



LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 5, FAUNTLEROY SUMMIT ADDN, LESS EAST 15 FT OF LOT 1 FOR STREET (CO 20756) TGW EAST 1/2 OF LOT 27 AND ALL OF LOTS 28, 29, AND 30, BLOCK 5, FAUNTLEROY SUMMIT ADDN, LESS EAST 15 FT OF LOT 30 FOR STREET (CO 20756)

CONSULTANTS

OWNER:
ILIA KERTSMAN
4258298777

ARCHITECT:
LDG ARCHITECTS
2062834764

PROJECT DESCRIPTION:

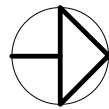
MIXED-USE BUILDING TO PROVIDE AT GRADE PEDESTRIAN ORIENTED RETAIL AND 131 RESIDENTIAL UNITS ON 6 FLOORS.

PROJECT DATA

Code:	SBC 2018	
Site Address:	7603 & 7617 35 th Ave SW 3507 SW Ida Street	
Tax Numbers:	2492200805, 2492200655, 2492200665	
Zone:	NC2/55(M)	
Occupancy:	R-2, M, S-2	
Construction Type:	Type V-A and I-A	
Site Area:	23,918 SF	
FAR:	3.75	
Building area for proposed scheme 3:	FAR	GFA
Level P1		18,300 SF
Level 1	13,700 SF	14,500 SF
Level 2	15,200 SF	16,200 SF
Level 3	15,200 SF	16,200 SF
Level 4	15,000 SF	16,000 SF
Level 5	15,000 SF	16,000 SF
Level 6	15,000 SF	16,000 SF
Total	89,100 SF	113,200 SF

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SURVEY

4
STORY
APARTEMNT
BLDG

S.W. HOLDEN ST.

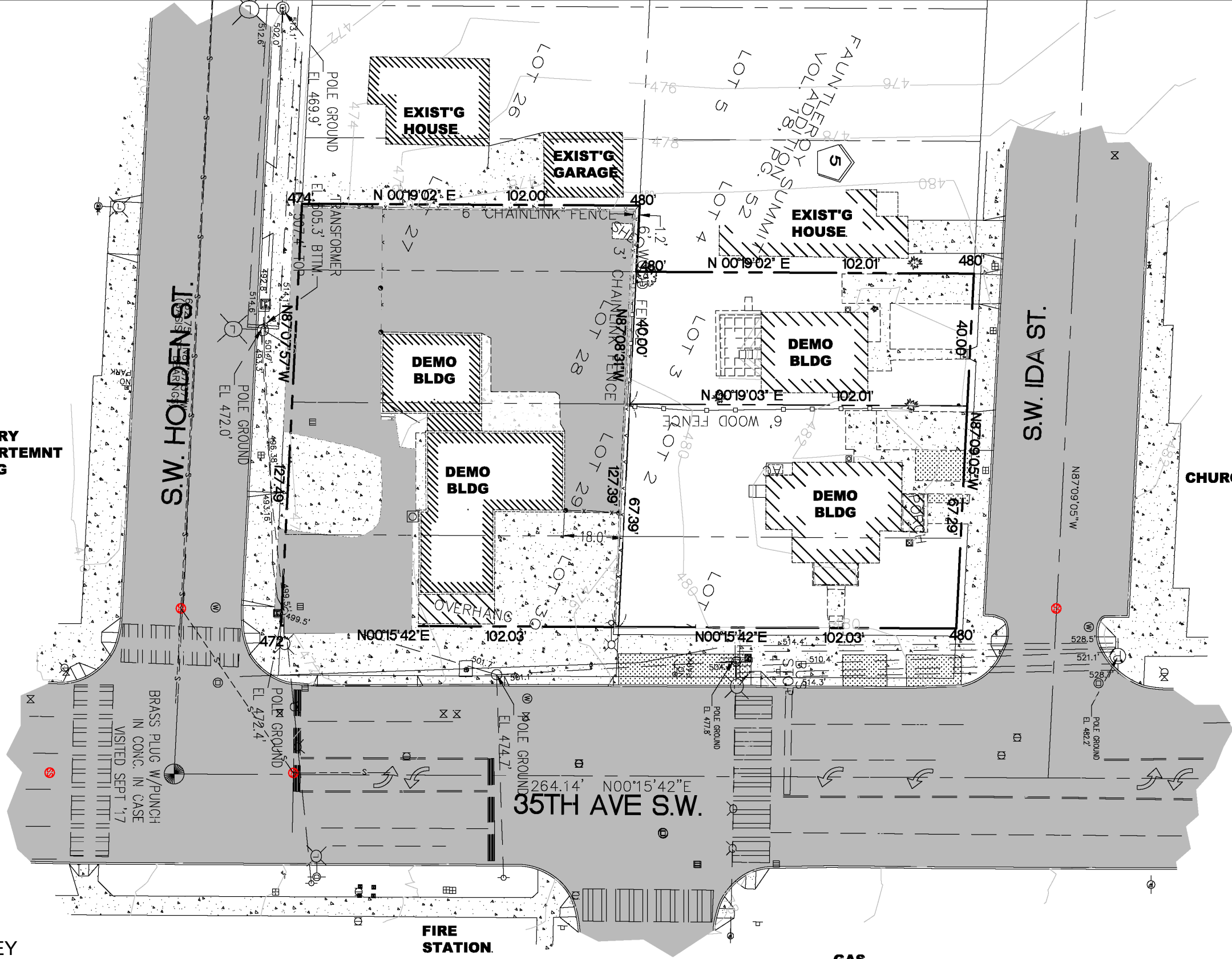
FIRE
STATION.

264.14' N00°15'42"E
35TH AVE S.W.

GAS
STATION.

S.W. IDA ST.

