



PROJECT DATA

Code: SBC 2018
 Site Address: 7603 & 7617 35th 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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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

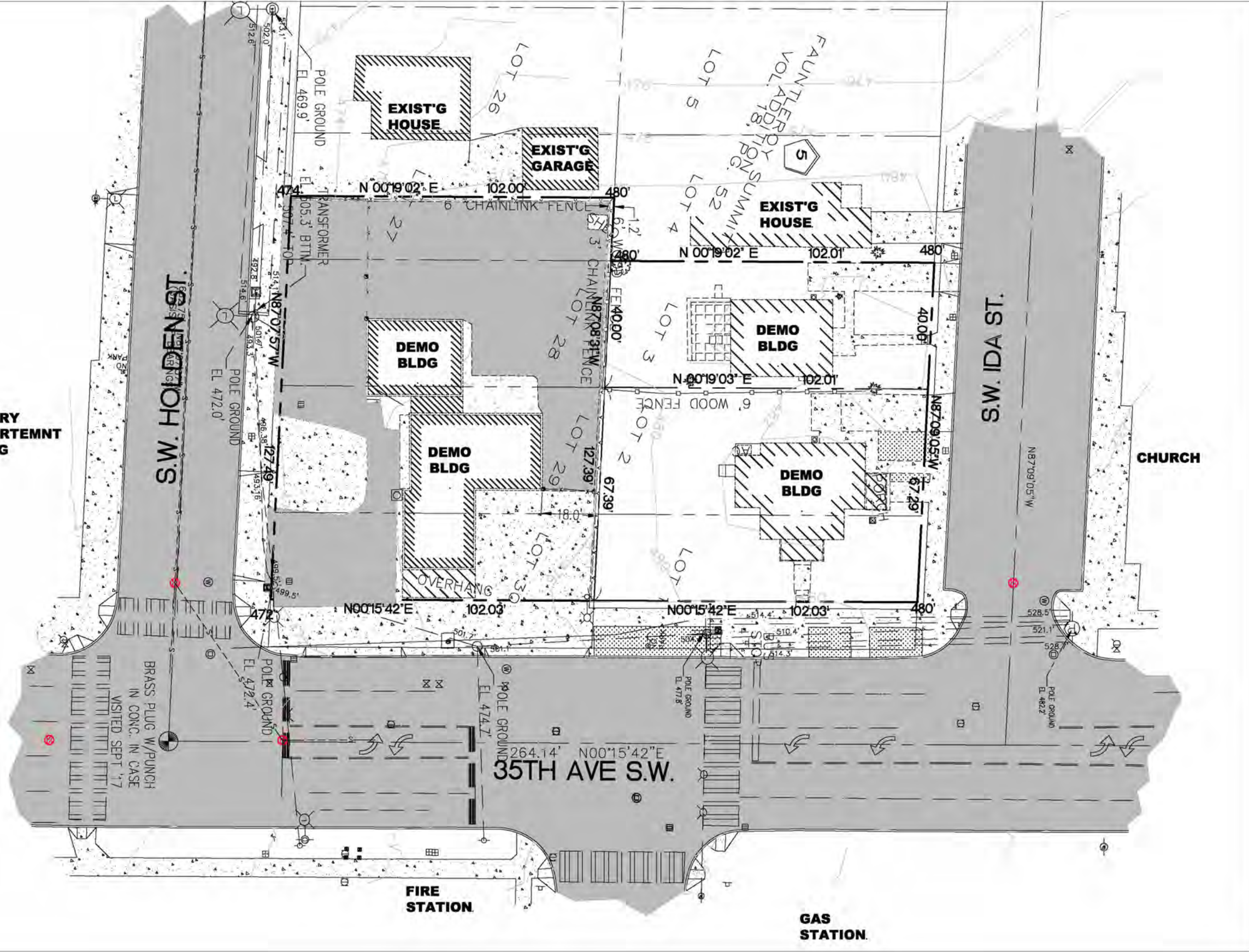
ARCHITECT:
 LDG ARCHITECTS
 2062834764

PROJECT DESCRIPTION:

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

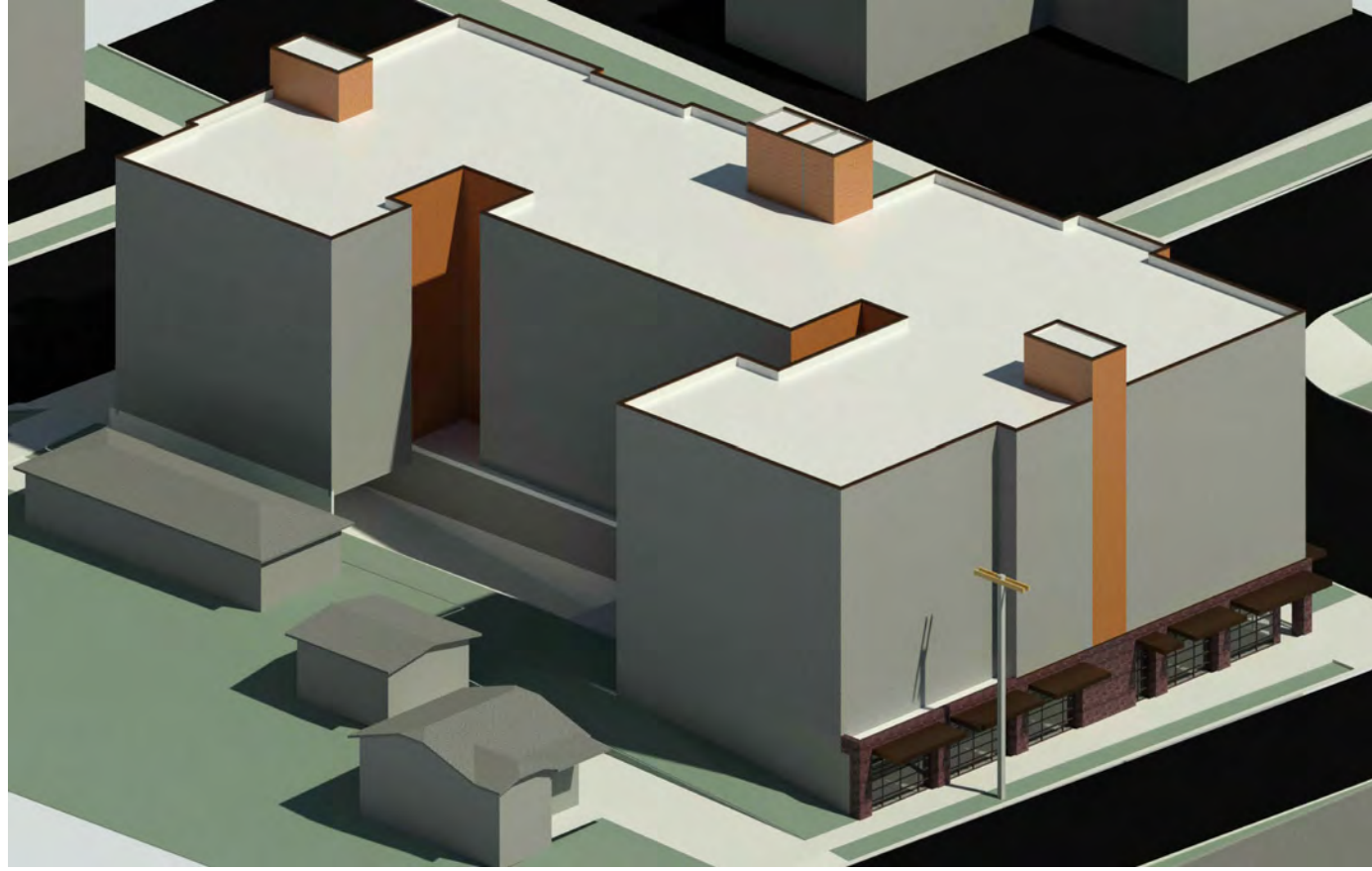


**4
STORY
APARTEMNT
BLDG**



**EDG 3037961
7617 35TH AVE SW**

PREFERRED SCHEME



EDG SCHEME 2

THE GARAGE RAMP HAS A LID THAT WILL BE LANDSCAPED THUS MINIMIZING CAR NOISE.

THE SIDING MATERIAL SCALE AND TEXTURE IS MORE IN SCALE FOUND IN ADJACENT SINGLE-FAMILY DWELLINGS

BOTH WINGS ARE MORE THAN 20' FROM THE SINGLE-FAMILY DWELLINGS THAT ARE ADJACENT TO THIS PROJECT.

