

47TH STREET STREAMLINE DESIGN REVIEW

686520-0577
1206 N 47th ST
Seattle, WA 98103

Applicant:
Cone Architecture, LLC
1319 N 49th Avenue
Seattle, WA 98103
Contact: Michelle Lalonde

Owner:
Blackwood Acquisitions, LLC
15620 Hwy 99, Suite 11
Lynnwood, WA 98087

SDCI Contact:
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700 5th Ave, suite 2000
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PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Development Standards	4
	Urban Analysis	5
	Street Views	7
	Surrounding Context	8
	Surrounding Development	10
	Community Outreach	11
	Existing Site and Survey	12
	Arborist Report	13
DESIGN PROPOSAL	Site Planning + Landscape Approach	14
	Proposed Site Lighting Plan	15
	Adjustment Request	16
	Priority Design Guidelines	17
	Generative Diagrams	19
	Character Renderings	20
	Elevations + Materials	24
	Shadow Studies	28
	Floor Plans	29
	FAR Diagrams and calculations	31



EXISTING SITE

The project site is parcel 686520-0577 located on 1206 N 47th Street between Midvale Ave and Stone Way N. The lot measures roughly 100’ deep by 50’-0” wide, and is approximately 5,000 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is position in the Low Rise Zone(LR2) recently upzoned from SF5000. All parcels abutting the projects site are one story single family housing located within the same zoning designation (Low Rise Zone) as the subject parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1). One block West across Green Lake Way N is zoned Single Family and one block East is Commerical with access to public transportation. This property is part of the Wallingford Residential Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential buildings containing 4 townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1500 SF square feet per unit.

Although parking is not required in the Urban Village overlay, the project has 2 on site parking spaces accessible through the existing curb cut. Maintaining the existing curb cut is part of a larger overall objective to minimized the disturbance zone for the beautiful heritage tree that covers a significant portion of the ROW and front setback. The proposed project will respect and respond to this tree (size & species) by increasing front setback, modulating upper levels further away from the upper canopy, and minimizing the development footprint within the outer root zone.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developing portion of the Wallingford Residential Urban Village. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Wallingford such as the Stone Way Commerical Corridor and the 45th St Commerical Corridor. Additionally the site is a few blocks away from the the Woodland Park Zoo. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site are predominantly one to two level single family homes and multi-family apartment buildings. The neighborhood is in transition with multiple townhouse projects currently under development within a few blocks of the site. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices.

VICINITY MAP



SITE LOCATION
1206 N 47th Street
Seattle, WA 98103

ZONING SUMMARY
ZONE: LR-2 (M)
OVERLAY: WALLINGFORD
RESIDENTIAL URBAN VILLAGE
ECA: NONE

PROJECT PROGRAM
Site Area: 5000 SF
Number of Residential Units: 4
Number of Parking Stalls: 2
Approx. FAR = 6,206 SF
Approx. FAR Per Unit = 1551 SF

ADJUSTMENTS REQUESTED
Rear Setback Adjustment



Address: 1206 N 47th St, Seattle, WA 98103
Parcel #: 686520-0577
Zoning: LR2 (M1)
Overlays: Wallingford Residential Urban Village
Site Area: 5,000.00 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height
Allowed Maximum Base Height: 40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 44'-0"
10'-0" additional allowed for stair penthouses: 50'-0"

23.86.006 Structure height measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio
Maximum FAR: 1.4 (7,000 SF)

23.45.518 Setbacks requirements
Front Setback: 7'-0" average/5'-0" minimum
Rear Setback: 7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length: 5'-0" minimum
Side Setback for Facades ≥ 40' in length: 7'-0" average/5'-0" minimum

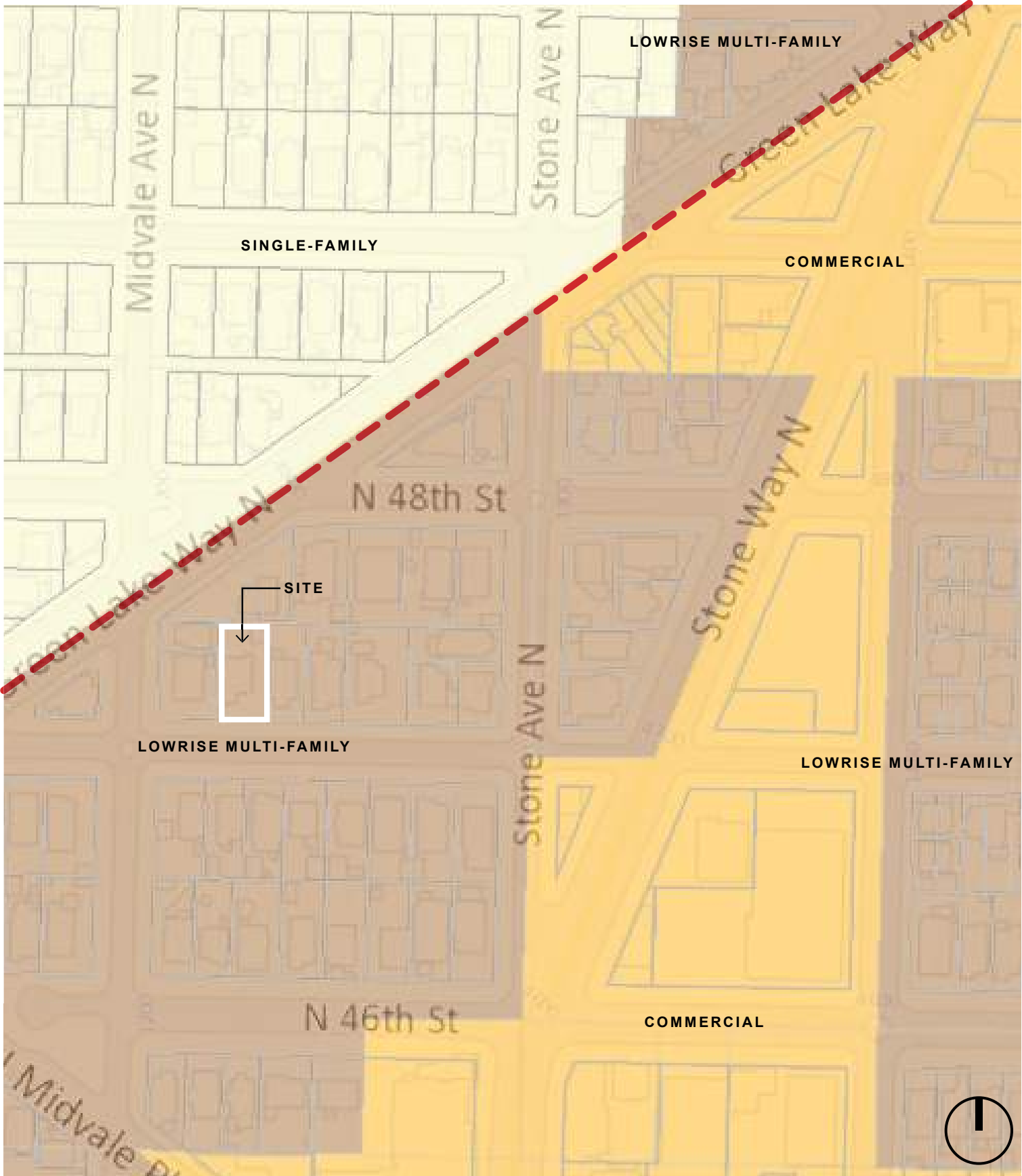
23.45.524 Landscaping and Screening Standards

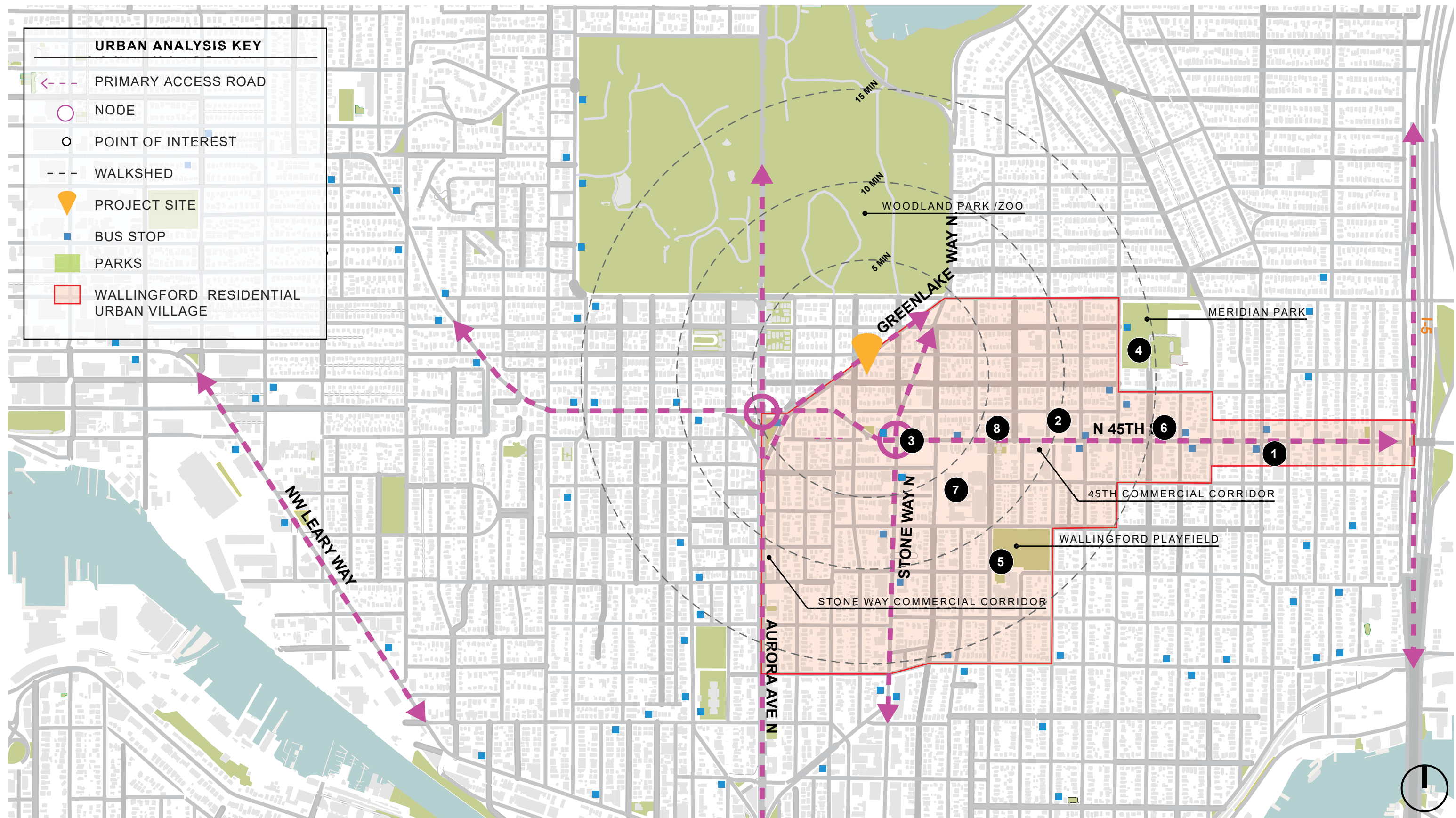
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 Amenity Area
Required: 1250 SF (25% of lot area)
625 SF (50% provided on ground level)

23.54.015 Required Parking
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access
SPU approval will be obtained for the storage area shown on the site plan







