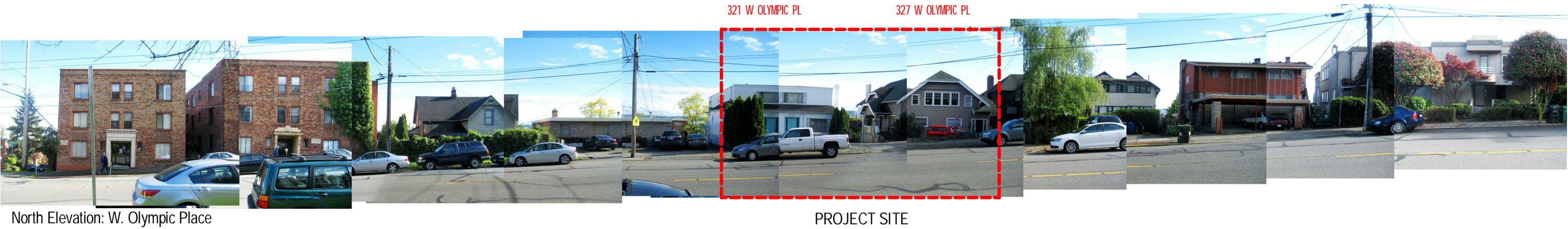




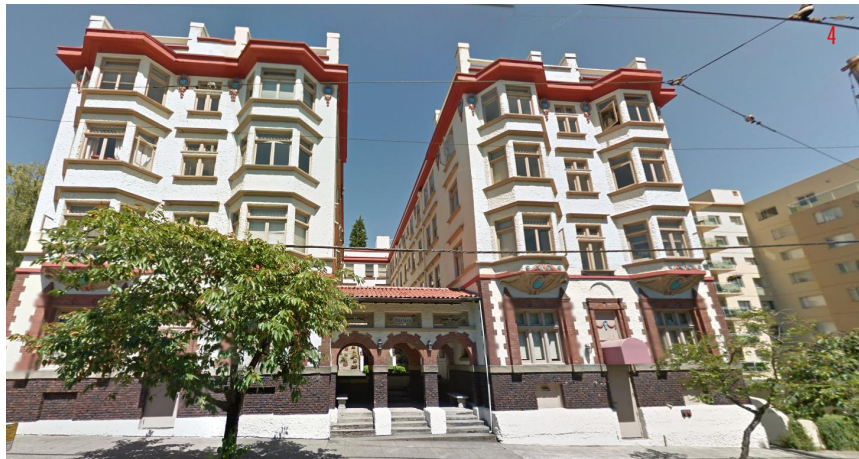
321 WEST OLYMPIC PLACE

327 WEST OLYMPIC PLACE
Under Separate Permit 3016956





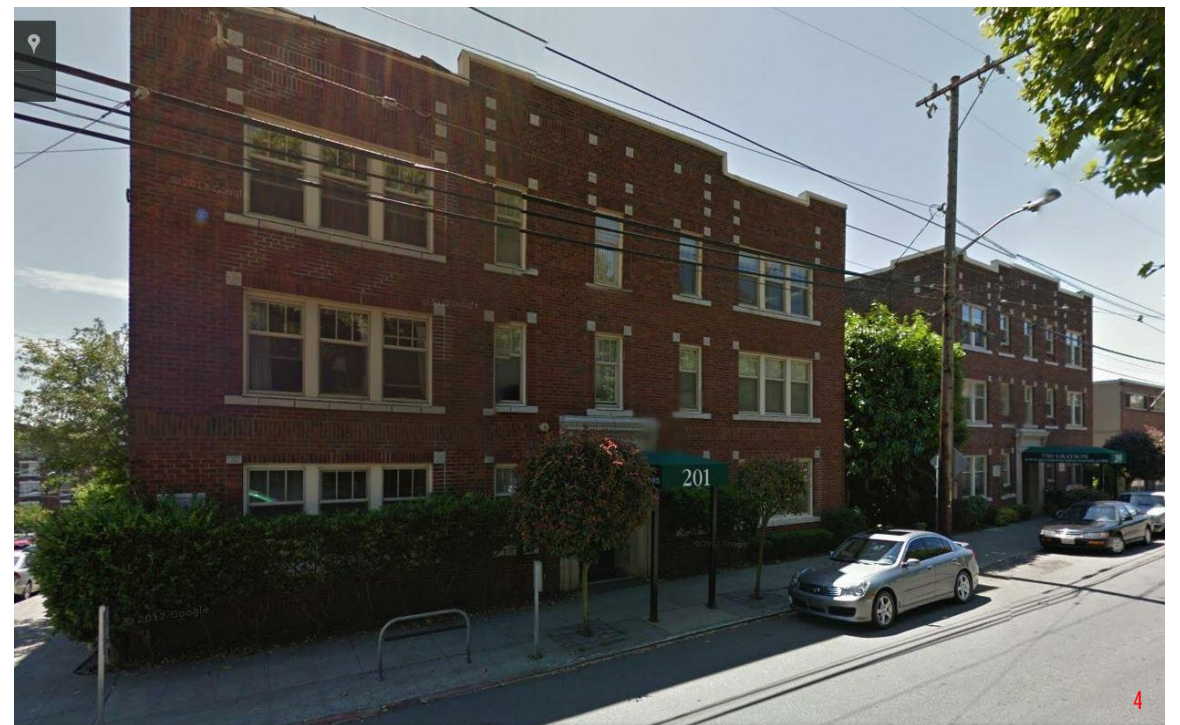
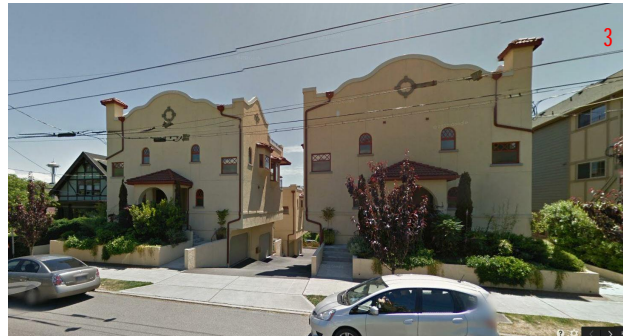
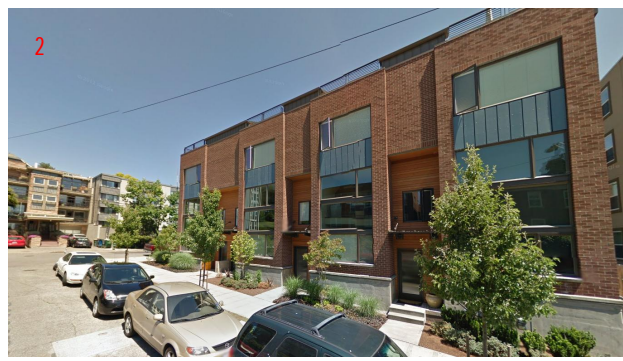
- High balconies facing the street.



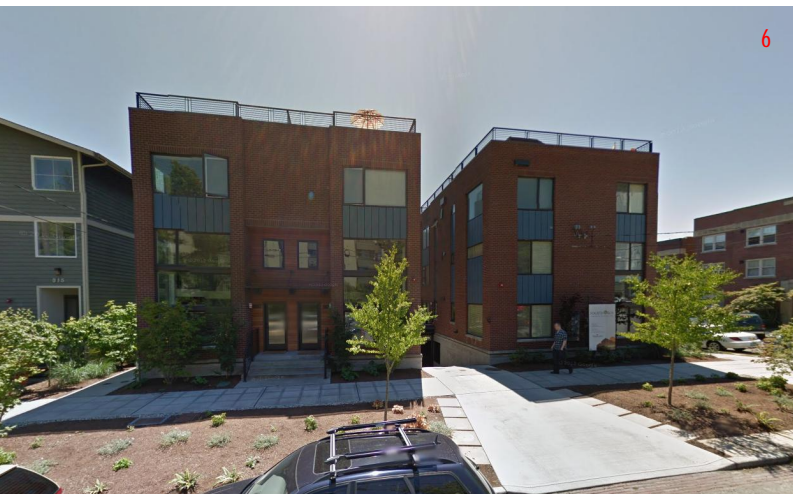
- Paired buildings with a pedestrian courtyard and strongly defined entries
- Paired buildings with a pedestrian walk between the buildings



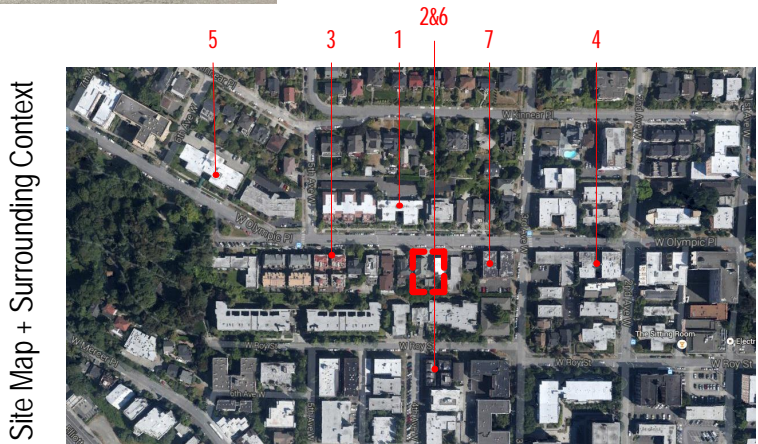
Site Map + Surrounding Context



Buildings with a well-defined top.
Strongly defined entry portals for the street facing units.



