



Image Date: May 2008 © 2012 Google -

DPD Project #3013594  
EDG: Townhouses 2556 14th Ave. W

Date: July 25, 2012



2331 east madison st  
seattle, wa 98112

for a good time, call:  
(206) 588-1258

QUINN BORSENO  
PAUL PIERCE  
MOON ZHANG

submitted:  
8. 09. 2012 design review set

9 LIVES  
2556 14TH AVE. W. SEATTLE, WA 98119

owner:  
ISOLA

project no.: 120306      dpd no.: 3013594

SITE VIEW

A0

Contents

- Statement of Development Objectives
- Arial Views of the Neighborhood
- Urban Design Analysis
- Streetscape Photographs
- Pertinent Design Guidelines
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- Design Alternative 'A'
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- Site Cross Sections

Statement of Development Objectives

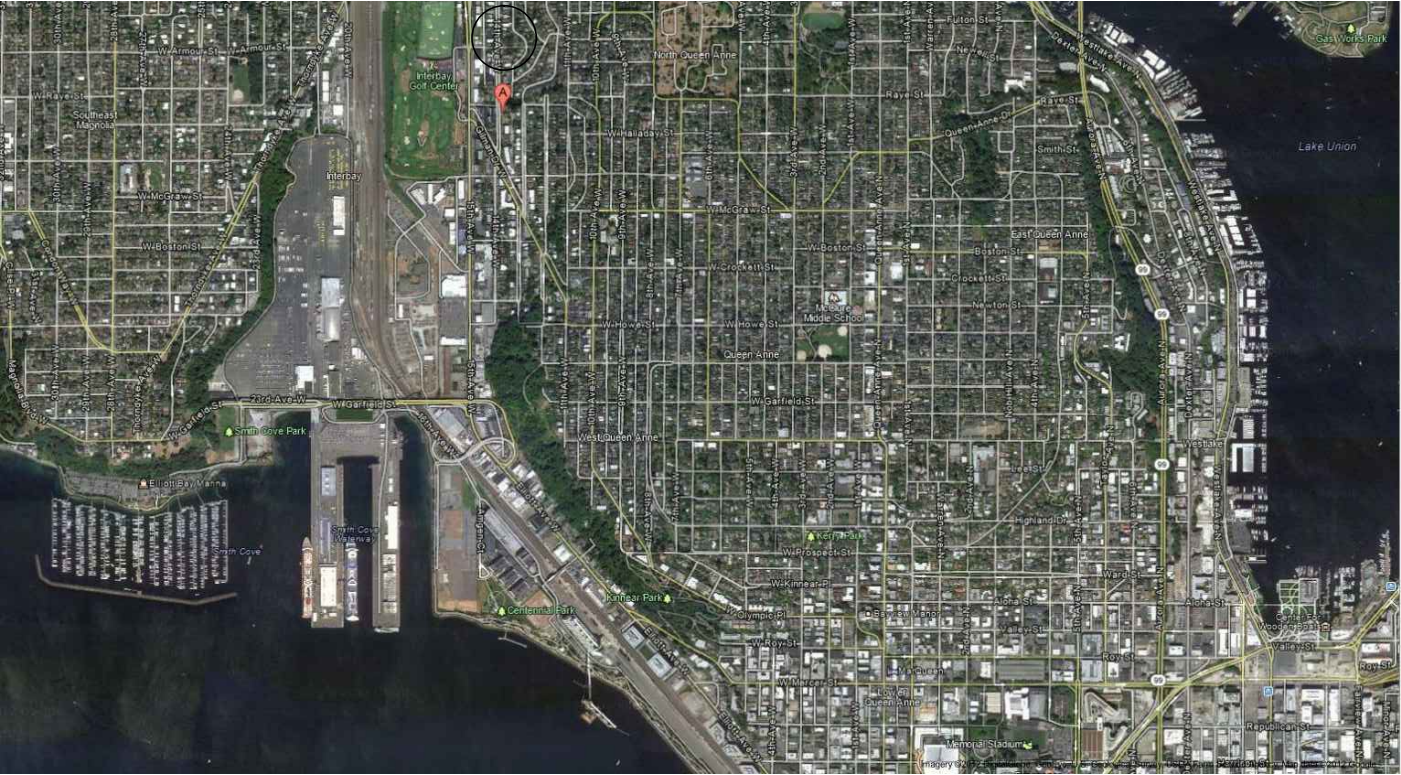
Programmatic Goal:

To construct (3) 3 story townhouse for a total of (9) units with (9) surface parking stalls off new conc. alley.  
Building is proposed to meet Built Green 4 Star programs.

Urban Design Goal:

To create multiple buildings with contemporary landscaped amenity courts. The project will allow existing multi-family structures to have open view potential through the courts yards to the surrounding territorial urban fabric.

