



704 West Bertona Street
Seattle WA 98119
3033357-EG

SDCI PROJECTS #	3033357-EG
KOA PROJECT #	1811
PROJECT TYPE:	Rowhouses (5ct)
PROJECT DESCRIPTION:	"Existing structure to be demolished. Construct 5 Rowhouses "
UNIT COUNT:	5 units
PARCEL NUMBER:	7443000610 - 7443000605
ADDRESS:	704 West Bertona Street Seattle, WA 98119
ZONING:	LR 1
PARKING FLEXIBILITY AREA:	Yes
PROPOSED PARKING:	5 ct on adjacent lot
LOT SIZE - SOUTH - RH:	3,746 sf
LEGAL DESCRIPTION:	Per LBA #3032918 in process
ORIGINAL LEGAL DESCRIPTION:	"Lot 27, Block 5, ross second addition to the city of Seattle, according to the plat recorded in volume 2 of plats, page 140, in king county, Washington. Subject to any and all easements, restrictions, rights of way, reservations and zoning ordinances of record." "Lot 26, Block 5, ross second addition to the city of Seattle, according to the plat recorded in volume 2 of plats, page 140, in king county, Washington. Subject to all covenants, encumbrances, and easements of record."
MAXIMUM HEIGHT ALLOWED:	30'
AVERAGE GRADE:	LOT South (RH)_138.42'
MAXIMUM HEIGHT:	LOT South (RH)_168.42'

OWNER
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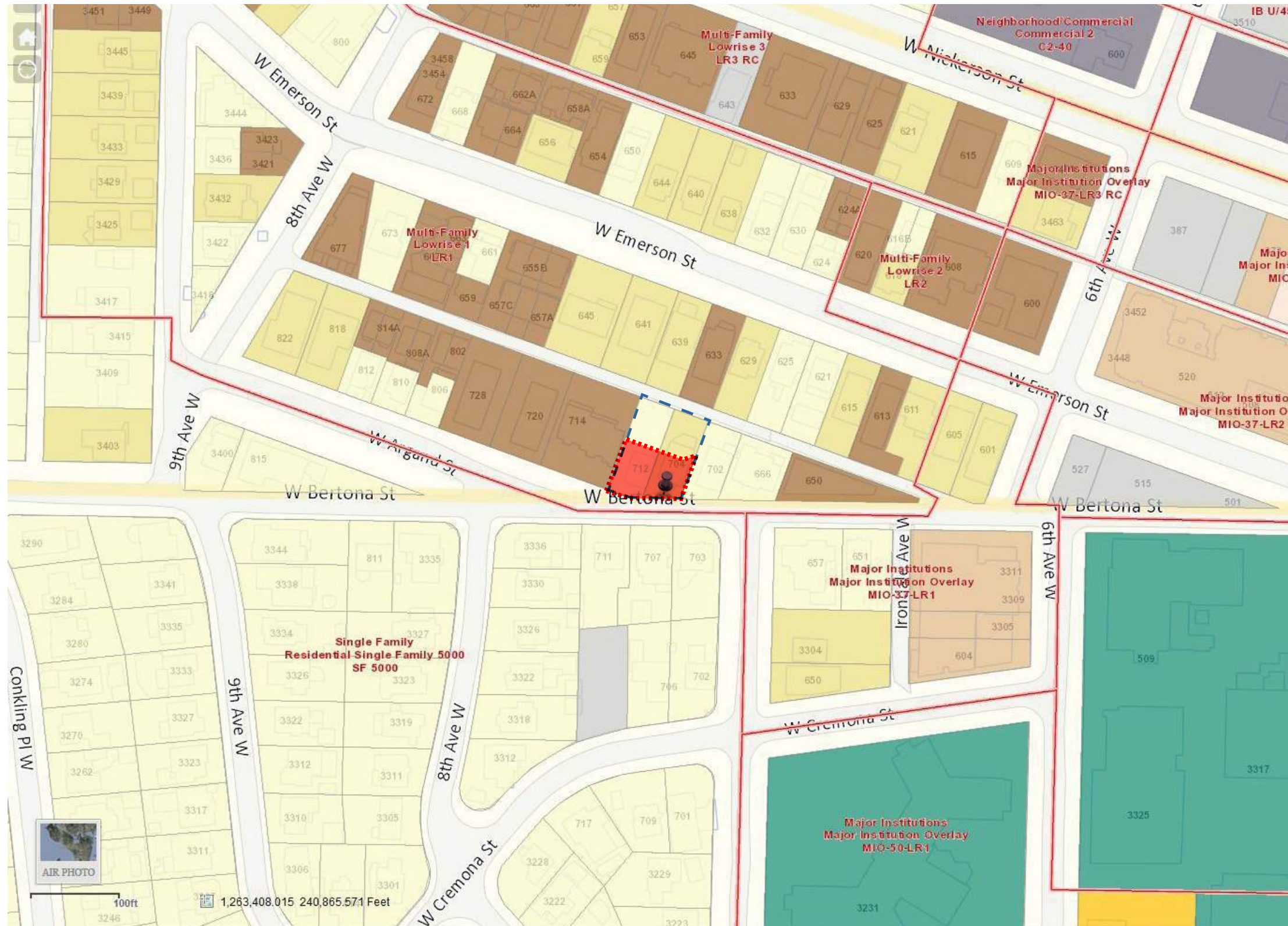
SURVEYOR
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9	Street Panorama - Alley
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	Existing Site
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15	Solar Study
	Design Development
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26	Materials
27	KO Architecture



Develop amazing multi-family housing.
Do so by maximize natural light, views,
privacy while creating individual looking
units as part of a community.



Zoning and Landuse

Single Family	Warehouse
Duplex/Triplex	Transportation/Utility/Comm
Other Housing	Institutions
Multi-Family	Public Facilities
Office	Schools
Retail/Service	Open Space
Hotel/Motel	Water Body
Entertainment	Easement
Mixed-Use	Vacant
Parking	Unavailable or Unknown

SMC SUMMARY

SMC	SECTION	ALLOWED / REQ'D	PROVIDED
23.41.004 A	SDR	Optional	Yes
23.45.504	Permitted and prohibited uses	LR1	LR1
23.45.506	Administrative conditional uses	Residential use	Residential use
23.45.508	General provisions	N/A	N/A
23.45.510	Floor area ratio (FAR) limits		
23.45.510 C	Higher FAR limit in LR Zones		
23.45.510 C.1	Commitment to the green building standard	See Letter	
23.45.510 C.2	If the lot abuts an alley and used for access, improvements req'd		
23.45.510 C.3.a	Parking location: 4-A parking area not within a structure that is located at the rear of the lot shall be located behind all structures except, if accessed from an alley, the parking area may be located no closer to the front lot line than 50 percent of the lot depth.		
23.45.510 C.4	Access to parking if parking is provided		
23.45.510 C.4.b	If the lot abuts an alley, access to parking shall be from the alley, unless one or more of the conditions in subsection 23.45.536.C.2 are met		
23.45.512	Density limits—LR zones		
23.45.512 Table A	Higher DENSITY per 23.45.510.C- Rowhouses	No Limit	No Limit
23.45.512 Table A Note 7	The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size		
23.45.514	Structure height		
23.45.514 Table A	Rowhouses Height Limit:	30'+5' roof @	See Sections
23.45.514 E	Shed or Butterfly Roof - may go above height limit by	3'	See Sections
23.45.514 J.4.a	Stair Penthouse max. above height limit	10'	See Sections
23.45.518	Setbacks and separations modified		
23.45.518 Table A	Rowhouse Setbacks		
23.45.518 Table A	Front Yard Setback	5' Min.	5'
23.45.518 Table A	Rear Yard Setback	7' Avg. 5' Min.	7' Avg. 5' Min.
23.45.518 Table A	Side Yard 1 Setback [West]	3.5' Min. 0' abutting RH	
23.45.518 Table A	Side Yard 2 Setback [East]	3.5' Min. 0' abutting RH	
23.45.518 H	Projections permitted in required setbacks and separations		TBD
23.45.522	Amenity area modified		
23.45.522 A.1	Total Amenity = (25%)(Lot Area) =	937 sf	
23.45.522 A.2	Req'd Ground Level or Roof = (50%)(Req'd) =	468 sf	
23.45.522 A.2	Req'd Non-Ground Level =	468 sf	
23.45.522 A.3	Ground Level may be 'Private' or Common		
23.45.524	Landscaping standards		
23.45.524 A.2	Green Factor Vegetated walls credit = 25% max.	0.6	
23.45.524 B.1	Street Trees: Coord. w/ SDOT for quantity, type, and		
23.45.527	Structure width limits in LR zones		
23.45.527 Table A	Structure Width Limit [Rowhouse] =	No Limit	
23.45.527	Facade length limits in LR zones		
23.45.527 B1	Property Line Length (East) =	41.35'	
23.45.527 B1	Property Line Length (West) =	52.17'	
23.45.527 B1	Max. Façade Length <15' from PL (East) = (65%)(Lot	26.88 ft	26.87 ft
23.45.527 B1	Max. Façade Length <15' from PL (West) = (65%)(Lot	33.91 ft	26.87 ft
23.54.030	PARKING SPACE STANDARDS		
23.54.030 B.1	Residential Uses		
23.54.030 B.1.a	5 or fewer parking spaces	Medium Stall	

