Street Perspective Looking Northeast
Owner Preferred Design (South Entry)

Design Review April 16, 2014 #3009726 2406-32nd Avenue West

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Proposal

Description

1. The site is located north of the northeast corner of 32nd Avenue West and West McGraw Street. The site is rectangular (124.5' x 91.0') and is comprised of two separate parcels. Two existing buildings sit on the western half of the site with paved parking and a shed occupying the eastern half. An existing concrete curb and sidewalk front the western property line on 32nd. Existing vehicle access is from the east side via an improved alley. Utilities (Water and Sewer) are located in 32nd Ave W and Electrical Power, TV and Cable are located on the west side of 32nd. There are no existing curb cuts serving the site on 32nd. There is an existing curb cut serving the US Bank property adjacent to the Southwest property corner. The eastern half of the site slopes up 7' (approximately 14%) to the alley. The west half of the site is flat.

2. The site is zoned NC2-40 (map #85) with an airport height overlay (Outer Approach Surface). There are no mapped environmentally critical areas on the site. The NC2-40 zone continues north on the east side of 32nd W for two blocks. South of the site the NC2 zone ends halfway down the block and continues west for 3 blocks to 35th Ave W. The surrounding zoning, including property east of the site (across the alley), is SF 5000. The property directly east of the site is occupied by a church.

3. Adjacent neighboring uses include a hardware store to the north, a bank to the south, a church to the east (across the alley) and a garden center and medical offices to the west (across 32nd Ave W). There are no significant views from the site.

4. Development objectives include utilizing the site for a mixed-use building with commercial and residential uses. Residential uses will provide additional support for businesses on McGraw St. Lower floor commercial uses will be more appropriate fronting 32nd Avenue W where vehicle and pedestrian traffic is higher. Current plans provide 24-28 dwelling units on three (3) floors over a ground level floor of commercial with a below grade basement parking structure. An additional 4 residential units could occupy the eastern half of the first floor at a higher floor elevation due to the existing topography. Parking for approximately 33 vehicles would be available to support the 28 dwelling units and 3,472 sf of street level commercial space. The proposed structure height would utilize the allowable 40' zoning height limit and the 4' height bonus.

Development Objective

1. Develop site to highest and best use (mixed-use building)
2. Provide increased housing opportunity in the Magnolia neighborhood
3. Provide a visual upgrade to the neighborhood and improve property values
4. Provide opportunities for commercial tenant space
5. Enhance the pedestrian environment
6. Provide positive cash flow for the property
7. Provide financial benefits for a family investment
8. Provide home office for family investment

Proposed Density

28 dwelling units (unit mix for Scheme 4, preferred alternate, (12) 2-br w/ studies, (12) 1-br w/ studies & (4) studios)
3,472 sf of commercial/retail space
33 parking stalls

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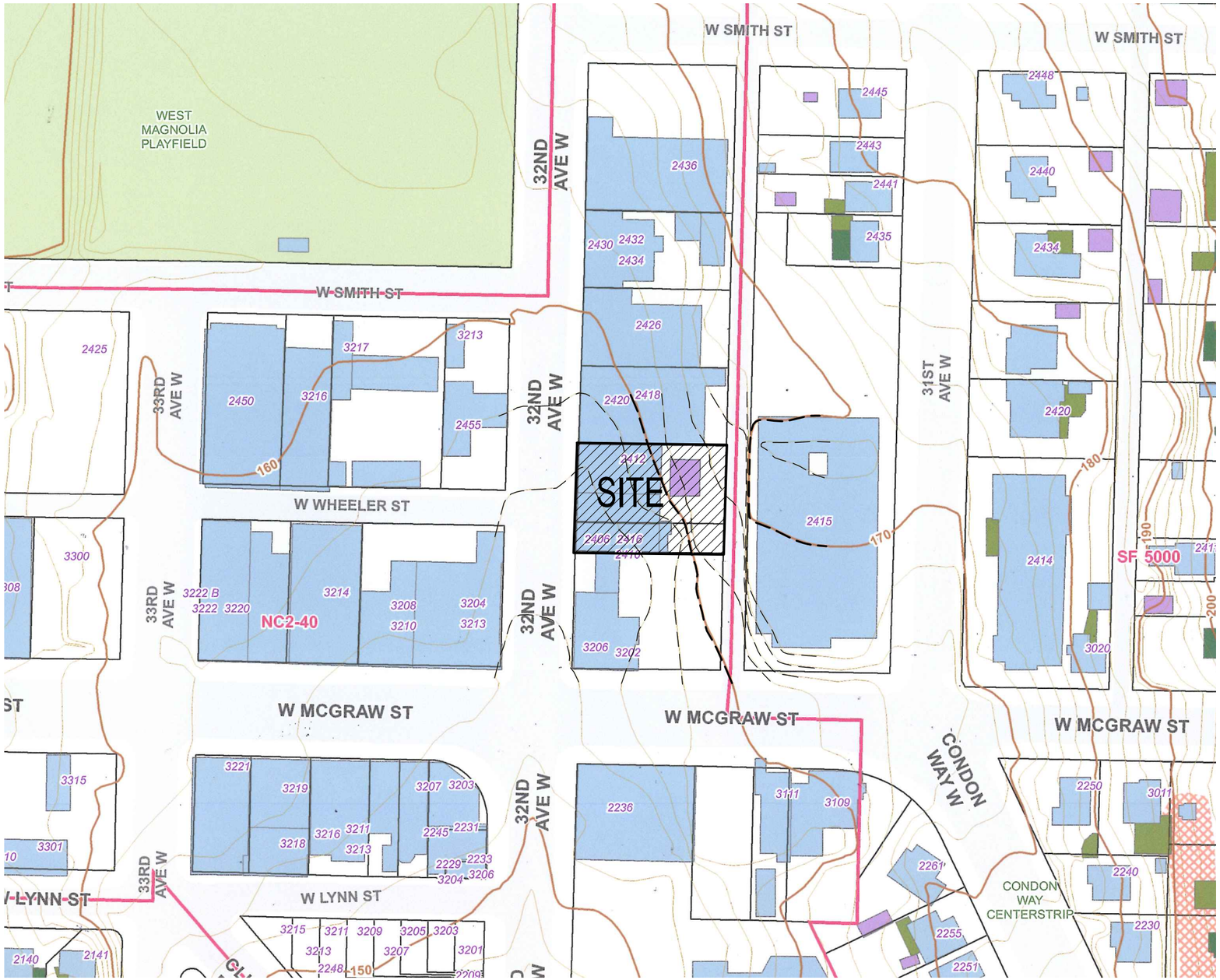
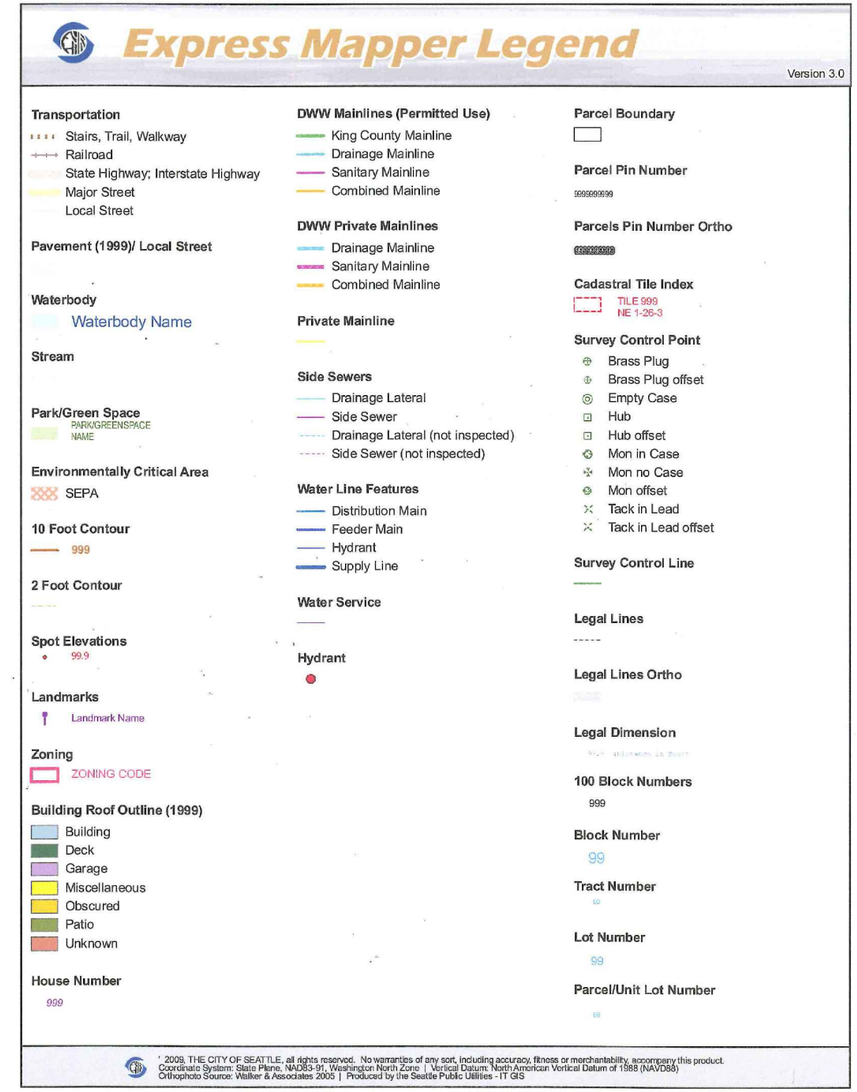
ECA Map





