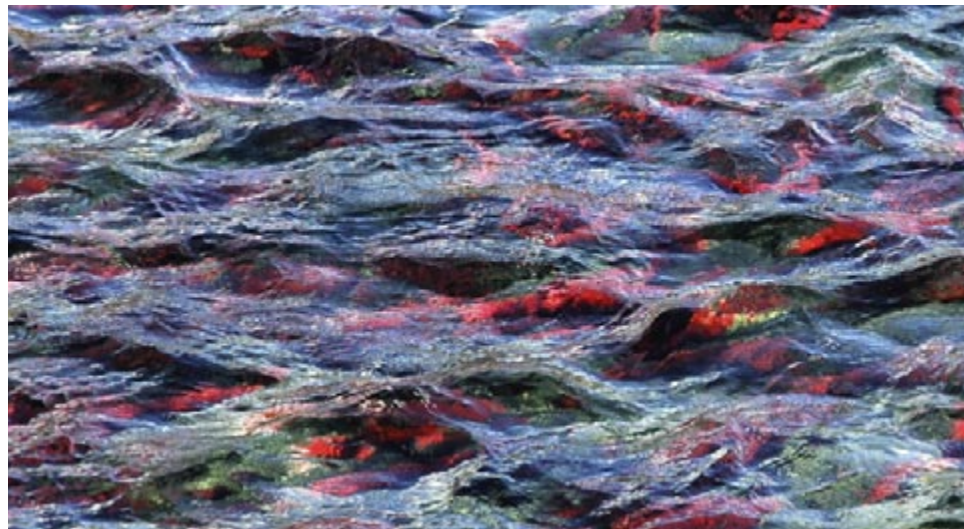


13023 Greenwood Avenue North DPD# 3004905

June 9, 2008

Foss Home and Village





Mission Statement

Foss Home and Village, a nonprofit organization, provides housing and health care for our elders in the Puget Sound area. Their mission supports the special gifts of aging--wisdom, humor and perspective--in a dignified environment. In the 78 years since Foss Home was first developed, the city has grown up around it and with that growth, a relationship has developed to an emerging urban community and an awareness of environmental connections. The proposed Scandia project reflects Foss's commitment and foresight to better serve the evolving senior population responsibly.

Goals

Provide the best affordable elder health and housing services possible

Build clear and obvious connections with the neighboring community

Acknowledge and support the Pipers Creek watershed environment

Reduce Surface parking, impervious area and increase green areas

Develop a smart long lasting built environment



CLIENT

Foss Home & Village
13023 Greenwood Ave. N
Seattle, WA 98133-7397

T: 206.834.2590
F: 206.910.5194
www.fosscare.org

DEVELOPMENT
CONSULTANT

Retirement Living Services, LLC
100 Allyn Street
Hartford, CT 06103

T: 860.525.6688
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ARCHITECTURE
& LANDSCAPE

Mithun
1201 Alaskan Way
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Seattle, WA 98101-2913

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MEP
ENGINEER

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1325 Fourth Ave
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STRUCTURAL
ENGINEER

Peterson Strehle Martinson, Inc.
2200 Sixth Avenue
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CIVIL
ENGINEER

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GENERAL
CONTRACTOR

Walsh Construction
509 Fairview Ave. N
Seattle, WA 98109

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Development Objectives

The current Foss Home and Village located at the Intersection of Greenwood Avenue North and North 130th Street consists of one and two story buildings from various eras, housing 210 skilled nursing beds, 60 assisted living apartments and associated support facilities including basement level kitchen, laundry, health clinic, pharmacy and administrative offices. The project site also contains surface parking for 118 cars shared with the adjacent church. The current project proposal provides for a strategic repositioning that will phase out the current skilled nursing services and instead provide independent senior housing and related services. This proposal includes the demolition of the Luther Memorial Lutheran Church located on the corner of Greenwood and North 132nd Street and subsequent construction of a new church to the west (as part of a separate application), demolition of the existing skilled nursing facility and related support buildings, construction of 179 senior apartments with related facilities including restaurant, café, health center, administrative offices and a below building parking garage for approximately 250 cars. The existing Assisted Living Village will remain unchanged and is not part of this application.

Design Statement

Architecture and Planning

The design of the Foss Home and Village redevelopment connects to the neighborhood in many ways: using small scale buildings, providing pedestrian connections to civic and recreational areas (church, library, community center), allowing views in to the project’s outdoor spaces from the street sidewalk, externalizing uses that can be used by residents and their neighbors – such as the art center and the reception gathering space.

Landscape/Drainage

The site design is organized around the site’s position at the “headwaters” of Piper’s Creek. A central walking court flanks a rain garden of sedges, reeds, and bulrush that slow and filter storm and roof water. The dining room is central to the space, and outdoor dining is perched above the raingarden allowing diners to enjoy the varied textures and butterflies of the raingarden. A similar approach of visible surface water collection and distribution will be employed around the perimeter of the site at 130th, Greenwood and 132nd.



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- Modulation - Departures Analyses
- DPD Design Review Matrix
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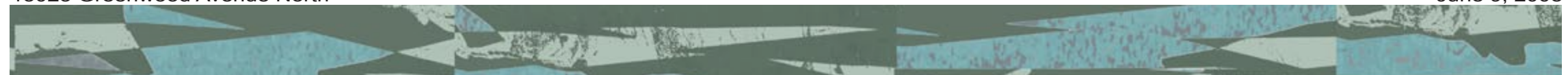




site plan



greenwood avenue elevation -- buildings 9, 8, and 7



DESIGN REVIEW RECOMMENDATIONS OF THE
NORTHWEST DESIGN REVIEW BOARD

Meeting Date: December 10, 2007
Report Date: December 26, 2007

RECOMMENDATION AND CONDITIONS

The Design Review Board members recommended that the applicant modify the proposal to meet the recommendations below and return to the Design Review Board for a second recommendation meeting. Specifically, the applicant should update and modify as appropriate the following items:

- 1. Building Scale. (A-5, B-1, C-1, C-3, D-1)
 - a. The Board felt that the proposed Building 8 and 9 should be modified to better meet the design guidelines. A combination of additional residential texture, modified materials and colors, façade modulation, reduced building footprints, and increased setbacks from property lines should be incorporated.

The purpose of these modifications is to create buildings in scale with the subject property size and proposed development, enhance the residential texture of the development, and improve the pedestrian experience along Greenwood Avenue North.

 - b. The connector corridors should be lowered in height, such that a distinct break in height is apparent between the connectors and the proposed structures.

- 2. Pedestrian Experience (A-2, A-3, A-7, A-10, B-1, C-3, D-1)
 - a. Buildings 8 and 9 should be designed to provide a more residential, articulated, and pedestrian-friendly façade along Greenwood Avenue North. Increased and/or staggered setbacks, reduced building footprints, modified materials and colors, and/or modulation along the Greenwood Avenue North front façade may be tools to enhance the residential texture and create more adjacent open space to match the cant of Building 1. This is essential in maximizing the pedestrian experience along Greenwood Avenue North
- 3. Departures.
 - a. In general, reassess and clarify the number and extent of departures. Departures should be further discussed with DPD and reviewed with the Board during the next meeting.
 - b. Departures for building width and depth are significant
 - c. Departures appear more supportable for building setbacks and building modulation.
 - d. Departures for lot coverage would be more supportable if the applicant demonstrated that proposed departure better meets the intent of the design guidelines through enhanced design and/or massing tradeoffs in other areas rather than larger building footprints (ex. increased lot coverage departure combined with increased setbacks, increased modulation, enhanced residential texture for Buildings 8 and 9 Greenwood Avenue North along).
- 4. General.
 - a. The applicant should provide a materials and color board proposed for this development.

