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DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET  
CHECKLIST WORKSHEET



The intent of the EDG packet is to demonstrate your sincere exploration of the context and site in this early phase as you are developing design options. The packet is not intended to be a marketing or branding brochure for a future building, rather it should be considered a document that communicates how your analysis has informed your design.

This checklist is meant to help you prepare and assemble a meaningful packet that clearly documents and communicates your efforts to SDCl, the Board and the community. Understanding the contextual factors, as well as your assumptions, site opportunities and constraints will enable your audience to respond more effectively and efficiently. The materials should highlight key urban design features of the proposal and help to show how your analysis has informed your design.

The information in the packet should be included in the following order.

Section	Information to be included in each Section	TO BE COMPLETED BY APPLICANT Provide DR packet page # below
1.0 Packet Standards	<ul style="list-style-type: none"><li>1.1: 11x17 sized design packets. Stapled or side bound.</li><li>1.2: Printed double sided and in color.</li><li>1.3: No plastic covers.</li><li>1.4: All pages numbered.</li><li>1.5: All type fonts legible and 1/8” minimum</li><li>1.6: All graphics should be oriented consistently with street names and north arrows.</li><li>1.7: All drawings should fill the 11”x17” page; 1” white margins are adequate.</li><li>1.8: Table of Contents for larger projects.</li></ul>	<ul style="list-style-type: none"><li>1.1 Digital</li><li>1.2 N.A.</li><li>1.3 N.A.</li><li>1.4 Yes</li><li>1.5 Yes</li><li>1.6 Yes</li><li>1.7</li><li>1.8 DR.00</li></ul>
2.0 Cover	<ul style="list-style-type: none"><li>2.1: Project address.</li><li>2.2: Project number assigned by SDCl.</li><li>2.3: Meeting type (EDG, EDG2, Recommendation, etc.) and meeting date (not printing date.</li><li>2.4: List of applicant team (developer, architect, landscape architect)</li></ul>	<ul style="list-style-type: none"><li>2.1 DR.1</li><li>2.2 DR.1 and DR.3</li><li>2.3 EDG</li><li>2.4 DR.3 MAGEDAI, LLC Interurban Architects, LLC Root of Design, LARCH.</li></ul>
3.0 Development Objectives & Summary of Public Outreach	<ul style="list-style-type: none"><li>3.1: Number of residential units (approx).</li><li>3.2: Amount of total commercial (retail, office, hotel, etc.) square footage, number of live work units (approx).</li><li>3.3: Total gross floor area.</li></ul>	<ul style="list-style-type: none"><li>3.1 16 Units DR.1</li><li>3.2 Restaurant/Bar - 757 SF DR.4</li><li>3.3 15,935 SF DR.1</li></ul>

Section	Information to be included in each Section	TO BE COMPLETED BY APPLICANT Provide DR packet page # below
	<div>CHECKLIST WORKSHEET</div> <ul style="list-style-type: none"><li>3.4: Number and location of parking stalls (approx).</li><li>3.5: Provide concise development objectives/summary statements which describe how the project fits within and contributes to its context, as well as any sustainable ambitions of the project and/or approach to historic preservation, if applicable.</li><li>3.6 Summary of design related comments heard during the required public outreach.</li></ul>	<ul style="list-style-type: none"><li>3.4 6 Stalls DR.1</li><li>3.5 DR.1a</li><li>3.6 DR.1a</li></ul>
4.0 Existing Site Plan / Survey	<ul style="list-style-type: none"><li>4.1: Structure(s) footprint. Include property lines and dimensions.</li><li>4.2: Adjacent structures footprints within first 30’ on all sides. Include use and height in stories.</li><li>4.3: Topography of the site or other physical features.</li><li>4.4: Open spaces and trees.</li><li>4.5: Vehicular and pedestrian access. Include curb lines and street trees.</li><li>4.6: Existing tree survey, identifying species (common and scientific), trees 6” or greater in diameter as measured 4.5’ above the ground located on the site (see Tip 242). If Exceptional Tree(s) are present, an Arborist Report is needed, and the findings should be referenced in the packet.</li><li>4.7: Include all site and ROW dimensions. Include spot elevations at property corners.</li><li>4.8: Legal description.</li></ul>	<ul style="list-style-type: none"><li>4.1 DR.3a</li><li>4.2 DR.3</li><li>4.3 DR.3a</li><li>4.4 DR.3a</li><li>4.5 DR.4</li><li>4.6 Done</li><li>4.7 DR.3a</li><li>4.8 DR.1 and DR.3</li></ul>
5.0 Urban Design Analysis	<ul style="list-style-type: none"><li>5.1: Aerial photograph or graphic with streets and site labeled (3 block x 3 block) vicinity map, indicating</li></ul>	<ul style="list-style-type: none"><li>5.1 DR.20 and DR.20a</li></ul>

MAGEDAI APARTMENTS

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WS-1

DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET

DESIGN  
REVIEW

Section	Information to be included in each Section	TO BE COMPLETED BY APPLICANT Provide DR packet page # below	
	surrounding uses, structures, zoning, and overlay designations, natural features.	•	5.2 DR.19
	• 5.2: Vicinity map and photos indicating community nodes, connectors, barriers, edges, districts and recognized landmark/destinations; include existing public art and/or notable architecture. Include any public or private, community facilities such as schools and libraries, and arts/cultural facilities such as galleries, theatres, or cultural gathering locations. On the adjacent block faces and across the street(s), indicate all existing <i>street level</i> uses.		5.3 DR.18a
	• 5.3: Axonometric or other three-dimensional drawing, photos or models of the nine- block area surrounding the project site.	•	
	• 5.4: Photo montage of the streetscape on both sides of the street identifying the site (3 strips per page max) with callouts of relevant datum lines, parcel/siting pattern, fenestration patterns, roof forms, etc.	•	5.4 DR.19
	• 5.5: Maps, diagrams and/or call-out notes on all context and analysis drawings and a brief narrative stating what design cues have informed the design alternatives and concept.	•	5.5 DR.1a
	• 5.6: Vicinity map of access and mobility opportunities and constraints, including pedestrian routes, BRT or LINK routes and stations, designated bike routes, bus stops, unusual traffic patterns, applicable SDOT Streetscape Concept Plan overlays and design standards, etc.	•	5.6 DR.20b
6.0 Zoning Data	• 5.7: Site photos.	•	5.7 DR.19a
	• 6.1: Brief summary of applicable development standards and how	•	6.1 DR.1a

DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET  
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DESIGN  
REVIEW

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	proposed development will meet these standards. (1-page max)	
7.0 Design Guidelines	<ul style="list-style-type: none"><li>7.1: Identify applicant priority design guidelines (5-10; all remain applicable) based on information shown in the Urban Design Analysis.</li><li>7.2: Brief description of how the proposal meets the intent of the applicable citywide and neighborhood design review guidelines.</li><li>7.3: Conceptual response to guidelines with concept diagrams or graphics – how project intends to respond to these guidelines. (2 pages max for items 7.1 through 7.3)</li></ul>	<ul style="list-style-type: none"><li>7.1 DR.1a</li><li>7.2 DR.1a</li><li>7.3 DR.1a</li></ul>
8.0 Architectural Massing Concept(s)	<ul style="list-style-type: none"><li>8.1: Three viable alternative architectural massing concepts showing your design thinking process and how the designs respond to the context and design guidelines. Include a code complying scheme with no departures. Graphics for all options should be comparable and generally show the same development objectives. (Design review type will be based on GFA of largest option). Include proposed site plan/ground floor plan in context showing the proposed structure(s) footprint. Composite ground floor plan desired. Include property lines and dimensions. Indicate preferred massing.</li><li>8.2: If Exceptional Tree(s) is on-site, at least one option must show retention of all those trees and any related departures. If Exceptional Tree(s) are confirmed to be on-site after an EDG meeting, a second EDG is may be required so that massing alternatives</li></ul>	<ul style="list-style-type: none"><li>8.1 DR.12 – DR.16, DR.29a, DR.29b, DR.38a, DR.38b</li><li>8.2 No trees on site.</li></ul>

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WS-2



DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET

CHECKLIST WORKSHEET

DESIGN  
REVIEW

Section	Information to be included in each Section	TO BE COMPLETED BY APPLICANT Provide DR packet page # below
	<p>preserving the trees may be considered with the other massing options.</p> <ul style="list-style-type: none"><li>8.3: Include one sheet that compares these options side by side. For each concept, list opportunities and constraints of each option. Express how the urban design analysis has informed these concepts.</li><li>8.4: Include conceptual floor plans, using color to differentiate uses in context with property lines and abutting properties.</li><li>8.5: For each option, include a site plan that shows buildings (including roof overhangs) with other site improvements such access and site circulation, proposed ground-level and upper-level open space layout, streetscape development, vehicle and bicycle parking, service areas, etc. Include relevant spot elevations to show relationship of buildings to site levels.</li><li>8.6: One or more color renderings adequate to depict the overall massing of structures and the design concept. Street level perspectives preferred. Include site improvements, including retaining walls, stairs, ramps, etc. that are relevant to show how the building relates to the site conditions.</li><li>8.7: Three dimensional studies and sketches (including those at the street level), are optional to better assist the planner and Board in evaluating the design proposal.</li><li>8.8: Include precedent images from the neighborhood or beyond that will inform the design development of the proposed development. Clearly caption each and note the specific relevance of the image to the proposed development.</li></ul>	<ul style="list-style-type: none"><li>8.3 <b>Narrative on DR.1a</b></li><li>8.4 <b>DR.4 – DR.8 DR.21 – DR.25 DR.30 – DR.34</b></li><li>8.5 <b>DR.4, DR.21, DR.30</b></li><li>8.6 <b>DR.16</b></li><li>8.7 <b>DR.19a</b></li><li>8.8 <b>DR.1a and DR.19</b></li></ul>

DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET

CHECKLIST WORKSHEET

DESIGN  
REVIEW

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	<ul style="list-style-type: none"><li>8.9: Basic sun/shadow graphical analysis at following times*: March/Sept 21 (combined); June 21; Dec 21; at 9am; noon; 3pm; equinox should be bigger; shadow cast by proposal should be differentiated from existing ones, by darker tone or color. *Show/label any impacts on public parks, plazas or similar; more detailed analysis may be required.</li></ul>	<ul style="list-style-type: none"><li>8.9</li></ul>
9.0 Departures	<ul style="list-style-type: none"><li>9.1: Departure summary table for <u>all</u> anticipated development standard departures, including the following:<ul style="list-style-type: none"><li>Code citation;</li><li>Code requirement;</li><li>Proposed design departure;</li><li>Rationale explaining how the departure results in a project which better meets the intent of specific design guidelines;</li></ul></li><li>9.2: Graphics, as needed, to clearly explain the departure(s) showing code compliant dimension/area and the requested departure with dimensions/ sq. ft./% of difference.</li></ul>	<ul style="list-style-type: none"><li>9.1 <b>No design departure proposed</b></li><li>9.2 <b>N.A.</b></li></ul>

Tips to Consider:

- Avoid information overload, by limiting the packet size. Consolidation of information onto clear, readable graphics is encouraged.
- Show the building/site relationship of each option in context with adjacent buildings, topographic changes, etc. Avoid images where the proposed building stands alone.
- Include pedestrian perspectives for massing options, rather than the aerial/birds-eye perspectives.

Updated November 2021 – Worksheet Form

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WS-3



PROJECT INFORMATION FOR 7034-15TH AVENUE NW:

P.I.N: 046100-3045  
PROJECT NO: 3041387-EG

LEGAL DESCRIPTION: LOTS 39 AND 40, BLOCK 11, BALLARD PARK  
ADDITION TO SEATTLE  
REC'D IN VOL. 4 OF PLATS, P. 80, IN KING COUNTY, WA.

OWNER: MAGEDAI, LLC  
7034-15TH AVENUE NW, SEATTLE, WA  
stefanpetrov1914@gmail.com  
425-346-5678, 206-306-5047

DEVELOPMENT OBJECTIVES:

DESIRED USE: MIXED USE  
NUMBER OF RESIDENTIAL UNITS: 16 DWELLING UNITS  
STRUCTURAL HEIGHT: 53.52' OVER THE AVERAGE GRADE OF 241.32'  
AMOUNT OF COMMERCIAL SQUARE FOOTAGE: 937.4 SF  
NUMBER OF PARKING STALLS: 6

ZONING STANDARDS:

ZONING: NC2P-55(M)

F.A.R. LIMIT: 3.75 = 15,937.5 SF ALLOWABLE, 15,936.34 SF PROPOSED-OK

DENSITY LIMITS: NO LIMITS, 16 RESIDENTIAL UNITS PROPOSED

STRUCTURE HEIGHT LIMIT: 55' + 4' FOR MIXED USE  
53'-6" OVER AVG. GR. PROPOSED

SETBACKS:

FRONT SETBACK: REQUIRED - 0', PROVIDED - 0'  
SIDE SETBACK: REQUIRED - 0', PROVIDED - 0'-1"  
REAR SETBACK: REQUIRED : 0' TO 13' HEIGHT, THEN 15'-0",  
PROVIDED - 0'-2" TO 13' HT., THEN 15' TO 40' HT. THEN INCREASED AT 20'  
DEG TO 200' HT.

AMENITY AREA: @5% REQD.= 796.9 SF, PROVIDED 990 SF - OK

STRUCTURE WIDTH AND DEPTH: 49'-10" WIDTH AND 84'-10" DEPTH

SOLID WASTE REQUIRED: 1.8 CY/WEEK TRASH AND RECYCLING, 180  
GAL. CART - COMPOST  
PROVIDED: 3 CY TRASH, 3 CY RECYCLE, 2 CY COMPOST AND 96 GAL.  
CART FOOD WASTE

PARKING:

REQUIRED: CARS - 0, BIKES - 16  
PROVIDED: CARS - 6, BIKES - 16

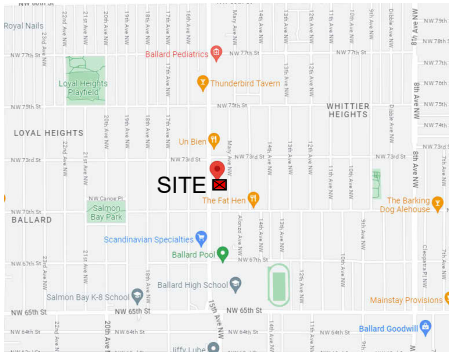
CONTEXT AND SITE

CS1.NATURAL SYSTEMS AND SITE FEATURES,SUNLIGHT AND  
NATURAL VENTILATION:

THE LOCATION AND ARTICULATION OF THE UPPER FLOORS  
ALLOW FOR GOOD EXPOSURE TO SUN AND VIEWS FOR ALL 16  
UNITS. THE PARKING AREA IS OPEN TO FLOW OF AIR FROM TWO  
SIDES, PROVIDING NATURAL VENTILATION.