AREAS SUMMARY

RES. UNIT COUNT	5 ct	ct
TOTAL RH AREA	5,160 BSF	BSF
TOTAL RH AREA	4,445 FAR	4495.2 FAR

FAR SUMMARY

LOT SIZE:	3,746 sf
FAR:	1.2
FAR ALLOWED AREA:	4,495 sf
TOTAL FAR PROVIDED:	4,445 sf
DIFFERENCE:	50 sf

AREAS DETAILS

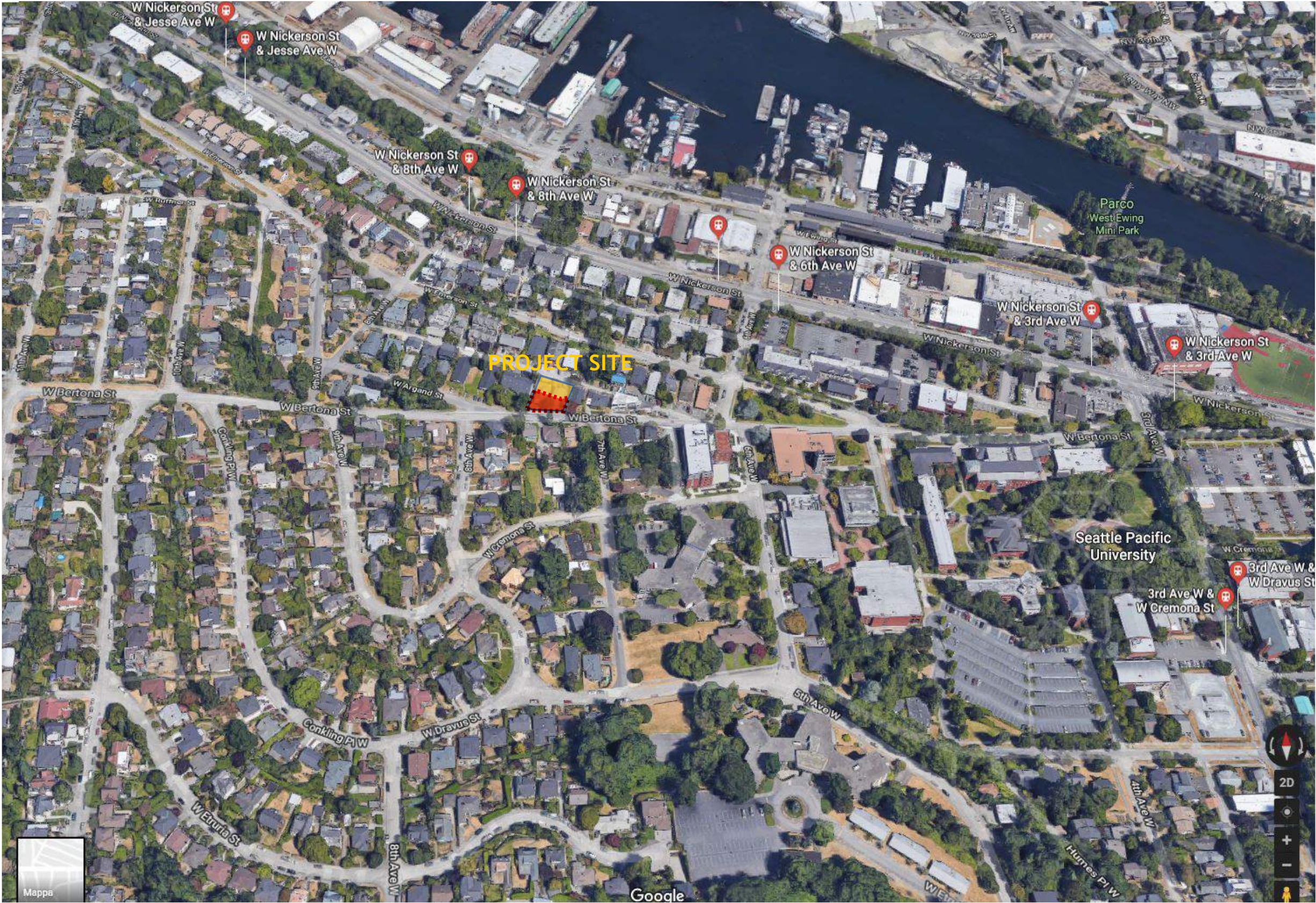
		ROWHOUSES	
LEVEL	FLR. HT.	Unit A	
		BSF	FAR
LEVEL 4	9'	95	66
LEVEL 3	9'	296	260
LEVEL 2	9'	328	289
LEVEL 1	9'	313	274
TOTALS	36	1,032	889

PARKING TOTALS

STALLS	
MEDIUM	5 ct

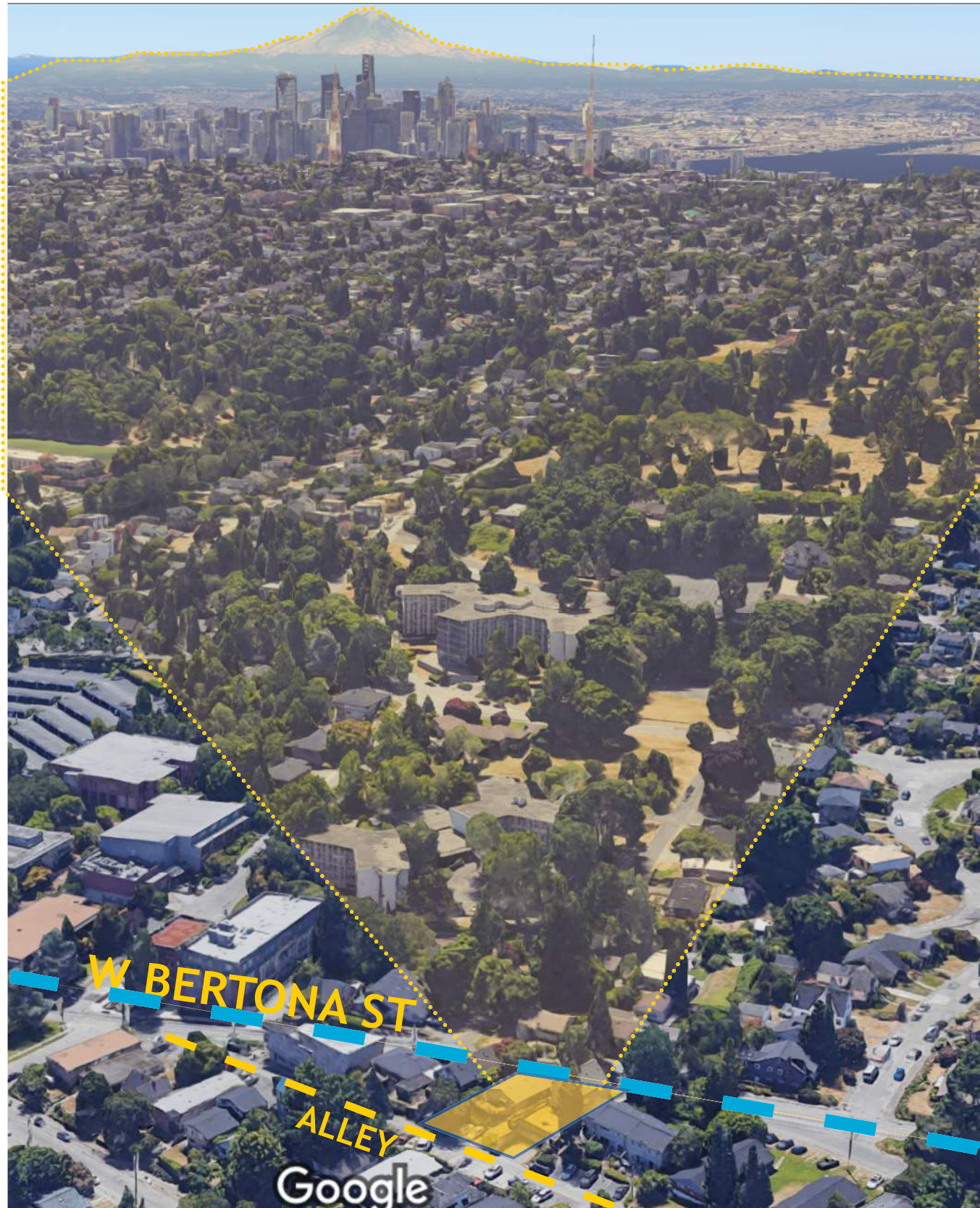
BIKE PARKING CALCS

USE	AREA	FACTOR	REQ'D
LONG TERM		1 per 1 units	5
SHORT TERM	5160.00sf	1/10,000 sf	2
		TOTAL	7



- ANALYSIS**
- Ecclectic Street
 - Within the concurrent block, a mix of apartment , rowhouse, and single family homes.
 - To the south, mostly single family residences.
 - Dramatic approach from the east, up hill, from the university, the beginning of the triangular block.
 - Cohesive and quality designs not apparent.
 - Variation of heights from one story to five.
 - Noisy
 - Alley is not welcoming; Drops 8 lower than the majority of the site.





ANALYSIS

- Potential views to Mt. Rainier or Downtown to the south and south east.
- Potential views to the cut to the north.