CHURCH



EDG 3037961
7617 35TH AVE SW

EDG 2

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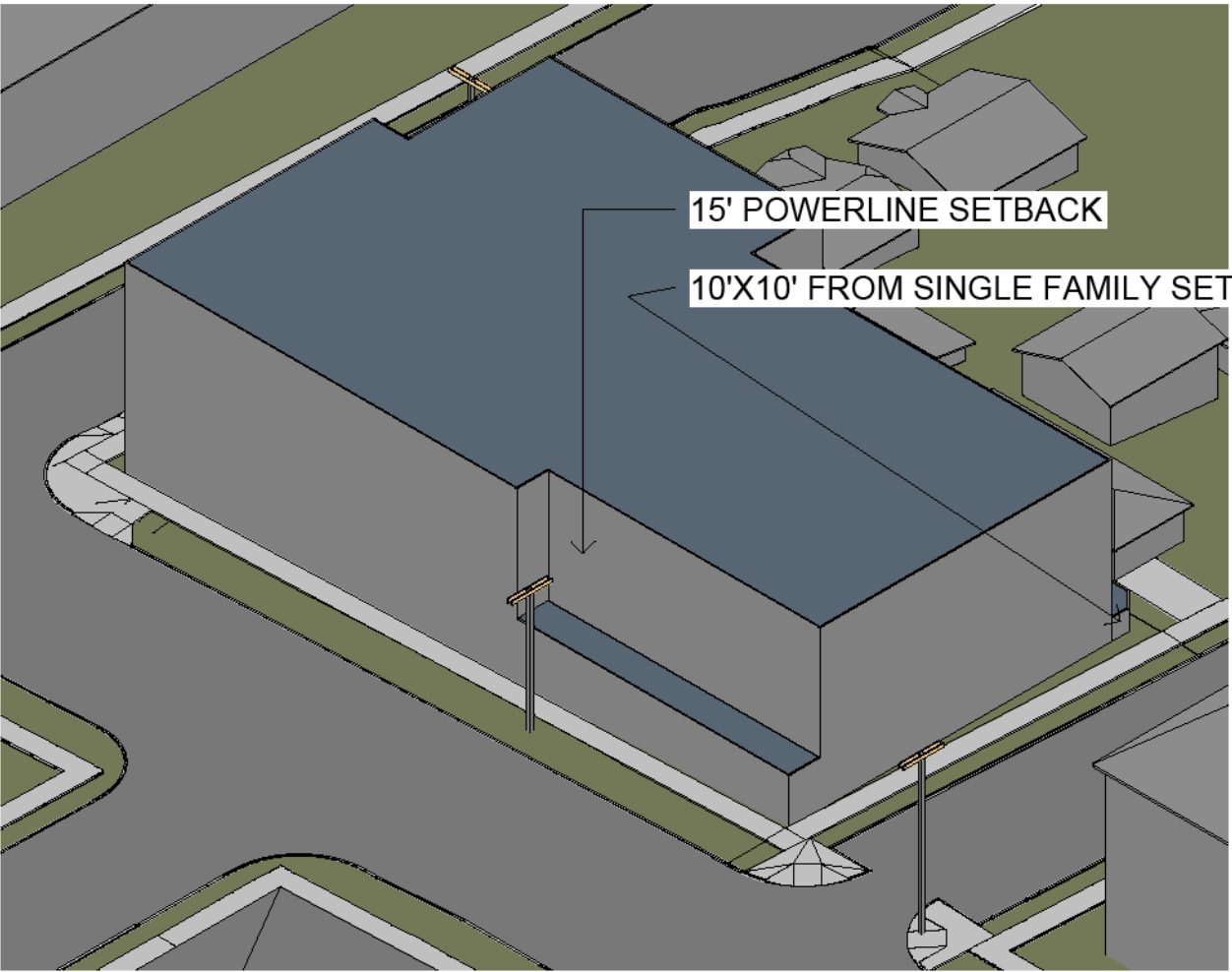
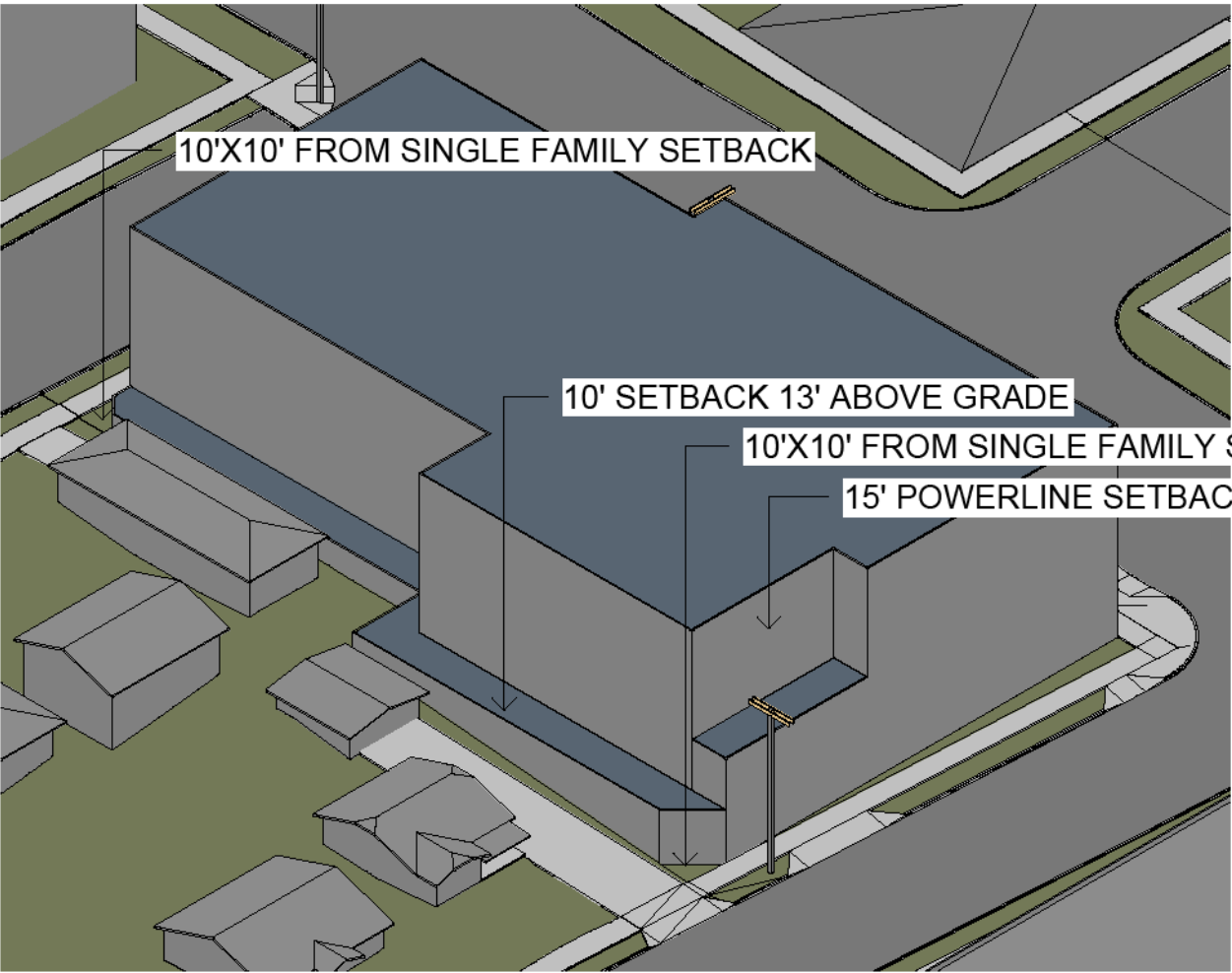


