



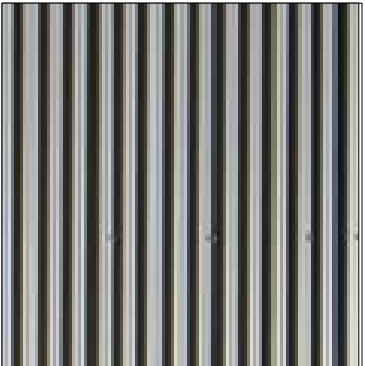
CEDAR



HARDIE



STEEL



**OWNER:**

MARC WILSON  
PO BOX 637  
KIRKLAND, WA 98083  
206.931.5129

**DESIGNER:**

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

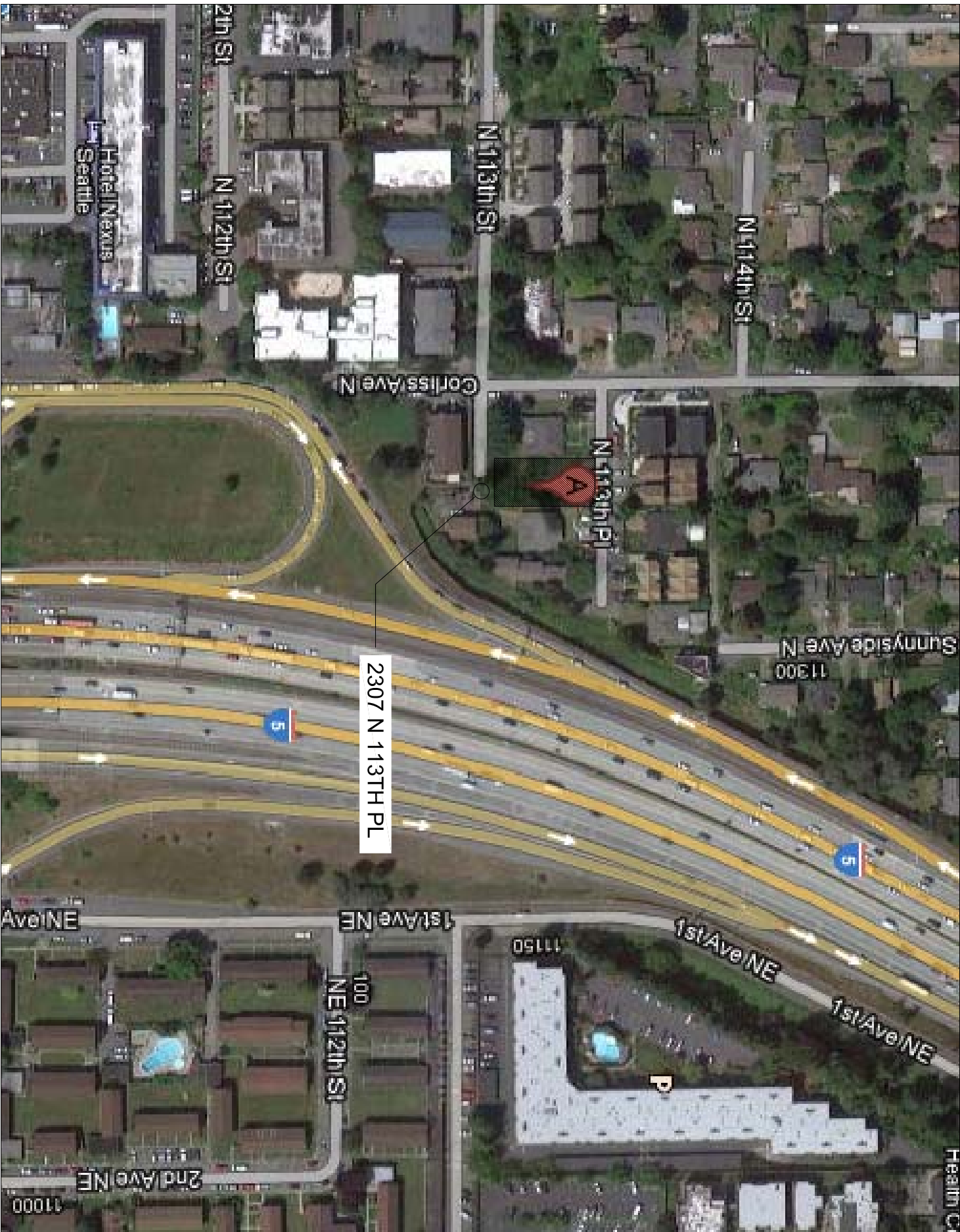
**PROJECT:**

2307 N 113TH PL  
SEATTLE, WA 98133  
DPD#3014990

NORTHGATE MODERN

2307 N 113TH PL

COVER



**PROPOSAL:** streamlined design review, as required for townhouses, prior to application for construction permit to construct (2) triplex townhouse structures with attached garages in LR-2 zone. average unit size to be around 1400sf plus single car garage.



