



KILBURN

ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103

Tel: 206.882.6211
Fax: 206.882.1403

www.kilburnarchitects.com



6010 PHINNEY AVE.

6010 PHINNEY AVENUE NORTH
SEATTLE, WA 98103

6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN	10.06.07
GUIDANCE	
DESIGN REVIEW	02.23.09

COVER SHEET

A-00

© 2008 KILBURN ARCHITECTS, LLC

NEIGHBORHOOD FEATURES & DEVELOPMENT

PHYSICAL FEATURES

PHINNEY RIDGE IS AN URBAN RESIDENTIAL NEIGHBORHOOD PLATTED PREDOMINATELY BY AN ORTHOGONAL URBAN GRID.

ITS PHYSICAL CHARACTER IS GREATLY INFLUENCED BY A FEW NATURAL PHYSICAL FEATURES. GREEN LAKE PARK (AS WELL AS AURORA AVENUE NORTH) DEFINES PHINNEY RIDGE'S EAST BOUNDARY, AND WOODLAND PARK OCCUPIES ALL OF PHINNEY RIDGE'S SOUTHEAST CORNER. BOTH PARKS ARE POPULAR URBAN RECREATION DESTINATIONS, AND CONSTITUTE AMENITIES FOR THE GREATER SEATTLE AREA,. ALSO, PHINNEY RIDGE'S NATURAL 'RIDGE' TOPOGRAPHY PROVIDES ACCESS TO LOTS OF LIGHT AND GOOD VIEWS.

PROPERTIES ALONG PHINNEY AVE NORTH ARE ZONED NC2-40, A NEIGHBORHOOD COMMERCIAL ZONE. THIS IS A MIXED-USE ZONING DESIGNATION TO ENCOURAGE DEVELOPMENTS WITH STREET-LEVEL COMMERCIAL AND MULTI-FAMILY RESIDENTIAL ABOVE AND A MAXIMUM ALLOWABLE BUILDING HEIGHT OF 40 FEET. THE NEIGHBORHOOD BEYOND THE PHINNEY AVE NORTH BLOCK IS PREDOMINATELY ZONED SINGLE-FAMILY RESIDENTIAL: SF5000. WITHIN THIS RESIDENTIAL ZONE AND EAST OF PHINNEY AVE N. ARE TWO MAJOR RECREATIONAL FEATURES, IMPORTANT TO ALL OF SEATTLE: WOODLAND PARK AND GREEN LAKE PARK.

THE CHARACTER OF THE PHINNEY RIDGE NEIGHBORHOOD IS THUS DEFINED QUITE LITERALLY BY A COMMERCIAL, VEHICULAR AND EVEN ARCHITECTURAL 'CORRIDOR' OF PHINNEY AVE NORTH RUNNING THROUGH AN OTHERWISE RESIDENTIAL AND RECREATIONAL NEIGHBORHOOD. THIS 'CORRIDOR' FUNCTIONS AS A COMMERCIAL CENTER FOR ITS NEIGHBORHOOD AS WELL AS A VITAL LINK OF PHINNEY RIDGE TO THE REST OF THE CITY. THIS CORRIDOR IS ALSO DEMONSTRATED IN THE BOUNDARIES OF PHINNEY RIDGE'S URBAN VILLAGE, DEFINED BY SEATTLE'S COMPREHENSIVE PLAN AS THE 'GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE'.

PER SEATTLE'S COMPREHENSIVE PLAN, A "RESIDENTIAL URBAN VILLAGE" SHOULD PROVIDE A FOCUS OF GOODS AND SERVICES FOR RESIDENTS AND SURROUNDING COMMUNITIES WITHOUT ENCOURAGING A CONCENTRATION OF EMPLOYMENT. THIS GOAL IS BEST ACHIEVED BY SMALL COMMERICAL SPACES, INTEGRATED BY PEDESTRIAN-ORIENTED, AND TRANSIT-SUPPORTED STREETSCAPES.

DUE TO ITS ACCESS TO MANY NATURAL AMENITIES AND ALSO BECAUSE OF ITS LARGE INVENTORY OF OLDER AND WELL CARED-FOR SINGLE-FAMILY HOUSES, PHINNEY RIDGE IS A POPULAR RESIDENTIAL NEIGHBORHOOD. DEVELOPMENT ALONG THE PHINNEY AVE N. CORRIDOR SHOULD SERVE AN ADDITIONAL AMENITY TO ITS RESIDENTIAL CONTEXT.

NEIGHBORHOOD AMENITIES

- PROXIMITY TO WOODLAND PARK AND THE ZOO
- PROXIMITY TO GREENLAKE PARK
- ACCESS TO LIGHT AND VIEWS
- ACCESS TO MASS TRANSIT AND FUTURE URBAN-VILLAGE AND PEDESTRIAN-FREINDLY DEVELOPMENT

VICINITY MAPS



SEATTLE



PHINNEY RIDGE NEIGHBORHOOD



GREENWOOD-PHINNEY RIDGE
URBAN VILLAGE BOUNDARY



6010 PHINNEY AVE NORTH

AERIAL PHOTO



KILBURN

ARCHITECTS LLC

1891 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarchitects.com

6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release Date
EARLY DESIGN GUIDANCE 10.08.07
DESIGN REVIEW 02.23.09

NEIGHBORHOOD

A-01

© 2007 KILBURN ARCHITECTS, LLC

SITE TOPOGRAPHY, VIEWS, LIGHT, AMENITIES

TOPOGRAPHY

PHINNEY AVE NORTH IS A NATURAL TOPOGRAPHICAL RIDGE, WITH THE SURROUNDING GRADES DROPPING EAST TOWARDS GREEN LAKE AND WEST TOWARDS BALLARD. THIS PARTICULAR TOPOGRAPHY GREATLY INFLUENCES OTHER CHARACTERISTICS OF THE NEIGHBORHOOD INCLUDING ACCESS TO VIEWS, GOOD SOLAR EXPOSURE, AND EVEN ITS DEVELOPMENT AS A NATURAL VEHICULAR CORRIDOR.

VIEWS

AS THE RIDGE OF PHINNEY RIDGE, PHINNEY AVE NORTH HAS ACCESS TO GREAT VIEWS:

- VIEWS TO THE EAST ARE OF GREEN LAKE AND THE CASCADE MOUNTAINS BEYOND.
- VIEWS TO THE NORTH ARE OF PHINNEY RIDGE AND GREENWOOD NEIGHBORHOODS.
- VIEWS TO THE WEST ARE OF BALLARD WITH THE PUGET SOUND AND THE OLYMPIC MOUNTAINS BEYOND.
- VIEWS TO THE SOUTH ARE OF PHINNEY AVE. N. ITSELF, THE TREELINE OF WOODLAND PARK ZOO, AND FREMONT AND QUEEN ANNE NEIGHBORHOODS BEYOND. ON CLEAR DAYS, MOUNT RAINIER IS VISIBLE.

SOLAR EXPOSURE

DUE TO THE NEIGHBORHOOD'S HIGH TOPOGRAPHY, PHINNEY RIDGE HAS PLENTY OF SOLAR EXPOSURE, WITH FULL ACCESS TO EAST, SOUTH AND WEST LIGHT. INDIVIDUAL LOTS IN THE NEIGHBORHOOD HAVE VARYING SOLAR EXPOSURE BASED ON THEIR LOCATION ON THE SLOPE AND THE PRESENCE OF EXISTING TREES.

IT IS IMPORTANT TO CONSIDER THE SOLAR IMPACT OF LARGER DEVELOPMENT ALONG PHINNEY AVE. N. ON ITS SINGLE-FAMILY NEIGHBORS. LARGE BUILDINGS SHOULD SETBACK FROM SINGLE-FAMILY NEIGHBORS, WHERE POSSIBLE, IN ORDER TO MINIMIZE SHADOWS ON THE SINGLE FAMILY HOMES.

TRAFFIC

PHINNEY AVE. N. PROVIDES A CIRCULATION AS WELL AS DEVELOPMENT CORRIDOR TO THE SURROUNDING NEIGHBORHOODS. ORIENTED APPROXIMATELY NORTH-SOUTH, PHINNEY AVE N. PROVIDES A VITAL VEHICULAR CONNECTION BETWEEN NEIGHBORHOODS NORTH AND SOUTH OF PHINNEY RIDGE: GREENWOOD, NORTHGATE, FREMONT, AND EVEN QUEEN ANNE AND DOWNTOWN.

STREETS RUNNING PERPENDICULAR TO PHINNEY AVE N. ARE ESSENTIALLY NEIGHBORHOOD STREETS, SERVING THE SINGLE-FAMILY NEIGHBORHOOD. ON-STREET PARKING ALONG BOTH SIDES OF THESE RESIDENTIAL STREETS IS VERY COMMON

MASS TRANSIT

KING COUNTY METRO PROVIDES THE FOLLOWING MASS TRANSIT LINES TO THE AREA:

- ROUTE 5: DOWNTOWN TO SHORELINE VIA PHINNEY AVE N.
- ROUTE 28: DOWNTOWN TO BROADVIEW VIA 8TH AVE NW.
- ROUTE 82: DOWNTOWN TO MAPLE LEAF VIA PHINNEY AVE N.
- ROUTE 358: DOWNTOWN TO SHORELINE VIA AURORA AVE AND LINDEN AVE N.
- ROUTE 44: UNIVERSITY OF WASHINGTON TO BALLARD VIA N 45 ST N 46 ST AND NW MARKET.

SITE ANALYSIS DIAGRAM



NEIGHBORHOOD ZONING & TRAFFIC PATTERNS



ZONING

PROPERTIES ALONG PHINNEY AVE NORTH ARE ZONED NC2-40, A NEIGHBORHOOD COMMERCIAL ZONE. THIS MIXED-USE ZONING DESIGNATION ENCOURAGES DEVELOPMENT WITH STREET-LEVEL COMMERCIAL BELOW AND MULTI-FAMILY RESIDENTIAL ABOVE. THIS ZONE IS 1/2 BLOCK DEEP EACH SIDE OF THE PHINNEY AVENUE. THE NEIGHBORHOOD BEYOND IS ZONED SINGLE-FAMILY RESIDENTIAL, SF5000. WOODLAND AND GREEN LAKE PARKS ARE ALSO LOCATED WITHIN THIS SF ZONE.

NC2-40 -NEIGHBORHOOD COMMERCIAL

A PEDESTRIAN-ORIENTED SHOPPING AREA COMPOSED OF SMALL TO MEDIUM-SIZED BUSINESSES PROVIDING A FULL RANGE OF HOUSEHOLD AND PERSONAL GOODS AND SERVICES TO A SURROUNDING NEIGHBORHOOD.

PERMITTED USES:	SMALL COMMERCIAL ESTABLISHMENTS MULTI-STORY RESIDENTIAL STRUCTURES MIXED USE BUILDING: STREET-FRONT COMMERCIAL W/ RESIDENTIAL ABOVE
COMMERCIAL SPACE:	MAXIMUM 15,000 SF FOR MOST USES
HEIGHT LIMIT:	44 FEET: 40 FEET + 4 FEET ALLOWED WITH A 13-FOOT COMMERCIAL LEVEL.
FLOOR AREA RATIO (FAR):	3.25 (6010 PHINNEY AVENUE NORTH = 3.25 X 10,000 SF (LOT AREA) = 32,500 SF MAXIMUM FLOOR AREA)
SETBACKS:	FRONT: ZERO SETBACK SIDE: ZERO SETBACK
REAR:	15-FOOT AT 13 FEET AND HIGHER ABOVE GRADE
PARKING REQUIRED:	COMMERCIAL: 1 STALL/500 SF RESIDENTIAL: 1.24 STALL/UNIT (PER 23.54.015 H)
PARKING ACCESS:	FRONT, SIDE STREET OR ALLEY
LANDSCAPING:	LANDSCAPING EQUAL TO 5% OF LOT AREA SHALL BE VISIBLE TO PEDESTRIANS (6010 PHINNEY AVENUE NORTH = 5% x 10,000 SF = 500 SF)
GREEN FACTOR:	0.3

APPLICABLE DESIGN GUIDELINES

ZONING AND APPLICABLE DESIGN GUIDELINES

HIGHER-DENSITY DEVELOPMENTS ALONG PHINNEY AVE NORTH SERVE TO CREATE A VILLAGE FABRIC AND COMMERCIAL FOCUS THAT COMPLEMENTS LOWER DENSITY, SINGLE-FAMILY NEIGHBORS. THE URBAN VILLAGE MODEL ENCOURAGES PEDESTRIAN AND TRANSIT-ORIENTED NEIGHBORHOOD CENTERS TO SERVE AS 'DESTINATIONS' AS WELL AS 'CORRIDORS'.

