



CEDAR



HARDIE



STEEL



OWNER:

DARIN GRANGER
4014 AURORA AVE N SUITE B
SEATTLE, WA 98103
206.362.7695

DESIGNER:

EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

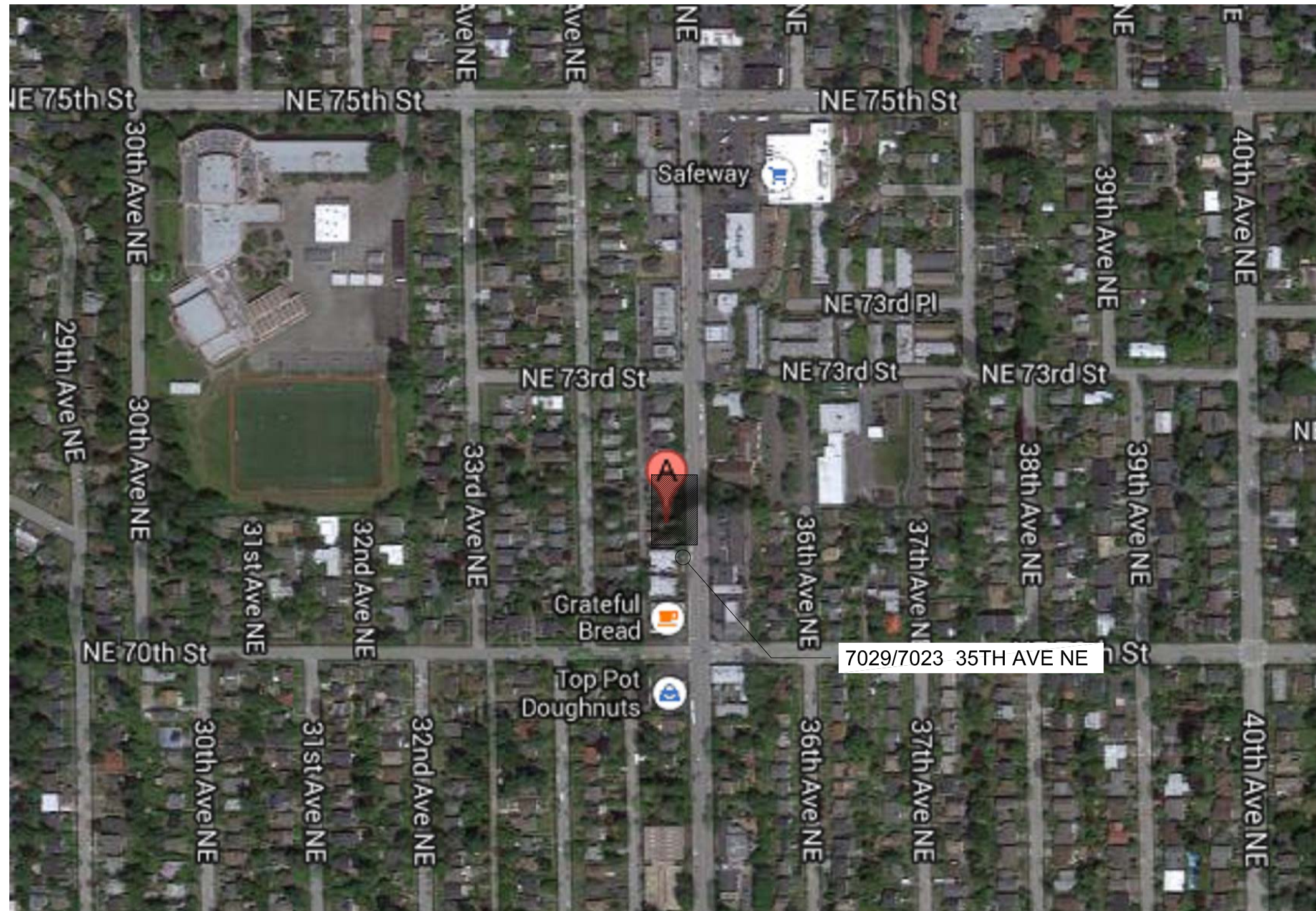
PROJECT:

7029/7023 35TH AVE NE
SEATTLE, WA 98115
DPD#3014188



COVER

PAGE 1



PROPOSAL: Demolish existing structures. Construct (2) duplex townhouse structures and (1) 4 unit townhouse structure with onsite parking.

PROPOSAL DESCRIPTION

PAGE 2

PROJECT



PROJECT

VIEW OF STREET CONTAINING PROJECT



ANALYSIS OF CONTEXT: the project is in a neighborhood which is well known to most. 35th Ave NE provides the easiest north/south travel, and is a thriving commercial and retail corridor, providing a core of important amenities to the more residential side streets. In addition to the shops, there is easy walking distance to public transit and plenty of parks. Peek-a-boo views of the mountains to the east make for beautiful sunrises. the single family residential architectural precedent is not strong along this avenue due to the dominant commercial aspect and increase in apartment and condominium projects, and so a town house project with modern aesthetic will pair easily with the clean lines of the commercial buildings a boxy apartments.

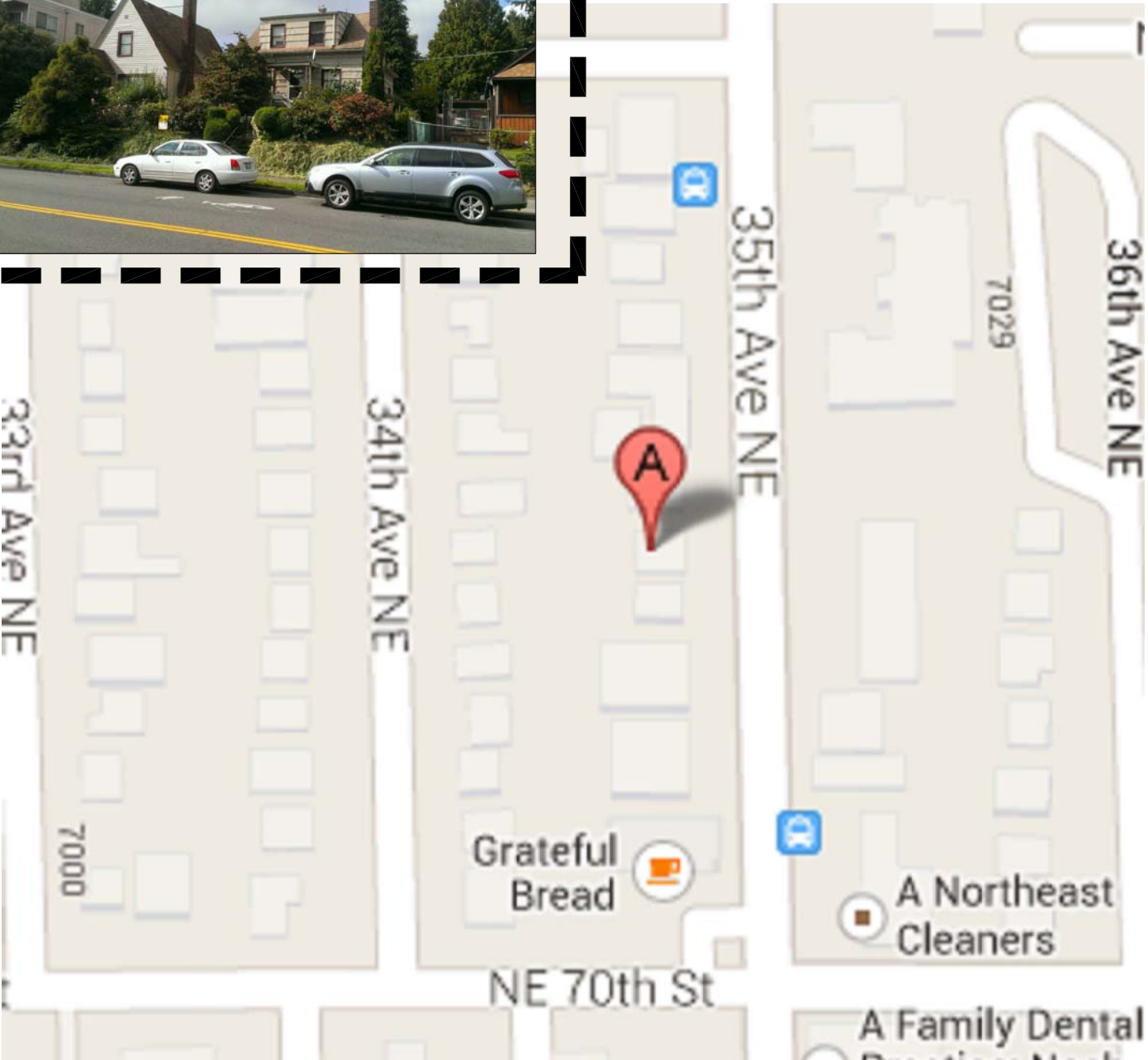
EXAMPLES:



