

40TH AVENUE APARTMENTS.

4826 40TH AVENUE SW.

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4826 40TH AVENUE SW. APARTMENTS.



PROJECT DESCRIPTION.

Our proposed apartment building is located on 40th Avenue SW between SW Edmunds Street and SW Hudson Street in West Seattle. It is in the LR2 zone and sited within the West Seattle Junction Hub Urban Village. The property is a single lot: 4826 40th Avenue SW. There is an existing duplex and detached garage on site which will be removed as part of our project.

Our project will create (23) small efficiency dwelling units or SEDU's and (4) 2-bedroom apartments on four levels (three stories over a daylight basement). Auto parking is not required at this site and none will be constructed. We will provide ample secure bicycle storage and on-site facilities for laundry. There will be a large shared amenity area provided as well as individual balconies for some of the dwelling units.

This site is served by an alley East of the site.

PROJECT #.	3030361
LOT AREA.	6,651 SF
PROPOSED DWELLING TYPE.	APARTMENT (MIX OF S.E.D.U. & 2-BEDROOM UNITS)
RESIDENTIAL UNIT #.	27 UNITS
FLOOR AREA (GROSS).	12,285 SF
FLOOR AREA (FAR).	8,646 SF
BUILDING HEIGHT.	ALLOWED = 8,646 SF
AUTO PARKING.	30' (3 STORIES) NONE PROVIDED / REQ.

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9-BLOCK STUDY. SURROUNDING COMMUNITY.

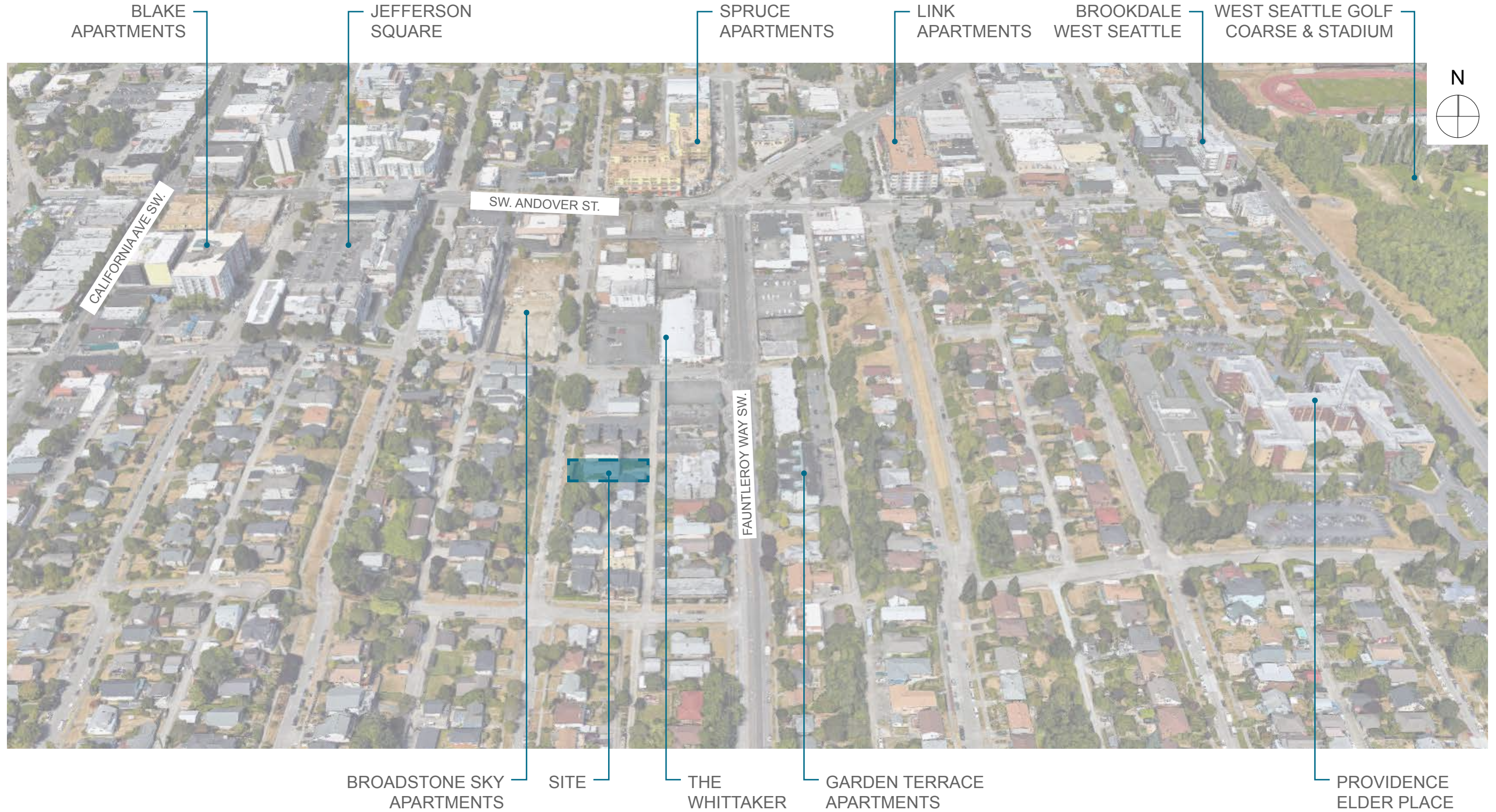
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VICINITY MAP. LANDMARKS & TRANSPORTATION.

● BUS STOPS ●●● BIKE LANES — SITE



1. BROADSTONE SKY APARTMENTS



2. SPRUCE APARTMENTS



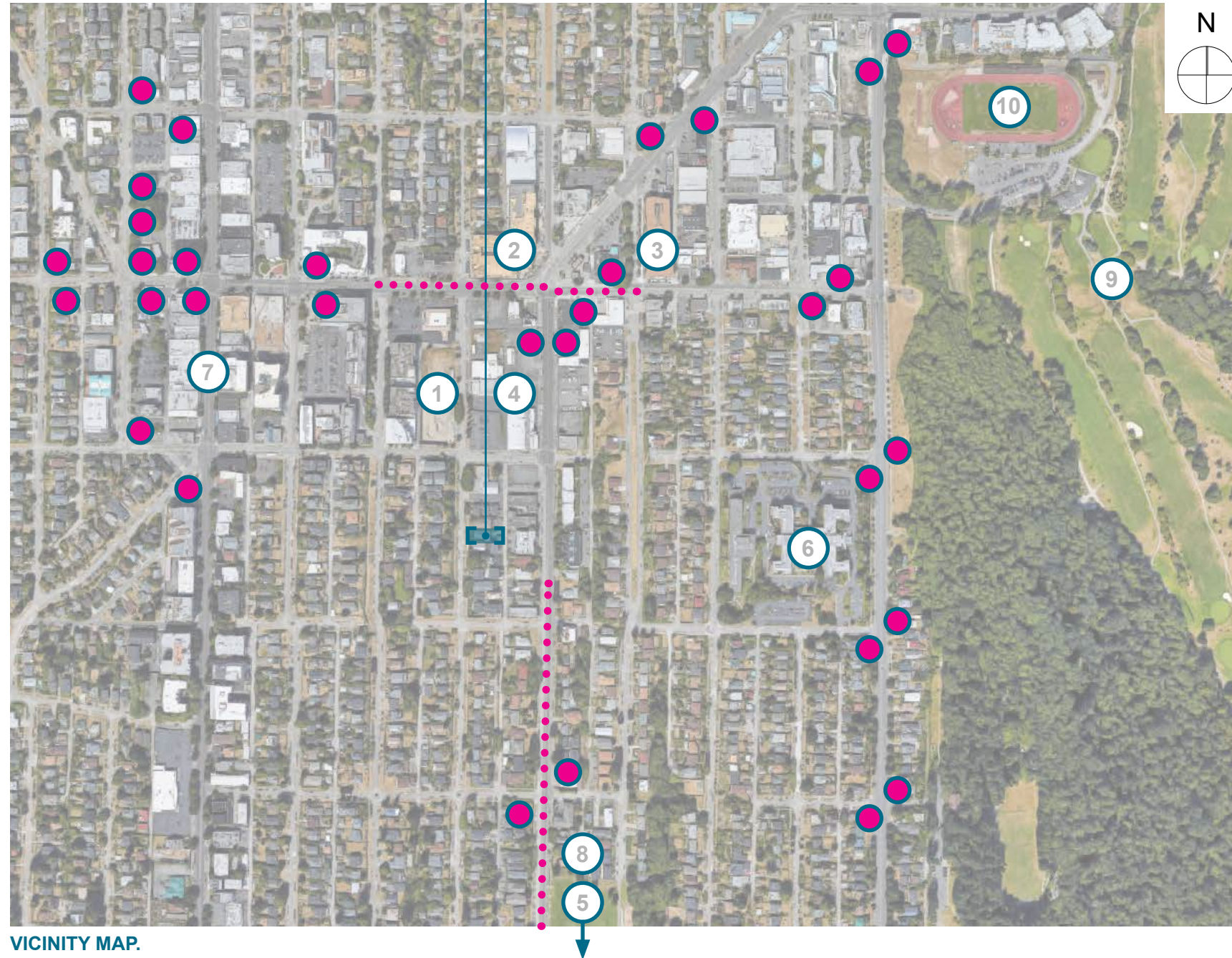
3. LINK APARTMENTS



4. THE WHITTAKER



5. FAIRMOUNT PARK ELEMENTARY



VICINITY MAP.



6. PROVIDENCE ELDER PLACE



7. CALIFORNIA STREET (AMENITIES)



8. FAIRMOUNT PARK



9. WEST SEATTLE GOLF COURSE



10. WEST SEATTLE STADIUM

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PROPOSED SITE CONDITIONS. SITE PLAN.