A-2 Streetscape compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.



A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.



A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.



A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public front streets. Parking and automobile access should be located away from corners.



B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development for the surrounding area, in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.



C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.



C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

D-1 Pedestrian Open Spaces and Entrances. Convenient, secure, and attractive access to the building's entry should be provided.





Building 9 East Elevation

The Design review Board felt that Buildings 8 and 9 in particular should be modified to better meet the Design Guidelines. This typical elevation (Building 8 is similar) illustrates the changes proposed.

floating bay elements expressed as projected frames, and clad in rainscreen panel siding typical

brick masonry substituted for metal siding at largest buttressing masses

added decks, balconies and railings provide tactile interest and variety at central division of building mass

roof modified to slope toward street edge and raingarden

larger windows at upper floors, typical

stack-bond CMU siding replaced with horizontal siding and horizontal battens, similar to illustration.

“phone booth” elements within connecting bridges removed -- expressed as small, transparent “bump” on second floor only, and screened by open trellis similar to new horizontal siding

note that gates have been pulled forward of building wall, creating additional layering, and are expressed as separate elements belonging to each of the “houses”



perspective elevation along Greenwood Ave. showing Buildings 9, 8, and 7



elevations along Greenwood Ave. showing Building 9, 8, and 7 noting proposed revisions

glass	brick	body paint	bay paint	accent paint
roofing	metal	wood	railing mesh	shadows

