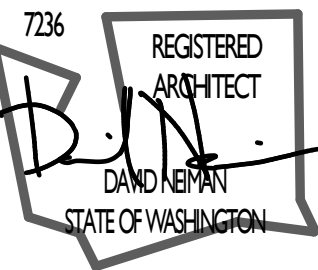


**NAZARENE
TOWNHOMES**
5911 42ND AVENUE SW
3016200



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Sheet Title

COVER

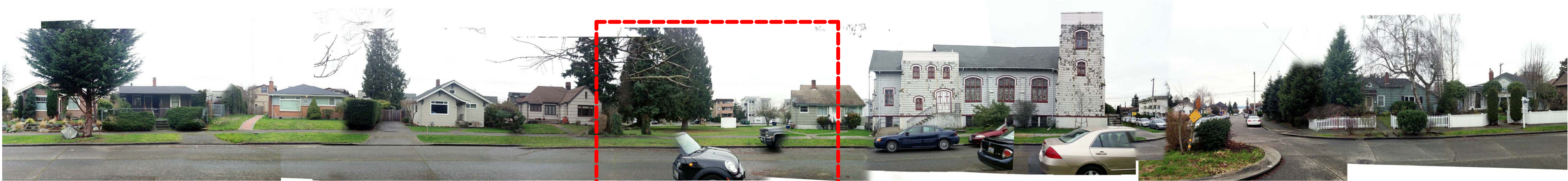
Date _____ FEB 10, 2015

Sheet Number _____



EAST ELEVATION - ACROSS 42ND AVE SW

ACROSS THE STREET FROM PROJECT SITE



WEST ELEVATION - 42ND AVE SW, FACING SITE

PROJECT SITE



EAST ELEVATION - ALLEY, FACING SITE

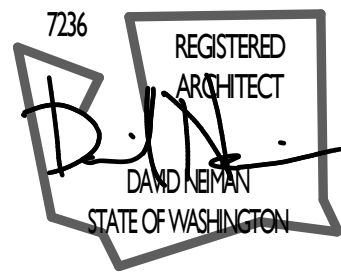
PROJECT SITE



EAST ELEVATION - ACROSS ALLEY

ACROSS THE STREET FROM PROJECT SITE

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CONTEXT

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FEB 10, 2015

A01



ARCHITECTURAL CONTEXT: VARIED SIDING MATERIALS

1



2



3



ARCHITECTURAL CONTEXT: TRADITIONAL ROOF FORMS

4



5



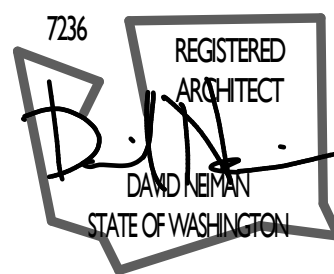
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SITE MAP + SURROUNDING CONTEXT

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CONTEXT BUILDINGS

Date

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FEB 10, 2015

A03



ARCHITECTURAL CONTEXT: GENEROUS FRONT PORCHES



2



3



LANDSCAPE CONTEXT: RAISED FRONT YARDS, LAYERED PRIVATE TO PUBLIC SPACE

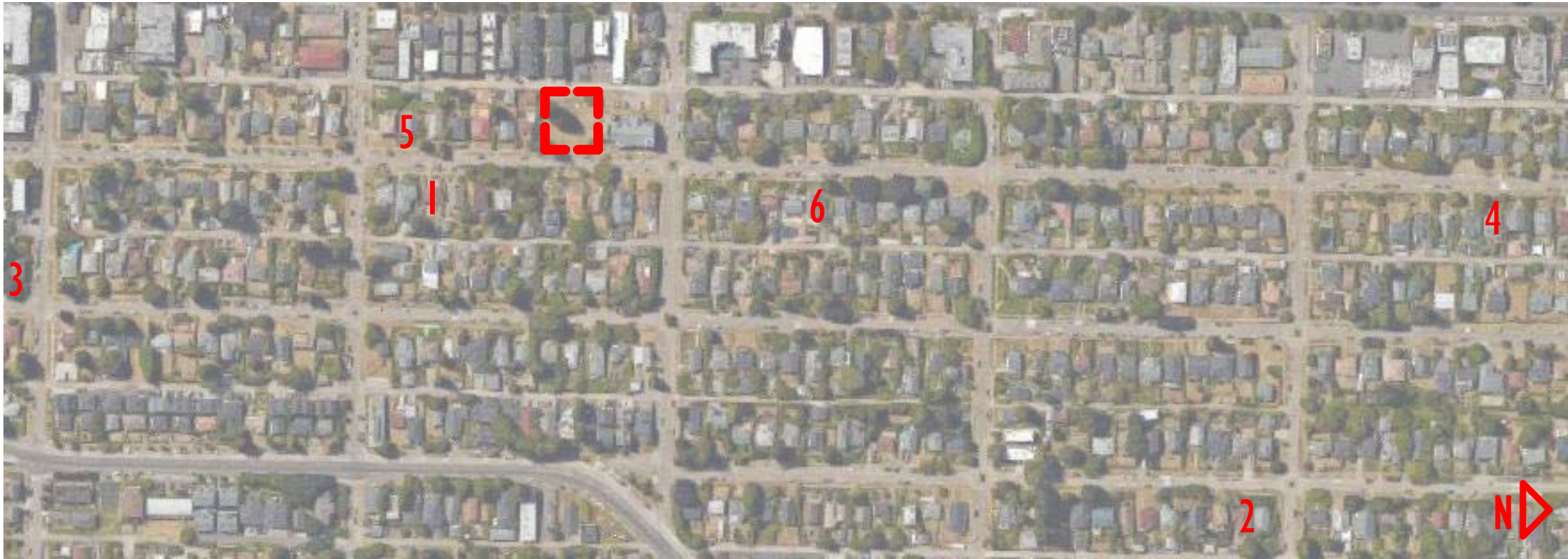
4



5



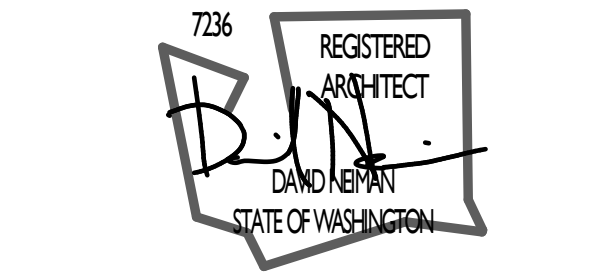
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SITE MAP + SURROUNDING CONTEXT

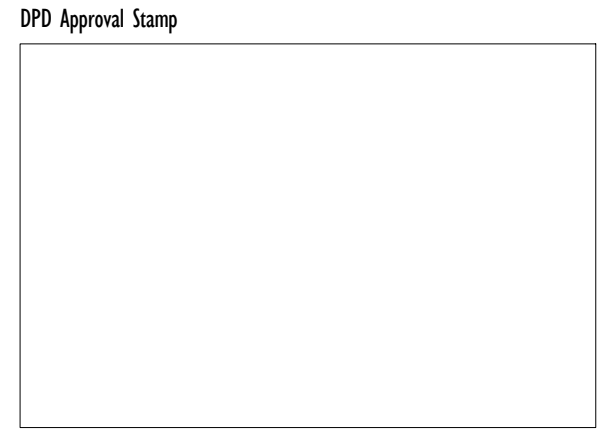
PRELIMINARY GUIDANCE AND SITE RECONNAISSANCE CHECKLIST				
	Citywide Design Guidelines	Highest Priority	DPD Notes	How the Design Guideline is Addressed
Context and Site				
CS1. Natural Systems and Site Features	A. Energy Use			
	B. Sunlight and Natural Ventilation			
	C. Plants and Habitat			
	D. Water			
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood			
	B. Adjacent Sites, Streets, and Open Space			
	C. Relationship to Block			
	D. Height, Bulk, and Scale			
CS2. Morgan Junction	I. Corner Lots			
	II. Height, Bulk, and Scale Compatibility			
	III. NW Corner of Cal. Ave & Fauntleroy			
CS3. Architectural Context and Character	A. Emphasize Positive Neighborhood Attributes			Project emphasizes positive neighborhood attributes through the use of complimentary materials, color, roof forms, fenestration. Style, ornament and form are compatible with the well-defined neighborhood architectural character.
	B. Local History and Culture			
CS3. Morgan Junction	I. Height, Bulk, and Scale			The park landscape will be regraded to reduce the bulk and scale of the new townhouses, keeping them within the same scale as surrounding single family homes.
Public Life				
PL1. Connectivity	A. Network of Open Spaces	X		Project is designed to maintain and maximize open space. Project open space will be shared with the neighborhood as a park amenity. Park features walkways, landscaping and a playground area. Pedestrians are accommodated on the site through a network of walkways which connect directly to the public sidewalk on 42nd Ave SW. Other features include pedestrian-scaled lighting, benches, a movie screen and community planter boxes. The park opens onto 42nd Ave SW, inviting the neighborhood into the amenity. Large coniferous trees will be maintained on the site, providing year-round moderate weather protection and shade.
	B. Walkways and Connections	X		
	C. Outdoor Uses and Activities			
PL1. Morgan Junction	I. Streetscape Compatibility		X	The park space has a combination of programmed and unprogrammed spaces, providing for flexibility in the landscape. The park has been regraded both to reduce townhouse massing as well as to make maintain a safe and accessible connection to the street level along 42nd Ave SW. Paths will be sufficiently lighted by pedestrian scale landscape lighting.
	II. Pedestrian Open Spaces and Entrances			
PL2. Walkability	A. Accessibility			
	B. Safety and Security			
	C. Weather Protection			
	D. Wayfinding			
PL2. Morgan Junction	I. Human Activity			The park design is inviting. Activity will be visible to the neighborhood from 42nd Ave SW, encouraging social connectedness.
PL3. Street-Level Interaction	A. Entries	X	Design Primary entries to be obvious, identifiable, and distinct.	Each unit has a clear entry that is separated from the public realm by a gradient of public to private landscape zones. Each duplex features distinguishing variation in ornament, form and color.
	B. Residential Edges			
	C. Retail Edges			
PL3. Morgan Junction	I. Streetscape Compatibility		Provide convenient and attractive access to building entries to ensure comfort and security. Ensure sufficient path and entry area lighting.	Entries to the units are linked to the shared park though a series of tiered landscape elements (porches, elevated front yard and landscape public path) which create a comfortable delineation of public to private. Covered front porches face the park and provide an inviting place for residents to linger. Parking for townhouses is hidden in the alley. Access to the townhouses requires residents to walk up a shared path and through the park, encouraging chance interactions with neighbors.
	II. Human Activity			
	III. Pedestrian Open Spaces and Entrances	X		
PL4. Active Transportation	A. Entry Locations and Relationships			
	B. Planning Ahead for Bicyclists			
	C. Planning Ahead for Transit			
Design Concept				
DC1. Project Uses and Activities	A. Arrangement of Interior Uses			
	B. Vehicular Access and Circulation			
	C. Parking and Service Uses			
DC1. Morgan Junction	I. Streetscape Compatibility			
	II. Screening of Dumpsters, Utilities, and Service Areas			
	III. Thriftway Mixed-Use Redevelopment			
DC2. Architectural Concept	A. Massing			
	B. Architectural and Facade Composition			
	D. Scale and Texture			
	E. Form and Function			
DC2. Morgan Junction	I. Human Scale			
DC3. Open Space Concept	A. Building-Open Space Relationship			
	B. Open Space Uses and Activities			
	C. Design			
DC3. Morgan Junction	I. Streetscape Compatibility	X	Integrate open space design with the design of the building so that each complements the other.	Community character is protected and enhanced by utilizing similar style, ornament and form in the architectural design. The park is a desirable existing community feature provided by the church and will be enhanced through renovation. New street trees will be added along 42nd Ave SW.
	II. Landscaping to Enhance the Building/Site			
	III. Landscape Design to Address Special Site Conditions			
	IV. Pedestrian Open Spaces and Entrances			
DC4. Exterior Elements and Finishes	A. Exterior Elements and Finishes			
	B. Signage			
	C. Lighting			
	D. Tree, Landscape and Hardscape Materials			
	E. Project Assembly and Lifespan			
DC4. Morgan Junction	I. Streetscape Compatibility		Buildings should be built of compatible materials on all sides. Provide lighting on buildings and in open spaces for safety and security.	Duplexes will be sided with compatible materials and colors on all sides, including the alley and the facades interior to the project. Texture, pattern and color will be varied in order to provide a sense of interest and quality. Durable and materials such as hardi-board will be employed. Fenestration is inspired by adjacent single family homes. Lighting will be provided at building entrances, open spaces and along paths. Reasonably good visibility will be maintained at night through even lighting, avoiding the creation of high glare and deep shadow.
	II. Exterior Finish Materials	X		
	III. Personal Safety and Security	X		

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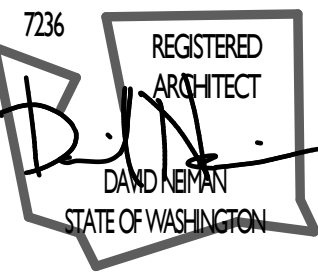
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DESIGN GUIDELINES

Date
Sheet Number

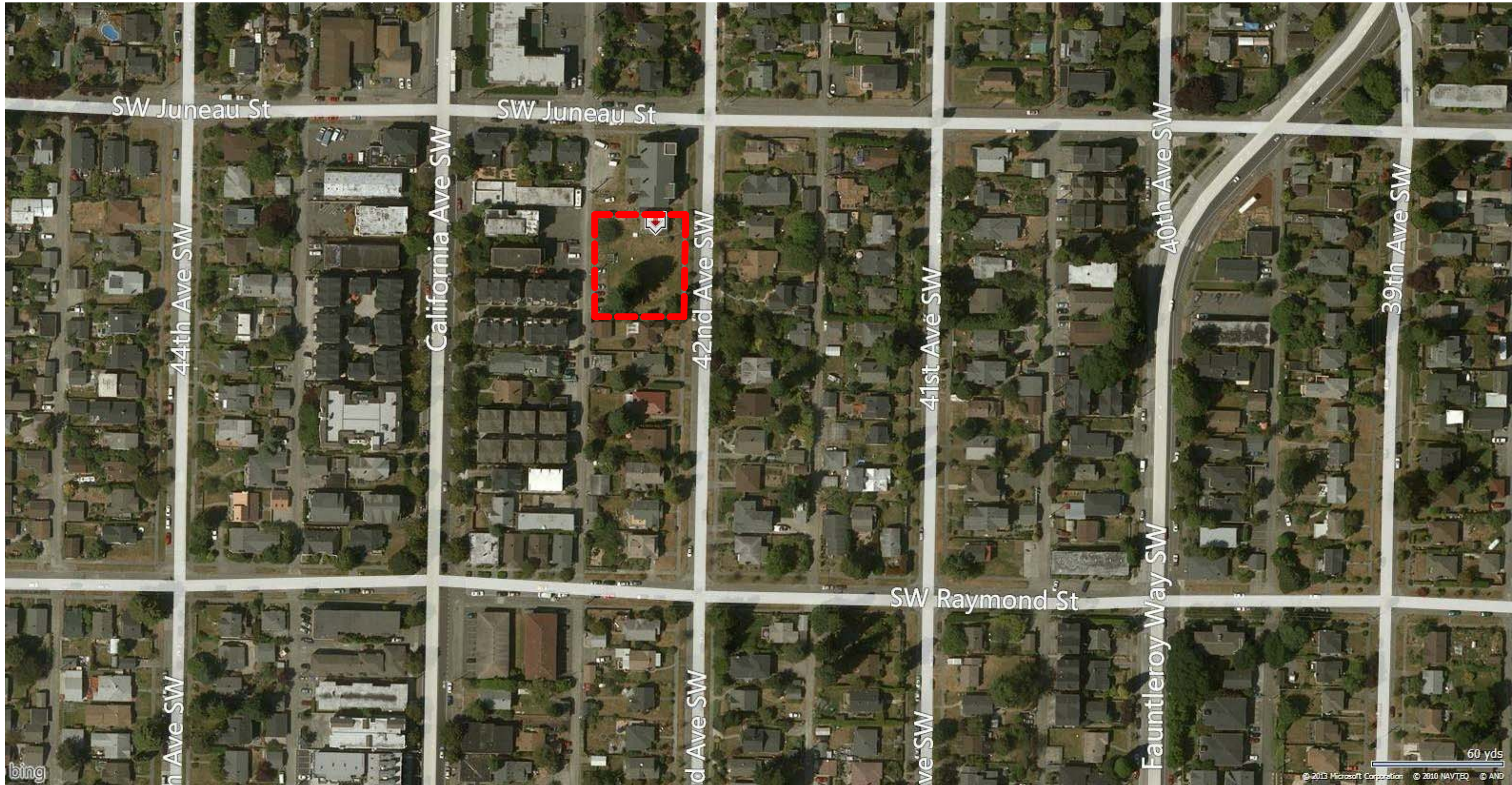
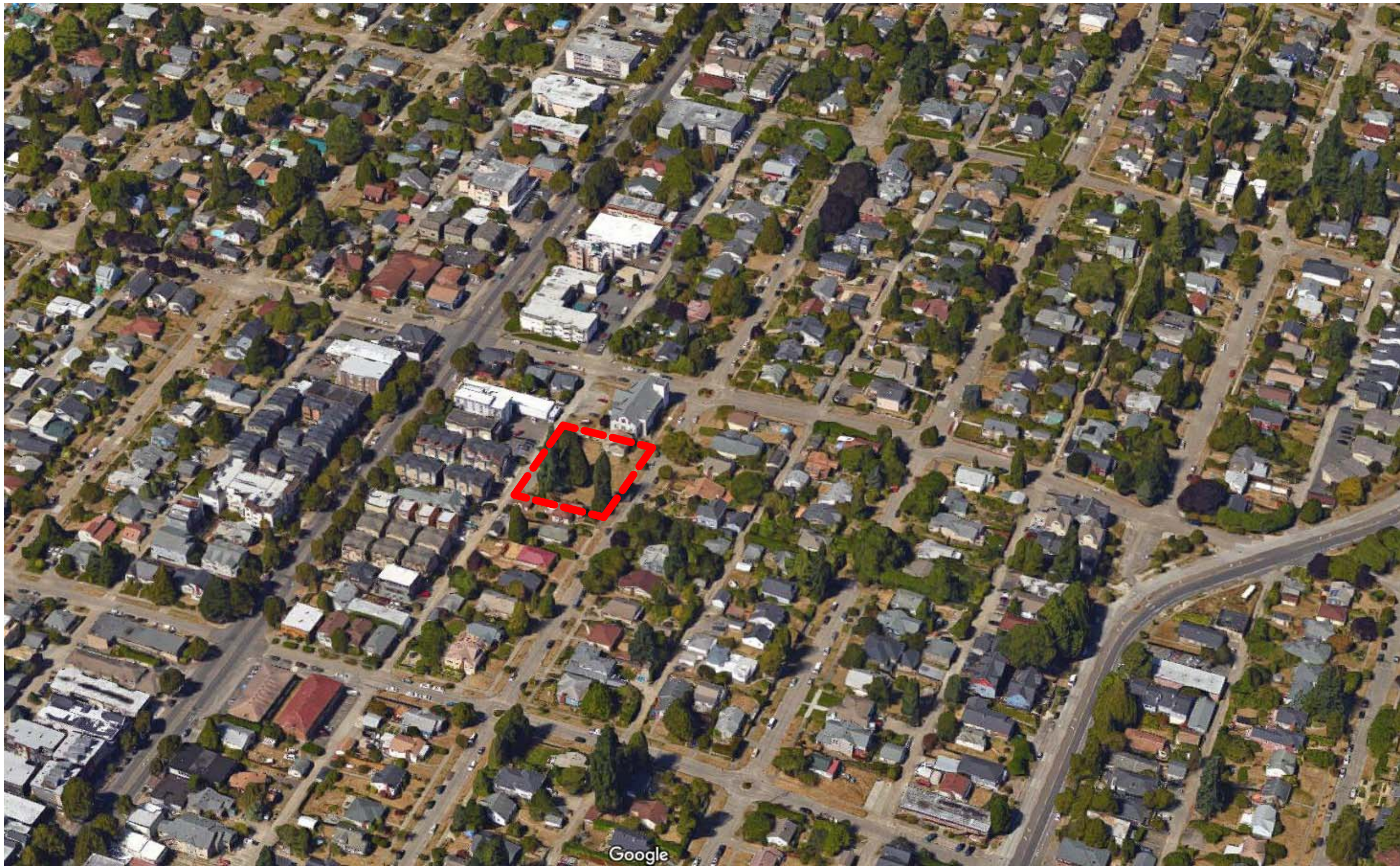
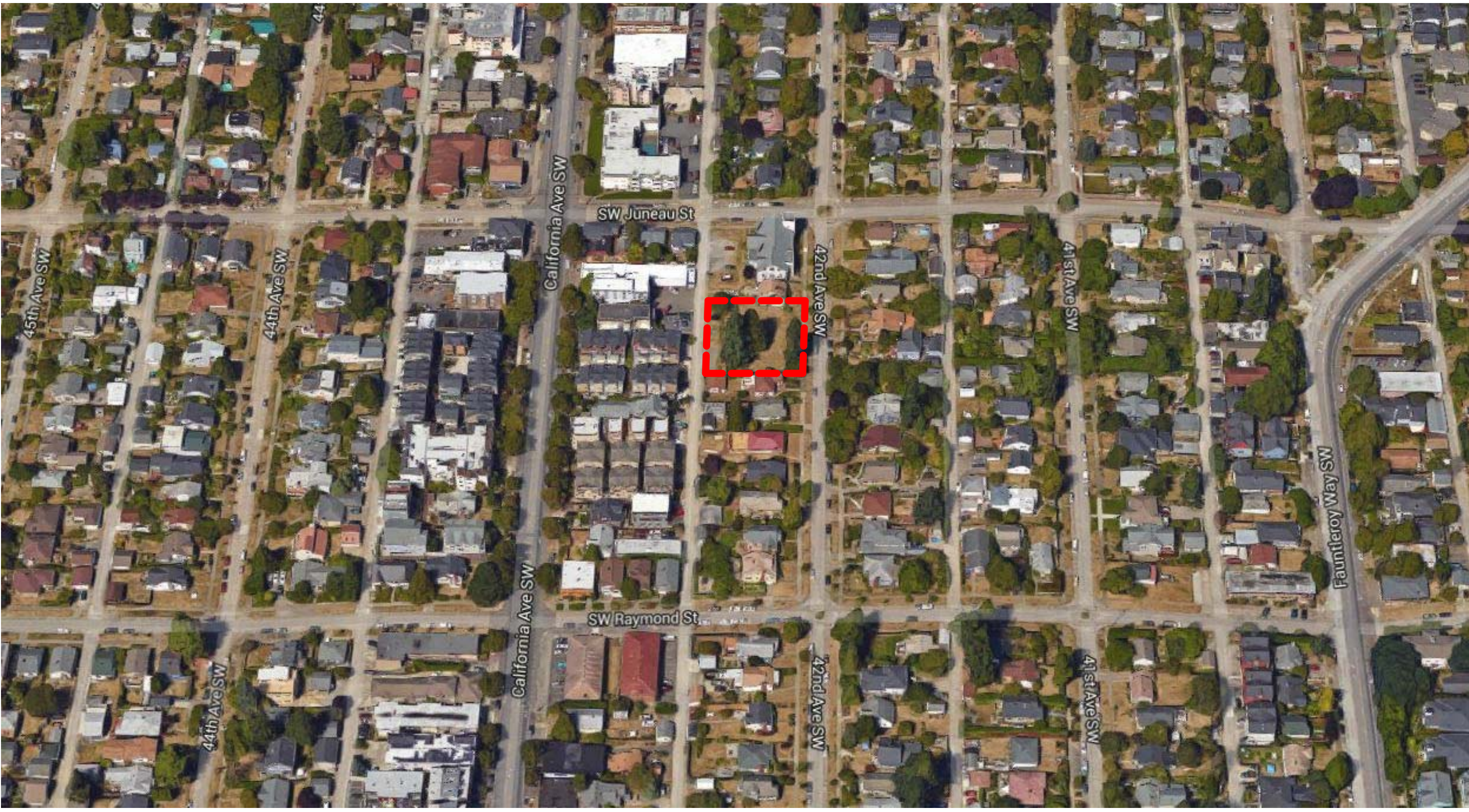
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A04

