



VIEW FROM SOUTHWEST

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LOCATION MAP



S ORCAS STREET

S GRAHAM ST

MILK JR WAY S

RAINIER AVES

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4508 SOUTH ORCAS STREET

DPD PROJECT# 3027998 - SDR



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LAND USE CODE INFORMATION

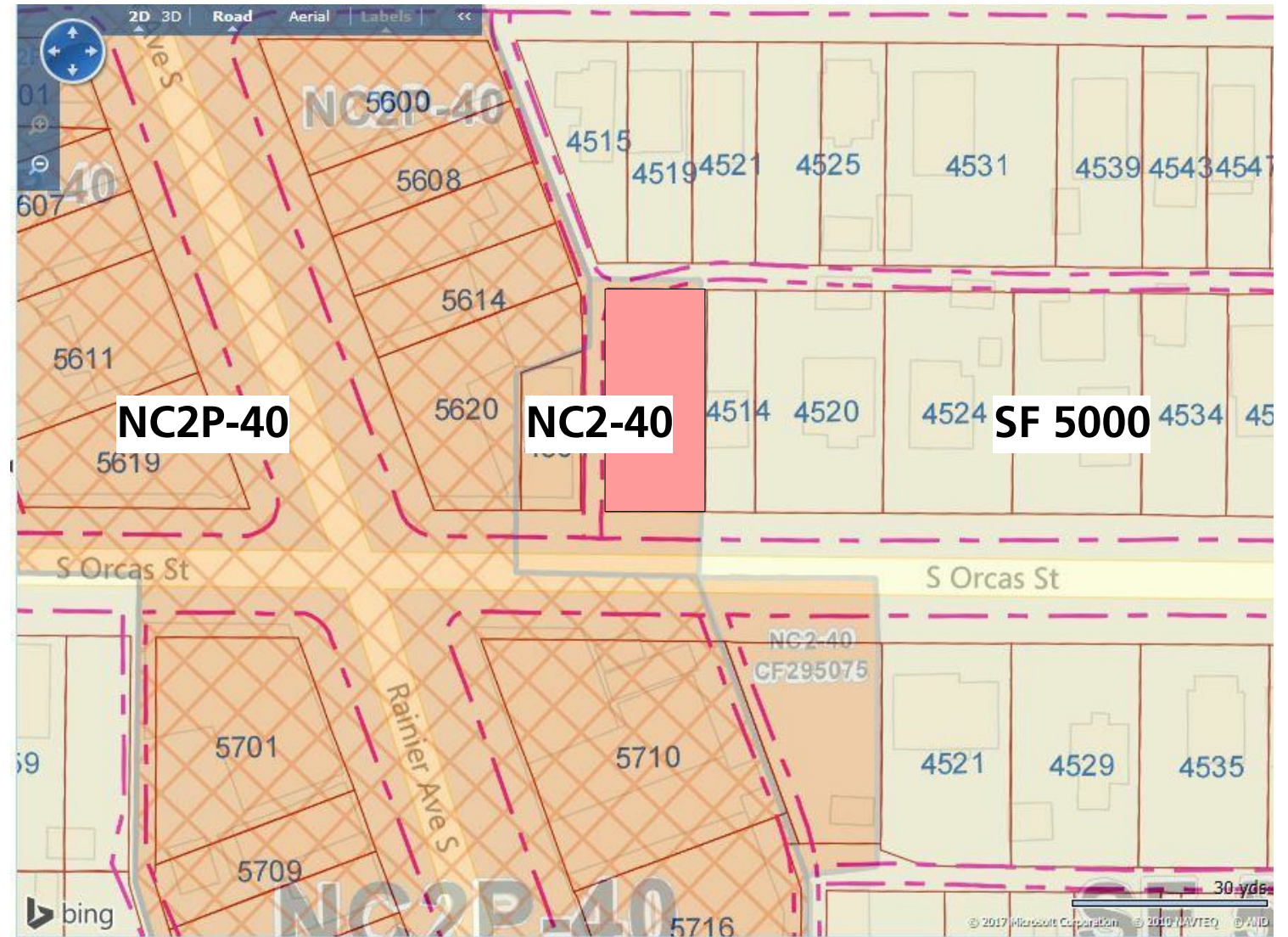
LAND USE CODE: S.M.C. TITLE 23

ZONING: NC2 40 NEIGHBORHOOD COMMERCIAL

LOT AREA: 46.14' x 103.5" = 4,775 S.F.

	REQUIRED	PROPOSED
FAR LIMITS: 23.47A.014	3.0 FOR SINGLE PURPOSE STRUCTURE 3.25 FOR MIXED USE STRUCTURE RESIDENTIAL NOT TO EXCEED 3.0 4,775 x3 =14,325	L-W 3,985 TH 5,248 TOTAL 9,233 (1.94)
PERMITTED USES 23.47A.004	RESIDENTIAL, GROUND FLOOR COMERCIAL AND LIVE WORK	LIVE WORK - TOWNHOUSE
HEIGHT: 23.47A.012.A.1	40' +4' FOR PARAPETS =15' FOR STAIR PENTHOUSE	40' (+4' +15')
WIDTH: 23.45.527	NO LIMIT	40' 11 1/2"
LENGTH: 23.45.527	NORTH - 65% X 40' = 26'	25'
SETBACKS: 23.47A.014		
FRONT:	0	6'1"
REAR AND SIDE:	0' - 15' ABOVE 13' FOR RESIDENTIAL USE ON LOTS ABUTTING RESIDENTIAL ZONE	N - 15', EAST- 15', WEST- 0'
PARKING: TABLE B 23.54.015.M	1 SPACE - DWELLING UNIT	3 SPACES