UNDER THIS REVISED SCHEME THE NORTH AND EAST WINGS WIDTH IS REDUCED. THE WESTERLY FAÇADE OF THE BUILDING IS MODULATED TO REDUCE THE BULK OF THE BUILDING



FULLY DEVELOPED SCHEME 2 PREFERRED



EDG SCHEME 2

THREE RESIDENTIAL ENTRANCES ARE PROVIDED. THE MAIN ENTRANCE LOCATED OFF THE 35TH AVE SW WILL PROVIDE ACCESS TO TRANSIT LOCATED ON THE 35TH AVE SW (BUS STOP IS LOCATED ACROSS THE STREET). THE SOUTH ENTRANCE LOCATED ON THE S.W. HOLDEN ST WILL BE PROVIDE EASY ACCESS FOR BICYCLES SINCE A FUTURE BIKE LINE IS PROPOSED ON SW HOLDEN ST. SINCE THERE IS STREET PARKING AVAILABLE ON SW IDA ST. THE NORTH ENTRANCE WILL PROVIDE ACCESS TO SERVICES SUCH UBER/LYFT/TAXI SERVICE.

THE MAIN ENTRANCE IS SET BACK TO PROVIDE PLAZA FOR BOTH RESIDENTIAL AND COMMERCIAL POINT OF ENTRY. VERTICAL ELEMENTS ON RESIDENTIAL FLOORS ABOVE THE MAIN ENTRANCE ARE MODULATED TO REDUCE THE LENGTH OF THE EAST FACADE.

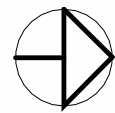
THE NORTH WING OF THE BUILDING IS SET BACK FROM THE SOUTH WING TO REDUCE THE BULK OF THE EAST FACADE

THE RETAIL FLOORS ARE TERRACED TO PROVIDE ON STREET ACCESS BY MEANS OF SIDEWALK LOCATED IN THE ROW.

THE STOREFRONT IS MOVED TO ALIGN WITH FACE OF THE BUILDING.



FULLY DEVELOPED SCHEME 2 PREFERRED



SITE PLAN

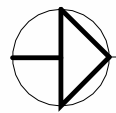
1" = 30'-0"



PREFERRED SCHEME

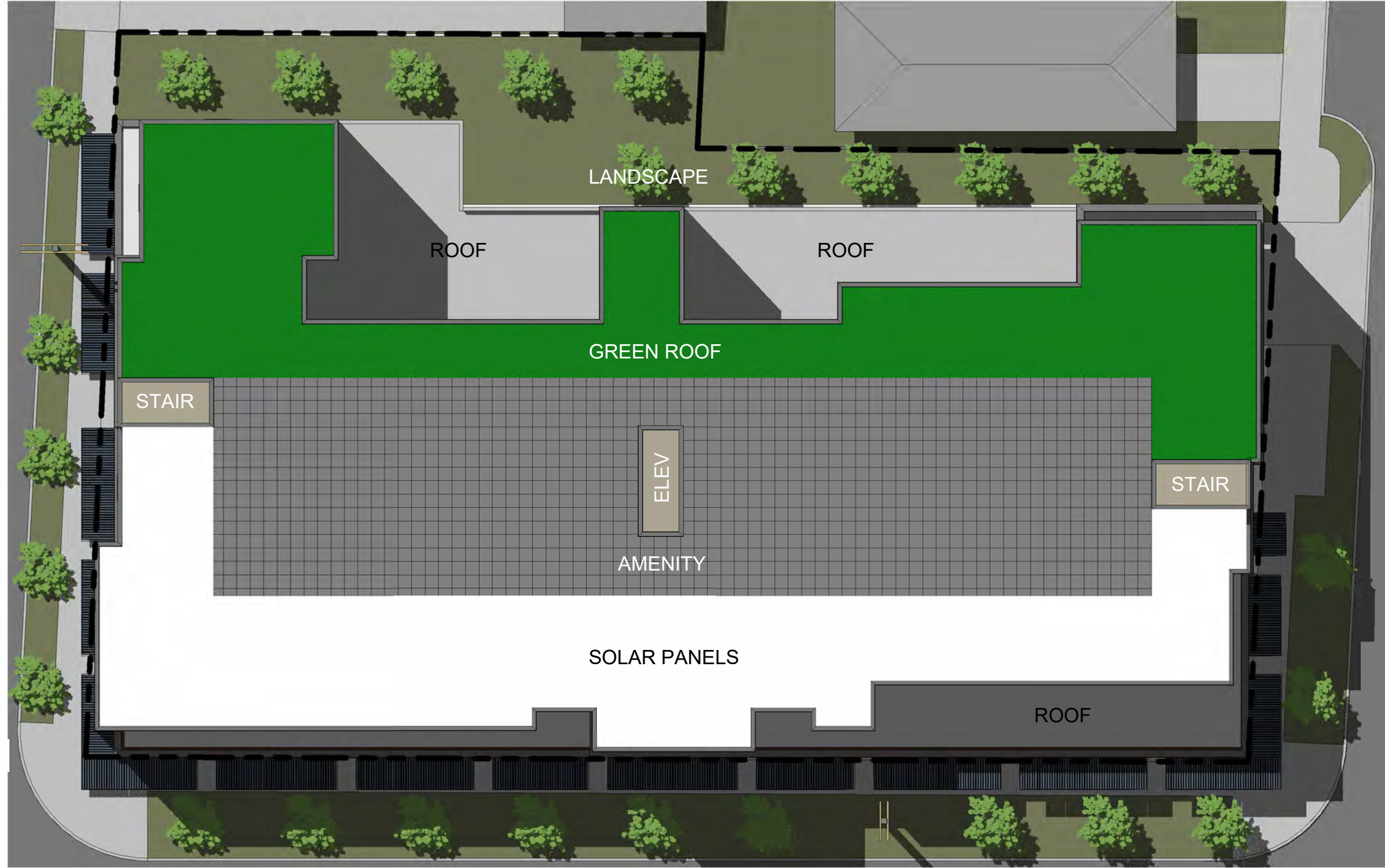
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LANDSCAPE PLAN

