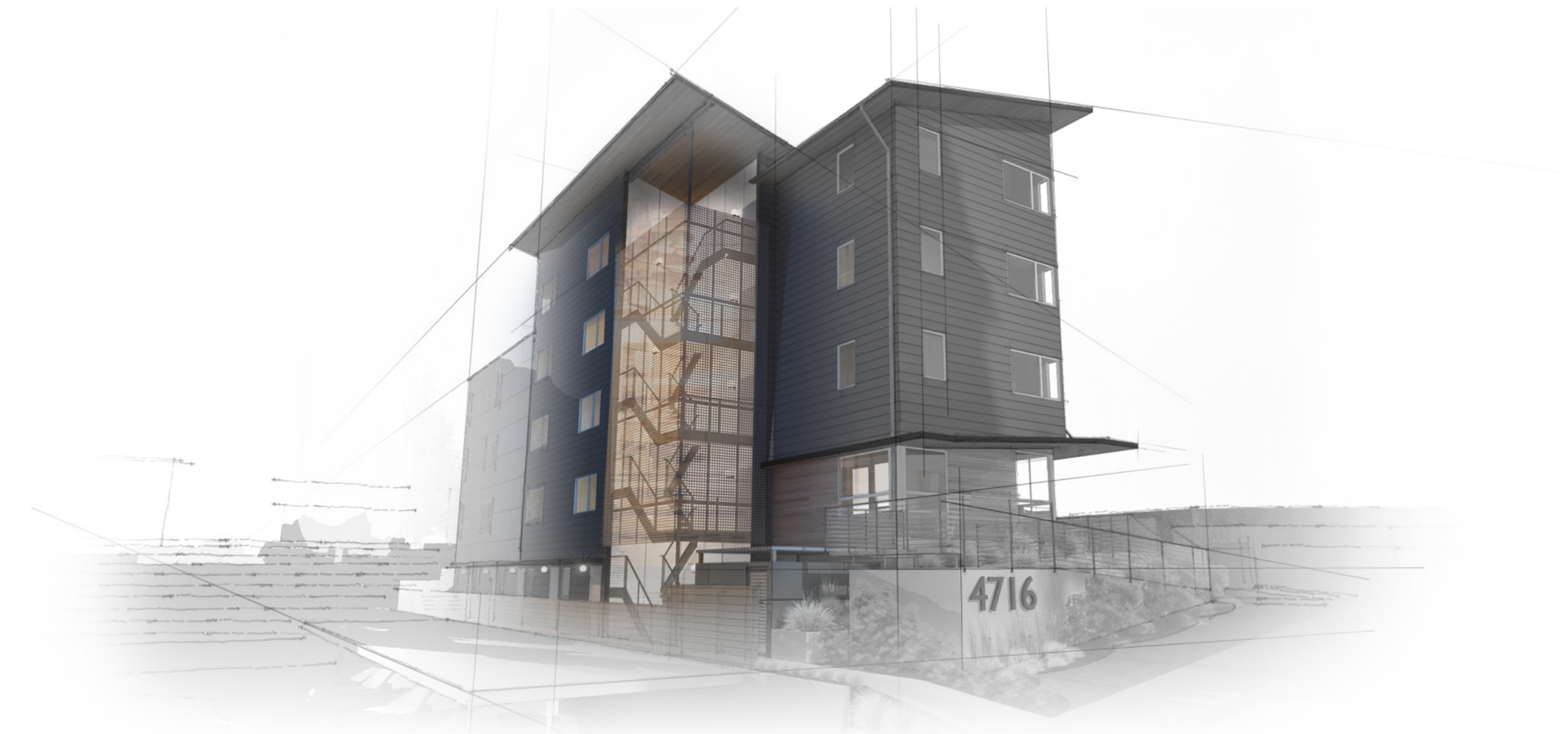

JW ARCHITECTS

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PROJECT INFORMATION

ADDRESS	4716 38TH AVE S SEATTLE, WA 98118
TAX ID NUMBER	3929900085
SDU PROJECT #	SDR: 3022891 BUILDING: 6484343
LOT SIZE	5,034 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
OWNER/APPLICANT	THACH REAL ESTATE GROUP 4551 87TH AVE SE MERCER ISLAND, WA 98040