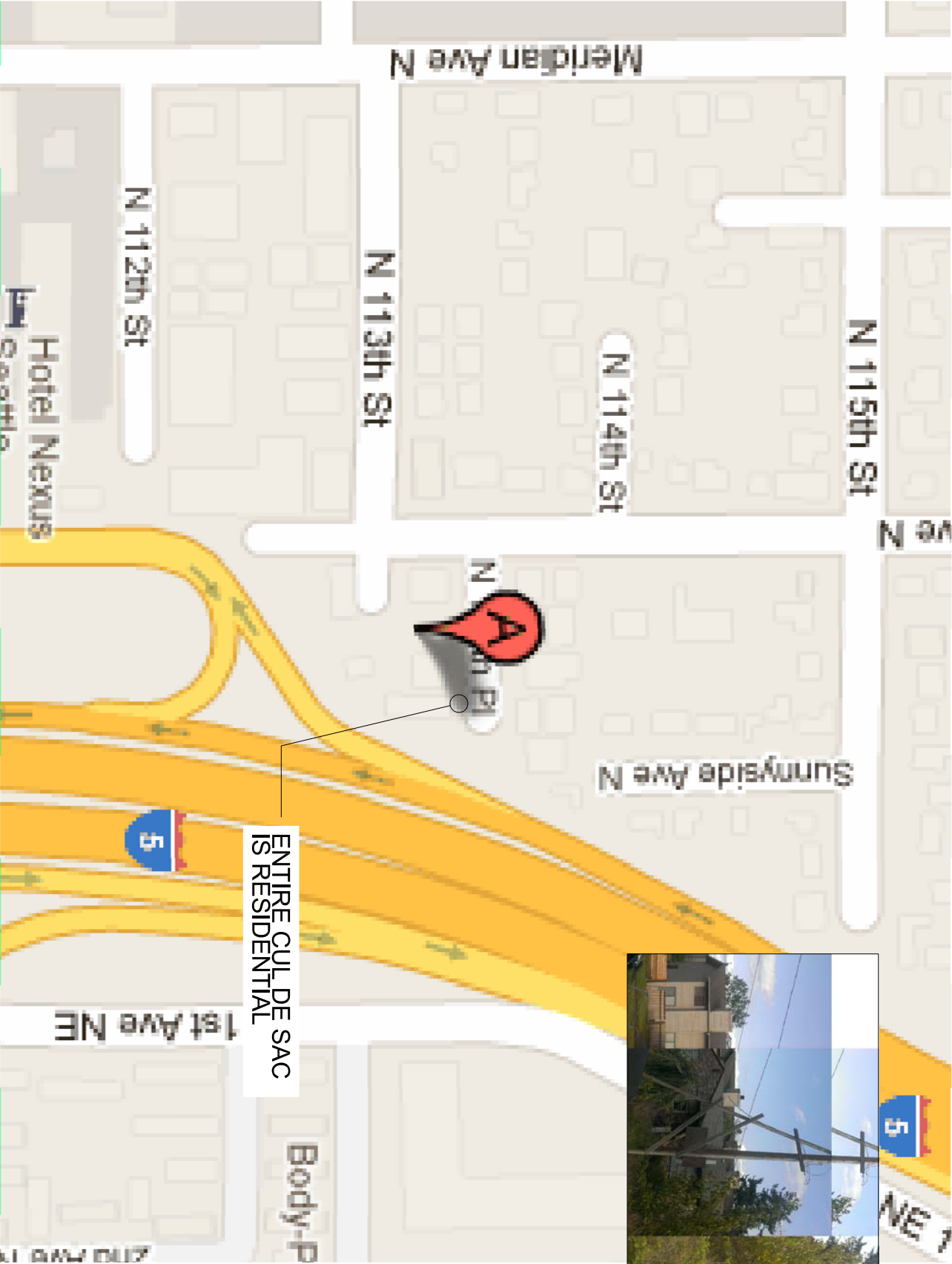
**ANALYSIS OF CONTEXT:** the project is in a neighborhood which is not well known to most, while being in proximity to a lot of great amenities. walking distance from public transit potential sweeping southeastern views from this project may catch glimpses of the cascades or mt rainier. the architectural precedent is not strong in any one particular aesthetic, but much development has occurred in recent years. this particular street is a dead end with no through traffic, while being in proximity to some major arterials, making accessing other parts of the city easy