1" = 20'-0"



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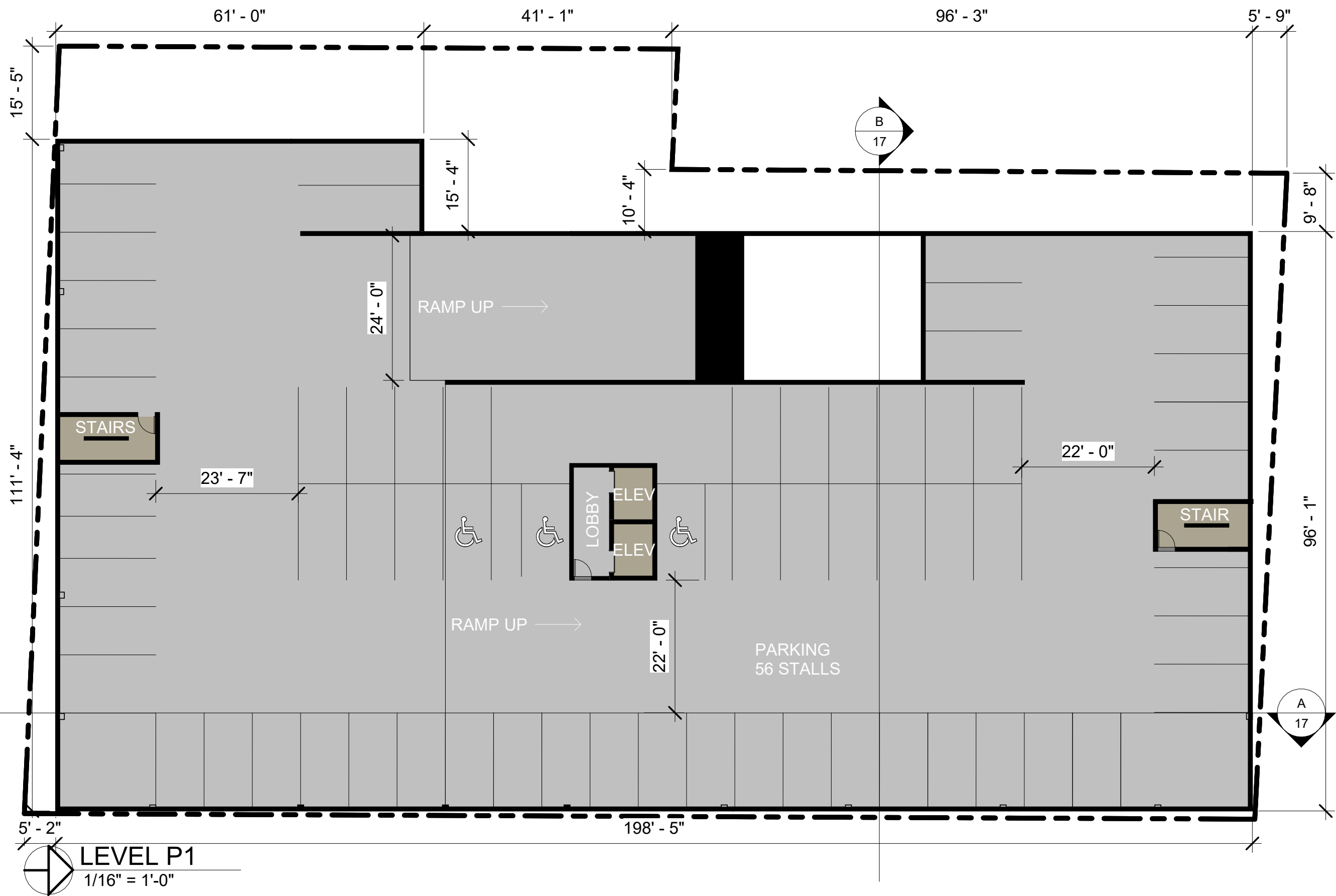
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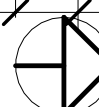
