

# 525. FEDERAL AVENUE EAST.

PROJECT NUMBER: 3024903 | RECOMMENDATION PACKET | AUGUST 23RD 2017.

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PROJECT DESCRIPTION.

The proposed apartment project is located on Federal Avenue East in an LR-3 zone. The proposed development site is composed of 2 lots; 525 & 529 Federal Avenue East. Each lot has an existing duplex on site. This project proposes to demo the existing duplexes and build a 29 unit apartment building fronting Federal Avenue East. The building will be composed of 4 above grade stories with a basement, comprised primarily of two bedroom dwelling units.

Since the proposed site is located in an urban center and in a frequent transit zone, no parking will be provided on site.

|                             |            |
|-----------------------------|------------|
| PROJECT #.                  | 3024903    |
| LOT AREA.                   | 7,214 SF   |
| PROPOSED DWELLING TYPE.     | APARTMENTS |
| RESIDENTIAL UNIT #.         | 29 UNITS   |
| RESIDENTIAL SQUARE FOOTAGE. | 14,428 SF  |
| PARKING.                    | 0 SPACES   |



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9-BLOCK STUDY.  
SURROUNDING COMMUNITY.

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VICINITY MAP.  
LANDMARKS & TRANSPORTATION.

 BUS STOPS       BIKE LANES       SITE



1. LOWELL ELEMENTARY SCHOOL



2. BROADWAY HILL PARK



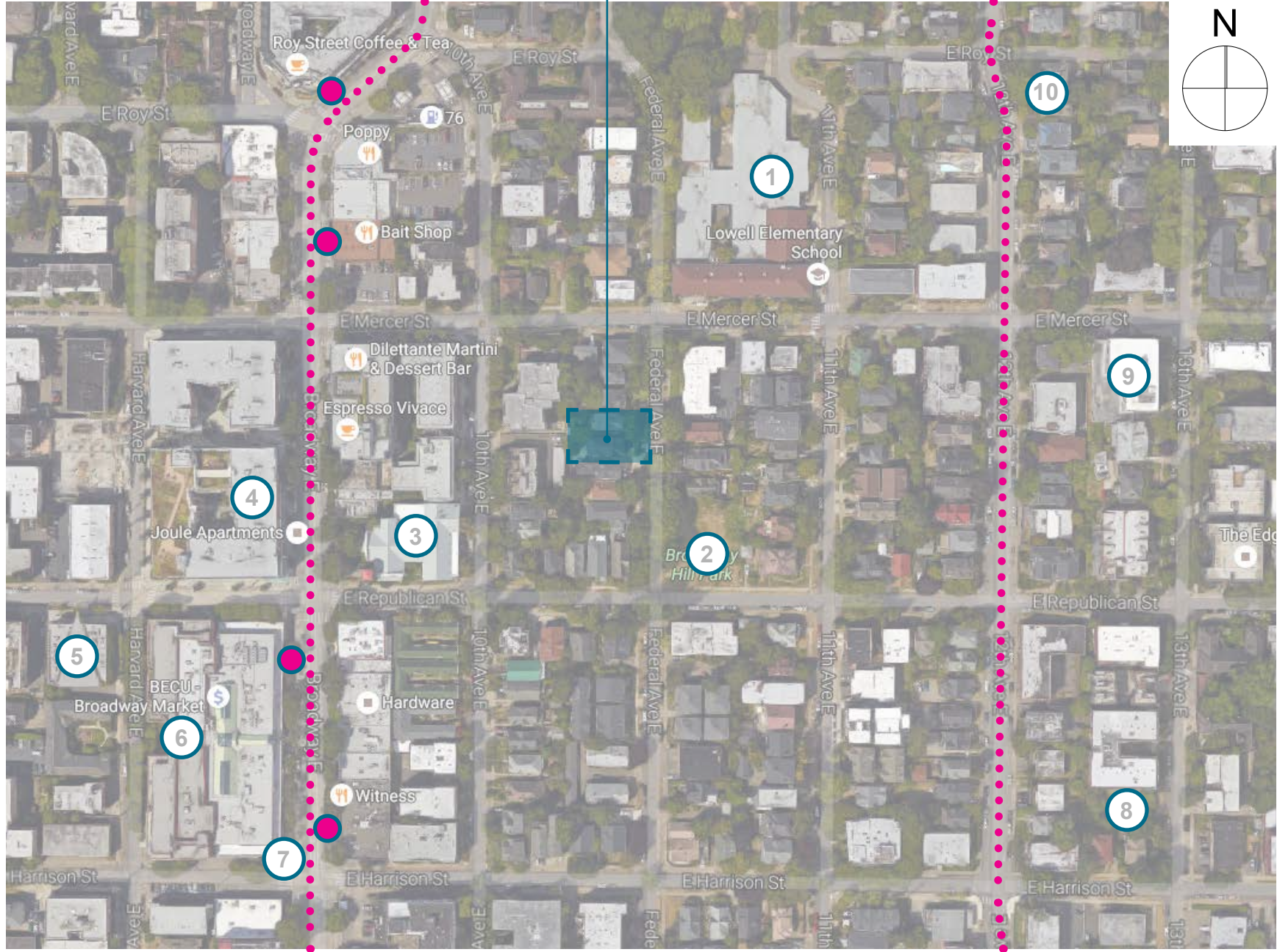
3. ALL PILGRIMS CHURCH



4. JOULE APARTMENTS



5. CAPITOL HILL BRANCH LIBRARY



VICINITY MAP.



6. GOLD'S GYM



7. PRONTO BIKE SHARE



8. PEPE'S GARDEN



9. PARK MANOR APARTMENTS



10. PARKSIDE SCHOOL

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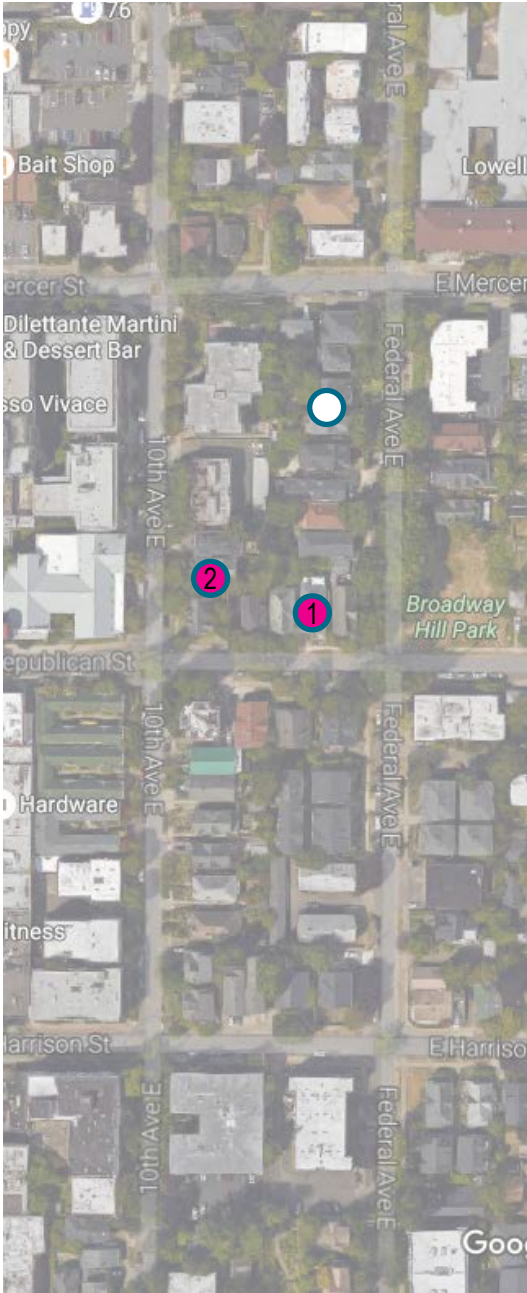
REFERENCE PROJECTS.  
PROPOSED PROJECTS IN THE NEIGHBORHOOD.

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1- PROJECT #3018148



1010 & 1014 East Republican Street  
Seattle, Washington 98122

Project Description:  
  
Construction of a 4 story + basement, 36 unit apartment building. Existing SFR's (2) to be demolished.

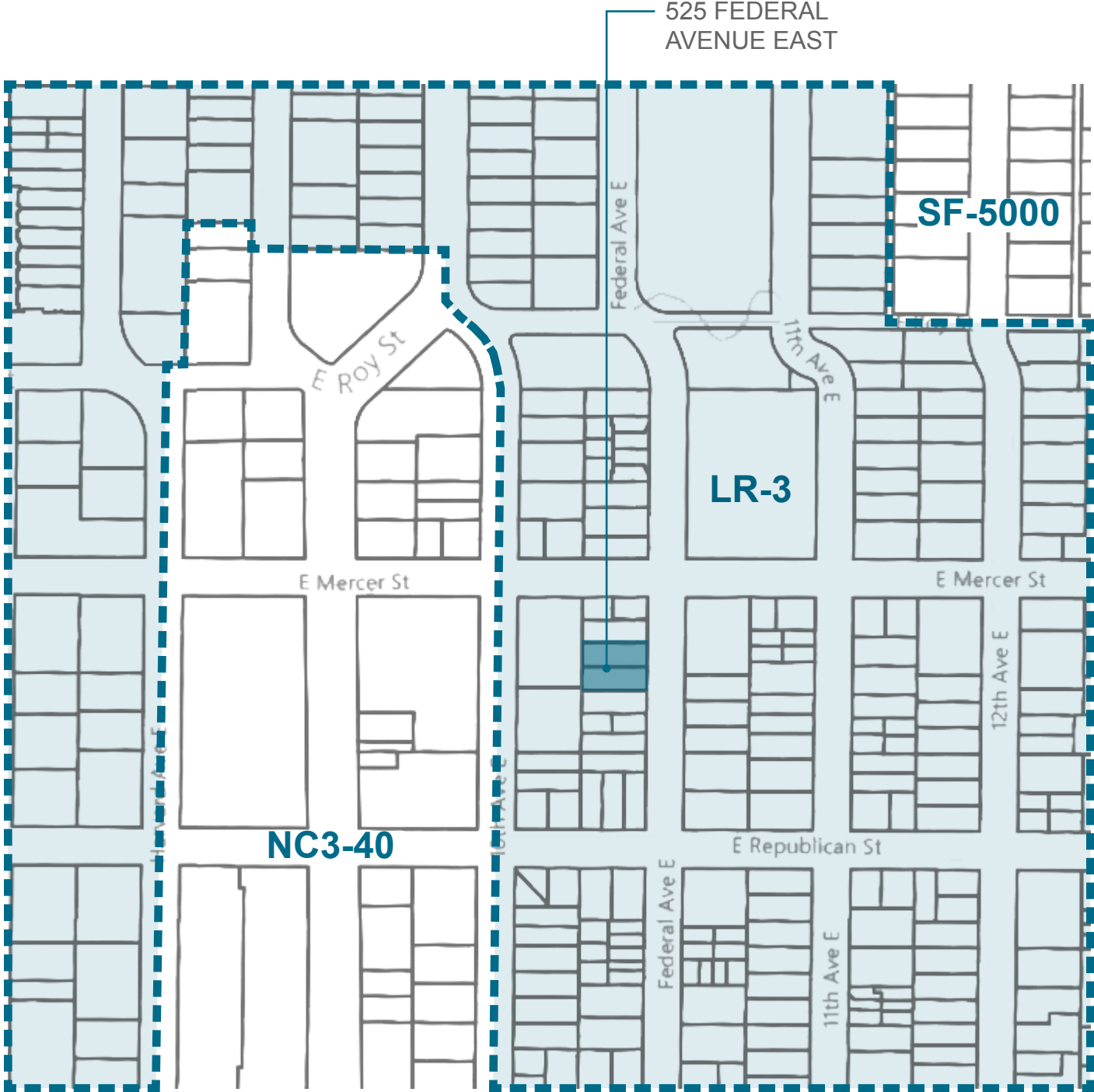
2- PROJECT #3027231



506 10th Avenue East  
Seattle, Washington 98122

Project Description:  
  
The proposed development is a 4 story with a basement, residential structure containing 36 small efficiency dwelling units. No parking will be provided. Existing structures on site to be removed.

- REFERENCED PROJECT SITE
- PROJECT SITE



|                  |   |
|------------------|---|
| Lot Area:        | 7,214 SF  |
| Zoning:          | LR-3  |
| ECA:             | N/A   |
| Commercial Use:  | N/A   |
| Residential Use: | 29 APARTMENTS   |
| FAR:             | 2.0 PER TABLE A 23.45.510   |
| HEIGHT:          | 40' BASE HEIGHT PER TABLE A 23.45.514<br>4' OF ADDITIONAL BASE HEIGHT PER 23.45.514.F   |
| SETBACKS:        | FRONT: 5' PER TABLE A 23.45.518<br><br>SIDES: 5' PER TABLE A 23.45.518 (FACADES UNDER 40' IN LENGTH)<br>7' AVERAGE / 5' MINIMUM (FACADES OVER 40' IN LENGTH)<br><br>REAR: 15' PER TABLE A 23.45.518 |
| PARKING:         | NONE PER TABLE B 23.54.015  |
| PARKING ACCESS:  | N/A   |
| BICYCLE PARKING: | 1 BIKE PARKING SPACE PER 4 DWELLING UNITS PER TABLE D 23.54.015   |
| AMENITY AREA:    | 25% OF THE LOT AREA PER 23.45.522A<br><br>50% OF THIS AREA TO BE PROVIDED AT GROUND LEVEL   |
| GREEN FACTOR:    | A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2   |

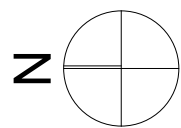
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OPPORTUNITIES & CONSTRAINTS.  
IMMEDIATE AREA MAP.