VIEW ACROSS STREET FROM PROJECT

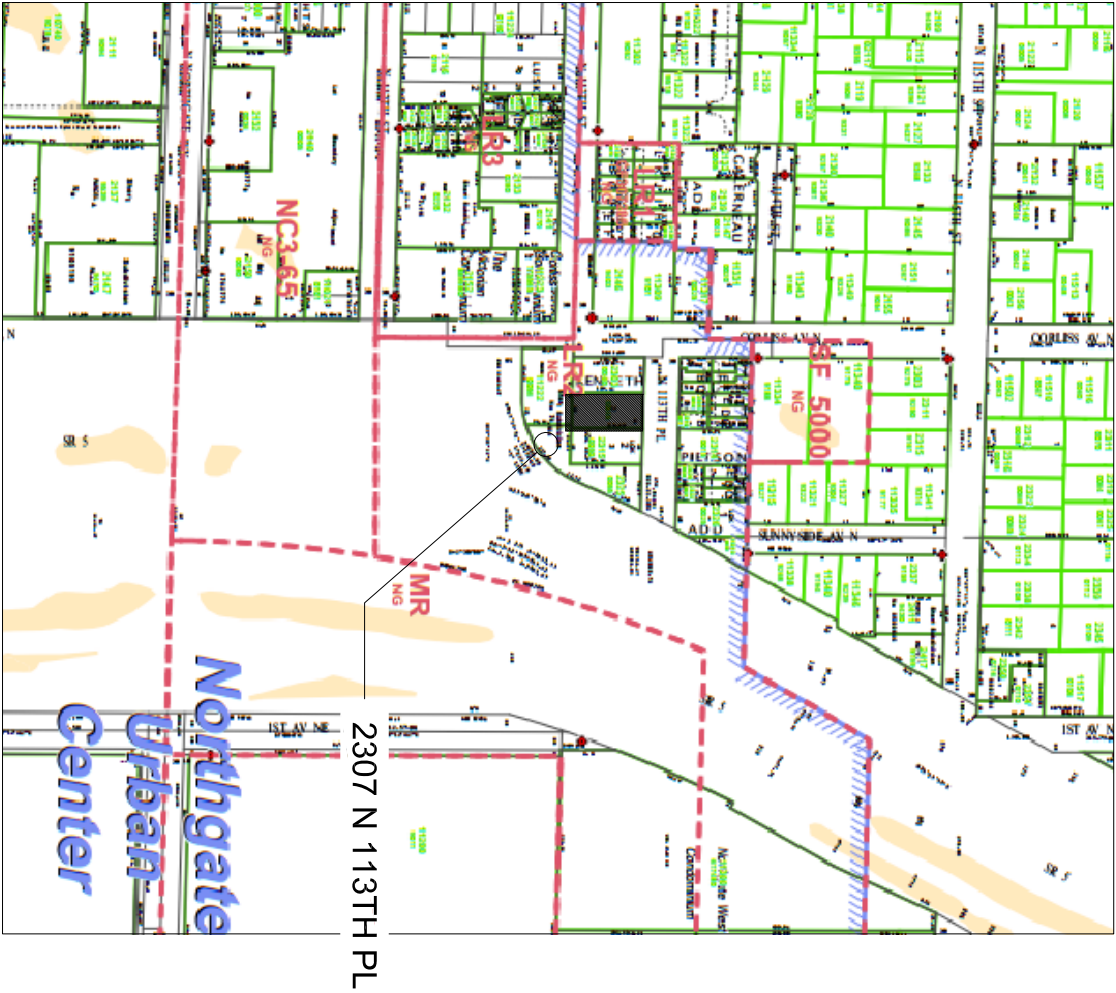


VIEW OF STREET CONTAINING PROJECT

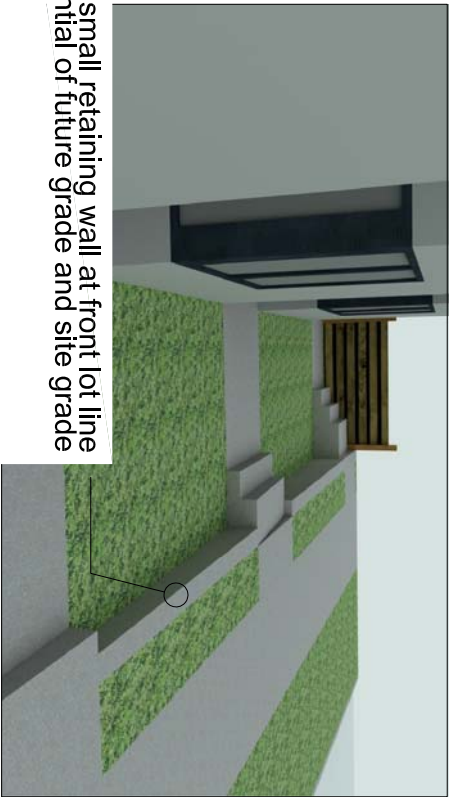


VICINITY MAP

**EXISTING SITE CONDITIONS:** survey of the 7202.8sf site with topographic, existing structures, and vegetation location. no existing structures remain on site, and foliage has reclaimed most of the view



ZONING MAP



D-3 small retaining wall at front lot line to address grade differential of future grade and site grade



PHOTO OF SITE



EXISTING SITE  
CONDITIONS



CODE COMPLIANCE:

- SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS ALLOWABLE FAR: @1.3\*7202.8SF = 8643.36SF
- PROPOSED:8643.36SF OR LESS
- SMC 23.45.512 DENSITY LIMITS -- LOWRISE ZONES ALLOWED: UNLIMITED WITH 4 STAR BUILT GREEN PROPOSED: (6) 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' MIN; 7' AVG OR GREATER
- REQUIRED REAR: 7' AVG; 5' MIN
- PROPOSED REAR: 5' MIN; 7' AVG OR GREATER
- REQUIRED SIDE: 5'
- PROPOSED SIDE: 5' OR GREATER
- SMC 23.45.522 AMENITY AREA REQUIRED: .25X7202.8 = 1800SF
- PROVIDED: 1800SF OR GREATER OF PRIVATE AMENITY AREA
- SMC 23.45.524 LANDSCAPING STANDARDS REQUIRED: .6X7202.8 = 4321.68SF GREEN FACTOR AREA
- PROVIDED: LANDSCAPE ARCHITECT TO DESIGN WITHIN COMPLIANCE
- SMC 23.45.527 STRUCTURE WIDTH/FACADE LENGTH ALLOWED WIDTH: NO LIMIT
- PROPOSED WIDTH: 89.25'
- ALLOWED LENGTH: .65X120=78'
- PROPOSED LENGTH: 78' MAX FACADE FOR PARTS OF STRUCTURE WITHIN 15' OF SIDE PROPERTY LINE