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Site Analysis

32nd Ave W

Primary pedestrian access and
orientation for commercial / retail spaces.
SDOT Class 3 arterial w/ existing 60' ROW. 66' ROW required.
Due to a discrepancy in the SDOT arterial listing, SDOT will not require a 3' setback to meet R.O.W. requirements. A 1.5' setback will provide the necessary 6' sidewalk, 5' landscape area for street trees and 6" curb. Power and overhead utilities
are located on the west side of 32nd W.

Alley

Improved w/ closest outlet to the south (W McGraw St). Access to the parking is from the alley.
Existing and required 20' alley width.

Solar Access

Solar access currently good in all directions.
Potential solar impact from future development to the south and west.

View

No significant views from site.

Amenities

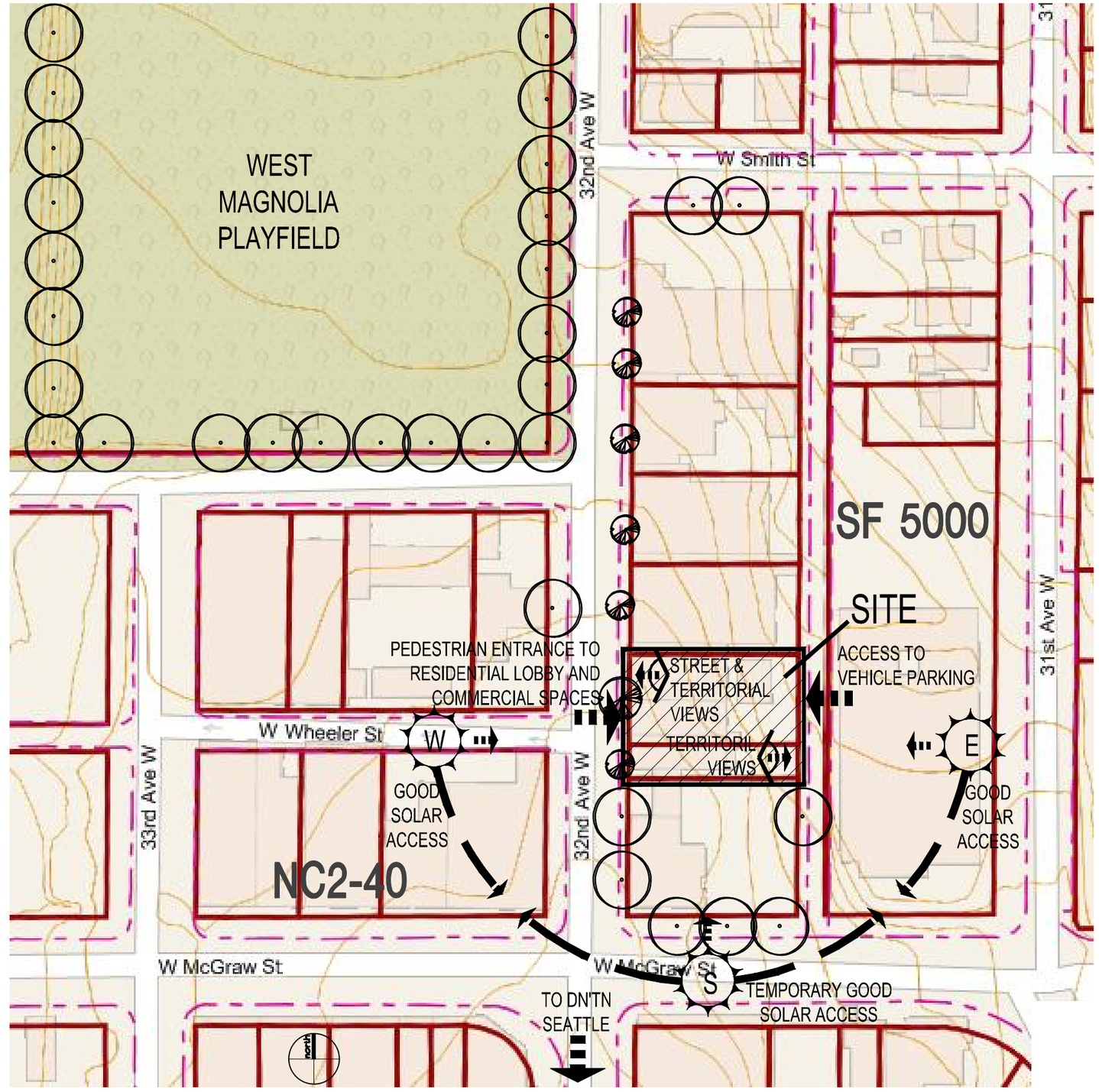
West Magnolia Playfield, Mounger Pool, Magnolia Business District and Magnolia Park within walking distance.