Vicinity Map



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STATEMENT OF  
DEVELOPMENT  
OBJECTIVES

| CODE SECTION  | ZONING ANALYSIS   |
|---------------|---|
|               | <b>USE</b>  |
| 23.45.504     | The proposed uses row and townhouse are allowed outright by the Seattle Land Use & Zoning Code with updated ordinance 123495                    |
| 23.41.004a    | A Master Use Permit (MUP) is be required; including full design review will apply.  |
|               | <b>HEIGHT</b>   |
| 23.45.514     | Height of structure: 30' above average grade.   |
| 23.45.514.J.4 | Additional 10' above the height limit for rooftop.  |
|               | <b>FAR</b>  |
| 23.45.510     | LR3 for Townhouse: 1.3 - build green 4 star   |
|               | <b>Density</b>  |
| 23.45.510C    | LR3 Townhouse: 1 unit/1,600sf lor area or no limit  |
| 23.45.518     | Townhouse: Front - 7' Ave, 5' min; Rear - 7' Ave, 5' min; Side - 5'   |
|               | <b>Amenity Area</b>   |
| 23.45.522     | required 25% of lot area.   |
| 23.54.040     | Shared Storage Space for Solid Waste Containers: 150 sf   |
|               | <b>Depth</b>  |
| 23.45.527.B.1 | Width - Townhouse: 120 ft;<br>Max. Façade Length: 65% of lot depth  |
|               | <b>Landscaping</b>  |
| 23.45.524.A2  | Landscaping that achieves a Green Factor score of 0.6 or greater is requiredfor any lot with development containing more than one dwelling unit |
|               | <b>Parking</b>  |
| 23.54.020     | 1 car required per unit   |
| 23.54.030.A   | Parking Space Dimension: 8ft x 16ft   |
| 23.45.536.C   | Alley access required.  |

Pedestrian Stair access across median at W Raye St

Architectural style varied but low sloped and flat roof are common. Mature trees in this area combined with slope to make treetop canopy

High bank street condition at 14th ave w grade change of 30' across the site

Alley access allows for 9 parking spaces. Similar to the existing neighbor parking area.

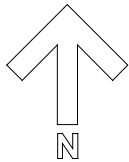


15th Ave W is a major arterial with heavy traffic and frequent bus transit service

Opposite street apartment building is single loaded facing west

Street wall with 4 story buildings dominate nearby. Narrow sidewalk but well used on 14th Ave W.

14th Ave W has a split median strip due to the sloped grade



Aerial Perspectives of the Neighborhood  
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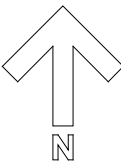
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ARIAL  
PERSPECTIVES  
OF THE  
NEIGHBORHOOD



## Urban Design Analysis

The adjacent neighborhood is a mix of diverse styles of architecture. The site is bounded on three sides by LR3 zones. Across the alley to the east the zone is LR1.

14th Ave W is a split street with a planter median because of the sloped grade. Street parking is prominent along the block.

15th Ave west is a main commercial arterial one block to the West. It has frequent bus transit service.

The site and adjacent neighborhood are sloped with a grade change of approximately 30 feet across the site from alley to sidewalk. Older residential buildings (such as single family residences that have been converted to apartments) sit above the sidewalk with a high bank front yard.

There are potential views looking to Magnolia hill to the west and to the waterfront to the South West.

The nearest City Landmark is the Interbay golf course and driving range along 15th Ave W

Urban Design Analysis

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Urban Design  
Analysis

A3



A: View looking North Along 14th Ave W



B: View looking South along 14th Ave W



C: Johnston Manor (parking in street front)



D: View 14th Ave looking west



E: View 14th ave looking west



F: View 14th Ave looking North West



G: View Alley looking East



H: View Alley looking East



I: View Alley looking South West (Johnston Manor alley parking)



J: View Alley looking South West East

## Street Scape Photos

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Street Scape  
Photos

Seattle Design Guidelines most relevant to this project:

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views of other natural features.

Response:

The proposed building responds to the site with min. grade disturbance structures terracing to the west.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

Response:

The preferred scheme reinforces the street wall along 14th Ave with a segmented building facade massing, untypical of apartment buildings on either side. Current zoning allows front setback 7ft, we are providing 13'-2" setback, with terraced landscaping and access walkway off 14th Ave. Concrete walls will be smooth architectural finish.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Response:

Individual building structures, planting strips and walkways at North and South of the property lines will follow the existing grade. By locating the townhouse structure with a planting strip and vertical green fence at property line and pedestrian walkways at existing grade between the north and south property lines and the buildings, we minimize disruption of the privacy and outdoor activities of residents in adjacent buildings at ground level.

At the eastern portion of the site there are (2) separate duplex townhouses approx. 63ft from our structure , further only 2 floors of the 3 story townhouses are above the alley level, therefore, the view from the apartments across the alley will still have partial views from the 2nd floor and full views from the 3rd floor.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well integrated open space.

Response:

By separating the project into (3) individual structures, existing structures at the North and South will benefit from the open space courtyards between the row houses and townhouses provide ground related amenity open space to all units on the either side, with sun exposure from all compass points.

Individual units have a proposed roof deck with views to the west. All units will have amenity landscaped areas and patios, as well as access pathway to each units at central court yard.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Response:

All the vehicle access is from new improved alley right the way to the east.

