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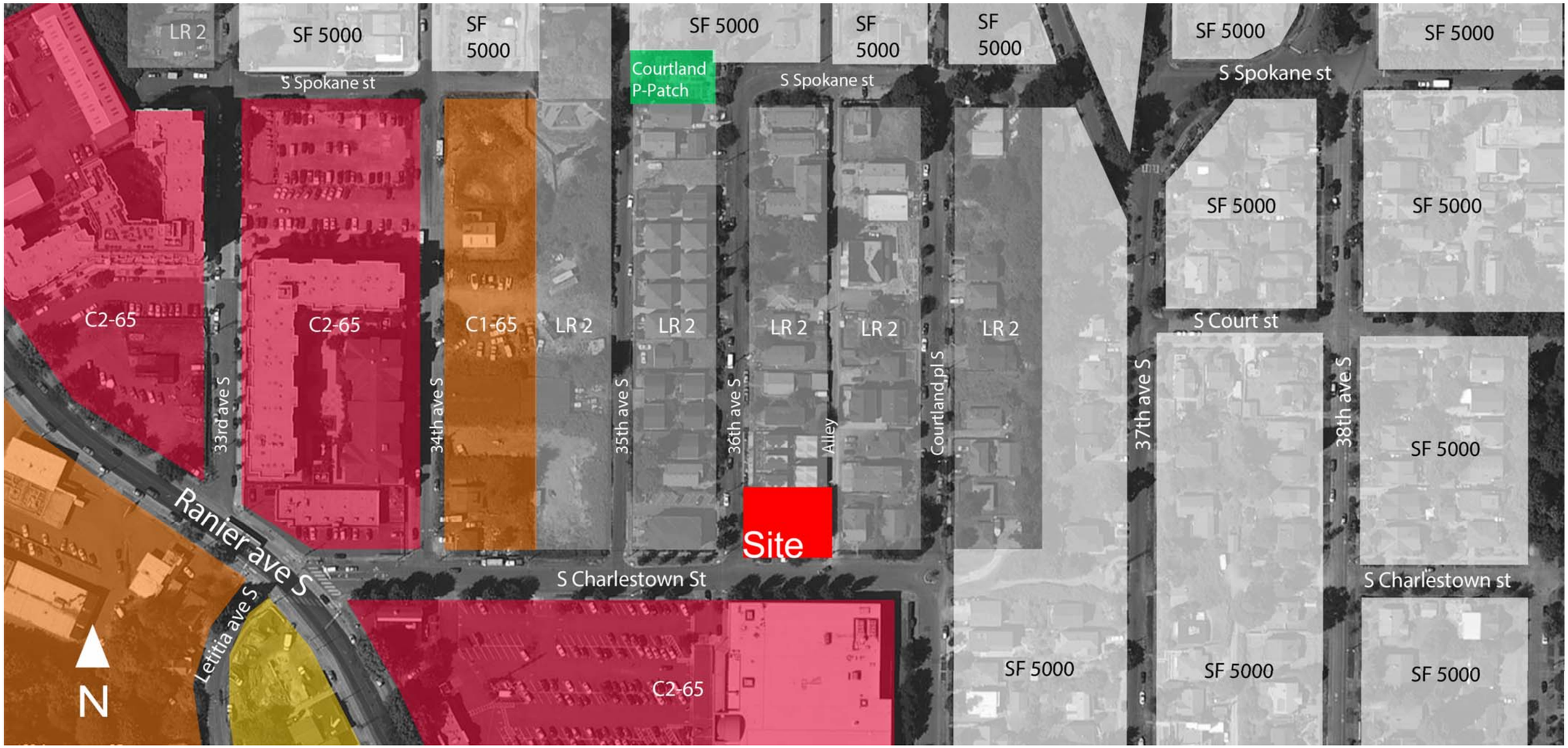

SITE ANALYSIS DIAGRAM

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AERIAL LOOKING NORTH

AERIAL LOOKING SOUTH

1. Proposal

The site combines two lots on the corner of 36th Ave. S and S. Charlestown Street. There are currently two existing Single Family Residences on the site. The applicant proposes to demolish the existing homes and develop the site as three Single Family Residences and two Duplex Townhomes.

Key Metrics:

- **Lot size:** 4,079 SF (each lot) X 2 = 8,158 SF
- **Building Footprint:**

  SFR TOTAL FOOTPRINT: 1,606 SF (UNITS 1-3)

  TH TOTAL FOOTPRINT: 1,996 SF (UNITS 4-7)

  TOTAL FOOTPRINT: 3,602 SF

  1,606 SF/3,602 SF = 45% SFR

  1,996 SF/3,602 SF = 55% TOWNHOUSE

- **FAR Calculation:**

  8,158*45% = 3,508 SF x 1.1 = 4,038 SF SFR ALLOWED; 3,969 SF PROPOSED (Units 1-3)

  8,158*55% = 4,487 SF x 1.2 = 5,384 SF TH ALLOWED; 5,165 SF PROPOSED (Units 4-7)

- **Structure Height:** 30’ + 4’ Butterfly Roof Allowance
- **Units:** 7
- **Parking Stalls:** 7

2. Analysis of Context:

The structures to the west, north, and east of the site consist of a mix of single family residences and multifamily residences between 3 and 4 stories. To the south across South Charlestown Street is a commercial zone with a Safeway Grocery Store.

3. Existing Site Conditions:

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 7.

4. Site Plan:

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 8. A preliminary landscape plan can be found on page 9.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project bridges the commercial and residential portions of this neighborhood. Its massing reflects the increasing residential density of the neighborhood; while internal walkways and amenity areas preserve the residential feeling. Entry bays and awnings modulate the street façades and are accented by a rational glazing rhythm that implies the transition from the residential to the commercial zones.

7. Setbacks and Structure width:

SMC 23.45.518 Setbacks and Separations

	Required	Provided	% Difference
Front:	7’ average; 5’ minimum	7’-0”	Compliant
Sides:	5’	5’	Compliant
Rear:	7’ average; 5’ minimum	20’-0”	Compliant

SMC 23.45.527 Structure width and facade length limits in LR zones

SMC 23.45.527: The maximum combined length of all portions of facades 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

Required: 102’ x 65% = 66.3’

Proposed: 65.0’ north

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36th Avenue South (looking East)

South Charlestown Street (looking North)

Alley (Looking West)

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36th Avenue South (looking West)

South Charlestown Avenue (Looking South)

Alley (Looking East)

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DESIGN GUIDELINES

Site Planning

A-1 Responding to Site Characteristics

This design takes advantage of the relatively flat site by incorporating at grade private yards and placing public living spaces on the ground floor along 36th Avenue South and South Charlestown street.

A-2 Streetscape Compatibility

This project maintains the existing setback for this property; and, the rhythm of façade elements along 36th Avenue South is in keeping with neighboring project to the north. The Façades along South Charlestown Street are more varied to mediate between the commercial zone to the south and the single family character to the east.

A-3 Entrances Visible from the Street

Four entries are visible directly from the street are articulated with façade modulation and awnings. The three remaining entries are accessed through a prominent shared pathway along South Charlestown Street and their entries are marked with awnings.

A-5 Respect for Adjacent Sites

Windows on the new units are staggered so as not to provide direct views into windows of the neighboring buildings to the north. The adjacent properties to the west, south and east are across a street or alley; so, because privacy is not a concern, window and decks were placed to create a sense of open engagement with the neighborhood.

A-6 Transition between residence and Street

Placing public living spaces on the ground floor encourages neighborhood interaction; while, thoughtful landscaping buffers provide some privacy. A landscaped walkway provides pleasant circulation from South Charlestown Street to the rear units and private fenced yards.

A-7 Residential Open Space

Each unit has a combination of private yard, a private deck, or yards facing the street. A landscaped common pathway connects units to alley parking and provides space for social interaction among neighbors.

A-8 Parking and Vehicle Access

Open parking stalls are provided off the alley. The parking is screened from the street by fins supporting one building and by thoughtful plantings along South Charlestown Street.

Height Bulk and Scale

B-1 Height and Scale Compatibility

The height and scale of this project is in keeping with the neighborhood. existing single family residence the scale is in keeping with the street as a whole. Neighboring apartment meet or exceed the height we are proposing for this site.

Architectural Elements and Materials

C-2 Architectural Concept and Compatibility

The overall massing of the project features the contemporary massing softened with decks, articulated recessed entries, and butterfly roofs. This strategy at maximizes density while maintaining connection to the street and clearly indicates the residential nature of the buildings.

C-4 Exterior Finish Materials

A well balanced palette of stained wood siding, concrete, painted lapped cemintitious siding and carefully detailed cementitious panels provides a durable and harmonious structure. The use of painted lapped siding ties in with the older single family residential character; while, the addition of stained wood and cemintitious panels creates a balance of scales and relates to the modern project to the north.

Landscaping

D-6 Screening of Dumpsters, Utilities and Service Areas

The trash and recycling area will be located between the two duplex buildings with easy access to the alley. This will be adjacent to properties parking and trash collection areas.

D-8 Treatment of Alley

The alley will be activated by the landscaped communal walkway access to parking. It will be well lit and have landscaped to improve the overall safety and appearance of the alley.

D-12 Residential Entries and Transitions

The street-facing units feature thoughtful landscaped entries to bridge the public and private. The use of awnings and recessed bays demarcate the entry zones and provide visual interest for pedestrians.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

We will continue the pattern of street trees in front of our property. All new landscaping will be in keeping with the scale of existing landscaping on the street.

E-2 Landscaping to Enhance the Building and/or Site

The new residences feature a variety of landscaped areas. The rear alley, the communal walkways, and the street-facing entrances are all softened with a combination of grasses, bamboo, and maple trees. The landscaping helps to mark points of entry and circulation.

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TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 17, BLOCK 20, YORK ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON.