Building pairs with a pedestrian walk between the buildings
Buildings with simple platonic massing
Balconies take advantage of view and bring human activity to the street face



Site Map + Surrounding Context

	Citywide Design Guidelines	Highest Priority	DPD Notes	How the Design Guideline is Addressed
Context and Site				
CS1. Natural Systems and Site Features	A. Energy Use		Step project down steep slope. Ascertain if any on-site vegetation can be incorporated in design. Explore incorporating on-site drainage into landscape plans	<ul style="list-style-type: none">Project massing steps down the hill, responding to the exiting topography.Project will retain existing vegetation and rockeries along the south 10’ of the property.Project drainage will use green roof areas and storm water planters. Infiltration is not recommended above a steep slope.Project will take advantage of southern exposure and stepped massing to maximize access to sunlight and view.
	B. Sunlight and Natural Ventilation			
	C. Topography	x		
	D. Plants and Habitat	x		
	E. Water	x		
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood		Be mindful of the existing nature of the neighborhood.	The block does not have a defined character, but there are a number of quality buildings nearby that provide design cues for the project. Project features to emphasize include: <ul style="list-style-type: none">Strongly defined entry portals for the street facing unitsBuildings with simple platonic massingBuilding with a well-defined top.Paired buildings with a pedestrian walk between the buildingsHigh balconies facing the street.
	B. Adjacent Sites, Streets, and Open Spaces			
	C. Relationship to the Block	x		
	D. Height, Bulk, and Scale	x		
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	x	Contemporary designs should reflect the “old Queen Anne” nature of the existing neighborhood.	The project massing is inspired by two of the older buildings along the block face, both of which feature simple, rectangular massing, well defined entry portals, pedestrian walks between a pair of buildings, and a strong visual emphasis on the top of the building.
	B. Local History and Culture			
Public Life				
PL1. Open Space Connectivity	A. Network of Open Spaces	X	Site should include as much open space as possible as little public open space exists in the immediate area.	The project is designed to maximize open space by covering all of the surface parking and maneuvering aisle with a usable open space lid. The project will provide approx. 2.5x the amount of required amenity area.
	B. Walkways and Connections			
	C. Outdoor Uses and Activities			
PL2. Walkability	A. Accessibility		Incorporate address signage for all units	Signage over courtyard entry
	B. Safety and Security			
	C. Weather Protection			
	D. Wayfinding	x		
PL3. Street Level Interaction	A. Entries	x	Street facing entries should be visible, identifiable and obvious with clear lines of sight to the street.	Street facing entries are clearly articulated with front stoops, recessed entries, porch overhangs, and landscaping Street facing facades are provided with generous openings, balconies, and floor plans configured to bring human activity to the street.
	B. Retail Edges			
	C. Residential Edges			
PL4. Active Transit	A. Entry Locations and Relationships			
	B. Planning Ahead for Bicyclists			
	C. Planning Ahead for Transit			
Design Concept				
DC1. Project Uses and Activities	A. Arrangement of Interior Uses			
	B. Vehicular Access and Circulation			
	C. Parking and Service Uses			
DC2. Architectural Concept	A. Massing	x	Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/articulation on all facades	Front facades are animated by recessed entries, projecting balconies and porches, and a cornice at the building top
	B. Architectural and Façade Composition			Side facades are animated by projecting bays where space allows. Where setbacks are tight, modulation provided by siding color/texture
	C. Secondary Architectural Features	x		Rear facades are animated by generous glazing, balconies, and sun shades
	D. Scale and Texture			Courtyard facades are animated by roof overhangs, large operable doors, generous landscaping, and human activity.
	E. Form and Function			
DC3. Open Space Concept	A. Building-Open Space Relationship	x	Create attractive outdoor spaces suitable for the users envisioned in the project.	The project is designed around a shared courtyard the provides generous open space and a community gathering spot for all of the residents.
	B. Open Spaces Uses and Activities	x		
	C. Design			
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	x	Incorporate downcast outdoor lighting. Consult with SDOT re street trees	OK
	B. Signage			
	C. Lighting	x		
	D. Trees, Landscape and Hardscape Materials			



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

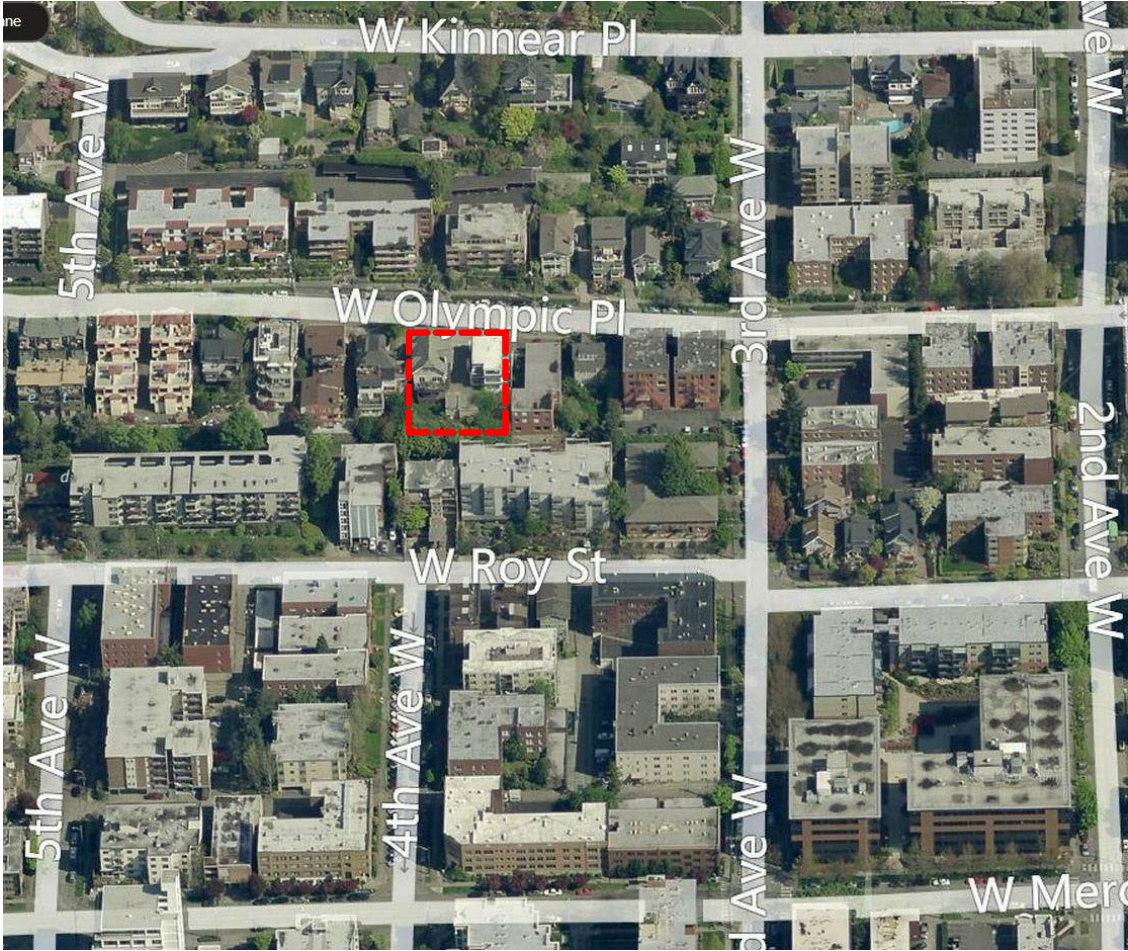
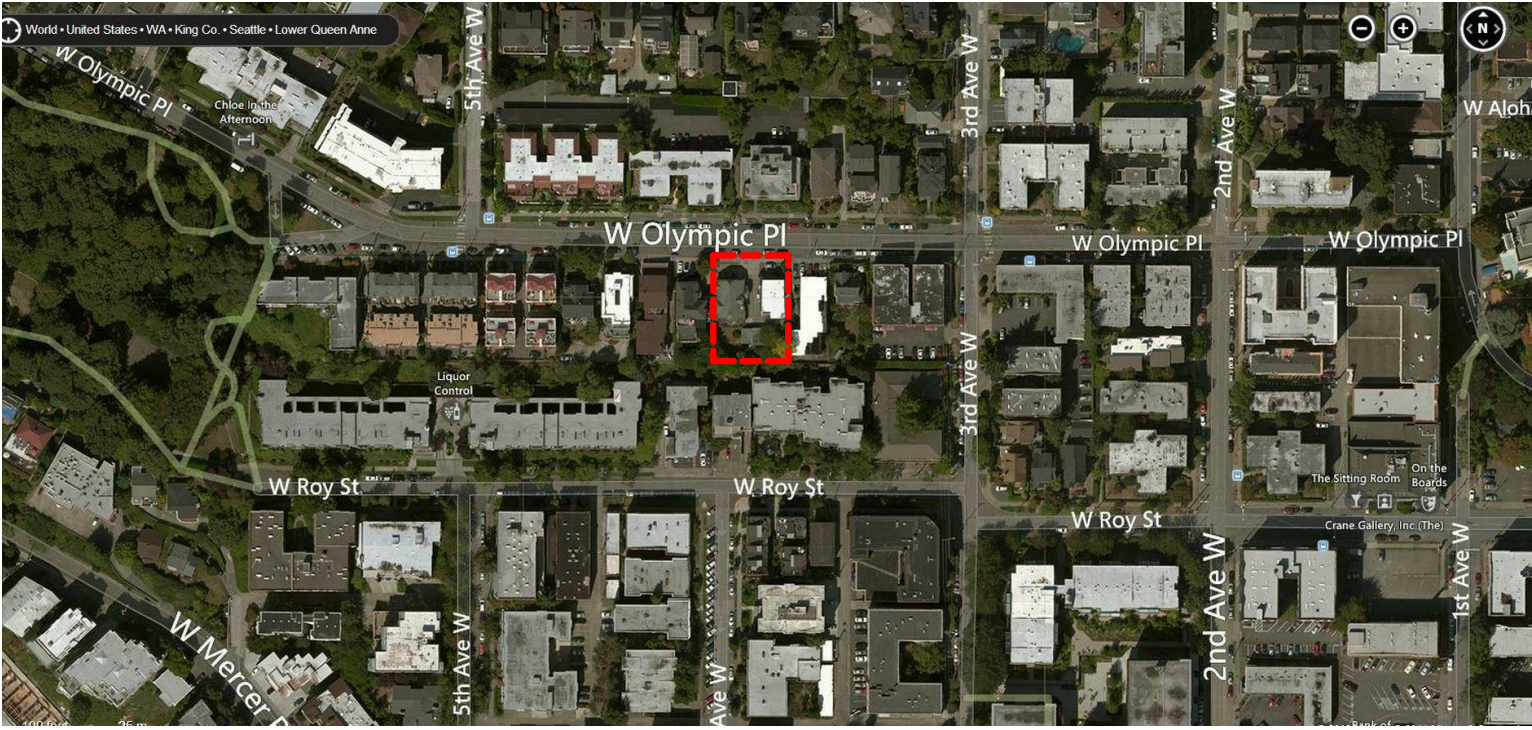
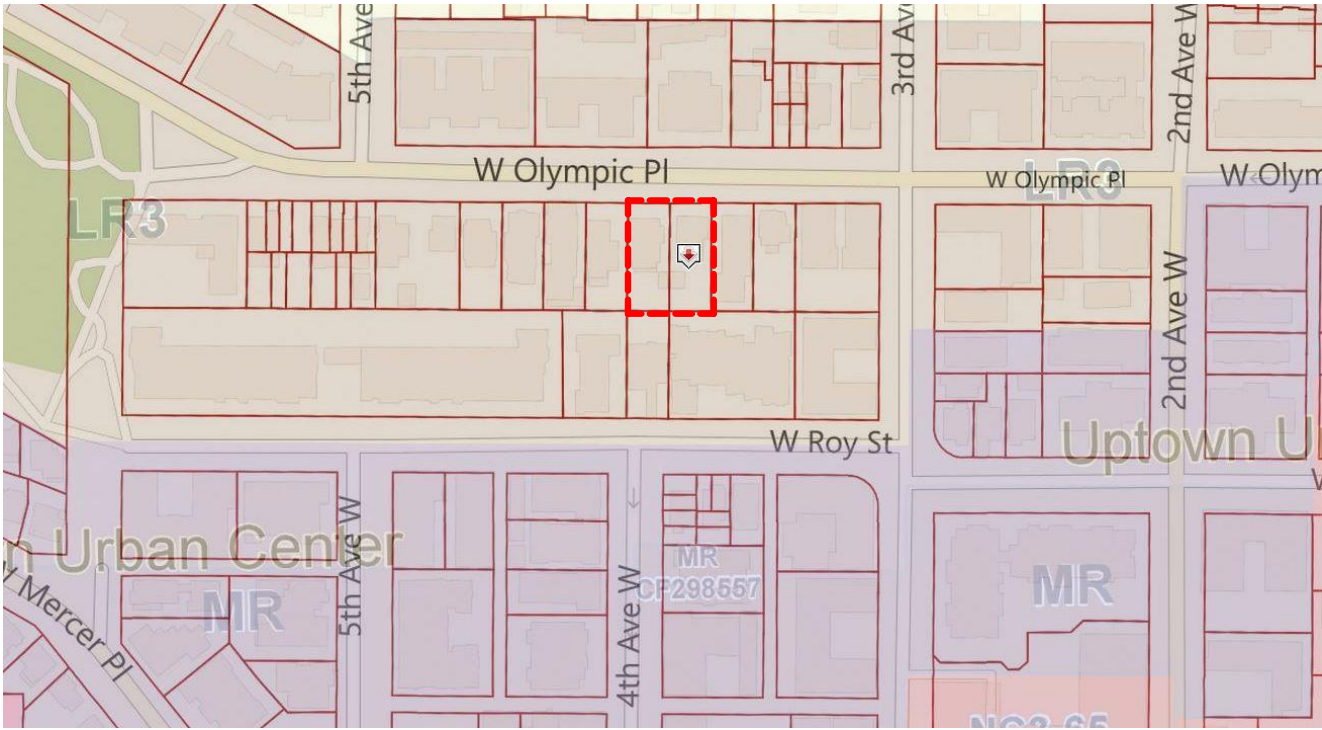
Project # 3016955 - 321 West Olympic Place

