3408 Beacon Ave South

SDCI Project: **#3041352-EG**

02/16/2024

JW ARCHITECTS

Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: YUHAN MA
1808 S Plum St.
Seattle, WA 98108

Landscape Architect: ROOT OF DESIGN
2020 Maltby Rd Ste 7, PMB 370
Bothell, WA 98021

Project Data

Address: 3408 Beacon Ave S
Seattle, WA 98144

Tax ID Number: 372680-0276

SDCI Project Number: 3041352-EG

Lot Size: 6,379 SF

Proposal: multifamily housing. (6) rowhouses.

Vehicle Parking: 2 garages EV ready

Bike Parking: 8 bike racks

FAR: 6,379 sf x 1.4 = 8,931 sf allowed (BuiltGreen)
8,930 sf / 6 units = 1,488 sf per unit

GFA: 9,291 sf < 15,000 sf ADR threshold

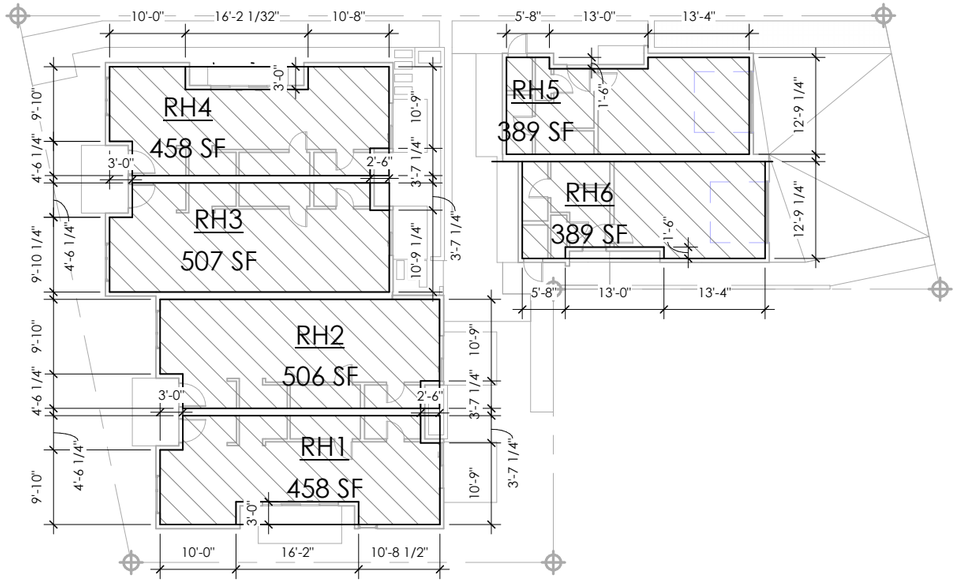
FAR (PROPOSED)	
RH1	
Level 1	458 SF
Level 2	482 SF
Level 3	381 SF
	1,321 SF
RH2	
Level 1	506 SF
Level 2	507 SF
Level 3	406 SF
	1,419 SF
RH3	
Level 1	507 SF
Level 2	507 SF
Level 3	406 SF
	1,421 SF

FAR (PROPOSED)	
RH4	
Level 1	458 SF
Level 2	482 SF
Level 3	381 SF
	1,321 SF
RH5	
Level 1	389 SF
Level 2	473 SF
Level 3	473 SF
Level 4	387 SF
	1,721 SF
RH6	
Level 1	389 SF
Level 2	473 SF
Level 3	473 SF
Level 4	387 SF
	1,722 SF
TOTAL	8,924 SF

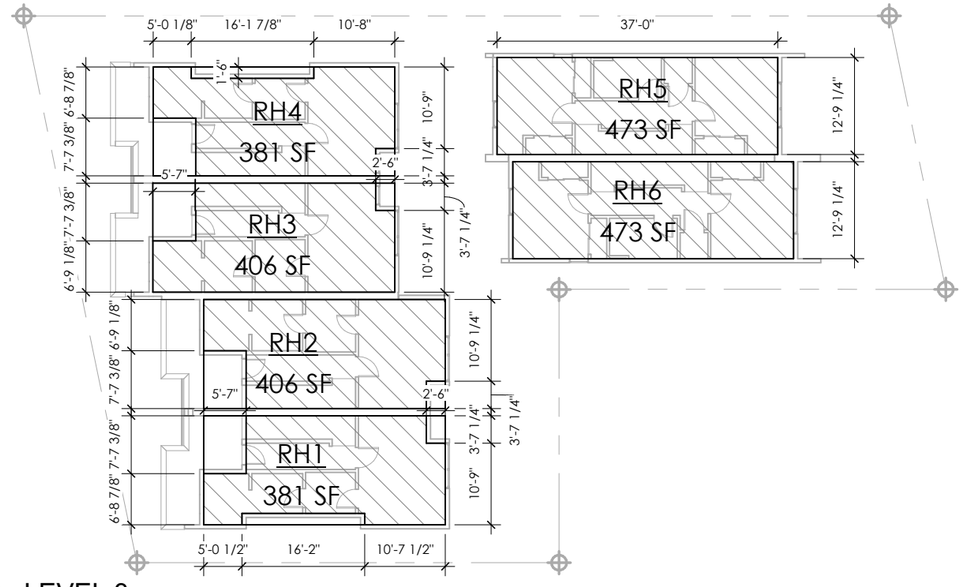
GFA SUMMARY	
bldg 1	
Level 1	2,018 SF
Level 2	2,067 SF
Level 3	1,644 SF
	5,729 SF
bldg 2	
Level 1	807 SF
Level 2	978 SF
Level 3	978 SF
Level 4	798 SF
	3,562 SF
	9,291 SF

FAR CALCULATION (FAR) SUMMARY			
LOT AREA	Base F.A.R.	ALLOWED	PROPOSED
6,379 SF	1.4	8,931 SF	8,924 SF

Project Info & Area Summaries



1 LEVEL 1
1" = 20'-0"



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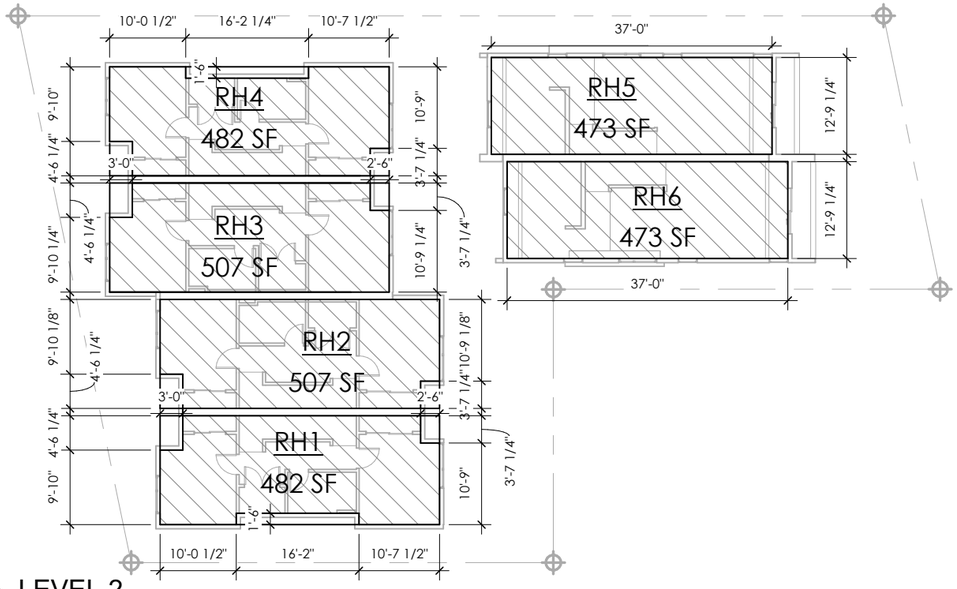

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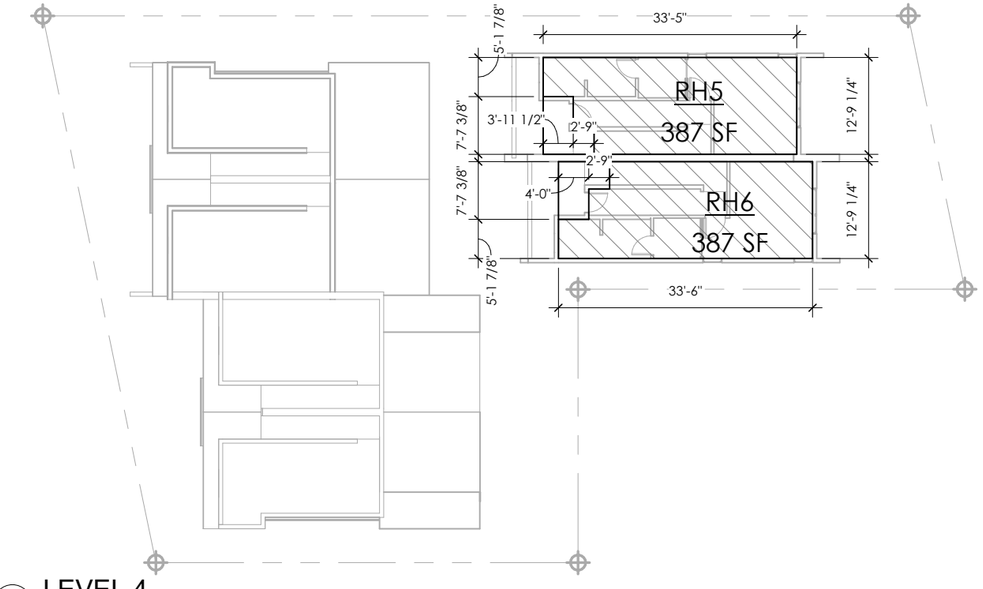
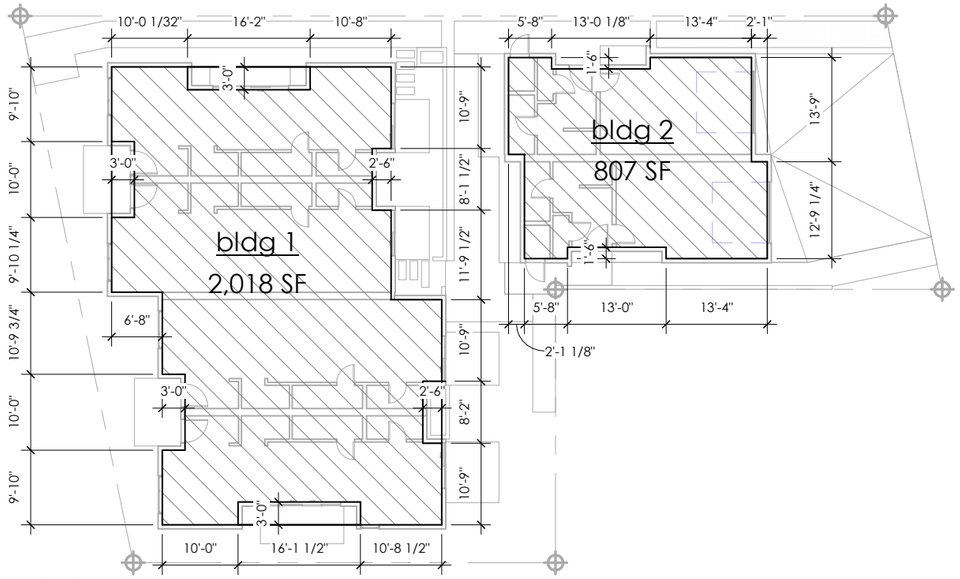