SCHEME 1

SCHEME 2

SCHEME 3(PREFFERED)

CONCEPT	2 building scheme above the podium	Orient to 35th Ave SW	Orient to 35th Ave SW with plaza
# UNITS	120	130	131
AMENITY SF (OUTDOOR):	4,000	4,000	4,000
COMMERCIAL/LIVE WORK SF:	8,230	6,906	5,236
PARKING STALLS:	51	53	49
BIKE STALLS:	AS REQUIRED PER CODE	AS REQUIRED PER CODE	AS REQUIRED PER CODE
FAR SF:	87,300	89,000	89,100
% of FAR ALLOWED	97.3%	99.3%	99.4%
GFA SF:	112,700	112,700	113,200
OPPORTUNITIES:	•Two building scheme above podium deck reduces the overall scale of the project. •Plaza entry for the residential tenants •Additional elevators and stairs required	•Strong retail presence facing 35th Ave SW •Residential lobby located near the midpoint of the proposed building •Retail area size provides maximum flexibility for leases. •No blank facades	•Retail plaza located at 35th Ave SW that will provide outdoor seating for retail patrons. •Strong retail presence facing 35th Ave SW •Residential lobby located near the midpoint of the proposed building •All residential units have a territorial view •No blank facades •10’ Landscape buffer along the westerly property abutting single family dwellings
	89,000		
CONSTRAINTS:	•Residential units are facing inward thus minimizing view of Olympic. • Additional elevators and stairs required	•Residential units are facing inward thus minimizing view of Olympic.	
CODE COMPLIANCE:	YES	YES	YES





