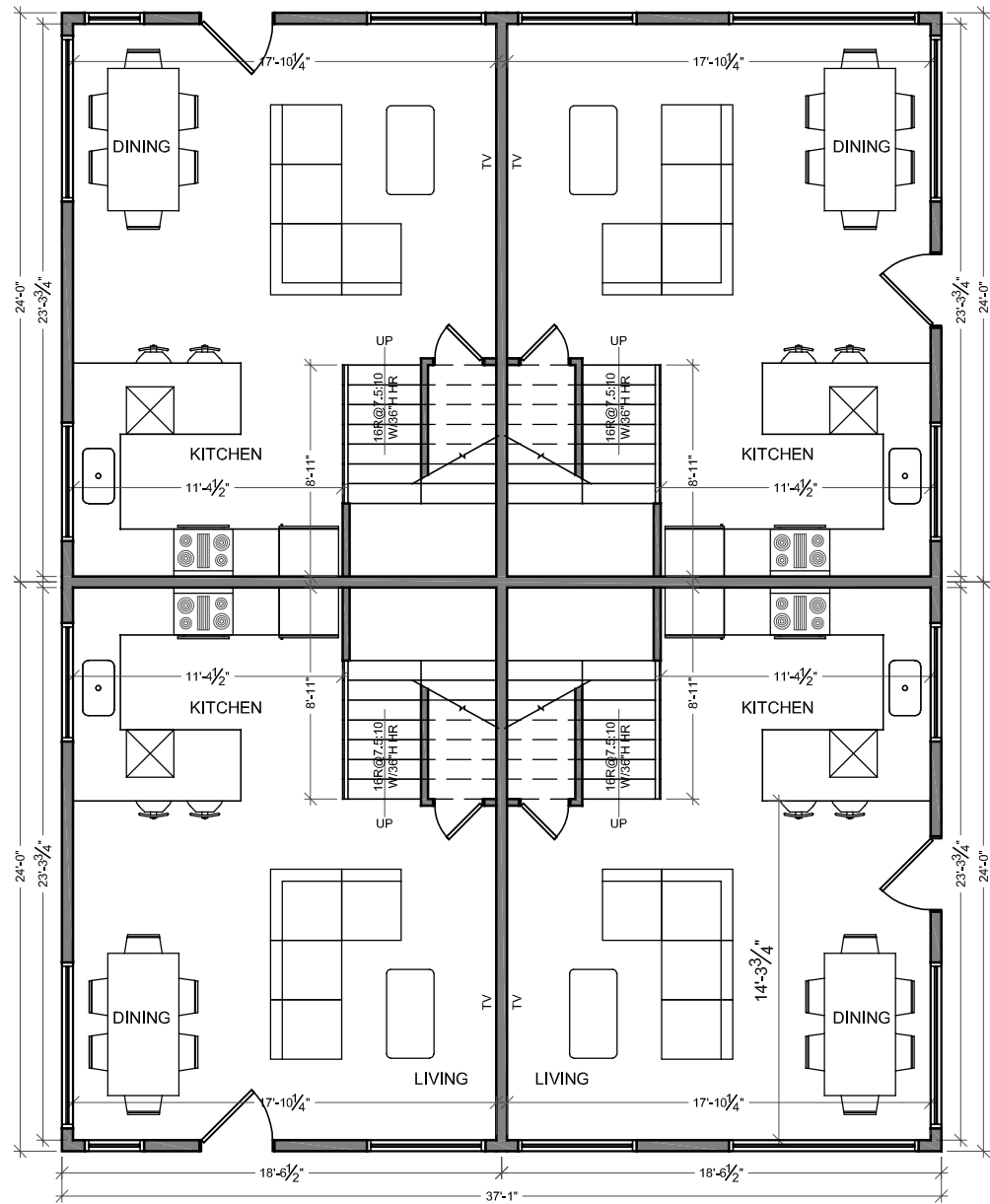




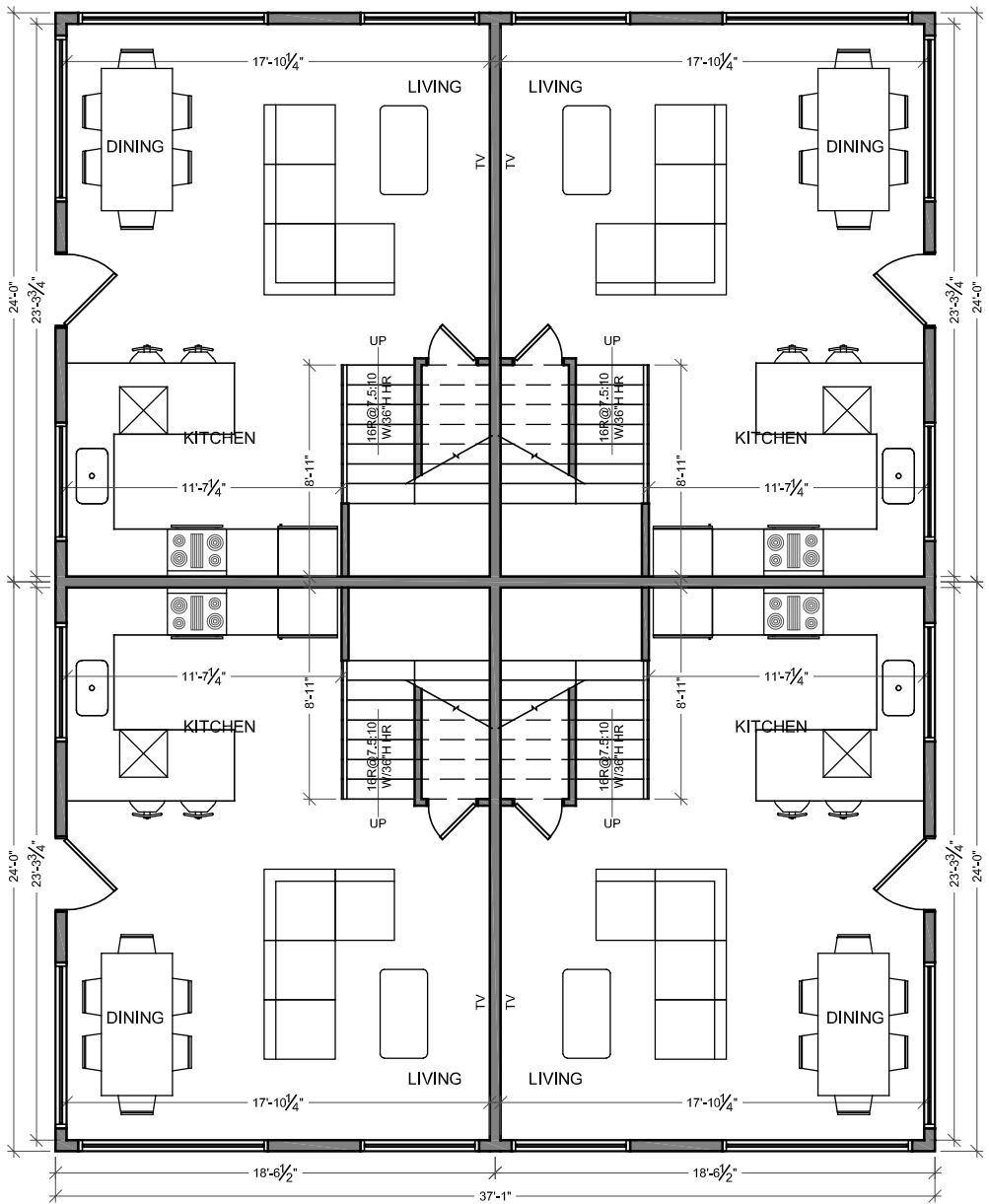