BEARING MERIDIAN

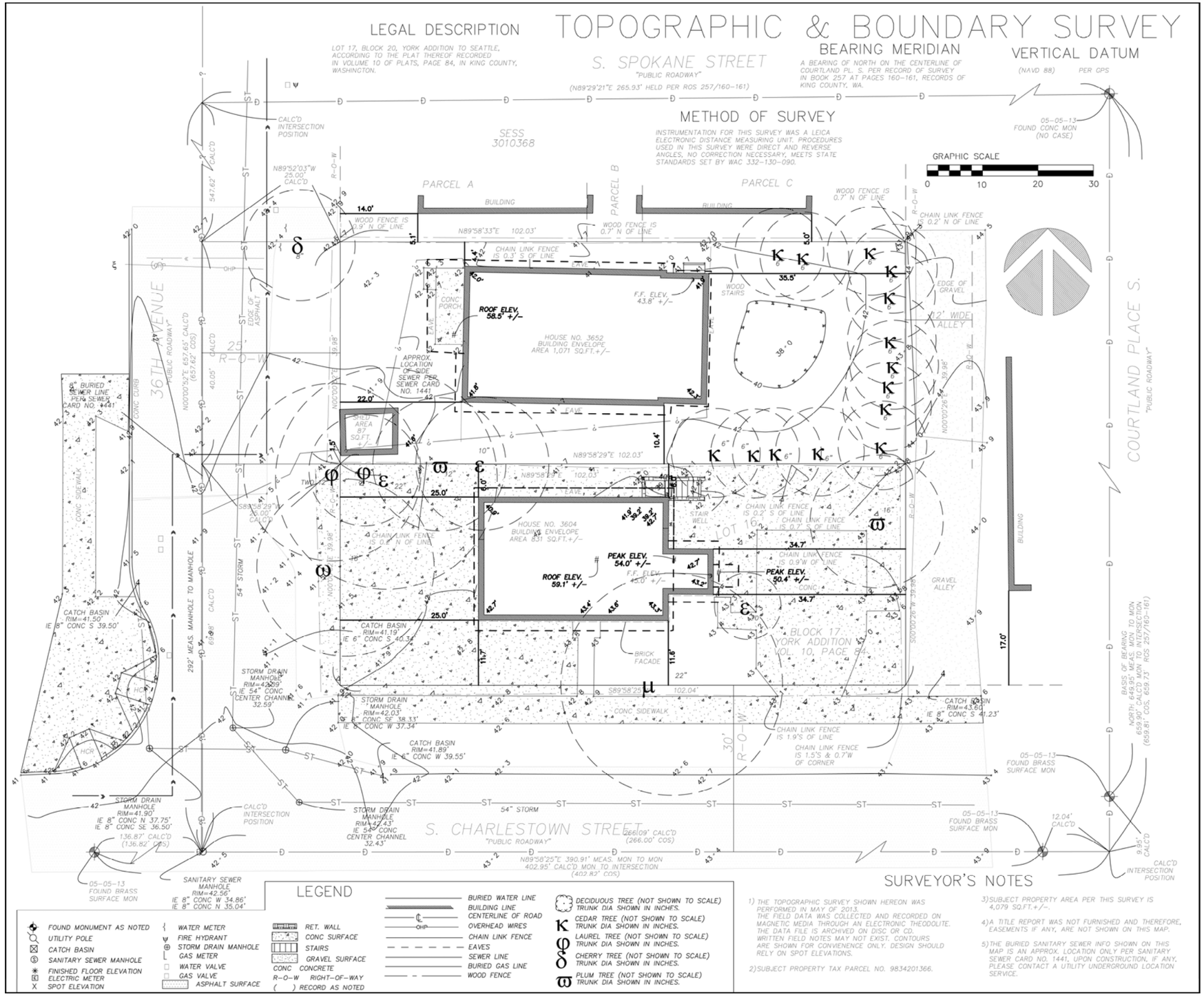
A BEARING OF NORTH ON THE CENTERLINE OF COURTLAND PL. S. PER RECORD OF SURVEY IN BOOK 257 AT PAGES 160–161, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM

(NAVD 88) PER GPS

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY, MEETS STATE STANDARDS SET BY WAC 332–130–090.



LEGEND

- FOUND MONUMENT AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- SPOT ELEVATION
- WATER METER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- GAS METER
- WATER VALVE
- GAS VALVE
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- STAIRS
- GRAVEL SURFACE
- CONC CONCRETE
- R-O-W RIGHT-OF-WAY
- ( ) RECORD AS NOTED
- BURIED WATER LINE
- BUILDING LINE
- CENTERLINE OF ROAD
- OVERHEAD WIRES
- CHAIN LINK FENCE
- EAVES
- SEWER LINE
- BURIED GAS LINE
- WOOD FENCE
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- LAUREL TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- CHERRY TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- PLUM TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2013. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.

2) SUBJECT PROPERTY TAX PARCEL NO. 9834201366.

3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,079 SQ.FT.+/-.

4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.

5) THE BURIED SANITARY SEWER INFO SHOWN ON THIS MAP IS AN APPROX. LOCATION ONLY PER SANITARY SEWER CARD NO. 1441, UPON CONSTRUCTION, IF ANY, PLEASE CONTACT A UTILITY UNDERGROUND LOCATION SERVICE.

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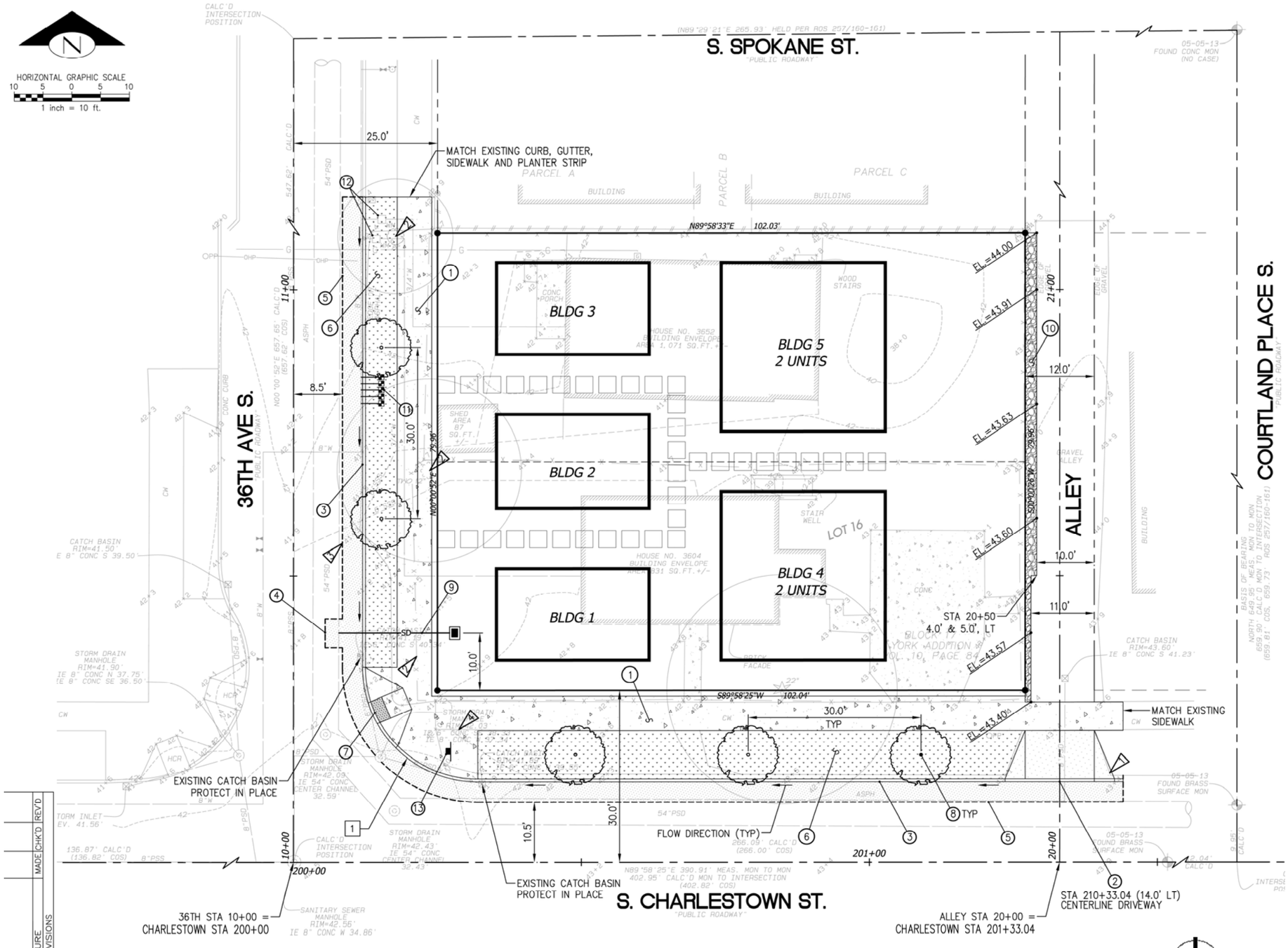

