



The Sedona

8512 20th Ave NE

SEATTLE, WA

DRISCOLL ARCHITECTS | SEDONA HOLDING LLC

COVER SHEET

DESIGN REVIEW | DPD# 3003274 | 5 June 2008

- Building Steps back requested by DPD beyond “Zoning Setback Requirement”
- Building has been Steps back 10'-0”.
- North building is moved back 3'-6” to South.



11c

A5 Respect for Adjacent Sites

- Shadow Studies - Previous Proposal

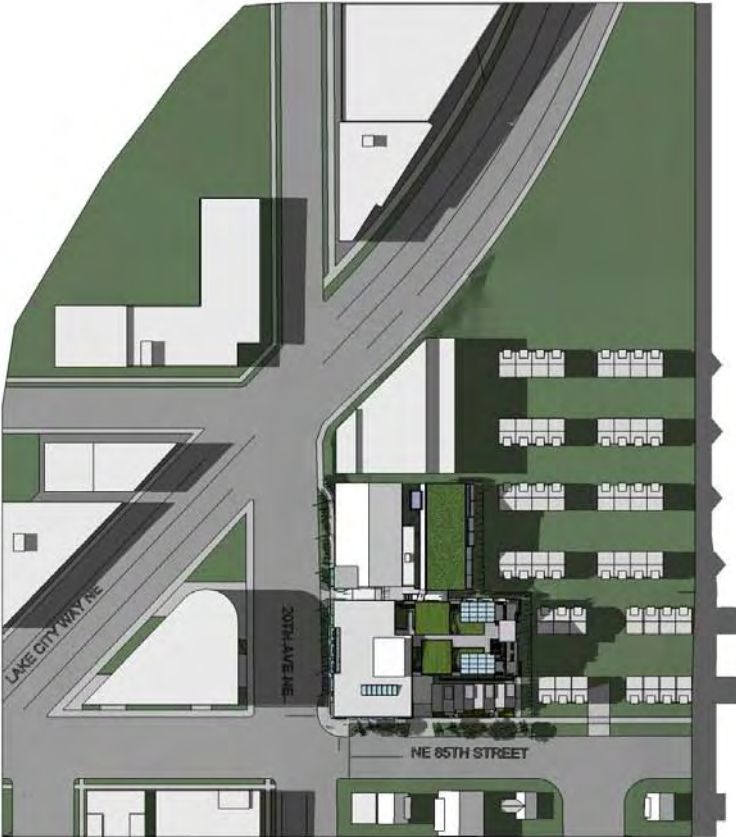
- Shadow Studies -
(Previous Proposal)

6-20 - 9:00 am



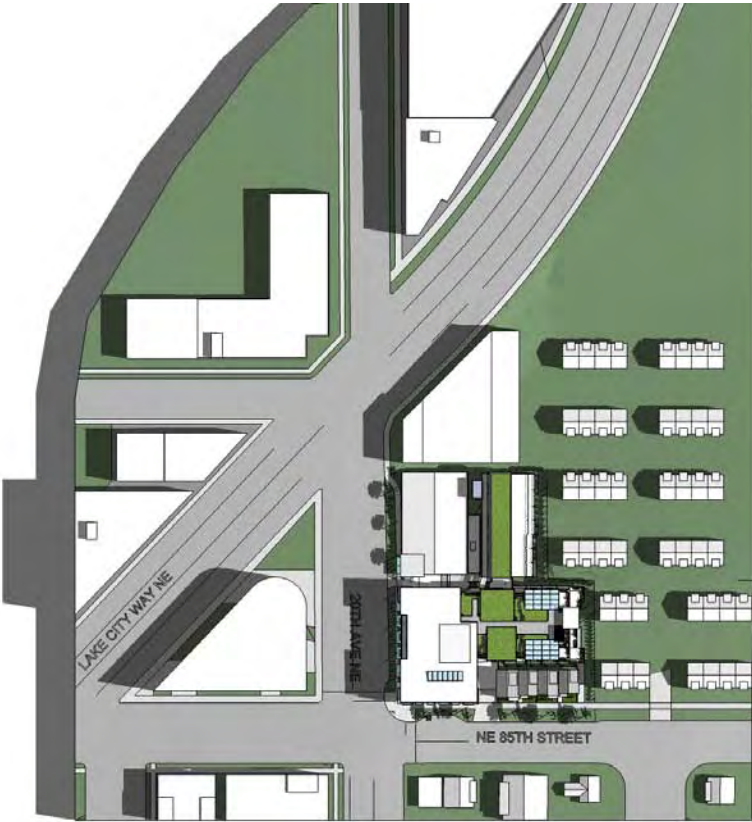
- Shadow Studies -
(Previous Proposal)

6-20 - 4:00 pm



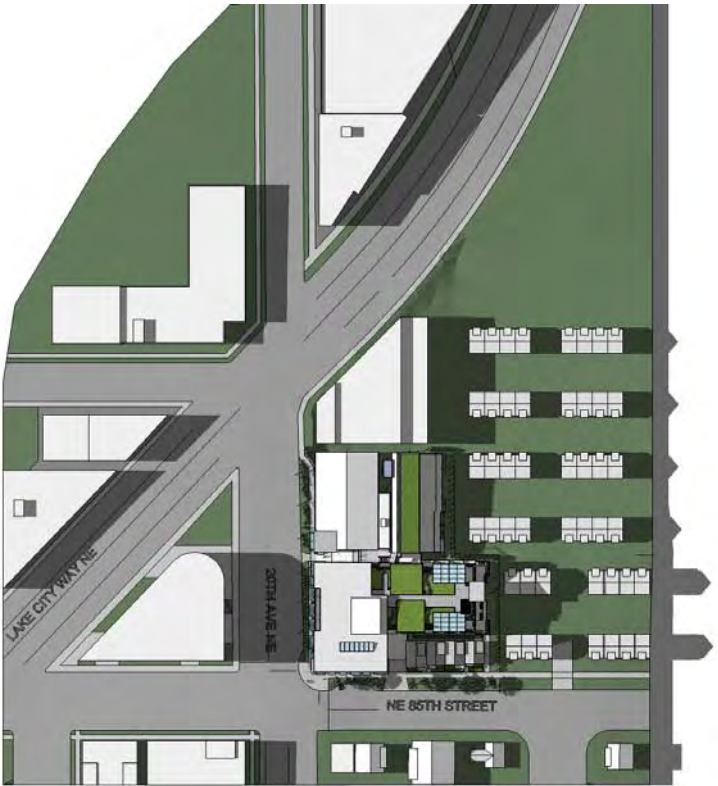
- Shadow Studies -
(10' Steps back Proposal)