1 DICKS DRIVE IN



2 WALLINGFORD QFC



3 WALLINGFORD BUSINESS DISTRICT



4 MERIDIAN PLAYGROUND



5 WALLINGFORD PLAYFIELD



6 SEAMONSTER LOUNGE

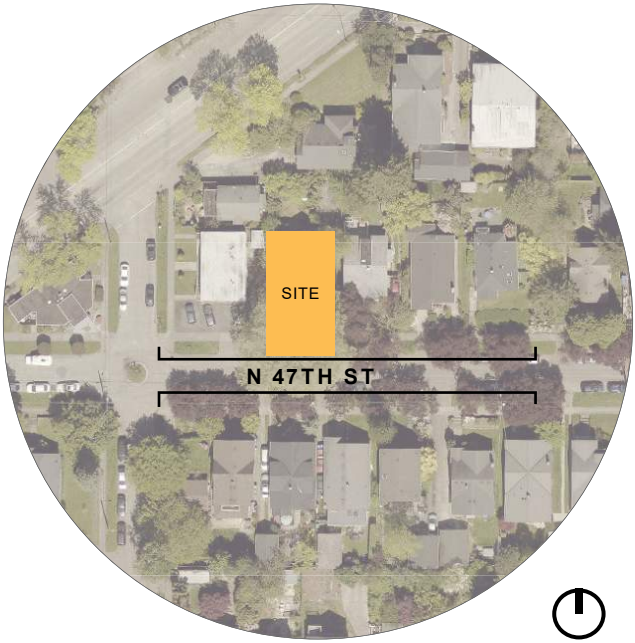


7 LINCOLN HIGH SCHOOL



8 MOLLY MOONS

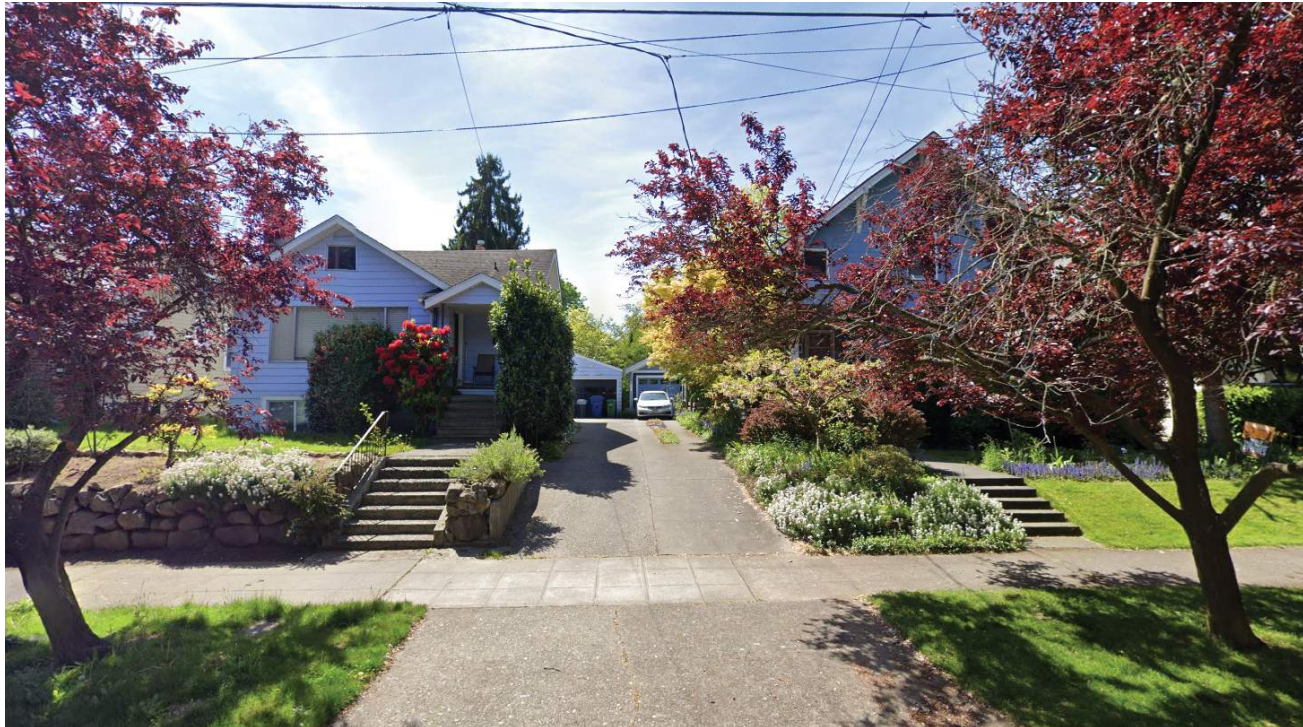
N 47TH STREET LOOKING NORTH



N 47TH STREET LOOKING SOUTH

EXISTING SITE AND NEIGHBORING CONTEXT

After conducting an analysis of the existing street and surrounding context, we formalized a street level design language by studying porch conditions, roof forms and materials and have responded to these conditions by adding similar features throughout our design. Together these elements help the project fit into the overall context of the neighborhood.



SOUTH NEIGHBORS - GABLE ROOF, FRONT PORCHES



LARGE FRONT YARD - COVERED PORCH - MULTIPLE GABLES

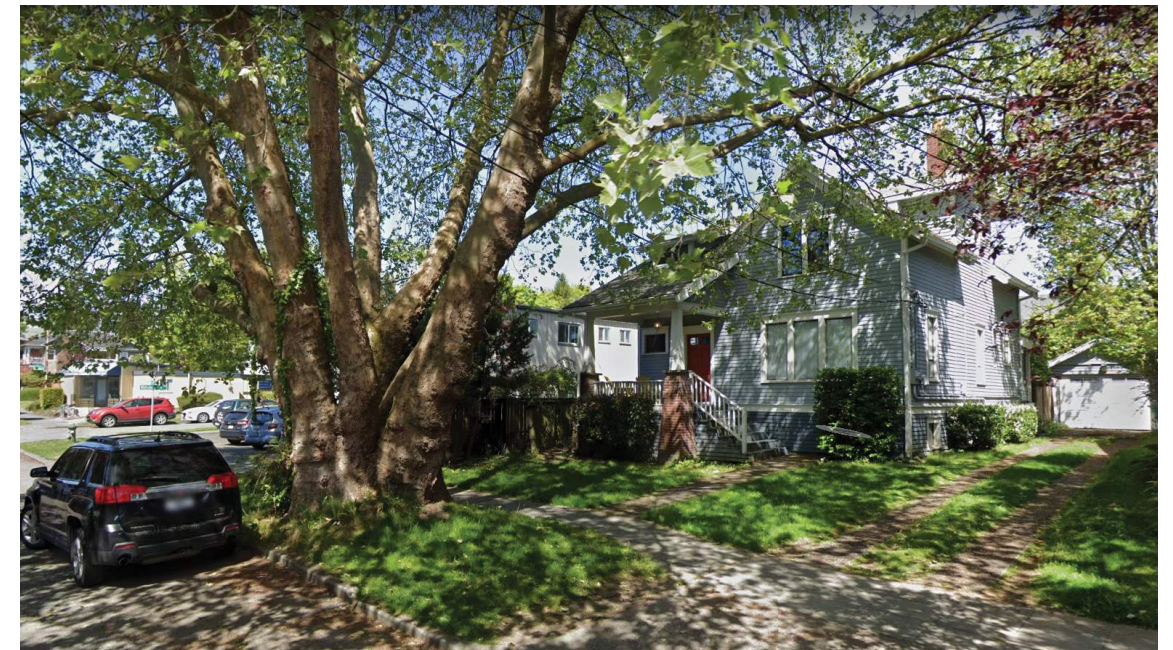
SCREENED ENTRY, WOOD INFIL PANELS, SETBACK OFF THE TREE

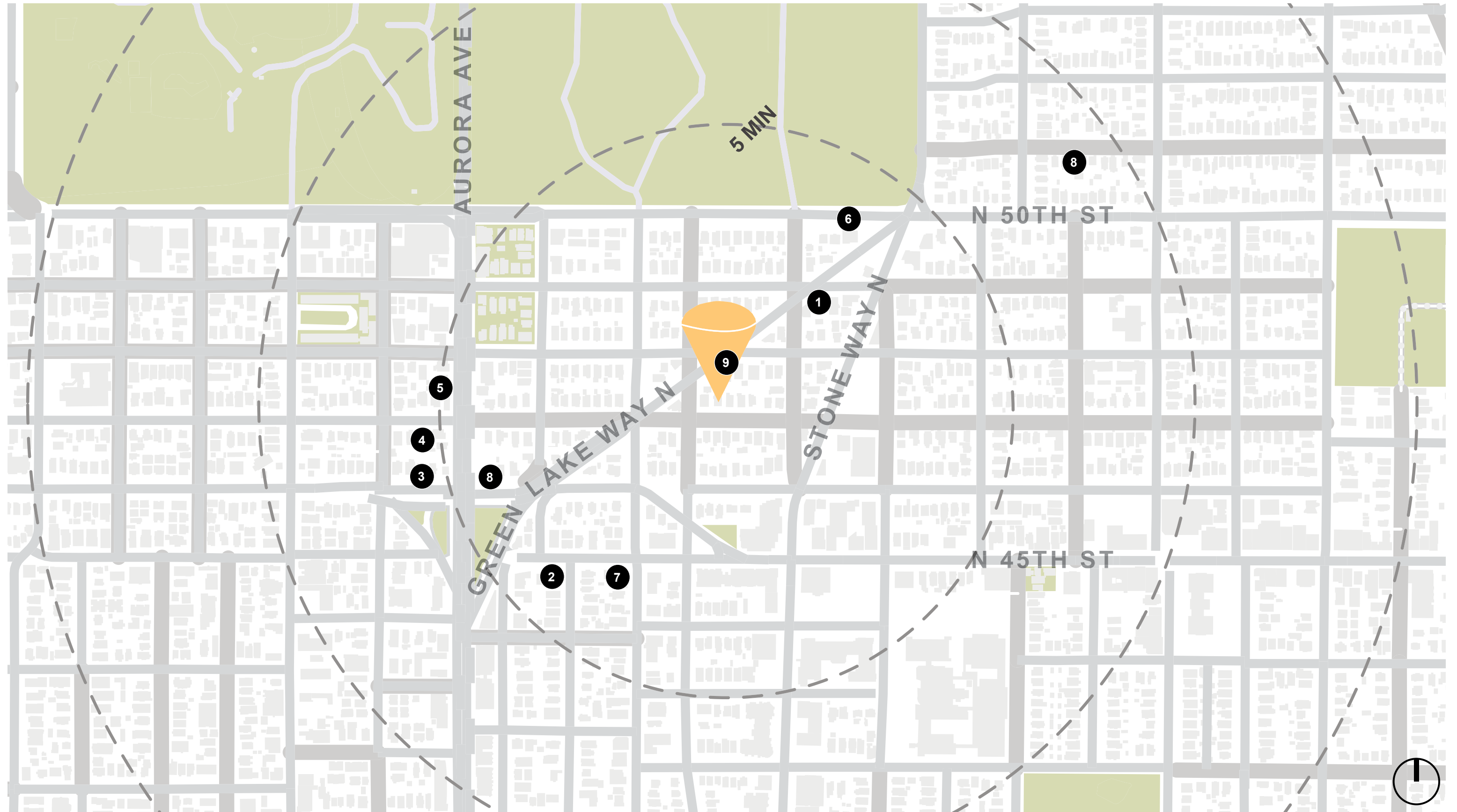


NEARBY NEIGHBOR - BRICK, PTCHED ROOF



PORCH ENTRY OFF OF EXISTING HERITAGE TREE





SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Wallingford neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks. The surrounding context is mixed with new modern apartment buildings, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.



1 4810 STONE AVE N



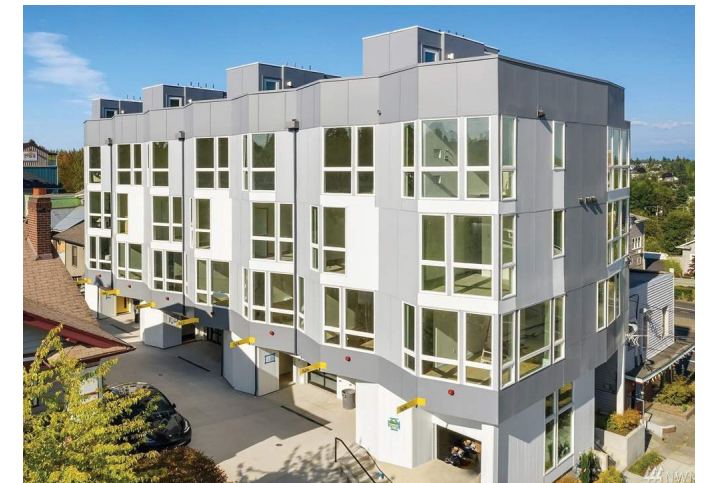
2 979 N 45TH ST



3 806 N 46TH ST



4 809 N 47TH ST



5 816 N 47TH ST



9 4752 GREEN LAKE WAY



6 113 N 50TH ST



7 4471 WOODLAND PARK AVE N



8 906 N 46TH ST

August 6, 2021

1206 N 47th St, Townhouses Outreach Plan

Project Address: 1206 N 47th St Seattle WA 98103
SDCI Record Number: 6840615-CN/ 3038186-EG
Applicant: Michelle Lalonde, Cone Architecture
Contact: info@cone-arch.com, 206-693-3133

1. Printed Outreach
- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
 - b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.

Date: Flyers were mailed **07/13/2021**
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach: Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Public informed by: Printed outreach flyer
Date: Survey launched **07/09/2021**
Survey closed **08/04/2021**
Survey: <https://www.surveymonkey.com/r/PSNMMKP>

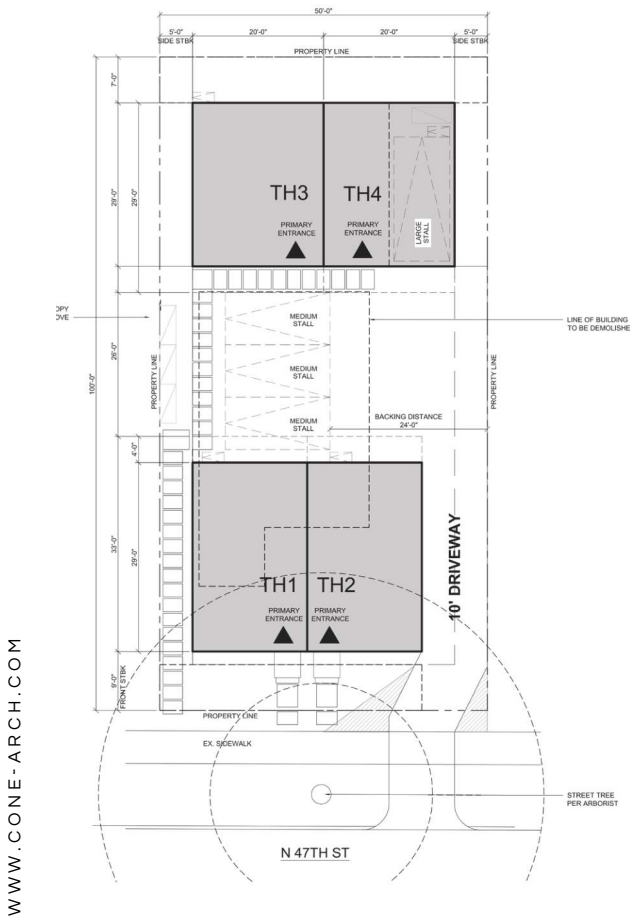
Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)
- Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Public informed by: Printed outreach flyer and survey
Date: website launched **07/09/2021**, website closed **08/04/2021**
Website: [wallingfordquad](http://wallingfordquad.com) | [Cone Outreach \(cone-outreach.com\)](http://Cone Outreach (cone-outreach.com))

Summary of Community Responses:

- 1. Electronic/Digital Outreach: Cone Architecture received six responses from the survey, results below.
- 2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.



Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name
Wallingford Quad

Project address
1206 N 47th St, Seattle, WA 98103

SDCI record number
3038186-EG

Project Contact
Michelle LaLonde, CONE Architecture
wallingfordquad@cone-arch.com, 206-693-3133

About the project
Blackwood Builders and CONE Architecture are partnering on a development at 1206 N 47th St, Seattle, WA. The new development will be 4 townhouses with parking. Planning has just begun, and construction could start as early as Spring 2022.