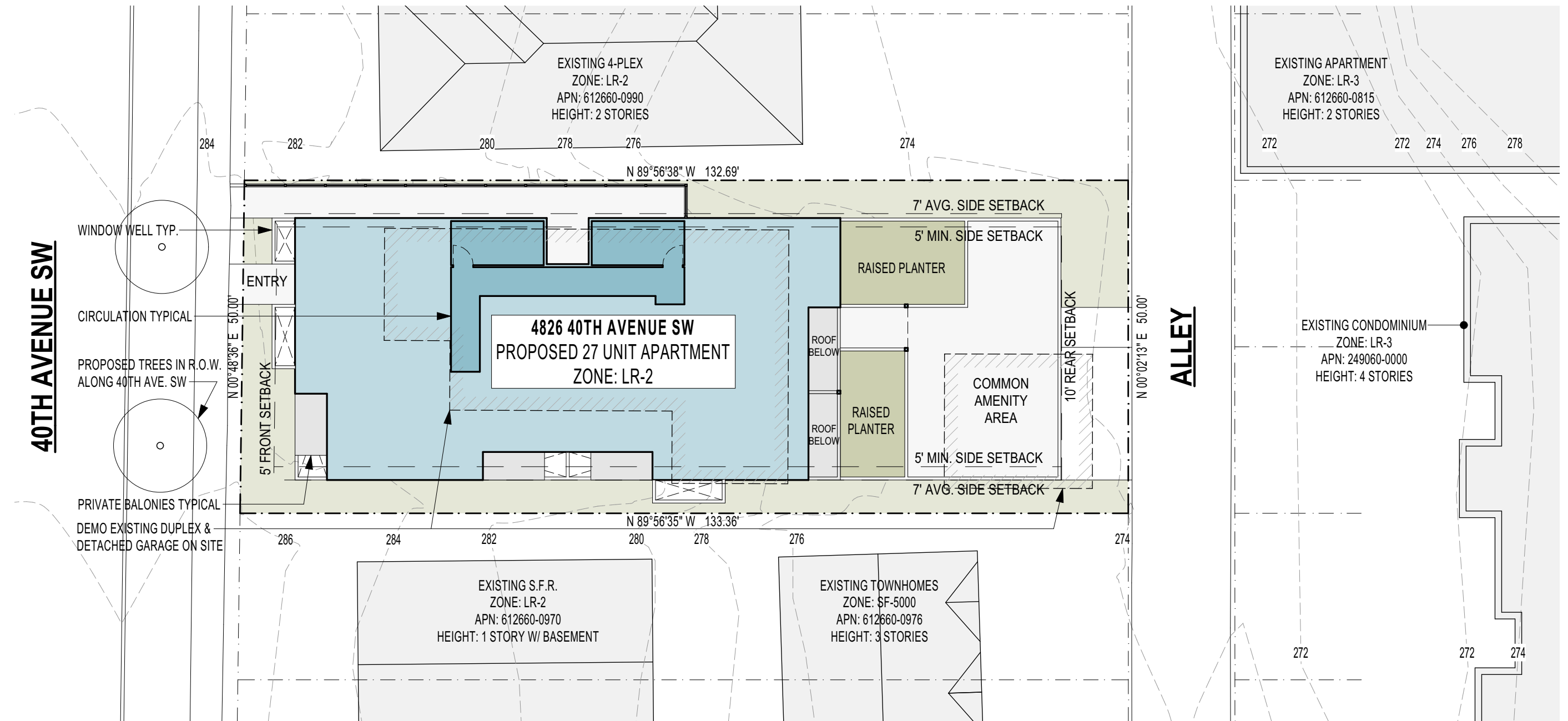
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EXISTING SITE CONDITIONS. SURVEY.

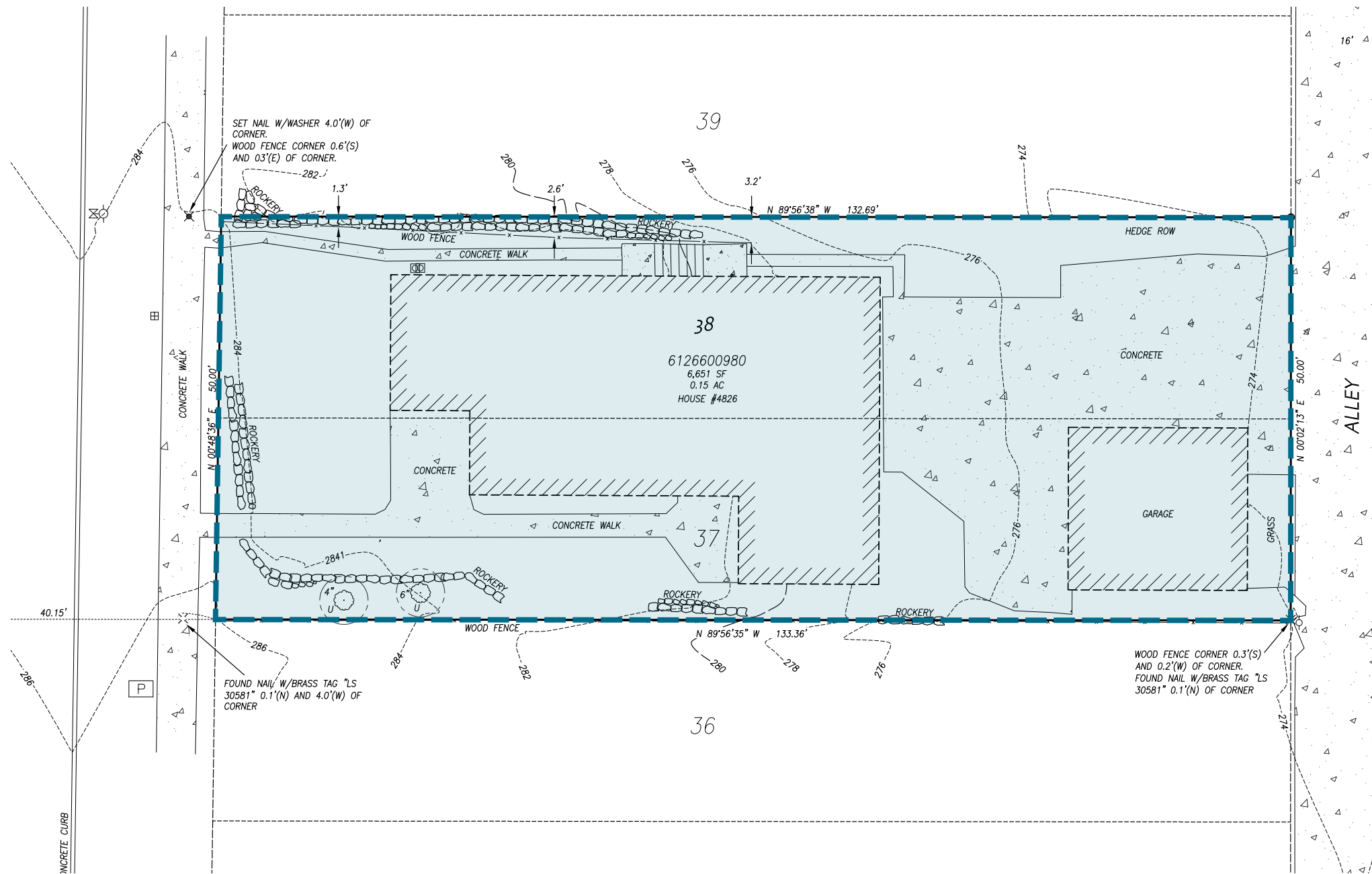
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LEGAL DESCRIPTION

LOTS 37 AND 38, BLOCK 4, NORRIS ADDITION TO WEST SEATTLE
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF
PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "LS. 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "LS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE
- ⊗ STORM DRAIN MANHOLE
- ∇ INVERT/CULVERT
- CATCH BASIN
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ SANITARY SEWER MANHOLE
- MAILBOX
- ⊗ SIGN POST
- ⊗ UTILITY/POWER POLE
- ⊗ GUY ANCHOR
- ⊗ POWER VAULT
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- U UNKNOWN

OPPORTUNITIES & CONSTRAINTS.

IMMEDIATE AREA MAP.

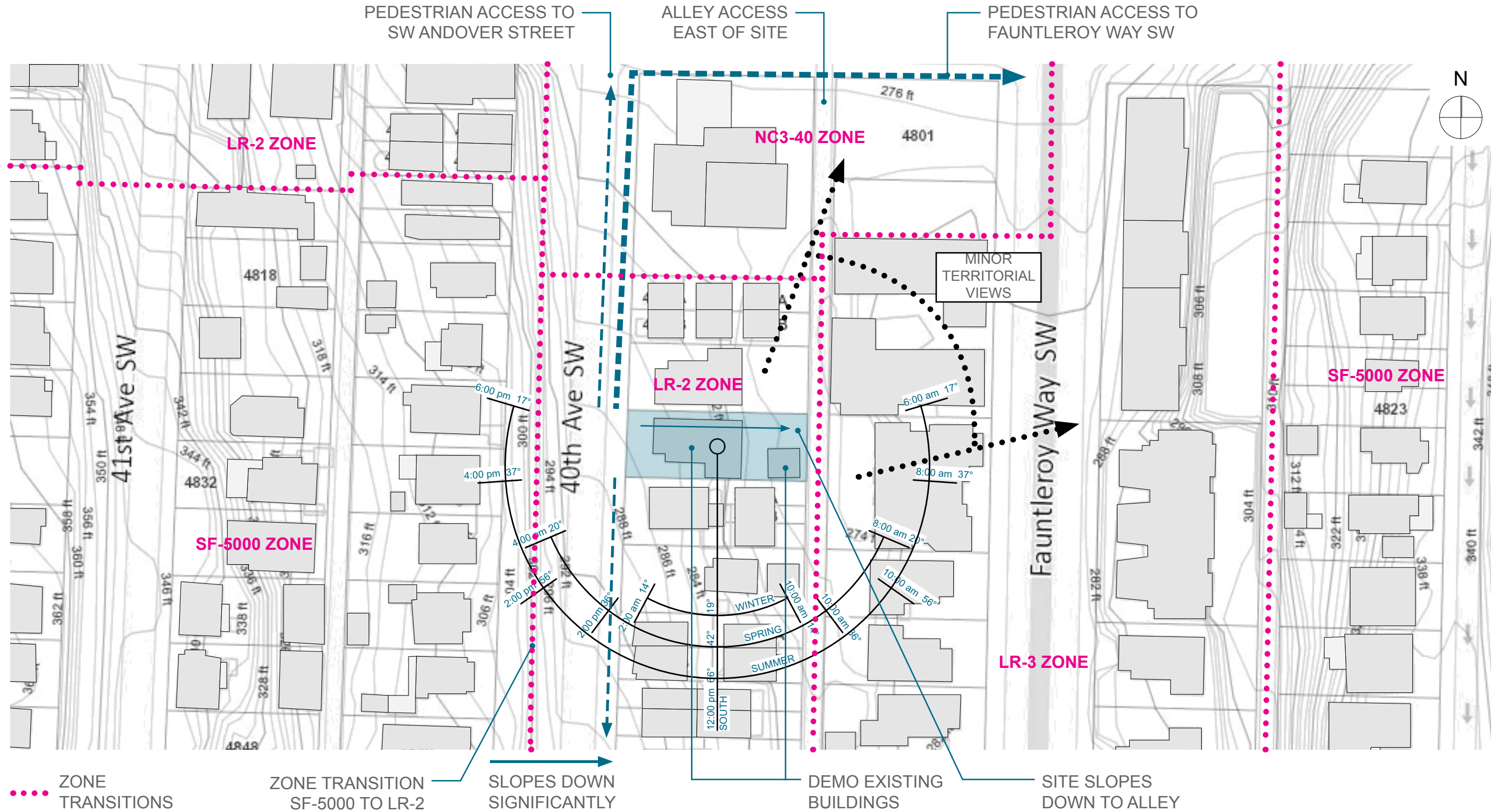
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VIEWS FROM THE SITE. SITE PHOTOS



