



ADDRESS:
10036 STONE AVE N
SEATTLE, WA 98133

PROJECT TEAM:

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CLEAVE ARCHITECTURE + DESIGN
2226 EASTLAKE AVE E #300
SEATTLE WA 98102

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STRUCTURAL
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STREAMLINED DESIGN REVIEW
10036 STONE AVE N SEATTLE, WA 98133

CLEAVE ARCHITECTURE + DESIGN
SDCI #3038215-EG | Jul. 30, 2021

TABLE OF CONTENTS

COVER PAGE

TABLE OF CONTENTS

1	PROPOSAL DESCRIPTION
2	SUMMARY OF PUBLIC OUTREACH COMMENTS
3	VICINITY MAP AND OVERLAY DESIGNATIONS
4	NEIGHBORHOOD ANALYSIS
5	CONTEXT ANALYSIS
6	DESIGN GUIDELINE RESPONSES
7	SITE PHOTOS
8	SITE PHOTOS
9	SURVEY
10	PROPOSED SITE PLAN
11	PROPOSED LANDSCAPE PLAN
12	PROPOSED LANDSCAPE PLAN
13	PROPOSED DESIGN - SFR A,B&C 1ST, 2ND & 3RD FLOOR PLANS
14	PROPOSED DESIGN - SFR A,B&C ROOF DECK AND PENTHOUSE ROOF PLANS
15	PROPOSED DESIGN - SFR D 1ST AND 2ND FLOOR PLANS
16	PROPOSED DESIGN - SFR D 3RD AND ROOF DECK PLANS
17	RENDERED ELEVATIONS - SFR A&C WEST & EAST
18	RENDERED ELEVATIONS - SRF B WEST & EAST
19	RENDERED ELEVATIONS - SRF D WEST & EAST
20	RENDERED ELEVATIONS - NORTH
21	RENDERED ELEVATIONS - SOUTH
22	RENDERED PERSPECTIVES
23	RENDERED PERSPECTIVES
24	WINDOW PRIVACY STUDY
25	SHADOW STUDY
26	FAR & GFA

PROJECT INFORMATION

ADDRESS:	10036 STONE AVE N Seattle, WA 98103
ZONE:	LR1 (M1)/ AURORA-LICTON SPRINGS (RESIDENTIAL URBAN VILLAGE)/ FREQUENT TRANSIT AREA
SDCI #s:	3038215-EG
PARCEL:	6300500775
OWNER:	MODERN HOMES LLC

PROJECT PROGRAM

LOT SIZE:	5,178 SF
FAR:	6,731 SF - Higher FAR 1.3
GROSS FLOOR AREA:	6,704.4SF
AMENITY AREAS:	1,116.3SF sf (ground) and 845sf (roof deck)
PARKING:	4 surface parking
BUILDING TYPE:	Single Family
UNIT COUNT:	4
# OF STORIES:	3

EXISTING SITE

This project site (apn: 06300500775) is located at the middle of Stone ave N, between N 103rd St and N 100th St the site's current use is a single family. There is oak tree village shopping mall cross the street. Site with a grade change of approximately 8' sloping from west to east.

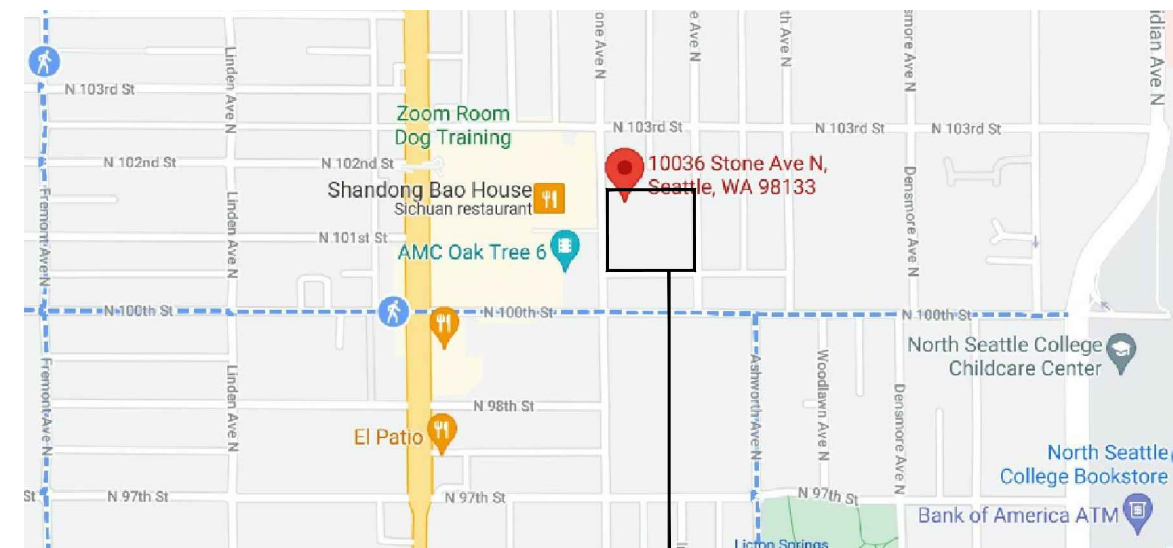
PROJECT CONTEXT

This project sits on the south Northgate. Shopping mall, UW Medical center, North Seattle College, Park, market and zoo are plentiful in the area, and a vibrant nightlife scene exists just blocks west/east of the site along Northgate corridor. Walking distance to Northgate light rail, major bus and future RapidRide corridors in the area, such as the 28/40 along Holman Rd nw and 41/67 /75/341/348 along 5th Ave NE. Northgate transit center and Freeway I-5 just few blocks to the east, holds access to major bus lines and lightrail station providing plentiful access to the rest of the city.

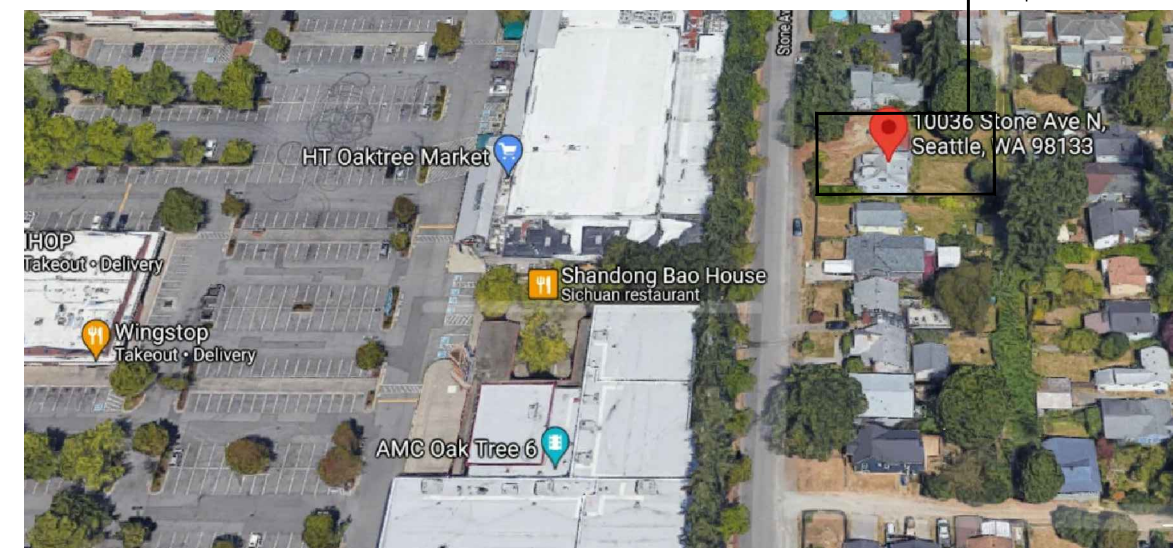
PROJECT OBJECTIVES

The project proposes the construction of (4) new single family residential building containing (4) total units. The existing single family will be demolished as a result of this proposal. This project site, due to its location in a desirable neighbored and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development. This project provide max. number of market rate home to meet growing demand for homeowners of Seattle area.

Due to this site's urban villages designation and frequent transit service area, no parking is required to be provided. Due to high demand of parking in the city. (3) surface parking are proposed for this project.



SEATTLE VICINITY MAP



SUMMARY OF PUBLIC OUTREACH COMMENTS			
PRINTED OUTREACH: 10 POSTERS IN NEIGHBORHOOD.			PUBLIC MEETING
Early Community Outreach for Design Review 10036 & 10042 Stone Ave N Seattle, WA 98133 The proposal is to construct (2) duplexes with (4) surface parking on 10042 Stone Ave N (North lot) and (4) single family houses with (3) surface parking on 10036 Stone Ave N (South lot). Existing house to be demolished. To find out more and share your thoughts: Project Address: 10036 & 10042 Stone Ave N Seattle, WA 98133 SDCI #: 3038215-EG & 3038213-EG Contact: Ryan Murphy Website: www.sgpros.com/edro/10036 Find more information Fill out the online survey Submit a comment Additional information can be found on the Seattle Services Portal using the project address   Contact info: outreach@sgpros.com Any information collected may be made public		Difusión temprana a la comunidad para la revisión del diseño 10036 & 10042 Stone Ave N, Seattle, WA 98133 La propuesta es construir (2) dúplex con (4) estacionamientos en la superficie en 10042 Stone Ave N (lote norte) y (4) casas unifamiliares con (3) estacionamientos en la superficie en 10036 Stone Ave N (lote sur). La casa existente sera demolida. Para obtener más información y compartir sus pensamientos:: Dirección del proyecto: 10036 & 10042 Stone Ave N, Seattle, WA 98133 SDCI #: 3038215-EG & 3038213-EG Contacto: Ryan Murphy Sitio web: www.sgpros.com/edro/10036 Encuentra más información Enviar sus comentario Complete la encuesta en línea  Puede encontrar información adicional en el Portal de servicios de Seattle usando la dirección del proyecto Datos de contacto: outreach@sgpros.com Cualquier información recopilada puede hacerse pública  早期設計與市區交流 10036 & 10042 Stone Ave N, Seattle, WA 98133 該項目會建造（4）個單戶住宅和（2）套複式房子，後面可以停放（7）量車。現有房屋將被拆除。 要了解更多信息並分享您的想法： 項目地址: 10036 & 10042 Stone Ave N, Seattle, WA 98133 SDCI #: 3038215-EG & 3038213-EG 聯繫人: Ryan Murphy 網站: www.sgpros.com/edro/10036 查找更多信息 提交評論 填寫在線調查  更多的信息可以在 https://cosaccela.seattle.gov/Portal/Welcome.aspx找到。 電子郵件: outreach@sgpros.com 收集到的任何信息都可能被公開	POSTERS (IN MULTIPLE LANGUAGES) FOR THIS PROJECT WENT UP ON JULY 10TH AND EMAILS PER DON STAFF INSTRUCTIONS (FOR EQUITY AREA REQUIREMENTS) WERE SENT OUT JULY 11TH. THE WEBSITE (ALSO IN MULTIPLE LANGUAGES) IS HERE: WWW.SGPROS.COM/EDRO/10036 RESPONSE TO COMMENTS THERE ARE (1) COMMENT THROUGH EMAIL.  FW: New EDRO Survey Entry Ryan Murphy <ryan@shamrockdesign.com> To: Moon Zhang <moon@cleavearch.com> From: Survey: Early Design Review Outreach <outreach@sgpros.com> Sent: Friday, July 16, 2021 5:33 PM To: outreach@sgpros.com Subject: New EDRO Survey Entry 1: What is your connection to this development project? (Select all that apply) I live in the general area 2: What is most important to you about a new development at this property? (Select up to two) That it is designed with environmental sustainability in mind 3: What concerns do you have about the project? (Select all that apply) That it may feel out of scale with other homes nearby That it will make driving and parking in the neighborhood more difficult Other (please specify) Too many buildings in too little space. No land surrounding for runoff.