placeholder for colors and materials board to be provided





Building 2

Building 1



Building 1 continued



Building 9

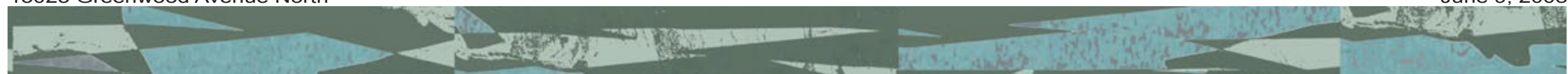


Building 9 continued

Building 8

Building 7

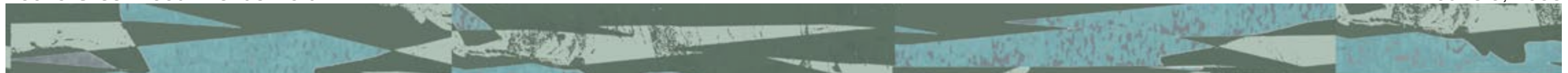
east elevation along Greenwood

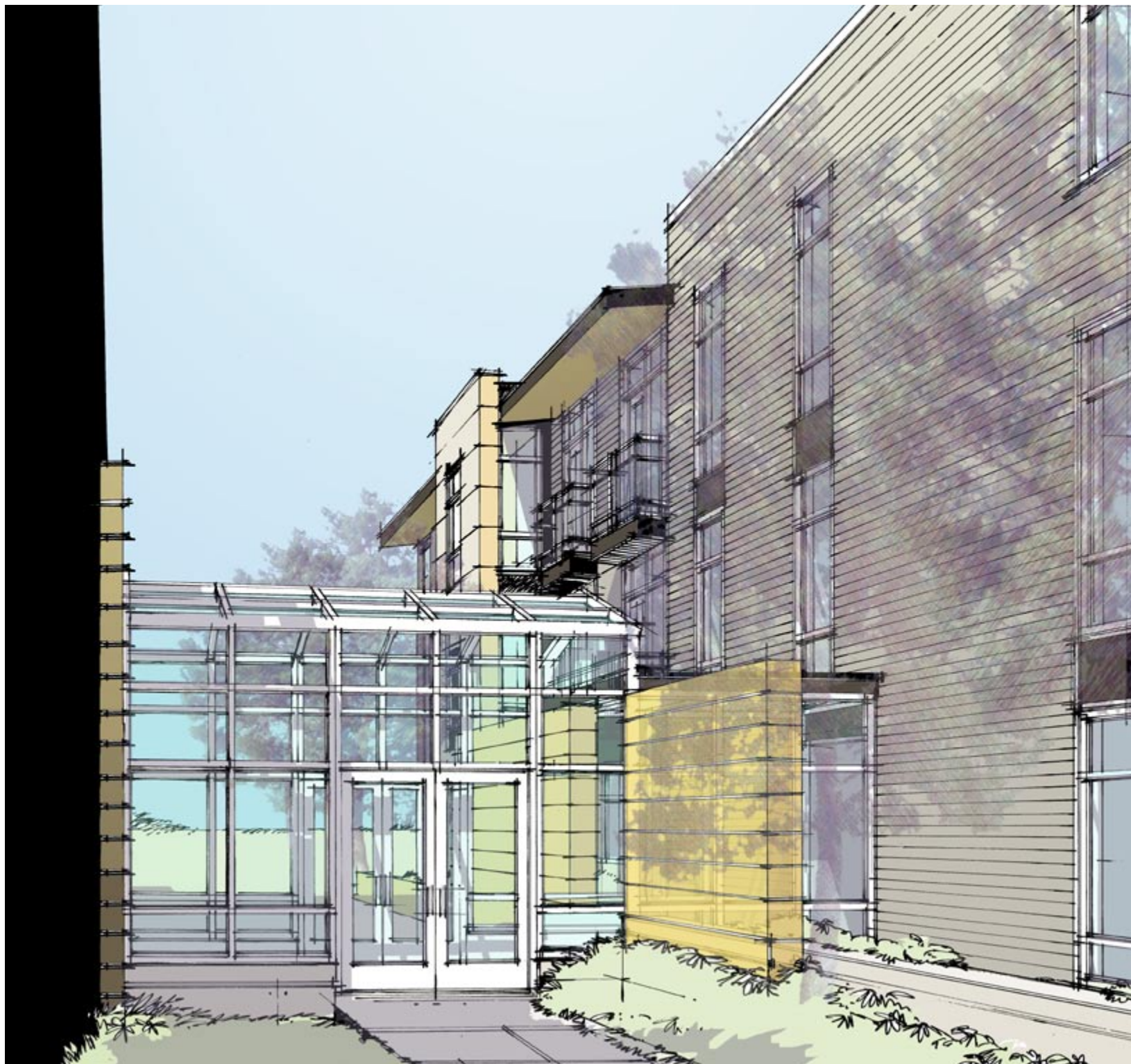




north elevation along 132nd

south elevation along 130th to be provided





connecting link at Buildings 4 and 5



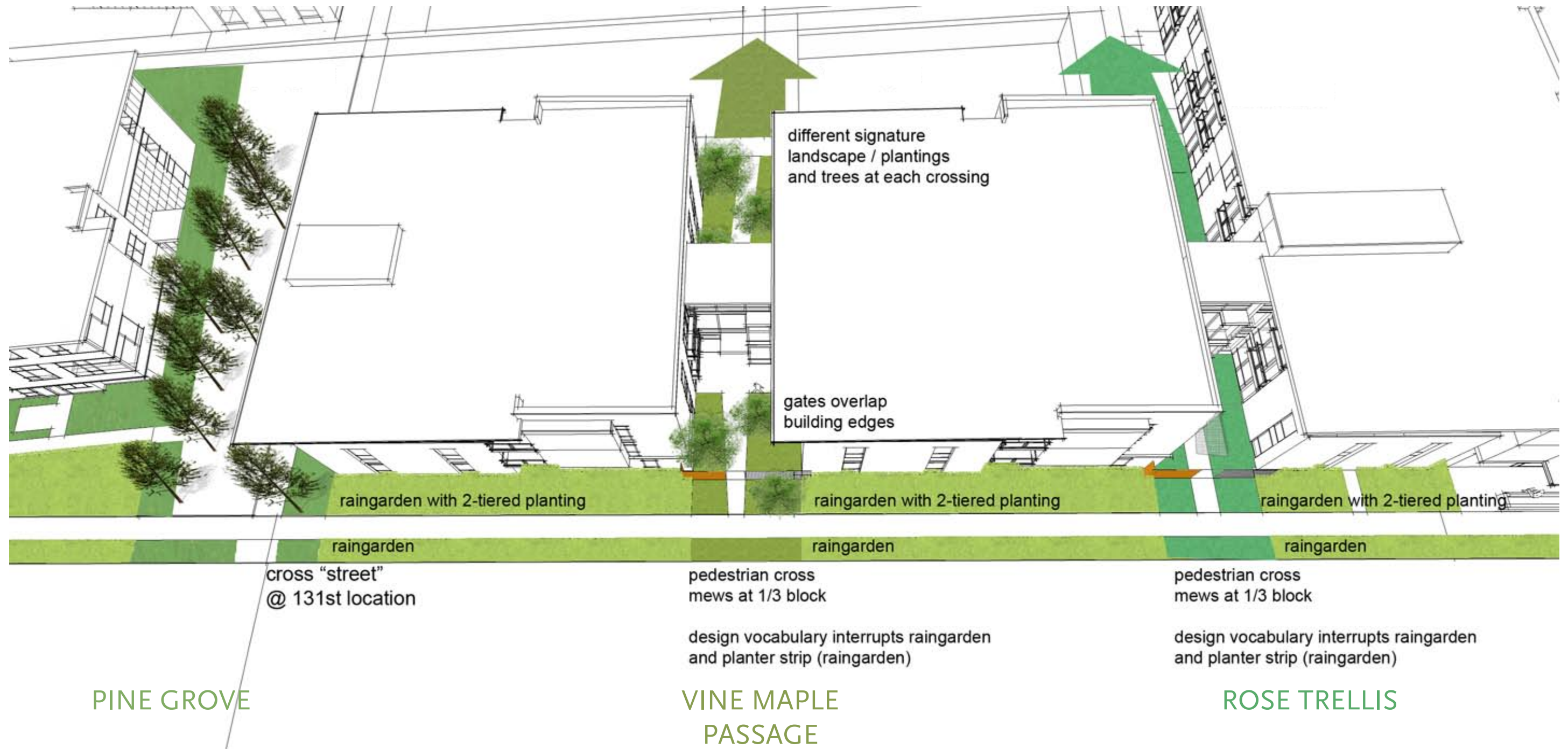
wall omitted to show transparent link

The connecting link joining Buildings 4 and 5 represents a Design Departure, and has been expressed as a transparent “greenhouse” per discussions with planning staff. The southern portion adjoining Building 4 is wider and terminates in a wall screening Building 4’s public areas from the resident terraces of Building 5. A continuation of this wall is proposed to provide further screening of this nature, as well as to strengthen the architectural quality of this element. The design vocabulary for this wall is a further hybrid of the horizontal siding from Building 9 -- with the battens removed to allow plants to climb the walls.

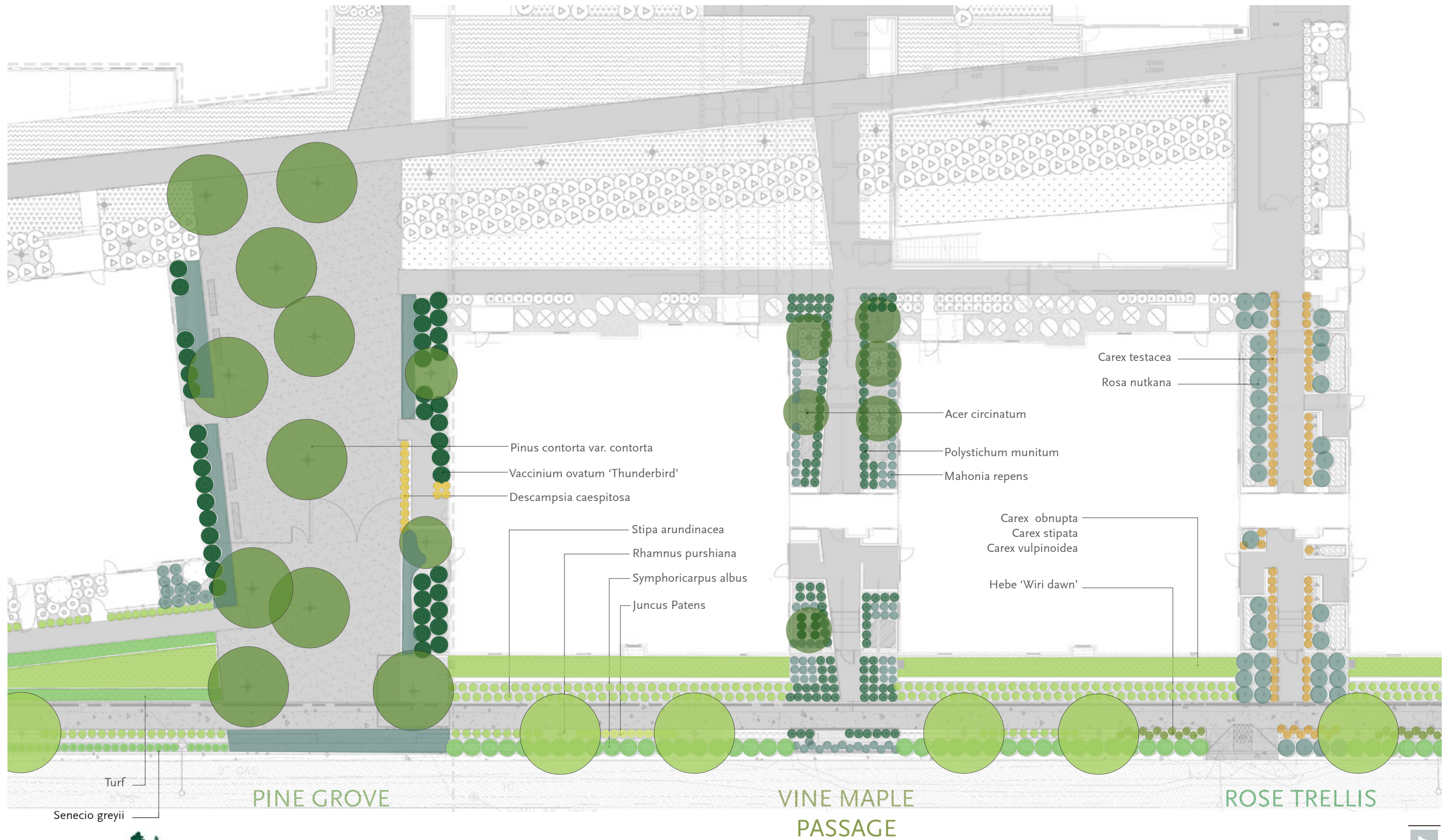
Key

- 1. public court
- 2. cafe
- 3. dining hall/pub
- 4. living room and reception
- 5. entry court
- 6. art studio
- 7. mid-block courtyard
- 8. green well
- 9. future new luther memorial church (under separate contract)
- 10. foss assisted living