AMENITY DIAGRAM



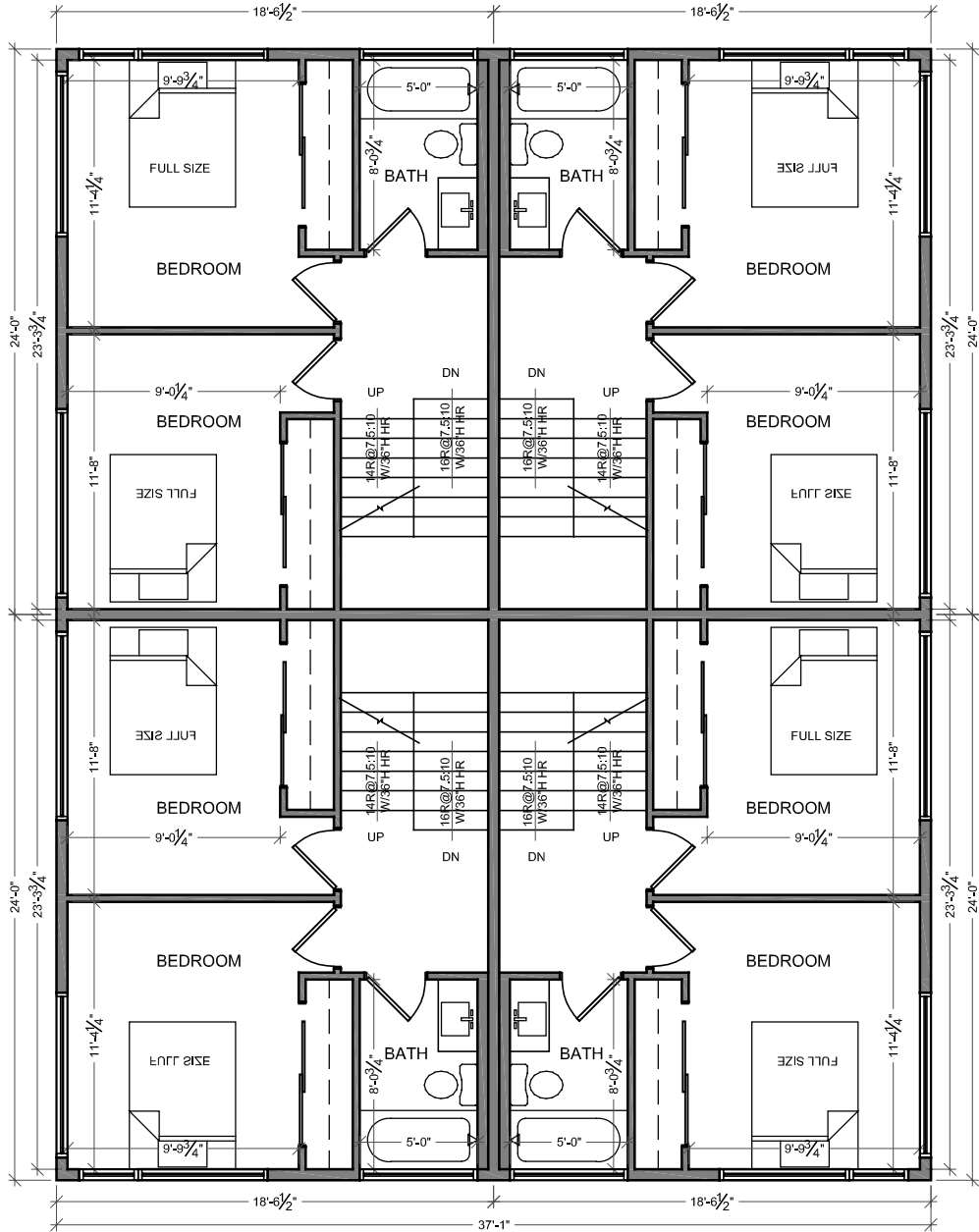


FIRST FLOOR - WEST BUILDING

