Looking Southwest from 15th Ave NW

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Project Information

Address: 7757 15th Ave NW, Seattle, WA 98117

Project Number: 3031576

Legal Description: LOT 30 IN BLOCK 5 OF BURKE & FARRAR'S FIFTH ADDITION TO THE CITY OF SEATTLE, PER PLAT RECORDED IN VOLUME 18 OF PLATS, PAGE 79, RECORDS OF KING COUNTY;
EXCEPT THE EAST 12 FEET THEREOF, CONDEMNED FOR WIDENING OF 15TH AVENUE NORTHWEST IN KING COUNTY SUPERIOR COURT CAUSE NO. 206194 UNDER ORDINANCE NO. 52039 OF THE CITY OF SEATTLE.

Parcel #: 1232001200

Site Area: 3,679sf

Zoning: NC2P-40

Overlays: Pedestrian Area

Misc: Freq Transit (Confirmed) & Parking Flexibility Area

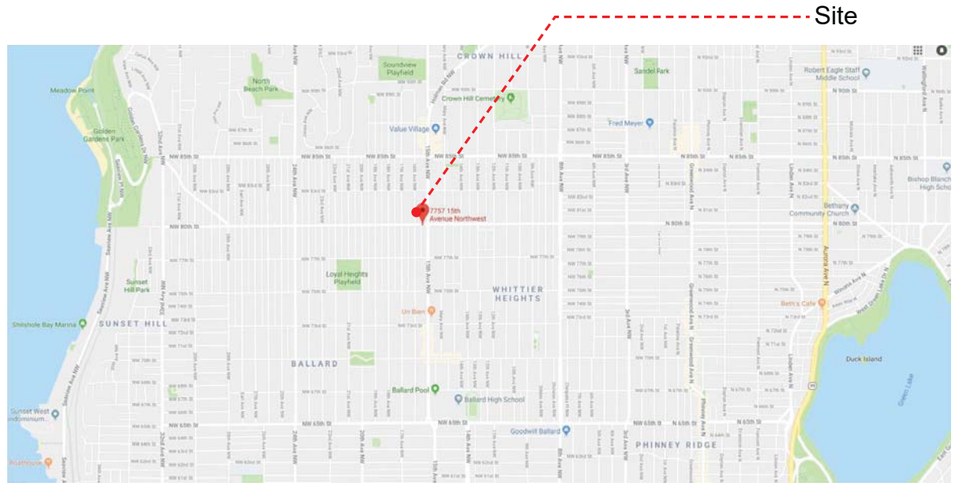
ECA: None

Existing Use: Existing Retail and Vacant Lot

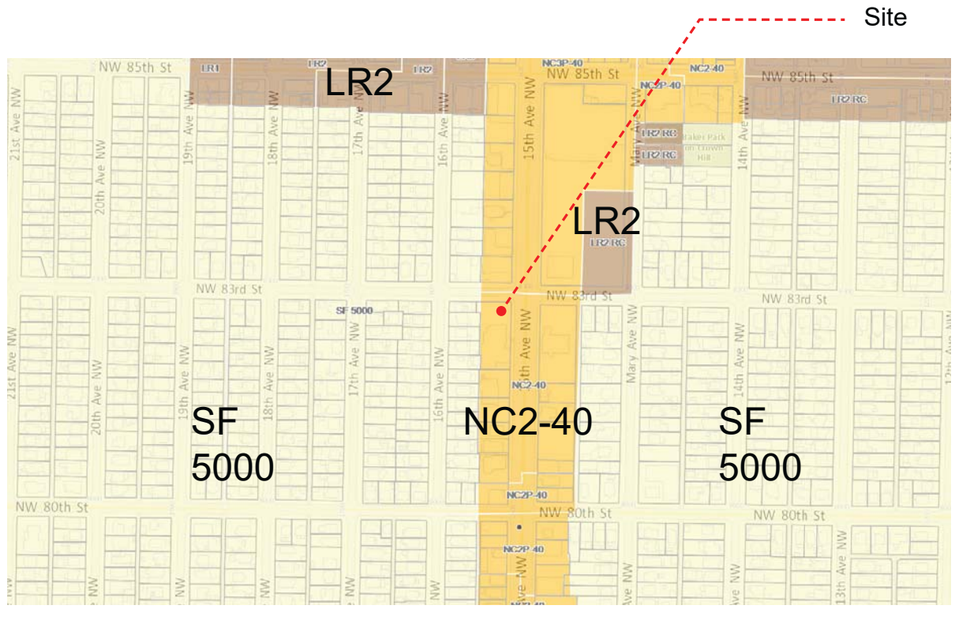
Max FAR: 3.0 for Single Use or 3.25 for Mixed-Use (With No Single Use to Exceed 3.0)

Height: 44' w/ Bonus for 13' Floor to Floor at Street Level

Parking: Per Use & Frequent Transit Confirmed. None Required for Commercial Less than 1500sf. Car Share Stall Reduces Stall Req's by 1 Stall.



Context Map



Zoning Map

Net Area Summary (Inside Face of Wall)

Net Area Summary (Inside Face of Wall)		
Name	Area	Number
Level 1		
SEDU Unit S1	298 SF	Level 1
SEDU Unit S2	310 SF	Level 1
Stair B	136 SF	Level 1
Corridor	102 SF	Level 1
Elev 1	75 SF	Level 1
Stair A	138 SF	Level 1
1 BR+ Den Unit A1	432 SF	Level 1
Level 1: 7	1492 SF	
Level 2		
1 BR + Den Unit A1	432 SF	Level 2
Stair A	138 SF	Level 2
Elev 1	75 SF	Level 2
1 BR + Den Unit A2	479 SF	Level 2
SEDU Unit S4	312 SF	Level 2
SEDU Unit S3	315 SF	Level 2
Corridor	107 SF	Level 2
Stair B	136 SF	Level 2
SEDU Unit S2	310 SF	Level 2
SEDU Unit S1	298 SF	Level 2
Level 2: 10	2603 SF	
Level 3		
SEDU Unit S2	310 SF	Level 3
Stair B	136 SF	Level 3
Corridor	107 SF	Level 3
Elev 1	75 SF	Level 3
SEDU Unit S5	297 SF	Level 3
SEDU Unit S4	313 SF	Level 3
SEDU Unit S3	315 SF	Level 3
SEDU Unit S6	310 SF	Level 3
SEDU Unit S1	298 SF	Level 3
Level 3: 9	2160 SF	
Level 4		
SEDU Unit S1	298 SF	Level 4
SEDU Unit S2	310 SF	Level 4
Stair B	136 SF	Level 4
Corridor	107 SF	Level 4
Elev 1	75 SF	Level 4
SEDU Unit S5	314 SF	Level 4
SEDU Unit S4	312 SF	Level 4
SEDU Unit S3	315 SF	Level 4
SEDU Unit S6	310 SF	Level 4
Level 4: 9	2178 SF	
Level P1		
Commercial	1141 SF	Level P1
Res Lobby	85 SF	Level P1
Waste	116 SF	Level P1
Stair B	136 SF	Level P1
Stair A	138 SF	Level P1
Elev 1	75 SF	Level P1
Fire	58 SF	Level P1
MEP	52 SF	Level P1
Level P1: 8	1802 SF	
Roof Deck		
Penthouse Stair B	136 SF	Roof Deck
Elev 1	75 SF	Roof Deck
Elev Lobby	44 SF	Roof Deck
Roof Deck: 3	255 SF	
Grand total: 46	10490 SF	