B-1 Height Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable land Use Policies for the surrounding area and designed to provide a sensitive transition to near-by, less-intensive zones.

Response:

Our project is less than or equal to or comparable to all existing adjacent projects in bulk and scale, which are multifamily zoned with 30ft height limits.

Pertinent Design Guidelines

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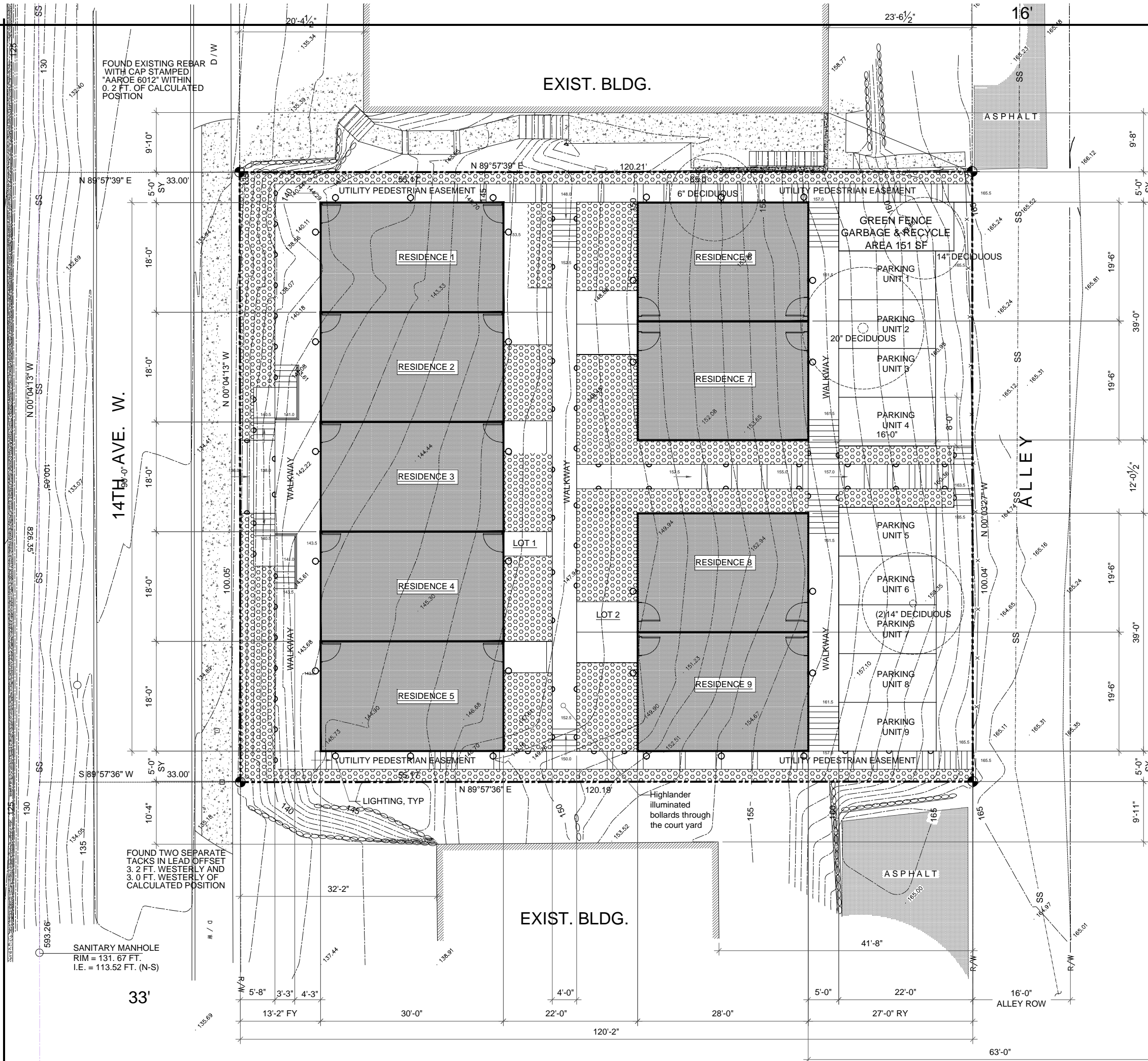
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Pertinent Design  
Guidelines



SITE ANALYSIS

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## SITE ANALYSIS

This mid block site has its west edge along 14th Ave W and the east edge abuts a to be improved 16'-0" alley. The site is a vacant lot with no existing structures and few trees. Nearby buildings are mostly apartment buildings.

Topography across the site is significant, with a grade change of approximately 30 feet. 9 spaces parking are proposed along the alley.

A 5 unit structure building is proposed on the lower street to the (West) and (2) 2 units townhouse structures to the (East).