EVEN THOUGH THE PROPOSED PROJECT IS JUST SOUTH AND OUTSIDE THE DESIGNATED BOUNDARY OF THE 'GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE', IT IS STILL VERY MUCH WITHIN THE PHINNEY-RIDGE ZONING, DEVELOPMENT AND VEHICULAR CORRIDOR, AND INTENDS TO SERVE AS AN EXTENSION OF THE GREENWOOD-PHINNEY URBAN VILLAGE FABRIC.

APPLICABLE GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES INCLUDE ALL THOSE THAT ENCOURAGE THE CREATION OF VITAL PEDESTRIAN STREETScape: PEDESTRIAN-ORIENTED BUILDING FACADES WITH FACADE MODULATION, STORE-FRONT WINDOWS, CANOPY WEATHER PROTECTION, WIDE SIDEWALKS, STREET TREES / LANDSCAPING, LIGHTING, AND UNDERGROUND PARKING.

APPLICABLE DESIGN GUIDELINES

- A.

SITE PLANNING

A-2

STREETSCAPE COMPATIBILITY

A-3

ENTRANCES VISIBLE FROM THE STREET

A-4

HUMAN ACTIVITY

A-5

RESPECT FOR ADJACENT SITES

A-8

PARKING AND VEHICLE ACCESS

A-10

CORNER LOTS
- B.

HEIGHT, BULK AND SCALE

B-1

HEIGHT, BULK AND SCALE COMPATIBILITY
- C.

ARCHITECTURAL ELEMENTS AND MATERIALS

C-1

ARCHITECTURAL CONTEXT

C-2

ARCHITECTURAL CONCEPT AND CONSISTENCY

C-3

HUMAN SCALE

C-5

STRUCTURED PARKING ENTRANCES
- D.

PEDESTRIAN ENVIRONMENT

D-1

PEDESTRIAN OPEN SPACES AND ENTRANCES

D-2

BLANK WALLS

D-5

VISUAL IMPACTS OF PARKING STRUCTURES

D-6

SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

D-11

COMMERCIAL TRANSPARENCY
- E.

LANDSCAPING

E-1

LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

E-2

LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE



KILBURN
ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarchitects.com

6010 PHINNEY
6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN GUIDANCE	10.06.07
DESIGN REVIEW	02.23.09

DEVELOPMENT
PATTERNS

A-04

© 2008 KILBURN ARCHITECTS, LLC

NEIGHBORHOOD DEVELOPMENT PATTERNS & EXAMPLES

TYPICAL NEIGHBORHOOD HOUSING TYPES



1. THE ROYCROFT : MIXED USE



2. MULTI FAMILY



3. MULTI FAMILY



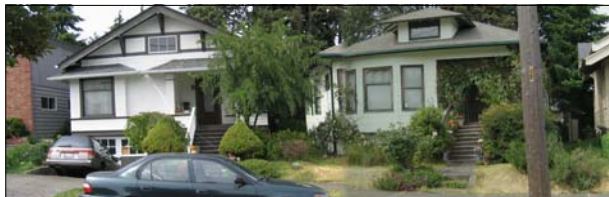
4. MULTI FAMILY



5. MULTI FAMILY : HISTORIC, BRICK STRUCTURE



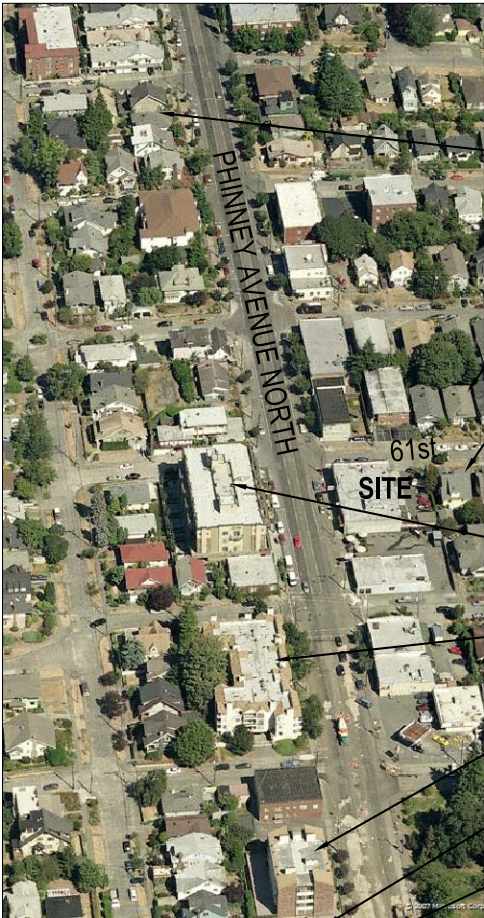
6. TOWN HOUSE



7. SINGLE FAMILY



8. SINGLE FAMILY : ADJACENT TO SITE



6. TOWN HOUSE

7. SINGLE FAMILY

8. SINGLE FAMILY

1. THE ROYCROFT : MIXED USE

2. MULTI FAMILY

3. MULTI FAMILY

4. MULTI FAMILY

5. MULTI FAMILY : HISTORIC, BRICK STRUCTURE

DEVELOPMENT PATTERNS ALONG PHINNEY AVE N.

CURRENT DEVELOPMENT ALONG PHINNEY AVE N IS VARIED. DUE TO CURRENT MARKET TRENDS AND PHINNEY AVENUE'S ZONING, 4-STORY MIXED-USE DEVELOPMENTS, MAXIMIZING ALLOWABLE USE, SIZE AND DENSITY, ARE LIKELY TO BE MORE COMMON. NEW BUILDINGS ALONG PHINNEY AVE NORTH HAVE AN OPPORTUNITY TO ENCOURAGE FUTURE DEVELOPMENT TOWARDS THE TRANSFORMATION OF THIS COMMERCIAL CORRIDOR INTO A RESIDENTIAL AND PEDESTRIAN-ORIENTED URBAN VILLAGE.

EXISTING NEIGHBORHOOD PATTERNS TO RESPECT, PRESERVE AND EMMULATE:

PHOTO 1 (THE ROYCROFT) HAS NUMEROUS POSITIVE NEIGHBORHOOD-FRIENDLY QUALITIES:

- A TRANSPARENT COMMERCIAL STREETFRONT CREATES A LIVELY PEDESTRIAN SIDEWALK EXPERIENCE
- MODULATION IN MASSING AND MATERIAL PROVIDES SCALE
- AN ARCHITECTURALLY STRONG CORNER CREATES A NEIGHBORHOOD IDENTITY
- VARIATION IN UNIT SIZES AND TYPES

PHOTO 5 SHOWS A HISTORIC RESIDENTIAL BUILDING. ITS POSITIVE CONTRIBUTIONS TO THE NIEGHBORHOOD EXPERIENCE ARE:

- QUALITY EXTERIOR MATERIALS (BRICK AND TERRA-COTA DETAILING) ARE TIMELESS AND LONG-LASTING
- MODULATION IN FACADE REDUCES BUILDING MASS AND CREATES OPEN SPACE
- RESIDENTIAL ENTRY IS CELEBRATED

SITE DESCRIPTION

THE SITE IS LOCATED AT 6010 PHINNEY AVE NORTH AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH 60TH STREET AND PHINNEY AVE NORTH. THE SITE IS TWO BLOCKS NORTH OF THE WOODLAND PARK ZOO. ALTHOUGH IT IS JUST OUTSIDE (FIVE BLOCKS SOUTH) OF THE GREENWOOD-PHINNEY URBAN VILLAGE, IT IS VERY MUCH WITHIN PHINNEY RIDGE'S GROWING COMMERCIAL CENTER.

THE SITE IS APPROXIMATELY 100 FEET BY 100 FEET, FOR A TOTAL AREA OF 10,000 SQUARE FEET. IT IS ESSENTIALLY A FLAT LOT, WHICH HAS BEEN MADE VIRTUALLY COMPLETELY IMPERVIOUS BY TWO EXISTING BUILDINGS AND A SMALL PARKING LOT.

A ONE SINGLE-STORY COMMERCIAL BUILDING HAS BEEN BUILT RIGHT UP TO AND ALONG THE PHINNEY AVE N. PROPERTY LINE, WHILE ANOTHER SMALLER SINGLE-STORY STORAGE BUILDING HAS BEEN BUILT NEAR THE REAR LOT LINE. THERE ARE SIX (6) SURFACE PARKING STALLS ALONG THE REAR LOT LINE. THE EXISTING VEHICULAR ACCESS TO THE PROPERTY IS FROM NORTH 61ST STREET.

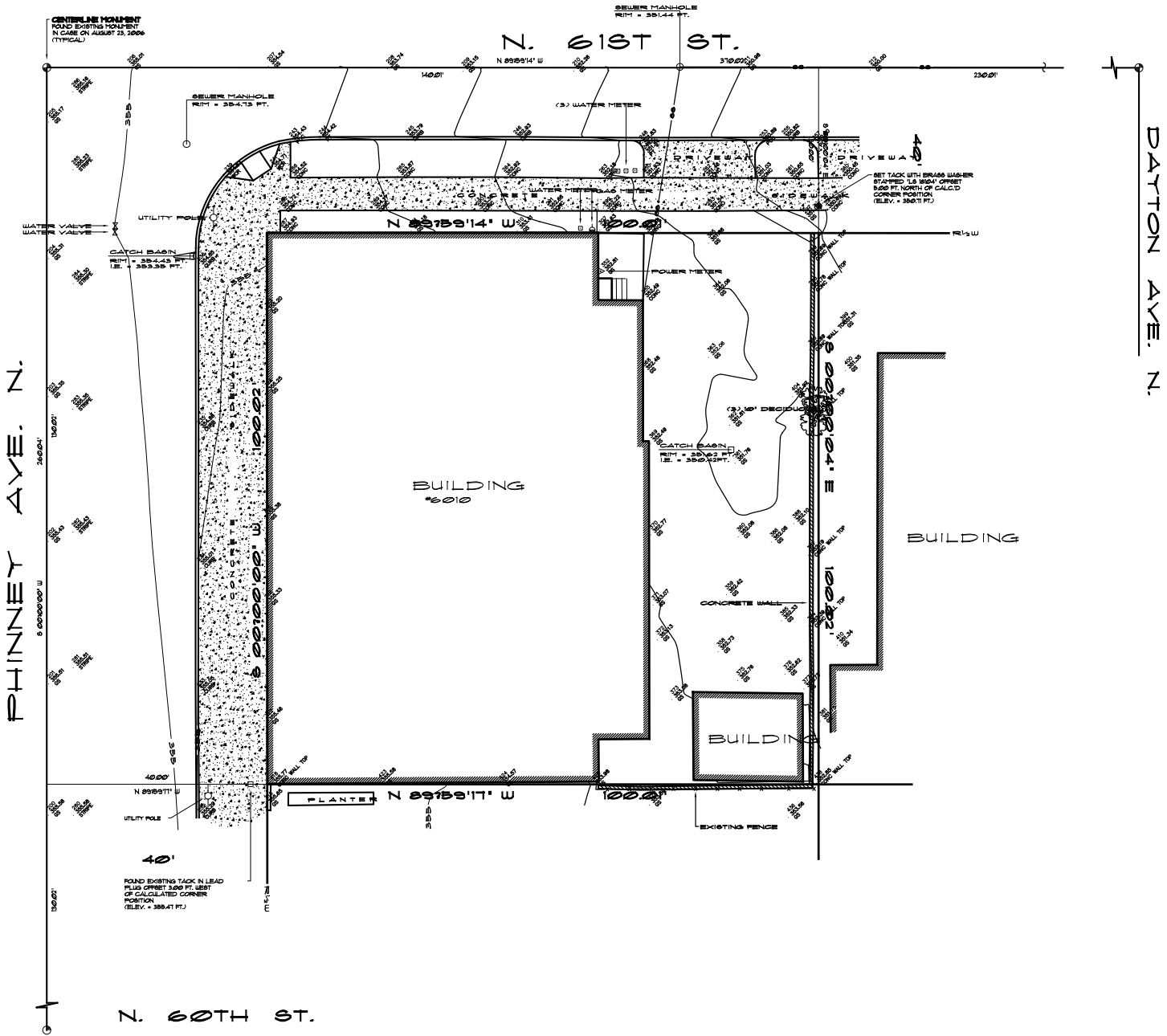
EXISTING TENANTS INCLUDE VAL'S CAFE, CHEF LIAO ASIAN GARDEN CAFE, THE DAILY PLANET, AND PHINNEY RIDGE CLEANERS.

