

Streamlined Design Review

3037721-EG



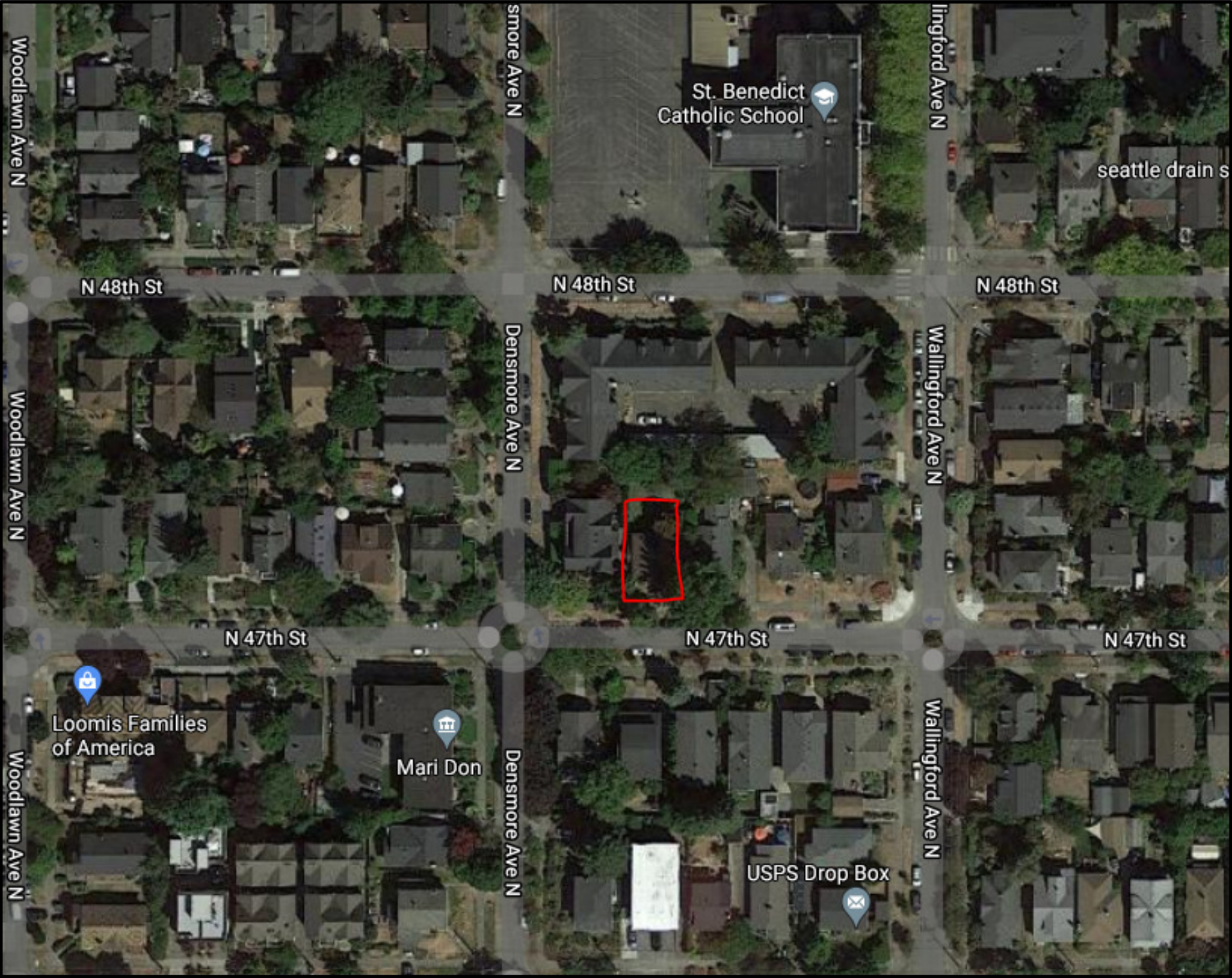
OWNER:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
FRONT PARCEL A
1706 NORTH 47TH STREET
Seattle, WA 98103

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
office@noviongroup.com (206.361.6133)

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
Contact: GREG WESTBROOK

Architect & Applicant:
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion

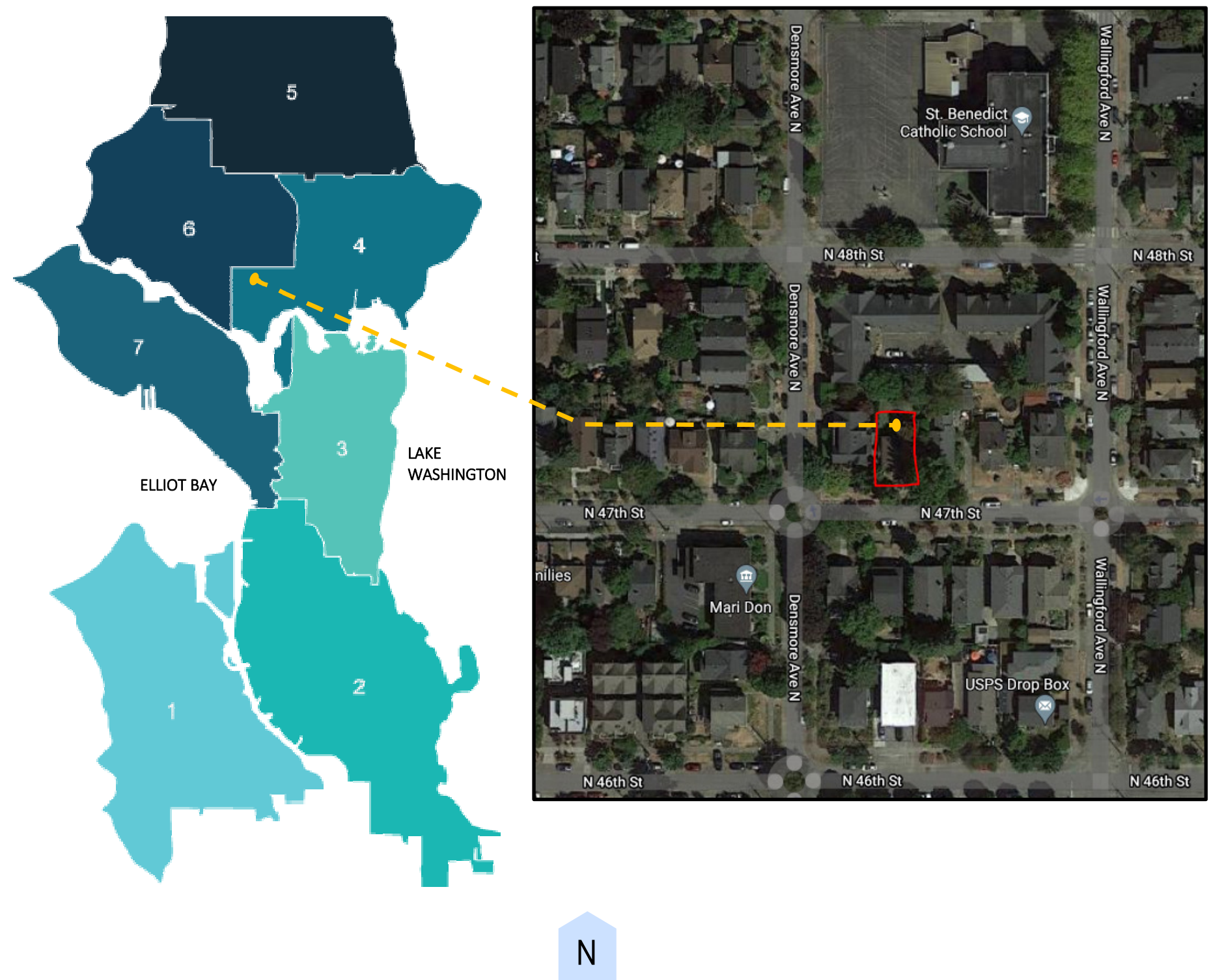
Landscape Architect:
GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3037721-EG
Contact: COREY BUTTRY

Existing Site:
Address: 1706 NORTH 47TH STREET
Location: WALLINGFORD NEIGHBORHOOD
Site Area: 2,587 sf
Existing Development: duplex, built 1941.

Project Proposal:
Existing Structure: to be demolished
Number of new Units: 2 new townhouse units
Number of Parking Stalls: 2 vehicle parking stalls.
Proposed Floor Area of building: 3,333.50 gsf

Developmental Objective:
Demolish existing structure and construct one new townhouse structure for a total of 2 residential units on the front parcel A of LBA 3037419-LU.
Parking for 2 surface vehicular stalls, bicycle parking and solid waste and recycle provided.
The existing Lowrise-1 Zone of the area will continue to increase in density.
The zoning steps up to NC2-55 (M) one block to the south.
Certain design characters will be used to blend the transition from the existing Wallingford craftsman bungalow residences to the more modern, higher density multifamily low-rise area.
All units will have street facing entries and upper floors will have the window mass to the streets to activate the pedestrian realm at the sidewalk.



PROJECT DESCRIPTION

The subject site is currently a duplex residential structure built in 1941 on an LR1(M1) zoned lot located in the Wallingford Neighborhood. The project fronts on N 47th Street to the South. The proposal is for a 2 unit townhouse structure with surface parking for 2 cars on Parcel A of LBA 3037419 -LU. Design Review is triggered due to development of Parcel A and Parcel B being functionally related. Parcel B being reviewed under 3037722-EG. North 47th Street is used for access to parking. The South side of N 47th St is LR2 (M1) and one block south the Zoning increases to NC2-40.

Site Information:
City: City of Seattle
Existing Zoning: LR1 (M)
Site Area: 2,587.0 SF
APN Number: 4083801765

Public Outreach Summary

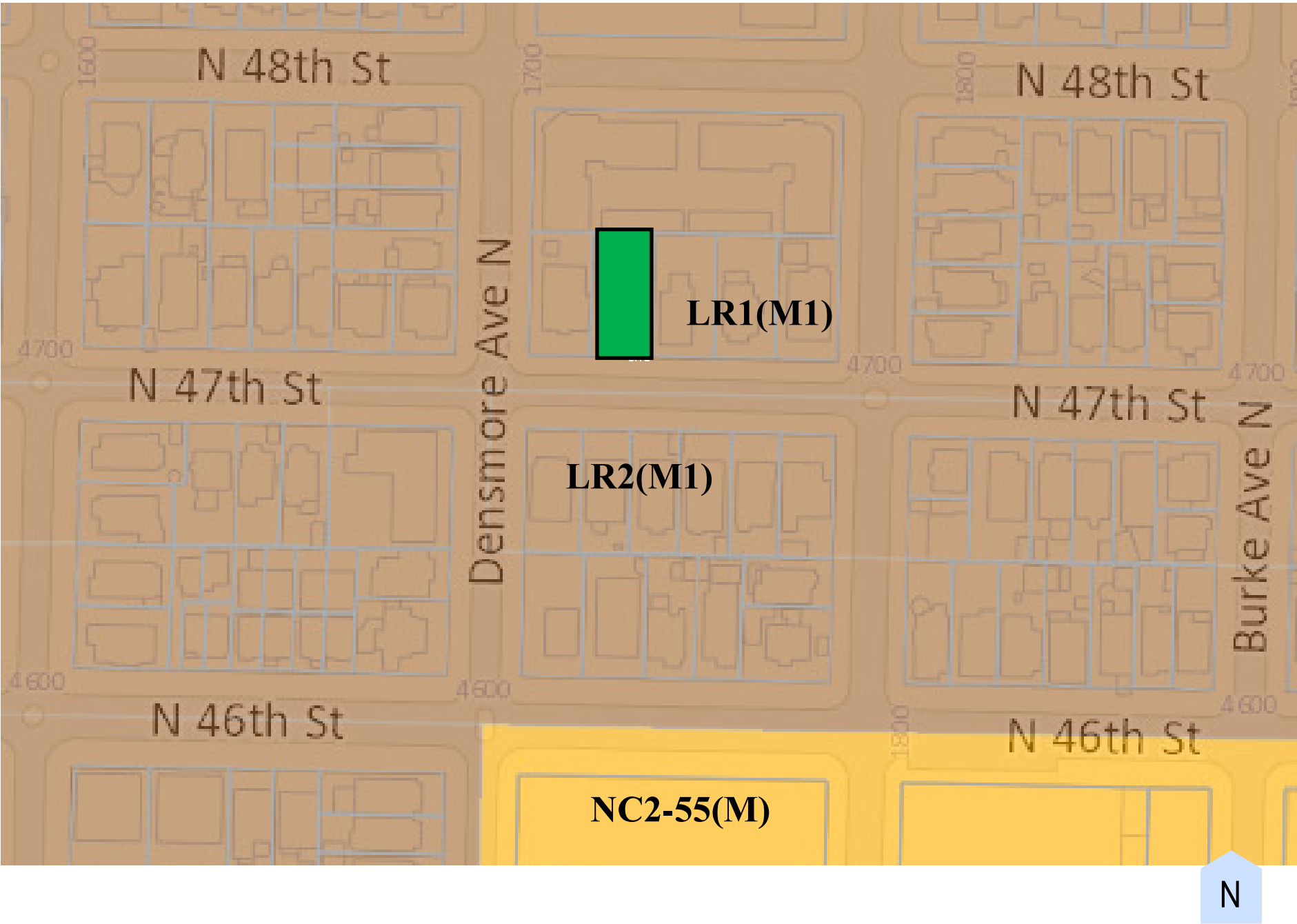
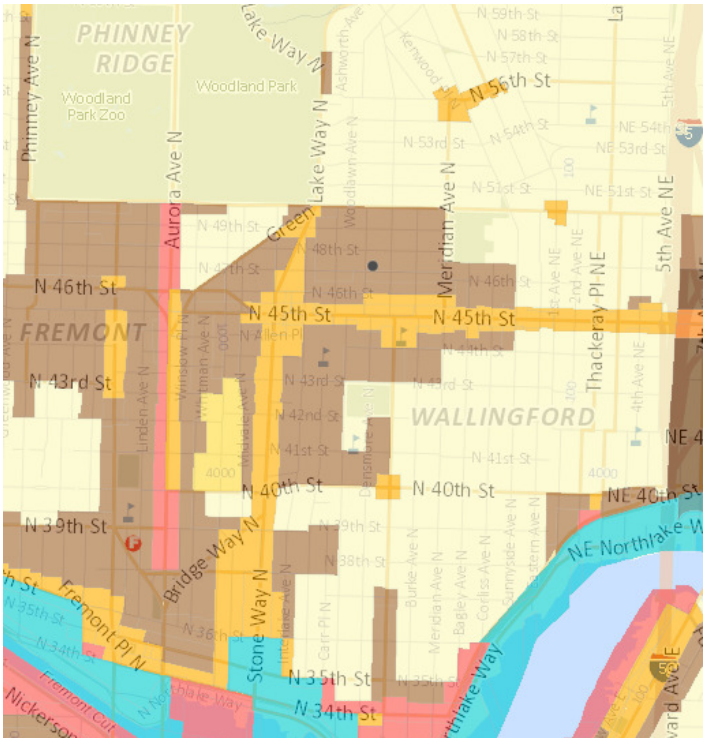
- New units should be affordable for residents.
- New units should fit into the neighborhood look.
- Project should fit in scale to other buildings nearby.



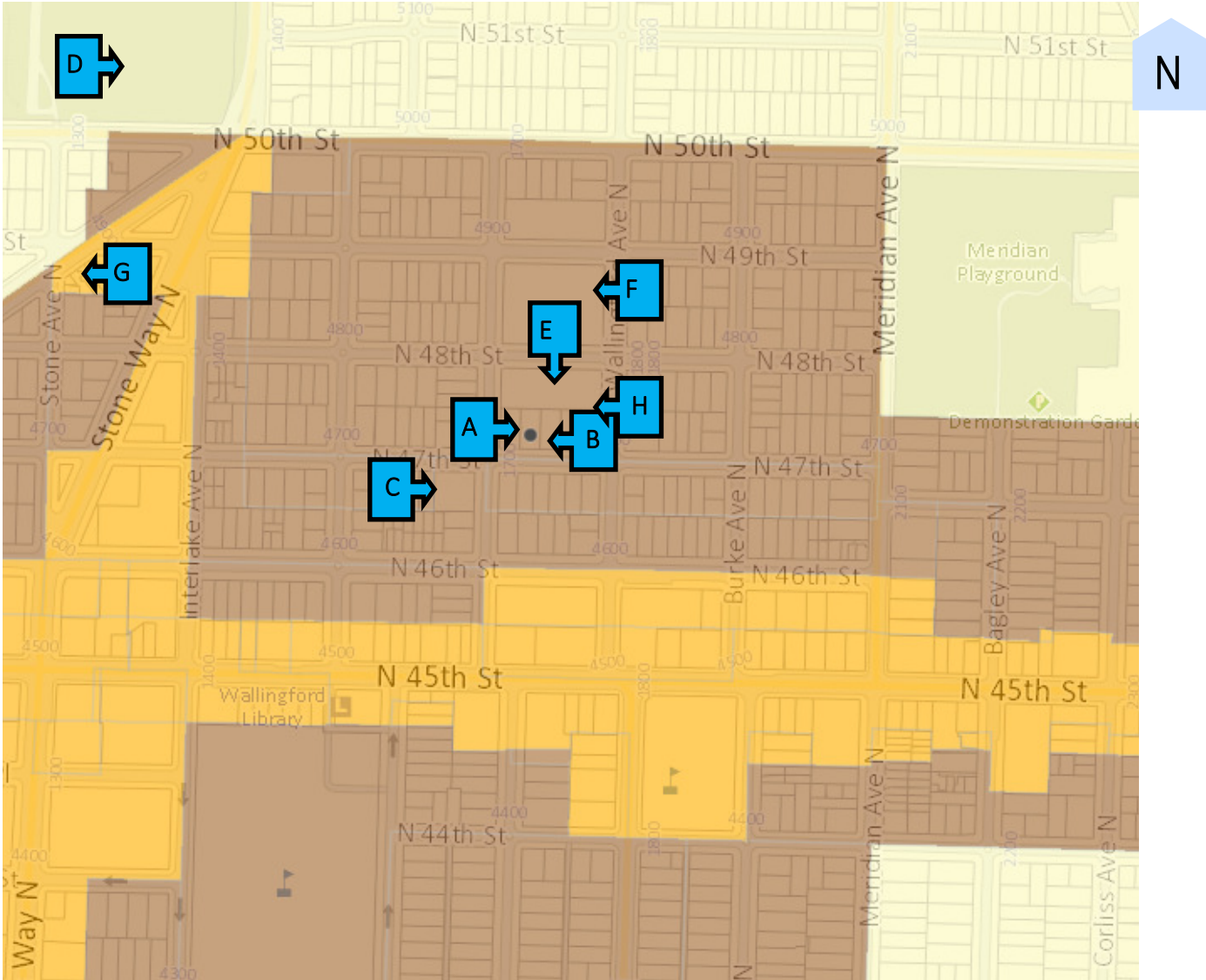
ZONING MAP

The site is in an LR 1 (M1) zone. The Zoning changes to LR2(M1) across N 47th St to the South. About a block further to the South the Zoning increases to NC2-55(M). Most uses/ occupancy are residential with a mix of duplexes, single family buildings and apartments. This area has been zoned Lowrise and has many applications for townhouse style buildings/ developments. The lots directly to the East of the subject property have gone through Design Review to build 8 new townhouse units. The lot to the East of that proposes 7 new row-house units.

-  SITE
-  LR—LOWRISE
-  NC2-55(M)—NEIGHBORHOOD COMMERCIAL



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



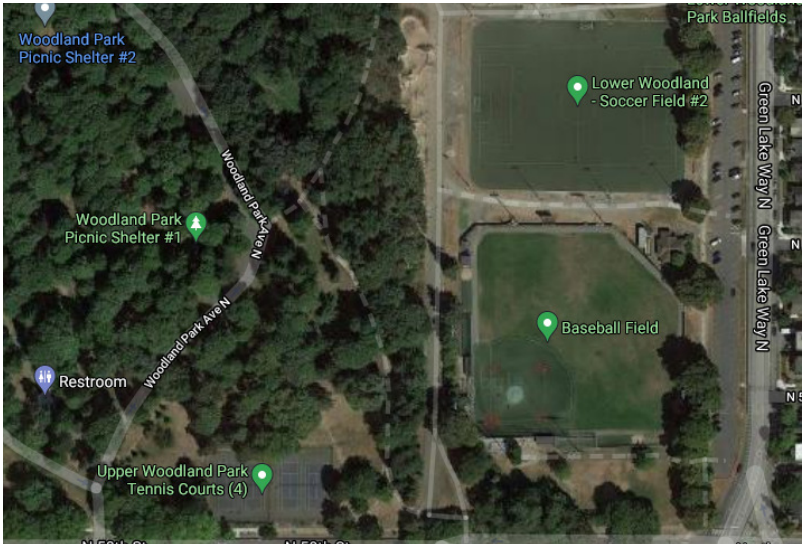
A—1706 N 47TH ST - SITE



B—PROPOSED 1710 N 47TH ST



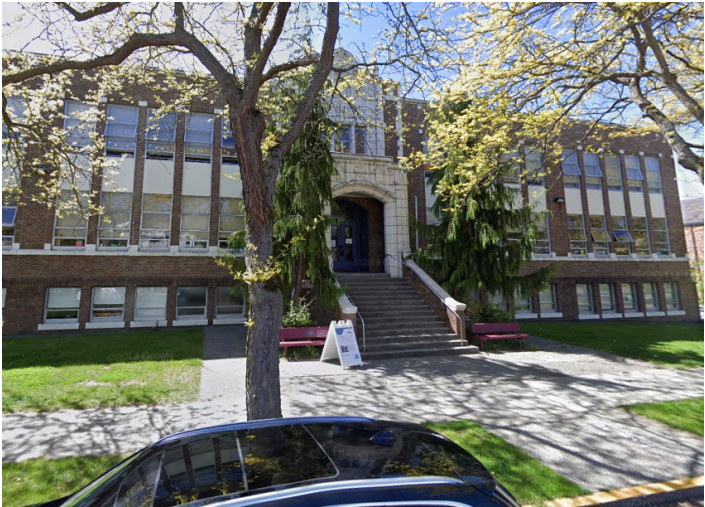
C—1621 N 47TH ST



D—WOODLAND PARK



E—1701 N 48TH ST



F—ST. BENEDICT CATHOLIC SCHOOL

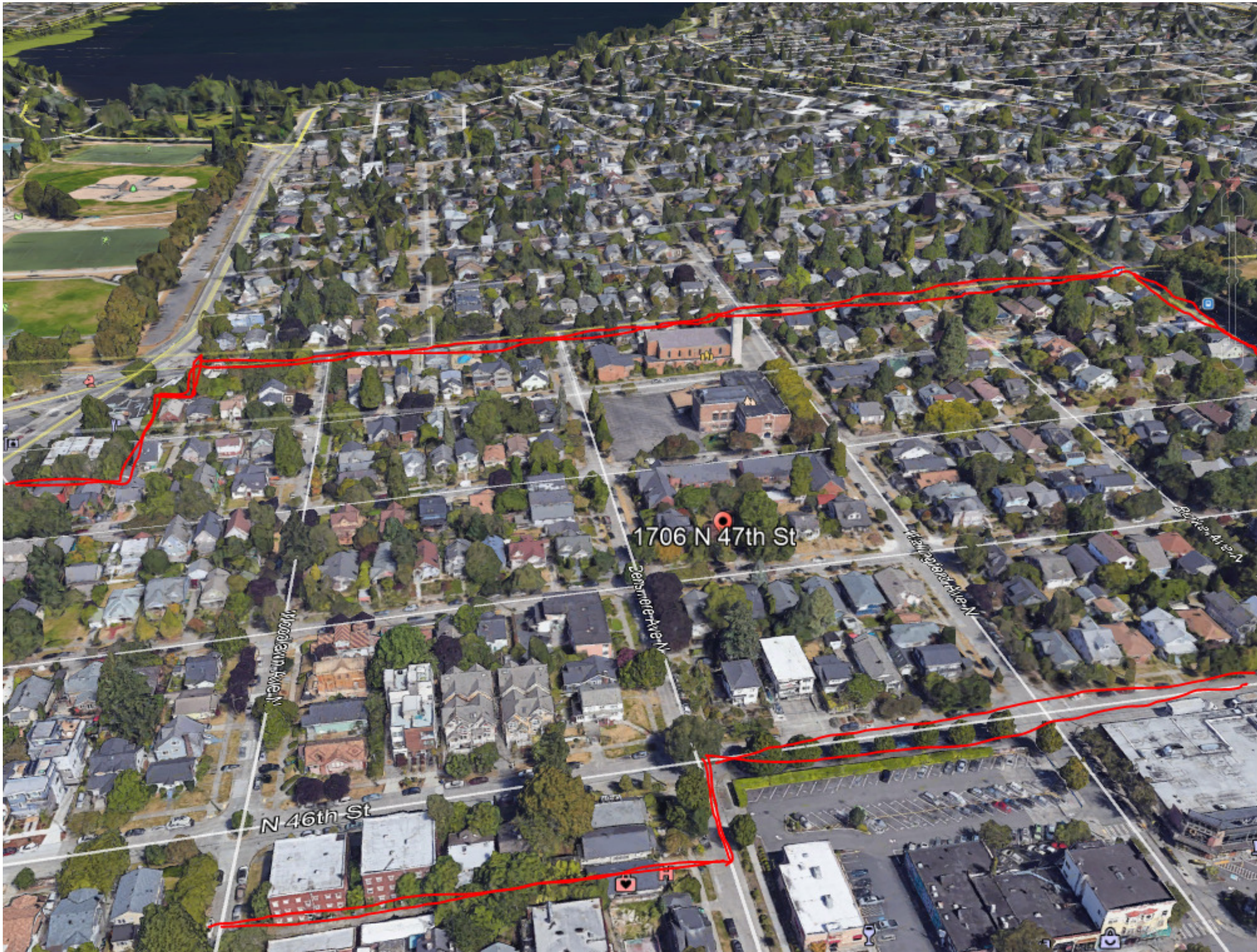


G—4828 GREEN LAKE WAY N

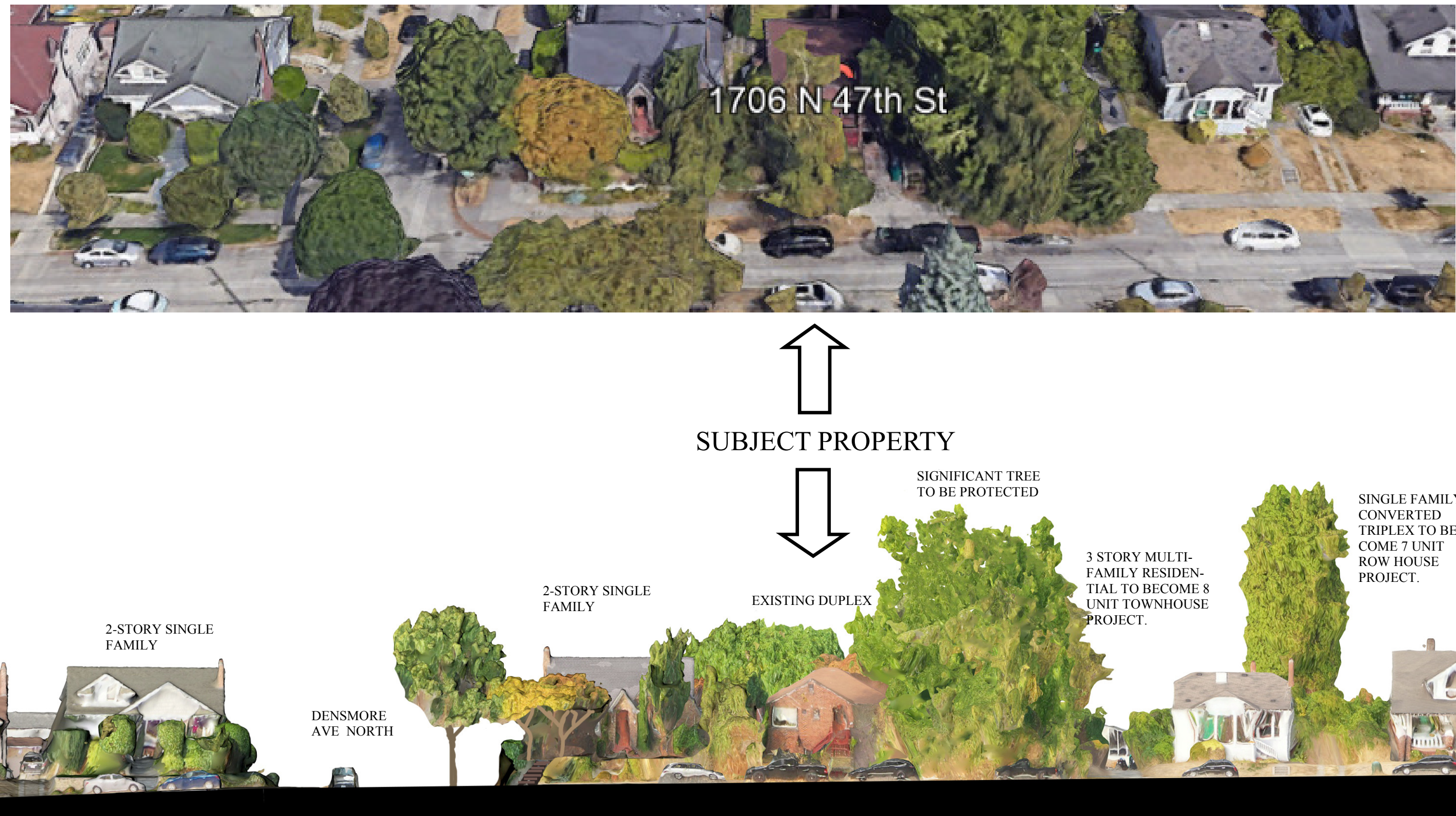


H—PROPOSED 1722 N 47TH ST

BIRDS EYE LOOKING —LOOKING NORTH-EAST AT LR ZONING



STREET ELEVATIONS—NORTH 47TH STREET—NORTH FACING



NORTH 47TH STREET—NORTH FACING

STREET ELEVATIONS—NORTH 47TH STREET—SOUTH FACING



ACROSS FROM
SUBJECT PROPERTY



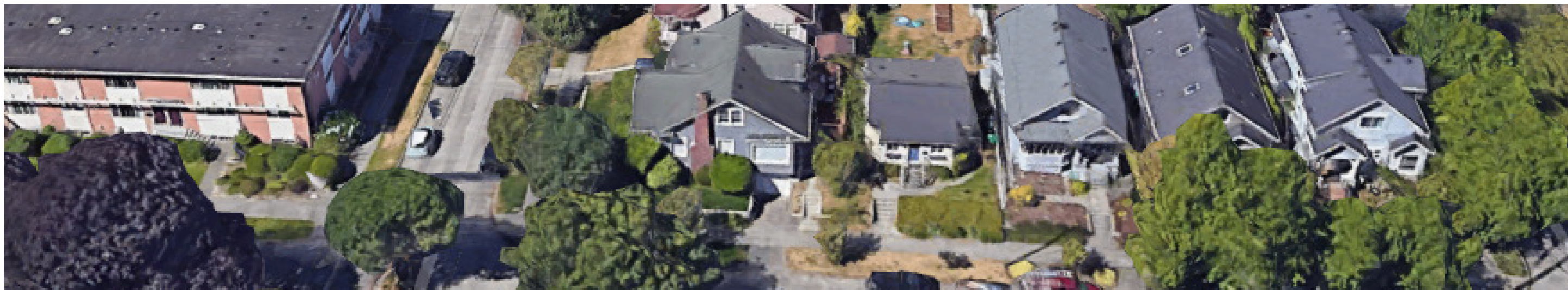
WOODLAWN AVE NORTH—SOUTH FACING

STREET ELEVATIONS—DENSMORE AVE NORTH—EAST FACING



DENSMORE AVE NORTH—EAST FACING

STREET ELEVATIONS—DENSMORE AVE NORTH—WEST FACING

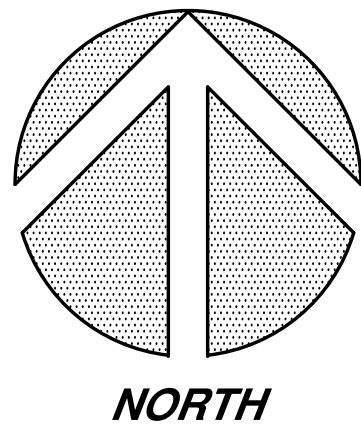


DENSMORE AVE NORTH—WEST FACING

DENSMORE AVE. N.