1. LOOKING SW FROM FRONT YARD



2. LOOKING W FROM FRONT YARD



3. LOOKING NW FROM FRONT YARD



4. LOOKING WEST @ SOUTH P.L.



5. LOOKING WEST @ NORTH P.L.

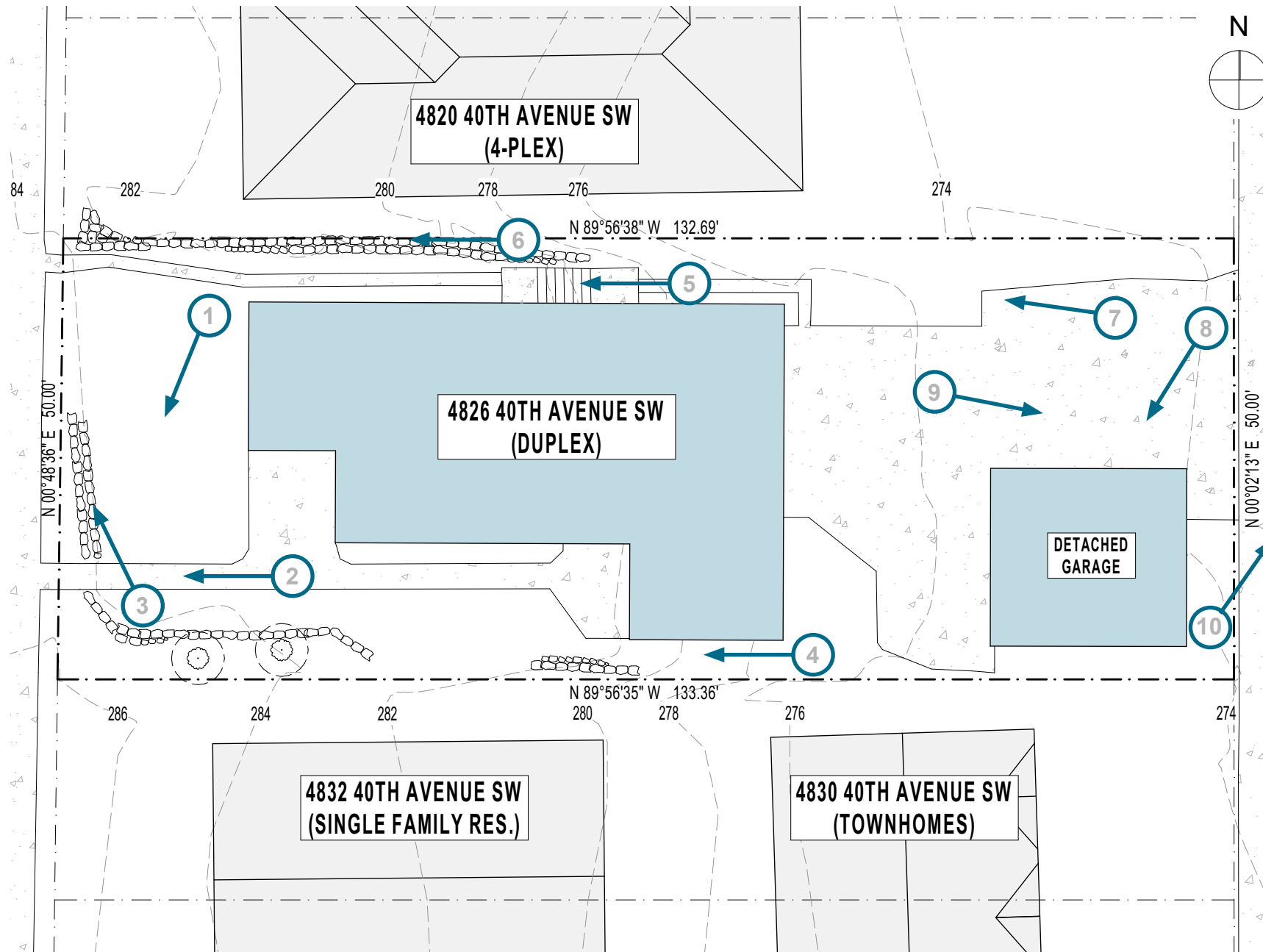


PHOTO KEY PLAN.



6. LOOKING WEST @ NORTH P.L.



7. LOOKING NW FROM PARKING



8. LOOKING SW FROM PARKING



9. LOOKING E @ EX. CONDOMINIUM



10. LOOKING NE @ EX. APARTMENT

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BLOCK FACE STUDY. 40TH AVENUE SW.

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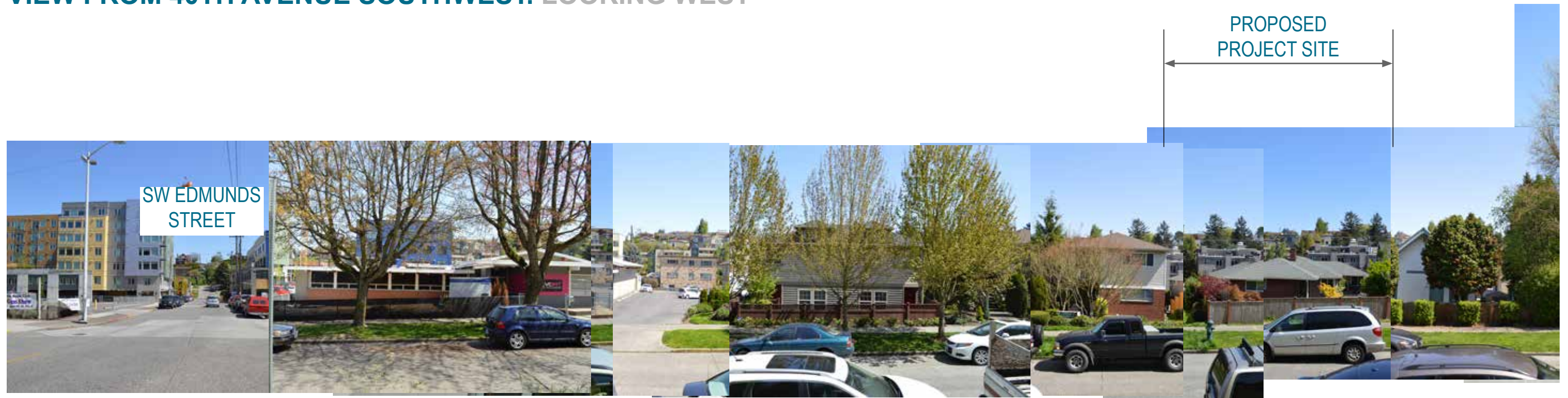
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VIEW FROM 40TH AVENUE SOUTHWEST. LOOKING WEST

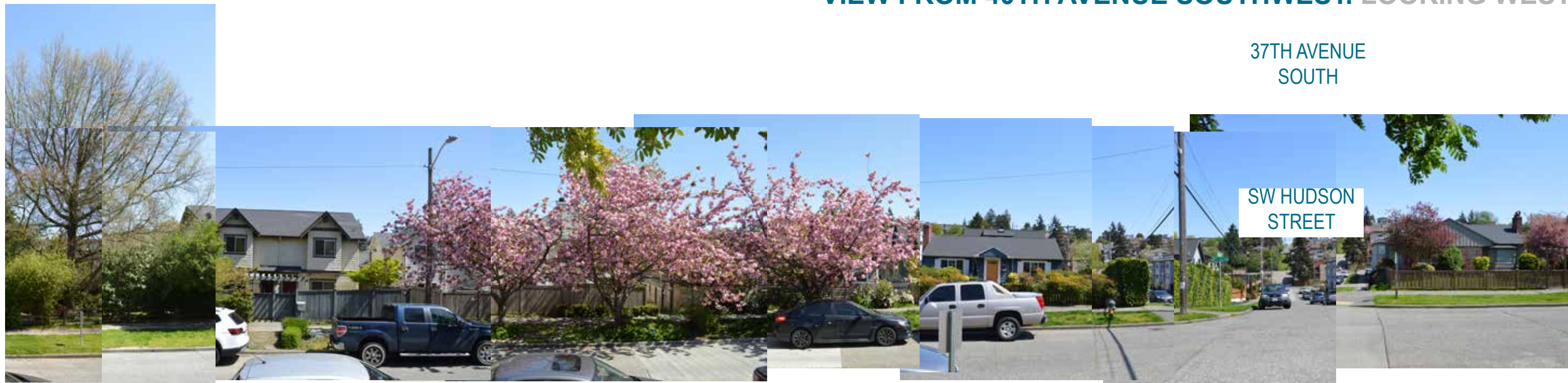


VIEW FROM 40TH AVENUE SOUTHWEST. LOOKING EAST

BLOCK FACE STUDY.
40TH AVENUE SW.



