

BRAVO STUDIOS

DPD Project #3027542

5014 15TH AVE NE. SEATTLE, WA 98105



Studio 77

P.O. BOX 50281, BELLEVUE, 98015

PHONE: 425-985-7817

EMAIL: QIQI_686@MSN.COM

Project Information

Project Addresss: 5020 15th Ave NE, Seattle WA 98105
Parcel #: 882390-0960
Property Owner: BRAVO STUDIOS LLC
Architect/Contact: Qi Qi

General Description

The proposed project is to construct a new apartment building with small efficiency dwelling units. The project is intending to provide students and young professionals good quality accommodations with:

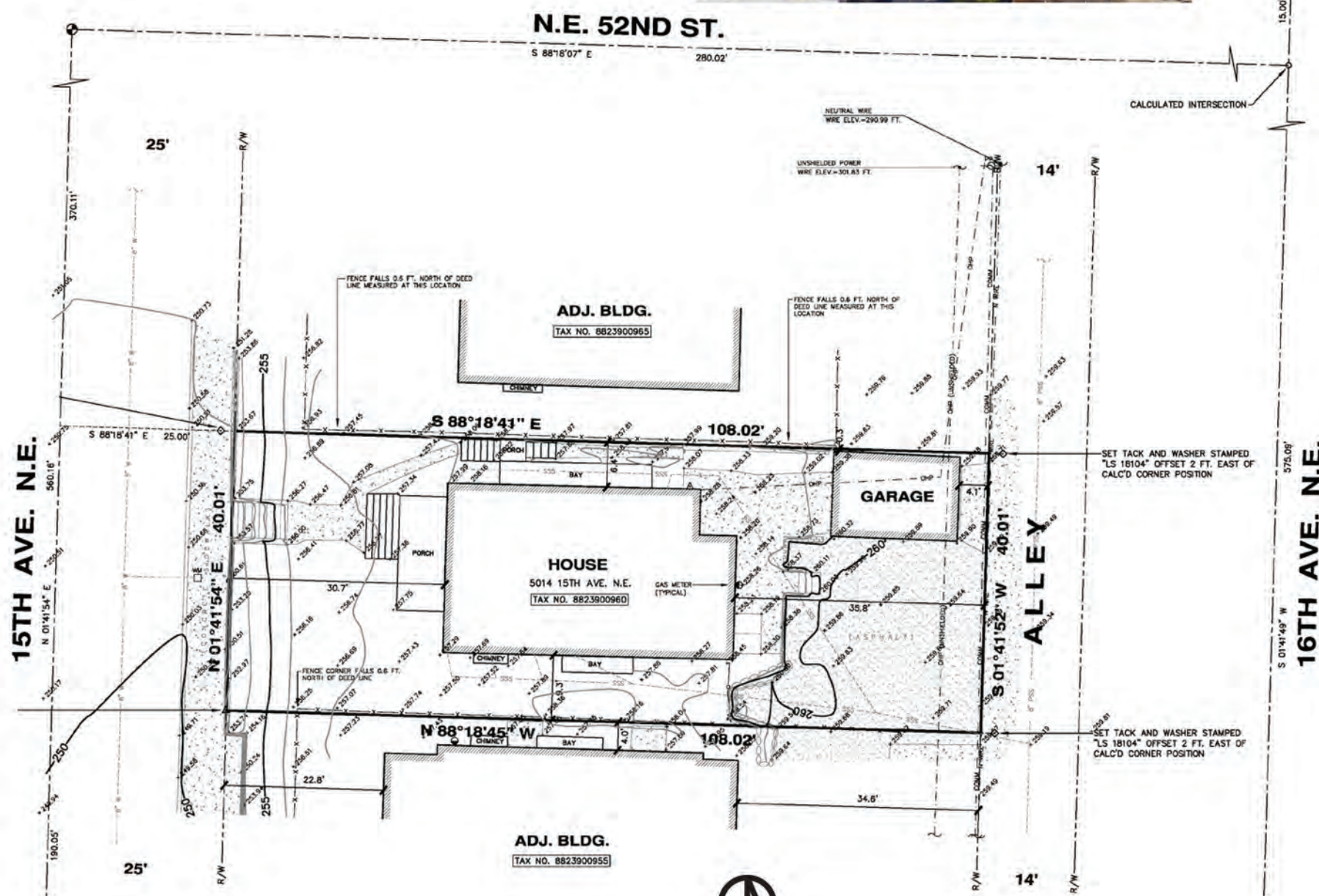
- 1) Affordable rent
- 2) Multi-functional dwelling units (sleeping /cooking / bathing / studying)
- 3) 'Green' design for healthier living and energy saving

Program Summary

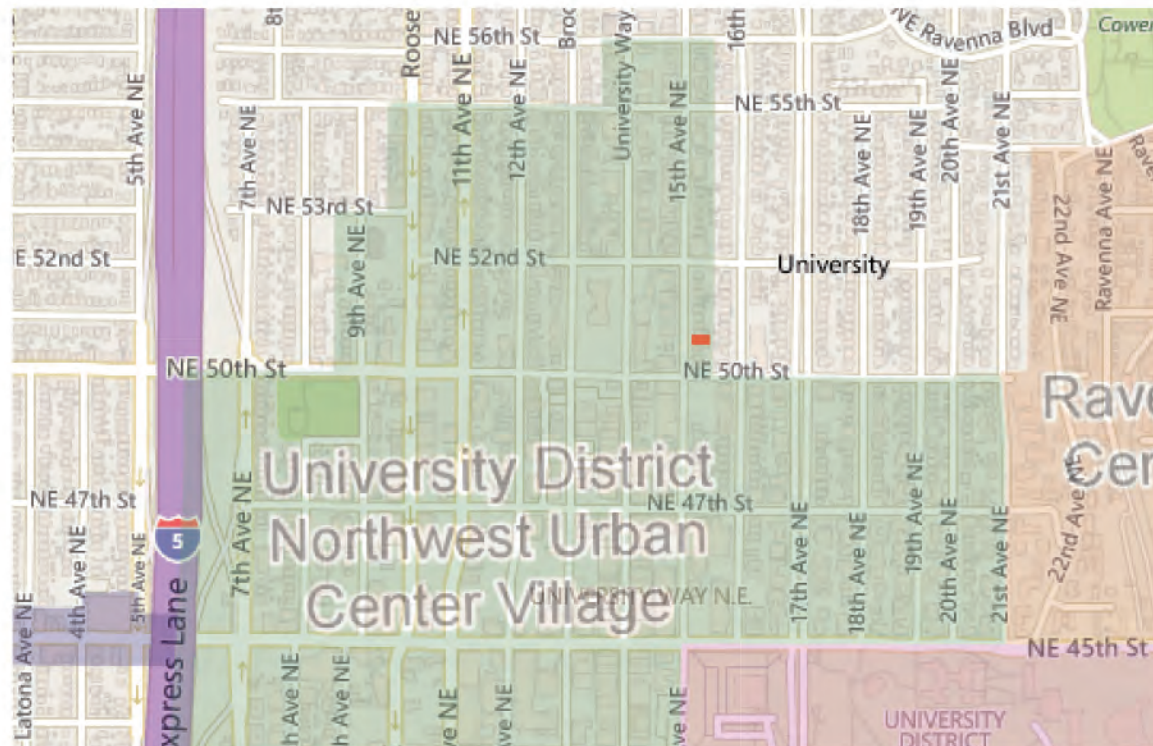
Site Area:	4,322 S.F.
Site Topography:	Most part of the is flat except approx. 5' drop near western lot line toward the street.
Number of Proposed Unit:	BSMT: 5 (2 TYPE A, 3 TYPE B PER 1107.5.4 ACCESSIBLE DWELLING UNITS) 1st Floor: 6; 2nd Floor: 7; 3rd Floor: 7; 4th Floor: 5 TOTAL:30
Number of Parking Stalls:	0 / 30 Bicycle Stalls
Floor Area after FAR Exemptions:	8,157 S.F.
Max. FAR Allowed:	8,644 S.F.
Proposed Building Height:	40' 5' BONUS FOR 4/12 PITCHED ROOF: RES. BUFFER HEIGHT: 10' BONUS FOR 6/12 PITCHED ROOF:

Design Adjustment

- 1. Facade length for 10% within 15' of side property lines.
- 2. Average side setback adjustment from average 7' to average 6.27'
- 3. Amenity area reduces 5%



EXISTING SITE PLAN



Zoning Map

The project site is zoned for 'LR3' which expands six blocks at N-S direction. SF5000 zone is adjacent at east, and NC3 zone is at west and south.

