



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
Project # 3016956 - 327 West Olympic Place



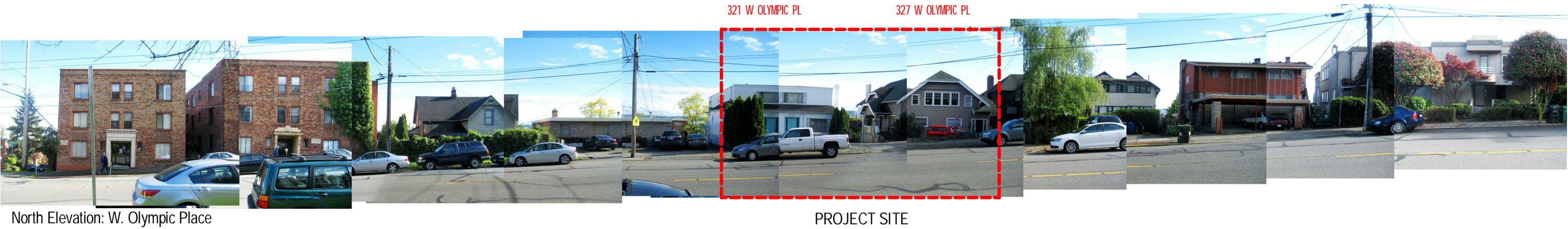
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No.	Date	Revision

Sheet Title
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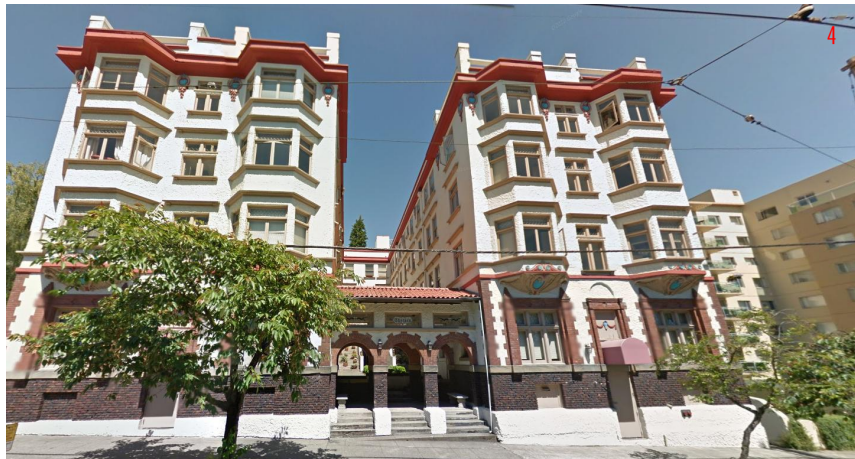
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JUNE 16 2014

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A00





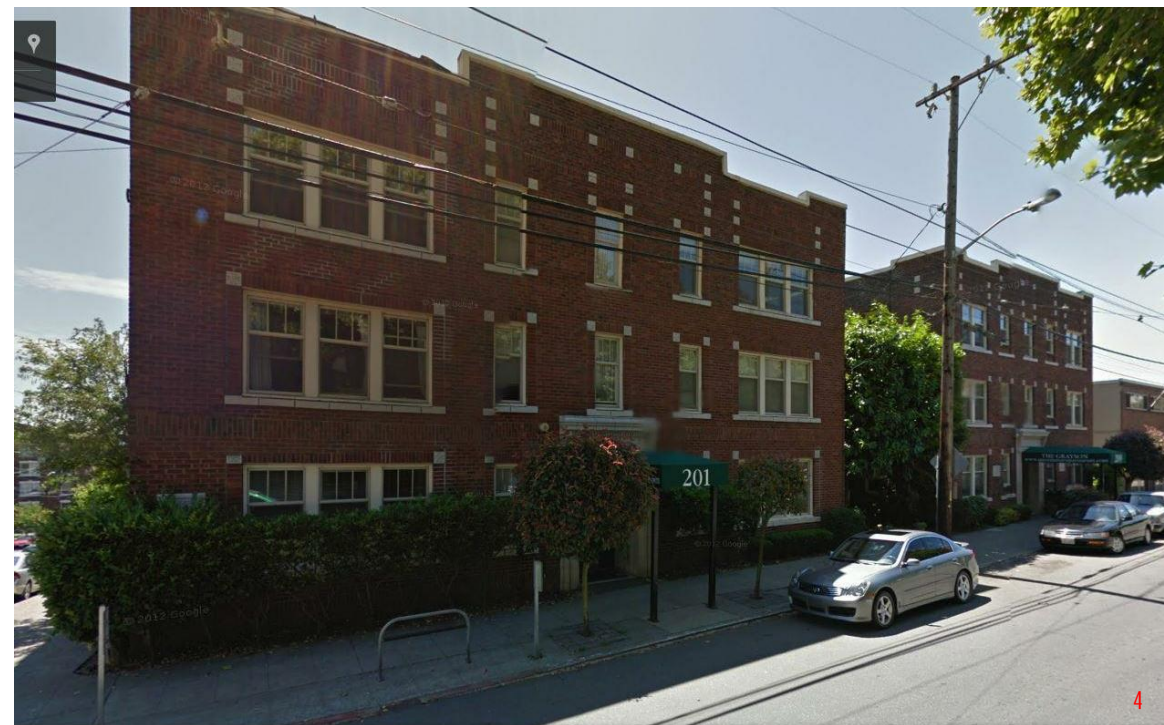
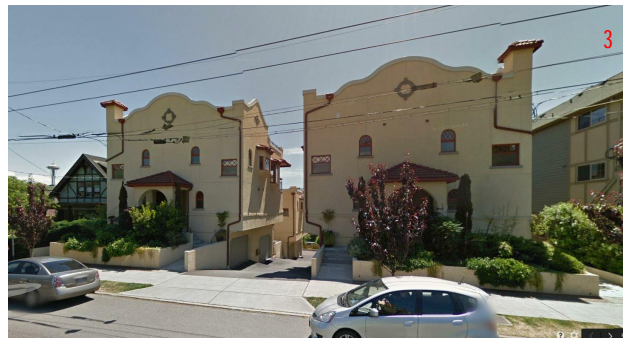
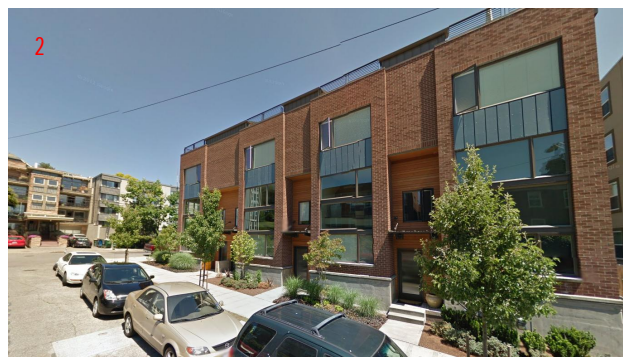
- High balconies facing the street.



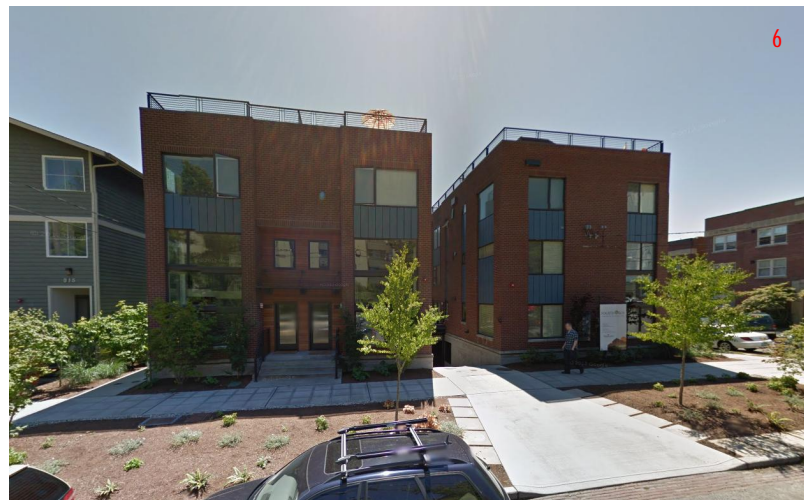
- Paired buildings with a pedestrian courtyard and strongly defined entries
- Paired buildings with a pedestrian walk between the buildings