CONTEXT

7

ANALYSIS

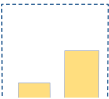


NORTH SIDE OF WEST BERTONA STREET



SOUTH SIDE OF WEST BERTONA STREET - VIEWS FROM PROJECT SITE

CONTEXT 8 ANALYSIS

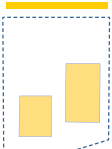




SOUTH SIDE OF ALLEY SHOWING PROJECT SITE



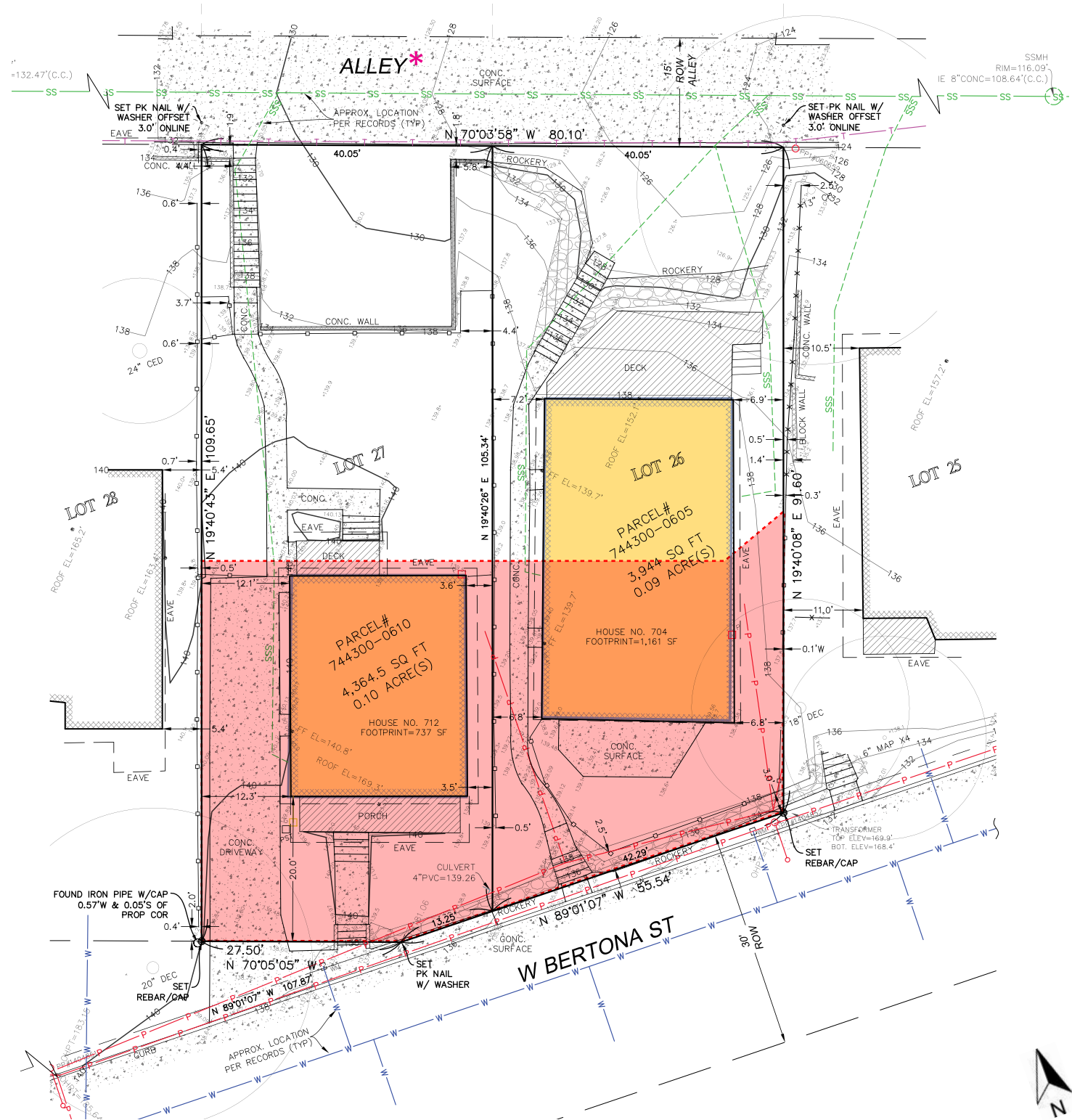
NORTH SIDE OF ALLEY - ACROSS THE ALLEY FROM PROJECT SITE







- 1 Apartment
- 2 Single Family
- 3 Single Family
- 4 Rowhouses
- 5 Single Family
- 6 Single Family
- 7 Single Family
- 8 Single Family
- 9 Single Family
- 10 Single Family
- 11 University





-  Existing building
-  Alley already improved

SITE

LOT SIZE TOTAL (sf):	8,309 sf
LOT SIZE - NORTH - TH:	4,563 sf
LOT SIZE - SOUTH - RH:	3,746 sf

TOPOGRAPHY

Street front grade is approximately 4' above the sidewalk.
Alley frontage is 8' lower than the street elevation.
An existing retaining wall running east-west takes up the difference between the two sides.

TREES

No trees exist on site.

EXISTING BUILDINGS

Lot 26_ There is one, one-story existing house on the site to be removed.
Lot 27_ There is one, two-story existing house on the site to be removed.

UTILITIES

Powerlines are above ground in W Bertona St.
Proposed project will not encroach setback requirements of lines.

LEGAL DESCRIPTION

PARCEL NO. 744300-0605
LOT 26, BLOCK 5, ROSS SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 140, IN KING COUNTY, WASHINGTON. SUBJECT TO ALL COVENANTS, ENCUMBRANCES, AND EASEMENTS OF RECORD.

PARCEL NO. 744300-0610
LOT 27, BLOCK 5, ROSS SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 140, IN KING COUNTY, WASHINGTON. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, RESERVATIONS AND ZONING ORDINANCES OF RECORD.

PHOTOS OF SITE



EXISTING 12 SITE

CS1.C2/ TOPOGRAPHY:

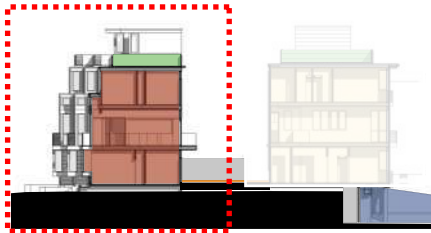
Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

CONCEPTUAL RESPONSE

Flat Open Space

GUIDELINE RESPONSE

The site is primarily flat in the middle and sloping on the edges. Therefore, the largest open space is on the flat spot between the buildings. Then we utilized the drop to the alley to ‘bury/hide’ the parking. At the street the grade change creates steps to separate the entry from the street as well as provide rhythm and repetition that changes with the grade.



CS2.C2/ RELATIONSHIP TO THE BLOCK:

Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

CONCEPTUAL RESPONSE

Terraced, Proportionally scaled

GUIDELINE RESPONSE

The building is stepping back in both plan and section to break up the mass, provide powerline clearance and repetition of proportions similar to those of adjacent structures.



CS1.D4/ HEIGHT, BULK, AND SCALE:

Massing choices

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CONCEPTUAL RESPONSE

Terraced, Proportionally scaled

GUIDELINE RESPONSE

The building is stepping back in both plan and section to break up the mass, provide powerline clearance and repetition of proportions.



PL3.B4/ RESIDENTIAL EDGES:

Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

CONCEPTUAL RESPONSE

Staggering.

GUIDELINE RESPONSE

The staggering of the plans allows for views down the street and to neighboring yards. Doors, windows and decks overlook neighbors in all directions. Decks create opportunities for neighbors to step out on a sunny day and share a chat.



Context and Site

- CS1. Natural Systems and Site Features
 - C. Topography
 - 2. Elevation Changes
- CS2. Urban Pattern and Form
 - C. Relationship to the Block
 - 2. Mid-Block Sites
 - D. Height, Bulk, and Scale
 - 4. Massing Choices

Public Life

- PL3. Street-Level Interaction
 - B. Residential Edges
 - 4. Interaction

Design Concept

- DC2. Architectural Concept
 - A. Massing
 - 1. Site Characteristics and Uses
 - B. Architectural and Façade Composition
 - 1. Façade Composition
 - C. Secondary Architectural Features
 - 1. Visual Depth and Interest
 - 2. Dual Purpose Elements
 - D. Scale and Texture
 - 2. Texture
- DC4. Exterior Elements and Materials
 - D. Trees, Landscape and Hardscape Materials
 - 1. Choice of Plant Materials

DC2.A1/ MASSING: Site Characteristics and Uses

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

CONCEPTUAL RESPONSE

Staggered

GUIDELINE RESPONSE

Taking advantage of the angle of the site's property line, relationship to the street, and the south exposure to create a rhythm, texture, modulation along the street edge.

DC2.B1/ ARCHITECTURAL AND FAÇADE COMPOSITION: Façade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

CONCEPTUAL RESPONSE

Principles of Art

GUIDELINE RESPONSE

Balance, emphasis, movement, proportion, rhythm, unity, and variety are used to compose both the alley and street facades creating a tension and balance between symmetry and asymmetry.

DC2.C1/ SECONDARY ARCHITECTURAL FEATURES: Visual Depth and Interest

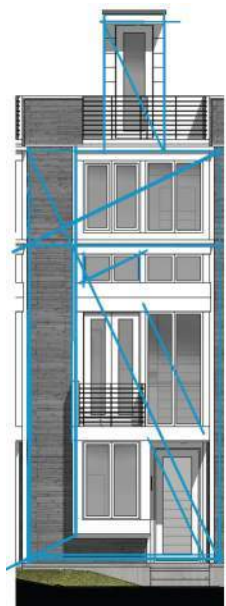
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

CONCEPTUAL RESPONSE

Garden Window and Layered Spaces

GUIDELINE RESPONSE

Garden windows, balconies, railing, clerestories, and canopies were added to expand the interior spaces and add depth, shadow, and texture to the exterior.