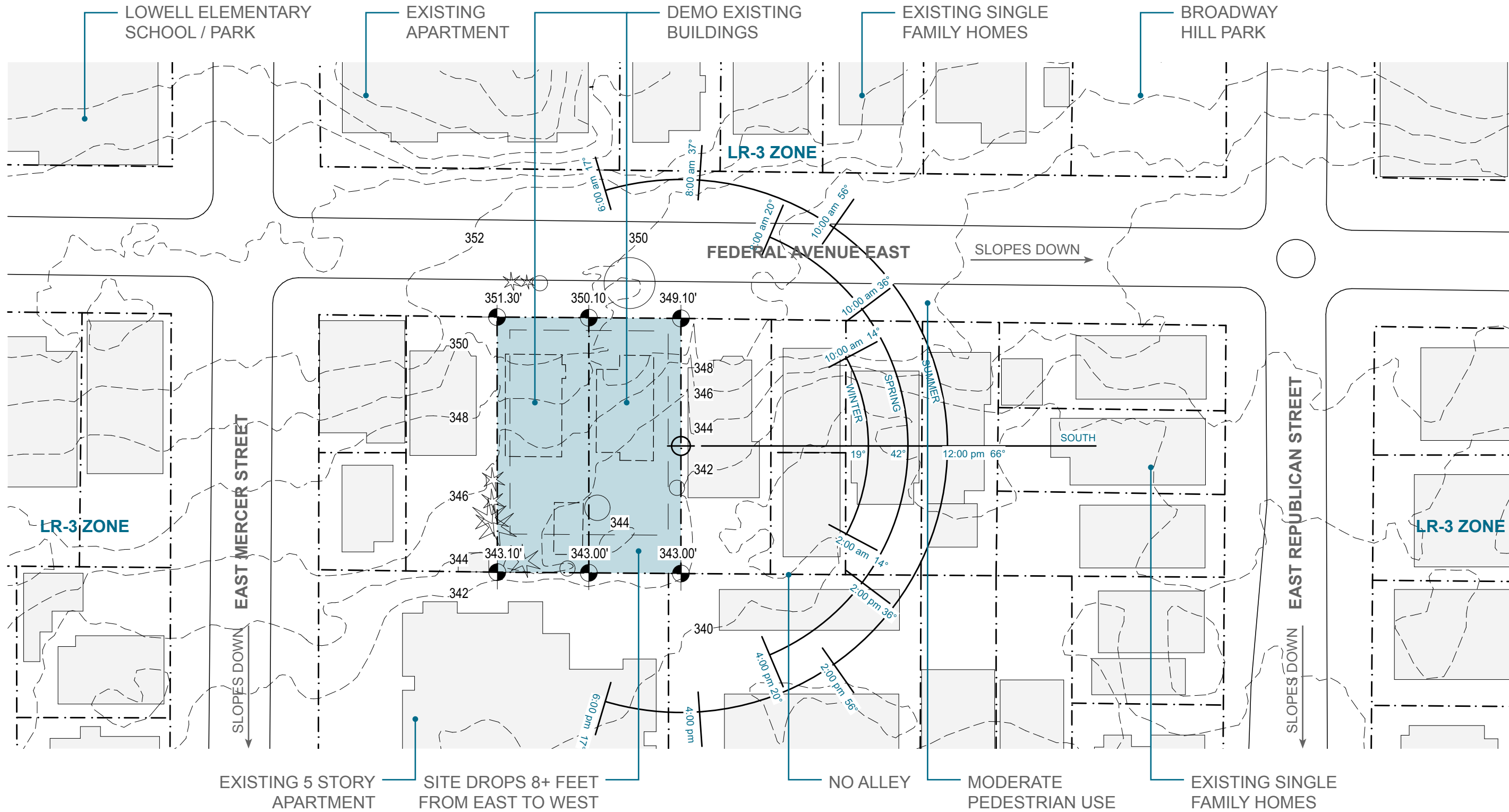


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# VIEWS FROM THE SITE. SITE PHOTOS



1. VIEW ALONG PROP LINE / HOUSE



2. VIEW TO THE WEST



3. VIEW OF BACKYARD



4. VIEW OF BACKYARD



5. VIEW FROM SIDEWALK

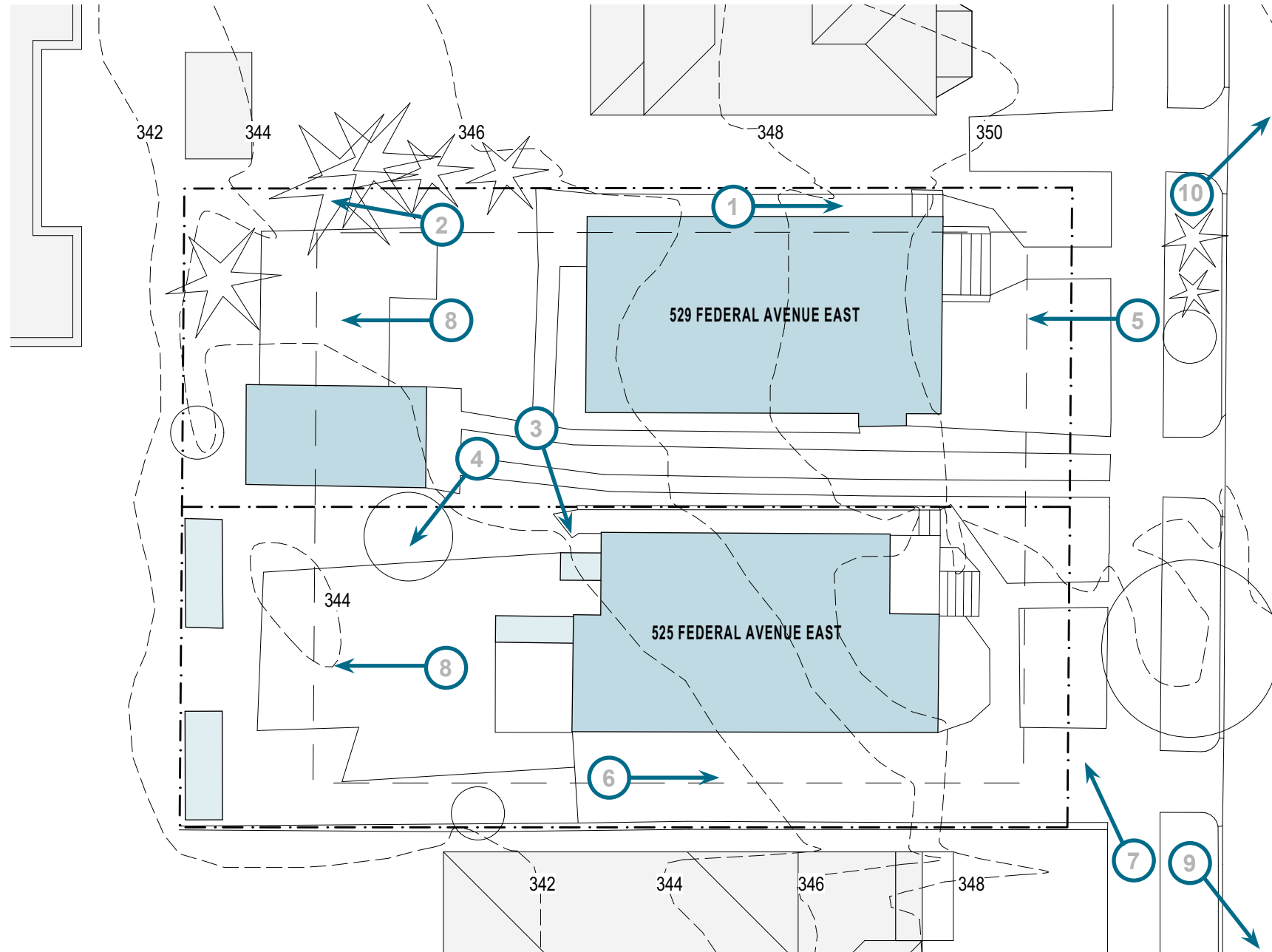


PHOTO KEY PLAN.



6. VIEW FROM DRIVEWAY



7. VIEW FROM SIDEWALK



8. VIEW FACING WEST



9. SURROUNDING BUILDING



10. SURROUNDING BUILDING

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EXISTING SITE CONDITIONS.  
SURVEY.

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LEGAL DESCRIPTION (685270-0460)

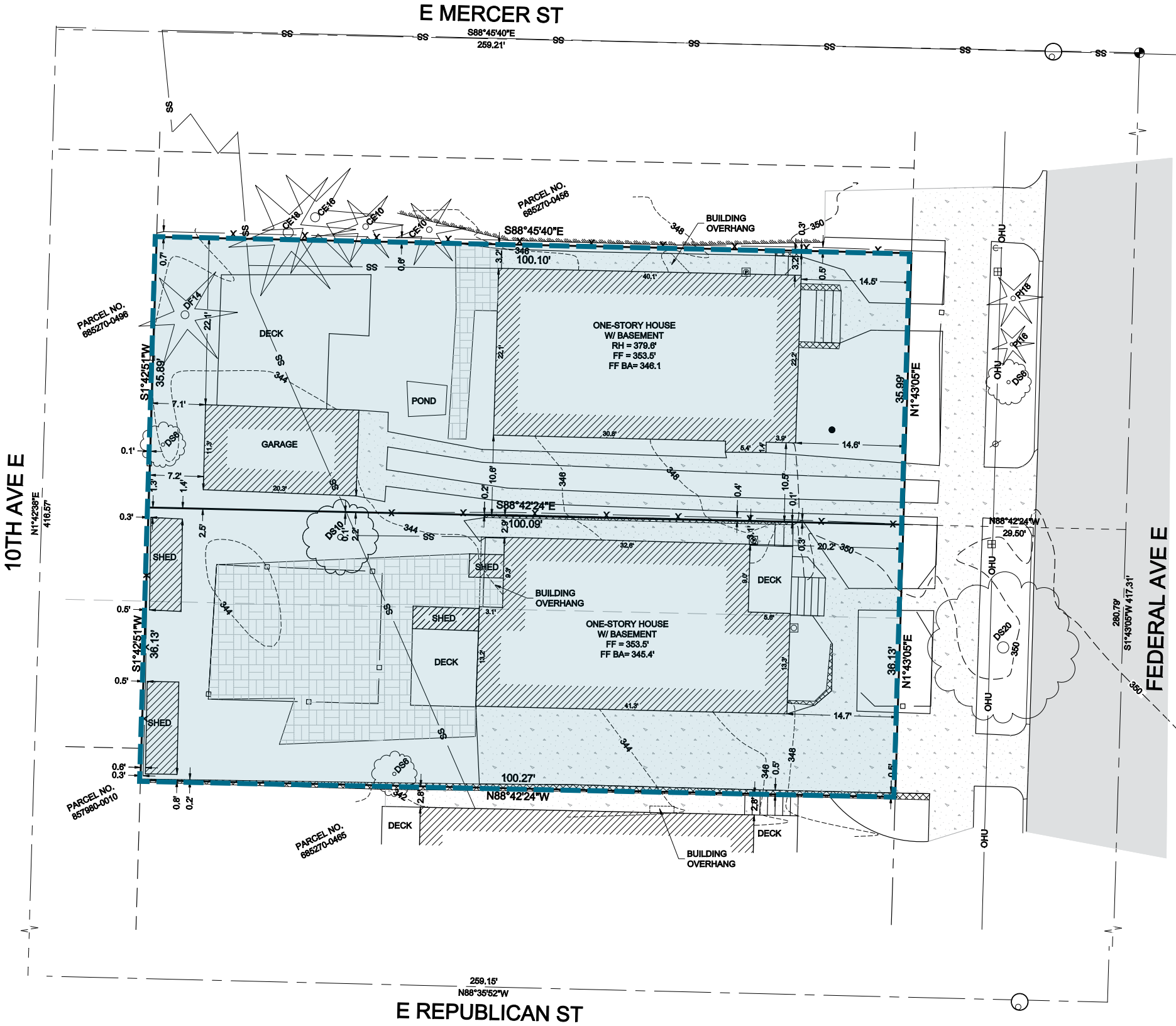
PONTIUS LINCOLN SUPL PLAT S 36 FT OF N 47.29  
FT  
PLat Block: 26  
Plat Lot: 2

LEGAL DESCRIPTION (685270-0461)

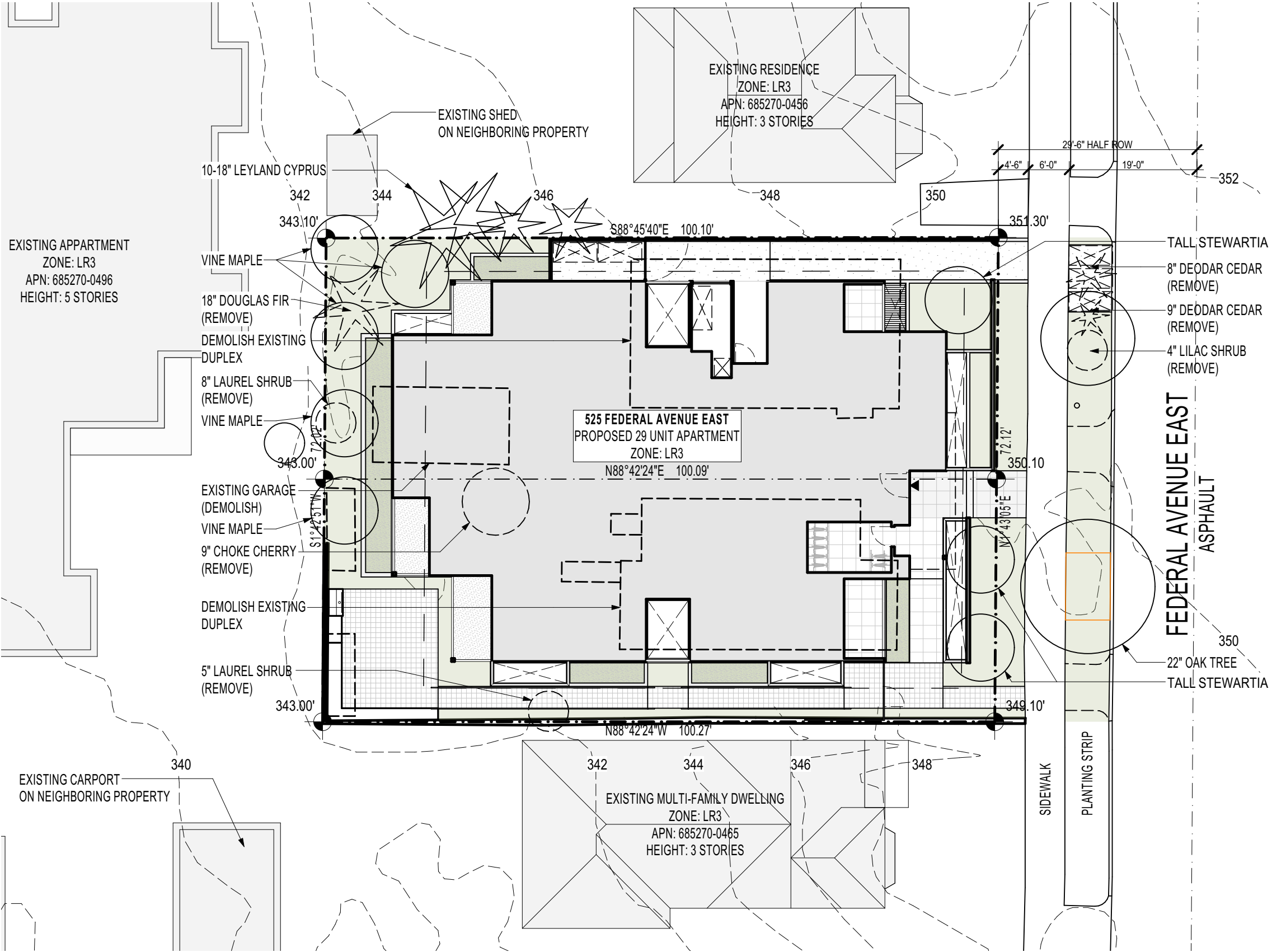
PONTIUS LINCOLN SUPL PLAT S 12.42 FT OF 2 & N  
23.71 FT OF 3  
PLat Block: 26  
Plat Lot: 2-3

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD  
W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY  
SEWER LINE
- APPROXIMATE LOCATION STORM  
DRAIN LINE
- OHP OVERHEAD POWER
- OHU OVERHEAD UTILITIES
- X CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- \* INDICATES MULTI-TRUNK



PROPOSED CONDITIONS.  
SITE PLAN.