JUNCTION 47 APTS



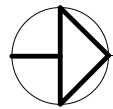
MARS WEST SEATTLE APTS



WHITTAKER APTS



OREGAN 42 APARTEMENTS



SITE PLAN



EDG 2 SCHEME 1 SITE PLAN

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7617 35TH AVE SW

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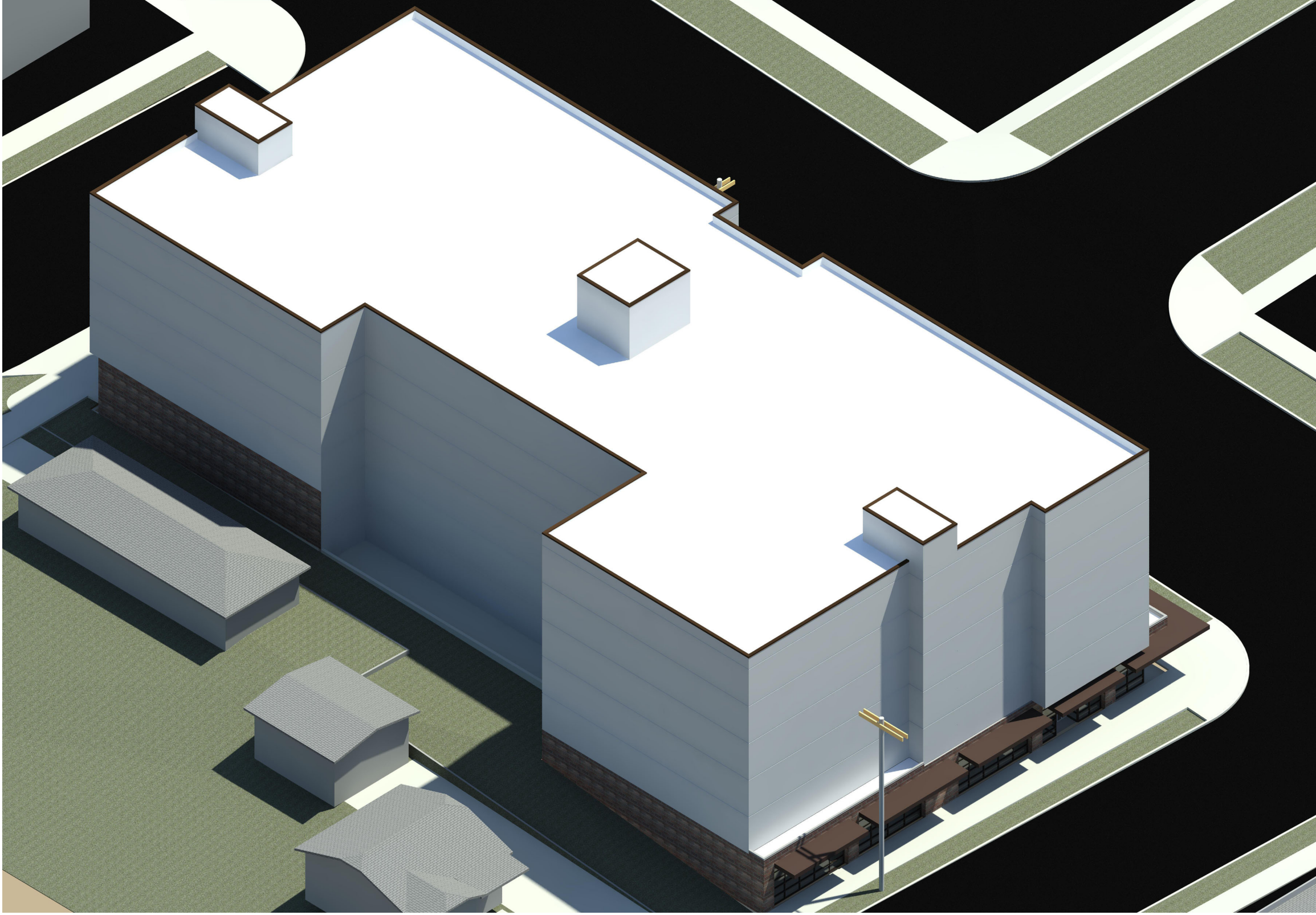


ORTHO FROM SOUTH EAST

EDG 2 SCHEME 1 ORTHO FROM SW

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7617 35TH AVE SW

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ORTHO FROM SOUTH WEST

EDG 2 SCHEME 1 ORTHO FROM SW

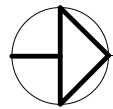
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LDG

