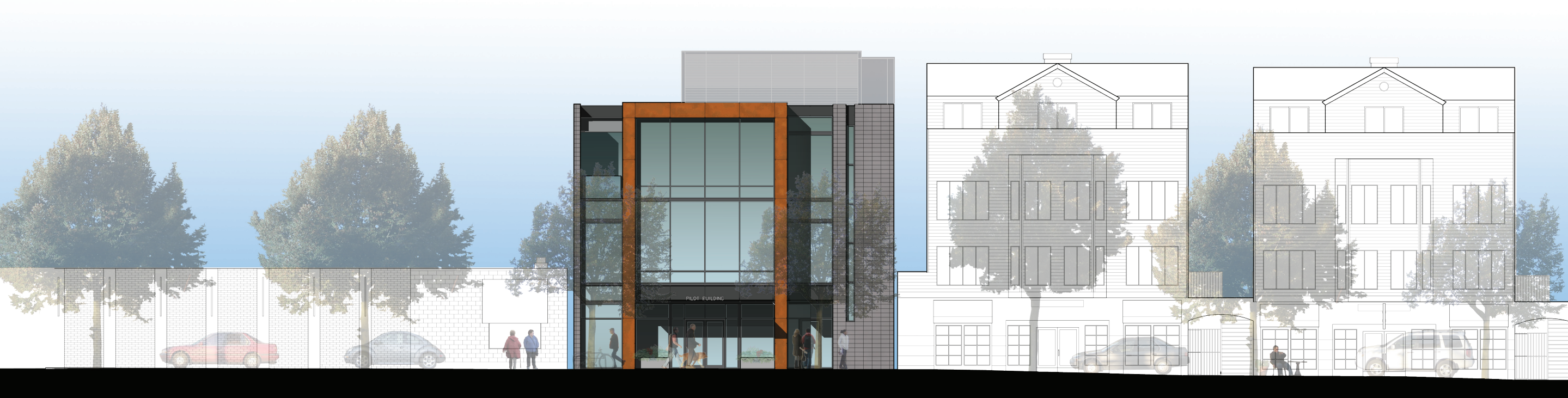


PROJECT TEAM  
Ted Pilot  
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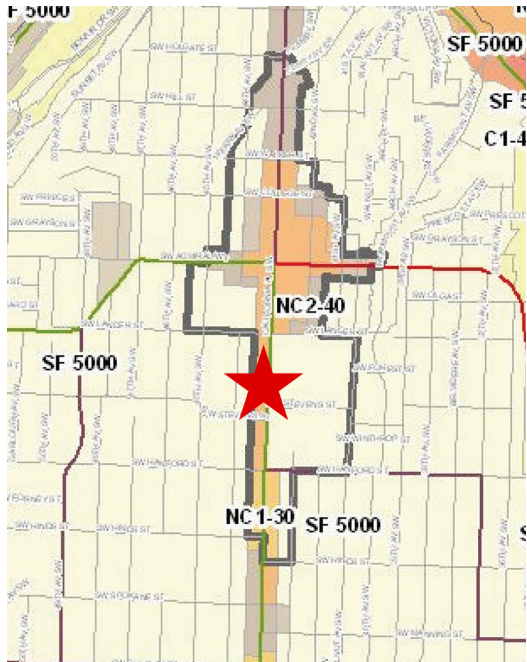
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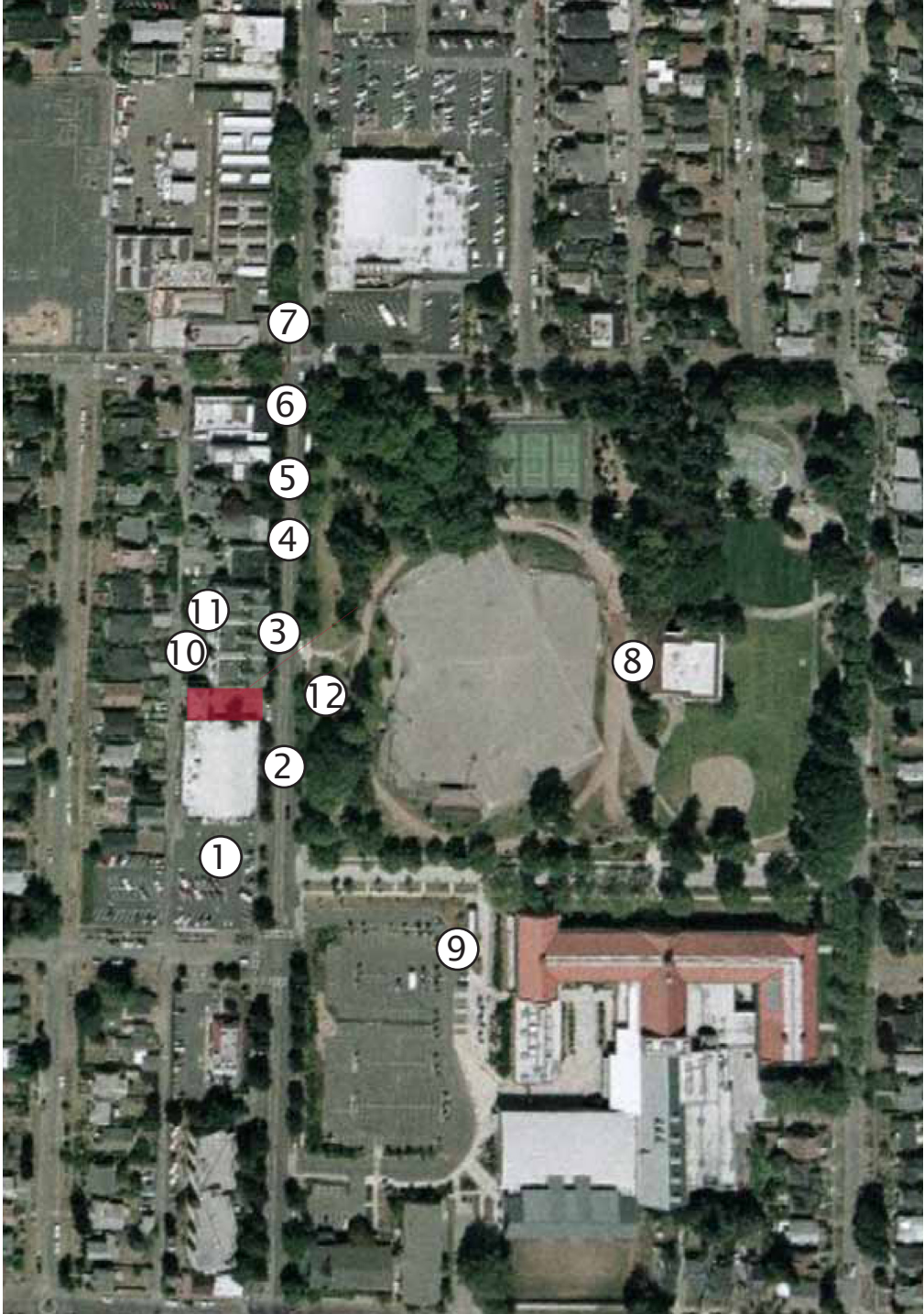




Vicinity Map



Admiral Residential Neighborhood



- 1 PCC Market (south)
- 2 PCC Market (east)
- 3 Mixed-use apartments (east)
- 4 Retail and apartment
- 5 Retail
- 6 Retail and apartment
- 7 Lafayette Elementary (east)
- 8 Hiawatha Community Center
- 9 West Seattle High School
- 10 Single-family residences
- 11 Apartments (west)
- 12 Hiawatha Playfield (west)