Vehicular Access

Access to downtown: South on 32nd W to Clise Pl W, Magnolia Blvd W and W Galer St to the Magnolia Bridge.
Access to parking garage from alley off W McGraw St. Access northbound via 28th Ave W or Thorndyke Ave W to W Dravis St and 15th Ave W.

Topography

The site slopes up from the southwest corner (El. 143') to the high point of the site at the northeast corner (El. 153') a total of 10 feet. The 32nd Ave sidewalk slopes up 2 feet from south to north and the alley slopes up 2-1/2 feet from south to north.



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Neighborhood Design Criteria

- This 0.26 acre site lies near the center of the Magnolia Business District on 32nd Ave W. Ace Hardware is the first of several retail and/or professional offices to the north. US Bank, on the corner of 32nd and W. McGraw, is directly to the south.
- Potential development to the north or south dictates that residential units on floors 2-4 will be oriented with territorial views towards the east and west. There are no commanding views of the Olympics, Downtown, Mt Rainier or the Cascades from the site.
- There may be some future solar blockage from the south and west due to possible development. The existing one story buildings in these directions are set back far enough and low enough to allow good solar access at this time. Solar exposure to the east over an existing 2-story church will be available to the upper-level residential units. Solar access to the project's roof will not be compromised by future development.
- Access to the site by vehicle is likely to come via Clise Pl W, 32nd Ave W and W McGraw St. Vehicles will enter the site from the improved alley to the east. Located on the high side of the site, the alley access will require over 100 feet of ramp down to the basement parking level on a site 124 feet deep.
- Pedestrian access to the commercial spaces are from 32nd Ave W. The site has the potential to contribute to and take advantage of foot traffic along 32nd Ave W and to businesses south and west of the site. Although the businesses of Magnolia are diverse, they are pedestrian oriented. The project seeks to attract people by using storefront glazing for street level commercial spaces. The residents living in the 28 units will add to the vitality of the neighborhood.
- The preferred option was initiated by the owner's desire to have a south facing entry court to attract pedestrians. The court location requires that the garage driveway be located along the north property line. The south court brings light into the residential lobby area and the facade of the southern commercial space. There is also the possibility of having the south commercial space use the entry court for outdoor seating. A landscape planter and column separates the court from the adjacent dirve-thru lane for the bank. The southern entry also separates the residential entry as distinct from the commercial spaces. An entry at the center of the building would look surrounded by and more part of the commercial spaces next to it.

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Project Design Guidelines

A-1 Responding to Site Characteristics: The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features. Applicant: Due to existing developments to the north and south and an alley to the east, street front commercial uses and pedestrian access should be oriented to the west on 32nd W. Potential development to the north and south limit orientation of all floors to the east and west.

A-2 Streetscape Compatibility: The siting of building should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. DRB: The proposed demolition of the existing building provides an opportunity to create a viable retail and/or office space(s) that enhances the neighborhood commercial district. The Board agreed with the applicant's approach of not splitting in half the commercial space with a residential lobby. Applicant: Although there are buildings on every lot of the block, this will be the first building to realize its full height development potential. Residential units will be brought forward to line up with the lower commercial use to help define the streetscape.

A-3 Entrances Visible from the Street: Entries should be clearly identifiable and visible from the street. DRB: The deep residential entry court was discouraged as being too far removed from the life of the street and in the wrong location. The depth of the court and the structure over it placed the entry in shadow much of the year. Move the residential entry closer to the north property line. Applicant: The deep entry court provides southern light exposure into commercial space D, adds additional open space off 32nd to provide sidewalk café or seating per guideline D-1 (Pedestrian Open Spaces and Entrances), creates a more interesting south façade, and provides a better view corridor for pedestrians moving south on 32nd.

A-4 Human Activity: New development should be sited and designed to encourage human activity on the street. DRB: See guidance for A-2, A-6, B-1, C-1, D-1, and D-7 Applicant: The residential portion of the building is brought forward to line up with the commercial use to help define the streetscape and bring residential "eyes on the street" and decks closer to 32nd. Two seating areas have been created off 32nd and a third on the south side at the building entrance to enhance sidewalk activity. The floor-to-floor height of the commercial spaces varies from 13.25' to 14.5' to provide additional glazing and viewing area for the pedestrians. And the southern residential entry setback provides a larger view corridor for pedestrians on 32nd.

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. DRB: The roof of the structure will be visible to residents living up the hill to the east. The architect should consider the roof as a fifth elevation and devote considerable attention to its design. The roof garden and the penthouses (mechanical and stair/elevator) should have a higher quality design than most comparable projects. Applicant: The roof is provided with a 672 sq. ft. deck which qualifies as amenity area and is landscaped with planters, a green roof on both sides of the deck and two green walls. A small solar panel collector and vaulted roofs provide modulation of the roof surface.

A-6 Transition Between Residence and Street; For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. DRB: The Board discouraged the covered, deep residential entry. Both the commercial spaces and the residential entry should take advantage of the western exposure. Applicant: The high 14.5' floor-to-floor will bring western and southern light into the court area and commercial space D. In the event that the property to the south developed a building up to our south property line, an alternate entry plan is shown that brings the entry door closer to 32nd.

A-7 Residential Open Space: Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. Applicant: All residential units have east or west facing decks with significant adjacent landscape areas. There is also a sizable landscaped deck on the roof.

A-8 Parking and Vehicle Access: Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety. DRB: Parking access should occur from the alley and descend along the south property line to the garage. Applicant: The owner preferred design has located the alley access at the north end of the property to allow the residential entry at the southwest corner of the site. Since the site slopes from north to south at both the alley and the street, the owner preferred and Board preferred driveways are very similar. The difference in grades between the alley and 32nd Ave is 8'-0" at the north and 7'-4" at the south. This 8" difference in vertical grades requires an additional 3'-4" of driveway run at the north. Please refer to the Building Sections on pages 17 and 38 of the Design Review packet.

B-1 Height, Bulk and Scale Compatibility: Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones. DRB: The Board encouraged the applicant to achieve the maximum height in the prevailing zone. The schematic modulation of the façade in option #4 suggested a thoughtful consideration of unit design, view, and solar access. Not as well evident in the concept diagrams was the critical relationship of the commercial base and the upper floors. How does the massing of the base visually support the upper levels? How does the storefront appear distinct and yet part of a larger whole? Applicant: The building is designed to the maximum allowed height of 44 feet. The western elevation ties the commercial base together with the upper floors by the use of two vertical masonry elements that complement the horizontal deck lines. The commercial base is distinct from the upper floors by the use of 14 foot average commercial versus 9'-6" residential floor-to-floor height, tall storefront commercial glazing, tile below the storefront (different material but same color as fiber cement panels above) and a horizontal, landscaped awning.