TOPOGRAPHY:

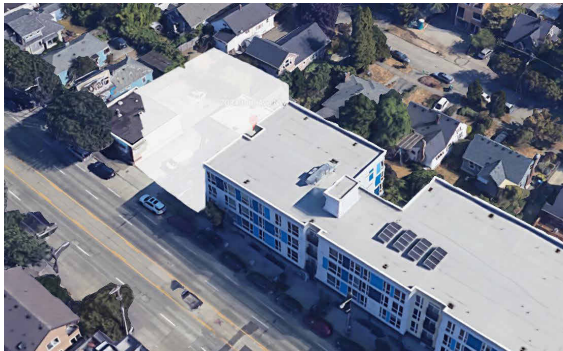
THE SITE IS ALMOST LEVEL, WITH A DROP OF 15 INCHES  
FROM N.E. CORNER TO SW CORNER AND DROPPING 3' - 4' PAST THE  
EAST PROPERTY LINE.



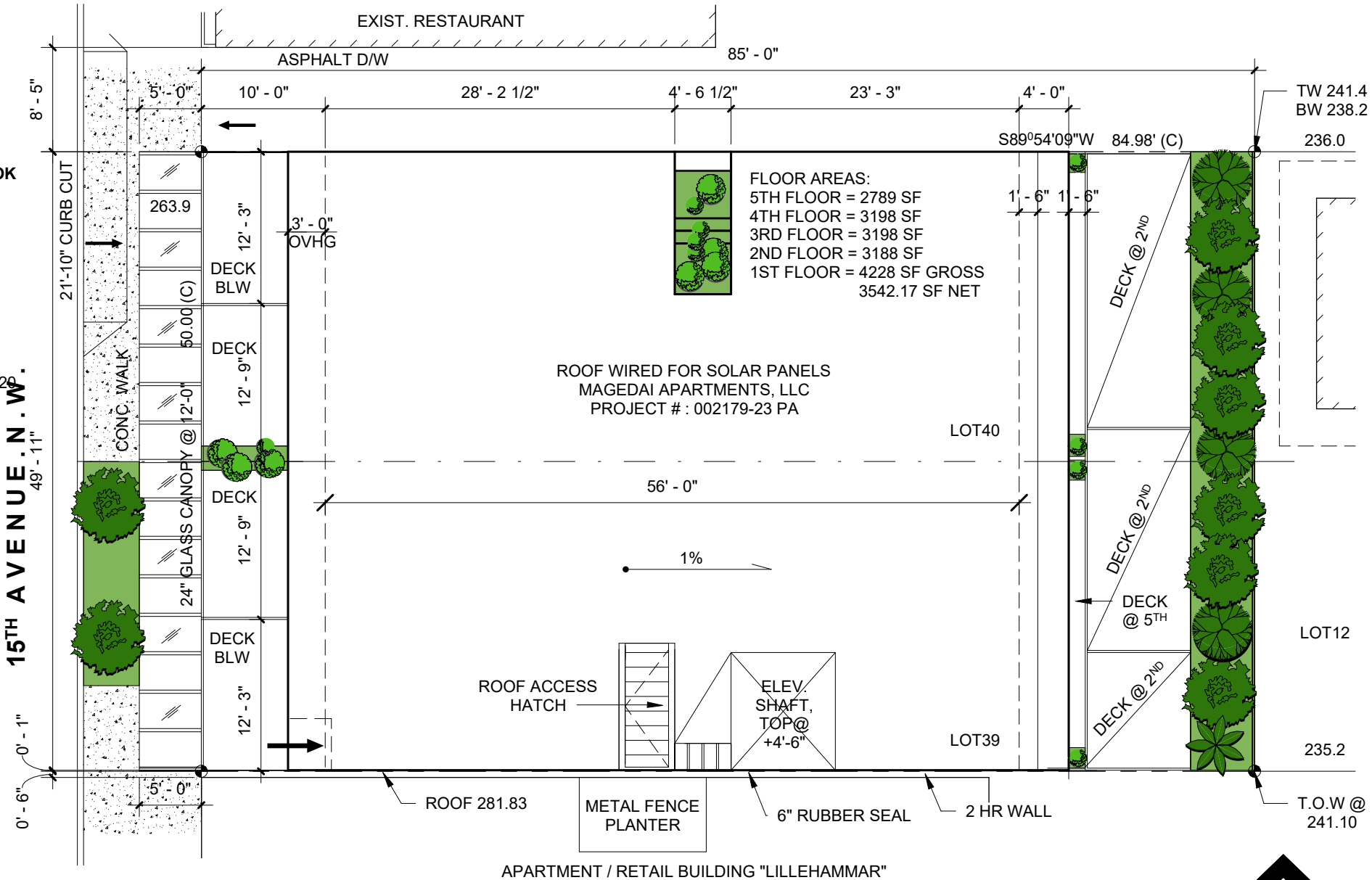
KEY PLAN



BLOCK PLAN



SITE AERIAL



SITE PLAN

SCALE: 1" = 10'-0"

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DR.1

COMMENTARY FOR EARLY DESIGN PROPOSAL:

3.0 – DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH:

3.5 - THE LOCATION OF THE PROJECT IS AT THE NORTH END OF ONE OF BALLARD’S BIGGER MIXED – USE COMPLEXES, LILLEHAMMAR APARTMENTS, WITH A VERY VISIBLE AND NEO-BAUHAUS ARCHITECTURE AND STRONG COLOR SCHEME.

TO COMPLIMENT THE ATTRACTIVE NEIGHBOR AND TO PROVIDE THE NECESSARY CONTRAST, THE DESIGN TEAM CHOSE A RELATED SURFACE TREATMENT, WITH QUIETER COLORS, RESULTING IN A GOOD ACCENT AT ITS NORTH END. ADDITIONALLY, TO COMPENSATE FOR THE LOSS OF THE WATERWHEEL BAR, WE PROPOSE A RESTAURANT AT STREET LEVEL.

3.6 – MOST OF THE COMMENTS REFERRED TO THE LOSS OF WATERWHEEL, WHICH WE INTEND TO ADDRESS THROUGH THE DOWNSTAIRS RESTAURANT AND BAR.

5.0 – URBAN DESIGN ANALYSIS:

5.5 – THE ANSWER TO WHAT DESIGN CUES HAVE INFORMED THE DESIGN ALTERNATIVES AND CONCEPT, WE REFER AGAIN TO POINT 3.5 ABOVE. THE VERY STRONG VISUAL PRESENCE OF LILLEHAMMAR GUIDED THE DESIGN CHOICES, CREATING A VISUAL KINSHIP, WITH STRONG INDIVIDUALITY, AND WITHOUT PLAGIARISM.

6.0 – ZONING DATA:

6.1 – BRIEF SUMMARY OF APPLICABLE DEVELOPMENT STANDARDS AND HOW THE DEVELOPMENT MEETS THEM:

THE PROPOSAL RELIES OF THE STANDARDS SET IN CHAPTER 23 OF THE SEATTLE MUNI CODE, REFLECTING THE MAXIMUM FAR, HEIGHT, REAR SETBACKS AND PARKING, AS WELL AS THE ADA REQUIREMENTS FOR PARKING AND ACCESSIBILITY.

BY OFFERING FOUR UNITS TO FAMILIES WITH MODERATE INCOME, AND IN VIEW OF THE AVAILABLE 50% REDUCTION IN STALL NUMBER, WE OFFER 6 STALLS, ALLOWING FOR 16 UNITS ABOVE THE PODIUM, WITH AMENITY AREAS OFFERED ATOP THE PODIUM SLAB, WITH FULL REQUIRED AMOUNT OF BICYCLE STALLS OFFERED IN THE BACK.

WE ALSO PROPOSE PREWIRING FOR THE FULL ROOFTOP AVAILABILITY OF THE SOLAR ARRAY, WITH OPTIONAL BATTERY LOCATION IN THE TECH ROOM, AS WELL AS PAIRING WITH THE GRID.

THE MATTER OF SHARED VEHICULAR INGRESS AND EGRESS FOR THE SUBJECT SITE AND THE NORTH NEIGHBOR IS RESOLVED THROUGH AN EASEMENT, FORMALIZING THE EXISTING ARRANGEMENT EXISTING FOR SEVERAL DECADES.

7.0 – DESIGN GUIDELINES:

IT IS UNFORTUNATE THAT THE BALLARD CHARACTER AREAS MAP, WITH THE ASSOCIATED DESIGN GUIDELINES ENCOMPASSES THE AREA UP TO NW 65<sup>TH</sup> STREET, FIVE BLOCKS SOUTH OF THE SUBJECT SITE.

THUS THE LOGIC GUIDES US TO REFLECT THE SUCCESSFUL DEVELOPMENTS ALONG THE 15<sup>TH</sup> AVENUE NW, BOTH SOUTH AND NORTH OF THE SITE,, CONTINUING THE APPARENT SUCCESS OF BOTH.

THE PROPOSAL REFLECTS THE CITY-WIDE DESIGN REQUIREMENTS, IN TERMS OF ACCESS, GLAZING, SIDEWALK CANOPY, AS WELL AS THE OBVIOUS ZONING REQUIREMENTS OF HEIGHT AND SETBACKS.

8.0 – ARCHITECTURAL MASSING CONCEPTS:

8.1 – THE THREE MASSING CONCEPTS INCLUDED IN THIS PROPOSAL SHARE A NUMBER OF FEATURES, ALL DICTATED BY THE NEED TO PROVIDE A MAXIMUM EFFICIENCY FOR THE INVESTMENT: THE SAME FLOOR AREA, THE SAME NUMBER OF FLOORS AND UNITS, THE SAME REAR WALL DESIGN, WHICH IS DICTATED BY THE SETBACK REQUIREMENTS AND, IMPORTANTLY, THE DESIGN OF THE GROUND FLOOR. THIS IS INCOMMUTABLE, BEING THE ONLY LAYOUT THAT ADDRESSES THE VEHICULAR AND PEDESTRIAN ACCESS, NUMBER OF PARKING STALLS AND THE ESSENTIAL RESTAURANT WITH THE WASTE ROOM SHARED WITH THE RESIDENTIAL FLOORS ABOVE THE LID.

8.1 – CTD. - THUS, THE MODIFICATIONS ARE POSSIBLE ALONG THE FRONT ELEVATION ONLY, WITH THEIR IMPACT ON THE INTERIOR DESIGN SHOWN IN THE PLANS. THE ALTERNATIVE MASSING, IN THIS TEAM’S OPINION, CAUSES THE FLOOR PLANS OF THE WESTERLY UNITS TO OFFER A LESS FLEXIBLE ACCOMMODATIONS THAN THE PREFERRED VERSION, WITH ITS SYMMETRICAL WEST ELEVATION AND WITH THE ARTICULATION CLEARLY DIFFERENTIATING IT FROM THE ADJACENT LILLEHAMMAR APARTMENTS.

8.2 – THERE ARE NO TREES ON SITE.

8.3 – THE OPTIONS CAN BE BEST COMPARED WHEN LOOKING AT SHEETS DR – 19, 29 AND 39, DUE TO THE SIZE OF THE DEVELOPMENT AND THE REQUIREMENT THAT THE BUILDINGS BE SHOWN IN CONTEXT OF SURROUNDINGS (TIP 2, PG. 6)

8.8 – PRECEDENT IMAGES FROM THE NEIGHBORHOOD:

WITH THE AREA IN QUESTION MOSTLY STILL REFLECTING THE TYPICAL BALLARD LOOK OF MID-20<sup>TH</sup> CENTURY, THE BUILDINGS SHOWN IN THE STREET ELEVATION AT DR – 19 REPRESENT THE ONLY CONTEXT WORTH REFERENCING AS ARCHITECTURE, AND THIS PROJECT AIMS TO BE RELEVANT TO THESE PRECEDENTIAL IMAGES.

9.0 – DEPARTURES:

9.1 – THERE ARE NO DESIGN DEPARTURES PROPOSED FOR THIS PROJECT.

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DR.1A

**CS.2 – URBAN PLANNING AND FORM:**

**LOCATION IN THE CITY AND NEIGHBORHOOD:**

THE SITE FACES 15<sup>TH</sup> AVENUE NW, IN A PEDESTRIAN-ORIENTED BALLARD NEIGHBOURHOOD, WITH A MODERN LILLEHAMMAR APARTMENTS COMPLEX IMMEDIATELY TO THE SOUTH AND PLACED IN THE NARROW STRIP ALONG 15<sup>TH</sup> AVENUE NW ZONED NC2P-55, HALFWAY BETWEEN THE WEST WOODLAND AND WHITTIER HEIGHTS COMMERCIAL HUBS.

**HEIGHT, BULK SCALE:**

THE MASSING UTILIZES THE MHA BONUS WELL, RECESSING THE TOP FLOOR DUE TO THE FAR LIMITATIONS.THE RECESS CREATES A STRONG SCULPTING ALONG THE WEST FAÇADE, COUPLED WITH THE VERTICAL MODULATIONS ON BOTH SIDES OF THE CENTER VOLUME, HIGHLIGHTED WITH BALCONIES AND PLANTERS. THE RICH SCULPTING OFFSETS THE EFFECT OF THE EXTRA HEIGHT NOW AVAILABLE, REDUCING THE CONTRAST WITH THE PREDOMINANTLY LOW-RISE AREAS SURROUNDING IT.

**CS.3 – ARCHITECTURAL CONTEXT AND CHARACTER:**

**EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:**

BALLARD IS A LARGELY SF NEIGHBOURHOOD, WITH COMMERCIAL NODES AND STREETS CONNECTING THEM WITH STAND-ALONE STREET-LEVEL BUSINESSES AND MIXED-USE BUILDINGS. BEING EXACTLY IN THE MIDDLE BETWEEN WEST WOODLAND AND WHITTIER HEIGHTS MEANS THAT THE PROJECT IS A HARBINGER OF URBAN DEVELOPMENTS TO COME WHILE, WHERE FACING THE S.F. NEIGHBORS TO THE EAST, SOFTENING THE VISUAL IMPACT OF THE STRUCTURE BY OFFERING A GREEN WALL AT THE PROPERTY LINE.

