

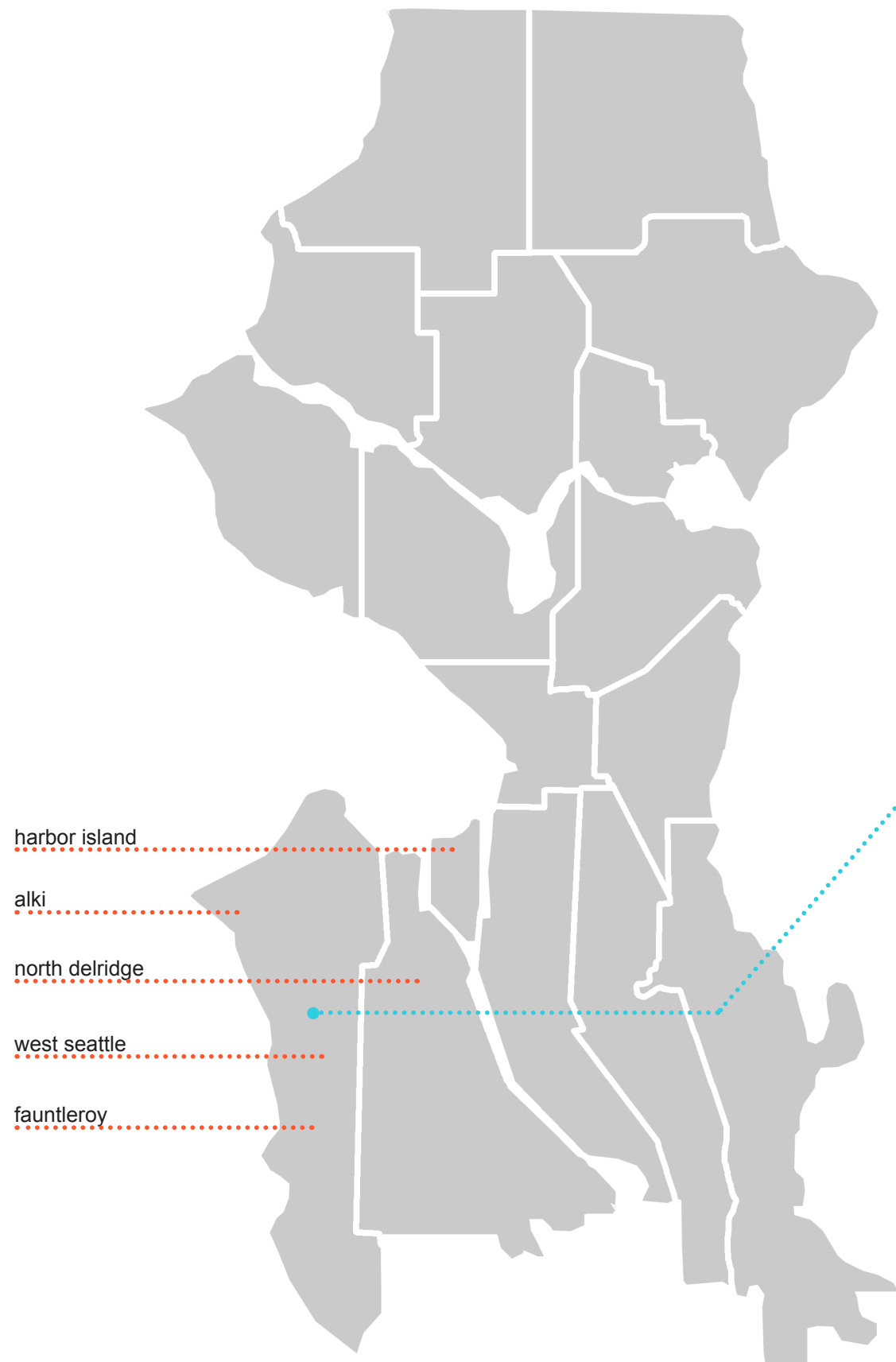


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PROJECT INFORMATION

| | |
|---------------------------|---|
| ADDRESS | 6315 42ND AVENUE SW SEATTLE, WA 98136 |
| TAX ID NUMBER | 0826000125 |
| DPD PROJECT # | 3020099 |
| LOT SIZE | 5,001 SF |
| ARCHITECT/PROJECT CONTACT | JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118 |
| OWNER/APPLICANT | GREENBUILD DEVELOPMENT, LLC. |
| LANDSCAPE | ROOT OF DESIGN, LLC. |
| SURVEYOR | GEODIMENSIONS, INC. |



me-kwa-mooks park

morgan junction
urban village

bella mente early
learning academy

seaview united
methodist church

site

morgan junction park

morgan junction

starbucks

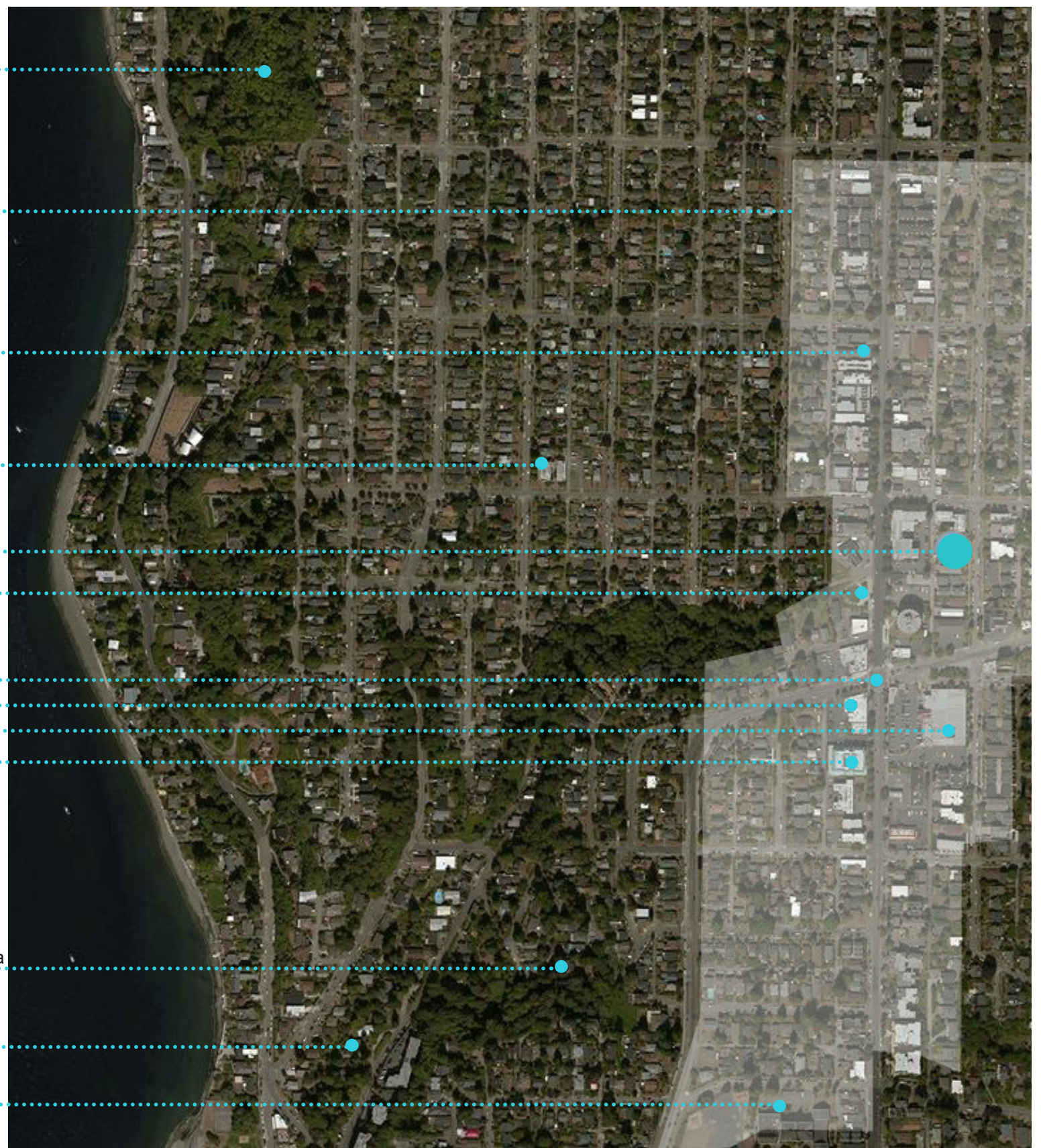
thriftway grocery

us post office

pelly place natural area

lowman beach park

gatewood elementary



VICINITY ANALYSIS

- ADJACENT ZONES:

LR3
LR2
SFR 5000
NC3 - 30
- BUS ROUTES:

22 -
Arbor Heights,
Alaska Junction,
Gatewood

128 -
Southcenter,
White Center,
Admiral District

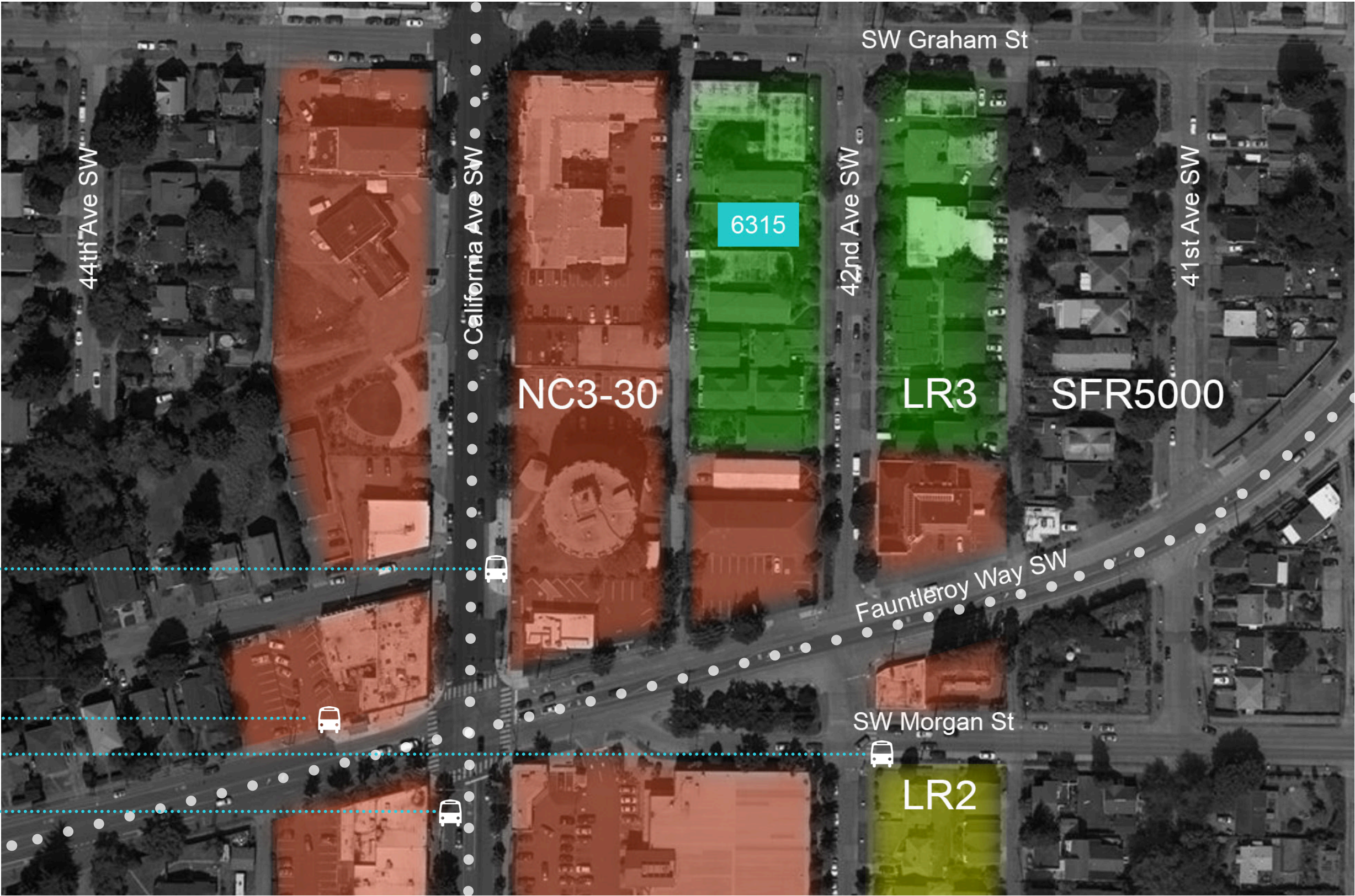
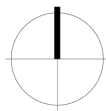
C Line -
Downtown Seat-
tle, Alaska Junc-
tion, West Seattle

22, 126, 773, C Line

C Line

22

128



PROPOSAL 6315 42nd Ave SW is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with (6) townhouses.

KEY METRICS

| | |
|--------------------------|---|
| Zone: | LR3 |
| Lot size: | 5,001 SF |
| FAR: | 5,001 sf x 1.3 = 6,501 sf allowed (th/s + built green) 6,501 sf/5 units = 1,300 sf per unit (inside face of walls) |
| Structure Height: | 30' + 4' Parapet Allowance & 10' Penthouse |
| Units: | 6 |
| Parking: | No parking proposed; Morgan Junction Urban Village + Frequent Transit |

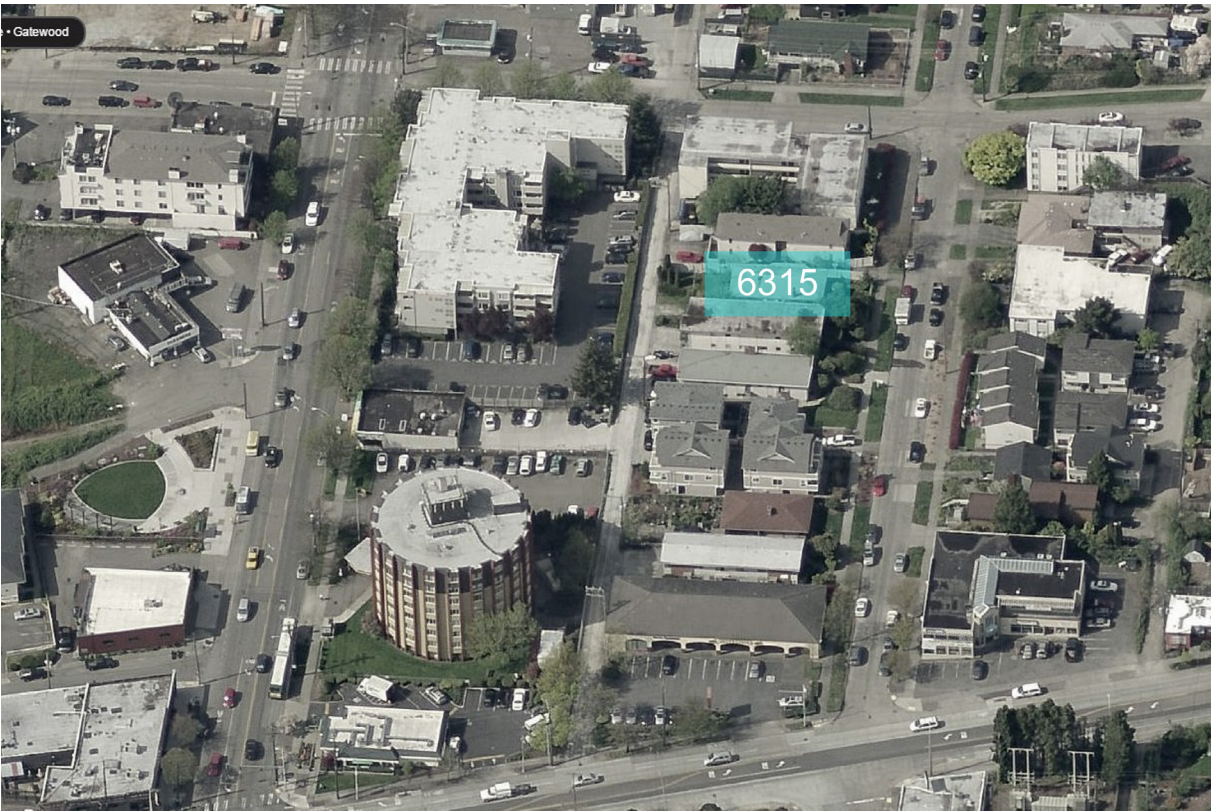
ANALYSIS OF CONTEXT The structures surrounding this site consist of a mix of single-family and multi-family residences between 2 and 3 stories. To the west of the site is a commercial zone, consisting of single story restaurants, bars, and retail spaces. To the east is a single family zone largely comprised of single story, single family homes.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 10. A preliminary landscape plan can be found on page 11.

DESIGN GUIDELINES See page 8 for Design Guideline Responses.

ARCHITECTURAL CONCEPT Our concept for this project was a simple two-fold approach: Using the existing site topography to capture outdoor space and views for each unit, and developing two different unit types to provide separation and privacy between units. These two simple moves allowed us to develop an approach to the site that responds to preexisting conditions and captures ground level and roof deck outdoor space for all 6 units. Conceptual diagrams can be found on page 9.