ZONING MAP



CONTEXT PHOTOS

SITE



NORTH SIDE OF SOUTH ORCAS STREET



AERIAL VIEW FROM SW



SOUTH SIDE OF SOUTH ORCAS STREET



VIEW FROM SW



VIEW ACROSS ALLEY TO WEST



VIEW ACROSS ALLEY TO NORTH

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CONTEXT PHOTOS



ACROSS FROM SITE



AERIAL VIEW FROM SE



VIEW ACROSS SITE FROM WEST



VIEW FROM SE

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SITE ANALYSIS

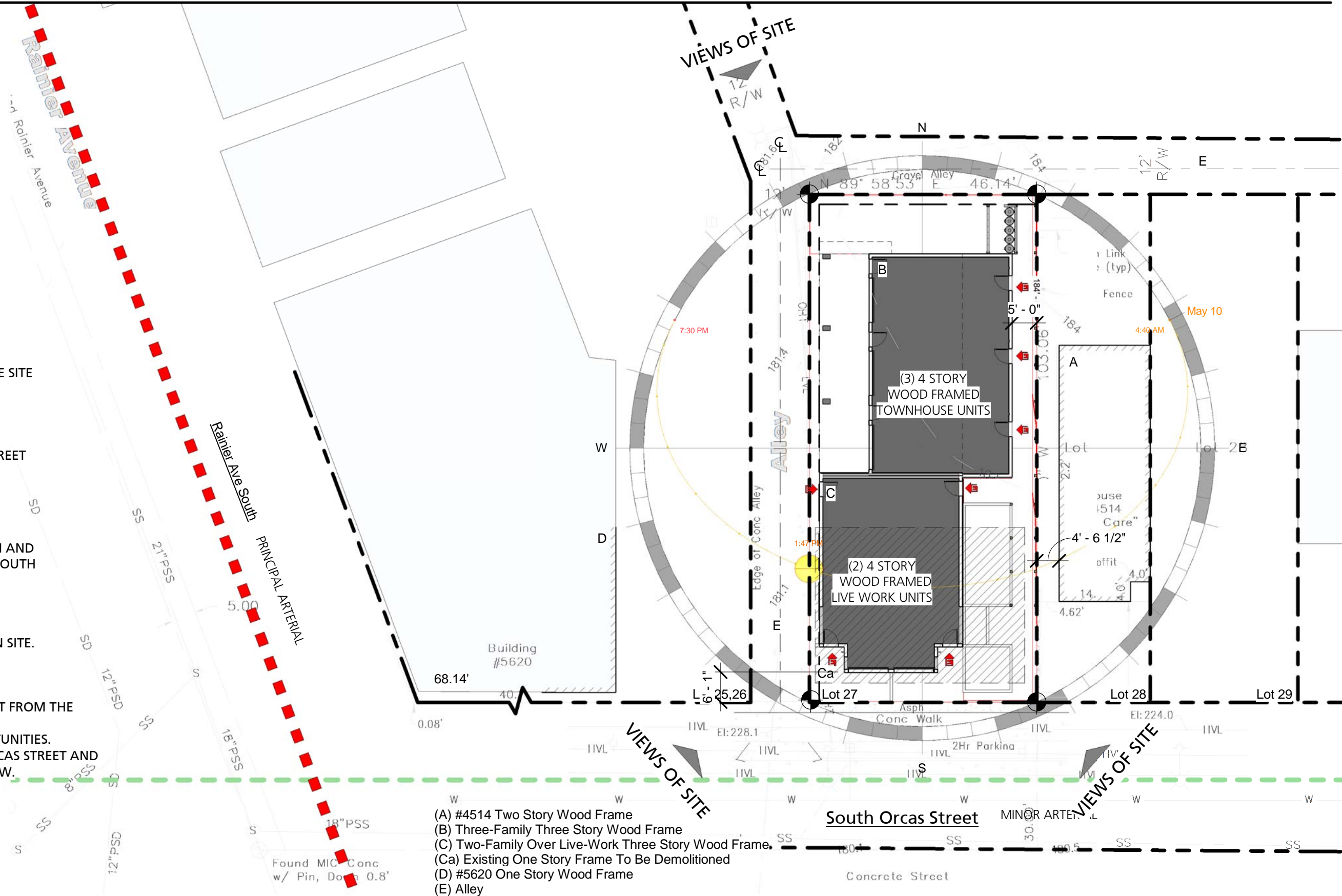
USES:
THERE IS AN EXISTING ONE STORY COMMERCIAL OFFICE BUILDING ON THE SITE

TOPOGRAPHY:
THE SITE GENTLY SLOPES FROM THE STREET EDGE UP TO THE NORTHEAST CORNER

ACCESS:
THERE IS ALLEY ACCESS ON THE NORTH AND WEST AND STREET ACCESS FROM THE SOUTH

TREES:
THERE ARE NO SIGNIFICANT TREES ON SITE.

VIEWS AND SOLAR ACCESS:
THE PARCEL RECEIVES DIRECT SUNLIGHT FROM THE SOUTH ALONG ORCAS STREET
THERE ARE NO OBVIOUS VIEW OPPORTUNITIES.
THE PARCEL IS PROMINENT ALONG ORCAS STREET AND AT THE ALLEY INTERSECTION TO THE NW.



- (A) #4514 Two Story Wood Frame
- (B) Three-Family Three Story Wood Frame
- (C) Two-Family Over Live-Work Three Story Wood Frame
- (Ca) Existing One Story Frame To Be Demolished
- (D) #5620 One Story Wood Frame
- (E) Alley

① Site Analysis Plan
1" = 20'-0"