PCC Market, from the south



PCC Market, from California Ave SW



Mixed-use multi-family apartments,  
from California Ave SW

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Vicinity and site maps

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Mixed-use apartments and existing retail, from California Ave SW



Lafayette Elementary School



Existing single-family residences west of project site, from the alley



Existing retail frontage, from California Ave SW



Hiawatha Community Center



Apartment buildings adjacent to project site, from the alley



Existing retail, from California Ave SW



West Seattle High School



Hiawatha Playfield, from California Ave SW





facing south from north of site



existing view of site facing northwest across California Ave SW



existing site from alley facing north



facing north from PCC south of site











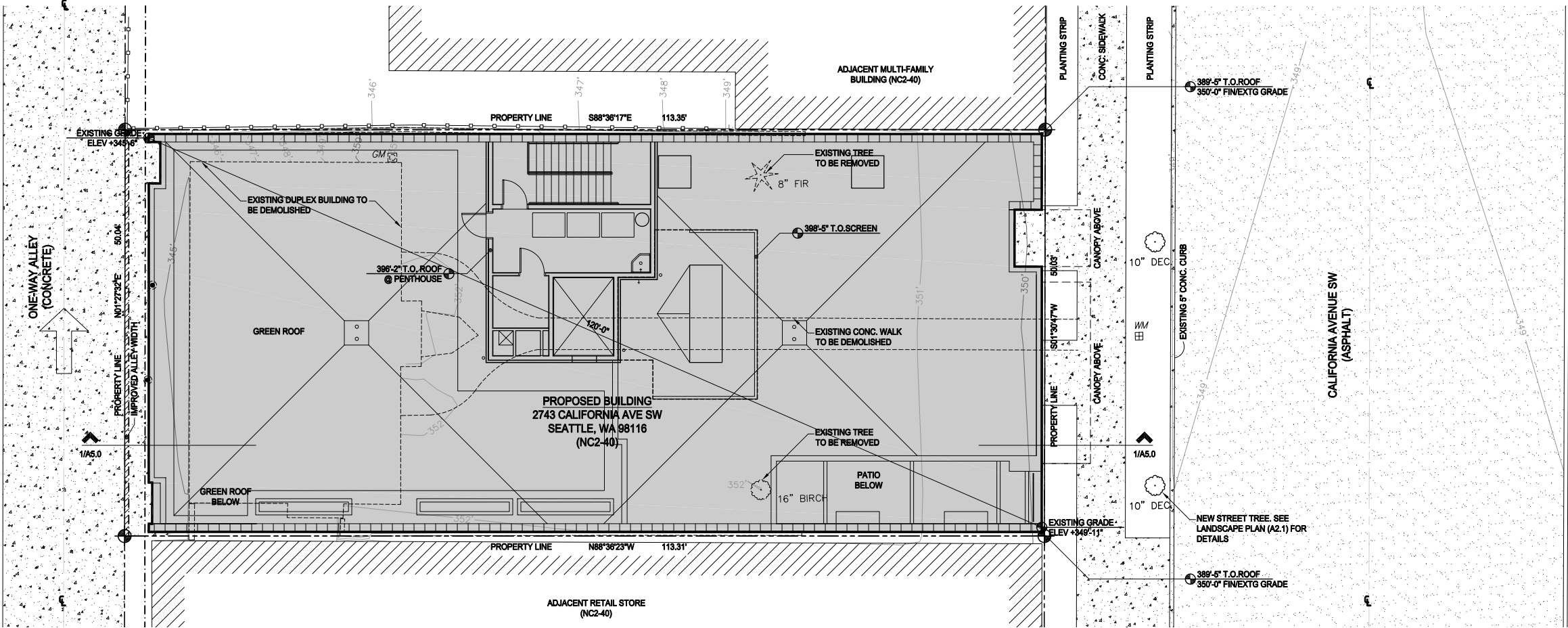
existing view facing south from north end of site



existing site from alley facing south



PROJECT DATA				LINETYPE LEGEND	
<b>PROJECT ADDRESS</b> 2743 CALIFORNIA AVE SW SEATTLE, WA 98116	<b>LEGAL DESCRIPTION</b> LOTS 18 AND 19, BLOCK 2, RLPLAT OF A PORTION OF STEWART'S FIRST ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON.	<b>STREET FACADE TRANSPARENCY</b> AREA TAKEN BETWEEN 2' AND 8' ABOVE SIDEWALK ELEVATION [PER SMC 23.47A.008.B.2.a]	<b>STRUCTURE HEIGHT</b> 40' BASE HEIGHT LIMIT  +4' ADDITIONAL BUILDING HEIGHT [PER SMC23.47A.012.A.1.a.1.(a)]		PROPERTY LINE
<b>BASE ZONING DESIGNATION</b> NC2-40		<b>EAST FACADE TRANSPARENCY</b> =71% MINIMUM TRANSPARENCY =60%	+0'-8" FOR SLOPED LOT LOW GRADE ELEVATION - 345'-6" HIGH GRADE ELEVATION - 349'-11" DISTANCE - 4'-5" / 120'-0" OVERALL SITE SLOPE = 4% 1'-0"/8% SITE SLOPE ALLOWED [PER SMC23.47A.012.B]		ALLEY SETBACK LINE
<b>URBAN VILLAGE OVERLAY</b> ADMIRAL (RESIDENTIAL URBAN VILLAGE)	<b>SUMMARY</b>	<b>FAR CALCULATIONS / LOT COVERAGE</b> ALLOWABLE FAR IN NC2-40 WITH NONRESIDENTIAL USE = 3.0	+4' ADDITIONAL HEIGHT FOR PARAPETS [PER SMC23.47A.012.D.2]		RIGHT OF WAY CENTER LINE
<b>OCCUPANCY GROUP</b> GROUP B - OFFICE/MEDICAL USE GROUP A - EDUCATION CENTER GROUP S2 - PRIVATE GARAGE	<b>SCOPE OF WORK</b> CONSTRUCTION OF 3 STORY OFFICE BUILDING WITH BELOW-GRADE PARKING. EXISTING RESIDENTIAL DUPLEX TO BE DEMOLISHED.	ALLOWABLE AREA = 5650 SF X 3.0 = 16,950 SF  PROPOSED AREA = 14,036 SF	+15' ADDITIONAL HEIGHT FOR STAIR/ELEV. PENTHOUSES & MECHANICAL EQUIPMENT [PER SMC23.47A.012.D.4]		EXISTING CONTOUR LINE
<b>LOT AREA</b> TOTAL LOT AREA = 5650 SQ FT	<b>CONDITIONED SPACE</b>		PROPOSED STRUCTURE HEIGHT FINISHED GRADE 345'-0" +4'-1 1/2" PARKING LEVEL +5'-2" GROUND LEVEL +13'-0" SECOND LEVEL +13'-0" THIRD LEVEL +13'-3" TOP OF ROOF = 44'-5" BASE BUILDING HEIGHT 44'-5" BASE BUILDING HEIGHT LIMIT @ LOW POINT		PROPOSED CONTOUR LINE
<b>ASSESSOR'S PARCEL NUMBER</b> 8010100330	PARKING LEVEL 371 SF GROUND LEVEL 4191 SF SECOND LEVEL 5036 SF THIRD LEVEL 4617 SF ROOF MECHANICAL 238 SF PENTHOUSE 14453 SF TOTAL				SPOT ELEVATION
<b>A / P (PROJECT) NUMBER:</b> LAND USE: 3008847 CONSTRUCTION: 6168361					PROPOSED BUILDING OUTLINE
<b>JURISTDICTION:</b> CITY OF SEATTLE					EXISTING BUILDING TO BE DEMOLISHED
<b>CODES:</b> SEATTLE LAND USE CODE SEATTLE BUILDING CODE / IBC 2006					
<b>SETBACKS</b> 10' ALLEY SETBACK REQUIRED IN NC2-40 ZONE.					



