

## STREAMLINED DESIGN REVIEW

4729 21st Ave NE  
Seattle, WA 98105

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### SDCI PROJECT NO:

3039152-EG

### MEETING DATE:

02.23.2021

### APPLICANT CONTACT:

Daniel Cheledinas, Glacier Bay Investments LLC

Peter Tallar, Senior Project Manager  
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CARON

CARON REF #2021.036





BIRD'S EYE VIEW LOOKING NORTHWEST

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**PROJECT TEAM**

**OWNER**  
Daniel Cheledinas  
Glacier Bay Investments LLC

**CARON ARCHITECTURE CONTACT**  
Peter Tallar, Senior Project Manager  
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Caron Reference No.: 2021.036

**SITE INFORMATION**

**ADDRESS:**  
4729 21st Ave NE, Seattle WA 98105

**SDCI PROJECT NO.:**  
#3039152-EG

**PARCEL(S):**  
0925049161

**SITE AREA:**  
5,000 SF

**OVERLAY DESIGNATION:**  
University District Urban Center

**PARKING REQUIREMENT:**  
None

**DEVELOPMENT STATISTICS**

**ZONING:**  
LR-3(M)

**BUILDING HEIGHT:**  
40'

**RESIDENTIAL UNITS:**  
5

**PARKING STALLS:**  
none

**BIKE STALLS:**  
10



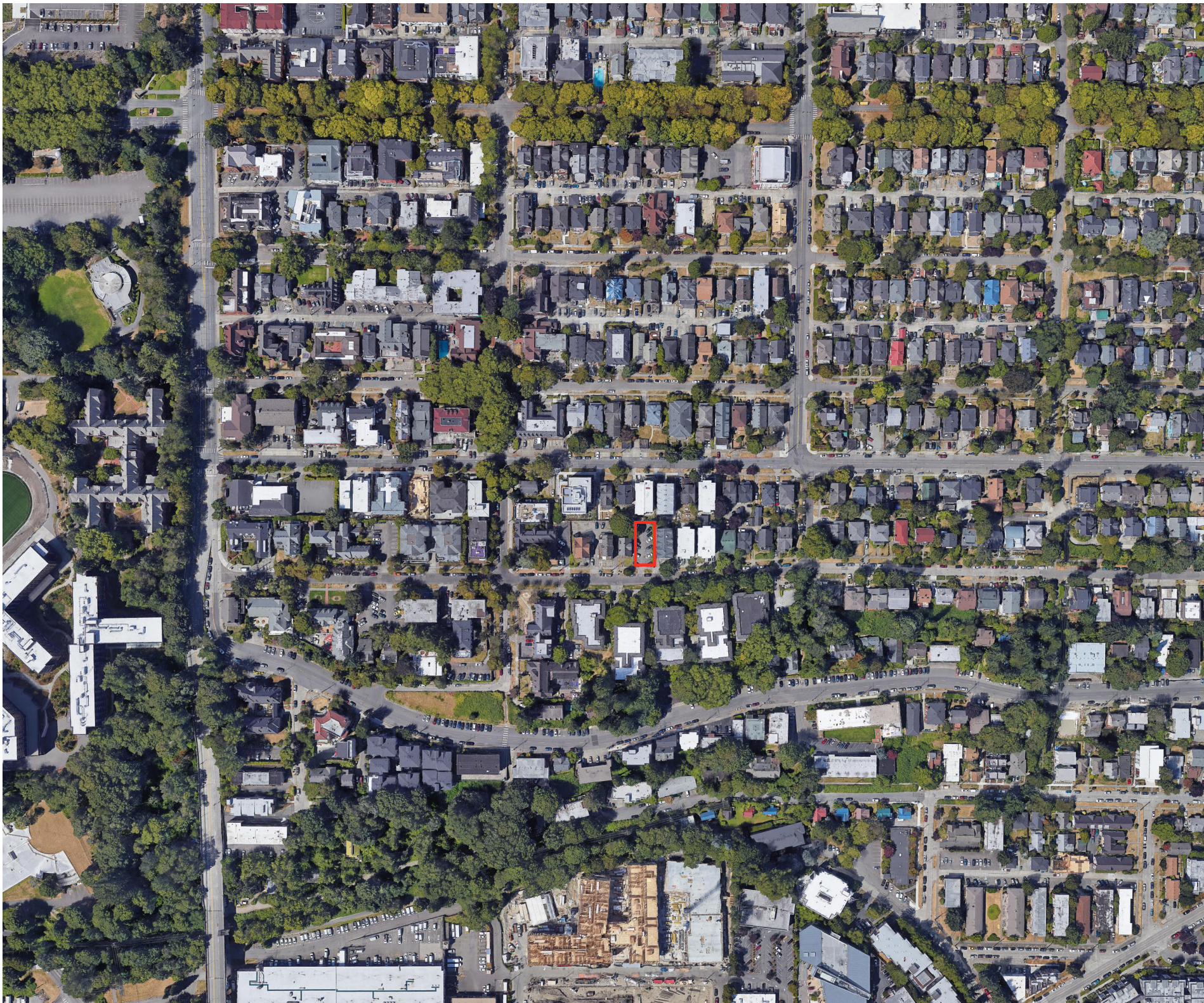
3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

Our objective is to utilize an overflow parking lot space to develop five four-story townhouses with daylight basements to accommodate workforce & student housing. Each townhouse will feature 8 bedrooms which share a common kitchen, living area & rooftop deck amenity space. The parcel is within the University District Urban Center, which allows for development with no parking. No displacement of existing housing will occur; this project is only a net gain of affordable dwelling units for the neighborhood.

DEVELOPMENT SUMMARY

LEVEL	TOTAL GROSS SF	TOTAL FAR SF
ROOF	411.71	324.55
4	2,226.33	2,031.84
3	2,226.33	2,031.84
2	2,226.33	2,031.84
1	2,171.25	1,979.97
BASEMENT	2,170.99	-
TOTAL	11,432.94	8,400.04



9-BLOCK AERIAL MAP (PHOTO) 



3.0 FAR CALCULATIONS

BUILDING FLOOR AREA											
BASEMENT		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		ROOF	
A	374.15	A	406.76	A	407.84	A	407.84	A	407.84	A	59.34
B	390.11	B	407.84	B	407.84	B	407.84	B	407.84	B	76.22
C	374.15	C	406.76	C	407.84	C	407.84	C	407.84	C	10.96
D	10.85	D	379.30	D	379.30	D	379.30	D	379.30	D	53.96
E	355.20	E	379.30	E	379.30	E	379.30	E	379.30	E	139.96
F	136.37			F	11.16	F	11.16	F	11.16	F	24.67
G	214.15			G	19.28	G	19.28	G	19.28		
				H	19.28	H	19.28	H	19.28		
TOTAL	1,640.83	TOTAL	1,979.97	TOTAL	1,993.28	TOTAL	1,993.28	TOTAL	1,993.28	TOTAL	365.09

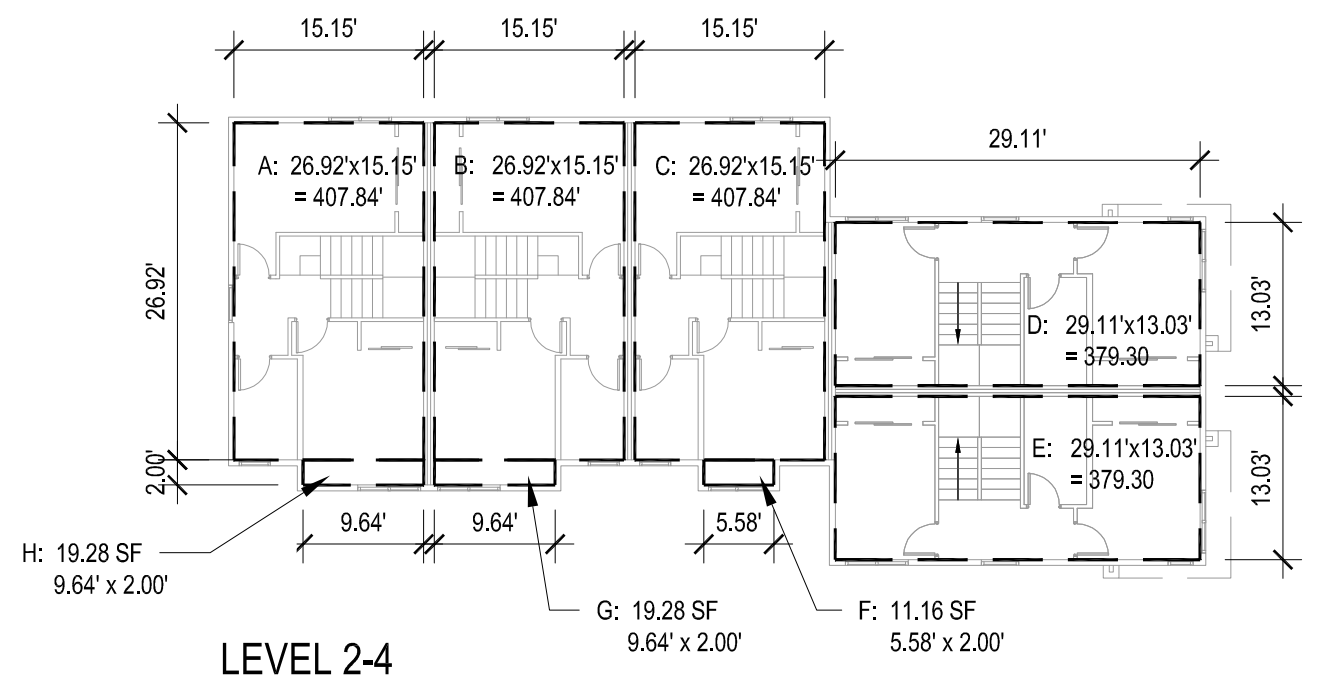
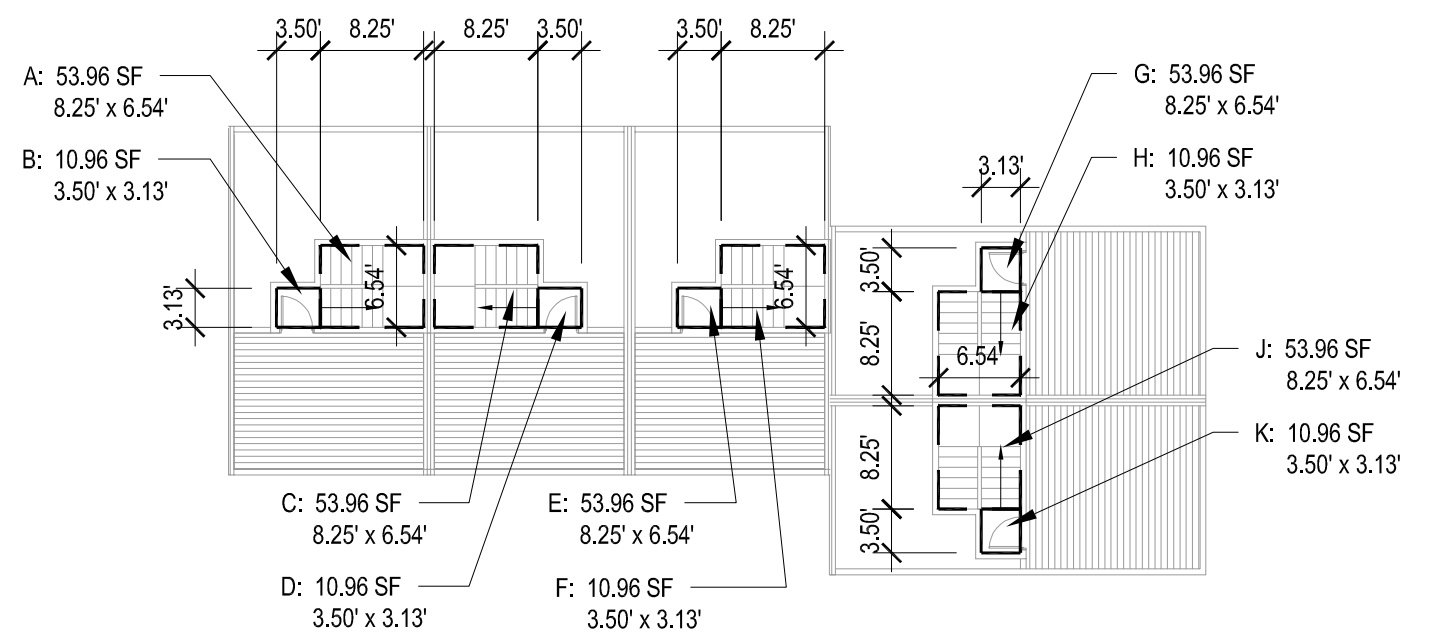
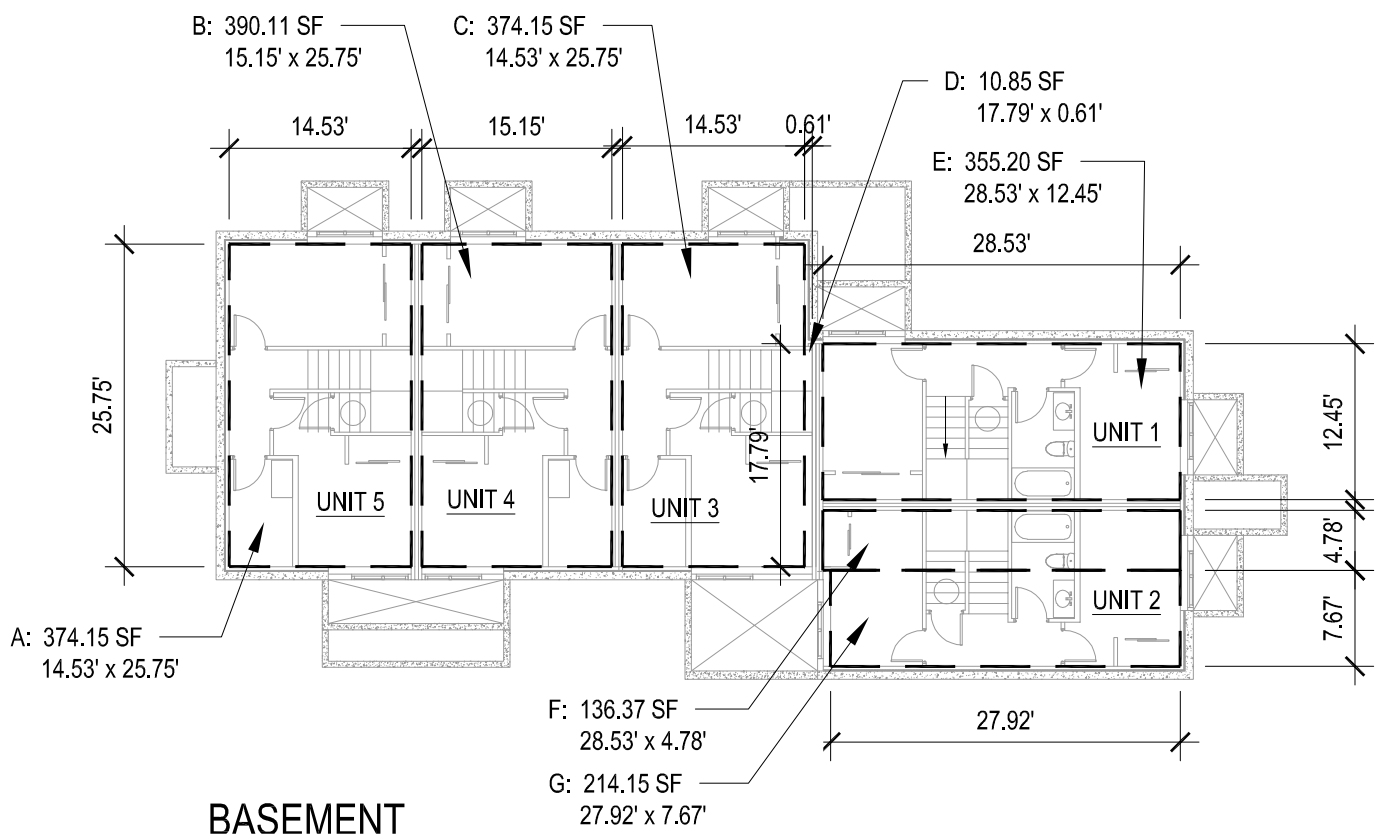
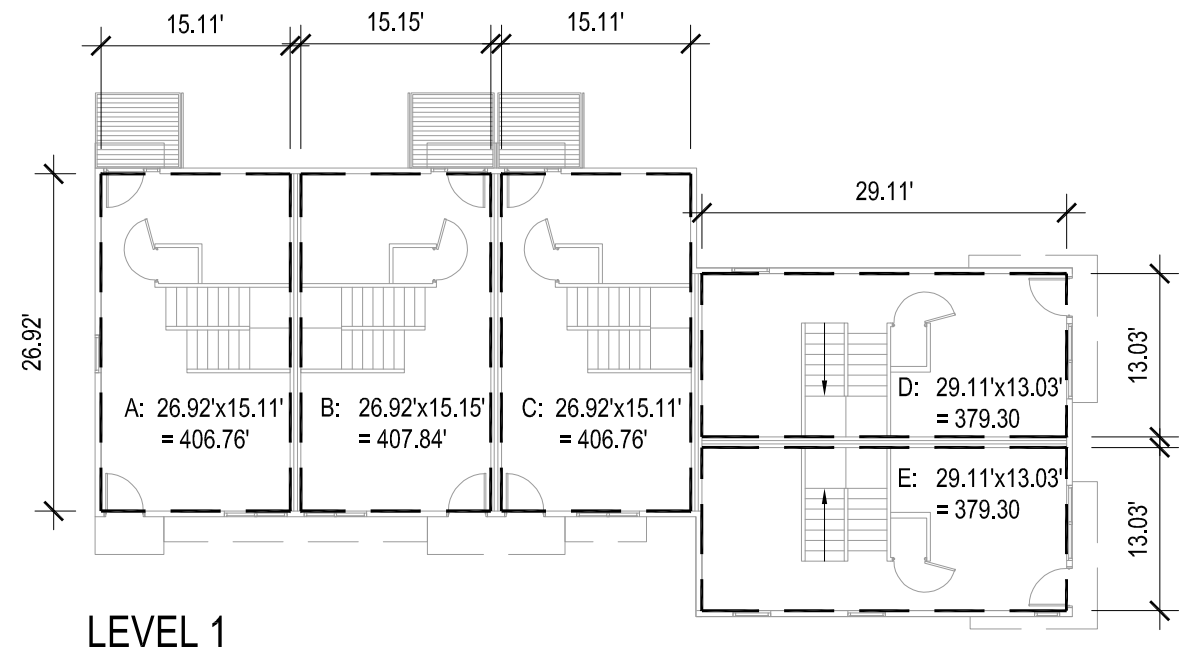
TOTAL BUILDING GFA                      9,965.73                      sq ft