4 LEVEL 4
1" = 20'-0"

FAR Diagrams



1 LEVEL 1
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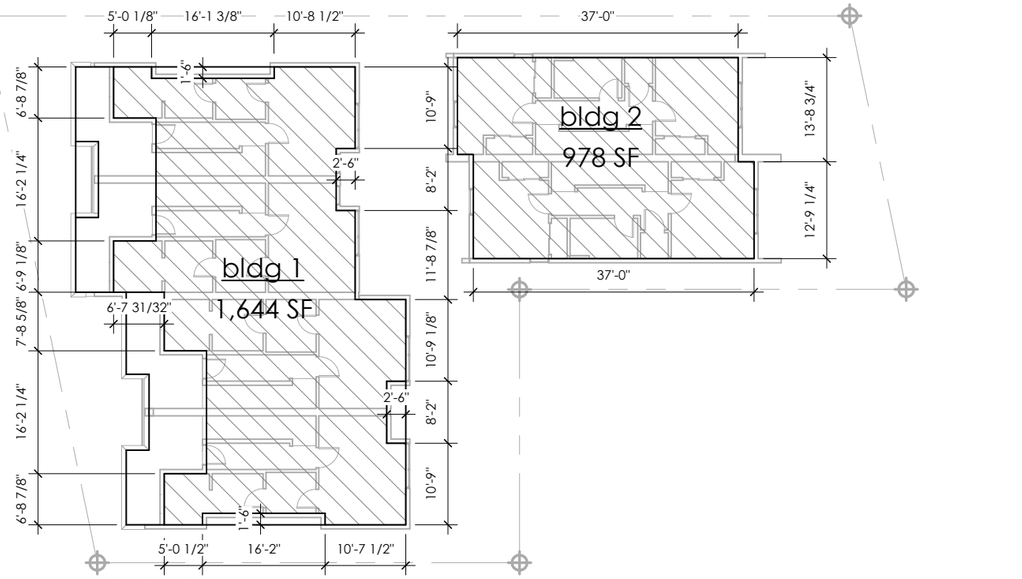
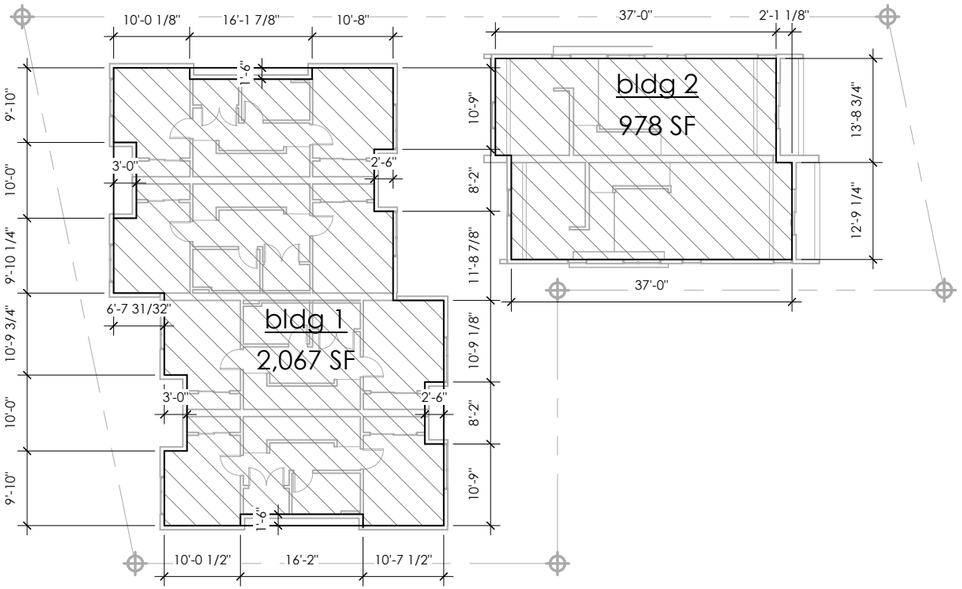
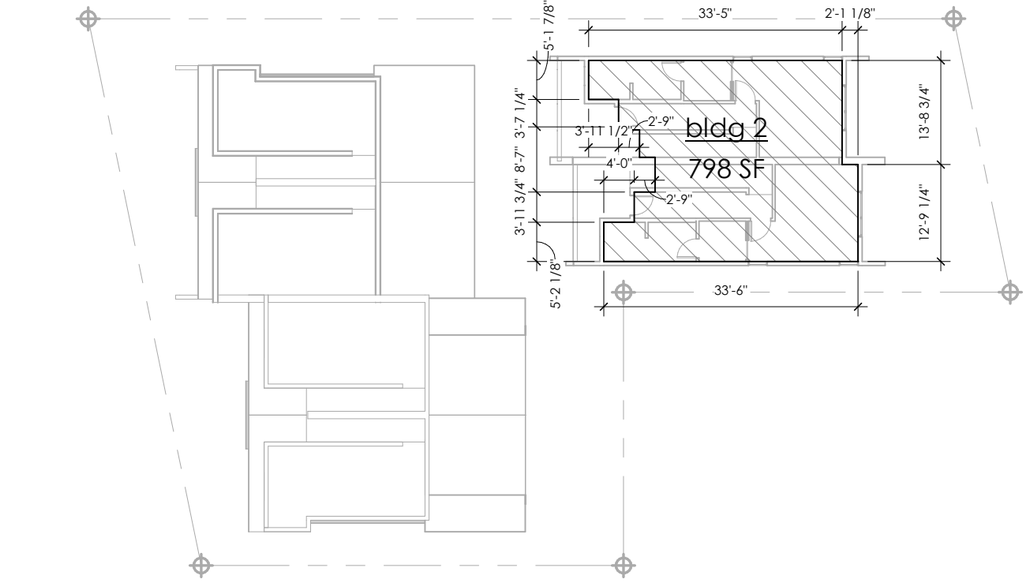


3 LEVEL 3
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



4 LEVEL 4
1" = 20'-0"

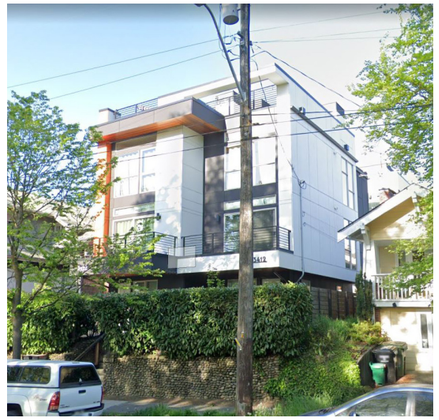
GFA Diagrams

Key Metrics	Current
Zone:	LR2 (M)
MHA:	Yes, Medium area
Urban Village:	Yes (North Beacon Hill)
Parking Flexibility:	Yes

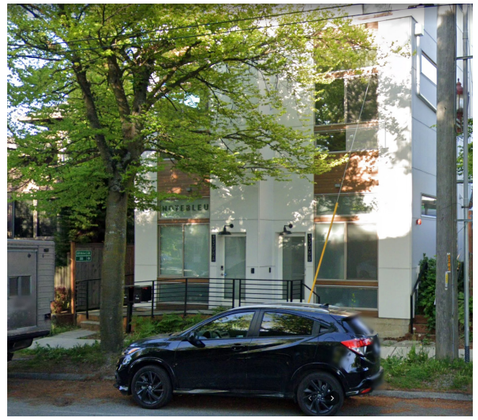
	Required/Allowed per SMC 23.45	Proposed
Vehicle Parking:	No Minimum	(2) Spaces
Bike Parking:	(6)Spaces Required	(8) Spaces Provided
	Long-term: (1) Space per Dwelling Unit Short-term: None	Long-term: (1) Space per Dwelling Unit (2) Short-term
Amenity Area:	25% of Lot Area = 1,595 SF	935 SF ground-related + 1,319 SF non ground-related
Structure Height:	40' + 4' parapet allowance & 10' penthouse	39'-11'' + 4' parapet/shed bonus
Beacon Ave Front Setback (West):	5' Min	3.9' Min 7.92' AVG * Please see adjustent request on page 34 14.5'.
18th Ave Front Setback (East):	5' Min. Garage setback 18'	Garage setback 18'
Rear Setback (East):	5' Min, 7' AVG	14.5'
Side Setback (North):	3.5' Min.	5' Min
Side Setback (South 1):	3.5' Min.	3.5' Min
Side Setback (South 2):	3.5'Min.	4.5' Min.
Separation:	10' Min	12.5'
Facade Length:	65% lot line North 114.08'x0.65= 74.15' South1 50.97'x0.65= 33.1' South 2 55.65'x0.65= 36.7'	North 75.8' South1 28.4' South2 37.8' * Please see adjustent request on page 33

Development Standards

1753 S Horton St



3412 Beacon Ave S

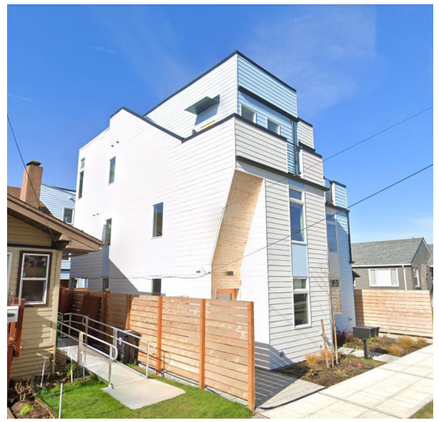


3308 Beacon Ave S

Stoops, Shared Entry. Green Space Buffer

The precedents gathered integrate green space into the street scape while providing opportunities for community members to engage with the landscape. Common stoops are utilized to provide necessary transitions from public right of way and to engage adjacent residents. These design moves are demonstrated in the entry series of the proposed design.

3400 Beacon Ave S



3427 Alamo Pl S

2915 14th Ave S

Materiality + Contextual Form

Precedents gathered highlight contextual materials and form from the surrounding structures. Gables, varied facade depth, and other historic residential vernacular define this neighborhood. Brick and wood similarly define the area's development. The highlighted precedents incorporate some or all of these features to help integrate with neighborhood context and reduce the perceived building mass of the larger structures.

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

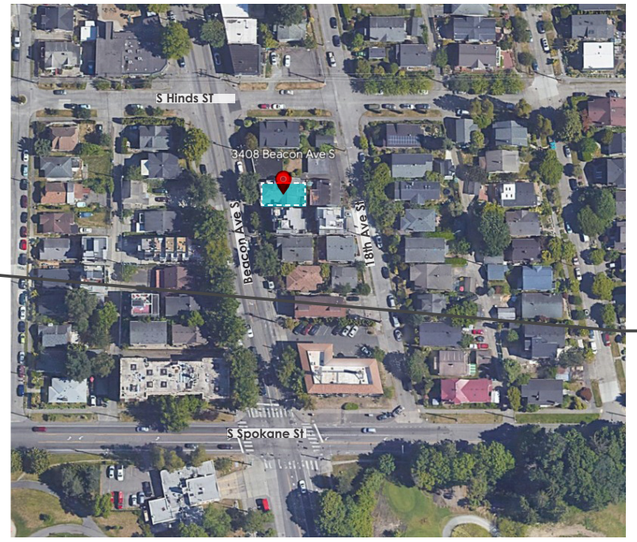
SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!

SCAN ME

TO LEARN MORE ABOUT THE PROJECT
VIST OUR WEBSITE* OR **TAKE AN ONLINE SURVEY****



3408 Beacon Ave S

SDCI #004261-23PA

Yuhan Ma and JW Architects are aiming to design the redevelopment of 3408 Beacon Ave S. This project will have convenient access to the grocery stores, neighborhood parks and schools. The proposal is for (4) three-story rowhouses and (2) four-story units with (2) attached garages. This project will be located near the intersection of S Hinds St and Beacon Ave S. We're just getting started planning now – construction could start in Fall 2024 and the building could be open as early as Winter 2025.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Building forms and materials, sidewalk experience

JW ARCHITECTS
https://jwaseattle.com/

Project Contact:
Julian Weber, Founding Principal
outreach@jwaseattle.com

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 004261-23PA or project address.

**https://jwaseattleoutreach.wixsite.com/3408*
*** https://jwaseattleoutreach.wixsite.com/3408survey*
**Survey will be end on 25th september 2023*
ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE.

English Flyer

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

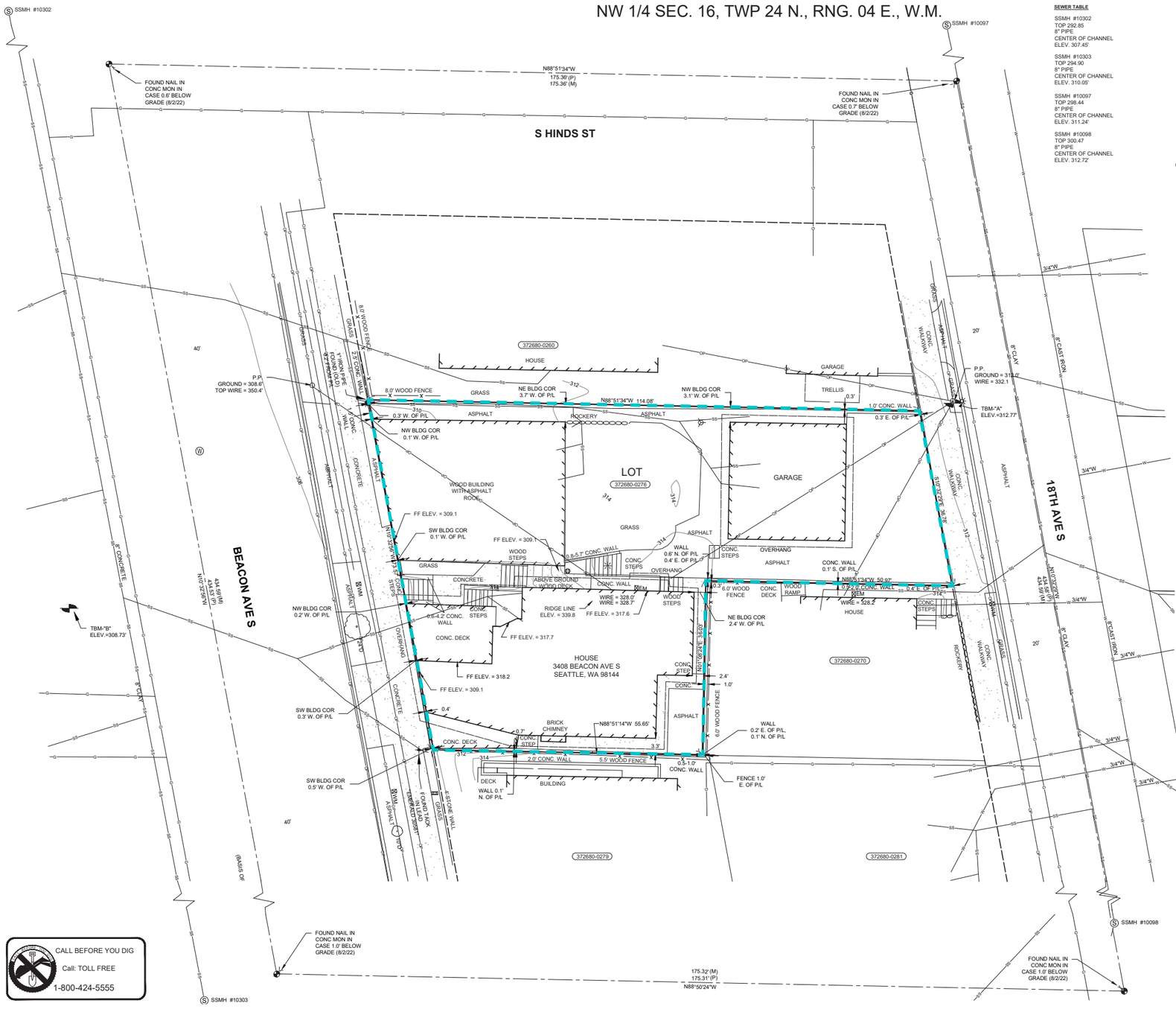
Link to project website and survey.