1. OAK TREE MALL



2. UW MEDICAL CENTER



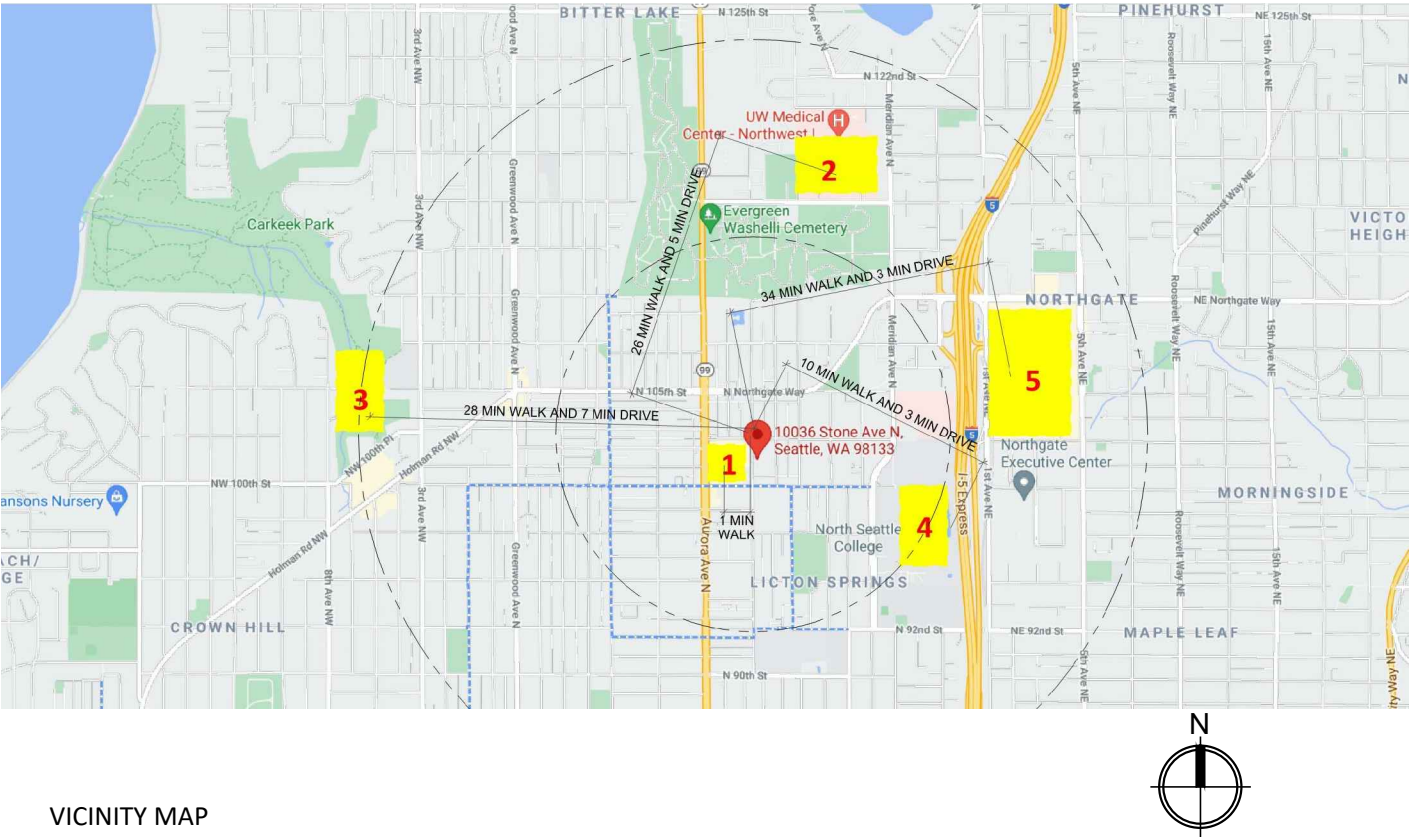
3. CARKEEK PARK



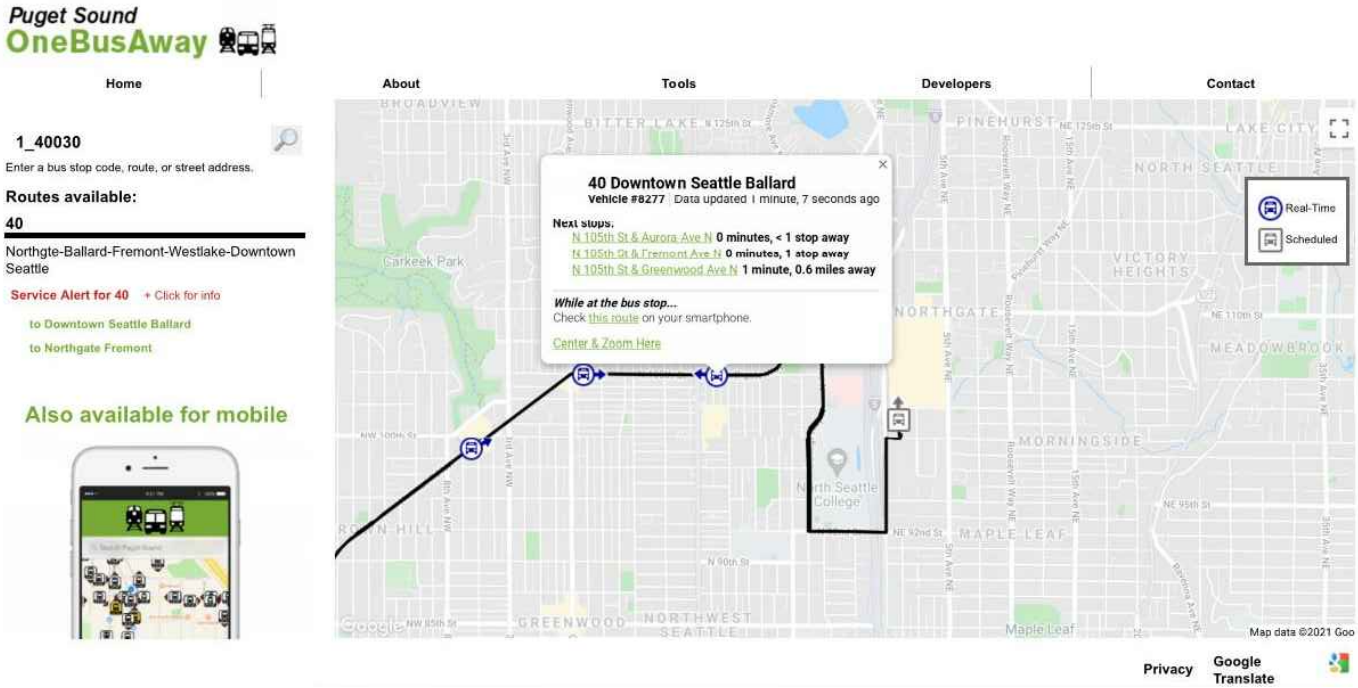
4. NORTH SEATTLE COLLEGE



5. NORTHGATE STATION / MALL



VICINITY MAP



BUSLINE

NEIGHBORHOOD CONTEXT:

The images to the right are represent the variety of multifamily and single family housing types in the immediate vicinity surrounding the site. The massing is very simple with a large clean window strategy consisting of horizontal groupings, vertical groupings, or both. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The mix modern and traditional roof design of the proposed buildings being able to speak to the language to fit within the existing context.



Neighborhood Vicinity Map

- A 10034 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT SOUTH.
- B 10030 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT SOUTH.
- C 10044 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT NORTH.
- D 10050 STONE AVE N [(1) SINGLE FAMILY]] NEIGHBORING SITE AT NORTH OF 46TH ST.
- E 10008 AURORA AVE N [CROSS THE STREET OAK TREE PLAZA - SUPERMARKET .

INSPIRATION:

The images to the right are precedent photos that helped inform the facade designs for this project. Creating clear horizontal bands of windows and opening up at front, creating a change in material between the bay window played a role in how the street- facing facades were formed.



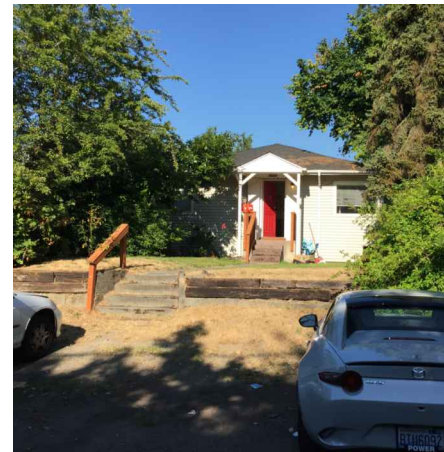
(A) 10034 STONE AVE N [(1) single family]] neighboring site at South.



(B) 10030 STONE AVE N [(1) single family]] neighboring site at South.



(C) 10044 STONE AVE N [(1) single family]] neighboring site at North.



(D) 10050 STONE AVE N [(1) single family]] neighboring site at North of 46th St.



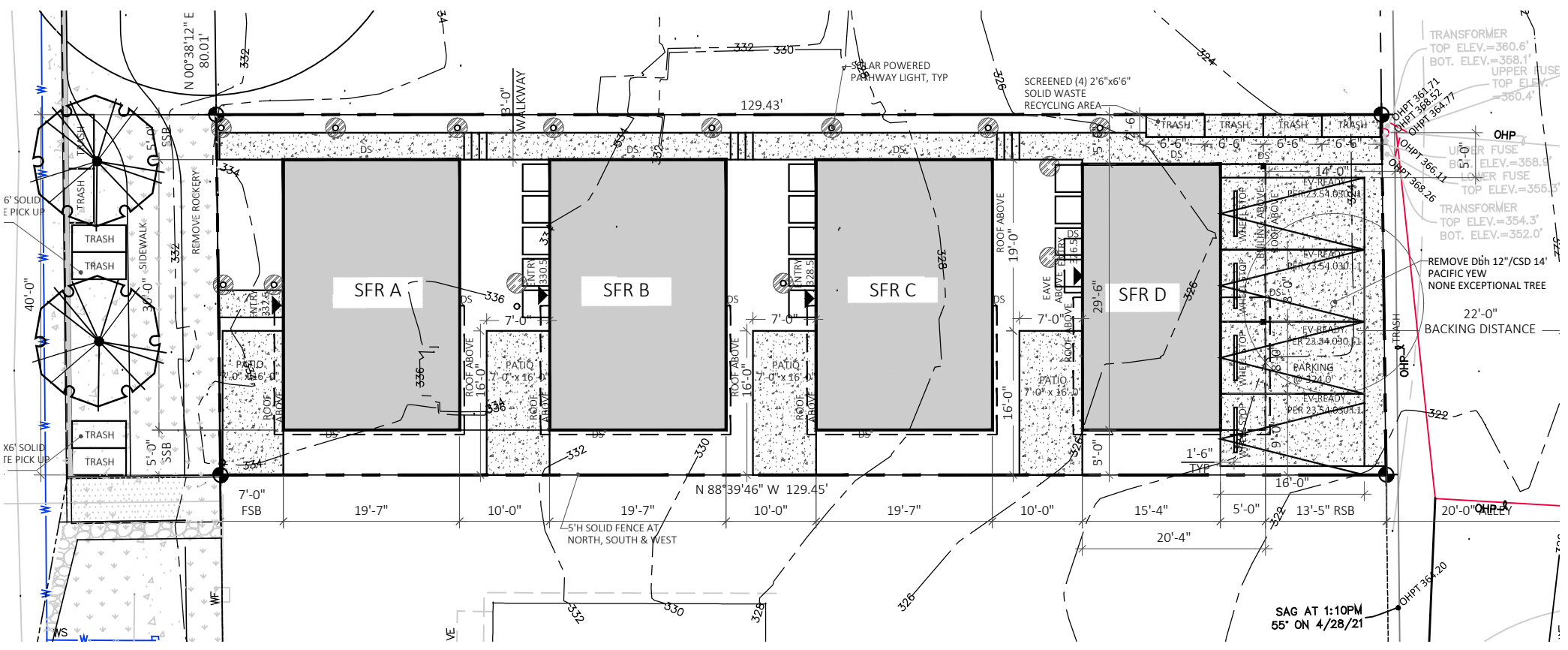
(E) 10008 AURORA AVE N [Cross the street Oak tree plaza - supermarket.