DC2.C2/ SECONDARY ARCHITECTURAL FEATURES: Dual Purpose Elements

Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

CONCEPTUAL RESPONSE

Garden Window and Layered Spaces

GUIDELINE RESPONSE

Garden windows double as the base for balconies above. Walls along side the entries double as openings. Canopies over the balconies double as frames, privacy screens and weather protection.



DC2.D2/ SCALE AND TEXTURE: Texture

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

CONCEPTUAL RESPONSE

Repetition at different scales

GUIDELINE RESPONSE

The massing, siding, windows and doors are a repetition of similar proportions, but with a contrast of dark/light, smooth/rough, in/out, pairs of pairs that are short, medium, tall.



DC4.D1/ EXTERIOR ELEMENTS AND MATERIALS: Trees, Landscape and Hardscape Materials

Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

CONCEPTUAL RESPONSE

Buffers and open space

GUIDELINE RESPONSE

Landscaping buffers between all the units and the street. Then the open space is created both as a shared amenity resource to view and experience daily and a buffer between buildings.



Context and Site

CS1. Natural Systems and Site Features

C. Topography

2. Elevation Changes

CS2. Urban Pattern and Form

C. Relationship to the Block

2. Mid-Block Sites

D. Height, Bulk, and Scale

4. Massing Choices

Public Life

PL3. Street-Level Interaction

B. Residential Edges

4. Interaction

Design Concept

DC2. Architectural Concept

A. Massing

1. Site Characteristics and Uses

B. Architectural and Façade Composition

1. Façade Composition

C. Secondary Architectural Features

1. Visual Depth and Interest

2. Dual Purpose Elements

D. Scale and Texture

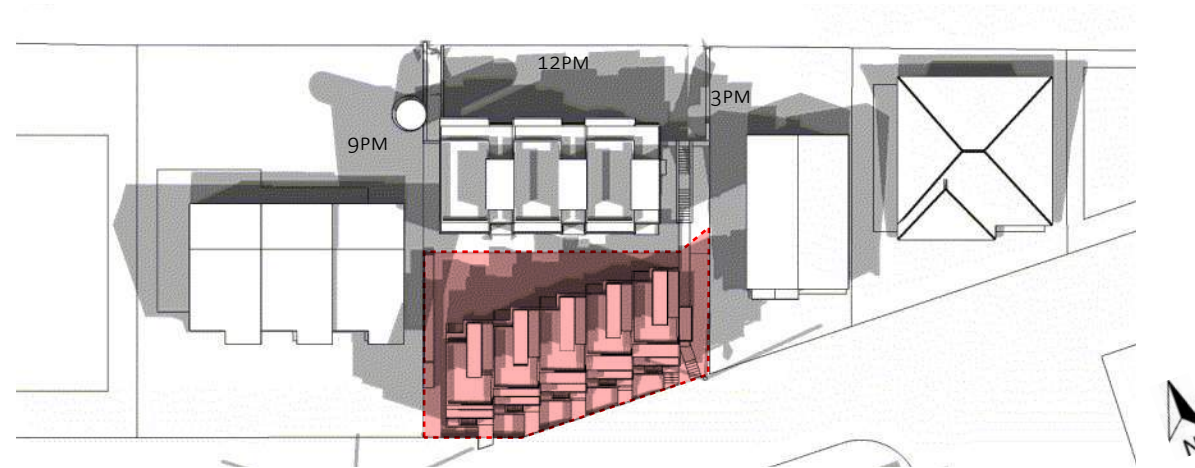
2. Texture

DC4. Exterior Elements and Materials

D. Trees, Landscape and Hardscape Materials

1. Choice of Plant Materials

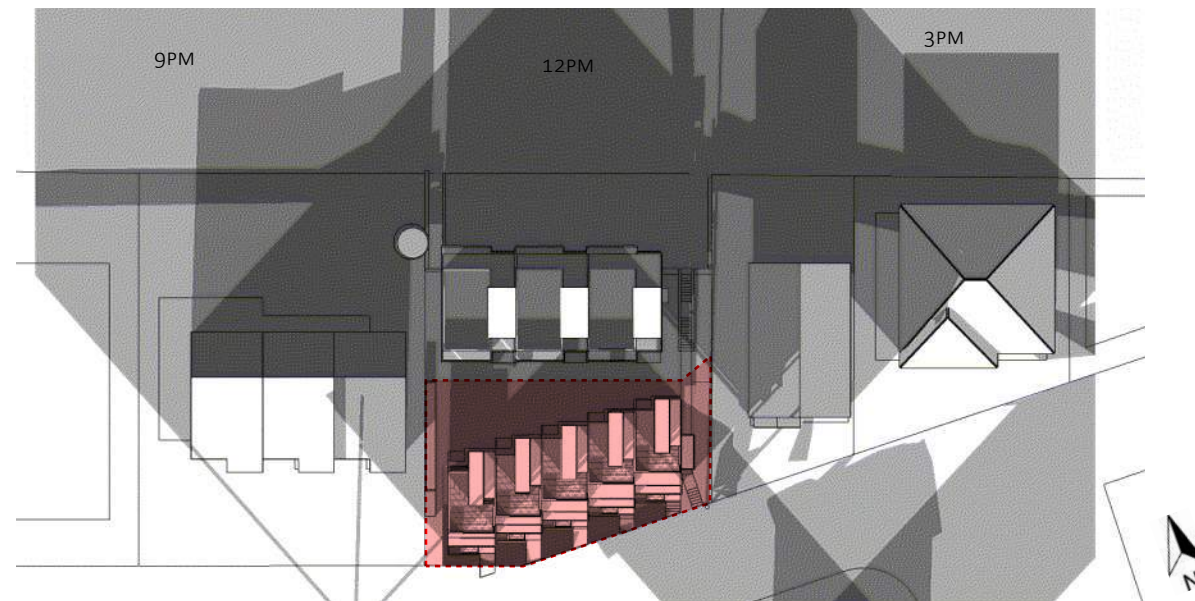
JUNE 21- SUMMER SOLSTICE



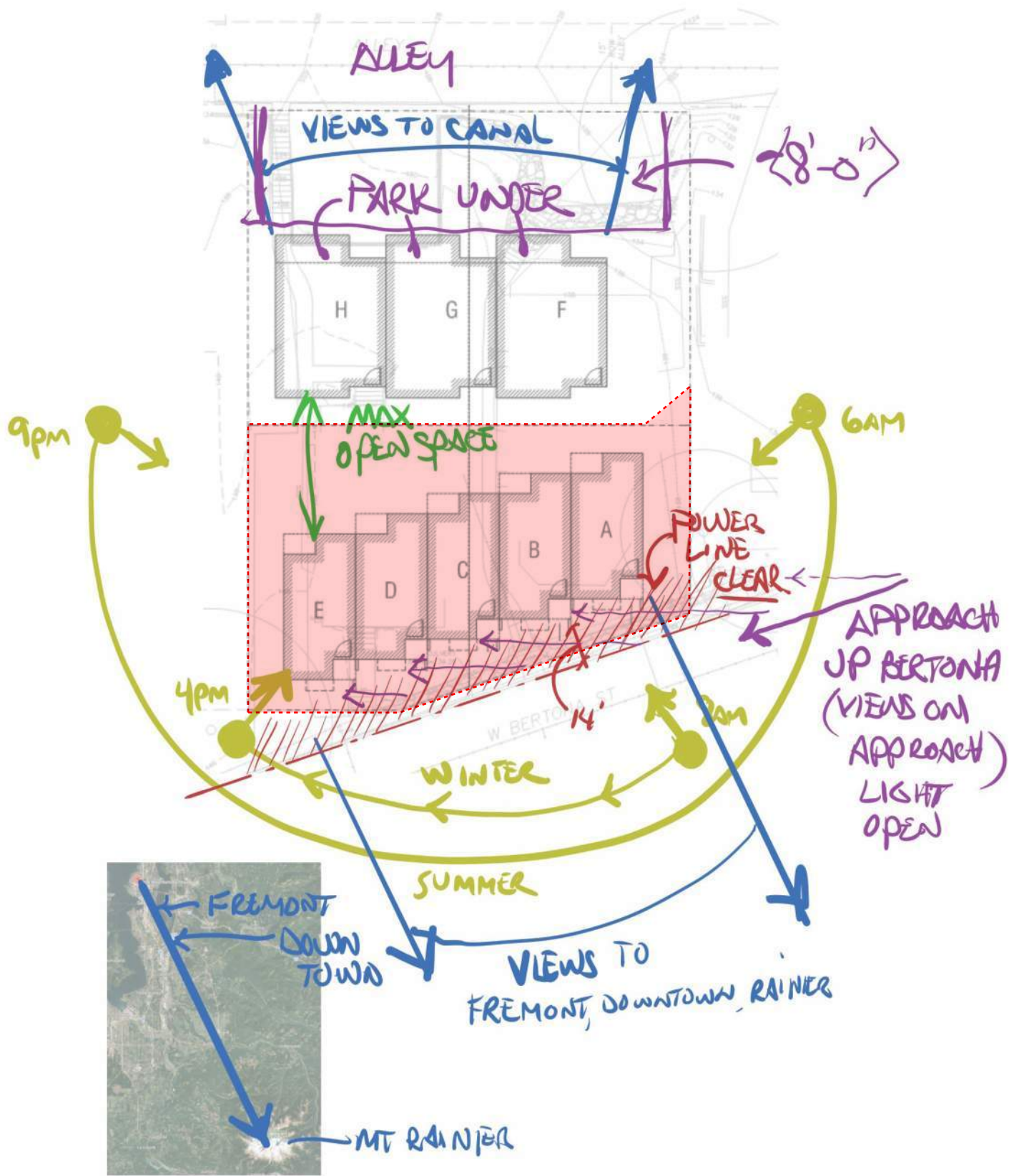
MARCH / SEPTEMBER 21- EQUINOX



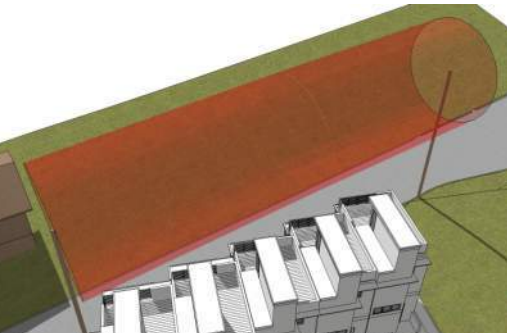
DECEMBER 21- WINTER SOLSTICE



EXISTING **15** SITE



Power line Clearances
The massing terraces back to both reduce the scale and to provide the required powerline clearances.



