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By Sarah Kress at 12:04 pm, Oct 30, 2020

FRONT PORCH COTTAGES
7902 – 44TH AVE W., MUKILTEO, WA

WINDOW ANALYSIS

Per Mukilteo code 7.51.056 D (15)(c):

Infill Site Requirements. Window orientation shall avoid creating privacy issues especially for existing adjacent homes and within the cottage development. A site analysis and inclusion of adjacent neighbor home location, building height and windows and views must be provided as part of the site analysis and be used in carefully siting new structures in the cottage development. Modulation of the building height should be used to decrease the impact of new development on adjoining existing homes. Stepped-roof building designs are an example of this strategy.

WITHIN THE COTTAGE DEVELOPMENT:

We have carefully designed the windows so that no two adjacent homes have windows staring at each other. Many of the homes have high transom windows facing a regular window on another home, so that two large windows aren't staring at one another. We have provided Elevation plans and analysis demonstrating how we achieve this relationship. See elevations attached.

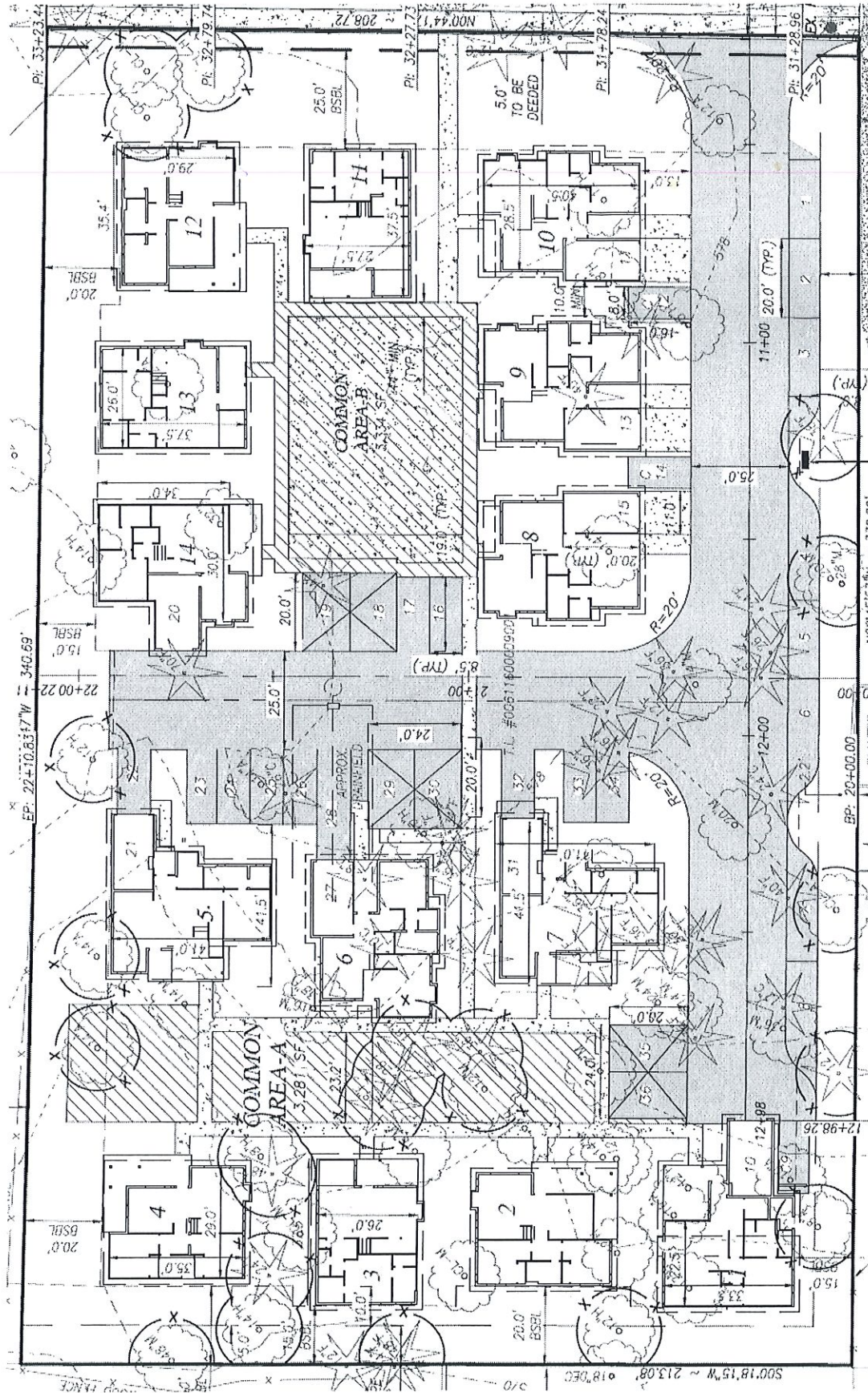
EXISTING ADJACENT HOMES:

There are several homes adjacent to the subject property. Along the south property line there are 3 homes, along the west property line there are 3 homes, and along the north property line are 2 homes. I have included a Site Plan showing the location of the Adjacent Homes. Photos have also been taken and are included in the analysis.

- 7914 – 44th Ave. W. This home has a gable roof over a 2-car garage and there are no windows along the common property line therefore no impact.
- 7906 – 44th Ave. W. This home is placed at an angle to the property line and is approximately 12 feet away from the common property line at its closest point and approximately 28 feet away from the common property line as you go westerly. The subject property will have a 10' landscape buffer and a 6-foot cedar fence along the common property line. Also, this home is quite distant from the closest units on our subject property, Units 7 & 8. I don't see an impact of the windows on this home within our community.
- 4433 – 80th St. SW. This home has its side facing the subject property. Unit 1 on the subject site is the closest unit to this home. However, Unit 1 is further west than this home. There appears to be only one window on the side of this adjacent home, located on the 2nd floor. The subject property will have a 10-foot landscape buffer and a 6-foot tall fence along the common property line. Unit 1 has a 6050 window on the ground floor, but again it is located further east of the adjacent home. Unit 1 also has a 4040 window located on the 2nd floor but again it is located further east of the adjacent home so there is no impact to the adjacent home.

- 7901 – 46th Ave. W. This home is approximately 70 feet from the common property line and is also turned at an angle. The closest units to this home are Unit 1 and Unit 2 on the subject property. The adjacent home has trees along the common property line. The adjacent home also has many blinds in the windows. The subject property will have a 10-foot landscape buffer along the common property line as well as a 6-foot tall fence. Unit 1 has a 4036 size window on the ground floor, but again the adjacent home is over 70 feet from the common property line. Unit 2 has two 5050 windows on the ground floor and a 6050 window on the 2nd floor, but again the adjacent home is quite the distance from the property line so there is no impact to the adjacent property.
- 4512 – 78th Pl. SW. This adjacent home was built in 2014. It is located 65 feet from the common property line at its closest point and is also located at an angle to the common line. All of the rear windows have blinds. Unit 2 and 3 are the closest homes to this adjacent home. The subject property will have a 10-foot landscape buffer and a 6-foot tall fence along the property line. Units 2 & 3 have windows on the 1st and 2nd floor facing this adjacent home, but due to the angle and the distance from the common property line, there is no impact to the adjacent property.
- 4508 – 78th Pl. SW. This adjacent home has its rear siding closest to the property line at approximately 26 feet. The adjacent property owner has lots of tall trees along the common property line I couldn't see any windows. Unit 4 is the closest unit to this property. The subject property will have a 10-foot landscape buffer and a 6-foot tall fence. Considering the tall trees on the adjacent property and the new landscape buffer I don't see an impact to the adjacent property.
- 7810 – 44th Ave. W. This adjacent home appears to be taller than the homes we will be placing on the subject property. It has two regular size windows on the ground floor, two smaller windows on the middle floor and two regular size windows on the upper floor. It appears the lowest windows are could be in a basement. The adjacent home is approximately 22 feet from the common property line. Unit 5 is the closest unit to the adjacent home. Unit 5 Left Elevation shows a 4036 kitchen window on the first floor facing the adjacent home. A 10-foot wide landscape buffer and a 6-foot tall fence will be place on the subject property. Based on these factors, I don't see any impact to the adjacent property.
- 7820 – 44th Ave. W. This adjacent home has two small transom windows on the first floor. There is no impact to this adjacent home.

End of window analysis.



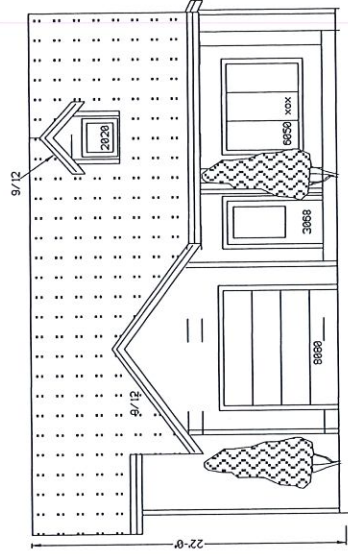
A1

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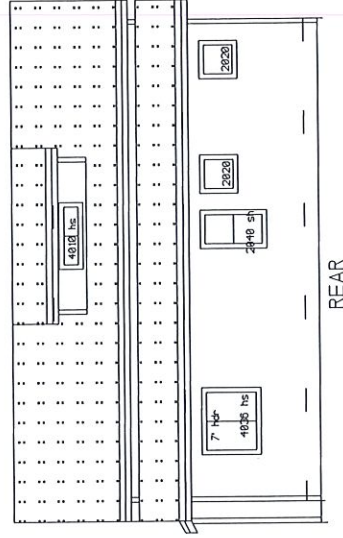
MIETZNER HOMES
44TH St Cottages - Unit 1
2 STORY COTTAGE

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
dpw - 7/17/2020

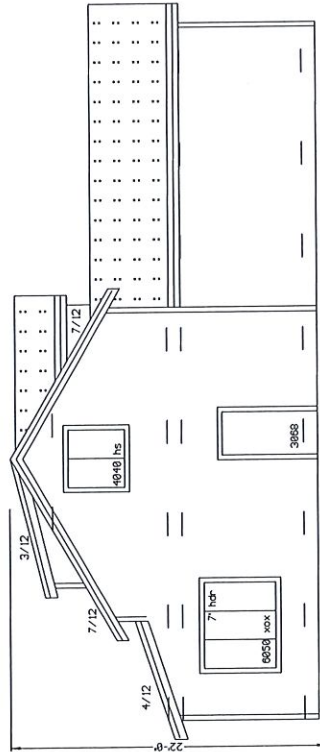
REVISIONS
Doug Williams - Designer
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dougwilliams44@gmail.com



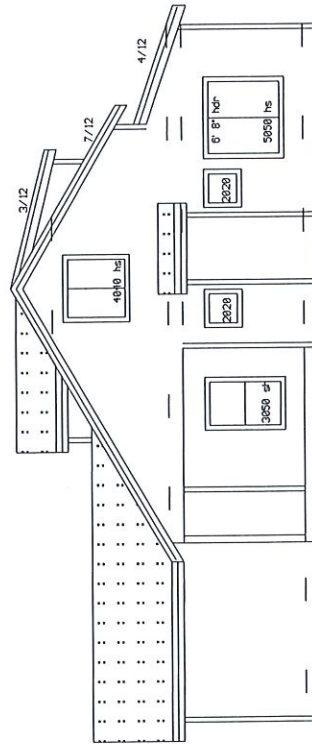
FRONT



REAR



LEFT



RIGHT

LOOKS AT LEFT ELEV UNIT 2

UNIT 1

dpw - 7/17/2020



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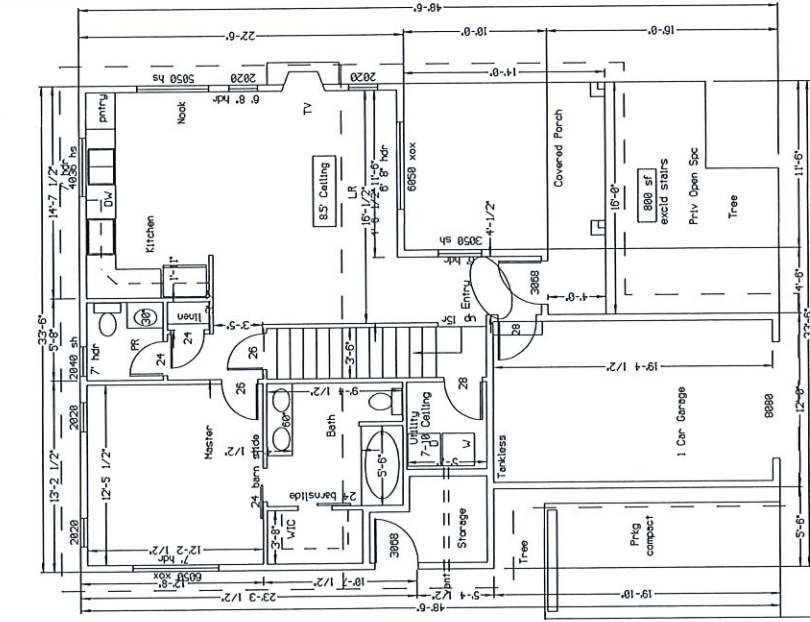
REVISIONS

