



VIEW OF FROM STREET

PROPOSAL:
SDR - DEMO EXISTING STRUCTURE. CONSTRUCT (22) 320SF
SEDU UNITS.

OWNER/APPLICANT:
JEFF WALKER
15125 SE MAY VALLEY RD
RENTON, WA 98059

ARCHITECT:
EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922



EARLY DESIGN GUIDANCE
4807 41ST AVE SW - SEATTLE, WA 98116
DPD# 3027259 | 11.02.12
PARCEL#: 7579200985

- PACKET CONTENT:
- PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.
- ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.
- EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).
- SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.
- DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.
- ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.
- ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.



1 - SINGLE FAMILY



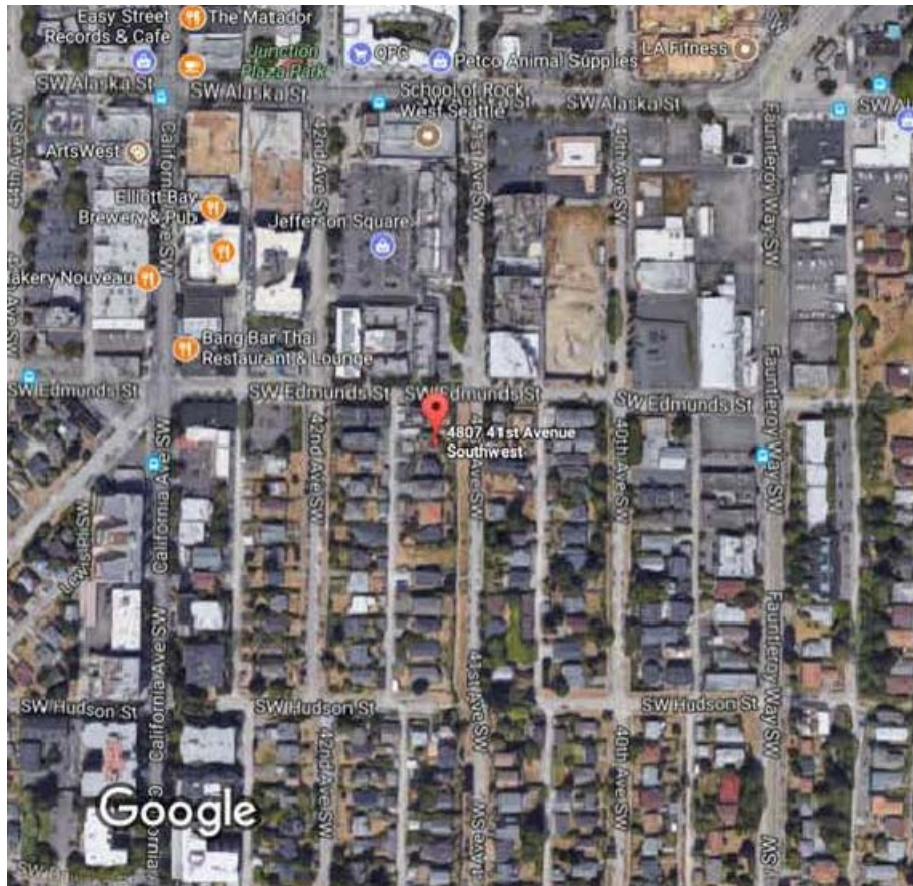
2 - SINGLE FAMILY



3 - CONDOMINIUM



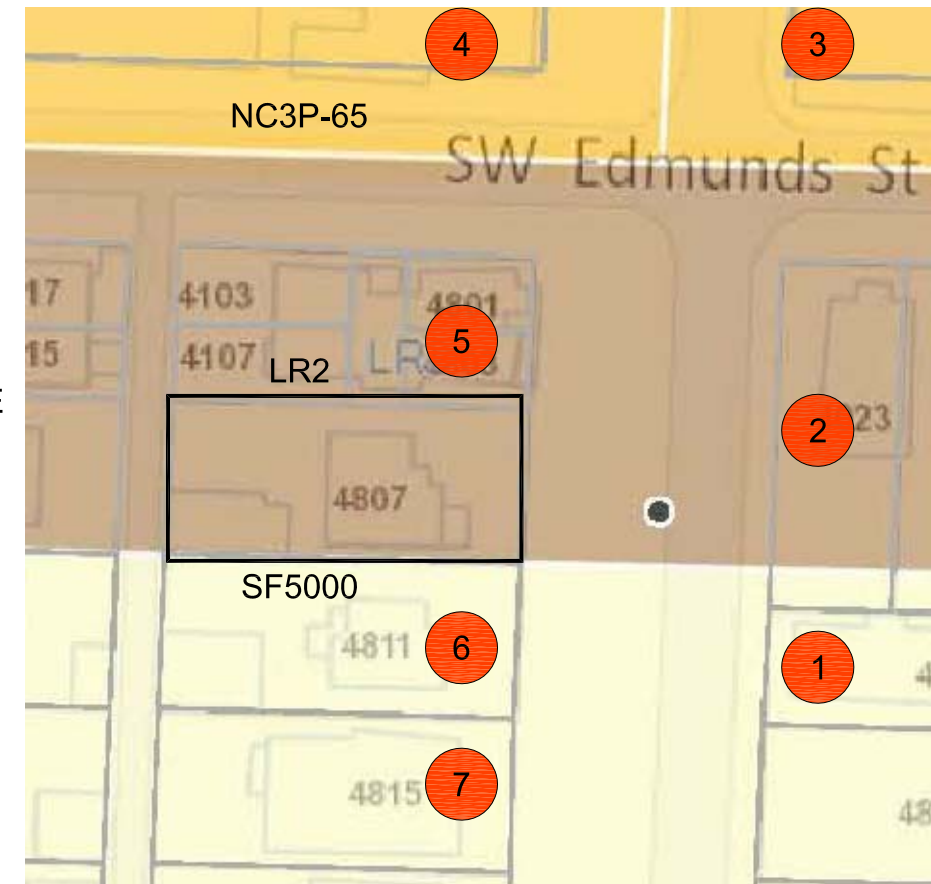
4 - COMMERCIAL BUILDING



VICINITY MAP

CONTEXT ANALYSIS:
THE SITE SITS IN THE JUNCTION NEIGHBORHOOD OF WEST SEATTLE; HOWEVER. IT IS 5750SF IN SIZE AND IS IN LR2 ZONE. 41ST AVE SW PROVIDES NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG CALIFORNIA AVE SW. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE WEST. RECREATIONAL AMENITIES INCLUDE FAIRMOUNT PARK, WEST SEATTLE GOLF COURSE, CAMP LONG, AND ME-KWA-MOOKS PARK. THE SITE HAS PROBABLE TERRITORIAL VIEWS TO THE EAST.

THE PROPOSAL DRAWS FROM THE MANY MATERIAL EXAMPLES OF NEWER STRUCTURES, WHILE EMPLOYING SOME BRICK TO REFLECT SOME OF THE REMAINING TWO STORY OLDER STRUCTURES.



ZONING AND CONTEXT MAP



5 - TOWNHOUSE



6 - SINGLE FAMILY



7 - SINGLE FAMILY

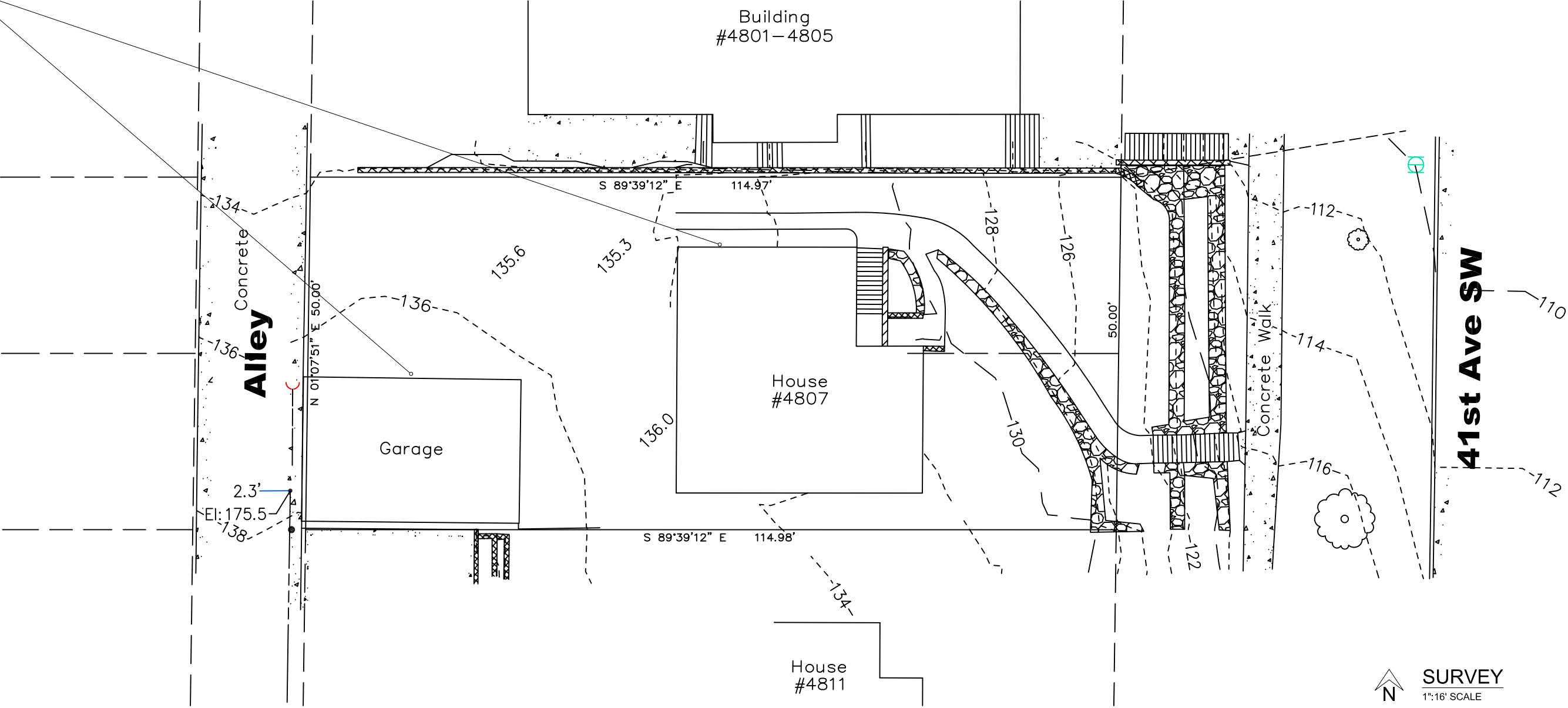
SUBJECT SITE



SUBJECT SITE



EXISTING
STRUCTURES
TO BE
DEMOLISHED



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EXISTING SITE CONDITIONS

CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO
ALLOWED: 7560SF (5750*1.3)
PROPOSED: 7560SF

SMC 23.45.512 DENSITY LIMITS
ALLOWED: UNLIM
PROPOSED: (22) UNITS

SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVG GRADE
PROPOSED: 30' FROM AVG GRADE

SMC 23.45.518 SETBACKS/SEPARATIONS
REQUIRED FRONT: 5' MIN
PROPOSED FRONT: 9' MIN
REQUIRED REAR: 10' MIN
PROPOSED REAR: 22' MIN
REQUIRED SIDE: 5' MIN
PROPOSED SIDE: 7' MIN

SMC 23.45.522 AMENITY AREA
REQUIRED: 1437.5SF (.25*5750)
PROVIDED: >1437.5SF

SMC 23.45.524 LANDSCAPING
REQUIRED: 3450SF (.6*5750)
PROVIDED: LANDSCAPE PLANS W/ PERMIT

SMC 23.45.527 WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 90'
PROPOSED WIDTH: 36'
ALLOWED LENGTH: 74.75' (.65*115)
PROPOSED LENGTH: 69.5'

LOT DATA

PROJECT ADDRESS:
4807 41ST AVE SW
SEATTLE, WA 98116

PARCEL#: 7579200985

LEGAL DESCRIPTION:
SCENIC PARK ADD

PLAT BLOCK: 5

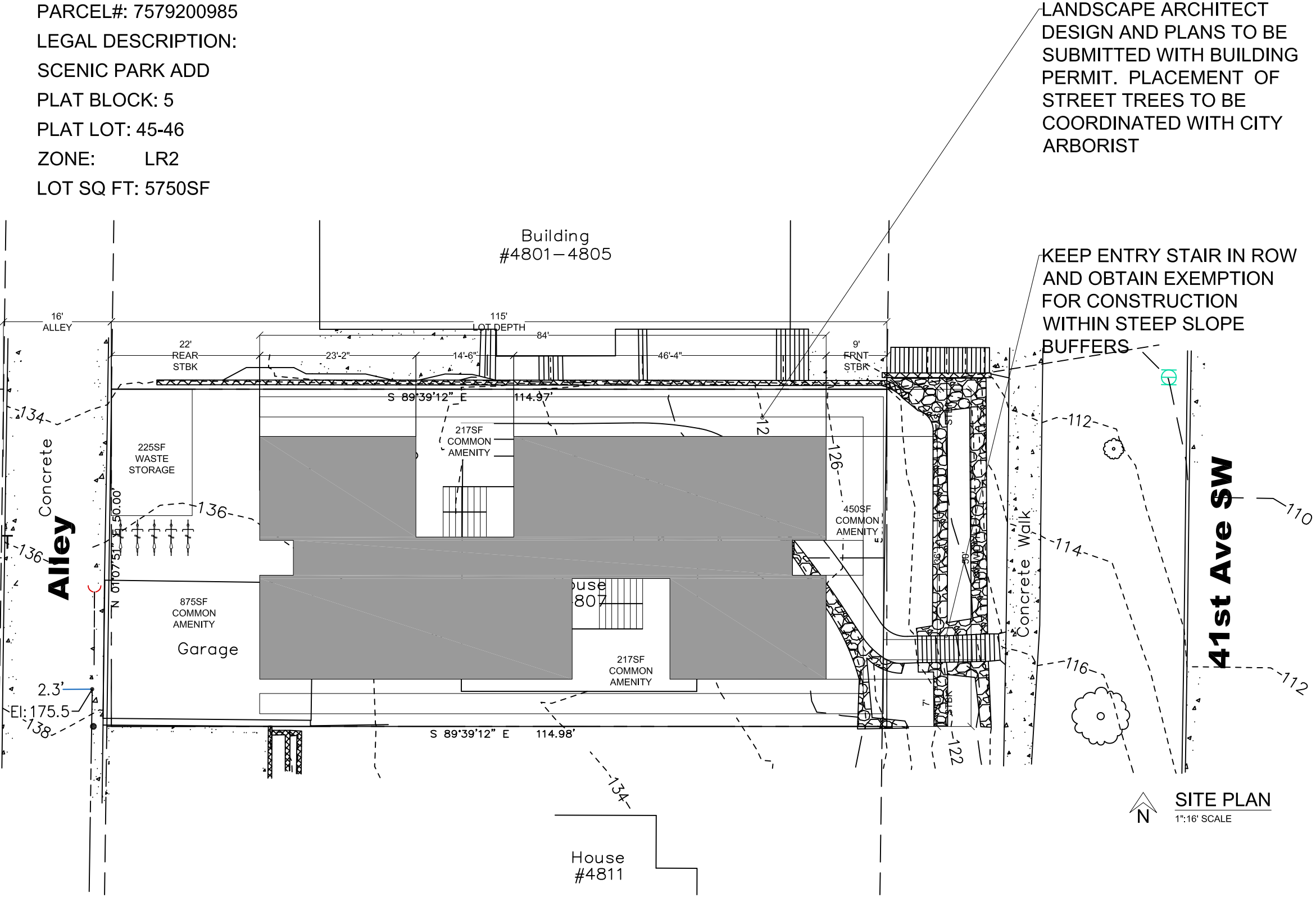
PLAT LOT: 45-46

ZONE: LR2

LOT SQ FT: 5750SF

PROJECT DESCRIPTION:

STREAMLINED DESIGN REVIEW. DEMO
EXISTING STRUCTURE. CONSTRUCT (22)
320SF SEDU UNITS.



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SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE

CS2. Urban Pattern and Form

- Look to development along block, particularly adjacent SF, and respond to building setbacks and scale
- Minimize disrupting the privacy of neighbors
- Modulation and architectural features should reduce perceived height, bulk and scale to create a successful zone transition
- Mitigate the heightened perception of height resulting from the topo change along the east property line

RESPONSE: PROPOSAL MAINTAINS GREATER THAN REQUIRED SETBACKS TO ALL SIDES. WINDOWS PRIMARILY FACE EAST AND WEST WITH WINDOWS TO NORTH AND SOUTH BEING ONLY LARGE ENOUGH PRIMARILY FOR LIGHT. THE TWO STORY BRICK MATERIAL CONVEYS A SMALLER SCALE. AN INCREASE SETBACK FROM THE SLOPE WORKS TO REDUCE THE PERCEIVED SCALE TO THE STREET.

PUBLIC LIFE

PL2. Walkability

- Design entries to allow all residents/guests use of the front door

PL3. Street Level Interaction

- Entries should be identifiable and welcoming, but intimately scaled with respect to the context, and thoughtfully composed of a set of coordinated elements
- Be considerate of the impact of entries on the adjacent single family zone, locate entries centrally or further north
- Provide opportunities for interaction between residents and neighbors, consider a well designed front setback

PL4. Active Transit

- Locate bike storage at ground level with direct access off alley

RESPONSE: ENTRY FOR ALL FACES STREET AND ARE IDENTIFIABLE AND CENTERED ON THE STRUCTURE. REQUIRED EXITS EMPTY INTO LARGE EXIT COURTYARDS.

DESIGN CONCEPT

DC1. Project Uses and Activities

- Maximize use of exterior gathering spaces
- Reduce impact of trash storage area on building aesthetics and ped. circulation

DC2. Architectural Concept

- Massing configuration should take the grade change along the ROW into consideration
- Use modulation and secondary elements to reduce perceived mass
- Design all facades to be attractive and well proportioned, they should express a residential character
- Create plane changes and depth where material transitions occur
- Thoughtfully design stairwells, daylight

DC3. Open Space Concept

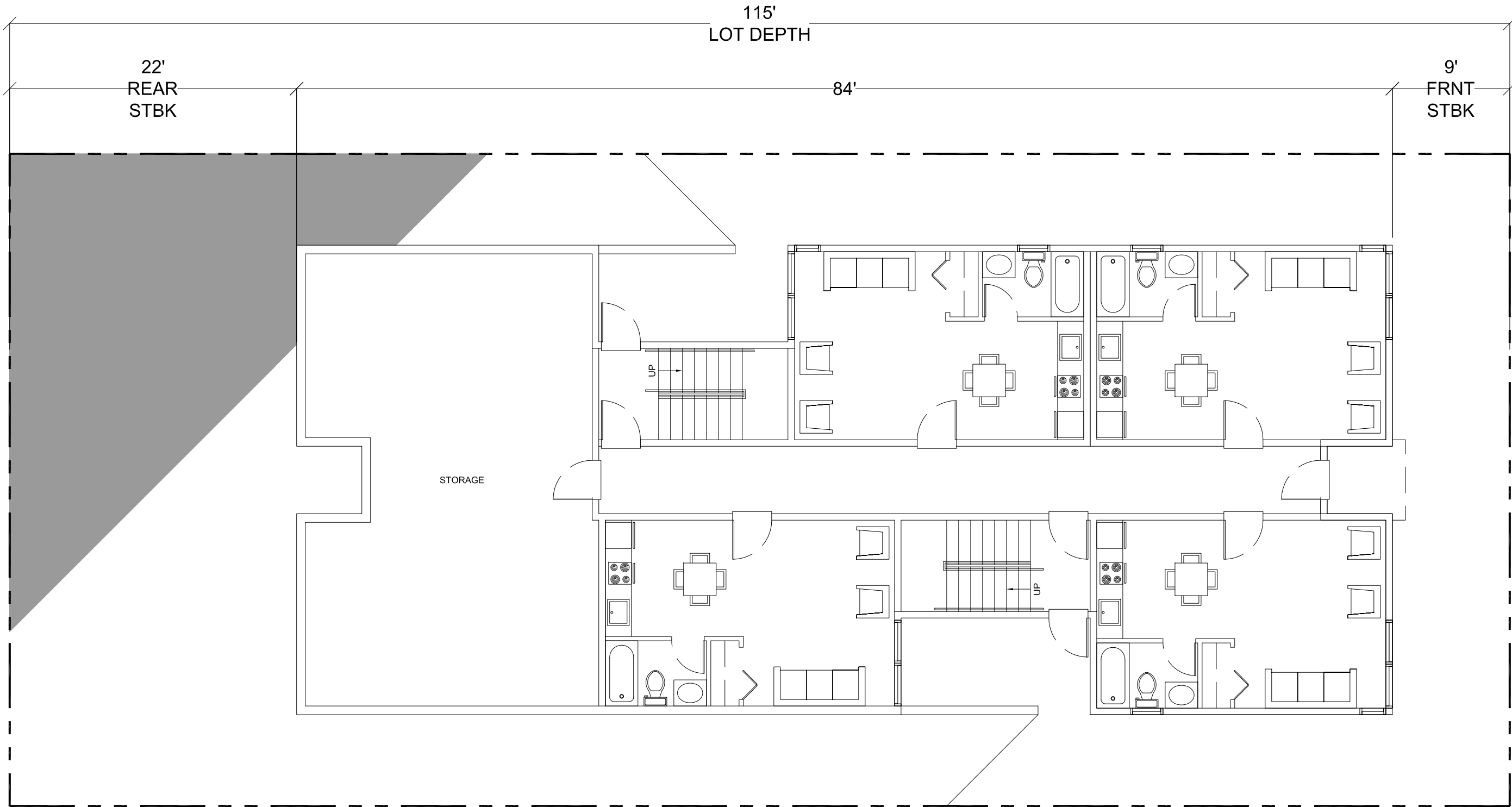
- The design of open space should meet user needs and encourage social interaction
- Amenity spaces should be attractively designed
- Maximize front setbacks to respond to adjacent development along the block to the south

DC4. Exterior Elements and Materials

- Use high quality materials
- Landscaping should reinforce architectural concept, create vibrant amenity spaces, and be of an appropriate size upon maturity
- Use hardscaping materials to define spaces

RESPONSE: MANY OPPORTUNITIES FOR GATHERING SPACES PROPOSED. TRASH IS FENCED AND ADJACENT TO ALLEY. MATERIALITY WORKS TO REDUCE SCALE AND MAINTAIN A RESIDENTIAL CHARACTER. ALL UNITS HAVE MAXIMIZED VIEW TO AMENITY AREAS. SETBACKS HAVE BEEN MADE IN EXCESS OF THAT REQUIRED BY CODE.



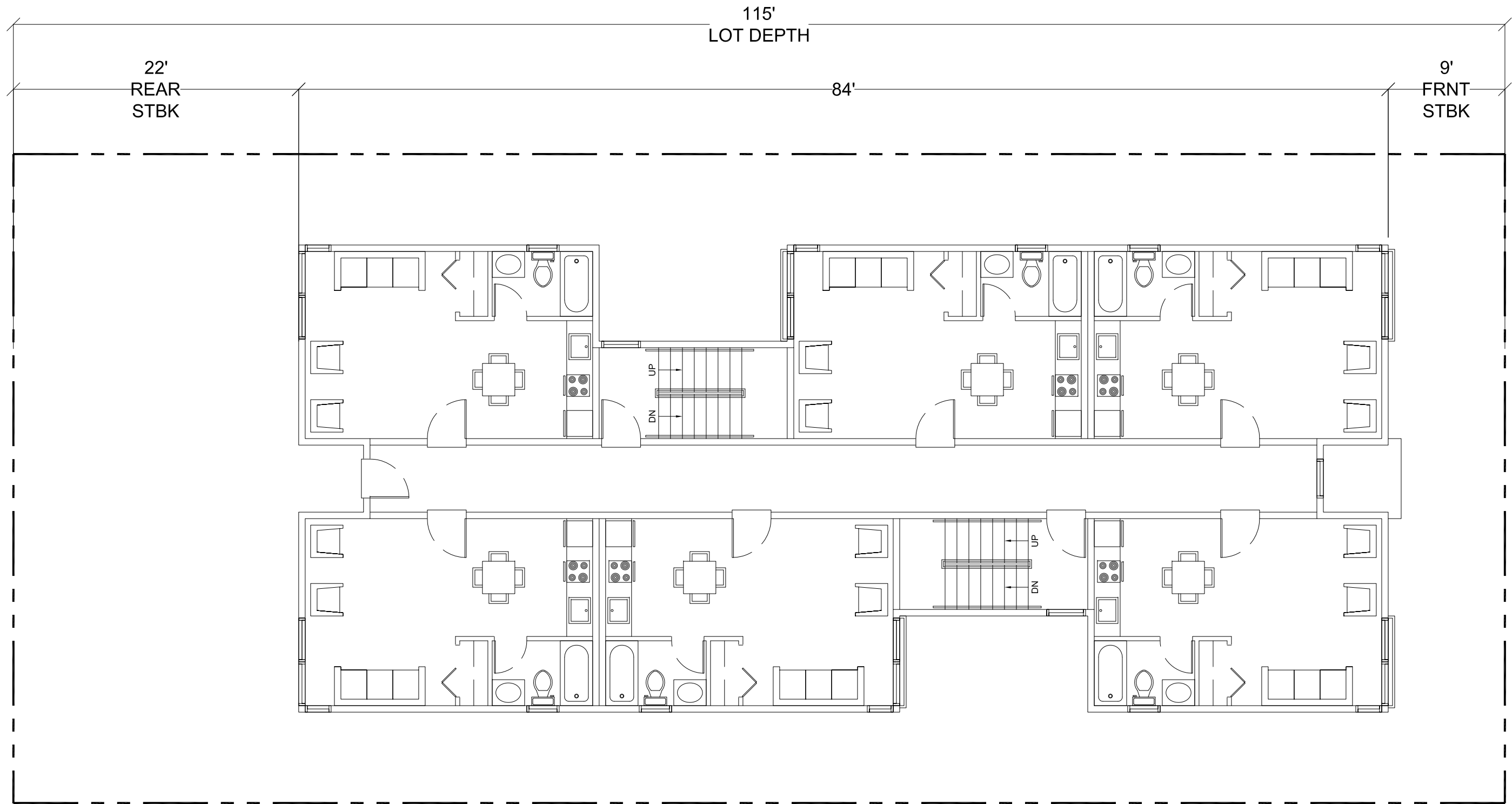


 **BASEMENT**
1/4"=1' SCALE

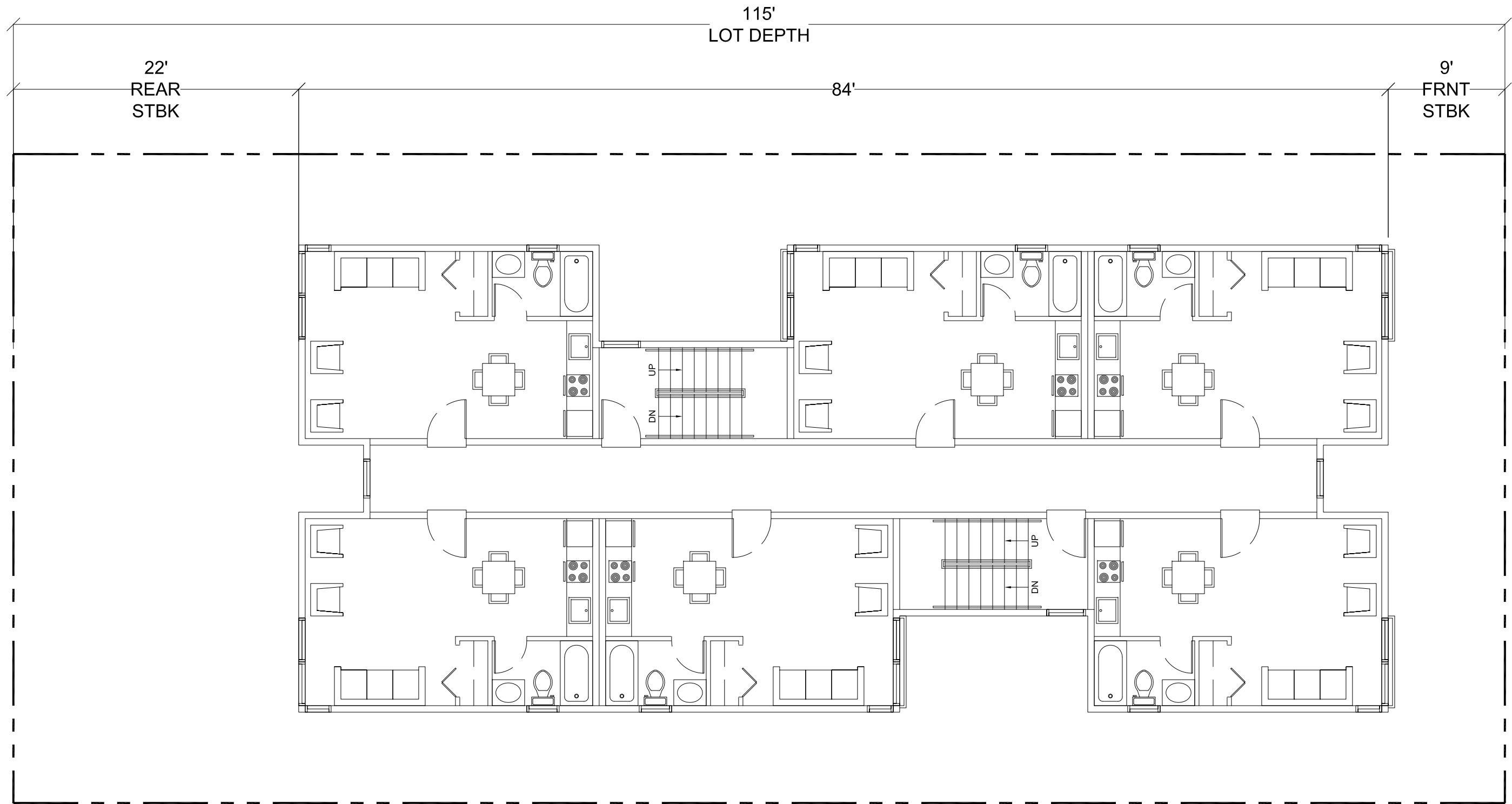
UNIT AREA (UNIT 1-5)	
2757SF	BASEMENT
2757SF	FIRST FL
2757SF	SECOND FL
2757SF	THIRD FL
11028SF	TOTAL



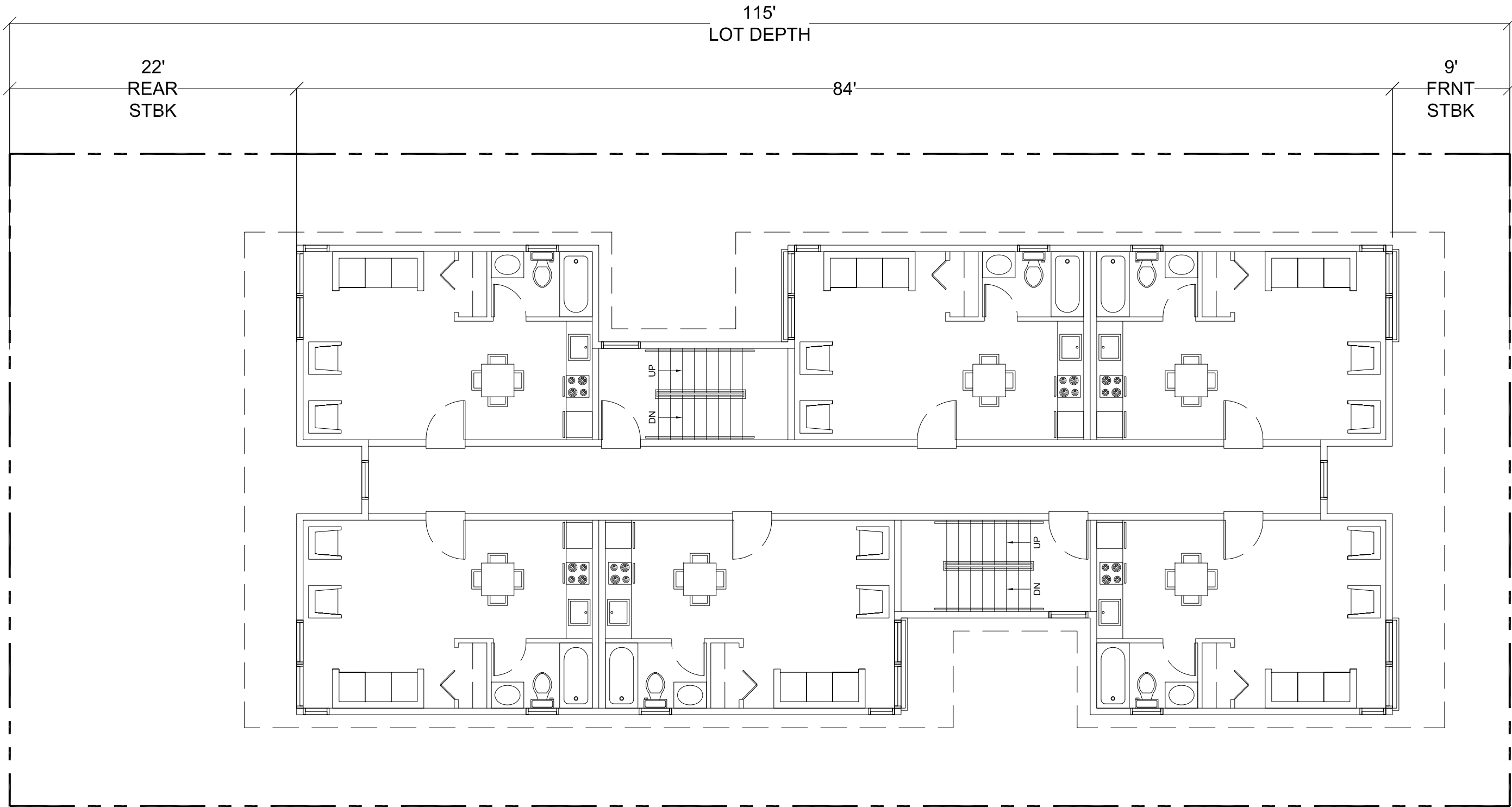
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FIRST FLOOR
 1/4"=1' SCALE




SECOND FLOOR
 1/4"=1' SCALE




THIRD FLOOR
 1/4"=1' SCALE

NATURAL
TONE SIDING

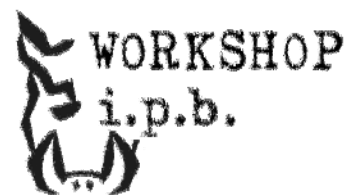
LIGHT GRAY
HARDIE

GRAY BRICK

DARK GRAY
HARDIE



EAST
NO SCALE



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NATURAL
TONE SIDING

LIGHT GRAY
HARDIE

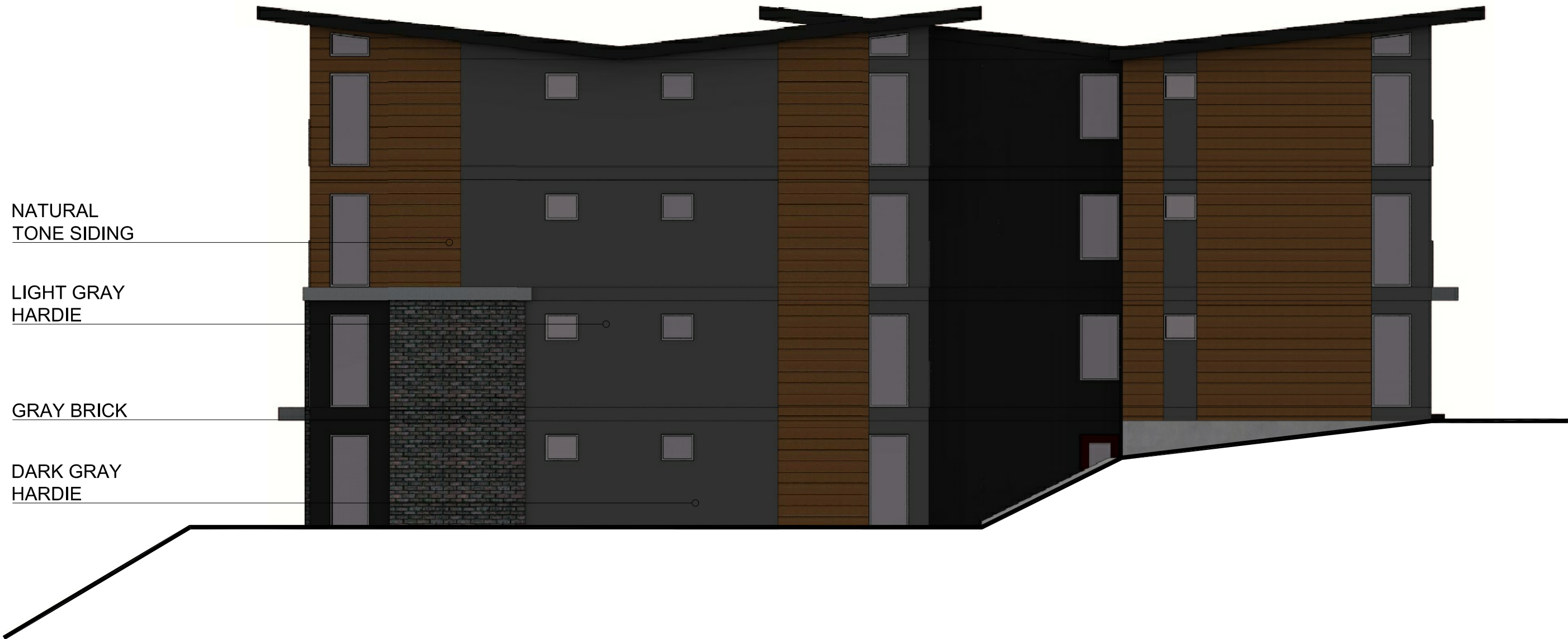
DARK GRAY
HARDIE



WEST
NO SCALE



SOUTH
NO SCALE



NATURAL
TONE SIDING

LIGHT GRAY
HARDIE

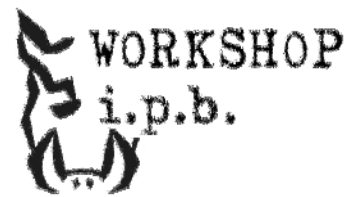
GRAY BRICK

DARK GRAY
HARDIE

NORTH
NO SCALE



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