THERE ARE NO SIGNIFICANT TREES ON THE PROPERTY.

THERE IS A DAMAGED MURAL PAINTED ON THE BLANK WALL ALONG N. 61ST STREET.



SITE SURVEY





1 SITE PLAN / FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION:

THE PROJECT IS A 4-STORY MIXED-USE BUILDING CONTAINING 2,755 SQUARE FEET OF COMMERCIAL AT GROUND LEVEL WITH 19 RESIDENTIAL UNITS ABOVE. PARKING FOR 23 VEHICLES IS PROVIDED BELOW GRADE WITHIN THE STRUCTURE. PROJECT INCLUDES 4,815 CU. YDS. OF GRADING. EXISTING STRUCTURE IS TO BE DEMOLISHED.

LOT AREA 10,000 SQUARE FEET

FAR : 3.25

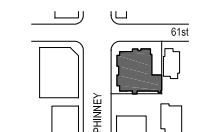
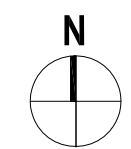
FLOOR AREA : 30,257 SQUARE FEET

COMMERCIAL SPACE :

'A' : 1,355 SQUARE FEET
 'B' : 1,400 SQUARE FEET

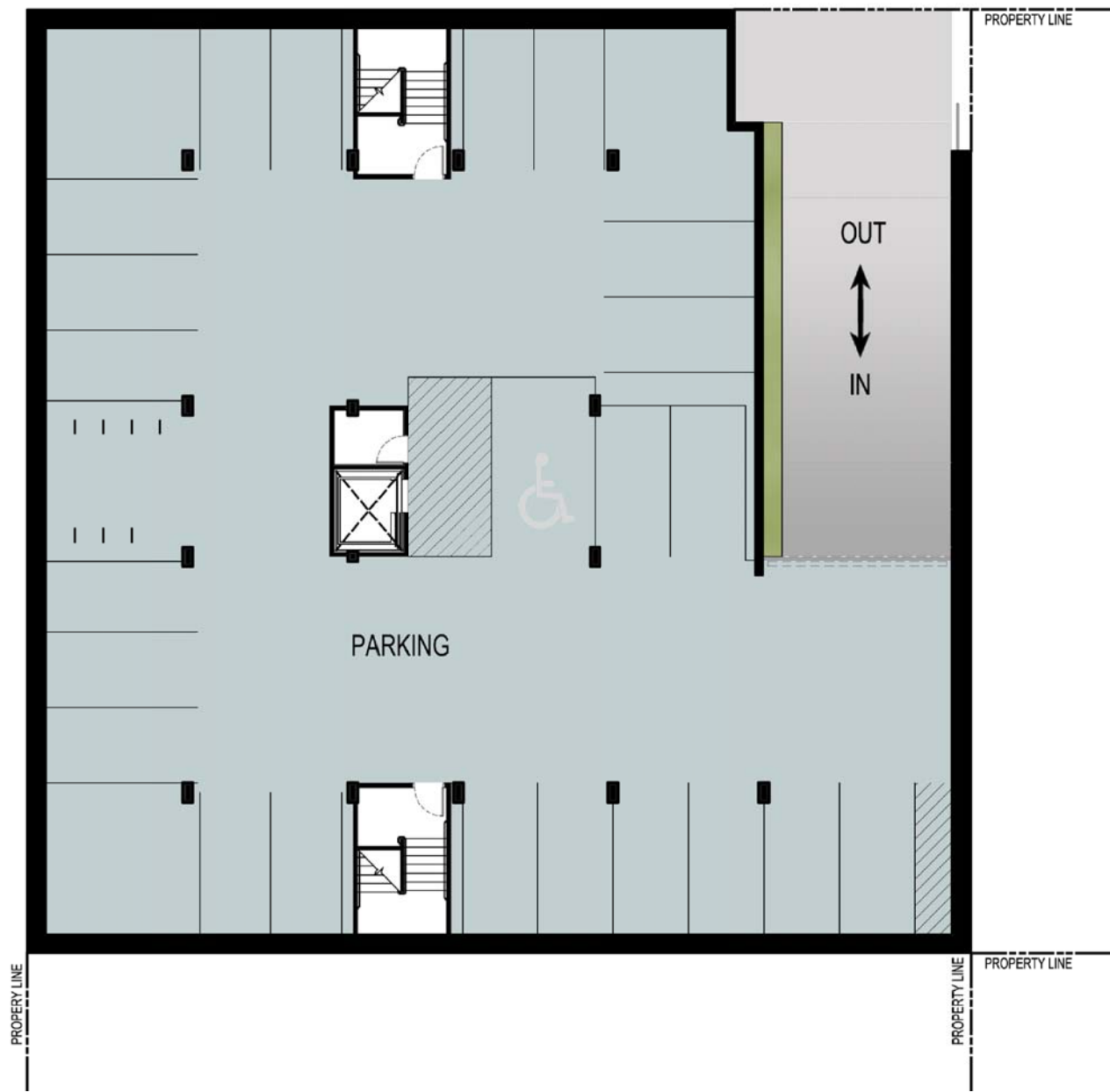
HEIGHT : 44 FEET

SETBACKS: FRONT : ZERO
 SIDE : ZERO
 REAR : 16 FEET



Release	Date
EARLY DESIGN	10.08.07
GUIDANCE	
DESIGN REVIEW	02.23.09

SITE PLAN /
 FIRST
 FLOOR PLAN

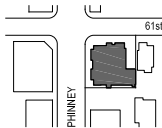
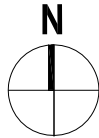


PARKING

AUTOMOBILE PARKING STALLS:
14 SPACES MEDIUM SIZE (8'-0"x16'-0")
8 SPACES SMALL SIZE (7'-6" x 15'-0")
1 VAN-ACCESSIBLE (11'-0" x 19'-0")
23 TOTAL SPACES

BICYCLE PARKING:
7 TOTAL SPACES

6010 PHINNEY
6010 Phinney Avenue North
Seattle, WA 98103



1 GARAGE PLAN
SCALE: 1/8" = 1'-0"

0 4 8 10
SCALE 1/8" = 1'-0"

Release	Date
EARLY DESIGN	10.08.07
GUIDANCE	
DESIGN REVIEW	02.23.09

**GARAGE
PLAN**



KILBURN
ARCHITECTS LLC

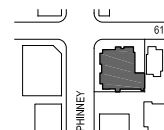
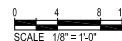
1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.6211
Fax: 206.882.1403
www.kilburnarchitects.com



RESIDENTIAL UNITS:

1-BEDROOM: 7 UNITS (A, C, & F)
2-BEDROOM: 12 UNITS (B, D, E, & G)
TOTAL: 19 UNITS

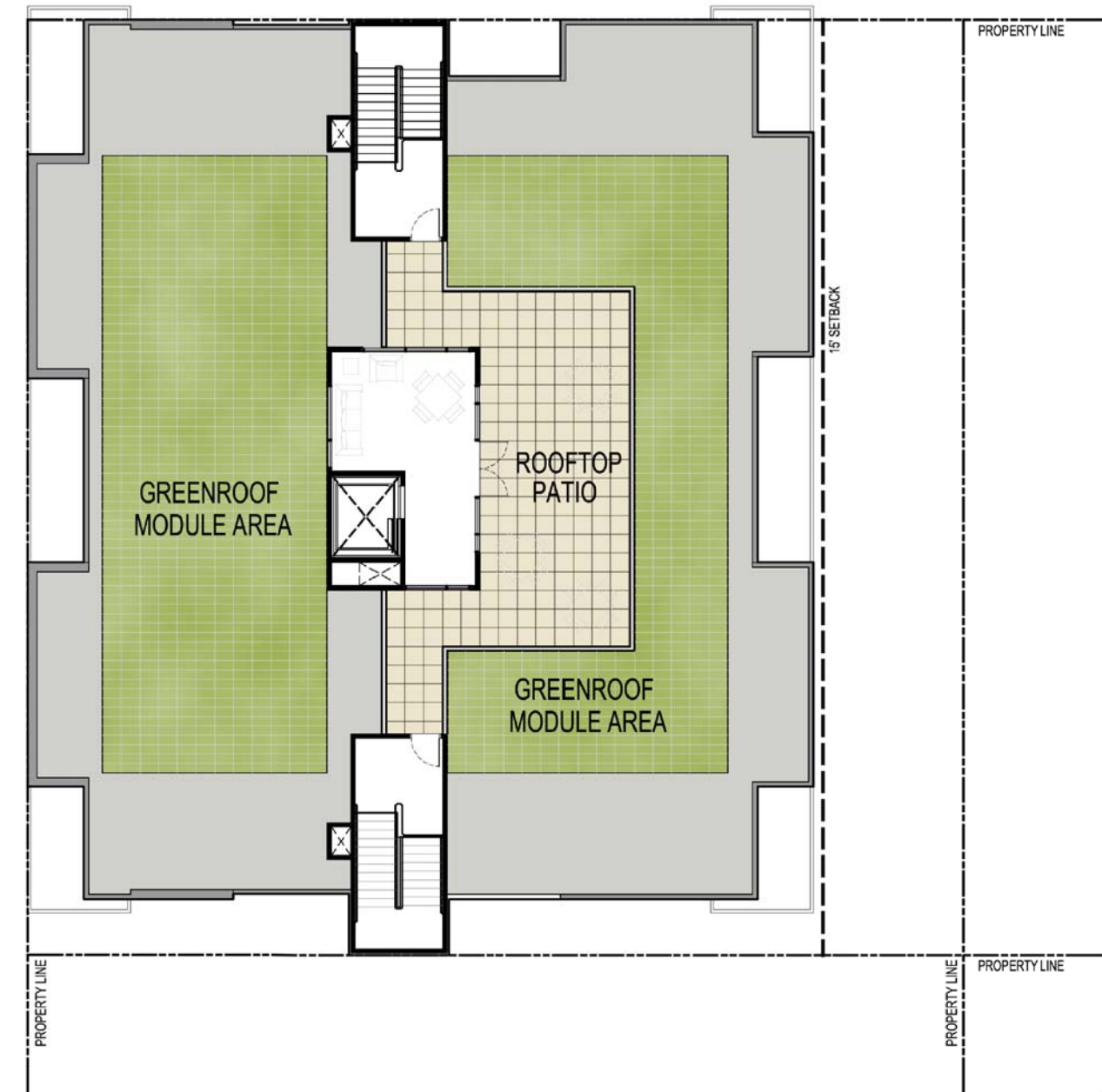
1 2ND, 3RD, & 4TH FLOOR PLANS
SCALE: 1/8" = 1'-0"



