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3

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a 5-story building plus basement with 13 apartment units. The existing single-family residence on the parcel is to be demolished (see survey on page 12). The parcel's proximity to the commercial corridors along Stone Way N and N 45th street is ideal for an apartment development due to the availability of frequent transit and walkable services. The residential density proposed is in keeping with the City of Seattle's effort to meet the housing needs near frequent transit. The surrounding senior housing, multi-family and mixed-use developments reinforce this residential context desired for community living.

The project site is located on the corner of N 44th Street & Interlake Ave N with an existing single-family residence to the west and apartments to the south. Across the street, to the east of the site is Lincoln High School and on the north side, a retirement facility. The mixed commercial corridor along Stone Way N is located at the west end of the block.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 (M2) in the Wallingford Residential Village (see Zoning & Overlay Map on page 5). Low-rise multi-family residential zoning surrounds the immediately adjacent parcels to the east, west, and south of the site. Neighborhood commercial zoning is directly north of the parcel, with Stone Way N as a minor arterial in the vicinity; the site is located within a frequent transit corridor and therefore no parking is required.

PUBLIC OUTREACH SUMMARY

Public outreach was completed on 01.09.2024.

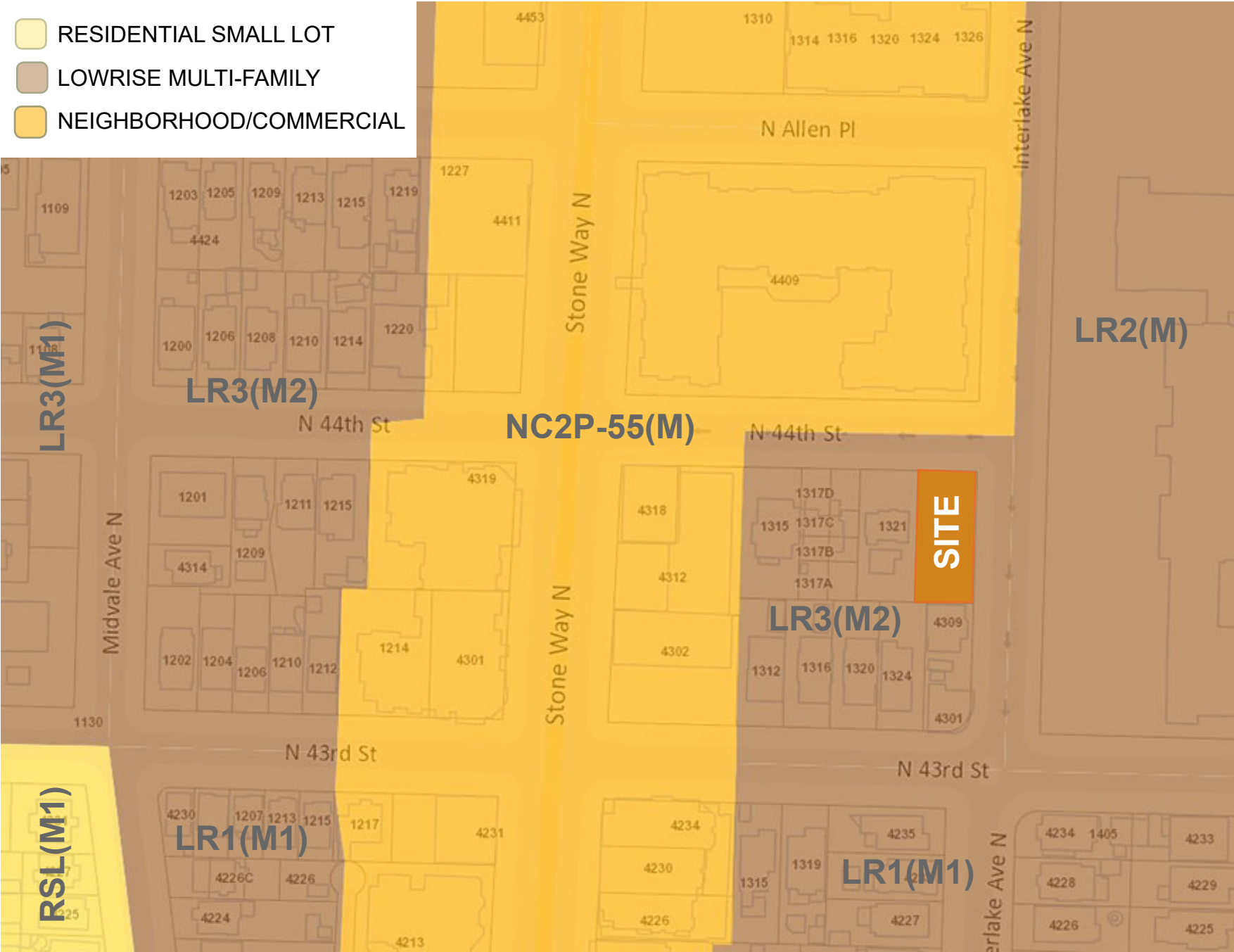
Outreach was done through printed mailers, a basic project web page, a survey web page, and email to community groups.

The outreach received community feedback through online survey with 19 comments in total, from 9 of the respondents. The concerns / comments are summarized below:

- Comment: multiple comments request a design that fits into the neighborhood character.
- Comment: use of brick and wood looking windows might help the project fit in with the craftsman surroundings.
- Comment: not to provide commercial establishment on ground floor.
- Comment: provide accessibility for disable residents.
- Comment: neighborhood needs more affordable housing.
- Comment: site would be of better use to the school.
- Concern: that this project might open up the possibility for more apartment developments in the neighborhood.
- Concern: increased traffic in the area and associated parking demand.