The facade was designed as a composition of similar proportioned shapes with varied textures that maximize views and souther orientation.



ENTRIES
WALKWAYS

BIKE PARKING
LONG TERM
SHORT TERM

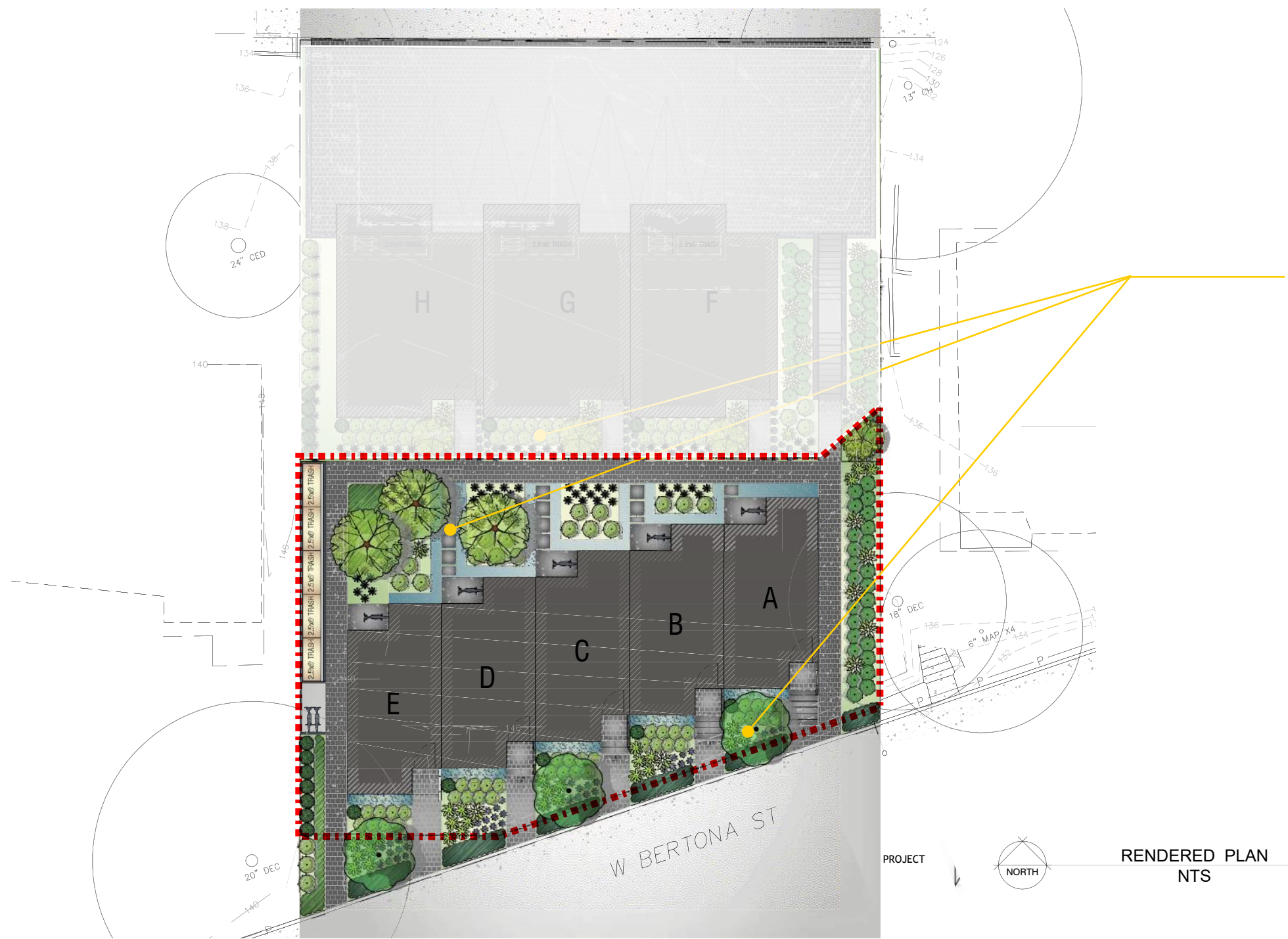
PARKING
ROWHOUSES
TOWNHOUSES



- ROWHOUSES
- TRASH
- PARKING
- BIKE PARKING
- AMENITY SPACE
- ROOF DECK

PLOT PLAN NOTES

- | # | ITEM |
|----|------------------------------------|
| 1 | (E) STRUCTURE TO BE REMOVED |
| 2 | DEMO (E) ROCKERY FOR (N) PLANTINGS |
| 3 | DEMO (E) ROCKERY FOR (N) WALKWAY |
| 4 | DEMO (E) RETAINING WALL |
| 5 | DEMO (E) STEPS |
| 6 | (N) RETAINING WALL |
| 7 | (N) CONCRETE STAIR |
| 8 | LOT A PARKING STALL |
| 9 | LOT B PARKING STALL |
| 10 | SHORT TERM BICYCLE PARKING |
| 11 | LONG TERM BICYCLE PARKING |
| 12 | TRASH AREA |
| 13 | 6' FENCE ABOVE (N) GRADE MAX. |
| 14 | (N) ENTRY LOCATION |
| 15 | (N) STEPS |
| 16 | (N) PERMEABLE PAVEMENT WALKWAY |
| 17 | (N) BIO PLANTERS |
| 18 | PLANTINGS |
| 19 | LINE OF DECK ABOVE |
| 20 | GARDEN WINDOW |
| 21 | EMERGENCY EGRESS AT LEVEL 1 |