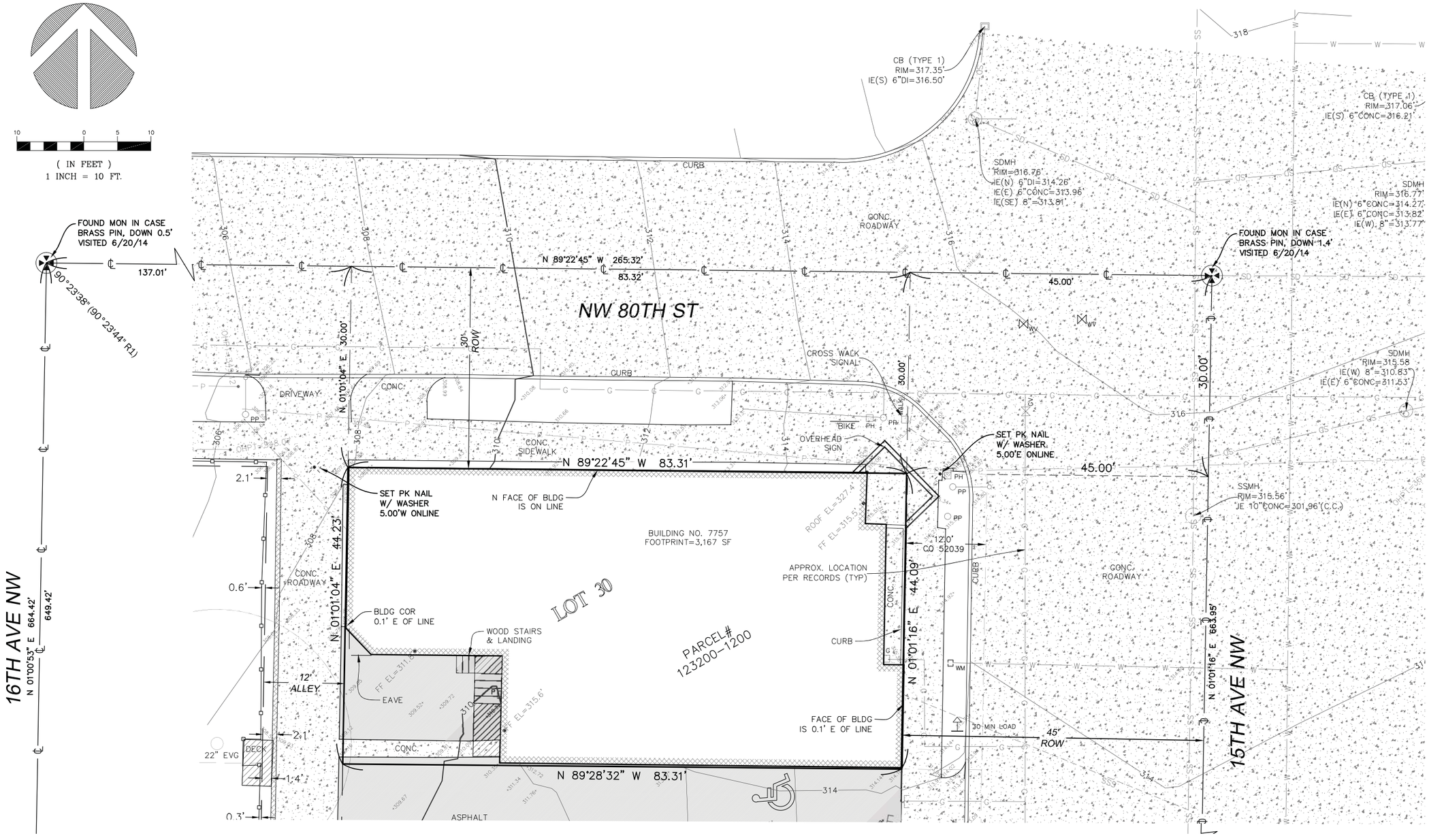
FAR Square Footage Calculation

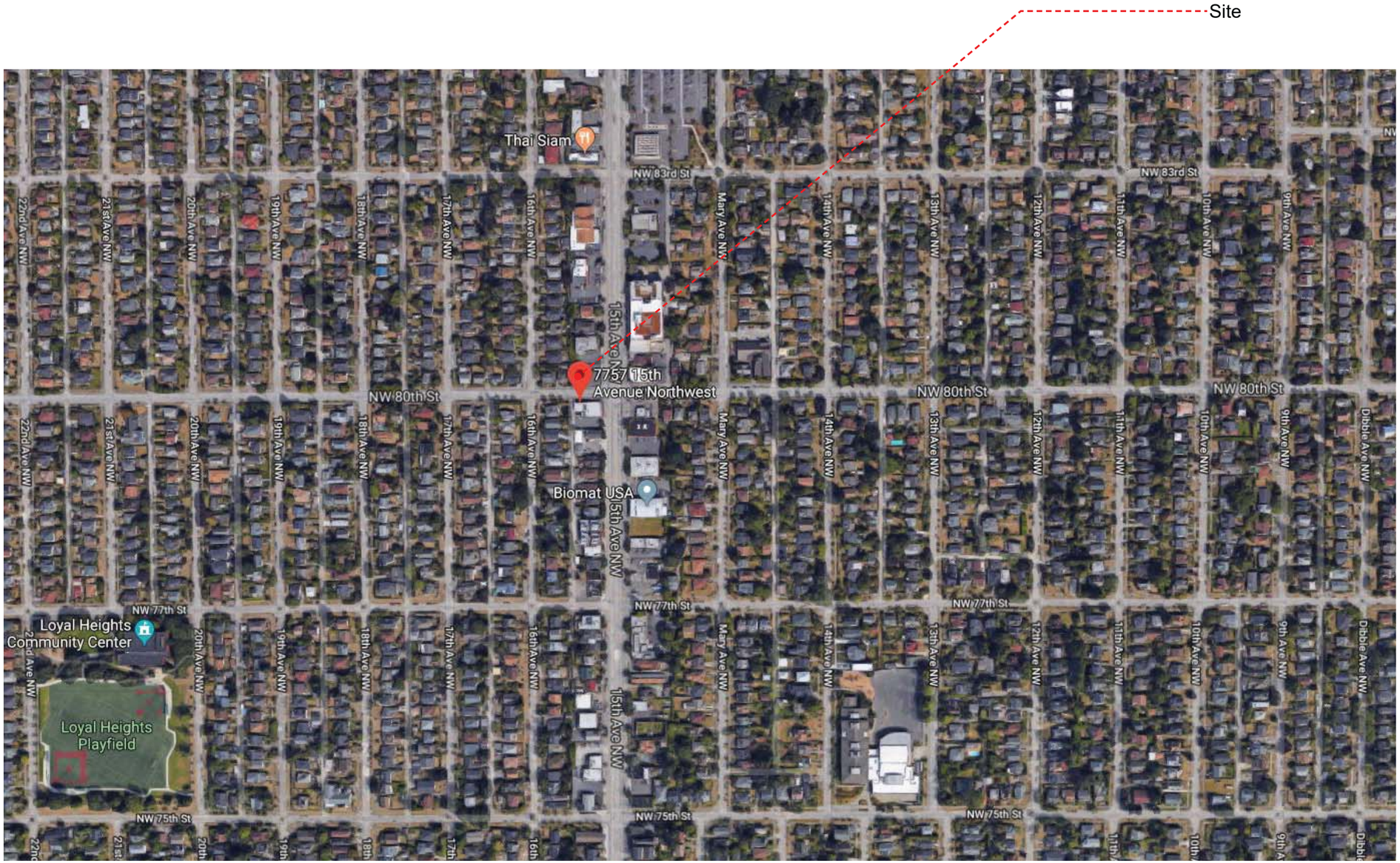
Area Schedule (FAR Calculation)		
Level	Name	Area
Level P1		1857 SF
		1857 SF
Level 1		1641 SF
		1641 SF
Level 2		2827 SF
		2827 SF
Level 3		2351 SF
		2351 SF
Level 4		2368 SF
		2368 SF
Roof Deck	Elev Lobby	44 SF
Roof Deck	Elev 1	75 SF
Roof Deck	Stair B	136 SF
		255 SF
Grand total: 8		11300 SF

FAR

FAR Allowed :3,679 X 3.25 = 11,956.75 **sf Max**

Total Proposed: 11,300 sf < 11,956.75 sf, **Complies**


10 0 5 10
(IN FEET)
1 INCH = 10 FT.
FOUND MON IN CASE BRASS PIN, DOWN 0.5' VISITED 6/20/14
137.01'
90°23'38" (90°23'44" R1)
16TH AVE NW
N 01°00'53" E 664.42' 649.42'
NW 80TH ST
30' ROW
N 89°22'45" W 265.32'
83.32'
45.00'
CURB
CONC. ROADWAY
CB (TYPE 1) RIM=317.35' IE(S) 6"DI=316.50'
CB (TYPE 1) RIM=317.06' IE(S) 6"CONC=316.21'
SDMH RIM=316.76' IE(N) 6"DI=314.26' IE(E) 6"CONC=313.96' IE(SE) 6"=313.81'
SDMH RIM=316.77' IE(N) 6"CONC=314.27' IE(E) 6"CONC=313.82' IE(W) 8"=313.77'
FOUND MON IN CASE BRASS PIN, DOWN 1.4' VISITED 6/20/14
SDMH RIM=315.58' IE(W) 8"=310.83' IE(E) 6"CONC=311.53'
SSMH RIM=315.56' JE 10"CONC=301.96'(C.C.)
30.00'
N 01°01'04" E 30.00'
DRIVEWAY
CONC.
CROSS WALK SIGNAL
BIKE PH
OVERHEAD SIGN
CONC. SIDEWALK
N 89°22'45" W 83.31'
SET PK NAIL W/ WASHER 5.00'W ONLINE
N FACE OF BLDG IS ON LINE
SET PK NAIL W/ WASHER 5.00'E ONLINE
45.00'
2.1'
0.6'
N 01°01'04" E 44.23'
CONC. ROADWAY
BUILDING NO. 7757
FOOTPRINT=3,167 SF
ROOF EL=327.4
FF EL=315.5
12.0'
CO 52039
APPROX. LOCATION PER RECORDS (TYP)
CURB
CONC.
N 01°01'16" E 44.09'
LOT 30
PARCEL# 123200-1200
BLDG COR 0.1' E OF LINE
WOOD STAIRS & LANDING
12' ALLEY
EAVE
FF EL=311.2
FF EL=315.6'
2.1'
22" EVG
DECK
1.4'
0.3'
CONC.
N 89°28'32" W 83.31'
ASPHALT
FACE OF BLDG IS 0.1' E OF LINE
30 MIN LOAD
45' ROW
N 01°01'16" E 663.95'
15TH AVE NW


Site
Thai Siam
NW 83rd St
NW 80th St
NW 77th St
NW 75th St
7757 15th Avenue Northwest
15th Ave NW
Mary Ave NW
Biomat USA
Loyal Heights Community Center
Loyal Heights Playfield
22nd Ave NW
21st Ave NW
20th Ave NW
19th Ave NW
18th Ave NW
17th Ave NW
16th Ave NW
14th Ave NW
13th Ave NW
12th Ave NW
11th Ave NW
10th Ave NW
9th Ave NW
Dibble Ave NW

