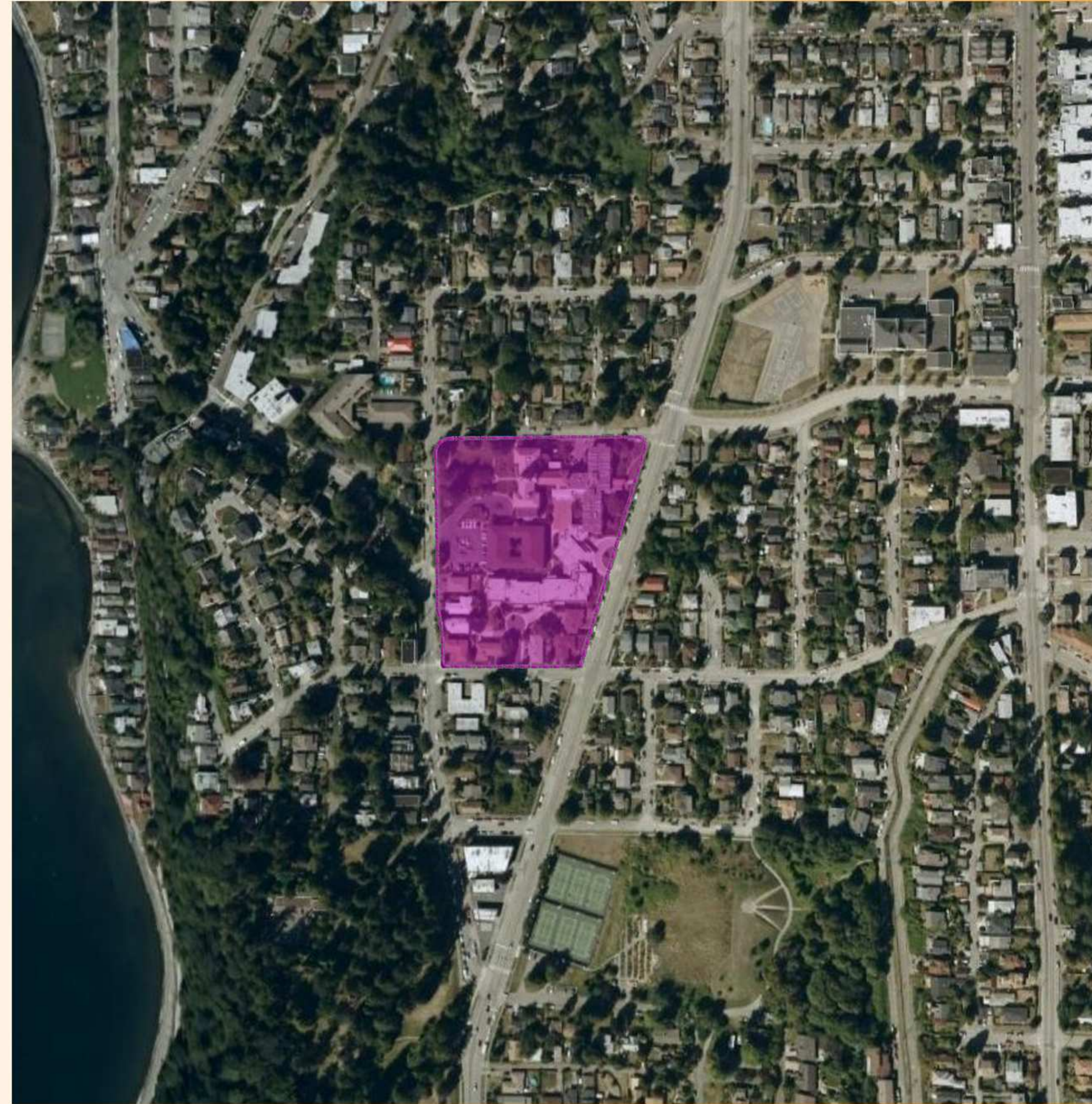


Early Design Guidance - 7125 Fauntleroy Way SW



Supplemental Plan Information

- 5.4A 23 October 2008 Preferred Plan
- 5.4B Code Compliant Plan
- 5.4C Saving Seaview Alternative
- 5.4D L-3 Perimeter Alternate Plan
- 5.4E 18 December Preferred Plan

18 DECEMBER 2008



Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	53%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	44%	30' Max + 5' pitch	30' - 60'

Independent Living

194 Units
176 Enclosed Parking Spaces

Commons

Lincoln Vista

46 Existing Units

Assisted Living

64 Units

Memory Care

15 Units

Skilled Nursing

20 Units

23 October 2008 Preferred Plan

The Kenney
Seattle, Washington

5.4A



17 SEPT 2008

Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	35%	25' Max + 10' pitch	25'
L-3	Max 45%	44%	30' Max + 5' pitch	30'

~ Interpretation of building "depth"



Independent Living
140 Units (194 programmed)
with enclosed parking stalls below

Commons
Existing facilities with some
lower level additions

Lincoln Vista
46 Existing Units

Assisted Living
14 Units (64 programmed)

Memory Care
12 Units (15 programmed)

Skilled Nursing
12 Units (20 programmed)