STE PLAN SCALE: SEE GRAPHIC SCALE

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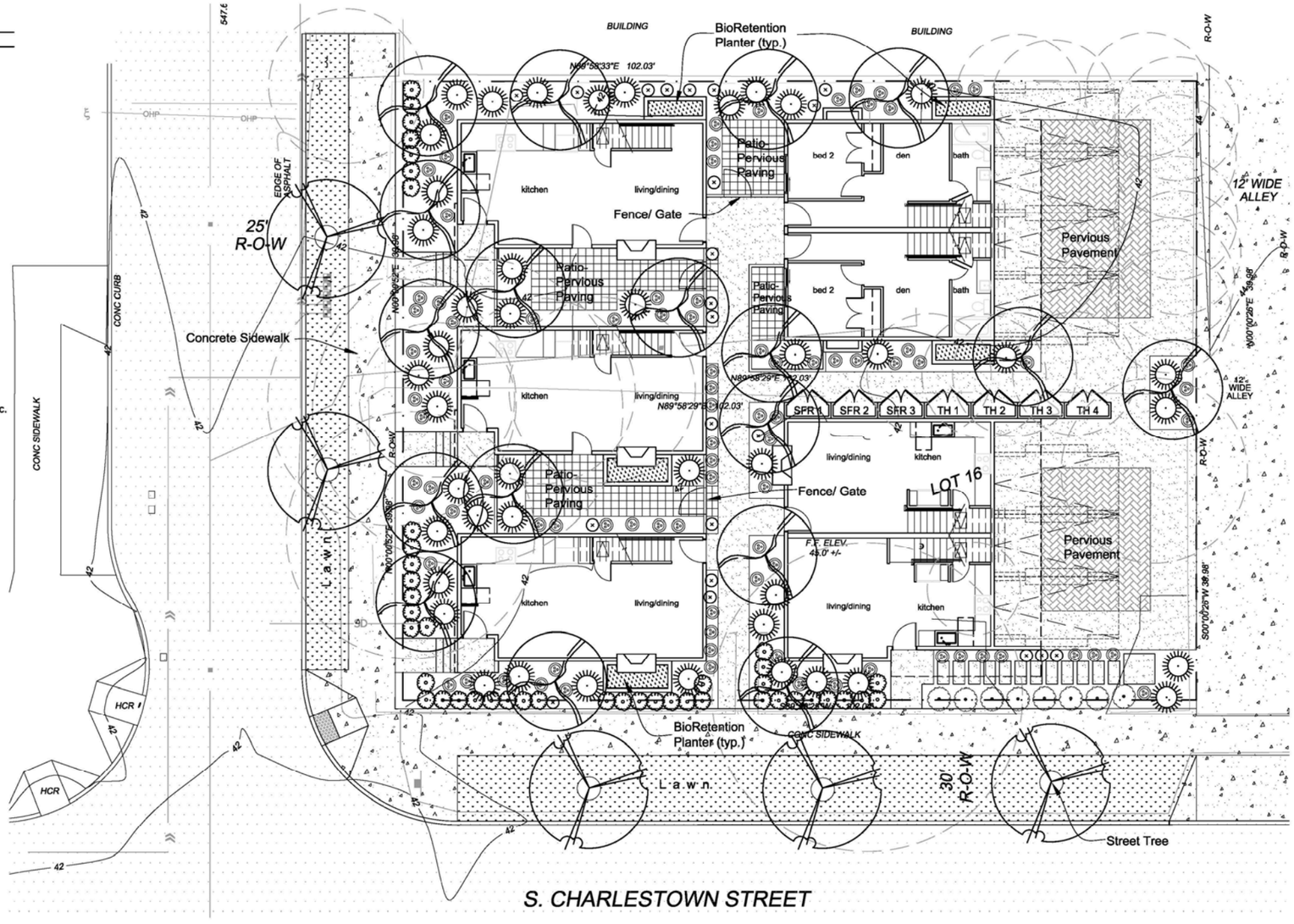
PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
		TREES:	
		Acer circinatum/ VINE MAPLE	**min. 1–1/2" cal.**
		Cornus kousa/ KOREAN DOGWOOD	
		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	
		Acer 'Warrenred'/ PACIFIC SUNSET MAPLE (or other Medium Street Tree per SDOT Urban Forestry)	**min. 2" cal.,**
		SHRUBS/PERENNIALS:	
		Epimedium x versicolor 'Sulphureum' / NCN	**1 gal.**
		Ilex c. 'Northern Beauty'/ JAPAN. HOLLY	**min. 18" hgt.**
		Kalmia l. 'Little Linda'/ MTN. LAUREL	**min. 21" spr.**
		Miscanthus s. 'Morning Light'/ MAIDEN GRASS	**5 gal. can**
		Pinus m. 'Whitebud'/ MUGO PINE	**min. 21" spr.**
		Nandina d. 'Sienna Sunrise'/ HEAVENLY BAMBOO	**min. 24" hgt.**
		Pennisetum a. 'Hamlyn'/ FOUNTAIN GRASS	**one gal. cans**
		Polystichum munitum / SWORD FERN	**min. 5 fronds @ 12" o.c.**
		Ribes s. 'King Edward VII'/ FLWG. CURRANT	**min. 24" hgt.**
		Sarcococca humilis/ NCN	**2 gal. / min. 12" spr.**
		Sedum 'Autumn Joy'/ SEDUM	**1 gal.**
		Thuja o. 'Emerald Green'/ ARBORVITAE	**min. 5' hgt.**
		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	**min. 24" hgt.**

* Plant names shown in **'bold'** are native/ drought tolerant.
* If plant quantity shown on schedule conflicts with what is represented by symbol
* Plant sizes are specified per the American Standard for Nursery Stock, Publication– May 2, 1986 sponsored by the American Association of Nurserymen, Inc. on Plan, the quantity represented by symbol shall be used.
* Prior to any Street Tree Planting, coordinate with City Arborist (206.684.5693) soil preparation inspection and exact placement of tree. Include a 2'0" grass free ring at base of tree. Mulch tree ring.



LANDSCAPE PLAN SCALE: 1/16"=1'

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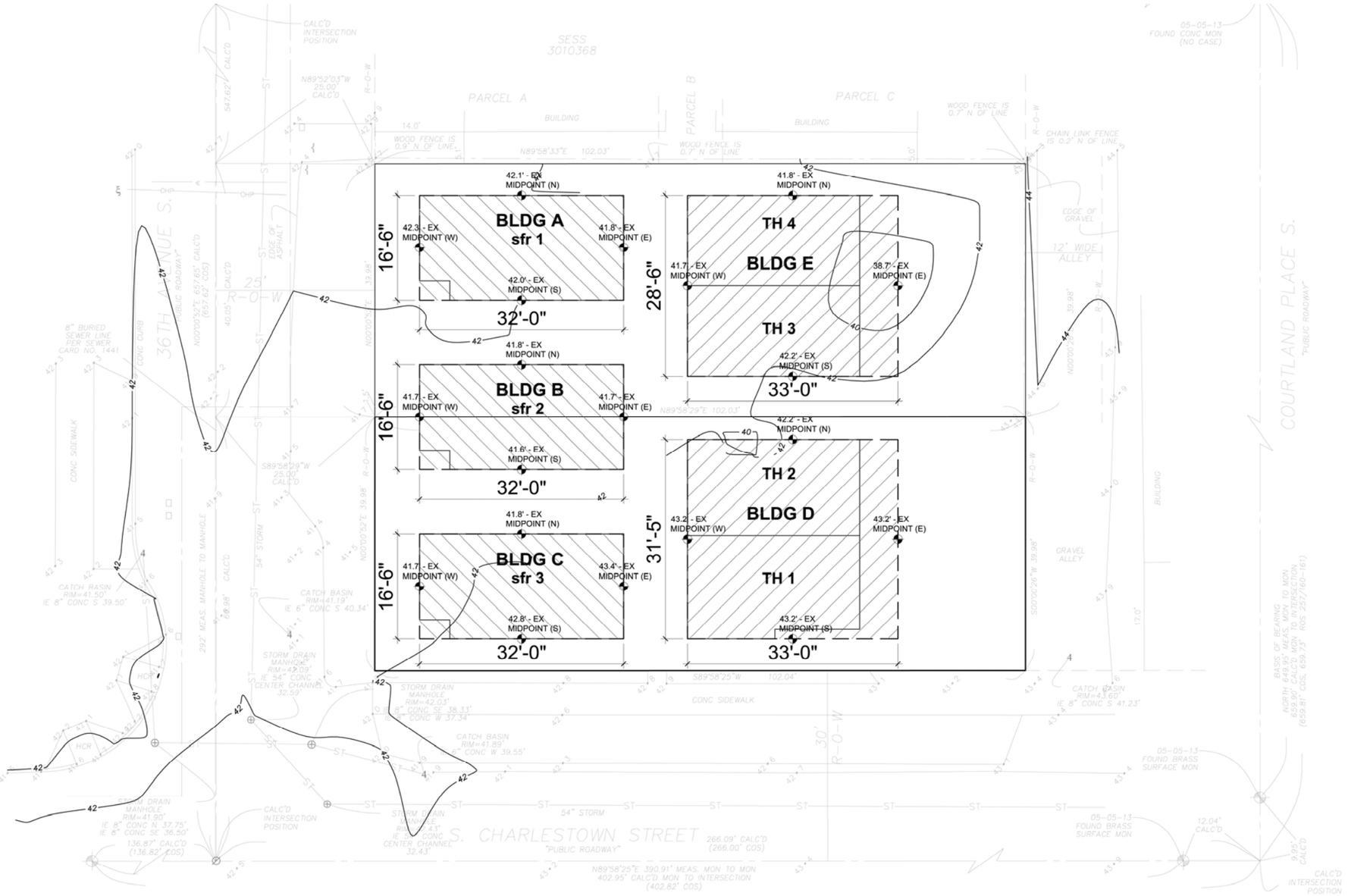

AVERAGE GRADE CALC - SFR 1
42.1 x 32.0 (N) + 42.0 x 32.0 (S) + 41.8 x 16.5 (E) + 42.3 x 16.5 (W)
1,347.2 + 1,344.0 + 689.7 + 698.0 = 4,069.9
4,069.9 / 97.0 (LENGTH OF SIDES) = 42.0'
AVERAGE GRADE = 42.0'

AVERAGE GRADE CALC - SFR 2
41.8 x 32.0 (N) + 41.6 x 32.0 (S) + 41.7 x 16.5 (E) + 41.7 x 16.5 (W)
1,337.6 + 1,331.2 + 688.1 + 688.1 = 4,045.0
4,045.0 / 97.0 (LENGTH OF SIDES) = 41.7'
AVERAGE GRADE = 41.7'

AVERAGE GRADE CALC - SFR 3
41.8 x 32.0 (N) + 42.8 x 32.0 (S) + 43.4 x 16.5 (E) + 41.7 x 16.5 (W)
1,337.6 + 1,369.6 + 716.1 + 688.1 = 4,111.4
4,111.4 / 97.0 (LENGTH OF SIDES) = 42.4'
AVERAGE GRADE = 42.4'

AVERAGE GRADE CALC - TH 1-2
42.2 x 33.0 (N) + 43.2 x 33.0 (S) + 43.2 x 31.4 (E) + 43.2 x 31.4 (W)
1,392.6 + 1,425.6 + 1,356.5 + 1,356.5 = 5,531.2
5,531.2 / 128.8 (LENGTH OF SIDES) = 42.9'
AVERAGE GRADE = 42.9'

AVERAGE GRADE CALC - TH 3-4
41.8 x 33.0 (N) + 42.2 x 33.0 (S) + 38.7 x 28.5 (E) + 41.7 x 28.5 (W)
1,379.4 + 1,392.6 + 1,103.0 + 1,188.5 = 5,063.5
5,063.5 / 123.0 (LENGTH OF SIDES) = 41.2'
AVERAGE GRADE = 41.2'

height calculation plan
SCALE: 1"=10'

HEIGHT CALCULATION PLAN SCALE: 1/16”=1’

