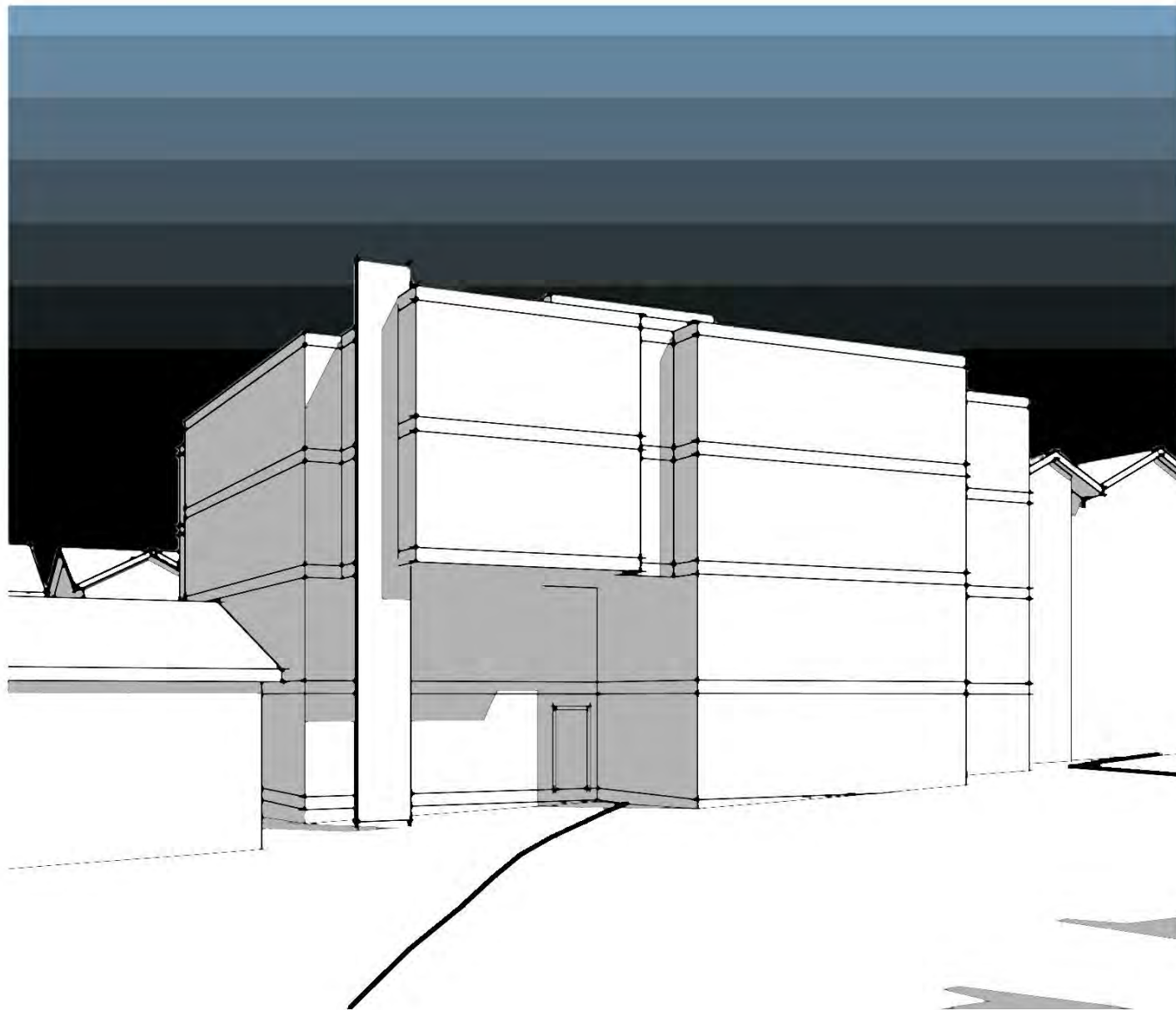


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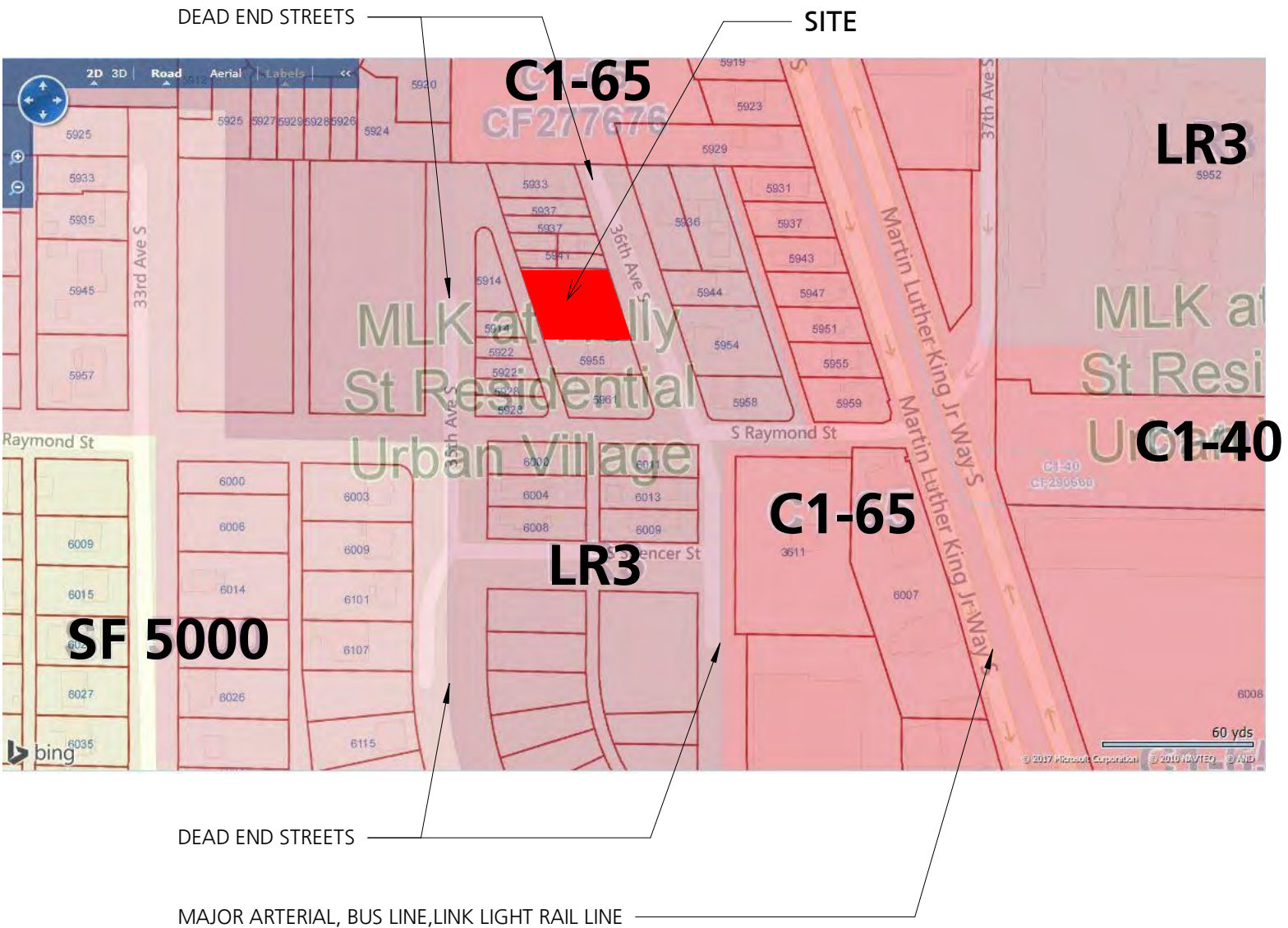




LAND USE CODE INFORMATION

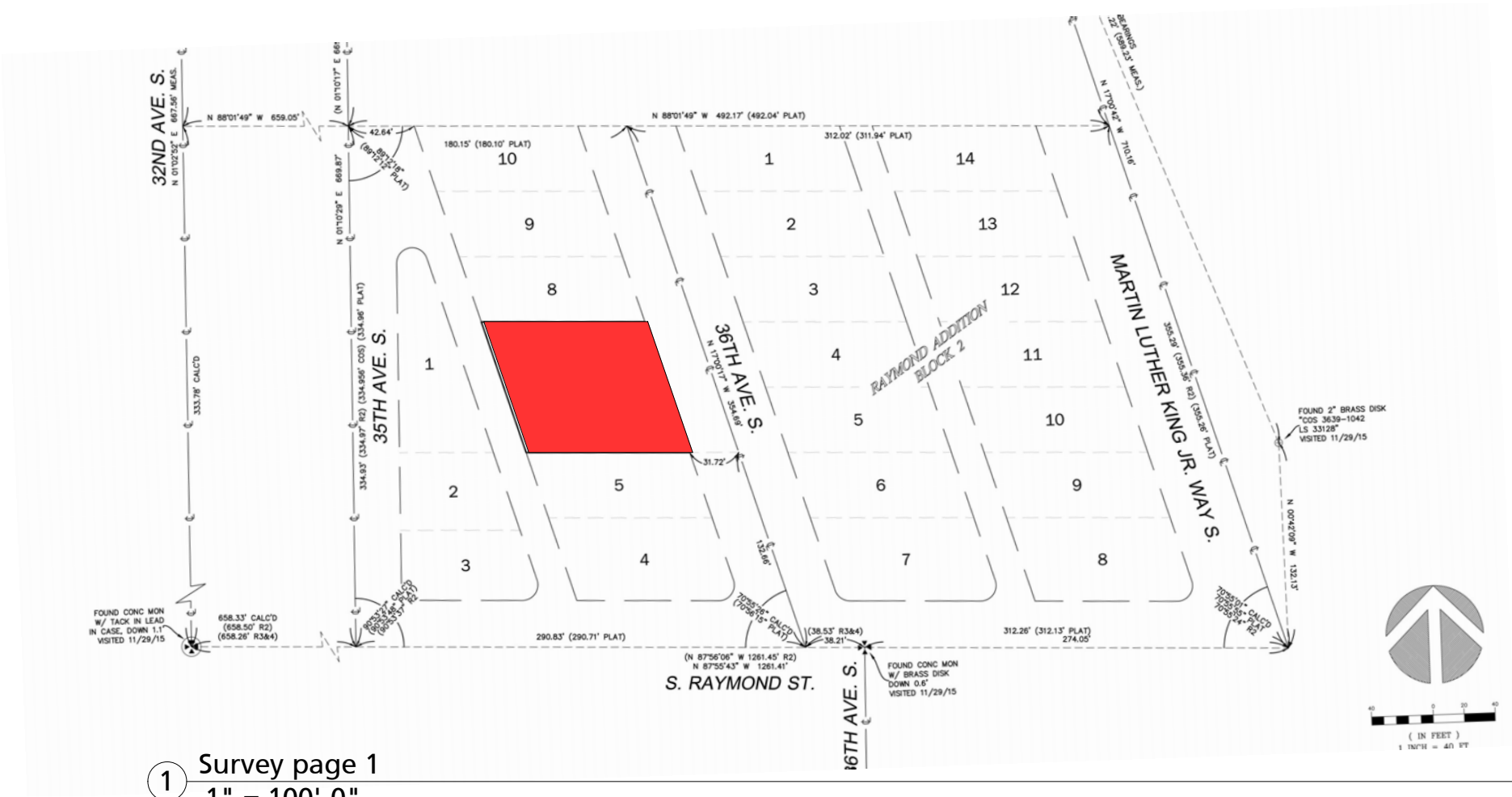
LAND USE CODE: S.M.C. TITLE 23			
ZONING:	LR3	MLK AT HOLLY STREET RESIDENTIAL URBAN VILLAGE	
FAR LIMITS:	23.45.510	<b>REQUIRED</b>	<b>PROPOSED</b>
		APARTMENTS: 1.5 OR <b>2.0</b> 8,885 x <b>2.0</b> = <b>17,770 S.F.</b> * *MEET 23.45.510C	17,500 S.F.  PROJECT SHALL MEET BUILT GREEN 4-STAR
DENSITY:	23.45.512	APARTMENTS: 1UNIT /1,200S.F. OR <b>NO LIMIT</b>  *MEET 23.45.510C	56 SMALL EFFICIENCY DWELLING UNITS PROJECT SHALL MEET BUILT GREEN 4-STAR
	23.45.510C	LEED SILVER RATING OR BUILT GREEN 4-STAR RATING PER 23.45.526	PROJECT SHALL MEET BUILT GREEN 4-STAR
HEIGHT:	23.45.514	40' + (4' BONUS PER 23.45.514.E.2) = 34'	40'
WIDTH:	23.45.527	150'	74' 2 "
DEPTH:	23.45.527	65% x 105' = 78' "	69' 0 "
SETBACKS:	23.45.518	SEE CALCULATIONS	
	FRONT:	APARTMENT: 5' MIN. NO MAX.	x'
	REAR:	APARTMENT: 15' MINIMUM IF NO ALLEY. 10' IF ALLEY. NO MAX.	x'
	SIDE:	5' MIN. < 40' LONG. > 40' LONG - 7' AVERAGE. 5' MINIMUM. NO MAX.	x' W x' E
AMENITY AREA:	23.45.522	25% OF LOT AREA .25 x 8,885.F.= 2,221.25 S.F.	x S.F.
PARKING:	TABLE B 23.54.015.M	NONE REQUIRED	NONE PROVIDED - SITE IS WITHIN 1,320' OF STREET WITH FREQUENT SERVICE
BICYCLE:	TABLE E	75% of SEDU .75 X 49 =36.75	37 SECURE SPACES MOST INTERIOR SOME EXTERIOR

ZONING MAP



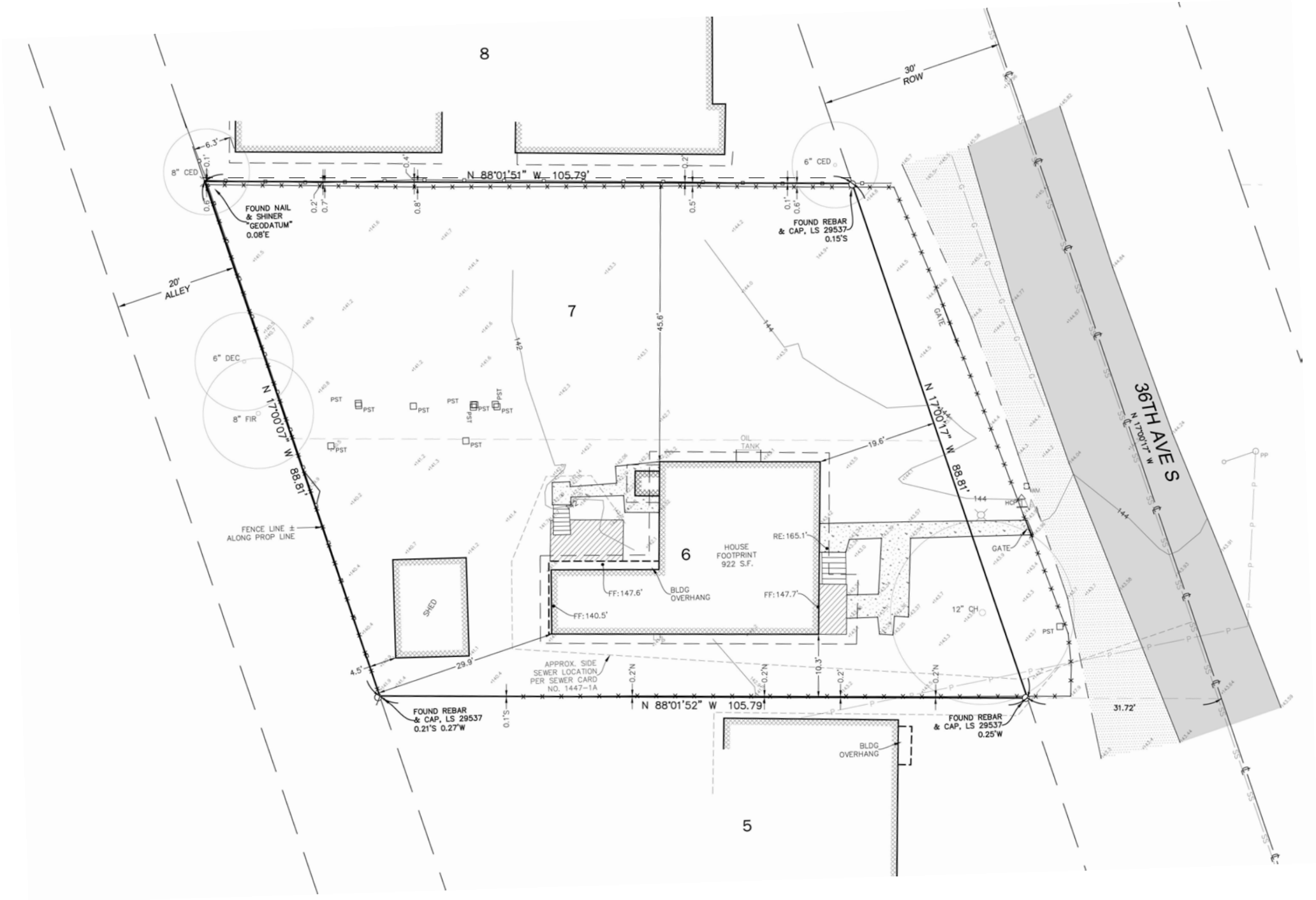


2 Vicinity image  
1" = 40'-0"

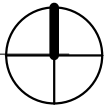


1 Survey page 1  
1" = 100'-0"





1 Survey  
1" = 20'-0"



5949 36th AVENUE S  
SDCI PROJECT# 3029323 - EDG / ADR





CONTEXT PHOTOS

SITE



WEST SIDE OF 36TH AVE S

ACROSS FROM SITE



1 AERIAL VIEW FROM SE



EAST SIDE OF 36TH AVE S



PHOTO MAP KEY



2 VIEW FROM SITE LOOKING W



3 VIEW OF SITE LOOKING NW





WEST SIDE OF 36TH AVE S



4 VIEW OF DEAD END - LOOKING NORTH



5 AERIAL VIEW FROM NE

ACROSS FROM SITE



EAST SIDE OF 36TH AVE S



6 VIEW OF SITE LOOKING SW



PHOTO MAP KEY



SITE ANALYSIS

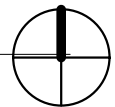
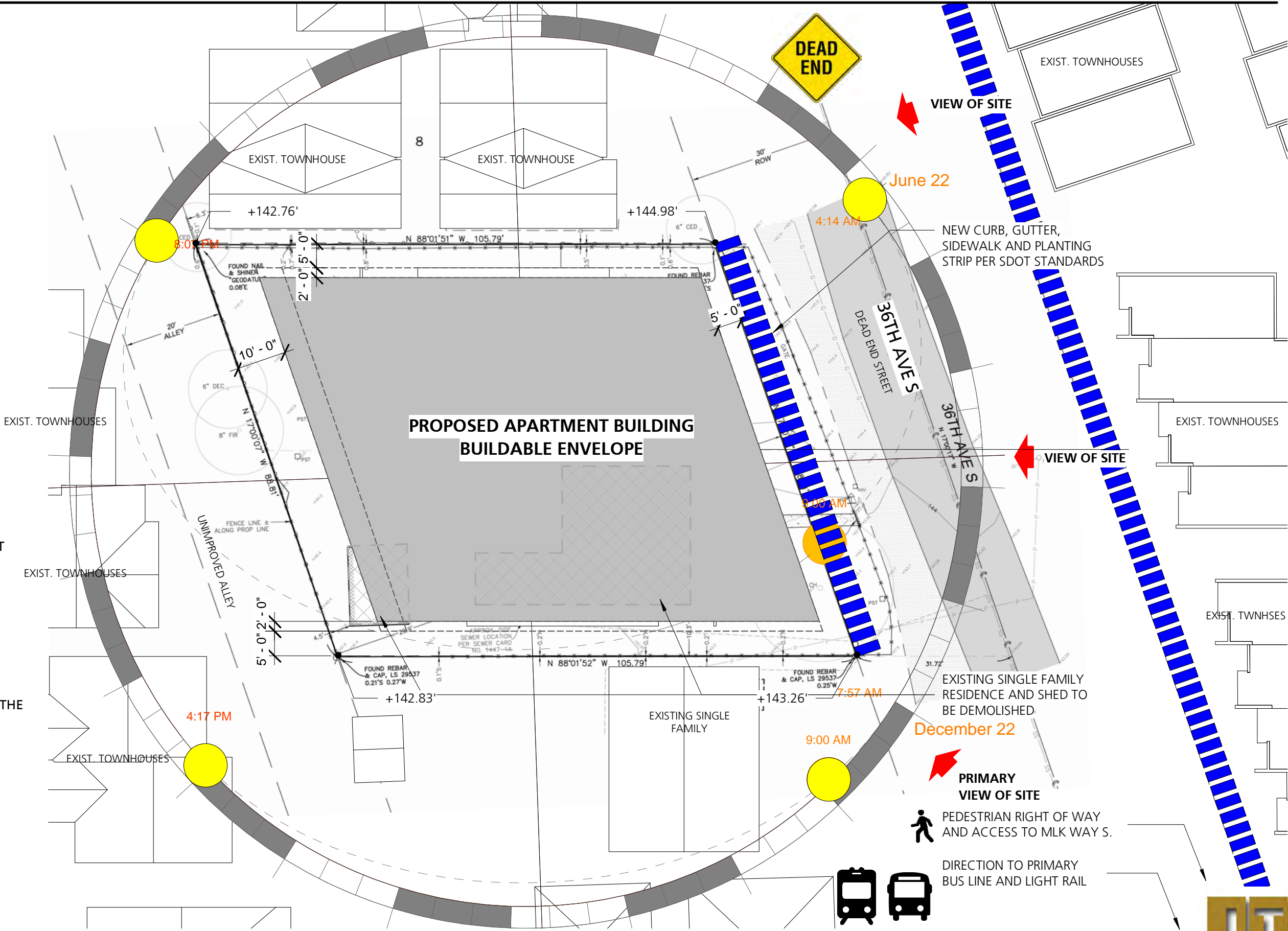
**USES:**  
THERE IS AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE ON THE SITE