PLAN VIEWS
1/4"=1'-0" - Sheet # 2 of 2
dpw - 7/17/2020

MIETZNER HOMES
44TH St Cottages - Unit 1
2 STORY COTTAGE

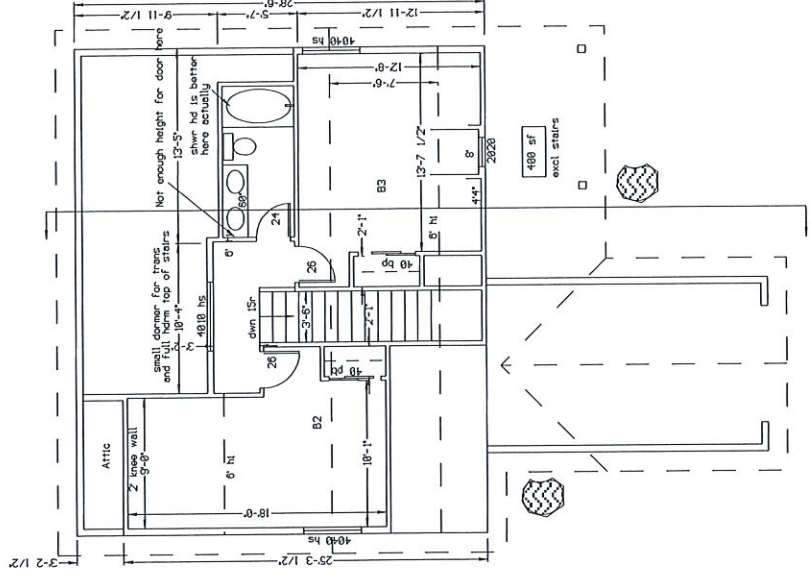
44-1.fcd

LOOKS AT LEFT ELEV UNIT 2



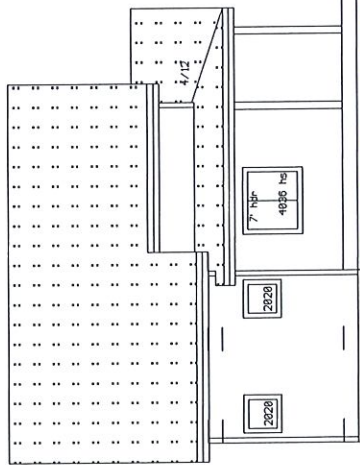
FIRST FLOOR

LOOK AT LEFT ELEV UNIT 2

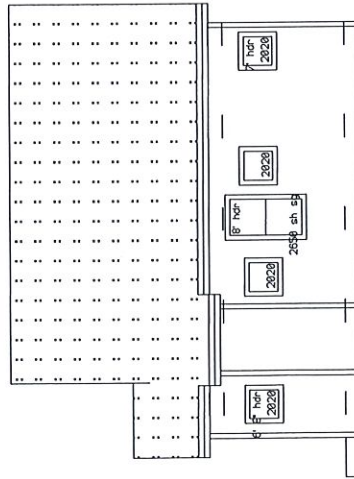


SECOND FLOOR

LEFT ELEV.



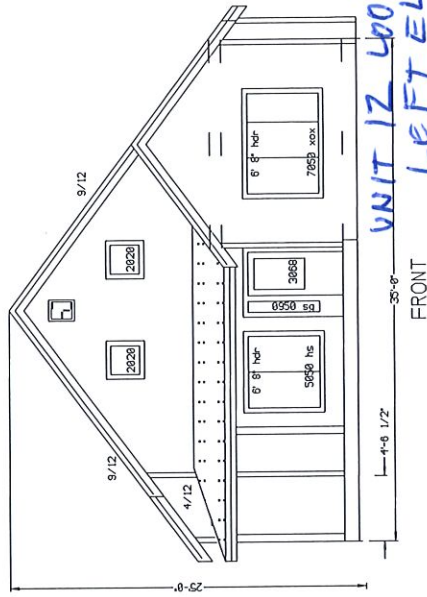
UNIT 2 LOOKS AT RIGHT ELEV. UNIT 1
UNIT 12 LOOKS AT RIGHT ELEV. UNIT 13



RIGHT

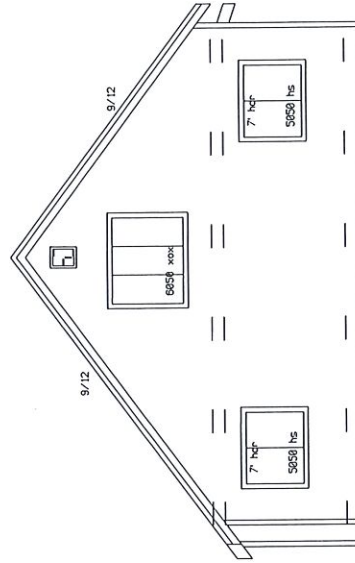
UNIT 2 LOOKS AT LEFT ELEV UNIT 3

UNITS 2 12



FRONT

UNIT 12 LOOKS AT
LEFT ELEV. UNIT 11



REAR

A1

MEITZNER HOMES
44TH St Cottages - Units 2 12
2 STORY COTTAGE

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
7/20/2020

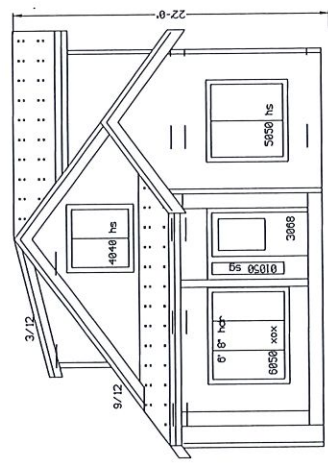
REVISIONS
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A1

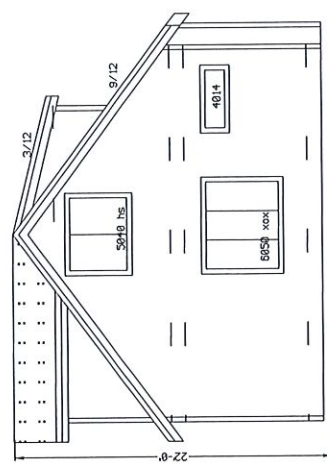
METZNER HOMES
44TH St Cottages - Units 3 11
2 STORY COTTAGE

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
dpw - 7/20/20

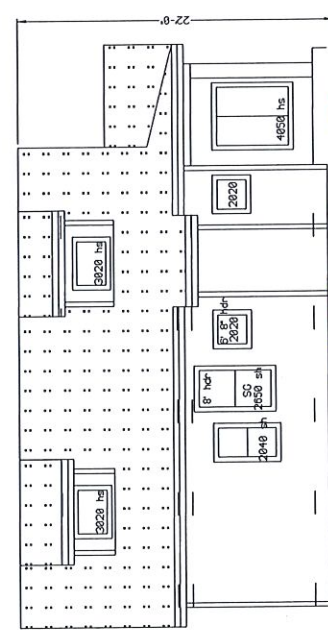
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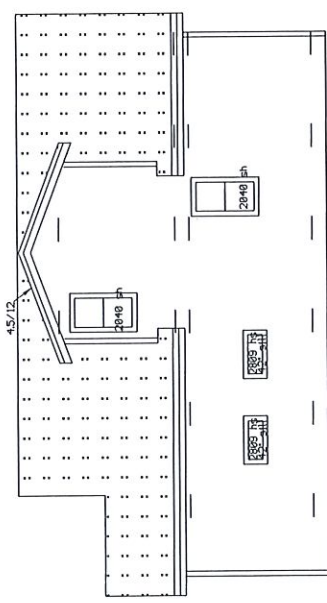
FRONT



REAR



UNIT 3 LOOKS AT RIGHT ELEV. UNIT 2
UNIT 11 LOOKS AT FRONT ELEV. UNIT 12



RIGHT

UNIT 3 LOOKS AT LEFT ELEV. UNIT 4
UNIT 11 LOOKS AT FRONT ELEV. UNIT 10

A1

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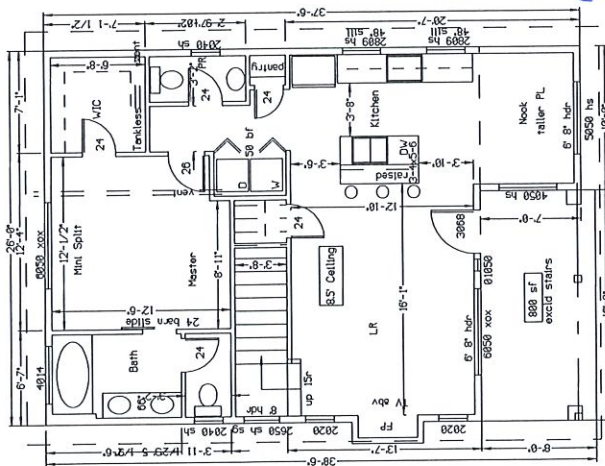
PLAN VIEWS
1/4"=1'-0" - Sheet # 2 of 2
dpw - 7/20/20