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SITE ANALYSIS

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A6



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FRONT VIEW

A7



## FRONT VIEW

FRONT VIEW

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Street View



Top View



Court Yard View



Street View



Street View



Alley View

### Design Concept A: (Preferred design)

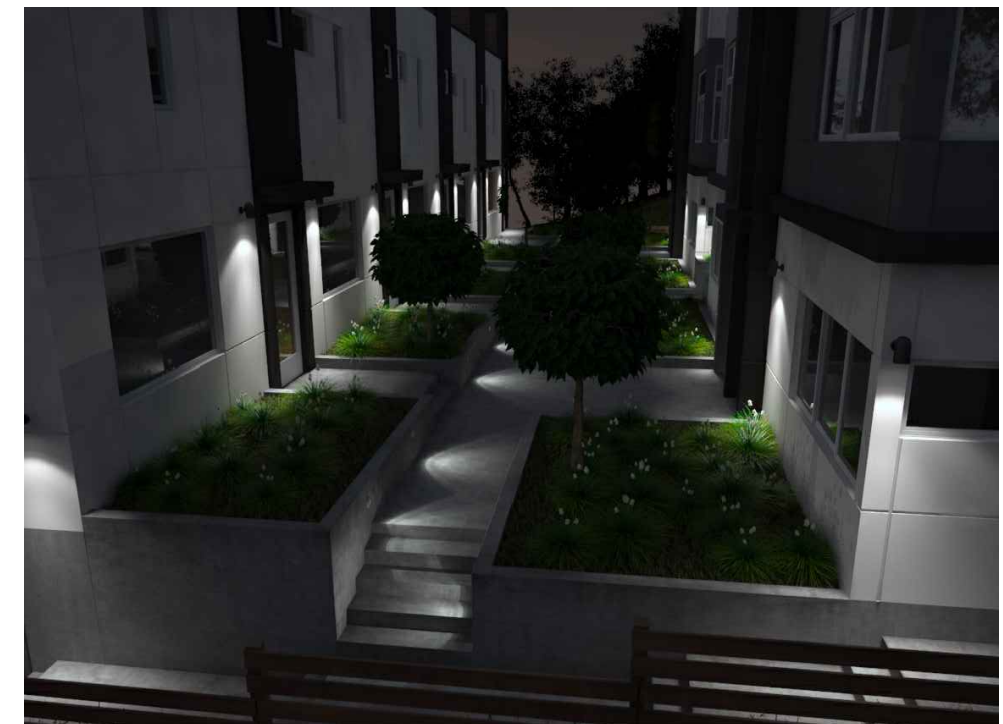
9 units of 3 stories of wood framed construction with roof deck.

Concepts A represent 9 wood- framed residential units with 9 car parking accessed from alley.

Concepts B and C represent massing options for the wood-framed residential floors above a concrete podium base. The concrete base in each of these schemes is identical, with the option of additional parking access along the alley.

### Pros

- Continuous facade along 14th Ave W defines the street wall and has many eyes on the street
- Takes advantage of potential views to the west
- Open space in the middle so each unit can get max sun exposure and allow light & air to existing adjacent buildings
- Each unit has roof deck with views facing west
- All parking in the back access the alley



Court Yard View (night time)

DESIGN ALTERNATIVE A

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DESIGN  
ALTERNATIVE A

A8



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DESIGN  
ALTERNATIVE A  
LANDSCAPING  
PLAN