Access Opportunities And Constrains

Vehicular Access

I-5 exits at NE 45th street, and the site is accessible through surrounding arterial streets.

Transit Access

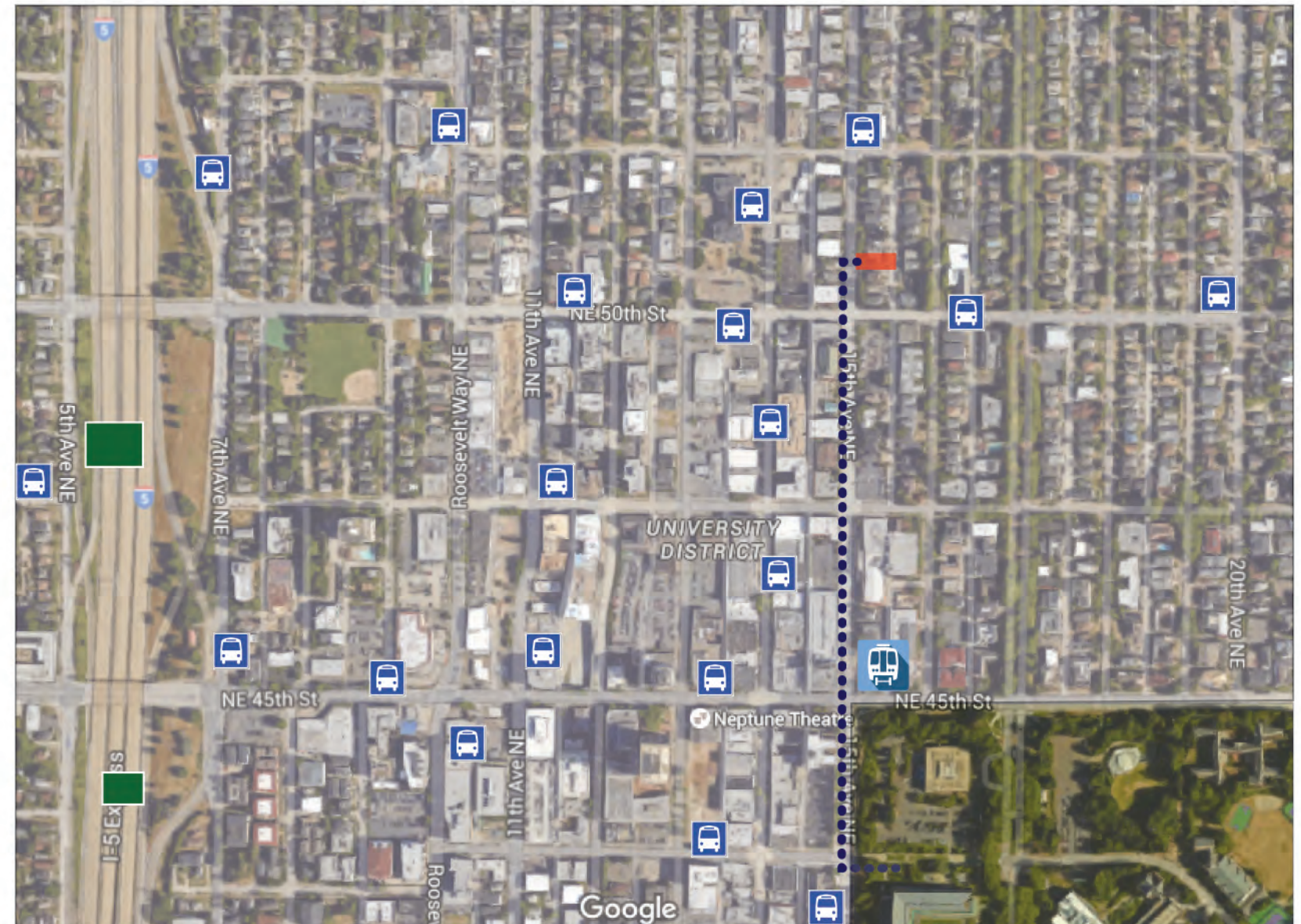
Bus stops connecting to Seattle metro area are very well distributed within 10-min. walking distance. Light rail station is also within 10-min. walking yet won't open until year 2020.

Bicycle Access

Burke-Gilman trail is ten blocks away at south side. There are bike lanes on nearby arterial streets. Other secondary streets are also commonly used by bicycles.

Pedestrian Access

10-min. walking distance to UW main campus, and 10-min. walking to commercial / retail district (NE 45th St. and University Way). Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.



URBAN DESIGN ANALYSIS



Nine Block Area

East of the project site is single family zoning, and single family houses also exist on the same block as the project site. Significant amounts of 4 to 6-story multi-family buildings are around the adjacent blocks in Multi-family zone. Commercial zone is two blocks away to west along University Way NE which provides variety of commercial activities.



1. Apartments



2. Apartments



3. Apartments



4. Apartments



5. Apartments



6. Apartments



7. Apartments



8. Apartments



9. Apartments



10. Apartments



11. Apartments



12. Apartments

URBAN DESIGN ANALYSIS



Mostly single family houses occupy the same block as the project site. Many multi-family buildings are present on the other side of the street.



	Citywide Design Guidelines	Highest Priority (all guidelines apply)	Notes
Context and Site			
CS1. Natural Systems and Site Features	A. Energy Use		- Maximize access to daylight, minimize shading on adjacent sites. Provide additional information on ground level window wells. - Identify existing tree by type and size. Consider mirroring entry to preserve existing tree.
	B. Sunlight and Natural Ventilation	2	
	C. Topography		
	D. Plants and Habitat	1	
	E. Water		
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood		- Respond to existing street edge/setbacks, and entry patterns. - Consider development activity in context analysis, see Shaping Seattle site. -Minimize disrupting the privacy of adjacent residents. Provide window studies. - Be considerate of the privacy of residents in ground level units onsite.
	B. Adjacent Sites, Streets, and Open Spaces		
	C. Relationship to the Block	2	
	D. Height, Bulk, and Scale	All	
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	2, 4	- Explore how contemporary design can create attractive new forms that establish a desirable context for others to build upon.
	B. Local History and Culture		

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

The proposed building has longer walls facing north and south which has only 5' side yard setback. Considering sufficient daylight, ventilation, and privacy, the two stairs are set @ north side, and most of the units are facing south. Also, the window size is about 14.5% of unit area, which is more the code required 8%.

There are four units in the basement have window wells, which are sized at 3 feet by 8 feet

No existing trees are on-site.

CS2. Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

The main entry is approximately 24" above sidewalk level to make a better connection to the street while remaining certain residential privacy. Vegetation will be planted to fit with adjacent properties.