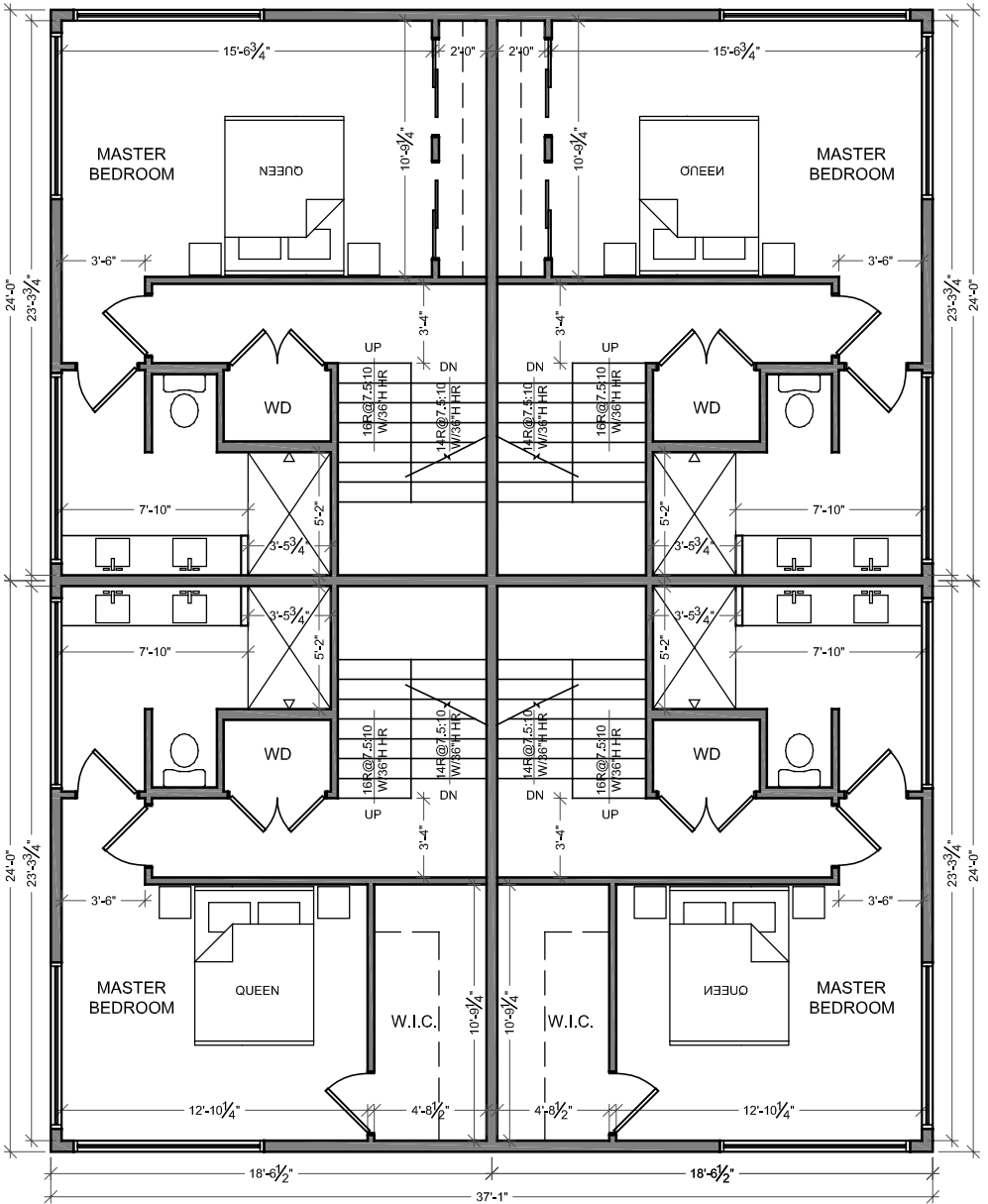


FIRST FLOOR - EAST BUILDING