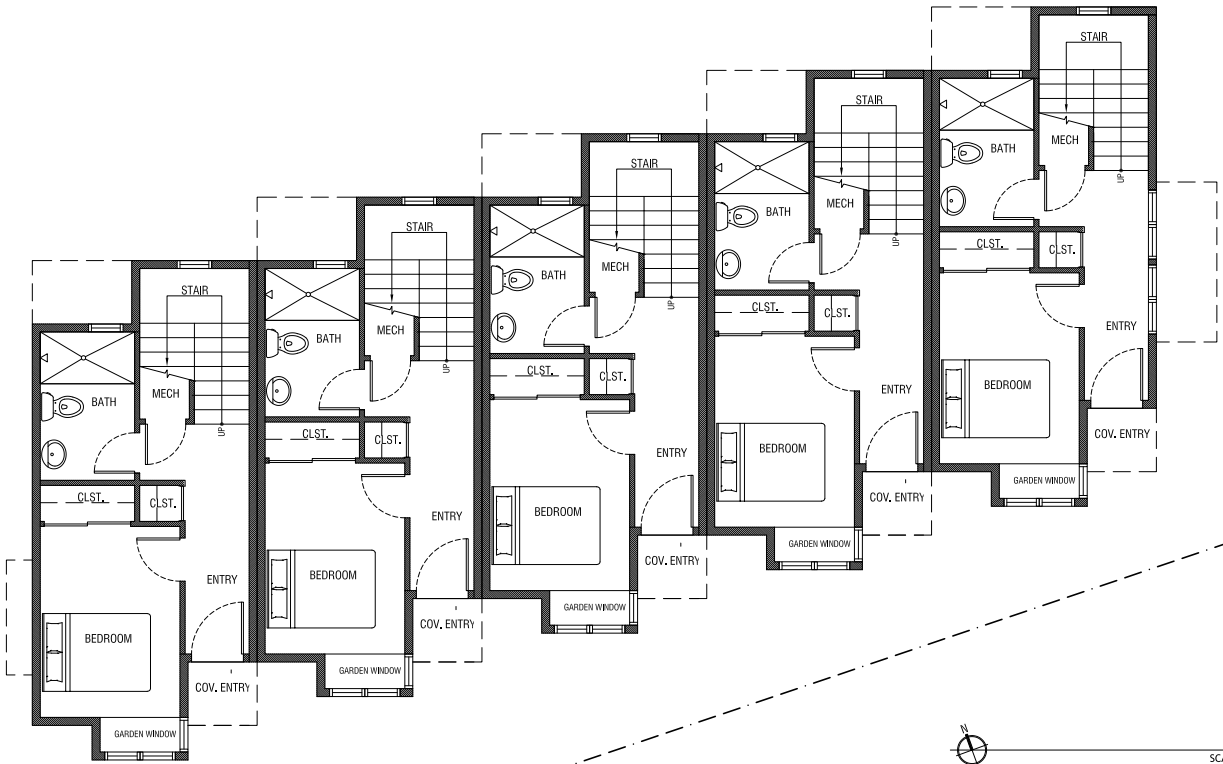
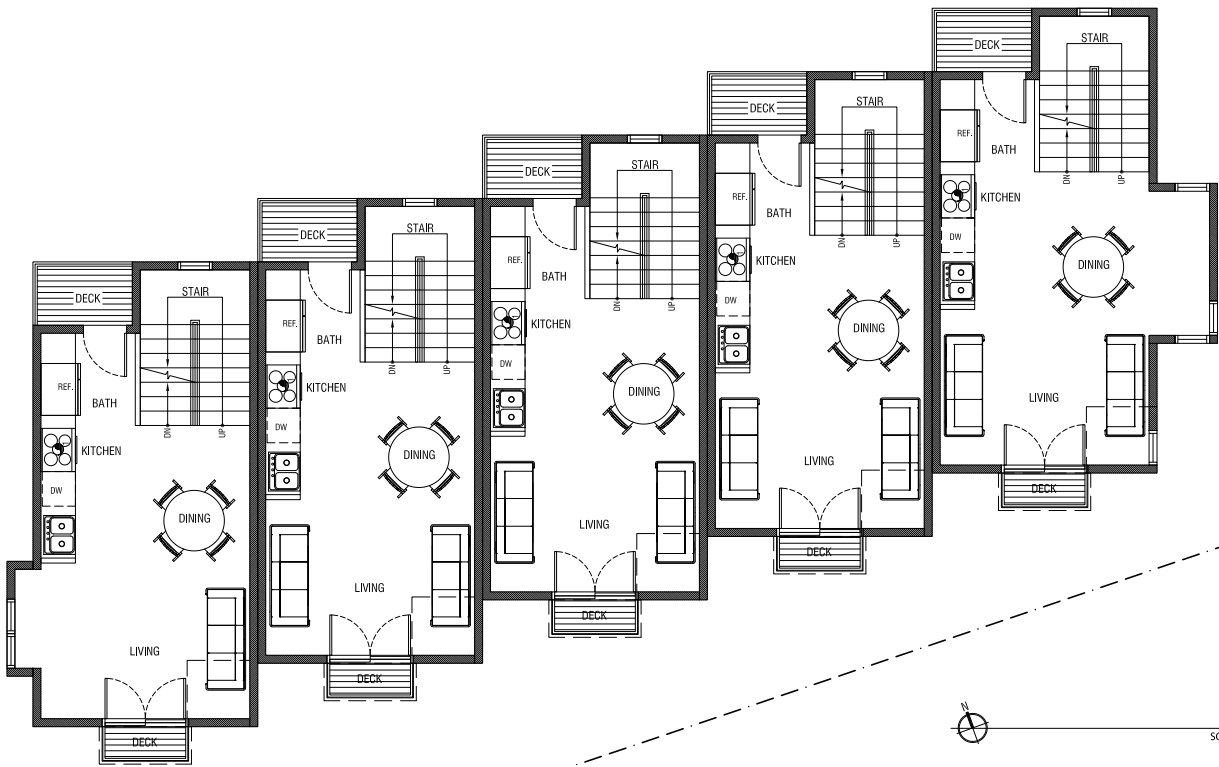
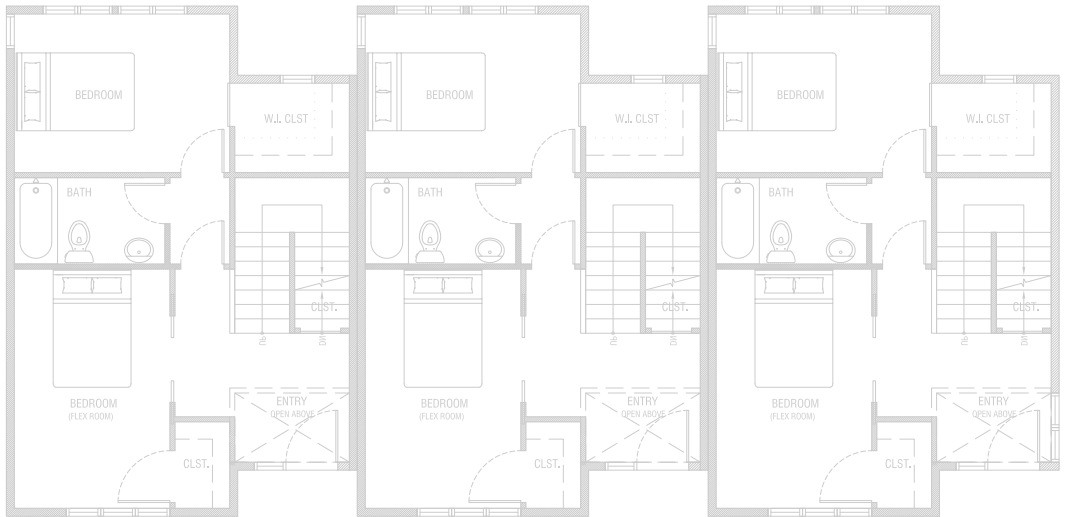


DC4.D1/ EXTERIOR ELEMENTS AND MATERIALS: Trees, Landscape and Hardscape Materials

Choice of Plant Materials:

GUIDELINE RESPONSE

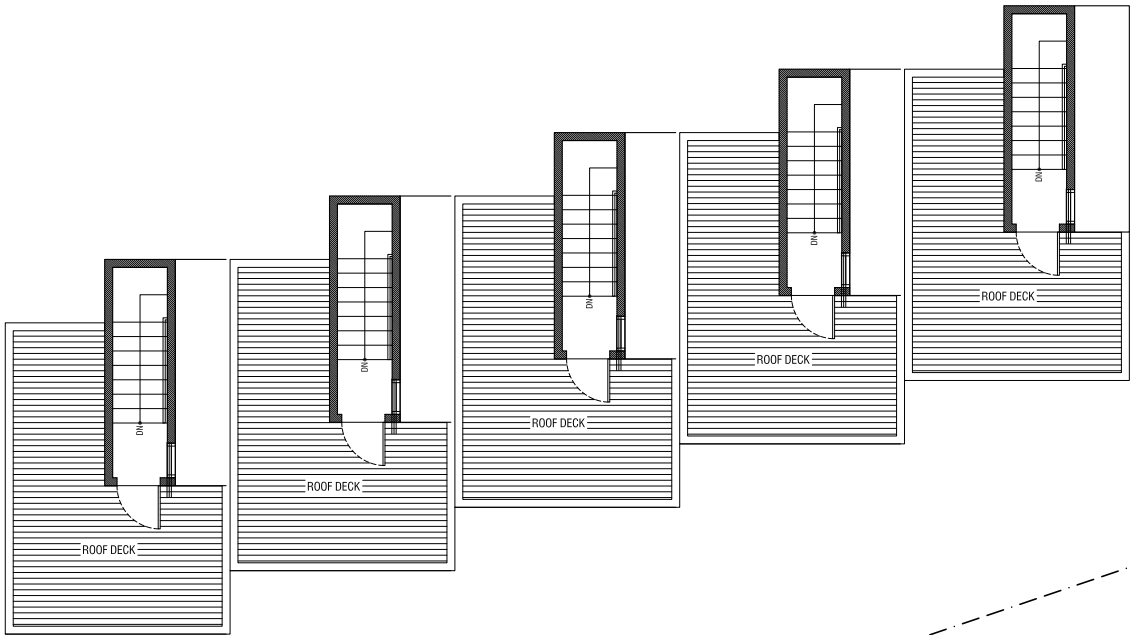
Landscaping buffers between all the units and the street. Then the open space is created both as a shared amenity resource to view and experience daily and a buffer between buildings.