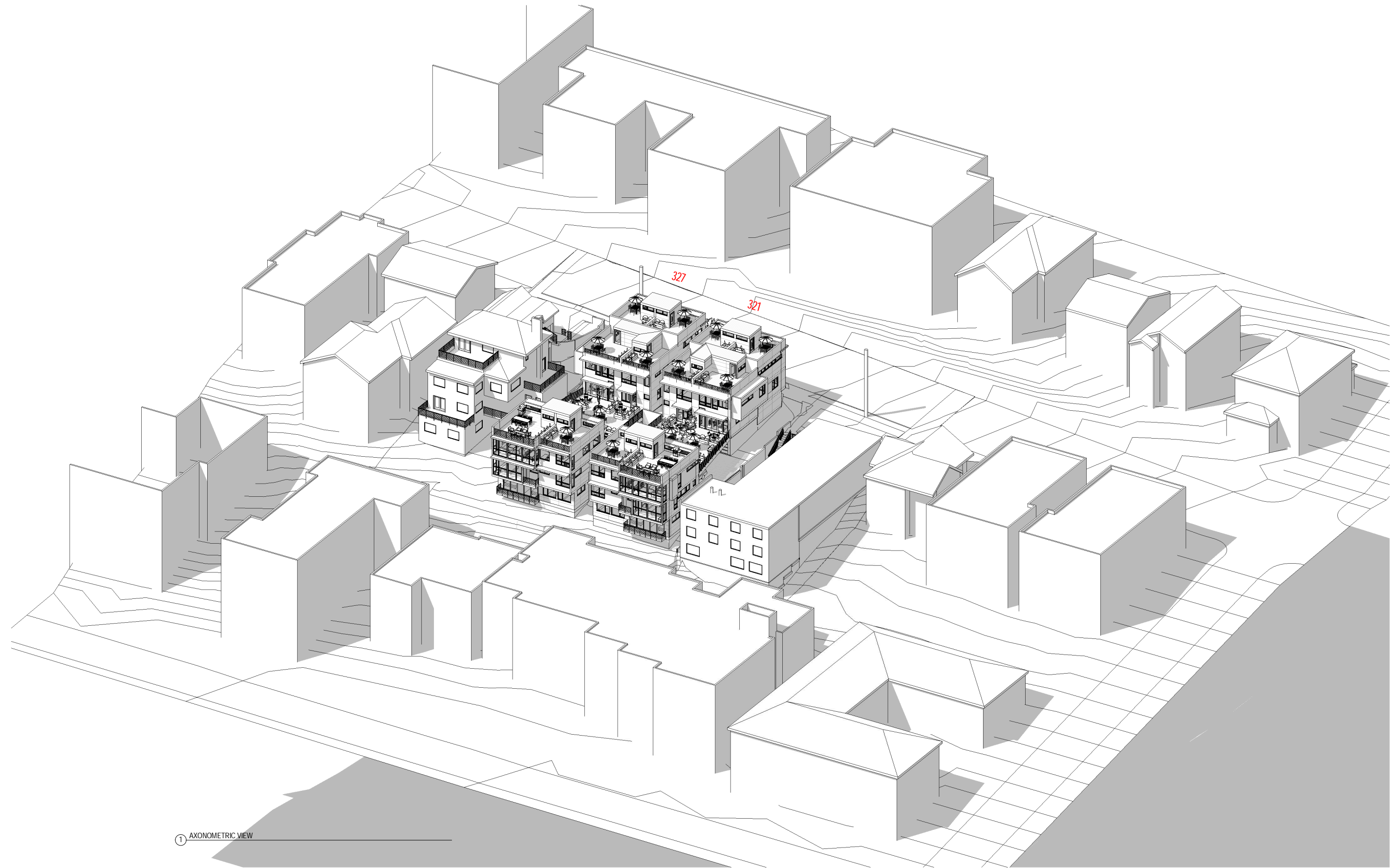


SDR EDG

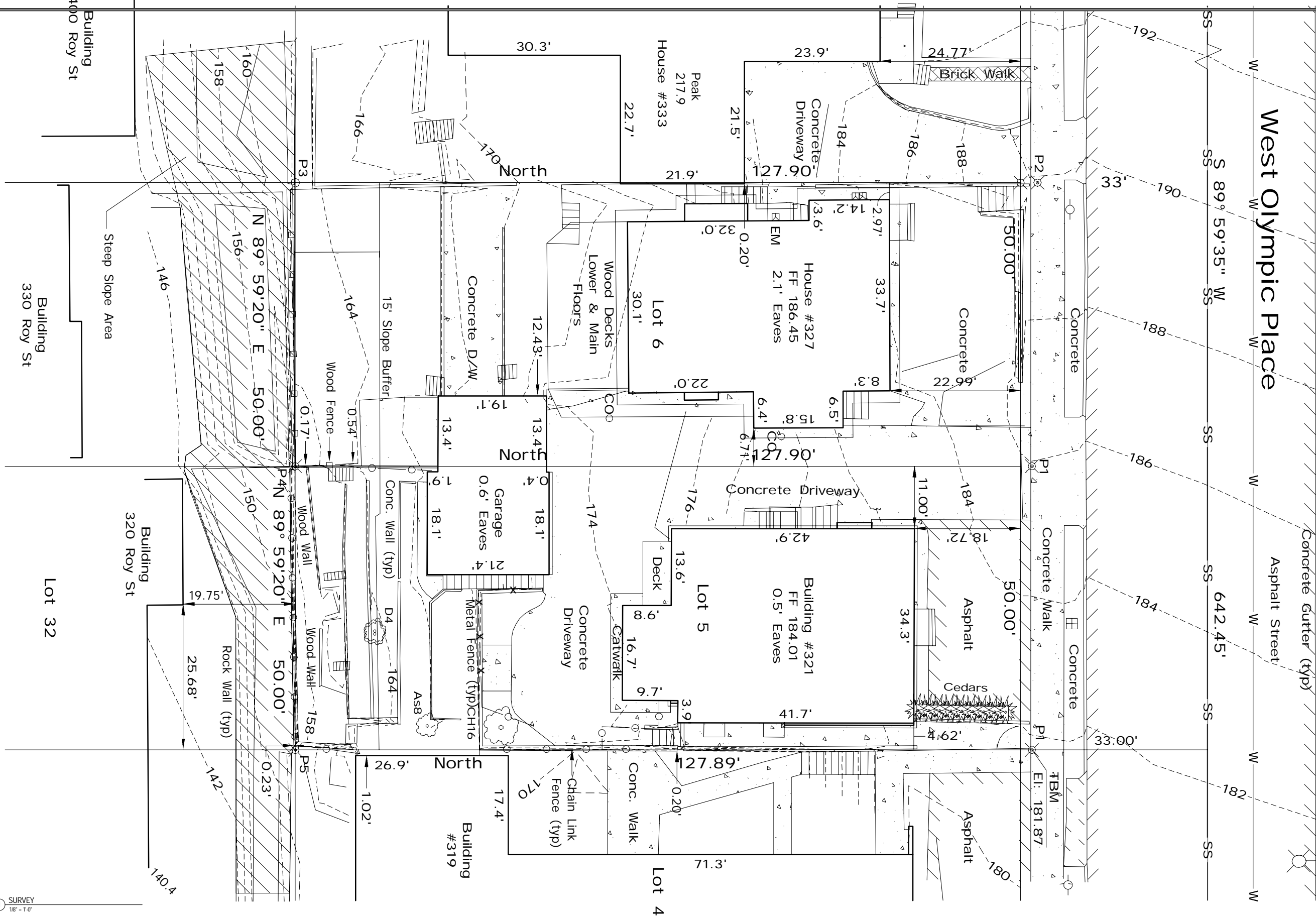
No.	Date	Revision
1	6/16/2014	1
2		
3		
4		
5		
6		
7		
8		
9		
10		

Sheet Title	DESIGN GUIDELINES
Date	JUNE 16 2014
Sheet Number	A04





1 AXONOMETRIC VIEW



1 SURVEY
1/8" = 1'-0"

No.	Date	Revision

PROJECT BACKGROUND INFORMATION

STREET ADDRESS

321 W OLYMPIC PLACE

PROJECT NUMBER(S)

3016955 SDR/MUP 6402731 BUILDING PERMIT

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOT 5, BLOCK 19, SUPPLEMENTAL PLAT OF G. KINNEARS
ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 2 OF PLATS, PAGE 62, RECORDS OF KING COUNTY,
WASHINGTON

TAX PARCEL NUMBER

387990-1245

CONTACTS

OWNER:

OLYMPICVIEW, LLC
JOE PAAR, MANAGER
3445 CALIFORNIA AVE SW
SEATTLE, WA 98116
PH: (206) 400-7922

ARCHITECT:

NEIMAN TABER ARCHITECTS
1421 34TH AVENUE #104
SEATTLE, WA 98122
CONTACT: DAVID NEIMAN
PH: (206) 760-5550
FX: (206) 760-5585

STRUCTURAL ENGINEER:
XXXXXXXXXXXX

CODE COMPLIANCE INFORMATION

DEVELOPMENT STANDARDS REVIEW

ZONING LR3
PROJECT WILL COMPLY WITH 23.45.510.C TO QUALIFY FOR HIGHER FAR & NO DENSITY LIMITS
ITEMS SHOWN IN BOLD REQUIRE ADJUSTMENTS PER 23.41.018.D.4