VIEW FROM 40TH AVENUE SOUTHWEST. LOOKING WEST



VIEW FROM 40TH AVENUE SOUTHWEST. LOOKING EAST

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BLOCK FACE STUDY. IMAGES OF THE ALLEY

01. PROJECT INFORMATION



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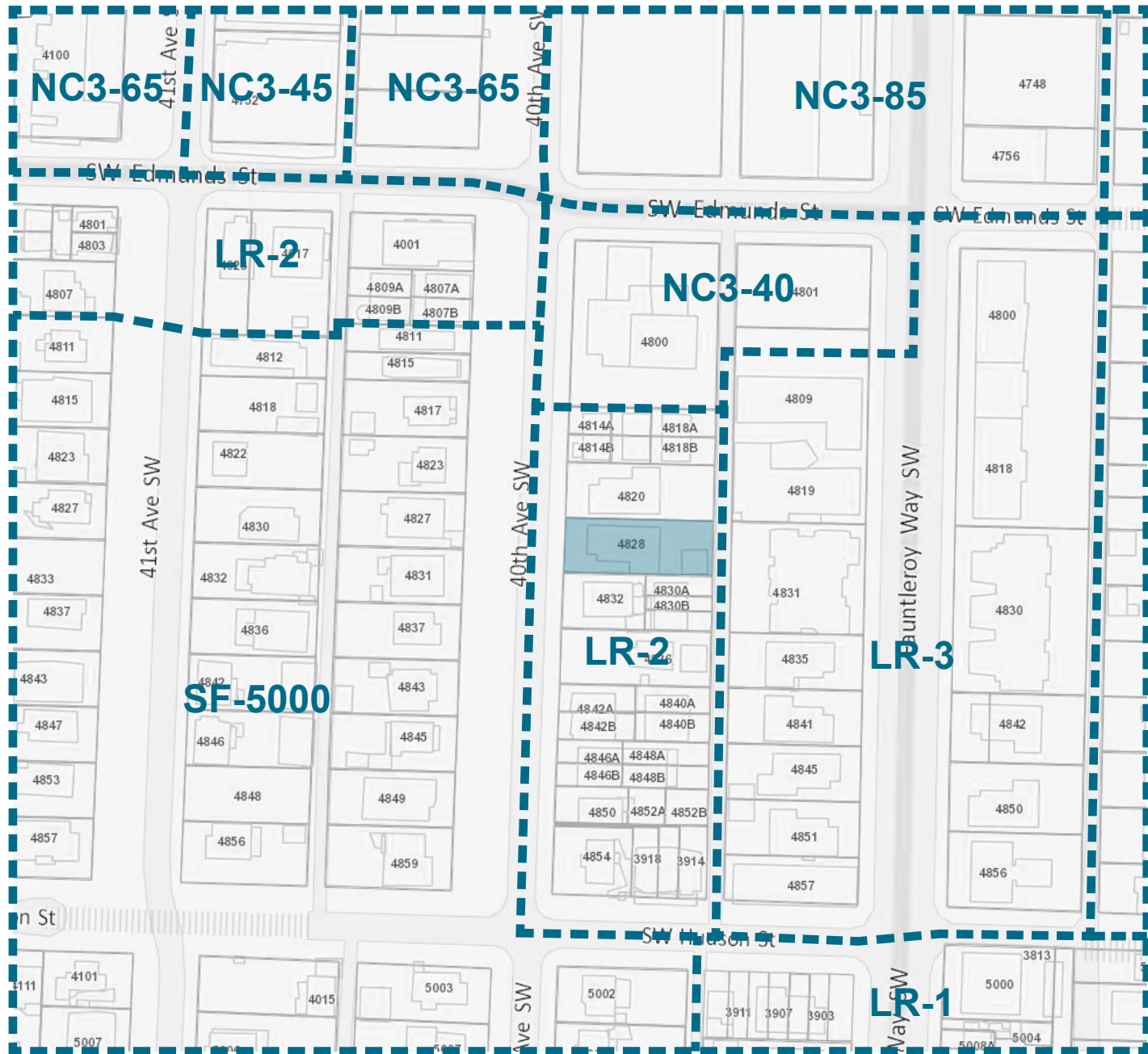


04. BUILDING DESIGN

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CODE RESEARCH. ZONING DATA.



Lot Area:	6,651 SF
Zoning:	LR-2
ECA:	SALMON WATERSHED
Commercial Use:	N/A
Residential Use:	27 UNITS TOTAL: (23) SEDU UNITS & (4) 2 BEDROOM UNITS
FAR:	1.3 PER TABLE A 23.45.510 (TABLE B 23.45.510)
HEIGHT:	30' PER TABLE A 23.45.514 (TABLE B 23.45.514)
SETBACKS:	FRONT: 5' MINIMUM PER TABLE A 23.45.518 SIDES: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518 REAR: 10' PER TABLE A 23.45.518 (WITH ALLEY)
PARKING:	NONE REQUIRED PER TABLE B 23.54.015 M
BICYCLE PARKING:	.75 BIKE PARKING SPACE PER SEDU UNIT PER TABLE D 23.54.015 1 SPACE PER 4 DWELLINGS PER TABLE D 23.54.015
AMENITY AREA:	25% OF LOT AREA, HALF OF WHICH IS REQUIRED AT GROUND LEVEL PER 23.45.522 A
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2

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SUN / SHADOW STUDY.

IMPACTS ON SURROUNDINGS.

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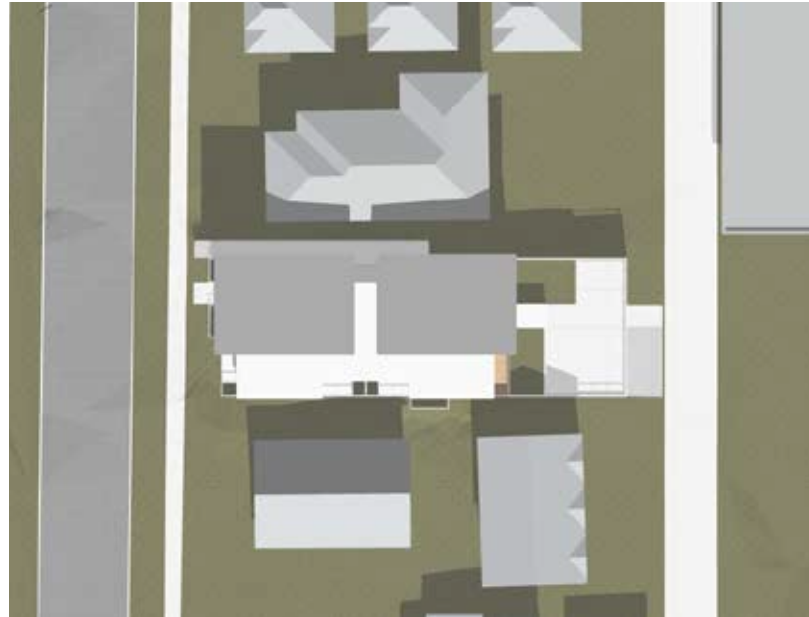
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MARCH 21ST. 9:00 AM



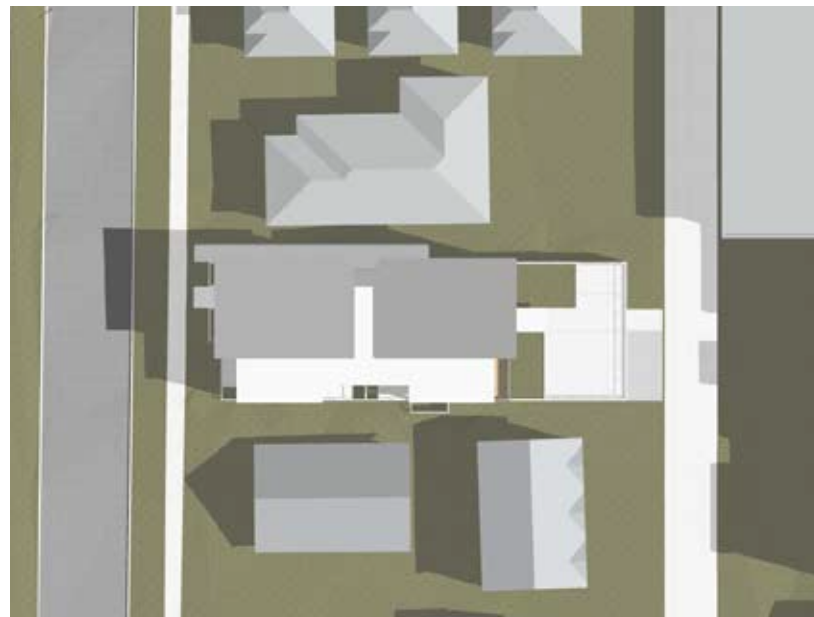
MARCH 21ST. NOON



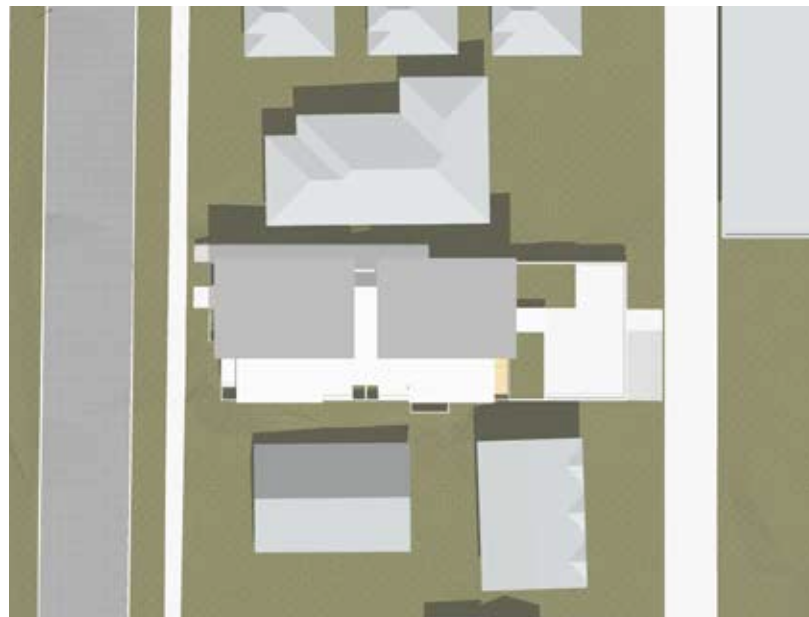
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JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