6-20 - 9:00 am



- Shadow Studies -
(10' Steps back Proposal)

6-20 - 4:00 pm



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SHADOW STUDY

DESIGN REVIEW | DPD# 3003274 | 5 June 2008

17b

A5 Respect for Adjacent Sites

- Shadow Studies - Previous Proposal

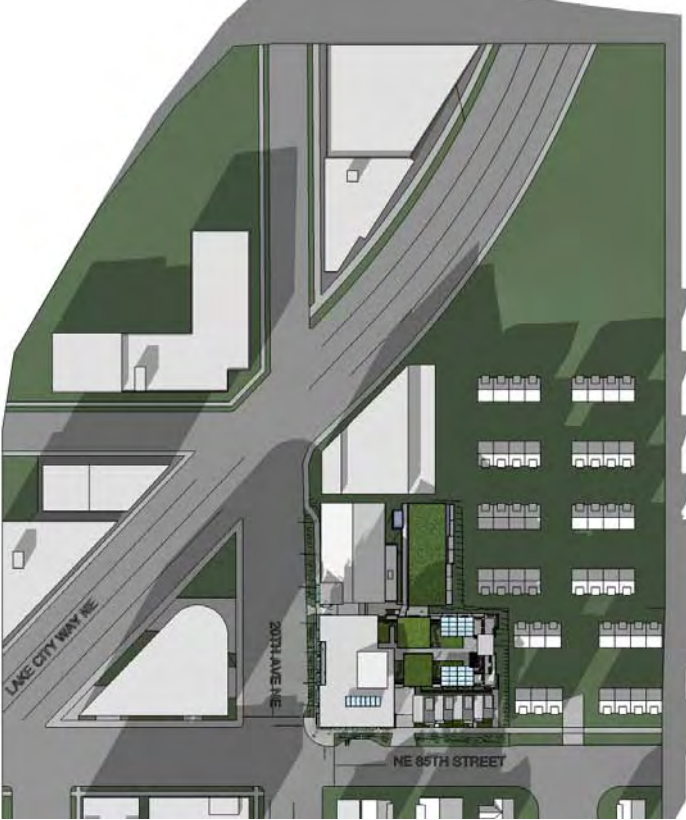
- Shadow Studies -
(Previous Proposal)

12-20 - 11:00 am



- Shadow Studies -
(Previous Proposal)

12-20 - 2:00 pm



- Shadow Studies -
(10' Steps back Proposal)

12-20 - 11:00 am



- Shadow Studies -
(10' Steps back Proposal)

12-20 - 2:00 pm



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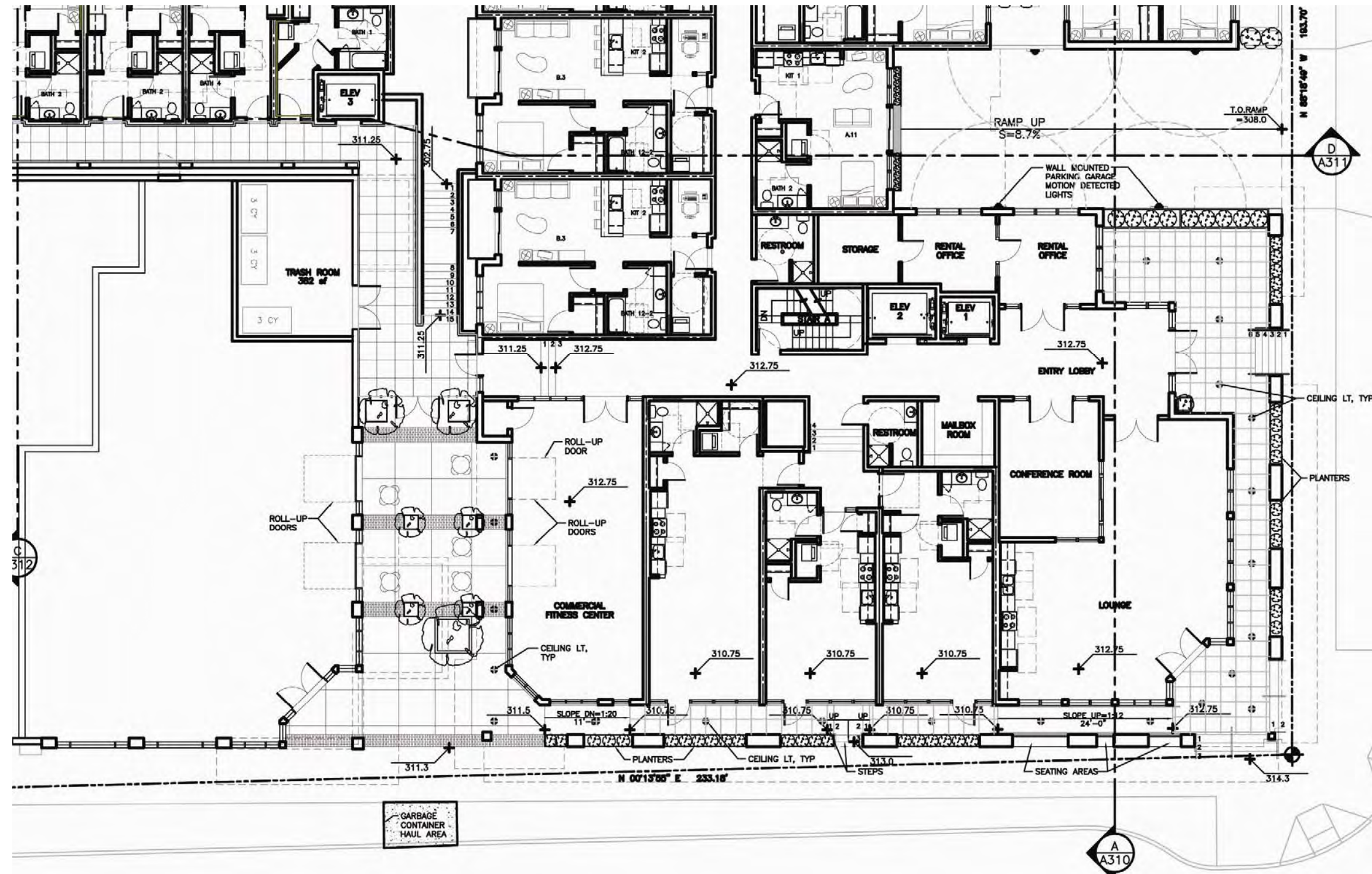
SHADOW STUDY