VICINITY ANALYSIS

ZONE: NC2 - 40

ADJACENT ZONES: SF 5000
LR2
LR3
NC2-40
CP3P-65

BUS ROUTES: 7 - Downtown, South Jackson Street, Prentice Street

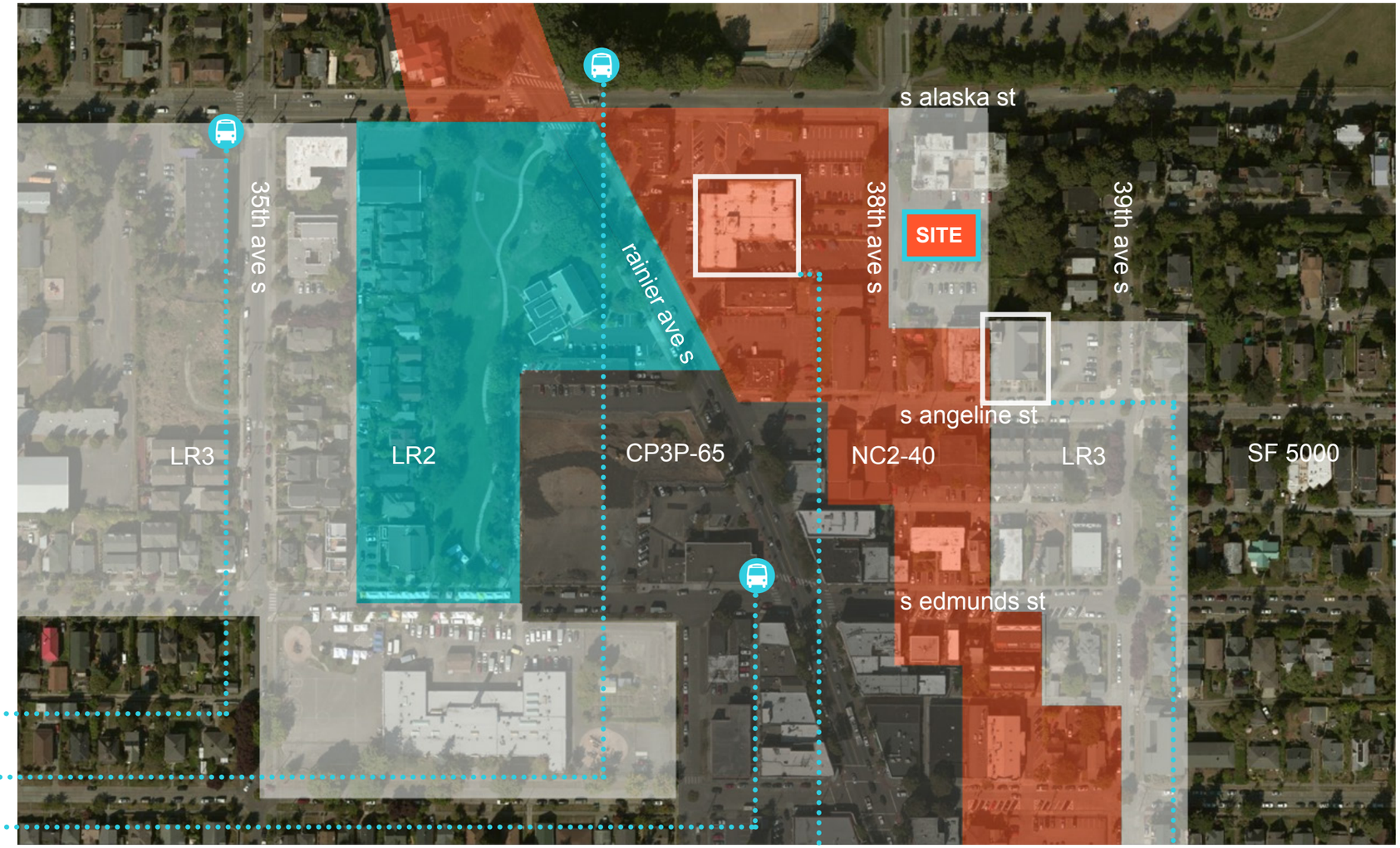
9 - Rainier Beach, Broadway Express

50 - Othello Station, Seward Park, West Seattle, South Downtown

50

7, 50

7, 9



columbia station us post office

columbia city church of hope

ZONING ANALYSIS

PROPOSAL Demo the current single family residence, and construct one apartment building with 33 SEDU's and 1 dwelling unit.

KEY METRICS

Zone:	**LR3**
Lot size:	5,031 SF
FAR:	5,031 sf x 2.0 = 10,062 sf allowed (th/s+built green+paved alley)
Structure Height:	40' + 3' shed bonus (30' + 3' shed bonus, east 50' of lot)
Units:	32 (31 SEDU's + 1 dwelling)
Parking:	None, frequent transit

ANALYSIS OF CONTEXT Our site is located in the Columbia City neighborhood, two blocks from the Columbia City main street. The neighborhood is a strong residential neighborhood with a mixture of older single family homes and newer multifamily development. The site gradually slopes up approximately 10 feet between the north lot line and the south lot line, providing a great opportunity to create a dynamic front entrance at the south side, and north to lower units.

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

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 10. A preliminary landscape plan can be found on page 11.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 9 for Design Guideline Responses.

4716 AERIAL VIEW WEST

4716 AERIAL VIEW EAST

SITE ANALYSIS

38TH AVENUE SOUTH OPPOSITE FROM SITE

ACROSS FROM SITE

38TH AVENUE SOUTH TOWARD SITE

SITE

STREET LEVEL

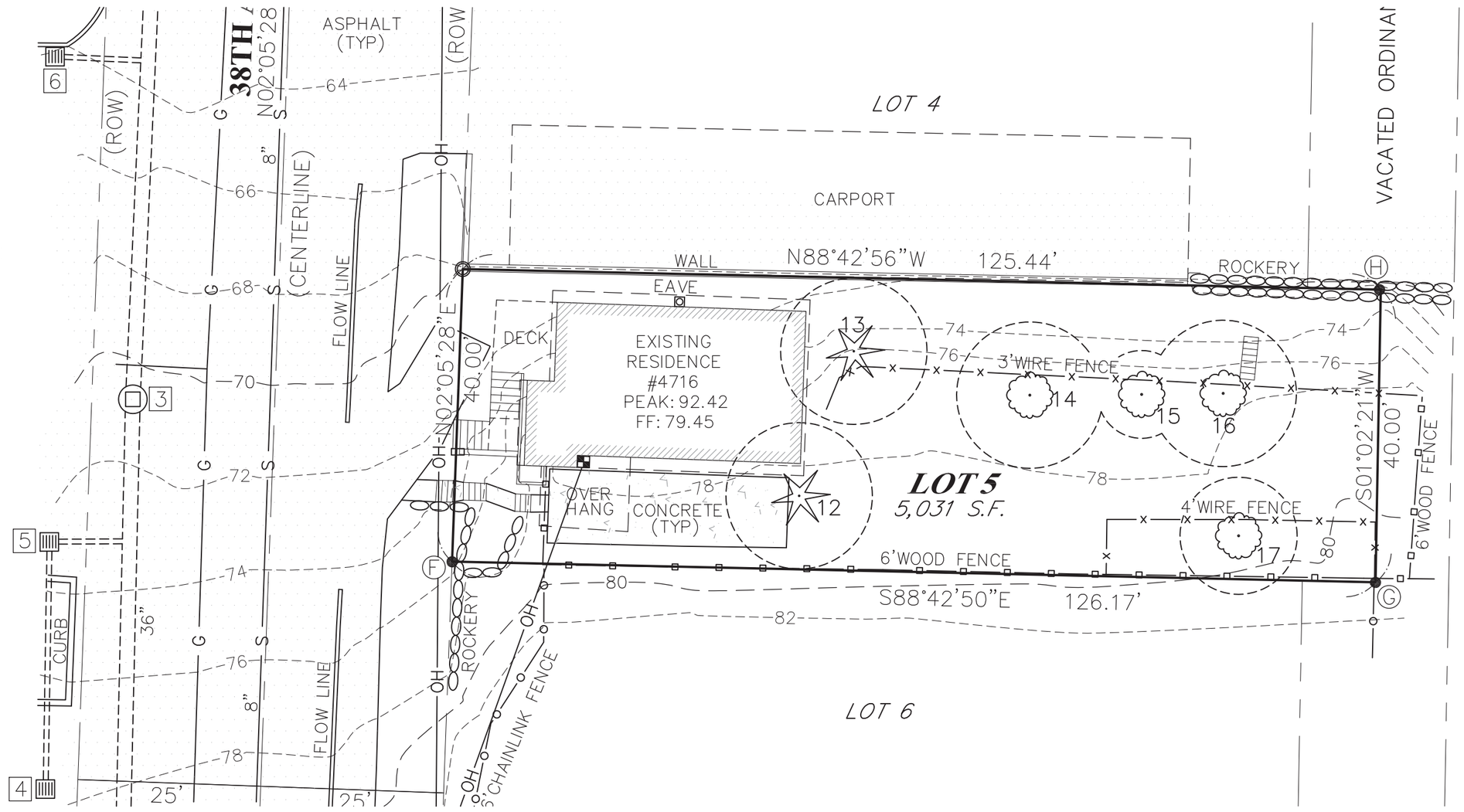
LEGAL DESCRIPTION

LOT 5, BLOCK 2, REPLAT OF BLOCK 1 & N. 1/2 OF BLOCK 2, KRAMER HEIGHTS, ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE(S) 43, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION UNDER ORDINANCE NO. 91076, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(PER NEXTITLE, A TITLE AND ESCROW COMPANY, ORDER NO.: NXWA-0199665, DATED: SEPTEMBER 9, 2015)