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. DRB: The architect's useful pictorial analysis of contextual architectural elements (awnings, entrances, finish materials, signage, etc.) should assist in the process of designing a viable commercial storefront or base. The Board encouraged the architect to create commercial spaces with heights exceeding the minimum of 13 feet. Applicant: Brick is used as a significant element on all 4 elevations, similar to adjacent buildings to the north, south and across the alley to the east. The use of overhead awnings, large and small blade and banner signage, kickplates beneath storefront commercial windows, and planters off the sidewalk is in keeping with neighborhood design elements. The heights of the commercial spaces vary from 13.75 to 14.5 feet floor-to-floor, more than the minimum 13 feet.

C-2 Architectural Concept and Consistency: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls. DRB: This will be an important consideration as the design develops. See Board guidance discussion for B-1. Applicant: The western elevation ties the commercial base together with the upper floors by the use of two vertical masonry elements that complement the horizontal deck lines. The commercial base is distinct from the upper floors by the use of 14 foot average commercial versus 9'-6" residential floor-to-floor height, tall storefront commercial glazing, tile below the storefront (different material but same color as fiber cement panels above) and a horizontal, landscaped awning. The roofline is distinguished from the façade walls by the use of raised roofs with exposed beams at living rooms and overhanging roof eaves.

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

C-4 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. DRB: The successful choice of finish materials must relate to the architectural concept and its consistency (Guidance C-2). This will represent an important consideration at the Recommendation meeting. Applicant: A significant portion of all four elevations will be a single colored brick in a stack bond with a dark mortar. Some fiber cement panels will be used with a similar horizontal theme, using dark metal horizontal reglets. Exposed drop beams will be used to frame the raised roofs above the living areas. Black anodized aluminum windows will be used at the commercial storefront and horizontal tile to match the brick shape will be used at the kickplates. And concrete exposed at the parking garage level will be scored with a horizontal reveal to continue the horizontal details.

C-5 Structured Parking Entrances: The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building. DRB: The Board strongly recommended that placement of the driveway from the alley should occur at the lower portion of the site closest to the south property line. The Board also liked the mezzanine parking level as it would provide the units directly above the parking level with better access to light. Applicant: The owner preferred design has located the alley access at the north end of the property to allow the residential entry at the southwest corner of the site. Since the site slopes from north to south at both the alley and the street, the owner preferred and Board preferred driveways are very similar. The difference in grades between the alley and 32nd Ave is 8'-0" at the north and 7'-4" at the south. This 8" difference in vertical grades requires an additional 3'-4" of driveway run at the north. Please refer to the Building Sections on pages 17 and 38 of the Design Review packet. The mezzanine parking shown on scheme 2 of the EDG packet has been abandoned due to less efficient parking due to additional internal driveway circulation. The residential units along the alley at the first floor have been changed to commercial office with 14 foot floor-to-floor height which will allow additional light into the space.

D-1 Pedestrian Open Spaces and Entrances: Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
DRB: As the architect studies programming and design of the commercial space(s) along 32nd Ave W, he should consider creating a small plaza to accommodate the potential for a sidewalk café of seating. The business district thrives on pedestrian activity. Applicant: Two seating areas have been created off 32nd and a third on the south side at the building entrance to enhance sidewalk activity.

D-2 Blank Walls: Buildings should avoid large blank walls facing the street, expecially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

D-5 Visual Impacts of Parking Structures: 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. DRB: Placing the driveway ramp along the south property line would benefit the project by shortening the ramp's length and freeing a larger area for below grade parking. Applicant: As noted previously in responses to A-8 and C-5, the ramps from the north and south ends of the alley are very similar in length and don't have a significant impact on the design of the parking garage or the commercial space along 32nd.

D-6 Screening of Dumpsters, Utilities, and Service Areas: 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.

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D-7 Personal Safety and Security: Project design should consider opportunities for enhancing personal safety and security in the environment under review. DRB: The Board strongly recommended placing the residential entrance to the northern portion of the site's 32nd Ave frontage in order to prevent pedestrian conflicts with the bank drive thru lanes. The closer proximity to the playfield was also seen as beneficial. Applicant: The Owner Preferred option with a recessed entry at the south provides better line of sight for pedestrians along 32nd Ave. See the First Floor Plan for both options on sheets 10 and 31 of the Design Review packet. Pedestrians accessing the building site from the south will cross the bank's parking lot whether the entrance is located on the south or the north end of the building. Pedestrians accessing the building site from the north will not have to cross the bank's parking lot whether the entrance is located on the south or the north end of the building. The majority of pedestrians on 32nd will not be accessing the building and those travelling north will not be affected by a south or north entrance. The only pedestrian groups that will be affected by the design of the building at the south end of the site are those people walking southward: either people not accessing the site, or people coming out of the residential southern entry who turn south and walk across the bank's driveway. In this instance, the Owner Preferred design provides better line of sight between the pedestrians and automobiles than the north entrance.

D-8 Treatment of Alleys: The design of alley entrances should enhance the pedestrian street front. DRB: Scheme #4's idea of placing commercial uses or live/work units facing the alley intrigued the Board members. The applicant should continue to study the viability of this concept. See C-5. The Board requested an analysis of pedestrian movement on the alley. Is the entry stairs to the neighboring church used extensively? Do other pedestrians use the alley? The design of the alley façade should be carefully considered. Applicant: The MUP submittal has located commercial offices at the First Floor along the alley instead of residential units. This allows the flexibility of renting the space for an office or changing the use to live/work since it is a designated commercial use. Market response at the time of construction will determine the final use. The entry stairs of the neighboring church do not dump out onto the alley but follow alongside the east side of the alley. The small number of pedestrians that use this entry will not be affected by alley traffic. The traffic report by Heath and Associates for the MUP states "No other major generators of pedestrian traffic were observed which would use the alley as primary pedestrian access."

D-9 Commercial Signage: Sign should add interest to the street front environment and should be appropriate for the scale and character desired in the area. DRB: By the Recommendation meeting, the applicant shall prepare a signage concept plan. Applicant: A commercial signage concept plan shows the location of small unlit blade signs perpendicular to the building, large blade signs with external illumination parallel to the building, and large banner signs with external illumination perpendicular to the building. The residential entry sign is located above the canopy to the entry and will use internally illuminated individual letters. The character and quality of the signs is consistent with neighborhood signage.