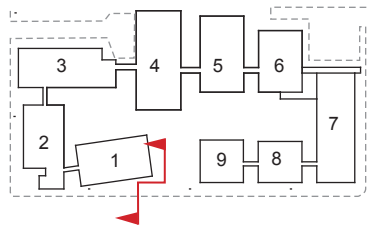




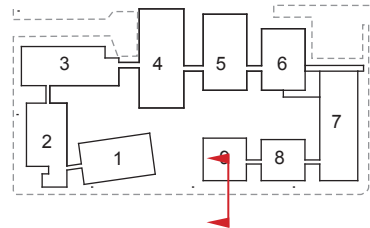
conceptual landscape diagram -- pedestrian experience along Greenwood



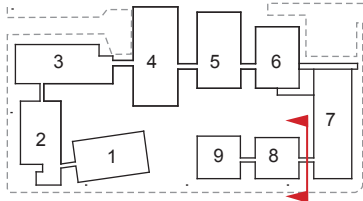
site section pine grove



site section vine maple passage



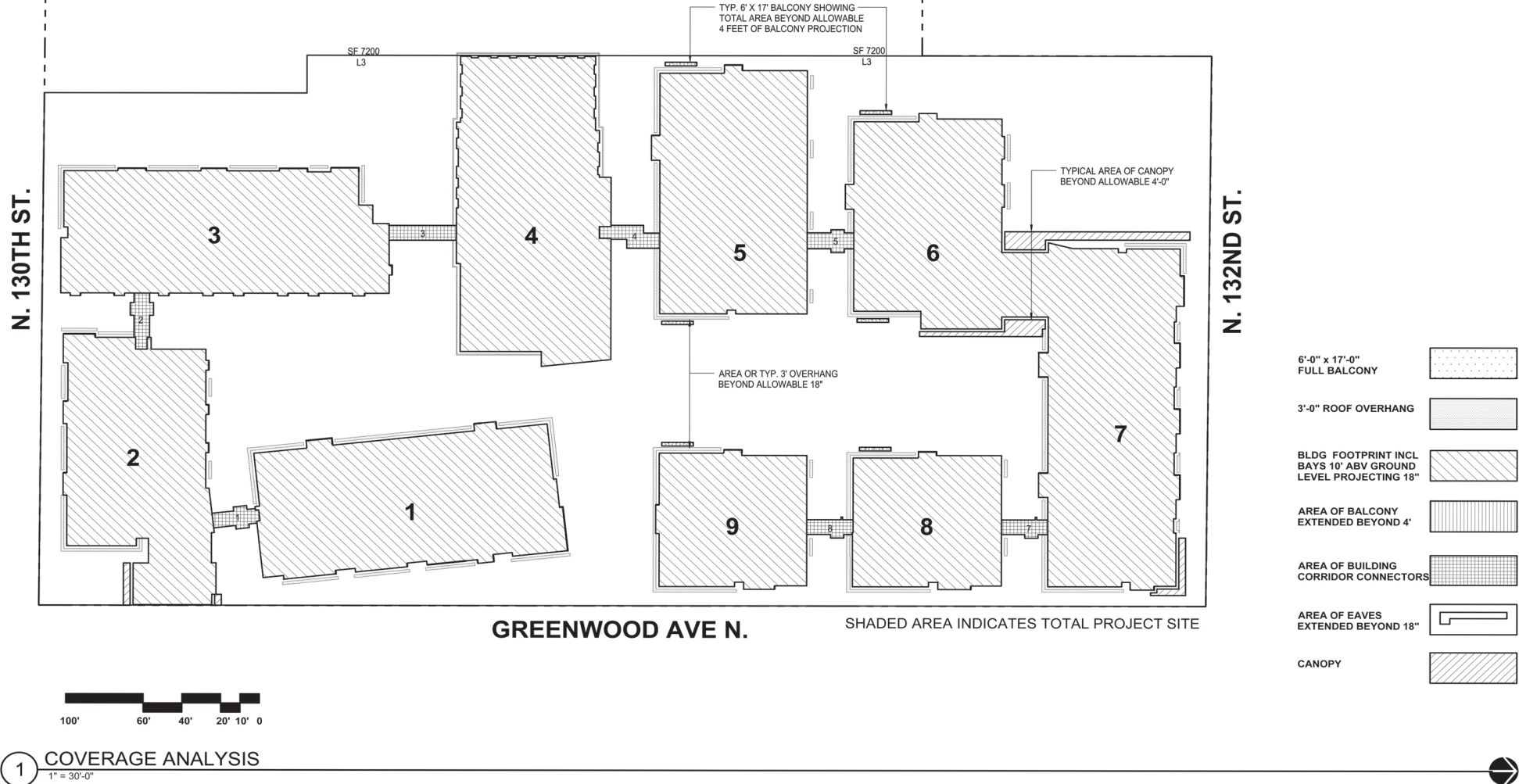
site section trellis



13023 Greenwood Avenue North



TOTAL SITE AREA	=	178,068 SF
SITE AREA DEFINED AS AREA EAST OF 130TH ST. / SF 7200 L3 AND BOUNDED BY N. 130TH STR., GREENWOOD AVE., AND N. 132ND = 178,058SF		
TOTAL AREA OF BUILDING FOOTPRINT	=	85,367 SF (47.94%)
TOTAL AREA OF 2ND AND 3RD LEVEL BAYS	=	1302 SF
TOTAL AREA OF OVERHANGS BEYOND 18"	=	2555 SF
TOTAL AREA OF CONNECTORS	=	1715 SF
TOTAL AREA OF CANOPY	=	1117 SF
TOTAL AREA OF BALCONY BEYOND 4'	=	192 SF
TOTAL AREA	=	92,228 SF
PERCENT OF TOTAL SITE	=	51.78%
COVERAGE PER CODE 45% = .45 X 178,058	=	80,126 SF



BUILDING 1

BUILDING FOOTPRINT	=	10,899 SF
EXTENDED ROOF OVERHANGS	=	453 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	219 SF
TOTAL COVERAGE	=	11,571 SF

BUILDING 3

BUILDING FOOTPRINT	=	11,020 SF
EXTENDED ROOF OVERHANGS	=	212 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	281 SF
TOTAL COVERAGE	=	11,513 SF

BUILDING 5

BUILDING FOOTPRINT	=	10,145 SF
EXTENDED ROOF OVERHANGS	=	316 SF
DECKS	=	64 SF
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	237
TOTAL COVERAGE	=	10,762 SF

BUILDING 8

BUILDING FOOTPRINT	=	5482 SF
EXTENDED ROOF OVERHANGS	=	261 SF
DECKS	=	32 SF
EXTENDED BAYS	=	N/A SF
CONNECTOR(S)	=	206 SF
TOTAL COVERAGE	=	5981 SF

BUILDING 2

BUILDING FOOTPRINT	=	9401 SF
EXTENDED ROOF OVERHANGS	=	268 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	260 SF
CANOPY	=	102 SF
TOTAL COVERAGE	=	10,031 SF

BUILDING 4

BUILDING FOOTPRINT	=	12,335 SF
EXTENDED ROOF OVERHANGS	=	176 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	278 SF
TOTAL COVERAGE	=	12,789 SF