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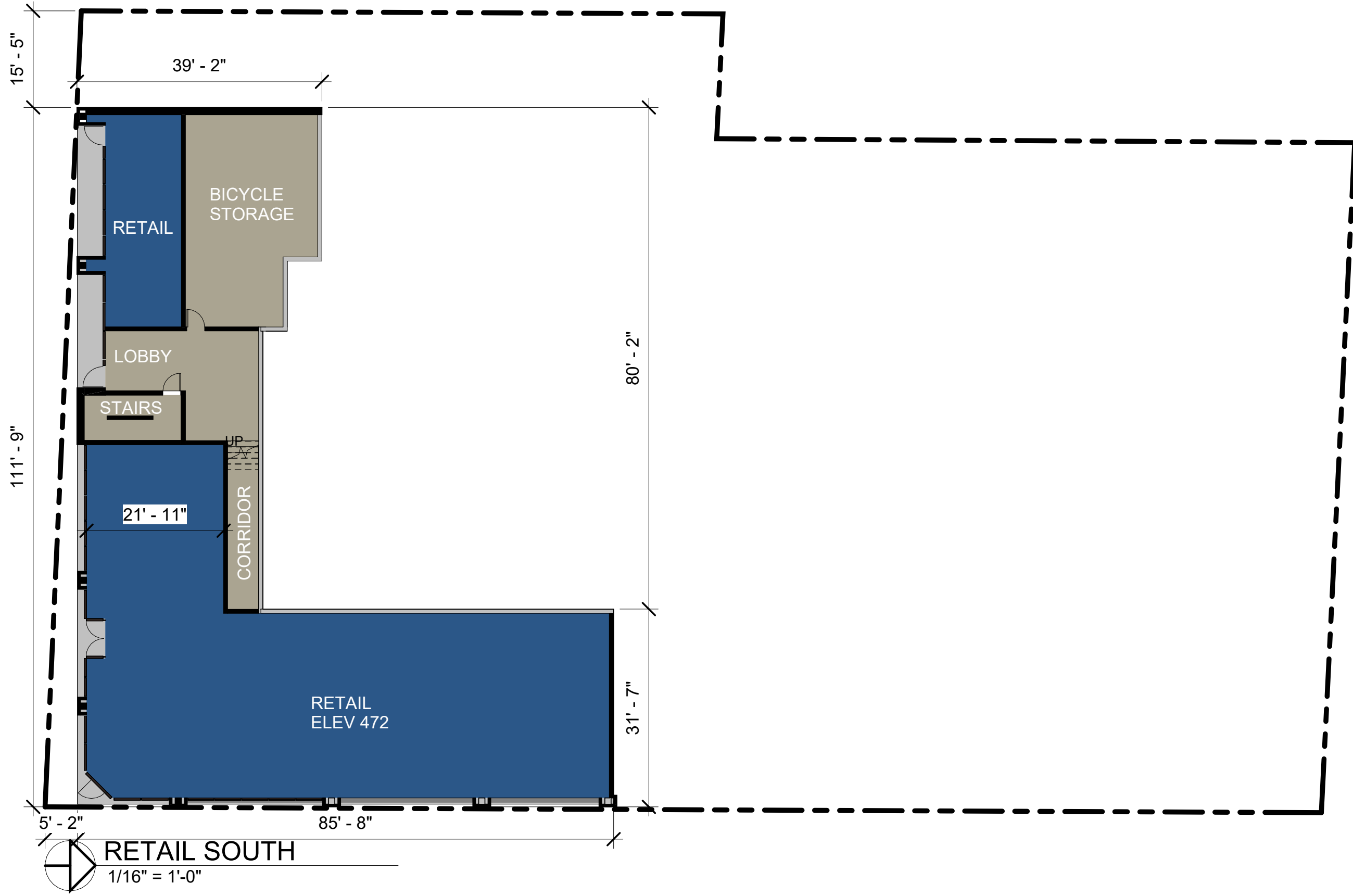
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LINARDIC DESIGN GROUP
6525 15TH AVE. NW. SUITE 220 SEATTLE, WA 98117
TELEPHONE 206-283-4764