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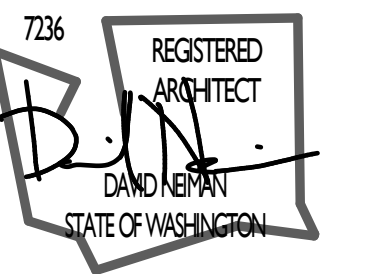
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Sheet Title

CONTEXT AND ZONING

Date FEB 10, 2015
Sheet Number

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5911 42ND AVENUE SW
3016200



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Sheet Title
PERSPECTIVES

Date FEB 10, 2015
Sheet Number

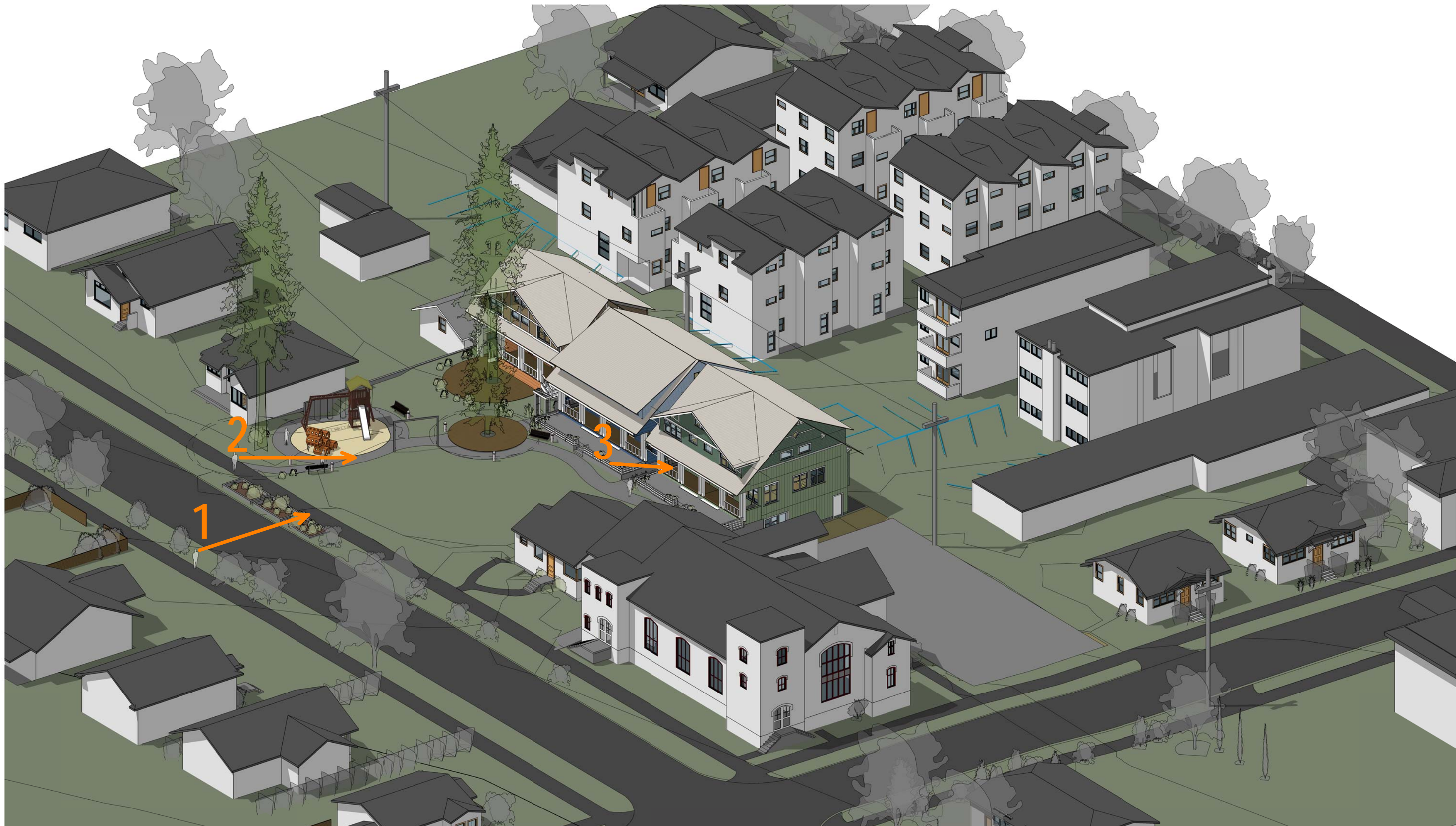
A06



1 ACROSS 42ND



2 ACROSS PARK

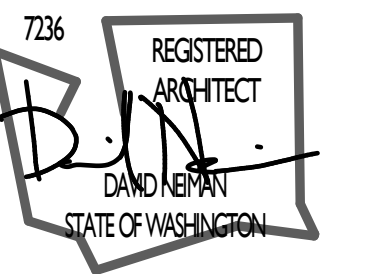


0 AERIAL 1



3 FRONT WALK

**NAZARENE
TOWNHOMES**
5911 42ND AVENUE SW
3016200



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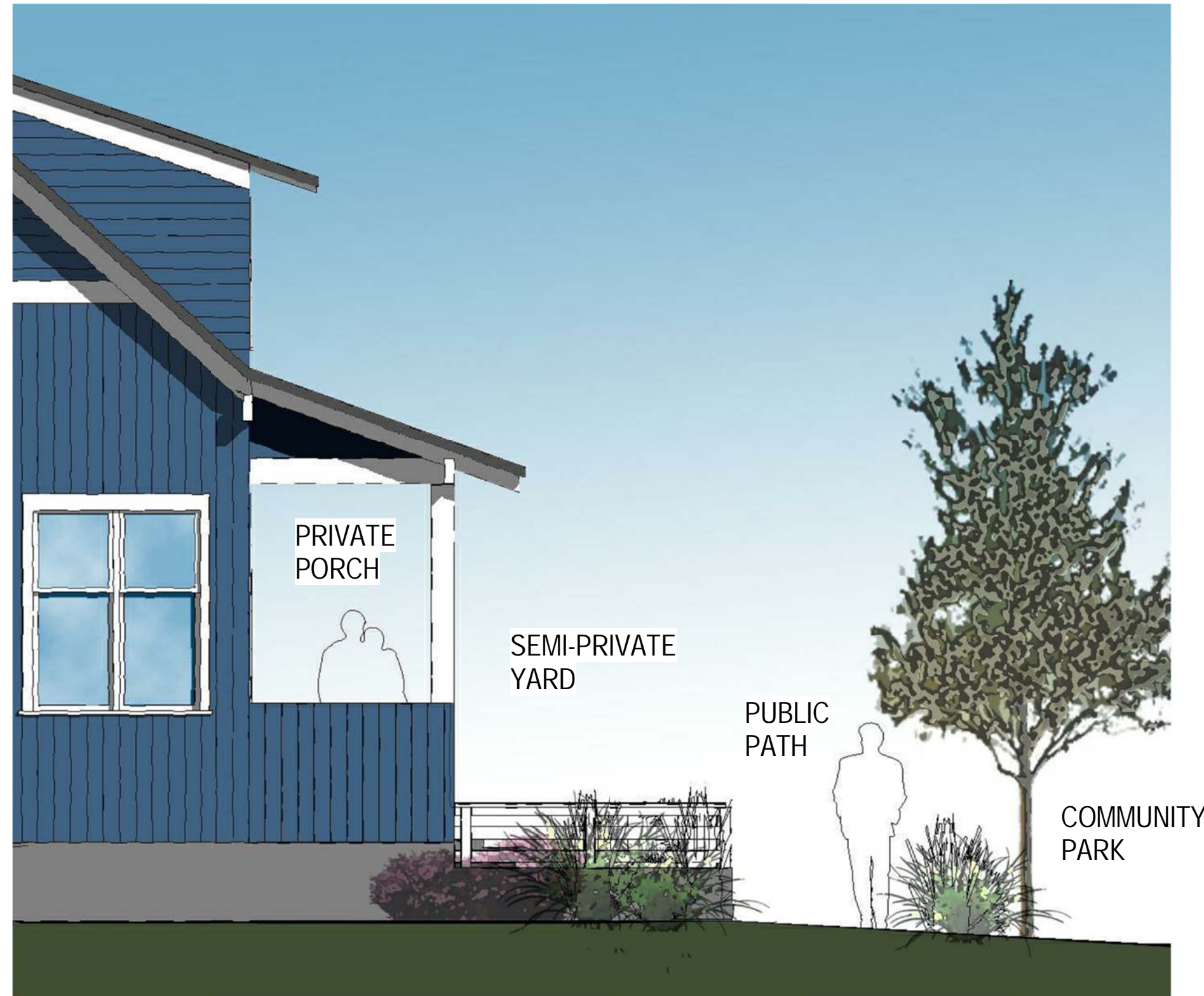
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Sheet Title

SITE DIAGRAMS + SITE SECTION

Date: FEB 10, 2015
Sheet Number

A07



PRIVATE TO PUBLIC DIAGRAM



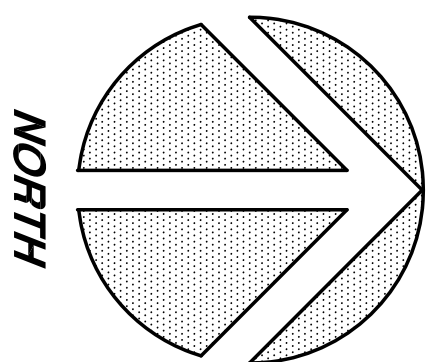
PRECEDENT EXAMPLE - PRIVATE PORCH OPEN TO SEMI-PRIVATE YARD



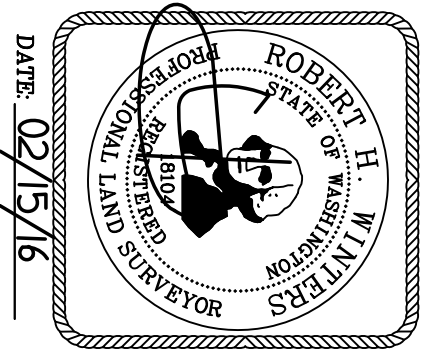
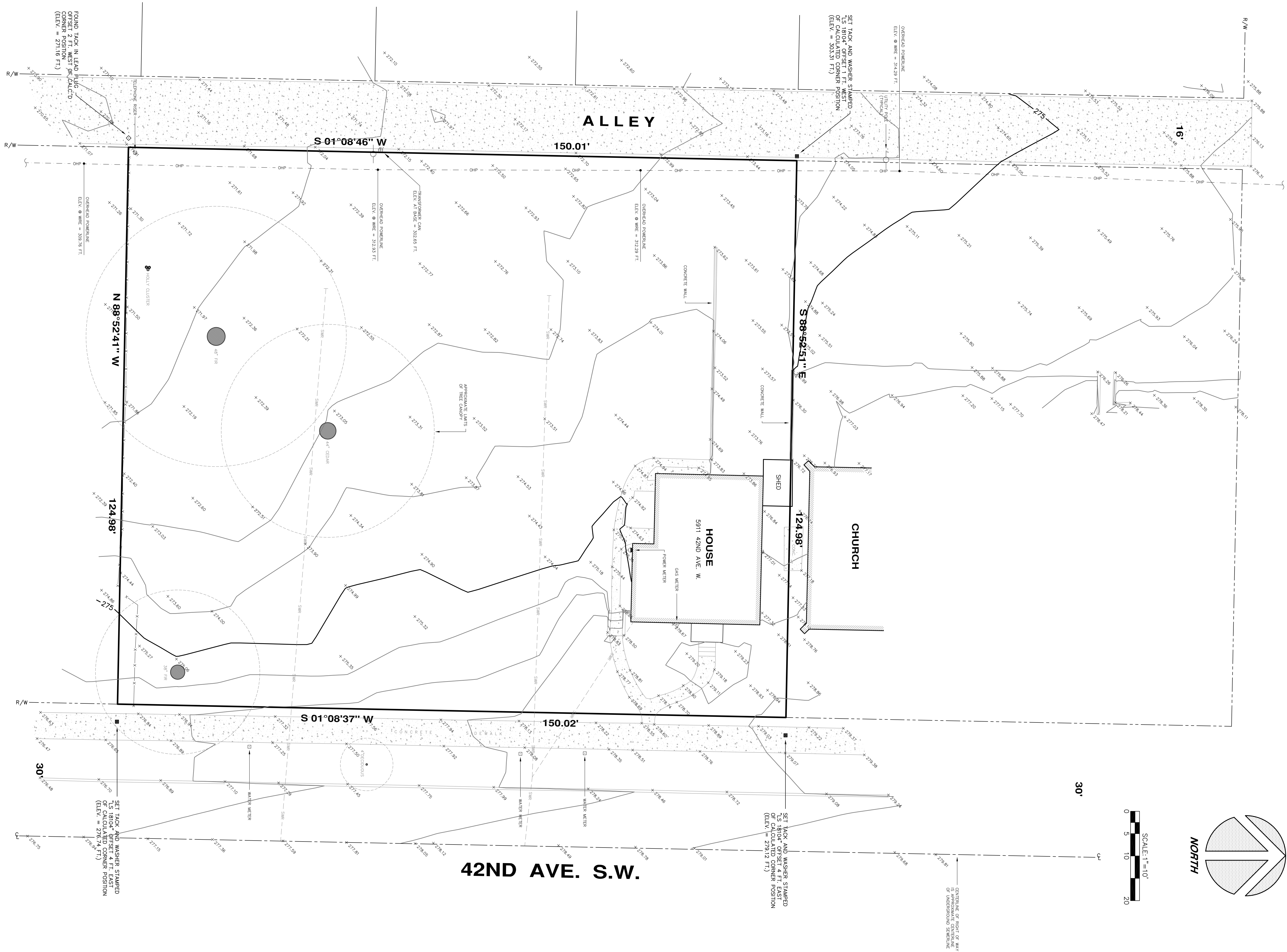
PRECEDENT EXAMPLE - SEMI-PRIVATE YARD WITH ADJACENT PUBLIC PATH



1 SECTION THROUGH PARK
3/16" = 1'-0"



SCALE: 1"=10'
0 5 10 20



TOPOGRAPHIC SURVEY

5911 42ND AVE. S.W.

SEATTLE, WASHINGTON

CHADWICK
WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 13-4675
DRAWING: 13-4675.DWG
CLIENT: JOE PARR

PROJECT INFORMATION

SITE ADDRESS
5911 42ND AVENUE SW
SEATTLE WA 98136

PROJECT NUMBER(S)
3016200 SDR/MUP

LEGAL DESCRIPTION
LOT 3, 4 AND 5, BLOCK 28, SEA VIEW PARK
ADDITION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 13 OF
PLATS, PAGE 80, RECORDS OF KING
COUNTY, WA.