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17c

D1 Pedestrian Open Space & Entrances

- Widening the area between the existing and new building along 20th Ave. N.E. including outside sitting areas, landscape and interface Live work.
- Modification of the live work units.
- A possible corner entry at 85th and 20th Ave N.E.
- Lighting design and priority focus points for building illumination.
- Widen court yard for retail sitting area and landscaped with open corridor.
- Widen retail entry invites more open space at 20th Ave N.E. Ave.
- Increase landscape areas between brick columns and sitting areas at corner of 20th Ave N.E. Ave. and 85th Street.
- Pedestrian friendly signage and an additional access stair from sidewalk.
- Landscape carry around perimeter of building.
- Lounge entry at corner of 20th Ave N.E. Ave. and 85th Street.



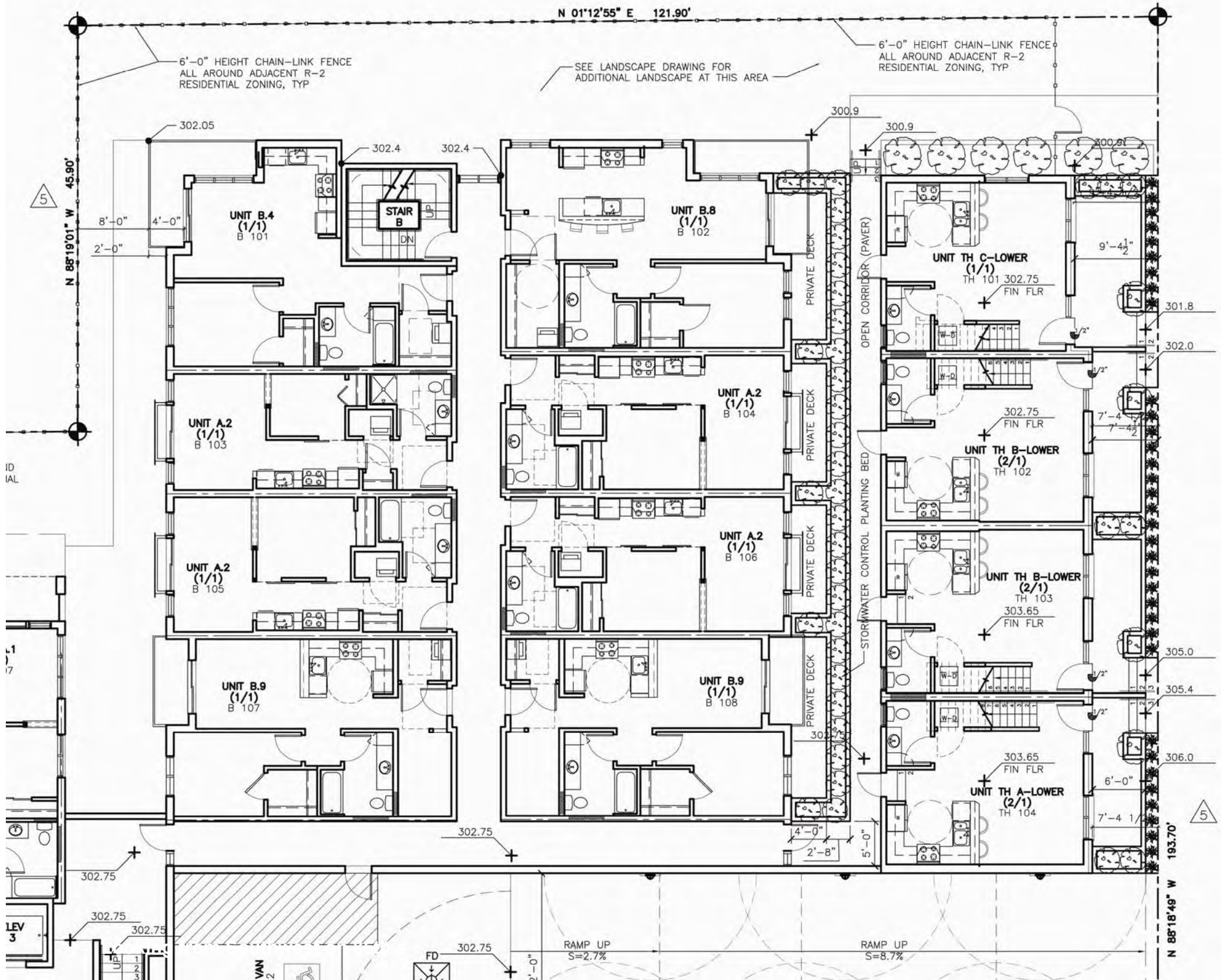
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PEDESTERIAN ENVIRONMENT
 DESIGN REVIEW | DPD# 3003274 | 5 June 2008

25a

E1 Landscape

- Increase planting area and green wall
- Storm water control planting bed has been increase and provide additional privacy on ground units .
- Last unit of townhouse is pushed back and modified to interesting unit entries.
- Landscape areas are added each townhouses.
- 5'-0" landscape strip is provided between townhouses and sidewalk on North on townhouse.
- Length of sidewalk has been reduced to increase landscape areas.
- 6'-0" height chain-link fence is provided all around adjacent R-2 residential zoning with a gate on NE 85th street.