BOXY NEIGHBOR



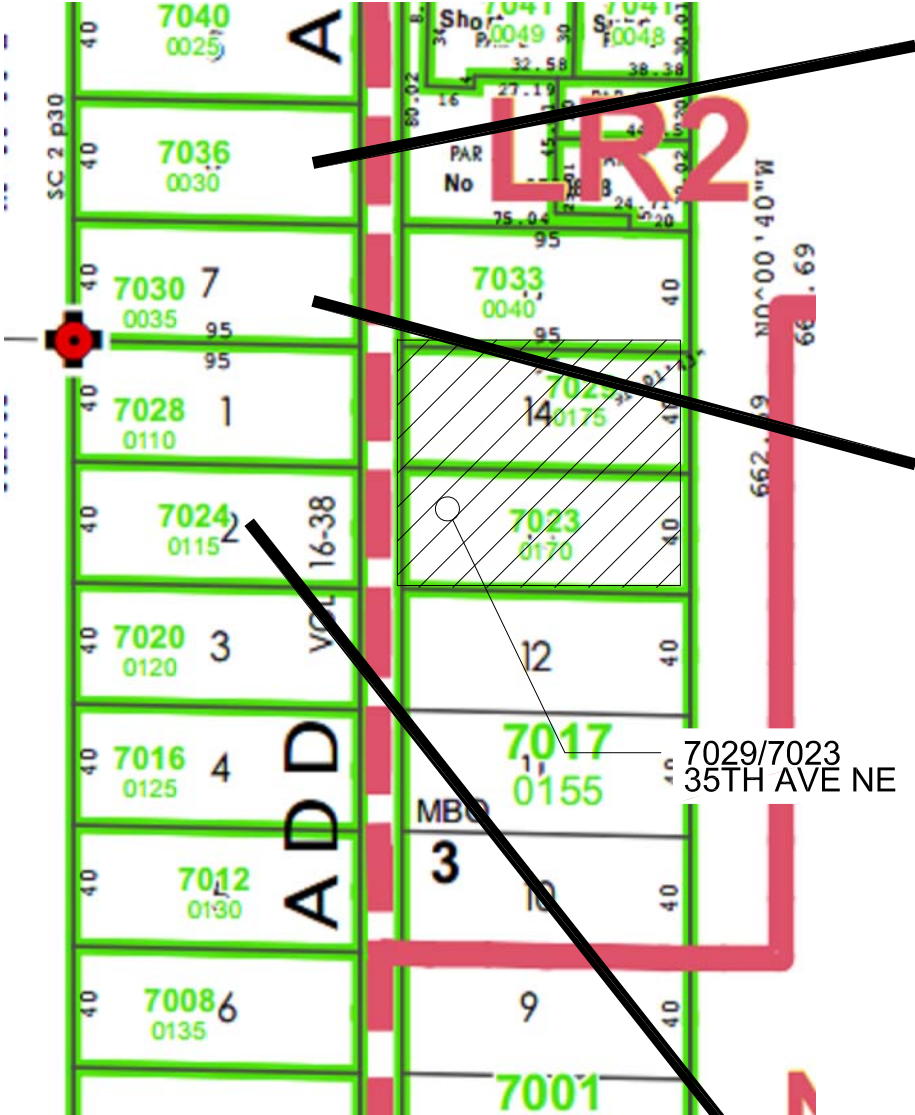
COMMERCIAL



VICINITY MAP

EXISTING SITE CONDITIONS:

survey and zoning map of the site with topographic, existing structures, and vegetation location.