**PUBLIC LIFE:**

**PL.2 – WALKABILITY:**

THE PROPOSED RESTAURANT REPLACES AN EXISTING ONE IN THE REAR OF THE PROPERTY AND SEPARATES THE PARKING IN THE REAR FROM THE SIDEWALK, RELATING BETTER TO THE VIETNAMESE RESTAURTANT IMMEDIATELY TO THE NORTH. COMBINED WITH THE RETAIL FRONTS ALONG THE LILLEHAMMAR APARTMENTS, THIS CREATES AN URBAN FRONTAGE, EASILY ACCESSED ON FOOT, BY CAR OR BIKE AND BY BUS. THE PEDESTRIAN ACCESS TO THE BUILDING LEADS TO AN ELEVATOR, WHICH IS ALSO ACCESSIBLE FROM THE REAR PARKING, WITH ALL FUNCTIONS OF THE BUILDING, INCLUDING THE WASTE ROOM, ADA ACCESSIBLE.

**SAFETY AND SECURITY:** PEDESTRIAN ACCESS TO THE BUILDING, FRONT AND REAR, IS VIA LOCKED DOORS, EQUIPPED WITH CCTV AND WITH MOTION-ACTIVATED LIGHTING FOR ADDED SECURITY. WASTE ROOM AND BIKE STORAGE ARE ALSO LOCKED FOR SECURITY, ACCESSIBLE WITH A REMOTE FOB.

**PL.3 – STREET-LEVEL INTERACTION:**

ONLY COMMERCIAL AND RESIDENTIAL DOORS FRONT THE STREET. THE WASTE ROOM AND THE ACCESS POINT ARE FURHTER BACK UP THE DRIVEWAY, KEEPING THE WASTE BINS LOCKED UP AT ALL TIMES, EXCEPT FOR THE PICK-UP. THIS PREVENTS THE OFTEN-UNPLEASANT INTERACTION BETWEEN THE GARBAGE BINS AND PEDESTRIANS. THE RESTAURANT FAÇADE, SHIELDED BY AN OVERHEAD TINTED GLASS CANOPY, IS DOMINATED BY LARGE, GLAZED ROLL-UP WINDOWS OPENING OVER 20”-HIGH PLANTERS AT BASE, PROVIDING BOTH A VISUAL HIGHLIGHT AND SECURITY SEPARATIONS BETWEEN PASSERS-BY AND PATRONS OF THE RESTAURTANT, WHILE PROVIDING AN ALMOST-AL-FRESCO DINING EXPERIENCE.

**PL.4 – ACTIVE TRANSIT: ENTRY LOCATION AND RELATIONSHIP:**

15<sup>TH</sup> AVENUE NW HAS A VERY GOOD TRANSIT SUPPORT, WITH BUS STOPS WITHIN A FEW HUNDRED FEET IN BOTH DIRECTIONS. ENTRIES TO THE RESIDENCES AND TO THE RESTAURANT ARE THUS EASILY ACCESSIBLE FOR BUS PASSENGERS AND, BEING AT THE SIDEWALK LEVEL, MAKE FOR A WELL-SERVED AND SAFE BUILDING.

**PROJECT SITE**  
7034 - 15TH AVE NW



**15TH AVE NW WEST ELEVATION**

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.2**



DC.3 – OPEN SPACE CONCEPT: BUILDING OPEN SPACE RELATIONSHIP AND DESIGN:

THE ZONING, ALLOWING ZERO SETBACKS AT GRADE, MOVES THE OPEN SPACES UP, ONTO THE DECKS AND BALCONIES. THE SETBACK REQUIREMENTS FOR THE EAST SIDE OF THE RAISED DECK, ALLOW FOR A LARGE AMENITY AREA FOR THE ADA TENAT, AS WELL AS AN ADJACENT ONE FOR GENERAL ACCESS. ADDITIONALLY, ALL UNITS HAVE BALCONIES OR DECKS, WITH BUILT-IN PLANTERS, AND THE NORHT END OF HALLWAY HAS LARGE, DEEP PLANTERS STEPPING BACK FLOOR-TO-FLOOR, TO ALLOW FOR PLANTING OF BLOSSOMING TREES, ENHANCING THE AMBIENCE.

DC.4 – EXTERIOR ELEMENTS AND MATERIALS:

THE DESIGN REVOLVES AROUND FORMS AND MATERIALS INVOKING THE SENSE OF SOLIDITY AND QUALITY, WITH THE GROUND FLOOR BUILT IN CONCRETE, STAINED TO LOOK LIKE LIMESTONE, WITH STONE-FACED PLANTERS FACING THE SIDEWALK AND PLANTS VISIBLE ABOVE FORM THE STREET LEVEL, AND WITH HEAVY WOODEN DOORS AT BOTH ENTRY DOORS. HEAVY TIMBERS OF THE CANOPY ADD TO THE SENSE OF QUALITY, STRENGTH AND SOLIDITY. THE UPPER FLOORS ARE COVERED WITH LARGE HARDIE PANELS, SIMILAR TO THOSE OF LILLEHAMMAR BUILDING AND, JUST LIKE THOSE, IMPRTING THE FEELING OF QUALITY AND SOLIDITY.

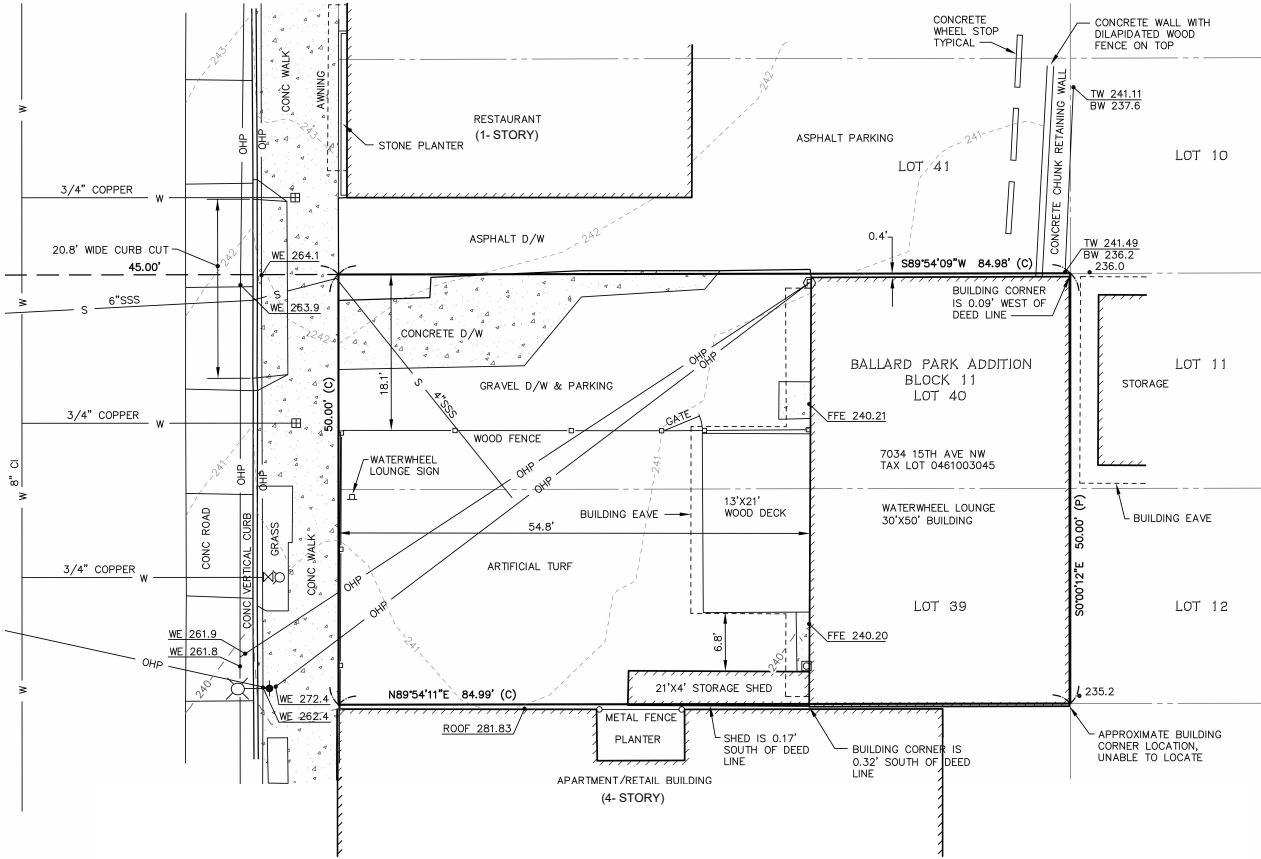
**SIGNAGE:** THERE WILL BE A BLADE SIGN BEARING THE NAME OF THE RESTAURANT, HANGING BENEATH THE CANOPY AND ILLUMINATED WITH RECESSED LED LAMPS. THE ADDRESS NUMBERS WILL ALSO BE LIT WITH LED 'S, HIDDEN BEHIND THE RAISED, BLACK STEEL NUMERALS, AND WITH THE NAME "MAGEDAI APARTMENTS" BACKLIT ABOVE THE MAIN ENTRY DOORS.

**LIGHTING:** SCREENED LED UNITS WILL BE SUSPENDED FROM THE CANOPY FRAMING AND BE PAIRED WITH ORNAMENTAL SCONCES PLACED 8 FEET ABOVE SIDEWALK ON THE PILLARS FLANKING THE RESTAURANT DOORS. THE SOUTH LANE OF THE DRIVEWAY WILL BE LIT WITH DOWNWARD LIGHTING PLACEED BELOW THE PODIUM SLAB, WHILE THE NORTH LANE WILL BE LIT WITH SCONCES SIMILAR TO THOSE IN THE FRONT OF THE BUILDING.

PLANTS AND HABITAT:

DC.4 – TREES, LANDSCAPE AND HARDSCAPE:

WITH NEARLY 100% LOT COVERAGE THERE WILL BE NO TREES PLANTED ON GRADE, EXCEPT TWO STREET TREES IN THE LIMITED PLANTING STRIP. THE ELEVATED PLANTERS WILL ALLOW FOR THE UNUSUALLY TALL PLANTS ON THE PLATFORM DECK AND IN THE UPPER FLOORS' HALLWAY PLANTERS. DEVIN PETERSON, LANDSCAPE ARCHITECTS AT ROOT OF DESIGN WILL PROVIDE THE PLANT SELECTION TO ASSURE THE YEAR-ROUND COLOR AND ATTRACTIVENESS.



P.I.N: 046100-3045  
PROJECT NUMBER: 3041140-LU

LEGAL DESCRIPTION: LOTS 39 AND 40, BLOCK 11, BALLARD PARK ADDITION TO SEATTLE REC'D IN VOL. 4 OF PLATS, P. 80, IN KING COUNTY, WA.

OWNER: MAGEDAI, LLC  
7034-15TH AVENUE NW, SEATTLE, WA

ARCHITECT: INTERURBAN ARCHITECTS, LLC

LANDSCAPE ARCHITECT: ROOF OF DESIGN, LARCH

SURVEY  
SCALE: 1" = 20'-0"



MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

DR.3









2ND FLOOR PLAN, EL +254.83'  
SCALE: 1/8" = 1'-0"  
3,188 SF

MASSING ALTERNATIVE #1, PREFERRED







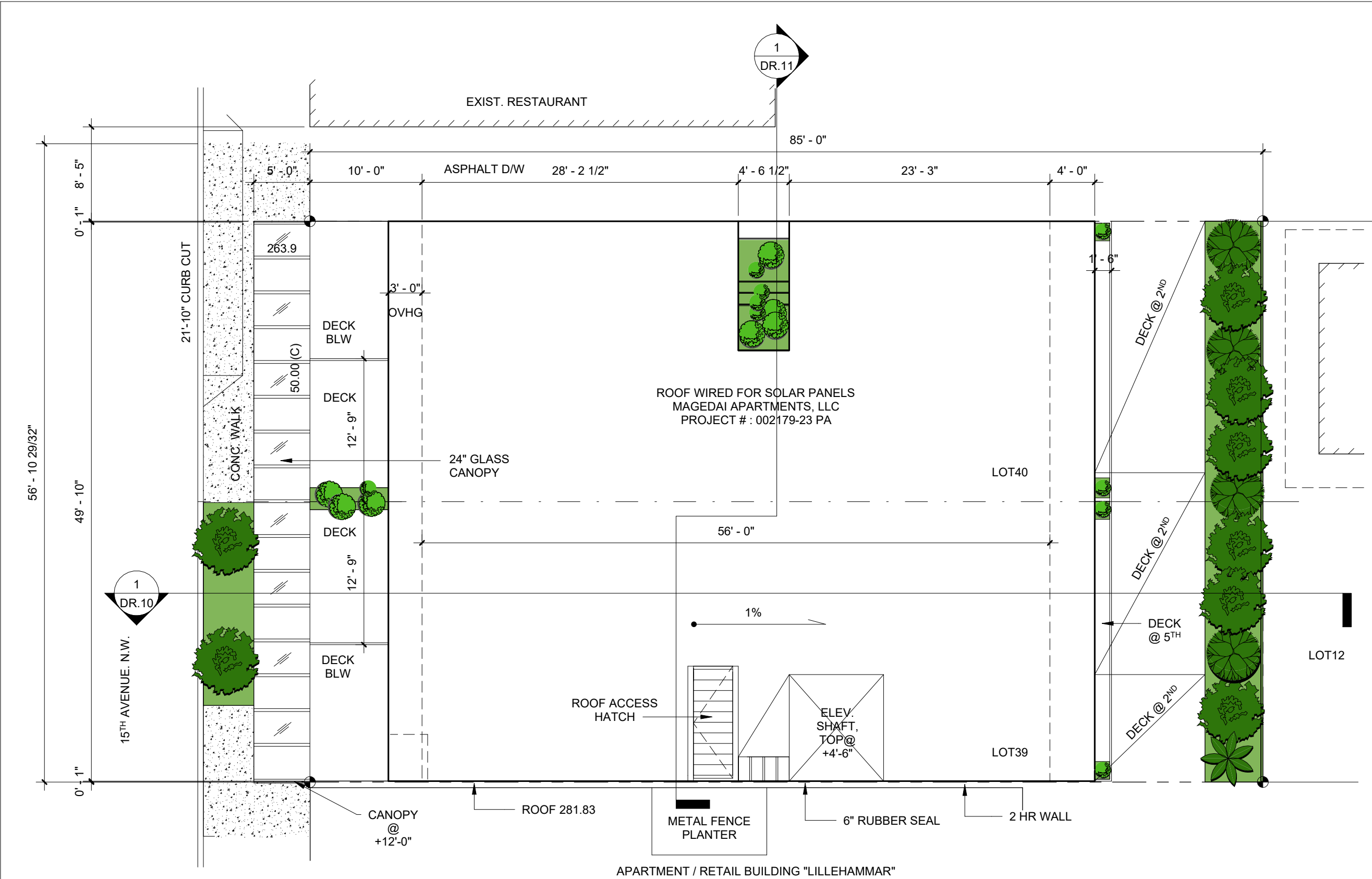
**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**DR.7**