BUILDING 6/7

BUILDING FOOTPRINT	=	21,838 SF
EXTENDED ROOF OVERHANGS	=	614 SF
DECKS	=	64 SF
CONNECTOR(S)	=	847 SF
CANOPY	=	1015 SF
TOTAL COVERAGE	=	9991 SF

BUILDING 9

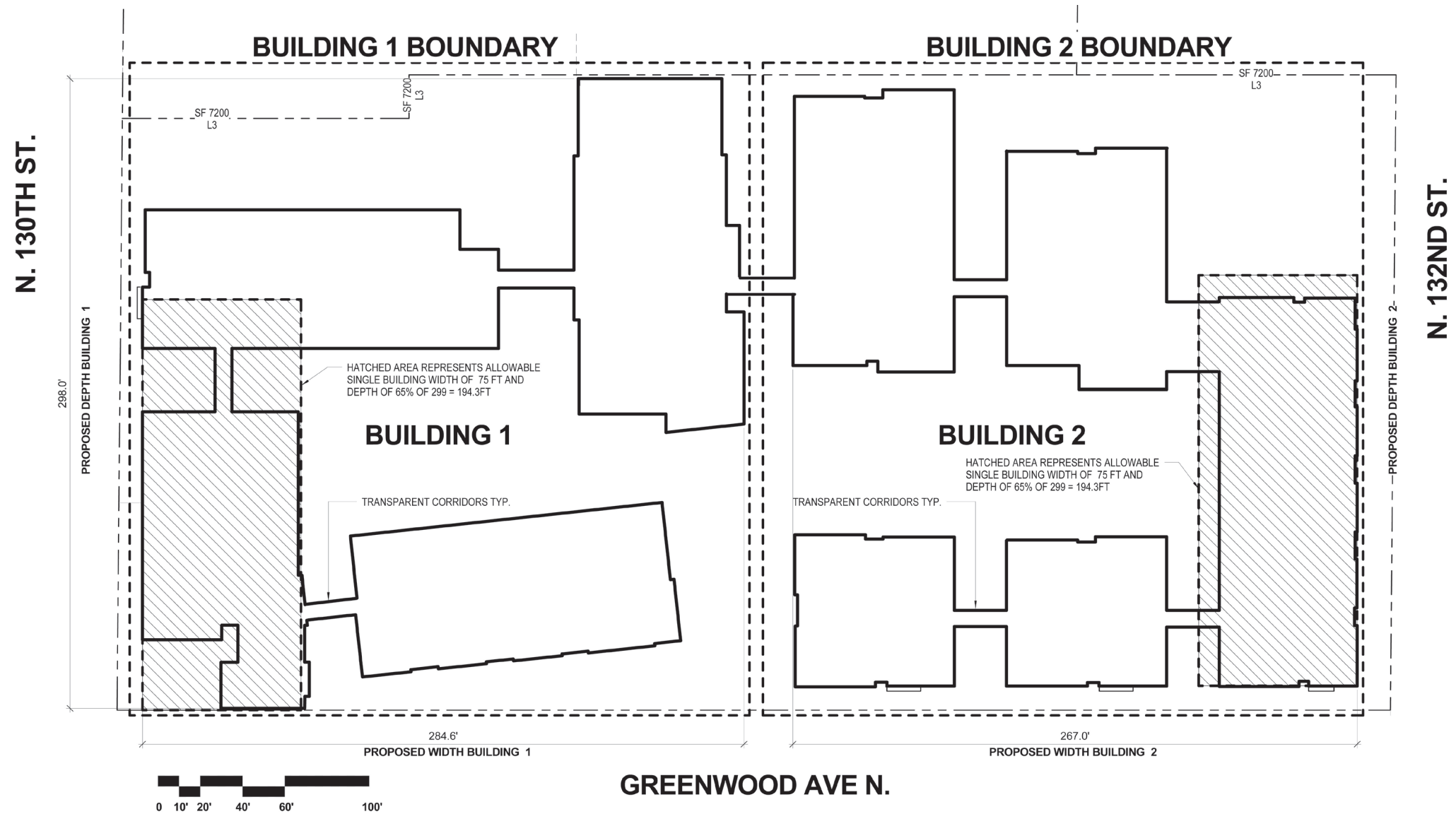
BUILDING FOOTPRINT	=	5556 SF
EXTENDED ROOF OVERHANGS	=	255 SF
DECKS	=	N/A
EXTENDED BAYS	=	N/A
CONNECTOR(S)	=	N/A
TOTAL COVERAGE	=	5843 SF



13023 Greenwood Avenue North

June 9, 2008





1 WIDTH - DEPTH ANALYSIS

WIDTH DEPTH SUMMARY

- STRUCTURE WIDTH AND DEPTH PER SMC TABLE 23.45.011A
- LOWRISE 3 - MAX BLDG WIDTH W/ MODULATION = 75'
- MAX BLDG DEPTH = 65% OF DEPTH OF LOT
- BUILDING WIDTH & DEPTH CALCULATIONS ARE BASED ON DIVIDING THE NINE "PRINCIPAL STRUCTURES" INTO "TWO (2)" BUILDINGS.
- BUILDING 1 - COMBINED STRUCTURES 1,2,3 & 4
- WIDTH = 284.6 FEET DEPTH = 298 FEET
- BUILDING 2 - COMBINED STRUCTURES 5,6,7,8 & 9
- WIDTH = 267 FEET DEPTH = 282 FEET

DEPARTURE REQUESTED

- WIDTH AND DEPTH OF BUILDING 1 & 2 SIGNIFICANTLY EXCEEDS ALLOWABLE WIDTH & DEPTH AND WILL REQUIRE A DEPARTURE BASED ON DIVIDING THE BUILDING VISUALLY USING 3 STORY TRANSPARENT CORRIDORS.
- SINGLE STORY CORRIDORS BETWEEN STRUCTURES 3 & 4 AND STRUCTURES 4 & 5.

SETBACK CACULATION ASSUMPTIONS

FOR SETBACK CALCULATION PURPOSES THE MULTIPLE STRUCTURES (9 BUILDINGS) ARE GROUPED INTO "TWO BUILDINGS".

- BUILDING 1 - COMBINES STRUCTURES 1,2,3 & 4
- BUILDING 2 - COMBINES STRUCTURES 5,6,7,8 & 9

SETBACK SUMMARY

- FRONT SETBACK:	GREENWOOD AVE. N.	10'-0"
- SIDE SETBACKS:	130TH ST. N.	REQ. AVG. SETBACK = 23'-0" CALC. AVG. SETBACK = 27.1' OK DEPARTURE REQUIRED
	132ND ST. N.	REQ. AVG. SETBACK = 23'-0" CALC. AVG. SETBACK = 26.81' OK DEPARTURE REQUIRED
- REAR SETBACK:	@ NW CORNER @ LOTS 1, 2 & 3	25'-0"

SETBACK REQUIREMENTS - LOWRISE ZONES SMC 23.45.014

FRONT SETBACK (GREENWOOD AVE. N.)

SMC 23.45.014.A.1 - REQ'D FRONT SETBACK SHALL BE THE AVG. SETBACK OF THE FIRST PRINCIPAL STRUCTURES ON EITHER SIDE.

SMC 23.86.012.A.8 - WHEN THE FIRST PRINCIPAL STRUCTURE WITHIN 100 FEET OF A SIDE ... AVERAGE PURPOSES ON THAT SIDE SHALL BE 10'.