Proposed site: 10036 STONE AVE N



Existing house: 10036 STONE AVE N



ZONING INFORMATION

ZONE: LR1 (M1) (FREQUENCY TRANSIT AREA & URBAN VILLAGE)

<u>23.45.510 FLOOR AREA RATIO</u>		<u>23.45.524 LANDSCAPING:</u>	
E.1	ALLOWED: 1.3	A	1. SEE LANDSCAPING PLAN L1 & L2
	5,178 SFx1.3 = 6,731.4 SF		2. GREEN FACTOR
	PROPOSED: 6,704.4 SFF		REQ'D: 0.6
			PROVIDED : 0.6
<u>23.45.512 DENSITY:</u>		<u>23.45.527 MAX STRUCTURE WIDTH IN LR1 ZONE:</u>	
	ALLOWED: 1/1300	A	ALLOWED: NO LIMIT
	PROPOSED: (4) SINGLE FAMILY		PROVIDED: 30'-0"
<u>23.45.514 HEIGHT ALLOWED:</u>		<u>23.45.527 MAX FACADE LENGTH IN LOWRISE ZONES:</u>	
	AVG GRADE: SFR A: 364.8', SFR B: 362.9', SFR C: 358.0', SFR D: 356.0'	B	ALLOWED: 65% x 129.43' = 84'
	ACTUAL HEIGHT: SFR A: 360.67', SFR B: 358.67', SFR C: 356.67', SFR D: 354.67'		PROVIDED: 77.83'
<u>23.45.518 SETBACKS:</u>		<u>23.54.015 PARKING:</u>	
A	FY REQ'D: 7'-0"	J	REQUIRED: 0 (URBAN VILLAGE AND FREQUENT TRANSIT)
	PROPOSED: 7'-0"		PROVIDED: (4) SURFACE PARKING
	RY REQ'D: 7'-0"		
	PROPOSED: 13'-5"		
	SY REQ'D: 5'-0"		
	PROPOSED: 5'-0"		
<u>23.45.522 AMENITY SPACE:</u>		<u>23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS:</u>	
	REQUIRED: 25% x 5177.66 SF = 1294 SF (647 sf Ground)		STORAGE AND ACCESS
A.2	PROVIDED: 1,116.3SF SF (GROUND) AND 845SF (ROOF DECK)		PROVIDED: SCREENED (4) 2.5'X6.5' SOLID WASTE RECYCLING AREA ON SITE

Design Guidelines - Preliminary Guidance Responses						
CS1-B Sunlight and Natural Ventilation	DC2-B Architectural and façade composition Significantly different exterior colors and overframe provides visual effects on the front facade. bright accent cedar front door with a large glaze at the front facade connects to the street. Dark colored metal guardrail and over frame deck above the second floor provides attractive visual appearance with widened landscaped area around exceptional trees on the west of the property provides the sense of an urban forest, and fulfills the city’s green factor requirements.	DC4-A Exterior elements and finishes The material palette consists of lap siding, cementitious panel, and wood, drawing inspiration from the residential materials seen throughout the neighborhood. All area durable and suitable to the Seattle climate. Warm color entries will bring an additional level of detail to the pedestrian experience. Each unit entry will be defined by a change in material and are visible from the sidewalks.	DC4-D Trees, landscape and hardscape materials Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. use permeable materials wherever possible.			
CS2-D. Height, Bulk and Scale Compatibility				DC2-C Secondary architectural features		
The existing surrounding buildings are mostly 1-2 stories single family house and built from 1925 -1942. After Apr. 19, 2019, Stone Ave N were re-zoned from Single family to LR1 (M1) The proposed development is demonstrating less than the allowable buildable area based on code alone.In addition, the proposed project reflects a true urban infill in a residential neighborhood, with additional western setback to conserve exceptional tree. the shape of the building expressions is contemporary, like much construction within the area.				DC2-D Scale and Texture		
				The proposed design bridges the scale between the single family residences and commercial in the neighborhood. This project establishes a strong street presence through the large window groupings, high-quality, textured materials at the pedestrian level, planters, deck and awnings.	Departure summary	
				PL1-B. Walkways and connections		No departure required.
The proposed project will provide on-site lighting to illuminate pathways and entries for security and egress, and to increase potential eyes on the street for security. Wider landscape areas will generate more foot traffic and will reinforce the security of the site and perimeter. The upper level residential units include large windows and balconies facing the street, which further increases eyes on the street.				DC3-A Building-open space relationship	NOTES	
				By given 10ft seperation we have created more open space and an attractive landscape transition from the building to the street. Landscaping and hardscaping will complement the architectural concept and be strategically located to create a sense of place and enliven the pedestrian realm.		DC3-C Design
DC3-C Design						The proposed open spaces have been optimized to offer residents the best quality of space and light practical for this site. The front patio for each unit will be the private amenity area to provide actives on the ground. Also all units have the benefit of roof decks as additional private open space. The walkways along each side yard provide openness and visual safety for residents and guests
PL3-A. Entrances				SITE RECONNAISSANCE		
The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of entry door entrances. There are no blank walls along visible facades.				1. ROW Improvements		See PAR
	Curb, gutter, sidewalk	See PAR				
PL4-A. Entry locations and relationships	Roadway improvements, alley	See PAR				
Four (4) medium size of parking stalls are located 16’-0” from rear property line from alley. They are similar parking lot approach to compare the adjacent properties. Public access is located on the north of property site and connect main Stone Ave N to back of the alley.	2. Trees (large& significant trees, grove)	See arborist report - No exceptional tree on site				
	3. Existing structure on site	Remove existing structure				
	4. Conditions effecting access: safety hazards, topography.	See site plan.				