**TOPOGRAPHY:**  
THE SITE GENTLY SLOPES FROM THE STREET EDGE DOWN TO THE SOUTHWEST CORNER

**ACCESS:**  
THERE IS AN UNIMPROVED ALLEY ON THE WEST SIDE OF THE SITE  
ACCESS IS FROM 36TH AVE. EAST OF THE SITE

**TREES:**  
THERE ARE NO SIGNINIFICANT TREES ON SITE.

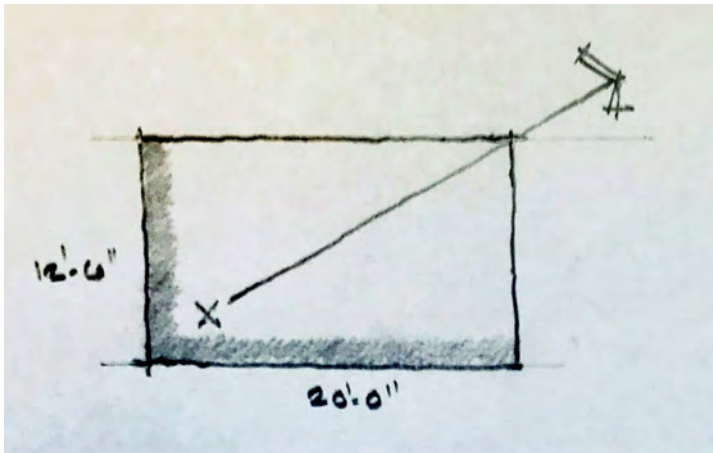
**VIEWS AND SOLAR ACCESS:**  
THE PARCEL RECIEVES DIRECT SUNLIGHT FROM THE EAST ALONG 36TH AVE S  
THERE ARE NO OBVIOUS VIEW OPPORTUNITIES.  
THE PARCEL IS PROMINENT ALONG 36TH AVE S



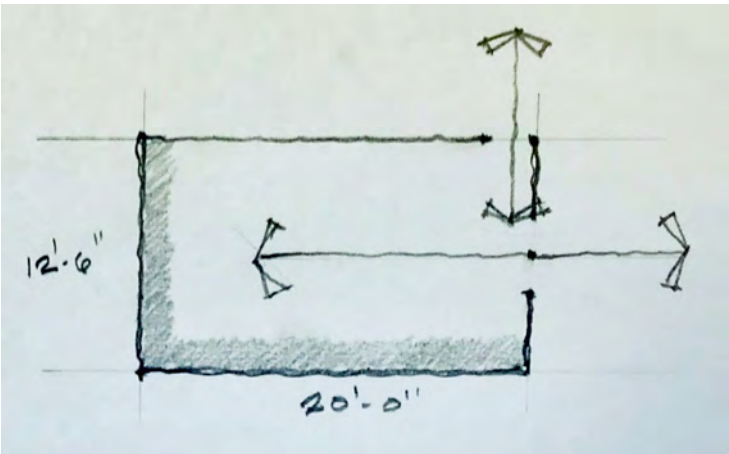
# DESIGN FORCES

## INTERNAL FORCES

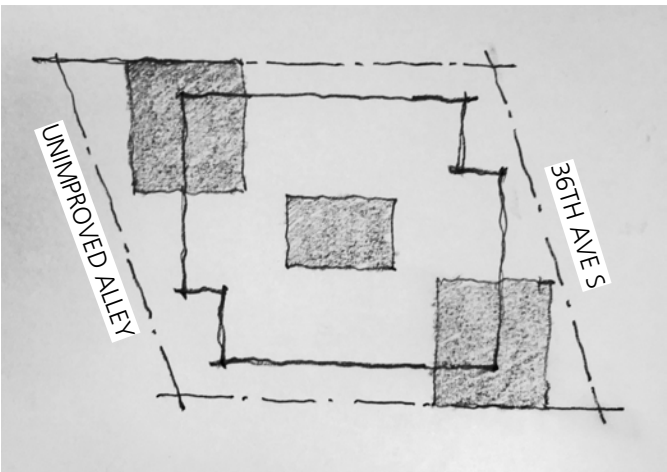
MAXIMIZE LIVABILITY AND FUNCTION OF SMALL LIVING SPACES:  
- CREATE DIAGONAL VIEWS WHEN POSSIBLE



- PROVIDE DAYLIGHTING AND VIEWS ON TWO SIDES OF UNIT

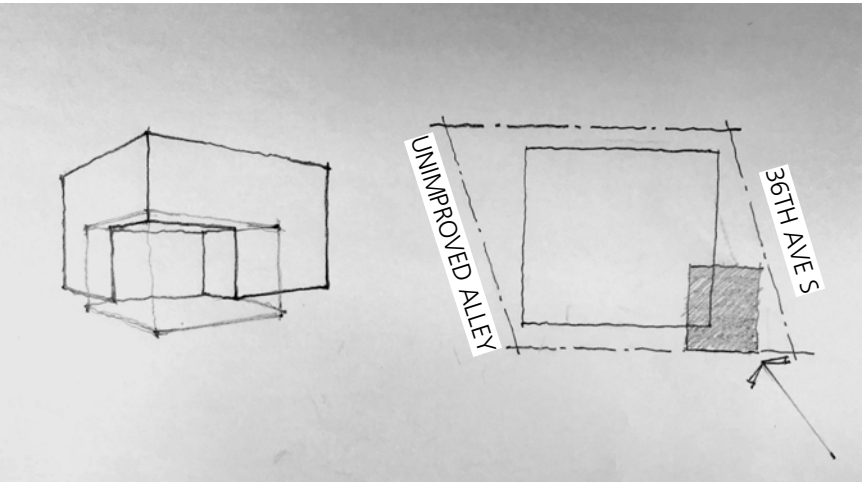


- UTILIZE ALL PUBLIC SPACES AS OPPORTUNITIES

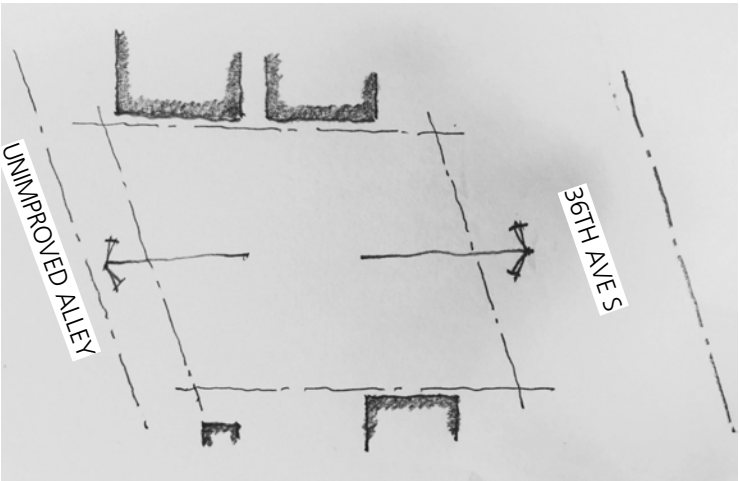


## EXTERNAL FORCES

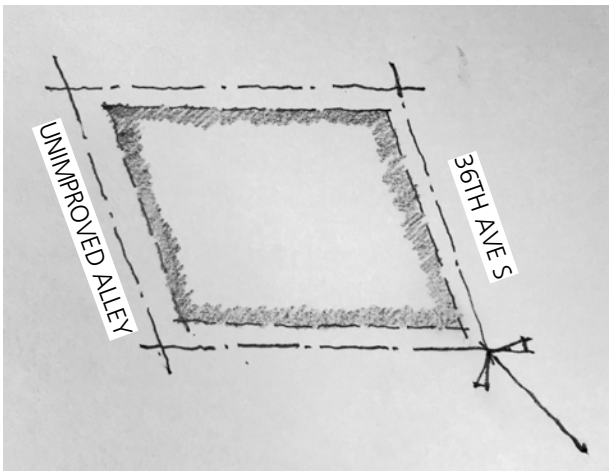
DEAD END STREET WITH ACCESS FROM THE SOUTH



INTERIOR LOT - GREATEST OPEN SPACE OPPORTUNITIES ARE ON EAST AND WEST (STREET AND ALLEY SIDES)



TRAPAZOIDAL LOT SHAPE - BUILDABLE MASS TURNS IT'S BACK TO SE  
MASS MUST BE DELETED TO ENGAGE PUBLIC, LIGHT AND VIEWS





DESIGN GUIDELINES

	Citwide Design Guidelines	Priority	How the Design Guideline is Addressed
--	---------------------------	----------	---------------------------------------

Context and Site			
CS1. Natural Systems and Site Features			
A	Energy Use	Yes	As a mid-block infill site on the west side of a N-S street, siting and orientation options are limited. The building shall be 4 star built green.
B	Sun Light and Natural Ventilation	Yes	Building Massing allows for the majority of units to have natural light from two sides. Interior corridors and vertical circulation are provided with natural light. Amenity space locations maximize morning and afternoon sun.

CS2. Urban Pattern and Form			
A	Location in the City and Neighborhood	Yes	Entry and amenity space create a strong sense of place and adresses the entrance of a dead end street.
B	Adjacent Site, Streets, and Open Spaces	Yes	Trapazoidal shaped property naturally orients building to turn its back to SE. Massing opens building to SE creating a connection to the street. welcoming pedestrian views down a dead end street.
C	Relationship to the Block	Yes	This buiding shall establish a new use not seen on the block - Urban apartment building. The pattern will relate in scale to existing and new townhouse patterns.
D	Height, Bulk, and Scale	Yes	Building mass is naturally minimized by modulation generated to let light into units from multiple sides.

CS3. Architectural Context and Character			
A	Emphasizing Positive Neighborhood Attributes	Yes	SE corner open space is modern interpratation of traditional front porch.

Public Life			
PL1. Connectivity			
A	Network of Open Spaces	Yes	Open space at the SE corner at street level allows the pedestrian space to flow into the project. Open space at the NW corner of the property allows for quite activity in keeping with the adjacent residential uses.
B	Walkways and Connections	Yes	Walkway on north side connects to rear amenity area and allows for connection to future alley improvements.

PL2. Walkability			
A	Accessibility	Yes	All public spaces are accessible. located on main level adjacent to the building entry.
B	Safety and Security	Yes	Unit layout provides for a maximum number of units to have there eyes on the street and alley.
C	Weather Protection	Yes	Recessed entry and rear amenity space provide significant covered outdoor space.

PL3. Street-Level Interaction			
A	Entries	Yes	Two story covered entry provides a signature statement for the building.
C	Residential Edges	Yes	Massing relates to the size of units and creates residential scale on the E and W. Orientation of units respect N-S neighbors.

PL4. Active Transportation			
A	Entry Locations and Relationships	Yes	Entry location leads directly to arterial, bus and light rail.
B	Planning Ahead for Bicyclists	Yes	Building shall meet strict SEDU bicycle storage requirements. Building shall provide interior and exterior bicycle parking.
C	Planning Ahead for Transit	Yes	Building is located immediately adjacent to Link light rail route.

Design Concept			
DC1. Project Uses and Activities			
A	Arrangement of Interior Uses	Yes	Units are arranged on the exterior to maximize access to light and air. Vertical circulation core element shall be daylit.

DC2. Architectural Concept			
A	Massing	Yes	We have designed the massing of this site to maximize unit orientation to the street and alley and have taken advantage of acute corners of the trapazoidal shaped site for ground level amenity space.

DC4. Materials			
A	Exterior Elements and Finishes	Yes	All exterior finishes will be sympathetic to the surrounding context and with our local climate.
C	Lighting	Yes	lighting will be designed to enhance safety and security at all building access points.





MULTIFAMILY CONTEXT

DESIGN PRECEDENT



MULTIFAMILY CONTEXT KEY



1 TOWNHOUSES  
5944 36TH AVE S  
CLEAVE ARCHITECTURE AND DESIGN



2 TOWNHOUSES  
5954 36TH AVE S  
PLAYHOUSE DESIGN GROUP



3 KINGWAY APARTMENT BUILDINGS  
5900 37TH AVE S



4 SEDU APARTMENT BUILDINGS  
4525-4527 RAINIER AVE S  
JT ARCHITECTURE



5 CITY LINE APARTMENT BUILDING  
4730 32ND AVE S  
BAR ARCHITECTS



6 6901 MLK JR WAY S  
STUDIO 19 ARCHITECTS



7 6940 MLK JR WAY S  
ANKROM MOISAN



SEDU APARTMENT BUILDING  
1806 23RD AVE  
SHW



SEDU APARTMENT BUILDING  
44TH AVE SW  
ALLOY DESIGN GROUP

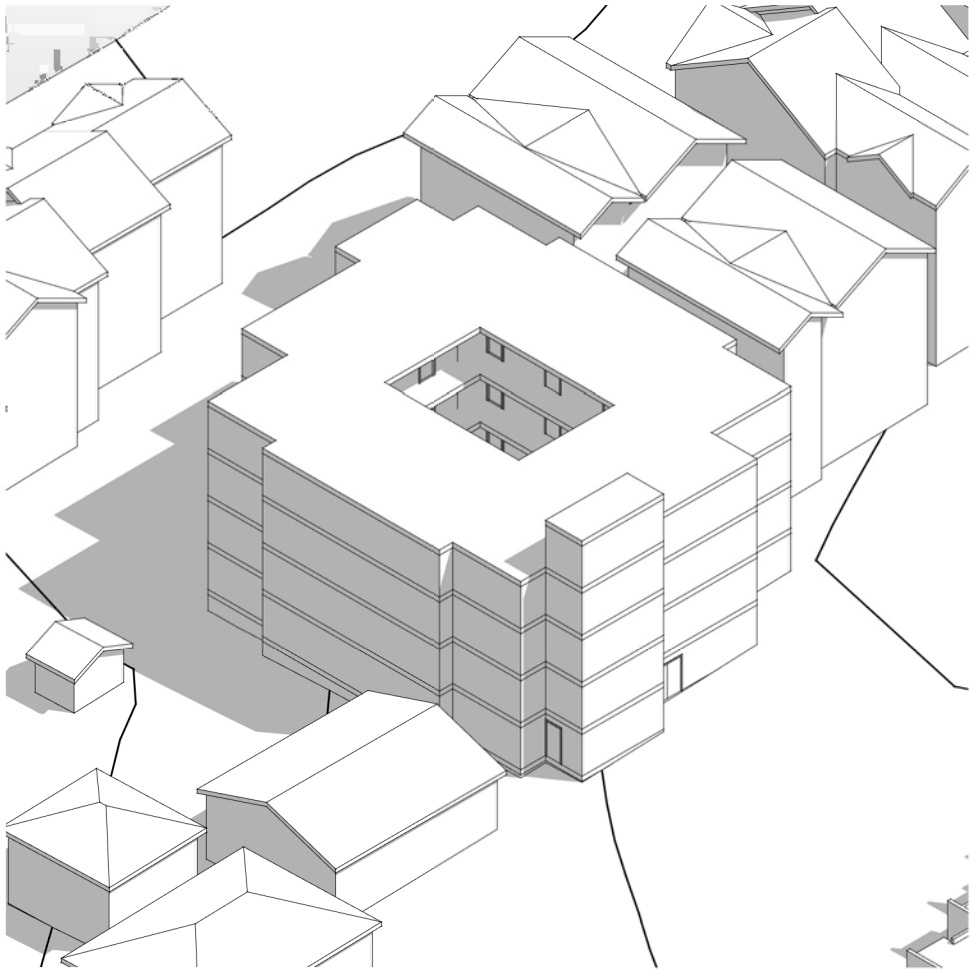


SEDU APARTMENT BUILDING  
714 N 95TH ST  
JT ARCHITECTURE



DESIGN SCHEMES SUMMARY

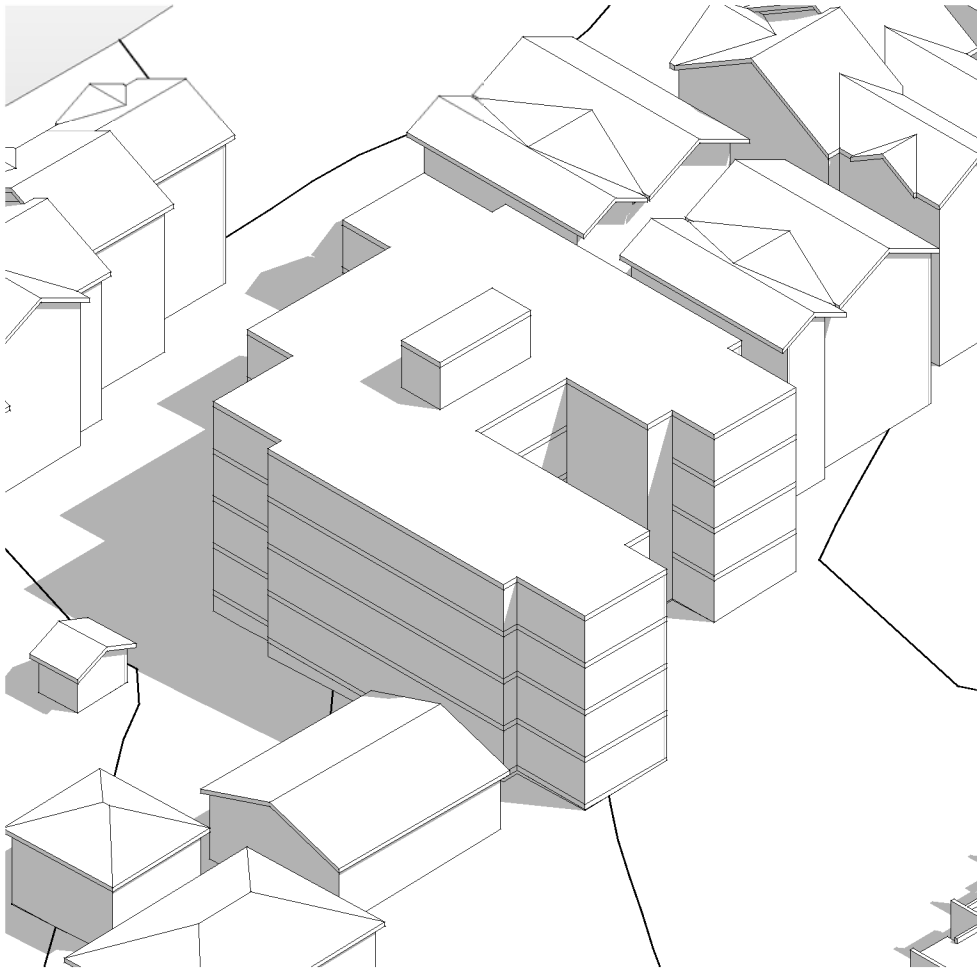
SCHEME A THE "O"



1 OPTION A AERIAL VIEW FROM SE

APPROXIMATELY 58 UNITS + STORAGE AND AMENITY AREAS

SCHEME B THE "U"