D-10 Commercial Lighting: Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas and/or on signage. DRB: By the Recommendation meeting, the applicant shall prepare a lighting concept plan. Applicant: An exterior lighting plan shows the location of under canopy surface mounted lights, circular wall sconces that provide a wall wash, step lights that provide walkway illumination for the entry and patios at the alley, and up-lighting for trees in the landscape areas along the alley. The plan also shows a recessed lighting layout for the entry lobby.

D-11 Commercial Transparency: 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. DRB: The use and detailing of the glazing influences the success of commercial storefronts with the result of creating an active street frontage. The Board welcomes tall commercial spaces with extensive glazing. Applicant: The commercial spaces along 32nd as well as the alley average 14 foot floor-to-floor providing taller than usual storefront windows.

D-12 Residential Entries and Transitions: For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry. DRB: See Board guidance for D-7. After considerable deliberation, the Board strongly encouraged the placement of the primary residential entry away from the bank's drive thru lanes. Applicant: See the applicant response to guidelines A-3,4,6 and D-1,7. In addition, a residential entry at the north or a residential entry at the south with entry doors closer to 32nd will create a larger blank wall next to the bank's parking area. The First Floor wall at the south property line will be closer to 32nd and no window openings are allowed in this wall.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites: Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscaping to Enhance the Building and/or Site: Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project. DRB: The roof top amenity space should be as capacious as possible. Ensure quality landscaping on the roof. Applicant: The roof is provided with a 672 sq. ft. deck which qualifies as amenity area and is landscaped with planters, a green roof on both sides of the deck and two green walls.

Design Departure Request: Because seven stalls are dedicated to commercial use the Land Use Code 23.54.030.D.2.a.(2) requires a 22 foot minimum driveway width for non-residential parking. The proposed minimum driveway width is 11'-7" which is more than the required 10 foot width for residential parking. The driveway widens to 13'-0" at the top half of the drive at the alley entrance. Because there are only seven stalls dedicated to commercial parking their use is likely limited to tenant owners or employees familiar with the garage. Additional width is not warranted for this amount of commercial parking. A narrower driveway width has a smaller impact on the layout of first floor commercial space. And a wider driveway would reduce the number of parking stalls at the Garage level. This same driveway width is proposed for the Owner Preferred as well as the North Entry DRB Preferred garage entries and has nothing to do with the location at the north or south end of the alley.

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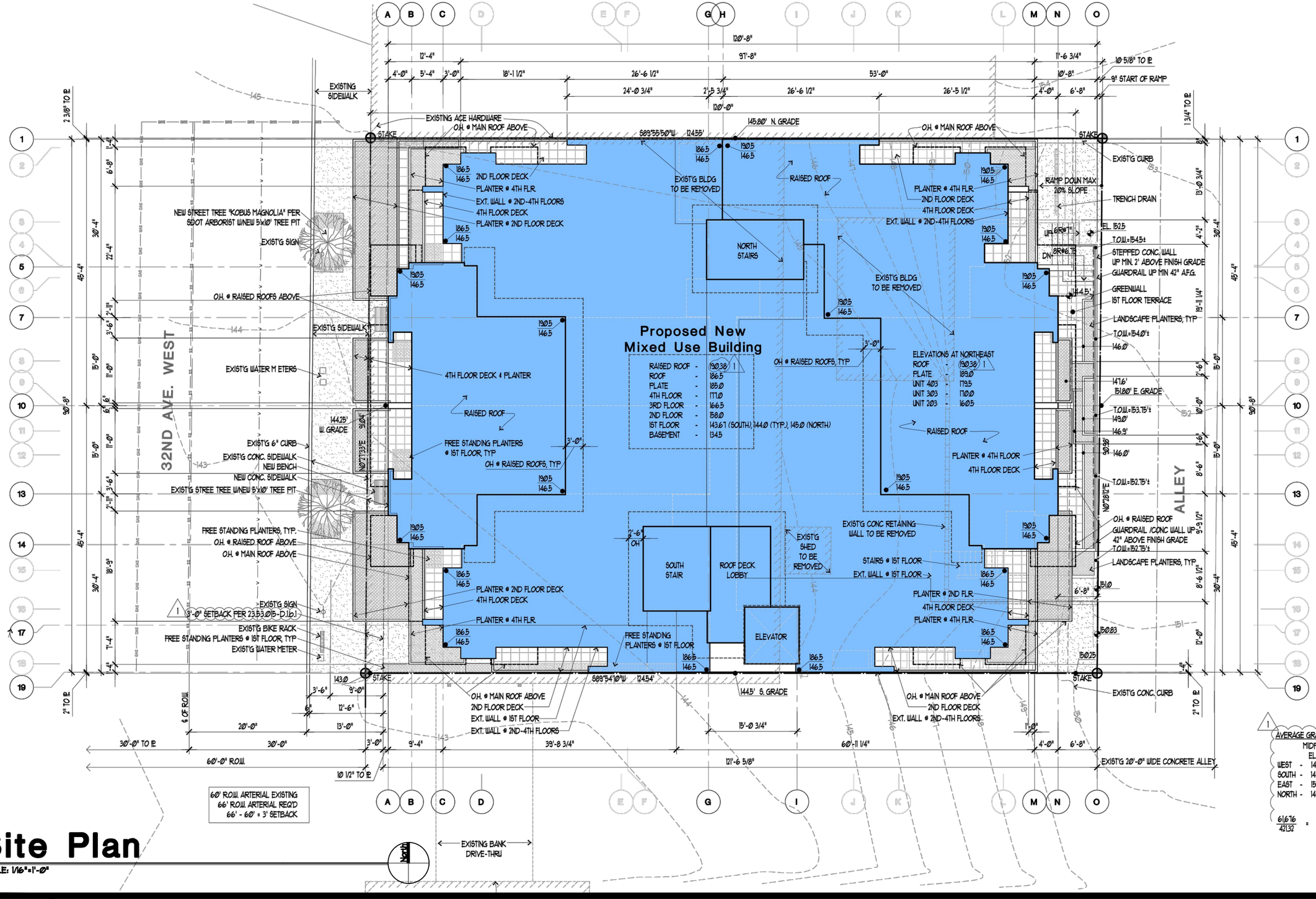

AVERAGE GRADE LEVEL CALCULATION

	MIDPOINT ELEV.		EXT. WALL LENGTH		
WEST -	144.25	x	90.66'	=	13,078
SOUTH -	144.50	x	120.00'	=	17,340
EAST -	151.80	x	90.66'	=	13,762
NORTH -	145.80	x	120.00'	=	17,496
			421.32'		61,676