D. Height, Bulk, and Scale

The height at eastern portion of the building is dropped by one story facing adjacent single family zone, and the pitched roof with domers gracely blend into the residential context.

The building setback 6.5' @top floor of west portion, which function as a private deck, and break down the volume of the building.

Respect adjacent properties with design and site planning by minimizing window overlapping with the neighbors. Window studies have been provided.

The five units at ground level are well-screened by nice landscapes.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

Large windows at corners avoids strong contrast between completely solid tall walls and adjacent houses. Contemporary design echoes with new developments nearby.

DESIGN GUIDELINES

Public Life			
PL1. Open Space Connectivity	A. Network of Open Spaces		- Concentrate activity areas in places with views across the site and pedestrian routes, and sunny exposure. <i>*University Guideline PL-I-I, active ground level open space.</i>
	B. Walkways and Connections		
	C. Outdoor Uses and Activities	1	
PL2. Walkability	A. Accessibility		- Maximize visibility, minimize “hidden areas”, and provide appropriate lighting for safety.
	B. Safety and Security	1, 2	
	C. Weather Protection		
	D. Wayfinding		
PL3. Street Level Interaction	A. Entries	2, 4	- Design entries to be secure, but welcoming and identifiable. - Entry should be composed of a set of coordinated elements. - Consider a “front porch” concept.
	B. Residential Edges		
	C. Retail Uses		
PL4. Active Transit	A. Entry Locations and Relationships		- Provide convenient access to bike storage. Bike access preferred from 15 th .
	B. Planning Ahead for Bicyclists	2	
	C. Planning Ahead for Transit		

Public Life

- PL1. Patio with seating at front yard provides places for activity areas with views across the site and pedestrian routes, with southeast sunny exposure.
- PL2. Mazimize site visibility by exterior stairs, ramps, patios with active activities. Lighting would be provided both at front and back yards.
- PL3. Street Level Interaction
- A. Entries
- Entry is emphasized by elevated platform with large glazing entry door. Sculpture like canopy at the lobby creates interest at the pedestrian level.
- PL4. Active Transit
- A. Entry locations and Relationships
- Bike racks are located inside the building(1st floor) with exterior steps & ramp to 15th Ave NE, and with ramp connecting the patio of backyard and alley.

DESIGN GUIDELINES

Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses		- Minimize impact of trash storage areas on amenity space, building aesthetics, and circulation.
	B. Vehicular Access and Circulation		
	C. Parking and Service Uses	4	
DC2. Architectural Concept	A. Massing	2	- Use secondary elements to reduce perceived mass, and create attractive, well-proportioned facades. - Use design to achieve a successful fit with adjacent buildings. - Incorporate depth into facades, particularly at material transitions. -Provide modulation and depth along south façade.
	B. Architectural and Façade Composition	All	
	C. Secondary Architectural Features	1, 3	
	D. Scale and Texture		
	E. Form and Function	1	
DC3. Open Space Concept	A. Building-Open Space Relationship		- Design of amenity space should meet intended use. Create well-programmed, active amenity spaces, or well-landscaped, passive amenity spaces.
	B. Open Spaces Uses and Activities		
	C. Design	2	
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	All	<i>*University Guideline DC4-I-I, see desired materials.</i>
	B. Signage		
	C. Lighting		
	D. Trees, Landscape and Hardscape Materials	All	

DC1.Project uses and activities
Trash storage area will be enclosed by cedar fencing, and screened by green walls.

DC2. Architectural Concept

B. Architectural and Facade Composition

Front facade is composed of entry, sitting areas and landscape. Natural Cedar shows up at where people can touch and feel; the intersting pattern of the hardie panels add another level of interest to the building facade.

C. Secondary Architectural Features

Deck on top floor reduces vertical mass of the building.

D. Scale and Textures

Courtyard at back, bench at front patio, retaining walls with green fence are incoporated and designed in a manner that is consistent with the over all architectural concept.

E. Forms and Function

South facade has setback on southwest corner for balcony, has two bump-outs with materials transitions, with rythems of a set of pitched-roofs at east side to provide modulations.

DC3. Open Space Concept

A. Building-Open Space Relationship

The sitting area at the front yard provide little cute area for social interaction in the limited space.
Common open space is located at rear yard with well-designed landscaping to encourage residents' use.

The roof deck at 4th floor provides private gathering area with easy access from inside of the building.

DC4. Exterior Elements and Materials

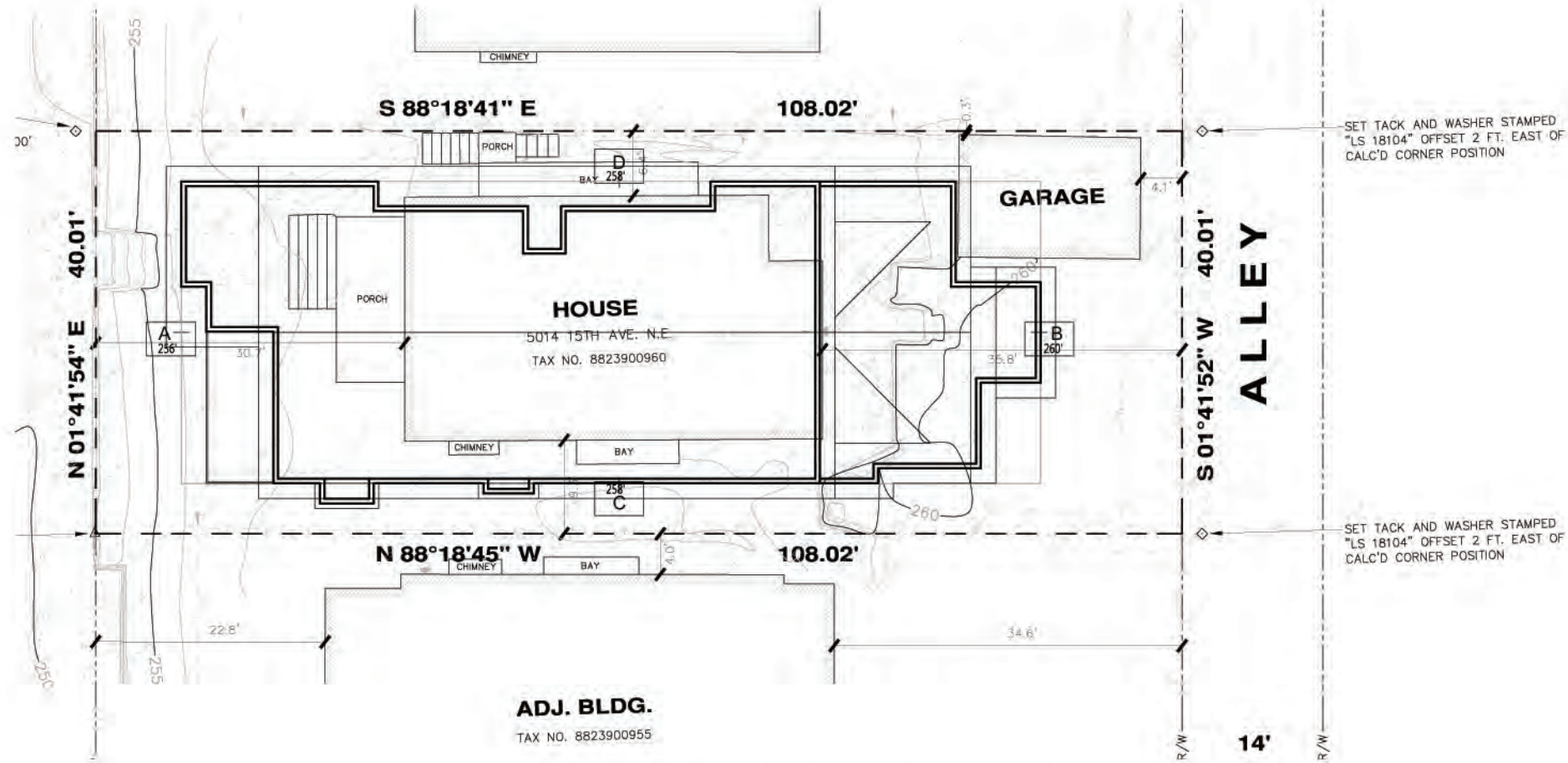
A. Exterior Elements and Finishes

Fiber-cement panel is used as the main exterior material for its durable and maintainable character.
On the front facade, clear cedar siding at canopy and balcony adds some western pacific style.
Dark grey lapping siding at basement, white main body and dark blue lapping siding at the top represents bottom, middel and top-- the classical architectural character.