FENCE/ADDRESS



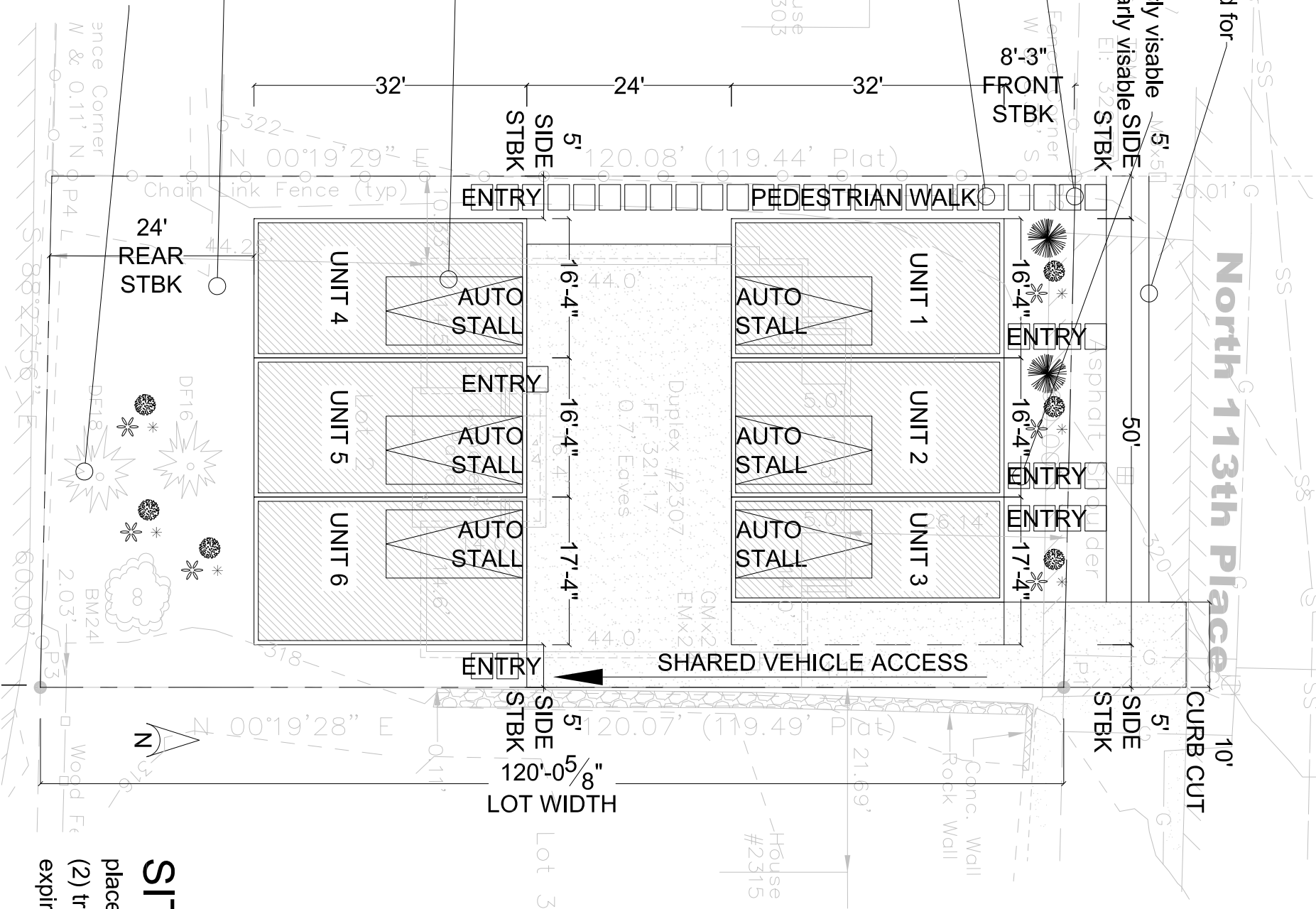
NATIVE PLANTS



PATH LIGHTING



PERMEABLE PAVERS



A-2, A-4 sidewalks proposed for pedestrians

A-3 doors and signage clearly visable

D-12 doors and signage clearly visable

A-1 match grade at right of way

D-7 exterior lighting and path lighting

A-8 concealed parking  
D-6 waste storage  
screened from view and  
utilities mounted to side  
of building

A-7 larger setbacks than required

E-1 landscape architect to meet/exceed green factor requirements

E-2 landscape architect to meet/exceed green factor

SITEPLAN

SITEPLAN: the strategy of building

placement was to emulate the already approved (2) triplex with attached garages scheme of the expired construction permit