ARCHITECTS

LINARDIC DESIGN GROUP
SUITE 220 SEATTLE, WA 98117
6525 15TH AVE. NW. TELEPHONE 206-283-4764



SITE PLAN



EDG 2 SCHEME 2 SITE PLAN

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7617 35TH AVE SW



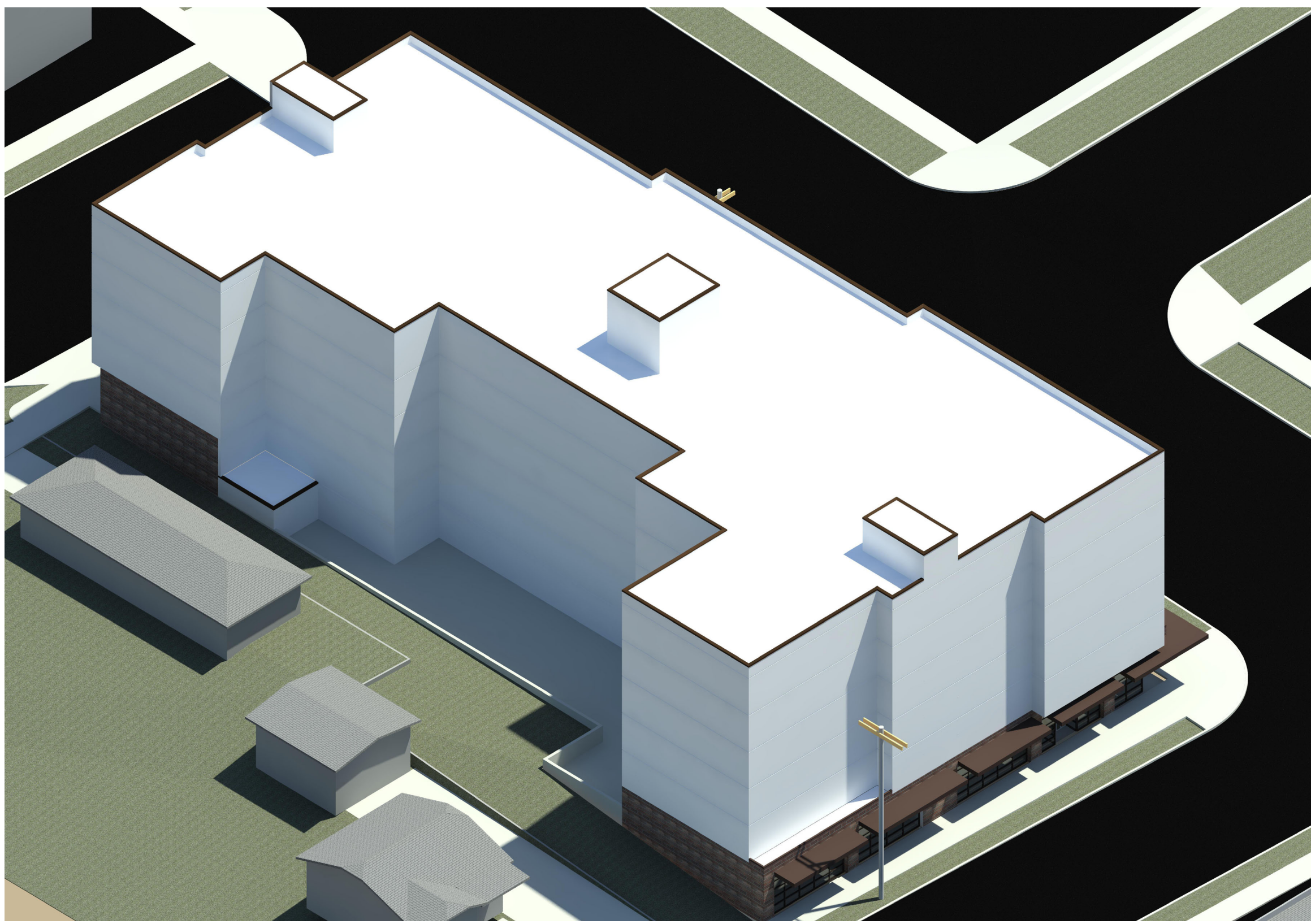
ORTHO FROM SOUTH EAST

EDG 2 SCHEME 2 ORTHO FROM SE

EDG 3037961
7617 35TH AVE SW

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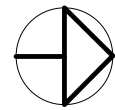
ORTHO FROM SOUTH WEST



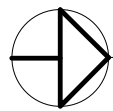
EDG 2 SCHEME 2 ORTHO FROM SW

EDG 3037961
7617 35TH AVE SW

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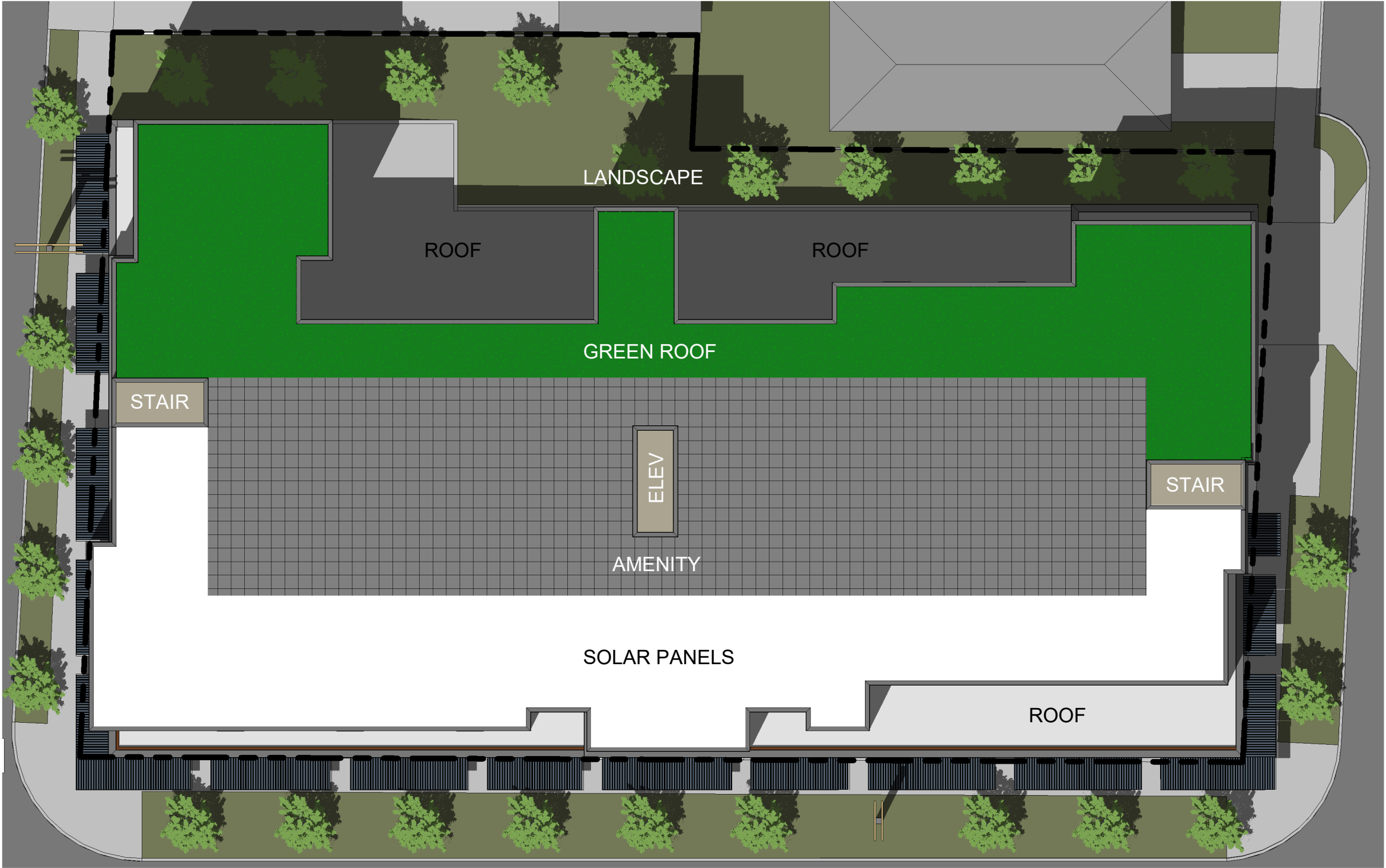