N. 47TH ST.

WALLINGFORD AVE. N.



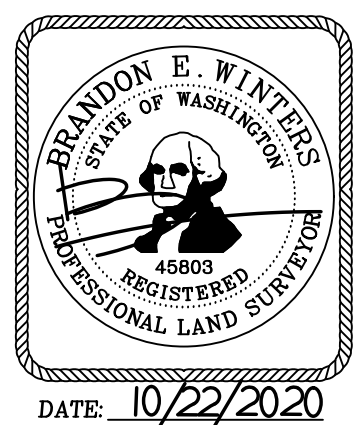
SCALE: 1"=10'

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. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCT 21, 2020.
HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 5,000 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. 1731 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 4083801765
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.



TOPOGRAPHIC SURVEY

1706 NORTH 47TH STREET

SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 20-6928

DRAWING: 20-6928 TOPO.DWG

CLIENT: MRN

DATE: 10/22/2020

DRAWN BY: RCS

LOT BOUNDARY ADJUSTMENT NO. 3037419-LU

GRANTOR: MRN HOMES, LLC
7556 12TH AVE N.E.
SEATTLE, WA 98115

CONTACT PERSON: IZABELLA HENRY
(206) 297-0996
IZABELLAH@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADD’N, VOL. 3 OF PLATS, PAGE 86

PROPERTY ADDRESS: 1706 N. 47TH ST.

ASSESSOR'S PARCEL #: 4083801765

REFERENCE NO.'S FOR RELATED PROJECTS:

APPROVAL: CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2021
BY: _____DIRECTOR

NOTE:
APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.28 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2021
ASSESSOR: _____

- 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. BASIS OF BEARINGS = N 01°19'27" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF WALLINGFORD AVE. N. AS SHOWN HEREON.
 3. THE EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED PRIOR TO THE SALE OR TRANSFER OF ANY PARCEL WITHIN THIS LOT BOUNDARY ADJUSTMENT.

DECLARATION:

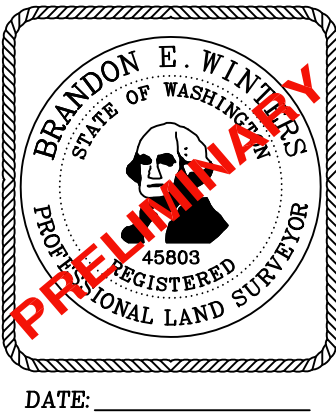
WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____
BY _____ ITS _____

STATE OF WASHINGTON)
COUNTY OF KING)
ON THIS _____ DAY OF _____ 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ MEMBER OF _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____



DATE: _____

RECORDING CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 2021
AT _____ M. IN VOLUME _____ OF SURVEYS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER SUPT. OF RECORDS

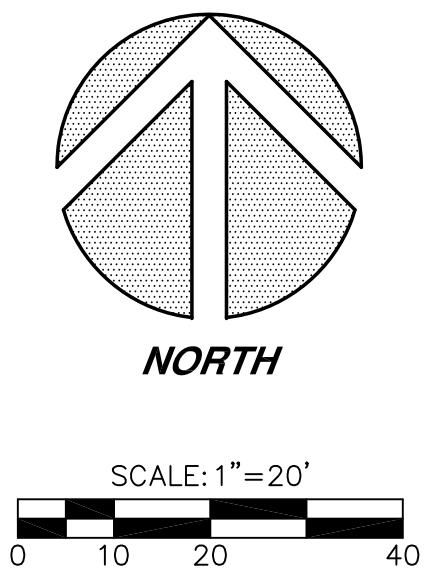
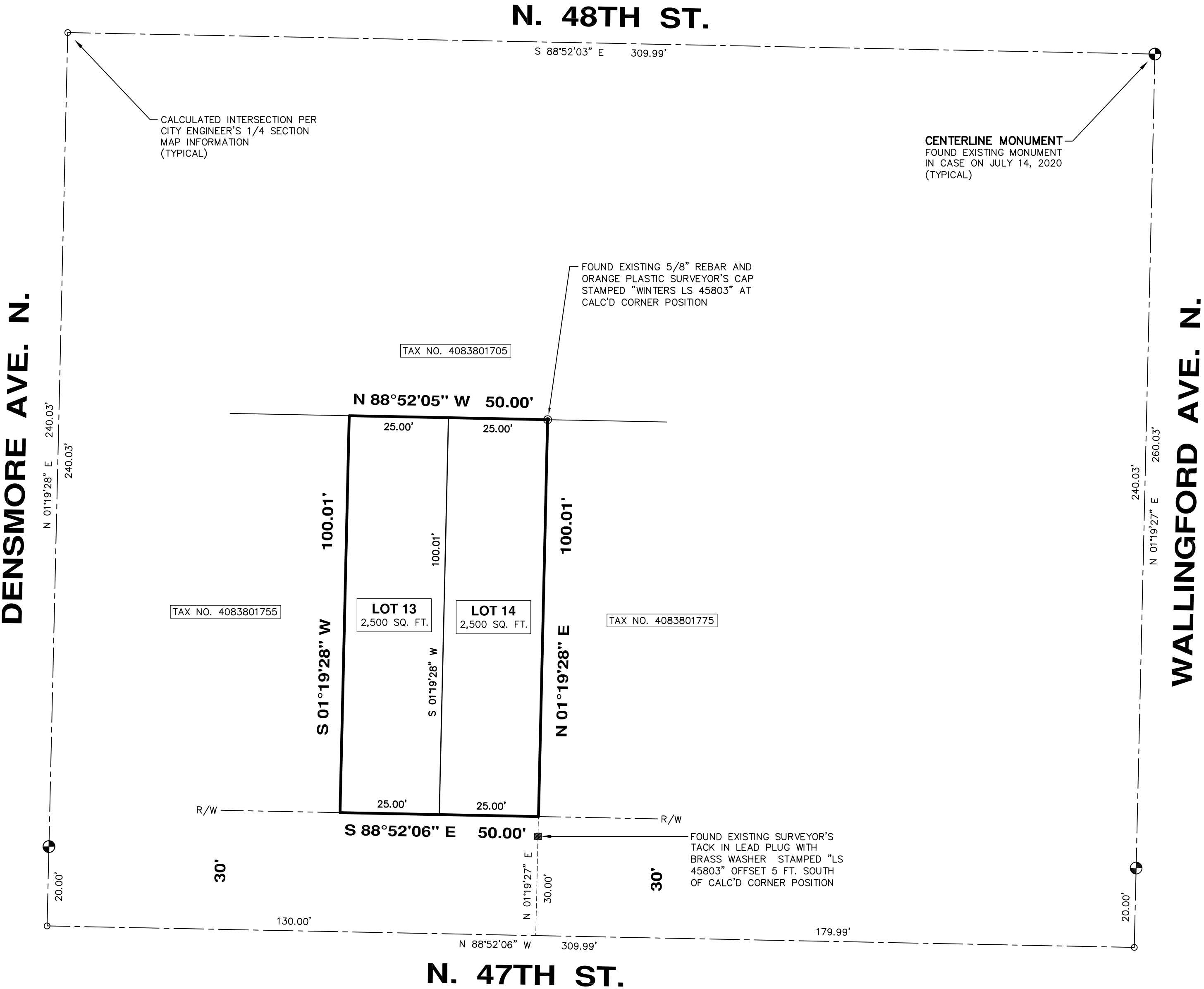
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MRN HOMES, LLC.
IN _____, 2021.

B.E. WINTERS, L.S. 45803

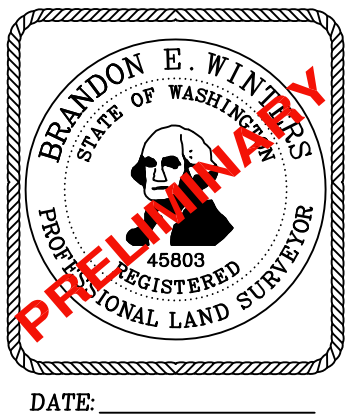
CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

20-6928X.DWG		
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 5



**BLOCK & ORIGINAL
PARCEL DETAIL**

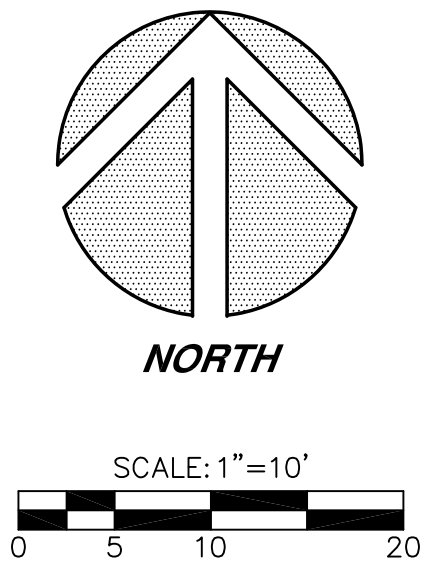
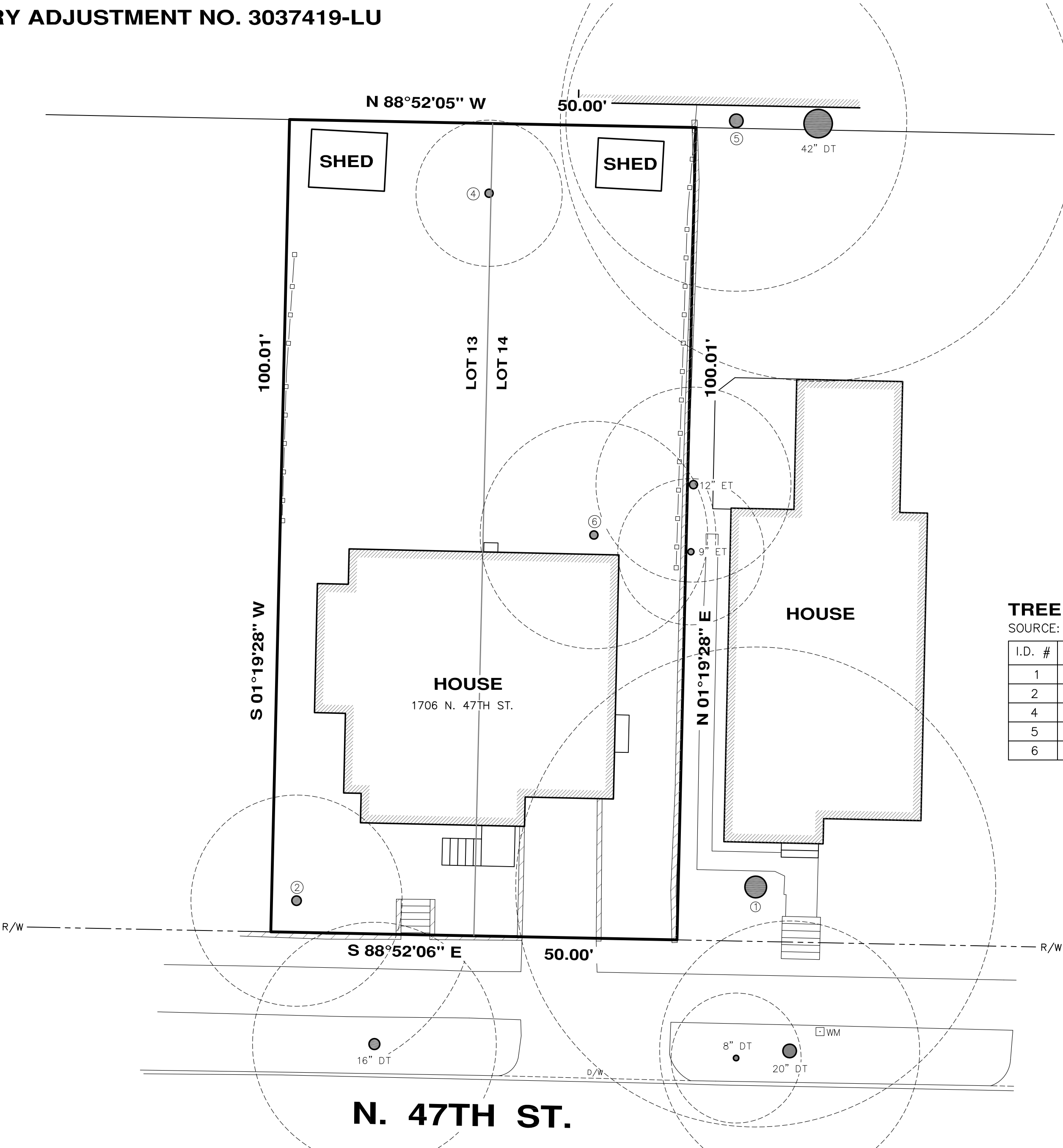


**CHADWICK
WINTERS**
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1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 5

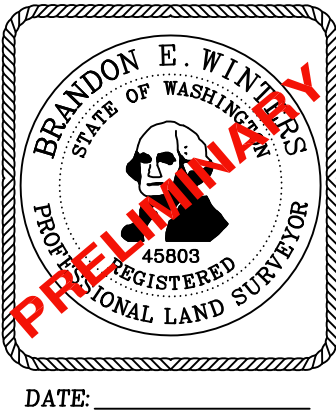
LOT BOUNDARY ADJUSTMENT NO. 3037419-LU



TREE IDENTIFICATION TABLE
SOURCE: SHOFFNER CONSULTING

I.D. #	DIA.	TREE NAME	BOTANICAL NAME
1	31"	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
2	14"	FLOWERING CHERRY	PRUNUS SERRULATA
4	8"	FLOWERING DOGWOOD	CORNUS KOUSA
5	18"	APPLE	MALUS DOMESTICA
6	10.5"	JAPANESE MAPLE	ACER PALMATUM

EXISTING SITE CONDITIONS DETAIL



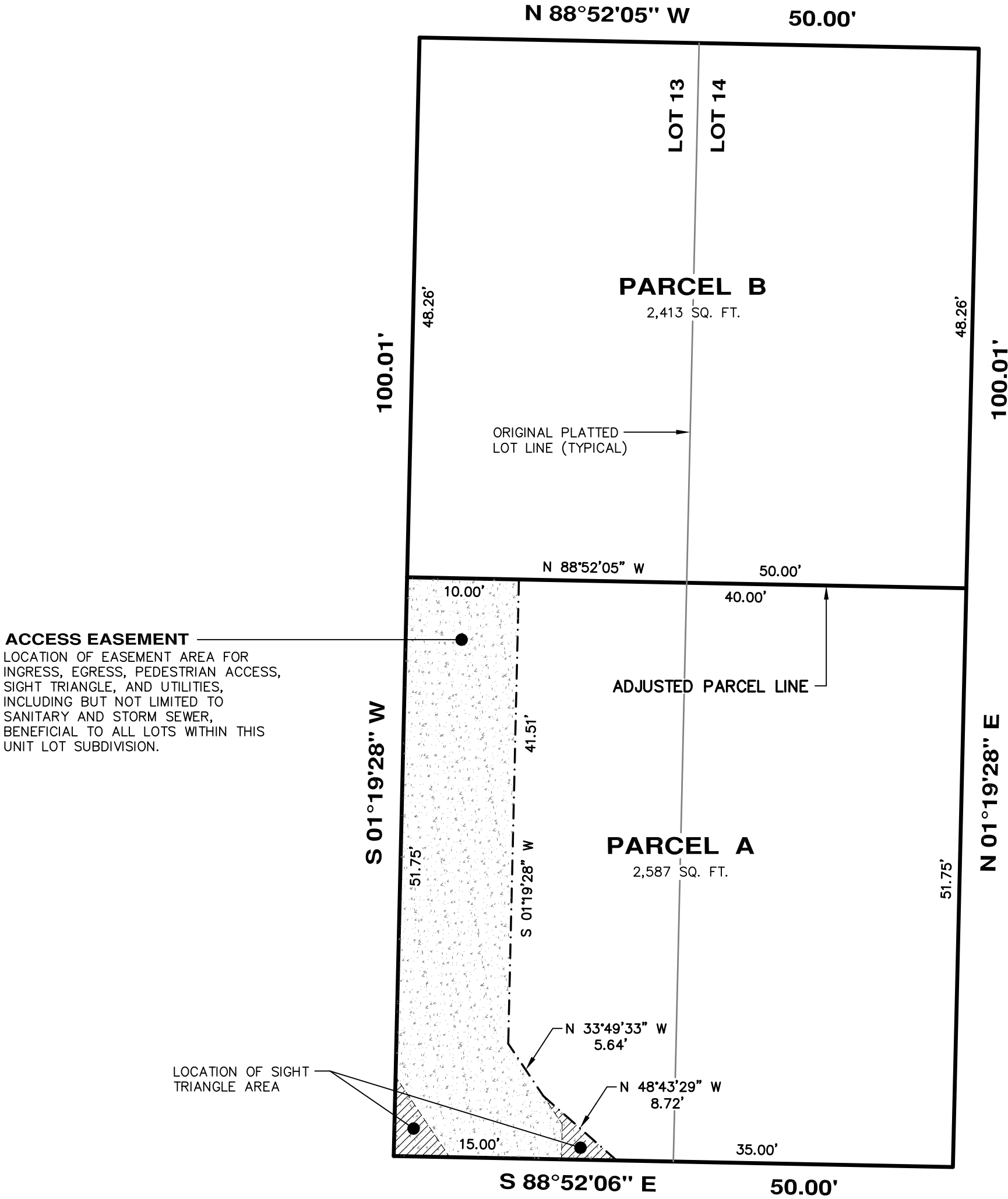
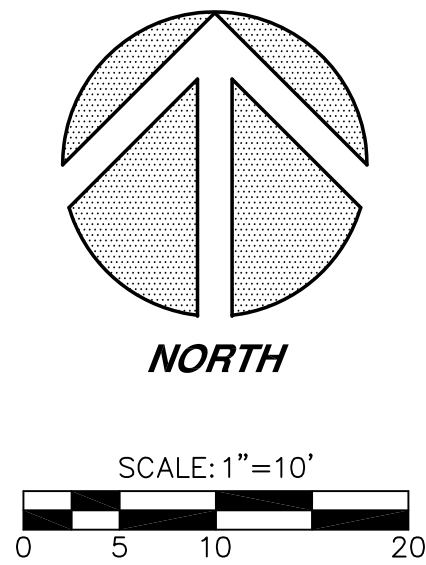
DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

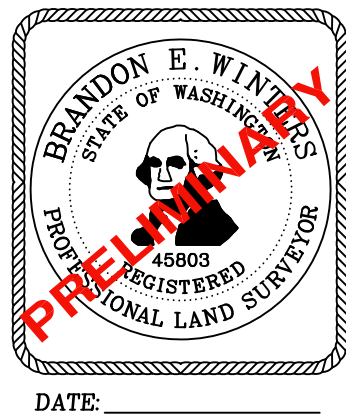
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 3 OF 5

20-6928Y.DWG



N. 47TH ST.

ADJUSTED PARCEL & EASEMENT DETAIL



CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

20-6928Y.DWG		
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 4 OF 5

LOT BOUNDARY ADJUSTMENT NO. 3037419-LU

EXISTING PARCEL DESCRIPTIONS

LOT 13 (2,500 SQ. FT.)

LOT 13, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

LOT 14 (2,500 SQ. FT.)

LOT 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

ADJUSTED PARCEL DESCRIPTIONS

PARCEL A (2,587 SQ. FT.)

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 48.26 FT. THEREOF.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PARCEL B (2,413 SQ. FT.)

THE NORTH 48.26 FT. OF LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, BENEFICIAL TO PARCEL B OF THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT

THAT PORTION OF LOT 13, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 13; THENCE N 01°19'28" E ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 51.75 FT.; THENCE S 88°52'05" E, 10.00 FT.; THENCE S 01°19'28" W, 41.51 FT.; THENCE S 33°49'33" E, 5.64 FT.; THENCE S 48°43'29" E, 8.72 FT.; THENCE N 88°52'06" W, 15.00 FT. TO THE **POINT OF BEGINNING**.

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS LOT BOUNDARY ADJUSTMENT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SIDE SEWER LINES, DETENTION TANKS, AND PUMPS, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE STRUCTURE SERVES. UTILITY SERVICE STRUCTURES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3037419--LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 4083801765

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ('GRANTOR') HEREBY GRANTS TO THE CITY OF SEATTLE ('GRANTEE') AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN 'EASEMENT') TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUYWIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ('ELECTRIC SYSTEM'). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ('PROPERTY') SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE "ACCESS EASEMENT" LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3037419--LU.

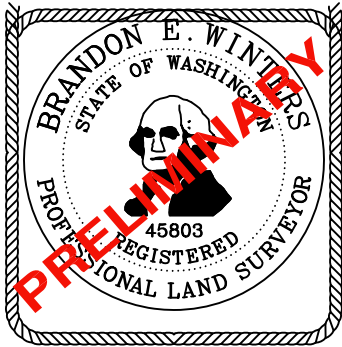
TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

20-6928X.DWG

<i>DRAWN BY:</i> SAL	<i>DATE:</i> 12-10-2020	<i>PROJECT #:</i> 20-6928
<i>CHK. BY:</i> RHW	<i>SCALE:</i> N/A	<i>SHEET: 5 OF 5</i>

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR1 (M1) — The zoning to the South is LR2(M1)
Overlay TRANSIT MHA Lot Area	WALLINGFORD URBAN VILLAGE Frequent Transit Area Medium Area 2,587.0 SF
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential
Provided	Residential Townhouses are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	The maximum permitted FAR for Townhouses is 1.3 Max FAR = 3,363.1 SF
Provided	The proposed FAR is 3,333.50 SF
Requirement	Density — SMC 23.45.512 Table A
	The maximum permitted density for townhouse is 1 unit per 1,300 SF. $2,587 / 1,300 = 1.99 = 2$ New Units
Provided	2 units
Requirement	Structure Height — SMC 23.45.514 Table A
	The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is <30' to the roof, <40' to stair penthouse from avg. gr.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A
	The Required setbacks for Townhouses: Front— 7' Average; 5' Minimum Rear— 7' Average, 5' Minimum Side— 5' Minimum
Provided	All proposed setbacks meet or exceeds all the requirements.
Requirement	Amenity Area — SMC 23.45.522
	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal is for ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524
	The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal provides a Green Factor of .605 and uses existing trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527
	The maximum structure width for townhouses is 60'. The maximum façade length for portions of structures within 15' of a lot line that is not a rear lot street lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
Requirement	Design Standards — SMC 23.45.529
	Project is undergoing a design review— so this section is not applicable.
Provided	

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D 23.54.020 - Parking quantity exceptions—Transit reduction F.2.a. - In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area. 2 stalls x 0.5 = 1 vehicle parking required.
Provided	The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units The proposal will provide 2 vehicular parking stalls located on grade, per SMC 23.45.510.C; and the required amount of bicycle parking shall be provided as well.
Requirement	Solid Waste & Recycle — SMC 23.54.040 Storage requirements for 2 residential units is individual 2'x6' solid waste storage areas.
Provided	The proposal is for 2 individual areas on site with collection location at the street(s).

DESIGN GUIDANCE RESPONSES– HIGHEST PRIORITY

CS1 Natural Systems & Site Features		DC2. ARCHITECTURAL CONCEPT	
D. PLANTS AND HABITAT	ROW IS IMPROVED WITH NEW SIDEWALK, PLANTING STRIP AND CURBS. THIS WILL BE LANDSCAPED AND STREET TREES PROVIDED. RAIN GARDENS ADD INTEREST VIA PROJECT DRAINAGE. BUILDING IS DESIGNED TO ACCOMIDATE THE RETENTION OF EXISTING SIGNIFICANT TREE ON THE NEIGHBORS PROPERTY TO THE EAST.	B) ARCHITECTURAL AND FAÇADE COM- POSITION.	LARGE EXPANSE OF GLASS, MATERIAL AND COLOR CHANGE, FEATURES, ROOFS, ALL CONTRIBUTE TO REDUCING THE SCALE AND MASSING AND PRESENTS AN OVERALL ARCHITECTURAL EXPRESSION OF THE PROJECT AS A WHOLE.
CS3 Architectural Context and Character			
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES.	THE SITE IS IN A RAPIDLY CHANGING NEIGHBORHOOD. MANY TOWNHOUSE PROJECTS ARE PROPOSED AND OR/ UNDER CON- STRUCTION IN THE L1 ZONED AREA ON THE SAME BLOCK TO THE EAST. THE HEIGHT, BULK AND SCALE PROPOSED STEPS AWAY FROM THE SINGLE FAMILY RESIDENCE TO THE WEST WITH THE PRO- POSED DRIVEWAY ACCESS AND THE AWAY FROM THE EXISTING TREE ON THE EAST SIDE. PROPOSED UNITS ARE LESS NARROW THAN THE PROPOSED NEW TOWNHOUSES TO THE EAST. OUR FRONT AND SIDE SETBACKS ARE ALSO GREATER THAN THOSE PROPOSED FOR THE NEW ROW-HOUSES. TO BETTER BLEND WITH THE OLDER SINGLE FAMILY RESIDENC- ES IN THE IMMEDIATE AREA AND THE PROPOSED NEW STRUC- TURES WE PLAN BRICK AND HORIZONTAL LAP SIDING AS WELL AS MORE MODERN BUILDING MATERIALS OF HIGH QUALITY AND TEXTURE.		
PL1 Open Space Connectivity			
B) WALKWAYS AND CONNECTIONS	THE UNIT ENTRIES ARE ELEVATED ABOVE THE STREET/ SIDE- WALK. DIRECT ACCESS TO EACH UNIT IS PROVIDED CREATING A STRONG CONNECTION TO THE STREET. PARKING IS PROVIDED AT THE REAR OF THE STRUCTURE WITH WELL FACILITATED PEDESTRIAN CIRCULATION AND LANDSCAP- ING.		
PL3. STREET LEVEL INTERACTION			
A. ENTRIES	THE PROJECT IS DESIGNED TO PROVIDE EASILY IDENTIFIABLE UNIT ENTRIES AND PRIORITIZE PEDESTRIAN CIRCULATION OVER VEHICLE STORAGE. PROPOSAL PROVIDES A STRONG CONNEC- TION TO THE STREET.		

PROJECT NOTES:
OWNER: MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212
PROJECT NAME: N 47TH HOUSES
PROJECT ADDRESS: 1706 N 47TH ST PARCEL A OF LBA 3037419-LU
PARCEL #: 4083801765
ZONING: LR1 (M1)
OCCUPANCY: R3 RESIDENTIAL
HOUSING TYPE: SINGLE FAMILY/ TOWNHOUSE
PARKING: SURFACE
CONSTRUCTION: V-B
LOT AREA: 2,587 SF
MAX. FAR: 1.3X2587 = 3,363.1 SF
PROPOSED FLOOR AREA:
EXISTING: 0 SF
PROPOSED NEW: 3,333.50 SF
TOTAL: 3,333.50 SF
MAX. DENSITY*: TOWNHOUSE 1 UNIT PER 1300 SF 2587/1300= 1.99
PROPOSED UNITS: 2 NEW UNITS
MAX. FACADE LENGTH: 51.75'X65% = 33.6375'

BUILDING AREAS PARCEL A - 1706 - FRONT LOT UNIT - A			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	468.375	
SECOND	----	648.0	
THIRD	----	648.0	
ROOF	----	94.5625	553.4375
TOTAL	----	1,858.9375	553.4375

BUILDING AREAS PARCEL A - 1706 - FRONT LOT UNIT - B			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	491.625	
SECOND	----	585.0	
THIRD	----	585.0	
ROOF	----	94.5625	490.4375
TOTAL	----	1,756.1875	490.4375

PARCEL A (2,587 SQ. FT.) OF LBA 3037419-LU

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 48.26 FT. THEREOF.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PARCEL B UNDER SEPARATE
APPLICATION 3037722-EG

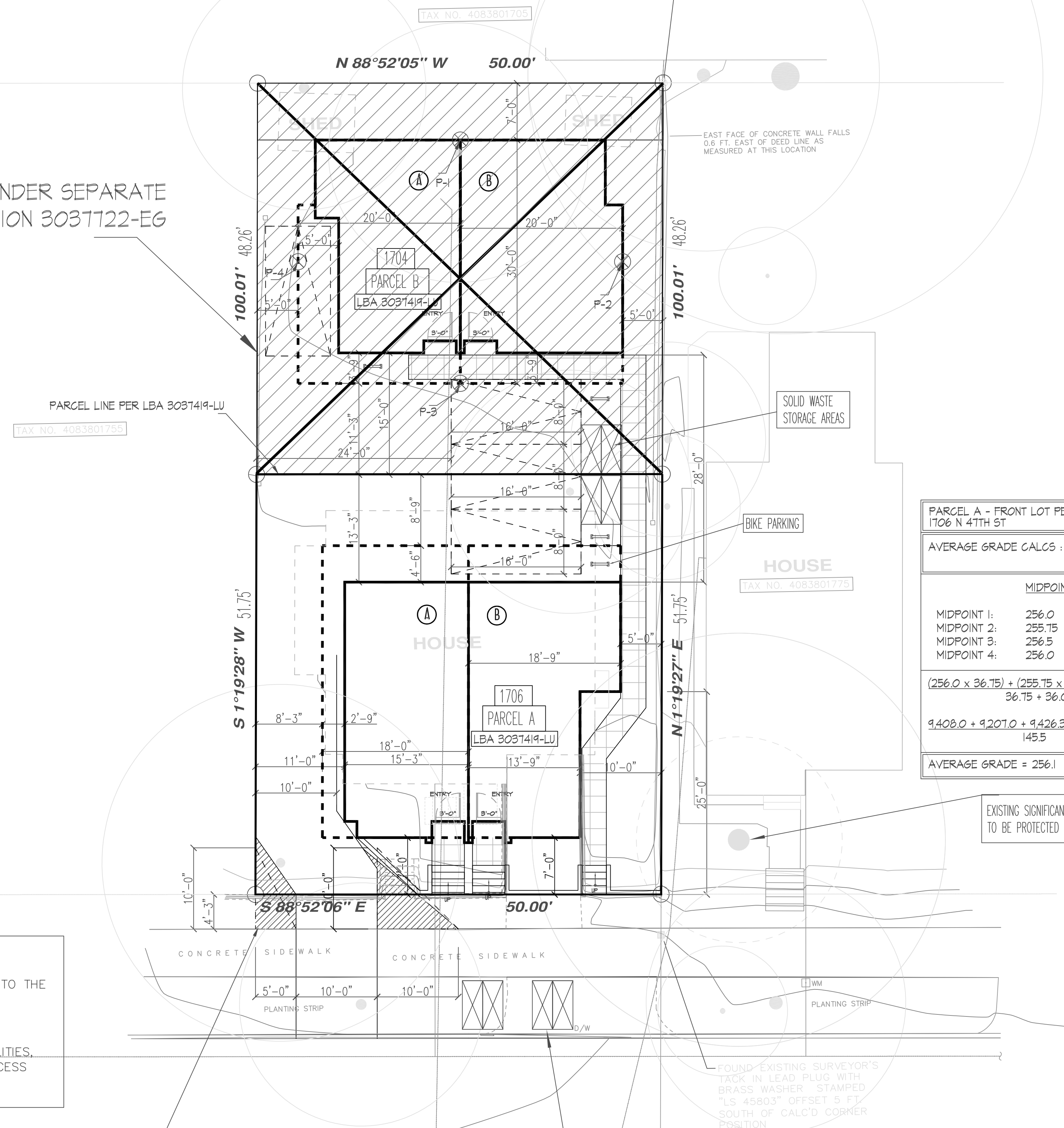
PARCEL LINE PER LBA 3037419-LU

SIGHT TRIANGLE PER SMC23.45.035G
AREA TO BE KEPT CLEAR OF OBSTRUCTIONS
IN THE VERTICAL SPACES BETWEEN THIRTY
TWO INCHES AND EIGHTY TWO INCHES.