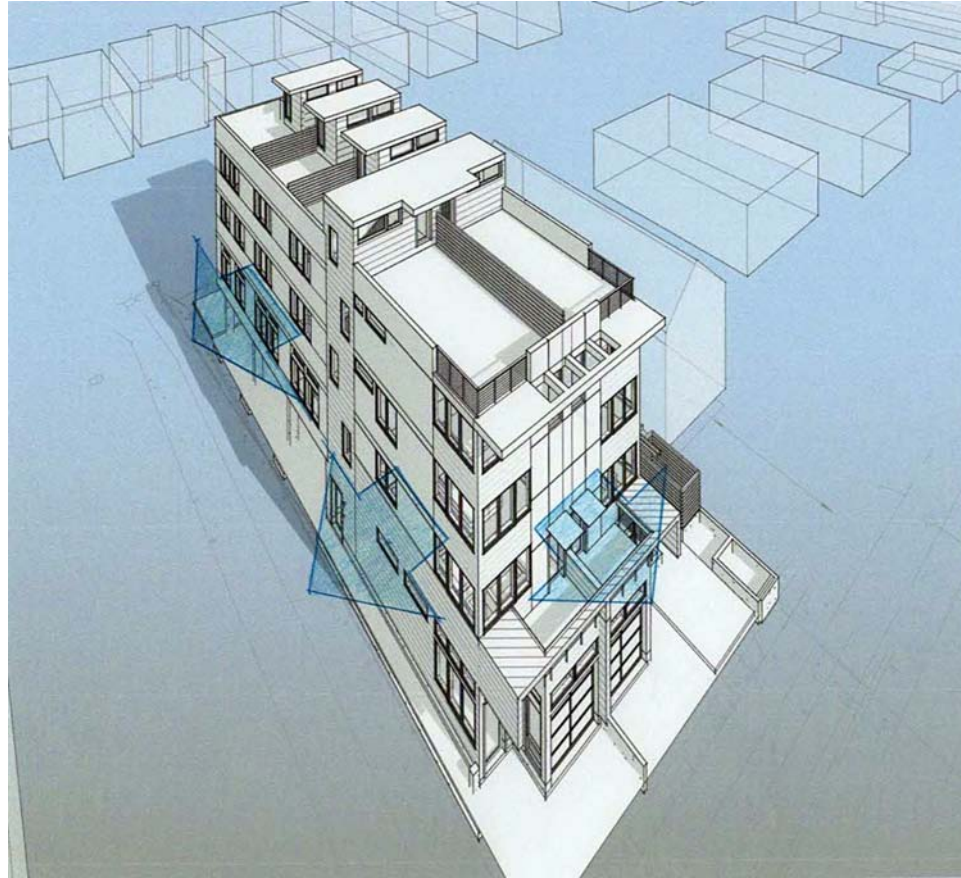
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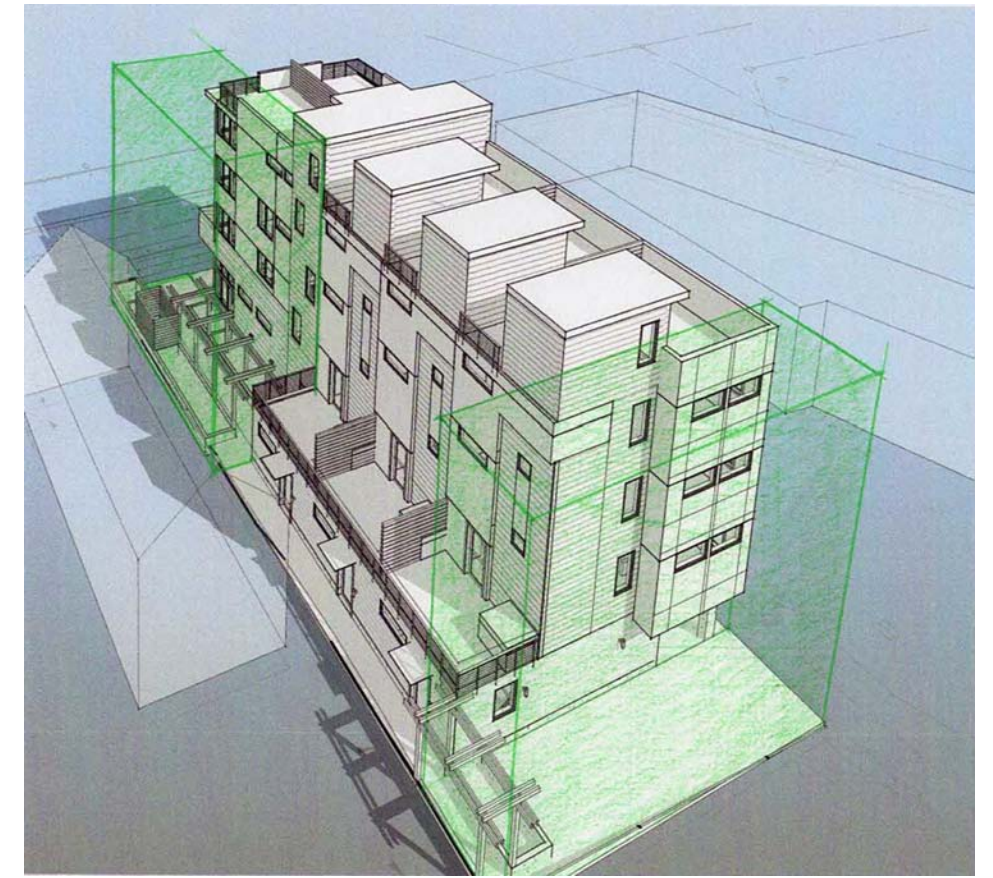
VIEW ORIENTED UNITS

THE GLAZING AT UNITS SHALL BE ORIENTED PRIMARILY TOWARDS THE OPEN SPACE CREATED BY THE STREET AND ALLEY TO THE SOUTH AND WEST. THIS FOCUSES THE LIVING SPACES AWAY FROM THE ADJACENT SINGLE FAMILY ZONES.



RECESSED CIRCULATION

THE VERTICAL CIRCULATION IS RECESSED FROM THE SETBACKS TO MODULATE THE BUILDING AND HELP BREAK DOWN THE MASS TO RELATE TO THE ADJACENT SINGLE FAMILY ZONE.



SINGLE FAMILY ADJACENT AMENITY SPACE

A SPACIAL BUFFER IS CREATED BETWEEN THE SINGLE FAMILY RESIDENCES TO THE NORTH AND EAST WITH THE PROPOSED MASSING. THIS SPACE WILL BE LANDSCAPED AND BE DESIGNED TO CREATE TRANSITIONAL SPACES FOR THE UNITS. BECAUSE THE UNITS ARE PRIMARILY ORIENTED SOUTH AND WEST THE RELATIONSHIP BETWEEN THE SINGLE FAMILY NEIGHBORS AND THE PROPOSED DESIGN IS A RELATIVELY PRIVATE ONE.