**A9**

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

| PLANT SCHEDULE |                                   |                               |            |          |
|----------------|-----------------------------------|-------------------------------|------------|----------|
| QUANT          | BOTANICAL NAME                    | COMMON NAME                   | SIZE       | SPACING  |
| 7              | ACER GINSENG                      | VINE MAPLE                    |            |          |
|                | AMELANCHIER AUTUMN BRILLIANCE     | AUTUMN BRILLIANCE DOGWOOD     |            |          |
|                | SCORUS AMERICANA DWARF CROWN      | RED CASCADIA MT. ASH          | 1 1/2" GAL |          |
|                | STYRAX JAPONICA                   | JAPANESE SNOWBELL TREE        |            |          |
|                | PIRUS CAMBRIDGE                   | CAMBRIDGE FLOWERING PEAR      | 1 1/2" GAL |          |
|                | MAGNOLIA LITTLE GEM               | LITTLE GEM EVERGREEN MAGNOLIA | 1 1/2" GAL |          |
|                |                                   |                               |            |          |
|                | ARBUTUS U. COMPACTA               | COMPACT STRAWBERRY BUSH       | 2 GAL      |          |
|                | EPHEDRUM SULFUREUM                | YELLOW BISHOP'S HAT           | 1 GAL      |          |
|                | HOSTA VIOSSA REGAL                | KROSSA REGAL HOSTA            | 2 GAL      |          |
|                | HAMAMELIS X INTERMEDIA 'DIANE'    | DIANE WITCH HAZEL             | 2 GAL      |          |
|                | LIROPE MUSCARI ROYAL PURPLE       | ROYAL PURPLE LILY TURP        | 1 GAL      |          |
|                | MISCANTHUS SINENSIS MORNING LIGHT | MISCANTHUS MORNING LIGHT      | 1 GAL      |          |
|                | NANDINA DOMESTICA 'COMPACTA'      | COMPACT HEAVENLY BAMBOO       | 2 GAL      |          |
|                | OSMANTHUS DELAVAYI                | NO COMMON NAME                | 2 GAL      |          |
|                | PENNYCOTYUM 'WAMEL'               | DWARF FOUNTAIN GRASS          | 1 GAL      |          |
|                | POTENTILLA ABBOTSWOOD WHITE       | ABBOTSWOOD WHITE POTENTILLA   | 2 GAL      |          |
|                | PRUNUS MT VERNON                  | MT VERNON LAUREL              | 1 GAL      |          |
|                | PRUNUS OTTO LUYKEN                | OTTO LUYKEN LAUREL            | 2 GAL      |          |
|                | SEDUM AUTUMN JOY                  | AUTUMN JOY SEDUM              | 1 GAL      |          |
|                | SPIREA SNOWMOUND                  | SNOWMOUND SPIREA              | 2 GAL      |          |
|                | VACCINIUM OVATUM                  | EVERGREEN HUCKLEBERRY         | 2 GAL      |          |
|                |                                   |                               |            |          |
|                | CAREX OBLIQUA                     | SLOUGH SEDGE                  | 1 GAL      | 18" O.C. |
|                | ELEOCHARIS PALUSTRIS              | COMMON SPIKE RUSH             | 1 GAL      | 18" O.C. |
|                | IRIS TENAX                        | OREGON PIR                    | 1 GAL      | 18" O.C. |
|                | JUNCUS ENSIFOLIUS                 | DOGGER LEAF RUSH              | 1 GAL      | 18" O.C. |
|                |                                   |                               |            |          |
|                | RUBUS PENTALOBUS EMERALD CARPET   | CREEPING RUBUS                | 1 GAL      | 24" O.C. |
|                |                                   |                               |            |          |
|                | BLECHNUM SPICANT                  | DEER FERN                     | 1 GAL      | 18" O.C. |
|                | LIROPE MUSCARI ROYAL PURPLE       | ROYAL PURPLE LILY TURP        | 1 GAL      | 14" O.C. |
|                | POLYPODIUM COXISTATUM VARIEGATED  | VARIEGATED SOLOMON'S SEAL     | 1 GAL      | 18" O.C. |
|                | SARCOCOCCA HUMULIS                | LOW GROWING VANILLA PLANT     | 1 GAL      | 18" O.C. |
|                |                                   |                               |            |          |
|                | VINES                             |                               |            |          |
|                | AKESBIA QUINATA                   | FIVELEAF AKESBIA              | 2 GAL      |          |
|                | CLEMATIS JACKMANI                 | JACKMANI CLEMATIS             | 2 GAL      |          |
|                | PARTHENOCISSUS QUINQUEFOLIA       | VIRGINIA CREEPER              | 2 GAL      |          |
|                |                                   |                               |            |          |

SEDUMS FOR GREEN ROOF PLANTINGS. 4" DEPTH TRAY PLANTING SYSTEM. 75% COVERAGE AT TIME OF INSTALLATION. PLANTS AT APPROX. 10" O.C.  
COORDINATE ROOT BARRIER WITH ROOFING CONTRACTOR, ARCHITECT AND EXTENSIVE GREEN ROOF SUPPLIER/INSTALLER

FOR EACH HATCH AREA PROVIDE: AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH  
• SHRUBS WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)  
PLANT SHRUBS AND GROUND COVERS A MINIMUM OF 18" FROM PAVED SURFACES  
TRAIN VINES TO ADJACENT GREEN SCREEN  
SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS  
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS  
BIORETENTION CELL PLANTINGS ARE TO PROVIDE 90% COVER WITHIN 2 YEARS FROM TIME OF PLANTING, PER CODE  
GREEN SCREEN METAL LATTICE AND/OR CONCRETE WALL FACE WITH VINES TRAINED TO WALL

