



# MAGNOLIA MIXED USE

2412-2416 32ND AVE W, SEATTLE WA

DPD Project #3035295-LU

Recommendation Meeting  
West Design Review Board

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## PROJECT TEAM

**OWNER**  
YOSHIKAWA, LLC

**ARCHITECT**  
Studio19 Architects  
207½ 1<sup>st</sup> Ave S.  
Suite 300  
Seattle, WA 98104  
206.466.1225

**LANDSCAPE ARCHITECT**  
AHBL, INC.  
1200 6th Ave  
Suite 1620  
Seattle, WA 98101  
206.267.2425

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# SITE INFORMATION

Project Location:  
2412 - 2416 32nd Ave W,  
Seattle WA 98199

Parcel #:  
8127700555  
8127700565

Lot Size:  
11,330 SF

FAR Allowed:  
3.75

Unit Count:  
45 Units

Base Zone:  
NC2P-55 (M)

Design Guidelines:  
Seattle Design Guidelines

Zoning code Summary:

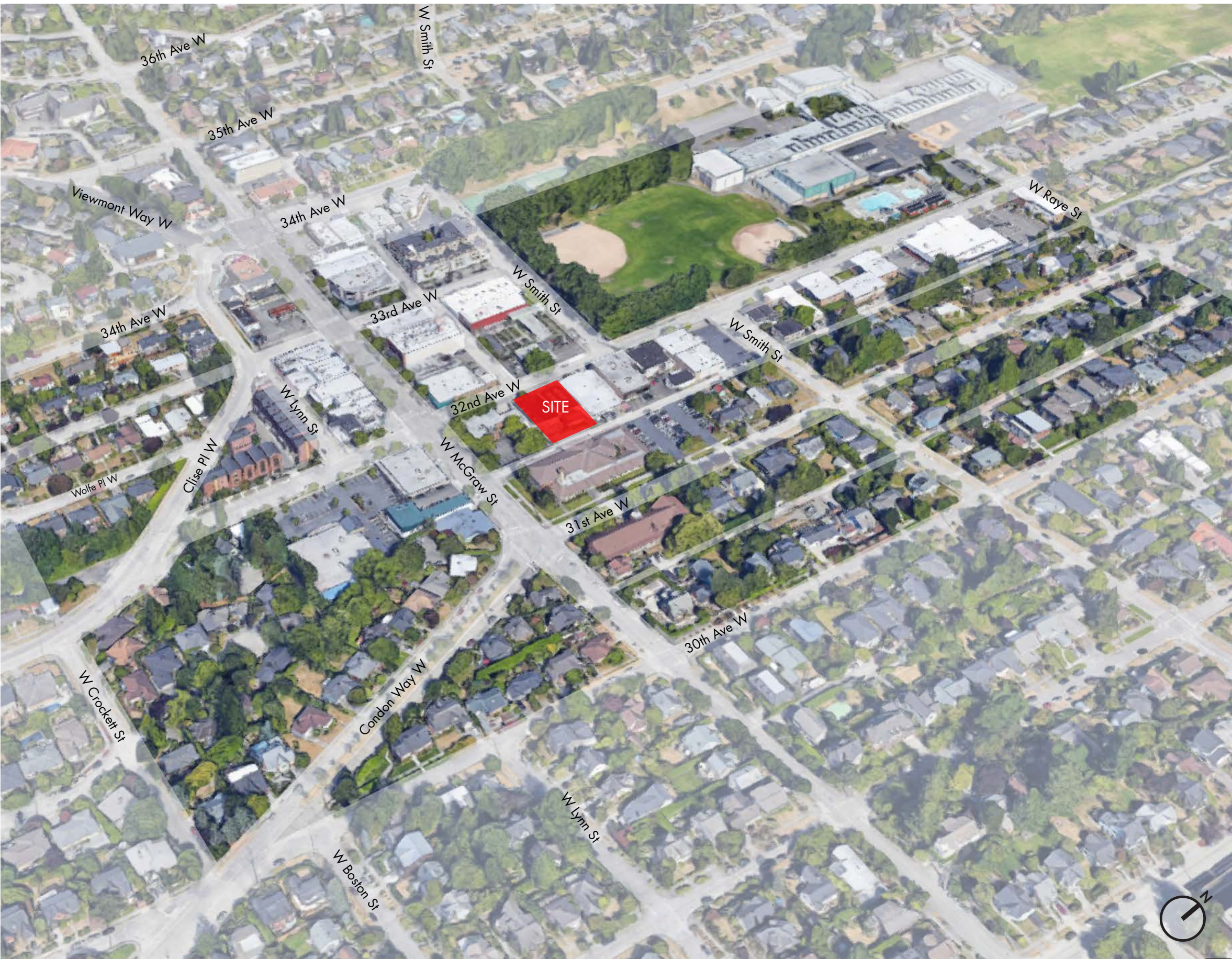
· Total Gross Floor Area allowed:	42,487.5 SF
· Building Height allowed:	55'
· Parking Stalls required:	32 STALLS
· Bike Stalls required:	47 STALLS

Proposal Summary:

· Total Gross Floor Area:	42,400 SF
· Building Height:	54' - 11"
· Residential Units:	45 UNITS
· Parking Stalls:	32 STALLS
· Bike Stalls:	47 STALLS

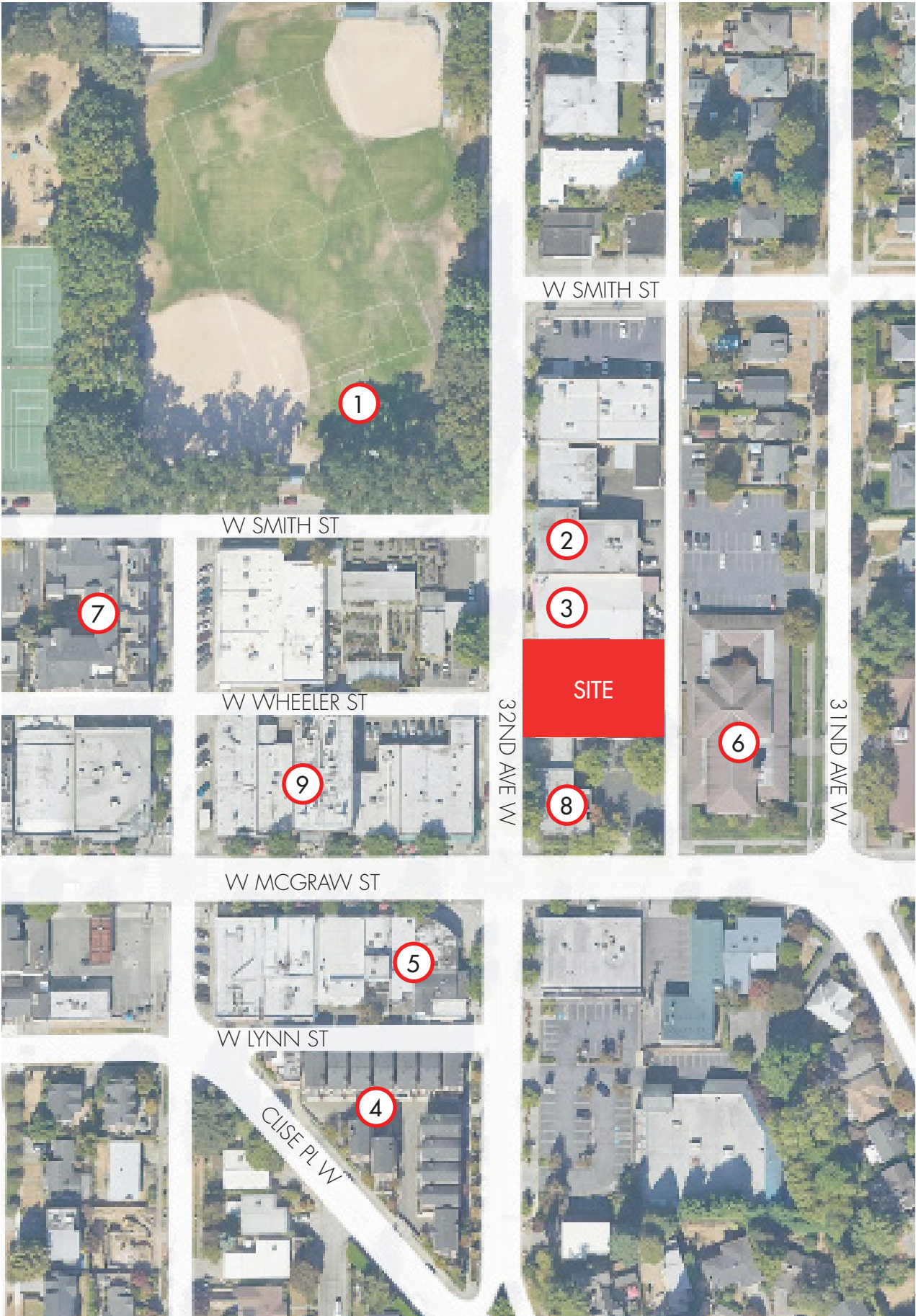
Project Description:

The project proposes a 6-story 45-unit mixed use apartment building that includes a residential lobby, roof top terrace and amenity spaces. Parking is provided in 2 levels along the alley. 1,500 SF of commercial space is provided at the street level.





ZONING SUMMARY SURROUNDING BUILDINGS



**1- MAGNOLIA PLAYFIELD PARK**  
2518 34TH AVE W | PARK

A sprawling public park spanning several city blocks, encompassing amenities such as the Magnolia Community Center, Blaine Elementary School, and Mounger Pool.



**2- 2426 32ND AVE W**  
2426 32ND AVE W | RETAIL / OFFICE / DAYCARE

A two-story office and retail building features a design where the upper level is characterized by sleek glass panel facades, offering a modern contrast to the brick-clad ground floor. The ground level includes a driveway that connects to the alley behind the property.



**3- ACE HARDWARE**  
2420 32ND AVE W | RETAIL

Directly adjacent to our site is a one-story building, featuring brick finishing on the ground level and painted wood on the upper portion of the facade. The entire premises are occupied by the chain retailer Ace Hardware.



**4- CARLETON PARK TOWNHOMES**  
3201 W LYNN ST | MIXED-USE

A four-story townhouse community constructed in 2019, consisting of 15 units, featuring retail space on the ground floor. The exterior is finished with a combination of brick, concrete, and wood materials.



**5- MAGNOLIA PROFESSIONAL BUILDING**  
3201 W MCGRAW ST | COMMERCIAL

A two-story commercial building features a curved facade at the street corner, creating additional space for pedestrians.



**6- THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
2415 31ST AVE W | INSTITUTION

A sizable church with ample on-site parking located across the alley from our project site. The building is constructed primarily of masonry.



**7- BELLAGIO CONDOMINIUM**  
2425 33RD AVE W | MIXED-USE

A five-story condominium building constructed in 2003 on 33rd Ave W, consisting of 31 units, featuring retail spaces on the ground floor. It is located two blocks away from our site. The residential section of the building, beginning from the second level, is set back to create extra outdoor space on the second level.



**8- U.S. BANK BRANCH**  
3124 W MCGRAW ST | BANK

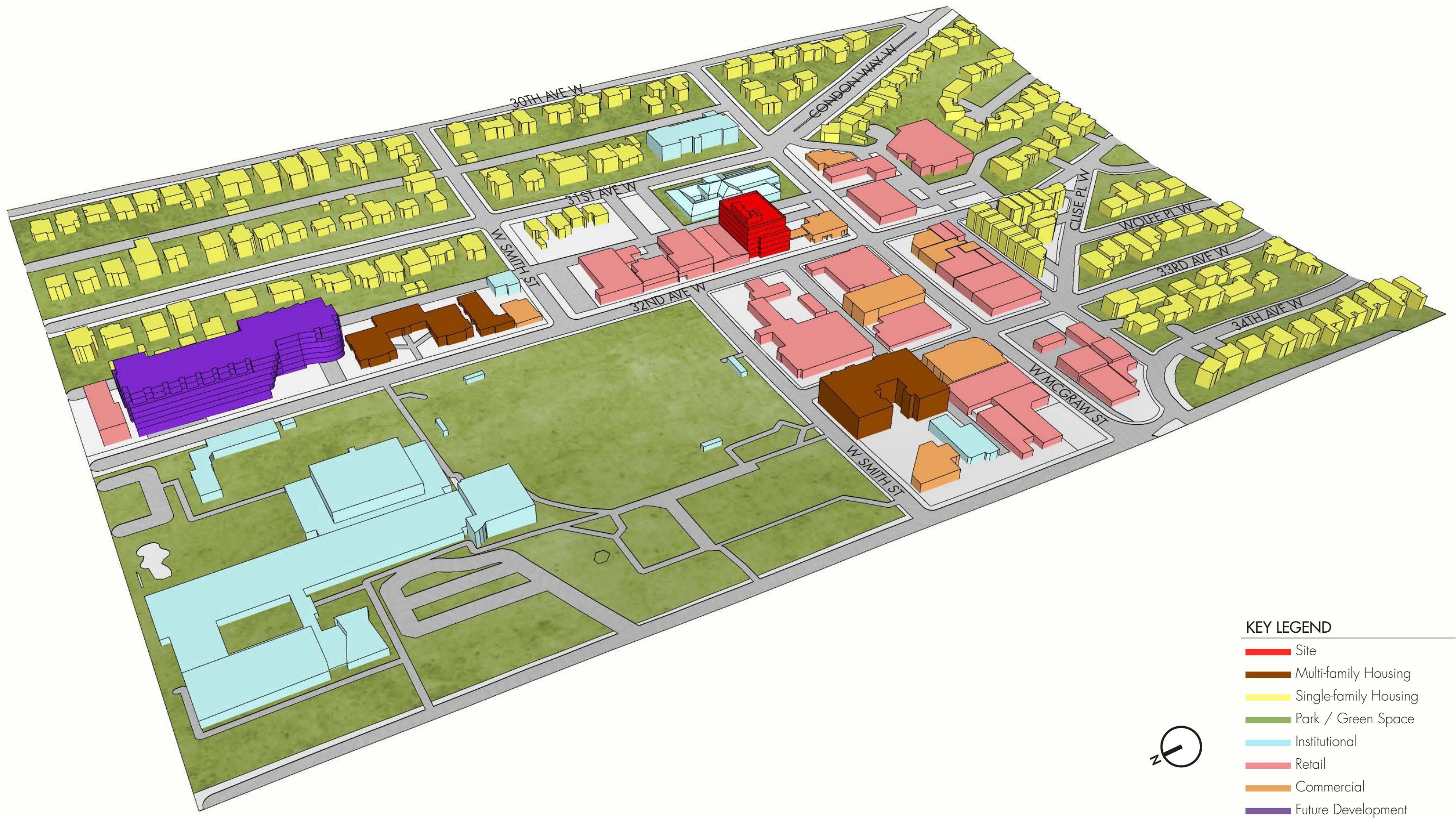
A one-story bank building with 17 parking spaces located to the east. The building exterior is mainly consisted of brick. A parking area is on the southern side of the site.



**9- MAGNOLIA CENTER BUILDING**  
3214 W MCGRAW ST | RETAIL / COMMERCIAL

A three-story masonry building that accommodates a blend of commercial and retail spaces. While its facade aligns with adjacent properties, its entrance is recessed. The building shares similar materials and textures with surrounding structures.







# ZONING SUMMARY

## ZONE NC2P-55 (M)

### Permitted Uses 23.47A.004

Residential (Including congregate housing); Offices - 25,000 SF  
Drinking Establishments – Conditionally Permitted, 25,000 SF; Retail Sales and Services, Multipurpose - 50,000 SF  
Restaurants – 25,000 SF; Live-work units, parks and open space, community gardens

### Street Level Uses 23.47A.005

Residential use may not occupy more than 20 % of street-level street-facing façade  
80% of street-level street-facing façade must be occupied with uses defined by 23.47A.005 D

### Street-level Development Standards 23.47A.008

Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.  
Non-residential uses at street level shall have a floor-to-floor height of at least 13'  
Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. Total width of all blank façade segments may not exceed 40% of street facades width.  
Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles. The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet.

