



ADDRESS:
4515 Bagley Ave N
Seattle, WA 98103

PROJECT TEAM:

DEVELOPER
LOF HOLDINGS LLC
400 112TH AVE NE # 400
BELLEVUE, WA 98004

ARCHITECT
CLEAVE ARCHITECTURE + DESIGN
2226 EASTLAKE AVE E #300
SEATTLE WA 98102

LANDSCAPE ARCHITECT
TRUE SPACE DESIGN LLC
6410 PHINNEY AVE N
SEATTLE, WA 98103

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004

STRUCTURAL
MALSAM TSANG STRUCTURAL
ENGINEERING
122 S JACKSON ST # 210
SEATTLE WA 98104

STREAMLINED DESIGN REVIEW
4515 BAGLEY AVE N, SEATTLE, WA 98103
CLEAVE ARCHITECTURE + DESIGN
SDCI #3035595-EG| Jan. 30, 2020

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PROJECT INFORMATION

ADDRESS: 4515 Bagley Ave N Seattle, WA 98103
ZONE: LR2 (M1)
SDCI #s: 3035595-EG
PARCEL: 051000-0685
OWNER: LOF HOLDINGS LLC

PROJECT PROGRAM

LOT SIZE: 5,701 SF
FAR: 7,403.89 - Higher FAR
GROSS FLOOR AREA: 7,498.5732 sf
AMENITY AREAS: 768 sf (ground) and 913.8sf (roof deck)
PARKING: 3 parking
BUILDING TYPE: Townhouses
UNIT COUNT: 7
OF STORIES: 3

EXISTING SITE

This project site (APN: 051000-0685) is located at the middle of Bagley Ave N, between N 46th St and N 45th St The site's current use is a single family. There is office and apartment building at south of 45th St. Cross the street there are (2) new proposed single family homes. The site with a grade change of approximately 4' sloping from east to west.

PROJECT CONTEXT

This project sits on the south Ballard. Park, schools, market and zoo are plentiful in the area, and a vibrant nightlife scene exists just blocks west of the site along Market St and Greenwood corridor. Major bus and future RapidRide corridors in the area, such as the 44 along Market St and 28 along 8th Ave. Market St, just 3 blocks to the south, holds access to major bus lines and lightrail station (which runs from Holman Rd NW through 15th Ave NW and Eastlake to West Seattle, providing plentiful access to the rest of the city.

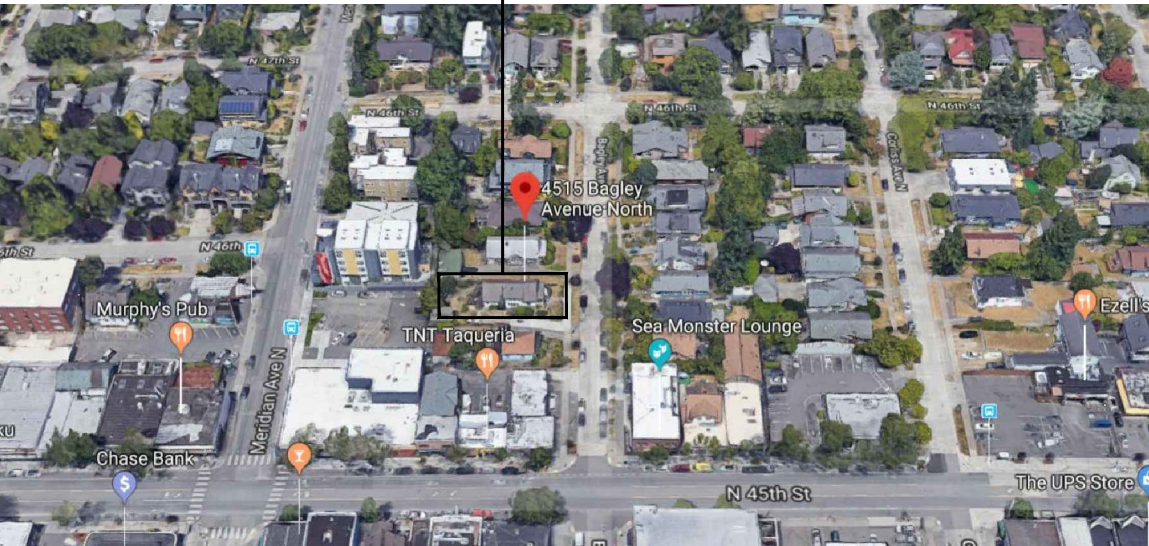
PROJECT OBJECTIVES

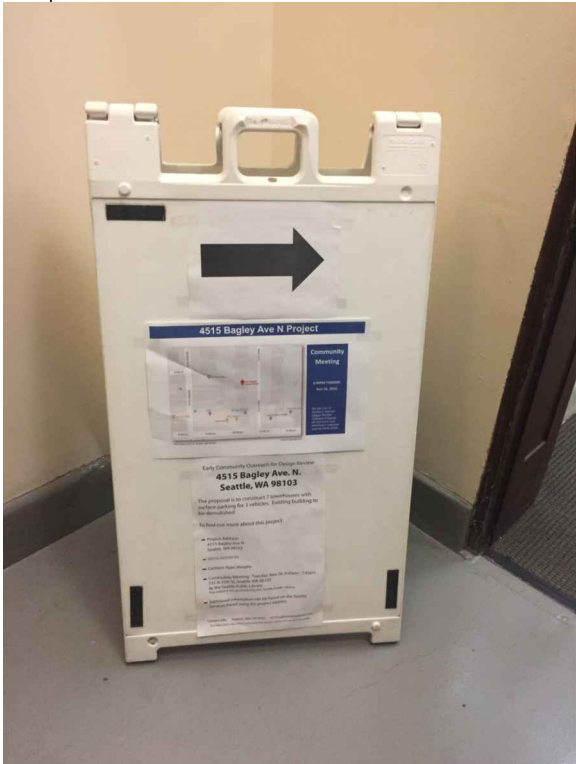


The project proposes the construction of (2) new multi-family residential building containing (7) total units. The existing single family will be demolished as a result of this proposal. This project site, due to its location in a desirable neighbored and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development. This project provide max. number of market rate home to meet growing demand for homeowners of Seattle area.

Due to this site's urban villages designation and frequent transit service area, no parking is required to be provided. Due to high demand of parking in the city. (3) surface parking are proposed for this project.



SEATTLE VICINITY MAP



SUMMARY OF PUBLIC OUTREACH COMMENTS			
PRINTED OUTREACH: 10 POSTERS IN NEIGHBORHOOD.			
	PUBLIC MEETING		RESPONSE TO COMMENTS
<p>Early Community Outreach for Design Review</p> <p>4515 Bagley Ave. N. Seattle, WA 98103</p> <p>The proposal is to construct 7 townhouses with surface parking for 3 vehicles. Existing building to be demolished.</p> <p>To find out more about this project:</p> <ul style="list-style-type: none">■ Project Address: 4515 Bagley Ave N Seattle, WA 98103■ SDCI #: 3035595-EG■ Contact: Ryan Murphy■ Community Meeting: Tuesday, Nov 26, 6:45pm - 7:45pm 731 N 35th St, Seattle, WA 98103 At the Seattle Public Library This event is not sponsored by the Seattle Public Library.■ Additional information can be found on the Seattle Services Portal using the project address <p>Contact info: Hotline: 206-745-0151 4515bagleyaven@gmail.com Any information collected via voicemail and/or email (or otherwise) may be made public</p>	<p>A public meeting was held on Nov. 26th from 6:45pm - 7:45pm at the Fremont Library. The meeting included a presentation of the proposed project and a question and answer session, though there were no attendees.</p> 		<p>There are no comments through email or phone call.</p> 



1. Woodland Park Zoo



2. QFC - Wallingford



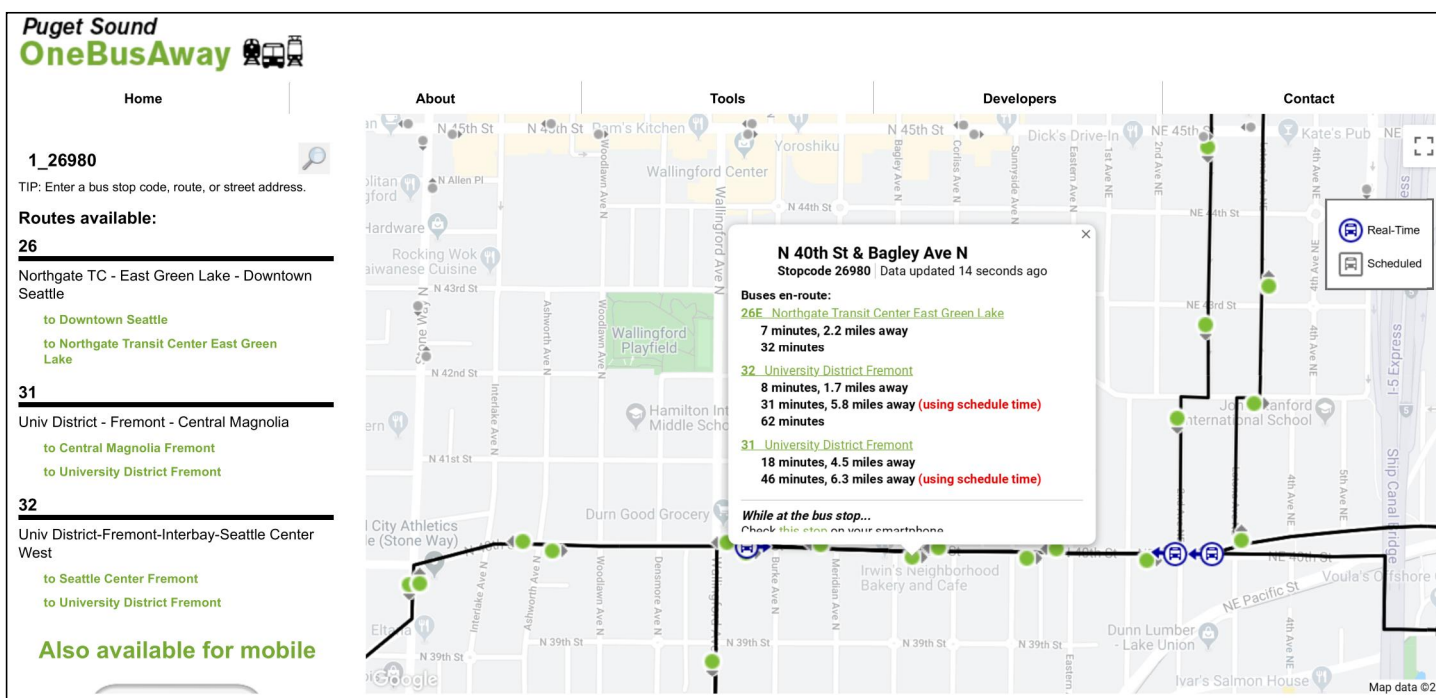
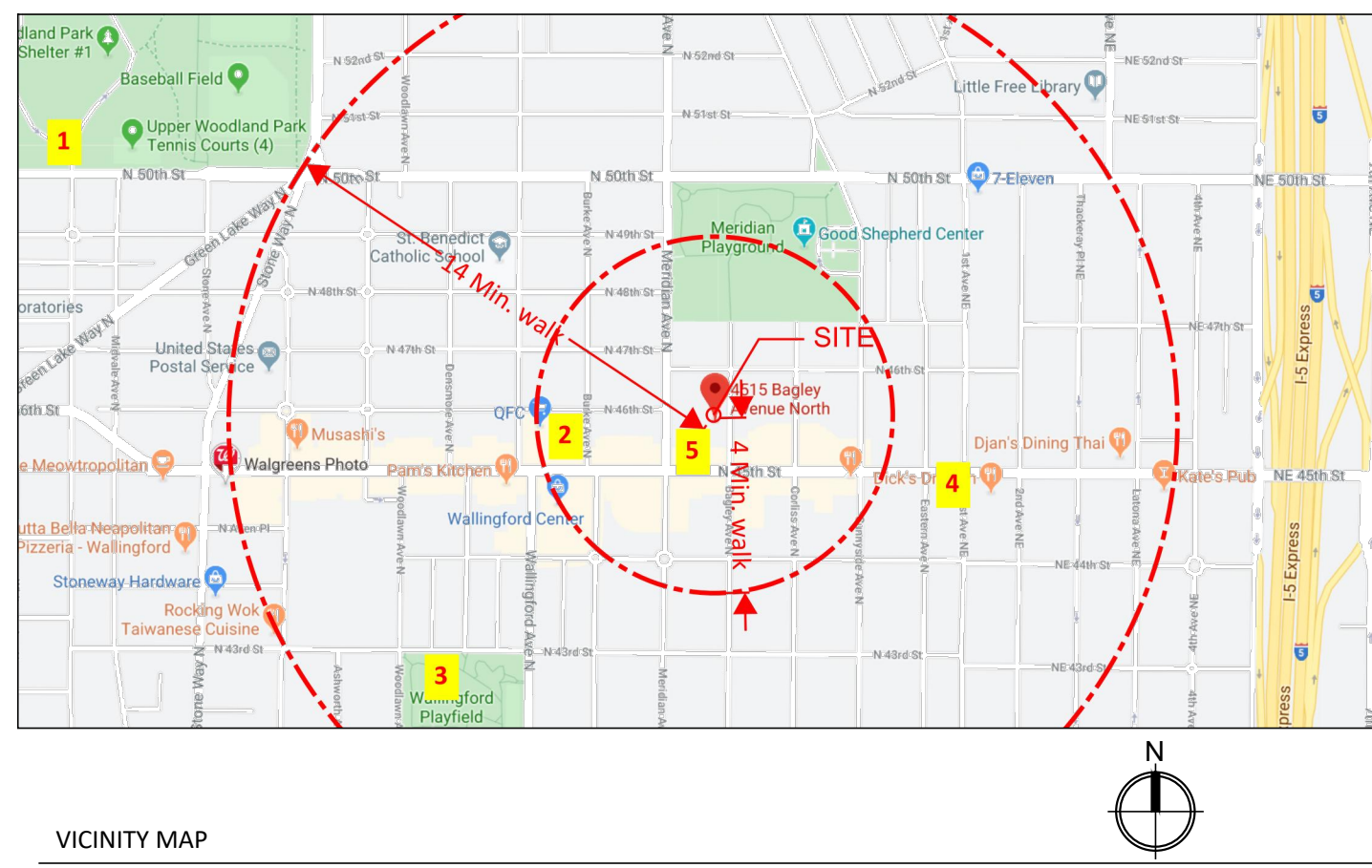
3. Wallingford Playfield Wading Pool



4. Dick's Drive-In



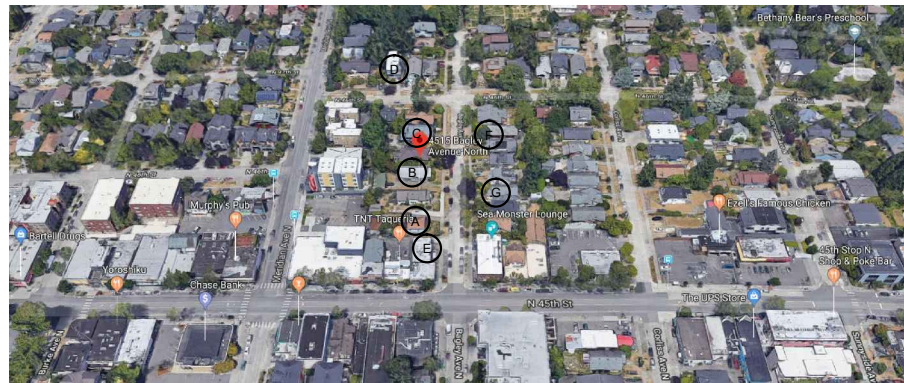
5. Starbucks



BUSLINE

NEIGHBORHOOD CONTEXT:

The images to the right are represent the variety of multifamily and single family housing types in the immediate vicinity surrounding the site. The massing is very simple with a large clean window strategy consisting of horizontal groupings, vertical groupings, or both. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The mix modern and traditional roof design of the proposed buildings being able to speak to the language to fit within the existing context.



