



PROJECT SUMMARY

PROJECT ADDRESS
2708 FRANKLIN AVE EAST, SEATTLE WA 98102

DPD PROJECT NUMBER
3025780, 6555198

OWNER'S NAME
ROBERT STUMBERGER

ZONING INFORMATION
LR2
EASTLAKE RESIDENTIAL URBAN VILLAGE
FREQUENT TRANSIT CORRIDOR

PARCEL NUMBER
1959701115

LOT AREA
4,400 SF

LEGAL DESCRIPTION
DENNY FUHRMAN ADD N 40 FT
PLAT BLOCK: 17; PLAT LOT: 6

OF UNITS
TOWNHOUSE: 4

FAR SQUARE FOOTAGE
5277 FAR SF

PARKING STALLS
0 PARKING STALLS REQUIRED, 4 PROVIDED



9-BLOCK AERIAL

DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF FOUR TOWNHOUSE UNITS. THE EXISTING SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL IS IDEAL FOR A TOWNHOUSE DEVELOPMENT DUE TO ITS PROXIMITY TO THE I-5 AND THE COMMERCIAL CORRIDOR ON EASTLAKE AVENUE E, AS WELL AS ITS LOCATION IN A FREQUENT TRANSIT CORRIDOR, SURROUNDED BY APARTMENT BUILDINGS AND OTHER RESIDENTIAL CONTEXT.

EXISTING SITE

THE PROJECT SITE IS LOCATED ON FRANKLIN AVENUE E, BETWEEN E HAMLIN STREET TO THE NORTH AND EAST EDGAR STREET TO THE SOUTH. OPPOSITE THE PROJECT PARCEL ON FRANKLIN AVENUE EAST ARE APARTMENT BUILDINGS, AS WELL AS A TOWNHOUSE DEVELOPMENT. TO THE EAST OF THE SITE IS AN ALLEY, ACROSS FROM WHICH ARE CONDOMINIUM DEVELOPMENTS AND A FOUR-PLEX. AN APARTMENT BUILDING IS IMMEDIATELY TO THE NORTH OF THE PROJECT SITE, WHILE SEVERAL SINGLE-FAMILY DWELLINGS LIE TO THE SOUTH. SEVERAL BLOCKS OVER TO THE WEST IS THE COMMERCIAL CORRIDOR ON EASTLAKE AVENUE E.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED LR2 IN THE EASTLAKE RESIDENTIAL URBAN VILLAGE. RESIDENTIAL, MULTIFAMILY, LOWRISE 2 CONTINUES TO SURROUND THE IMMEDIATE ADJACENT PARCELS OF THE SITE. NEIGHBORHOOD COMMERCIAL ENCOMPASSES EASTLAKE AVENUE E, WHICH IS A MAJOR ARTERIAL IN THE NEIGHBORHOOD, BEFORE STEPPING DOWN BACK DOWN TO LR2. THE I-5 LIES TO THE EAST OF THE SITE AND THE PARCELS BEYOND THAT ARE ZONED SF 5000. THE SITE IS LOCATED WITHIN A FREQUENT TRANSIT CORRIDOR SO NO PARKING IS REQUIRED, BUT FOUR STALLS WILL BE PROVIDED AT THE REAR OF THE SITE ALONG THE EXISTING ALLEY.

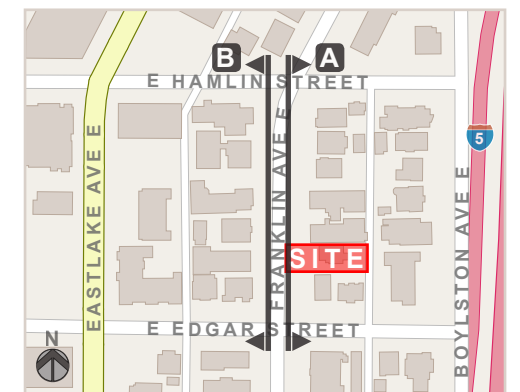




A STREET VIEW ALONG FRANKLIN AVENUE E, LOOKING EAST TOWARDS PROJECT SITE
THE PROJECT SITE ON FRANKLIN AVENUE E IS ADJACENT TO MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL USES ON BOTH SIDES, CONSISTING MOSTLY OF APARTMENTS.



B STREET VIEW ALONG FRANKLIN AVENUE E, LOOKING WEST OPPOSITE PROJECT SITE
OPPOSITE THE PROJECT SITE ON FRANKLIN AVENUE E ARE MULTI-FAMILY USES, CONSISTING OF APARTMENTS, CONDOMINIUMS, AND A TOWNHOUSE PLAT.



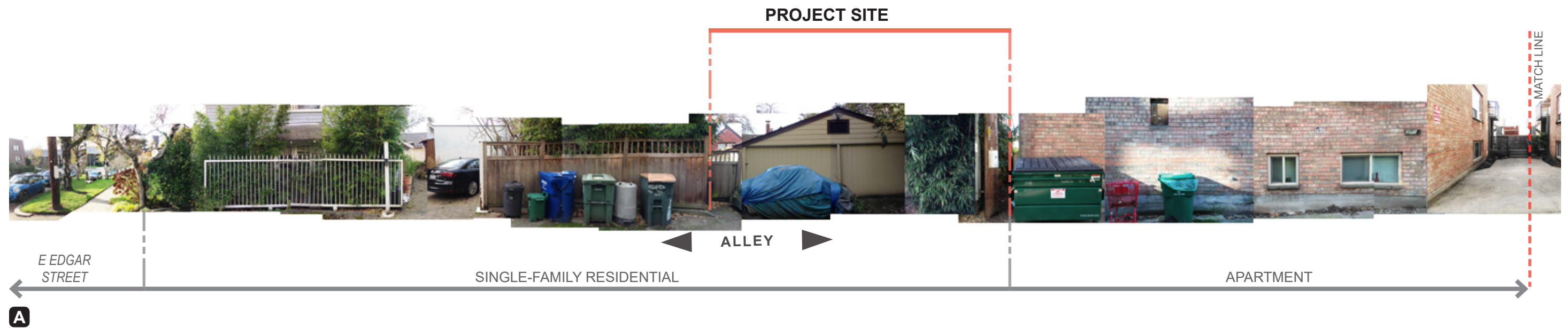
SITE CONTEXT - SIDE STREETS



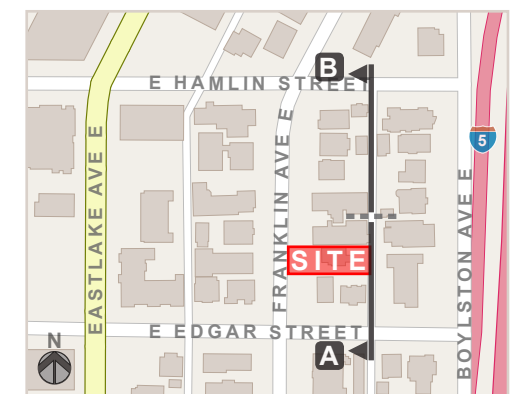
C STREET VIEW ALONG E EDGAR STREET, LOOKING NORTH TOWARDS PROJECT SITE BEYOND
THE NORTHERN SIDE OF E EDGAR STREET IS A SHORT BLOCK OF SINGLE-FAMILY RESIDENTIAL USES AND A CONDOMINIUM DEVELOPMENT.

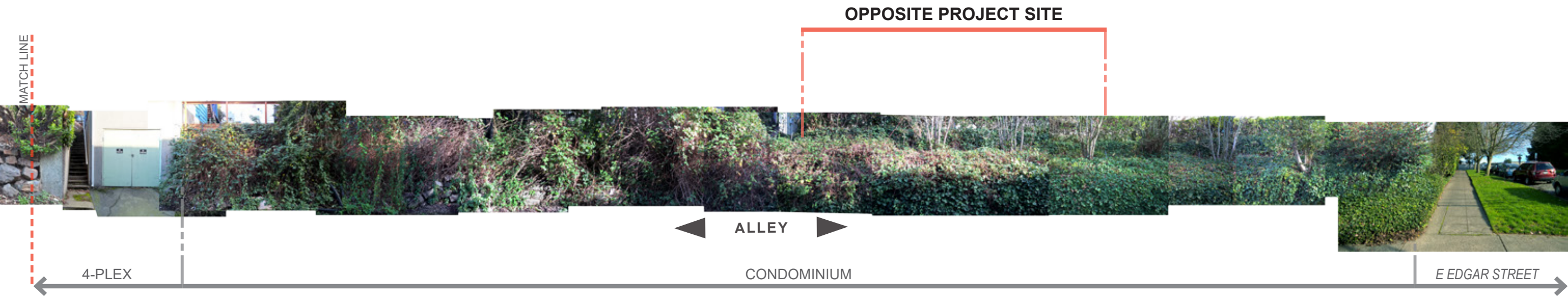


D STREET VIEW ALONG E HAMLIN STREET, LOOKING SOUTH
THE SOUTHERN SIDE OF E HAMLIN STREET CONSISTS OF VARYING MULTI-FAMILY USES.