SITE PLAN

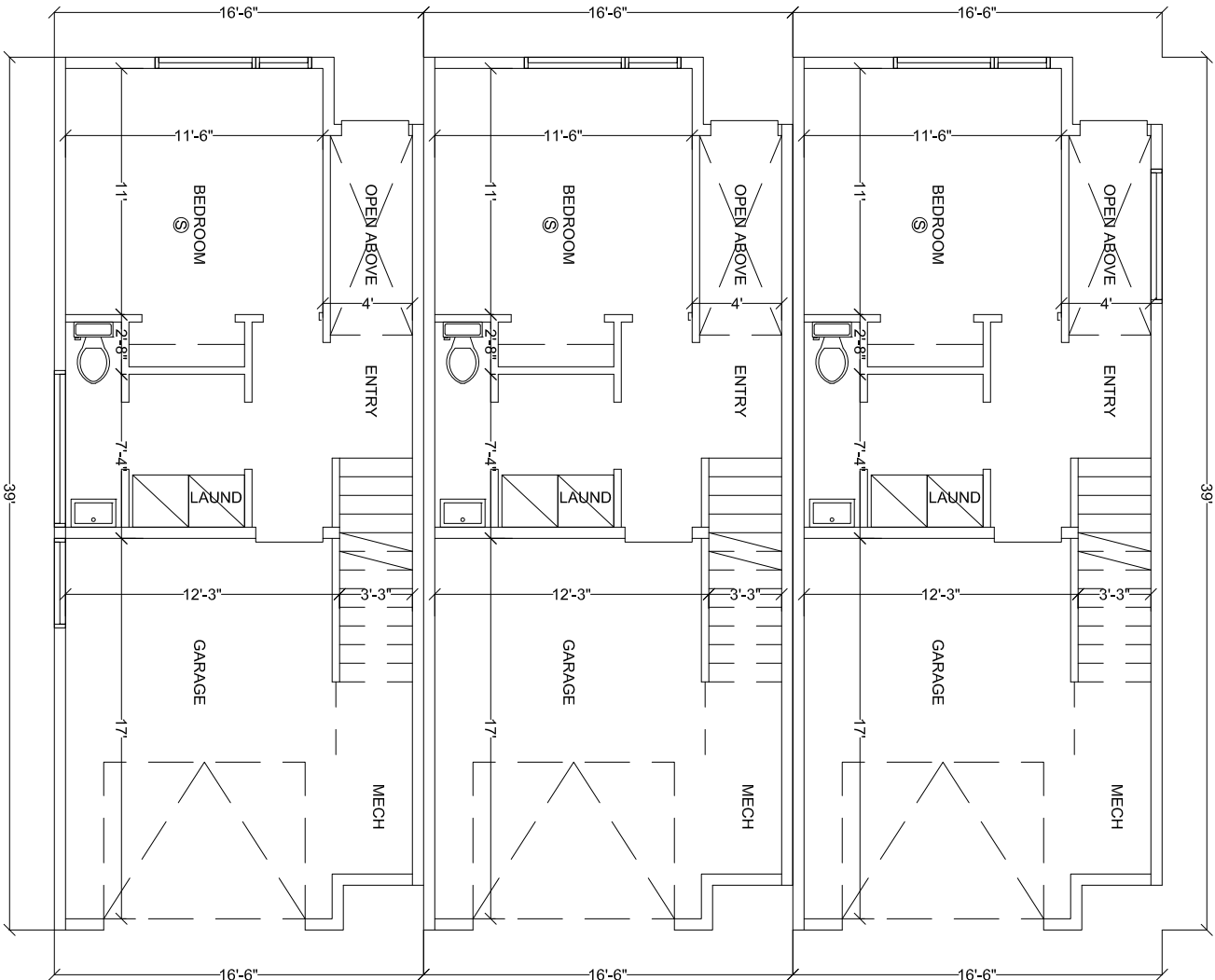
ZONING DATA

GUIDELINES		RESPONSE		DEPARTURES: this project will exceed all of the requirements set forth in the guidelines as well as the standards of the municipal code. request the following departures:  facade length: we request that our allowable facade length within 15' of the side property line be increased from 65% to 70%.  parking location: we request that the requirement for parking in the rear garage be amended to allow for parking in a concealed car port or onsite between the buildings.
Site Planning		Site Planning		
A-1Respond to Site Characteristics		A-1 match grade at right of way		
A-2Streetscape Compatibility		A-2 sidewalks proposed for pedestrians		
A-3Entrances Visible from the Street		A-3 doors and signage clearly visable		
A-4Human Activity		A-4 sidewalks proposed for pedestrians		
A-5Respect for Adjacent Sites		A-5 entire street in transition		
A-6Transition Between Residence and Street		A-6 sidewalks, doors, and streetside decks		
A-7Residential Open Space		A-7 larger setbacks than required		
A-8Parking and Vehicle Access		A-8 concealed parking		
<b>Height, Bulk, and Scale</b>		<b>Height, Bulk, and Scale</b>		
B-1Height, Bulk, and Scale Compatibility		B-1 modulation, transparency, and decks		
Architectural Elements and Materials		Architectural Elements and Materials		
C-1Architectural Context		C-1 currently there is a mix		
C-2Architectural Concept and Consistency		C-2 modern aesthetic throughout		
C-3Human Scale		C-3 modulation, transparency, and decks		
C-4Exterior Finish Materials		C-4 rich wood tones contrast cool hard material		
Pedestrian Environment		Pedestrian Environment		
D-1Pedestrian Open Spaces and Entrances		D-1 sidewalks, doors, and streetside decks		
D-2Blank Walls		D-2 modulation, transparency, and decks		
D-3Retaining Walls		D-3 small retaining wall at front lot line		
D-6Screening of Dumpsters, Utilities and Services Areas		D-6 waste storage screened from view and utilities mounted to side of building		
D-7Personal Safety and Security		D-7 exterior lighting and path lighting		
D-12Residential Entries and Transitions		D-12 doors and signage clearly visable		
Landscaping		Landscaping		
E-1Landscaping to Reinforce Design Continuity with Adjacent Sites		E-1 landscape architect to meet/exceed green factor requirements		
E-2Landscaping to Enhance the Building and/or Site		E-2 landscape architect to meet/exceed green factor requirements		
E-3Landscape Design to Address Special		E-3 attempt to save as many trees as possible		