Share your thoughts
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

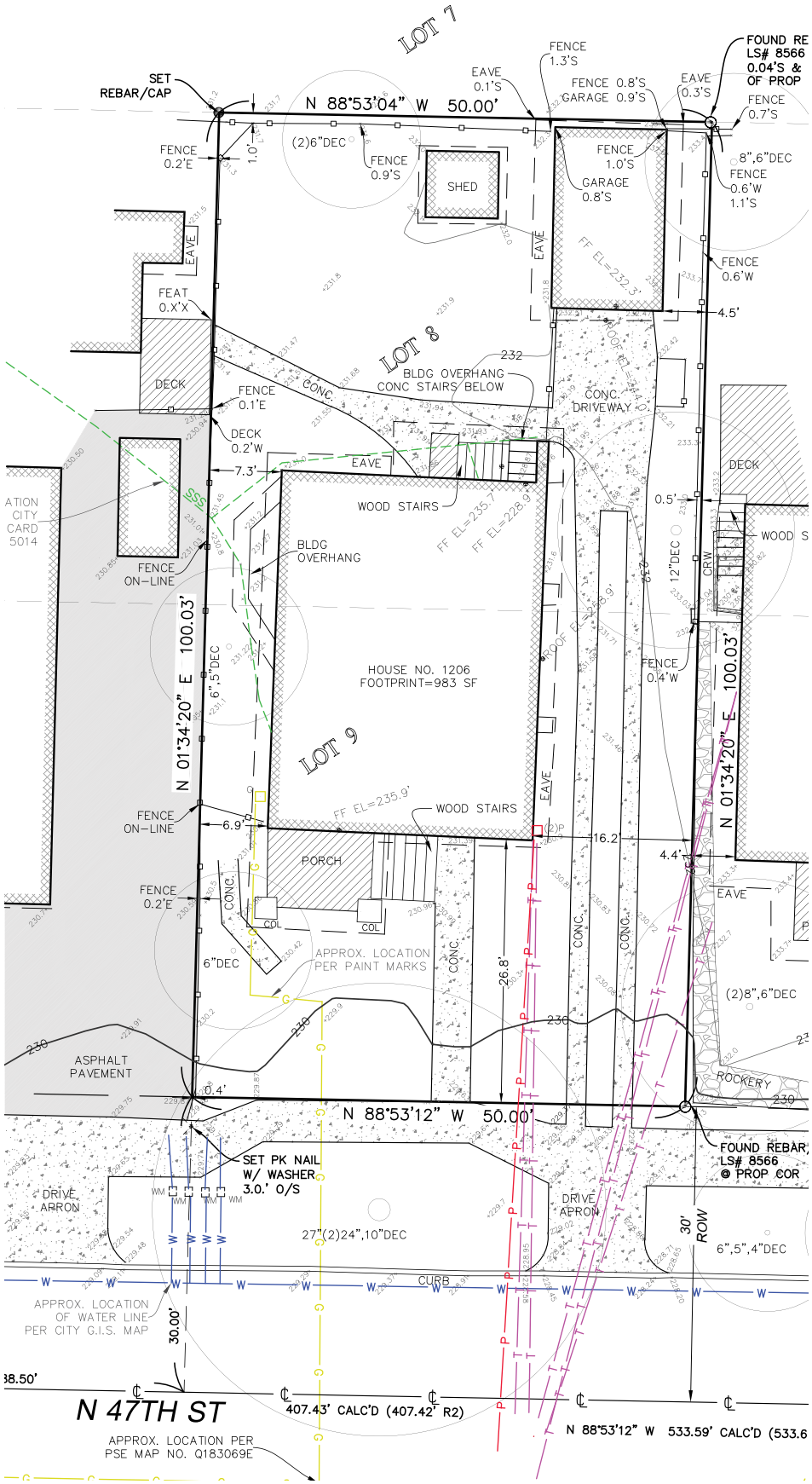


ONLINE SURVEY
[surveymonkey.com/r/PSNMMKP](https://www.surveymonkey.com/r/PSNMMKP) or scan or go to link, available 8/4/21,

PROJECT WEBSITE
cone-outreach.com/wallingfordquad

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

Additional Information
To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:
<https://web6.seattle.gov/dpd/edms/>



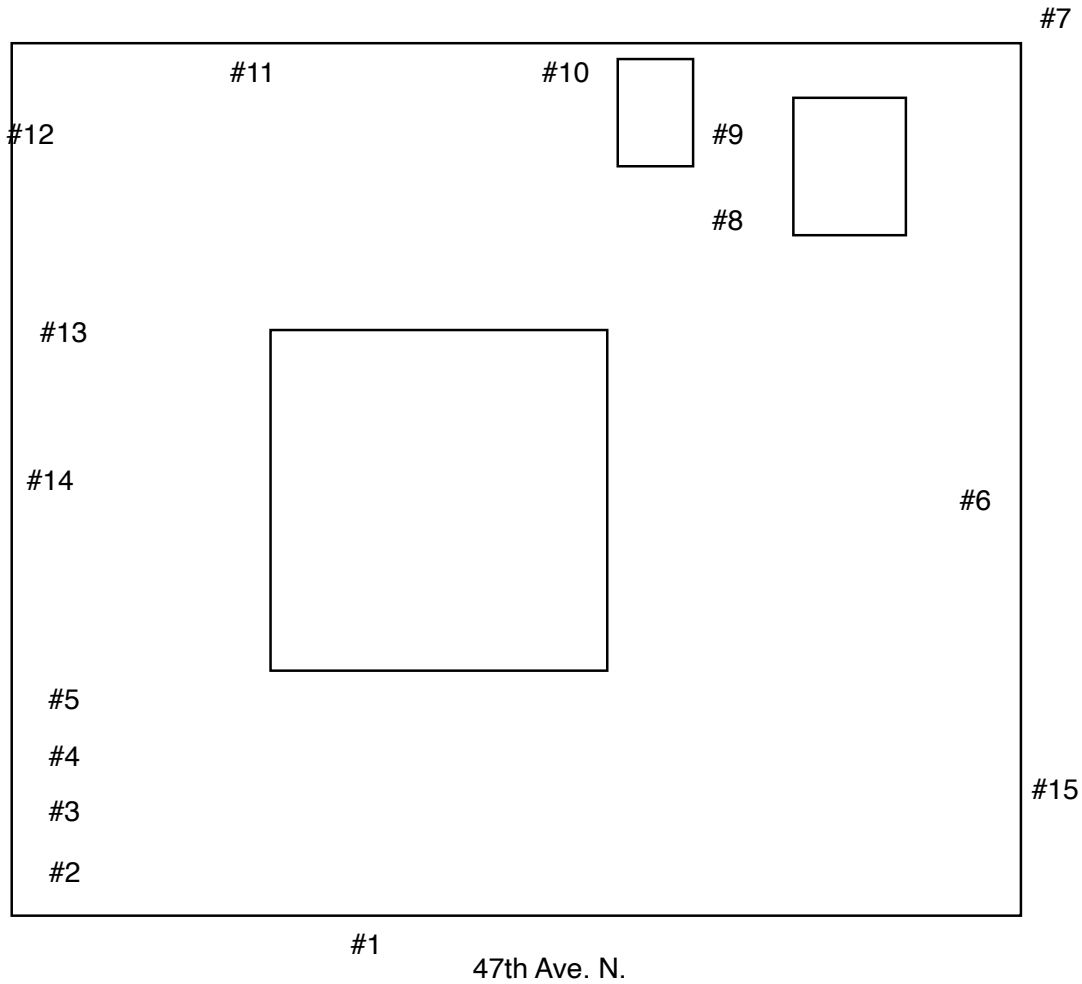
SITE LOCATION

1206 N 47TH STREET
SEATTLE, WA 98103

LEGAL DESCRIPTION:
PORTERFIELDS ADD E 50 FT OF W 96 FT
PLAT BLOCK: 11
PLAT LOT: 8-9



TREE INVENTORY MAP
1206 N. 47th St. Seattle
Blackwood Builders Group



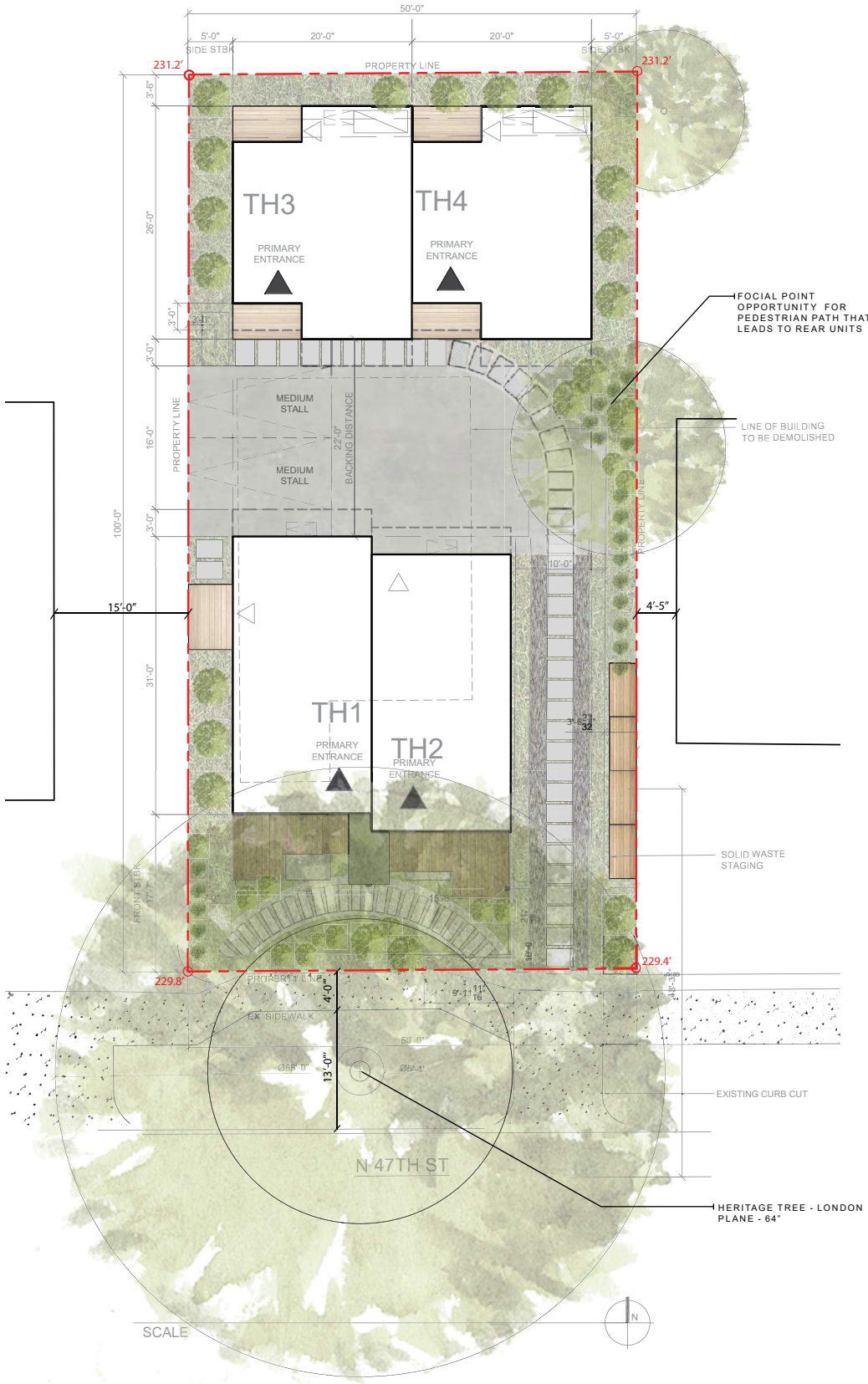
SUMMARY OF ARBORIST REPORT:

#	Species	Dbh	CSD	Condition and Status
1	London Plane (Platanus acerfolia)	64"	34'	Good condition and health. Very large and old. Homeowner said this is a Heritage tree. Required to be protected.
2	Boulevard cypress (Chamaecyparis pisifera 'Boulevard')	3"	6'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Boulevard cypress (Chamaecyparis pisifera 'Boulevard')	3"	6'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Boulevard cypress (Chamaecyparis pisifera 'Boulevard')	3"	6'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
5	Flowering cherry (Prunus serrulata)	5"	16'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
6	Red maple (Acer rubrum)	16"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
7	Apple (Malus domestica)	16"	5'	Located off site to the NE. Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
8	Shrub	N/A	N/A	Not a regulated tree.
9	Camellia	N/A	N/A	Not a regulated tree.
10	Japanese maple (Acer japonicum)	5.5"	16'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
11	Shrub	N/A	N/A	Not a regulated tree.
12	Shrub	N/A	N/A	Not a regulated tree.
13	Shrub	N/A	N/A	Not a regulated tree.
14	American ash (Fraxinus americana)	8"	28'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
15	Purpleleaf plue (Prunus cerasifera)	9.5"	3'	Located off site to the east. Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

SITE PLANNING + LANDSCAPE APPROACH

The site has been arranged to minimize the disturbance of a heritage tree in the right of way. The buildings are situated as far from the tree as possible to preserve the character of the tree and the street. The four proposed townhouse units are designed utilizing the driveway on the east side of the property. The central autocourt is designated for two surface parking stalls. The driveway provides access to shared solid waste receptacles. Townhouse 1 and 2 have a main street frontage are accessed from the pedestrian path right off of NW 47th Street. The northern units primary pedestrian path runs parallel the driveway off of 47th street and provides access to the autocourt. Both Townhouse 3 and 4 have their main entrance off the autocourt. The entries are recessed to add a nice privacy threshold off the autocourt.

Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the west, east and north sides of the neighboring properties. Townhouse 1 and 2 have access to a porch amentiy space and is perceived as an extension to the Living, Dining and Kitchen Level. The porch and upper level decks for these units are placed to provide a unique experience with street and tree. Townhomes 3 & 4 have decks at second level adjacent the living area, with a larger deck at 4th floor which faces Green Lake.