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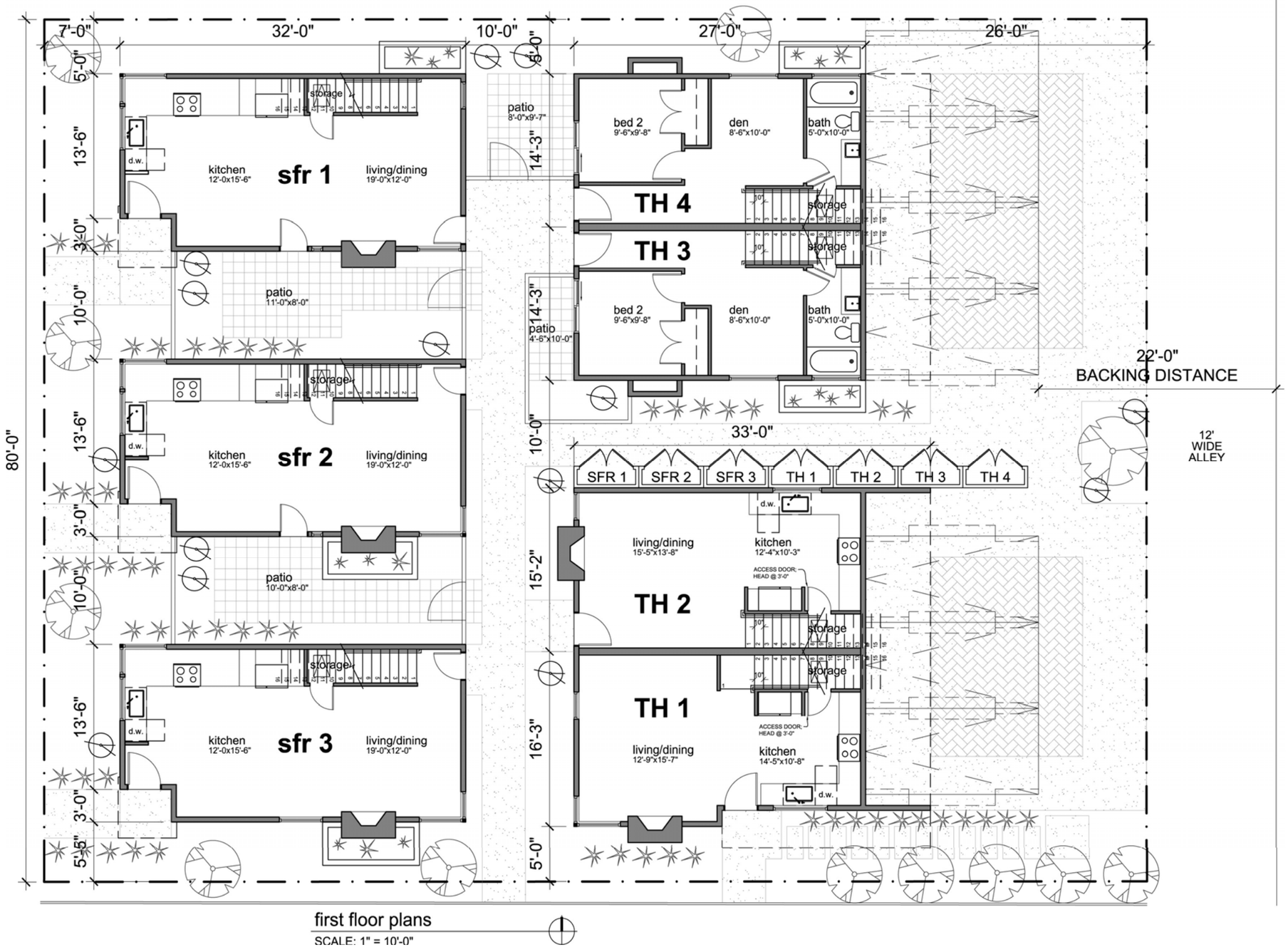

first floor plans

SCALE: 1" = 10'-0"

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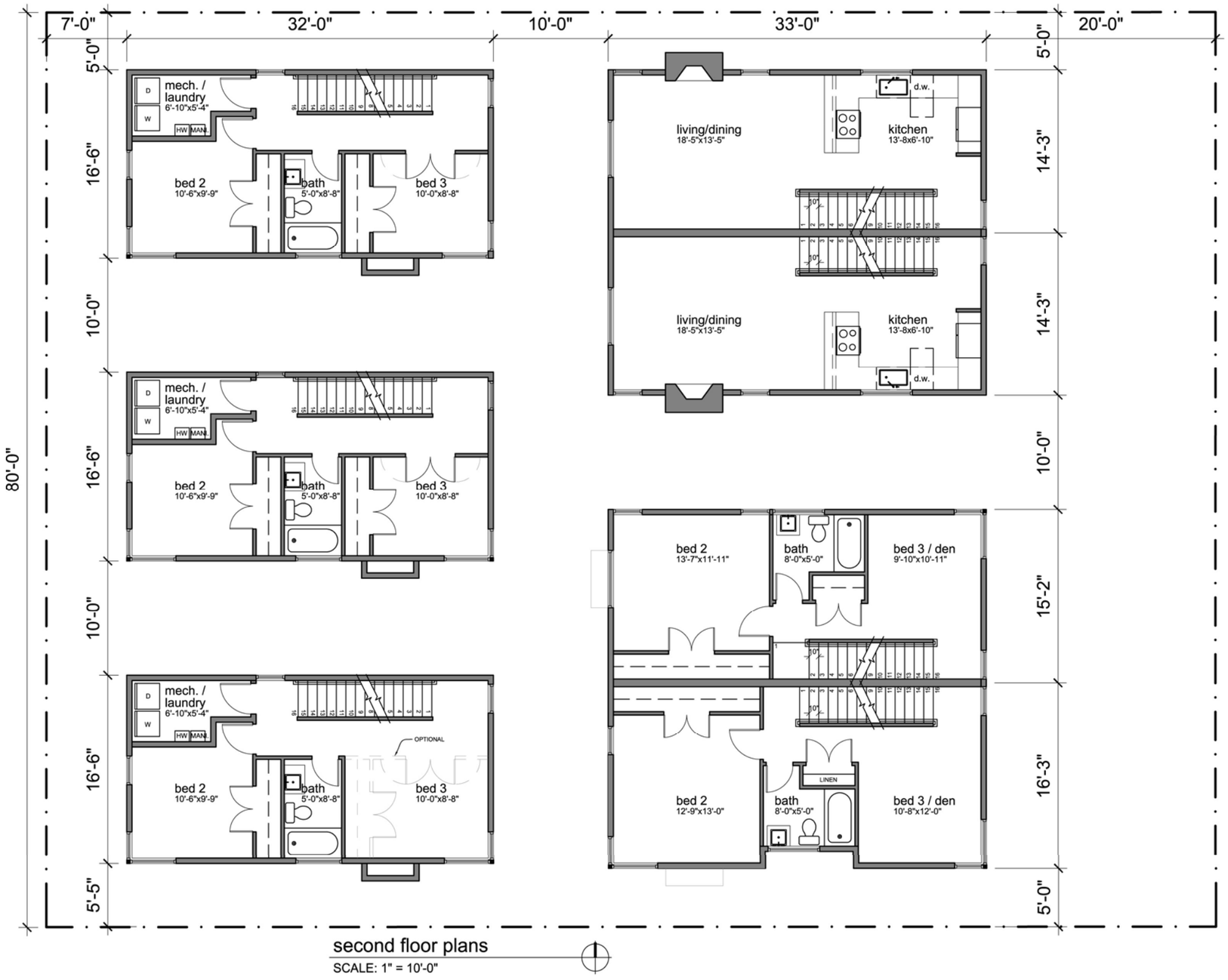

second floor plans

SCALE: 1" = 10'-0"

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third floor plans

SCALE: 1" = 10'-0"

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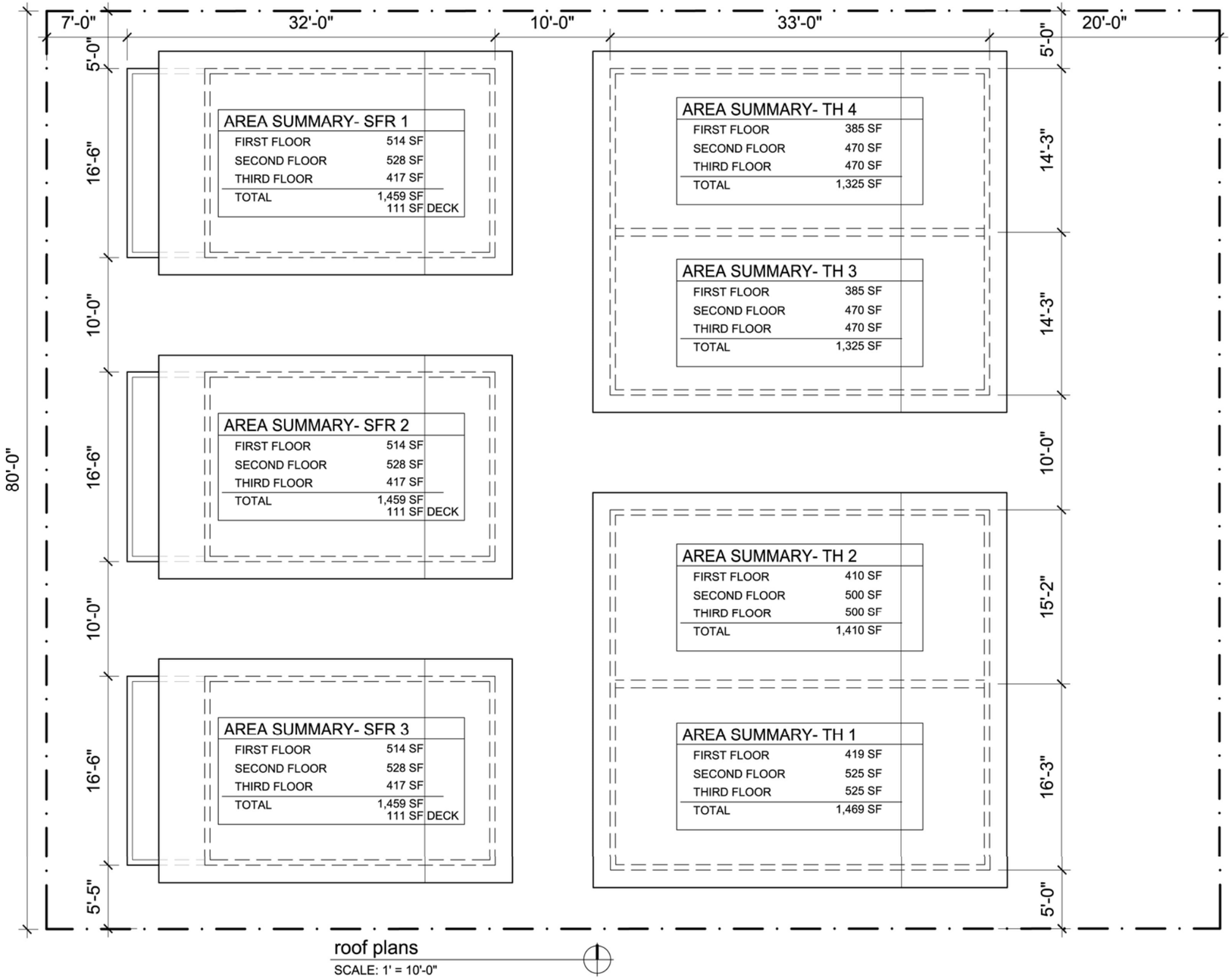

roof plans

SCALE: 1' = 10'-0"