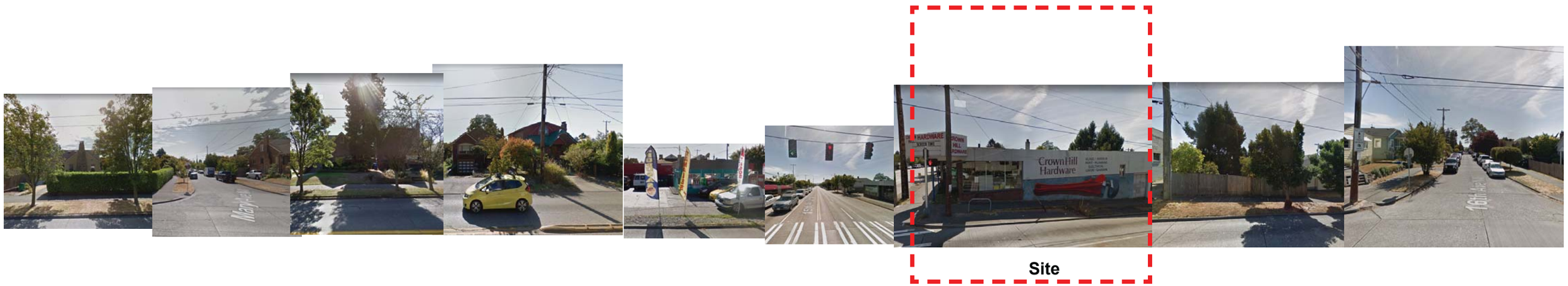
Context Map

Site
Residential
Commercial

Surrounding Use Map

Looking West on 15th Ave NW

Looking West on 15th Ave NW



Looking Southwest from NW 80th St

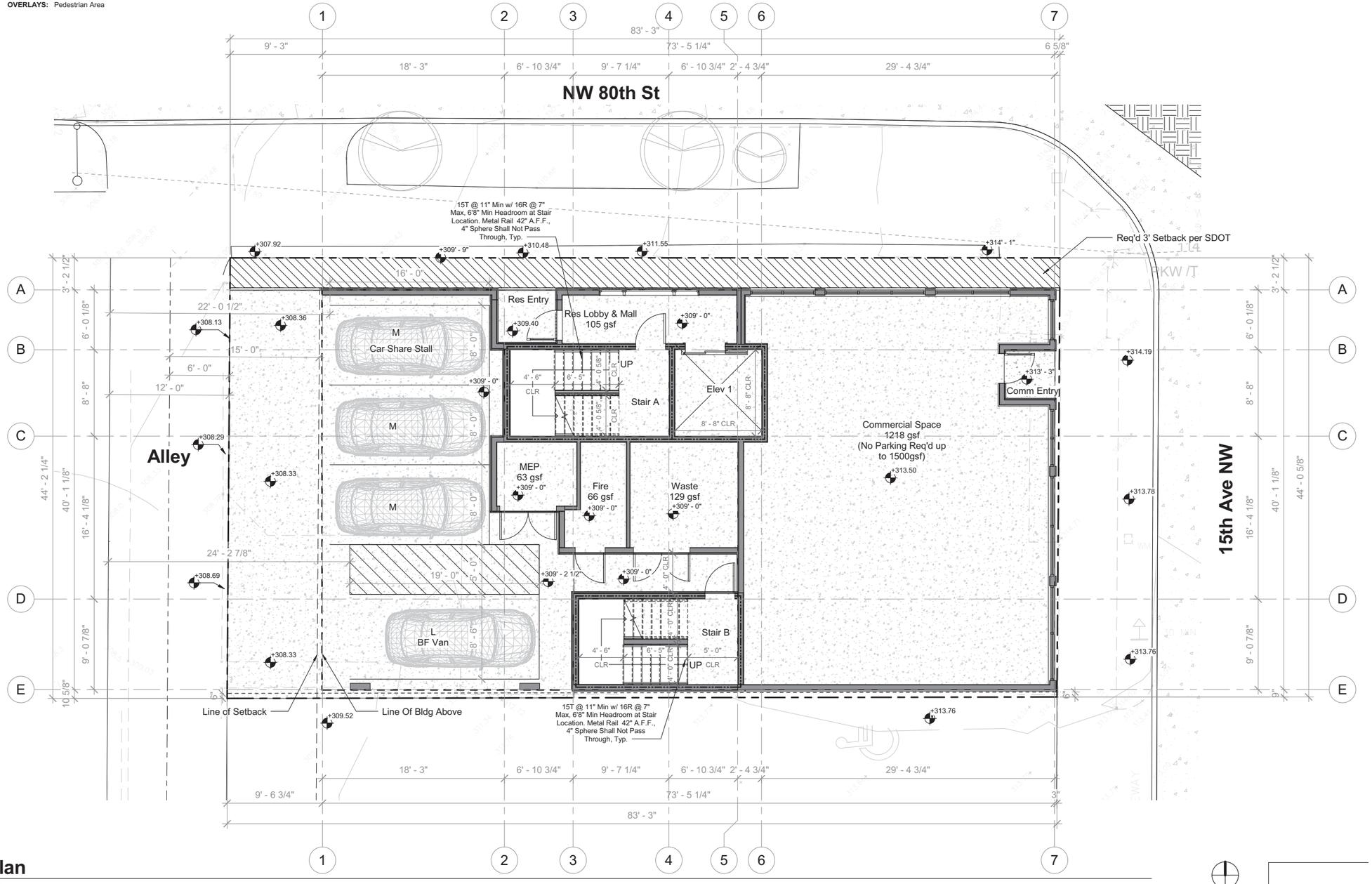
Seattle Design Guidelines	Design Response
CS1. Natural Systems and Site Features B. Sunlight and Natural Ventilation	The commercial space utilizes a large floor to ceiling aluminum storefront to maximize natural daylighting. The residential uses from level 1 thru level 4 have a high percentage of glazing along 15th Ave NW and the alley to allow to natural light to reach the back of each unit. Shading on the adjacent properties to the West is minimized by centrally locating the stair penthouses on our site. **(CS1-B)**
CS2. Urban Pattern and Form B. Adjacent Sites, Streets and Open Spaces C. Relationship to the Block D. Height, Bulk, And Scale	The proposed design makes a strong connection to 15th Ave NW and NW 80th St thru the use of high quality materials, glass canopies, various building setbacks and landscaping. The street trees along with the additional 3 foot planting strip along NW 80th help break down the scale of the streetscape and provide additional open space at the ground level. **(CS2-B)** Vibrant aluminum glass storefronts along with steel and glass canopies make this project a highly visible focal point at the corner of the intersection. The building mass is built out to the corner to provide a strong urban edge while still providing a 3' setback along NW 80th St to give additional space to pedestrians. **(CS2-C)** This project creates a successful design concept while still being sensitive and respectful of the adjacent single family properties to the West. The existing alley along separates our site from the single family zones to the West and creates a natural buffer. Trees along the West side of the roof deck and vertical cedar wood screens along the West facade provide privacy and better respect the adjacent lots. Additionally, the stair and elevator penthouses are centrally located to help reduce the height, bulk and scale of the building along the West facade as well as minimize shading onto the single family homes. The massing is further broken down along the West facade with the use of an opening railing at the roof deck, being mindful of the portion and scale of the windows. White fiber cement panels along the West facade also brighten up the space between the our site and the adjacent buildings. **(CS2-D)**
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	The proposed design is mindful of the existing established architectural context. The use of high quality materials such as brick, aluminum storefront, cedar wood screens, and glass canopies fits in with the character of the surrounding context along 15th Ave NW. **(CS3-A)**
PL1. Open Space Connectivity A. Network of Open Spaces	The large sidewalk and planting strips along the street frontage increase the quality of the streetscape and help foster human interaction. The street trees and glass canopies provide weather protection for pedestrians. **(PL1-A)**
PL2. Walkability B. Safety and Security C. Weather Protection	The highly visible aluminum storefronts increase the quality of the street-level transparency and help provide natural lighting along for the public sidewalks. Additional lighting fixtures at the commercial and residential entries also illuminate the pathways. **(PL2-B)** A steel and glass canopy along the street frontage was essential to the overall design concept as it encourages pedestrian interaction and provides much needed weather protection. Street trees also provide natural weather protection at the street. Human-scaled architectural elements such as gray brick is used below the canopies to create a people-friendly space. **(PL2-C)**

Seattle Design Guidelines	Design Response
PL3. Street Level Interaction A. Entries B. Residential Edges C. Retail Edges	The commercial entrance is positioned along the principle pedestrian street, 15th Ave NW and the main residential entrance is positioned along NW 80th St. The entries are separated enough to provide a private entrance for the residential tenants. Each entry is protected by a steel and glass canopy to make the spaces more welcoming. The gray brick and the use of natural landscaping at level 1 help break down the scale and create a high quality street-level facade. **(PL3-A)** Each entrance is setback from the property line to create a buffer from the public sidewalk and better transition from one type of space to the another. The ground level residential entrance is positioned along NW 80th St to provide more security and privacy. **(PL3-B)** The retail edges along the street-level street facing facades are high visible to promote interaction with the building interiors. The 3 foot planting strip along NW 80th St increases the depth of the Right-of-Way for more human-interaction. **(PL3-C)**
PL4. Active Transit B. Planning Ahead for Bicyclists C. Planning Ahead for Transit	The accessible roof deck provides parking for 30 bicycle stalls to maximize convenience to the residents and promote active transportation. **(PL4-B)** This site is designated as a frequent transit zone, therefore, residents have easy access to transportation. The proposed design includes a shared parking stall along the alley that will be leased by a car-sharing company as another means of transportation. **(PL4-C)**
DC1. Project Uses and Activities C. Parking and Service uses	Parking is located along the alley and accessed via the curb cut along NW 80th St. Parking is located under the building cantilever to help naturally screen the parking. **(DC1-C)**
DC2. Architectural Concept A. Massing B. Architectural and facade composition C. Secondary Architectural Features D. Scale and texture	The overall mass is reduced by various setbacks along NW 80th St. The common deck at level 2 and the unenclosed stairs at levels 3 and 4 help further break down the mass. **(DC2-A)** Each facade is composed of high quality materials and architectural expressions to ensure each facade is attractive and well designed. The overall concept wraps around the West facade to provide an attractive facade along the alley. **(DC2-B)** Setting back portions of the building along NW 80th St gives depth to the facades. The common lower level deck engages the street with the use of plantings and open railings. The vertical cedar wood screens along the facades dual as a shading device and an architectural element that breaks down the facade. The gray brick at the lower level contrasts the white fiber cement panels at the levels above to give the building a strong base. **(DC2-C)** The design of the building is expressed via scale and the use of high quality materials especially at the street level. The fenestration is broken down into smaller windows with vertical wood screens to further express the design concept. **(DC2-D)**
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	To enhance the design concept this proposal uses high quality materials such as gray brick, aluminum storefront, white fiber cement panels, vertical cedar fins, cedar wood, and steel & glass canopies. These materials are durable and attractive as they will create a well constructed building. **(DC4-A)** Natural landscaping at the ground level, lower deck and the roof deck is thoughtfully designed to reinforce the design concept and accent the building materials. The proposed trees provide natural weather protection and privacy. **(DC4-D)**