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LANDSCAPE - TOWNHOUSE
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25b

E1 Landscape

- Increase planting area and green wall
- Widen court yard for retail sitting area and landscaped with open corridor.
- Green walls are shown on existing building wall and added strip of planting .
- Increase courtyard entry and landscape areas between brick columns and sitting areas at corner of 20th Ave N.E. Ave. and 85th Street.
- Pedestrian friendly signage and an additional access stair from sidewalk.
- Landscape carry around perimeter of building.
- Lounge entry at corner of 20th Ave N.E. Ave. and 85th Street.



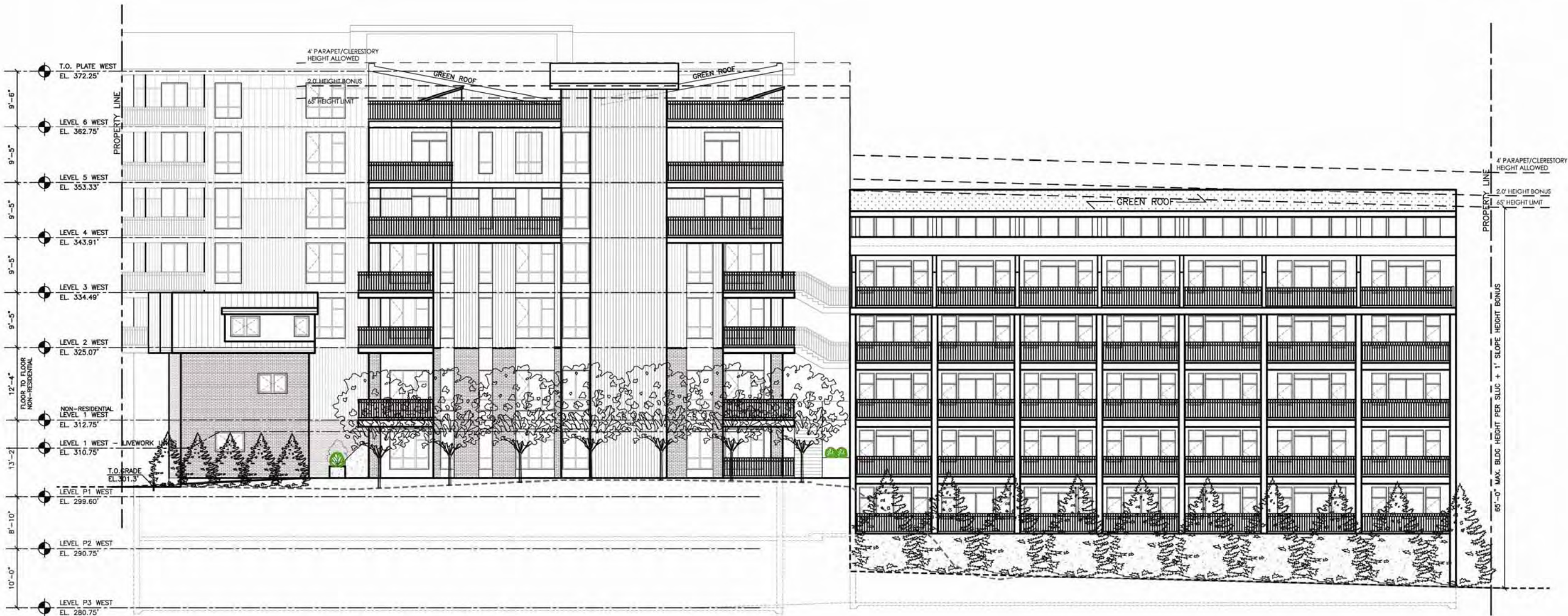
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LANDSCAPE - WEST ELEVATION
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25c

E1 Landscape

- Increase planting area and green wall
- Trees are added around perimeter of building



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EAST ELEVATION

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25d

E1 Landscape

- Increase planting area and green wall
- Trees are added around perimeter of building