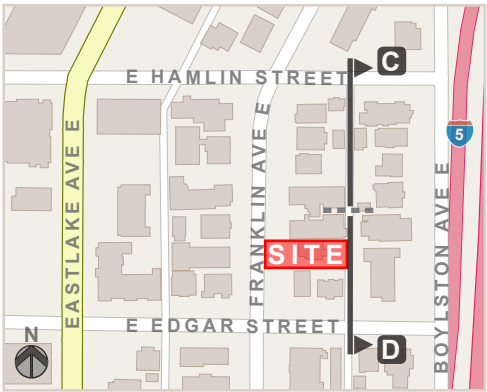


B STREET VIEW ALONG ALLEY, LOOKING WEST TOWARDS PROJECT SITE
 ALONG THE ALLEY AT THE REAR OF THE PROJECT SITE, THE SITE IS ADJACENT TO MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL USES ON BOTH SIDES. THE ALLEY IS MAINLY USED FOR VEHICLE PARKING AND WASTE STORAGE.





D STREET VIEW ALONG ALLEY, LOOKING EAST OPPOSITE PROJECT SITE
ALONG THE ALLEY OPPOSITE THE PROJECT SITE IS MOSTLY MULTI-FAMILY, CONSISTING OF CONDOMINIUMS, A 4-PLEX, AND ONE SINGLE-FAMILY USE.





A VIEW FROM FRANKLIN AVENUE E & E EDGAR STREET, LOOKING TOWARDS PROJECT SITE



B PROJECT SITE



C PROJECT SITE FROM FRANKLIN AVE E



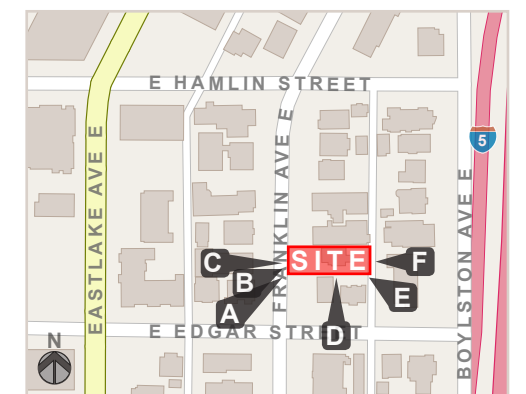
D VIEW FROM E EDGAR STREET

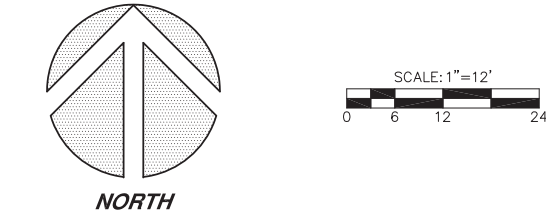
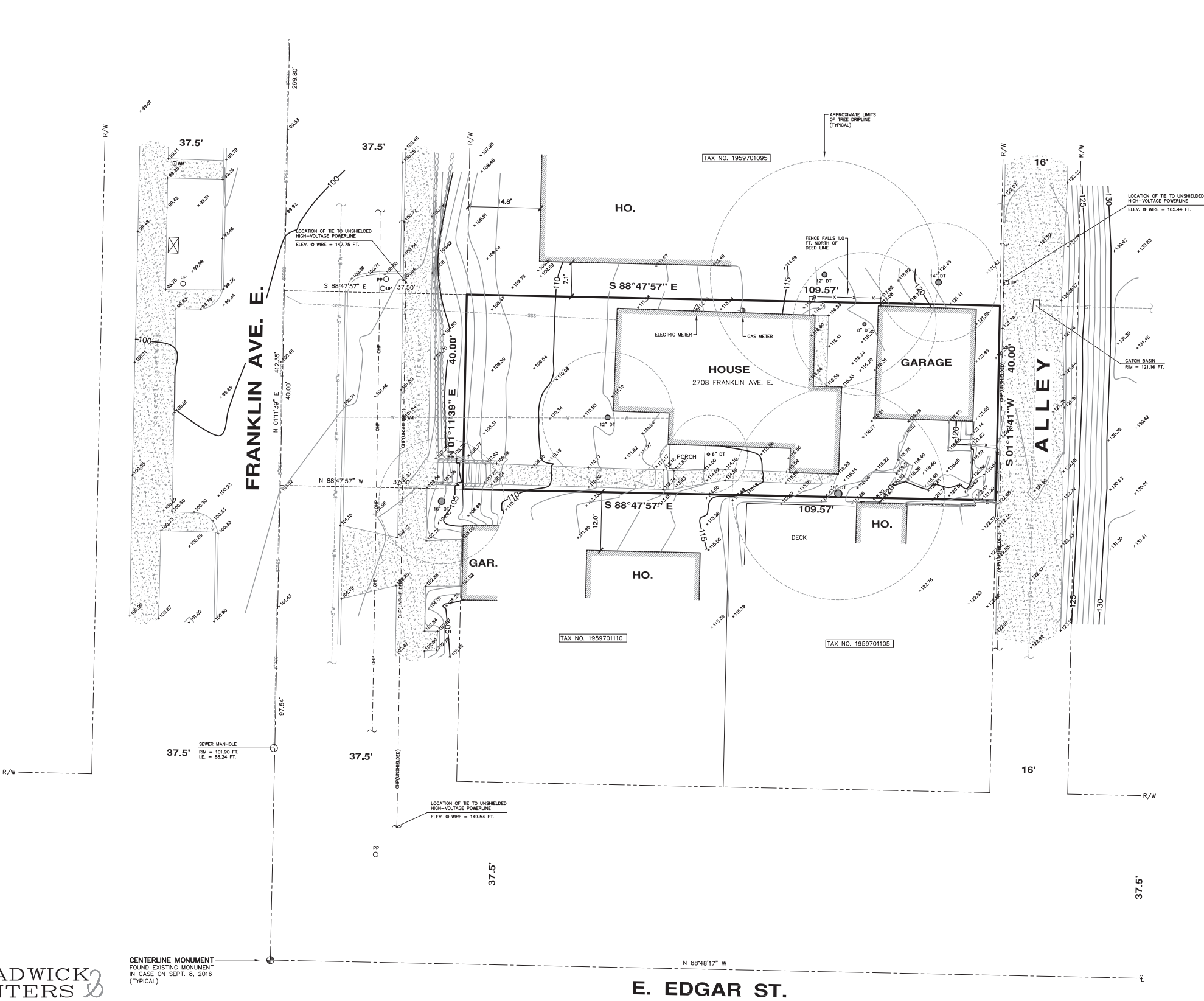


E SOUTHEAST VIEW FROM ALLEY



F PROJECT SITE FROM ALLEY





- NOTES**
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. 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. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPT. 8, 2016.
 4. PARCEL AREA = 4,383 SQ. FT.
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
 6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 4204, CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
 7. TAX PARCEL NO. 1959701115
 8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
 9. BASED UPON THE RESULTS OF THIS SURVEY, NO SLOPES 40% OR GREATER ARE ON SITE. HOWEVER, FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
 10. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE 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 EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

THE NORTH 40 FEET OF LOT 6, BLOCK 17, PLAT OF DENNY-FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WA.

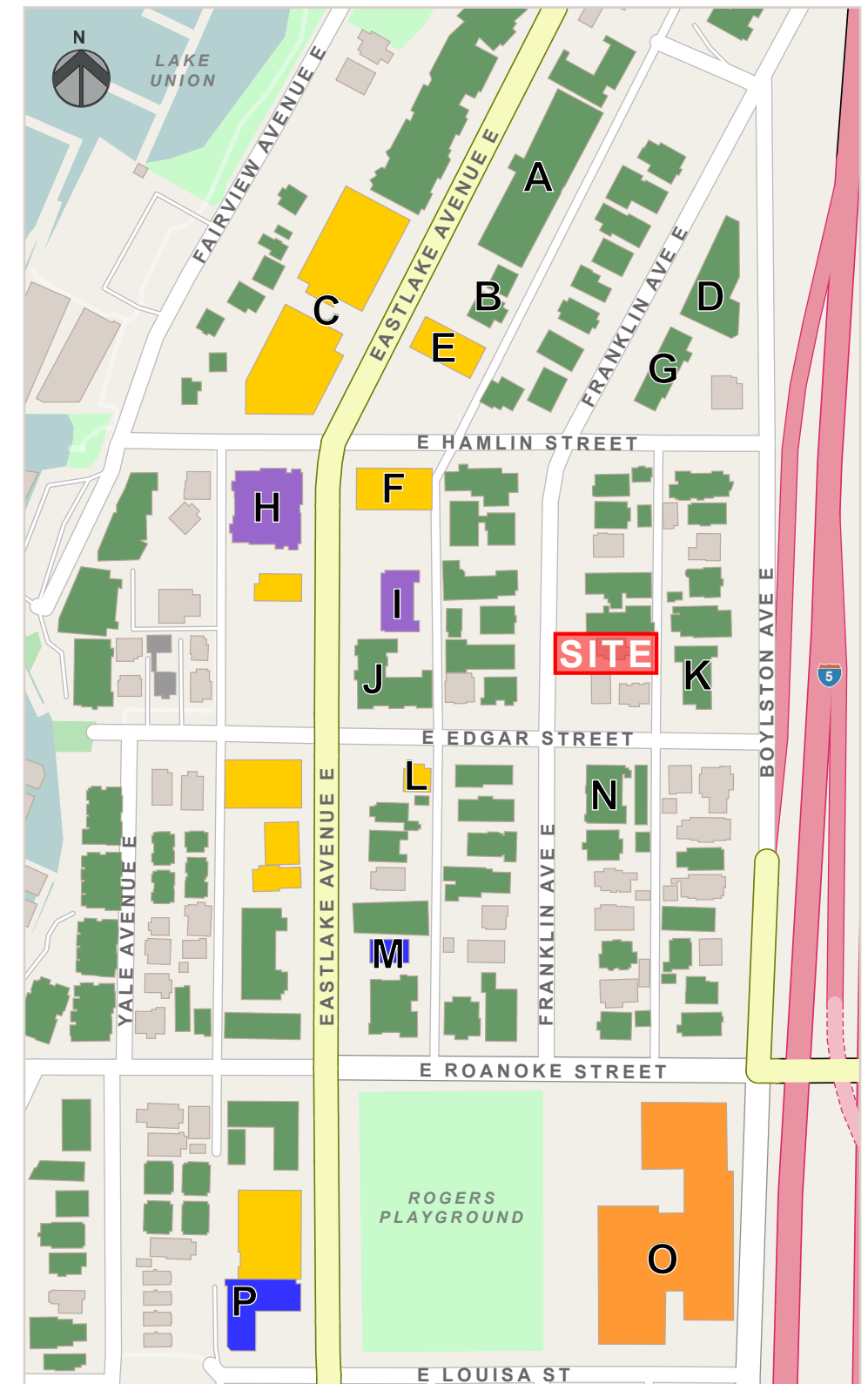
NOTE: SURVEY HAS BEEN SCALED BY 50%.