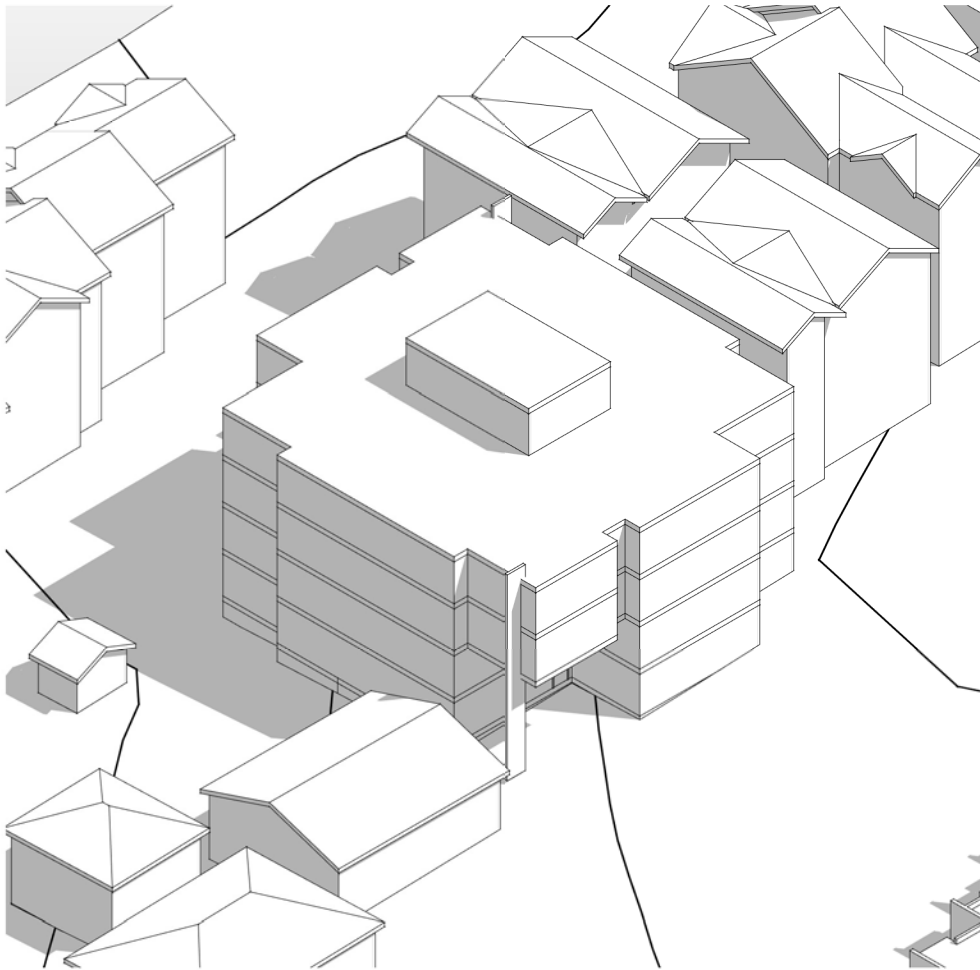


2 OPTION B AERIAL VIEW FROM SE

APPROXIMATELY 59 UNITS + STORAGE AND AMENITY AREAS

SCHEME C MODIFIED BLOCK

PREFERRED

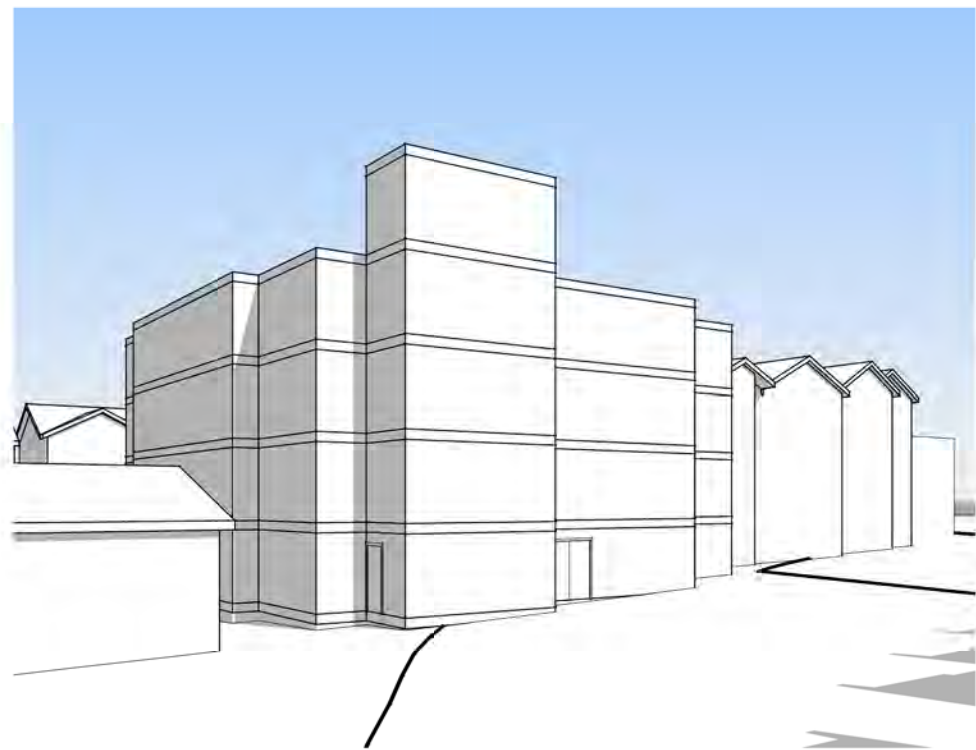


3 FROM SE

APPROXIMATELY 55 UNITS + STORAGE AND AMENITY AREAS

DESIGN SCHEMES

SCHEME A THE "O"



1 Street View From SE Scheme A

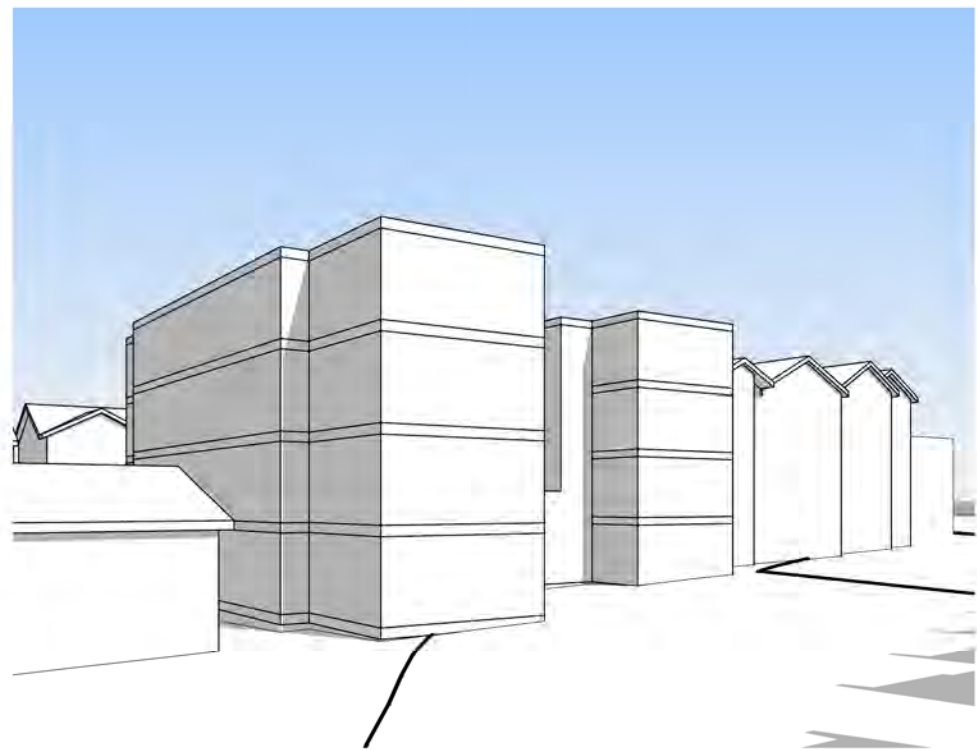
PROS:

- VIEW ORIENTED UNITS
- POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS
- CENTRAL AMENITY SPACE
- VERTICAL CIRCULATION HAS PROMINENT LOCATION

CONS:

- VERTICAL CIRCULATION IS FORCED TO PERIMETER OF SITE - TAKES UP VALUABLE EXTERIOR WALL SPACE
- EXTERIOR HORIZONTAL CIRCULATION IS NOT CONDUCTIVE TO NW CLIMATE
- AMENITY SPACE IS PRIVATE - DOES NOT ENGAGE NEIGHBORHOOD
- AMENITY SPACE IS PRIMARILY IN SHADE
- SINGLE LOADED CORRIDORS ARE INEFFICIENT AND CREATE EXCESSIVE AMOUNT OF EXTERIOR SURFACE AREA
- BUILDING FOOTPRINT DOMINATES SITE AND OVERWHEMS NEIGHBORS

SCHEME B THE "U"



2 Street View From SE Scheme B

PROS:

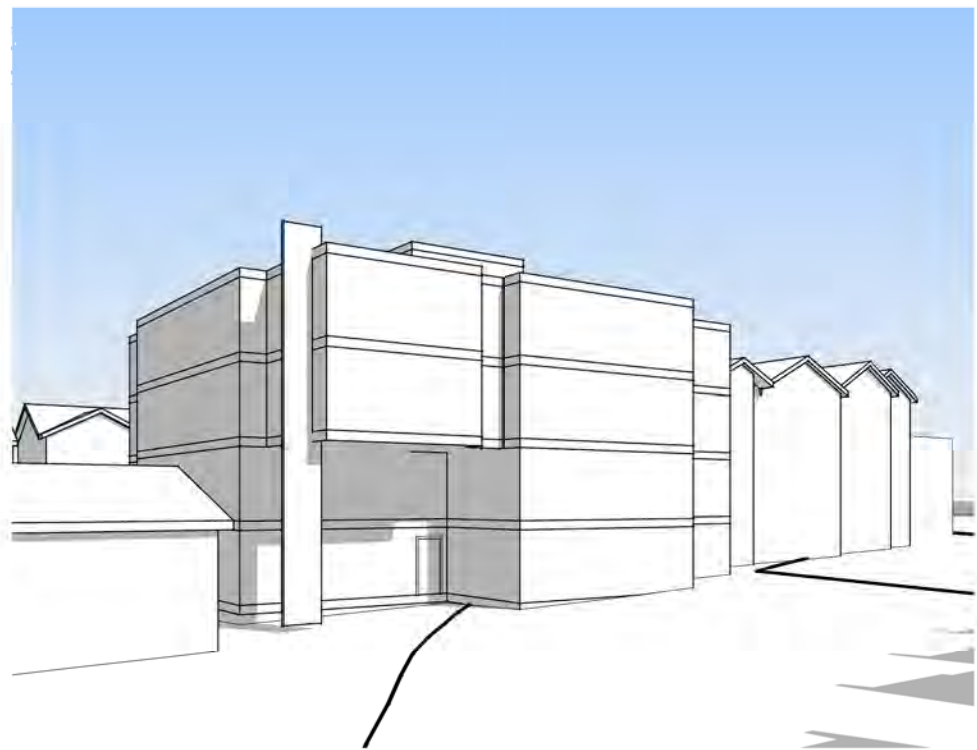
- VIEW ORIENTED UNITS
- POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS
- CENTRAL STREET FACING AMENITY SPACE

CONS:

- MAJORITY OF UNITS ARE ORIENTED TO NEIGHBORS ON THE NORTH AND SOUTH WHERE LIMITED OPEN SPACE OPORTUNITIES ARE
- SINGLE LOADED CORRIDORS ANRE INEFICIENT AND CREATE EXCESIVE AMOUNT OF EXTERIOR SURFACE AREA
- EAST FACING AMENITY SPACE IS PRIMARILY IN SHADE PAST 10:00 AM
- BUILDING FOOTPRINT DOMINATES SITE AND OVERWHEMS NEIGHBORS
- BUILDING SHAPE AND ORIENTATION TURNS ITS BACK ON PRIMARY PEDESTRIAN CIRCULATION ROUTE

SCHEME C MODIFIED BLOCK

PREFERRED



3 Street View From SE Scheme C

PROS:

- BUILDING MODULATION PROVIDES MAJORITY OF UNITS WITH EAST OR WEST VIEWS WHERE OPEN SPACE OPORTUNITIES ARE
- POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS
- SIGNIFICANT SENSE OF ENTRY ENGAGES NEIGHBORHOOD AND FACES PRIMARY PEDESTRIAN CIRCULATION ROUTE
- EXTERIOR COVERED AMENITY SPACES PROVIDE EARLY MORNING AND LATE AFTERNOON SOLAR ACCESS
- NATURAL DAYLIGHT IN CORRIDORS
- NATURAL DAYLIGHT IN VERTICAL CIRCULATION

CONS:

- VERTICAL CIRCULATION HAS LIMITED PRESENCE
- HIGHLY MODULATED BUILDING



OPTION A

PROS:

VIEW ORIENTED UNITS  
POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS  
CENTRAL AMENITY SPACE

APPROXIMATELY 58 UNITS + STORAGE AND AMENITY AREAS

CONS:

VERTICAL CIRCULATION IS FORCED TO PERIMETER OF SITE - TAKES UP VALUABLE EXTERIOR WALL SPACE  
EXTERIOR HORIZONTAL CIRCULATION IS NOT CONDUCTIVE TO NW CLIMATE  
AMENITY SPACE IS PRIVATE - DOES NOT ENGAGE NEIGHBORHOOD  
AMENITY SPACE IS PRIMARILY IN SHADE  
SINGLE LOADED CORRIDORS ARE INEFFICIENT AND CREATE EXCESSIVE AMOUNT OF EXTERIOR SURFACE AREA  
BUILDING FOOTPRINT DOMINATES SITE AND OVERWHEMS NEIGHBORS