ROOF PLAN  
SCALE: 1/8" = 1'-0"

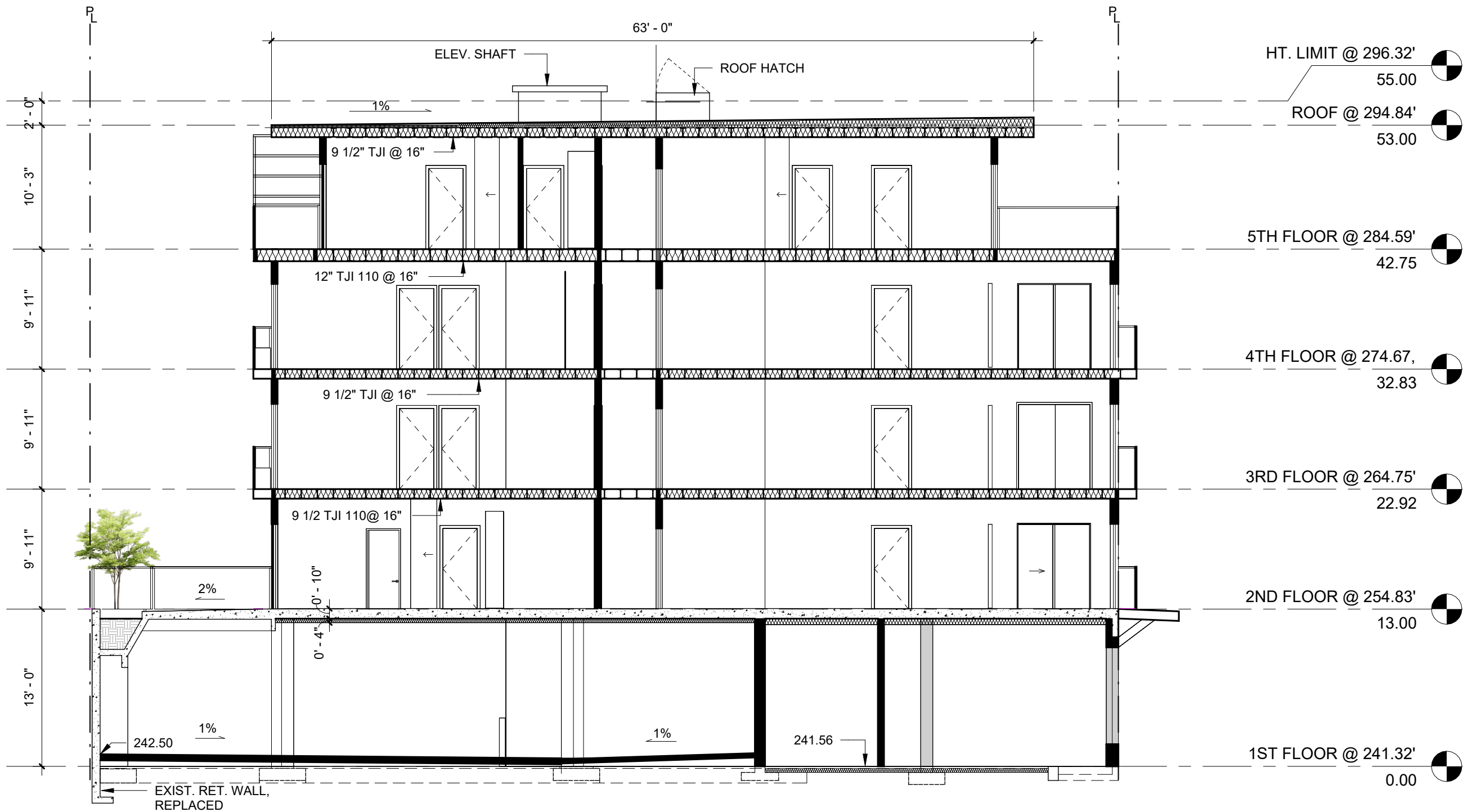
MASSING ALTERNATIVE #1, PREFERRED



**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.9**



**SECTION AA'**  
SCALE: 1/8" = 1'-0"

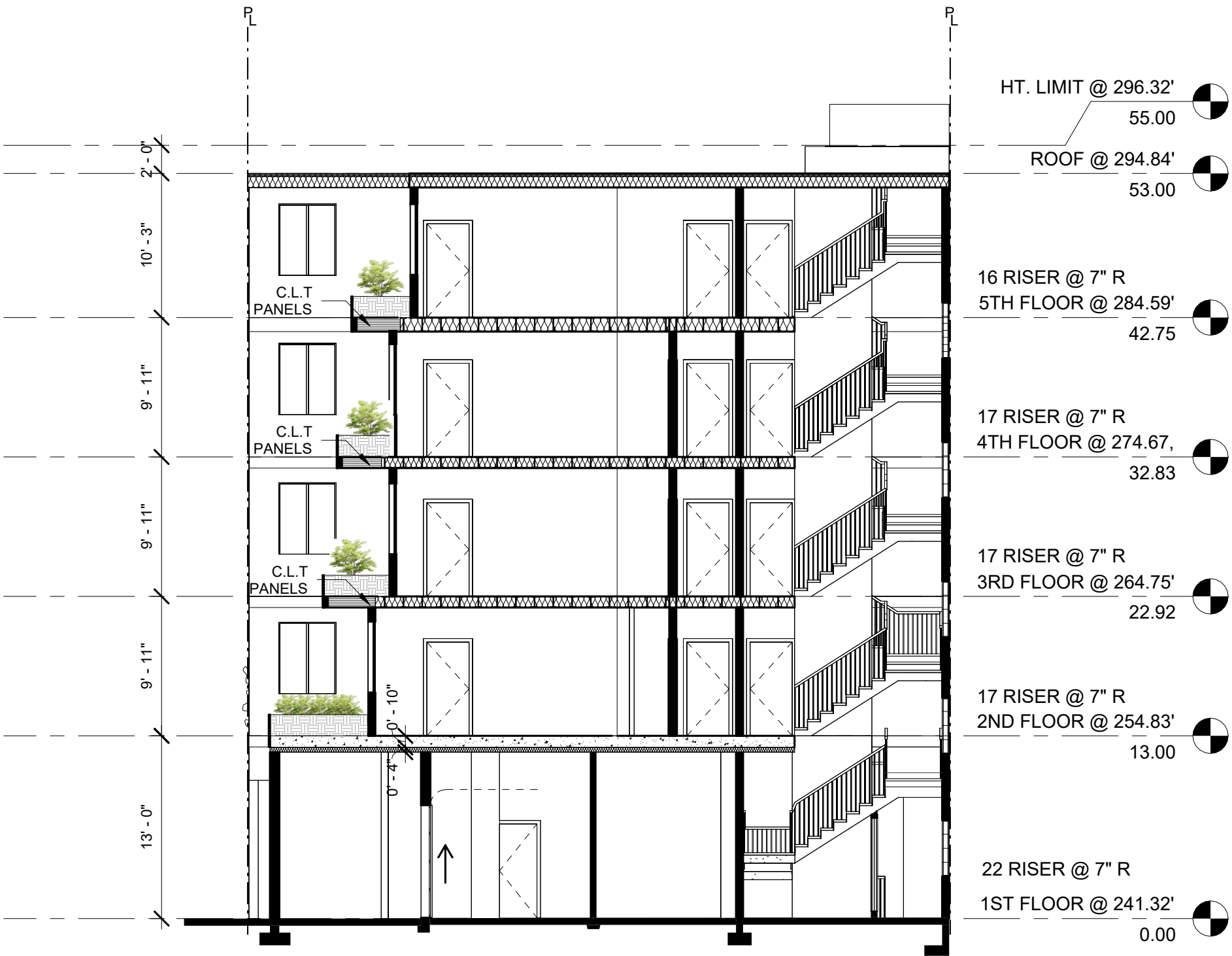
**MASSING ALTERNATIVE #1, PREFERRED**

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
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SEATTLE, 98109, 206.372.1015

**DR.10**





SECTION BB'  
SCALE: 1/8" = 1'-0"  
Author

MASSING ALTERNATIVE #1, PREFERRED



**MAGEDAI APARTMENTS**  
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SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**DR.11**



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

MASSING ALTERNATIVE #1, PREFERRED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**DR.12**



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MASSING ALTERNATIVE #1, PREFERRED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**MASSING ALTERNATIVE #1, PREFERRED**

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015





**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**MASSING ALTERNATIVE #1, PREFERRED**

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**DR.15**





15TH AVENUE NW STREET VIEW

MASSING ALTERNATIVE #1, PREFERRED

**PLANTS AND HABITAT:**

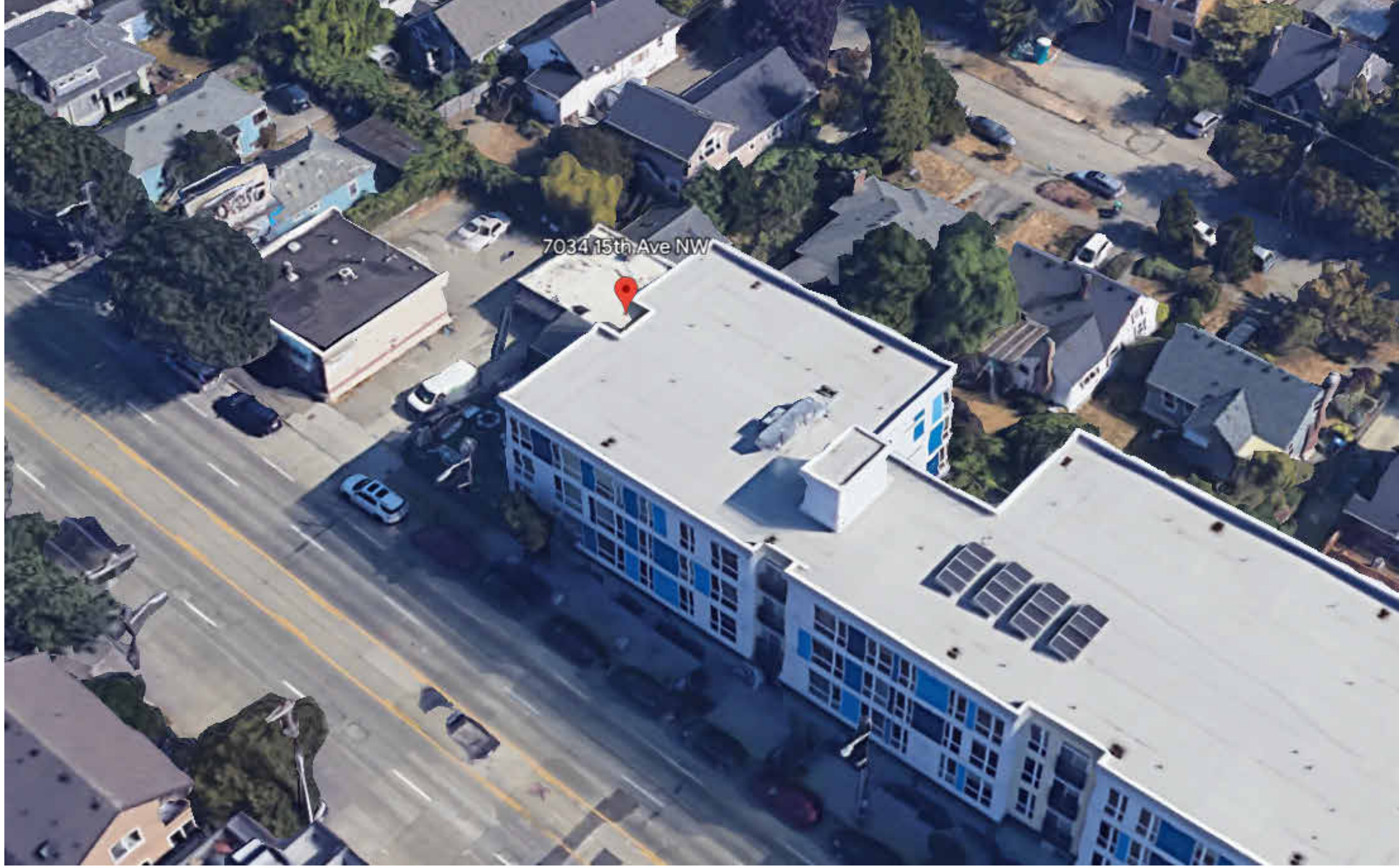
**DC.4 – TREES, LANDSCAPE AND HARDSCAPE:**  
WITH NEARLY 100% LOT COVERAGE THERE WILL BE NO TREES PLANTED ON GRADE, EXCEPT TWO STREET TREES IN THE LIMITED PLANTING STRIP. THE ELEVATED PLANTERS WILL ALLOW FOR THE UNUSUALLY TALL PLANTS ON THE PLATFORM DECK AND IN THE UPPER FLOORS’ HALLWAY PLANTERS. DEVIN PETERSON, LANDSCAPE ARCHITECTS AT ROOT OF DESIGN WILL PROVIDE THE PLANT SELECTION TO ASSURE THE YEAR-ROUND COLOR AND ATTRACTIVENESS.