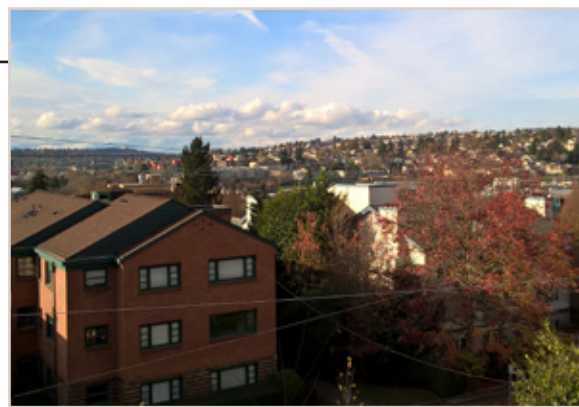
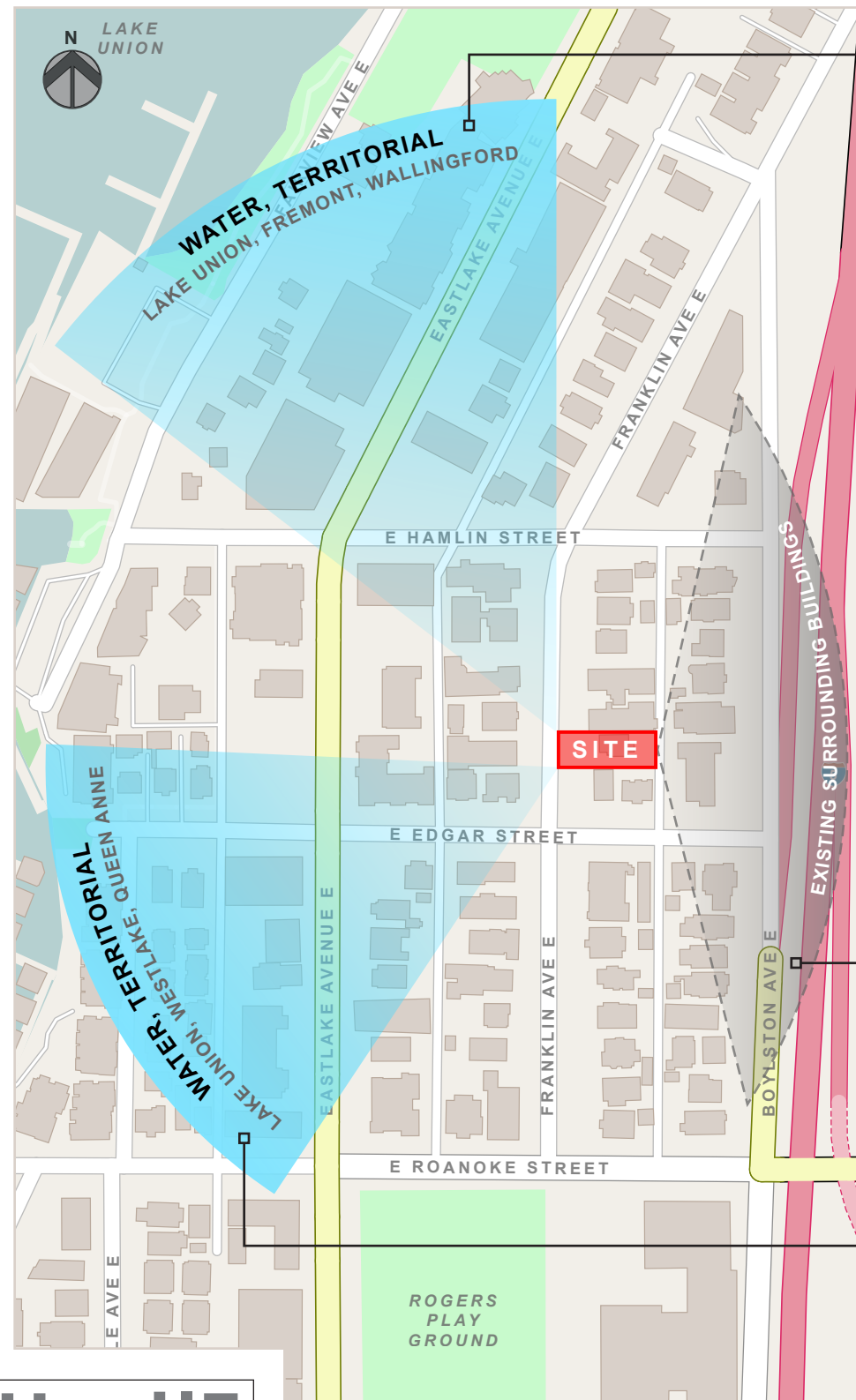
SURROUNDING USES OTHER THAN SINGLE FAMILY

- RETAIL USE
- MULTI-FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / OFFICE
- SCHOOL
- INDUSTRIAL

NEIGHBORING BUILDINGS

- | | | |
|---|---|--|
| <p>A CORONADO APARTMENTS</p> <p>B EASTLAKE FLATS
MICRO-UNIT APARTMENTS</p> <p>C EASTLAKE CENTER OFFICE BUILDING</p> <p>D THE SHELBY APARTMENTS</p> <p>E OFFICE BUILDING
METRO PROPERTY SERVICES
NWCRI</p> <p>F OFFICE BUILDING
EASTLAKE CHIROPRACTIC & MAS-SAGE CENTER</p> <p>G HAMLIN PLACE APARTMENT</p> <p>H MIXED USE APARTMENT & RETAIL
REMI APARTMENTS
AESTHETICA CONTEMPORARY DENTISTRY
HAMLIN MARKET
MARGI & DAVID SALON</p> <p>I MIXED USE APARTMENT & RETAIL
APT UNITS 2718
PATTERSON WHITTAKER ARCHITECTURAL PROFILES
SPLASH SKIN CARE AND EXTENSIONS
UNION PILATES
EASTLAKE TATTOO</p> | <p>J EDGAR COURT APARTMENTS</p> <p>K SEACREST CONDOMINIUM</p> <p>L OFFICE BUILDING
LAW OFFICES</p> <p>M RETAIL
ANNIE'S HAIR SHOP</p> <p>N MARA BELLA CONDOMINIUM</p> <p>O TOPS K-8 SCHOOL</p> <p>P RETAIL
EASTLAKE NAILS & SPA
J'S SALON
MAMMOTH</p> | |
|---|---|--|