Site Roconnaisance

ROW imporvements will follow the requirement from PAR.
There are no existing trees on site.
No structures are going to be remain on site.
Building’ s main entrance is from 15th Ave NE, the two feet height difference provides sense of safety.

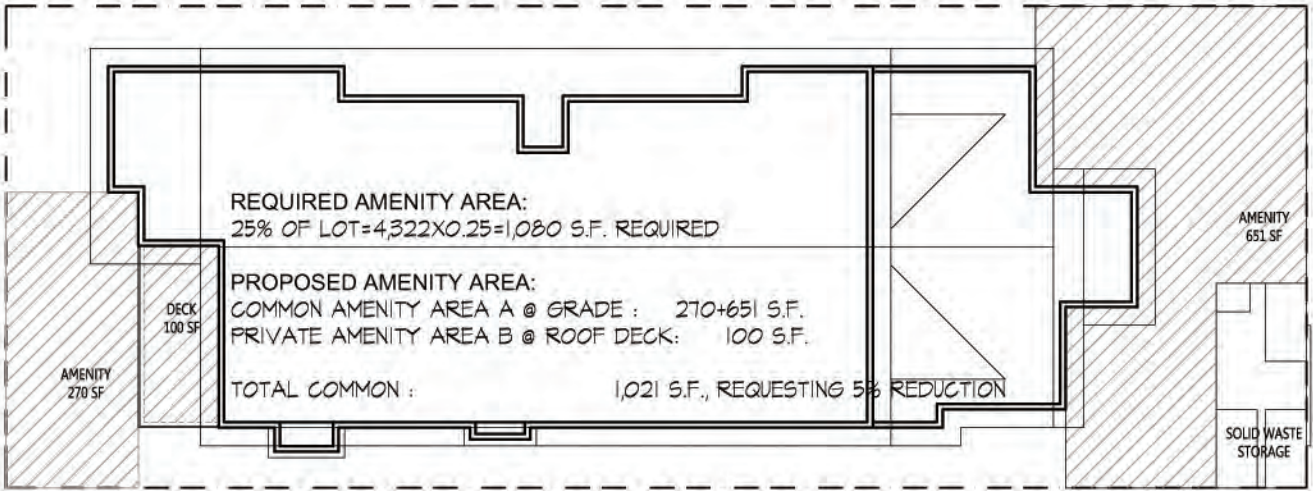
	Site Reconnaissance	Notes
1.	ROW Improvements (See PAR)	
	Curb, gutter, sidewalk	
	Roadway improvements, alley	
2.	Trees (large& significant trees, grove)	Identify tree.
	For all trees on site, identify tree genus, species and size (dbh).	
3.	Structures on site (to remain?)	
4.	Conditions effecting access: safety hazards, topography.	



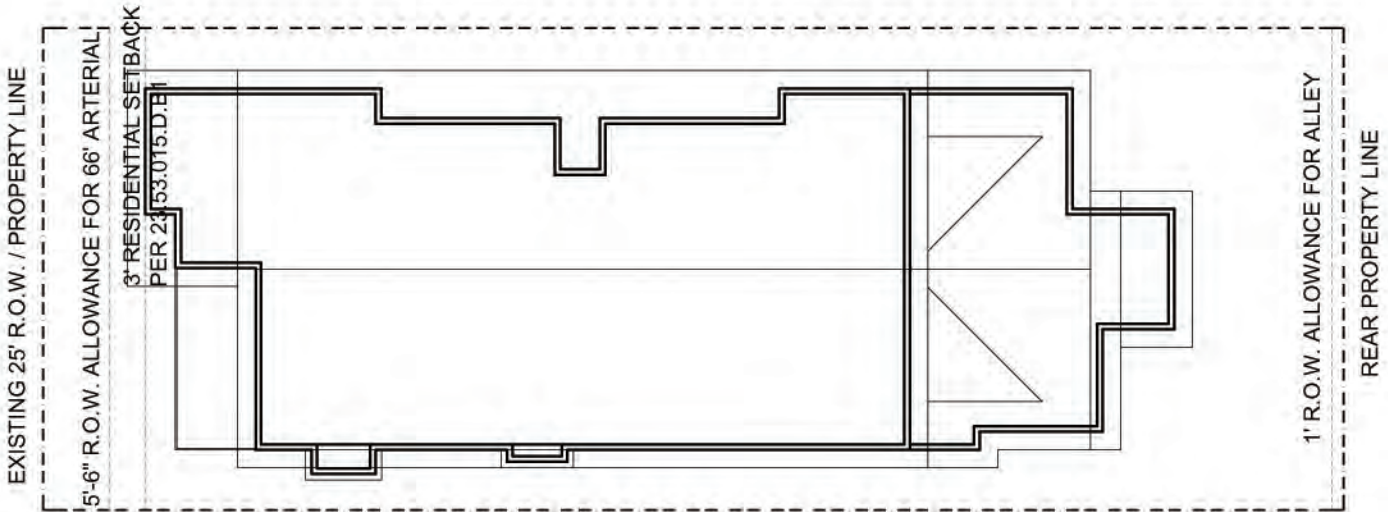
MARK	LENGTH (L)	ELEV. (E)	LXE
A 30	256	7680	
B 30	260	7800	
C 85.43	258	22040.94	
D 85.43	258	22040.94	
	230.86	59561.88	

59561.88/230.86=258 AVG. GRADE LEVEL
AVERAGE GRADE LEVEL: 258
BASE HEIGHT LIMIT: 258+40=298
5' BONUS FOR 4/12 PITCHED ROOF: 298+5=303
RES. BUFFER HEIGHT: 258+30=288
10' BONUS FOR 6/12 PITCHED ROOF: 288+10=298