1 OPTION 'A' BASEMENT  
1/16" = 1'-0"

AREA TYPES

- AMENITY
- CIRCULATION
- RESIDENTIAL

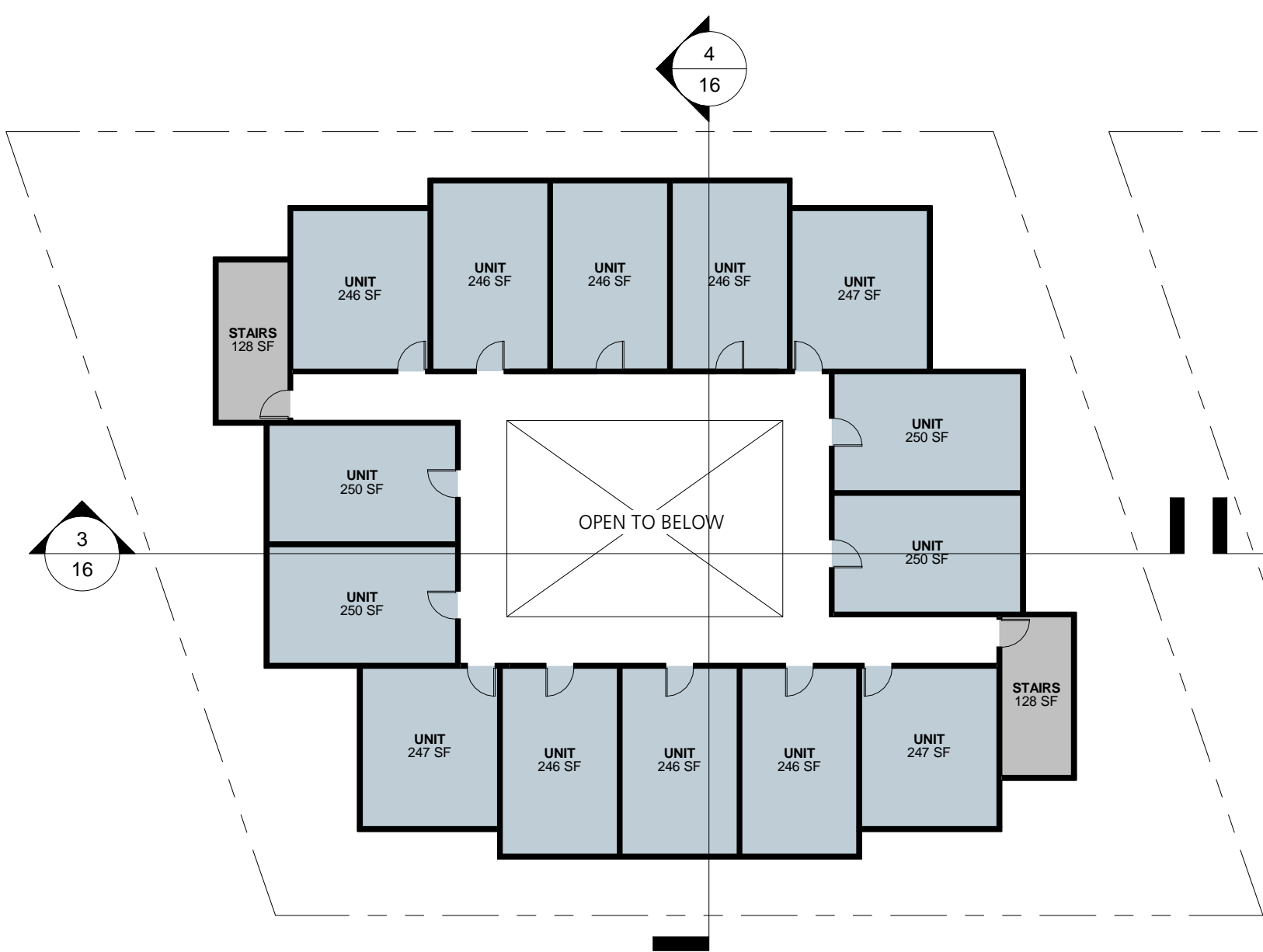


2 OPTION 'A' LVL 1  
1/16" = 1'-0"

AREA TYPES

- AMENITY
- CIRCULATION
- RESIDENTIAL
- UTILITY

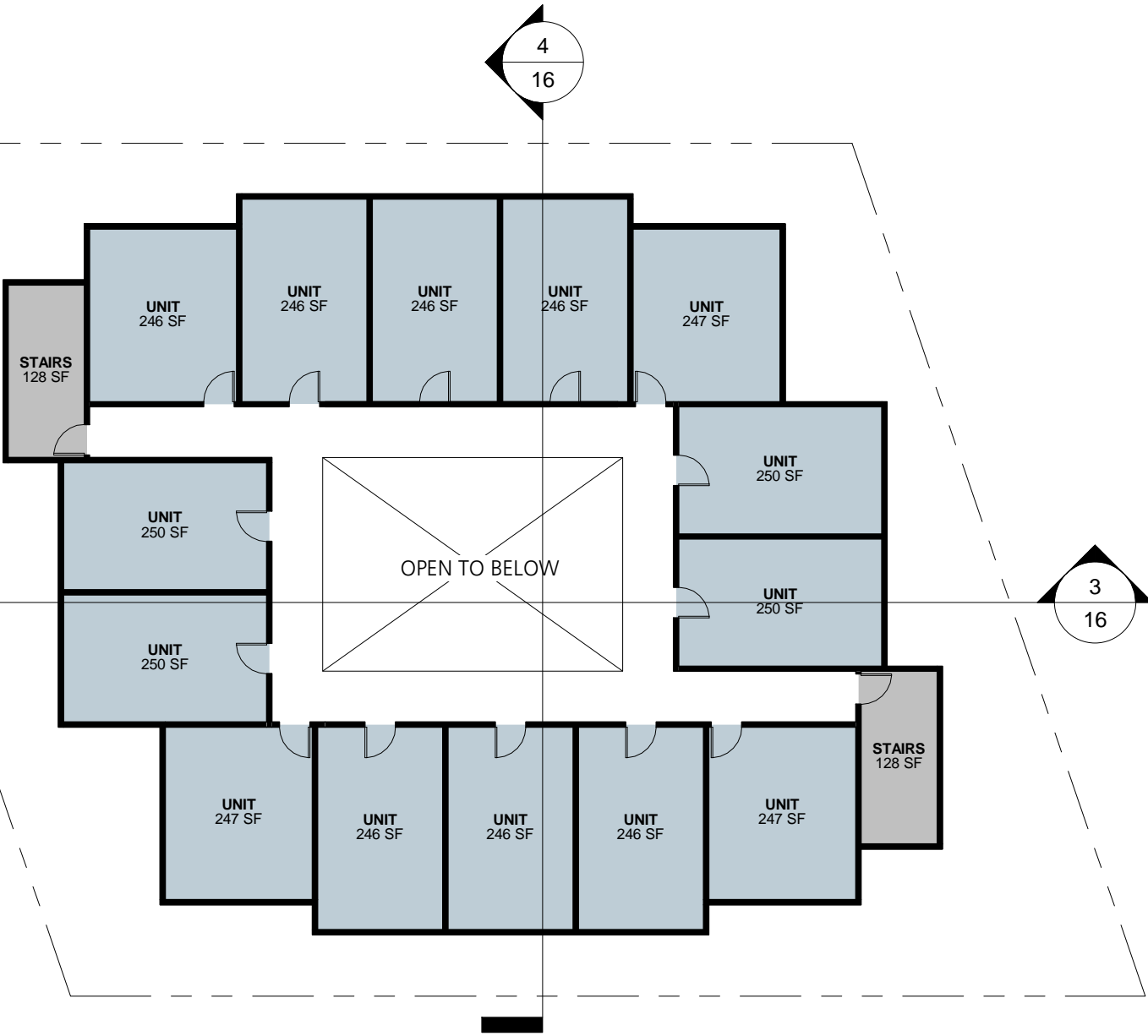
OPTION A



1 OPTION 'A' LVL 2  
1/16" = 1'-0"

AREA TYPES

- CIRCULATION
- RESIDENTIAL



2 OPTION 'A' LVL 3 / 4  
1/16" = 1'-0"

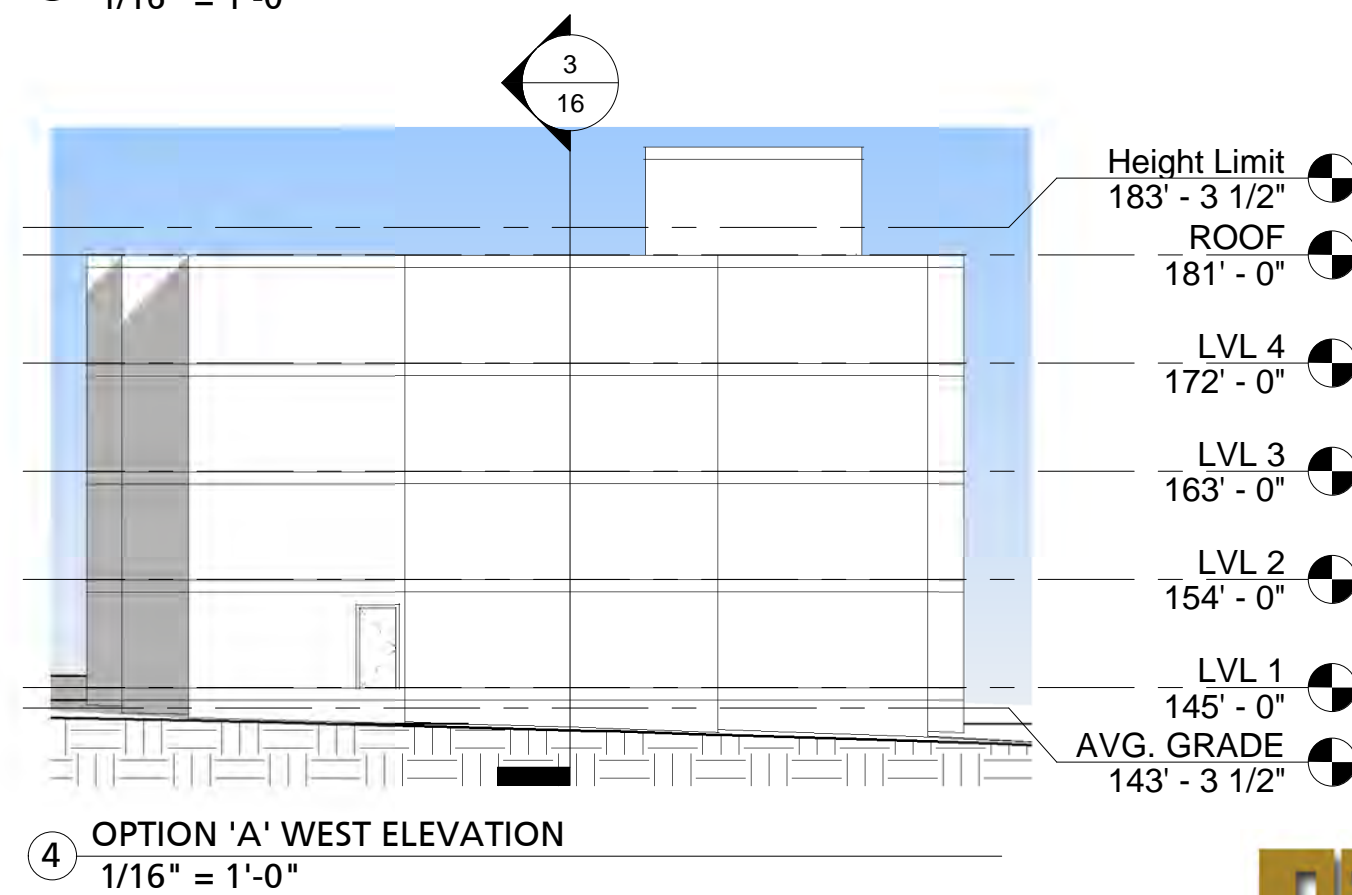
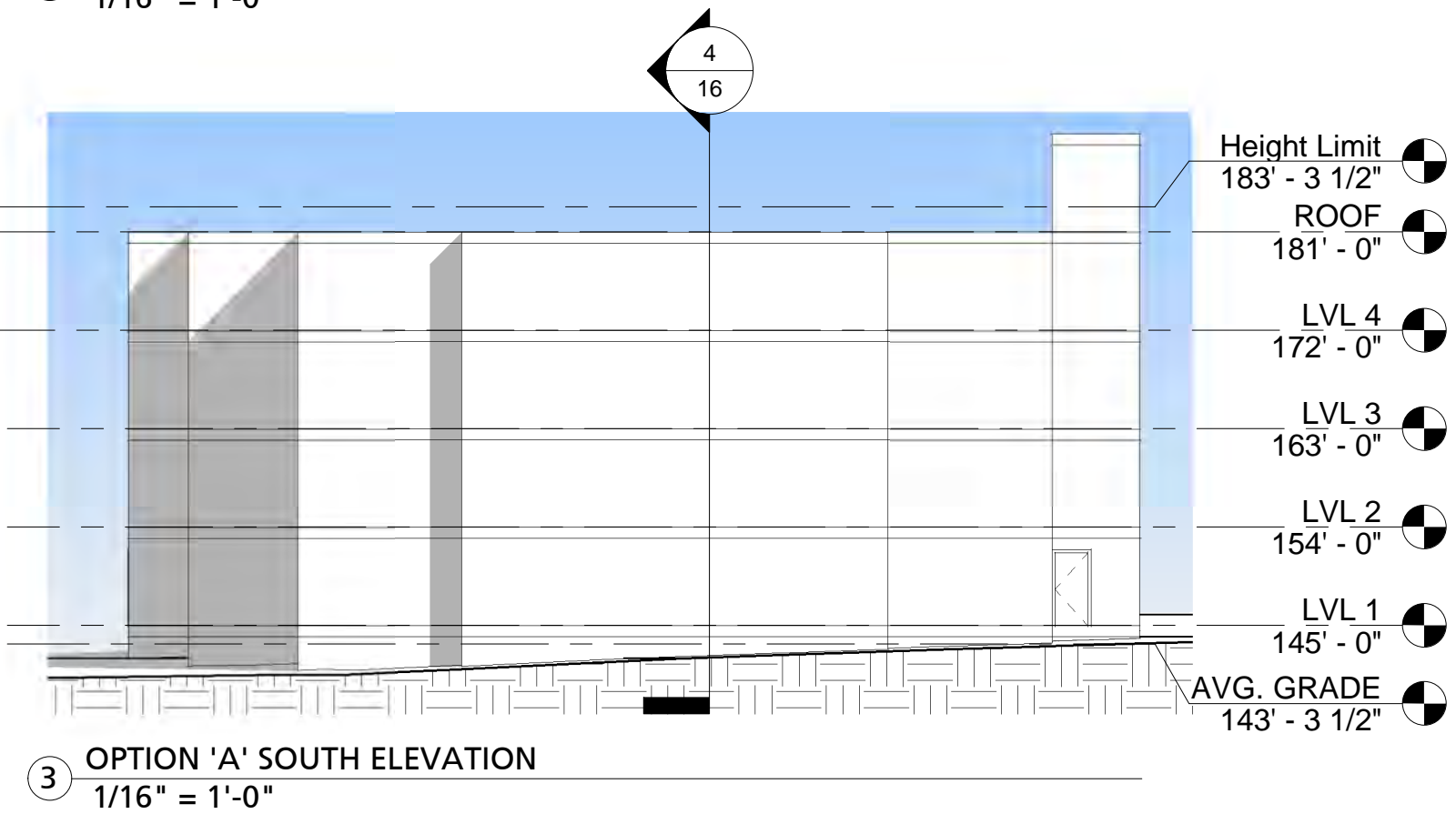
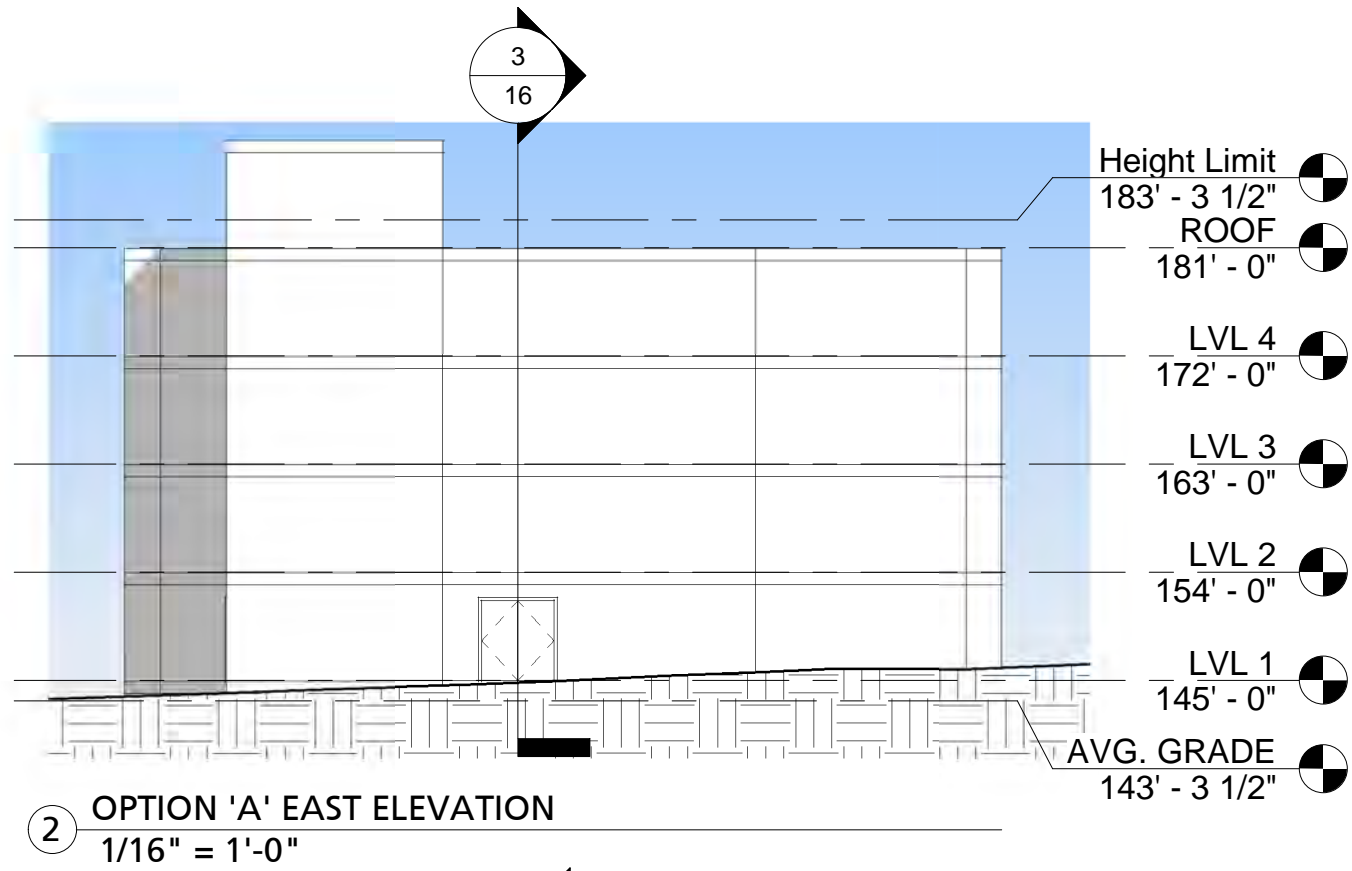
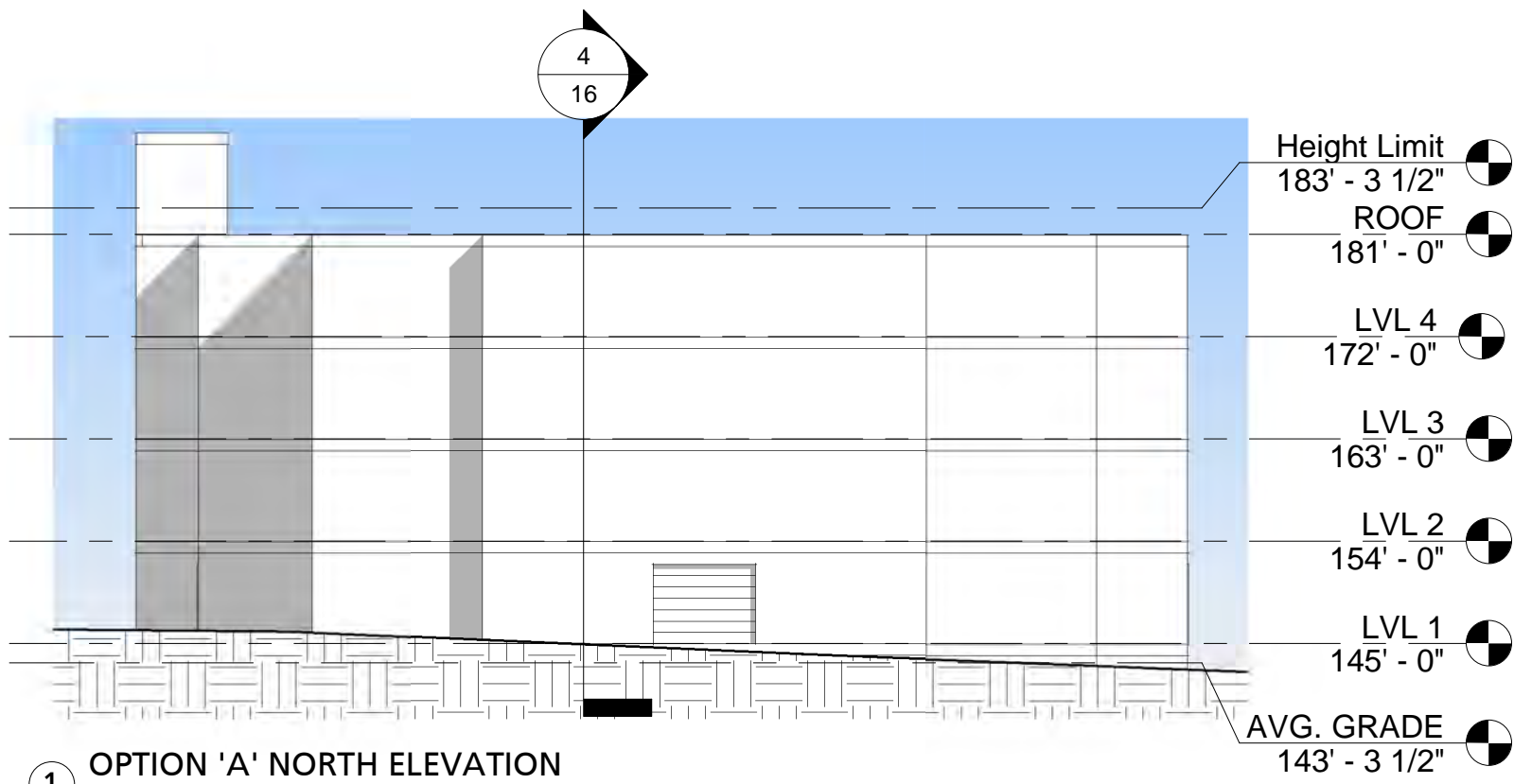
AREA TYPES