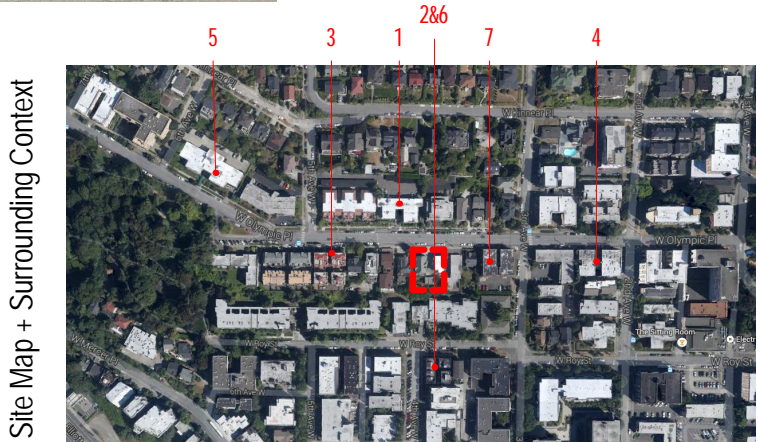
Site Map + Surrounding Context



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			



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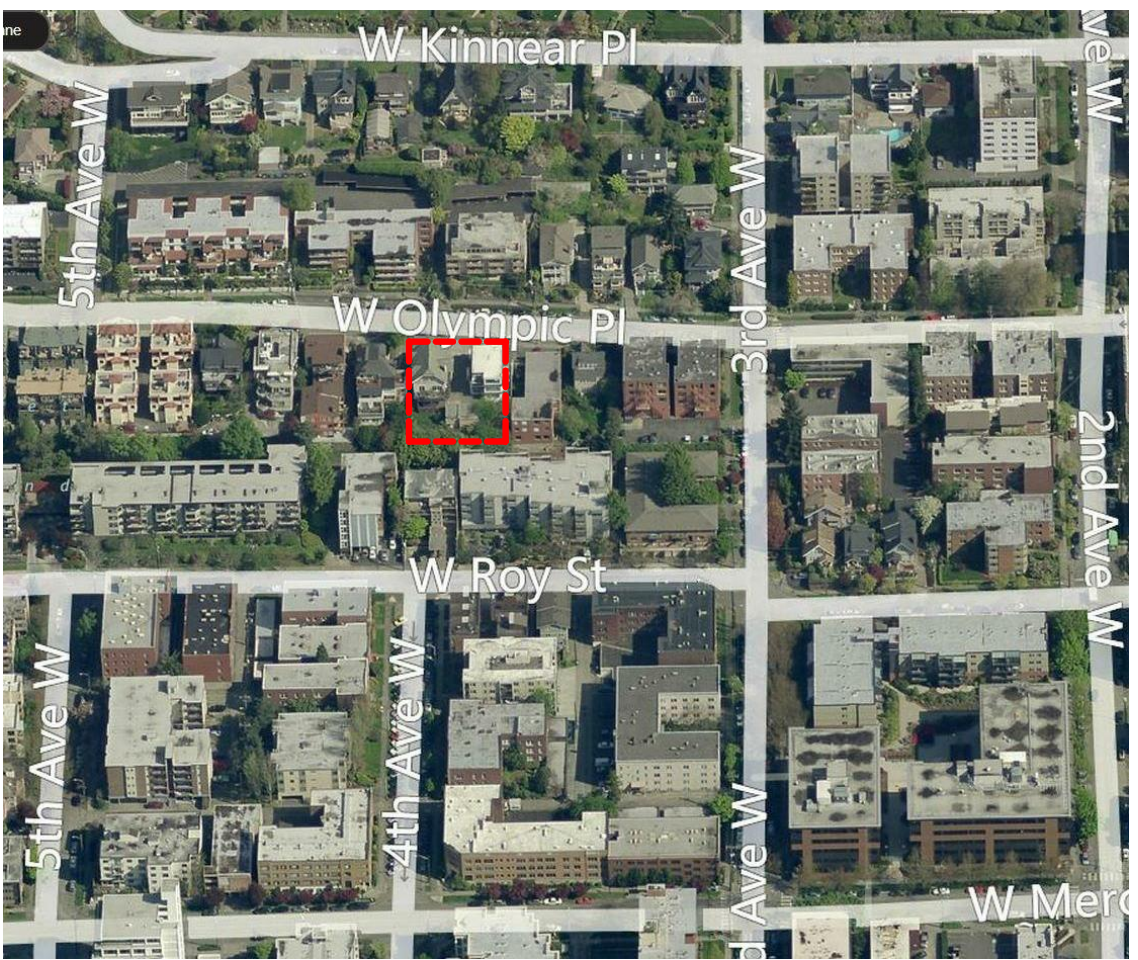
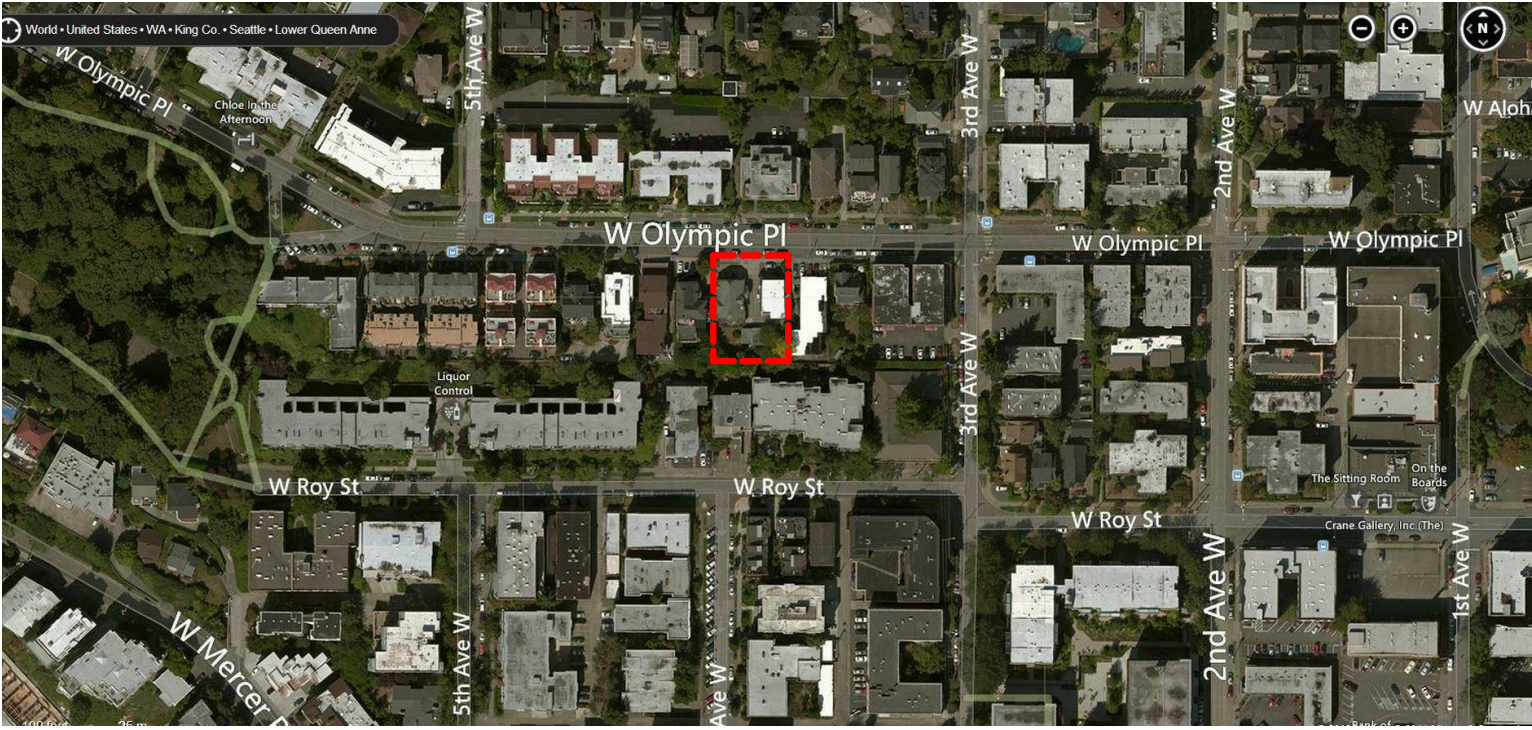
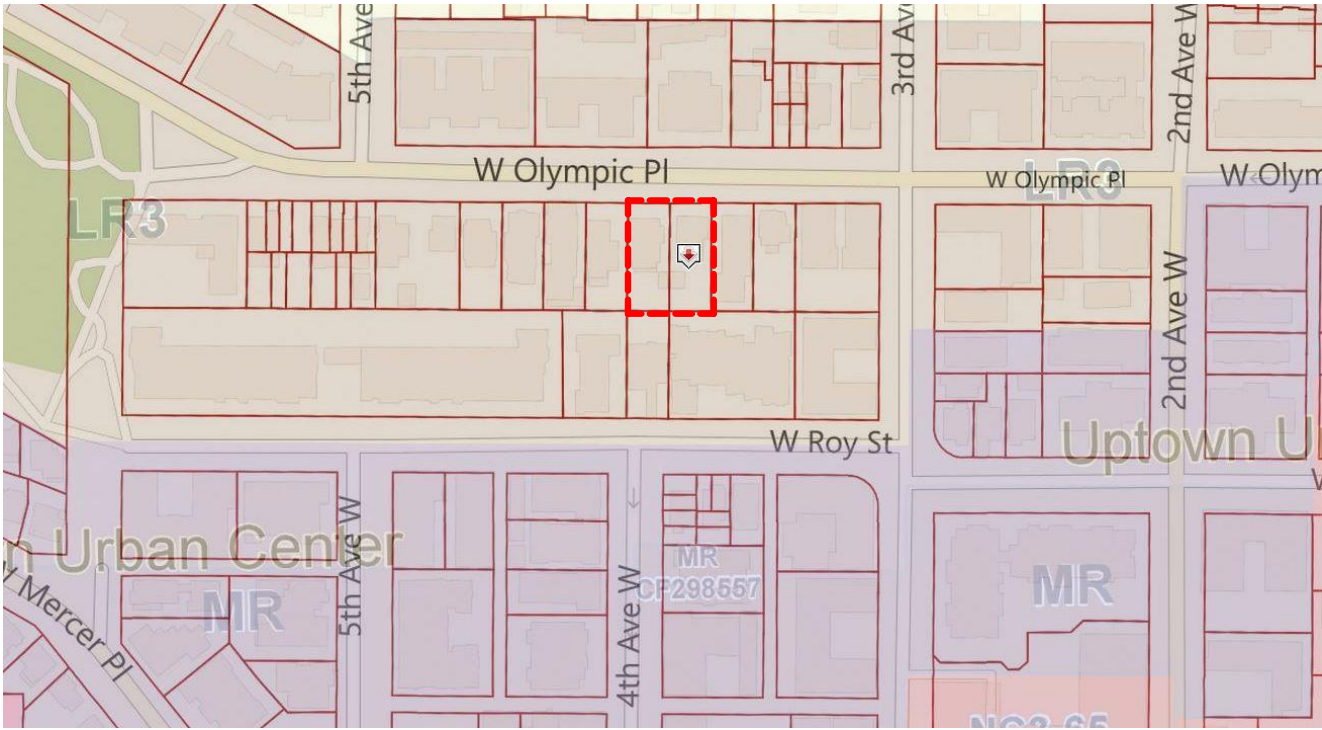
Project # 3016956 - 327 West Olympic Place