5'-2"
 **LEVEL P1**
 1/16" = 1'-0"



RETAIL SOUTH
 1/16" = 1'-0"

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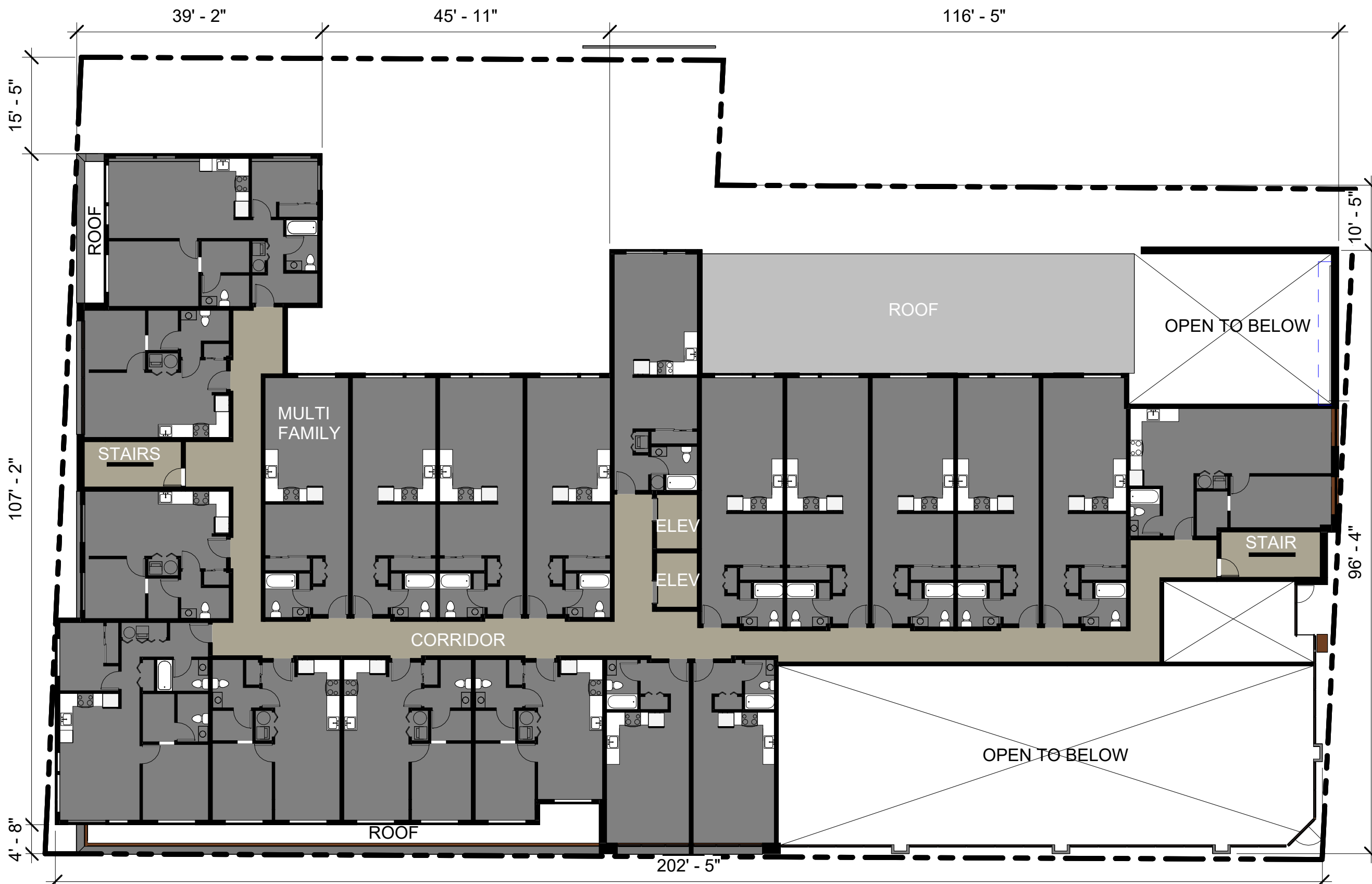



LOBBY
 1/16" = 1'-0"

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

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LEVEL 2
 1/16" = 1'-0"

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SIDING COLOR A
 SIDING COLOR B
 SIDING COLOR C
 BRICK
 METAL COPING

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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"