SUBJECT SITE



THESE IMAGES WERE TAKEN FROM EAST OF STONE AVE N



THESE IMAGES WERE TAKEN FROM WEST OF STONE AVE N

ACROSS FROM SUBJECT SITE



SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ENTRANCE



KING COUNTY RECORD PHOTO



SIDE EXISTING HOUSE



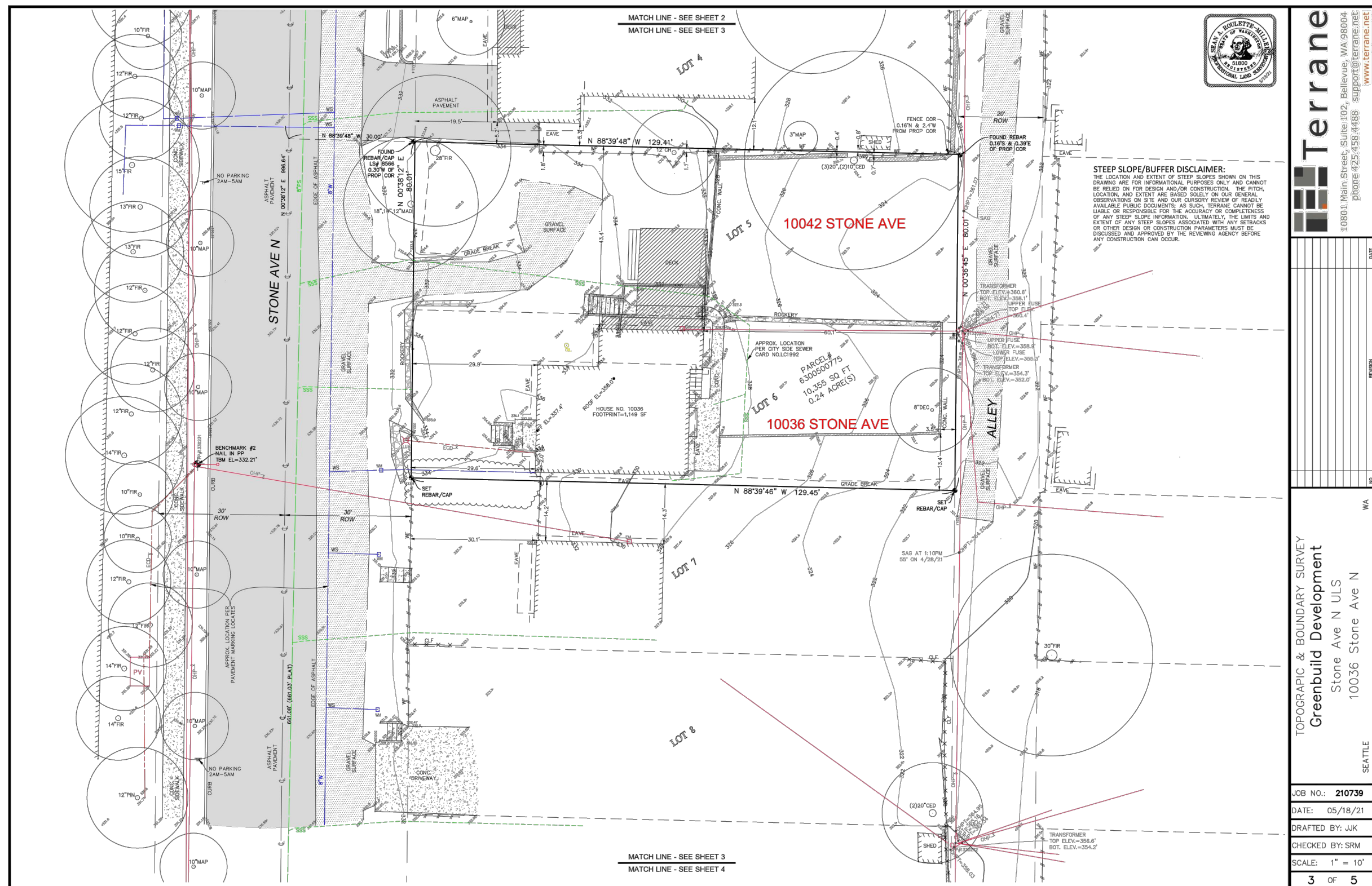
BACK YARD

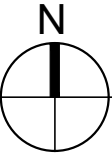
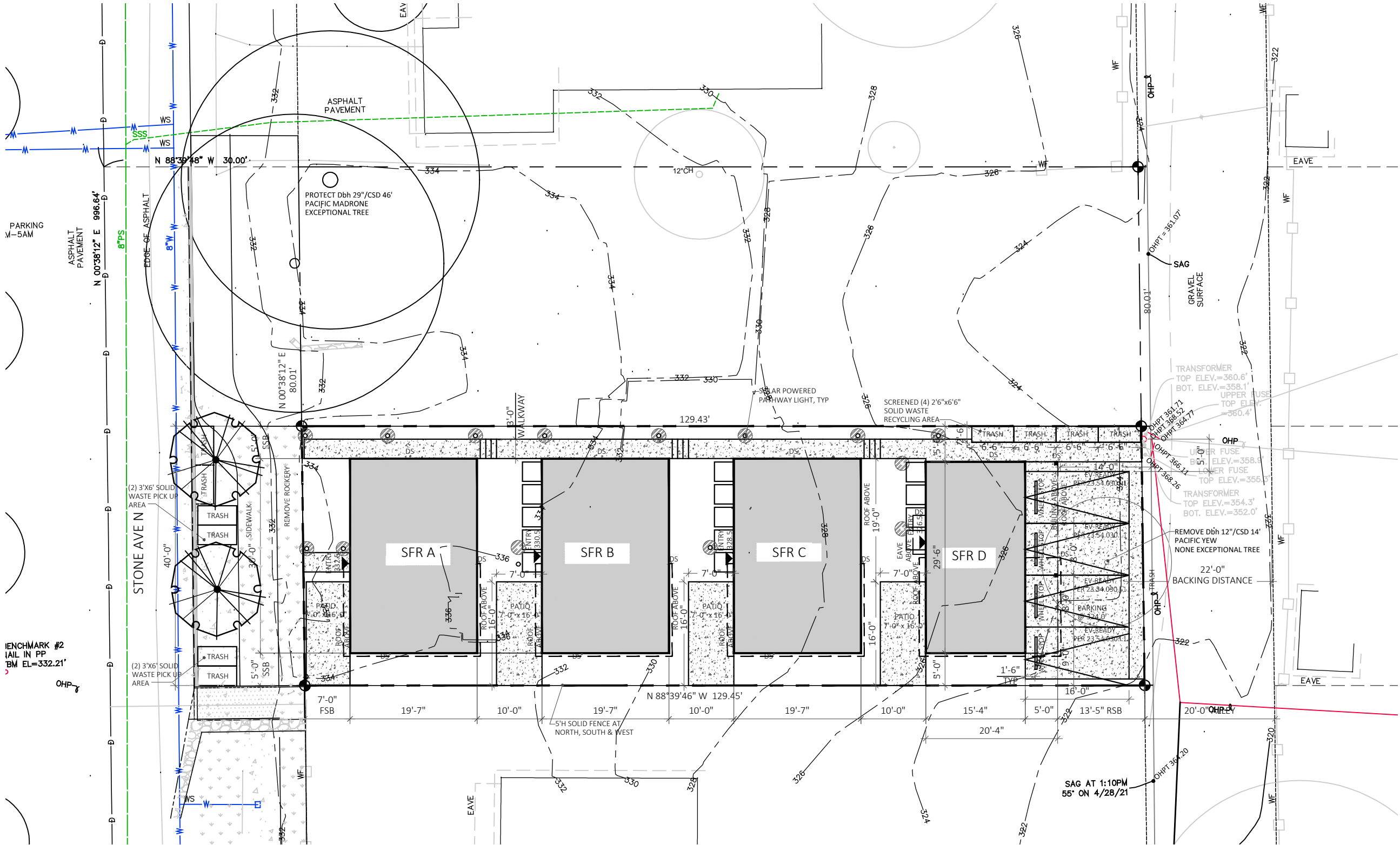


POWER LINE AT ALLEY



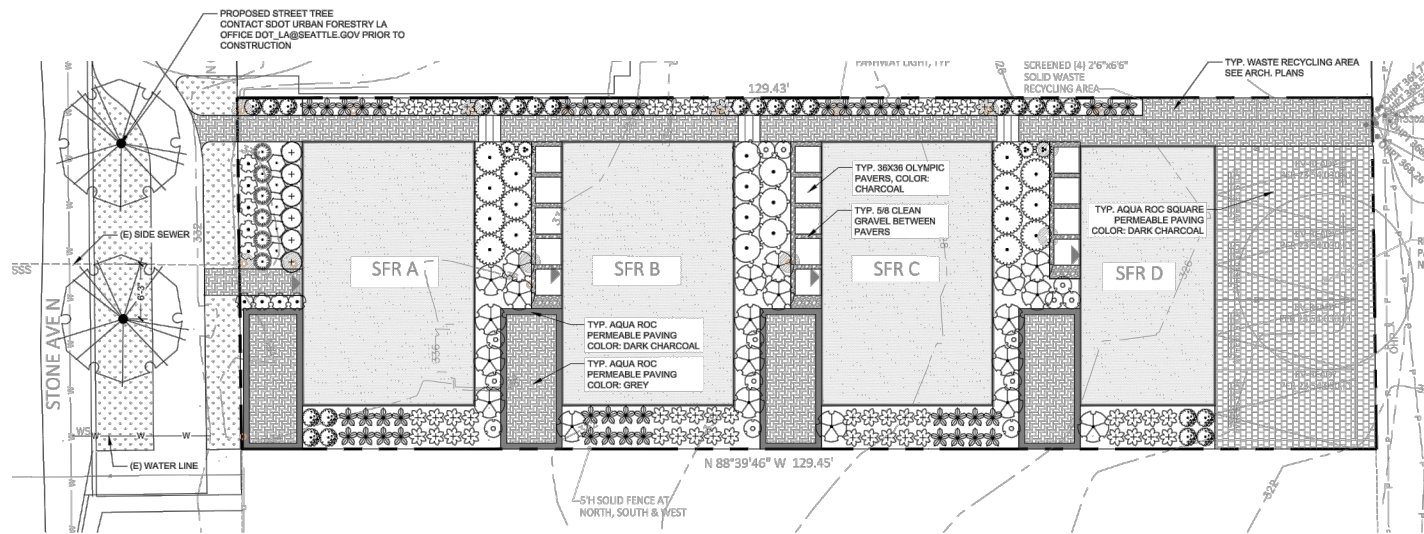
FRONT YARD





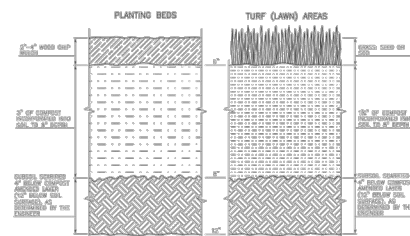
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
SIZE: 5,178 SF

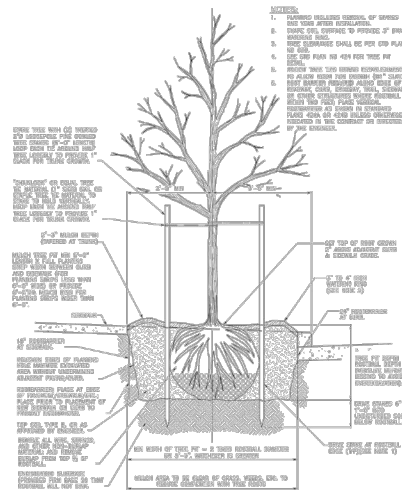


1 LANDSCAPE PLAN

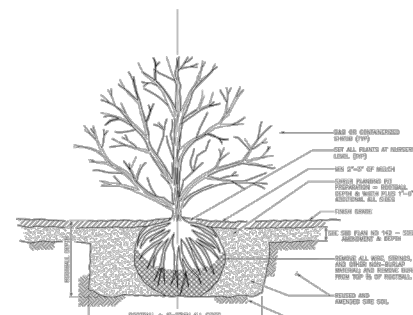
SCALE: 1/8"=1'-0" (SHOW SHEET SIZE)



2 SOIL PROFILE
NTS



3 TREE PLANTING
NTS



4 SHRUB PLANTING
NTS

PLANT SCHEDULE 10036

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Athyrium filix-femina / Lady Fern	1 Gal.	51
	Aucuba japonica 'Picturata' / Gold Leaf Aucuba	5 Gal.	7
	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 Gal.	26
	Calamagrostis x acutiflora / Feather Reed Grass	5 Gal.	6
	Cornus alba 'Bailehale' TM / Ivory Halo Dogwood	5 Gal.	14
	Hosta x 'Patriot' / Patriot Hosta	1 Gal.	14
	Hydrangea macrophylla 'Enchantress' / Bigleaf Hydrangea	5 Gal.	21
	Lavandula angustifolia / English Lavender	1 Gal.	9
	Nandina domestica 'Gulf Stream' / Heavenly Bamboo	5 Gal.	4
	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	2 Gal.	5
	Polystichum munitum / Western Sword Fern	1 gal	42
	Stipa tenuissima / Mexican Feathergrass	1 Gal.	6

LANDSCAPE NOTES:

- PROVIDE ITEMS LISTED OR APPROVED EQUALS, COORDINATE CHANGES WITH LANDSCAPE ARCHITECT FOR APPROVAL.
- IMPORT TOPSOIL AND AMENDMENT PER COS DETAIL #142 THIS SHEET.
- CONCRETE WALKS AND DRIVES TO BE INSTALLED PER COS STANDARD DETAIL #420. SEE ARCHITECTURAL OR ENGINEERING PLANS FOR MORE INFORMATION.
- PRE-PLANTING INSPECTION TO BE COORDINATED WITH LANDSCAPE ARCHITECT. REPORT TO BE SENT TO DOT.LA@SEATTLE.GOV (INCLUDE PHOTOS OF THE TREES AND ROOT BALL PRIOR TO PLANTING, SOIL AMENDMENT AND ROOT BARRIER INSTALLATION, ETC.)
- FINAL INSPECTION TO BE REQUESTED AT DOT.LA@SEATTLE.GOV ONCE ALL LANDSCAPE WORK IS COMPLETE AND TREES ARE STAKED.
- PROTECT ALL EXISTING TREES TO REMAIN PER COS STANDARD PLAN #132.
- ALL PLANT MATERIAL TO CONFORM TO THE LATEST ISSUE OF THE ANLA MANUAL FOR AMERICAN STANDARD OF NURSERY STOCK. IF IRRIGATION IS INSTALLED CONTRACTOR TO WARRANTY PLANTINGS FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION. WARRANTY ALL OTHER LANDSCAPE/IRRIGATION/HARDSCAPE FEATURES FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION. CONTRACTOR TO PROVIDE OWNER WITH A BIDDER DESIGNED AUTOMATIC IRRIGATION SYSTEM PROPOSAL.
- LOCATE AND PROTECT UTILITIES DURING CONSTRUCTION. COORDINATE UTILITY ISSUES WITH SITE SUPERINTENDENT AND PROJECT OWNER (CALL 811 FOR LOCATES).
- SLOPE PLANTING & HARDSCAPE AREAS TO ACHIEVE POSITIVE DRAINAGE THROUGHOUT, COORDINATE DRAINAGE ISSUES WITH SUPERINTENDENT AND/OR PROJECT OWNER.
- FINISHED PLANTING GRADES SHALL BE 1/2" BELOW ADJACENT HARDSCAPE SURFACES.
- SEE ARCHITECTURAL/ENGINEERING PLANS FOR BIO-RETENTION PLANTER DETAILS.
- IF IRRIGATION IS NOT INSTALLED ON THE PROJECT CONTRACTOR TO APPLY WATERSORB MEDIUM SIZED WATER RETENTION POLYMERS OR APPROVED EQUAL TO ALL PLANTINGS, APPLY PER MANUFACTURER'S RECOMMENDED RATES.
- HATCH SYMBOLS ARE DIAGRAMMATIC FOR HARDSCAPES & PLANTINGS. HARDSCAPE AREAS, GROUNDCOVER & OTHER AREAS ARE GRAPHICALLY REPRESENTED ONLY.

