

PROPERTY:
3820 23RD AVE. SW
SEATTLE, WA

DESIGNER:
GARVIDA DESIGN GROUP, LLC
12613 SE 237TH PLACE
KENT, WA 98031
DAN GARVIDA - 206.261.2418
dan@garvidadesign.com

ENGINEER OF RECORD:
TEC INSTRUCT, LLC
6830 NE BOTHELL WAY
SUITE C, PMB 181
KENMORE, WA 98028
ROLAND - 206.553.9076
rheimisch@yahoo.com

GEOTECHNICAL:
PANGEO INCORPORATED
3213 EASTLAKE AVE. E.
SUITE B
SEATTLE, WA 98102
206.262.0307

SURVEY:
FOX MAPPING AND SURVEYING
15255 SUNWOOD BLVD.
SUITE A-41
TUKWILA, WA 98188

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1. Proposal

3820 23rd Avenue SW is an vacant lot zoned for LR1. The applicant proposes to construct a 3 unit multi-family residence.

Key Metrics:

Lot size: 5,000 SF	Units: 3
Total Building Area: 6,000 SF, Garage not fully scoped.	Structure Height: 30' + 4' Parapet Allowance
FAR: 5,000 SF X 1.2 (BUILT GREEN) = 6,000 SF (INSIDE FACE OF WALLS)	Parking Stalls: 3

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family and multifamily residences between 1 and 3 stories. The site is located within walking distance of the Delridge Way.

3. Existing Site Conditions:

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on SDR 6.

4. Site Plan:

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on SDR 7.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project is designed to celebrate the view to Delridge Way and partial view of downtown Seattle skyline. The center bay with windows allow areas for sitting and viewing scenery.

7. Setbacks and Structure width:

SMC 23.45.518 Setbacks and Separations

	Required	Provided	% Difference
Front:	5' minimum	11' average, 5' minimum	Compliant
Sides:	5' minimum	5' north, 6' south,	Compliant
Rear:	7' average; 5' minimum	35' average,	Compliant

SMC 23.45.527 Structure width and facade length limits in LR zones

SMC 23.45.527: The maximum combined length of all portions of facades within 15 feet of a lot line that is either a rear lot line nor a street or alley line shall not exceed 65 percent of the length of that lot line, except as specified in sub-section 23.45.527.B.2

Required:	50' x 65% = 32.5'
Proposed:	39' combined with 4' modulations



STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTH



DESIGN GUIDELINES

Site Planning

Responding to Site Characteristics

This project is designed to compliment the change of topography across the site which allows underground garage to be less visible from the street. The amenity area and courtyard between buildings also accommodates the level change.

Streetscape Compatibility

The project site includes two front yards facing 23rd Ave. SW. The 15' setback provides continuity of existing streetscape and compatible building setback distance to the neighboring buildings.

Entrances Visible from the Street

Entries that are visible directly from the street make the two street facing units approachable and engage the pedestrian experience.

Respect for Adjacent Sites

Windows on the new units are staggered so as not to provide direct views into neighboring windows. The side setback along the north property is increased to allow privacy and thoughtful landscaping buffers views with trees in the rear yard.

Transition Between Residence and Street

A deep front setback and landscaped front yards provide a pleasant transition from the street to residence. A landscaped stair provides pleasant circulation from the street to the rear units. A courtyard between buildings provides space for social interaction among neighbors.

Residential Open Space

Each unit has access to a private yard and roof deck to provide individual outdoor space and to take advantage of sunlight. A common pathway along north property line allows for circulation and neighbor interaction.

Parking and Vehicle Access

The underground parking and garage door minimizes the view of parking from the street. All four units will share the underground parking and driveway from Dayton Avenue N. The shared driveway increases pedestrian safety by reducing points of vehicular access.

Height and Scale Compatibility

The height and scale of this project is compatible with the neighboring apartment buildings. Proposed building sits at an average height between the neighboring properties from the North and the South to reduce the visual impact on neighboring apartments.

Architectural Elements and Materials

Architectural Context

Window bays with views to south are common features of the neighborhood and add desirable character. The rooftop decks in this project are also common in surrounding buildings.

Architectural Concept and Compatibility

The overall massing of this project was designed to reflect the characteristics of site. Bays of windows not only unify the two street facing units, but also provide special sitting areas for residents. Street facing bays are common and compatible features along Dayton Avenue N.

Exterior Finish Materials

A well balanced palette of painted wood siding, concrete, and cementitious panel provide a harmonious appearance of facades. Painted wood siding is a consistently used material among neighboring buildings. Carefully detailed cementitious panels serve as a durable siding material for the units.

Landscaping

Screening of Dumpsters, Utilities and Service Areas

The trash and recycling area will be located on the north side of the courtyard and in the garage in order to minimize visibility.