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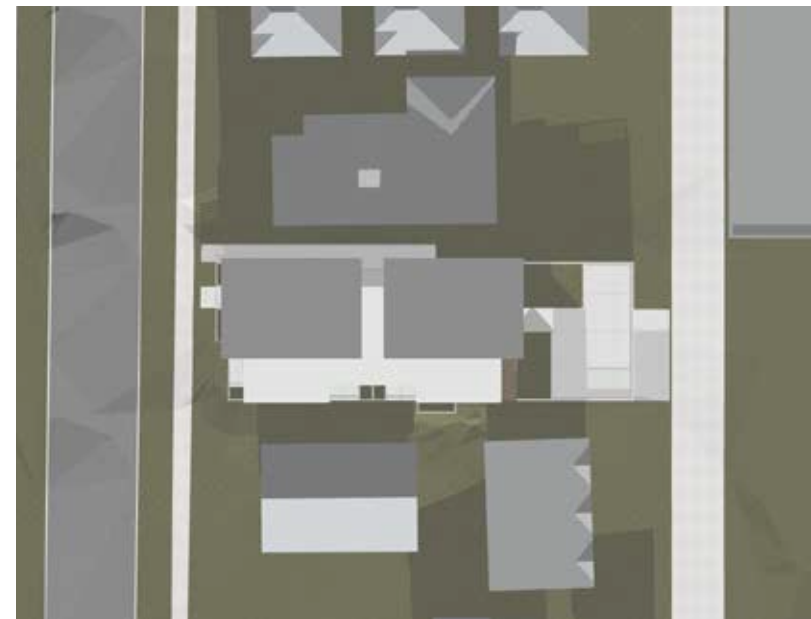
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DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

DESIGN STANDARDS.

DESIGN NARRATIVE.

01. PROJECT INFORMATION

CS2: Urban Pattern & Form

A. Location in the City and Neighborhood A.2 Architectural Presence

Located mid-block on 40th Avenue SW between SW Edmunds & SW Hudson Streets, the site lies on the border of several adjacent and nearby zone transitions. There is SF-5000 across 40th Avenue SW, LR-3 across the alley, and NC3-40 a few sites to the north with larger NC Zones just north of that. Being a midblock LR-2 site our project scale will be somewhere in the middle of what is going on in the immediate area and therefore won't be a landmark or gateway to this area. The building instead looks to bridge the scale of neighboring zones through site placement, façade division and perceived bulk to blend in with existing and future developments.

02. SITE ANALYSIS

03. DESIGN STANDARDS

B. Adjacent Sites, Streets & Open Spaces B.1 Site Characteristics

This site and the surrounding areas have a great deal of topography sloping from the West down to the East. The grade alters the relationship of surrounding zones drastically as there is 12-14' of grade between the SF-5000 zone across the street to our closest lot line. Due to this fact, the lower level of the Single Family homes across the street will be 12-14' above our entry; greatly reducing our visual impact, completely eliminating any shading impact and creating the perception of a 2 story building. The topography onsite continues to slope down to the east with another 10-12' of slope onsite. This allows for a semi-daylit basement and minimizes the number of full story window wells that we will need.



04. BUILDING DESIGN

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D. Height, Bulk & Scale D.5 Respect for Adjacent Sites

Using the natural topography, we minimize impacts at our zone transition to the West between the SF-5000 lots across the site and our LR-2 zoning. Locating our stair cores horizontally along the North we eliminate all North facing units. On the other side where we have (2) units per floor that face South we have stepped the massing back more than 4' from our Southern-most façade to provide relief and increase privacy for neighboring buildings. To the East we step our massing down with the use of a common amenity area located on top of our service functions.

West Seattle Junction – Neighborhood Guidelines CS2: Urban Pattern & Form

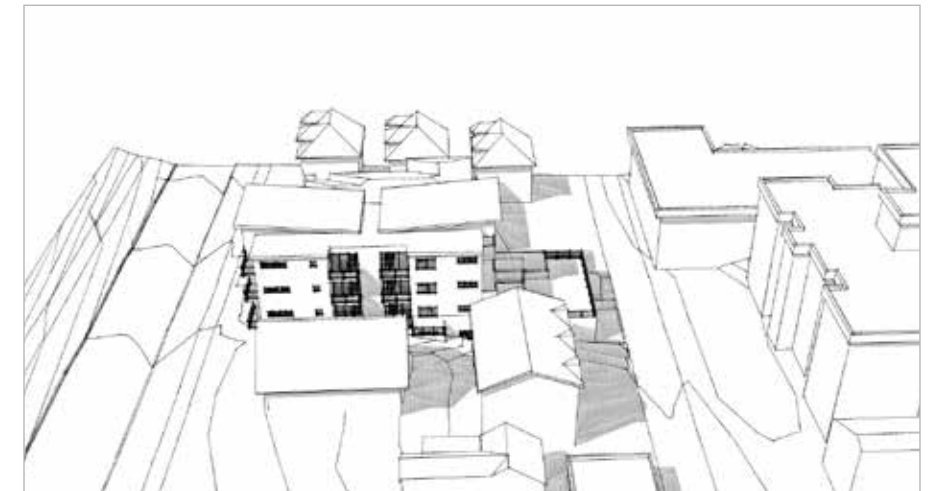
III. Height, Bulk & Scale

To help mitigate the perceived mass of the building and relate to the existing context we used a series of jogs and steps in order to break up the building into smaller elements. We then utilized a combination of low slope and shed roofs set at different elevations to break the mass up vertically while relating to the surrounding architecture. Finally we will overlay a finer level of details such as decks, railings & canopies to add visual texture and depth.

PL3: Street-Level Interaction

A. Entries A.C Common Entries to Multi-Story Residential Buildings

By carving out a void along 40th Avenue SW at the first level we clearly define the entry to the building while also providing weather protection. By changing material at the carved out entry and adding a canopy we further define the entry from the street and rest of the building and provide a potential





area for building signage. By utilizing a different paving material for the entry than the service pathway we clearly delineate between the functions. Inside the building, we are proposing an entry lobby so that people can stay indoors while waiting for a friend or ride but still have visual connection to the street. The lobby will also provide a secure area for mailboxes.

DC2: Architectural Concept



B. Architectural & Façade Composition
B.1 Façade Composition

Our façade strategy was to break up the façade both horizontally and vertically to help mitigate scale, provide opportunities for material transitions, reflect the internal function of the building, and provide privacy for neighbors. We are utilizing a mixture of roof forms, overhangs, canopies, balconies and window placements to further define and develop the project.

C. Secondary Architectural Features
C.1 Visual Depth & Interest
West Seattle Junction – Neighborhood Guidelines
DC2 I – Architectural Concept & Consistency

Using pattern repetition in windows / doors with subtle variation, we intend to create a cohesive building and bring together a façade that will be composed of different horizontal / vertical steps and materials. For example we look to break down scale with balconies on as many units as possible. Where balconies are not possible, we are proposing Juliet balcony with a similar railing detail. This will provide access to light and air for the building’s occupants.



DC4: Exterior Elements & Materials

A. Building Materials
A.1 Exterior Finish Materials

Our plan is to provide a variety of materials and textures throughout the project to help delineate areas such as the entry and to further define the massing concept. Materials will be evaluated for durability, color, scale and texture.



OPTION 1.

DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

BOX DESIGN:

This option is organized off of a central circulation system that looks to maximize the amount of area for dwellings. The building entry is from 40th Avenue SW and runs east to the common amenity area. The common amenity area is located on a rooftop deck over building services such as laundry and bike parking. Dwellings are laid out along all 4 sides of the corridor with some of the dwellings organized over the top of the building entry along the west side of the site. The building maintains a simple exterior massing and roof form to downplay the building in relations to its surroundings.

02. SITE ANALYSIS

POSITIVES:

- 11 of 20 above grade units are corner units with greater access to light and views.
- Well defined entry w/ weather protection.
- The amenity court takes advantage of southern exposure.

03. DESIGN STANDARDS

NEGATIVES:

- Corridor will be lit artificailly and require mechanical ventilation.
- Form does not reduce perception of height, bulk & scale.
- 9 of 20 above grade units will face neighboring properties.
- 6 of 20 above grade units will face the North.
- Requires a departure for setback averaging along the North & South facades.
- Layout dictates large areas of solid wall along street-facing facade.

04. BUILDING DESIGN

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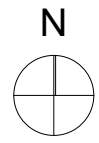
VIEW FROM 40TH AVENUE LOOKING NE.



VIEW FROM 40TH AVENUE LOOKING SE.



AERIAL OF ALLEY / AMENITY AREA LOOKING NW.



OPTION 1. FLOOR PLANS.

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GROUND FLOOR PLAN.

OPTION 1. FLOOR PLANS.



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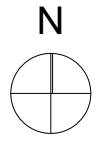
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FIRST FLOOR PLAN.



OPTION 1. FLOOR PLANS.