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Site Plan

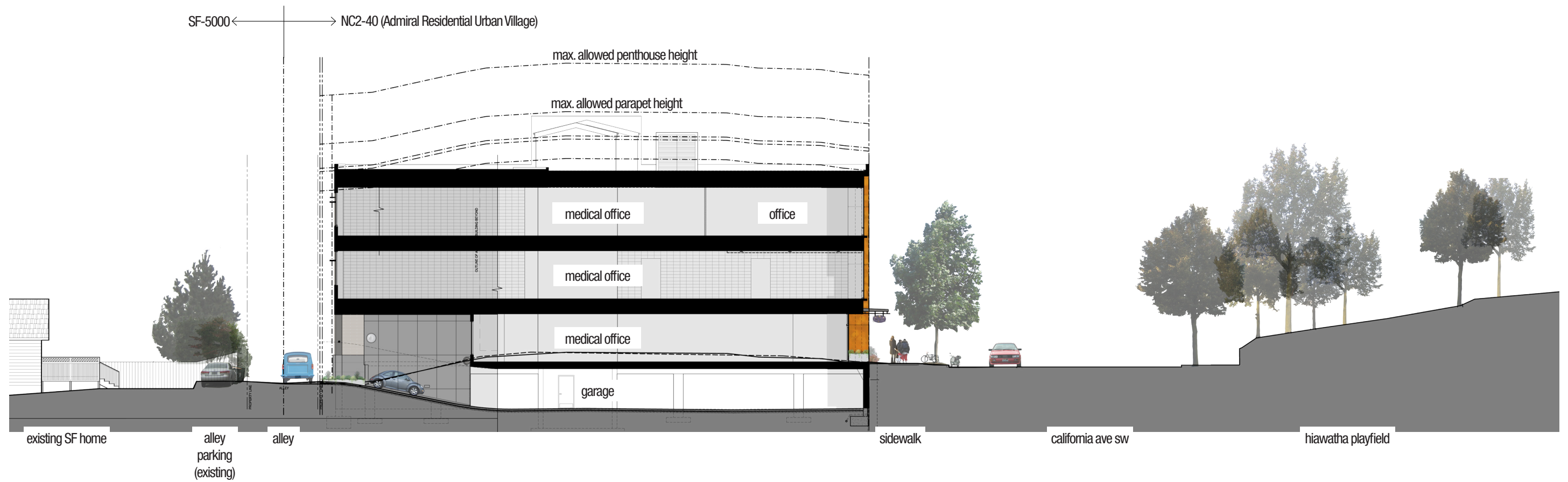
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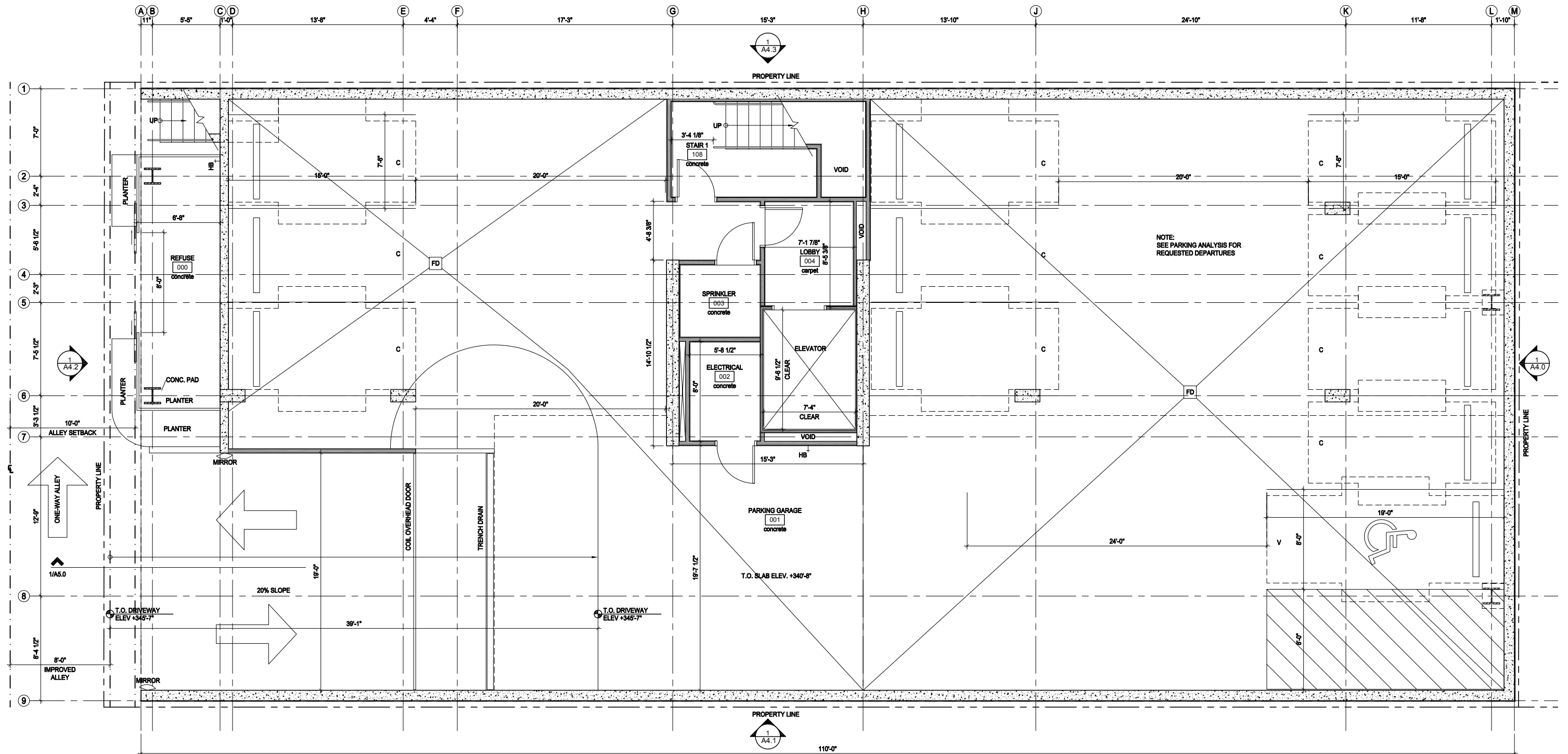
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Parking Level Plan