NEW 10' CURB CUT
NOT TO EXCEED
10' IN ROW

DRIVEWAY NOT TO
EXCEED 15% SLOPE
INCLUDING CREST&SAG

TEMP SOLID WASTE COLLECTION LOCATIONS IN ROW
COMPLIANT WITH SMC 23.54.040, SMC 21.36.080
& SPU EXECUTED CONTRACTS PER ORDINANCE 125565.



PARCEL A - FRONT LOT PER LBA 3037419-LU
1706 N 47TH ST

AVERAGE GRADE CALCS : USING FORMULA 2 PER DR 4-2012: ENCLOSING RECTANGLE
GENERAL RULE - SMC SUBSECTION 23.06.006.A.1.b

	MIDPOINT ELEVATION	RECTANGLE SIDE LENGTH
MIDPOINT 1:	256.0	36.75 LF
MIDPOINT 2:	255.75	36.0 LF
MIDPOINT 3:	256.5	36.75 LF
MIDPOINT 4:	256.0	36.0 LF

$$(256.0 \times 36.75) + (255.75 \times 36.0) + (256.5 \times 36.75) + (256.0 \times 36.0) = 36.75 + 36.0 + 36.75 + 36.0$$

$$9,408.0 + 9,207.0 + 9,426.375 + 9,216.0 = 37,257.375 = \text{AVG GRADE}$$
$$145.5$$

AVERAGE GRADE = 256.1

EXISTING SIGNIFICANT TREE
TO BE PROTECTED

SITE PLAN



REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
PROJECT ADDRESS	
1704 N 47TH ST SEATTLE, WA	
OWNER/CLIENT	
MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
APPROVAL STAMP	
Date	
Scale	
Drawn Rn An	
SDCI # 1706 & 1704 N 47TH ST	
Sheet	

PROJECT NOTES:

OWNER: MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212
N 47TH HOUSES
1706 N 47TH ST PARCEL A OF LBA 3037419-LU
4083801765

PROJECT NAME: LR1 (M1)
PROJECT ADDRESS: R3 RESIDENTIAL
PARCEL #: SINGLE FAMILY/ TOWNHOUSE
ZONING: SURFACE
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HOUSING TYPE: 2,587 SF
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CONSTRUCTION: 0 SF
LOT AREA: 3,333.50 SF
MAX. FAR: 3,333.50 SF
PROPOSED FLOOR AREA: TOWNHOUSE 1 UNIT PER 1300 SF 2587/1300= 1.99
EXISTING: 2 NEW UNITS
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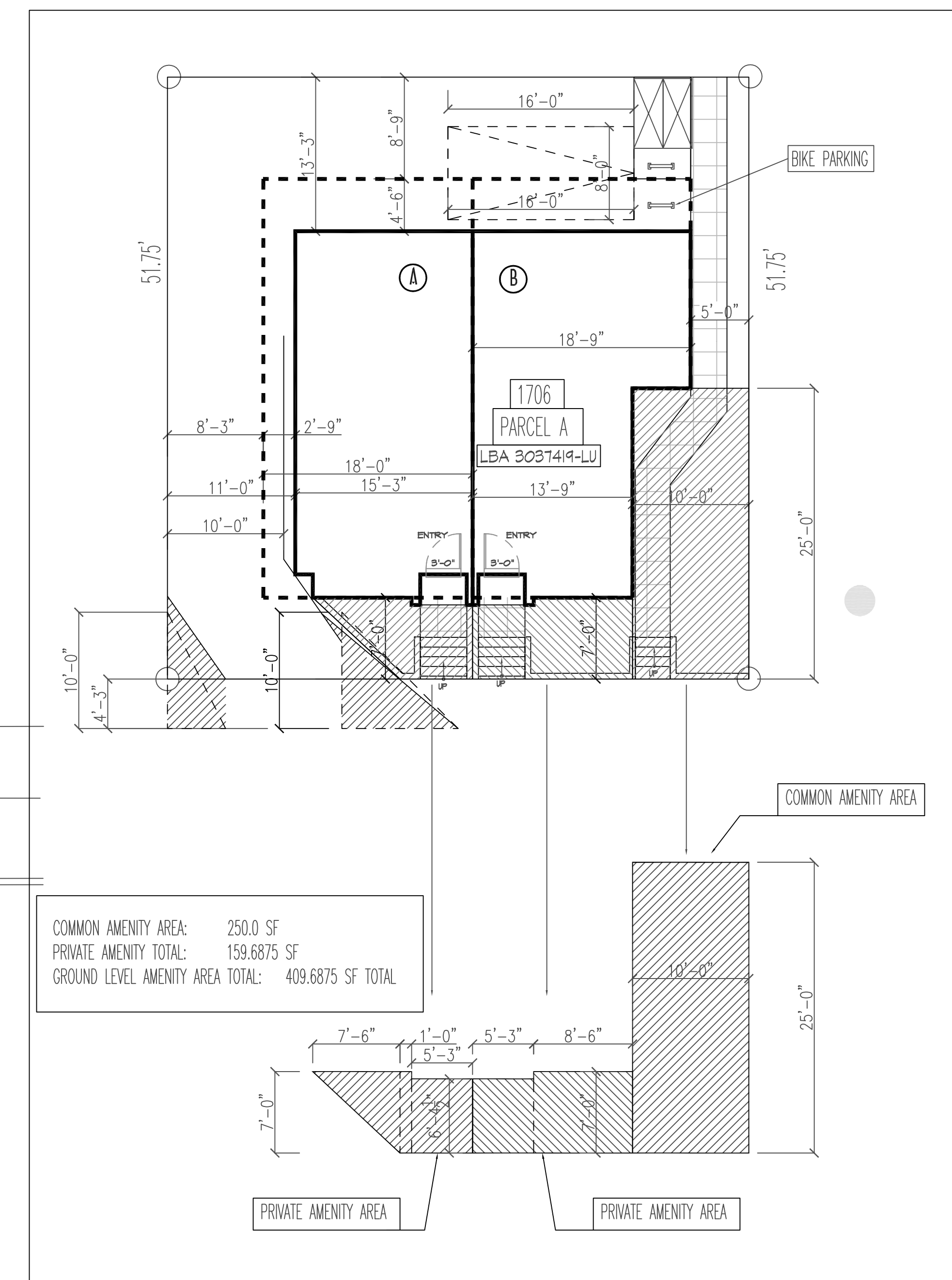
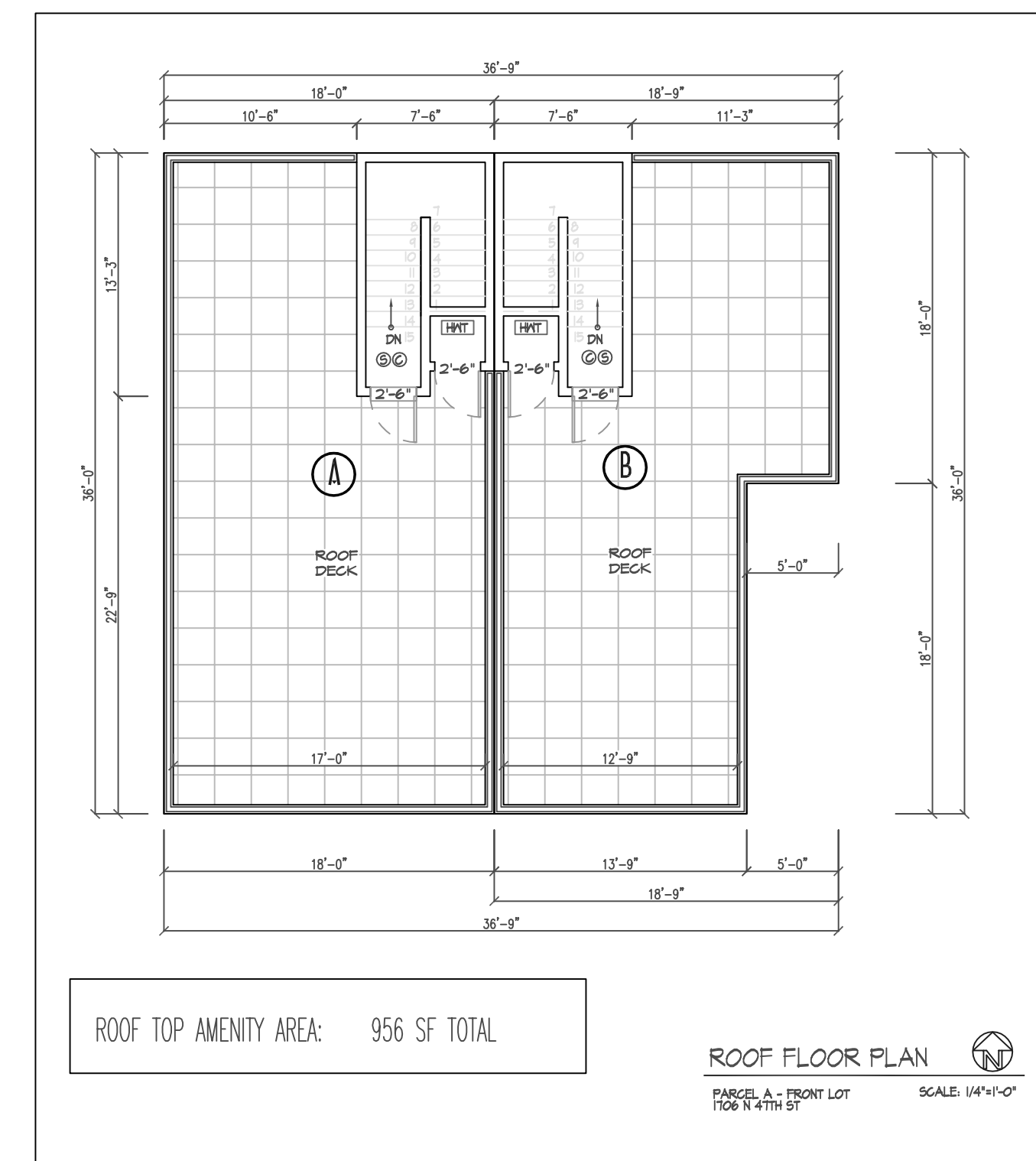
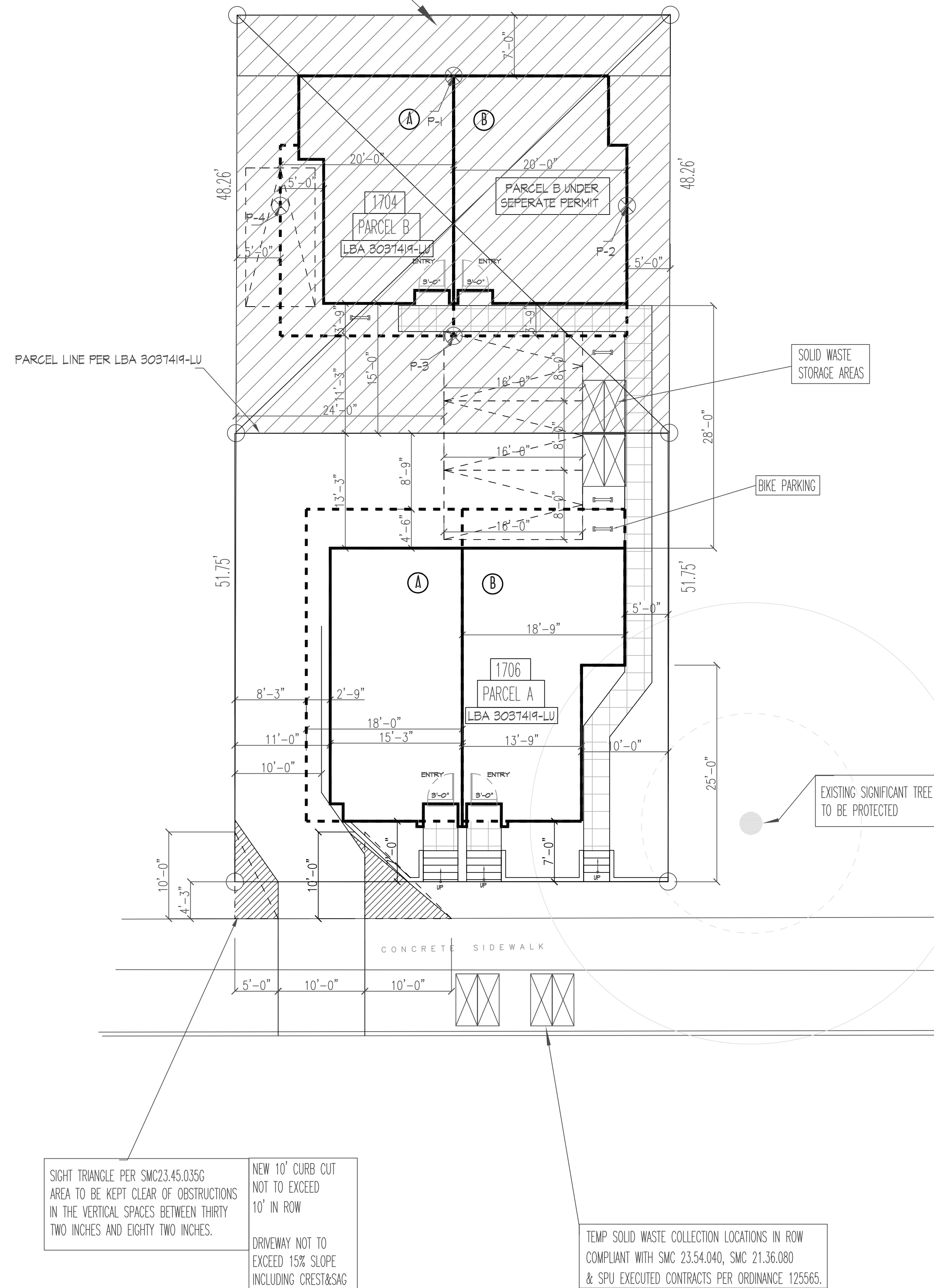
PARCEL A (2,587 SQ. FT.) OF LBA 3037419-LU

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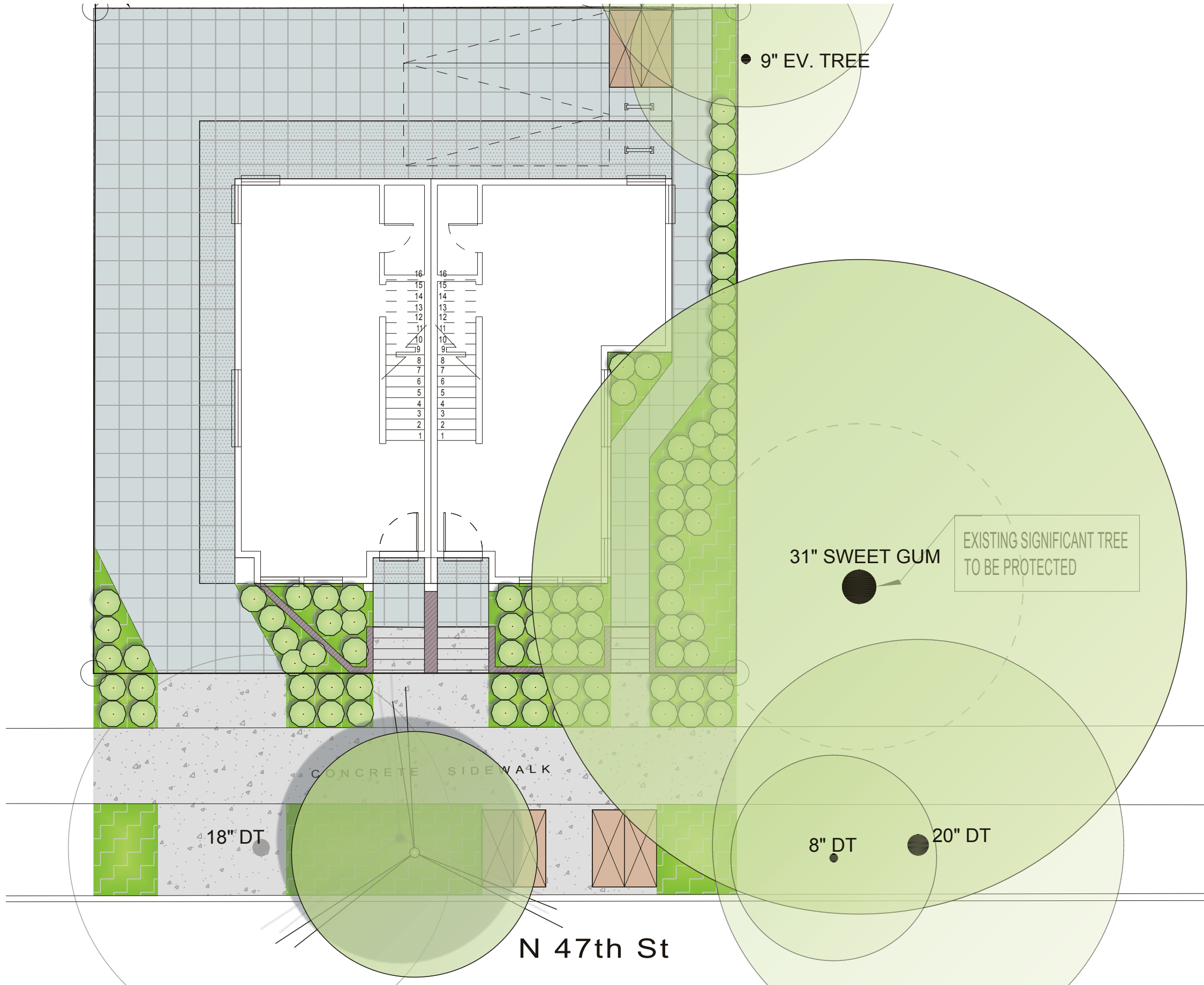
PARCEL B UNDER SEPARATE APPLICATION 3037722-EG



AMENITY AREA PLAN

REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
PROJECT ADDRESS	
1704 N 47TH ST SEATTLE, WA	
OWNER/CLIENT	
MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
APPROVAL STAMP	
Date	
Scale	
Drawn Rn An	
SDCI # 1706 & 1704 N 47TH ST	
Sheet	

ID - C:\DWG\COMMERCIAL\Novion 1-2020\1706 & 1704 N 47TH ST\1706 AND 1704 N 47TH - L1.DWG - Fri, 30 Apr 2021 - 11:43



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
1	MEDIUM SMALL TREE STREET TREE FORM		2-2.5" CAL
* 84 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

REMOVE EXISTING STREET TREE UNDER SEPARATE PERMIT SDOTTREE0000505 CONTACT DOT_LA@seattle.gov FOR ISSUANCE. REQUIRES A MINIMUM OF 14-DAYS PUBLIC POSTING NOTICE.

STREET TREE PLANTING REQUIRES A PRE-PLANTING INSPECTION – COORDINATE WITH LANDSCAPE ARCHITECT OF RECORD. SPECIES & SIZE SUBSTITUTION TO BE APPROVED BY LA OF RECORD AND SDOT URBAN FORESTRY. EMAIL DOT_LA@seattle.gov FOR FINAL INSPECTION AND PERMIT STREET TREES SIGN OFF.

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

EDG PLAN

REVISIONS

BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

© GHA Landscape Architects 2021

gha

GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

PROJECT AT
1706 N 47th ST
LANDSCAPE PLAN

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

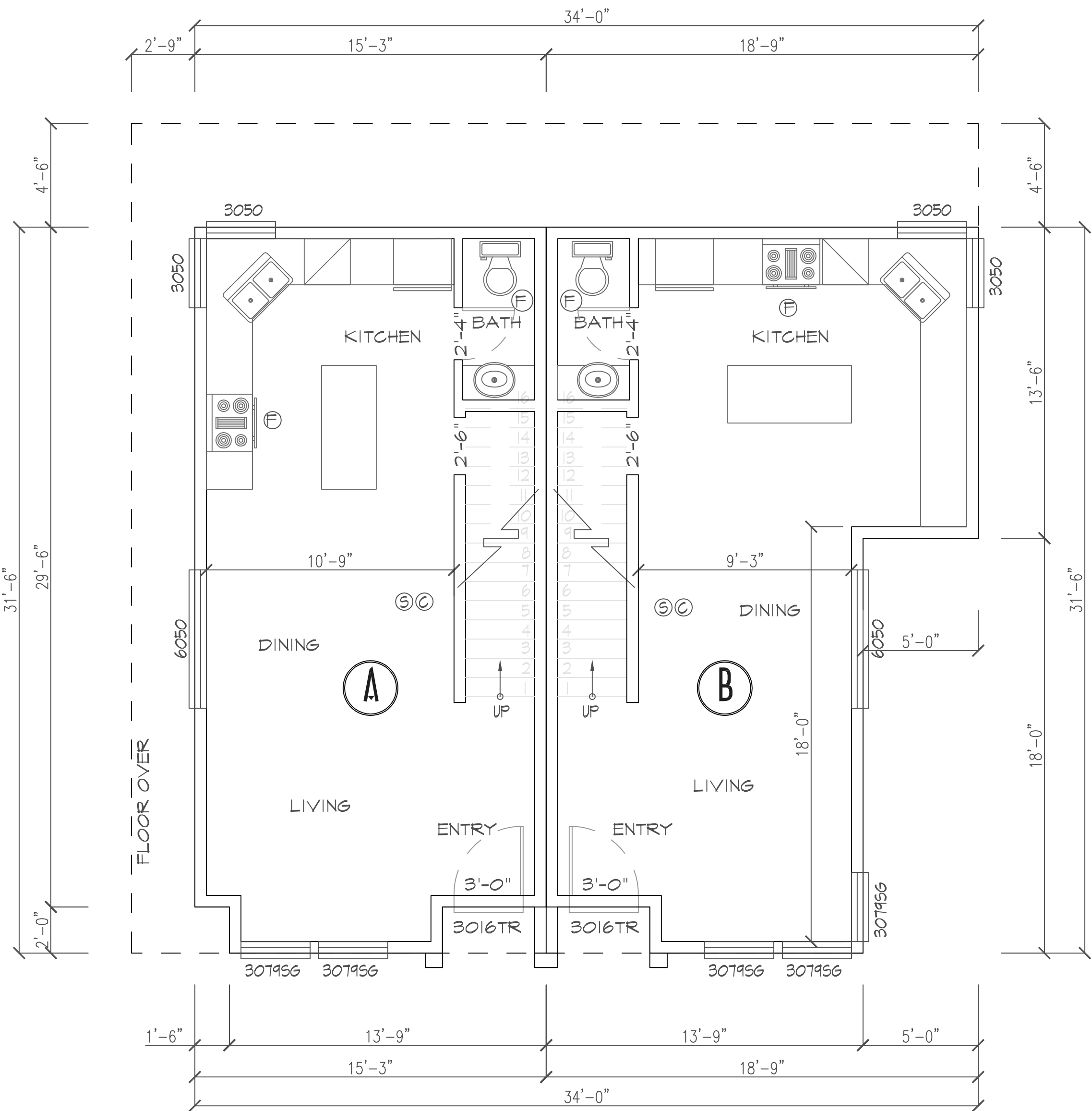
DATE: 4-30-2021
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.0

1 of 3 SHEETS

BUILDING AREAS
PARCEL A - 1706 - FRONT LOT
UNIT - A

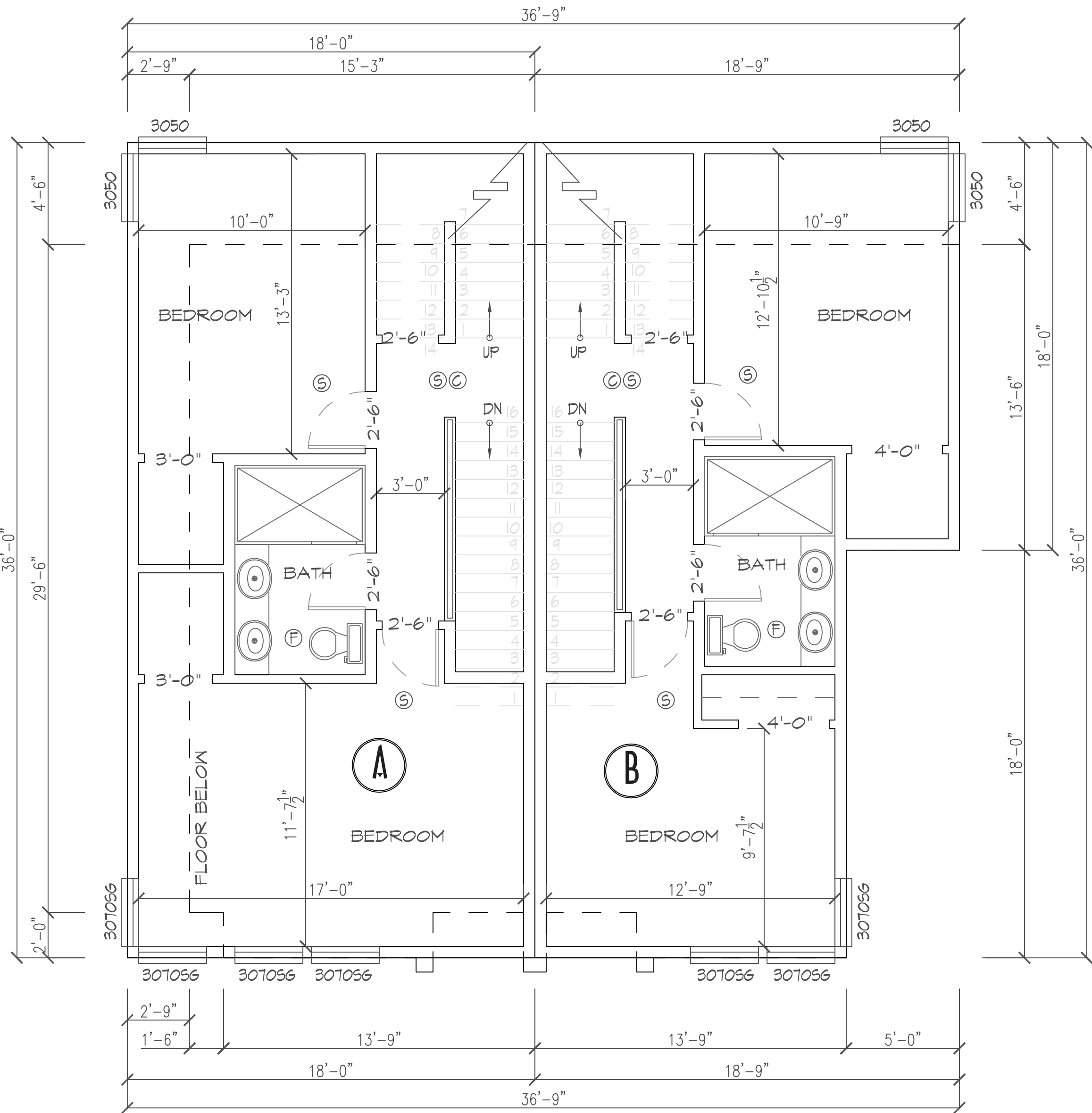
LEVEL	GARAGE	LIVING	DECK
FIRST	----	468.375	
SECOND	----	648.0	
THIRD	----	648.0	
ROOF	----	94.5625	553.4375
TOTAL	----	1,858.9375	553.4375



FIRST FLOOR PLAN
PARCEL A - FRONT LOT
1706 N 4TH ST

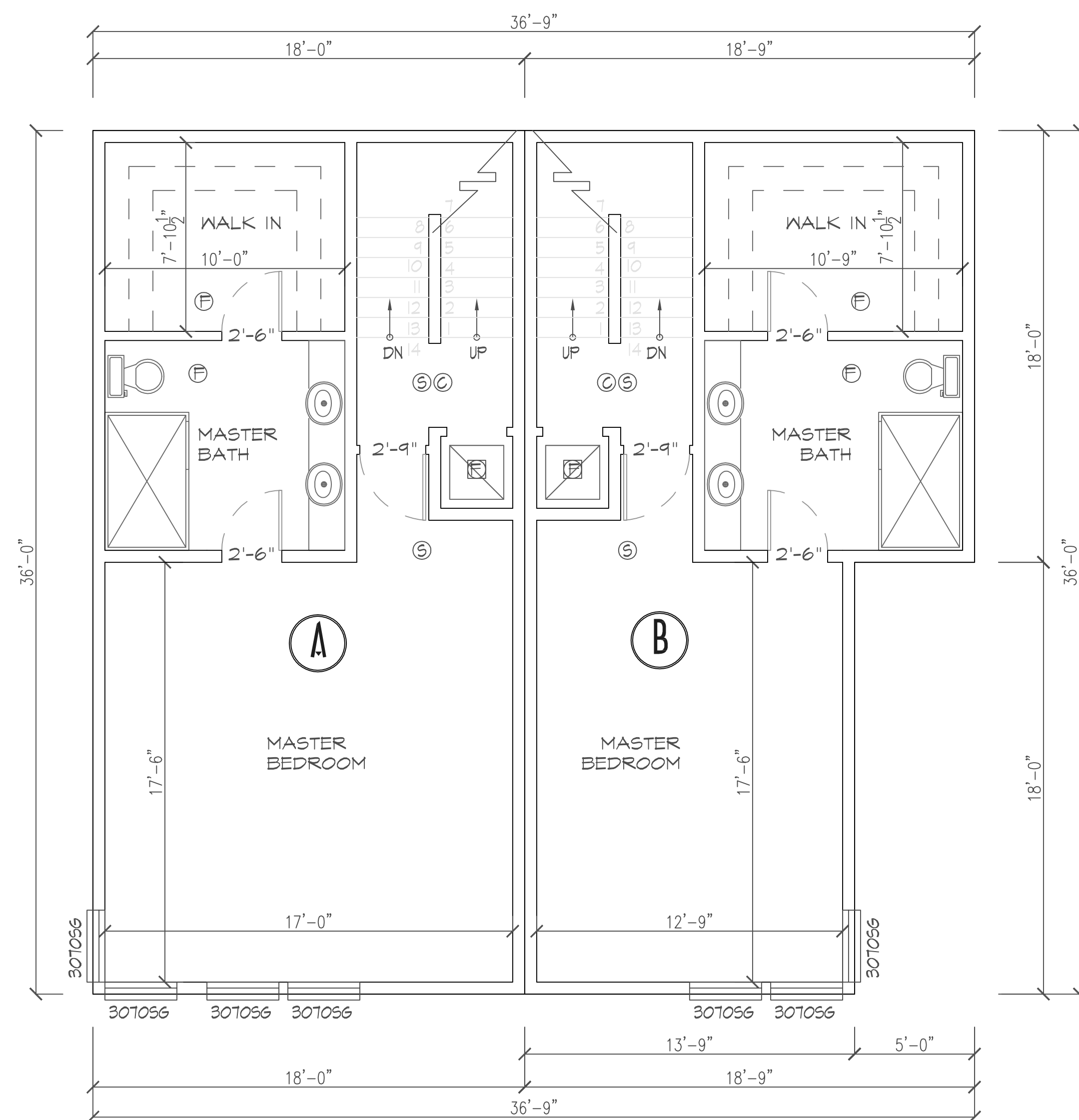
BUILDING AREAS
PARCEL A - 1706 - FRONT LOT
UNIT - B