### Structure Height 23.47A.012

The height limit is: 55'-0"

### Floor Area Ratio 23.47A.013

Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 3.75. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.  
The following gross floor area is not counted toward maximum FAR:  
All underground stories and all portions of a story that extend no more than 4 feet above grade

### Setback Requirements 23.47A.014

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone:  
15 feet for portions of a structure above 13 feet in height to a max of 40 feet, and for each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

### Landscaping and Screening Standards 23.47A.016

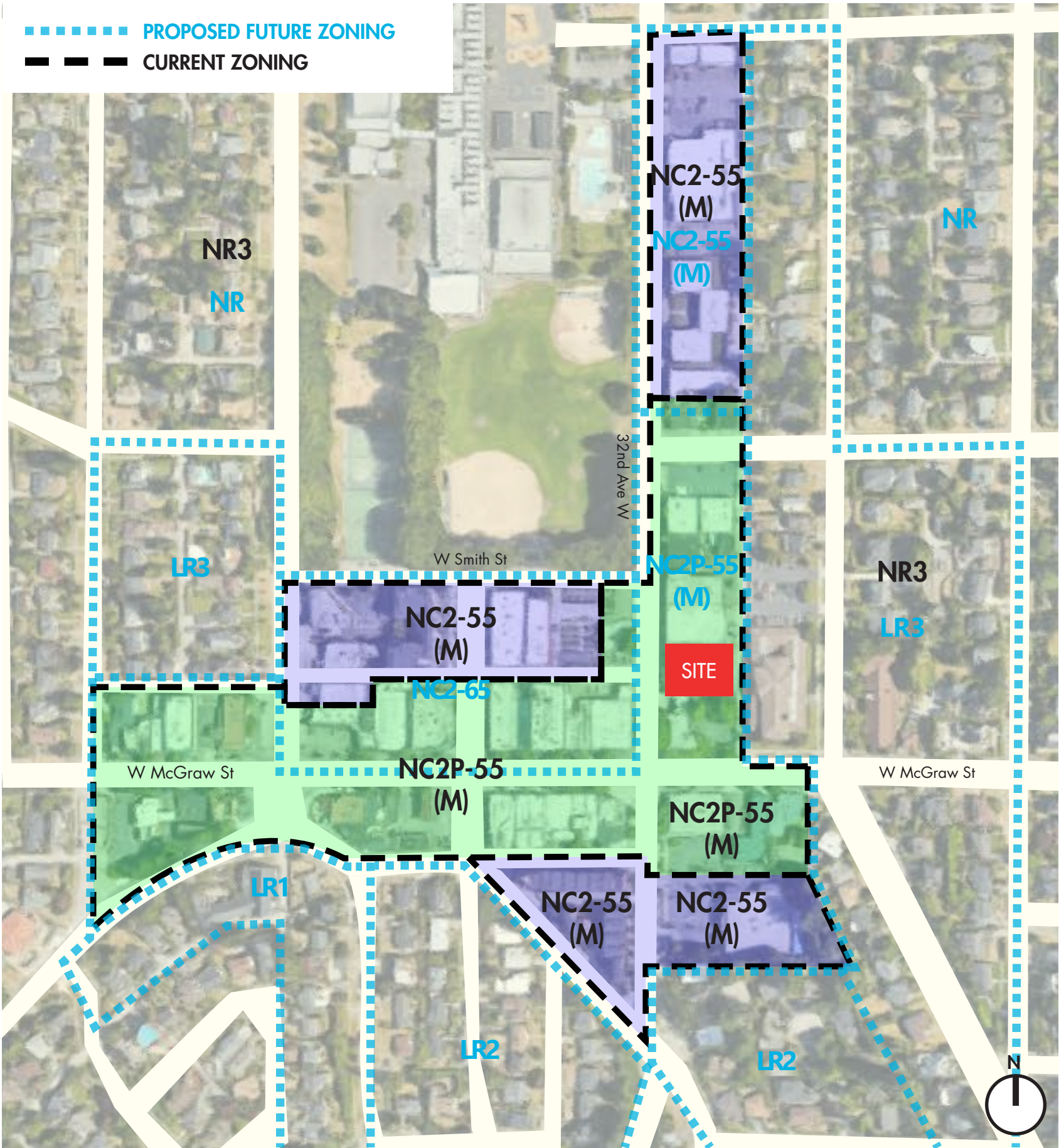
Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019. Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.

### Residential Amenity Areas 23.47A.024

Required Area: 5% of the total gross floor area in residential use  
Minimum horizontal dimension of the amenity - 10 feet, minimum area: 250 SF  
Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF

### Required parking 23.54.015

Residential Use:  
Multifamily residential uses -1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling unit;  
Commercial use:  
No parking is required for the first 1,500 SF of any business.  
Eating and drinking - 1 space for each 250 SF, Sales - 1 space for each 500 SF  
Bike parking for Commercial use:  
eating and drinking establishment - long-term 1 per 5,000 SF, short-term 1 per 1,000 SF;  
Sales - long-term 1 per 4,000 SF, short-term 1 per 2,000 SF of occupied floor area.  
Bike parking for Residential Use:  
long-term 1 per dwelling unit, short-term 1 per 20 dwelling units.







CONCEPT 1

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Outdoor decks for units on level 6 and 4

CONS:

- Residential entry is not identified pronouncedly with retail entry
- Retail street front and residential street front are not separate

DEPARTURES: NONE



CONCEPT 2

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Recessed retail entry plaza
- Roof deck community space with great view

CONS:

- Retail facade is not continuous
- Residential entry is not pronouncedly identified

DEPARTURES: SMC 23.47A.014.B.3

- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: for portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'



CONCEPT 3 | PREFERRED

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Pronounced building entry plaza for residents
- Continuous retail front facade
- Outdoor decks for units on level 6

CONS:

- Minimal recess at retail facade

DEPARTURES: SMC 23.47A.014.B.3

- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: for portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'



# EDG RESPONSE

## BOARD RECOMMENDATIONS & RESPONSES:

### 1. ARCHITECTURE-MASSING

- a. The Board preferred Design Concept 3 over the other two design options due to its stronger concept legibility over the other two options, its greater ability to transition to the shorter contextual building height through its lower projecting mass, and the provision of a legible residential entry setback along the street (DC2-A-2. Reducing Perceived Mass, DC2-B. Architectural and Façade Composition, DC2-C-3. Fit With Neighboring Buildings).
- b. The Board gave guidance to strengthen the legibility of the massing concept and better relating to surrounding contextual height, including the zone transition to the east, by reducing the height of the projecting yellow mass shown in the packet by one floor along all facades (CS2-A-2. Architectural Presence, CS2-D. Height, Bulk, Scale, DC2-A. Massing, DC2-D-1. Human Scale).

## RESPONSE:

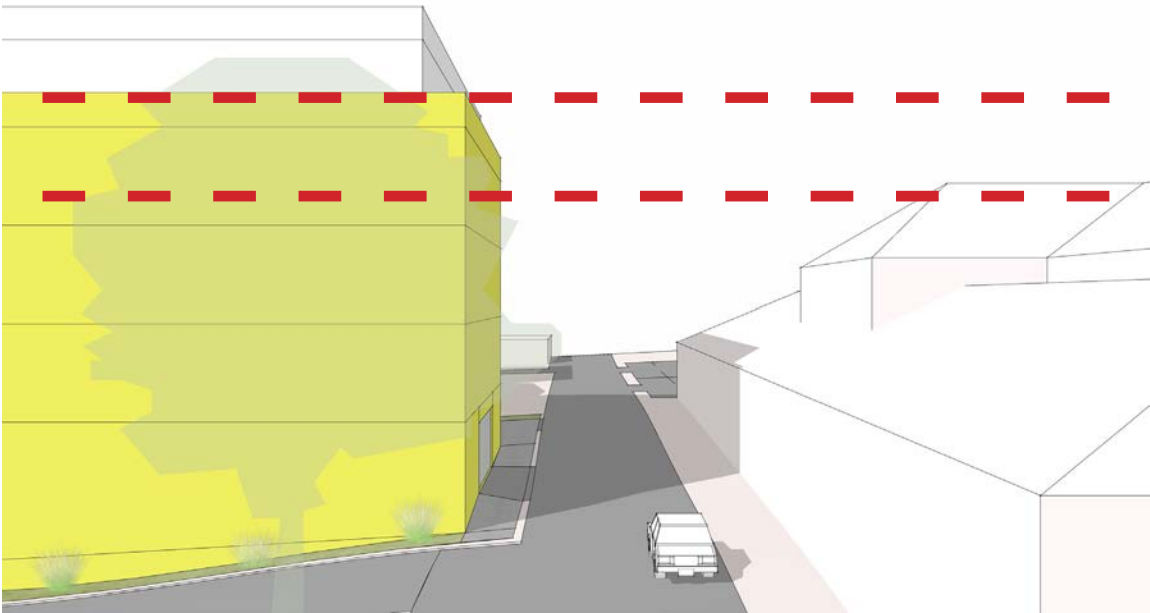
Per the Board’s recommendation the lower mass has been lowered a level to better relate to the surrounding context and zoning transition across the alley.



STREET FRONTAGE - 32ND AVE W (EDG CONCEPT 3)



STREET FRONTAGE - 32ND AVE W (PROPOSED DESIGN)



SOUTH ELEVATION (EDG CONCEPT 3)



SOUTH ELEVATION (PROPOSED DESIGN)



# EDG RESPONSE

## BOARD RECOMMENDATIONS & RESPONSES:

### 1. ARCHITECTURE-MASSING

c. The Board expressed concern at the lack of secondary massing expression shown in the concepts and requested the use of additional massing shifts and the use of secondary massing elements, such as legible window depth and alignment, to strengthen the link between the building and the surrounding commercial district (CS2-D-1. Existing Development and Zoning, CS2-D-5. Respect for Adjacent Sites, CS3-A. Emphasizing Positive Neighborhood Attributes).

### RESPONSE:

Per the Board's recommendation secondary massing elements have been included in the design to strengthen them the link between the building and the surrounding context. These include the following:

- A. Window patterns & fenestrations to strengthen the link with the surrounding building (CS2-D-5)
- B. Transparent aluminum storefront to resonate with the nearby commercial buildings (CS3-A)
- C. Colored shadow box accent (8" in depth) to add the texture and secondary massing elements (CS2-D-1)
- D. Corner treatment to add interest to the building (CS2-D-1)
- E. Lower massing is clad in brick to match the surrounding buildings (CS2-D-1, CS3-A)
- F. Entry plaza with landscape and seating to activate the street and provide more space to the pedestrian activities (CS2-D-5)
- G. Perforated metal screen with decorative pattern to match the window above, mask the parking garage behind (CS2-D-5)
- H. Canopy at residential entrance and above retail storefront to add weather protection and match adjacent commercial buildings (CS2-D-1)





BOARD RECOMMENDATIONS & RESPONSES:

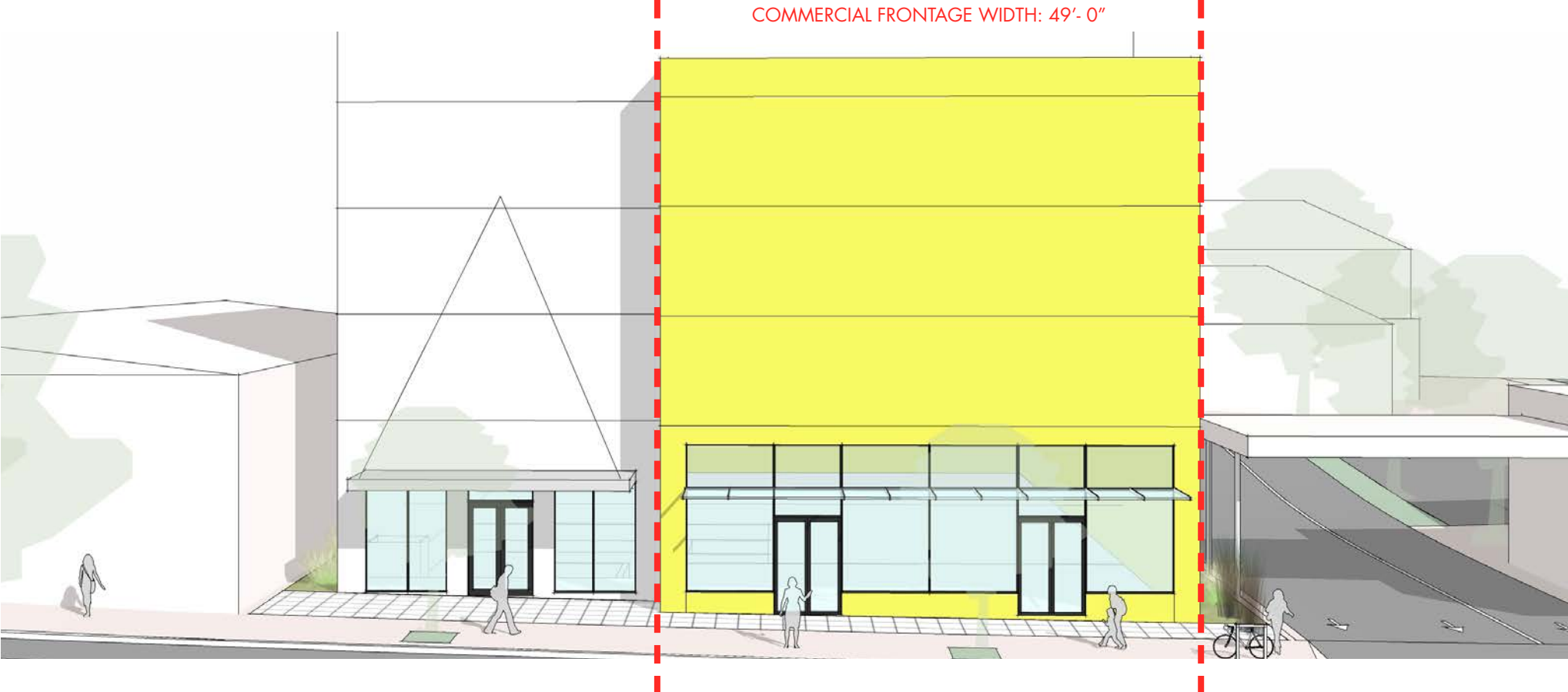
2. STREET / ALLEY FRONTAGE

a. The Board acknowledged public comment that emphasized the need for an active street frontage and requested additional emphasis of the commercial frontage along the street frontage through the increase of commercial street frontage and reduction of the residential lobby width. The Board requested additional study at the Recommendation phase to examine increasing the length of commercial space along the street frontage both with and without widening the projecting commercial massing element (CS2-B-2. Connection to the Street, PL1-B-3. Pedestrian Amenities, PL2-B-3. Street-Level Transparency, PL2-D. Wayfinding, PL3-A. Entries, PL3-C-2. Visibility, DC1-A. Arrangement of Interior Uses).

RESPONSE:

After reviewing options for the street frontage commercial component, the design was revised to increase the length of the commercial area along the street front as well as the massing that it is part of. In reviewing the massing, it makes sense to have the lower mass contain all of the commercial space at the ground level in order to be true to the form of the building. The recessed residential massing has been reduced, but still provides ample space for the entrance and plaza alike.

STREET FRONTAGE - 32ND AVE W (PRIOR CONCEPT 3)



STREET FRONTAGE - 32ND AVE W (PROPOSED DESIGN)



EDG RESPONSE

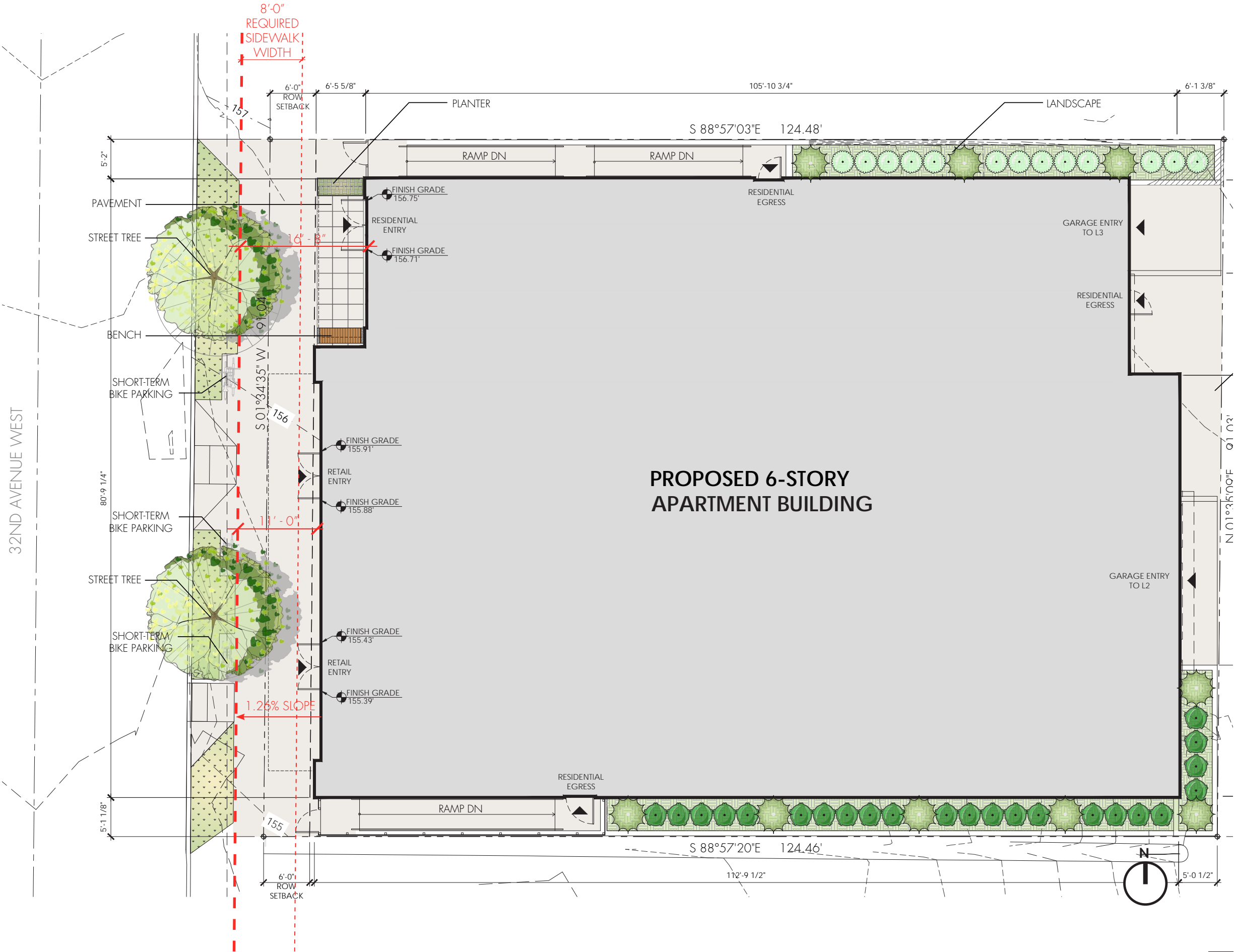
BOARD RECOMMENDATIONS & RESPONSES:

2. STREET / ALLEY FRONTAGE

b. The Board echoed the sidewalk width recommendations of SDOT for a minimum 8-foot sidewalk width. The Board added that the expression of the concept and legibility of modulation shifts should not be compromised in achieving this additional sidewalk width (PL1-B. Walkways and Connections, PL4-A-2. connections to All Modes).