survey

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

EXISTING CONDITIONS

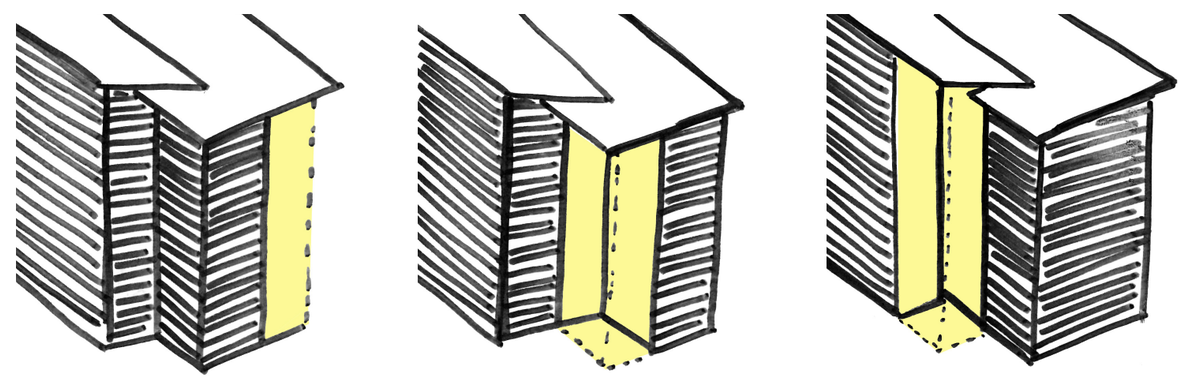
The primary objective of this concept is to create quality experiences from necessary elements.

The most prominent of these elements is a feature exterior stair that will be visible and provide light at any given time. Exit stairs are a necessity for apartment buildings of this size, but by studying the location and view of this stair, it is possible to expand beyond this purpose of an exit.

Another exceptional feature is the accessibility ramp into the front lobby. The ramp has created beneficial space for the fornt yard. At the hinge point of the two main ramps is an extended landing designed with benches and detailed railings. This landing serves as a destination point and provides seating for residents to enjoy while outside, whether they are meeting other residents or simply waiting for transportation. The ramps also influence the building by incorporating an awning design to bring the viewers eye into the front door.

It is crucial to take advantage of the existing slope, rather than work against it. This ensures that a welcoming basement level with a level pathway is achieved, with plenty of daylight availbe for each unit.