AERIAL LOOKING NORTH

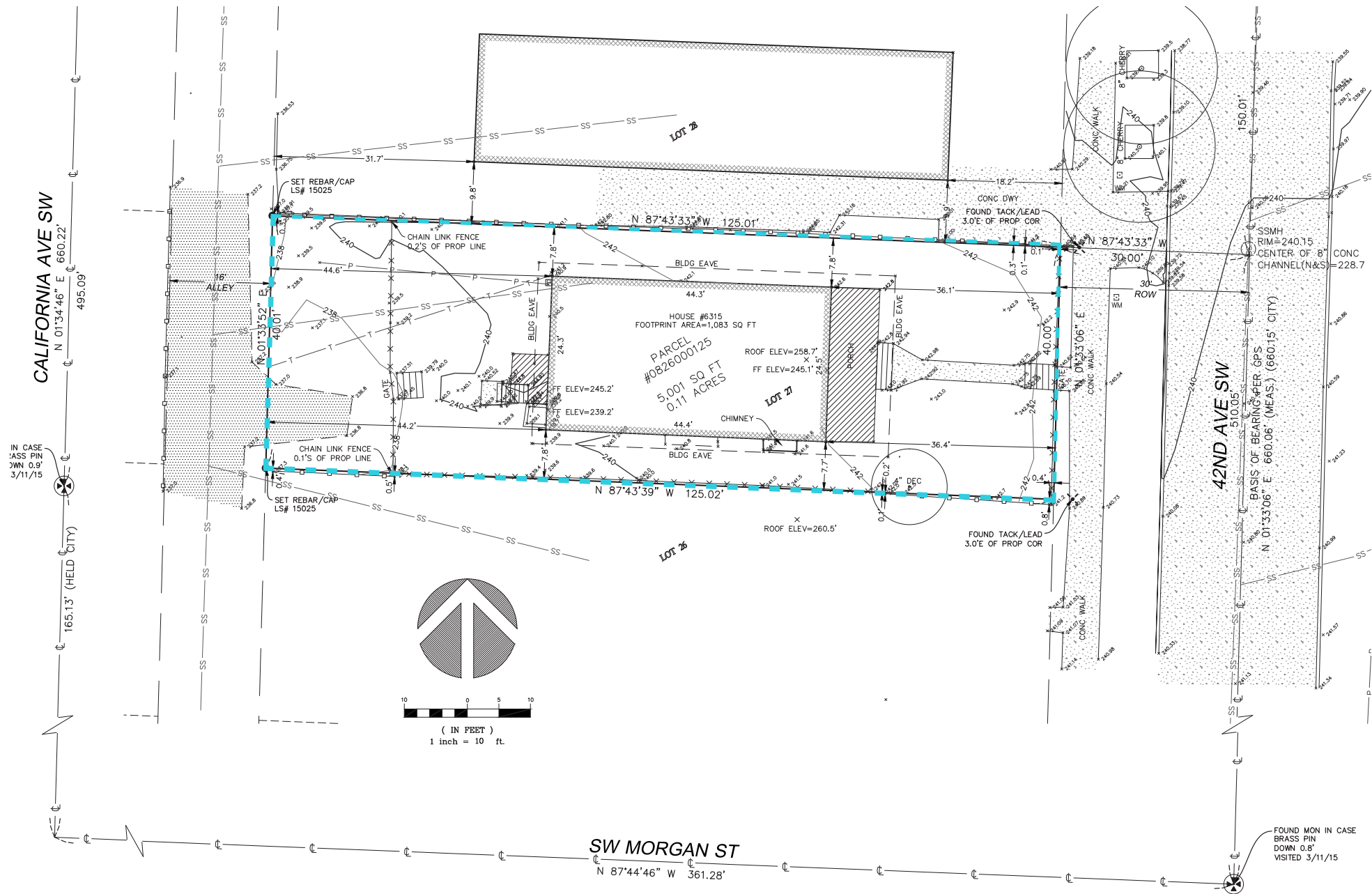


AERIAL LOOKING SOUTH

SITE ANALYSIS



STREET LEVEL



site plan

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

LOT 27 IN BLOCK 1 OF BIRDLE HEIGHTS ADDITION TO THE CITY OF WEST SEATTLE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 1, RECORDS OF KING COUNTY;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

EXISTING CONDITIONS

PUBLIC LIFE

PL2. Walkability Developing a sense of community, supporting safety, and using programming to provide “eyes on the street” are the priorities of our design for this project. The type A units have a den, and the type B units have a kitchen on the south side. By locating the sink and the living area directly in front of the large windows provided, we’re ensuring that some of the spaces most frequently used in the house overlook the common walkway to strengthen the safety and sense of community on site. The entry volume on the type B units are pulled back to provide wider spaces between units with adjacent entry courtyards, which both enhances safety and provides chances for interaction.

PL3. Street Level Interaction By keeping our material palette strictly neutral in fitting with the neighborhood, we are proposing to use a special material to indicate the entries to each unit. The entries along the common walkway are highlighted with a bright teal blue, while the entries that face west are highlighted with the use of cedar siding. The special material, the prominent awnings, and large graphic address numerals that hang from each awning are all textural elements that work in combination to make each entry personal and easily identifiable from both 42nd Ave SW and the alley. Landscaping between the street and the front of the building, large corner windows, and wood at the entry and the awning soffits provide connection with and buffer between the street and the building.

DESIGN CONCEPT

DC2. Architectural Concept In order to reduce perceived mass, we have kept our penthouses to a minimum size, reduced parapet heights to 1’ where there is no roof deck, and utilized open railing to keep the roof masses as open as possible. We have selected a neutral material palette of grey lap siding, grey panel siding, and white panel siding, and used wood and teal blue panel to indicate entries and add a pop of visual interest in carefully selected areas. Since the common walkway is such a big part of the residents’ daily experience, we focused on creating a highly textured, human scale experience as you traverse the site, through the use of secondary elements such as awnings, graphic address numerals, plantings alongside each side of the walkway, and unique paving patterning in the courtyard spaces.

DC4. Exterior Elements and Finishes The cementitious building materials selected are durable and appropriate for Seattle climates. The use of wood in small areas warms up the building experience in the appropriate areas while keeping the material easily maintainable. The neutral material palette is intended to fit with the character of the neighborhood while feeling clean and modern. Lighting will be provided at unit entries, along the common walkway, and within the courtyard areas between buildings. A selection of native and drought resistant plantings have been selected to add texture and life to the walkway, street facade, and private yards of each unit. All landscaping along with the varying paving textures within the building courtyard areas work together to enliven and define outdoor spaces for residents.

DC4. Morgan Junction By taking advantage of being within Morgan Junction Urban Village and a frequent transit area, we have chosen to provide zero parking spaces, and instead reinforce the importance of pedestrian life and human scale within our site. We are adjacent to bus stops for 5 different bus routes, including the express C Line to downtown, and are within walking distance of schools, churches, parks, post offices, coffee shops, and restaurants. In order to make this pedestrian life safe and enjoyable for everyone, we will provide plenty of lighting at entries, along the walkway, and within the courtyards. The unit adjacent to the alley and the street will have their own lockable gates around the yard, and extra lighting will be provided at the street and alley edges.

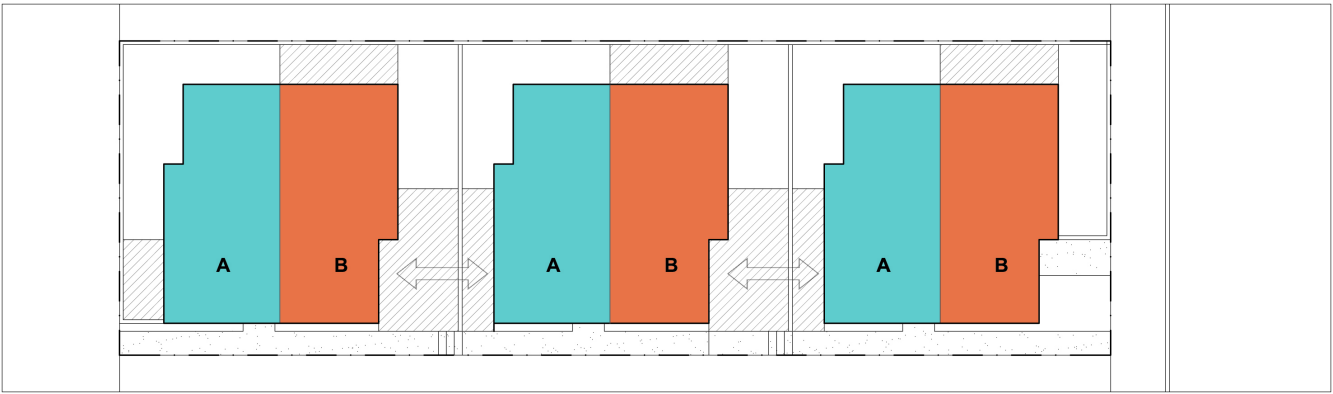
STRATEGY:

Two different unit types were developed and placed adjacent to one another.