MIETZNER HOMES
44TH St Cottages - Units 3 11
2 STORY COTTAGE

A2

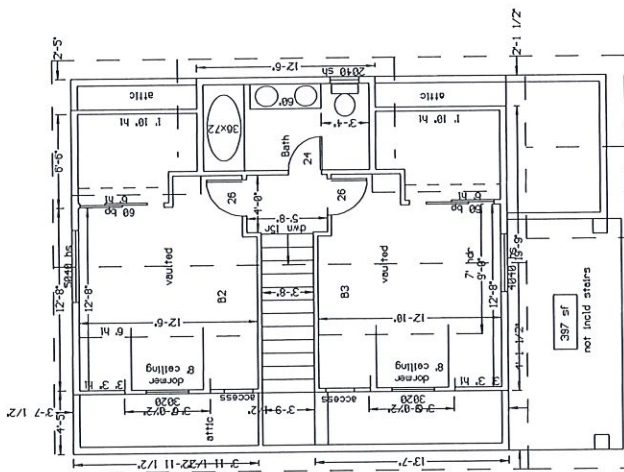
44-31113.fcd

UNIT 3 LOOKS AT LEFT ELEV UNIT 4
UNIT 11 LOOKS AT FRONT ELEV UNIT 10



FIRST FLOOR

UNITS 3 11



SECOND FLOOR

7/20/2020

A1

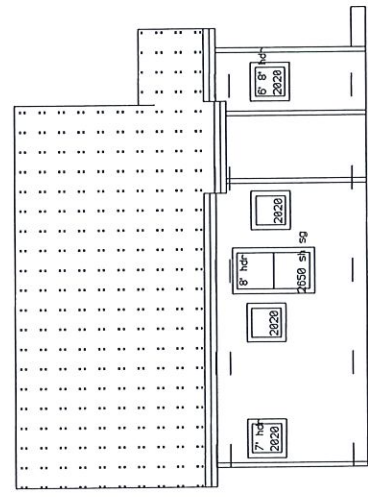
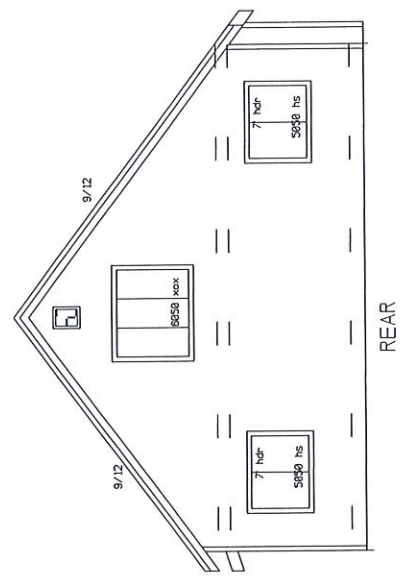
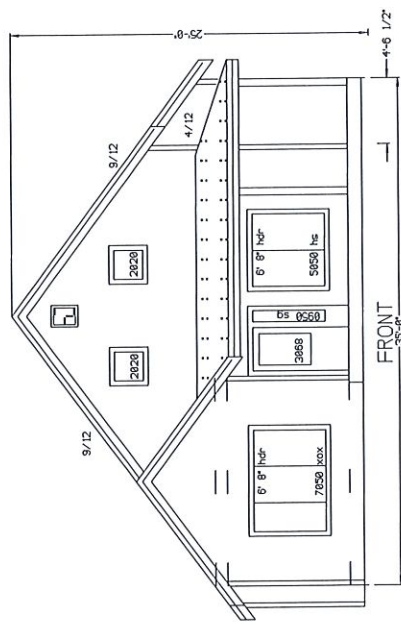
METZNER HOMES
44TH St Cottages - Units 4
2 STORY COTTAGE

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
7/20/2020

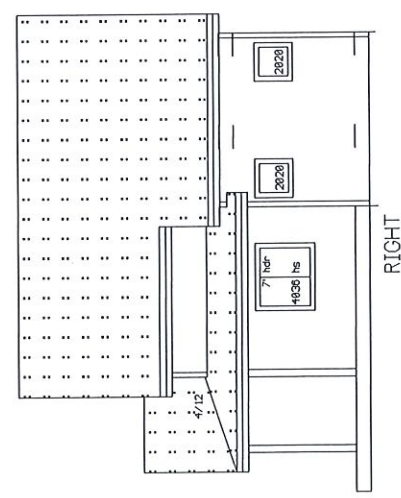
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UNITS 4



LOOKS AT RIGHT ELEV. UNIT 3

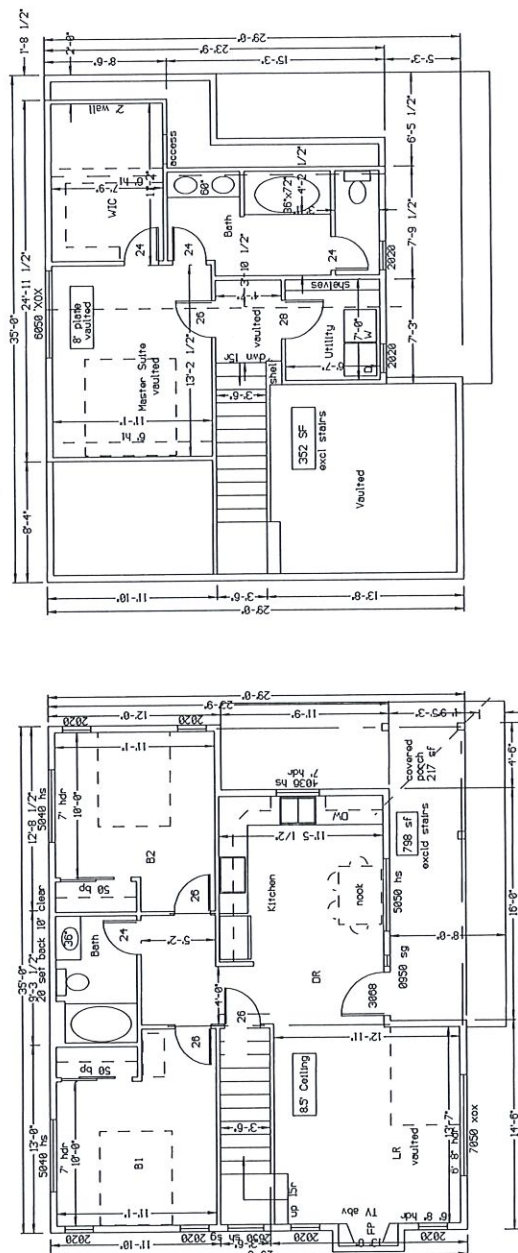


7/20/2020

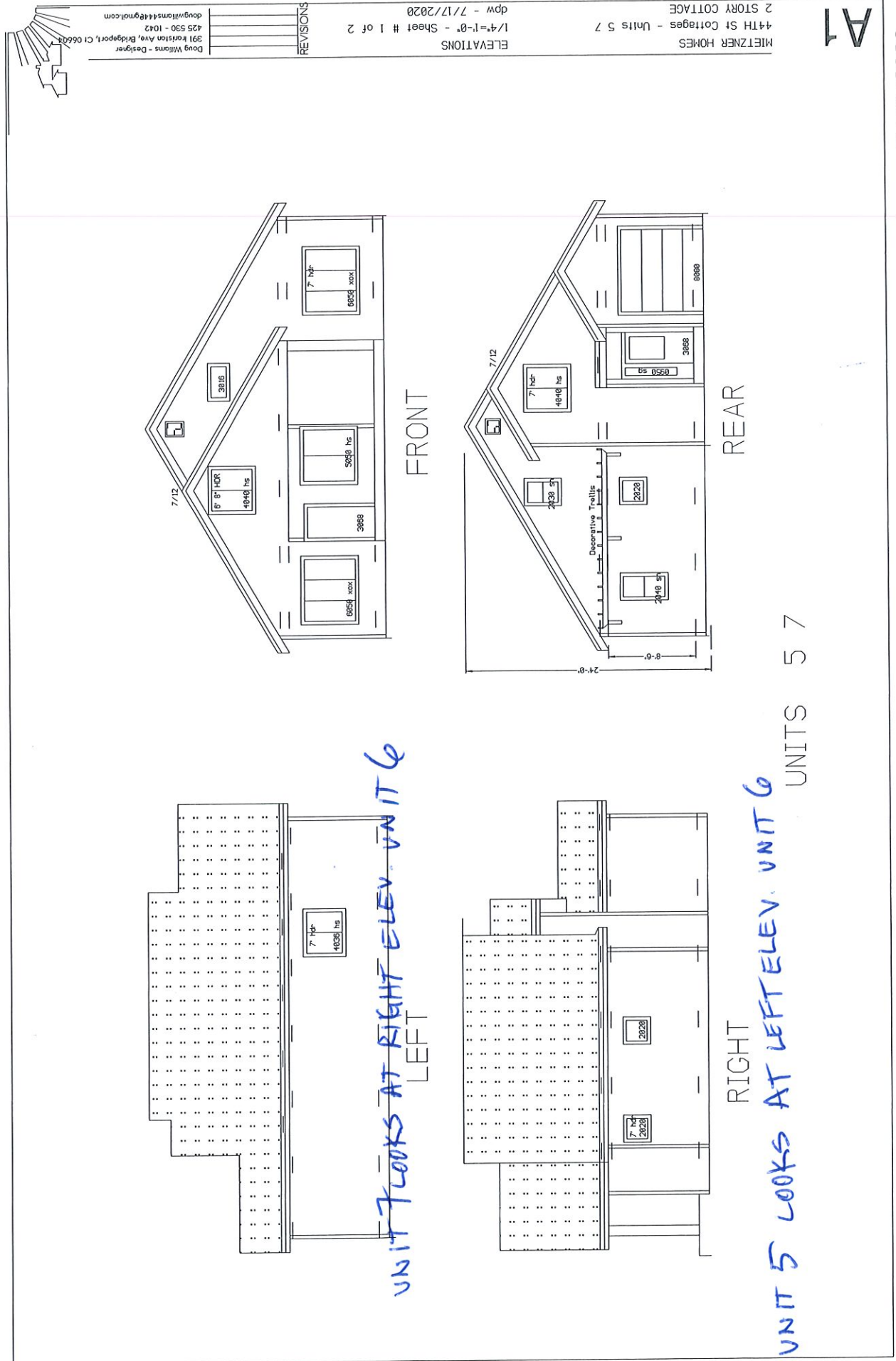
SECOND FLOOR

FIRST FLOOR

UNITS 4



LOOKS AT RIGHT ELEV. UNIT 3.



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A1

MEITZNER HOMES
44TH ST Cottages - Units 5 & 6
2 STORY COTTAGE

Units 5 & 6

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
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UNIT 6 LOOKS AT RIGHT ELEV. UNIT 6
LEFT

UNIT 5 LOOKS AT LEFT ELEV. UNIT 6
RIGHT

UNITS 5 & 6

A1

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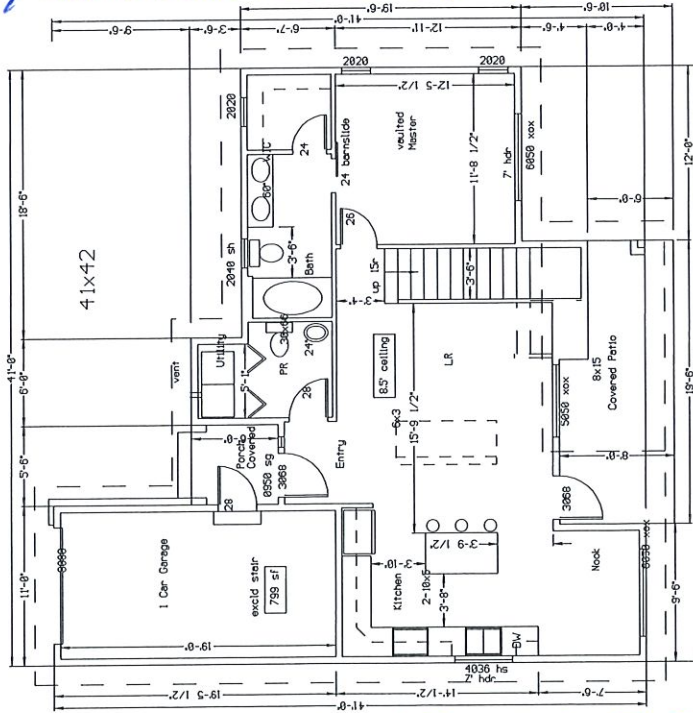
PLAN VIEWS
1/4"=1'-0" - Sheet # 2 of 2
dpw - 7/17/2020

METZNER HOMES
44TH ST Cottages - Units 5 7
2 STORY COTTAGE

A2

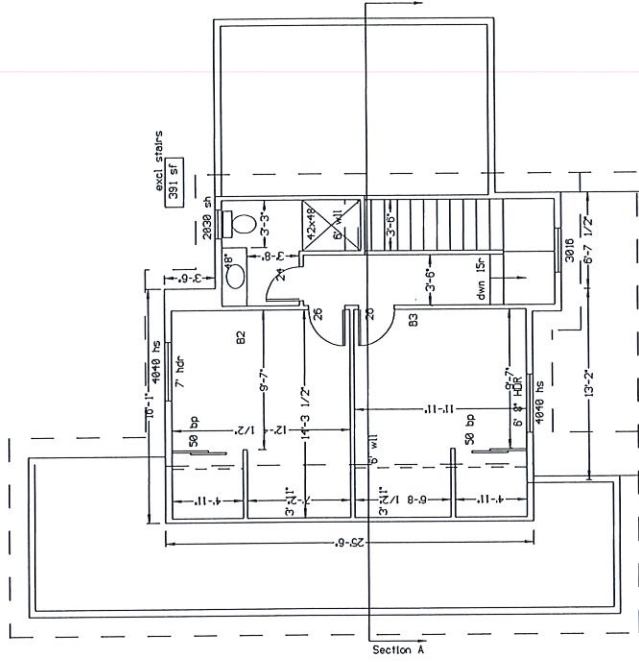
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UNIT 5 LOOKS AT LEFT ELEV UNIT 6