Early Community Outreach was realized during August and Approved by the Department of Neighborhoods on 11/01/23

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on September 1st and ran until September 22nd. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials at street-level and lots of plants and greenery, as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary



SEWER TABLE

SSMH #10302
TOP 292.85
8" PIPE
CENTER OF CHANNEL
ELEV. 307.45'

SSMH #10303
TOP 294.90
8" PIPE
CENTER OF CHANNEL
ELEV. 310.05'

SSMH #10097
TOP 298.44
8" PIPE
CENTER OF CHANNEL
ELEV. 311.24'

SSMH #10098
TOP 300.47
8" PIPE
CENTER OF CHANNEL
ELEV. 312.72'

LEGEND

- LANDSCAPE LIGHT
- POWER POLE
- POWER POLE/LIGHT POLE
- EM POWER METER
- STORM AREA DRAIN
- SEWER MANHOLE
- HOSE BIB
- WM WATER METER
- WATER MANHOLE
- DECIDUOUS TREE
- MONUMENT IN CASE (FOUND AS NOTED)
- TEMPORARY SITE BENCHMARK
- TACK IN LEAD (FOUND AS NOTED)
- 1234567891 TAX PARCEL NUMBER
- ELEV. ELEVATION
- FF FINISH FLOOR
- CONC. CONCRETE
- (M) MEASURED BEARING OR DISTANCE
- (P) PLAT BEARING OR DISTANCE (SEE SURVEY REFERENCE #1)
- EXISTING RIGHT-OF-WAY LINE
- CENTER LINE
- WATER PIPE
- SANITARY SEWER PIPE
- NATURAL GAS PIPE

NORTH

0 5' 10' 20'

SCALE: 1" = 10'

LEGAL DESCRIPTION

(PER DEED OF TRUST RECORDED UNDER RECORDING NUMBER 20220608000894 RECORDS OF KING COUNTY, WASHINGTON.)

LOT 2&3, J.B. JOHNSON CO'S, 1ST ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 18 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83/2011, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

BASIS OF BEARINGS: NORTH 10°32'56" WEST ALONG THE MONUMENTED CENTERLINE OF BEACON AVE S.

VERTICAL DATUM

VERTICAL DATUM NAVD 88 DERIVED FROM GPS OBSERVATIONS BASED ON THE WASHINGTON STATE REFERENCE NETWORK.

BENCH MARKS:

SNV-2601 - 3 INCH DIAMETER BRASS CAP STAMPED "C.O.S. 2601", SET 0.5FT NORTH AND 0.5FT EAST OF THE INTERSECTION, AT BACK CONCRETE WALK, IN THE SOUTH WEST CORNER INTERSECTION OF BEACON AVE S AND S SPOKANE ST, SOUTH OF A CATCH BASIN AT SFD STATION #13.
ELEV.=309.41'

SITE BENCHMARKS:

TBM "A" - MAG NAIL LOCATED ON THE 18TH AVE S, AT SOUTH FACE OF A POWER POLE, 1.0' ABOVE GROUND, AS SHOWN HEREON.
ELEV. = 312.77'

TBM "B" - TOP OF LARGE MAG NAIL LOCATED ON WEST END OF BEACON AVE S, ON THE COCNRETE WALKWAY, FLASH WITH GROUND, AS SHOWN HEREON.
ELEV.=308.73'

GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS PER PLAT OF J.B. JOHNSON CO'S, 1ST ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 18 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

2. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R12 GNSS RECEIVER. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 19TH, 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

4. CONTOUR LINES REPRESENTED HEREON WERE DERIVED FROM CONVENTIONAL GROUND SURVEY DATA, AND CONFORM TO NATIONAL MAP ACCURACY STANDARDS.

5. THE PURPOSE OF THE TOPOGRAPHIC ELEMENTS SHOWN HEREON ARE FOR PLANNING AND CIVIL ENGINEERING DESIGN.

6. UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF UTILITIES AND UTILITY MAPS FROM UTILITY PURVEYORS . OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN OR CONSTRUCTION FOR VERIFICATION.

7. STORM DRAINAGE AND SANITARY SEWER FACILITIES HAVE BEEN ASBUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES. THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR PRIOR TO ANY CONSTRUCTION.

8. RECORDS OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WITHIN THE ADJACENT RIGHTS OF WAY ARE NOT ALWAYS AVAILABLE OR DISCLOSED TO THE PUBLIC AND LOCAL JURISDICTIONS. ROUTING COULD NOT BE VERIFIED

9. NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

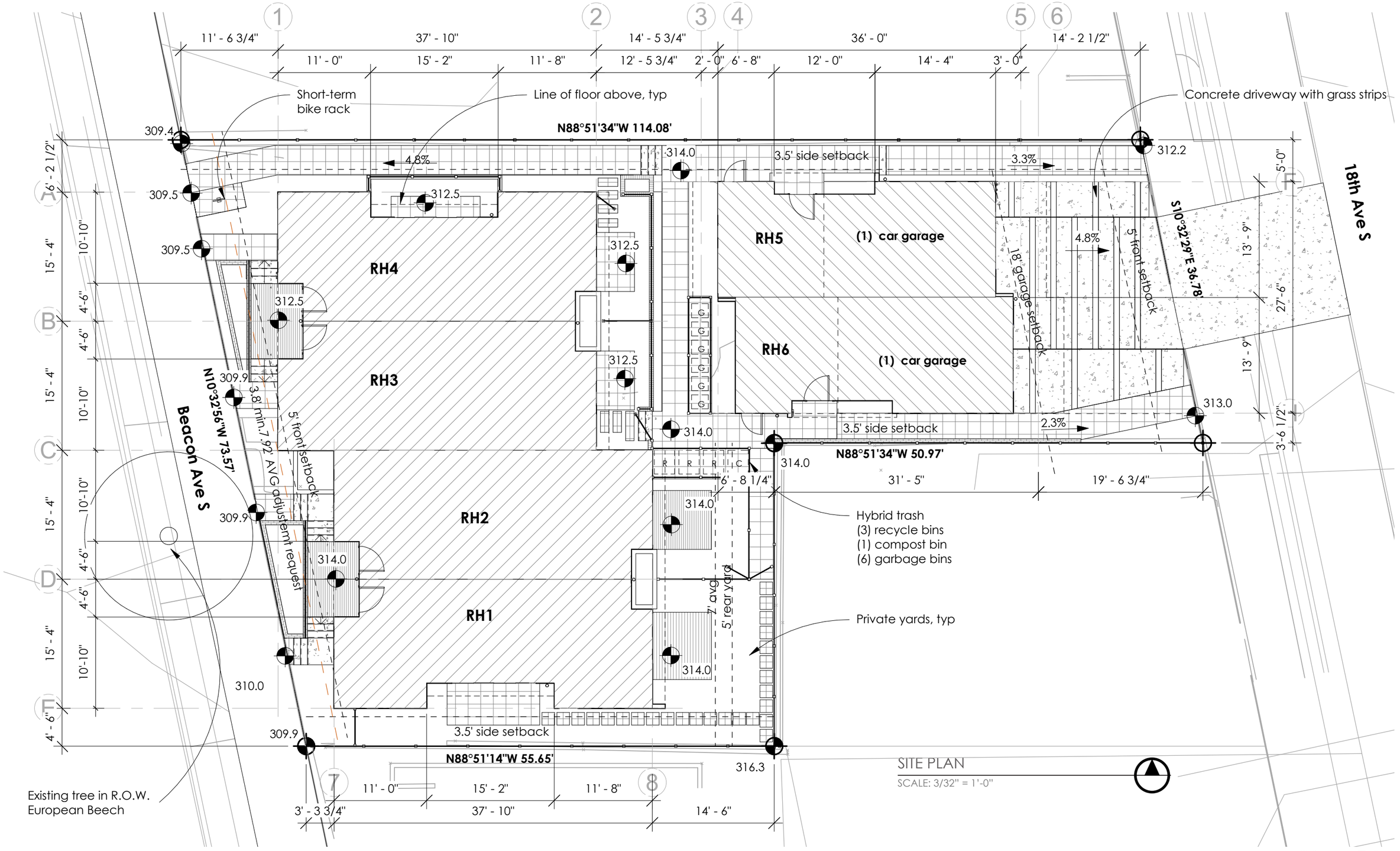
SURVEY REFERENCES

1. PLAT OF J.B. JOHNSON CO'S, 1ST ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 18 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON.

2. RECORD OF SURVEY, RECORDED UNDER RECORDING NUMBER 20190909000003, BOOK 410, PAGE 286-290, PREPARED BY EMERALD LAND SURVEYING, INC., DATED 6/26/19, JOB NO: 17369-A, RECORDS OF KING COUNTY, WASHINGTON.

CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555

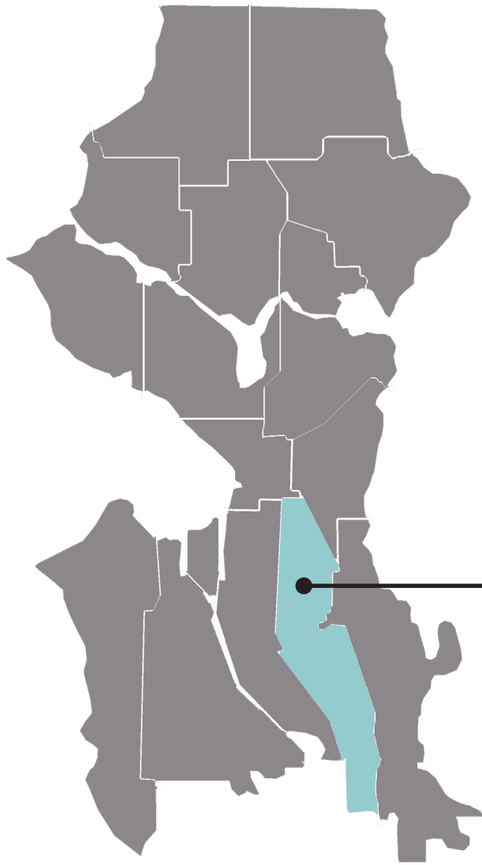
Project Site & Survey

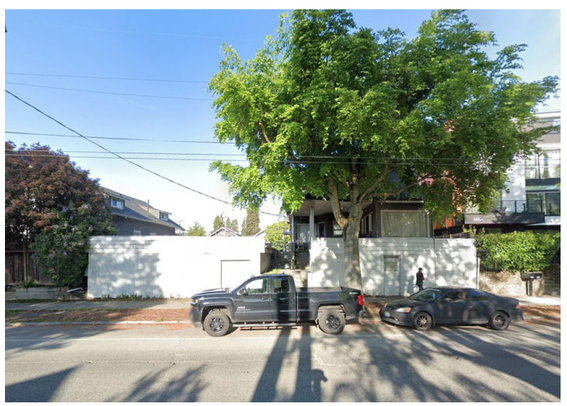


SITE PLAN

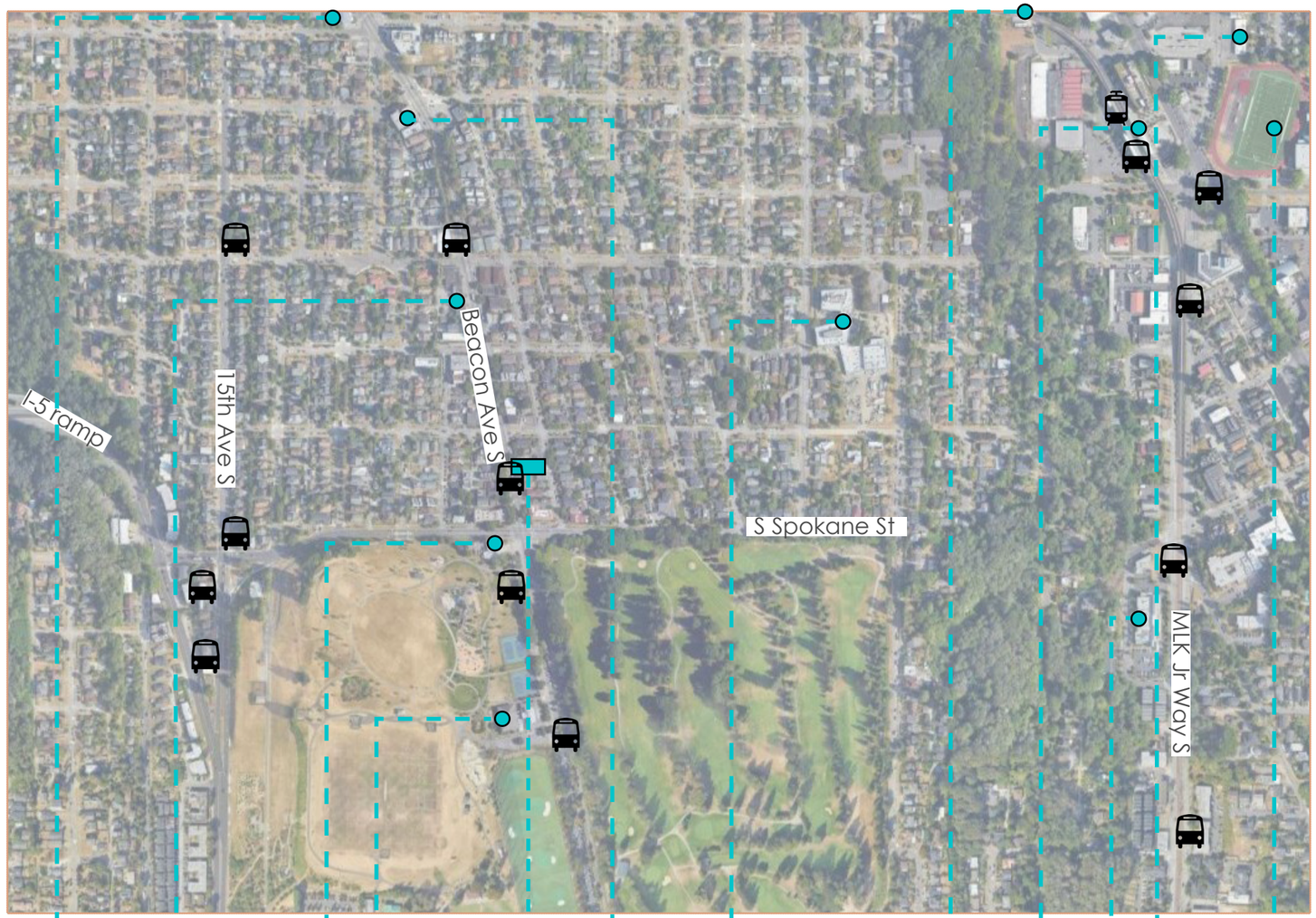
SCALE: 3/32" = 1'-0"

Site Plan





EXISTING SITE



Beacon Hill Public Library

Victrola Coffee Roasters

Seattle Fire Station 13

Jefferson Park

SITE: 3408 Beacon Ave S

Homer Mediterranean fare

Kimball Elementary School

MT Baker Light Rail Station

QFC

Genoa Healthcare

Franklin High School

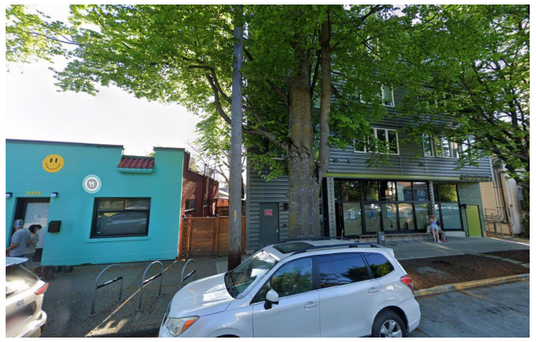
Viengthong Lao Restaurant

Scale: NTS

Context

1. Modern Multi-Family Housing
3411 Beacon Ave S

2. Craftsman Homes
3204 19th Ave S



3. Retail
3309A Beacon Ave S

4. Jefferson Park

Neighborhood

The project at 3408 Beacon Ave S is located in a LR2 (M) zone. The surrounding area host many multifamily housing projects either built or under construction. In addition to neighbors of similar size and scale, this project will also enjoy proximity to many different amenities such as nearby parks, libraries, healthcare, and restaurants.