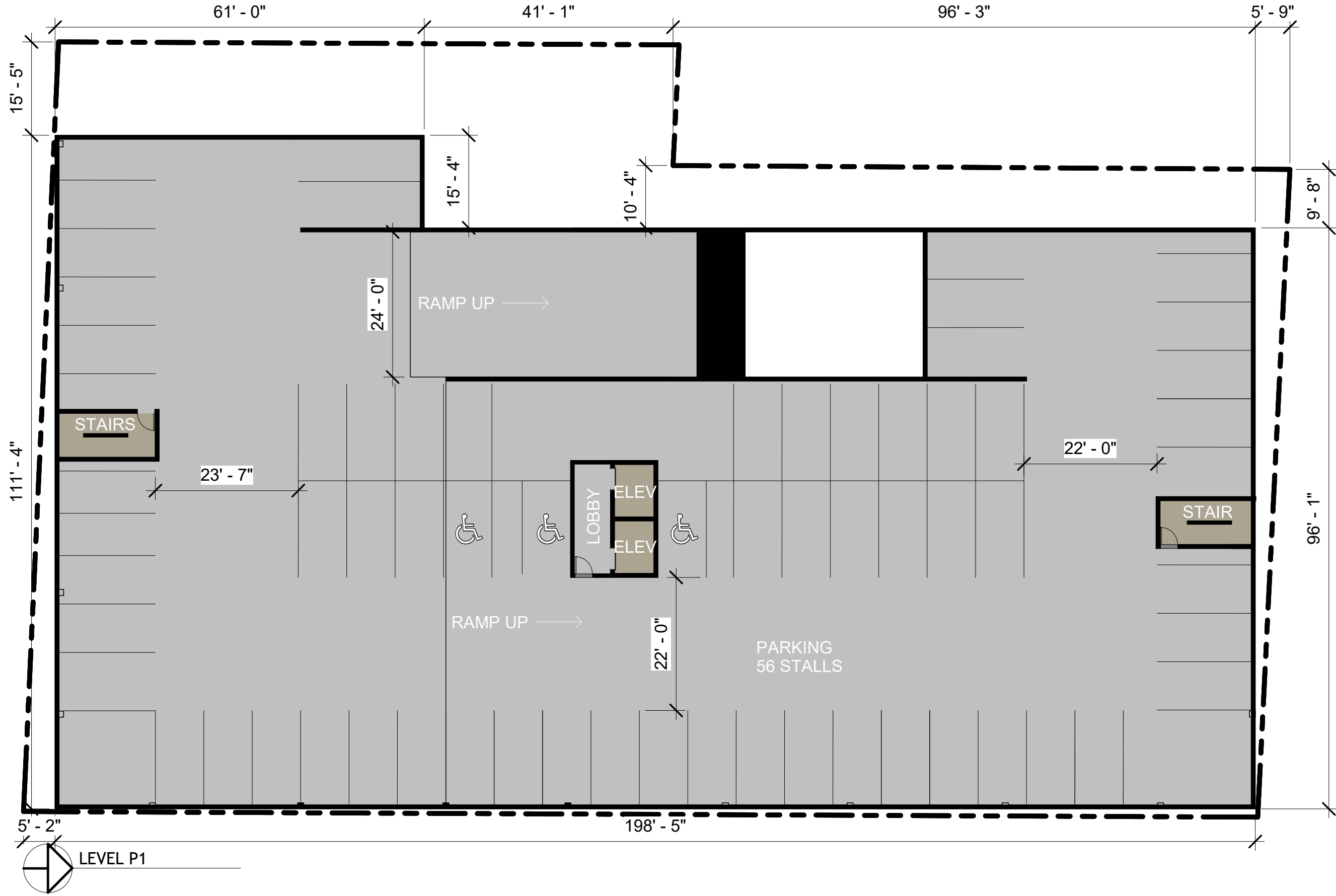
SITE PLAN
1" = 30'-0"