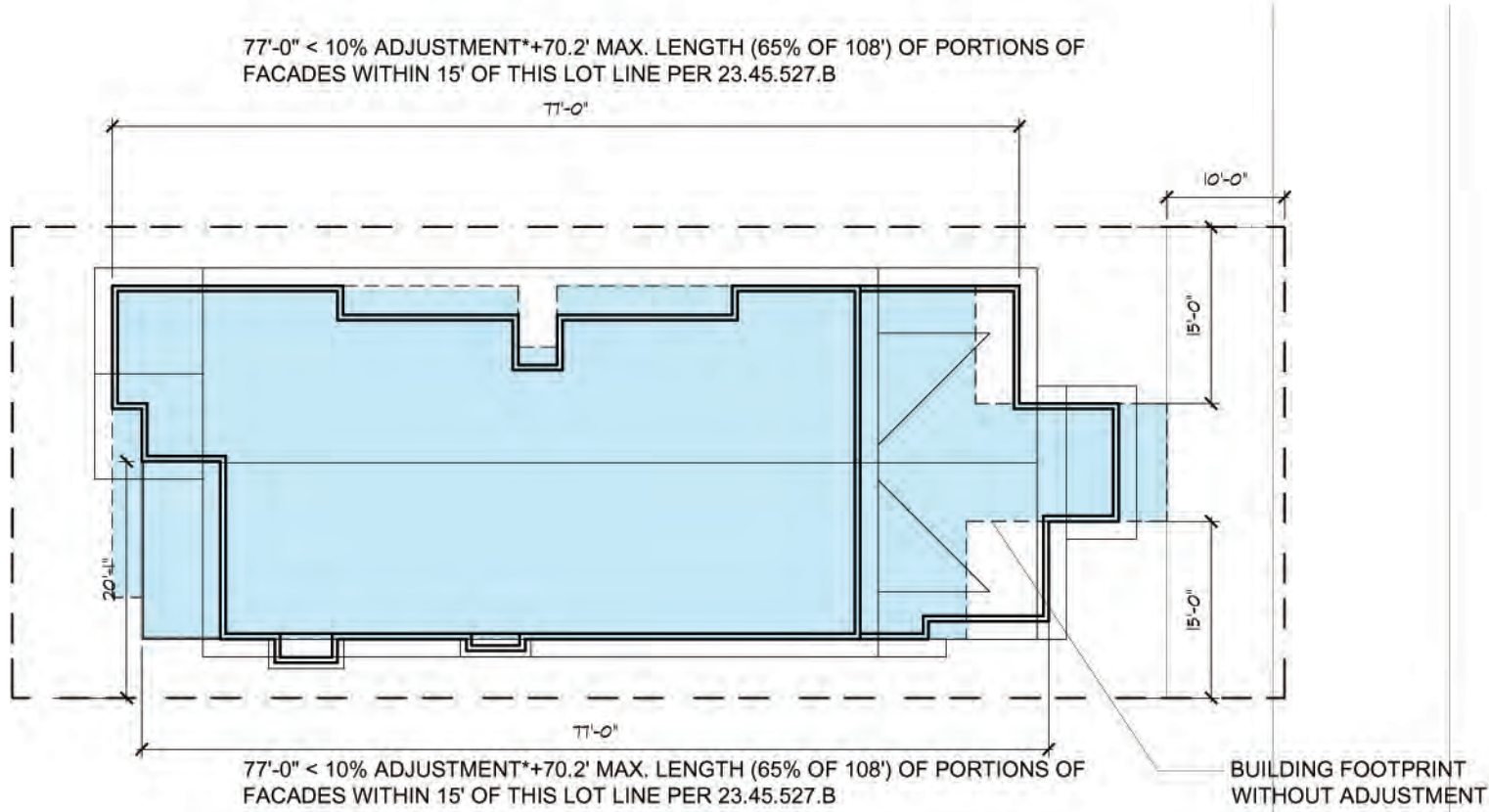
AVERAGE GRADE LEVEL CALC DIAGRAM



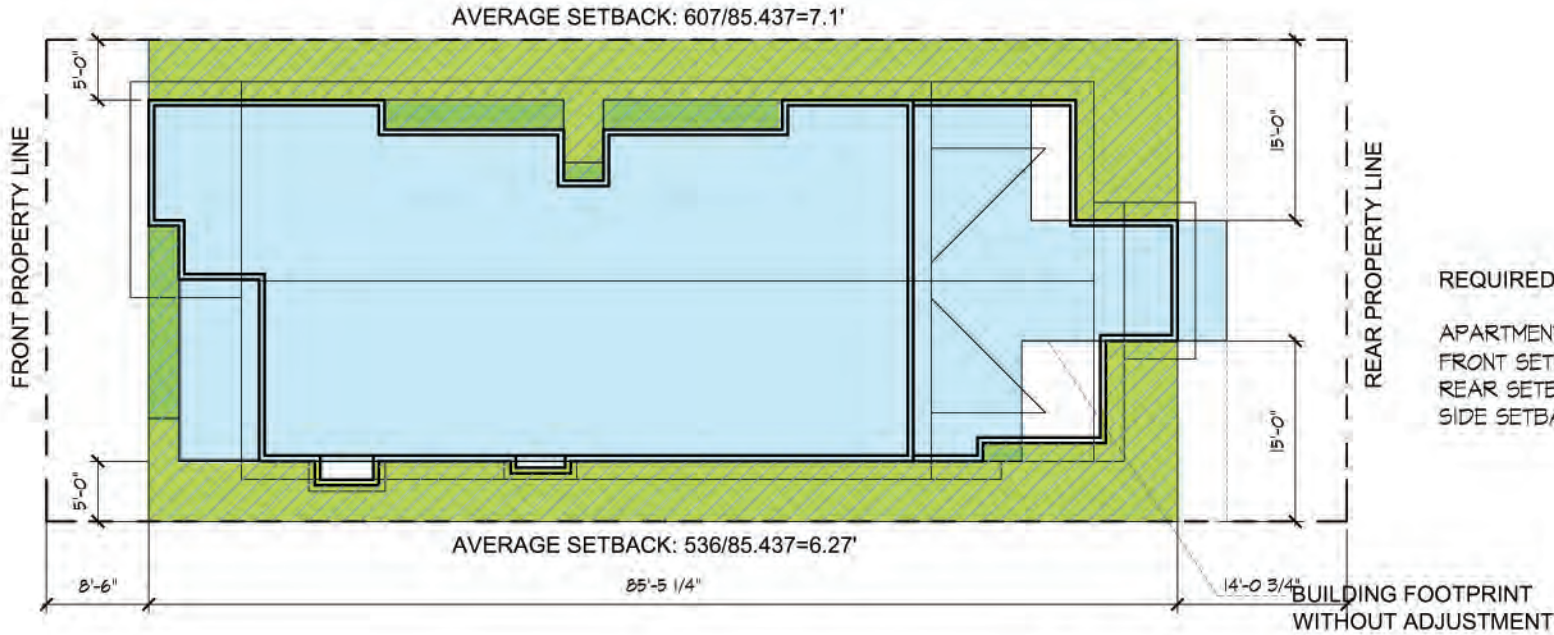
AMENITY AREA CALCULATION



STREET USE SETBACK REQUIREMENTS



FACADE LENGTH DIAGRAM



REQUIRED SETBACKS:
APARTMENT IN LR3 ZONE
FRONT SETBACK: 8'-6" (ARTERIAL R.O.W.)
REAR SETBACK W/ ALLEY: 10'
SIDE SETBACK FOR FACADES < 40' LONG: 5'

PROPOSED SETBACKS:
APARTMENT IN LR3 ZONE
FRONT SETBACK: 8'-6"
REAR SETBACK W/ ALLEY: 14'-0"
SIDE SETBACK NORTH: 7.1' AVG.
SIDE SETBACK SOUTH: 6.27' AVG.