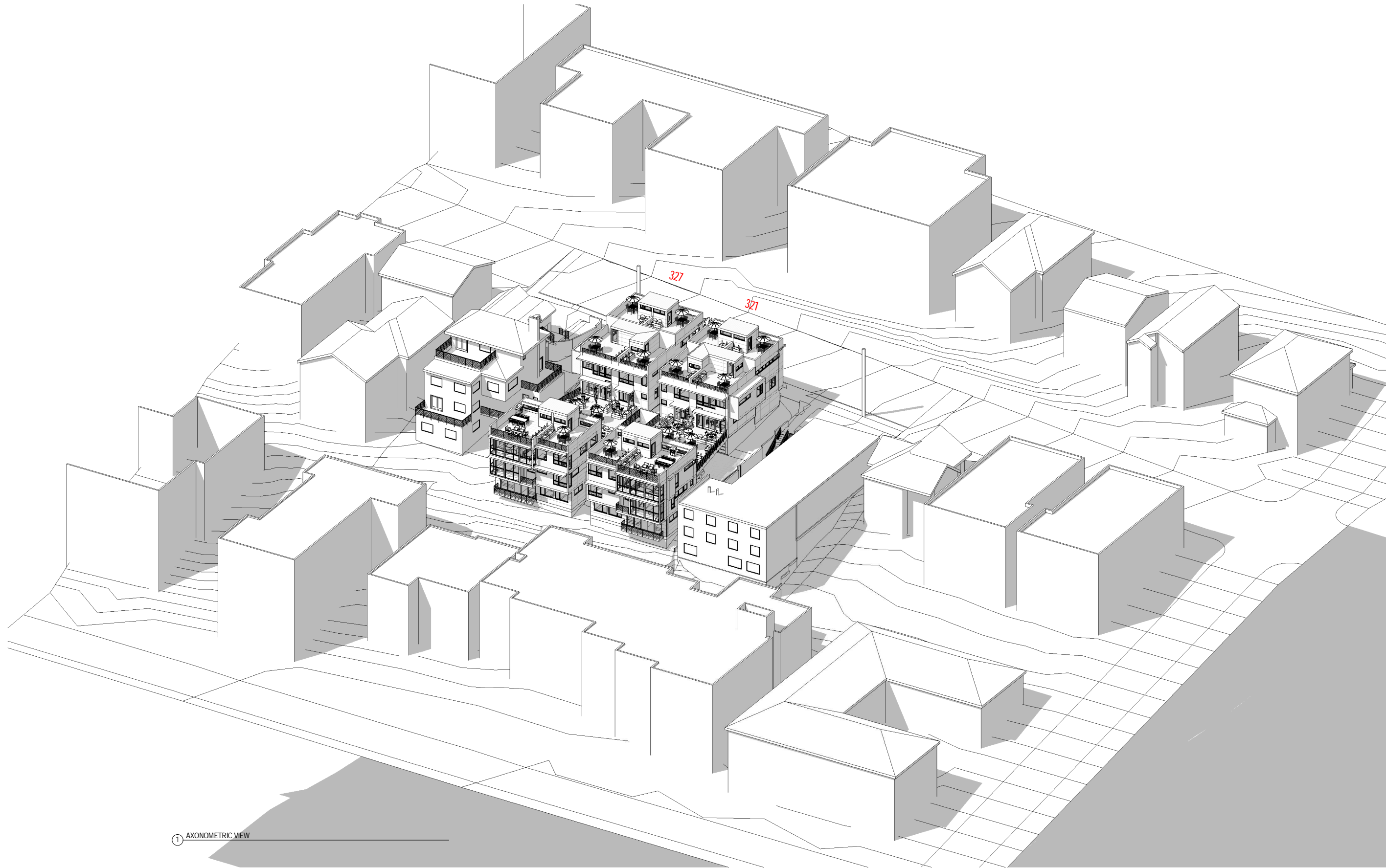


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Sheet Title	DESIGN GUIDELINES
Date	JUNE 16 2014
Sheet Number	A04





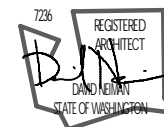
1 AXONOMETRIC VIEW



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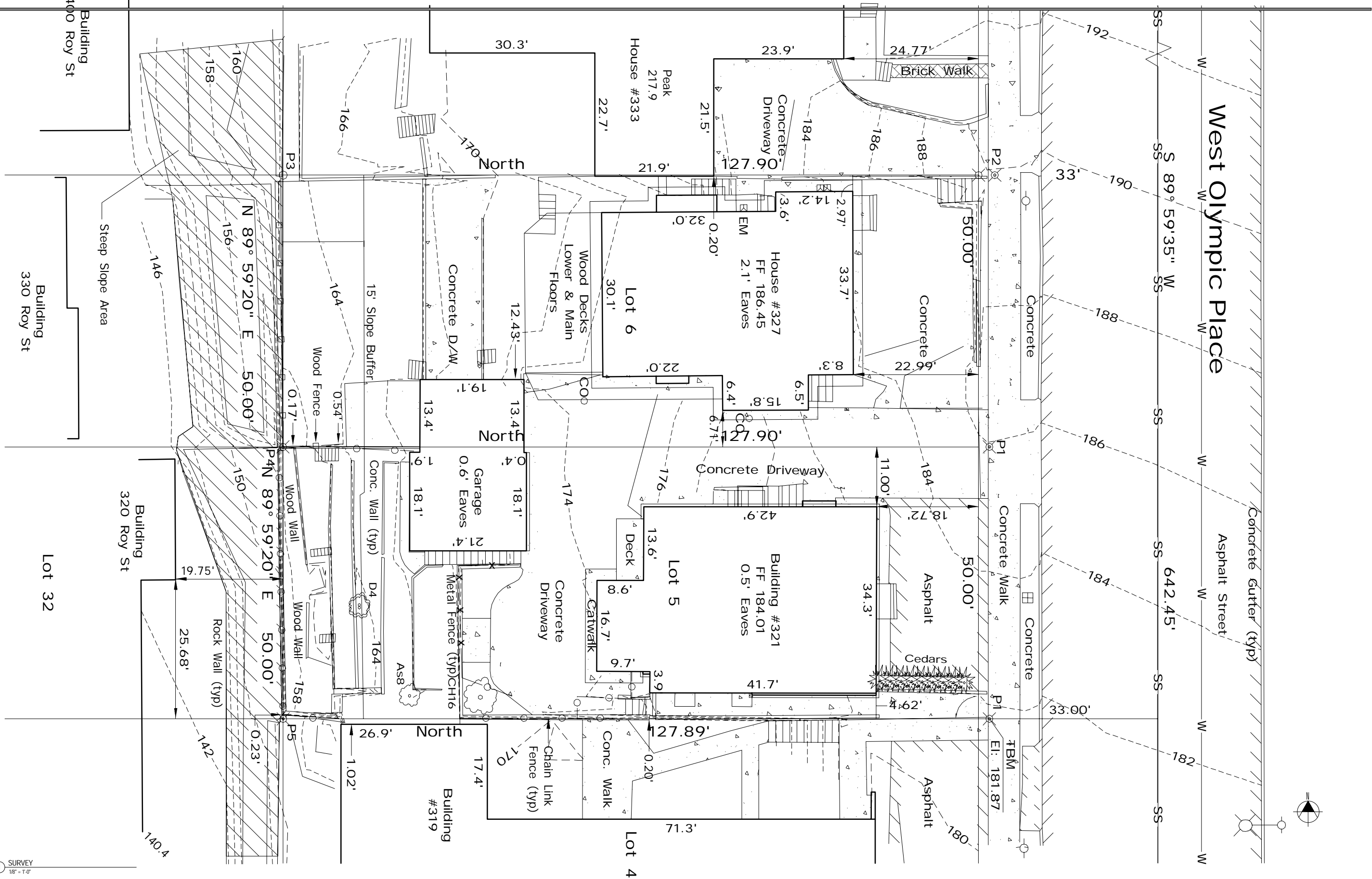
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No.	Date	Revision

