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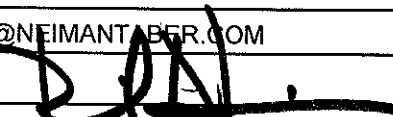
Attachment A

# City of Seattle

## Application for Streamlined Design Guidance

Dept. of Planning & Development  
Plans Routing

### PART I: CONTACT INFORMATION

- 1. **Property Address** 5911 42ND AVENUE SW, SEATTLE WA 98136
  
- 2. **Project Number** 3016200  
Additional Related Project Number(s): \_\_\_\_\_
  
- 3. **Owner/Lessee Name** WEST SEATTLE CHURCH OF THE NAZARENE
  
- 4. **Contact Person\* Name** DAVID NEIMAN  
Firm NEIMAN TABER ARCHITECTS  
Mailing Address 1421 34TH AVE SUITE 100  
City State Zip SEATTLE WA 98122  
Phone (206) 760-5550  
Email Address DN@NEIMANTABER.COM
  
- 5. **Applicant's Name** DAVID NEIMAN  
Relationship to Project ARCHITECT
  
- 6. **Design Professional's Name** DAVID NEIMAN  
Address 1421 34TH AVE SUITE 100  
Phone (206) 760-5550  
Email Address DN@NEIMANTABER.COM
  
- 7. **Applicant's Signature**  **Date** 02/25/2016

\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

LAND USE	FULL C	MF	\$0	5911 42ND AVE SW
Appl:	Pty:	Filed at: 4201 SW JUNEAU ST		Use:
Land Use application for Streamline Design Review to allow three townhouse structures (six units total).				
Parking for 12 vehicles to be provided within attached garages. Future rezone to be proposed (SF5000 to L				
Parent:	Related AP: 6383379	Build ID:		3016200

LEGAL DISCLAIMER: This Tip should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Tip.

Report Date 03/02/2016 04:38 PM

Submitted By

Page 1

A/P # 3016200 DISCRETIONARY LAND USE ACTION

Application Information

Stages		Date / Time	By	Date / Time	By
Processed				Temp COO	
Approved				COO Issued	
Final				Expires	

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	2	Declared Valuation	0.00
Dept of Commerce	MF MULTIFAMILY	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Land Use application for Streamline Design Review to allow three townhouse structures (six units total). Parking for 12 vehicles to be provided within attached garages. Future rezone to be proposed (SF5000 to LowRise1 (LR1)).

Parent A/P #		Project/Phase Name		Phase #	
Project #	3016200	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop		% Complete Formula			

Property/Site Information

Address 5911 42ND AVE SW  
 SEATTLE WA

Location

Owner/Tenant

Contact ID	AC196618	Name	WEST SEATTLE CHURCH OF THE NAZARENE	
Mailing Address	4201 SW JUNEAU	Organization		
City	SEATTLE	State/Province	WA	
ZIP/PC	98136	Country		<input type="checkbox"/> Foreign
Day Phone	(206)932-4581 x	Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

DV0002236

A/P Linked Parcels

DV0002236

Report Date 03/02/2016 04:38 PM

Submitted By

Page 3

Land Use

<b>Decision Type <sup>1</sup></b>		<b>Land Use Components</b>	
<b>Building ID Information</b>			
<b>Project Includes Use</b>	<b>Ground Disturbance</b>	<b>Y</b>	
<b>TRAO Applies</b>	<b>EDG Required</b>		
<b>Design Review</b>	<b>Y</b>	<b>Development In ROW</b>	
<b>Incentive Plan</b>			
<b>PASV Req'd This Permit</b>	<b>Y</b>	<b>Done Under</b>	<b>Permit Remarks</b>
<b>Fee Ordinance Exception</b>	<b>NONE</b>		<b>(*1)</b>
<b>Special Flags</b>			
	<b>Priority Green</b>	<b>N</b>	

Building ID Information  
 Building ID

There are no items in this list

Land Use Components LU Component Comments Added By	Component Detail	Outcome	Component Add Date
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DSGN SDR			09/17/2013
PAYNEM			

Template Type	A/P #	A/P Type	Status	Stage
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BLDG	6383379	CONSTRUCTN		Pre-Processed
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Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
REINST	A/P STATUS REINSTATE From STOP WORK To ACTIVE -	HERBAUM	11/09/2015 15:49		0.00
STOP	A/P STATUS STOP WORK From ACTIVE To STOP WORK - LACK OF ACTIVITY	CLOWE	02/13/2015 09:48		0.00

**PROJECT INFORMATION**

**SITE ADDRESS**  
 5911 42ND AVENUE SW  
 SEATTLE WA 98136

**PROJECT NUMBER(S)**  
 3016200 SDRMUP

**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

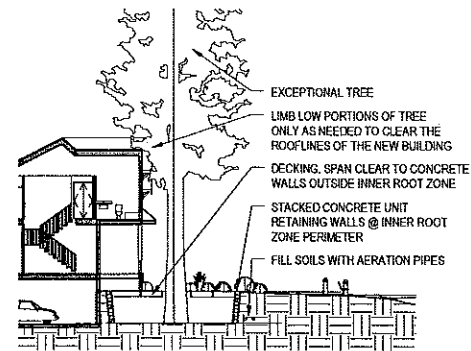
**ARCHITECT:**  
 NEIMAN TABER ARCHITECTS  
 1421 34TH AVENUE #104  
 SEATTLE, WA 98122  
 CONTACT: DAVID NEIMAN  
 PH: (206) 760-5550  
 FX: (206) 760-5585

**CODE COMPLIANCE INFORMATION**

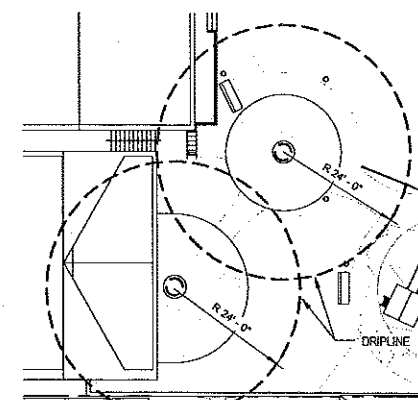
**DEVELOPMENT STANDARDS REVIEW**

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

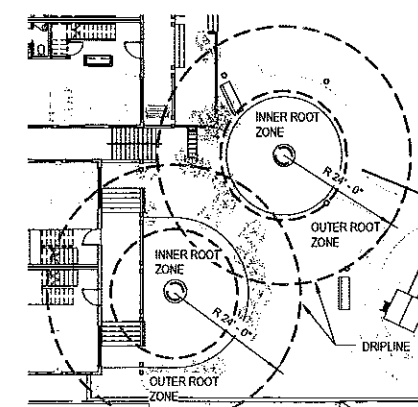
S/MC SECTION	DEVELOPMENT STD.	REQUIREMENT	PROVIDED
23.45.510	FAR	1.1 MAX	0.5
23.45.512	DENSITY LIMIT	1/1,600	1/3,125 (6 UNITS)
23.45.514	STRUCTURE HEIGHT	30'-0" MAX + 5'-0" PITCHED ROOF BONUS	35'-0"
23.45.518.A	FRONT SETBACK	7' AVG., 5' MIN	8'-3"
23.45.518.A	NORTH SIDE SETBACK	5'	1'-3"
23.45.518.A	SOUTH 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'
23.45.527	AMENITY AREA	2,343 SF @ GRADE	9,788 SF
23.45.527	AMENITY AREA	4,687 SF MIN. TOTAL	9,788 SF
23.45.528.a	GREEN FACTOR	0.6 MIN.	XX
23.45.528.b	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



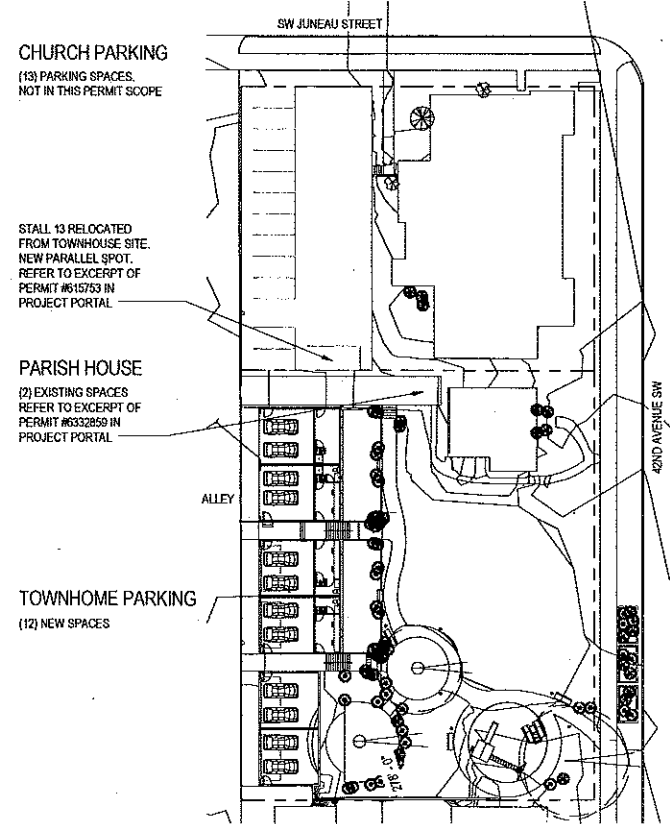
1 EXCEPTIONAL TREE SECTION  
 1/16" = 1'-0"



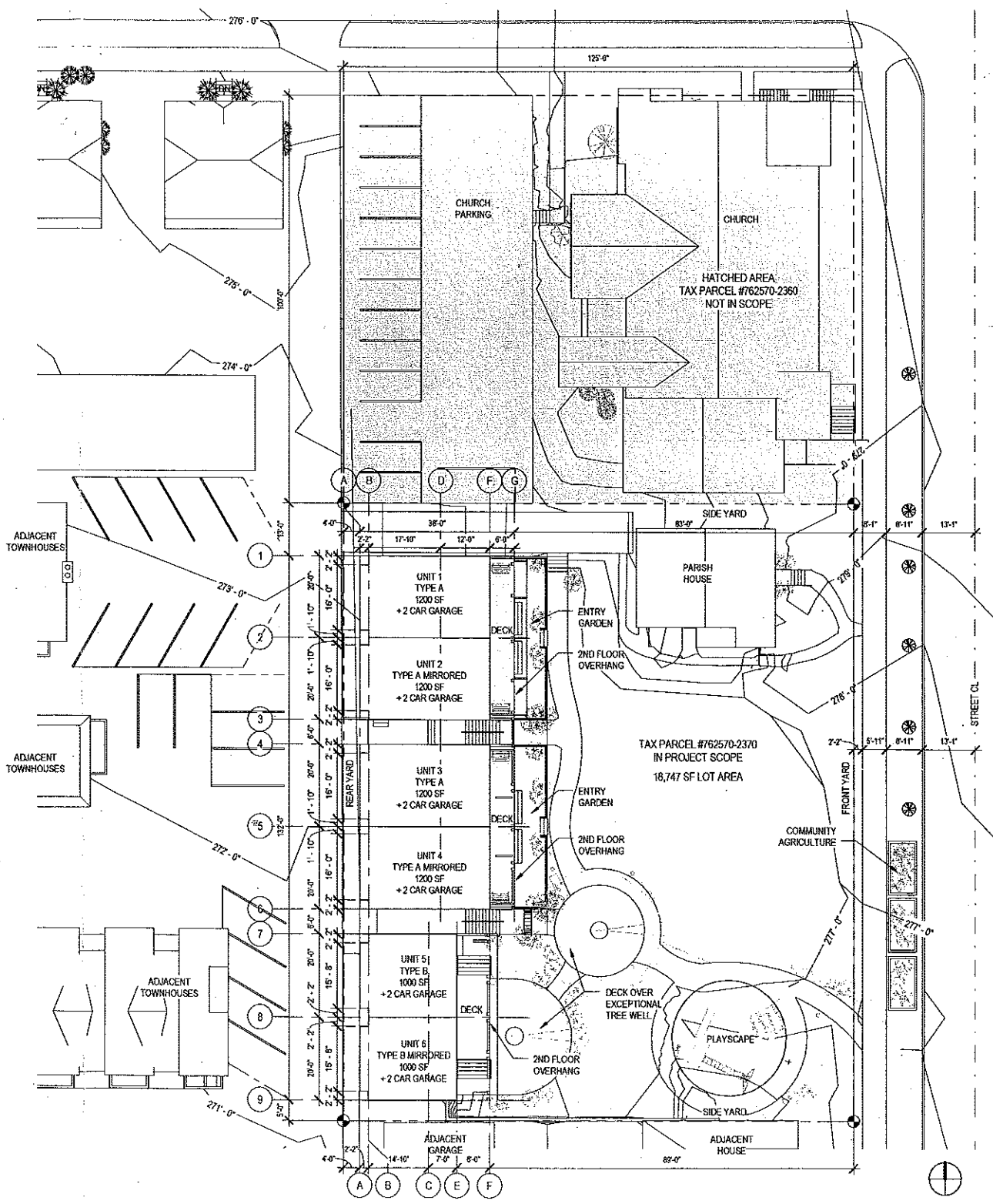
2 EXCEPTIONAL TREE CANOPY ENCROACHMENT  
 1/16" = 1'-0"



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



4 PARKING DIAGRAM  
 1" = 30'-0"



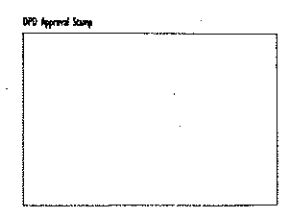
5 SITE PLAN  
 1/16" = 1'-0"

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



No. Date Revision

SDR EDG



Sheet Title  
**SITE PLAN**

Date: FEB 14, 2015  
 Sheet Number

**A10**



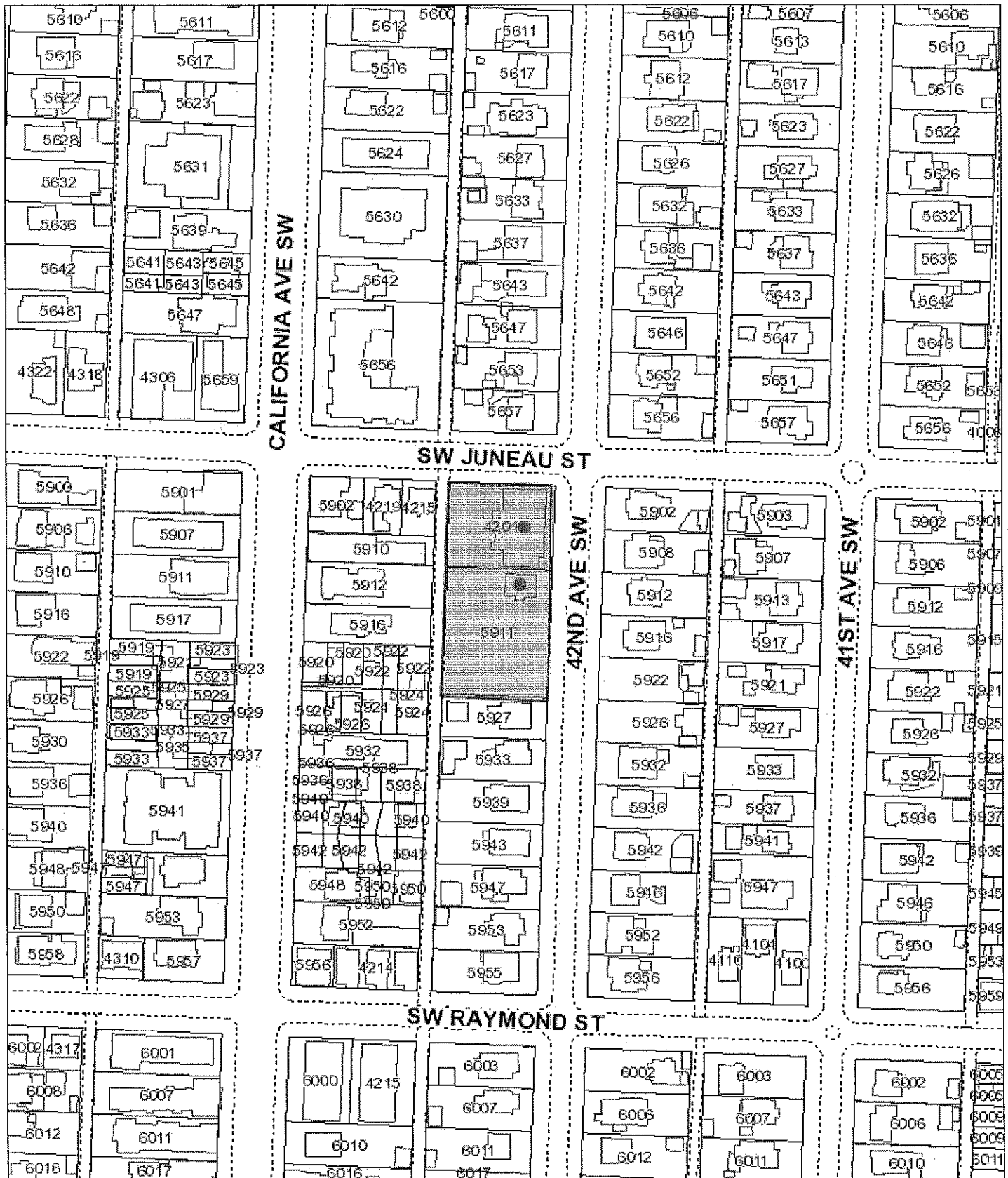
3016200

5911 42ND AVE SW  
MAP 150



Feet

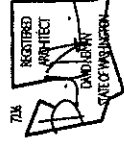
0 150





NEIMAN TABER  
 ARCHITECTURE FOR THE FORTHWEST  
 101 1st Avenue, Suite 100  
 Seattle, WA 98101  
 www.neimantaber.com  
 206.461.5359