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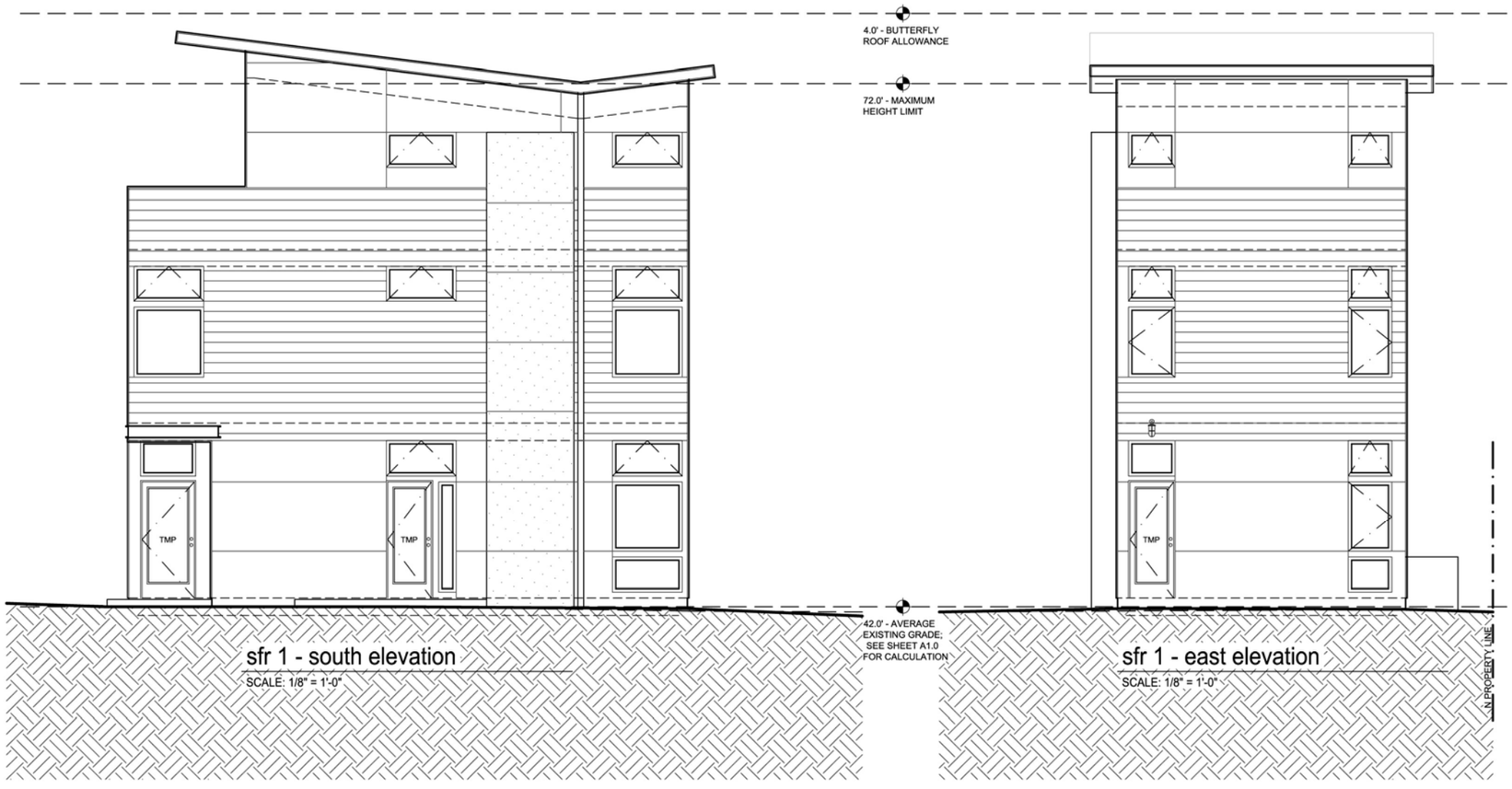

sfr 1 - south elevation
SCALE: 1/8" = 1'-0"

sfr 1 - east elevation
SCALE: 1/8" = 1'-0"

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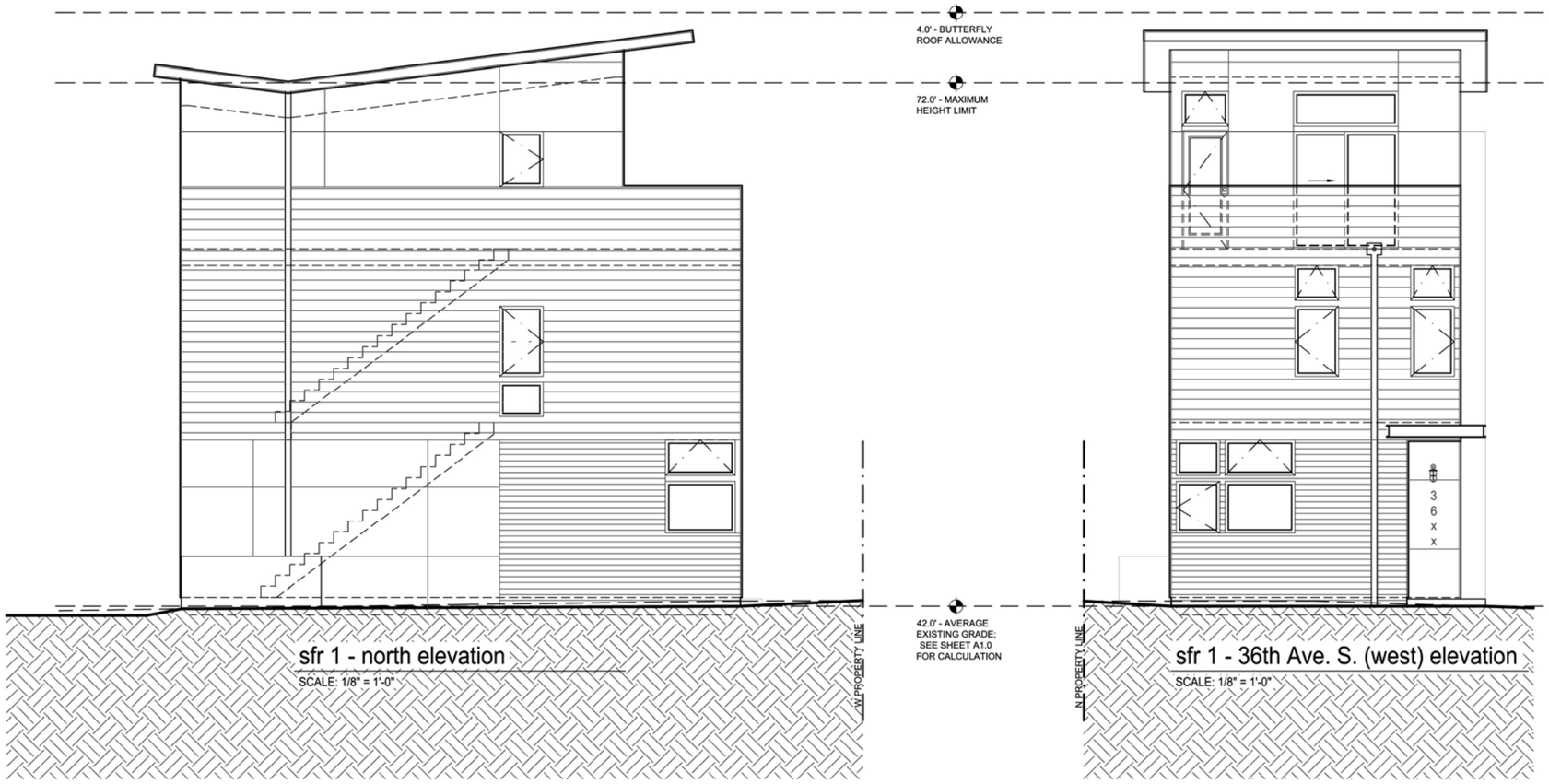

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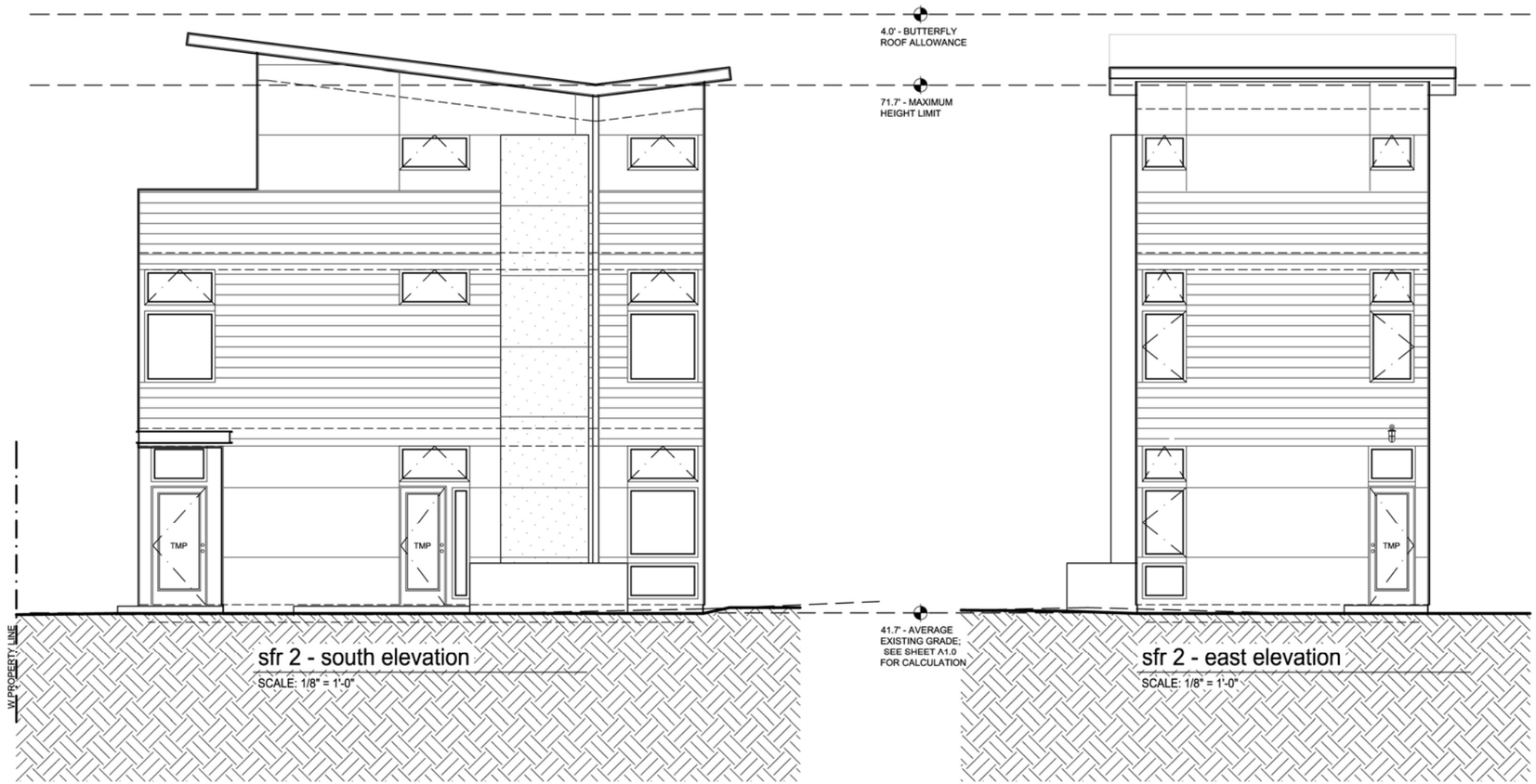

sfr 2 - south elevation
SCALE: 1/8" = 1'-0"

sfr 2 - east elevation
SCALE: 1/8" = 1'-0"