FAR CALCULATIONS											
BASEMENT		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		ROOF	
A	0.00	A	406.76	A	407.84	A	407.84	A	407.84	A	53.96
B	0.00	B	407.84	B	407.84	B	407.84	B	407.84	B	10.96
C	0.00	C	406.76	C	407.84	C	407.84	C	407.84	C	53.96
D	0.00	D	379.30	D	379.30	D	379.30	D	379.30	D	10.96
E	0.00	E	379.30	E	379.30	E	379.30	E	379.30	E	53.96
F	0.00			F	11.16	F	11.16	F	11.16	F	10.96
G	0.00			G	19.28	G	19.28	G	19.28	G	53.96
				H	19.28	H	19.28	H	19.28	H	10.96
										J	53.96
										K	10.96
TOTAL	0.00	TOTAL	1,979.97	TOTAL	2,031.84	TOTAL	2,031.84	TOTAL	2,031.84	TOTAL	324.55

TOTAL FAR SF:                      8,400.04



3.0 FAR DIAGRAMS





3.0 MHA CALCULATIONS

MHA-R FLOOR AREA CALCULATION											
BASEMENT		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		ROOF	
A	1,181.93	A	1,267.39	A	1,269.28	A	1,269.28	A	1,269.28	A	59.34
B	26.15	B	568.80	B	40.24	B	40.24	B	40.24	B	76.22
C	515.82	C	231.72	C	11.16	C	11.16	C	11.16	C	10.96
D	214.15			D	231.72	D	231.72	D	231.72	D	53.96
				E	568.23	E	568.23	E	568.23	E	139.96
										F	24.67
TOTAL	1,938.05	TOTAL	2,067.91	TOTAL	2,120.62	TOTAL	2,120.62	TOTAL	2,120.62	TOTAL	365.09

Total chargeable floor area for MHA-R calc10,732.92sq ft

Payment Amount Calculation

Total chargeable floor area for MHA-R calc10,732.92sq ft

Payment amount per Table 4 for SDCI Tip #257\$8.11

Total MHA-R payment\$87,043.94

MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR3 (M)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58B.050 AND TABLE 4 FOR SDCI TIP #257	LOW AREA (M): \$8.11 PER SF
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL UNITS IN THE STRUCTURE	5
5	GROSS FLOOR AREA - RESIDENTIAL USE	10,732.92
6	GROSS FLOOR AREA - LIVE-WORK UNITS	0.00
7	GROSS FLOOR AREA IN THE RESIDENTIAL USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR AREA FOR MHA-R CALCULATION	10,732.92
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OF PUDA	\$8.11
10	MHA-R PAYMENT PROVIDED	\$87,043.94

\*PREVIOUS ZONE: LR3

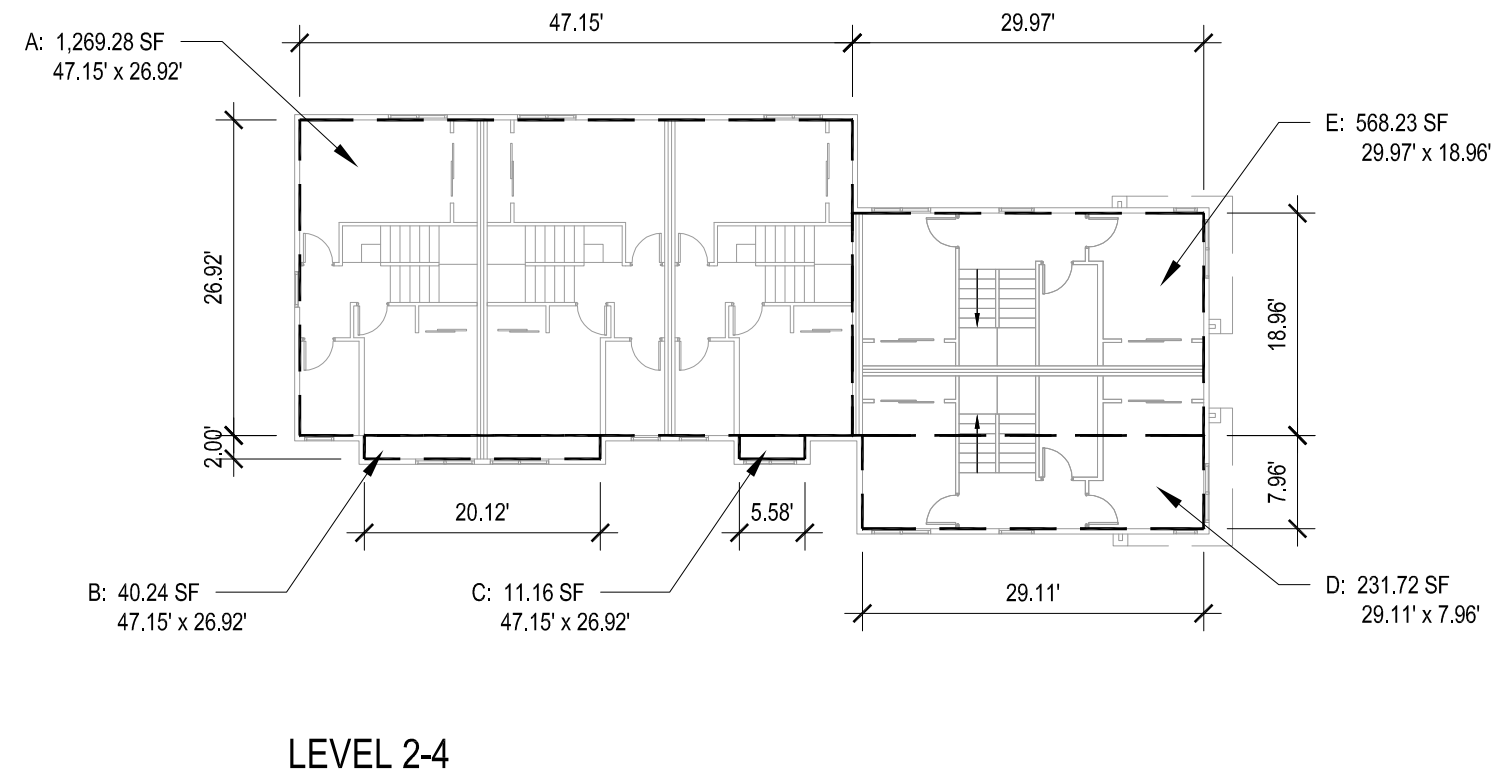
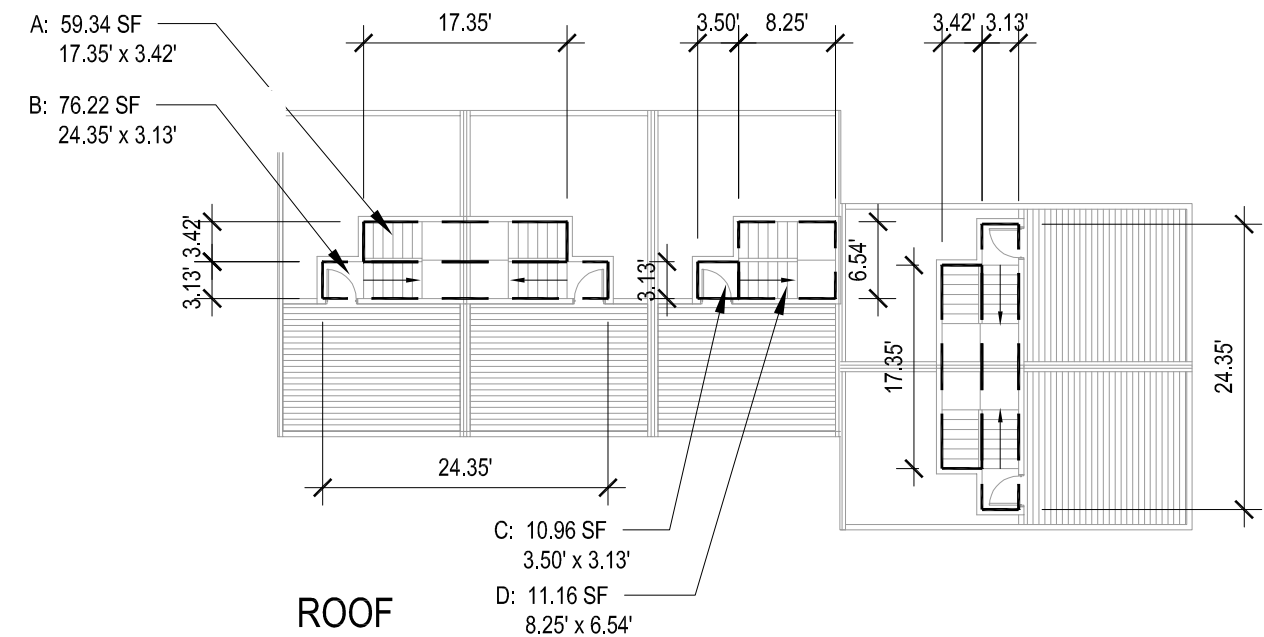
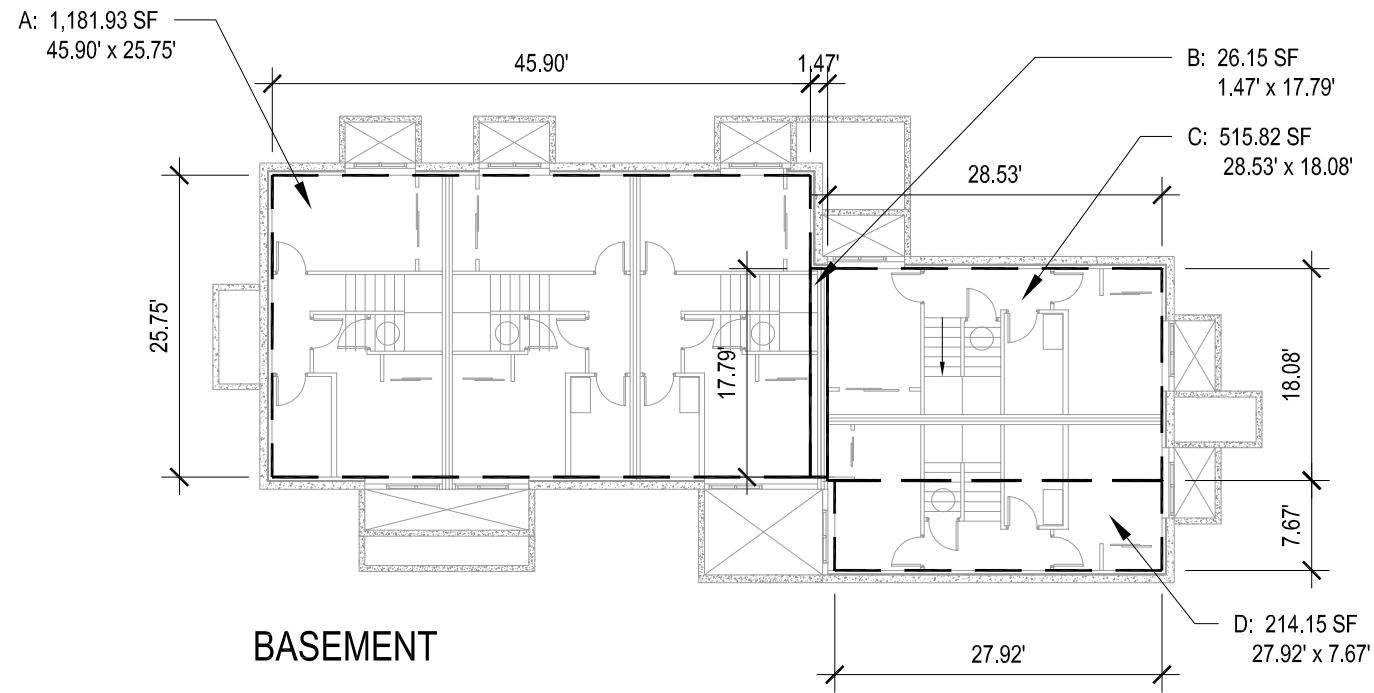
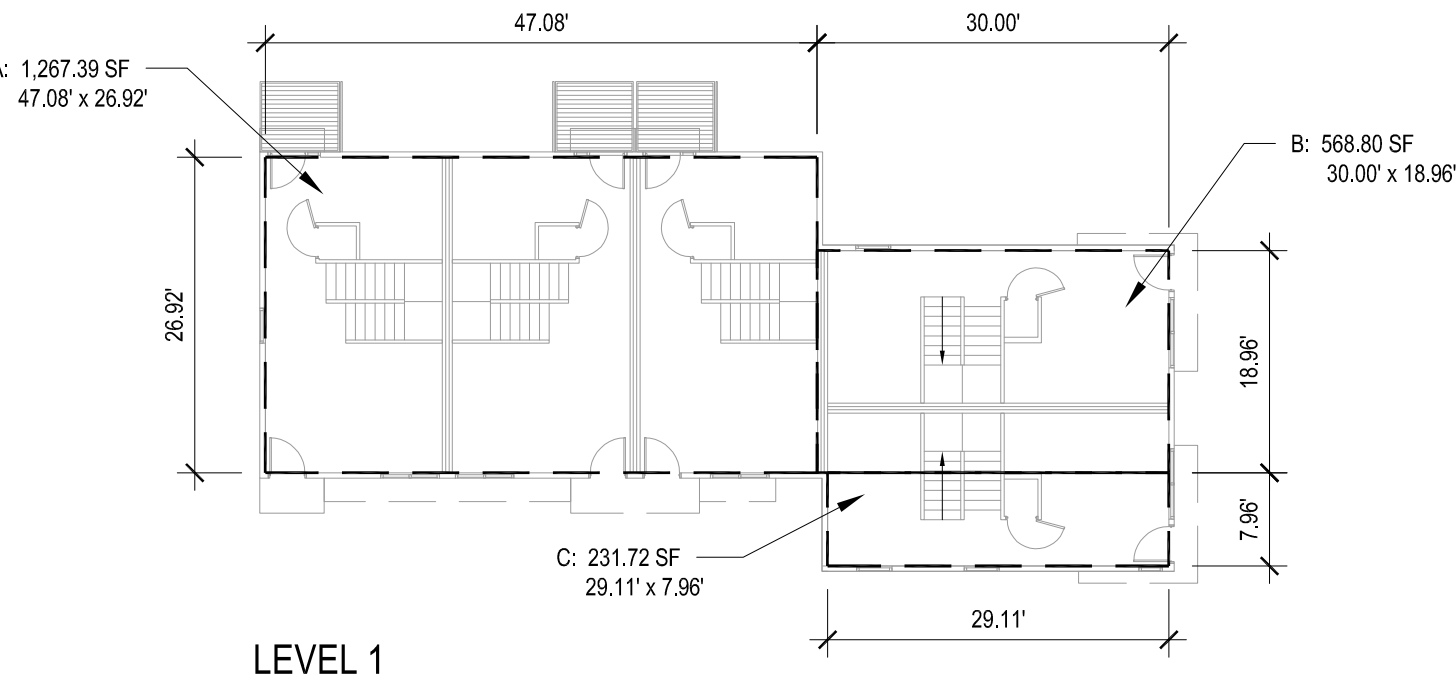
SF