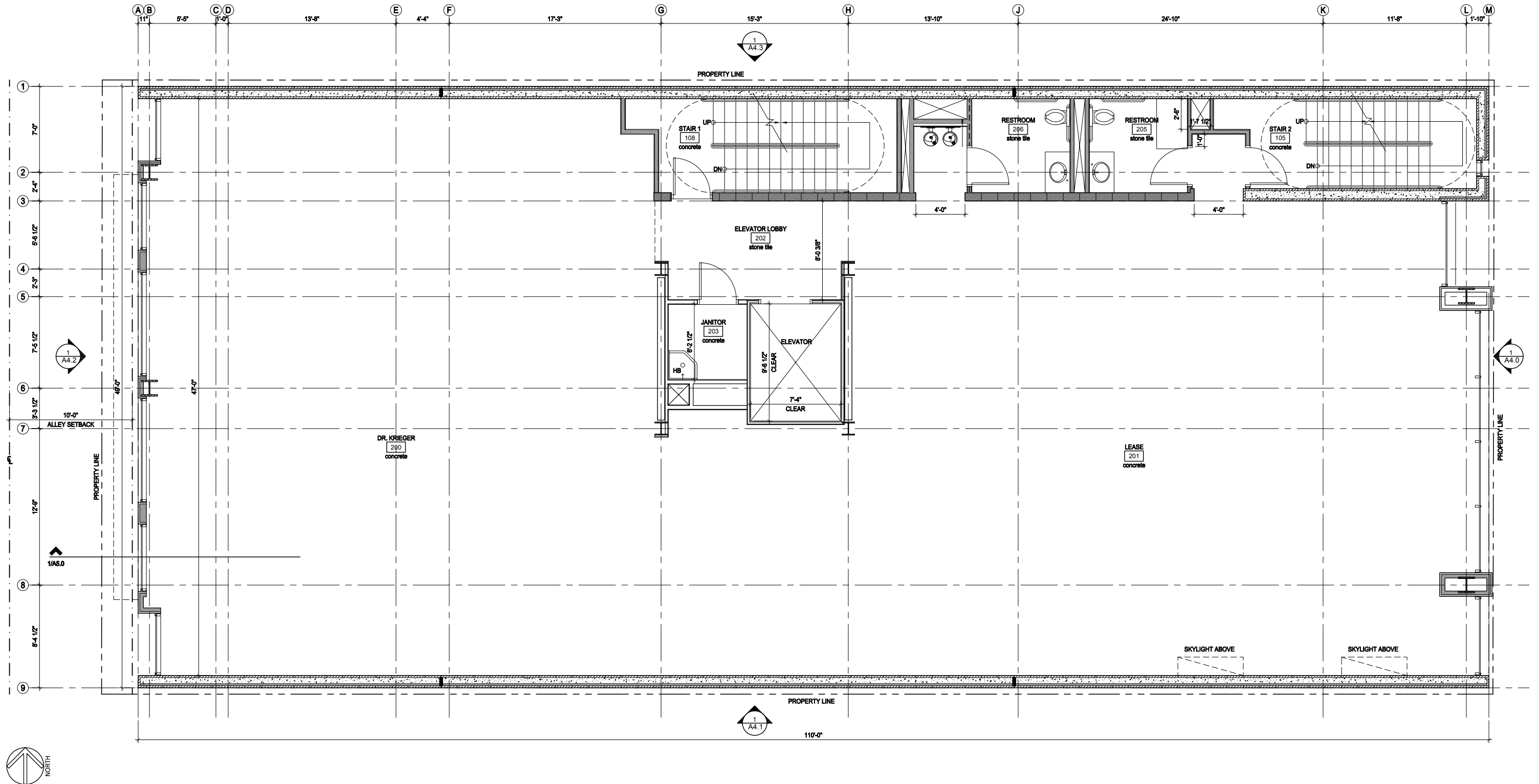
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Second Level Plan

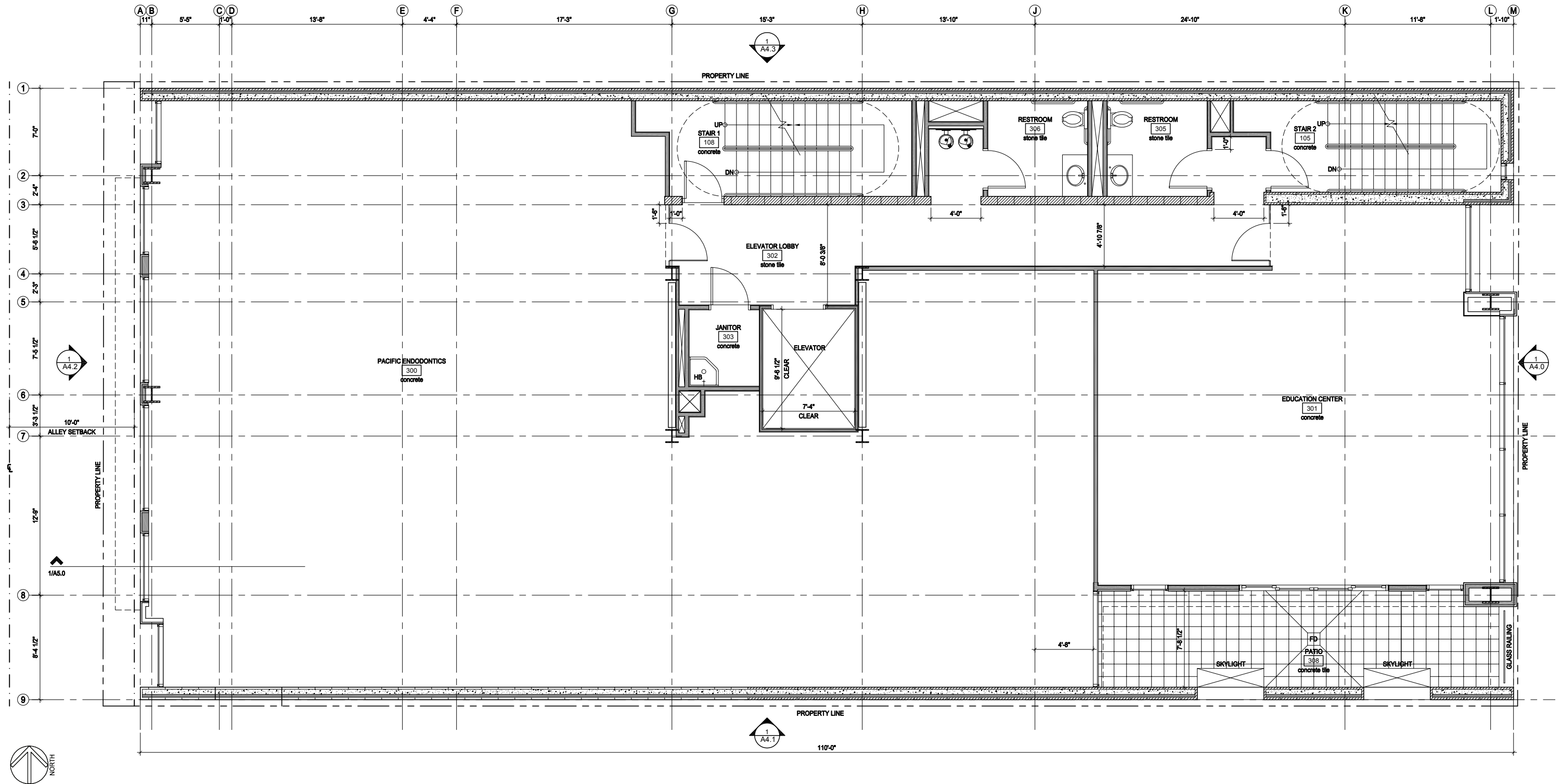
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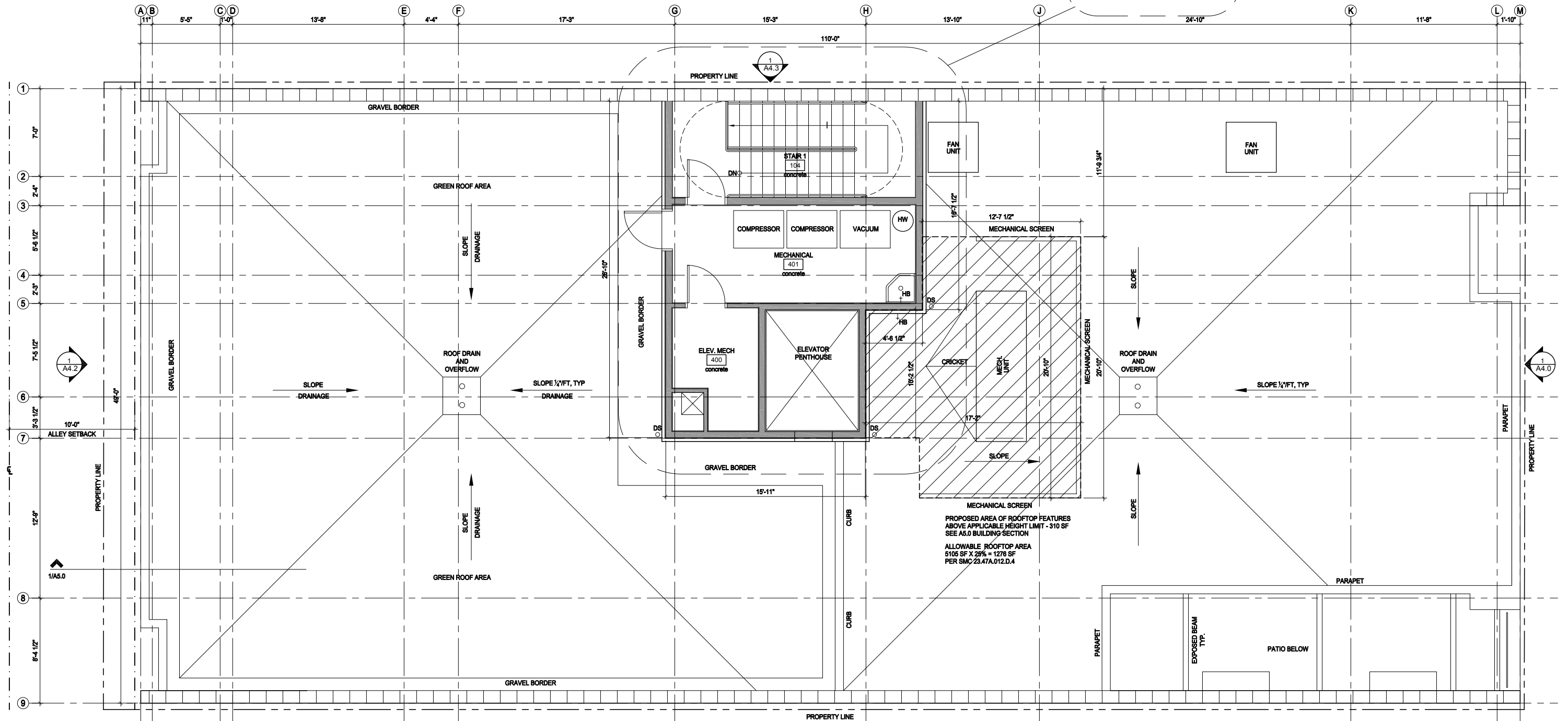
Third Level Plan