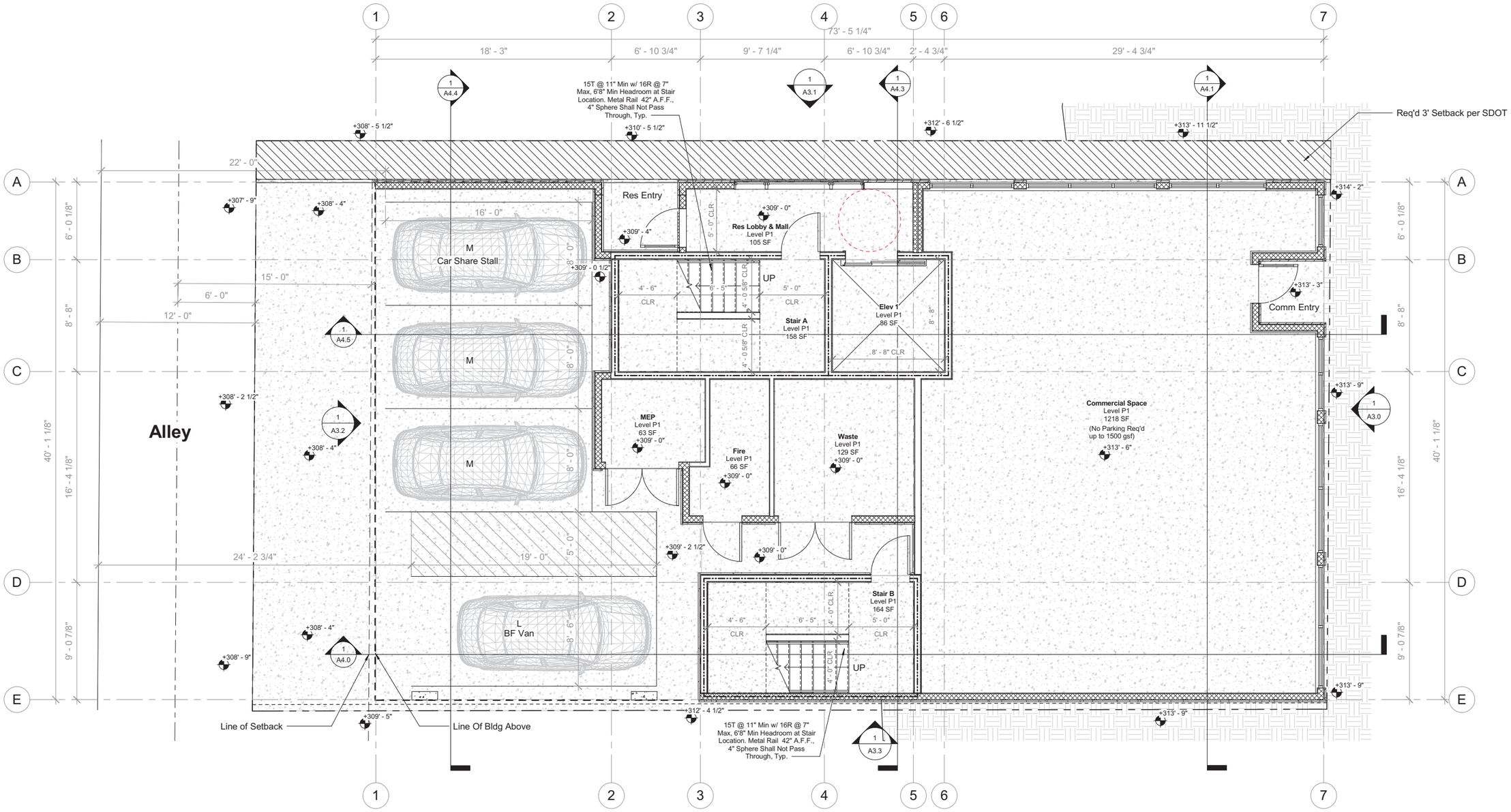
Looking Southwest From 15th Ave NW

Looking West on NW 80th St

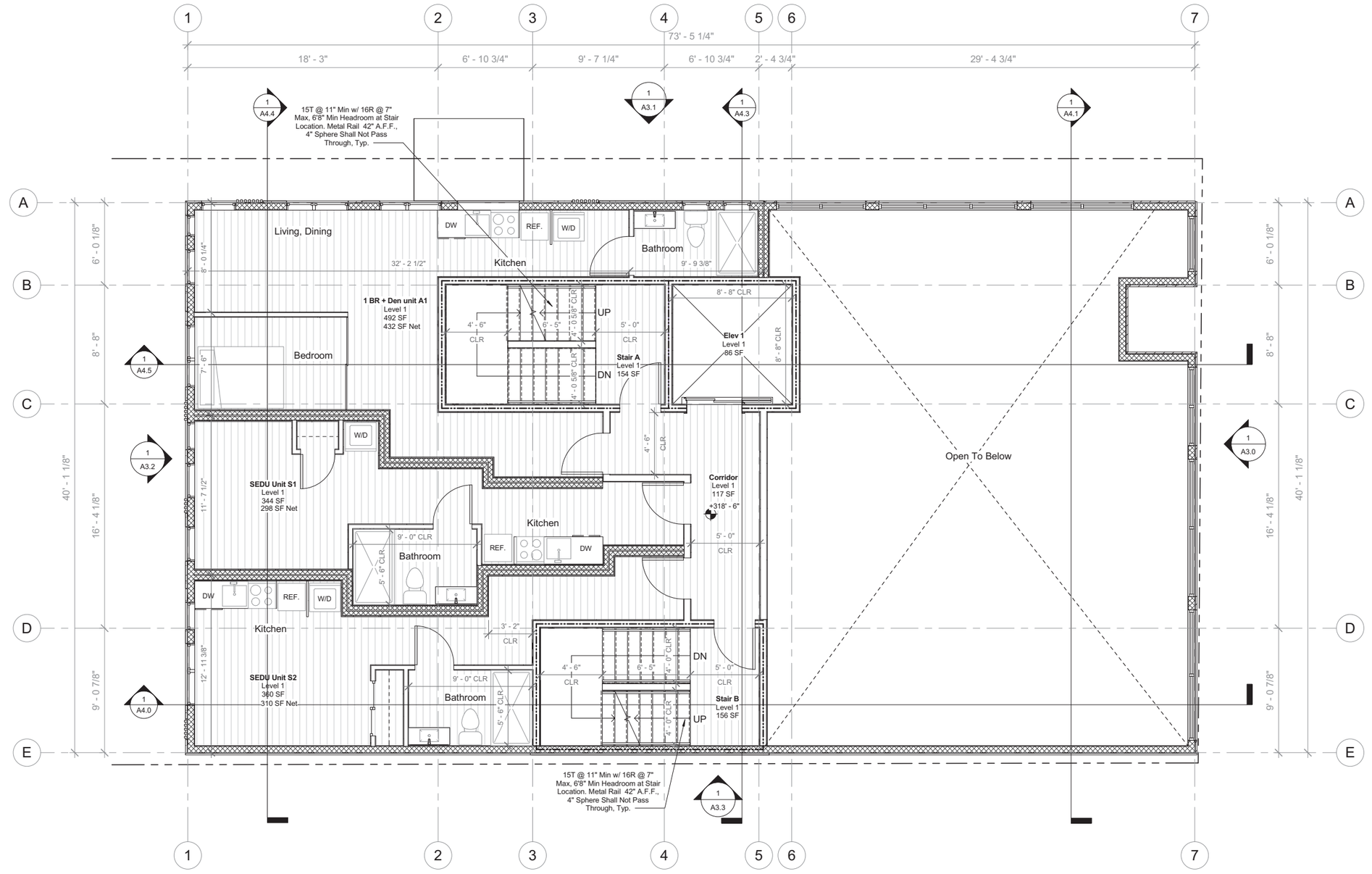
OVERLAYS: Pedestrian Area



1 Site Plan
3/16" = 1'-0"

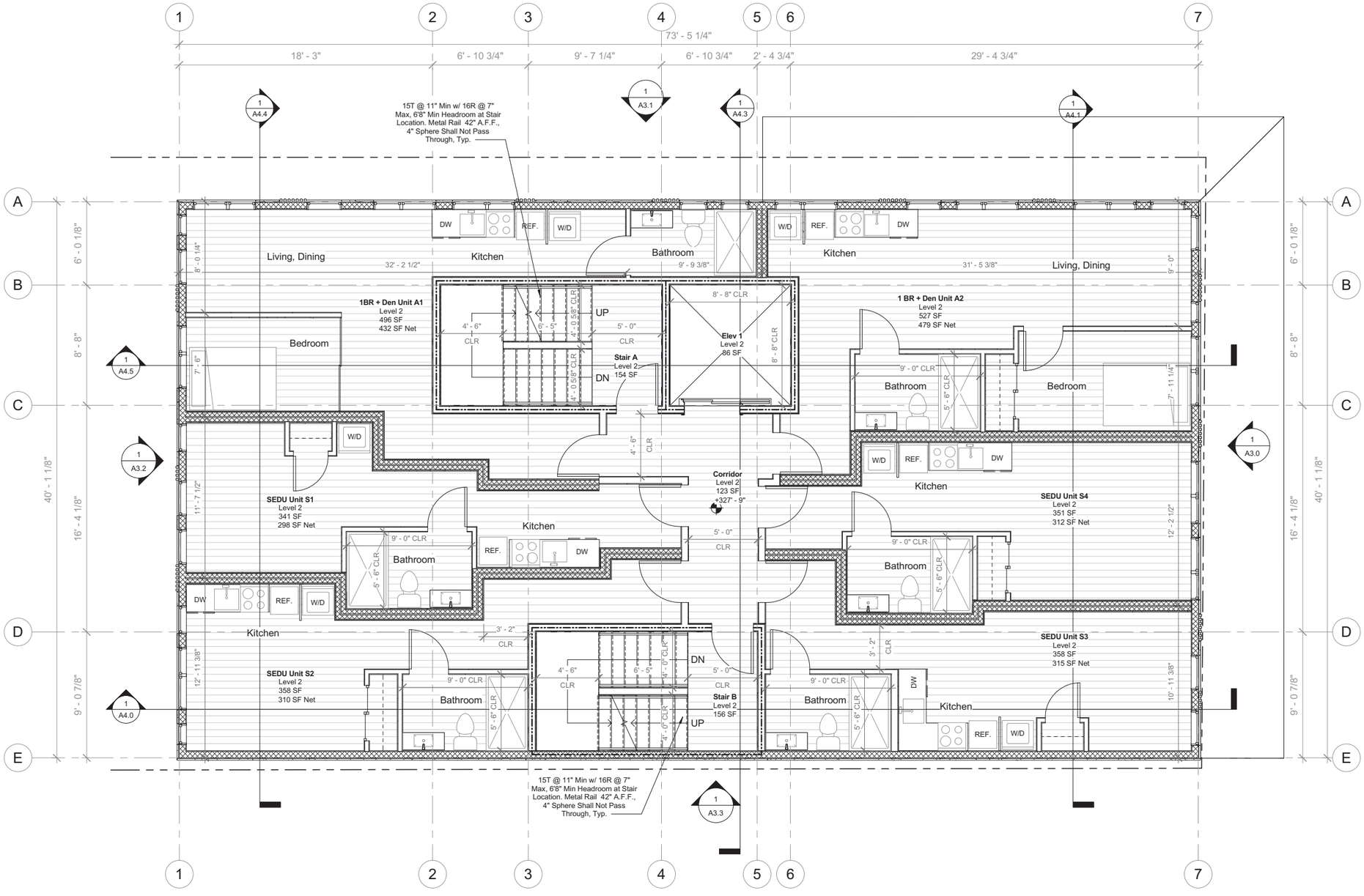


1 Level P1
1/4" = 1'-0"



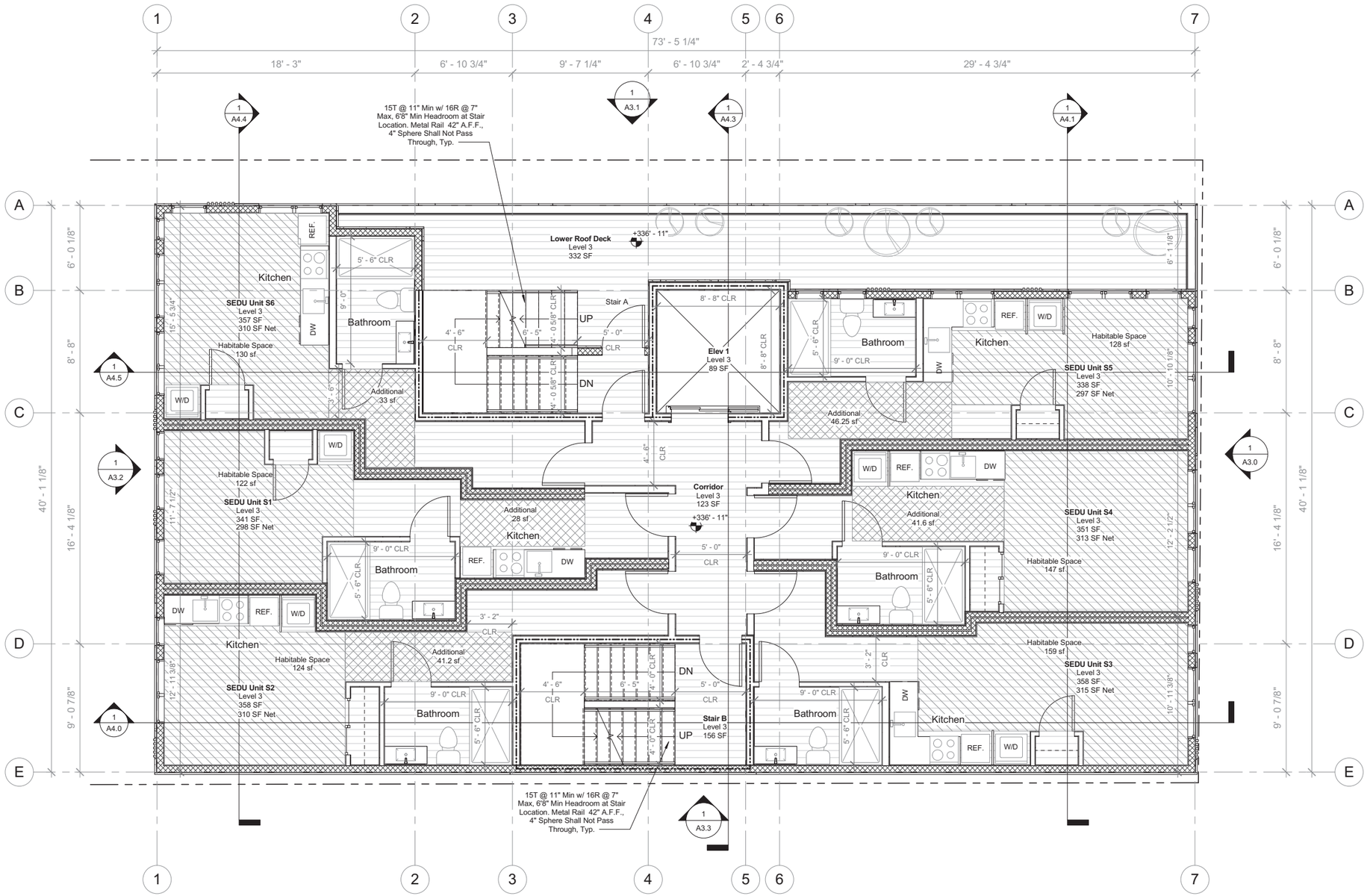
1 Level 1

1/4" = 1'-0"



1 Level 2

1/4" = 1'-0"