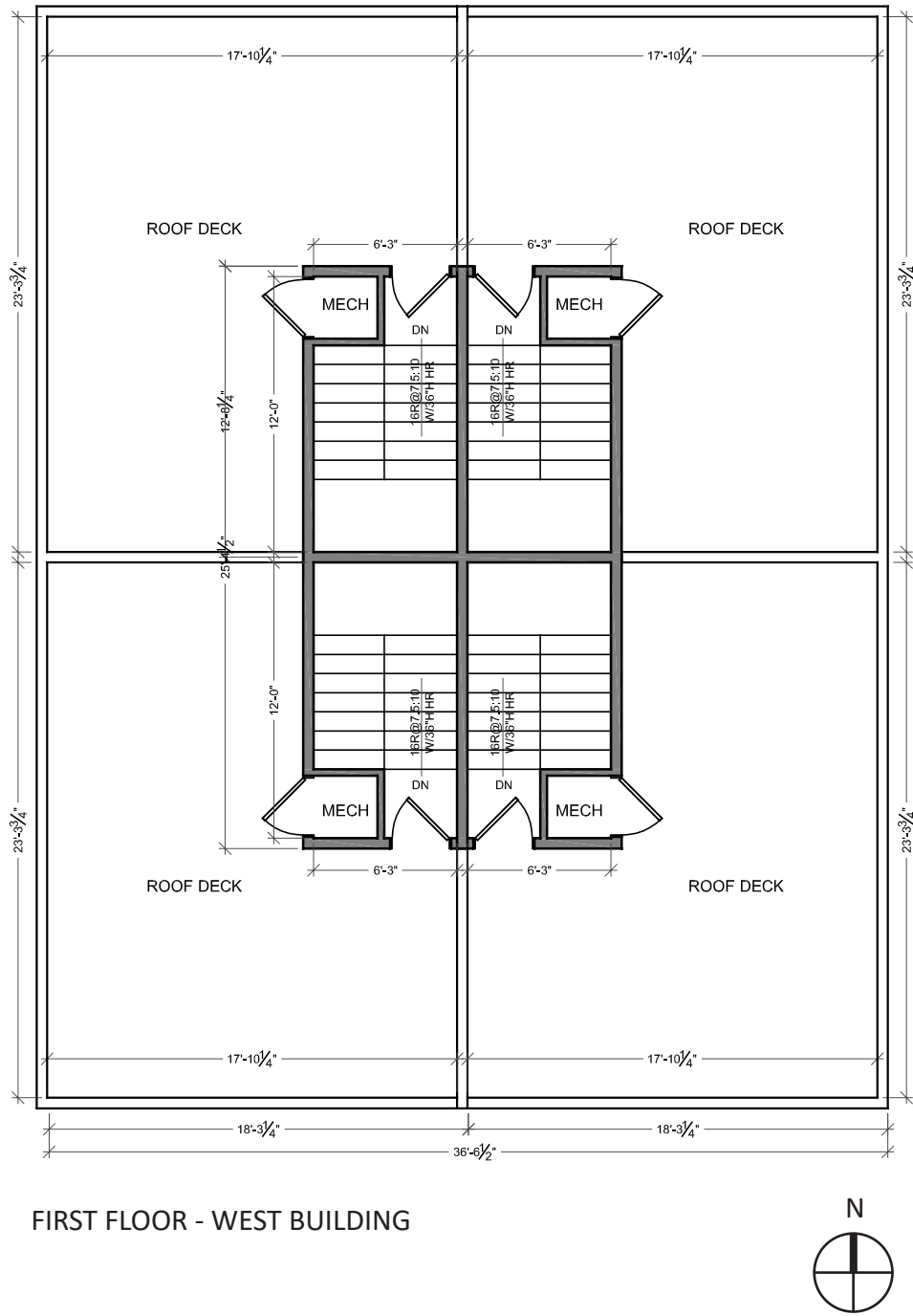


SECOND FLOOR

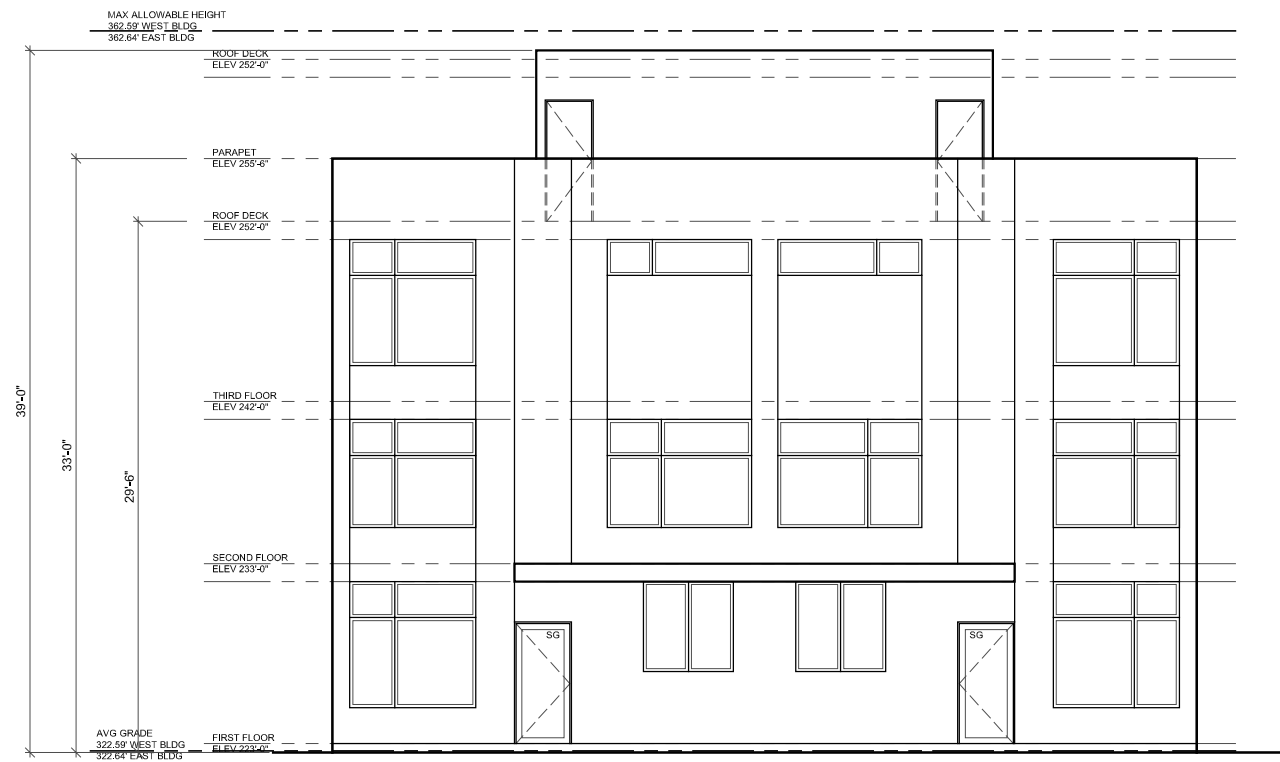