ACORUS GRAMINEUS OGO



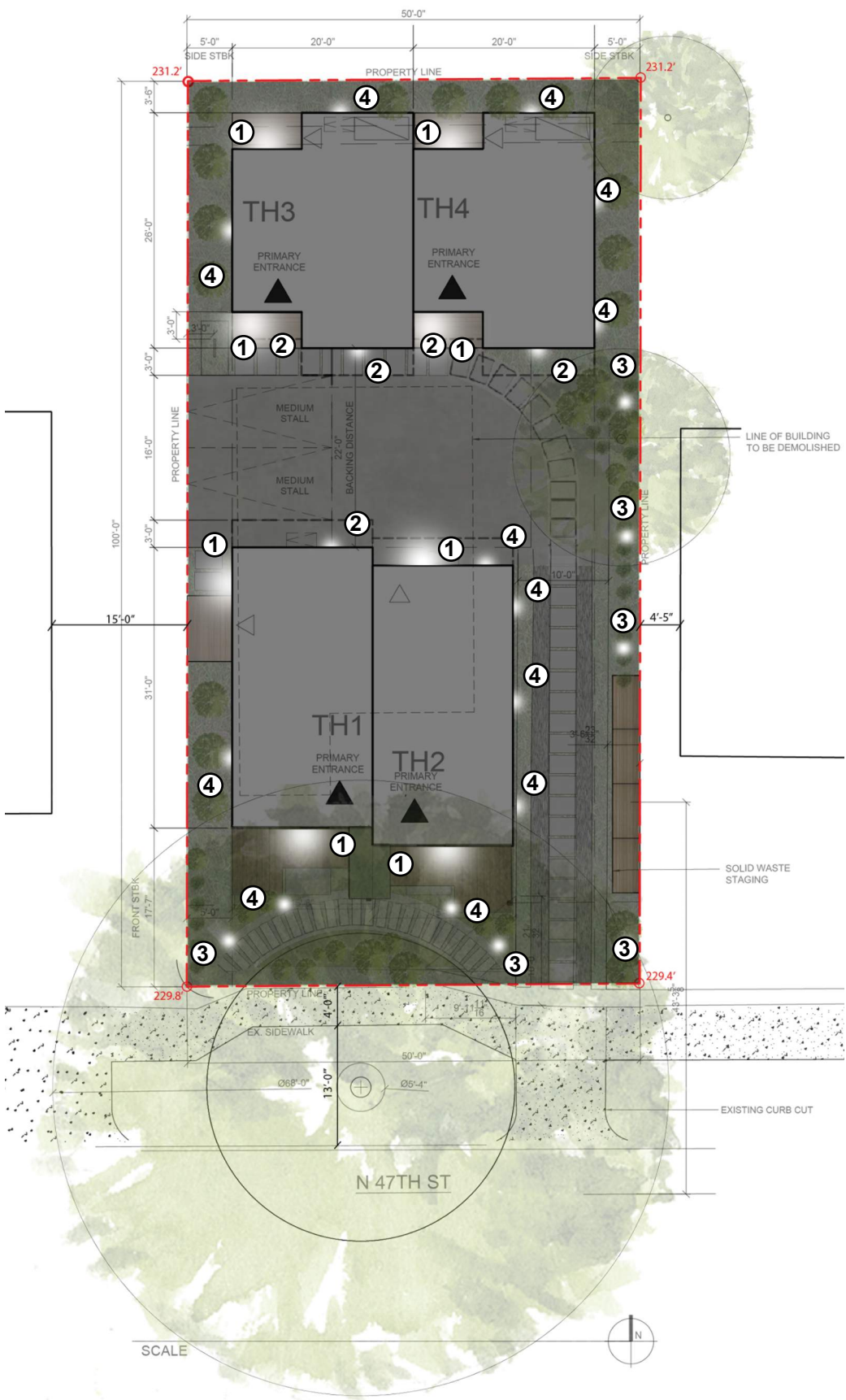
SEDUM ANGELINA



CAREX EVERCOLOR EVERIL



NANDINA DOMESTICA GULF
STREEM

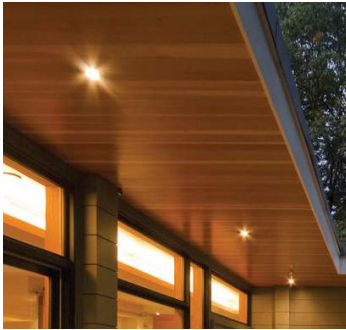


PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be at path, entry, and driveway related and shielded from interfering with neighboring buildings.



① EXTERIOR SCONCES



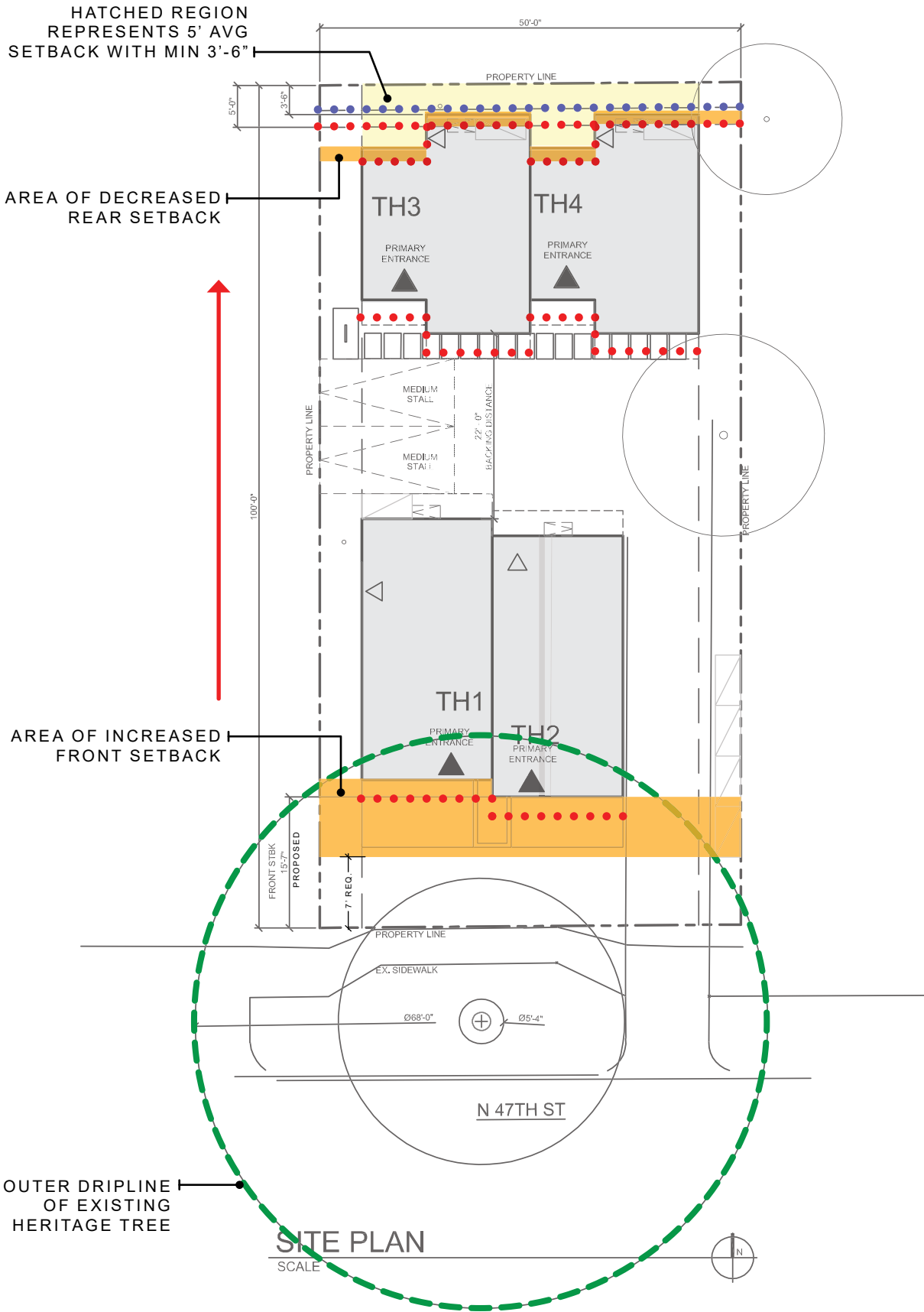
② RECESSED CAN LIGHTS (SOFFIT)



③ PHOTO VOLTAIC PATHWAY LIGHTING



④ WALL MOUNTED PATHWAY DOWNLIGHTS



REAR SETBACK
SMC 23.45.518:
REQUIRED: 5' MIN. - 7' AVG.

CALCULATIONS:
NORTH REAR SETBACK:
PROPOSED: 3' - 6" MIN. - 5' AVG.

30% DECREASE

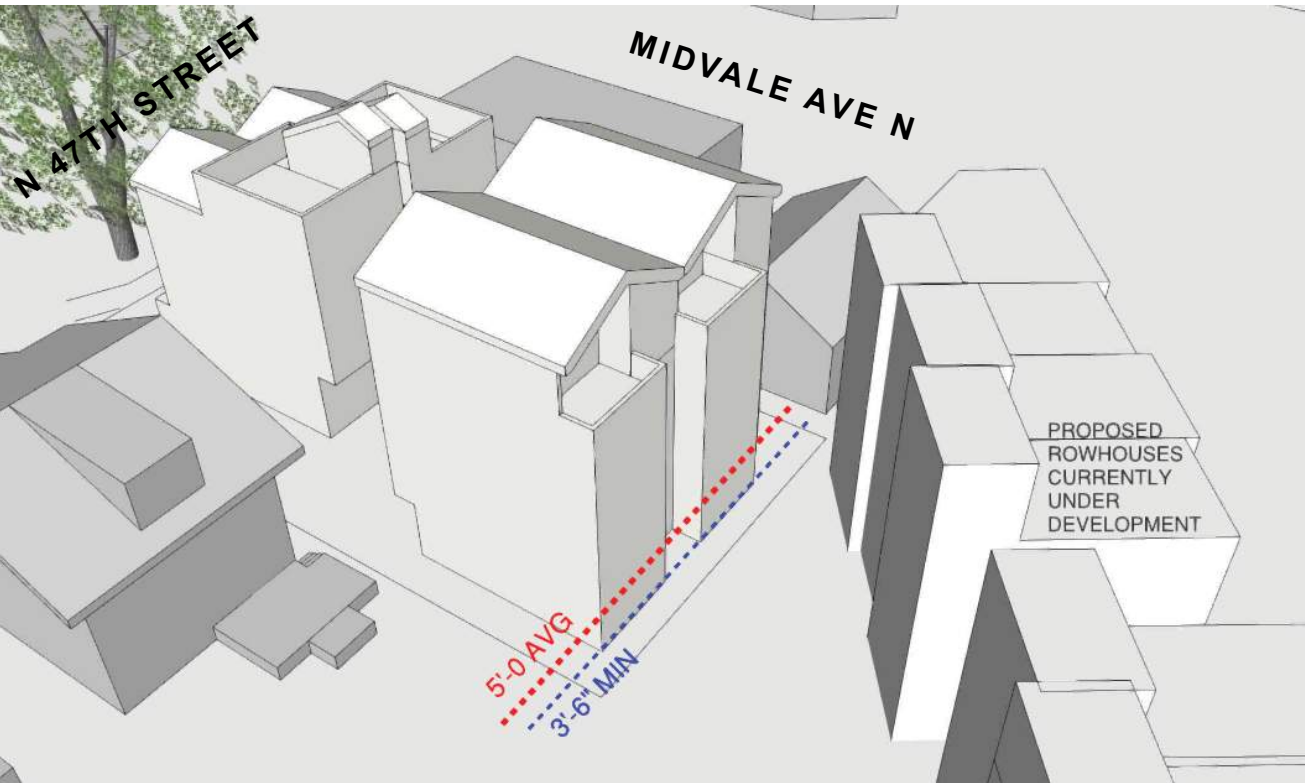
RATIONALE:
Adjustment requested in order to minimize disturbance of the heritage tree in the right of way. By allowing a 30% decrease of the rear setback we can shift both buildings back to provide a larger 15'-7" setback buffer between the existing tree and the proposed design. The structure north of the site will be situated away from the shared rear setback. Due to the importance of the tree and the building separation this adjustment will result in a better project and meet the intent of the priority design guidelines.

SUPPORTING GUIDELINES:

CS2-D.2. EXISTING SITE FEATURES:
Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

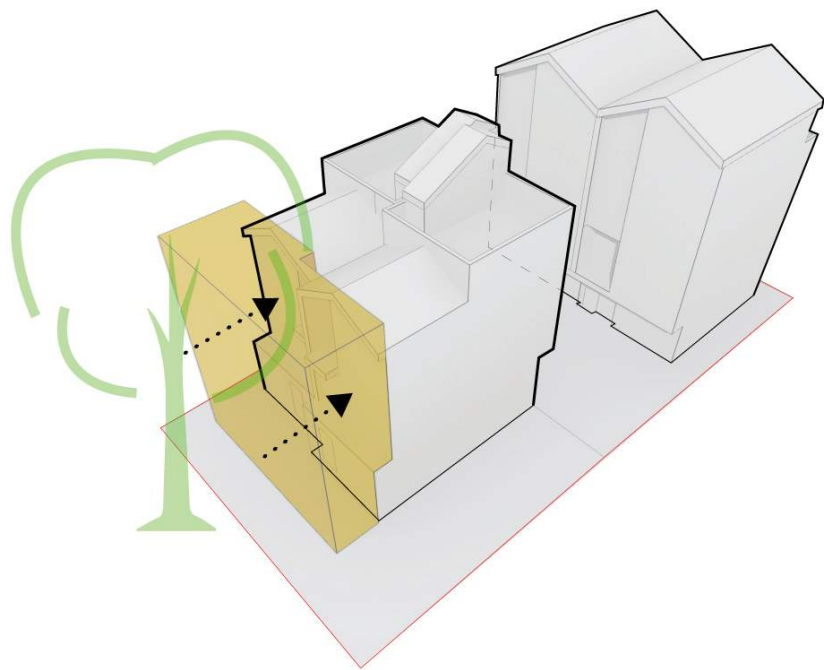
DC3-C-2 DESIGN OF AMENITY FEATURES.
Create attractive outdoor spaces well-suited to the uses envisioned for the project.

