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PROJECT TEAM

**OWNER**  
Findlay Street Christian Church  
3201 Hunter Blvd. S  
Seattle WA 98144  
Owner’s Project Team:

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Curt Williams, Vice President  
Linda Pillo, Treasurer  
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PROJECT DESCRIPTION

DPD # 3005359  
SDOT # 100431  
Tax Parcel # 9122000245

**Development Objectives** Construct a sustainably built mixed-use facility with 12 units of affordable housing over a church.

PROJECT OPPORTUNITIES & CONSTRAINTS

**Topography:** The site drops steadily along Bayview at about an 8% slope from the east end at 14th Ave to the west end at the alley for a total grade change of about 10'. The proposed building takes advantage of the slope by making use of a split-level configuration with the apartment entry and Church offices at the 14th Ave sidewalk level and the Church sanctuary at a lower floor level with a main entry along Bayview.

**Solar Access:** S Bayview St is primarily a residential street. The west side of 14th Ave S is currently residential but as it is developed will likely become more commercial. The proposed design respects this dichotomy by developing these two faces of the project differently. The 14th Ave side of the building will be set right on the sidewalk, with offices located on that side of the building and will have a more transparent facade at ground level. The Bayview side of the building will be separated from the sidewalk by a landscape buffer that will be planted with trees and shrubs and the windows will be narrower in width to be more in keeping with the residential nature of the street.

**Views:** There are view opportunities to the Olympics, Elliot Bay and Downtown from the upper story levels of the site. The apartments have been situated on the upper floors to take advantage of these views. Additionally the apartment residents will have access to a rooftop garden with terraces where they can enjoy these unobstructed views.

REQUESTED DEPARTURES

**Blank Façade (SMC 23.47A.008.A.2.) @ S Bayview St:** We are requesting a departure from the blank façade requirement for the façade facing S Bayview St. This is a residential street and commercial treatment is inappropriate. Mitigation will consist of landscaping in the planting strips as well as building façade treatments and detail.

**Transparency (SMC 23.47A.008.B.3.b.) @ 14th Ave S:** We are requesting a departure from the transparency requirement for the facade facing 14th Ave S. This code requirement is directed at retail and restaurant type uses as opposed to a Religious Institution use. The intent of the code to provide transparency has been met and adding more glazing will only diminish the architectural balance of the façade.

**Transparency (SMC 23.47A.008.B.3.b.) @ S Bayview St:** We are requesting a departure from the transparency requirement for the façade facing S Bayview St. This is a residential street and commercial treatment is inappropriate. Mitigation will consist of landscaping in the planting strips as well as building façade treatments and detail.

**Corner Entry (North Beacon Hill Design Guidelines A-10):** We are requesting a departure from the corner entry requirement in favor of separate entries, one off 14th Ave and the other off Bayview for the Church. The combined slopes of the two sidewalks at the SE corner of the property exceed 10% making for a hard cross slope to negotiate on what needs to be an accessible entry while also adversely compromising the usable ground floor space in order to make the transition to a level entry. The proposed design instead provides an entry on both the south and east sides each relatively near to the corner. This has the advantage of a more readily accessible entries as well as allowing for the stepping of the ground floor to better follow the topography and putting ‘a face’ on both streets. This is consistent with the general absence of corner entrances on North Beacon Hill particularly outside of the pedestrian zones and follows the lead of the other churches on the hill.

RESPONSE TO EARLY DESIGN GUIDELINE PRIORITIES

**A-3 Entrances Visible from the Street:** The Church entries both share a common language through the use of an arch motif that is common to many churches. The principal Church entrance is located along Bayview at the base of the tower where the arch frames a pair of entry doors. It is expected that the east face of this tower will be decorated with artwork. The arch at the entry facing 14th Ave is an open tracery at the front side of the entry alcove. The signage for the church will be located on both faces of the SE corner of the building near the top of the stone base between the entries. The apartment entry is located on the NE corner of the building and will be setback from 14th Ave. This entry area will be landscaped and will be signed with an oversized backlit street number sign for locating the apartments.

**A-4 Human Activity:** The Church’s weekday office entry is located along the 14th Ave or commercial face of the building right on the sidewalk with good visibility into and out of the building. A small drop off area in front of the building welcomes visitors. The entry to the apartments is set back from the sidewalk creating a small transition area that includes bicycle parking and landscaping adjacent to the neighboring apartment house to the north. There will be a small P-patch in the Bayview planting strip as well as trees and shrubs between the sidewalk and building to provide a pleasant path to walk from the upper part of the hill to the lower by way of the stairs to the west.

**A-5 Respect for Adjacent Sites:** The NC2-40 zoning is a zero-lot line zone that enables a developer to build a blank wall on the north property. The proposed building mitigates this problem by breaking down the north wall of the building with a courtyard, angled west stair tower, and setting back the upper floors from the first floor. The apartment entry is also located at the northeast corner of the building with access from 14th Ave S so that it is near the entry to the apartment building on the lot to the north creating what the North Beacon Hill guidelines describe as a residential entry court.

**A-7 Residential Open Space:** The apartment entry on the northeast side of the building with access from 14th Ave is a small open space that creates a welcoming atmosphere for the residential use. The roof garden, where the views to the west are best, is for the use of the residents of the apartments. It has two terraced areas surrounded by a green roof and includes planter boxes for flower and vegetable gardening by the residents.

**B-1 Bulk, Height & Scale Compatibility:** The zoning code permits an FAR of 4.0 on this site or 24,000 SF of building above grade. The proposed building is approximately 16,000 SF including the basement or considerably less than allowed. Because of this reduced size the building is able to have some three-dimensional modulation making it less of a ‘bread box’. This modulation breaks up the longer north and south sides of the building but also reduces the size of the primary faces on the east and west sides. The apartment entry area is set back from the 14th Ave sidewalk on the northeast corner creating a smaller street face that is broken up by the bay window and the recessed entry to the Church offices. Along Bayview the building is broken into several smaller modules that form the corner of the building an angled recess that leads to the Church entry at the base of the tower and the balance of the south side of the building which is buffered by a nine foot deep landscape area that is planted with trees and shrubs. The bulk of the building is mitigated on the west side by setting it back 10’ from the Alley and the west stair tower still farther back. Along the north side the building bulk is broken down into several smaller pieces with a courtyard, the apartment entry, and the upper floors that are set back from the first floor allowing for windows at the apartments to give some life to what could have been a blank full height zero lot line wall.

**C-2 Architectural Concept and Consistency:** The tower is an important part of the building. It acts as the landmark element for the Church as well as its entrance point. And while the tower extends above the cornice of the rest of the building it was proportioned so as not to overwhelm the building; it’s narrowness enables it to be shorter while still maintaining a graceful proportion to the rest of the building facade. The cornice treatment is similar to the rest of the building. The balance of the building is modulated to break up the scale of the building. Specifically these modulations are enhanced by a change in materials and are located near the entry areas to give these folds in the building some order. The different building uses roughly correspond to the changes in materials as the building rises from the ground. The windows, stone tiles and fiber cement panels are all proportioned and oriented to give the building a subtle verticality and visual interest.

**C-3 Human Scale:** The building’s scale is humanized by the liberal use of landscape plantings around the building. Additionally the stone tiles, cedar siding and window mulling and proportions are intentional means to provide scale and a tactile quality to the building that is complimented by the modulation of the overall building.

**C-4 Exterior Finish Materials:** The palette for the exterior of the building is comprised of natural materials. The building is grounded with a painted warm grey concrete base, a lower level of sandstone and grey slate tiles, a mid level of ‘Desert’ or buff colored

fiber cement panels, and a white cornice and trim. All of this is complimented by the use of clear sealed cedar siding near the main church entrance and at the elevator & stair towers on the roof.

**D-1 Pedestrian Open Spaces and Entrances:** A small drop off area in between the landscape plantings in front of the building on 14th Ave welcomes visitors at the east entry to the Church. The entry to the apartments is set back from the sidewalk on 14th Ave creating a small transition area that includes bicycle parking and landscaping adjacent to the neighboring apartment house to the north. The entry path leading up to the main entrance to the Church at the base of the tower on Bayview has landscaped planting areas on either of the sidewalk to create a pleasant experience prior to entering the building.

**D-2 Blank Walls:** The blank concrete walls at the southwest corner of the building have been broken down by the inclusion of windows into the basement and softened with trellises on the west side. Along the south side there is a landscape buffer of rose shrubs and Dawyck Purple Beeches that soften this concrete building base. The west side the wall be planted with vines that will eventually cover most of this wall.

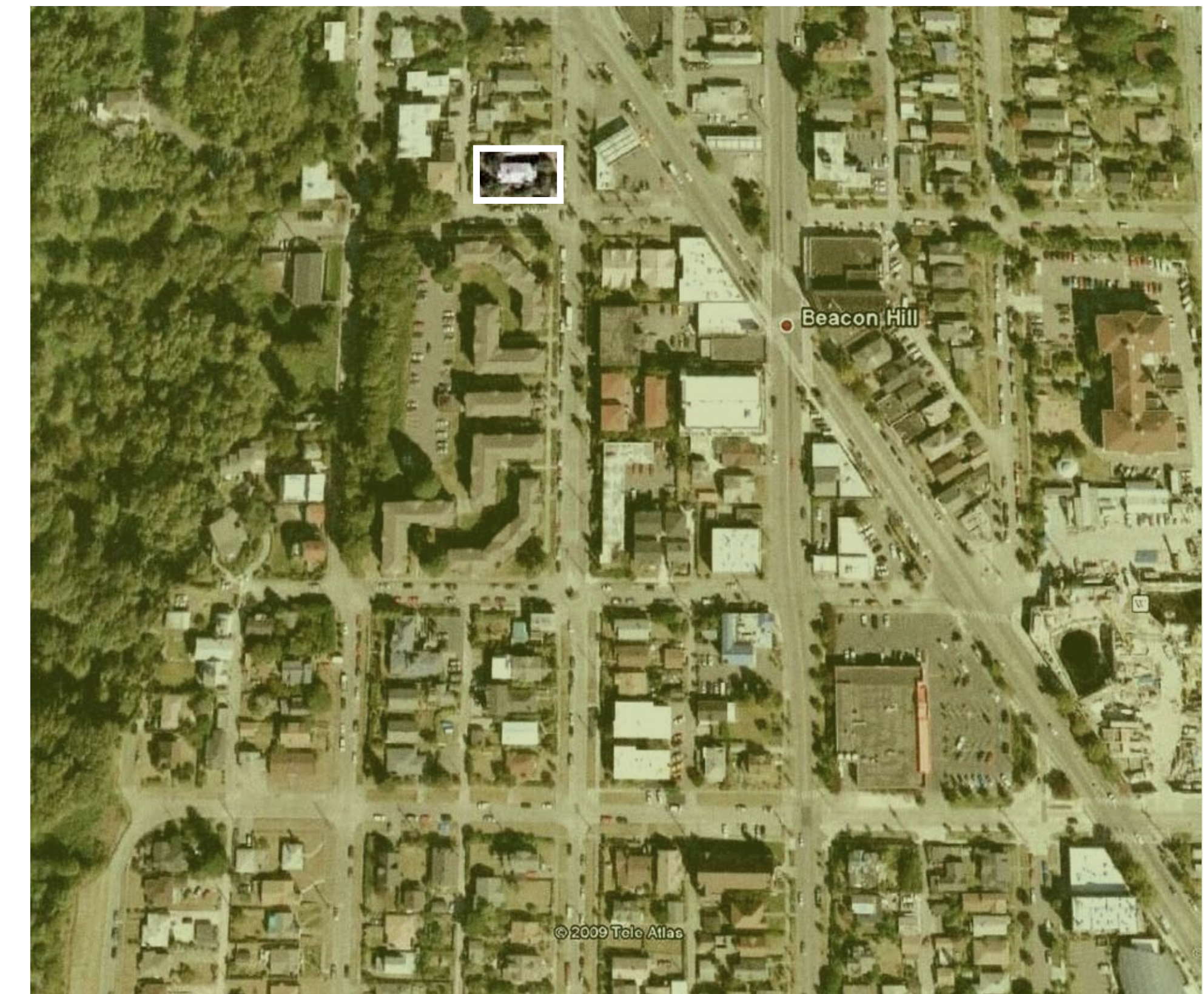
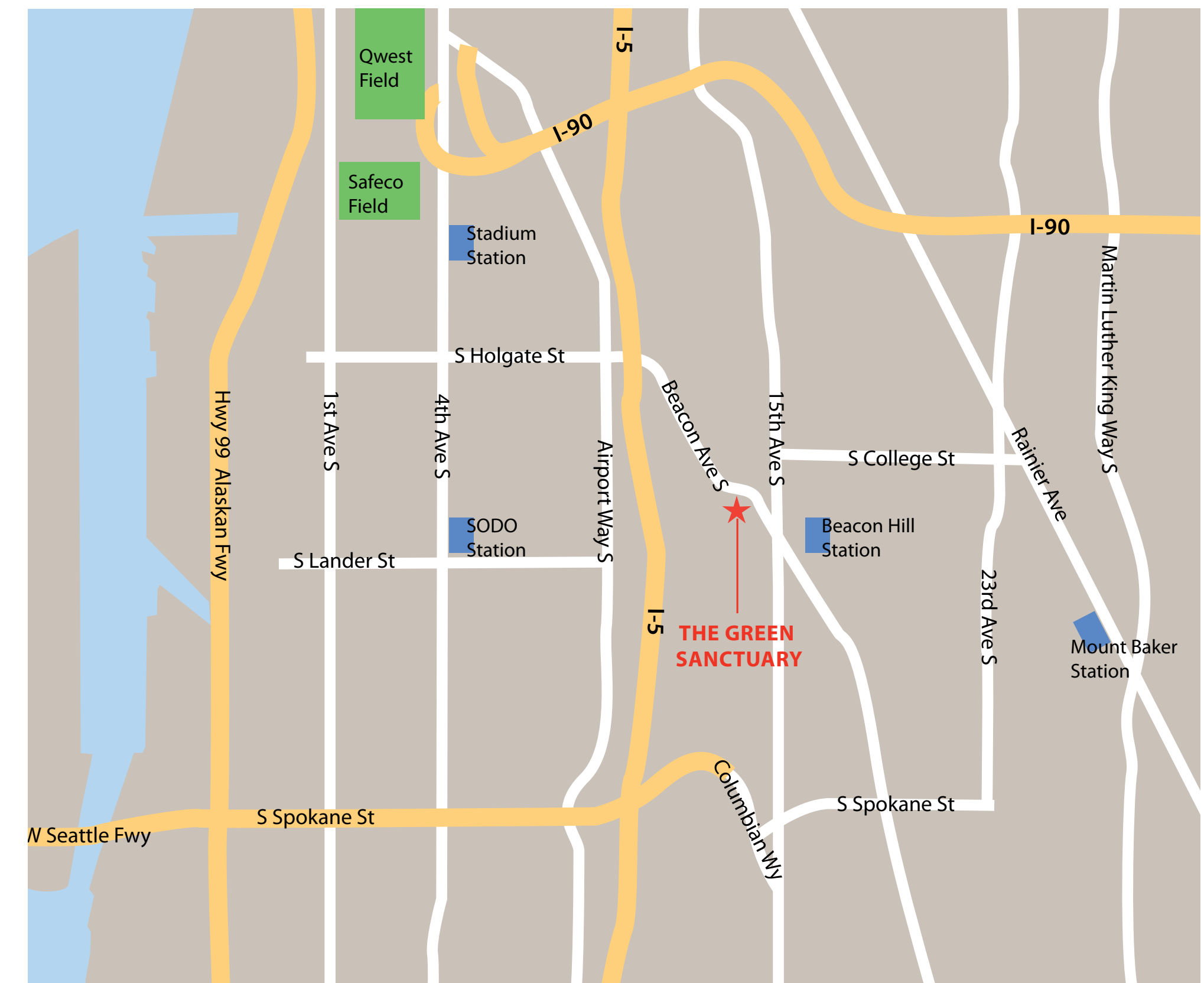
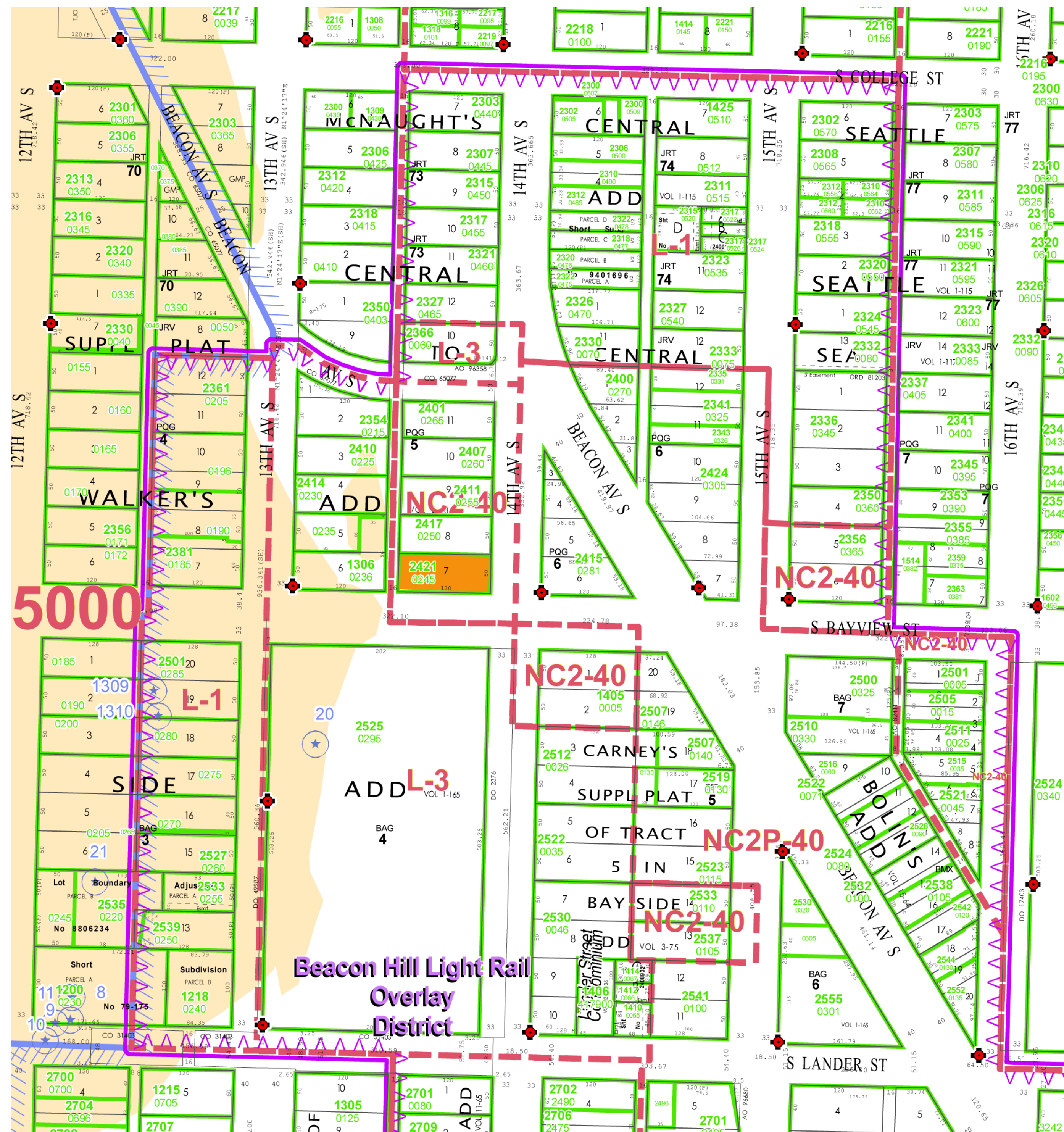
**D-7 Pedestrian Safety:** Pedestrian safety is enhanced by several means. Having windows on all sides of the building along with P-patch area in the Bayview planting strip puts plenty of eyes on the street and promotes a general level of security. This is complimented by the accessible entries on three sides of the building as well as the provision of exterior lighting.