SMC SECTION	DEVELOPMENT STD	REQUIREMENT	PROVIDED
23.45.510	FAR	1.4 MAX	XXX
23.45.512	DENSITY LIMIT	NONE	6 UNITS
23.45.514	STRUCTURE HEIGHT	30'-0" MAX	XX'-X"
23.45.514.J.4	PENTHOUSE HEIGHT	10'-0" ABOVE H.L.	X'-X"
23.45.514.J.4	PENTHOUSE AREA	15% OF ROOF AREA MAX.	XXX%
23.45.514	CLERESTORY ALLOWANCE	4' MAX	3'-10"
23.45.518.A	FRONT SETBACK	7' AVG.	X'-X" AVG.
23.45.518.A	WEST SIDE SETBACK	7' AVG.	X'-X" AVG.
23.45.518.A	EAST SIDE SETBACK	7' AVG.	X'-X" AVG.
23.45.518.A	REAR SETBACK	7' AVG.	X'-X" AVG.
23.45.522	AMENITY AREA	xxx SF MIN. @ GRADE	XXX SF
23.45.522	AMENITY AREA	xxx SF MIN. TOTAL	XX SF
23.45.524.2.b.	GREEN FACTOR	0.6 MIN.	0.6
23.45.526	BUILT GREEN	4 STAR MIN.	4 STAR
23.45.527.B	FAÇADE LENGTH	65% MAX	XXX%
23.45.527.A	STRUCTURE WIDTH	150'	XX'
23.45.545	PARKING LOCATION	MUST BE ENCLOSED	ENCLOSED
23.54.015	PARKING	6 REQUIRED	8 SPACES
23.45.514.F.4	PARAPET HEIGHT	4' MAX ABOVE HEIGHT LIMIT	X'-X"

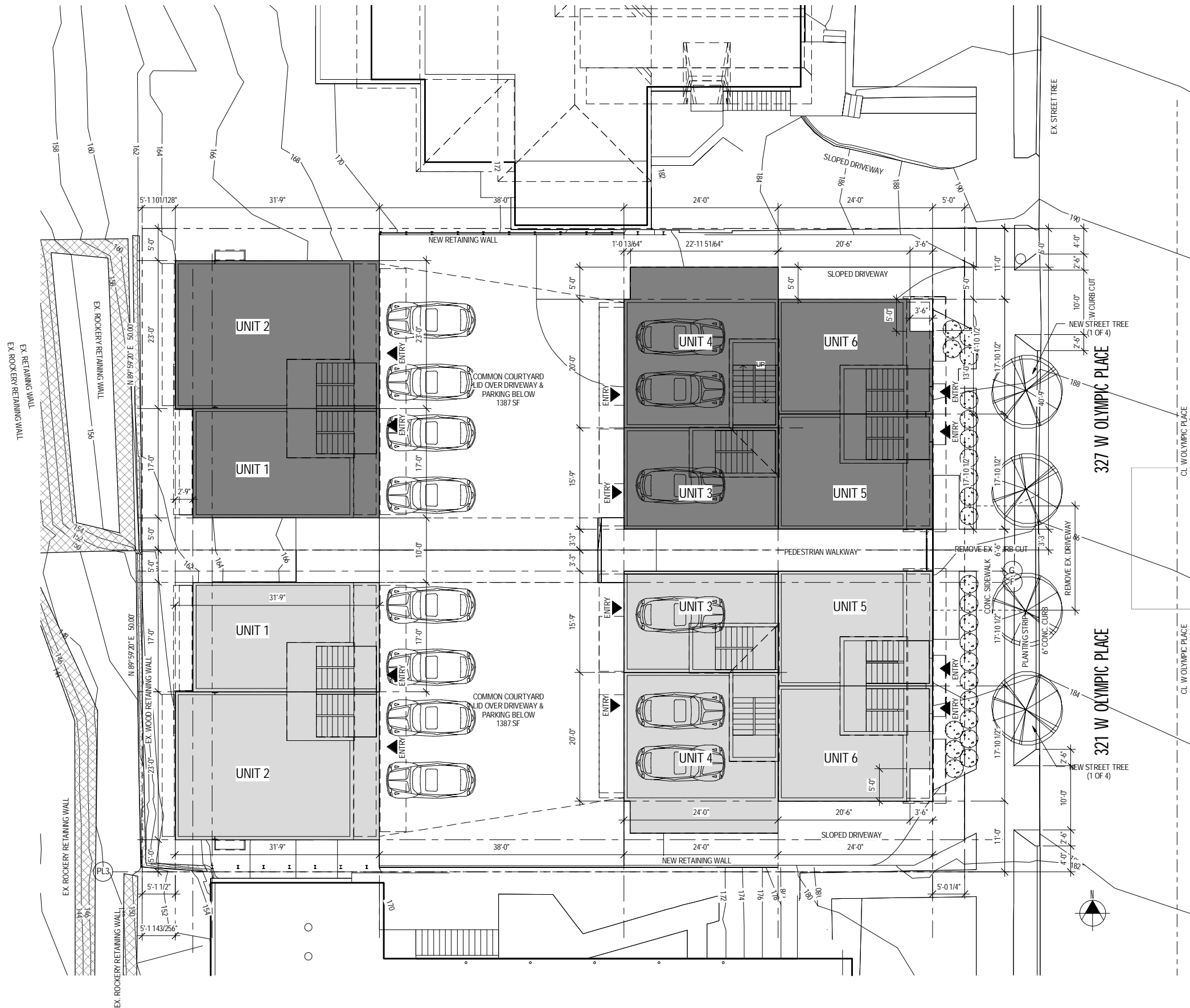
AVERAGE SETBACK CALCULATION

ENERGY CODE OPTION III WSEC 2009 W SEATTLE AMEND.

TABLE 6-1 EXCERPTS - OPTION III				
GLAZING AREA - % OF FLOOR AREA = UNLIMITED (GROUP R-3 ONLY)				
GLAZING U-FACTOR	DOORS	VAULTED CEILING		
VERTICAL	OVERHEAD	U-FACTOR	CEILING	CEILING
0.3	0.5	0.2	R-49	R-38
WALL ABOVE GRADE	WALL - INT BELOW GRADE	WALL - EXT BELOW GRADE	FLOOR OVER UNHEATED	SLAB ON GRADE
R-21	R-21	R-10	R-30	R-10

SPRINKLER NOTE

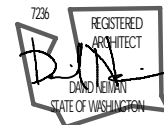
- 1) Provide each unit with an individual NFPA 13R sprinkler system. No common sprinkler riser room is required.
- 2) Project will have no central monitoring system and no fire alarm system per SFD 903.3.1.3.
- 3) The common area under the courtyard to receive sprinkler coverage from the aggregate of all of the individual systems.
- 4) Connect each individual sprinkler system to an approved exterior waterflow alarm device