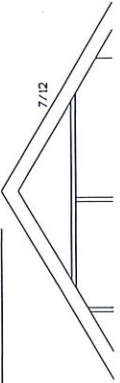
UNIT 7 LOOKS AT RIGHT ELEV. UNIT 6

FIRST FLOOR



SECOND FLOOR

UNITS 5 7



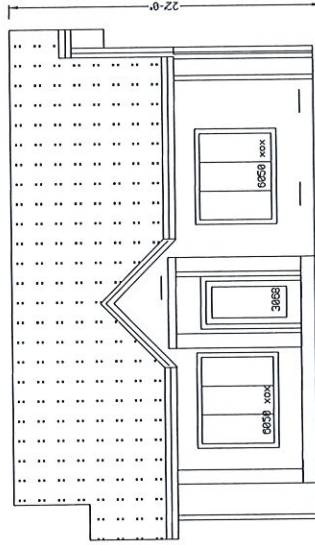
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METZNER HOMES
44TH St Cottages - Unit 6
2 STORY COTTAGE

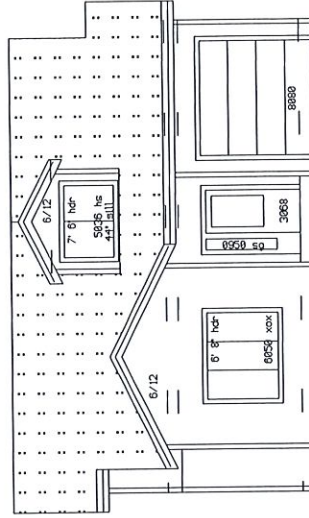
ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
dpw - 0/8/2020

REVISIONS

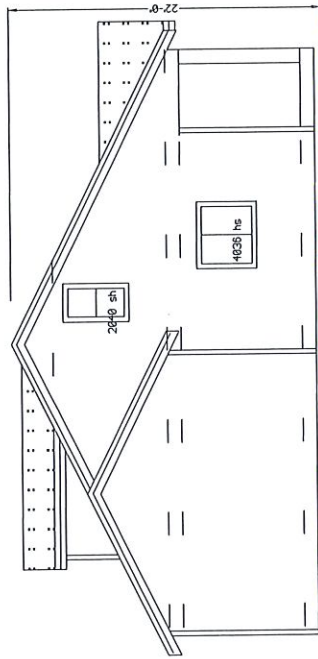
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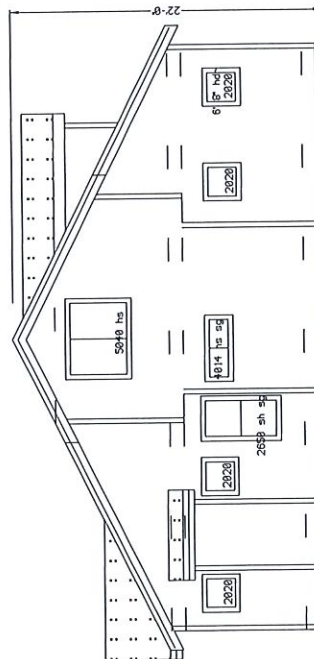
FRONT



REAR



LOOKS AT RIGHT ELEV. UNIT 5
LEFT



RIGHT
LOOKS AT LEFT ELEV. UNIT 7
UNIT 6

A1

A2

44-68910.fcd

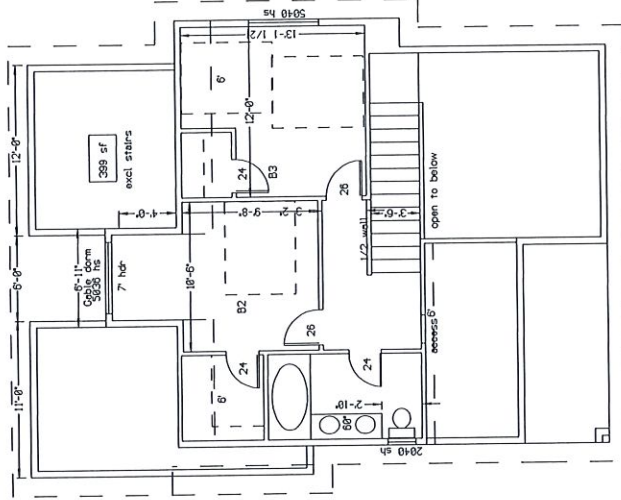
MIETZNER HOMES
44TH St Cottages - Unit 6
2 STORY COTTAGE

PLAN VIEWS
1/4"-1'-0" - Sheet # 2 of 2
dpw - 0/8/2020

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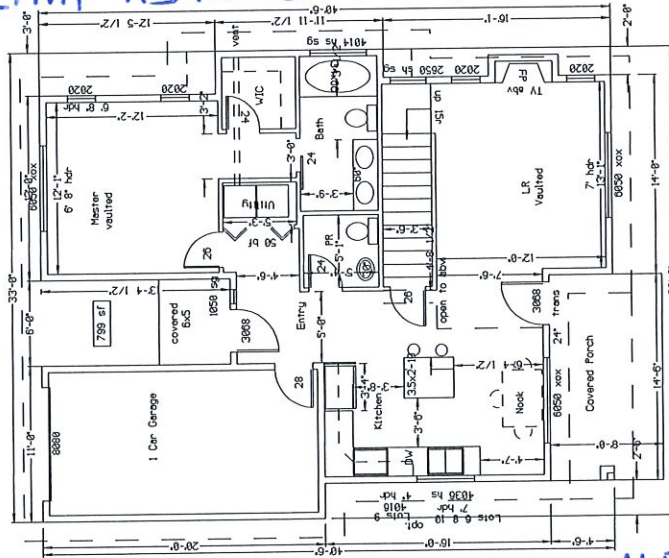
SECOND FLOOR