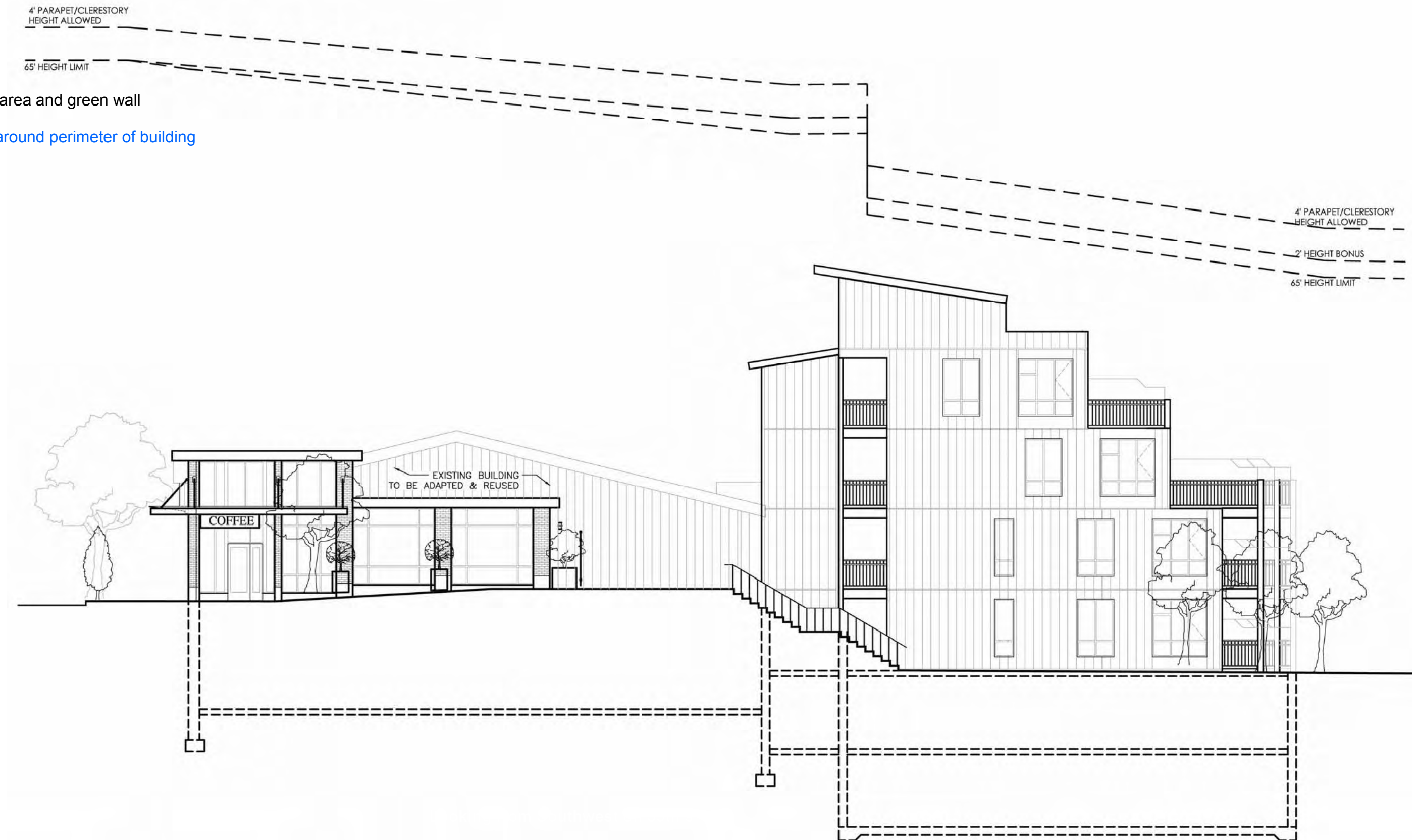
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CENTURAL COURT—NORTH FACADE
DESIGN REVIEW | DPD# 3003274 | 5 June 2008

25e

E1 Landscape

- Increase planting area and green wall
- Trees are added around perimeter of building



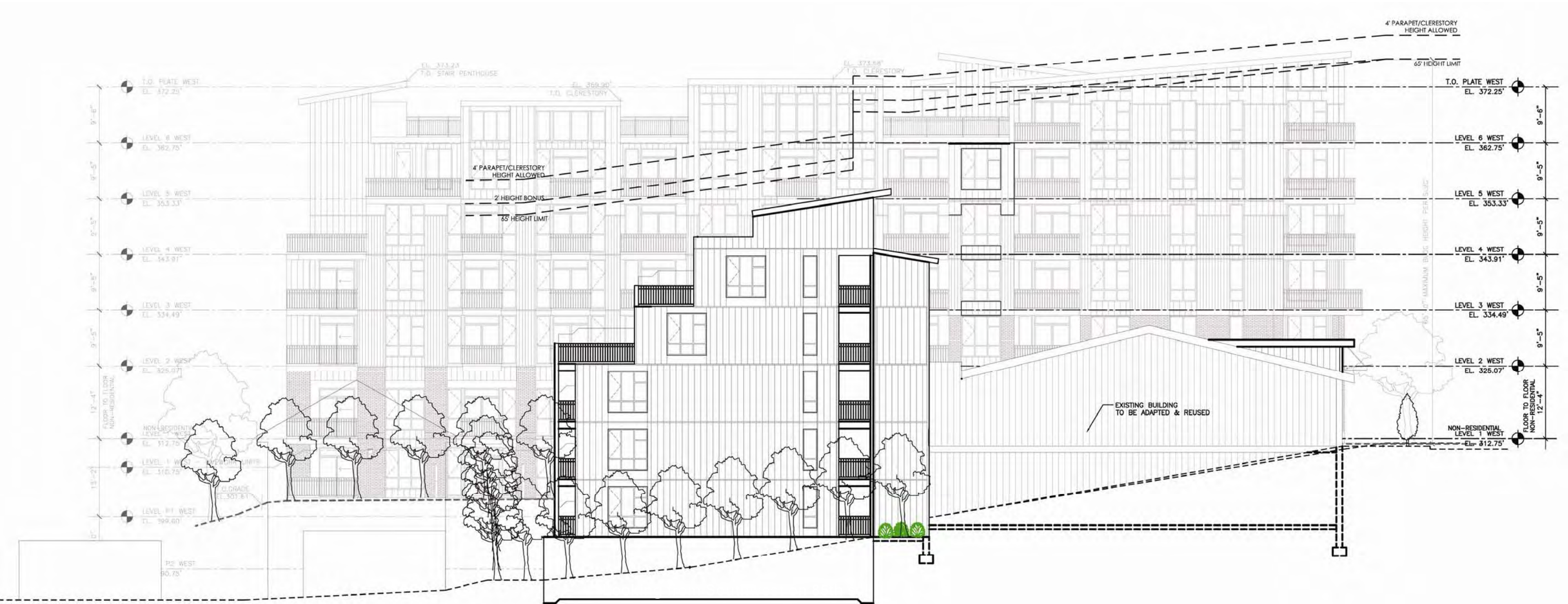
8512 20th Ave NE
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CENTURAL COURT—SOUTH FACADE
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25f

E1 Landscape

- Increase planting area and green wall
- Trees are added around perimeter of building



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























NORTH ELEVATION
DESIGN REVIEW | DPD# 3003274 | 5 June 2008

25g

E1 Landscape

- Increase planting area and green wall
- Green walls are shown on existing building wall and added strip of planting .
- Increase courtyard entry and landscape areas between brick columns and sitting areas at corner of 20th Ave N.E. Ave. and 85th Street.
- West wall of main building offset 5'-0" back to increase widen courtyard entry.
- Plants and trees are revised for pedestrian friendly courtyard.
- Retail Entry further offset to increase widen courtyard entry with landscape.