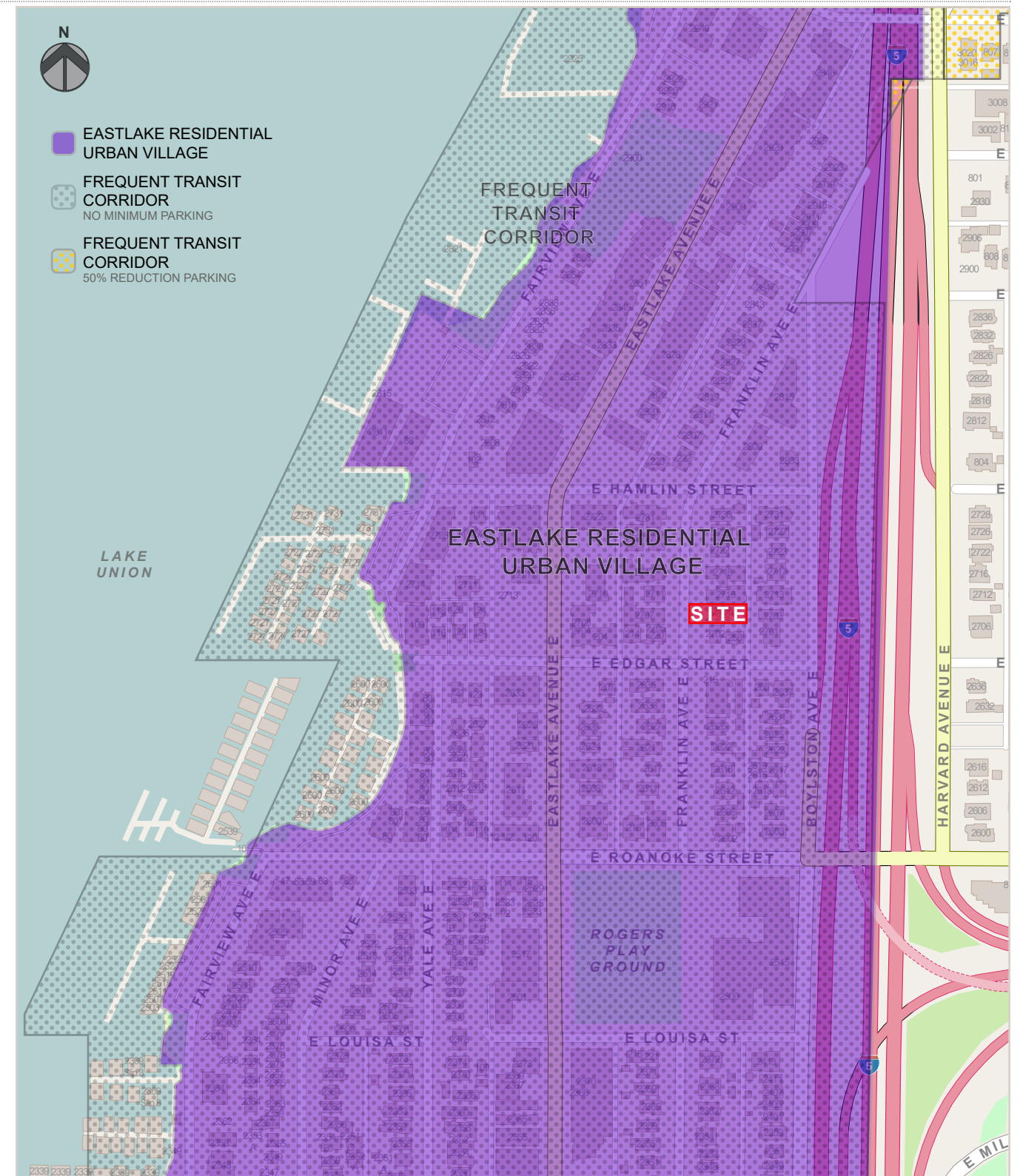
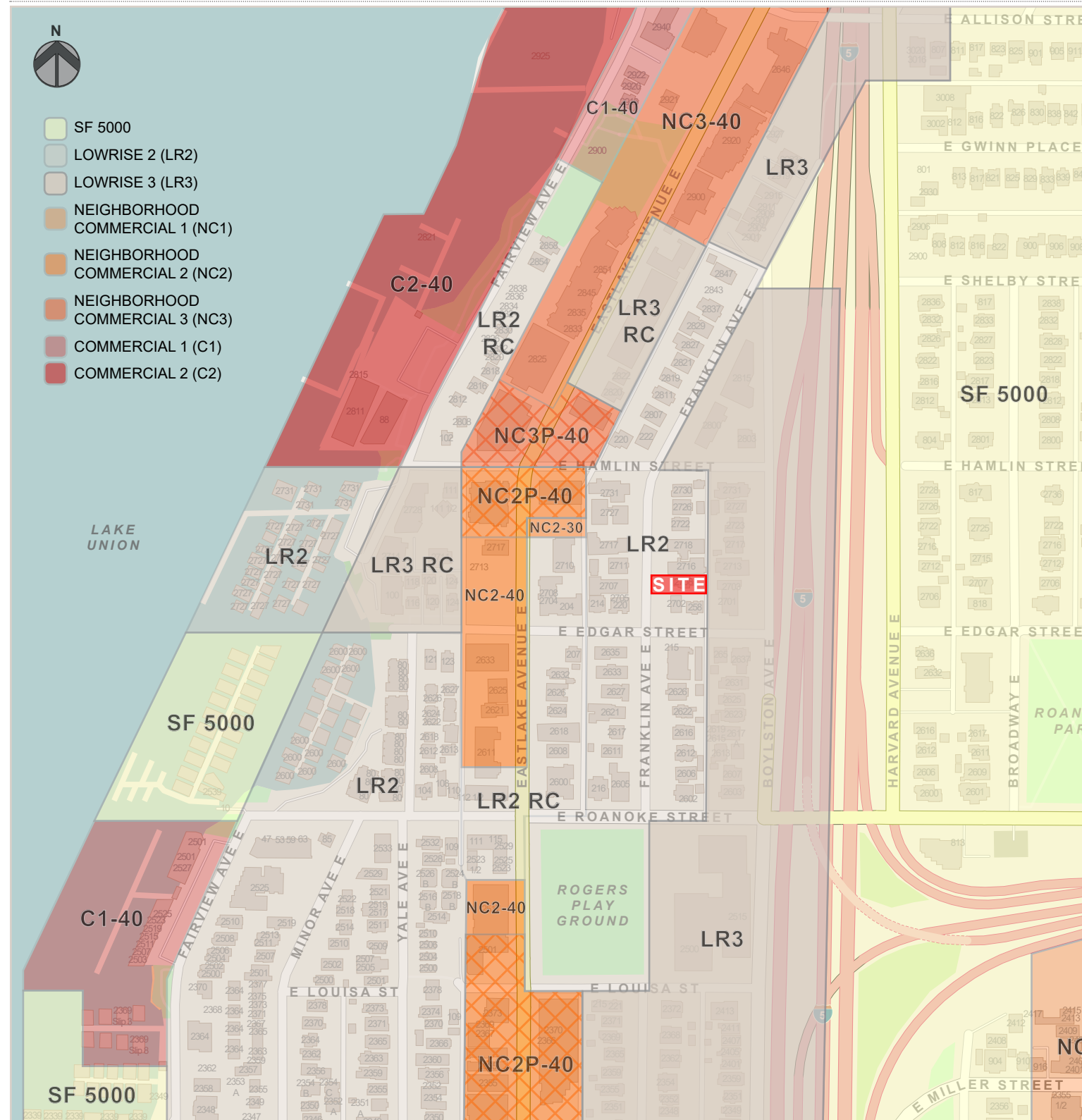
BUS LINE 
49, 988, 70, 83

BICYCLE LANE 
DEDICATED LANES 
BICYCLE-FRIENDLY 
ROADS 

MAJOR
ARTERIAL

NOTE: PHOTOS TAKEN FROM
ADJACENT APARTMENT BUILD-
ING FOR AN IDEA OF VIEWS.