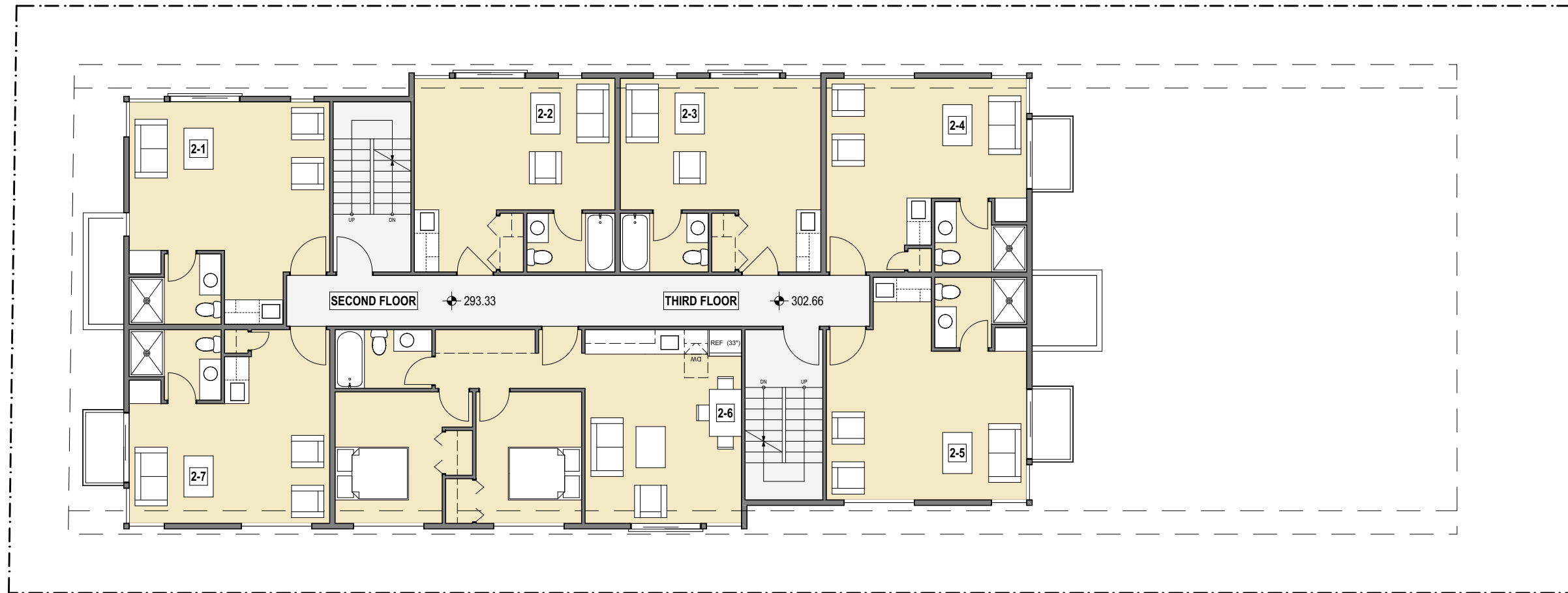
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SECOND & THIRD FLOOR PLAN.

OPTION 2. DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

CODE COMPLYING DESIGN:

This option is organized off of a central circulation pathway running west to east. The building entry is from 40th Avenue SW and runs east to the common amenity area. The common amenity area is located on a rooftop deck over building services such as laundry and bike parking. Dwellings are laid out along a double-loaded east/west corridor, with some of the dwellings organized over the top of the building entry along the west side of the site. The units on the North and South are staggered to provide a more dynamic form that helps to break down its scale.

02. SITE ANALYSIS

POSITIVES:

- Staggered units reduce height, bulk and scale.
- 12 of 20 above grade units are corner units with greater access to light and views.
- Corridor will be naturally lit and ventilated on both ends.
- Dynamic form with varied height parapet roofs.
- Well defined entry w/ weather protection.
- No Departures are required for this scheme.
- The amenity court takes advantage of southern exposure.

03. DESIGN STANDARDS

04. BUILDING DESIGN

NEGATIVES:

- 8 of 20 above grade units will face neighboring properties.
- 6 of 20 above grade units will face the north.

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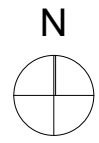
VIEW FROM 40TH AVENUE LOOKING NE.



VIEW FROM 40TH AVENUE LOOKING SE.



AERIAL OF ALLEY / AMENITY AREA LOOKING NW.



OPTION 2. FLOOR PLANS.

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GROUND FLOOR PLAN.

OPTION 2. FLOOR PLANS.



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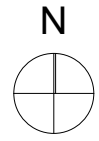
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FIRST FLOOR PLAN.



OPTION 2. FLOOR PLANS.

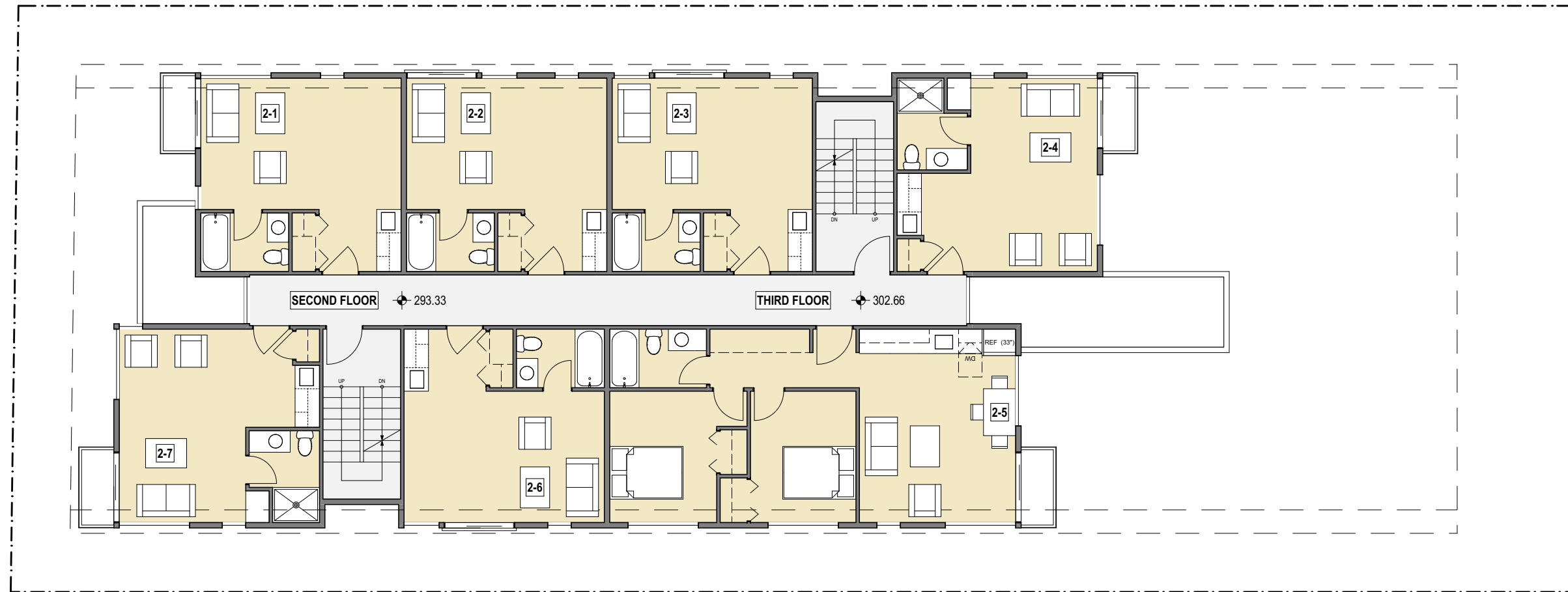
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SECOND & THIRD FLOOR PLAN.

OPTION 3.

DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

PREFERRED DESIGN:

The preferred design orients the maximum number of dwellings on the ends of the building, eliminating all north facing units w/ vertical circulation. The building entry is from 40th Avenue SW and runs east to the common amenity area. The common amenity area is located on a rooftop deck over building services such as laundry and bike parking. Dwellings are laid out around an “L” shaped circulation pattern that allows units to front on the East, South and West facades. A combination of Shed and low slope roof’s help to tie into the neighborhood context while also helping to define the massings.

02. SITE ANALYSIS

POSITIVES:

- Combination of shed and low slope roof’s tie into existing housing along 40th Avenue SW.
- All units are facing East, South or West with no units facing North.
- 4 Upper level units have loft spaces with additional light from clerestory windows.
- Form steps in and out to reduce height, bulk and scale.
- Well defined entry w/ weather protection.
- The amenity court takes advantage of southern exposure.

03. DESIGN STANDARDS

04. BUILDING DESIGN

NEGATIVES:

- Requires a departure for setback averaging along the North facade.
- Corridor will be lit artifically with mechanical ventilation.

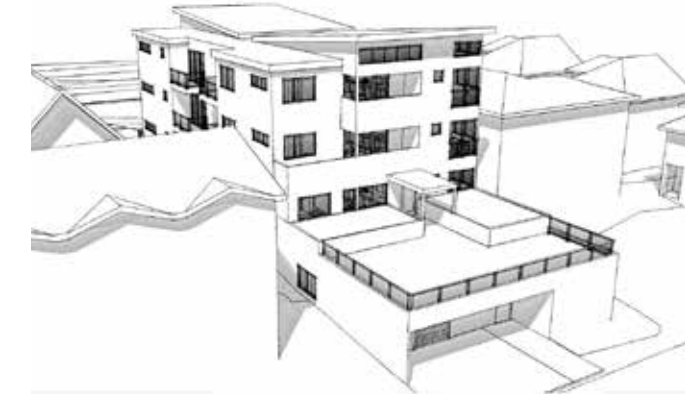
05. CODE DEPARTURES



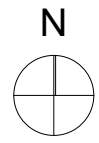
VIEW FROM 40TH AVENUE LOOKING NE.



VIEW FROM 40TH AVENUE LOOKING SE.



AERIAL OF ALLEY / AMENITY AREA LOOKING NW.