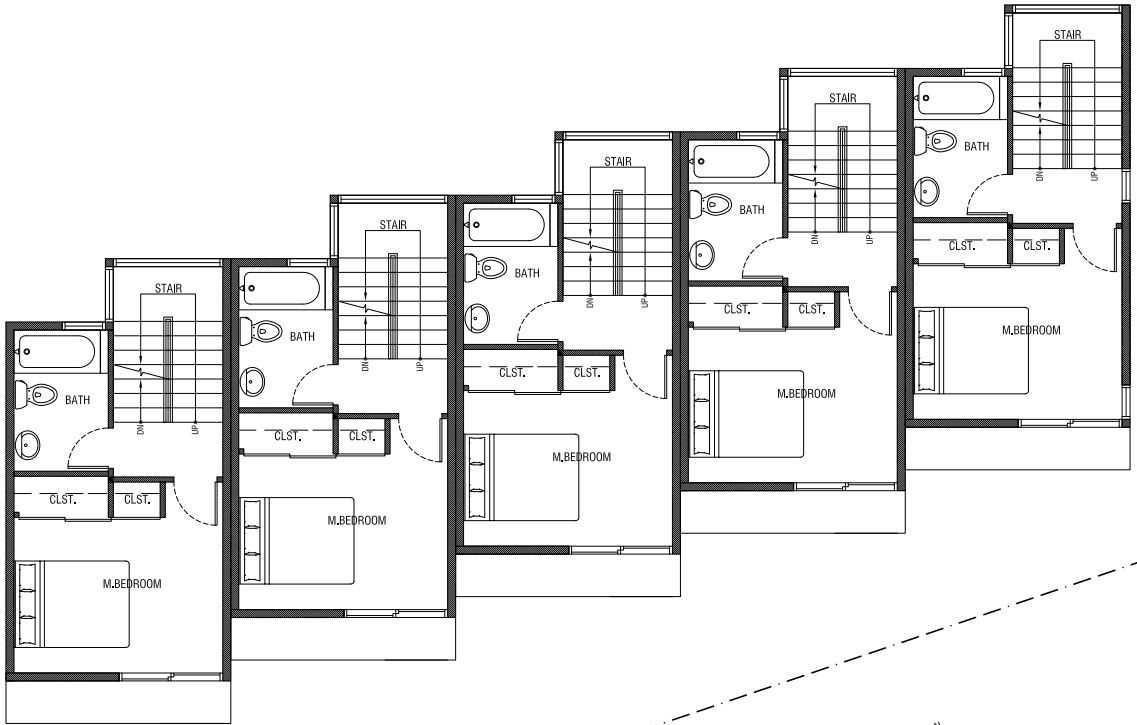
LEVEL 2
SCALE: 1/4" = 1'-0" ①

LEVEL 1
SCALE: 1/4" = 1'-0" ①

DESIGN 19 DEVELOPMENT



LEVEL 4
SCALE: 1/4" = 1'-0" ①



LEVEL 3
SCALE: 1/4" = 1'-0" ①

PROPOSED SECTION

NOTES

- ROWHOUSES

TRASH

PARKING

AMENITY SPACE

ROOF DECK
- 1 West Bertona St Rowhouse Entries

2 Alley Townhouse Entries

3 Common Amenity Space

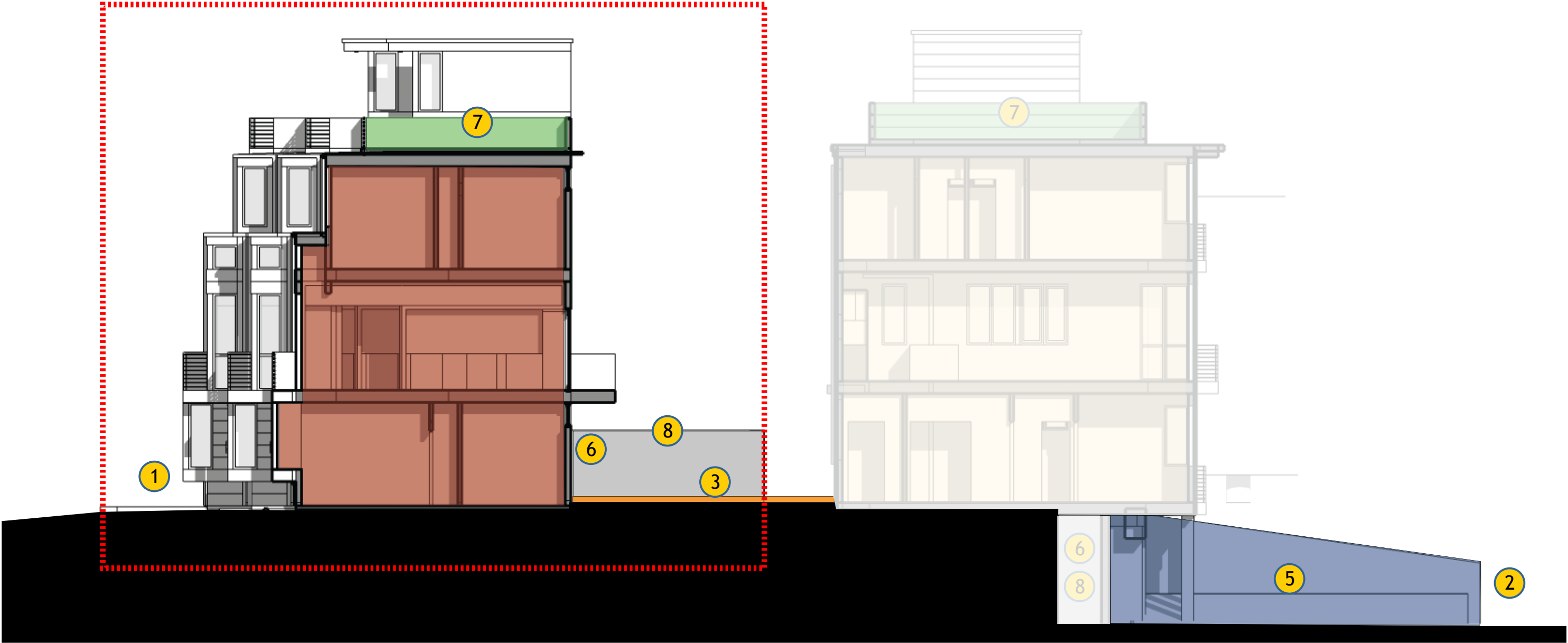
4 Exterior Stair

5 Parking

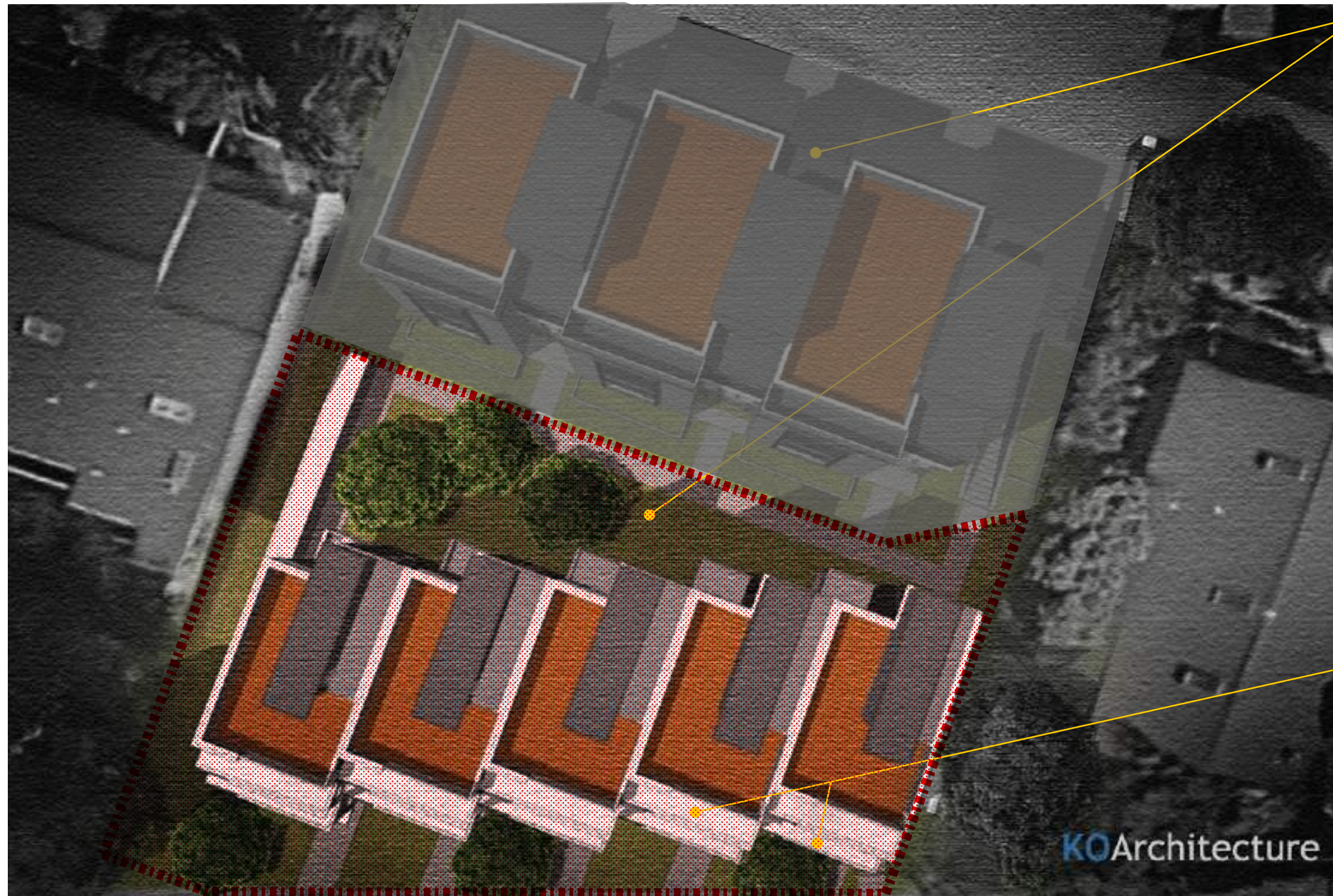
6 Bicycle Parking

7 Roof Deck - Private Amenity Space

8 Trash / Recycle



DESIGN **21** DEVELOPMENT



CS1.C2/ TOPOGRAPHY:

Elevation Changes:

GUIDELINE RESPONSE

The site is primarily flat in the middle and sloping on the edges. Therefore, the largest open space is on the flat spot between the buildings. Then we utilized the drop to the alley to 'bury/hide' the parking. At the street the grade change creates steps to separate the entry from the street as well as provide rhythm and repetition that changes with the grade.

DC4.D1/ EXTERIOR ELEMENTS AND MATERIALS: Trees, Landscape and Hardscape Materials

Choice of Plant Materials:

GUIDELINE RESPONSE

Landscaping buffers between all the units and the street. Then the open space is created both as a shared amenity resource to view and experience daily and a buffer between buildings.

PL3.B4/ RESIDENTIAL EDGES:

Interaction:

GUIDELINE RESPONSE

The staggering of the plans allows for views down the street and to neighboring yards. Doors, windows and decks overlook neighbors in all directions. Decks create opportunities for neighbors to step out on a sunny day and share a chat.

DC2.A1/ MASSING: Site Characteristics and Uses

GUIDELINE RESPONSE

Taking advantage of the angle of the site's property line, relationship to the street, and the south exposure to create a rhythm, texture, modulation along the street edge.

CS1.D4/ HEIGHT, BULK, AND SCALE: Massing choices

GUIDELINE RESPONSE

The building is stepping back in both plan and section to break up the mass, provide powerline clearance and repetition of proportions.