**D-10 Commercial Lighting:** The exterior lighting will include lights over each entrance door, sign lighting, and side lighting of the tower artwork from coves behind the corner boards of the tower. The exterior lighting will be activated by photocells with most of the lighting turned off later in the evening in order to minimize energy use and light intrusion into the apartments during the night. Additionally, the lights will be motion activated when pedestrians walk by so that the sidewalk will be safely lit.

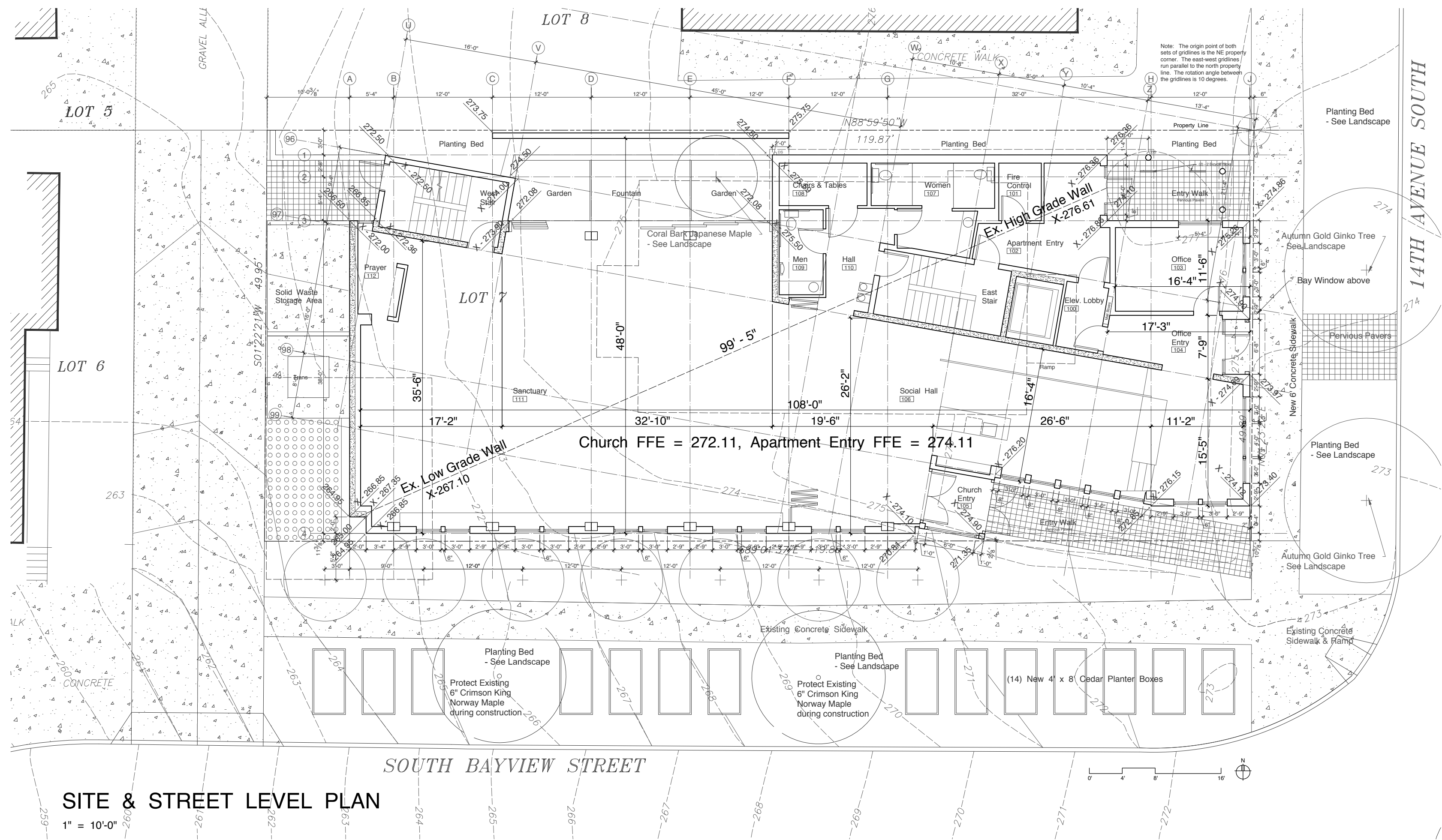
**D-12 Residential Entries and Transitions:** The apartment entry is located on the northeast side of the building in a landscaped alcove setback from 14th Ave creating a welcoming transition from the street to home for the apartment residents and their guests.

**E-2 Landscaping to Enhance the Building and/or Site:** The landscaping proposed is more than twice what is needed to meet the Green Factor code requirement. The two existing ‘Crimson King’ Maples in the Bayview planting strip will be retained as street trees. The design proposal includes the addition of several Dawyck Purple Beech trees, a columnar cultivar that will be spaced at 12’ on center to coordinate with the windows along the Bayview side of the building. The proposed design includes the planting of two new Gingko street trees in the 14th Ave planting strip. Other plantings will be a mix of native, drought tolerant, and edible plants such as Rugosa roses, blueberries and huckleberries.

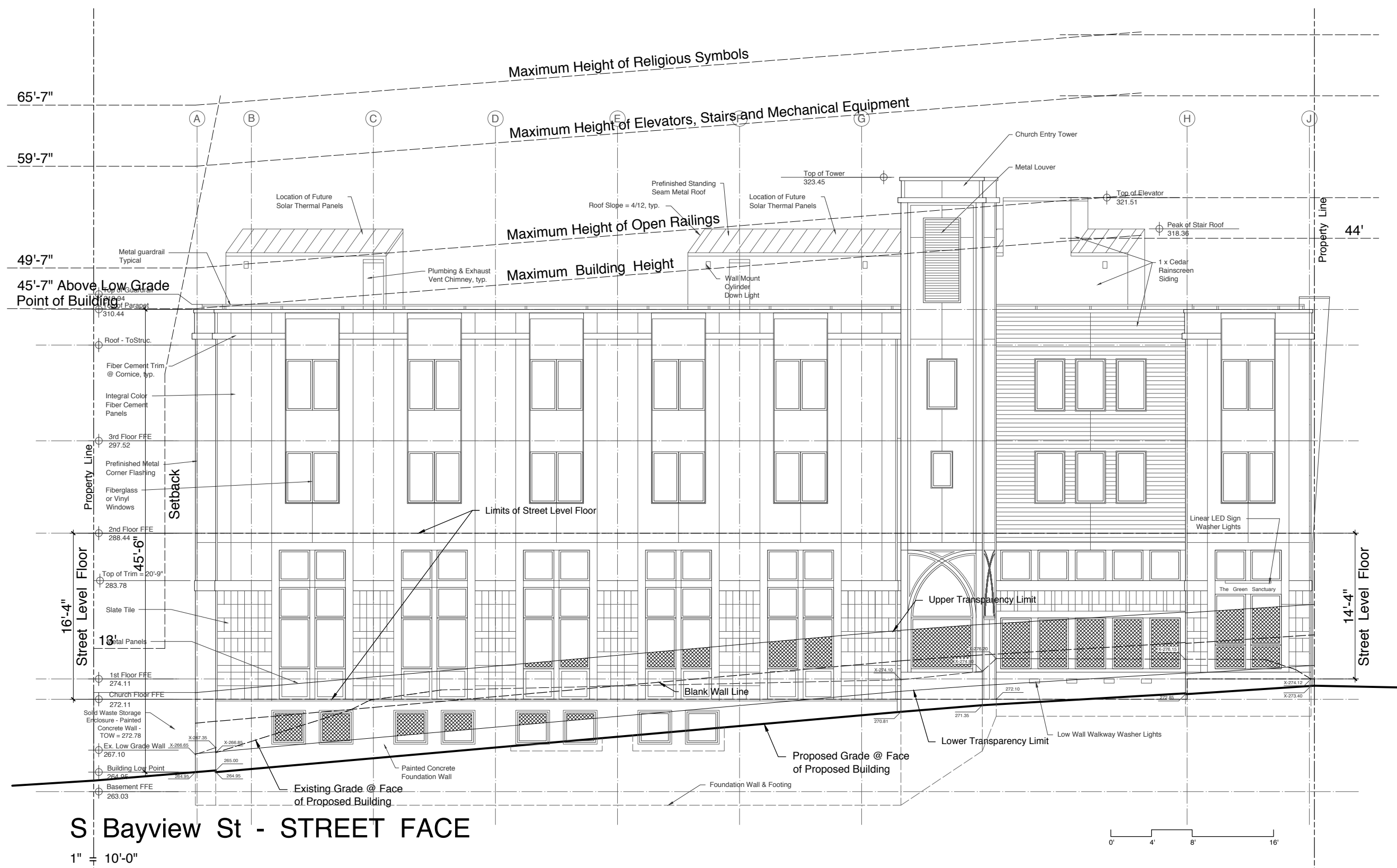






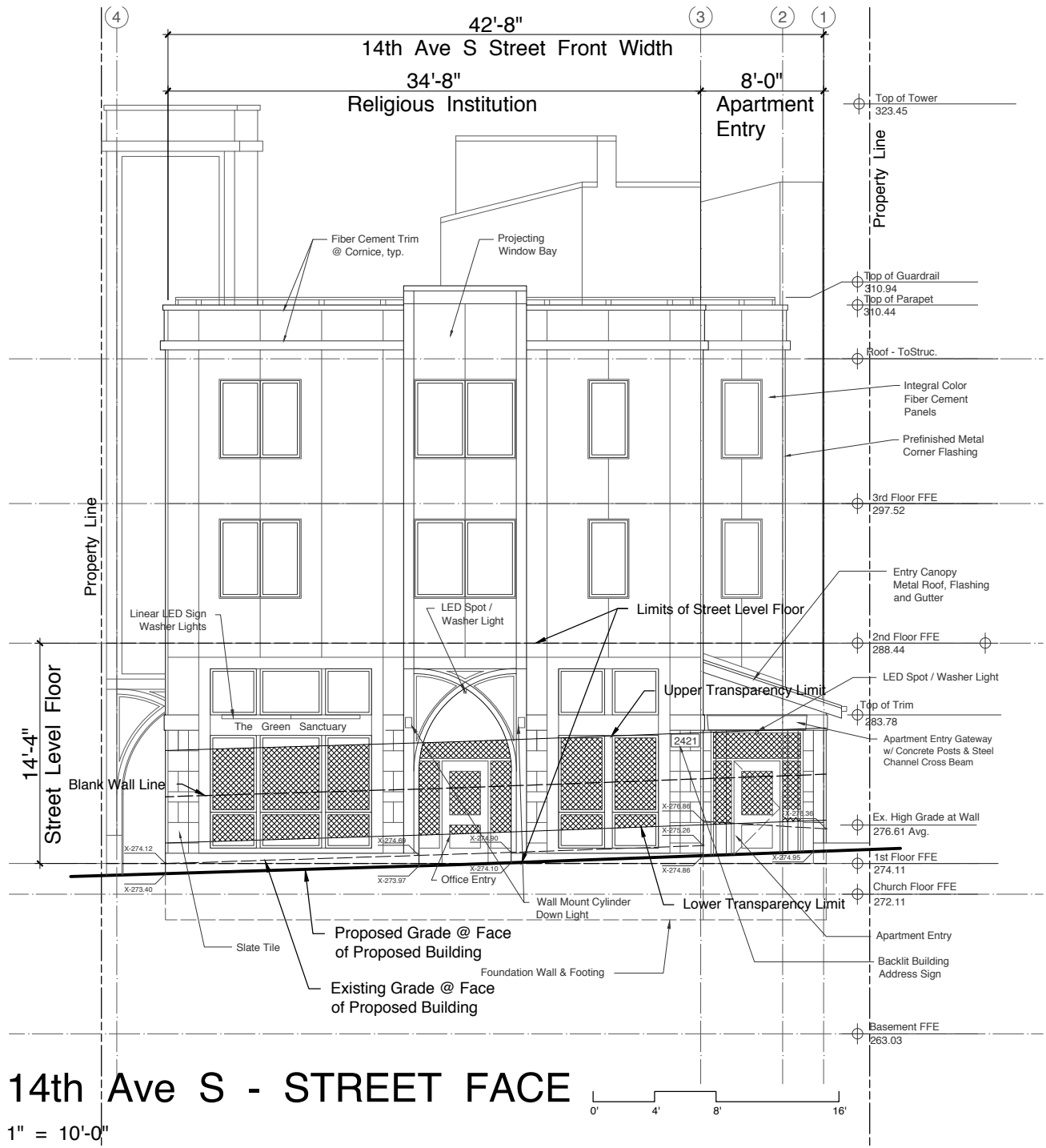


SITE & STREET LEVEL PLAN



S Bayview St - STREET FACE

ZONING & LAND USE NOTES		
DPD # 3005359	SDOT # 100431	APN # 912200-0245
Owner	Findlay Street Christian Church	
Site Address	2421 14th Ave S Seattle WA 98144	
Legal Description	Block 5 Lot 7 Walkers Addn, SE Qtr, Sec 8, Tsp 24, Rng 4	
ECA	None	
SEPA Checklist	NA - not required when less than 30 units and less than 12,000 SF commercial use in NC2-40 Station Overlay	
MUP & DRB	Required	
Zone	NC2-40 No. Beacon Hill Resid. Urban Vill. & Strn. Overlay	
Current Use	Single Family Home w/ Attached Accessory Dwelling Unit	
Proposed Use	Mixed Use - Religious Institution @ street level and 12 Units of Affordable Housing @ floors 2 & 3	
Affordable Housing	Per SMC 23.84.024 @ least 50% of the building area shall be "low-income" housing for at least 20 years. "Low income" shall be defined as a household whose income does not exceed 80% of the median income as established by HUD and Seattle Office of Housing.	
Overhangs in ROW	All structure overhangs extending into the Street ROW shall be approved by SDOT.	
Street Level	See Diagrams on this sheet for additional information	
Street Level Fir Ht	14th Ave S	14'-4"
	S Bayview St	16'-4" (89%) and 14'-4" (11%)
Street Level Uses	14th Ave S	Religious Institution - 34'-8" or 81% Apartment Entry - 8'-0" or 19%
	S Bayview St	Religious Institution - 100%
Blank Facade	glazed width measured @ 5' above sidewalk	
14th Ave S	Building Width = 42'-8" or 512"	
	Width of glazed openings	
	32" + 38" + 32" + 16" + 24" + 16" + 32" + 32" + 14" + 24" + 14" = 274"	
	274" / 512" = 53.5% of Bldg face glazed on 14th Ave @ 5' above walk.	
S Bayview St	Building Width = 108'-8" or 1,304"	
	Width of glazed openings	
	32" + 69" + (5 @ 32") + 32" + 32" = 325"	
	325" / 1,304" = 24.9% of Bldg face glazed on Bayview @ 5' above walk.	
	* Request Departure from SMC 23.47A.008.A.2.c. for S Bayview Facade. This is a residential street and commercial treatment is inappropriate. Mitigation will consist of landscaping in the planting strips as well as building facade treatments and detail.	



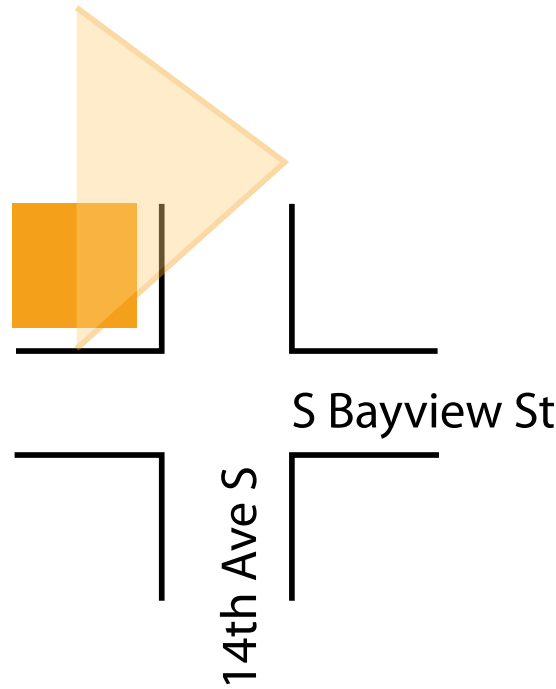
14th Ave S - STREET FACE

Street Level cont.	Transparency glazed area measured between 2' & 8' above sidewalk	
14th Ave S	Building Face Area @ 2' to 8' above walk = 6' x 42'-8" = 256 SF	
	Area of glazed openings between 2' & 8'	
	10.6 + 4.5 + 15.0 + 5.8 + 11.2 + 3.9 + 6.3 + 6.3 + 6.1 + 5.7 + 1.1 + 2.5 + 12.4 + 12.4 + 2.2 + 4.8 + 9.4 + 5.7 + 4.6 = 130.5	
	130.5 SF / 256 SF = 50.8% glazed area between 2' & 8' above walk.	
	* Request Departure from SMC 23.47A.008.B.2.a. for 14th Ave S Facade. This code requirement is directed at retail and restaurant type uses as opposed to a Religious Institution use. The intent of the code to provide transparency has been met and adding more glazing will only diminish the architectural balance of the facade.	
S Bayview St	Building Face Area @ 2' to 8' above walk = 6' x 109'-4" = 656 SF	
	Area of glazed openings between 2' & 8'	
	7.1 + 7.1 + 5.5 + 4.4 + 2.7 + 1.6 + 1.2 + 2.1 + 4.1 + 4.9 + 6.9 + 7.7 + 22.3 + 11.7 + 12.3 + 12.4 + 12.4 + 12.4 + 8.8 + 5.3 + 9.4 + 5.3 = 167.6	
	167.6 SF / 656 SF = 25.5% glazed area between 2' & 8' above walk	
	* Request Departure from SMC 23.47A.008.B.2.a. for S Bayview Facade. This is a residential street and commercial treatment is inappropriate. Mitigation will consist of landscaping in the planting strips as well as building facade treatments and detail.	
Depth Reqs.	Non-resid. % @ street level = 3,837 SF / 4,487 SF = 85.5%	
Min. Depth	14th Ave S = 16'-4" S Bayview St = 15'-5"	
Average Depth	14th Ave S $\frac{(16.3 \times 11.5) + (17.25 \times 7.75) + (108 \times 15.4)}{11.5 + 7.75 + 15.4} = 57.25'$	
S Bayview St	$\frac{(35.5 \times 17.2) + (48 \times 32.8) + (26.2 \times 19.5) + (16.3 \times 26.5) + (15.4 \times 11.2)}{17.2 + 32.8 + 19.5 + 26.5 + 11.2} = 30.56$	
Maximum Height	See Diagrams on this sheet for additional information	
Slope Bonus Calc	276.61 - 267.10 = 0.095 or 9.5% slope	
	99.417	
	9.5% / 6% = 1.583 or 1'-7" Bonus Height	
Allowable Height	Base Height 40'-0"	
	13'+ 1st Floor Bonus 4'-0"	
	Slope Bonus 1'-7"	
	Total Allow. Height 45'-7"	
Mechanical, stair & elevator Rooftop Coverage.	Allowable = 25% of roof area = 4,340 SF x 0.25 = 1,085 SF	
	Proposed = (9.33' x 16') + (8' x 8') + (9.33' x 44') = 624 SF - OK	
Lot Coverage	Lot Area 6000 SF or 0.14 Acres	
Proposed Building Footprint	4,534 SF	
Proposed On-site Impervious Area	4,937 SF	
Allowable FAR	4 x Site Area	4 x 6,000 = 24,000 SF
Proposed Floor Area	Basement 3,285 SF	
	Church	1,111 SF
	Apt. Storage	376 SF
	Shared	1,798 SF
First Floor	4,487 SF	Church 3,837 SF
	Apt. Entry	213 SF
	Shared	437 SF
Second Floor	4,345 SF	Apartments 4,345 SF
Third Floor	4,353 SF	Apartments 4,353 SF
Total Area	16,470 SF	68.6% of Allowable FAR
Setbacks	Front & Side Zero	
	Rear next to L-3 zone	
	0' setback at grade, 15' setback from center of Alley at 13' above grade and setback tapers at 10/2 ratio at 40' above grade.	
Auto Parking	None Required Urban Village / Station Overlay	
Bicycle Parking	Long Term Religious Inst. 1 / 12,000 SF 1	
	Residential 1 / 4 units 12 / 4 = 3	
Short Term	Religious Inst. 1/40 seats 200 / 40 = 5	
	Residential None 0	
Total	9	
Solid Waste Storage	175 SF required 140 SF provided	
	Under review by Liz Kain @ SPU. Will be revised accordingly prior to Building Permit Application.	
Landscaping	> 0.3 Green Factor	See Landscape Plans
Residential Open Space	Required = 9,287 SF x 0.05 = 465 SF	
	Provided over 618 SF	
Exterior Lighting	Direct lights away from adjacent uses & provide shielding per SMC 23.47A.022.	