DESIGN GUIDELINES

STREAMLINED DESIGN REVIEW

Citwide Design Guidelines	Priority	DPD Notes	How the Design Guideline is Addressed
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Context and Site

CS1. Natural Systems and Site Features

A	Energy Use	Yes	As a compact infill site with a N-S orientation, form, siting and orientation are limited. Building planning allows for roof mounted solar panels
B	Sun Light and Natural Ventilation	Yes	Building Massing allows for every unit to have light from two sides. Large North, South and East setbacks reduce shading of adjacent yards and streetscape.
C	Plants and Habitat	Yes	There are no notable native species or features on the existing site. Proposed landscape features shall interconnect the site
D	Water	Yes	Proposed storm water drainage bioretention planters shall be integrated as landscape design elements

CS2. Urban Pattern and Form

A	Location in the City and Neighborhood	Yes	Orcas St and Rainier Ave S is a major intersection with a traffic signal. Our building program, setbacks, massing and materials signal the end of the commercial zone.
B	Relationship to the Block	Yes	Building Form and setbacks signal transition to lower density single family residential context

CS3. Architectural Context and Character

A	Emphasizing Positive Neighborhood Attributes	Yes	Live work ground floor design encourages pedestrian engagement.
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Public Life

PL1. Connectivity

A	Walkways and Connections	Yes	Amenity Areas and walkways connect street to alley in a semi-private way.
B	Outdoor Uses and Activities	Yes	Building setback allows Live - Work units to have a public presence

PL2. Walkability

A	Safety and Security	Yes	Pedestrian activity on the street and alley is encouraged with generous setbacks and multiple entries.
B	Weather Protection	Yes	All residential entries are protected from the weather.
C	Wayfinding	Yes	Trellis Structures and signage clearly demark residential entry sequence.

PL3. Street-Level Interaction

A	Entries	Yes	Live - Work entries open to an amenity area on Orcas street. Residential entries are more discretely located.
B	Residential Edges	Yes	Residential edges are respected and given space and detail consistent with use.

PL4. Active Transportation

A	Entry Locations and Relationships	Yes	Live - Work entries are on the street. Residential entries relate to adjacent single family scale.
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Design Concept

DC1. Project Uses and Activities

A	Arrangement of Interior Uses	Yes	Primary interior spaces are oriented to open space at streets and alley.
B	Vehicular Access and Circulation	Yes	Residential parking access is from Alley to the West.
C	Parking and Service Uses	Yes	Residential unit parking is discretely located off West alley.

DC2. Architectural Concept

A	Massing	Yes	Massing is delineated by use and within use, by function.
B	Architectural and Facade Composition	Yes	Windows size and shape along with material changes produce organized interesting facades.
C	Secondary Architectural Features	Yes	Trellis structure, deck railings, residential entry canopies and Live work garage doors are varied in texture and details. All provide cohesive visual interest.
D	Scale and Texture	Yes	See above
E	Form and Function	Yes	Material changes are organized primarily by the function of the space they enclose.

DC3. Open Space Concept

A	Building-Open Space Relationship	Yes	Open space is deliberately located adjacent to single family zoning to help transition between zones.
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DC4. Materials

A	Exterior Elements and Finishes	Yes	Exterior materials are durable, easy to maintain and appropriate for their intended use and location.
B	Lighting	Yes	Lighting is discretely located to provide safe nighttime access.
C	Trees, Landscape and Hardscape Materials	Yes	High quality landscape and hardscape accentuate pedestrian open spaces.



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DESIGN PRECEDENTS



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SITE PLAN



1 Site Plan SDR
1/16" = 1'-0"

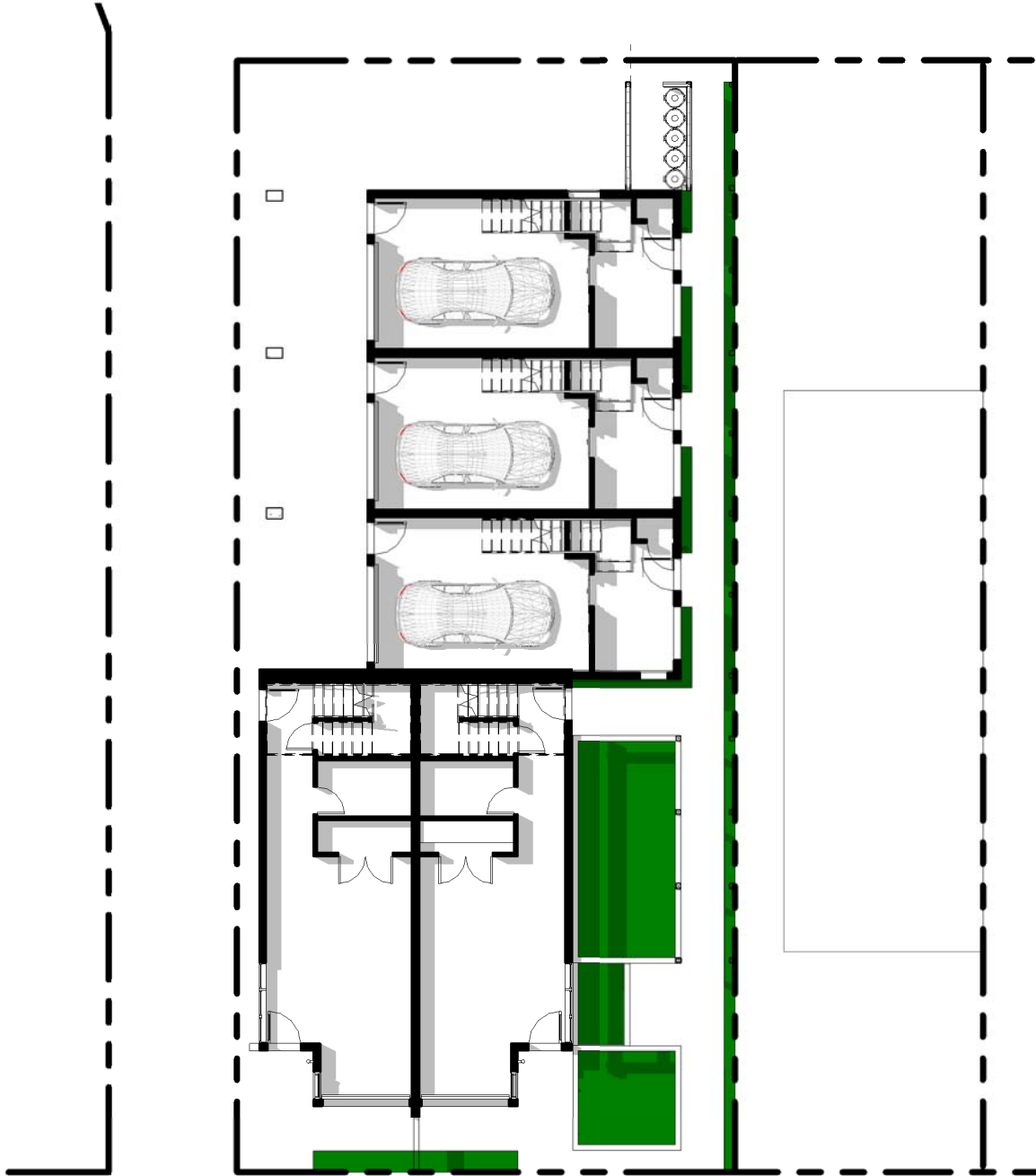
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① First Floor Plan
1/16" = 1'-0"