* PER CAM 238 B, SRD ADJUSTMENT
1. SETBACK STANDARDS MAY BE REDUCED BY 50% MAX.
2. STRUCTURE WIDTH, DEPTH AND FACADE LENGTH LIMITS MAY BE INCREASED BY 10% MAX.
3. AMENITY AREA MAY BE REDUCED BY 10%

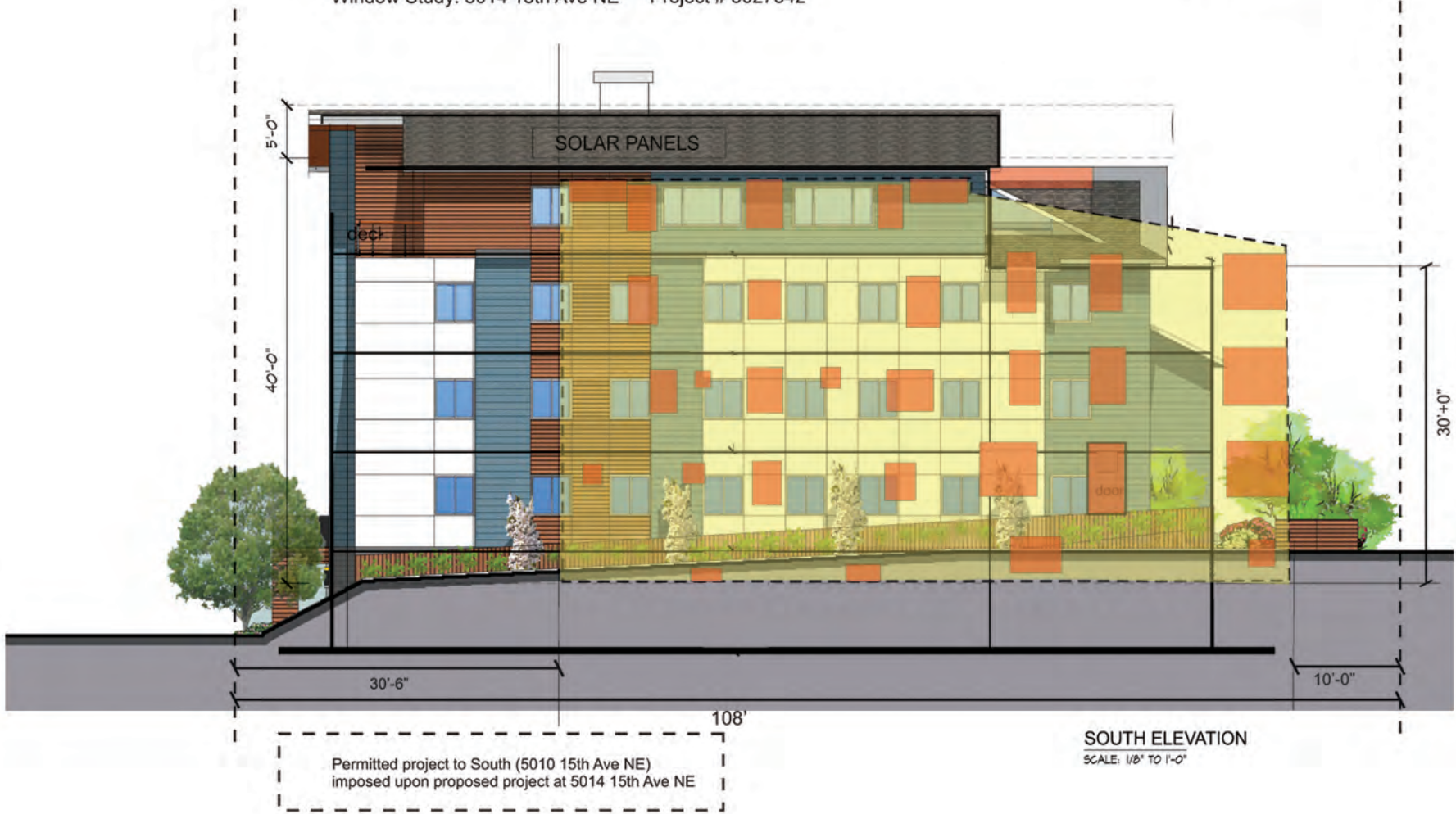
SETBACK ANALYSIS



WINDOW PLACEMENT

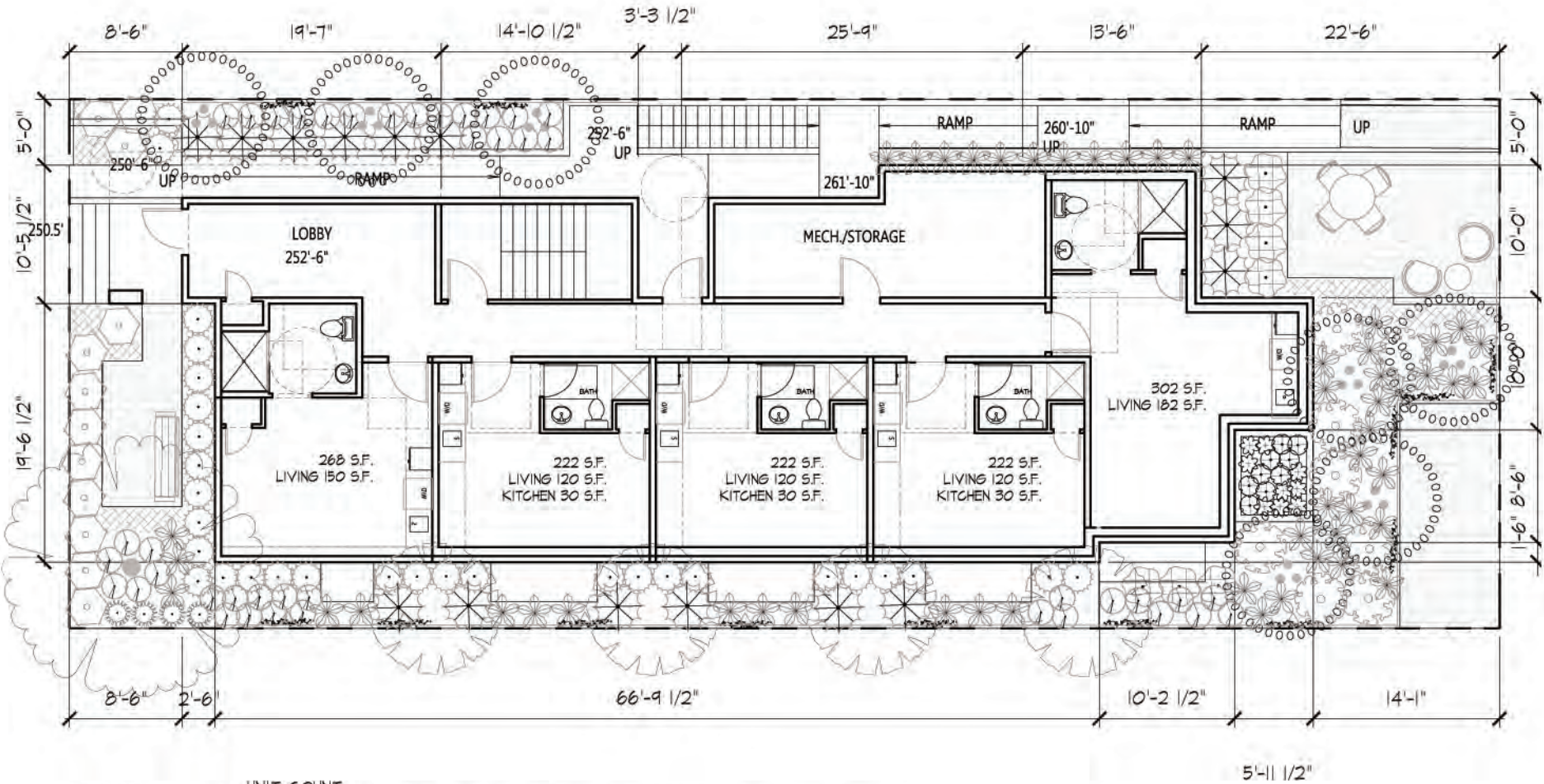


Window Study: 5014 15th Ave NE Project # 3027542