NAZARENE  
 TOWNHOMES  
 5911 42ND AVENUE SW  
 3016200

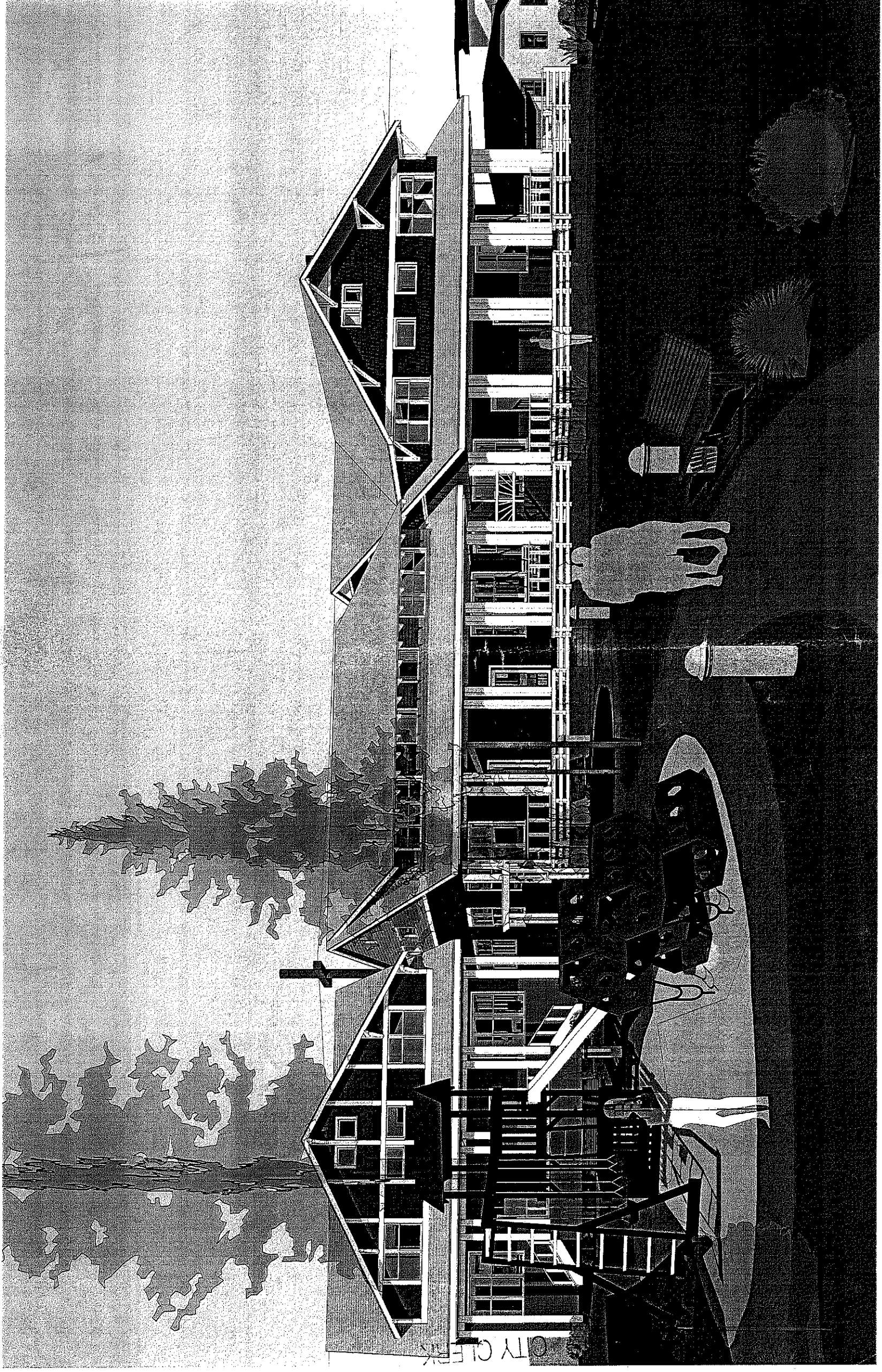


No. Date Description

SOP EDG

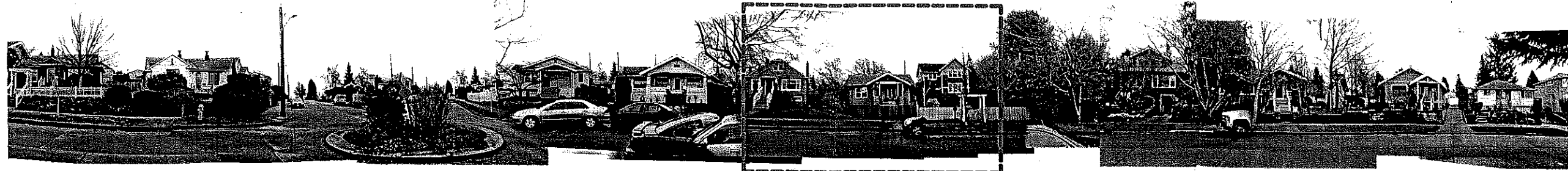
010 Approved Date  
**CREATED**  
 MAR 12 2016  
 Dept. of Planning &  
 Development  
 Plans Routing  
 COVER

Date Issued  
 18.11.2015  
**A00**



CITY CLERK  
 2016 MAR -4 AM 9:34

LAND USE FULL C MF \$0 5911 42ND AVE SW  
 Appl: Pmt. Filed at: 4201 SW JUNEAU ST Use:  
 Land Use application for Streamline Design Review to allow three townhouse structures (six units total).  
 Parking for 12 vehicles to be provided within attached garages. Future rezone to be proposed (SFF5000 to L  
 Parent: Related AP: 6383379 Build ID: 3016200



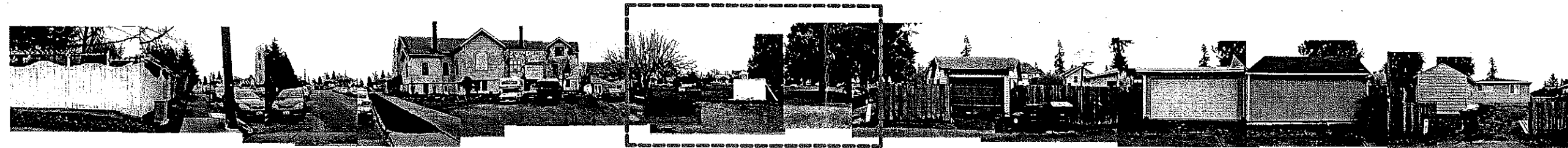
EAST ELEVATION - ACROSS 42ND AVE SW

ACROSS THE STREET FROM PROJECT SITE



WEST ELEVATION - 42ND AVE SW, FACING SITE

PROJECT SITE



EAST ELEVATION - ALLEY, FACING SITE

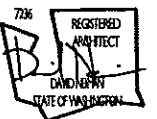
PROJECT SITE



EAST ELEVATION - ACROSS ALLEY

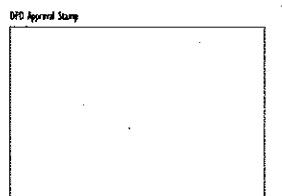
ACROSS THE STREET FROM PROJECT SITE

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



No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_

SDR EDG



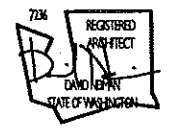
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**CONTEXT**

Date: FEB 18, 2015  
 Sheet Number

**A01**

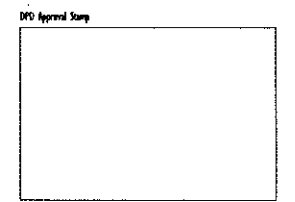


**HAZARENE**  
**TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision

SDR EDG



Sheet Title  
**CONTEXT BUILDINGS**

Date: FEB 04, 2015  
 Sheet Number

**A02**



ARCHITECTURAL CONTEXT: VARIED SIDING MATERIALS



2



3



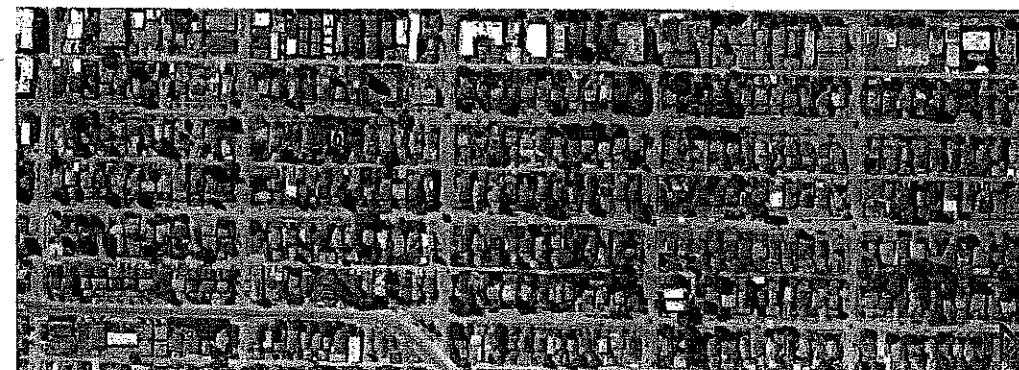
ARCHITECTURAL CONTEXT: TRADITIONAL ROOF FORMS



5



6



SITE MAP + SURROUNDING CONTEXT



ARCHITECTURAL CONTEXT: GENEROUS FRONT PORCHES

1

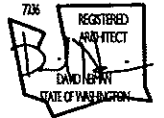


2



3

NAZARENE  
 TOWNHOMES  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision



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

4



5

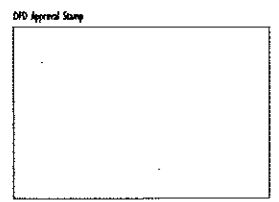


6

SDR EDG



SITE MAP + SURROUNDING CONTEXT

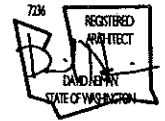


Sheet Title  
**CONTEXT BUILDINGS**

Date: FEB 18, 2015  
 Sheet Number

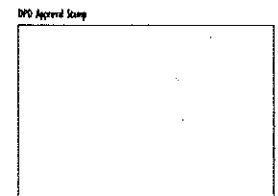
**A03**

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



No. Date Revision

SDR EDG



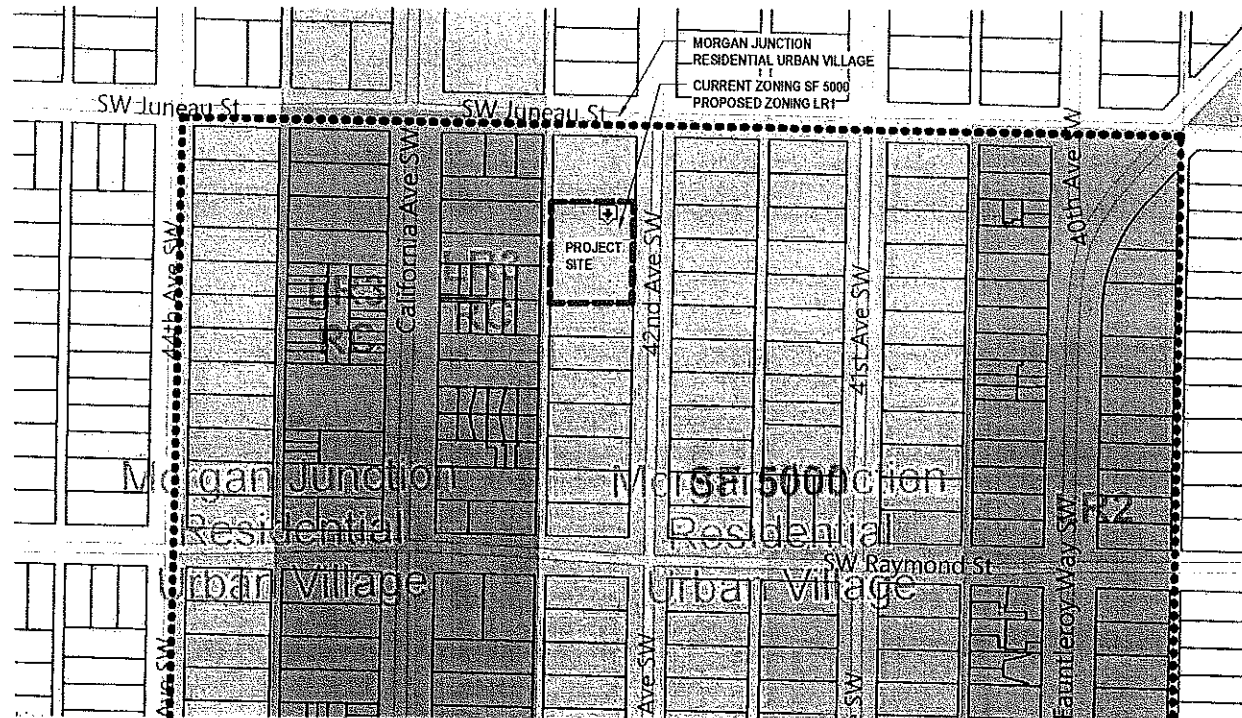
Sheet Title  
**DESIGN GUIDELINES**

Date: FEB 16, 2015  
 Sheet Number

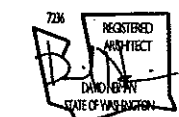
**A04**

Context and Site		Priority	Notes	Comments
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 complementary 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			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 lit by pedestrian scale landscape lighting.
	II. Pedestrian Open Spaces and Entrances	X		
PL2. Walkability	A. Accessibility			The park design is inviting. Activity will be visible to the neighborhood from 42nd Ave SW, encouraging social connectedness.
	B. Safety and Security			
	C. Weather Protection			
	D. Wayfinding			
PL2. Morgan Junction	I. Human Activity			
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			Entries to the units are linked to the shared park through 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		Provide convenient and attractive access to building entries to ensure comfort and security. Ensure sufficient path and entry area lighting.	
	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 Dampsters, 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			
	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			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 hard-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	Buildings should be built of compatible materials on all sides. Provide lighting on buildings and in open spaces for safety and security.	
	III. Personal Safety and Security	X		





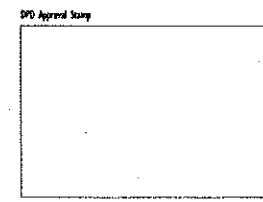
**NAZARENE  
 TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision

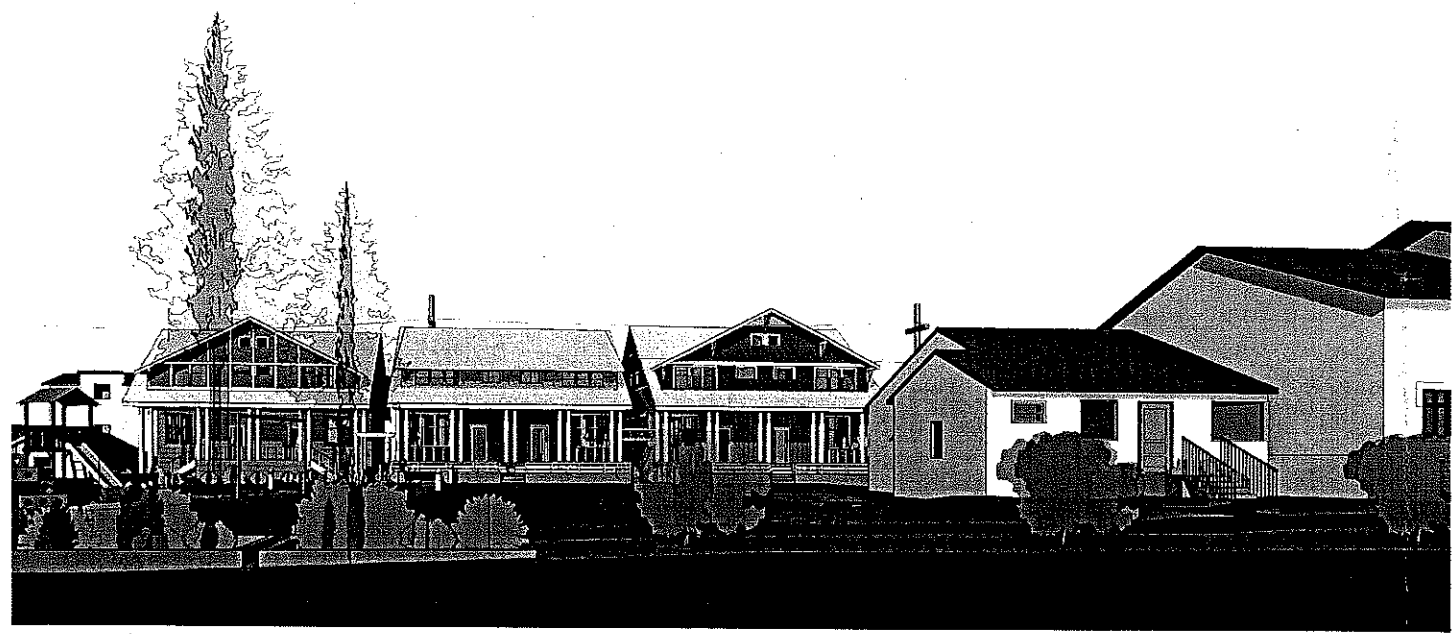


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Sheet Title  
**CONTEXT AND ZONING**