DC4-D TREES, LANDSCAPE AND HARDSCAPE MATERIALS
4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.



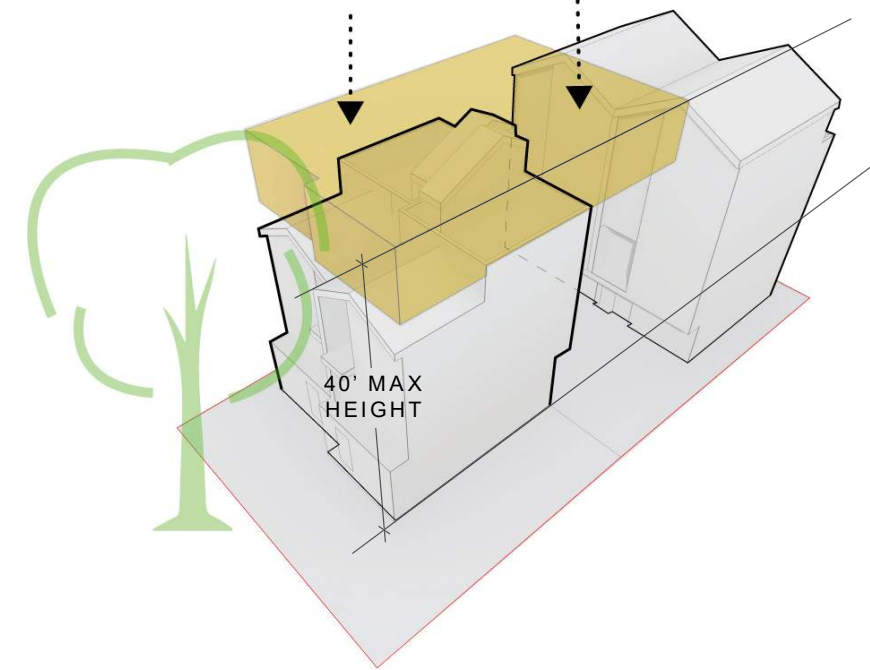
CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	EARLY RESPONSE
CS1-B Sunlight and natural ventilation	1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. 3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly plan	The site has been arranged to maintain the large heritage tree in the right of way. The leaves of the tree will help shade the front units during the warmer season and allow sun to pass through the bare branches during the cooler season. Light will reach the rear building as the front building steps down in height by a story and there is a 20’ building separation due to the autocourt. All units have three sides of glazing for a better distribution of light and it has been thoughtfully located to provide light while maintaining privacy. Operability has been considered for cross ventilation and passive cooling strategies.
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-IV Height, Bulk and Scale	Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	The existing site features have played a large part in the planning of this project in order to minimize the disturbance of the heritage tree in the right of way. The buildings are situated as far from the tree as possible to preserve the character of the tree and the street. We are requesting an adjustment to the rear setback to increase our distance from the tree. The adjustment will result in a better project and meet the intent of this priority design guideline. Height, bulk and scale have been reduced by incorporating gable roofs, open parapet railing and avoiding a penthouse story at the rear four story building.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-B. Ensemble of Elements	2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	There is a strong presence of stoops and porches in the neighborhood that the design had responded to. By setting the front building back and utilizing the rear setback adjustment the project is able to provide larger porches for the front units that will help connect the development to the surrounding context. Seating, lighting, signage and screening have been provided to create a livable exterior space that acts as an extension to the living level. The rear unit entries are accessed off of the autocourt however they are recessed to create a better threshold between the court and the interior function. Lighting, signage and cedar help activate those entries from the pedestrian perspective.

DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2-C. Secondary Architectural Features	3. Fit with Neighboring Buildings Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.	The architectural concept of this proposal is to blend a modern site approach of density and stacked living while responding appropriately to the design language of the surrounding context. We have pulled detail cues from the neighborhood such as gable roof forms, porches, landscaping and trim. The large front setback places the front building along same datum as neighboring structures and creates a pleasant street experience for pedestrians. The chosen materials and detailing also speak to the majority single family context and are familiar siding and trim applications.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3-C-2. Design	2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	The large front setback allows the proposal of front entry porches that create an extension of the front unit living levels. Rooftop amenity areas are also provided for the front units. The rear units will have a side and rear yard but since the rear setback is minimal due to the requested adjustment, we are proposing lifting the amenity area to the second and fourth floor. The rear building will have a deck off of the second floor living level above the front entries. To avoid creating a fifth floor penthouse and roof deck we have provided a large deck off of the fourth floor that will be partially covered by the gable roof. We find this move reduces the height, mass and scale and allows for a more intimate outdoor amenity area that will look towards Green Lake.
DC4 EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A Building Materials	1.Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	The material palette is composed of dark gray running-bond brick, white board and batten, dark gray panel siding and cedar accents. Material and tones were chosen to provide a contrast of texture, pattern and detailing. Dark gray brick as the high quality material were used at the street facade to tie to the heritage we are aiming to preserve. The bricks are a typical single family material which will respond to the context and add a contrast of texture and tone to the rest of the more modern choices. Black vinyl windows with a thicker trim will be used to balance the modern nature of this development but respond to detailing found in the neighborhood.
DC4 EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-D. Trees, Landscape and Hardscape Materials	4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.	The entire site program was developed to maintain the heritage tree in the right of way. We are further responding to this significant tree by adding layers of landscaping in the front setback along the front unit pathways. We are proposing a semi circle pathway to mimic the jog of the existing sidewalk around the tree. Landscaping will also be provided along the east property line adjacent to the rear pedestrian entry approach.



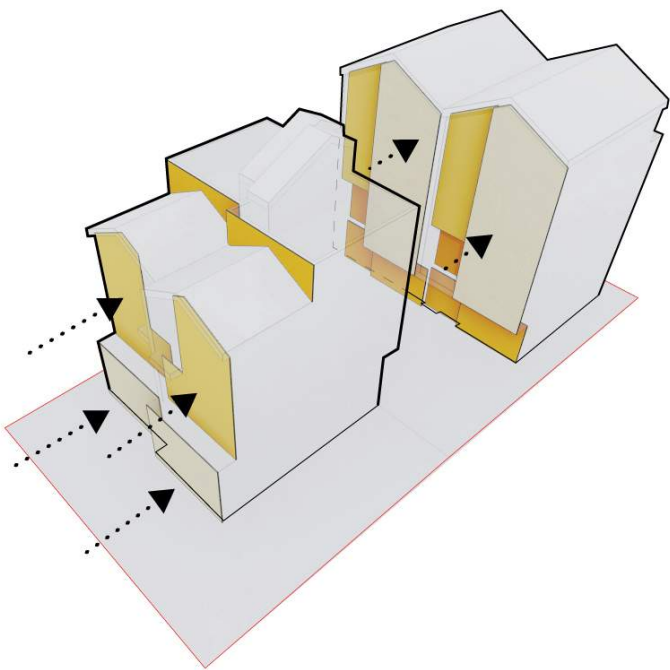
EXISTING FEATURES

The design proposes to keep the exceptional tree to the south. While making major modulation moves that respond to the existing tree. Townhouses 1 and 2 have been pulled back from the front property line, this minimizes the massing along 47th Street and adds a pocket of occupiable front yard with landscaping. (CS2-D)



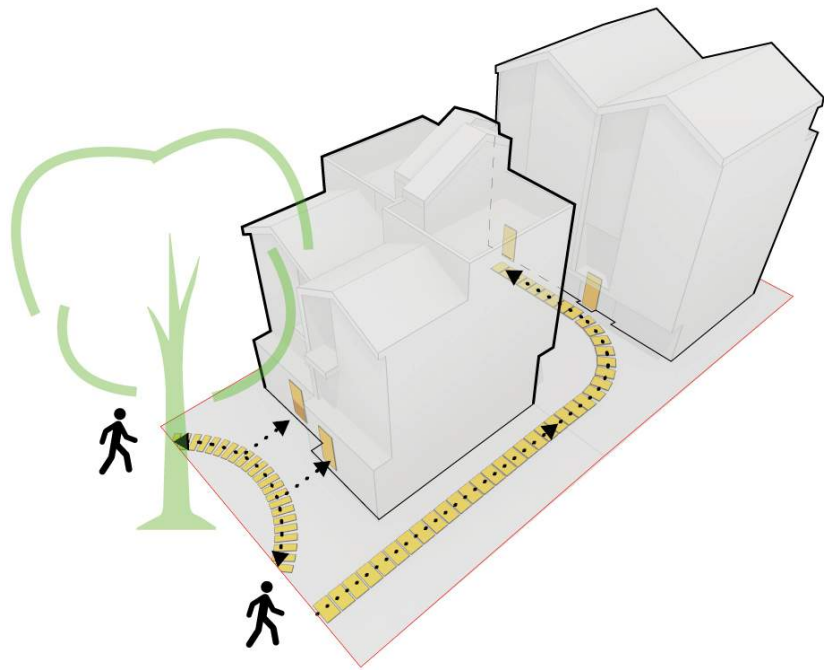
MASSING AND TOPOGRAPHY:

Townhouses 1 and 2 has been reduced in height by 10' below the maximim allowable height to help minimize the massing facing 47th Street. (CS2.D.5, CS3.A.4)



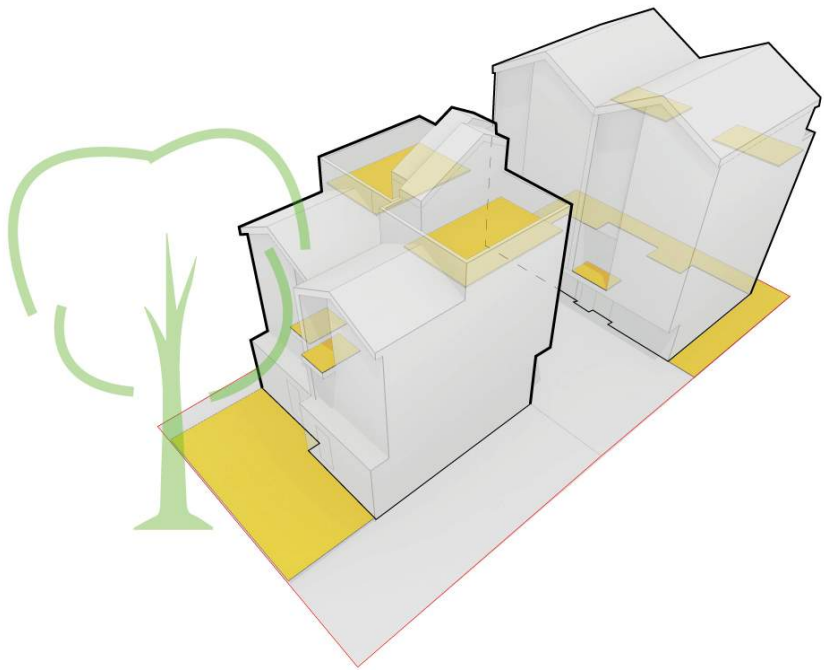
STREET FACING MODULATION

Modulation is utilized at all street facing units to reduce the bulk of the building and to provide thoughtful opportunities for material transitions. [DC2-A; DC4-A]



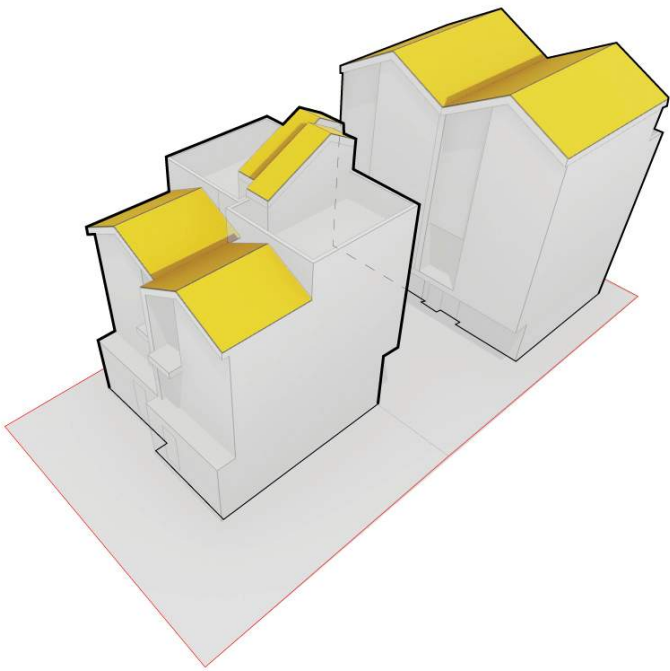
UNIT ENTRANCES:

Entrance sequences to Units 1 and 2 include a curved path and deck off the sidewalk, while a path to the back units is provided along the side of Unit 2. (PL3-A)



AMENTIY FEATURES:

All four units have upper level patio spaces. Units 1 and 2 have have uncovered rooftop spaces, while units 3 and 4 have partially covered rooftop patios that are an extention of the fourth floor vs utilizing an additional level with penthouse. (DC3-C-2)



SECONDARY ARCHITECTURAL FEATURES:

Architectural features are such as pitched roofs are utilized throughout the neighborhood and have been incorporated into the projects design. (PL3-A, DC2-C)



MATERIALS

Materials have been chosen to complement the neighborhood and introduce high level texture, detail and modern application (DC4.A.1)

OPEN SPACE

The large front setback allows the proposal of front entry porches that create an extension of the front unit living levels. (DC3-C-2)

LOOKING NORTHWEST



LOOKING NORTHEAST

WEATHER PROTECTION

Overhead protection is located above entries and bike parking. The cantilever floors above create unique entry portals that help define each unit from each other. (PL2.C.1-3)