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BLOCK FACE STUDY.  
FEDERAL AVENUE EAST.

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VIEW FROM FEDERAL AVENUE EAST. LOOKING WEST

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VIEW FROM FEDERAL AVENUE EAST. LOOKING EAST



**BLOCK FACE STUDY.**  
**FEDERAL AVENUE EAST.**



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**VIEW FROM FEDERAL AVENUE EAST. LOOKING WEST**



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**VIEW FROM FEDERAL AVENUE EAST. LOOKING EAST**



EVOLUTION OF DESIGN.  
GROUND LEVEL LOOKING NORTH-EAST.

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PREFERRED EDG MASSING OPTION.



DESIGN FROM REC PACKET.

**EVOLUTION OF DESIGN.**  
GROUND LEVEL LOOKING SOUTH-EAST.



**PREFERRED EDG MASSING OPTION.**



**DESIGN FROM REC PACKET.**

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EVOLUTION OF DESIGN.  
AERIAL RENDERING LOOKING NORTH-EAST.

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PREFERRED EDG MASSING OPTION.



DESIGN FROM REC PACKET.



**EVOLUTION OF DESIGN.**  
AERIAL RENDERING LOOKING NORTH-WEST.



**PREFERRED EDG MASSING OPTION.**



**DESIGN FROM REC PACKET.**

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SUN / SHADOW STUDY.  
IMPACTS ON SURROUNDINGS.

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MARCH 21ST. 9:00 AM



MARCH 21ST. NOON



MARCH 21ST. 3:00 PM



JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



# SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

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DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

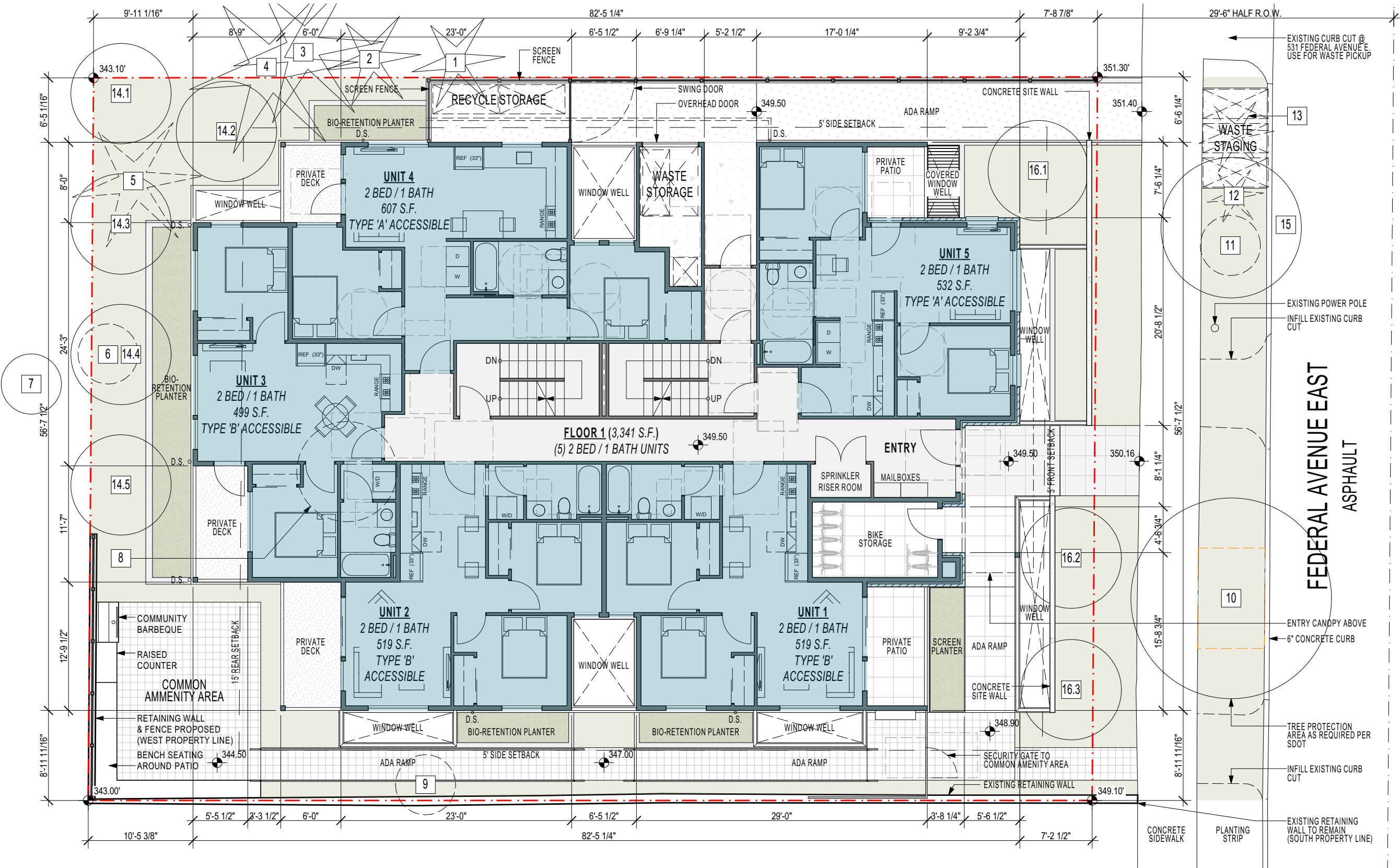
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525 FEDERAL AVE EAST.  
COMPOSITE SITE PLAN.

TREE LEGEND

|   |                     |    |   |                 |    |    |                 |   |    |                      |   |
|---|---------------------|----|---|-----------------|----|----|-----------------|---|----|----------------------|---|
| 1 | 10" LEYLAND CYPRESS | K* | 5 | 18" DOUGLAS FIR | R  | 9  | 5" LAUREL SHRUB | R | 13 | 8" DEODAR CEDAR      | R |
| 2 | 10" LEYLAND CYPRESS | K* | 6 | 8" LAUREL SHRUB | R  | 10 | 22" OAK TREE    | K | 14 | (5) VINE MAPLES      | P |
| 3 | 16" LEYLAND CYPRESS | K* | 7 | 12" HAWTHORNE   | K* | 11 | 4" LILAC SHRUB  | R | 15 | (1) PARROTIA PERSICA | P |
| 4 | 18" LEYLAND CYPRESS | K* | 8 | 9" CHOKE CHERRY | R  | 12 | 9" DEODAR CEDAR | R | 16 | (3) TALL STEWARTIA   | P |

K = TREE TO BE RETAINED  
R = TREE TO BE REMOVED  
P = PROPOSED TREE  
\* = TREE ON NEIGHBORING LOT



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EDG GUIDANCE.  
NARRATIVE RESPONSE.

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Priorities and Board Recommendations:

1) Height, Bulk & Scale

a) We agree with the board’s opinion that option #3 was the preferred design option. We have further developed this concept as demonstrated below.

2) Roof and Massing Form

a) We have heard the board’s comments and the public’s comments in regards to the roof form shown at the EDG meeting. In response, we have tried several roof form options and looked at how various forms work in relationship to the proposed building and the surrounding context. Our roof choice is also informed by our client’s desire to utilize brick on the front facade. The brick ties into the neighborhood well and provides a higher quality visual experience along the street. The use of a parapet roof with a top cornice seemed a more appropriate match to the brick façade. The sides which are setback from the front and flank the central mass then have low slope roofs to reduce the overall scale of the building and play up the central mass.

b) We agree with the board’s recommendations to study other roof forms besides the butterfly. Ultimately, we determined that a parapet roof form in the center mass of the building works better with the brick as noted above.

3) Patio

a) In coordination with the landscape designer we have developed our previously undersigned patio into a multi-functional space. Built in perimeter seating and BBQ along with a large open patio create a space that is flexible depending on the number of users and occasion. We have also provided a 4’ tall wood screen that will help to break any visual connection between the space and neighboring buildings while still maintaining its open outdoor feeling.

b) After reviewing various circulation options, we have determined that the current circulation path to the outdoor amenity space is as efficient as it possibly can be. The elevation of the amenity are is a half level below the building’s main floor. As such, the ramping required to reach this elevation (and make it accessible) is about equal to the length that is available on the south side of the building. We have therefore determined that the initially proposed circulation scheme is the best available option for this project at this site.

c)As noted above we have livened up the patio by providing continuous bench seating and built in BBQ. Moveable site furniture such as tables and chairs will be provided in order to create a more flexible outdoor space.

HEIGHT, BULK & SCALE.



EDG - OPTION 1



EDG - OPTION 2



EDG - OPTION 3

ROOF MASSING STUDY.

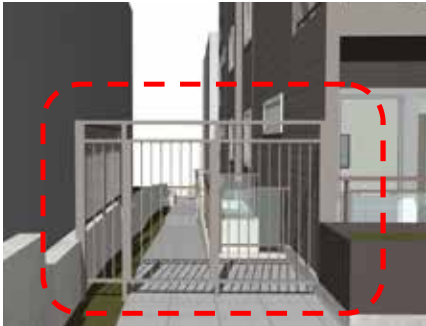


EDG - BUTTERFLY ROOF

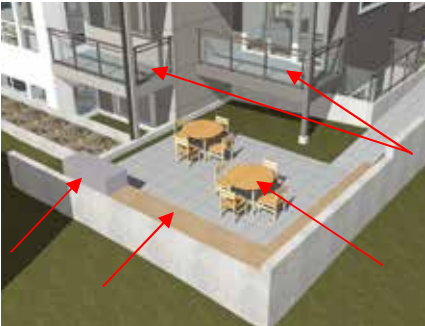


EDG - BRICK FACADE W/ PARAPET

PATIO DEVELOPEMENT.



SECURITY GATE FOR AMENITY



PRIVACY / ACITITY AREAS



PATIO RENDERING



4) Bike Storage

- a) We agree with the board's desire for more development of the bike storage area. We have determined that is best to fully enclose the bike storage, but to keep in near the entry. The design team feels that bike storage at the back of the site would be less convenient, and therefore not used as often or as easily.
- b) Bike storage is now completely inside and out of the weather.

5) Entry Way

- a) We agree with the board's comments about the mail boxes at the front entry. All mailboxes have been pulled into the building entry, beyond the main entry doorway. It is much less visually prominent and is easier and safer to access.

6) Landscaping

- a) We have maintained and enhanced the landscape screening on both side property lines.

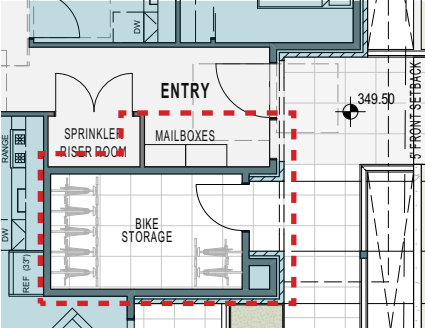
7) Windows

- a) We have studied ways to introduce different window mullion patterns into the building fenestration. The windows in the brick portion of the facades will have a black exterior and the large windows in the front bay have been divided with mullions to break down the scale of the windows. We have also listened to the board's recommendations regarding additional fenestration on the building's sides. Windows have been added to the north and south facades per the board's recommendations.

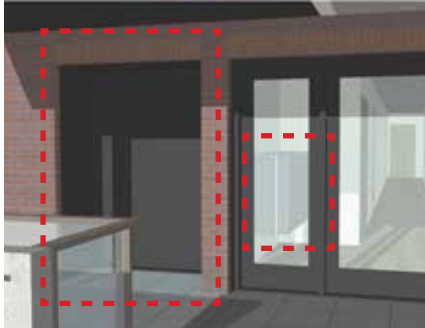
8) Site Edges

- a) The original proposal had a mix of Hardie-Lap and Hardie-Panel siding which the board felt was appropriate for this project. Since the EDG meeting, however, we have developed our design with a brick central mass facing the street to tie into the area which is known for its use of brick. Contrasting the brick a cantilevered metal box creates extended living spaces and street facing decks. The use of brick and metal panel at the entry creates a strong visual impact while still maintaining its economic feasibility by transitioning to panel and lap siding on the sides and rear.

BIKE STORAGE / ENTRY.



BIKES / MAIL INSIDE OF ENVELOPE

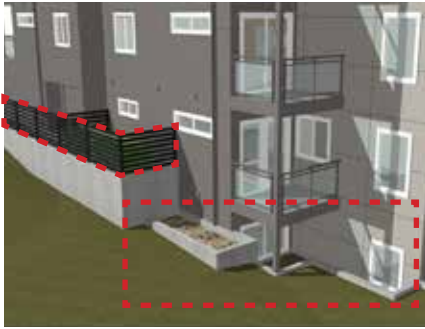


BIKES / MAIL LOCATIONS

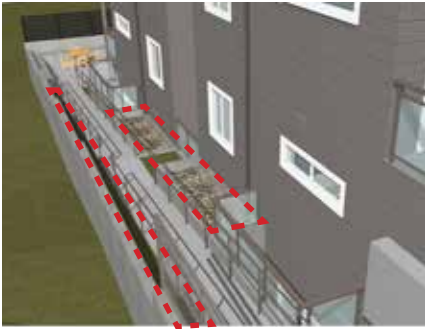
WINDOWS / SCREENING.