Residential Entries and Transitions

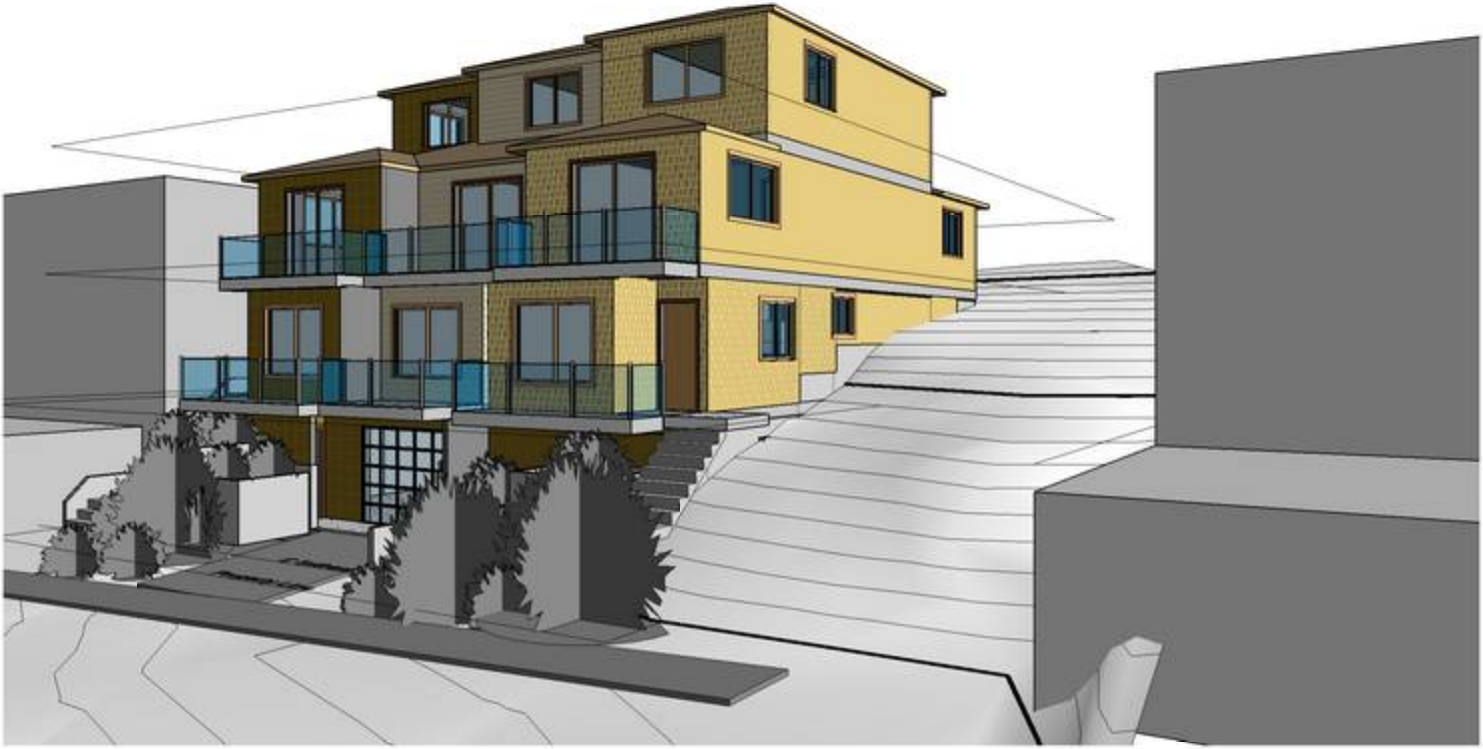
The street-facing unit entries are marked with the use of awnings and stoops. Concrete steps from pedestrian walk to the project site provides transitional space. Landscaped front yards provide privacy and transition to unit entries.

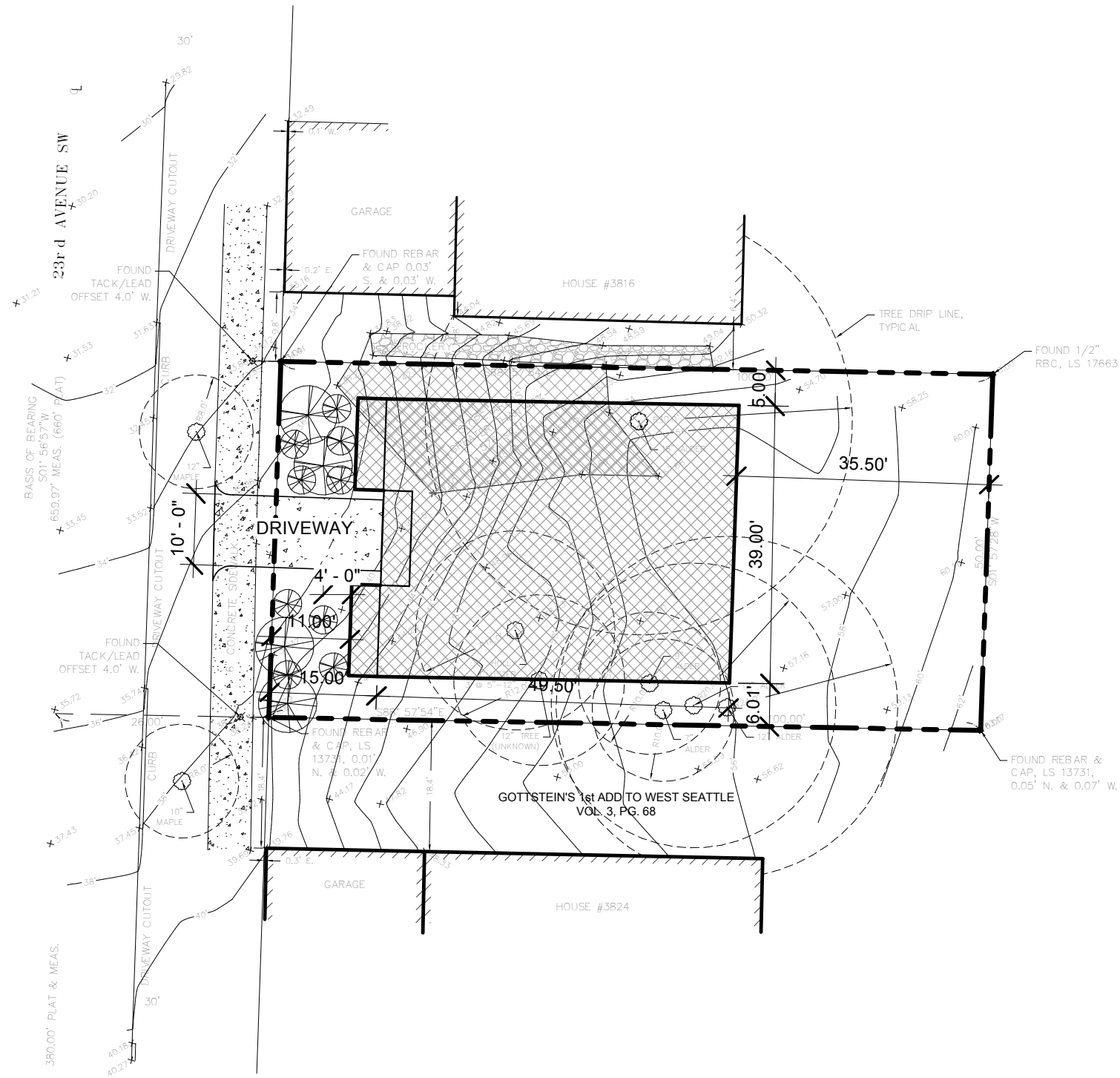
Landscaping to Reinforce Design Continuity with Adjacent Sites