LEVEL	GARAGE	LIVING	DECK
FIRST	----	491.625	
SECOND	----	585.0	
THIRD	----	585.0	
ROOF	----	94.5625	490.4375
TOTAL	----	1,756.1875	490.4375



SECOND FLOOR PLAN
PARCEL A - FRONT LOT
1706 N 4TH ST

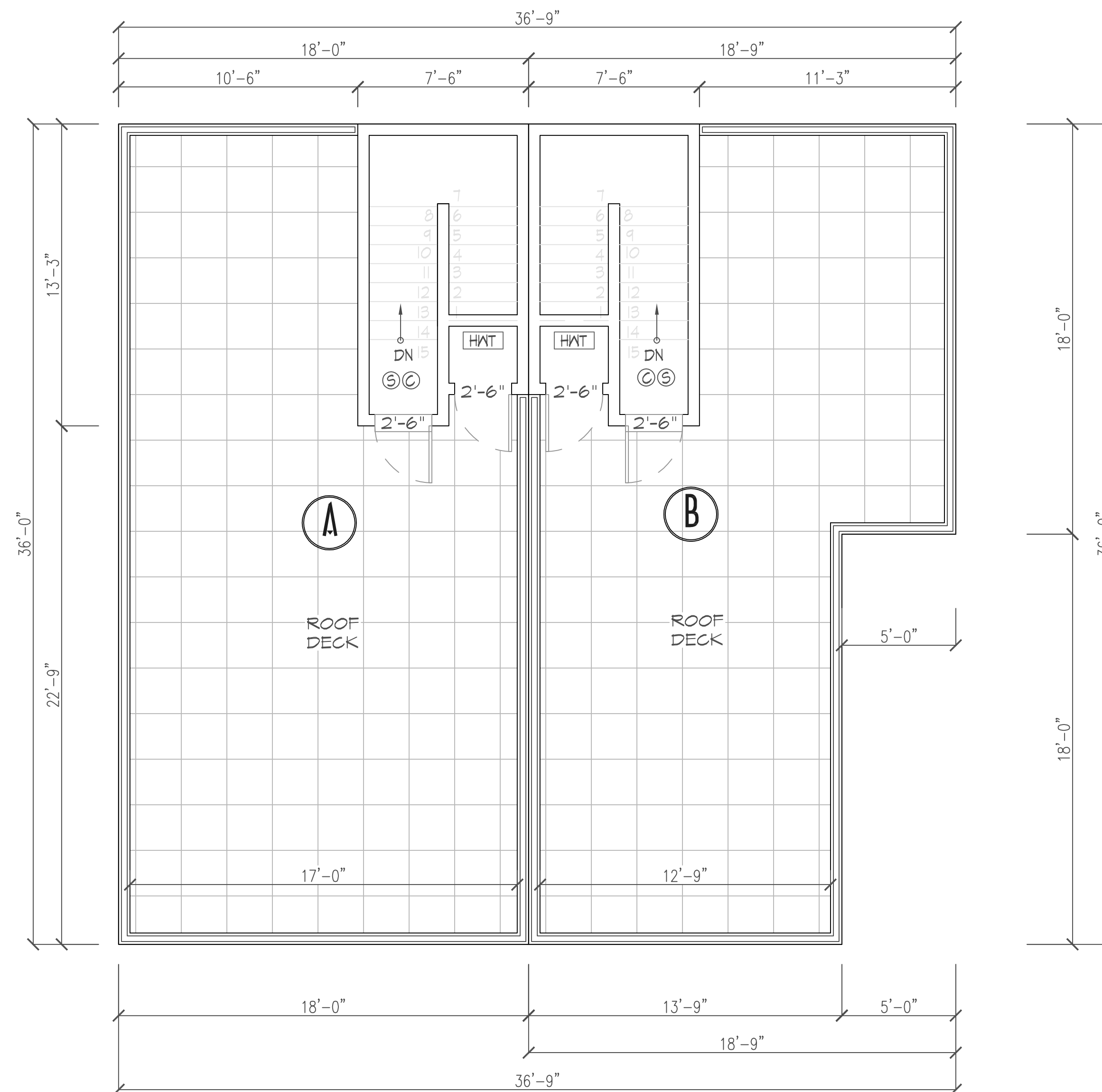
REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
OWNER/CLIENT	
MRN HOMES LLC 1556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
APPROVAL STAMP	
Date	
Scale	
Drawn Rn An	
Job # 1706 N 4TH ST PARCEL A - 3037121-E6	
Sheet	



THIRD FLOOR PLAN



PARCEL A - FRONT LOT
1706 N 4TH ST



ROOF FLOOR PLAN



PARCEL A - FRONT LOT
1706 N 4TH ST

NO STORAGE OR USABLE SPACE
IS PERMITTED IN THE PENTHOUSE
ENCLOSURE BEYOND THAT
REQUIRED FOR CIRCULATION

SOLAR PANEL EXEMPTION NOTE:
PER APPENDIX U OF THE 2015
RESIDENTIAL CODE, SECTION U101.1
EXCEPTION 1, IF THE QUALIFYING
ROOF AREA IS LESS THAN
300SF, SOLAR READY ZONES
ARE NOT REQUIRED.

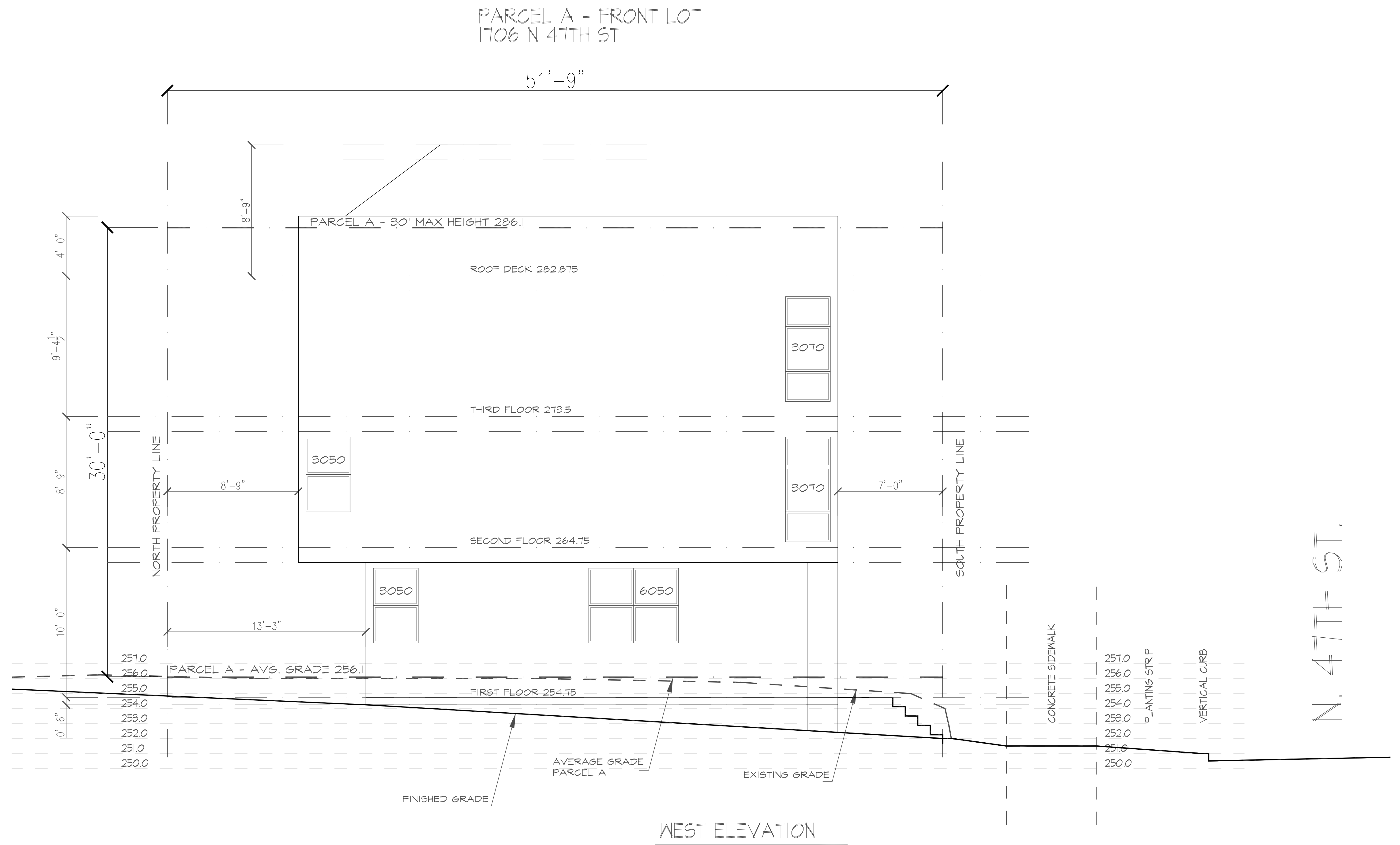
ROOF TOP FEATURES
LIMITED TO 20% OF ROOF AREA
PER SMC 23.45.514.1.4

BUILDING ROOF AREA:
1,233.0 SF

ROOFTOP FEATURES:
189.125 SF

FEATURE CALC: $189.125 / 1,233.0 = 15.3\%$

REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
OWNER/CLIENT	
MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
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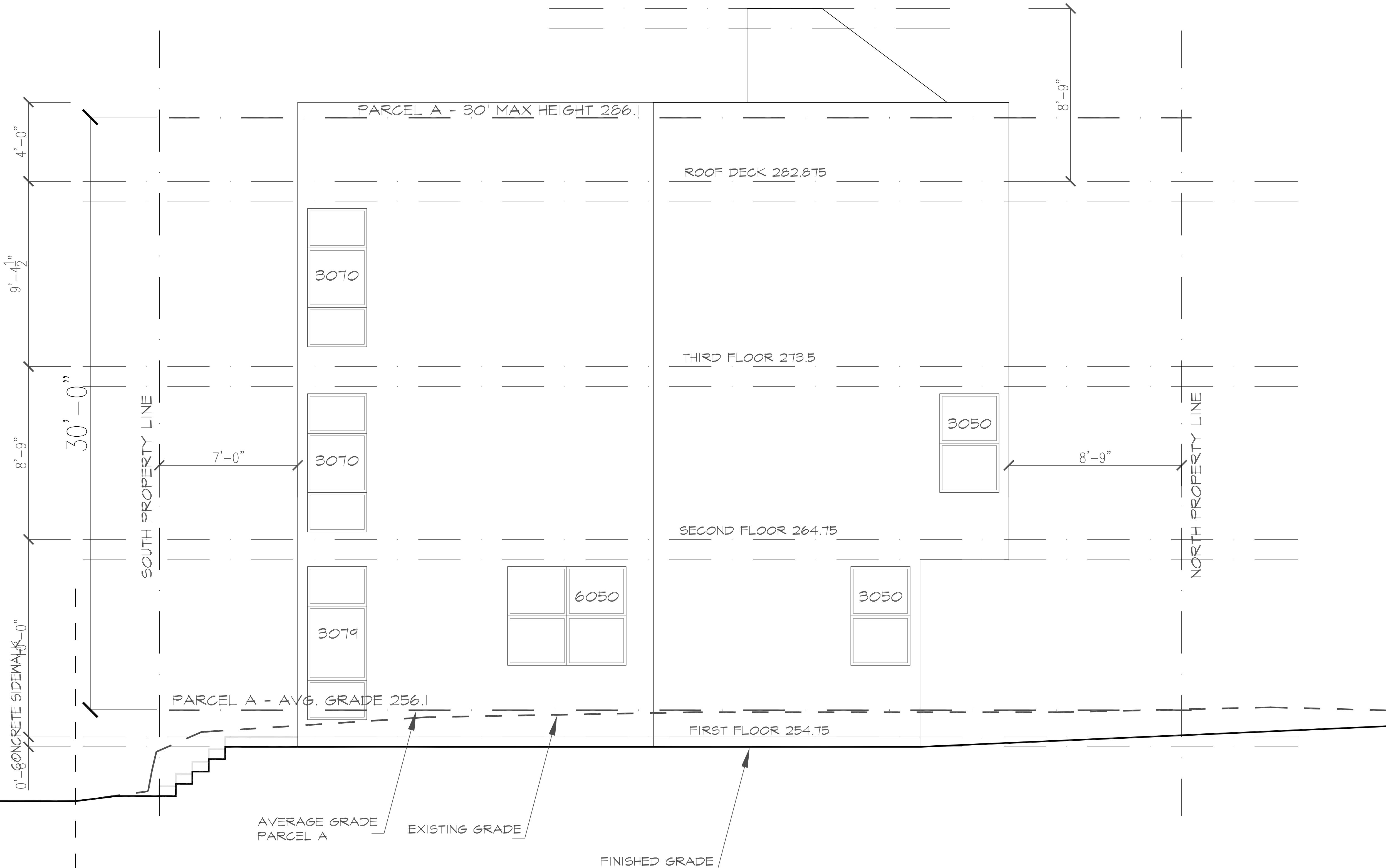


SOUTH ELEVATION

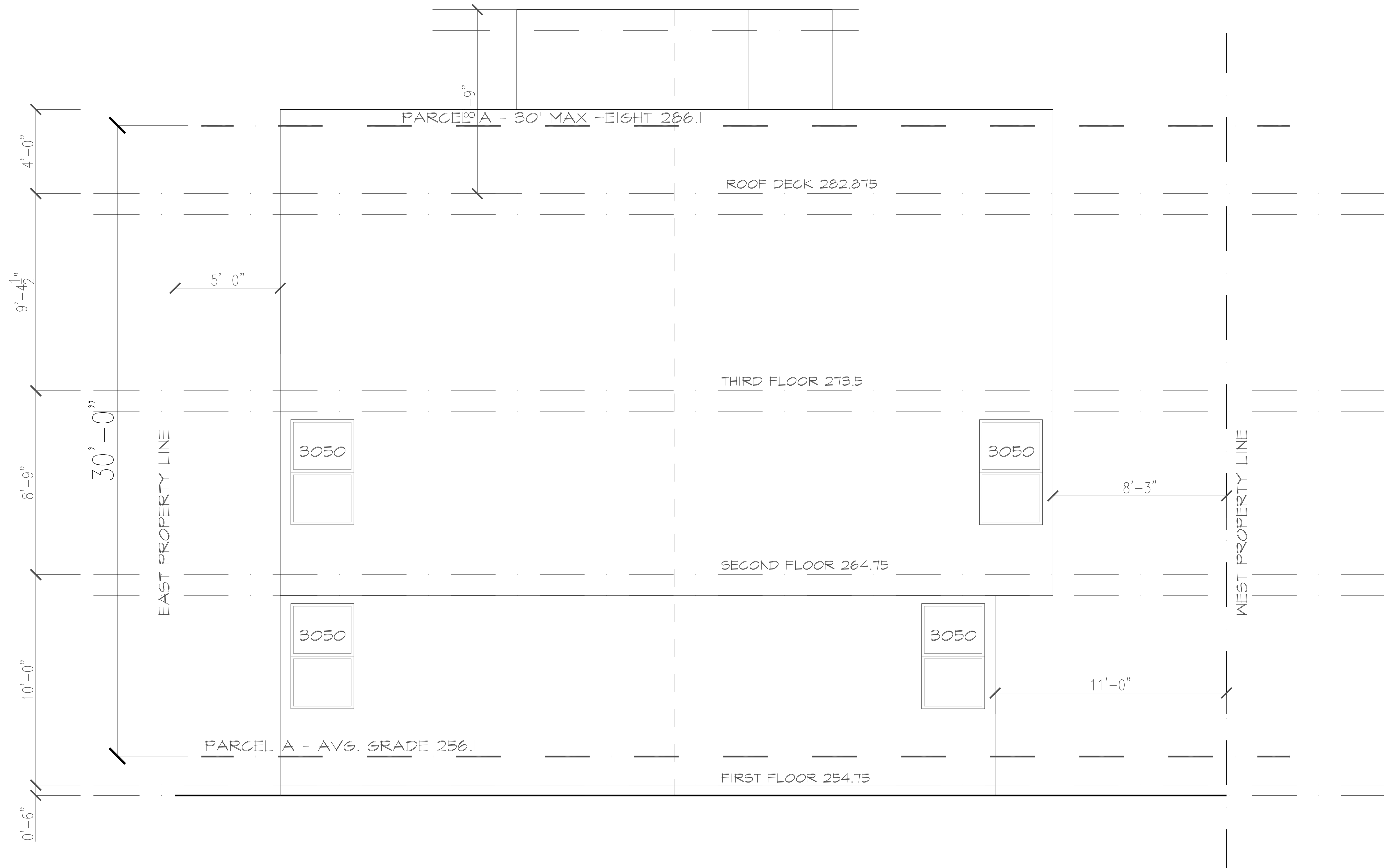
N. 47TH ST.

VERTICAL CURB

PLANTING STRIP

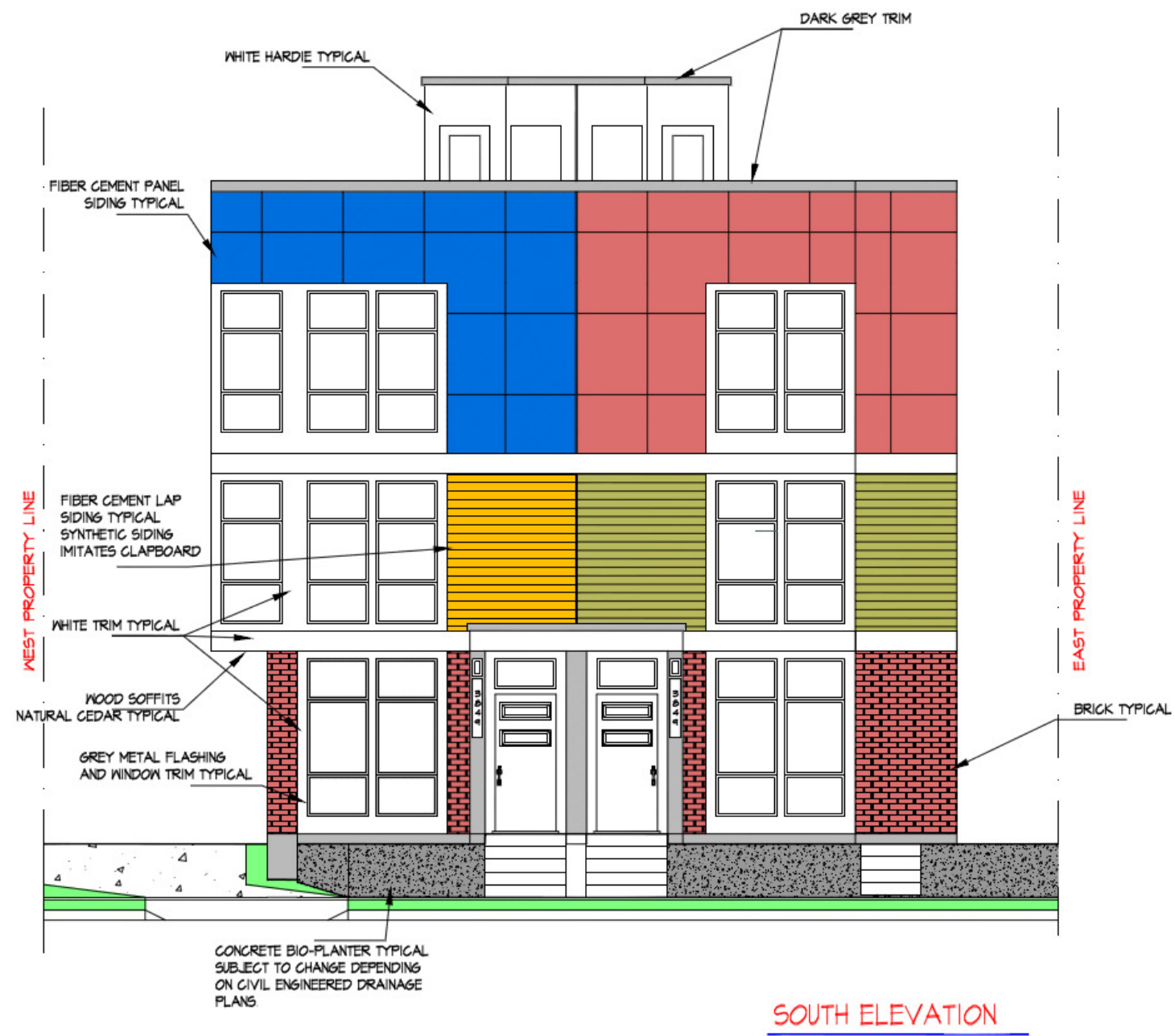


EAST ELEVATION



NORTH ELEVATION

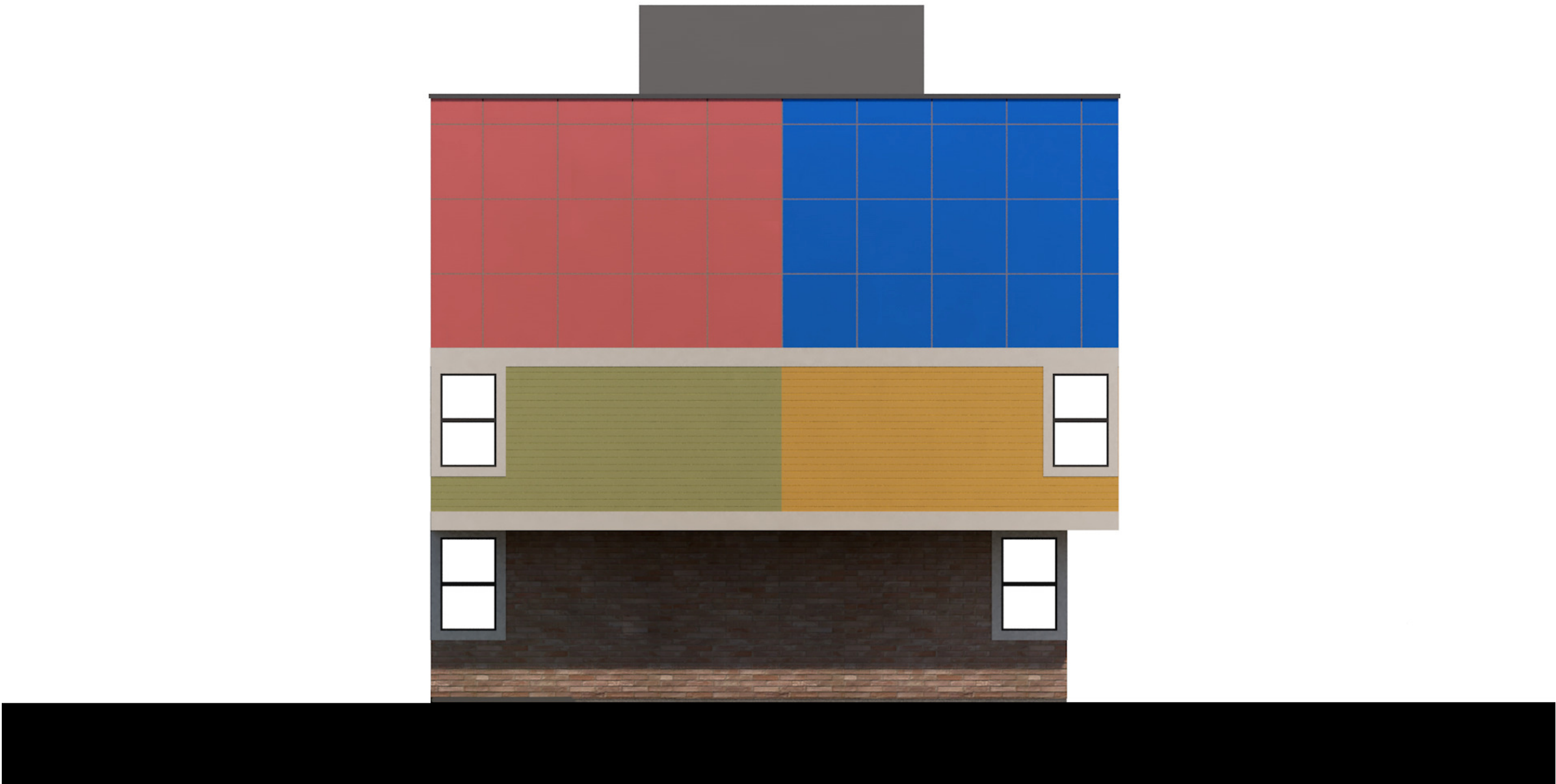
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



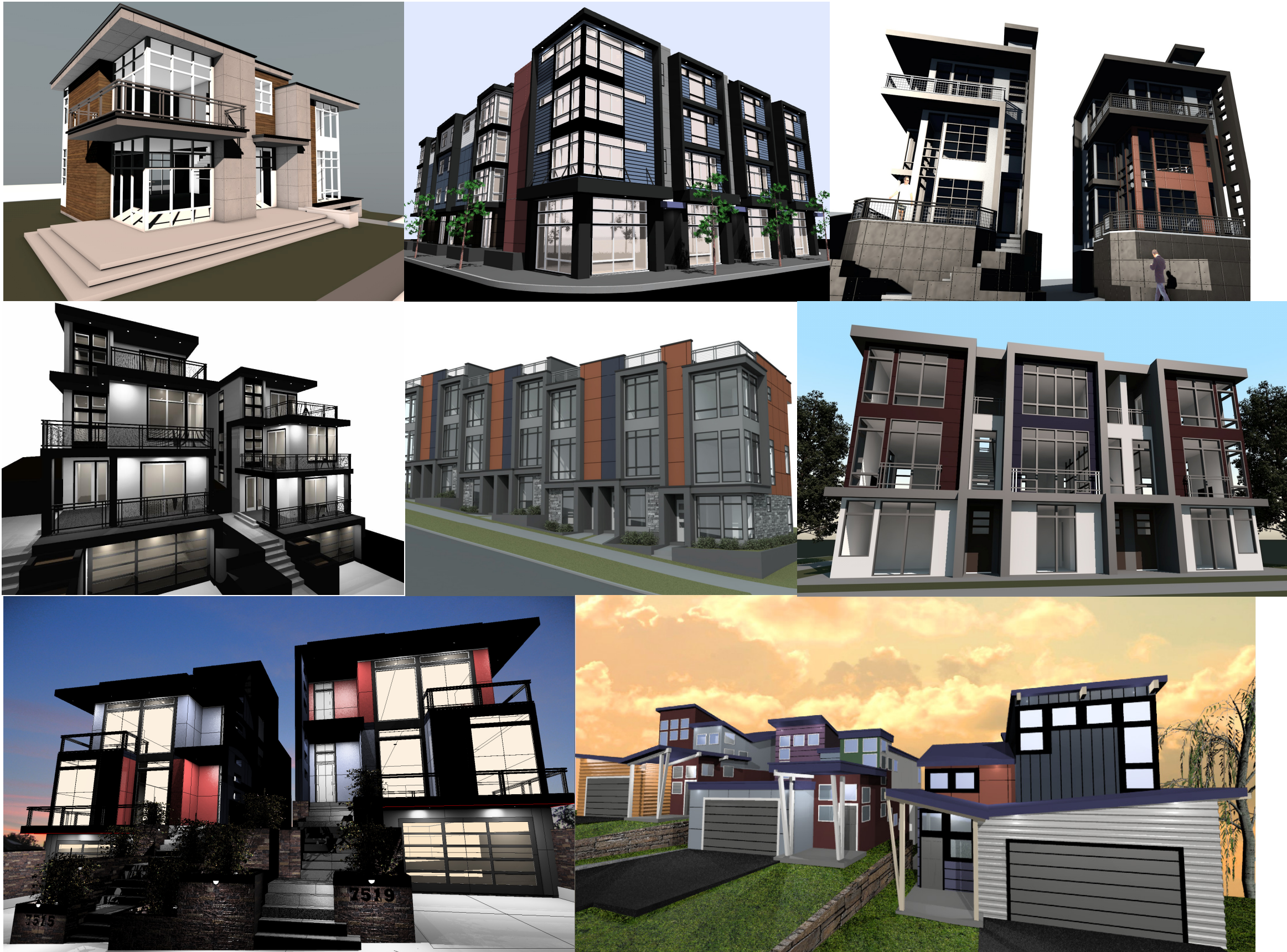
NE ANGLE



NW ANGLE



OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM



OWNER—MRN HOMES, LLC

PROJECT- 1706 NORTH 47TH ST - 3037721-EG

ARCHITECT-NOVION GROUP INC

Streamlined Design Review

3037722-EG



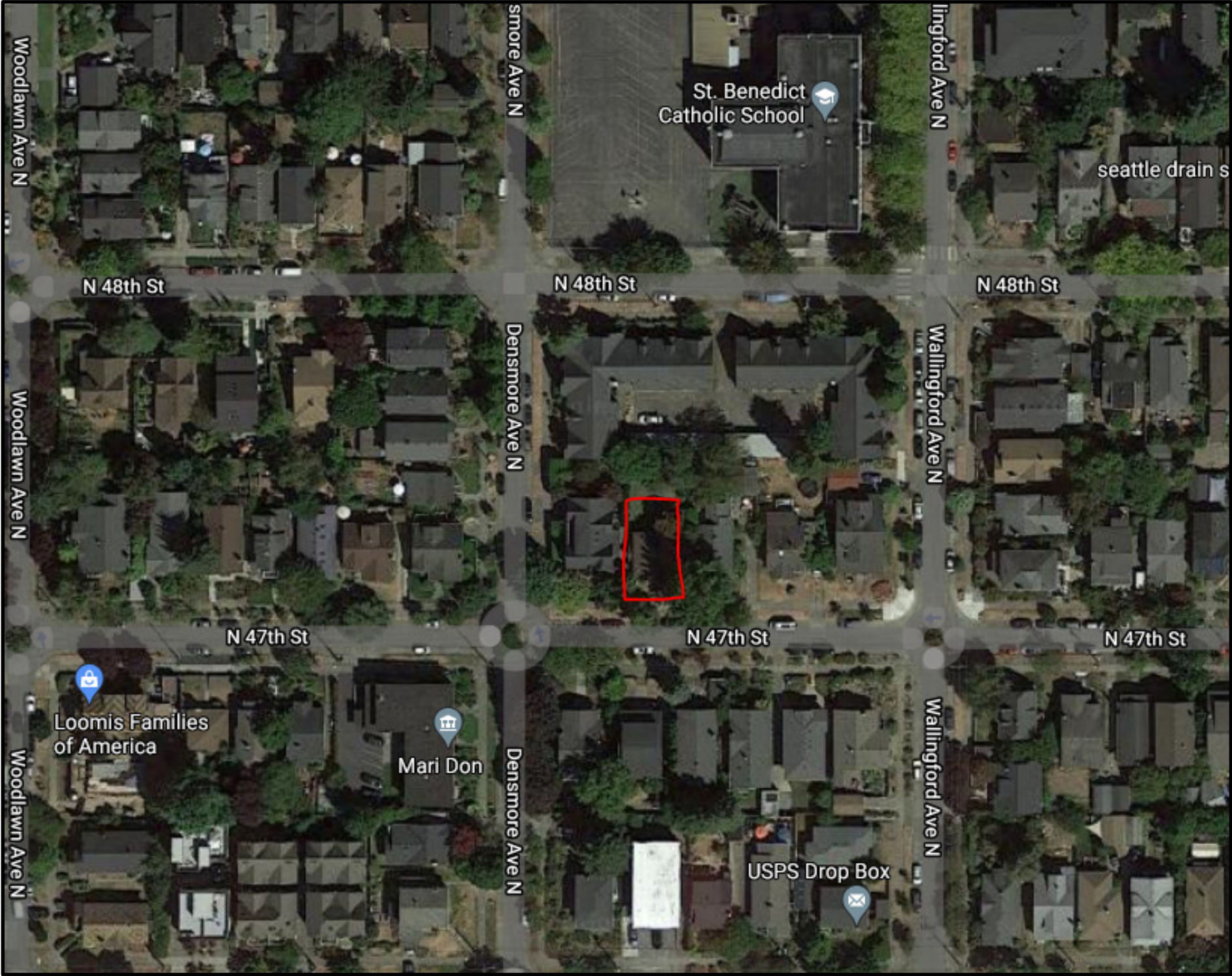
OWNER:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
REAR PARCEL B
1704 NORTH 47TH STREET
Seattle, WA 98103