RESPONSE:

Per the Board’s and SDOT’s recommendations the sidewalk has been enlarged to be at least 8 feet in all locations with an additional recess at the residential entrance plaza.





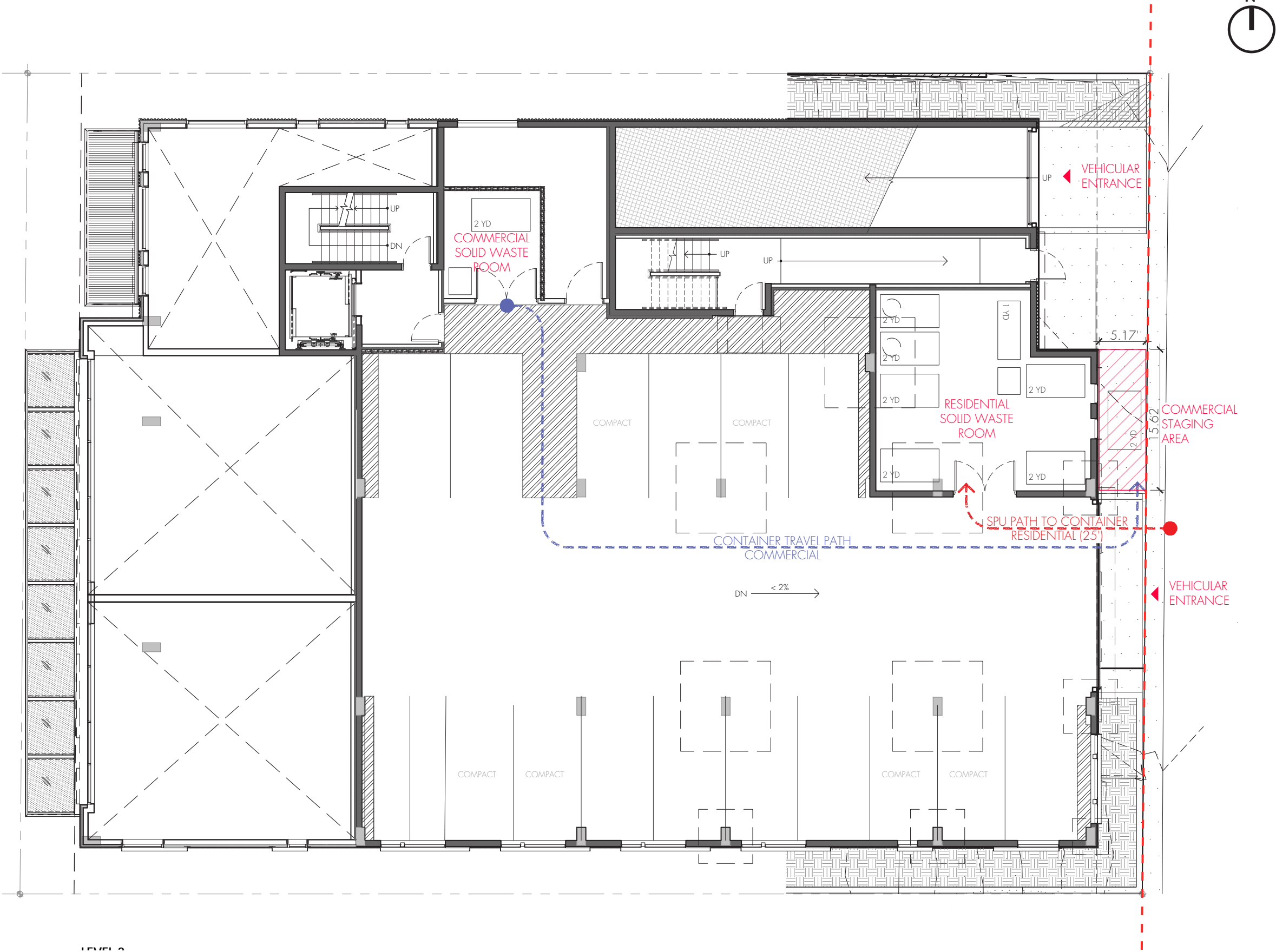
BOARD RECOMMENDATIONS & RESPONSES:

2. STREET / ALLEY FRONTAGE

c. The Board expressed concern that extraneous vehicle movements in the alley, caused by the three separate access points to parking and solid waste collection, may interrupt pedestrian movements. The Board requested additional study, to be shown at the Recommendation phase of review, that examines the reduction of vehicle access points. Specifically, the Board requested study of a parking and solid waste organization that consolidates parking and solid waste collection access to one location. The Board requested a separate study showing two total access points: one for vehicle parking and another for solid waste access (DC1-B-1. Access Location and Design, DC1-C. Parking and Service Uses).

RESPONSE:

After review of the site conditions and limitations the design has been revised to only have two access points, one for each level for the vehicular entrances/exits. We have obtained approval from SPU on the solid waste collection as proposed in the plans, which allows us to remove the originally proposed doorway. The site is too small to just have one vehicular access into the building to be able to get the required parking for the proposed unit counts, which is why there are two locations for this along the alley.



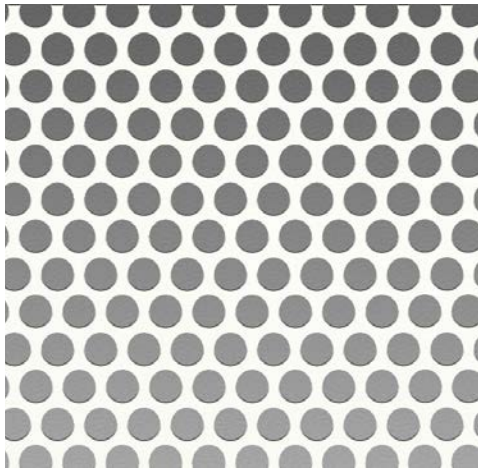


# EDG RESPONSE

## BOARD RECOMMENDATIONS & RESPONSES:

### 3. FACADE DESIGN / MATERIALS

a. The Board emphasized the need for high-quality materials including masonry, and discouraged the use of fiber cement panels as an exterior material. The Board encouraged the examination of the surrounding commercial context for examples of materials that are responsive to context (DC4-A-1 Exterior Finish Materials).



MATERIAL SAMPLE IMAGE



REFERENCE IMAGE

## RESPONSE:

High quality materials are proposed for the project including brick and metal siding. See pages 24-28 for the specific materials proposed for the project.

## BOARD RECOMMENDATIONS & RESPONSES:

### 3. FACADE DESIGN / MATERIALS

b. The Board expressed concern that the presence of the parking area would interrupt the concept expression of the south façade, and emphasized the need for the south façade to be treated with a consistent expression that achieves architectural unity between the lower floors along the parking area and the residential upper floors (CS2-D-1. Existing Development and Zoning, CS2-D-5. Respect for Adjacent Sites, CS3-A. Emphasizing Positive Neighborhood Attributes).

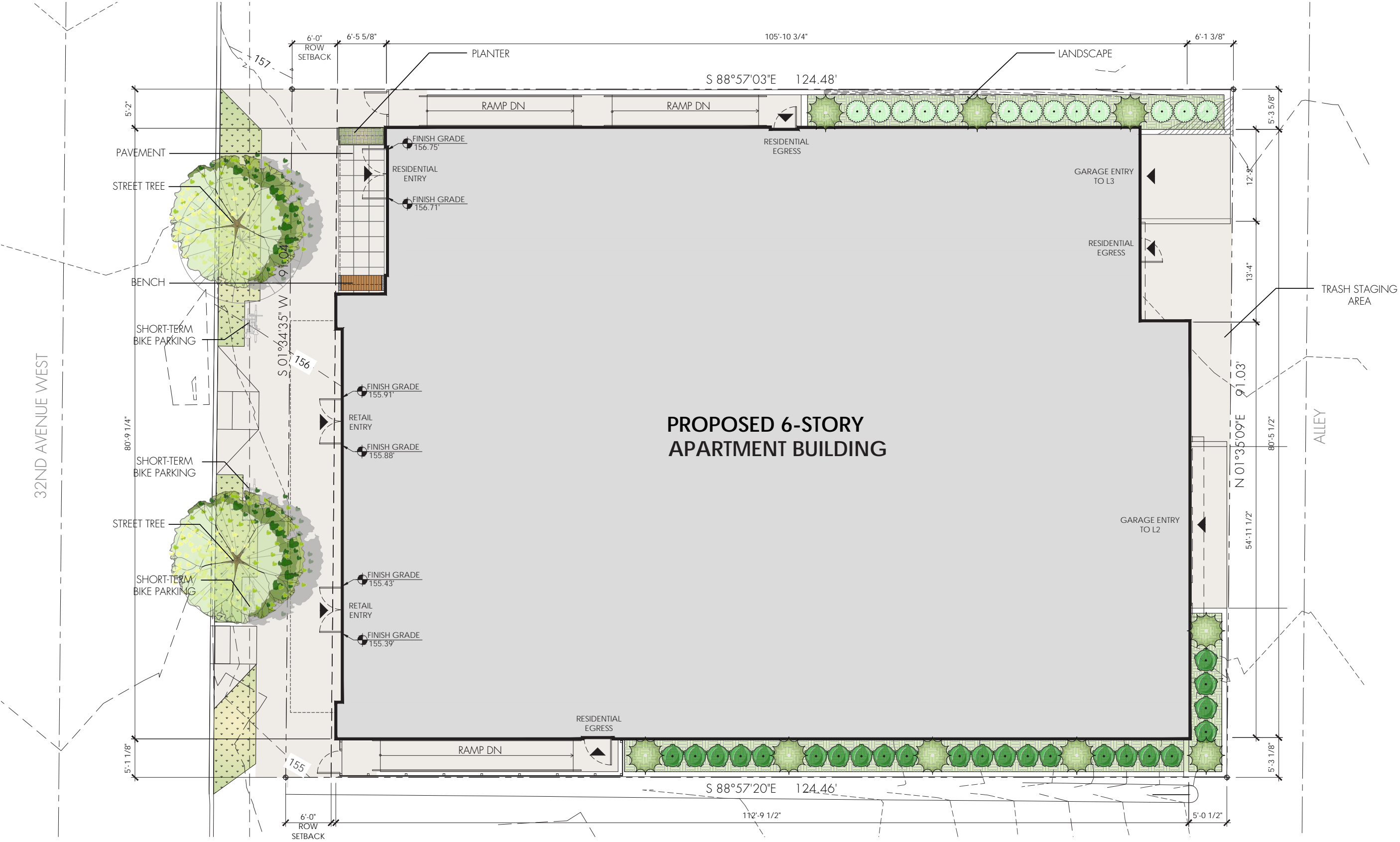
## RESPONSE:

Per the Board's recommendation the lower levels of the south façade have been treated to be consistent with the upper levels by having the same opening sizes with mesh infill panels and similar accent materials.