- RESIDENTIAL SMALL LOT
- LOWRISE MULTI-FAMILY
- NEIGHBORHOOD/COMMERCIAL

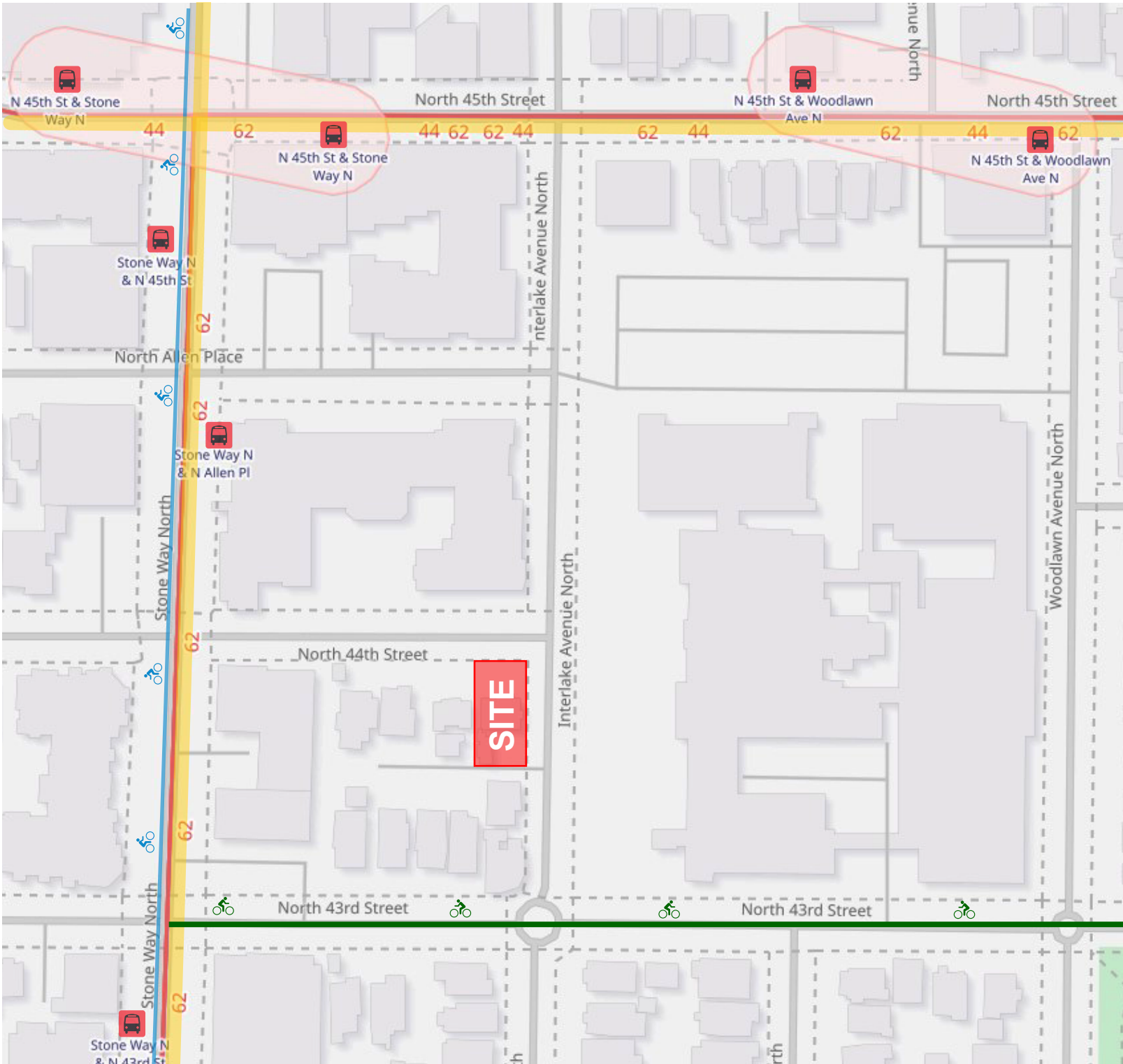


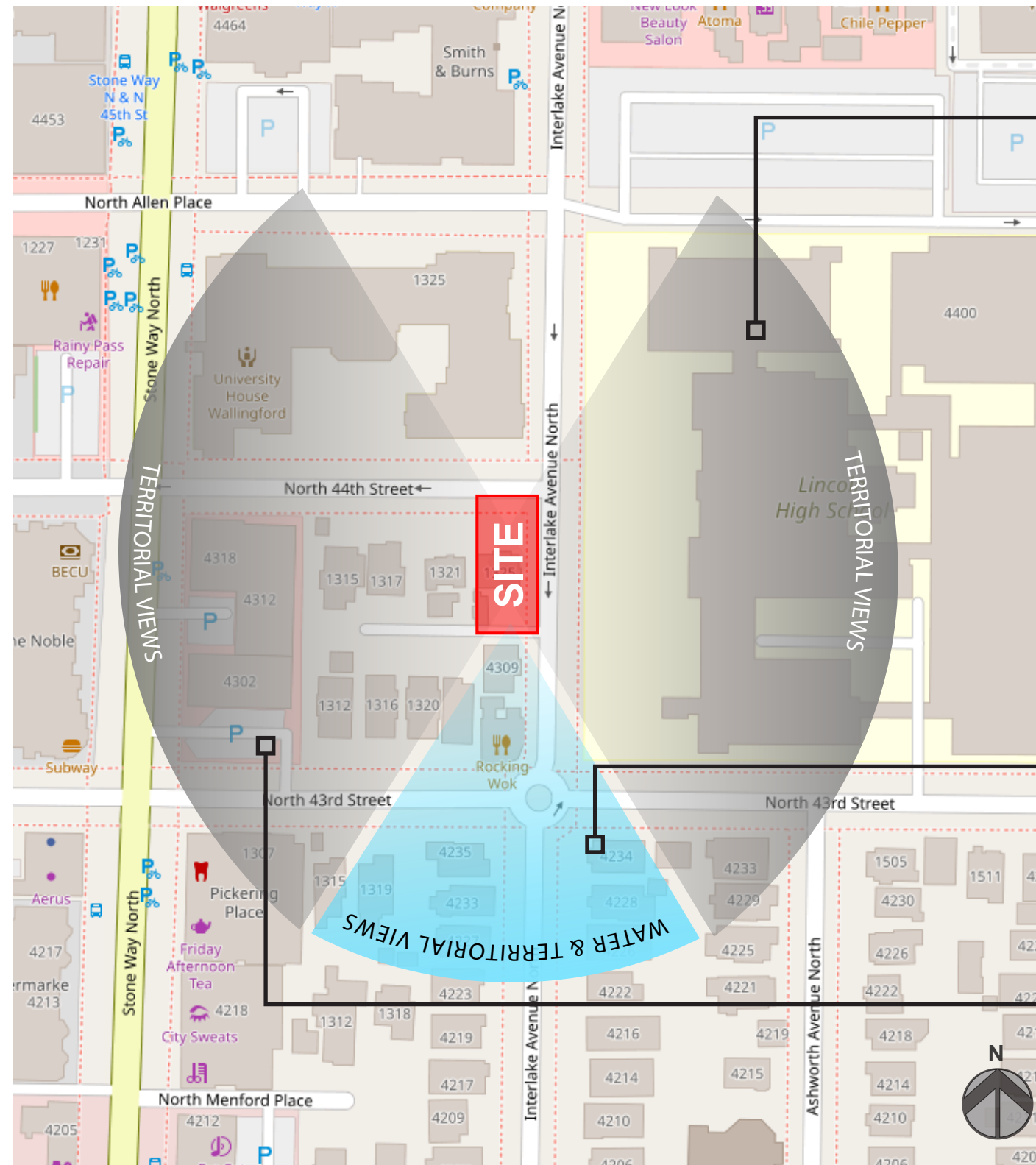
KEY

- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL/RETAIL
- MIXED USE
- SCHOOL

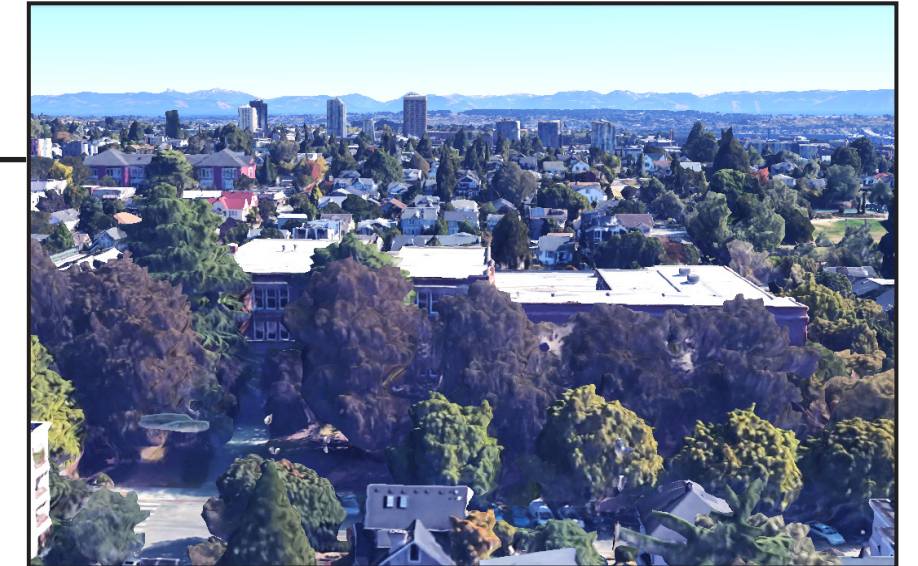


- LEGEND**
-  BUS LINES
 -  NEIGHBORHOOD GREENWAY
 -  PAINTED BIKE LANE
 -  MINOR ARTERIAL

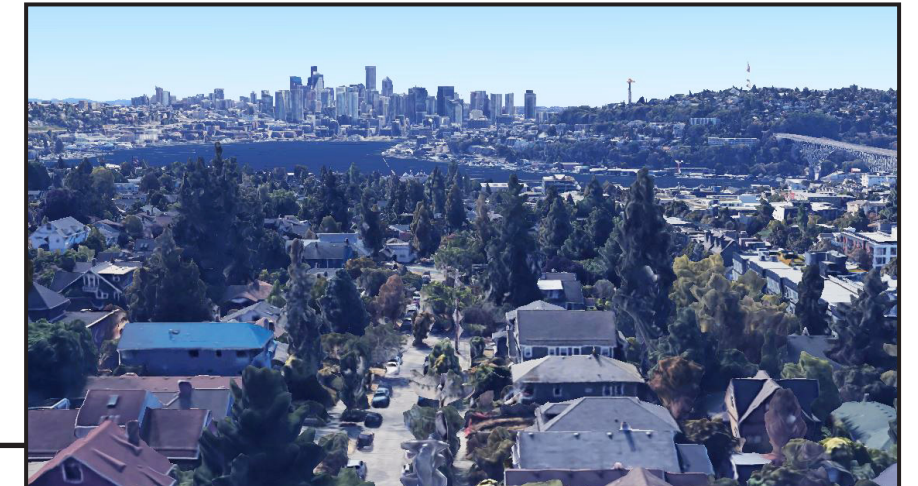




POTENTIAL EAST VIEW



POTENTIAL SOUTH VIEW



POTENTIAL WEST VIEW





A VIEW TOWARDS N 44TH ST.



B INTERLAKE AVE N & N 44TH ST.



C VIEW TOWARDS N 43RD ST.



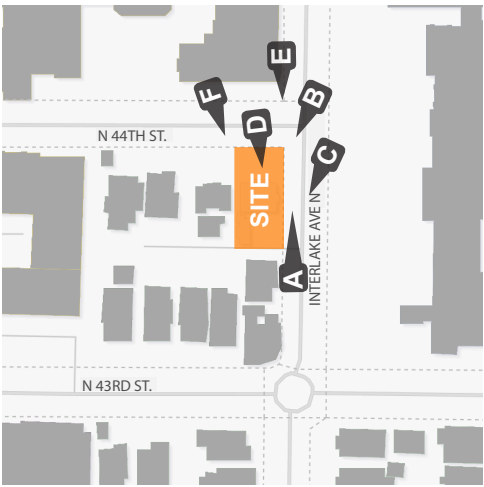
D EXISTING ENTRY



E VIEW FROM N 44TH TOWARDS SITE



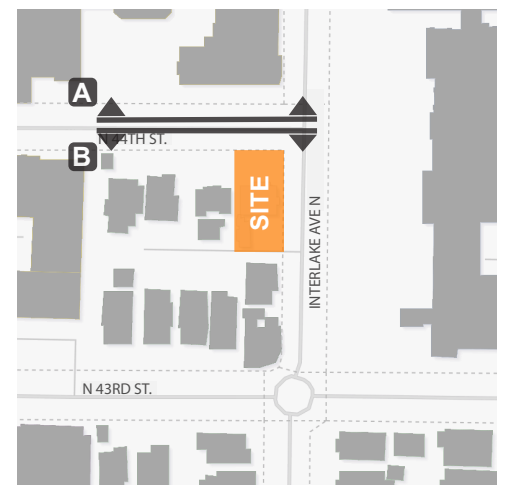
F EXISTING SITE CONDITIONS



OPPOSITE PROJECT SITE

**A** VIEW NORTH AT N 44TH STREET

PROJECT SITE

**B** VIEW SOUTH AT N 44TH STREET

OPPOSITE PROJECT SITE

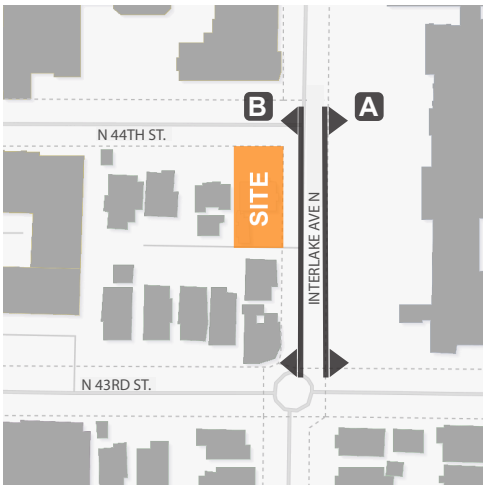


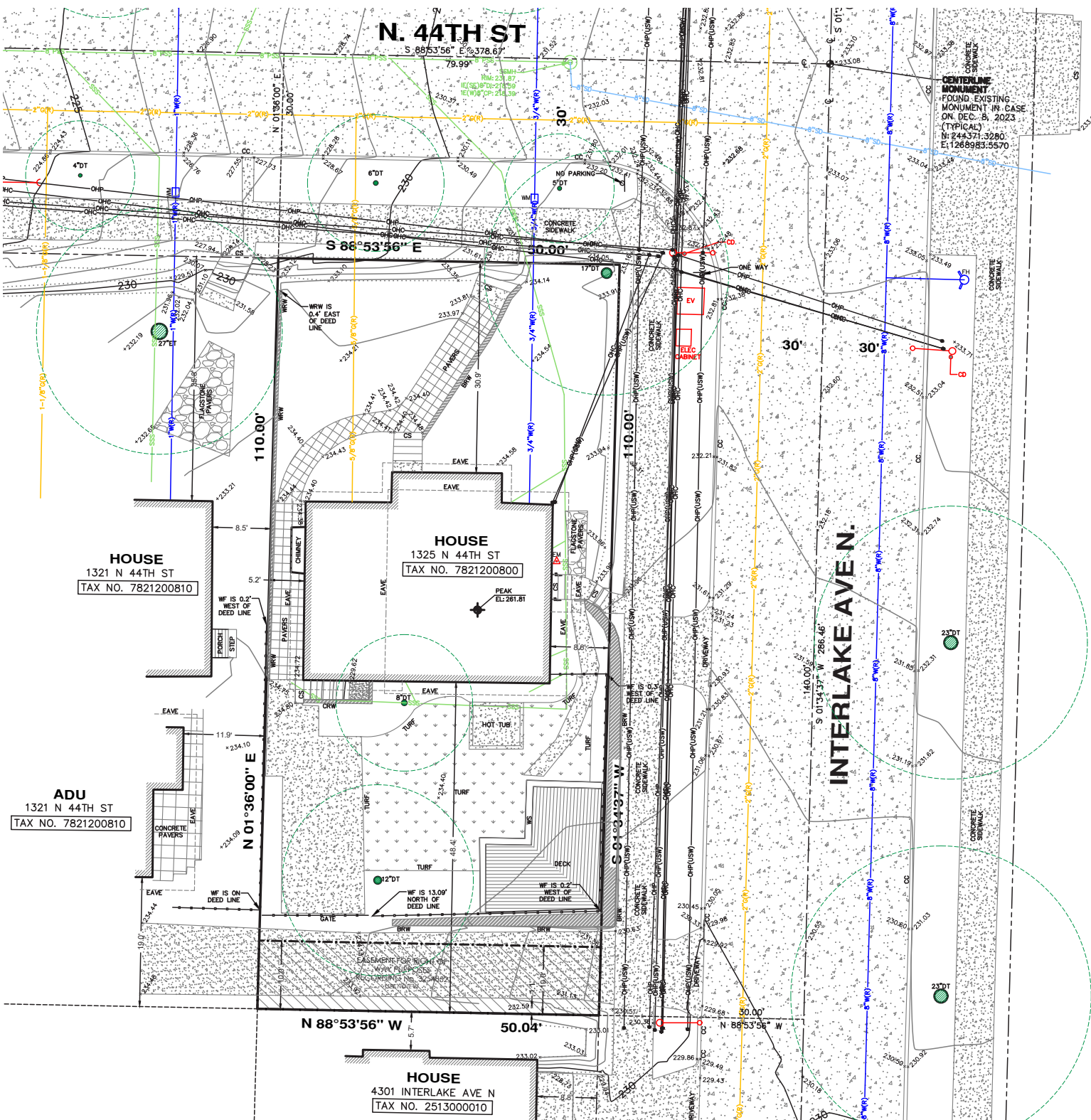
A VIEW EAST AT INTERLAKE AVE N

OPPOSITE PROJECT SITE



B VIEW WEST AT INTERLAKE AVE N





LEGEND:

	ASPHALT SURFACE
	BOLLARD (BLRD)
	BLOCK RETAINING WALL
	CONDUIT DROP
	CENTER LINE
	CONCRETE CURB
	CONCRETE SURFACE
	CONCRETE RETAINING WALL
	CONCRETE STAIRS
	DECIDUOUS TREE
	EVERGREEN TREE
	ELECTRIC METER (EM)
	ELECTRIC VAULT
	FIRE HYDRANT
	GAS LINE
	OVERHEAD GUY WIRE
	GUY ANCHOR
	INVERT ELEVATION
	LANDSCAPING
	LIGHT POLE (WOOD)
	OVERHEAD COMMUNICATION
	OVERHEAD POWER
	POWER POLE
	PAINTED UTILITY LINE LOCATION
	SERVICE DRAIN LINE (STORM)
	SANITARY SEWER
	RIGHT OF WAY
	RECORD INFORMATION
	ROCKERY
	SDMH/SSMH (STORM/SEWER MANHOLE)
	SANITARY SIDE SEWER (RECORD)
	SIGN (AS NOTED)
	WOOD FENCE (WF)
	WATER LINE
	WATER METER
	WATER GATE VALVE (WMH)
	WOOD STAIRS

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION". THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON DECEMBER 8TH, 2023.
4. HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010).
5. PARCEL AREA = 5,502 FT².
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
7. TREES AS SHOWN HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ONSITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIP LINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.

DEED DESCRIPTION:

TAX PARCEL NUMBER: 7821200800

LOTS 1 AND 2, BLOCK 10, SMITH AND BURNS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WA.

OVERHEAD POWER LINE NOTE:

WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWER LINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON OBSERVED GROUND EVIDENCE. THE CITY OF SEATTLE SEWER CARD NO. 1703, THE CITY OF SEATTLE PUBLIC DSO GIS DATABASE & RESTRICTED ONLINE ENGINEERING LIBRARY, PSE GAS RECORDS, AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES, CHADWICK AND WINTERS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS & LOCATIONS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DISCLOSED IN SAID RECORDS. THE FINAL LOCATION OF EXISTING UNDERGROUND UTILITIES IN AREAS CRITICAL TO DESIGN SHOULD BE ESTABLISHED BY CONTACTING THE UTILITY OWNER OR AGENCY. 1-800-424-5555 SHOULD ALWAYS BE CALLED PRIOR TO CONSTRUCTION.

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

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FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM



NOTE: SURVEY HAS BEEN SCALED BY 50%.



A 4400 Interlake Ave N



B 4400 Stone Way N



C 4311 Stone Way N



D 1300 N 44th St.



E 4299 Stone Way N

Multi-family, mixed-use, and educational structures in the nearby context of the development site provide precedents of light neutral colors, brick, and balcony accents with vertical breaks to create facade articulations.



23.45.502	SCOPE OF PROVISIONS LOWRISE 3: LR3 (M2)	23.45.529	DESIGN STANDARDS C.1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS. C.3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE C.3.b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN LR AND MR ZONES B. THE APPLICABLE FAR LIMIT APPLIES TO THE TOTAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT. TABLE A. TOTAL FAR PERMITTED FOR APARTMENT DEVELOPMENTS WITH AN MHA SUFFIX INSIDE URBAN VILLAGES= 2.3 <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.534	LIGHTING AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF FIFTY (50) FEET PLUS (10) FEET FOR ROOF DECK PENTHOUSES <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.54.015	VEHICLE PARKING TABLE B. RESIDENTIAL USES WITHIN URBAN CENTERS I. NO MINIMUM REQUIREMENT <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.518	SETBACKS AND SEPARATIONS FRONT: 5'-0" MINIMUM REAR: 10'-0" MINIMUM WITH ALLEY, 15'-0" MINIMUM IF NO ALLEY SIDE FOR FACADES GREATER THAN 40 FEET: 7'-0" AVERAGE AND 5'-0" MINIMUM <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.54.015	BICYCLE PARKING TABLE D. MULTIFAMILY STRUCTURES D.2. LONG TERM - (1) SPACE PER DWELLING UNIT, SHORT-TERM (1) SPACE PER 20 DWELLING UNITS <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.522	AMENITY AREA A.1. 25 PERCENT OF TOTAL LOT AREA REQUIRED FOR APARTMENTS. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.524	LANDSCAPING STANDARDS. A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED. B.1. STREET TREES REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A. TABLE A. DESIGNATED ZONE ALLOWS FOR ONE HUNDRED AND FIFTY (150) FEET STRUCTURE WIDTH IN APARTMENT DEVELOPMENTS INSIDE URBAN VILLAGES. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i> B.1. MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADE WITHIN (15) FEET OF LOT LINE THAT IS NEITHER REAR NOR STREET OR ALLEY, SHALL NOT EXCEED 65 PERCENT OF LOT LINE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		



CS. CONTEXT AND SITE

- CS1

B

B.2.

NATURAL SYSTEMS AND SITE FEATURES

SUNLIGHT AND NATURAL VENTILATION

DAYLIGHT AND SHADING

The layout of the project provides the units with maximum glazing that provides ample sunlight and natural ventilation at all habitable spaces. A patio has been provided at the basement level to provide light and ventilation to the two apartments below grade. An overhang at entry provides weather protection. Also, the NE corner location on the block minimizes building shadows on neighboring lots.
- CS2

A

A.1.

URBAN PATTERN AND FORM

LOCATION IN CITY AND NEIGHBORHOOD

SENSE OF PLACE

The site is located across the street from Lincoln High School, built in 1907 and a significant architectural historic landmark. The design of the project draws influence from the materials and finishes. The masonry features are also common in the neighboring buildings in the Wallingford area.
- C

C.1.

RELATIONSHIP TO THE BLOCK

CORNER SITES

The use of fenestration at the corner of Interlake Ave and 44th St will serve to create a dynamic and visually engaging facade that can foster a sense of accessibility and engagement with the community. Also, the fenestration and masonry material at the corner contributes to the cohesive exterior expression that integrates well with the architecture in the Wallingford neighborhood.
- D

D.5.

HEIGHT, BULK AND SCALE

RESPECT FOR ADJACENT SITES

In order to minimize the impact on privacy on the neighboring site, the number of windows and balconies has been minimized on the elevation facing the neighboring residence.
- CS3

A

A.1.

ARCHITECTURAL CONTEXT AND CHARACTER

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

FITTING OLD AND NEW TOGETHER

The design proposal strikes a balance between addressing the historical significance of Lincoln High School across the street while integrating the functionality and aesthetics of contemporary design to create a comfortable and rich environment for the residents.
- A

A.4.

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

EVOLVING NEIGHBORHOODS

With its quick access to transit and urban amenities, this area of Wallingford and its adjacency to Stone Way N is rapidly changing with larger scale residential buildings. This project continues the higher density while providing a smaller scaled footprint that is sensitive to the remaining single family residences.

PL. PUBLIC LIFE

- PL2

A

A.1.

WALKABILITY

ACCESSIBILITY

ACCESS FOR ALL

Attention was paid ensure that an accessible ramp entrance was thoughtfully designed and located at the front entrance of the building.
- B

B.1.

SAFETY AND SECURITY

EYES ON THE STREET

Balconies and the placement and size of the windows were designed to allow panoramic views of the surrounding environment. While creating a sense of openness and spaciousness within the interior areas, the design also provides clear lines of sight to the exterior that increases visibility and thus discourages criminal activity or loitering.
- D

D.1.

WAYFINDING

DESIGN AS WAY FINDING

Site features such as the ramp and stairs provide visual cues for the entry location. Entry lighting, floor to ceiling glass, and an awning with signage will also help in defining the location of the entry.

DC. DESIGN CONCEPT

- DC2

A.2.

ARCHITECTURAL CONCEPT

MASSING

REDUCED PERCEIVED MASS

Replacing a single-family residence with a 5-story building can be a daunting prospect. So care was taken to find ways in which to break down the massing. One way this was done was by opening up to staircase to break up the facade along Interlake Ave. Not only will this add a dynamic aspect to the face of the building, but the transparency visually separates one part of the building from the other. Also materials, balconies and building recesses add further depth and texture to the building envelope.
- B

B.1.

ARCHITECTURAL AND FACADE COMPOSITION

FACADE COMPOSITION

The architectural concept has been carried through on all facades of the building. The brick wraps the corners, colors from the brick have been integrated on the non-street side. Balconies have been added to the building at more discrete locations for added privacy.
- C

C.2.

SECONDARY ARCHITECTURAL FEATURES

DUAL PURPOSE ELEMENTS

The brick sits proud of the other materials by about 6" adding depth and shadow lines. Roof eaves have been added at the upper levels to provide protection to the building, as well as visually cap the height while introducing a warm wood texture to the design.

- C

C.3.

SECONDARY ARCHITECTURAL FEATURES

FIT WITH NEIGHBORHOOD BUILDINGS

As noted above, Lincoln High School has provide inspiration for the design. Also, landscaping is used to not only enhance the building at street level, but also to fit within the park-like setting on the school campus across the street. The scale fits the other multifamily structures nearby while the smaller footprint more closely resembles the single family residences.
- D

D.2.

SCALE AND TEXTURE

TEXTURE

There are variety of materials at the street level adn above such as glazing, horizontal siding, panel siding, simple and sleek railing, and brick. Tiered landscaping will create a tactile visually diverse facade at the street level.
- DC3

A

A.1.

OPEN SPACE CONCEPT

BUILDING OPEN SPACE RELATIONSHIPS

INTERIOR/EXTERIOR FIT

Along with the balconies at upper levels units, a patio for below grade access has been provided to allow additional light and ventilation to the below grade units. A gate at grade level will provide additional security into these spaces.
- B

B.1.

OPEN SPACES USES AND ACTIVITIES

MEETING USER NEEDS

The landscape area along Interlake Ave sits above the sidewalk grade and is designed to provide private landscaped amenity, while increasing the green space of the street front.
- DC4

A

A.2.

EXTERIOR ELEMENTS AND MATERIALS

BUILDING MATERIAL

CLIMATE APPROPRIATENESS

The materials chosen for this project are intended to be durable, as well as being respectful to the historical context of the architecture in the area. The highly visible features such as the railing needed for accessibility will be well crafted without being overly intrusive.

WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

- CS3

I.

ARCHITECTURAL CONTEXT AND CHARACTER

ARCHITECTURAL CONTEXT

The use of materials and fenestrations throughout the design of the building is drawn from the influences of the pre-World War II buildings in the area. While modern elements exist within the structure, they are meant to complement rather than clash with the early 20th century structures.
- DC2

I.