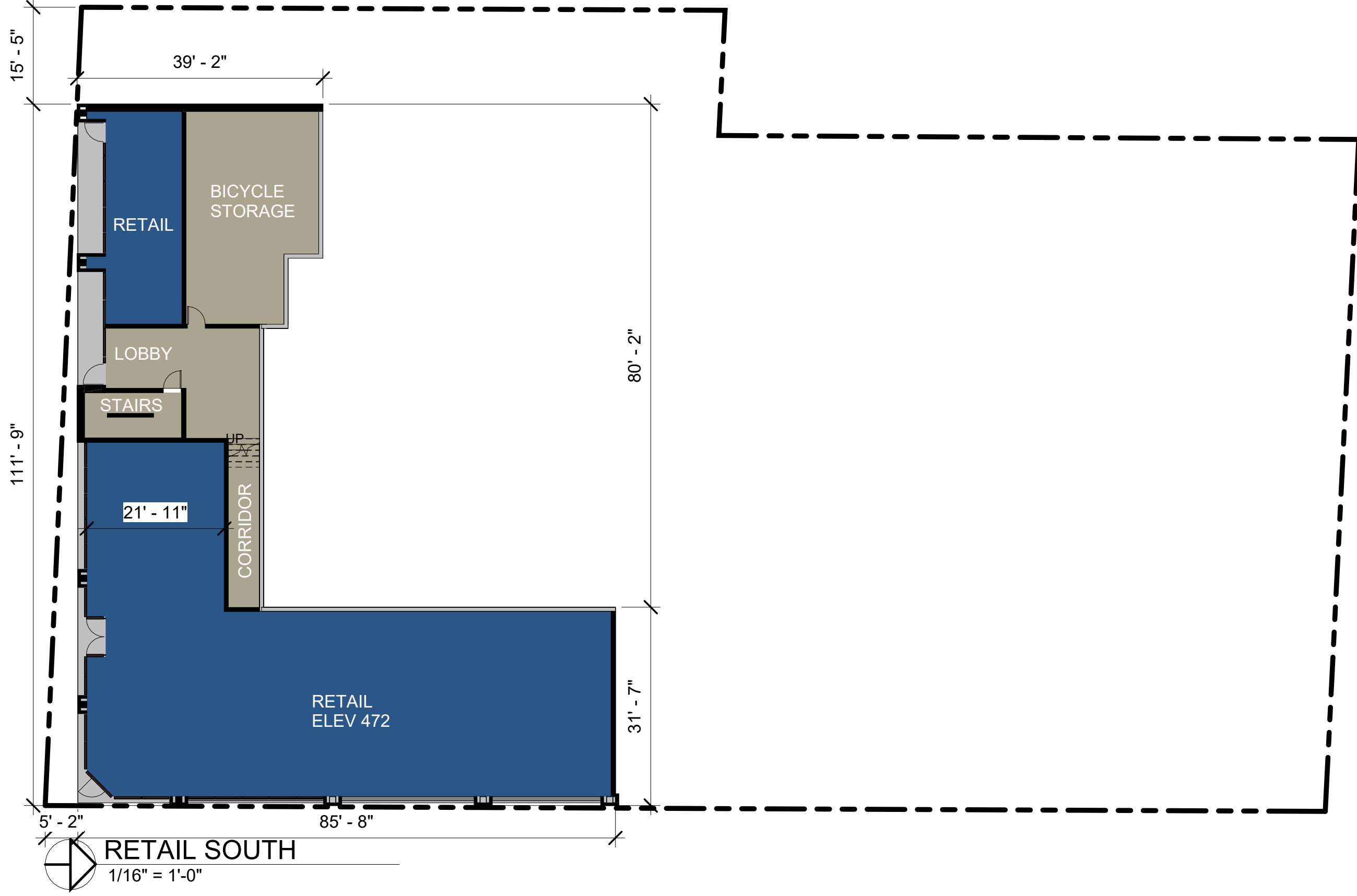


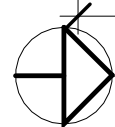
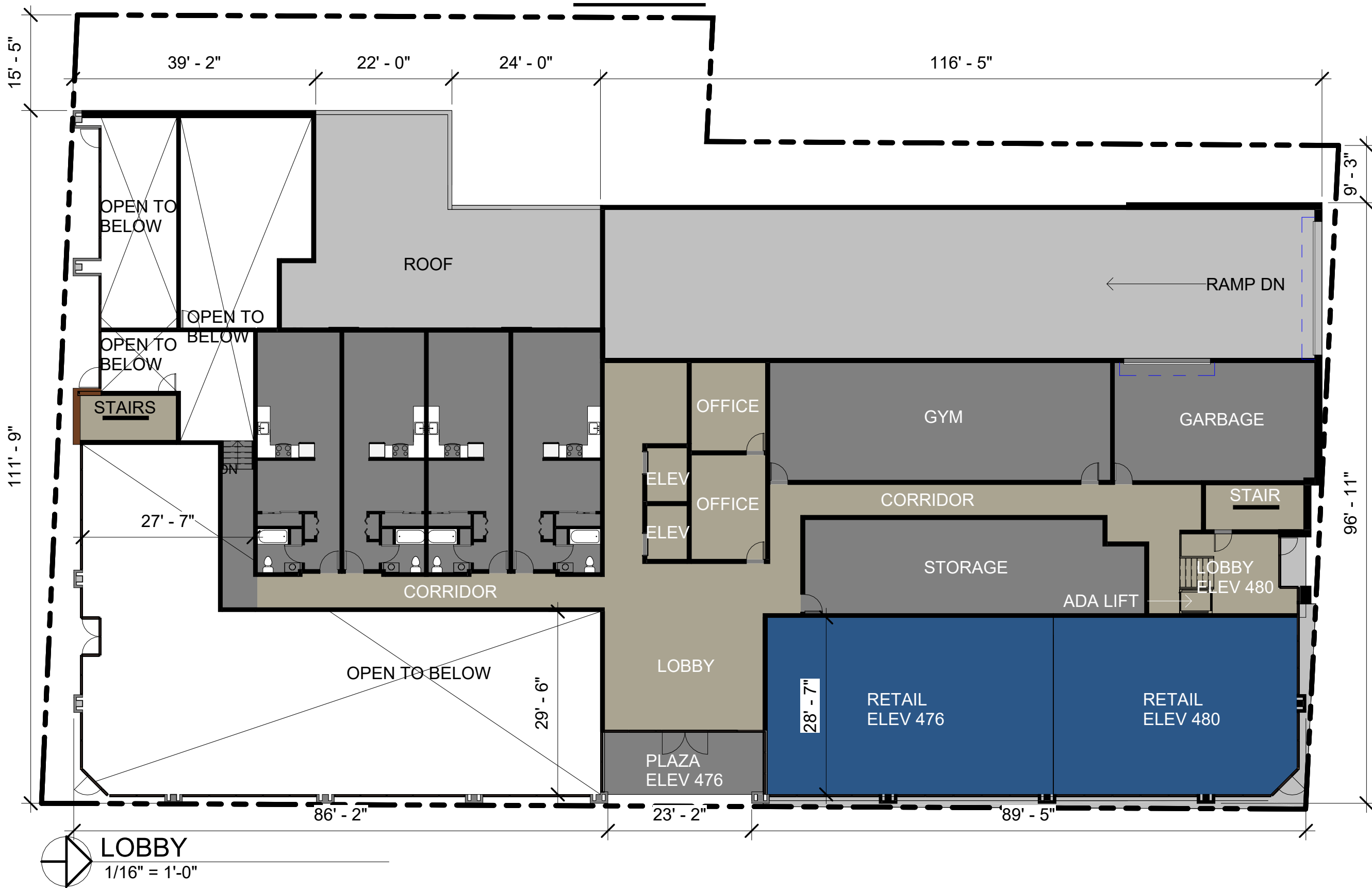
LANDSCAPE PLAN

1" = 20'-0"