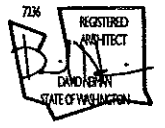


① ACROSS 42ND



② ACROSS PARK

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



No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_



④ AERIAL 1



③ FRONT WALK

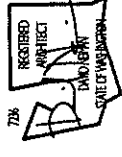
SDR EDG

DPD Approval Stamp

Sheet Title  
**PERSPECTIVES**

Date  
 FEB 18, 2015

Sheet Number



No. Date Revision

SDR EDG

DPD Revised Copy

Sheet 06A

**SITE DIAGRAMS + SITE SECTION**

Sheet Number

10/11/2015

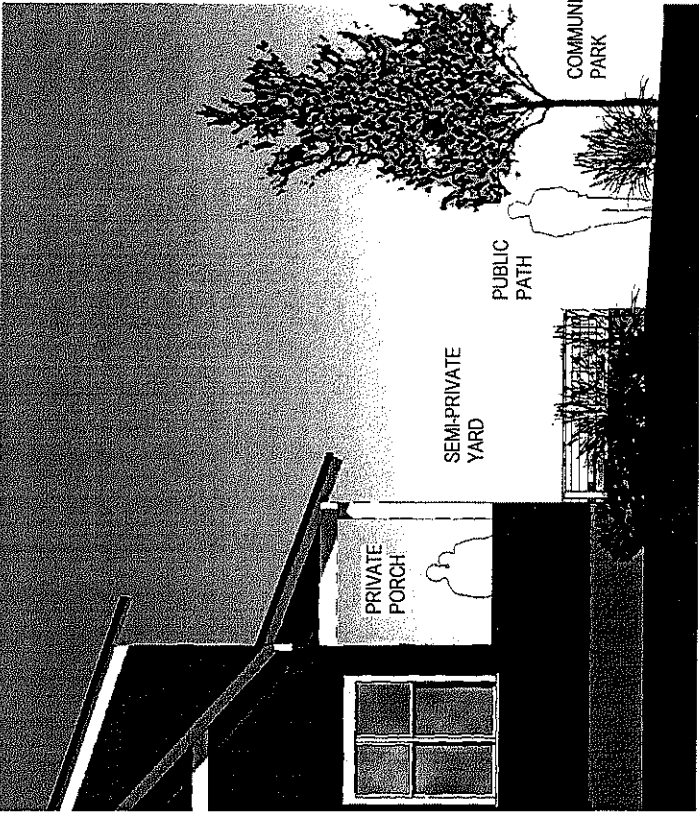
**A07**



PRECEDENT EXAMPLE - SEMI-PRIVATE YARD WITH ADJACENT PUBLIC PATH



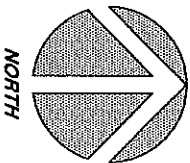
PRECEDENT EXAMPLE - PRIVATE PORCH OPEN TO SEMI-PRIVATE YARD



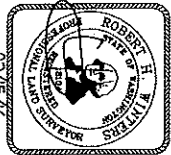
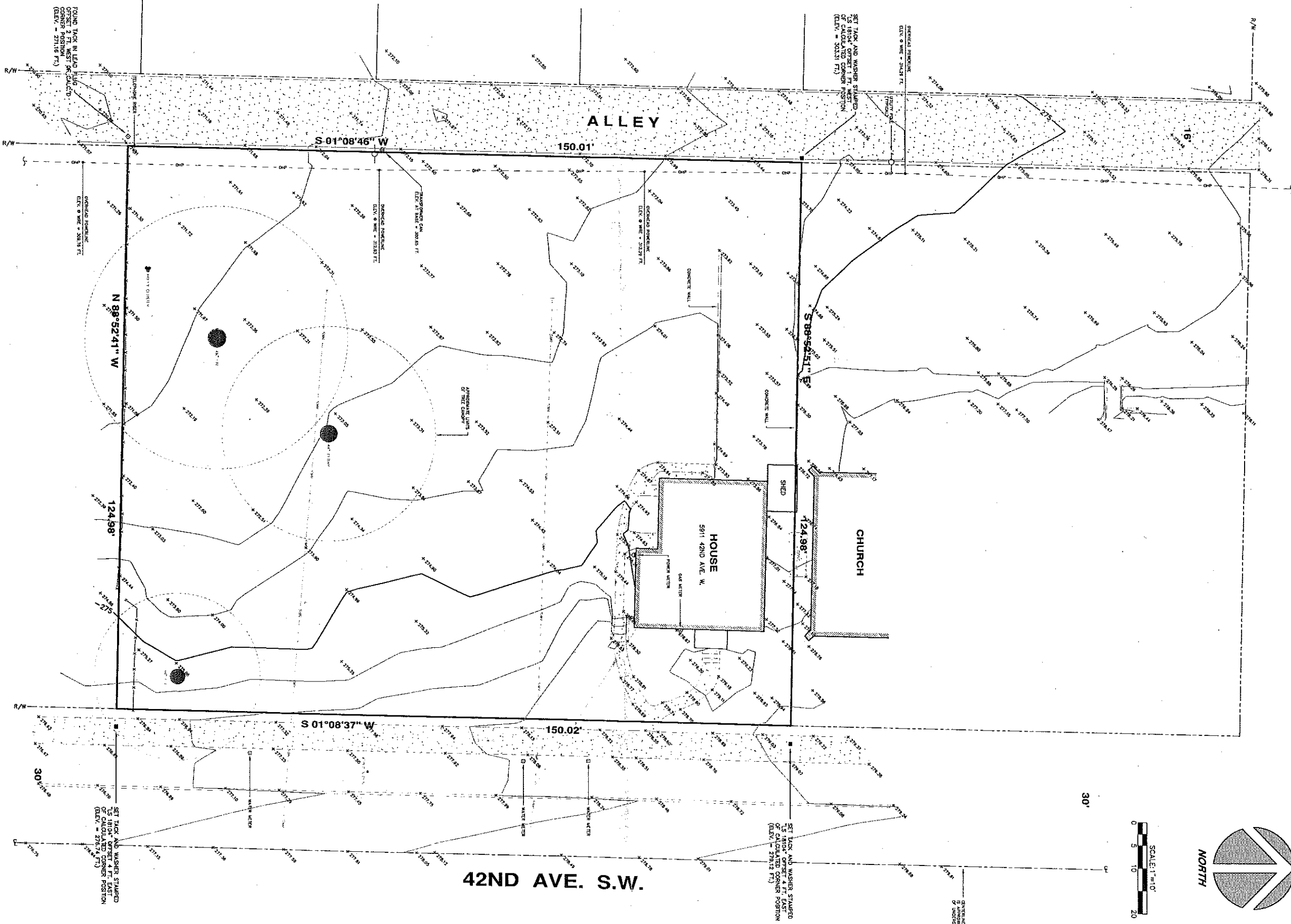
PRIVATE TO PUBLIC DIAGRAM



SECTION THROUGH PARK  
 3/8" = 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: 206.297.0897  
WWW.CHADWICKWINTERS.COM

SHEET 2 OF 2

PROJECT #: 13-4875

DRAWING: 13-4875.DWG

CLIENT: JOE PARR





**THE PHILBIN GROUP**  
LANDSCAPE ARCHITECTURE

15912 Bow Hill Road  
Bow, WA 98232  
(p) 360.766.4333  
(f) 360.766.4335

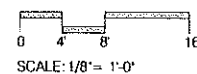
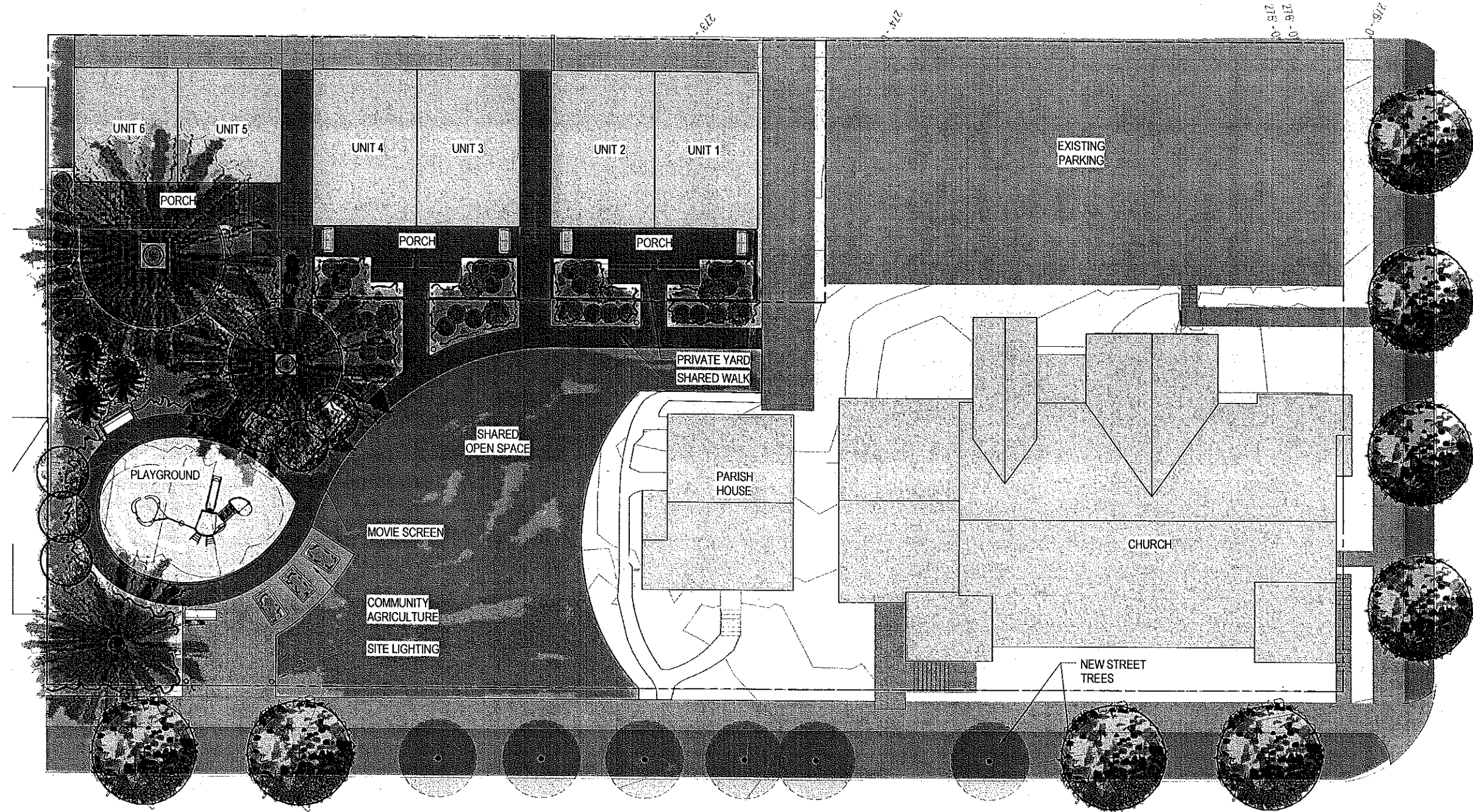
West Seattle Church  
of the Nazarene

4201 SW Juneau St.  
Seattle, WA 98136



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

MISTY PHILBIN  
CERTIFICATE NO. 722



DESIGNED BY: TPG  
DRAWN BY: PRL

Date	Issue
2-15-16	SDR

Sheet Title

Landscape  
Plan

Sheet Number  
**L-1**



**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

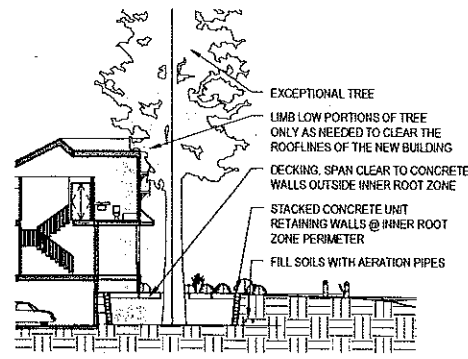
**ARCHITECT:**  
 NEIMAN TABER ARCHITECTS  
 1421 34TH AVENUE #104  
 SEATTLE, WA 98122  
 CONTACT: DAVID HEIMAN  
 PH: (206) 760-5550  
 FX: (206) 760-5585

**CODE COMPLIANCE INFORMATION**

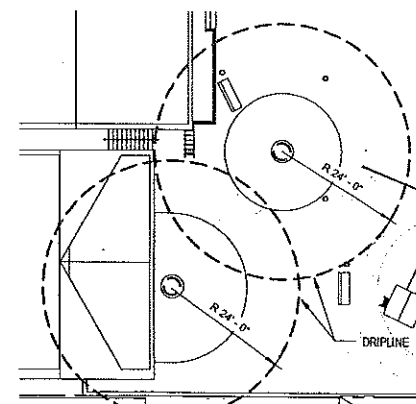
**DEVELOPMENT STANDARDS REVIEW**

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

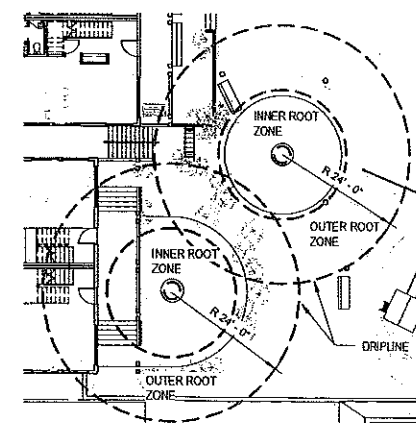
SMC SECTION	DEVELOPMENT STD.	REQUIREMENT	PROVIDED
23.45.510	FAR	1.1 MAX	0.5
23.45.512	DENSITY LIMIT	1/1,600	1/3,125 (6 UNITS)
23.45.514	STRUCTURE HEIGHT	30'-0" MAX + 5'-0" PITCHED ROOF BONUS	35'-0"
23.45.518.A	FRONT SETBACK	7' AVG, 5' MIN	83'
23.45.518.A	NORTH SIDE SETBACK	5'	13'
23.45.518.A	SOUTH SIDE 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



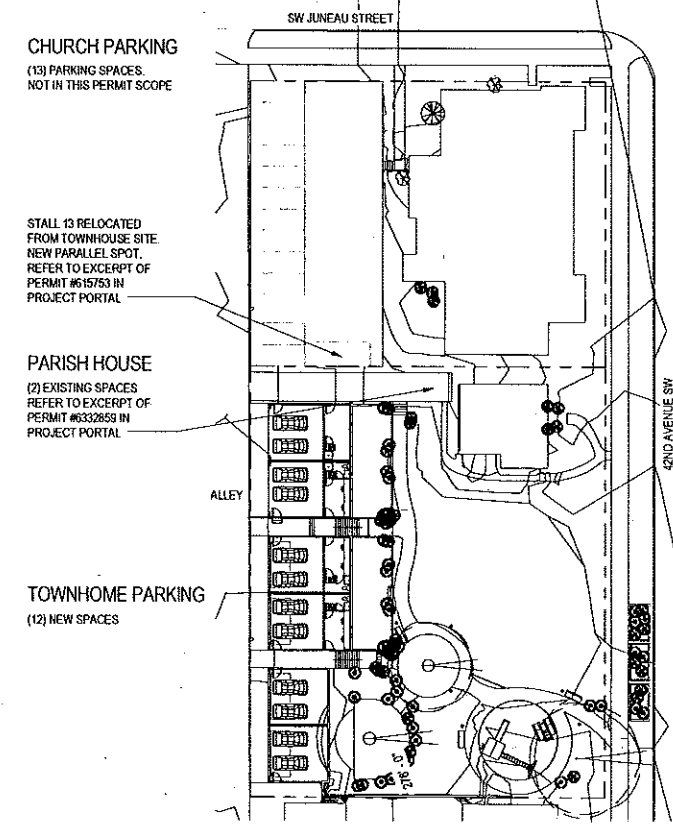
1 EXCEPTIONAL TREE SECTION  
 1/16" = 1'-0"



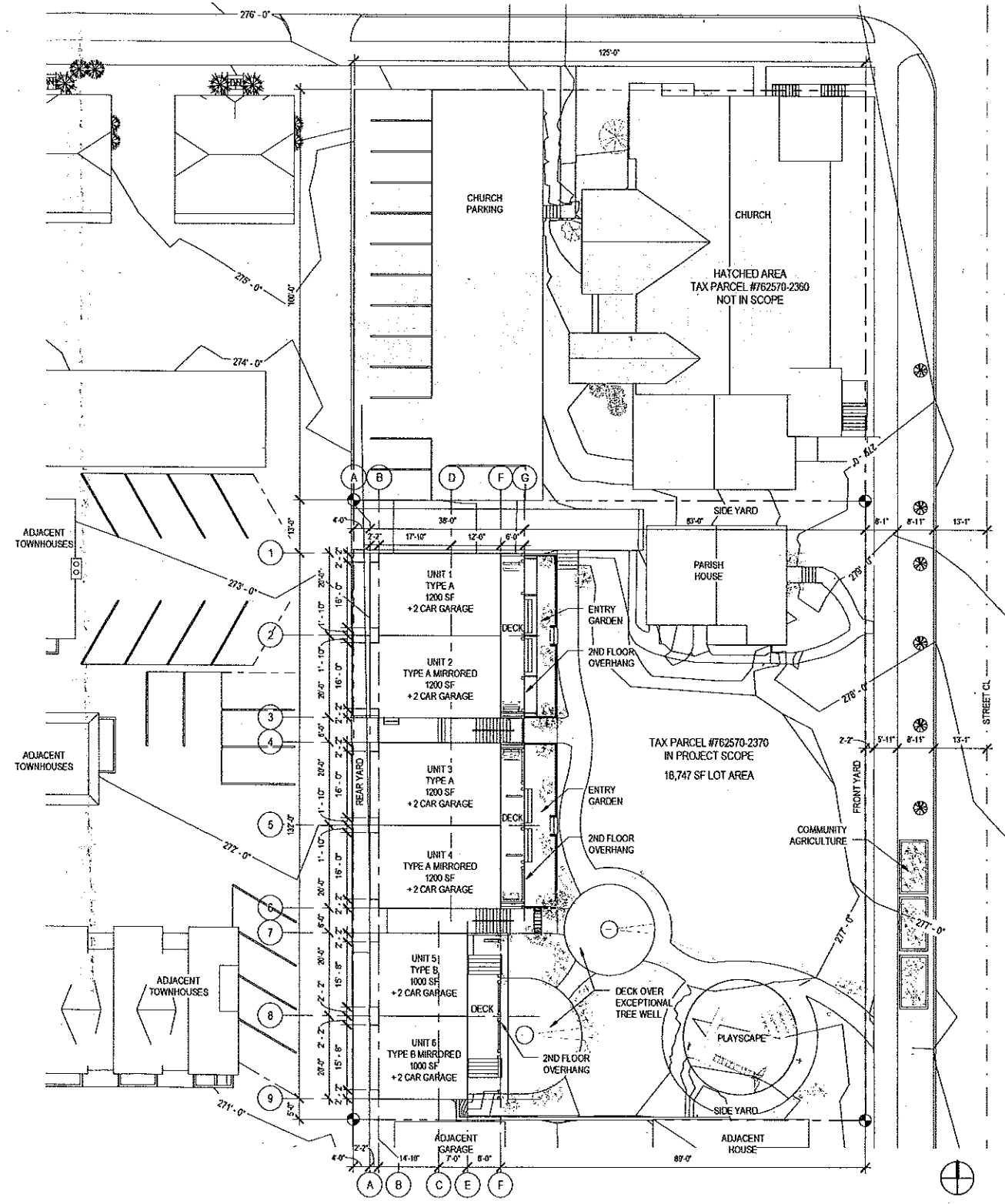
2 EXCEPTIONAL TREE CANOPY ENCROACHMENT  
 1/16" = 1'-0"



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

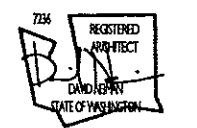


4 PARKING DIAGRAM  
 1" = 30'-0"



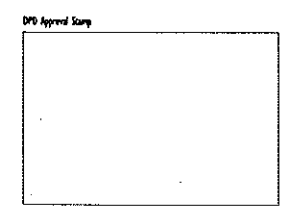
5 SITE PLAN  
 1/16" = 1'-0"