UNIT 6



FIRST FLOOR

33x41

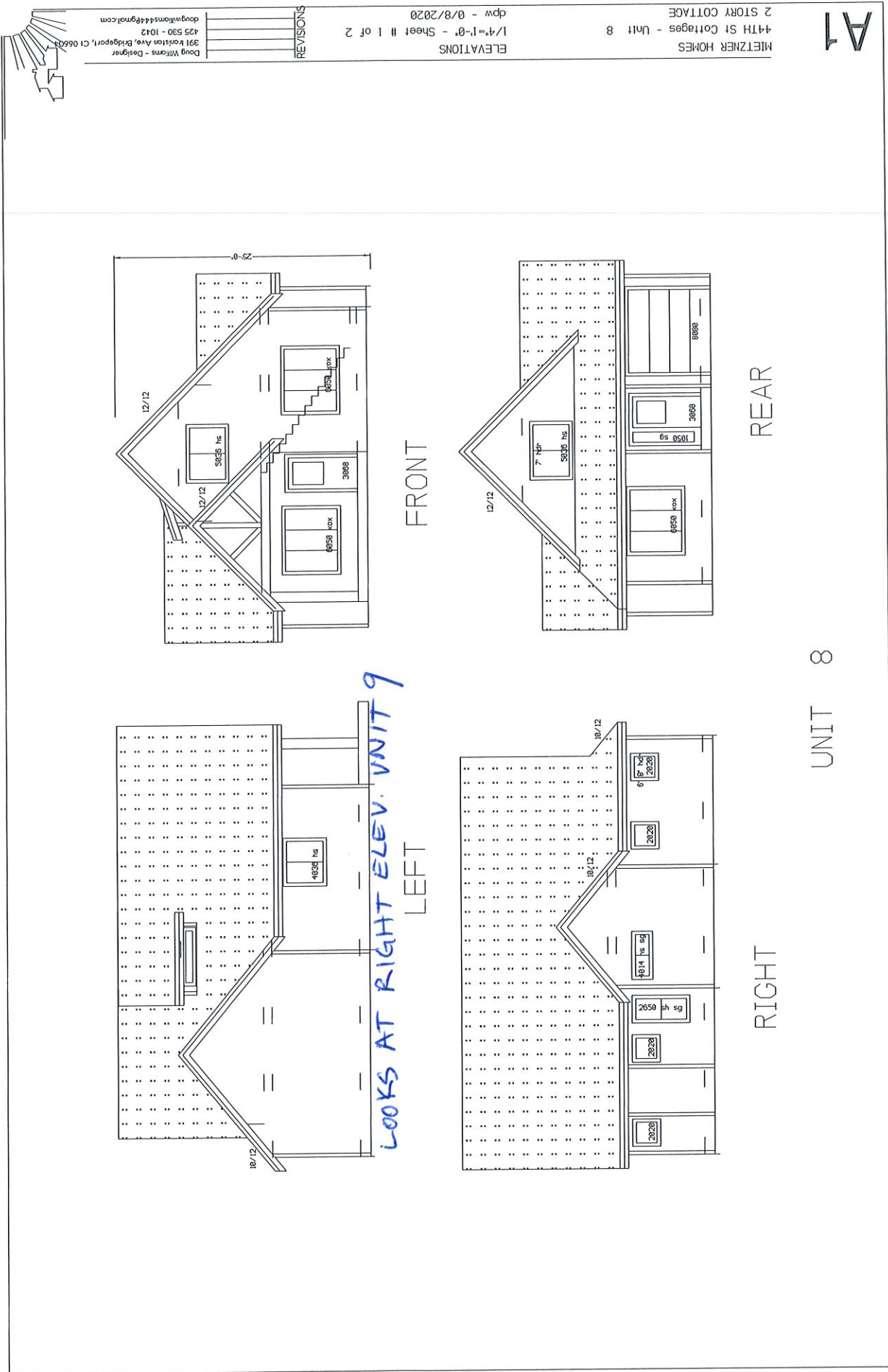


LOOKS AT LEFT ELEV. UNIT 7

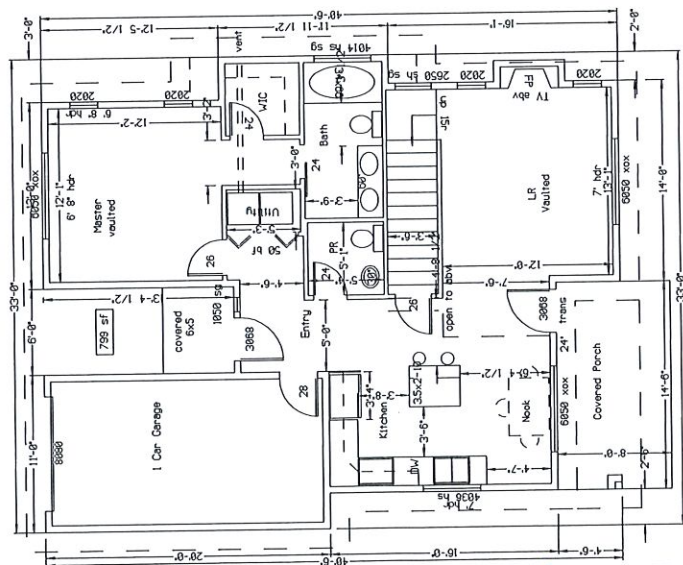
LOOKS AT RIGHT ELEV. UNIT 5

A2

44-68910.fcd



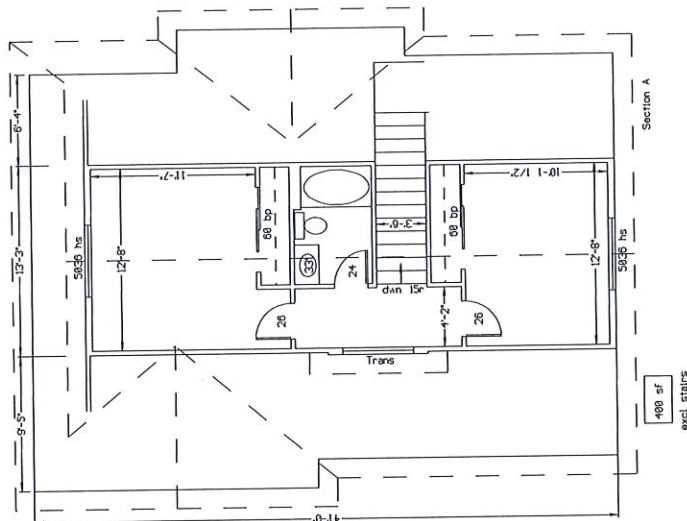
A1



LOOKS AT RIGHT ELEV. UNIT 9

33x41

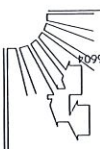
FIRST FLOOR



SECOND FLOOR

REVISIONS

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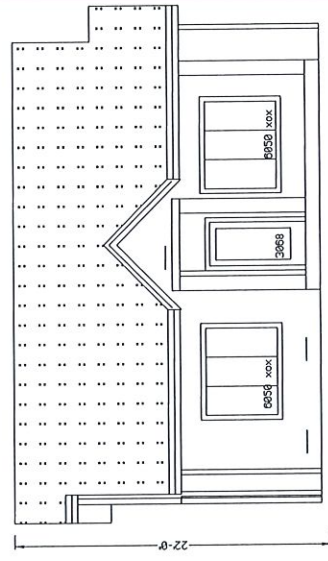
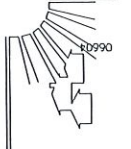


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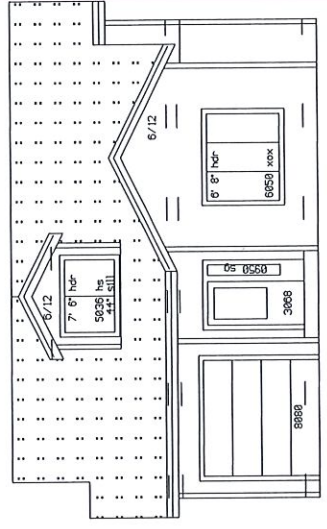
REVISIONS

ELEVATIONS
1/4"-1"-0" - Sheet # 1 of 2
dpw - 9/8/2020

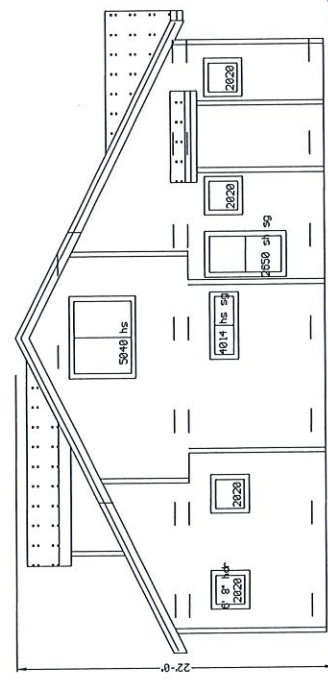
MIETZNER HOMES
44TH St Cottages - Unit 9
2 STORY COTTAGE



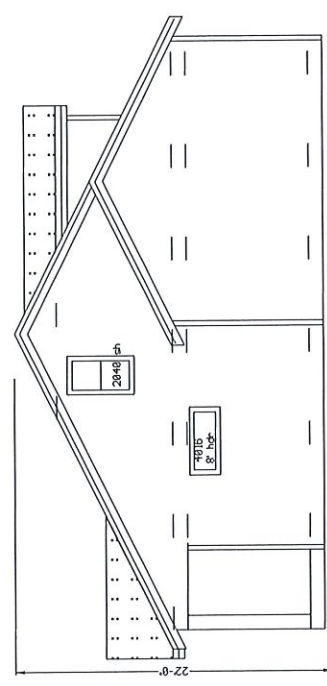
FRONT



REAR



LOOKS AT RIGHT ELEV. UNIT 10
LEFT



RIGHT
LOOKS AT LEFT ELEV. UNIT 8
UNIT 9

A2

44-68910.fcd

MIETZNER HOMES
44TH St Cottages - Unit 9
2 STORY COTTAGE

PLAN VIEWS
1/4"=1'-0" - Sheet # 2 of 2
dpw - 982020

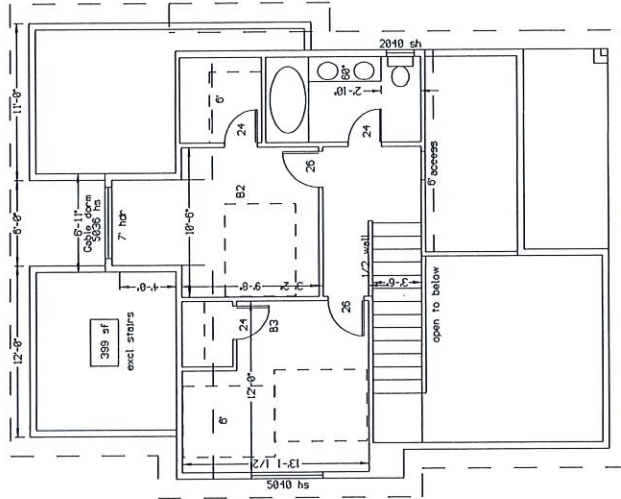
REVISIONS

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A1

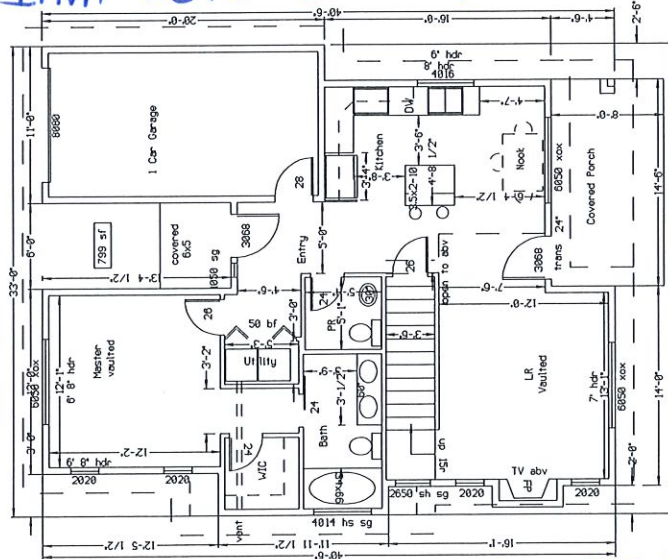
SECOND FLOOR

UNIT 9



FIRST FLOOR

33x41



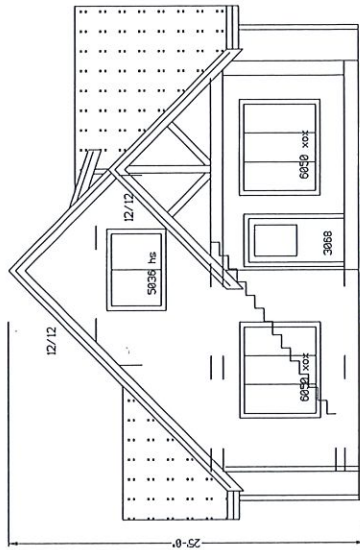
LOOKS AT RIGHT ELEV. UNIT 10

A1

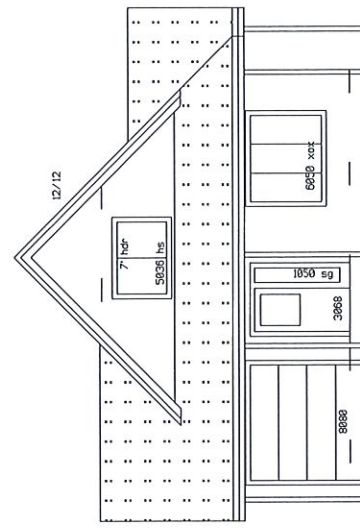
MEITZNER HOMES
44TH ST Cottages - Unit 10
2 STORY COTTAGE

ELEVATIONS
1/4"=1'-0" - Sheet # 1 of 2
dpw - 982020

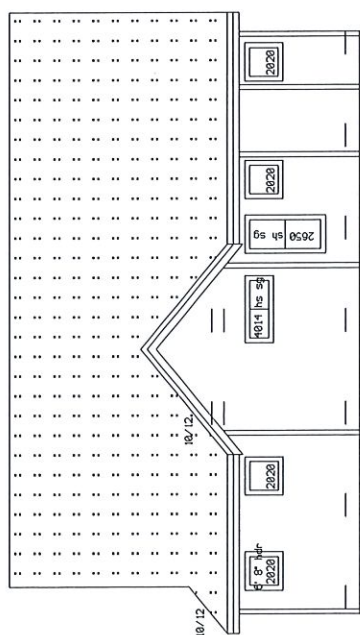
REVISIONS
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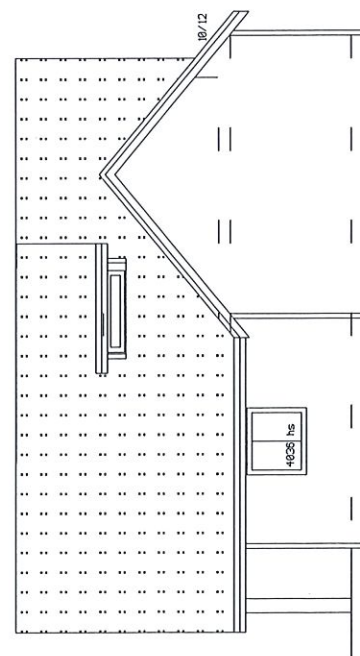
LOOKS AT RIGHT ELEV. UNIT 11
FRONT



REAR



LEFT



LOOKS AT LEFT ELEV. UNIT 9
RIGHT

UNIT 10

A1



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dougwilliams44@gmail.com

REVISIONS

PLAN VIEW/S
1/4"=1'-0" - Sheet # 2 of 2
dpw - 982020

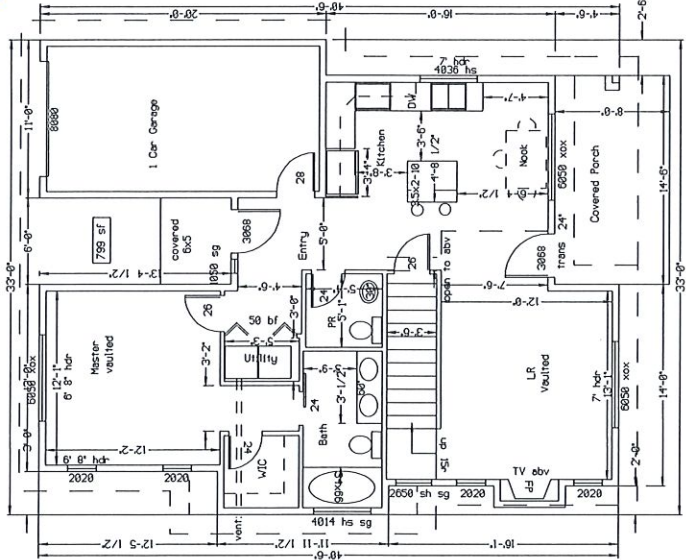
METZNER HOMES
44TH St Cottages - Unit 10
2 STORY COTTAGE