Scale: NTS

Context Analysis

Project Site Zoning: LR2 (M)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

Adjacent Zoning: NR3, NC1P-55 (M), RSL (M), LR1 (M)

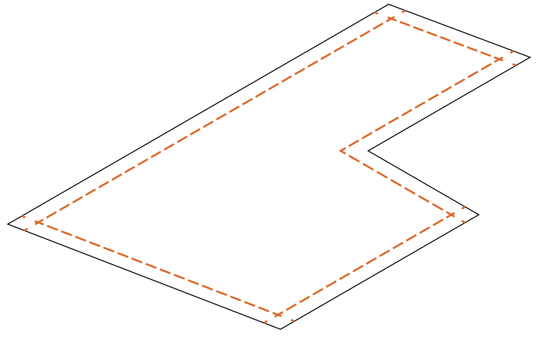
Key:

- NR3
- LR1 (M)
- LR1 (M1)
- LR2 (M)
- LR3 (M)
- RSL (M)
- NC1P-55 (M)

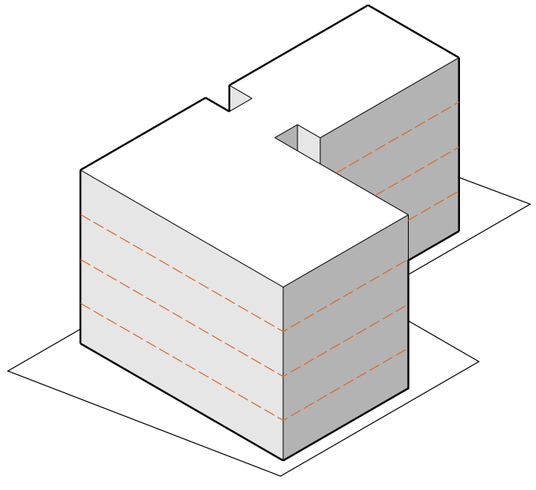
Scale: NTS

Zoning Analysis

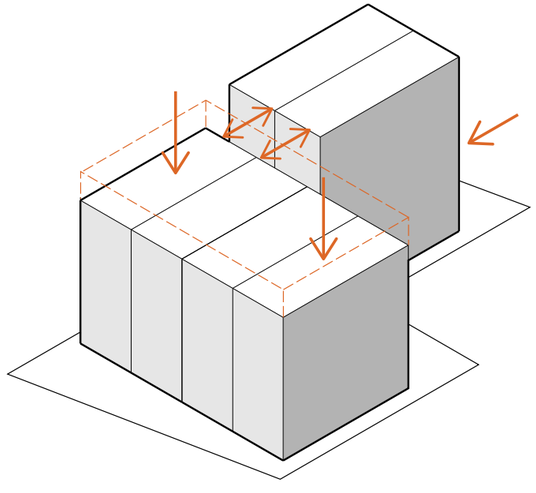
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	**B. Sunlight and Natural Ventilation**	The project is broken into 3 sets of paired homes that increase southern exposure; this maximizes natural light in each unit. Windows were strategically placed to optimize daylighting according to the internal program. To promote natural ventilation, operable windows were placed in strategic locations through out the design allow for passive ventilation
CS2 Urban Pattern and Form	**B. Adjacent Sites, Streets, and Open Paces**	This project utilizes a change of materials at moments of massing modulation to define program and frame uses. The modulated form and correlated highlighted facades connect with the public realm and break the mass. Larger shared stoops work similarly and are highlighted to promote them as spaces for interaction. These elements provide a break from the busy street (Beacon Ave) while hosting large enough outdoor "rooms" for community interaction. On 18th Ave, wood-clad entries highlight paths of travel and create protected entries for row houses 5 and 6.
CS3 Architectural Context and Character	**A. Emphasizing Positive Neighborhood Attributes**	The project is scaled at the street level with an slightly recessed entry that welcomes residents into a shared stoop condition. The stoop condition is an attribute that can be seen throughout the neighborhood. The alcove utilizes wood siding as it's common in the area and often enhances the street level experience. The stoop are protected by landscape elements to provide some privacy while improving the pedestrian experience. Articulation of roof profiles help to situate this project within the residential context.
PL1. Open Space and Connectivity	**B. Walkways and Connectivity**	A common northern circulation passage was chosen to engage with the pedestrian experience. This pathway provides residents a variety of places to occupy and interact while being surrounded by landscape elements. With the modulation at the northern passageway, visible access to the building is prioritized for pedestrians. Modulated wall forms provide relief in the passageway and outdoor engagement spaces for adjacent units.
PL3. Street Level Interaction	**A. Entries**	Coupled entries have been scaled and detailed to provide a unique and personal entry sequence while still fostering resident to resident interaction. Lighting, addressing, and awnings are provided at each entrance. There are also stoop conditions in both masses that offer privacy and safety.
	C. Residential Edges	Creating a safe vibrant community is highlighted in the entry condition of the design by creating a blend of shared and public spaces. The project takes que from a traditional residential entry sequence and applies it to a rowhouse project. Using a stoop condition divided by different design elements to create a safe, personalized entry sequence that embraces both a single family and rowhouse style of living.
DC1. Project Uses and Activites	**A. Arrangement of Interior Uses** **B. Vehicular Access and Circulation** **C. Parking and Service Uses**	This project is situated in a very interesting intersection of small scale residential housing, a growing and densifying arterial street, and an adjacent park. The project seeks to bridge between these site characteristics through a variety of formal and material moves. Fostering a strong street-edge experience on Beacon Ave while providing relief on 18th Ave helps set up the groundwork for this project's architectural concept. This architecturally defining tension can be seen as Beacon Ave fronting units are coupled and present open feeling entries while the 18th Ave fronting units are set back from the street and provide breathing room for neighbors on all sides.
DC2. Architectural Concept	**A. Massing**	The massing was created to fit the scale of the project context, maximize outdoor space, and most importantly maximize eyes on the street. By creating graphic punches into the building mass that are highlighted by color and windows, pedestrians will understand there is always someone watching. This is intended to improve public safety which is a clear problem based on our community outreach responses. Additionally, these notches further reduce the scale using modulation and minimizing the structure's perceived mass.
	B. Architectural and Facade composition	Design Response: White lap siding and gray board and batten will be the primary building material to be complemented by red cementitious panel and cedar siding at entries and decks. These materials were found throughout the community in context research.
	D. Scale and Texture	Beacon Ave facade is modulated on a two story white lap siding base with red hardie panel carved decks on the third level that help reduce the scale and adds modulation to the street facade.18th Ave is composed by a board and batten base over a 3 story wood massing that bring some warmth to the facade as well as help reducing the perceive massing.
DC3. Open Space Concept	**A. Building-Open Space Relationship**	While this project is constrained by powerlines, setbacks, and driveway backing distances, providing open space to the residents was one of the primary design objectives. The open space is organized in a way that provides a useful space for the residents while incorporating the program needs. RH1-RH4 living room opens up to the yard encouraging the indoor-outdoor connection. RH3-RH4 yards are set up 1.5 feet below the common pathway allowing for some privacy while maintaining some sense of community. 3 feet tall fences are proposed to encourage the residents engagement while defining each unit space. Additionally, all units incorperate roof decks nested into their butterfly roofs.
DC4. Exterior Elements and Materials	**A. Exterior Elements and Finishes**	The building exterior is constructed with durable and easy to maintain materials while also being attractive in texture and pattern. Lap siding, board and batten, and cementitious panel provide durability while cedar in protected areas helps create an aesthetically interesting facade. In tandem, these materials reflect those typically utilized in the surrounding community.
	D. Trees, Landscape and Hard scape materials	Trees and vegetation were placed with careful consideration on the site. Located to highlight view corridors of the downtown area, hide trash enclosure, soften the courtyards southern edge, and separate the stoop entry condition. Green space will be a focal point for anyone who is walking along the path. Hard scape materials and landscaping are design throughout to emphasize the project goal of safety and individual unit layouts



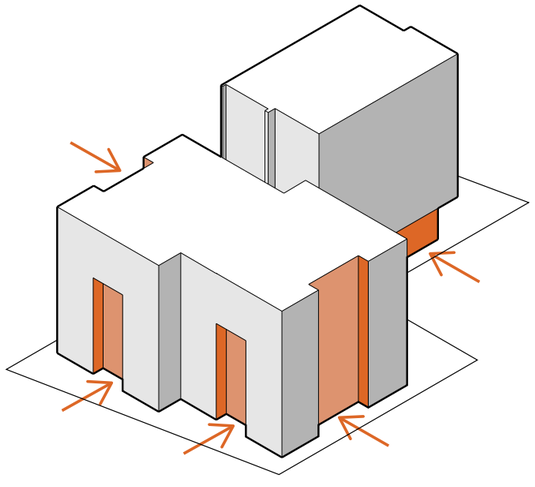
1. Setbacks



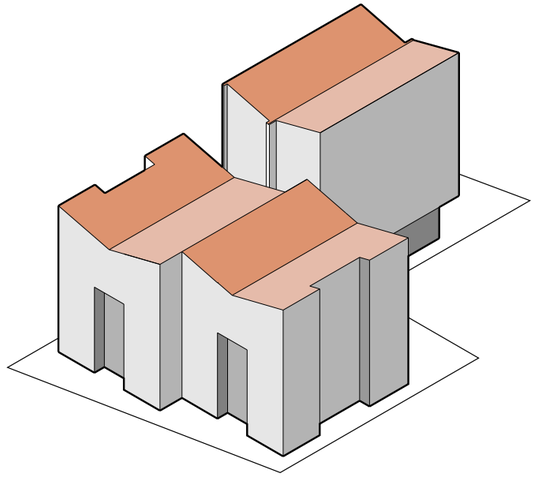
2. Maximum development within zoning limits. 40' tall and maximum facade length.



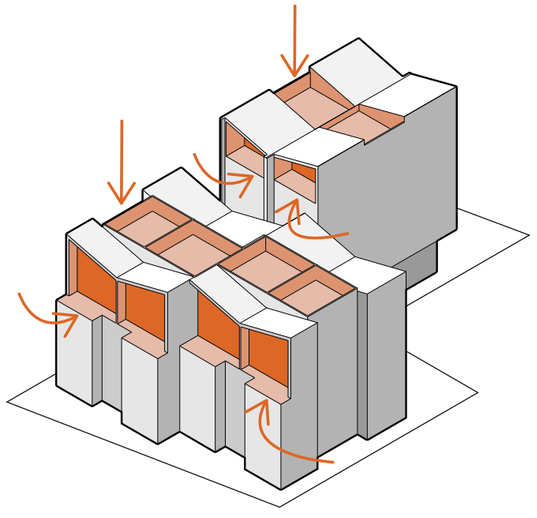
3. Massing divides in two buildings. Front building reduces height to 3 stories. RH 5&6 incorporate garage setback.