ADDED PRIVACY WINDOWS



SCREEN / GREEN BUFFER



WALL / GREEN BUFFER

SITE EDGES.



HIGH-QUALITY MATERIALS



LAP / PANEL SIDING



DESIGN STANDARDS.  
DESIGN NARRATIVE.

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CS2: Urban Pattern and Form

B. Adjacent sites, streets, and open spaces

B.3 :Character of Open Spaces

This project is not immediately adjacent to any open spaces. However, as a façade that helps to define the open space of the street, this building will be helping to set the tone for future development along this section of Federal Ave E. It will be the first building on this block face that will utilize the available 40’ zoning height designation. As such, we have determined that relating this building to Lowell Elementary school both in form and material will help to maintain continuity in the area. Furthermore, we intend to maintain existing mature trees along Federal to the extent possible.

CS3-1: Architectural Concept and Consistency (Cap. Hill Supplemental Guidance)

CS3-I-i. Signage:

The signage plan for this project is fairly simple and understated. We intend to cast the name of the project onto the low concrete wall at the entry to the site. This signage will be lit with a well light at nighttime in order to provide all-hours visibility. There will be a dwelling unit map once inside the main entry of the building.

CS3-I-ii. Canopies:

The bay building entry is recessed in order to provide a protected canopy at the building entry.

CS3-I-iii. Illuminated Signs:

No vinyl awnings that serve as big signs are proposed for this project.

CS3-I-iv. Materials:

We have intentionally proposed brick as a way to tie into many of the existing buildings in the neighborhood. We are also proposing other high-quality materials such as architectural concrete, metal railings and fiber-cement lap siding to further reinforce these connections.

PL1: Connectivity

C. Outdoor Uses and Activities

C.1 Selecting Activity Areas:

All dwelling balconies are oriented to either the front or the back of the site. Front-facing balconies will have excellent visual connection to the street, and rear-facing balconies will interact with landscaping and the “back yard” spaces. The shared amenity space is on the south side of the site and have direct visual connection to Federal Ave E.

C.2 Informal Community Uses:

The main building entry will be an area of many crossed paths. We have designed the entry space to accommodate a protected mail center, a community bulletin board, and secure bike storage. The amenity area at the back of the site will be able to accommodate larger informal gatherings, with space for gatherings of seven to ten people. This space can be used for parties, dinners, etc.

C.3 Year-round Activity:

All of the dwelling balconies that are provided have full cover so that are protected from direct rainfall year-round. The shared amenity space will be seasonally used, and has been provided with lighting so that its use can be extended into the evening during the warmer months.

PL3: Street Level Interaction:

A. Entries:

A.1 Design Objectives:

Our primary entry / lobby faces Federal Avenue East. The main entry will act as the security and privacy filter for the building. The entry is recessed from the floors above and has a glass door and sidelight that distinguish it from the surrounding architectural elements and clearly identify the entry for visitors. Furthermore there is a canopy that extends beyond the recess further highlighting it as the entry point to the building.

A.1.c Common Entries to MF Buildings:

The common entry for this building will strike the balance between privacy and access in a number of ways. We have created two entry ‘thresholds’, when entering from the sidewalk. The first threshold is created by low walls and landscaping that signal the transition from the public sidewalk to the semi-public entry zone. The second threshold is created by the entry door, which signals the transition from the semi-public zone to the interior of the building – reserved only for occupants or visitors. The entry is obvious, well signed and protected.

A.2 Ensemble of Elements:

Our entryway is designed as a series of coordinated elements:

- a. Landscape buffer between sidewalk and building to provide privacy
- b. ADA pathway that leads users from the sidewalk to the main entry
- c. Covered and enclosed bicycle parking for users who ride bicycles
- d. Locking mailboxes inside the entry
- e. Secure entry door that provides access to users of the building
- f. Lighting along the pathway to provide security at night
- g. Building recess and cover at the walk-up that provides definition to the entry and protection from the elements.

B. Residential Edges:

B.1. Security and Privacy:

We are providing privacy and security by setting the entry back from the sidewalk and by creating a clear semi-public zone as a transition to the front entry. There will be an entry control box next to the front door and effective locks at all doors. The entry door will be clear glass in order to have visibility from inside to outside. See also notes above (PL3.A.1.c).

B.2 Ground Level Residential:

There are two ground-level residential dwellings in this project – primarily at the front of the building.

These ground level units have been carefully considered for privacy and security. In both cases, the living spaces will have raised planters or window wells that form a suggested and real entry barrier between the sidewalk and points of entry.

B.4 Interaction:

The main building entry will create many opportunities for interaction between residents. See PL1.C.2 above.

PL4: Active Transportation

B. Planning Ahead for Bicyclists





**B.1 Early Planning:**  
Bicycle traffic will be limited to the front of this site. There is no reason to ride or store bikes at the back of this site. We have planned all bicycle traffic and storage adjacent to the building entry.

**B.1 Bike Facilities:**  
A large, enclosed bike storage room has been provided adjacent to the main entry of the building.

**B.3 Bike Connections:**  
The bike storage space is located for convenient connection to the street. The room will be signed for usage, and a bulletin board will be installed inside this space for sharing of bicycling information.

**DC2: Architectural Concept**  
B. Architectural and Façade Composition  
B.1 Façade Composition:

This building will be taller and bulkier than others on the same block face. We have carefully considered the facades of this building, keeping in mind the scale and proportion of elements to work with the surrounding buildings. The center section of our building is fairly monolithic and rendered in brick. At street level, this mass is carved out to create a welcoming entry. On stories 2 thru 4, a bay window projects out to enliven the façade. The two side portions are stepped back from the front façade, creating a lighter feel that works well with the adjacent buildings on either side.

**B.2 Blank walls:**  
There are very few blank walls on this project. The decision was made to orient the dwellings to the front and the back of the project. This effectively places many window/door openings and balconies on these facades, which helps the building to interact very well with the street. Since the balconies wrap around the corners of the building, then the side facades also do not have blank walls either.

**C. Secondary Architectural Features**  
C.1 Visual Depth and Interest.

As mentioned previously, all of the above-ground dwellings face the street and are provided with balconies. These balconies provide depth and visual interest (as well as connection to) the street and the landscaping in the back yard. In the front, there are also entry elements such as low walls and lush landscaping that provide depth and interest.

**C.2 Dual Purpose Elements**  
The balconies at the front and rear facades function well as dual purpose elements: they provide weather protection for outdoor areas, add visual depth to the façade and provide an excellent place to hang out.

**C.3 Fit with Neighborhood Buildings**  
This building works well on this block by matching material, form and elements to the block and neighborhood. The use of brick works well with Lowell Elementary and other apartment buildings on this block. The height and geometry of this building also work with the elementary school. And the balconies do a good job of matching the front porches that can still be found on many of the houses & townhouses in this immediate area.

**DC3: Open Space Concept**  
A. Building-Open Space Relationship  
A.1 Interior / Exterior Fit:

As this is a fairly high density apartment building, it is important to give users the ability to have a strong relationship to the outdoors. We are doing so by providing balcony decks at all dwelling units. We also felt that it was important to increase the side setbacks from the neighboring buildings and orient living spaces to the east and west (the street front and landscaped amenity areas). Finally, we are proposing a shared landscaped patio space as part of the amenity area at the SW corner of the site.

**DC3-I: Residential Open Space (Cap. Hill Supplemental Guidance):**  
DC3-I-i. Open Space:

Given the constraints of the site, we do not have a courtyard entry, but we have recessed the entryway in order to provide adequate space for neighborhood interaction.

**DC3-I-ii. Courtyards:**  
The open space at the SW corner of the site is visually accessible to public view, but is also adequately screened to create a condition of semi-privacy.

**DC3-I-iii. View Corridors:**  
Given the conditions of the site, there are no view corridors to speak of.

**DC3-I-iv. Upper Floor Setbacks:**  
The closest face of the building is 7'-9" away from the front property line, which is more than the required 5' minimum. This decision was made in order to establish a more appropriate relationship to the sidewalk. Furthermore, we have stepped the building away from the sidewalk on the sides in order to relate well to the existing neighborhood fabric.

**DC3-I-v. Street Trees:**  
We are maintaining the existing mature street tree along Federal Ave, and protecting it during construction. We have added an additional street tree per SDOT's direction.

**DC3-I-vi. Landscape Materials:**  
The Landscape Architect has selected plants that meet the standards of sustainability.

**DC3-I-vii. Porous Paving:**  
All paving that is not over an underground portion of the building is pervious paving. In the main walkway areas, we are proposing Eco-priora 8" square unit pavers. At the main entry, we are proposing Vancouver Bay 24" square paving slabs.

**DC4: Exterior Elements and Finishes**  
A. Building Materials

**A.1 Exterior Finish Materials:**  
The materials selected for this project will be attractive, long lasting, and will require minimal maintenance. Our palette will include face brick, fiber cement cladding panels and fiber cement lap siding to work sympathetically with the residential character of this street.

**A.1 Climate Appropriateness:**  
All of the selected materials (CIP concrete, face brick, fiber cement cladding, painted wood) have a long history of being appropriate to our climate in Seattle.



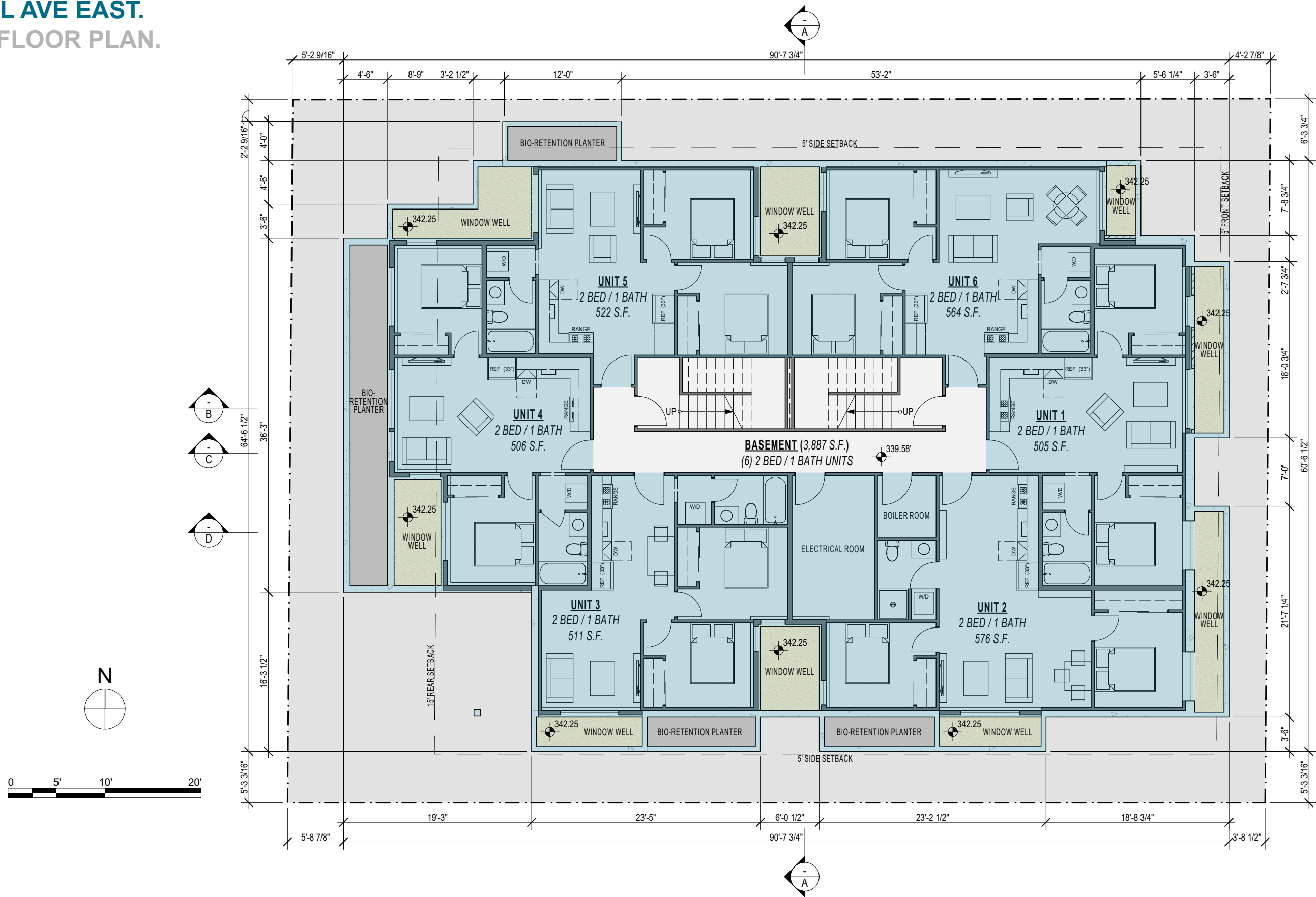
525 FEDERAL AVE EAST.  
BASEMENT FLOOR PLAN.