TAX PARCEL NUMBER
762570-2370

CONTACT
OWNER:
WEST SEATTLE NAZARENE DEVELOPMENT, LLC
JOE PAAR MANAGER
3445 CALIFORNIA AVE SW
SEATTLE, WA 98116
PH: (206) 400-7922

LANDSCAPE ARCHITECT:
PO BOX 30767
BELLINGHAM, WA 98228
PH: (360) 766-4333
FX: (360) 766-4335

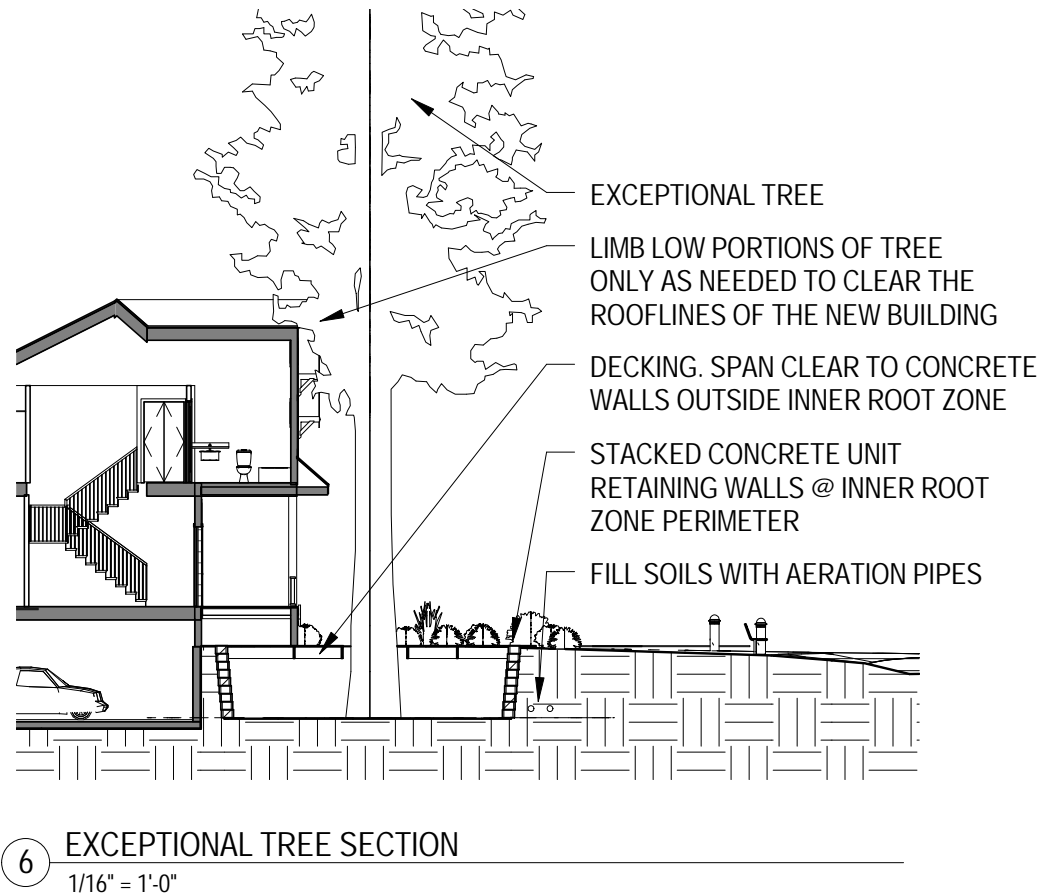
ARCHITECT:
NEIMAN TABER ARCHITECTS
1421 34TH AVENUE #104
SEATTLE, WA 98122
CONTACT: DAVID NEIMAN
PH: (206) 760-5550
FX: (206) 760-5585

CODE COMPLIANCE INFORMATION

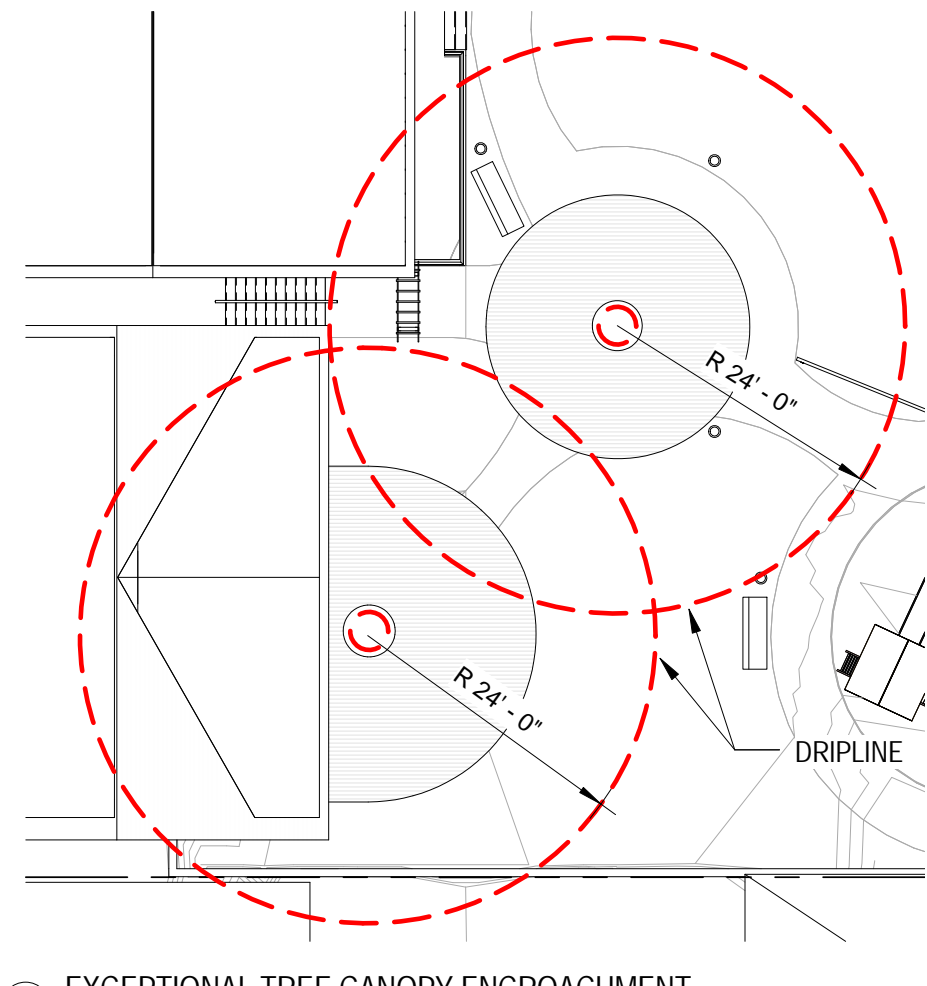
DEVELOPMENT STANDARDS REVIEW

ZONING LR1
PROJECT WILL COMPLY WITH 23.34.510 C FOR HIGHER FAR & NO DENSITY LIMITS
ITEMS SHOWN IN BOLD REQUIRE ADJUSTMENTS PER 23.41.018.D.4. SEE SHEET A12

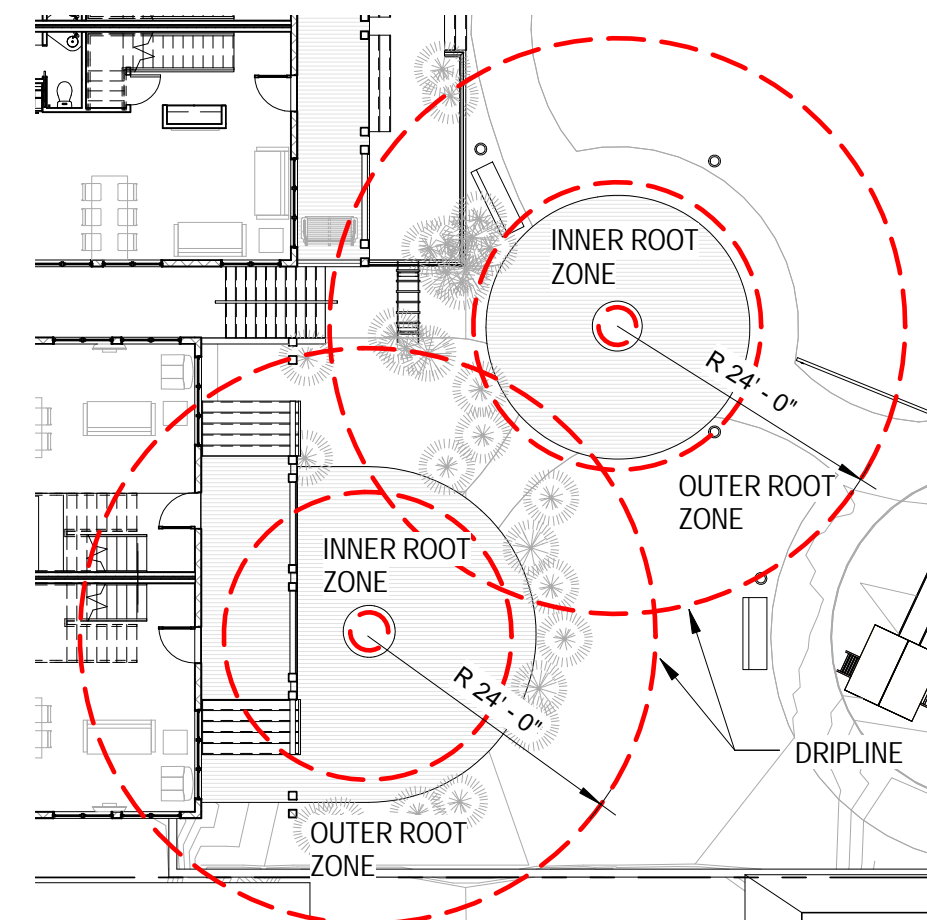
SMC SECTION	DEVELOPMENT STD.	REQUIREMENT	PROVIDED
23.45.510	FAR	1.1 MAX	0.5
23.45.512	DENSITY LIMIT	1/1,600	1/3,125 (6 UNITS)
23.45.514	STRUCTURE HEIGHT	30'-0" MAX + 5'-0" PITCHED ROOF BONUS	35'-0"
23.45.518.A	FRONT SETBACK	7' AVG., 5' MIN	83'
23.45.518.A	NORTH SIDE SETBACK	5'	13'
23.45.518.A	SOUTH SIDE SETBACK	5'	5'
23.45.518.A	REAR SETBACK	7' AVG., 5' MIN	4.4' AVG, 4' MIN
23.45.518.F	SEPARATION	10'	6'
23.45.522	AMENITY AREA	2,343 SF @ GRADE	9,798 SF
23.45.522	AMENITY AREA	4,687 SF MIN. TOTAL	9,798 SF
23.45.524.A.2.a	GREEN FACTOR	0.6 MIN.	XX
23.45.526	BUILT GREEN	4 STAR MIN.	4 STAR
23.45.527.B	FACADE LENGTH	65% MAX	30%
23.45.527.A	STRUCTURE WIDTH	NO LIMIT	40'
23.54.015	PARKING	1 SPACE/UNIT	2 SPACES/UNIT



6 EXCEPTIONAL TREE SECTION
1/16" = 1'-0"



2 EXCEPTIONAL TREE CANOPY ENCROACHMENT
1/16" = 1'-0"



1 EXCEPTIONAL TREE ROOT ENCROACHMENT
1/16" = 1'-0"

CHURCH PARKING

(13) PARKING SPACES
NOT IN THIS PERMIT SCOPE

STALL 13 RELOCATED
FROM TOWNHOUSE SITE.
NEW PARALLEL SPOT.
REFER TO EXCERPT OF
PERMIT #615753 IN
PROJECT PORTAL

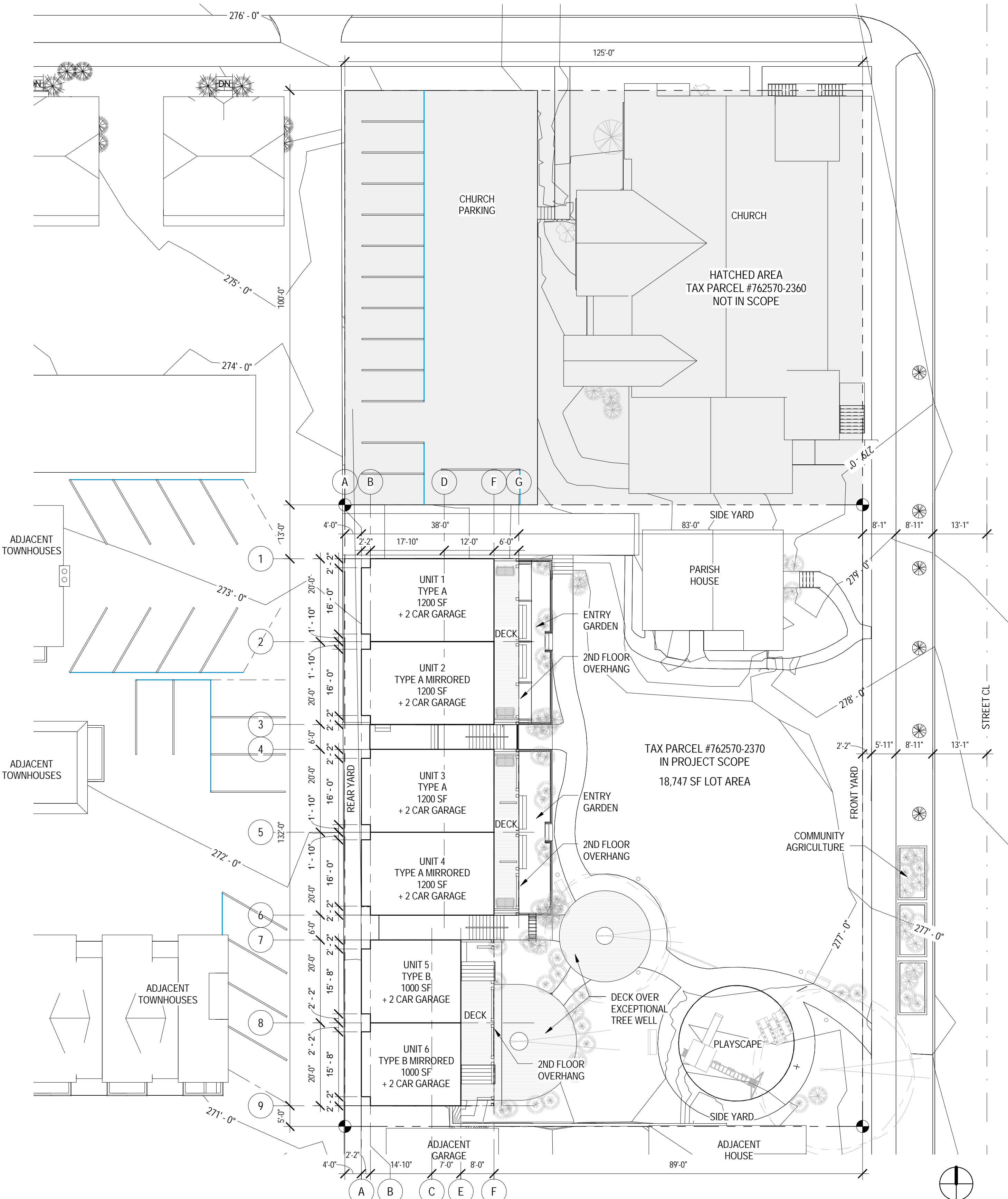
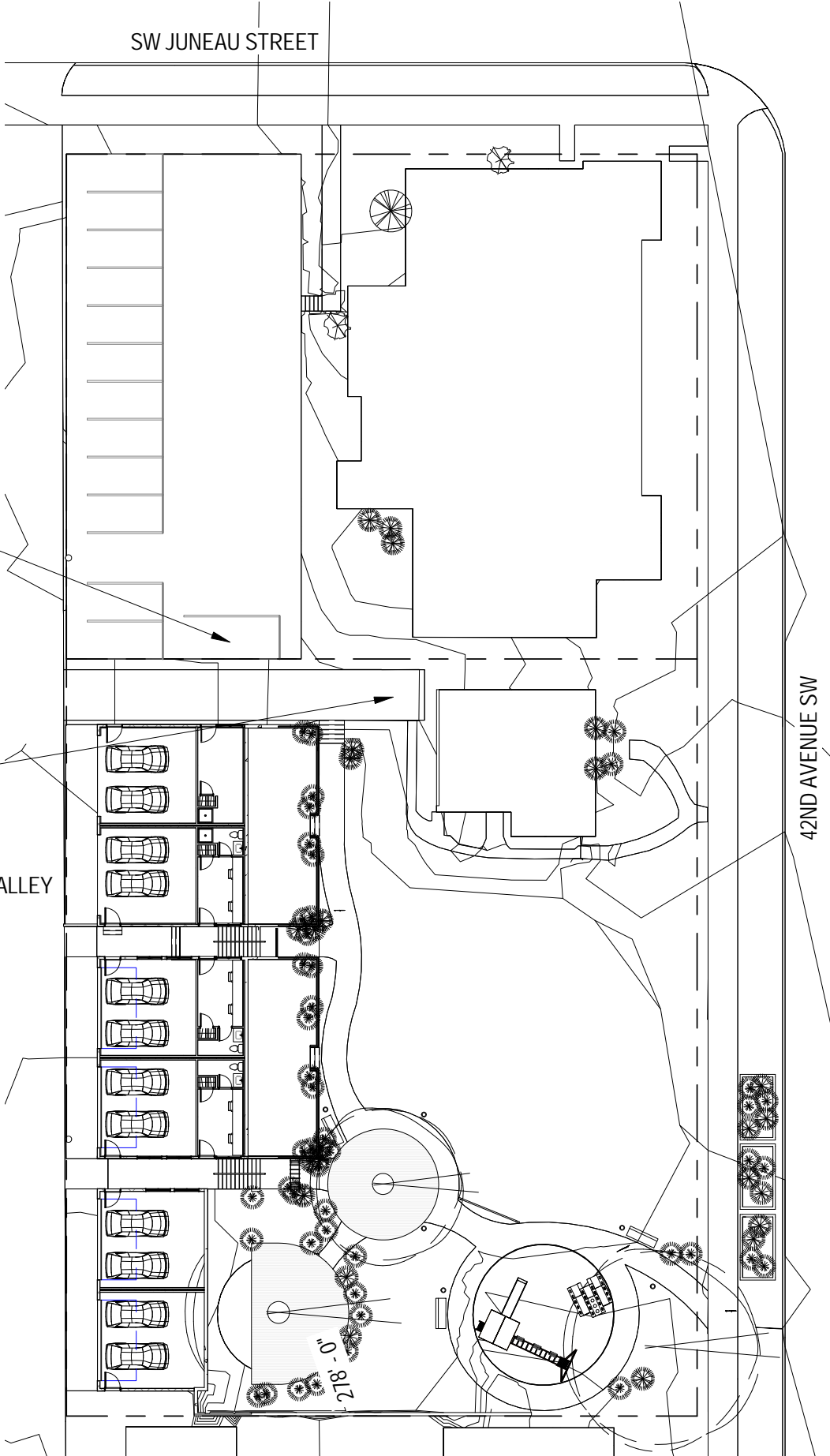
PARISH HOUSE

(2) EXISTING SPACES
REFER TO EXCERPT OF
PERMIT #6332859 IN
PROJECT PORTAL

TOWNHOME PARKING

(12) NEW SPACES

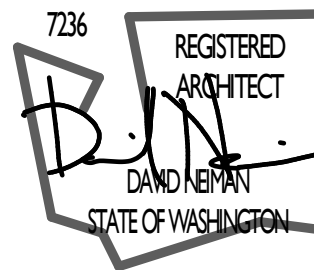
5 PARKING DIAGRAM
1" = 30'-0"



3 SITE PLAN
1/16" = 1'-0"

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TOWNHOMES

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Sheet Title

SITE PLAN

Date

Sheet Number

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A10

West Seattle Church of the Nazarene

4201 SW Juneau St.
 Seattle, WA 98136



MISTY PHILBIN
 CERTIFICATE NO. 722

DPD STAMP

DESIGNED BY: TPG
 DRAWN BY: PRL

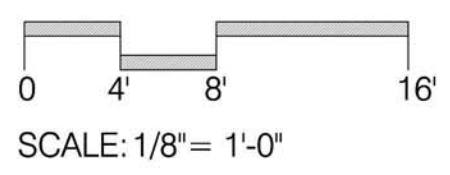
Date: 2-15-16
 Issue: SDR

Sheet Title

Landscape Plan

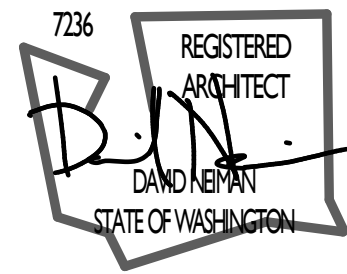
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L-1