② Second Floor Plan
1/16" = 1'-0"

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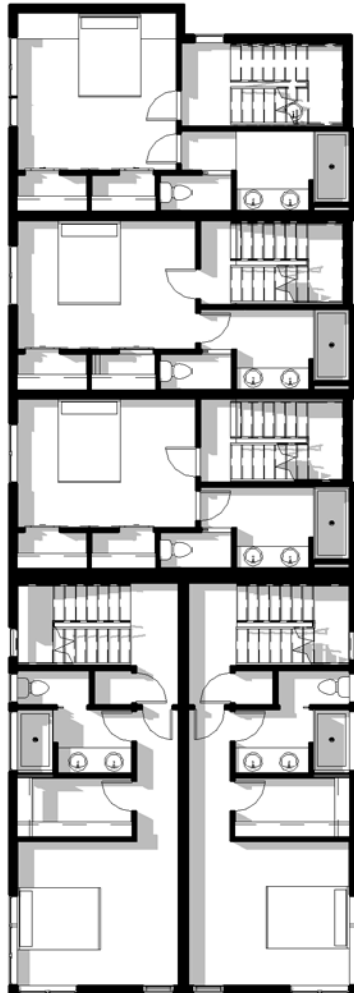


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① Third Floor Plan
1/16" = 1'-0"



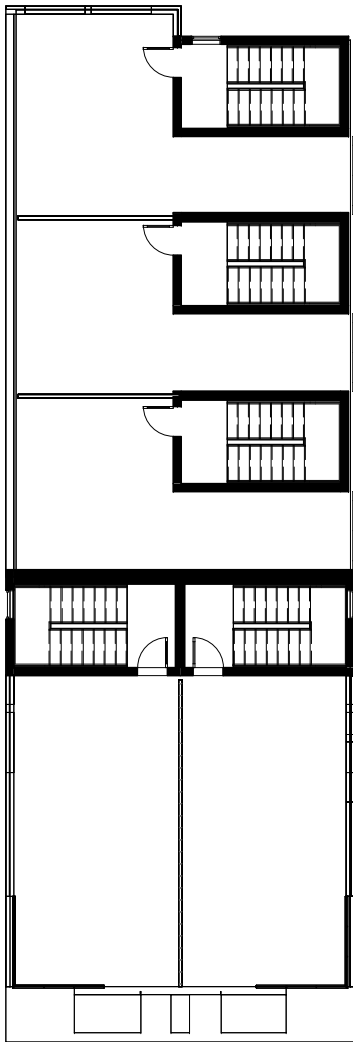
② Fourth Floor Plan
1/16" = 1'-0"

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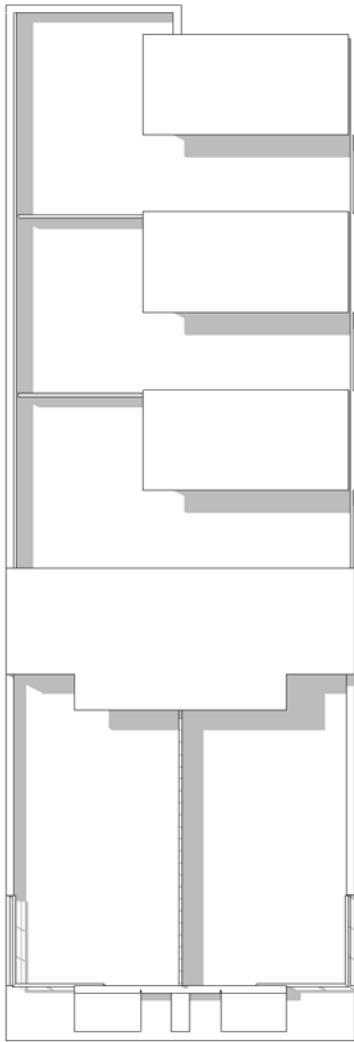


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① Penthouse Floor Plan
1/16" = 1'-0"



② Roof Plan
1/16" = 1'-0"