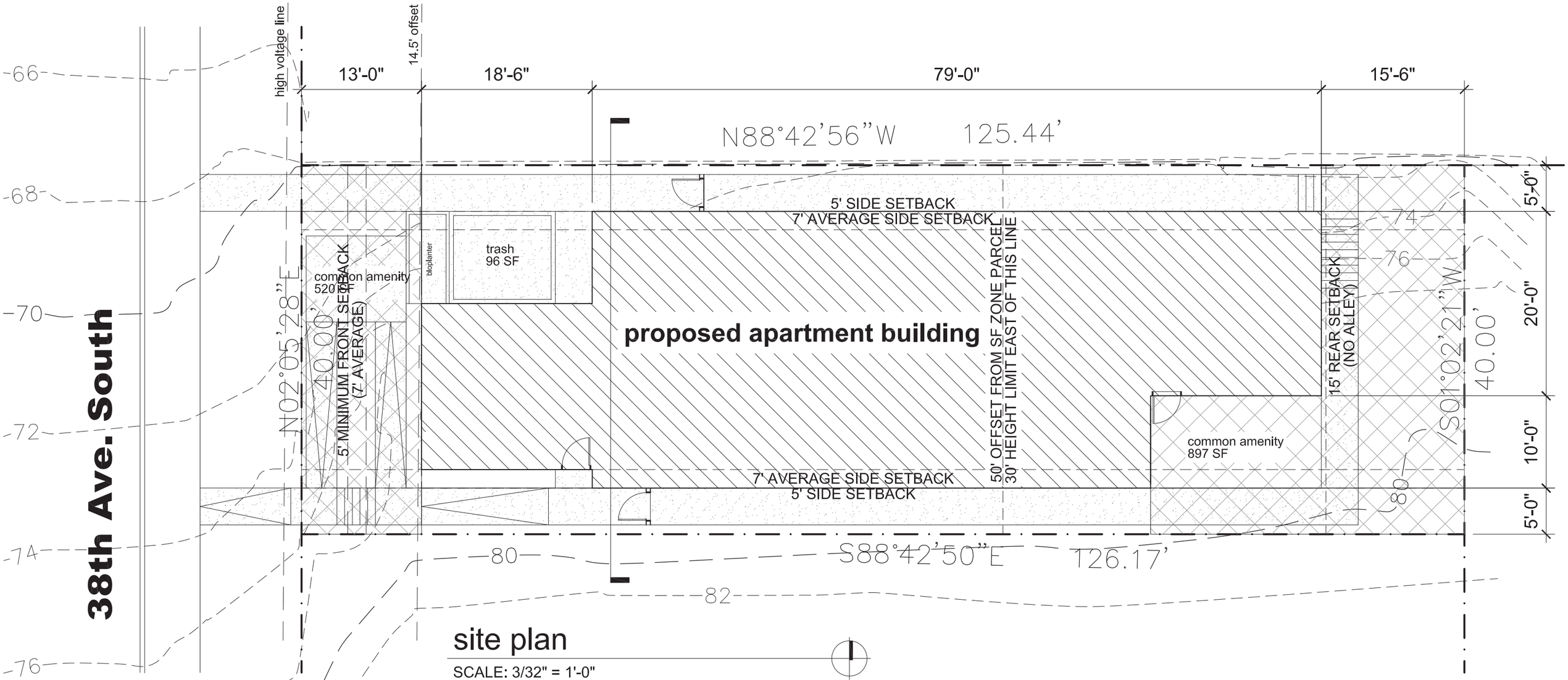
precedent images



light tower composition studies

CONCEPT

SEATTLE DESIGN GUIDELINES			DESIGN RESPONSE
CS2. Urban Pattern and Form Allow characteristics of the site to inform the design. Identify opportunities to make a strong connection to the street. Review the height, bulk, and scale of neighboring buildings as well as the scale of developmnt anticipated by zoning for the area to deteremine an appropriate complement and/or transition.	B D	**Adjacent Sites, Streets, and Open Space** **Height, Bulk, and Scale**	It is crucial to make use of the existing topography on site, in order to provide a front entrance a few steps up from the street to the first floor along the south property line, while also creating a pathway just a few steps down from the street to basement units on the north property line. The accesibility ramp is also a great resource to create a hub for interaction among residents, or possible visitors to the site. This open space is along the street side which provides an opportunity to create a dynamic landscaping and paving feature in the front of our building The height of the building matches the building to the north, as well as prospective projects that are in current design review to the west across 38th Avenue. The building does step down one floor as it pulls closer to the single family zoning in the rear, and is nicely buffered with landscaping and patio areas.
PL1. Connectivity Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.	A B	**Network of Open Spaces** **Walkways and Connections**	The entry ramp creates an amenity space at the hinge of the ramps. This is made by widening the landing to create a sitting area in front of the site. This area could be used by residents and/or the general public as an outdoor area to lounge, eat, and interact. The open space in the rear of the lot works well as a more private gathering space for small or large groups, as well as a great buffer between the single family zoning and low-rise zoning.
PL3. Street-Level Interaction Design primary entires to be obvious, identifiable, and distinct. Provide security and privacy for residents.	A	**Entries**	The entry to the apartment building is beautifully outlined with cedar siding, as well as a cedar soffit lining an expansive awning. The awning and ramp system work as one to visually bring your eye to the south side of the building leading you to the notch out where the front door is located. Furthermore, the window strategy is much more open and transparent around the entry and lobby space versus the more private unit window design.