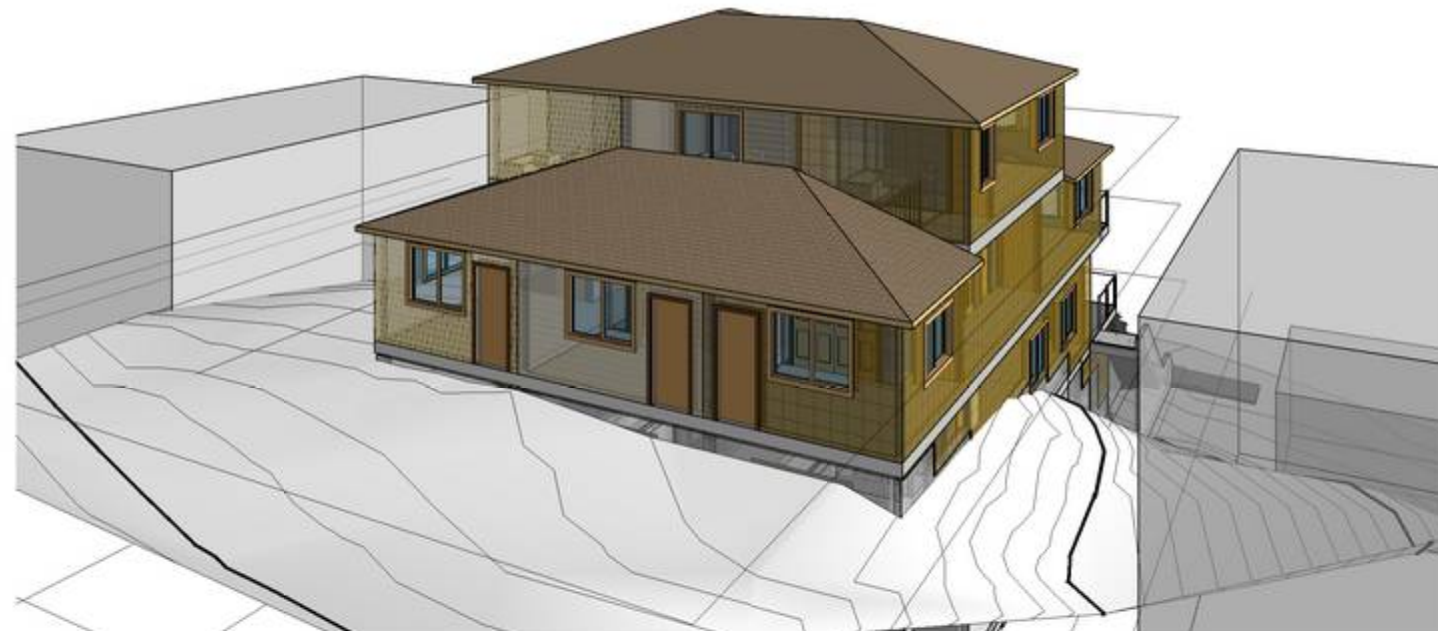
We will continue the pattern of street trees in front of our property. All new landscaping will be in keeping with the scale of existing landscaping on the street.

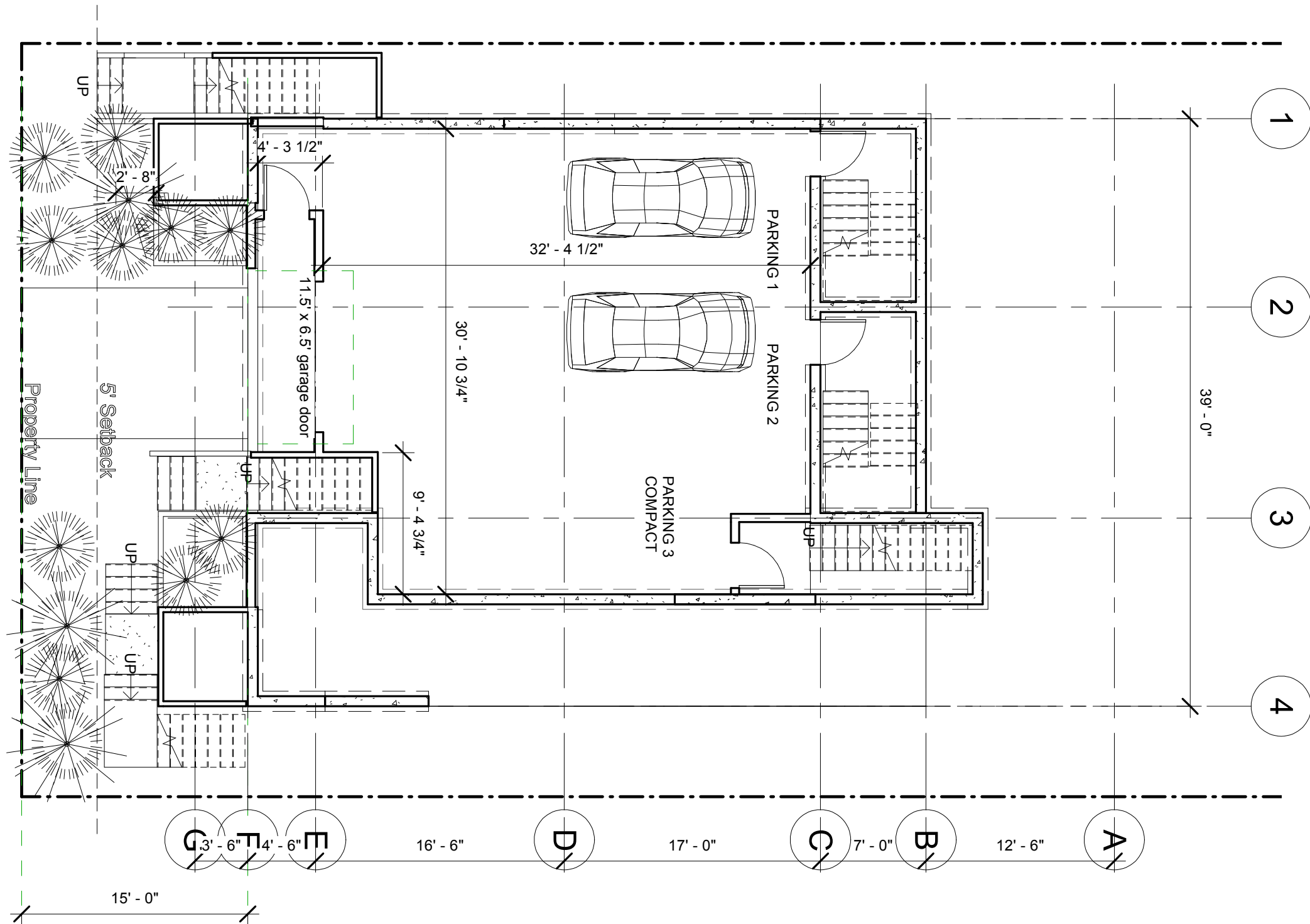
Landscaping to Enhance the Building and/or Site