1 Level 3
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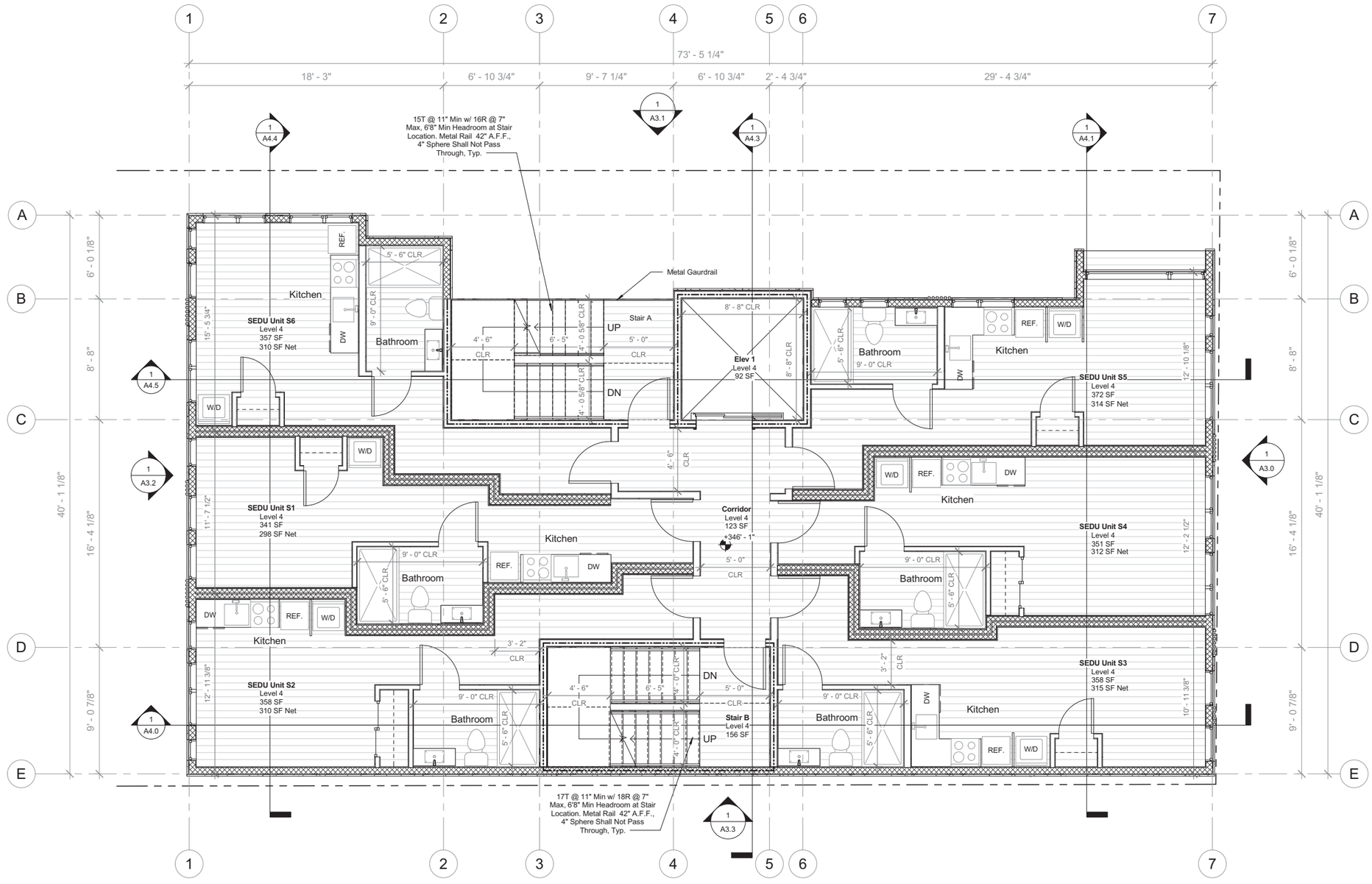

1 Level 4
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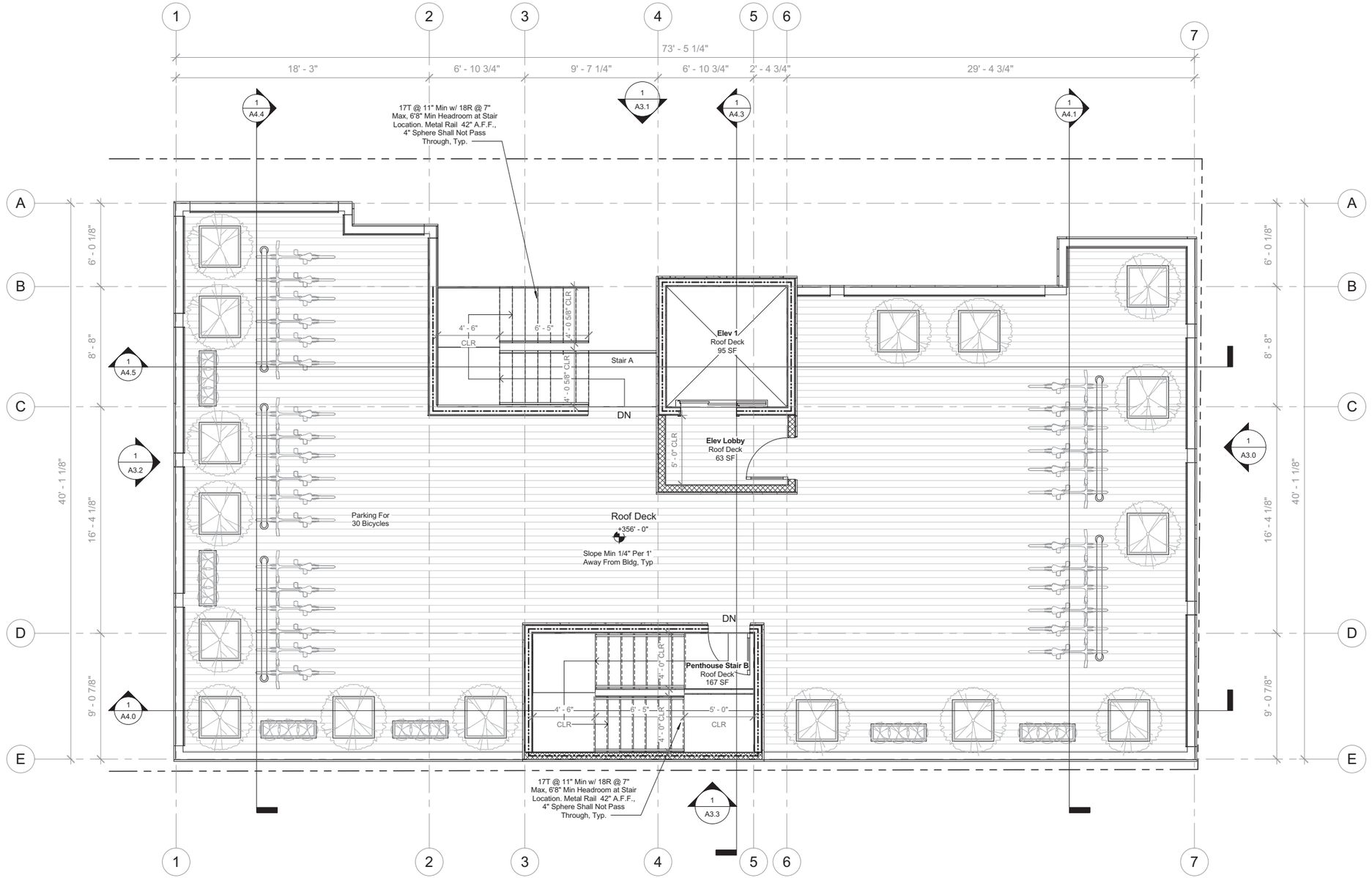
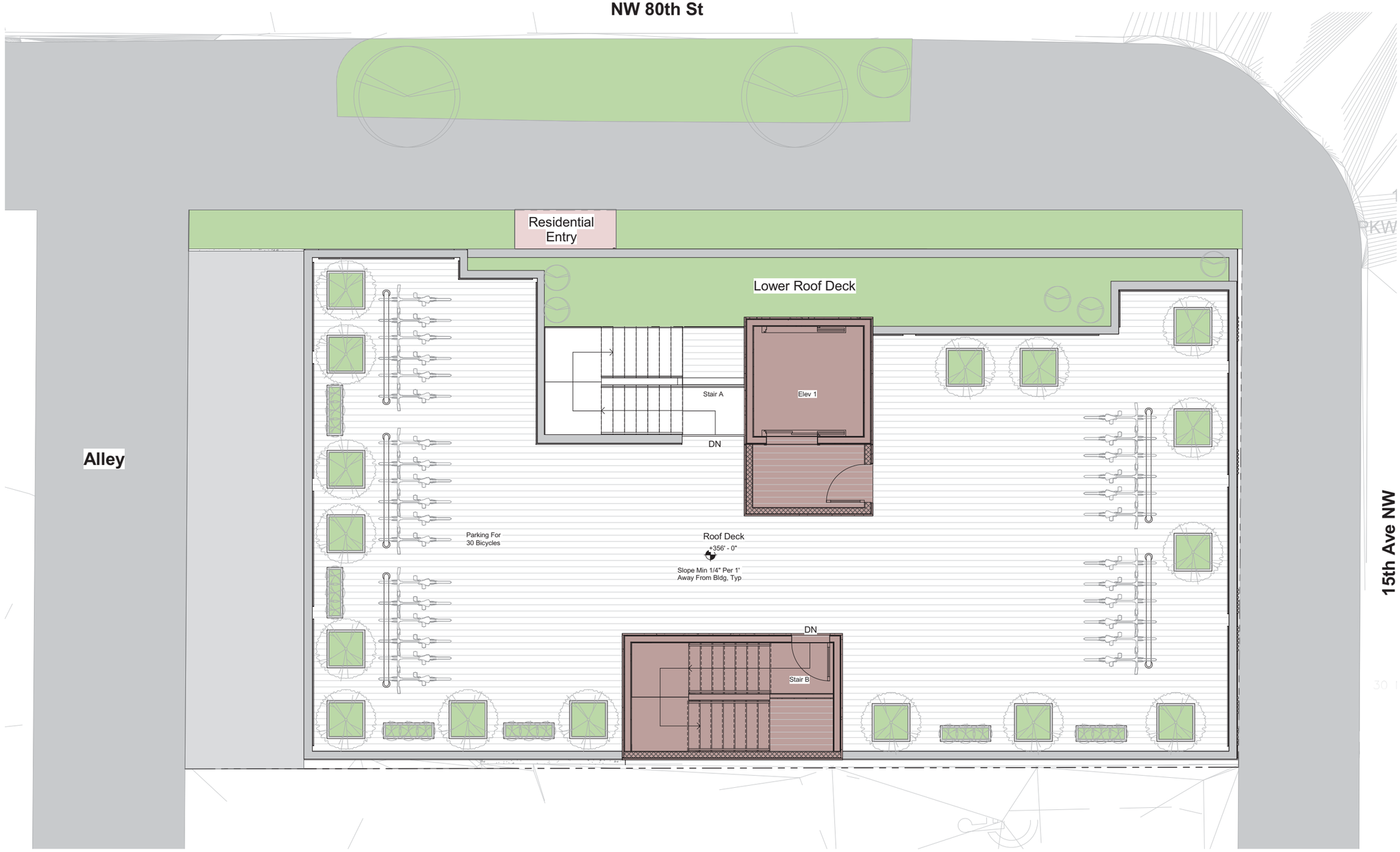
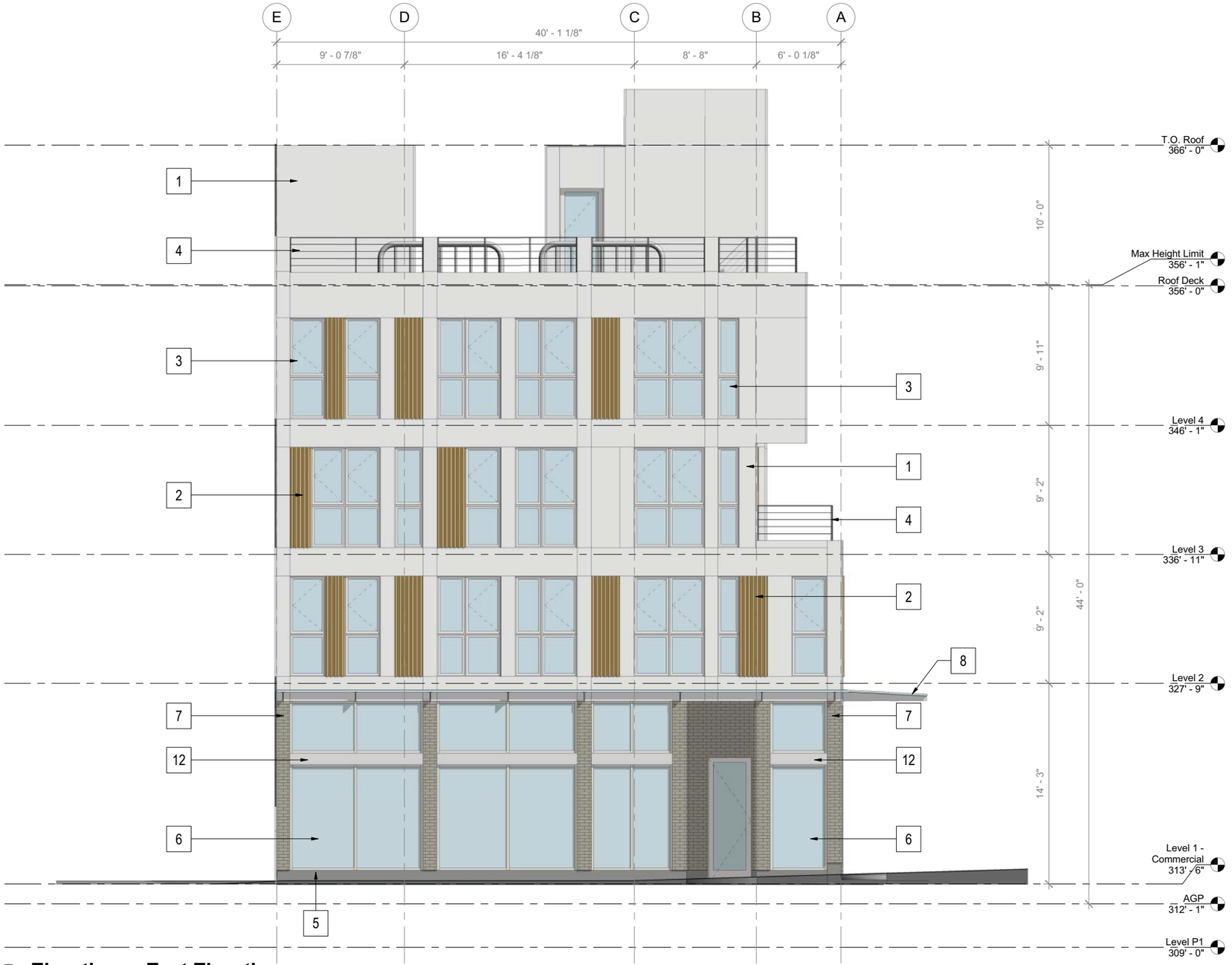


1 Roof Deck
1/4" = 1'-0"



1 **Landscape Plan**
1/4" = 1'-0"



1 **Elevations - East Elevation**
1/4" = 1'-0"

MATERIAL LEGEND

1. White Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

2. Clear-Sealed 2" X 4" Vertical Cedar Fins, Stain & Seal All 6-Sides Prior to Install.

3. Gray Vinyl Window

4. Gray Power Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.

5. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec.

6. Anodized Aluminum Storefront

7. Gray Brick Veneer w/ Delorean Gray Grout

8. Steel and Glass Awning, Tapered Stuctural Tees and Attached to Kinfe Plate Per Struct.

9. Dark Gray Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

10. Clear Sealed Horizontal Cedar Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge. Stain & Seal All 6-Sides Prior to Install.

11. Dark Gray Powder- Coated Prefab Mtl Stair

12. Brake Mtl Alum Spandrel to match Aluminum at Storefront.

1 Elevation - North Elevation
1/4" = 1'-0"

MATERIAL LEGEND

1. White Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.
2. Clear-Sealed 2" X 4" Vertical Cedar Fins, Stain & Seal All 6-Sides Prior to Install.
3. Gray Vinyl Window
4. Gray Power Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.
5. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec.
6. Anodized Aluminum Storefront
7. Gray Brick Veneer w/ Delorean Gray Grout
8. Steel and Glass Awning, Tapered Stuctural Tees and Attached to Kinfe Plate Per Struct.
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10. Clear Sealed Horizontal Cedar Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge. Stain & Seal All 6-Sides Prior to Install.
11. Dark Gray Powder- Coated Prefab Mtl Stair
12. Brake Mtl Alum Spandrel to match Aluminum at Storefront.

1 **Elevation - West Elevation**
1/4" = 1'-0"

MATERIAL LEGEND

1. White Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

2. Clear-Sealed 2" X 4" Vertical Cedar Fins, Stain & Seal All 6-Sides Prior to Install.

3. Gray Vinyl Window

4. Gray Power Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.

5. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec.