- CIRCULATION
- RESIDENTIAL





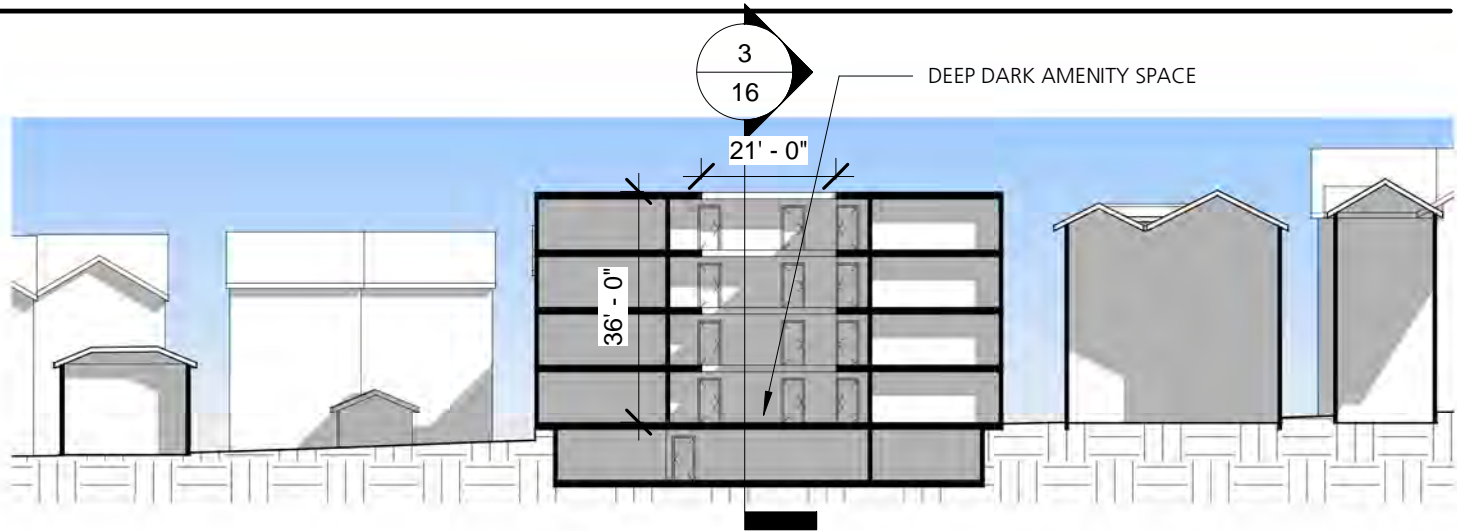
OPTION A



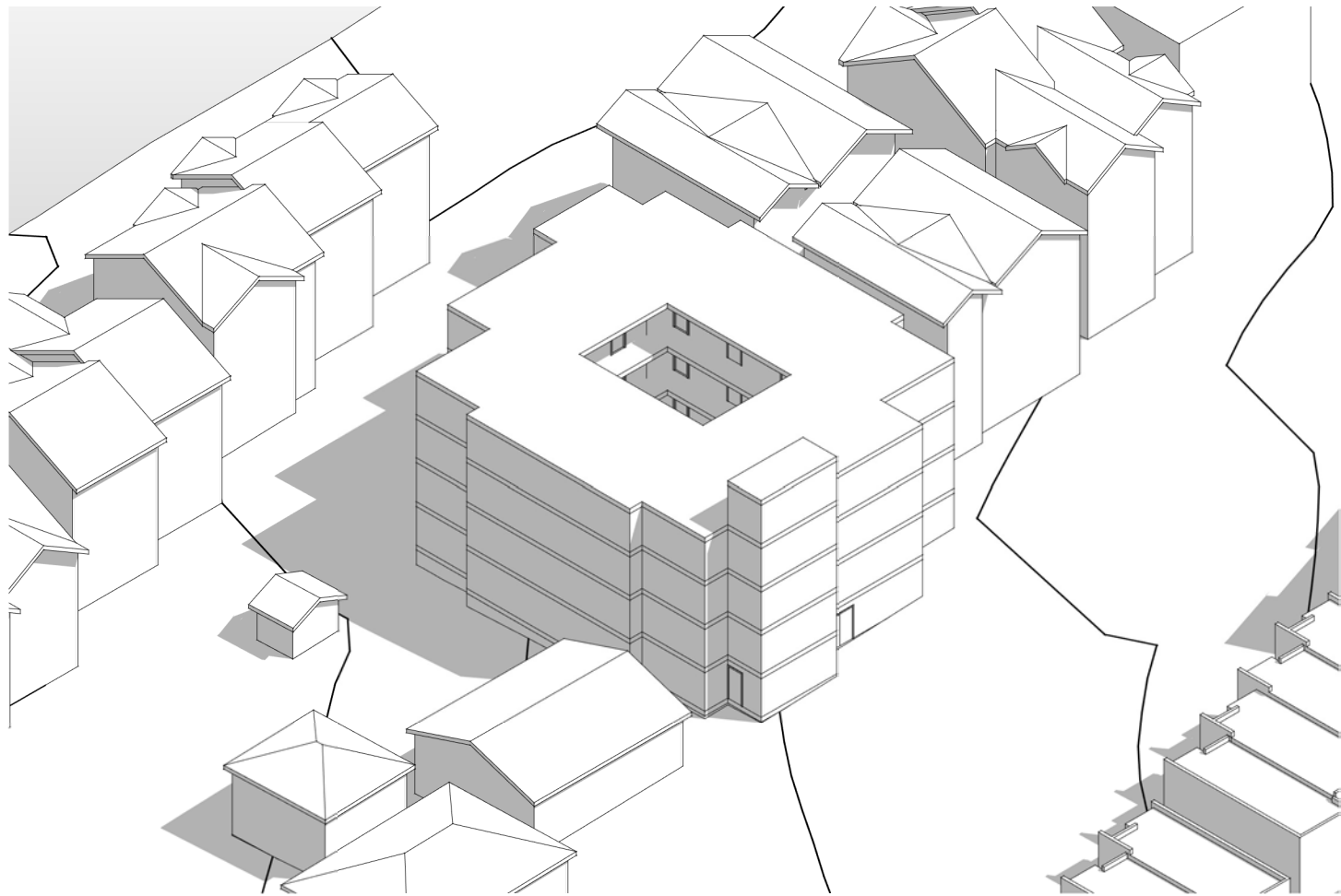
OPTION A



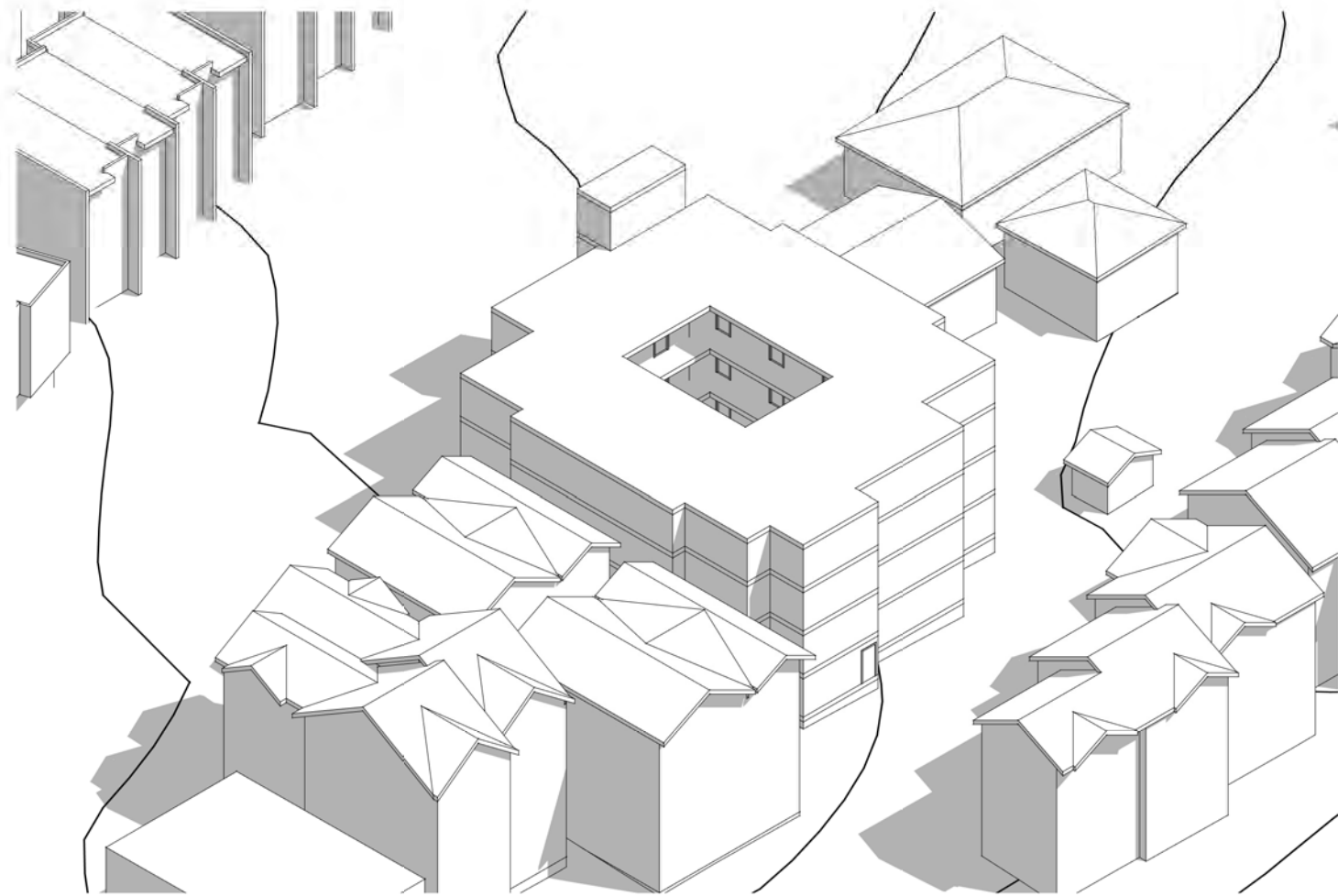
3 OPTION 'A' E-W SECTION  
1" = 30'-0"



4 OPTION 'A' N-S SECTION  
1" = 30'-0"



1 FROM SE



2 FROM NW



OPTION B

PROS:

VIEW ORIENTED UNITS  
POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS  
CENTRAL STREET FACING AMENITY SPACE

APPROXIMATELY 59 UNITS + STORAGE AND AMENITY AREAS

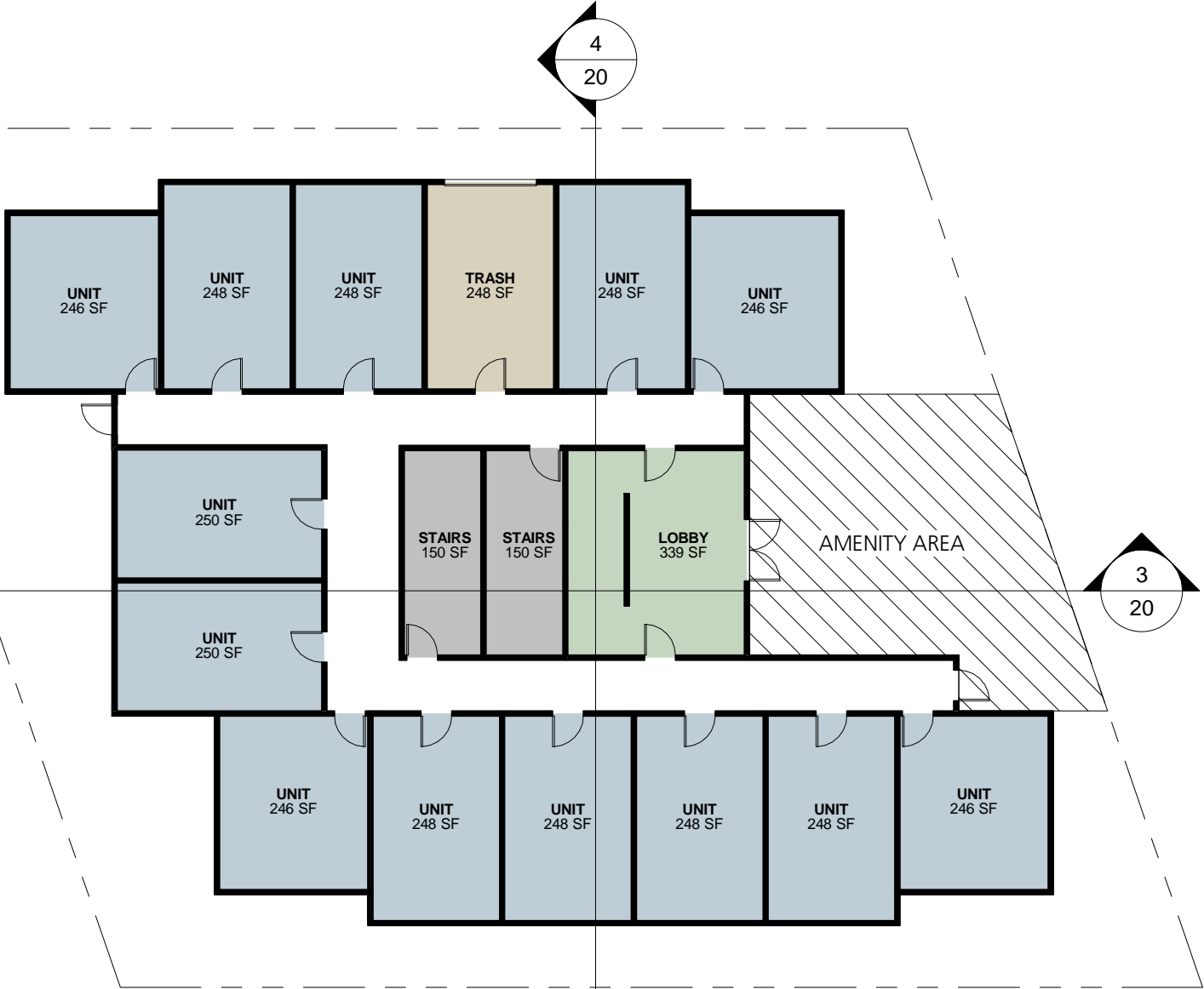
CONS:

MAJORITY OF UNITS ARE ORIENTED TO NEIGHBORS ON THE NORTH AND SOUTH WHERE LIMITED OPEN SPACE OPORTUNITIES ARE  
SINGLE LOADED CORRIDORS ANRE INEFICIENT AND CREATE EXCESIVE AMOUNT OF EXTERIOR SURFACE AREA  
EAST FACING AMENITY SPACE IS PRIMARILY IN SHADE PAST 10:00 AM  
BUILDING FOOTPRINT DOMINATES SITE AND OVERWHEMS NEIGHBORS  
BUILDING SHAPE AND ORIENTATION TURNS ITS BACK ON PRIMARY PEDESTRIAN CIRCULATION ROUTE



1 OPTION 'B' BASEMENT  
1/16" = 1'-0"

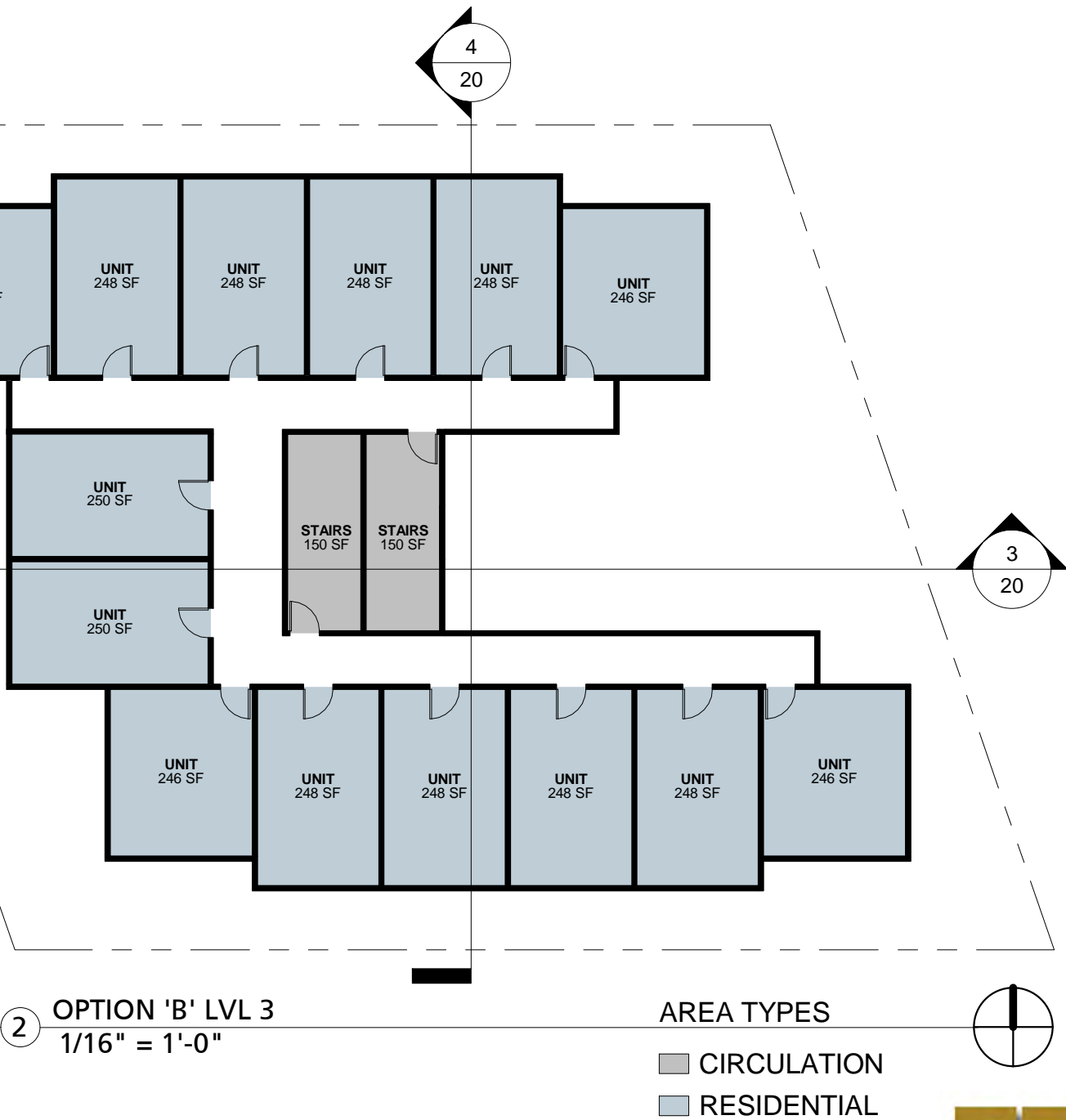
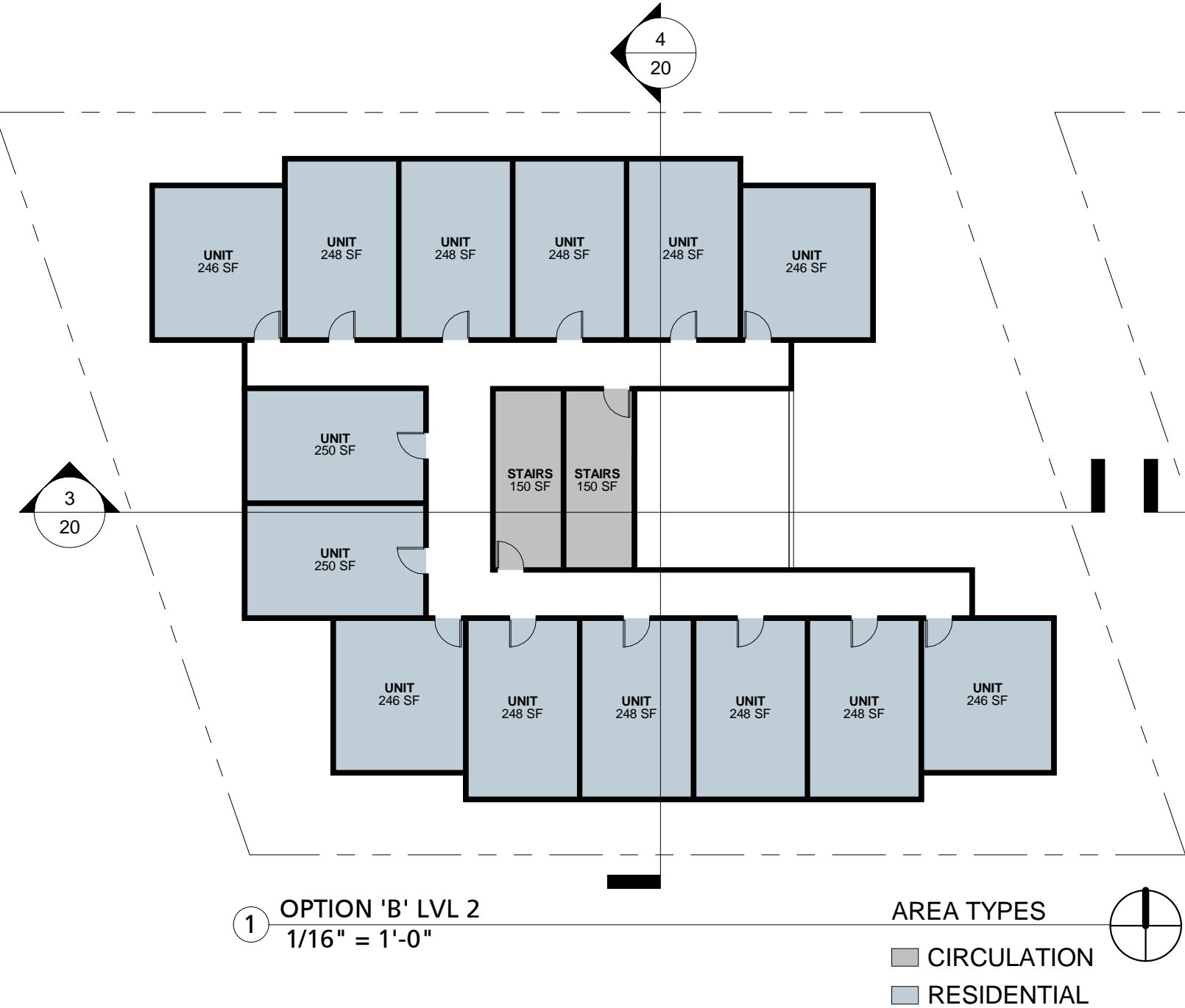
- AREA TYPES
- AMENITY
  - CIRCULATION
  - RESIDENTIAL