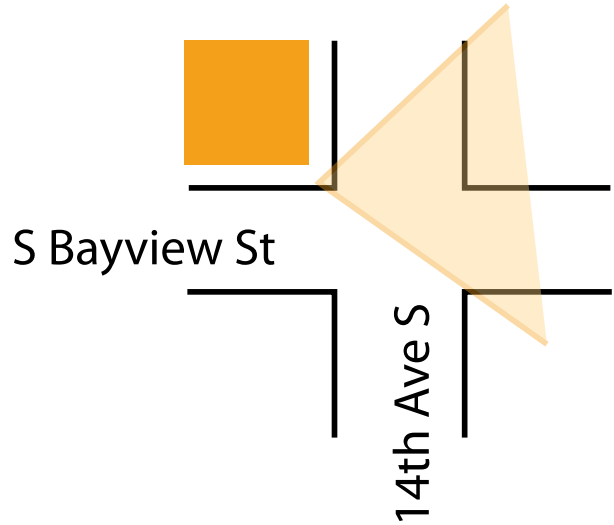


Along 14th Ave S Looking West

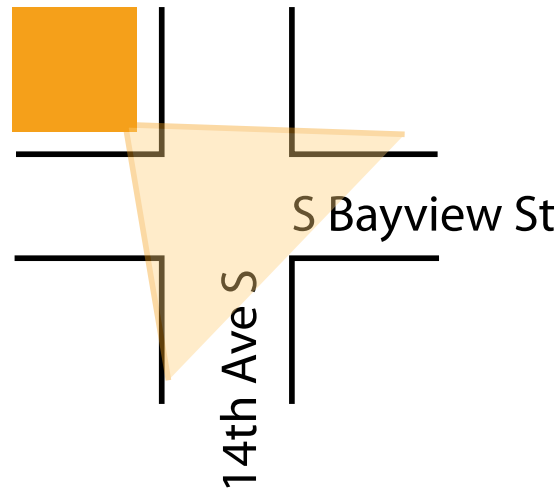


14th Ave S Looking North

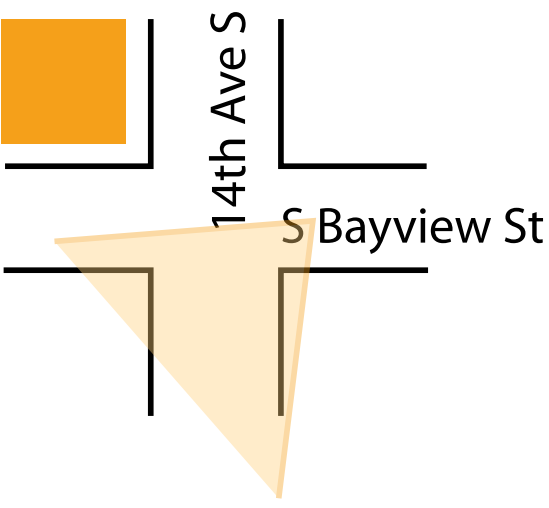
S Bayview St Looking East



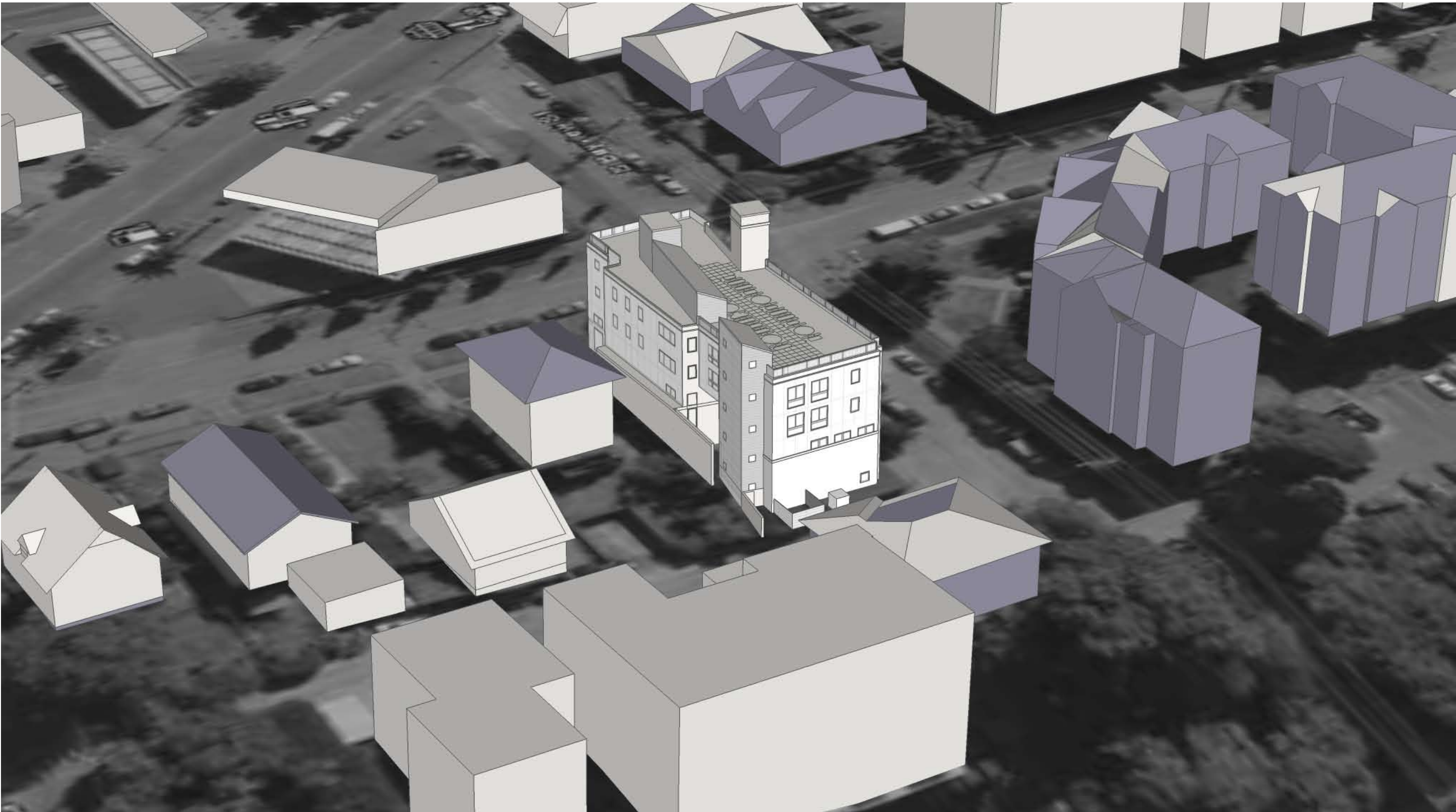
14th Ave S Looking South



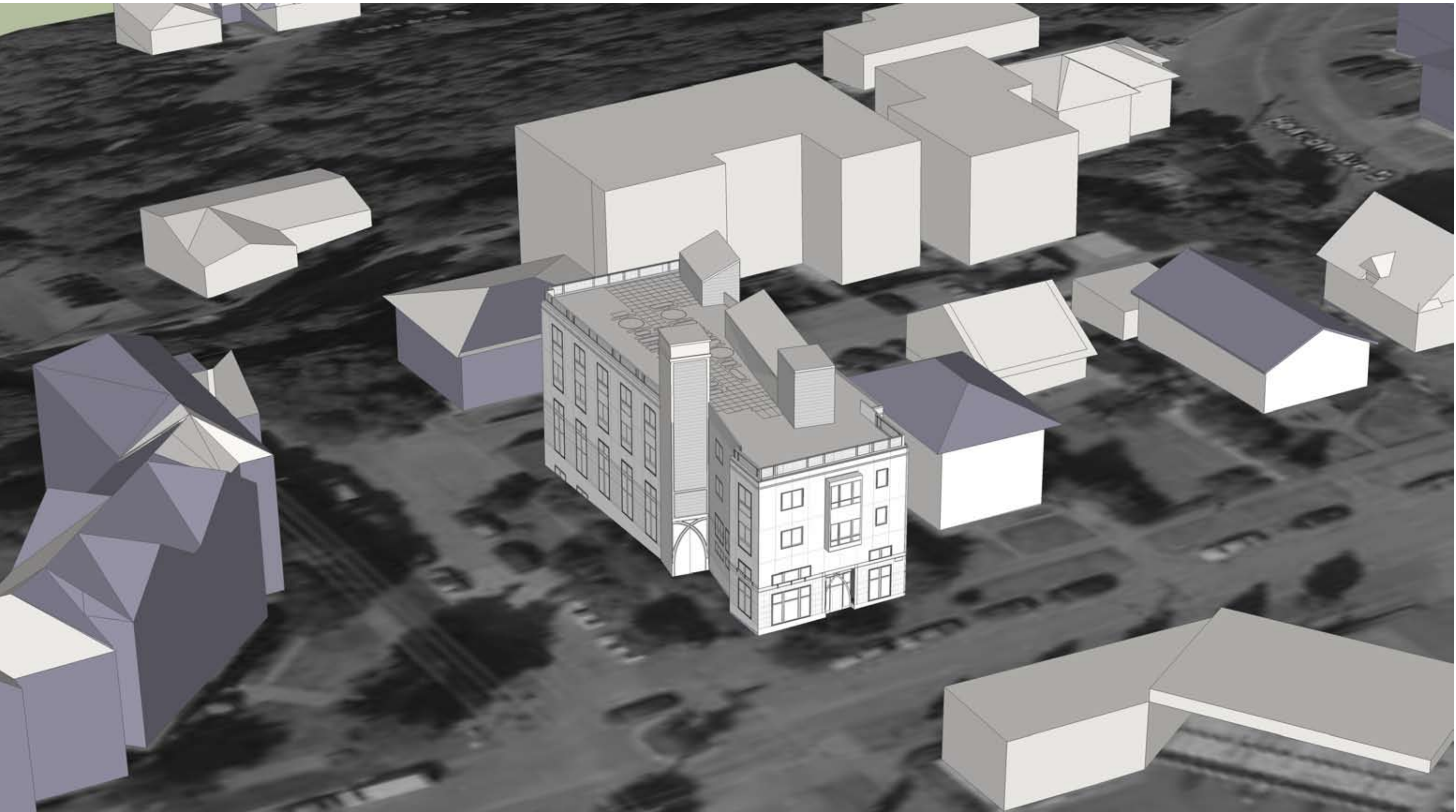
14th Ave S Looking West South of Site





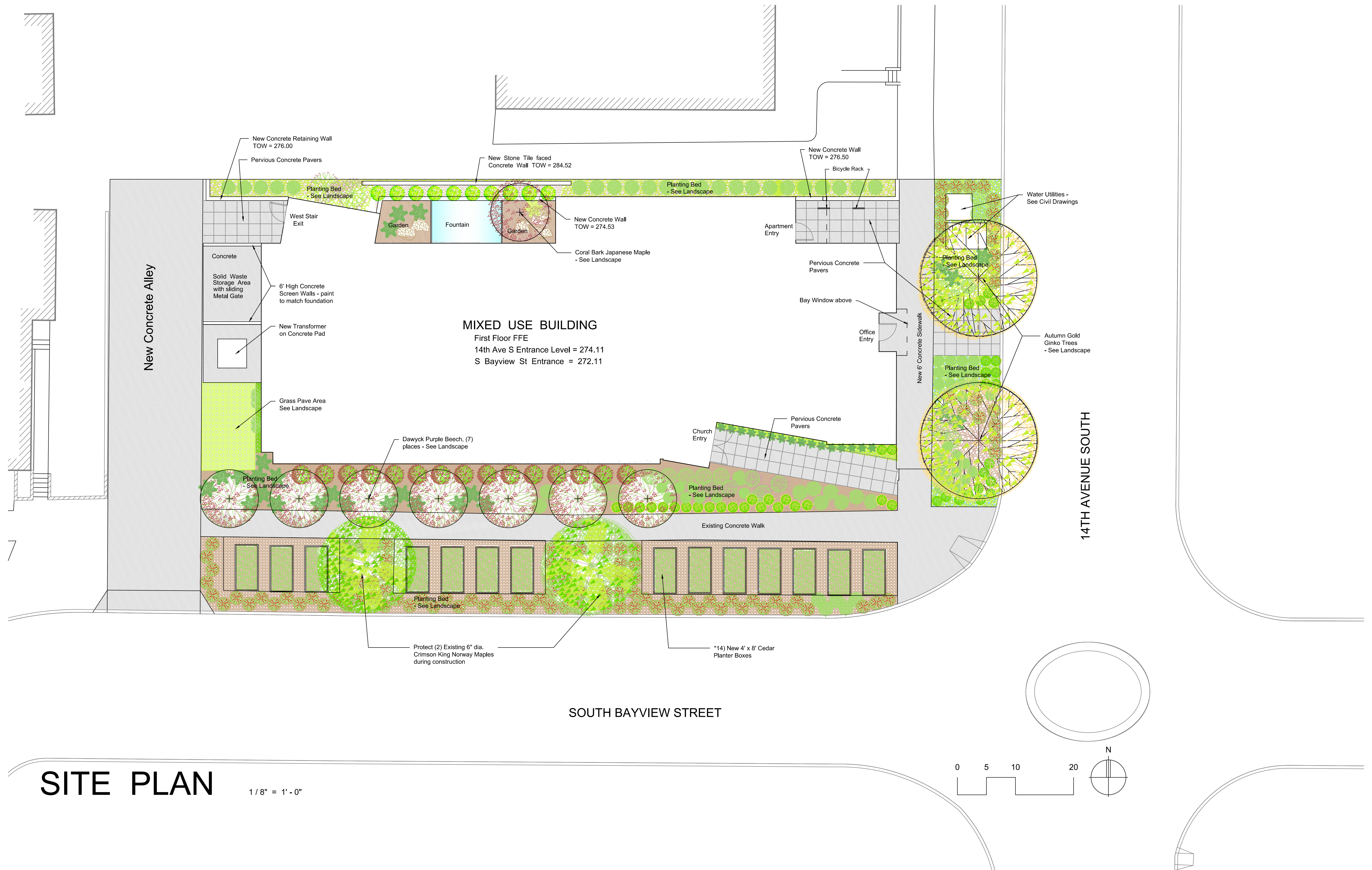


VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST





# SITE PLAN

1 / 8" = 1' - 0"

al terry

architecture

4609 s snoqualmie st. seattle wa 98118  
206.254.0700 www.altarch.com

Owner:

**Findlay Street Christian Church**  
3201 Hunter Blvd S Seattle WA 98144  
206.725.5067

Project:

**THE GREEN SANCTUARY**  
2421 14th Ave S Seattle WA 98144

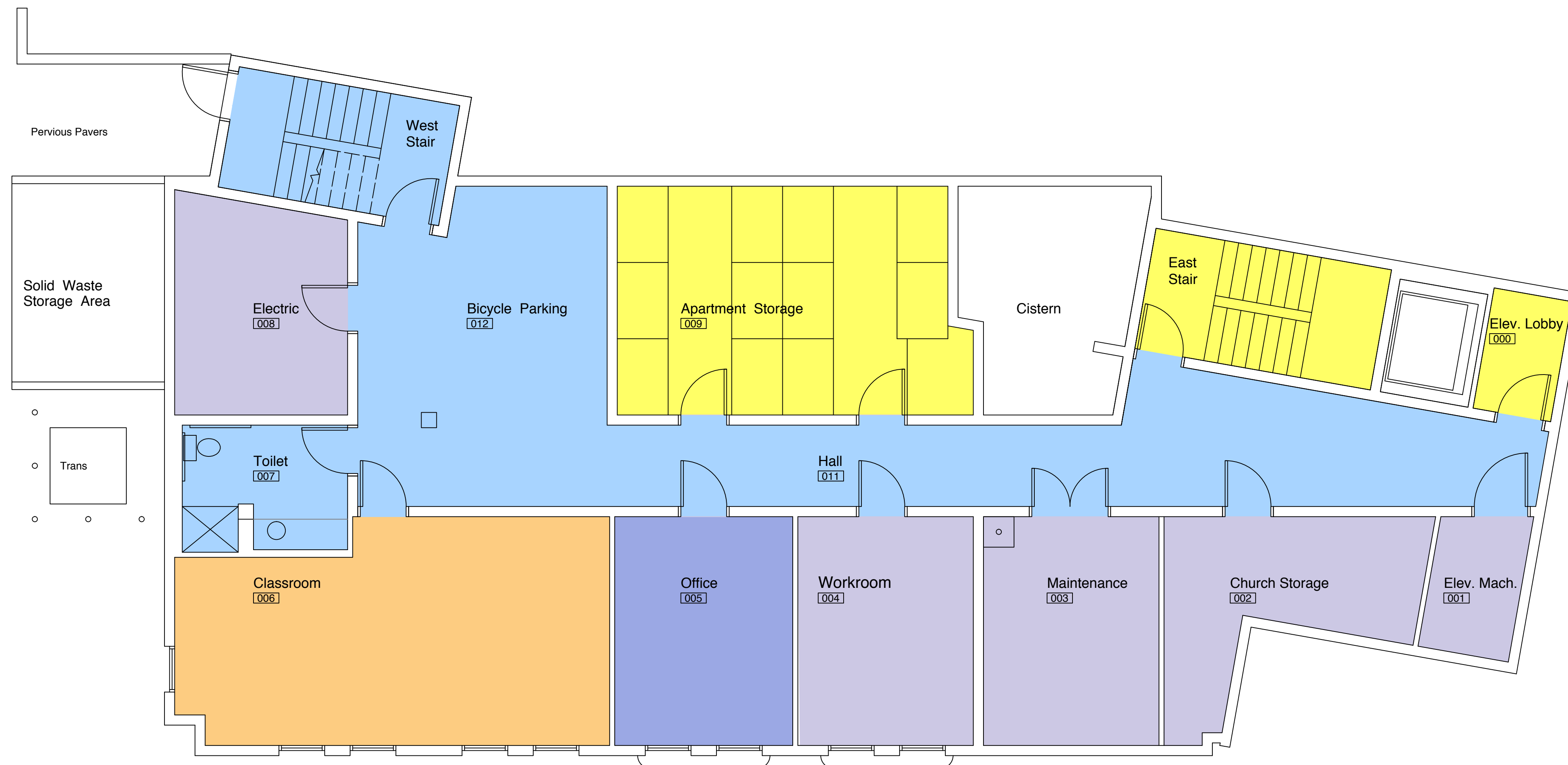
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Site Plan