6. Anodized Aluminum Storefront

7. Gray Brick Veneer w/ Delorean Gray Grout

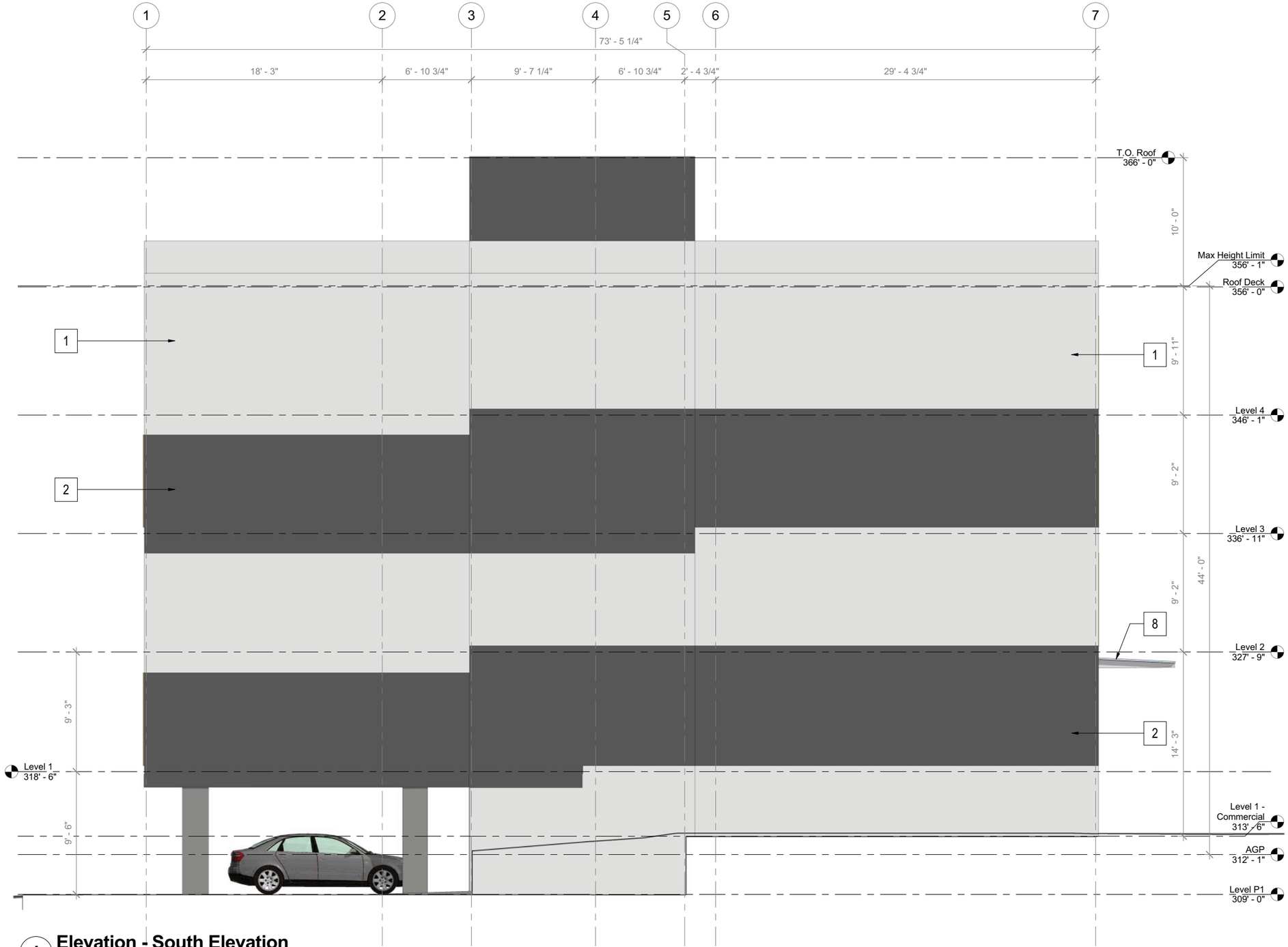
8. Steel and Glass Awning, Tapered Stuctural Tees and Attached to Kinfe Plate Per Struct.

9. Dark Gray Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

10. Clear Sealed Horizontal Cedar Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge. Stain & Seal All 6-Sides Prior to Install.

11. Dark Gray Powder- Coated Prefab Mtl Stair

12. Brake Mtl Alum Spandrel to match Aluminum at Storefront.



1 **Elevation - South Elevation**
1/4" = 1'-0"

MATERIAL LEGEND

1. White Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

2. Clear-Sealed 2" X 4" Vertical Cedar Fins, Stain & Seal All 6-Sides Prior to Install.

3. Gray Vinyl Window

4. Gray Power Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.

5. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec.

6. Anodized Aluminum Storefront

7. Gray Brick Veneer w/ Delorean Gray Grout

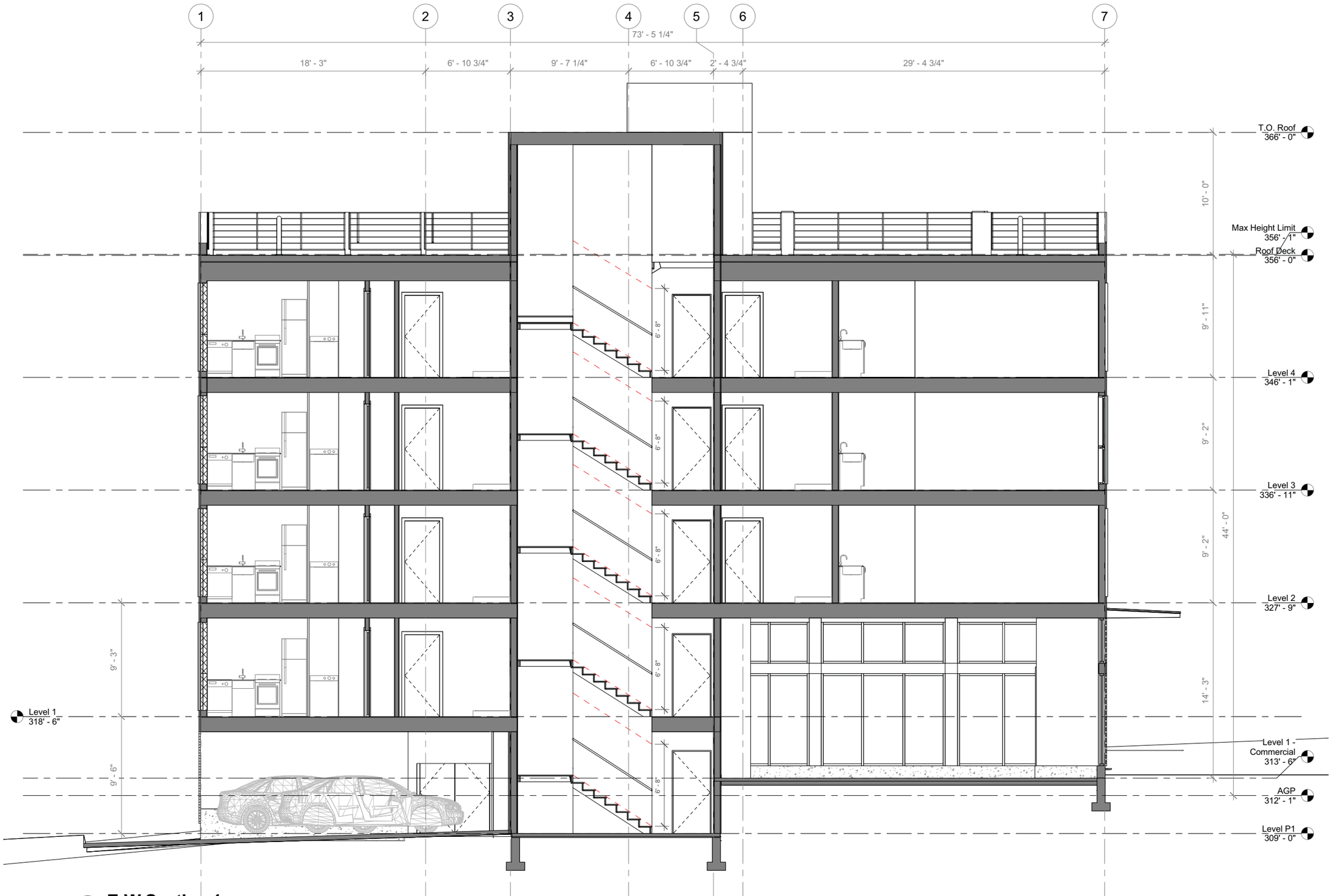
8. Steel and Glass Awning, Tapered Stuctural Tees and Attached to Kinfe Plate Per Struct.

9. Dark Gray Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

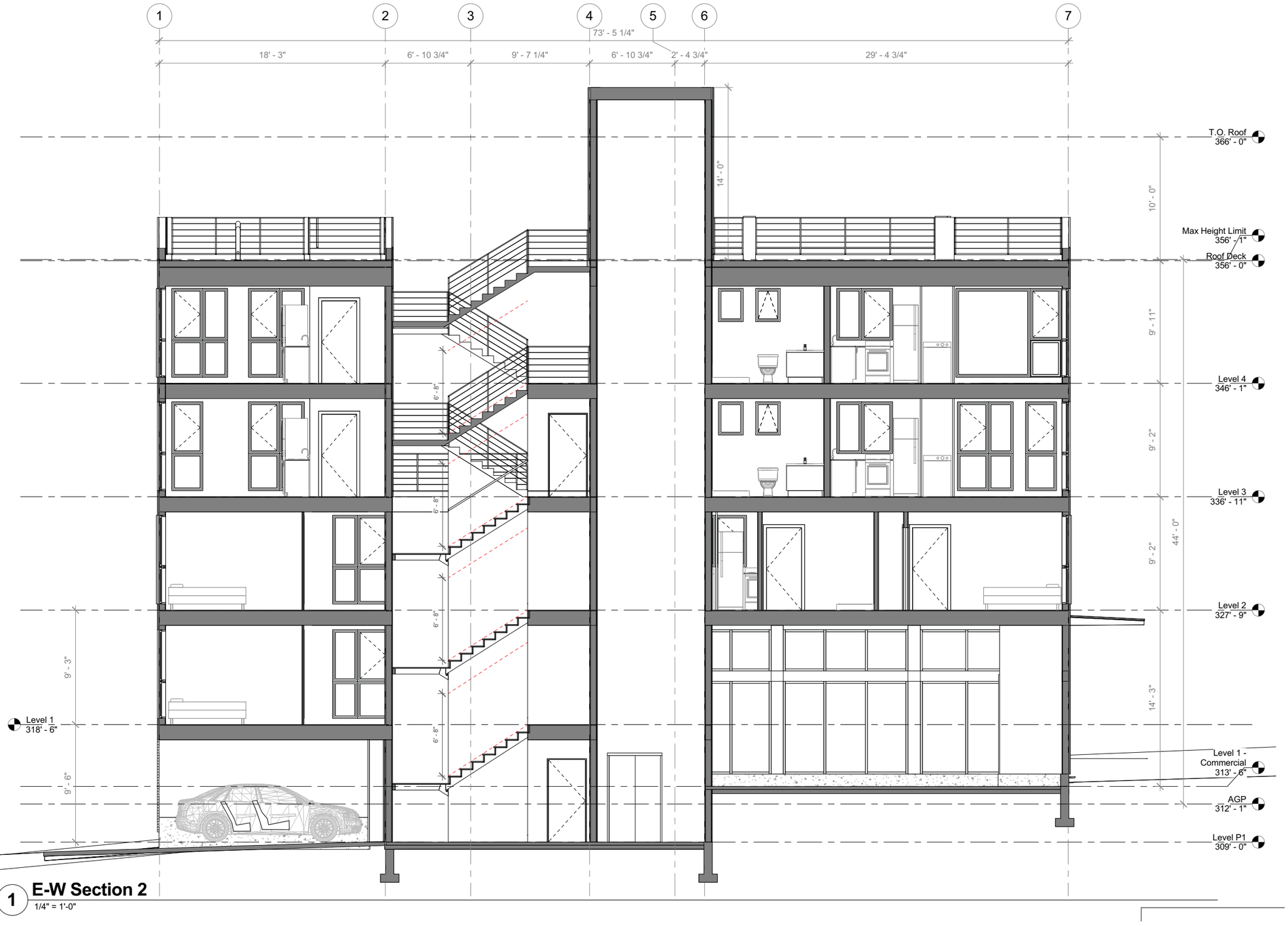
10. Clear Sealed Horizontal Cedar Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge. Stain & Seal All 6-Sides Prior to Install.