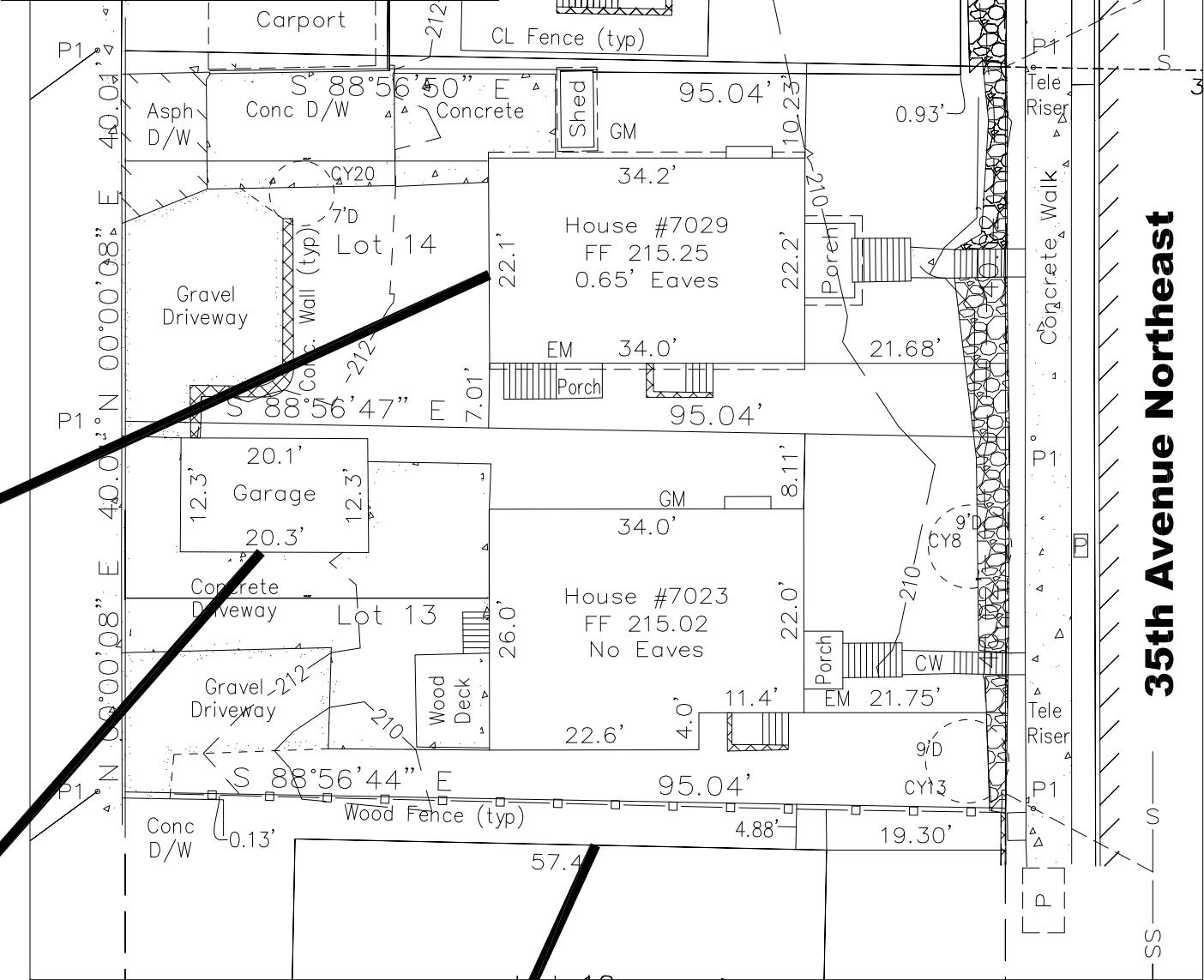
ZONING MAP



PHOTO OF SITE

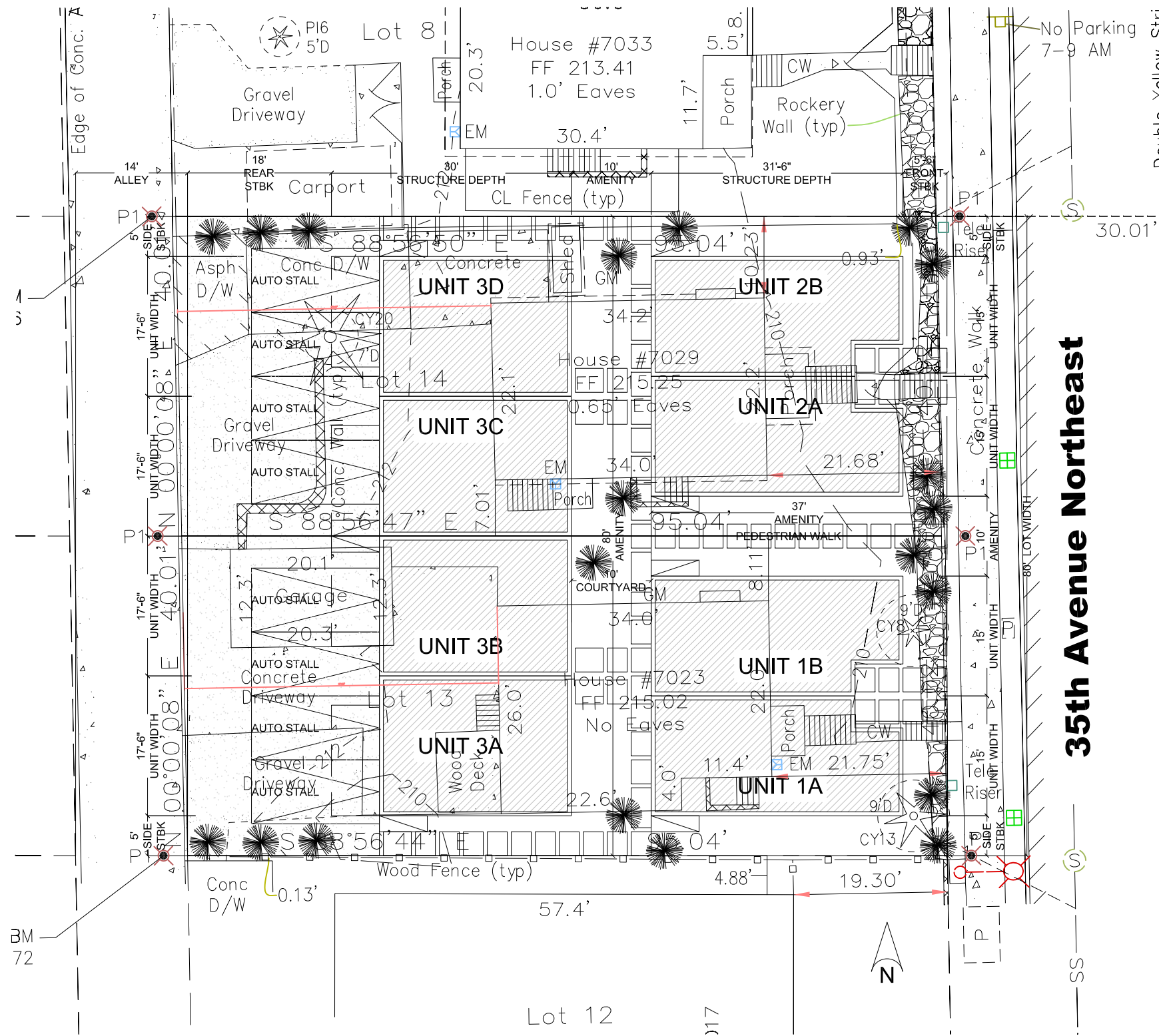


PHOTOS OF ALLEY



SURVEY OF SITE

EXISTING SITE
CONDITIONS



SITEPLAN

35th Avenue Northeast

CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWABLE FAR: @1.2*7600SF = 9120SF
PROPOSED: 9120SF OR LESS

SMC 23.45.512 DENSITY LIMITS -- LOWRISE ZONES
ALLOWED: UNLIMITED WITH 4 STAR BUILT GREEN
PROPOSED: (8) UNITS

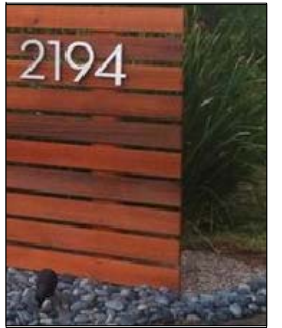
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVERAGE GRADE
PROPOSED: 30' FROM AVERAGE GRADE

SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 5' MIN; 7' AVG
PROPOSED FRONT: 5.5' MIN; 7' AVG
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 18'
REQUIRED SIDE: 5'
PROPOSED SIDE: 5' OR GREATER

SMC 23.45.522 AMENITY AREA
REQUIRED: .25X7600 = 1900SF
PROVIDED: 1900SF OR GREATER OF PRIVATE AMENITY AREA

SMC 23.45.524 LANDSCAPING STANDARDS
REQUIRED: .6X7600 = 4560SF GREEN FACTOR AREA
PROVIDED: LANDSCAPE ARCHITECT TO DESIGN WITHIN COMPLIANCE

SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 90
PROPOSED WIDTH: 70'
ALLOWED LENGTH: .65X95'=61.75'
PROPOSED LENGTH: 60' MAX FACADE FOR PARTS OF STRUCTURE WITHIN 15' OF SIDE PROPERTY LINE



FENCE/ADDRESS



NATIVE PLANTS



PATH LIGHTING



PERMEABLE PAVERS

SITEPLAN: the strategy of building placement was to create a pedestrian friendly space from 35th and into a shared courtyard between

**SITE PLAN
ZONING DATA**

PAGE 5

GUIDELINES

Site Planning

- A-1Respond to Site Characteristics
- A-2Streetscape Compatibility
- A-3Entrances Visible from the Street
- A-5Respect for Adjacent Sites
- A-6Transition Between Residence and Street
- A-7Residential Open Space
- A-8Parking and Vehicle Access

Height, Bulk, and Scale

- B-1Height, Bulk, and Scale Compatibility

Architectural Elements and Materials

- C-4Exterior Finish Materials

Pedestrian Environment

- D-6Screening of Dumpsters, Utilities and Services Areas
- D-7Personal Safety and Security

Landscaping

- E-1Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2Landscaping to Enhance the Building and/or Site

RESPONSE

Site Planning

- A-1 nonexceptional trees and will be removed
- A-2 space between 2 duplex structures eludes to larger setback
- A-3 doors and signage clearly visable
- A-5 windows facing sides are all generally high just for light
- A-6 porches to front and berm maintained
- A-7 courtyard between buildings, landscaped and hardscaped for use
- A-8 parking from alley

Height, Bulk, and Scale

- B-1 larger setback from west and building steps back on third floor

Architectural Elements and Materials

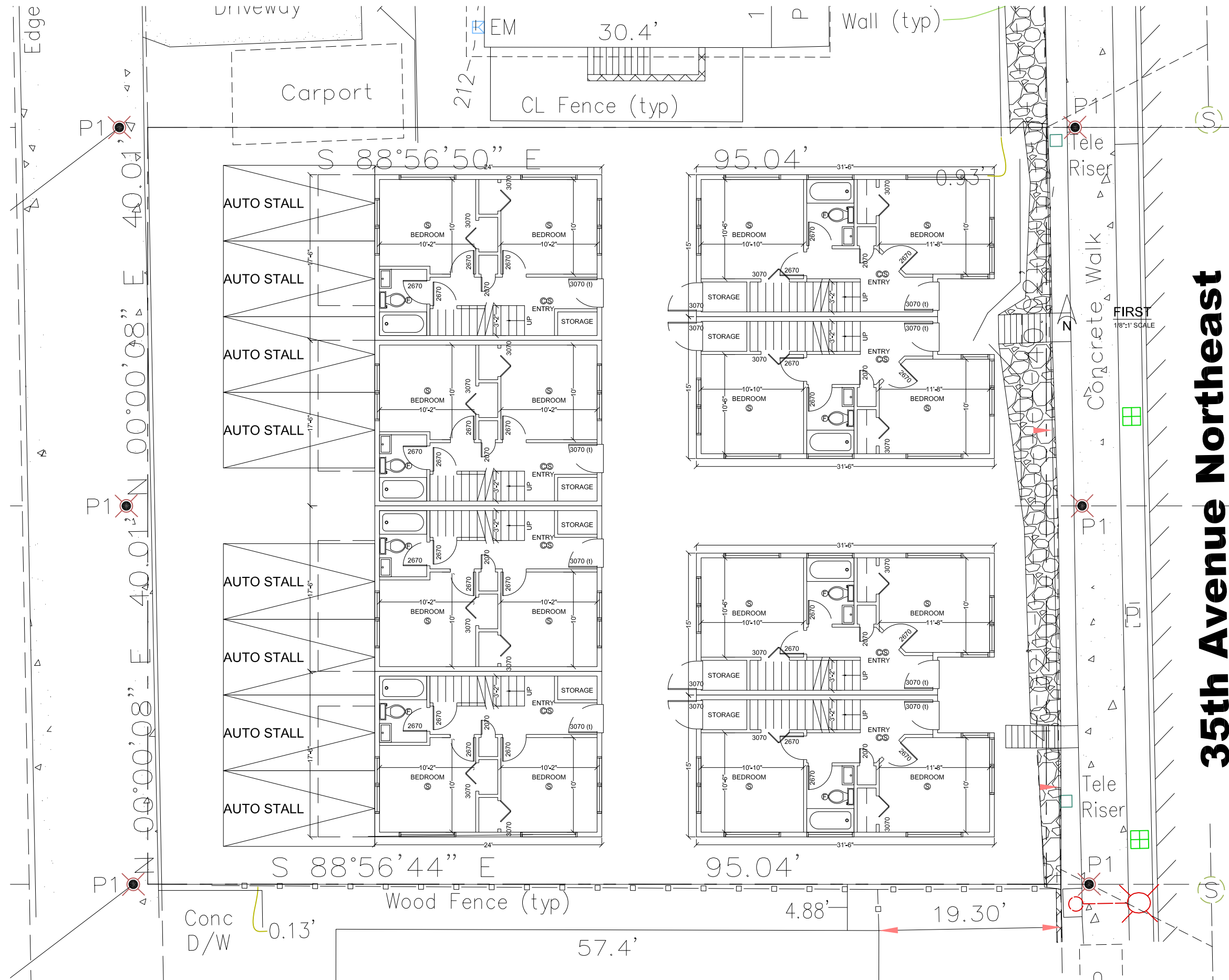
- C-4 rich wood tones contrast cool hard material