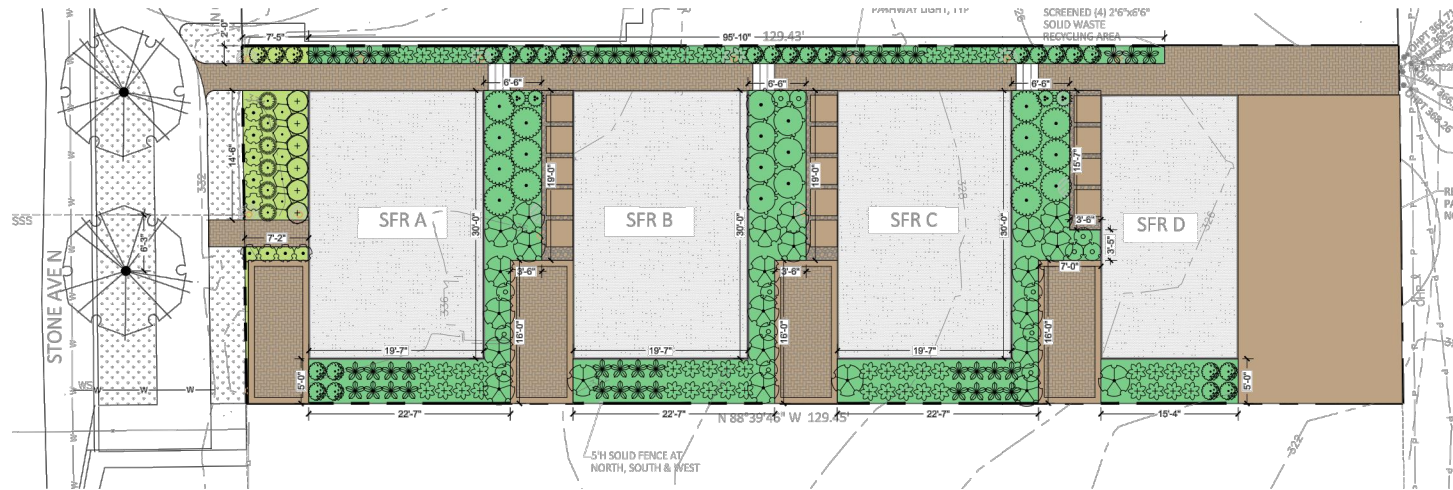


10036 STONE AVE N
SEATTLE, WA 98133

DRAWN BY: DZ
CHECKED BY: DZ
DATE: 7.9.21
REVISION: 9.28.21



L-1.0



1 GREEN FACTOR PLAN

SCALE:
1/8"=1'-0"
(FROM SHEET 002)



- AREA 1
- AREA 2
- AREA 3

*THE NUMBERED AREAS ABOVE
CORRESPOND TO THE PLANTING AREAS
IN THE GREEN FACTOR WORKSHEET.

Green Factor Worksheet									
Project Title:		Planting Area							
		1	2	3	4	5	6	7	
Landscape Elements		Step 1: Enter all values for Green Factor landscape elements here. Values entered here will automatically populate the Score Sheet.							
		Step 2: Go to the Score Sheet and enter the size of the development site.							
		Step 3: Check the Score to make sure your project meets the minimum score for the zone.							
Measurements									Total
A1	square feet	137	3088						3225
A2	square feet								0
B1	square feet	137	3088						3225
B2	# of plants	29	134						157
B3	# of plants	6	45						51
B4	# of trees								0
B5	# of trees								0
B6	# of trees								0
B7	# of trees								0
B8	inches DBH								0
C1	square feet								0
C2	square feet								0
C3	square feet								0
D	square feet								0
E1	square feet								0
E2	square feet								3743
F	square feet								0
G1	square feet	423	2826						3249
G2	square feet								0
G3	square feet	423							423
G4	square feet								0

2 GREEN FACTOR WORKSHEET

Green Factor Scoresheet Page 1						
Project title:		Enter sq ft of parcel				
		Parcel size	S.F.	Total calculate	Factor	Score
Landscape Elements**				Automatically from Green		
A. Planted areas				1275	0.6	735
1. Planted areas with a soil depth of 24" or greater				square feet		
2. Bio-retention facilities				0	1	0
B. Plantings (credit for plants in landscaped areas from Section A)				1275	0.1	123
1. Mulch, ground covers, or other plants less than 2' tall at maturity				square feet		
2. Medium shrubs or perennials 2'-4' tall maturity - calculated at 157 sq ft per plant (typically planted no closer than 18" on center)		157		1413	0.3	424
3. Large shrubs or perennials 4'+ at maturity - calculated at 36 sq ft per plant (typically planted no closer than 24" on center)		51		3834	0.3	551
C. Small Trees		0		0	0.3	0
Tree canopy for "Small Trees" or equivalent (canopy spread of 8' to 15') - calculated at 75 sq ft per tree		Inches				
D. Small/Medium Trees		0		0	0.5	0
Tree canopy for "Small/Medium Trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree		Inches				
E. Medium/Large Trees		0		0	0.7	0
Tree canopy for "Medium/Large Trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree		Inches				
F. Large Trees		0		0	0.9	0
Tree canopy for "Large Trees" or equivalent (canopy spread of 26' or more) - calculated at 350 sq ft per tree		Inches				
G. Preserved Trees		0		0	1	0
Tree canopy for preservation of existing trees with trunks 6" DBH (diameter at breast height, 4.5' above the ground) - calculated at 20 sq ft per inch diameter		Inches				
* Do not count public rights-of-way in parcel size calculation.						
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2009).						
Revised 07-07-2009						
Green Factor Scoresheet Page 2						
C. Green roofs				0	0.4	0
1. Green roofs over at least 2' and less than 4" of growth medium				square feet		
2. Green roofs 4' - 8" of growth medium				0	0.6	0
				square feet		
3. Green roofs 8" or more of growth medium				0	0.8	0
				square feet		
D. Vegetated walls				0	0.4	0
N.C., C.S.M. and South Downtown zones only				square feet		
E. Permeable paving				0	0.2	0
1. Permeable paving over at least 6" and less than 24" of soil or gravel				square feet		
2. Permeable paving over at least 24" of soil or gravel				3743	0.5	872
F. Structural soil systems				0	0.5	0
				square feet		
				sub-total of 14 ft		3,442
G. Bonuses				3249	0.1	325
1. Landscaping mix consists of drought resistant and/or native plant species				square feet		
2. Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater				0	0.2	0
3. Vegetation visible to passively from adjacent public right of way or public open spaces				423	0.2	85
4. Landscaping in food cultivation				0	0.5	0
				square feet		
				Green Factor numerator		3,113
* Do not count public rights-of-way in parcel size calculation.						
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR XX-2009).						
Revised 07-07-2009						

3 GREEN FACTOR SCORE SHEET



6410 Phinney Ave N
Seattle, WA 98103
truescapedesign.com

10036 STONE AVE N
SEATTLE, WA 98133

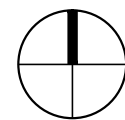
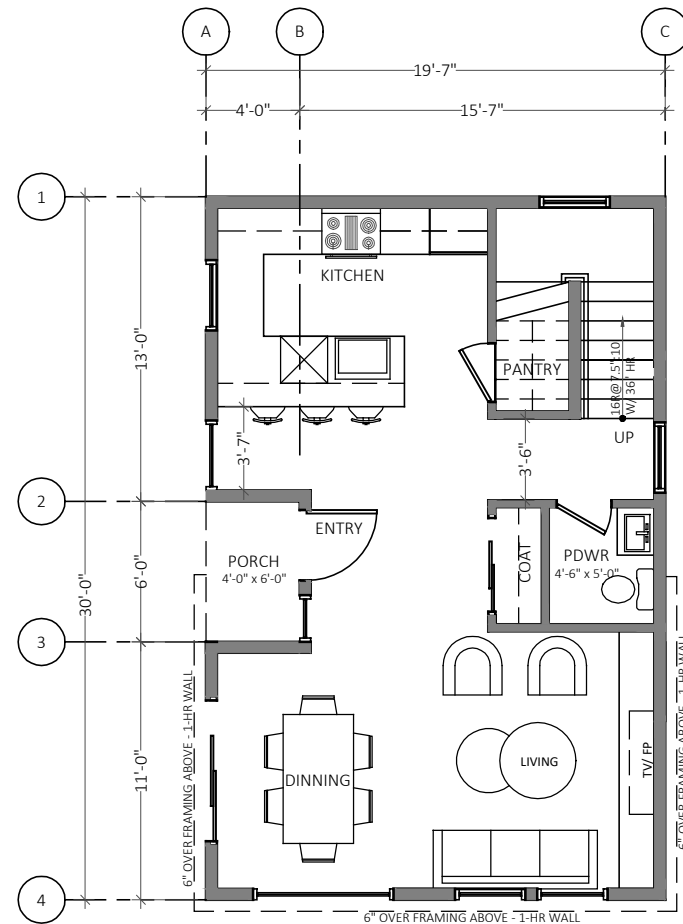
DRAWN BY: DZ
CHECKED BY: DZ
DATE: 7.19.21
REVISION: 9.28.21



L-2.0

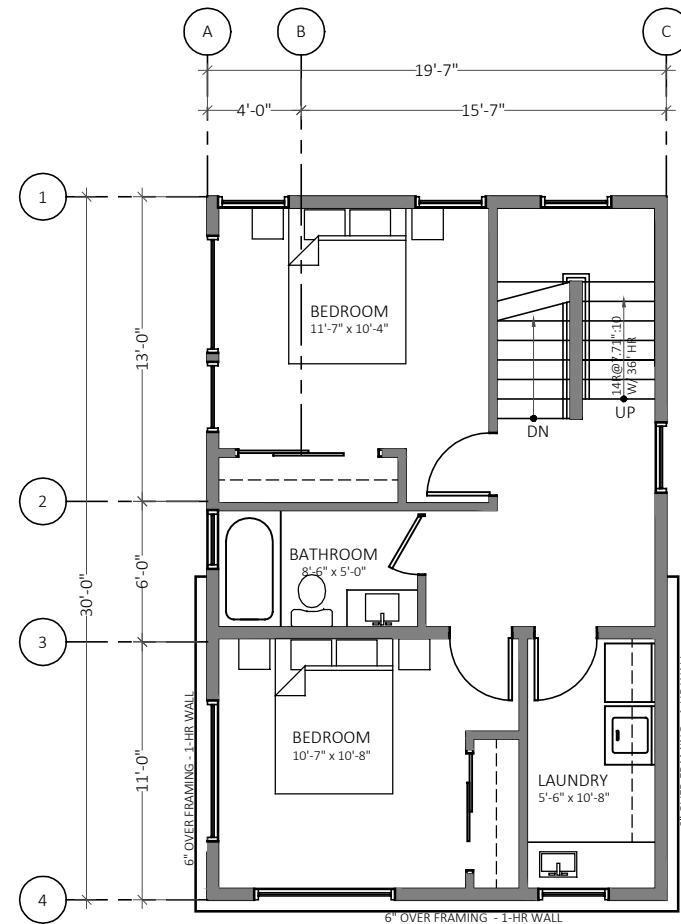
SINGLE FAMILY A,B&C

Bedrooms: 4 / unit
Bathrooms: 2.5 / unit
Heated: 1,833.5 sf / unit



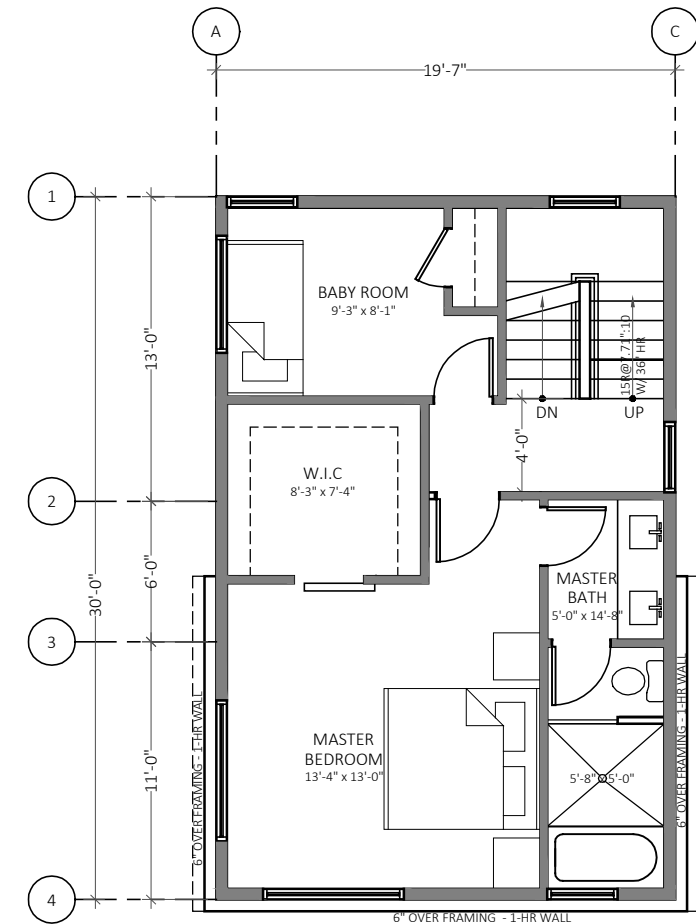
SFR A,B&C FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(563.5SF/UNIT)