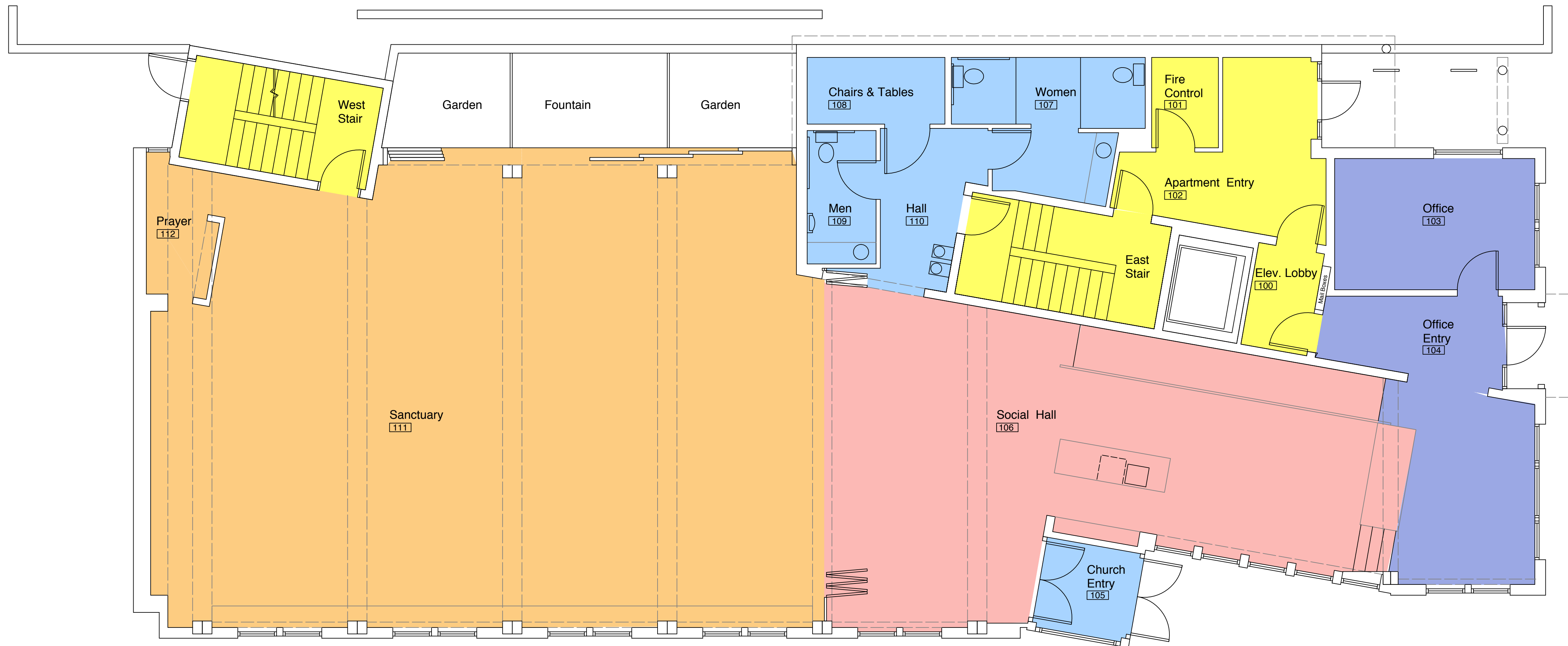
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EDG Rev 02.23.10  
MUP Ap 10.07.10  
MUP Rev 1-01.18.11