PLANT LIST FOR DROUGHT TOLERANT
STREETSCAPES, COURTYARDS & BUFFERS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
	<i>Acer circinatum</i>	VINE MAPLE	8'-10'	BB	CLUMPS
	<i>Acer truncatum</i>	SHANTUNG MAPLE	10'-12'	BB	SPECIMEN
	<i>Arbutus unedo</i> 'Compacta'	STRAWBERRY TREE	30"-36"	BB	DENSE FORM
	<i>Arctostaphylos media</i>	MEDIA MANZANITA	1 Gal.		24 " O.C.
	<i>Arctostaphylos uva-ursi</i>	KINKINNICK	1 Gal.		18 " O.C.
	<i>Cistus purpureus</i>	ORCHID ROCKROSE	5 Gal.		36" O.C.
	<i>Cotinus coggygria</i> 'Velvet Cloak'	VELVET CLOAK SMOKETREE	5 GAL.		TREE FORM IN 3' X 3' X 24" TUBS
	<i>Cotoneaster lacteus</i>	PARNEY COTONEASTER	5 GAL.		ESPAULIER TRAINED ON TRELLIS WORK
	<i>Festuca glauca</i> 'Elijah Blue'	ELIJAH BLUE FESCUE	1 GAL.		FULL, DENSE FOLIAGE 12" O.C.
	<i>Gaultheria shallon</i>	SALAL	4" POT		12" O.C.
	<i>Hydrangea seemanii</i> (Evergreen Hydrangea Vine)		1 GAL.		TRAINED ON STAKE
	<i>Malus sargentii</i>	SARGENT CRABAPPLE	5'-6'	BB	IN PLANTER
	<i>Osmanthus delavayi</i>	DELAVAY OSMANTHUS	5 GAL.		DENSE FORM DARK GREEN COLOR
	<i>Parthenocissus tricuspidata</i>	BOSTON IVY	1 GAL.		FULL, DENSE FOLIAGE WATER W/ROOF DRAIN
	<i>Phormium tenax</i> 'Atropurpureum Compactum'	NEW ZEALAND FLAX (VAR.)	5 GAL.		FULL, DENSE FOLIAGE
	<i>Potentilla fruticosa</i> 'Katharine Dykes'	KATHARINE DYKES SHRUBBY POTENTILLA	5 GAL.		FULL, DENSE FOLIAGE
	<i>Prunus lusitanica</i>	PORTUGUESE LAUREL	30"-36"	BB	DENSE FORM DARK GREEN COLOR
	<i>Quercus frainetto</i> 'Schmidt'	(Variety per City) FOREST GREEN OAK	2 1/2" Cal.	BB	LIMBED 5' WELL BRANCHED
	<i>Sarcococca ruscifolia</i>	SWEET BOX	1 GAL.		FULL, DENSE FOLIAGE
	<i>Sorbus aucuparia</i> 'Cardinal Royal'	CARDINAL ROYAL MOUNTAIN ASH	1 1/2" CAL.	BB	LIMBED 4' WELL BRANCHED
	<i>Sorbus tianshanica</i> 'Red Cascade'	(Variety per City) RED CASCADE MOUNTAIN ASH	8'-10'	BB	LIMBED 5' WELL BRANCHED
	<i>Thuja occidentalis</i> 'Smaragd'	EMERALD GREEN ARBOR-VITAE	6'-8'	BB	FULL FOLIAGE WATER W/ROOF DRAIN
	<i>Thuja plicata</i> 'Hogan'	HOGAN CEDAR	10'-12'	BB	FULL FOLIAGE WATER W/ROOF DRAIN
	<i>Vinca minor</i> 'Bowles'	BOWLES PERIWINKLE	4" POT		12" O.C.
	<i>Yucca filamentosa</i> (Not variegated)	ADAMS NEEDLE	5 GAL.		FOLIAGE TO THE BASE

NOTE: ADDITIONAL DETAIL WAS REQUESTED BY THE DRB FOR THE AREAS SHOWN ON THIS SHEET. THEY ARE SHOWN AT A 10 SCALE, SO THAT MORE DETAIL CAN BE SHOWN. FOR THIS REASON THE PLANT LIST SYMBOLS ARE HALF SIZE COMPARED TO THE SYMBOLS SHOWN AT THE LARGER SCALE.

PROJECT DESCRIPTION

THE LANDSCAPING IS PLANNED TO INCORPORATE THE LATEST TECHNOLOGY THAT SUPPORTS GREEN BUILDING IDEALS AS WELL AS PROVIDE FOR THE SOCIAL AMENITIES THAT HELP CREATE A NEIGHBORHOOD. THE PROJECT IS COMPLEX AND IS BEST DESCRIBED BY BREAKING IT DOWN INTO SEPARATE PHYSICAL COMPONENTS.