**MAGEDAI APARTMENTS**

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SEATTLE, WA 98117

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SEATTLE , 98109, 206.372.1015





EXISTING BIRD'S EYE VIEW

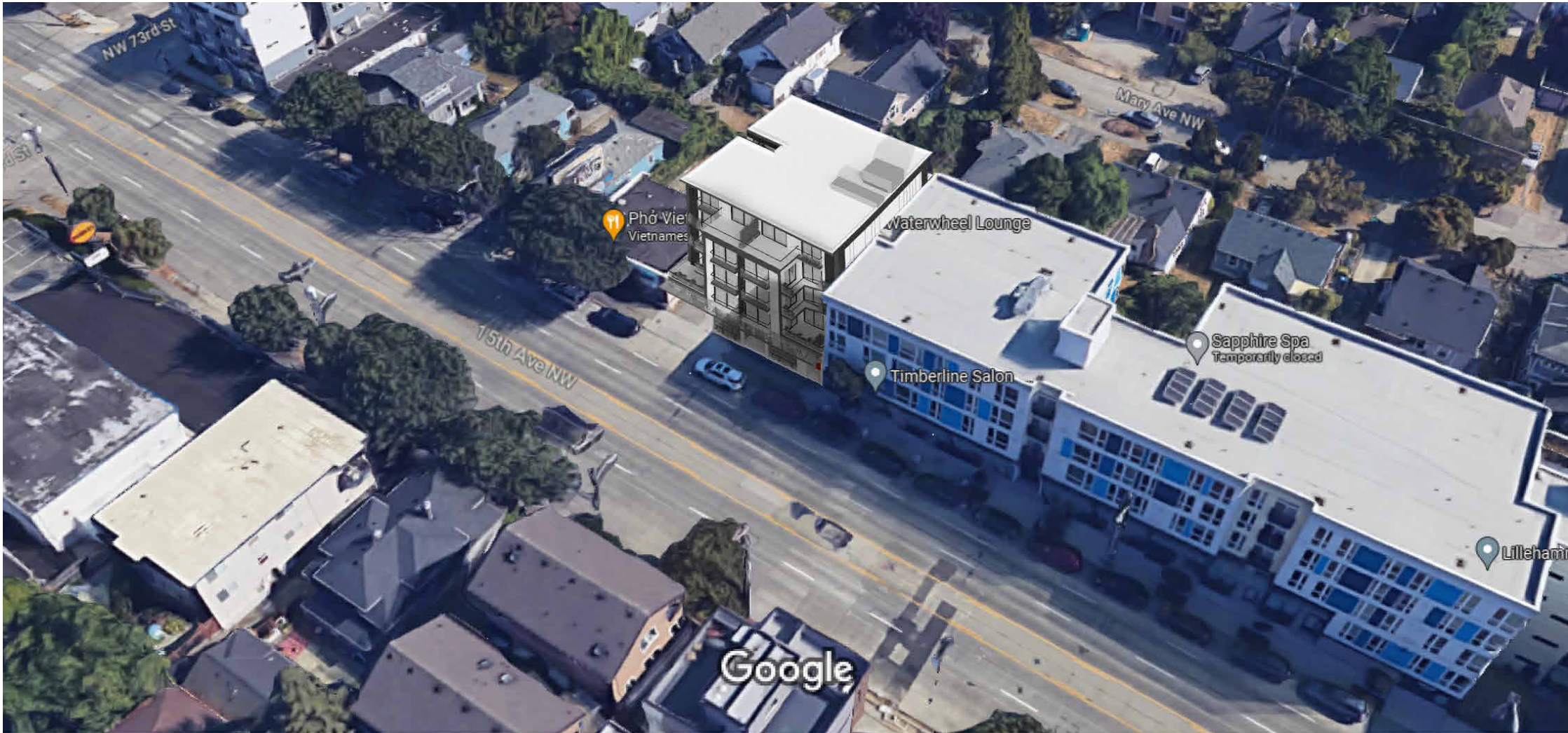
## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

DR.17





PROPOSED BIRD'S EYE VIEW

MASSING ALTERNATIVE #1, PREFERRED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

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600 NORTH 36TH STREET, SUITE 328  
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**DR.18**





AXONOMETRIC VIEW OF THE NEIGHBORHOOD - EAST



AXONOMETRIC VIEW OF THE NEIGHBORHOOD - WEST

# MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

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600 NORTH 36TH STREET, SUITE 328  
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DR.18a





**EXISTING EAST ELEVATION**



**PROPOSED EAST ELEVATION**



**WEST ELEVATION**

**15TH AVENUE NW- STREET VIEWS**

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.19**





VERSION-1



VERSION-2



VERSION-3

DESIGN PROPOSALS

**MAGEDAI APARTMENTS**

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.19a**





SITE PHOTOS



DR.19b

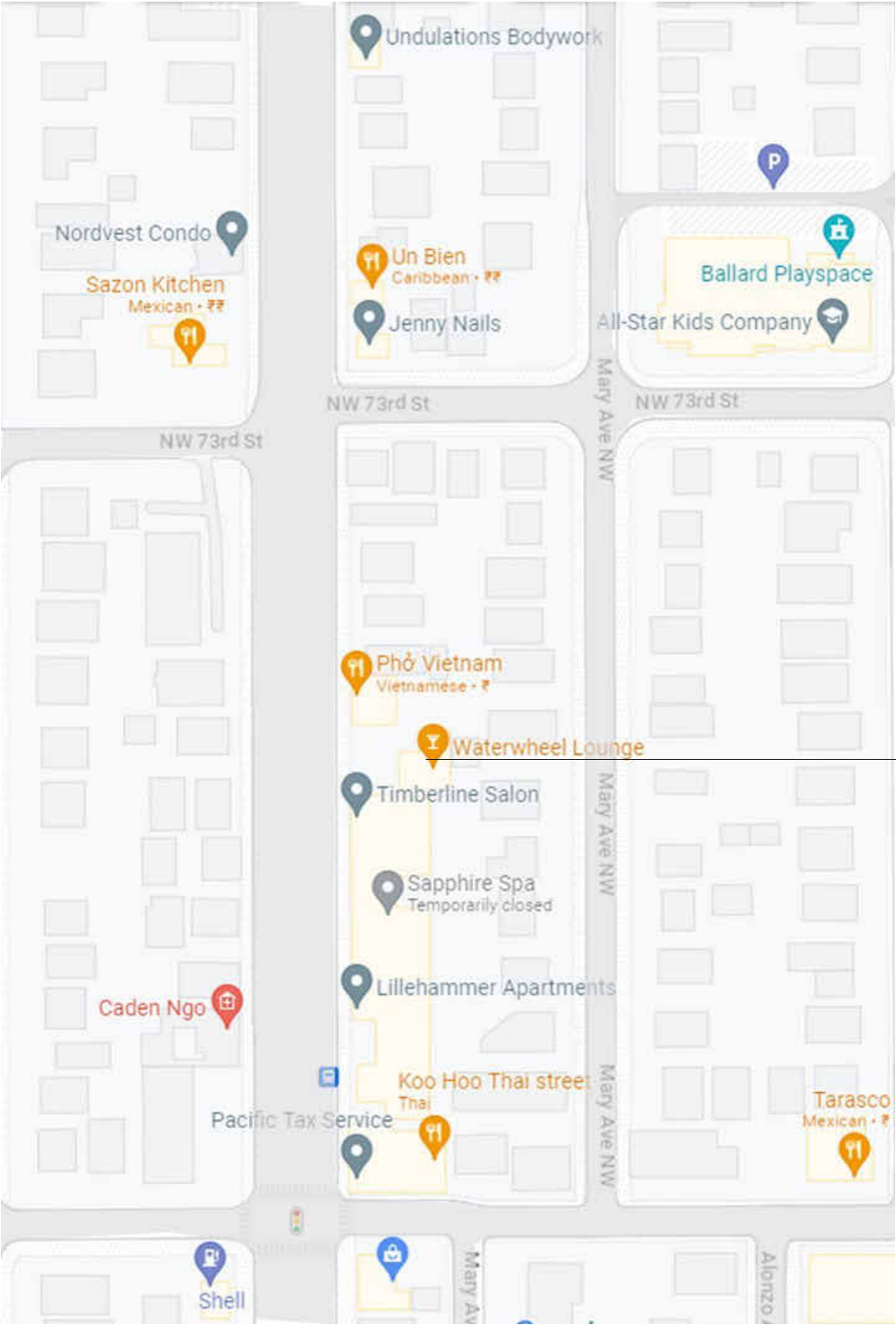
INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117



NEIGHBORHOOD BUSINESSES



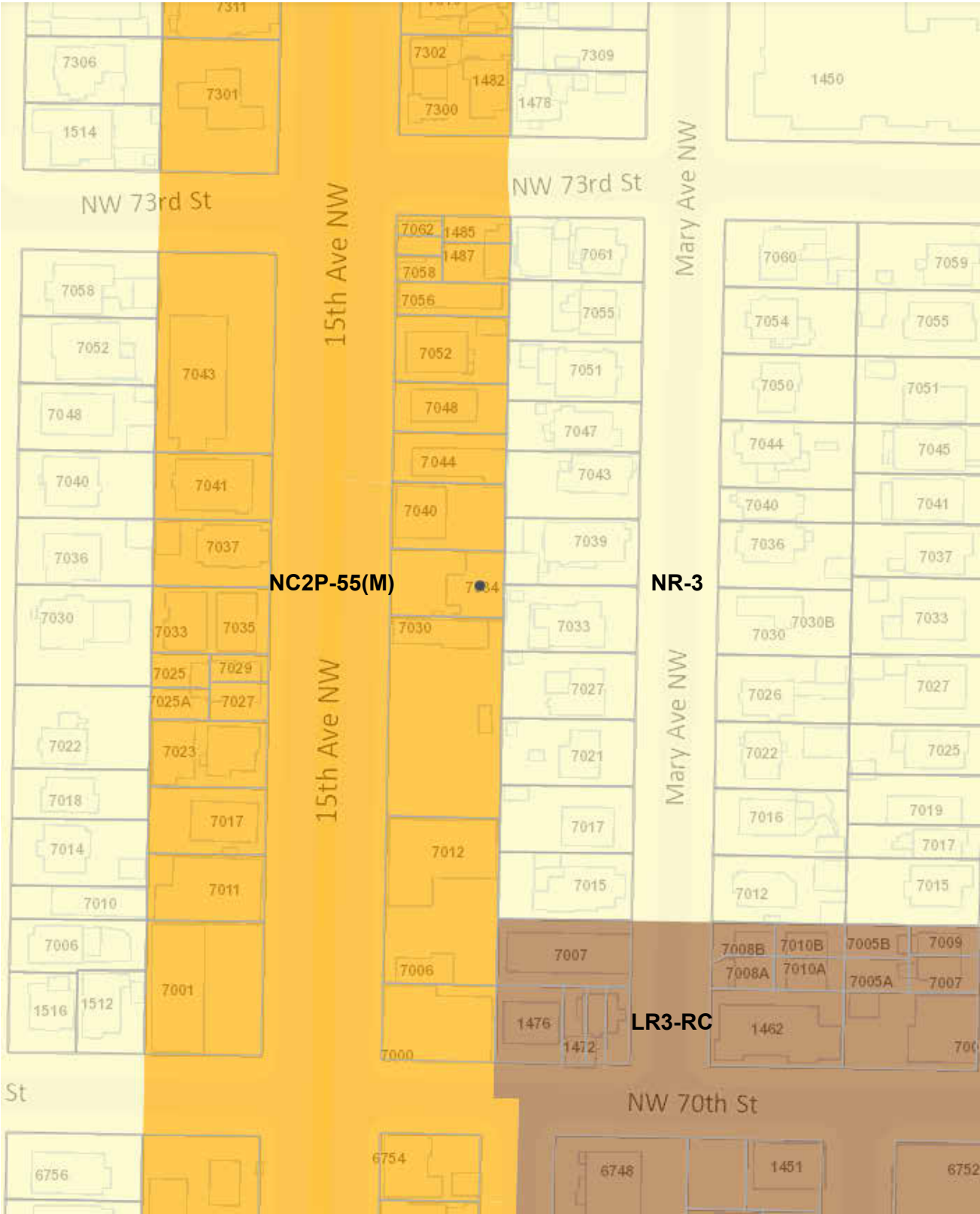
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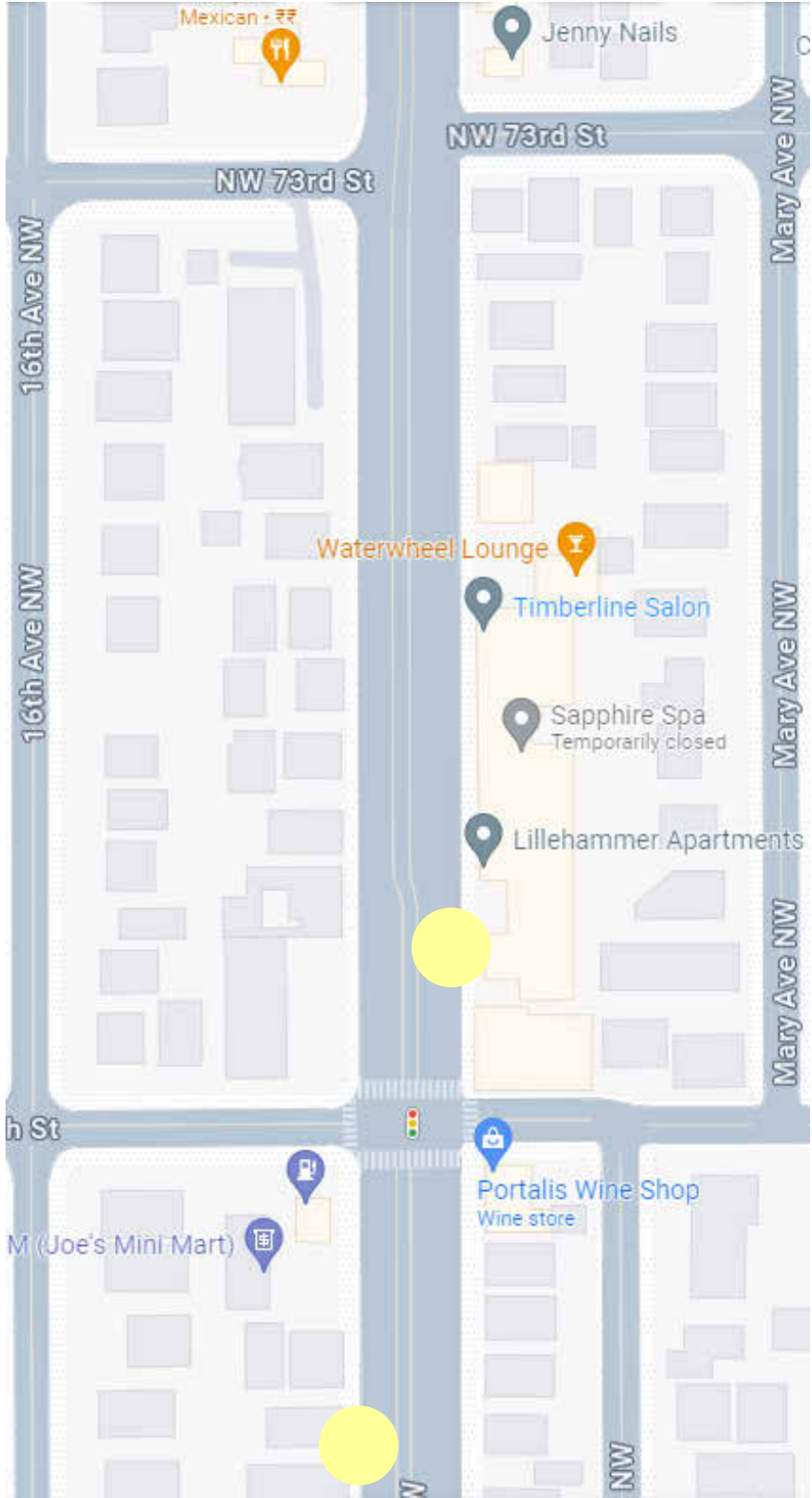