DC2. Architectural Concept Arrange mass of building considering the characteristics of the site. Add depth to facades where appropriate. Incorporate architectural features that are of human scale.	A B	**Massing** **Architectural and Facade Composition**	The primary objective of the concept is to create quality experience from necessary elements. The most prominent of these elements is the light tower/exterior stair. This stair was designed to bring a special feature to the street facade of this building, as well as working with the existing topography to make an interesting, necessary exit stair. The facade is broken up between the dark of the lap and the light of the stair tower. Also, the use of a butterfly roof creates a more dynamic front facade to the street. The front composition is also influenced by the ramp, creating a sloping awning at the entry to bring your eye in.
DC4. Exterior Elements and Finishes Select durable and attractive materials that will age well in Seattle's climate. Provide address signage at the street as applicable. Use lighting to increase site safety.	B C D	**Signage** **Lighting** **Trees, Landscape and Hardscape Materials**	Simple, clean, durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. Large address numerals on the front of the ramp system to allow for easy recognition from the street. There is a continuous pathway all along the entire building which will be lined with lighting, including two well-litexterior stairs. Landscaping will be used throughout the ramp system in the front of the site to create an interesting pathway to and from the building. Hardscaping will be used in the rear of the lot to create small and large gathering spaces, as well as landscaping to soften the buffer between thiszone and the single-family to the east.



site plan

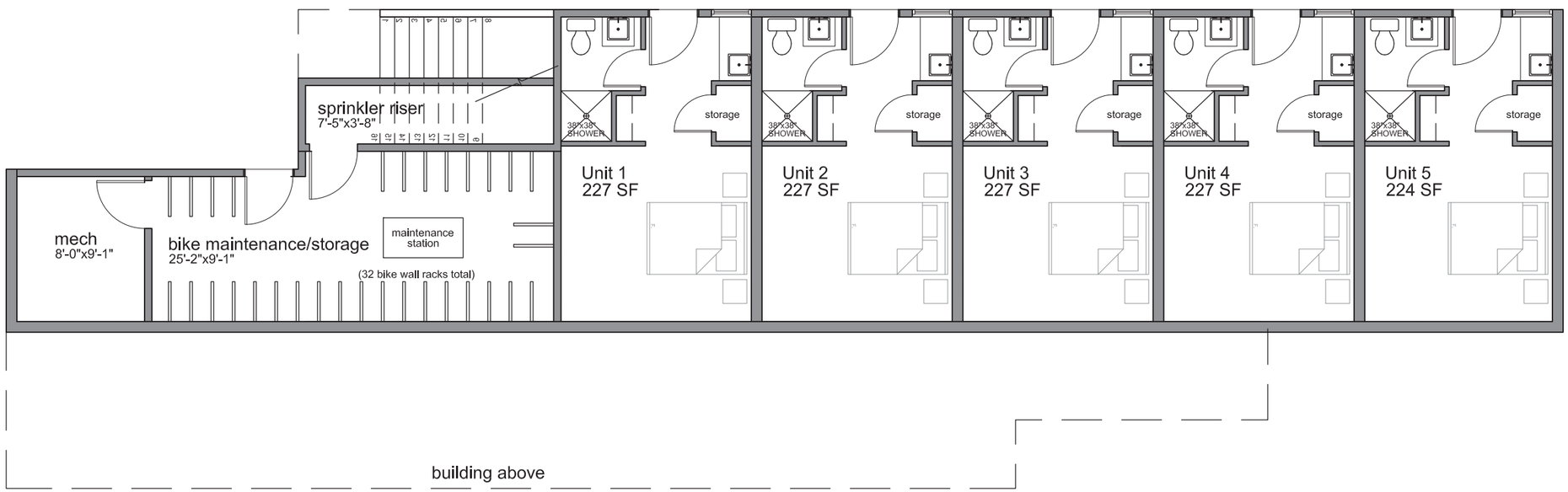
SCALE: 3/32" = 1'-0"

site plan

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

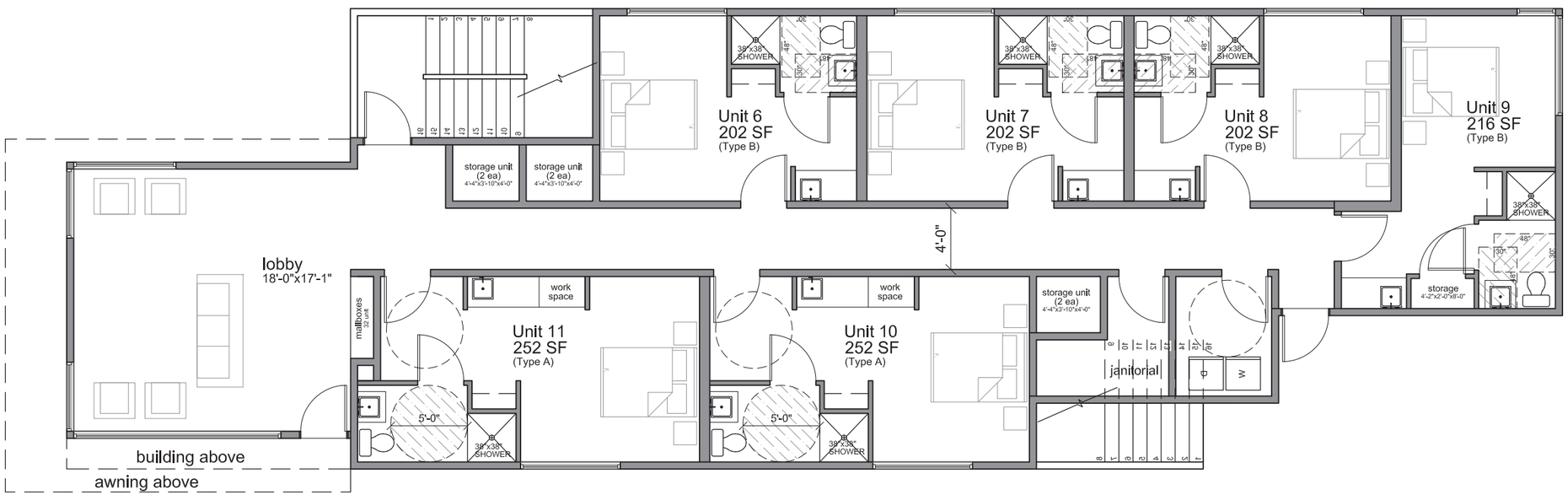
	Required	Provided	% Difference
Front:	7' average, 5' minimum	13'	Compliant
Side (north):	7' average, 5' minimum	6.8'	Non-Compliant
Side (south):	7' average, 5' minimum	6.8'	Non-Compliant
Rear:	15'	15'	Compliant