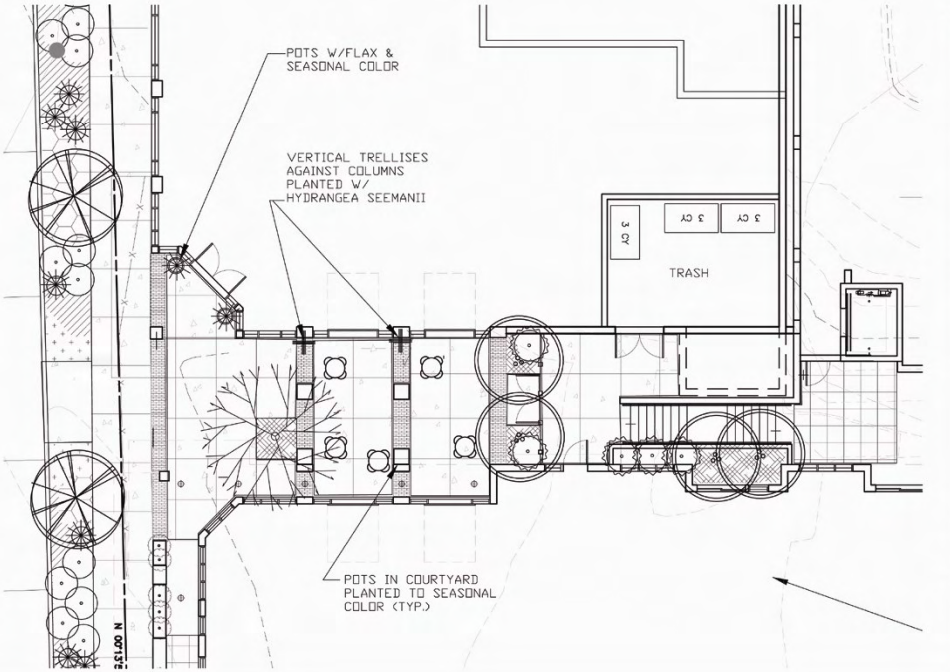
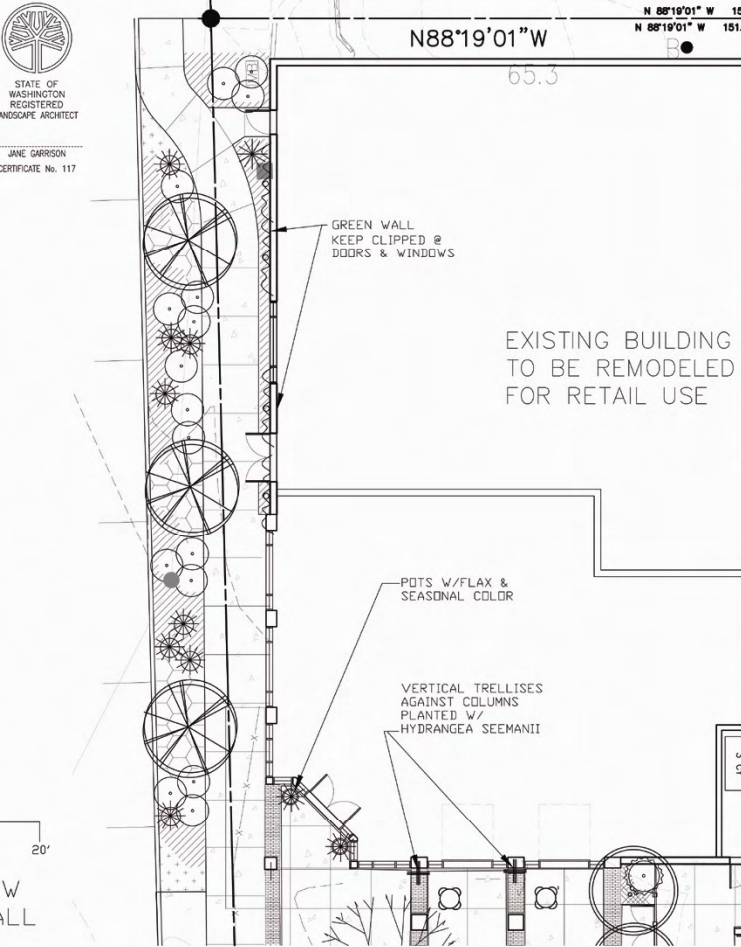
AT SIDEWALK LEVEL THE PLANTINGS BETWEEN THE SIDEWALK AND THE STREET ARE LOCATED IN SWALES THAT RECEIVE RAIN WATER FOR QUALITY ENHANCEMENT AS WELL AS GROUND WATER RECHARGE. THE PORCHES AND COVERED AREAS ALONG STREET ARE INVITING AND MEANT TO ENCOURAGE PEDESTRIAN ACTIVITY. STREET TREES ARE USED TO SHADE THE PAVEMENT MAKING THE AREA MORE INVITING.

ONE LEVEL UP FROM THE STREET THERE IS A PUBLIC ENTRANCE AND OUTDOOR GATHERING SPACE. IT IS SURROUNDED BY PLANTS AT THE EDGES AND WILL BE PLANTED WITH CONTAINER MATERIAL. OUTDOOR FURNITURE WILL BE LOCATED HERE FOR THE USE OF THE RESIDENTS.

THE NARROW DECK BETWEEN TOWNHOUSES AND THE LARGE BUILDING IS VERY SHADY AND WILL HAVE A LONG PLANTERS THAT ACTS AS A SWALE FOR CARRYING STORM WATER. IT WILL BE PLANTED WITH VARIOUS TOUGH WET SOIL SPECIES THAT CAN TOLERATE PERIODIC DRY SPELLS.

THE BIG DECK ON THE ROOF OF THE MAIN BUILDING IS PLANNED FOR THE USE OF THE RESIDENTS. THIS ENTIRE ROOF IS DESIGNED TO MEDIATE STORM WATER RUN-OFF, SINCE THE BASE UNDER ALL SURFACES IS A SANDY GRAVELLY MEDIUM THAT HOLDS WATER AND DIRECTS ITS FLOW. THE PAVERS USED ON TOP OF THIS MATERIAL COMPLY WITH ADA REQUIREMENTS, AND THE WALKING SURFACE DOES NOT IMPEDE THE EFFECTIVENESS OF THE STORM WATER LAYER. MANY PEA PATCHES ARE LOCATED HERE FOR THE USE OF THE RESIDENTS. IT'S IMPORTANT TO ENCOURAGE PEOPLE TO GO OUTSIDE AND COMMUNE WITH NATURE AS WELL AS WITH THEIR NEIGHBORS. BIRD HOUSES AND FEEDERS ARE PART OF THE SCENE ON THIS DECK, AND WILL MAKE IT MORE INTERESTING TO CHILDREN. A PICNIC TABLE IS LOCATED UNDER AN ARBOR TO ENCOURAGE SOCIAL OUTDOOR ACTIVITIES.