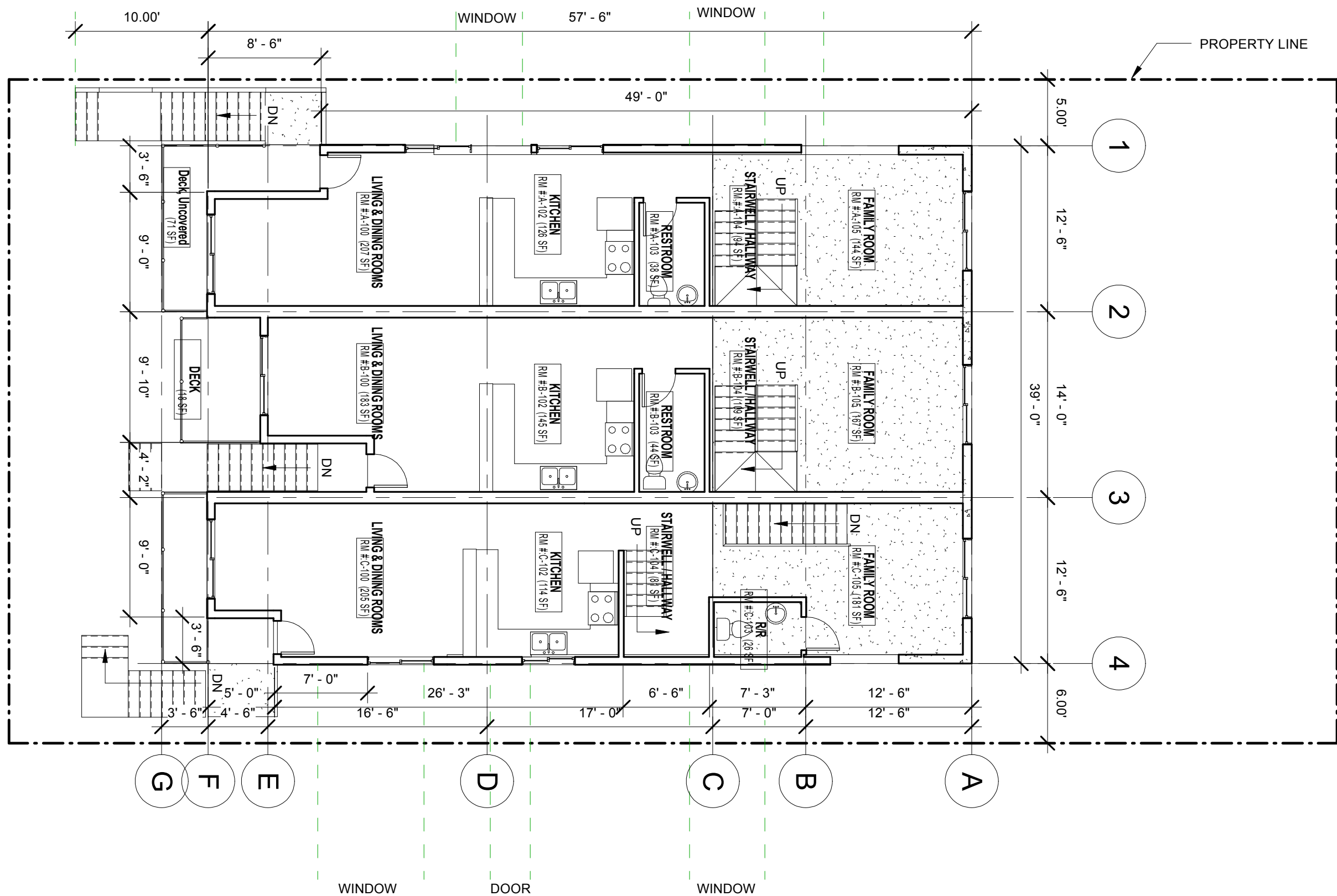
Landscaping of this project blends with the topography of the site. The change of elevation is softened by planters in front of the street facing units. Courtyards between buildings will be landscaped to create pleasant amenity space. Landscaping in the rear yards will enhance privacy.