SF

SF



3.0 MHA DIAGRAMS





### 3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

#### WHAT WE HEARD FROM THE COMMUNITY

##### Summary of Comments/Questions Received

##### Design-Related Comments

###### Design, Character & Community

When asked what is most important about the design of a new building on this property, most said they were open to anything that was designed for students specifically.

###### Exterior

When asked what is the most important consideration for the exterior space on this project, most did not have anything that they specifically requested. However, a couple of people did mention they were interested in seeing some brick siding included on the exterior to fit in with a lot of the brick seen in and around the University of Washington.

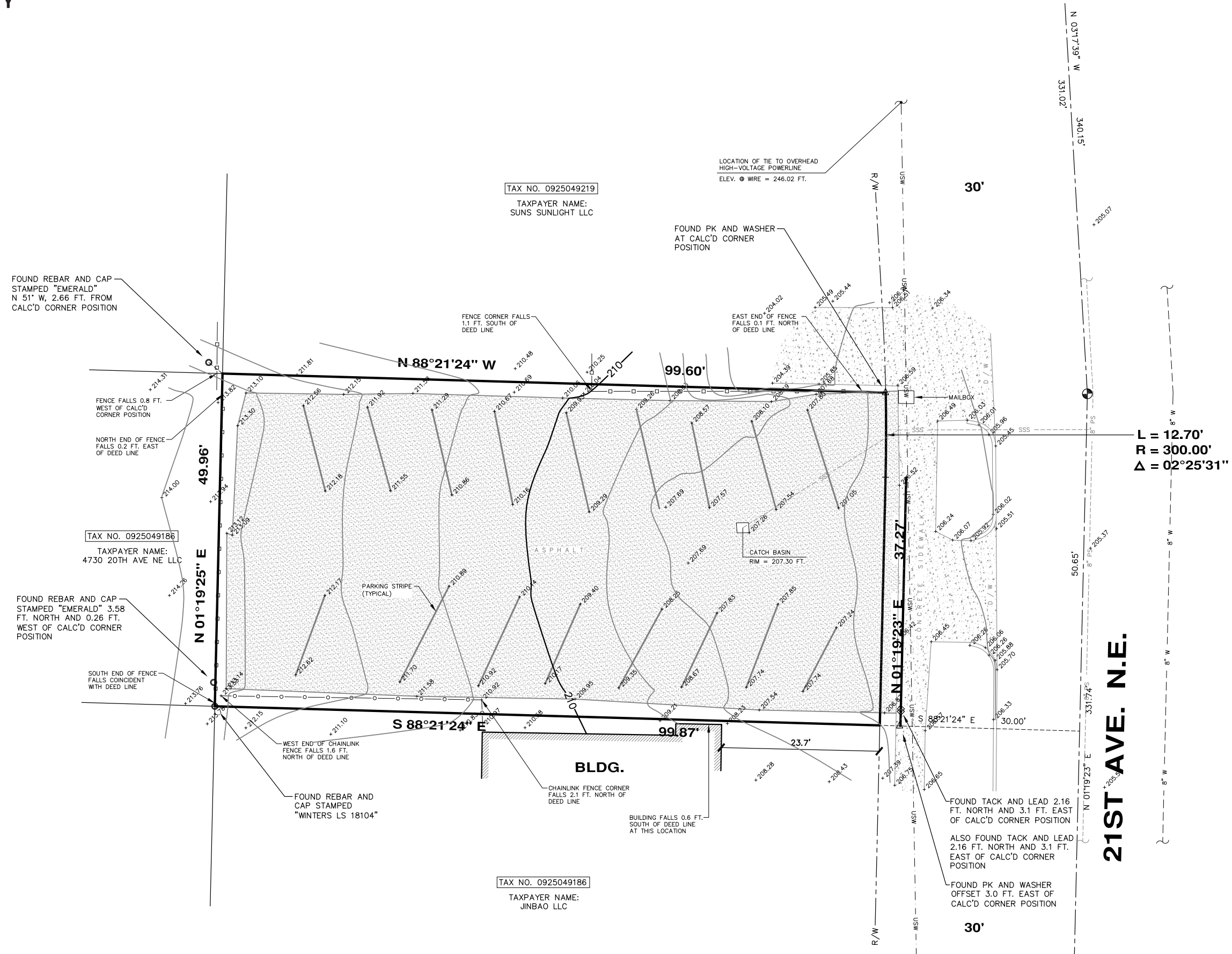
##### Non-Design-Related Comments

###### Density

Everyone seemed to support increased density and the idea of having as much student housing put into place here as possible.



## 4.0 SURVEY





5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

Opportunities – blank canvas, blocks from UW campus & University Village shopping area. Street & sidewalk already improved.

Constraints – no alley, so trash & access must come from the street. Adjacent structures include: 1) house on the south side that is very close to the property line, 2) apartment structure to the north with underground parking garage right on the property line & balconies facing the subject parcel.



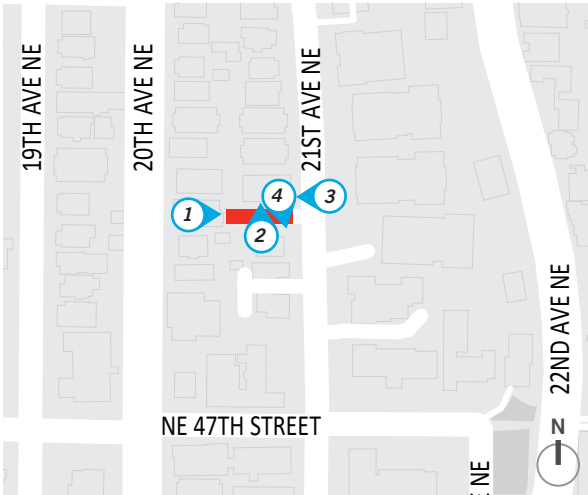
1 VIEW FROM BACK OF LOT LOOKING EAST



2 APARTMENT BUILDING TO THE NORTH



3 ADJACENT GARAGE ENTRY TO NORTH



MAP KEY

- Project Site
- View



4 VIEW OF HOUSE AT SOUTHEAST CORNER



5 HOUSE AT SOUTH



6 VIEW OF SOUTHWEST CORNER



5.0 NEIGHBORHOOD VICINITY

NEIGHBORHOOD VICINITY

The site is located in the “Greek Row” area north of the University of Washington campus. The immediate blocks are undergoing rapid re-development, as old, well-worn single-family structures are torn down to make way for denser buildings. Services such as refuse and mail are generally located directly facing the street for easy access. The site is located mid-block on a narrow street with no alley. Apartments and rooming houses line both sides of the street, with fraternity and sorority student houses occupying large parcels throughout the neighborhood.



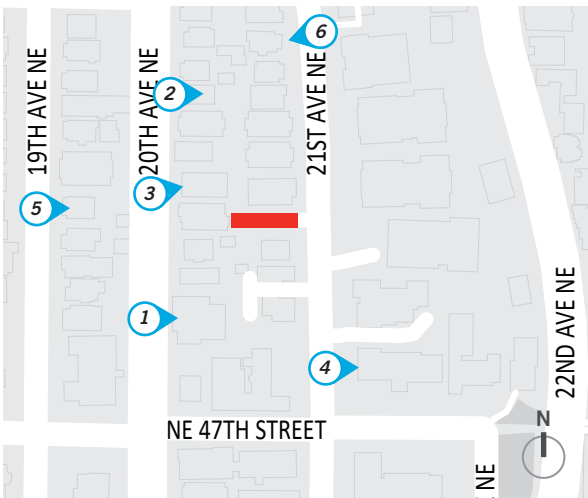
1 FIFTY-TWO APARTMENTS



2 SEDU APARTMENTS



3 JUNO APARTMENTS



MAP KEY  
Project Site  
View



4 PHI KAPPA PSI FRATERNITY HOUSE



5 UW 19TH APARTMENTS



6 HOUSES ON WEST SIDE OF STREET NEAR SITE



5.0 DESIGN CUES

DESIGN CUES

The mid-block lots along 21st Ave NE have been redefined by a cluster of adorably named, brightly colored micro-housing apartment buildings. This cluster sits among other recently developed apartment structures, rooming houses, & old single-family structures converted to share-houses. This is all juxtaposed against ornately designed fraternity and sorority houses designed by a bevy of well-known architects in a range of styles popular during the turn of the 20th century. Brick, cast-in-place concrete, and wood-toned siding is featured predominantly on the largest of the structures in the neighborhood, especially at street level. Lap siding painted in bright colors is used to highlight certain buildings, integrating an easily identifiable marker for residents and guests right onto the building. Datum lines, roof shapes, and even window adjacency is wildly uneven throughout the neighborhood. Perhaps the best metaphor to describe the eclectic mix of buildings is that of incoming students from all over the world moving into the dorm on the weekend before school starts.