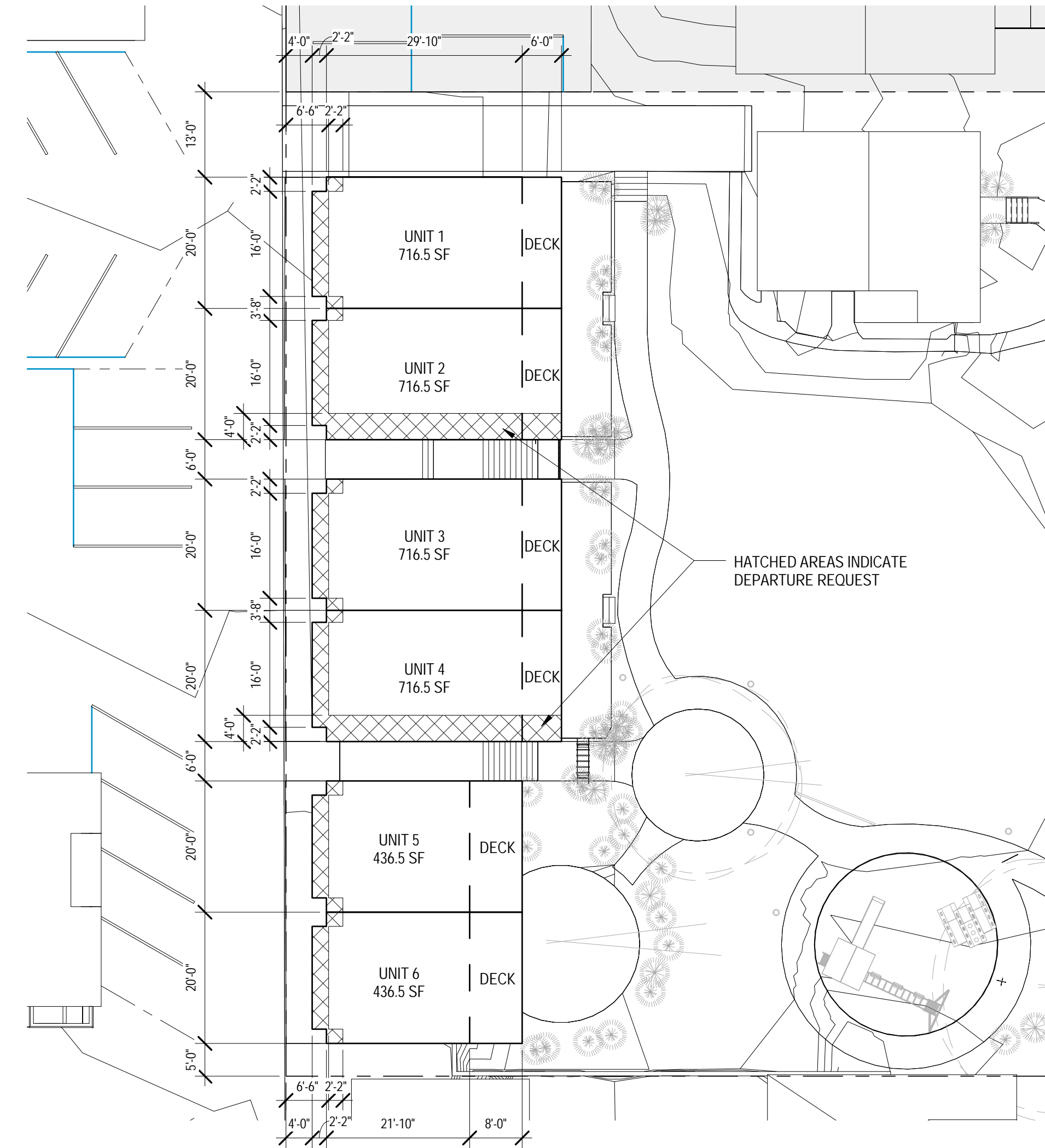
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3016200

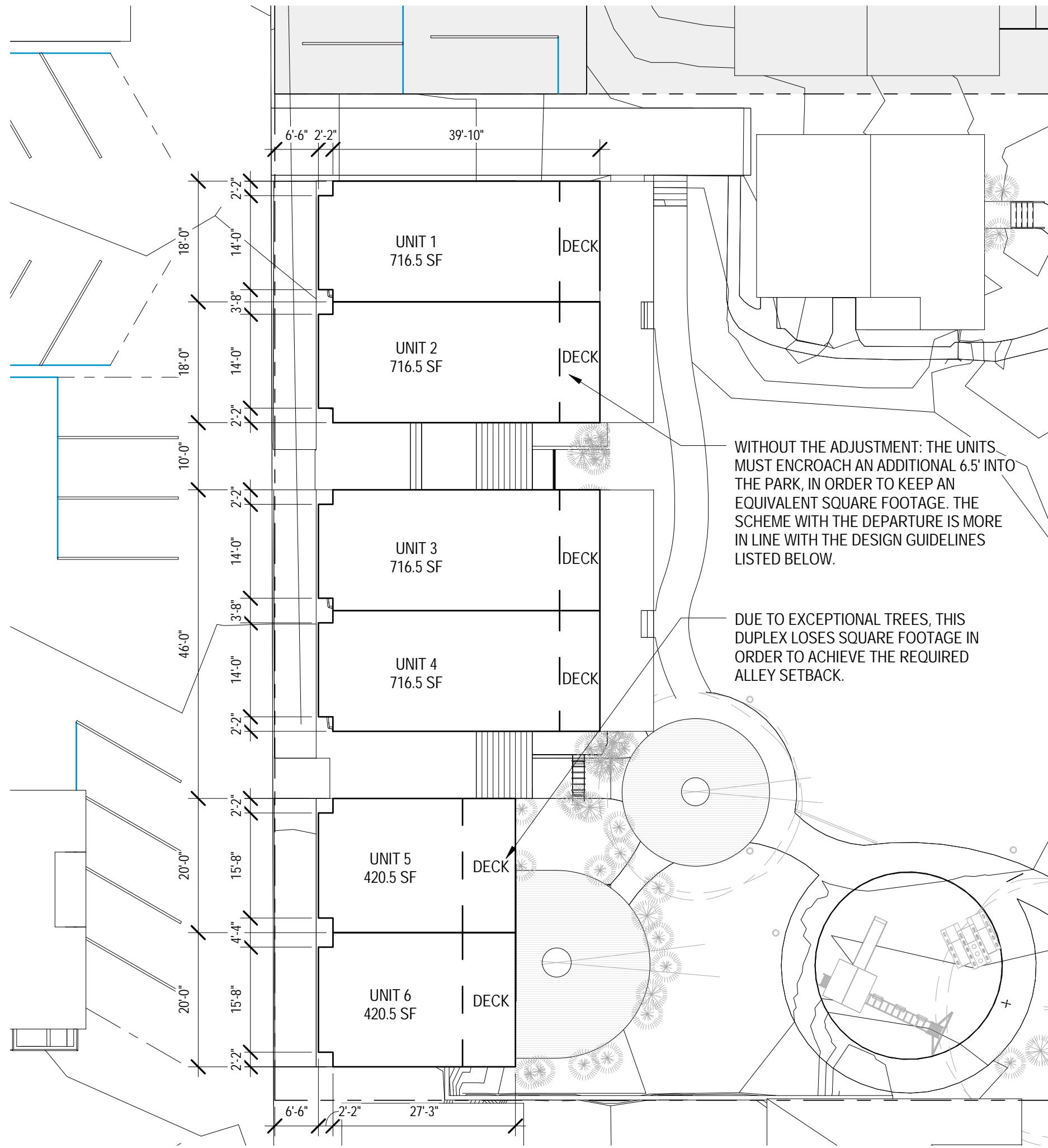


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1 ADJUSTMENT DIAGRAM WITH ADJUSTMENT
1/16" = 1'-0"



2 ADJUSTMENT DIAGRAM WITHOUT ADJUSTMENT
1/16" = 1'-0"

ADJUSTMENTS MATRIX							
SMC	STANDARD	REQUIRED	PROVIDED	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SDG
23.45.518.F.1	SEPARATIONS	10'	6'	40%	PROJECT UTILIZES A SMALLER FOOTPRINT AND MORE LAND IS ALOTTED TO SHARED PARK OPEN SPACE. CONTRIBUTES TO THE CHARACTER AND PROPORTION OF SURROUNDING OPEN SPACES. ADDS TO PUBLIC LIFE.	PROJECT UTILIZES A LARGER FOOTPRINT AND ENCROACHES FARTHER INTO THE SHARED PARK OPEN SPACE. RESULTS IN LESS OPEN SPACE FOR RESIDENTS AND NEIGHBORHOOD.	CS2 B PL1 A PL1 B DC3 B DC3 II
23.45.518.A	REAR SETBACK	7' AVG, 5' MIN	4.4' AVG, 4' MIN	37%, 20%	PROJECT PROVIDES MORE AREA TO THE SHARED PARK OPEN SPACE. CONTRIBUTES TO THE CHARACTER AND PROPORTION OF SURROUNDING OPEN SPACES. ADDS TO PUBLIC LIFE.	PROJECT ENCROACHES FARTHER INTO THE SHARED PARK OPEN SPACE. RESULTS IN LESS OPEN SPACE FOR RESIDENTS AND NEIGHBORHOOD.	CS2 B PL1 A PL1 B DC3 B DC3 II

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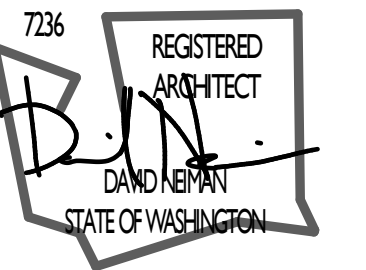
Sheet Title

ADJUSTMENTS REQUEST PLAN

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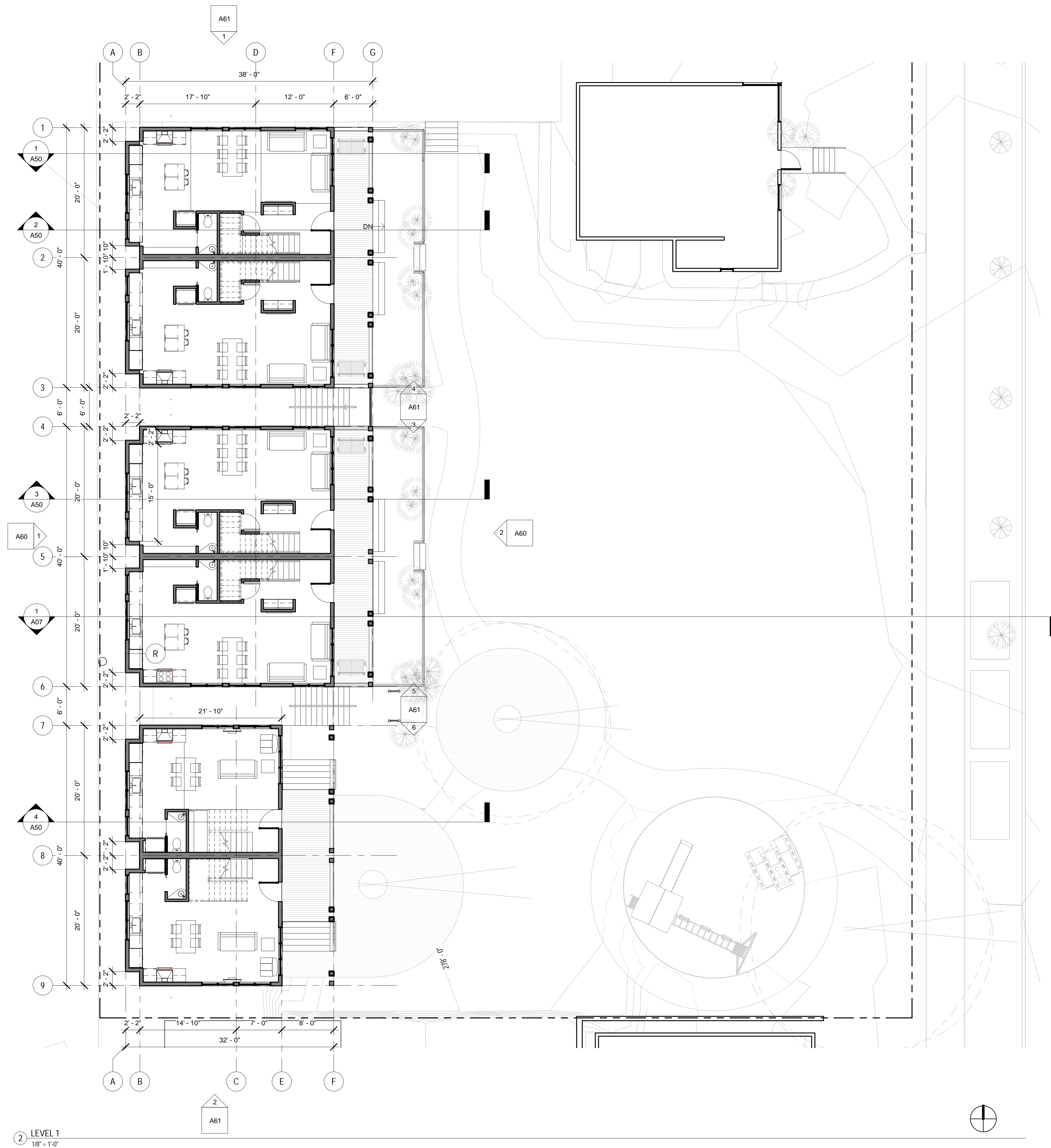
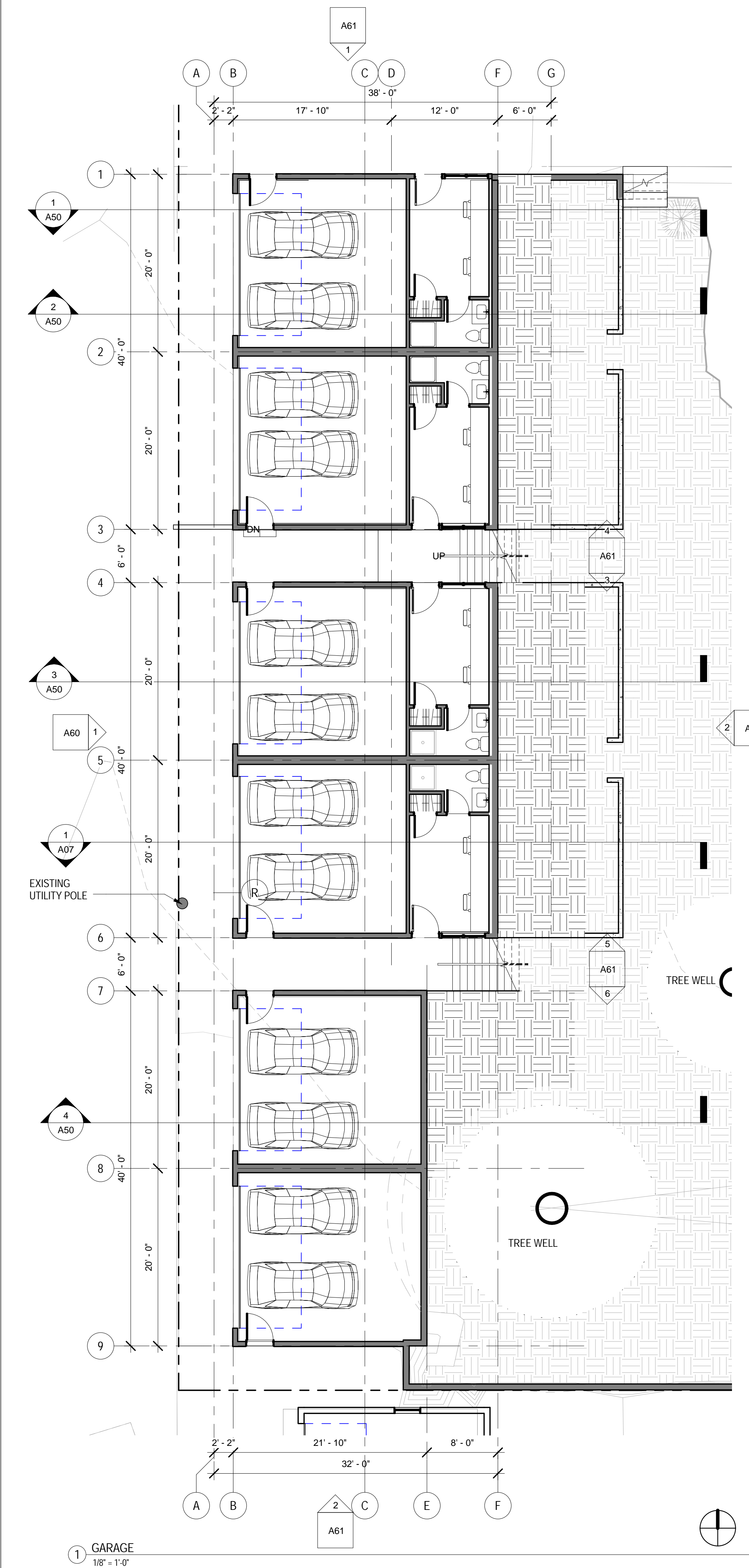
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Sheet Title
GARAGE AND LEVEL 1 PLANS