SITE PLAN



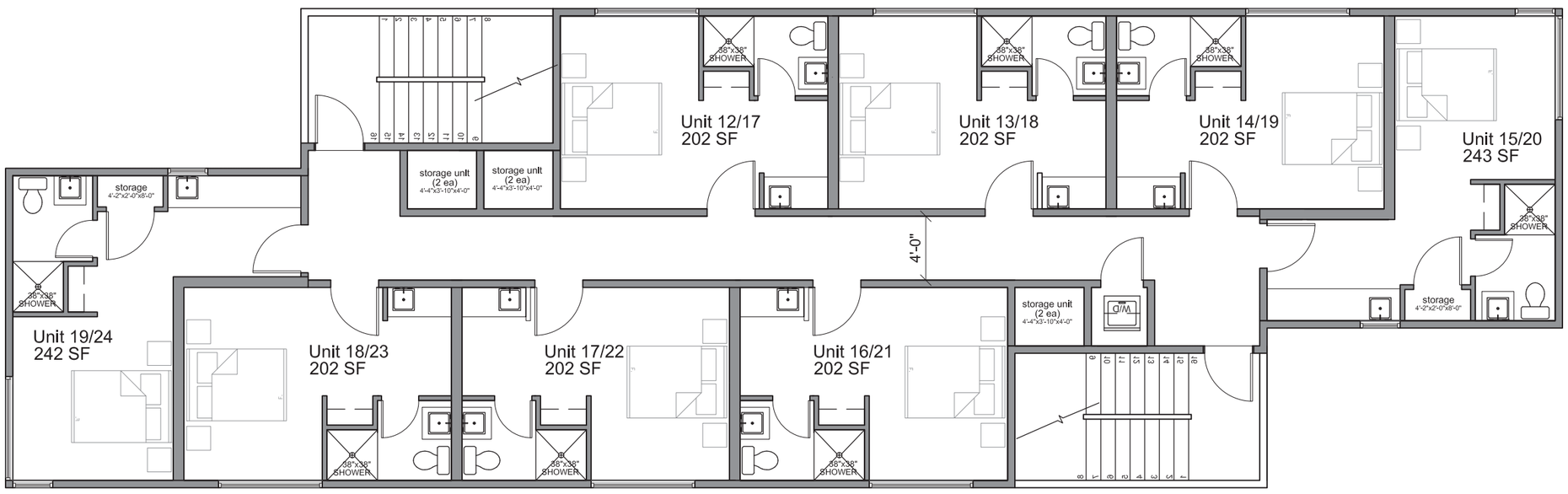
basement floor plan

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



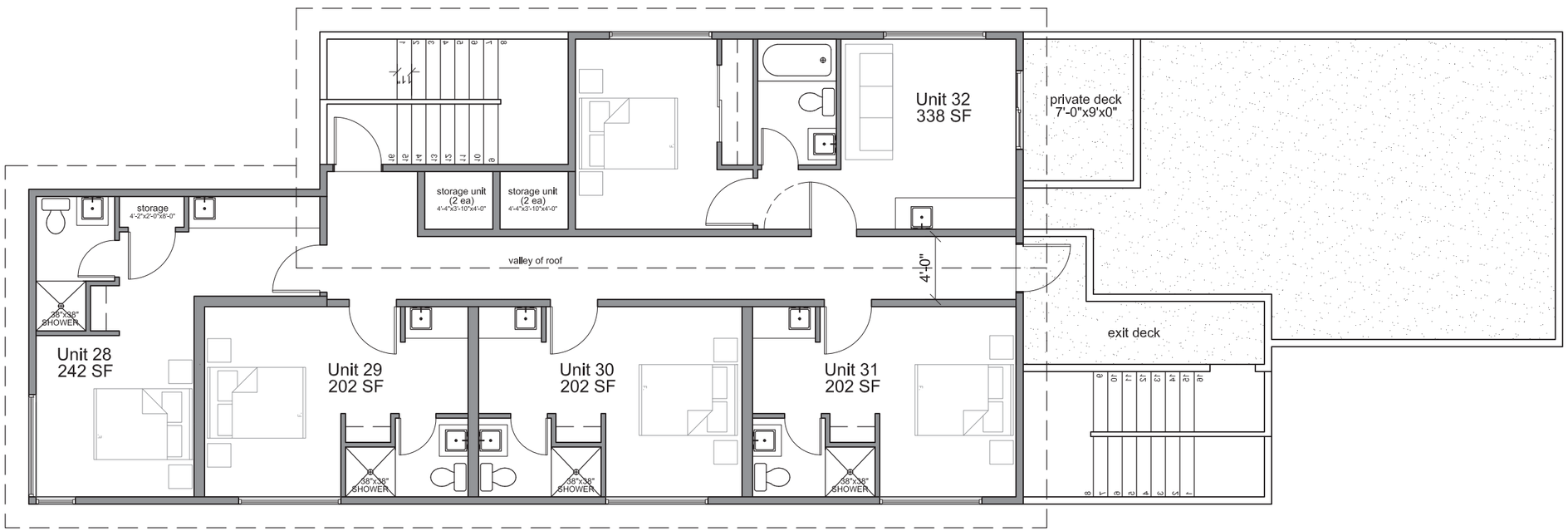
first floor plan

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



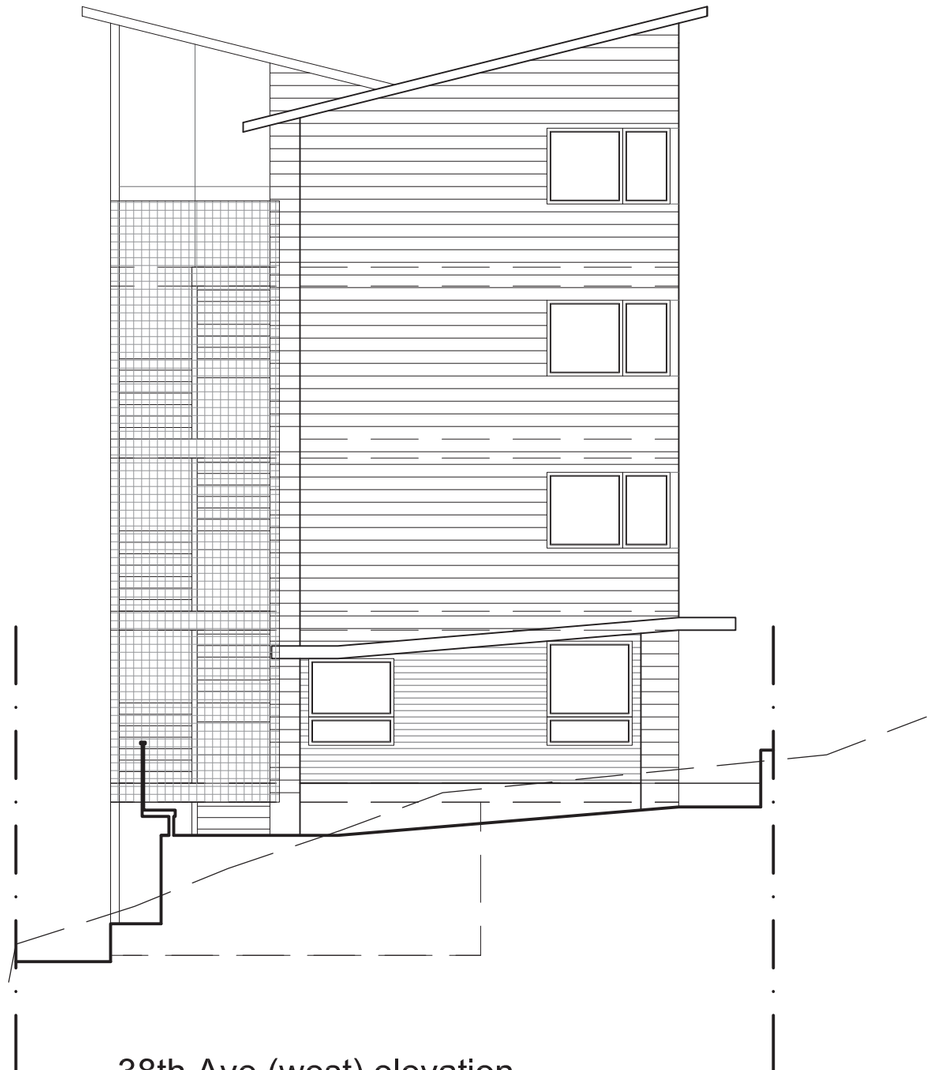
second + third floor plan