WINDOW PLACEMENT



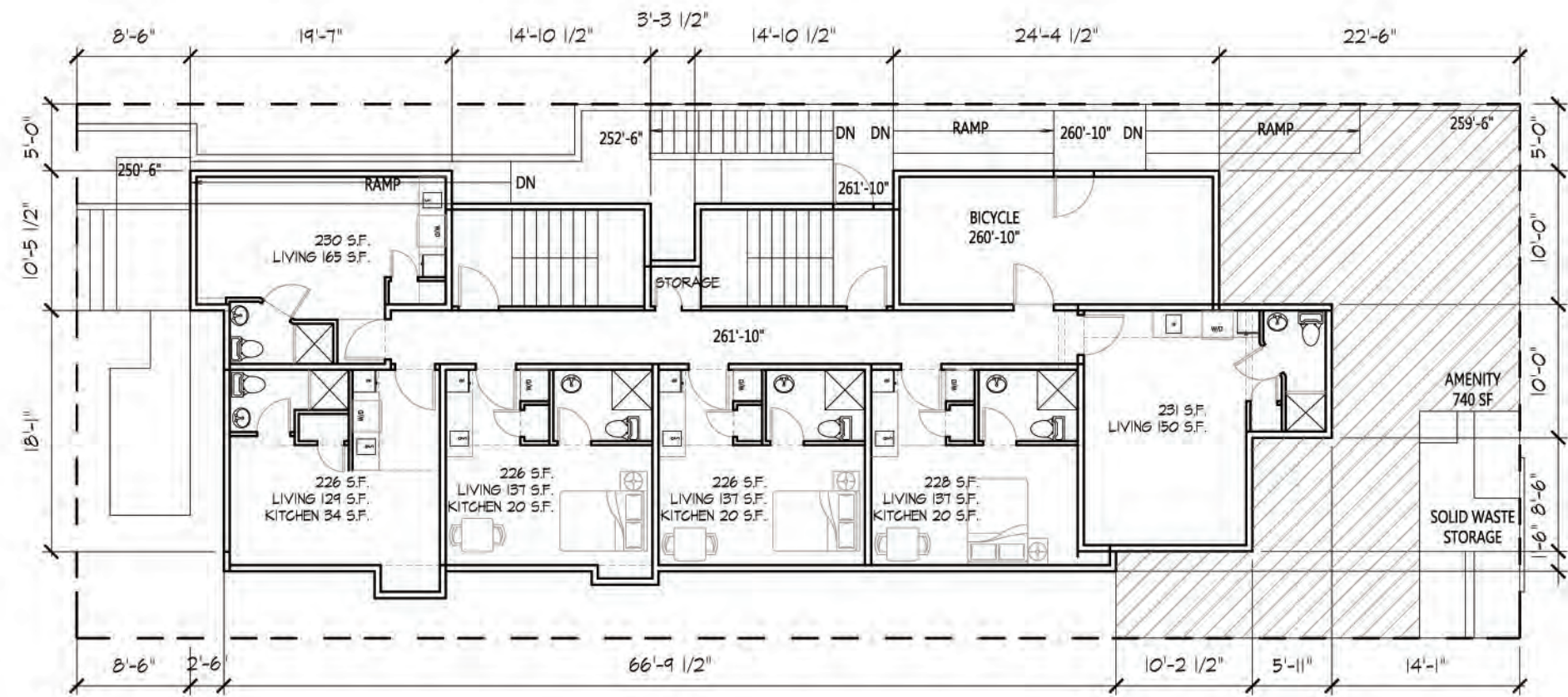


UNIT COUNT	
BSMT	5 (2 TYPE A UNIT, 3 TYPE B UNIT PER 1107.5.4 ACCESSIBLE DWELLING UNITS.)
1ST	6
2ND	7
3RD	7
4TH	5
TOTAL	30

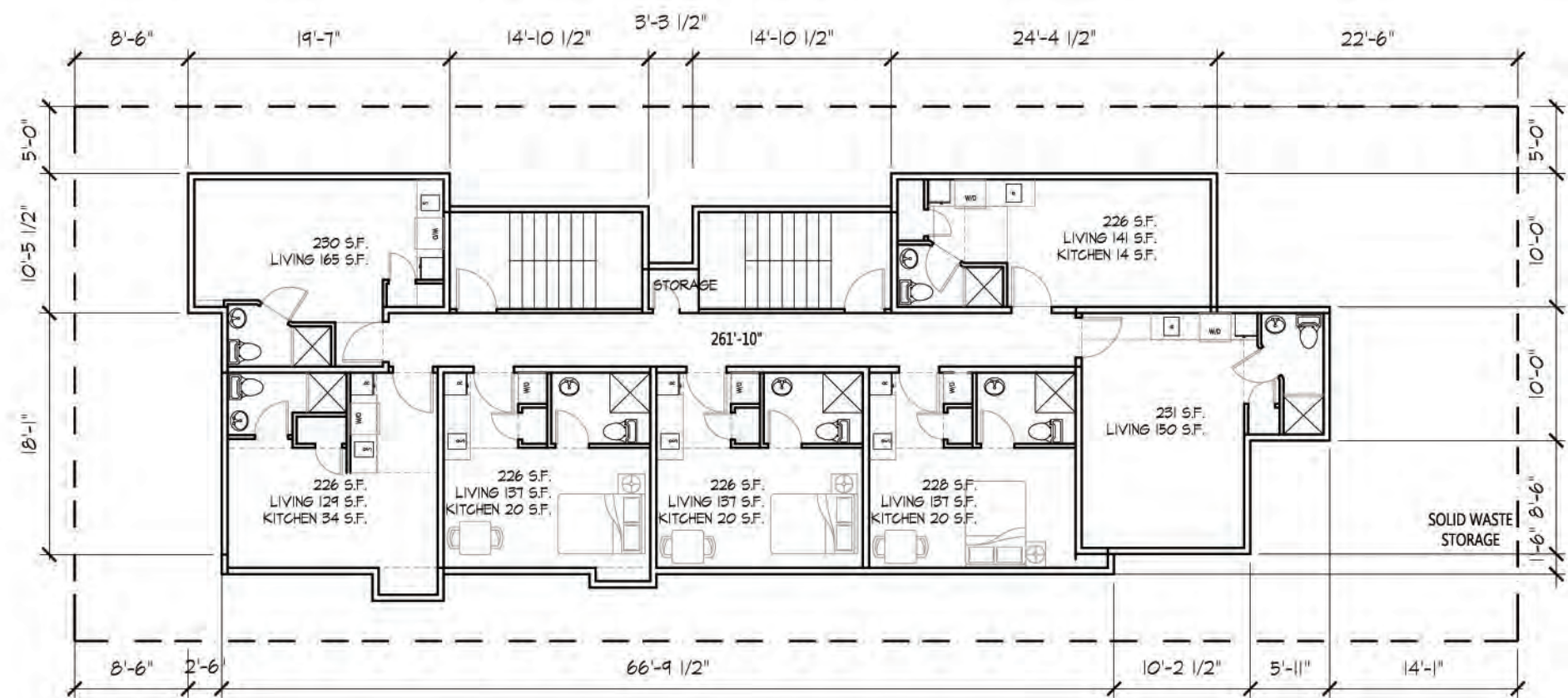
5 UNITS ON THIS FLOOR

BASEMENT FLOOR PLAN

FLOOR PLANS



1ST FLOOR PLAN



2ND FLOOR PLAN

LOT SIZE: 4,322 S.F.
FAR RATIO ALLOWED: 2.0
MAX. GROSS SF: 8,644 S.F.