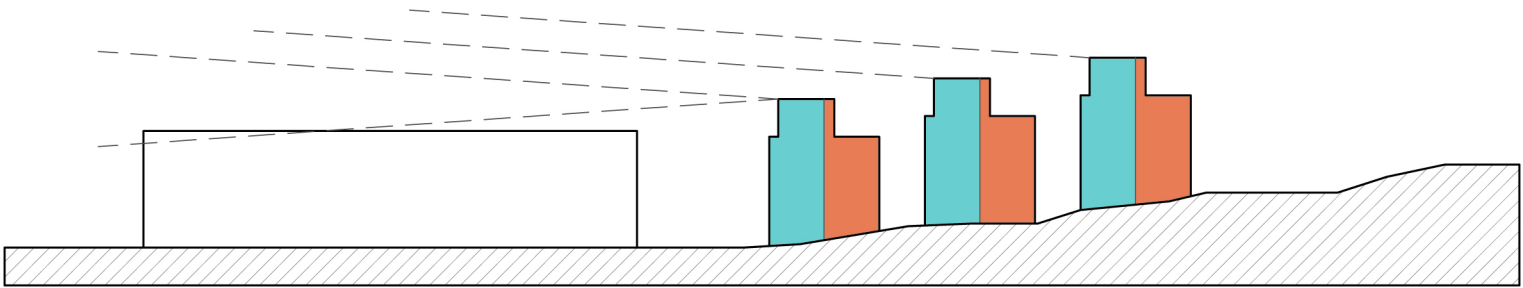
Type A units have a rentable ground floor, including a separate entrance, a den, a bedroom, and a bathroom.

Type B units have living, dining, and kitchen spaces on the ground floor.

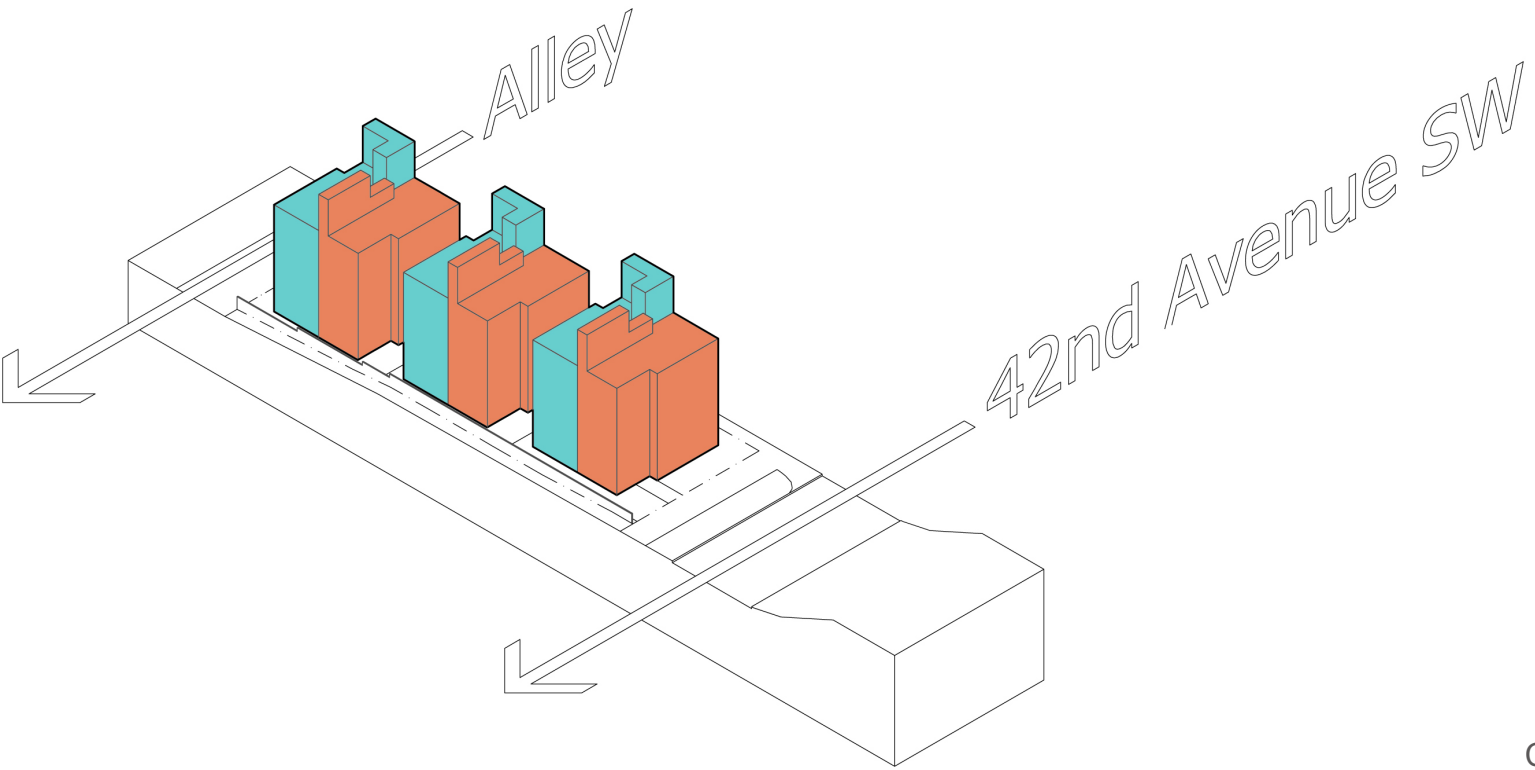
This allowed us to provide a layer of privacy between units by not having the same program elements side by side, while still utilizing the outdoor areas to create spaces for interaction.



We stepped our three buildings down with the natural topography on site, which provided further separation between adjacent units and allowed each roof deck to capture the view beyond the apartment building across the alley.