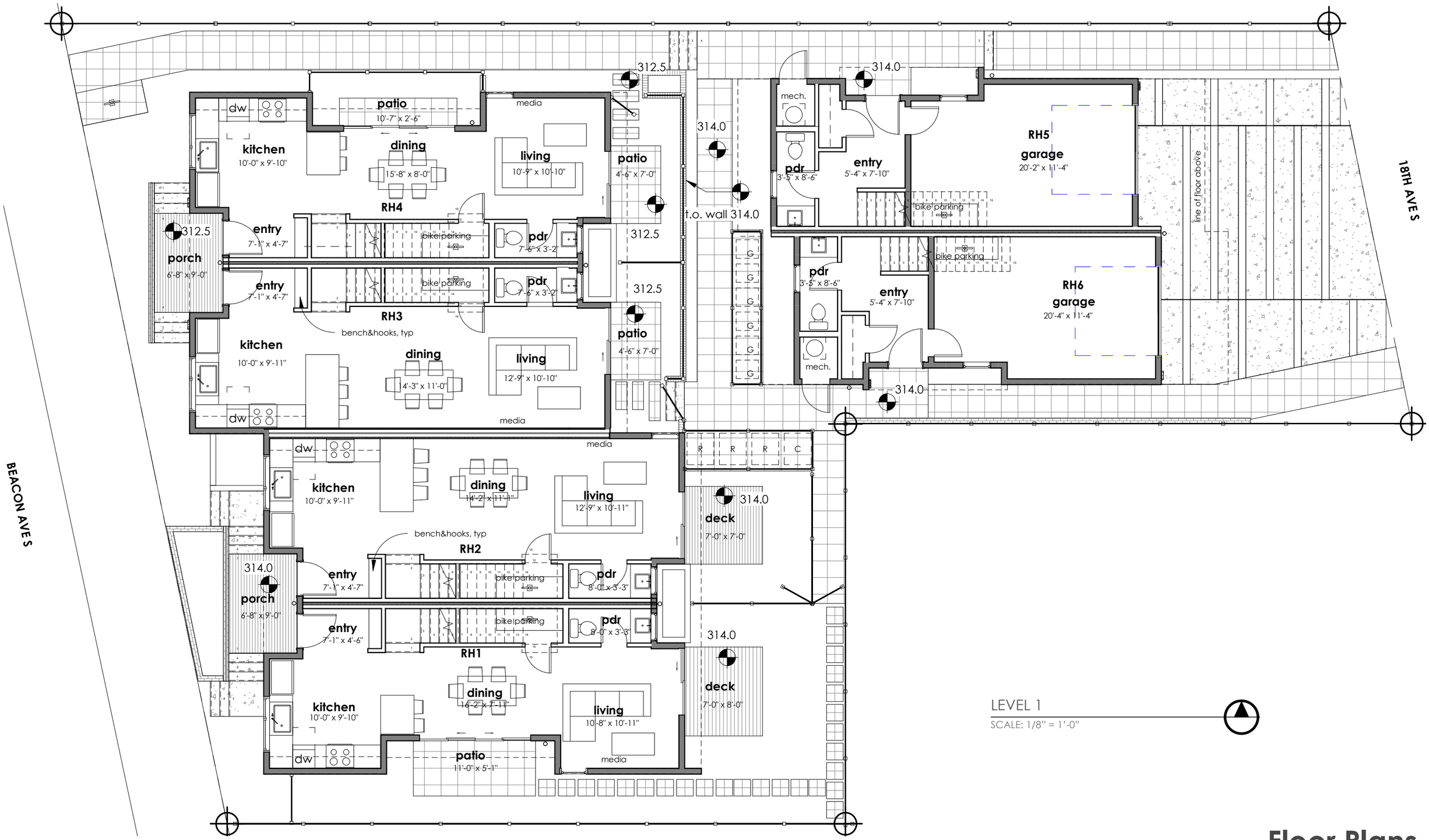
4. RH 1&2 recess entry and modulate side facades. RH 5&6 recess base&entry.



5. Roof shape to define individual units.



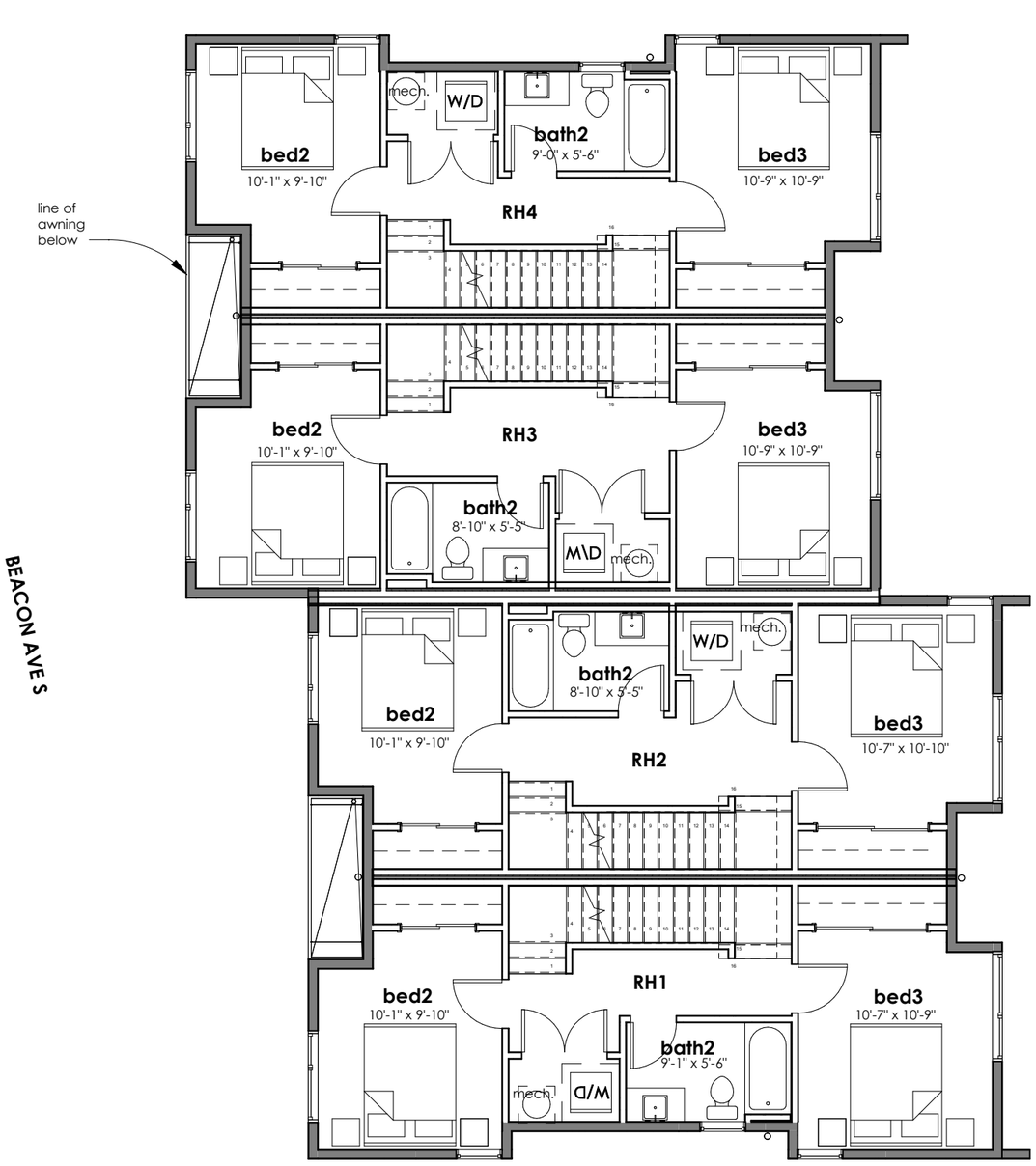
6. Incorporate decks and roof decks.