CS2.C2/ RELATIONSHIP TO THE BLOCK:

Mid-Block Sites:

GUIDELINE RESPONSE

The building is stepping back in both plan and section to break up the mass, provide powerline clearance and repetition of proportions similar to those of adjacent structures.

DESIGN GUIDELINES APPLIED



CS1.D4/ HEIGHT, BULK, AND SCALE: Massing choices

GUIDELINE RESPONSE

The building is stepping back in both plan and section to break up the mass, provide powerline clearance and repetition of proportions.

PL3.B4/ RESIDENTIAL EDGES:

Interaction:

GUIDELINE RESPONSE

The staggering of the plans allows for views down the street and to neighboring yards. Doors, windows and decks overlook neighbors in all directions. Decks create opportunities for neighbors to step out on a sunny day and share a chat.

DC2.B1/ ARCHITECTURAL AND FAÇADE COMPOSITION:

Façade Composition

GUIDELINE RESPONSE

Balance, emphasis, movement, proportion, rhythm, unity, and variety are used to compose both the alley and street facades creating a tension and balance between symmetry and asymmetry.

DC2.C1/ SECONDARY ARCHITECTURAL FEATURES: Visual

Depth and Interest

Garden windows, balconies, railing, clerestories, and canopies were added to expand the interior spaces and add depth, shadow, and texture to the exterior.

DC2.C2/ SECONDARY ARCHITECTURAL FEATURES: Dual

Purpose Elements

Garden windows double as the base for balconies above. Walls along side the entries double as openings. Canopies over the balconies double as frames, privacy screens and weather protection.

DC2.D2/ SCALE AND TEXTURE: Texture

GUIDELINE RESPONSE

The massing, siding, windows and doors are a repetition of similar proportions, but with a contrast of dark/light, smooth/rough, in/out, pairs of pairs that are short, medium, tall.

CS1.C2/ TOPOGRAPHY:

Elevation Changes:

GUIDELINE RESPONSE

The site is primarily flat in the middle and sloping on the edges. Therefore, the largest open space is on the flat spot between the buildings. Then we utilized the drop to the alley to 'bury/hide' the parking. At the street the grade change creates steps to separate the entry from the street as well as provide rhythm and repetition that changes with the grade.

NOT USED

DC2.C2/ SECONDARY ARCHITECTURAL FEATURES: Dual

Purpose Elements

Garden windows double as the base for balconies above. Walls along side the entries double as openings. Canopies over the balconies double as frames, privacy screens and weather protection.

DC2.D2/ SCALE AND TEXTURE: Texture

GUIDELINE RESPONSE

The massing, siding, windows and doors are a repetition of similar proportions, but with a contrast of dark/light, smooth/rough, in/out, pairs of pairs that are short, medium, tall.

PL3.B4/ RESIDENTIAL EDGES:

Interaction:

GUIDELINE RESPONSE

The staggering of the plans allows for views down the street and to neighboring yards. Doors, windows and decks overlook neighbors in all directions. Decks create opportunities for neighbors to step out on a sunny day and share a chat.

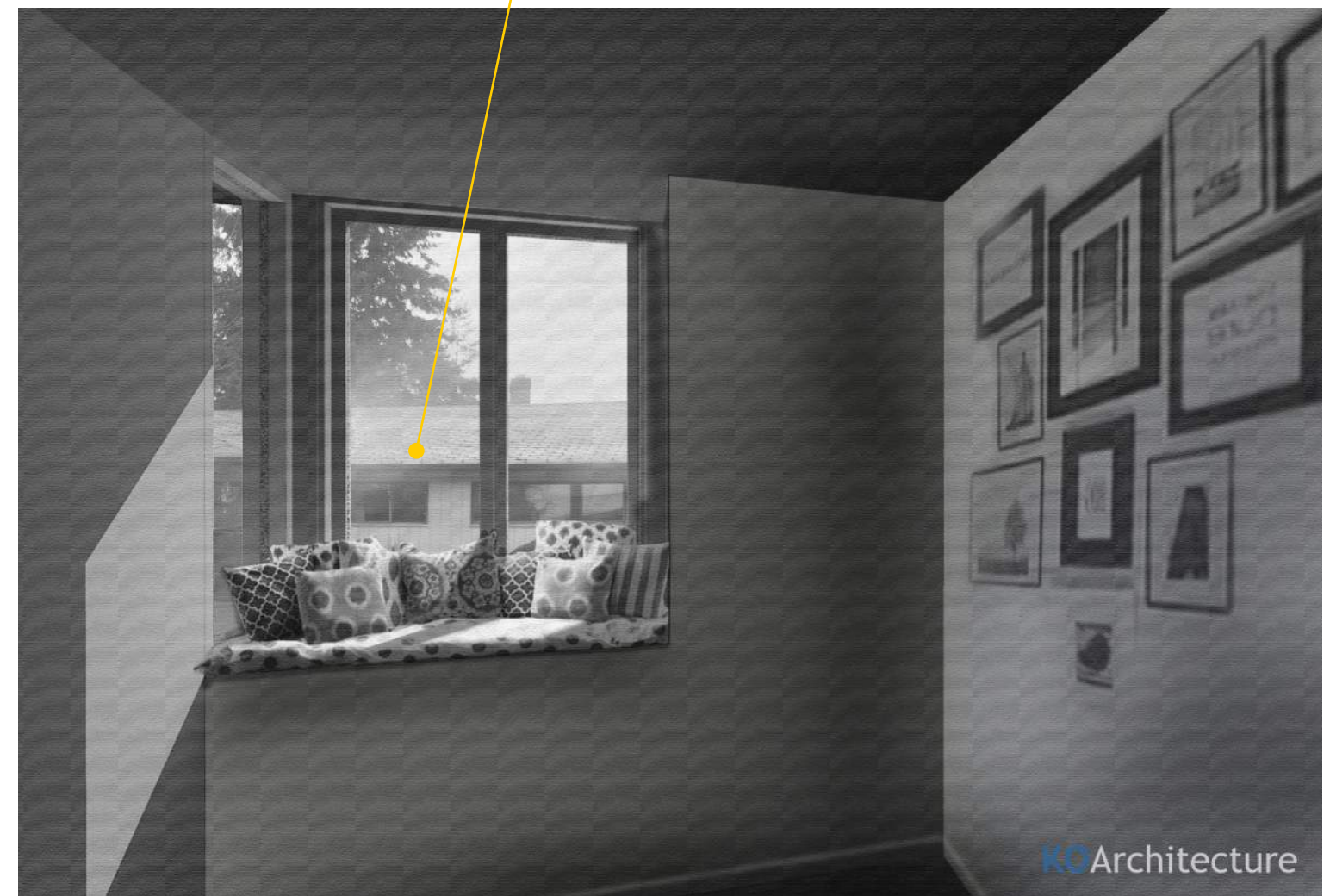
DC2.C1/ SECONDARY ARCHITECTURAL FEATURES: Visual

Depth and Interest

Garden windows, balconies, railing, clerestories, and canopies were added to expand the interior spaces and add depth, shadow, and texture to the exterior.



ROWHOUSE - LIVING ROOM at LEVEL 2



ROWHOUSE - BEDROOM at LEVEL 1

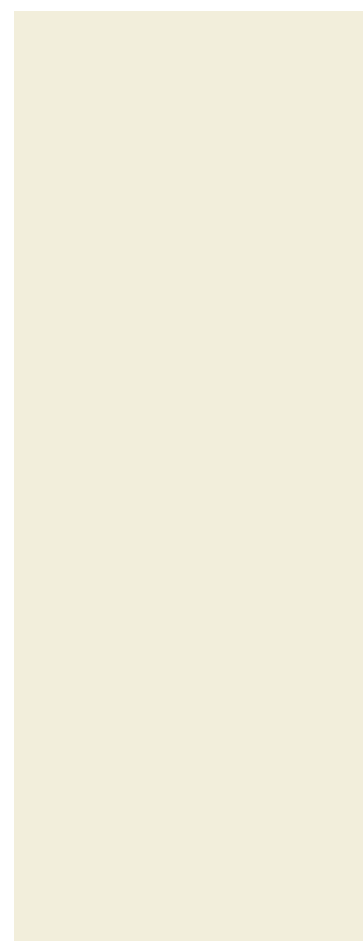
CONCRETE
COLOR: NATURAL



CEDAR SIDING
COLOR: DARK GREY



HARDIE PANEL
COLOR: WHITE



VINYL WINDOW/DOOR
COLOR: WHITE



PROJECTS

* Projects Designed and Permitted by Kevin O'Leary while Project Manager/Designer at Pb Elemental



S JUDKINS ST ROWHOUSES • 8 UNITS • SEATTLE



45TH MIXED USE • 4 LIVE-WORKS | 2 TOWNHOUSES • SEATTLE



CALIFORNIA AVE SW MIXED USE • 3 LIVE-WORKS | 2 TOWNHOUSES • SEATTLE



CROWN HILL LOFTS • 15 LIVE-WORK UNITS • CROWN HILL 15TH AVE • SEATTLE*



BRIDGE WAY MIXED USE • 19 APARTMENTS, COMMERCIAL • BALLARD • SEATTLE *



55TH • 8 ROWHOUSES

GERRY
HOMES

KOArchitecture **27** PRIOR EXPERIENCE

SDR - EDG #3033357-EG • DROPOFF PACKET • 29 JANUARY 2019 (ORIGINALLY SUBMITTED) • 13 MARCH 2019

KOArchitecture