MAP KEY

- Project Site
- View



1 ZETA PSI FRATERNITY HOUSE



2 TYPICAL TRASH ENCLOSURE



3 MAIL & BUILDING ENTRY



4 TYPICAL TRASH ENCLOSURE



5 BUILDING ENTRY



6 COLOR LAP SIDING

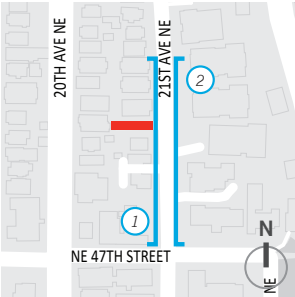


5.0 SITE STREETSCAPES

1 21ST AVE NE LOOKING WEST

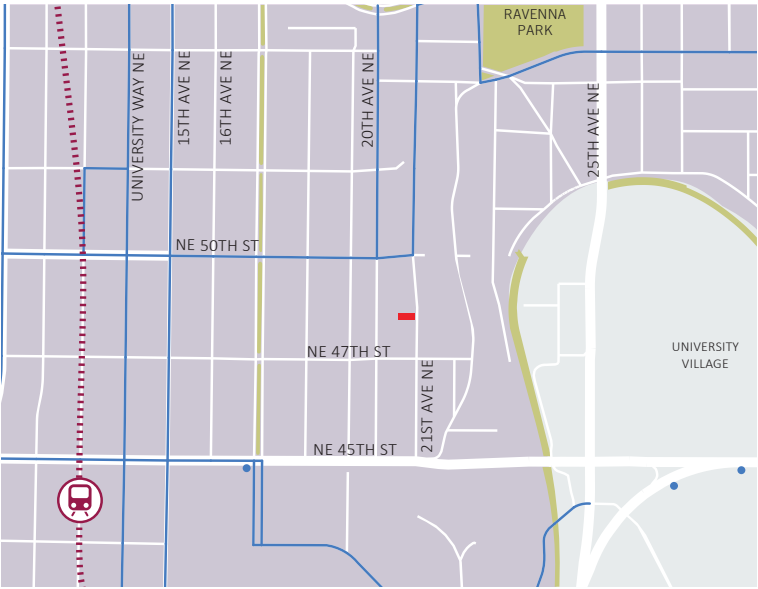


2 21ST AVE NE LOOKING EAST



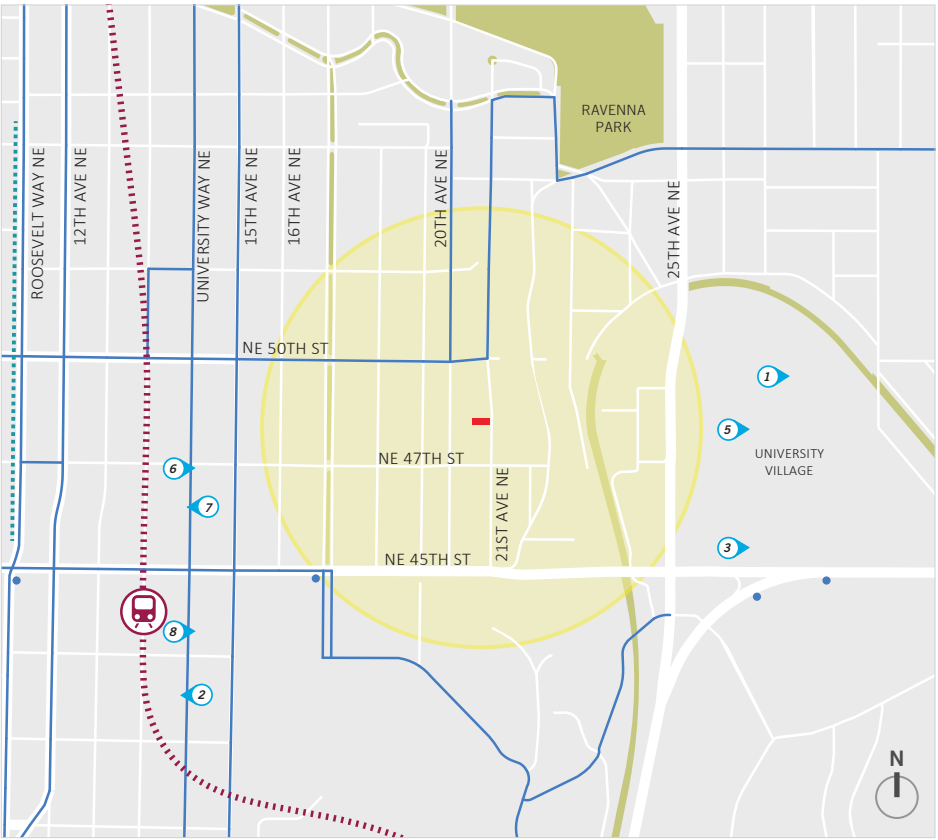


5.0 CONTEXT & URBAN DESIGN ANALYSIS



VICINITY & WALKING MAP KEY

- Project Site
- Park
- Urban Central Village
- Transit Runs
- Bus Stops
- Dedicated Bike Lanes
- (Future) Light Rail Route
- (Future) Light Rail Station
- 5-Minute Walking Distance
- View (reference images)



- ZONING
- Project Site
  - LR3
  - SF 5000
  - NC3P-65
  - SM-U 85
  - MIO-105-MR (M)

COMMUNITY NODES



1 WARBY PARKER / UNIV. VILLAGE



2 CHIPOTLE / UNIV. WAY NE



3 JOEY KITCHEN / UNIV. VILLAGE



4 PAGLIACCI / UNIV. WAY NE



5 STARBUCKS / UNIV. VILLAGE



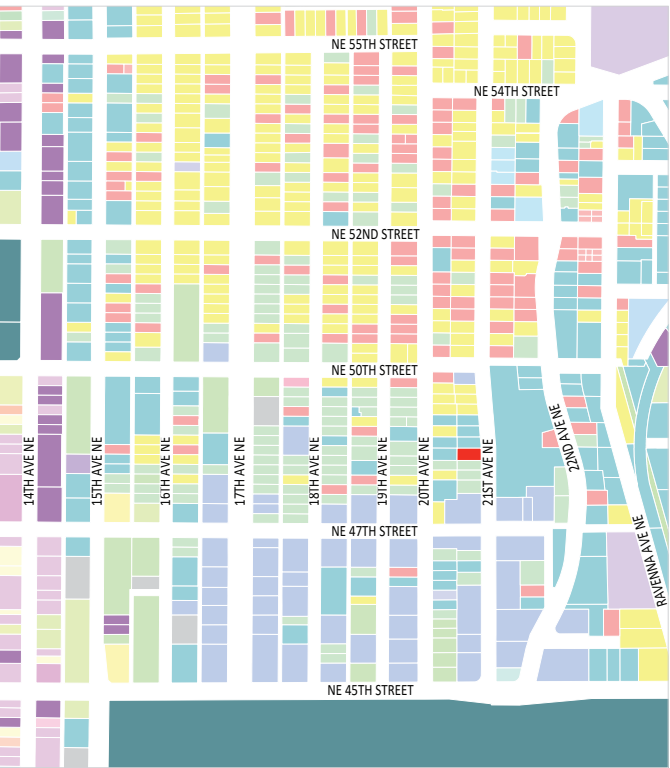
6 RED LIGHT / UNIV. WAY NE



7 TARGET / UNIV. WAY NE



8 UNIVERSITY BOOK STORE / UNIV. WAY NE



- SURROUNDING USES
- Project Site
  - Fraternity/Sorority House
  - Rooming House
  - Mixed-Use
  - Multi-Family
  - Commercial
  - Townhouse / Duplex
  - Service Building
  - Office / Warehouse
  - Parking
  - Single Family



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	2.3 FAR limit in LR-3(M) zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	√
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	√
Structure Height	23.45.514	50’ height limit	√
Setbacks & Separations	23.45.518	Front and rear setbacks: 7’ average, 5’ minimum Side setbacks from facades 40’ or less in length: 5’ minimum. 10’ separation between principal structures.	√
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	√
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150’	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5’ - 6’ screen or hedge.	√
Parking Location, Access & Screening	23.45.536	Street access required. Curb cut to be closed, sidewalk, curb & gutter to meet R.O.W. Improvements manual.	√
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2’ X 6’ area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	√
Required Parking	23.54.015	Residential Use Urban Center. No parking required. Bicycle Parking: 1 space per dwelling unit	√



7.0 DESIGN GUIDELINES RESPONSE

CS2. URBAN PATTERN & FORM

1a. Location in City and Neighborhood: University Park South  
**Architect Response:** The proposed design respects the street-facing building setback line set by adjacent apartment buildings, leaving room for landscaping and hang-out space for the residents. The site is currently entirely covered by asphalt, so the proposed design will use the front setback for appropriate stormwater drainage facilities to improve water quality draining off the site. Brick is used as a street-facing façade material at ground level for enhanced durability. Large windows at each floor are comparable in size and configuration to adjacent buildings, maintaining an “eyes-on-the-street” mentality, and help reinforce datum lines from adjacent structures.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

1d. University District Architectural Character, Respond to nearby predominant horizontal and vertical patterns  
**Architect Response:** The proposed design carries on and reinforces datum lines from adjacent structures, with over-framing, window placement and other horizontal elements. Vertical symmetry also plays a big role in the proposed design, which is also featured predominantly in many nearby structures.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

2. Adaptive Reuse and Preservation  
A. City-wide guideline: Contribute to the architectural character of the neighborhood.  
**Architect Response:** The site is currently occupied by a parking lot and is a repository for discarded furniture, trash, noxious weeds, and magnet for petty crime, creating a blight on all adjacent properties. The addition of new housing will automatically be an improvement to help better preserve the neighborhood character. By occupying a wide area of the street frontage, the design minimizes spaces for dumping furniture and emphasizes secure access for residents.

PL3. STREET LEVEL INTERACTION

2. Ground-level Residential Design  
**Architect Response:** Individual units are easily identifiable from the street with front doors & patios facing the street for street-facing units, prominent address signage, canopies to provide weather protection. Durable brick is proposed at the base of each unit. A secure access point is provided for rear units with address signage. Layered landscaping is provided in the front setback to act as a buffer space between the street and the unit entries.

PL4. ACTIVE TRANSPORTATION

1. Bicycle Circulation & Parking  
**Architect Response:** Ten bicycle parking hangers are proposed, within the secure enclosure adjacent to the building. The bike parking is accessed directly from the street, will be well-lighted and is provided with the code-required weather protection.

DC1. PROJECT USES & ACTIVITIES

2. Visual and Safety Impacts  
**Architect Response:** The trash enclosure is located on the north side of the lot, next to the adjacent property’s driveway and underground parking garage. The site was organized to keep proposed dwelling units away from this adjacent service use and to minimize dumpster movements from site to street. This service space allocation is similar to all adjacent buildings on the street.

DC2. ARCHITECTURAL CONCEPT

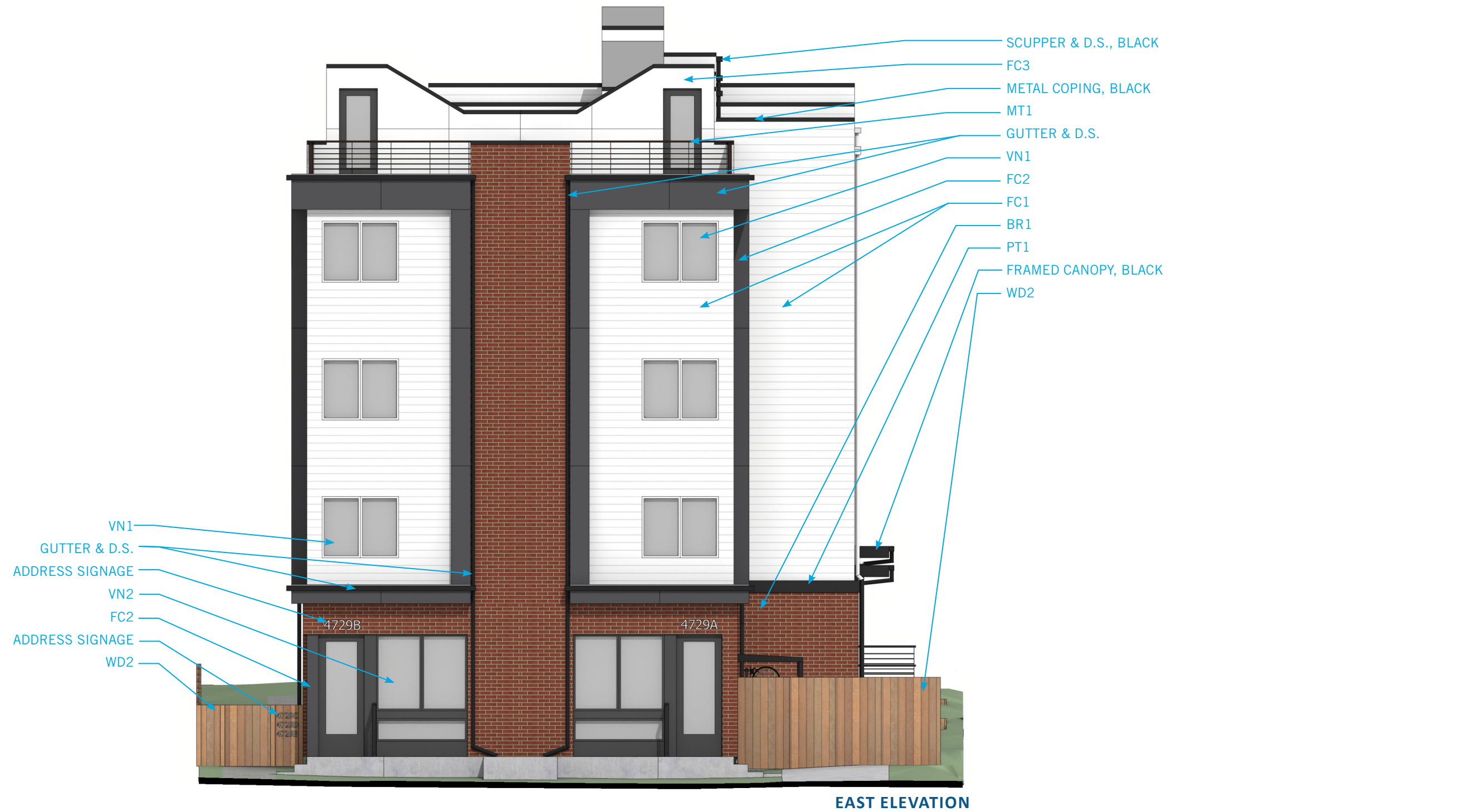
1. Massing & Reducing Bulk & Scale  
**Architect Response:** The proposed massing is “anchored” over a brick base to emphasize the strength of the building to hold up the 3 stories above. Stair cores & penthouses are located at the center of each unit, minimizing shading on adjacent properties and to maximize usable south-facing rooftop deck areas. The rear units are shifted north to provide relief to the adjacent southerly property’s yard space. The site orientation also provides greater room for southern sunlight exposure to basement sleeping rooms on the rear units.

DC2 – ARCHITECTURAL CONCEPT

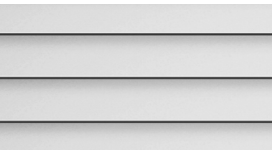
2. Architectural Concept & Façade Composition  
**Architect Response:** A mix of fine-grain & broad-grain materials are proposed on the project for visual interest. Brick is used at the base for its visual perceived strength and durability. Lap siding is used as the main façade material, taking cues from adjacent structures, both new & old. Accents of wood-toned siding and black panel siding emphasize window bays & façade modulation.