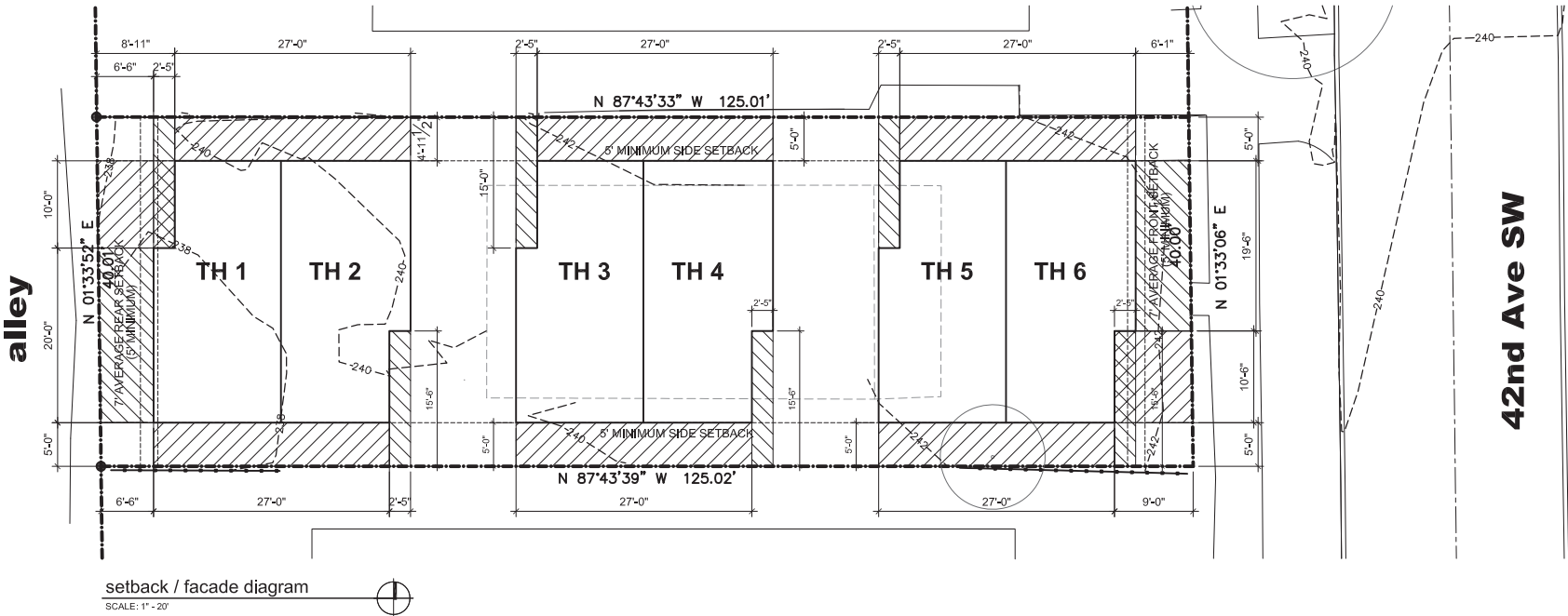
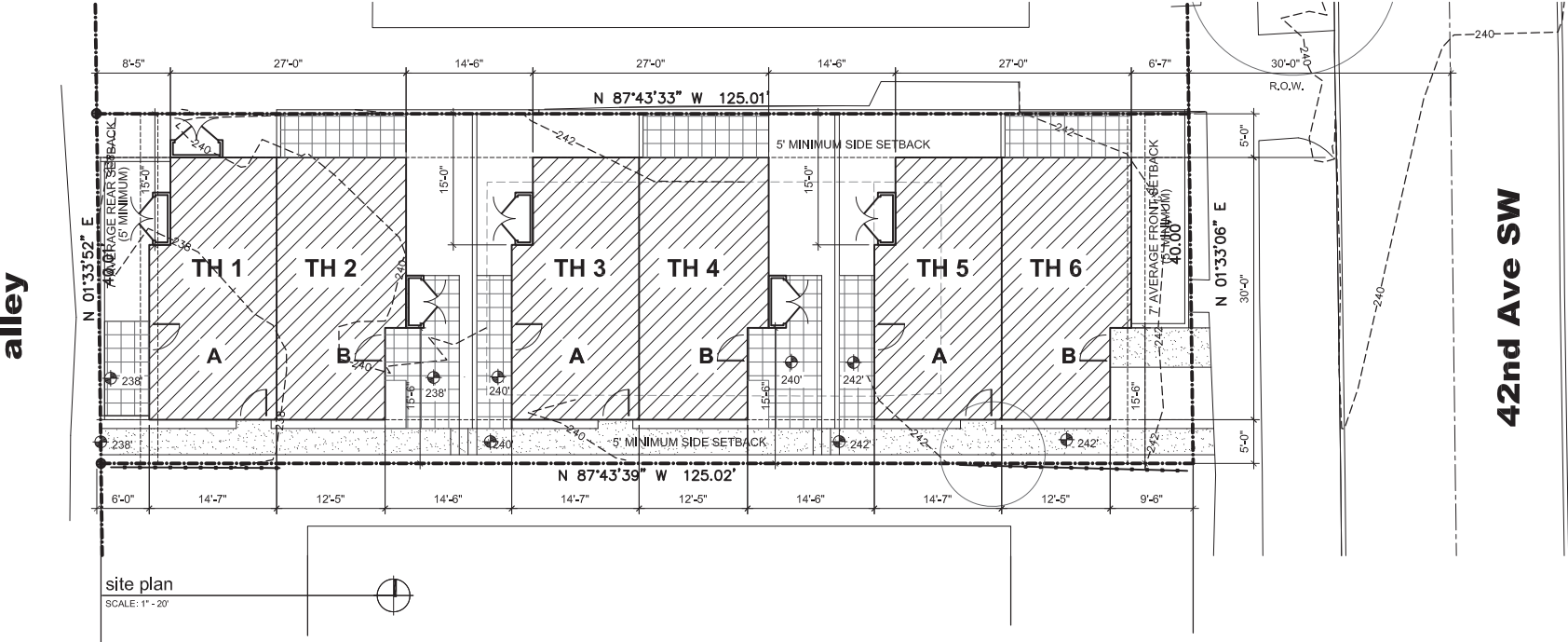
These two simple moves allowed us to develop an approach to the site that responds to preexisting conditions and captures ground level and roof deck outdoor space for all 6 units. The pedestrian journey between 42nd Ave SW and the alley provides a perfect balance between eyes on the street, places of interaction, and unit privacy.



CONCEPT

SETBACK AND FACADE LENGTH

| | Required | Provided | % Difference |
|---------------|------------------------|----------|--------------|
| Front: | 7' average, 5' minimum | 7.2' | Compliant |
| Side (north): | 5' | 5.9' | Compliant |
| Side (south): | 5' | 5.9' | Compliant |
| Rear: | 7' average, 5' minimum | 7.1' | Compliant |



FACADE LENGTH

(WITHIN 15' OF PROPERTY LINE)
125.01' x 65% = 81.25' ALLOWED FACADE LENGTH
NORTH: 27' + 27' + 27' = 81' PROPOSED
SOUTH: 27' + 27' + 27' = 81' PROPOSED

SETBACKS

NORTH SIDE SETBACK
[(2'-5" x 15'-6") + (27'-0" x 5'-0")] x 3 = 517.2 sf
517.2 sf / 88.25' = 5.9' AVG SIDE SETBACK

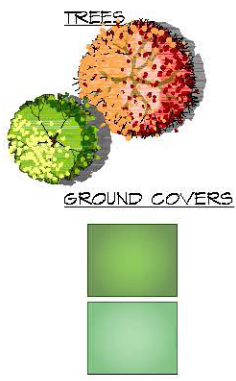
REAR SETBACK
(8'-11" x 10'-0") + (6'-6" x 20'-0") = 197.6 sf
197.6 sf / 30' = 7.1' AVG REAR SETBACK

SOUTH SIDE SETBACK
[(2'-5" x 15'-6") + (27'-0" x 5'-0")] x 3 = 517.2 sf
517.2 sf / 88.25' = 5.9' AVG SIDE SETBACK

FRONT SETBACK
(6'-1" x 19'-6") + (9'-0" x 10'-6") = 230.9 sf
230.9 sf / 30' = 7.2' AVG FRONT SETBACK

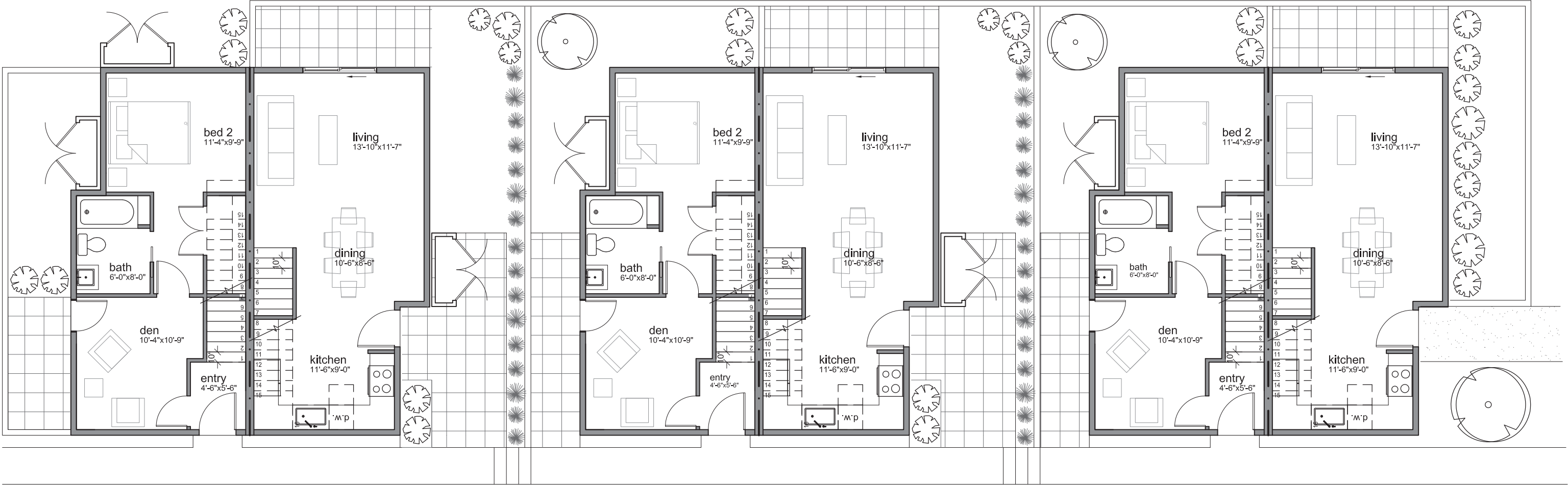


PLANT SCHEDULE



| TREES | | BOTANICAL NAME / COMMON NAME |
|---------------|--|--|
| | | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry |
| | | Quercus palustris 'Green Pillar' / Green Pillar Oak |
| GROUND COVERS | | BOTANICAL NAME / COMMON NAME |
| | | Turf Sod / Drought Tolerant Fescue Blend |
| | | Vinca minor 'Burgundy' / Burgundy Periwinkle |