6010 PHINNEY
6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN GUIDANCE	10.08.07
DESIGN REVIEW	02.23.09

SECOND, THIRD
& FOURTH
FLOOR PLANS

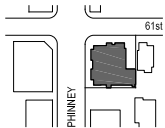
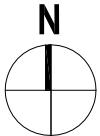


RESIDENTIAL AMENITY AREAS:

RESIDENTIAL GROSS FLOOR AREA	
FIRST FLOOR RESIDENTIAL	2,995 SF
SECOND, THIRD, FOURTH	21,969 SF
ROOF	1,160 SF
TOTAL	26,124 SF

RESIDENTIAL AMENITY FLOOR AREA	
FIRST FLOOR PATIO	372 SF
DECKS (2ND, 3RD, 4TH FLRS)	1,656 SF
ROOFTOP PATIO	815 SF
TOTAL	2,843 SF

$2,843 / 26,214 = 11\%$ RESIDENTIAL AMENITY



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

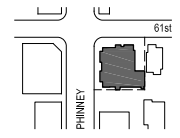
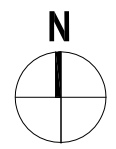
0 4 8 10
SCALE 1/8" = 1'-0"

Release	Date
EARLY DESIGN	10.08.07
GUIDANCE	
DESIGN REVIEW	02.23.09

ROOF PLAN



SEATTLE-green factor				
FINAL VERSION 9-8-07				
Parcel size (ENTER THIS VALUE FIRST)*		10,002	SCORE	0.434
Types of Area**		Square Feet	Factor	Total
A Vegetation planted with a soil depth of less than 24"				
1	Lawn or grass pavers or ground covers	52	0.2	10
2	Plants and shrubs 3' and higher at maturity	0	0.3	-
B Vegetation planted with a soil depth of more than 24"				
1	Lawn, grass pavers or other plants less than 3' tall at maturity	1017	0.7	712
2	Shrubs taller than 3' at maturity - calculated at 15 sq ft per plant (typically planted no closer than 18" on center)	1135	0.3	341
3	Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	350	0.3	105
4	Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	300	0.3	90.0
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	0	0.4	-
6	Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	400	0.4	160.0
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	0	0.5	-
8	Permeable paving that drains only itself. It must be at grade - calculated per square foot	0	0.6	-
C Green roofs - 4" minimum soil depth at time of planting		2500	0.7	1,900.0
D Vegetated walls		580	0.7	406.0
E Water features (fountains) or rain gardens (where allowed by SPU)		0	0.7	-
Bonuses		each bonus of sq ft =	0.625	
F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources		2,855	0.1	286
G Landscaping visible to passers-by from adjacent public right of way or public open spaces		2,732	0.1	275
		Grand total number of sq ft =	4,345	



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	TYPE	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
TREES				
		ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM' / NORWEGIAN SUNSET MAPLE	3" CAL., B&B	MATCHED, SINGLE-STEM SPECIMENS, BRANCHED ABOVE AND BETWEEN 5'-7'
		CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	3" CAL., B&B	MATCHED, SINGLE-STEM SPECIMENS, BRANCHED ABOVE AND BETWEEN 5'-7'
		CUPRESSUS SEMPERVIRENS 'FASTIGATA' / ITALIAN CYPRESS	MIN. 6'-8" HGT., B&B	MATCHED, SINGLE-STEM SPECIMENS, BRANCHED ABOVE AND BETWEEN 5'-7'
		ACER CIRCINATUM / VINE MAPLE	MIN. 10'-12' HGT., B&B	MULTI-STEM SPECIMENS, HEAVY CLUMPS, BRANCHED ABOVE AND BETWEEN 3'-5'
		LAGERSTROEMIA X FAURIEI 'NATCHEZ' / NATCHEZ CREPE MYRTLE	MIN. 10'-12' HGT., B&B	MIN. 3 MAJOR STEMS, HEAVY CLUMPS, WELL-SHAPED SPECIMENS AS APPROVED
		PINUS THUNBERGII / JAPANESE BLACK PINE	MIN. 4'-6" HGT., B&B OR BOXED	MIN. 2 MAJOR STEMS, SPECIMEN-QUALITY W/STRONG BRANCHING AND DENSE CROWN
SHRUBS/VINES				
		ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	MIN. 3'-4" HGT., B&B OR BOXED	MULTIPLE STEMS, COMPACT AND DENSE FOLIAGE TO CENTER
		COTINUS COGGYGRIA 'PURPUREUS' / PURPLE SMOKE TREE	MIN. 4'-5" HGT. B&B OR CONTAINER	MIN. 3 MAJOR CANES, WELL-BRANCHED
		HEBE BUXIFOLIA / BOXLEAF HEBE	2 GAL. CONT., MIN. 15"-18" HGT./SPD.	COMPACTLY-BRANCHED TO BASE
		HYDRANGEA PETOLARIS / CLIMBING HYDRANGEA	5 GAL. CONT., STK.	BRANCHED W/MULTIPLE LEADERS
		PHYLLOSTACHYS AUREOSULCATA 'AUREA' / YELLOW GROOVE BAMBOO	MIN. 6'-8" HGT. CLUMPS	MIN. 3 CULMS PER CLUMP, CONTAINER GROWN
		PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF' / TURNER'S PITT MOCK ORANGE	3 GAL. CONT., MIN. 12"-15" HGT./SPD.	MULTI-CANED W/HARDENED GROWTH; COMPACT FOLIAGE TO BASE
		TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	2 GAL. CONT., STK.	BRANCHED W/MULTIPLE LEADERS
GRASSES/PERENNIALS				
		MOLINIA CAERULEA 'VARIEGATA' / VARIEGATED PURPLE MOOR GRASS	2 GAL. CONT.	VIGOROUS, ESTABLISHED CLUMPS
		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MISCANTHUS	5 GAL. CONT.	VIGOROUS, ESTABLISHED CLUMPS
		PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT DWARF NEW ZEALAND FLAX	1 GAL. CONT.	VIGOROUS AND WELL SPREAD CLUMPS
		PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	2 GAL. CONT.	VIGOROUS, ESTABLISHED CLUMPS

SYMBOL	TYPE	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
GROUNDCOVERS				
		CAREX TESTACEA / NEW ZEALAND ORANGE SEDGE	1 GAL. CONT.	COMPACT AND VIGOROUS; 18" O.C. TRIANG. SPACING, TYP.
		CAREX MORROWII 'ICE DANCE' / ICE DANCE SEDGE	1 GAL. CONT.	COMPACT AND VIGOROUS; 18" O.C. TRIANG. SPACING, TYP.
		EUPHORBIA AMYGDALOIDES 'ROBBIAE' / ROBB'S WOOD SPURGE	1 GAL. CONT.	COMPACT AND VIGOROUS; 18" O.C. TRIANG. SPACING, TYP.
		HEBE DECUMBENS / GROUND HEBE	1 GAL. CONT.	WELL-SPREAD AND VIGOROUS, 12" O.C. TRIANG. SPACING, TYP.
		LIRIOPE MUSCARI 'MONROE'S WHITE' / MONROE'S WHITE LILYTURF	1 GAL. CONT.	WELL-SPREAD AND VIGOROUS, 18" O.C. TRIANG. SPACING, TYP.
		NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR DWARF NANDINA	1 GAL. CONT.	UPRIGHT AND VIGOROUS CLUMPS; 24" O.C. TRIANG. SPACING, TYP.
		OPHIPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL. CONT.	COMPACT AND VIGOROUS, 9" O.C. TRIANG. SPACING, TYP.
		PIERIS JAPONICA 'LITTLE HEATH' / LITTLE HEATH DWARF JAPANESE ANDROMEDA	1 GAL. CONT.	BUSHY AND WELL-SPREAD 24" O.C. TRIANG. SPACING, TYP.
		VACCINIUM MOUPINENSE / HIMALAYAN BLUEBERRY	1 GAL. CONT.; MIN. 8" SPD.	WELL-BRANCHED W/DENSE FOLIAGE; 12" O.C. TRIANG. SPACING, TYP.
ROOFTOP MIXES				
		<u>ROOFTOP GRASS MIX (EQUAL PARTS OF EACH):</u> ALLIUM SCHOENOPRASMUM / CHIVES FESTUCA IDAHOENSIS 'SISKIYOU BLUE' / SISKIYOU BLUE IDAHOE FESCUE SCHIZACYRIUM SCOPARIUM 'THE BLUES' / THE BLUES' BLUESTEM SEDUM CAUTICOLA 'LIDAKENSE' / STONECROP	4" POTS, FLAT GROWN 4" POTS, FLAT GROWN 4" POTS, FLAT GROWN CUTTINGS	COMPACT & VIGOROUS SEDUM CUTTINGS AT 4" O.C., TYP; 4" POTS AT 8" O.C. TRIANG. SPACING, TYP.
		<u>ROOFTOP FLOWERING MIX (EQUAL PARTS OF EACH):</u> AUBRIETA DELTOIDES / ROCK CRESS SEDUM REFLEXUM 'BLUE SPRUCE' / SPRUCE STONECROP TALINUM CALYCIUM / ROUND-LEAF ROCK FLOWER THYMUS SERPYLLUM 'SUFFOLK COUNTY' / CREEPING RED THYME	4" POTS, FLAT GROWN CUTTINGS 4" POTS, FLAT GROWN 4" POTS, FLAT GROWN	COMPACT & VIGOROUS SEDUM CUTTINGS AT 4" O.C., TYP; 4" POTS AT 6" O.C. TRIANG. SPACING, TYP.
		<u>ROOFTOP SEDUM / BLUE-EYED GRASS MIX (EQUAL PARTS OF EACH):</u> ALLIUM SENESCENS / WHITE ALLIUM SEDUM ALBUM 'MURALE' / MURALE WHITE STONECROP SEDUM SPURIUM 'WHITE FORM' / WHITE FORM STONECROP SISYRINCHIUM BELLUM / BLUE-EYED GRASS	4" POTS, FLAT GROWN CUTTINGS 4" POTS, FLAT GROWN CUTTINGS 4" POTS, FLAT GROWN	COMPACT & VIGOROUS SEDUM CUTTINGS AT 4" O.C., TYP; 4" POTS AT 6" O.C. TRIANG. SPACING, TYP.
		<u>ROOFTOP ORANGE/RED MIX (EQUAL PARTS OF EACH):</u> ACHILLEA MILLEFOLIUM 'FIRELAND' / FIRELAND YARROW HELIANTHEMUM 'FIRE DRAGON' / FIRE DRAGON SUN ROSE SEDUM KAMTSCHATICUM / RUSSIAN STONECROP SEDUM RUPESTRE 'ANGELINA' / ANGELINA STONECROP	4" POTS, FLAT GROWN 4" POTS, FLAT GROWN CUTTINGS 4" POTS, FLAT GROWN CUTTINGS	COMPACT & VIGOROUS SEDUM CUTTINGS AT 4" O.C., TYP; 4" POTS AT 6" O.C. TRIANG. SPACING, TYP.
		STONE MULCH: MEXICAN BEACH COBBLE, 2"-3" DIA.		SOURCE: MARENAKOS ROCK CENTER PRESTON, WA -- (425) 392-3313



KILBURN

ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarch.com



6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN GUIDANCE	10.08.07
DESIGN REVIEW	02.23.09

PLANTING
SCHEDULE

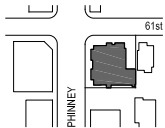
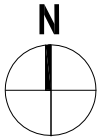
A-11

© KILBURN ARCHITECTS LLC



EXTERIOR LIGHTING SCHEDULE

TYPE	MANUF.	DESCRIPTION	LAMP	COMMENTS
A	JUNO	6" RECESSED CEILING FIXTURE	CFL	ENERGY STAR
B	LIGHTOLOGY	CEILING LIGHT	HALOGEN	
C	ELEEK INC.	WALL SCONCE	CFL	
D	LITHONIA.	WALL PACK	CFL	FULL CUTOFF
E	SPJ LIGHTING	LANDSCAPE UPLIGHTING	HALOGEN	
F	VISION 3 LIGHTING	WALL MOUNTED	CFL	FULL CUTOFF



Juno

Project: _____
 Fixture Type: _____
 Location: _____
 Contact/Phone: _____

PRODUCT DESCRIPTION
 KRL Energy Star, Air-Loc™ sealed double-wall construction housing
 • No separate AIG-pilot required • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs • 2 year warranty.