8.0 ELEVATIONS | MATERIALS



MATERIALS



FC1 Lap Siding  
White



FC2 Fiber Cement Panel  
Black



FC3 Fiber Cement Panel  
White



BR1 Brick  
Burgundy Stack



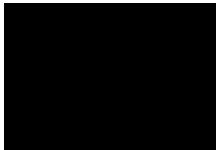
WD1 Wood Toned Siding  
Sand Castle



WD2 Cedar Fence



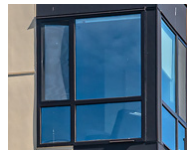
PT1 Belly Band  
Black



MT1 Powder Coated  
Metal Railing, Black



VN1 Vinyl Window  
White Frame



VN2 Vinyl Window  
Black Frame



8.0 ELEVATIONS | MATERIALS



MATERIALS



FC1 Lap Siding White



FC2 Fiber Cement Panel Black



FC3 Fiber Cement Panel White



BR1 Brick Burgundy Stack



WD1 Wood Toned Siding Sand Castle



WD2 Cedar Fence



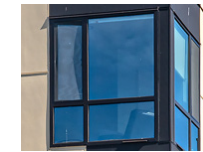
PT1 Belly Band Black



MT1 Powder Coated Metal Railing, Black



VN1 Vinyl Window White Frame

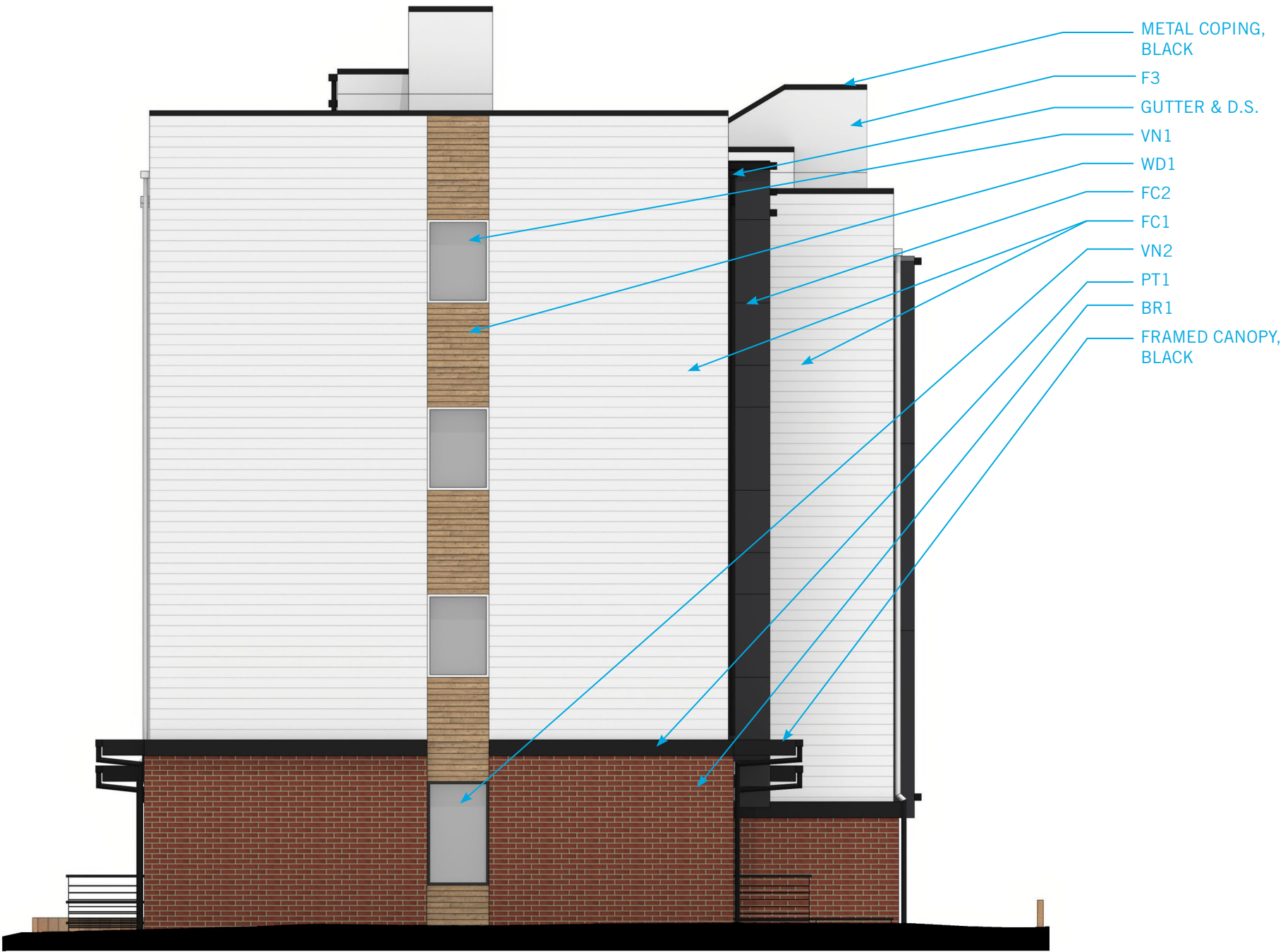


VN2 Vinyl Window Black Frame

NORTH ELEVATION



8.0 ELEVATIONS | MATERIALS



WEST ELEVATION

MATERIALS



FC1 Lap Siding White



FC2 Fiber Cement Panel Black



FC3 Fiber Cement Panel White



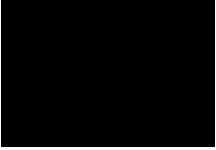
BR1 Brick Burgundy Stack



WD1 Wood Toned Siding Sand Castle



WD2 Cedar Fence



PT1 Belly Band Black



MT1 Powder Coated Metal Railing, Black



VN1 Vinyl Window White Frame



VN2 Vinyl Window Black Frame



8.0 ELEVATIONS | MATERIALS



MATERIALS



FC1 Lap Siding White



FC2 Fiber Cement Panel Black



FC3 Fiber Cement Panel White



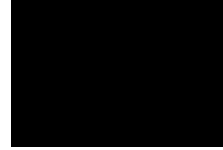
BR1 Brick Burgundy Stack



WD1 Wood Toned Siding Sand Castle



WD2 Cedar Fence



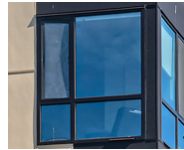
PT1 Belly Band Black



MT1 Powder Coated Metal Railing, Black



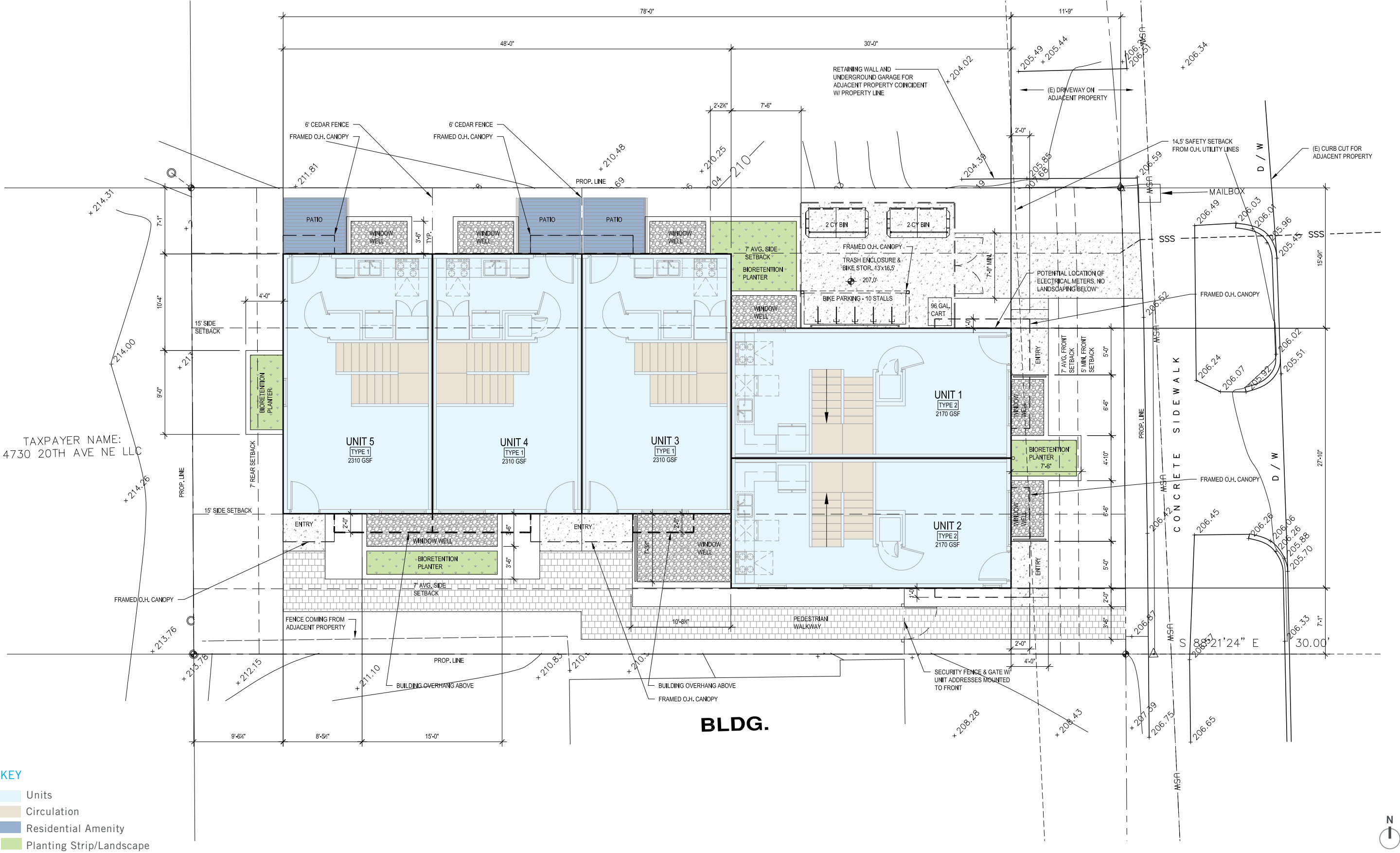
VN1 Vinyl Window White Frame



VN2 Vinyl Window Black Frame

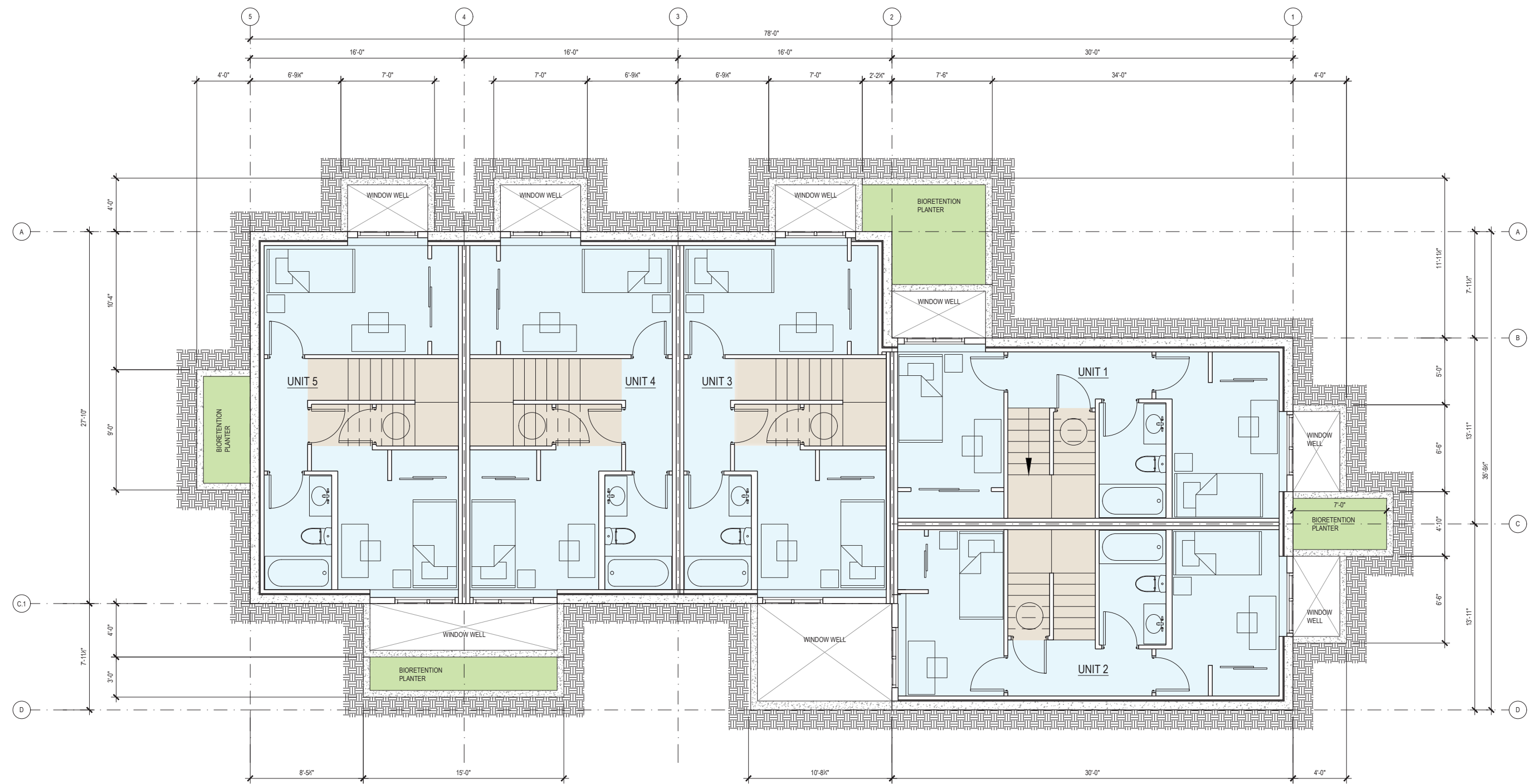


8.0 SITE PLAN





8.0 FLOOR PLANS



**KEY**

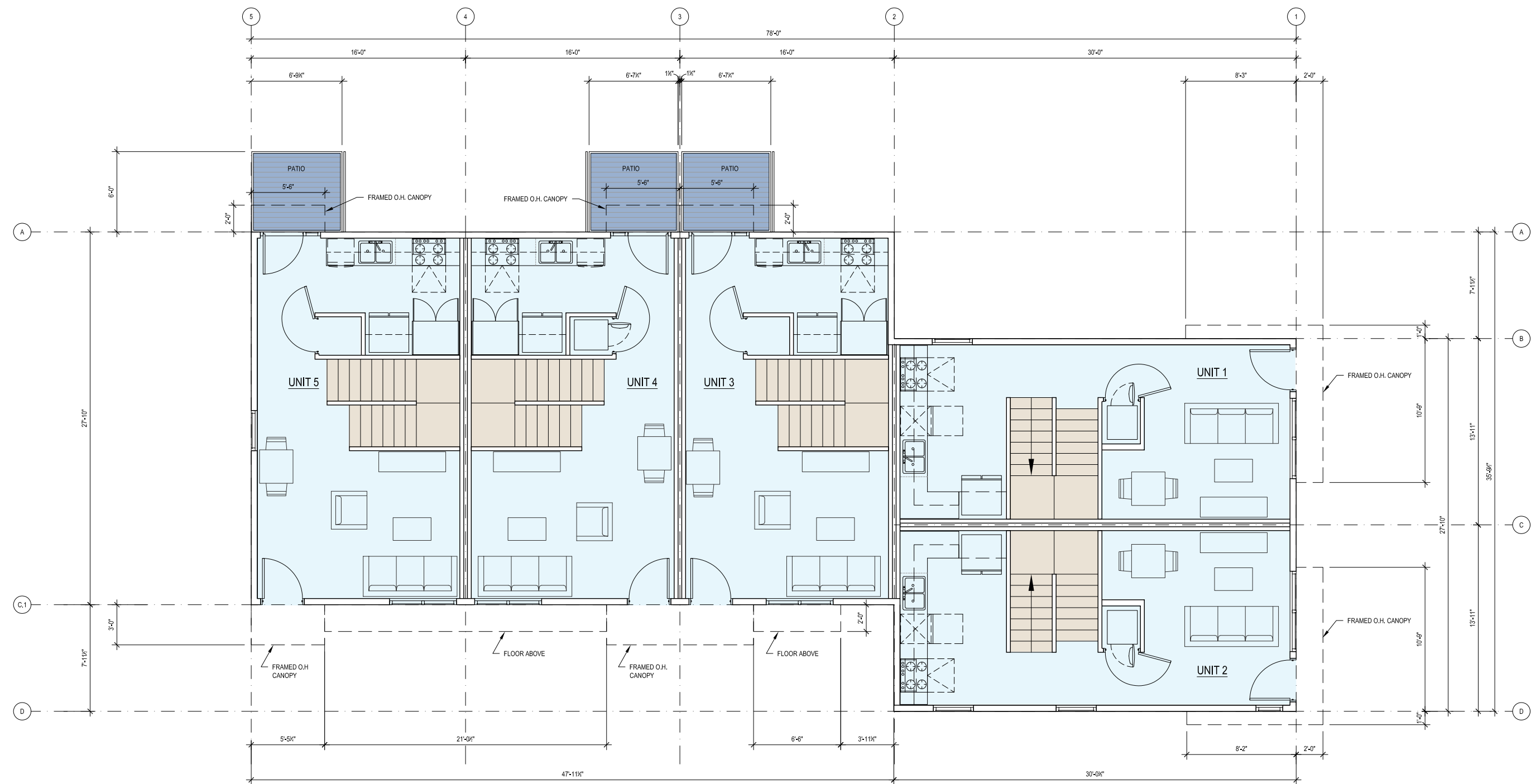
- Units
- Circulation
- Planting Strip/Landscape