2 OPTION 'B' LVL 1  
1/16" = 1'-0"

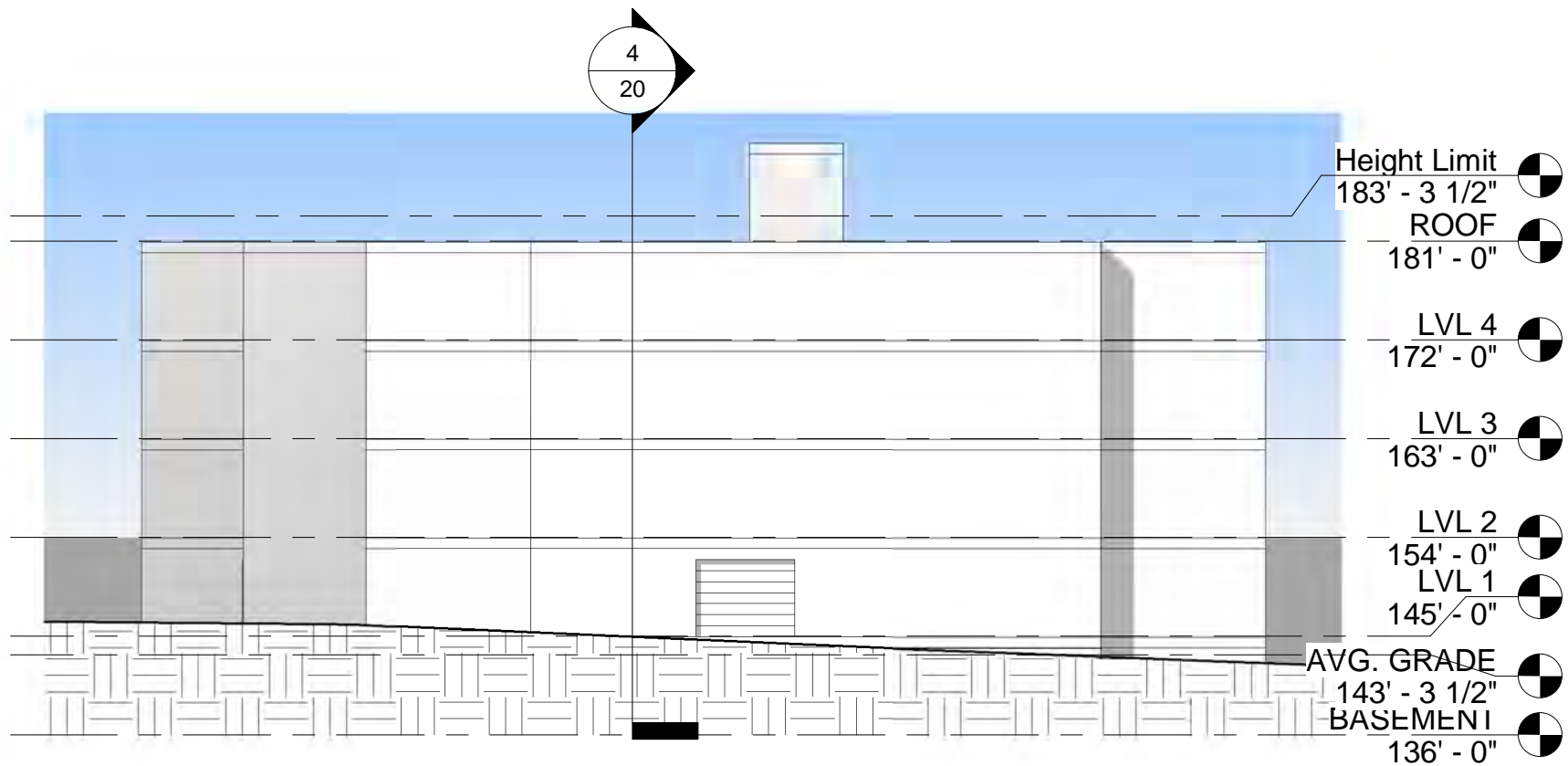
- AREA TYPES
- AMENITY
  - CIRCULATION
  - RESIDENTIAL
  - UTILITY

OPTION B

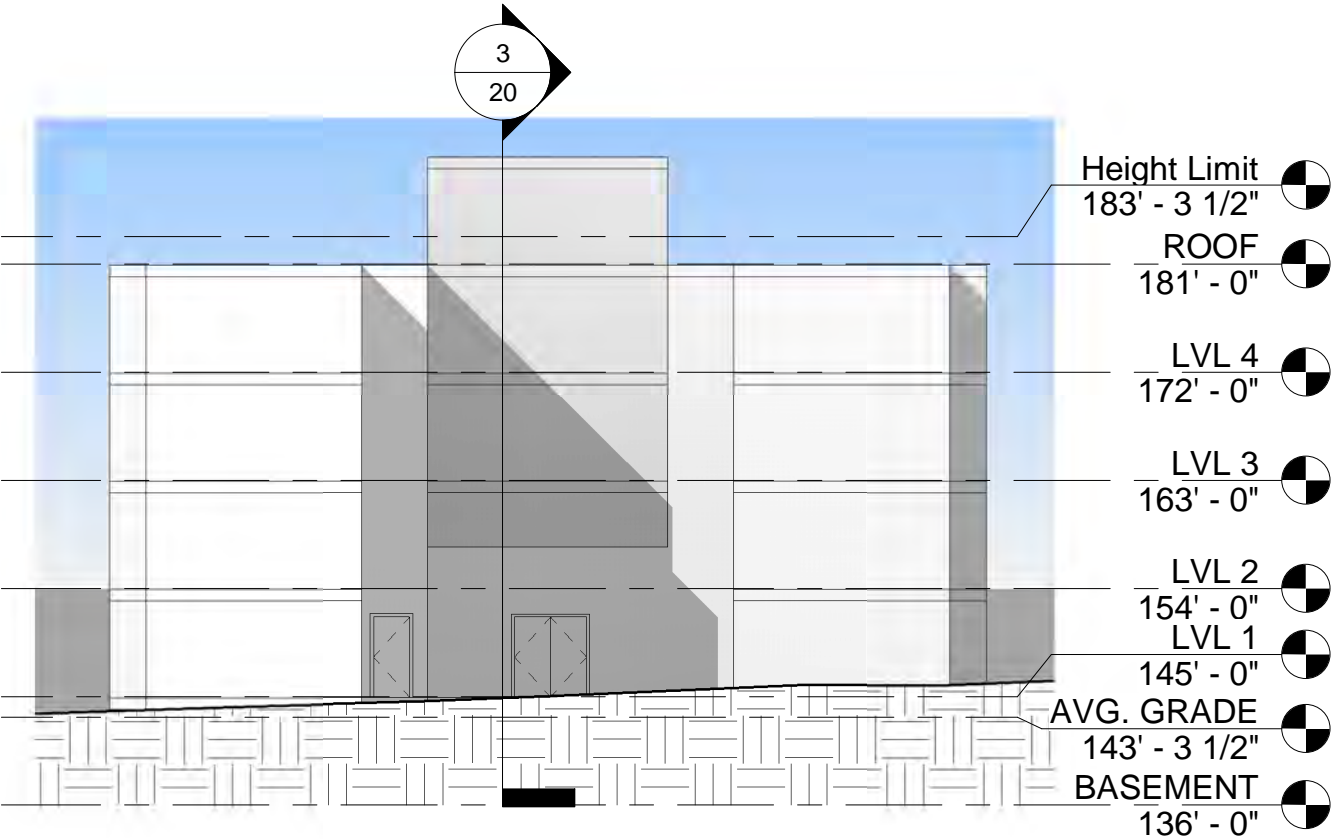




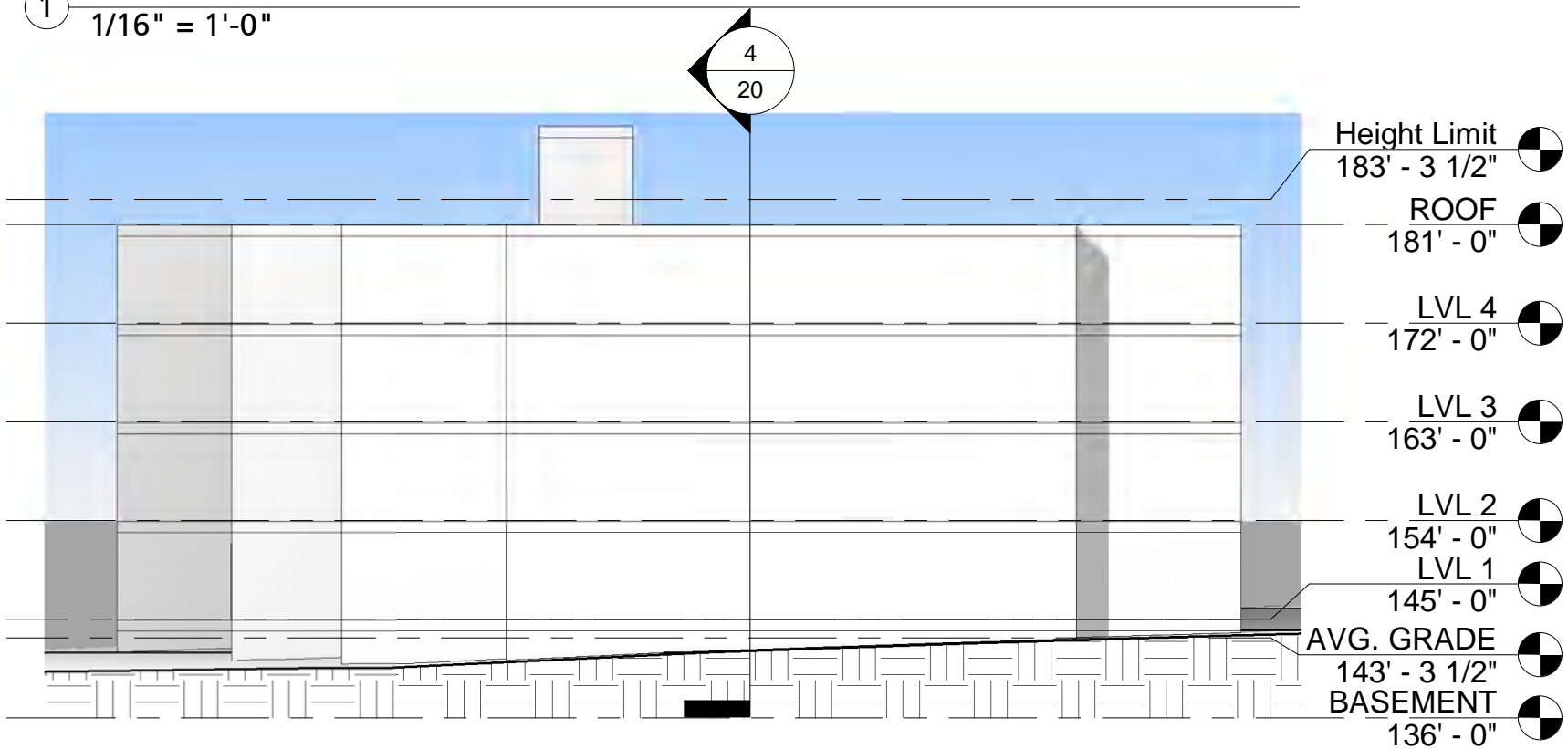
OPTION B



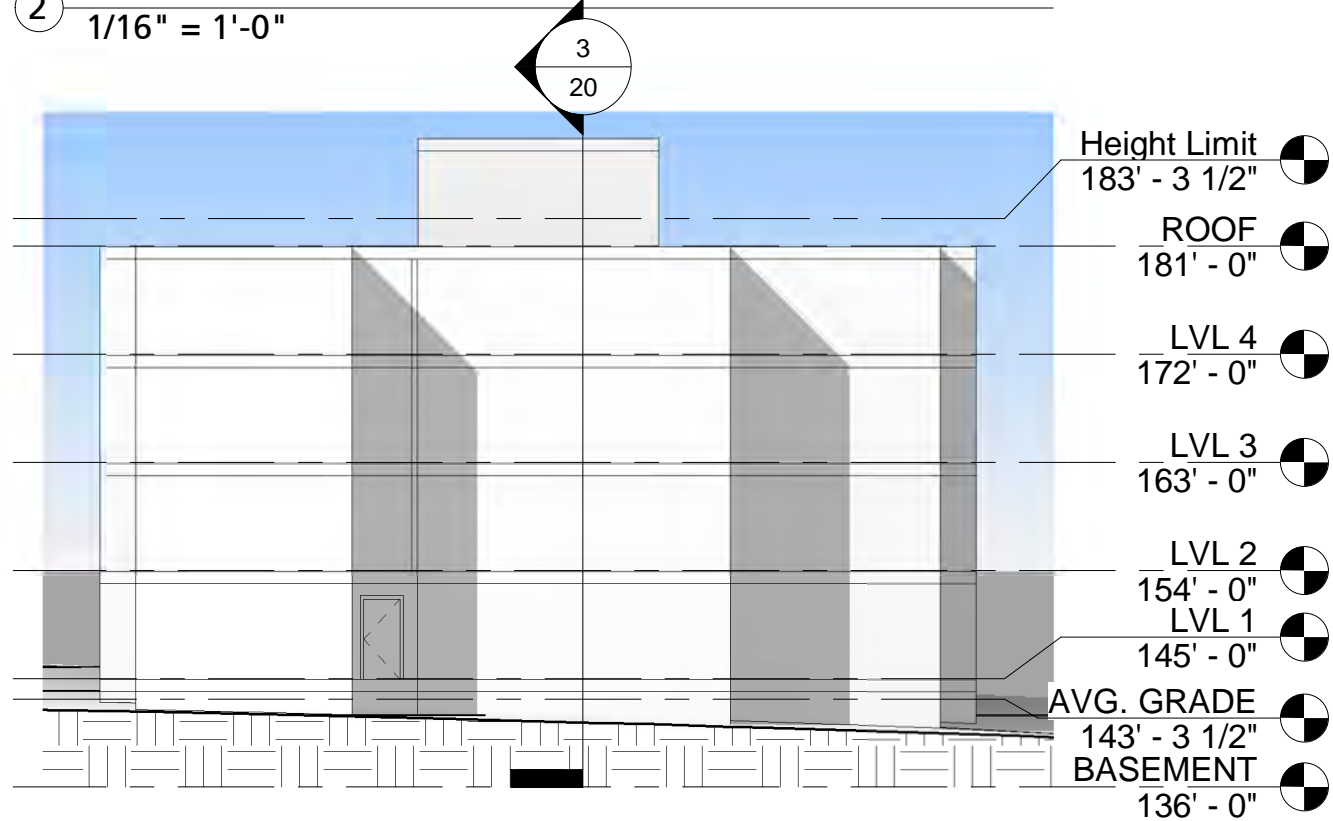
1 OPTION 'B' NORTH ELEVATION  
1/16" = 1'-0"