ARCHITECTURAL CONCEPT

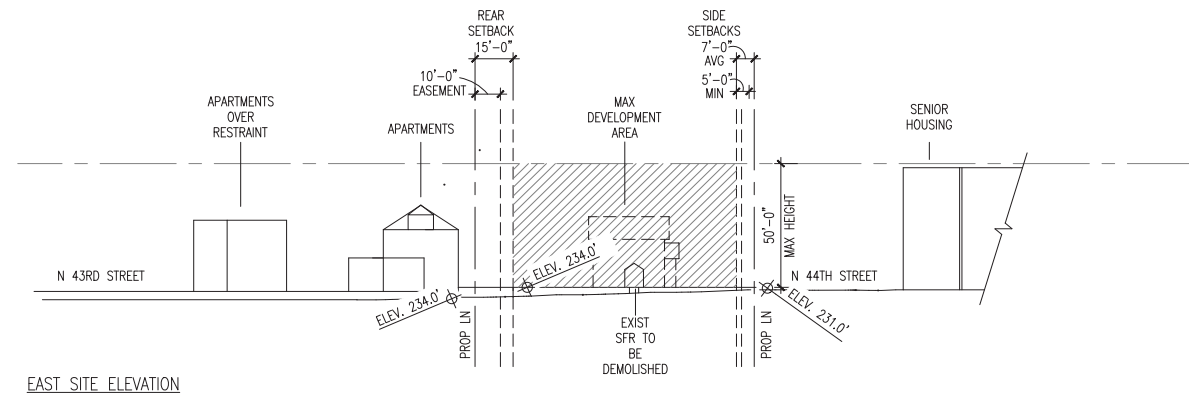
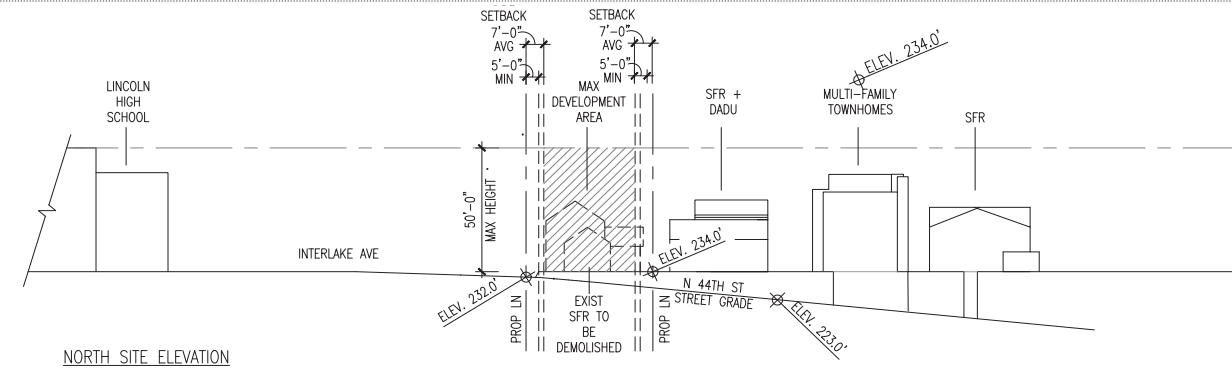
ARCHITECTURAL CONCEPT AND CONSISTENCY

The building was designed with the concept of striking a balance between respecting the historical significance of the buildings of Wallingford area while integrating a modern aesthetic.

SITE SECTION ANALYSIS

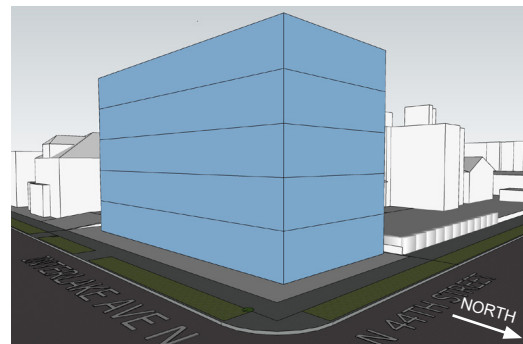
The existing single-family residence sits on a relatively flat site that is about 3- 4 feet above the sidewalk. The east elevation of the site slopes slightly to the south along Interlake Ave N. The steepest grade change is the slope of N 44th Street, but the buildings that sit above street are at an elevation that stays relatively flat.

The max height allowed is 50' maximum. This height is consistent with nearby multi-story buildings such as Lincoln High School across Interlake Ave and the Senior Housing across N 44th street.



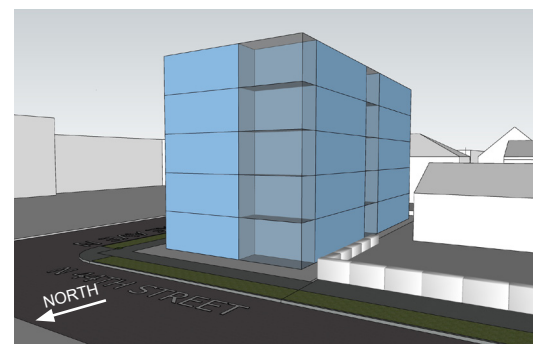
BUILDING FORM DESIGN DIAGRAMS

Below are several of the factors that helped to shape the form of the building.



BUILDABLE AREA

The buildable area remaining after the following height and setback restrictions:
Maximum Height: 50 ft.
Front Setback (N 44th Street): 5 ft. Min.
Side Setbacks (Interlake Ave N): 5 ft Min.
7 ft Average
Rear Setback (no alley): 15 ft



MAXIMUM FACADE LENGTH

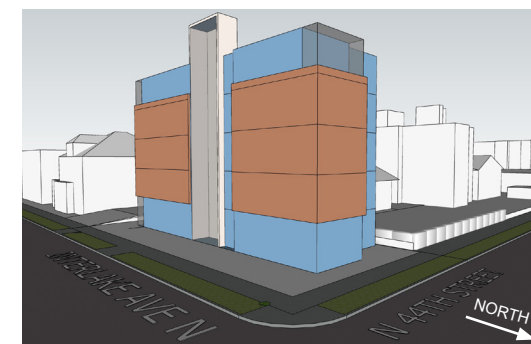
Per SMC 23.45.527, the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall exceed 65% of the length of that lot line.

Lot Length: 110' x 65% = 71.5' within 15' of lot line. Portions of the building will be recessed as shown in order to meet this requirement.



HV WIRE CLEARANCE

There are HV wires running along the east property line (Interlake Ave N). A clearance of 14' radius is required by Seattle City Light. This further reduced the buildable area along Interlake Ave. and provides a buffer for landscaping, access and privacy for the residences.



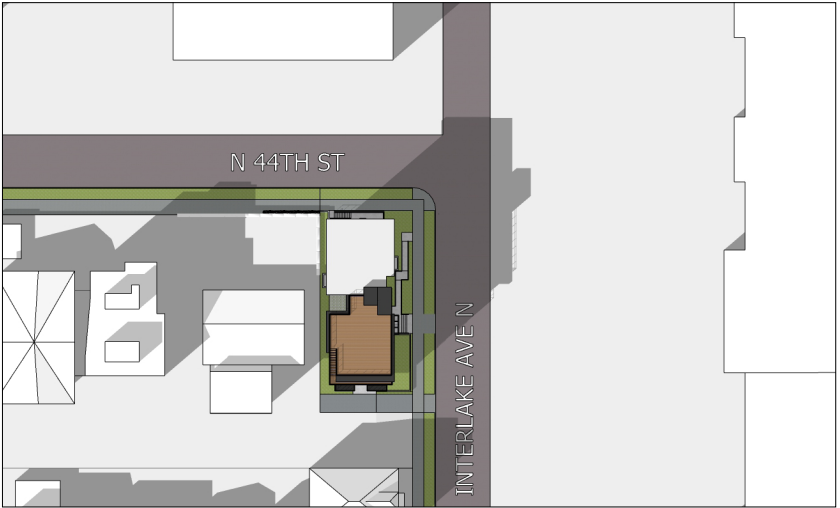
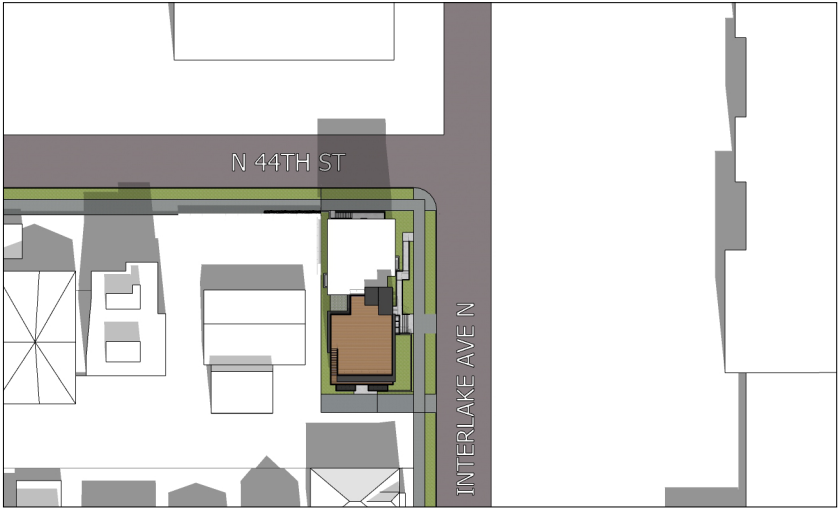
BREAKING UP THE MASS ALONG INTERLAKE AVE N

Continuing the vertical break up of the building mass to the east facade, the stair shaft was opened and exposed as a dynamic feature to lessen the horizontal massing. Balconies on the upper floor minimize the upper level and the vertical mass is capped by the cantilevered roof.

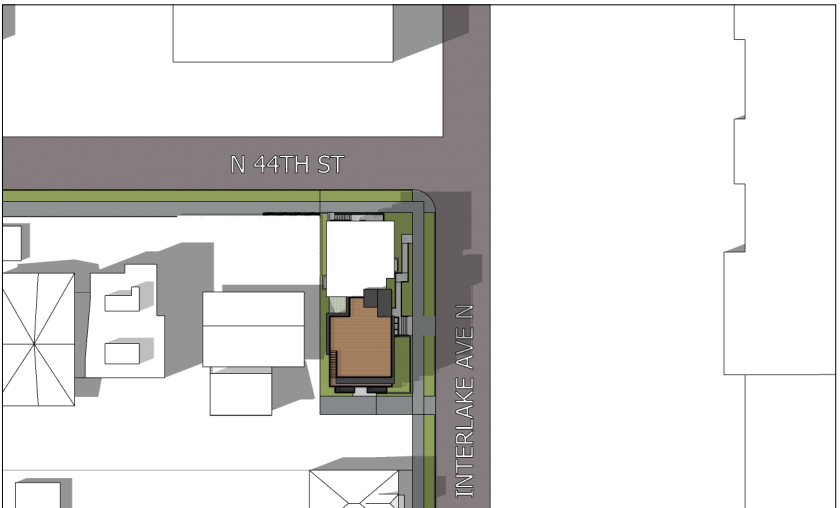
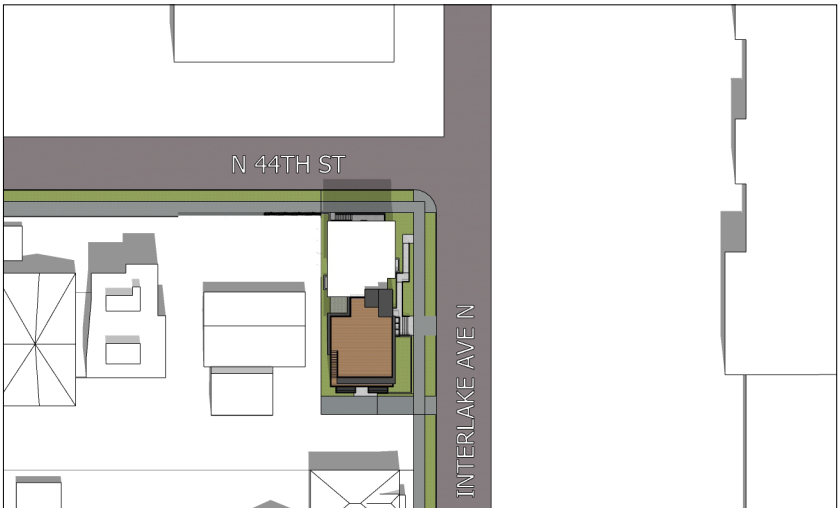
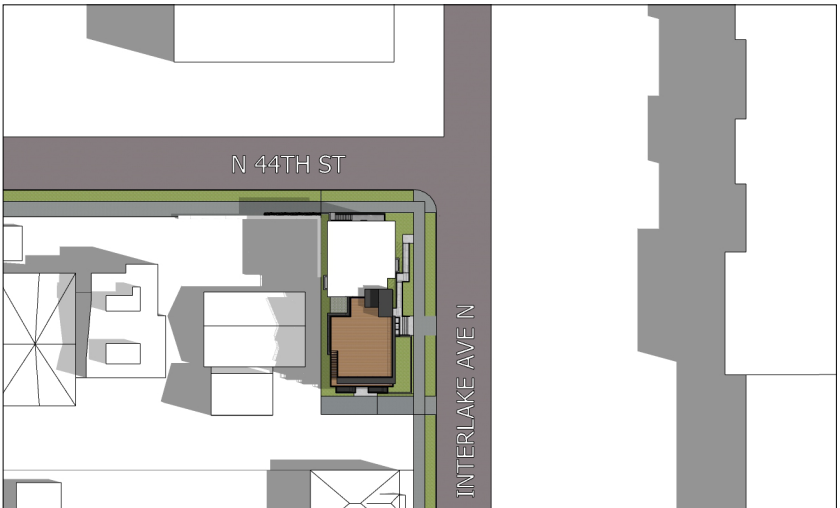