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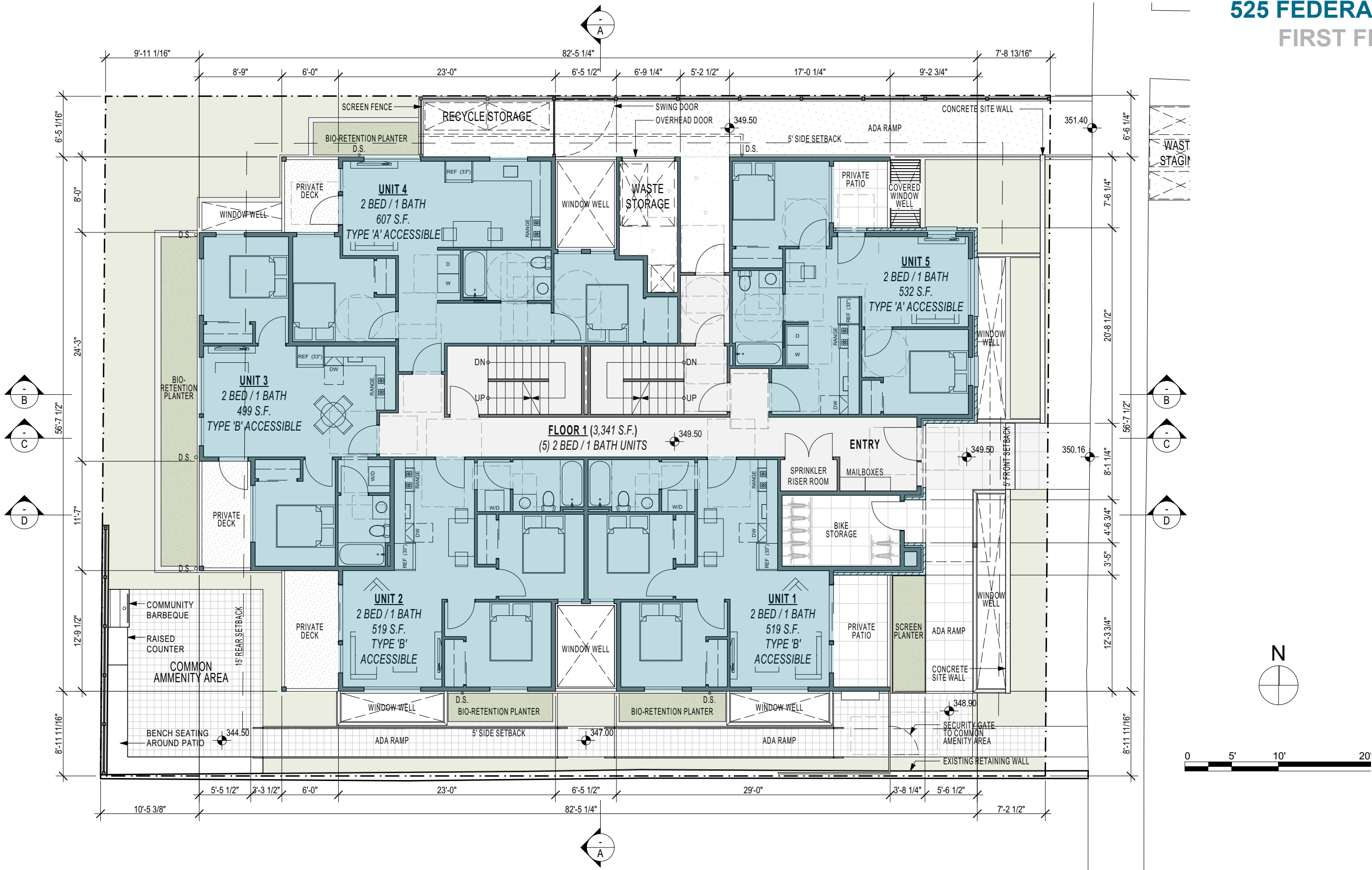
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525 FEDERAL AVE EAST.  
FIRST FLOOR PLAN.



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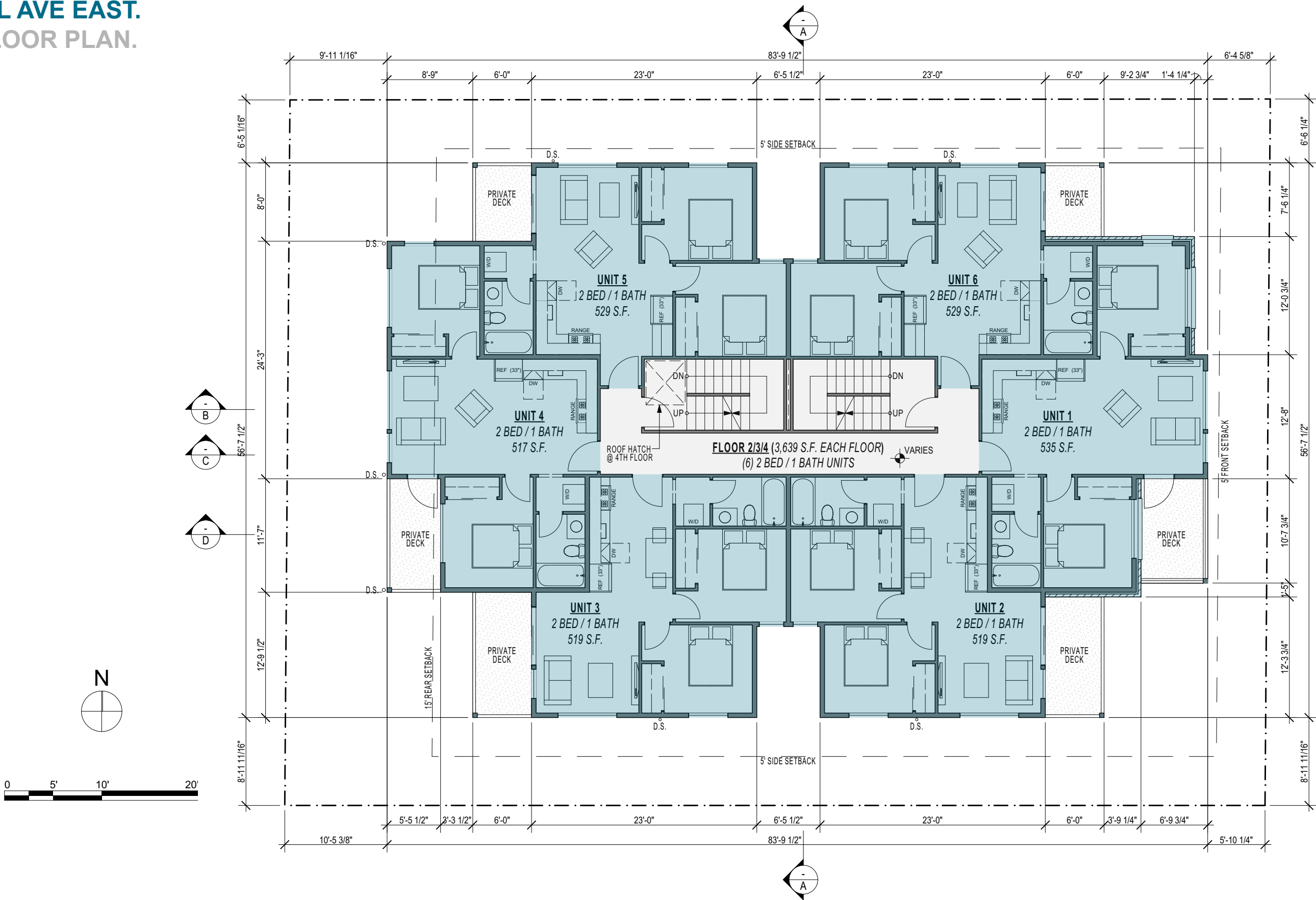
525 FEDERAL AVE EAST.  
2ND - 4TH FLOOR PLAN.

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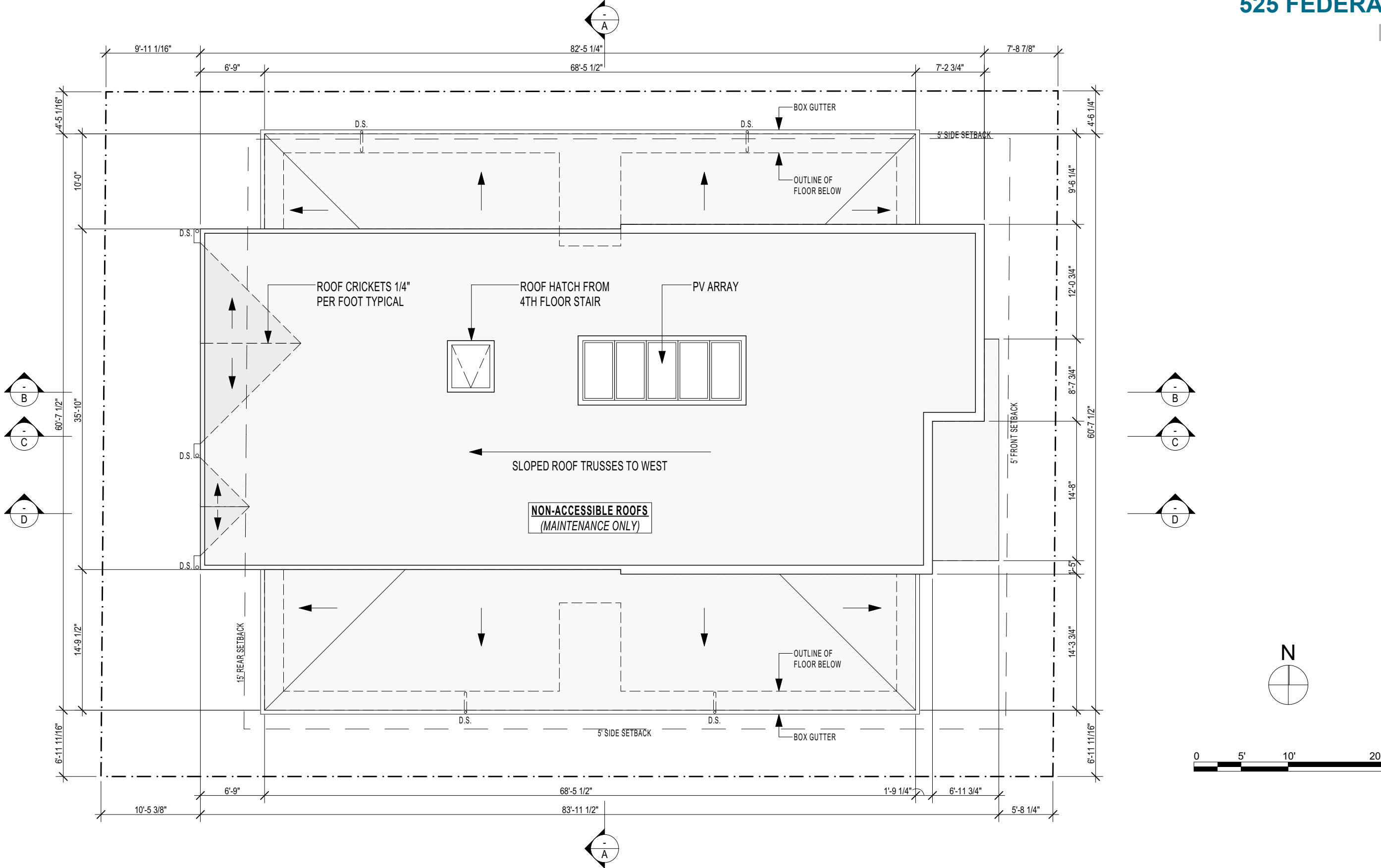
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525 FEDERAL AVE EAST.  
ROOF PLAN.



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LANDSCAPE DESIGN  
COLORED LANDSCAPE PLAN.

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JUNCUS EFFUSUS.



DESCHAMPSIA CESPITOSA.



CAREX TESTACEA.



FESTUCA GLAUCA.



PIERIS JAPONICA.



HELLEBORUS NIGER.

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STEWARTIA BLOOM.



POLYSTICHUM MUNITUM.



CORNUS SERICEA.



RHODODENDRON (MARDI).



RHODODENDRON (RAMAPO).



HEUCHERA.

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NANDINA DOMISTICA.



NANDINA DOMISTICA.



STEWARTIA IN FALL.



RHODODENDRON (MARDI).



STEWARTIA MONADELPHA.



VACCINIUM OVATUM.

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**LANDSCAPE DESIGN**  
HARDSCAPE DESIGN.

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bio-retention planter (typ.)  
(39 SF)



small/medium tree (16=20' canopy)  
(typ.)



built in BBQ w/ counter

6' ht. horizontal board screen  
panel/fence attached to top of  
retaining wall along west prop. line

18-21" ht. seat wall wrapping  
community space (typ.)



ex. 10-18" dia. cedar trees on neighboring property  
to remain and be protected (typ.)

## PERMEABLE CONCRETE

6' ht. horizontal board screen  
panel/fence attached to top of  
retaining wall bordering walkway

bio-retention planters (typ.)  
(67 SF total)

M.M. ECO-PRIORA  
GREY, 8" SQUARE  
PERMEABLE PAVER

Raised planter  
(42 SF)

new concrete screen wall  
aligned with back of window  
wells

— M.M. VANCOUVER BAY  
CHARCOAL, 24" SQUARE  
PEDESTAL PAVER

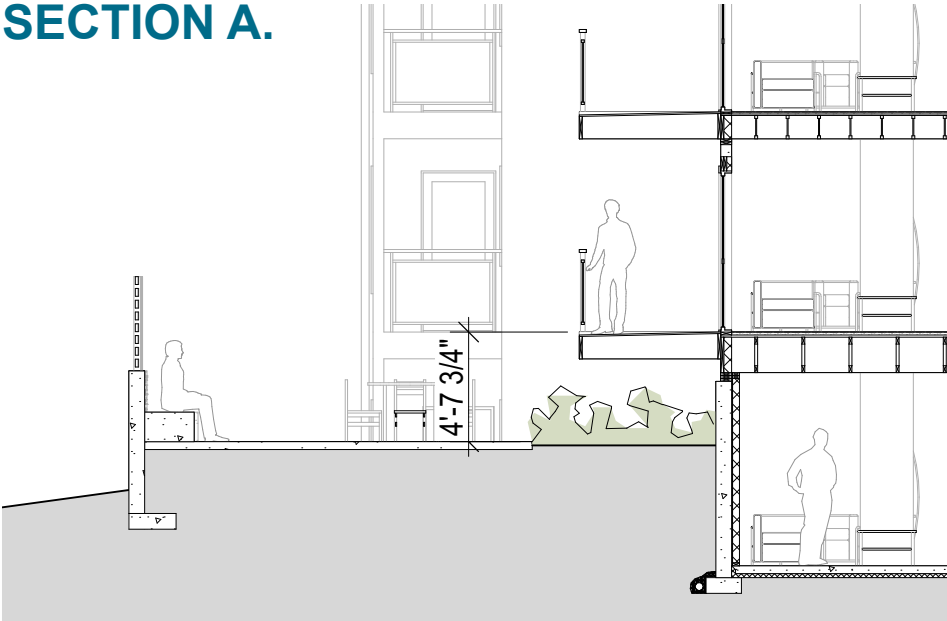
— M.M. VANCOUVER BAY  
GREY, 24" SQUARE  
PEDESTAL PAVER

- SDOT approved small street tree

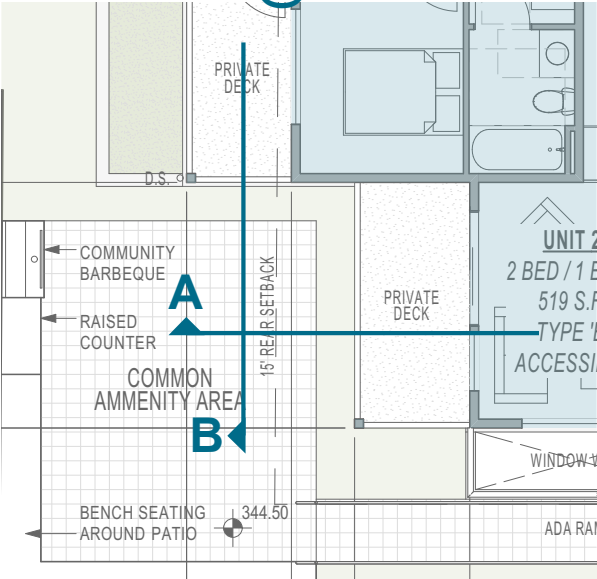
native/drought tolerant right-of-way  
plantings (typ.)

ex. 22" dia. maple to remain  
and be protected

SECTION A.