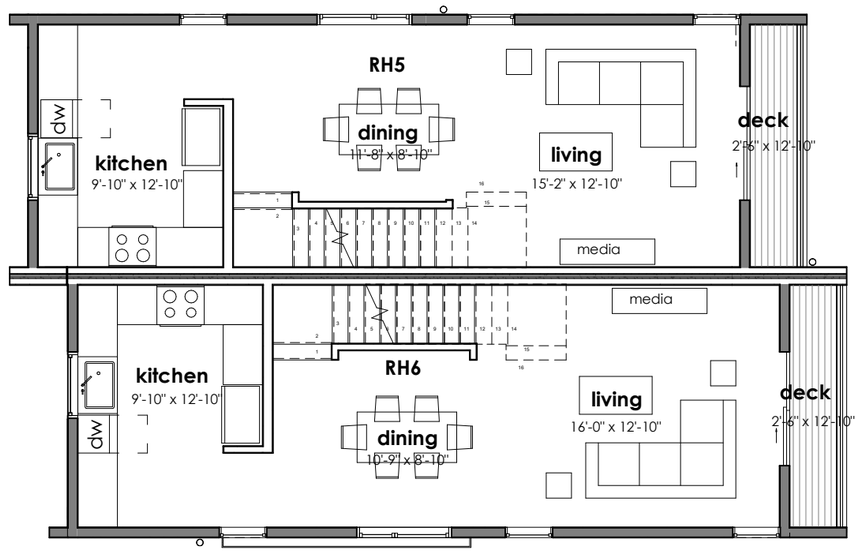


LEVEL 1

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

Floor Plans

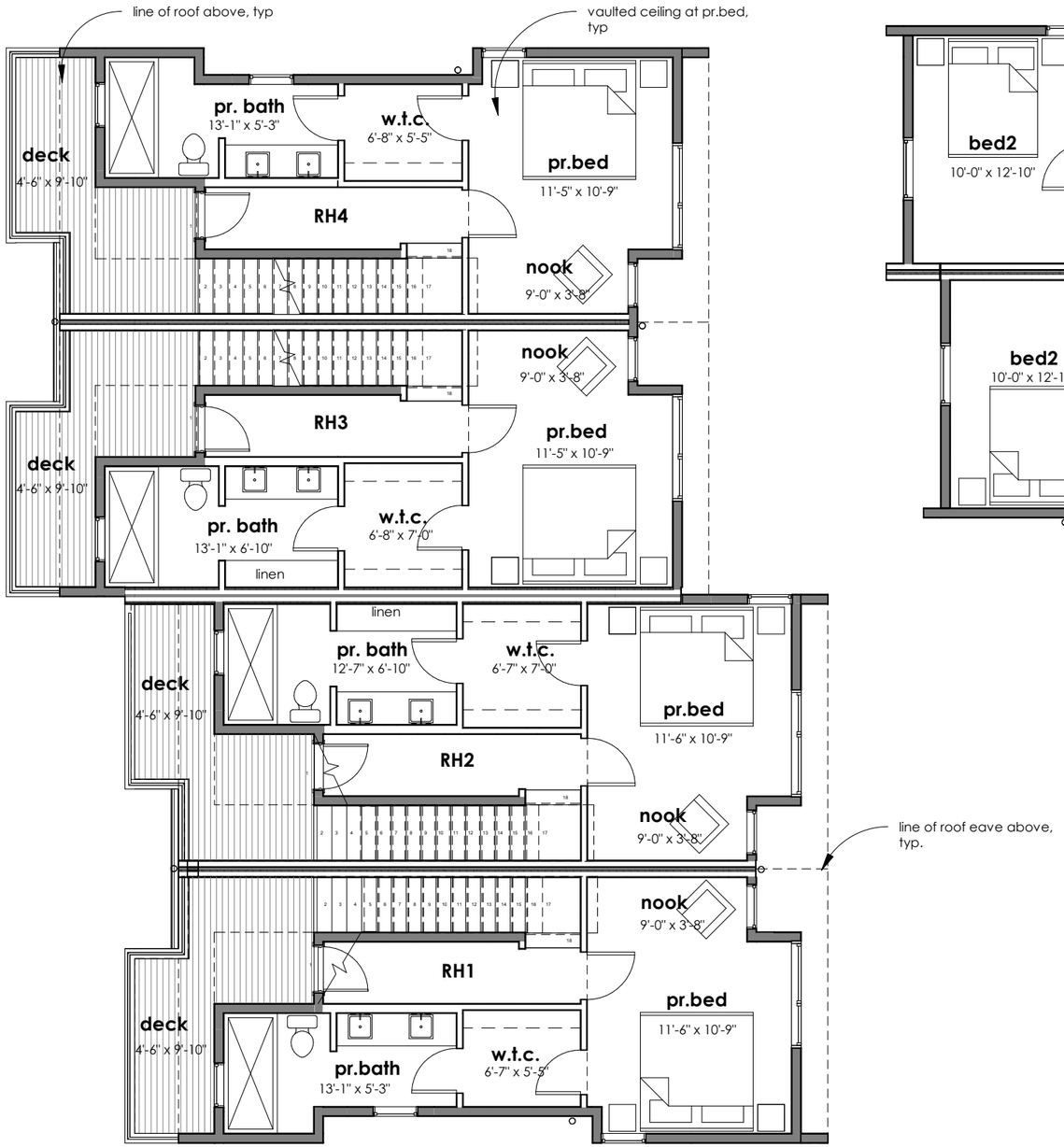




LEVEL 2

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

Floor Plans



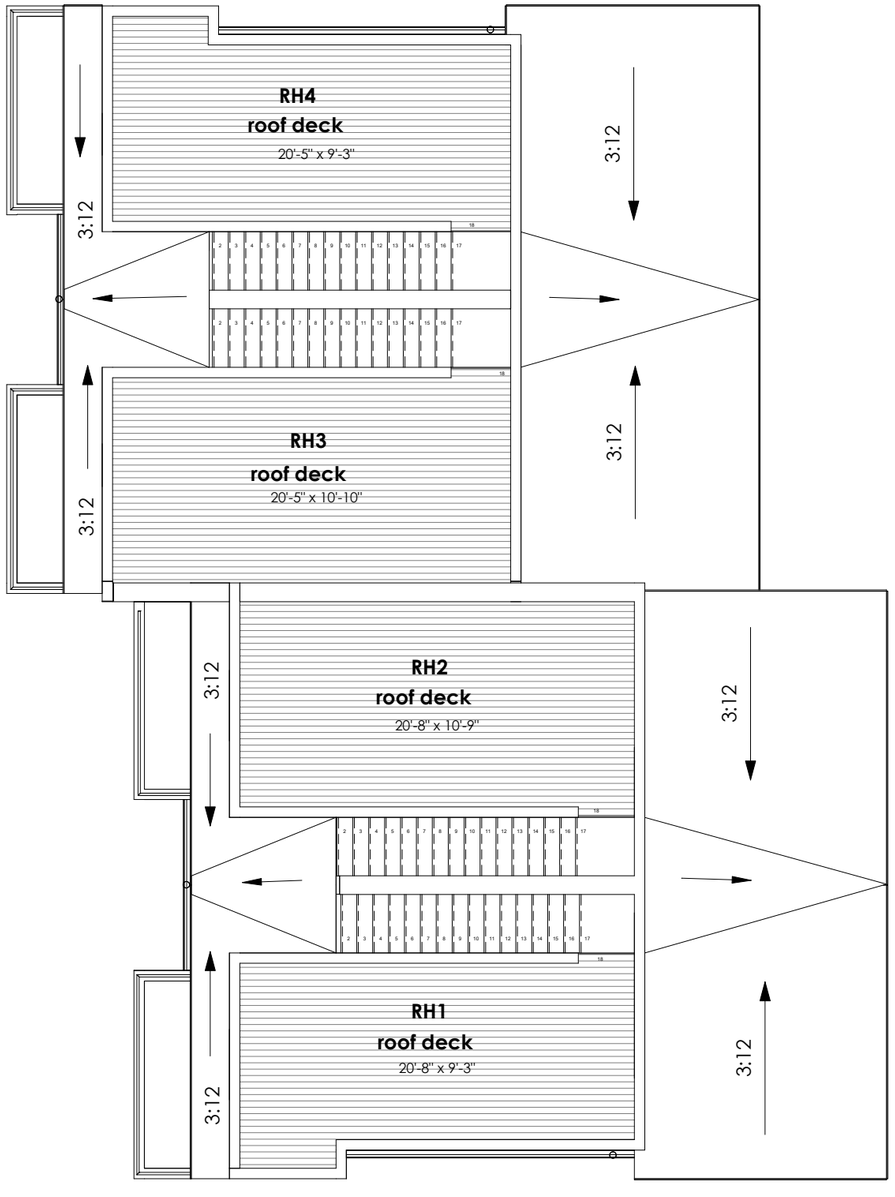
BEACON AVE S

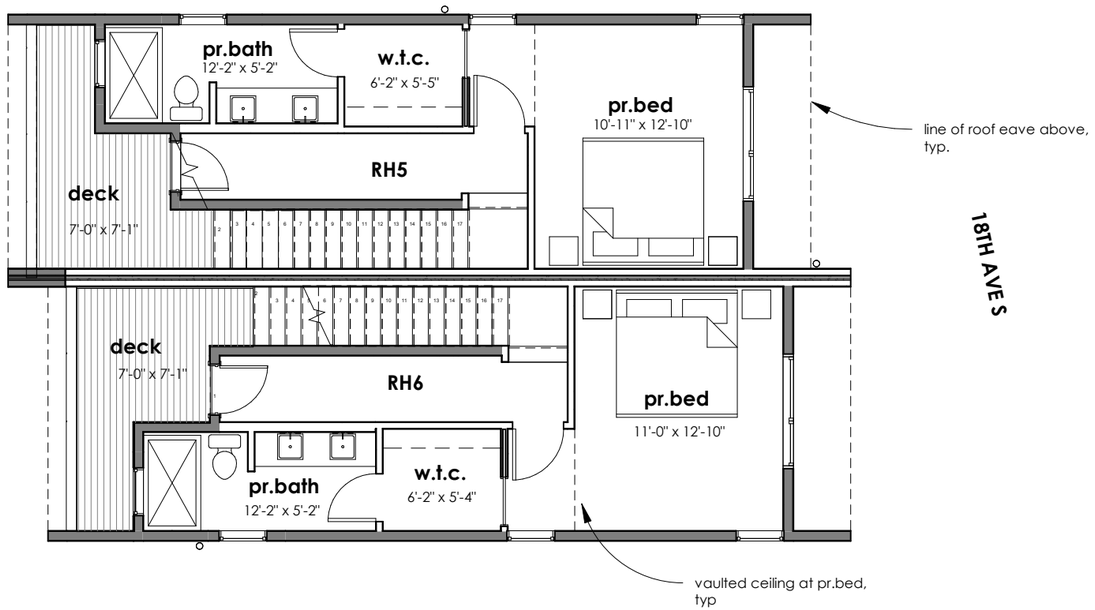
18TH AVE S

LEVEL 3

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

Floor Plans

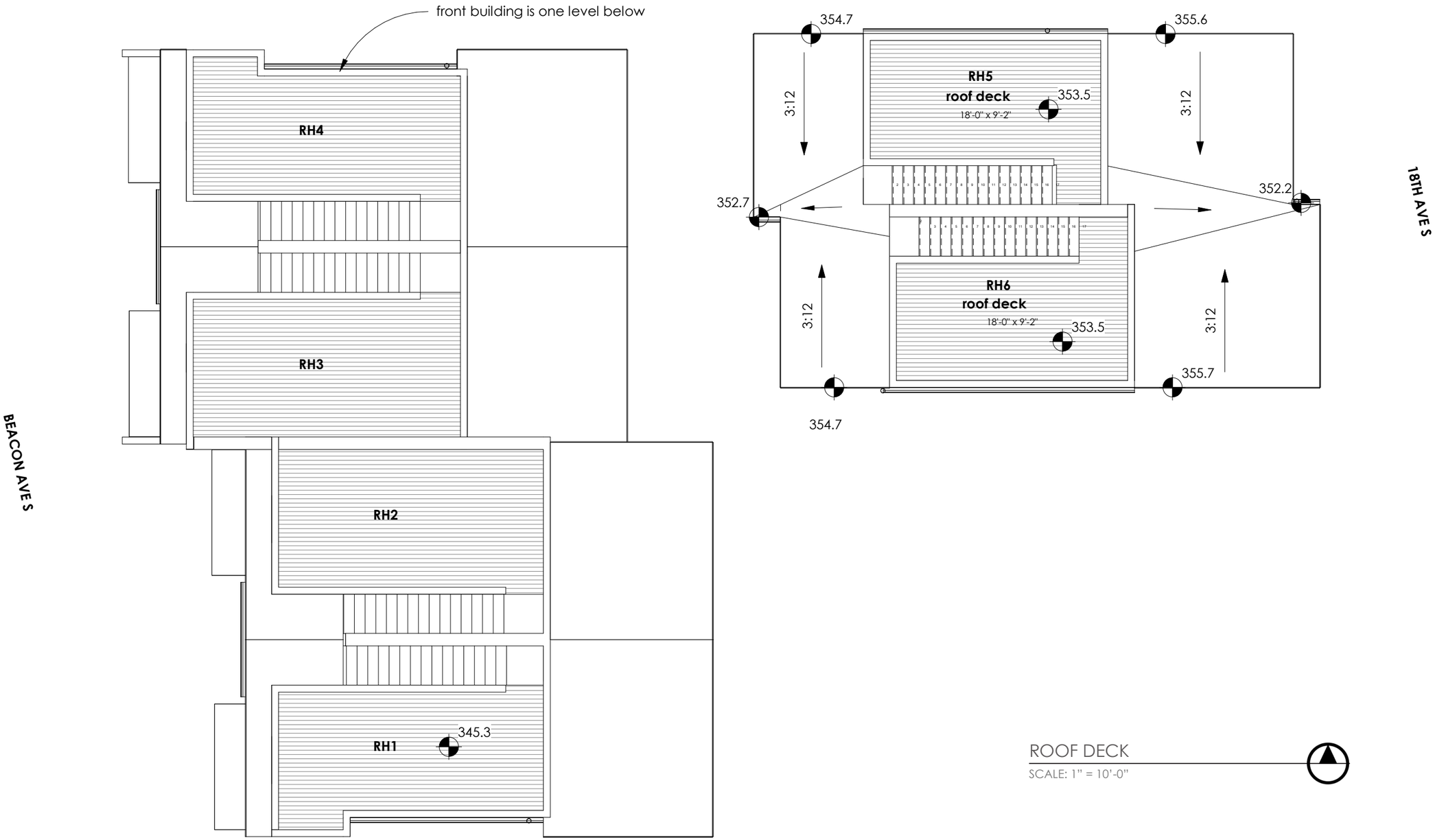




LEVEL 4 & ROOF DECK

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

Floor Plans

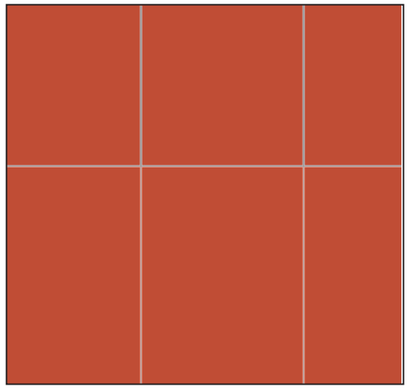


ROOF DECK

SCALE: 1" = 10'-0"

Floor Plans

1. Red Panel



7/16" James Hardie Panel

Sherwin Williams #6881
Cayenne

Utilized as accent color in recessed decks and West elevation RH5-6

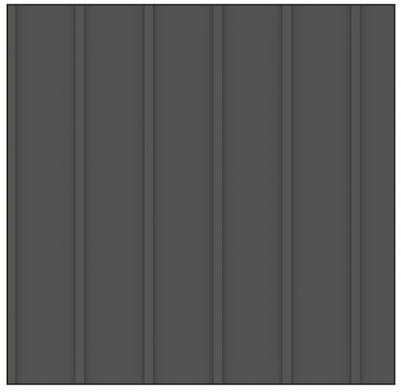
2. White Lap

Horizontal Lap Siding w/ 6" Reveal

Sherwin Williams #7516
Kestrel White

Utilized as main material

3. Grey Board & Batt

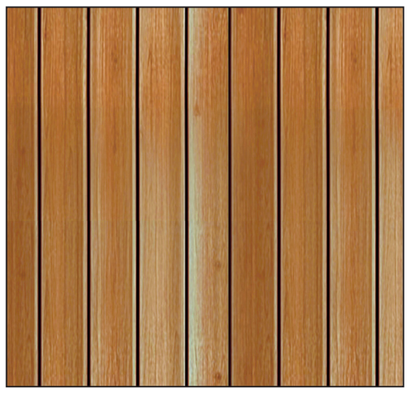


4'x8' Hardie Panel with 1x2 battens @12" O.C.

Sherwin Williams #7068
Grizzle Gray

Utilized as base material for RH5-6 and recess area in Bldg1

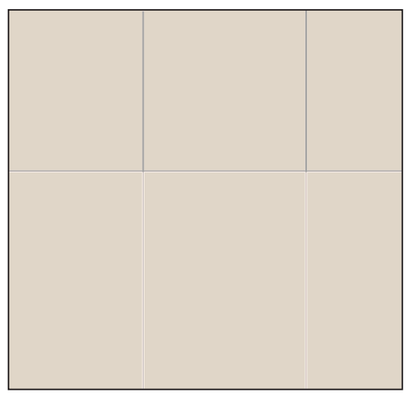
4. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at entries

5. White Panel

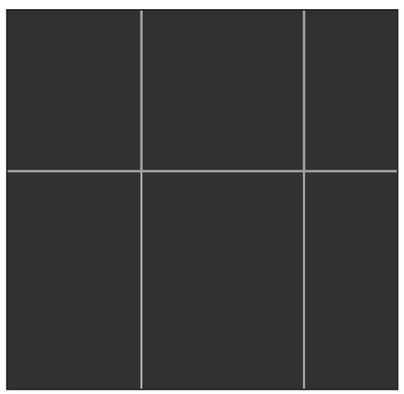


7/16" James Hardie Panel

Sherwin Williams #7516
Kestrel White

Utilized as banding material between windows

6. Black Panel

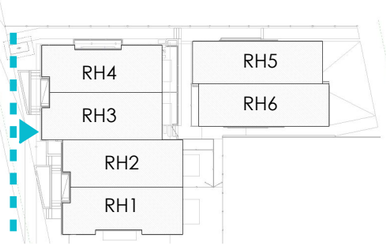


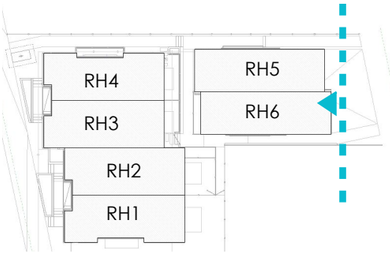
7/16" James Hardie Panel

Sherwin Williams #6991
Black Magic

Utilized as accent materials on fin walls and roofs.