SFR A,B&C SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(587.5SF / UNIT)

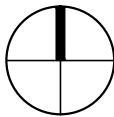
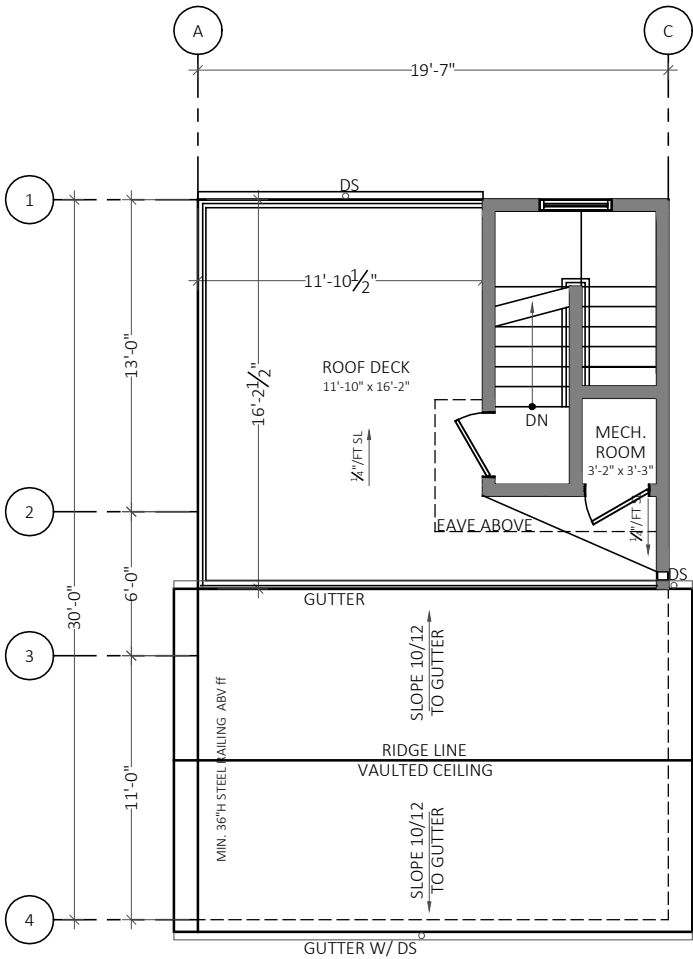


SFR A,B&C THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(587.5SF / UNIT)

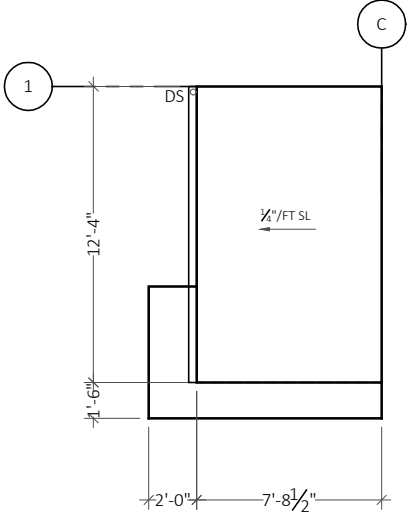
SINGLE FAMILY A,B&C

Bedrooms: 4 / unit
Bathrooms: 2.5 / unit
Heated: 1,833.5 sf / unit



SFR A,B&C ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(95SF/UNIT)



SFR A,B&C PENTHOUSE ROOF PLAN

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

SINGLE FAMILY D:

Bedrooms:

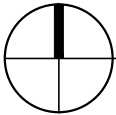
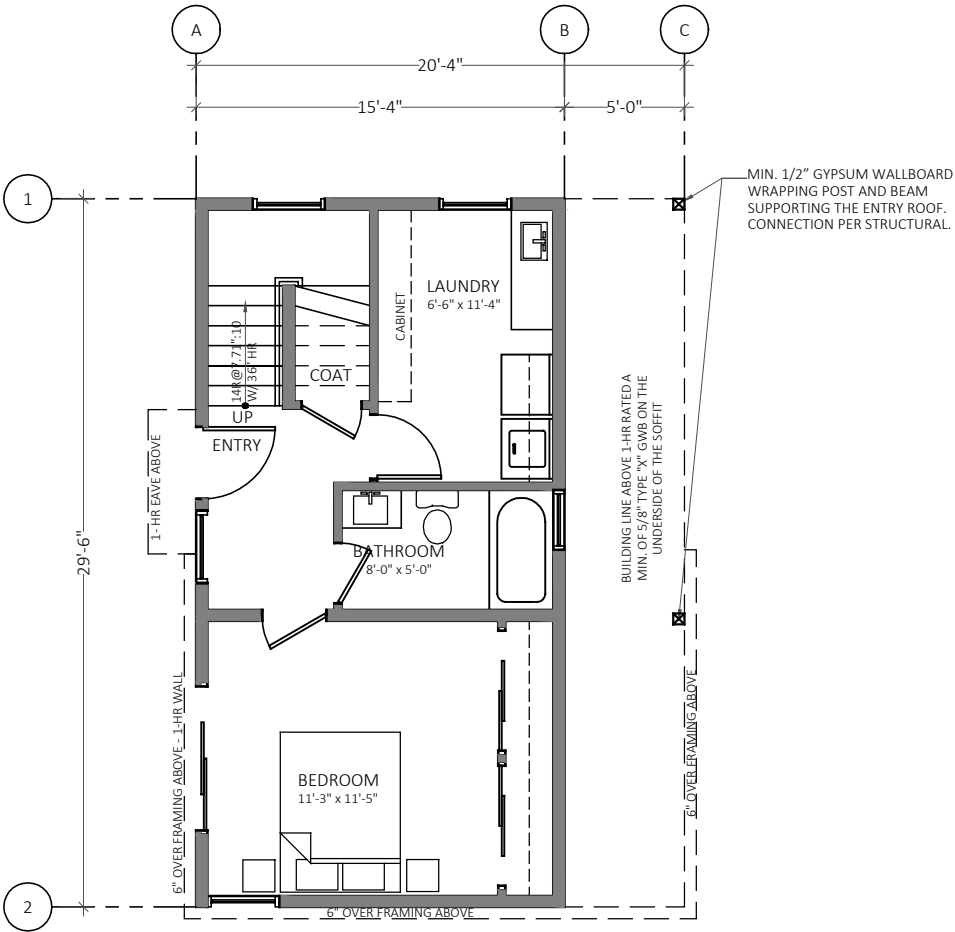
3

Bathrooms:

3.5

Heated:

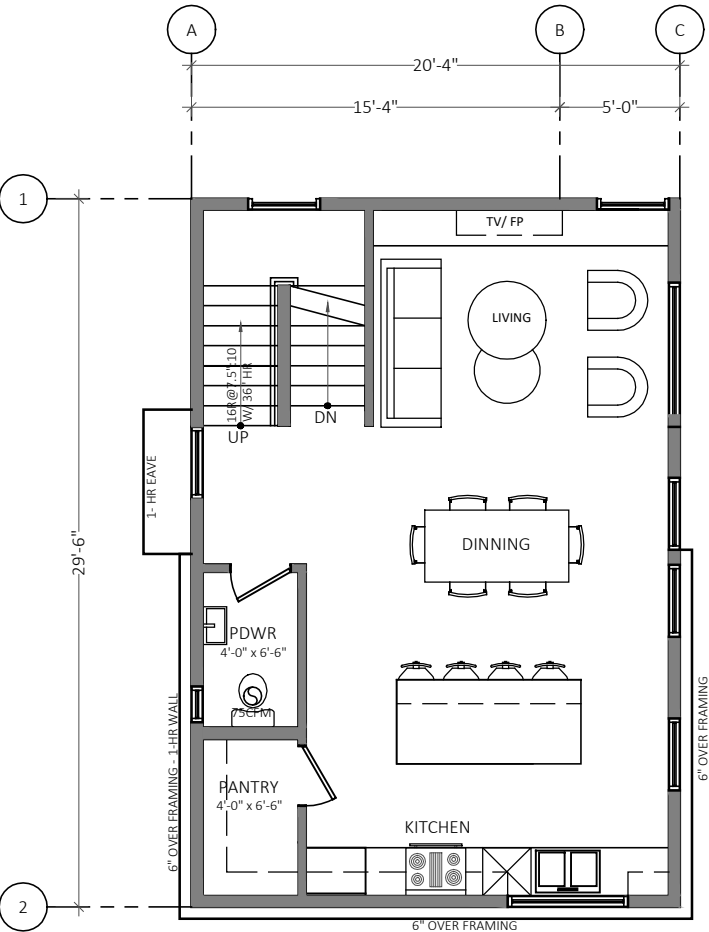
1,652sf



SINGLE FAMILY D FIRST FLOOR PLAN

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

452SF



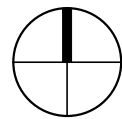
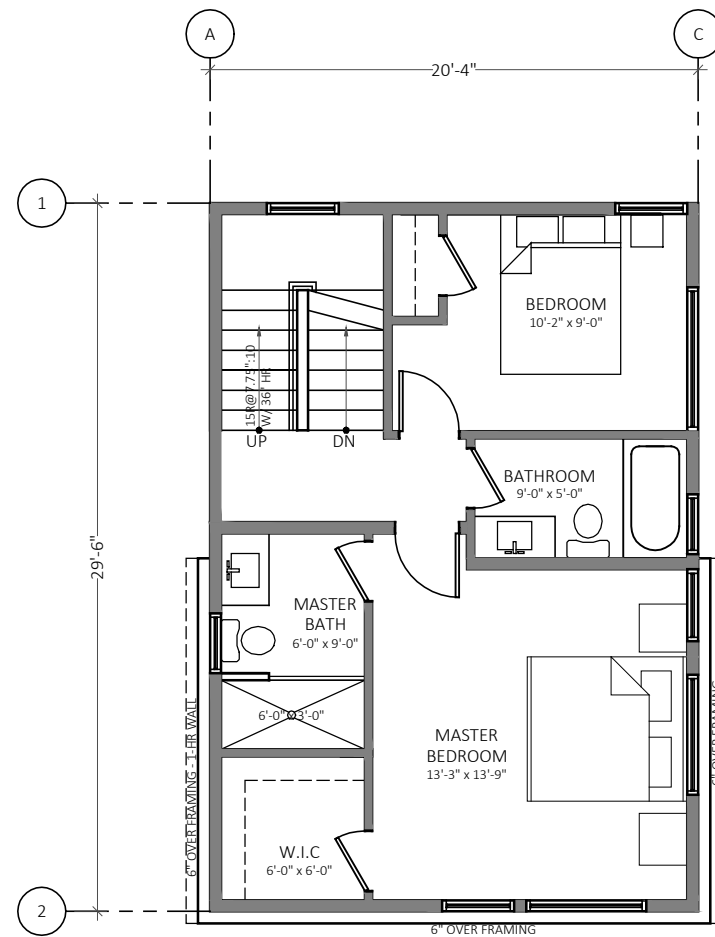
SINGLE FAMILY D SECOND FLOOR PLAN