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
office@noviongroup.com (206.361.6133)

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23 AMENITY AREA PLAN
24 LANDSCAPE PLAN
25-26 FLOOR PLANS
27-30 BLACK & WHITE ELEVATIONS
31-34 COLOR ELEVATIONS
35-36 3D COLOR RENDERINGS
37 MODERN DESIGNS BY ARCHITECT FIRM



N

DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner:

MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
Contact: GREG WESTBROOK

Architect & Applicant:

Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion

Landscape Architect:

GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3037722-EG

Contact: COREY BUTTRY

Existing Site:

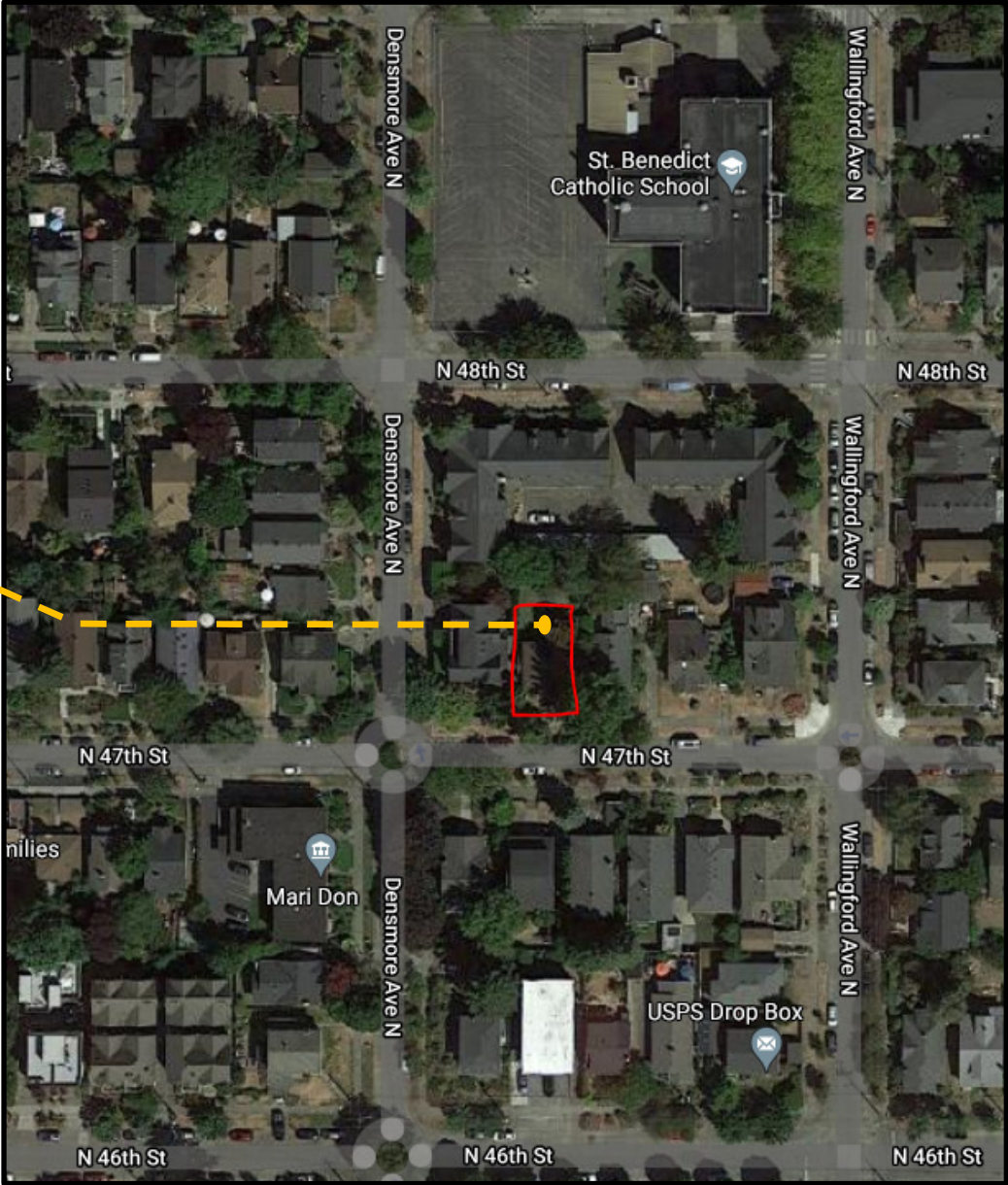
Address: 1704 NORTH 47TH STREET
Location: WALLINGFORD NEIGHBORHOOD
Site Area: 2,413 sf
Existing Development: duplex, built 1941.

Project Proposal:

Existing Structure: to be demolished
Number of new Units: 2 new townhouse units
Number of Parking Stalls: 2 vehicle parking stalls.
Proposed Floor Area of building: 3,136.9 SF

Developmental Objective:

Demolish existing structure and construct one new townhouse structure for a total of 2 residential units on the rear parcel B of LBA 3037419-LU.
Parking for 2 surface vehicular stalls, bicycle parking and solid waste and recycle provided.
The existing Lowrise-1 Zone of the area will continue to increase in density.
The zoning steps up to LR2(M1) directly across the street to the South, then steps up to NC2-55 (M) one block to the south.
Certain design characters will be used to blend the transition from the existing Wallingford craftsman bungalow residences to the more modern, higher density multifamily low-rise area.
Design Review is triggered by this project being functionally related to the development of the front Parcel A being reviewed under 3037721-EG.



PROJECT DESCRIPTION

The subject site is currently a duplex residential structure built in 1941 on an LR1(M1) zoned lot located in the Wallingford Neighborhood.

The project fronts on N 47th Street to the South. The proposal is for a 2 unit townhouse structure with surface parking for 2 cars on Parcel B of LBA 3037419 -LU. Design Review is triggered due to development of Parcel A and Parcel B being functionally related. Parcel A being reviewed under 3037721-EG. North 47th Street is used for access to parking. The South side of N 47th St is LR2 (M1) and one block south the Zoning increases to NC2-40.

Site Information:
City: City of Seattle
Existing Zoning: LR1 (M)
Site Area: 2,413.0 SF
APN Number: 4083801765

Public Outreach Summary

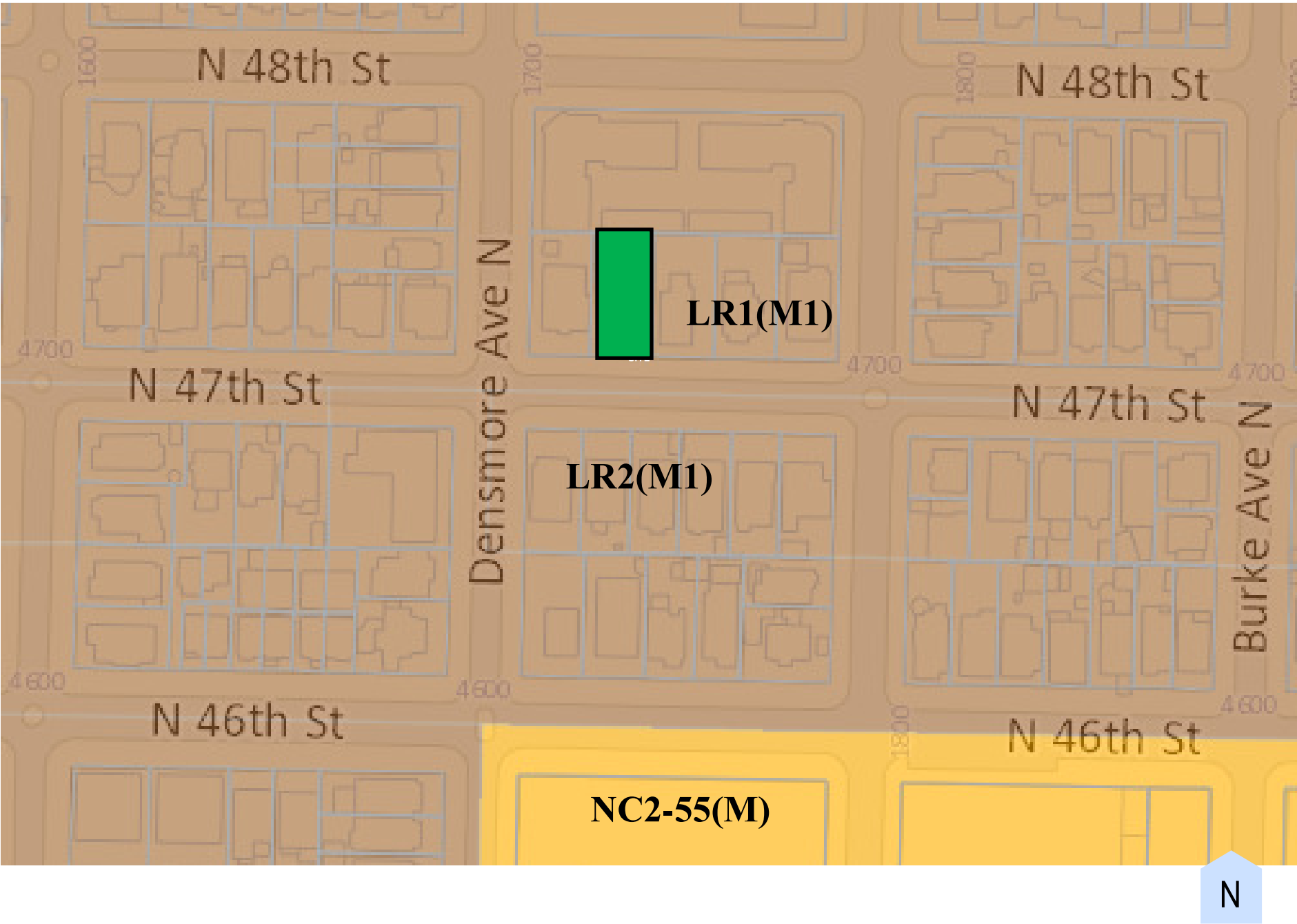
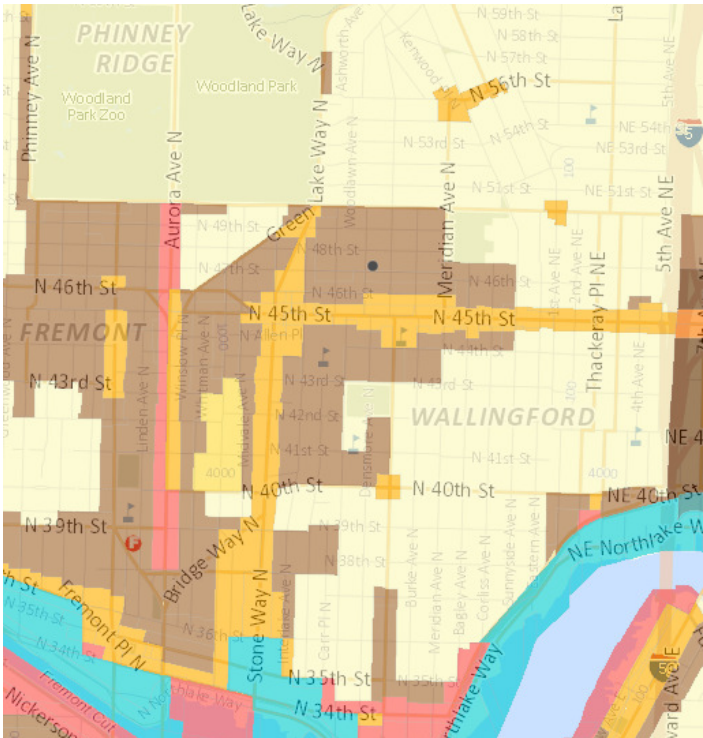
- New units should be affordable for residents.
- New units should fit into the neighborhood look.
- Project should fit in scale to other buildings nearby.



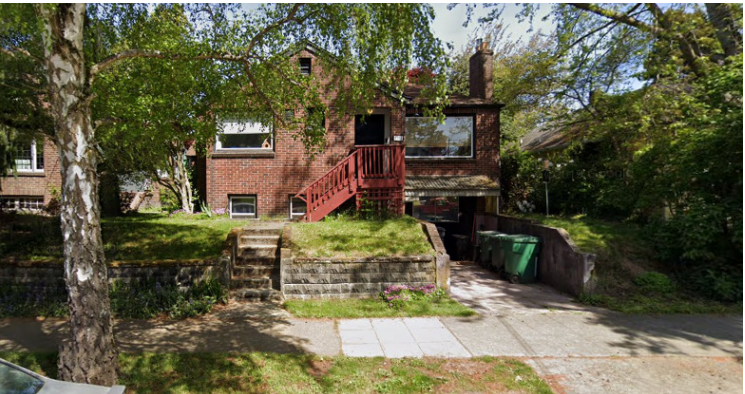
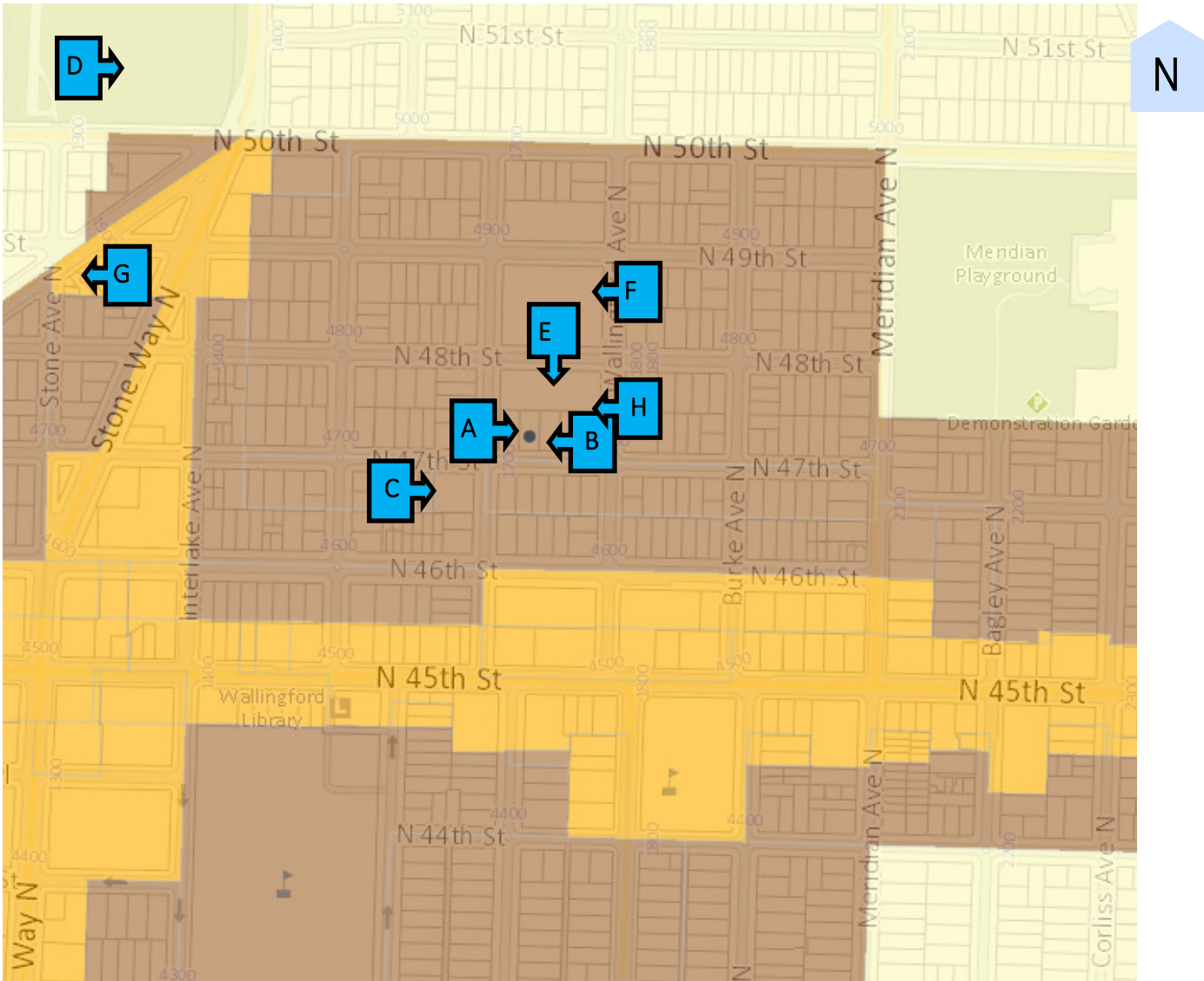
ZONING MAP

The site is in an LR 1 (M1) zone. The Zoning changes to LR2(M1) across N 47th St to the South. About a block further to the South the Zoning increases to NC2-55(M). Most uses/ occupancy are residential with a mix of duplexes, single family buildings and apartments. This area has been zoned Lowrise and has many applications for townhouse style buildings/ developments. The lots directly to the East of the subject property have gone through Design Review to build 8 new townhouse units. The lot to the East of that proposes 7 new row-house units.

-  SITE
-  LR—LOWRISE
-  NC2-55(M)—NEIGHBORHOOD COMMERCIAL



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



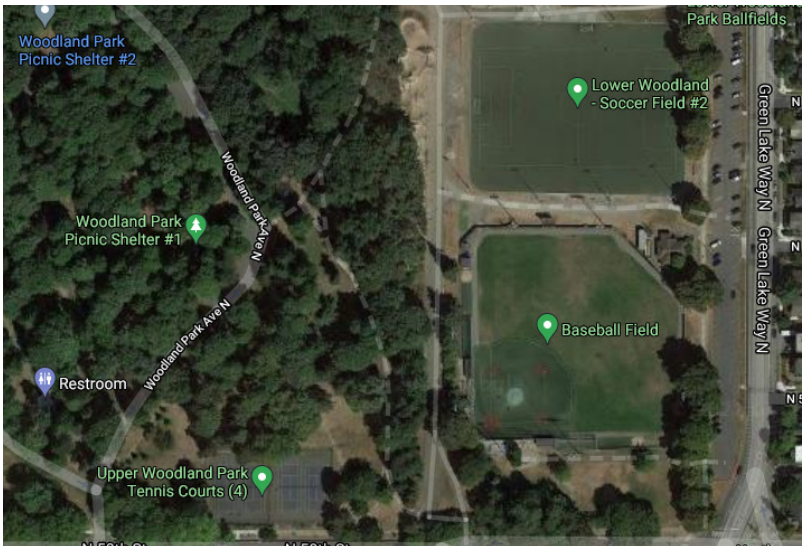
A—1706 N 47TH ST - SITE



B—PROPOSED 1710 N 47TH ST



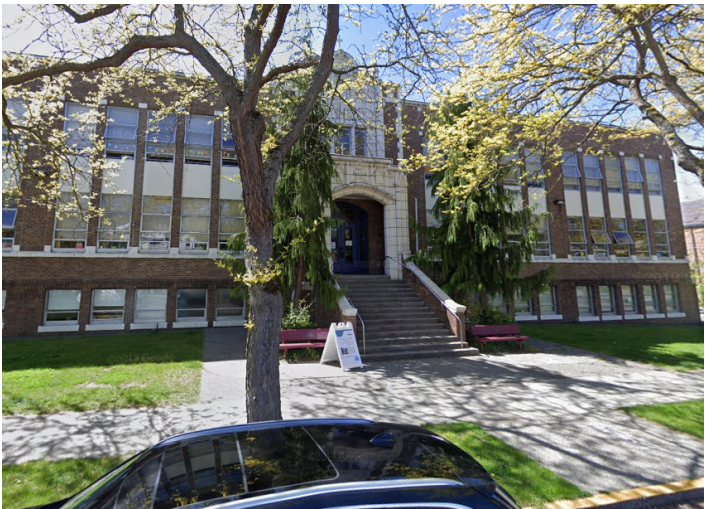
C—1621 N 47TH ST



D—WOODLAND PARK



E—1701 N 48TH ST



F—ST. BENEDICT CATHOLIC SCHOOL

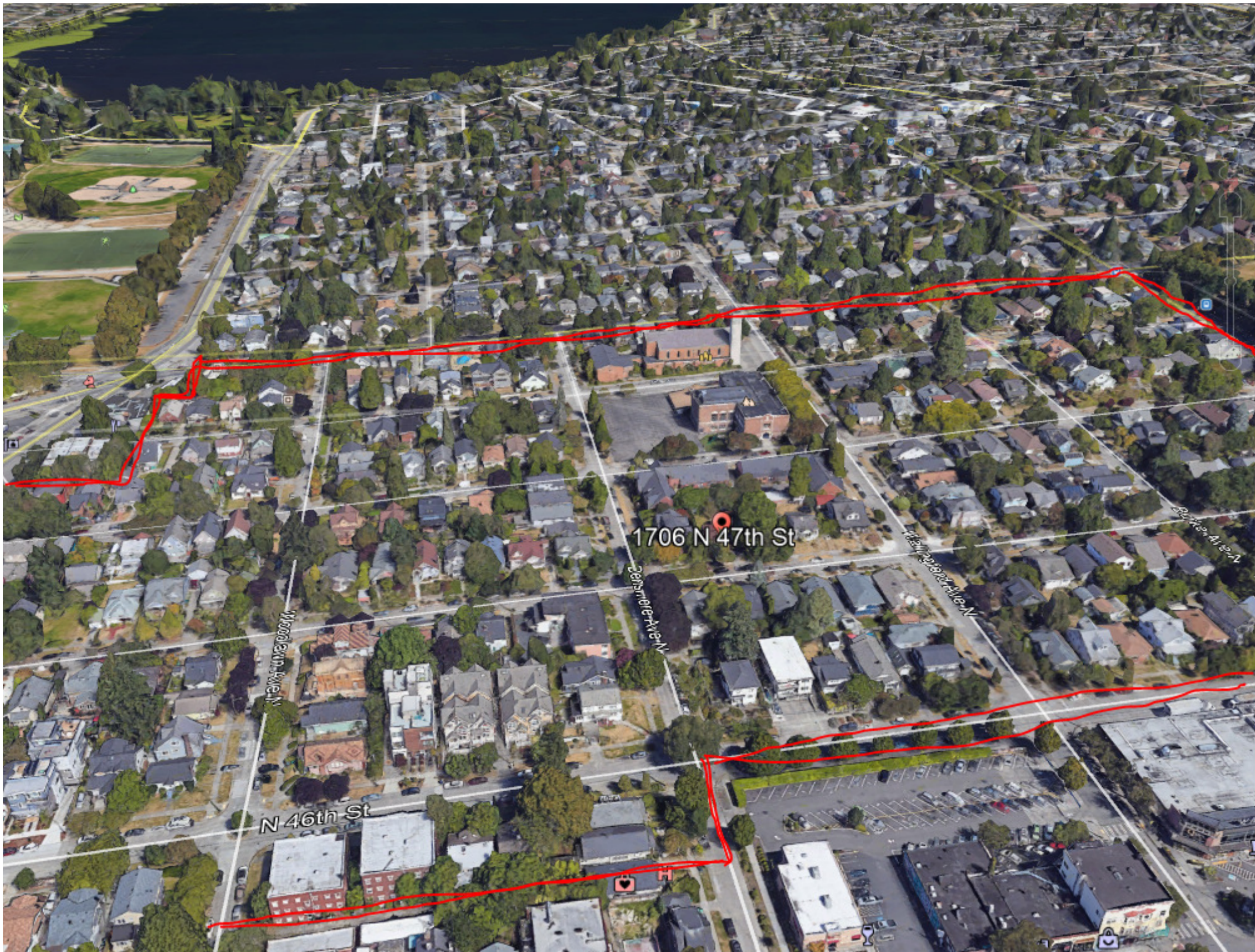


G—4828 GREEN LAKE WAY N

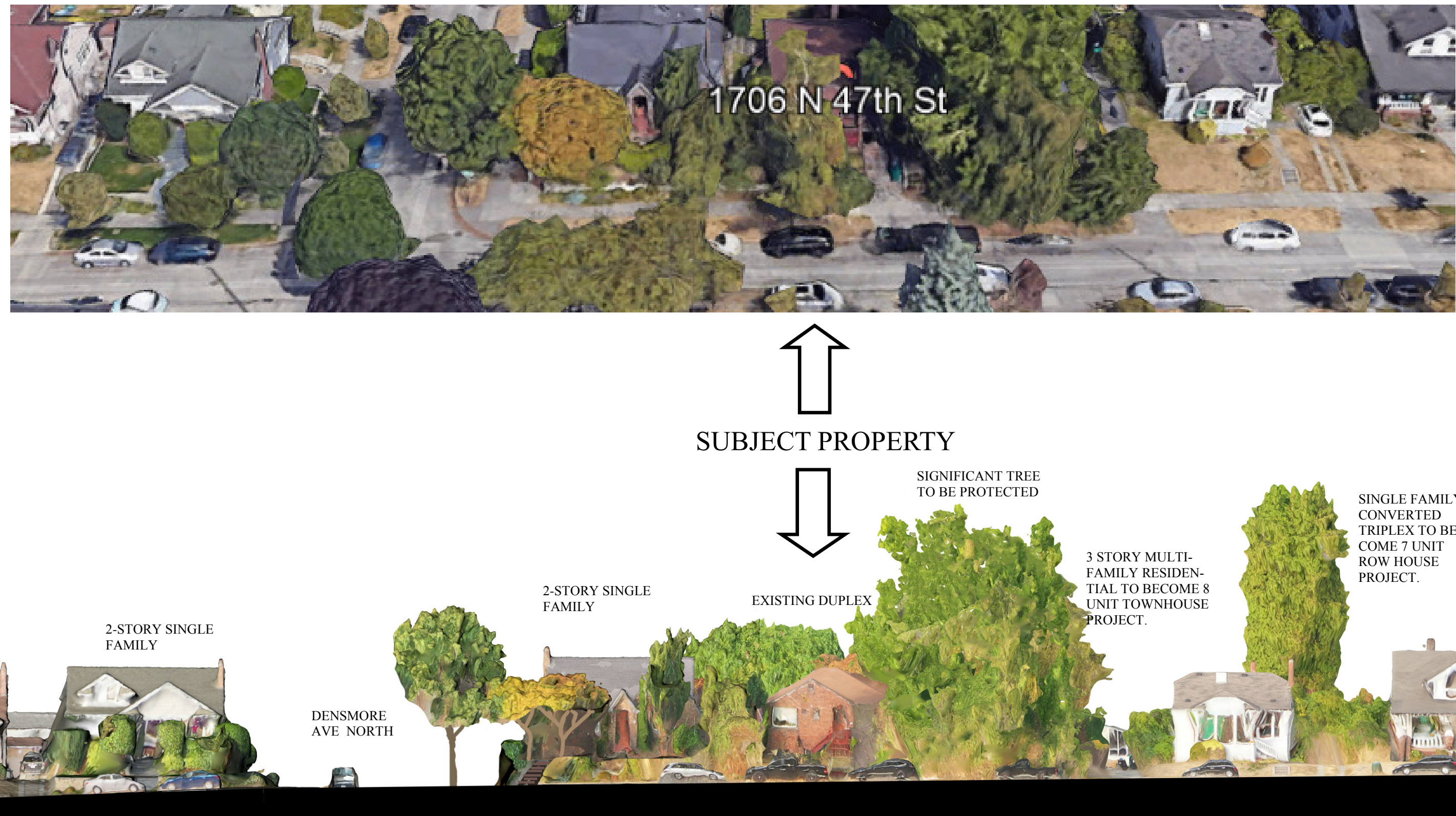


H—PROPOSED 1722 N 47TH ST

BIRDS EYE LOOKING —LOOKING NORTH-EAST AT LR ZONING



STREET ELEVATIONS—NORTH 47TH STREET—NORTH FACING



NORTH 47TH STREET—NORTH FACING

STREET ELEVATIONS—NORTH 47TH STREET—SOUTH FACING



ACROSS FROM
SUBJECT PROPERTY



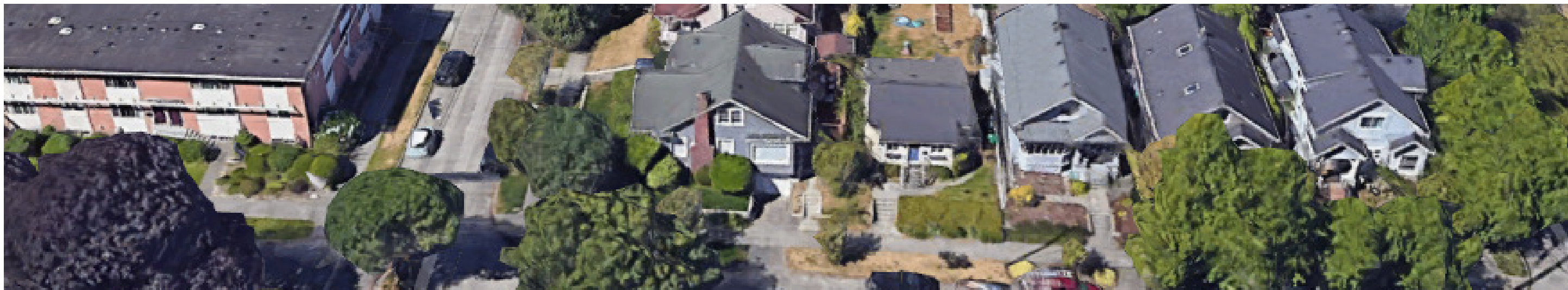
WOODLAWN AVE NORTH—SOUTH FACING

STREET ELEVATIONS—DENSMORE AVE NORTH—EAST FACING



DENSMORE AVE NORTH—EAST FACING

STREET ELEVATIONS—DENSMORE AVE NORTH—WEST FACING

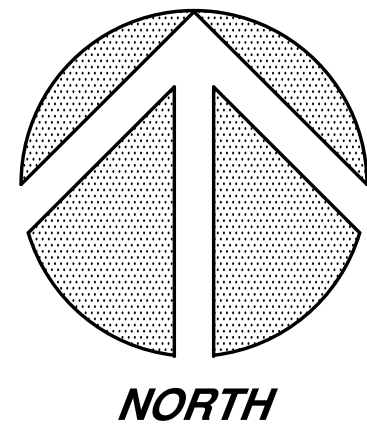


DENSMORE AVE NORTH—WEST FACING

DENSMORE AVE. N.

N. 47TH ST.

WALLINGFORD AVE. N.



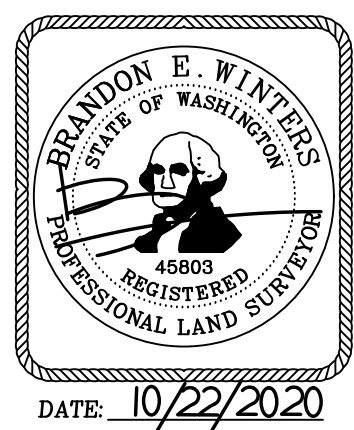
SCALE: 1"=10'

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. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCT 21, 2020.
HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 5,000 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. 1731 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 4083801765
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.



TOPOGRAPHIC SURVEY

1706 NORTH 47TH STREET

SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 20-6928

DRAWING: 20-6928 TOPO.DWG

CLIENT: MRN

DATE: 10/22/2020

DRAWN BY: RCS

LOT BOUNDARY ADJUSTMENT NO. 3037419-LU

GRANTOR:

MRN HOMES, LLC

7556 12TH AVE N.E.