Sheet Title
CONTEXT AXONOMETRIC

Date: _____ JUN 16 2014
Sheet Number

A06



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"

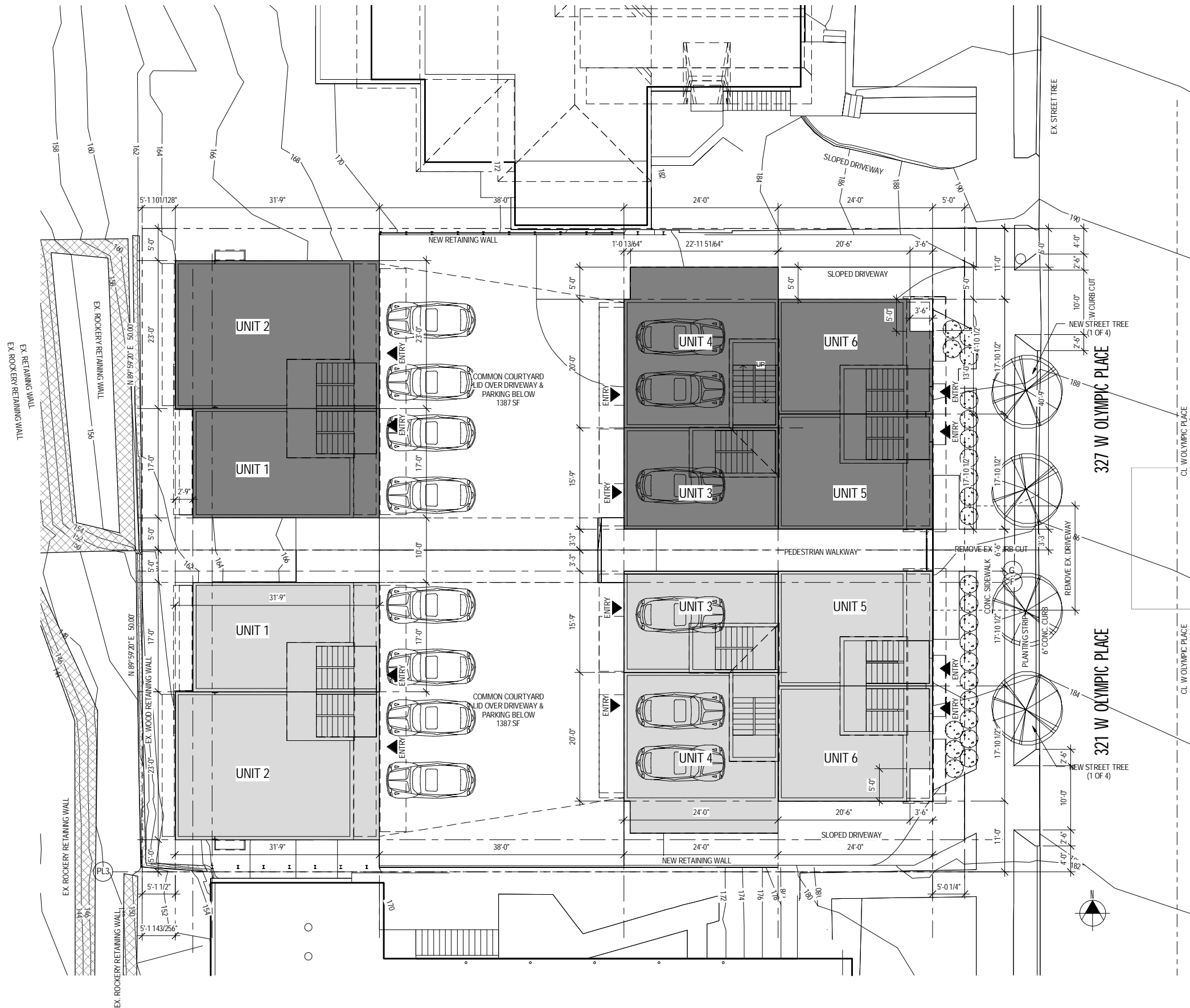
AVERAGE SETBACK CALCULATION

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



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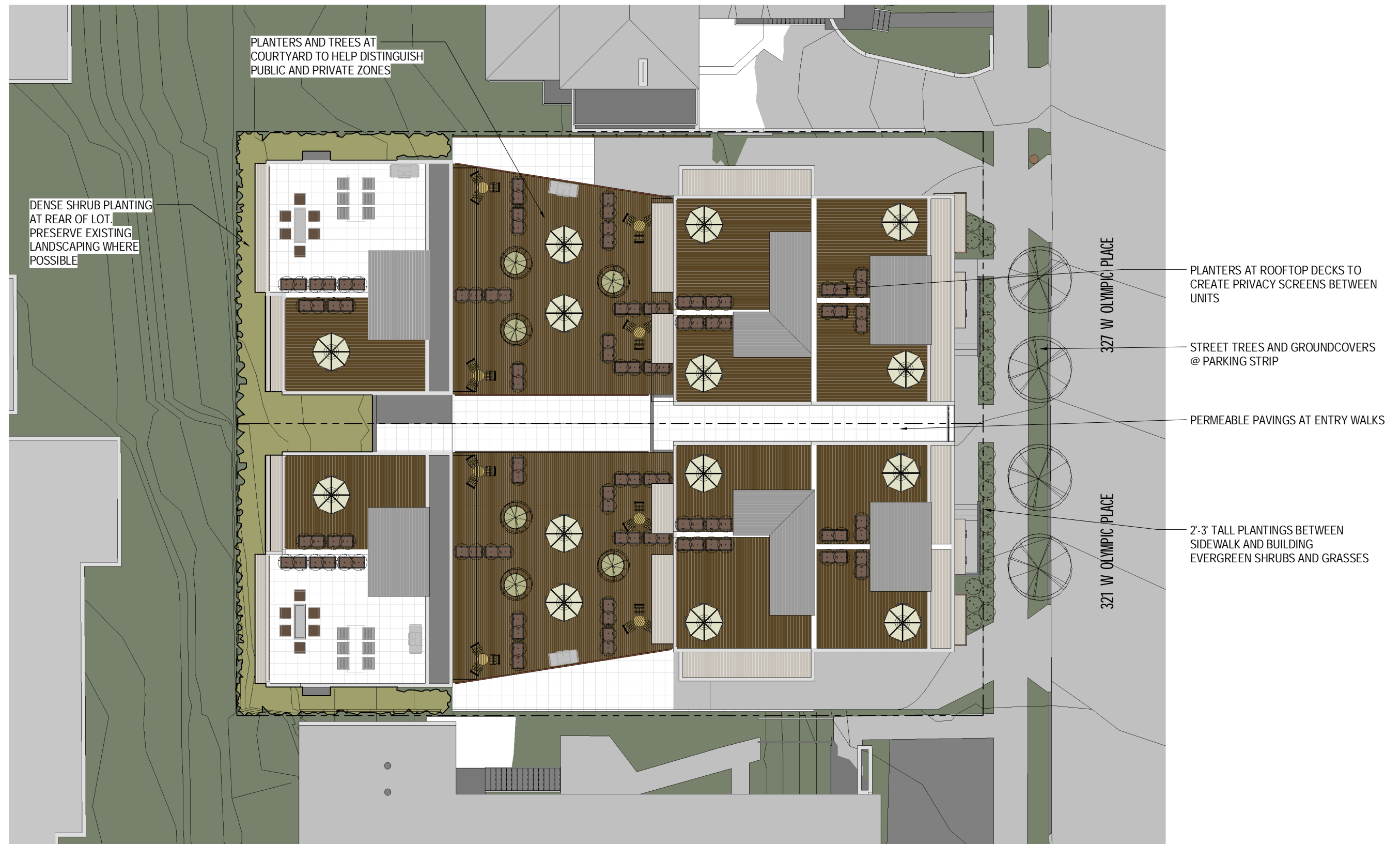
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Sheet Title
SITE PLAN