$\frac{61,676}{421.32}$ = 146.38' AVG. GRADE PLAN

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Site Plan

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

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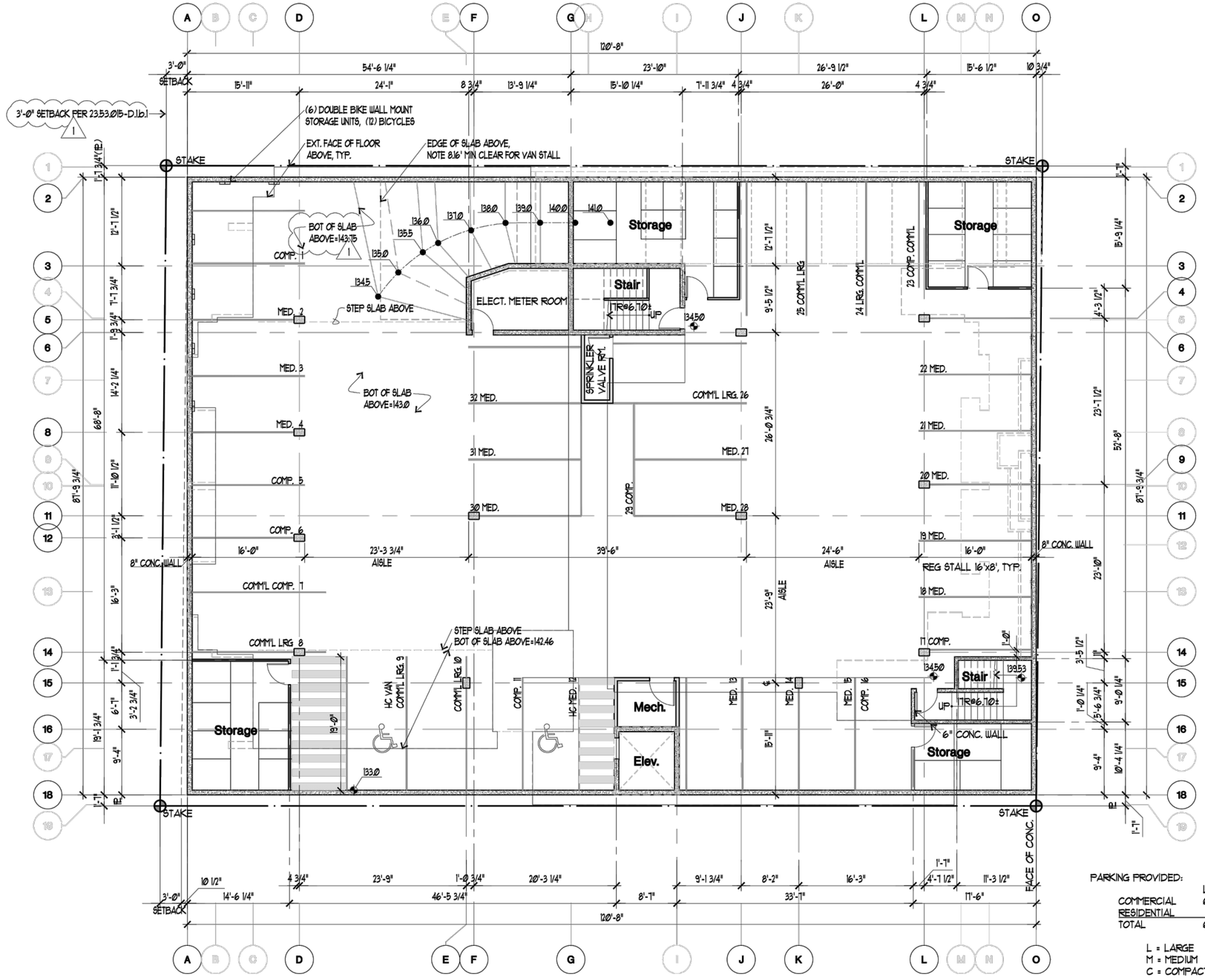

PARKING PROVIDED:

	L	M	C	TOTAL	
COMMERCIAL	6		2	8	(STALLS 7-10, 23-26)
RESIDENTIAL		17	7	24	
TOTAL	6	17	8	32	

L = LARGE (8'-6"x19'-0")
M = MEDIUM (8'-0"x16'-0")
C = COMPACT (7'-6"x15'-0")

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Basement Floor Plan

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

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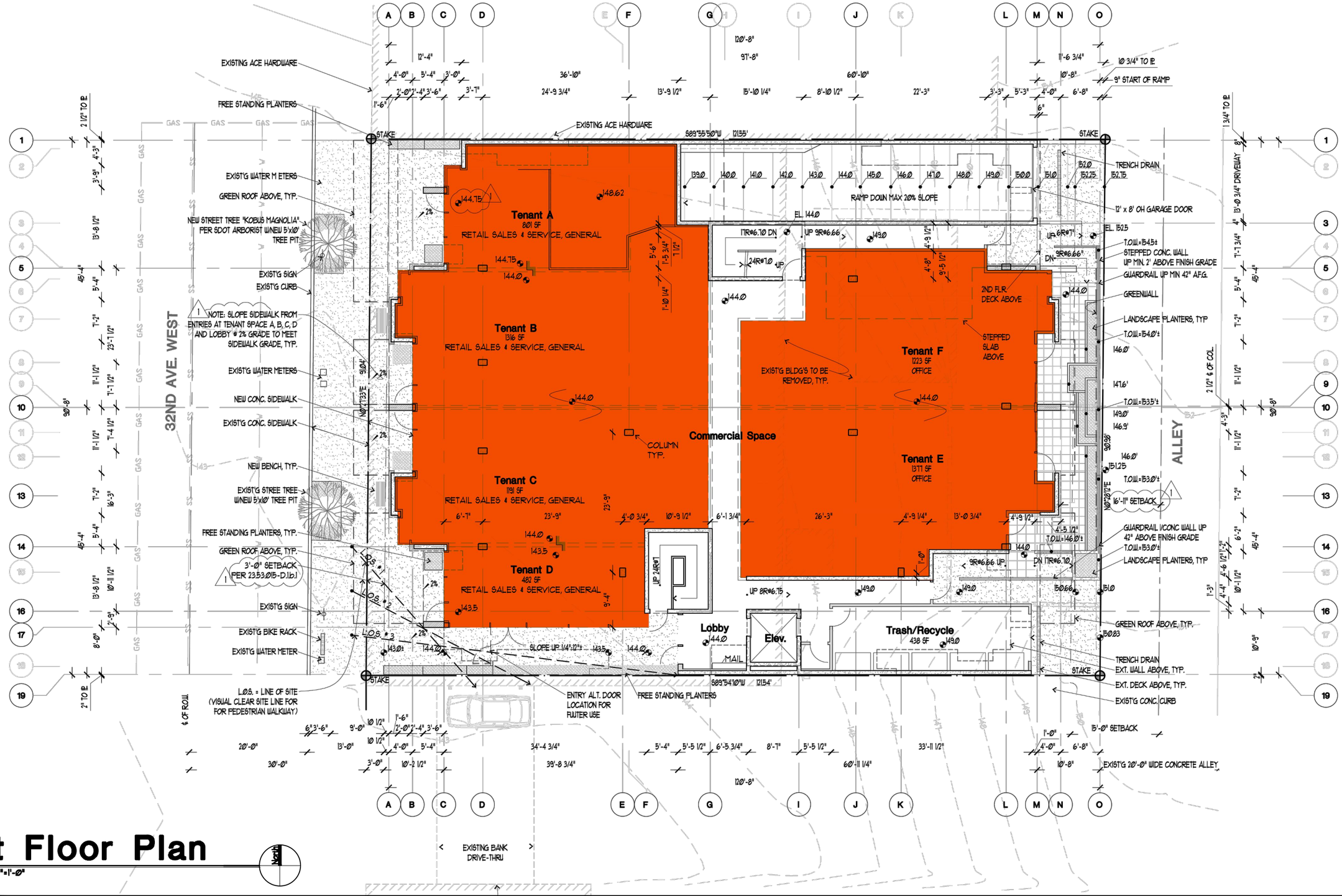