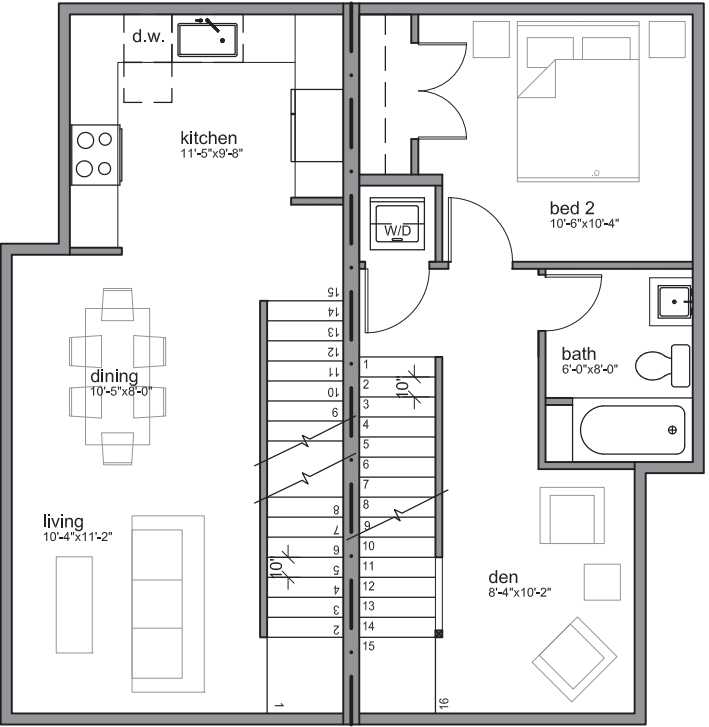
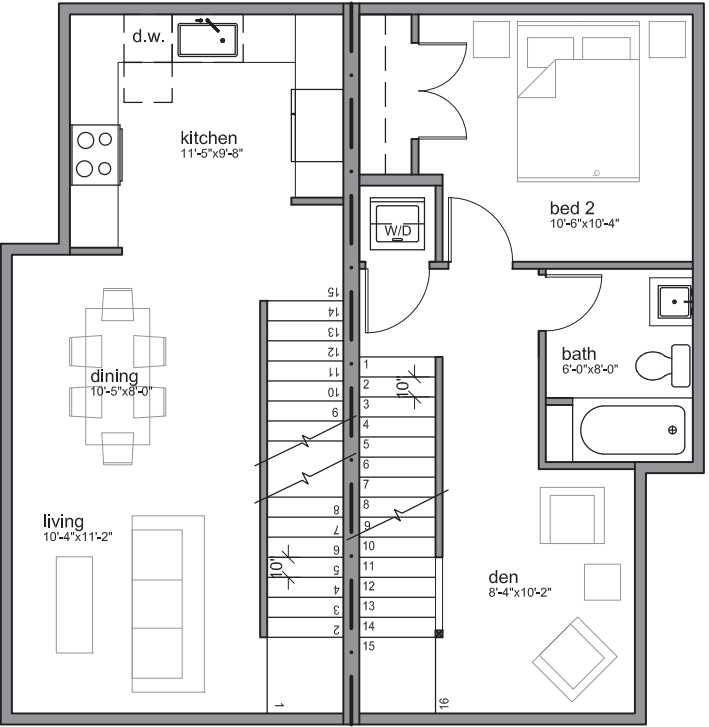
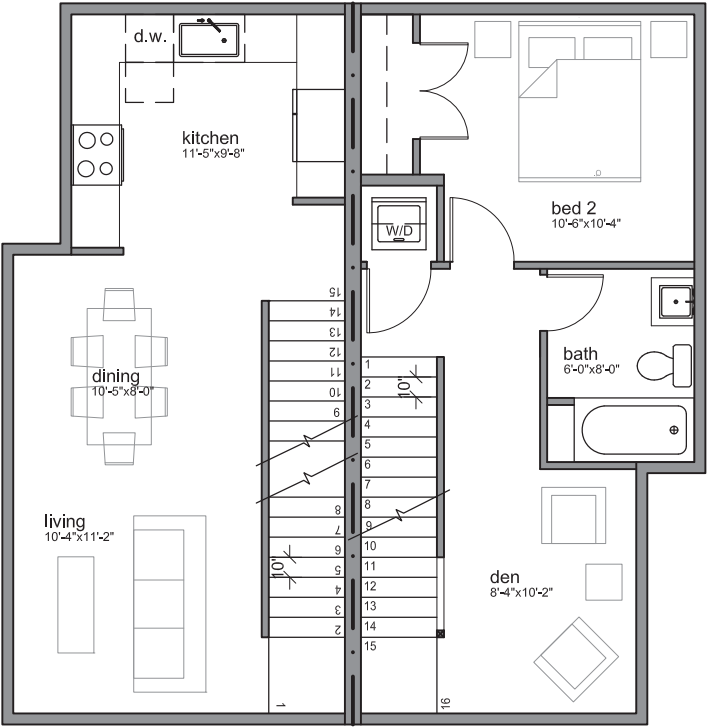
| SHRUBS | | BOTANICAL NAME / COMMON NAME |
|--------------|--|---|
| | | Blechnum spicant / Deer Fern |
| | | Carex elata 'Bowles Golden' / Bowles Golden Sedge |
| | | Evonymus fortunei 'Emerald Gaiety' TM / Emerald Gaiety Evonymus |
| | | Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus |
| | | Fargesia scabrata / Coarse-Flowered Clumping Bamboo |
| | | Hakonechloa macra 'All Gold' / Japanese Forest Grass |
| | | Imperata cylindrica 'Red Baron' / Japanese Blood Grass |
| | | Leucothoe axillaris / Coastal Leucothoe |
| | | Mahonia x media 'Charity' / Mahonia |
| | | Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark |
| | | Rhododendron Impeditum / Impeditum Dwarf Rhododendron |
| | | Rhododendron x 'Ramapo' / Ramapo Rhododendron |
| BIORETENTION | | BOTANICAL NAME / COMMON NAME |
| | | Bergenia x 'Winter Glow' / Bergenia |
| | | Carex testacea / Orange Sedge |
| | | Cornus alba 'Gouchaultii' / Goldenleaf Dogwood |
| | | Polystichum munitum / Western Sword Fern |



first floor plans

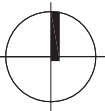
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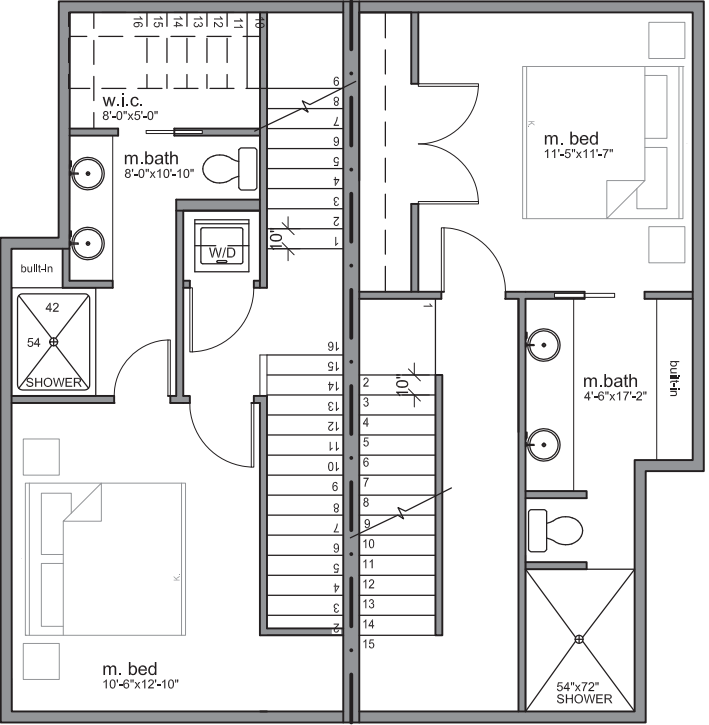
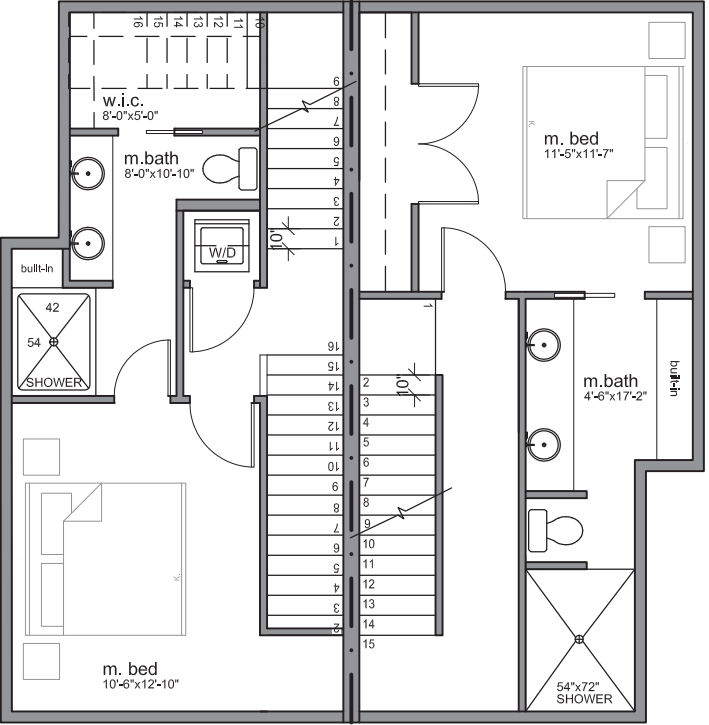
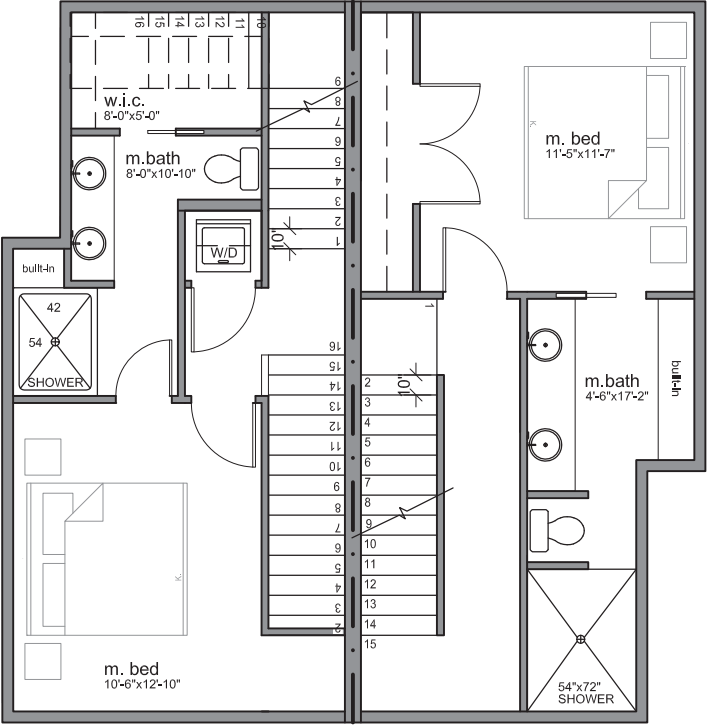