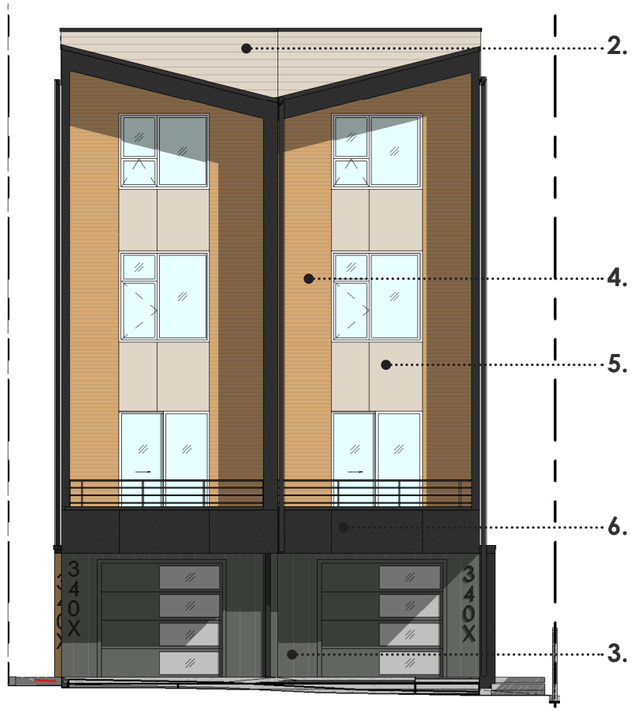
Material Palette





WEST ELEVATION BUILDING 1

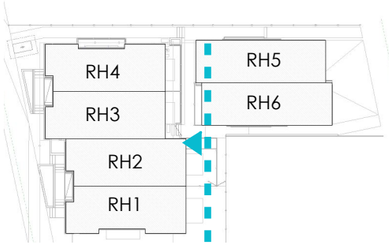
SCALE: 1"=10'-0"



EAST ELEVATION BUILDING 2

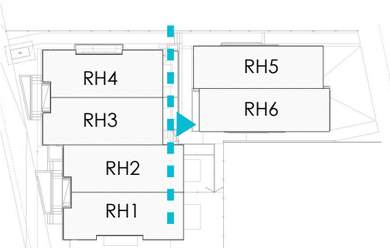
SCALE: 1"=10'-0"

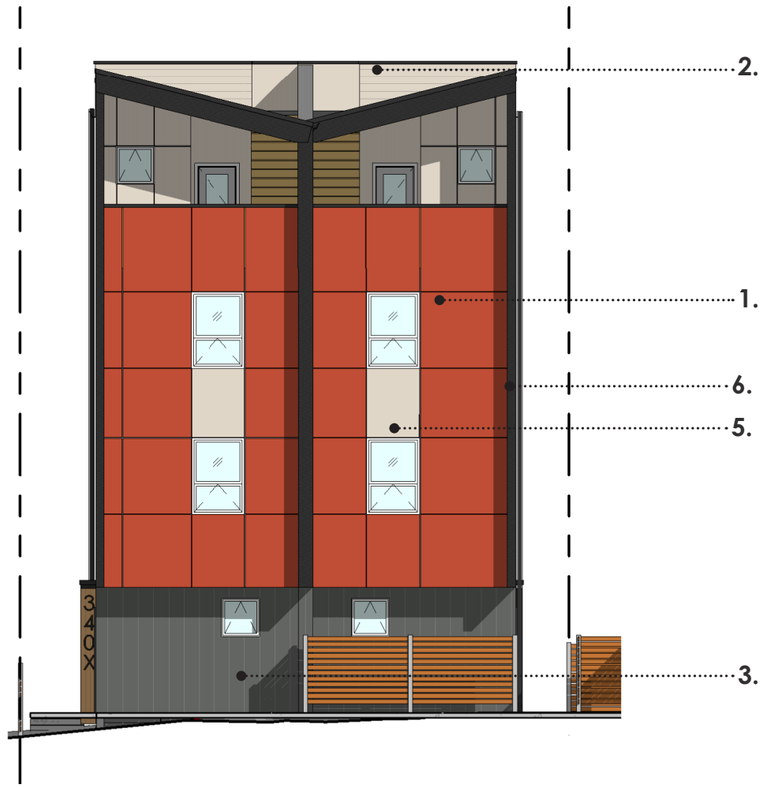
Building Elevations



EAST ELEVATION BUILDING 1

SCALE: 1"=10'-0"

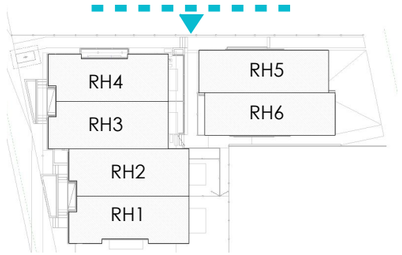




WEST ELEVATION BUILDING 2

SCALE: 1"=10'-0"

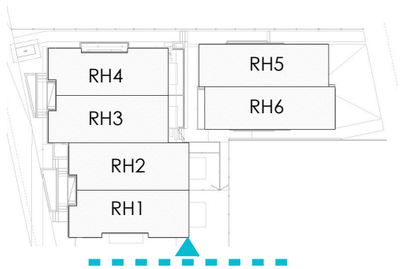
Building Elevations



NORTH ELEVATION BUILDINGS 1&2

SCALE: 1"=10'-0"

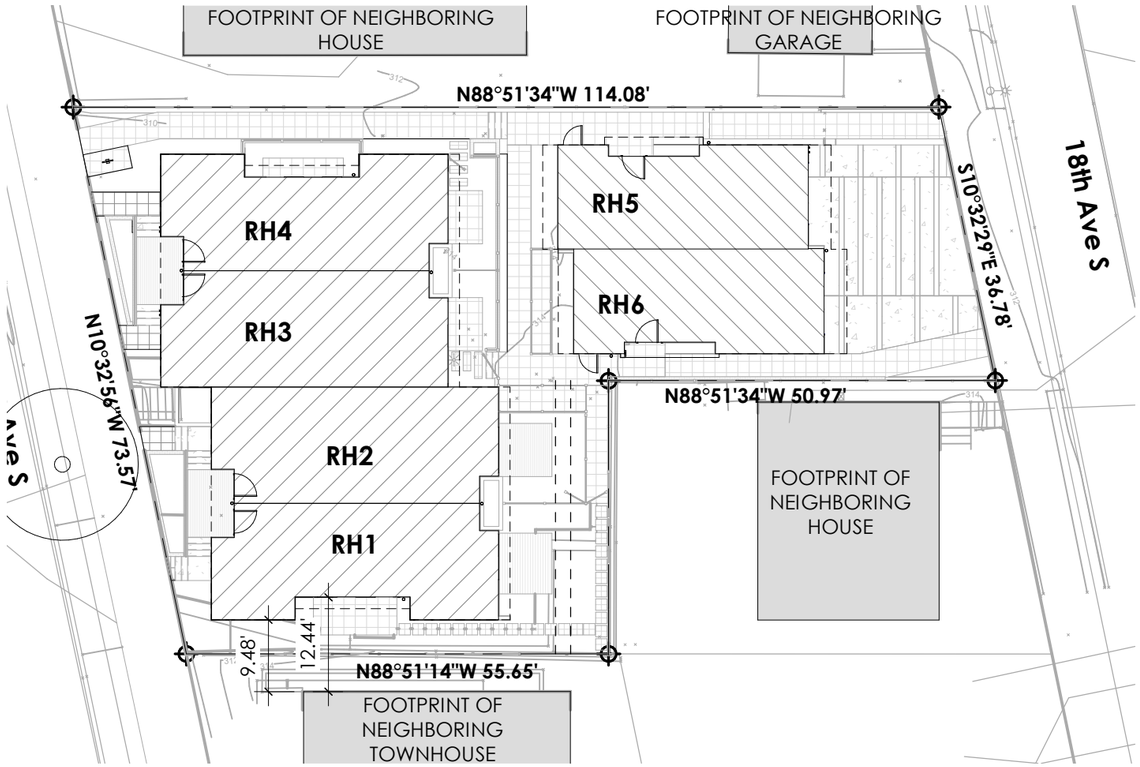
Building Elevations



SOUTH ELEVATION BUILDINGS 1&2

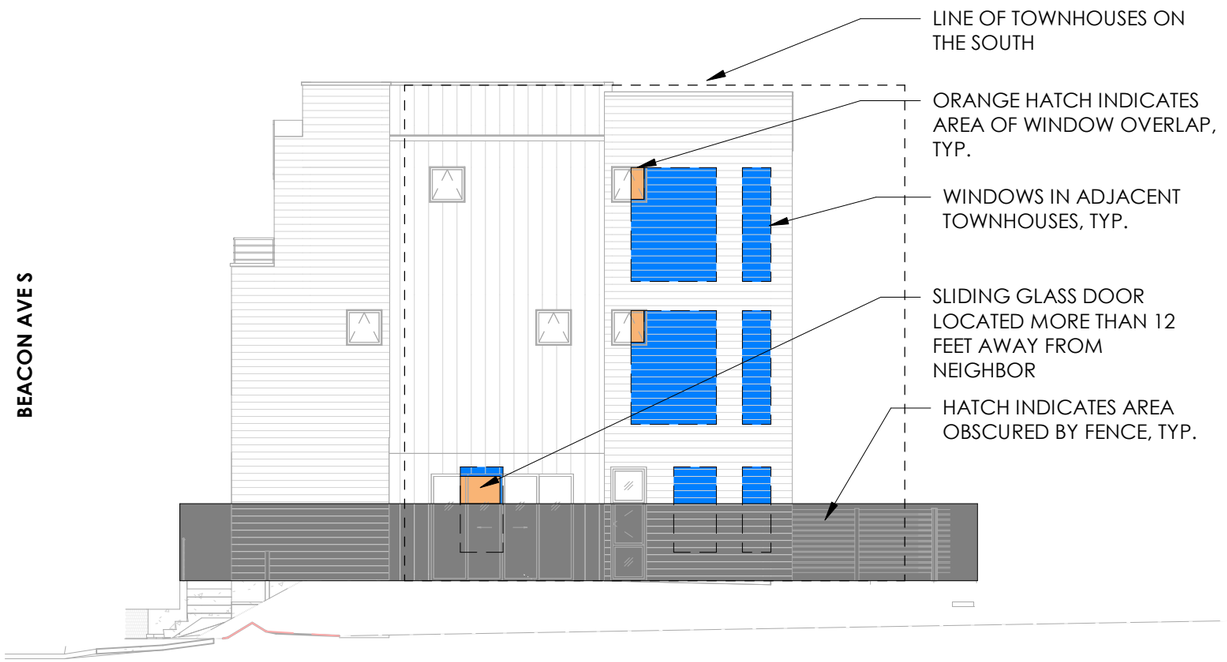
SCALE: 1"=10'-0"

Building Elevations



SITE PLAN

SCALE: 1"=20'-0"



SOUTH ELEVATION BUILDING 1

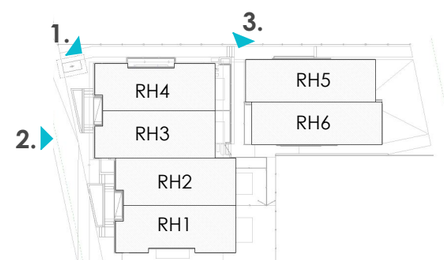
SCALE: 3/32"=1'-0"

Window Adjacency Diagram

1. APPROACH FROM BEACON AVE S

2. VIEW FROM BEACON AVE S

3. COURTYARD VIEW - SPACE BETWEEN BUILDINGS

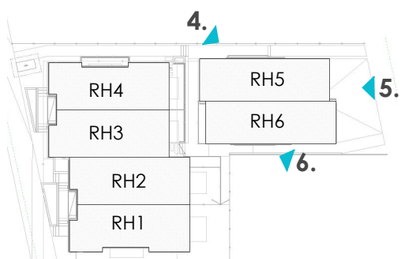


Renderings

4. APPROACH RH5

5. VIEW FROM 18TH AVE S

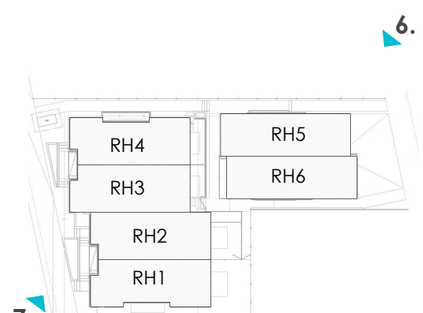
6. APPROACH RH6



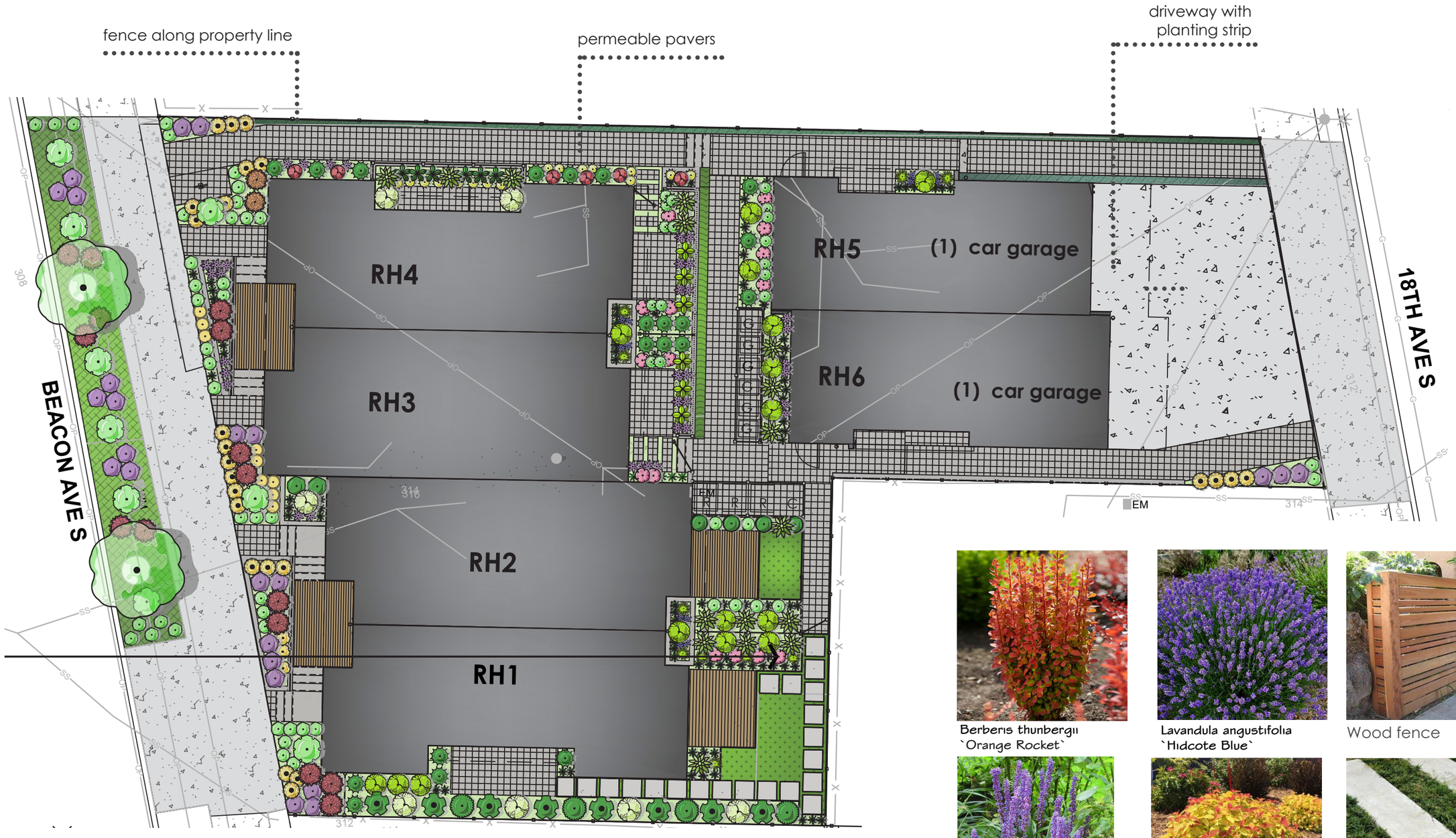
Renderings

6. AERIAL VIEW FROM 18TH AVE S

7. AERIAL VIEW FROM BEACON AVE S



Renderings



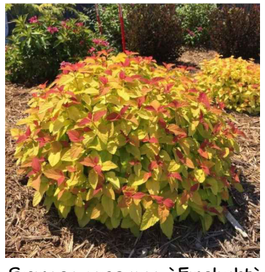
CONCEPTUAL LANDSCAPE PLAN
SCALE N.T.S.