Neighborhood Vicinity Map

A 4509 Bagley Ave N [(1) single family]] neighboring site at South.

B 4521 Bagley Ave N [(1) single family]] neighboring site at North.

C 4529 Bagley Ave N [(1) single family]] neighboring site at North.

D 2112 N 46th St [(1) single family]] neighboring site at North of 46th St.

E 2120 N 45TH ST [office and apartment] neighboring site at South of 45th St.

F 4524 Bagley Ave N [(1) single family]] neighboring cross St. site at North.

G 4516 Bagley Ave N [(2) single family]] neighboring cross St. site.

INSPIRATION:

The images to the right are precedent photos that helped inform the facade designs for this project. Creating clear horizontal bands of windows and opening up at front, creating a change in material between the bay window played a role in how the street- facing facades were formed.



A 4509 Bagley Ave N [(1) single family]] neighboring site at South.



B 4521 Bagley Ave N [(1) single family]] neighboring site at North.



C 4529 Bagley Ave N [(1) single family]] neighboring site at North.



D 2112 N 46th St [(1) single family]] neighboring site at North of 46th St.



E 2120 N 45TH ST [office and apartment] neighboring site at South of 45th St.



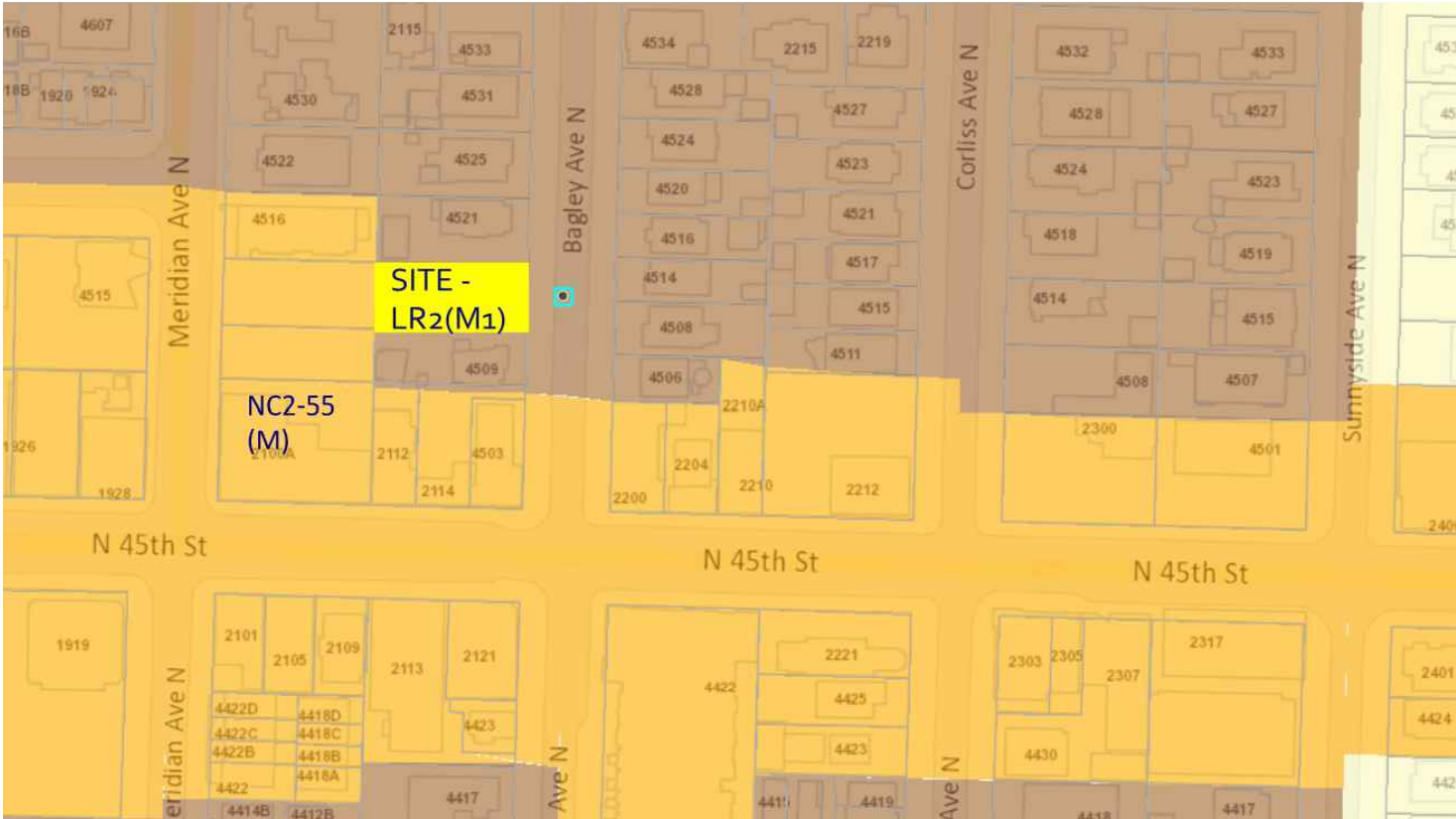
Proposed site: 4515 Bagley Ave N



F 4524 Bagley Ave N [(1) single family]] neighboring cross St. site at North.



G 4516 Bagley Ave N [(2) new single family]] neighboring cross St. site.



ZONING INFORMATION

ZONE: LR2 (M1) (FREQUENCY TRANSIT AREA & URBAN VILLAGE)

23.45.510 FLOOR AREA RATIO

E.1 ALLOWED: Townhouse 1.4
5701 SFx1.4 = 7981.4 SF
PROPOSED: 7,403.89SF

23.45.512 DENSITY:

ALLOWED: NO LIMIT
PROPOSED: (7) Townhouse

23.45.514 HEIGHT ALLOWED:

40 FT
AVG GRADE: UNIT 1-4: 285.7' / UNIT 5-7:287.5'
ACTUAL HEIGHT: UNIT 1-2: 313.27' /UNIT 3-4: 315.27' / UNIT 5-7:317.27'

23.45.518 SETBACKS:

A FY REQ'D: 7'-0"
PROPOSED 9'-0"

RY REQ'D: 7'-0"
PROPOSED: 7'-0"

SY REQ'D: 5'-0"
PROPOSED: 5'-0"

23.45.522 AMENITY SPACE:

REQUIRED: 25% x 5071 SF = 1267.75 SF (634 sf Ground)
A.2 PROVIDED: 768 sf (Ground) + 913.8 sf (roof deck) = 1,681.8 sf

23.45.524 LANDSCAPING:

A 1. SEE LANDSCAPING PLAN L1 & L2
2. GREEN FACTOR
REQ'D: 0.6
PROVIDED : 0.6

23.45.527 MAX STRUCTURE WIDTH IN LR2 ZONE:

A ALLOWED: 90'.0"
PROVIDED: 34'-0"

23.45.527 MAX FACADE LENGTH IN LOWRISE ZONES:

B ALLOWED: 65% x 114.03' = 74.1195'
PROVIDED: 38' + 36' = 74.0'

23.54.015 PARKING:

J REQUIRED: 0 (URBAN VILLAGE AND FREQUENT TRANSIT)
PROVIDED: (3) SURFACE PARKING

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS:

STORAGE AND ACCESS
PROVIDED: SCREENED (6) 3'X6' SOLID WASTE RECYCLING AREA ON SITE AND (1) IN GARAGE

23.54.015 BICYCLE PARKING:

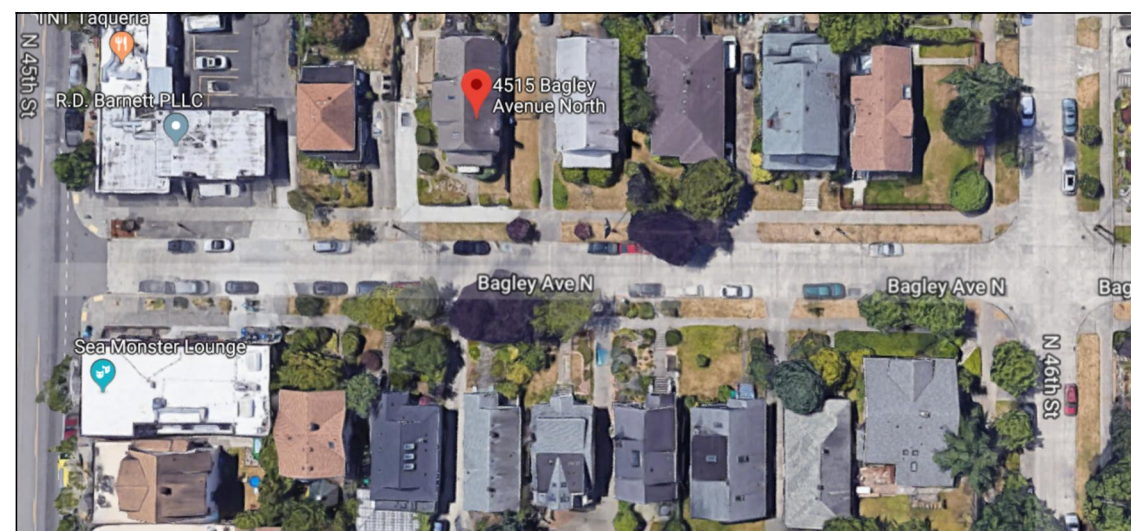
K REQUIRED: (7) LONG TERM & (2) SHORT TERM
PROVIDED: (6) LONG TERM & (2) SHORT TERM IN BIKE SHELTER WITH D-LOCK
AND (1) IN GARAGE.

Wallingford/Seattle Design Guidelines - Preliminary Guidance Responses			
CS1-B Natural Systems and Site Features	There are 20'-33'4" between the each side single family and the proposed structures, the further distance work better in environments with plenty of sunlight and fresh air. All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. The windows will include ventilation ports which allow fresh air to enter the units without fully opening the windows on cool days.	DC2-D Scale and Texture	Departure summary
		The proposed design bridges the scale between the single family residences and multifamily apartments in the neighborhood. This project establishes a strong street presence through the large window groupings, high-quality, textured materials at the pedestrian level, planters, bay window and awnings.	
CS2-D. Height, Bulk and Scale Compatibility	Most structures on this block built from 1900 -1967. After Apr. 19, 2019, both block faces along Bagley Ave N were re-zoned from SF to LR2(M1). This was a deliberate effort, as part of MHA rezones, to dramatically increase density and dramatically alter the size and form of buildings in the area. We provide similar building modulation, massing, bay window and incorporates architectural elements such as entry features to preserve the neighborhood's architectural qualities and pedestrian scale. The proposed development is demonstrating less than the allowable buildable area based on code alone. The building height is reduced where possible the lower the overall height and scale of the buildings.	DC3-A Building-open space relationship	No departure required.
		By given extra 2ft front setback we have created more open space and an attractive landscape transition from the building to the street. Landscaping and hardscaping will complement the architectural concept and be strategically located to create a sense of place and enliven the pedestrian realm.	
PL1-A. Network of Open Spaces	The proposed trees specified are selected in consideration of their location so they do not get too large at maturity. Trees, shrubs and ground cover specified have varied color, leaf pattern and texture to provide interest. Additionally, the native and drought tolerant plantings will have different bloom and seasonal foliage characteristics to enhance visual variety during a year. Provide hardscape material of 8" size pavers provides a residential texture to the project.	DC3-B Open spaces uses and activities	
		The proposed open spaces have been optimized to offer residents the best quality of space and light practical for this site. Units 1&2 enjoy the open space in the front yards and unit 3 has portion of the court yard. The bio-planters and respective plantings are placed in Open Spaces in a man-ner that creates privacy between units. Units 5, 6& 7 Living spaces on the back yard. All units have the benefit of roof decks as additional private Open Space. The Walkways along each Side Yard provide openness and visual safety for residents and guests	
PL1-C. Outdoor Uses and Activities	The project uses traditional and varied low-maintenance siding materials with several different styles, textures and colors consistent with existing homes in the area. Horizontal lap siding is proposed for the primary facade while front bay windows on upper floors feature panel material creating a framed appearance. 2ft eave cover front doors with warm cedar siding around at lower floor.	DC4-A Exterior elements and finishes	
		The material palette consists of lap siding, cementitious panel, and wood, drawing inspiration from the residential materials seen throughout the neighborhood. All area durable and suitable to the Seattle climate. Warm color entries will bring an additional level of detail to the pedestrian experience. Each unit entry will be defined by a change in material and are visible from the sidewalks.	
PL3-A. Entrances	The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of entry door entrances. There are no blank walls along visible facades.	SITE RECONNAISSANCE	NOTES
PL4-B. Planning ahead of transit	The vehicular entrance is along the NE of the property. (3) units has surface parking that is easily accessible from the vehicular pathway with clear visibility of any pedestrians. (6) 2'x6' bike lockers provided along the south of side walk. It's easily accessible to the residents.	1. ROW Improvements	See PAR
		Curb, gutter, sidewalk	See PAR
		Roadway improvements, alley	See PAR
		Curb, gutter, sidewalk	See PAR
		2. Trees (large& significant trees, grove)	See arborist report - no exceptional tree on site
		3. Existing structure on site	Remove existing structure on site
		4. Conditions effecting access: safety hazards, topography.	See site plan.

SUBJECT SITE



THESE IMAGES WERE TAKEN FROM WEST OF BAGLEY AVE N



THESE IMAGES WERE TAKEN FROM EAST OF BAGLEY AVE N

ACROSS FROM SUBJECT SITE



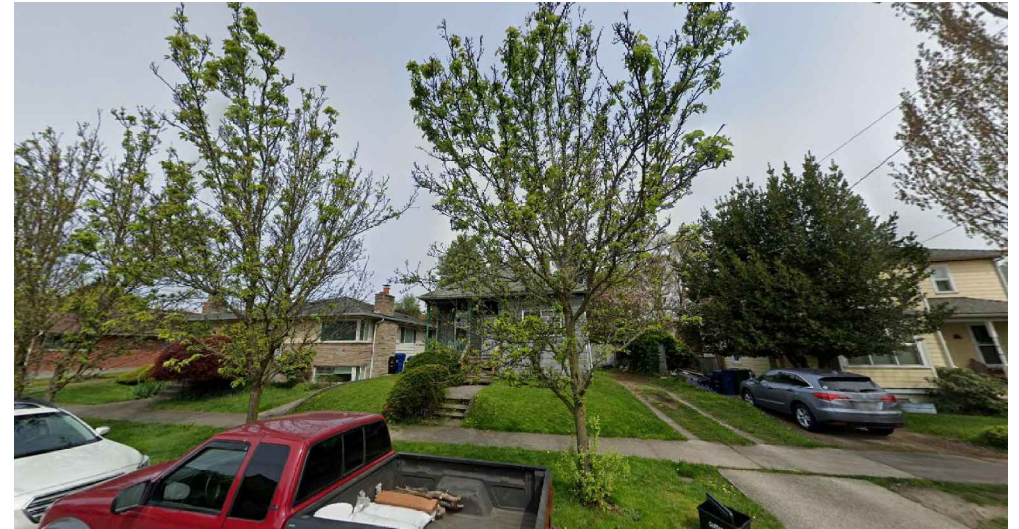
SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ENTRANCE