DR.20

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117







# **MASSING ALTERNATIVE 2**





1ST FLOOR PLAN, EL +241.32'  
SCALE: 1/8" = 1'-0"  
4,146 SF, GROSS

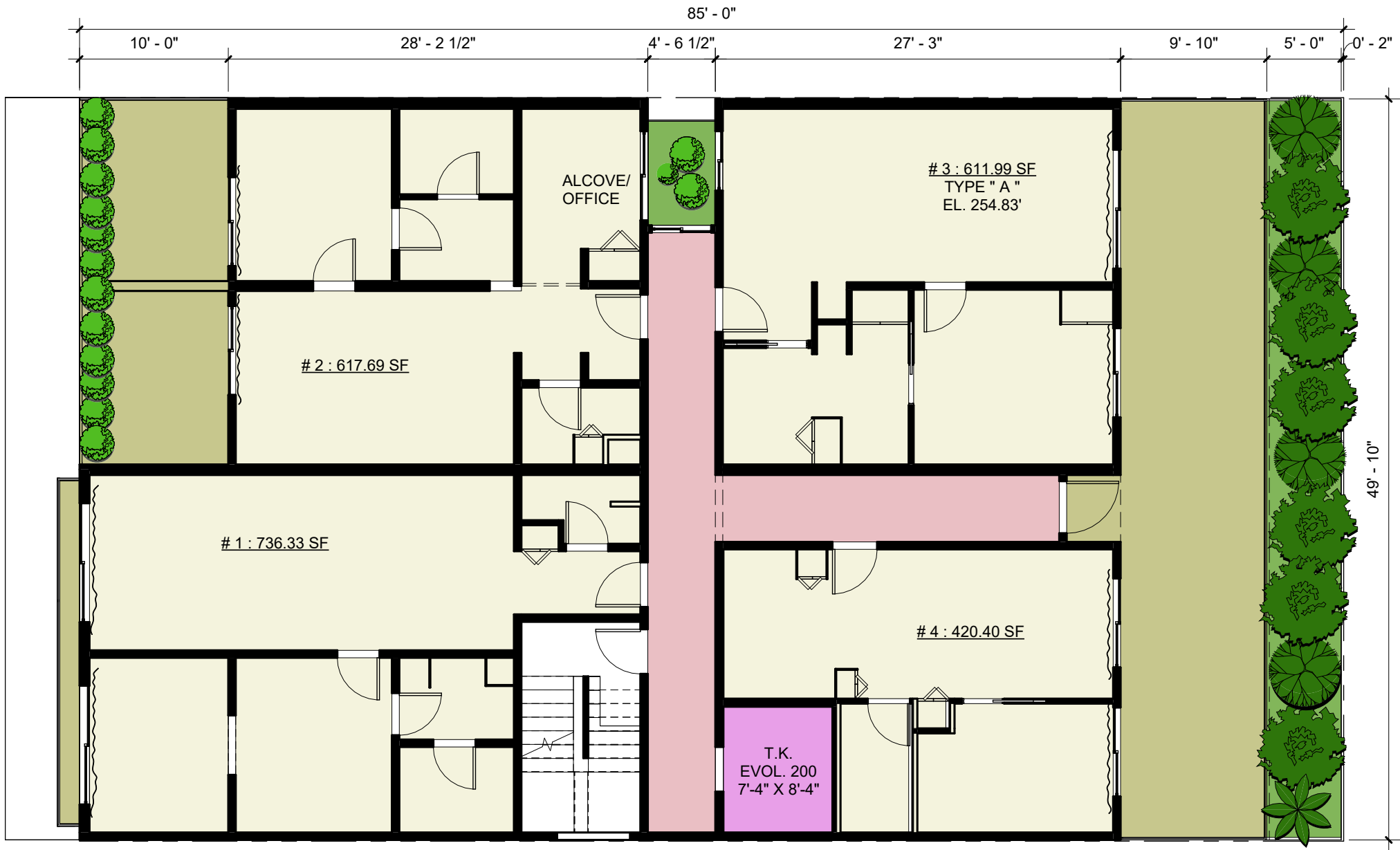


# MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

DR.21



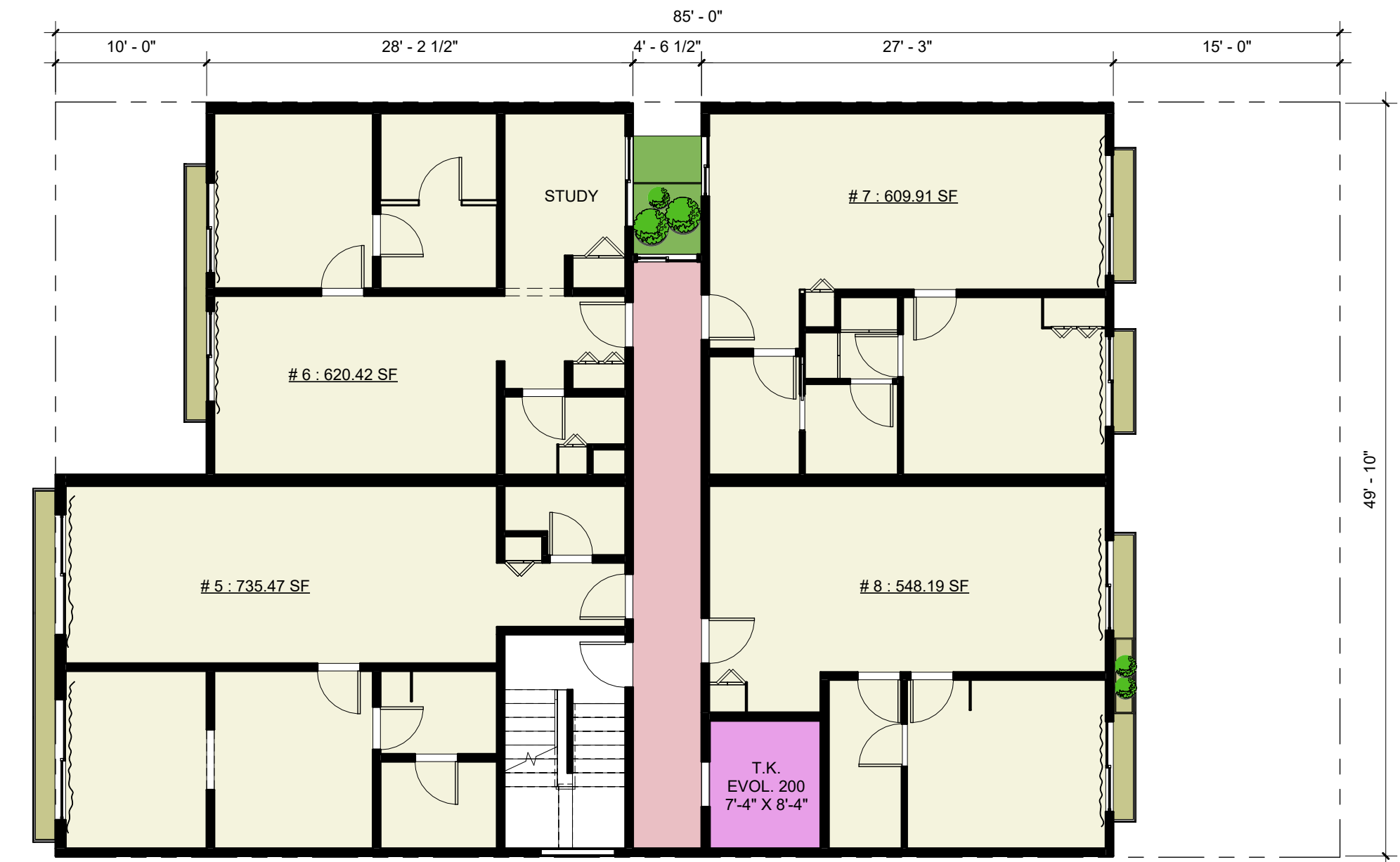
2ND FLOOR PLAN, EL +254.83'  
SCALE: 1/8" = 1'-0"  
3,188 SF



INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

MAGEDAI APARTMENTS  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

DR.22



4TH FLOOR PLAN, EL +274.67'  
SCALE: 1/8" = 1'-0"  
3,197 S.F



DR.24

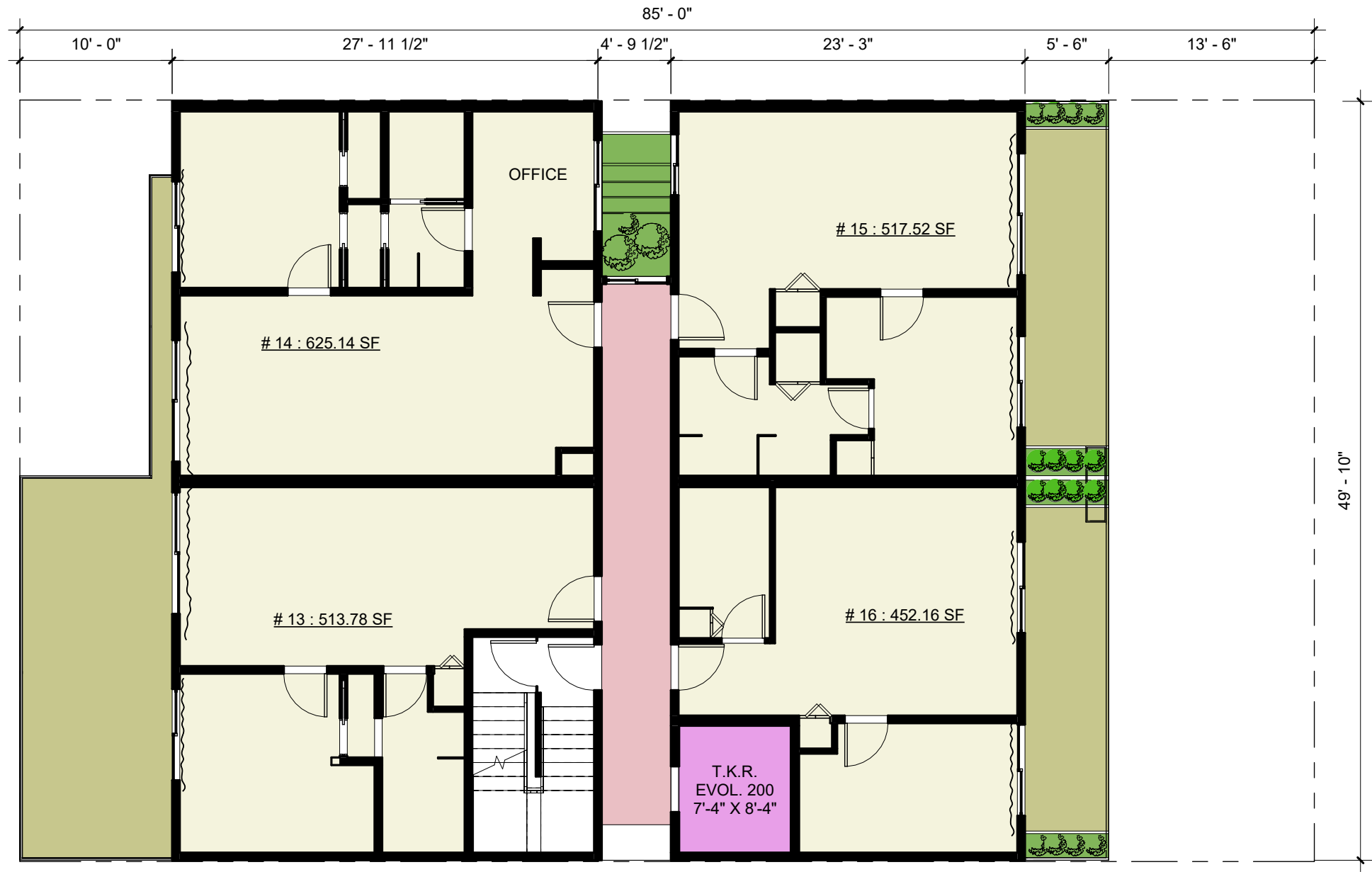
INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117