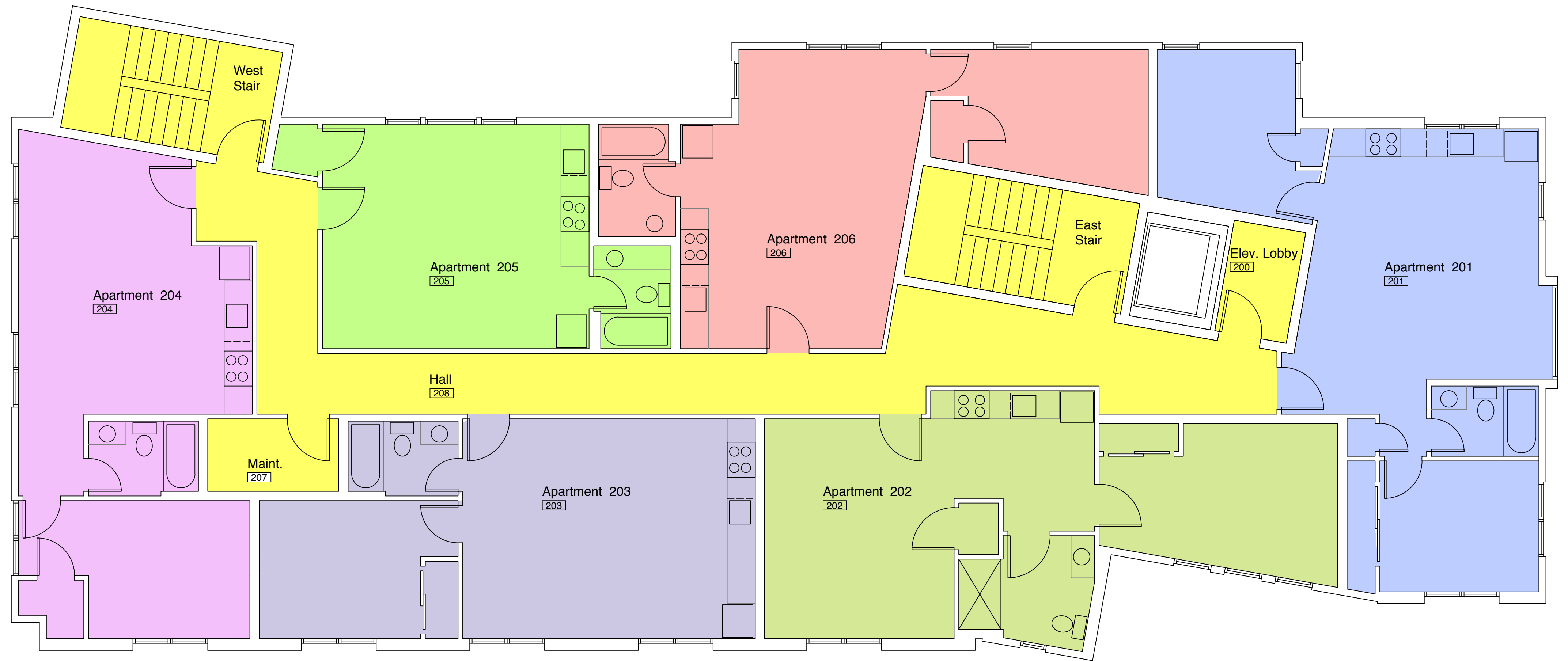




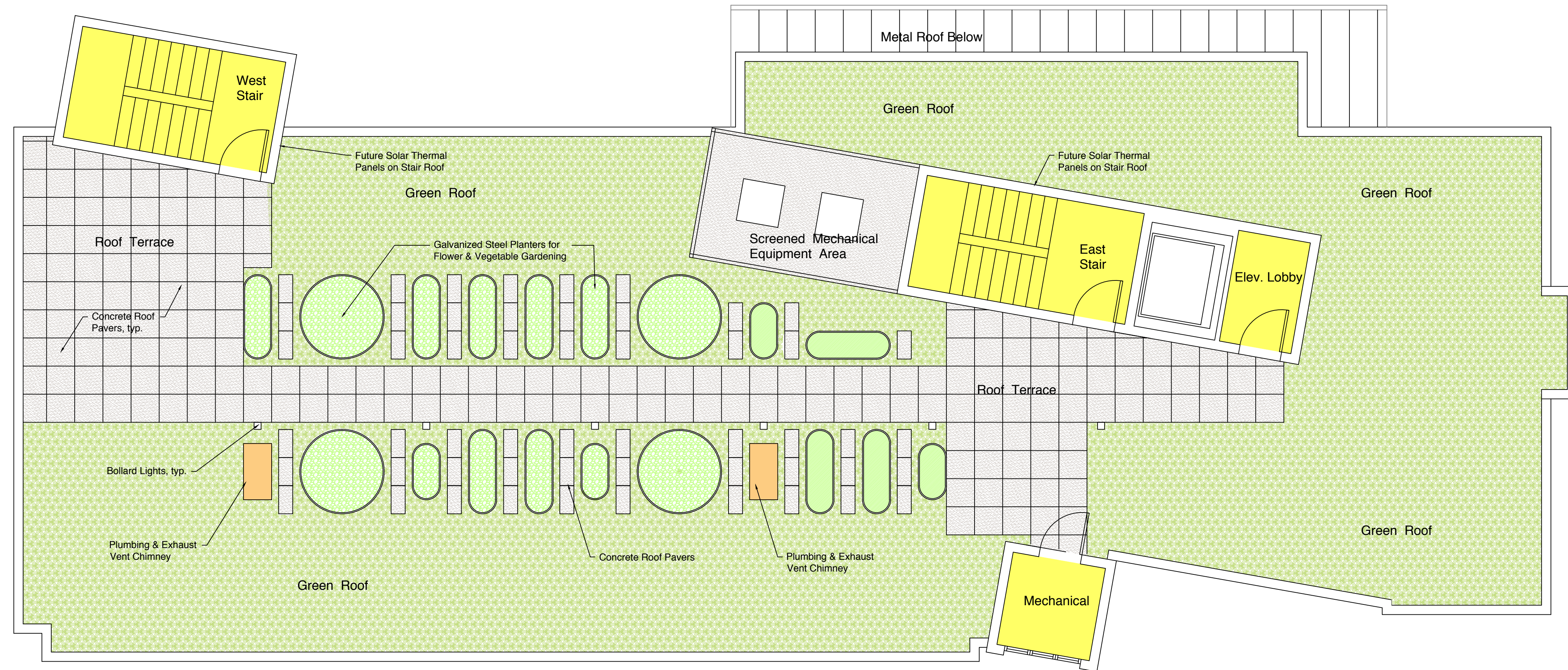




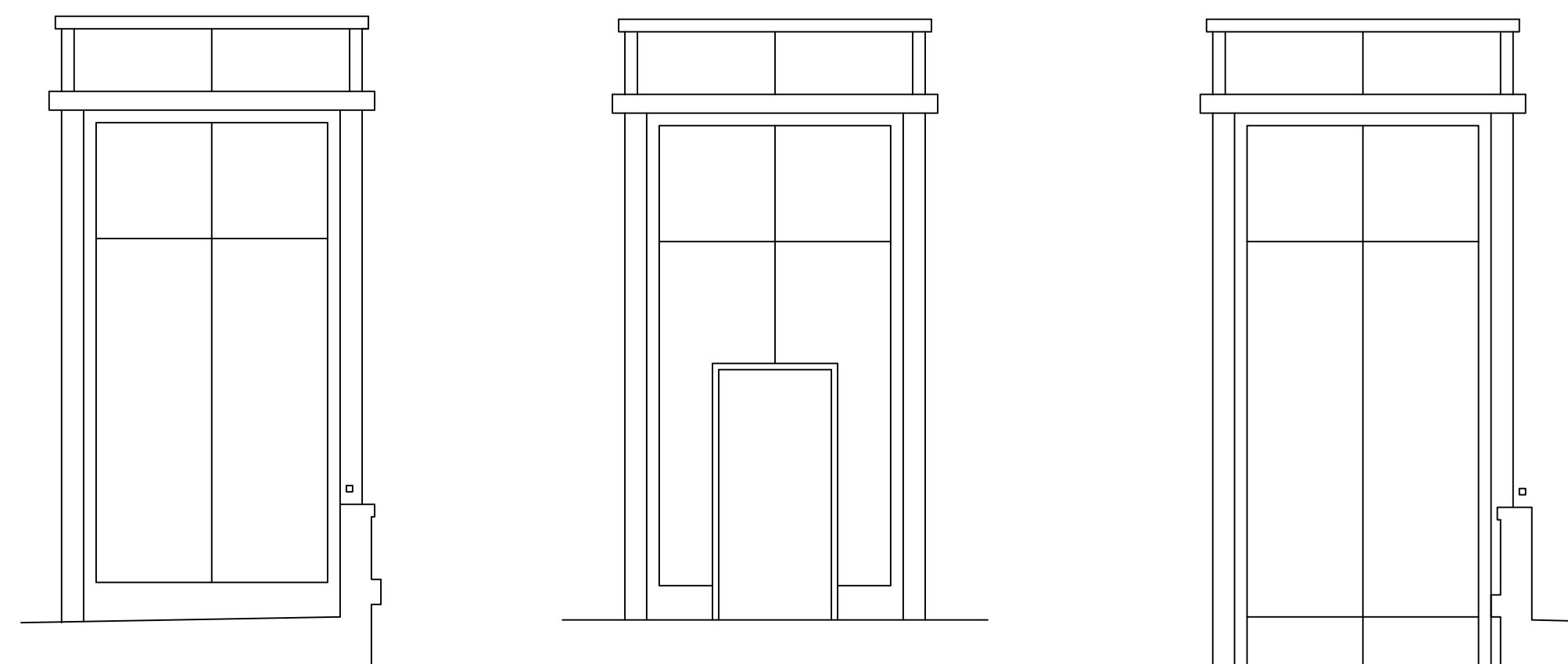




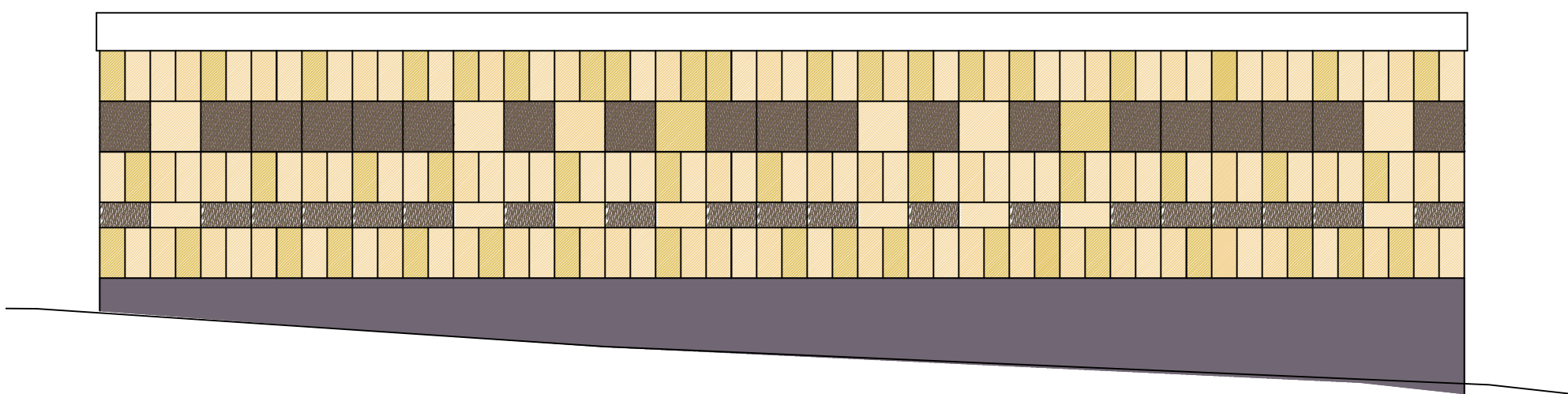




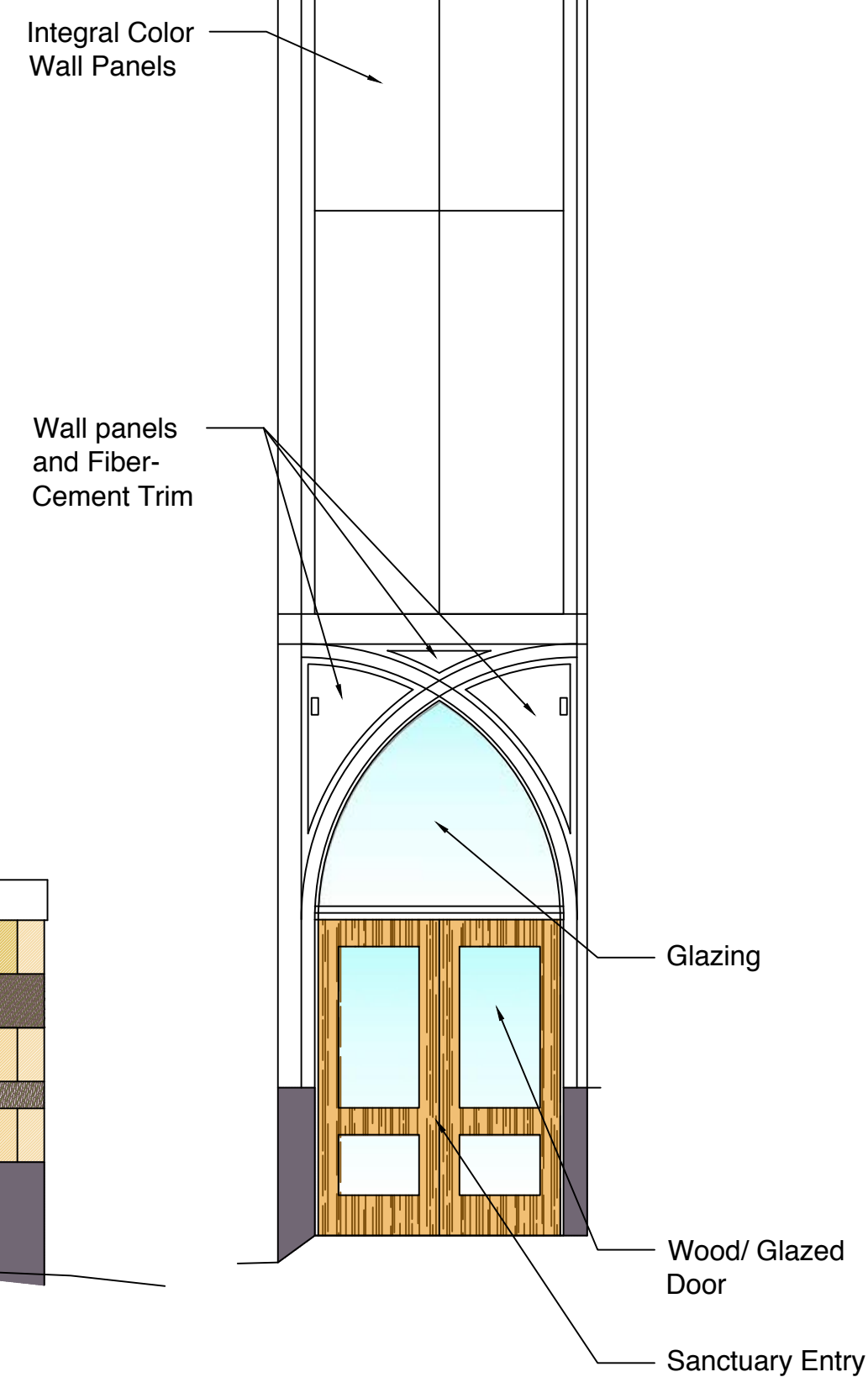




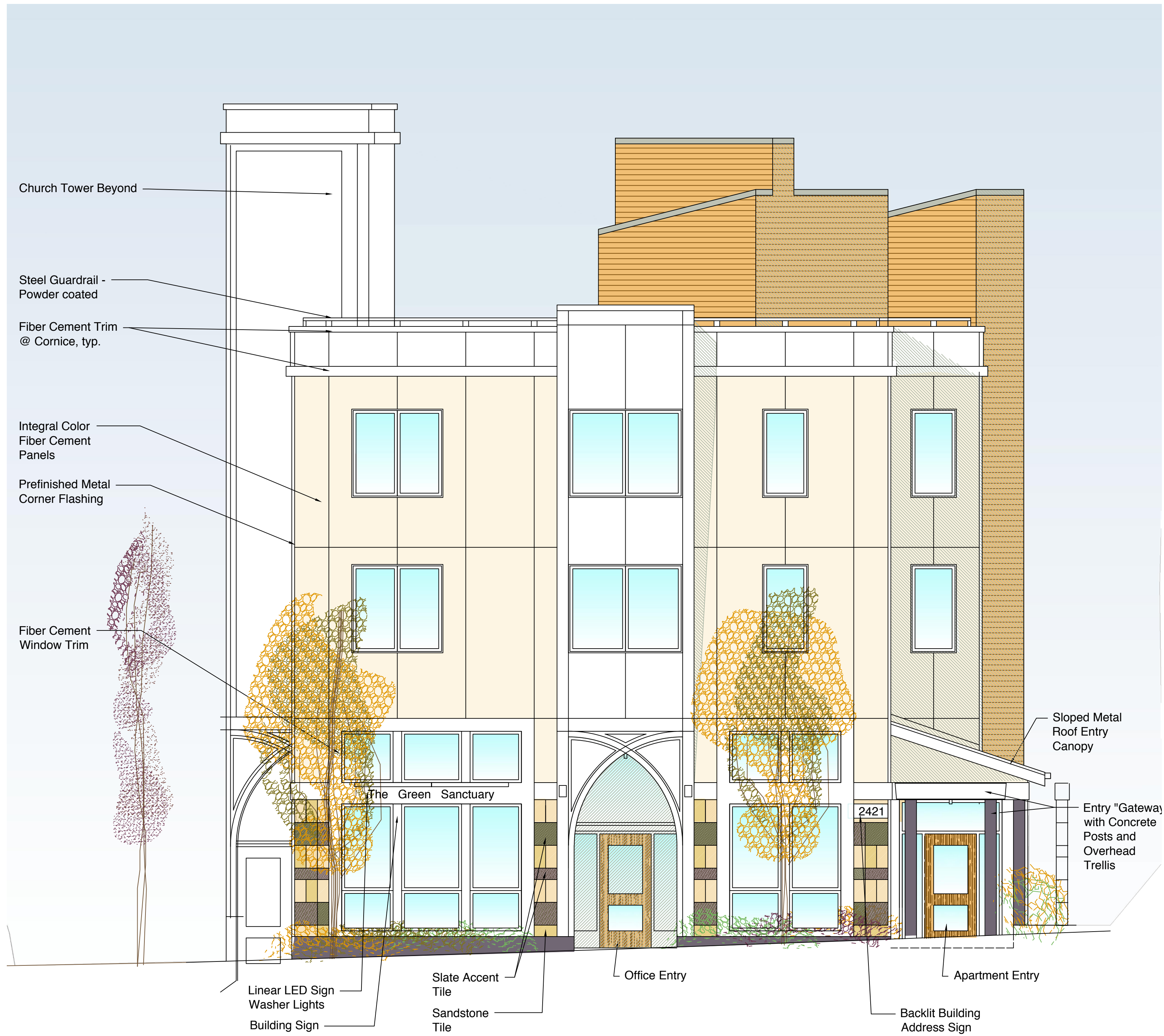
WEST  
NORTH  
TOWER ELEVATIONS



NORTH GARDEN WALL  
ELEVATION



EAST  
TOWER  
ELEVATIONS



EAST ELEVATION





SOUTH ELEVATION

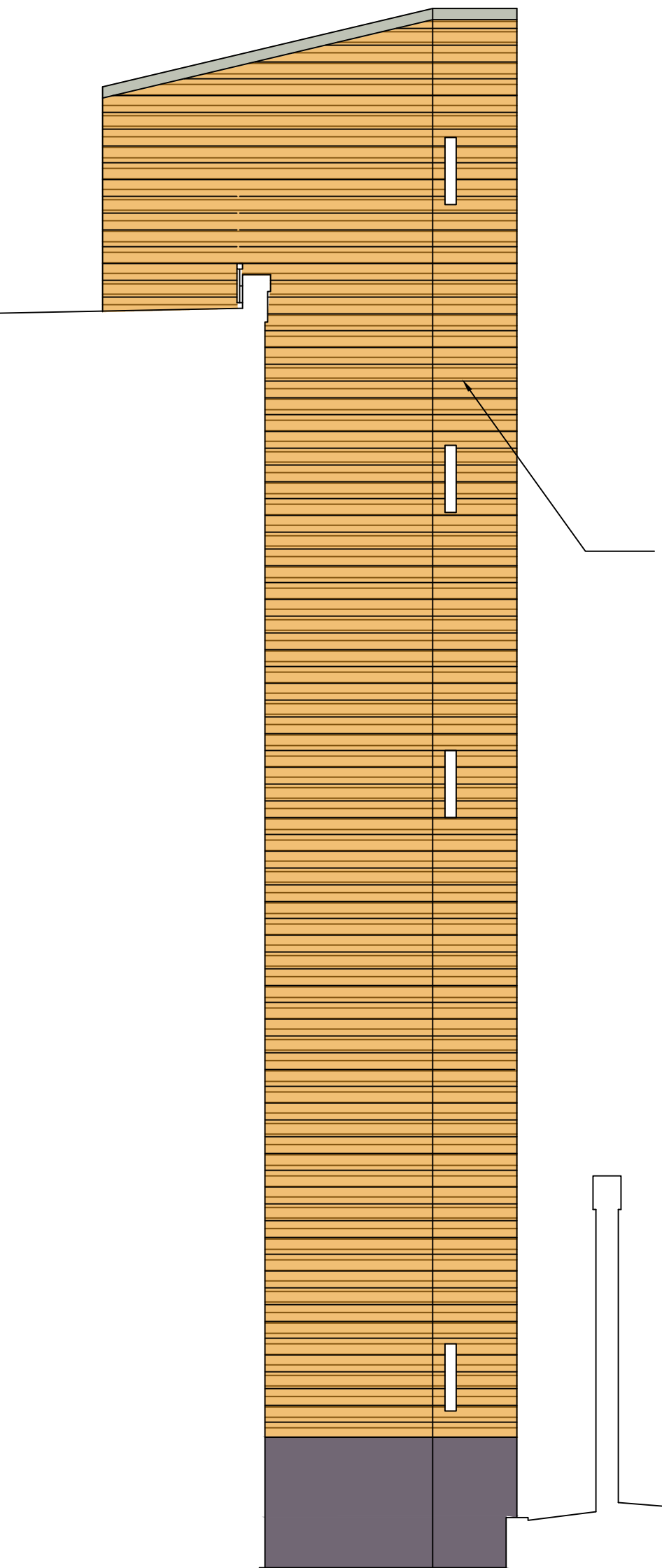
0' 4' 8' 16'



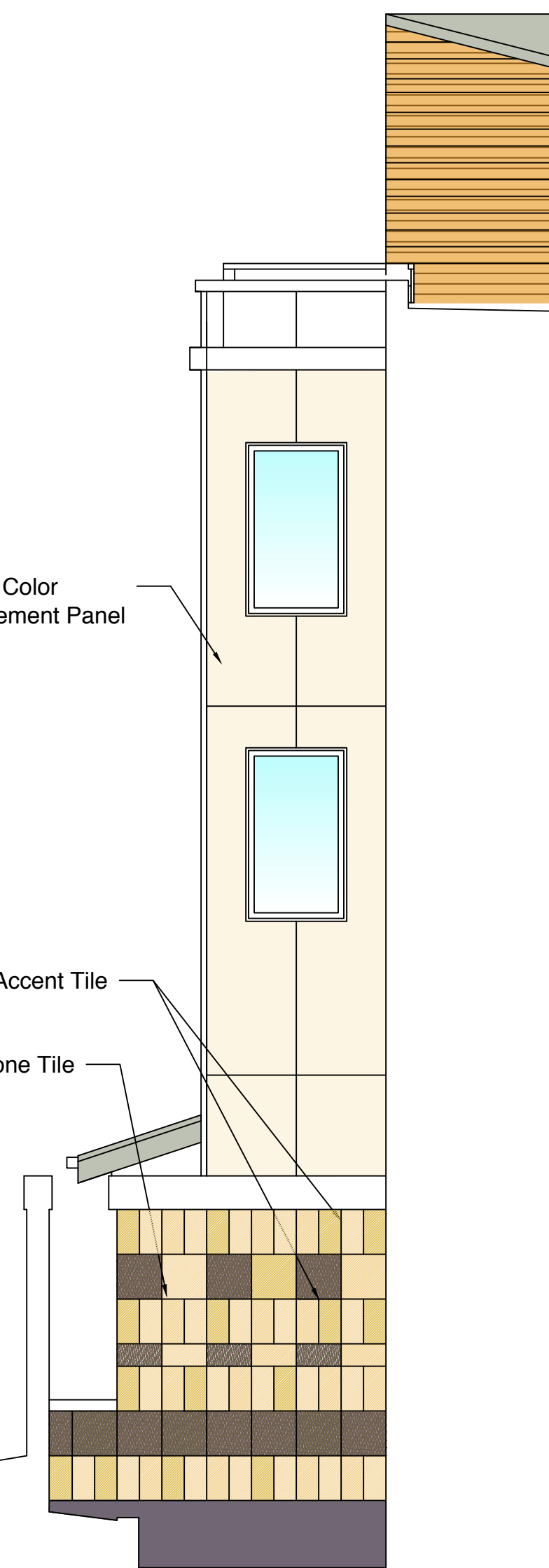


WEST ELEVATION

0' 4' 8' 16'

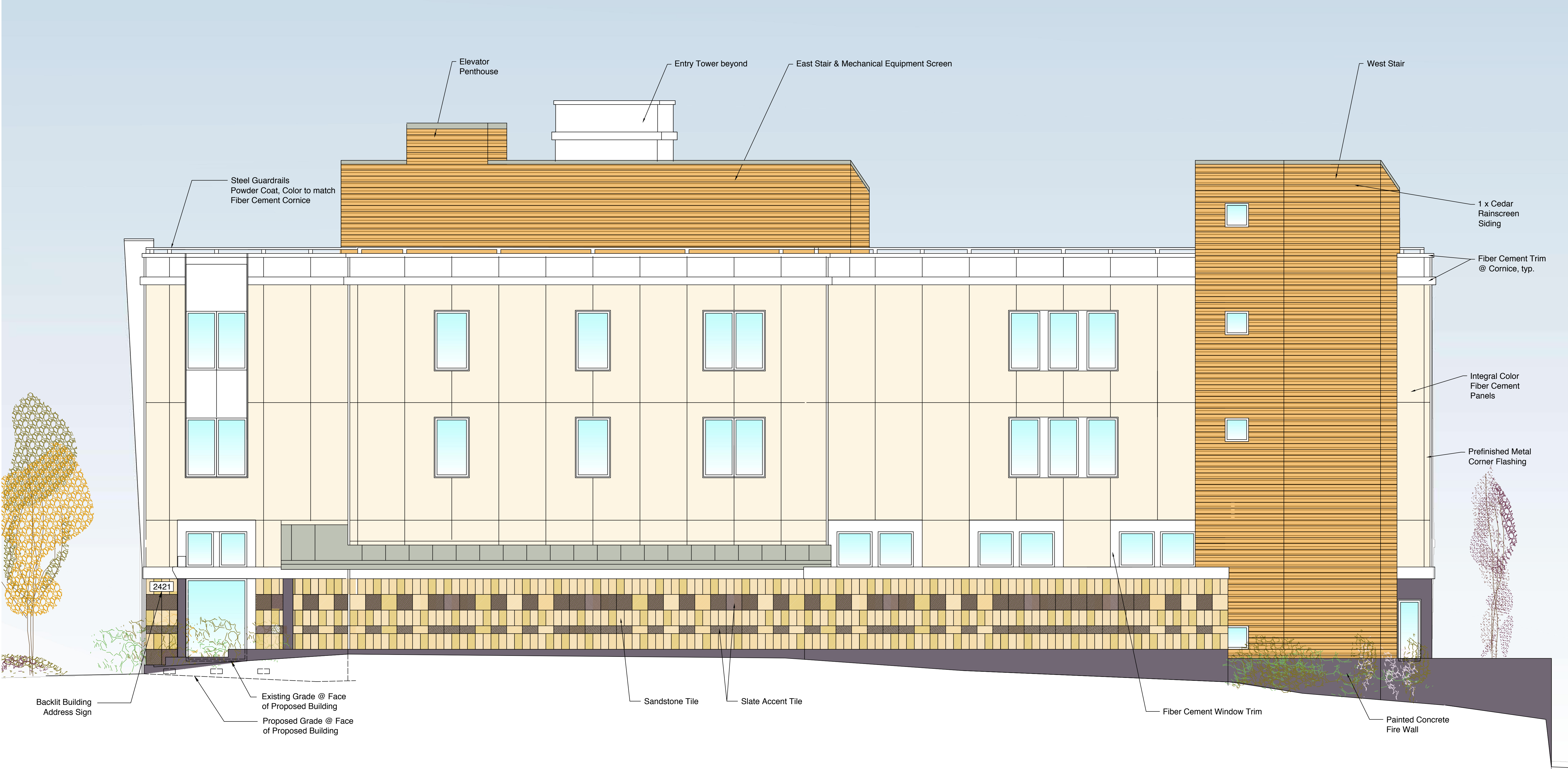


GARDEN ELEVATION WEST



EAST





al terry

architecture

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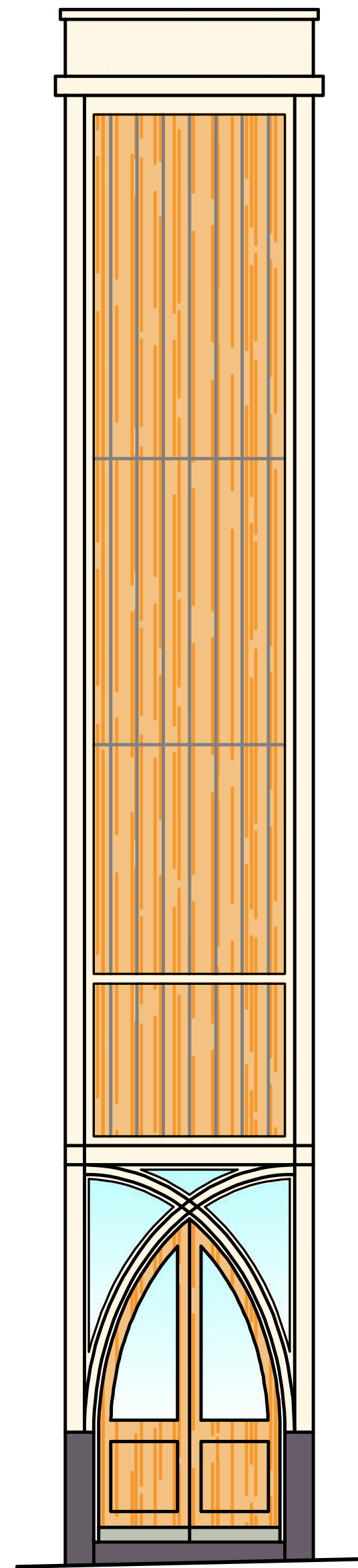
NORTH ELEVATION

Date:

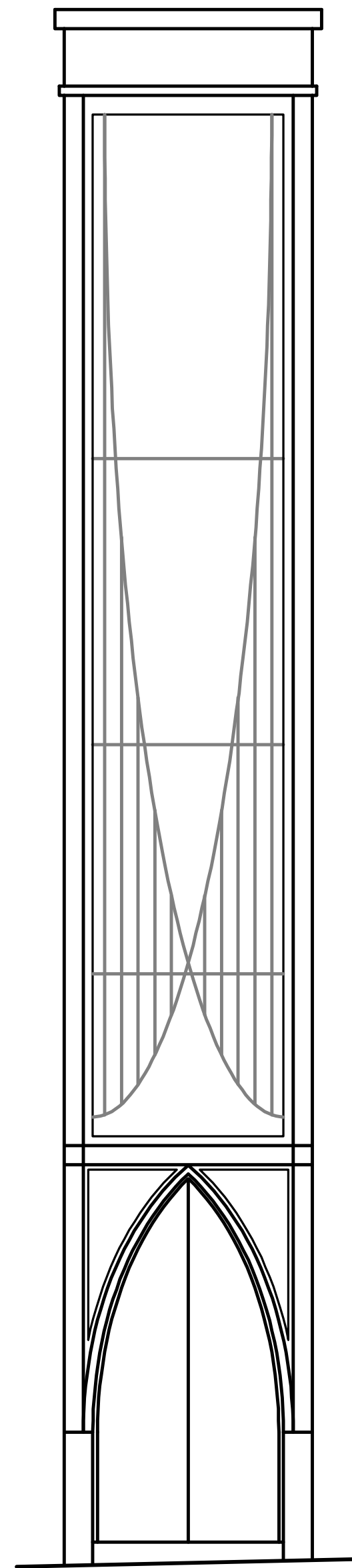
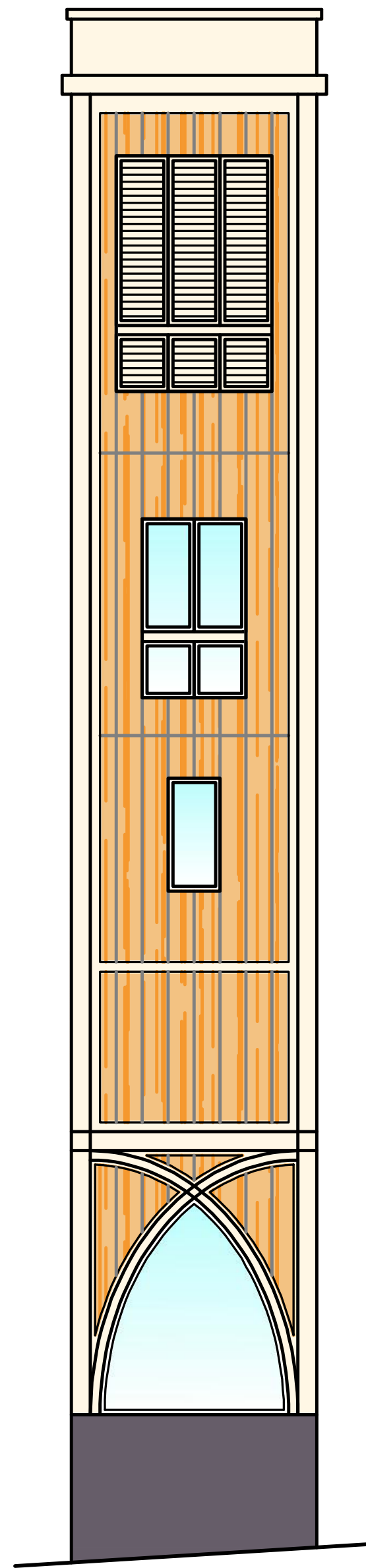
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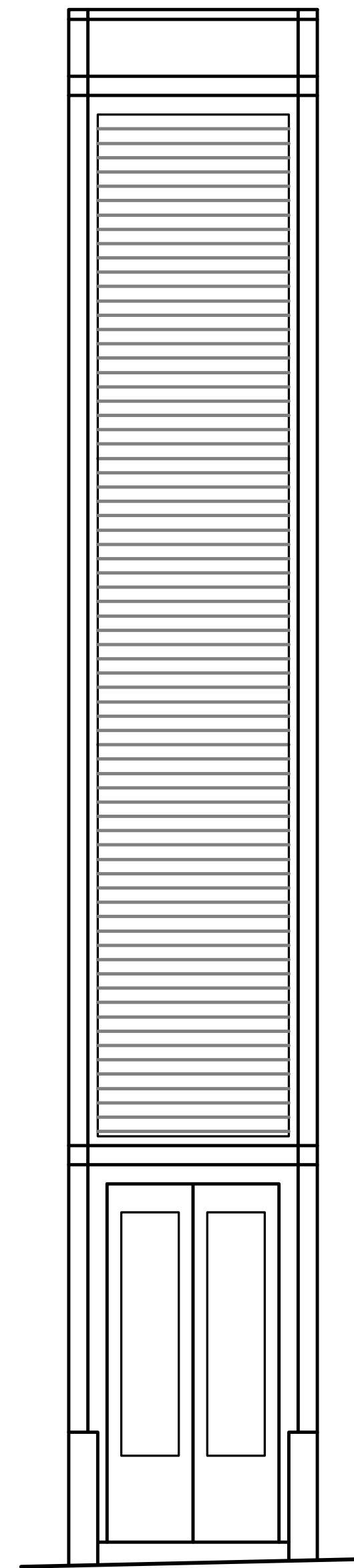
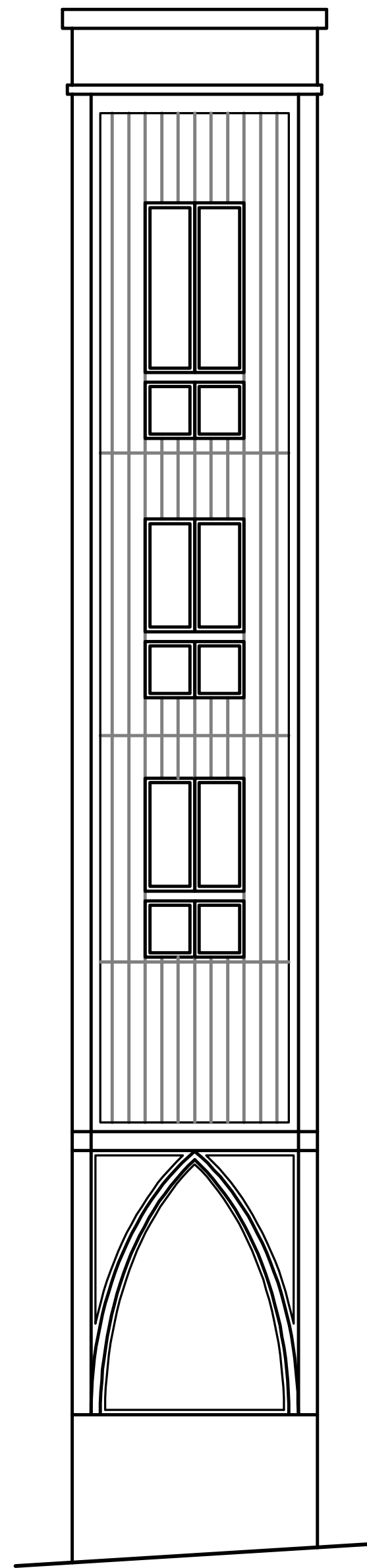




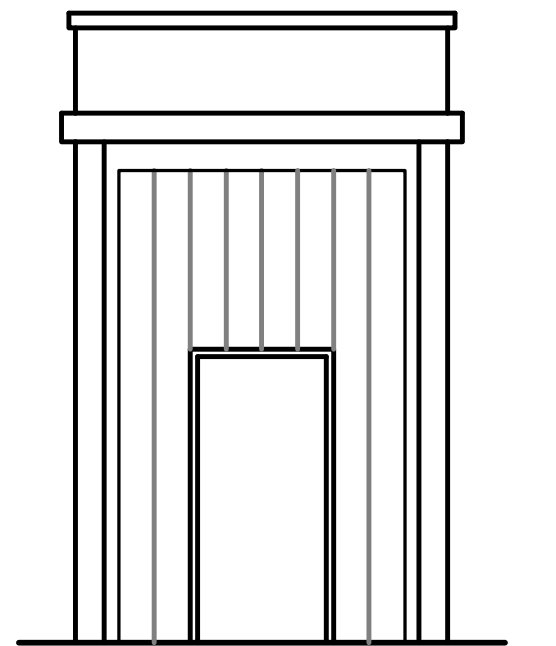
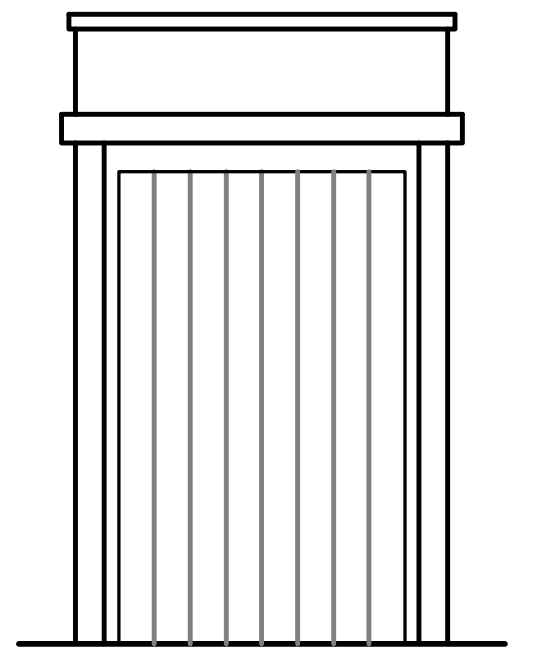
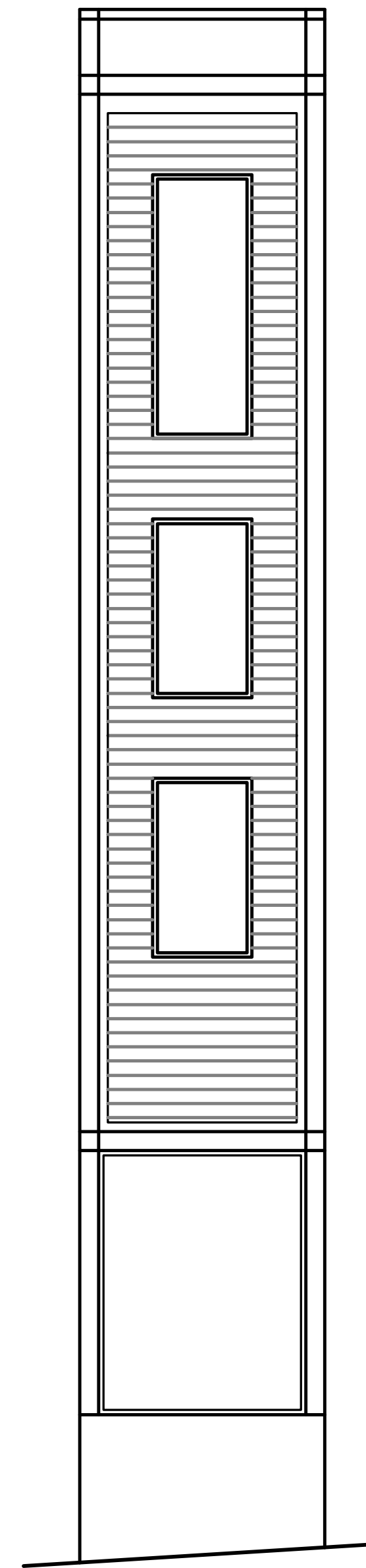
PROPOSED



ALTERNATE A



ALTERNATE B



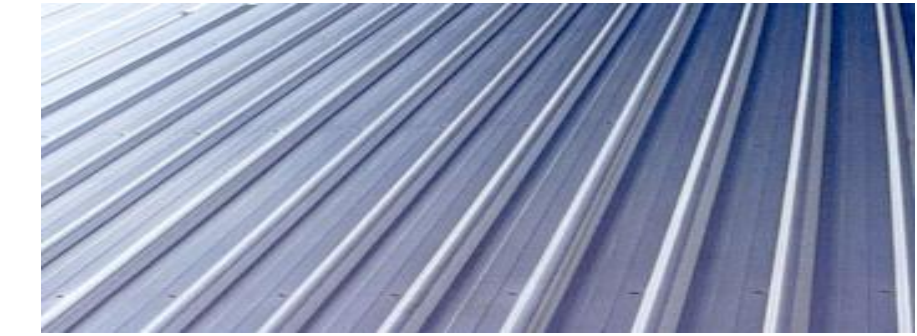
NORTH





1. Metal Roofing

"Zincalume"



2. Rain Screen Wood Siding -

Natural Cedar



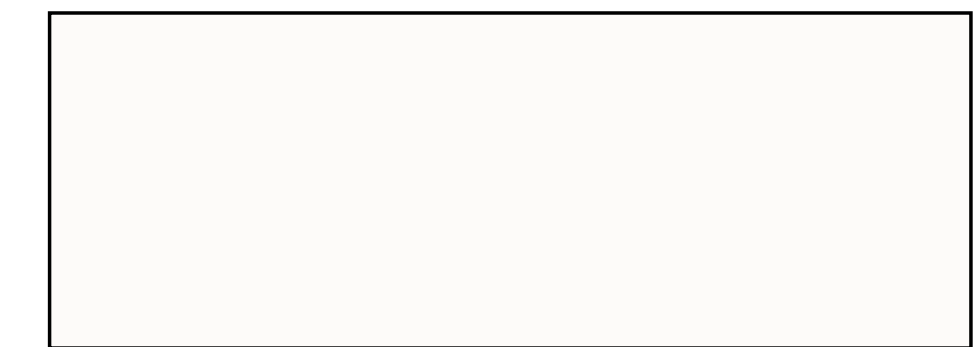
3. Guardrails -

Powder Coated, White



4. Cornice, Corner boards, Window trim, and Church Tower:

Fiber Cement Exterior Wall Panels - Sil-Leed, "Iceberg, Treated"



5. Fiber Cement Exterior Wall Panels, general color: Sil-Leed, typical:

"Desert, Treated"



6. Stone Tile

"Field" Color American Slate -

"Whisper Grass" (Sandstone)



7. Stone Tile "Accent" American Slate -

"Molten Palace" (Slate)



8. Exposed Concrete (Painted)

Tnemec 56GR - "Ivory Charcoal"







XWF2 - Wall Cylinder Down Light



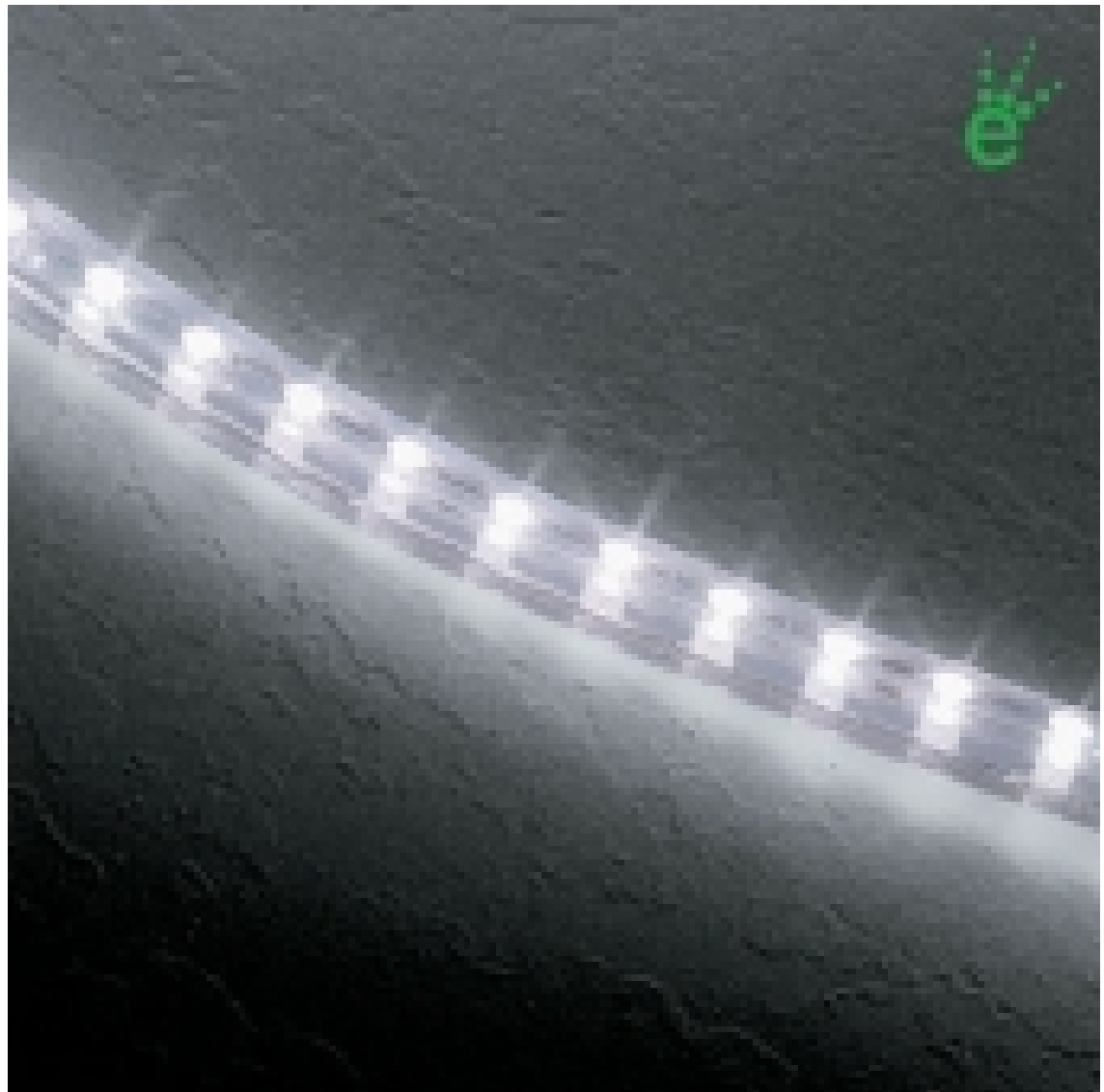
XF1 - LED Spot / Washer Light



XWL2 - Linear LED Sign Washer Light



XWL4 - Backlit Building Address Sign



XWL1 - LED Rope Light



XWF3 - Low Wall Walkway Washer



PRIORITY GREEN CHECKLIST			
Element	Element Description	Strategy	Points
EC-1	2030 Challenge	Proposed Design modeled in eQuest and is projected to be more than 20% better than 2009 SEC	2
EC-2	On-Site Renewables	Project will be ready for incorporation of future Solar Thermal System	0
EC-3	Power Generation	None	0
EC-4	Passive Climate Response	Proposed Design will be naturally ventilated and daylit	1
EC-0	Innovative Energy	Use of geothermal heat pump and piping in shoring piles for both building heating	1
HP-1	Historic Landmark	NA	0
HP-2	Brownfield Redevelopment	NA	0
HP-3	Housing	Project to have 12 units of Affordable Housing per Seattle Dept of Housing regs. for Property Tax Waiver	2
HP-4	Urban Agriculture	Planter boxes will be provided in the Bayview planting strip and on the roof for P-patch gardening	1
HP-5	Green Collar Jobs	NA	0
HP-6	Innovative Transportation	No on-site parking - near North Beacon Hill Light Rail Station	1
HP-0	Innovative Community	NA	0
W-1	Rainwater Reuse	Proposed Design includes a Cistern to collect Rainwater for use in toilet flushing & irrigation	1
W-2	Gray water / Black Water Reduction	Proposed Design will use Water Sense fixtures & a greywater system	1
W-3	Stormwater Infrastructure	This option was eliminated at SDOT 30% review meeting	0
W-4	Green Shorelines	NA	0
W-0	Innovative Water	NA	0
G-1	Green Roof	Proposed Design roof areas will be at least 50% green roof	1
G-2	Urban Forest	NA	0
G-3	Green Factor	Proposed Design easily exceeds this requirement - See Green Factor Calcs on Landscape Plans	1
G-0	Innovatite Green Sites	NA	0
WR-1	Re-Use / Recycling Existing Material	Recycle all concrete, block and brick as well as salvage other materials for reuse	1
WR-2	Construction Waste Recycling	Attempting to arrange to move the existing house to another location	???
WR-0	Other Innovative Recycling	Construction waste recycling program	1
		Total Points	

PROJECT DESCRIPTION

DPD # 3005359

SDOT # 100431

Tax Parcel # 9122000245

**Sustainability Objectives** The project is participating in City of Seattle Department of Planning and Development’s Priority Green Permitting program. The project will also be pursuing Built Green Certification at the 4 or 5 star level.

SUSTAINABILITY FEATURES

AIA 2030 Challenge (EC-1)

The building is being designed with a robust building envelope and high efficiency mechanical and electrical systems. The energy modeling performed in eQuest for the proposed design demonstrated that the performance of the building envelope, as well as, the mechanical and electrical systems will result in a building design that is more than 20% better than the 2009 SEC.

Renewable Energy Systems (EC-2)

The project will be built solar thermal ready and PV ready for the future addition of these systems.

Passive Energy Systems (EC-4)

All of the habitable rooms within the proposed building design are designed to have natural ventilation. All of the rooms except toilet rooms and other non-habitable rooms have been designed to have natural daylight.

Innovative Energy Systems (EC-0)

The proposed design may include geothermal loops for heating and possible cooling if shoring piles are used in the foundation. These geothermal loops would be integrated with a water-to-water heat pump hydronic heating system.