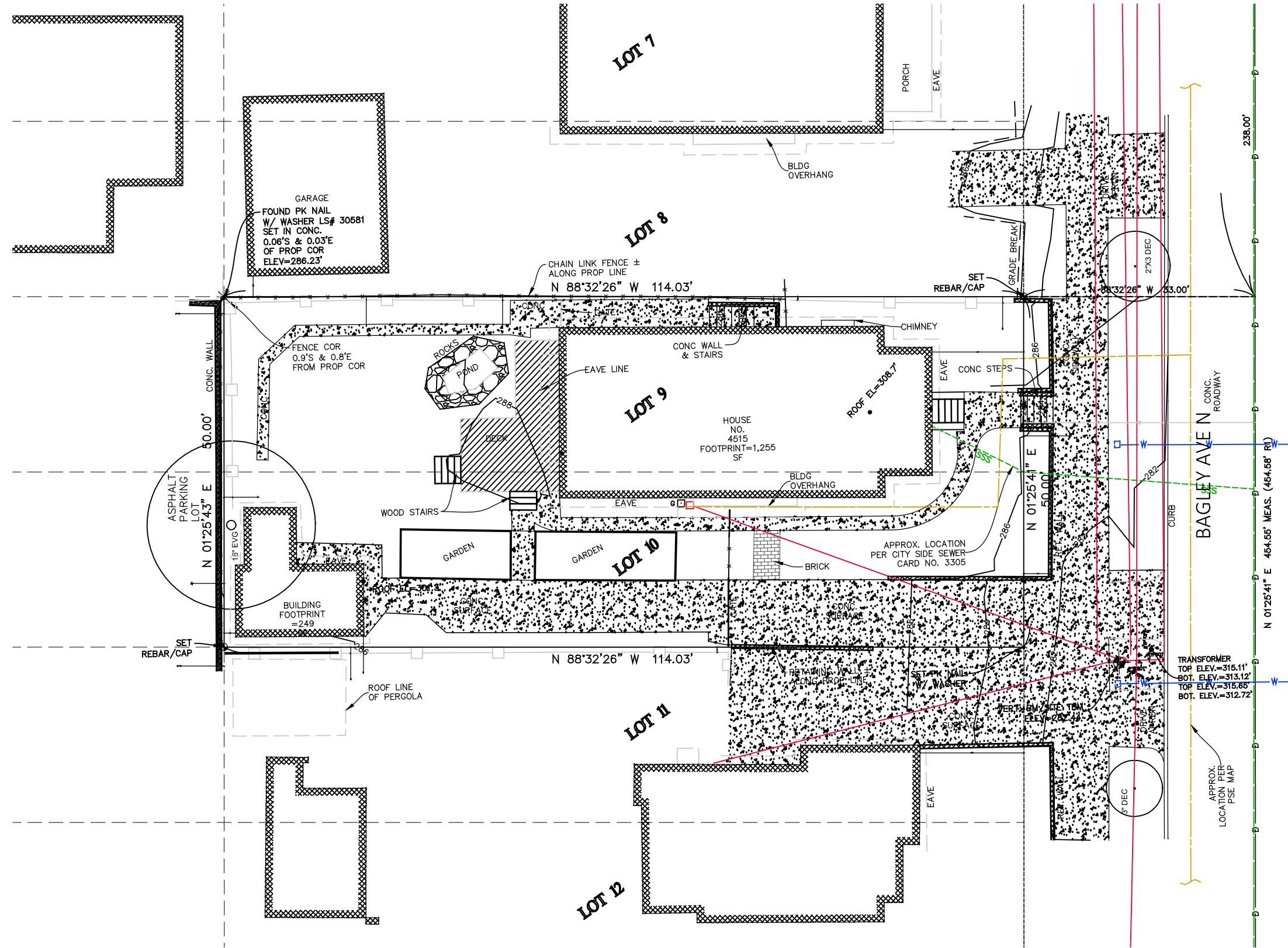
KING COUNTY RECORD PHOTO



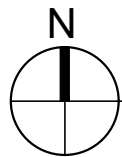
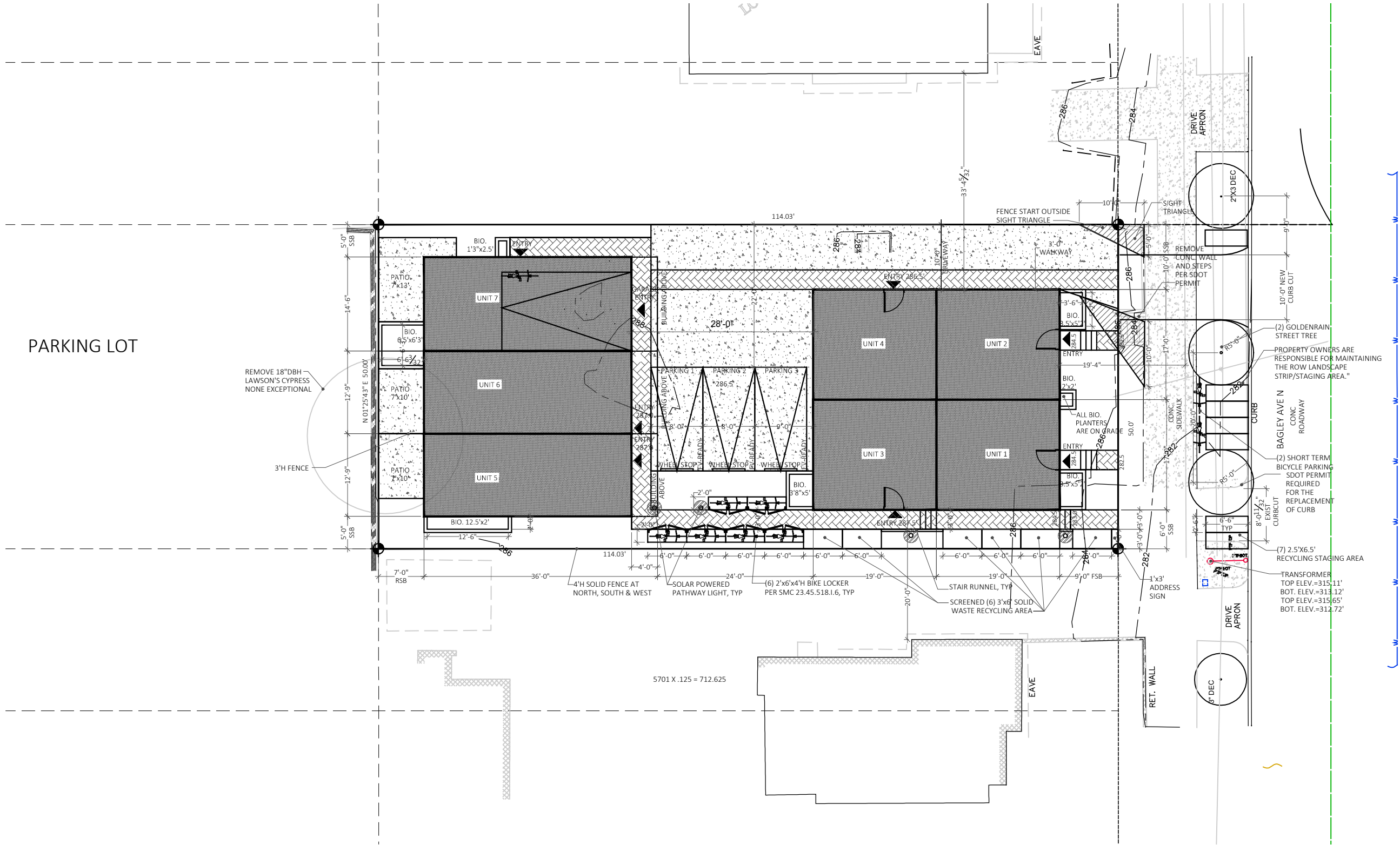
STREET TREE AT SIDEWALK



SITE VIEW PANORAMA: THESE IMAGES WERE TAKEN FROM NORTH OF NW 57TH ST

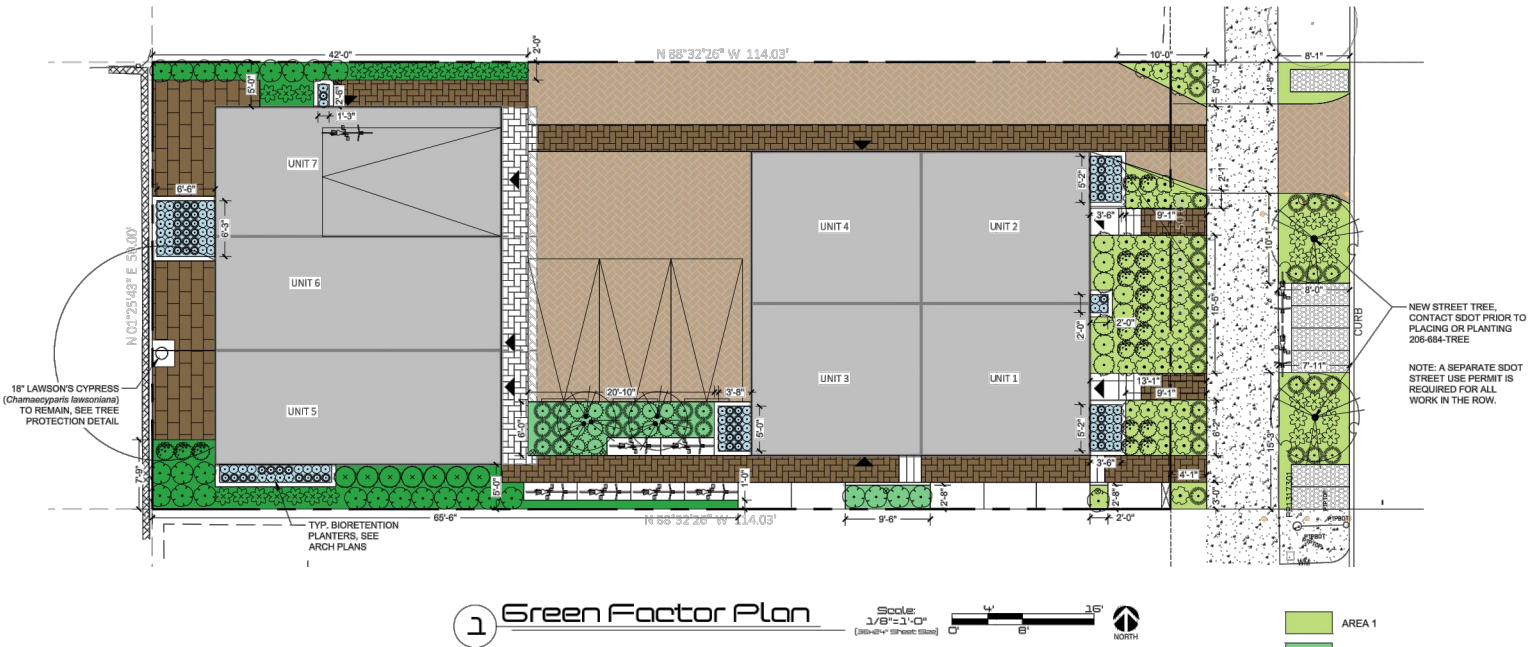


SURVEY



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
SIZE: 5,002 SF



Green Factor Worksheet*							
Planting Area							
	1	2	3	4	5	6	TOTAL**
A1 square feet							0
A2 square feet	512	126	314				952
A3 square feet				127			127
B1 # of plants	106	28	53	90			1079
B2 # of trees		2					2
B3 # of trees							0
B4 # of trees	2						2
B5 # of trees							0
B6 # of trees							0
B7 # of trees			1				1
C1 square feet							0
C2 square feet							0
D square feet							0
E square feet							0
F1 square feet							0
F2 square feet				1286	795		2081
G square feet							0
H1 square feet	1772	486	636				2894
H2 square feet							0
H3 square feet	1772						1772
H4 square feet							0

Worksheet 12/28/13

SEATTLE'S green factor

Green Factor Score Sheet		enter sq ft of parcel		SCORE	
Project title:		5,701		0.678	
Parcel size (enter this value first)		Totals from GF worksheet		Factor	
Landscape Elements*				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		0.1	0
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	952	0.6	571.2
3	Bioretention facilities	enter sq ft	127	1.0	127.0
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	1079	0.1	108
2	Shrubs or perennials 2' or taller at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	277	3324	0.3
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	2	150	0.3
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	0	0	0.3
5	Tree canopy for "medium/large trees" or equivalent (canopy spread 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	2	500	0.4
6	Tree canopy for "large trees" or equivalent (canopy spread 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0	0	0.4
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	18	360	0.8
C Green roofs					
1	Over at least 2", and less than 4", of growth medium	enter sq ft	0	0.4	0
2	Over at least 4" of growth medium	enter sq ft	0	0.7	0
D Vegetated walls					
		enter sq ft	0	0.7	0
E Approved water features					
		enter sq ft	0	0.7	0
F Permeable paving					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	0.2	0
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	2081	0.5	1,040.5
G Structural soil systems					
		enter sq ft	0	0.2	0
		sub-total of sq ft:		8,573	
H Bonuses					
1	Drought-tolerant or native plant species	enter sq ft	2894	0.1	289.4
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	0
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	1,772	0.1	177.2
4	Landscaping in food cultivation	enter sq ft	0	0.1	0
				Green Factor numerator =	
3.843					

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)

True Scope Design
8410 Piney Ave. N.
Seattle, WA 98103
truescopedesign.com



4515 Bagley Avenue
Seattle, WA 98103

SOCI Project#: 005566-19PF



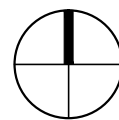
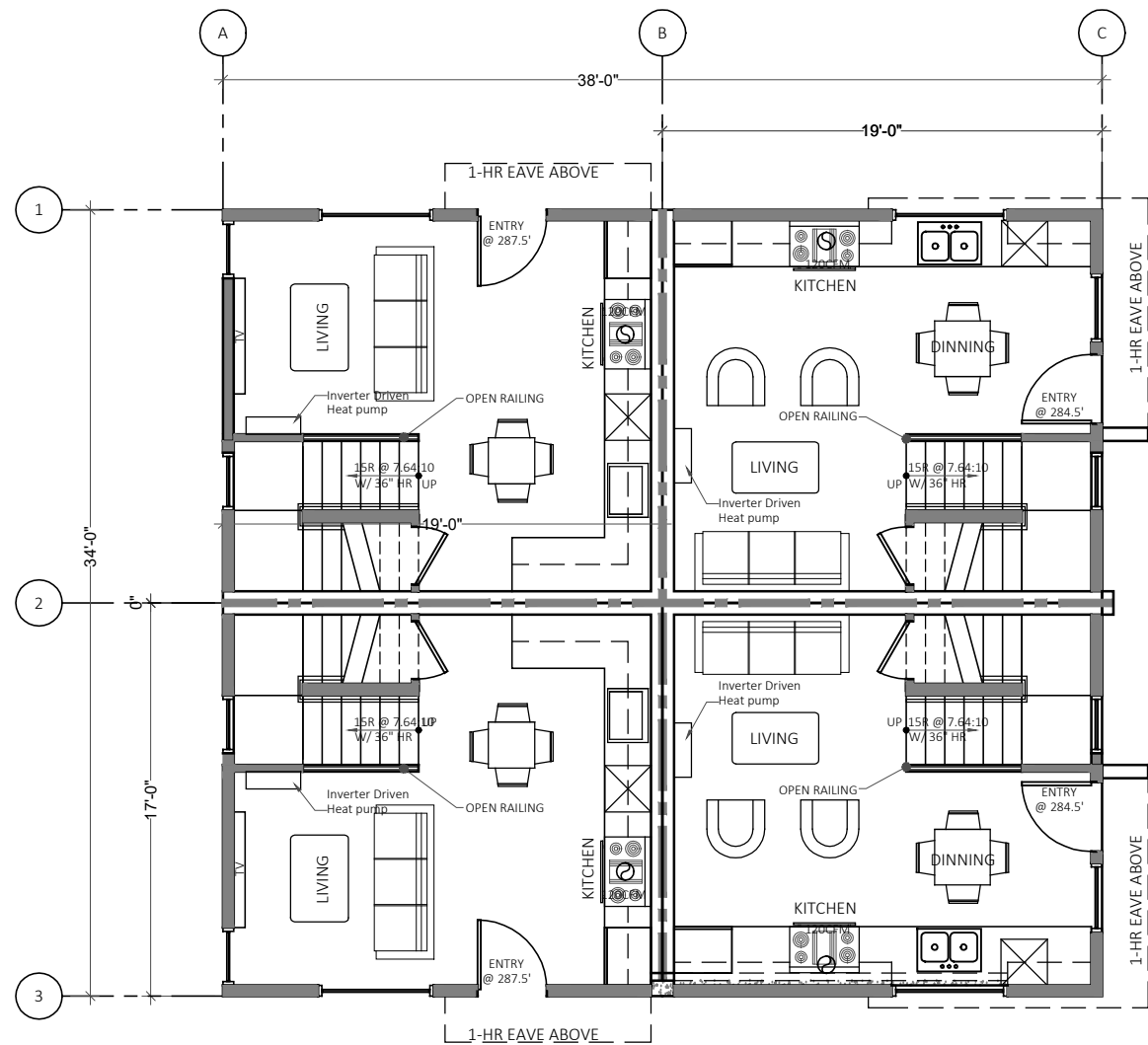
City of Seattle
Department of Public Works
Checked By: CSE