second floor plans

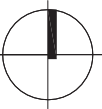
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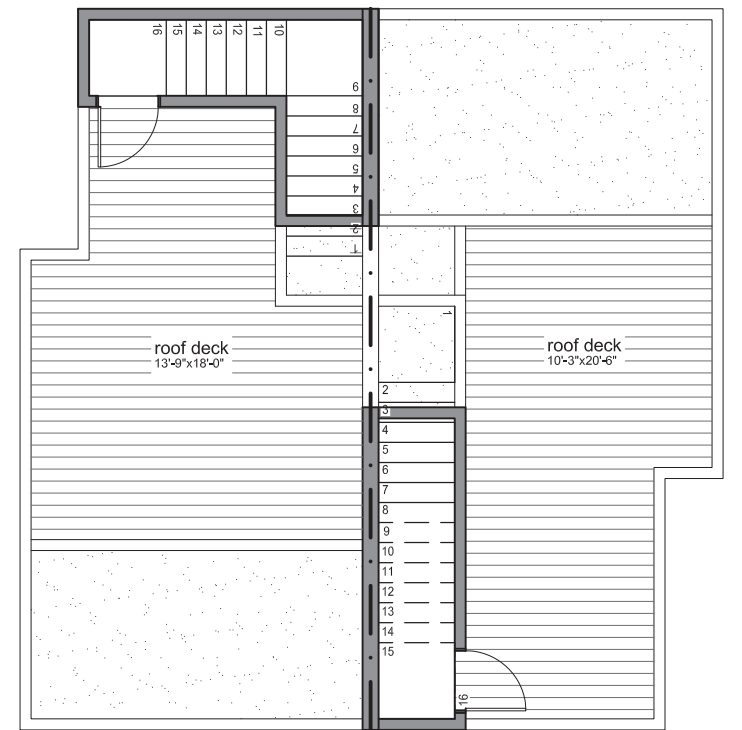
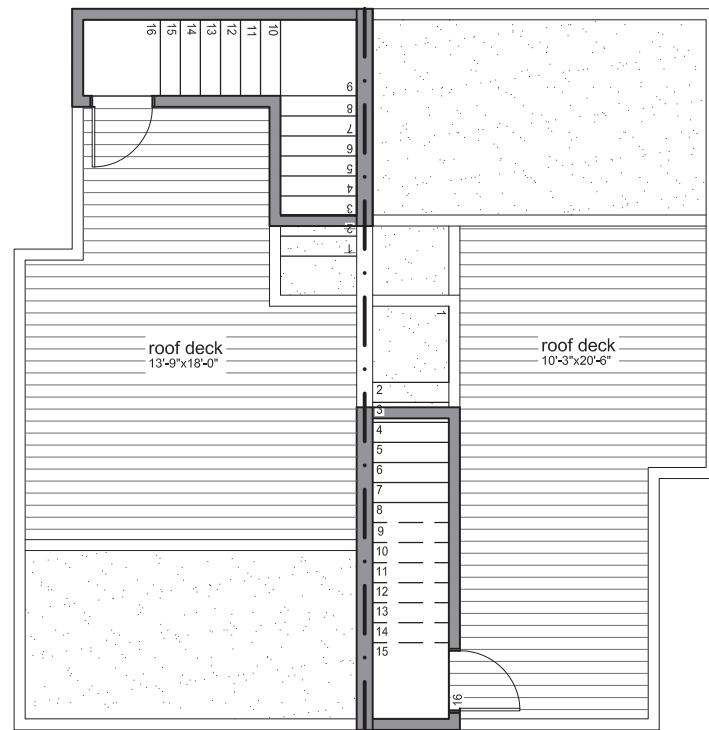
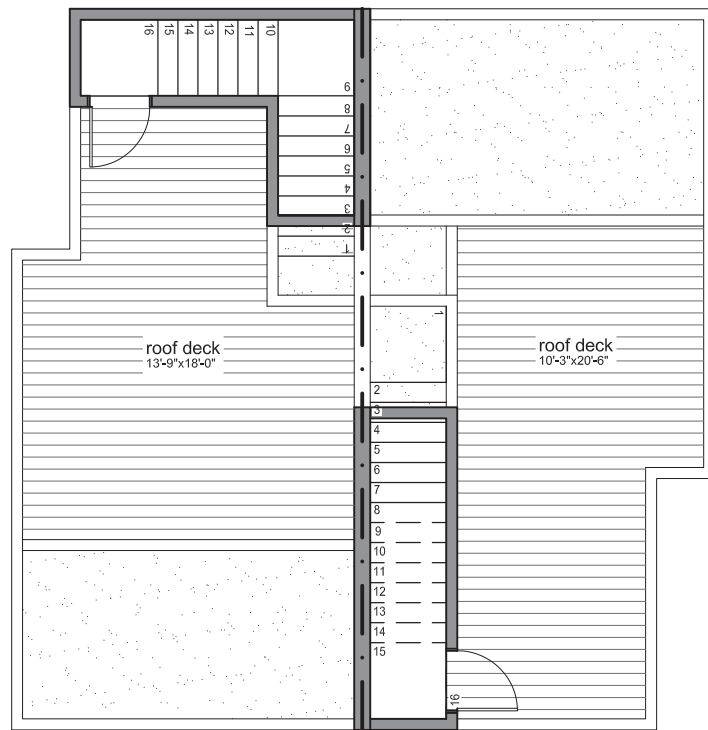




third floor plans

SCALE: 1/8" = 1'





roof plans

SCALE: 1/8" = 1'