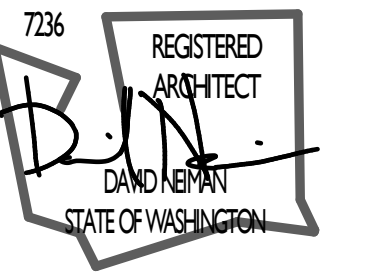
Date
Sheet Number

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A20

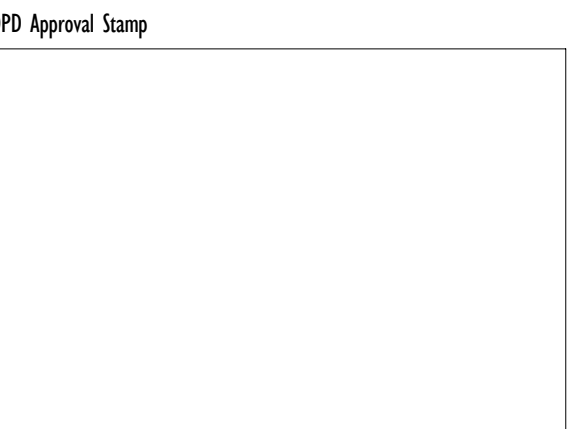


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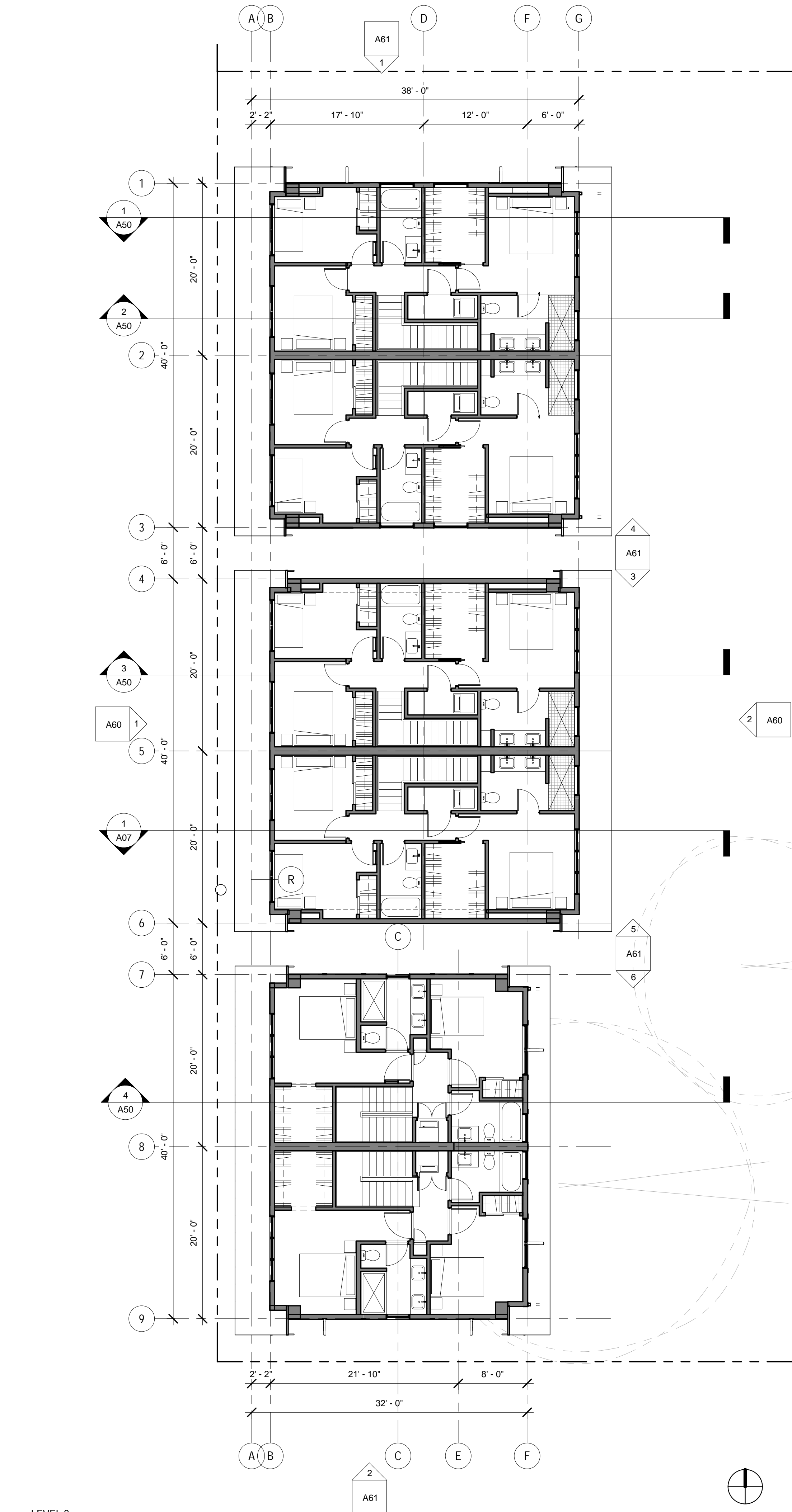
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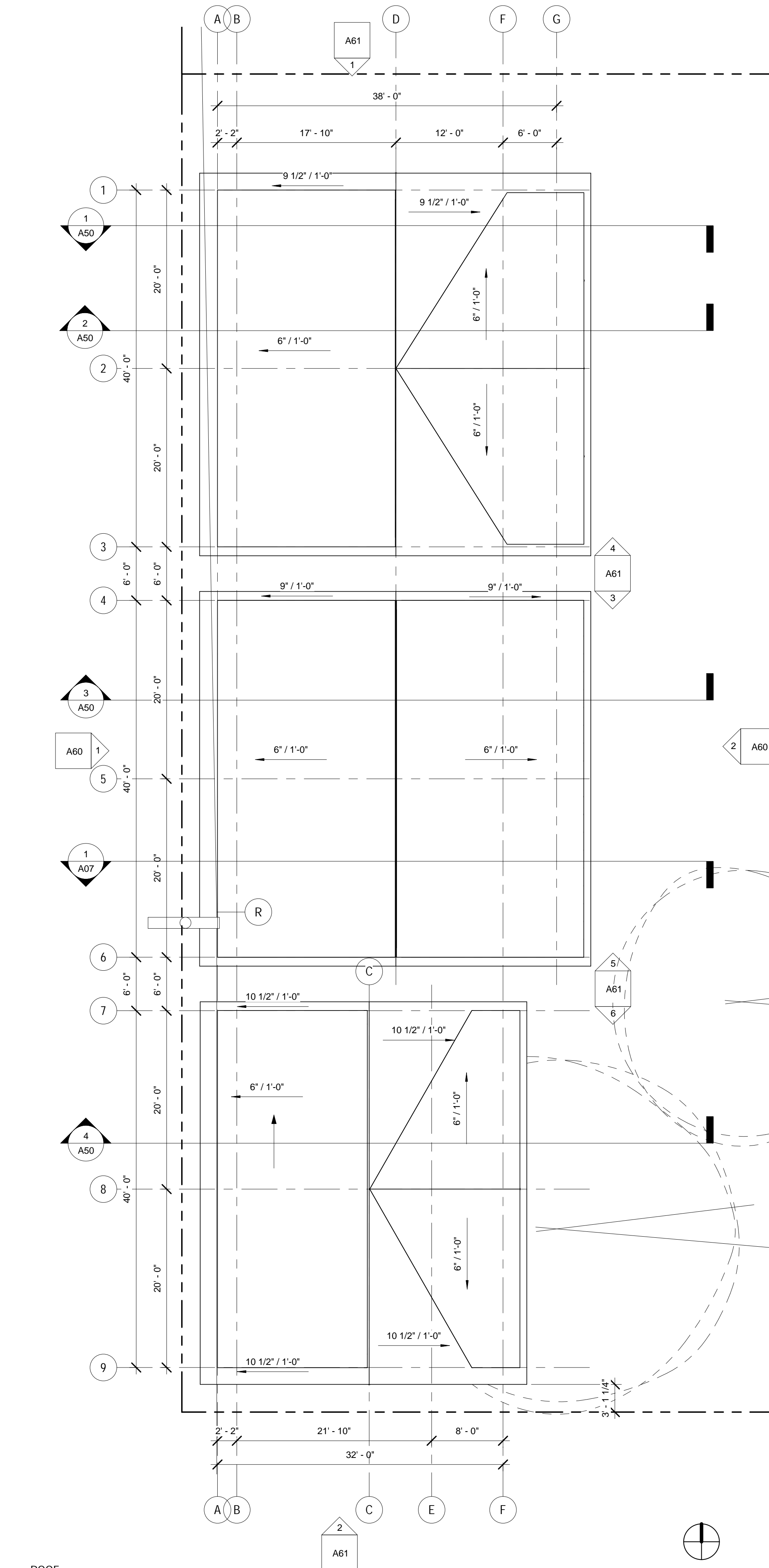
Sheet Title
LEVEL 2 AND ROOF PLANS

Date
Sheet Number

A21

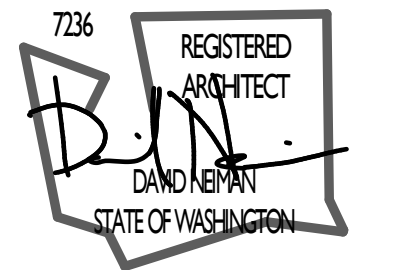


1 LEVEL 2
1/8" = 1'-0"

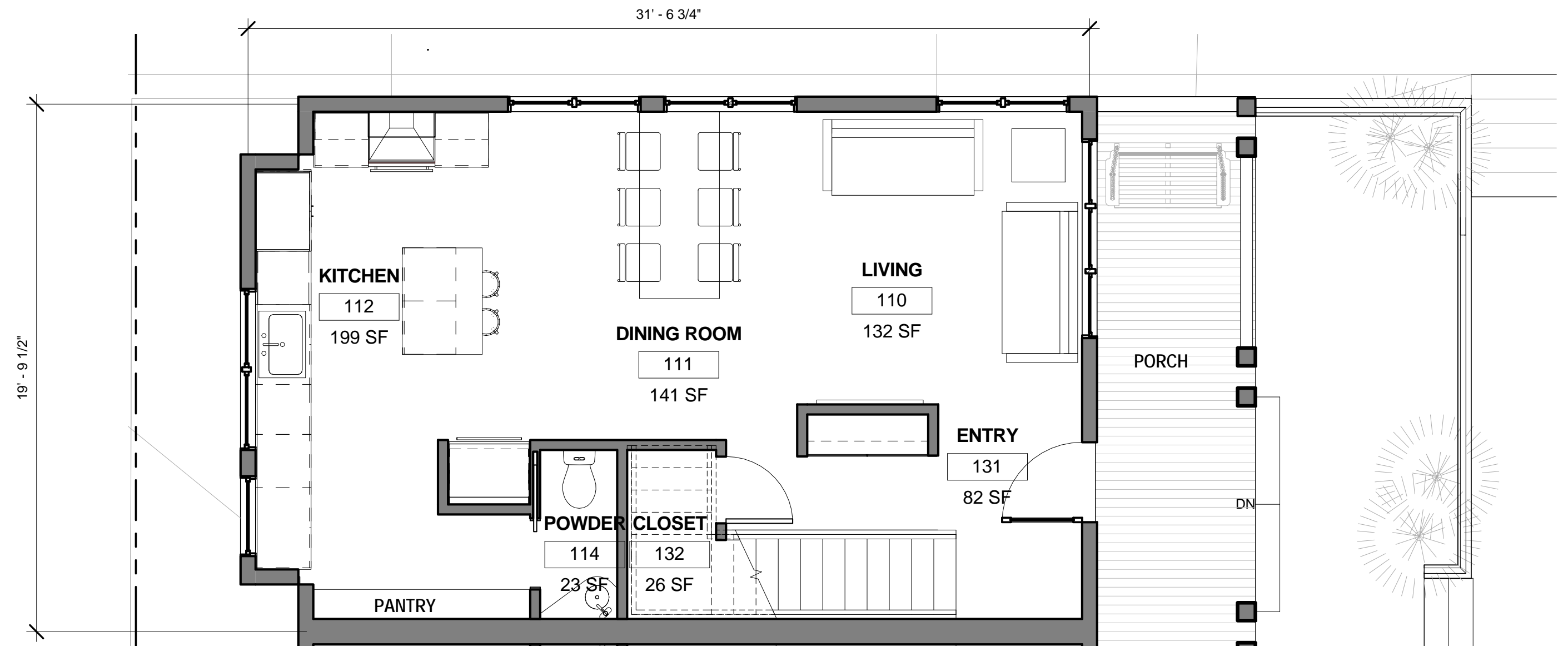
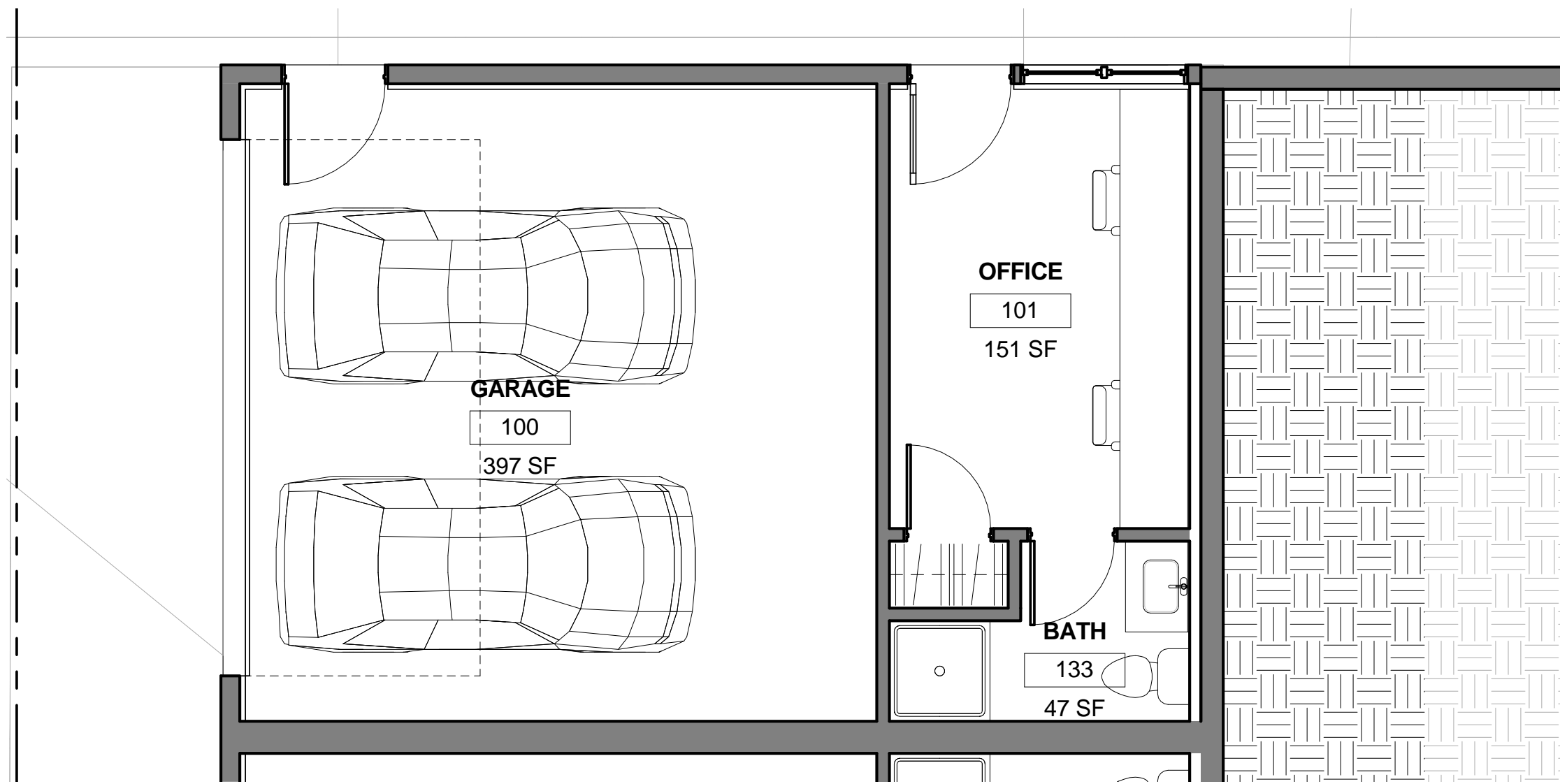


2 ROOF
1/8" = 1'-0"

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5911 42ND AVENUE SW
3016200

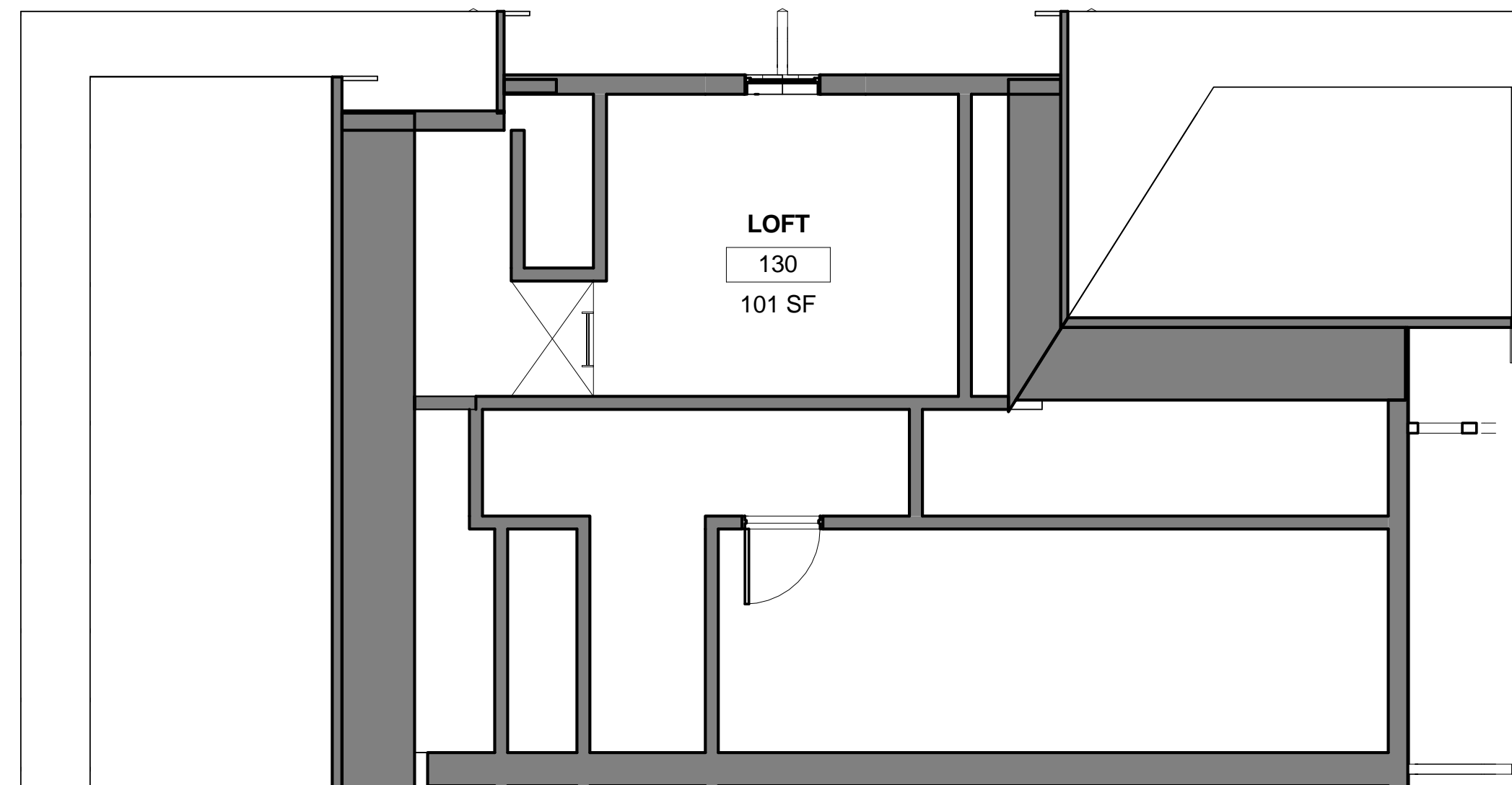
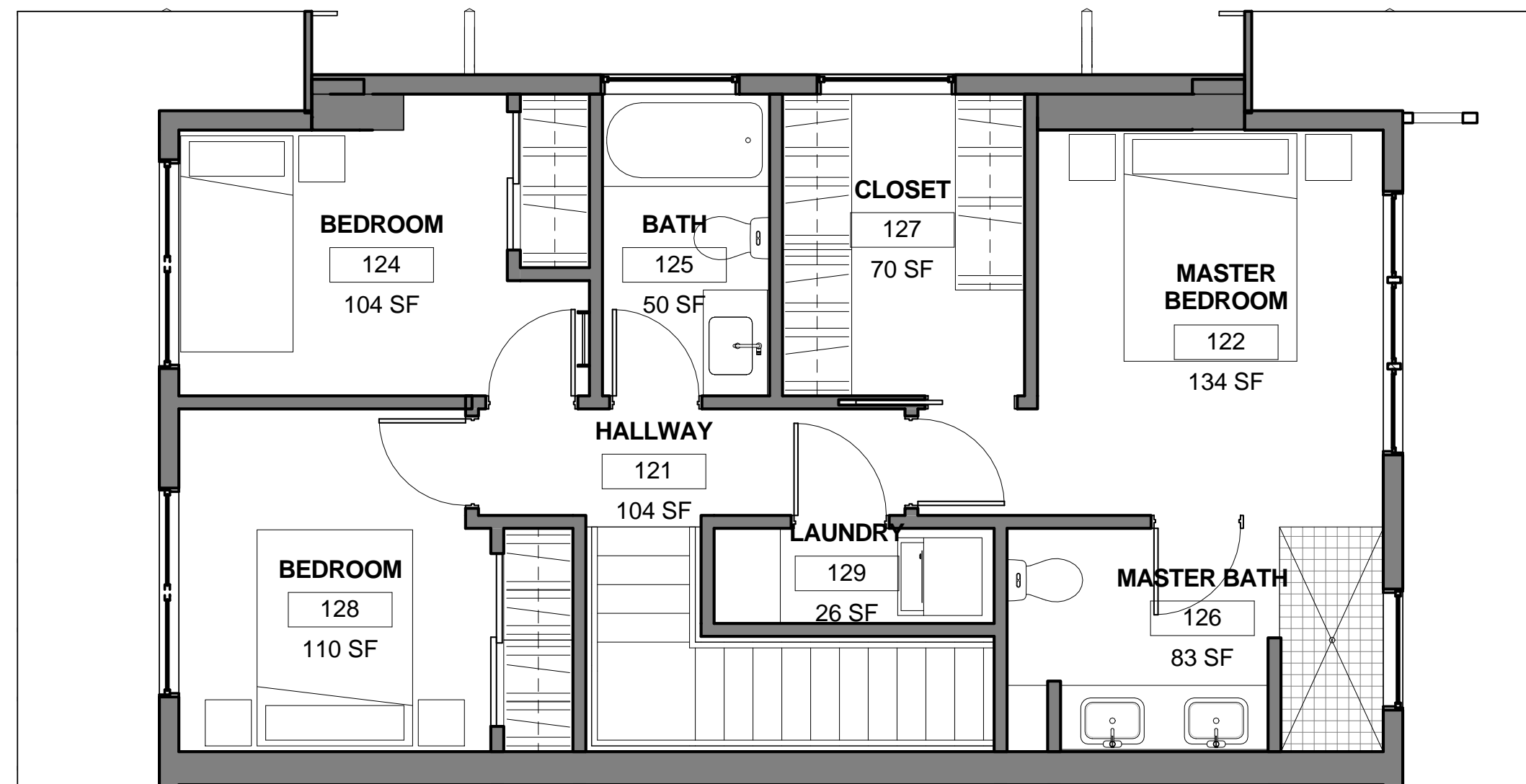