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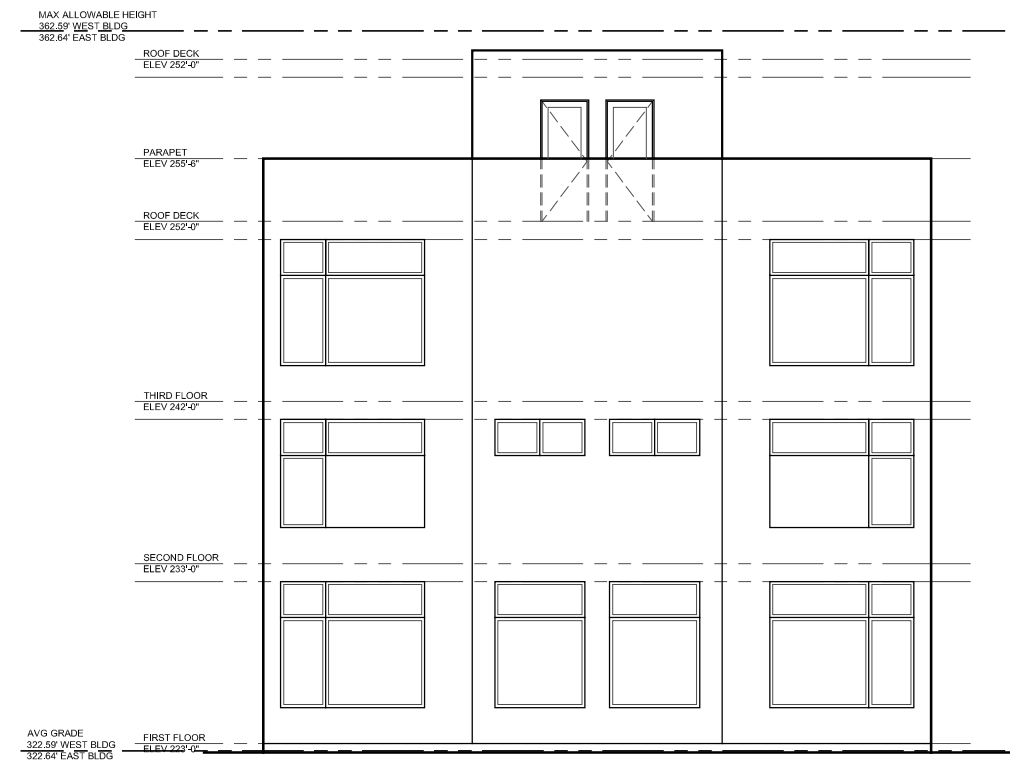