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"



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OLYMPIC VIEW TOWNHOMES

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Sheet Title

LANDSCAPE

Date JUNE 16 2014

Sheet Number

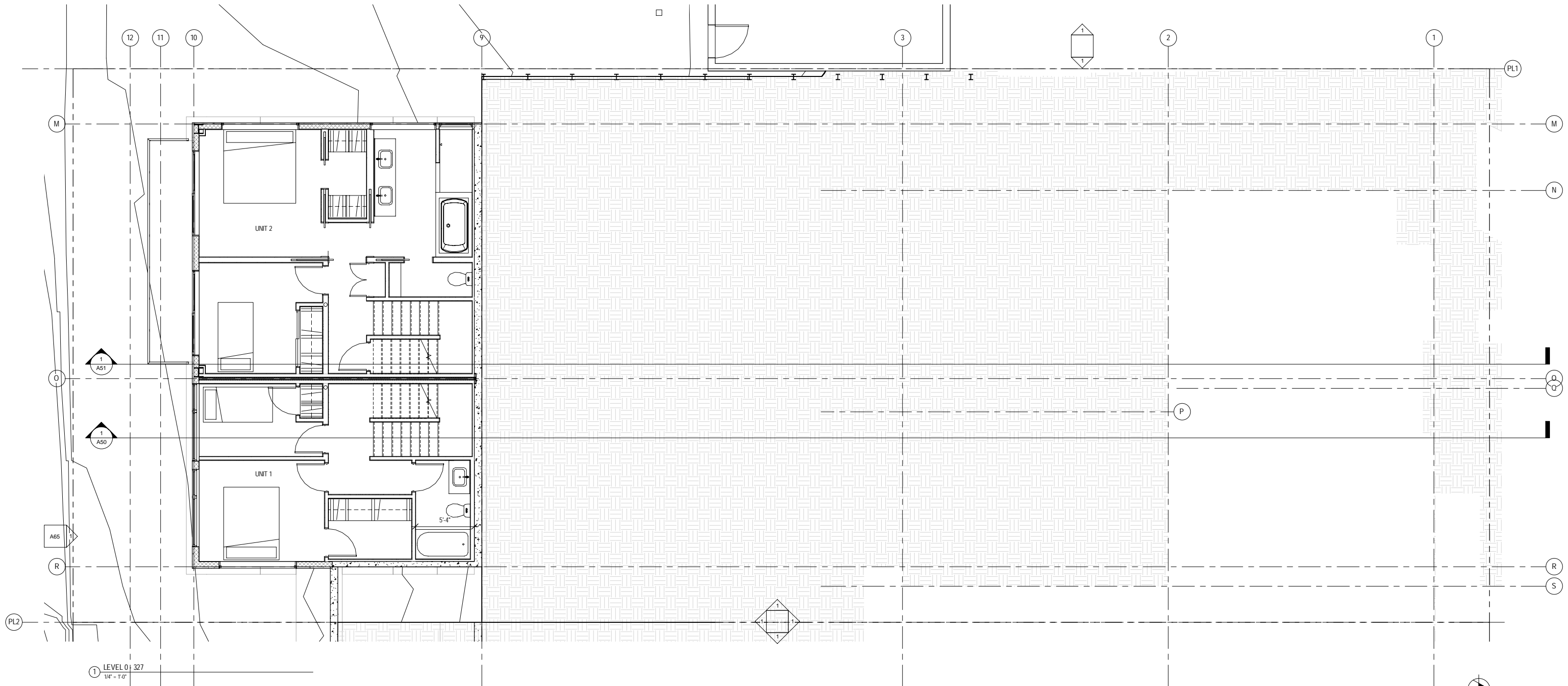
A11



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



WALL TYPES

- R-21 INSULATED WALL
- NON-INSULATED WALL
- (2) 1 HR SEPARATION WALL
- 1 HOUR WALL
- 1 LAYER 5/8" TYPE X GWB GARAGE SIDE PER R302.6
- PARTIAL HEIGHT WALL 36" MIN

FLOOR PLAN GENERAL NOTES

- DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING, CENTERLINE OF FIXTURE, OR ROUGH OPENING OF WINDOWS AND DOORS. EXISTING WALLS ARE DRAWN AT THICKNESS OF THE ROUGH FRAMING
- ELEMENTS THAT APPEAR TO BE ALIGNED, ARE ALIGNED.
- WHERE NEW WALLS ARE BUILT IN PLANE WITH EXISTING WALLS, ALIGN NEW STUDS WITH EXISTING STUDS. NEW WALLS ARE SHOWN HATCHED. EXISTING WALLS ARE UNHATCHED
- ROUTE TELEPHONE TO THE TELEPHONE COMPANY NETWORK BOX. HOME RUN CATV AND CAT5 CABLE TO A DATA PANEL IN THE GARAGE
- HVAC, PLUMBING AND ELECTRICAL ARE TO BE DESIGN BUILD. CONTRACTOR TO OBTAIN PERMITS AND PROVIDE SUBMITTALS TO THE ARCHITECT AS REQUIRED IN THE SPECIFICATIONS.
- PRIOR TO INSTALLATION OF SWITCHES, JUNCTION BOXES AND DEVICES, CONTRACTOR IS TO MARK THE LOCATIONS ON ROUGH FRAMING AND REVIEW LOCATIONS WITH THE ARCHITECT AND OWNER.
- TYPICAL PARTITION WALLS TO BE FRAMED USING 2X4 STUDS @ 16" O.C., EXCEPT WHERE ADDITIONAL WALL CAVITY THICKNESS IS INDICATED OR OTHERWISE REQUIRED FOR PLUMBING WASTE AND VENT LINES.
- PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS
- ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.
- STAIR RISER HEIGHTS MUST BE BETWEEN 4" AND 7". STAIR TREADTH DEPTH MUST BE AT LEAST 11".



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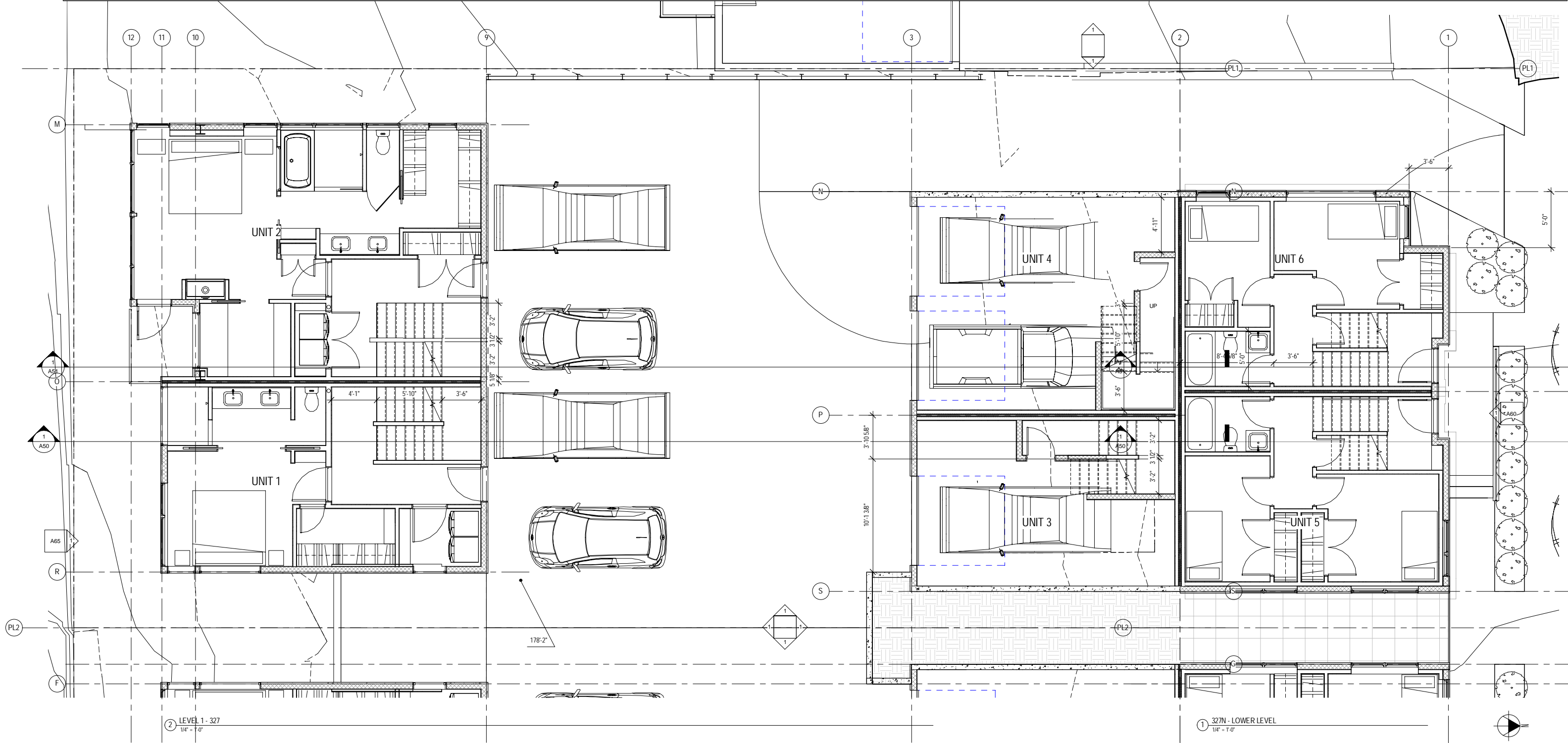
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Sheet Title
LEVEL 0 PLANS - 327