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BUILDING ELEVATIONS



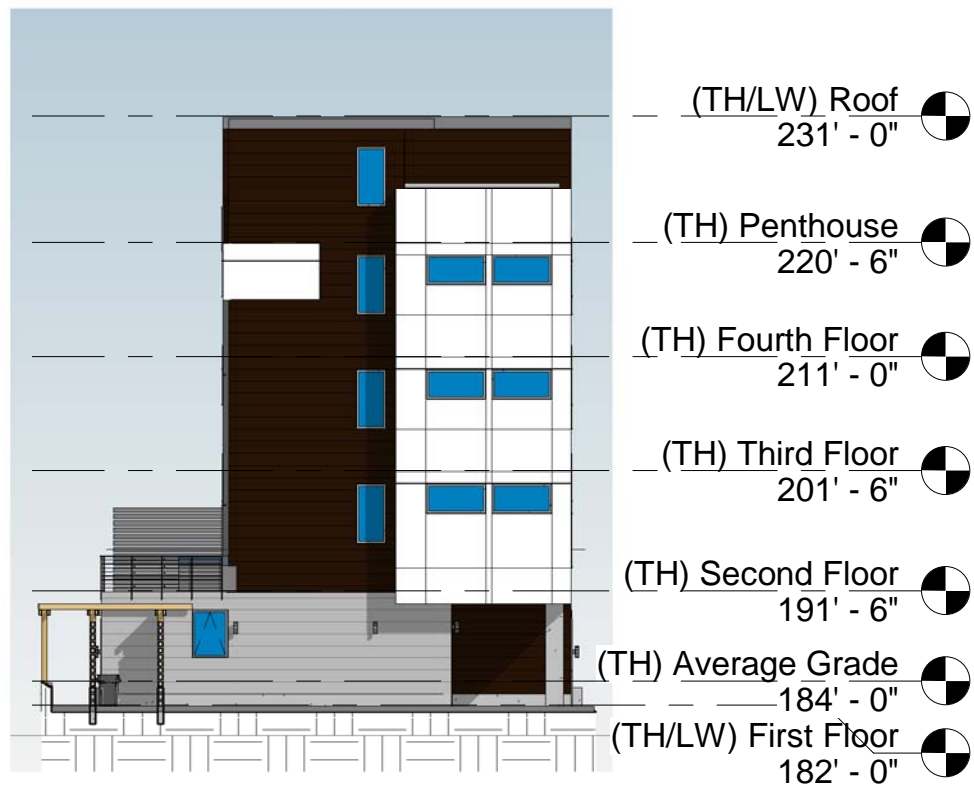
METAL ADDRESSING AND LIGHTING



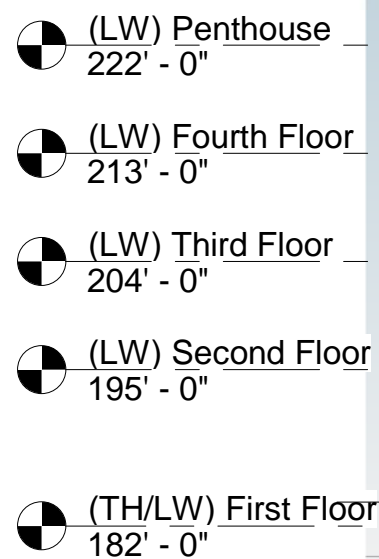
WOOD TRELLIS STRUCTURE



VINYL WINDOWS



② North Elevation
1/16" = 1'-0"



① East Elevation
1/16" = 1'-0"



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BUILDING ELEVATIONS



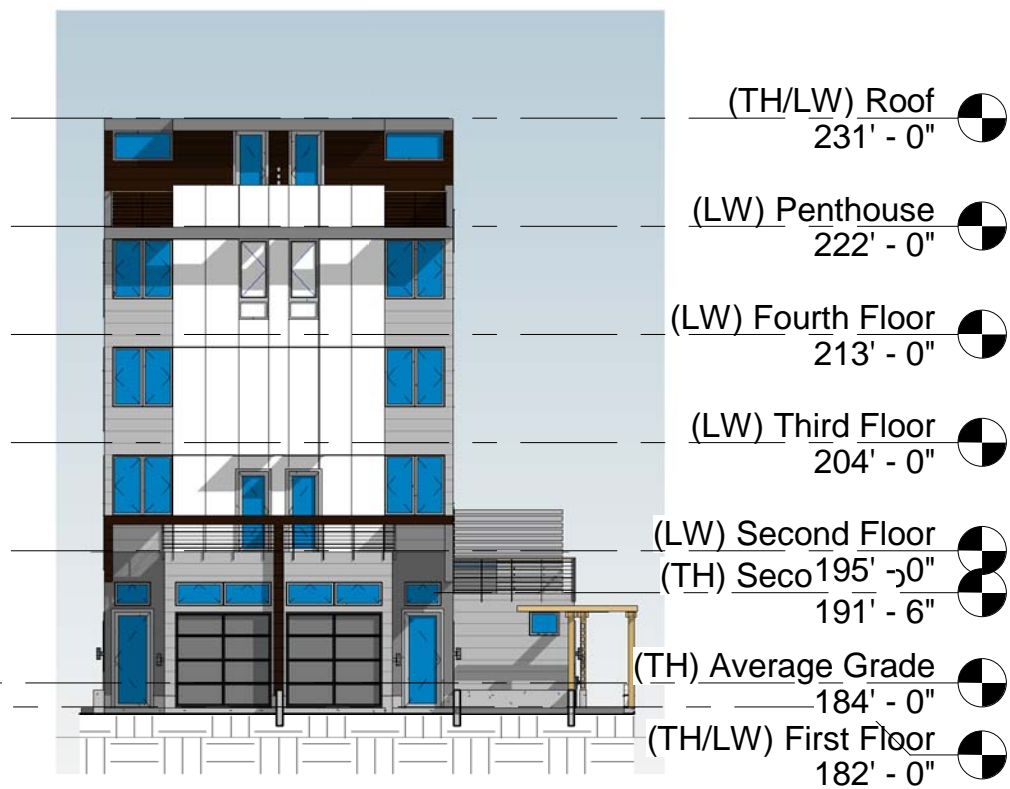
CORRUGATED STEEL



STAINED WOOD



PAINTED CEMENT BOARD



① South Elevation
1/16" = 1'-0"