PRODUCT SPECIFICATIONS
Lamp: One 26W or 32W tube (4-pin) CFL lamp CFT66W/GK24-3 or CFT32W/GK24-3
Socket: Supplied with spring clip to accommodate certain trim installations, or can be attached to top of housing for certain trims.
Ballast: 120V HPF Rapid Start Electronic with end-of-life lamp protection • Optional dimming ballast available (File 2-6, compliant, not Energy Star qualified) • UL listed/CSA certified.
Trims: Trim selection shown on reverse.
Labels: Energy Star qualified • UL listed for contact with insulation, through-branch wiring and damp locations • Meets Washington State Air Tight Requirements, IECC • Complies with FCC Part 18 consumer use limits • Product mechanically protected against improper use of lamps • Union made AFL-CIO • Complies with California's Title 24 energy code • Trims 220, 239, 241, 242, 243, 271, 2330, 6101 and 9900 are wet location approved for covered ceiling applications.
Testing: All reports are based on published industry procedures; field performance may differ from laboratory performance. Product specifications subject to change without notice.

INSTALLATION
Real Nail™ 3 Bar Hangers: telescoping, pot-hanging Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joint or suspended ceiling • Integral floor notch and clip secures housing in suspended ceiling grid - no accessory clips required • 24" expansion slot allows quick placement of fixture in standard grid spacing • Bar scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bagged/bagged snap, allows nail for quick installation and easy removal with claw hammer for future relocation • Quick-Loc slot and oversized locking pin screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joint • Alternate mounting holes included.
Junction Box: Pre-wired junction box, UL and GUL listed for through-branch wiring, maximum (B) No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates (6) 1" and (1) 1/2" knockouts, (4) Non-metallic sheathed cable knockouts with built-in strain relief and ground wire • Knockouts equipped with pryout slots.
Housing/Mounting Frame: 22-gauge die-formed galvanized steel plate frame • C28™ die-formed aluminum housing, fully sealed • Rough-in junction (junction box, mounting frame, housing assembly, ballast and bar hangers) fully assembled for ease of installation • Air-Loc: gasket installed on plate frame • Inset housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

PRODUCT CODES

Catalog Number	Ballast	Wattage and Lamp
ICPL632E	HPF 120V Ect.	26W or 32W tube (4-pin) CFL

REV 7/06

6" VERTICAL IC COMPACT FLUORESCENT HOUSING
 26/32W
 COMPACT FLUORESCENT LAMP
 ICPL632E

DIMENSIONS

ENGINEERING DATA

120V HPF	
26W/32W	
Ballast Power	7W/3W
Mounting/MS	6.7W/6.2W
Power Factor	> .95
THD	< 18%
Amb. Starting	0°F /
Temperature	-40°C
Cos. Factor	> 1.00
Bal. Factor	1.10/0.98

OPTIONS
 (Add to product code)
Suffix No. Description
-08 120V Dimming Ballast
 For through-branch wiring, maximum (B) No. 12 AWG 90° C branch circuit conductors (7 in, 7 out)
 Note: This product is not Energy Star qualified, for Title 24 compliant.
 Ordering Example: ICPL632E-08

Lightology

ROCKY

Description:
 Rocky ceiling in brushed stainless steel is an accent and general lighting fixture perfect for indoors and outdoors. A high temperature silicone o-ring creates a weather tight seal and removable and ockable shield with stainless steel fasteners retains a glass lens and lower accessory. One 20 watt, 12 volt, MR16 (R, GU5.3 halogen lamp and low-voltage electronic transformer, which can be mounted in the y-box included. General downward light distribution. IP65 rated. 4.5W x 3.25H x 3.5L.

Shade Color: BRUSHED STAINLESS STEEL
Body Finish: MR16/R/GU5.3/20W/12V
Lamp: 20W
Wattage: LV ELECT
Dimmer: 3.50(L) x 4.50(W) x 3.25(H)

Specifications Guide:

Lighting	Vendor Code	Department	Description	Size	Lamps	Shade Color	Body Finish
1200	CF	ROCKY	C05	H1	OO	SS	

Company: _____ Fixture Type: _____ Date: Feb 13, 2009
 Project: _____ Approved By: _____

www.lightology.com

Chicago, IL 60610 phone: 312.944.1000 fax: 312.442.6405
 Chicago, IL 60614 phone: 773.863.6111 fax: 773.863.6131

SCONCE & VANITY

ELECK

PHAROS SCONCE

A contoured light fixture for your exterior or interior wall. Light shines through and down from a perforated cylinder.

PRODUCT INFO
 • ELK01-4-08-0-0 (halide)
 • ELK01-4-08-0-0 (fluorescent)
 • ELK01-4-08-0-0 (incandescent)

DIMENSIONS
 • 100" x 100" x 100"

MATERIALS
 • 100% recycled cast aluminum
 • Laser cut aluminum
 • Glass or acrylic shade

FINISH OPTIONS
 • Natural aluminum with smooth
 • Raw or Black finish
 • Optional artist patinas or colored powder coats available

LAMPING
 • One 50W incandescent
 • One 50W halide
 • One 50W fluorescent
 • One 50W incandescent, medium base (any substitute medium base compact fluorescent for lower energy usage)

VOLTAGE
 • Halide and fluorescent fixtures 120 or 277V
 • Incandescent fixtures 120V

WE USED: Approved for use in indoor and outdoor locations as indicated by UL listing. All designs by Eric Kuster and Elick, Inc. unless otherwise noted. Images not to be used or reproduced without permission.

6.3.30 1000 W. Phinney Avenue Portland, OR 97207 P: 503.237.9797 F: 503.237.9797 E: info@elecklighting.com WWW.ELECKLIGHTING.COM

LITHONIA LIGHTING™

FEATURES & SPECIFICATIONS
INTENDED USE — For building and wall-mounted applications.
CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.
FINISH — Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architects. Shipping is also available.
OPTICAL SYSTEM — Segmented reflectors for superior uniformity and control. Medium beam (MD) full cut-off distribution available.
ELECTRICAL SYSTEM — Ballast Class P, multi-volt electronic, high power factor multi-volt, <19%THD, with starting temperature of 0°F (-18°C).
INSTALLATION — Universal with integral mounting support allows fixture to hang down. Bubble level provides correct alignment with each installation.
LISTING — UL Listed to US and Canadian safety standards (see Options). Suitable for wet location (when listed in landscape orientation); WUL options allows wet location listing in up orientation (see Options). IP65 Rated, 25°C ambient.
NOTE: Specifications subject to change without notice.

ORDERING INFORMATION
 For shortest lead times, configure product using **standard options (shown in bold)**.
 Example: WSQ 42TRT MD MVOLT LPI

Series	Wattage/Source	Distribution	Voltage	Options	Lamp*
WSQ	260TT	MD Mediumthrow	120	Shaded, installed in fixture	LPI Lamp included
	277		277	DC12 Emergency circuit 12 volt (35W lamp included) 120V	LAP Lens lamp
	261TR		347	2DC12 Emergency circuit 12 volt (2, 35W lamps included)	
	2/26TRT		MVOLT	2DC12 Emergency circuit 12 volt (2, 35W lamp included)	
	32TRT			2DC20 Emergency circuit 12 volt (2, 20W lamp included)	
	2/32TRT			2DC20 Emergency circuit 12 volt (2, 20W lamp included)	
	42TRT			2DC20 Emergency circuit 12 volt (2, 20W lamp included)	
	2/42TRT			2DC20 Emergency circuit 12 volt (2, 20W lamp included)	

Options:
 DFL Diffusing lens
 E.C Emergency circuit
 ELDW Emergency battery pack (32F min. operating temp. F)
 ELDWR Return wired for Edison® B30 remote battery pack (battery pack not included, 32F min. operating temp. F)
 ELDWRPS Return wired for P21400 or P2623 remote battery pack (battery pack not included, 32F min. operating temp. F)
 ELED Emergency LED secondary source (2)
 2ELED Emergency LED secondary source (2)
 GMP Internal slow-blow fuse (1)
 PE Photoelectric cell-button type (1)
 WLD Wet location door for up orientation
 CSA CSA Certified
 NOM NOM Certified
 Shaded, installable
 B.B.W. Surface-mounted back box
 UTS Upright 5 degrees
 WG Wire guard
 VG Vandal guard

Accessories:
 Order an appropriate ceiling mount.
 W366W Surface-mounted back box
 W3UTS Upright 5 degrees

Outdoor

Sheet #: WSQ-CF BM-145

SPJ LIGHTING INC.
 SPECIFICATION SHEET

SPECIFICATION SHEET

SPJ14-01

MODEL: SPJ14-01
MOUNTING: 1/2" NPT, Dual Fin Spike Incl.
SOCKET: All Weather Ceramic (Bi-Pin)
ELECTRICAL: 12V
LAMP: 20 WATT - 50 WATT
 See Beam Spread Chart for Lamp Options

FINISH OPTIONS:
 (V) VERDE (GM) GUN METAL
 (M) MOSS (R) RUSTY
 (AG) AGED BRASS (W) WHITE
 (BR) BRONZE (B) BLACK

Accessories:
 Order an appropriate ceiling mount.
 W366W Surface-mounted back box
 W3UTS Upright 5 degrees

SPJ LIGHTING INC.
 2107 Chico Avenue
 South El Monte, CA 91733
 (800) 469-3637 FAX: (626) 433-4839

Shop Drawing Number: 12-60

DATE: 12-06-02

Vision3 lighting™

PAR16/PAR20 Wall Mount MODEL WM2
 120 Volt, 75 Watt Max., PAR16/PAR20 Halogen

Specifications:
Materials: Available in machined 6061-T6 aluminum or C36000 brass.
Cap: Machined caps come in four styles, lock in place with one 18-8 stainless steel set screw, and are sealed to the body with a high temperature silicone O-ring. Regressed caps have drain holes for water drainage from top of lens if mounted in the up position. All caps except up to three internal accessories, held in place by a stainless steel clip.
Mount Canopy: Available with the following mount options: M03 (Machined Round Canopy), M013 (Machined Square Canopy), and M012 & M013 (Surface Mount Forward Canopies; and may be mounted in the up or down position. Stem is permanently attached to the mount canopy to prevent loosening. M013 & M015 mount options come mounted to a steel universal mounting ring for ease of mounting and adjustment on an industry standard round junction box (box and hardware not supplied). See mount specification sheets for more information. (Mount canopy must be mounted to an appropriate wall or junction box, in such a manner that is capable of holding the weight of the fixture. Junction box and hardware not included).
Finish: TOIC Thermo set polyester powder coat paint available in 14 standard colors. On aluminum model, finish is applied over a corrosion resistant chrome conversion coating. Aluminum model available in one additional metal finish: Clear Anodized. Brass model available in three additional metal finishes: Natural, Polished, and Gold.

Socket: Medium Base Pinpoint Lamp holder with copper alloy, nickel-plated screw shell and center contact, and 600V, 250° C, PTFE coated 18 ga. leads.
Lamp: 120 Volt medium base PAR16 halogen up to 75 Watts, or 120 Volt medium base PAR20 halogen up to 50 Watts (Maximum allowable wattage depends on model and application. See Certification listings).
Lens: Tempered, clear lens, secured to cap with a high temperature, UV curing, silicone adhesive.
Certification: CSA tested & certified to US and Canadian safety standards for wet location wall mount use (UL 3598).
M03 & M013 mount options:
 WM2A - 75W Max. PAR16/PAR20 Halogen lamp.
 WM2B - 50W Max. PAR16/PAR20 Halogen lamp.
M012 & M015 mount options:
 WM2A - 75W Max. PAR16/PAR20 Halogen lamp.
 WM2B - 50W Max. PAR16/PAR20 Halogen lamp.