L-2.0



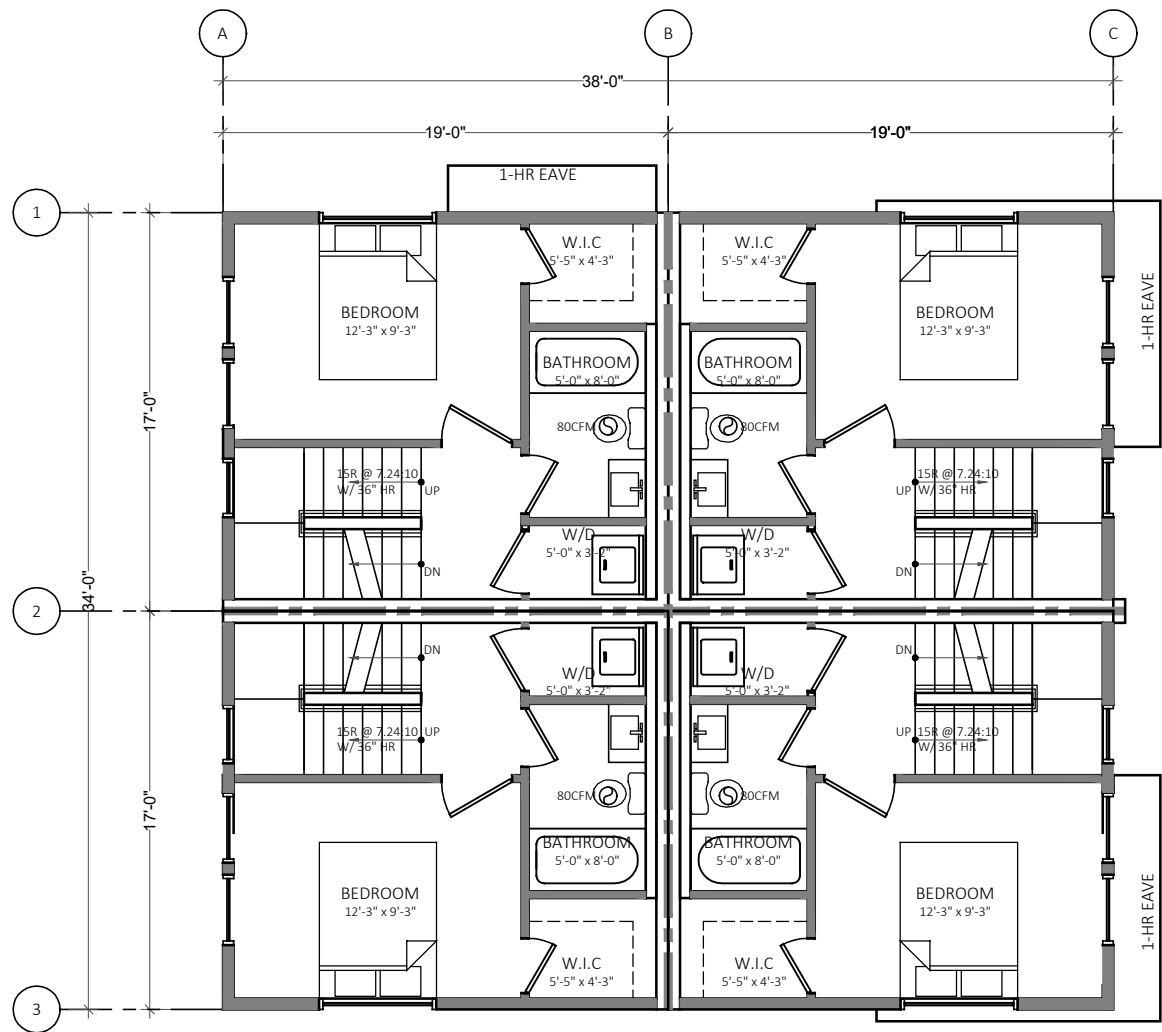
TOWNHOUSE UNIT 1-4

Bedrooms: 2 / unit
 Bathrooms: 2 / unit
 Heated: 969 sf / unit



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
 (323SF/UNIT)

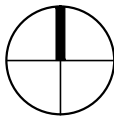
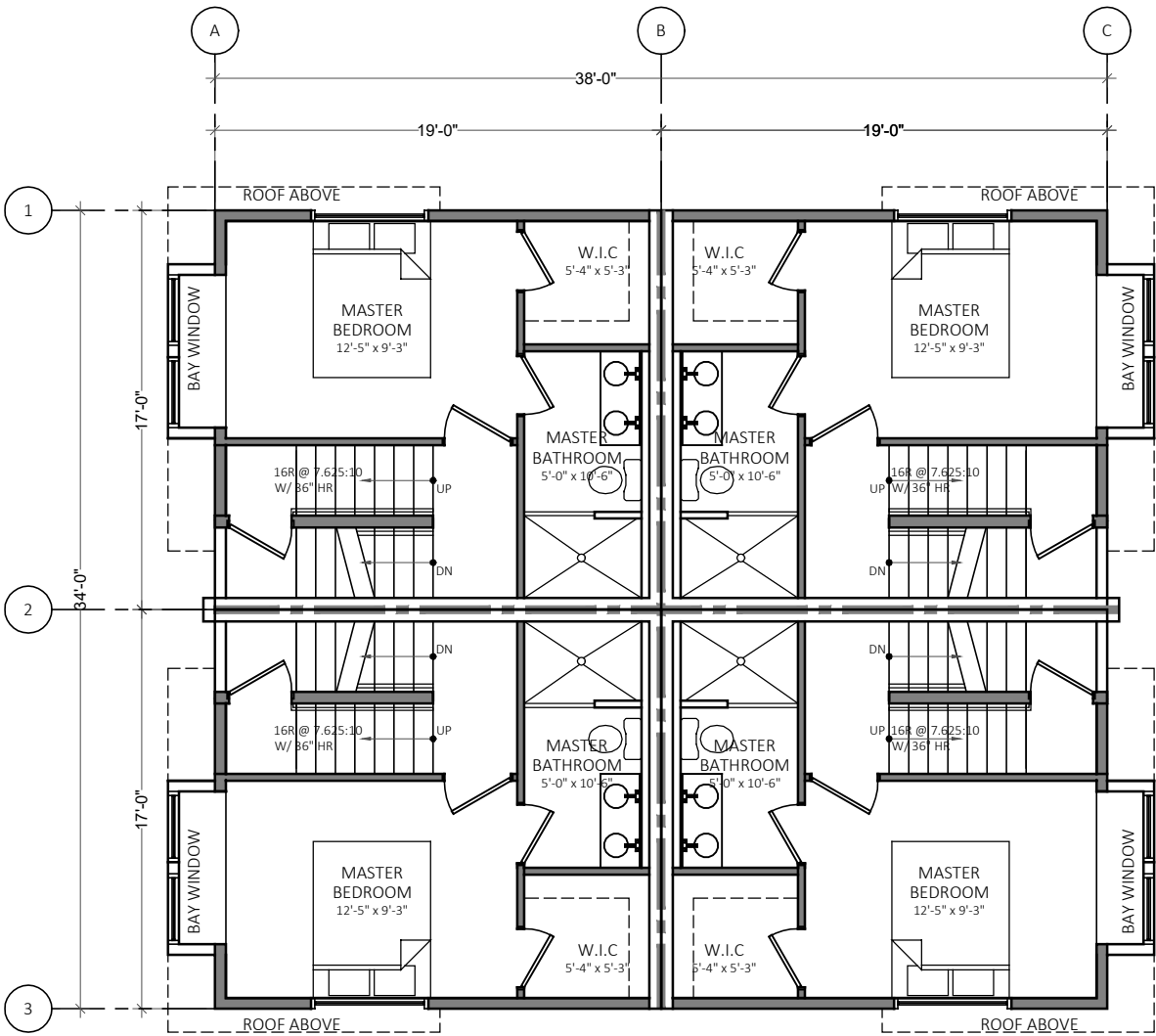


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 (323SF / UNIT)

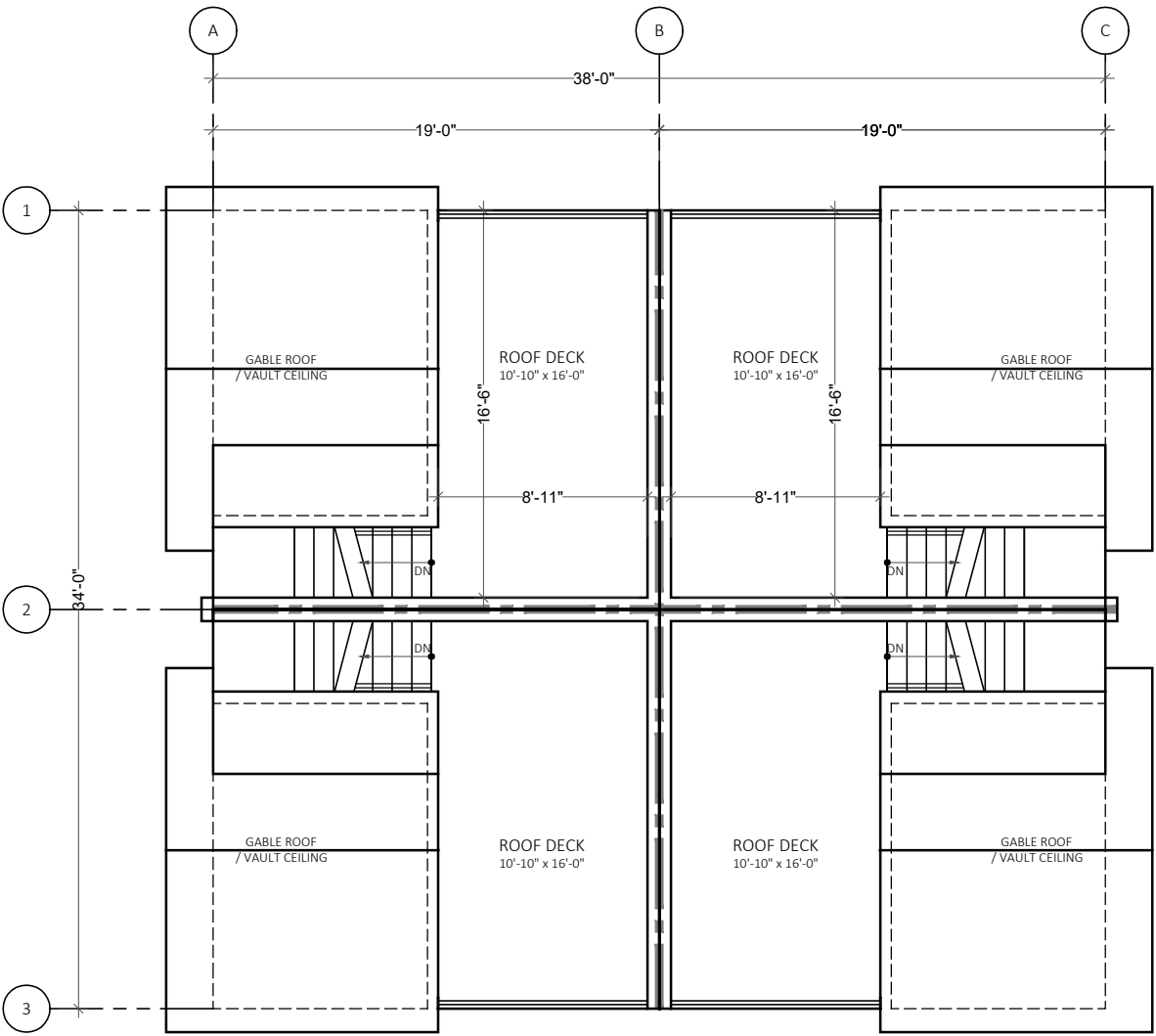
TOWNHOUSE UNIT 1-4

Bedrooms: 2 / unit
Bathrooms: 2 / unit
Heated: 969 sf / unit



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(323SF/UNIT)

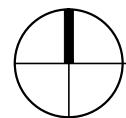
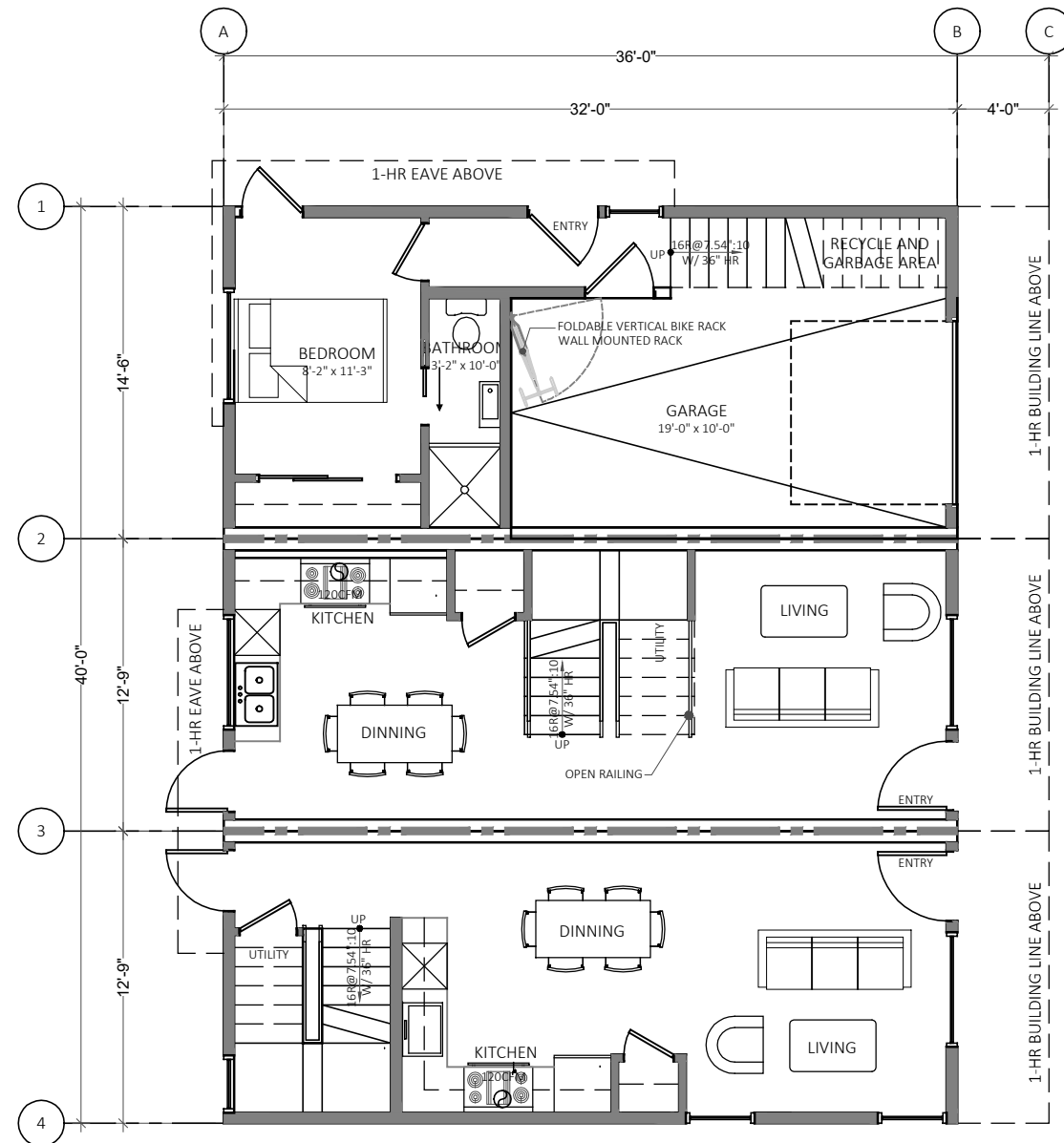