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

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SOUTH ELEVATION

1/16" = 1'-0"

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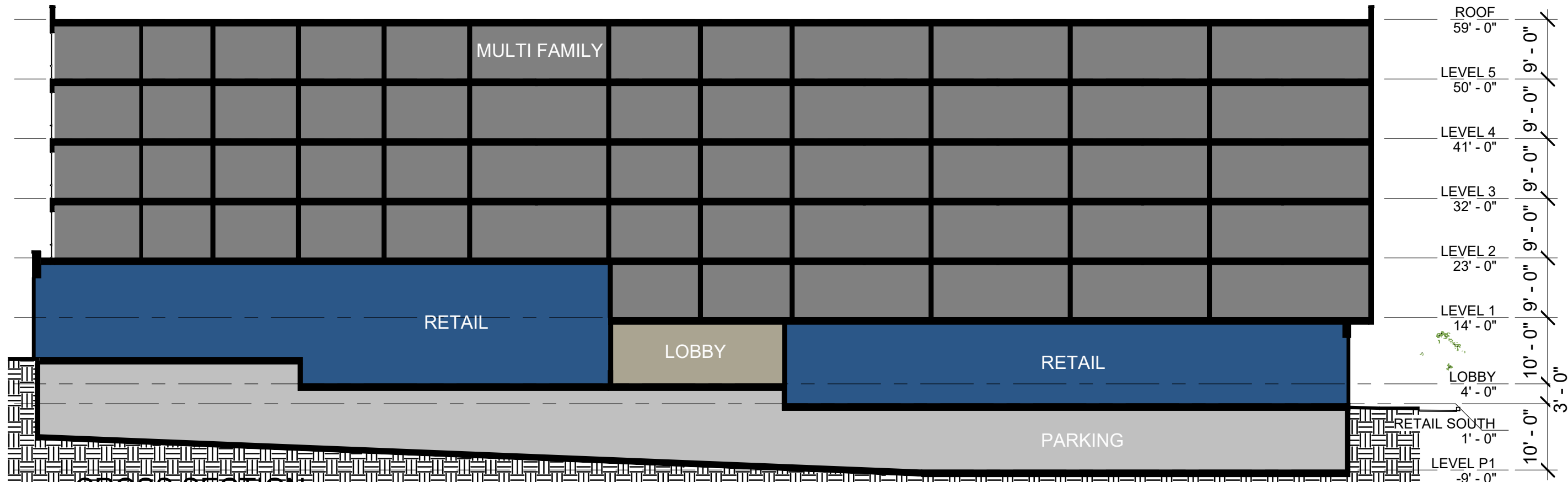


WEST ELEVATION
 1/16" = 1'-0"