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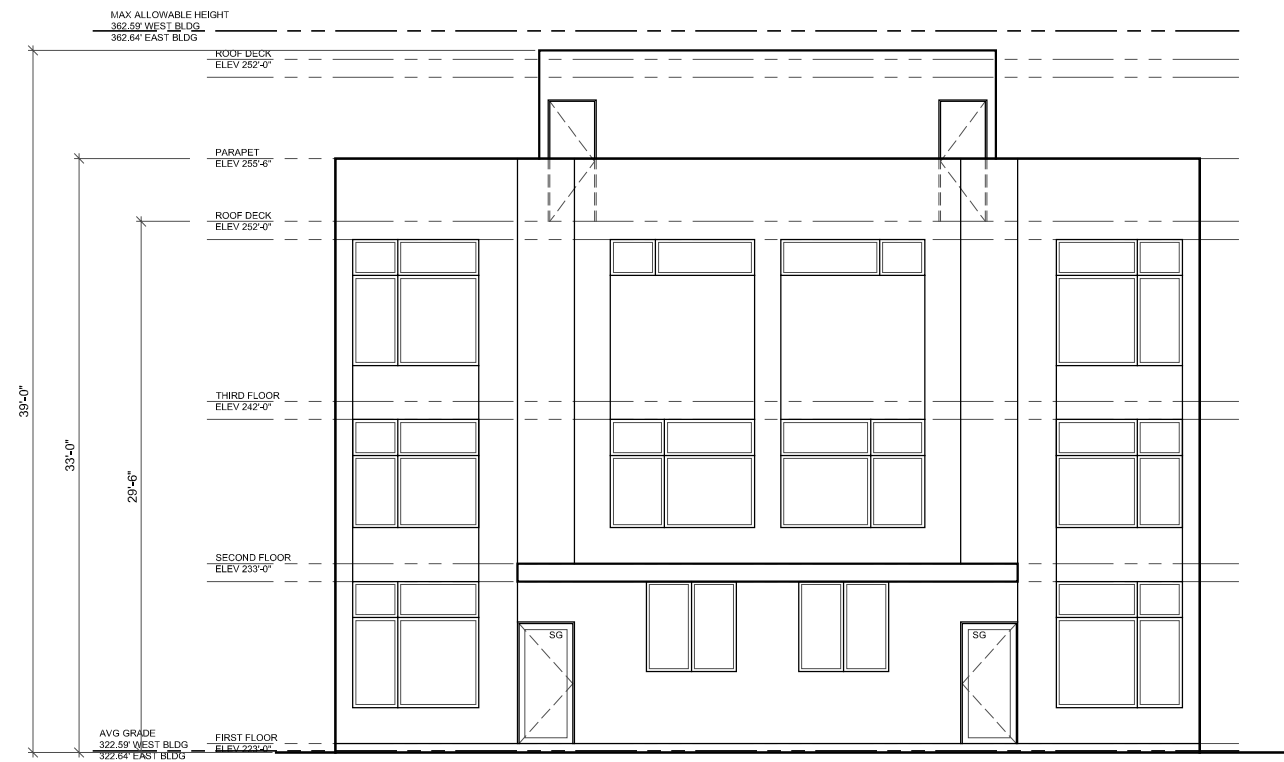


EAST BUILDING - EAST ELEVATION (MARY AVE NW)