SIDE SETBACKS (N.130TH & N 132ND)

SMC 23.45.014.C.1 - REQ'D SIDE SETBACK FOR STRUCTURES IN LOW RISE ZONES SHALL BE DETERMINED BY STRUCTURE DEPTH AND HEIGHT. ACCORDING TO TABLE 23.45.014.A.

MEASUREMENTS (23.86.012) SETBACKS IN MULTIFAMILY ZONE

SIDE SETBACKS- LOWRISE ZONES

HEIGHT OF SIDE FACADES AT HIGHEST POINT (IN FEET)

	0-25	26-30	31-37	
STRUCTURE DEPTH (IN FEET.)				MINIMUM SIDE SETBACK (IN FEET.)
65' OR LESS	5'	6'	7'	5'
66' TO 80'	6'	6'	8'	5'
81' TO 100'	8'	9'	11'	6'
101' TO 120'	11'	12'	14'	7'
121' TO 140'	14'	15'	17'	8'
141' TO 160'	17'	18'	20'	8'
161' TO 180'	19'	21'	23'	8'

1' IN ADDITION TO 8' FOR EVERY 50' IN DEPTH

REAR SETBACK

SMC 23.45.014.B.1 - LOWRISE 3 25 FEET REQ'D REAR SETBACKS APPLY ONLY AT THE BOUNDARY BETWEEN LOTS 1, 2 & 3 FRONTING ON PALATINE AND THE NW CORNER OF THE INDEPENDENT LIVING SITE. THE REQUIRED 25' SETBACK IS MAINTAINED ALONG THIS AREA.

INTERIOR FACADE SETBACKS

SMC 23.45.014.D.2 - REQ'D SETBACKS FOR CLUSTER DEVELOPMENTS. REF. TABLE 23.45.014.C - REQ'D SETBACK BETWEEN FACING FACADES ASSUMPTION IS THAT THERE ARE 9 SEPARATE "PRINCIPAL STRUCTURES"

TABLE 23.45.014C
REQUIRED SETBACK BETWEEN FACING FACADES LOWRISE ZONES

LENGTH OF FACING FACADES (IN FEET.)	AVERAGE SETBACK BETWEEN FACING FACADES (IN FEET.)	MINIMUM SETBACK (IN FEET.)
40' OR LESS	10'	10'
41' TO 60'	15'	10'
61' TO 80'	20'	10'
81' TO 100'	25'	10'
101' TO 150'	30'	10'
151' OR MORE	40'	18'

SIDE SETBACK CALCULATIONS

- SIDE SETBACK: AVERAGING @ 130TH ST. N. PER SMC 23.45.014.A.1
REQ'D AVG SETBACK PER TABLE 23.45.014A = 23'-0"

BUILDING DEPTH = 298'-0"
REQ'D AVG SETBACK = 23'
REQ'D MIN. SETBACK = 10'
AVG FROM EAST TO WEST ALONG 130TH:

$$(46' \times 23') + (9' \times 46') + (114' \times 13.75') + (24' \times 46') + (30' \times 10') + (5' \times 12.75') + (30' \times 10.75') + (65' \times 46') = 298'$$

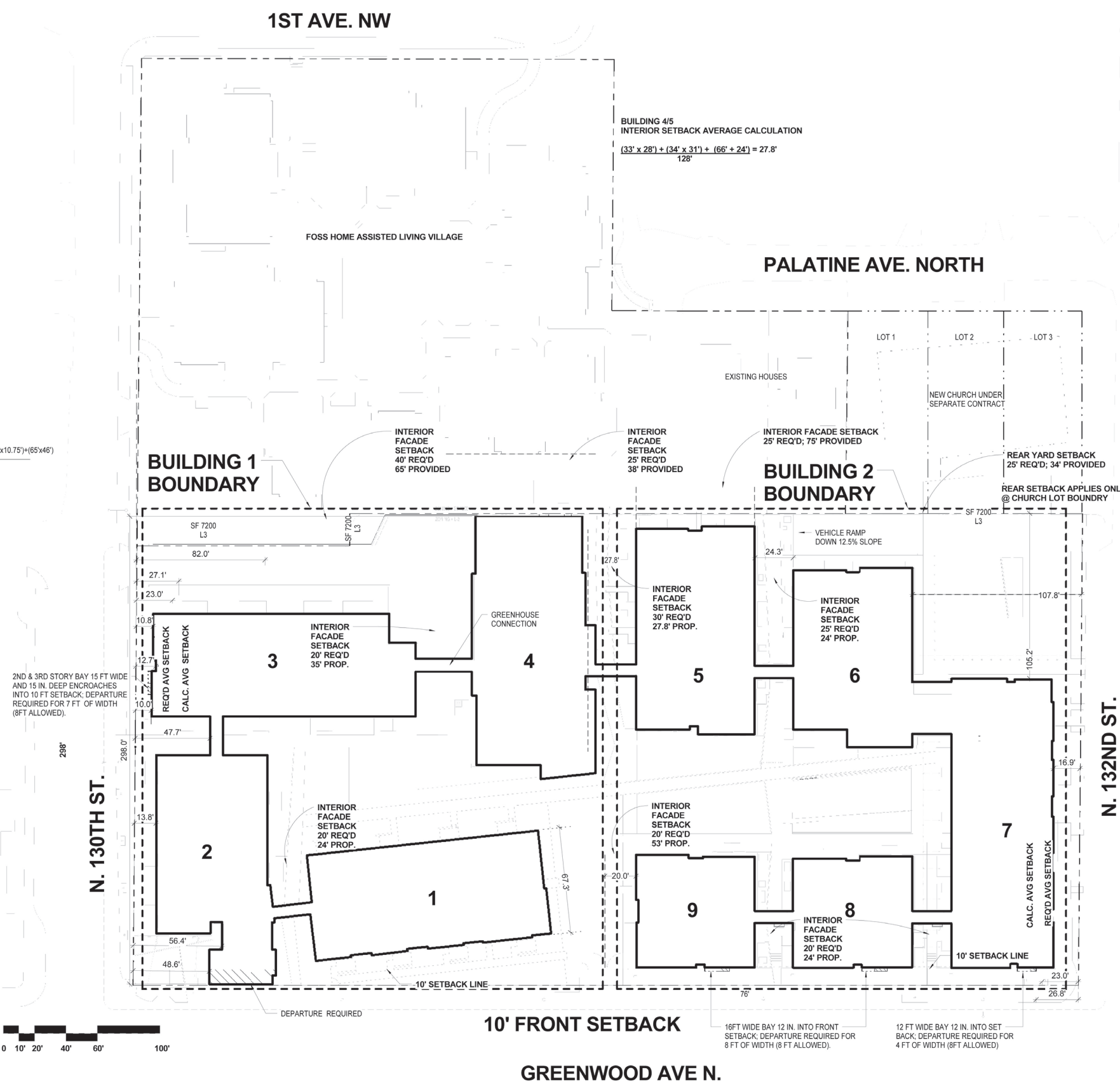
CALCULATED AVG. SETBACK = 27.1'
REQ. AVG. SETBACK = 23.0'

- SIDE SETBACK: AVERAGING @ 132TH ST. N. PER SMC 23.45.014.A.1
REQ'D AVG SETBACK PER TABLE 23.45.014A = 23'-0"

BUILDING DEPTH = 279'-0" (B5+B6+B7)
$$(16.9' \times 184') + (70' \times 46') + (25' \times 46') = 279'$$

CALCULATED AVG. SETBACK = 26.81'
REQ'D AVG SETBACK = 23'
REQ'D MIN. SETBACK = 10'

2ND & 3RD STORY BAY 15 FT WIDE AND 15 IN. DEEP ENCROACHES INTO 10 FT SETBACK; DEPARTURE REQUIRED FOR 7 FT. OF WIDTH (8FT ALLOWED).