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



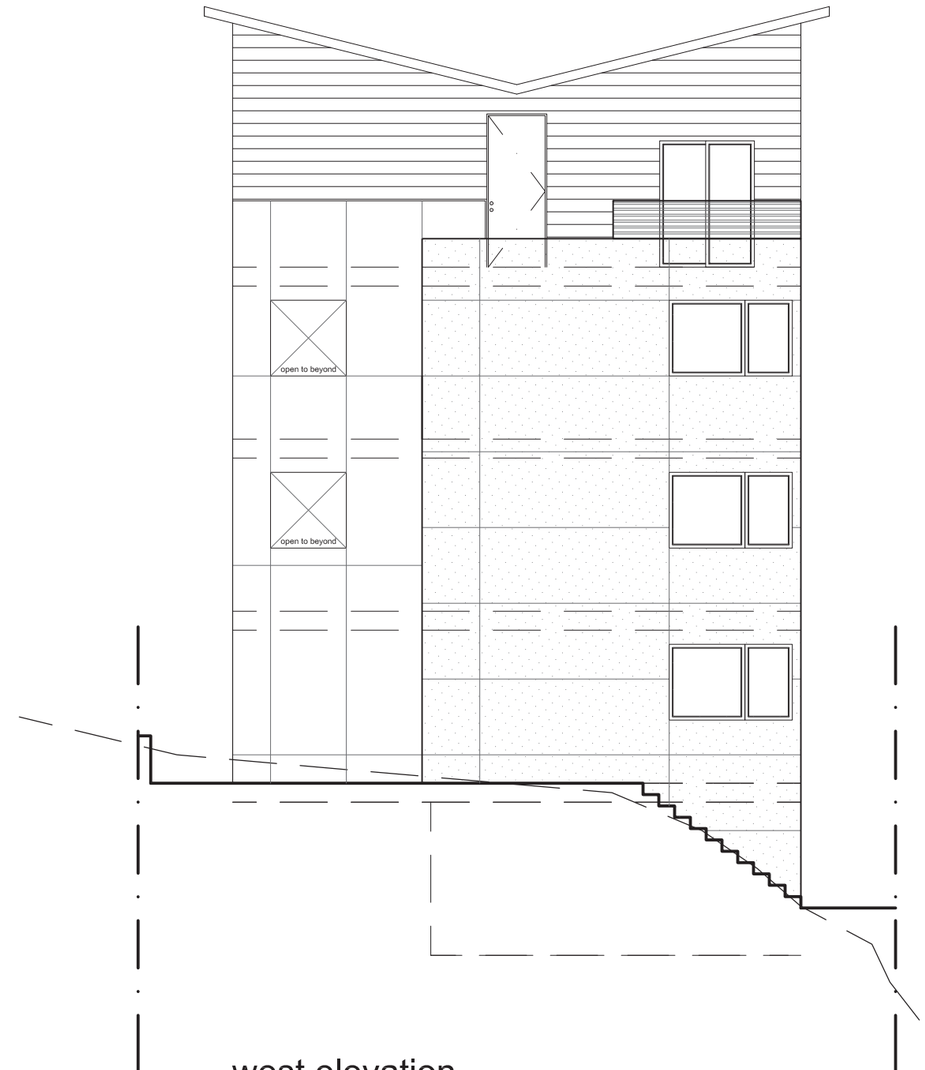
fourth floor plan

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



38th Ave (west) elevation

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



west elevation

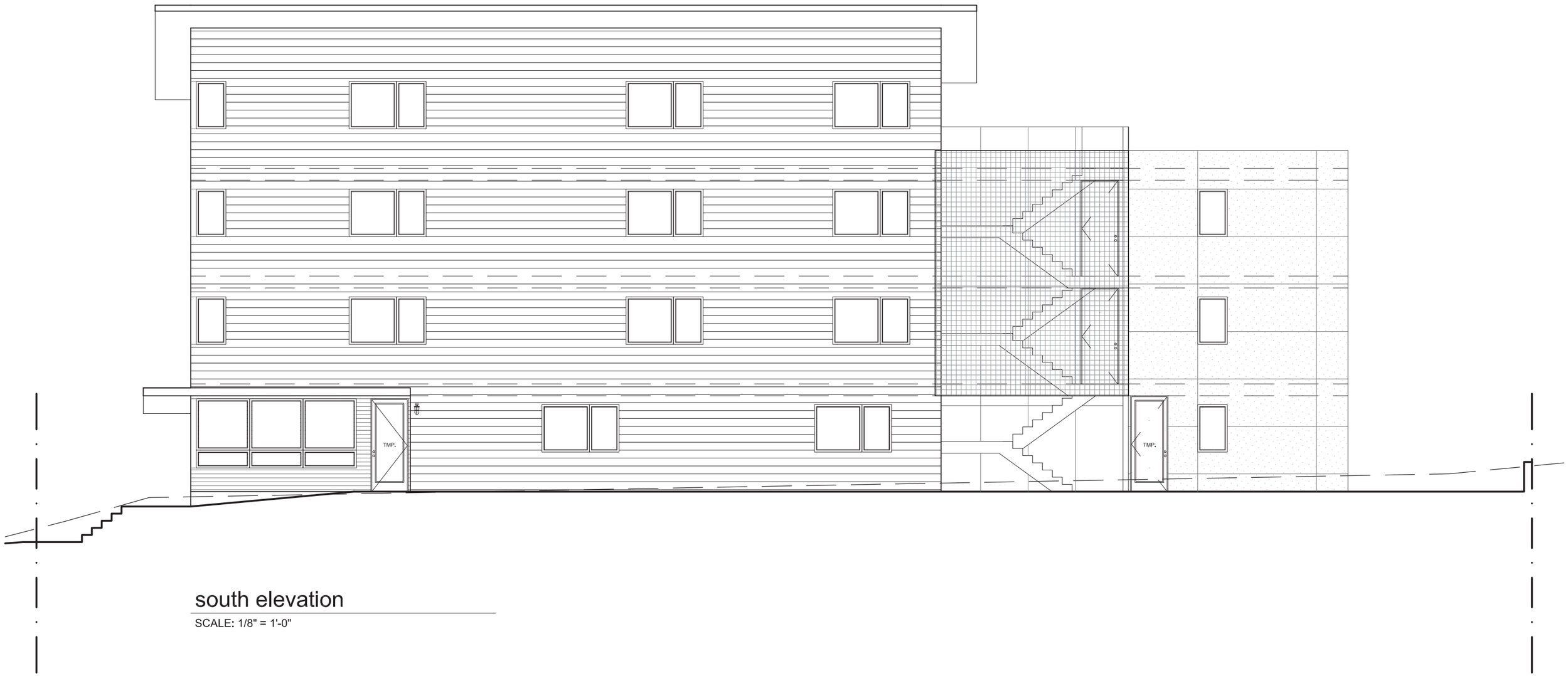
SCALE: 1/8" = 1'-0"