ROOF DECK PLAN

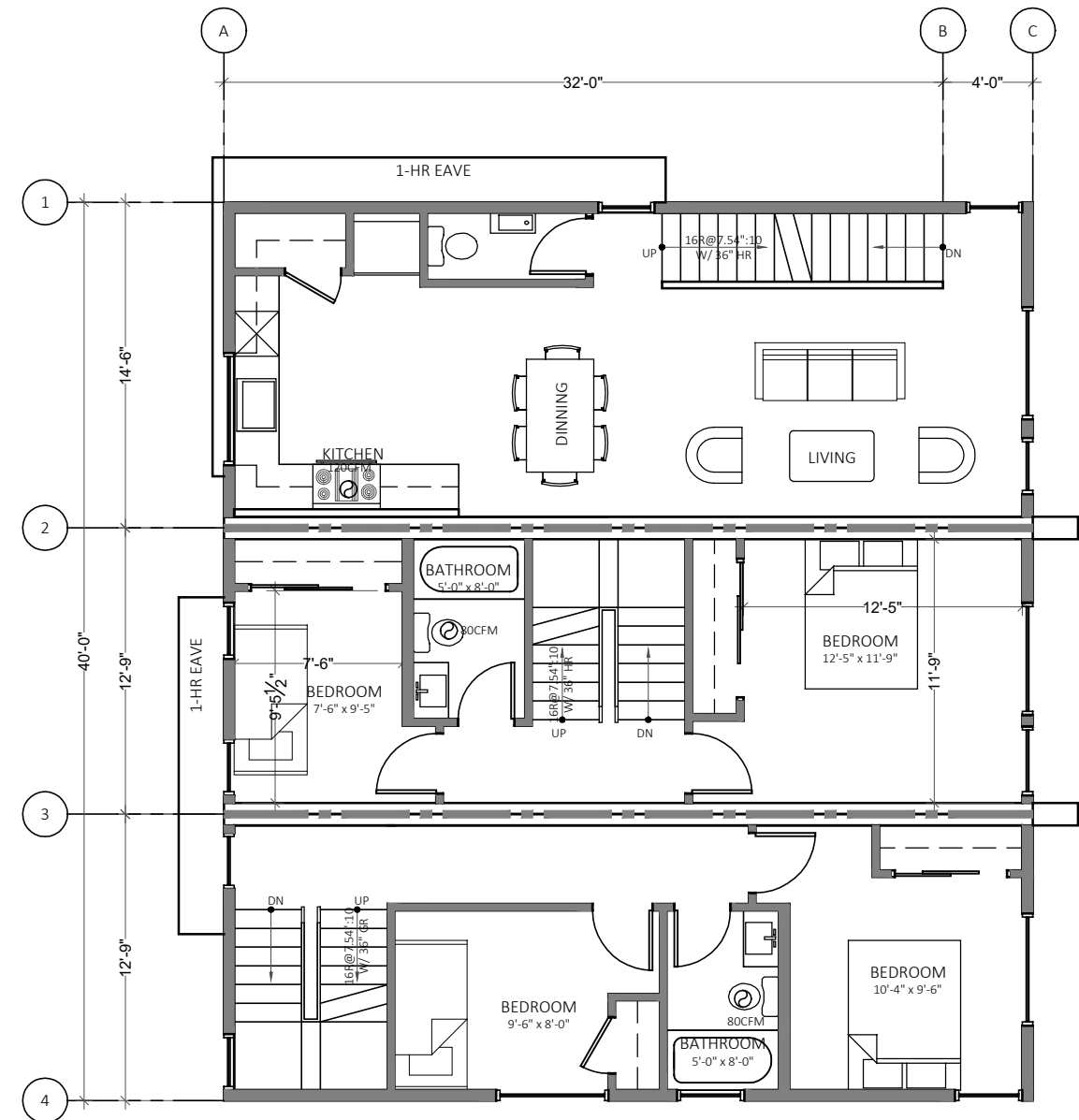
SCALE: 1/8" = 1'-0"

TOWNHOUSE UNIT 5,6 & 7:

Bedrooms: 2 or 3 / unit
 Bathrooms: 2 / unit
 Heated: 1,425 - 1,304 sf / unit

**FIRST FLOOR PLAN**

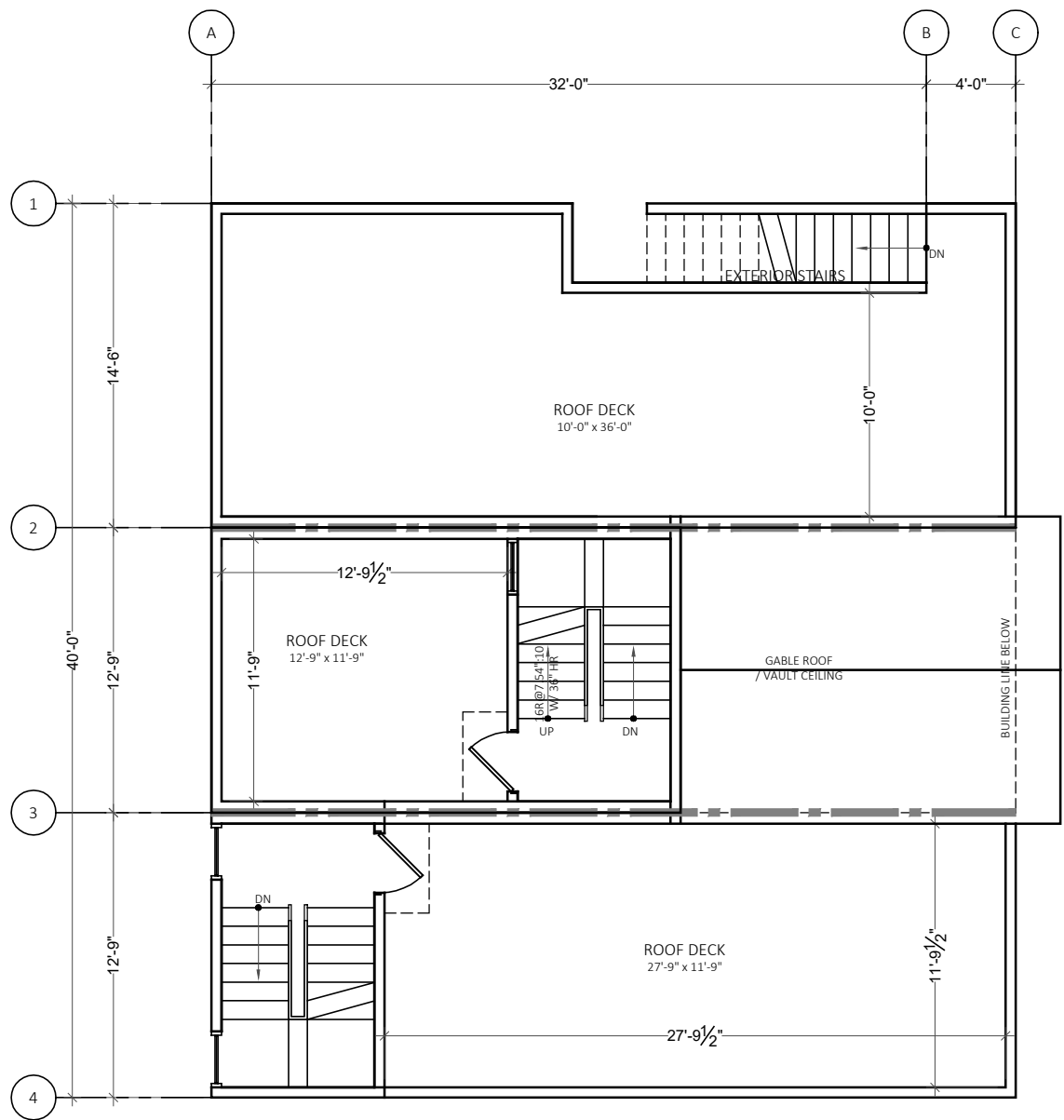
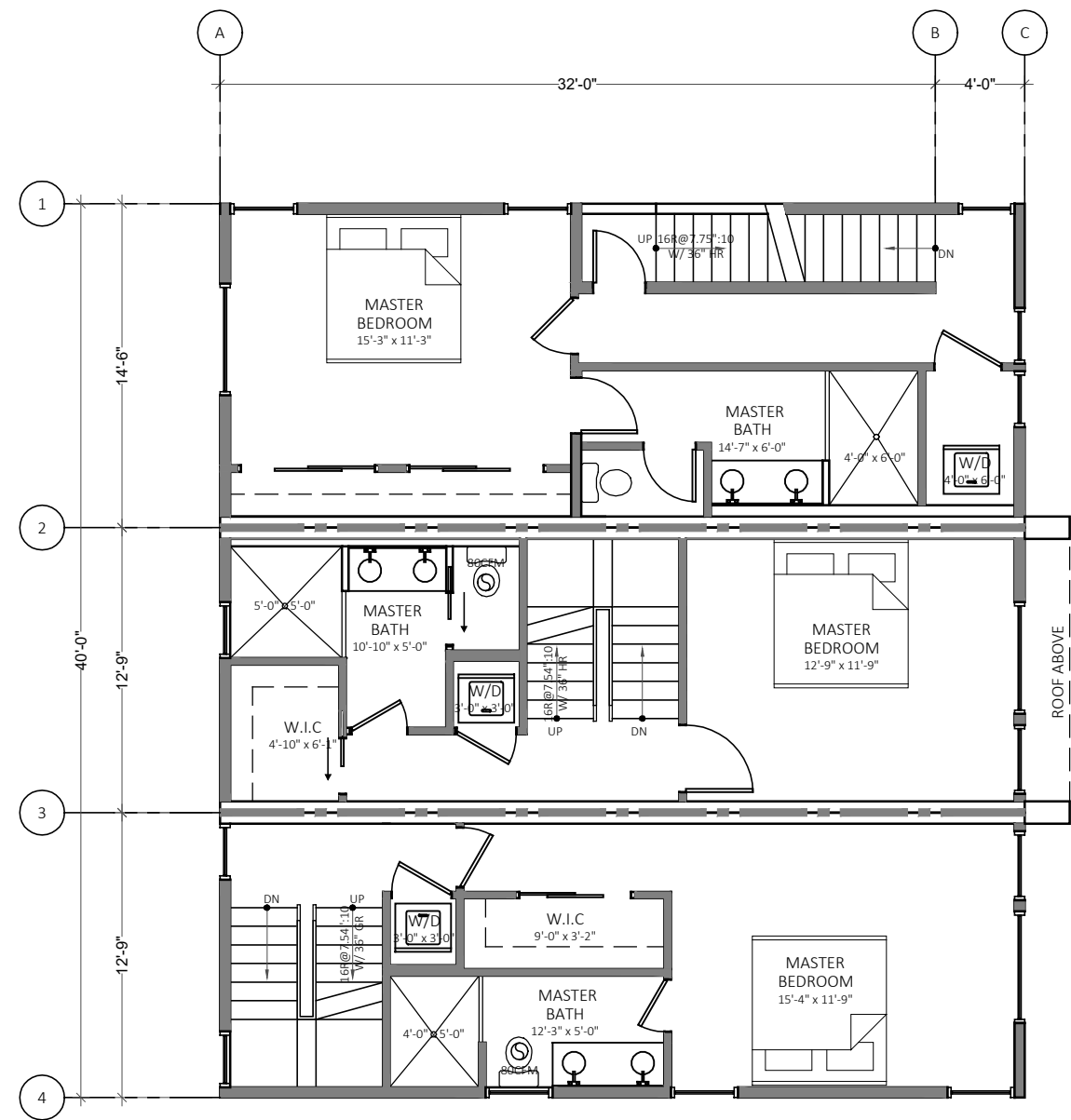
SCALE: 1/8" = 1'-0"
 (UNIT 5&6: 408 SF / UNIT 7: 464SF)

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"
 (UNIT 5&6: 459 SF / UNIT 7: 522SF)

TOWNHOUSE UNIT 5,6 & 7:

Bedrooms: 2 or 3 / unit
 Bathrooms: 2 / unit
 Heated: 1,425 - 1,304 sf / unit



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (UNIT 5&6: 459 SF / UNIT 7: 522SF)

ROOF DECK PLAN
 SCALE: 1/8" = 1'-0"
 (UNIT 5&6: 99 SF)

TH UNIT 1-4 SOUTH ELEVATION



TH UNIT 1-4 EAST ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Bench



Permeable pavement surfaces



Wood Fence

LIGHT GRAY LAP SIDING, TYP

WARM ORANGE ENTRY DOOR

CEDAR SIDING

DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

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1142 NW 57TH ST, SEATTLE, WA 98107
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SDCI# 3034904-EG | SEP. 11, 2019

TH UNIT 1-4 WEST ELEVATION

STEEL RAILING, TYP
BAY WINDOW
LIGHT GRAY
LAP SIDING, TYP
BLACK VINYL WINDOWS, TYP



TH UNIT 1-4 EAST ELEVATION

PARAPET / STEEL RAILING
AT ROOF DECK
BAY WINDOW



DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS
LIGHT GRAY LAP SIDING, TYP
WARM RED ENTRY DOOR
CEDAR SIDING

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1142 NW 57TH ST, SEATTLE, WA 98107
CLEAVE ARCHITECTURE + DESIGN
SDCI# 3034904-EG | SEP. 11, 2019

TH UNIT 5,6&7 EAST ELEVATION



TH UNIT 5,6&7 SOUTH ELEVATION



TH UNIT 5,6&7 WEST ELEVATION



TH UNIT 5,6&7 NORTH ELEVATION



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EAST VIEW OF TOWNHOUSES



VIEW OF TOP ROOF DECK



WEST VIEW OF FRONT

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VIEW OF BACK TOWNHOUSE



VIEW OF BACK TOWNHOUSE



VIEW OF BACK

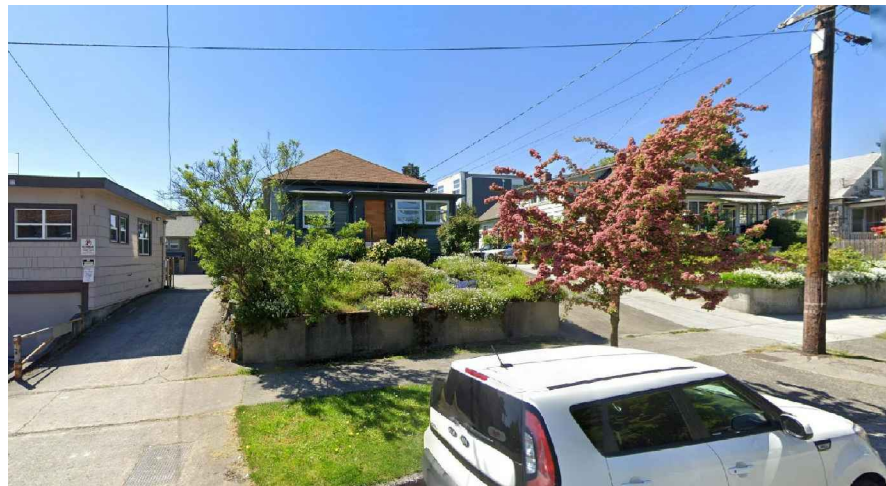
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EXISTING #4521 SINGLE FAMILY FACING PROPOSED NORTH FACADE



NORTH SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE



EXISTING #4509 SINGLE FAMILY FACING PROPOSED SOUTH FACADE



SOUTH SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE

Window Overlap Privacy Study

33'4" north

20' south

The windows of the proposed townhouses have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with red color.