13023 Greenwood Avenue North

June 9, 2008



Departure Summary Table

	Standard	Proposal	Rationale	Status/Recommendation
Exceed lot coverage	45% of lot area 23.45.010.A.2	51.7%	Senior living project programs require additional support space relative to typical apt. developments (2.7 %)* Enclosed walkways, (1.44%) Balconies (.01%) Canopies (.65%) and sun-shades/roof overhangs (1.45%)	Amount of coverage requested as a departure has increased by 3.7% above what was estimated at EDG. Board recommended approval of the proposed coverage
To enclose walkways at the ground level. *	No enclosure at ground level 23.45.010.D.4	Enclose ground levels between Buildings 4/5 **	Protects elderly and infirm patients from exposure to weather	Board approved departure as proposed by applicant
*Building Depth 1 2	23.45.011.A 65% of lot depth; 65% of 295.42 or 192' limit	Bldg 1 =298 ft Bldg 2 =282 ft		Board approved departure as proposed by applicant
*Building Width 1 2	23.45.011.A 30', 40' with principal entrance, 75' w/modulation	Bldg 1 =284 ft Bldg 2 =267 ft		Board approved departure as proposed by applicant
Front setback	23.44.014.A 10' min/ave	0 feet at café		Board approved departure as proposed by applicant
Over width bays in setback	23.45.014.F.1b 8 foot wide bays allowed 24" into setback	15 ft at #3 12 ft at #7 16 ft at #8 16 ft at #9	Provides modulation	Not previously requested.
Rear setback	23.44.014.B 25 feet	0-1 foot (Building 5)		Board approved departure as proposed by applicant
Modulation (front)	23.45.012.A Front: 30 feet, 40 with principal entrance facing street, otherwise 4' x 5'	None meeting standards	Color and materials suffice	Not previously requested
Modulation (side)	23.45.012.B Front: 30 feet; otherwise 4' x 5'	None meeting standards	Color and materials suffice	Board approved departure as proposed by applicant
Modulation (interior)	23.45.012.C 30 feet max stretch, otherwise 4' x 5'	None meeting standards	Color and materials suffice	Board approved departure as proposed by applicant
Reduce two internal building separations	23.45.014.C between 4-5**, 165' facing reqs ave 30'; between 5-6** 102'facing Reqs ave 30'	27.8 ave proposed 24' ave proposed	Support linear geometry of the courtyards	Board approved departure as proposed by applicant

* It has been decided that this project will be viewed as "two" buildings for zoning considerations. Building "one" will be composed of the buildings/ connectors previously considered 1,2,3, & 4. Building "two" will be composed of the buildings/ connectors previously considered 5,6,7,8 & 9. Additionally it has been decided that the yards for zoning purposes will be as follows:
N. 130th Street South - side yard
Greenwood Avenue North - front yard
N. 132nd Street North - side yard
Yard requirements are considered on a two-building concept.
** Previous building numbering system



Foss Home & Village
Schematic Design
Lighting Systems Narrative

INTRODUCTION

Lighting for this project will provide a good visual environ, enhance the architecture and facilitate orientation. Attention to issues of maintenance, operation and long-term energy effectiveness will be critical. Design goals include a desire to create a sustainable project that minimizes energy use and avoids light pollution and light trespass.

All lighting and controls will comply with the version of the Seattle Energy Code that is in effect at the time of permitting, and all other applicable codes.

Light levels will be designed to meet the Illuminating Engineering Society recommendations for a senior living environment. Throughout the facility, light level and distribution will be designed to facilitate visitor orientation, visual comfort, and support the architectural goals.

High color rendering, energy efficient, long life sources will be used throughout the project. Ease of maintenance will be considered when selecting light fixtures and light sources as well as fixture locations. Light sources in interior spaces will be fluorescent and tungsten halogen. Exterior sources will be primarily ceramic metal halide and fluorescent sources. Every attempt will be made to minimize the number of lamp types used on the project. Fluorescent F32T8 lamps will be standard for linear sources. 26, 32 and 42 watt triple tube lamps will be the standard for compact fluorescent sources. All fluorescent fixtures will use electronic ballasts. Where low wattage metal halide lamps are used, ceramic metal halide lamps with approved electronic ballasts will be specified.

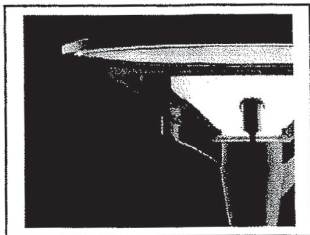
In each section below, the overall design intent is described, including an indication of the kinds of light fixtures that would be used to achieve the desired effects. **At the end of each section is a table indicating specific light fixtures and quantities. This table is intended as a tool for the cost estimator to develop a lighting budget based on local pricing. All fixtures should be priced with lamps.** All fixture descriptions and quantities are schematic design level, and are subject to change as the design evolves.

EXTERIOR LIGHTING

The exterior lighting will be designed to create a pleasant evening atmosphere and facilitate orientation throughout the site. Light levels will be minimized while providing adequate light for circulation. Care will be taken to avoid light entering the residential units through windows.

Entry Plaza

Lighting around the Entry Plaza will provide good visibility for pedestrians and drivers. Pedestrian-scale pole-top fixtures will mark the vehicular entry and the potential future pathway to the Assisted Living complex. The intent is that the same pole-top fixture will be used along that path and around the church entry plaza. The sign in the center of the drive circle will be illuminated with ground-mounted linear fluorescent sign light fixtures concealed within the planting. The canopy of the large central tree in the same planting area will be uplit with ground-mounted



Pole Top Fixture

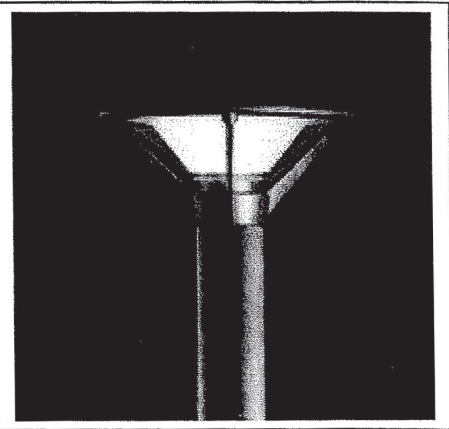
Architectural Lighting Consultants
720 Olive Way • Suite 1400
Seattle, WA 98101-1853
Fax: 206-667-0512
Phone: 206-667-0511

accent lights to create a central focus

The canopy extending along the building perimeter adjacent to the drive circle will have direct/indirect compact fluorescent cylinders located between the pairs of support posts. These will be supported by a custom-designed bracket. This will provide both a good level of light on the ground surface as well as reflected light to fill the space, creating the feeling of an outdoor room. The higher brightness in this area will orient visitors to the entrance.