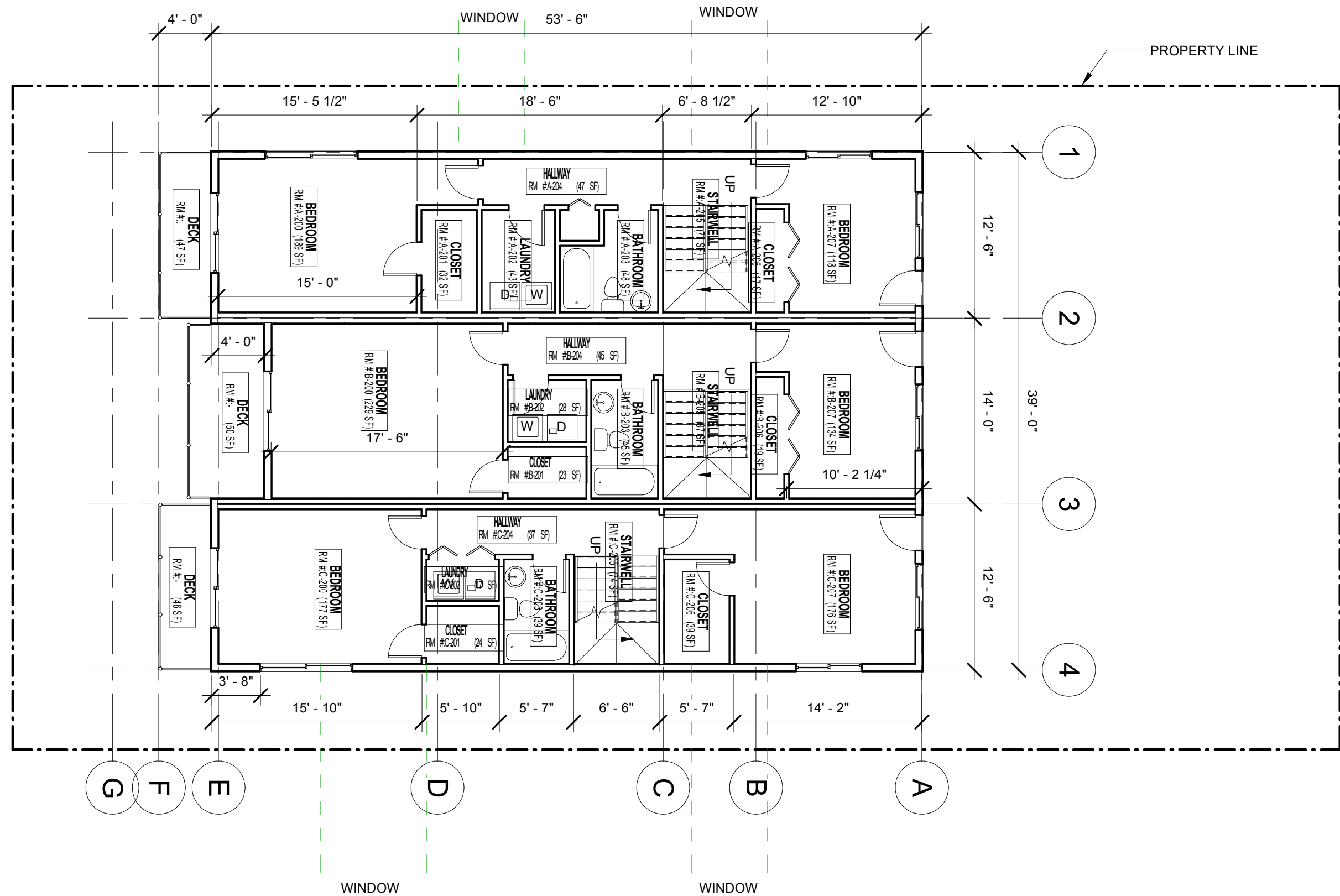








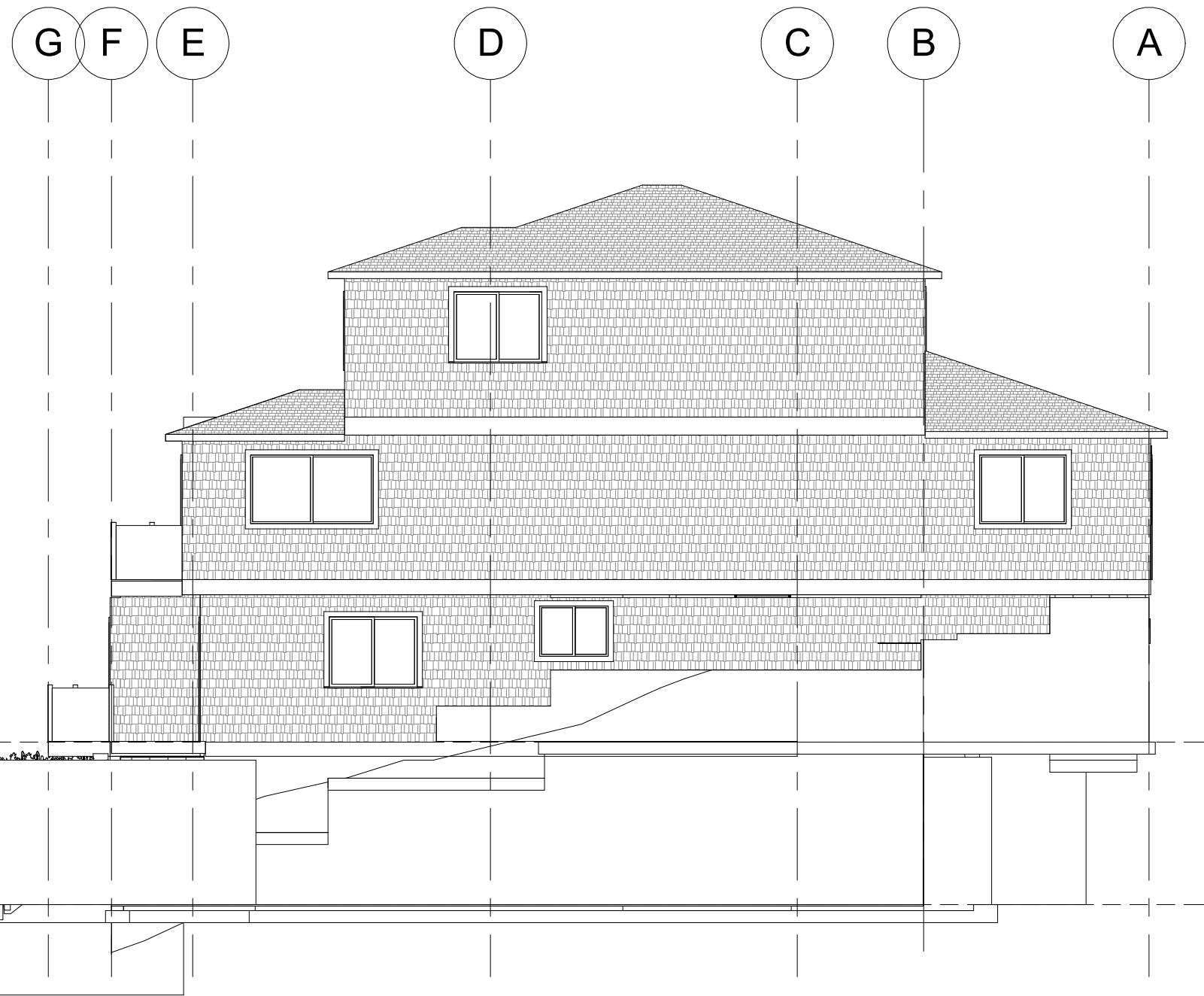