KEY PLAN @ 1ST FLOOR



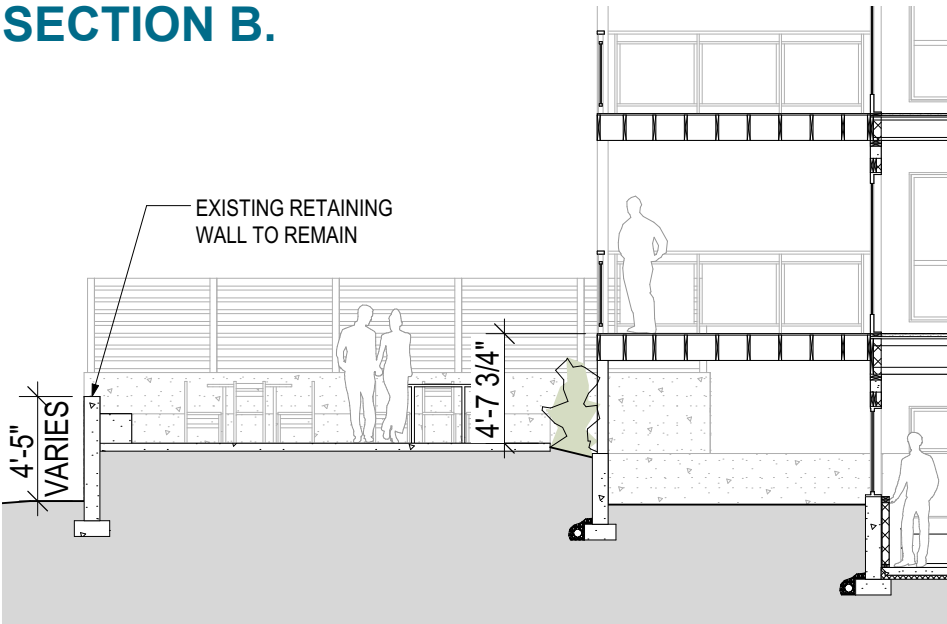
RENDERING LOOKING NORTH-EAST.



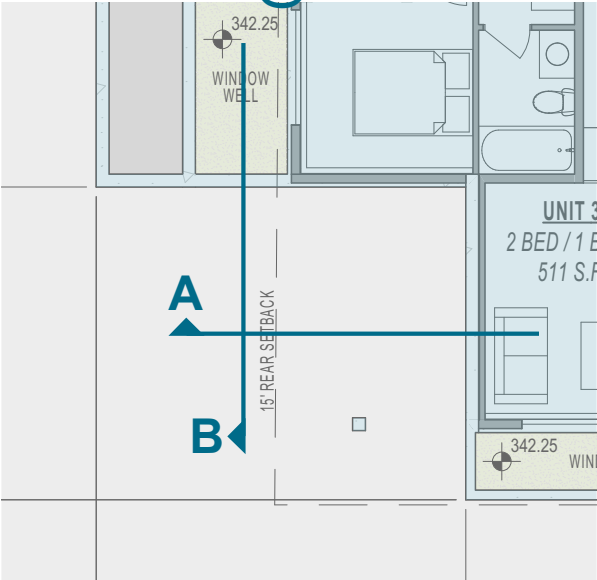
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SECTION B.



KEY PLAN @ BASEMENT



RENDERING LOOKING WEST.



03.  
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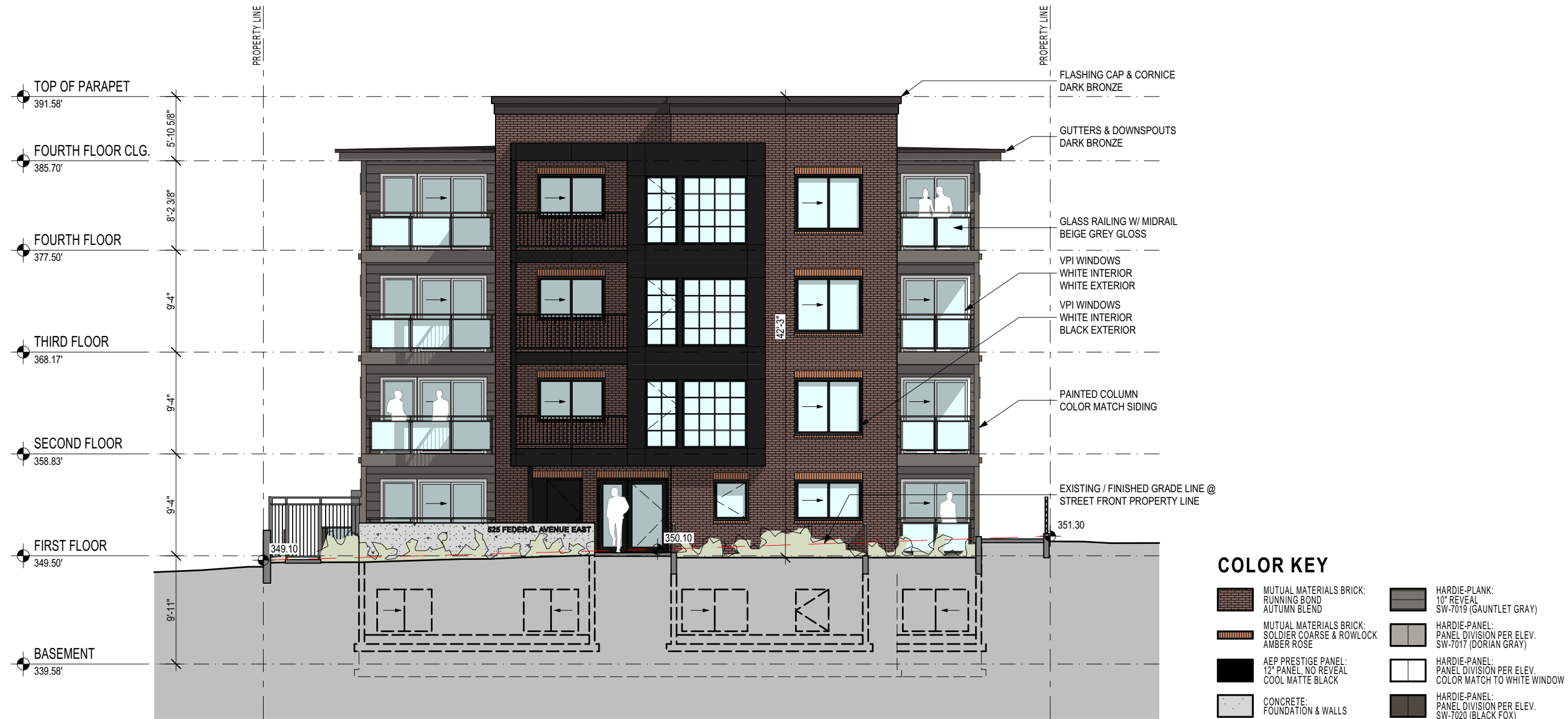
525 FEDERAL AVE EAST.  
EAST ELEVATION.

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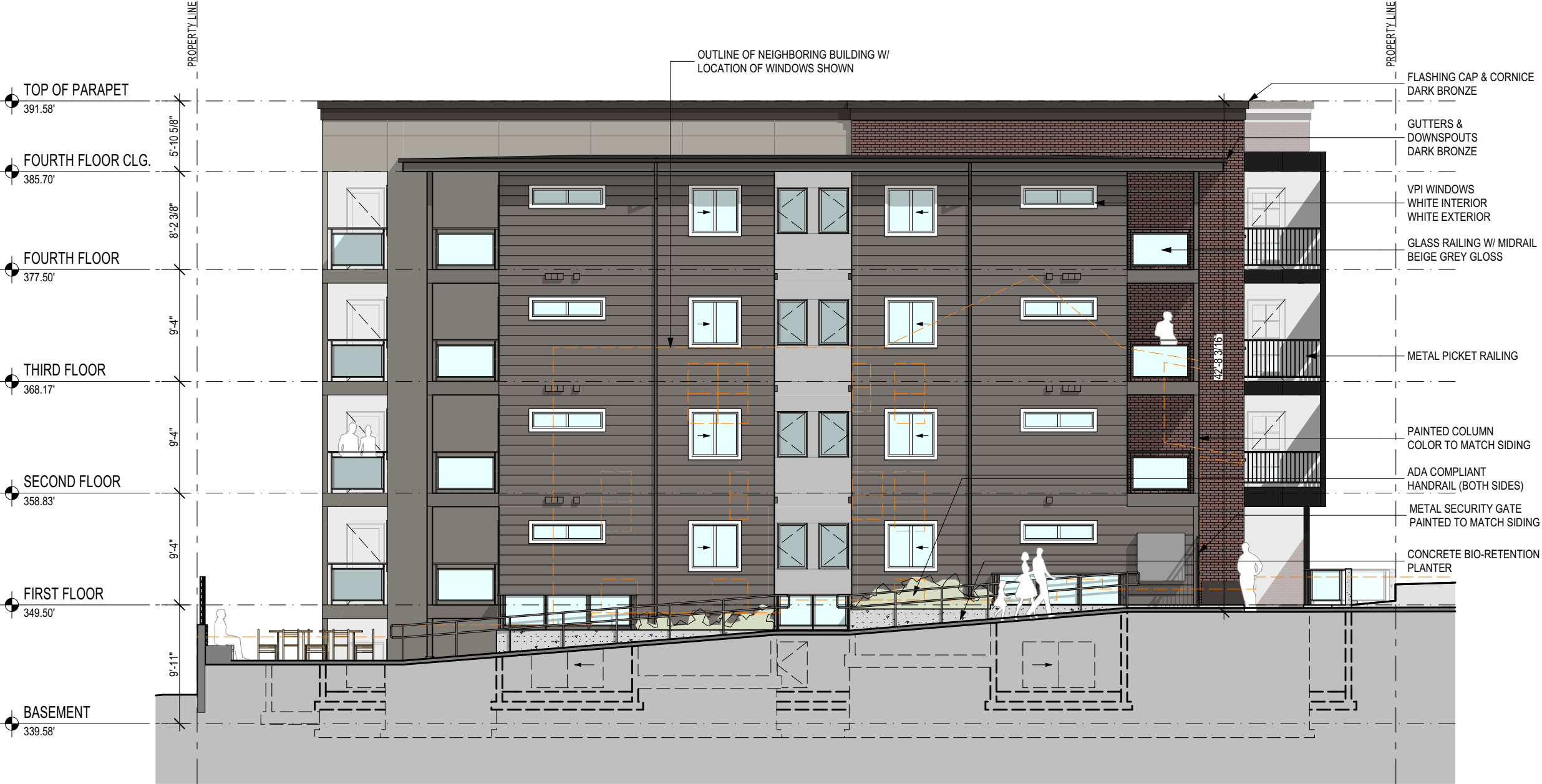
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525 FEDERAL AVE EAST.  
SOUTH ELEVATION.



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WEST ELEVATION.