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH

CONCRETE PAVING AND STAIRS

| Green Factor Score Sheet   |                        |                       |         |
|--|------------------------|-----------------------|---------|
| Project title: 2556 - 14TH Ave W, LRS zone, 0.6 minimum Green Factor   |                        |                       |         |
| Parcel size (enter this value first)   |                        | enter sq ft of parcel | SCORE   |
| 12,025   |                        | 12,025                | 8.601   |
| Totals from GF worksheet   |                        |                       |         |
| Landscape Elements**   |                        |                       |         |
| A Landscaped areas (select one of the following for each area)   |                        |                       |         |
| 1 Landscaped areas with a soil depth of less than 24"  | enter sq ft            | 0.1                   | -       |
| 2 Landscaped areas with a soil depth of 24" or greater   | enter sq ft            | 0.6                   | 1,492.8 |
| 3 Bioretention facilities  | enter sq ft            | 1.0                   | -       |
| B Plantings (credit for plants in landscaped areas from Section A)   |                        |                       |         |
| 1 Mulch, ground covers, or other plants less than 2' tall at maturity  | enter sq ft            | 0.1                   | 249     |
| 2 Shrubs or perennials 2' or more at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)    | enter number of plants | 1200                  | 0.3     |
| 3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree                            | enter number of plants | 4                     | 300     |
| 4 Tree canopy for "medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree                         | enter number of plants | 5                     | 900     |
| 5 Tree canopy for "large trees" or equivalent (canopy spread 21' to 25') - calculated at 250 sq ft per tree                          | enter number of plants | 0                     | 0.4     |
| 6 Tree canopy for "large trees" or equivalent (canopy spread 26' to 30') - calculated at 350 sq ft per tree                          | enter number of plants | 0                     | 0.4     |
| 7 Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 20 sq ft per inch diameter | enter inches DBH       | 0                     | 0.8     |
| C Green roofs  |                        |                       |         |
| 1 Over at least 2" and less than 4" of growth medium   | enter sq ft            | 0.4                   | -       |
| 2 Over at least 4" of growth medium  | enter sq ft            | 500                   | 0.7     |
| D Vegetated walls  |                        |                       |         |
| 1 Approved water features  | enter sq ft            | 2575                  | 0.7     |
| F Permeable paving   | enter sq ft            | 0                     | 0.7     |
| 1 Permeable paving over at least 6" and less than 24" of soil or gravel  | enter sq ft            | 0                     | 0.2     |
| 2 Permeable paving over at least 24" of soil or gravel   | enter sq ft            | 2750                  | 0.5     |
| G Structural soil systems  | enter sq ft            | 0                     | 0.2     |
| H Bonuses  |                        |                       |         |
| 1 Drought-tolerant or native plant species   | enter sq ft            | 1800                  | 0.1     |
| 2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater                      | enter sq ft            | 884                   | 0.1     |
| 3 Landscaping visible to passerby from adjacent public right of way or public open spaces  | enter sq ft            | 0                     | 0.1     |
| 4 Landscaping in food cultivation  | enter sq ft            | 0                     | 0.1     |
| sub-total of sq ft   |                        | 15,151                |         |
| Green Factor numerator   |                        | 7.233                 |         |

\* 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 6-2009)



## DESIGN ALTERNATIVE A Landscape Plan

EDG: Townhouses 2556 14th Ave. W

Date: July 25, 2012



Street View



Alley View

### Design Concept B:

9 units of 3 stories of wood framed construction with roof deck.

Concepts A represent 9 wood- framed residential units with 9 car parking accessed from alley.

### Pros

- Continuous facade along 14th Ave W defines the street wall and has many eyes on the street
- Takes advantage of potential views to the west
- Each unit has roof deck with views facing west
- All parking in the back access the alley



### Site Plan / Landscape Plan

DESIGN ALTERNATIVE B

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DESIGN  
ALTERNATIVE B

A10



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DESIGN  
ALTERNATIVE C

A11

" Perpendicular to Street"