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



No. Date Revision

SDR EDG



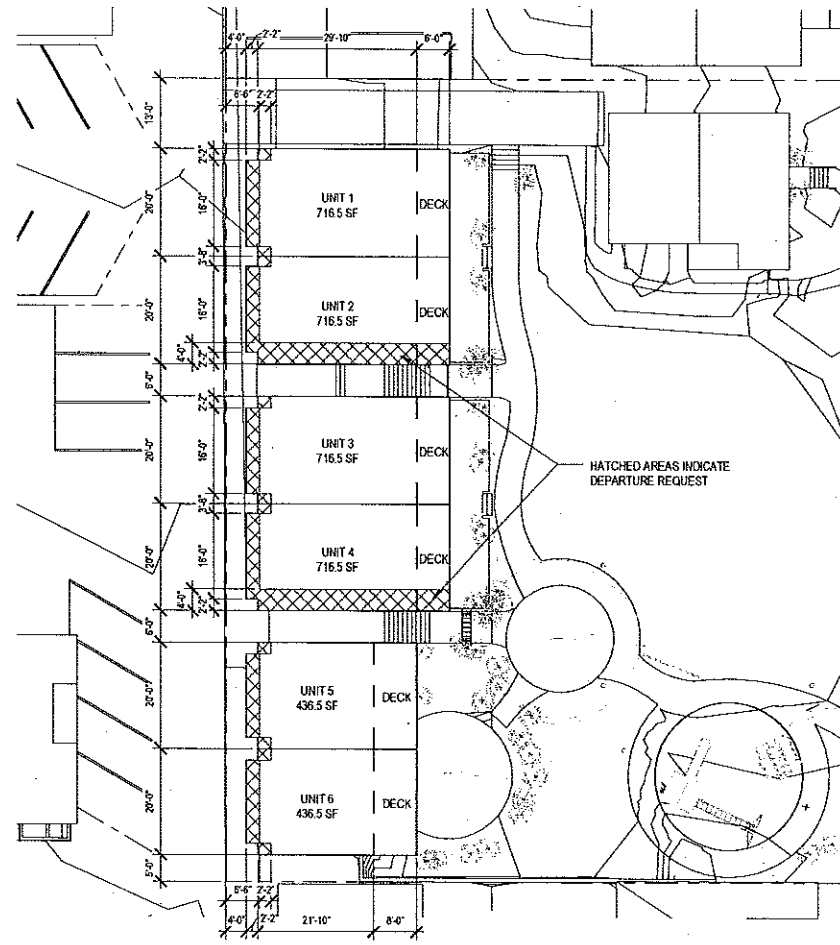
Sheet Title  
**SITE PLAN**

Date: FEB 18, 2015  
 Sheet Number

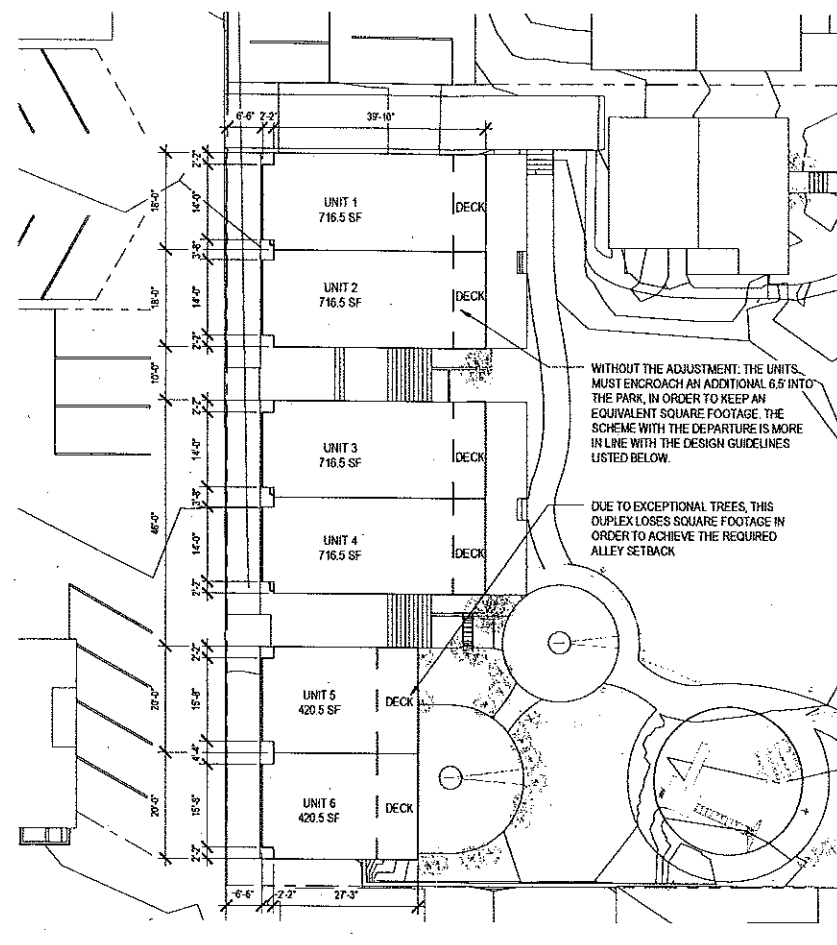
**NAZARENE  
 TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision



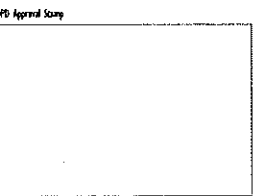
1 ADJUSTMENT DIAGRAM WITH ADJUSTMENT  
 1/16" = 1'-0"



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 ALLOTTED 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

SDR EDG

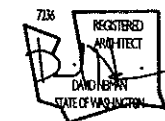


Sheet Title  
**ADJUSTMENTS REQUEST PLAN**

Date: FEB 18, 2015  
 Sheet Number

A12

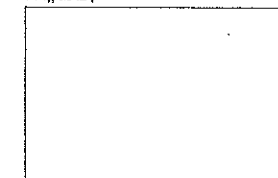
**NAZARENE  
 TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. Date Author

SDR EDG

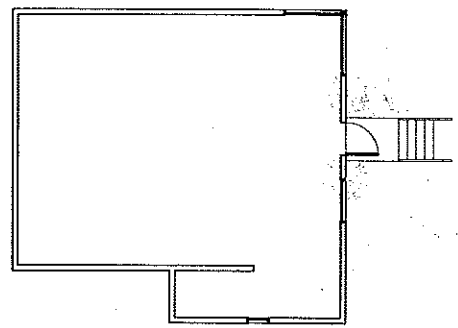
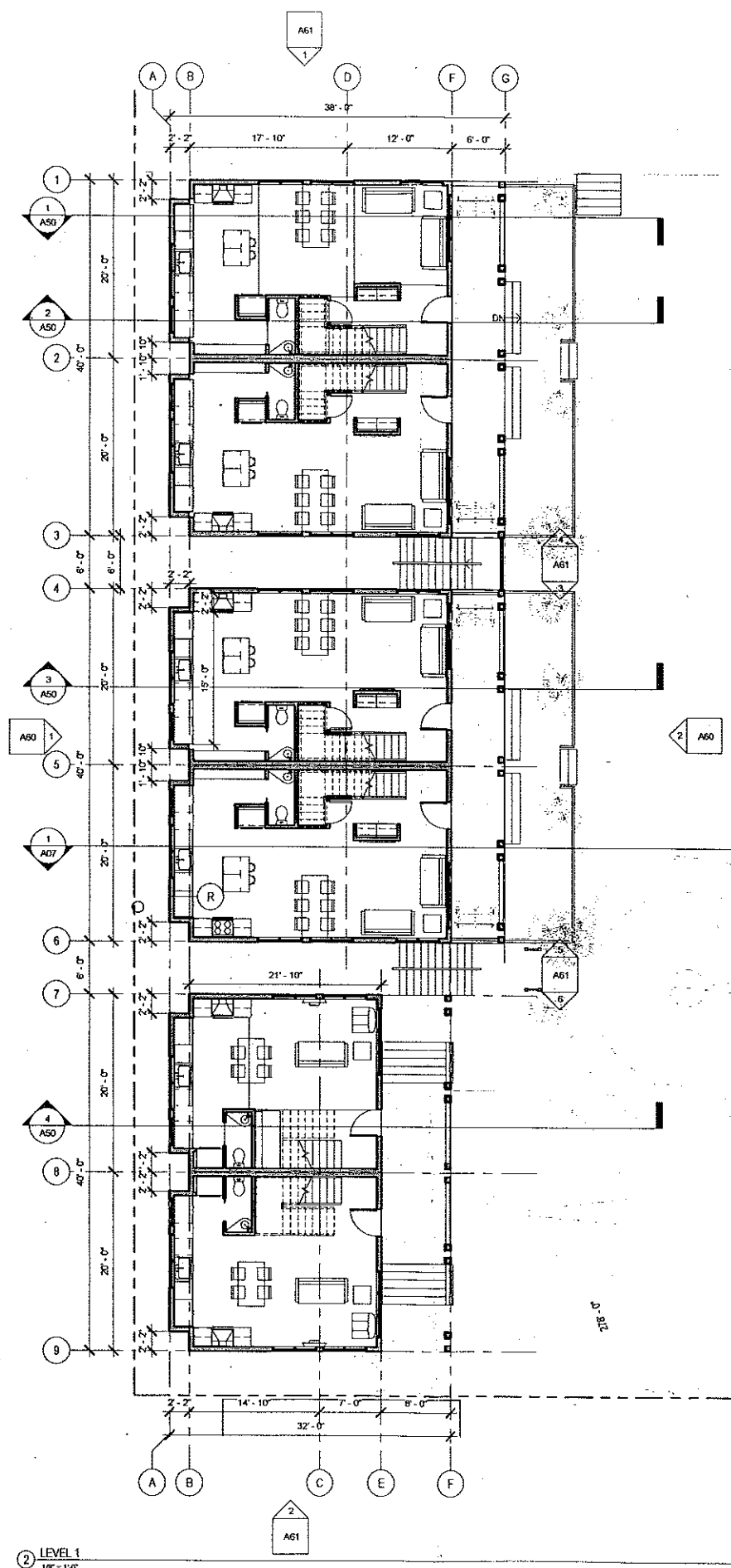
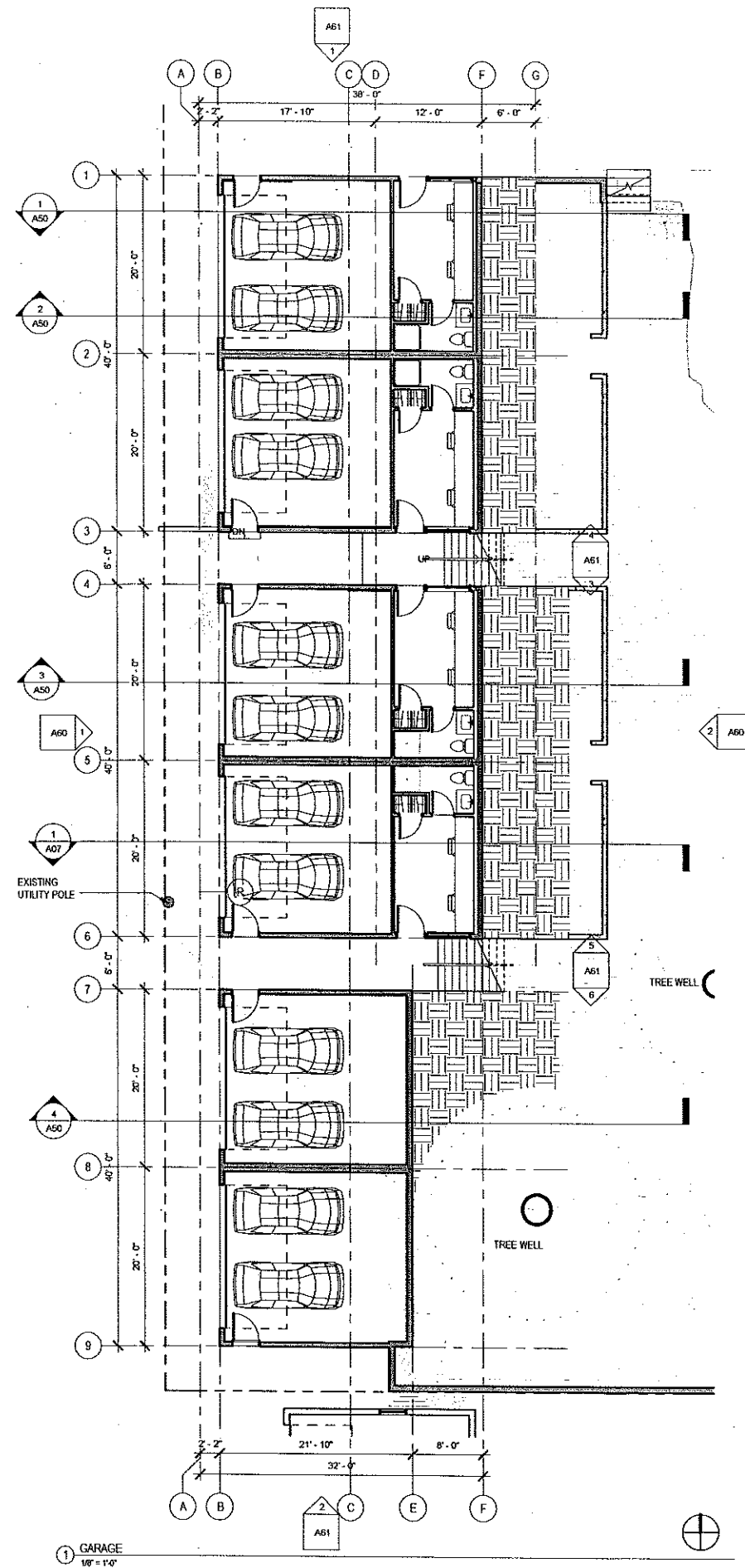
DPS Approval Stamp



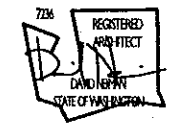
Sheet Title  
**GARAGE AND LEVEL 1 PLANS**