North: To the north is 1-story single family. There is 33'4" distance between the north single family and proposed townhouse.

South: To the west is 1-story single family. The only few windows on this facade are high small windows look onto the south side of the townhouse. There is 20' distance between the south single family and proposed townhouse.

MARCH 21



9AM

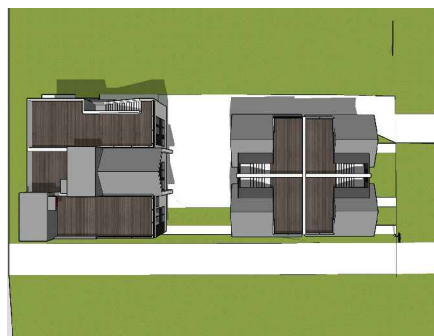


NOON



3PM

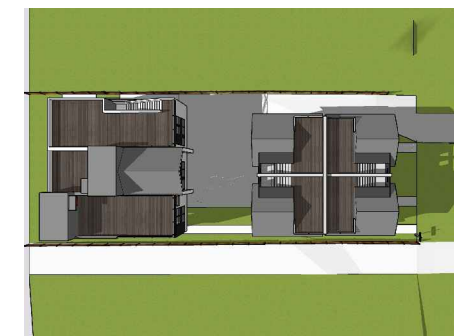
JUNE 21



9AM



NOON



3PM

DECEMBER 21



9AM



NOON



3PM

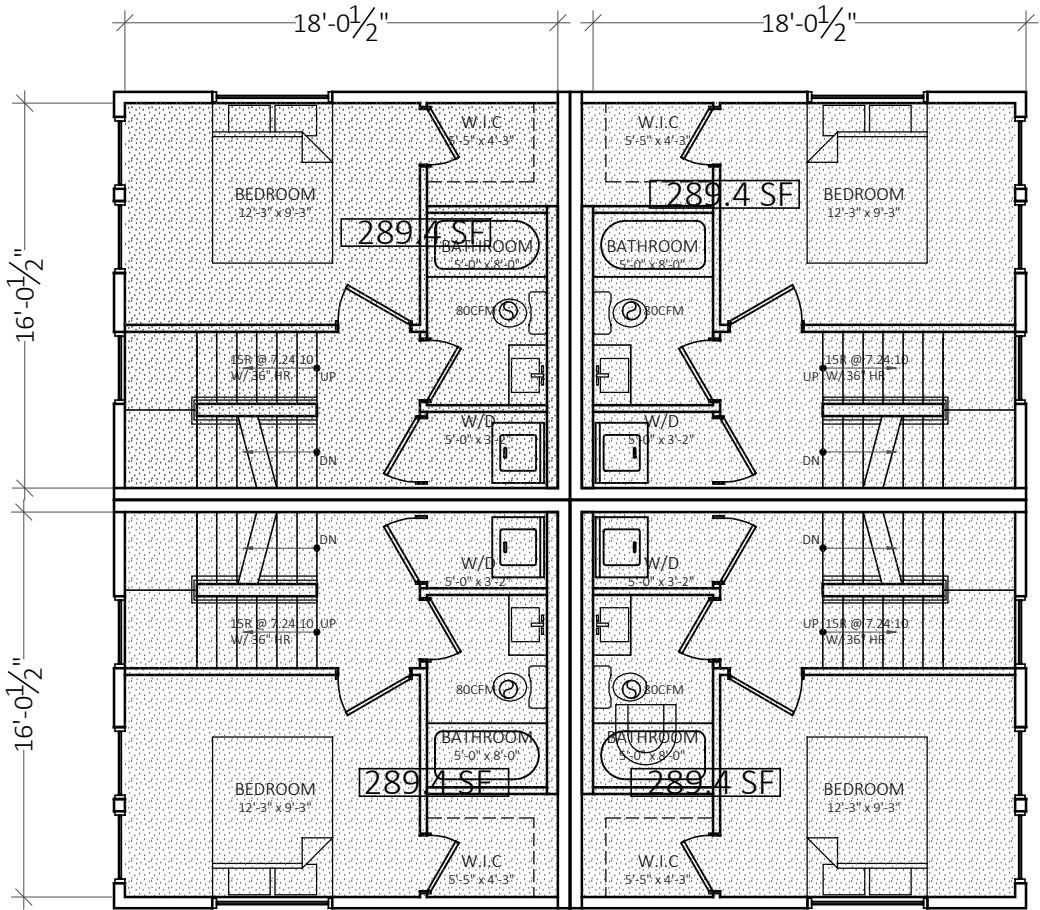
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FAR: TOWNHOUSE UNIT 1-4 FIRST & SECOND FLOOR



FAR: FIRST FLOOR PLAN

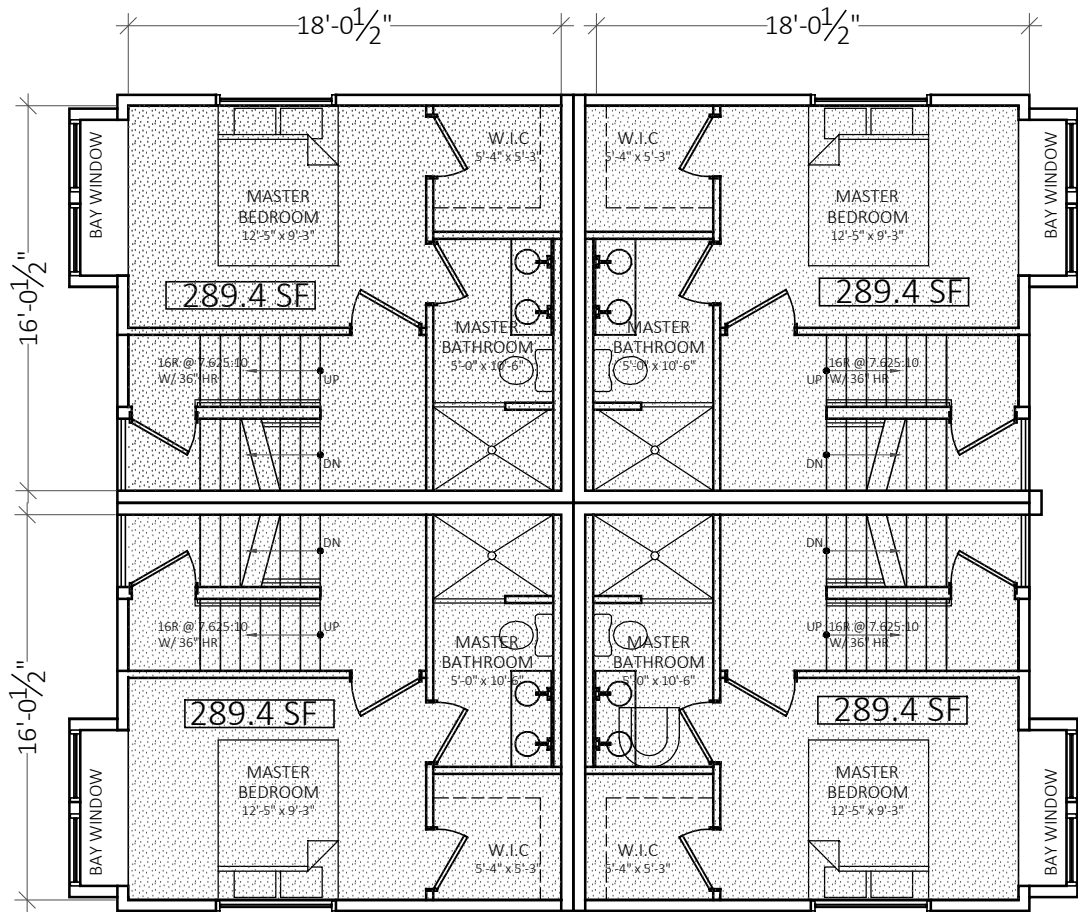
SCALE: 1/8" = 1'-0"
(289.4SF/UNIT)



FAR: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(289.4SF/UNIT)

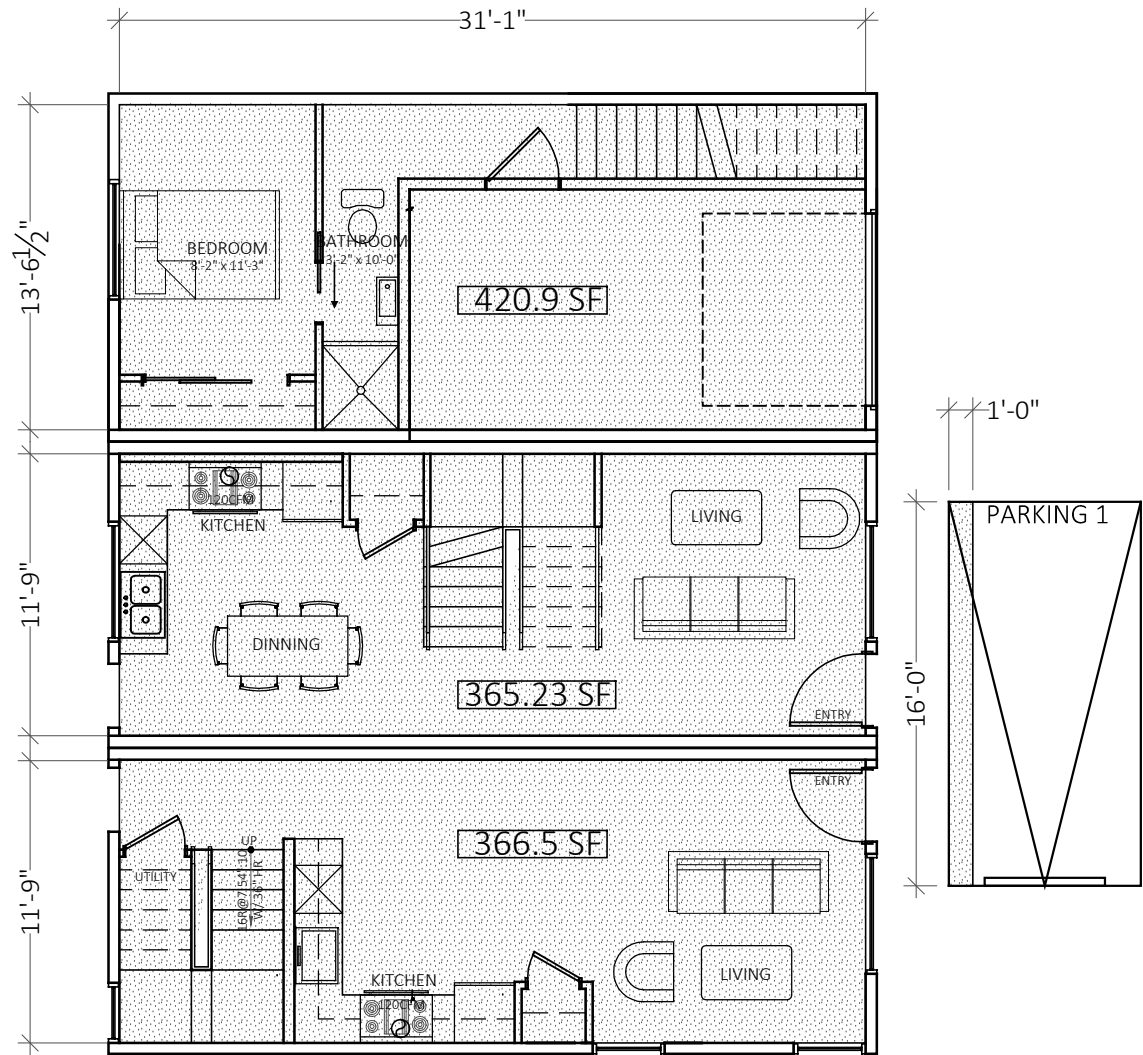
FAR: TOWNHOUSE UNIT 1-4 THIRD FLOOR



FAR: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(289.4SF/UNIT)

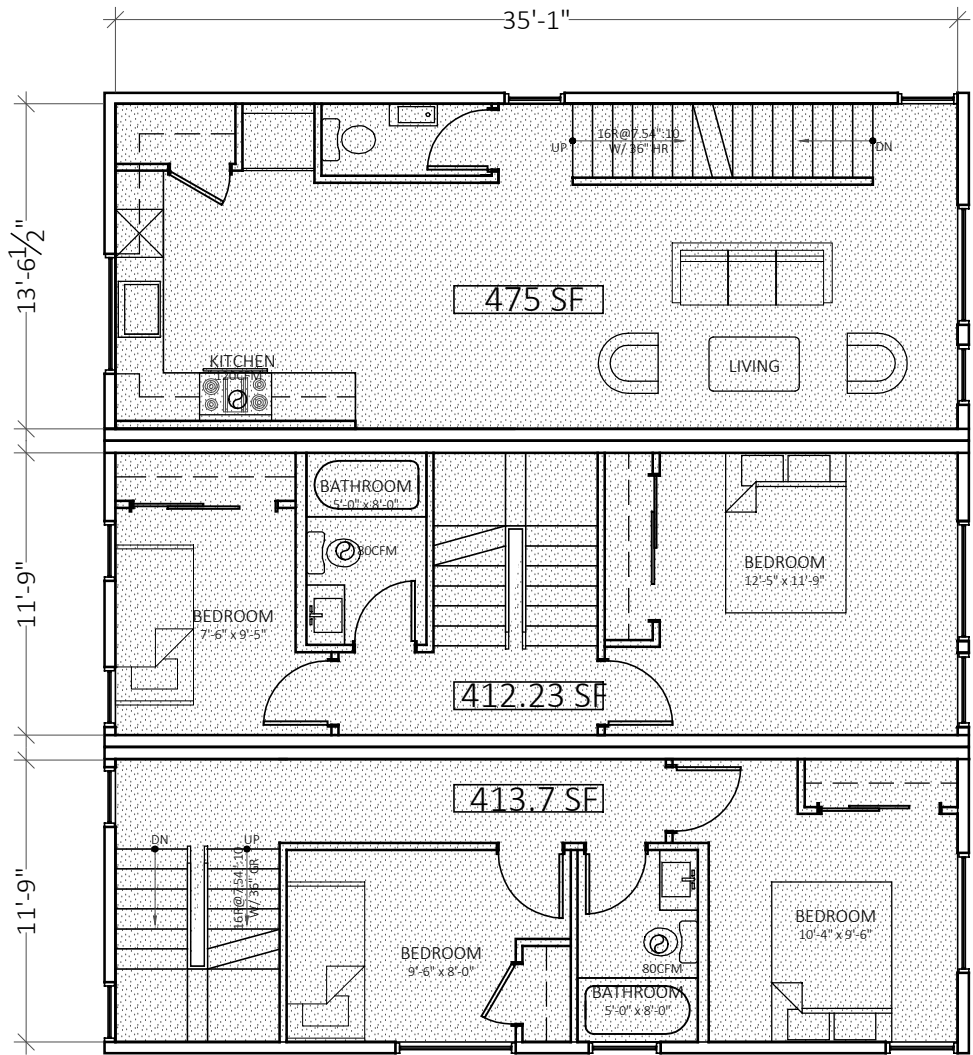
FAR: TOWNHOUSE UNIT 5-7 FIRST AND SECOND FLOOR



FAR: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(420.9SF/365.23SF/366.5SF)