5TH FLOOR PLAN, EL +284.59'  
SCALE: 1/8" = 1'-0"  
2,745 SF

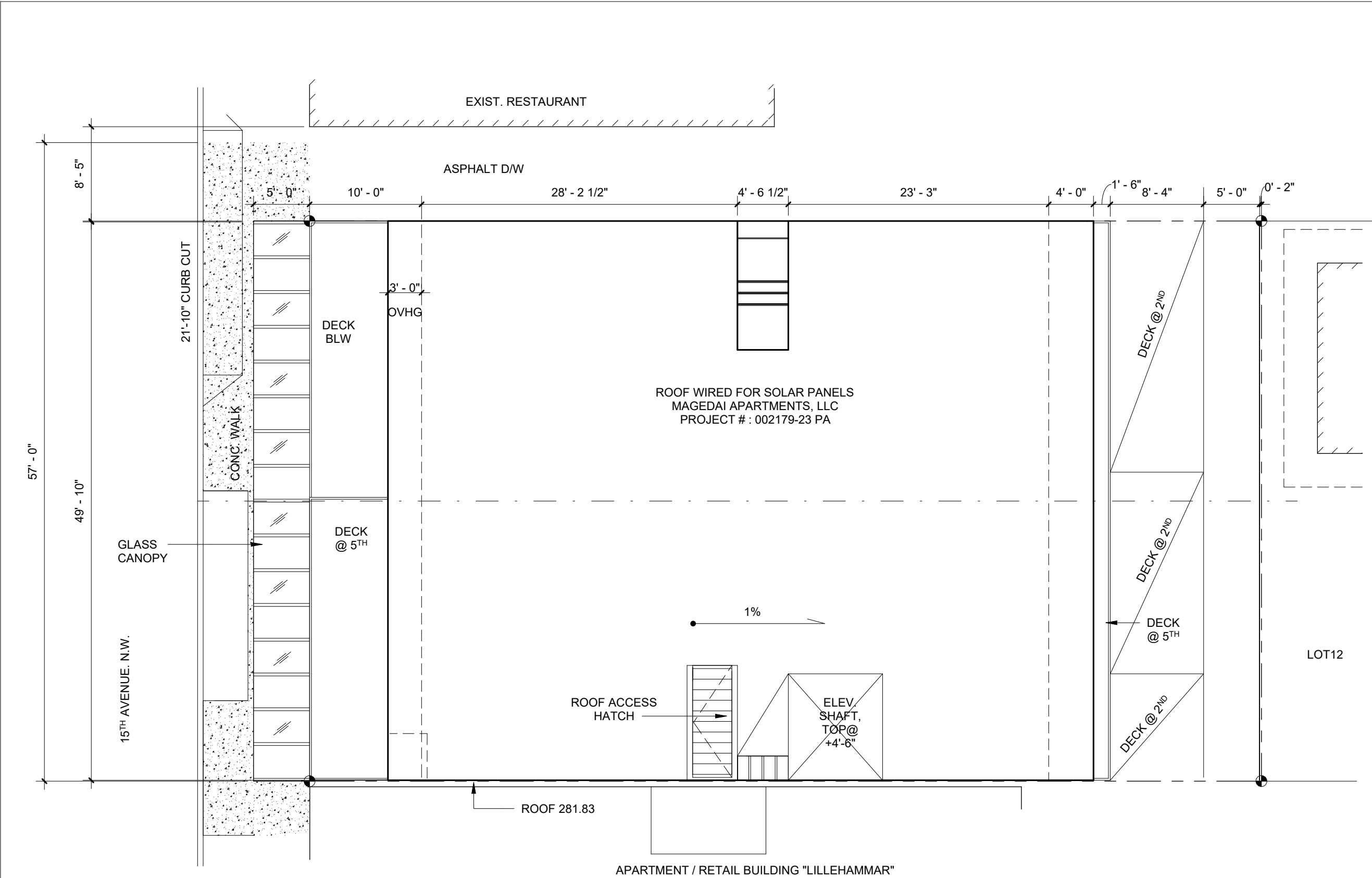


DR.25

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117



ROOF PLAN  
SCALE: 1/8" = 1'-0"



MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

DR.26



EXISTING BIRD'S EYE VIEW

## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

DR.27





PROPOSED BIRD'S EYE VIEW

## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

DR.28





15TH AVENUE NW-EXISTING



15TH AVENUE NW- PROPOSED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.29**



**WEST ELEVATION**

NOTE: REMAINING THREE ELEVATIONS ARE NOT CHANGED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

**DR-29a**





15TH AVENUE NW STREET VIEW

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.29b**



# **MASSING ALTERNATIVE 3**



1ST FLOOR PLAN, EL +241.32'  
SCALE: 1/8" = 1'-0"  
4,146 SF, GROSS



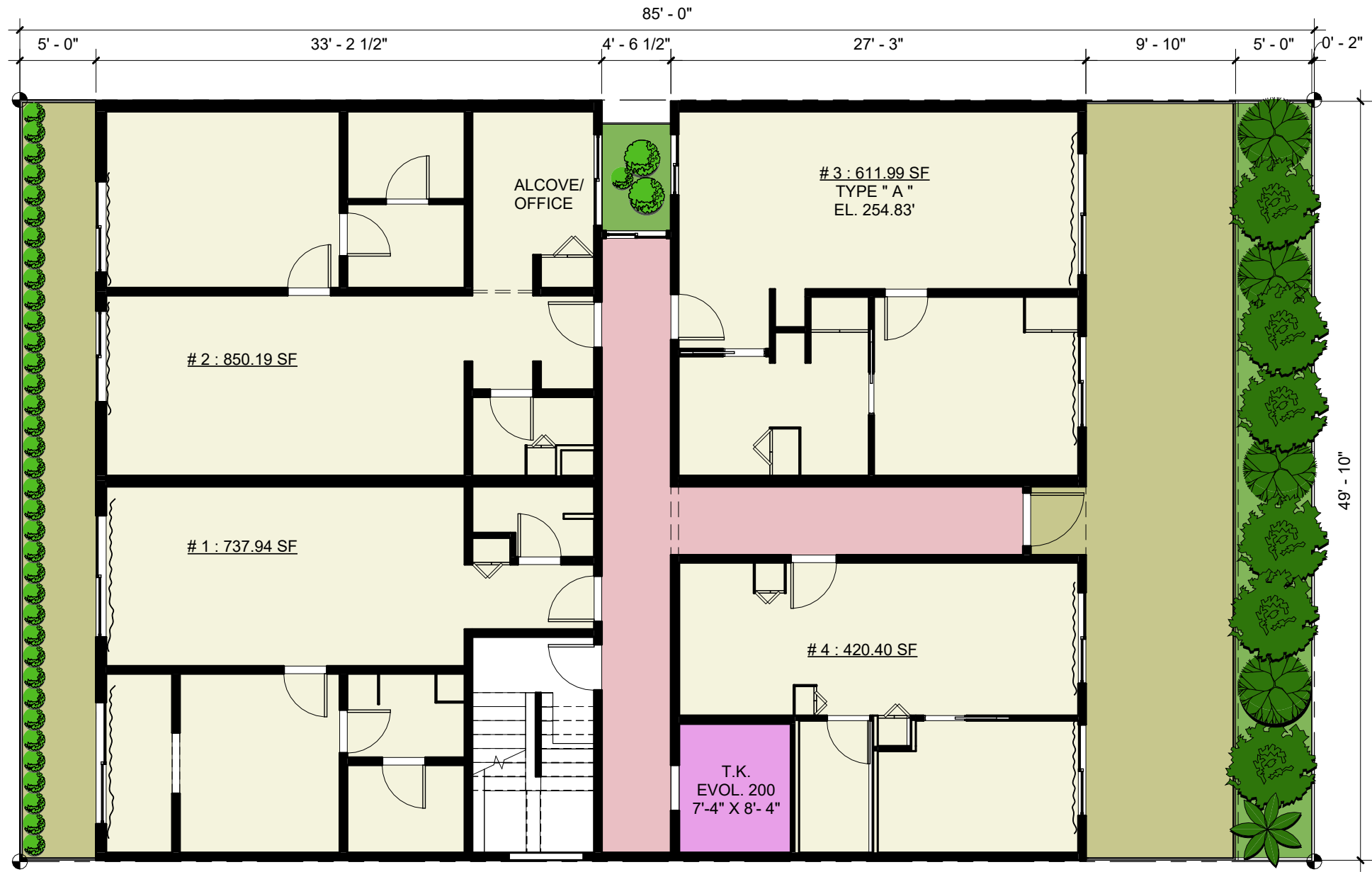
# MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