PREFERRED SCHEME

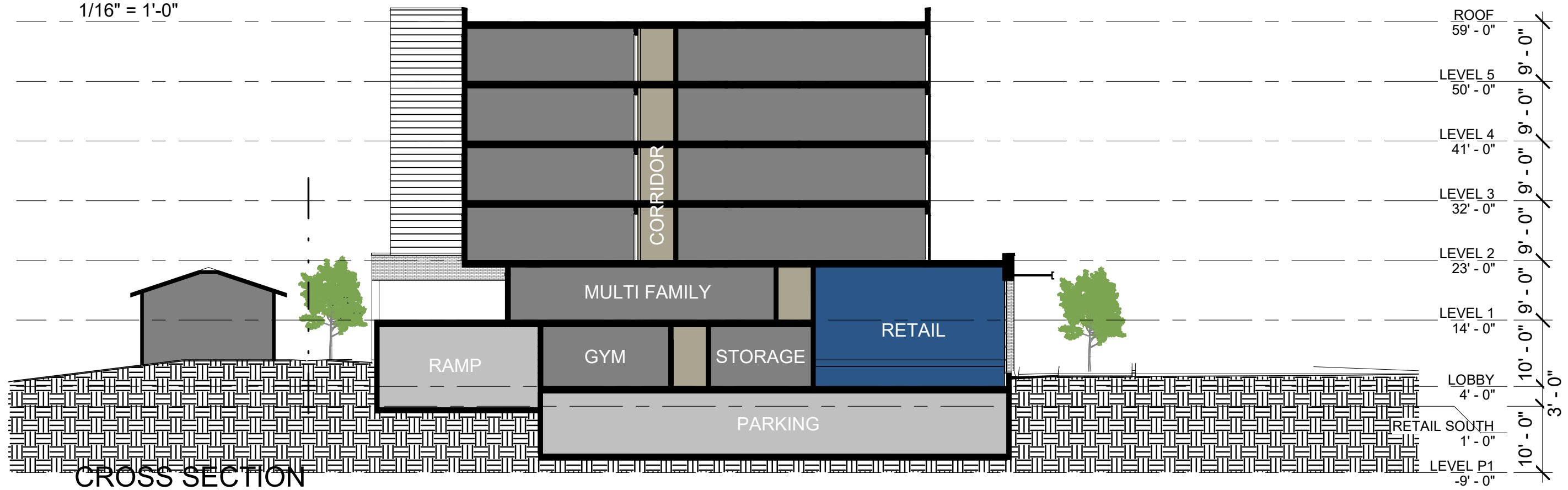
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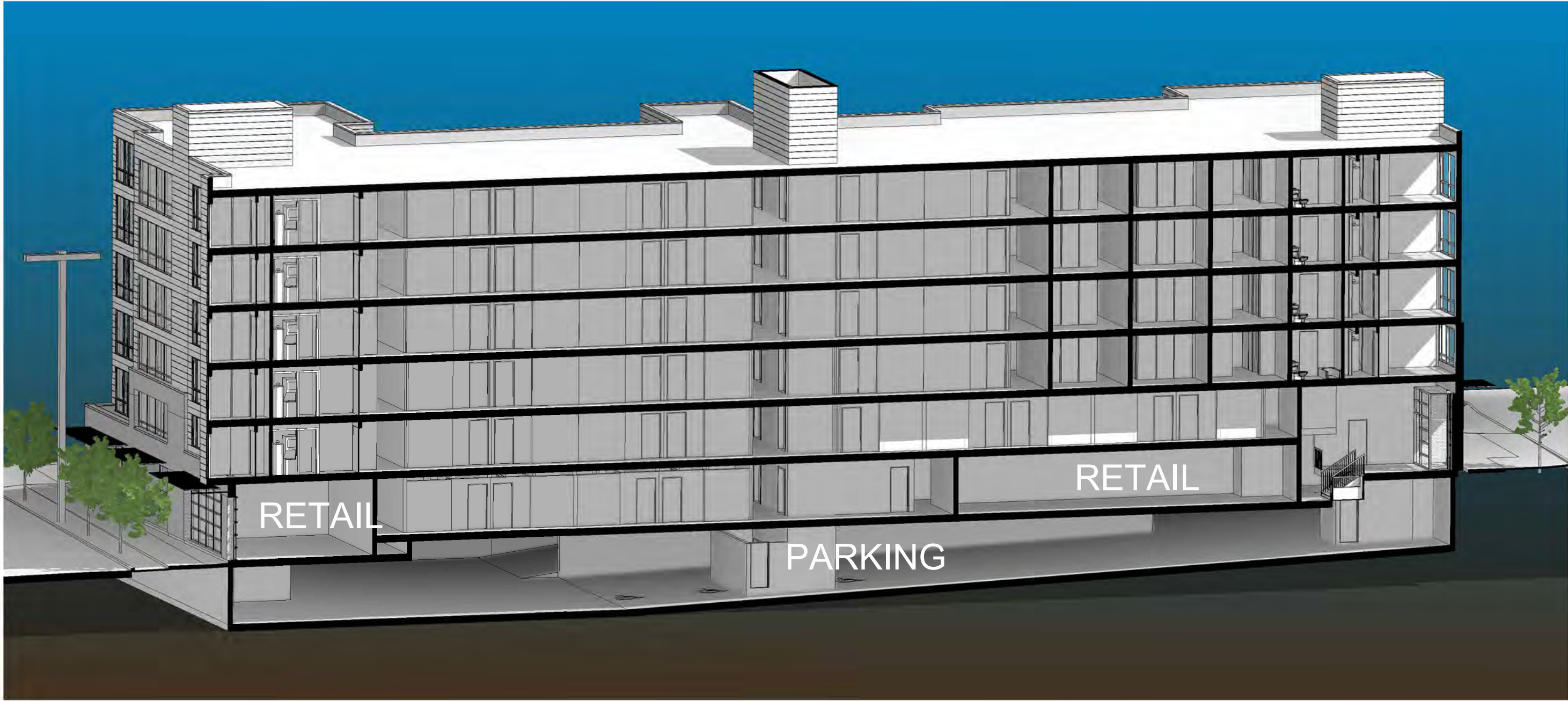
CROSS SECTION

1/16" = 1'-0"



CROSS SECTION

1/16" = 1'-0"



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