A2

44-68910.fcd



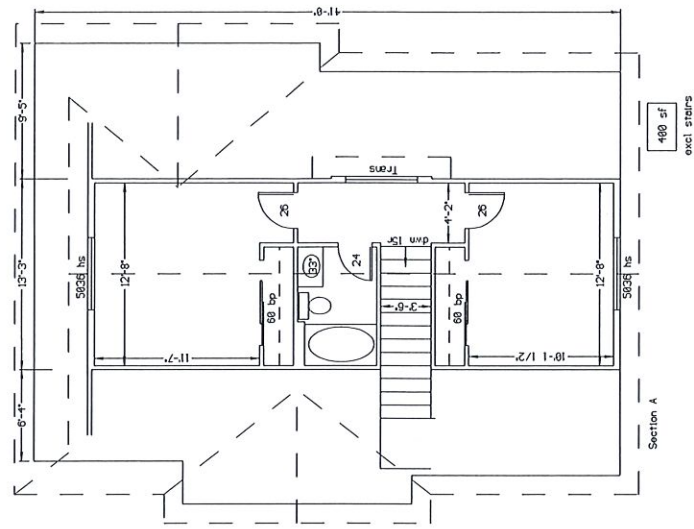
LOOKS AT LEFT ELEV. UNIT 9

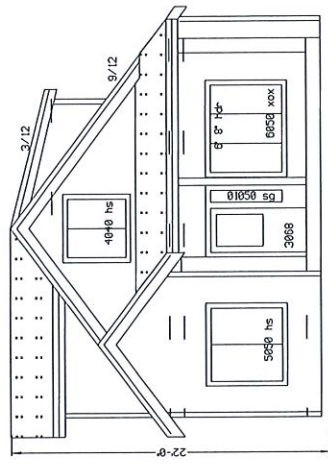


33x41
LOOKS AT RIGHT ELEV.
UNIT 11

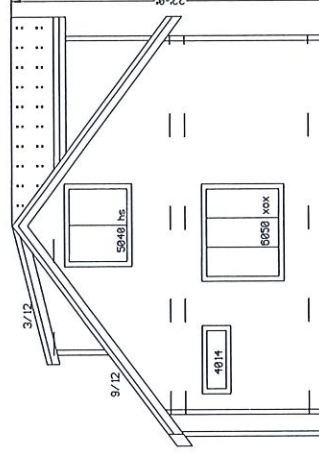
UNIT 10

SECOND FLOOR

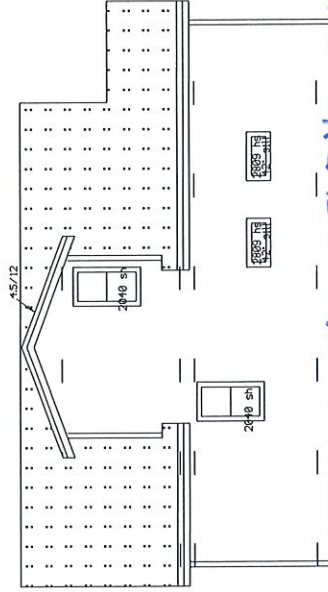




FRONT

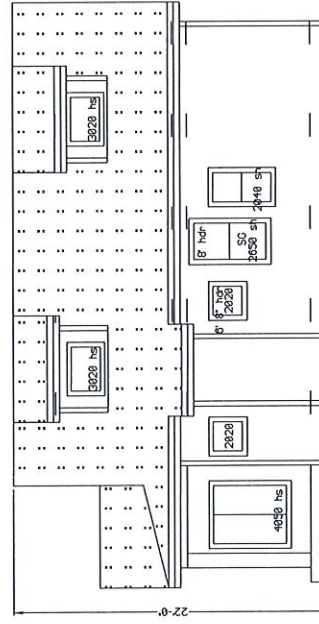


REAR



LEFT

LOOKS AT RIGHT ELEV. UNIT 14



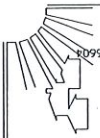
RIGHT

LOOKS AT LEFT ELEV. UNIT 12

UNITS 13

UNIT 13

A1



425 530 - 1042
391 Konston Ave, Bridgeport, Ct 06603
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dougwilliams44@gmail.com

REVISIONS

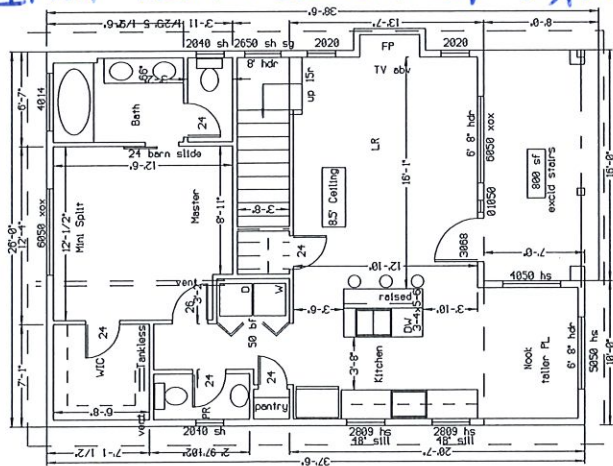
PLAN VIEWS
1/4"=1'-0" - Sheet # 2 of 2
dpw - 7/20/20

MIEZNER HOMES
44TH St Cottages - Units 13
2 STORY COTTAGE

A2

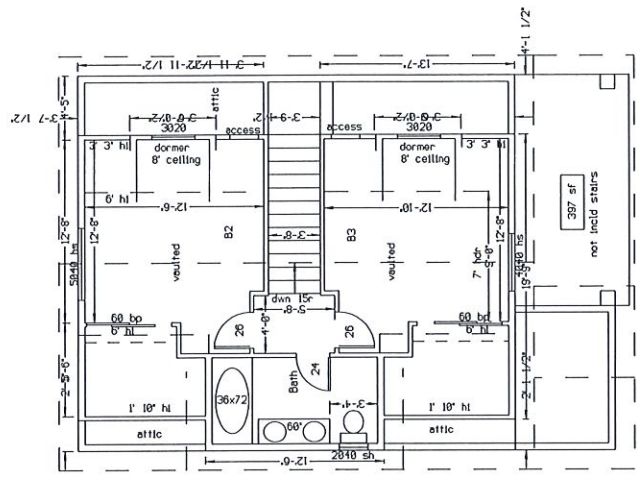
44-31113.fcd

LOOKS AT LEFT ELEV. UNIT 12

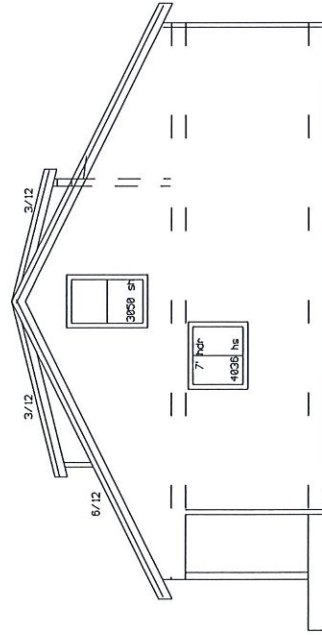
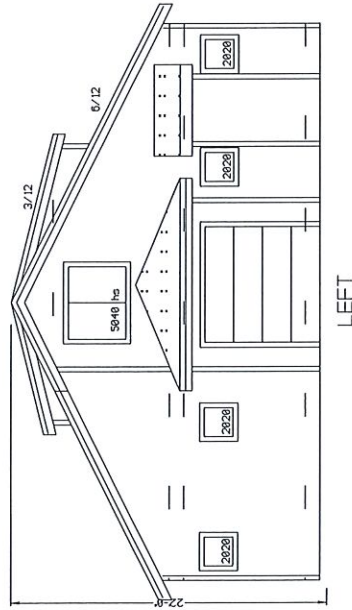
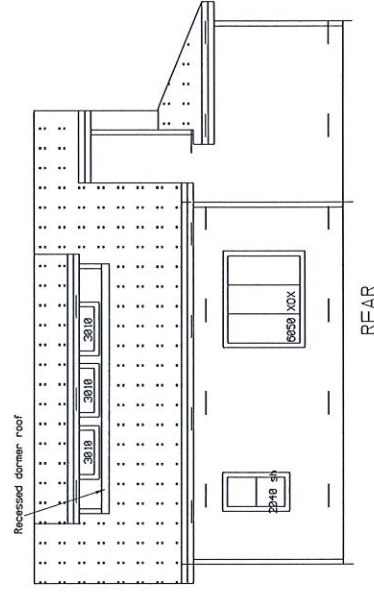
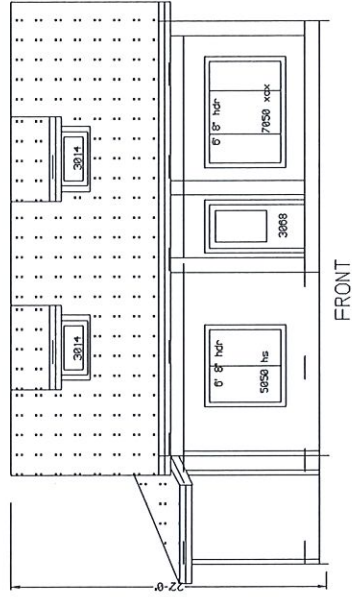


FIRST FLOOR

UNITS 13



SECOND FLOOR



RIGHT
LOOKS AT LEFT ELEV. UNIT 13

UNIT 14

A2

44-14.fcd

UNIT 14

MIETZNER HOMES
44TH St Cottages - Unit 14
2 STORY COTTAGE

PLAN VIEWS

1/4"=1'-0" - Sheet # 2 of 2
dpw - 7/17/2020

REVISIONS

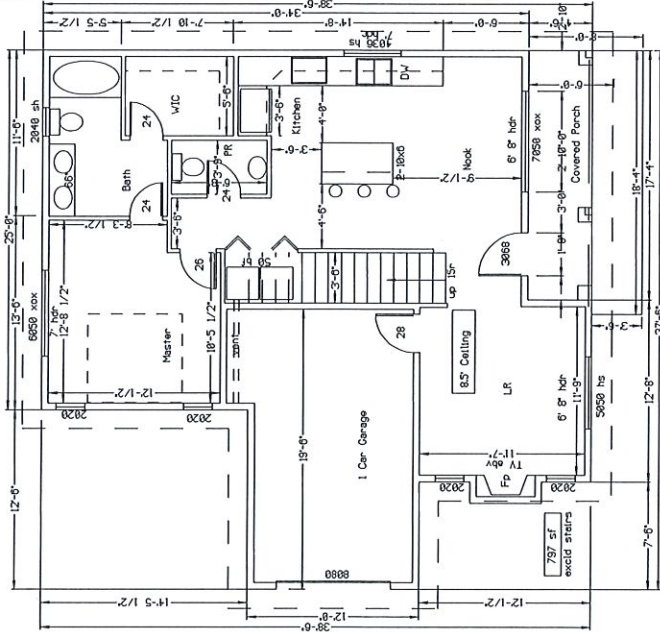
Doug Williams - Designer
391 Koshkonong Ave., Bridgeport, CT 06605
425 530 - 1012
dougwilliams44@gmail.com