2 OPTION 'B' EAST ELEVATION  
1/16" = 1'-0"



3 OPTION 'B' SOUTH ELEVATION  
1/16" = 1'-0"

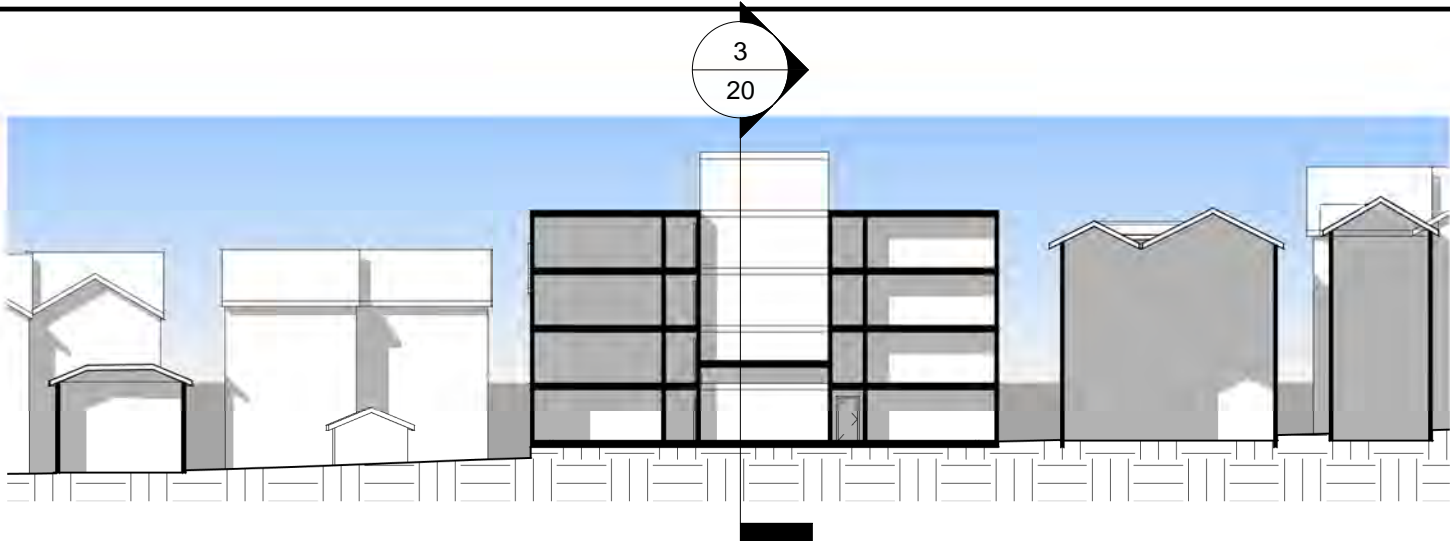


4 OPTION 'B' WEST ELEVATION  
1/16" = 1'-0"

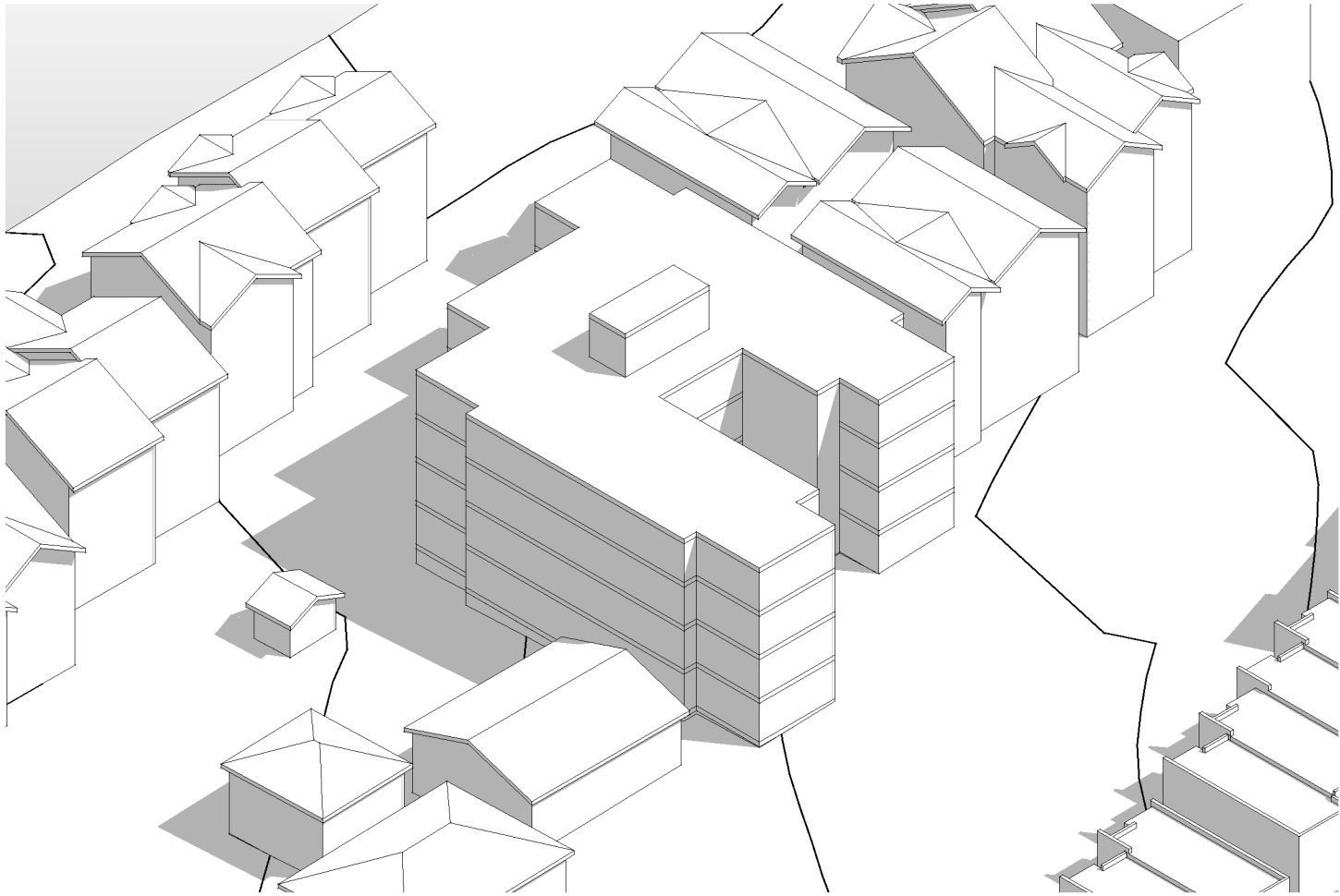
OPTION B



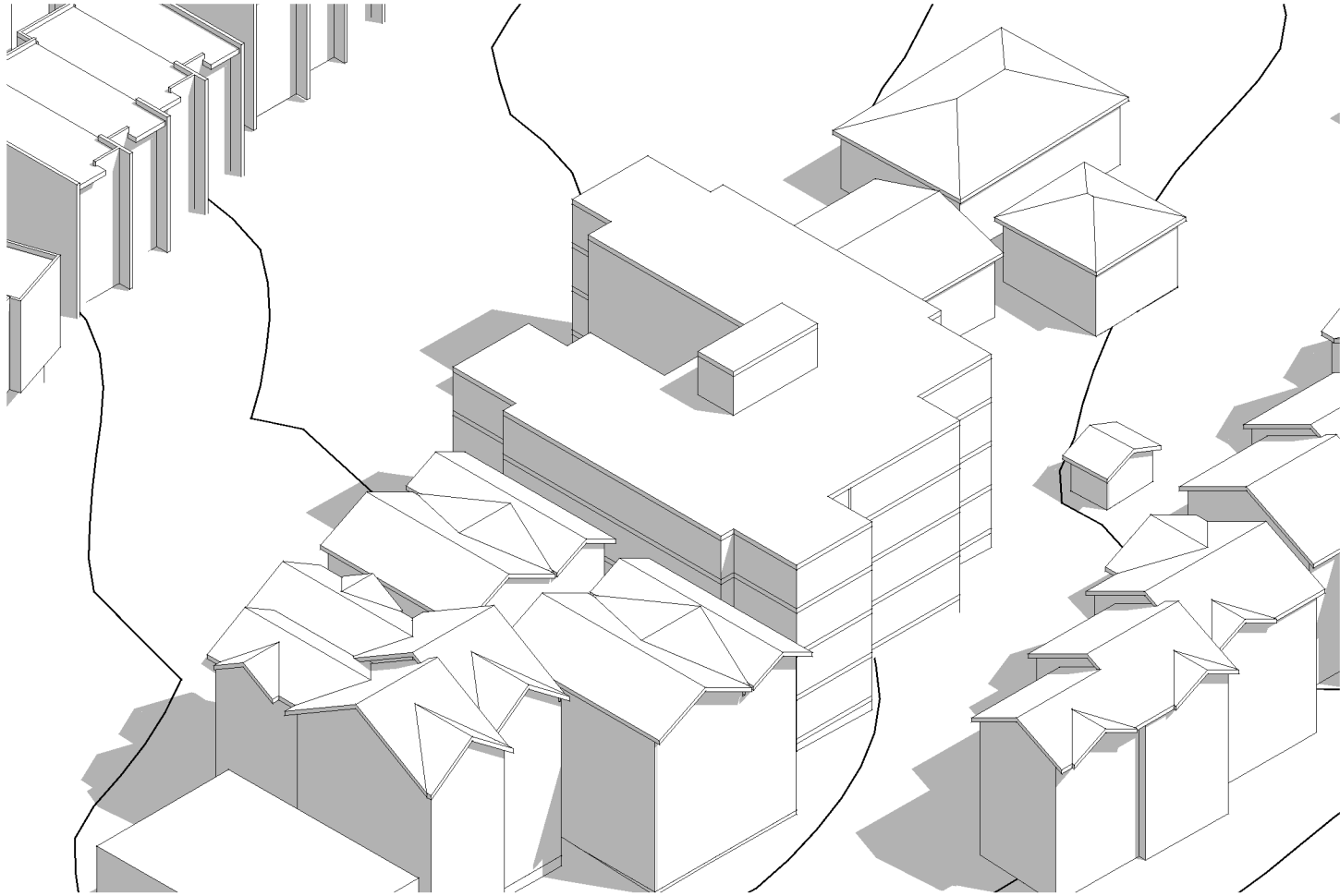
3 OPTION 'B' E-W SECTION  
1" = 30'-0"



4 OPTION 'B' N-S SECTION  
1" = 30'-0"



1 FROM SE



2 FROM NW



OPTION C

- PROS:
- BUILDING MODULATION PROVIDES MAJORITY OF UNITS WITH EAST OR WEST VIEWS WHERE OPEN SPACE OPORTUNITIES ARE

POTENTIAL LIGHT FROM 2 SIDES FOR MAJORITY OF UNITS

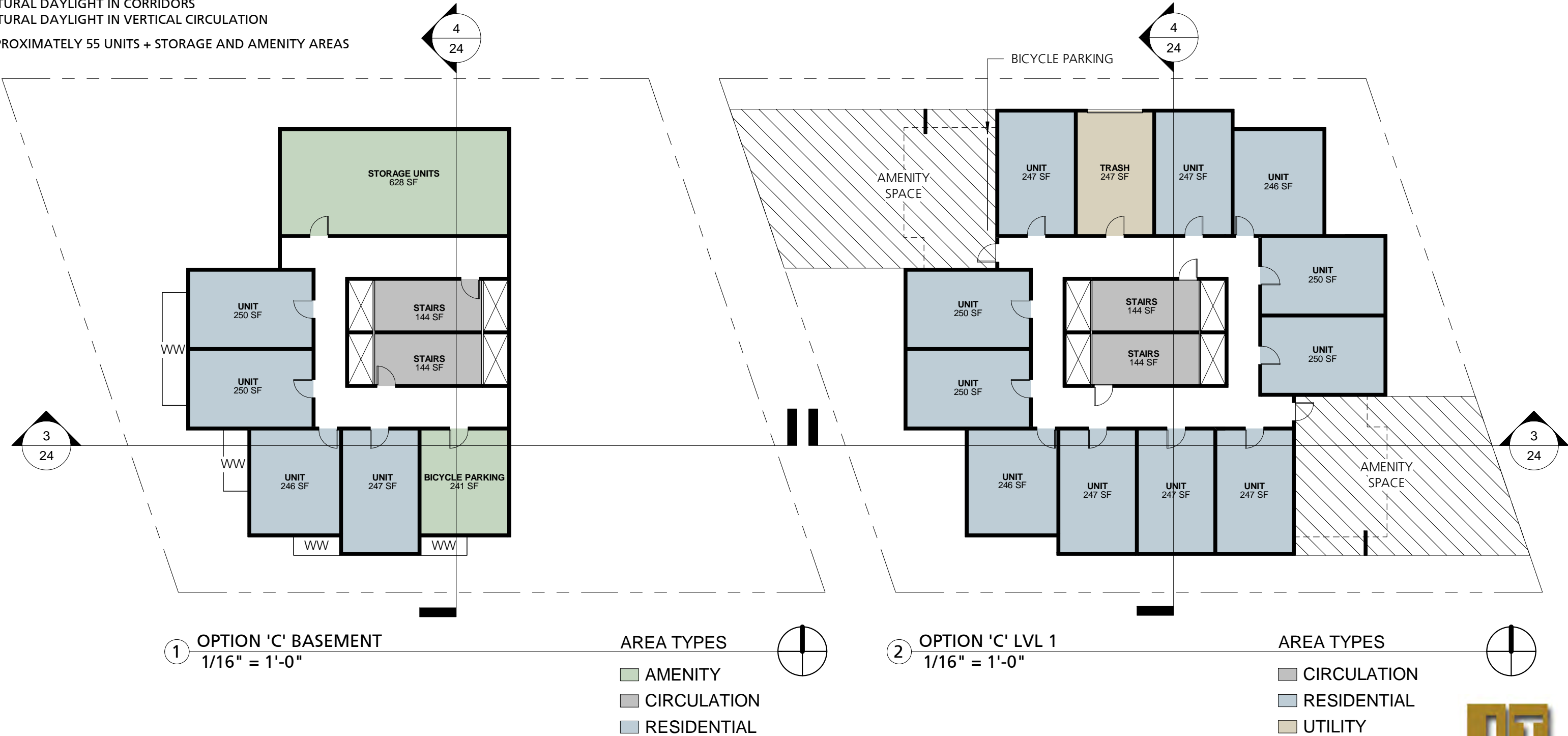
SIGNIFICANT SENSE OF ENTRY ENGAGES NEIGHBORHOOD AND FACES PRIMARY PEDESTRIAN CIRCULATION ROUTE

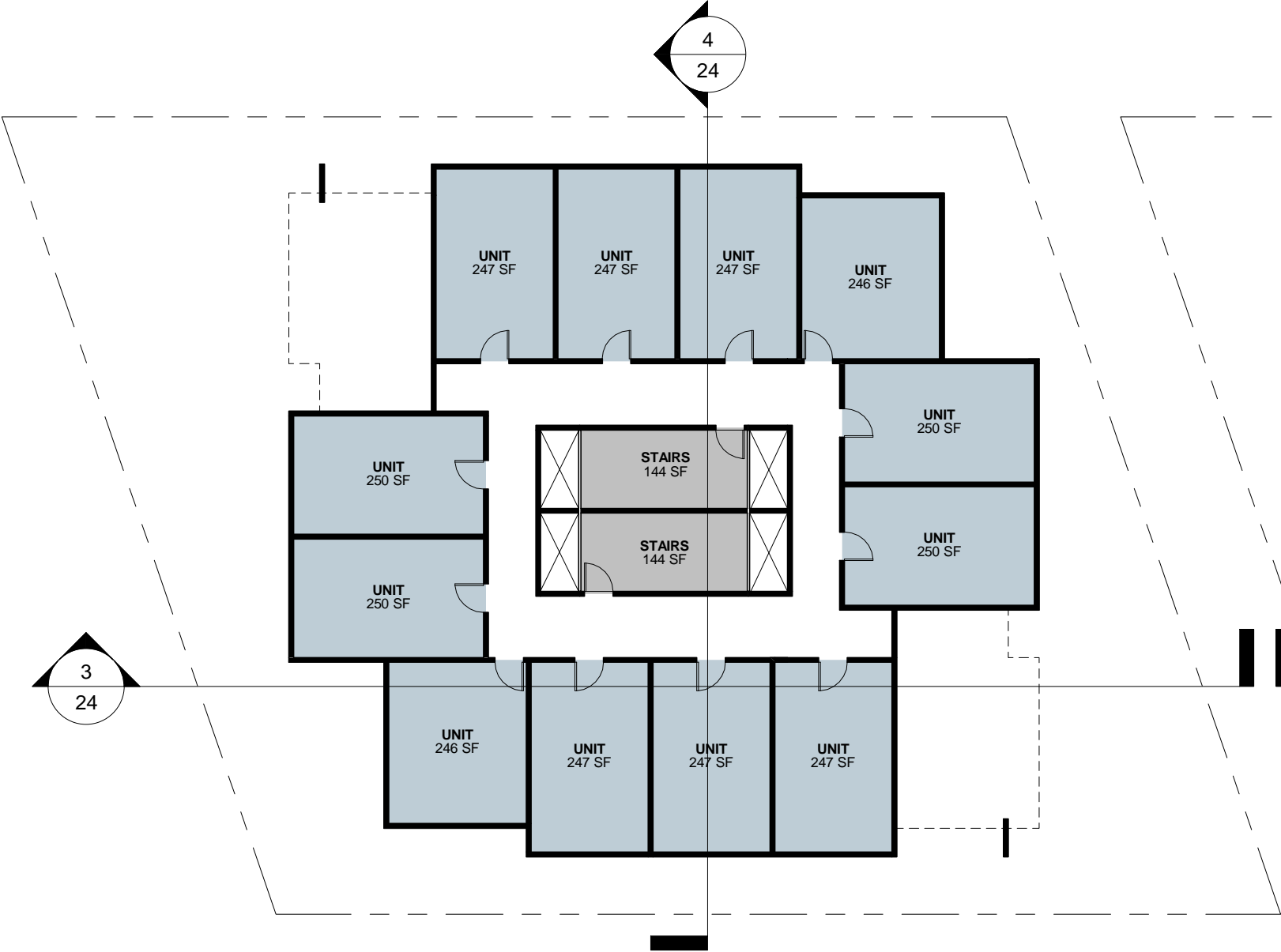
EXTERIOR COVERED AMENITY SPACES PROVIDE EARLY MORNING AND LATE AFTERNOON SOLAR ACCESS

NATURAL DAYLIGHT IN CORRIDORS

NATURAL DAYLIGHT IN VERTICAL CIRCULATION
- APPROXIMATELY 55 UNITS + STORAGE AND AMENITY AREAS
- CONS:
- VERTICAL CIRCULATION HAS LIMITED PRESENCE