PROPOSED DESIGN

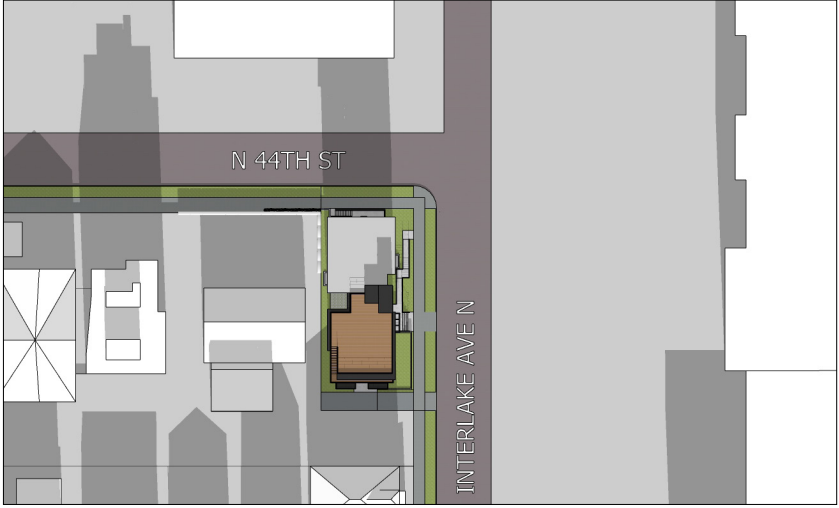
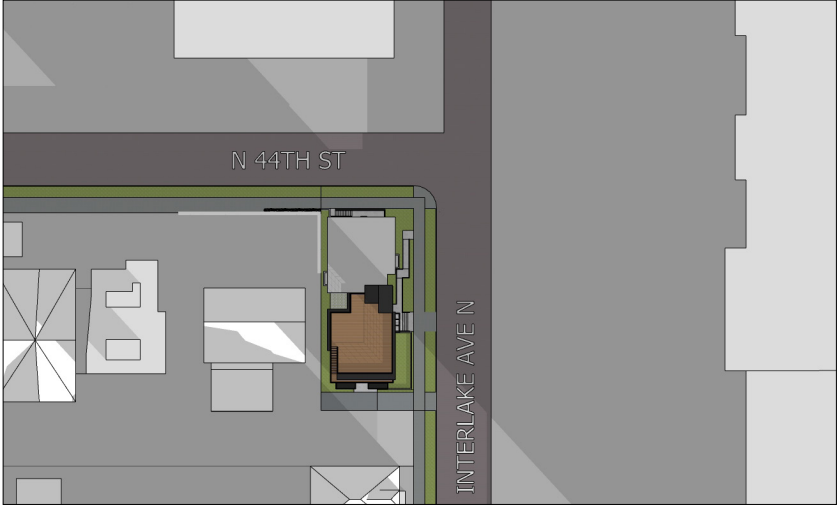
To further emphasize the massing, changes in materials, colors and texture were introduced along with the fenestration to complete the design. The Wallingford neighborhood influenced the material palette and the character of the building, creating a building that blends both new and old properties.



EQUINOX
MARCH 21



SUMMER SOLSTICE
JUNE 21



WINTER SOLSTICE
DECEMBER 21

9:00 AM

12:00 PM

3:00 PM



RENDERED LANDSCAPE PLAN
SCALE: NTS



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Chamaecyparis obtusa 'Gracilis' Slender Hinoki Cypress
	Koelreuteria paniculata Goldenrain Tree
	Quercus robur 'Fastigiata' Skyrocket Oak
SHRUBS	
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
	Carex testacea Orange Sedge
	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa
	Hydrangea paniculata 'Limelight' Limelight Hydrangea
	Imperata cylindrica Japanese Blood Grass
	Mahonia x media 'Charity' Mahonia
	Pinus mugo 'Slowmound' Slowmound Mugo Pine
	Prunus laurocerasus 'Mount Vernon' Mount Vernon Laurel
	Sarcococca ruscifolia Fragrant Sarcococca
	Spiraea japonica 'Firelight' Firelight Spirea
	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae
VINES	
	Clematis armandii 'Snowdrift' Evergreen Clematis
	Parthenocissus quinquefolia 'Silver Vein' Silvervein Virginia Creeper
GROUND COVERS	
	Mentha requienii Corsican Mint
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry
	Sagina subulata 'Aurea' Scotch Moss
	Vinca minor 'Alba' White Dwarf Periwinkle
SITE	
	7/8" Drain Rock



Orange Sedge



Golden Variegated Hakonechloa



Mount Vernon Laurel



Fragrant Sarcococca



Feather Reed Grass



Firelight Spirea



Hydrangea p. 'Limelight'



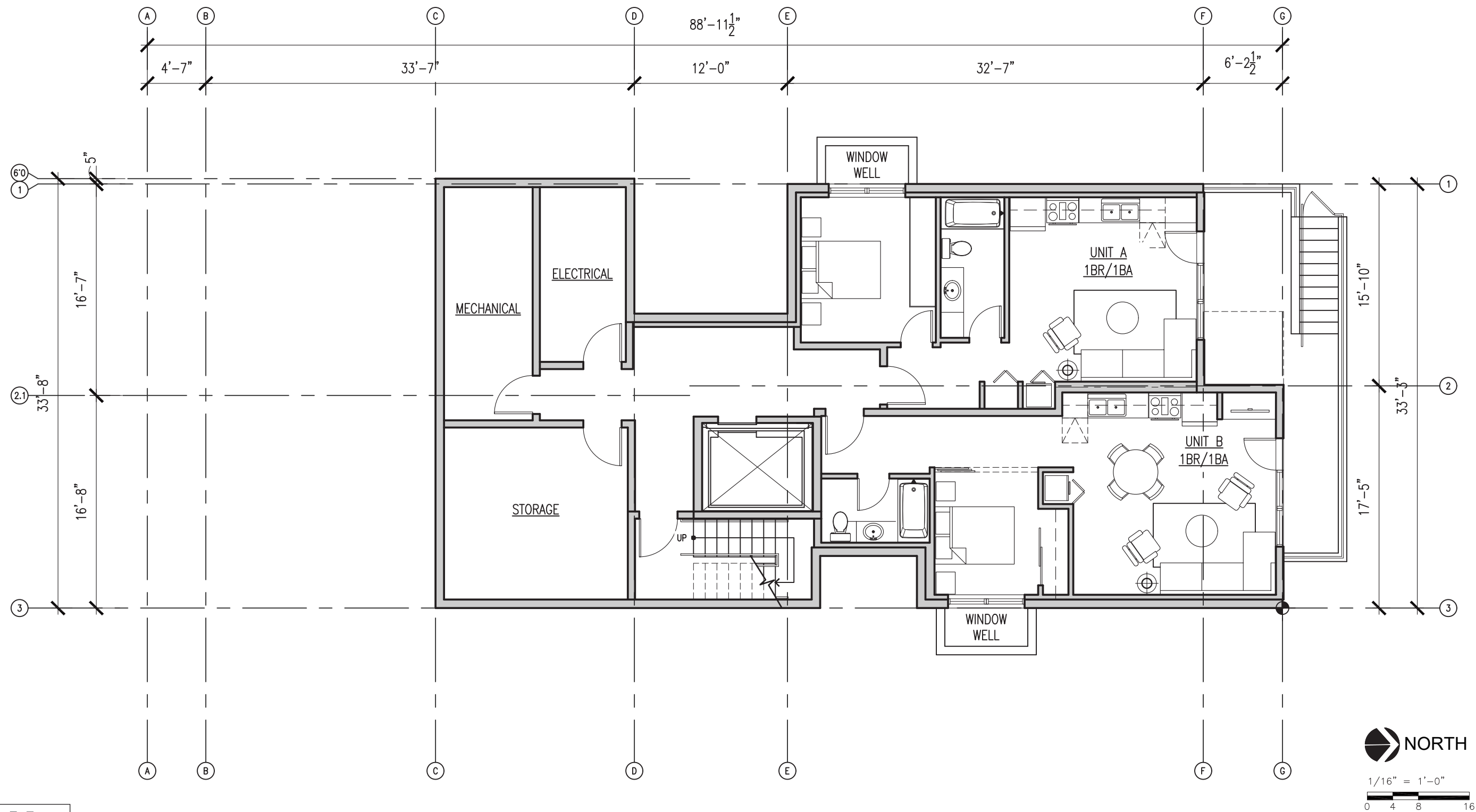
Liriope m. 'Big Blue'