Ordering Information:

Model	Cap Style	Mount	Lamp	Finish
WM2A	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2B	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2A	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2B	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2A	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2B	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2A	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2B	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2A	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None
WM2B	BLT - Textured Black	M03 - Round Canopy	25 - 50W 12" Normal Spot	1 - None

Notes:
 1. See M03, M012, M013 or M015 specification sheet for mount details.
 2. Mounting style depends on model and mount. See Certification listings above.
 3. LED & CFL lamps available separately. Contact your Vision Lighting CSE. (Lens, Any & Filter options should not be used with LED lamps. Lens Any, Filter, & Lens options are available with CFL lamps when a C cap is specified).
 4. Specifications, certifications, and ordering information are subject to change. Please check website for latest specification sheets.

Example: WM2A - BLT - C3 - M03 - 24 - L1 - F2 - 0

©2008 Vision3 Lighting® P.O. Box 607, Fowler, CA 95325 (559) 834-5749 (559) 834-4779 fax www.vision3lighting.com revision 01/06/2008

KILBURN
 ARCHITECTS LLC

1891 East Olive Way
 Suite 200
 Seattle, WA 98103

Tel: 206.882.6211
 Fax: 206.882.1403

www.kilburnarchitects.com

6010 PHINNEY
 6010 Phinney Avenue North
 Seattle, WA 98103

SITE LIGHTING
 CUT SHEETS

A-13

© KILBURN ARCHITECTS LLC





PAINTED SMOOTH FINISH
HARDIE PANEL SIDING
W/ EXPOSED METAL JOINTS

PAINTED SMOOTH FINISH
HARDIE PLANK
LAP SIDING

WOOD GRAIN
COMPOSITE PANEL

CORRUGATED
METAL SIDING
W/ EXPOSED FASTENER

BRICK

PAINTED STEEL &
CABLE RAIL DECKS

ALUMINUM
STOREFRONT
GLAZING

CAST IN PLACE
CONCRETE



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



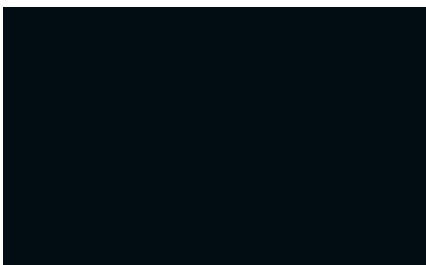
HARDIE PLANK
LAP SIDING



HARDIE PANEL



CORRUGATED
METAL SIDING
W/ EXPOSED FASTENER



ALUMINUM STOREFRONT SYSTEM /
STEEL DECKS



BRICK



WOOD GRAIN
COMPOSITE PANEL



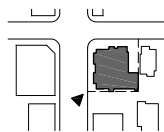
CONCRETE



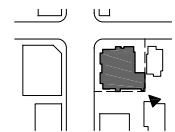
WOOD FENCE



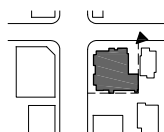
1 SOUTH EAST CORNER VIEW
SCALE : NONE



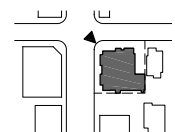
2 SOUTH WEST CORNER VIEW
SCALE : NONE



3 NORTH EAST CORNER VIEW
SCALE : NONE

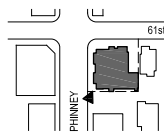


4 NORTH WEST CORNER VIEW
SCALE : NONE

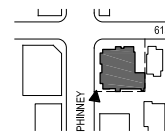




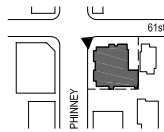
1 SOUTH WEST CORNER VIEW
SCALE : NONE



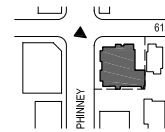
2 SOUTH WEST CORNER VIEWING NORTH
SCALE : NONE



3 NORTH WEST CORNER VIEWING SOUTH
SCALE : NONE



4 NORTH WEST CORNER VIEW
SCALE : NONE



KILBURN
ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarchitects.com

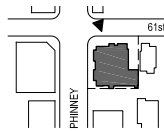
6010 PHINNEY
6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN	10.06.07
GUIDANCE	
DESIGN REVIEW	02.23.09

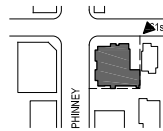
PEDESTRIAN
PERSPECTIVES



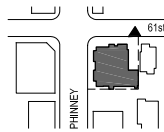
1 RESIDENTIAL ENTRY VIEW
SCALE : NONE



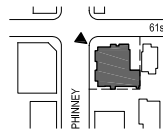
2 NORTH WEST CORNER VIEWING GARAGE ENTRY
SCALE : NONE



3 NORTH EAST CORNER VIEWING WEST
SCALE : NONE



4 NORTH WEST CORNER VIEWING EAST
SCALE : NONE





KILBURN

ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103

Tel: 206.882.6211
Fax: 206.882.1403

www.kilburnarchitects.com



1 61st ST : South View
1/16" = 1'-0"



2 Phinney Ave N. : East View
1/16" = 1'-0"

6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN GUIDANCE	10.08.07
DESIGN REVIEW	02.23.09

STREET SECTIONS



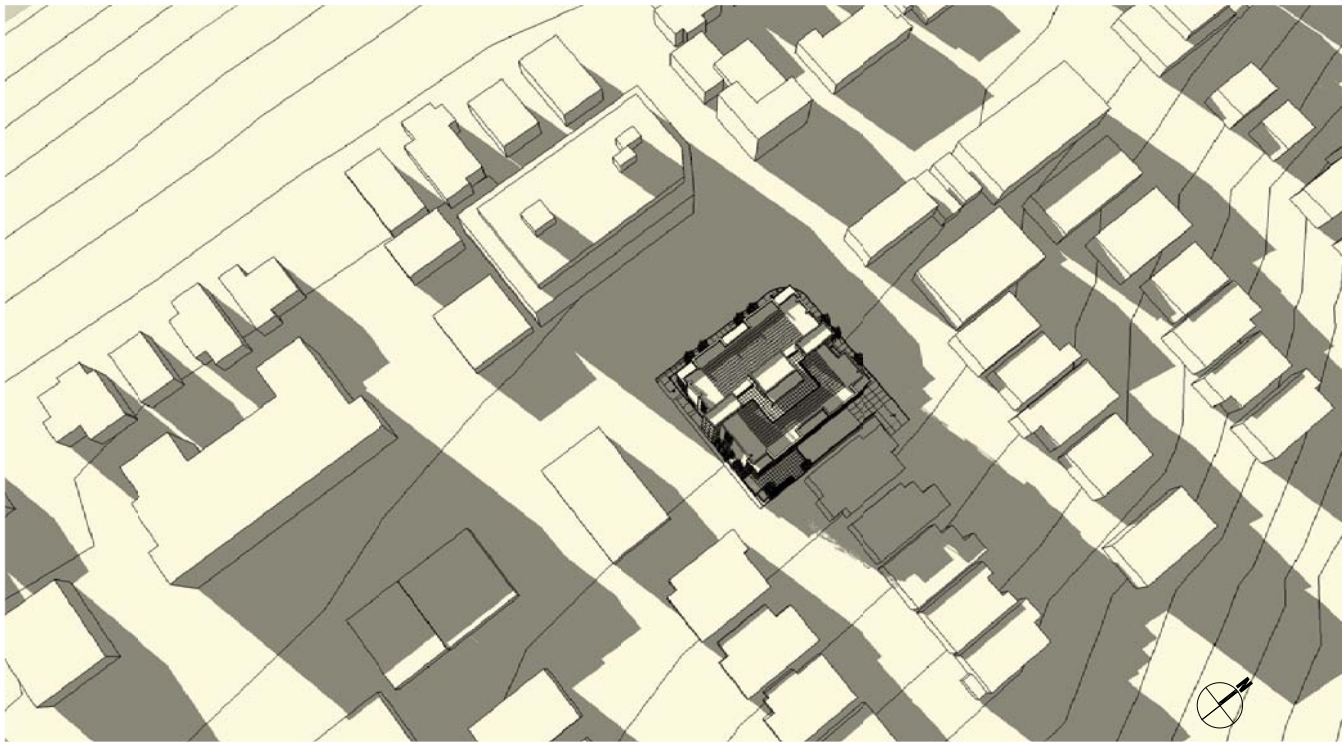
1 Spring Equinox Solar Study - 08:00 AM



2 Spring Equinox Solar Study - 11:00 AM



3 Spring Equinox Solar Study - 02:00 PM



4 Spring Equinox Solar Study - 05:00 PM



KILBURN
ARCHITECTS LLC

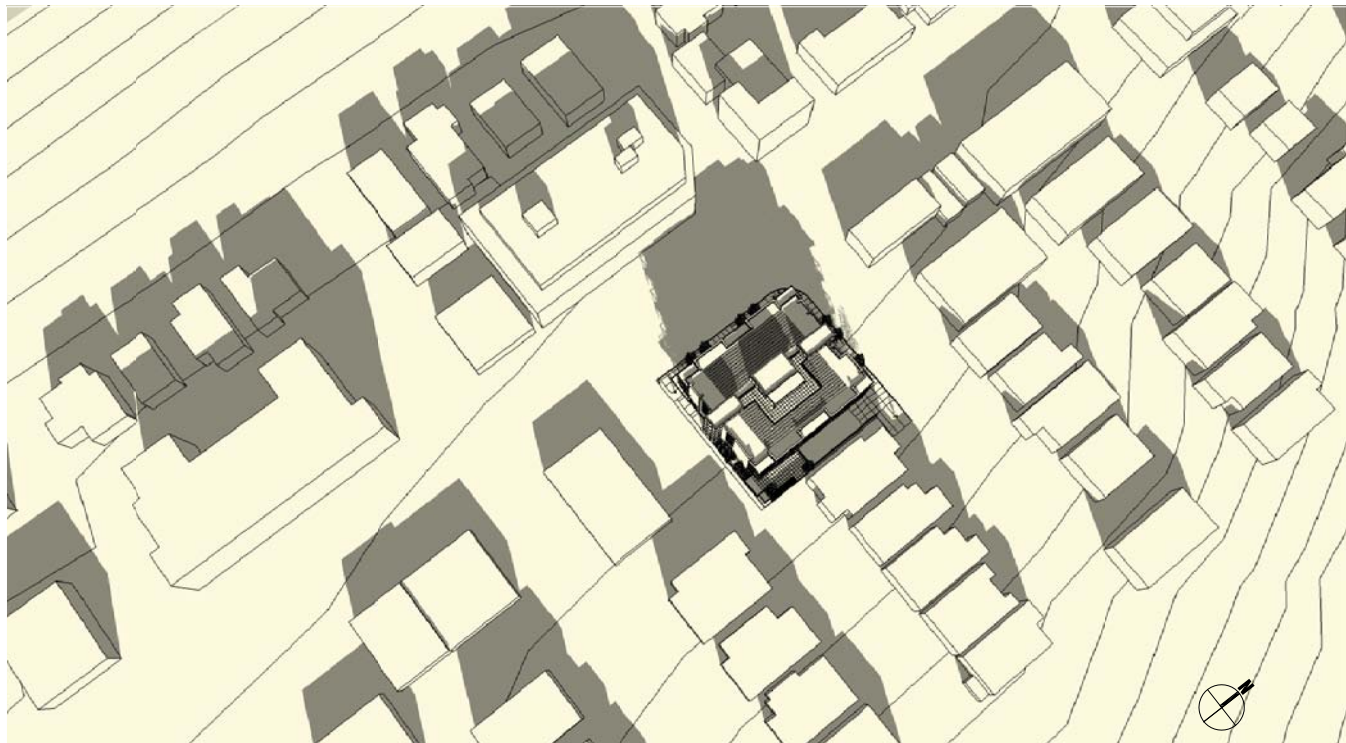
1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarch.com

6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN GUIDANCE	10.06.07
DESIGN REVIEW	02.23.09