SEATTLE, WA 98115

CONTACT PERSON:

IZABELLA HENRY

(206) 297-0996

IZABELLAH@CHADWICKWINTERS.COM

GRANTEE:

CITY OF SEATTLE

KING CO., WA.

ABBREVIATED LEGAL:

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADD'N, VOL. 3 OF PLATS, PAGE 86

PROPERTY ADDRESS:

1706 N. 47TH ST.

ASSESSOR'S PARCEL #:

4083801765

REFERENCE NO.'S FOR RELATED PROJECTS:

APPROVAL:

CITY OF SEATTLE

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 2021

BY: DIRECTOR

NOTE:

APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.28 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 2021

ASSESSOR:

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. BASIS OF BEARINGS = N 01°19'27" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF WALLINGFORD AVE. N. AS SHOWN HEREON.

3. THE EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED PRIOR TO THE SALE OR TRANSFER OF ANY PARCEL WITHIN THIS LOT BOUNDARY ADJUSTMENT.

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME:

BY ITS

STATE OF WASHINGTON)

SS

COUNTY OF KING)

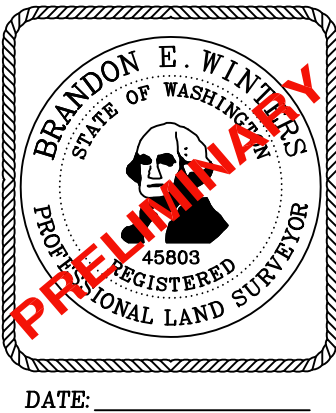
ON THIS DAY OF 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MEMBER OF

, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT



DATE:

RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF 2021 AT M. IN VOLUME OF SURVEYS, PAGE AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MRN HOMES, LLC.

IN , 2021.

B.E. WINTERS, L.S. 45803

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

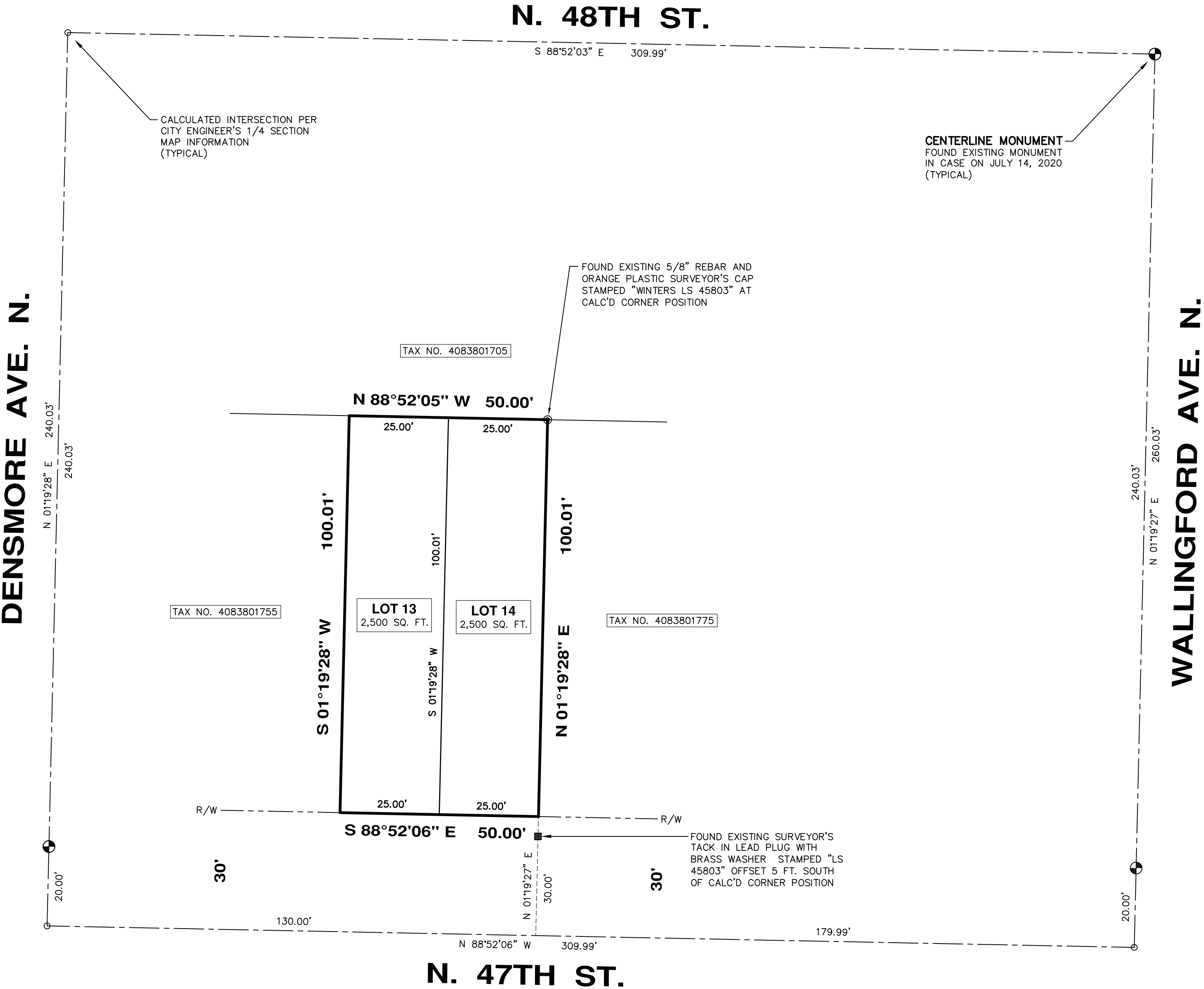
WEB: WWW.CHADWICKWINTERS.COM

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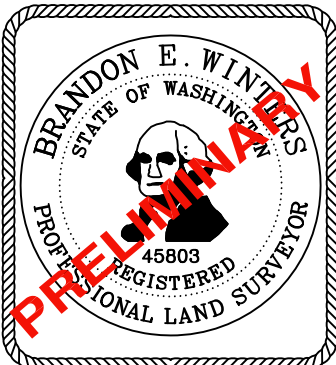
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

20-6928X.DWG		
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 5



**BLOCK & ORIGINAL
PARCEL DETAIL**



DATE: _____

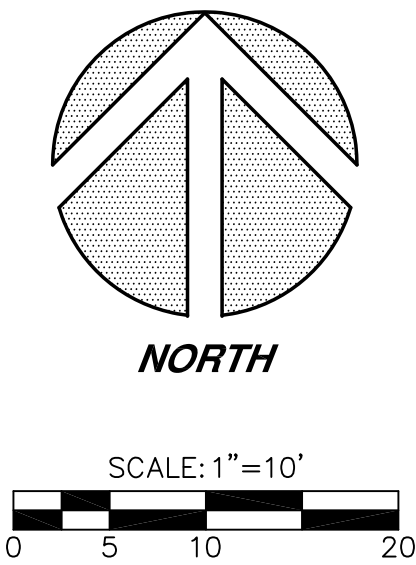
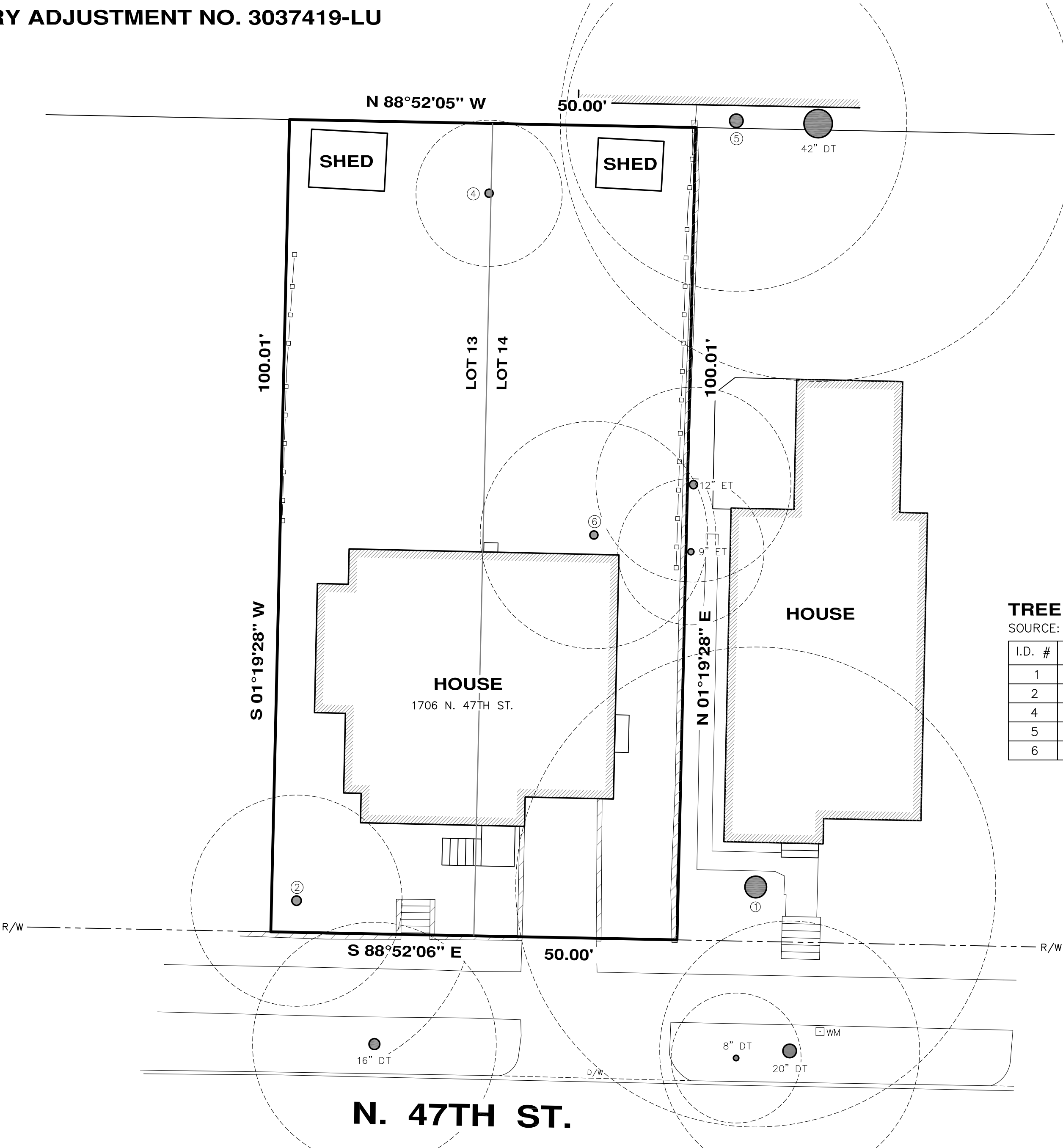
**CHADWICK
WINTERS**
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SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 5

20-6928X.DWG

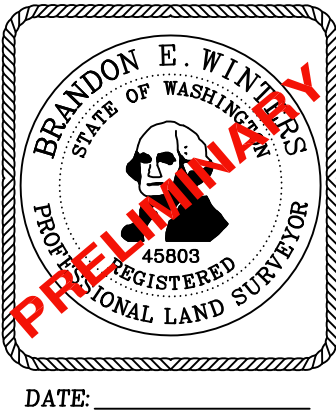
LOT BOUNDARY ADJUSTMENT NO. 3037419-LU



TREE IDENTIFICATION TABLE
SOURCE: SHOFFNER CONSULTING

I.D. #	DIA.	TREE NAME	BOTANICAL NAME
1	31"	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
2	14"	FLOWERING CHERRY	PRUNUS SERRULATA
4	8"	FLOWERING DOGWOOD	CORNUS KOUSA
5	18"	APPLE	MALUS DOMESTICA
6	10.5"	JAPANESE MAPLE	ACER PALMATUM

EXISTING SITE CONDITIONS DETAIL



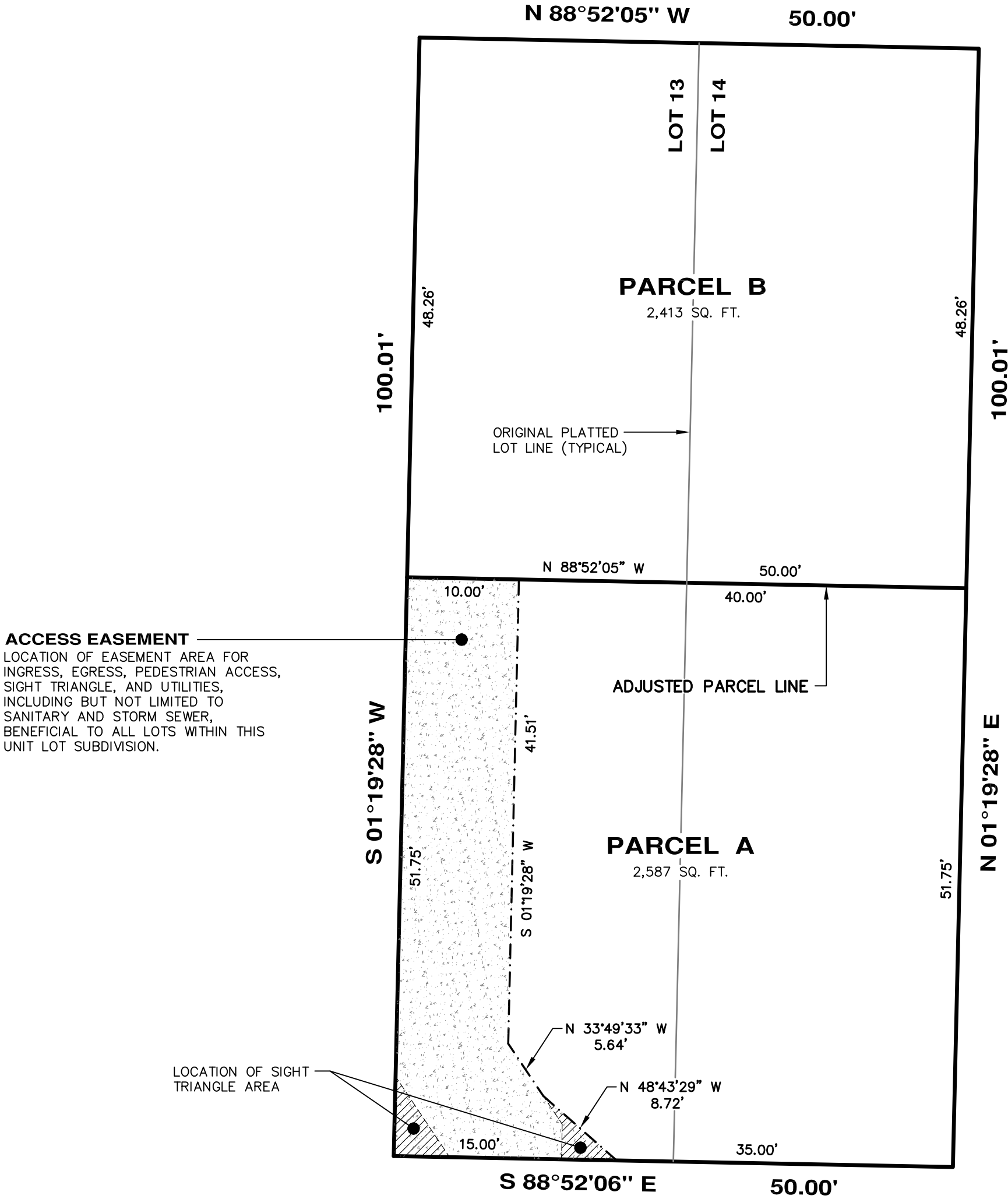
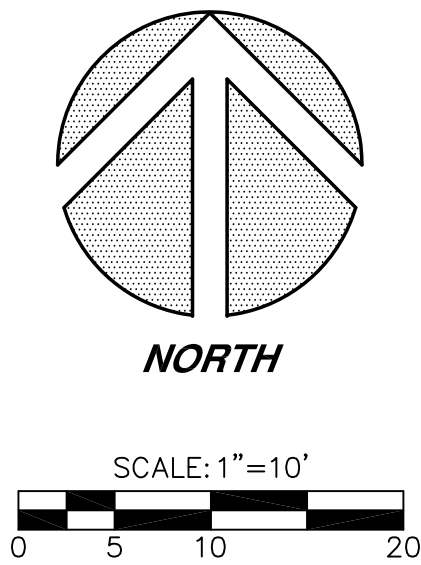
DATE: _____

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SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

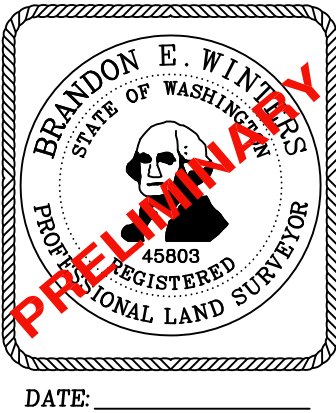
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 3 OF 5

20-6928Y.DWG



N. 47TH ST.

ADJUSTED PARCEL & EASEMENT DETAIL



CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

20-6928Y.DWG		
DRAWN BY: SAL	DATE: 12-10-2020	PROJECT #: 20-6928
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 4 OF 5

LOT BOUNDARY ADJUSTMENT NO. 3037419-LU

EXISTING PARCEL DESCRIPTIONS

LOT 13 (2,500 SQ. FT.)

LOT 13, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

LOT 14 (2,500 SQ. FT.)

LOT 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

ADJUSTED PARCEL DESCRIPTIONS

PARCEL A (2,587 SQ. FT.)

LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 48.26 FT. THEREOF.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PARCEL B (2,413 SQ. FT.)

THE NORTH 48.26 FT. OF LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, BENEFICIAL TO PARCEL B OF THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT

THAT PORTION OF LOT 13, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 13; THENCE N 01°19'28" E ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 51.75 FT.; THENCE S 88°52'05" E, 10.00 FT.; THENCE S 01°19'28" W, 41.51 FT.; THENCE S 33°49'33" E, 5.64 FT.; THENCE S 48°43'29" E, 8.72 FT.; THENCE N 88°52'06" W, 15.00 FT. TO THE **POINT OF BEGINNING**.

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS LOT BOUNDARY ADJUSTMENT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SIDE SEWER LINES, DETENTION TANKS, AND PUMPS, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE STRUCTURE SERVES. UTILITY SERVICE STRUCTURES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3037419--LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 4083801765

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ('GRANTOR') HEREBY GRANTS TO THE CITY OF SEATTLE ('GRANTEE') AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN 'EASEMENT') TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUYWIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ('ELECTRIC SYSTEM'). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ('PROPERTY') SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE "ACCESS EASEMENT" LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3037419--LU.

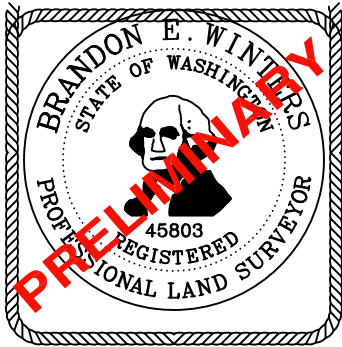
TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

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

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
SE 1/4, SE 1/4, SEC. 7, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

20-6928X.DWG		
<i>DRAWN BY:</i> SAL	<i>DATE:</i> 12-10-2020	<i>PROJECT #:</i> 20-6928
<i>CHK. BY:</i> RHW	<i>SCALE:</i> N/A	<i>SHEET: 5 OF 5</i>

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR1 (M1) — The zoning to the South is LR2(M1)
Overlay TRANSIT MHA Lot Area	WALLINGFORD URBAN VILLAGE Frequent Transit Area Medium Area 2,413.0 SF
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential
Provided	Residential Townhouses are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	The maximum permitted FAR for Townhouses is 1.3 Max FAR = 3,136.9 SF
Provided	The proposed FAR is 3,117.8 SF
Requirement	Density — SMC 23.45.512 Table A
	The maximum permitted density for townhouse is 1 unit per 1,300 SF. 2,413 / 1,300 = 1.856 = 2 New Units
Provided	2 units
Requirement	Structure Height — SMC 23.45.514 Table A
	The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is <30' to the roof, <40' to stair penthouse from avg. gr.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A
	The Required setbacks for Townhouses: Front— 7' Average; 5' Minimum Rear— 7' Average, 5' Minimum Side— 5' Minimum
Provided	All proposed setbacks meet or exceeds all the requirements.
Requirement	Amenity Area — SMC 23.45.522
	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal is for ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524
	The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal provides a Green Factor of .605 and uses existing trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527
	The maximum structure width for townhouses is 60'. The maximum façade length for portions of structures within 15' of a lot line that is not a rear lot street lot line is 65% of the length of the lot line
Provided	Proposed Façade Length Requires ADJUSTMENT.*
Requirement	Design Standards — SMC 23.45.529
	Project is undergoing a design review– so this section is not applicable.
Provided	

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D 23.54.020 - Parking quantity exceptions—Transit reduction F.2.a. - In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area. 2 stalls x 0.5 = 1 vehicle parking required.
Provided	The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units The proposal will provide 2 vehicular parking stalls located on grade, per SMC 23.45.510.C; and the required amount of bicycle parking shall be provided as well.
Requirement	Solid Waste & Recycle — SMC 23.54.040 Storage requirements for 2 residential units is individual 2'x6' solid waste storage areas.
Provided	The proposal is for 2 individual areas on site with collection location at the street(s).

DESIGN REVIEW ADJUSTMENT ANALYSIS MATRIX

ADJUSTMENT ITEM NUMBER	
23.41.018.D.3(d)	STRUCTURE WIDTH, STRUCTURE DEPTH, AND FAÇADE LENGTH MAY BE INCREASED BY A MAXIMUM OF TEN PERCENT.
CODE SECTION AND REQUIRMENT	
23.45.527.B.1—STRUCTURE WIDTH AND FAÇADE LENGTH ROWHOUSES	THE MAX FAÇADE LENGTH IN LOWRISE ZONES. THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FA-CADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EX-CEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE. NORTH SETBACK PROPOSED AS FRONT SETBACK. 50' x 65% = 32.5' MAX FAÇADE LENGTH.
AMOUNT OF REQUESTED ADJUSTMENT	
REQUIRED: 32.5' CAN INCREASE FAÇADE LENGTH BY 10% MAX = 32.5 x 10% = 3.25' PROVIDED: 35.75' FAÇADE LENGTH	WE REQUEST A FAÇADE LENGTH ADJUSTMENT TO THE NORTH SIDE OF THE DEVELOPMENT. WE ARE PROVIDING A 35.75 FOOT FAÇADE LENGTH. THIS FAÇADE LENGTH IS THE MAX FAÇADE LENGTH ALLOWED WITH A 10% ADJUSTMENT INCREASE.

ADJUSTMENT REASONING	
PL1-B PL3-A	TO PROVIDE PARKING IN THE INTERIOR PARKING COURT BE-TWEEN THE TOWNHOUSE DEVELOPMENTS ON PARCEL A AND PARC EL B THE SOUTH SETBACK NEEDS TO BE THE REAR SET-BACK. THIS MAKES THE NORTH SETBACK SUBJECT TO FAÇADE LENGTH RESTRICTIONS. ALLOWING THE 10% ADJUSTMENT MAKES THE PROJECT BETTER OVERALL.
APPLICABLE DESIGN PAGES	
	SEE SITE PLAN AND BUILDING FLOOR PLANS.

DESIGN GUIDANCE RESPONSES– HIGHEST PRIORITY

CS1 Natural Systems & Site Features		DC2. ARCHITECTURAL CONCEPT	
D. PLANTS AND HABITAT	ROW IS IMPROVED WITH NEW SIDEWALK, PLANTING STRIP AND CURBS. THIS WILL BE LANDSCAPED AND STREET TREES PROVIDED. RAIN GARDENS ADD INTEREST VIA PROJECT DRAINAGE. BUILDING IS DESIGNED TO ACCOMIDATE THE RETENTION OF EXISTING SIGNIFICANT TREE ON THE NEIGHBORS PROPERTY TO THE EAST.	B) ARCHITECTURAL AND FAÇADE COM- POSITION.	LARGE EXPANSE OF GLASS, MATERIAL AND COLOR CHANGE, FEATURES, ROOFS, ALL CONTRIBUTE TO REDUCING THE SCALE AND MASSING AND PRESENTS AN OVERALL ARCHITECTURAL EXPRESSION OF THE PROJECT AS A WHOLE.
CS3 Architectural Context and Character			
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES.	THE SITE IS IN A RAPIDLY CHANGING NEIGHBORHOOD. MANY TOWNHOUSE PROJECTS ARE PROPOSED AND OR/ UNDER CON- STRUCTION IN THE L1 ZONED AREA ON THE SAME BLOCK TO THE EAST. THE HEIGHT, BULK AND SCALE PROPOSED STEPS AWAY FROM THE SINGLE FAMILY RESIDENCE TO THE WEST WITH THE PRO- POSED DRIVEWAY ACCESS AND THE AWAY FROM THE EXISTING TREE ON THE EAST SIDE. PROPOSED UNITS ARE LESS NARROW THAN THE PROPOSED NEW TOWNHOUSES TO THE EAST. OUR FRONT AND SIDE SETBACKS ARE ALSO GREATER THAN THOSE PROPOSED FOR THE NEW ROW-HOUSES. TO BETTER BLEND WITH THE OLDER SINGLE FAMILY RESIDENC- ES IN THE IMMEDIATE AREA AND THE PROPOSED NEW STRUC- TURES WE PLAN HORIZONTAL LAP SIDING AS WELL AS MORE MODERN BUILDING MATERIALS OF HIGH QUALITY AND TEXTURE.		
PL1 Open Space Connectivity			
B) WALKWAYS AND CONNECTIONS	THE UNIT ENTRIES ARE ELEVATED ABOVE THE STREET/ SIDE- WALK. DIRECT ACCESS TO EACH UNIT IS PROVIDED CREATING A STRONG CONNECTION TO THE STREET. PARKING IS PROVIDED AT THE INTERIOR COURT, BLOCKING IT FROM THE STREET, WITH WELL FACILITATED PEDESTRIAN CIR- CULATION AND LANDSCAPING.		
PL3. STREET LEVEL INTERACTION			
A. ENTRIES	THE PROJECT IS DESIGNED TO PROVIDE EASILY IDENTIFIABLE UNIT ENTRIES AND PRIORITIZE PEDESTRIAN CIRCULATION OVER VEHICLE STORAGE. PROPOSAL PROVIDES A STRONG CONNEC- TION TO THE STREET.		

PROJECT NOTES:	
OWNER:	MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212
PROJECT NAME:	N 47TH HOUSES
PROJECT ADDRESS:	1704 N 47TH ST PARCEL B OF LBA 3037419-LU
PARCEL #:	4083801765
ZONING:	LR1 (M1)
OCCUPANCY:	R3 RESIDENTIAL
HOUSING TYPE:	SINGLE FAMILY/ TOWNHOUSE
PARKING:	SURFACE
CONSTRUCTION:	V-B
LOT AREA:	2,413 SF
MAX. FAR:	1.3X2413 = 3,136.9 SF
PROPOSED FLOOR AREA:	
EXISTING:	0 SF
PROPOSED NEW:	3,117.80 SF
TOTAL:	3,117.80 SF
MAX. DENSITY*:	TOWNHOUSE 1 UNIT PER 1300 SF 2413/1300= 1.856
PROPOSED UNITS:	2 NEW UNITS
MAX. FACADE LENGTH:	48.26'X65% = 31.369'
PROPOSED FACADE LENGTH:	35.75' - ADJUSTMENT REQUIRED*

ADJUSTMENT
REQUIRED

PROPOSED FRONT SETBACK ON NORTH SIDE.
REQUIRED SDR ADJUSTMENT FOR FACADE LENGTH.
23.45527.B.1 - MAX FACADE LENGTH ALLOWED = 32.5'
23.41.018.D.3(d) ADJUSTMENT OF 10% MAX ALLOWED = 3.25'
MAX FACADE LENGTH ALLOWED WITH ADJUSTMENT = 35.75'
PROPOSED FACADE LENGTH = 35.75'

BUILDING AREAS PARCEL B - 1704 - REAR LOT UNIT - A			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	414.6719	
SECOND	----	583.0	
THIRD	----	583.0	
ROOF	----	78.5	504.5
TOTAL	----	1,659.1719	504.5

BUILDING AREAS PARCEL B - 1704 - REAR LOT UNIT - B			
LEVEL	GARAGE	LIVING	DECK
FIRST	----	501.25	
SECOND	----	583.0	
THIRD	----	583.0	
ROOF	----	78.5	504.5
TOTAL	----	1,745.75	504.5

PARCEL "A" UNDER SEPARATE
APPLICATION 3037721-EG

SIGHT TRIANGLE PER SMC23.45.035G
AREA TO BE KEPT CLEAR OF OBSTRUCTIONS
IN THE VERTICAL SPACES BETWEEN THIRTY
TWO INCHES AND EIGHTY TWO INCHES.

NEW 10' CURB CUT
NOT TO EXCEED
10' IN ROW

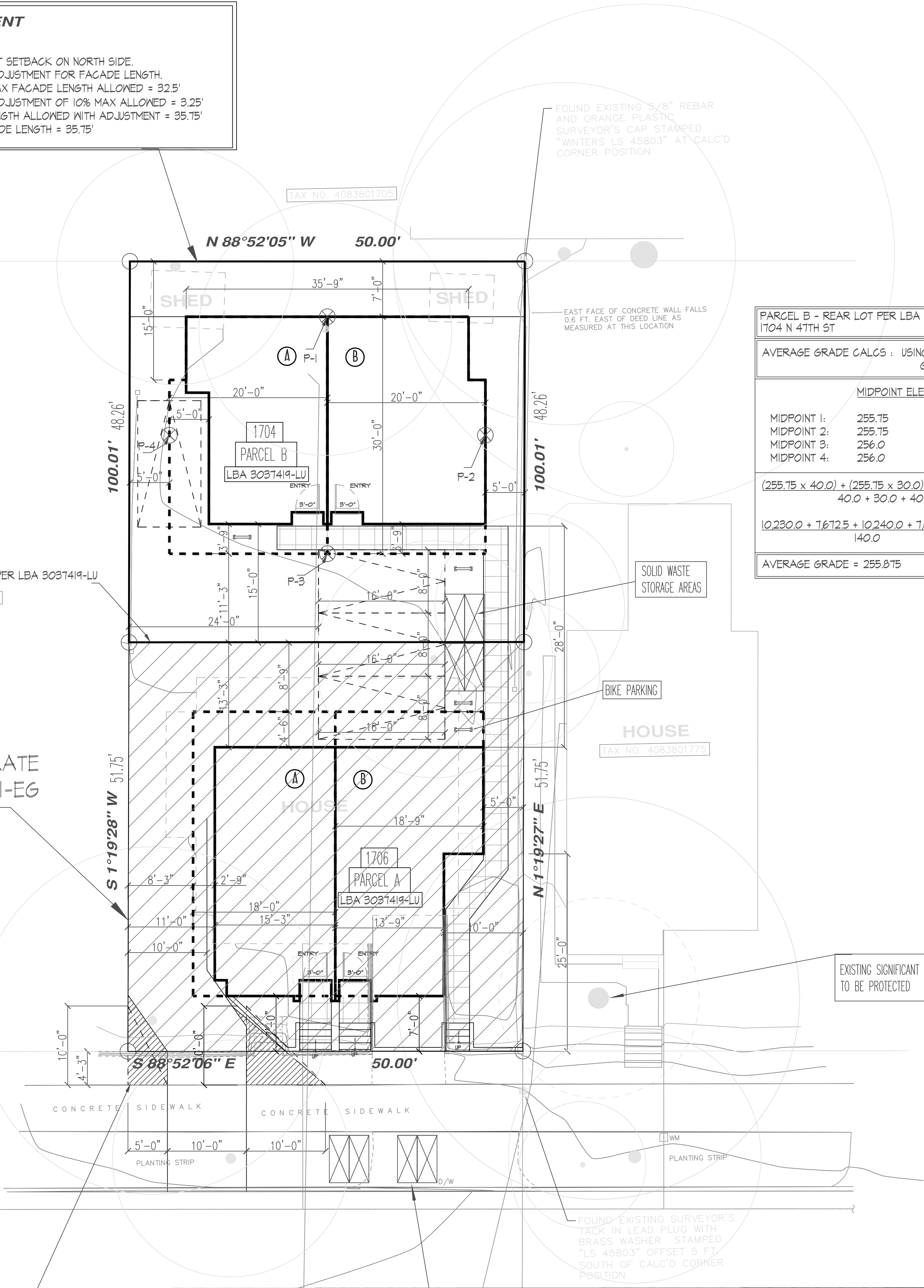
DRIVEWAY NOT TO
EXCEED 15% SLOPE
INCLUDING CREST&SAG

TEMP SOLID WASTE COLLECTION LOCATIONS IN ROW
COMPLIANT WITH SMC 23.54.040, SMC 21.36.080
& SPU EXECUTED CONTRACTS PER ORDINANCE 125565.