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

600SF

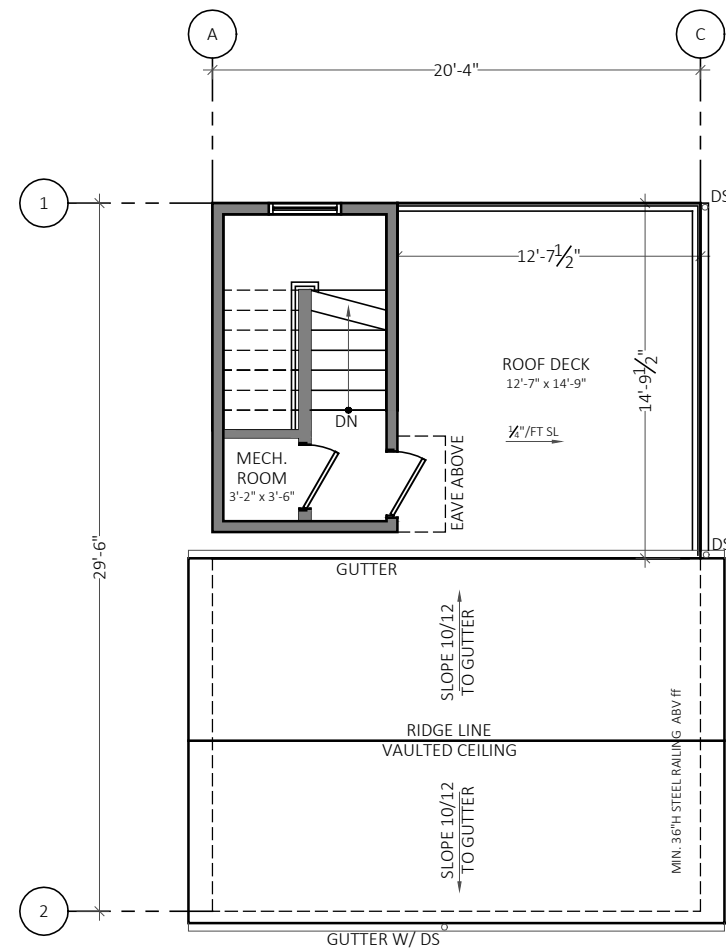
SINGLE FAMILY D:

Bedrooms: 3
Bathrooms: 3.5
Heated: 1,652sf



SINGLE FAMILY D THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
600SF

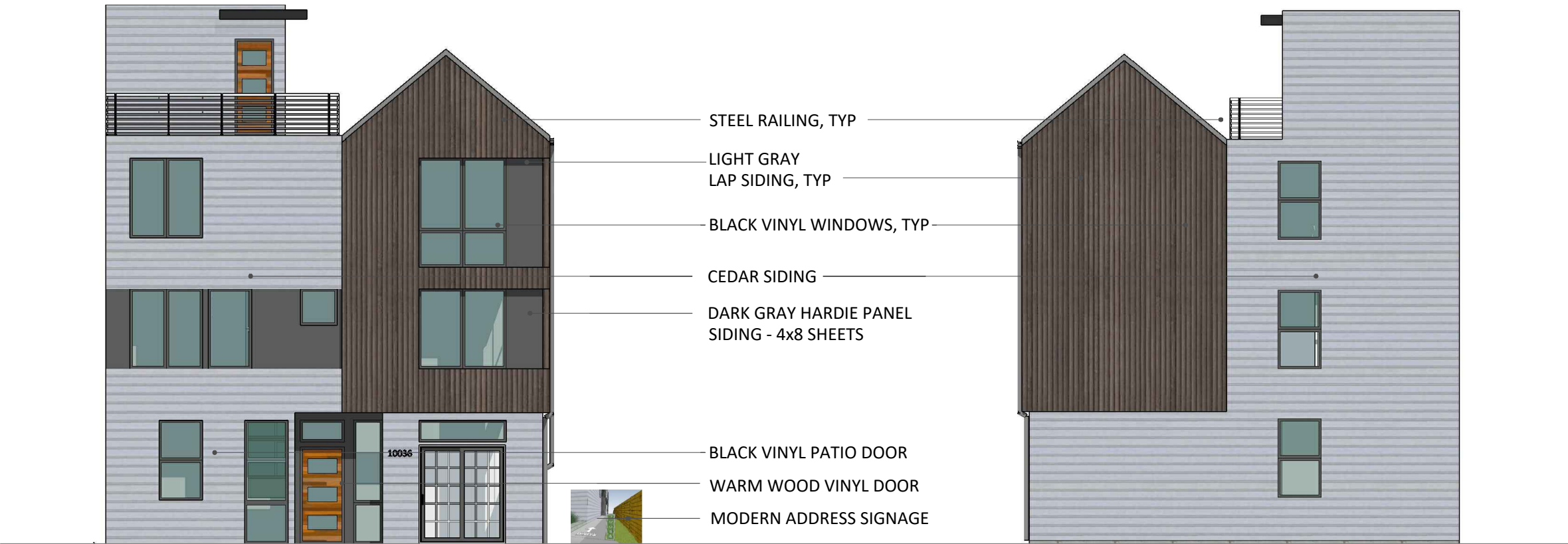


SINGLE FAMILY D ROOF DECK PLAN

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

SFR A&C WEST ELEVATION

SFR A&C EAST ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



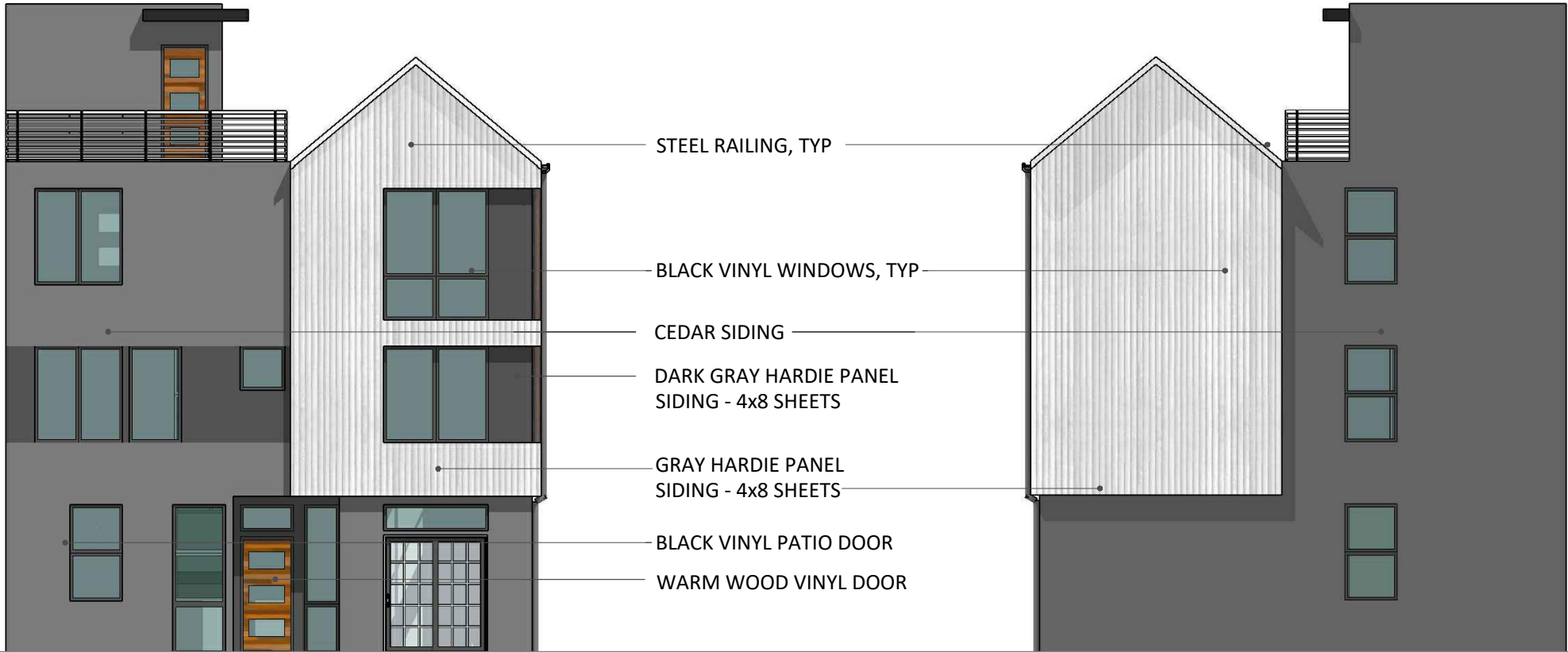
Permeable pavement surfaces



Wood Fence

SFR B WEST ELEVATION

SFR B EAST ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



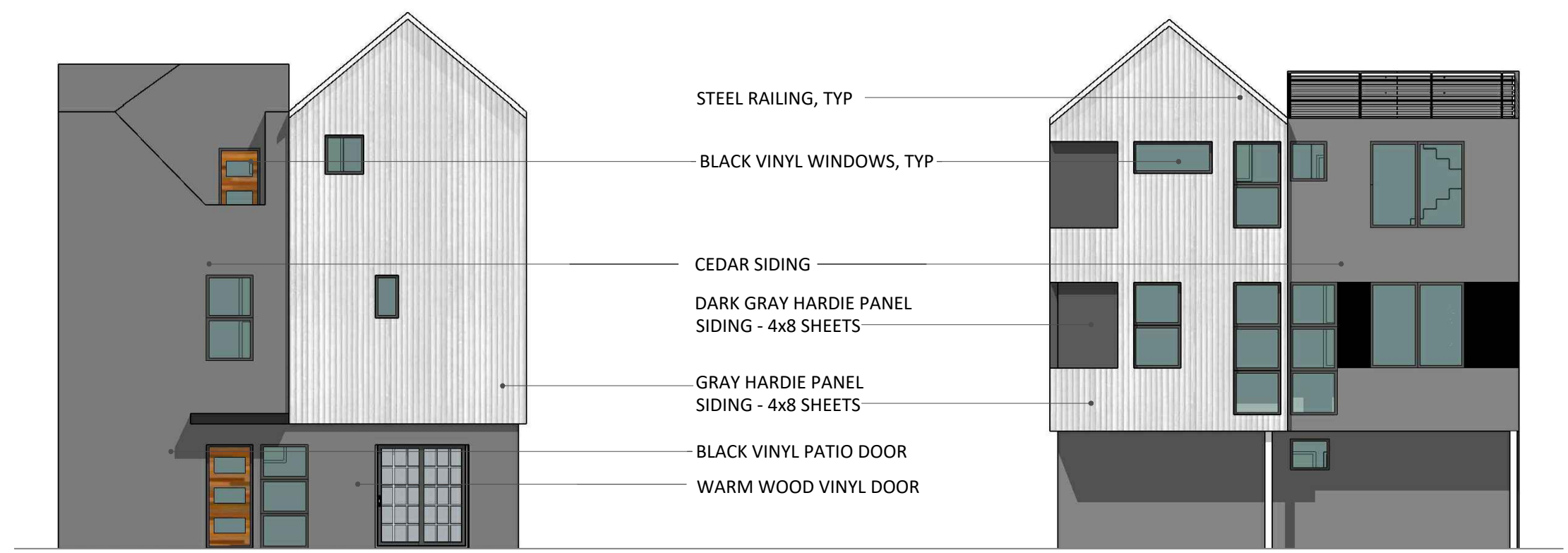
Permeable pavement surfaces



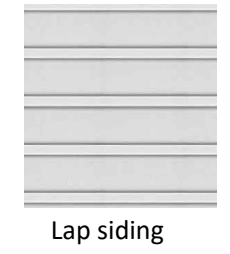
Wood Fence

SFR D WEST ELEVATION

SFR D EAST ELEVATION



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Permeable pavement surfaces



Wood Fence



Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Permeable pavement surfaces



Wood Fence

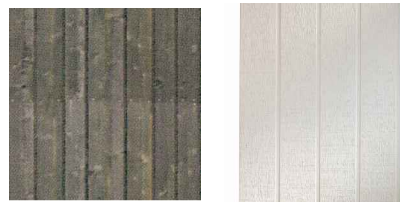
SFR A



CEDAR SIDING, TYP

DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

LIGHT GRAY LAP SIDING, TYP



Cedar siding

SFR B



DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

BLACK VINYL
WINDOWS, TYP

LIGHT GRAY LAP SIDING, TYP



Lap siding

SFR C



CEDAR SIDING, TYP

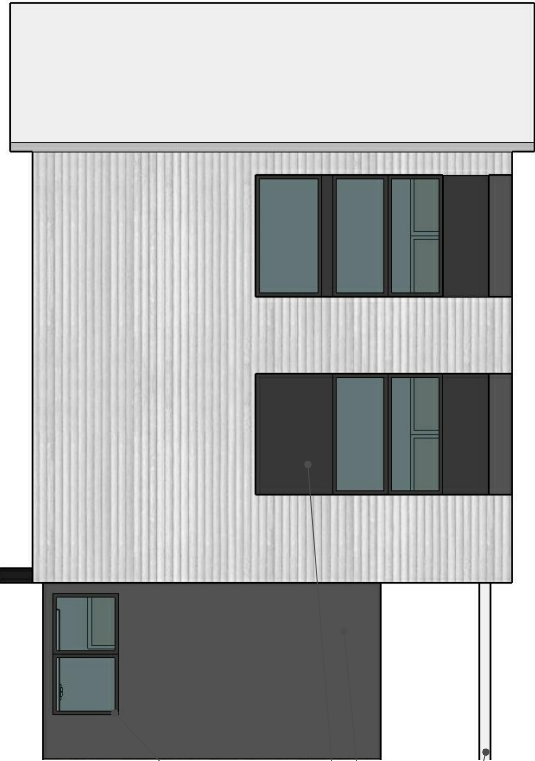
LIGHT GRAY LAP SIDING, TYP

BLACK VINYL
WINDOWS, TYP



Hardie Panel siding

SFR D



BLACK VINYL
WINDOWS, TYP

DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

STEEL POST



Permeable pavement surfaces



Wood Fence



NW VIEW OF SINGLE FAMILYS



NE VIEW OF SINGLE FAMILYS FROM ALLEY



SW VIEW OF SINGLE FAMILYS



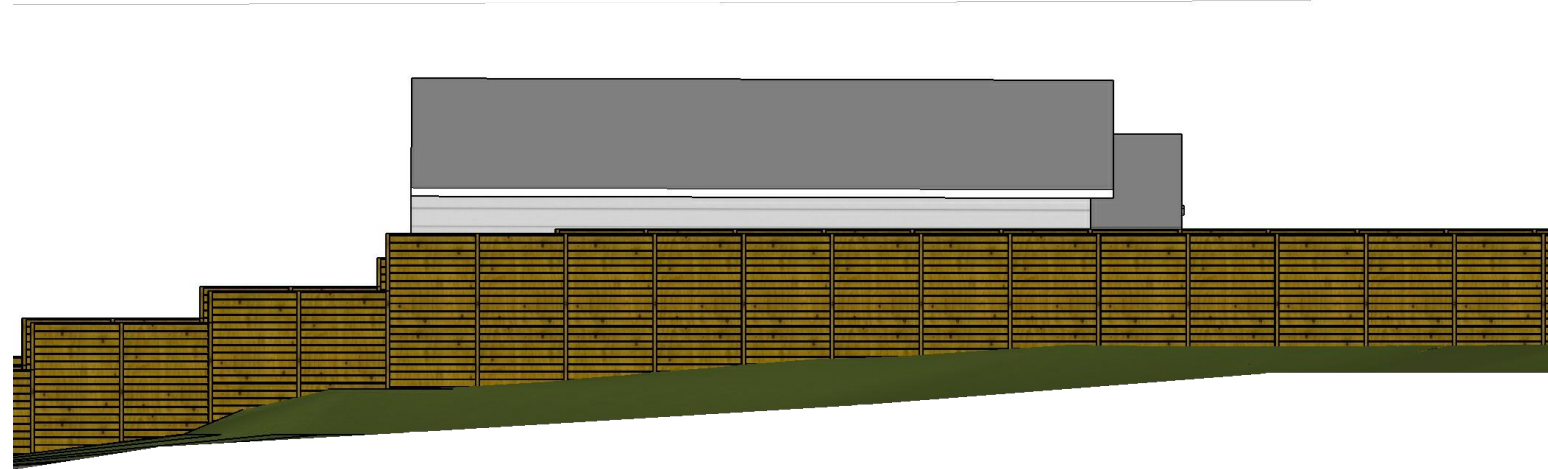
10036 & 10042 STONE AVE TOP VIEW



10036 & 10042 STONE AVE FRONT VIEW



EXISTING ONE STORY #10034 SINGLE FAMILY



EXISTING ONE STORY #10034 SINGLE FAMILY FACING PROPOSED NORTH FACADE

Window Overlap Privacy Study

The windows of the proposed (4) single family have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

South: To the south is 1-story single family. There is 19'2" distance between the south single family and proposed single family. 5'H Fence blocked south single family windows

North: To the north are new proposed 3-story (2) duplex. The only few windows on this facade are high small windows look onto the south side of the single family. There is 10'6" distance between the north new proposed 3-story (2) duplex and proposed townhouse. See below, only window needed translucent cover.

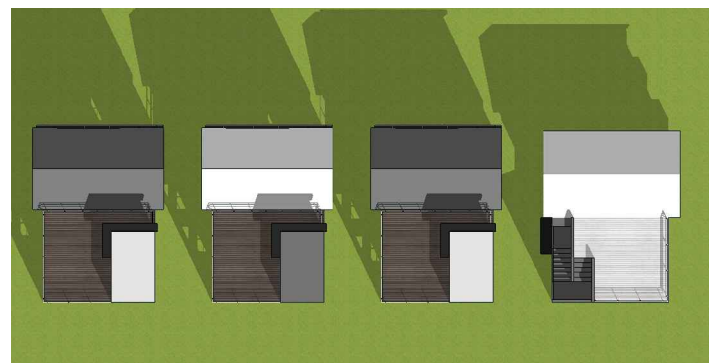


NEW PROPOSED (2) DUPLEX TO THE NORTH



NEW PROPOSED (2) DUPLEX TO THE NORTH LOOKING AT PROPOSED SINGLE FAMILYS

MARCH 21



9AM



NOON



3PM

JUNE 21



9AM



NOON



3PM

DECEMBER 21



9AM



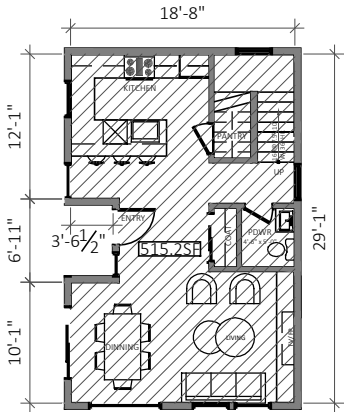
NOON



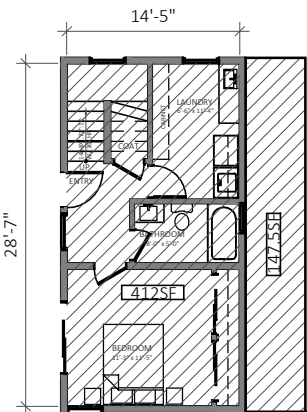
3PM

FAR & GFA:

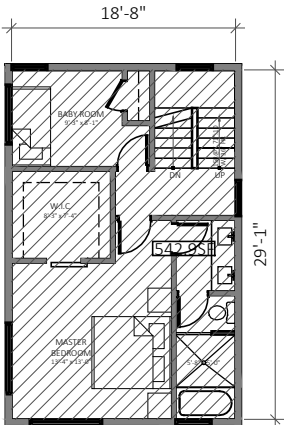
FAR & GFA			
	SFR A,B&C		SFR D
	1ST FLOOR: 1545.6 SF		1ST FLOOR: 559.5 SF
	2ND FLOOR: 1628.7 SF		2ND FLOOR: 555 SF
	3RD FLOOR: 1628.7 SF		3RD FLOOR: 555 SF
	ROOF TOWER: 232.5SF		
	5035.5SF		1669.5SF
TOTAL:	6704.4SF		



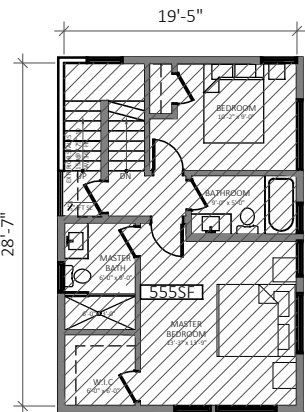
FAR & GFA (SFR A, B & C): FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
(515.2SF/UNIT)



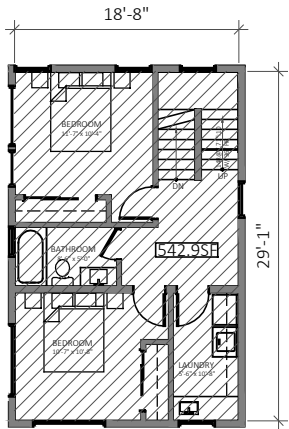
FAR & GFA (SFR D): FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
(559.5SF)



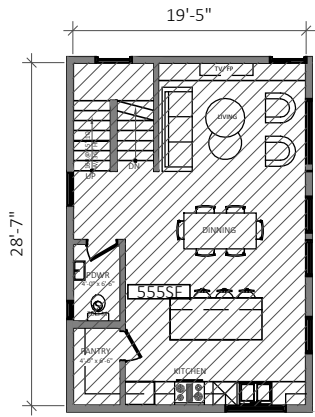
FAR & GFA (SFR A, B & C): THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
(542.9SF/UNIT)



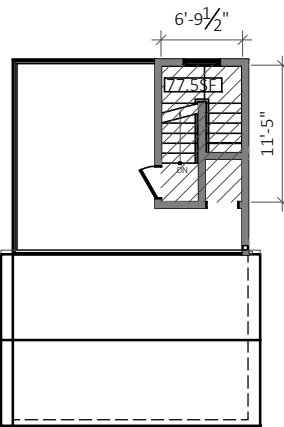
FAR & GFA (SFR D): THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
(555SF)



FAR & GFA (SFR A, B & C): SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(542.9SF/UNIT)



FAR & GFA (SFR D): SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(555SF)



FAR & GFA (SFR A, B & C): ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
(77.5SF/UNIT)