DESIGN

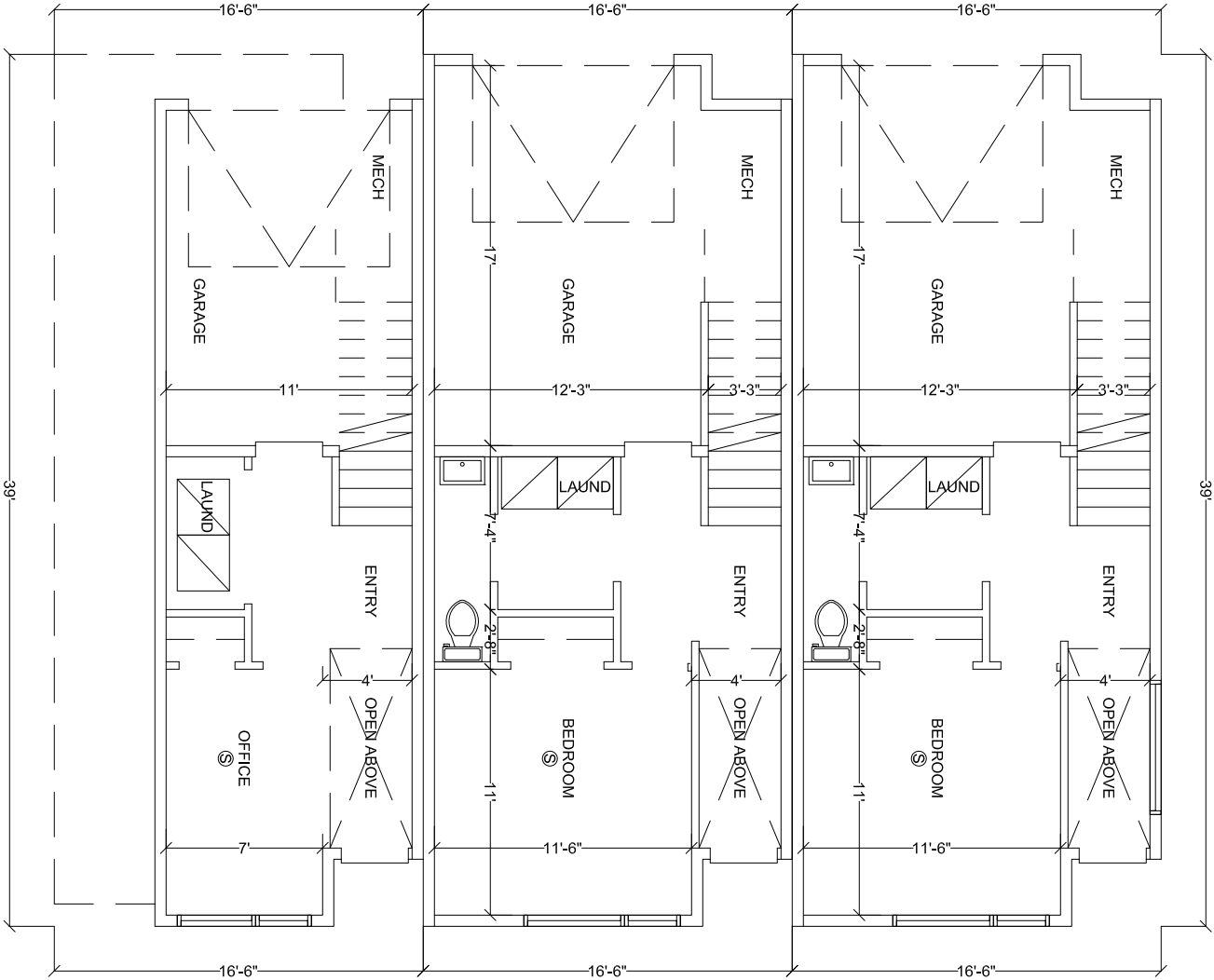
GUIDELINES

PAGE 6



FIRST  
1/4"=1' SCALE

N





SECOND

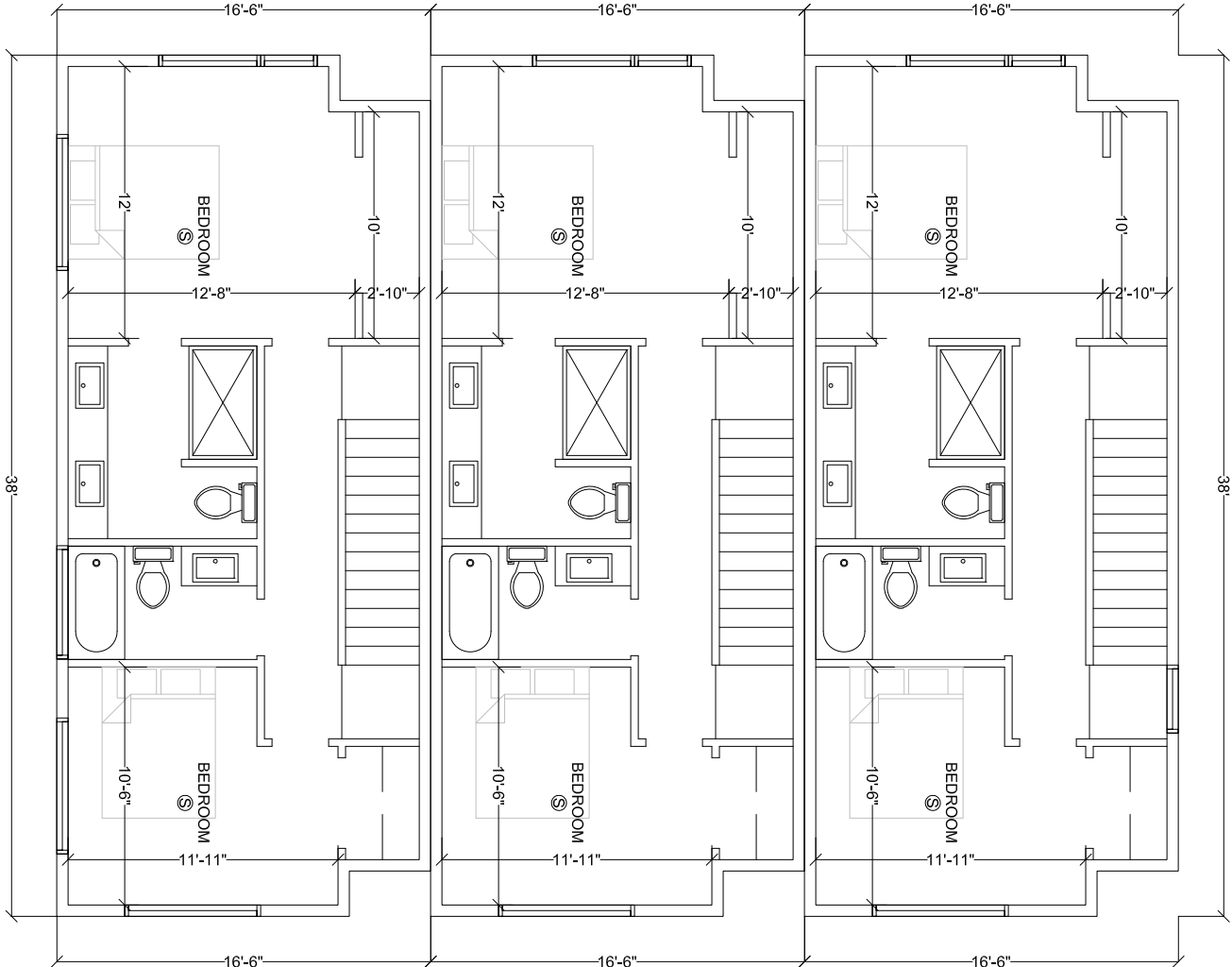
1/4"=1' SCALE