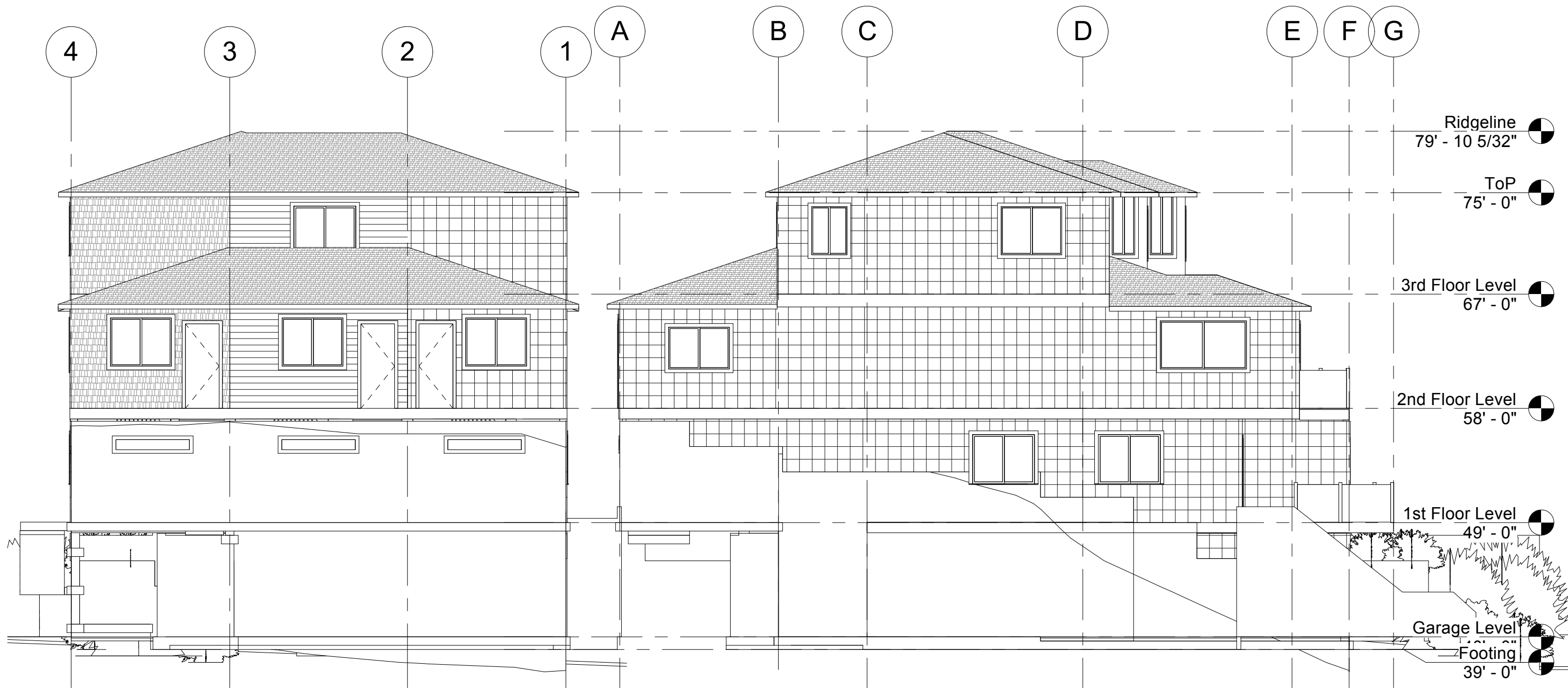




② SDR West Elevation
SCALE: 1/8" = 1'-0"