Pedestrian Environment

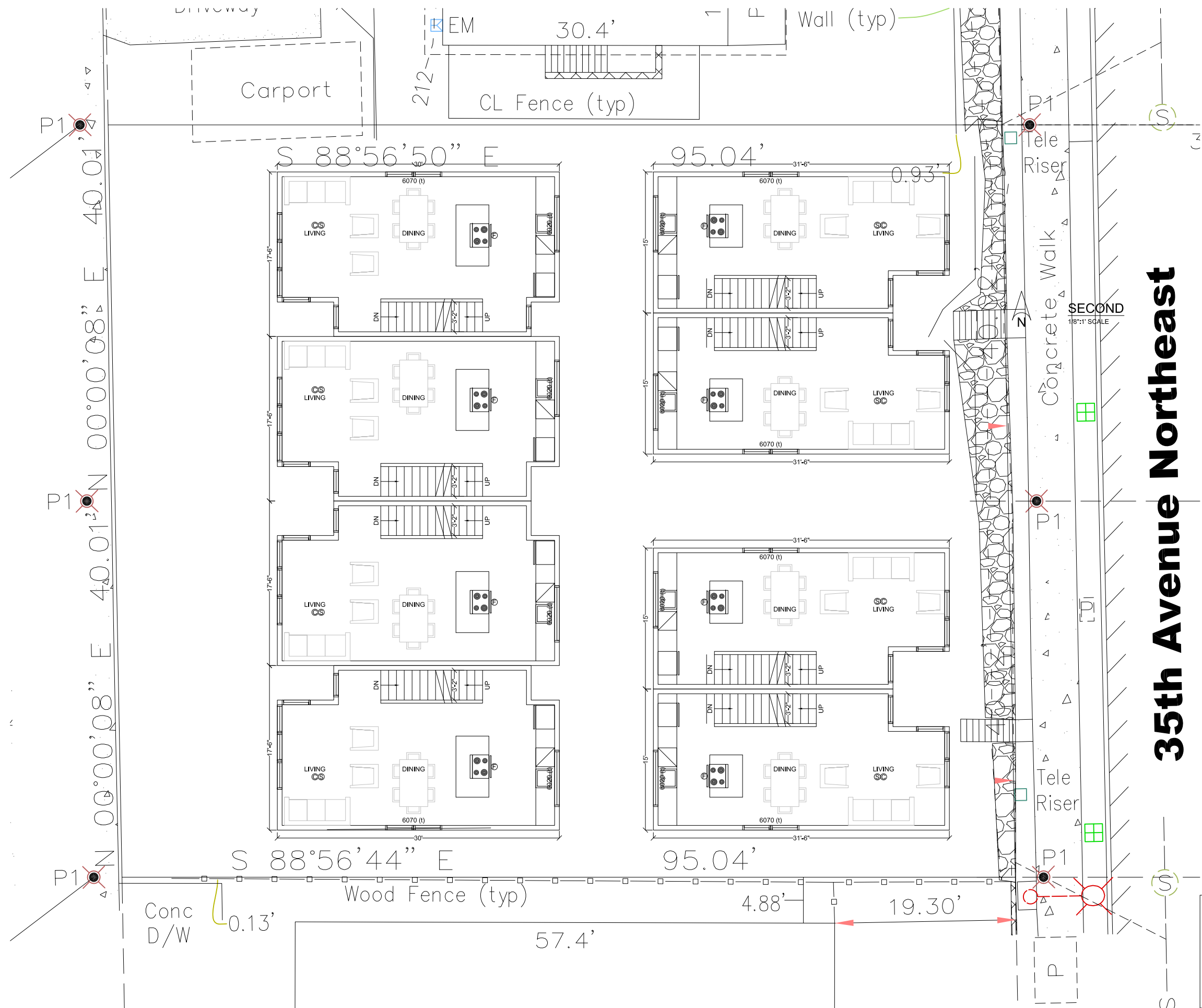
- D-6 waste storage screened from view off alley, which is where pickup is located and utilities mounted to side of building
- D-7 path lighting and shared courtyard with view from windows

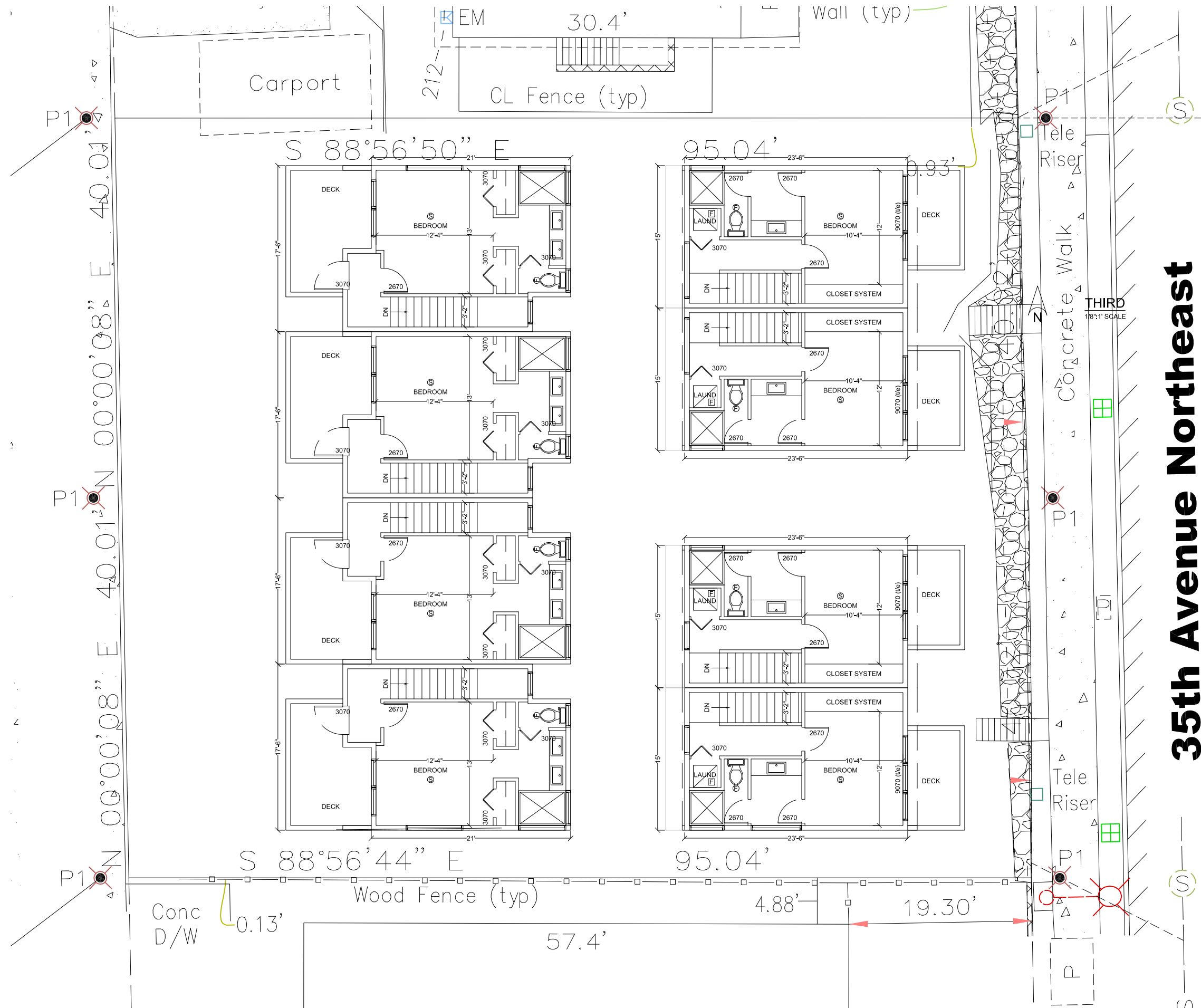
Landscaping

- E-1 mature landscaping to remain, where possible
- E-2 landscape architect to meet/exceed green factor requirements