WAYFIDING

Address numbers are placed near the lighting to assist in circulation. A landscape focal point was designed at the end of the pedestrian pathway which is centered in the existing driveway location. (PL2.D.1)

LIGHTING

Lighting for entry and pathways is proposed to insure safety. (DC4.C.1)

WAYFINDING

Landscape focal point(PL2.D.1)

DRIVEWAY APPROACH





① CEDAR SIDING



② STRAIGHT BOND BRICK - GRAY



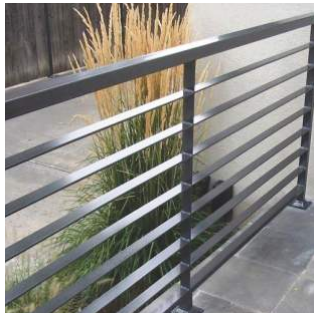
③ CEMENTITIOUS PANEL AND INFILL - DARK GREY



④ BOARD AND BATTEN - WHITE



⑤ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)



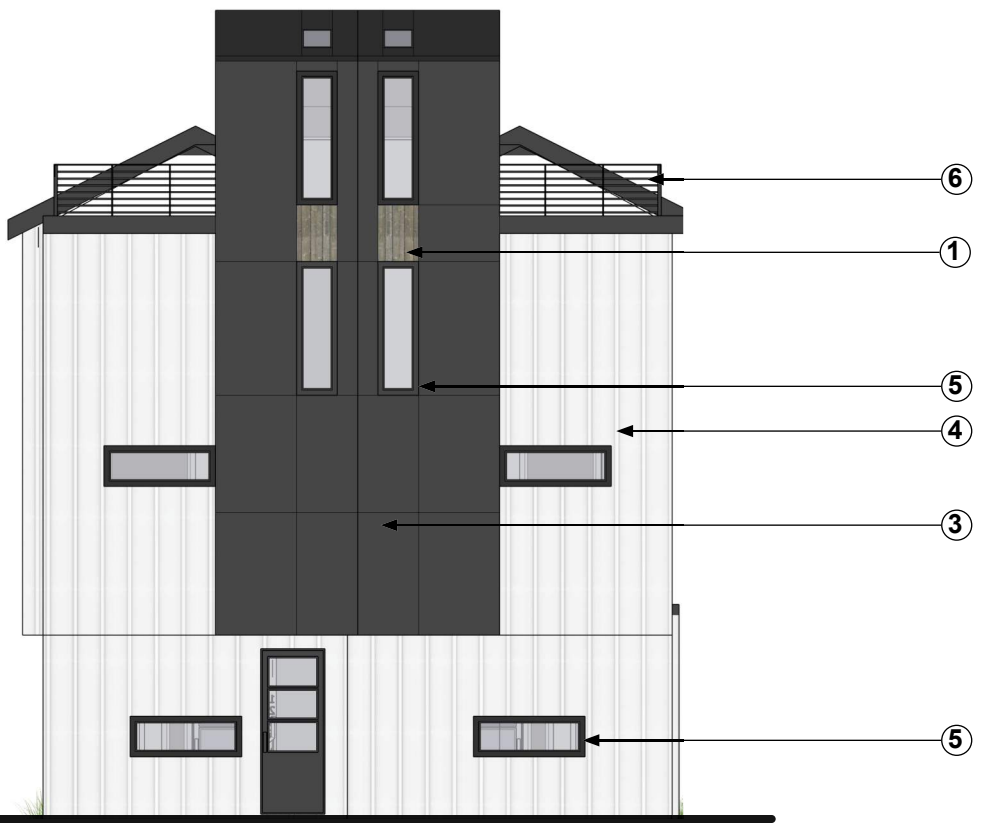
⑥ METAL RAIL

PROPOSED MATERIALS:

The material palette is composed of dark gray running-bond brick, white board and batten, dark gray panel siding and cedar accents. Material and tones were chosen to provide a contrast of texture, pattern and detailing. Dark gray brick as the high quality material were used at the street facade to tie to the heritage we are aiming to preserve. The bricks are a typical single family material which will respond to the context and add a contrast of texture and tone to the rest of the more modern choices. Black vinyl windows with a thicker trim will be used to balance the modern nature of this development but respond to detailing found in the neighborhood.



SOUTH ELEVATION - BLDG 1



NORTH ELEVATION - BLDG 1



① CEDAR SIDING



② STRAIGHT BOND BRICK - GRAY



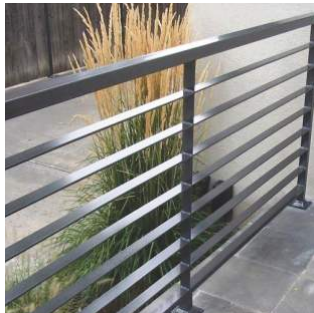
③ CEMENTITIOUS PANEL AND INFILL - DARK GREY



④ BOARD AND BATTEN - WHITE



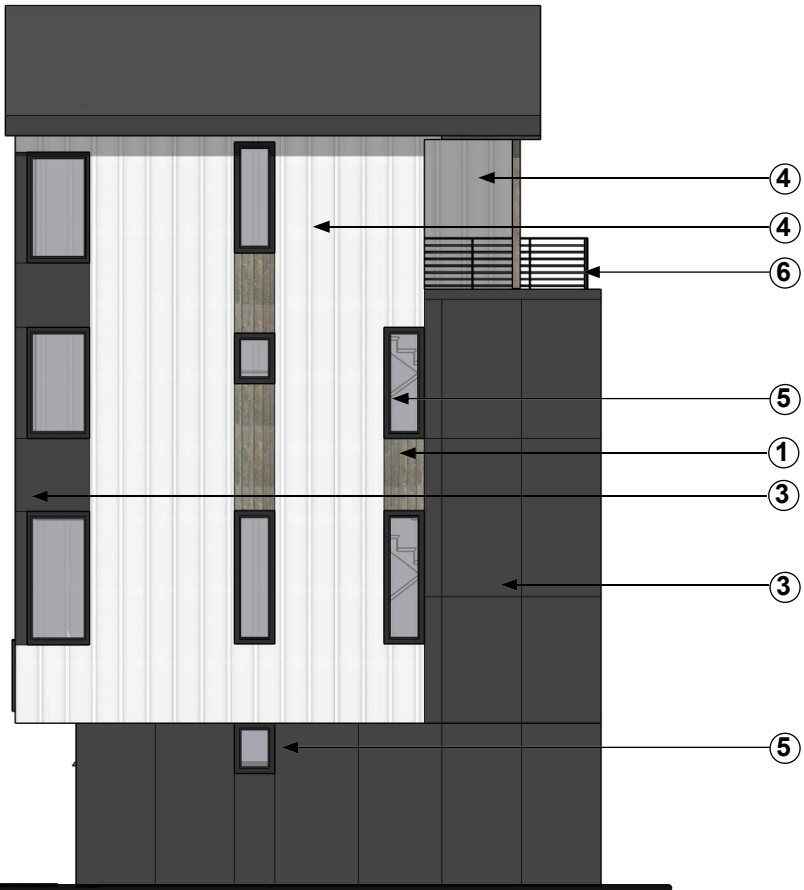
⑤ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)



⑥ METAL RAIL



EAST ELEVATION - BLDG 1



EAST ELEVATION - BLDG 2



① CEDAR SIDING



② STRAIGHT BOND BRICK - GRAY



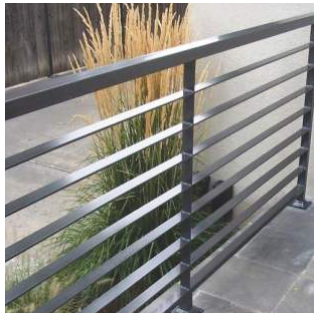
③ CEMENTITIOUS PANEL AND INFILL - DARK GREY



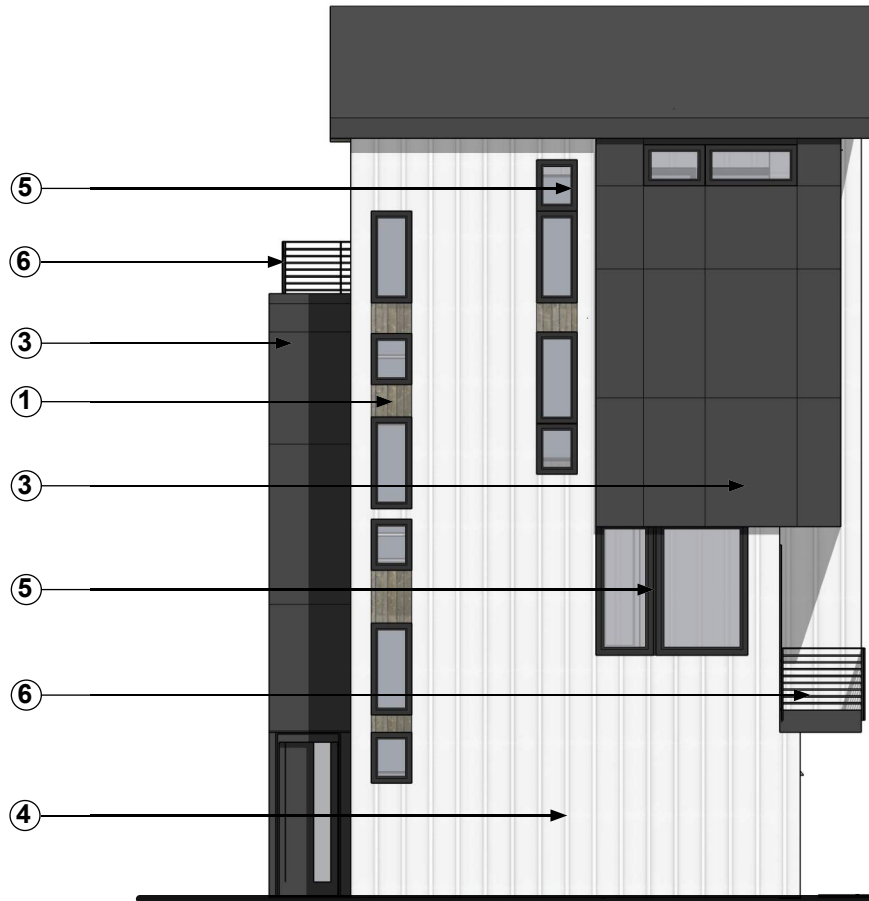
④ BOARD AND BATTEN - WHITE



⑤ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)



⑥ METAL RAIL



WEST ELEVATION - BLDG 1



WEST ELEVATION - BLDG 2



① CEDAR SIDING



② STRAIGHT BOND BRICK - GRAY



③ CEMENTITIOUS PANEL AND INFILL - DARK GREY



④ BOARD AND BATTEN - WHITE



⑤ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)