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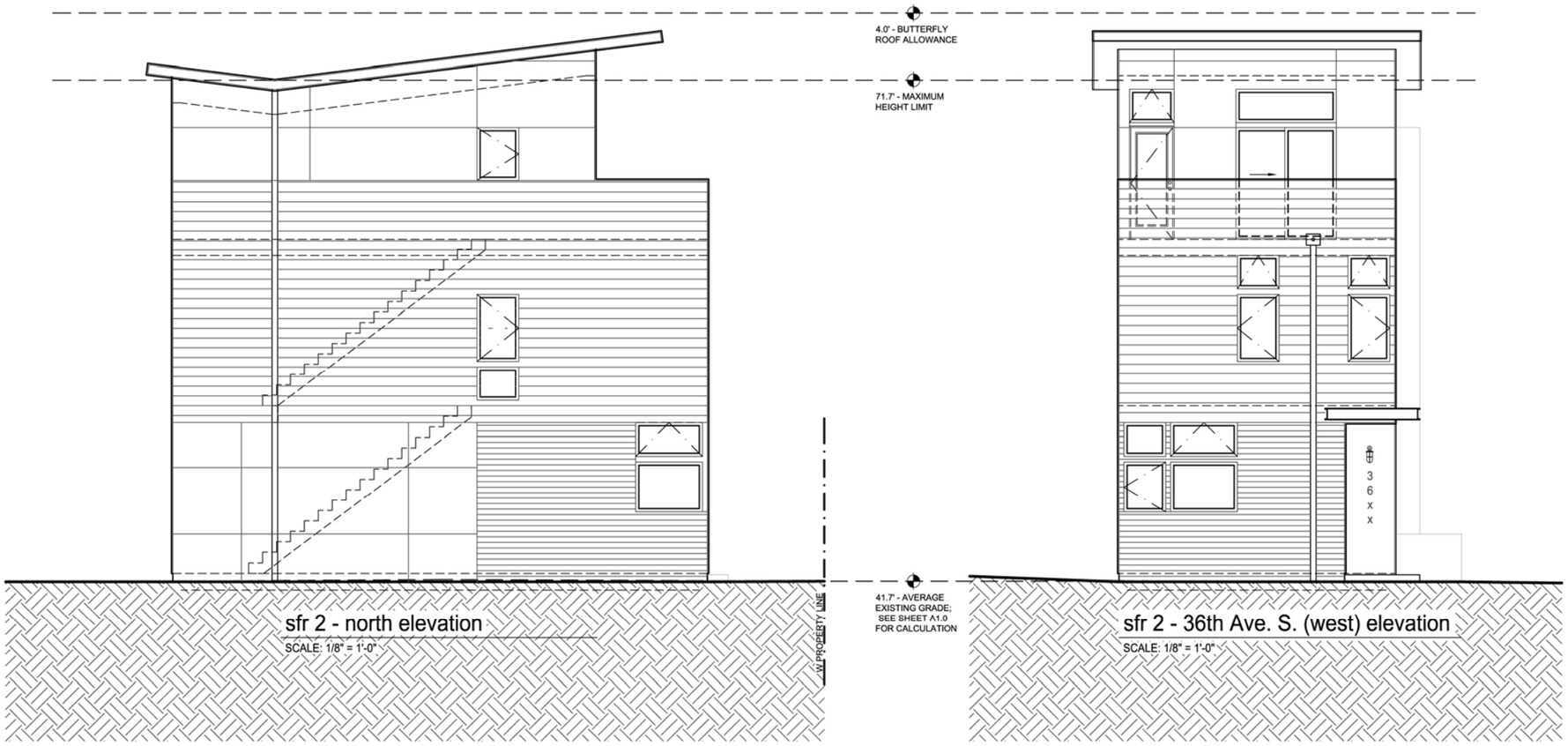

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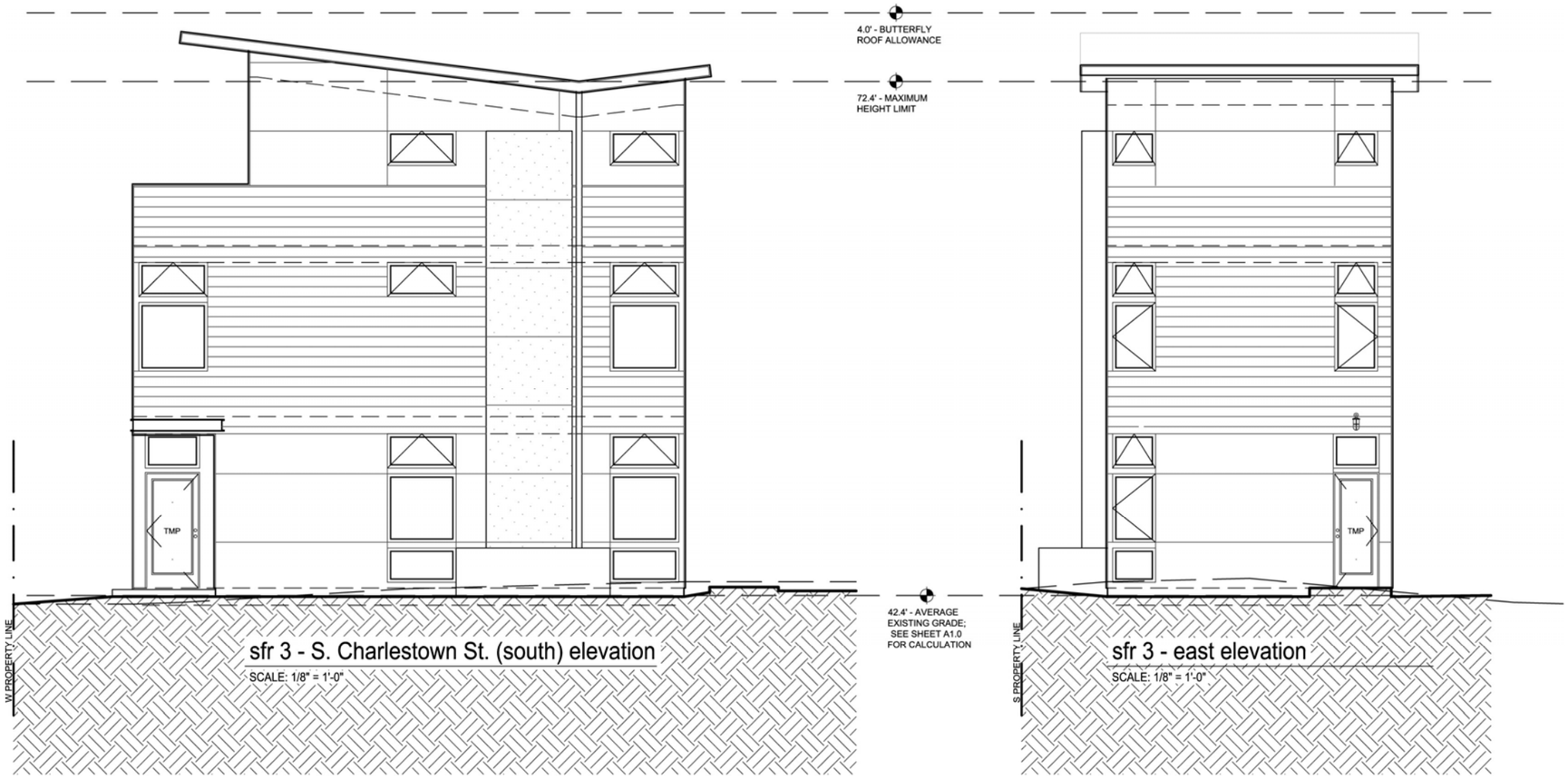

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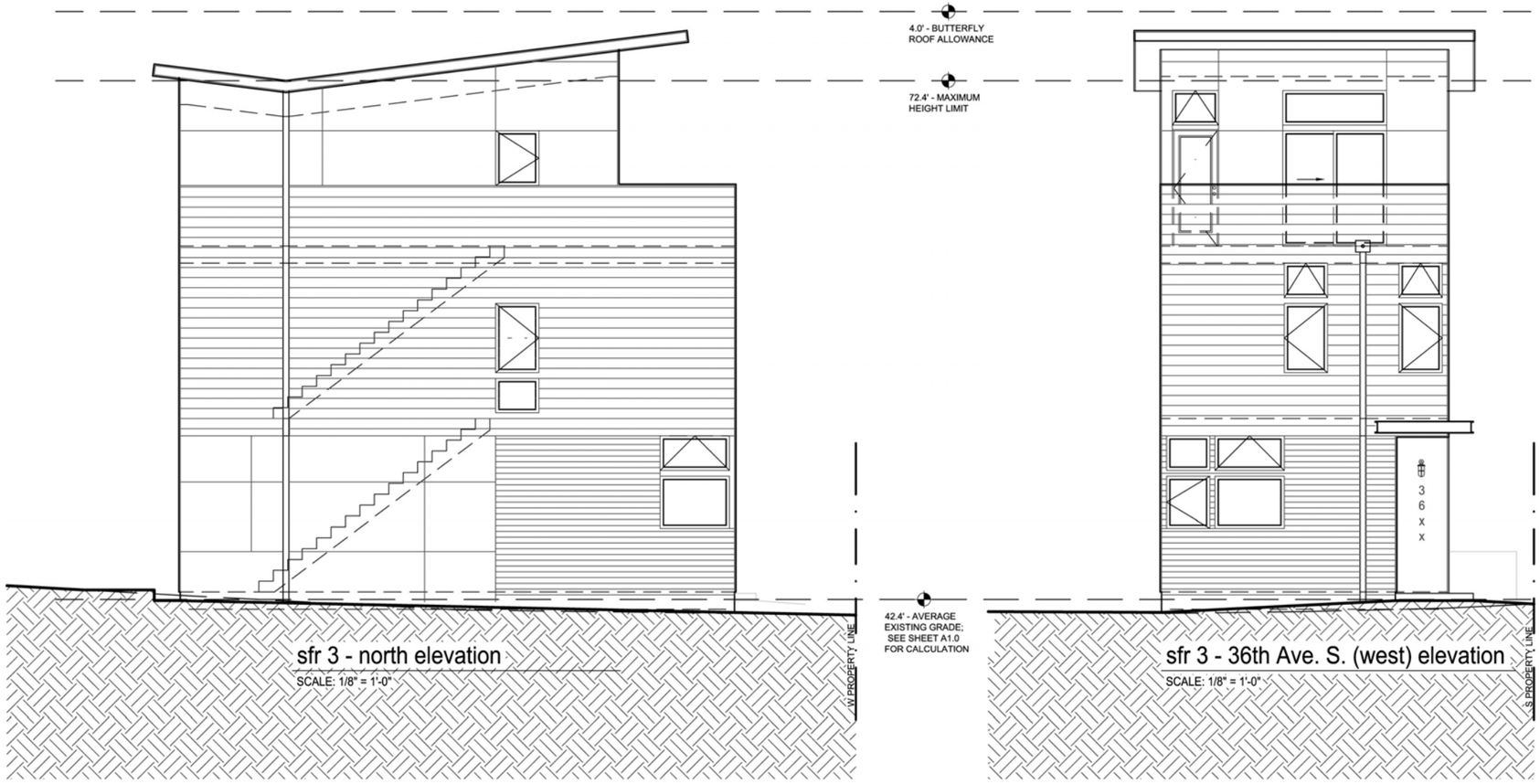

sfr 3 - north elevation
SCALE: 1/8" = 1'-0"

sfr 3 - 36th Ave. S. (west) elevation
SCALE: 1/8" = 1'-0"