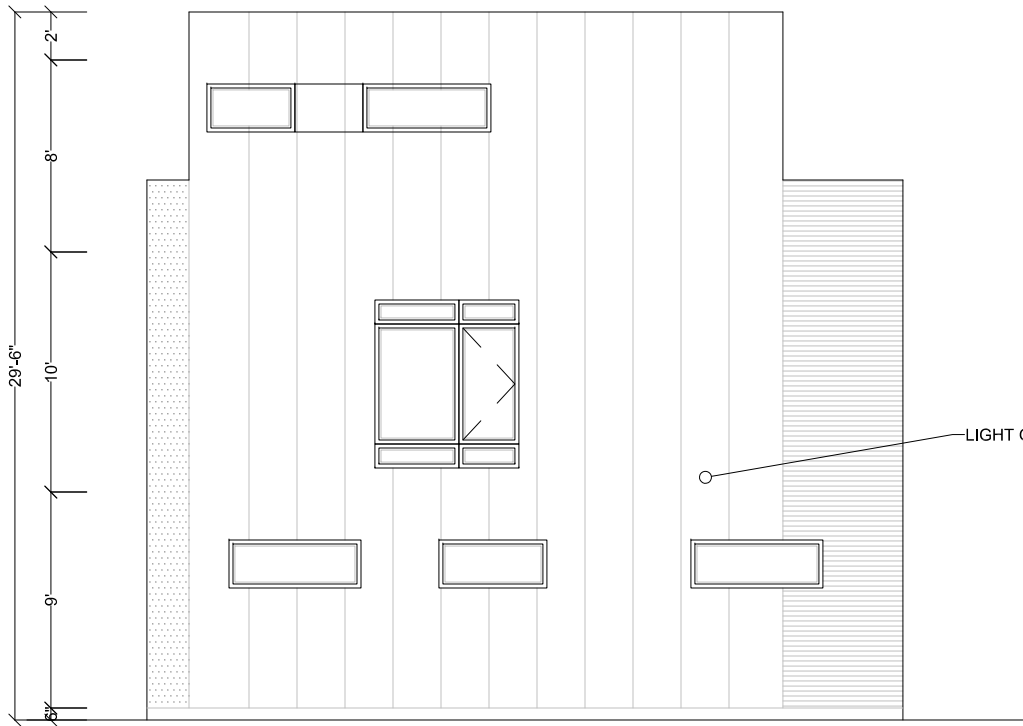


35th Avenue Northeast

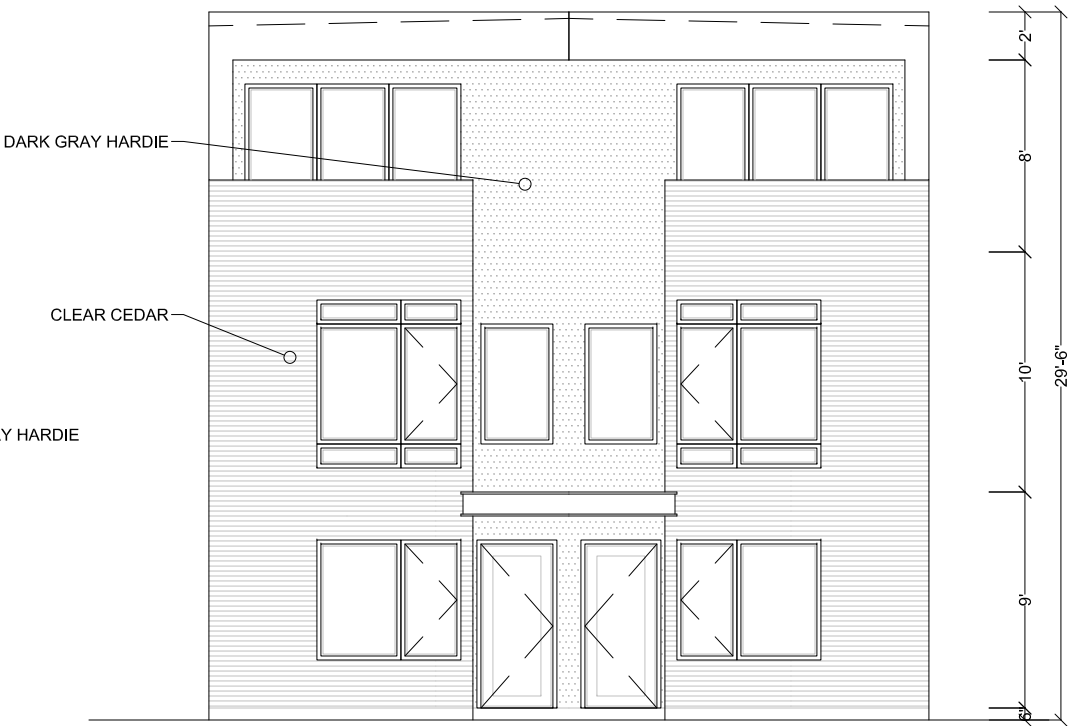




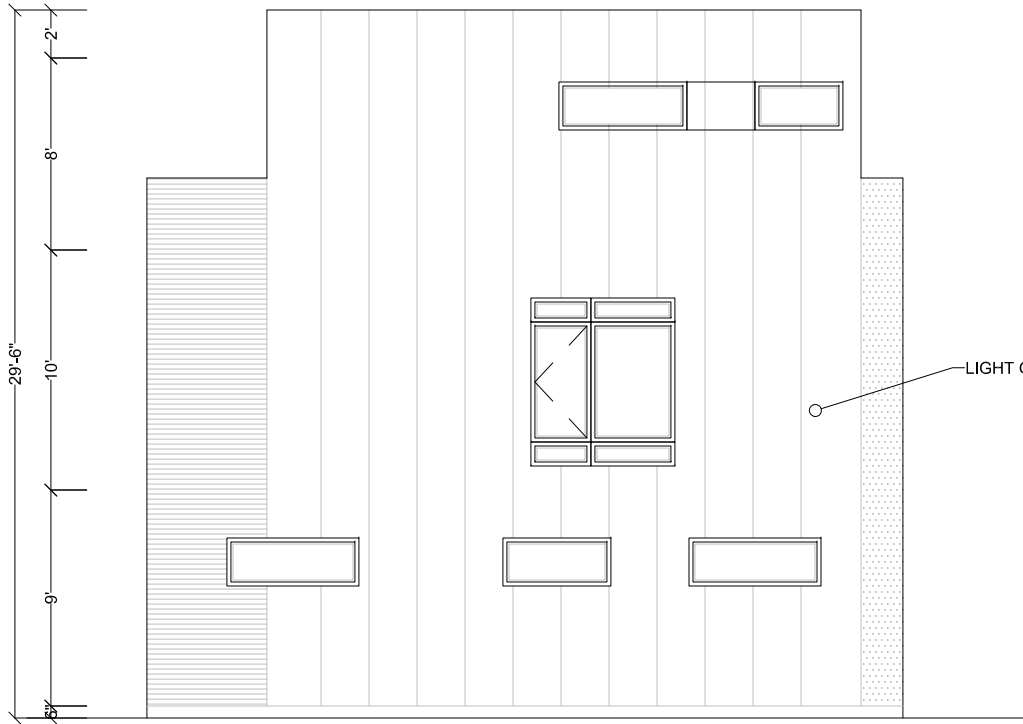
35th Avenue Northeast



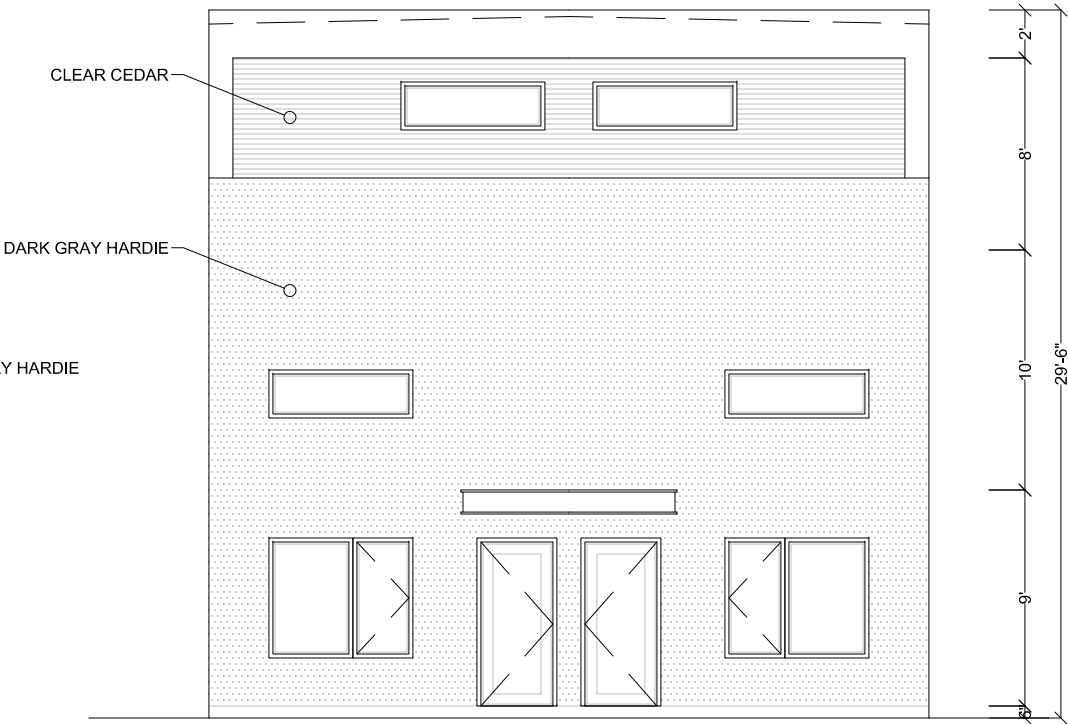