OPTION 3. FLOOR PLANS.

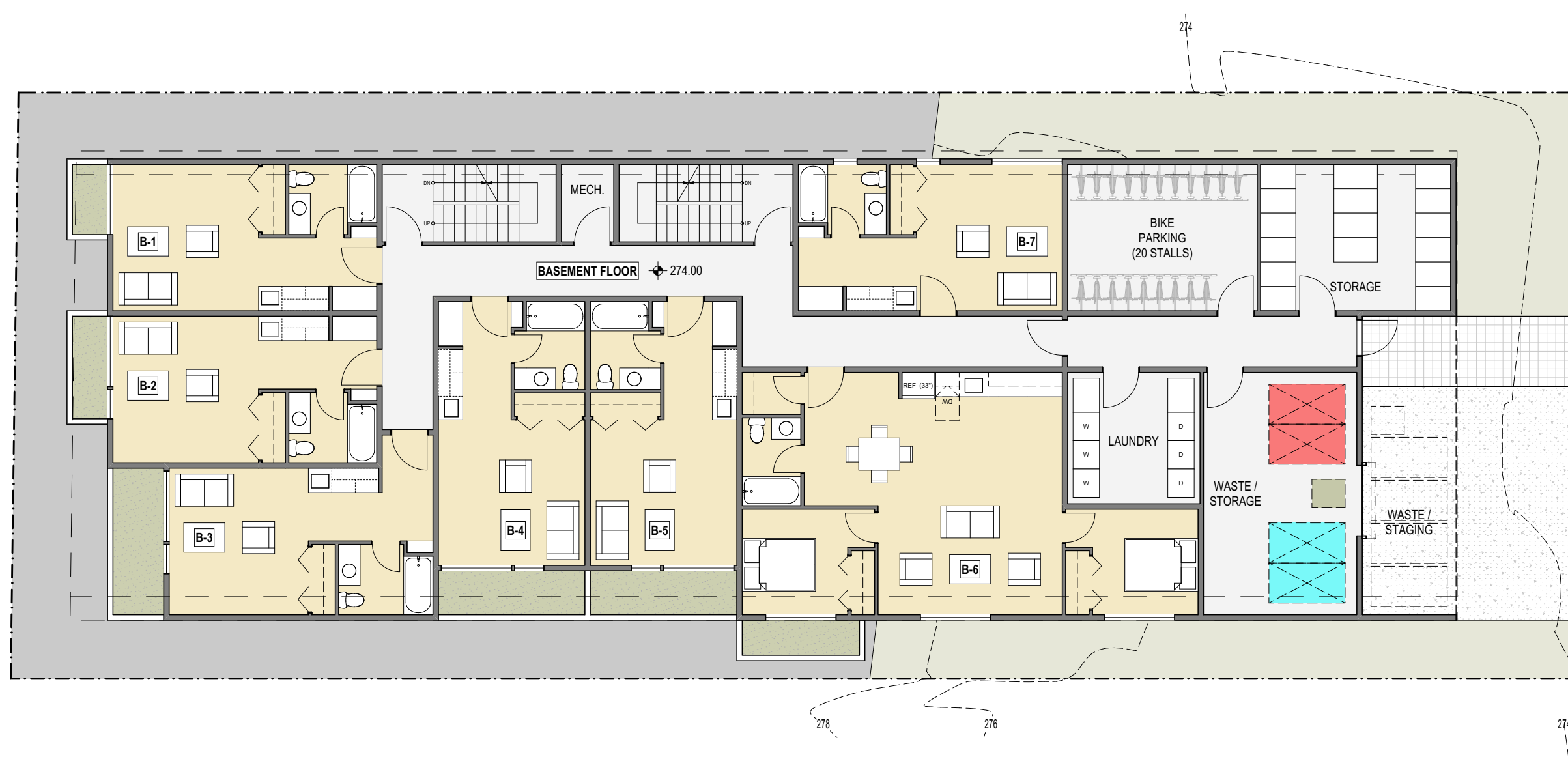
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GROUND FLOOR PLAN.

OPTION 3. FLOOR PLANS.



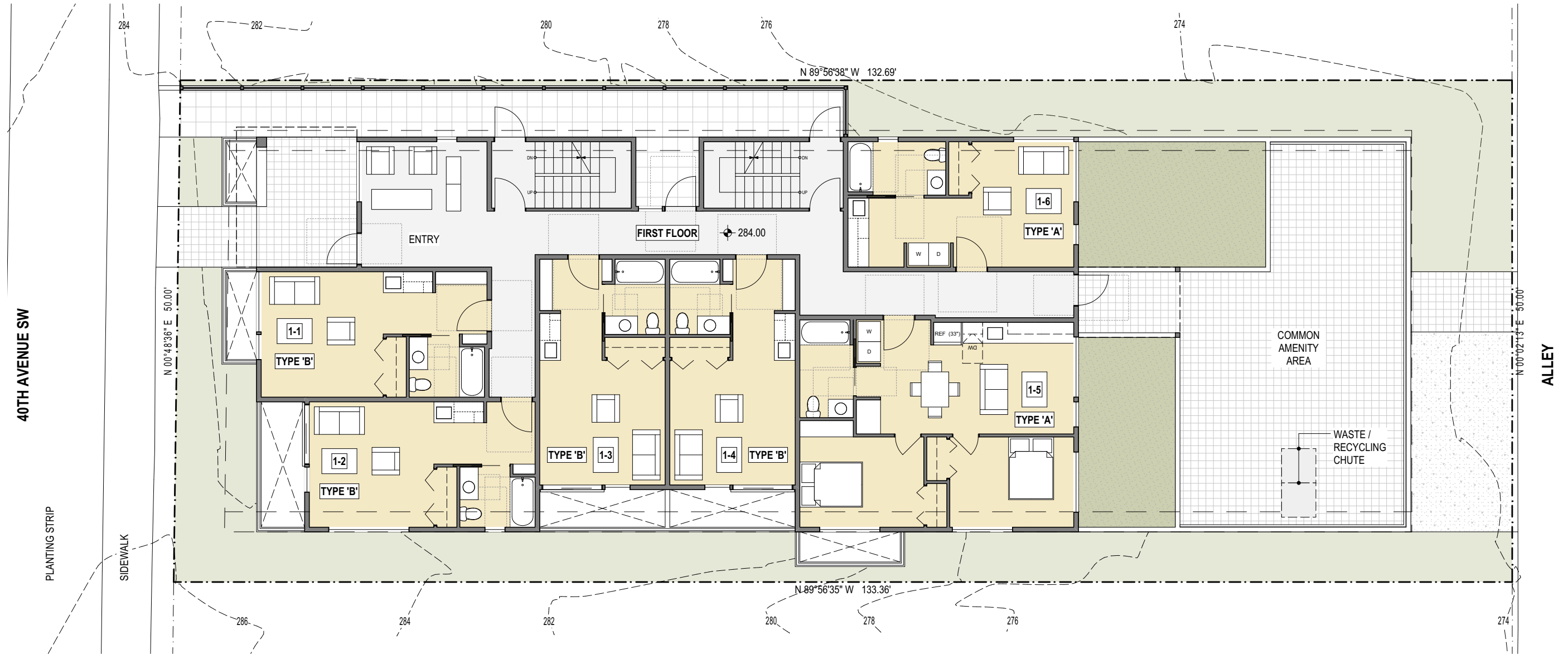
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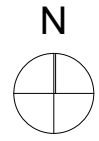
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FIRST FLOOR PLAN.



OPTION 3. FLOOR PLANS.

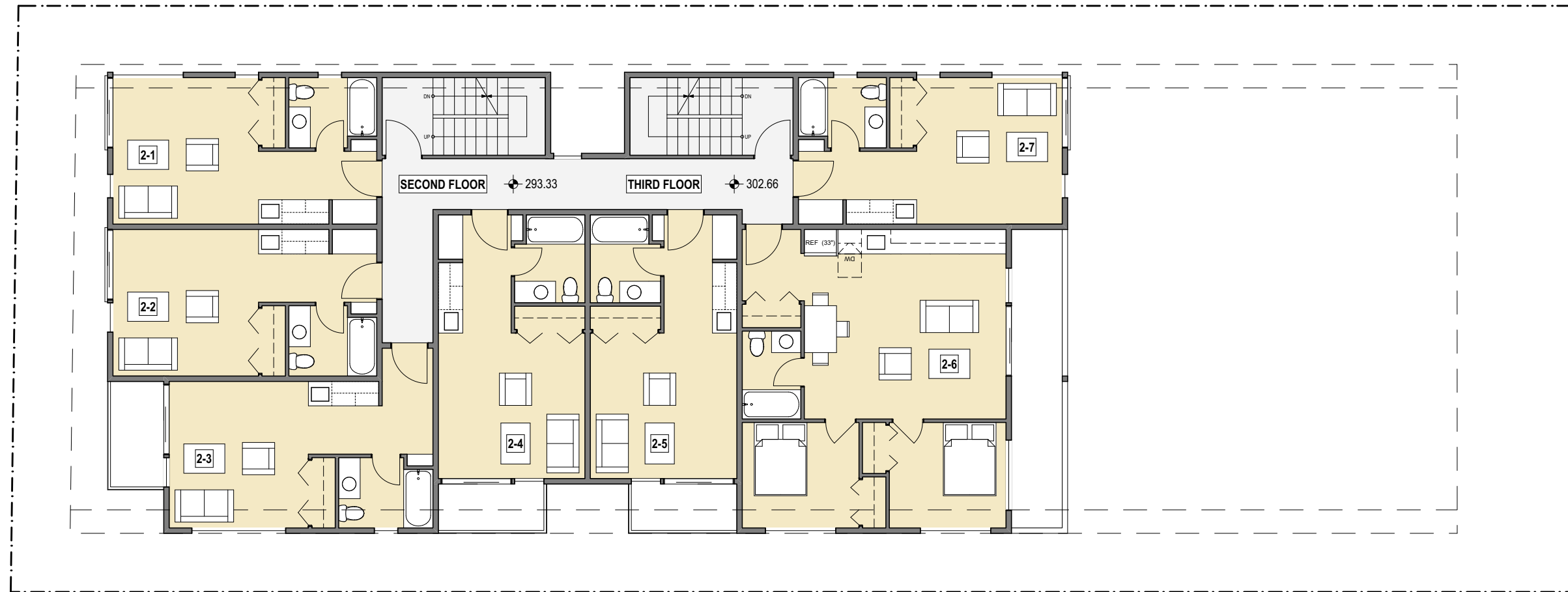
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SECOND & THIRD FLOOR PLAN.

OPTION 1.
BOX DESIGN.

OPTION 2.
CODE CONFORMING DESIGN.

OPTION 3.
PREFERRED DESIGN.

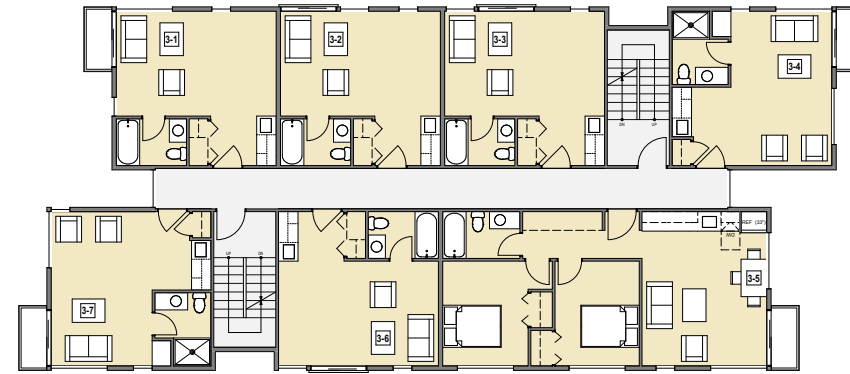
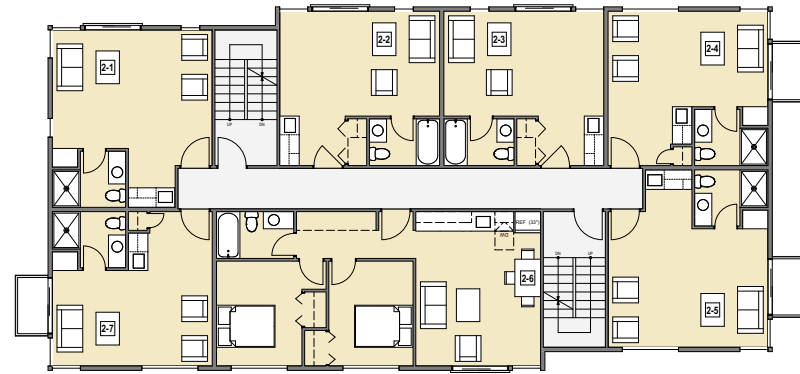
01.
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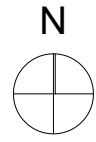
03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

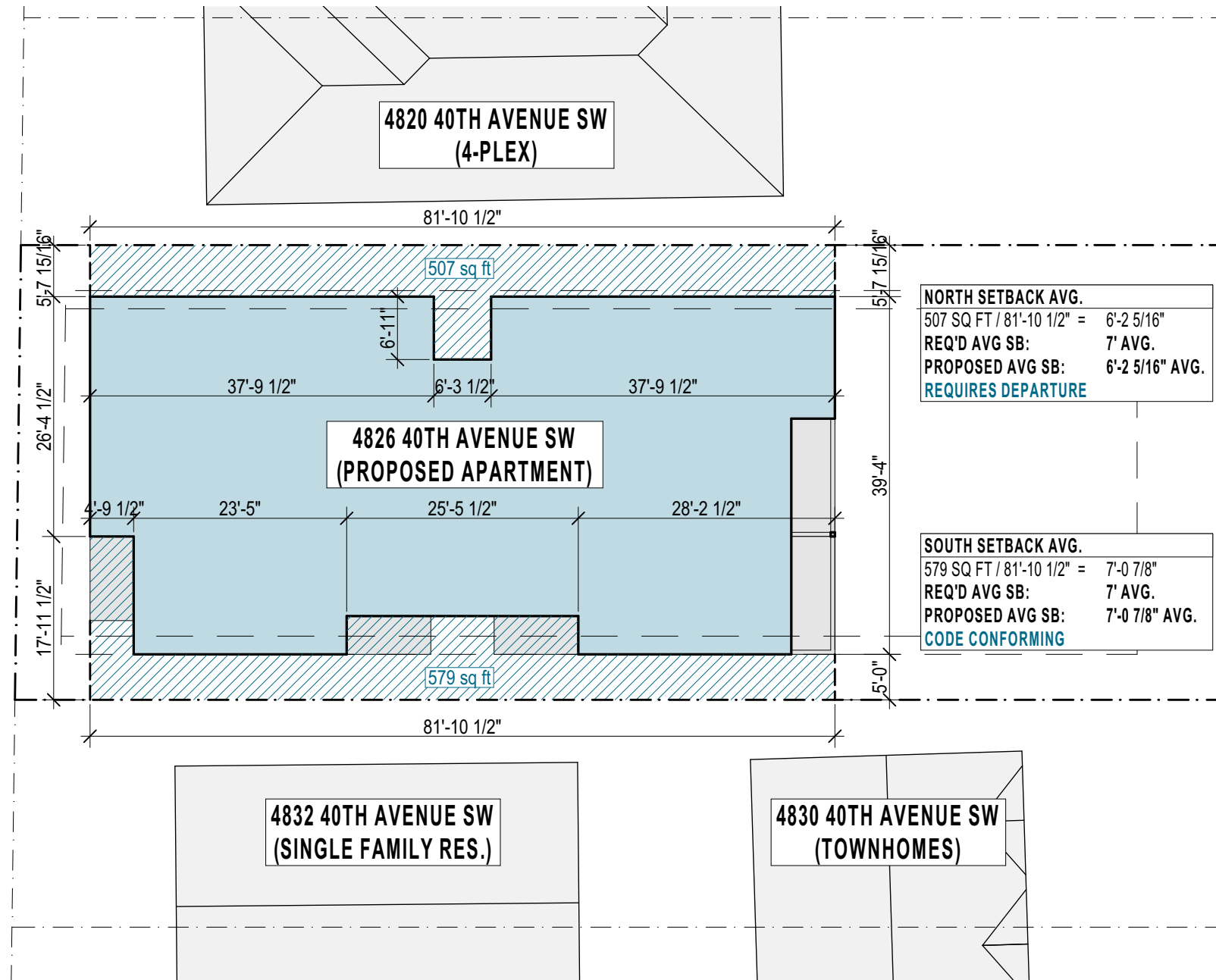
05.
CODE
DEPARTURES



PROPOSED DEPARTURES. AVERAGE SIDE SETBACK.



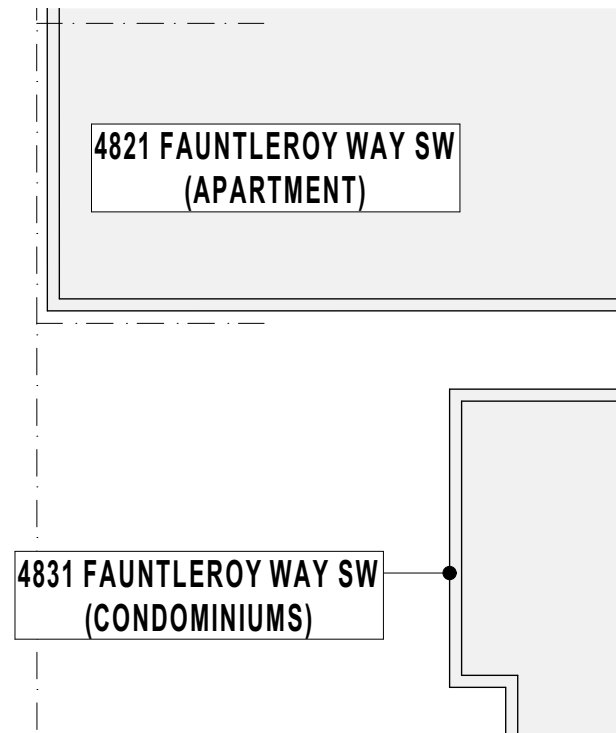
40TH AVENUE SW



NORTH SETBACK AVG.
 $507 \text{ SQ FT} / 81'-10 \frac{1}{2}'' = 6'-2 \frac{5}{16}''$
 REQ'D AVG SB: 7' AVG.
 PROPOSED AVG SB: 6'-2 5/16" AVG.
REQUIRES DEPARTURE

SOUTH SETBACK AVG.
 $579 \text{ SQ FT} / 81'-10 \frac{1}{2}'' = 7'-0 \frac{7}{8}''$
 REQ'D AVG SB: 7' AVG.
 PROPOSED AVG SB: 7'-0 7/8" AVG.
CODE CONFORMING

ALLEY



NORTH SIDE SETBACK REDUCTION DEPARTURE REQUEST

23.45.518.TABLE A - Code text: 5' Minimum / 7' Average Setback

Departure request: Reduction of the average side setback on the North facade from 7' to 6'-2 5/16"

CS1.B.2: Sun & Wind: By locating the stair cores along the northern facade we are able to orient all units to the South, East & West and eliminate North facing units.

CS2.D.2: Respect for Adjacent Sites: By locating the stair cores along the North facade we eliminate all units facing the neighboring properties to the North. Furthermore we are able to setback the (2) units per floor that face the South and give greater privacy to the neighbor.

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INFORMING DESIGN. DESIGN PRECEDENTS.

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BUILDING
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05.
CODE
DEPARTURES



FORM / MASSING.



OVERHANGS & MATERIALS.



MATERIAL VARIATION.



FORM / MASSING.



FORM / MASSING.



OVERHANGS & MATERIALS.

DAVID VANDERVORT ARCHITECTS.
MULTI-FAMILY WORK SAMPLES.



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