Date
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A31.7



WALL TYPES			
	R-21 INSULATED WALL		1 HOUR WALL
	NON-INSULATED WALL		1 LAYER 5/8" TYPE X GWB GARAGE SIDE PER R302.6
	(2) 1 HR SEPARATION WALL		PARTIAL HEIGHT WALL 36" MIN

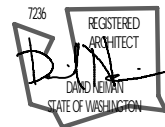
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8. PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS.
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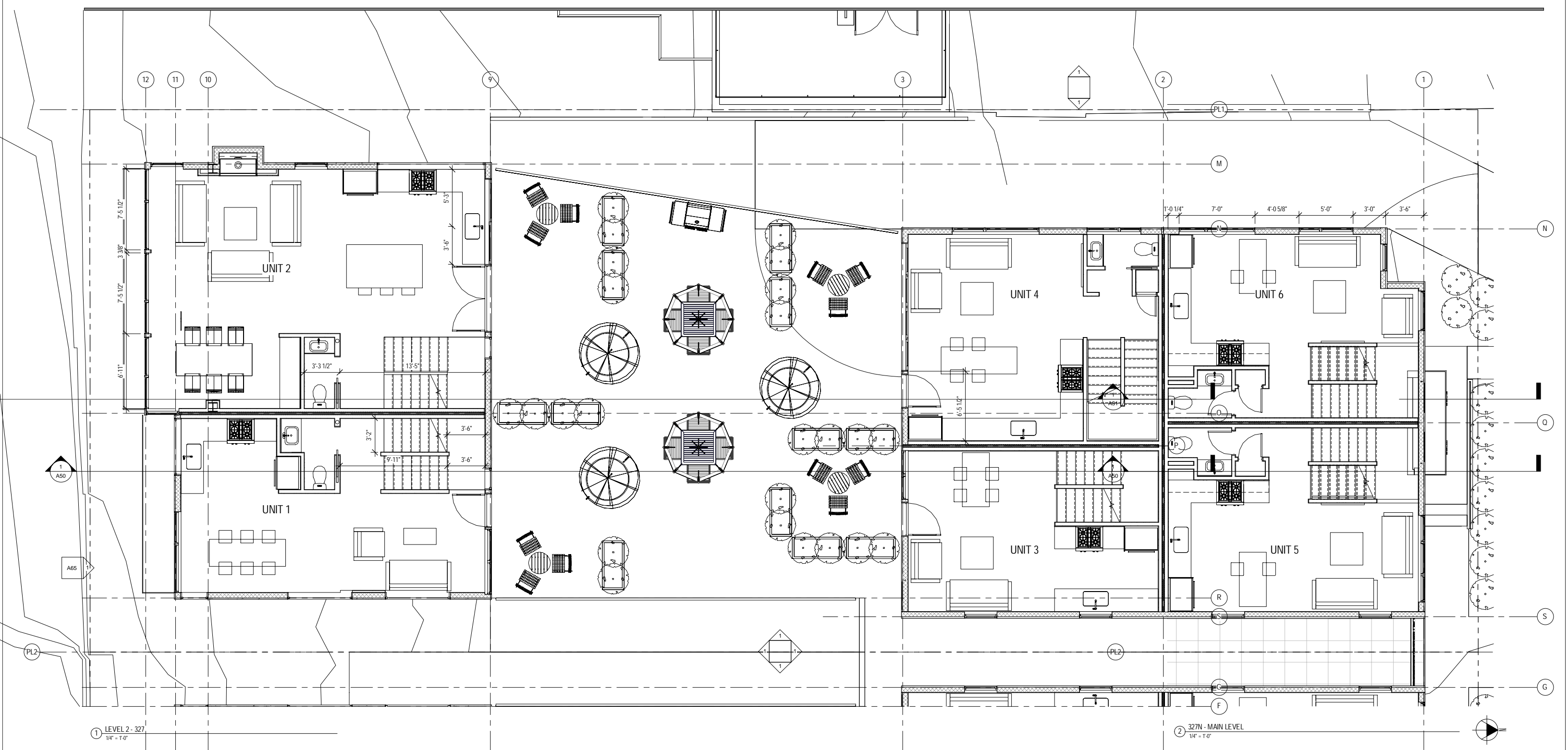
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Sheet Title
LEVEL 1 PLANS - 327

Date
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A32.7



WALL TYPES			
	R-21 INSULATED WALL		1 HOUR WALL
	NON-INSULATED WALL		1 LAYER 5/8" TYPE X GWB GARAGE SIDE PER R302.6
	(2) 1 HR SEPARATION WALL		PARTIAL HEIGHT WALL 36" MIN

FLOOR PLAN GENERAL NOTES

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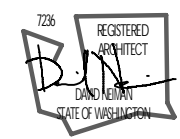
8. PROVIDE ACOUSTICAL BATT INSULATION IN WALL CAVITIES OF BATHROOMS AND BEDROOMS

9. ALL SMOKE DETECTORS TO BE 120V AC POWER W/ BATTERY BACKUP.

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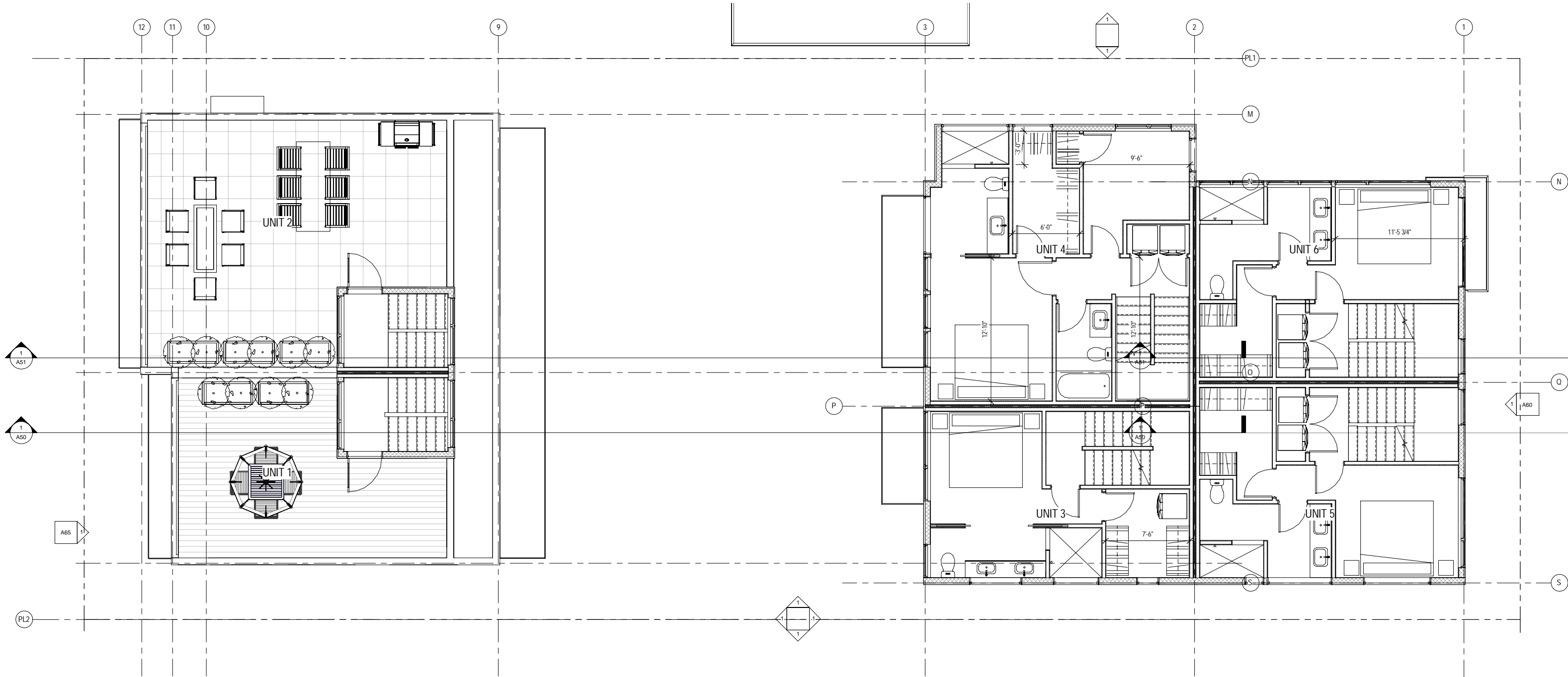