scale 1/8"=1'

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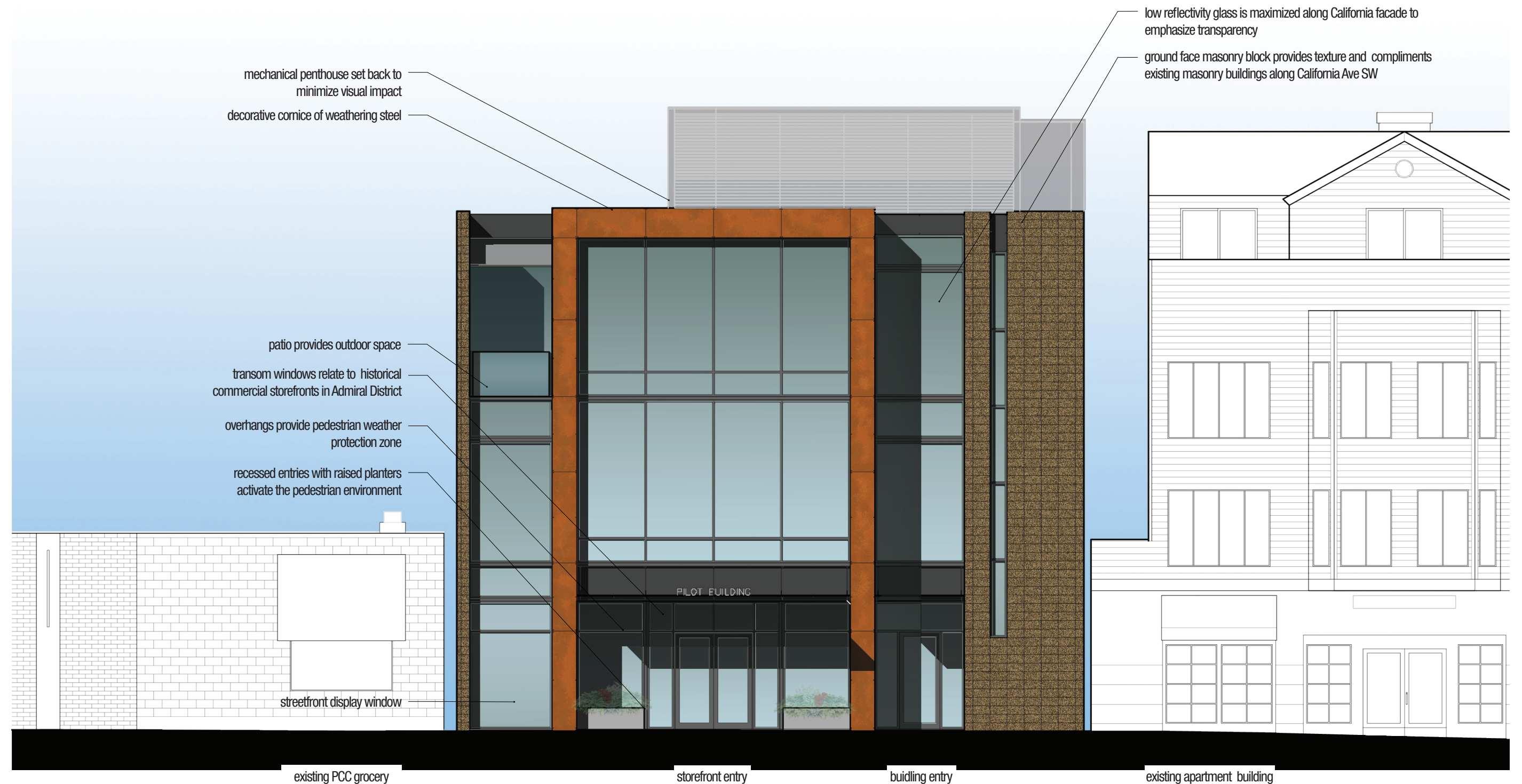
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East Elevation

scale 1/8"=1'