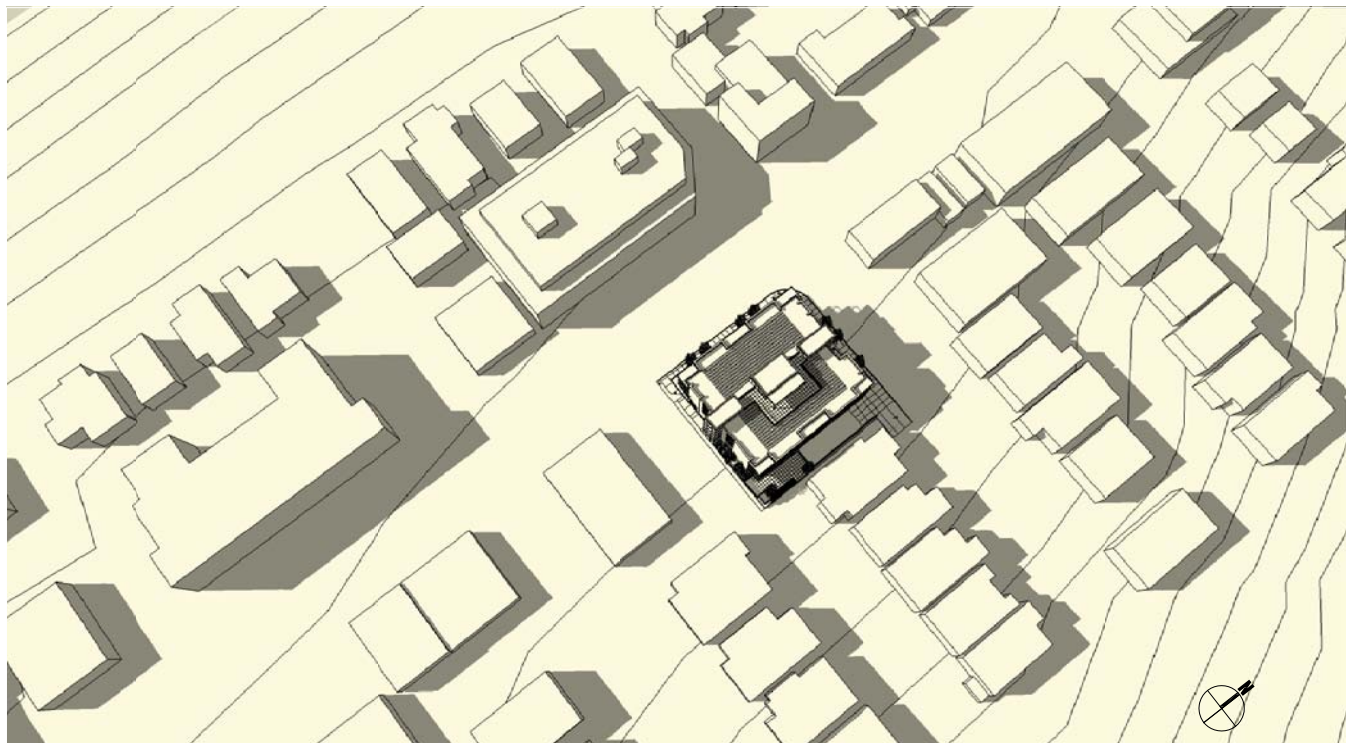
SPRING
EQUINOX
SOLAR STUDY



1 Autumn Equinox Solar Study - 08:00 AM



2 Autumn Equinox Solar Study - 11:00 AM



3 Autumn Equinox Solar Study - 02:00 PM



4 Autumn Equinox Solar Study - 05:00 PM



KILBURN
ARCHITECTS LLC

1001 East Olive Way
Suite 200
Seattle, WA 98103
Tel: 206.882.5211
Fax: 206.882.1403
www.kilburnarch.com

6010 PHINNEY

6010 Phinney Avenue North
Seattle, WA 98103

Release	Date
EARLY DESIGN	10.06.07
GUIDANCE	
DESIGN REVIEW	02.23.09

AUTUMN
EQUINOX
SOLAR STUDY

DEPARTURES FROM DEVELOPMENT STANDARDS

REQUIREMENT	PROPOSAL	COMMENTS / RATIONALE FOR THE REQUEST	ACTION BY BOARD
1. <u>NORTH FACADE TRANSPARENCY</u> PER SMC.23.47A.008.B.2.a "SIXTY (60) PERCENT OF THE STREET-FACING FACADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT."	A REDUCTION IN THE REQUIRED AMOUNT OF NORTH FACADE TRANSPARENCY FROM SIXTY (60) PERCENT TO FORTY-ONE (41) PERCENT.	THE NORTH FACADE CONTAINS BOTH COMMERCIAL AND RESIDENTIAL COMPONENTS AND IS 41% TRANSPARENT. A MAJORITY OF THIS TRANSPARENCY (64%) OCCURS WITHIN THE COMMERCIAL COMPONENT OF THE FIRST FLOOR. THE BLANK FACADE PORTIONS ARE EITHER SCREENED WITH LANDSCAPING OR FACED WITH BRICK. (THESE BLANK FACADES ARE A RESULT OF THE LOADING DOCK AND STAIRWELL LOCATIONS-SEE NOTE AT LEFT.) IF THESE TREATED WALLS ARE ADDED TO THE TRANSPARENCY TOTAL, THE TOTAL OF TREATED WALLS BECOMES 88% WITH ONLY 12% REMAINING BLANK. IN GENERAL, THE SEPARATION OF THE COMMERCIAL & RESIDENTIAL FUNCTIONS REFLECTED IN THE DESIGN OF THE NORTH FACADE CREATES AN GOOD TRANSITION FROM THE (NC) COMMERCIAL ZONE & THE ADJACENT (SF) SINGLE FAMILY ZONE. THE GREENWALL & LANDSCAPING NEAREST THE (SF) ZONE SOFTENS THE TRANSITION BETWEEN ZONES & IS MORE APPROPRIATE THAN LARGE STOREFRONT GLAZING JUXTAPOSED TO THE MORE PRIVATE NATURE OF THE (SF) ZONE. NOTE: EDG RECOMMENDATION DATED 11/01/07 READS: "THE APPLICANT SHOULD AVOID BLANK SURFACES ALONG BOTH STREET FRONTAGES. WHERE UNAVOIDABLE THEY SHOULD BE TREATED WITH LANDSCAPING, MATERIAL TEXTURING, EMPLOYING SMALL SETBACKS, INDENTATIONS, FORM-BOARD PATTERNS, OR OTHER MEANS OF BREAKING UP THE WALL."	
2. <u>RESIDENTIAL STREET-LEVEL REQUIREMENT</u> PER SMC.23.47A.008.D.2 "EITHER THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST FOUR (4) FEET ABOVE SIDEWALK GRADE OR THE STREET-LEVEL FACADE SHALL BE SET BACK AT LEAST TEN (10) FEET FROM THE SIDEWALK."	A REDUCTION IN THE REQUIRED FIRST FLOOR HEIGHT FROM FOUR (4) FEET HIGH TO ON-GRADE AT ENTRY AND THREE (3) FEET SIX (6) INCHES HIGH AT REMAINDER OF FIRST FLOOR. A REDUCTION IN THE REQUIRED STREET-LEVEL FACADE SETBACK FROM TEN (10) FEET TO THREE (3) FEET SIX (6) INCHES.	WITH EXCEPTION OF THE ON-GRADE FIRST FLOOR RESIDENTIAL ENTRY LOBBY, THE RESIDENTIAL PORTION IS +3'-6" ABOVE SIDEWALK GRADE. ADDITIONALLY, ONLY ONE UNIT IS LOCATED ON THE FIRST FLOOR (AT THE BUILDING REAR) AND THE REMAINDER OF THE SPACES ARE FOR SERVICE OR STORAGE. ALTHOUGH THE LOBBY IS AT GRADE, IT IS SET BACK 3'-6". THIS AFFORDS SOME PRIVACY WHILE STILL RETAINING A "VISUALLY PROMINENT PEDESTRIAN ENTRY". (SMC 23.47A.008.D.1)	