Interior Courtyard

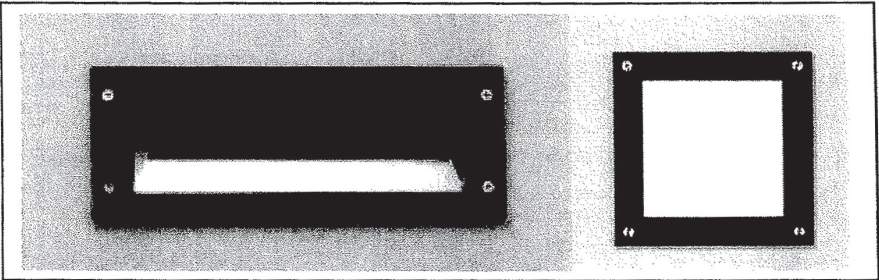
The interior courtyard will utilize layers of light to provide visual interest and facilitate a variety of functions. Pedestrian scale pole-top fixtures will illuminate the main north/south walkway., providing a relatively uniform light along that path. The "cut-off" type fixtures will distribute some light into the surrounding planting areas, enhancing the sense of security, without shining unwanted light into living units. To create a feeling of an exterior living space, a bollard-type fixture will be located at the ends of benches, providing the effect of floor lamps beside couches. These bollards will be of a style similar to the pole-top fixtures for a unified appearance.



Bollard

Along the pathways, fluorescent step lights will be integrated into the walls outside each patio entrance to mark unit entrances and light the pathways. Each living unit will have a "porch light" outside their exterior doors to illuminate their private walkway and porch. These will be simple wall-mounted, full-cutoff style cylinders. Major trees, such as those in the lower amenity courtyard will be uplit with adjustable accent lights to enhance their texture and reflect light onto pedestrian paths.

Prominent architectural features will be enhanced with lighting specific to the architecture. The vertical steel wall elements beside the bridge doorways will be grazed with linear fluorescent accent uplights concealed in the plantings. The same fixtures will be used to graze the brick walls that enclose the grotto restaurant, silhouetting the tall grasses surrounding them. Where the restaurant wall evolves into a more open structure, small, square glowy fixtures will be recessed into the lower solid section of walls to spread light across the wood patio surface. Around the perimeter of that patio, wet location fluorescent strips will be concealed within the structure surrounding the patio. This will allow the patio to appear to float above the landscape.



Steplight & Recessed Glowy Fixture

Project Perimeter

At the corners of the property there are two important spaces, the café and art studio. The art studio is a transparent space that will glow within when there are activities happening there. Low wattage ceramic metal halide downlights in the canopy will provide sufficient light for circulation and orientation. The café entrance is a more vertical structure, where uplight will graze the brick façade in a manner similar to the exterior of the restaurant. The canopy will also incorporate the same downlights as at the art studio, while low level steplights will provide light for stairs and ramps.

The vertical steel walls on the outside of the bridges will be illuminated with the same linear fluorescent uplights as the same walls in the interior courtyard have. The bridge structures will glow from within, providing visual connection between buildings, and each door will have a simple cylinder downlight mounted to the adjacent wall.

The vehicular driveway ramps into the parking garage will be illuminated with low-level fluorescent cut-off floodlights located in the side walls. The intention is to eliminate uplight directed toward living units adjacent to the ramps.

The loading dock will have wall-mounted full-cut-off compact fluorescent wall packs that can be locally switched if there are evening deliveries.

All exterior lighting will be controlled by a combination of photocell and timer. The photocell will turn the lights on at dusk, and the timer will turn them off or a portion thereof at a time to be determined by the facility's staff.

Budget for:

Light fixture description	Manufacturer/product	Quantity
Compact fluorescent surface mounted porch light	Seagull 8939DBL-10	50
Compact fluorescent recessed step light	Bega 2224P	41
Fluorescent surface mounted linear uplight	Insight EX5-SMS-SA-T8-32-4'-LV	18
Compact fluorescent recessed flood	Kim LLF-50/42 PL/BL	15
Compact fluorescent cut-off wall pack	Gardco 111-MT-42 TRF	6
Compact fluorescent recessed fixture	Bega 3316P	8
Fluorescent linear fixture	LSI EG3-1-32-SS010-WL-SL	20
Compact fluorescent direct/indirect surface mounted fixture	Vantage Luminaires VW828TVFU1/D132W/32W/E/BLK/SCL/L1/WL	12
Ceramic metal halide pedestrian scale pole top fixture	Louis Poulsen Kip / 70w/CMH/T6 /Nat Paint Alu/Cutoff	18

Ceramic metal halide bollard	Louis Poulsen Kib / 39w/CMH/T6 /Nat Paint Alu	12
Ceramic metal halide surface mounted downlight	Lightolier C4T4HW Trim, C4CS20T4E2 Cylinder	23
Ceramic metal halide recessed downlight	Lightolier CCDP Trim, C420T4E2 Frame	8
Ceramic metal halide tree accent	Lumiere 720/MH39PAR20/EL/MB/BK/LVR-20/OSL-20	13



Cafe

Marking the SE corner of the property, the cafe will be visible from the street and the adjacent library. Ambient light in the space will be provided by a simple layout of compact fluorescent downlights coordinated with the architectural layout, and an indirect fluorescent cove in the tall ceiling area. Task lights mounted to the columns will provide enhanced reading light at the tables surrounding each column. Three decorative pendants will accent the entry area. Wall washers will illuminate the walls, highlighting the menu and café signage.



Pendant

Budget for:

Light fixture description	Manufacturer/product	Quantity
Task light	TBD - \$300 allowance	8
Compact fluorescent downlight, public spaces	Lightolier 8021 CCLP Trim, S6132BU Frame	11
Fluorescent lensed 2x4	Columbia 4PS24-232F-FSA12-EB8	2
Compact fluorescent wall wash, public spaces	Lightolier 8046 CLP Trim, S6132BU Frame	6
Fluorescent linear vanity	Forecast F3482-36E1	2
Fluorescent cove uplight	LAM HPD-A-1-T8-CM-4'-SGW-DC	20
Compact fluorescent pendant, café	MP Lighting G02-F24-M-SC-BN	3

Art Studio

The art studio, located on the corner of the complex, will be a visible space from the street. It will be used by residents and visitors. Track lighting and wall washers will accent the walls used for display of projects. Downlights will distribute ambient light throughout the space, and undercabinet fixtures will provide task lighting near sinks.

Budget for:

Light fixture description	Manufacturer/product	Quantity
Halogen track head	Lightolier 8330AL-PAR30 75 FL	8
Track	Lightolier Lytespan Track-6002RA & 6003RA. Provide all components.	16' total
Compact fluorescent downlight, public spaces	Lightolier 8021 CCLP Trim, S6132BU Frame	8
Fluorescent undercabinet light	Alkco SF332	1
Compact fluorescent wall wash, public spaces	Lightolier 8046 CLP Trim, S6132BU Frame	4
Fluorescent linear vanity	Forecast F3482-36E1	1

Key

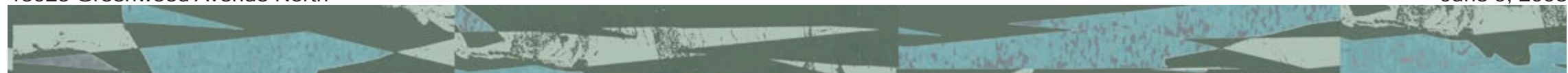
1. public court
2. cafe
3. dining hall/pub
4. living room and reception
5. entry court
6. art studio
7. mid-block courtyard
8. green well
9. future new luther memorial church
(under separate contract)
10. foss assisted living





View From Street - No Change

View From Sidewalk - No Change





View From Street - 5' Back



View From Sidewalk - 5' Back



View From Street - 10' Back



View From Sidewalk - 10' Back