18 DEC 2008

Code Compliant Plan

The Kenney
Seattle, Washington

A Continuing Care Retirement Community

Architecture

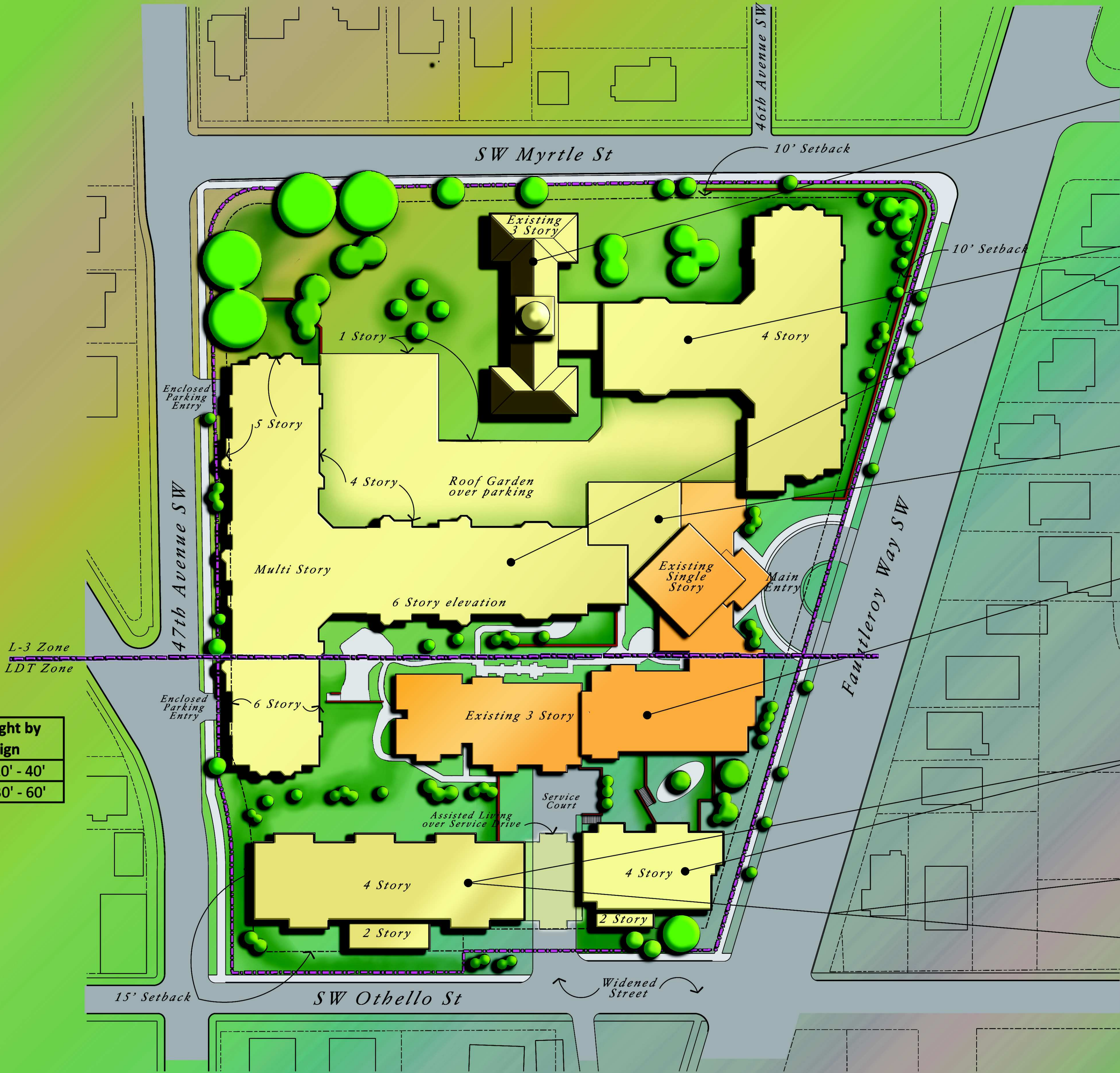
1616 UNDERWOOD AVE.
WAUWATOSA, WI 53115

414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM

Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	42%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	56%	30' Max + 5' pitch	30' - 60'

- ~ Lot coverage exceeded in the LDT and L-3 zones
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in the LDT and L-3 zones
- ~ Density exceeded in the L-3 zone



Saving Seaview Alternative

Seaview (Existing)
12 New Units

Independent Living
182 Units
with enclosed parking below

Commons

Lincoln Vista
46 Existing Units

Assisted Living
64 Units

Memory Care
15 Units
Skilled Nursing
20 Units

The Kenney
Seattle, Washington



A Continuing Care Retirement Community



5.4C
18 DEC 2008



Architecture

1016 UNDERWOOD AVE.
WAUWATOSA, WI 53215
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414.431.0531 FAX
WWW.AGARCH.COM

Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	44%	25' Max + 10' pitch	20' - 40'
L-3	Max 45%	43%	30' Max + 5' pitch	30' - 60'

- ~ Lot coverage exceeded in the LDT zone
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in LDT and L-3 zones



Independent Living
194 Units
with enclosed parking below

Commons

Lincoln Vista

Assisted Living
64 Units

Memory Care
15 Units
Skilled Nursing
20 Units

5.4D
18 DEC 2008

L3 Perimeter Alternate Plan
(permitting better transition to adjacent single family structures)

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Seattle, Washington



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AG
Architecture

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Points of Departure

Zoned Lot	Coverage allowed by code	Coverage by design	Height allowed by code	Height by design
LDT	Max 35%	44%	25' Max + 10' pitch	40'
L-3	Max 45%	43%	30' Max + 5' pitch	40'-50'

- ~ Lot coverage exceeded in the LDT zone
- ~ Height exceeded in the LDT and L-3 zones
- ~ Building width and depth exceeded in the LDT and L-3 zones



Independent Living
194 Units
with enclosed parking below

Commons

Lincoln Vista

Assisted Living
64 Units

Memory Care
15 Units
Skilled Nursing
20 Units

5.4E

18 DEC 2008

The Kenney
Seattle, Washington

18 December 2008 Preferred Plan