DR.30

2ND FLOOR PLAN, EL +254.83'  
SCALE: 1/8" = 1'-0"  
3,450 SF

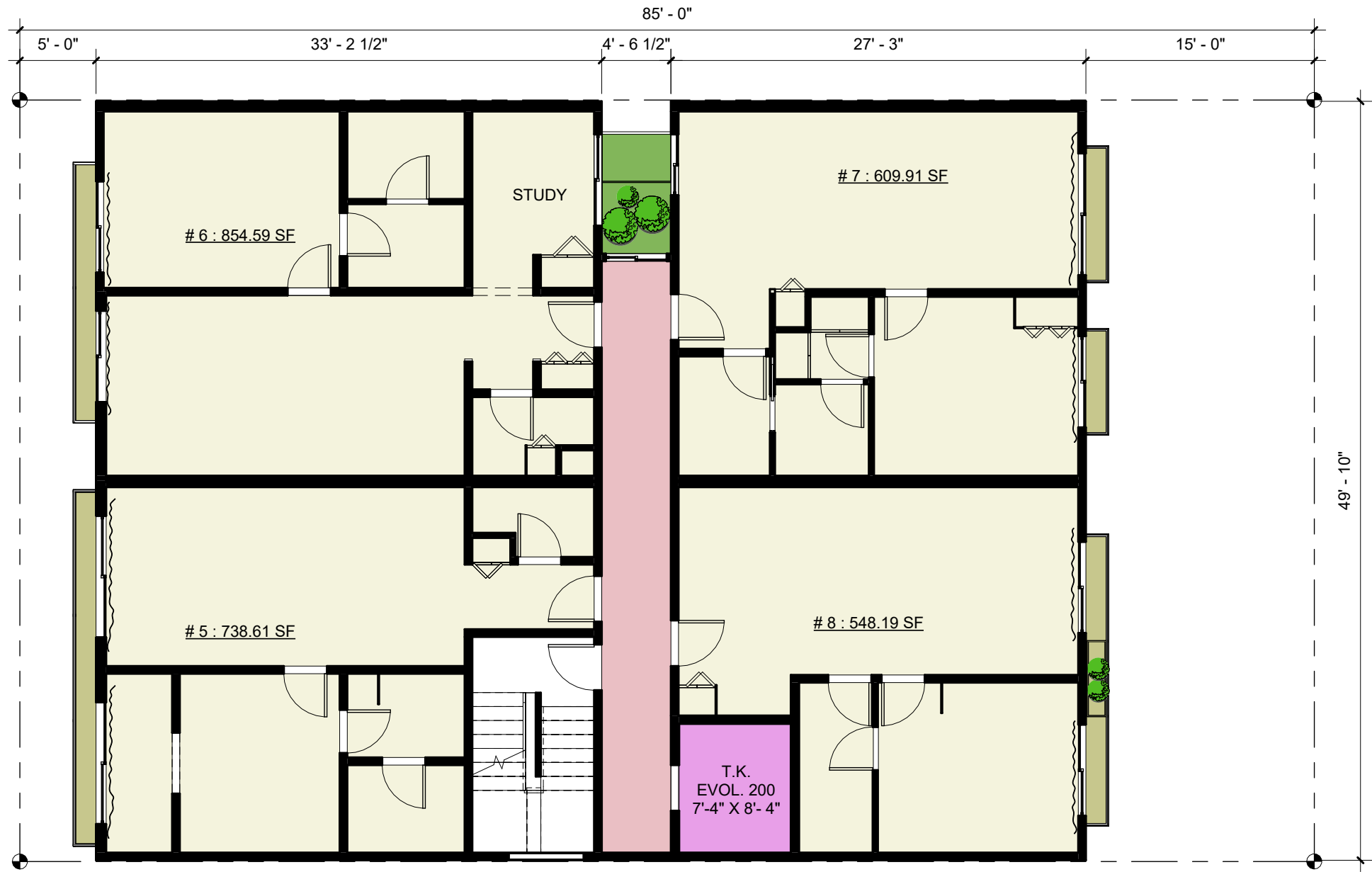


DR.31

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

MAGEDAI APARTMENTS  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

3RD FLOOR PLAN, EL +264.75'  
SCALE: 1/8" = 1'-0"  
3,443 S.F



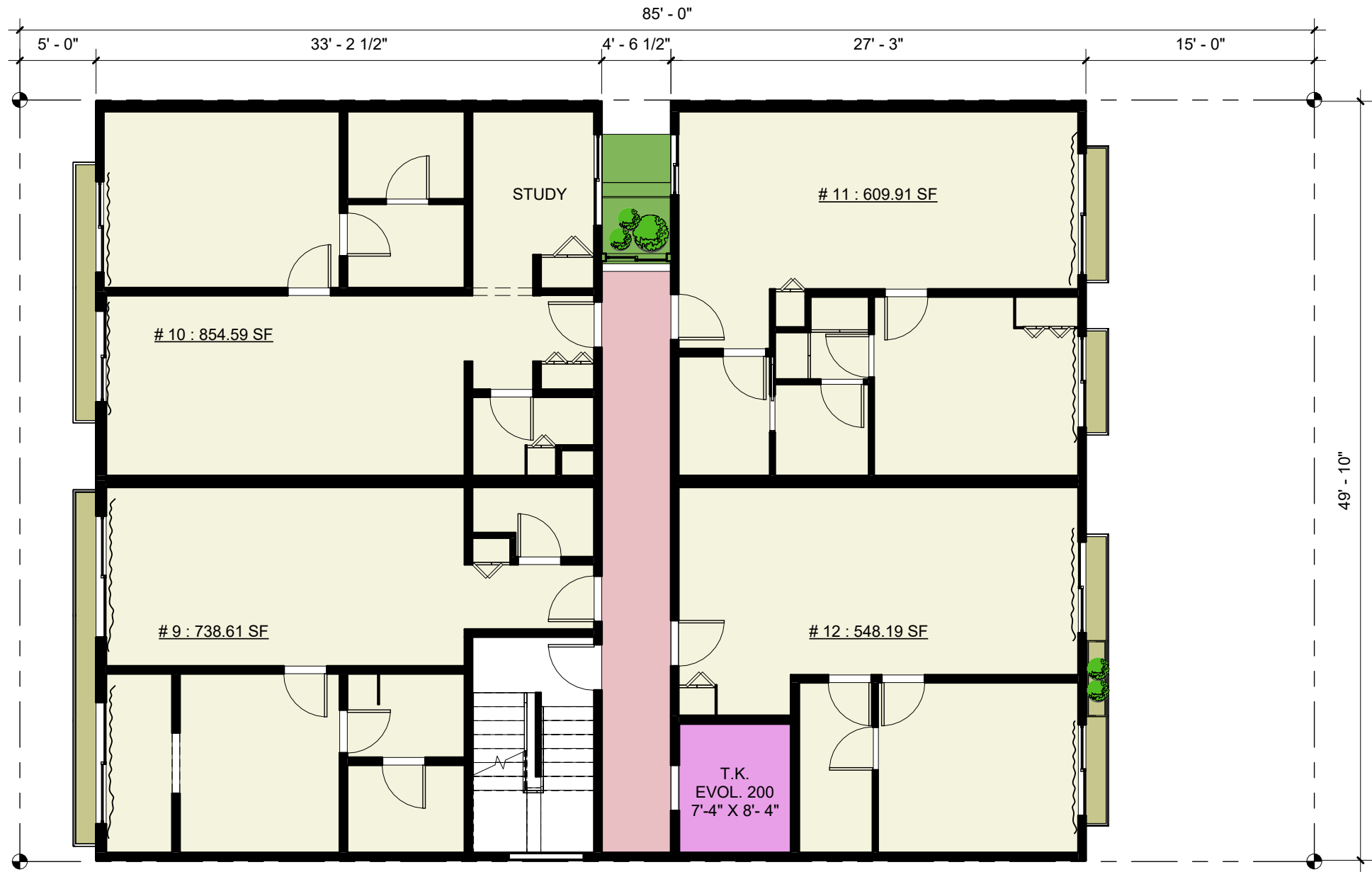
DR.32

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

MAGEDAI APARTMENTS  
7034 - 15TH AVE NW  
SEATTLE, WA 98117



4TH FLOOR PLAN, EL +274.67'  
SCALE: 1/8" = 1'-0"  
3,443 S.F

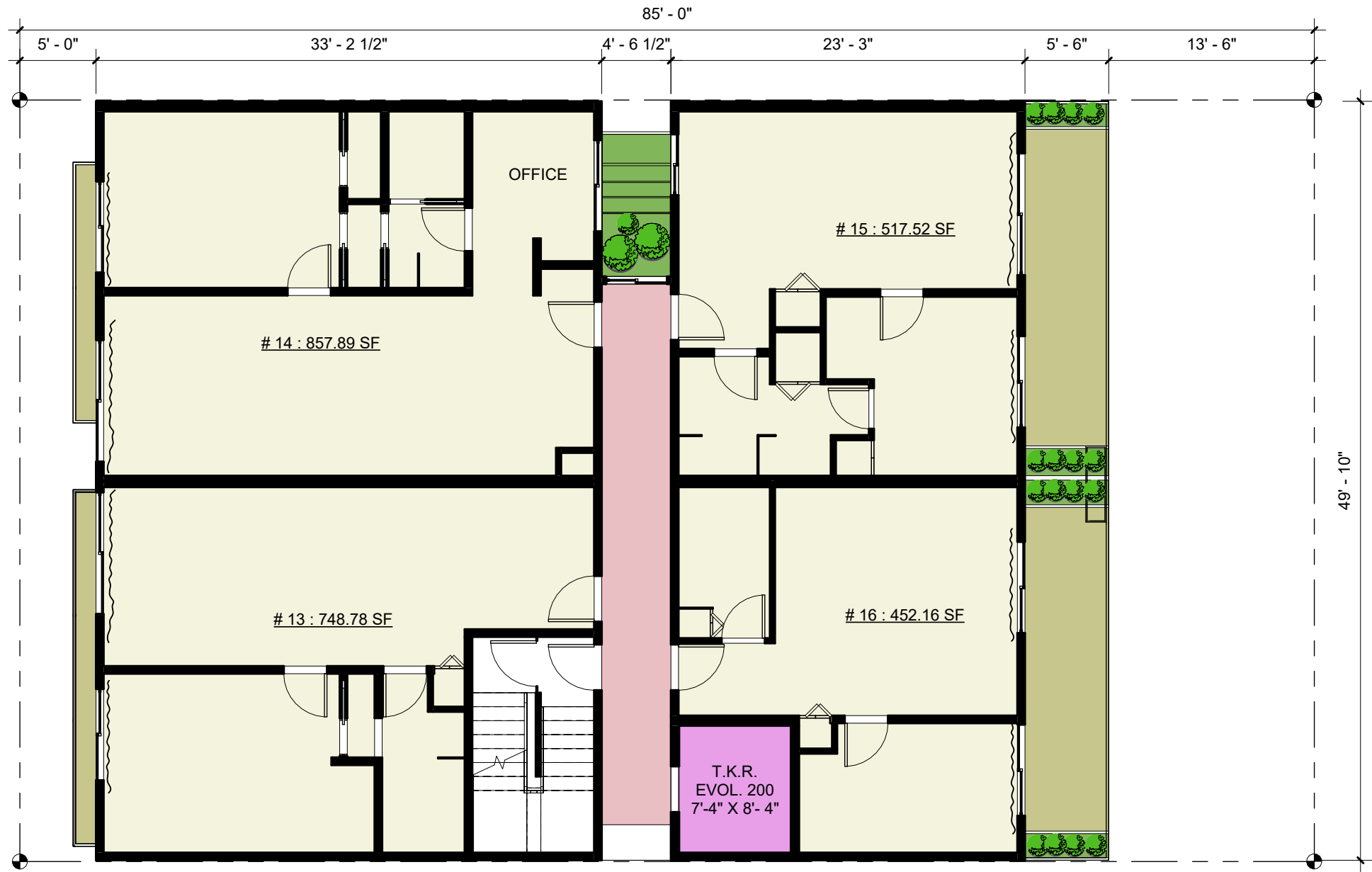


DR.33

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

MAGEDAI APARTMENTS  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

5TH FLOOR PLAN, EL +284.59'  
SCALE: 1/8" = 1'-0"  
3,237 SF

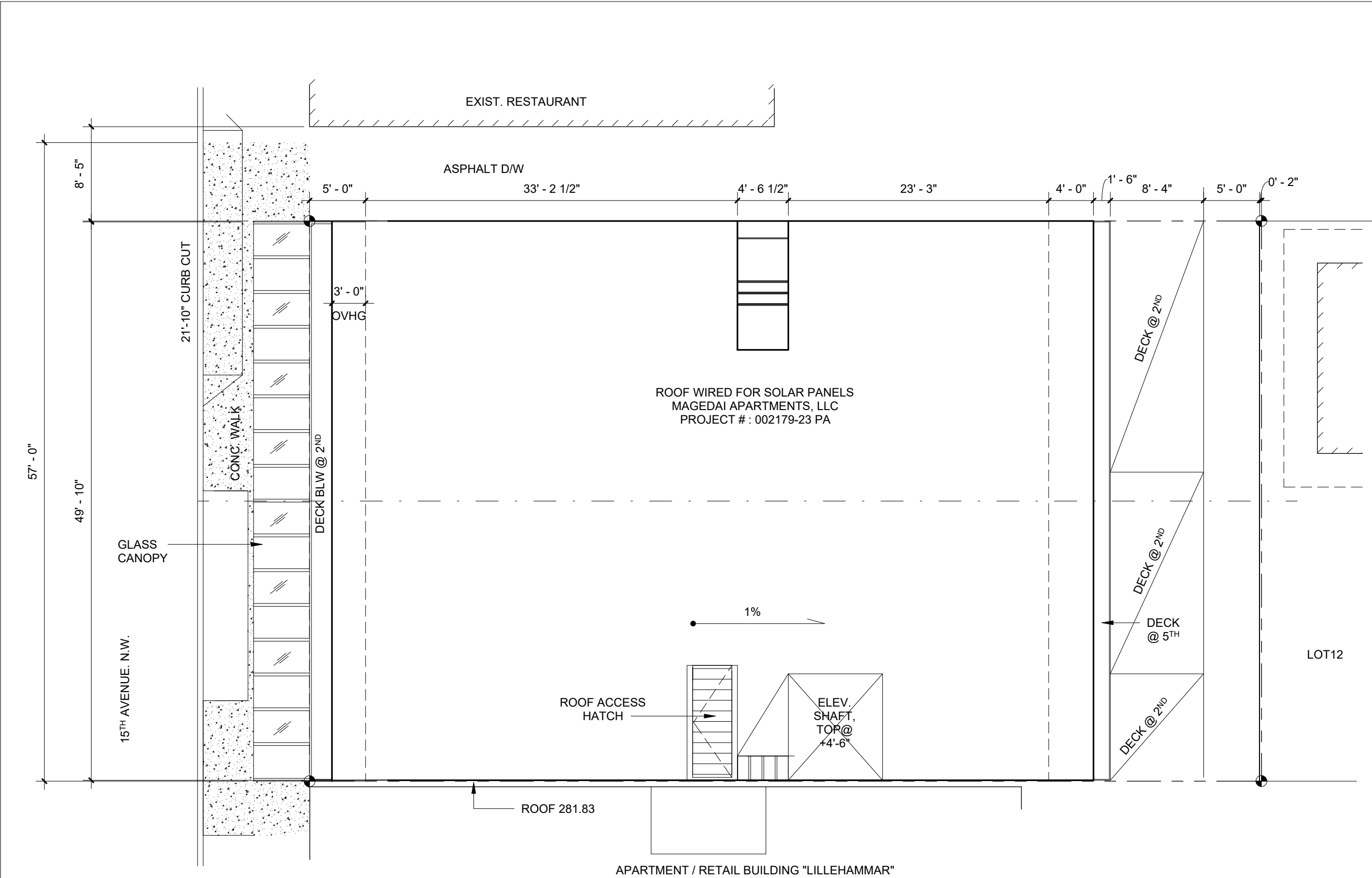


DR.34

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117



ROOF PLAN  
SCALE: 1/8" = 1'-0"

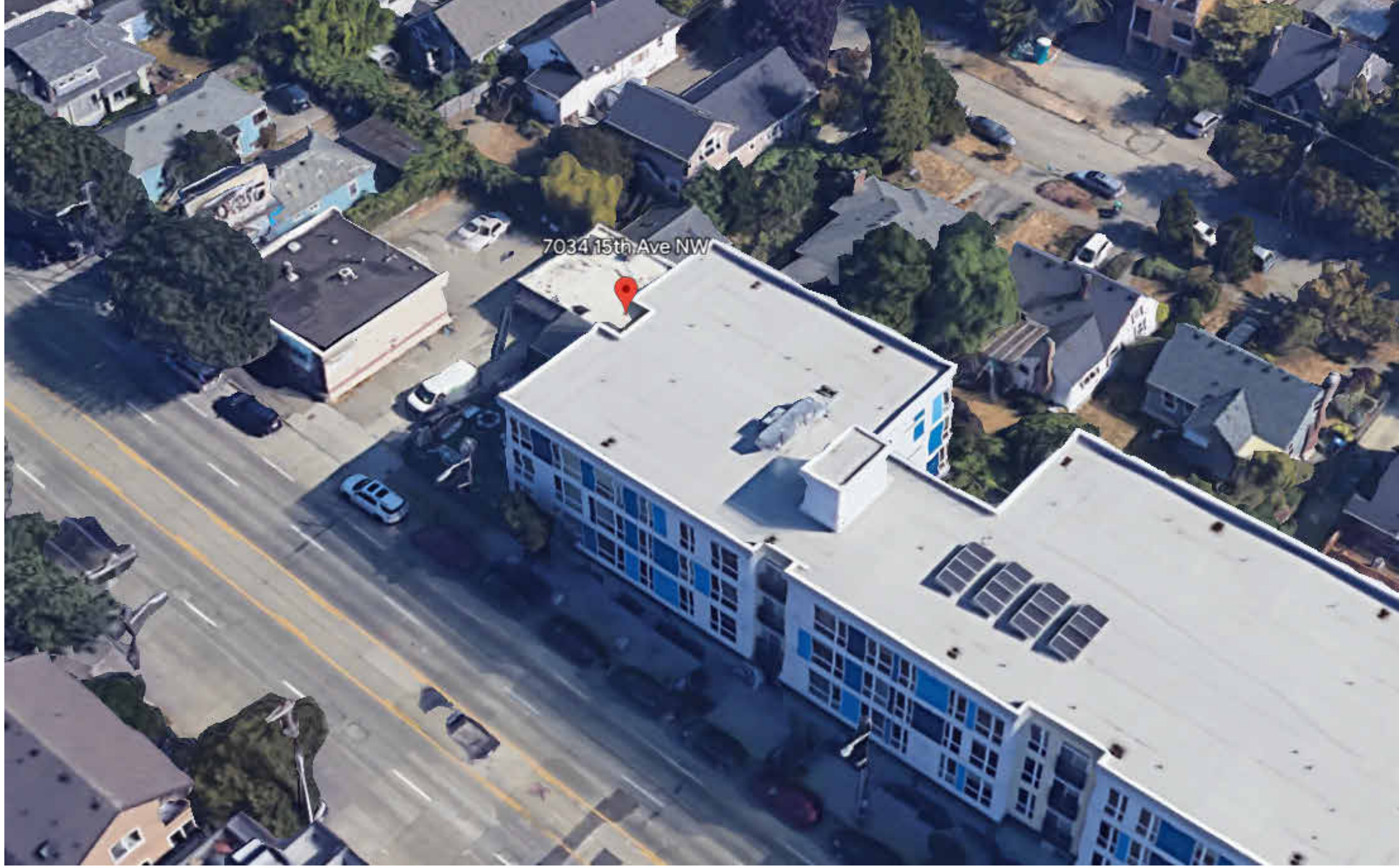


**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR.35**





EXISTING BIRD'S EYE VIEW

## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

DR.36





PROPOSED BIRD'S EYE VIEW

## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

DR.37





15TH AVENUE NW-EXISTING



15TH AVENUE NW- PROPOSED

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR-38**





## WEST ELEVATION

NOTE: REMAINING THREE ELEVATIONS ARE NOT CHANGED

## MAGEDAI APARTMENTS

7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE, 98109, 206.372.1015

# DR-38a



15TH AVENUE NW STREET VIEW

**MAGEDAI APARTMENTS**  
7034 - 15TH AVE NW  
SEATTLE, WA 98117

INTERURBAN ARCHITECTS, LLC  
600 NORTH 36TH STREET, SUITE 328  
SEATTLE , 98109, 206.372.1015

**DR-38b**