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

Project # 3016955 - 321 West Olympic Place

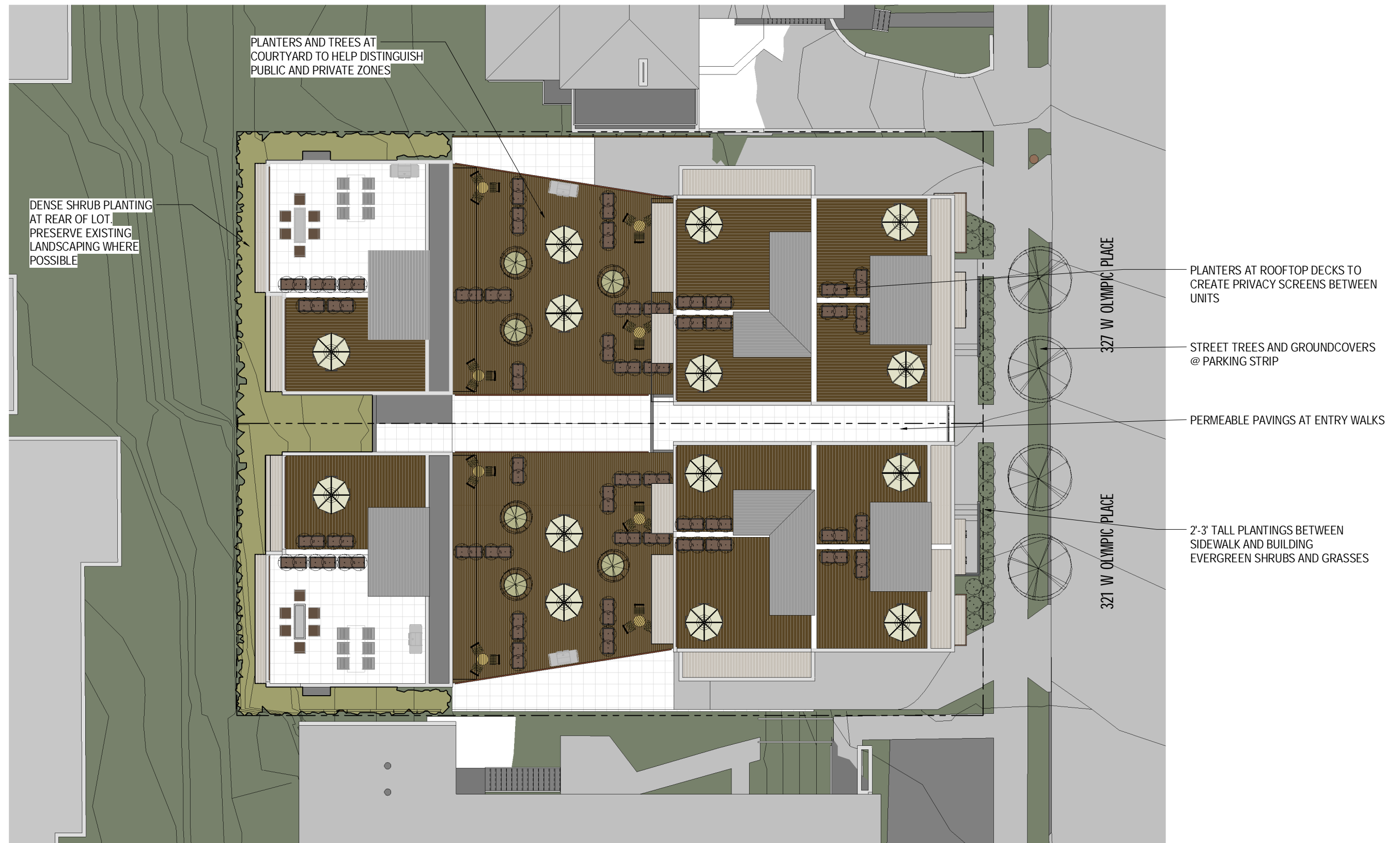


SDR EDG

No.	Date	Revision
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

Sheet Title
SITE PLAN
Date
Sheet Number
JUNE 16 2014

A10



PLANTERS AND TREES AT COURTYARD TO HELP DISTINGUISH PUBLIC AND PRIVATE ZONES

DENSE SHRUB PLANTING
AT REAR OF LOT.
PRESERVE EXISTING
LANDSCAPING WHERE
POSSIBLE

- PLANTERS AT ROOFTOP DECKS TO CREATE PRIVACY SCREENS BETWEEN UNITS

— STREET TREES AND GROUNDCOVERS @ PARKING STRIP

— PERMEABLE PAVINGS AT ENTRY WALKS

— 2'-3' TALL PLANTINGS BETWEEN
SIDEWALK AND BUILDING
EVERGREEN SHRUBS AND GRASSES

327 W OLYMPIC PLACE

321 W OLYMPIC PLACE

1 LANDSCAPE SITE PLAN
1/8" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

Project # 3016955 - 321 West Olympic Place

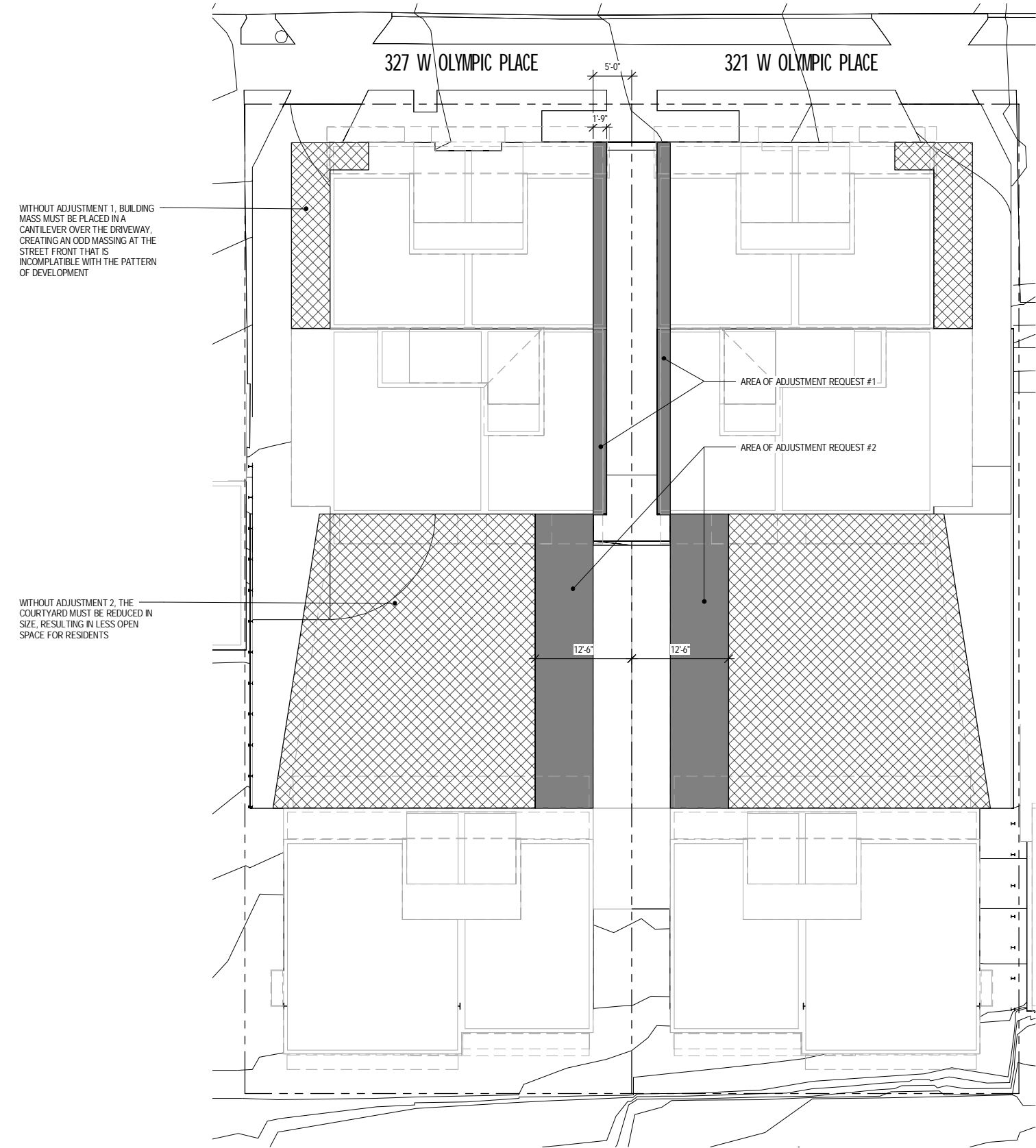


SDR EDG

[illegible]

Sheet Title	
LANDSCAPE	
Date	JUNE 16 2014
Sheet Number	

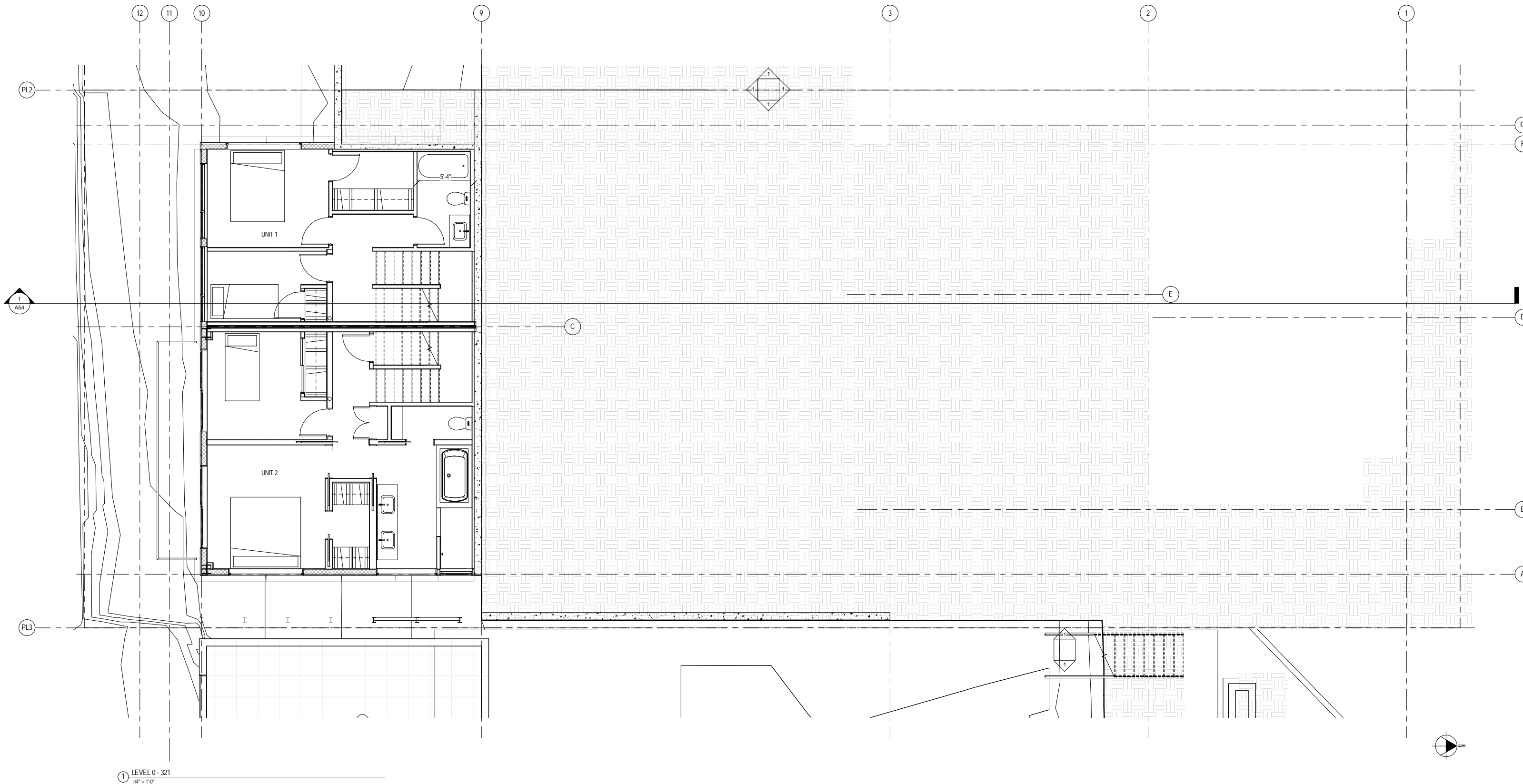
A11



SIDE SETBACK AVERAGE			
327 and 321 WITH ADJUSTMENT			
SEGMENT	LENGTH	SETBACK	L X S
A	48.0	3.0	144.0
B	38.0	5.0	190.0
C	29.0	5.0	145.0
D	2.8	22.0	60.5
TOTALS	117.8		539.5
AVERAGE SETBACK = 4.6			
SIDE SETBACK AVERAGE			
327 and 321 WITHOUT ADJUSTMENT			
SEGMENT	LENGTH	SETBACK	L X S
A	48.0	3.0	144.0
B	38.0	12.5	475
C	29.0	5.0	145.0
D	2.8	22.0	60.5
TOTALS	117.8		824.5
AVERAGE SETBACK = 7.0			

ADJUSTMENTS MATRIX

ADJ.	SMC.	STANDARD	REQUIRED	PROVIDED	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	GUIDELINE
1	23.45.518	SETBACKS	5' MIN	3'-3" MIN	34% REDUCTION	WITH ADJUSTMENT, BUILDING MASS CAN BE PLACED ALONG THE STREET FRONT IN A MANNER THAT IS MORE COMPLATIBLE WITH THE PATTERN OF DEVELOPMENT	WITHOUT ADJUSTMENT, BUILDING MASS MUST BE PLACED IN A CANTILEVER OVER THE DRIVEWAY, CREATING AN ODD MASSING AT THE STREET FRONT THAT IS INCOMPLATIBLE WITH THE PATTERN OF DEVELOPMENT	CS3-A1 CS3-A3 DC2-B1 DC2-C3c
2	23.45.518	SETBACKS	7' AVG.	4'-6" AVG.	36% REDUCTION	WITH ADJUSTMENT, THE COURTYARD CAN FULLY COVER THE PARKING AREA, CREATING MORE OPEN SPACE FOR RESIDENTS	WITHOUT ADJUSTMENT, THE COURTYARD MUST BE REDUCED IN SIZE, RESULTING IN LESS OPEN SPACE FOR RESIDENTS AND MORE EXPOSURE OF THE PARKING LEVEL	DC3-B4 DC1-C1