Pros

- Greater open space area in side yards between adjacent buildings

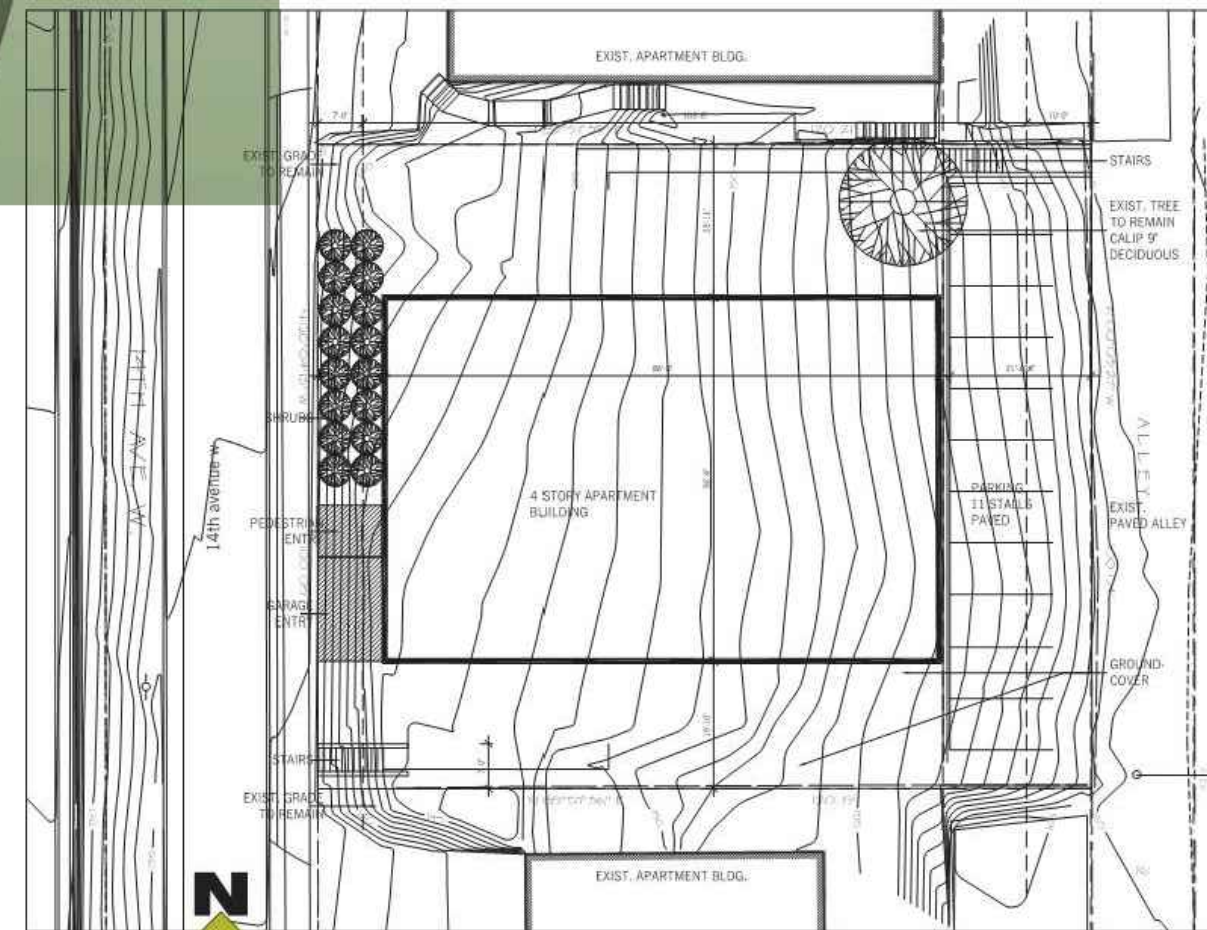
Cons

- Dwelling units face North or South towards neighboring buildings with only limited views to the West.

- The street facing facade will have large blank areas since only two dwelling units face this way per floor.

- Loss of (8) dwelling units due to the sloping grade.

- Much more excavation into the slope is required, more concrete construction required below grade.



SITE PLAN/LANDSCAPE PLAN

DESIGN ALTERNATIVE C

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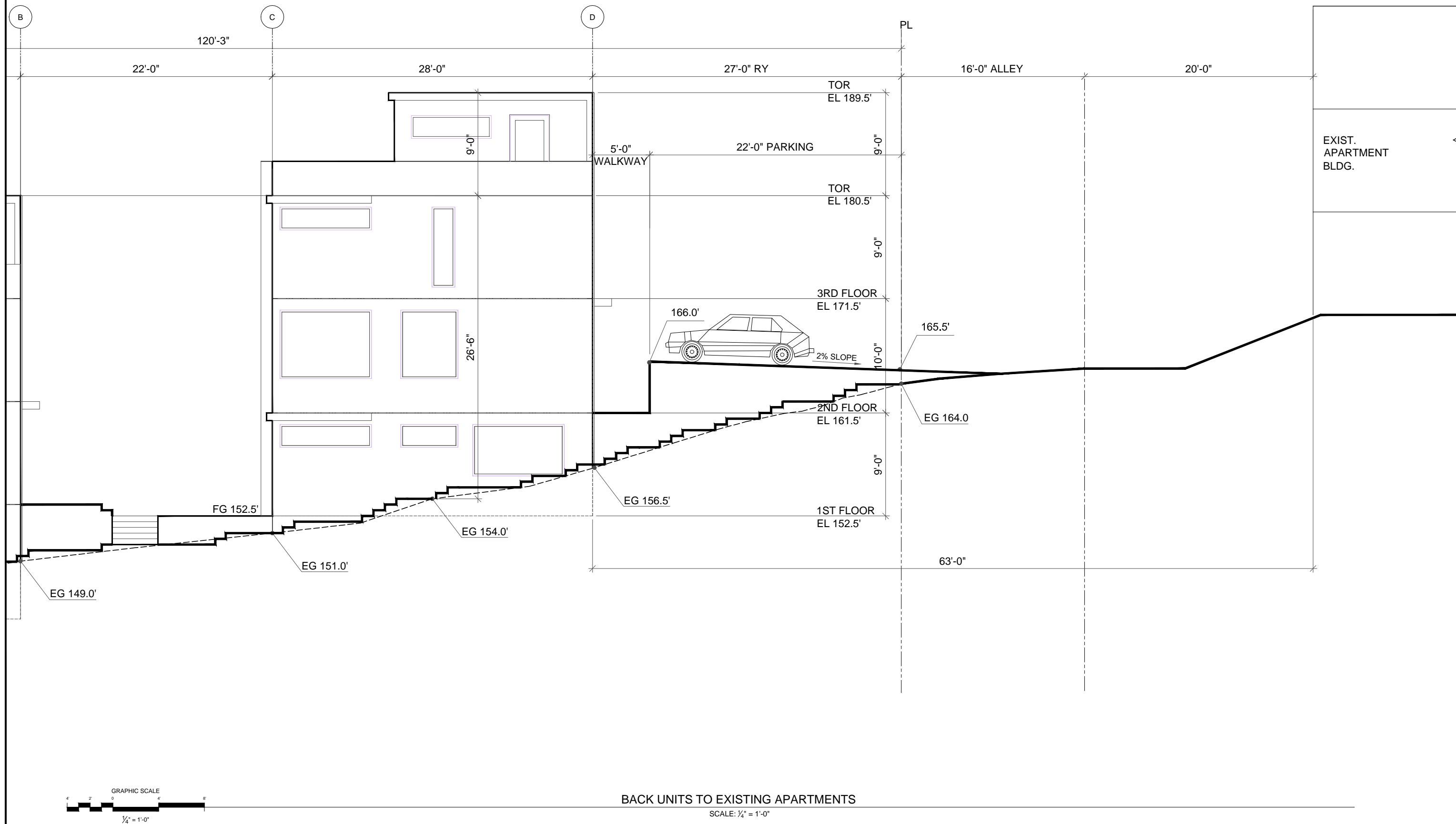
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NORTH  
ELEVATION