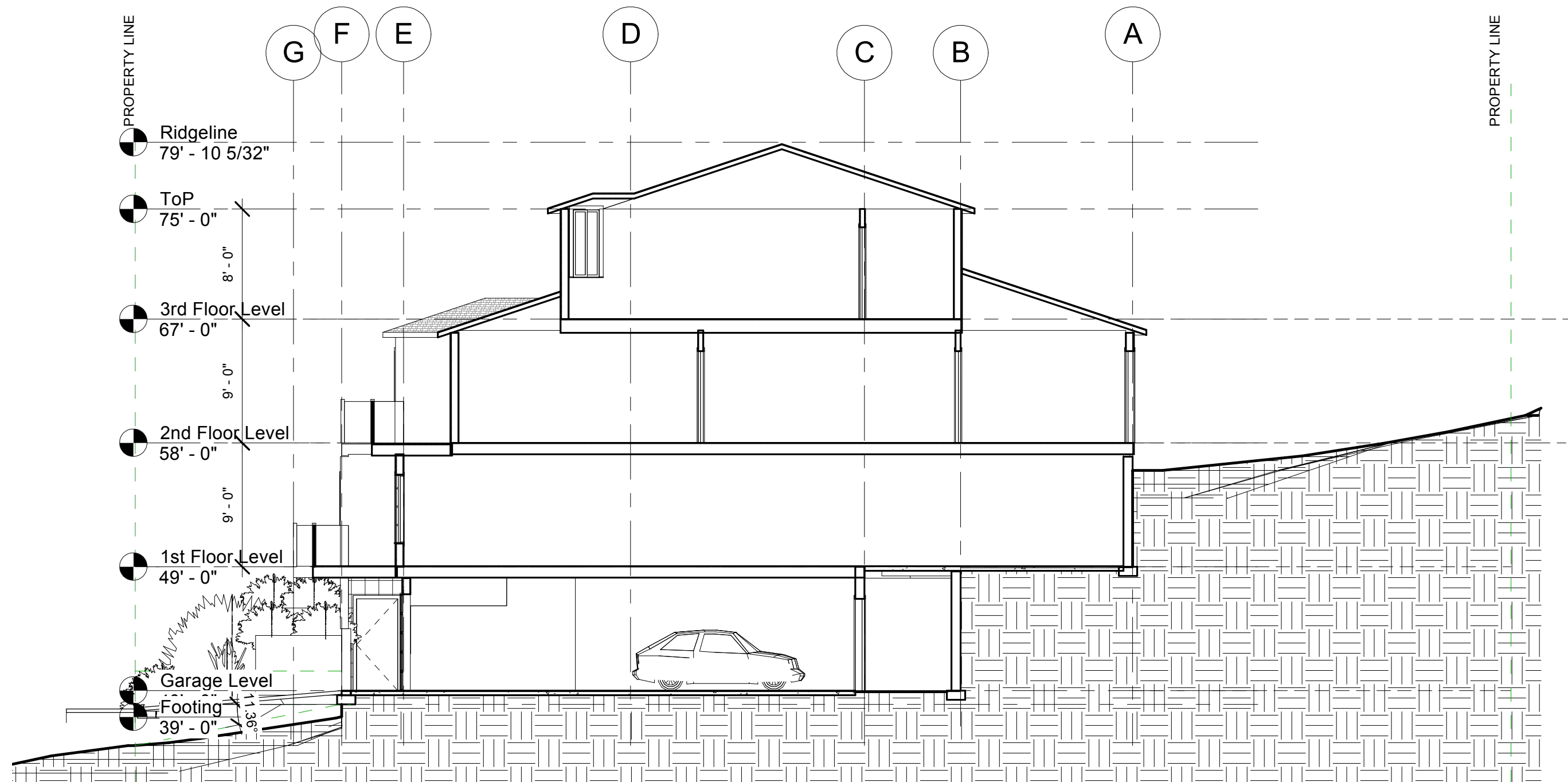


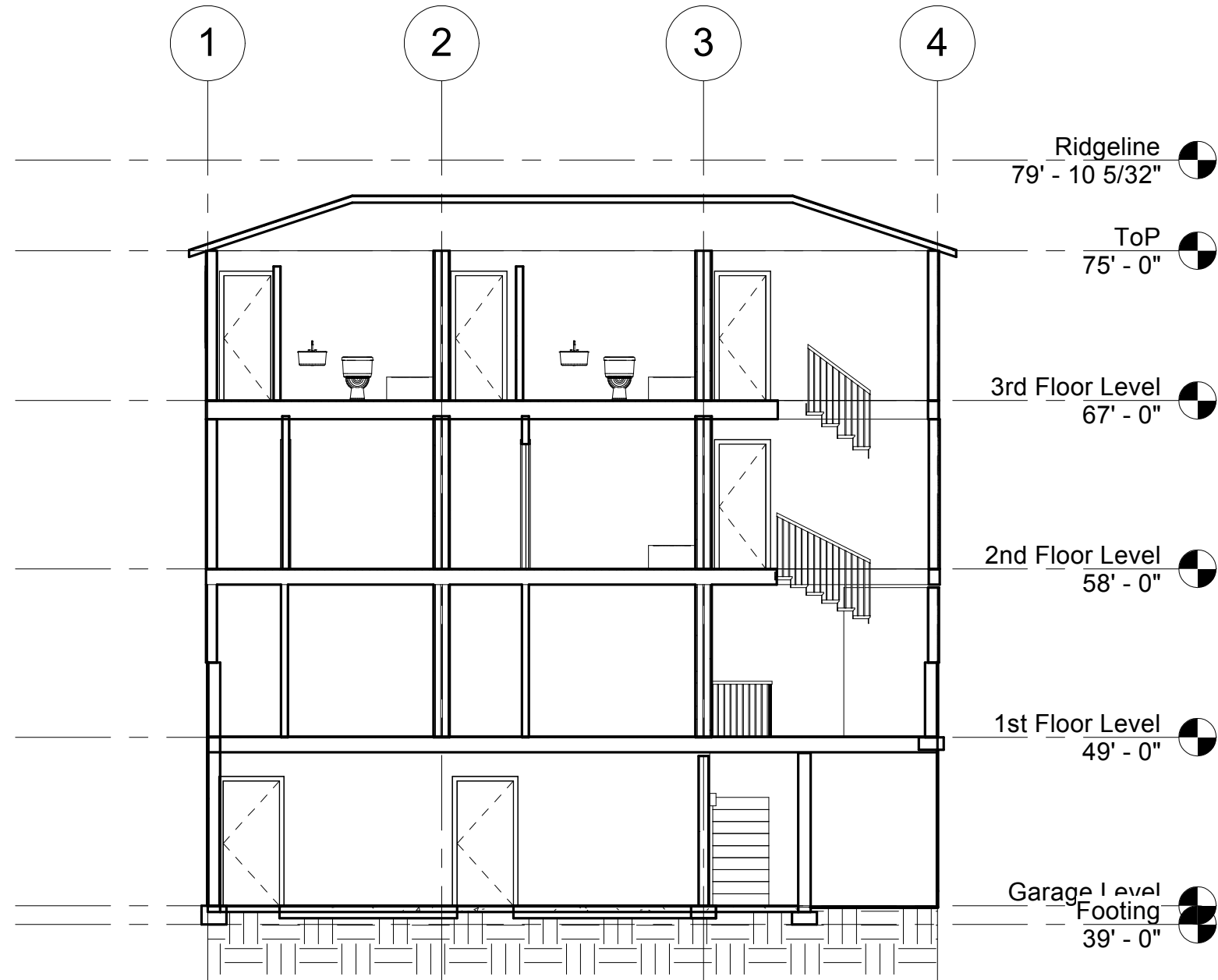
① SDR South Elevation
SCALE: 1/8" = 1'-0"