Berberis thunbergii `Orange Rocket`

Lavandula angustifolia `Hidcote Blue`

Wood fence

Liriope muscari `Big Blue`



Spiraea japonica `Firelight`

Grass strips at driveway

PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME

SHRUBS

- Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
- Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
- Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Calluna vulgaris 'Spring Cream' / Spring Cream Heather
- Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
- Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Cyrtomium fortunei / Japanese Holly Fern
- Dicentra formosa / Pacific Bleeding-Heart
- Epimedium x rubrum / Red Barrenwort
- Hosta x 'Brim Cup' / Brim Cup Hosta
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Juncus effusus / Soft Rush
- Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
- Liriope muscari 'Big Blue' / Big Blue Lilyturf
- Mahonia repens / Creeping Oregon Grape
- Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
- Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
- Pieris japonica 'Cavatine' / Lily of the Valley Bush
- Sarcococca hookeriana humilis / Dwarf Sweet Box
- Sarcococca ruscifolia / Fragrant Sarcococca
- Spiraea japonica 'Firelight' / Firelight Spirea

BIORETENTION

- Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
- Blechnum spicant / Deer Fern
- Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
- Cornus sericea 'Flaviramea' / Yellow Twig Dogwood
- Cornus sericea 'Kelseyi' / Kelseyi Dogwood
- Iris x 'Pacific Coast Iris' / Pacific Coast Iris

SYMBOL BOTANICAL /COMMON NAME

TREES

Fagus sylvatica / Green Beech
Street Tree - Single leader


Acorus gramineus `Ogon`


Cornus sericea `Kelseyi`


Fagus sylvatica


Dicentra formosa

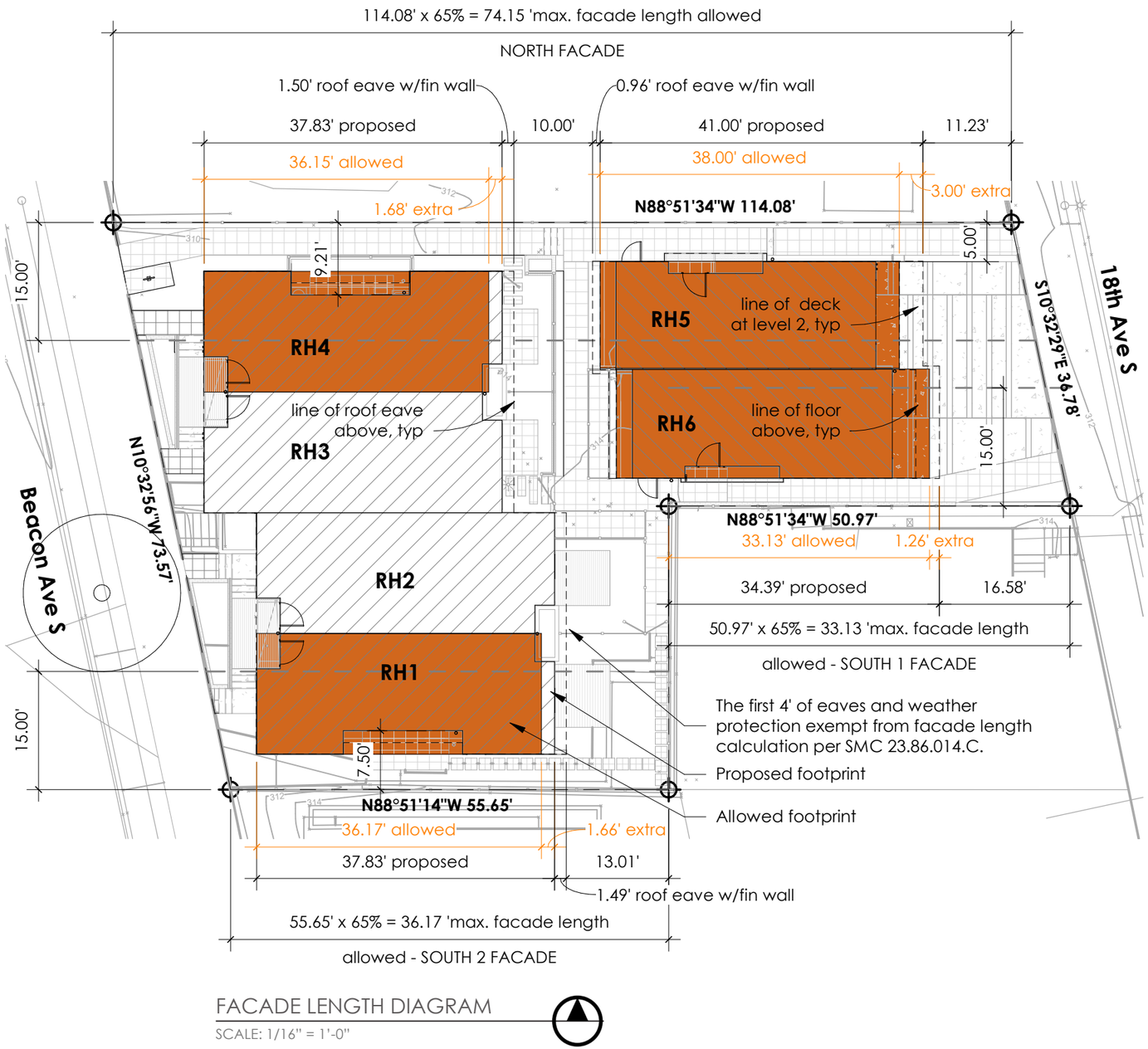

Pennisetum alopecuroides `Hameln`


Iris x `Pacific Coast Iris`


Hosta x 'Brim Cup'


Calluna vulgaris `Wickwar Flame`


Pieris japonica `Cavatine`



FACADE LENGTH DIAGRAM

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

CODE CITATION:

SMC 23.45.527.B.

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.

CODE REQUIREMENT:

Maximum facade length allowed is 65% of lot depth

FACADE LENGTH CALCULATION				
ORIENTATION	LOT DEPTH	% LOT DEPTH	ALLOWED	PROPOSED
NORTH	114.08 ft	65	74.15 ft	78.83 ft
SOUTH 1	50.97 ft	65	33.13 ft	34.39 ft
SOUTH 2	55.65 ft	65	36.17 ft	37.83 ft

North Facade:
78.83' facade length proposed > 74.15' facade length allowed
South 1 Facade:
34.39' facade length proposed > 33.13' facade length allowed
South 2 Facade:
37.83' facade length proposed > 36.17' facade length allowed

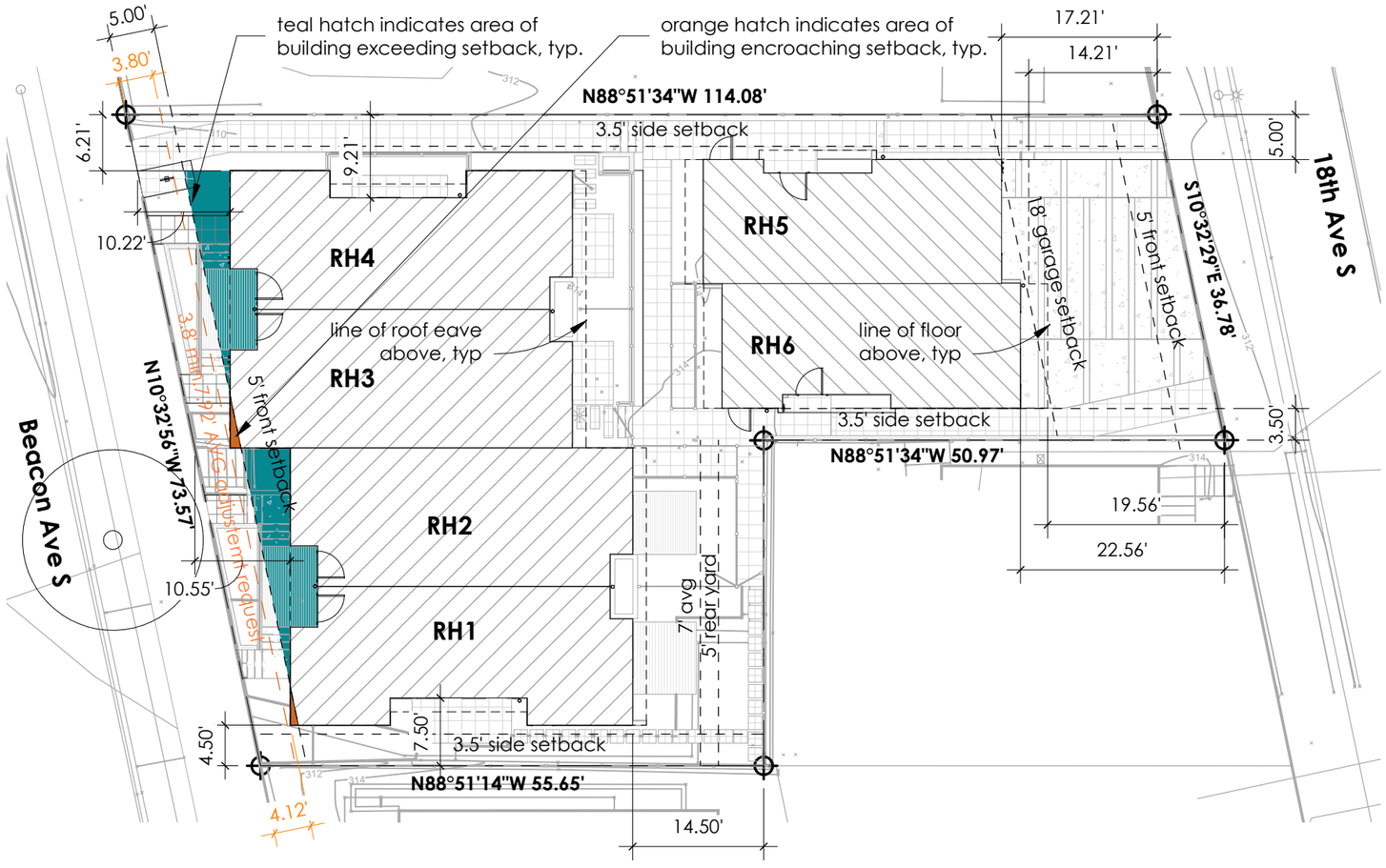
PROPOSED DESIGN DEPARTURE:

We propose to exceed 4.68' (North) and 2.92' (South) of the maximum facade length allowed per SMC 23.45.527.B.1. Per SMC 23.41.018.D.3 the facade length may be increased by a maximum of 10%.

RATIONALE:

This adjustment helps having more efficient units facing Beacon Ave as well as better articulation on both facades following Seattle Design Guideline- Architectural Concept (DC2-A.2, B.1 & C.1). This articulation reflects the inside program where the space is maximized. The project team proposes breaking down the mass into three volumes that help reducing the scale and material transitions. The recesses plane has a different material treatment in dark gray to accentuate that intention. The proposed adjustment will allow for a better articulation and connection with the neighbors on the South and North since the building sets back from the property more than the minimum required. The main pedestrian pathway along the north will benefict as well following Design Guideline PL1-B.2. The project team believes this design strategy is beneficial for the building because avoids having a 36 feet façade in one single plane at 3.5' from the property line.

Adjustment Request - Facade Length



SETBACKS DIAGRAM

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

CODE CITATION:

SMC 23.45.518.A

Setbacks for Rowhouses in LR Zones are as follows:

CODE REQUIREMENT:

	REQUIRED	PROPOSED
FRONT (WEST)	5'	3.8' MIN, 7.92' AVG
FRONT (EAST)	5'	14.21'
SIDE (NORTH)	3.5'	5'
SIDE (SOUTH 1)	3.5'	3.5'
SIDE (SOUTH 2)	3.5'	4.5'
REAR	5'MIN, 7' AVG	14.5'

PROPOSED DESIGN DEPARTURE:

We propose a reduction of the front setback of 24% to 3.8' of the minimum allowed per SMC 23.45.518.A. Per SMC 23.41.018.D.3 the setbacks may be reduced by a maximum of 50%.

RATIONALE:

The project is located in an irregular lot that follows the diagonals of Beacon Ave S and 18th Ave S. The front building is organized in pairs allowing the maximum separation between the buildings as well as a generous back yard for the south units. This aligns with Seattle Design Guidelines - Urban Pattern and Form - Connection to the street (CS2-B.2)creating a strong street-edge as well as reducing the perceptive mass to better respond to the neighborhood scale (CS2-C.2). Pairing the entries provides more oportuniteis for resident interactions (PL3-B.4) in the front and back of the building. This also allows for a more useful and active open space between the buildings (DC3-A&B).As a result, a very small portions of RH1 and RH3 will encroach in the minimum 5 feet setback. The opposite corner of the building is located more than 10 feet away from the property line and the average front setback is 7.92 feet. The encroaching portion is just a 2-story volume since the massing recesses at the third level. The units are set a couple of steps up the street, and a landscape buffer is proposed to soften the street edge.

Adjustment Request - Setbacks