SOUTH 1
1/8":1' SCALE



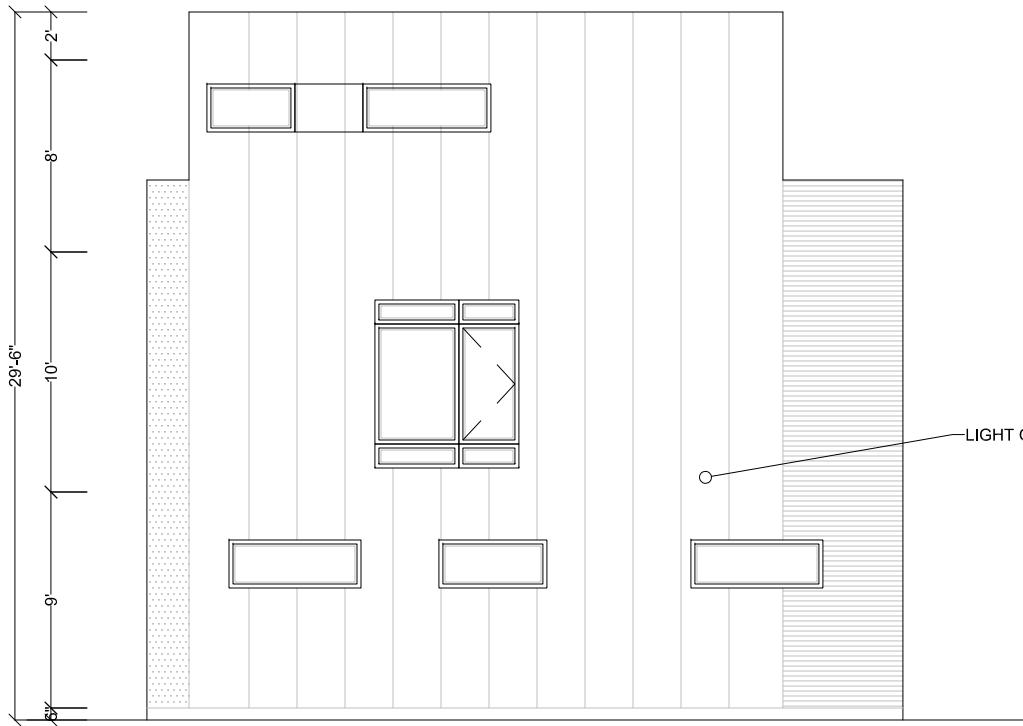
EAST 1
1/8":1' SCALE



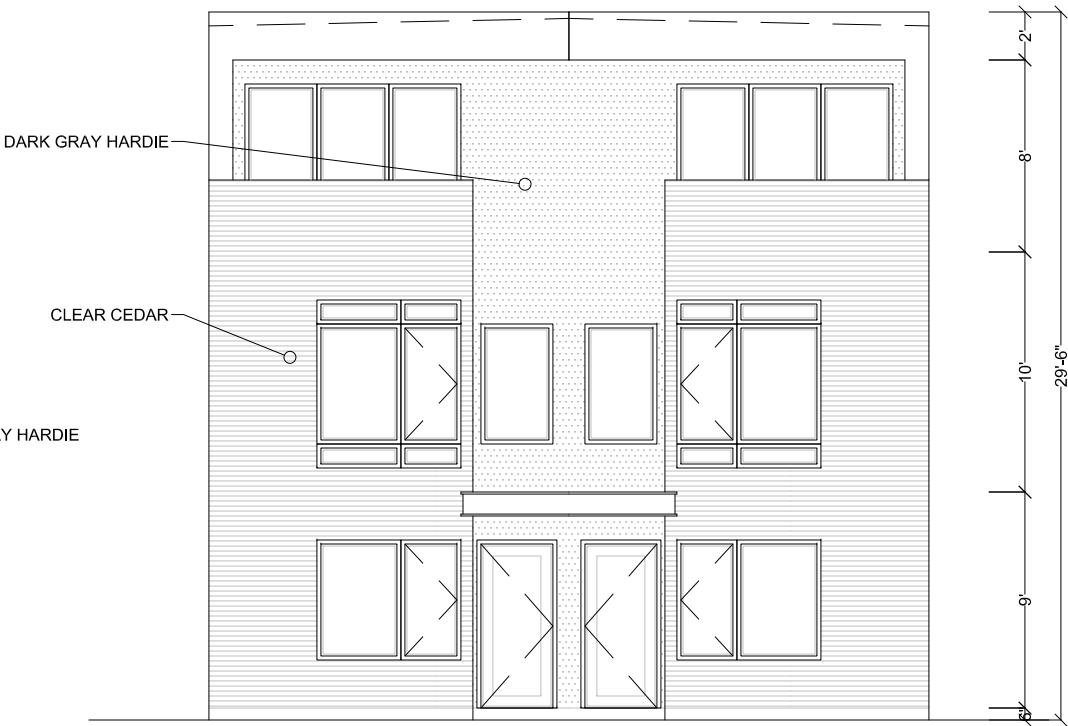
NORTH 1
1/8":1' SCALE



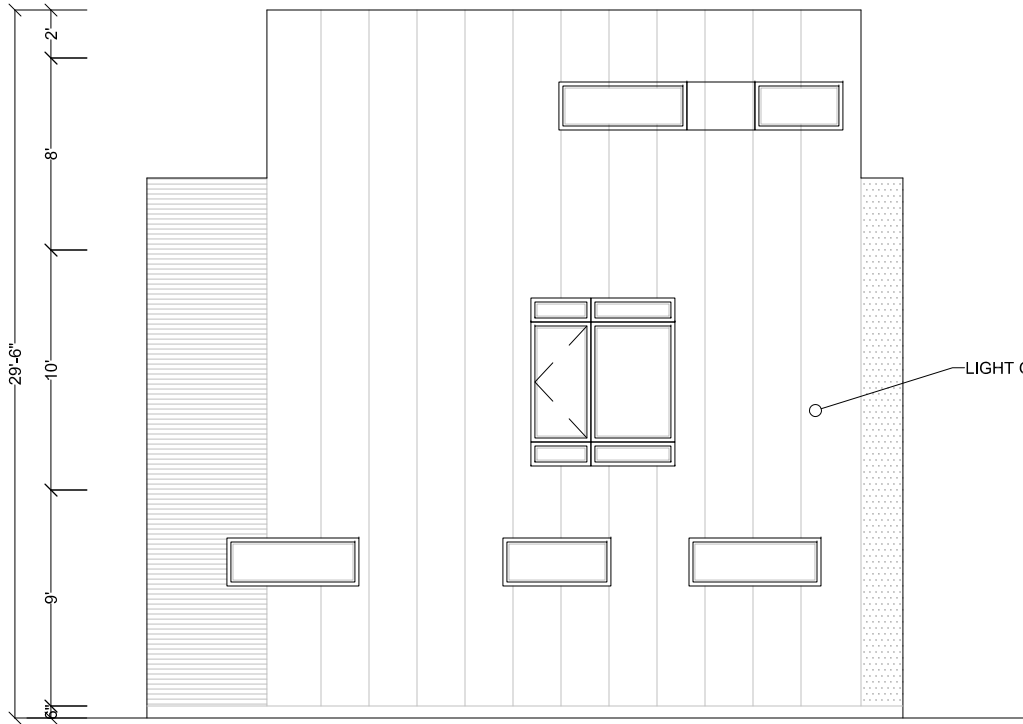