23.45.502	SCOPE OF PROVISIONS LOWRISE 2 (LR2).				
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 A.1. ALL GROSS FLOOR AREA NOT EXEMPT, INCLUDING THE AREA OF STAIR PENTHOUSE WITH ENCLOSED FLOOR SPACE, COUNTS TOWARD THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER THE FAR LIMITS. TABLE A. TOTAL FAR PERMITTED ON LR2 TOWNHOUSE DEVELOPMENTS = 1.0 OR 1.2 C. HIGHER FLOOR AREA RATIO HIGHER FAR LIMIT APPLIES IF PROJECT MEETS THE STANDARDS OF: 1. GREEN BUILDING PERFORMANCE STANDARDS, 2. ALLEY IMPROVEMENTS, 3. PARKING LOCATION IN PARKING AREA AT REAR OF LOT, 4. ACCESS TO PARKING FROM ALLEY.				
23.45.512	DENSITY LIMITS - LR ZONES TABLE A. NO DENSITY LIMIT WHEN STANDARDS OF SUBSECTION 23.45.510.C ARE MET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.522	TURES THAT PROVIDE FLOOR AREA MAY PROJECT A MAX 2 FEET INTO SETBACKS IF THEY ARE NO CLOSER THAN 5 FEET TO ANY LOT LINE, NO MORE THAN 10 FEET WIDE, AND IF THEY MAKE UP NO MORE THAN 30% OF THE FAÇADE AREA WHEN COMBINED WITH OTHER FEATURES. 4. UNENCLOSED DECKS MAY PROJECT A MAX 18 INCHES ABOVE FINISHED GRADE INTO REQUIRED SETBACKS. I. UNENCLOSED DECKS MAY PROJECT A MAX 4 FEET INTO SETBACKS IF LESS THAN 5 FEET TO LOT LINES, ARE A MAX 20 FEET WIDE, AND SEPARATED FROM OTHER DECKS ON SAME FAÇADE BY A DISTANCE OF AT LEAST HALF THE WIDTH OF PROJECTION. J.7. FENCES NO GREATER THAN 6 FEET IN HEIGHT ARE PERMITTED, EXCEPT THAT FENCES IN THE REQUIRED FRONT SETBACK EXTENDED TO SIDE LOT LINES OR IN STREET SIDE SETBACKS EXTENDED TO FRONT AND REAR LOT LINES MAY NOT EXCEED 4 FEET IN HEIGHT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i> AMENITY AREA. A. AMENITY AREA FOR TOWNHOUSE DEVELOPMENTS - LR. 1. REQUIRED AMOUNT IS 25% OF LOT AREA. 2. MINIMUM OF 50% OF REQUIRED AMENITY TO BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA ON THE ROOF THAT MEETS SUBSECTION 23.45.510.E.5 MAY BE COUNTED. 3. AMENITY AREA AT GROUND LEVEL CAN BE EITHER PRIVATE OR COMMON SPACE. D. GENERAL REQUIREMENTS. 1. ALL UNITS HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA. 2.a. AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE. 3. PROJECTIONS THAT DO NOT PROVIDE FLOOR AREA MAY EXTEND UP TO 2 FEET INTO AMENITY AREA, IF THEY ARE AT LEAST 8 FEET ABOVE FINISHED GRADE. 4.a. PRIVATE AMENITY AREAS THAT ABUT A SIDE LOT LINE THAT IS NOT A SIDE STREET LOT LINE TO HAVE A MINIMUM HORIZONTAL DIMENSION MEASURED FROM THE SIDE LOT LINE OF 10 FEET. 5.a. COMMON AMENITY AREAS TO HAVE MINIMUM AREA OF 250 SF AND HORIZONTAL DIMENSION OF 10 FEET. b.1. 50% MINIMUM OF COMMON AMENITY AT GROUND LEVEL TO BE LANDSCAPED. b.2. ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE SHALL BE PROVIDED (SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION). <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. J. ROOFTOP FEATURES 2. OPEN RAILINGS AND PARAPETS MAY EXTEND UP TO 4 FEET ABOVE THE APPLICABLE HEIGHT LIMIT. 4. STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 15% OF ROOF AREA. 8. ROOFTOP FEATURES LOCATED 10 FEET AWAY FROM NORTH EDGE OF ROOF TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>			23.45.529	BINED LENGTH OF ALL FAÇADES WITHIN 15 FEET OF A LOT LINE IS 65% OF LENGTH OF THE LOT WHEN LOT IS NOT ADJACENT TO STREET OR ALLEY. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i> DESIGN STANDARDS C. STREET FACING FAÇADES. 1.a. MINIMUM OF 20% OF AREA SHALL BE WINDOWS OR DOORS. 2.b. IF FAÇADE AREA IS OVER 750 SF, DIVISION INTO SEPARATE PLANES IS REQUIRED. c. PLANES TO HAVE A MINIMUM AREA OF 150 SF AND MAX AREA OF 500 SF WITH MINIMUM OF 18 INCHES DEPTH DIFFERENCE. F. DESIGN STANDARDS FOR TOWNHOUSE DEVELOPMENTS. 1.a. MINIMUM OF 50% OF UNITS LOCATED FACING STREET WITH NO INTERVENING STRUCTURE. b. ALL UNITS SHALL HAVE DIRECT ACCESS TO COMMON AMENITY AREA ABUTTING STREET OR VISIBLE AND ACCESSIBLE FROM STREET BY PEDESTRIAN PATHWAY. 2. CLEAR PEDESTRIAN PATHWAY FROM THE STREET TO ENTRANCE OF EACH UNIT SHALL BE PROVIDED. 3. STREET FACING UNITS TO HAVE A PEDESTRIAN ENTRY ON STREET FACING FAÇADE DESIGNED TO BE VISUALLY PROMINENT. 4. ARCHITECTURAL EXPRESSION TO VISUALLY IDENTIFY EACH UNIT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
				23.45.534	LIGHT AND GLARE STANDARDS A. EXTERIOR LIGHTING SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. C. PARKING AREAS FOR MORE THAN 2 VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL 5'-6" HIGH, OR SOLID HEDGE AT LEAST 5 FEET HIGH. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
				23.45.536	PARKING LOCATION, ACCESS B. PARKING LOCATION IN PARKING AREA OR STRUCTURE AT THE REAR OF THE LOT. C. ACCESS TO PARKING FROM ALLEY.
23.45.518	SETBACK AND SEPARATIONS: TOWNHOUSE DEVELOPMENTS, LR FRONT: 7'-0" AVERAGE, 5'-0" MINIMUM. REAR: 7'-0" AVERAGE, 5'-0" MINIMUM. SIDE (FAÇADES 40 FEET OR LESS IN LENGTH): 5'-0" F.1. MINIMUM SEPARATION OF 10 FEET BETWEEN PRINCIPAL STRUCTURES. H.1. EAVES, ROOFS AND OTHER WEATHER PROTECTION MAY PROJECT A MAX 4 FEET INTO SETBACKS, IF NO CLOSER THAN 3 FEET TO LOT LINE. 2. FEATURES THAT DO NOT PROVIDE FLOOR AREA MAY PROJECT 18 INCHES MAX IF THEY ARE A MINIMUM OF 30 INCHES ABOVE FINISHED FLOOR, A MAX OF 6 FEET HIGH AND 8 FEET WIDE, AND IF THEY MAKE UP NO MORE THAN 30% OF THE FAÇADE AREA WHEN COMBINED WITH OTHER FEATURES WITH FLOOR AREA. 3. FEAT-	23.45.524	LANDSCAPING STANDARDS A.2.a. GREEN FACTOR. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED. B.1. STREET TREES ARE REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.54.015	REQUIRED PARKING TABLE B. RESIDENTIAL USES WITHIN URBAN CENTERS: NO MINIMUM REQUIREMENT. TABLE D.2. 2 BICYCLE PARKING: 1 PER 4 DWELLING UNITS <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i> PARKING SPACE STANDARDS E.1. PARKING AISLE OF 22' REQUIRED FOR 8'X16' STALLS. 3. ALLEYS MAY BE CREDITED AS AISLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
		23.45.527	STRUCTURE WIDTH AND FAÇADE LIMITS TABLE A. MAX STRUCTURE WIDTH OF 90 FEET. B. MAX COM-	23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE A.2. RESIDENTIAL USES LOCATED ON SEPARATE PLATTED LOTS, SHALL PROVIDE ONE STORAGE AREA PER DWELLING UNIT WITH MINIMUM DIMENSIONS OF 2' X 6'.



CS. CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

C TOPOGRAPHY
C.2. ELEVATION CHANGES
THE PLACEMENT OF STRUCTURES TAKES INTO CONSIDERATION THE TOPOGRAPHY CHANGES OF THE SITE BY GRADUALLY STEPPING UP FROM STREET LEVEL ALL THE WAY BACK TO THE ALLEY.

CS2 URBAN PATTERN AND FORM

B ADJACENT SITES, STREETS, AND OPEN SPACES
B.2. CONNECTION TO THE STREET
THE PROJECT INCORPORATES FEATURES OF THE EXISTING ROCKERY WALL BETWEEN THE SITE AND THE SIDEWALK. THIS ALLOWS FOR A LANDSCAPED TRANSITION SPACE FITTING OF THE STREETScape ALONG THAT SIDE OF FRANKLIN AVENUE.

C RELATIONSHIP TO THE BLOCK
C.2. MID-BLOCK SITES
THE SITE IS LOCATED BETWEEN TWO DIFFERENT SCALES. AT ONE SIDE A SINGLE FAMILY RESIDENCE WITH TWO STORIES AND AT THE OTHER SIDE A MULTI RESIDENCE BUILDING WITH FOUR LEVELS PROVIDING TWENTY SIX UNITS. THE PROPOSED PROJECT OF FOUR TOWNHOME UNITS WITH THREE STORIES FITS RIGHT IN BETWEEN OF THE ADJACENT SCALES.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
A.3. ESTABLISHED NEIGHBORHOODS
THE PROPOSED DESIGN INCORPORATES THE USE OF BRICK AT THE BASE AND WARMER COLORS ON THE TOP, COMPATIBLE WITH THE THEME SEEN THROUGHOUT THE NEIGHBORING STRUCTURES.

PL. PUBLIC LIFE

PL1 CONNECTIVITY

B WALKWAYS AND CONNECTIONS
B.3. PEDESTRIAN AMENITIES
ACCESS TO THE BUILDING'S ENTRY IS PROVIDED VIA A SINGLE ENTRY POINT WITH STAIRWAYS AT BOTH SIDES FOR EASY AND DIRECT ACCESS TO EACH UNIT. THE DESIGN PROPOSES AN EAVE AT THE GROUND LEVEL THAT TURNS TO THE GROUND BECOMING AN ENTRY DATUM WITH EACH UNIT'S NUMBER VISIBLE FROM COMMON WALKWAYS.

PL2 WALKABILITY

B SAFETY AND SECURITY
B.1. EYES ON THE STREET
PROPOSING ALL UNIT ENTRIES TO BE ACCESSIBLE FROM THE SIDE YARDS PROVIDES TWO SINGLE LINES OF SIGHT THAT ENCOURAGE NATURAL SURVEILLANCE.

PL3 STREET-LEVEL INTERACTION

A ENTRIES
A.2. ENSEMBLE OF ELEMENTS
EACH UNIT ENTRY DOOR AND SIDELIGHT WILL HAVE AN EAVE DIRECTLY ABOVE FOR WEATHER PROTECTION AND A DISTINCT ACCESS POINT FROM WALKWAY WITH A LANDSCAPE AREA NEXT TO IT.

B RESIDENTIAL EDGES
B.1. SECURITY AND PRIVACY
THE PROPOSED BUILDINGS ARE ELEVATED FROM THE STREET LEVEL AND WILL HAVE LANDSCAPING AND ENTRY STAIRWAYS THAT WILL SERVE AS A BUFFER FOR SECURITY AND PRIVACY.