Date: FEB 18, 2015  
 Sheet Number

**A20**

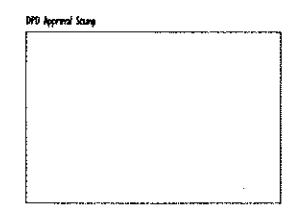


**NAZARENE  
 TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



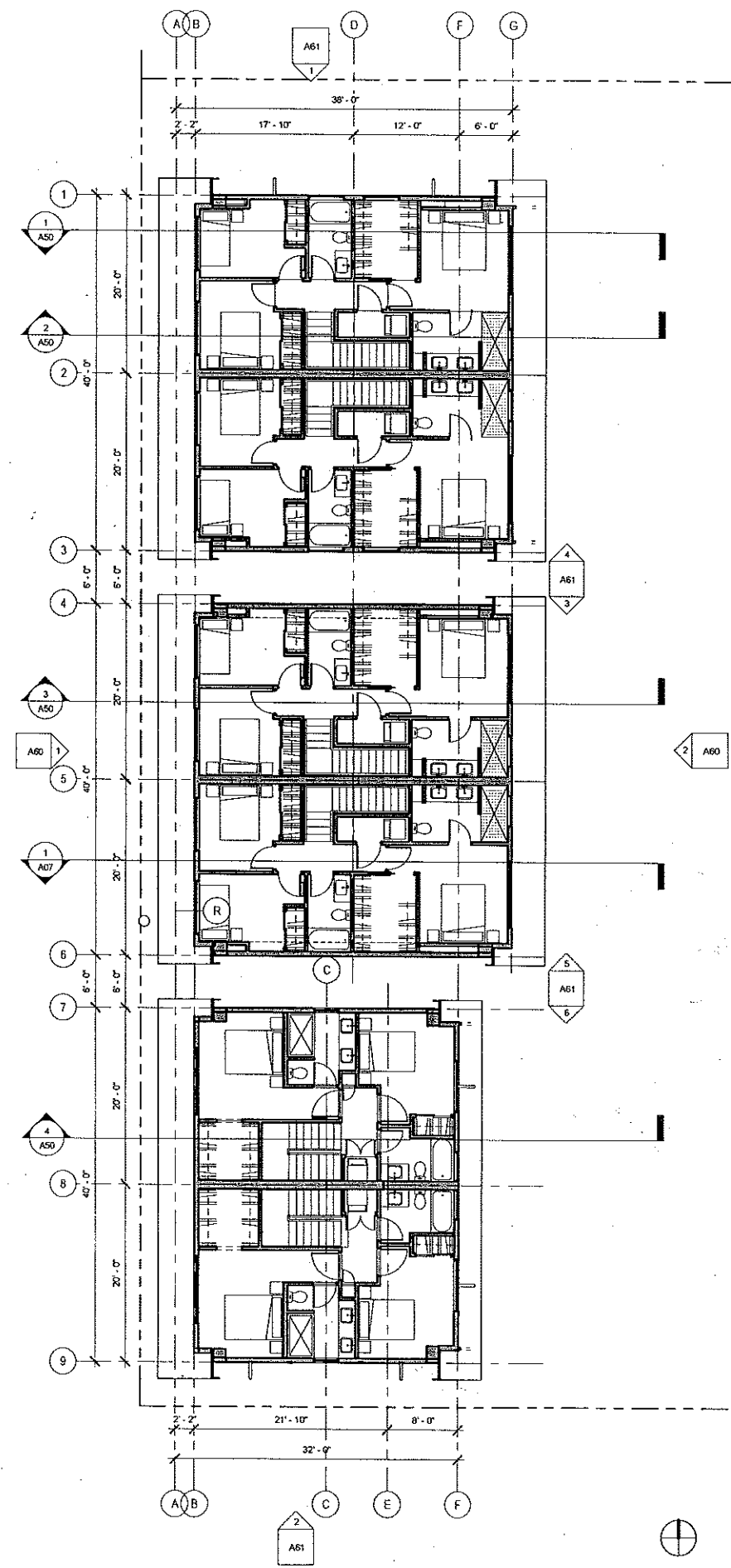
No.	Date	Revision

**SDR EDG**

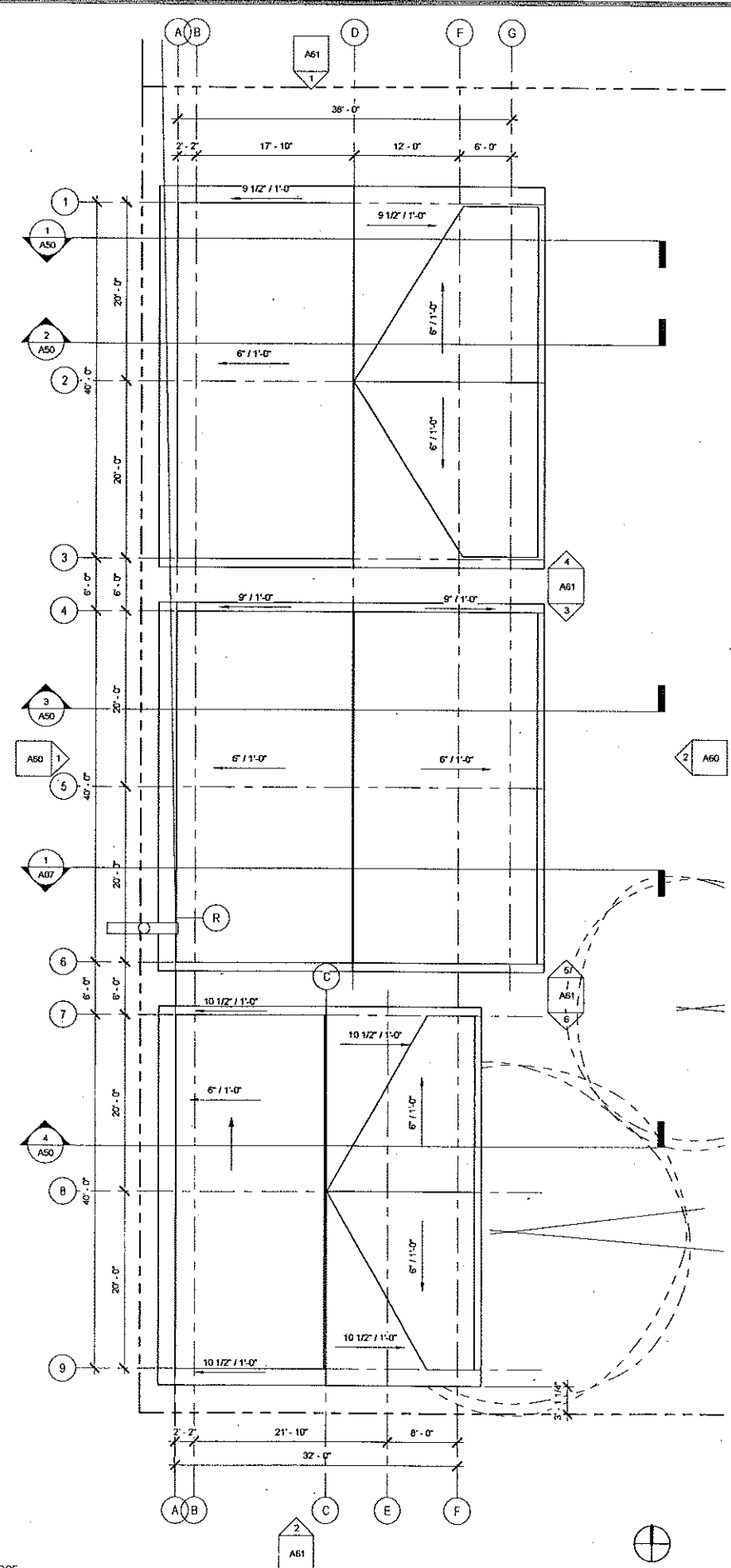


Sheet Title  
**LEVEL 2 AND ROOF PLANS**

Date: FEB 16, 2015  
 Sheet Number

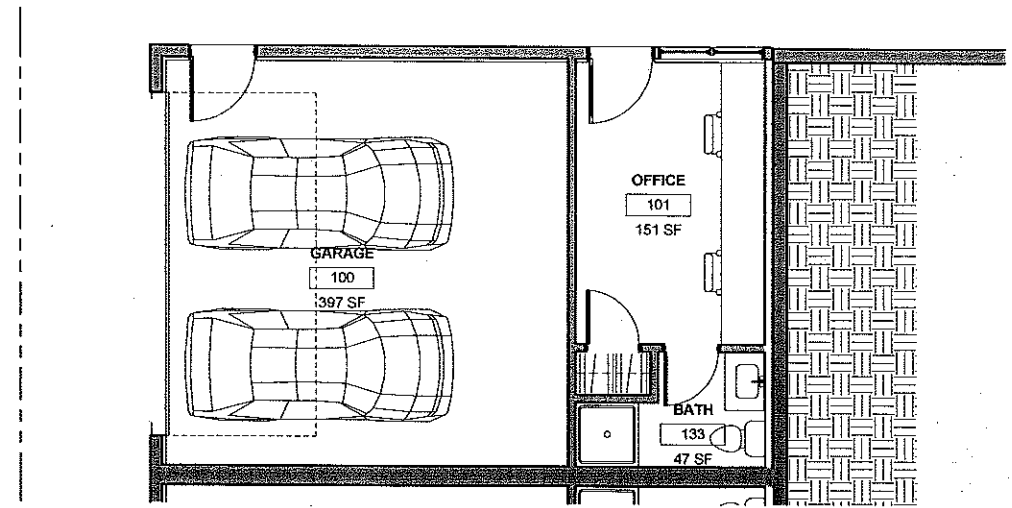


1 LEVEL 2  
 1/8" = 1'-0"

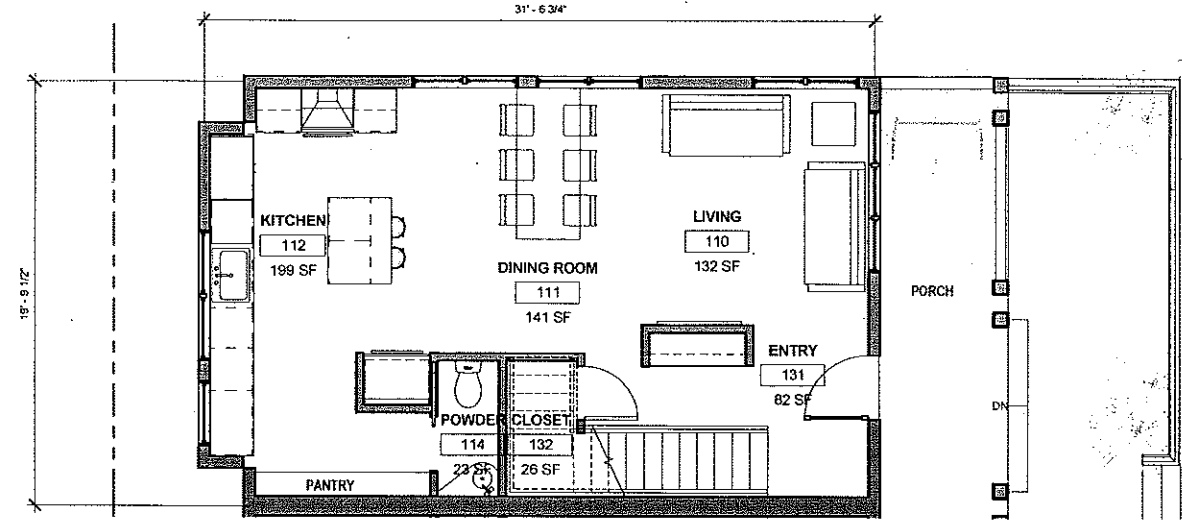


2 ROOF  
 1/8" = 1'-0"

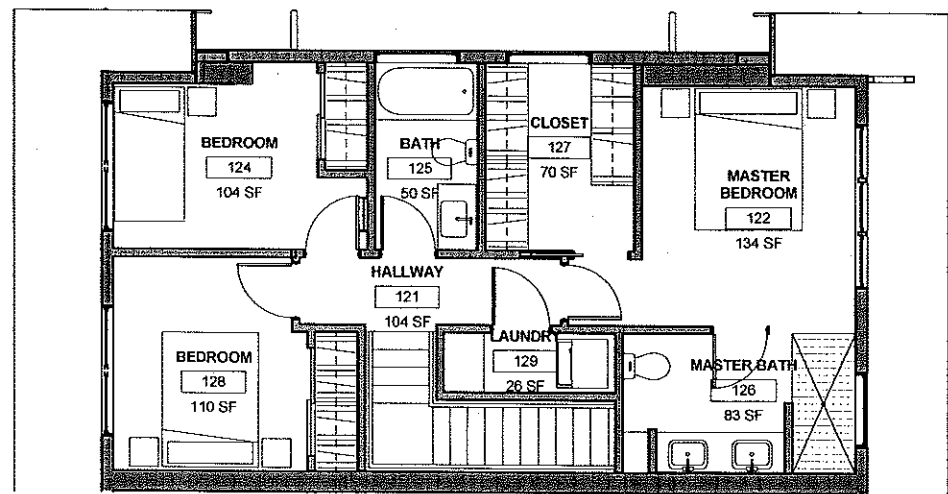




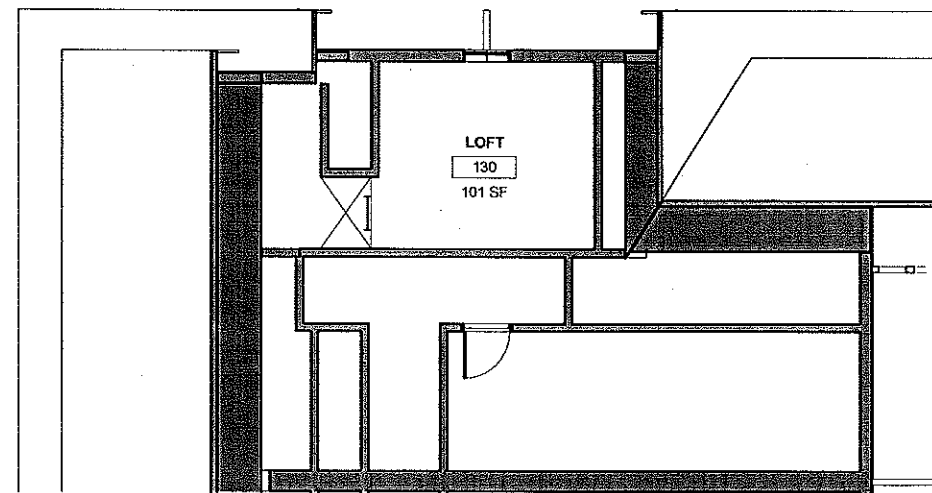
2 GARAGE UNIT TYPE A PLAN - ENLARGED  
 1/4" = 1'-0"



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

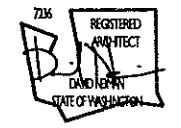


3 LEVEL 2 UNIT TYPE A PLAN - ENLARGED  
 1/4" = 1'-0"



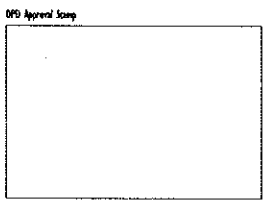
4 LOFT UNIT TYPE A PLAN - ENLARGED  
 1/4" = 1'-0"

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



No. Date Revision

SDR EDG



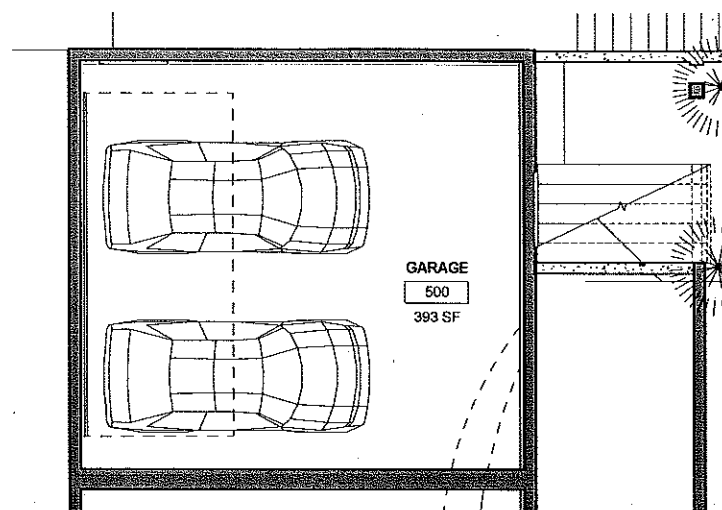
Unit Type A Enlarged Plans

Date: FEB 18, 2015  
 Sheet Number

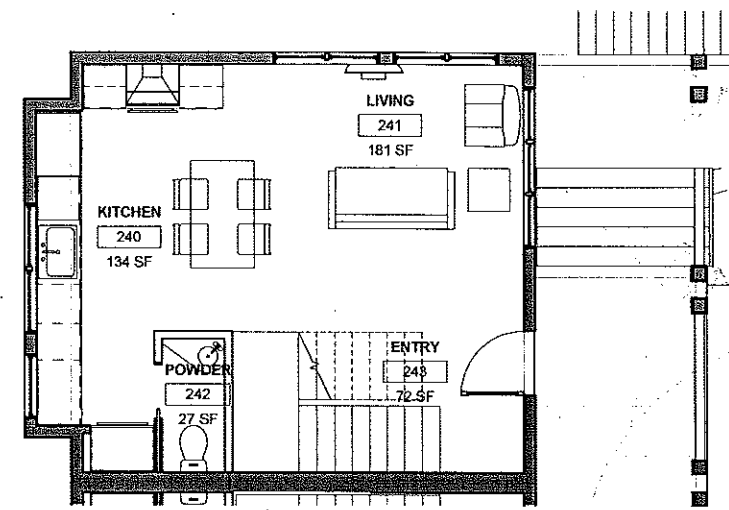
**NAZARENE  
 TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



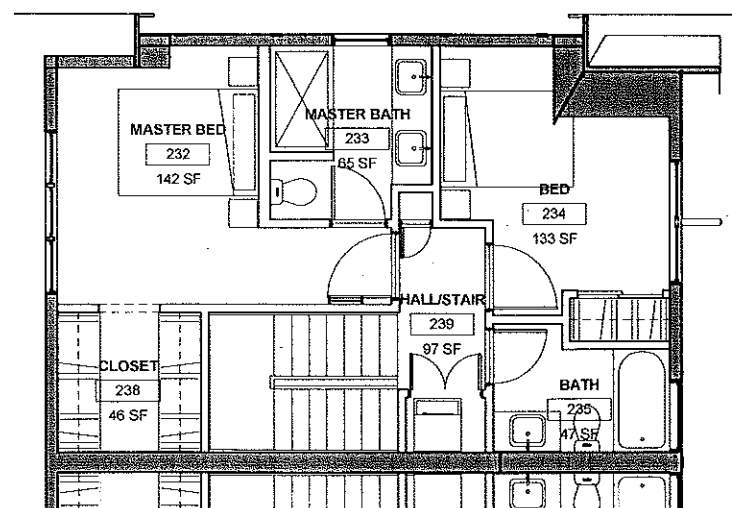
No.	Date	Revision



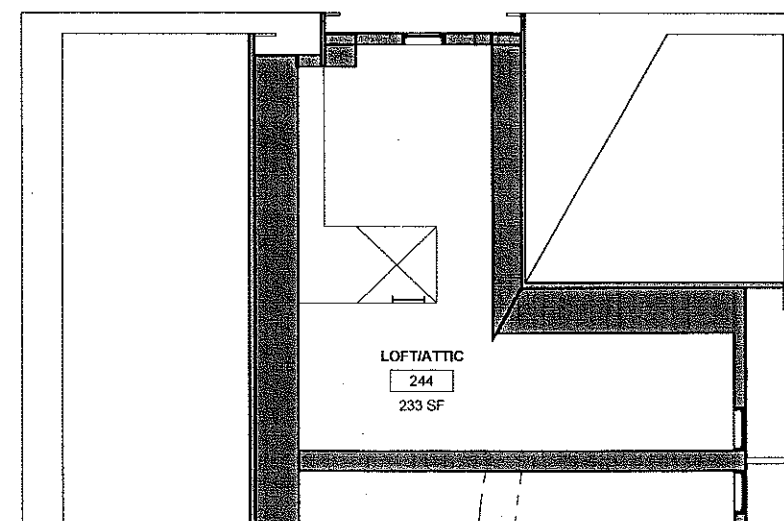
④ GARAGE UNIT TYPE B PLAN - ENLARGED  
 1/4" = 1'-0"



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

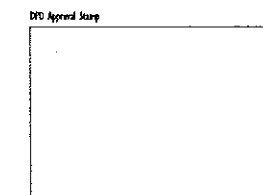


② LEVEL 2 UNIT TYPE B PLAN - ENLARGED  
 1/4" = 1'-0"



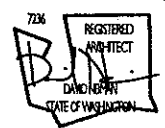
③ LOFT UNIT TYPE B PLAN - ENLARGED  
 1/4" = 1'-0"

SDR EDG

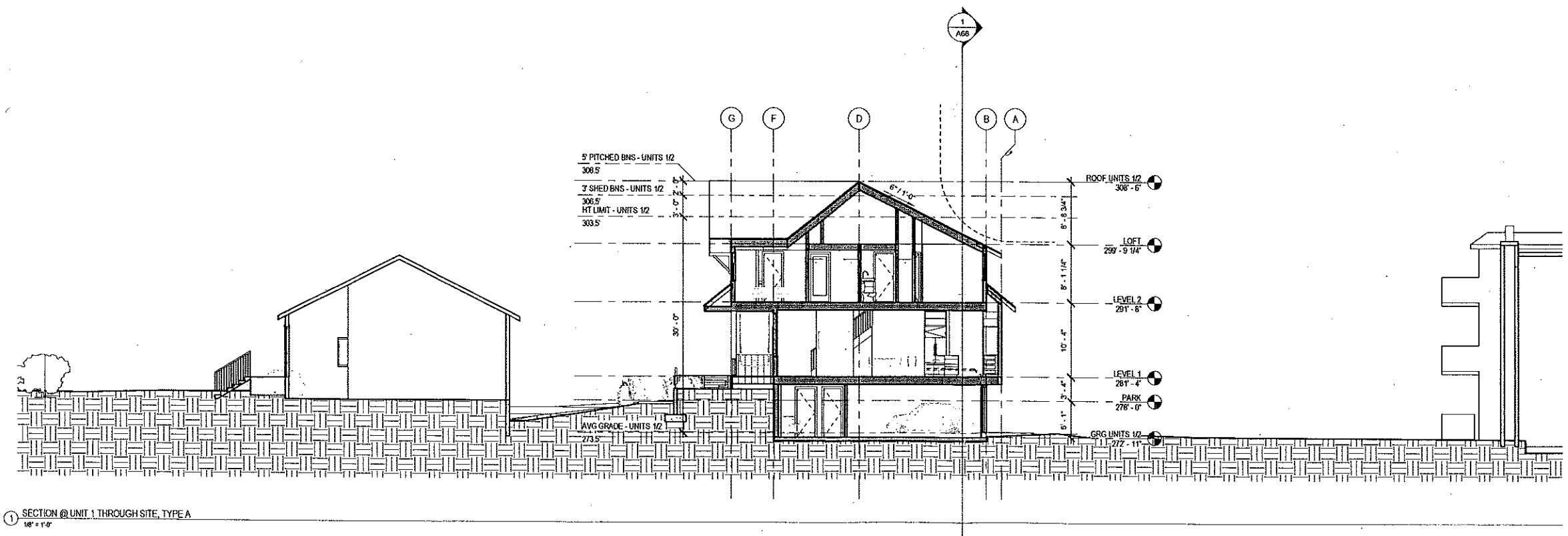
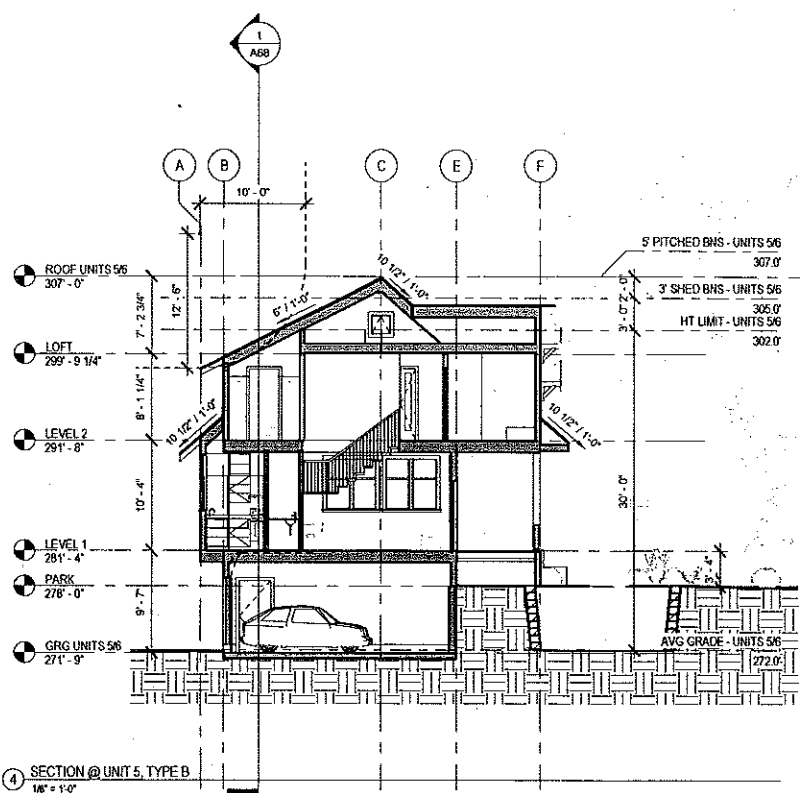
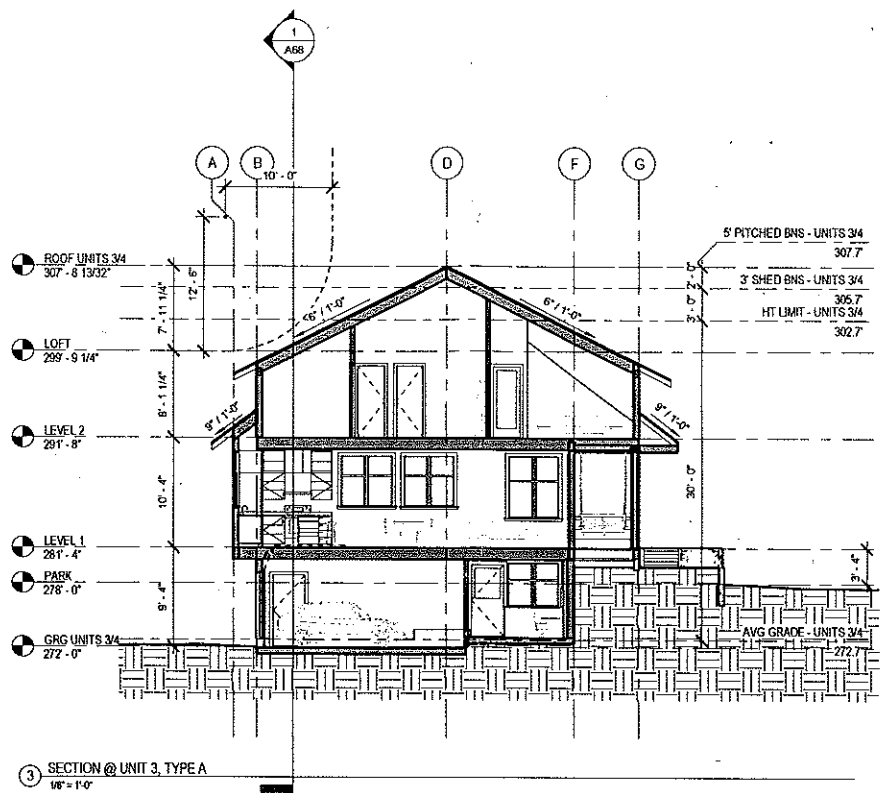
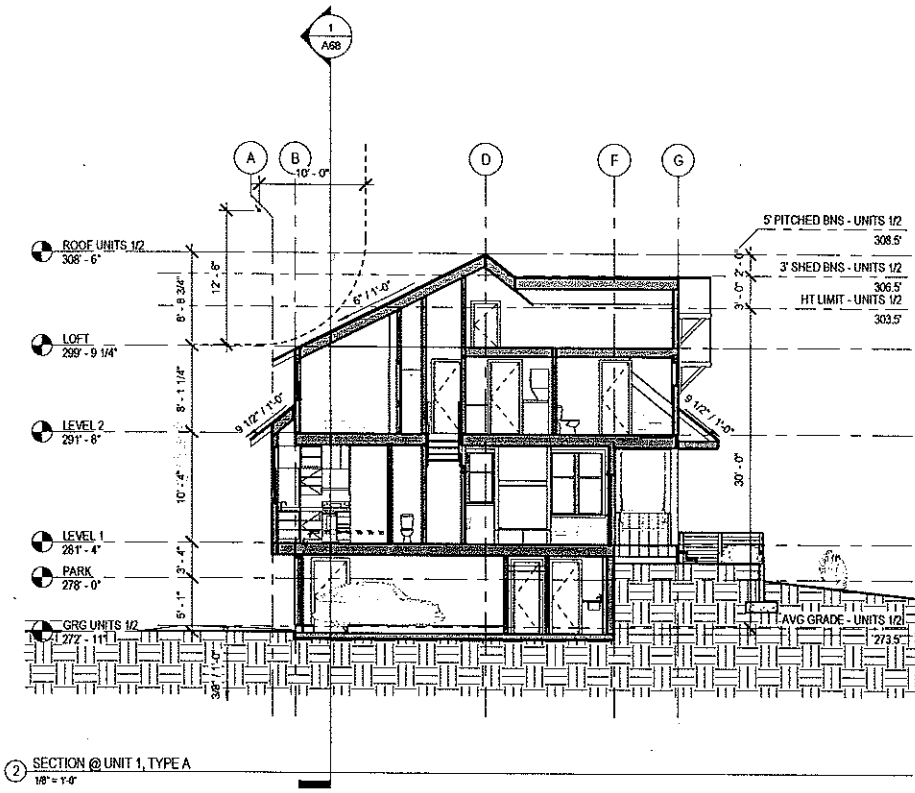


See Edg  
 UNIT TYPE B ENLARGED PLANS

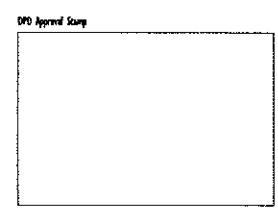
**NAZARENE TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision

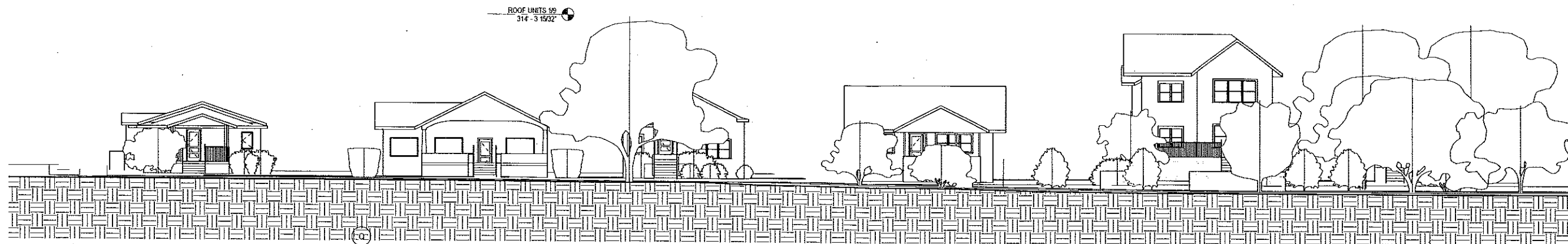


SDR EDG



Sheet File  
**SECTIONS**

Date: FEB 16, 2015  
 Sheet Number

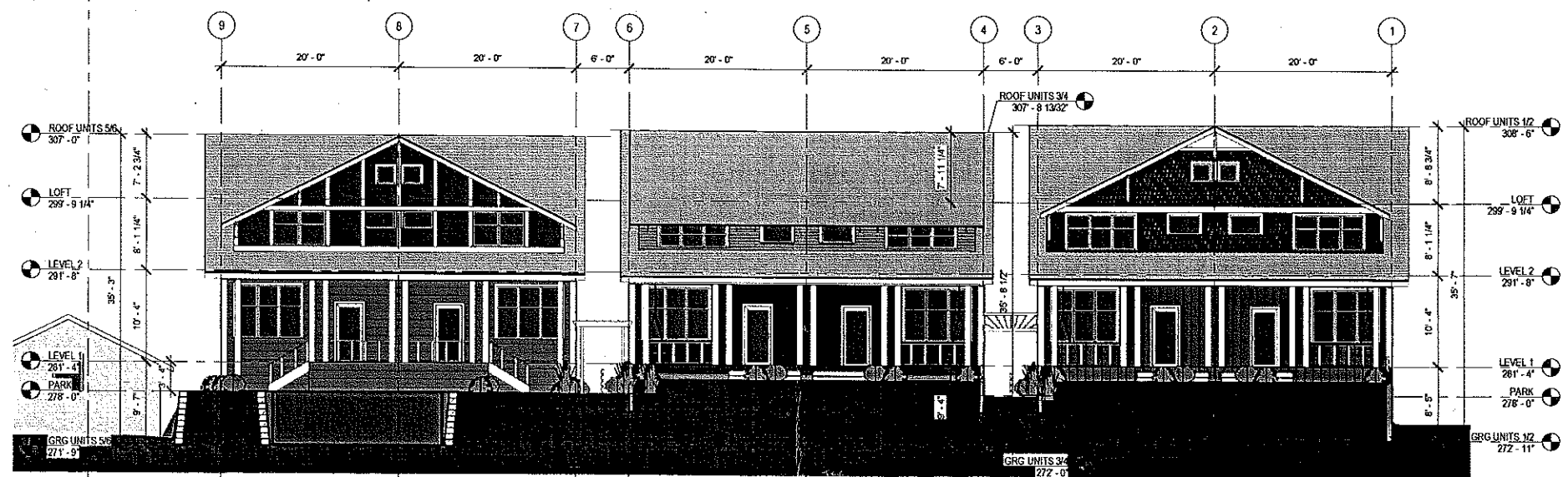


3 ACROSS 42ND  
 3/27" = 1" = 0"

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

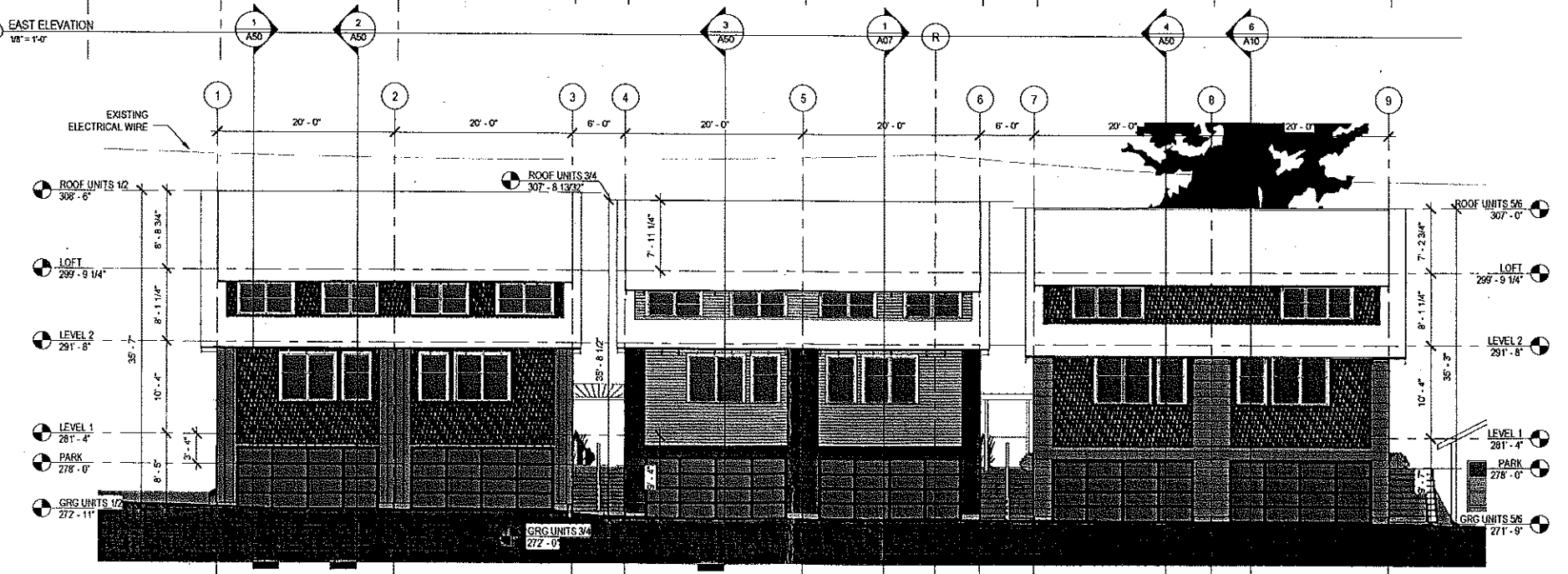


No. Date Revision

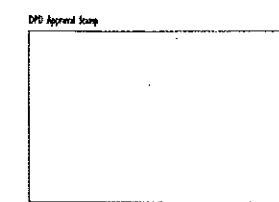


2 EAST ELEVATION  
 1/8" = 1" = 0"

SDR EDG



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

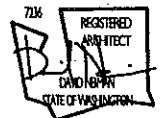


Sheet Title  
**ELEVATIONS**

Date: FEB 14, 2015  
 Sheet Number



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



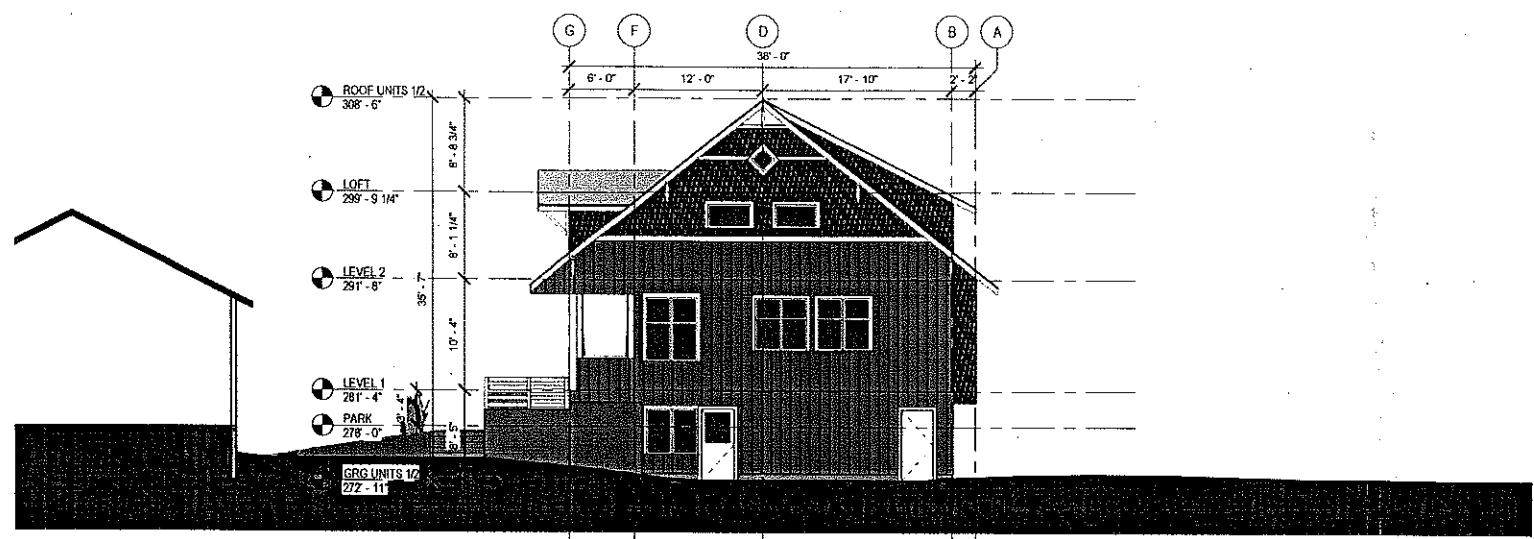
No. Date Revision

SDR EDG

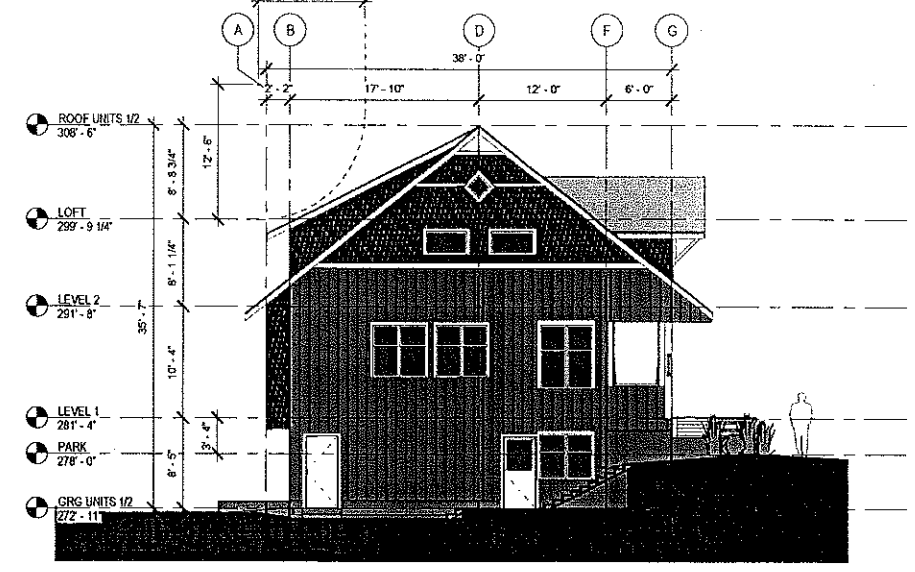
DDO Approval Stamp

Sheet Title  
**ELEVATIONS**

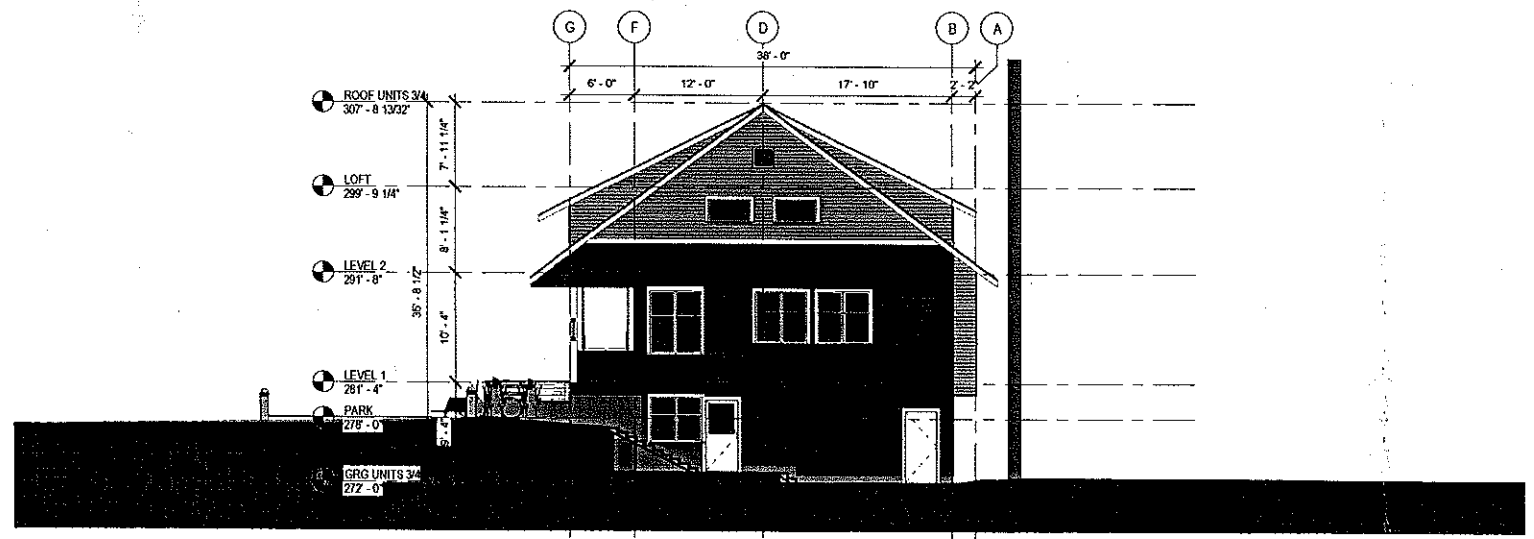
Date: FEB 18, 2015  
 Sheet Number



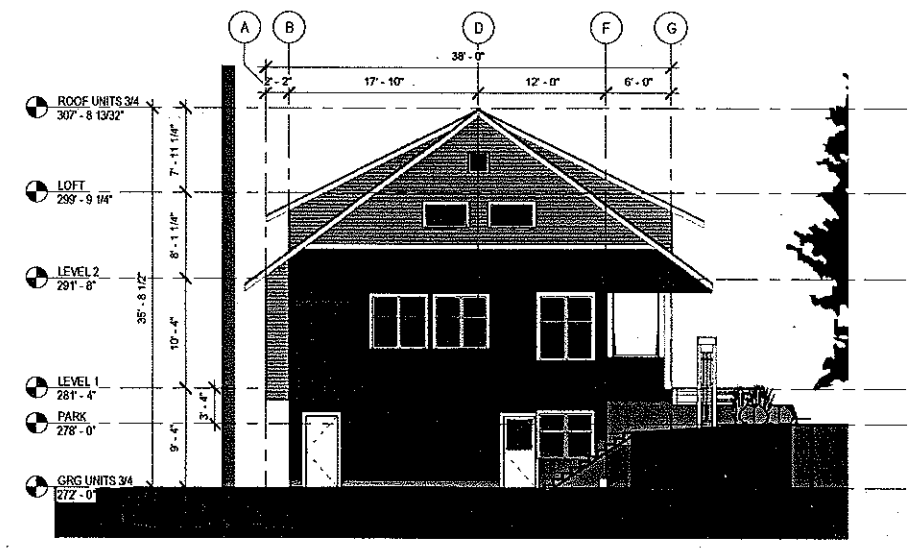
1 UNIT 1 NORTH ELEVATION  
 1/8" = 1'-0"



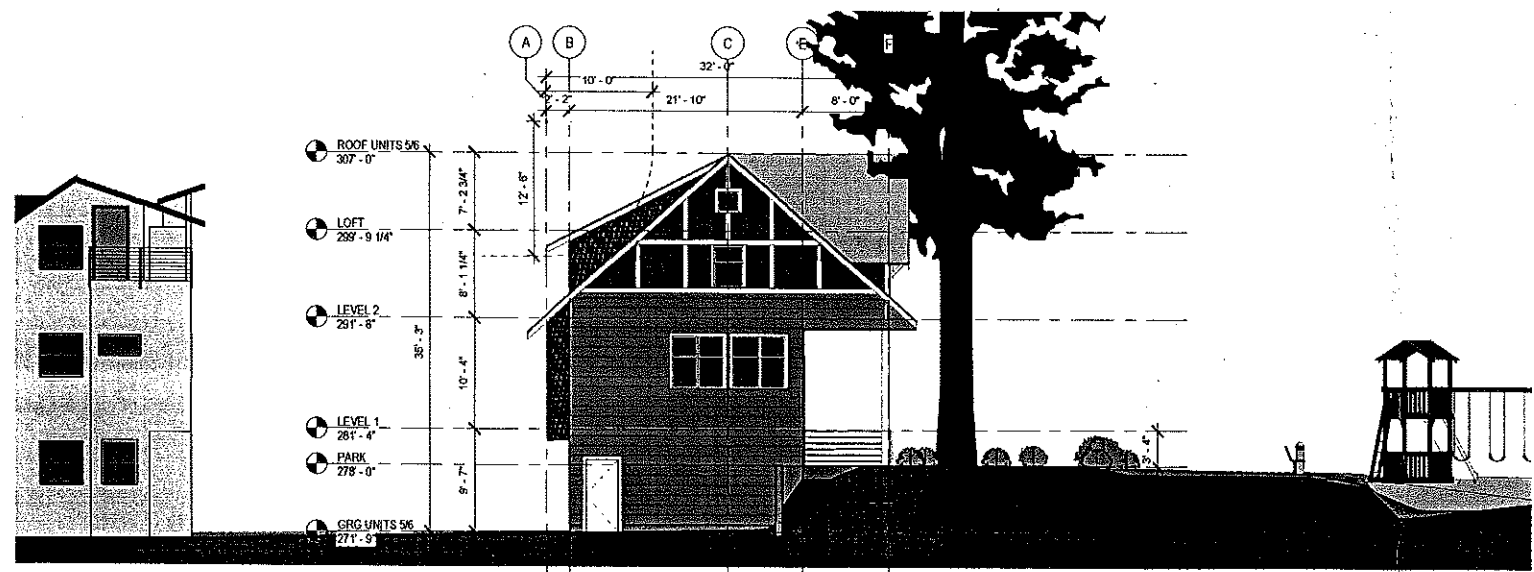
4 UNIT 2 SOUTH ELEVATION  
 1/8" = 1'-0"



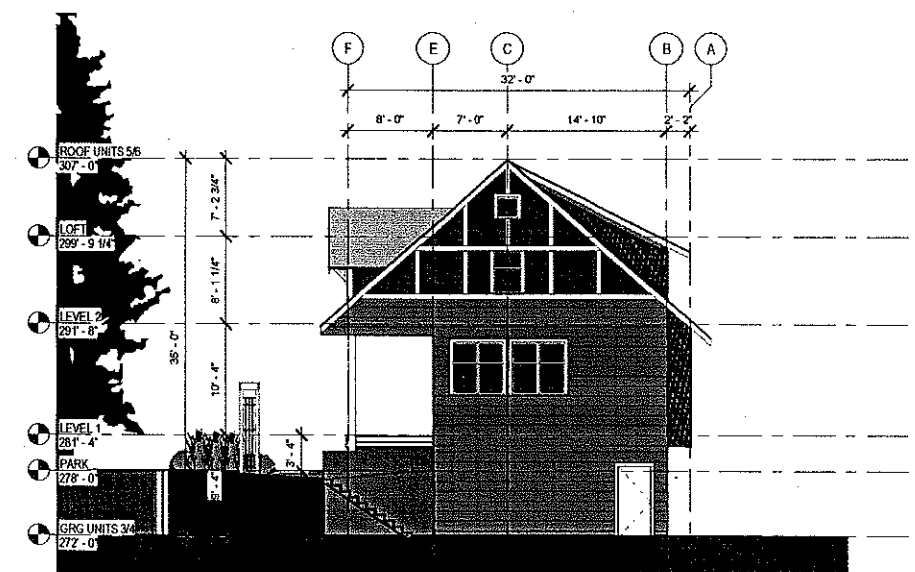
3 UNIT 3 NORTH ELEVATION  
 1/8" = 1'-0"



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

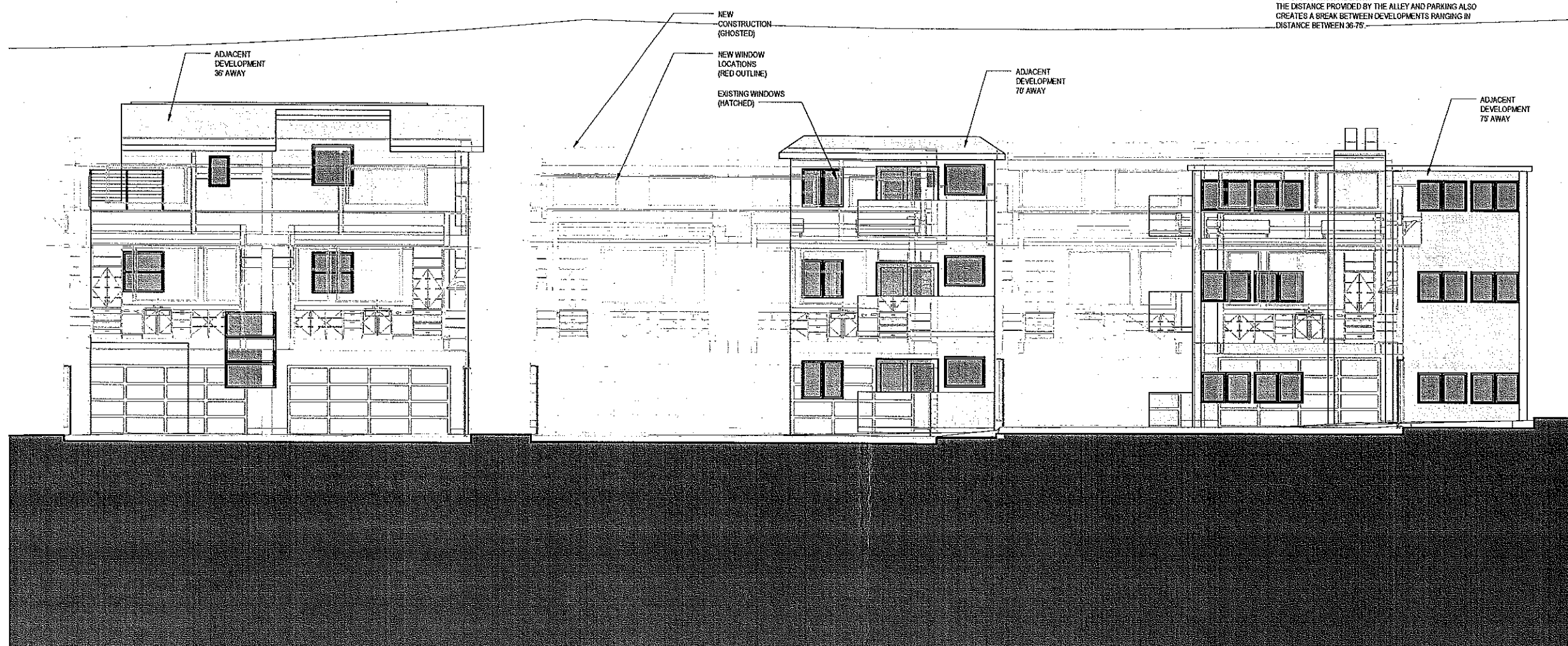


2 UNIT 6 SOUTH ELEVATION  
 1/8" = 1'-0"



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

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'

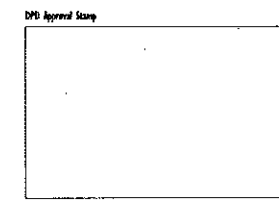


**NAZARENE TOWNHOMES**  
 5911 42ND AVENUE SW  
 3016200



No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_

SDR EDG



Sheet Title  
**WINDOW DIAGRAM ELEVATION**

Date: FEB 18, 2015  
 Sheet Number

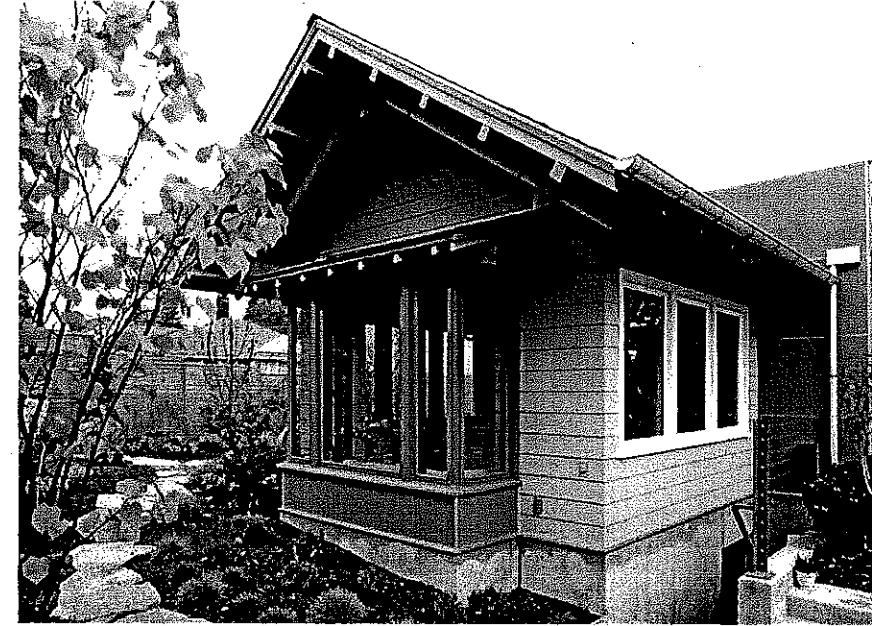
① WINDOW RELATIONSHIPS @ WEST NEIGHBORS  
 3/16" = 1'-0"



MAGNOLIA HOUSE - PRIVATE RESIDENCE, SEATTLE WA

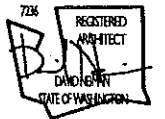


CROWN HILL HOUSE - PRIVATE RESIDENCE, SEATTLE WA

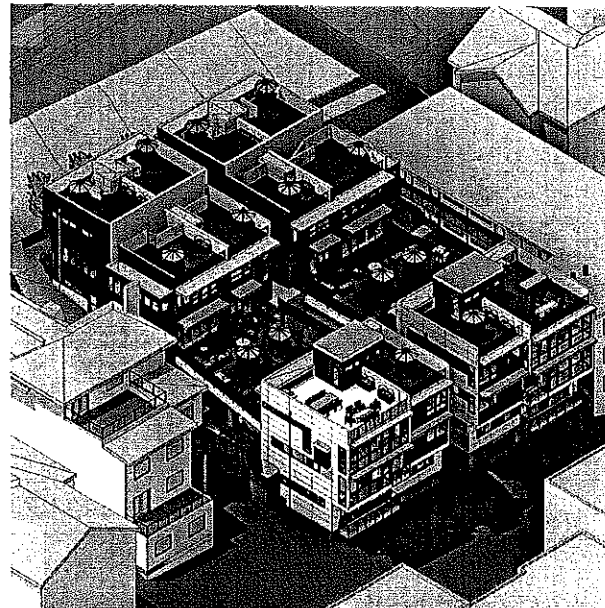


ADKISON PAVILION - PRIVATE RESIDENCE, SEATTLE WA

NAZARENE  
 TOWNHOMES  
 5911 42ND AVENUE SW  
 3016200



No. Date Revision



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



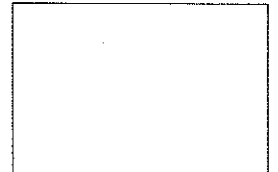
WESTVIEW TOWNHOMES - 2808 14TH AVENUE WEST, SEATTLE WA



MARION GREEN TOWNHOMES - 922 14TH AVENUE, SEATTLE WA

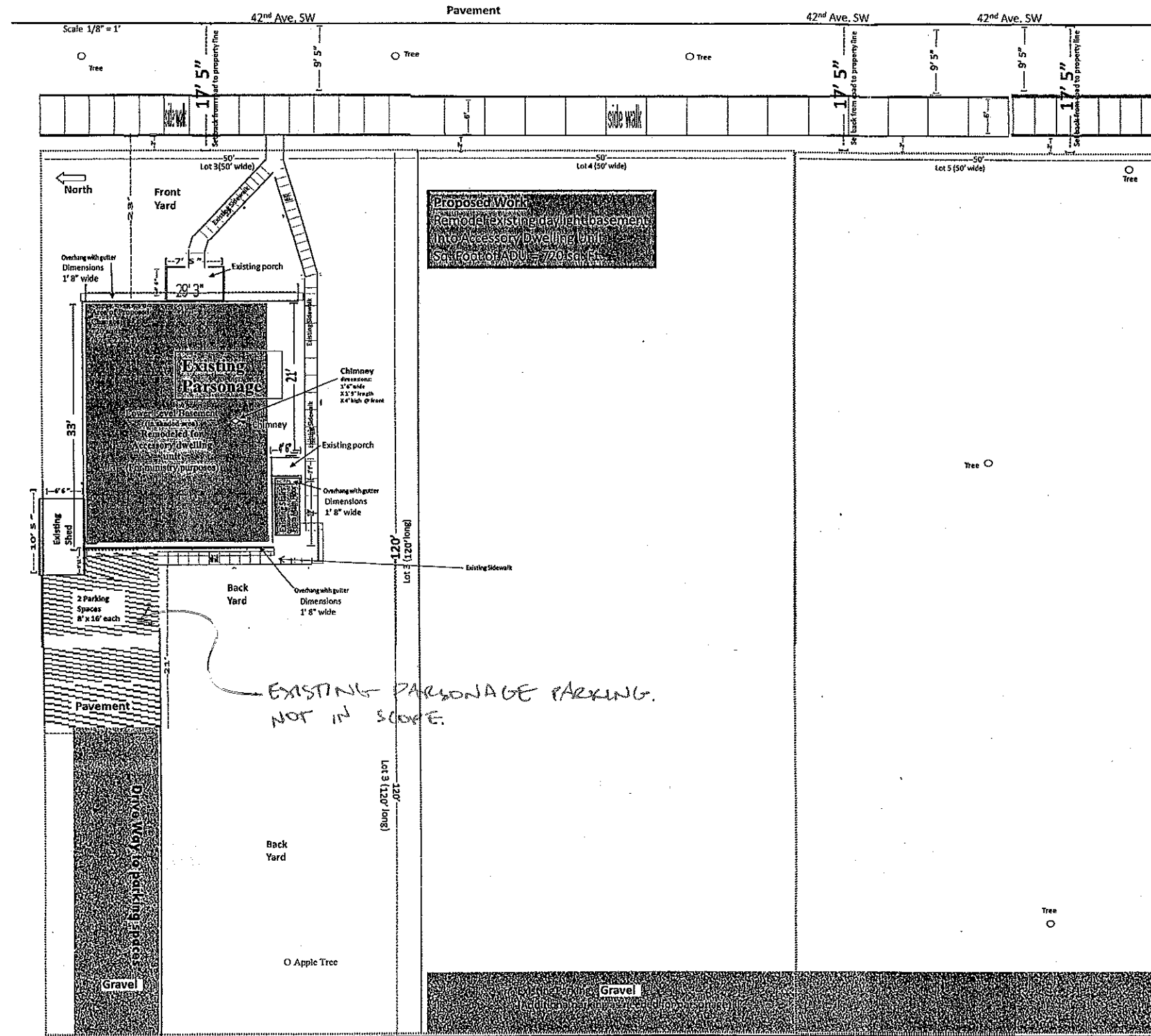
SDR EDG

SDO Approval Stamp



Sheet Title  
**WORK EXAMPLES**

Date: FEB 18, 2015  
 Sheet Number



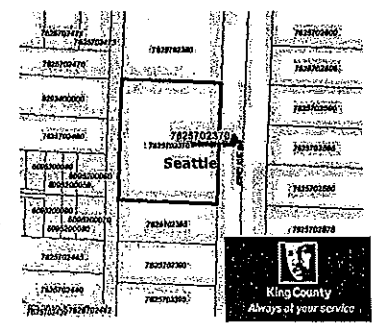
Alley way (Paved)

Parcel Number 7625702370  
 Site Address 5911 42ND AVE SW  
 Zip code 98136  
 Taxpayer WEST SEATTLE CHURCH NAZAREN

**Parsonage**  
 Site Plan  
 Lots 3, of Seaview Park, Parcel #7625702370  
 Address for Lot 3, Parsonage: 5911 42nd Ave., SW, Seattle, WA 98136

**Basic Site Plan scale - 1/8" 1' 0"**  
 Address of Property: 5911 42nd Ave. SW, Seattle, WA 98136  
 Owner - West Seattle Church of the Nazarene  
 Legal Description: Lot 3 of Seaview Park (Lots 3, 4, 5) of 5911 42nd Ave SW Address  
 Note: Parsonage is on lot # 3  
 Parcel Number 7625702370

**Lot Coverage**  
 Lot # 3 Area: 6,450 square feet  
 Existing Building: 29' x 33' = 957 Square feet  
 Accessory Dwelling Unit: 22' x 32' = 704 Square feet (Interior Basement)



THE CITY OF SEATTLE  
 DEPARTMENT OF  
 PLANNING  
 AND DEVELOPMENT  
 NOV 28 2012  
 APPROVED Subject to Errors  
 And Omissions  
 By *Richard Bellinger*  
 Richard Bellinger

NOV 21 2012  
 City of Seattle  
 Department of Planning and Development

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# COMMERCIAL PLAN COVER SHEET

Department of Construction and Land Use, City of Seattle, 750 Third Avenue, Seattle, WA 98104

PURPOSES & USE OF DCU PLAN COVER SHEET: This cover sheet should be attached to the front of all plan sets submitted for zoning and building permit approvals. The plans cover sheet organizes the essential information needed to allow an expeditious plan review and permit issuance.

Applicants should fill in each information category on the cover sheet. If more room is needed please indicate the location of support information and calculations. If the category of information does not apply to your proposal, mark NA (not applicable).

This Plans Cover Sheet is for DCU Use Only and should not be used for contract document purposes.

APPLICATIONS WITHOUT DCU COVER SHEETS WILL NOT BE ACCEPTED FOR PROCESSING EXCEPT FOR THOSE PERMITS ISSUED "SUBJECT TO FIELD INSPECTION" OR FOR "BLANKET PERMITS". PLEASE CALL 625-... IF YOU HAVE QUESTIONS ON WHETHER PLANS ARE REQUIRED FOR YOUR PERMIT.

A. PROJECT ADDRESS IF ASSIGNED: 4201 S.W. Jackson St., Seattle

B. DESCRIPTION OF PROPOSAL: Establish private school and daycare in portion of existing church.

C. HISTORIC, LANDMARK OR SPECIAL REVIEW DISTRICT DESIGNATION (YES / NO)
(1) "YES", specify designation: MIA historical church
(2) "YES", has Certificate of Approval been applied for? YES / (X)
(3) "YES", has Certificate of Approval been approved? YES / (X)

### D. LAND USE AND ZONING INFORMATION:

(1) SPECIFY ZONING CLASSIFICATION: SE 5220
(2) SPECIFY SHORELINE CLASSIFICATION:
(3) -A- EXISTING USE(S)/SQ. FT. OF EACH USE:
USE: Sunday School 50. FT. 910
USE: Church hall 50. FT. 1440

-B- PROPOSED USE(S)/SQ. FT. OF EACH USE:
USE: Classroom - daycare 50. FT. 910 / 50 = 123 + 1 FOR RESID.
USE: Daycare - classroom 50. FT. 1440

(c) CHANGE OF USE PROPOSED: YES / NO
IF "YES", FROM Church TO Church and School with daycare

(4) PARKING - (NUMBER OF SPACES)
(a) NO. OF EXISTING SPACES: NA
(b) TOTAL NUMBER PROPOSED: NA
(c) TOTAL NUMBER REQUIRED: NA
(d) LOCATION: NO. ON-SITE NA, NO. OFF-SITE NA

(5) LANDSCAPING -
(a) REQUIRED PLANTING AREA: 50. FT.
(b) PROPOSED: 50. FT.
(c) REQUIRED NUMBER OF TREES:
(d) PROPOSED NUMBER OF TREES:

(6) LOT AREA - 21,250 SQ. FT.
(7) (a) LOT COVERAGE PROPOSED: 50. FT. PERCENT
(b) MAXIMUM ALLOWED: 50. FT. PERCENT

(8) (a) BUILDING HEIGHT PROPOSED PER LAND USE CODE: \_\_\_\_\_ FT.
(b) MAXIMUM ALLOWED: \_\_\_\_\_ FEET
(9) (a) FLOOR AREA RATIO PROPOSED: \_\_\_\_\_
(b) MAXIMUM ALLOWED: \_\_\_\_\_
(c) BONUS AREA: \_\_\_\_\_

(10) SETBACKS REQUIRED FOR PROJECT? YES / NO
IF REQUIRED, COMPLETE THE FOLLOWING:
(a) FRONT (b) REAR
PROPOSED: \_\_\_\_\_ FT. PROPOSED: \_\_\_\_\_ FT.
MINIMUM ALLOWED: \_\_\_\_\_ FT. MINIMUM ALLOWED: \_\_\_\_\_ FT.
(c) SIDE (1) (4) SIDE (2)
PROPOSED: \_\_\_\_\_ FT. PROPOSED: \_\_\_\_\_ FT.
MINIMUM ALLOWED: \_\_\_\_\_ FT. MINIMUM ALLOWED: \_\_\_\_\_ FT.

(11) YARD EXCEPTIONS, SPECIAL CONDITIONS:

(12) OTHER BULK REQUIREMENTS, SPECIAL CONDITIONS:

E. BUILDING CODE INFORMATION: E-3 DAYCARE

(1) TYPE OF OCCUPANCY: E-2 CLASSROOM (PRIVATE SCHOOL)

(2) SPRINKLER SYSTEM REQUIRED: YES / (X) NO
(a) Existing System: YES / (X) NO (b) New System? YES / (X) NO
(c) Location?

(3) TYPE OF CONSTRUCTION: EM

(4) NO. OF STORIES/BASEMENT/MEZZANINE: 3

(5) FIRE DISTRICT:
---S FLOOR AREA (SFA) FOR EACH OCCUPANCY (measured to the exterior of exterior walls):

NOTE: Provide SFA for heated and unheated spaces on each floor plan.
Level 1: Multiple use E-2 private school
E-3 daycare before and after school

### F. ENERGY/MECHANICAL CODE INFORMATION

(1) BUILDING ENVELOPE
Indicate Approach Used: Chap. 6 \_\_\_\_\_ Chap. 4 \_\_\_\_\_ Chan. 5 \_\_\_\_\_

(a) CHAPTER 6: Prescriptive
INSULATION MINIMUMS
- ROOF/CEILING: R-30
- OPAQUE WALL: R-11
- FLOOR OVER UNHEATED SPACE: R-11
- SLAB PERIMETER (heated) R-6.25 / (unheated) R-4.25

GLAZING PERCENTAGE MAXIMUM
[Glass & Sash Area] + [Skylight Area x .2] 21%
Gross Wall Area

(b) CHAPTER 4: Component Performance / CHAPTER 5: System Analysis
U VALUE MAXIMUM
- ROOF/CEILING:
- GROSS WALL (including glass w/sash multiplier and opaque wall with stud correction):
- FLOOR OVER UNHEATED SPACE:
- OVERALL (Only if averaged for trade off):
SLAB PERIMETER (heated) R-6.25 / (unheated) R-4.25
DTV MAXIMUM (as applicable):

(c) LIGHTING SYSTEM
MAXIMUM INSTALLED WATTS

### (2) MECHANICAL SYSTEM

(a) SPACE HEATING SYSTEM TYPE:
- TOTAL BUILDING DESIGN HEATING LOAD:
BTUH (= watts \_\_\_\_\_ x 3413):
BTUH/SQ. FT. OF CONDITIONED FL. AREA:
- TOTAL INSTALLED EQUIPMENT OUTPUT:
BTUH (= watts \_\_\_\_\_ x 3413):
BTUH/SQ. FT. OF CONDITIONED FL. AREA:

(b) SPACE COOLING SYSTEM TYPE (IF INSTALLED):
- TOTAL BUILDING DESIGN COOLING LOAD:
BTUH (= tons \_\_\_\_\_ x 12000):
BTUH/SQ. FT. OF CONDITIONED FL. AREA:
- TOTAL INSTALLED EQUIPMENT SIZE:
BTUH (= tons \_\_\_\_\_ x 12000):
BTUH/SQ. FT. OF CONDITIONED FL. AREA:

(c) AIR TRANSPORT FACTOR MINIMUM: 5.0

(3) OTHER ENERGY INFORMATION/SPECIAL NOTES:

### G. APPLICANT INFORMATION:

(a) APPLICANT'S NAME: Dorothy Douglas

ADDRESS: 414 S.W. Cedar St. Seattle, WA 98104

PHONE: 726-1100 (home) 362-9481

(b) ARCHITECT/AGENT'S NAME: NA

ADDRESS:

PHONE:

H. IS GRADING PERMIT REQUIRED? YES / NO
(a) IF "NO", SHOW GRADING GRADABLE SECTION:
(b) IF "YES", SHOW FILE: CH. YDS. CUT

I. PREVIOUS LAND USE APPROVALS RELATED TO THIS PROJECT:

J. CONDITIONS OF APPROVAL: (FOR DCU USE ONLY)

K. ROUTING NOTES: (FOR DCU USE ONLY)

PREVIOUS/ONGOING LAND USE APPROVALS RELATED TO THIS PROJECT:

TO BE COMPLETED BY DCU:

CONDITIONS OF APPROVAL:
1. Maximum number of students shall be 50 including those staying overnight

SHOP DRAWINGS REQUIRED:

APPROVAL STAMPS:

C 7

RECEIVED JUN 27 1981

Dept. of Construction & Land Use

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CITY OF SEATTLE
DEPT. OF CONSTRUCTION
DEC 3 1981

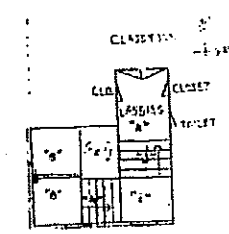
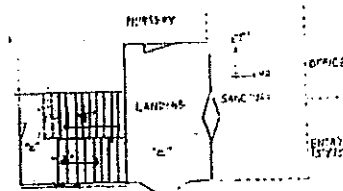
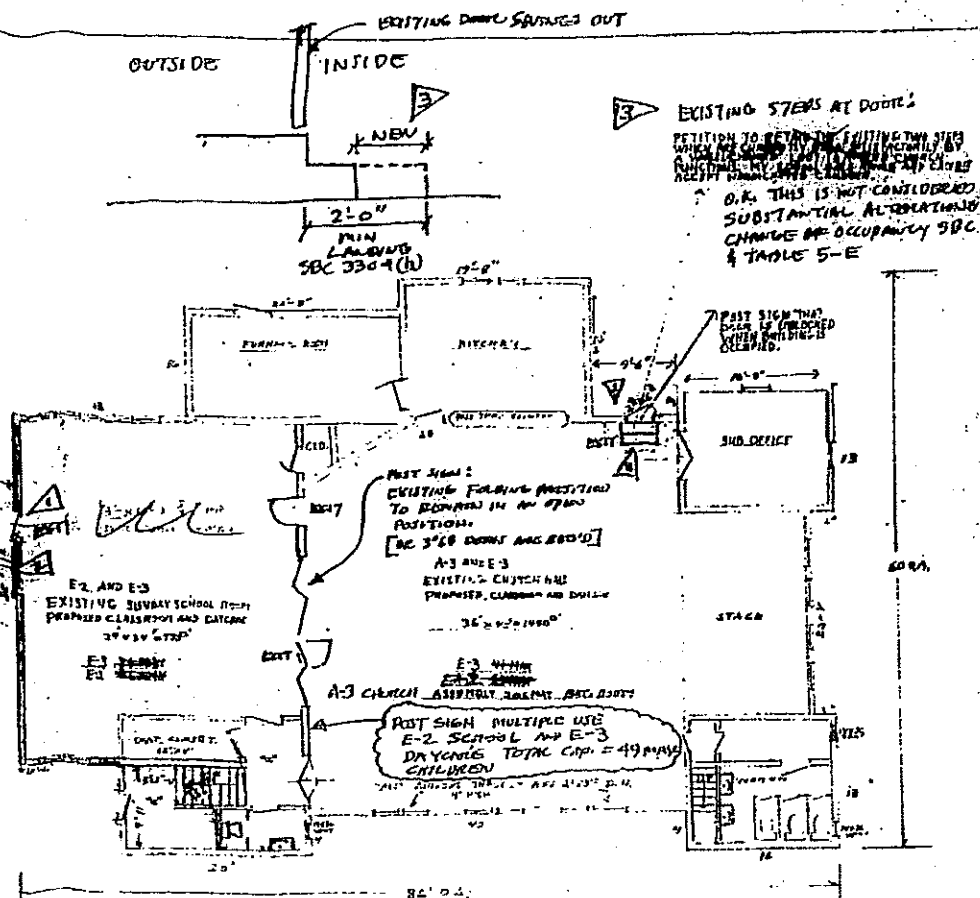
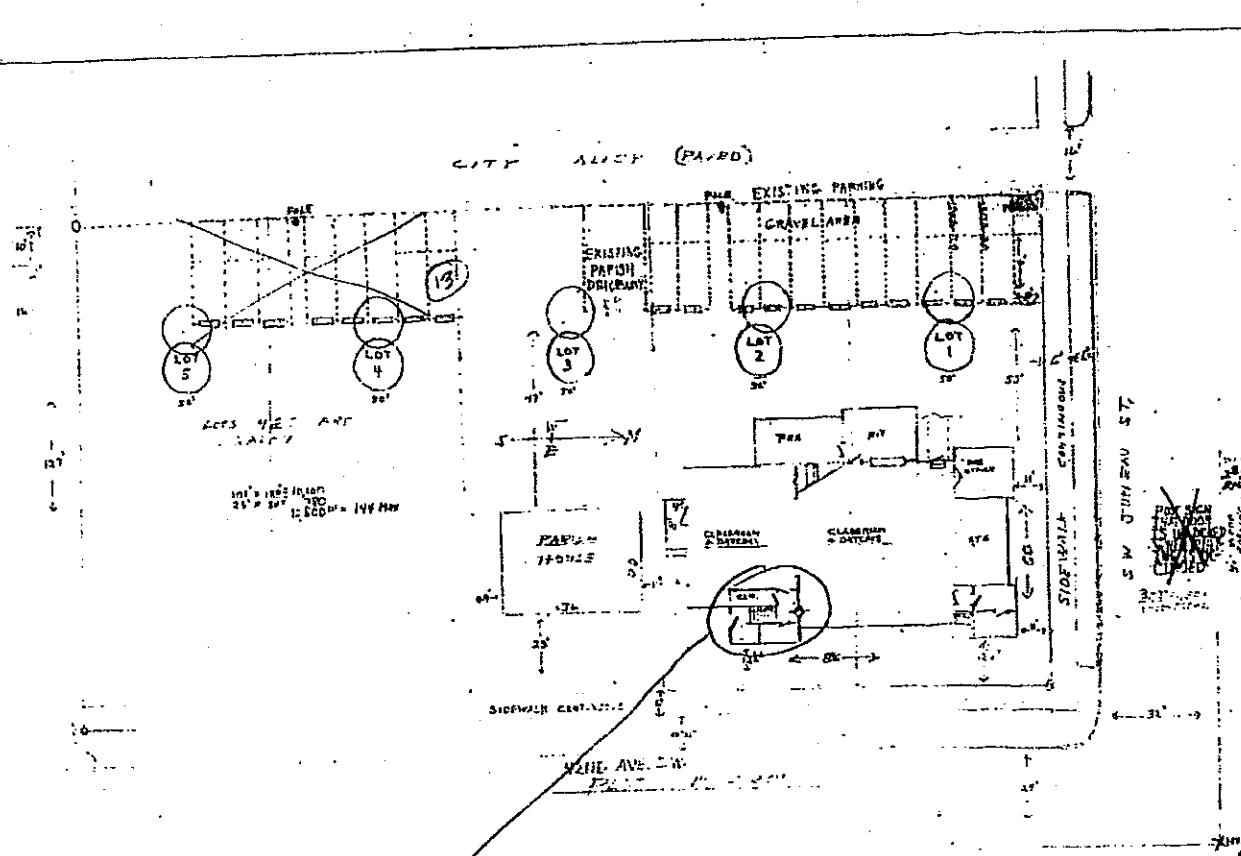
CITY OF SEATTLE
DEPT. OF CONSTRUCTION
SEP 3 1981

COM

Table with columns: REVIEWER, Initial Date, Revised Date, and rows for various review stages.







1/4" SCALE  
A  
DETAIL

FLOOR PLAN 1/4" SCALE

POST SIGN: DOORS TO REMAIN UNLOCKED DURING SCHOOL AND DAYCARE HOURS. EXIT FOR DAYCARE AND PRIVATE SCHOOL

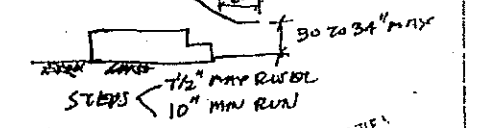
7:00 - 8:30	E-3 DAYCARE
8:30 - 11:30am	E-2 SCHOOL
11:30 - 2:30pm	E-2 SCHOOL AND E-3 DAYCARE
2:30 - 6:00pm	E-3 DAYCARE

LEGAL

lots 1, 2, 3, 4 + 5  
Block 2P, Sea View Bldg 3rd  
3501 W. Junco St +  
5011 - 5017 - 5021 - 5023  
Ave 512

EXIT = EXIT PLACARDS 6" LETTERS ON CONTRASTING BACKGROUND

BARING FREE HANDRAIL: 2306(1)  
1/4 TO 2" MAX, 1 1/2" MIN CLEAR AT WALL, 30 TO 36" MAX ABOVE TREAD NOSING & LANDING, 12" MIN EXTENSION BEYOND TOP RISER, 22" MIN EXTENSION BEYOND BOTTOM RISER



EXISTING STEPS AT DOOR: PETITION TO REPAIR EXISTING STEPS... O.K. THIS IS NOT CONSIDERED AS A SUBSTANTIAL ALTERATION OR CHANGE OF OCCUPANCY SBC 10A(6)-6A II & TABLE 5-E

NOTES: SEE ATTACHED MEMORANDUM DIRECTION MAP (04-079(C)) MAX NO OF CHILDREN IS 50

Bldg CODE SBC 3319(1) REQUIRES PANIC HARDWARE O.L. & E.O. THE APPLICANT WILL LIMIT THE NO. OF CHILDREN TO 49 MAX

HOPE, NAZARENE CHURCH  
ADMINISTRATIVE BUILDING  
To establish PRIMARY SCHOOL  
4201 SW. JUNEAU ST.

For: Dorothy Jorottha  
444 S.W. CANADA DR. 38185  
953-2476 953-1785  
WONDER NATURE SCHOOL

RECEIVED  
DEC 17 2004  
Dept. of Construction & Land Use