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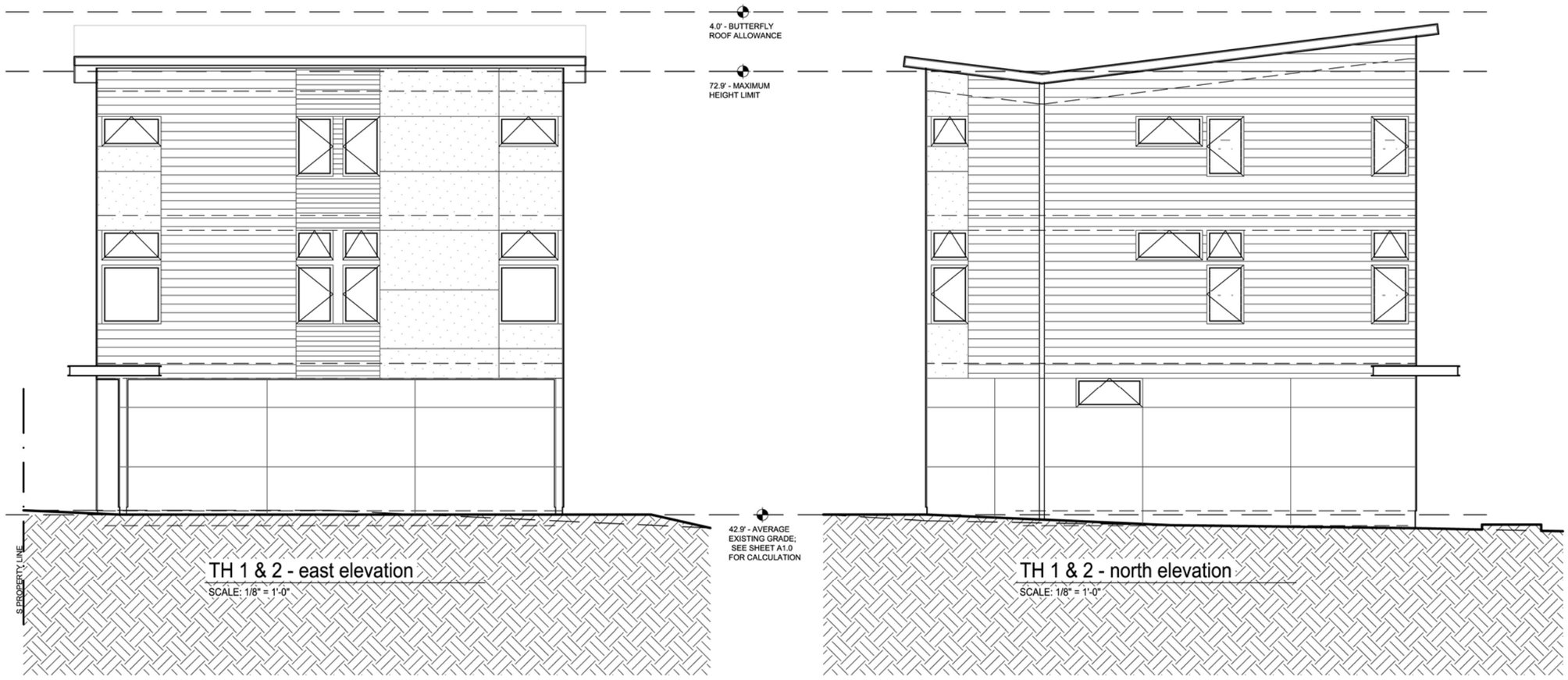

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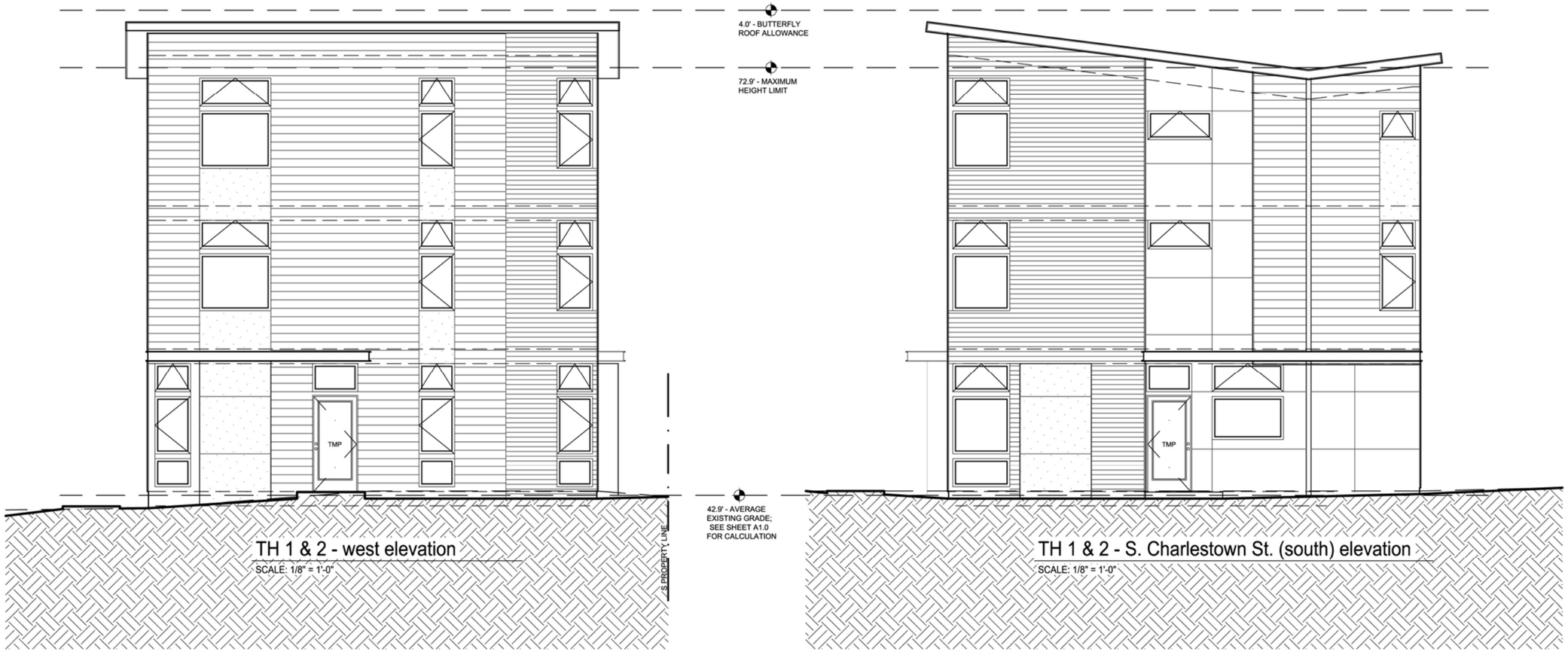

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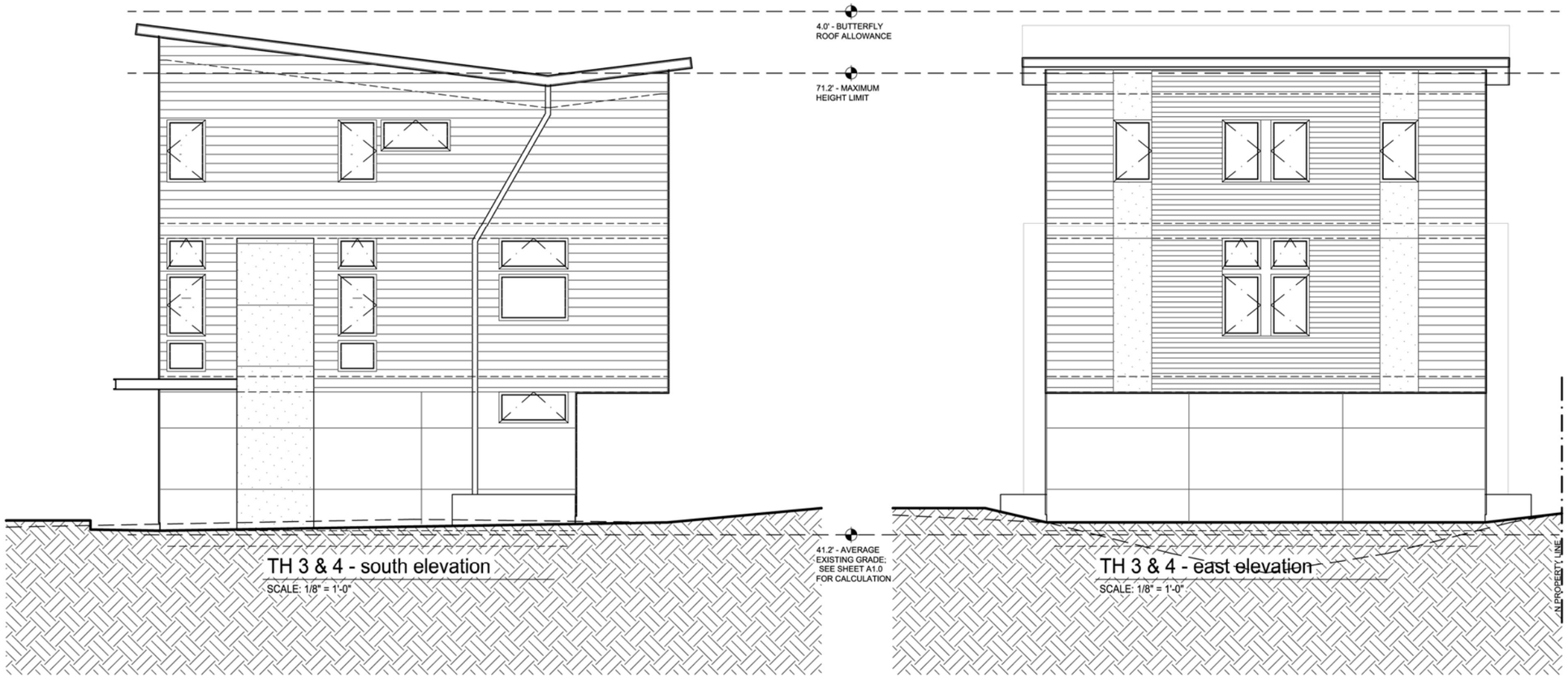