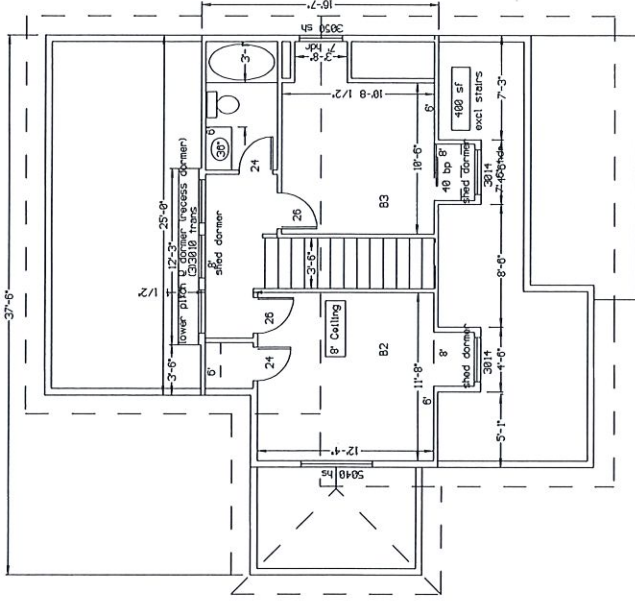
dpw - 7/17/2020

A1

LOOKS AT LEFT ELEV. UNIT 13

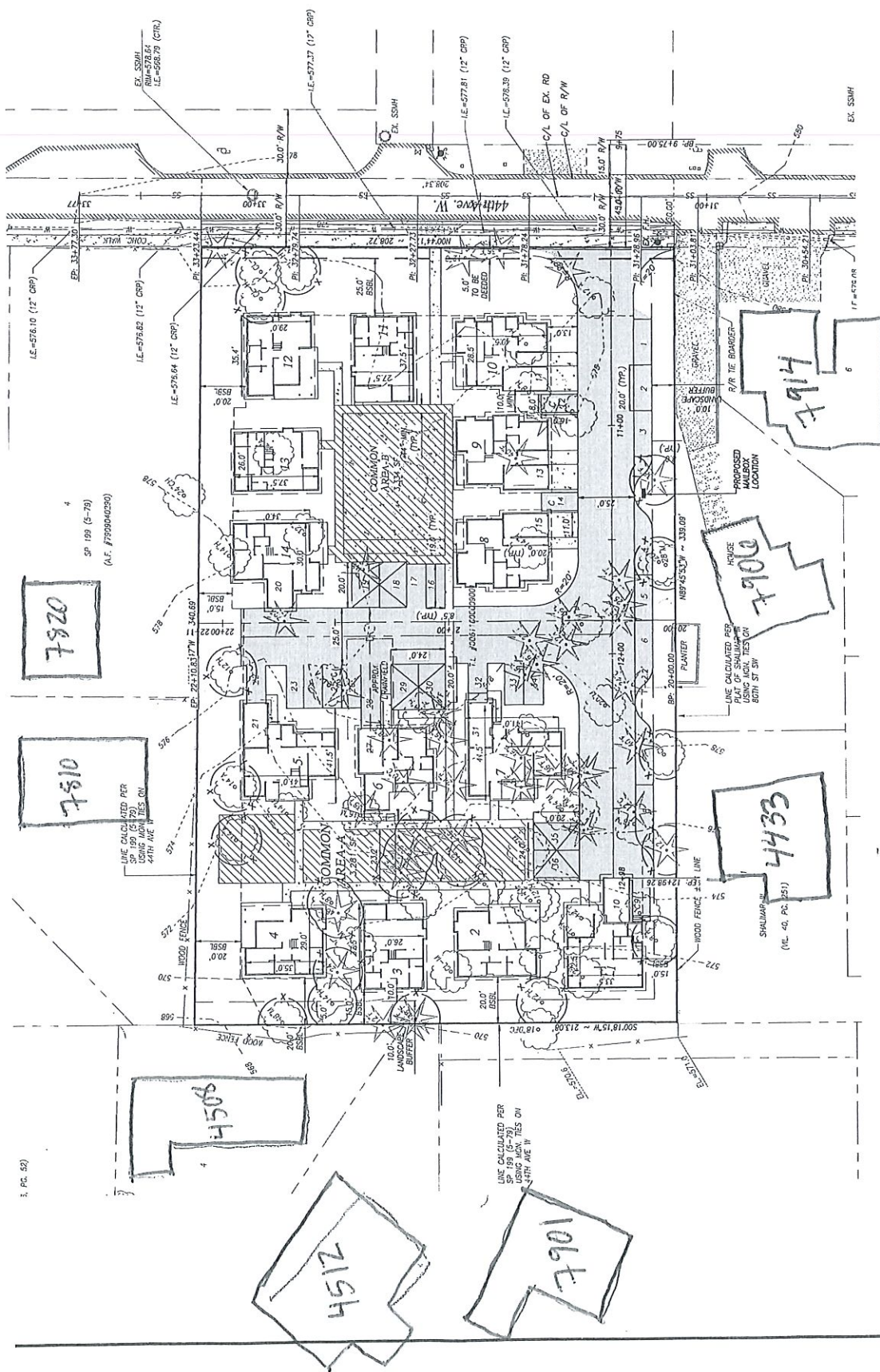


FIRST FLOOR



SECOND FLOOR

3. PG. 52.)

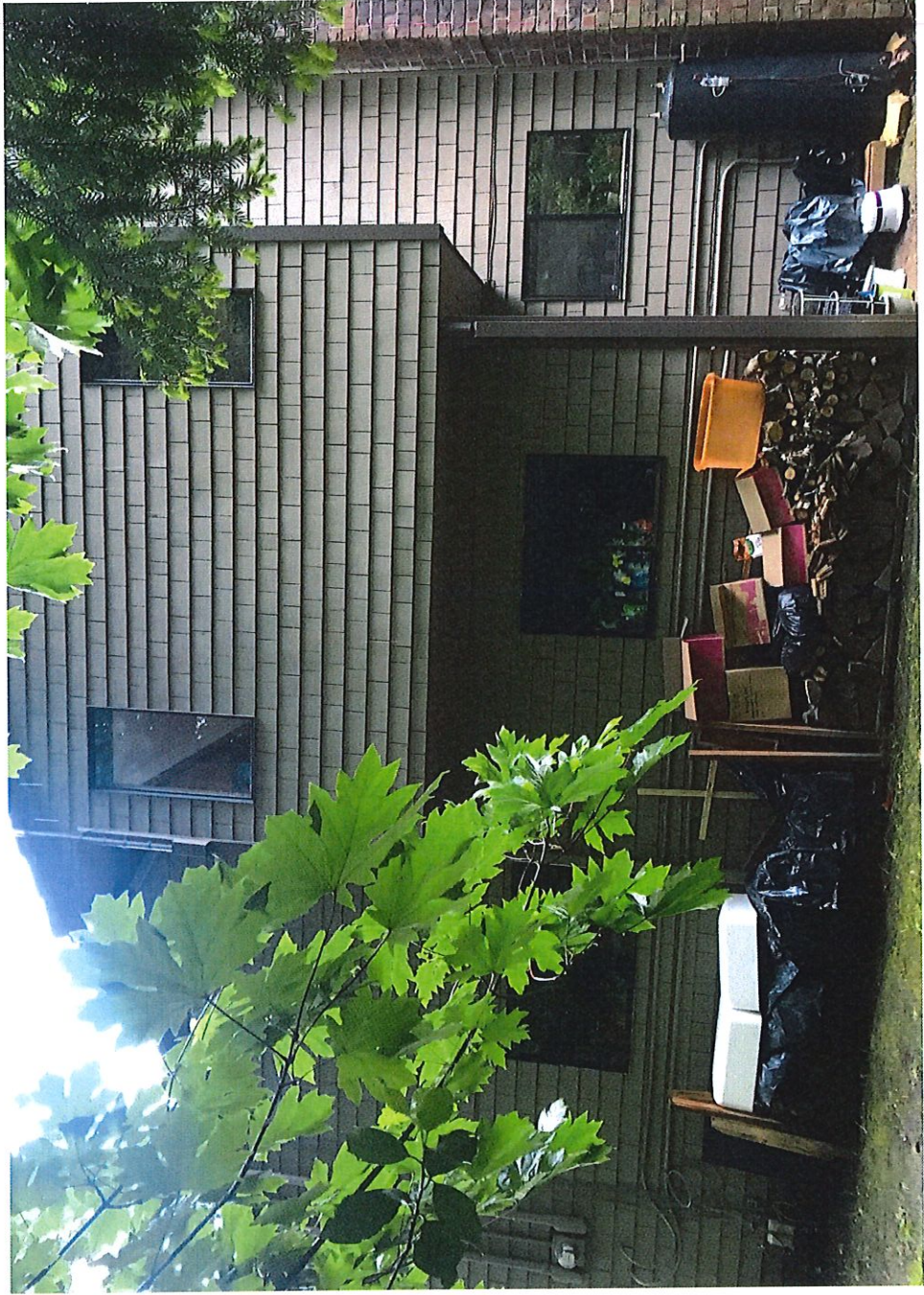




HOUSE 7914



HOUSE 7906



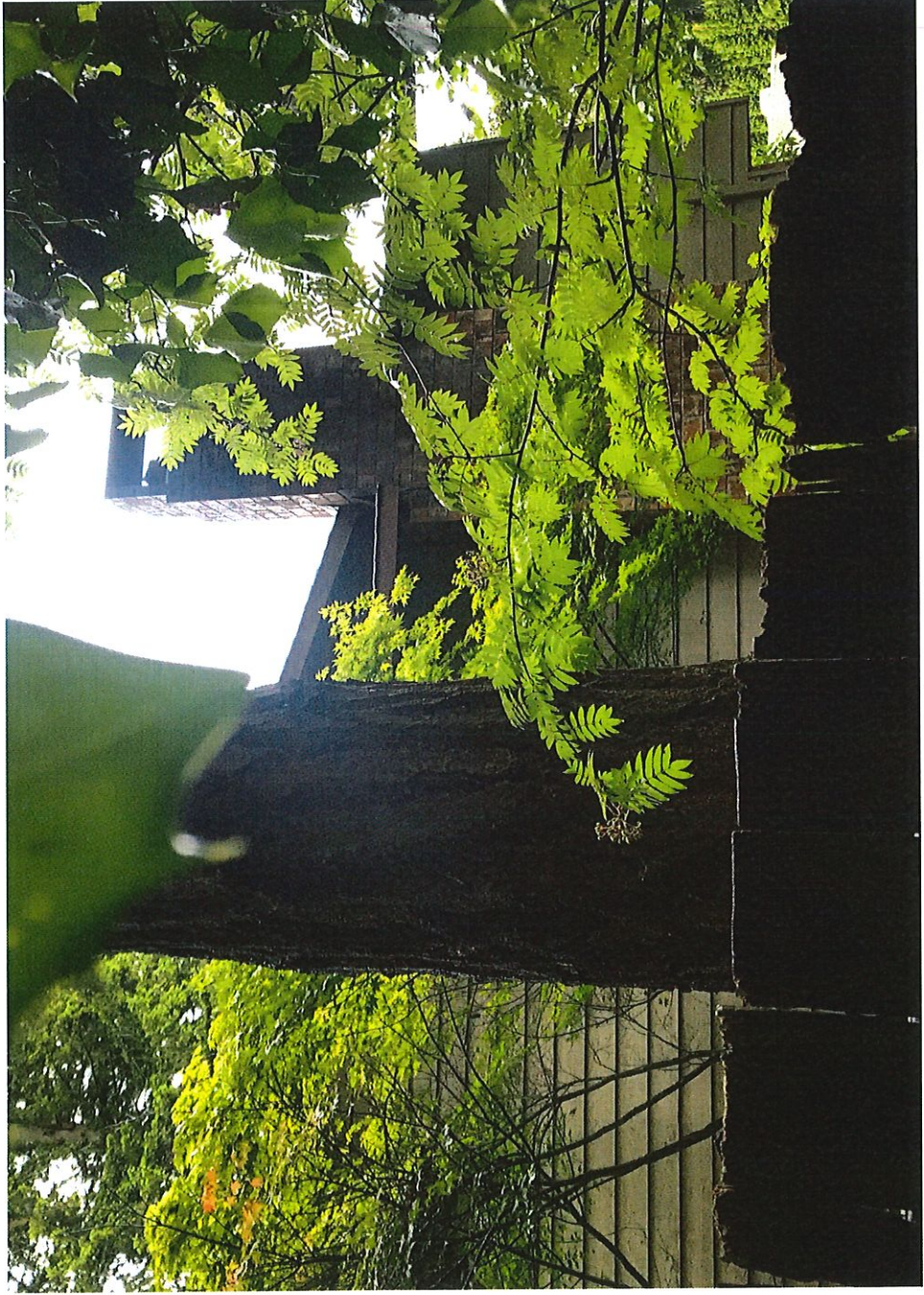
HOUSE 7906



HOUSE 7906



HOUSE 4433



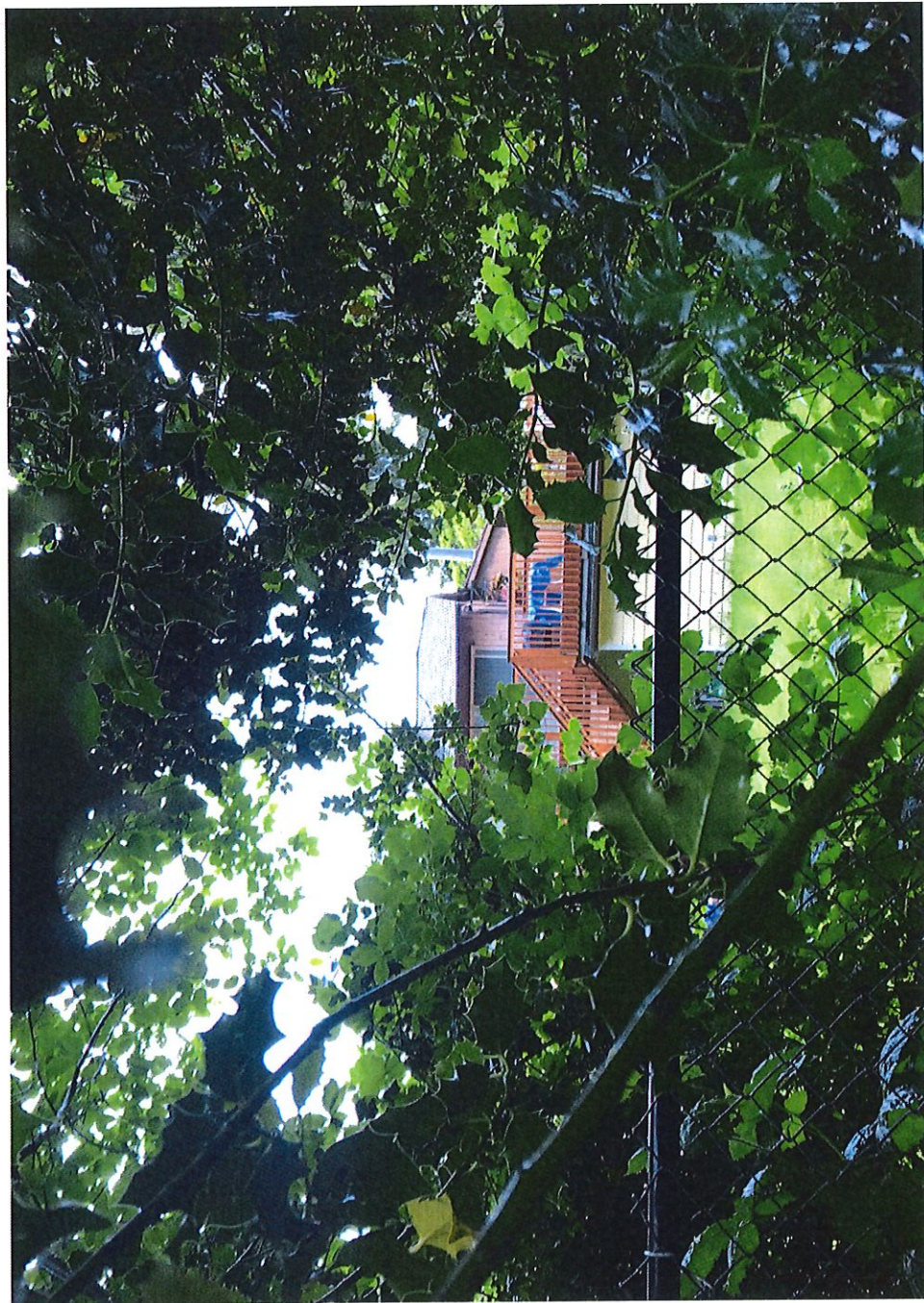
HOUSE 4433