DC. DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

B VEHICULAR ACCESS AND CIRCULATION
B.1. ACCESS LOCATION AND DESIGN
THE PROJECT PROPOSES FOUR (8'-0" X 16'-0") PARKING SPACES, ONE FOR EACH UNIT. THEY WILL BE LOCATED AT THE REAR OF THE LOT AND ACCESSED THROUGH THE EXISTING ALLEY.

C PARKING AND SERVICE USES
C.2. VISUAL IMPACTS
LOCATING THE PARKING AT THE REAR OF THE LOT PROVIDES NO VISUAL IMPACT IN THE NEIGHBORHOOD BECAUSE IT CAN ONLY BE SEEN THROUGH THE ALLEY.

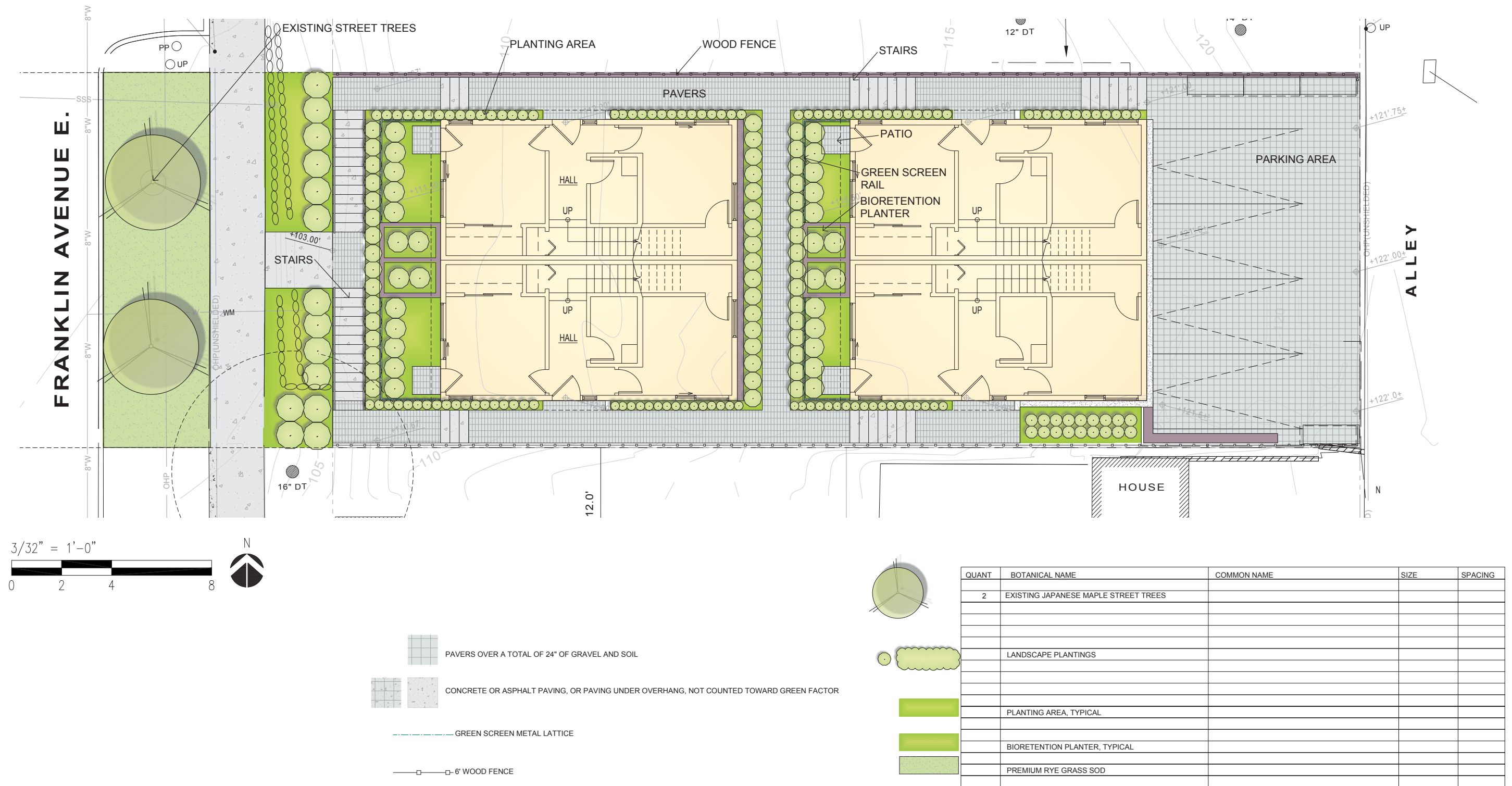
DC2 ARCHITECTURAL CONCEPT

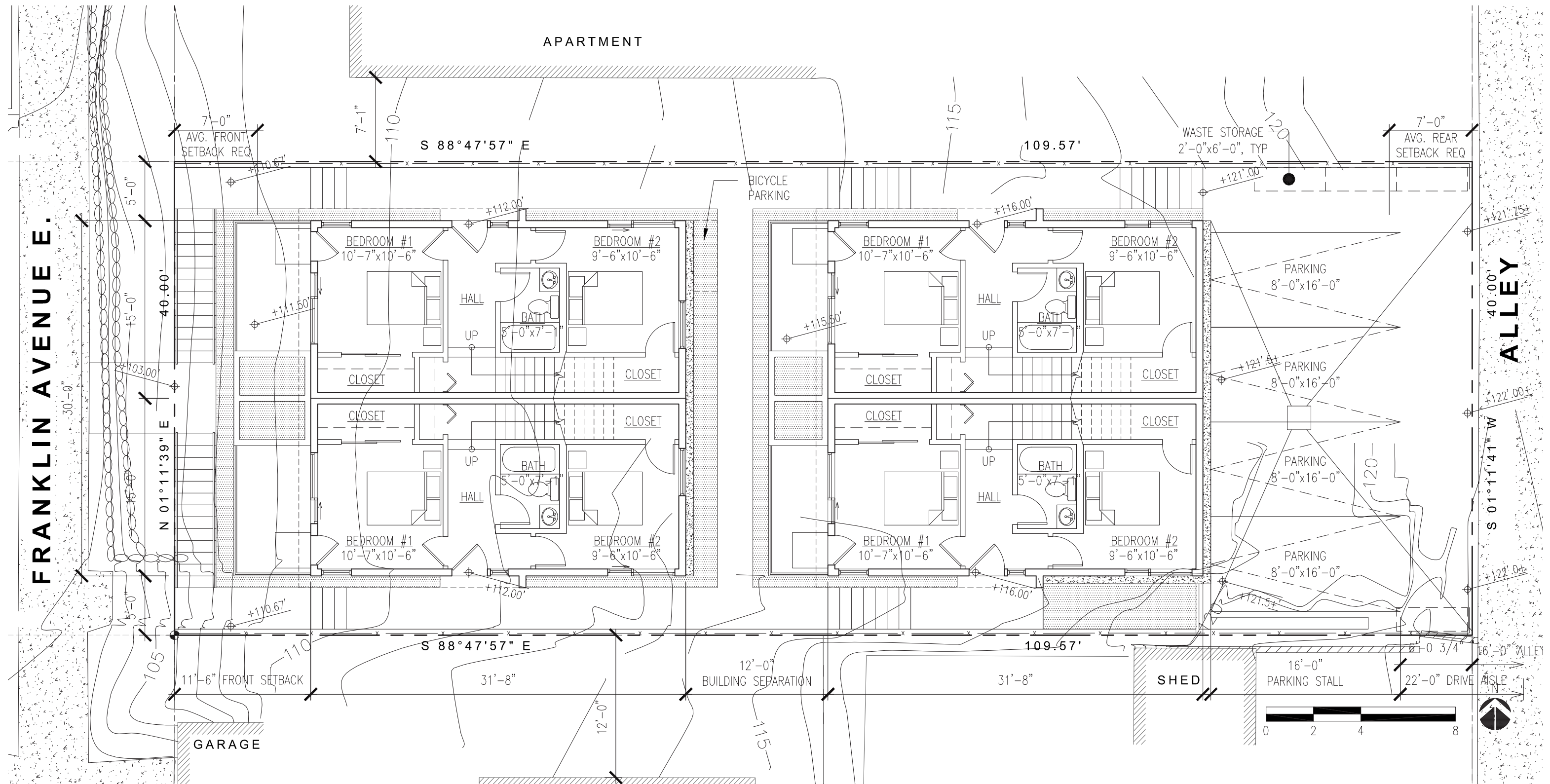
A MASSING
A.2. REDUCED PERCEIVED MASS
RAILINGS, BALCONIES AND CHANGES IN DEPTHS ARE INCORPORATED WITHIN THE DESIGN WITH THE PURPOSE OF VISUALLY BREAKING UP THE MASSING.