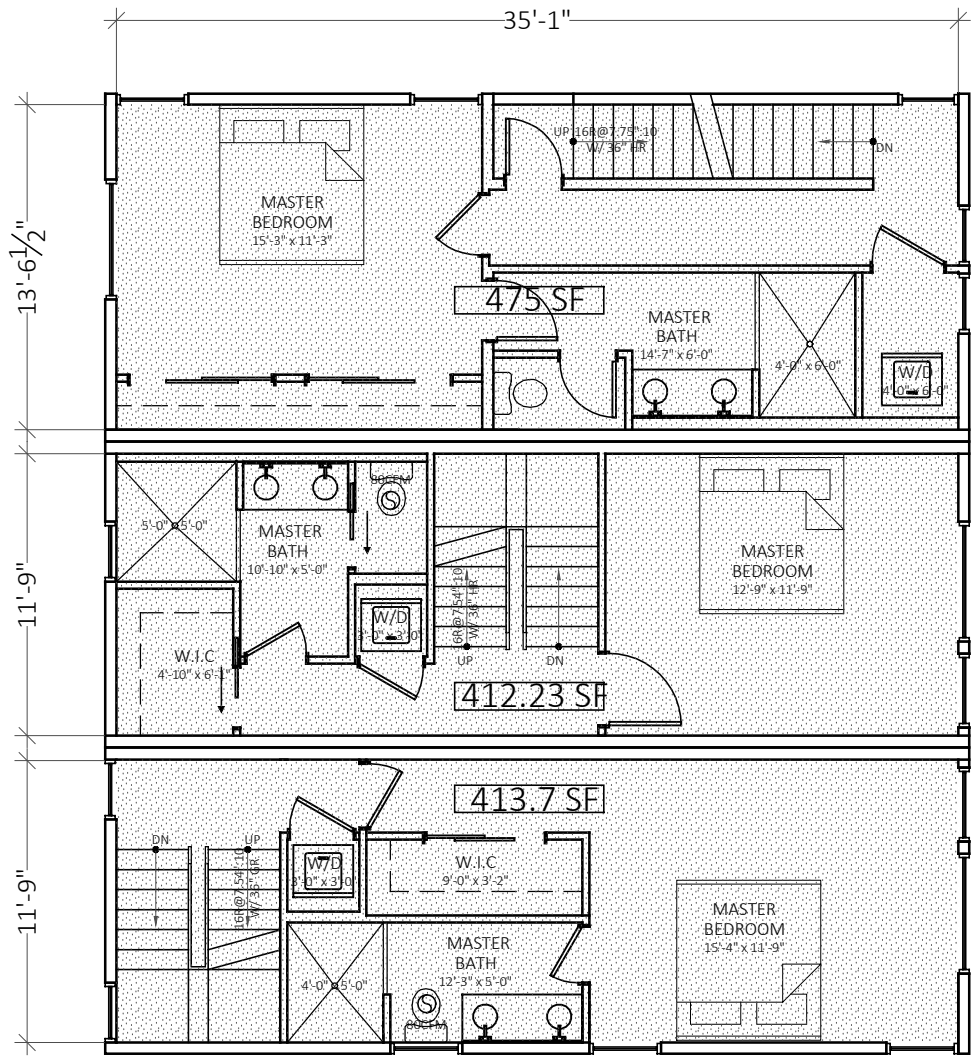
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FAR: SECOND FLOOR PLAN

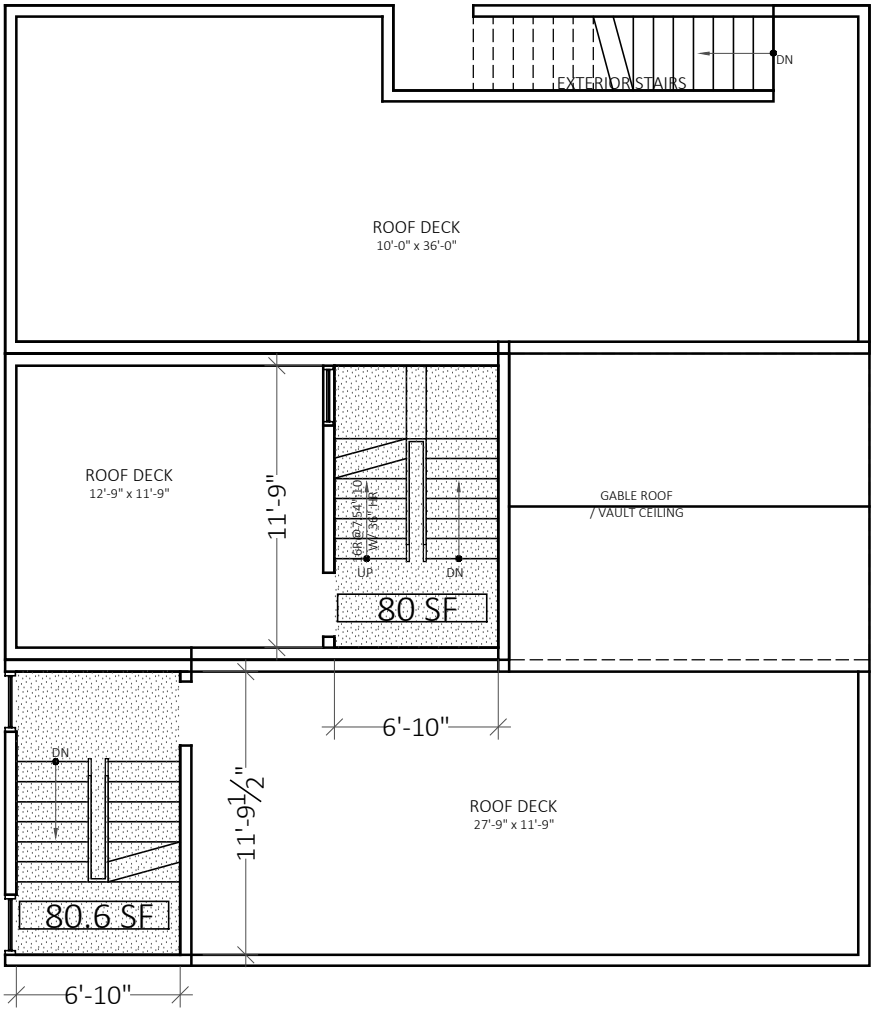
SCALE: 1/8" = 1'-0"
(413.7 SF / UNIT)

FAR: TOWNHOUSE UNIT 5-7 THIRD AND ROOF FLOOR



FAR: THIRD FLOOR PLAN

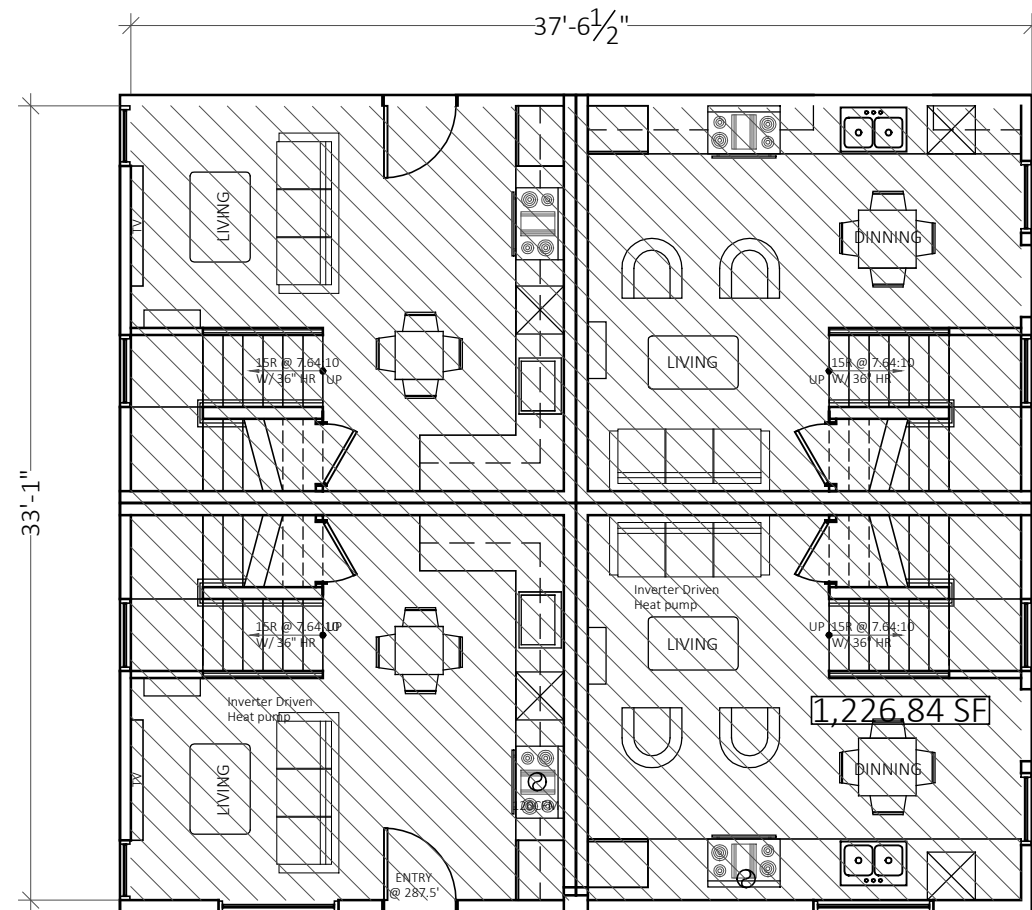
SCALE: 1/8" = 1'-0"
(475SF/412.23SF/413.7)



FAR: ROOF PLAN

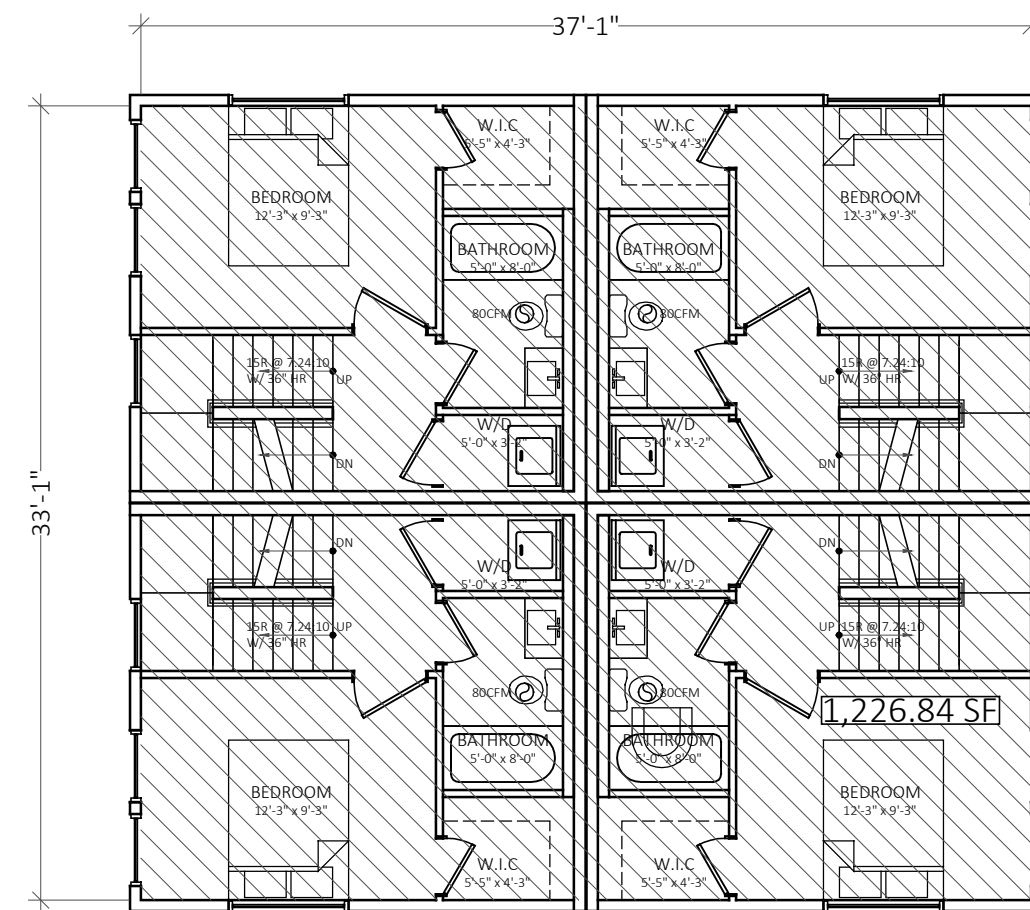
SCALE: 1/8" = 1'-0"
(80SF/80.6SF)

GFA: TOWNHOUSE UNIT 1-4 FIRST AND SECOND FLOOR



GFA: FIRST FLOOR PLAN

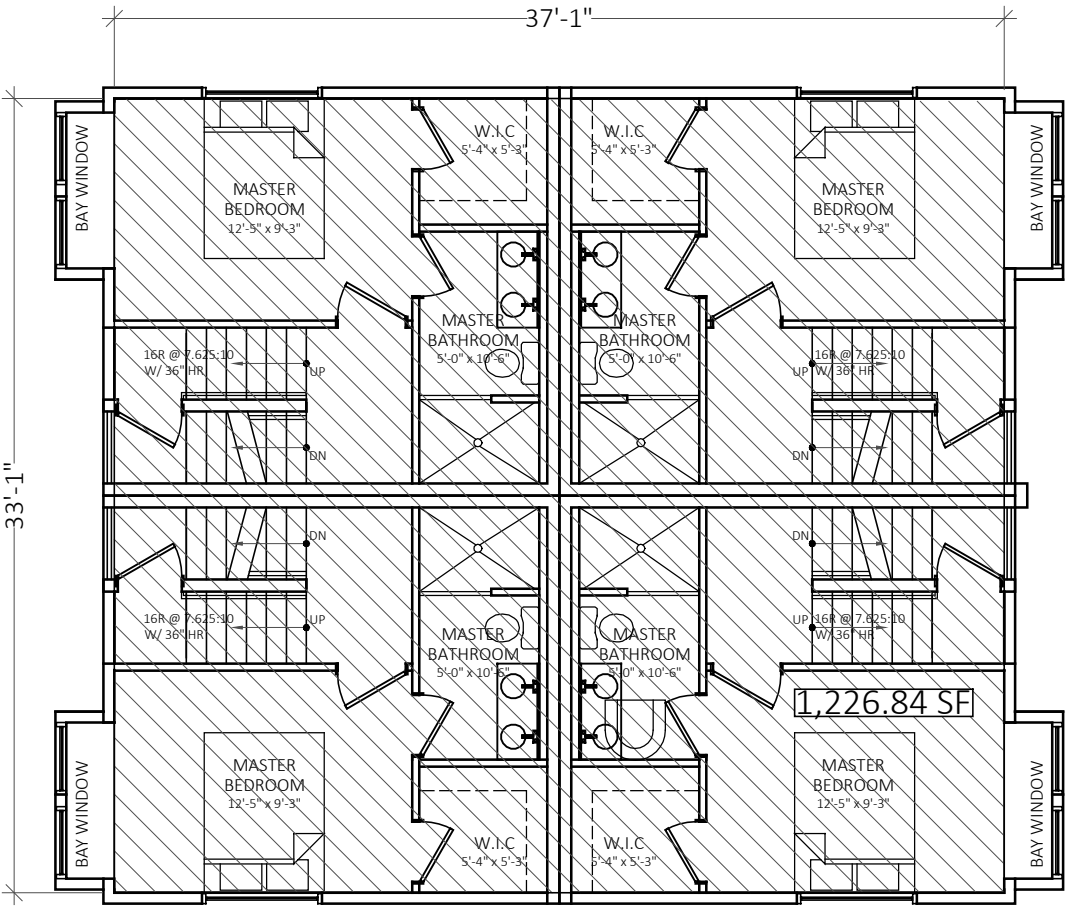
SCALE: 1/8" = 1'-0"
(1,226.84SF)



GFA: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1,226.84SF)