WEST 1
1/8":1' SCALE



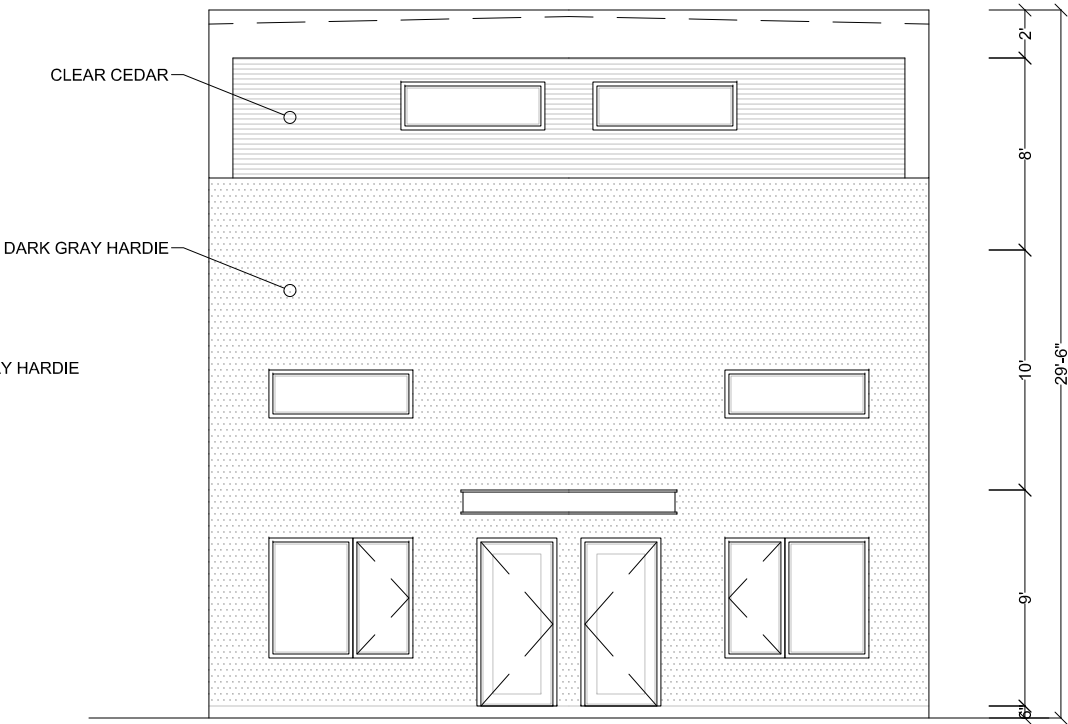
SOUTH 2
1/8"=1' SCALE



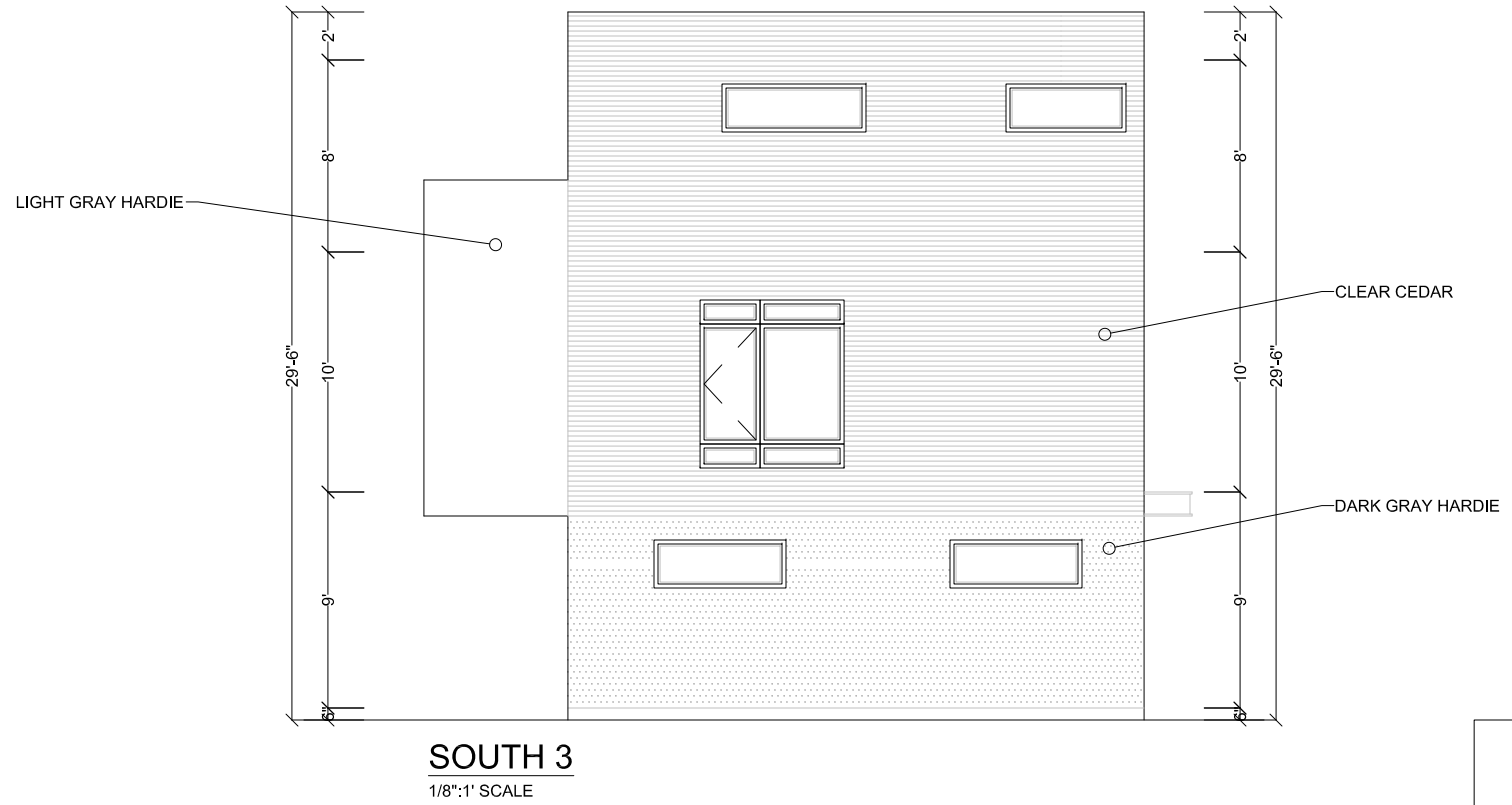
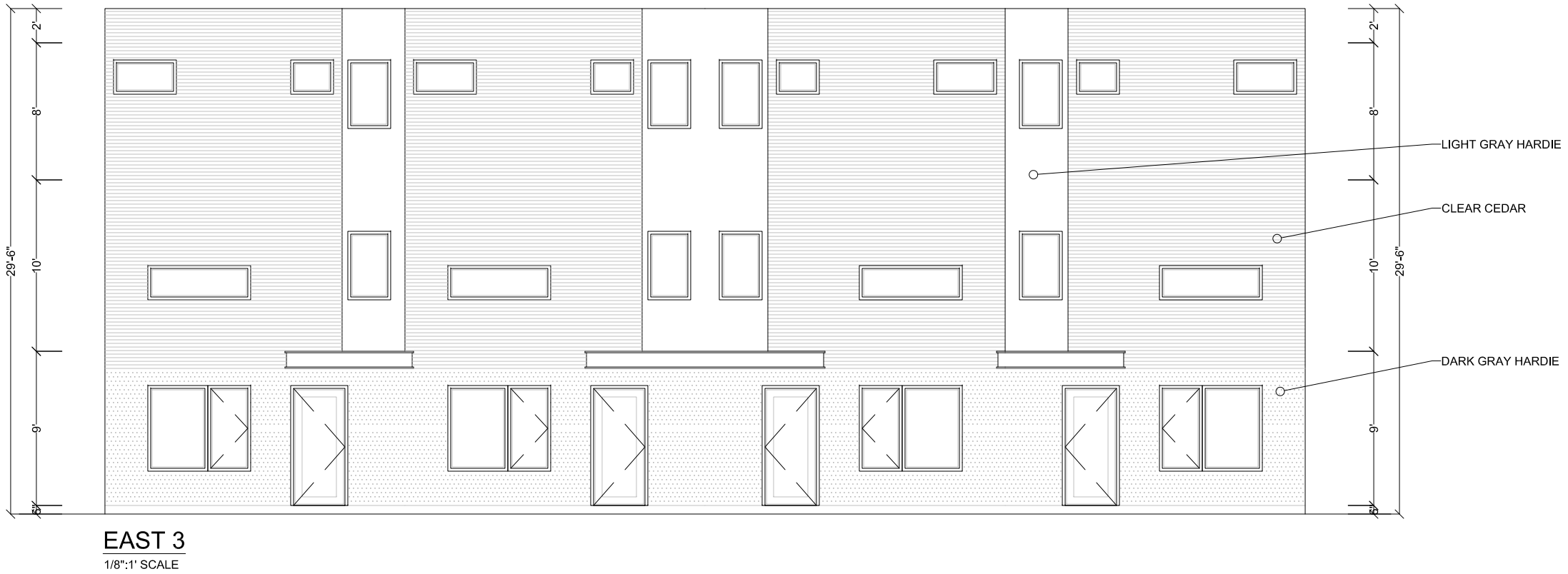
EAST 2
1/8"=1' SCALE