② West Elevation
1/16" = 1'-0"

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BUILDING SECTION



① N-S Building Section
1/16" = 1'-0"

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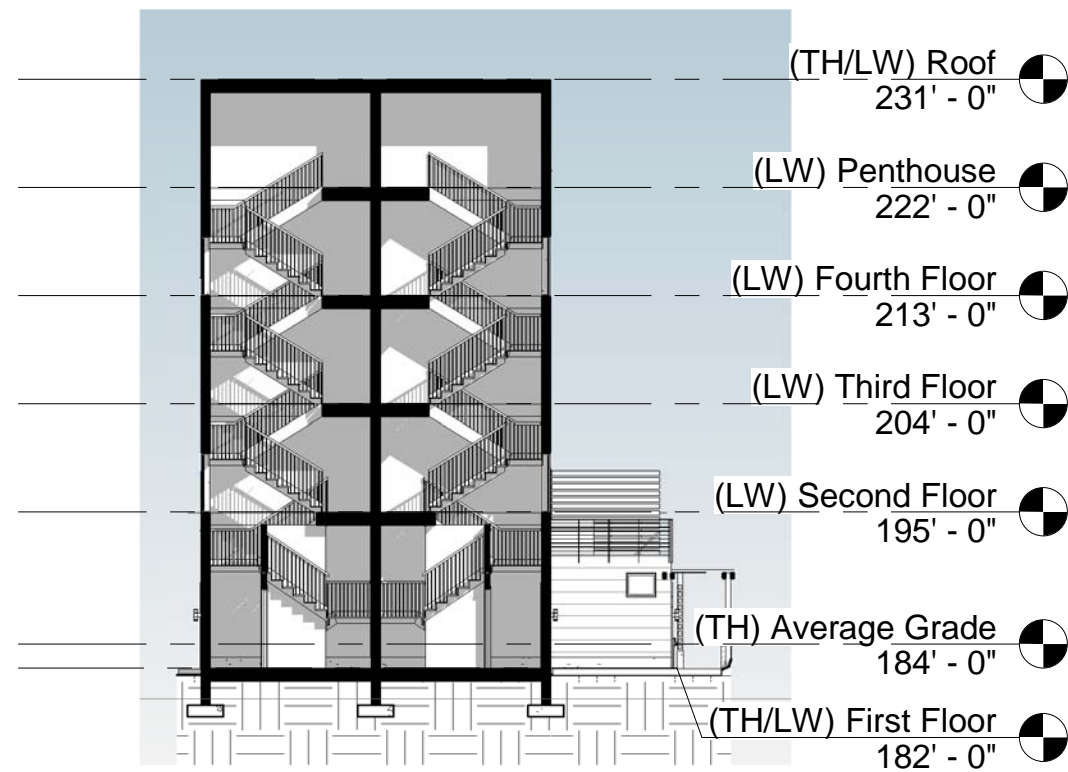
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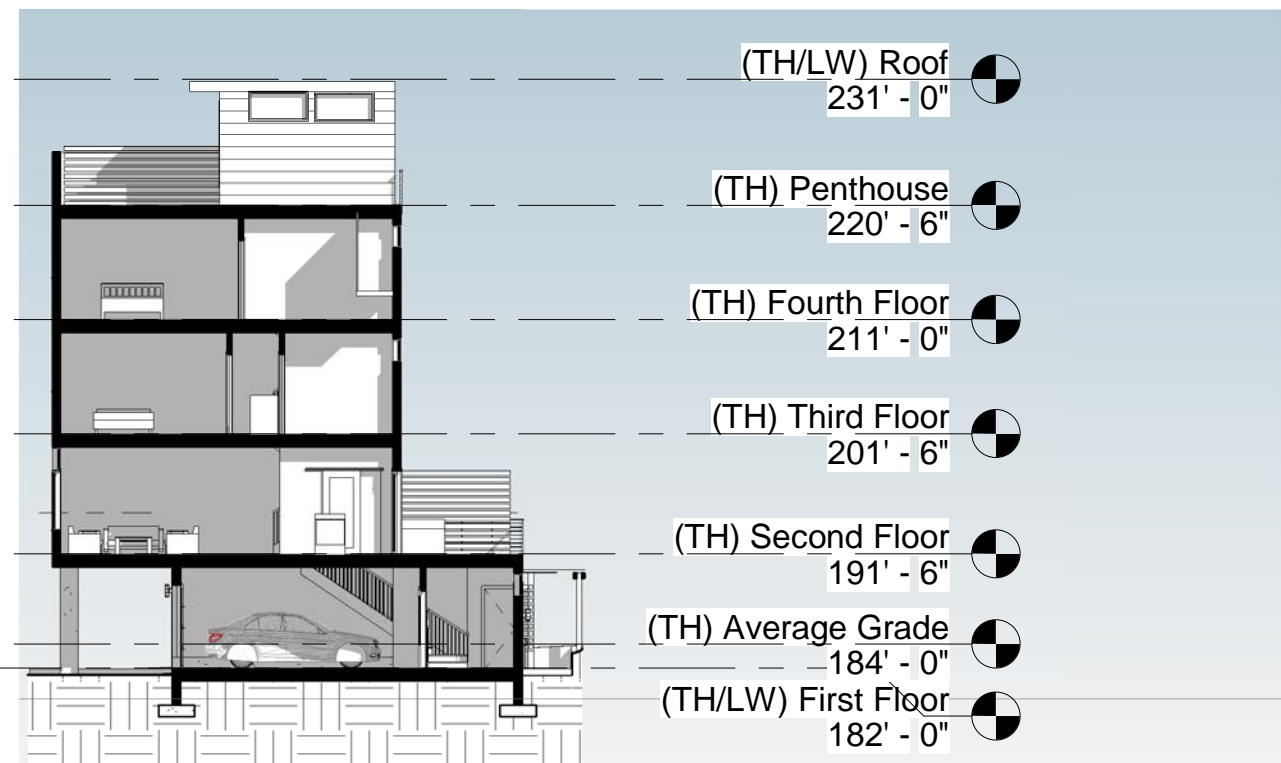