**BASEMENT PLAN**

N



8.0 FLOOR PLANS



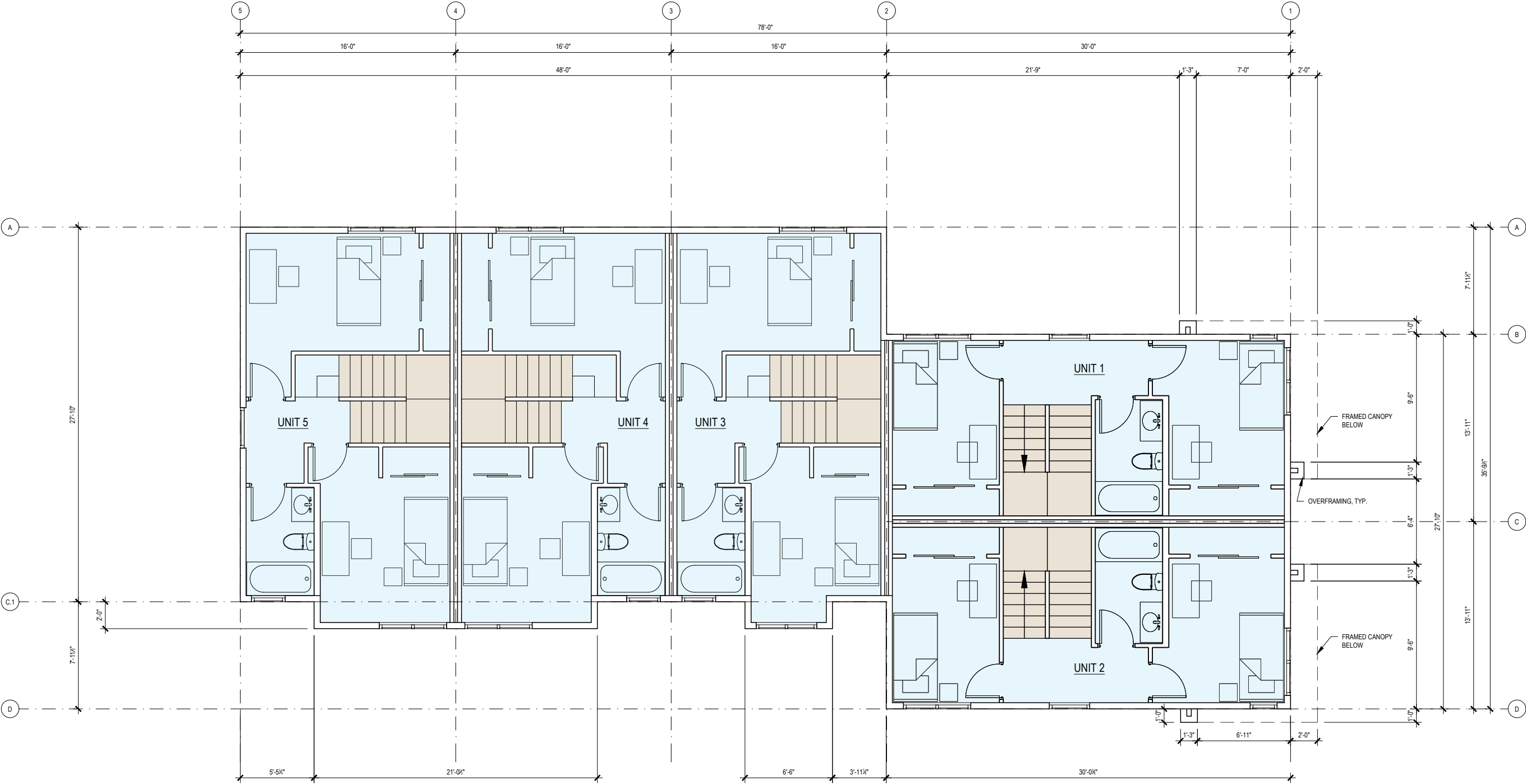
**KEY**

- Units
- Circulation
- Residential Amenity

**LEVEL 1**



8.0 FLOOR PLANS



KEY

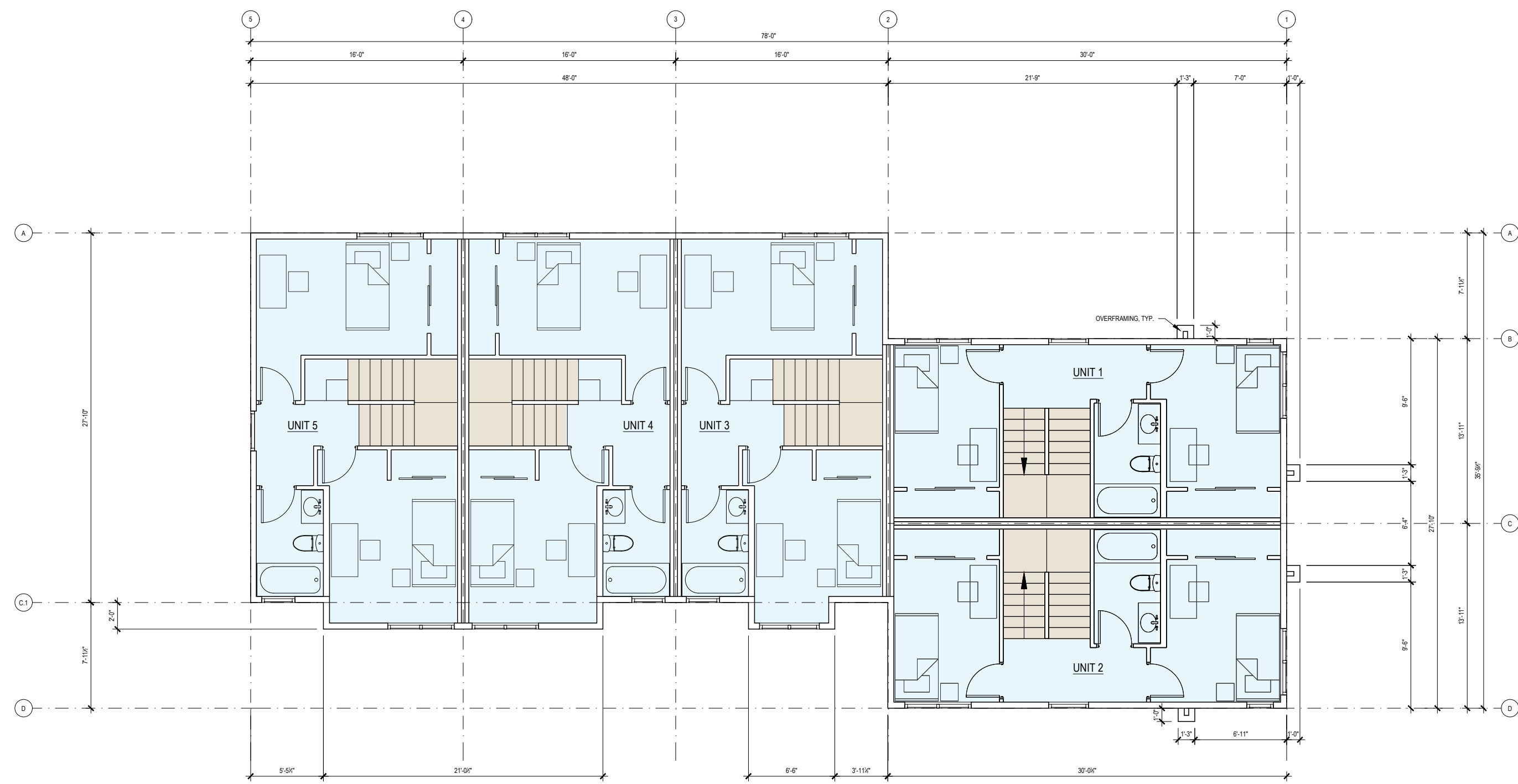
- Units
- Circulation

LEVEL 2

N



8.0 FLOOR PLANS



KEY

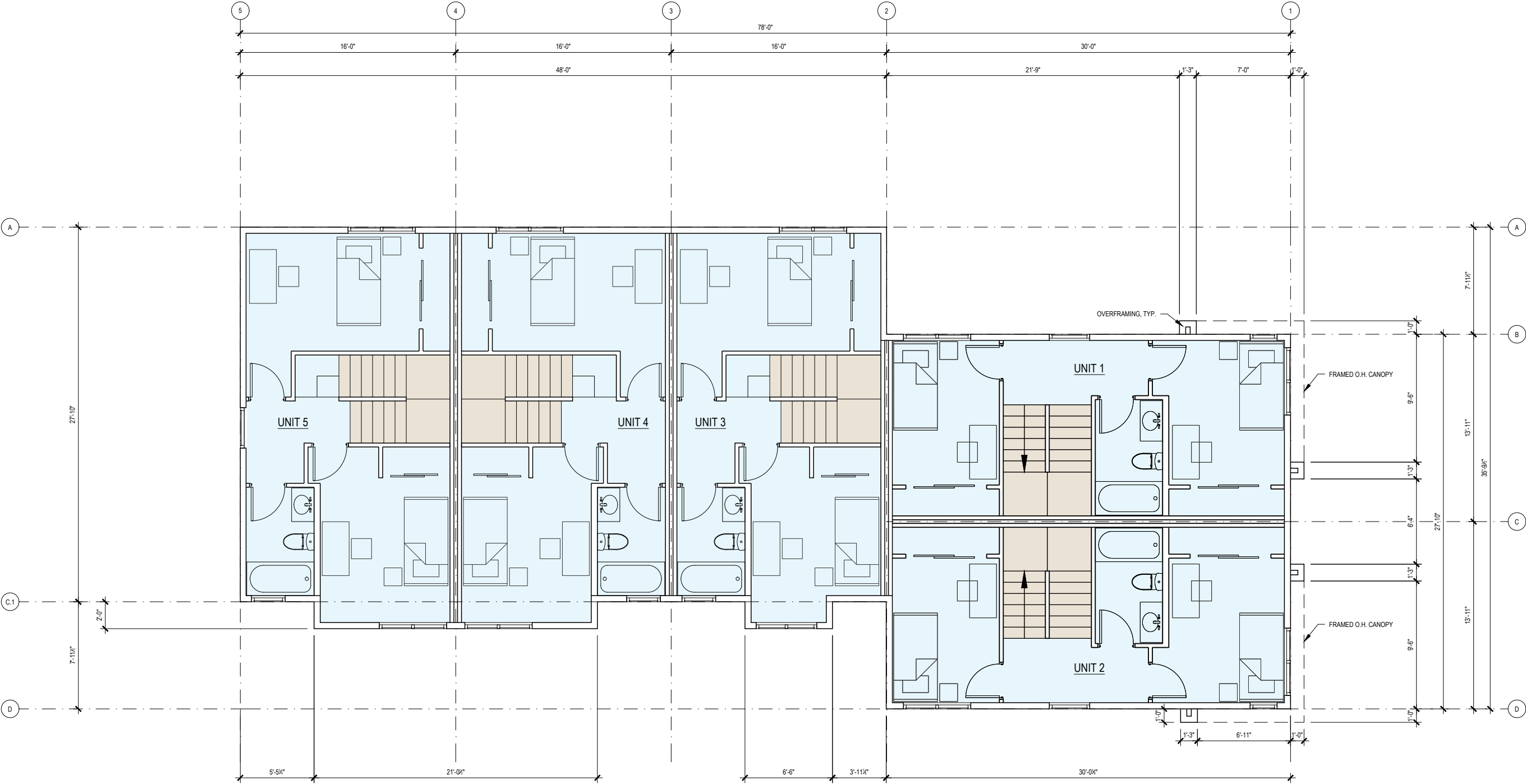
- Units
- Circulation

LEVEL 3

N



8.0 FLOOR PLANS



KEY