1st Floor Plan

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

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1102 NINETEENTH AVENUE EAST
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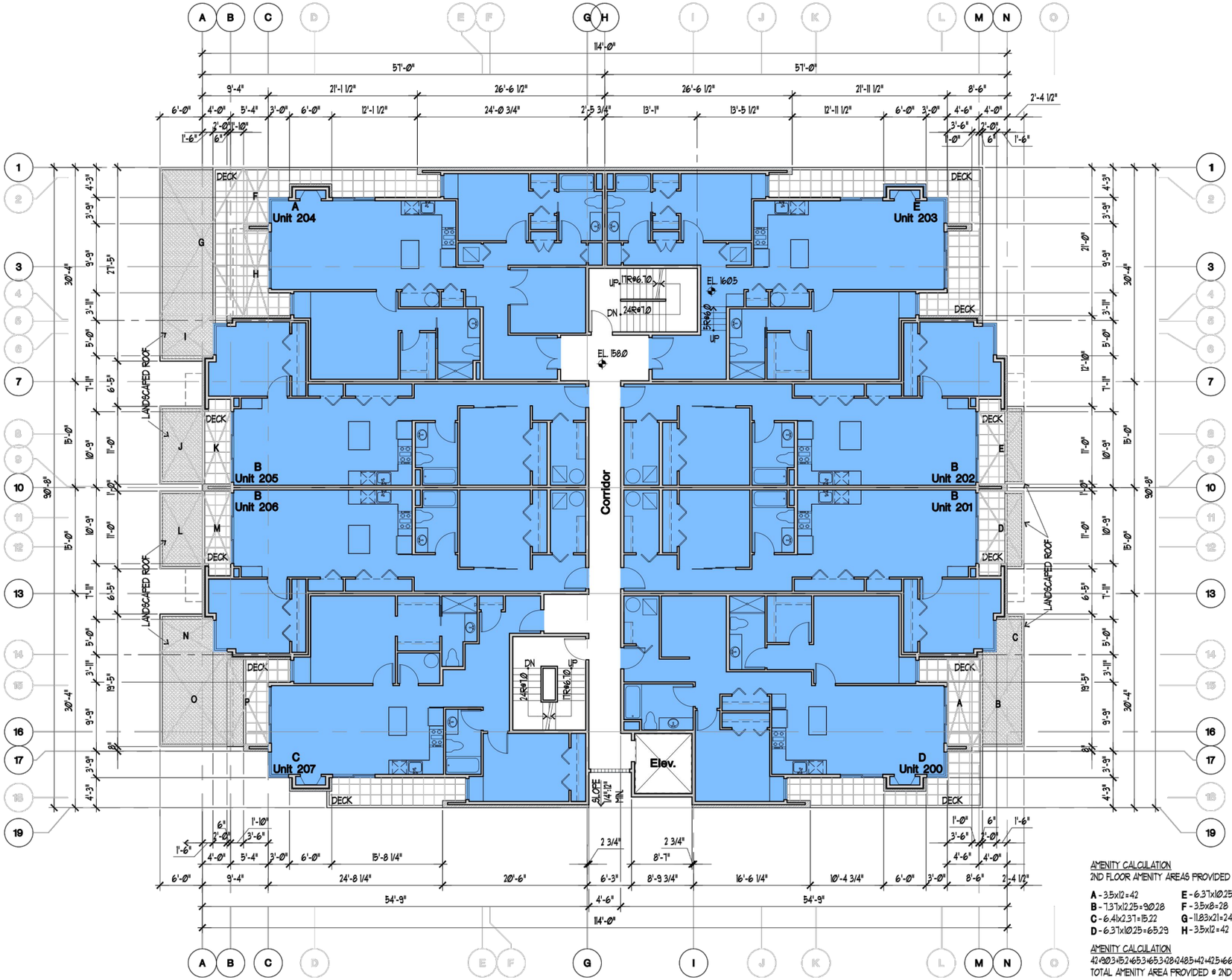

AMENITY CALCULATION
2ND FLOOR AMENITY AREAS PROVIDED

A - 3.5x12=42
B - 7.37x12.25=90.28
C - 6.41x2.37=15.22
D - 6.37x10.25=65.29
E - 6.37x10.25=65.29
F - 3.5x8=28
G - 11.83x21=248.43
H - 3.5x12=42
I - 7.5x5.66=42.45
J - 6x11=66
K - 4x10.25=41
L - 6x11=66
M - 4x10.25=41
N - 7.5x4.62=34.65
O - 9.5x12.25=116.37
P - 5.83x12=69.96

AMENITY CALCULATION
42+90.3+15.2+65.3+65.3+28+248.5+42+42.5+66+41+66+41+34.7+116.4+70=1074.2
TOTAL AMENITY AREA PROVIDED @ 2ND FLOOR = 1074 SF

Owner Preferred Design (South Entry)