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Sheet Title
LEVEL 2 PLANS - 327
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JUNE 16 2014

A33.7



1 LEVEL 3 - 327
1/4" = 1'-0"

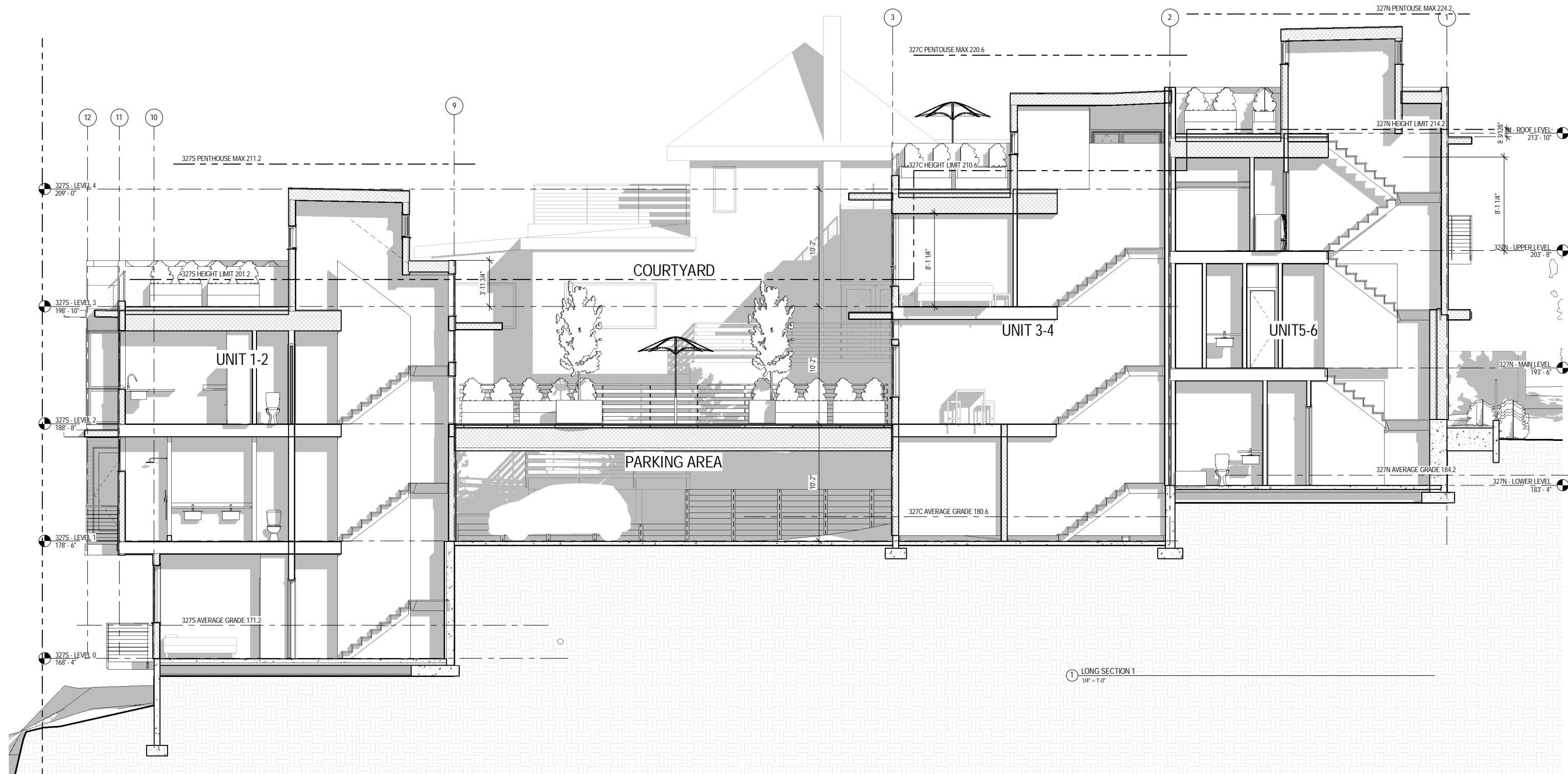
2 327N - UPPER LEVEL
1/4" = 1'-0"

WALL TYPES

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	NON-INSULATED WALL		1 LAYER 5/8" TYPE X GWB GARAGE SIDE PER R302.6
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① LONG SECTION 1
1" = 10'-0"



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Sheet Title
SECTIONS
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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