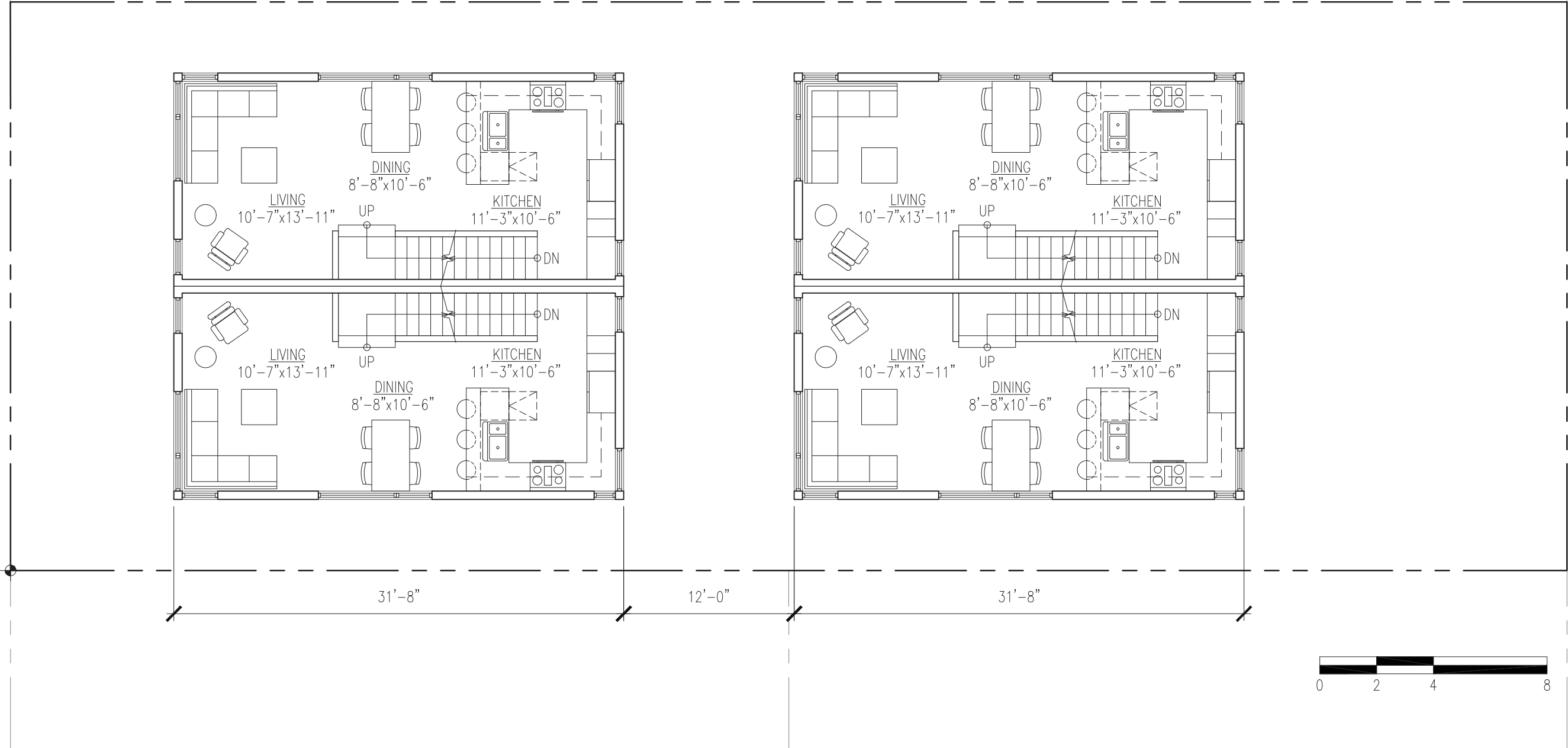
B ARCHITECTURAL AND FAÇADE COMPOSITION
B.1. FAÇADE COMPOSITION
DIFFERENT MATERIALS HAVE BEEN PROPOSED IN THE FRONT FACADES TO CREATE VISUALLY DISTINCTIVE AREAS. BRICK PATTERN AS BASE, WIDE HARDIE PANELS AS A VERTICAL ELEMENT BETWEEN THE UNITS, AND WOOD TO INCORPORATE A SOFTER AND ORGANIC MATERIAL INTO THE OVERALL AESTHETIC. ON THE OTHER FACADES THE USE OF DIFFERENT COLOR LAP SIDING ALSO HELPS TO IDENTIFY THE DIFFERENCE BETWEEN BASE, BUILDING AND TOP PARAPETS.

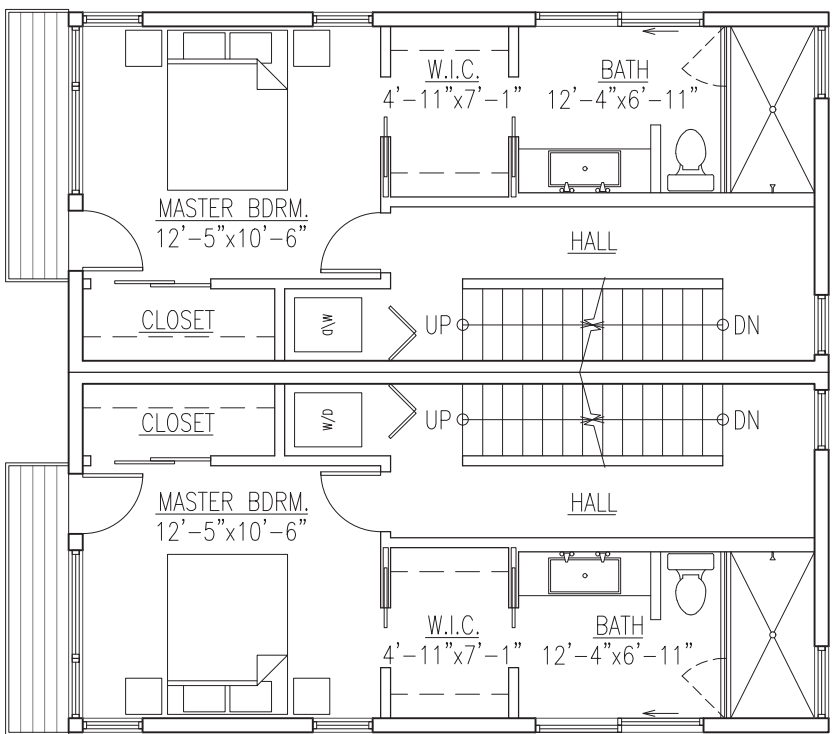
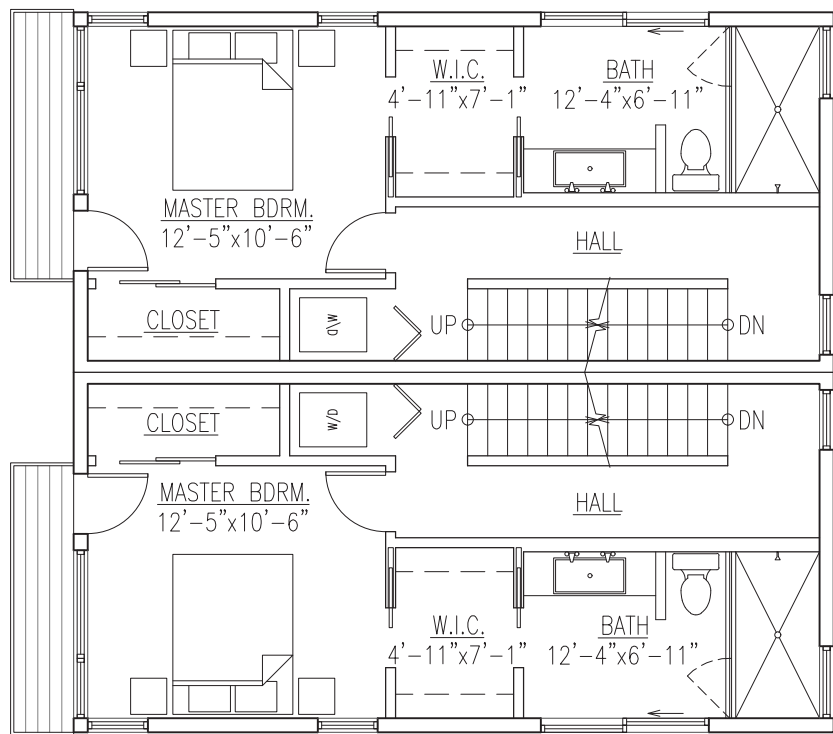
LANDSCAPE PLAN