Affordable Housing (HP-3)

The project will include 12 units of affordable housing for rental as apartments. The rental rates will be set to meet the HUD Guidelines that the City’s Department of Housing uses to determine property tax credits.

Urban Agriculture (HP-4)

Planters will be provided in the Bayview planting strip and on the roof. There will be 448 SF of planters in (14) 4’ x 8’ cedar planter boxes located in the Bayview planting strip for use as a small community P-patch. There will be 250 SF of galvanized steel tanks on the roof for use as planters by the apartment residents. This represents a total of 698 SF of planters are slightly more than 11% of the lot area.

Transportation (HP-6)

The project site was intentionally selected to be near to several Metro bus routes and the North Beacon Hill Link Light Rail Station to take advantage of public transportation. The zoning for this site does not require automobile parking. There will be no parking spaces for automobiles on site. There is short term bicycle parking located on the north side of the building and there is long term or covered bicycle in the basement.

Rainwater Harvesting (W-1)

The proposed design includes a 6,500-gallon cistern for rainwater harvesting. This cistern will allow for just shy of 75,000 gallons of water to be collected on an average annual basis or a little over half of the 139,500 gallons of average annual rainfall on the site. It is anticipated that this water will be used for toilet flushing and irrigation.

Greywater / Blackwater Reduction (W-2)

The proposed design will make use of water sense toilets and urinals; low flow showerheads and faucets; and, water sense dishwashers and washing machines to reduce water consumption, the creation of wastewater, and minimize the need for hot water. Additionally, the building will be fitted with a split wastewater piping for a future greywater harvesting system for water reuse for irrigation and toilet flushing.

Green Roof (GS-1)

The total roof area is 4,540 SF of which 2,386 SF is a Green Roof of Sedums with a minimum 4” thick soil base or just over half of the roof area.

Green Factor (GS-3)

The Land Use Code requires that projects in an NC Zone achieve a Green Factor of 0.3. Priority Green increases that requirement to 0.4. The proposed design has a Green Factor of over 0.7 or well in excess of the required minimums; refer to Green Factor Worksheet on Sheet L-2 of the Landscape Plans.

Site Salvage & Recycling (WR-1)

The project specifications will require that the general contractor recycle all asphalt, concrete, concrete block, concrete rubble or brick removed from the site. The project specifications will require that the general contractor salvage as much of the house and garage as possible and where salvage is not possible then to separate the demolition waste for recycling, chip mulching or waste disposal. It is anticipated that several of the trees that need to be removed will be sawn for timber for use in making some furnishings for the project. Those trees not designated for use for their lumber will be turned into chip mulch for reuse on site or at other locations.

Construction Recycling (WR-2)

The project specifications will require that the general contractor implement an ambitious construction waste recycling program in order to maximize recycling and reuse of construction waste and minimize construction debris being sent to the landfill.

Innovative Structure Reuse (WR-3)

The Church has advertised the house for sale for relocation to another site in lieu of salvage or demolition. If this effort is successful the reuse of the house structure will be a significant diversion of material from the waste stream.





al terry

architecture

4609 s snoqualmie st, seattle wa 98118  
206.254.0700 www.altarch.com

Owner:

Findlay Street Christian Church

3201 Hunter Blvd S Seattle WA 98144  
206.725.5067

Project:

THE GREEN SANCTUARY

2421 14th Ave S Seattle WA 98144

Contents:

SOUTHEAST PERSPECTIVE

Date:

EDG Rev	02.23.10	
MUP Ap	10.07.10	
MUP Rev 1	01.18.11	

20





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NORTHEAST PERSPECTIVE

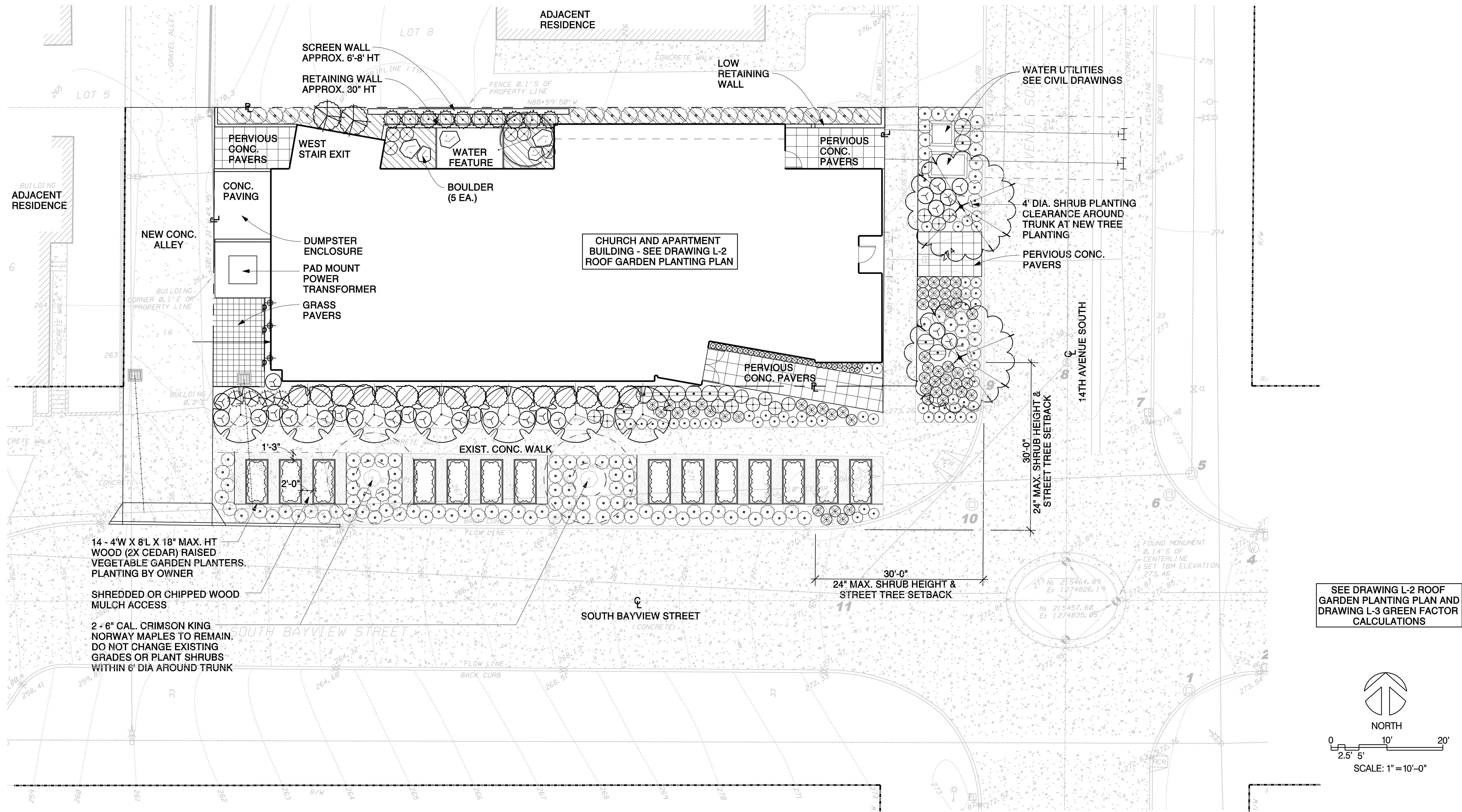
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MUP Ap	10.07.10	
MUP Rev 1	01.18.11	



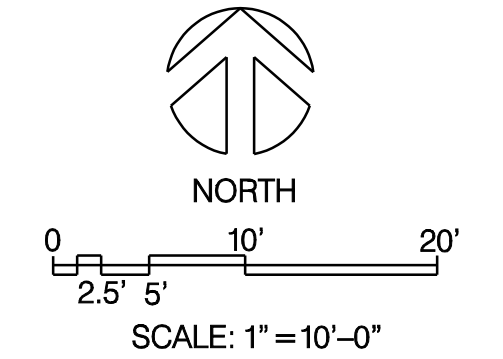






PLANT LEGEND									
SBL.	NAME	SIZE & REMARDS	QTY.		SBL.	NAME	SIZE & REMARDS	QTY.	
	GINKGO biloba 'Autumn Gold' AUTUMN GOLD GINKGO TREE	B&B, 2-1/2" CAL, 12'-15' HT, 35' SPACING	02		RIBES sanguineum 'King Edward VII' KING EDWARD VII FLOWERING CURRANT	5 GAL, 24"-30"HT 5' SPACING	02		POLYSTICHUM munitum SWORD FERN
	FAGUS sylvatica 'Dawyck Purple' DAWYCK PURPLE BEACH	B&B, 1-3/4" CAL., 10'-12' 12' SPACING	07		CORNUS sericea 'Kelsey' KELSEY DWARF REDTWIG DOGWOOD	1 GAL, 10"-12" HT 30" SPACING	106		PLEIOBLASTUS viridi-striatus VIRIDI-STRIATUS GROUND-COVER BAMBOO (RUNNING)
	ACER palmatum 'Sangokaku' CORAL BARK JAPANESE MAPLE	B&B, 2-1/2" CAL, 8'-10' HT	01		MAHONIA auquifolium 'Compacta' COMPACT OREGON GRAPE	2 GAL, 12"-15" HT 36" SPACING	26		IMPERATA cylindrica 'Red Baron' RED BARON JAPANESE BLOOD GRASS
	ROSA rugosa 'Alba' WHITE FLOWERING RAGOSA ROSE	5 GAL, 24"-30" HT 48" SPACING	16		SPIREA japonica 'Magic Carpet' MAGIC CARPET JAPANESE SPIREA	5 GAL/24"-30" HT 36" SPACING	11		PARTHENOCISSUS quinquefolia VIRGINIA CREEPER
	VACCINIUM x 'Sunshine Blue' (Southern Highbush) SUNSHINE BLUE BLUEBERRY	2 GAL, 15"-18" HT 36" SPACING	04		BERBERIS autropurpurea 'Crimson Pigmy' CRIMSON PIGMY BARBERRY	2 GAL/12"-15" HT 30" SPACING	12		PACHYSANDRA terminalis JAPANESE SPRUGE
	VACCINIUM ovatum EVERGREEN HUCKLEBERRY	2 GAL, 15"-18" HT 36" SPACING	23		LAVENDULA angustifolia 'Hidcote' HIDCOTE ENGLISH LAVENDER	1 GAL/24" SPACING 24" SPACING	69		VEGETABLE GARDEN PLANTING
					HEMEROCALLIS 'Stella de Oro' STELLA DE ORO DAY LILLY	1 GAL/24" SPACING 20" SPACING	53		GREEN ROOF PLANTING
									EVERGREEN GROUNDCOVER SEDUMS: - SEDUM acre 'Auteum' / AUTEUM STONECROP - SEDUM album 'Murale' / MURALE STONECROP - SEDUM rupestre 'Angelina' / ANGELINA STONECROP - SEDUM spathifolium /Cape Blanco' / CAPE BLANCO STONECROP

SEE DRAWING L-2 ROOF GARDEN PLANTING PLAN AND DRAWING L-3 GREEN FACTOR CALCULATIONS



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LANDSCAPE ARCHITECTURE  
SITE PLANNING

GREEN  
SANCTUARY  
2421 14th Avenue South  
Seattle, WA  
DPD PROJECT # 3005359

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
JAMES S. VAN DE VANTER  
CERTIFICATE NO. 357

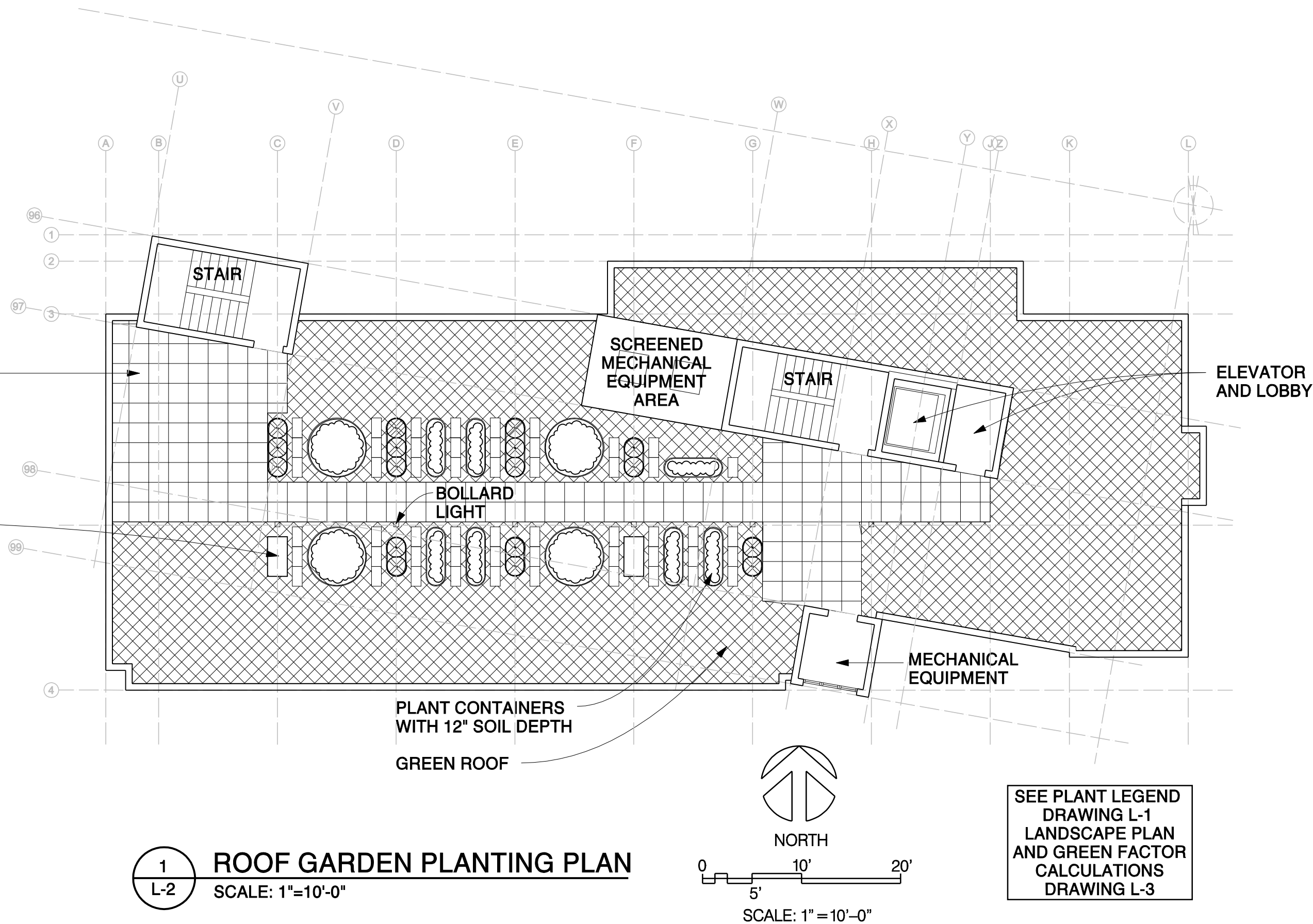
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TITLE	
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DESIGNED	JVDV
DRAWN	JVDV
CHECKED	
DATE	9-22-2010
CADD FILE	
JOB NUMBER	

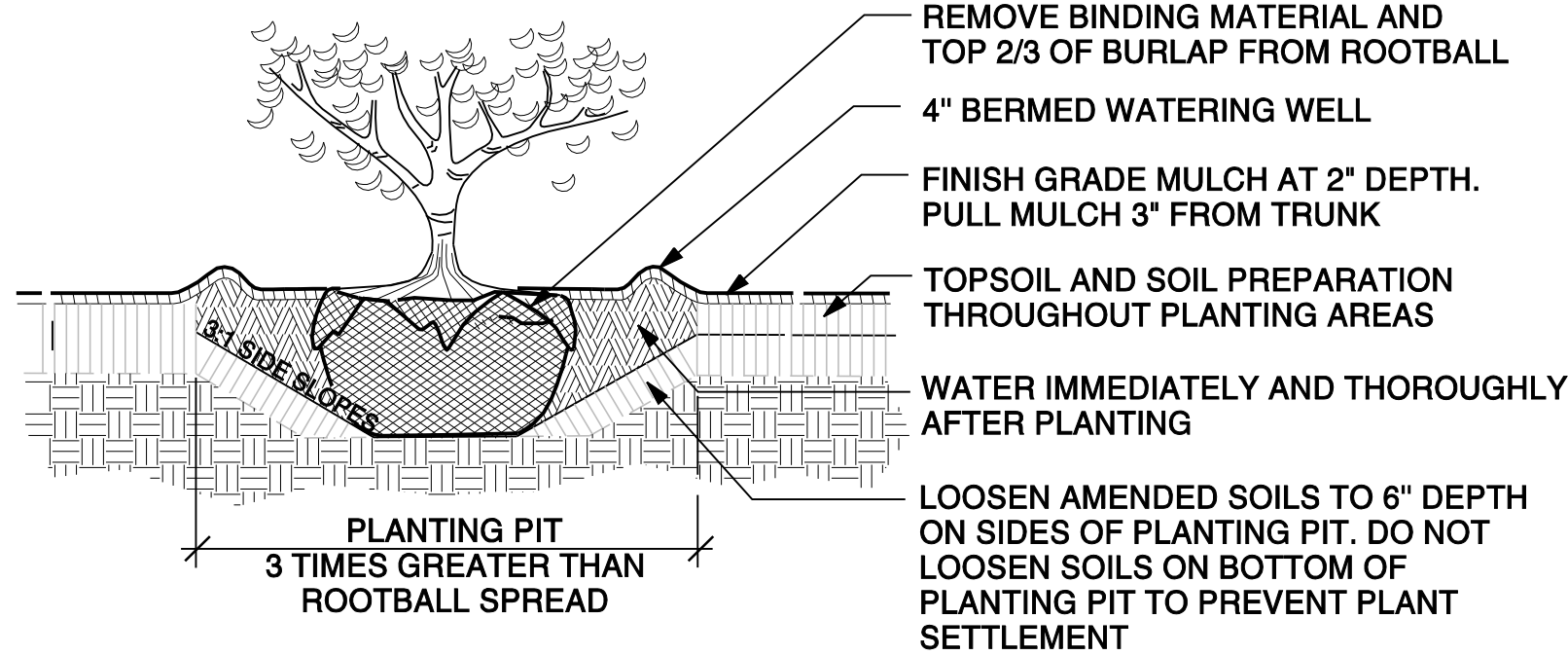


CONC. PAVERS

PLUMBING &  
EXHAUST VENT  
CHIMNEY



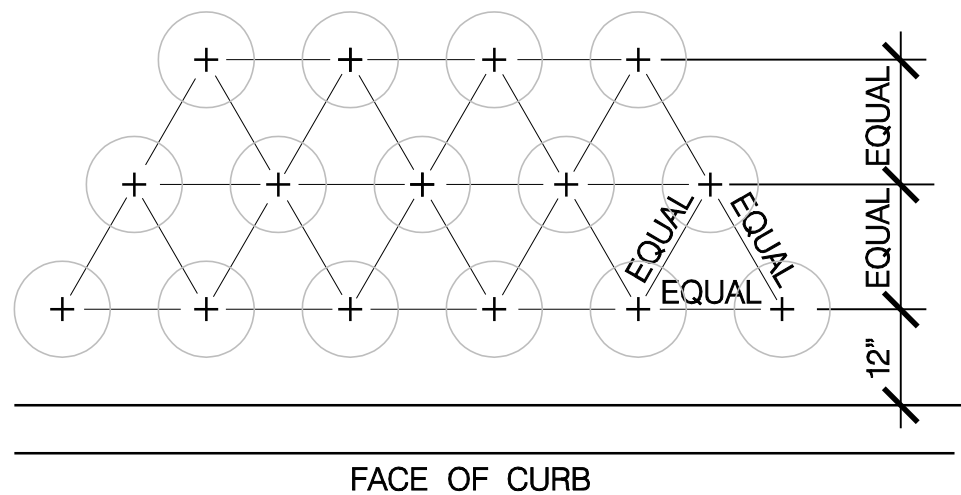
PIT PLANTING:  
FINISH GRADE TOP OF ROOTCROWN  
AT PLANTING 1" HIGHER THAN  
DEPTH GROWN IN NURSERY.