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West Elevation

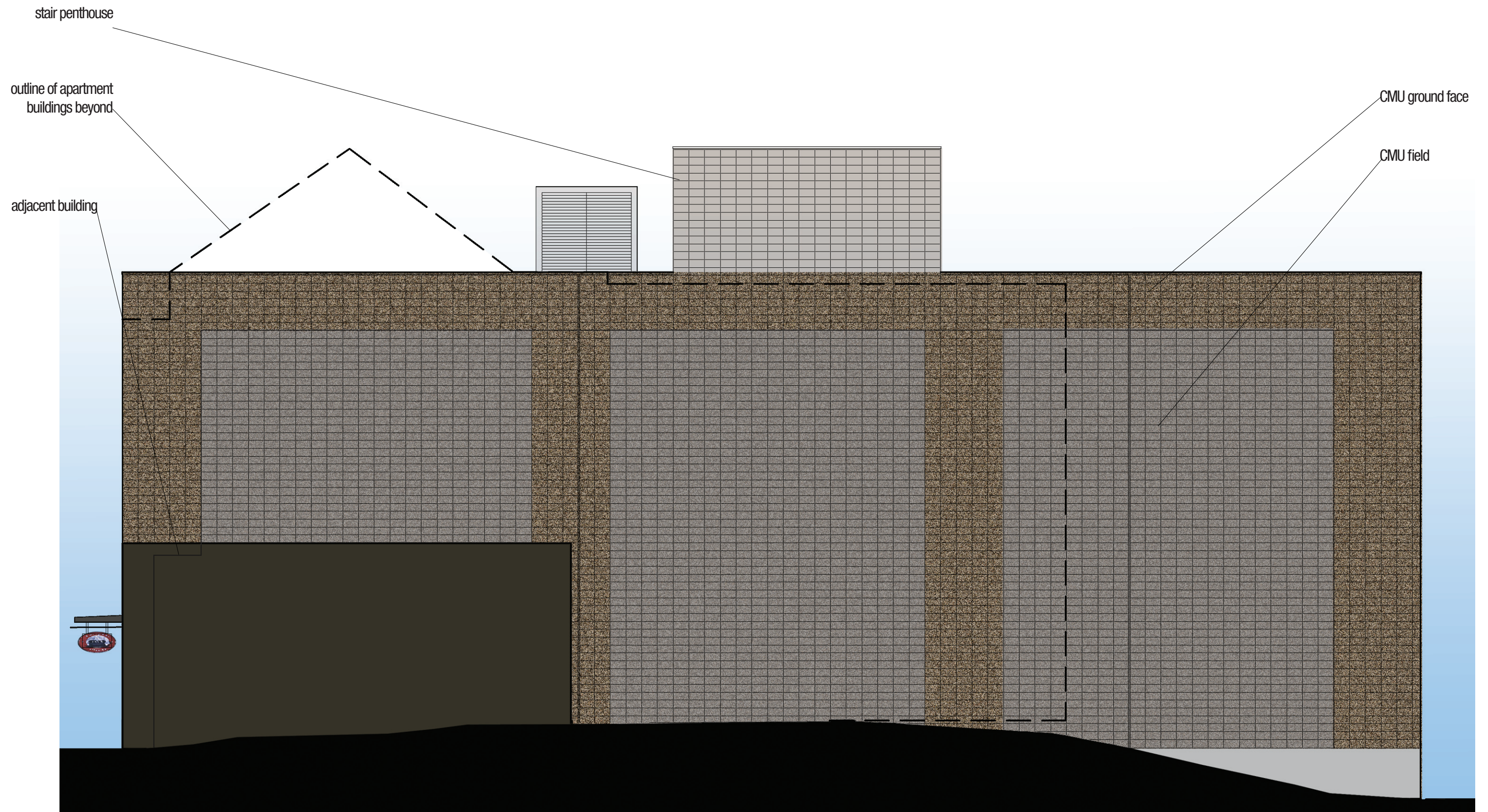
scale 1/8"=1'

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North Elevation

scale 1/8"=1'

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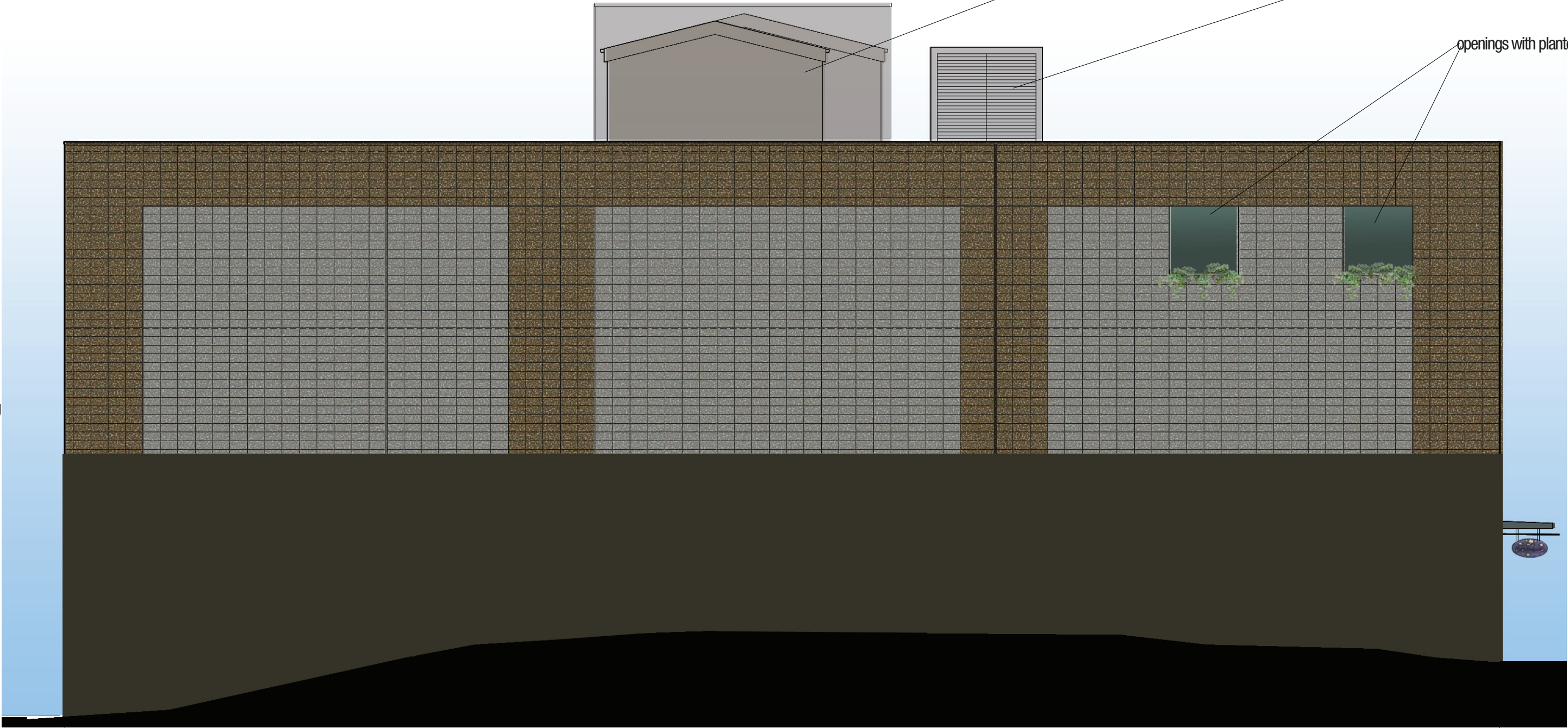