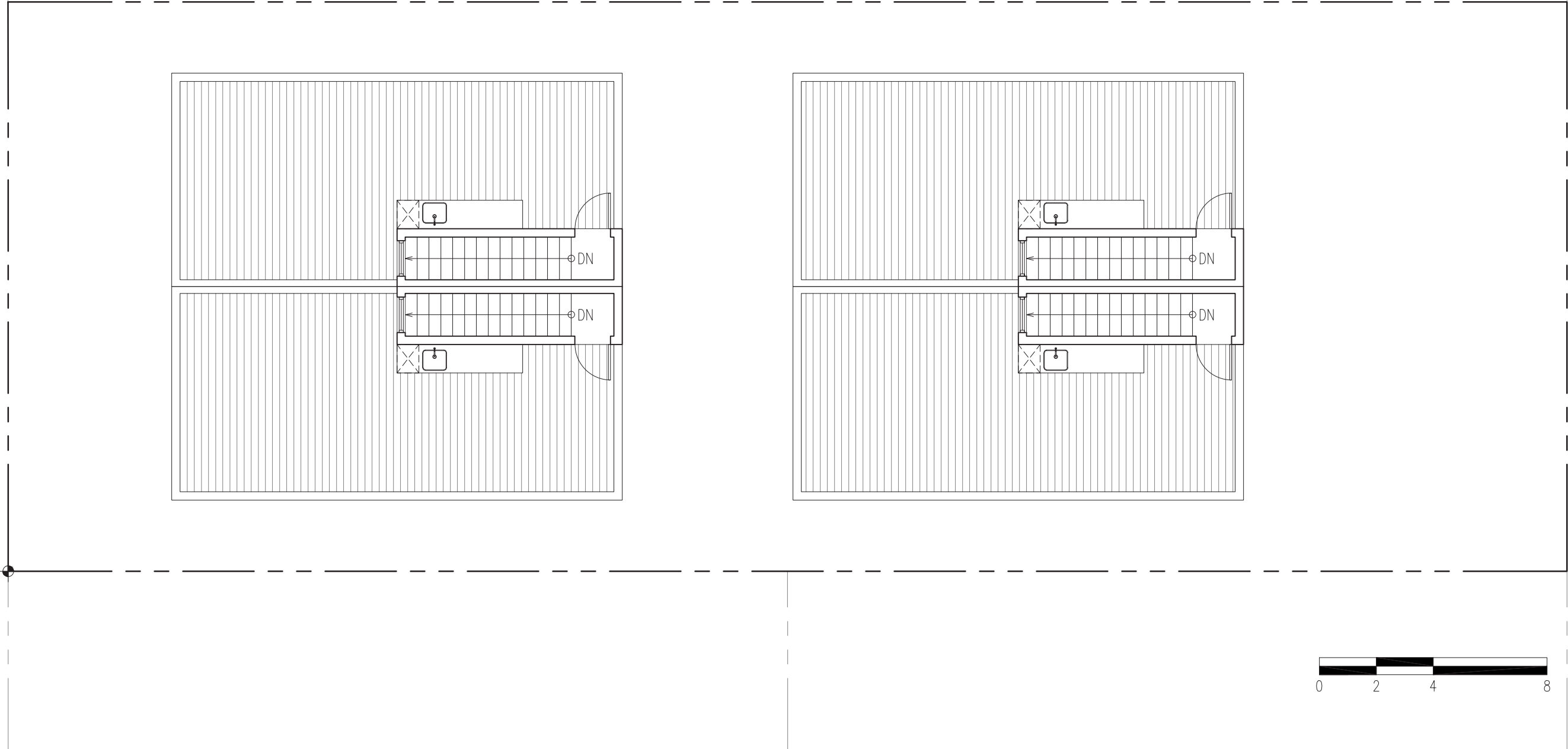
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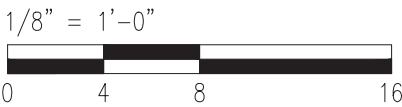


WEST ELEVATION
FRANKLIN AVENUE E, FRONT UNITS



EAST ELEVATION
FRONT UNITS

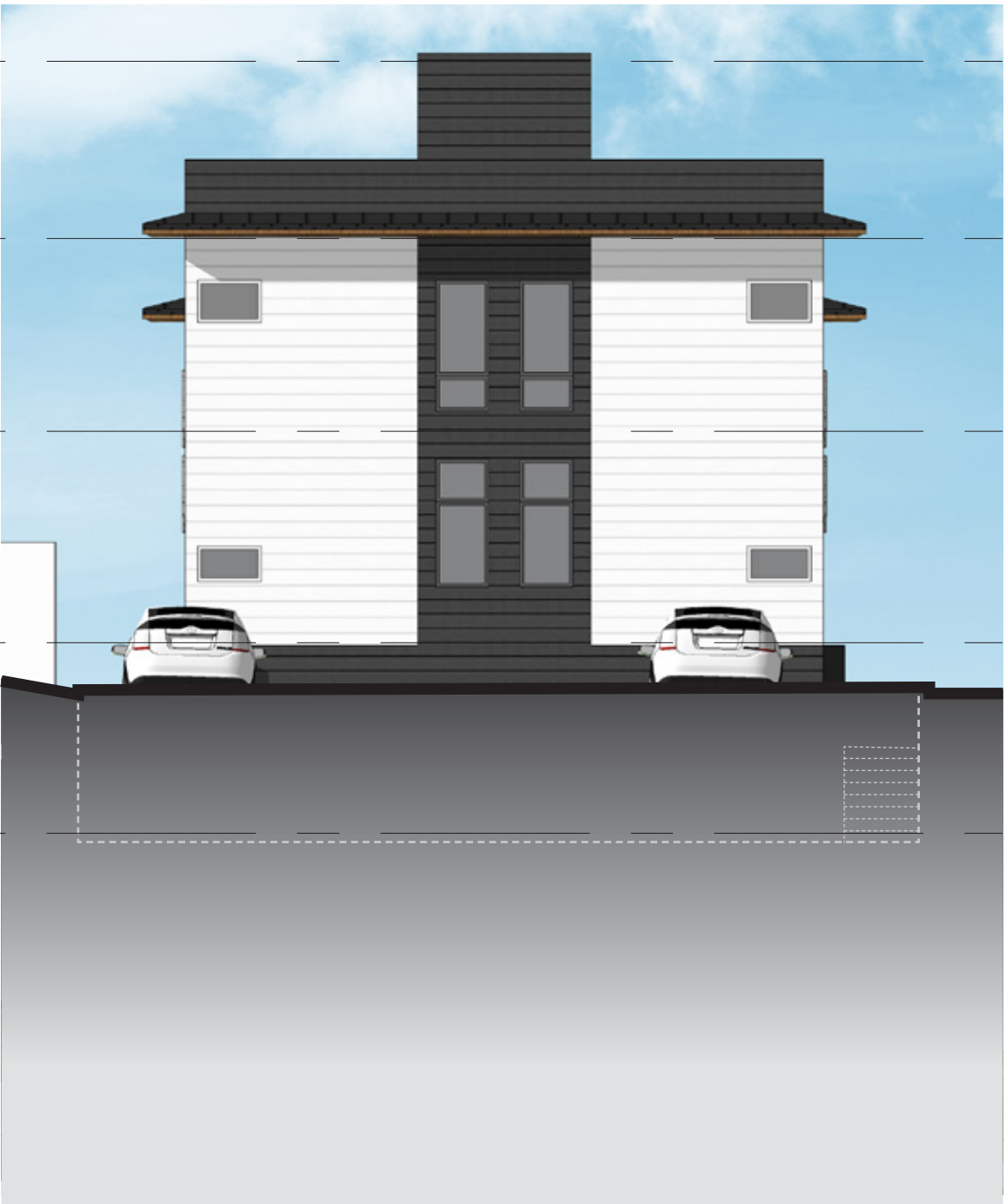
ELEVATION - NORTH



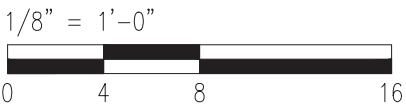




WEST ELEVATION
BACK UNITS



EAST ELEVATION
ALLEY, BACK UNITS

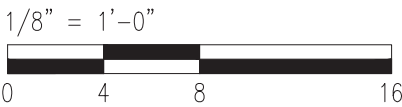




THE WINDOWS ON THE PROPOSED TOWNHOMES HAVE BEEN DESIGNED TO MAXIMIZE PRIVACY BETWEEN UNITS AND EXISTING NEIGHBORING STRUCTURES. BASED ON THE OVERLAY STUDY ALONG THE NORTH SIDE, THE WINDOWS OF THE EXISTING APARTMENT BUILDING HAVE LITTLE TO NO VISIBILITY INTO THE PROPOSED UNITS.

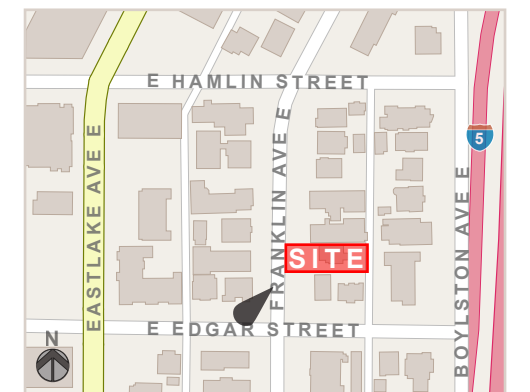


THE EXISTING SINGLE FAMILY RESIDENCE ALONG THE SOUTH PROPERTY LINE HAS ONLY TWO WINDOWS FACING THE PROPOSED TOWNHOUSES. THOSE WINDOWS DO NOT FULLY OVERLAP ANY OF THE PROPOSED ONES.



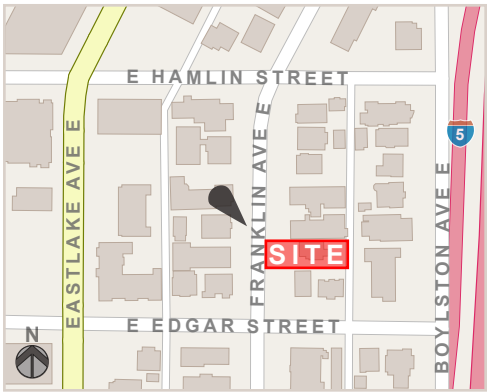


PERSPECTIVE OF SOUTHWEST CORNER FROM FRANKLIN AVE E & E EDGAR STREET





PERSPECTIVE OF NORTHWEST CORNER





PERSPECTIVE OF SOUTHEAST CORNER LOOKING DOWN ALLEY