2  
L-2

SHRUB PLANTING DETAIL  
NOT TO SCALE

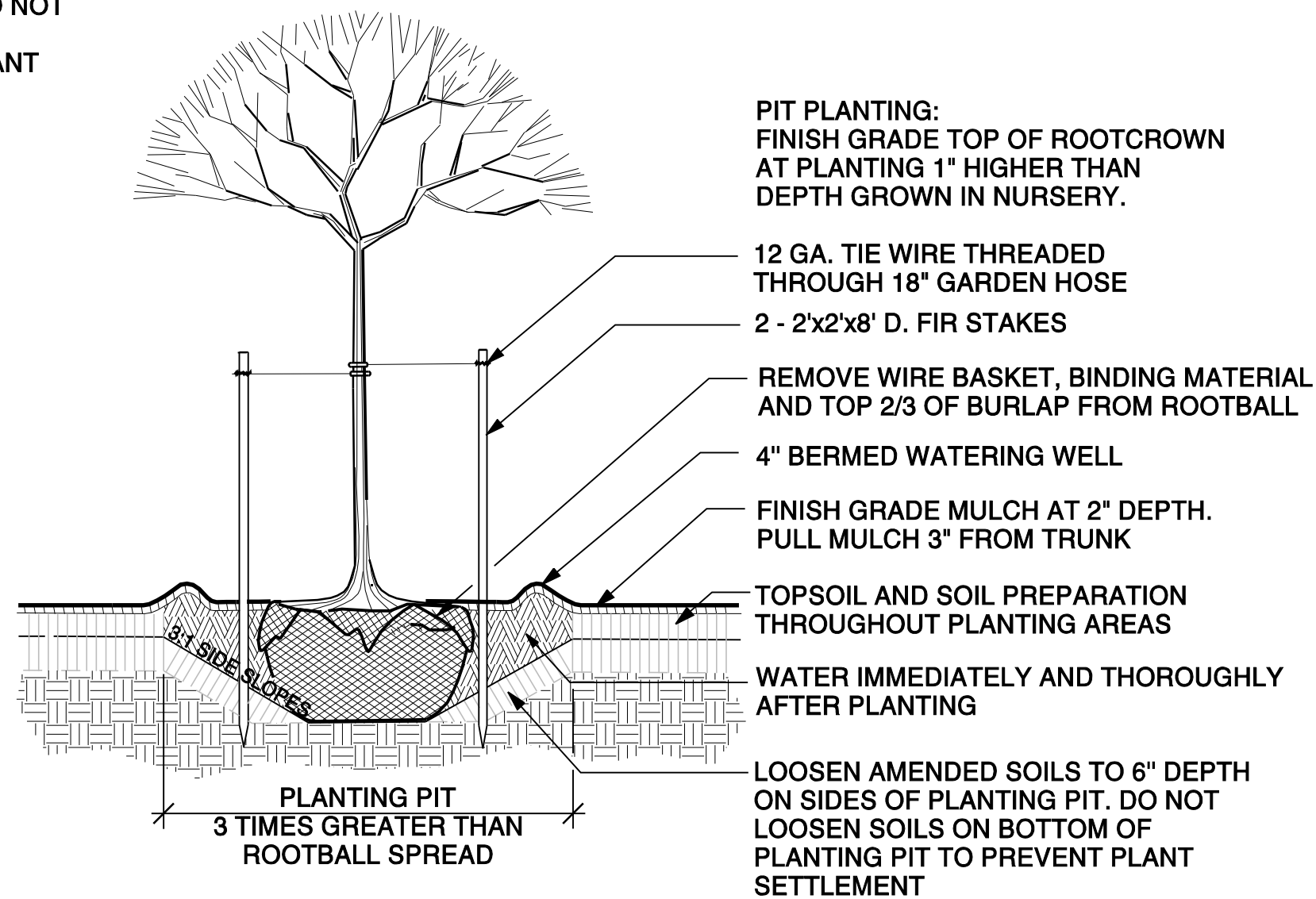
SEE PLANT LEGEND FOR  
GROUNDCOVER PLANT  
SPACING SPECIFICATION



3  
L-2

GROUNDCOVER PLANTING DETAIL  
SCALE: 1/2"=1'-0"

PIT PLANTING:  
FINISH GRADE TOP OF ROOTCROWN  
AT PLANTING 1" HIGHER THAN  
DEPTH GROWN IN NURSERY.



4  
L-2

DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

Green Factor Score Sheet			
Project title: Site Plan A, Green Sanctuary		enter sq ft of parcel	minimum score determined by zone
Parcel size (enter this value first)		8,000	SCORE 0.72
To task from GF worksheet		Factor	Total
Landscape Elements**			
A Landscaped areas (select one of the following for each area)			
1	landscaped areas with a soil depth of less than 24"	enter sq ft 3530	0.1 353
2	landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6 -
3	Roentgen facilities	enter sq ft 0	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Much, ground covers or other plants less than 2' tall at maturity	enter sq ft 549	0.1 55
2	Shrubs or perennials 2' tall at maturity - calculated at 15 sq ft per plant (typically planted no closer than 15" on center)	enter number of plants 216	3456 0.3 1,037
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 8	402 0.2 192
4	Tree canopy for "small-medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0	0 0.3 -
5	Tree canopy for "medium-large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 0	0 0.4 120.0
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 0	0 0.4 -
7	Tree canopy for preservation of large existing trees with trunks 8" or more in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 2	30 0.8 24.0
C Green roofs			
1	Over at least 3" and less than 4" or growth medium	enter sq ft 0	0.4 -
2	Over at least 4" or growth medium	enter sq ft 2493	0.7 1,747.1
D Vegetated walls			
1		enter sq ft 180	0.7 126.0
E Approved water features			
1		enter sq ft 0	0.7 -
F Permeable paving***			
1	Permeable paving (up to base 6" and less than 24" of soil or gravel)	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5 -
G Structural soil systems***			
1		enter sq ft 0	0.2 -
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft 9518	0.1 951.8
2	Landscaped areas which at least 50% of aerial irrigation space are met through the use of harvested "cultural"	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right-of-way or public open spaces	enter sq ft 2,565	0.1 257
4	Landscaping in road cultivation	enter sq ft 856	0.1 85.6
* Do not count public rights-of-way in parcel size calculation			
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2008)			
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score			

Green Factor Worksheet*										
Site Plan A, Green Sanctuary		Planting Area								
		1	2	3	4	5	6	7	8	9
A1	square feet	915	1112	40	294	204	331	66	68	
A2	square feet									
A3	square feet									
B1	square feet	178	43	40	131	79	23	38	16	
B2	# of plants	54	82	13	26	35	3	3		
B3	# of trees	7	1							
B4	# of trees									
B5	# of trees	1	1							
B6	# of trees									
B7	# of trees	1	1							
C1	square feet									
D	square feet	450	1095	908						
E	square feet	180								
F1	square feet									
F2	square feet									
G	square feet									
H1	square feet	915	1112	40	294	204	450	1095	808	
H2	square feet									
H3	square feet	915	1112	40	294	204				
H4	square feet	448	108	900						

\* See Green Factor score sheet for category definitions  
\*\* Enter totals on the Green Factor score sheet

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1215 120th Ave NE  
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Bellevue, WA 98005  
(425) 451-8108  
(425) 455-3374 Fax

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STATE OF  
WASHINGTON  
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REVISIONS  
NO. DATE BY DESCRIPTION  
1 1-4-11 JVDV MUP REVISION 1

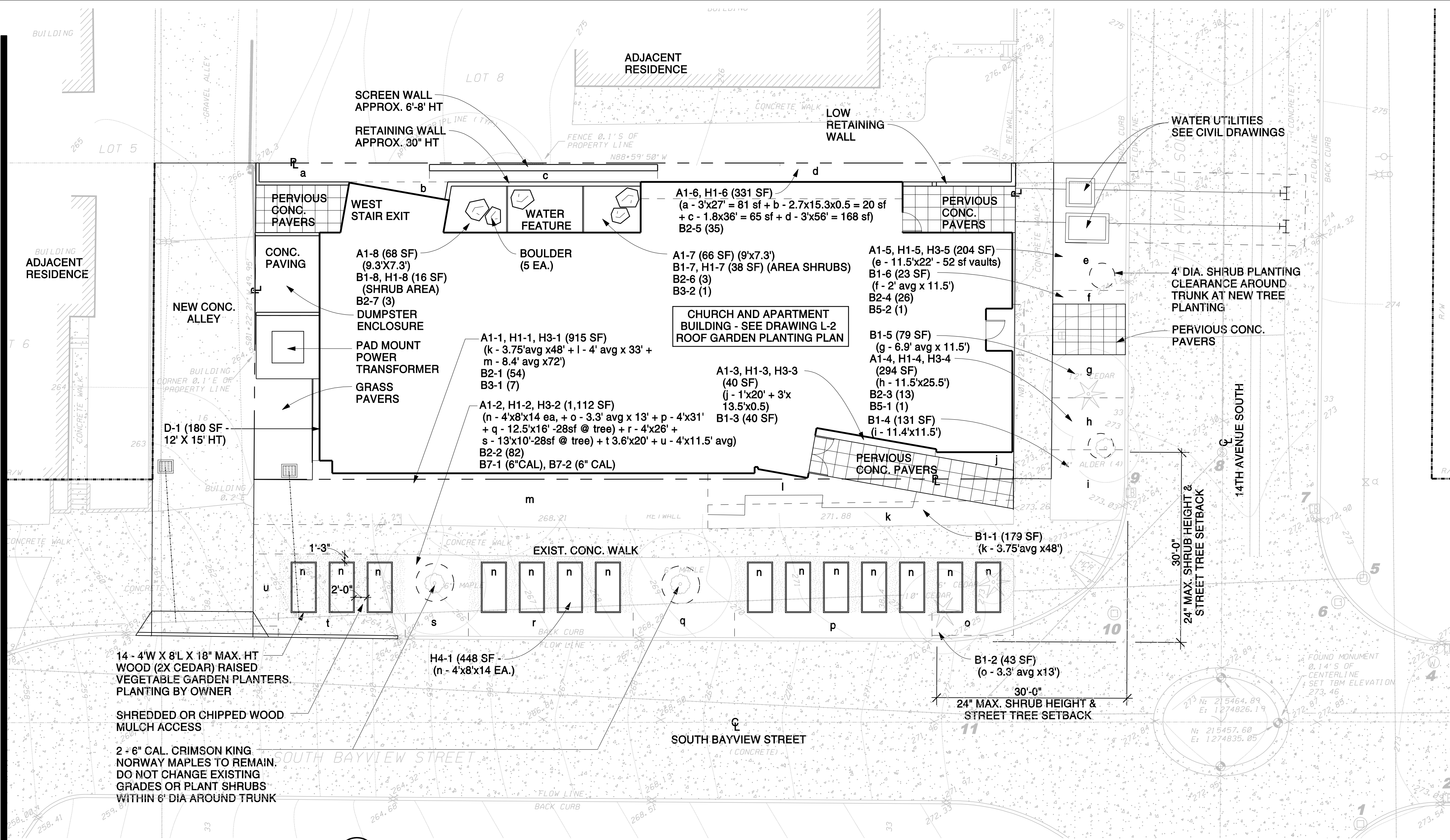
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PLANTING PLAN

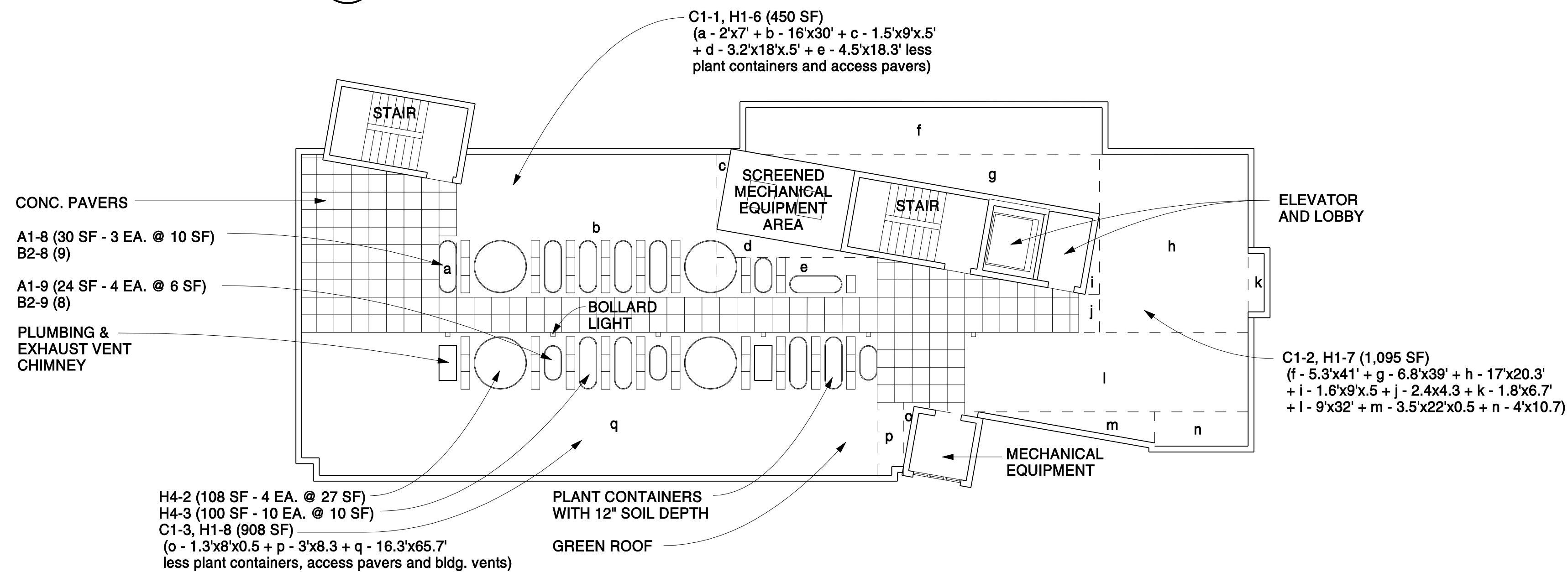
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CHECKED  
DATE 9-22-2010  
CADD FILE  
JOB NUMBER

L-2



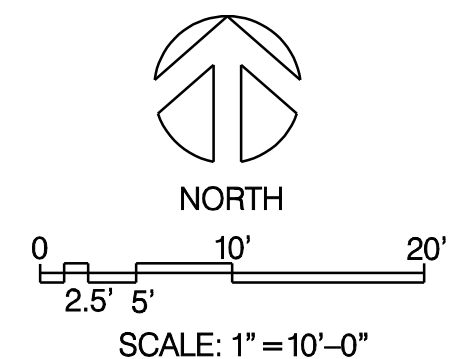


1 LANDSCAPE PLAN  
L-3 SCALE: 1"=10'-0"



2 ROOF GARDEN PLANTING PLAN  
L-2 SCALE: 1"=10'-0"

SEE LANDSCAPE PLAN DRAWING L-1,  
ROOF GARDEN PLANTING PLAN AND  
GREEN FACTOR WORKSHEET & SCORE  
SHEET DRAWING L-2



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Seattle, WA  
DPD PROJECT # 3005359



REVISIONS				
NO	DATE	BY	DESCRIPTION	
1	1-4-11	JVDV	MUP REVISION 1	

TITLE

GREEN FACTOR  
LANDSCAPE  
CALCULATIONS

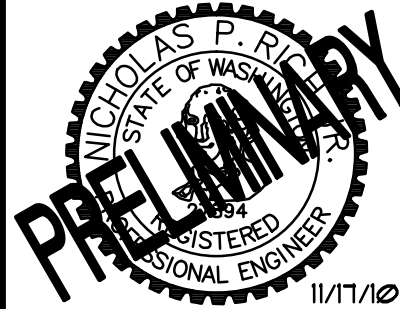
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DRAWN	JVDV
CHECKED	
DATE	9-22-2010
CADD FILE	
JOB NUMBER	

L-3



GENERAL SITE PLAN NOTES

A. SCHEMATIC DESIGN SHOWS PROPOSED LOCATIONS.  
ACTUAL LOCATIONS WERE NOT CONFIRMED BY UTILITY COMPANIES.



REVISIONS		
A	SD	8/31/09

INTERFACE ENGINEERING  
Consulting Engineers

1417 Fourth Ave.  
Suite 600  
Seattle, WA 98101  
206.382.0200 OFFICE  
206.382.0202 FAX

SITE PLAN - ELECTRICAL

BEACON HILL GREEN SANCTUARY  
2421 14th Ave. S.  
Seattle, Washington 98144

DRAWN BY	SS
CHECKED BY	TM
JOB NO.	2009-0414
DATE	07/27/09
SHEET NUMBER	E1.1

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architecture

4609 S Snoqualmie St  
Seattle WA 98118  
206.254.0700  
www.alterry.com

SITE PLAN - ELECTRICAL

0 4' 8' 16'

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

Incoming Electrical Service Division of Responsibility		
Contractor	Utility	Contacts:
Primary Conduit	N/A	Power Utility:
Primary Conductors	N/A	Seattle City Light 1300 N. 97th St Seattle, WA 98103 Phone: (206) 233-2777 Fax: ( )
Transformer	X	Telephone Utility:
Transformer Pad / Vault	N/A	[Contact Name]
Bollards	N/A	QUEST
Transformer Connections	X	[Mailing Address]
Secondary Conduit	X	[City, State, Zip]
Secondary Conductors	X	Phone: ( )
C/T Enclosure	X	Fax: ( )
C/T's	X	Cable T.V. Utility:
Meter Base	X	[Contact Name]
Meter	X	[Cable T.V. Utility Name]
Electric Room Door Lock Box (obtain from power company)	X	[Mailing Address]
Reported Arc Fault at Transformer:	N/A	[City, State, Zip]
		Phone: ( )
		Fax: ( )

Notes:  
1. Contact and coordinate all requirements and responsibilities with serving utility companies prior to submitting bid.  
2. All service installation work shall be in strict compliance with the requirements of the serving utilities.

Disclaimer: Interface Engineering, Inc. has contacted the utilities but has not received in writing the final requirements from the [power utility] [telephone utility] [CATV utility]. These drawings indicate our best estimation of their requirements. [Prior to bid] [Prior to any construction] contact the utilities and obtain in writing their requirements.