② SDR East Elevation
SCALE: 1/8" = 1'-0"

① SDR North Elevation
SCALE: 1/8" = 1'-0"



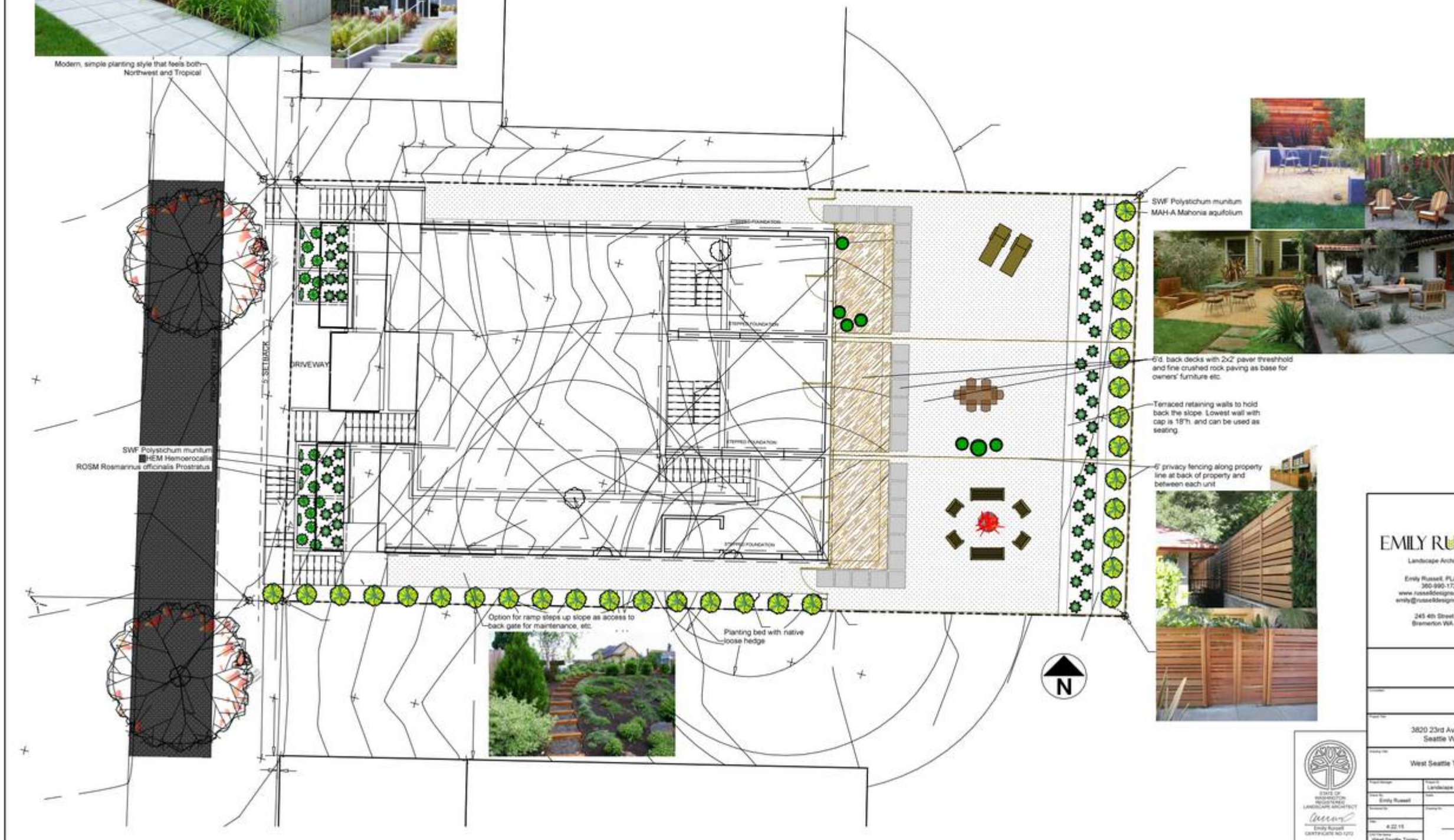




Modern, simple planting style that feels both Northwest and Tropical



Plant Legend: D: Deciduous, PER: Perennial, E: Evergreen, DR: Deer resistant, DT: Drought tolerant, N: Native					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
CBM	5	Street tree	Street tree	1" C	D. Street tree
HEM	16	Hemerocallis	Golden Daylily	1 G.	PER, DT. Golden edible flowers in summer
MAH-A	30	Mahonia aquifolium	Oregon Grape Holly	5 G.	E, DR, DT, N, upright, yellow fragrant flower
ROSM	7	Rosmarinus officinalis Prostratus	Trailing Rosemary	1 G.	E, DT, Trailing fragrant ground cover
SWF	50	Polystichum munitum	Sword Fern	1 G.	PER, N, DT, dark green fern



EMILY RUSSELL
Landscape Architecture
Emily Russell, P.L.A., A.S.L.A.
360-990-1720
www.russelldesignsource.com
emily@russelldesignsource.com
245 4th Street #501
Bremerton WA 98337

3620 23rd Ave SW
Seattle WA

West Seattle Triplex

Project Name: Landscape Layout and Planting Plan
Scale: 3/16"=1'-0"
Date: 4.22.15
Sheet: 1 of 1