1 LEVEL 0 - 321
1/4" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place

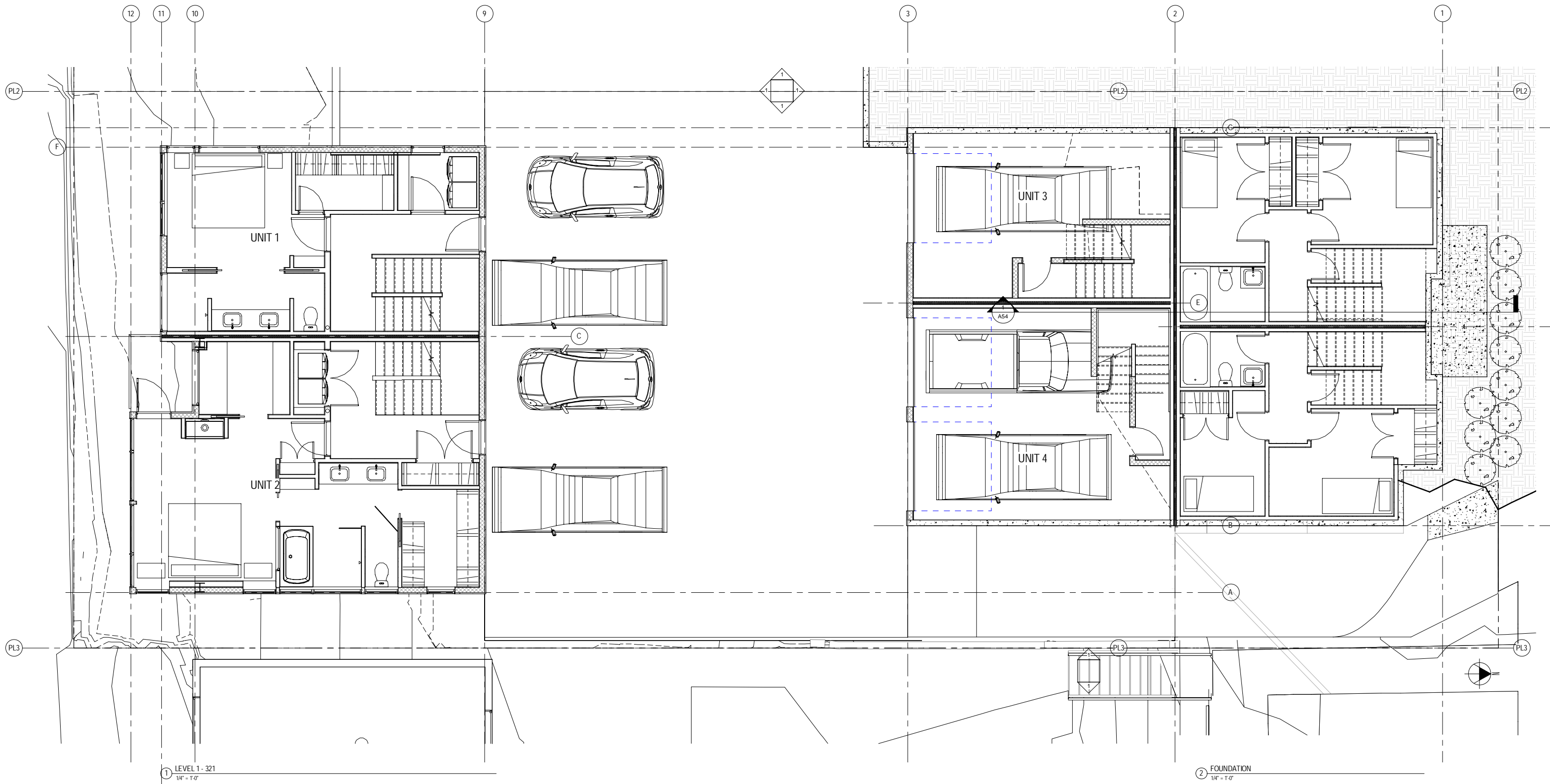


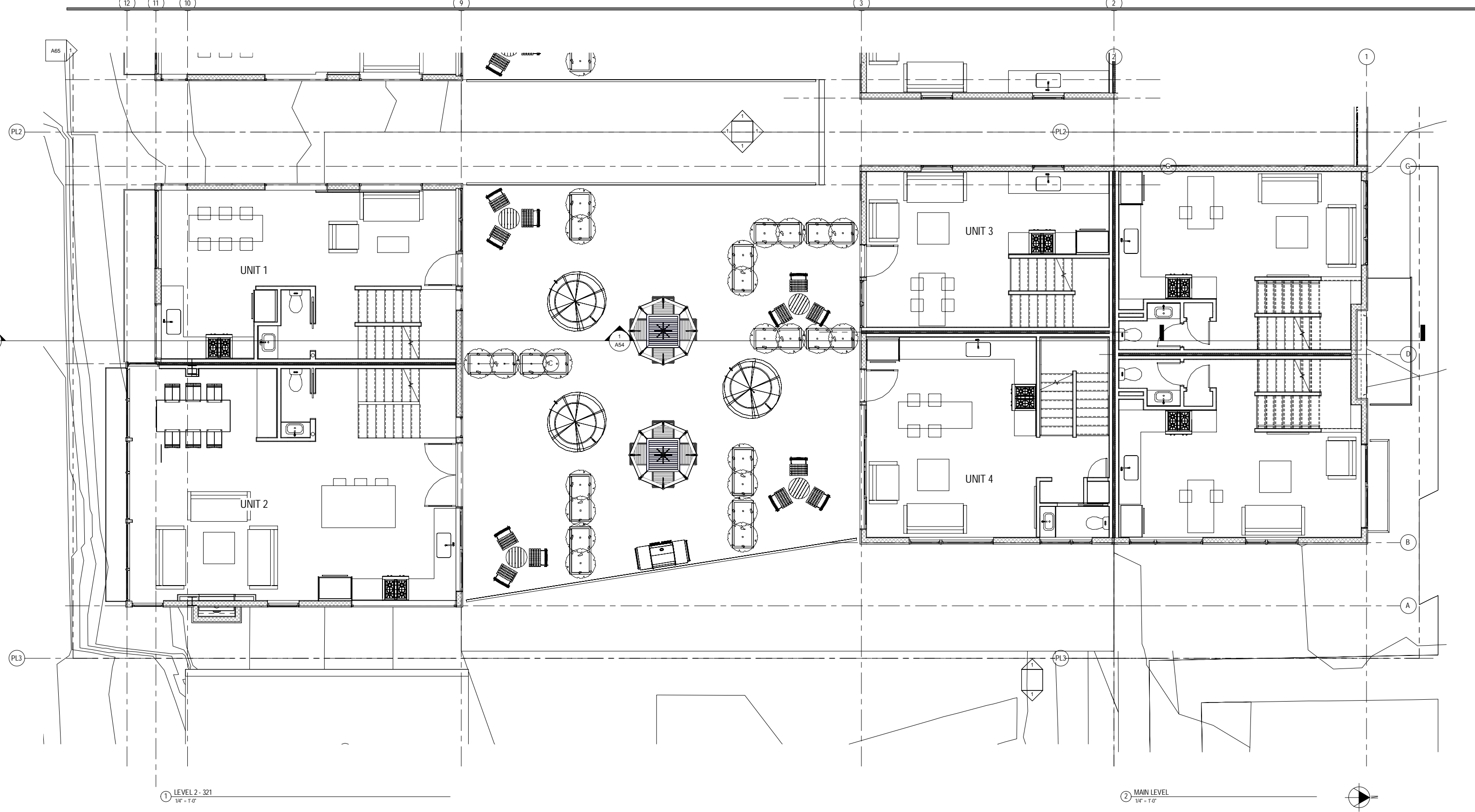
SDR EDG

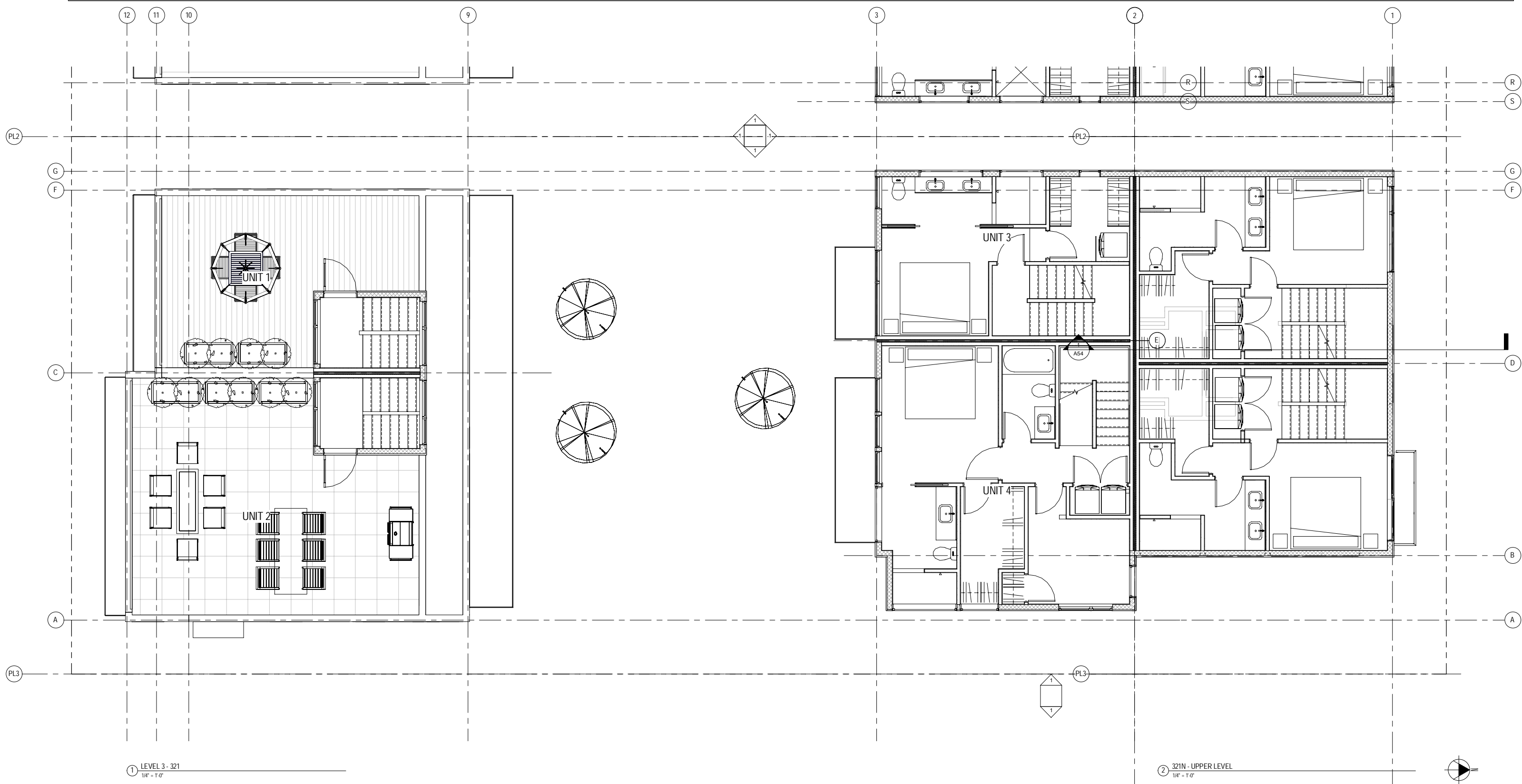
No.	Date	Revision

Sheet Title
PLANS
Date
Sheet Number

A31.1







1 LEVEL 3 - 321
1/4" = 1'-0"

2 321N - UPPER LEVEL
1/4" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place