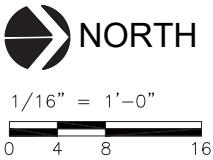
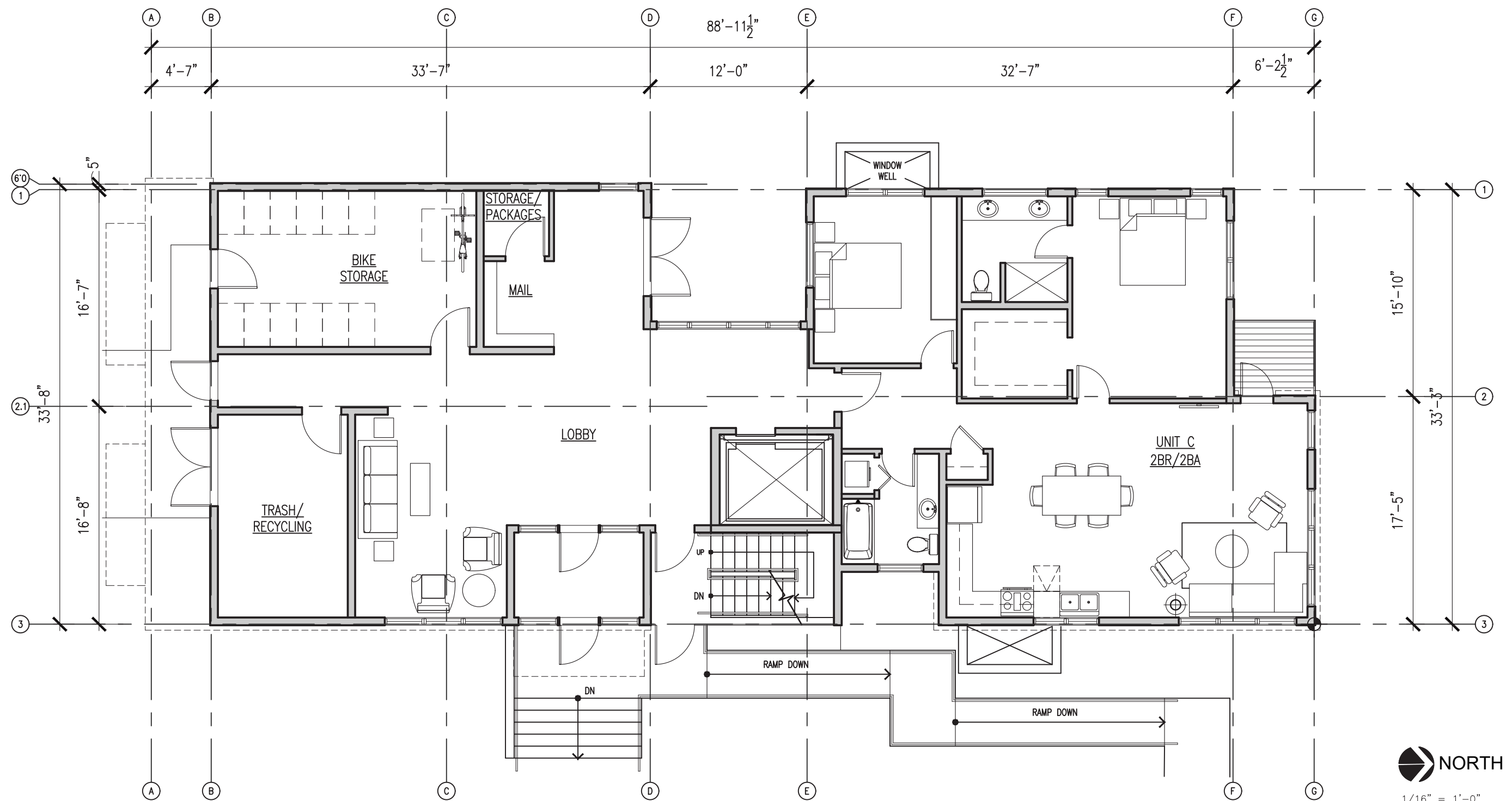