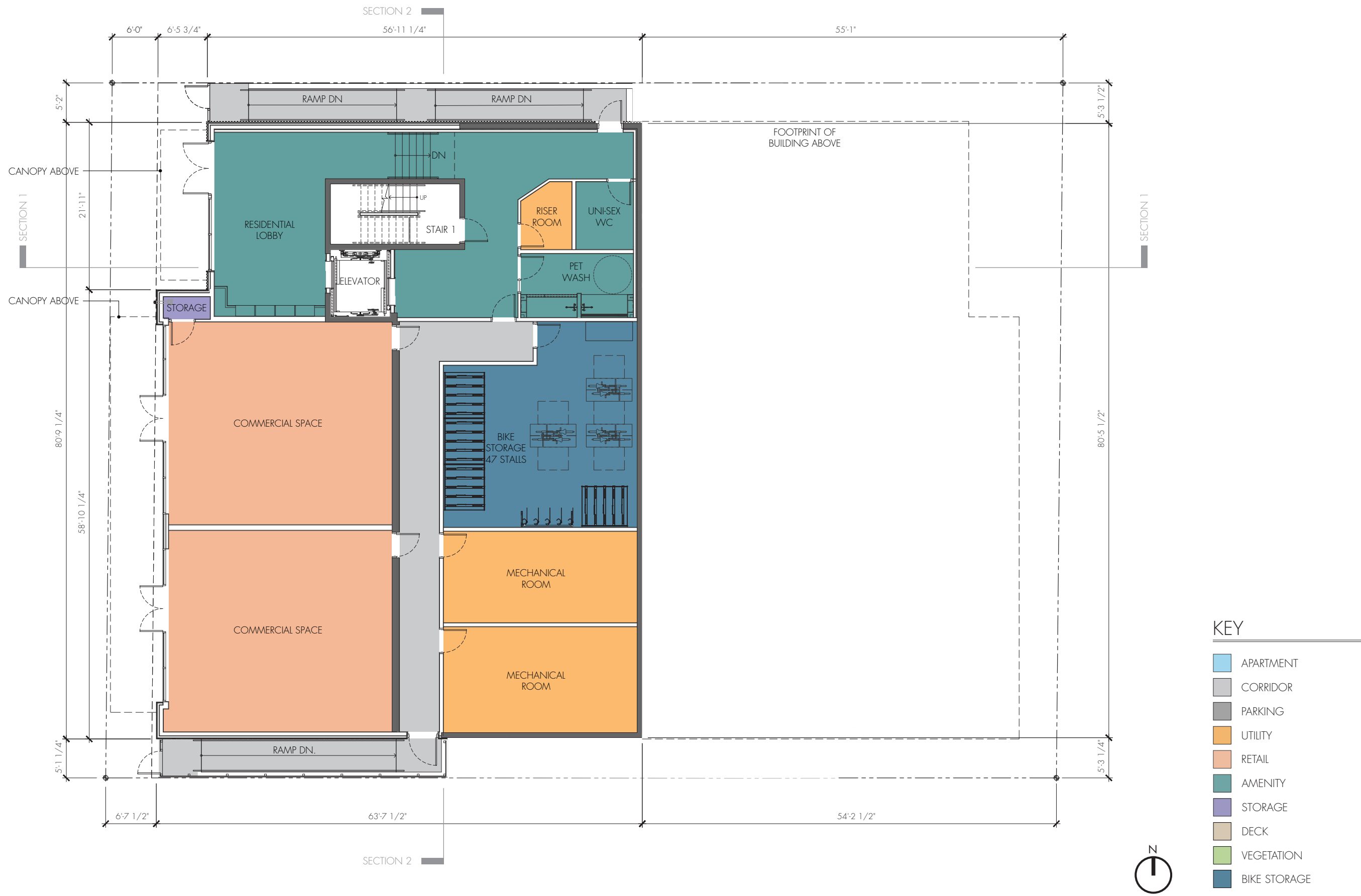


SITE PLAN



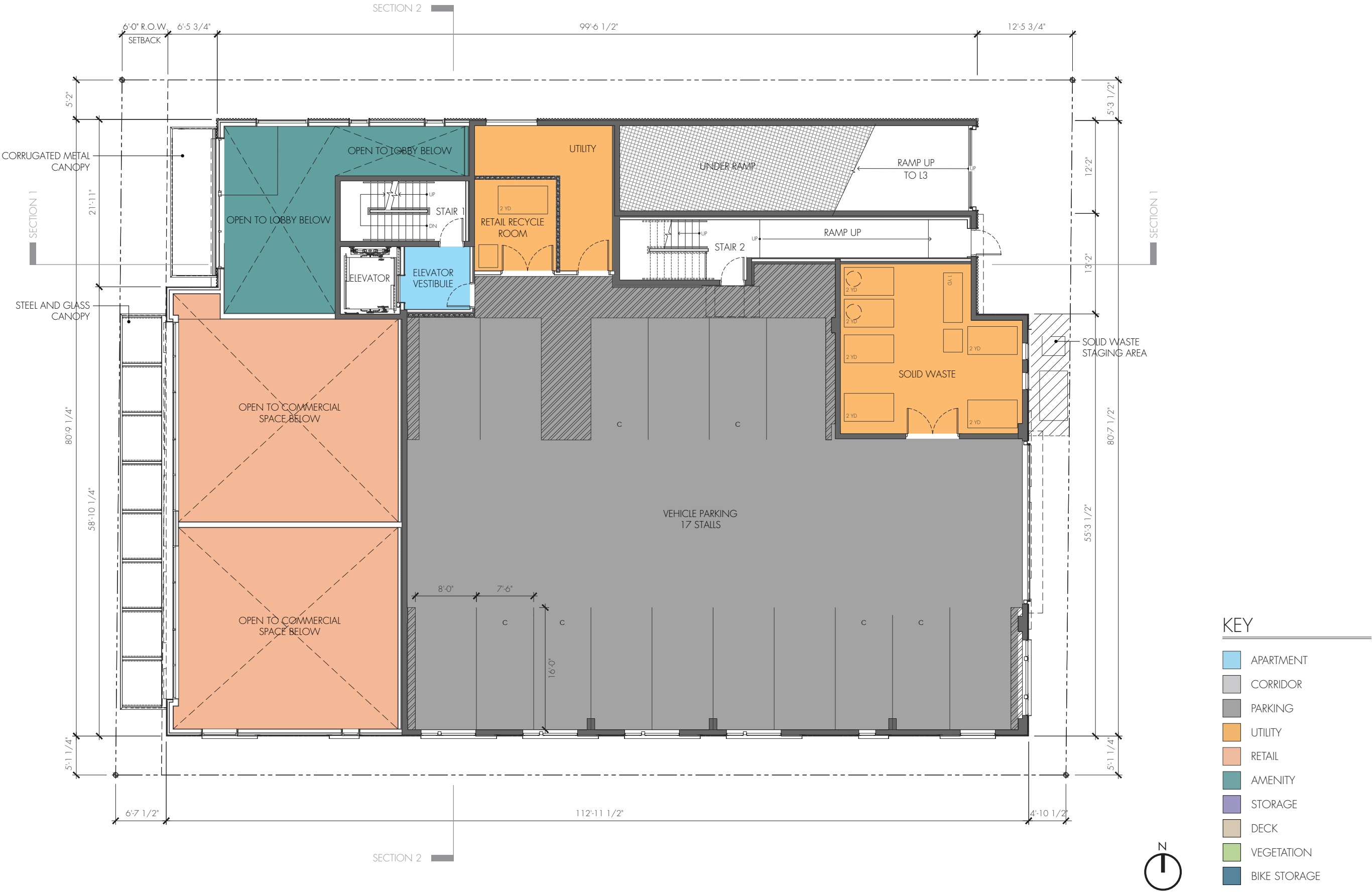


FLOOR PLAN LEVEL 1



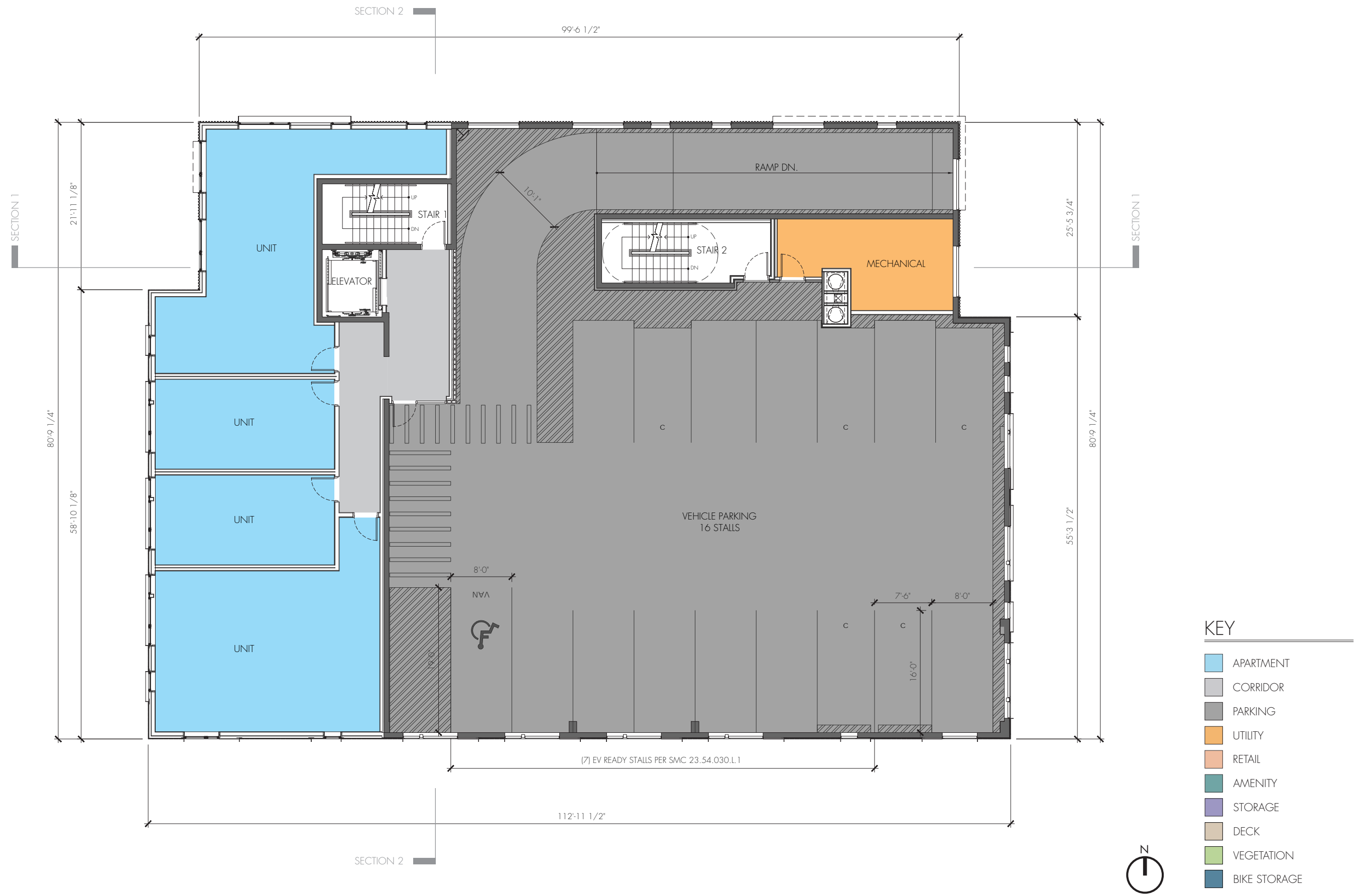


FLOOR PLAN LEVEL 2



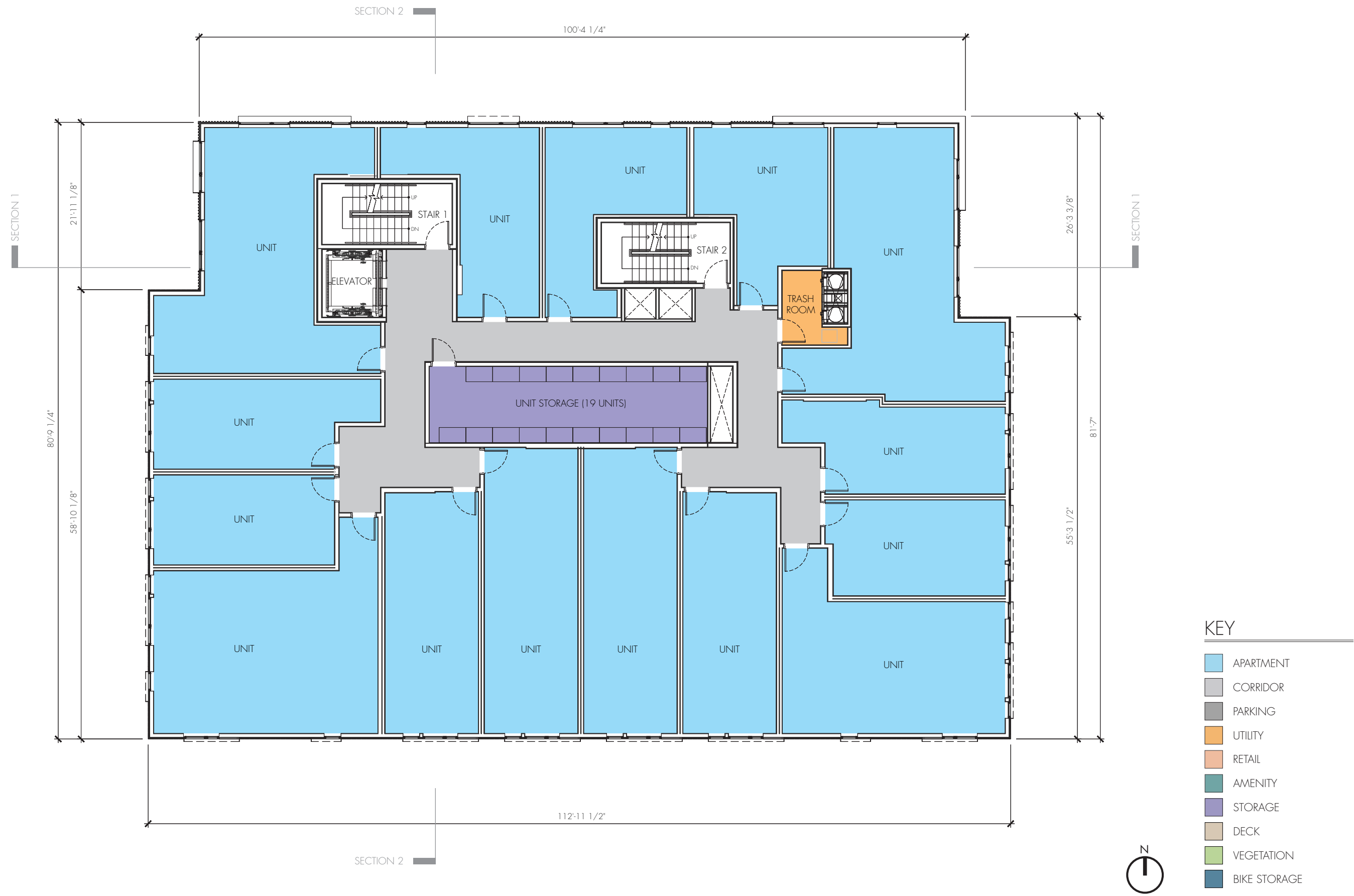


FLOOR PLAN LEVEL 3



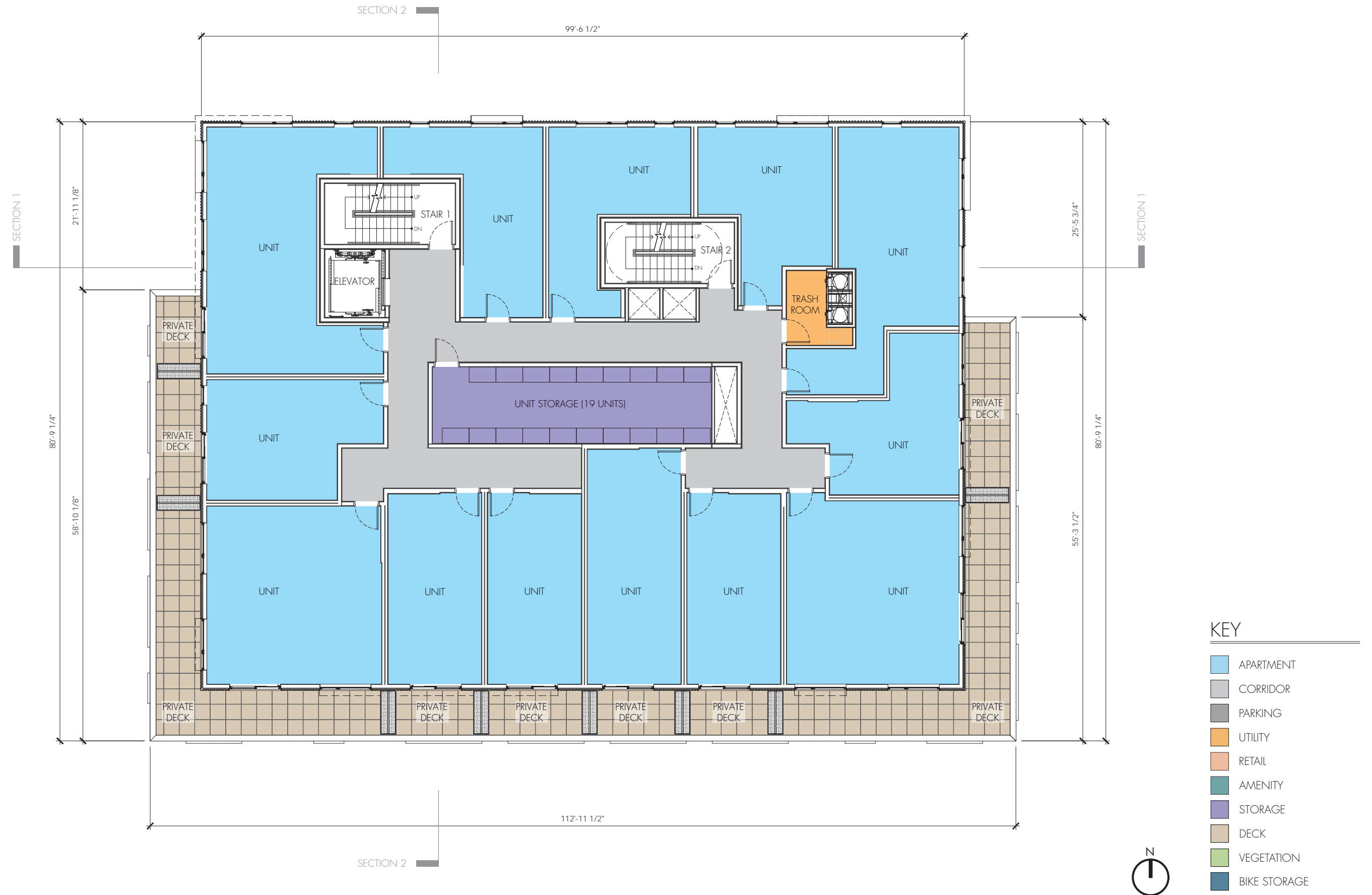


FLOOR PLAN LEVEL 4



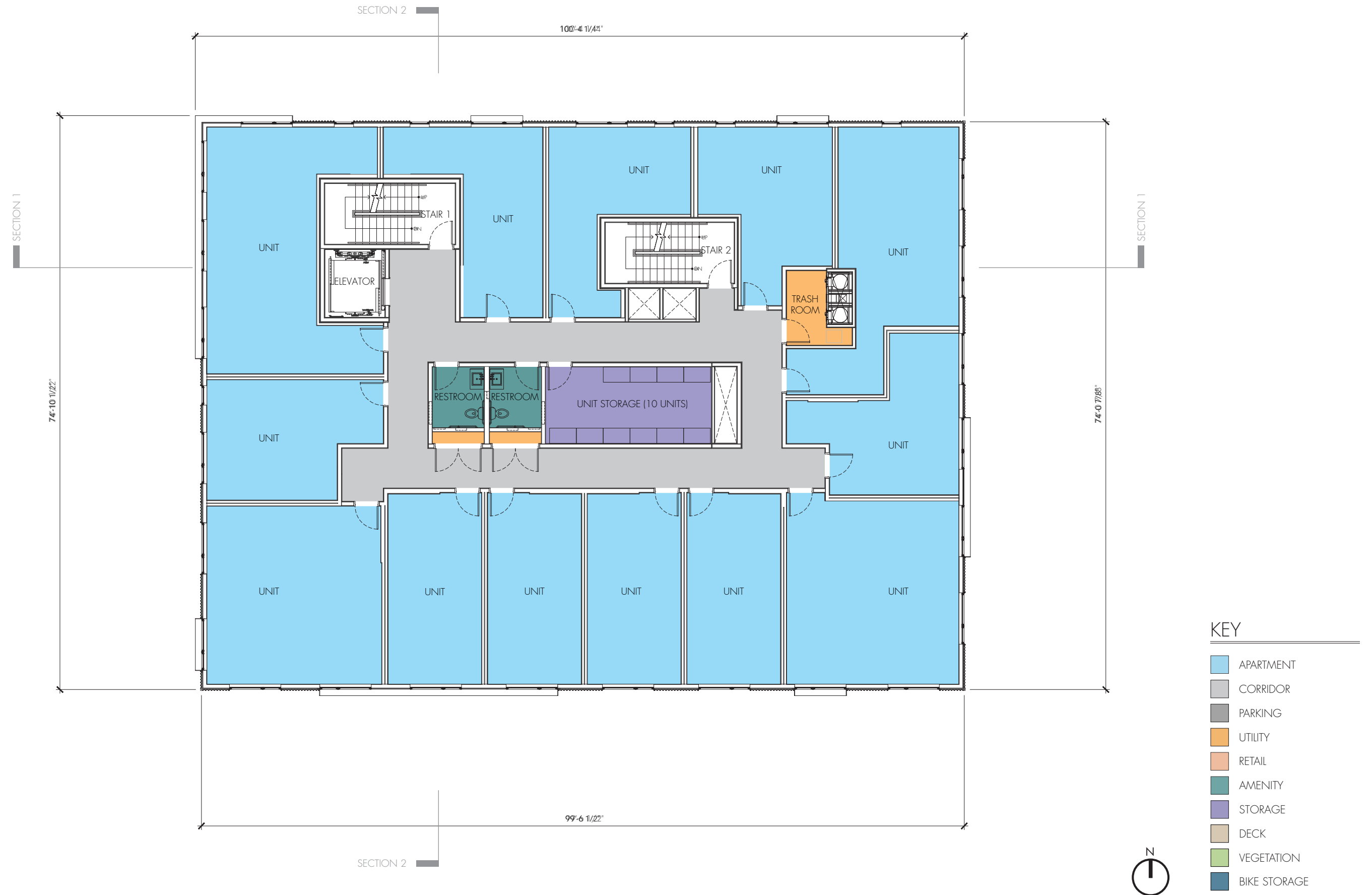


## FLOOR PLAN LEVEL 5



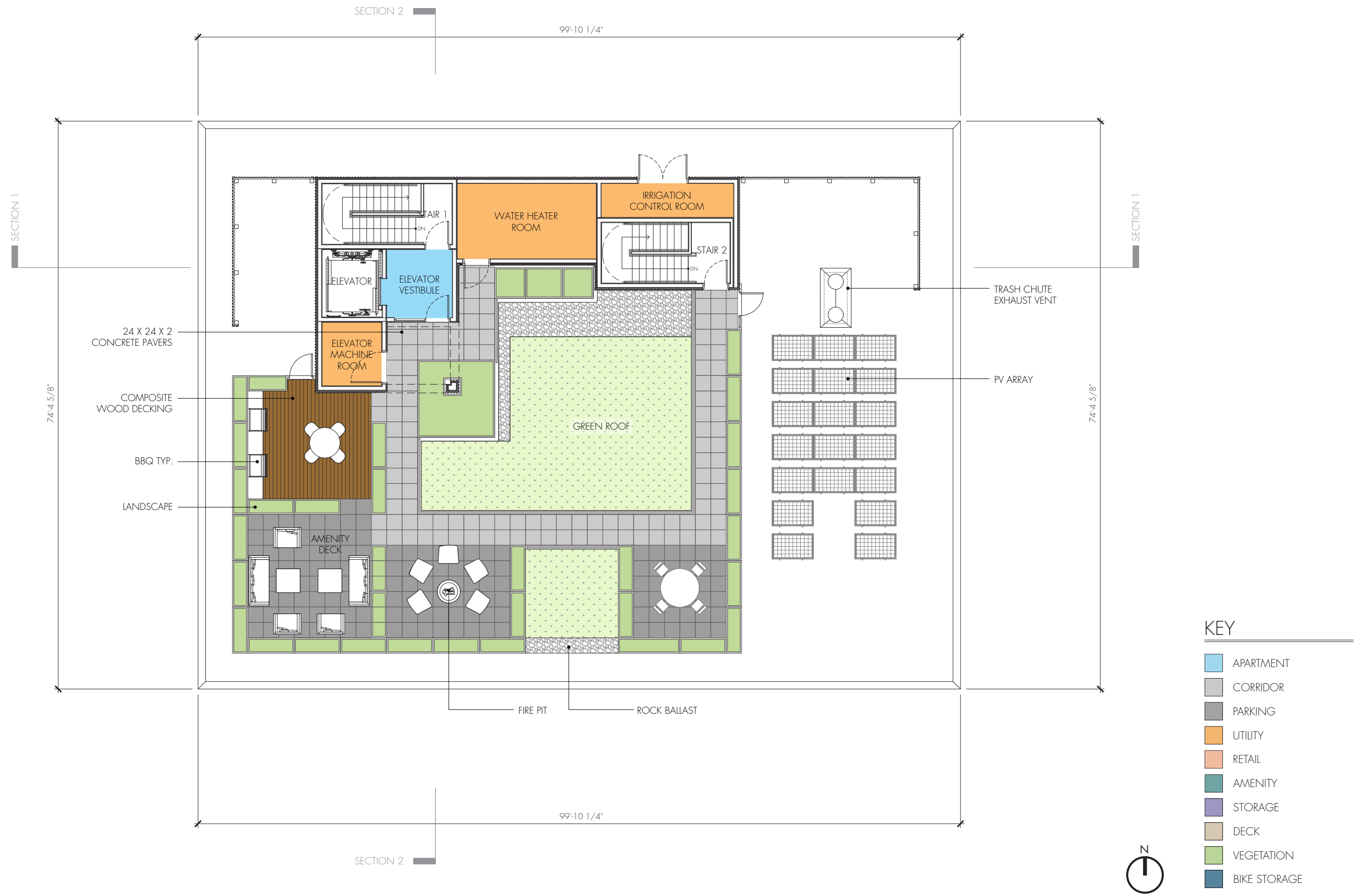


## FLOOR PLAN LEVEL 6

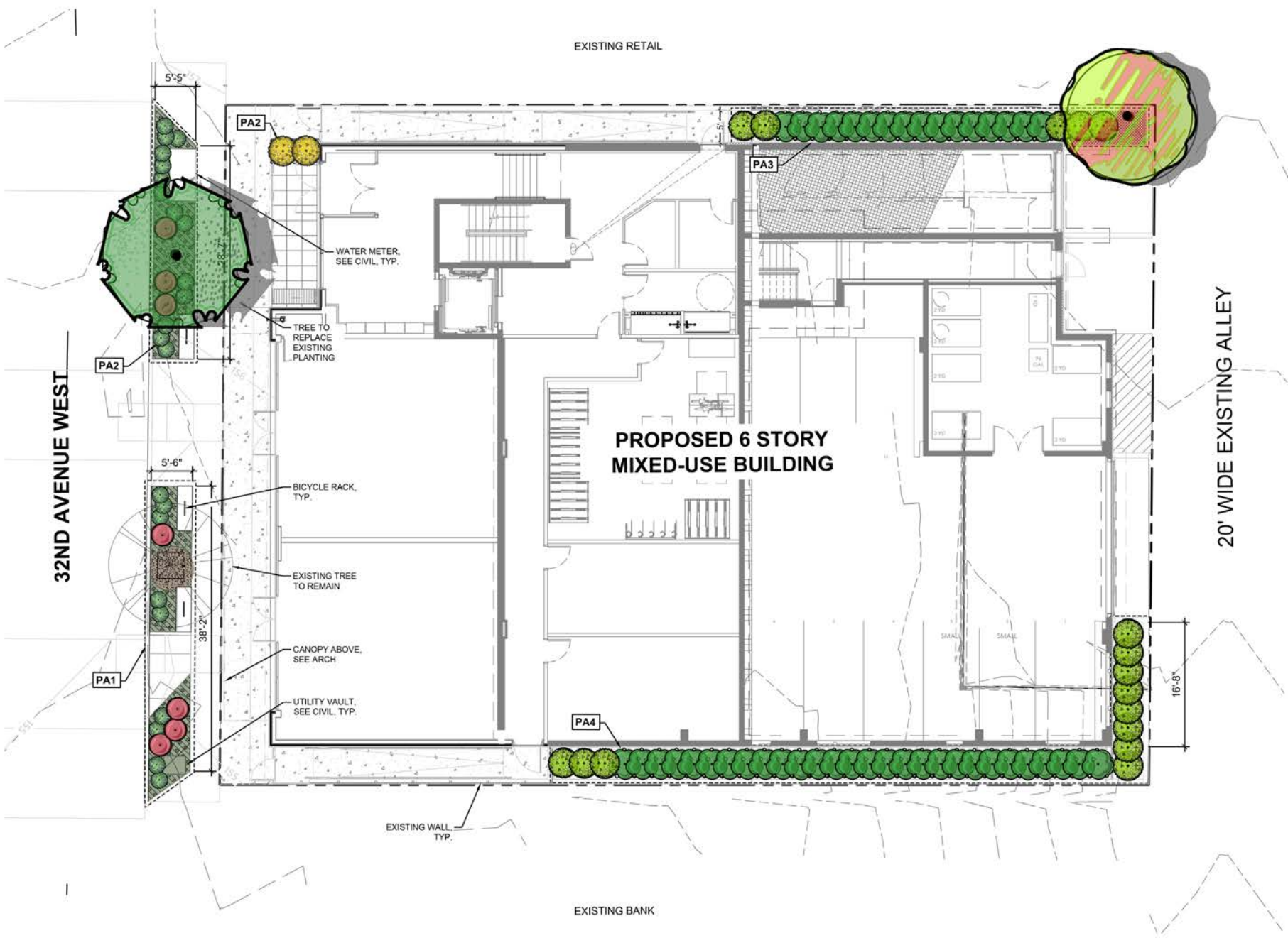














ROOF PLAN



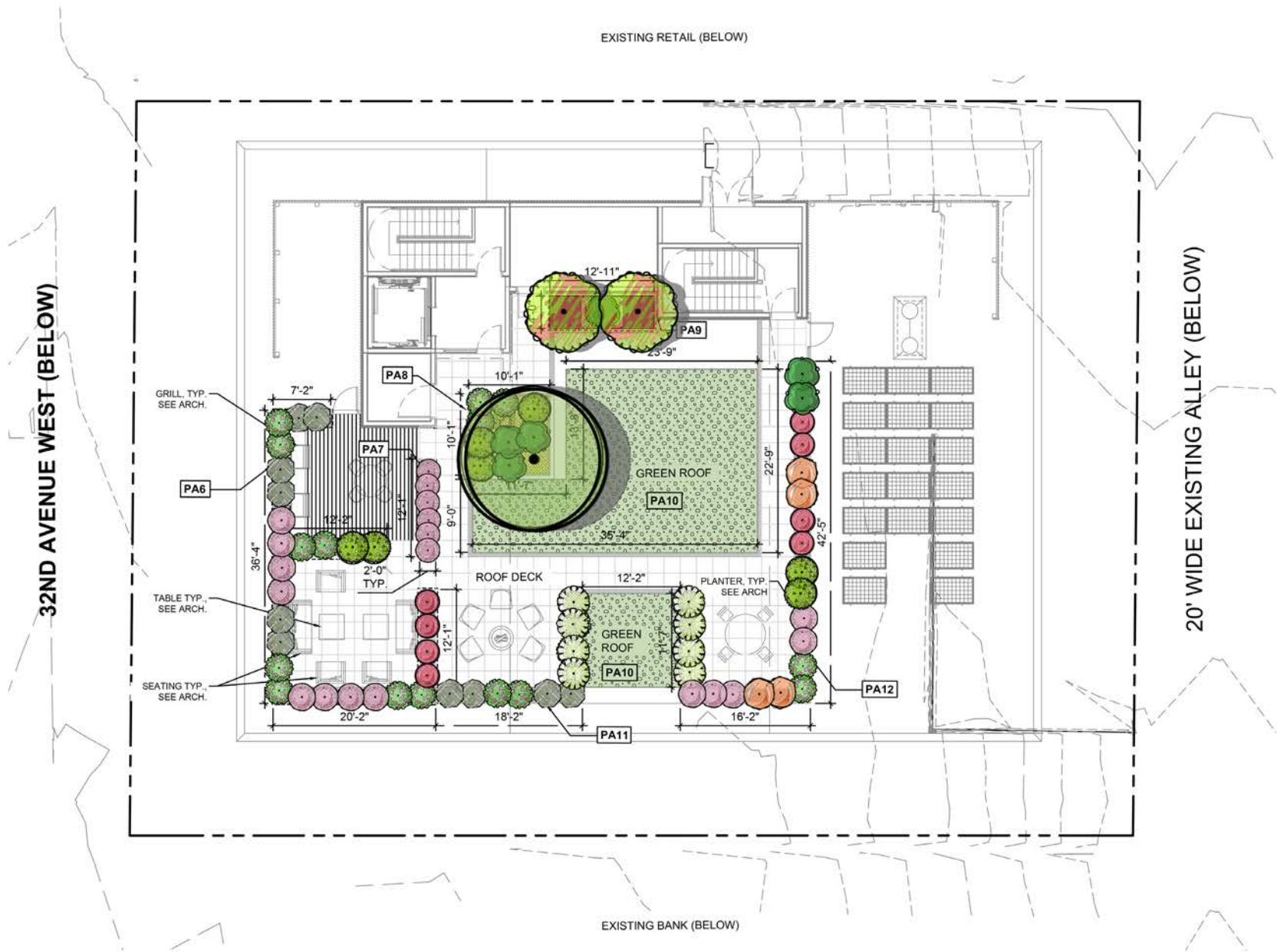
LANDSCAPE SITE PLAN



PLANT SCHEDULE GROUND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL	QTY	
TREES							
	VM	ACER CIRCINATUM SMALL/MEDIUM TREE	VINE MAPLE	CONT/B&B	1.5" CAL MIN.	1	
	ML	MAGNOLIA GRANDIFLORA 'VICTORIA' SMALL/MEDIUM TREE	VICTORIA SOUTHERN MAGNOLIA	CONT/B&B	2" CAL	1	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING	QTY
SHRUBS							
	CT	CHOISYA TERNATA TALL SHRUB	MEXICAN ORANGE	3 GAL		48" o.c.	2
	HQ	HYDRANGEA QUERCIFOLIA TALL SHRUB	OAKLEAF HYDRANGEA	3 GAL		48" o.c.	16
	LC2	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL		24" o.c.	23
	NG	NANDINA DOMESTICA 'GULF STREAM' MEDIUM SHRUB	GULF STREAM HEAVENLY BAMBOO	2 GAL		36" o.c.	7
	VO2	VACCINIUM OVATUM TALL SHRUB	EVERGREEN HUCKLEBERRY	3 GAL		48" o.c.	44
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.		SPACING	QTY
GROUND COVERS							
	FC2	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL		18" o.c.	51 SF
	MB	MULCH RESTORATION - -	HEM/FIR BARK MULCH	MULCH			27 SF
		ROW GROUNDCOVER MIX					166 SF
	CG2	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GAL		45% @ 36" o.c.	8
	FC	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL		55% @ 24" o.c.	23
	ND2	NARCISSUS X 'DUTCH MASTER'	DUTCH MASTER DAFFODIL	SINGLE BULB		20% @ 18" o.c.	15




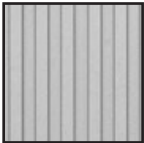

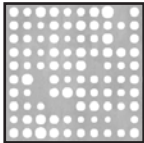

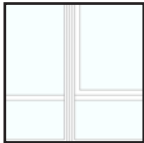









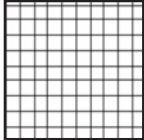




PLANT SCHEDULE ROOF

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL	QTY	
TREES							
	VM	ACER CIRCINATUM SMALL/MEDIUM TREE	VINE MAPLE	CONT/B&B	1.5" CAL MIN.	1	
	AK	ACER PALMATUM 'KATSURA' SMALL TREE	KATSURA JAPANESE MAPLE	CONT/B&B	1.5" CAL MIN.	2	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING	QTY
SHRUBS							
	AR2	ABELIA X 'ROSE CREEK' MEDIUM SHRUB	ROSE CREEK ABELIA	2 GAL		36" o.c.	15
	CT	CHOISYA TERNATA TALL SHRUB	MEXICAN ORANGE	3 GAL		48" o.c.	4
	FJ	FATSIA JAPONICA TALL SHRUB	JAPANESE FATSIA	2 GAL		48" o.c.	8
	HQ	HYDRANGEA QUERCIFOLIA TALL SHRUB	OAKLEAF HYDRANGEA	3 GAL		48" o.c.	7