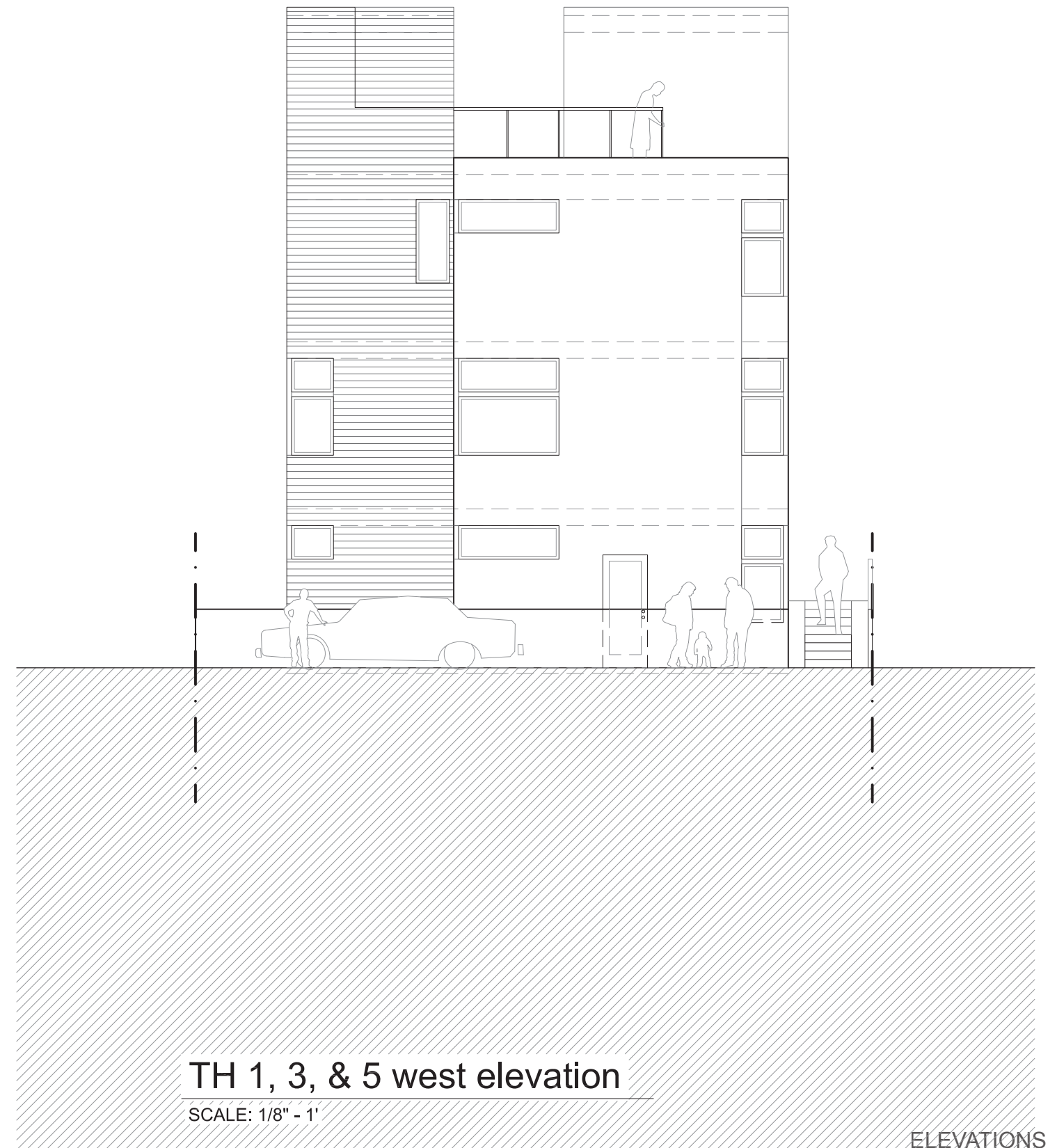
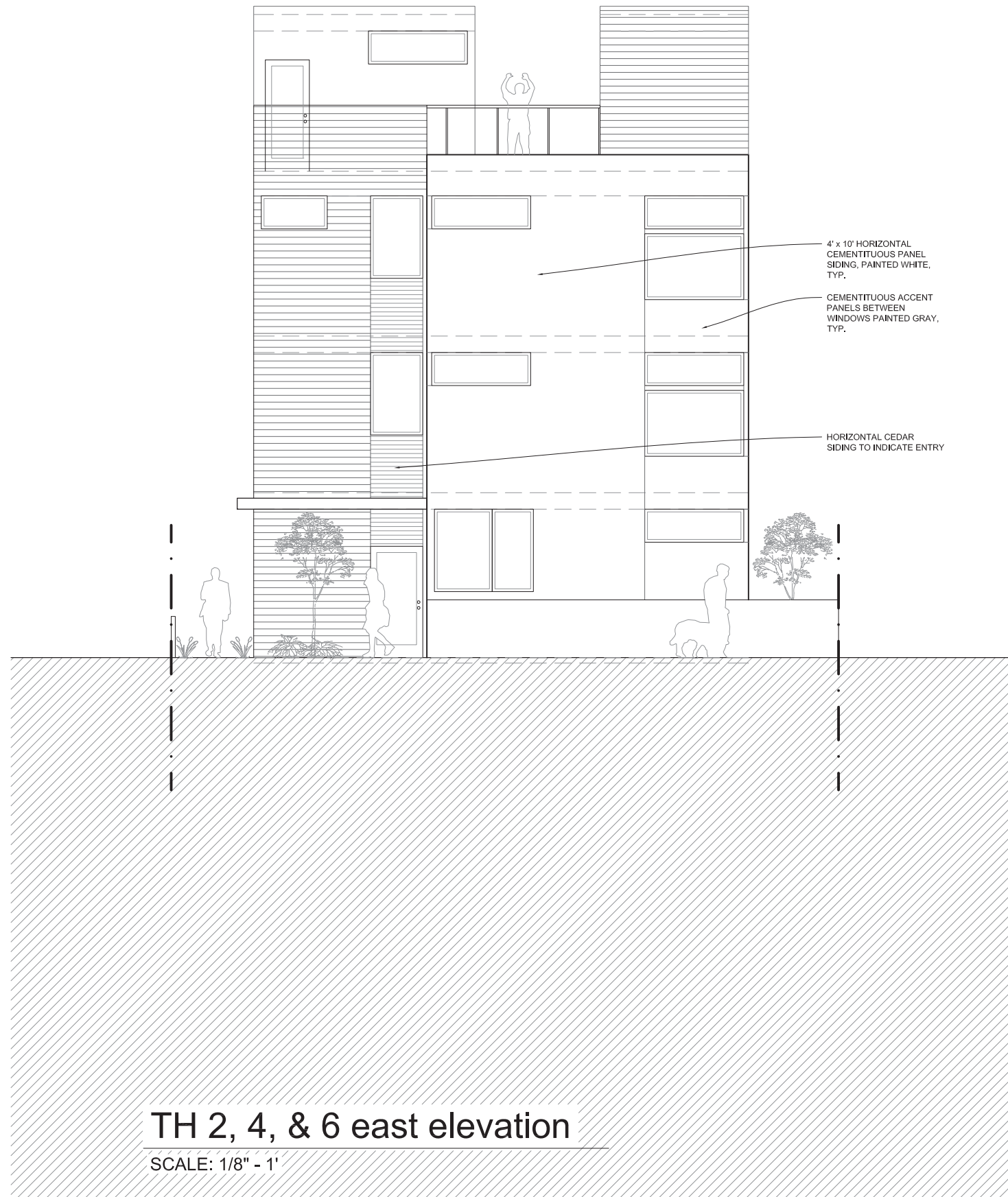




south elevation

SCALE: 1/8" = 1'

ELEVATIONS

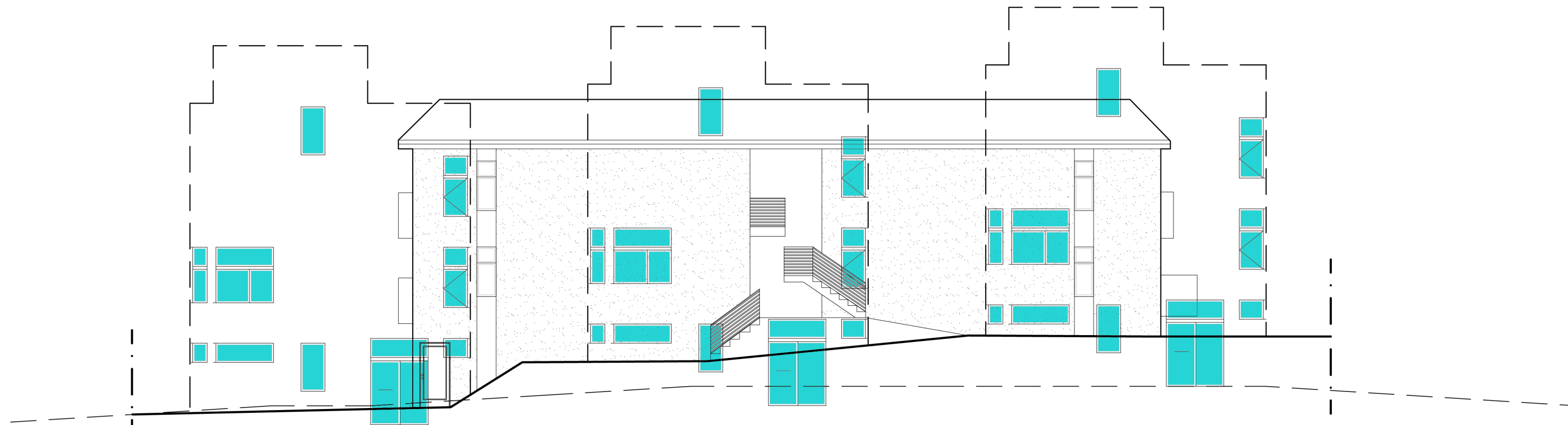




north elevation

SCALE: 1/8" = 1'

ELEVATIONS



neighboring property north

SCALE: 1/8" = 1'



neighboring property south

SCALE: 1/8" = 1'

WINDOW PLACEMENT



east facade



from 42nd Ave SW



42nd Ave SW entrance



from alley



alley entrance

RENDERINGS



courtyard entrance



from across 42nd



south facade elevation

RENDERINGS