11. Dark Gray Powder- Coated Prefab Mtl Stair

12. Brake Mtl Alum Spandrel to match Aluminum at Storefront.

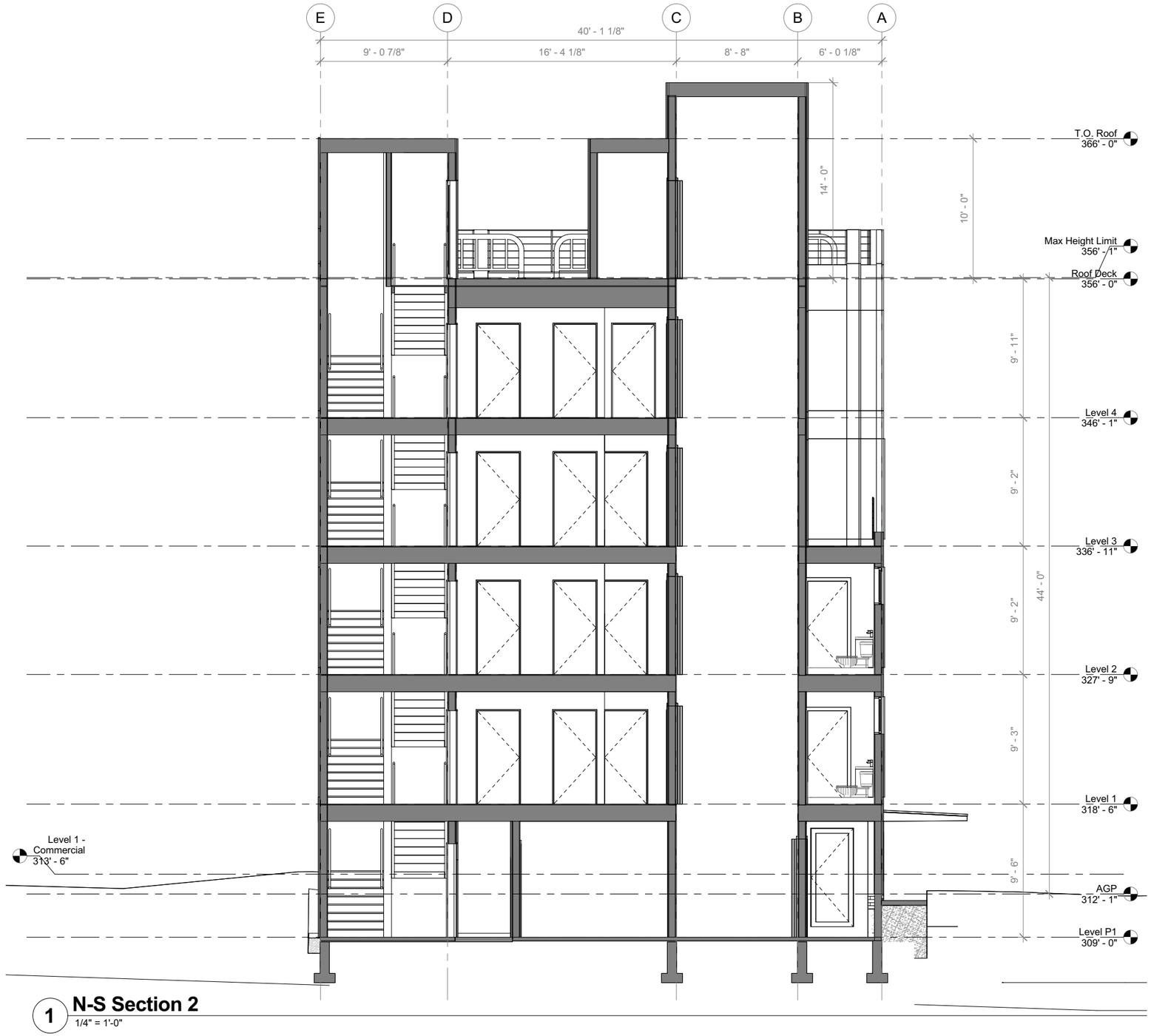


1 **E-W Section 1**
1/4" = 1'-0"

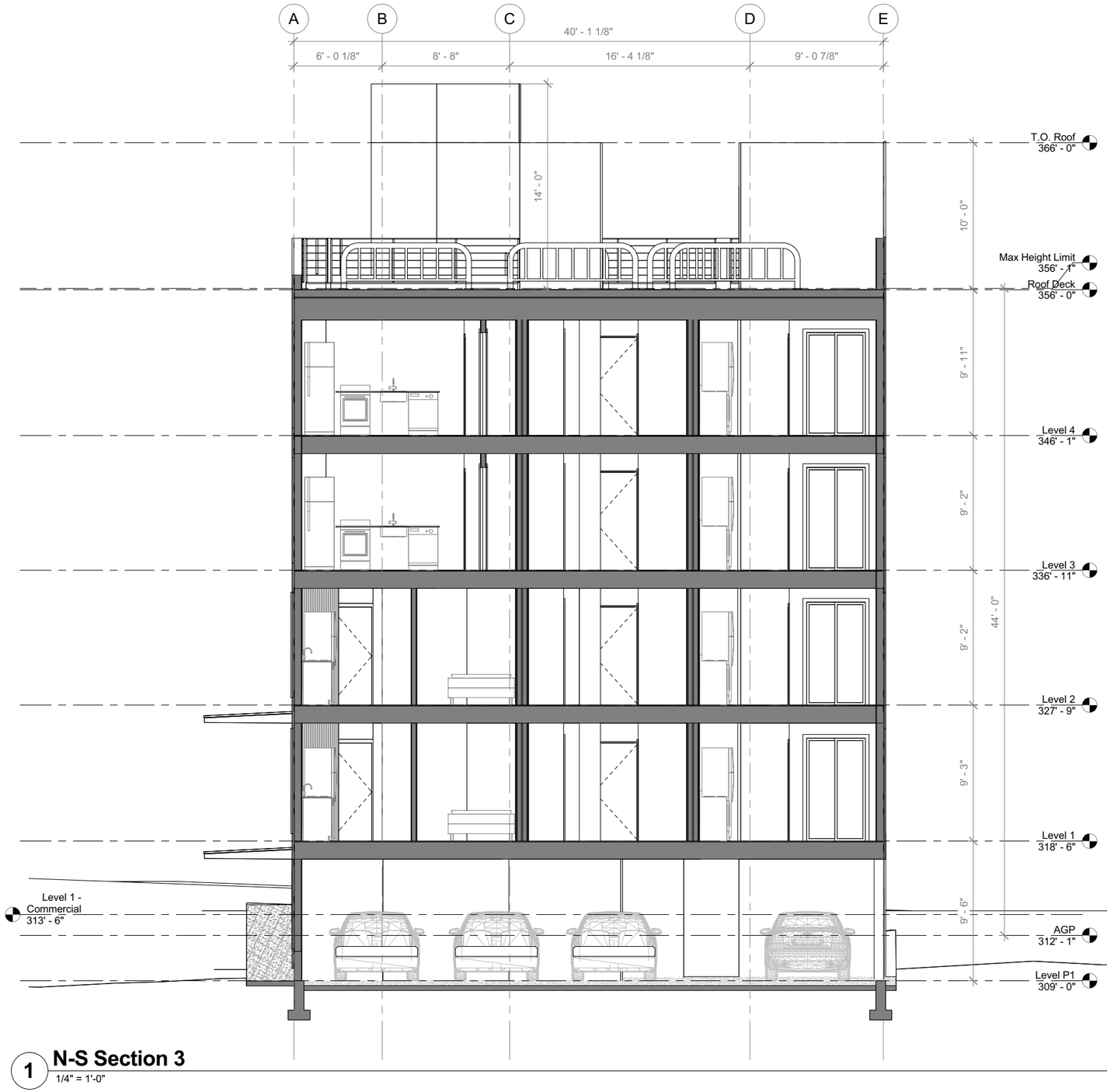


1 **E-W Section 2**
1/4" = 1'-0"

1 **N-S Section 1**
1/4" = 1'-0"



1 **N-S Section 2**
1/4" = 1'-0"



1 **N-S Section 3**
1/4" = 1'-0"

MATERIAL LEGEND

1. White Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

2. Clear-Sealed 2" X 4" Vertical Cedar Fins, Stain & Seal All 6-Sides Prior to Install.

3. Gray Vinyl Window

4. Gray Power Coated Alum Guardrail. 42" A.F.F. and 4" Sphere Shall Not Pass Through, Typ.

5. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec.

6. Anodized Aluminum Storefront

7. Gray Brick Veneer w/ Delorean Gray Grout

8. Steel and Glass Awning, Tapered Stuctural Tees and Attached to Kinfe Plate Per Struct.

9. Dark Gray Fibercement Panel Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.

10. Clear Sealed Horizontal Cedar Board Rainscreen w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge. Stain & Seal All 6-Sides Prior to Install.