	NG	NANDINA DOMESTICA 'GULF STREAM' MEDIUM SHRUB	GULF STREAM HEAVENLY BAMBOO	2 GAL		36" o.c.	8
	PC3	PIERIS JAPONICA 'CAVATINE' MEDIUM SHRUB	CAVATINE JAPANESE PIERIS	2 GAL		36" o.c.	19
	SH2	SARCOCOCCA HOOKERIANA VAR HUMILIS MEDIUM SHRUB	TRAILING SWEETBOX	1 GAL		36" o.c.	10
	VO2	VACCINIUM OVATUM TALL SHRUB	EVERGREEN HUCKLEBERRY	3 GAL		48" o.c.	6
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.		SPACING	QTY
GROUND COVERS							
	SK	8" DEPTH EXTENSIVE GREENROOF	SEDUM TILE	TILE			787 SF
	CI	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL		12" o.c.	196 SF
	FC2	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL		18" o.c.	117 SF
	HP	HEUCHERA X 'PEPPERMINT SPICE'	PEPPERMINT SPICE CORAL BELLS	1 GAL		12" o.c.	66 SF
	LC	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL		24" o.c.	78 SF

ELEVATION WEST


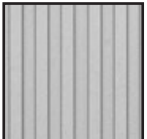

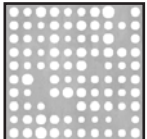




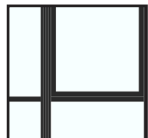






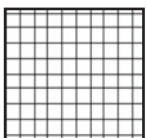




	01 ARCHITECTURAL CONCRETE		02 CORRUGATED METAL PANEL - AEP SPAN - METALLIC SILVER		03 ACM PANEL WITH EXPOSED FASTENERS - DARK GRAY		04 PERFORATED METAL SCREEN - SILVER COLOR 1/8" THICKNESS 40% OPEN AREA		05 SLIM-BRICK VENEER - MUTUAL MATERIAL EBONY		06 VINYL WINDOWS AND DOORS - WHITE
	07 ALUMINUM STOREFRONT WINDOWS AND DOORS - BLACK		08 ALUMINUM STOREFRONT WINDOWS AND DOORS - CLEAR ANODIZED		09 VINYL WINDOWS AND DOORS - BLACK		10 4" DEEP PREFINISHED METAL SHADOW BOX - DARK GRAY		11 METAL CANOPY - MAROON		12 METAL AND GLASS CANOPY - DARK GRAY
	13 ACM PANEL WITH EXPOSED FASTENERS - RUSTED METAL		14 METAL ROLL-UP DOOR - DARK GRAY		15 HOLLOW METAL DOOR - PAINT TO MATCH ADJACENT		16 STEEL SECURITY / EGRESS GATE WITH STEEL MESH INFILL - DARK GRAY		17 ACM PANEL WITH EXPOSED FASTENERS - PURE WHITE		18 8" DEEP PREFINISHED METAL SHADOW BOX - COLOR TO MATCH SW 6384




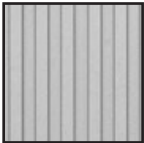

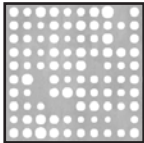











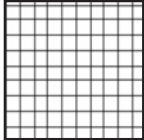
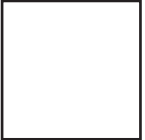

ELEVATION SOUTH



	01 ARCHITECTURAL CONCRETE		02 CORRUGATED METAL PANEL - AEP SPAN - METALLIC SILVER		03 ACM PANEL WITH EXPOSED FASTENERS - DARK GRAY		04 PERFORATED METAL SCREEN - SILVER COLOR 1/8" THICKNESS 40% OPEN AREA		05 SLIM-BRICK VENEER - MUTUAL MATERIAL EBONY		06 VINYL WINDOWS AND DOORS - WHITE
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ELEVATION EAST


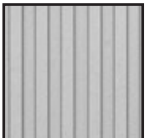

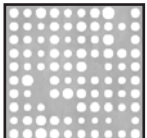




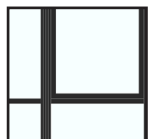






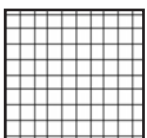
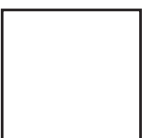