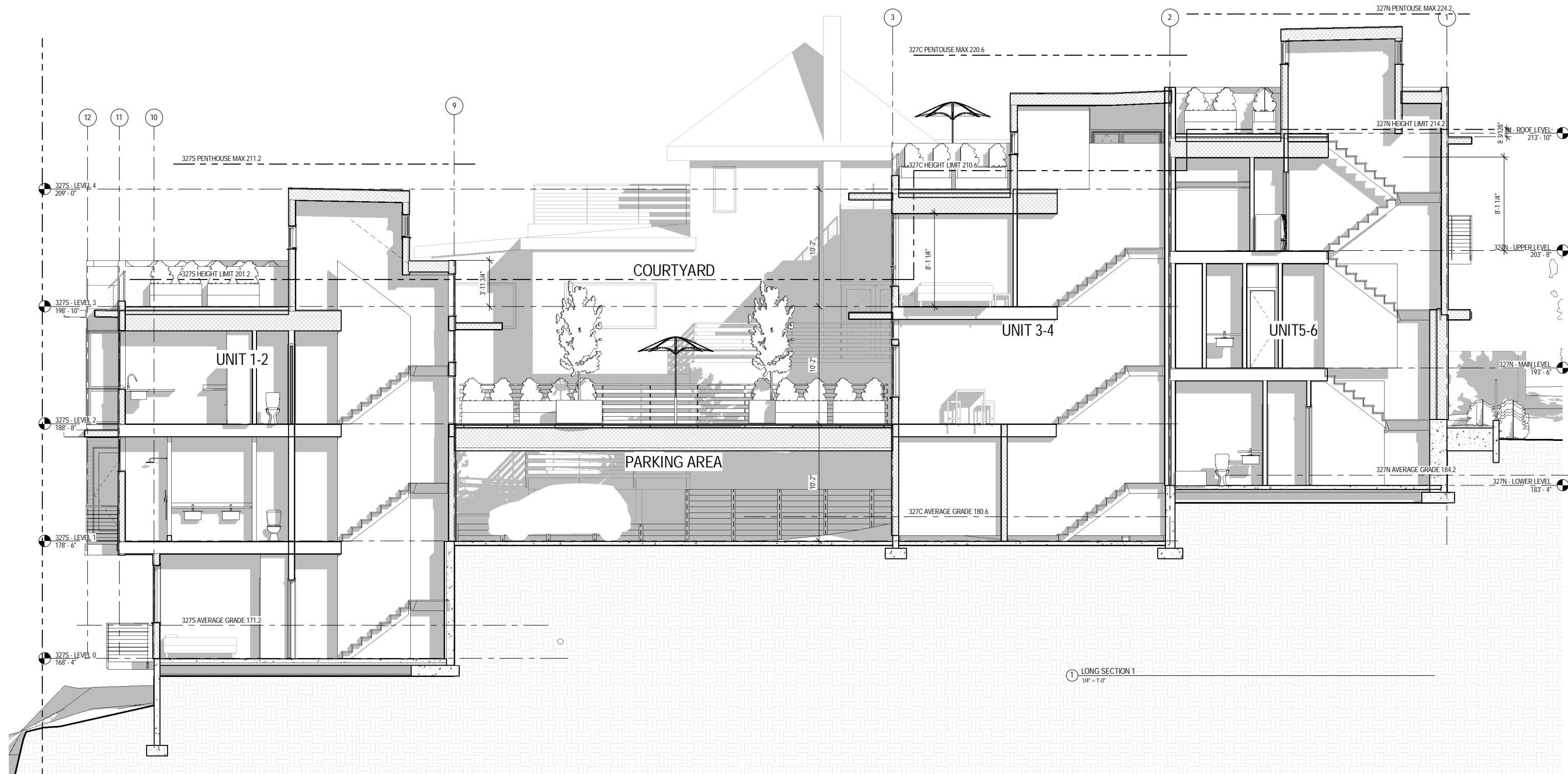


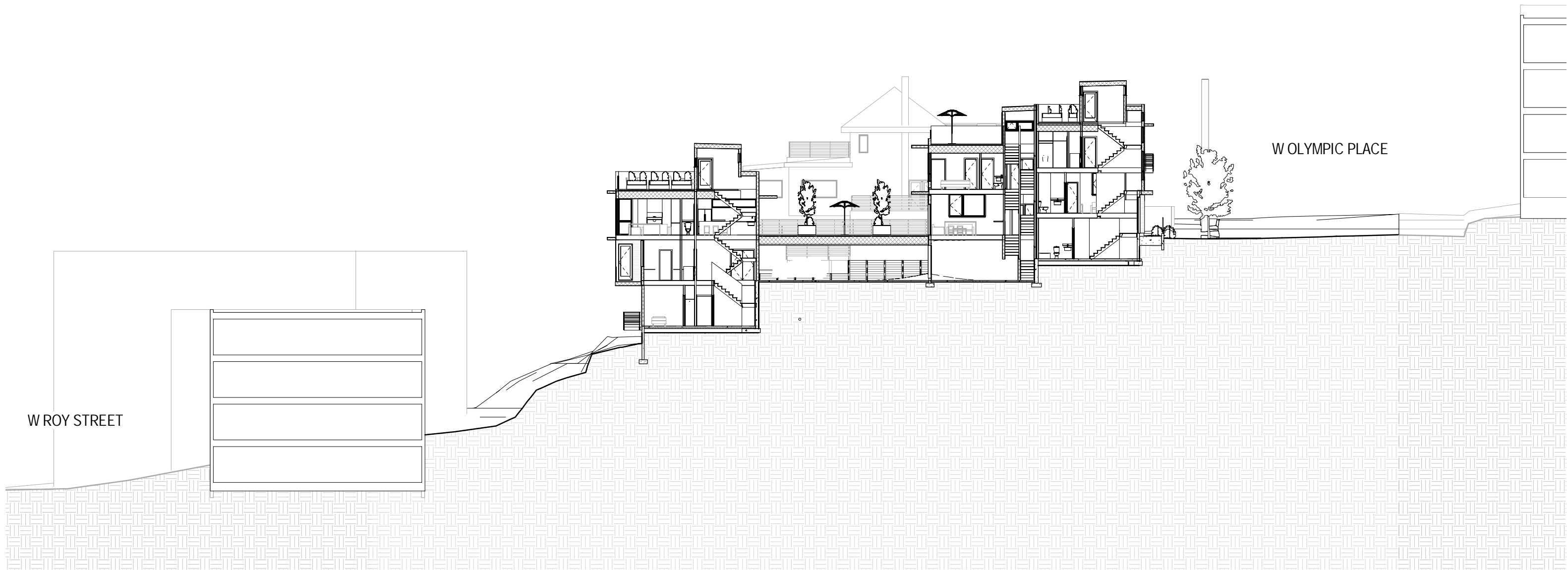
SDR EDG

No.	Date	Revision

Sheet Title
PLANS
Date
Sheet Number

A34.1



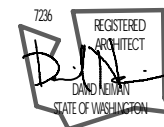


① LONG SECTION 1
1" = 10'-0"



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place



SDR EDG

No.	Date	Revision

Sheet Title
SECTIONS
Date
Sheet Number

A51

RAINSCREEN NOTES

- NOTES ON VENTILATED RAINSCREEN INSTALLATION
1. RAINSCREEN BATTENS MUST BE SPACED MAX 16" O.C. BATTENS MUST BE A DECAY RESISTANT MATERIAL, SUCH AS CEDAR, PRESSURE TREATED WOOD, PLASTIC COMPOSITE, OR SIMILAR.

2. RAINSCREEN BATTEN MUST CREATE A MINIMUM 1/2" CLEAR GAP BETWEEN THE DRAINAGE PLANE AND THE BACK OF THE SIDING.

3. THE RAINSCREEN CAVITIES MUST BE OPEN AT THE TOP AND BOTTOM OF THE WALL TO ALLOW FOR THE FREE PASSAGE OF AIR.

4. AT AREAS OF SIDING WHERE STACKED OPENINGS PREVENT THE VERTICAL FLOW OF AIR FROM TOP TO BOTTOM, BATTENS MUST BE DISCONTINUOUS OR KERFED ALONG THE BACKSIDE TO ALLOW AIRFLOW TO MOVE Laterally TO A SECTION OF THE SIDING WITH A CONTINUOUS VERTICAL CAVITY.

5. AT GRADE, MAINTAIN CLEAR SPACE BELOW THE SIDING. 1" MIN @ PAVED AREAS, 6" MIN @ UN-PAVED AREAS.

6. AT THE ROOF, MAINTAIN A 1/2" MIN CONTINUOUS CLEAR VENT SPACE.

7. PRIME OR FINISH THE CONCEALED FACE OF ALL SIDING FINISHES.

EXTERIOR MATERIAL FINISHES

- CEMENT PANEL SIDING, WARM WHITE
- LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN
- CEMENT PANEL SIDING, BRICK RED
- LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



1 NORTH ELEVATION
1/4" = 1'-0"

No.	Date	Revision

RAINSCREEN NOTES

- NOTES ON VENTILATED RAINSCREEN INSTALLATION
1. RAINSCREEN BATTENS MUST BE SPACED MAX 16" O.C. BATTENS MUST BE A DECAY RESISTANT MATERIAL, SUCH AS CEDAR, PRESSURE TREATED WOOD, PLASTIC COMPOSITE, OR SIMILAR.

2. RAINSCREEN BATTEN MUST CREATE A MINIMUM 1/2" CLEAR GAP BETWEEN THE DRAINAGE PLANE AND THE BACK OF THE SIDING.

3. THE RAINSCREEN CAVITIES MUST BE OPEN AT THE TOP AND BOTTOM OF THE WALL TO ALLOW FOR THE FREE PASSAGE OF AIR.

4. AT AREAS OF SIDING WHERE STACKED OPENINGS PREVENT THE VERTICAL FLOW OF AIR FROM TOP TO BOTTOM, BATTENS MUST BE DISCONTINUOUS OR KERFED ALONG THE BACKSIDE TO ALLOW AIRFLOW TO MOVE Laterally TO A SECTION OF THE SIDING WITH A CONTINUOUS VERTICAL CAVITY.

5. AT GRADE, MAINTAIN CLEAR SPACE BELOW THE SIDING. 1" MIN @ PAVED AREAS, 6" MIN @ UN-PAVED AREAS.

6. AT THE ROOF, MAINTAIN A 1/2" MIN CONTINUOUS CLEAR VENT SPACE.

7. PRIME OR FINISH THE CONCEALED FACE OF ALL SIDING FINISHES.

EXTERIOR MATERIAL FINISHES

- CEMENT PANEL SIDING, WARM WHITE
- LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN
- CEMENT PANEL SIDING, BRICK RED
- LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



1 327 COURTYARD SOUTH ELEVATION
1/4" = 1'-0"

RAINSCREEN NOTES

- NOTES ON VENTILATED RAINSCREEN INSTALLATION
1. RAINSCREEN BATTENS MUST BE SPACED MAX 16" O.C.. BATTENS MUST BE A DECAY RESISTANT MATERIAL, SUCH AS CEDAR, PRESSURE TREATED WOOD, PLASTIC COMPOSITE, OR SIMILAR.
 2. RAINSCREEN BATTEN MUST CREATE A MINIMUM 1/2" CLEAR GAP BETWEEN THE DRAINAGE PLANE AND THE BACK OF THE SIDING.
 3. THE RAINSCREEN CAVITIES MUST BE OPEN AT THE TOP AND BOTTOM OF THE WALL TO ALLOW FOR THE FREE PASSAGE OF AIR.
 4. AT AREAS OF SIDING WHERE STACKED OPENINGS PREVENT THE VERTICAL FLOW OF AIR FROM TOP TO BOTTOM, BATTENS MUST BE DISCONTINUOUS OR KERFED ALONG THE BACKSIDE TO ALLOW AIRFLOW TO MOVE Laterally TO A SECTION OF THE SIDING WITH A CONTINUOUS VERTICAL CAVITY.
 5. AT GRADE, MAINTAIN CLEAR SPACE BELOW THE SIDING. 1" MIN @ PAVED AREAS, 6" MIN @ UN-PAVED AREAS.
 6. AT THE ROOF, MAINTAIN A 1/2" MIN CONTINUOUS CLEAR VENT SPACE.
 7. PRIME OR FINISH THE CONCEALED FACE OF ALL SIDING FINISHES.