adjacent building

stair and elevator penthouse

mechanical screen

openings with planters



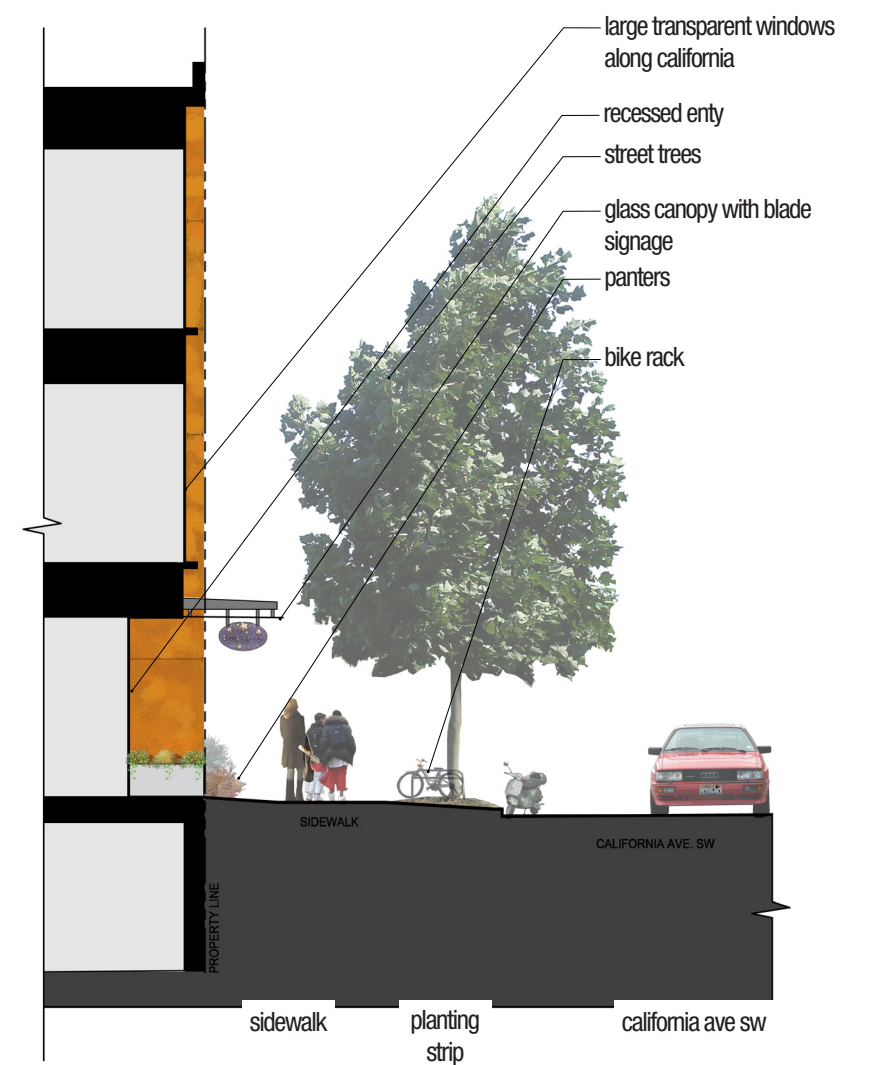
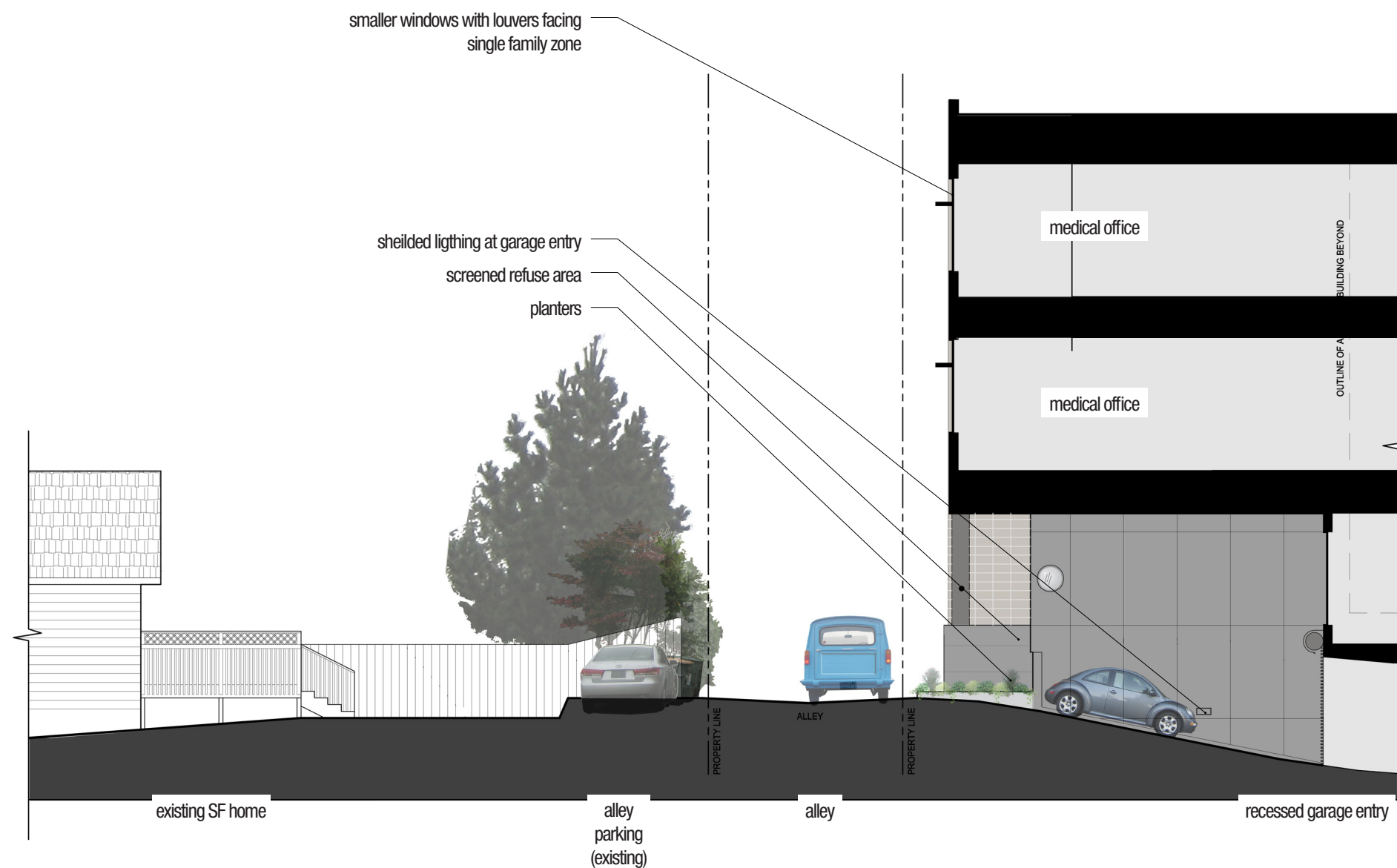
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perspective rendering facing northwest from across California Ave SW



perspective rendering facing south at sidewalk in front of project



perspective rendering facing south from alley





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2743 California Avenue SW

Building Features

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LEED “Certified” rating anticipated  
(U.S. Green Building Council LEED for Core and Shell v2.0)

Beyond helping achieve this LEED rating, the following green strategies will also have positive effects on the surrounding neighborhood:

Site Issues

- Below-grade parking
  - eases parking congestion on California Ave SW
  - minimizes the negative thermal effects of surface parking
- Vegetated roof
  - eases visual impact of rooftop
  - minimizes negative thermal effects of exposed roofing
  - provides stormwater control and on-site filtration by reducing amount of impervious cover
- Shielded exterior lighting
  - reduces light pollution to neighboring residential properties
  - maintains a safe and inviting pedestrian environment
- New street tree along California Avenue SW
  - enriches the pedestrian environment
- Planters along California Avenue SW and alley
  - visually soften the hard edges of the building at pedestrian way
  - allow landscaping to soften facade facing neighboring residences

Water Use

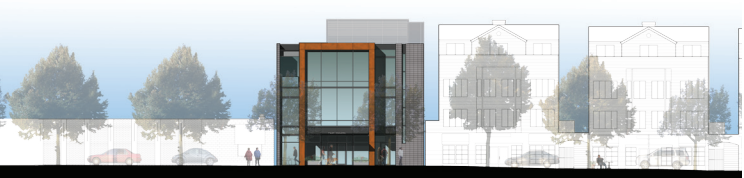
- Landscape with drought-resistant plants to minimize the need for exterior water use
- High-efficiency plumbing fixtures (24.5% above baseline)
  - reduce environmental and economic impacts of excessive energy use