	01 ARCHITECTURAL CONCRETE		02 CORRUGATED METAL PANEL - AEP SPAN - METALLIC SILVER		03 ACM PANEL WITH EXPOSED FASTENERS - DARK GRAY		04 PERFORATED METAL SCREEN - SILVER COLOR 1/8" THICKNESS 40% OPEN AREA		05 SLIM-BRICK VENEER - MUTUAL MATERIAL EBONY		06 VINYL WINDOWS AND DOORS - WHITE
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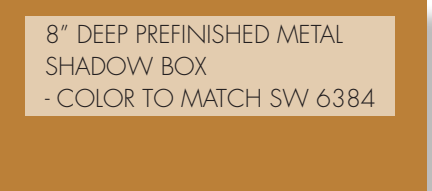
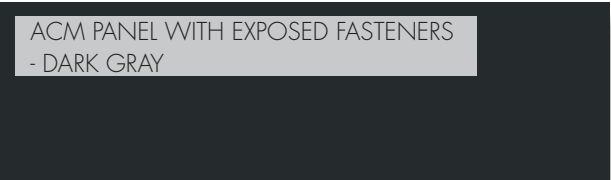
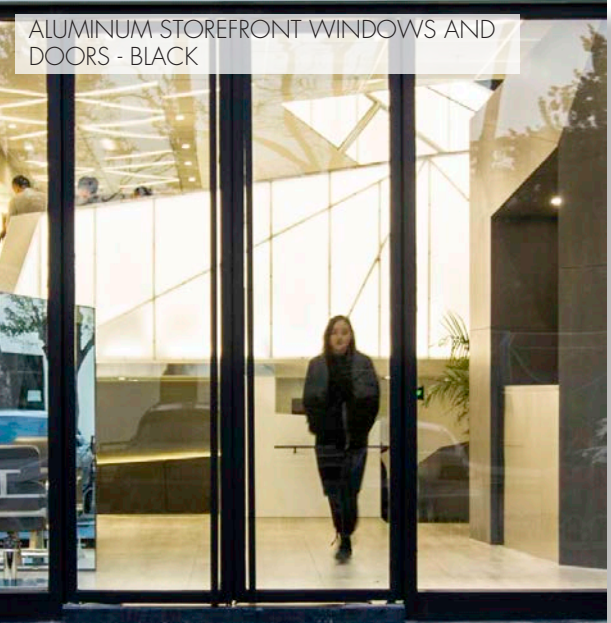
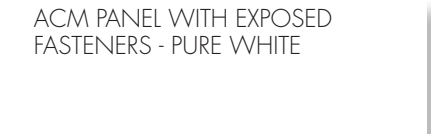
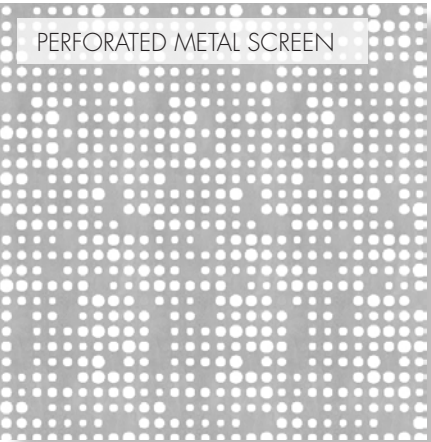
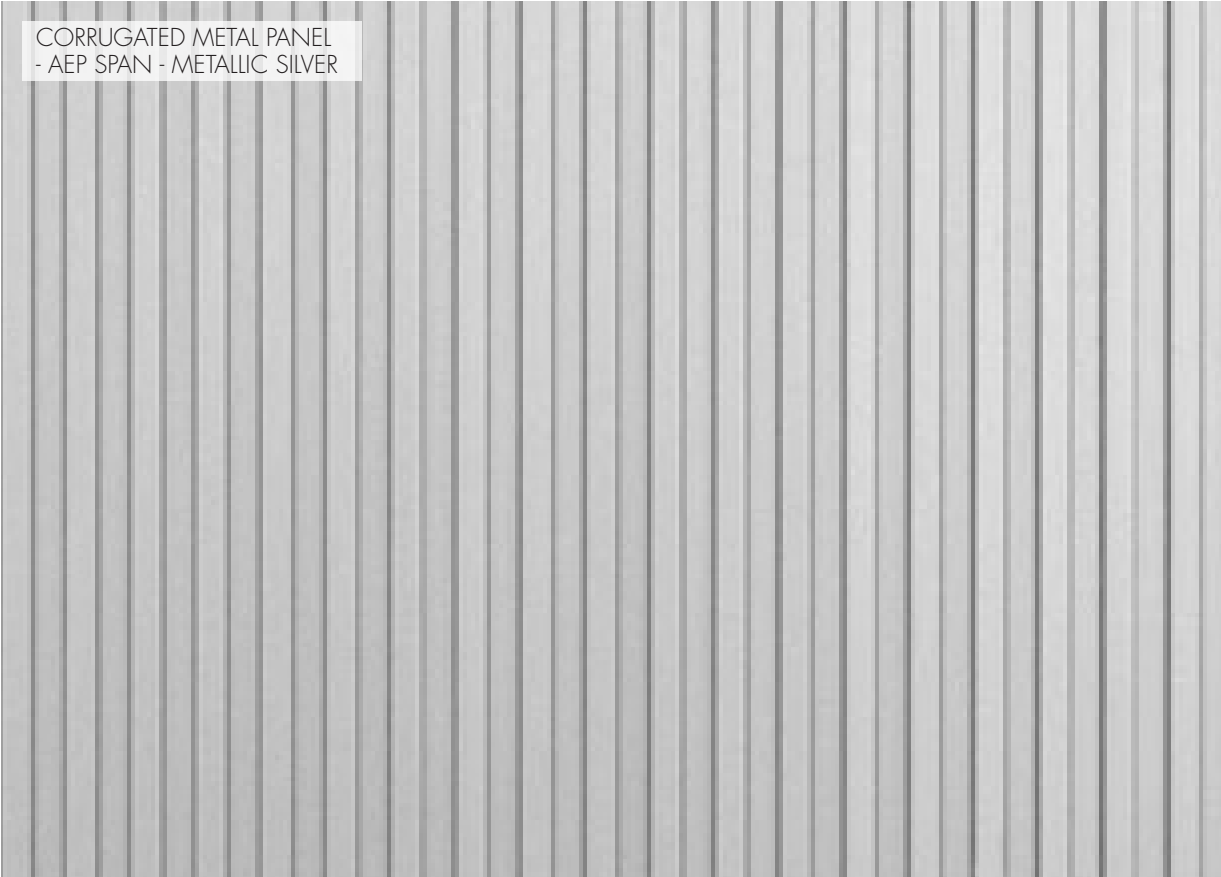
ELEVATION NORTH



	01 ARCHITECTURAL CONCRETE		02 CORRUGATED METAL PANEL - AEP SPAN - METALLIC SILVER		03 ACM PANEL WITH EXPOSED FASTENERS - DARK GRAY		04 PERFORATED METAL SCREEN - SILVER COLOR 1/8" THICKNESS 40% OPEN AREA		05 SLIM-BRICK VENEER - MUTUAL MATERIAL EBONY		06 VINYL WINDOWS AND DOORS - WHITE
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MATERIALS & COLOR

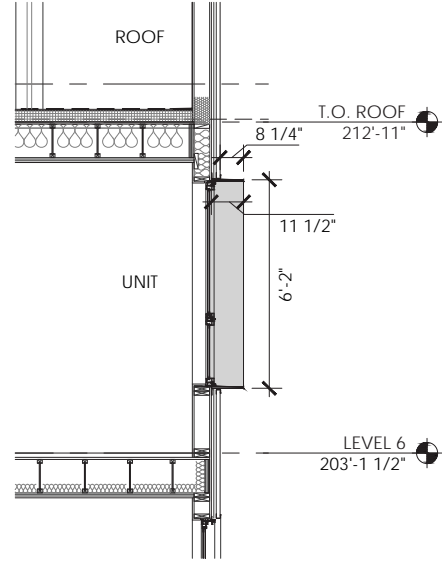




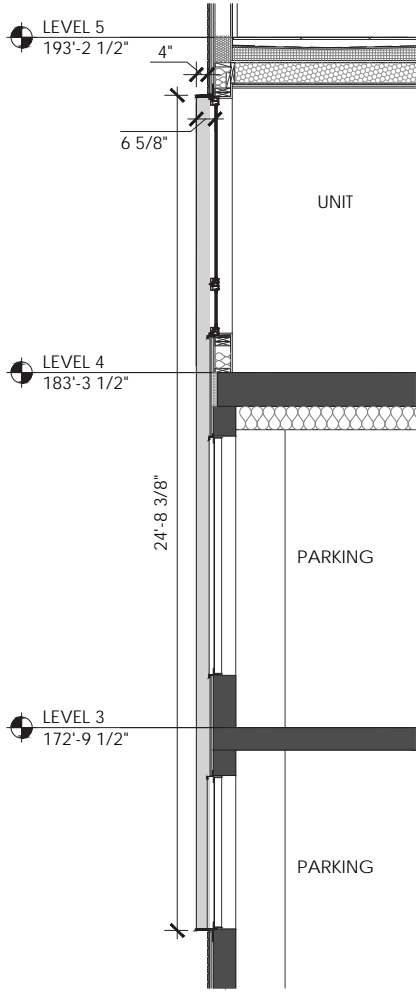
SHADOWBOX DETAIL



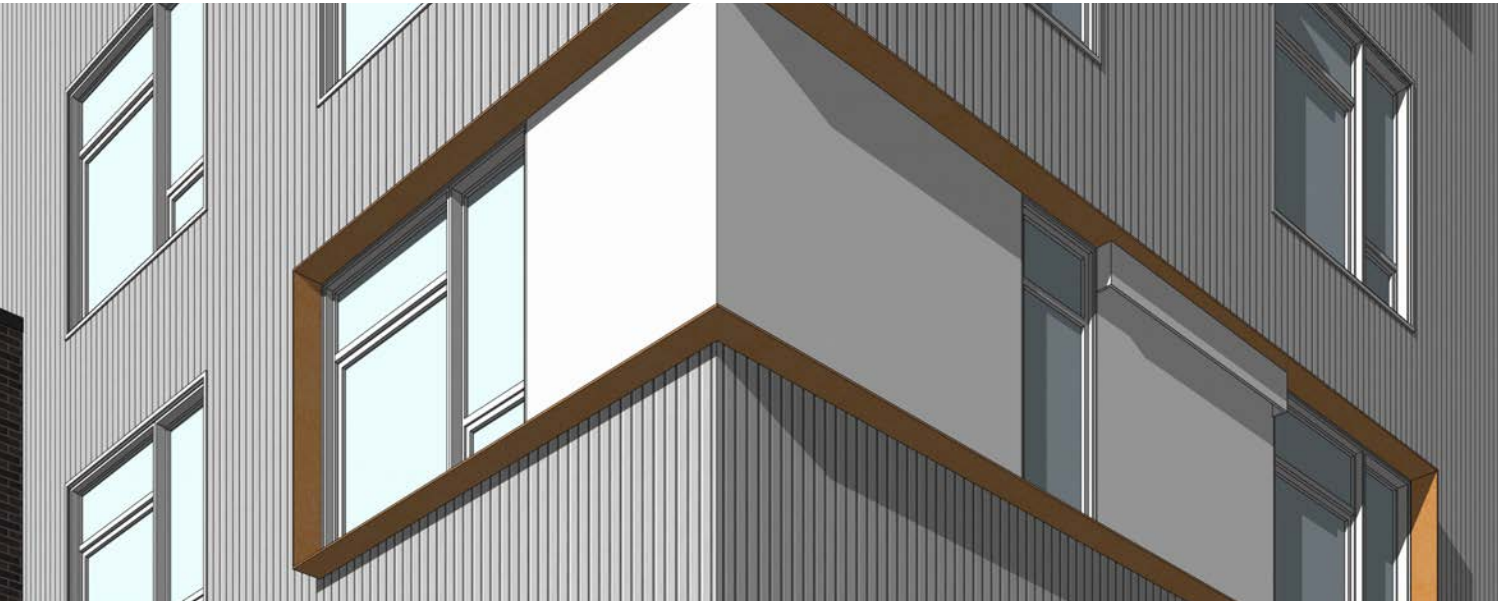
SHADOWBOX LOCATION DIAGRAM



WALL SECTION AT METAL PANEL



WALL SECTION AT BRICK VENEER





PERSPECTIVE VIEWS NORTHWEST CORNER





PERSPECTIVE VIEWS SOUTHWEST CORNER





PERSPECTIVE VIEWS BUILDING ENTRY





PERSPECTIVE VIEWS SOUTHEAST CORNER





PERSPECTIVE VIEWS GARAGE ENTRY





LIGHTING GROUND PLAN



A. WALL MOUNTED LIGHT  
FIXTURE

B. EXTERIOR RECESSED  
LED STRIP LIGHTING

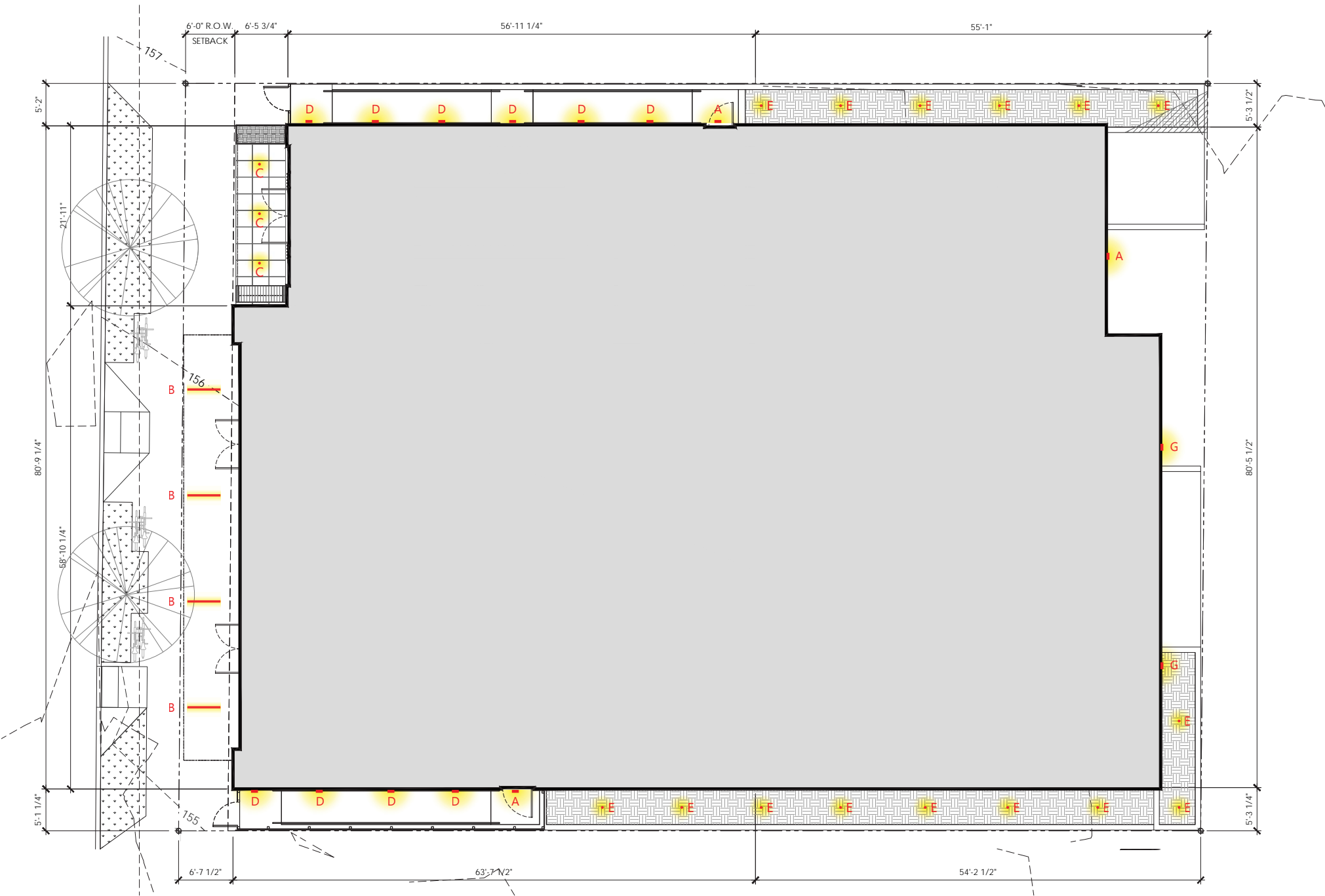
C. RECESSED CEILING  
MOUNTED LIGHT

D. STEP LIGHT

E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE

F. CATENARY LIGHT POST

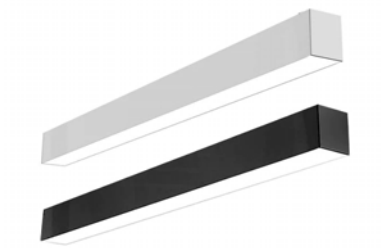
G. WALL MOUNTED LIGHT  
SCONCE



LIGHTING ROOF PLAN



A. WALL MOUNTED LIGHT  
FIXTURE



B. EXTERIOR RECESSED  
LED STRIP LIGHTING



C. RECESSED CEILING  
MOUNTED LIGHT



D. STEP LIGHT



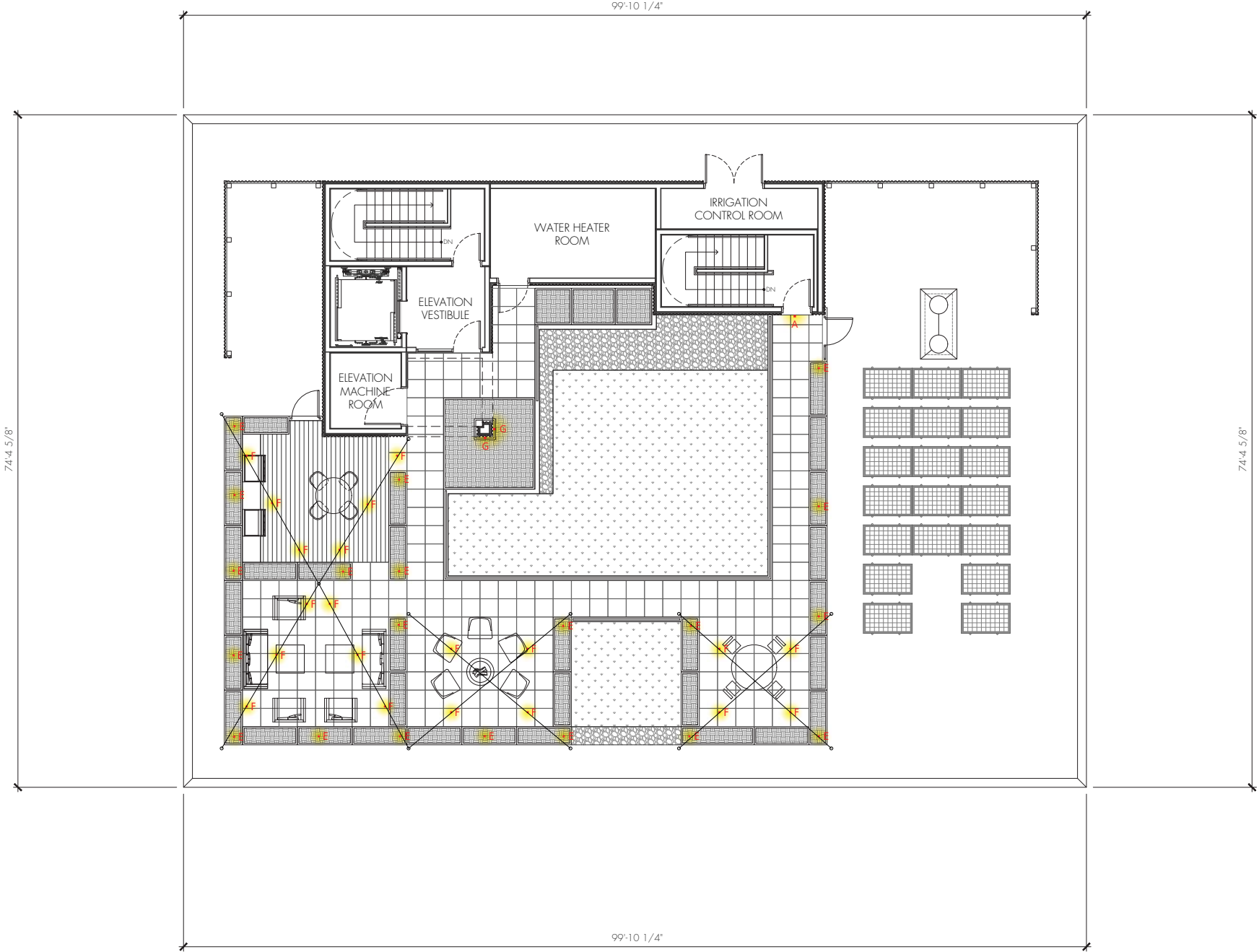
E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE



F. CATENARY LIGHT POST



G. WALL MOUNTED LIGHT  
SCONCE

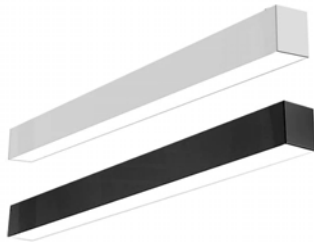




LIGHTING WEST ELEVATION



A. WALL MOUNTED LIGHT  
FIXTURE



B. EXTERIOR RECESSED  
LED STRIP LIGHTING



C. RECESSED CEILING  
MOUNTED LIGHT



D. STEP LIGHT



E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE



F. CATENARY LIGHT POST



G. WALL MOUNTED LIGHT  
SCONCE



LIGHTING SOUTH ELEVATION



A. WALL MOUNTED LIGHT  
FIXTURE



B. EXTERIOR RECESSED  
LED STRIP LIGHTING



C. RECESSED CEILING  
MOUNTED LIGHT



D. STEP LIGHT



E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE



F. CATENARY LIGHT POST



G. WALL MOUNTED LIGHT  
SCONCE





LIGHTING EAST ELEVATION



A. WALL MOUNTED LIGHT  
FIXTURE



B. EXTERIOR RECESSED  
LED STRIP LIGHTING



C. RECESSED CEILING  
MOUNTED LIGHT



D. STEP LIGHT



E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE



F. CATENARY LIGHT POST



G. WALL MOUNTED LIGHT  
SCONCE



LIGHTING NORTH ELEVATION



A. WALL MOUNTED LIGHT  
FIXTURE



B. EXTERIOR RECESSED  
LED STRIP LIGHTING



C. RECESSED CEILING  
MOUNTED LIGHT



D. STEP LIGHT



E. LANDSCAPE IN-GROUND  
LIGHT FIXTURE



F. CATENARY LIGHT POST

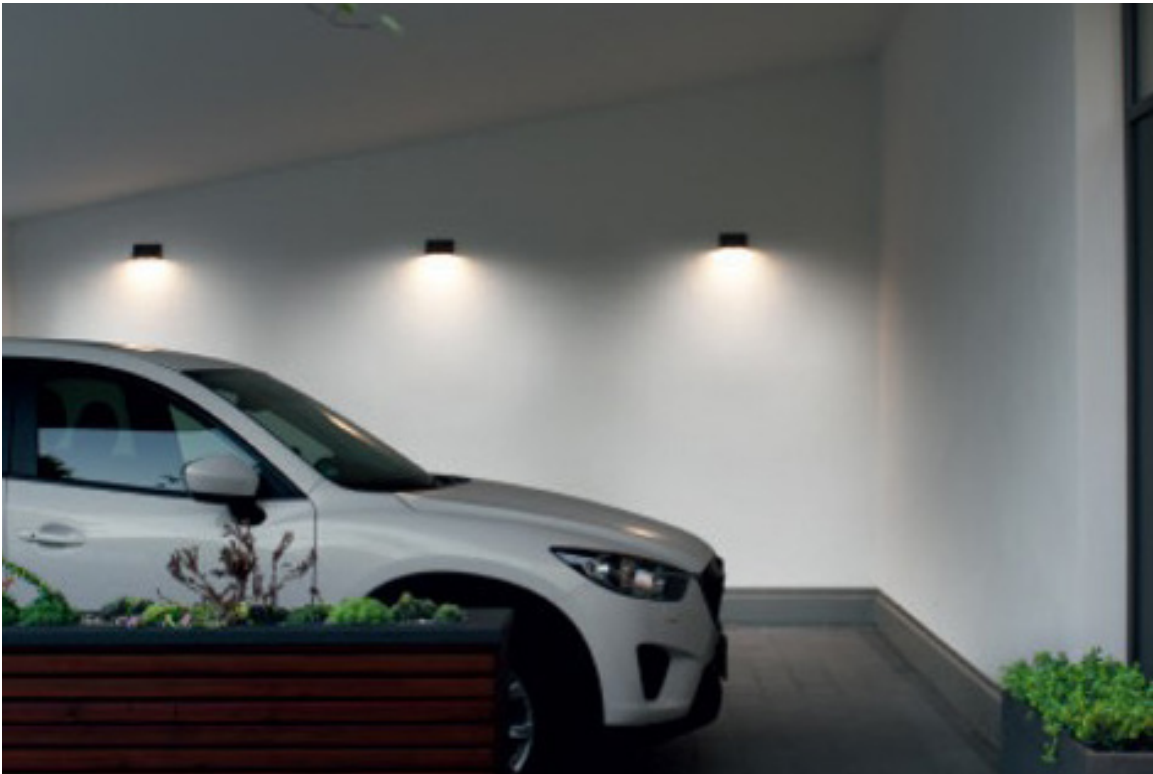


G. WALL MOUNTED LIGHT  
SCONCE





LIGHTING VISUAL CONCEPTS



INSPIRATION IMAGE  
WALL MOUNTED LIGHT (A)



INSPIRATION IMAGE  
RECESSED STRIP LIGHT ON CANOPY(B)



INSPIRATION IMAGE  
RECESSED CEILING MOUNTED LIGHT (C)



INSPIRATION IMAGE  
STEP LIGHT (D)



INSPIRATION IMAGE  
IN-PLANTER LIGHTING (E)



INSPIRATION IMAGE  
CATENARY MOUNT LIGHT (F)



PRODUCT RENDERING  
WALL MOUNTED LIGHT SCONCE (G)



SIGNAGE CONCEPT



RESIDENTIAL ENTRY SIGNAGE



COMMERCIAL ENTRY SIGNAGE



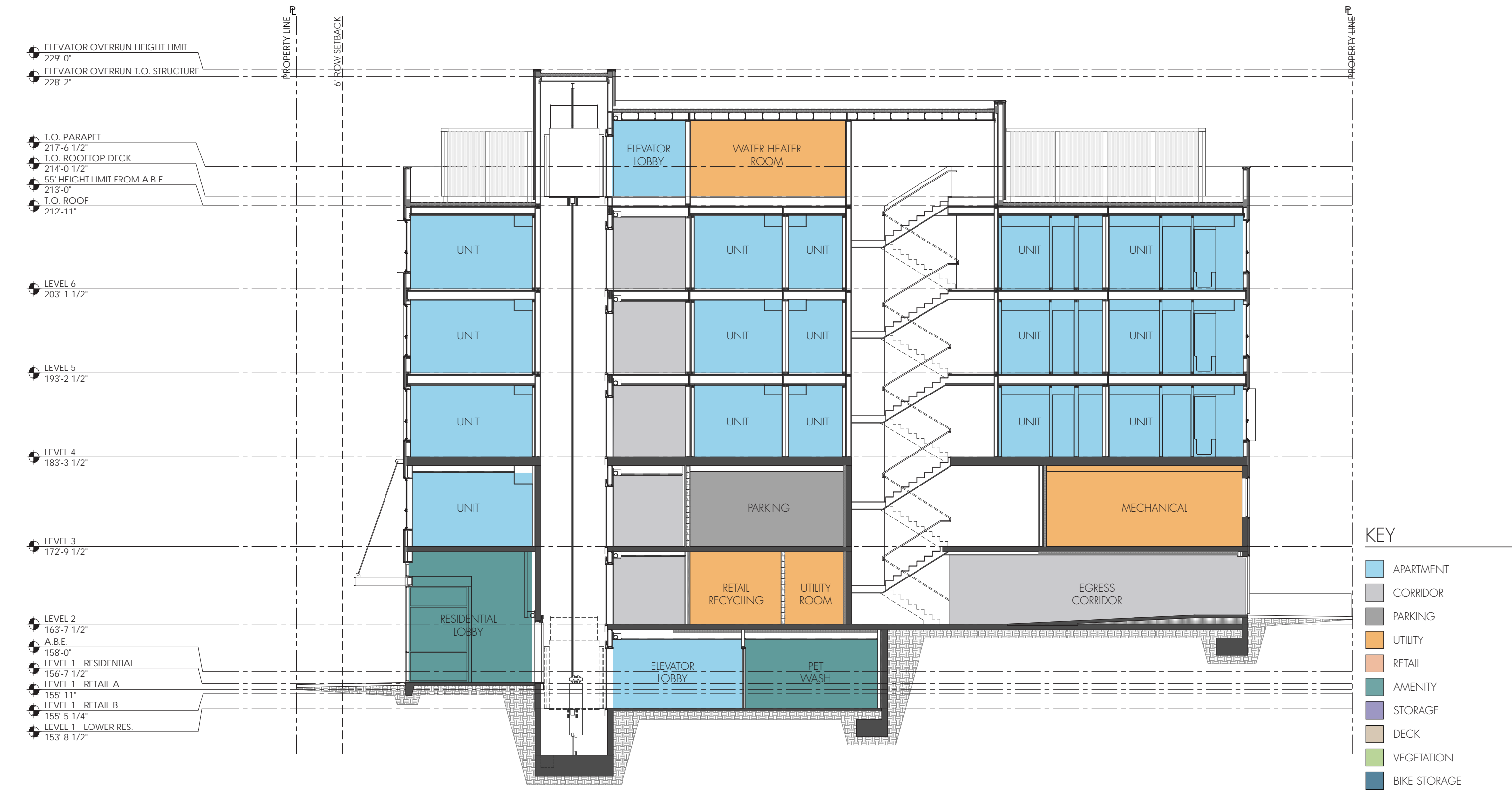
CANOPY MOUNTED RESIDENTIAL SIGN



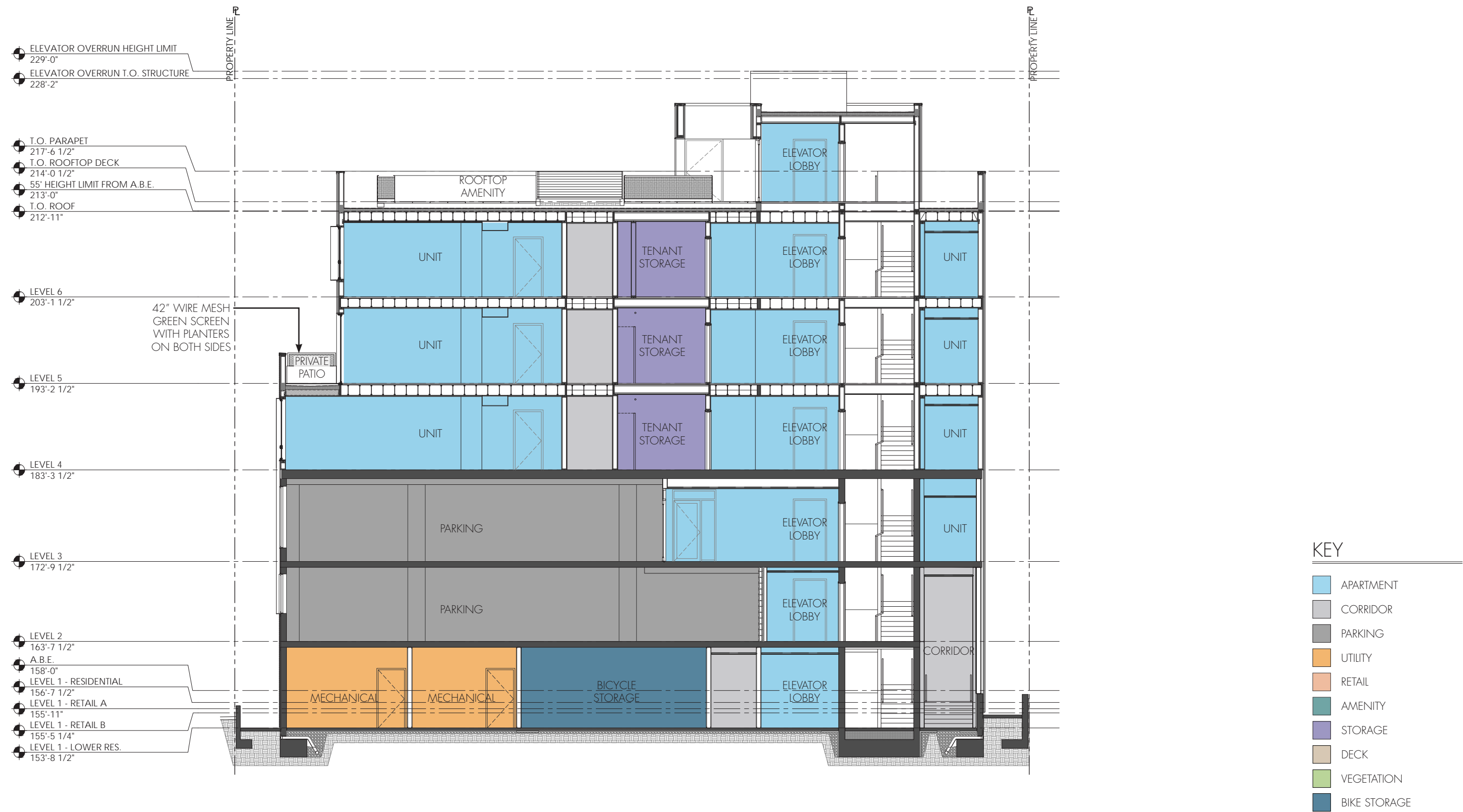
CANOPY MOUNTED COMMERCIAL SIGN



SECTION SECTION 1

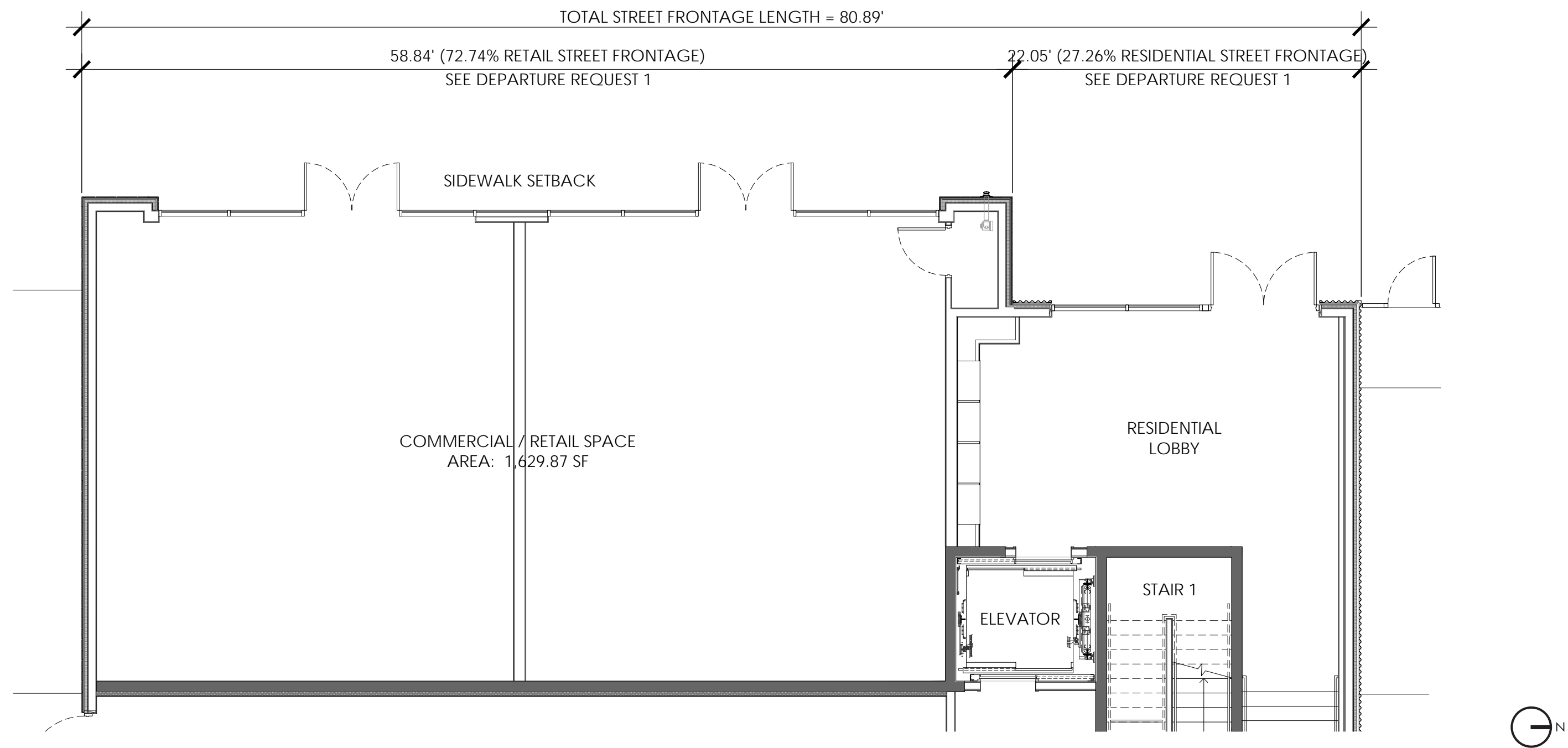


SECTION SECTION 2





DEPARTURE REQUEST



DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	<p><b>23.47A.005.C.1</b></p> <p>In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal street.</p>	<p>Request an increase in the percentage of the street-level street-facing facade for residential use from the allowable 20% to proposed 27.26%</p>	<p>The residential lobby is sized to accommodate the essential circulation spaces including the egress staircase and elevator shaft in an economical layout while keeping the circulation components reasonably accessible from the street entrances. However an residential lobby with such compact layout can still take up more than 25 ft in width, as dimensioned on sheet g0.06. Due to the limited width of the lot and the proposed building which is about 81 ft, it is difficult for the residential use to occupy less than 20% of the total building street frontage. As a result, we are proposing to keep the existing residential lobby layout, and the prominence of the commercial frontage is to be achieved through a combination of protruding massing, darker color palette, high-quality material and high transparency facade at street-level.</p>