TH 3 & 4 - south elevation

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

TH 3 & 4 - east elevation

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

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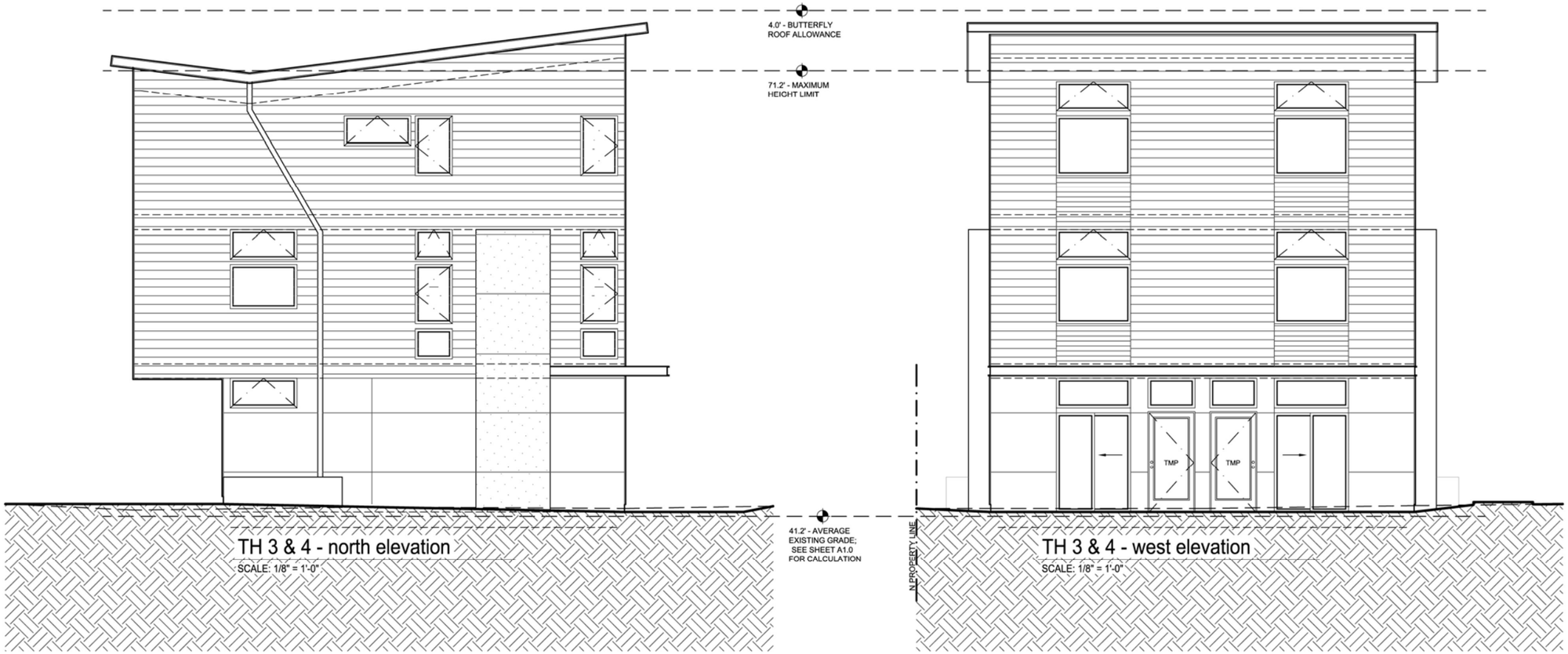

TH 3 & 4 - north elevation
SCALE: 1/8" = 1'-0"

TH 3 & 4 - west elevation
SCALE: 1/8" = 1'-0"

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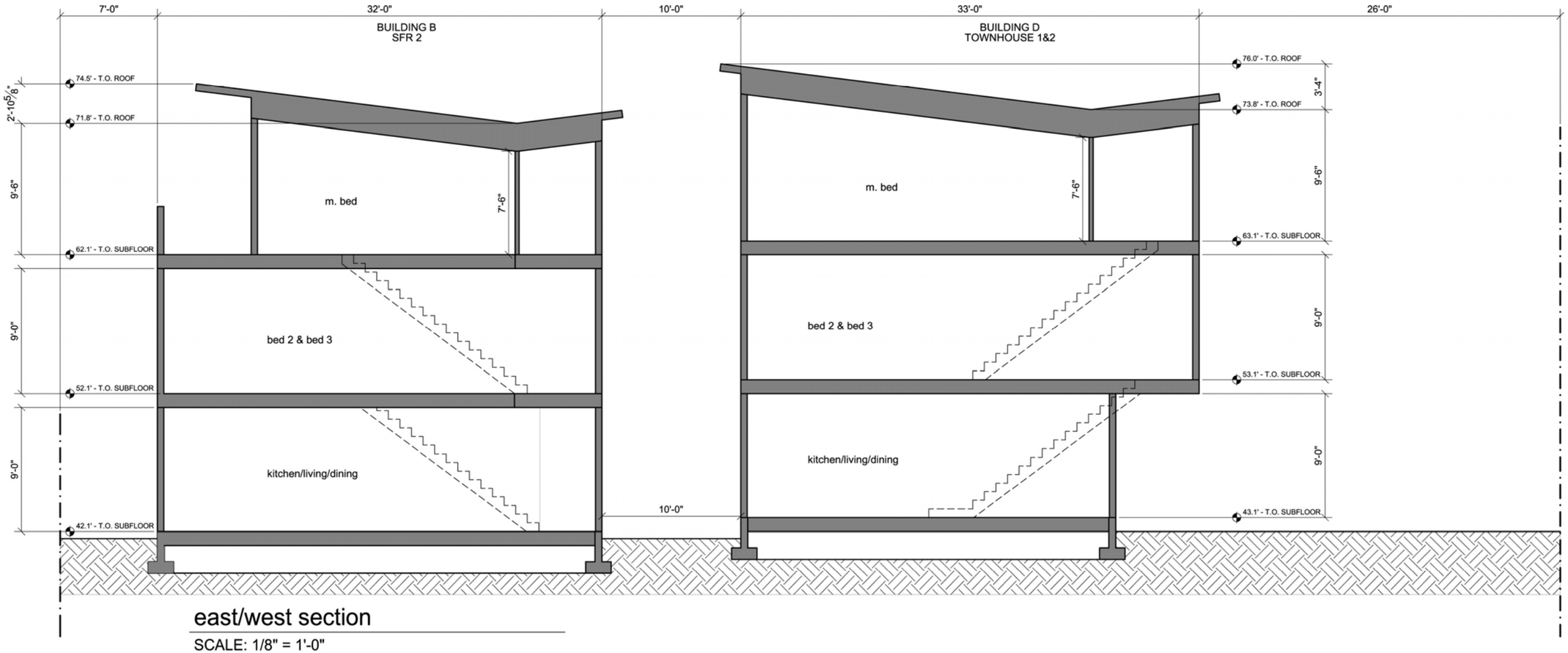

east/west section

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

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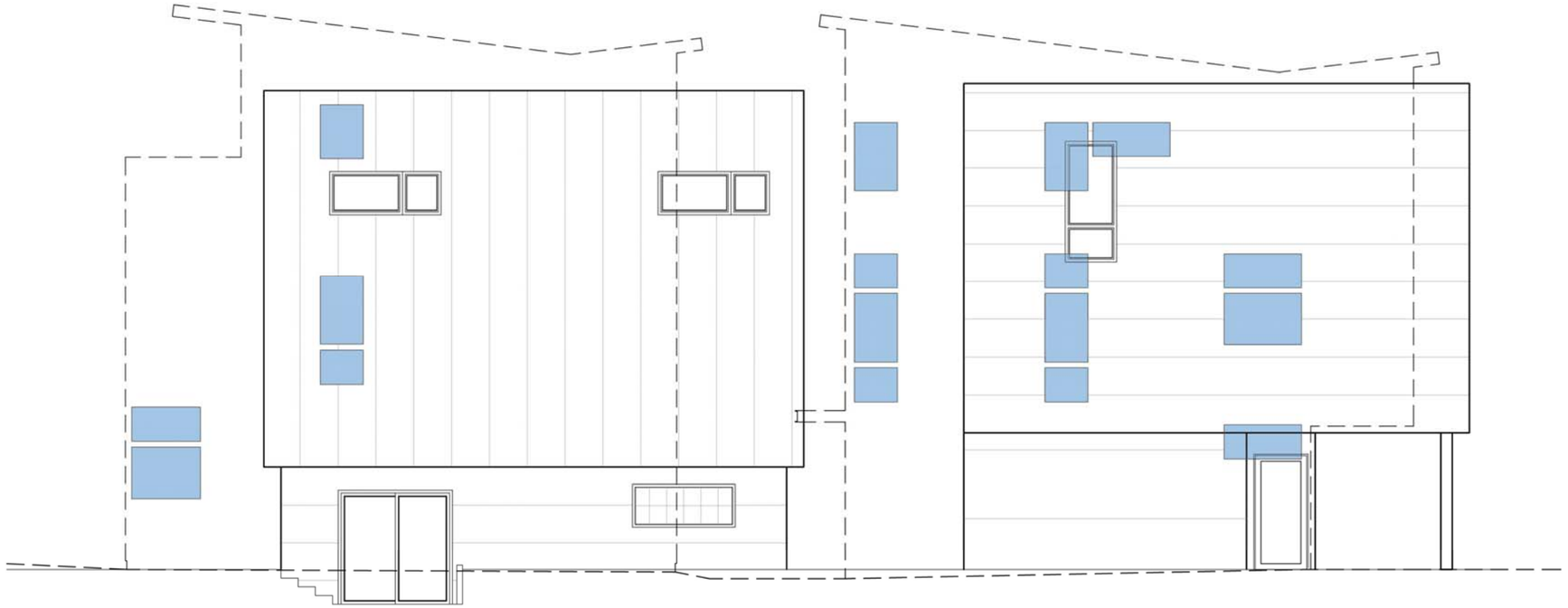

neighboring property north

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

NEIGHBORING PROPERTY NORTH SCALE: 1/8"=1'

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