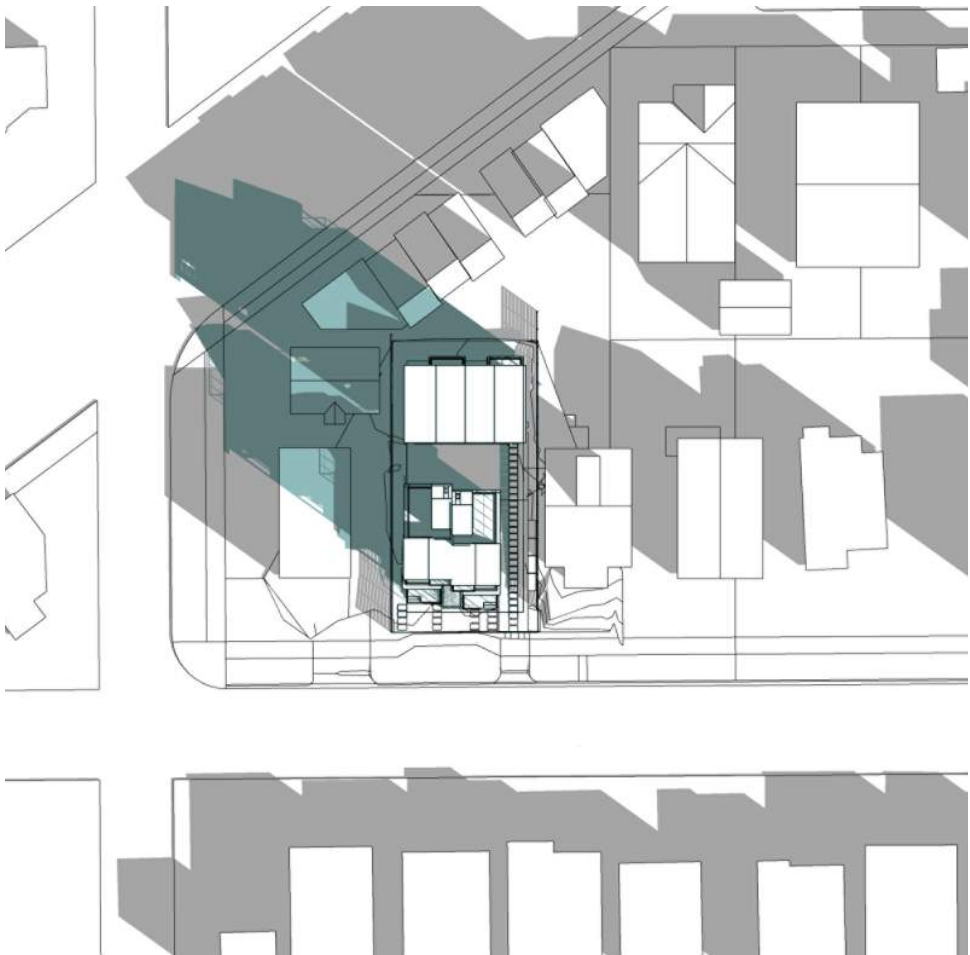
⑥ METAL RAIL



SOUTH ELEVATION - BLDG 2



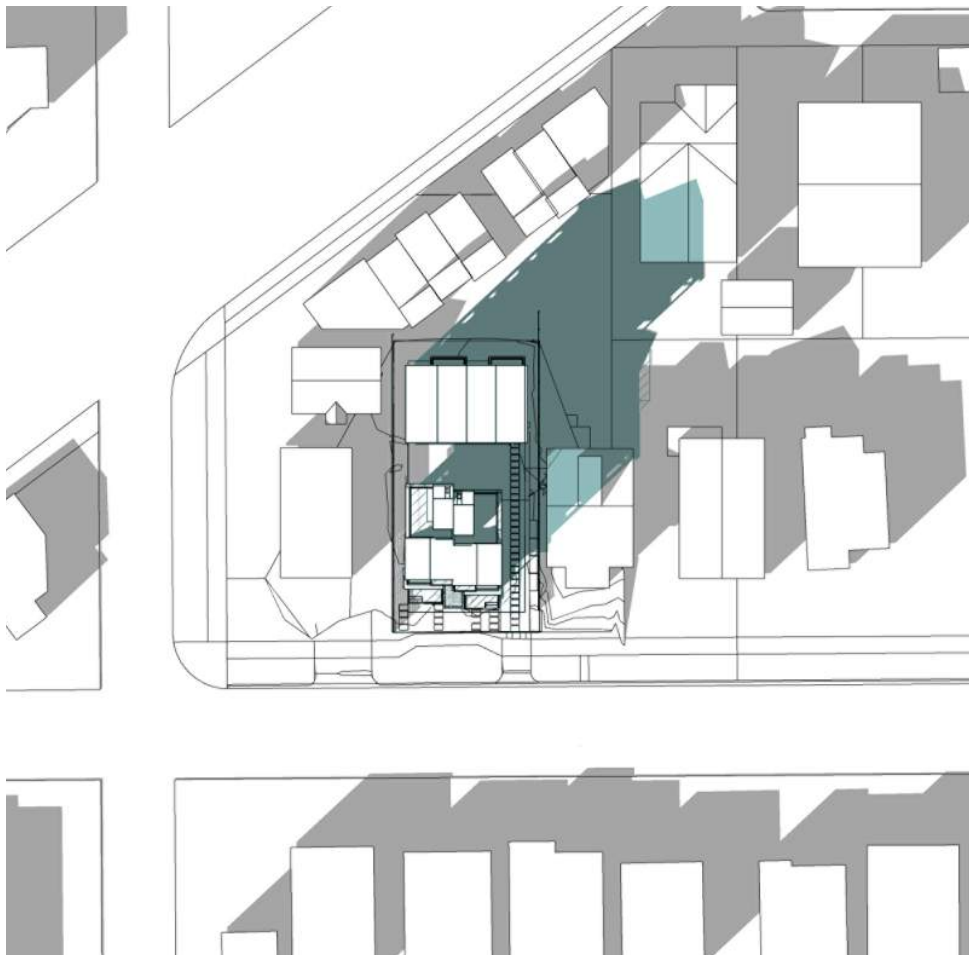
NORTH ELEVATION - BLDG 2



MARCH / SEPTEMBER 21, 9 AM



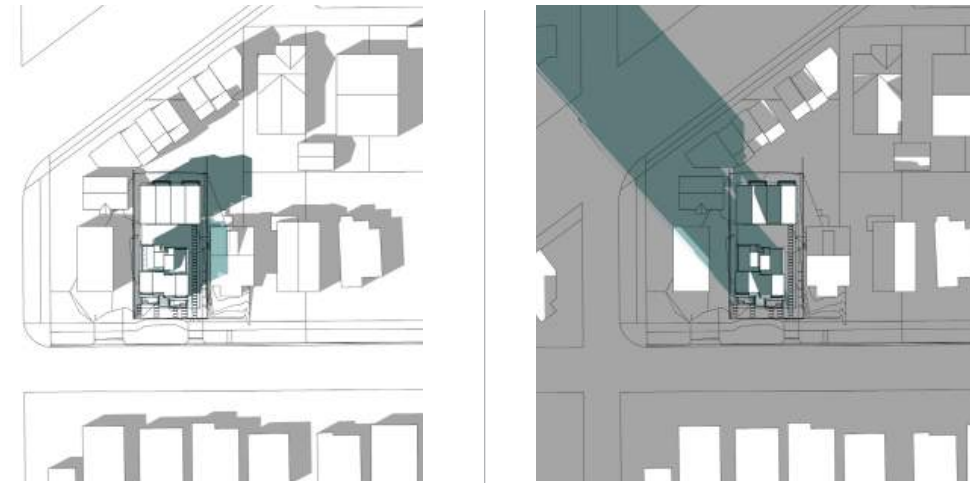
MARCH / SEPTEMBER 21, 12 PM



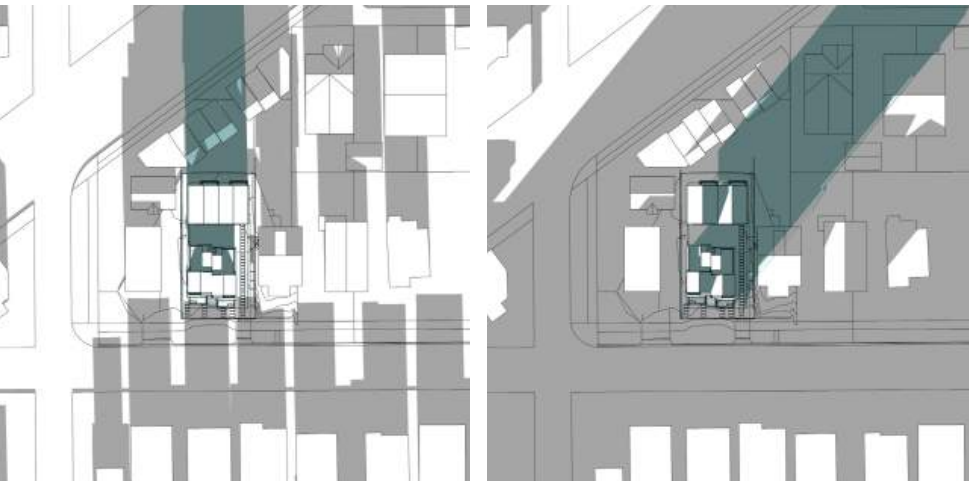
MARCH / SEPTEMBER 21, 3 PM



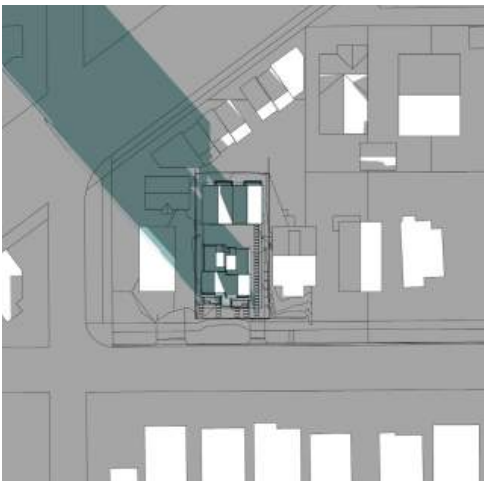
JUNE 21, 9 AM



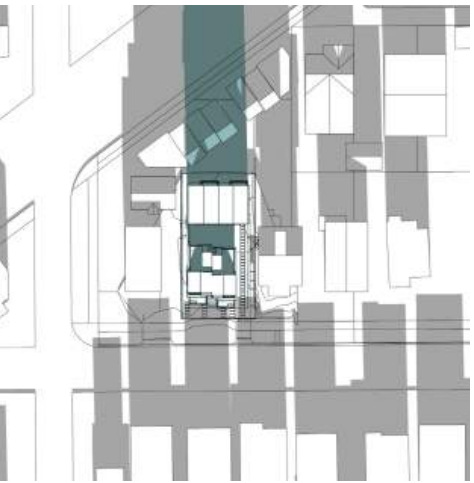
JUNE 21, 12 PM



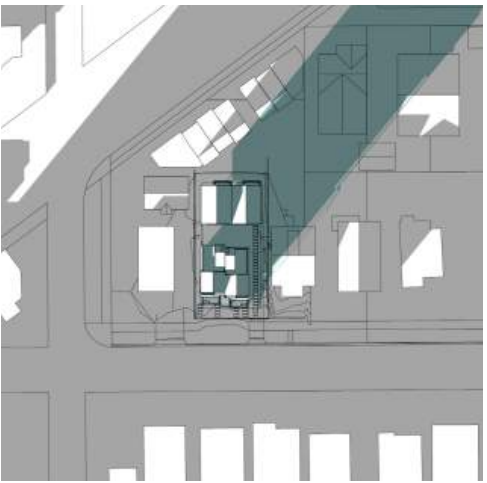
JUNE 21, 3 PM



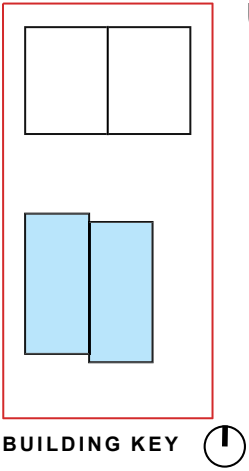
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM

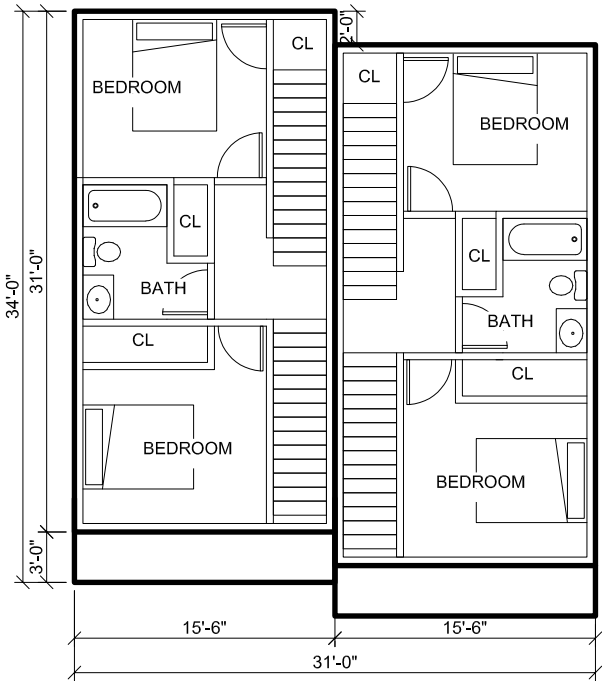


DECEMBER 21, 3 PM

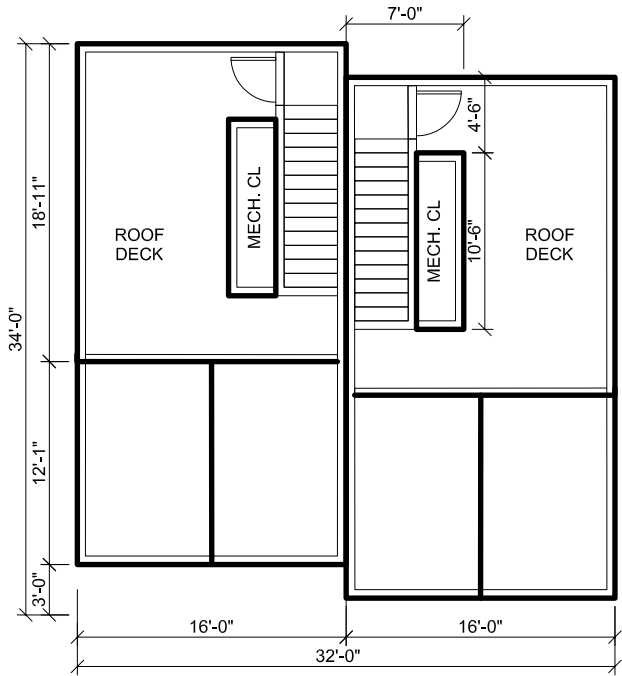


UNITS 1 & 2

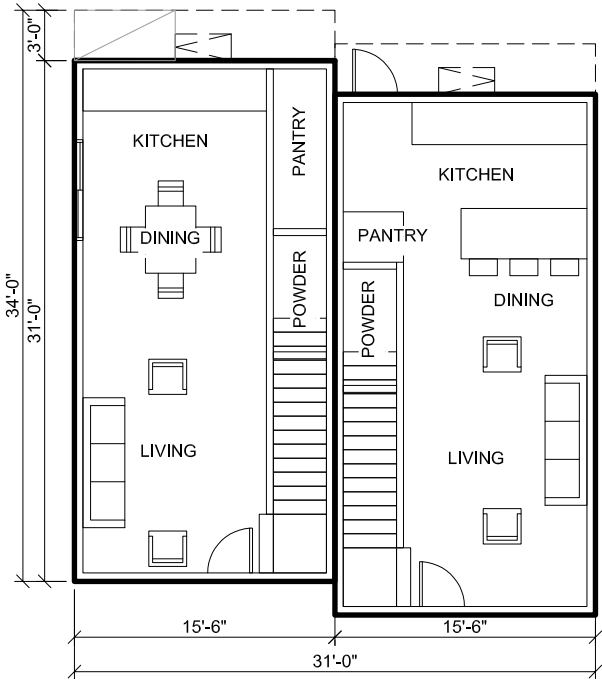
BUILDING KEY



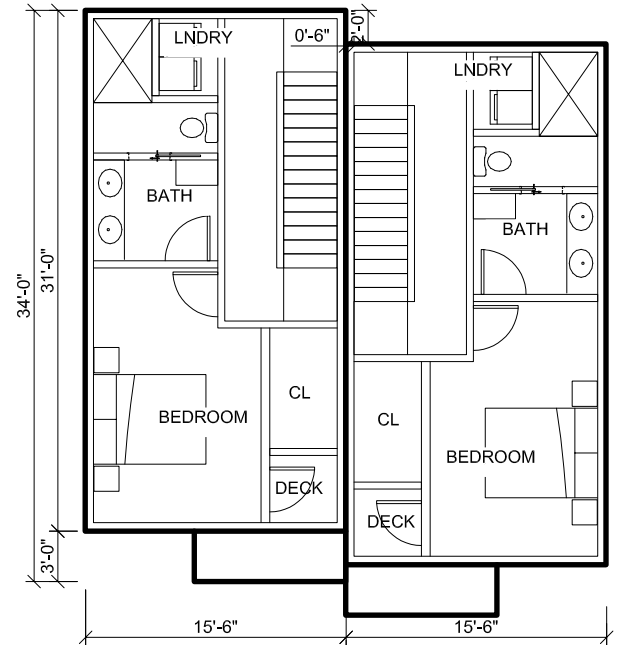
SECOND FLOOR



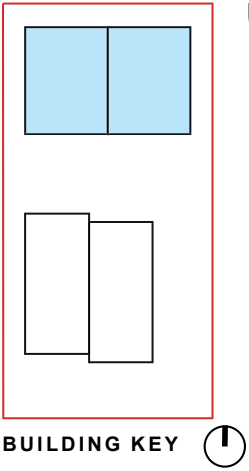
FOURTH FLOOR



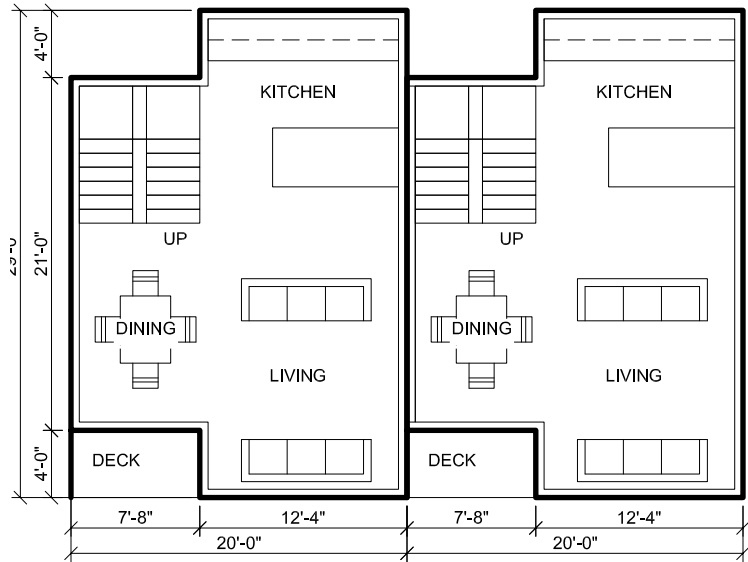
FIRST FLOOR



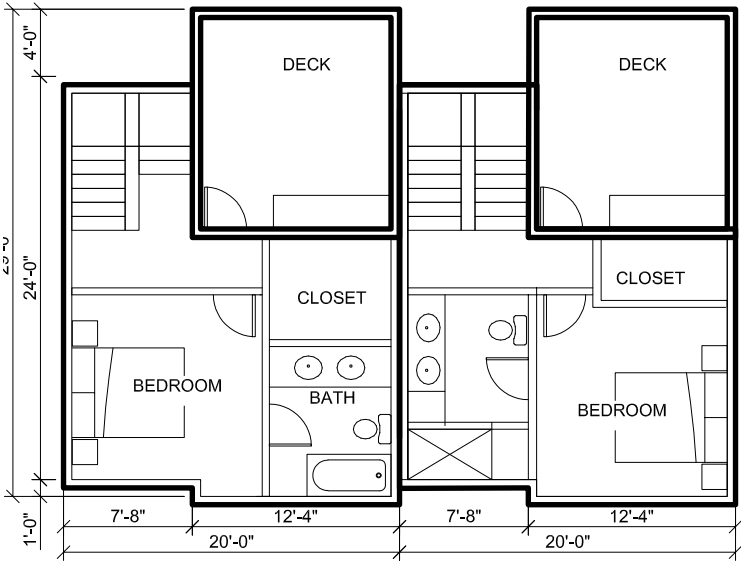
THIRD FLOOR



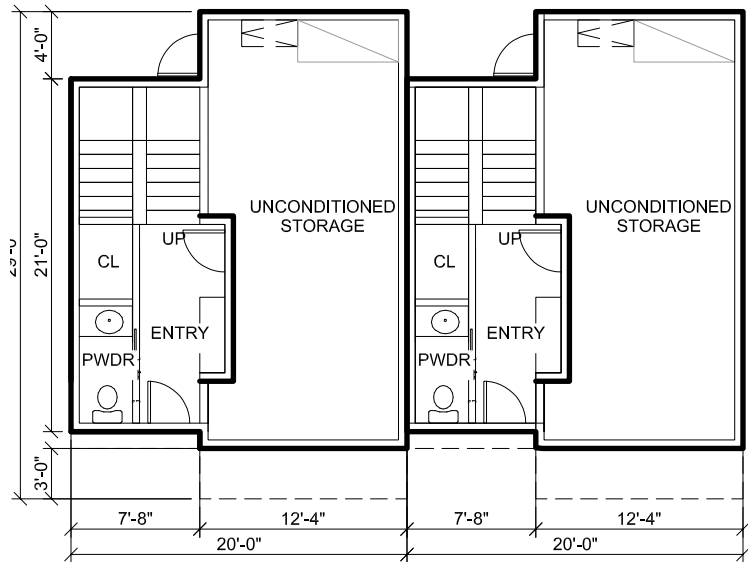
UNITS 3 & 4



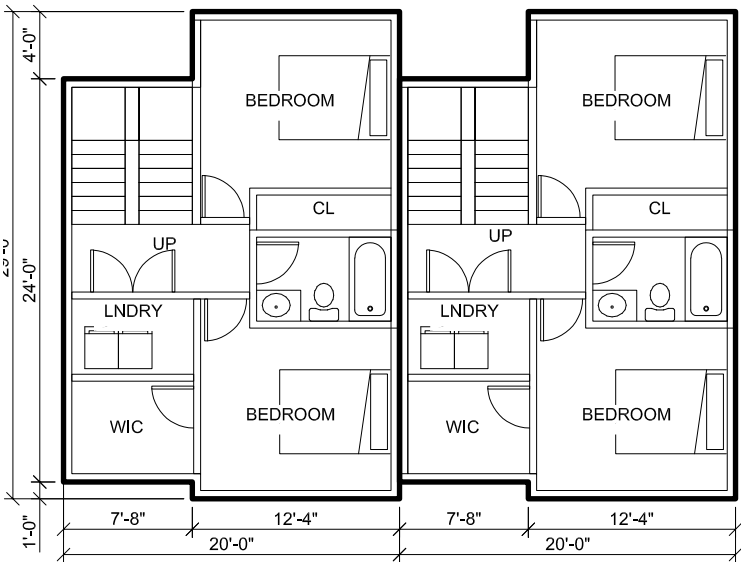
SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR

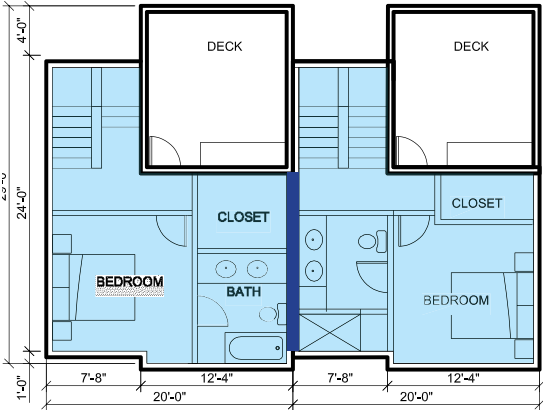


THIRD FLOOR

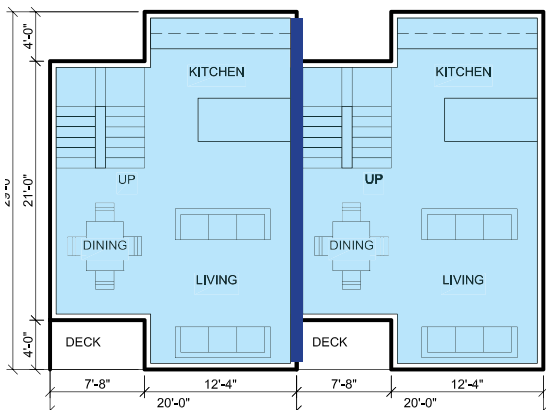
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

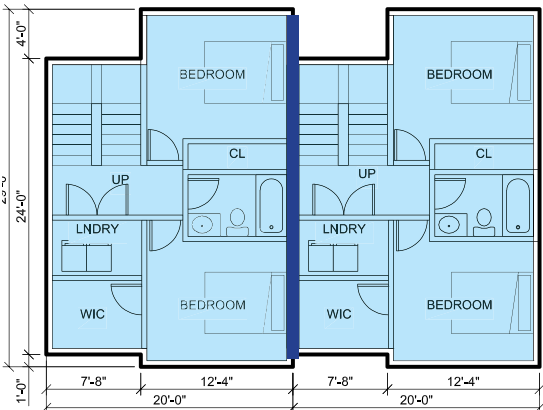
- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



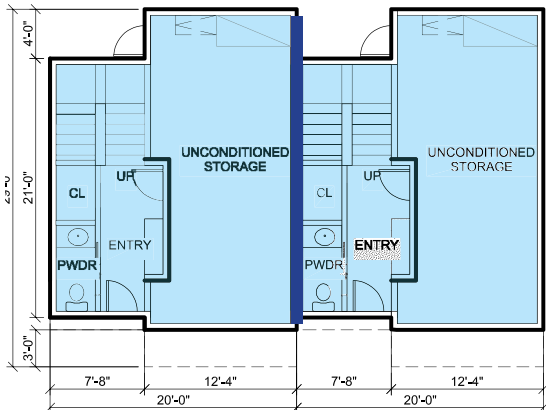
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

UNITS 3 & 4

TH1
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
PENTHOUSE
TOTAL

FAR:	435.00 SQ. FT.	449.00 SQ. FT.
	435.00 SQ. FT.	449.00 SQ. FT.
	415.00 SQ. FT.	429.25 SQ. FT.
	71.33 SQ. FT.	77.33 SQ. FT.
	1356.33 SQ. FT.	1404.58 SQ. FT.

TH2
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
PENTHOUSE

	435.00 SQ. FT.	449.00 SQ. FT.
	435.00 SQ. FT.	449.00 SQ. FT.
	415.00 SQ. FT.	429.25 SQ. FT.
	71.33 SQ. FT.	77.33 SQ. FT.
	1356.33 SQ. FT.	1404.58 SQ. FT.

TH3
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR

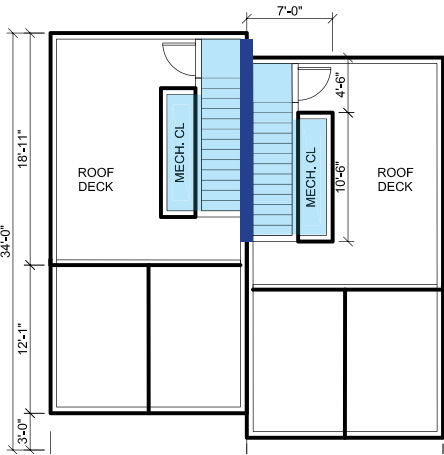
	156.58 SQ. FT.	166.58 SQ. FT.
	470.00 SQ. FT.	480.00 SQ. FT.
	493.66 SQ. FT.	505.16 SQ. FT.
	346.76 SQ. FT.	347.26 SQ. FT.
	1467.00 SQ. FT.	1499.00 SQ. FT.

TH4
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR

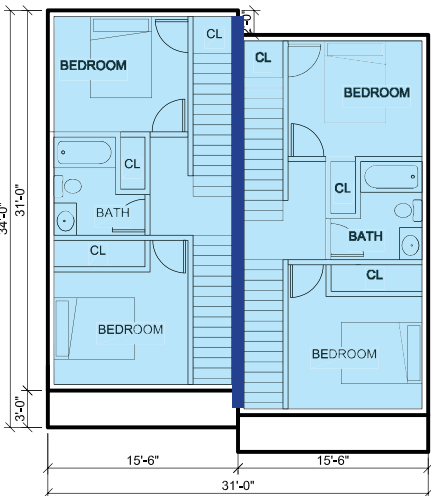
	156.58 SQ. FT.	166.58 SQ. FT.
	470.00 SQ. FT.	480.00 SQ. FT.
	493.66 SQ. FT.	505.16 SQ. FT.
	346.76 SQ. FT.	347.26 SQ. FT.
	1467.00 SQ. FT.	1499.00 SQ. FT.

TOTAL = **6206.82 SQ. FT.**
TOTAL ALLOWABLE = **7000.00 SQ. FT.**

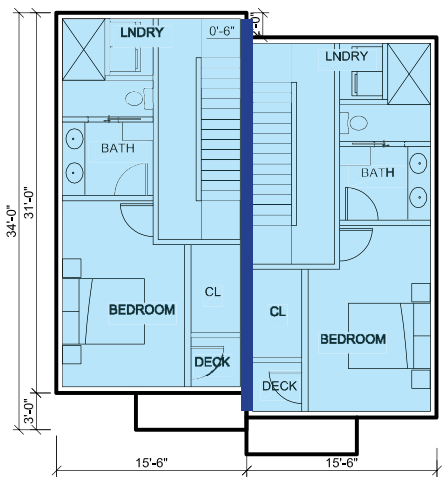
6382.22 SQ. FT.



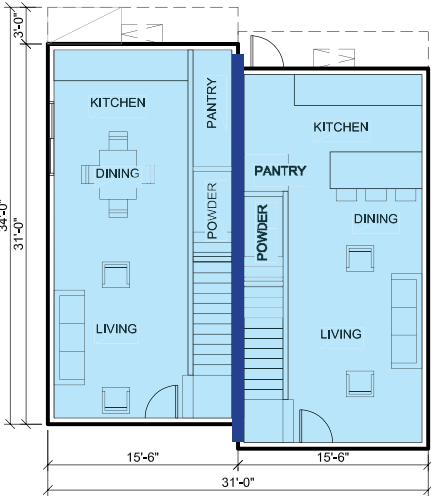
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

UNITS 1 & 2