No. Date Revision



2 GARAGE UNIT TYPE A PLAN - ENLARGED
1/4" = 1'-0"

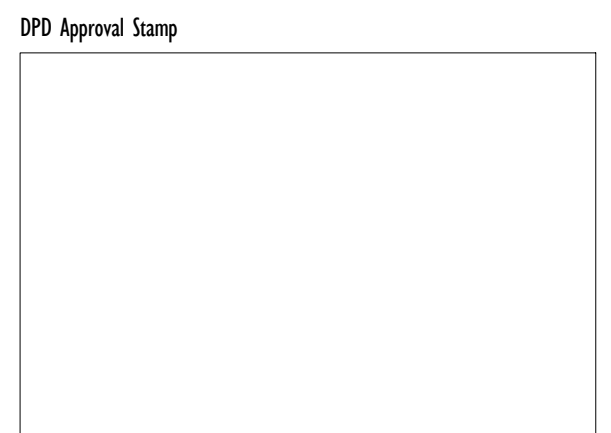
1 LEVEL 1 UNIT TYPE A PLAN - ENLARGED
1/4" = 1'-0"



3 LEVEL 2 UNIT TYPE A PLAN - ENLARGED
1/4" = 1'-0"

4 LOFT UNIT TYPE A PLAN - ENLARGED
1/4" = 1'-0"

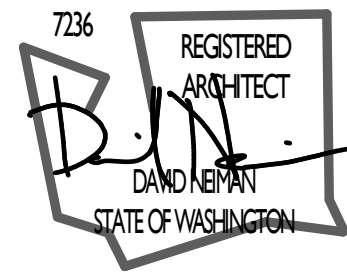
SDR EDG



Sheet Title
UNIT TYPE A ENLARGED PLANS

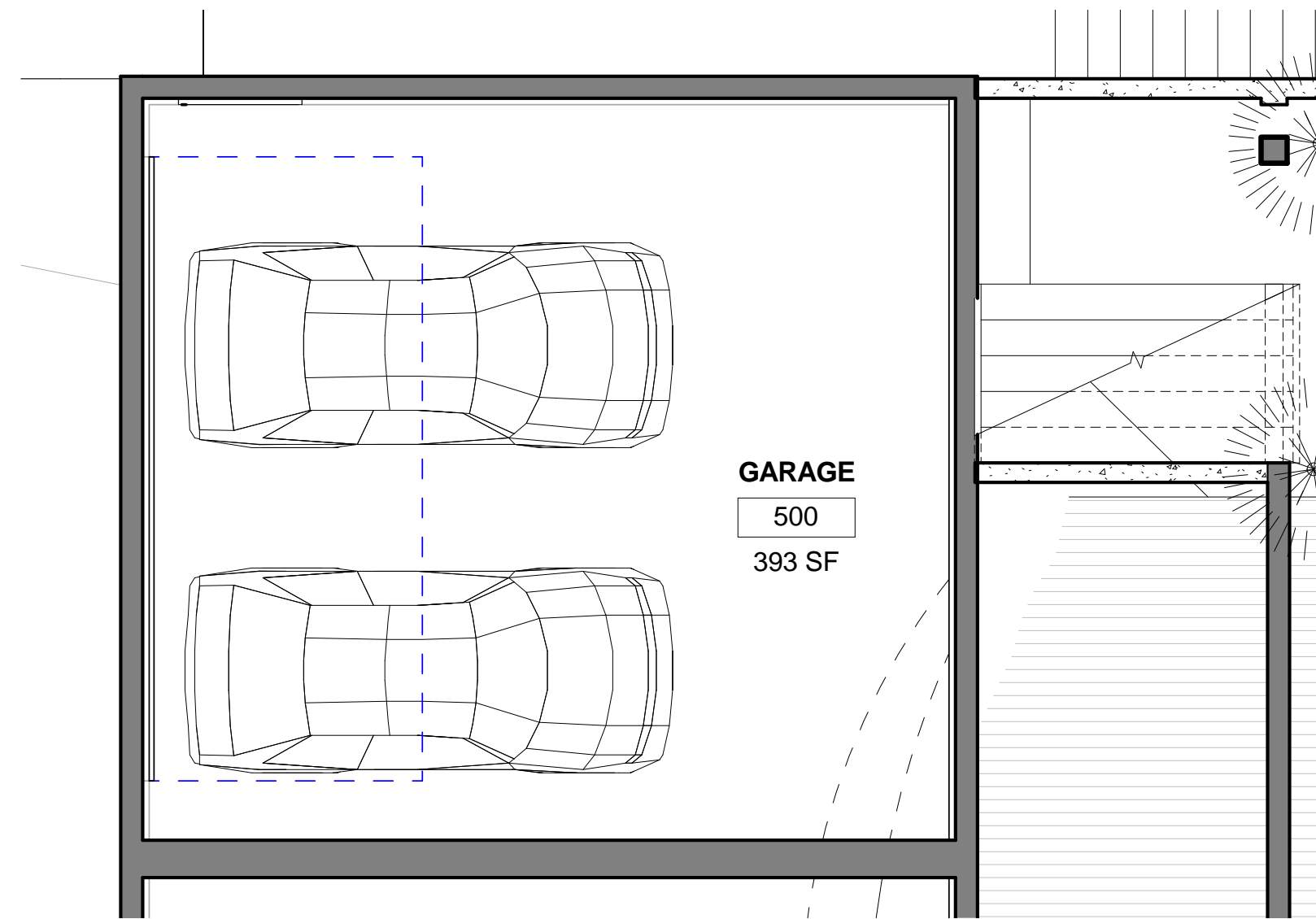
Date FEB 10, 2015
Sheet Number

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TOWNHOMES
5911 42ND AVENUE SW
3016200

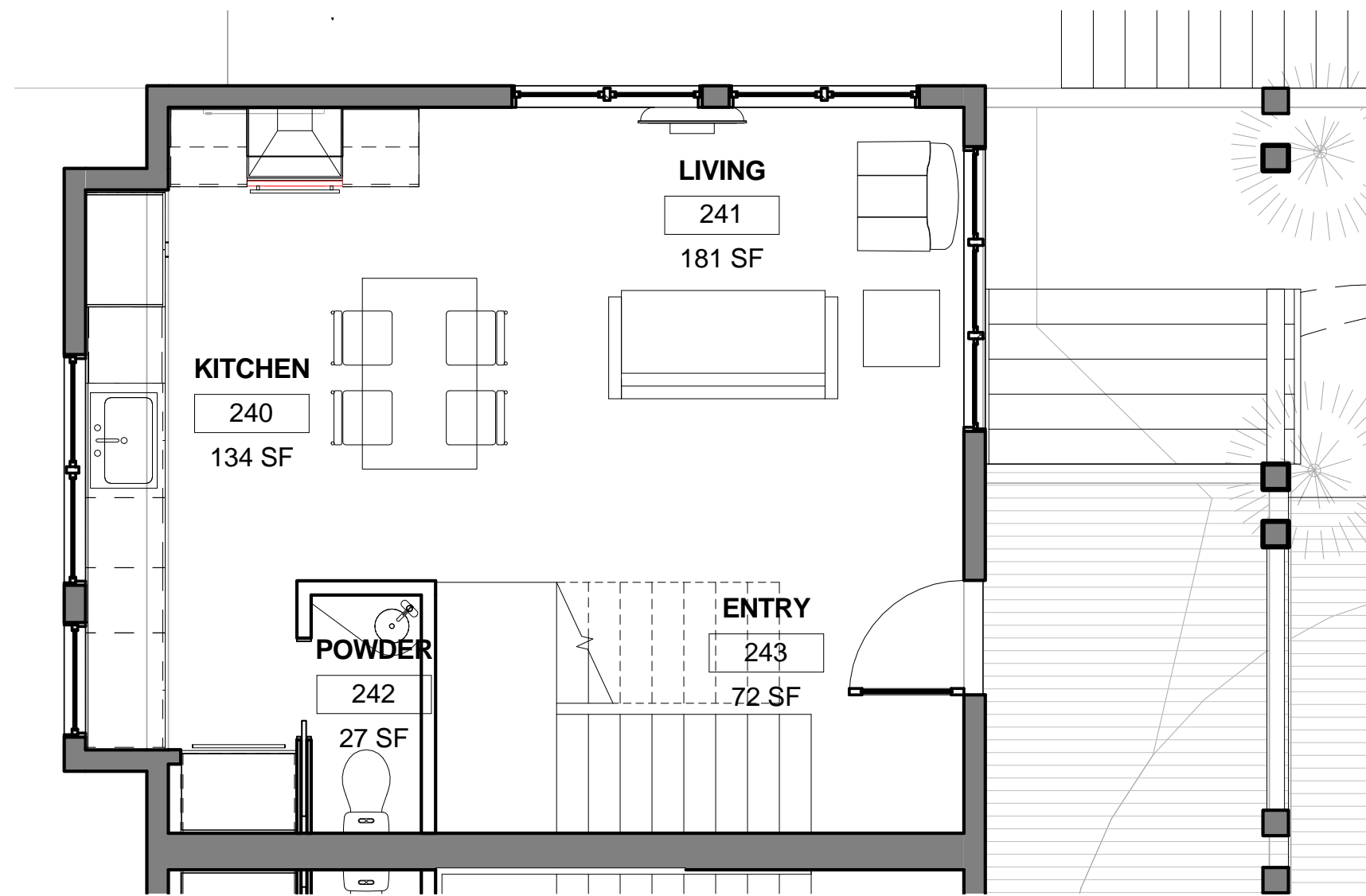


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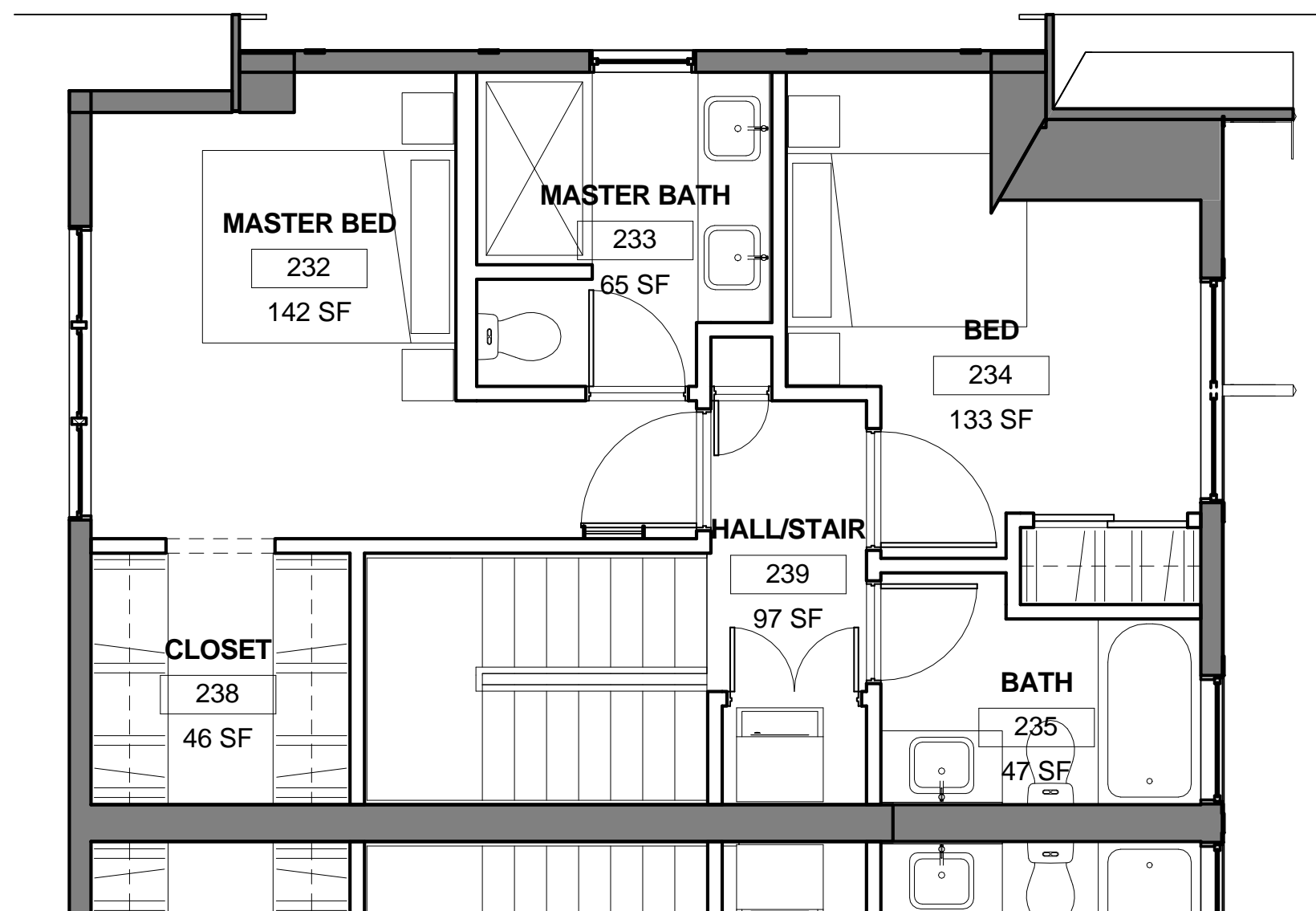
SDR EDG



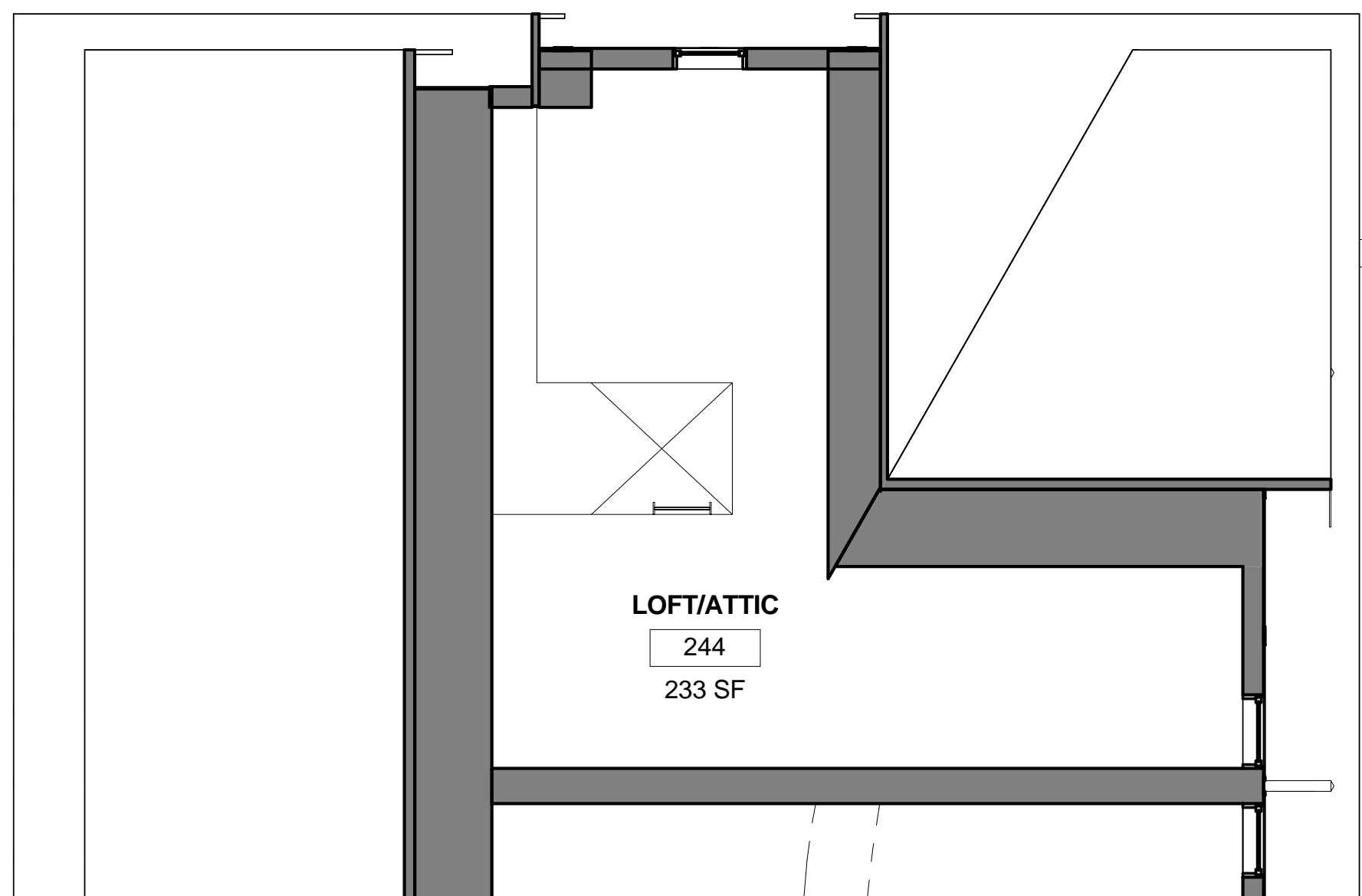
4 GARAGE UNIT TYPE B PLAN - ENLARGED
1/4" = 1'-0"