Energy Use & Atmospheric Impacts

- CFC-free HVAC&R systems
  - minimize ozone depletion
- Optimized energy performance (24.5% above baseline)
  - reduce environmental and economic impacts of excessive energy use
- Non-smoking building

Materials & Resources

- 75% of demolition and construction waste to be reused or recycled
- Use materials with recycled content
  - reduce depletion of natural resources
- Use materials from regional sources
  - reduces negative environmental impacts of shipping
  - supports local businesses
- Wood certified by the Forest Stewardship Council
  - promotes responsible forestry practices
- Recycling program for building occupants



SEATTLE

green factor

FINAL VERSION 3-6-07

enter sq ft of parcel

5,650

You need at least 0.300

SCORE

0.320

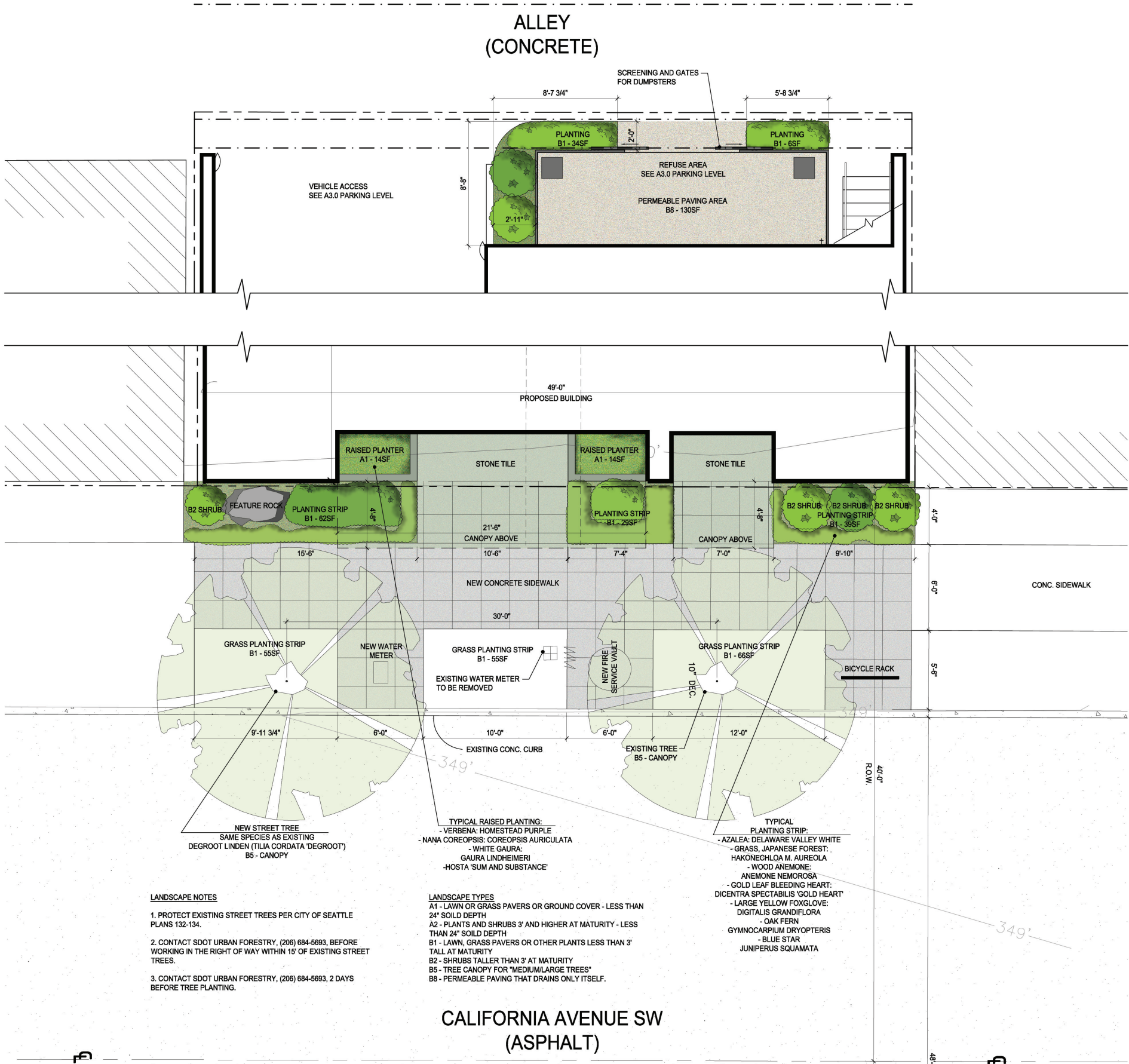
Types of Area**	Square Feet	Factor	Total
<b>A Vegetation planted with a soil depth of less than 24"</b>			
1 Lawn or grass pavers or ground covers	<div>enter sq ft</div> 28	0.2	6
2 Plants and shrubs 3' and higher at maturity	<div>enter number of plants</div> 0	0.3	-
<b>B Vegetation planted with a soil depth of more than 24"</b>			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	<div>enter sq ft</div> 332	0.7	232
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> 4	0.3	19
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	<div>enter number of plants</div> 0	0.3	-
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	<div>enter number of plants</div> 0	0.3	-
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	<div>enter number of plants</div> 2	0.4	120.0
6 Tree canopy for "large trees" in In Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	<div>enter number of plants</div> 0	0.4	-
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	<div>enter number of plants</div> 0	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	<div>enter sq ft</div> 120	0.6	72.0
<b>C Green roofs - 4" minimum soil depth at time of planting</b>	<div>enter sq ft</div> 1800	0.7	1,260.0
<b>D Vegetated walls</b>	<div>enter sq ft</div> 0	0.7	-
<b>E Water features (fountains) or rain gardens (where allowed by SPU)</b>	<div>enter sq ft</div> 0	0.7	-
sub-total of sq ft =			2,644
<b>Bonuses</b>			
<b>F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources</b>	<div>enter sq ft</div> 332	0.1	33
<b>G Landscaping visible to passers-by from adjacent public right of way or public open space</b>	<div>enter sq ft</div> 632	0.1	63
green factor numerator =			1,800

\* Do not count public rights of way in parcel size calculation.

\*\* To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.

Green Factor Worksheet V1.5

Page 1



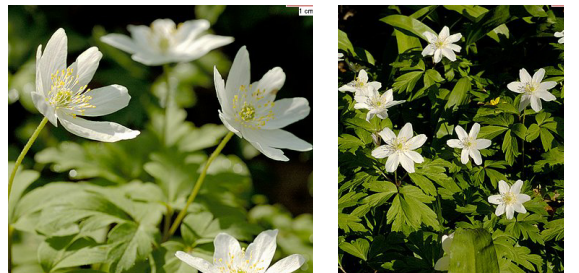
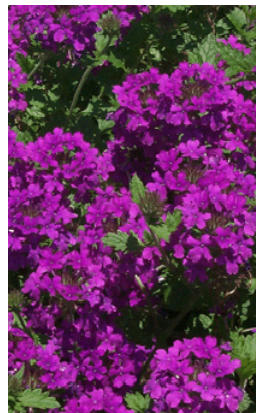
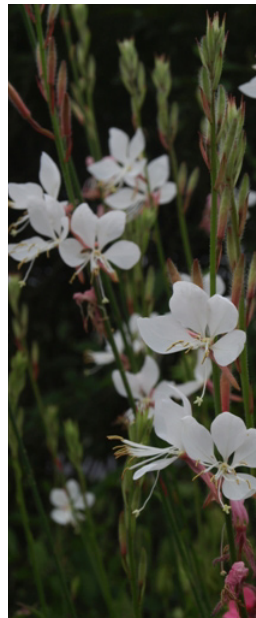
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