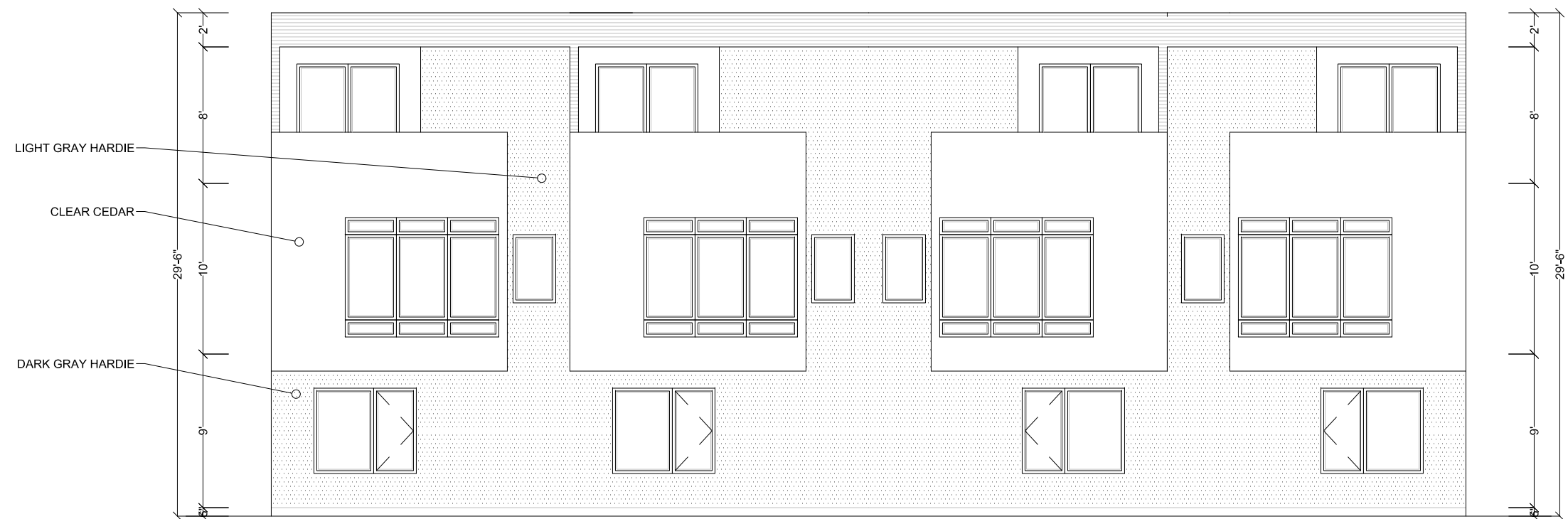


NORTH 2
1/8"=1' SCALE

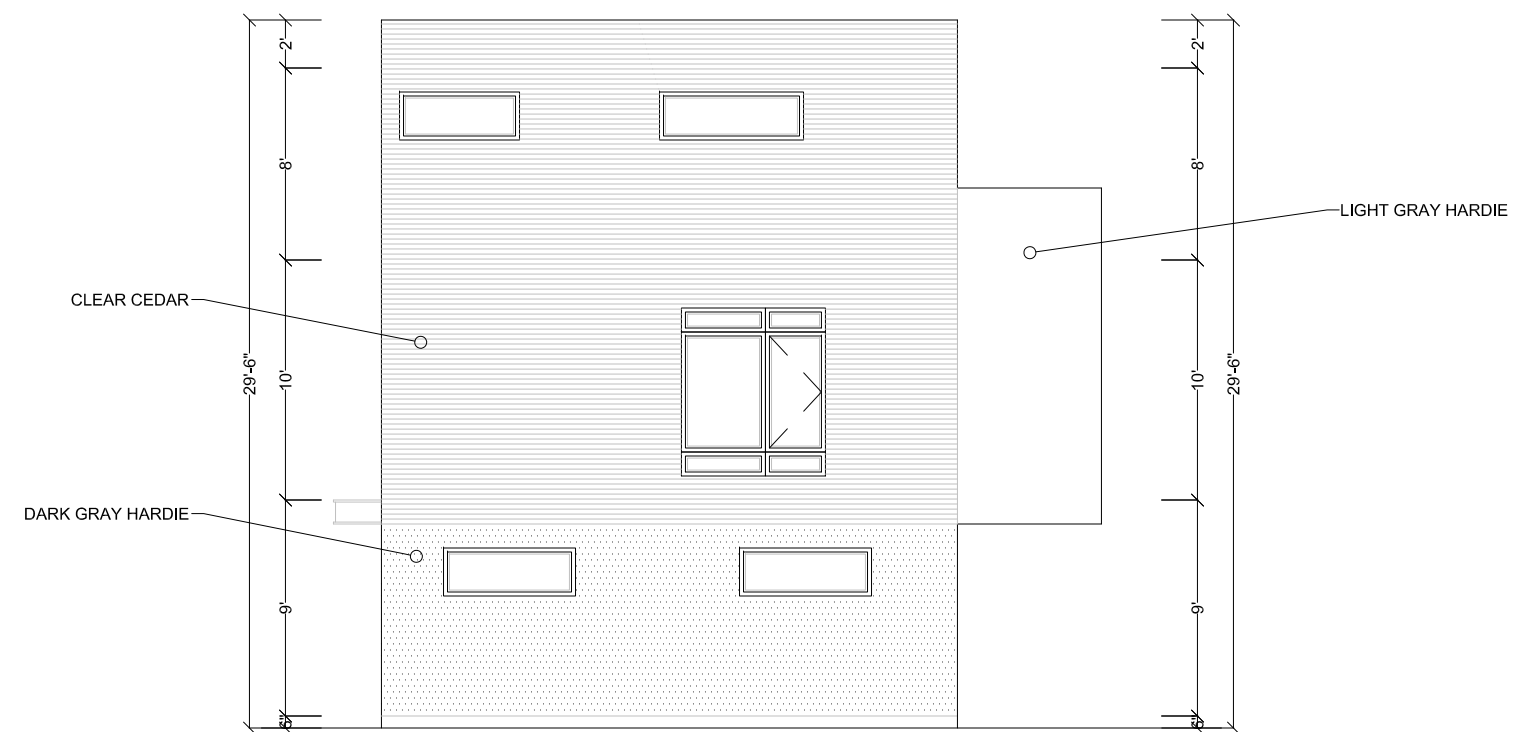


WEST 2
1/8"=1' SCALE





EAST 3
1/8"=1' SCALE



NORTH 3
1/8"=1' SCALE



ARCHITECTURAL CONCEPT: while the 3d study and floor plans are quite preliminary, we believe that the spirit of the modern aesthetic is captured with a rich but simple material palette that emphasizes the modulation that helps defines the units and bring the scale down to a more pedestrian experience.

ARCHITECTURAL CONCEPT



ARCHITECTURAL CONCEPT: while the 3d study and floor plans are quite preliminary, we believe that the spirit of the modern aesthetic is captured with a rich but simple material palette that emphasizes the modulation that helps defines the units and bring the scale down to a more pedestrian experience.