1 LEVEL 1 UNIT TYPE B PLAN - ENLARGED
1/4" = 1'-0"



2 LEVEL 2 UNIT TYPE B PLAN - ENLARGED
1/4" = 1'-0"



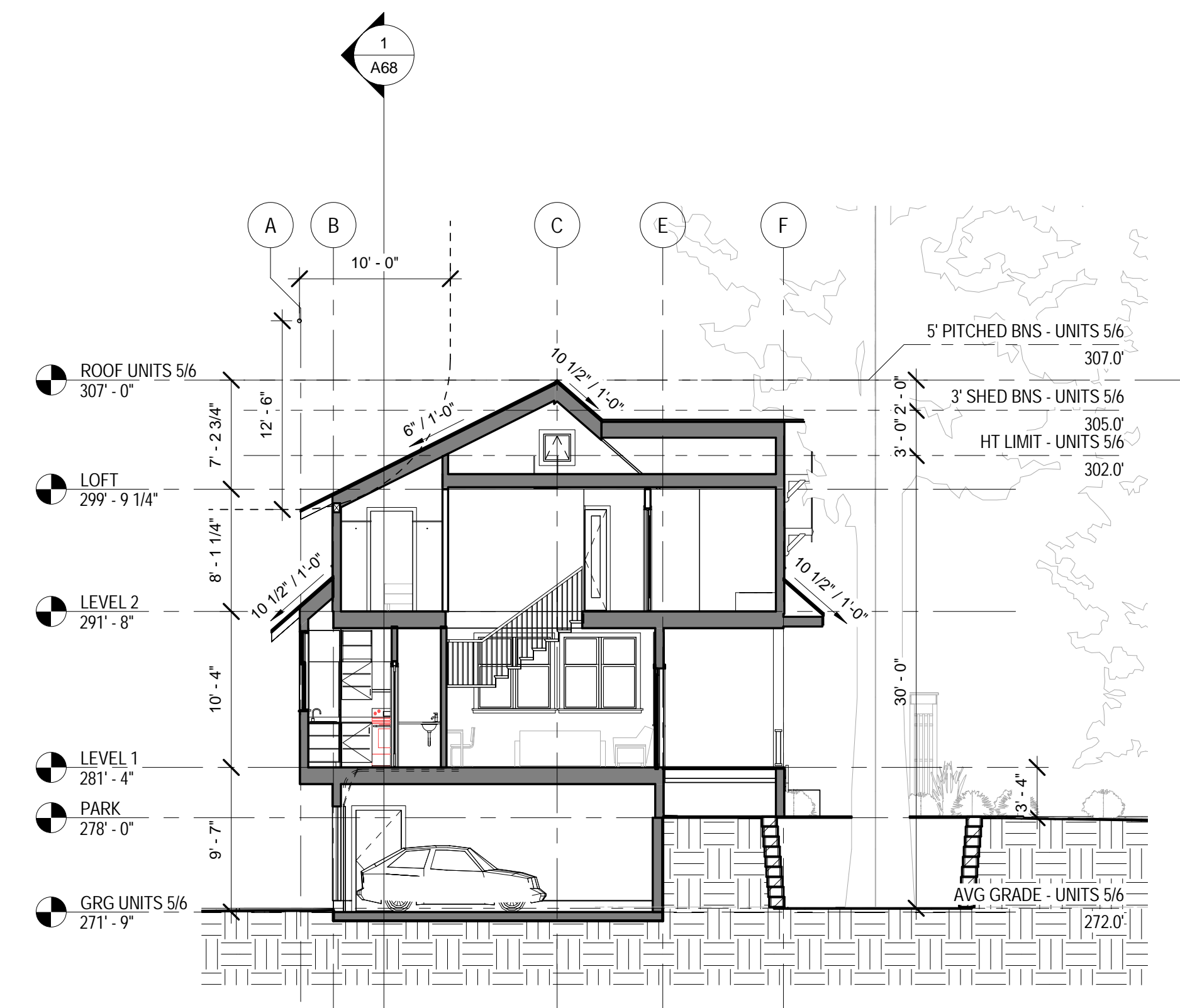
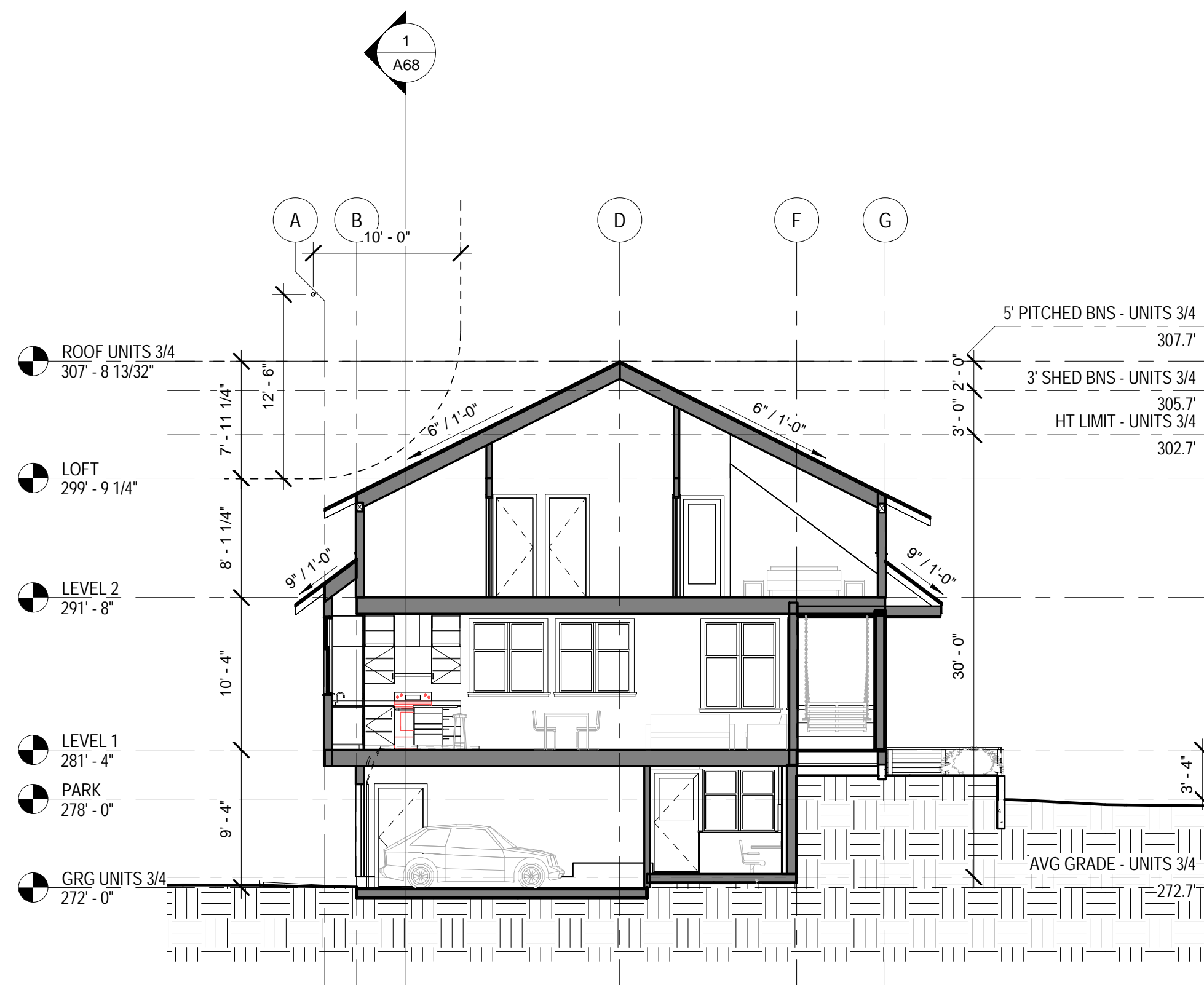
3 LOFT UNIT TYPE B PLAN - ENLARGED
1/4" = 1'-0"

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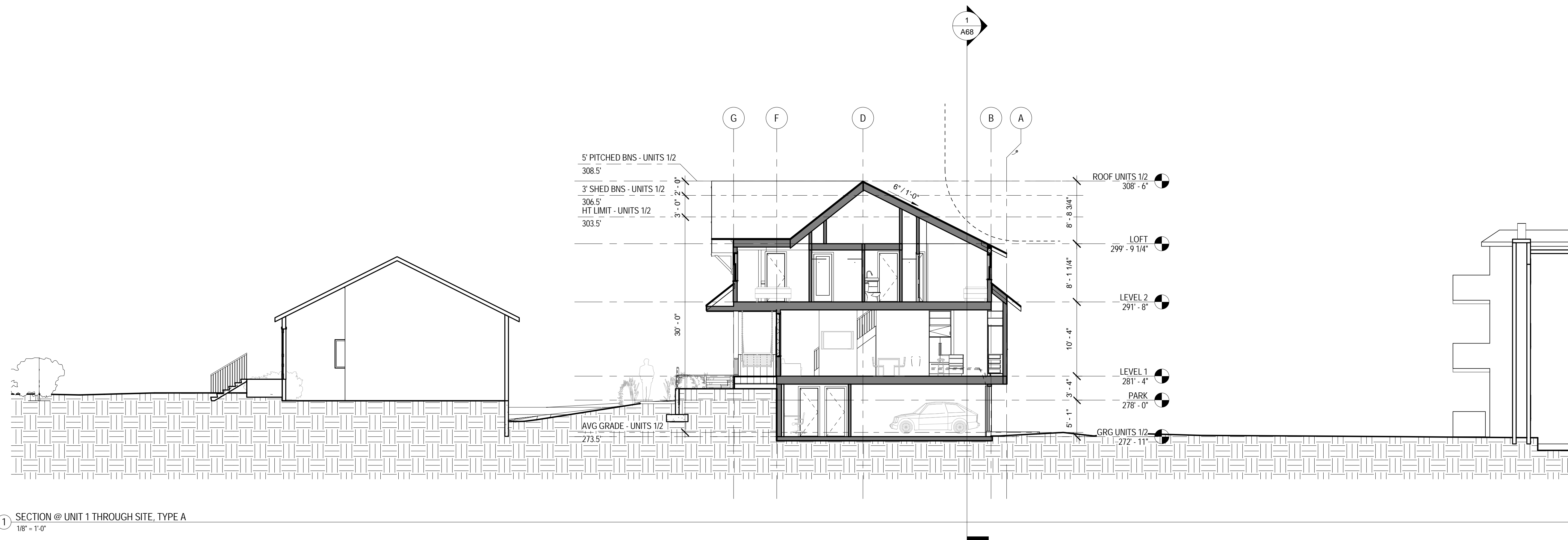
Sheet Title

UNIT TYPE B ENLARGED PLANS

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4 SECTION @ UNIT 5, TYPE B
1/8" = 1'-0"



1 SECTION @ UNIT 1 THROUGH SITE, TYPE A
1/8" = 1'-0"

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Sheet Title

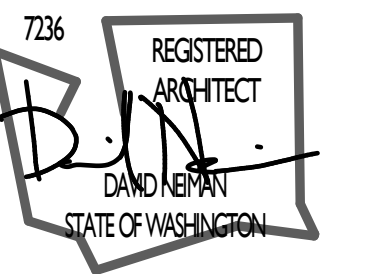
SECTIONS

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A50

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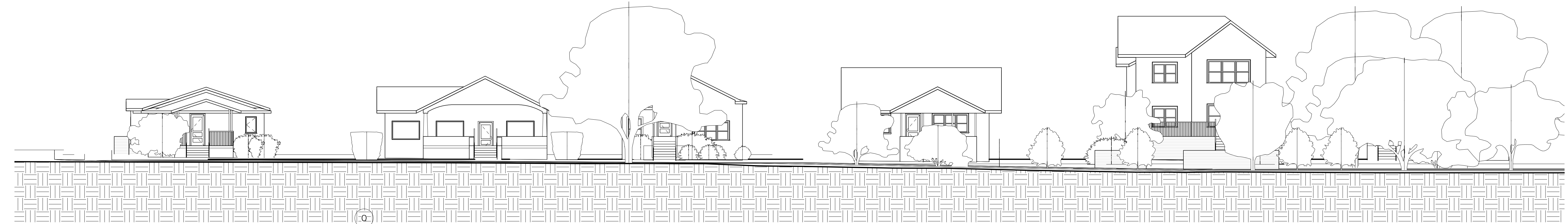
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ELEVATIONS

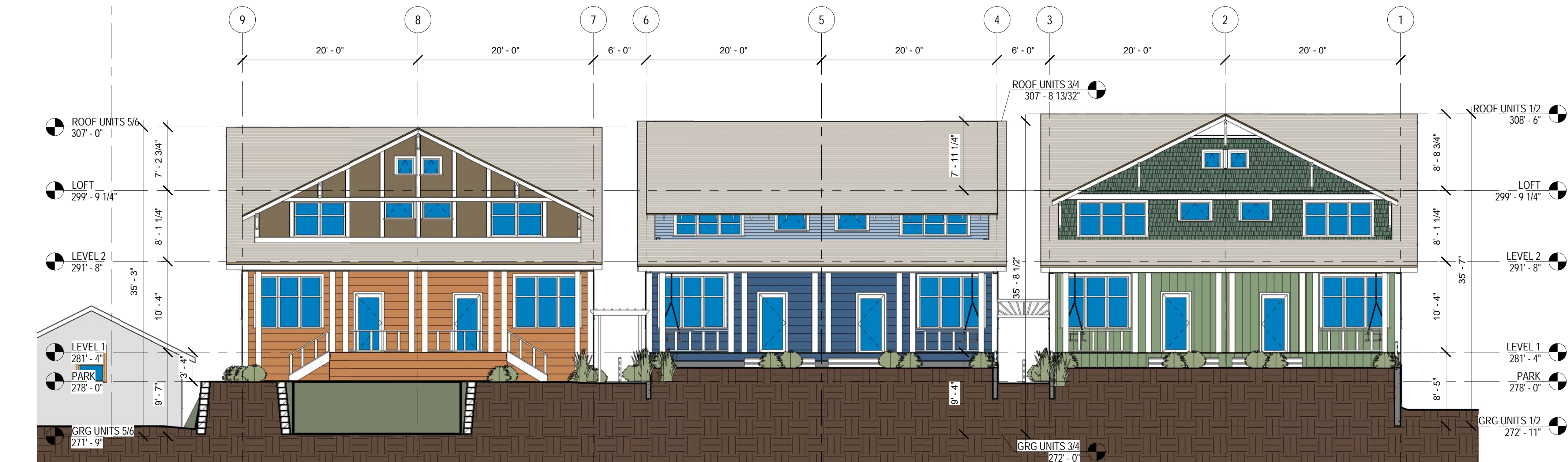
Date FEB 10, 2015

Sheet Number

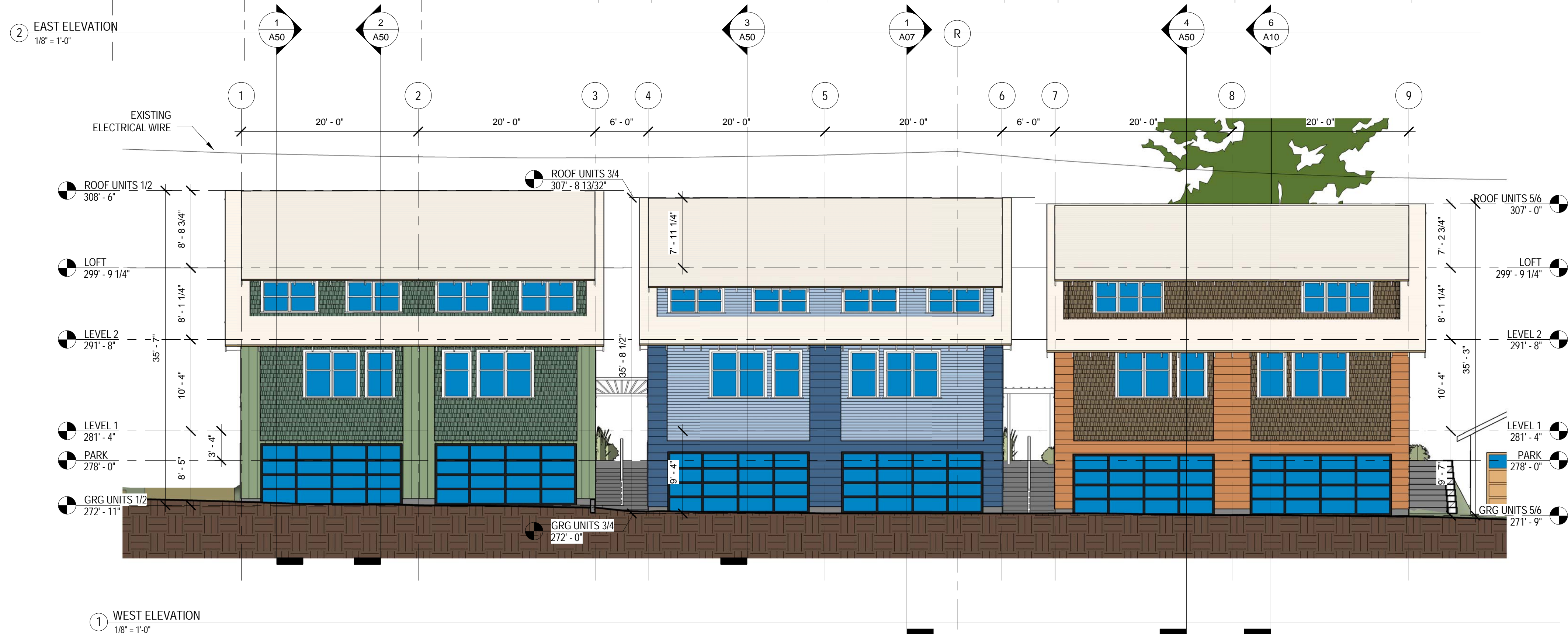
A60



3 ACROSS 42ND
3/32" = 1'-0"

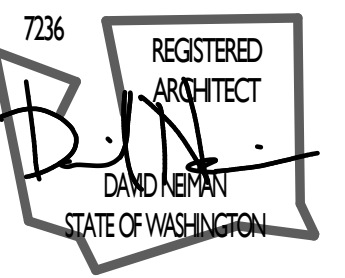


2 EAST ELEVATION
1/8" = 1'-0"



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

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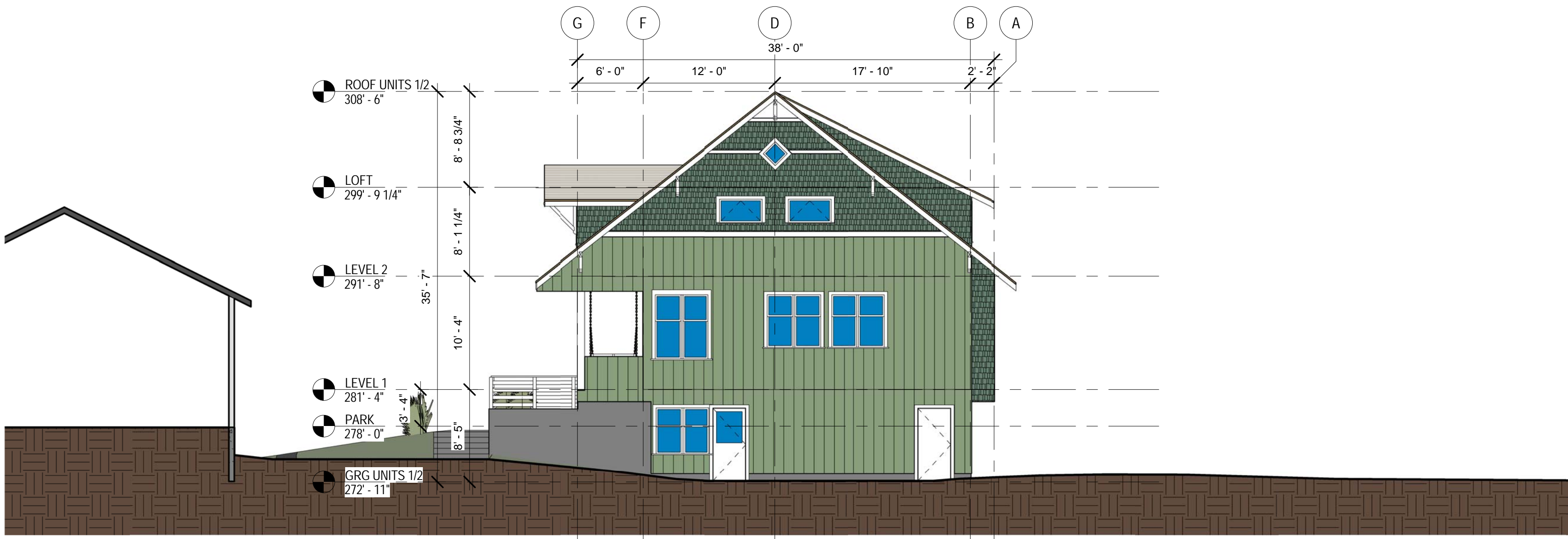
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ELEVATIONS