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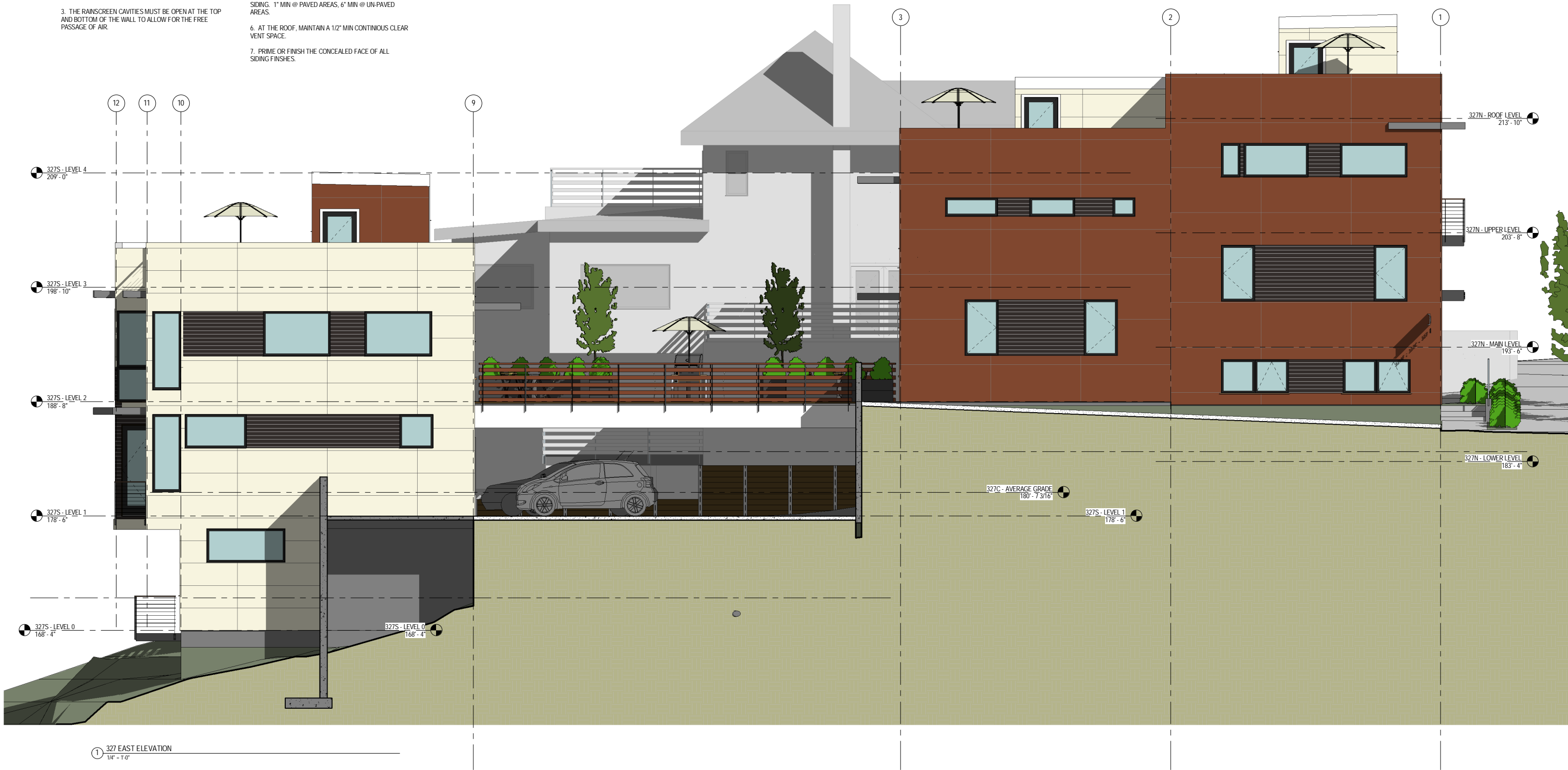
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327 EAST ELEVATION
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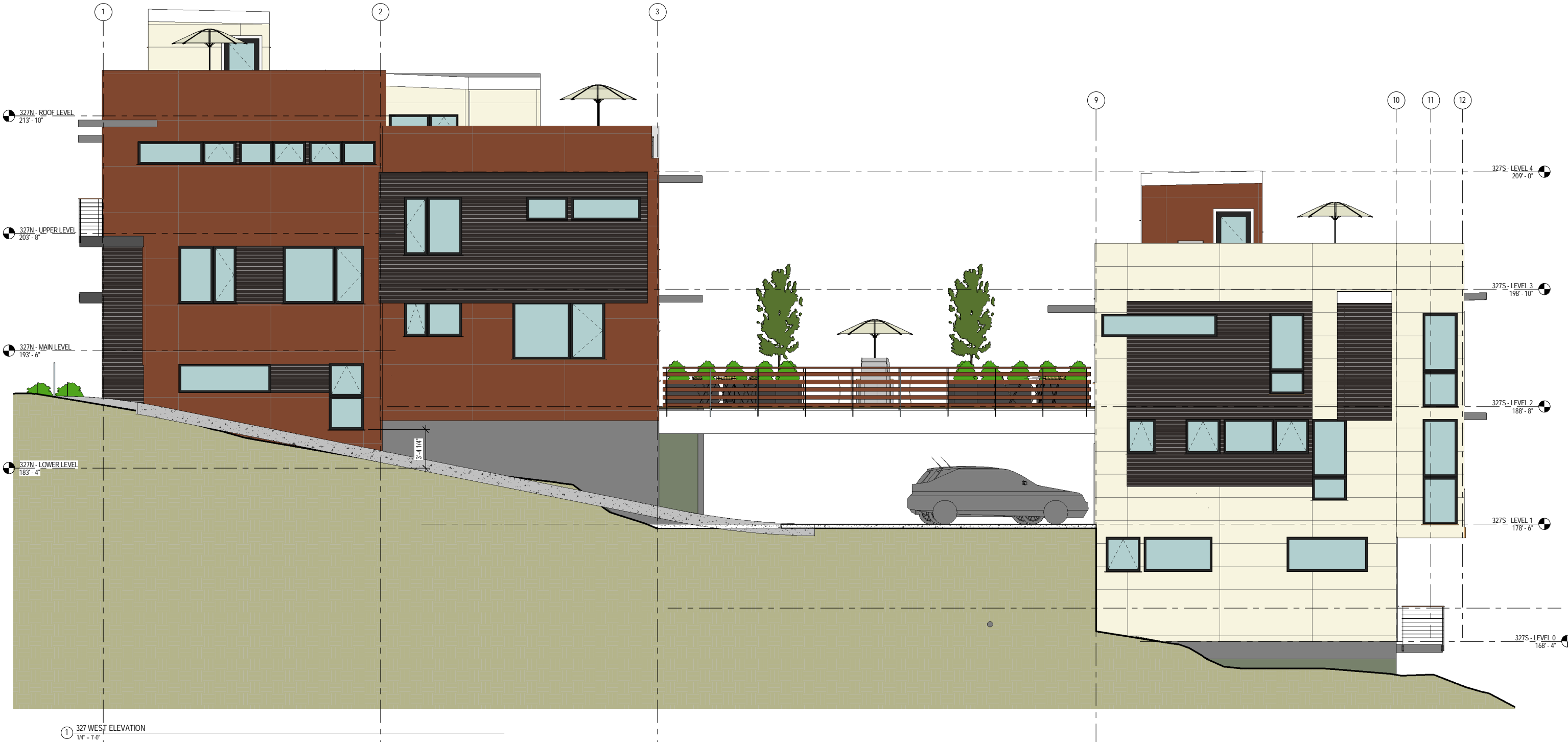
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EXTERIOR MATERIAL FINISHES

-
- CEMENT PANEL SIDING, WARM WHITE



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

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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 # 3016956 - 327 West Olympic Place

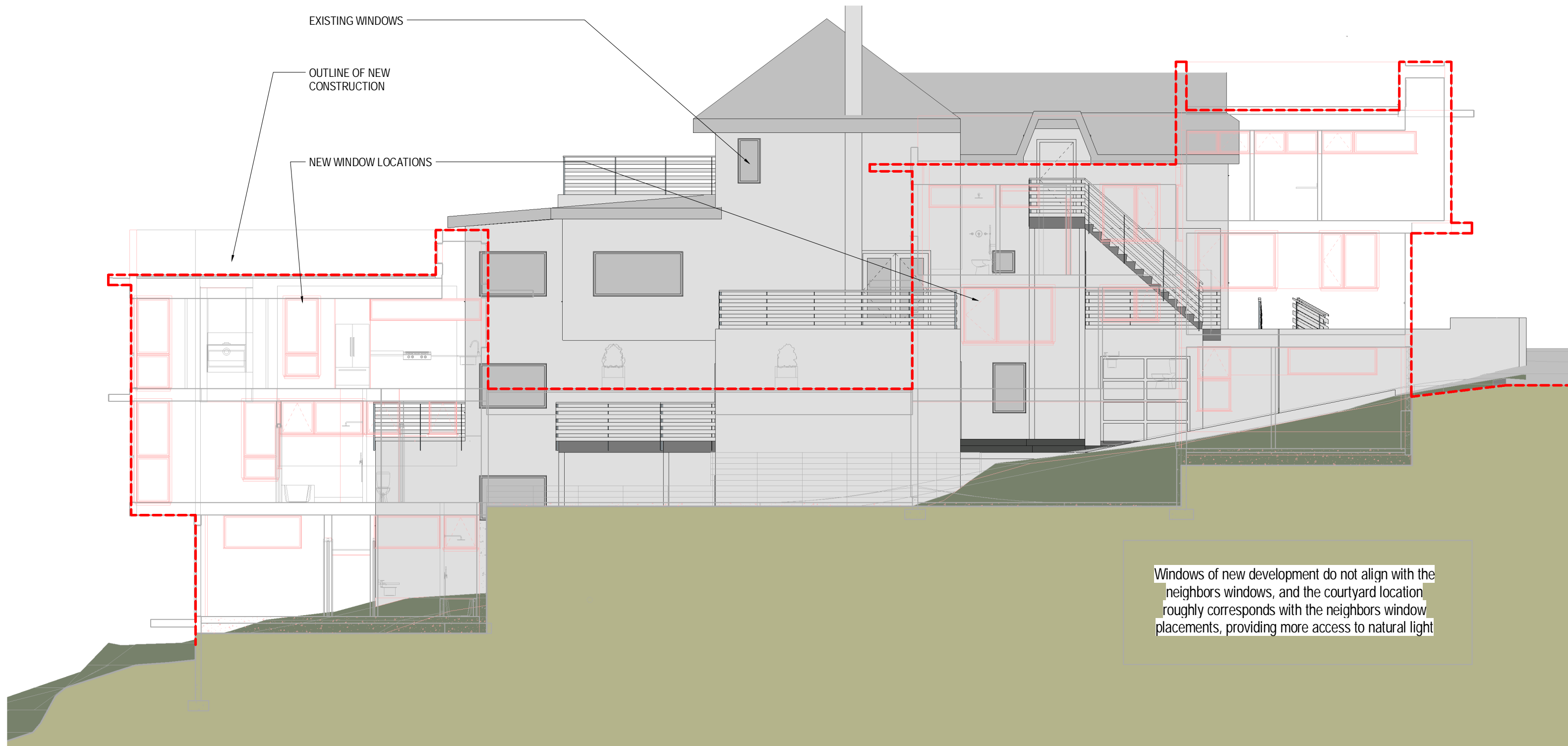


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ELEVATIONS
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A65



① WINDOW RELATIONSHIPS @ WEST NEIGHBOR
1/4" = 1'-0"



PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES
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② STREET VIEW 2



① STREET VIEW 1



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PAAR DEVELOPMENT
OLYMPIC VIEW TOWNHOMES

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① BIRDS EYE 2



② BIRDS EYE



① SECTION PERSPECTIVE



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① SOUTH ELEVATIONS



② COURTYARD



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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



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PAAR DEVELOPMENT
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WORK EXAMPLES

Date
JUNE 16 2014

Sheet Number

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