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SITE ANALYSIS CONTEXT DIAGRAMS

TREES

No significant trees have been identified within the boundaries of our site

Surrounding landscape:

- Street trees to the north and south of the site along 32nd Ave W
- Magnolia Playground on the same street, 1 block away from the site.

The landscape of the site is expected to provide a level of green coverage that is consistent with the surroundings.



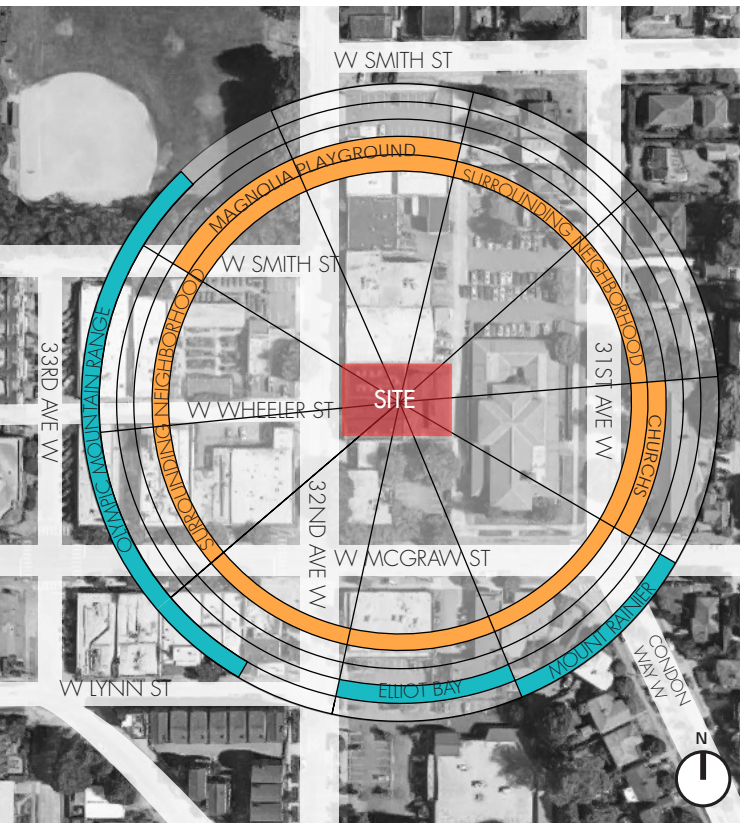
TREES LEGEND

- Site
- Park
- Trees

SIGNIFICANT VIEWS

Limited amount of immediate ground level views due to the location of site, which is surrounded by other buildings in the north, south and east directions.

The upper floors and the building's rooftop will have unobstructed views of the surrounding neighborhood since no other tall buildings exist nearby.



VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS OPPORTUNITIES + CONSTRAINTS

32nd Ave W is a two way street that runs north to south

There are 2 nearby bus stops serving 2 different bus routes, the bus stops are one block away from our site, located on the W McGraw St.

There is a classified bike route and bultiple bike racks on 32nd Ave W.

Pedestrian access to the site occurs from 32nd Ave W.

The frontage of the site is perpendicular to the W Wheeler St. This condition would consider its visual connection to the site.



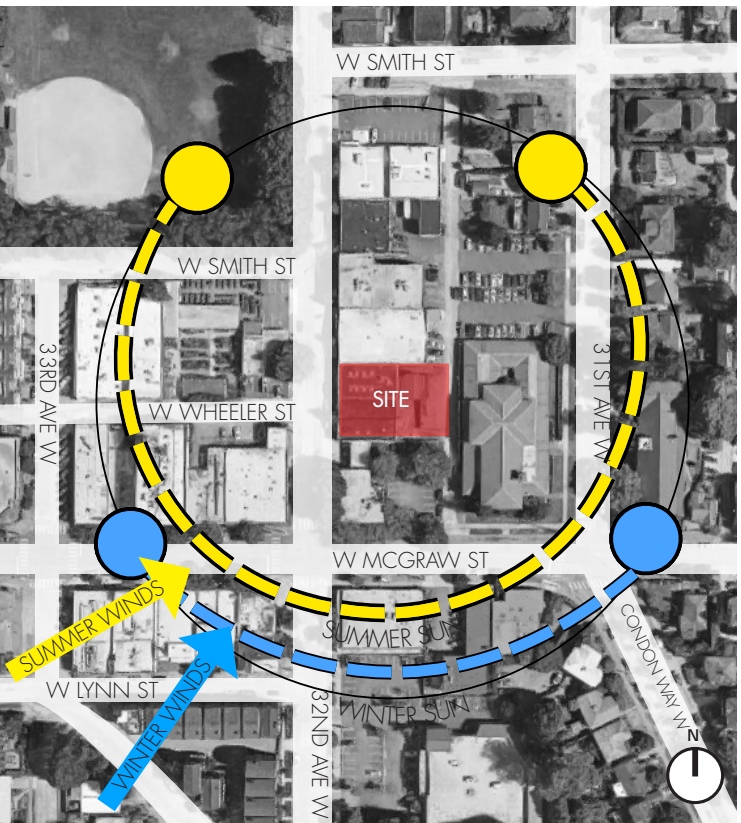
ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets (Neighborhood Corridor)
- Designated Pedestrian Area
- Bike Routes
- Bus Stops

SOLAR EXPOSURE + PREVAILING WINDS

The site is bordered by low-rise retail and commercial buildings on the north and south.

Due to the surrounding building's heights, the proposed design will receive adequate amount of sun and wind exposure on all facades, except for at the ground levels.



SOLAR / WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds



SHADOW STUDY SEASONAL SHADOW ANALYSIS



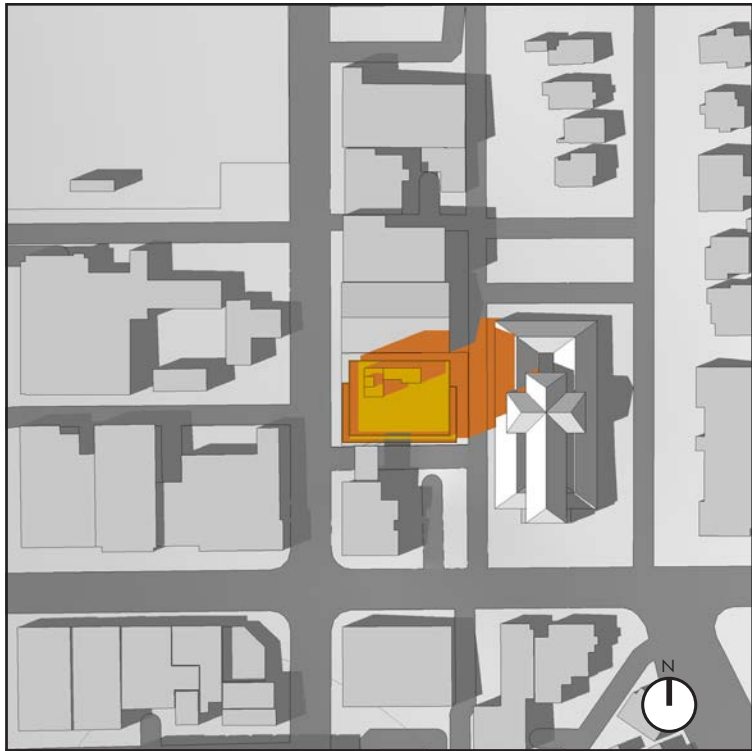
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12 PM | SPRING EQUINOX March 20, 2021



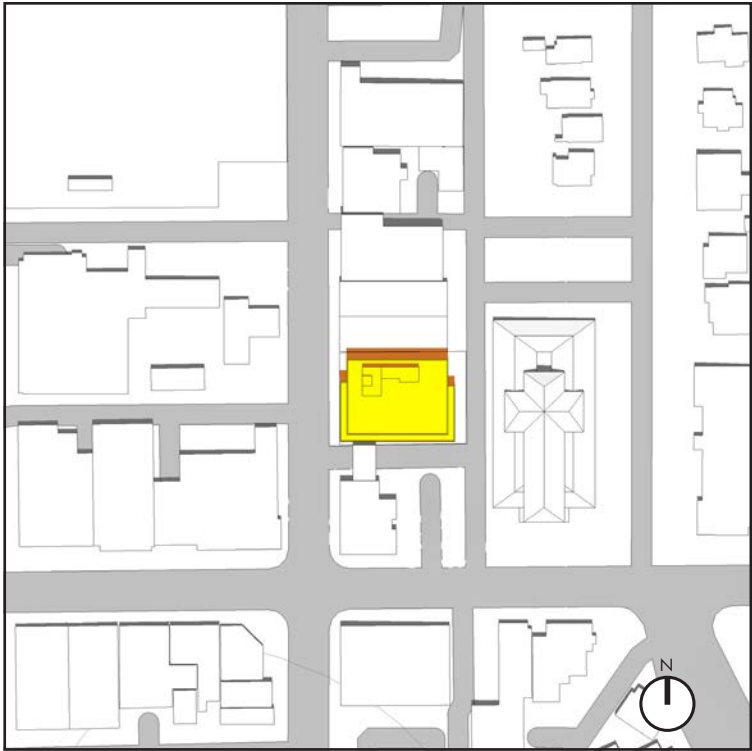
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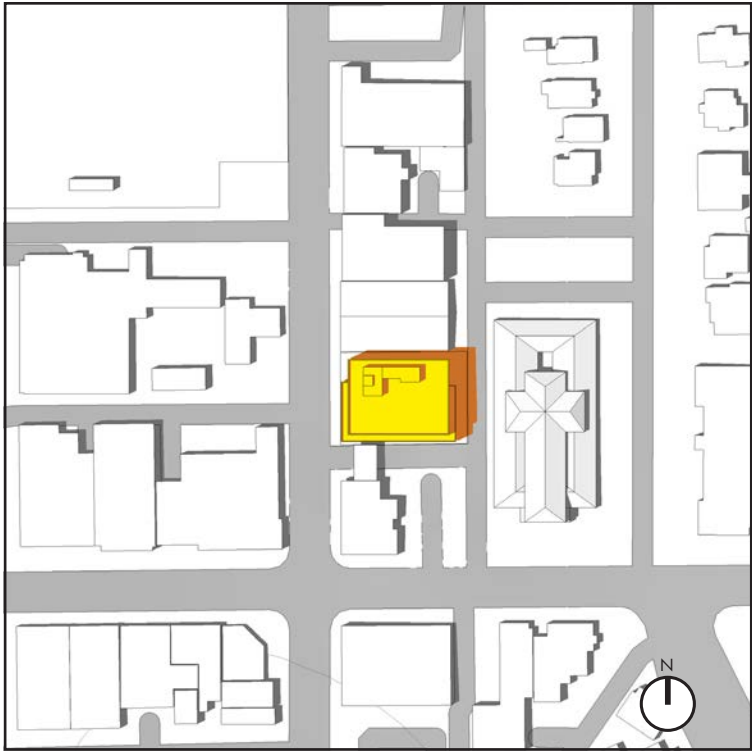
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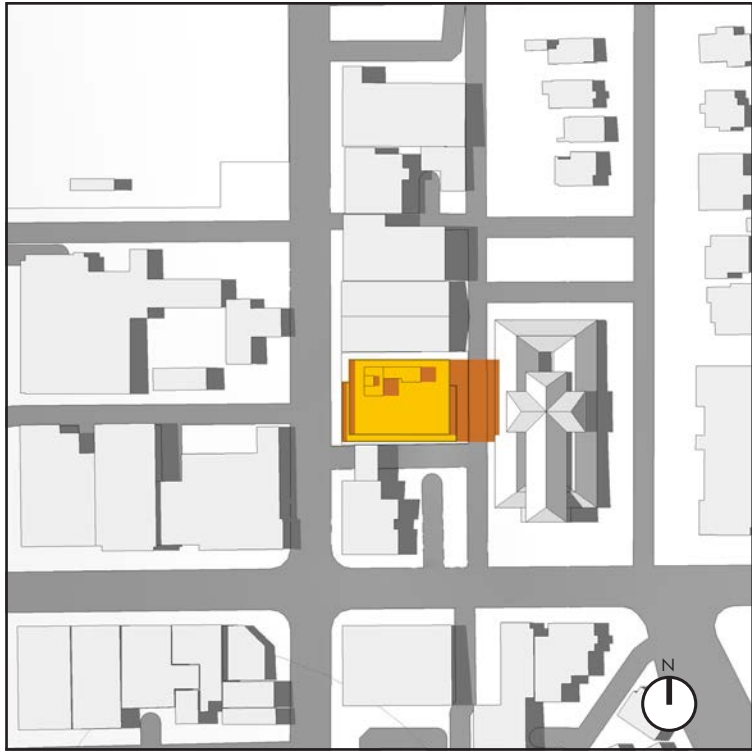
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12 PM | SUMMER SOLSTICE June 21st, 2021



2 PM | SUMMER SOLSTICE June 21st, 2021



4 PM | SUMMER SOLSTICE June 21st, 2021



SHADOW STUDY SEASONAL SHADOW ANALYSIS



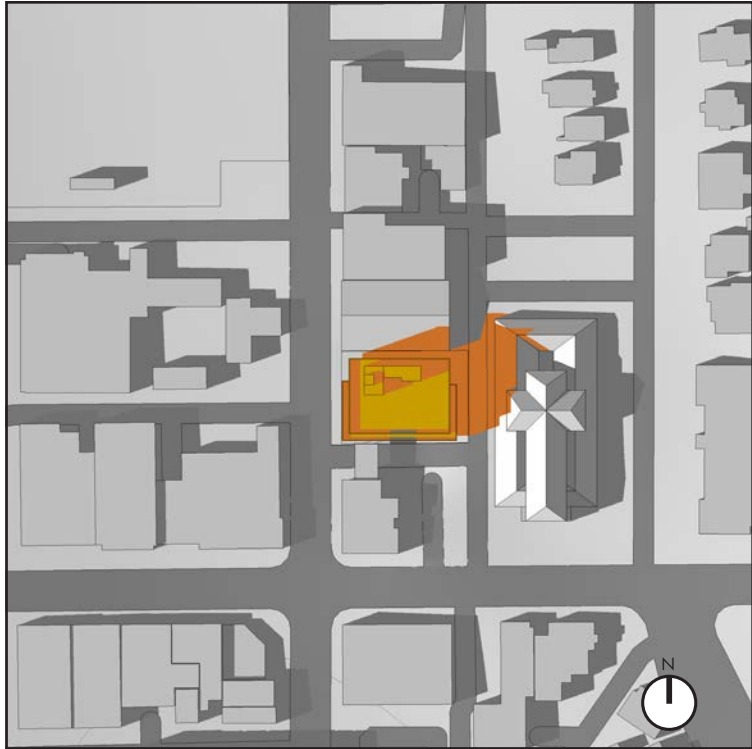
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12 PM | AUTUMN EQUINOX September 23, 2021



2 PM | AUTUMN EQUINOX September 23, 2021



4 PM | AUTUMN EQUINOX September 23, 2021



10 AM | WINTER SOLSTICE December 21st, 2021



12 PM | WINTER SOLSTICE December 21st, 2021



2 PM | WINTER SOLSTICE December 21st, 2021



4 PM | WINTER SOLSTICE December 21st, 2021