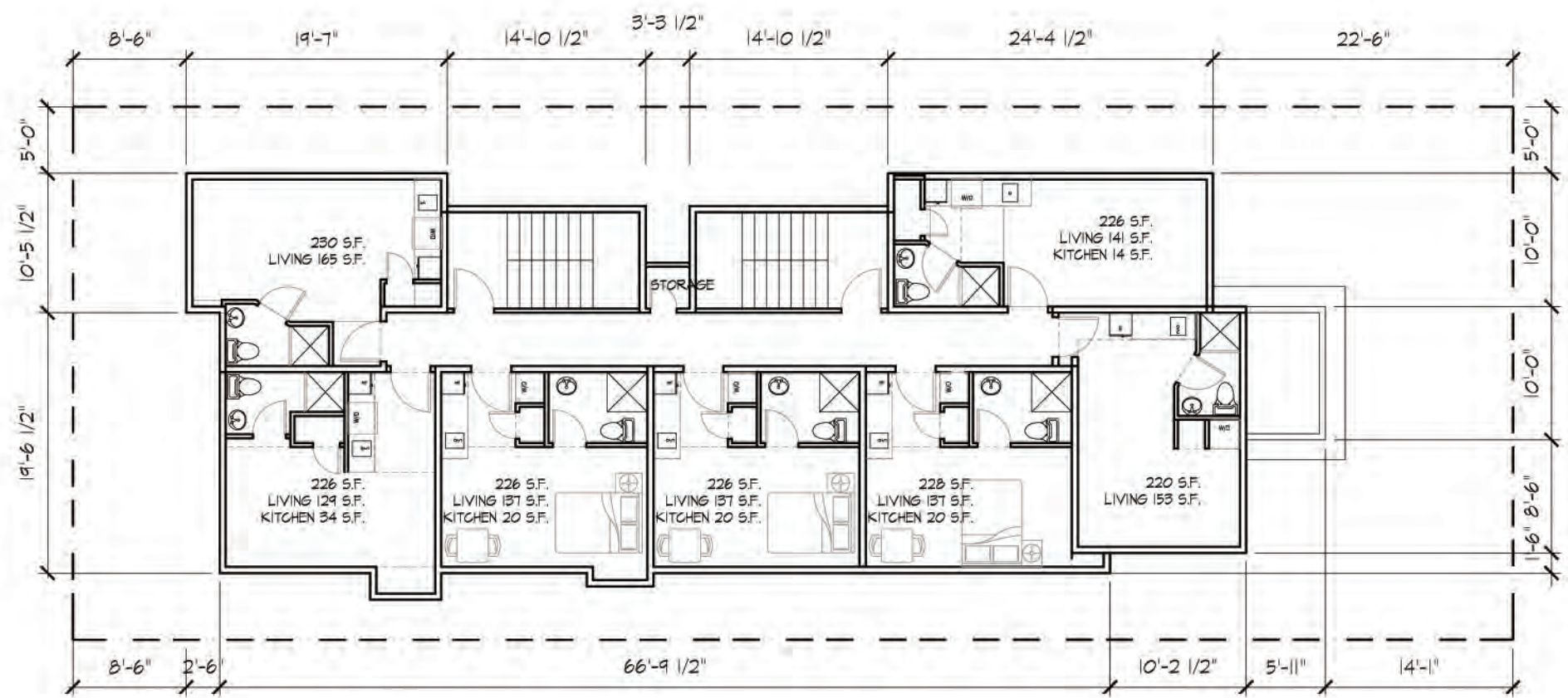
FLOOR AREA (S.F.)	
B5MT	2033
1ST	2119-224 (BICYCLE)
2ND	2119
3RD	2119
4TH	1715
TOTAL	9881

*PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE DOES NOT COUNT TOWARD FAR CALCULATION PER SMC 23.45.510. E. 4.

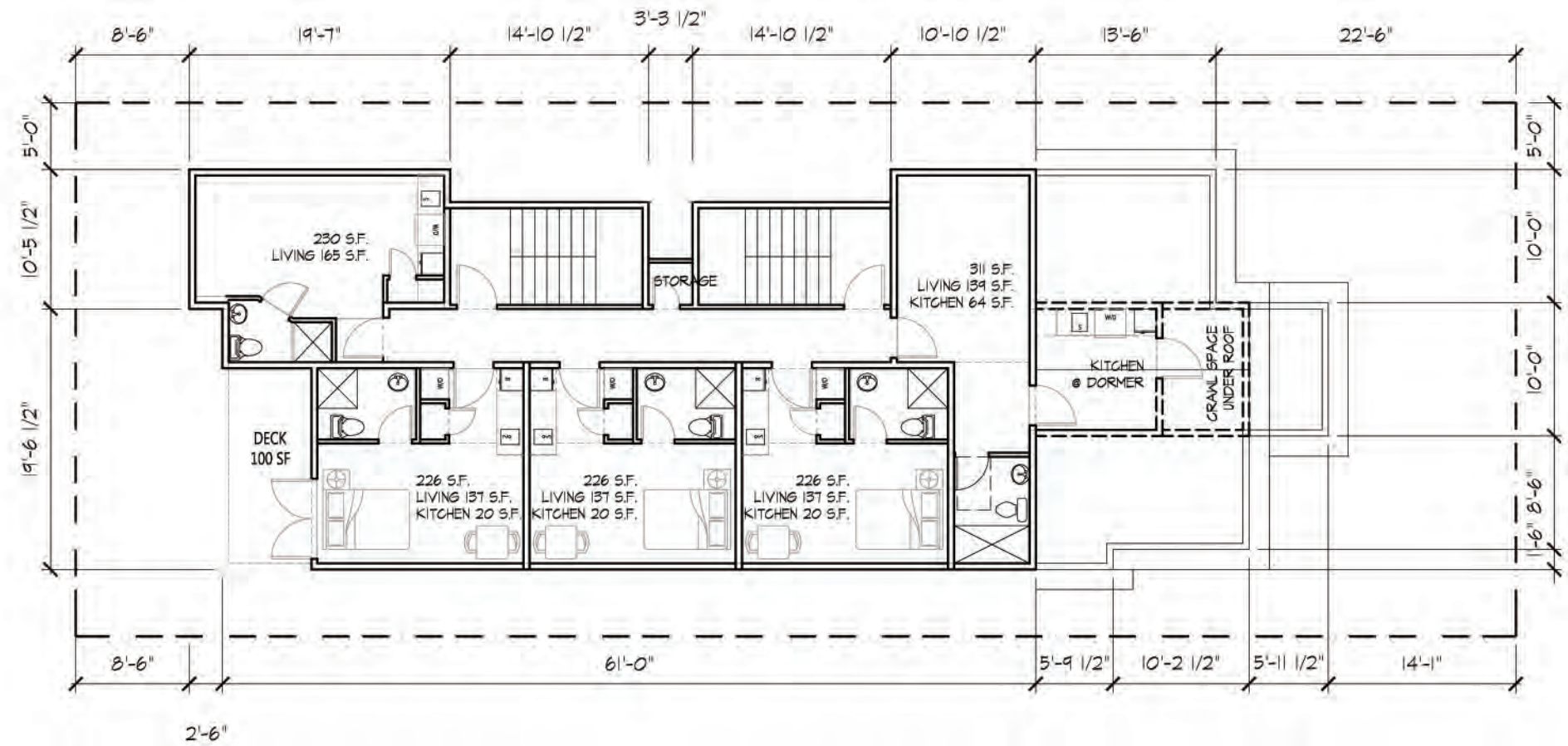
9881-224-1500=8157

PROPOSED (8,157) IS LESS THAN ALLOWED (8,644)

FLOOR PLANS



3RD FLOOR PLAN



4TH FLOOR PLAN



WEST ELEVATION