PARCEL B (2,413 SQ. FT.) OF LBA 3037419-LU

THE NORTH 48.26 FT. OF LOTS 13 AND 14, BLOCK 11, LAKE UNION SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, SIGHT TRIANGLE, AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWER, AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.



PARCEL B - REAR LOT PER LBA 3037419-LU
1704 N 47TH ST

AVERAGE GRADE CALC'S : USING FORMULA 2 PER DR 4-2012: ENCLOSING RECTANGLE
GENERAL RULE - SMC SUBSECTION 23.86.006 A.1.b

	MIDPOINT ELEVATION	RECTANGLE SIDE LENGTH
MIDPOINT 1:	255.75	40.0 LF
MIDPOINT 2:	255.75	30.0 LF
MIDPOINT 3:	256.0	40.0 LF
MIDPOINT 4:	256.0	30.0 LF

$$(255.75 \times 40.0) + (255.75 \times 30.0) + (256.0 \times 40.0) + (256.0 \times 30.0) = 40.0 + 30.0 + 40.0 + 30.0$$

$$10230.0 + 1672.5 + 10240.0 + 1680.0 = 35822.5 = \text{AVG GRADE}$$
$$140.0 \quad 140.0$$

AVERAGE GRADE = 255.875

SITE PLAN



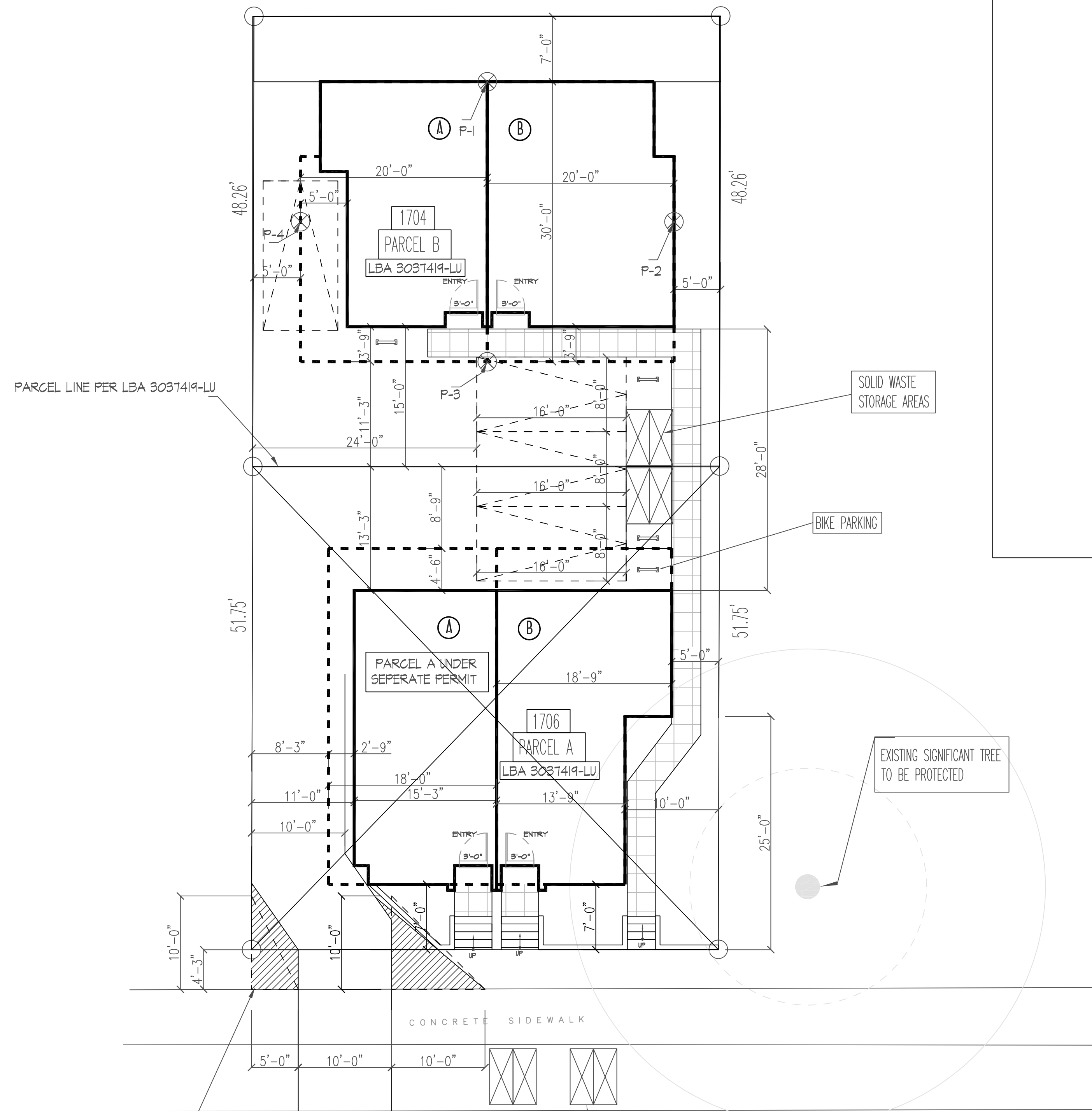
REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
PROJECT ADDRESS	
1704 N 47TH ST SEATTLE, WA	
OWNER/CLIENT	
MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
APPROVAL STAMP	
Date	
Scale	
Drawn	Rn An
SDCI #	1706 & 1704 N 47TH ST
Sheet	

PROJECT NOTES:	
OWNER:	MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212
PROJECT NAME:	N 47TH HOUSES
PROJECT ADDRESS:	1704 N 47TH ST PARCEL B OF LBA 3037419-LU
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OCCUPANCY:	R3 RESIDENTIAL
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PARKING:	SURFACE
CONSTRUCTION:	V-B
LOT AREA:	2,413 SF
MAX. FAR:	$1.3 \times 2413 = 3,136.9$ SF
PROPOSED FLOOR AREA:	
EXISTING:	0 SF
PROPOSED NEW:	3,117.80 SF
TOTAL:	3,117.80 SF
MAX. DENSITY*:	TOWNHOUSE 1 UNIT PER 1300 SF $2413/1300 = 1.85$
PROPOSED UNITS:	2 NEW UNITS
MAX. FACADE LENGTH:	$48.26' \times 65\% = 31.369'$
PROPOSED FACADE LENGTH:	35.75' - ADJUSTMENT REQUIRED*

PARCEL B (2,413 SQ. FT.) OF LBA
3037419-LU

THE NORTH 48.26 FT. OF LOTS 13 AND 14,
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AND UTILITIES, INCLUDING BUT NOT LIMITED TO
SANITARY AND STORM SEWER, AS SHOWN AND
DESCRIBED AS "ACCESS EASEMENT" ON THIS
CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

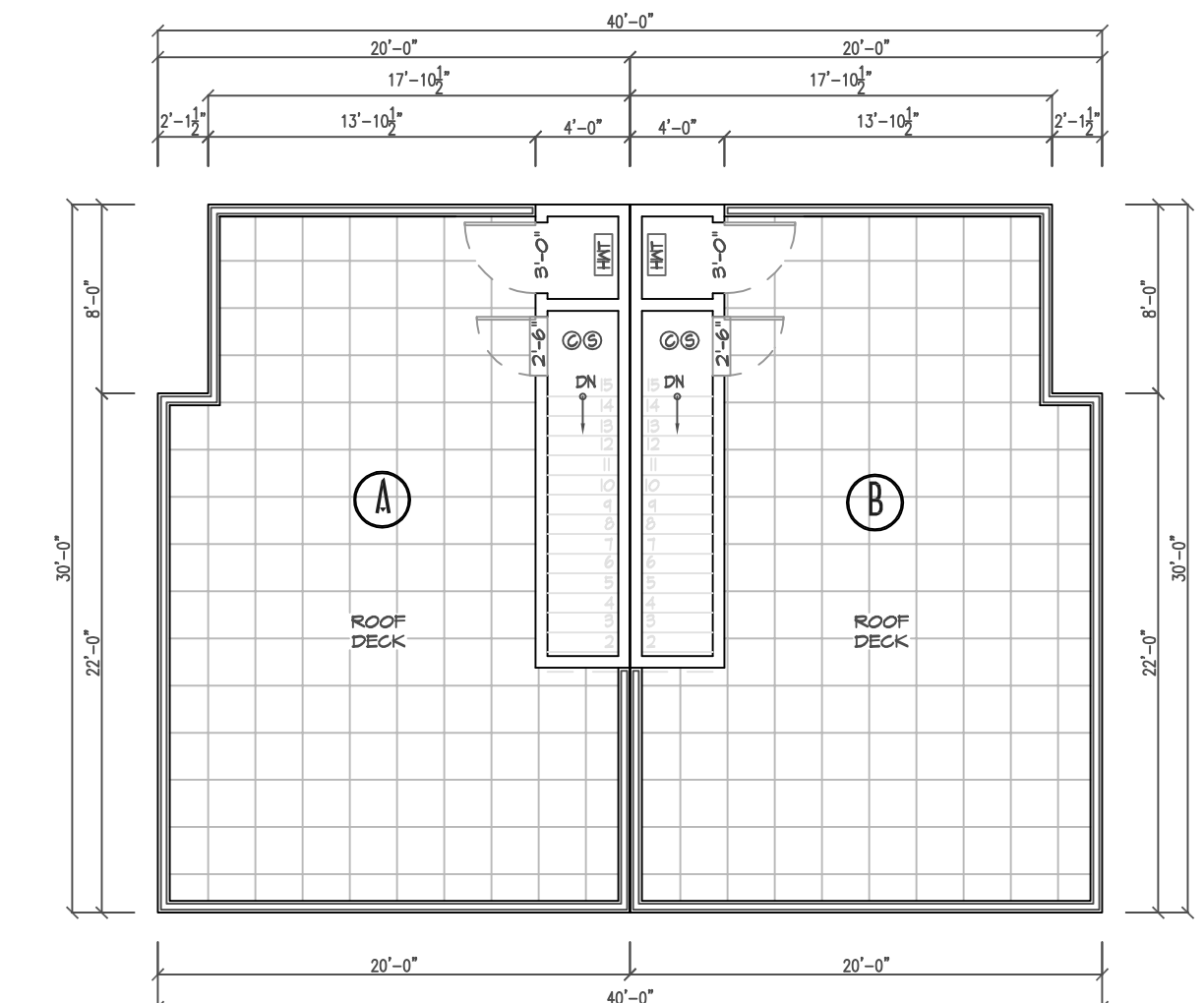
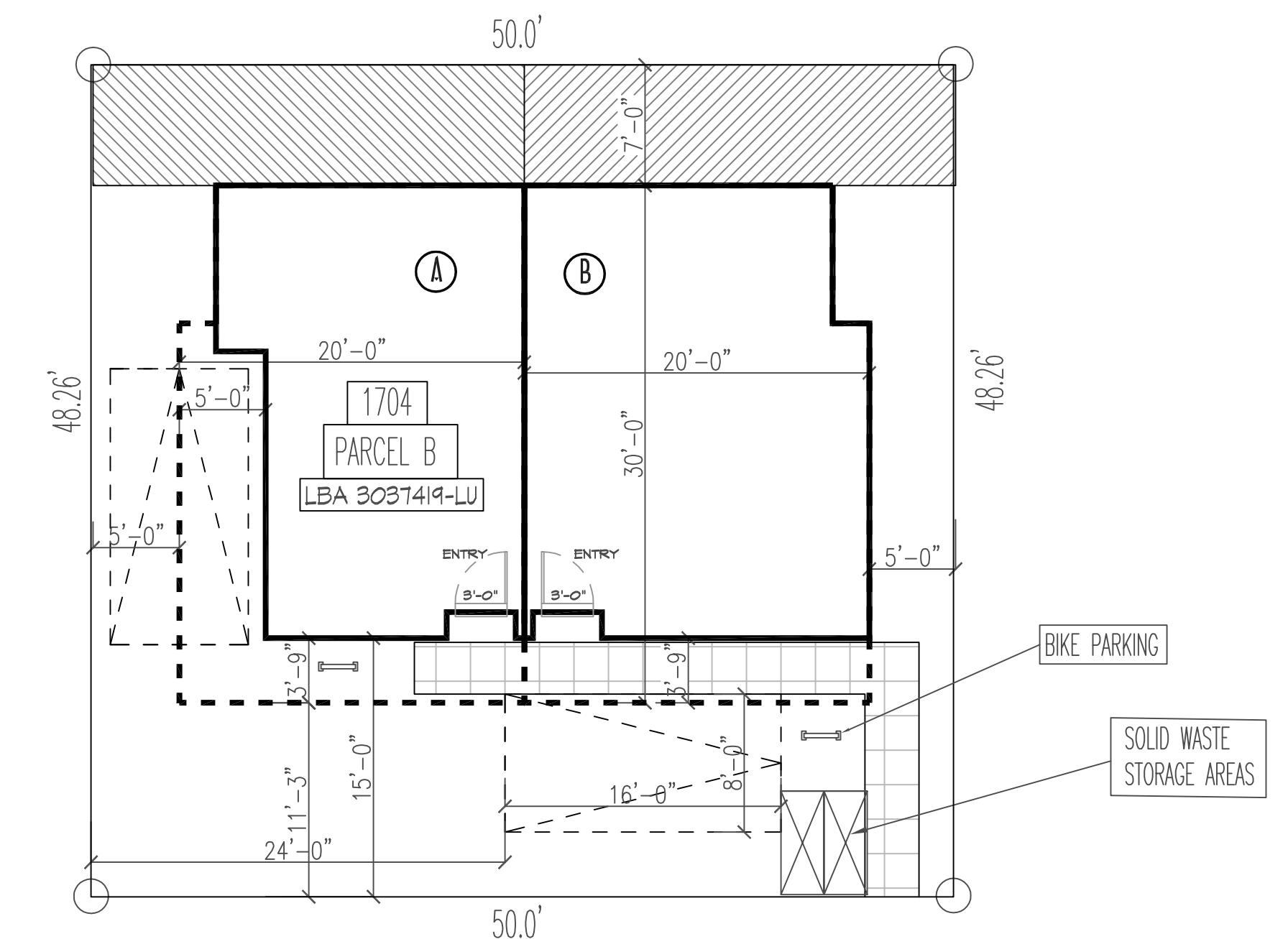
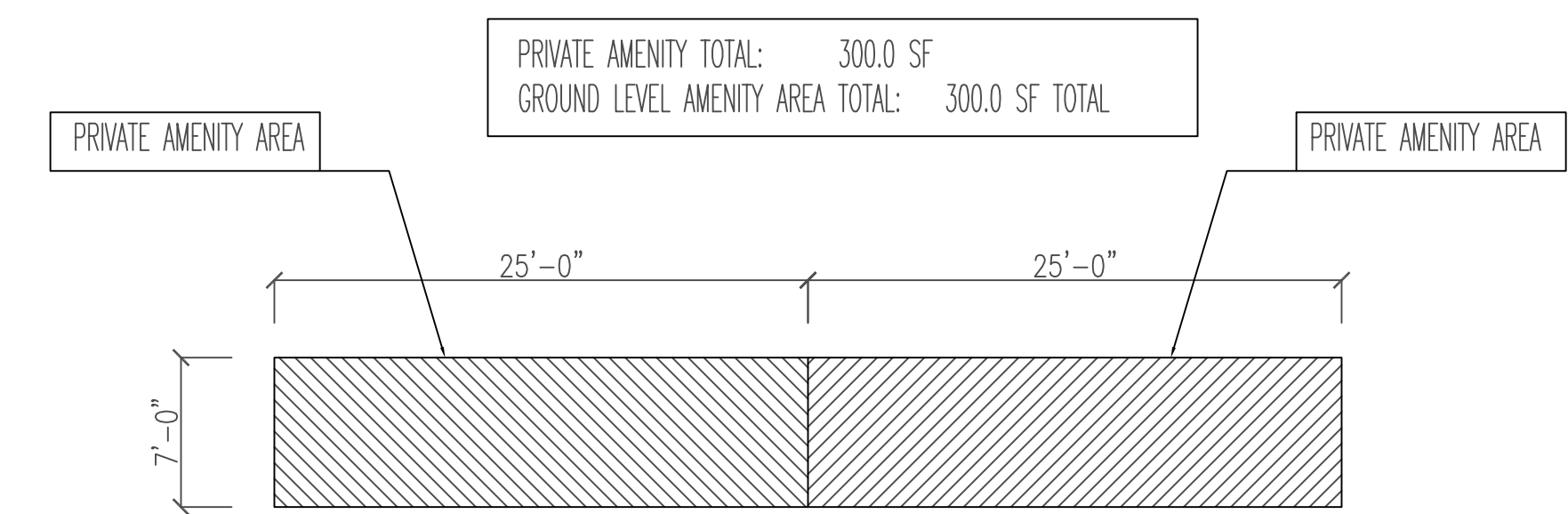


SIGHT TRIANGLE PER SMC23.45.035G
AREA TO BE KEPT CLEAR OF OBSTRUCTIONS
IN THE VERTICAL SPACES BETWEEN THIRTY
TWO INCHES AND EIGHTY TWO INCHES.

NEW 10' CURB CUT
NOT TO EXCEED
10' IN ROW

DRIVEWAY NOT TO
EXCEED 15% SLOPE
INCLUDING CREST&S

TEMP SOLID WASTE COLLECTION LOCATIONS IN ROW
COMPLIANT WITH SMC 23.54.040, SMC 21.36.080
& SPU EXECUTED CONTRACTS PER ORDINANCE 125565.



ROOF TOP AMENITY AREA: 934.125 SF TOTAL

ROOF FLOOR PLAN

PARCEL B - REAR LOT
1704 N 4TH ST

AMENITY AREA PLAN

REVISION	DATE

NOVION
GROUP
INC. | ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

1704 N 47TH ST
SEATTLE, WA

OWNER/CLIENT

MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212

APPROVAL STAMP

Date _____

Scale _____

Drawn _____

Rn An _____

SDCI # _____

1706 & 1704 N 47TH ST _____

Sheet _____

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

gha

GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
E 206.522.2334 FAX 206.526.5667

PROJECT AT
1704 N 47th ST
LANDSCAPE PLAN



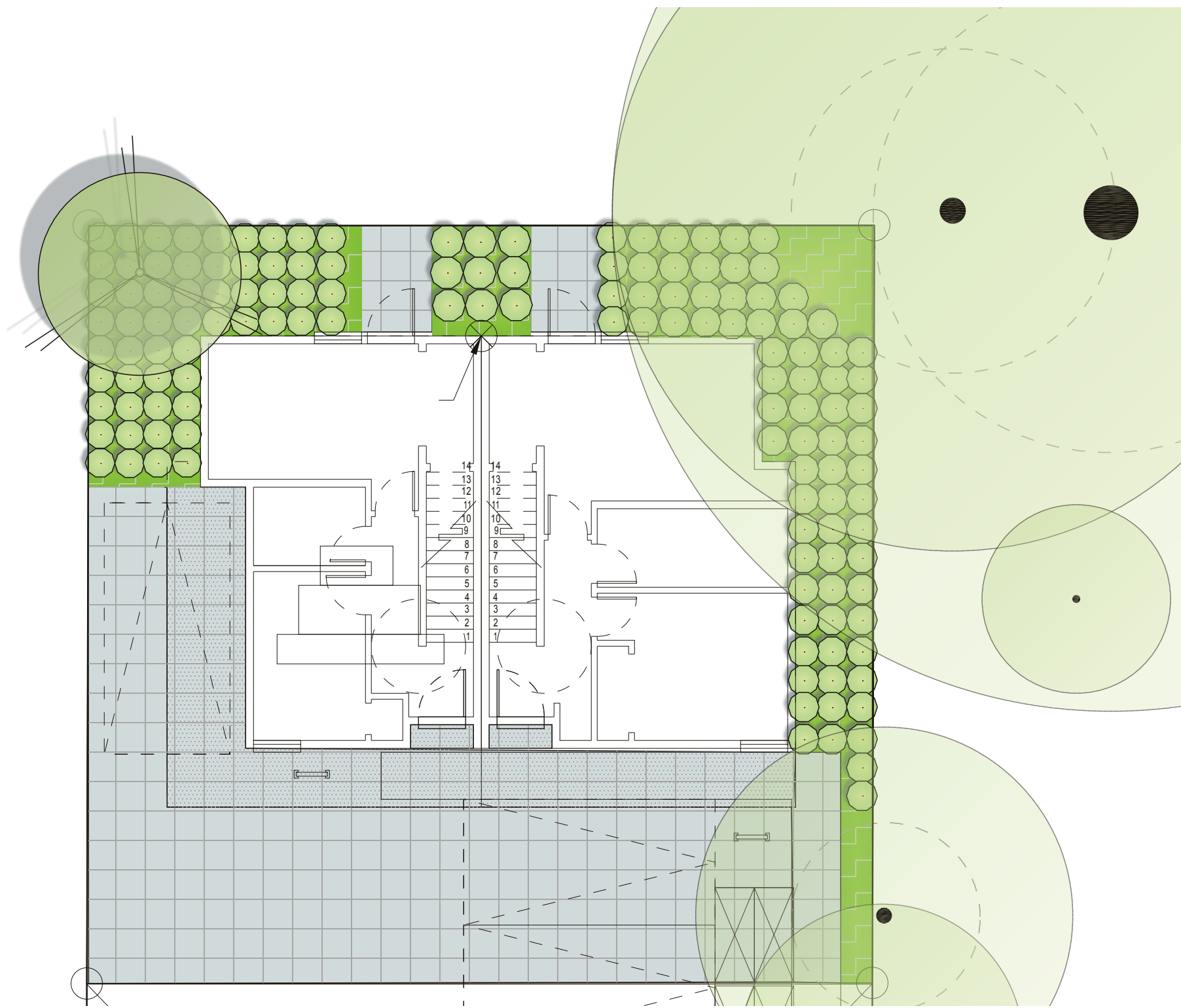
1.0

of 3 SHEETS

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

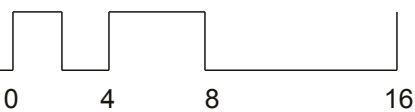
ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS



EDGE PLAN

LANDSCAPE PLANS

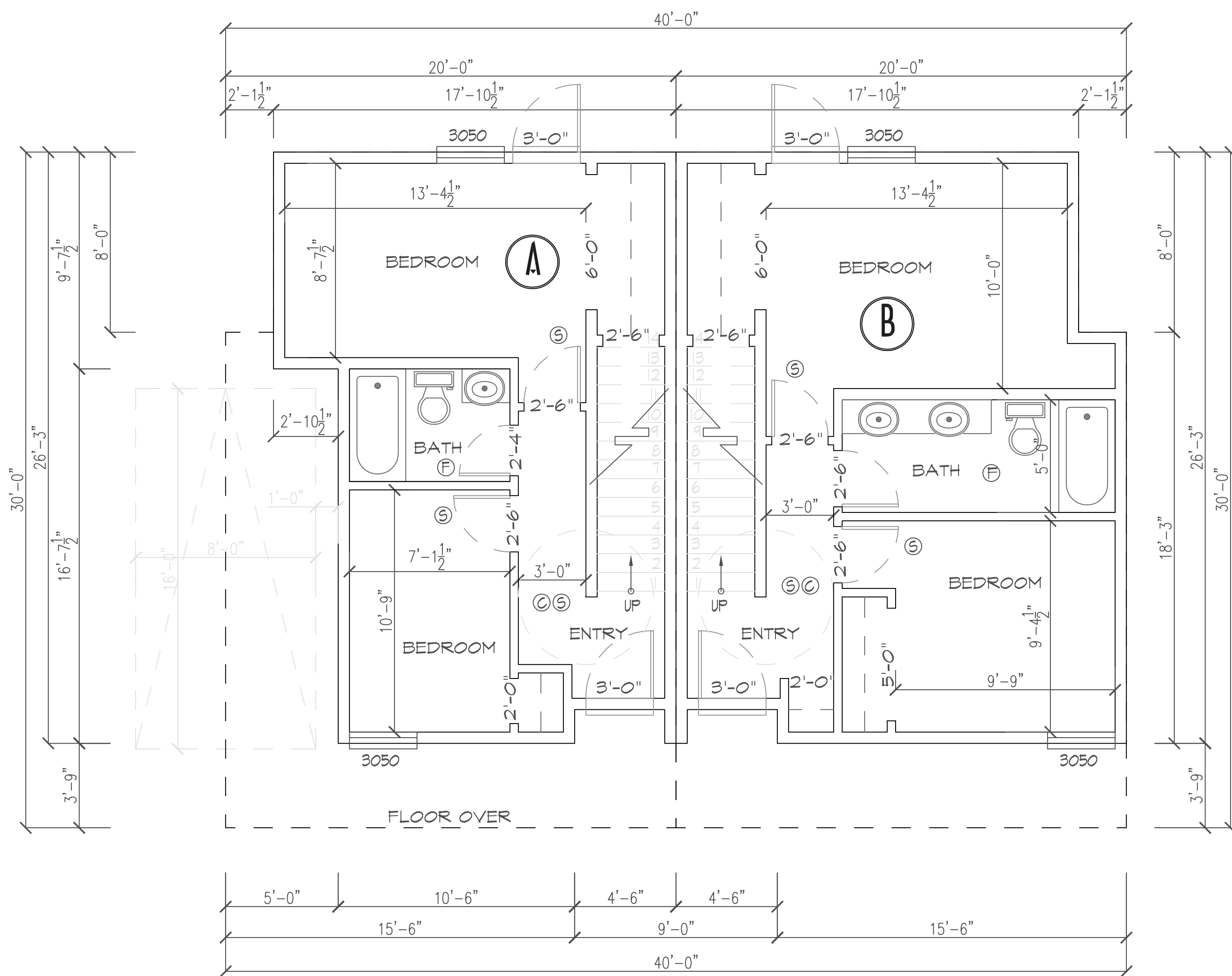
$$1/8" = 1'-0"$$


BUILDING AREAS
PARCEL B - 1704 - REAR LOT
UNIT - A

LEVEL	GARAGE	LIVING	DECK
FIRST	----	414.6719	
SECOND	----	583.0	
THIRD	----	583.0	
ROOF	----	78.5	504.5
TOTAL	----	1,659.1719	504.5

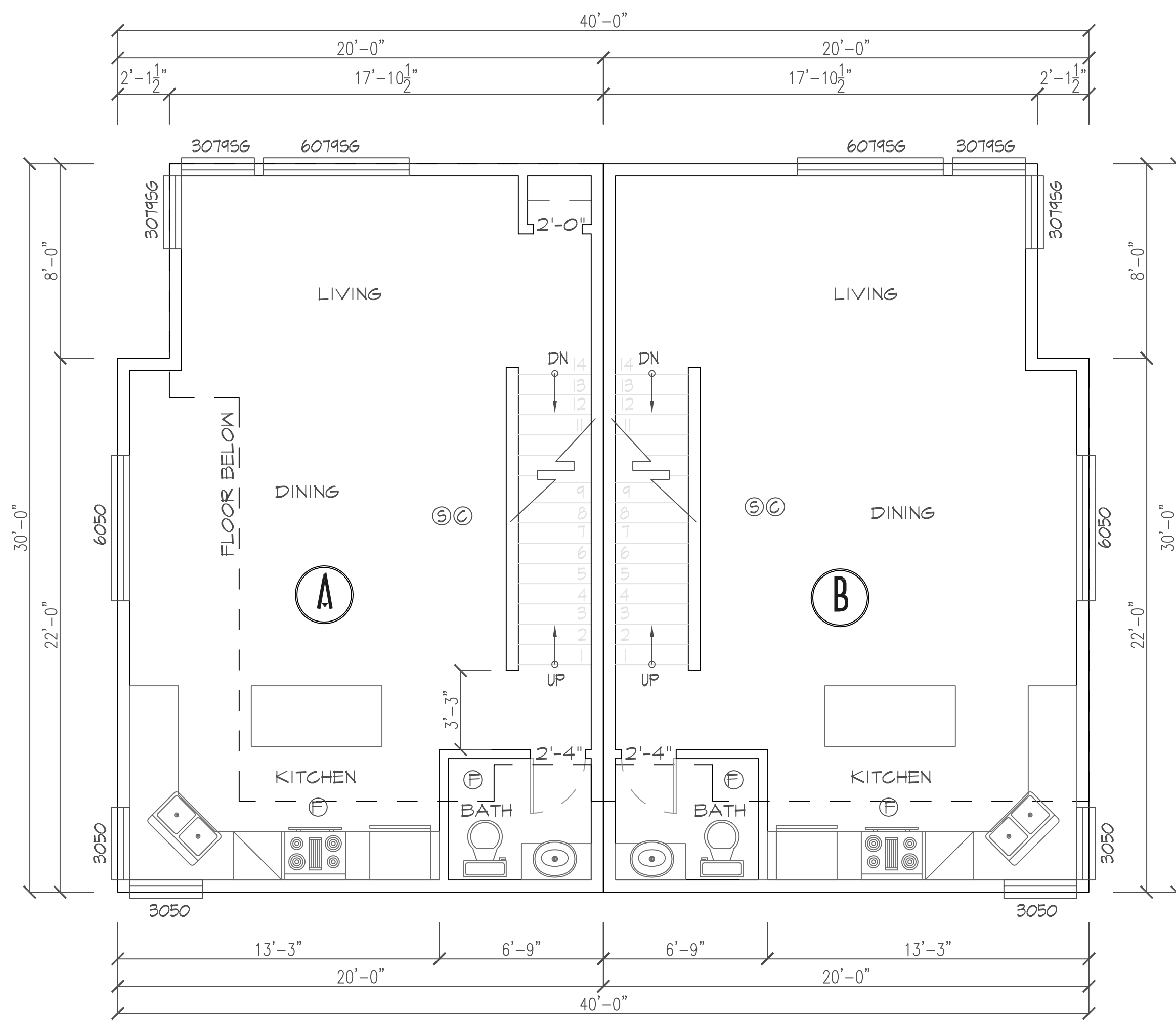
BUILDING AREAS
PARCEL B - 1704 - REAR LOT
UNIT - B

LEVEL	GARAGE	LIVING	DECK
FIRST	----	501.25	
SECOND	----	583.0	
THIRD	----	583.0	
ROOF	----	78.5	504.5
TOTAL	----	1,745.75	504.5