HIGHLY MODULATED BUILDING



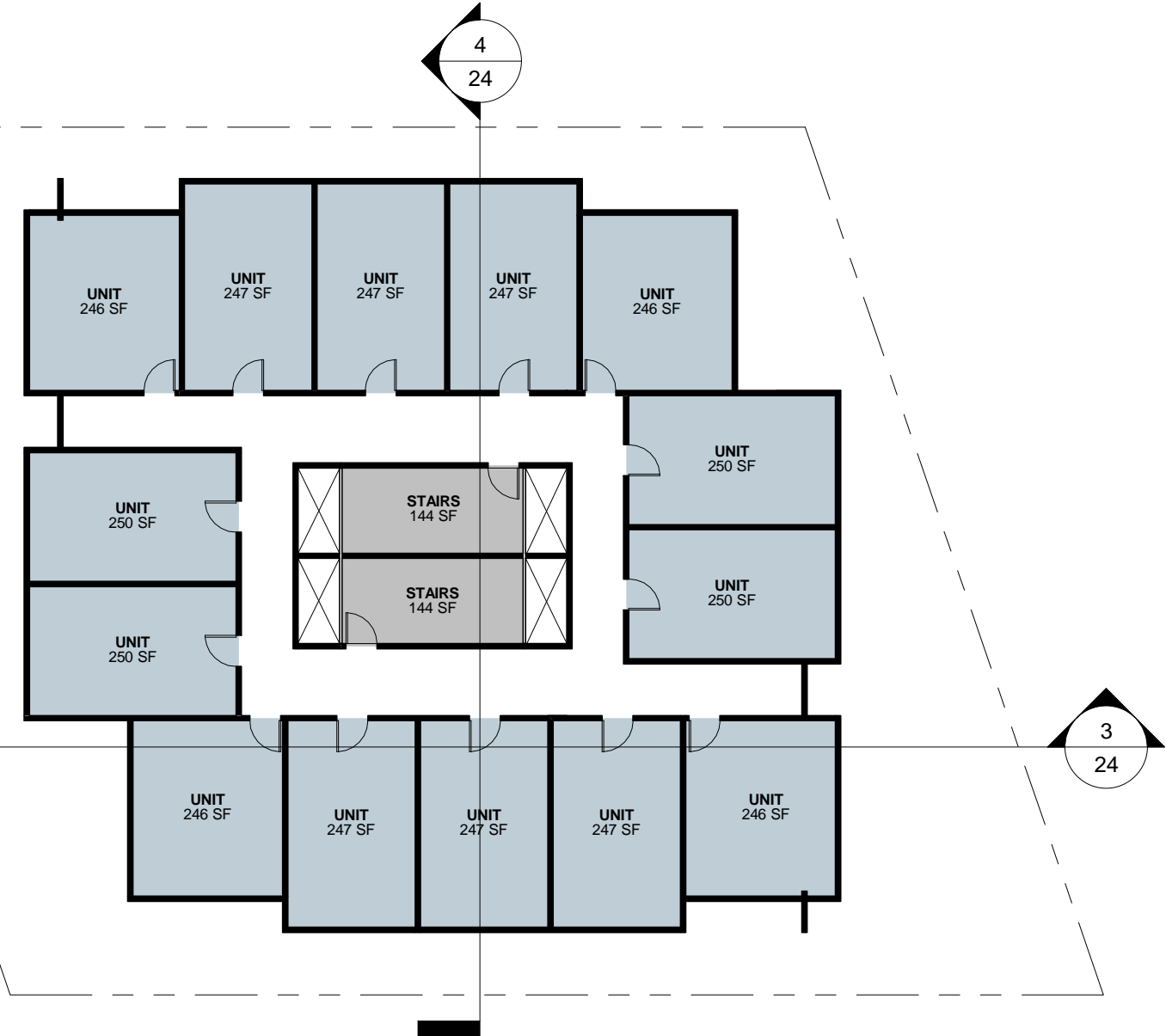


1 OPTION 'C' LVL 2  
1/16" = 1'-0"

AREA TYPES

CIRCULATION

RESIDENTIAL



2 OPTION 'C' LVL 3 / 4  
1/16" = 1'-0"

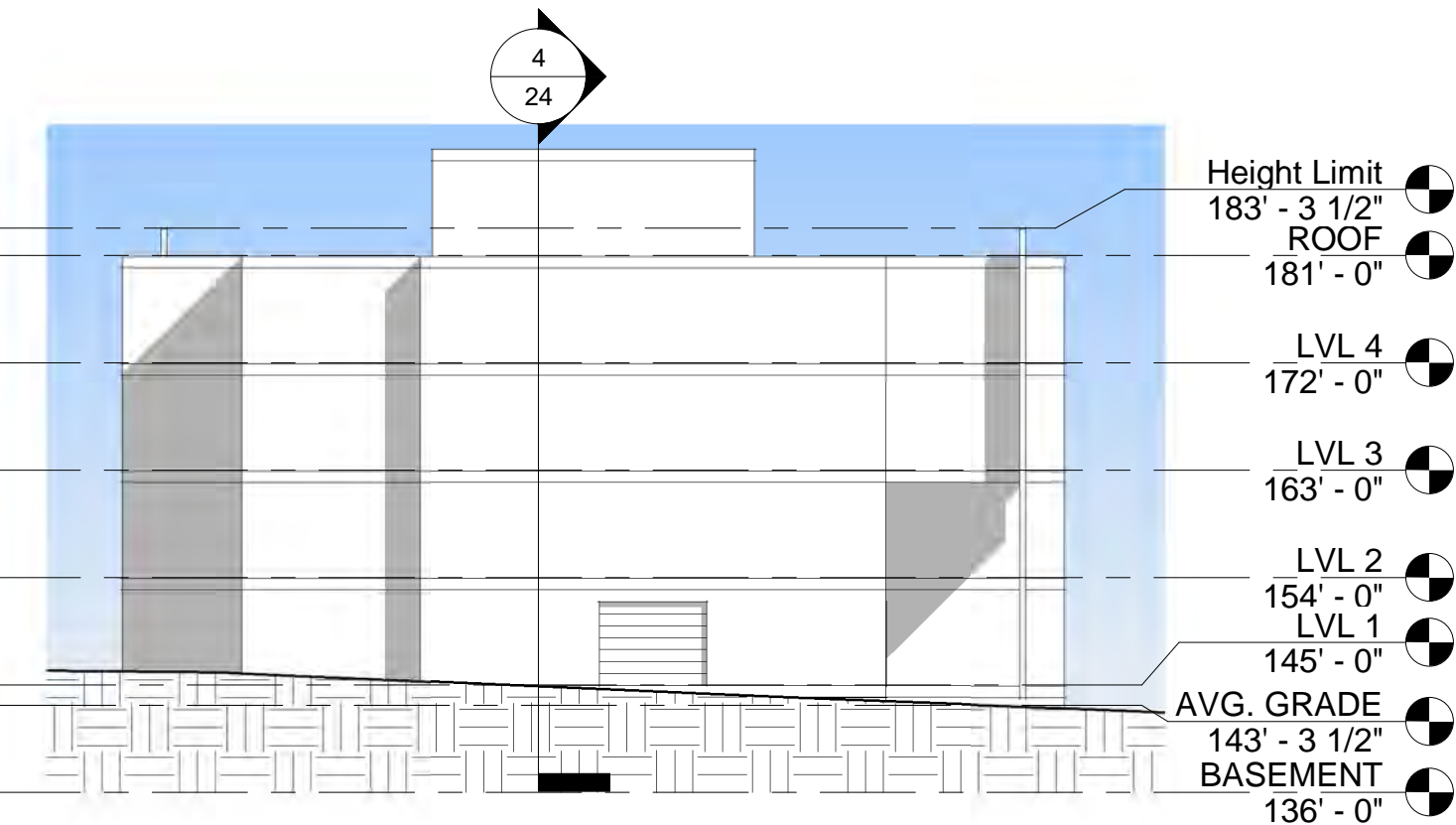
AREA TYPES

CIRCULATION

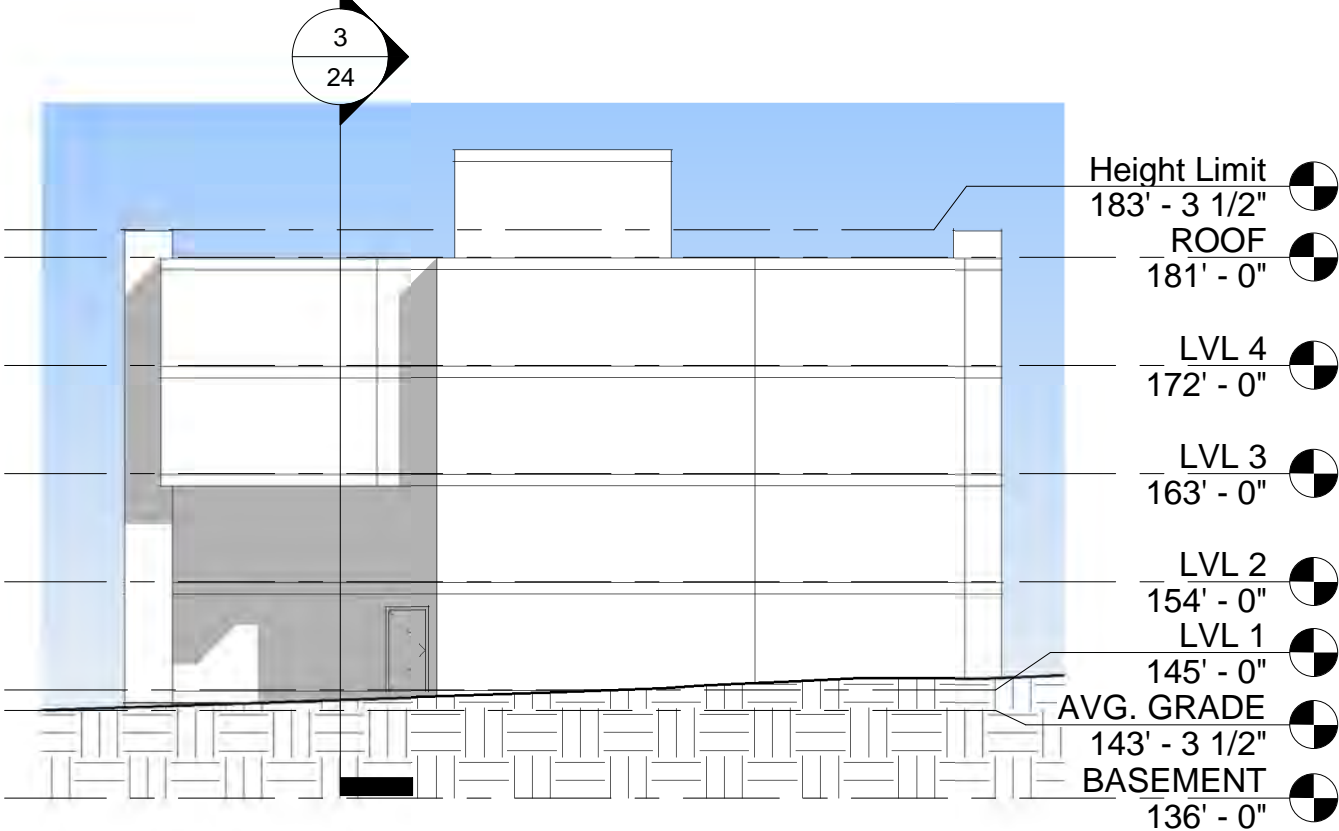
RESIDENTIAL



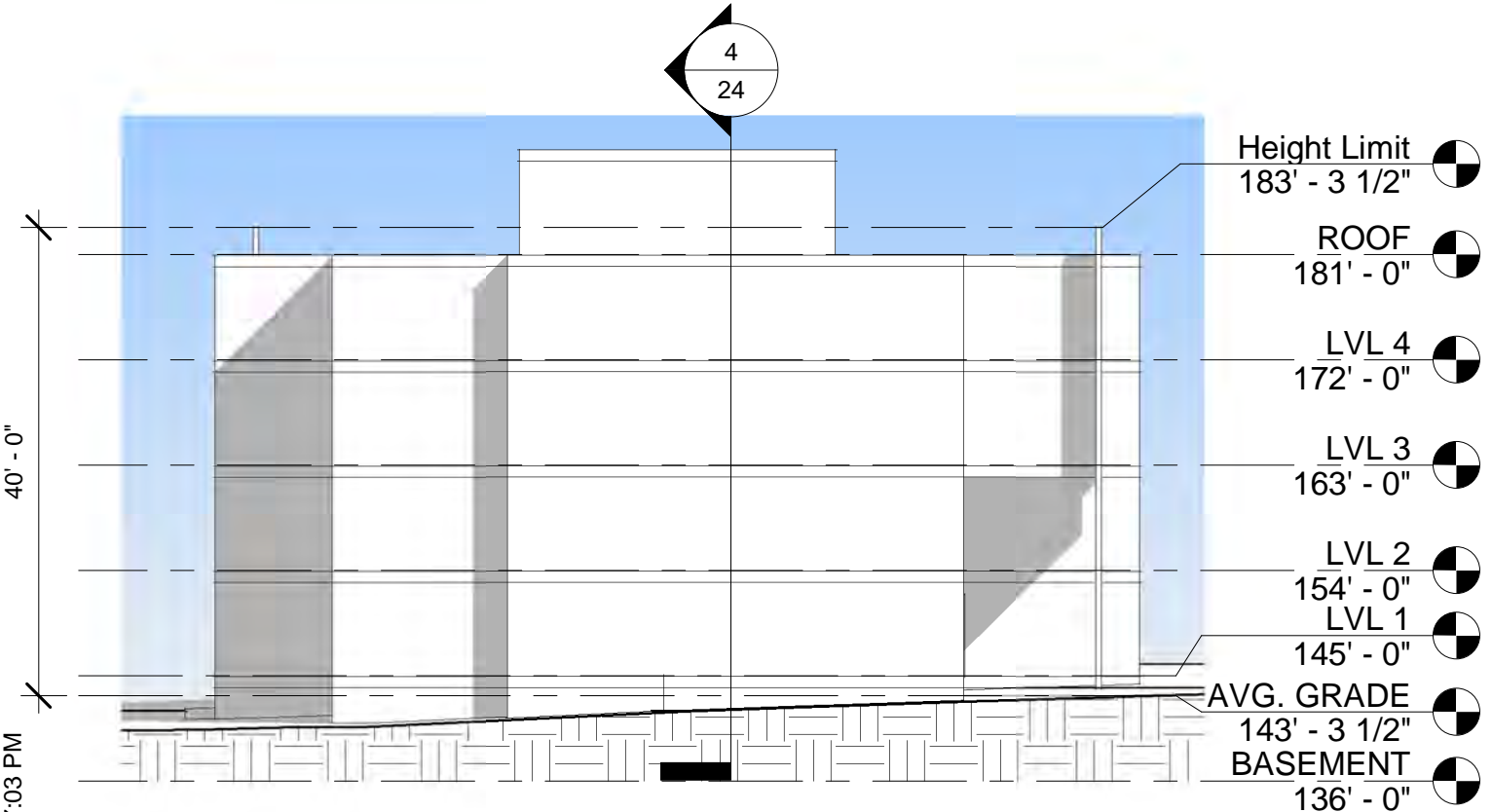
OPTION C



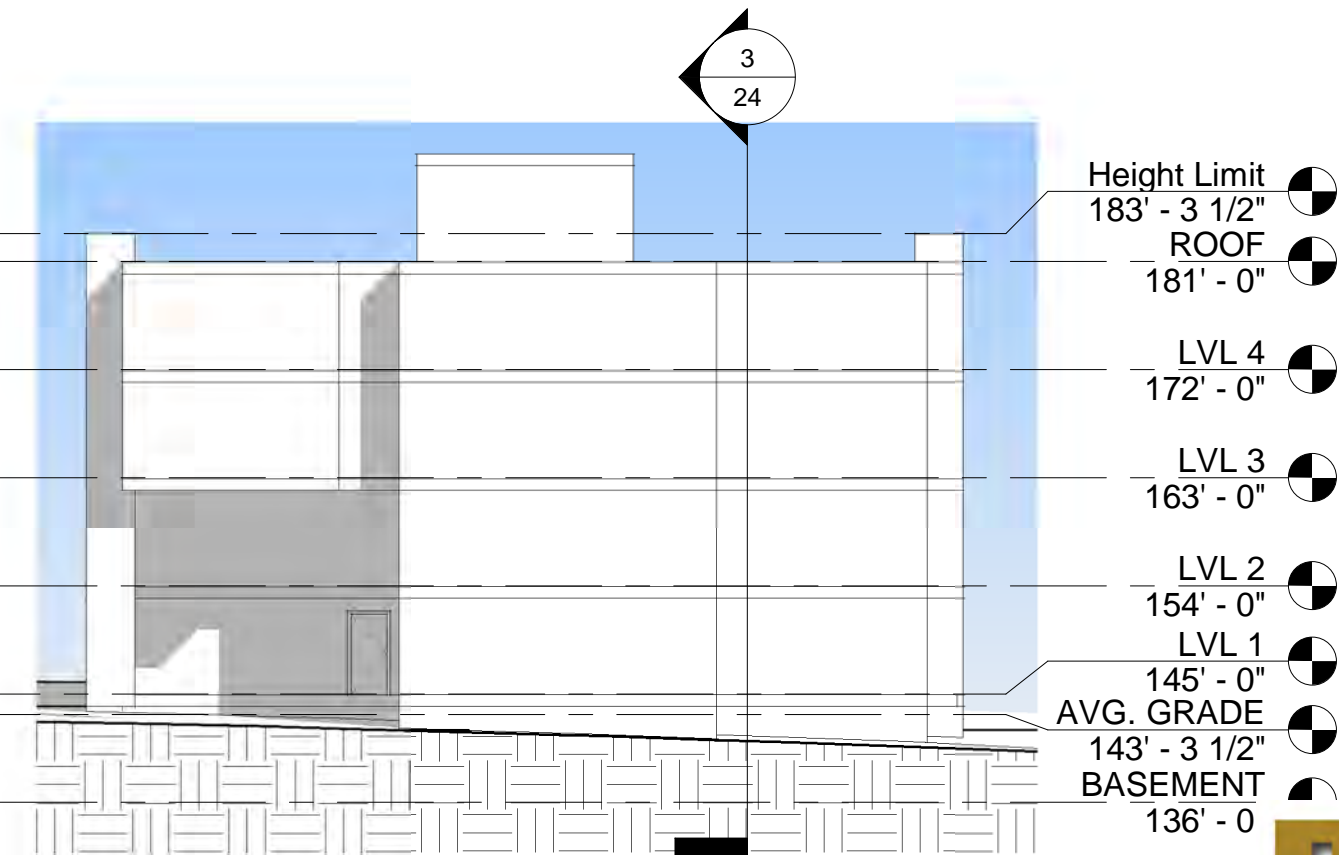
1 OPTION 'C' NORTH ELEVATION  
1/16" = 1'-0"



2 OPTION 'C' EAST ELEVATION  
1/16" = 1'-0"



3 OPTION 'C' SOUTH ELEVATION  
1/16" = 1'-0"

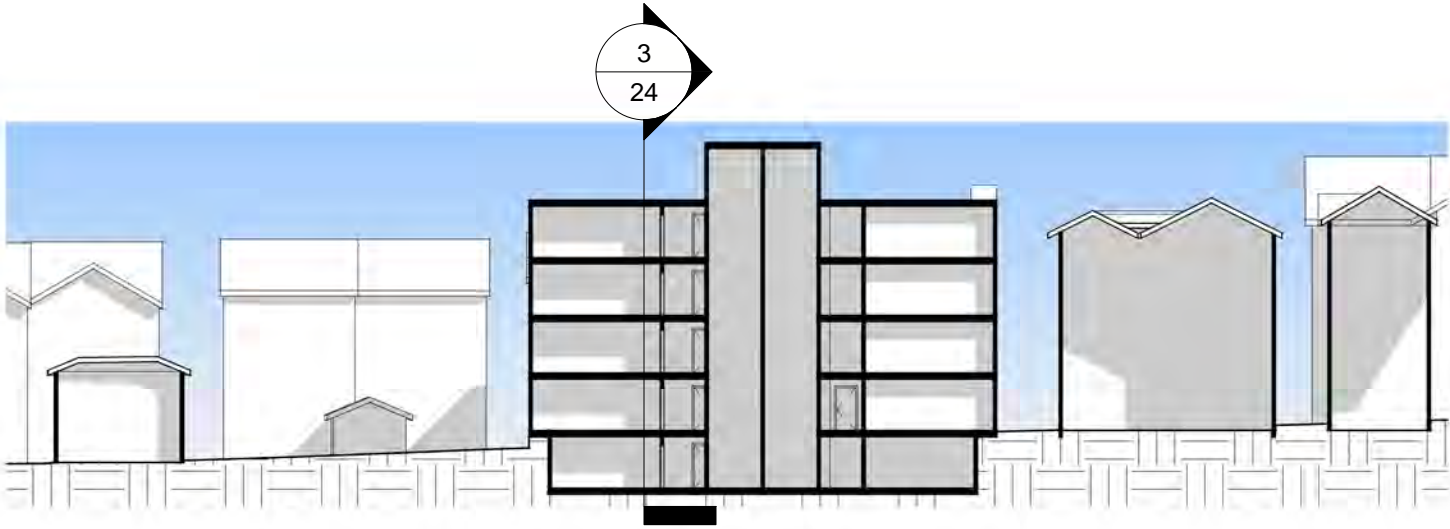


4 OPTION 'C' WEST ELEVATION  
1/16" = 1'-0"

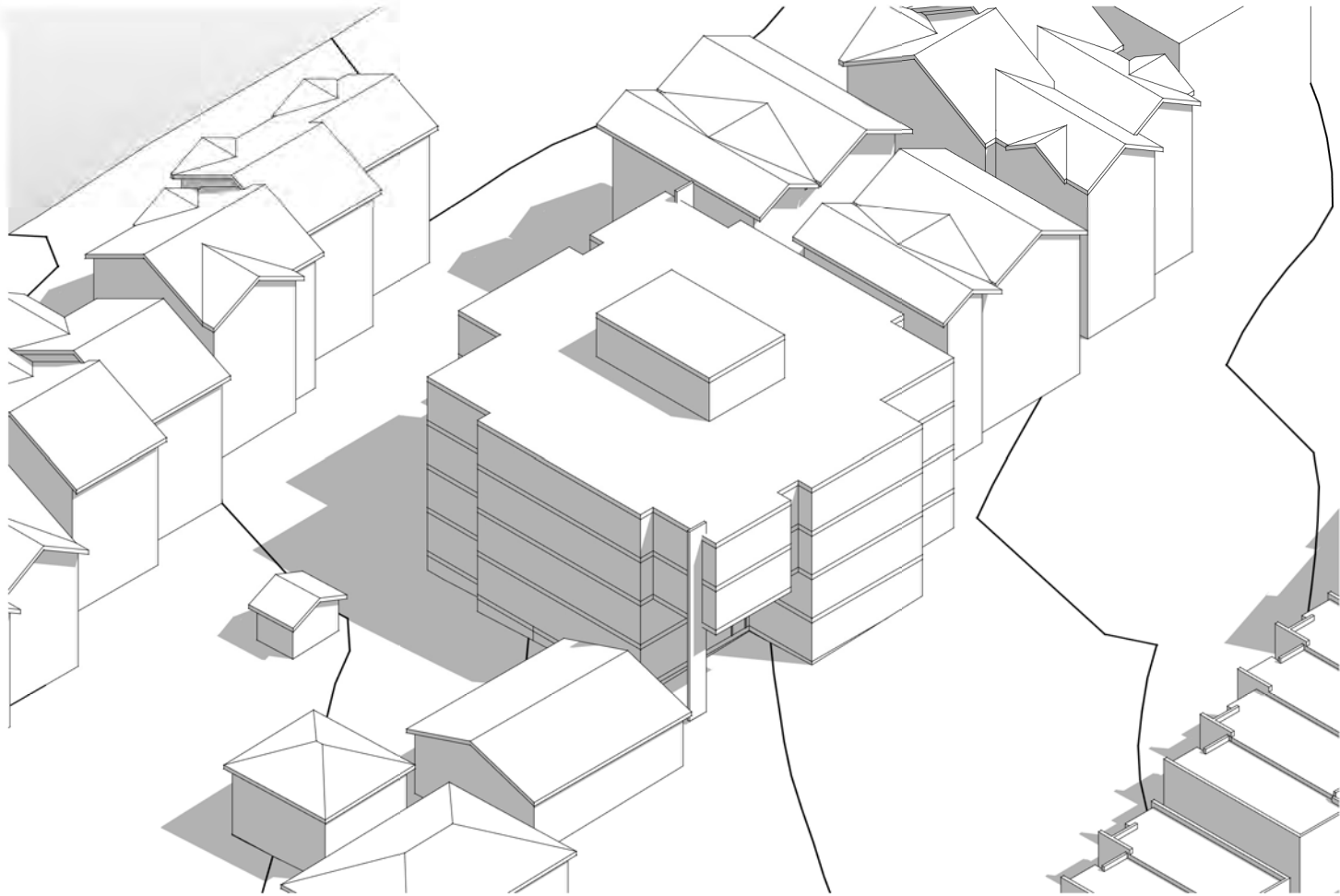
OPTION C



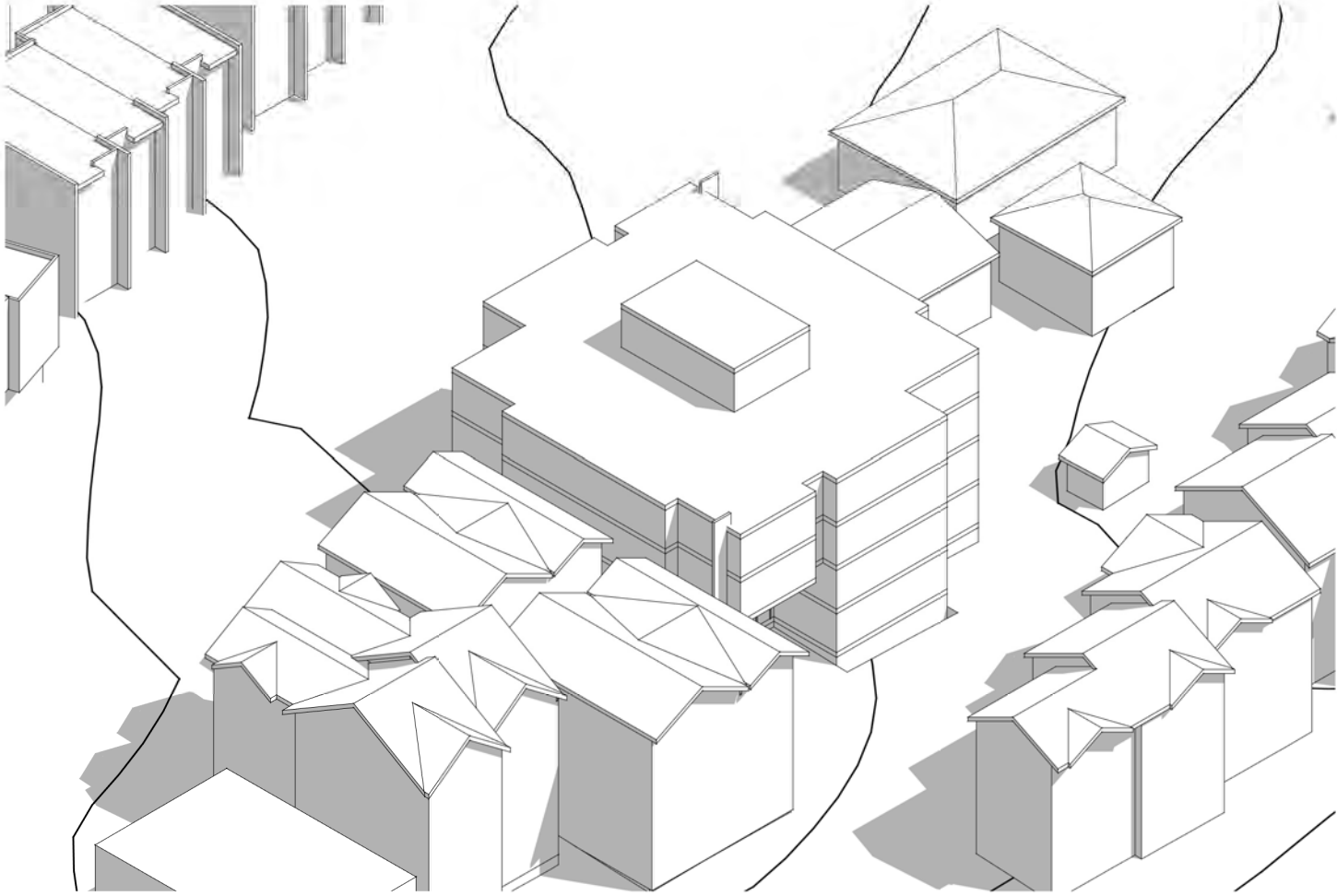
3 OPTION 'C' E-W SECTION  
1" = 30'-0"



4 OPTION 'C' N-S SECTION  
1" = 30'-0"



1 FROM SE



2 FROM NW