A12





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**9 LIVES**  
2556 14TH AVE. W. SEATTLE, WA 98119

owner:  
ISOLA

project no.: 120306  
dpd no.: 3013594

BACK UNITS TO  
EXISTING  
APARTMENTS

EDG: Townhouses 2556 14th Ave. W

Date: July 25, 2012

**A13**



2331 east madison st  
seattle, wa 98112

for a good time, call:  
**(206) 588-1258**

**QUINN BORSENO**  
**PAUL PIERCE**  
**MOON ZHANG**

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**9 LIVES**  
2556 14TH AVE. W. SEATTLE, WA 98119

owner:  
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120306 dpd no.:  
3013594

**SOUTH  
ELEVATION**

**A14**





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seattle, wa 98112

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**PAUL PIERCE**  
**MOON ZHANG**

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**9 LIVES**  
2556 14TH AVE. W. SEATTLE, WA 98119

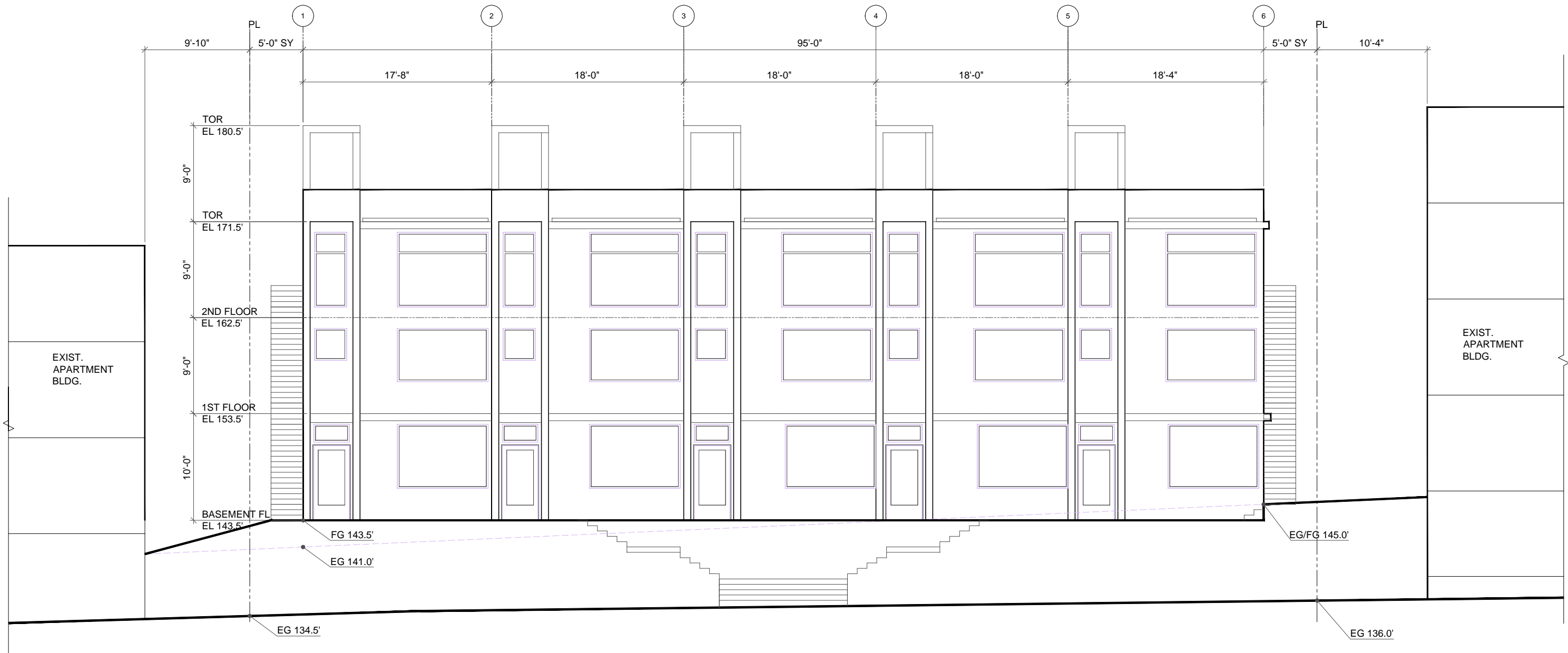
owner:  
ISOLA

project no.:  
120306

dpd no.:  
3013594

**WEST  
ELEVATIONS**

**A15**



WEST ELEVATION

EDG: Townhouses 2556 14th Ave. W

Date: July 25, 2012