EXTERIOR MATERIAL FINISHES

- CEMENT PANEL SIDING, WARM WHITE
- LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN
- CEMENT PANEL SIDING, BRICK RED
- LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



1 COURTYARD NORTH ELEVATION
1/4" = 1'-0"

No.	Date	Revision

EXTERIOR MATERIAL FINISHES

CEMENT PANEL SIDING, WARM WHITE

LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN

CEMENT PANEL SIDING, BRICK RED

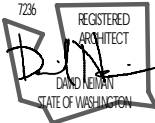
LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



1 SOUTH ELEVATION
1/4" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place



SDR EDG

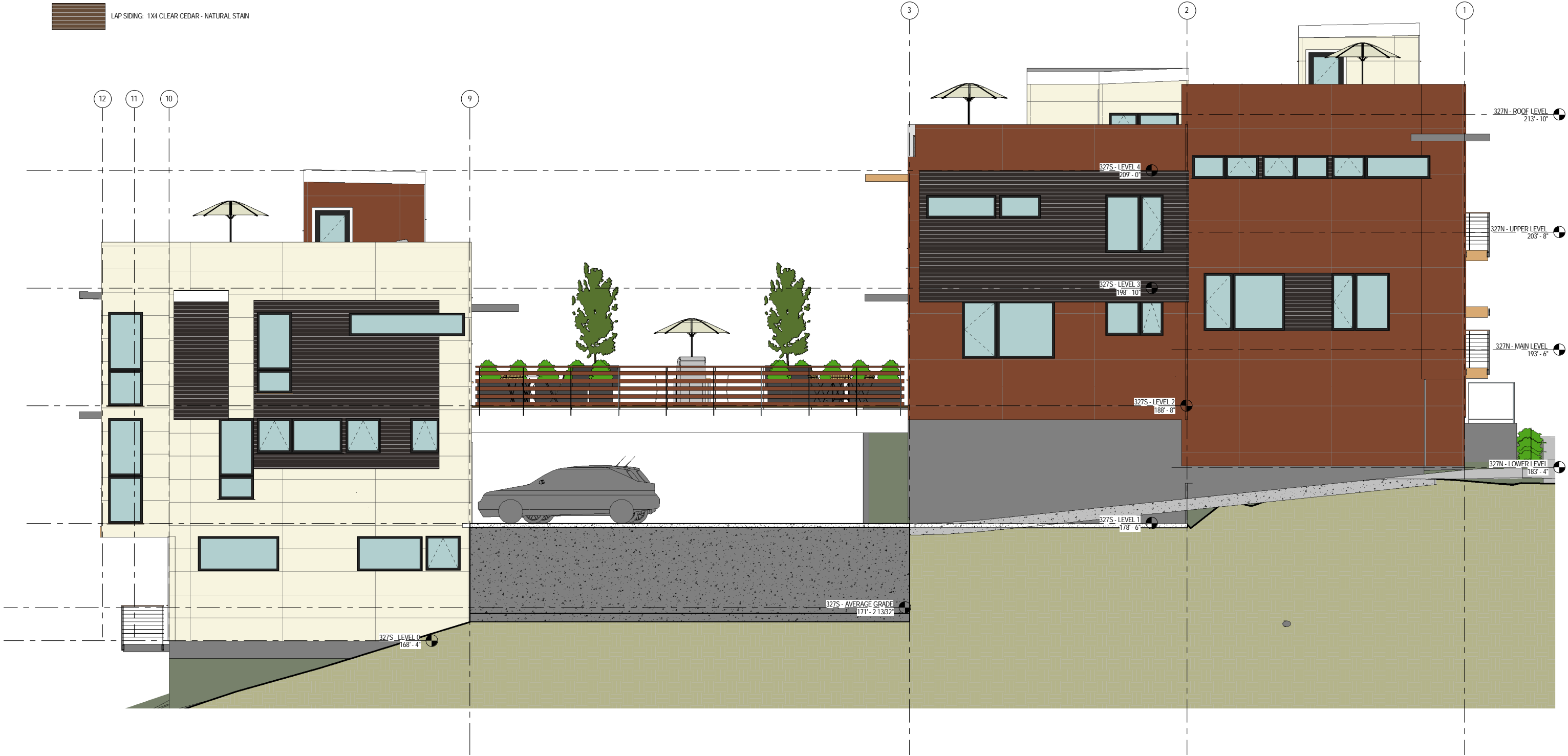
No.	Date	Revision

Sheet Title
ELEVATIONS
Date
Sheet Number
JUNE 16 2014

A65

EXTERIOR MATERIAL FINISHES

- CEMENT PANEL SIDING, WARM WHITE
- LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN
- CEMENT PANEL SIDING, BRICK RED
- LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



① 321 EAST ELEVATION
1/4" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place



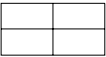
SDR EDG

No.	Date	Revision

Sheet Title
ELEVATIONS
Date
Sheet Number
JUNE 16 2014

A66

EXTERIOR MATERIAL FINISHES



CEMENT PANEL SIDING, WARM WHITE



LAP SIDING: 1X4 CLEAR CEDAR - CHARCOAL STAIN



CEMENT PANEL SIDING, BRICK RED

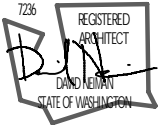


LAP SIDING: 1X4 CLEAR CEDAR - NATURAL STAIN



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place

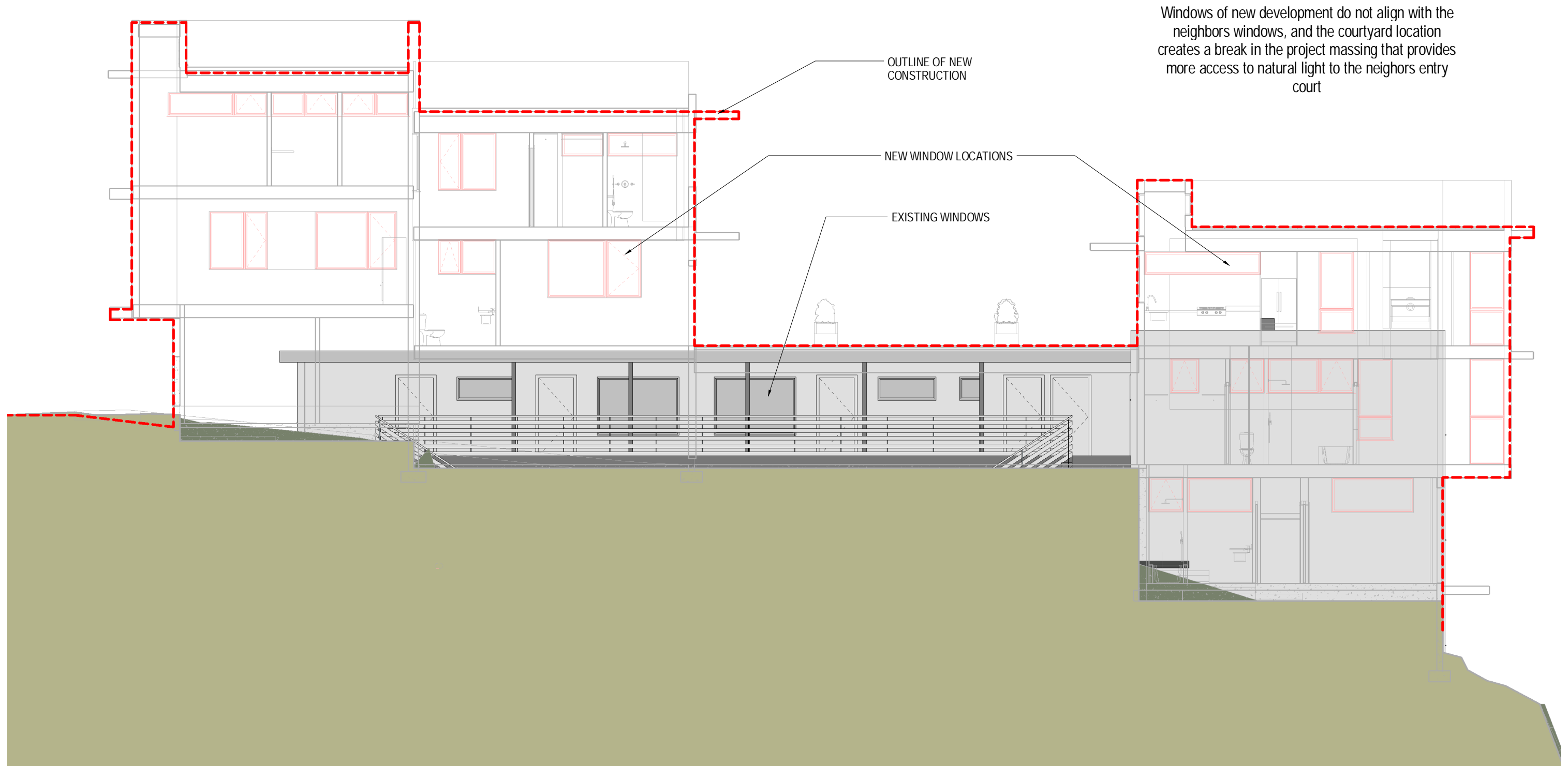


SDR EDG

No.	Date	Revision

Sheet Title
ELEVATIONS
Date
Sheet Number
JUNE 16 2014

A67



① WINDOW RELATIONSHIPS @ EAST NEIGHBOR
1/4" = 1' 0"



② STREET VIEW 2



① STREET VIEW 1



① BIRDS EYE 2



② BIRDS EYE



① SECTION PERSPECTIVE



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016955 - 321 West Olympic Place



SDR EDG

No.	Date	Revision

Sheet Title
PERSPECTIVES
Date
Sheet Number

A92



① SOUTH ELEVATIONS



② COURTYARD



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

Project # 3016955 - 321 West Olympic Place



SDR EDG

No.	Date	Revision

Sheet Title
PERSPECTIVES

Date
JUNE 16 2014

Sheet Number

A93



HOWELL LOFTS - 1820 E HOWELL ST



HOWELL GREEN - 1724 17TH AVE



MARION GREEN - 918 14TH AVE



MARION GREEN - 918 14TH AVE



BEACON GREEN - 1734 13TH AVE S



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

Project # 3016955 - 321 West Olympic Place



SDR EDG

No.	Date	Revision

Sheet Title
WORK EXAMPLES

Date: _____
Sheet Number: _____

A94