FIRST FLOOR PLAN

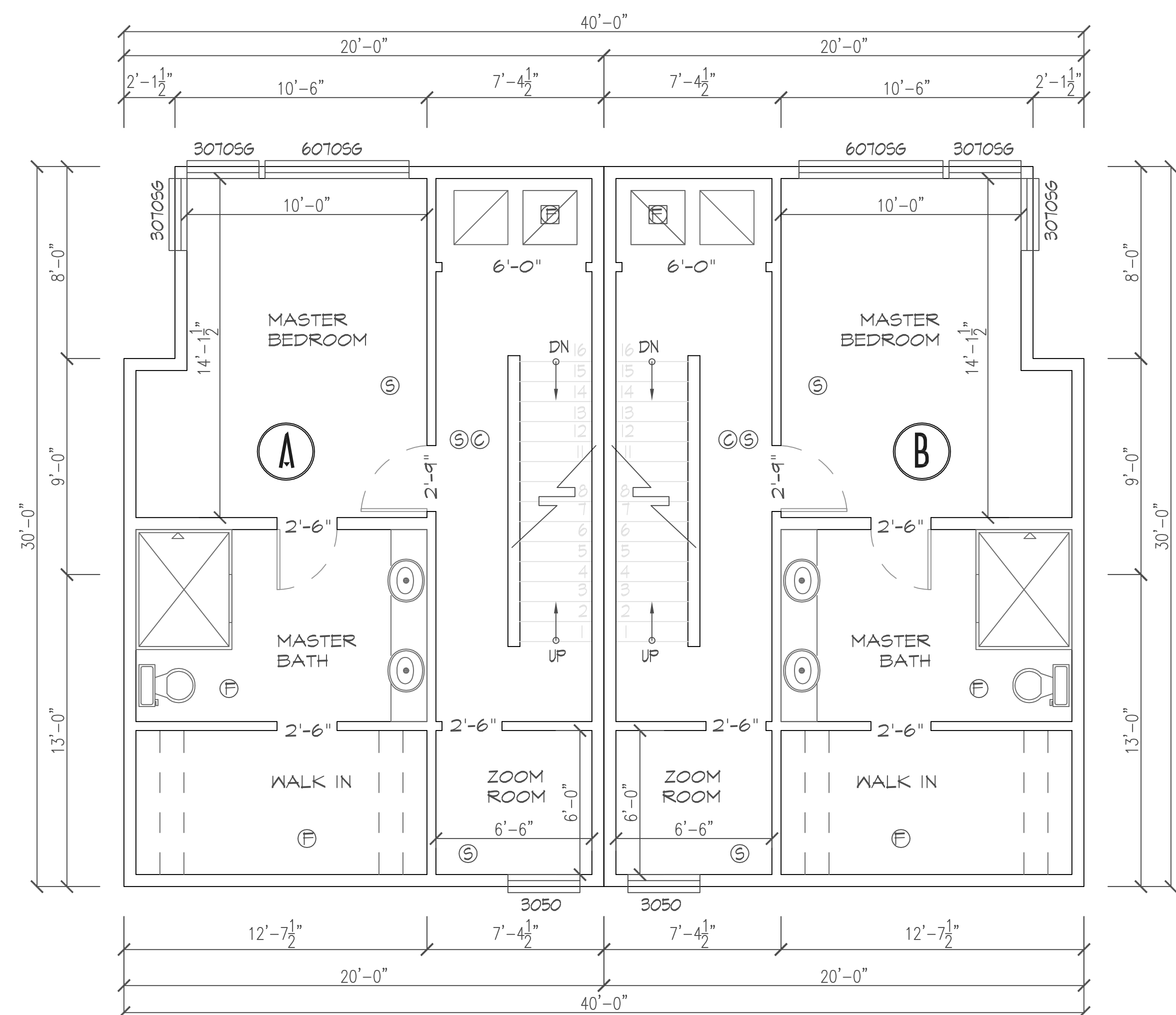
PARCEL B - REAR LOT
1704 N 4TH ST



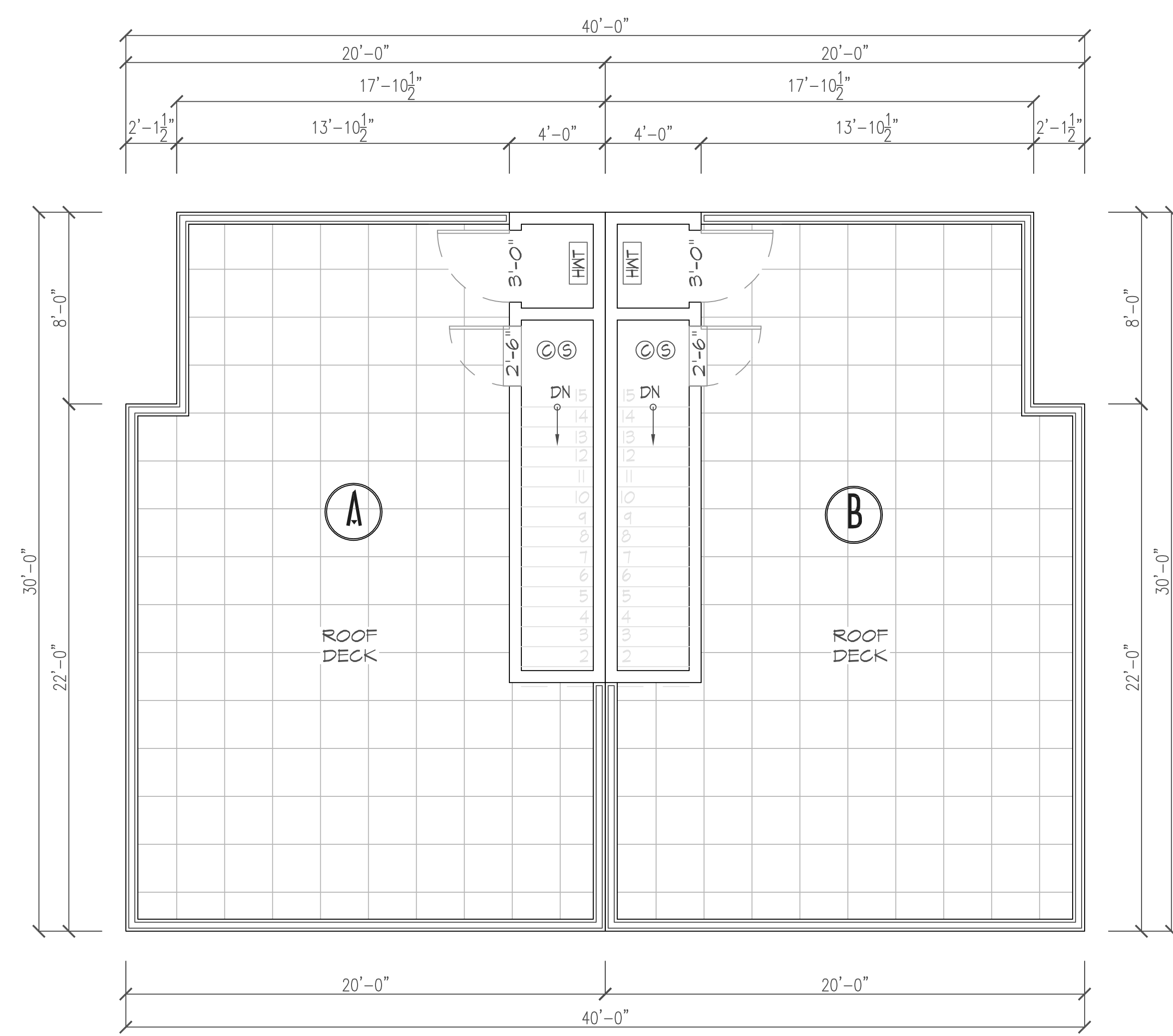
SECOND FLOOR PLAN

PARCEL B - REAR LOT
1704 N 4TH ST

REVISION	DATE
NOVION GROUP INC. ARCHITECTURE	
8634B 3RD AVE NW SEATTLE WASH 98117 PH(206)361.6133FAX361.6345	
OWNER/CLIENT	
MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212	
APPROVAL STAMP	
Date	
Scale	
Drawn Rn An	
Job # 1704 N 4TH ST PARCEL B - 303T122-E6	
Sheet	



THIRD FLOOR PLAN
PARCEL B - REAR LOT
1704 N 4TH ST
SCALE: 1/4"=1'-0"



ROOF FLOOR PLAN
PARCEL B - REAR LOT
1704 N 4TH ST
SCALE: 1/4"=1'-0"

NO STORAGE OR USABLE SPACE IS PERMITTED IN THE PENTHOUSE ENCLOSURE BEYOND THAT REQUIRED FOR CIRCULATION

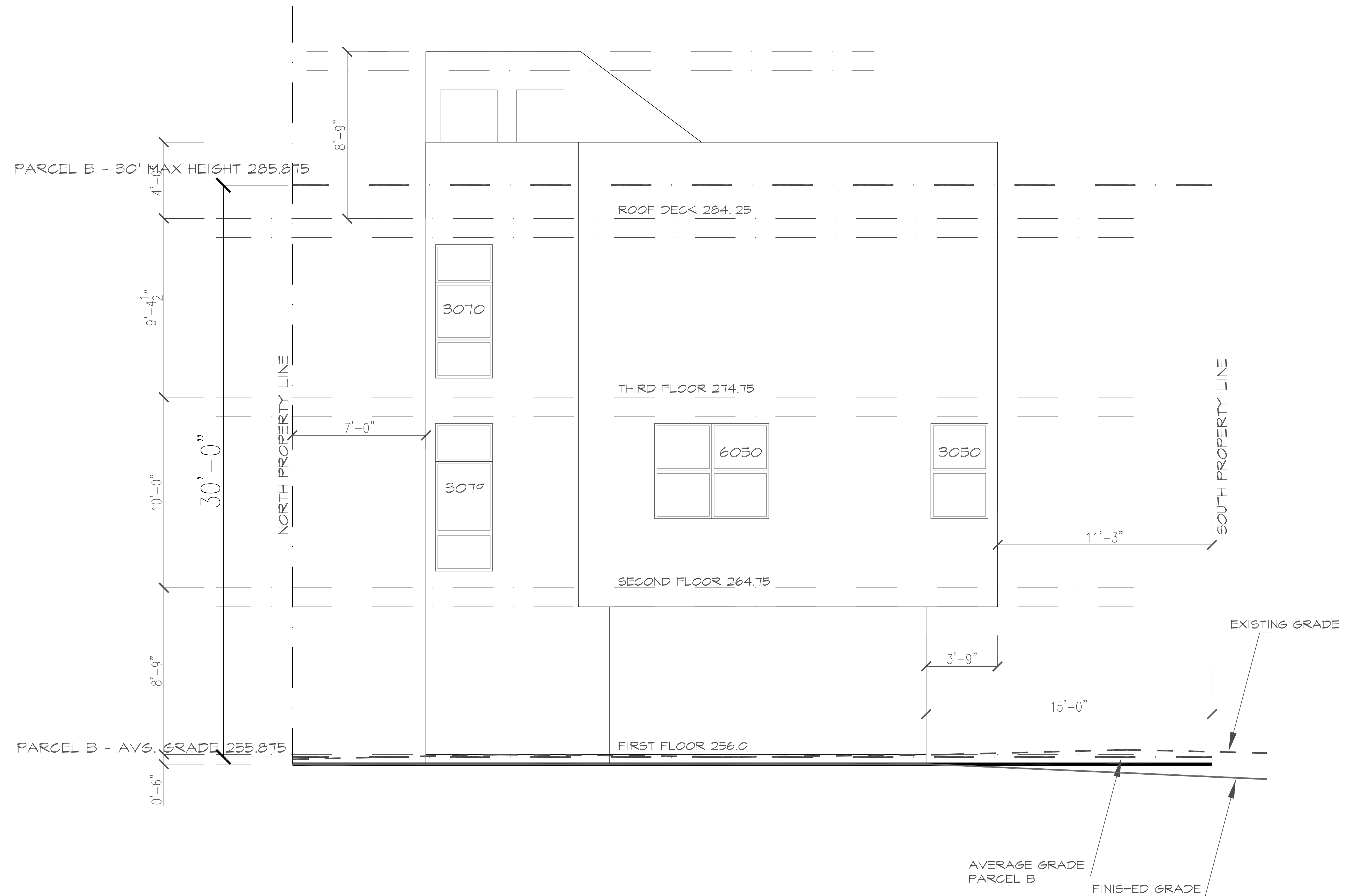
SOLAR PANEL EXEMPTION NOTE:
PER APPENDIX U OF THE 2015 RESIDENTIAL CODE, SECTION U101.1 EXCEPTION 1, IF THE QUALIFYING ROOF AREA IS LESS THAN 300SF, SOLAR READY ZONES ARE NOT REQUIRED.

ROOF TOP FEATURES LIMITED TO 20% OF ROOF AREA PER SMC 23.45.514.1.4

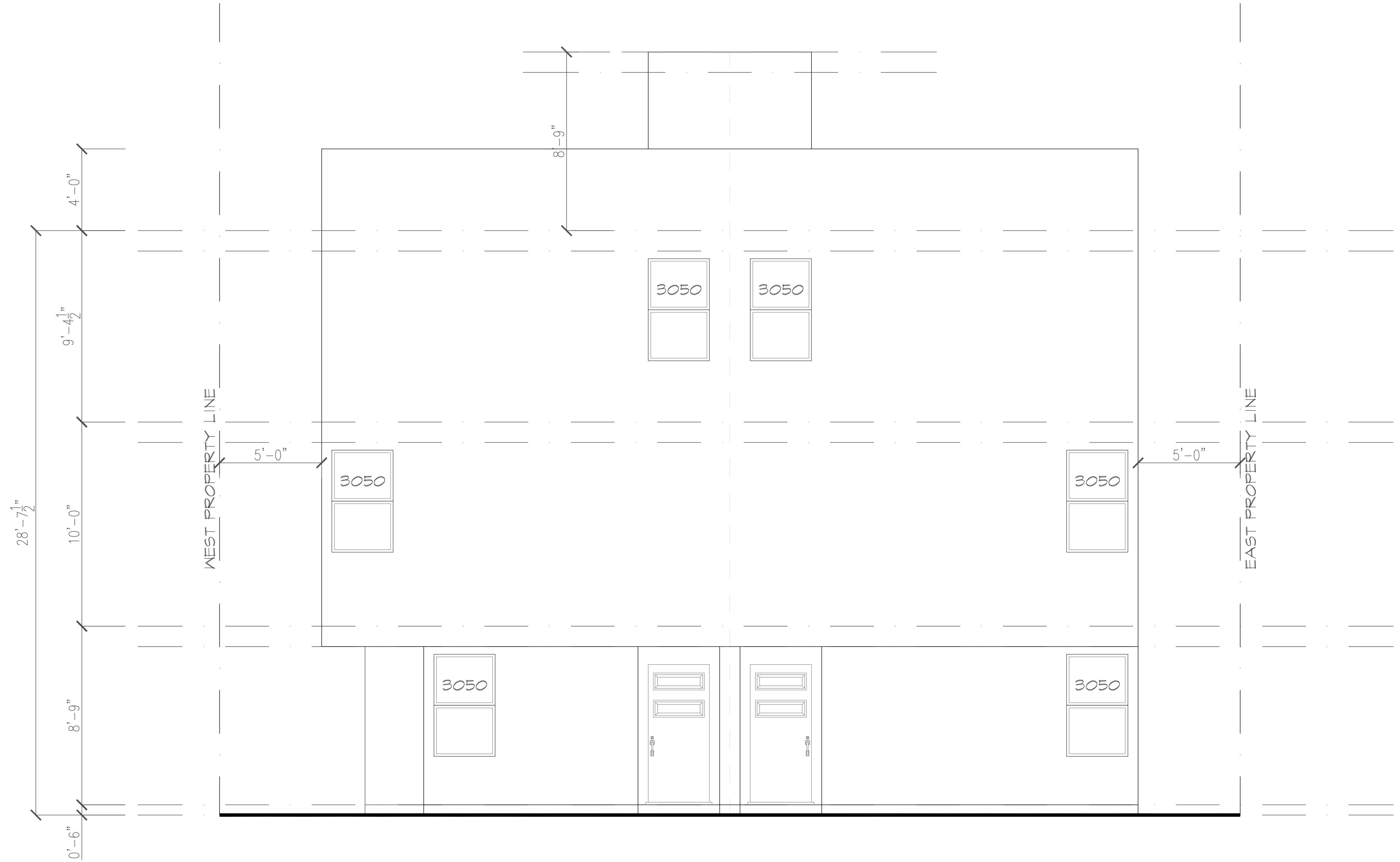
BUILDING ROOF AREA:
1,166.0 SF

ROOFTOP FEATURES:
157.0 SF

FEATURE CALC: 157.0 / 1,166.0 = 13.5%



WEST ELEVATION

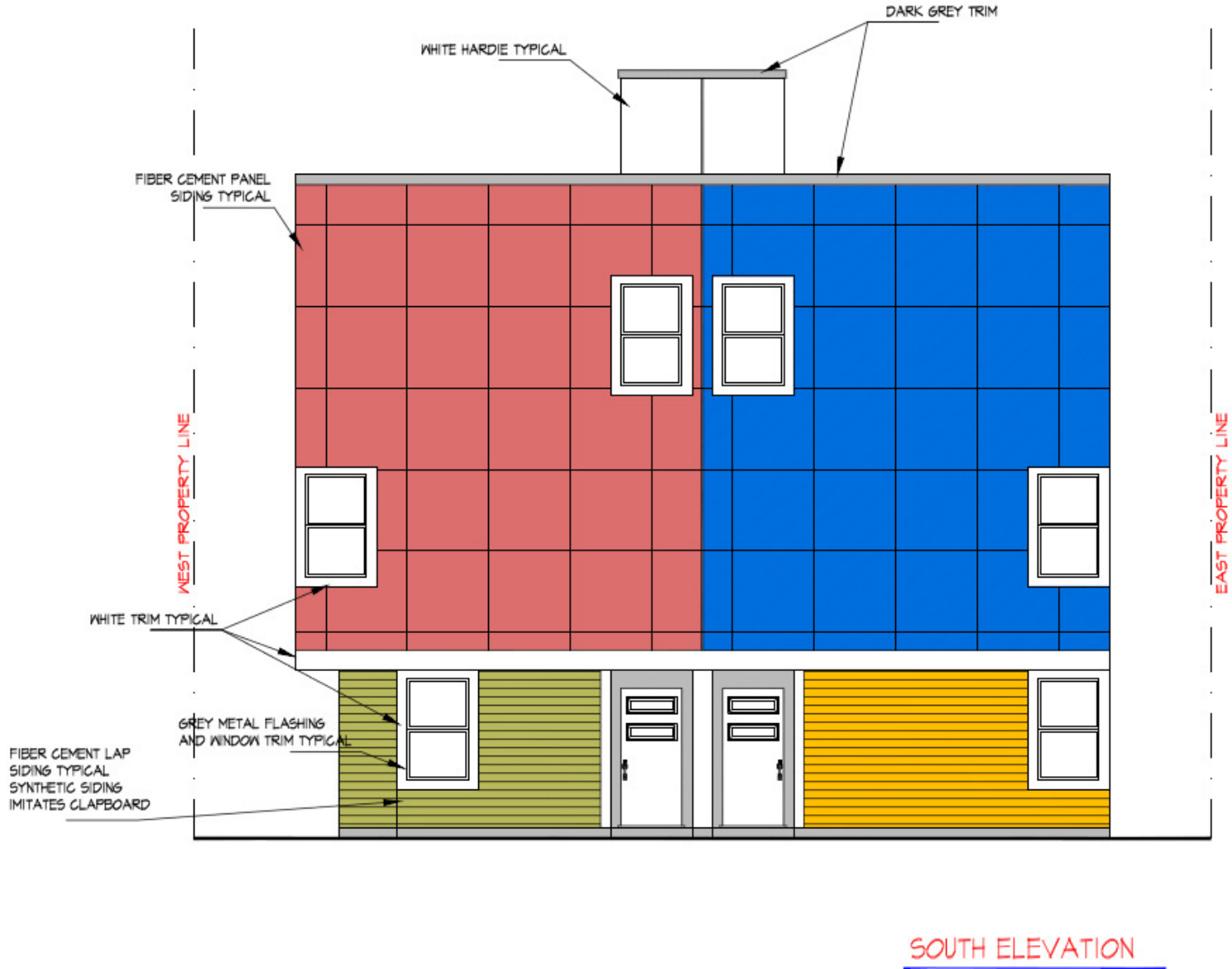


SOUTH ELEVATION

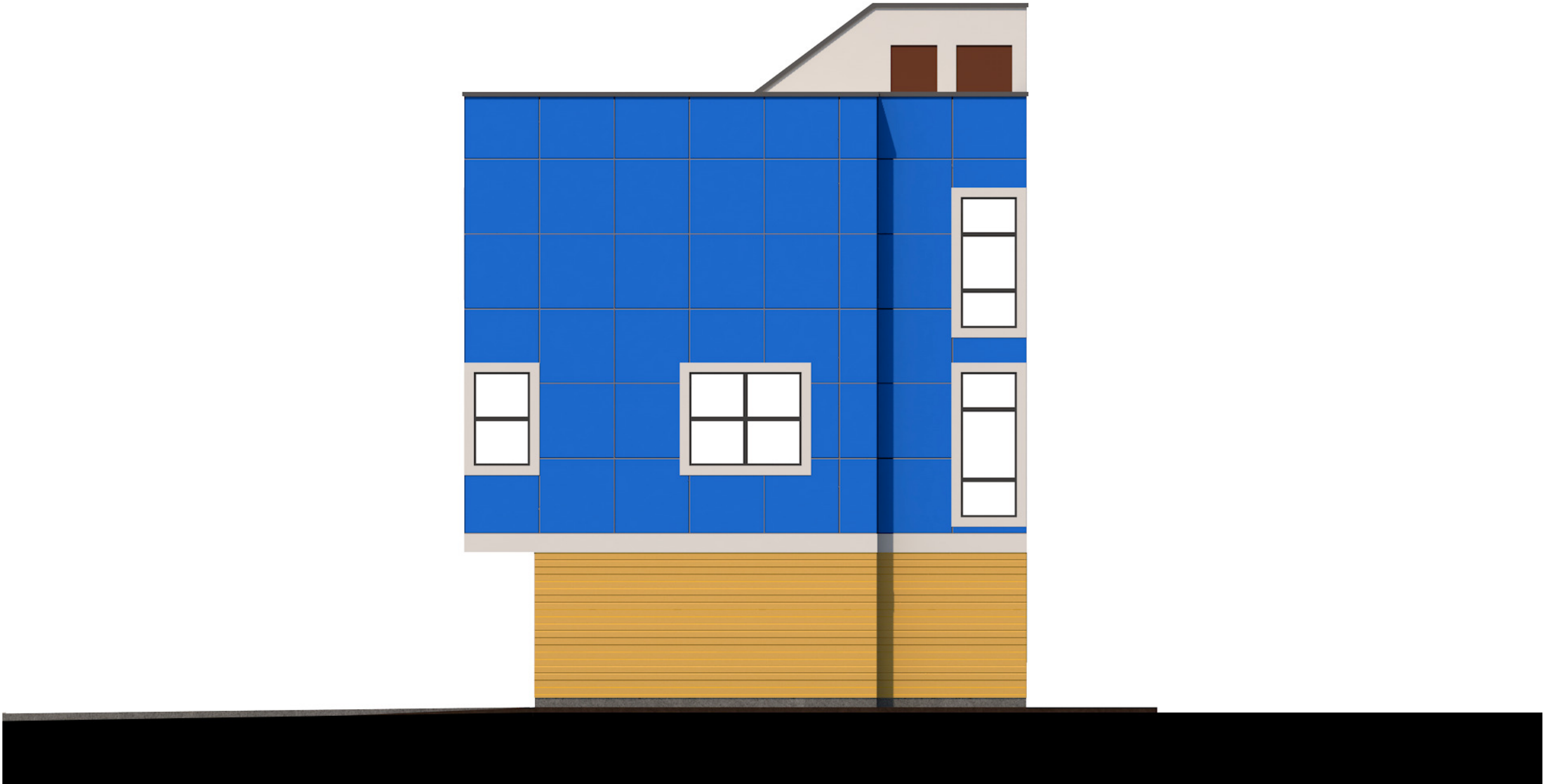




SOUTH ELEVATION



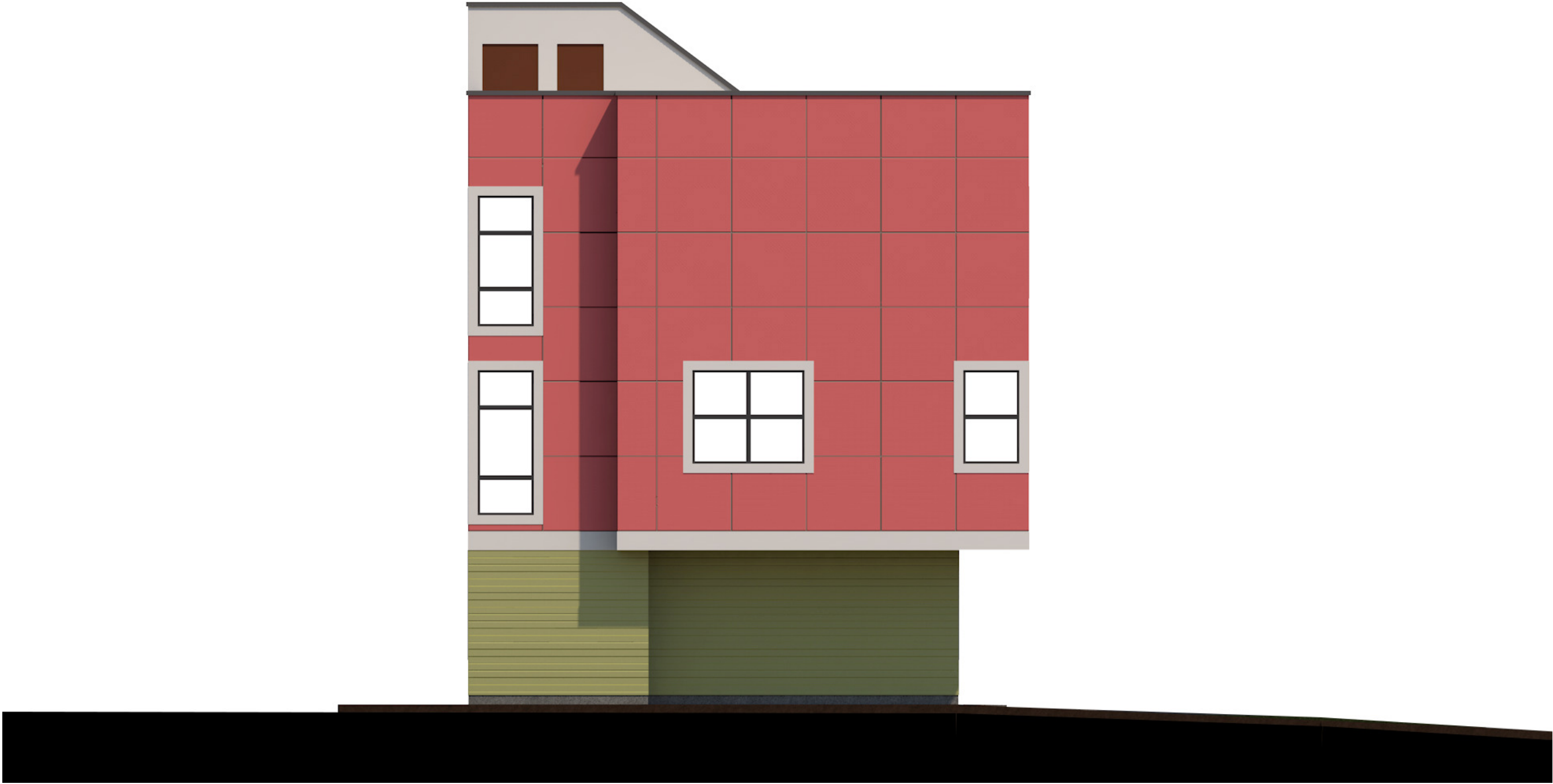
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



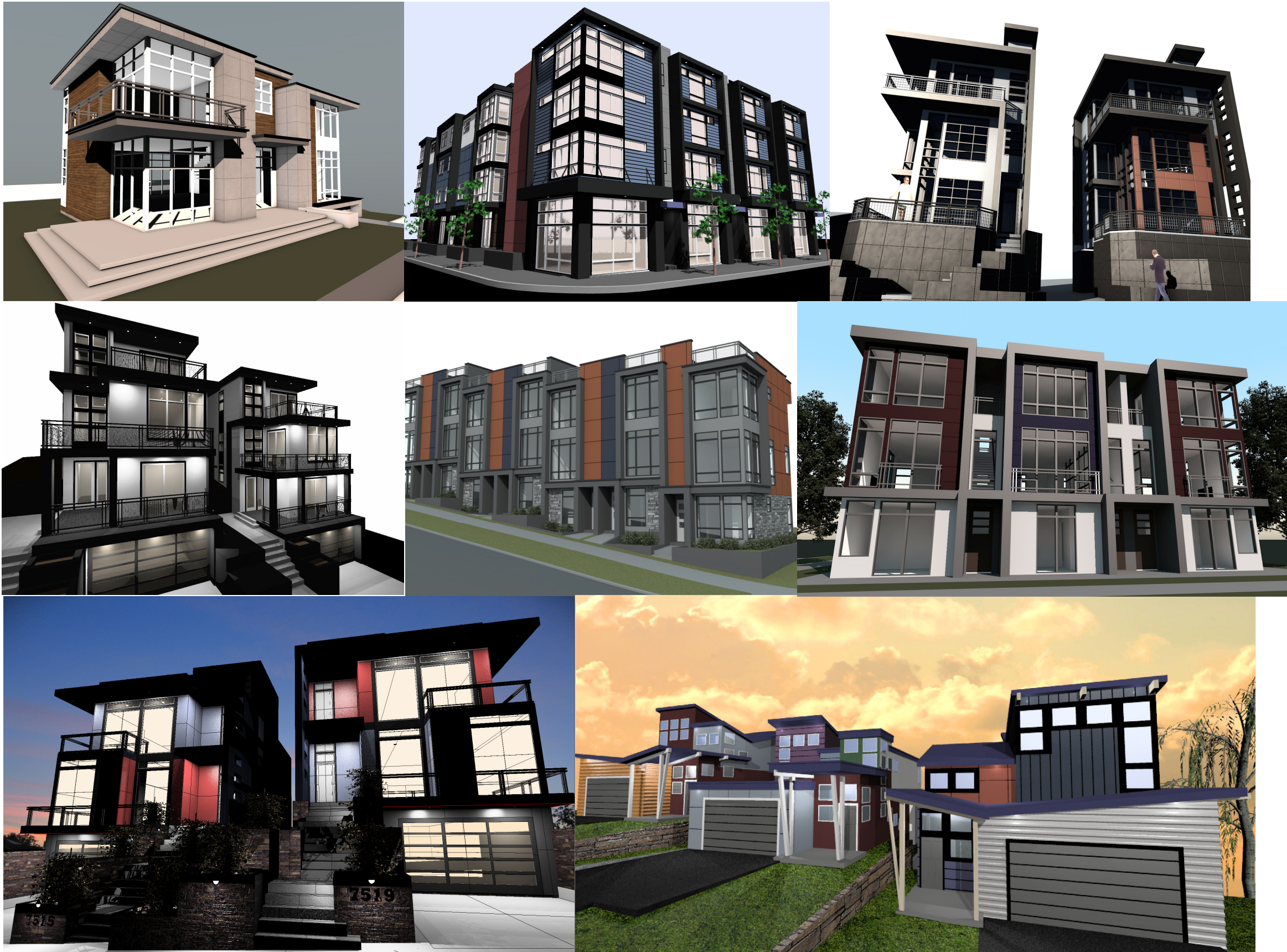
NE ANGLE



SE ANGLE



OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM



OWNER—MRN HOMES, LLC

PROJECT- 1704 NORTH 47TH ST - 3037722-EG

ARCHITECT-NOVION GROUP INC