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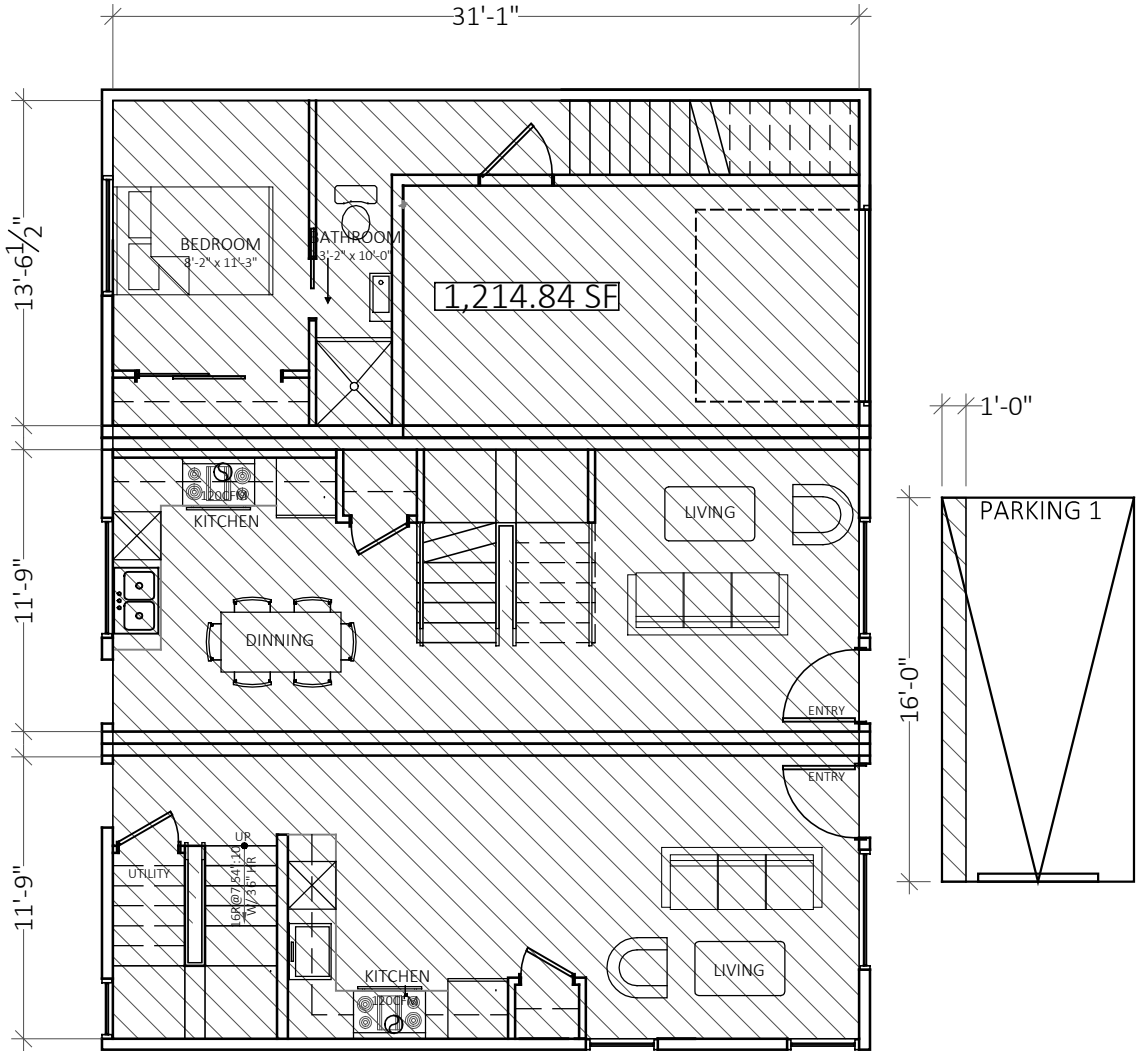


GFA: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1,226.84SF)

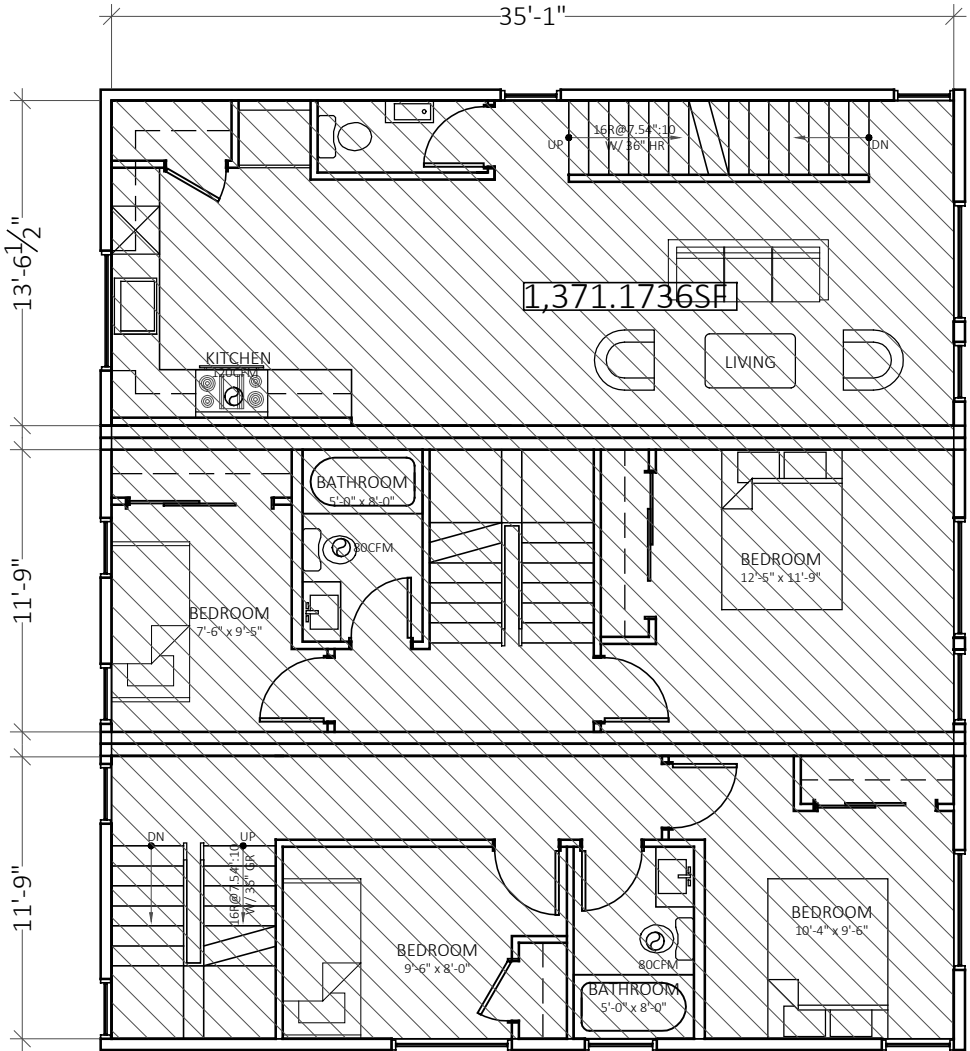
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GFA: TOWNHOUSE UNIT 5-7 FIRST AND SECOND FLOOR



GFA: FIRST FLOOR PLAN

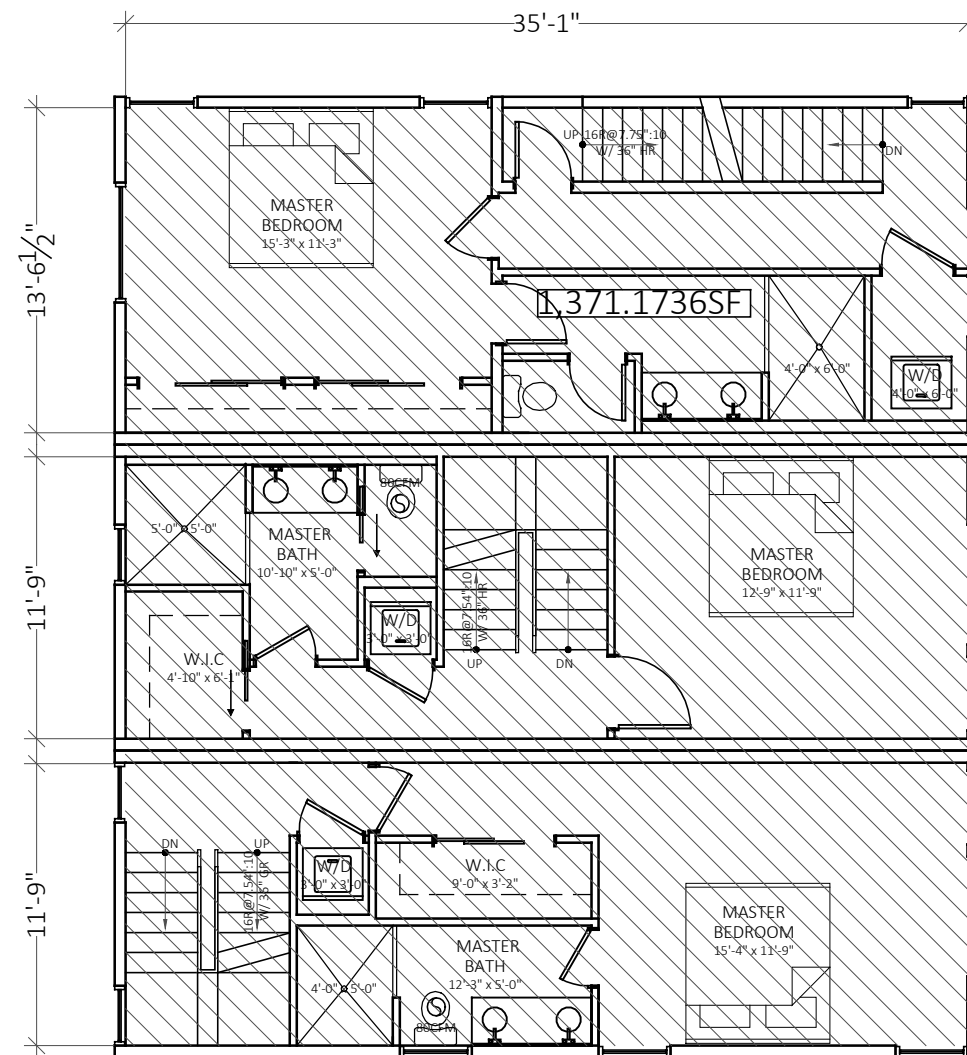
SCALE: 1/8" = 1'-0"
(1,214.84SF)



GFA: SECOND FLOOR PLAN

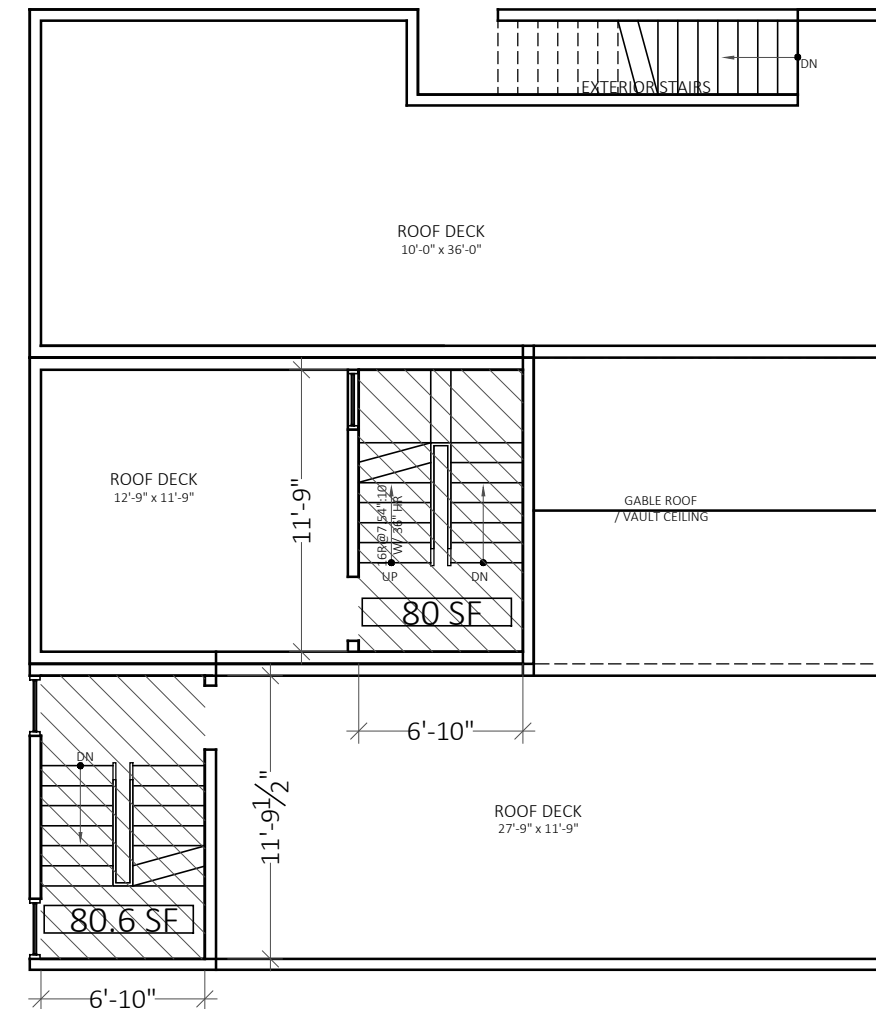
SCALE: 1/8" = 1'-0"
(1,371.1736SF)

GFA: TOWNHOUSE UNIT 5-7 THIRD FLOOR AND ROOF



GFA: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(1,371.1736SF)



GFA: ROOF PLAN

SCALE: 1/8" = 1'-0"
(80SF&80.6SF)

GFA & FAR DIAGRAMS:

The diagrams and an accompanying table should show the following information for each dimensioned shape:						
a) USE - residential, live-work, commercial, other non-residential						
b) TYPE OF FLOOR AREA - chargeable or exempt from the FAR calculation						
c) MHA - whether the area is included in the MHA calculation (delineate MHA-C and MHA-R areas separately)						
		GFA	FAR		MHA-R	
	Use	GROSS FLOOR AREA	CHARGEABLE FLOOR AREA	CODE REFERENCE	INCLUDED IN MHA-R CALCULATION	CODE REFERENCE
	TH 1-4	1ST FLOOR: 1,226.84SF	1ST FLOOR: 1,157.6 SF		1ST FLOOR: 1,226.84SF	
		2ND FLOOR: 1,226.84SF	2ND FLOOR: 1,157.6 SF		2ND FLOOR: 1,226.84SF	
		3RD FLOOR: 1,226.84SF	3RD FLOOR: 1,157.6 SF		3RD FLOOR: 1,226.84SF	
	TH 5-7	1ST FLOOR: 1,230.84SF	1ST FLOOR: 1,168.63 SF		1ST FLOOR: 1,230.84SF	
		2ND FLOOR: 1,371.1736SF	2ND FLOOR: 1,300.93 SF		2ND FLOOR: 1,371.1736SF	
		3RD FLOOR: 1,371.1736SF	3RD FLOOR: 1,300.93 SF		3RD FLOOR: 1,371.1736SF	
		ROOF DECK: 160.6SF	ROOF DECK: 160.6SF		ROOF DECK: 160.6SF	
	TOTAL	7,814.3072	7,403.89		7,814.3072	

MHA PAYMENT:

MHA-R PAYMENT OPTION SUMMARY TABLE

1	ZONE	LR2(M1)
2	MHA DESIGNATION PER MAP A OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U 85 ZONES	MEDIUM
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE/DEVELOPMENT	(7) TOWNHOUSE
5	GROSS FLOOR AREA - RESIDENTIAL UNITS	7,814.3072
6	GROSS FLOOR AREA - LIVE WORK UNITS	0
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE WORK USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR ARE FOR MHA-R CALCULATION	7814.3072
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	\$21.83
10	MHA-R PAYMENT PROVIDED	\$170,586.33

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