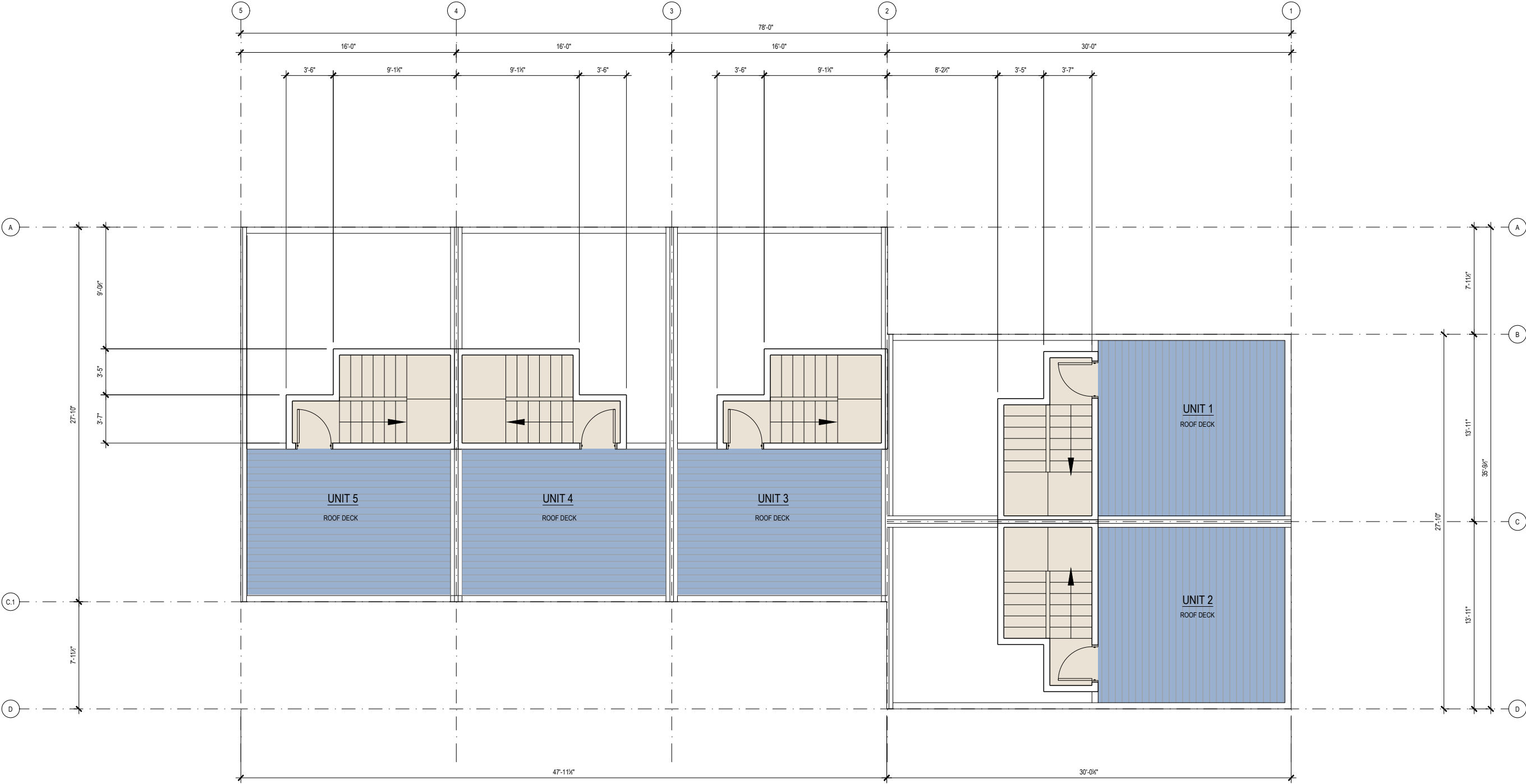
- Units
- Circulation

LEVEL 4

N



8.0 FLOOR PLANS



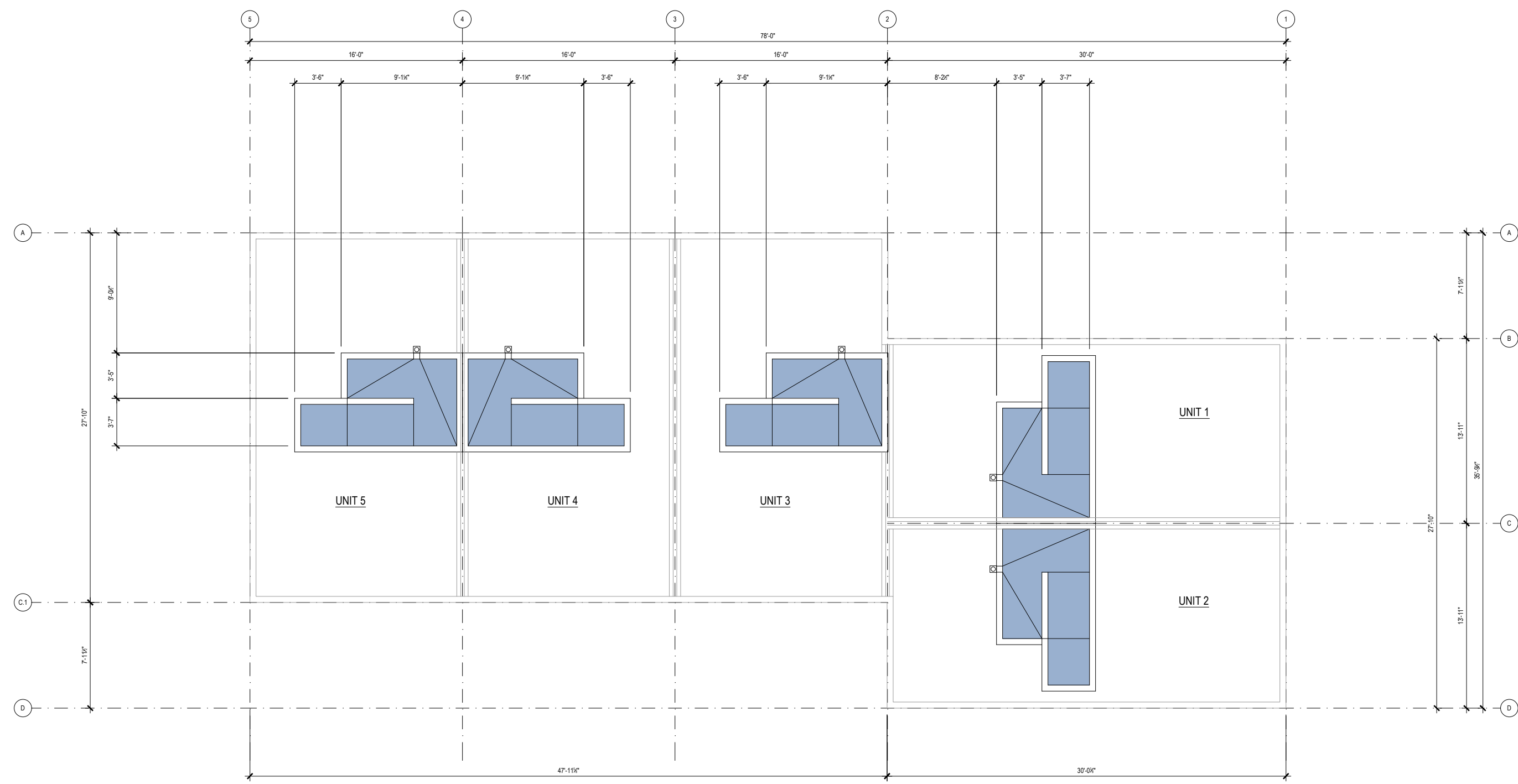
KEY

- Circulation
- Residential Amenity

ROOF PLAN

N

8.0 FLOOR PLANS



KEY

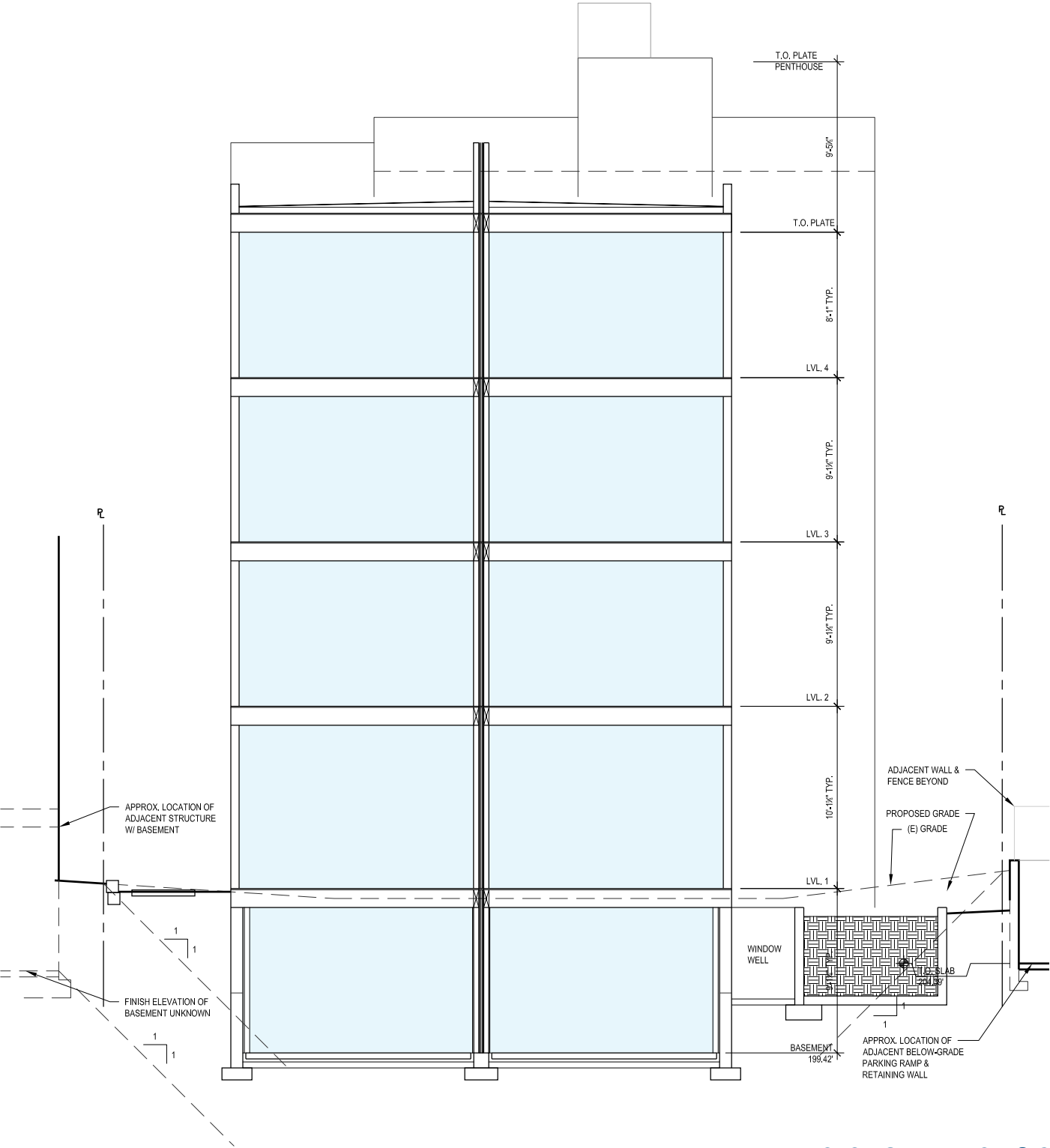
Residential Amenity

UPPER ROOF PLAN

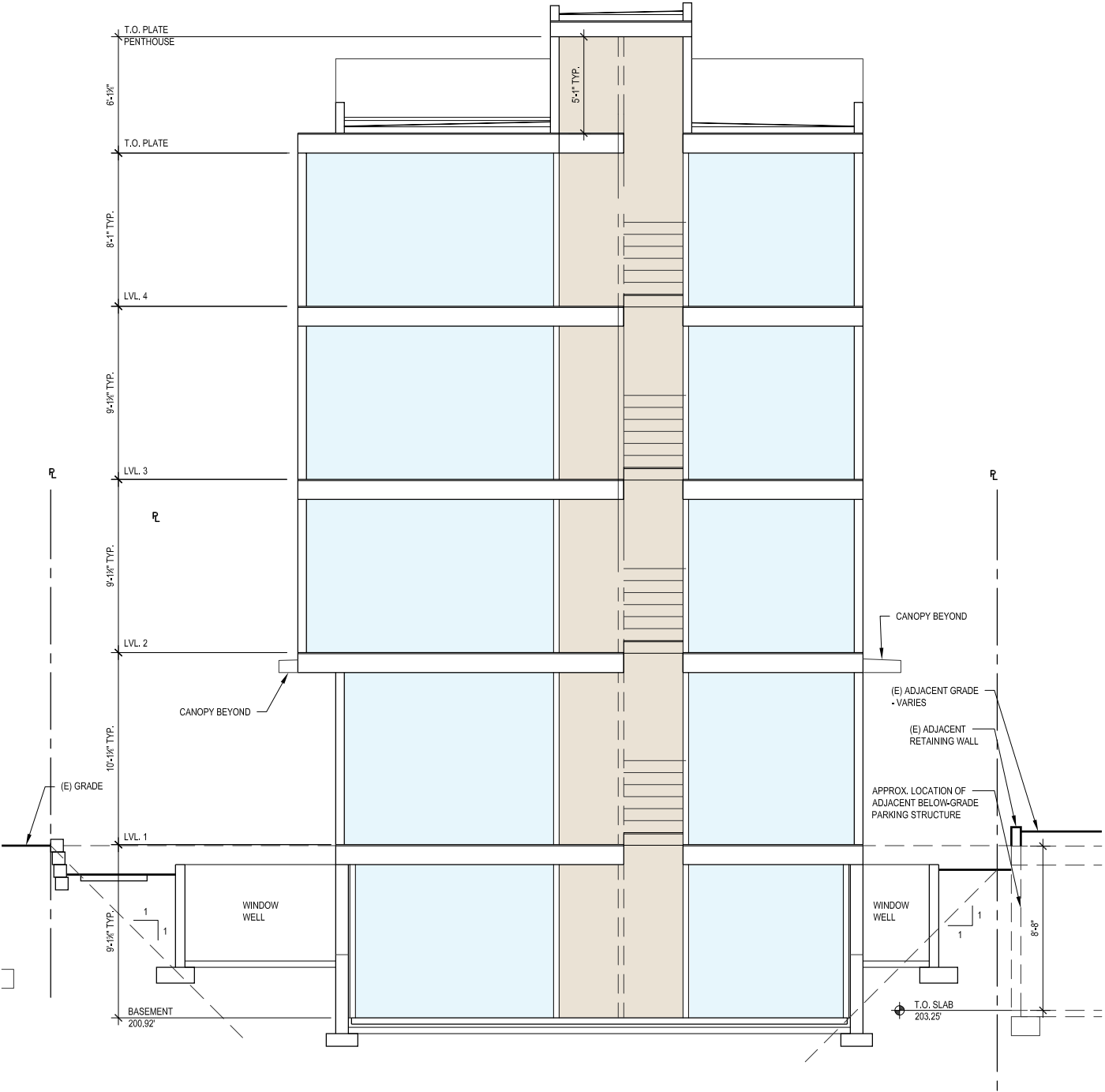
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8.0 BUILDING SECTION