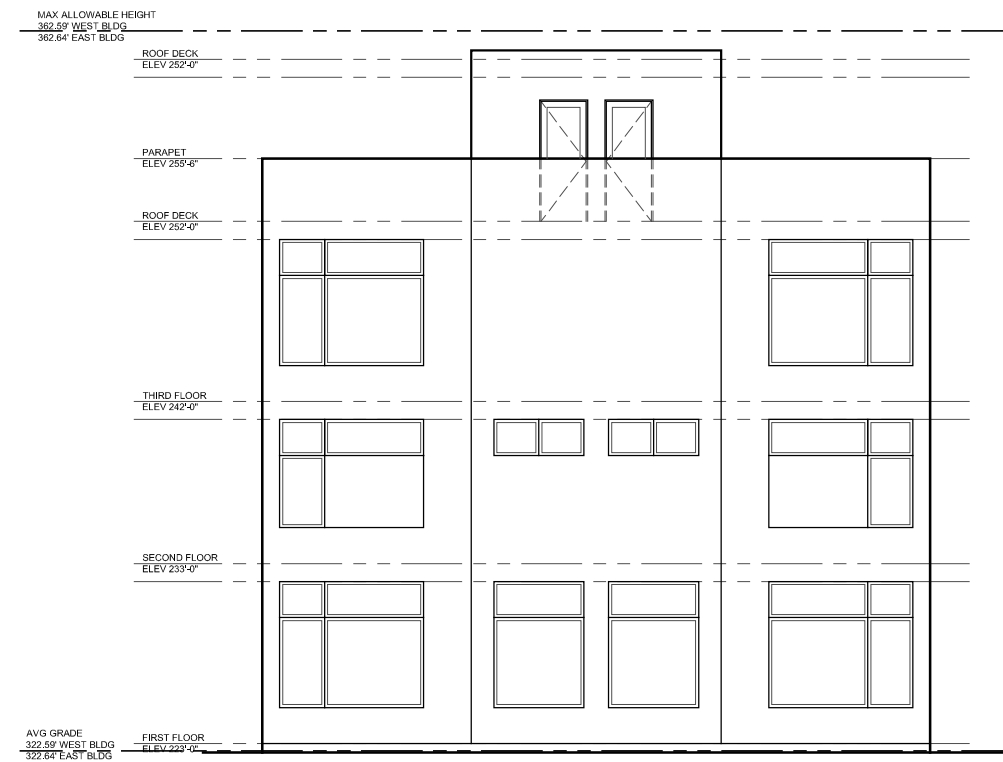


EAST BUILDING - SOUTH ELEVATION

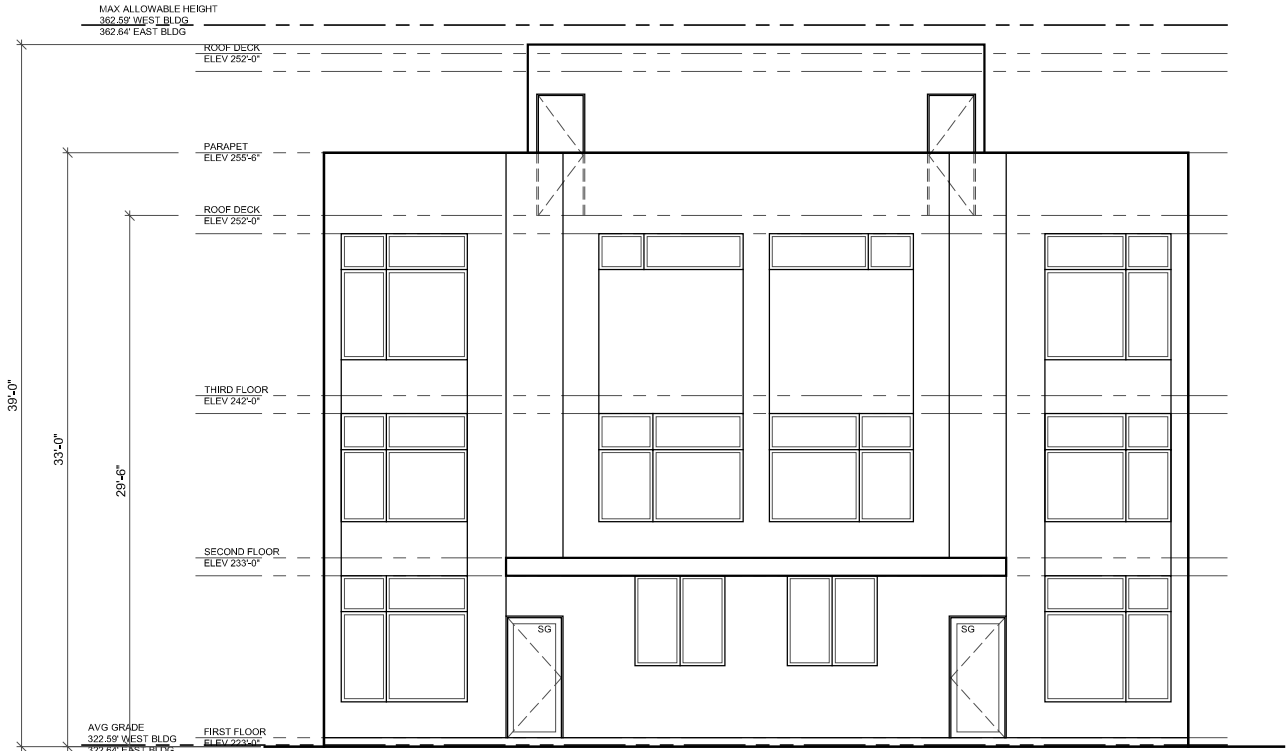




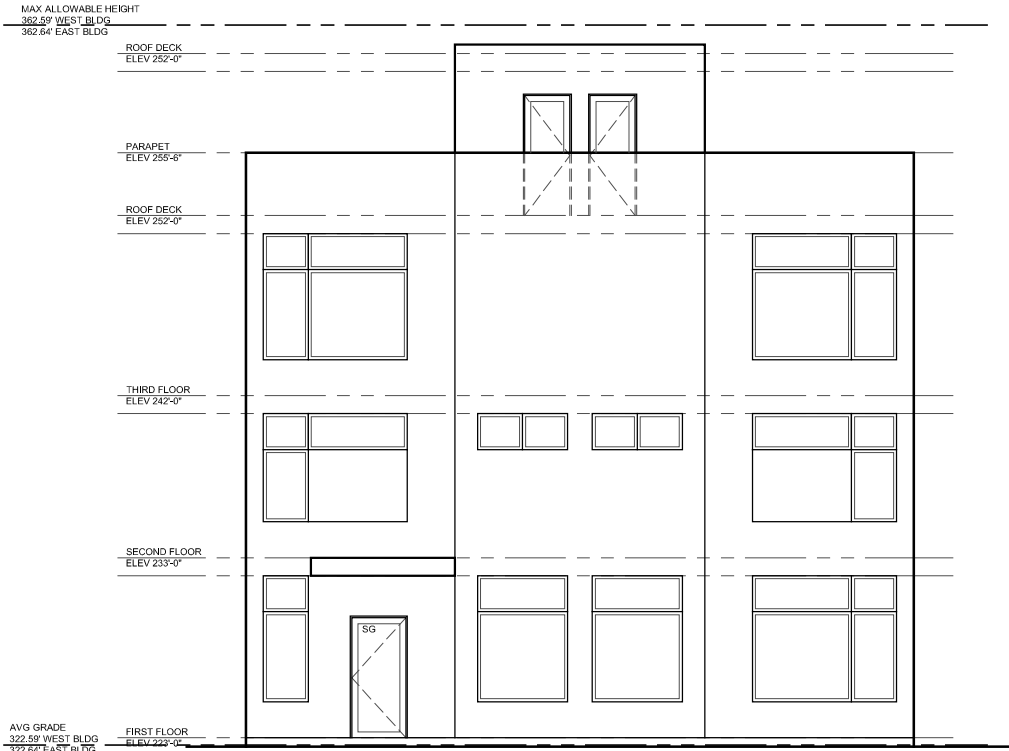
EAST BUILDING - WEST ELEVATION



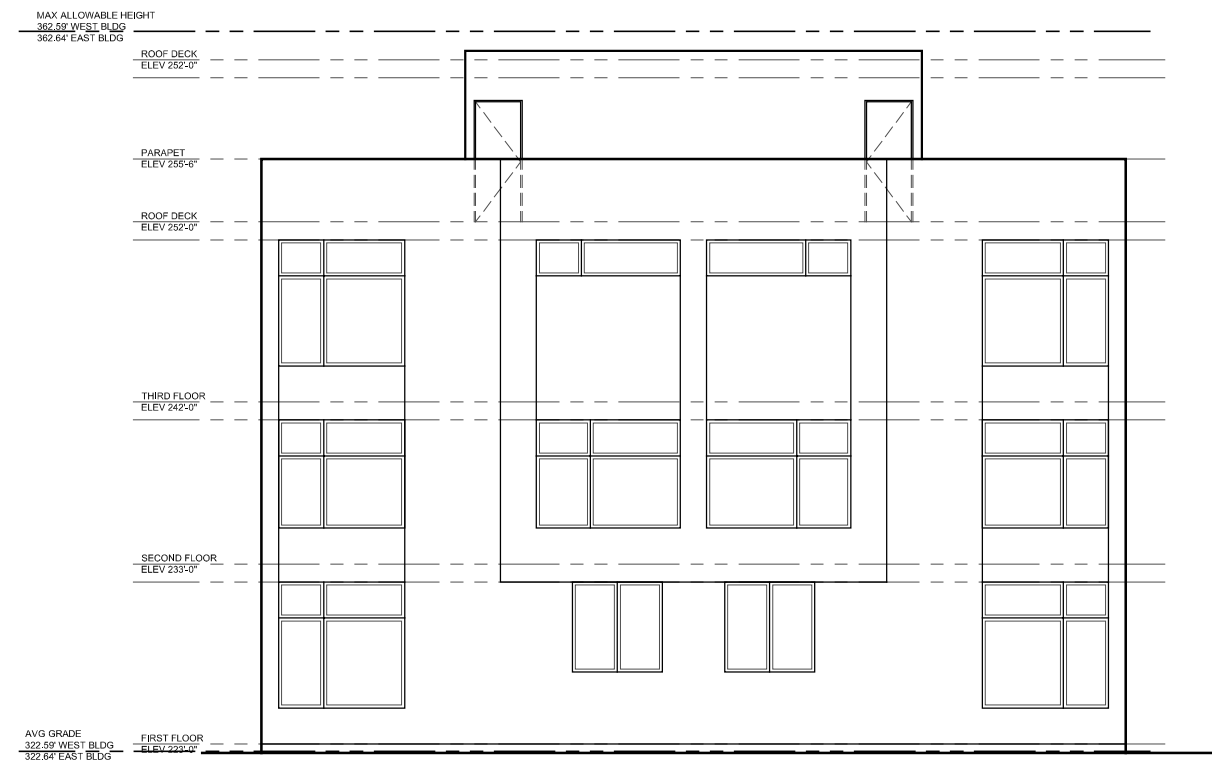
EAST BUILDING - NORTH ELEVATION



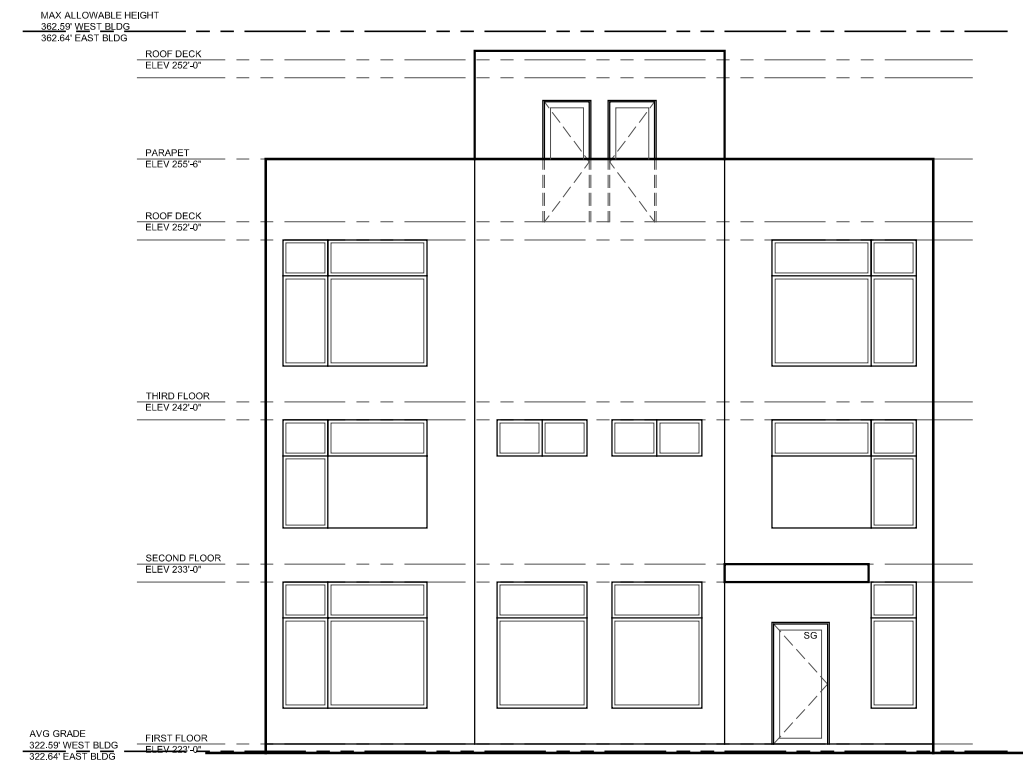
WEST BUILDING - EAST ELEVATION



WEST BUILDING - SOUTH ELEVATION



WEST BUILDING - WEST ELEVATION



WEST BUILDING - NORTH ELEVATION





SOUTH ELEVATION



NORTH ELEVATION