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BUILDING SECTIONS



① Live Work Stair Section
1/16" = 1'-0"



② Townhouse E-W Section
1/16" = 1'-0"

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LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	
	<i>Acer griseum</i> / Paperbark Maple	15' Cal	
	<i>Carpinus caroliniana</i> / American Hornbeam Street Tree	2" Cal	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	
	<i>Calluna vulgaris</i> 'Wickwar Flame' / Wickwar Flame Heather	1 gal	
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal	
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal	
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal	
	<i>Juncus effusus</i> / Soft Rush	1 gal	
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal	
	<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry	5 gal	
SHADE PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	
	<i>Blechnum spicant</i> / Deer Fern	1 gal	
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal	
	<i>Helleborus niger</i> 'H&C Jacob' / Christmas Rose	1 gal	
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal	
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	
VINES	BOTANICAL NAME / COMMON NAME	SIZE	
	<i>Actinidia kalamikta</i> / Actinidia	1 gal	
	<i>Akebia quinata</i> / Chocolate Vine	1 gal	
	<i>Clematis armandii</i> 'Snowdrift' / Evergreen Clematis	1 gal	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	<i>Leptinella squalida</i> 'Platt's Black' / New Zealand Brass Buttons	4" pot	12" o.c.
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny	4" pot	18" o.c.
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	4" pot	24" o.c.
SITE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	1/8" Drain Rock	N/A	



American Hornbeam



Golden Sweetflag



Soft Rush



Japanese Sedge



Helleborus



Heather



Ice Dance Carex



Liriope



Deer Fern



Elderberry



Snowdrift Clematis

LANDSCAPE PLAN



① Landscape Plan
1/16" = 1'-0"

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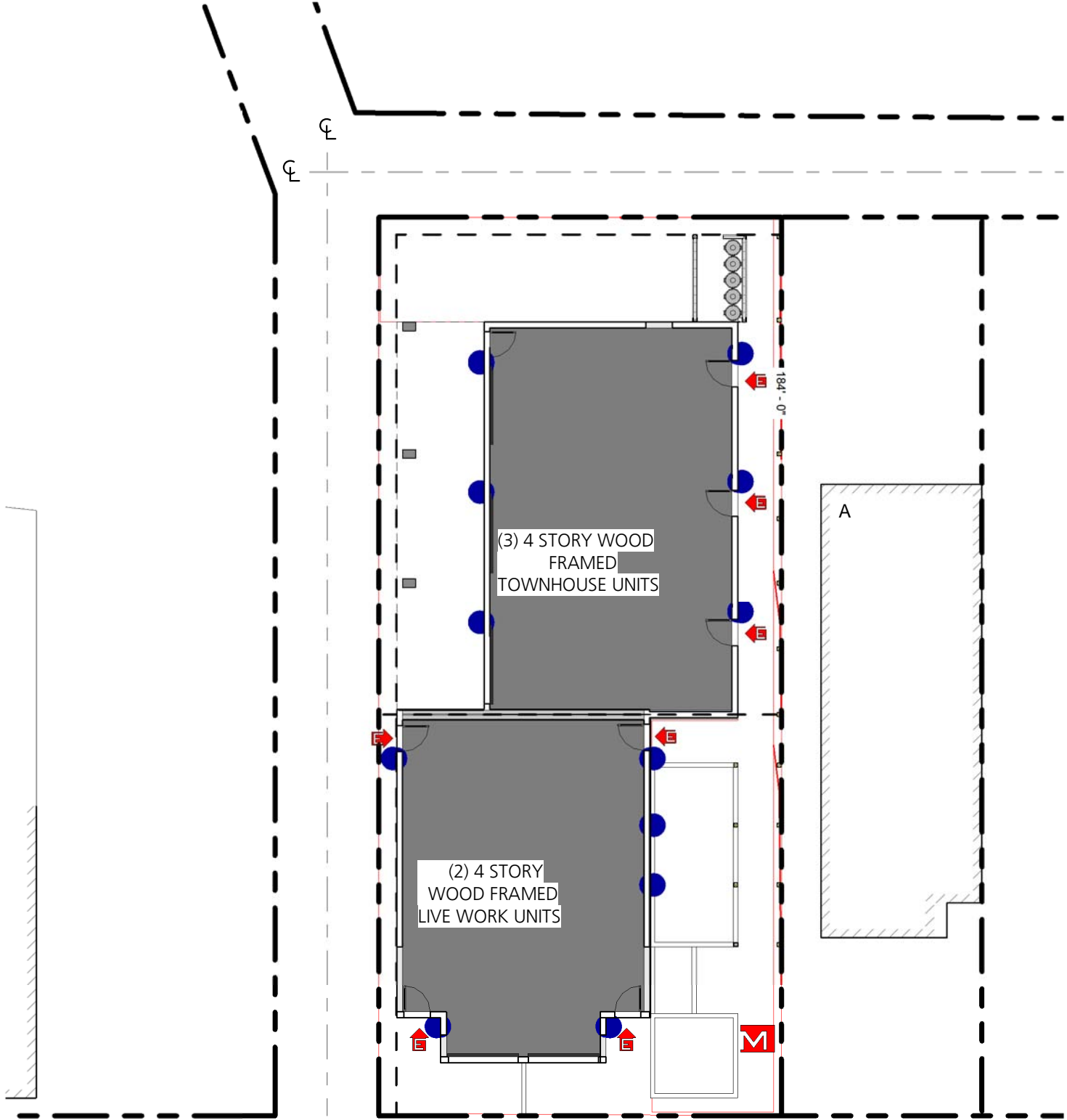


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SITE LIGHTING PLAN



1 lighting plan
1/16" = 1'-0"

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1 View From Alley Looking SE



3 Aerial View From SE

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