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| COLOR KEY |   |  |  |
|-----------|---|--|--|
|           | MUTUAL MATERIALS BRICK:<br>RUNNING BOND<br>AUTUMN BLEND           |  | HARDIE-PLANK:<br>10" REVEAL<br>SW-7019 (GAUNTLET GRAY)                   |
|           | MUTUAL MATERIALS BRICK:<br>SOLDIER COARSE & ROWLOCK<br>AMBER ROSE |  | HARDIE-PANEL:<br>PANEL DIVISION PER ELEV.<br>SW-7017 (DORIAN GRAY)       |
|           | AEP PRESTIGE PANEL:<br>12" PANEL, NO REVEAL<br>COOL MATTE BLACK   |  | HARDIE-PANEL:<br>PANEL DIVISION PER ELEV.<br>COLOR MATCH TO WHITE WINDOW |
|           | CONCRETE:<br>FOUNDATION & WALLS                                   |  | HARDIE-PANEL:<br>PANEL DIVISION PER ELEV.<br>SW-7020 (BLACK FOX)         |

525 FEDERAL AVE EAST.  
NORTH ELEVATION.



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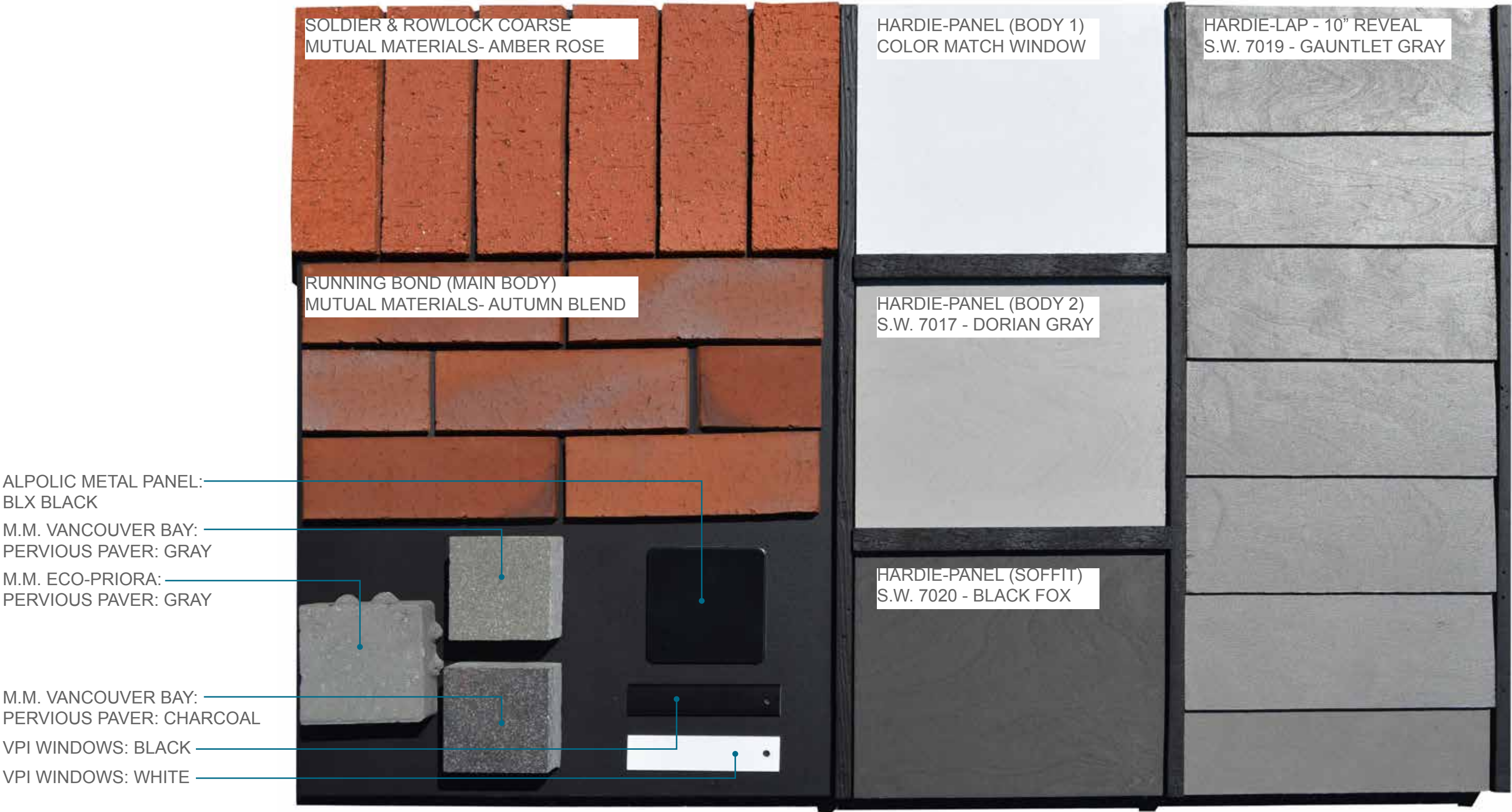
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525 FEDERAL AVENUE EAST.  
MATERIAL BOARD IMAGES.



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RENDERINGS.  
 GROUND LEVEL LOOKING NORTH-EAST.

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## RENDERINGS.

### GROUND LEVEL LOOKING SOUTH-EAST.



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**RENDERINGS.**  
 AERIAL RENDERING LOOKING NORTH-EAST.

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RENDERINGS.  
GROUND LEVEL AT ENTRY.

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RENDERINGS.  
GROUND LEVEL AT COMMON AMENITY.



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525 FEDERAL AVE EAST.  
EXTERIOR LIGHTING PLAN.

|   |   |   |  |   |   |   |  |
|---|---|---|--|---|---|---|--|
|  | RECESSED CAN<br>RAB LIGHTING: NDLED4S-<br>50Y-S-W<br>LED RECESSED LIGHT, 5"<br>SQUARE APERTURE, WHITE<br>TRIM |  | EXTERIOR SCONCE<br>Y-LIGHTING WALL-MOUNTED<br>FIXTURE<br>MODEL - LEDGE<br>COLOR - BRONZE |  | PATH LIGHT FIXTURE<br>KICHLER MODERN LED<br>PATH LIGHT<br>MODEL - P641845 |  | FLOOD LIGHT FIXTURE<br>RAB LIGHTING<br>LED FLOODLIGHT 300W<br>MODEL - FXLED300SF |
|---|---|---|--|---|---|---|--|

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SIGNAGE DETAILS.  
ENTRY SIGNAGE.



- 1. UPLIGHTING TO WASH SIGNAGE AT NIGHT
- 2. REFERENCE PICTURE OF RECESSED LETTERING IN C.I.P. CONCRETE WALL



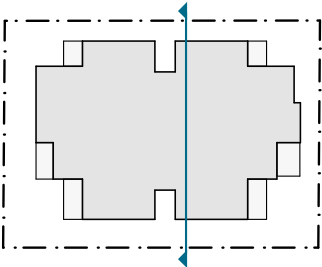
01.  
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525 FEDERAL AVE EAST.  
BUILDING SECTION A.

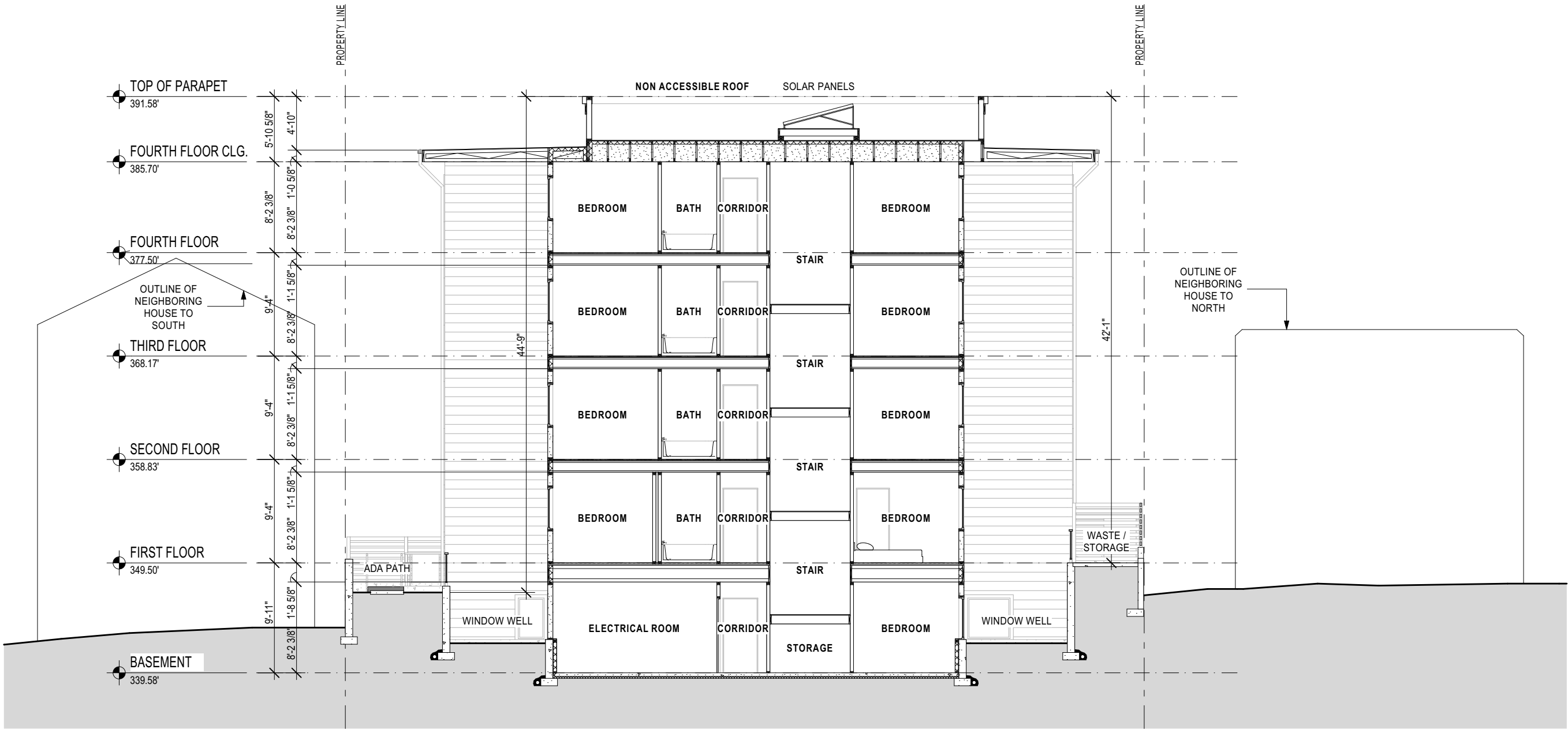


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**525 FEDERAL AVE EAST.**  
BUILDING SECTION B.

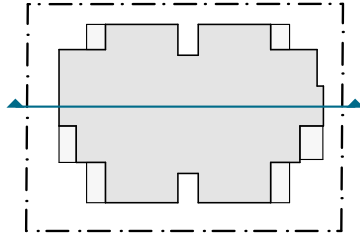
## 01. PROJECT INFORMATION

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525 FEDERAL AVE EAST.  
BUILDING SECTION C.