RESPONSES TO BOARD GUIDANCE

GUIDELINE	RESPONSE
1. THE DESIGN NEEDS TO CREATE A GOOD TRANSITION FROM COMMERCIAL TO SINGLE FAMILY ZONED PROPERTIES ALONG THE EAST LOT LINE. THIS WILL BE A PARTICULARLY IMPORTANT ISSUE TO ADDRESS IN THE NEXT ITERATION OF PROJECT DESIGN. THE RESIDENTIAL UNITS ALONG THE EAST PROPERTY LINE SHOULD BE ABOVE, RATHER THAN AT, THE (SAME) LEVEL AS THE SINGLE FAMILY RESIDENTIAL USES TO THE EAST. THE DESIGN SHOULD TAKE MORE STEPS THAN SHOWN IN THE EDG PACKET TO FURTHER EASE THE TRANSITION ABOVE THE GROUND LEVEL, FACING THE STRUCTURES TO THE EAST. THE BULK OF THE STRUCTURE MASSING SHOULD BE FURTHER DIRECTED TOWARDS PHINNEY AVENUE NORTH, AND SHOULD "TO THE FULLEST EXTENT POSSIBLE" MITIGATE AND RELIEVE THE "VERY HARSH" SCALE CONDITIONS BETWEEN THE TWO DISTINCT ZONES.	THE RESIDENTIAL UNITS ARE ABOVE THE GROUND FLOOR WITH THE EXCEPTION OF ONE UNIT. THIS UNIT IS BUFFERED FROM THE ADJACENT EAST PROPERTY BY A LANDSCAPED PATIO. ALSO BUFFERING THE STRUCTURE FROM THE ADJACENT SITE IS THE ENTRANCE TO THE UNDERGROUND PARKING STRUCTURE. ATOUGH THIS MAY NOT BE THE MOST DESIRED NEIGHBOR, IT DOES PREVENT PEOPLE FROM LOITERING RIGHT ON THE OTHER SIDE OF THE FENCE FROM THE SINGLE FAMILY HOUSE. MOST OF THE GROUND FLOOR OF THE STRUCTURE IS SET BACK 22 FEET FROM THE ADJACENT EAST PROPERTY ON THE GROUND FLOOR AND 16 FEET ON ALL OTHER FLOORS. THE EAST ELEVATION HAS NOT BEEN DESIGNED AS A "REAR FACADE". DECKS, WOOD GRAIN PANELS, AND PAINTED LAP SIDING ARE ALL USED TO CREATE A BALANCED AND ARTICULATED FACADE ON A SURFACE THAT IS OFTEN FORGOTTEN.
2. <u>PARKING GARAGE ACCESS SHOULD BE FROM NORTH 61ST STREET, RATHER THAN PHINNEY AVENUE NORTH</u> . THE BOARD WAS UNANIMOUS IN THIS GUIDANCE. THE CURBCUT SHOULD STAY ON THE NORTHEAST CORNER OF THE LOT, ALONG NORTH 61ST STREET. PHINNEY AVENUE NORTH SHOULD BE DESIGNED AS A PEDESTRIAN, RETAIL ORIENTED, STREET WITH NO CURBCUTS.	THE ENTRANCE TO THE UNDERGROUND PARKING GARAGE IS ON THE NORTHEAST CORNER OF NORTH 61ST STREET. THIS IS THE FURTHEST POINT FROM THE PEDESTRIAN TRAFFIC ALONG PHINNEY AVENUE.
A. SITE PLANNING	
A-2 <u>STREETSCAPE COMPATIBILITY</u> - THE SITING OF BUILDINGS SHOULD ACKNOWLEDGE AND REINFORCE THE EXISTING DESIRABLE SPATIAL CHARACTERISTICS OF THE RIGHT-OF-WAY.	THE STRUCTURE DIRECTLY ABUTS AND MAINTAINS THE COMMERCIAL STREET WALL ALONG PHINNEY AVENUE, BUT WITHOUT BEING OPPRESSIVE. ARTICULATION, VEGETATION, TRANSPARENCY, AND MATERIALITY ALL CREATE A POSITIVE URBAN STREET EXPERIENCE.
A-3 <u>ENTRANCES VISIBLE FROM THE STREET</u> - ENTRIES SHOULD BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.	ALL ENTRANCES HAVE CLEAR SIGNAGE, LIGHTING AND TRANSPARENT GLAZING TO SIGNIFY THE ENTRYWAY INTO THE STRUCTURE. THE COMMERCIAL ENTRANCES ARE LOCATED AT BOTH CORNERS OF THE PHINNEY AVENUE FACADE AND ARE SLIGHTLY RECESSED TO ATTRACT THE PASSERBY AS WELL AS PROVIDE A SEMI-PUBLIC ENTRY INTO THE STRUCTURE. THE RESIDENTIAL ENTRY IS ALONG 61ST STREET AND IS RECOGNIZABLE BY ITS OWN CANOPY AND THE BREAK IN THE RIGHT OF WAY LANDSCAPING.
A-4 <u>HUMAN ACTIVITY</u> - NEW DEVELOPMENT SHOULD BE SITED AND DESIGNED TO ENCOURAGE HUMAN ACTIVITY ON THE STREET.	THE PRESENCE OF GROUND FLOOR COMMERCIAL SPACES ALONG PHINNEY AVENUE PROVIDES OPPORTUNITIES FOR HUMAN ACTIVITY. TRANSPARENCY, MATERIALITY, ARTICULATION AS WELL AS HIGH QUALITY LIGHTING FIXTURES HELP FOSTER THIS ACTIVITY. ON THE UPPER RESIDENTIAL LEVELS, A SERIES OF STEEL AND CABLE RAIL DECKS OFFER THE RESIDENTS PLACES TO SIT AND PROVIDE "EYES ON THE STREET".
A-5 <u>RESPECT FOR ADJACENT SITES</u> - 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.	SEE RESPONSE TO GUIDELINE #1 ABOVE.
A-8 <u>PARKING AND VEHICLE ACCESS</u> - SITING SHOULD MINIMIZE THE IMPACT OF AUTOMOBILE PARKING AND DRIVEWAYS ON THE PEDESTRIAN ENVIRONMENT, ADJACENT PROPERTIES AND PEDESTRIAN SAFETY.	SEE RESPONSE TO GUIDELINE #2 ABOVE.
A-10 <u>CORNER LOTS</u> - BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER AND PUBLIC STREET FRONTS. PARKING SHOULD BE LOCATED AWAY FROM THE CORNER.	THE CORNER IS ARTICULATED WITH A SERIES OF STEEL AND CABLE RAIL DECKS, SIGNAGE, A CANOPY AND A RECESSED ENTRYWAY TO THE COMMERCIAL SPACE. THIS ARMATURE WILL ALLOW A TENANT TO EASILY OCCUPY THIS SPACE AND ENHANCE THE CORNER IN PARTICULAR AND THE COMMERCIAL STREET EXPERIENCE IN GENERAL. SEE RESPONSE TO GUIDELINE #2 ABOVE.
B. HEIGHT, BULK AND SCALE	
B-1 <u>HEIGHT, BULK AND SCALE COMPATIBILITY</u> - PROJECTS SHOULD BE COMPATIBLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUNDING AREAS AND SHOULD BE SITED AND DESIGNED TO PROVIDE A SENSITIVE TRANSITION TO NEARBY, LESS-INTENSIVE ZONES.	THE STRUCTURE IS BUILT TO THE HEIGHT ALLOWED BY CODE (44'-0"). IT ANTICIPATES THAT MOST, IF NOT ALL, OF THE NEW DEVELOPMENT (AS EVIDENCED BY THE ADJACENT ROYCROFT) WILL BE BUILT TO A SIMILAR HEIGHT AND SCALE. THE STRUCTURE IS ABOUT 2,000 SQUARE FEET BELOW THE F.A.R. ALLOWED BY CODE AND ADDITIONALLY IS SET BACK AN EXTRA FOOT BEYOND WHAT IS REQUIRED ALONG THE EAST PROPERTY LINE. SEE SOLAR STUDIES. SEE RESPONSE TO GUIDELINE #1 ABOVE.

GUIDELINE	RESPONSE
C. ARCHITECTURAL ELEMENTS AND MATERIALS	
C-1 <u>ARCHITECTURAL CONTEXT</u> - 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.	THE STRUCTURE UTILIZES BRICK IN A BAY STRUCTURE SIMILAR TO THE HISTORIC STRUCTURES IN THE NEIGHBORHOOD. ADDITIONALLY, SIDING MATERIALS ARE USED THAT HAVE A SIMILAR APPEARANCE TO RESIDENTIAL SIDING MATERIALS LOCALLY PRESENT. THE FLAT ROOF, ALTHOUGH NOT PITCHED LIKE THE ADJACENT 1 AND 2 STORY RESIDENTIAL STRUCTURES, IS CONSISTENT WITH THE NEIGHBORHOOD COMMERCIAL STRUCTURES, EVEN THOUGH MANY ARE SMALLER SCALE LIKE THE BUILDING CURRENTLY ON THE SITE.
C-2 <u>ARCHITECTURAL CONCEPT AND CONSISTENCY</u> - BUILDING DESIGN ELEMENTS, DETAILS AND MASSING SHOULD CREATE A WELL PROPORTIONED AND UNIFIED BUILDING FORM AND EXHIBIT AN OVERALL ARCHITECTURAL CONCEPT.	THE BUILDING HAS BEEN DESIGNED AS A MIXED USE STRUCTURE THAT COALESCEs VARIOUS MATERIALS AND ELEMENTS INTO A VARIED YET COHESIVE DESIGN. IT ECHOES SOME OF THE EXISTING NEIGHBORHOOD CHARACTER WHILE ANTICIPATING THE FUTURE DEVELOPMENT ALONG PHINNEY AVENUE.
C-3 <u>HUMAN SCALE</u> - THE DESIGN OF NEW BUILDINGS SHOULD INCORPORATE ARCHITECTURAL FEATURES, ELEMENTS AND DETAILS TO ACHIEVE A GOOD HUMAN SCALE.	THE BUILDING UTILIZES RAISED PLANTERS, STREET TREES, MODULATIONS IN THE FACADE AT EVERY LEVEL, CANOPIES, EXPOSED PEDESTRIAN LIGHTING FIXTURES, BRICK, AND CABLE RAIL DECKS TO PROVIDE "HUMAN SCALE".
C-5 <u>STRUCTURED PARKING ENTRANCES</u> - THE PRESENCE AND APPEARANCE OF GARAGE ENTRANCES SHOULD BE MINIMIZED SO THAT THEY DO NOT DOMINATE THE STREET FRONTAGE OF A BUILDING.	SEE RESPONSE TO GUIDELINE #2.
D. PEDESTRIAN ENVIRONMENT	
D-1 <u>PEDESTRIAN OPEN SPACES AND ENTRANCES</u> - CONVENIENT AND ATTRACTIVE ACCESS TO THE BUILDING'S ENTRY SHOULD BE PROVIDED TO ENSURE COMFORT AND SECURITY. PATHS AND ENTRY AREAS SHOULD BE PROTECTED FROM THE WEATHER. OPPORTUNITIES FOR CREATING LIVELY, PEDESTRIAN-ORIENTED OPEN SPACE SHOULD BE CONSIDERED.	THE STRUCTURE PROVIDES CONTINUOUS WEATHER PROTECTION ALONG PHINNEY AVENUE. THERE IS ALSO CONTINUOUS WEATHER PROTECTION PROVIDED FOR THE RESIDENTIAL ENTRY. SEE RESPONSE TO GUIDELINE A-3.
D-2 <u>BLANK WALLS</u> - RETAINING WALLS NEAR A PUBLIC SIDEWALK THAT EXTEND HIGHER THAN EYE LEVEL SHOULD BE AVOIDED WHERE POSSIBLE. WHERE HIGH RETAINING WALLS ARE UNAVOIDABLE, THEY SHOULD RECEIVE DESIGN TREATMENT TO INCREASE PEDESTRIAN COMFORT AND INTEREST.	THE COMMERCIAL FACADE ALONG PHINNEY AVENUE IS 60% TRANSPARENT. FOR TRANSPARENCY ALONG 61ST STREET, SEE <u>NORTH FACADE TRANSPARENCY</u> DEPARTURE REQUESTED ABOVE.
D-5 <u>VISUAL IMPACTS OF PARKING STRUCTURES</u> - THE VISIBILITY OF ALL AT-GRADE PARKING STRUCTURES OR ACCESSORY PARKING GARAGES SHOULD BE MINIMIZED. THE PARKING PORTION OF A STRUCTURE SHOULD BE ARCHITECTURALLY COMPATIBLE WITH THE REST OF THE STRUCTURE AND STREETSCAPE. OPEN PARKING SPACES AND CARPORTS SHOULD BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES.	SEE RESPONSE TO GUIDELINE #2.
D-6 <u>SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS</u> - BUILDING SITES SHOULD LOCATE SERVICE ELEMENTS LIKE TRASH DUMPSTERS, LOADING DOCKS AND MECHANICAL EQUIPMENT AWAY FROM THE STREET FRONT WHERE POSSIBLE. WHEN ELEMENTS SUCH AS DUMPSTERS, UTILITY METERS, MECHANICAL UNITS AND SERVICE AREAS CANNOT BE LOCATED AWAY FROM THE STREET FRONT, THEY SHOULD BE SITUATED AND SCREENED FROM VIEW AND SHOULD NOT BE LOCATED IN THE PEDESTRIAN RIGHT-OF-WAY.	THE RECYCLING AND TRASH AREA IS LOCATED BEHIND A ROLL-UP GARAGE DOOR PERPENDICULAR TO 61ST STREET AND ADJACENT TO THE DRIVEWAY. MECHANICAL EQUIPMENT WILL EITHER BE LOCATED ON THE ROOF OR ON THE FIRST FLOOR OF THE BUILDING.
D-11 <u>COMMERCIAL TRANSPARENCY</u> - COMMERCIAL STOREFRONTS SHOULD BE TRANSPARENT, ALLOWING FOR A DIRECT VISUAL CONNECTION BETWEEN PEDESTRIANS ON THE SIDEWALK AND THE ACTIVITIES OCCURRING ON THE INTERIOR OF A BUILDING. BLANK WALLS SHOULD BE AVOIDED.	SEE RESPONSE TO GUIDELINE D-2.
E. LANDSCAPING	
E-1 <u>LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES</u> - WHERE POSSIBLE, AND WHERE THERE IS NOT ANOTHER OVERRIDING CONCERN, LANDSCAPING SHOULD REINFORCE THE CHARACTER OF NEIGHBORING PROPERTIES AND ABUTTING STREETSCAPE.	THE SITE LANDSCAPING IN THE RIGHT OF WAY INCLUDES STREET TREES AND PLANTING EITHER IN PLANTING STRIPS OR IN RAISED CONCRETE BEDS. CURRENTLY THERE IS LITTLE PLANTING ON THE SITE AND NO STREET TREES. THE DEVELOPER INTENDS TO REPLANT THE NEIGHBOR'S TREES ALONG (ON OR OVER) THE EASTERN PROPERTY LINE THAT WILL BE DAMAGED DURING CONSTRUCTION.
E-2 <u>LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE</u> - LANDSCAPING INCLUDING LIVING PLANTS, SPECIAL PAVEMENT, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE AND SIMILAR FEATURES SHOULD BE APPROPRIATELY INCORPORATED INTO THE DESIGN TO ENHANCE THE PROJECT.	CONCRETE WALLS FACING 61ST STREET AS WELL AS THE EAST PROPERTY LINE ALONG THE DRIVEWAY WILL BE SCREENED BY A GREEN WALL. A GREEN ROOF WILL BE UTILIZED TO REDUCE STORMWATER AND HEAT ISLAND EFFECT.