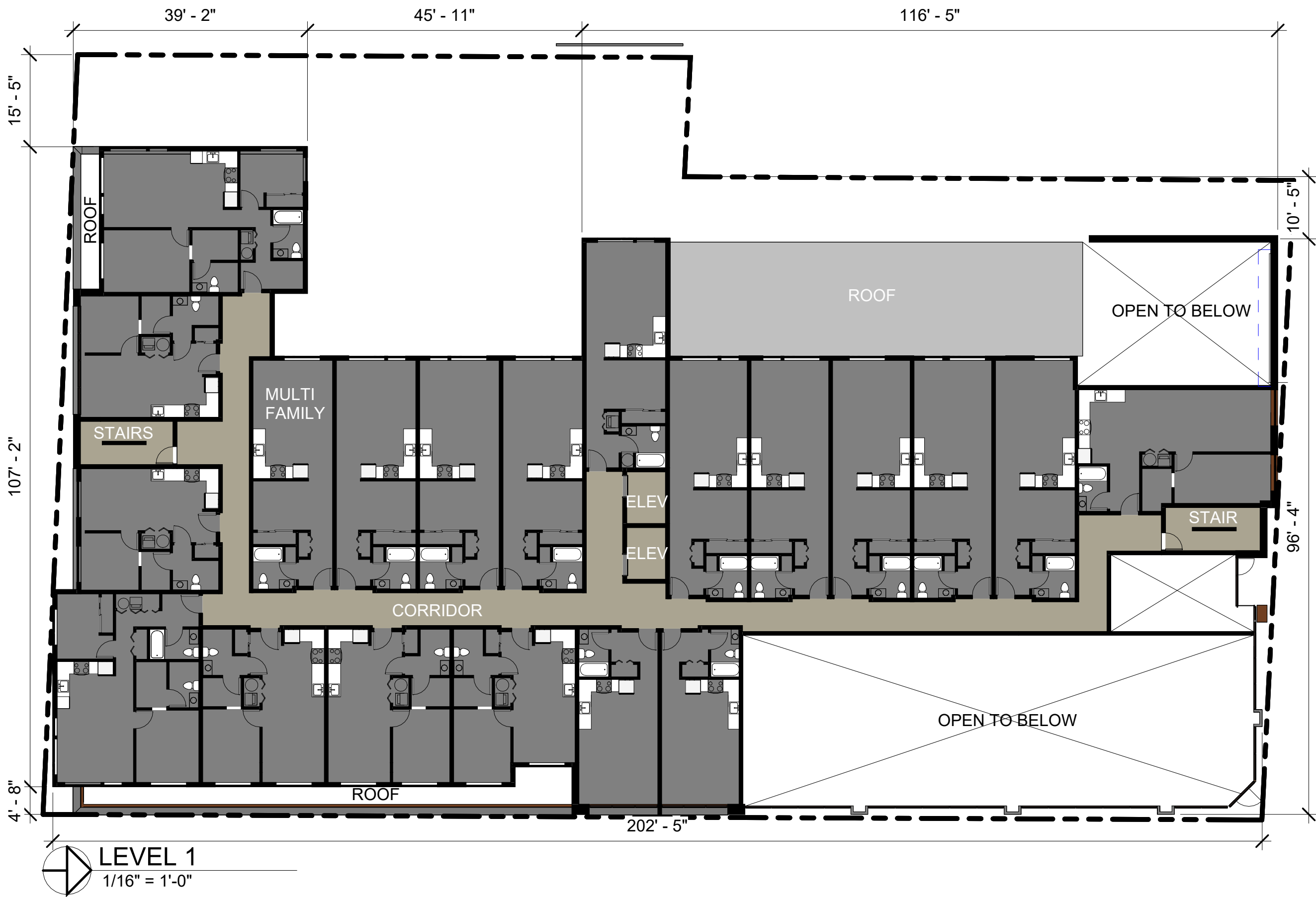


LOBBY
1/16" = 1'-0"

PREFERRED SCHEME

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7617 35TH AVE SW

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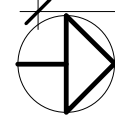


PREFERRED SCHEME

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 TYPICAL LEVEL
1/16" = 1'-0"

PREFERRED SCHEME

EDG 3037961
7617 35TH AVE SW

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NORTH ELEVATION

1/16" = 1'-0"

- ROOF
59' - 0"
- LEVEL 5
50' - 0"
- LEVEL 4
41' - 0"
- LEVEL 3
32' - 0"
- LEVEL 2
23' - 0"
- LEVEL 1
14' - 0"
- RETAIL NORTH
8' - 0"
- LOBBY
4' - 0"
- LEVEL P1
-9' - 0"

SIDING COLOR A

SIDING COLOR B

SIDING COLOR C

BRICK

METAL COPING

PREFERRED SCHEME

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7617 35TH AVE SW

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EAST ELEVATION
1/16" = 1'-0"

- ROOF
59' - 0"
- LEVEL 5
50' - 0"
- LEVEL 4
41' - 0"
- LEVEL 3
32' - 0"
- LEVEL 2
23' - 0"
- LEVEL 1
14' - 0"
- RETAIL NORTH
8' - 0"
- LOBBY
4' - 0"
- LEVEL P1
-9' - 0"

PREFERRED SCHEME

EDG 3037961
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SOUTH ELEVATION

1/16" = 1'-0"

—	—	ROOF	59' - 0"
—	—	LEVEL 5	50' - 0"
—	—	LEVEL 4	41' - 0"
—	—	LEVEL 3	32' - 0"
—	—	LEVEL 2	23' - 0"
—	—	LEVEL 1	14' - 0"
—	—	RETAIL NORTH	8' - 0"
—	—	LOBBY	4' - 0"
—	—	LEVEL P1	-9' - 0"

PREFERRED SCHEME

EDG 3037961
7617 35TH AVE SW

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WEST ELEVATION

1/16" = 1'-0"

PREFERRED SCHEME

EDG 3037961
7617 35TH AVE SW

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ORTHO FROM SOUTH EAST



ORTHO FROM SOUTH WEST



EDG 3037961
7617 35TH AVE SW

PREFERRED SCHEME

Issue Date: 11/15/23



PREFERRED SCHEME

EDG 3037961
7617 35TH AVE SW

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