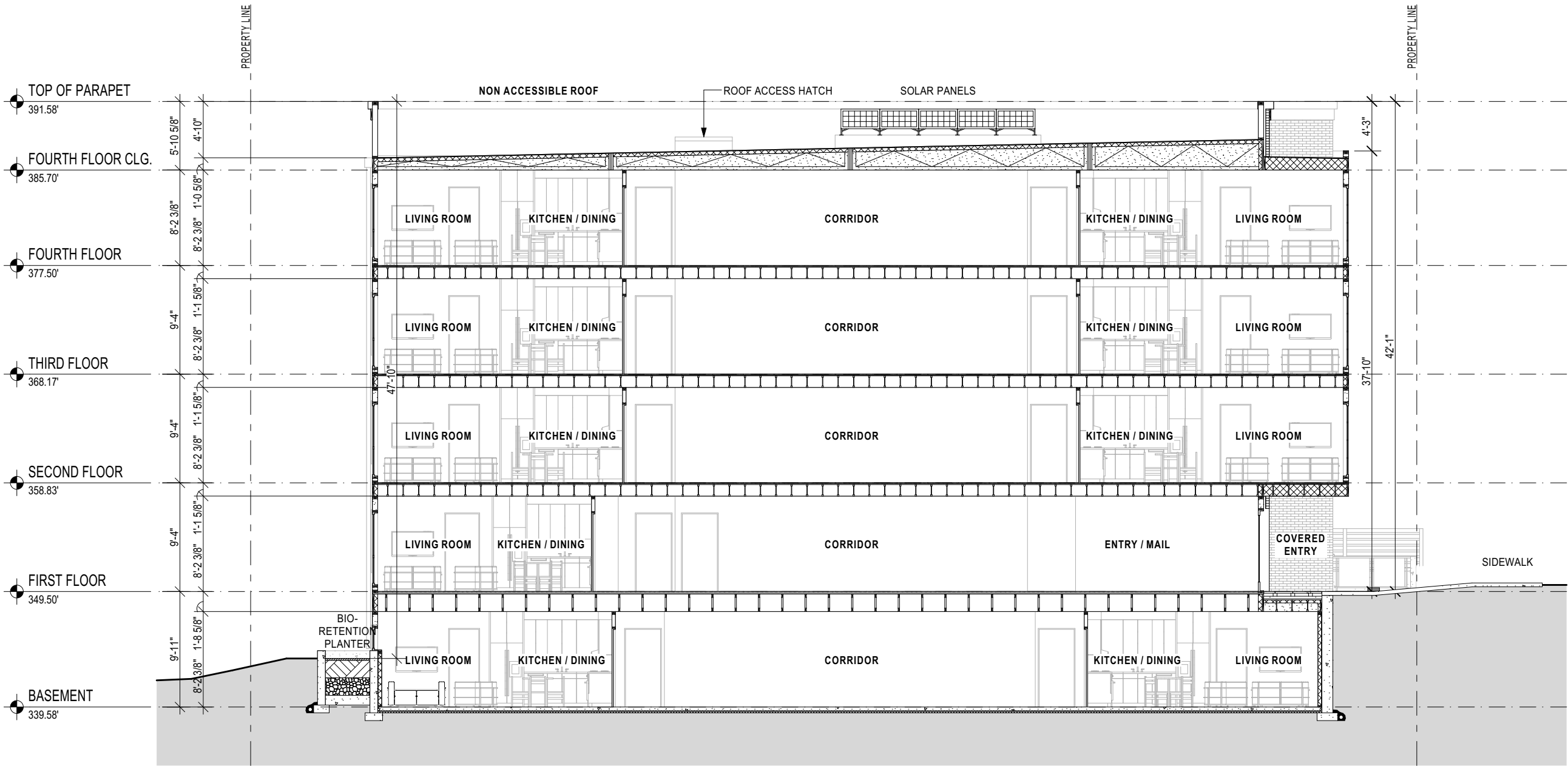


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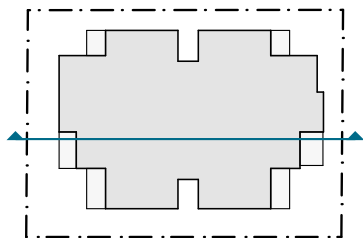
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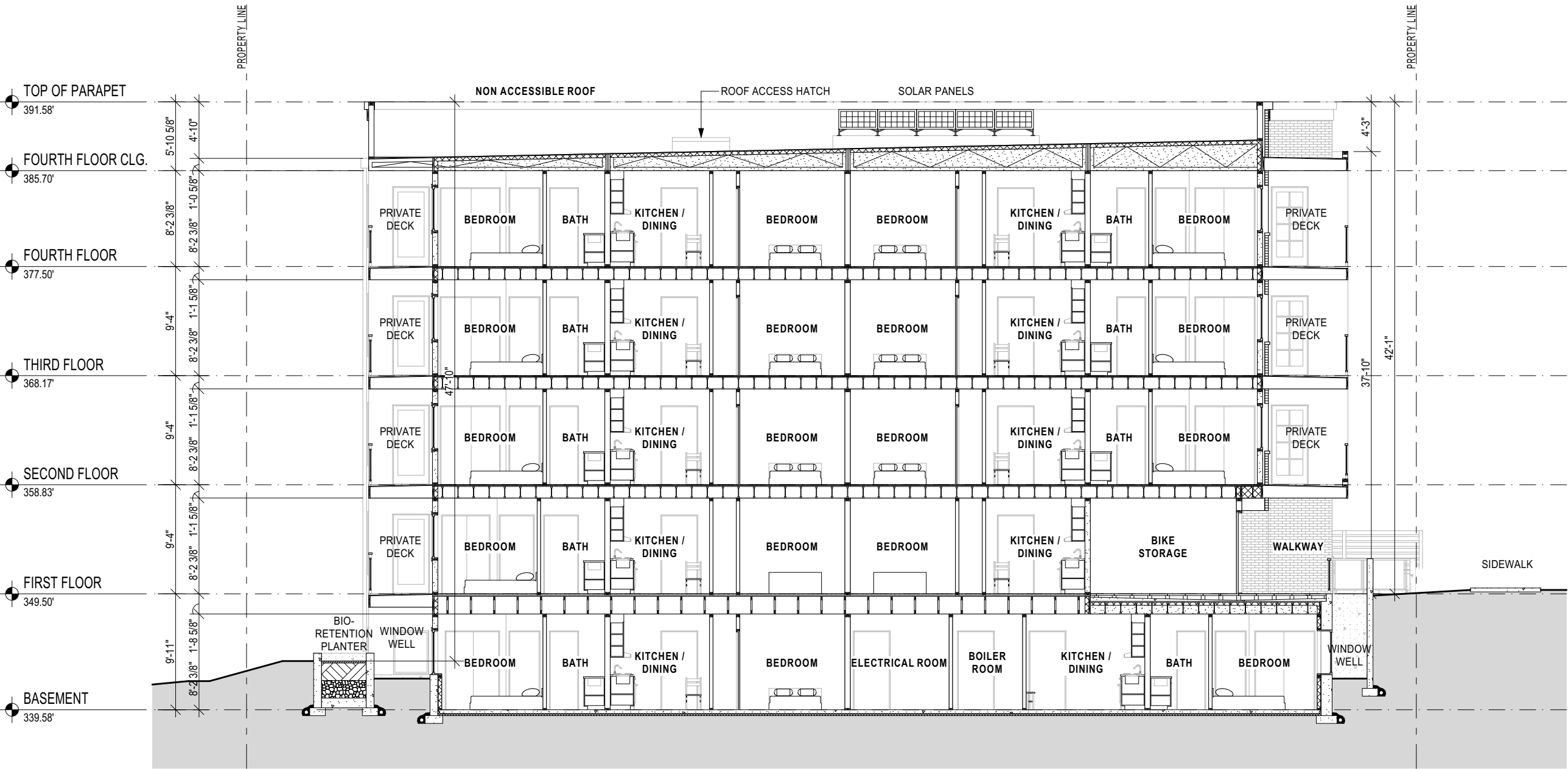
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BUILDING SECTION D.



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PROPOSED DEPARTURES.  
FACADE LENGTH.

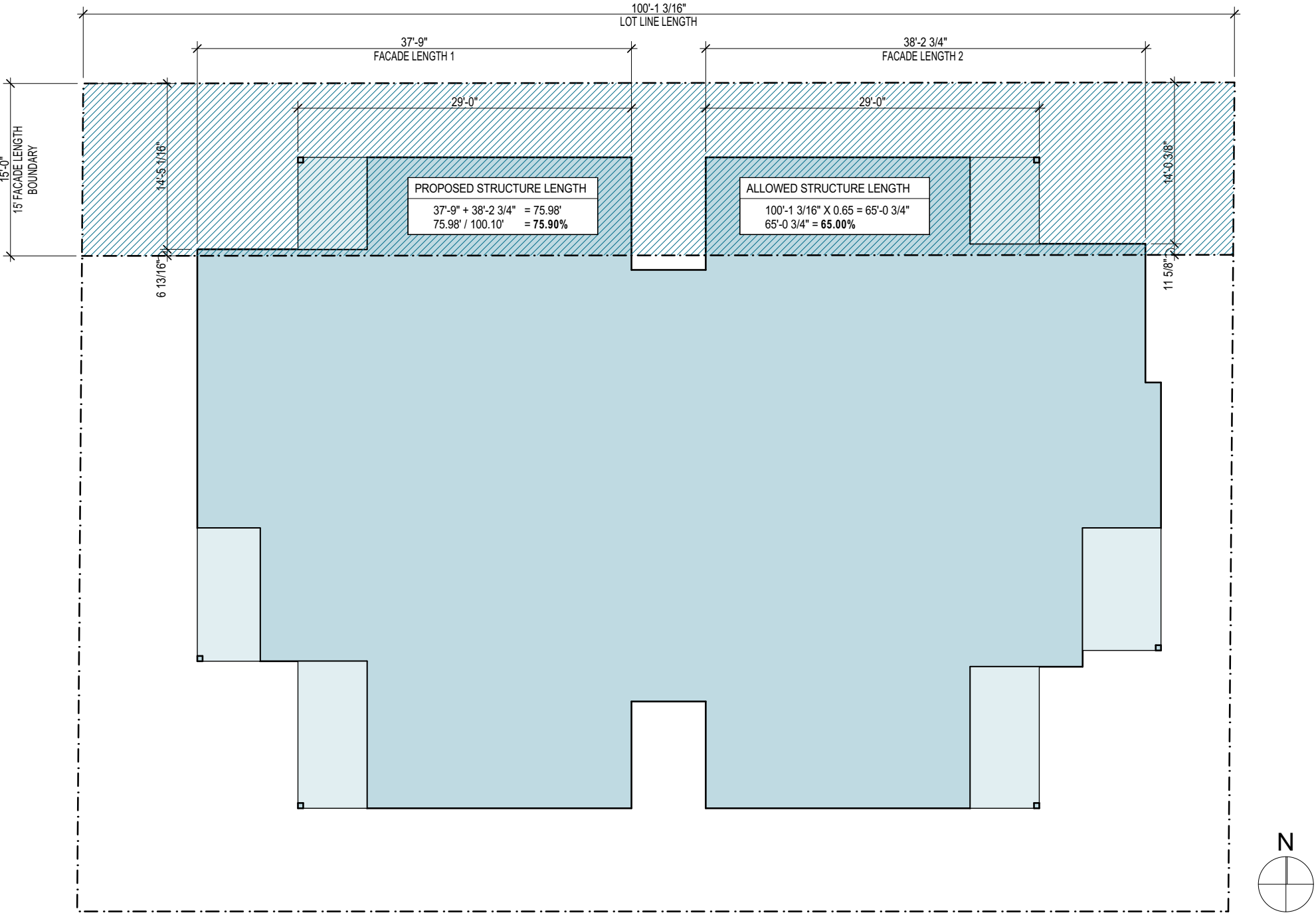
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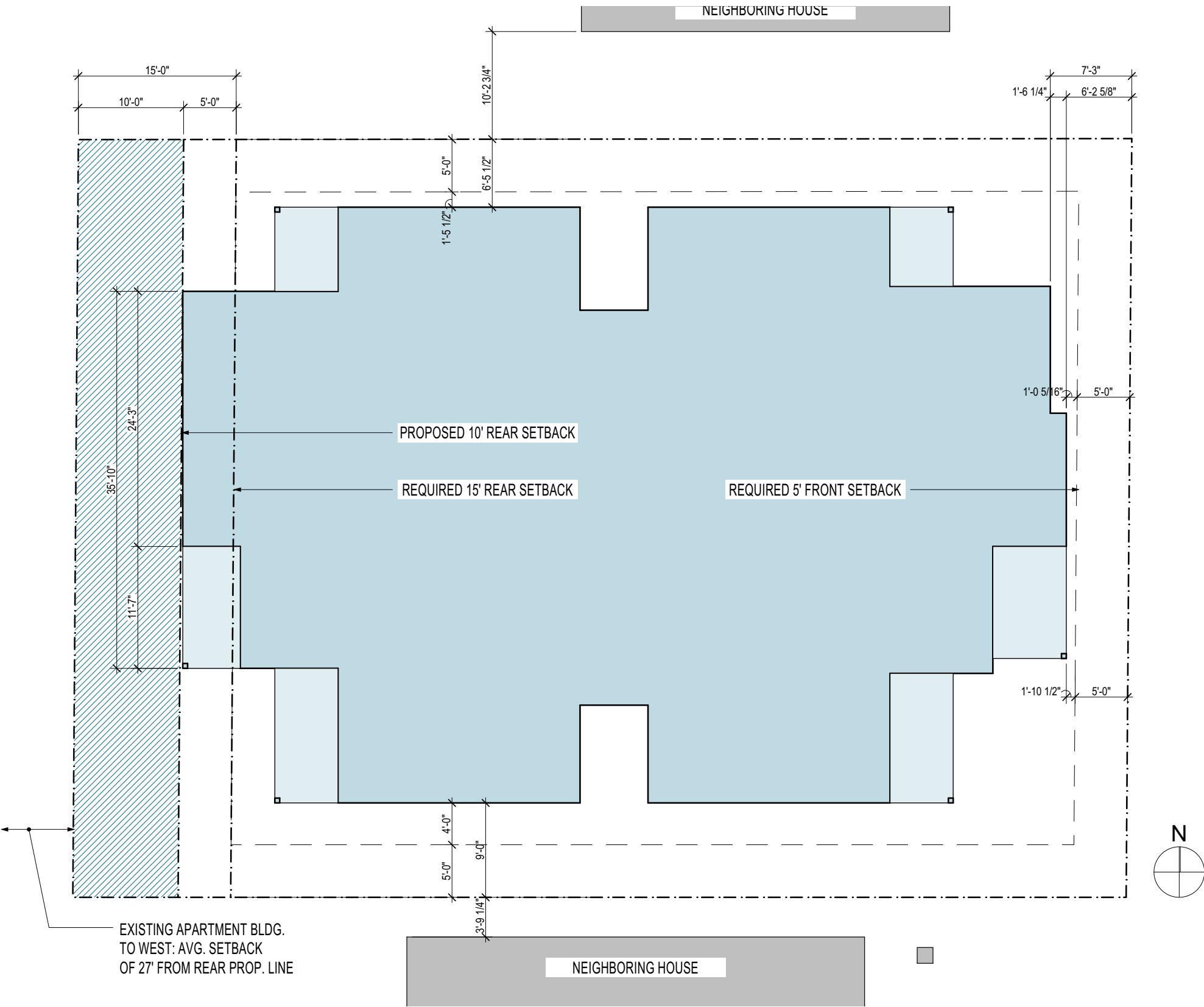
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| DEPARTURE  |
|--|
| FACADE LENGTH:<br><br>TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM FACADE LENGTH ALLOWED ALONG THE NORTHERN PROPERTY LINE.  |
| CODE CITATION  |
| SMC 23.45.527.B.1:<br><br>THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2   |
| PROPOSED MODIFICATION  |
| AT NORTH PROPERTY LINE:<br><br>INCREASE MAXIMUM FACADE LENGTH WITHIN 15 FEET OF THE NORTH PROPERTY LINE TO 76% OF THE LENGTH OF THAT LOT LINE  |
| REASON FOR REQUEST   |
| OUR BUILDING IS PUSHED TO THE NORTH, ALLOWING US TO PROVIDE AN ADA ACCESSIBLE RAMP ALONG THE SOUTH FACADE TO ACCESS OUR COMMON AMENITY AREA AT THE WEST END OF THE SITE. WE ALSO ARE PROVIDING A LANDSCAPE BUFFER AND AN EXISTING TREE BETWEEN THE WALKWAY AND NEIGHBORING SITE. FURTHERMORE OR DEPARTURE IS ONLY NECESSARY TO ACCOMODATE THE LAST 6 3/4" INSIDE OF THE 15' OFFSET FROM THE PROPERTY LINE. |
| DESIGN GUIDELINES CITED  |
| CS1.D.1: PLANTS & HABITAT / ON-SITE FEATURES<br>CS2.D.5: RESPECT FOR ADJACENT SITES<br>PL1.C.1: OUTDOOR USES & ACTIVITIES<br>PL2.A: ACCESSIBILITY<br>DC3.B.4 MULTIFAMILY OPEN SPACE  |





PROPOSED DEPARTURES.  
REAR SETBACK.



| DEPARTURE   |
|---|
| SETBACKS:<br>TO REDUCE THE REAR YARD SETBACK.   |
| CODE CITATION   |
| SMC 23.45.518 TABLE A:<br>REAR SETBACK: 15' MINIMUM IF NO ALLEY   |
| PROPOSED MODIFICATION   |
| REAR SETBACK:<br>REDUCTION TO THE REAR SETBACK TO 10'-0"  |
| REASON FOR REQUEST  |
| WE ARE PROPOSING TO SET THIS BUILDING BACK FROM THE STREET MORE THAN THE MINIMUM REQUIREMENT IN ORDER TO MAINTAIN A BETTER RELATIONSHIP TO THE SURROUNDING BUILDING'S STREET FACADES. ADDITIONALLY, WE PROPOSE LARGER SETBACKS FROM NEIGHBORS BOTH NORTH AND SOUTH IN ORDER TO ENCOURAGE GREATER PRIVACY FOR BOTH OUR BUILDING AND OUR NEIGHBORS. INCREASING THE SIDE SETBACKS ALSO HELPS TO SCALE DOWN OUR BULK AND SCALE ALONG FEDERAL AVE. THE BUILDING BEHIND OUR SITE IS A LARGE-SCALE APARTMENT COMPLEX WITH AN AVERAGE SETBACK OF 27' FROM OUR REAR LOT LINE. REDUCTION OF OUR REAR SETBACK ACCOMODATES A MORE APPROPRIATE FACADE DISTANCE ALONG FEDERAL AVE, PROVIDES MORE PRIVACY TO NEIGHBORS EAST AND SOUTH, AND DOES NOT COMPROMISE THE PRIVACY OF THE APARTEMENTS TO THE WEST. |
| DESIGN GUIDELINES CITED   |
| CS2.C.2: RELATIONSHIP TO BLOCK<br>CS2.D.1: HEIGHT, BULK & SCALE<br>CS2.D.5: RESPECT FOR ADJACENT SITES<br>PL2.A: ACCESSIBILITY<br>DC3.A.1: BUILDING-OPEN SPACE RELATIONSHIP   |

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