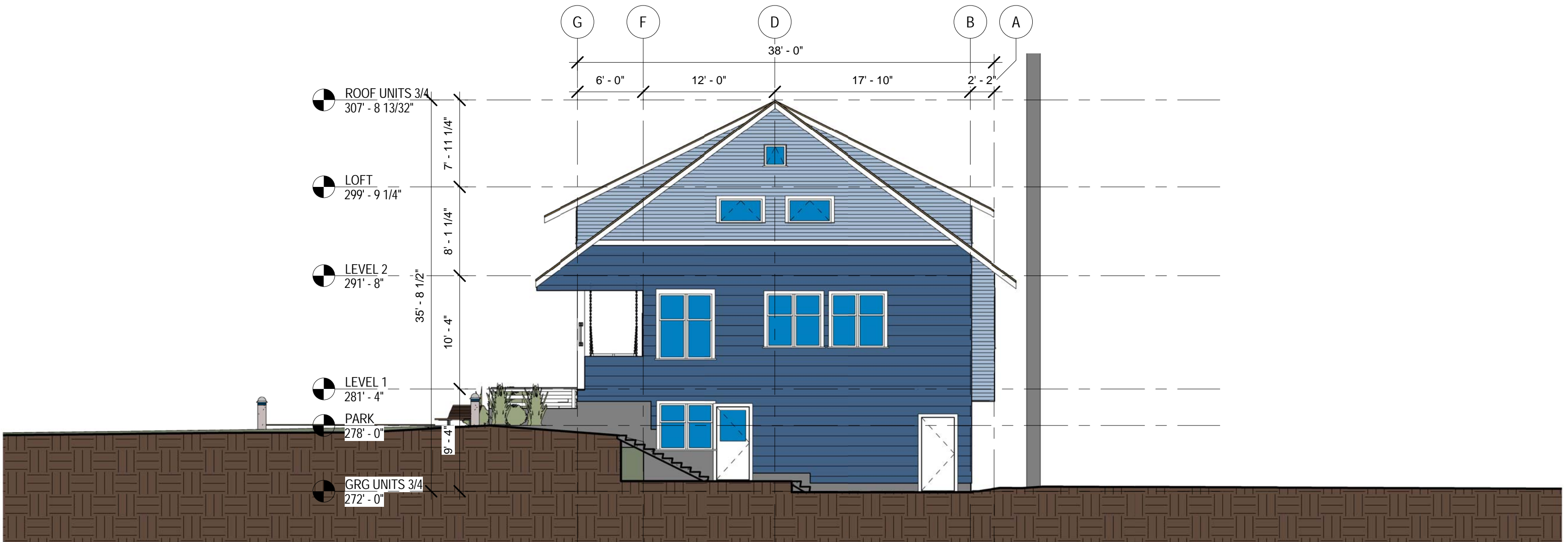
Date FEB 10, 2015

Sheet Number

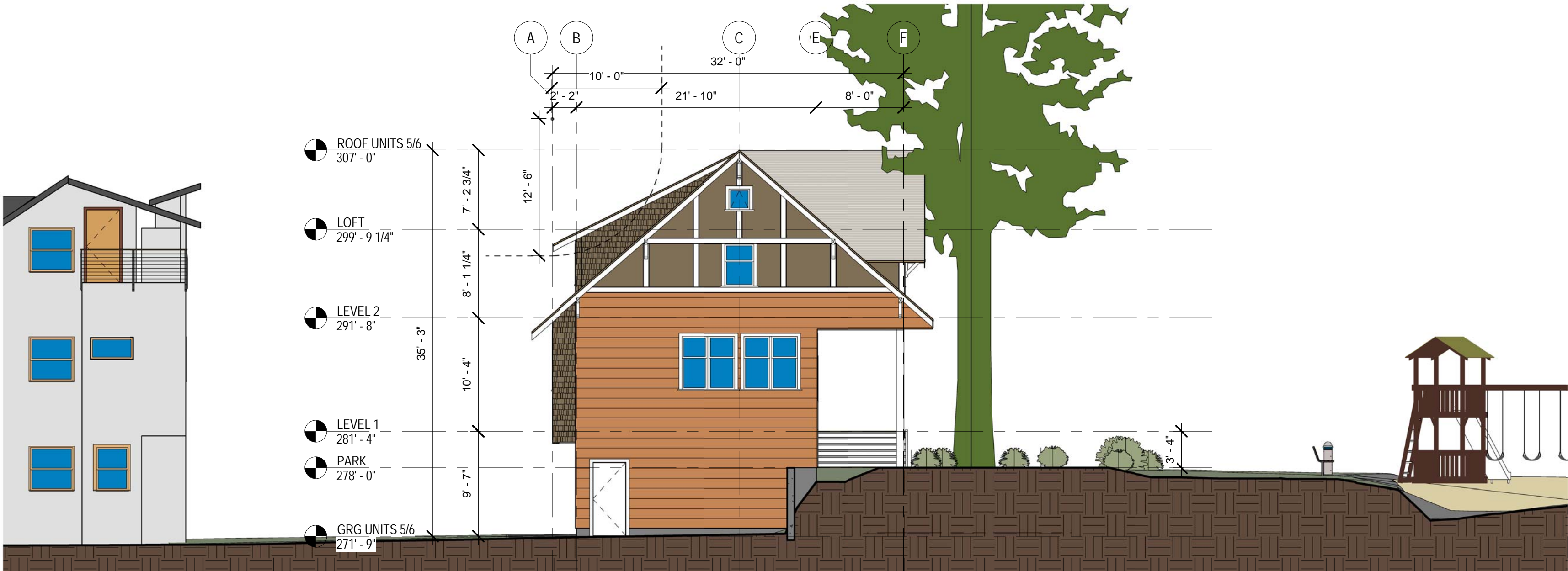
A61



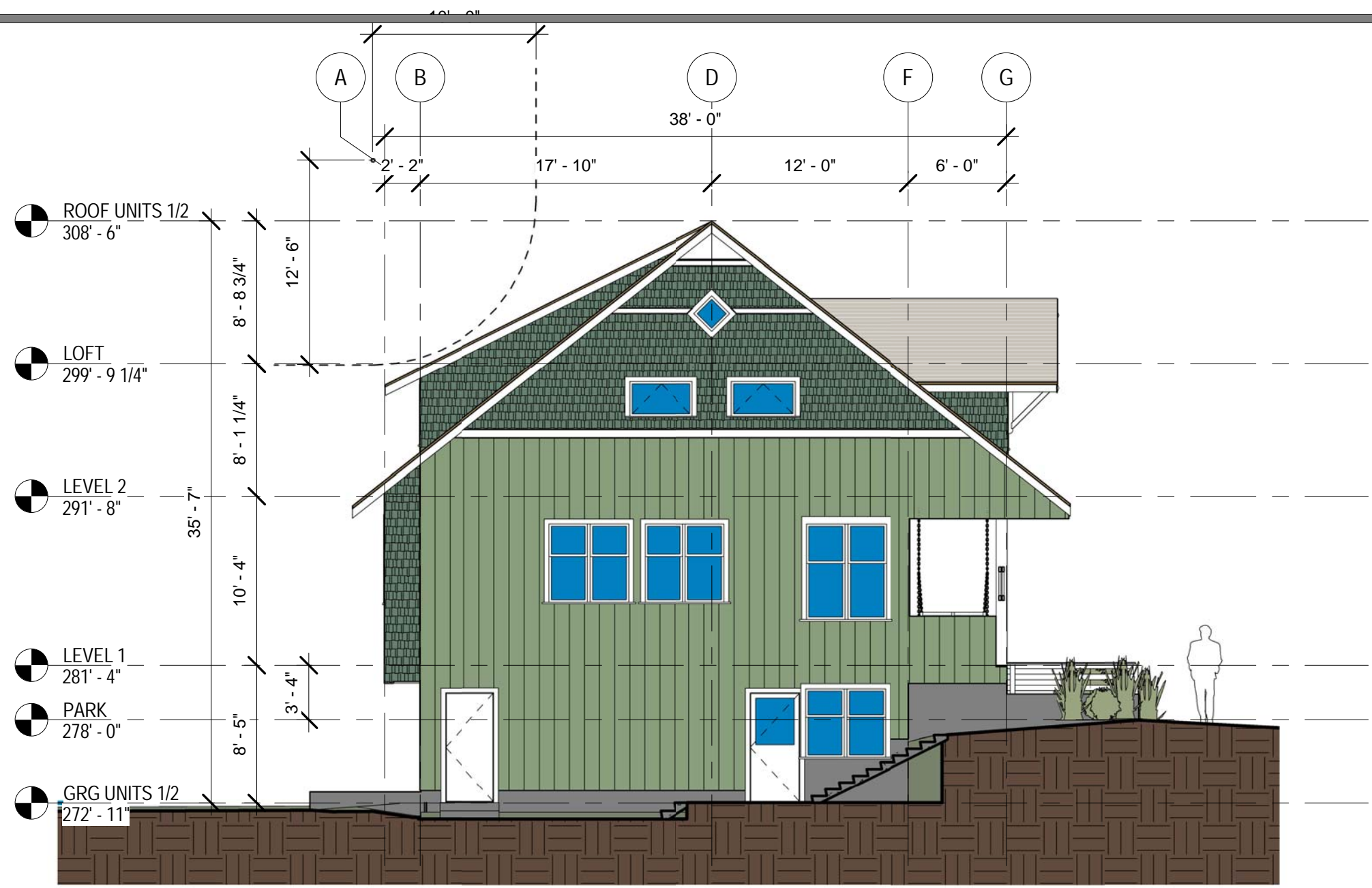
1 UNIT 1 NORTH ELEVATION
1/8" = 1'-0"



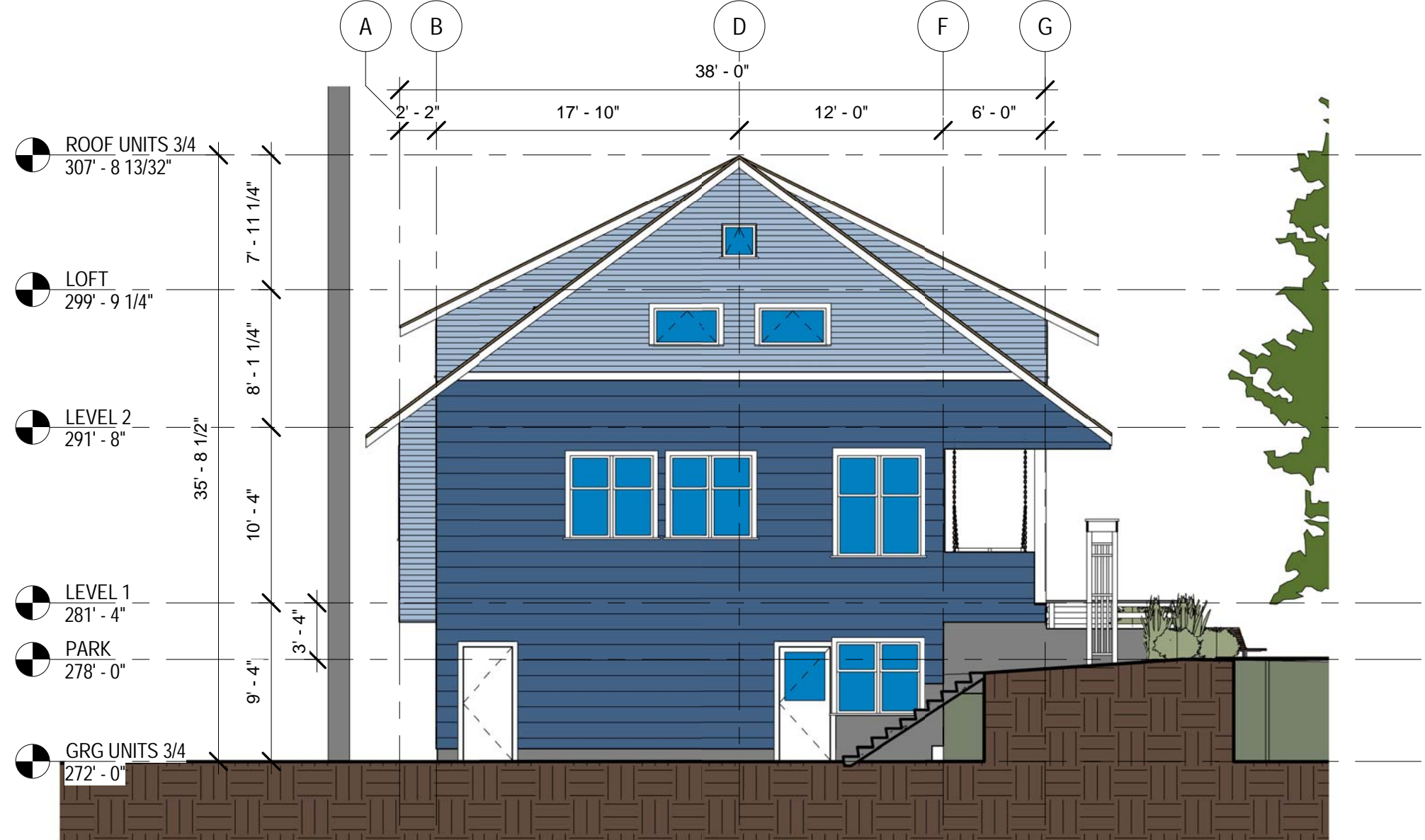
3 UNIT 3 NORTH ELEVATION
1/8" = 1'-0"



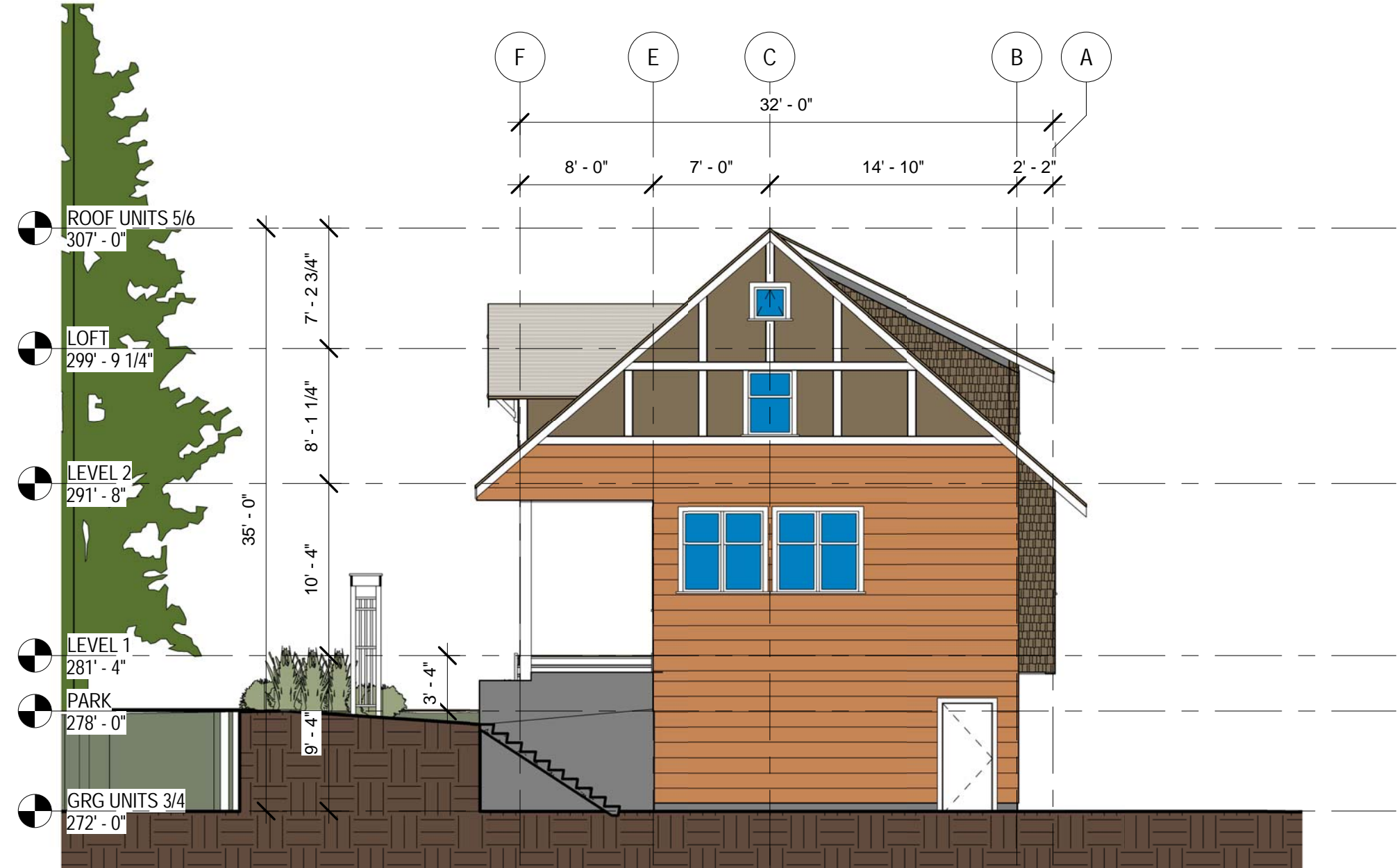
2 UNIT 6 SOUTH ELEVATION
1/8" = 1'-0"



4 UNIT 2 SOUTH ELEVATION
1/8" = 1'-0"



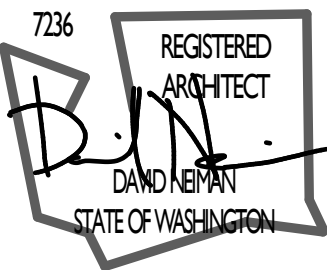
5 UNIT 4 SOUTH ELEVATION
1/8" = 1'-0"



6 UNIT 5 NORTH ELEVATION
1/8" = 1'-0"

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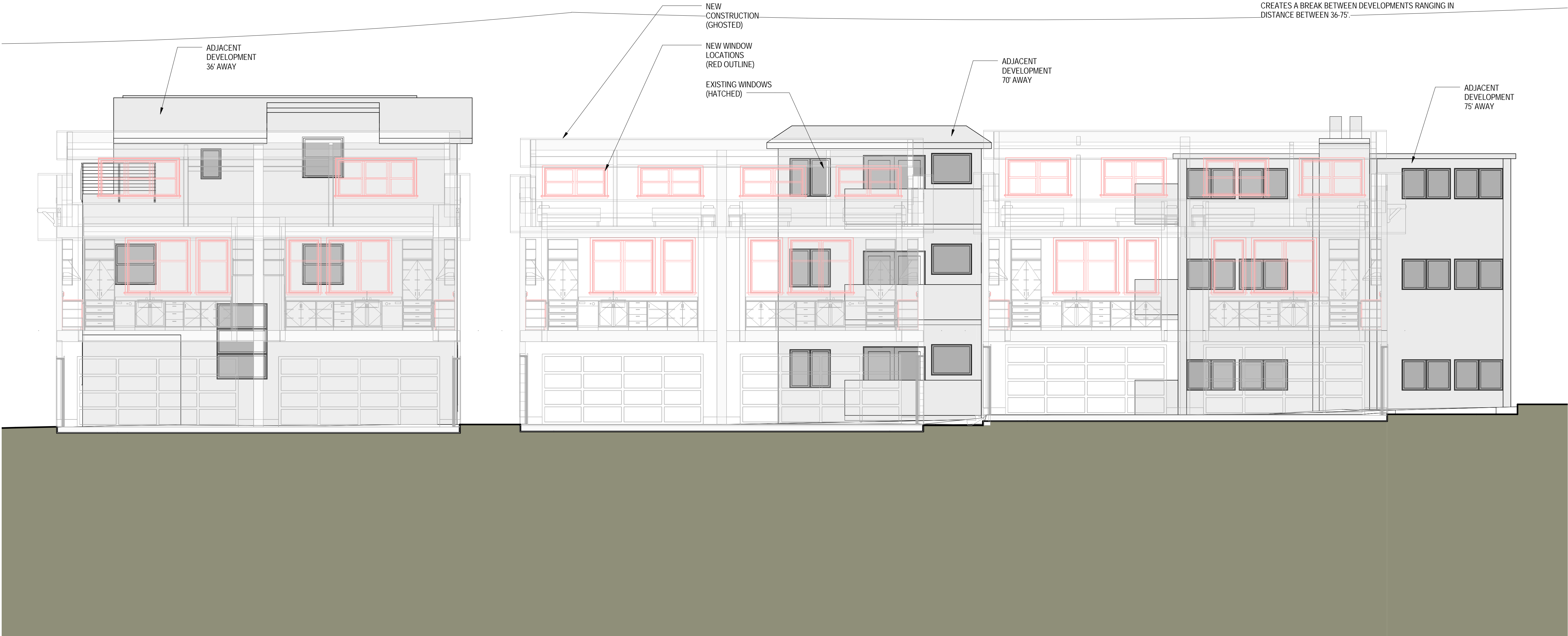
Sheet Title

WINDOW DIAGRAM ELEVATION

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AS MUCH AS POSSIBLE, WINDOWS OF THE NEW DEVELOPMENT DO NOT ALIGN WITH THE NEIGHBORS' WINDOWS. LIMITING ALIGNMENT IN MANY LOCATIONS WOULD CREATE ROOMS IN THE NEW DEVELOPMENT WITH LITTLE ACCESS TO NATURAL LIGHT. THE DISTANCE PROVIDED BY THE ALLEY AND PARKING ALSO CREATES A BREAK BETWEEN DEVELOPMENTS RANGING IN DISTANCE BETWEEN 36'-75'.



① WINDOW RELATIONSHIPS @ WEST NEIGHBORS
3/16" = 1'-0"



MAGNOLIA HOUSE - PRIVATE RESIDENCE, SEATTLE WA



CROWN HILL HOUSE - PRIVATE RESIDENCE, SEATTLE WA



ADKISON PAVILION - PRIVATE RESIDENCE, SEATTLE WA



OLYMPIC TOWNHOMES - 321 & 327 WEST OLYMPIC PLACE, SEATTLE WA

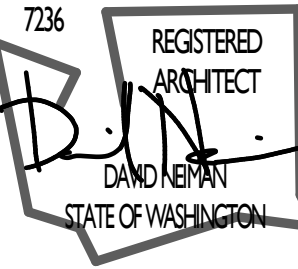


WESTVIEW TOWNHOMES - 2808 14TH AVENUE WEST, SEATTLE WA



MARION GREEN TOWNHOMES - 922 14TH AVENUE, SEATTLE WA

**NAZARENE
TOWNHOMES**
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WORK EXAMPLES