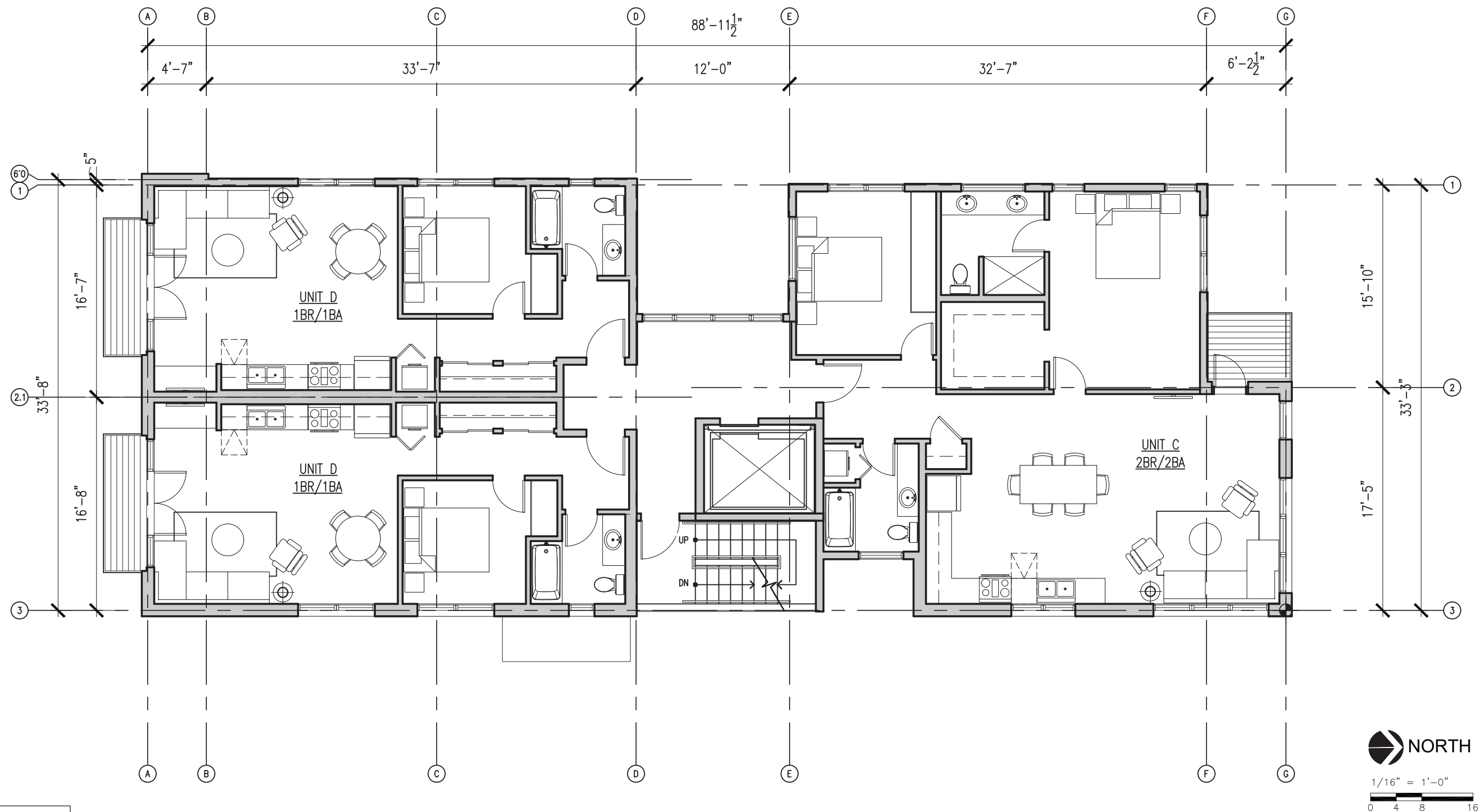
Sword Fern

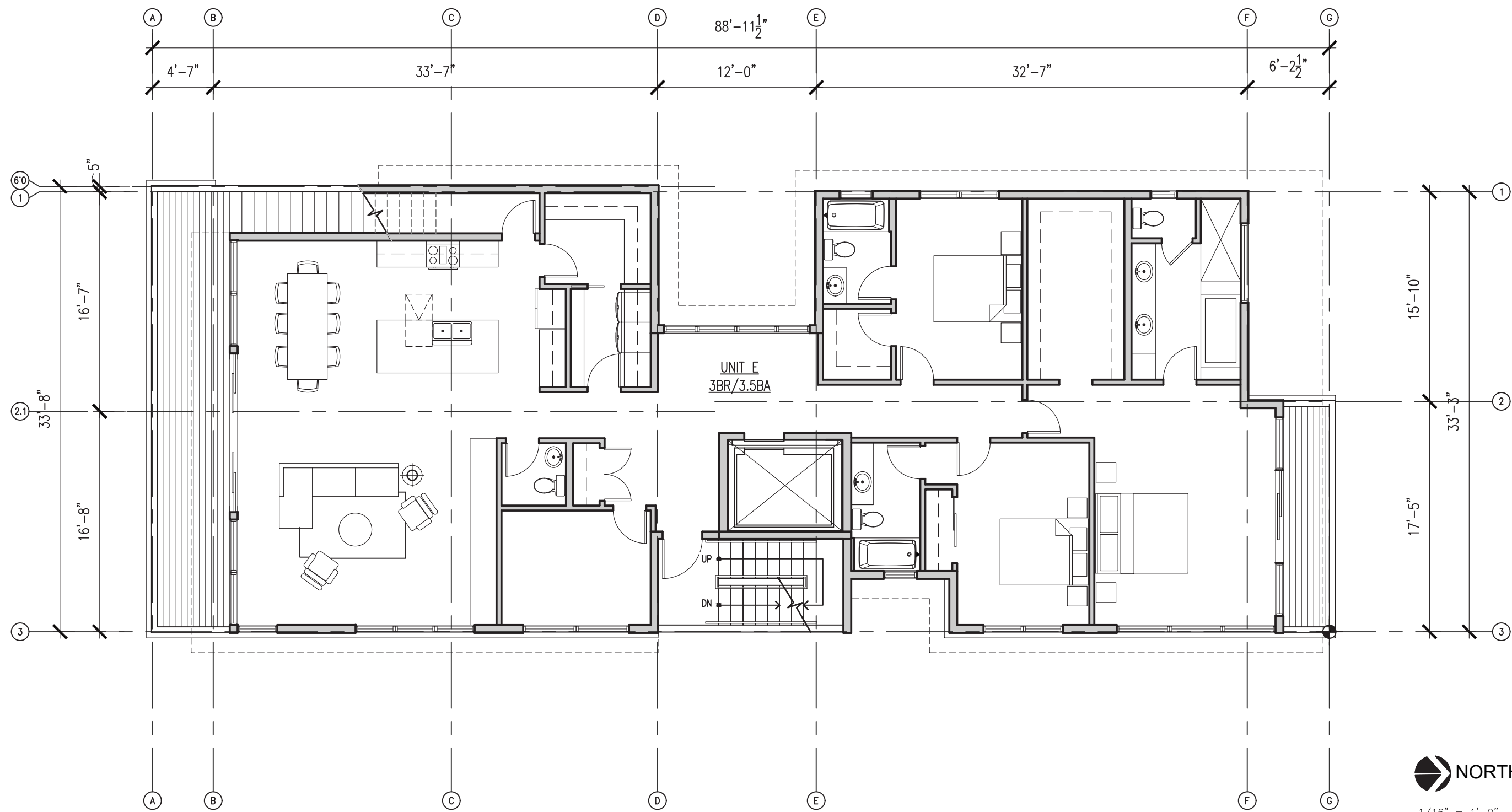


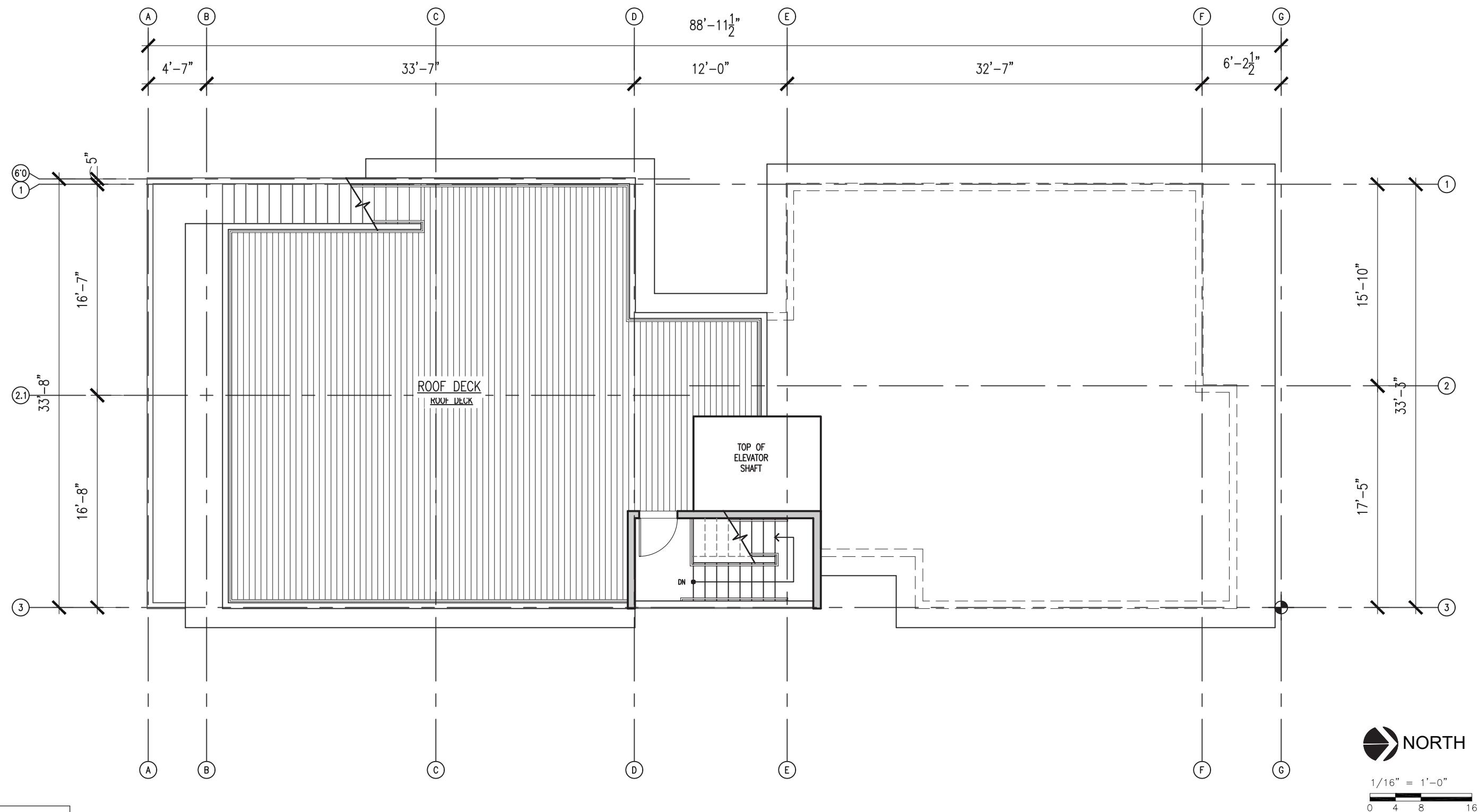
Scotch Moss

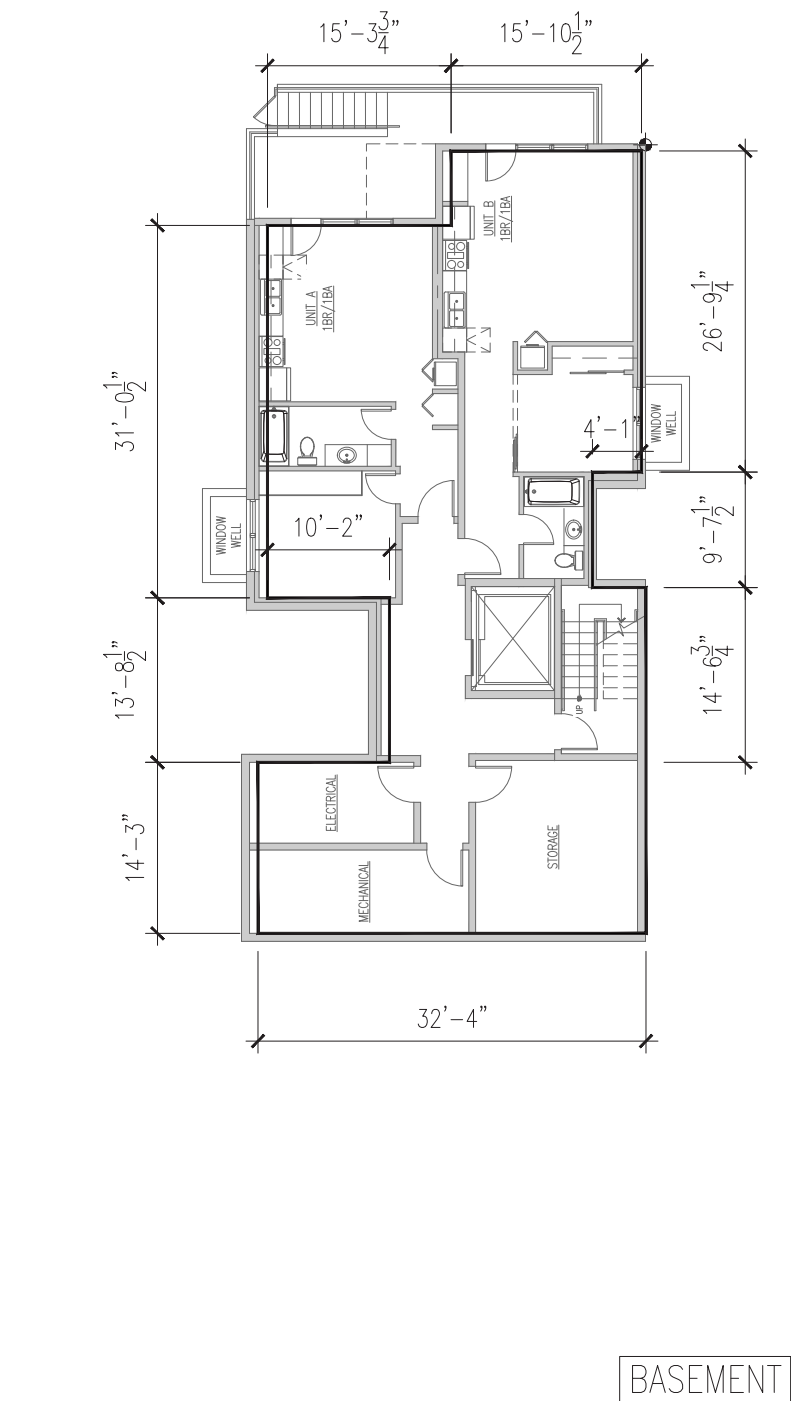






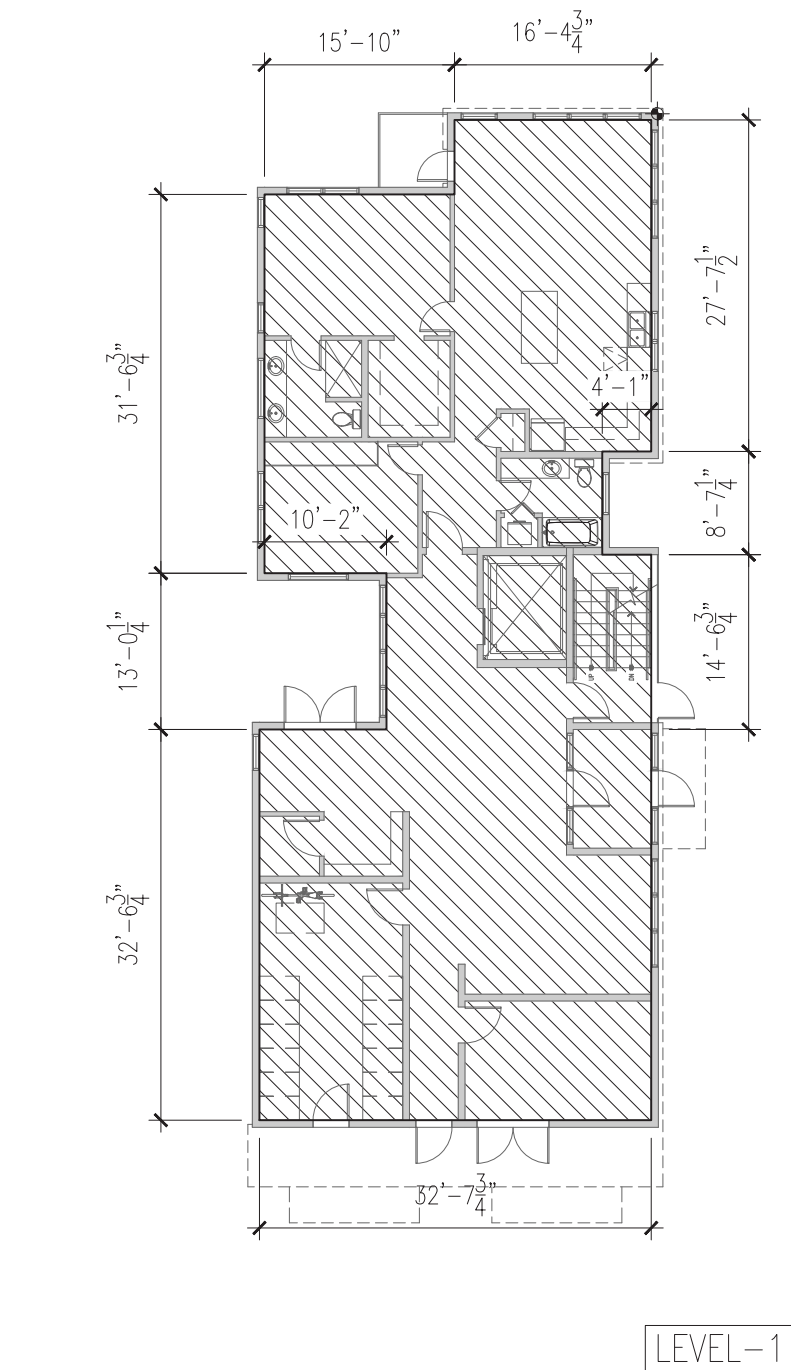






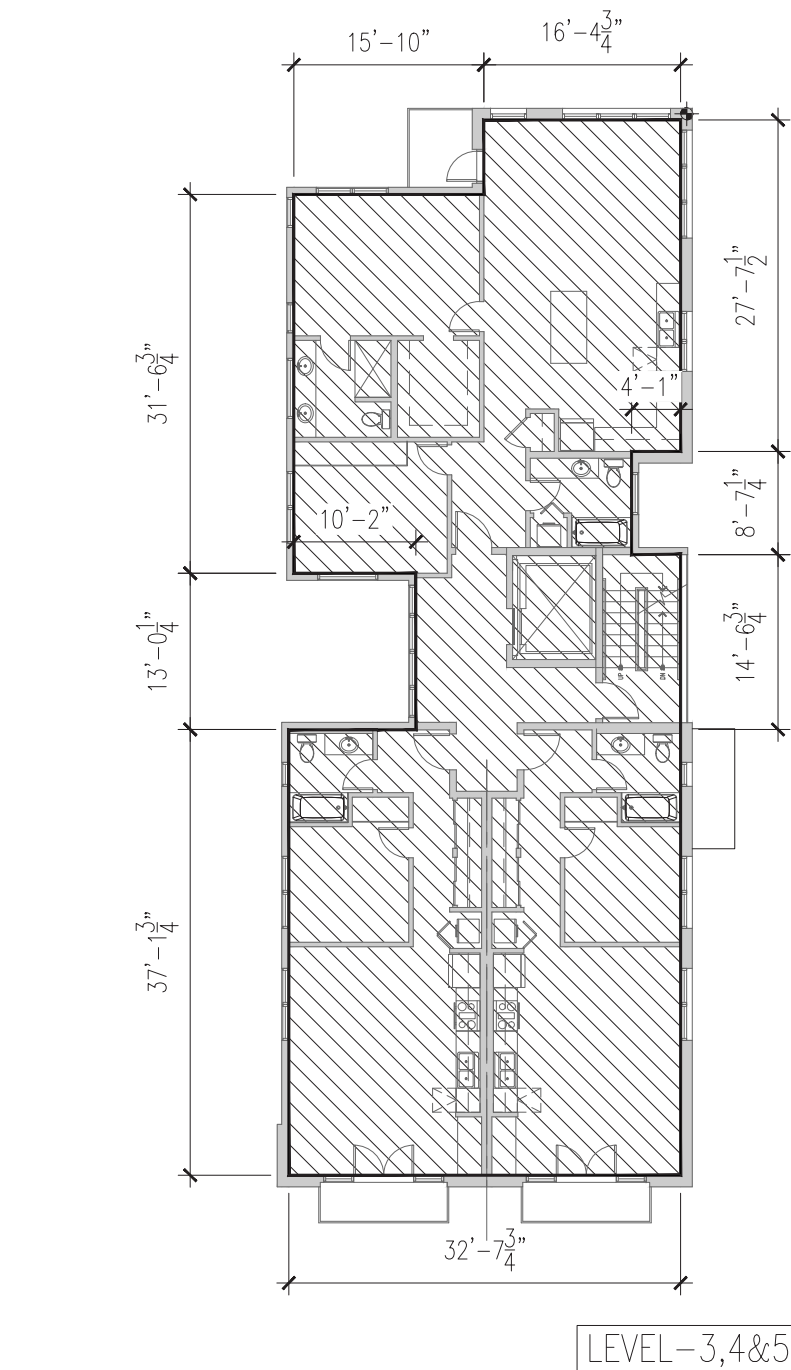
FLOOR AREA RATIO – BASEMENT:
TOTAL FAR: 0 SF

GROSS FLOOR AREA – BASEMENT:
TOTAL GFA: 1,781.45 SF



FLOOR AREA RATIO – 1ST FLOOR:
TOTAL FAR: 2,431.56 SF

GROSS FLOOR AREA – 1ST FLOOR:
TOTAL GFA: 2,431.56 SF



FLOOR AREA RATIO – 2ND FLOOR:
TOTAL FAR: 2,581.19 SF

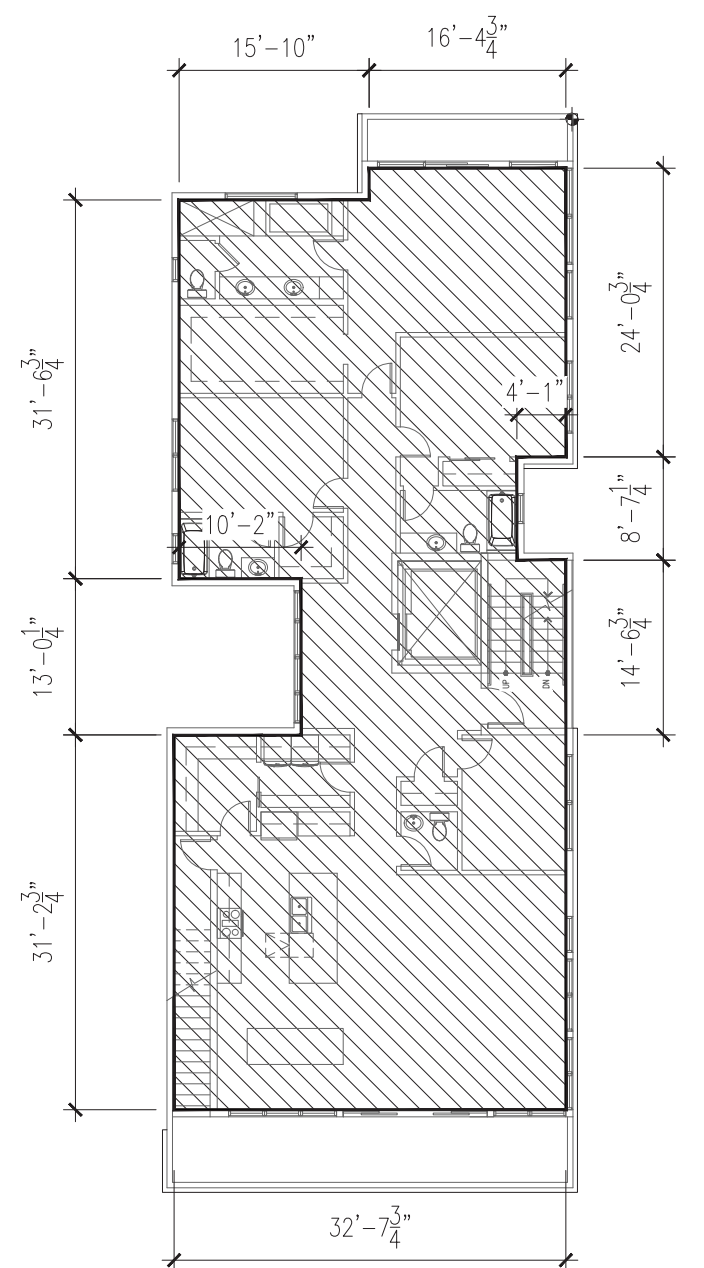
GROSS FLOOR AREA – 2ND FLOOR:
TOTAL GFA: 2,581.19 SF

FLOOR AREA RATIO – 3RD FLOOR:
TOTAL FAR: 2,581.19 SF

GROSS FLOOR AREA – 3RD FLOOR:
TOTAL GFA: 2,581.19 SF

FLOOR AREA RATIO – 4TH FLOOR:
TOTAL FAR: 2,581.19 SF

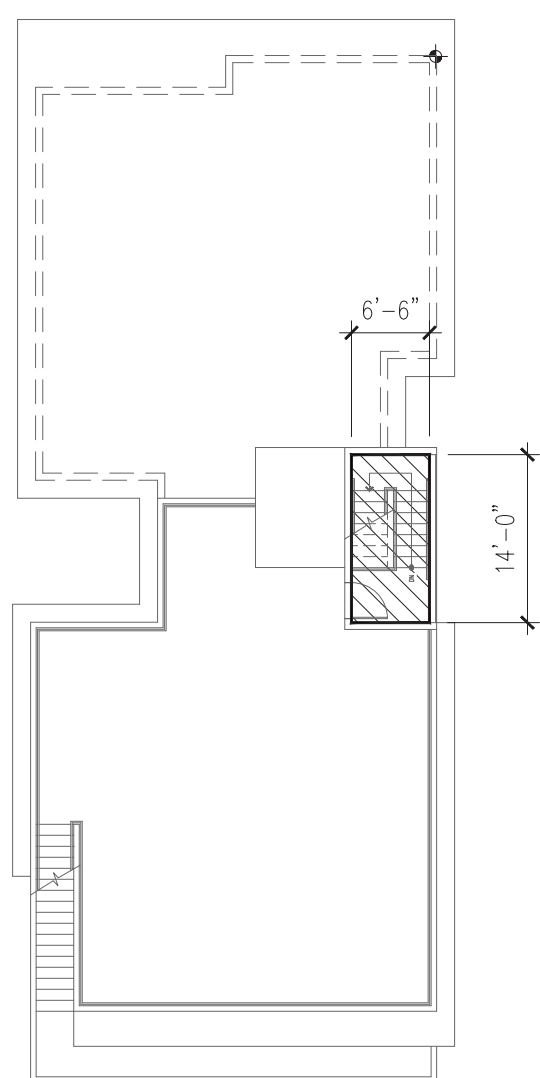
GROSS FLOOR AREA – 4TH FLOOR:
TOTAL GFA: 2,581.19 SF



PENTHOUSE

FLOOR AREA RATIO – PENTHOUSE:
TOTAL FAR: 2,329.61 SF

GROSS FLOOR AREA – PENTHOUSE:
TOTAL GFA: 2,329.61 SF



ROOF

FLOOR AREA RATIO – ROOF:
TOTAL FAR: 2,329.61 SF

GROSS FLOOR AREA – ROOF:
TOTAL GFA: 2,329.61 SF

TOTAL (FAR) AREA CALCULATIONS:

ALLOWABLE (SMC 23.45.510):
LR3 MHA ZONES INSIDE URBAN CENTER/VILLAGE, ALLOW A FAR OF 2.3 FOR APARTMENT DEVELOPMENTS

2.3 (FAR) x 5,502 (LOT AREA PER SURVEY)
= 12,654.6 SF ALLOWABLE

FLOOR AREA RATIO (FAR) CALCULATIONS:

TOTAL PROPOSED:

BASEMENT	=	00.0 SF
LEVEL 1	=	2,431.6 SF
LEVEL 2	=	2,581.2 SF
LEVEL 3	=	2,581.2 SF
LEVEL 4	=	2,581.2 SF
PENTHOUSE	=	2,329.6 SF
ROOF	=	91.0 SF

TOTAL FAR = 12,595.8 SF < 12,654.6 SF = COMPLIANT

GROSS FLOOR AREA (GFA) CALCULATIONS:

TOTAL PROPOSED:

BASEMENT	=	1,781.5 SF
LEVEL 1	=	2,431.6 SF
LEVEL 2	=	2,581.2 SF
LEVEL 3	=	2,581.2 SF
LEVEL 4	=	2,581.2 SF
PENTHOUSE	=	2,329.6 SF
ROOF	=	91.0 SF

TOTAL GFA= 14,377.3 SF

- MATERIALS:
- ① PANEL SIDING - COLOR: DARK GRAY

② PANEL SIDING - COLOR: COPPER

③ LAP SIDING - COLOR: DARK GRAY
- ④ THIN BRICK - COLOR MIX, TBD

⑤ METAL RAILING / CANOPIES - BLACK OR SIM.

⑥ EAVES - COLOR: DARK GRAY
- ⑦ METAL MESH WALL - PATTERN TBD

⑧ VINYL WINDOWS

⑨ STOREFRONT WINDOWS



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

- MATERIALS:
- ①

PANEL SIDING - COLOR: DARK GRAY

②

PANEL SIDING - COLOR: COPPER

③

LAP SIDING - COLOR: DARK GRAY

④

THIN BRICK - COLOR MIX, TBD

⑤

METAL RAILING / CANOPIES - BLACK OR SIM.

⑥

EAVES - COLOR: DARK GRAY

⑦

METAL MESH WALL - PATTERN TBD

⑧

VINYL WINDOWS

⑨

STOREFRONT WINDOWS



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

- MATERIALS:
- ① PANEL SIDING - COLOR: DARK GRAY

② PANEL SIDING - COLOR: COPPER

③ LAP SIDING - COLOR: DARK GRAY
- ④ THIN BRICK - COLOR MIX, TBD

⑤ METAL RAILING / CANOPIES - BLACK OR SIM.

⑥ EAVES - COLOR: DARK GRAY
- ⑦ METAL MESH WALL - PATTERN TBD

⑧ VINYL WINDOWS

⑨ STOREFRONT WINDOWS



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

- MATERIALS:
- ① PANEL SIDING - COLOR: DARK GRAY

② PANEL SIDING - COLOR: COPPER

③ LAP SIDING - COLOR: DARK GRAY
- ④ THIN BRICK - COLOR MIX, TBD

⑤ METAL RAILING / CANOPIES - BLACK OR SIM.

⑥ EAVES - COLOR: DARK GRAY
- ⑦ METAL MESH WALL - PATTERN TBD

⑧ VINYL WINDOWS

⑨ STOREFRONT WINDOWS



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