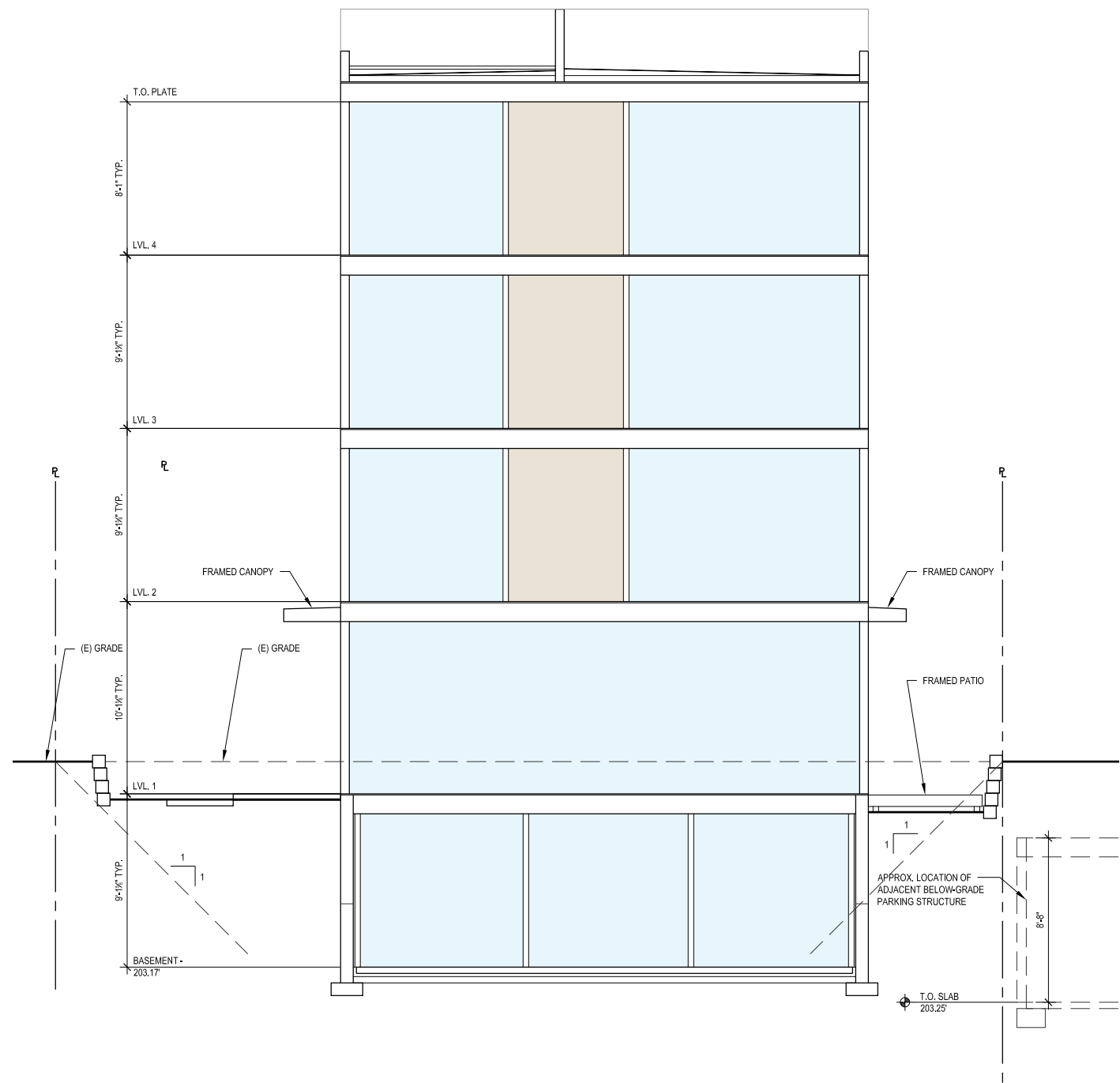
LATERAL SECTION UNITS 1 & 2



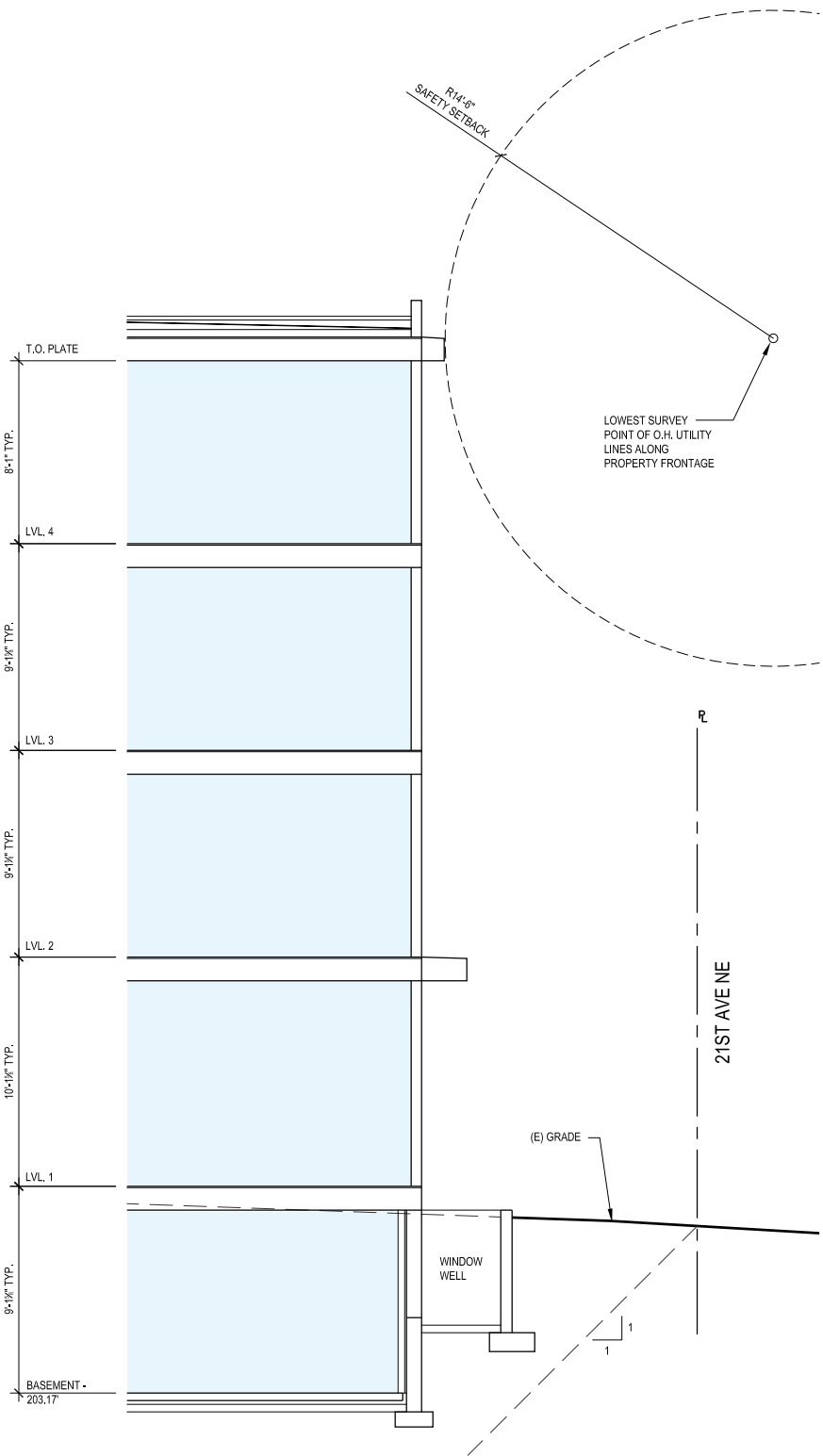
LATERAL SECTION UNIT 3

- KEY
- Units
  - Circulation

8.0 BUILDING SECTION



LATERAL SECTION UNIT 5



FRONT SETBACK @ WINDOW WELL

KEY  
Units  
Circulation



8.0 RENDERING



BIRD'S EYE VIEW LOOKING NORTHWEST



8.0 RENDERING



BIRD'S EYE VIEW LOOKING NORTHEAST



8.0 RENDERING



VIEW LOOKING SOUTHEAST



8.0 RENDERING



SOUTHEAST VIEW



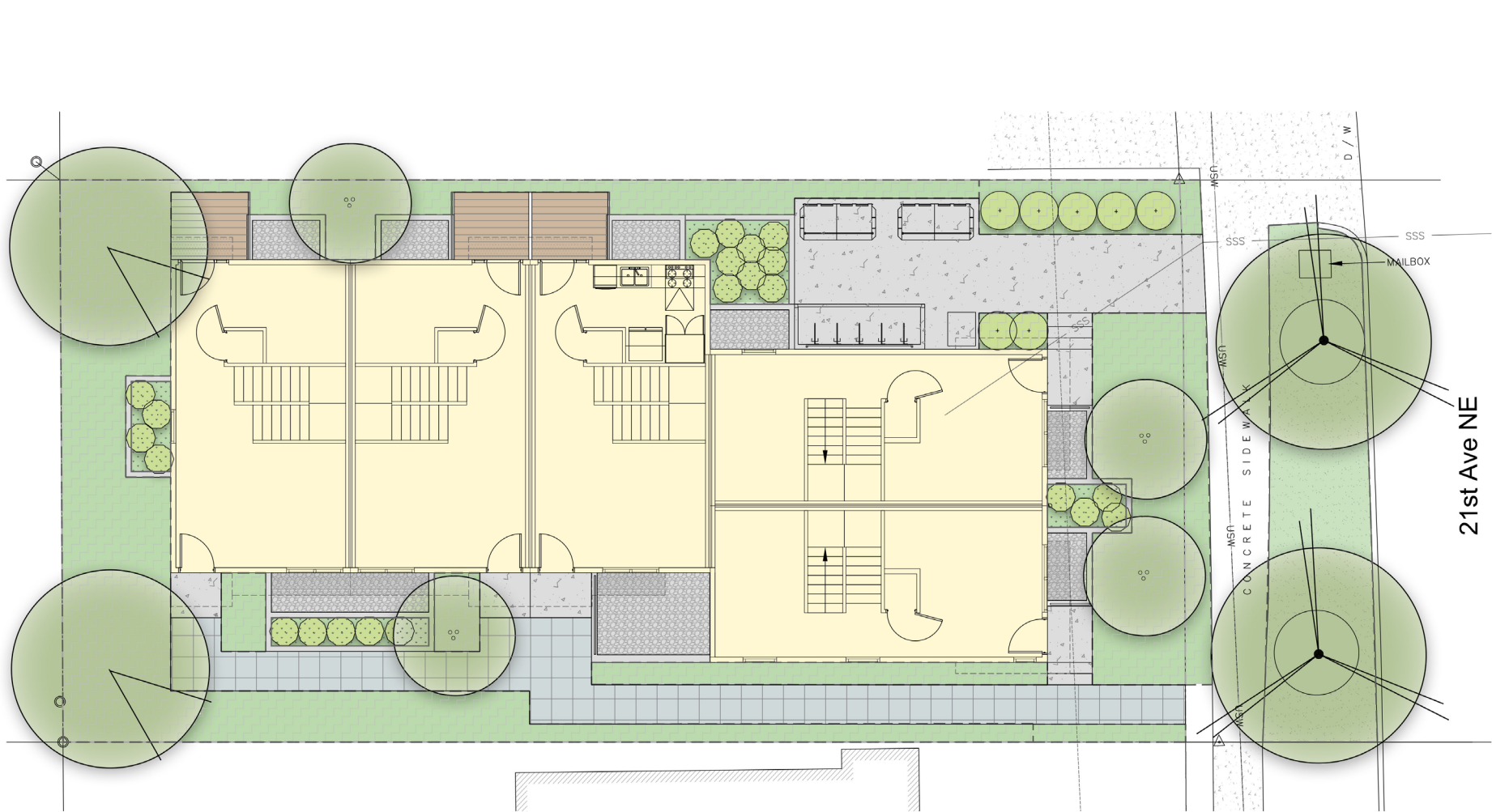
8.0 RENDERING



NORTHEAST VIEW



9.0 LANDSCAPE PLAN



### PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM LARGE STREET TREE		2-2.5" CAL
	STREET TREE FORM		
4	SMALL COLUMNAR TREE		2-2.5" CAL
2	MEDIUM SMALL COLUMNAR TREE		2-2.5" CAL
★ 7 #	LARGE SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
★ 22 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	BIORETENTION PLANTER		
	LAWN		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

# DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS. TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

ROW STREET TREE PLANTING UNDER SDOT URBAN FORESTRY PERMIT SDOTTREE..... CONTACT DOT\_LA@SEATTLE.GOV FOR PERMIT ISSUANCE PRIOR TO PLANTING

PERVIOUS PAVING, DECKING, OR GRAVEL IN WINDOW WELLS, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS