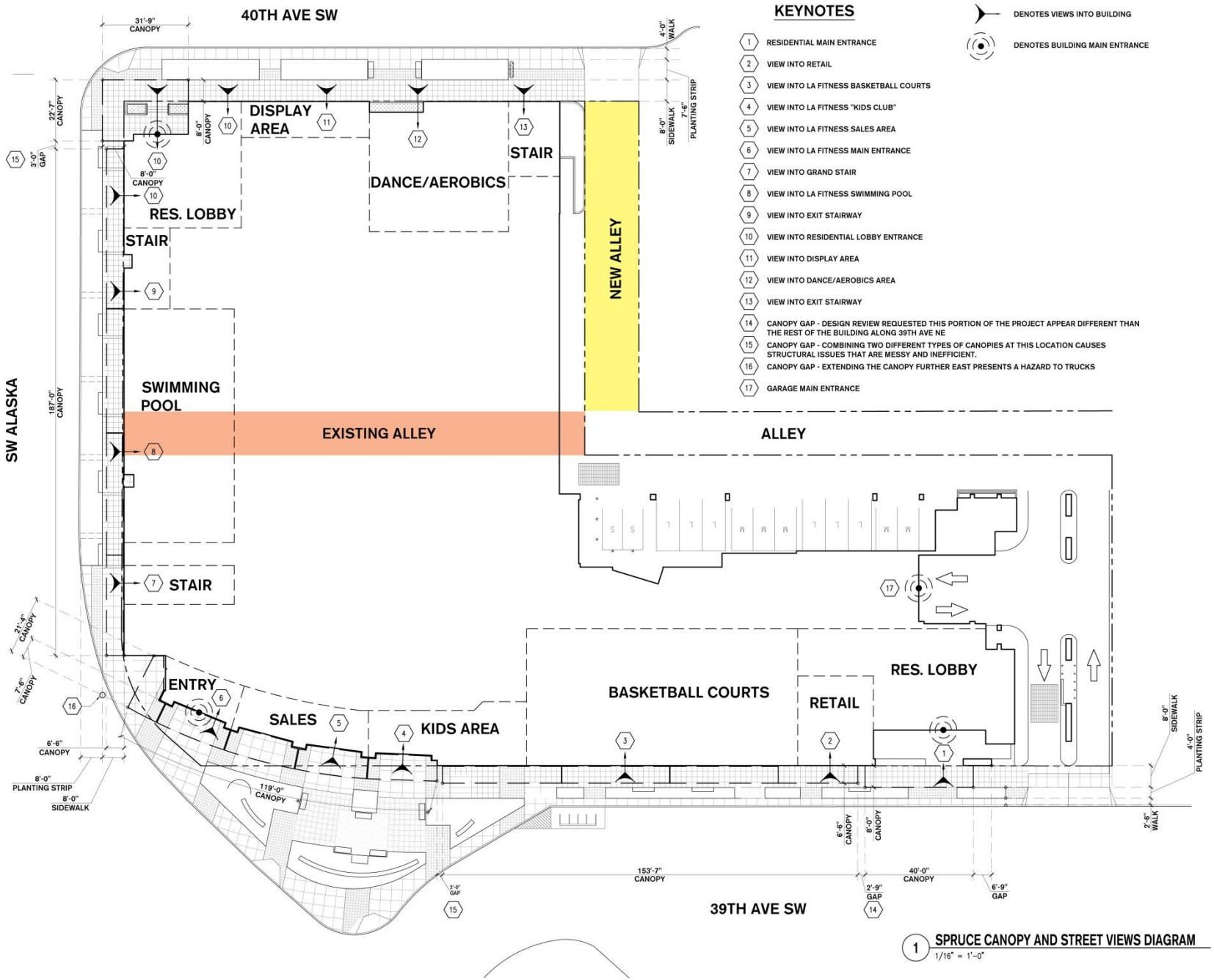
SPRUCE – WEST SEATTLE

SPRUCE – WEST SEATTLE: Public Benefit

- EXISTING APPROVED:
  - Public open space in the right-of-way bulb at SE corner of project, including permanent maintenance.
  - Payment of $25,000 to Seattle Parks for local area projects.
  - Wider sidewalks than required by Code.
  - More street trees and landscaping in right-of-way than required by Code.
  - Flex cars in project garage.
- NEW:
  - Pedestrian weather protection along SW Alaska Street and 39th AVE SW frontages
- ADDITIONAL:
  - Undergrounding utilities along 39th Ave SW
  - Bike rack art piece



KEYNOTES

1. RESIDENTIAL MAIN ENTRANCE
2. VIEW INTO RETAIL
3. VIEW INTO LA FITNESS BASKETBALL COURTS
4. VIEW INTO LA FITNESS "KIDS CLUB"
5. VIEW INTO LA FITNESS SALES AREA
6. VIEW INTO LA FITNESS MAIN ENTRANCE
7. VIEW INTO GRAND STAIR
8. VIEW INTO LA FITNESS SWIMMING POOL
9. VIEW INTO EXIT STAIRWAY
10. VIEW INTO RESIDENTIAL LOBBY ENTRANCE
11. VIEW INTO DISPLAY AREA
12. VIEW INTO DANCE/AEROBICS AREA
13. VIEW INTO EXIT STAIRWAY
14. CANOPY GAP - DESIGN REVIEW REQUESTED THIS PORTION OF THE PROJECT APPEAR DIFFERENT THAN THE REST OF THE BUILDING ALONG 39TH AVE NE
15. CANOPY GAP - COMBINING TWO DIFFERENT TYPES OF CANOPIES AT THIS LOCATION CAUSES STRUCTURAL ISSUES THAT ARE MESSY AND INEFFICIENT.
16. CANOPY GAP - EXTENDING THE CANOPY FURTHER EAST PRESENTS A HAZARD TO TRUCKS
17. GARAGE MAIN ENTRANCE

DENOTES VIEWS INTO BUILDING

DENOTES BUILDING MAIN ENTRANCE

1 SPRUCE CANOPY AND STREET VIEWS DIAGRAM
1/16" = 1'-0"

9 Block Radius

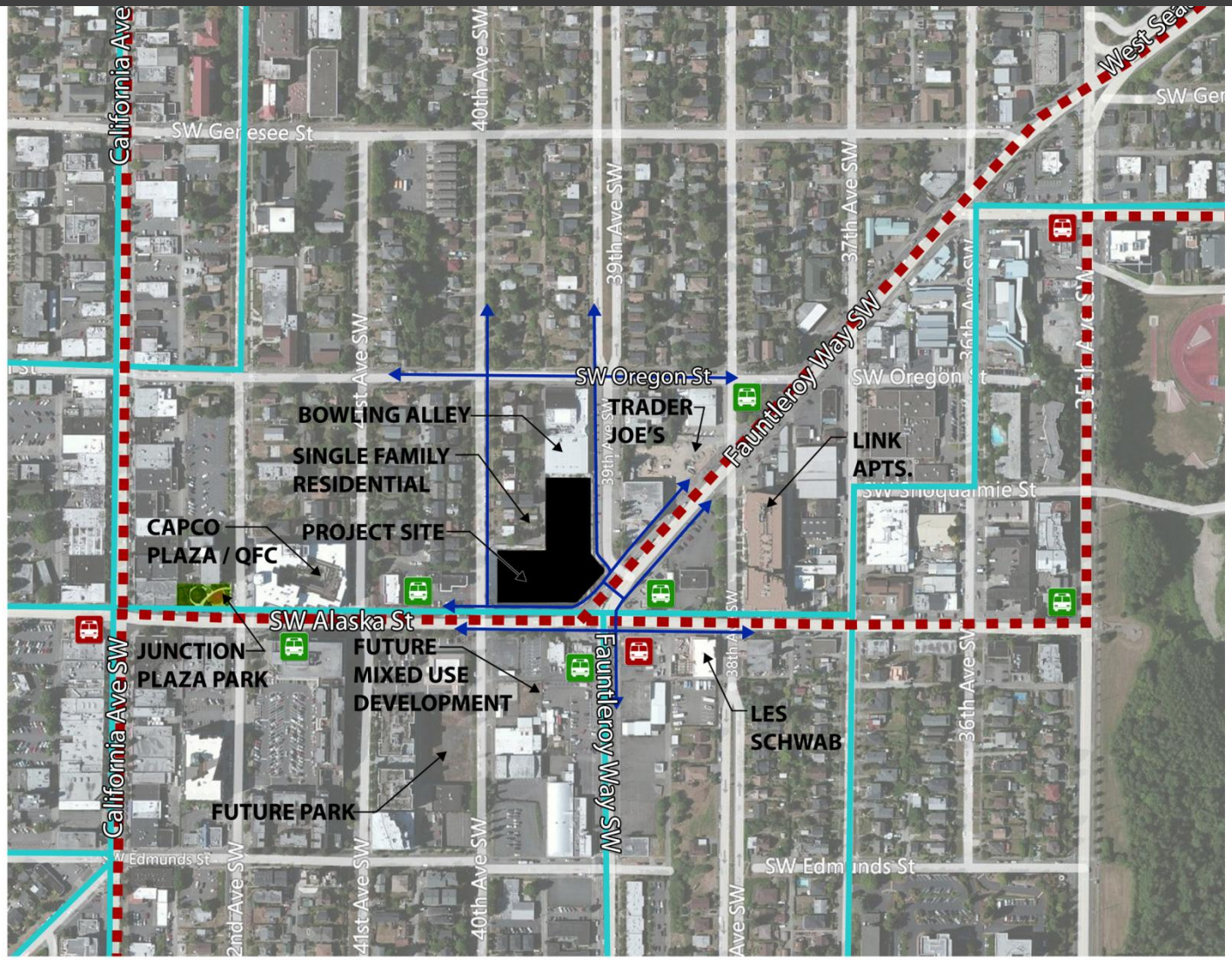
WALKING ROUTES

BICYCLE ROUTES

BUS ROUTES

RAPID RIDE STOP

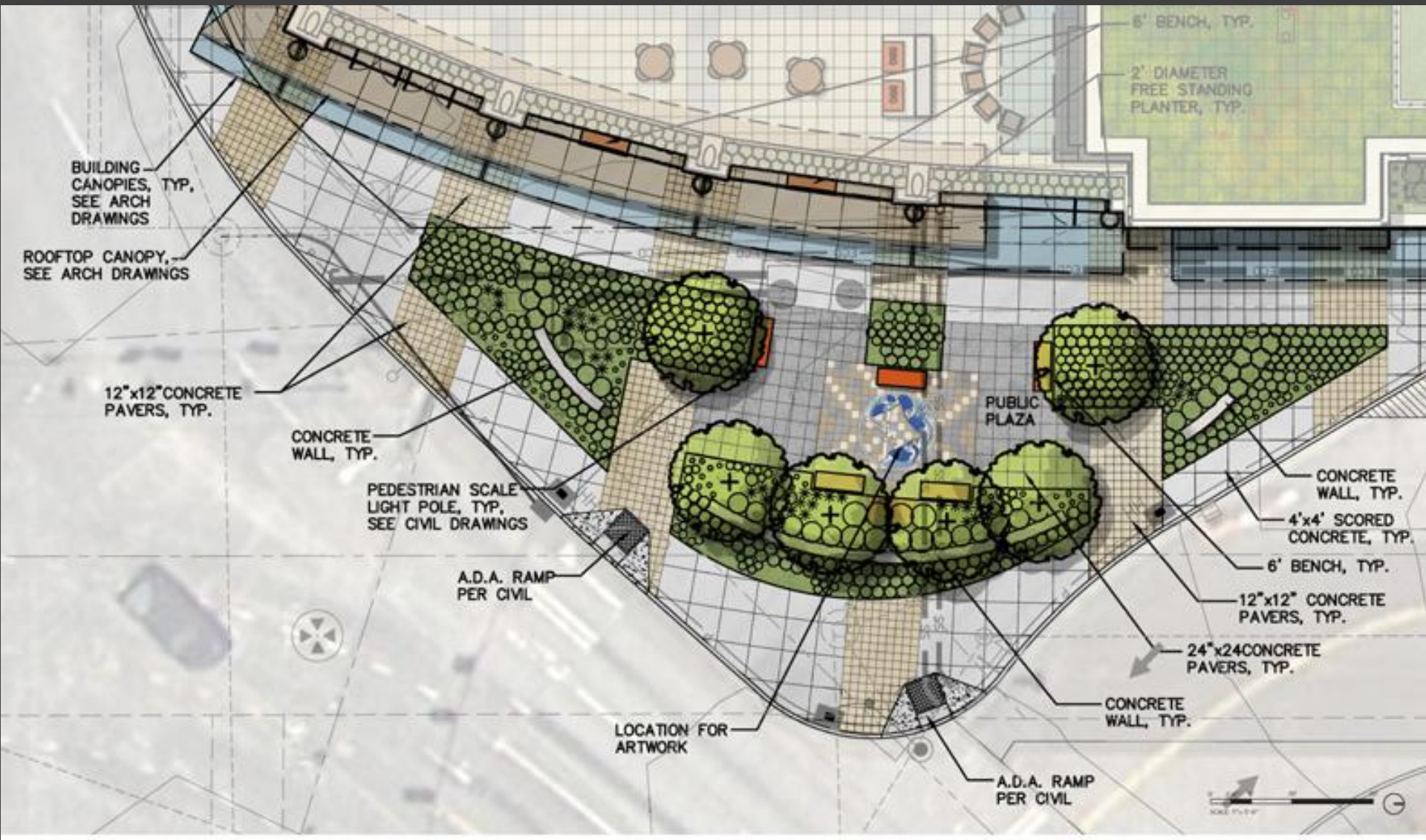
BUS STOP



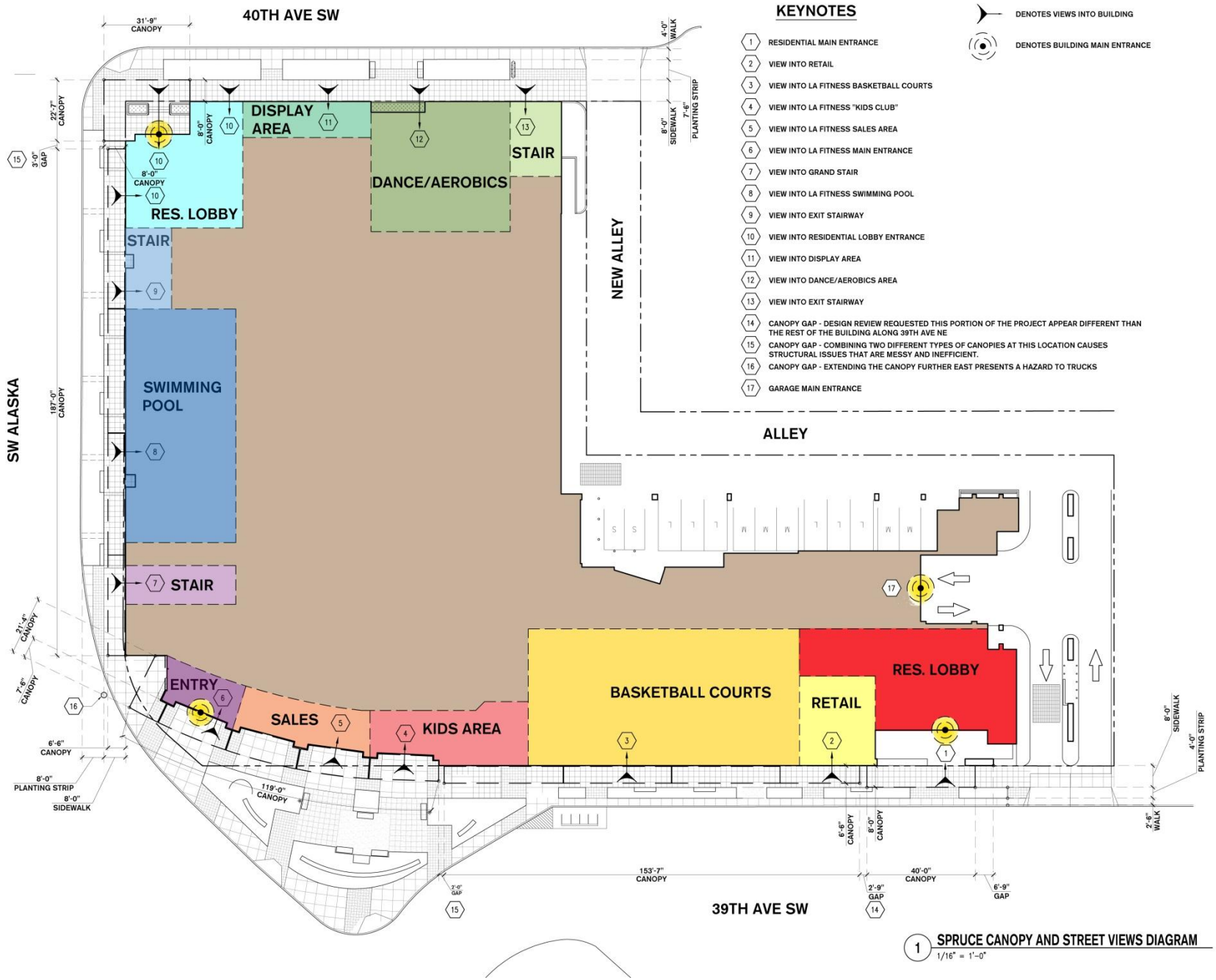
WEISMANDESIGNGROUP

Landscape Plan

Pocket Park Detail



WEISMANDESIGNGROUP



KEYNOTES

- DENOTES VIEWS INTO BUILDING
- DENOTES BUILDING MAIN ENTRANCE

1. RESIDENTIAL MAIN ENTRANCE
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1 SPRUCE CANOPY AND STREET VIEWS DIAGRAM
1/16" = 1'-0"

Pocket Park

39th Avenue

Pocket Park Art

SW Alaska

LA FITNESS NOW OPEN
LA FITNESS
ONE WAY
Pool
Lobby

Pool

Pool

PARK

LA FITNESS NOW OPEN
LA FITNESS
ONE WAY
Basketball
Kids Club
Lobby

Kids Club

Basketball

Basketball

Basketball

Materials

ON-STRUCTURE IMAGES

Green Roof

Dog Run

IPE Decking

Green Screen

Free Standing Planter

STREET LEVEL IMAGES

Landscape Forms Bench

Litter Receptacle

Bike Rack

Car Shaped Public Art Bike Rack

Z40 Luminaire

Circular Planters

Concrete Pavers

Planting Strip with Seatwall

Concrete Wall

Artist Mosaic

WEISMANDESIGNGROUP

Exterior Finishes

The End

FACADE TRANSPARENCY REQUIREMENTS

TOTAL BUILDING AREA BETWEEN 2' AND 8' ABOVE GRADE = 1,328 SF
TOTAL TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 796 SF
TOTAL % TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 796 SF/1,328 SF = 60%

BLANK FACADE REQUIREMENTS

TOTAL LENGTH OF COMBINED BLANK FACADE SEGMENTS = 88'-9"
MAXIMUM LENGTH OF BLANK FACADE SEGMENTS = 12'-2"
TOTAL FACADE LENGTH = 221'-5"
TOTAL % BLANK FACADE = 88'-9"/221'-5" = 40%

2 SOUTH ELEVATION (S.W. ALASKA ST.)
3/32" = 1'-0"

FACADE TRANSPARENCY REQUIREMENTS
SMC 23.47A.008.2b

TOTAL WALL AREA BETWEEN 2' AND 8' ABOVE GRADE = 2,105 SF
TOTAL TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 1,318 SF
TOTAL % TRANSPARENCY = 1,318 SF/2,105 SF = 62.6%

BLANK FACADE REQUIREMENTS
SMC 23.47A.008.2b & 23.86.028

TOTAL LENGTH OF COMBINED BLANK FACADE SEGMENTS = 129'-10"
MAXIMUM LENGTH OF BLANK FACADE SEGMENTS = 19'-2"
TOTAL FACADE LENGTH = 350'-4"
TOTAL % BLANK FACADE = 129'-10"/350'-4" = 36.7%

1 EAST ELEVATION (39TH AVE S.W.)
3/32" = 1'-0"

MATERIAL SYMBOLS:

- FIBER REINFORCED CEMENT PANEL: FRCP-1 BUILDING 'B' ONLY
- FIBER REINFORCED CEMENT PANEL: FRCP-2 BUILDING 'A' ONLY
- METAL PANEL: METL-1
- METAL PANEL: METL-2
- METAL PLATE: METL-3
- BRICK: BR-1
- BRICK: BR-2
- PHENOLIC WOOD PANEL: WP-1
- PHENOLIC WOOD PANEL: WP-2
- CMU: CMU-1
- PRECAST CONC: PC-1
- CONCRETE: CONC-1
- CONCRETE: CONC-2

NOTES:

1) SEE SHEETS A3.11-A3.16 FOR ENLARGED ELEVATIONS
2) SEE SHEETS A3.21-A3.25 FOR WINDOW SCHEDULE

COLLINS WOERMAN
710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
T • 206 245 2100 F • 206 245 2101

PROJECT TITLE

spruce WEST SEATTLE

3922 SW ALASKA ST
SEATTLE, WA 98116

MADISON DEVELOPMENT GROUP, LLC
10510 NE NORTHRUP WAY, SUITE 120
KIRKLAND, WA 98033

10/31/12
PHASE 3
BUILDING PERMIT

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
1	9/10/08	DPD CORRECTIONS

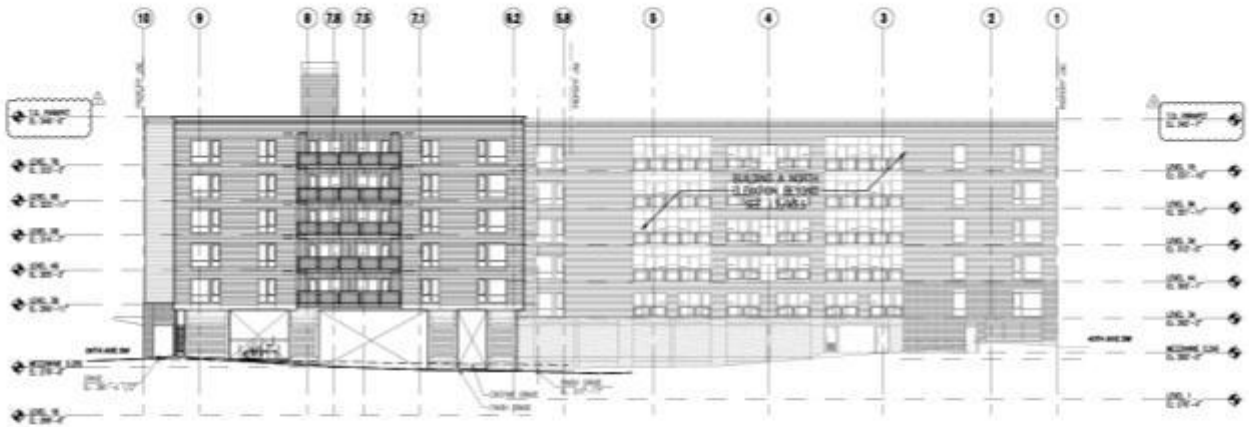
PROJECT NUMBER	MADI01.11.136
DRAWN BY	CW
ISSUE DATE	October 31, 2012

STAMP

SHEET TITLE / NUMBER

EAST & SOUTH ELEVATIONS

A3.1



2 NORTH ELEVATION

1 WEST ELEVATION (40TH AVE S.W.)

MATERIAL SYMBOLS

NOTES

COLLINS WOERMAN

PROJECT TITLE

spruce

MADISON DEVELOPMENT GROUP, LLC

6/27/08

MASTER USE PERMIT

CONSULTANT

ISSUED

MARK	DATE	DESCRIPTION

PROJECT NUMBER

DRAWN BY

ISSUE DATE

STAMP

SHEET TITLE / NUMBER

WEST & NORTH ELEVATIONS

A3.2

Alley View

Alley View