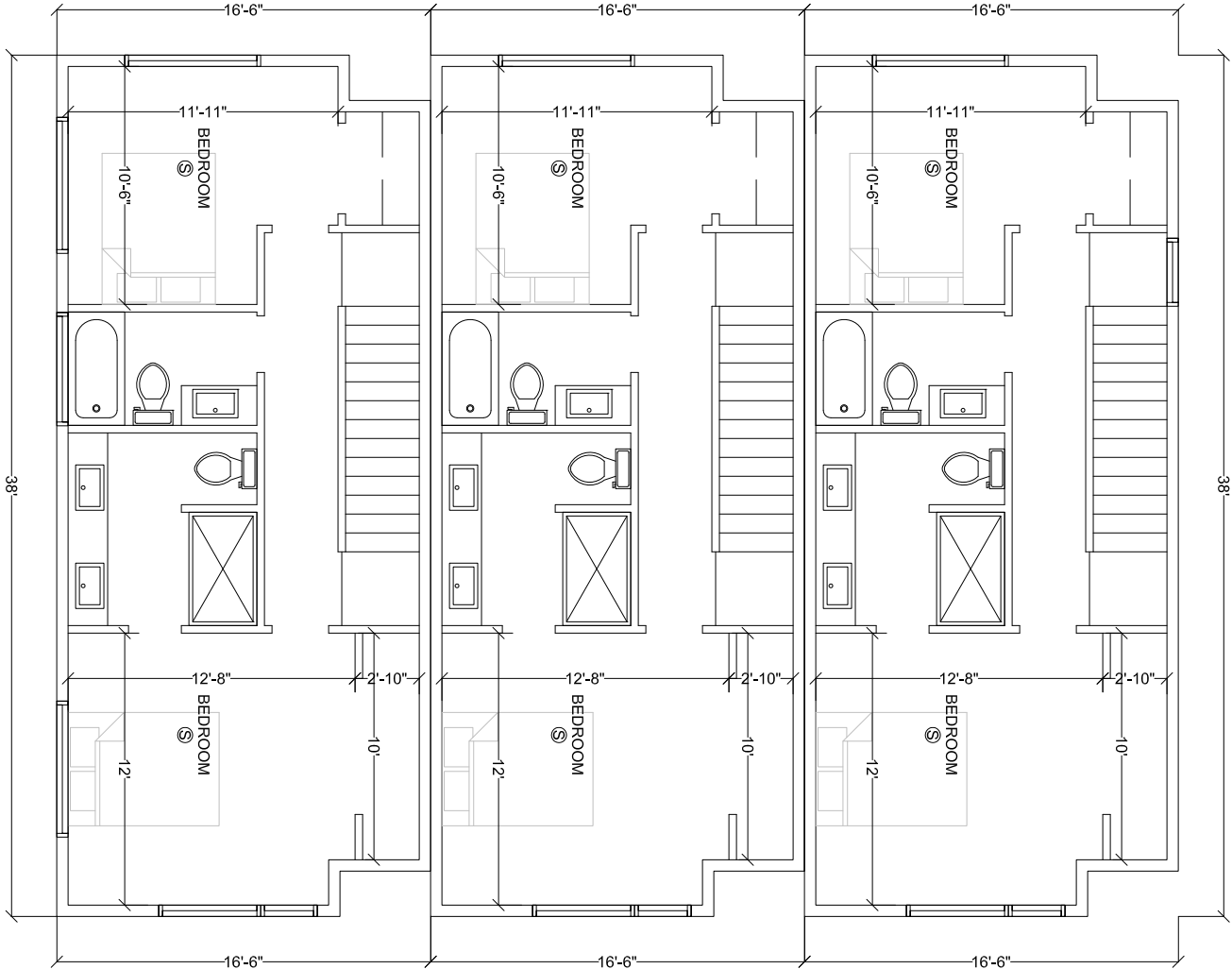
ARCHITECTURAL  
CONCEPT

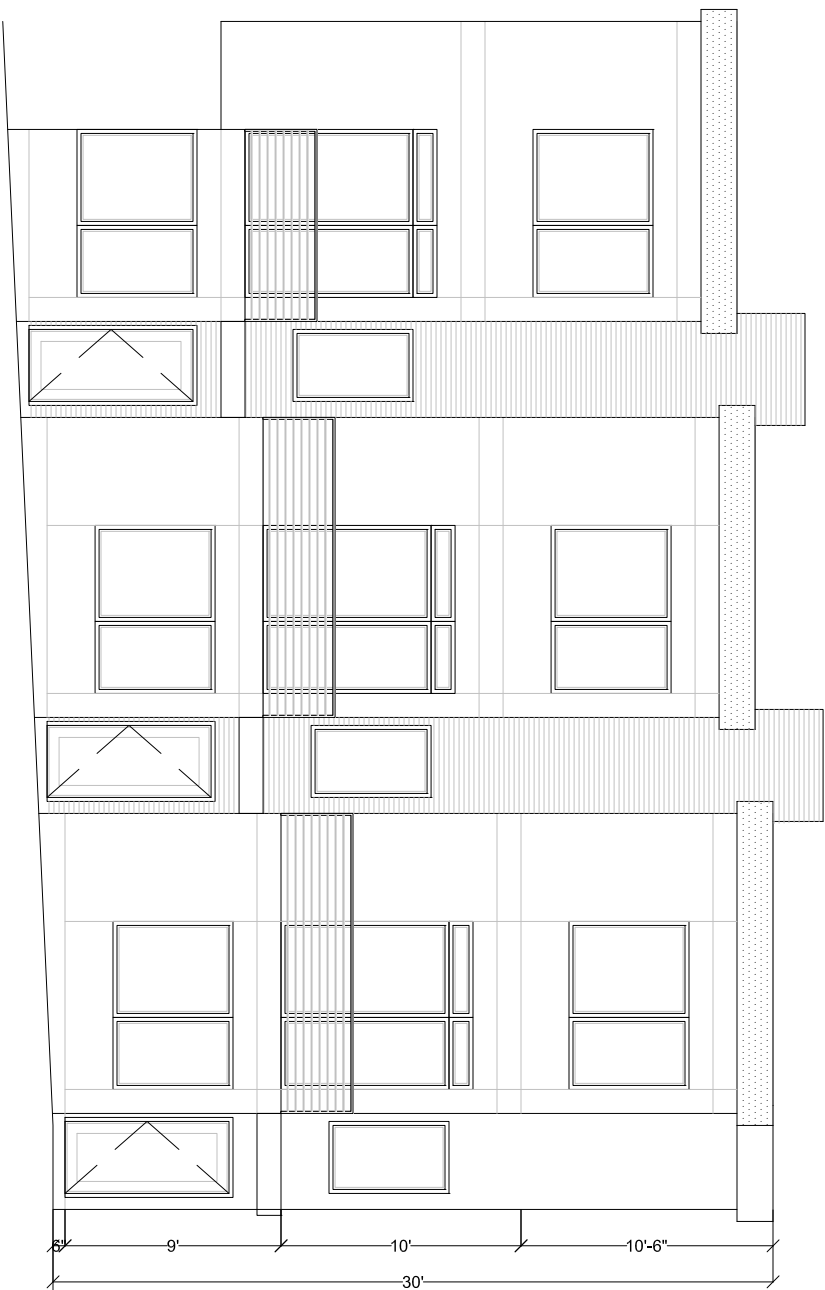
PAGE 8



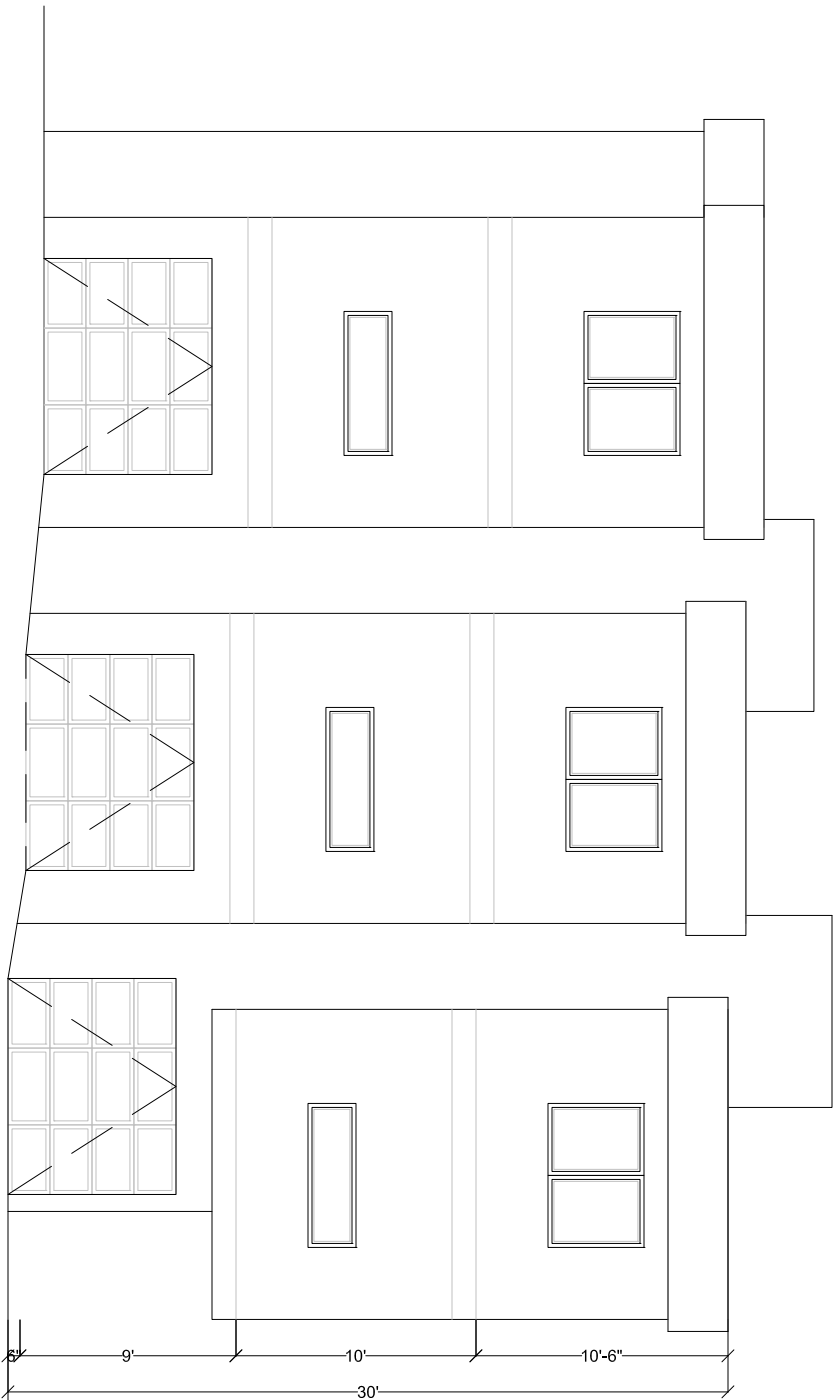


THIRD  
1/4"=1' SCALE





UNIT 1-3 NORTH ELEVATION  
1/4"=1' SCALE



UNIT 1-3 SOUTH ELEVATION  
1/4"=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.