ELEVATIONS

north elevation

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

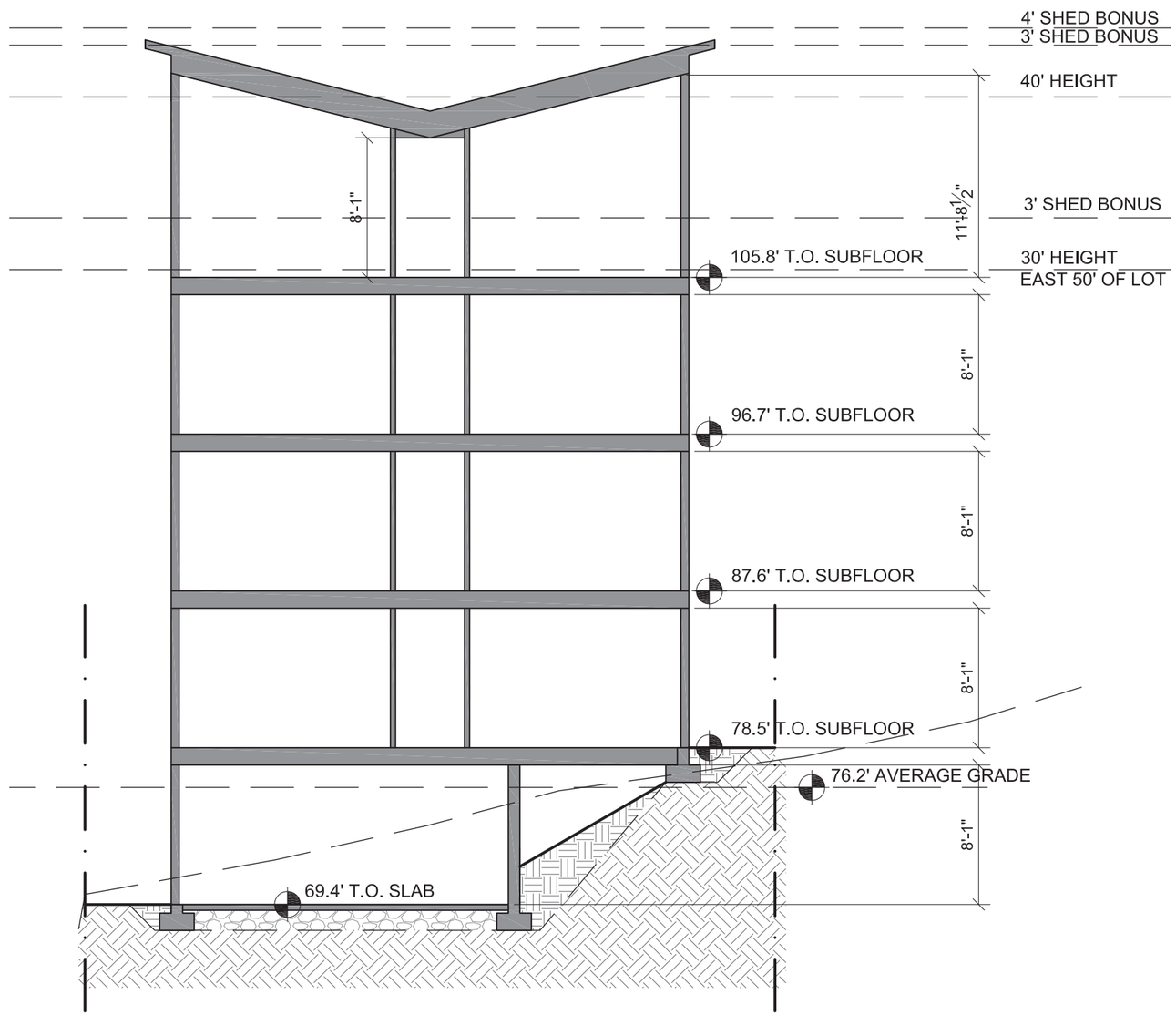
ELEVATIONS



south elevation

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

ELEVATIONS



n/s site section

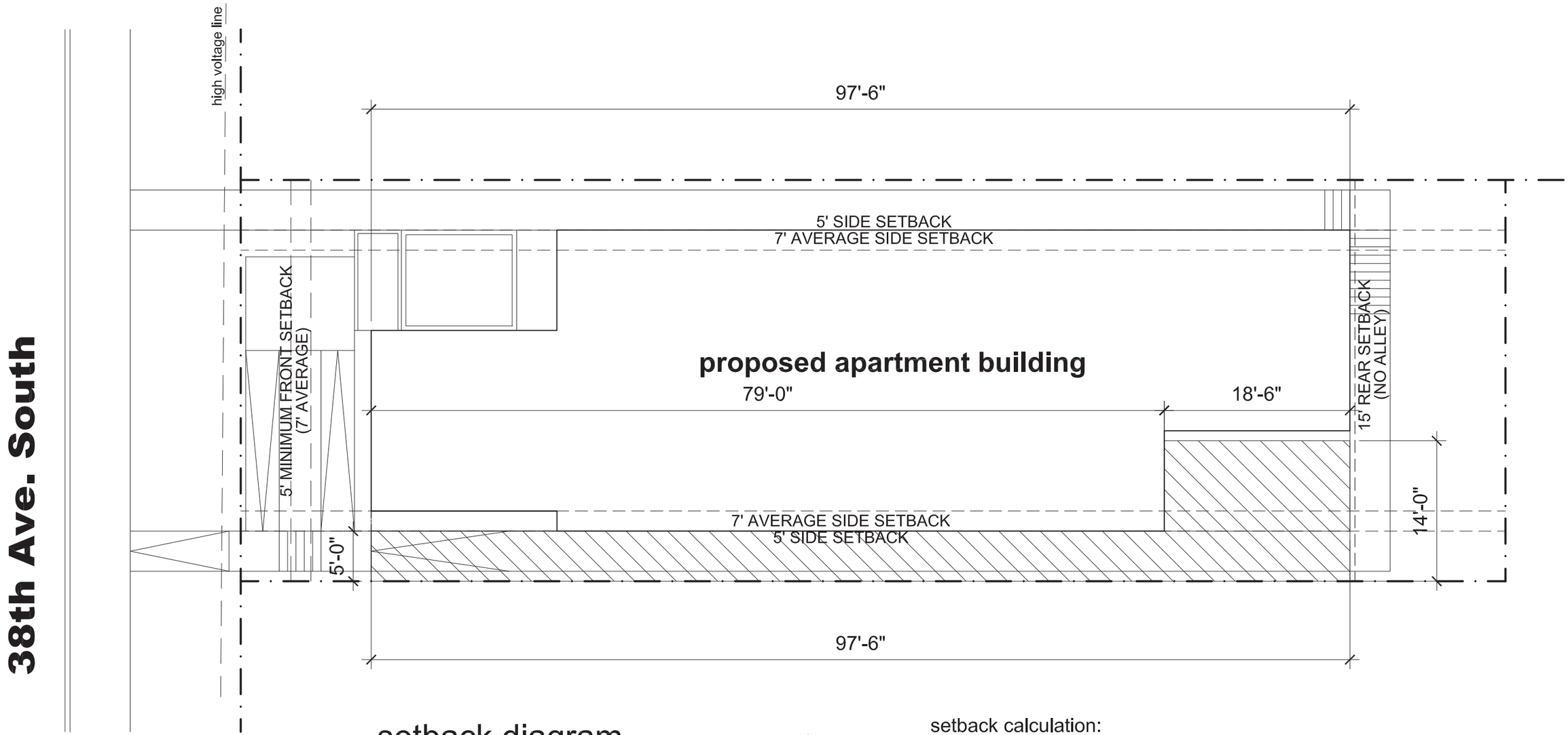
SCALE: 1/8" = 1'-0"

SECTION

RENDERINGS

RENDERINGS

RENDERINGS



setback diagram

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

setback calculation:

$$\frac{(5'x79') + (18.5'x14')}{97.5'} = 6.7'$$

In order to make the best use of our site for the proposed development, we are asking for a set back adjustment on the north and south side. We have strategically modulated our project along the north and south facades to provide clearly defined exterior nodes at the northwest and southeast corners of the site. The northwest node reduces the width of the street facade to be more in keeping with the scale of the surrounding residential neighborhood. This pull back of the corner increases the visibility to the feature stair, which is a strong component of our architectural concept. The southeast node reduces the width of both the south and east facing facades providing an appropriate building scale responsive to the adjacent heights of SF 5000 zoning to the east, and future developments to the south. This node works well with the existing topography to provide a level ground plane for social gathering and outdoor activity. This adjustment addresses design guidelines CS2. Urban Pattern and Form, DC2. Architectural Concept, and PL3. Street-Level Interaction.

	Required	Provided	% Difference
Front:	7' average, 5' minimum	13'	Compliant
Side (north):	7' average, 5' minimum	6.7'	Non-Compliant
Side (south):	7' average, 5' minimum	6.7'	Non-Compliant
Rear:	15'	15'	Compliant

SETBACK DIAGRAM

SHOFFNER CONSULTING
21529 4th Ave. W. #C31 Bothell, WA 98021 Mobile:(206)755-2871

December 4, 2015

Thach Nguyen
4551 87th Ave. SE
Mercer Island, WA
98040

Re: Tree Inventory - 4716 38th Ave. S.

Thach:

This report is provided to address the city of Seattle's requirements for tree inventory infomation on developing lots in the City. This report specfically addresses the trees located on the lot at the address of 4716 38th Ave S. in the City of Seattle, WA. I visited the site recently with a suvey of the trees that have been located in order to accurately identify those of importance. This report presents the findings of my inventory.

1.0 Existing Conditions
The project site is currently developed with a single family residence and is borderd by lots developed with single family residences in all directions. It is accessed by a driveway off 38th Ave. S.

2.0 Tree Inventory
There are 6 trees on the property, all located within the backyard. The City of Seattle's Director's Rule classifies trees based upon their diameter and lists the threshold diameters for several species to be classified as exceptional. The threshold diameter for trees not listed is 30" or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in Trees of Seattle, 2nd edition, by Arthur Lee Jacobson. Following are the descriptions of the trees and their classifications. The column CSD for trees on the site is the crown spread diameter. The trees are numbered as identified on the site survey.

#	Species	Dsh	CSD	Description and Classification
12	Lawson's cypress (*Chamaecyparis lawsoniana*)	18"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
13	Western red cedar (*Thuja plicata*)	28"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
14	Apple (*Malus domestica*)	16"	20'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
15	Apple (*Malus domestica*)	4"	10'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
16	Apple (*Malus domestica*)	11"	15'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.
17	Apple (*Malus domestica*)	7"	12'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional.

Based upon my assessment of the trees on and just off site, there are no exceptional trees on or off-site with driplines that extend onto the property.

3.0 Use of This Report
This report addresses the City of Seattle's requirements to provide an inventory and information specific to the trees located on the subject lot, including classifications of the trees and protection measures, if necessary. This report does not address any other trees.

Please call if you have any additional questions.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759