HOUSE 4433



HOUSE 4433



HOUSE 7901



HOUSE 7901



HOUSE 7901



HOUSE 7901



House 7901



HOUSE 4512



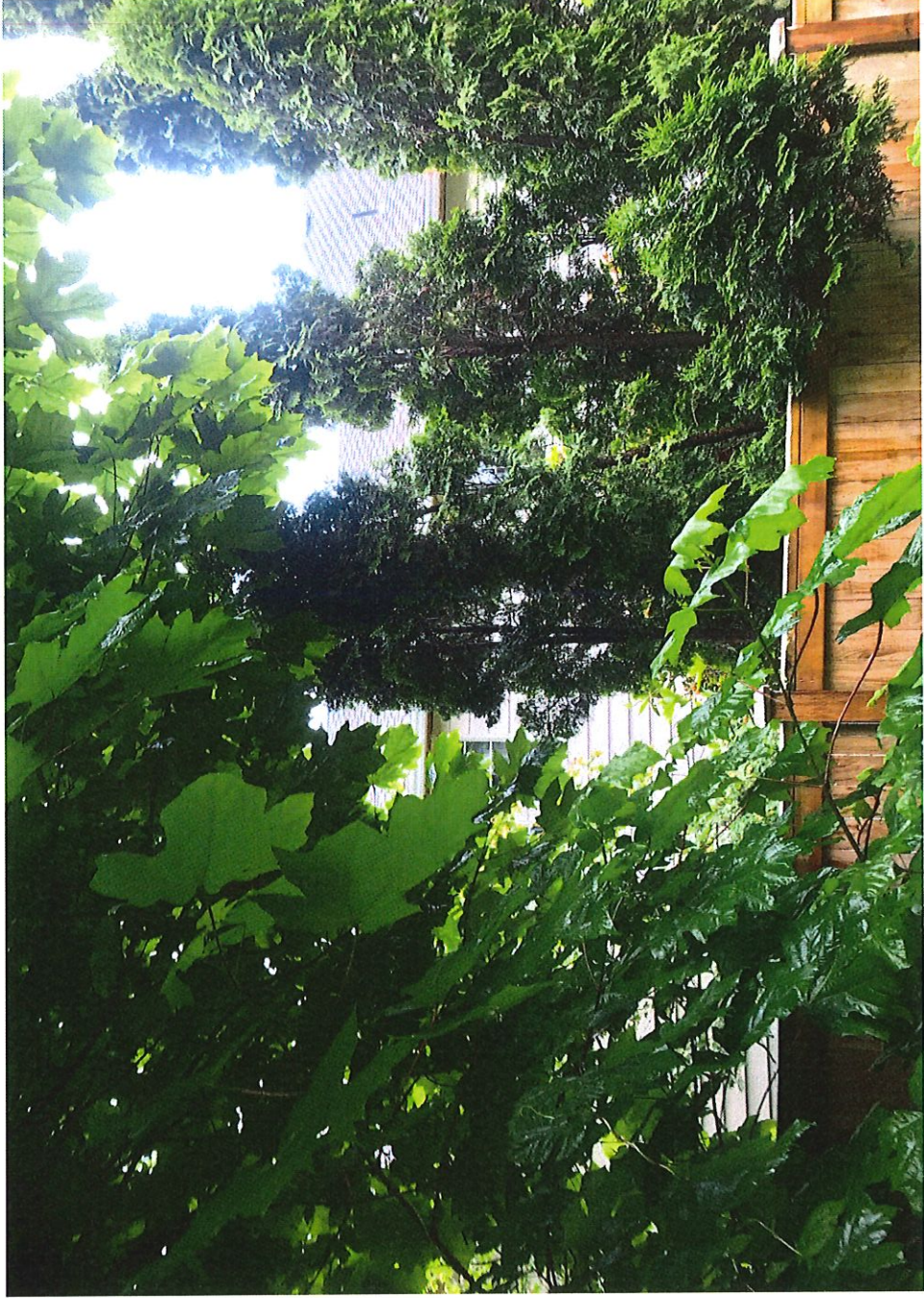
HOUSE 4512



8054 4508
House 3504.



HOUSE 4508



HOUSE 4508



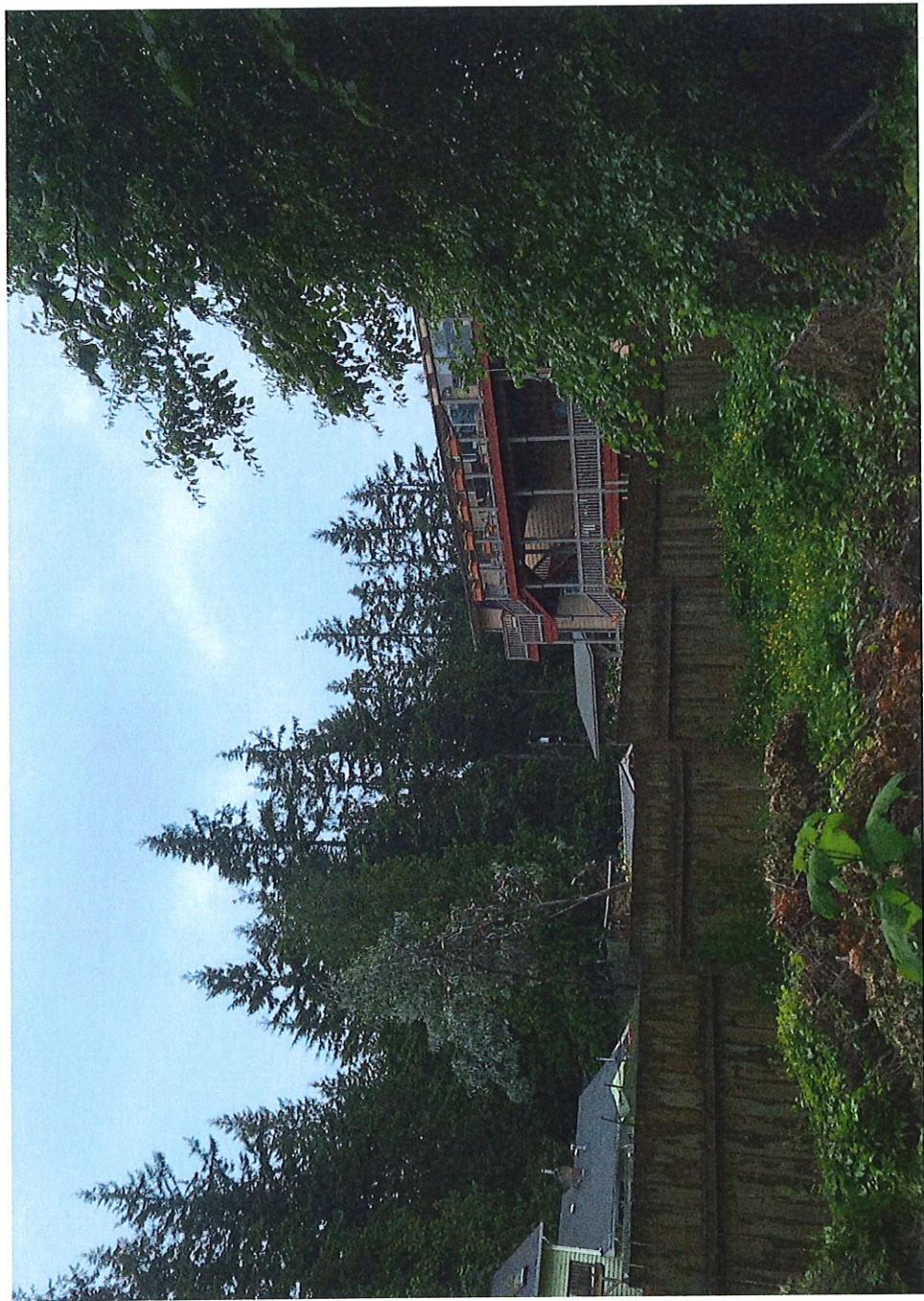
House 4508



HOUSE 4508



House 7810



House 7810



HOUSE 7810 0187



HOUSE 7810



HOUSE 7810



HOUSE 7810



HOUSE 7820