SOME OF THE TOP DECKS ON THE NEW BUILDINGS ARE PROPOSED AS GREEN ROOFS. THEY ARE EXTENSIVE IN AREA AND ARE FOR THE SOLE PURPOSE OF ENVIRONMENTAL ENHANCEMENT. THEY INSULATE THE BUILDING FROM HEAT AND COLD, ABSORB STORM WATER, IMPROVE AIR QUALITY, AND CREATE HABITAT FOR SMALL ANIMALS AND INSECTS. THEY ARE NOT INTENDED FOR HUMAN USE. THEY WILL BE PLANTED WITH VARIOUS SEDUMS AND SHALLOW ROOTED, DROUGHT TOLERANT GROUNDCOVERS.



OK

BY

REVISION

DATE

NO.

10-31-07
4-24-08

1
2

ADDED GREEN FACTOR AREA REFERENCE NUMBERS
PLANTINGS REVISED TO ACCOMMODATE PLAN REVISIONS

LANDSCAPE PLAN
GREEN ROOF GARDENS

Jane Garrison
Landscape Architect
198 First Street NW
Seattle, WA 98107
Phone: 206.461.2264 Fax: 206.461.2265
www.janegarrison.com

SCALE:

DESIGNED JG

DRAWN

CHECKED

DATE 5-9-07

VERIFY SCALE

BAR IS ONE INCH
ON ORIGINAL
DRAWING

0"

1"

LANDSCAPE PLAN
RESPONSES TO DRB

SEDONA

8512 20TH AVE. NE

SEATTLE, WA

SEDONA HOLDINGS

PROJECT NUMBER

03107

DRAWING

SHEET L-1

OF 2

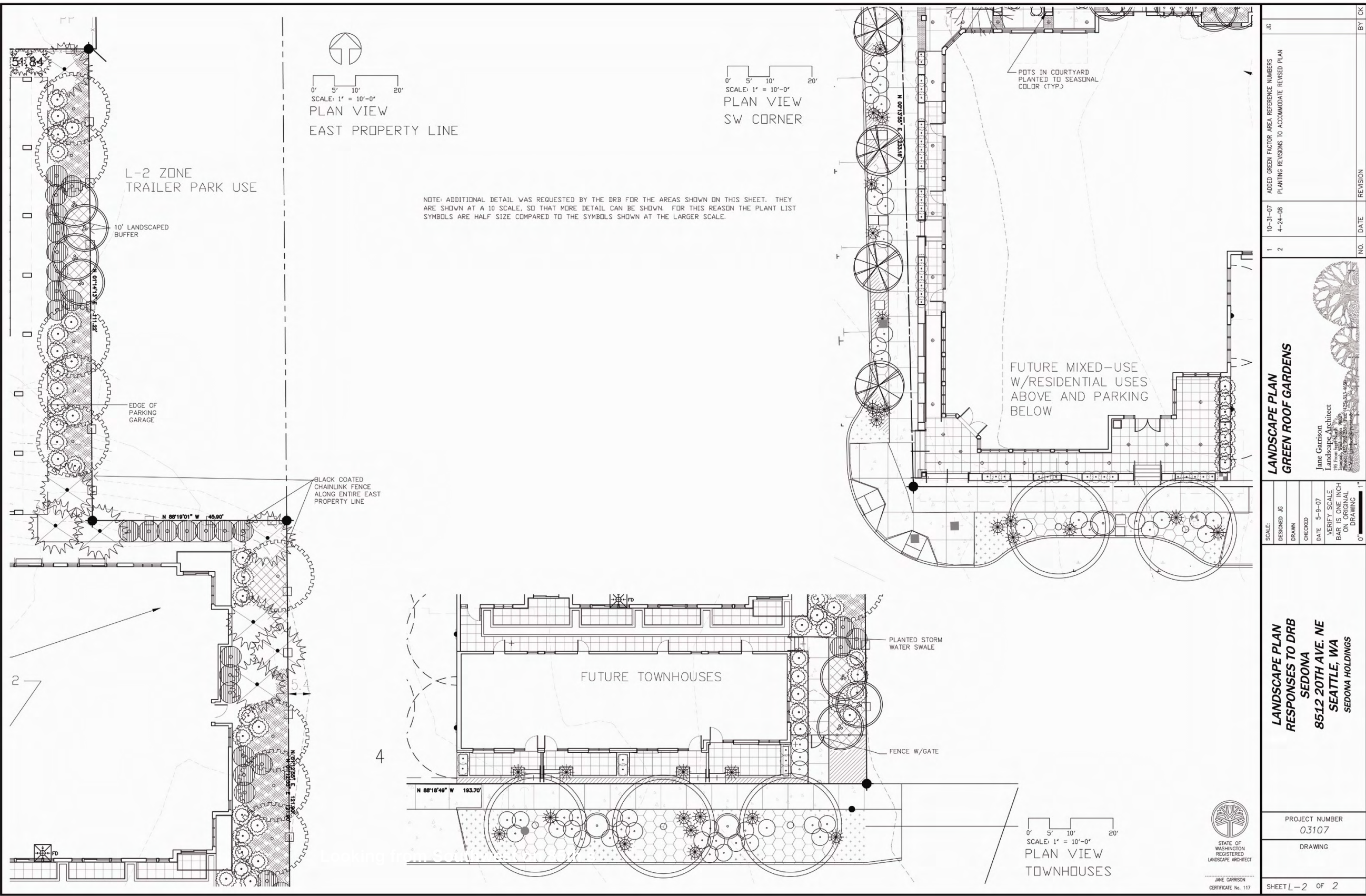
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LANDSCAPE - COURT YARD & RETAIL SPACE
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28a

E1 Landscape

- Increase planting area and green wall
- Pedestrian friendly signage and an additional access stair from sidewalk.
- Landscape carry around perimeter of building.
- Lounge entry at corner of 20th Ave N.E. Ave. and 85th Street.
- Pedestrian friendly signage and an additional access from 20th Avenue NE are added.
- Environmental friendly planters are replaced with glass railings in front of Live-Work units.
- Landscape is carried around perimeter of building.
- Storm water control planting bed has been increase and provide additional privacy on ground units.
- 5'-0" landscape strip is provided between townhouses and sidewalk on North on townhouse.



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LANDSCAPE - SURROUNDING AREA
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28b