Typical Floor Plans 2nd-4th Floors

North

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

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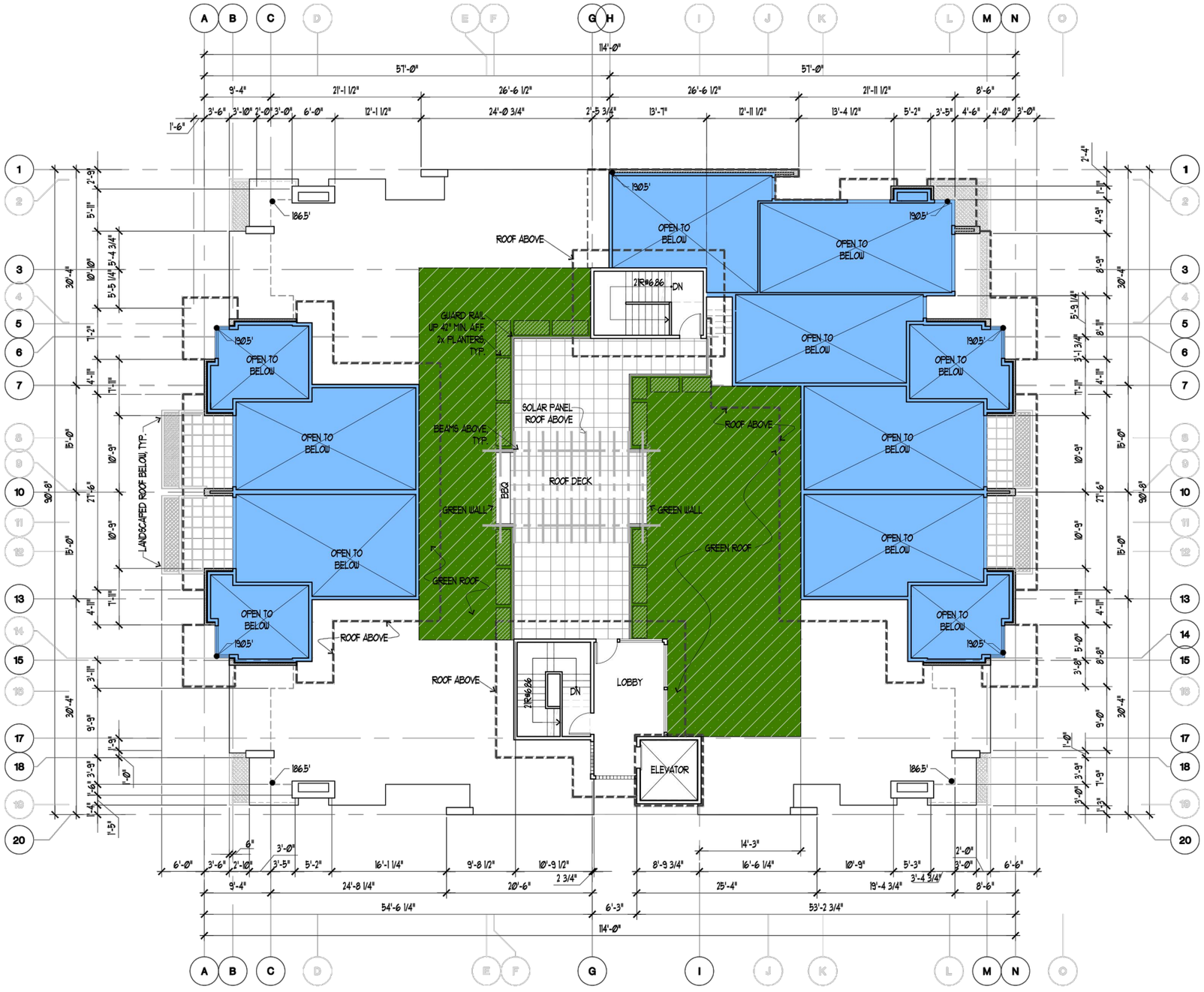
Owner Preferred Design (South Entry)



Roof Plan

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

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MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
C	FIBER CEMENT PANELS @ WINDOWS	PARKER "GLUTTED"
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"
J	TILE	MATCH PARKER "GLUTTED"

Owner Preferred Design (South Entry)

West Elevation

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

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MATERIALS KEY

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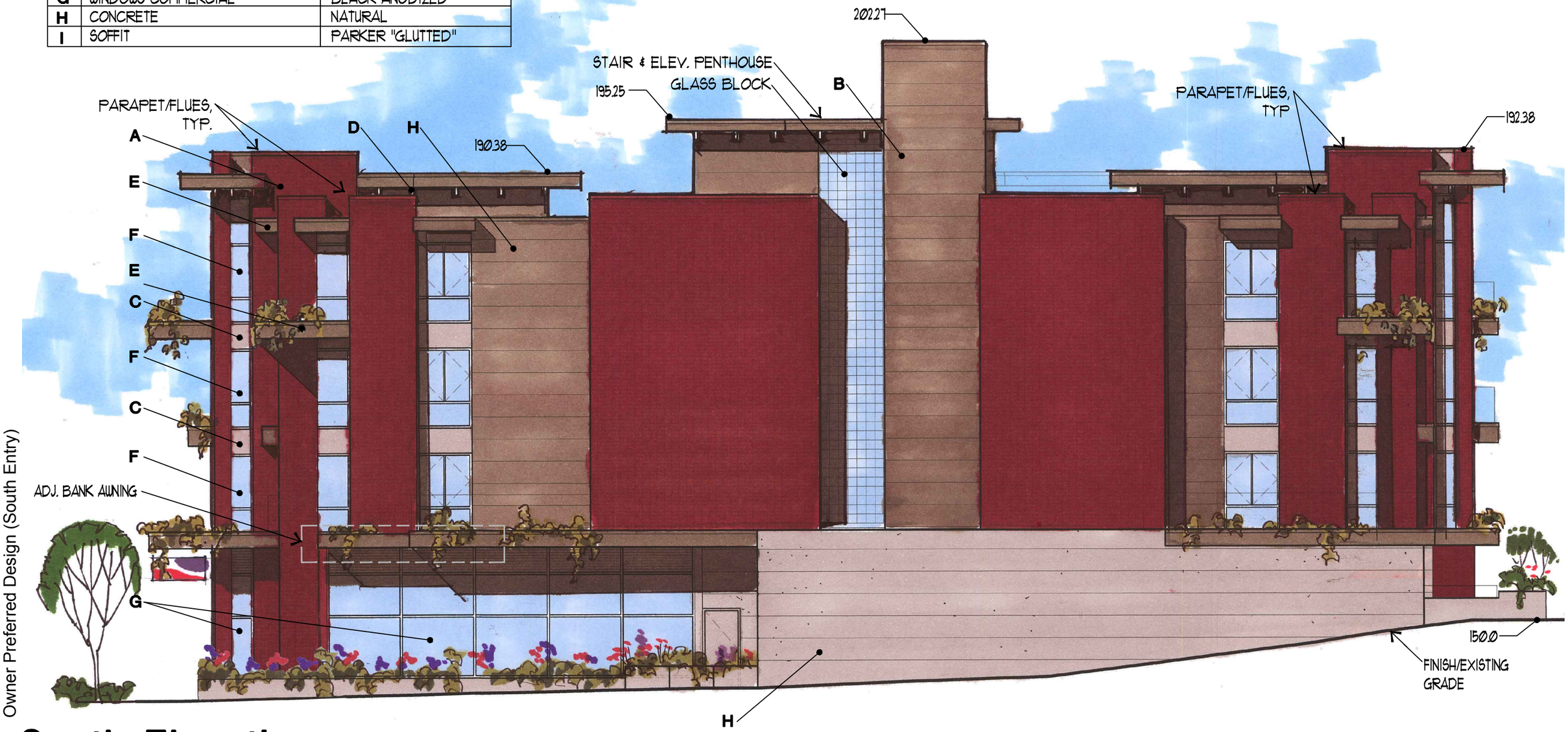
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"



Owner Preferred Design (South Entry)

South Elevation

SCALE: NTS

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MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
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E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"

Owner Preferred Design (South Entry)

East Elevation

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

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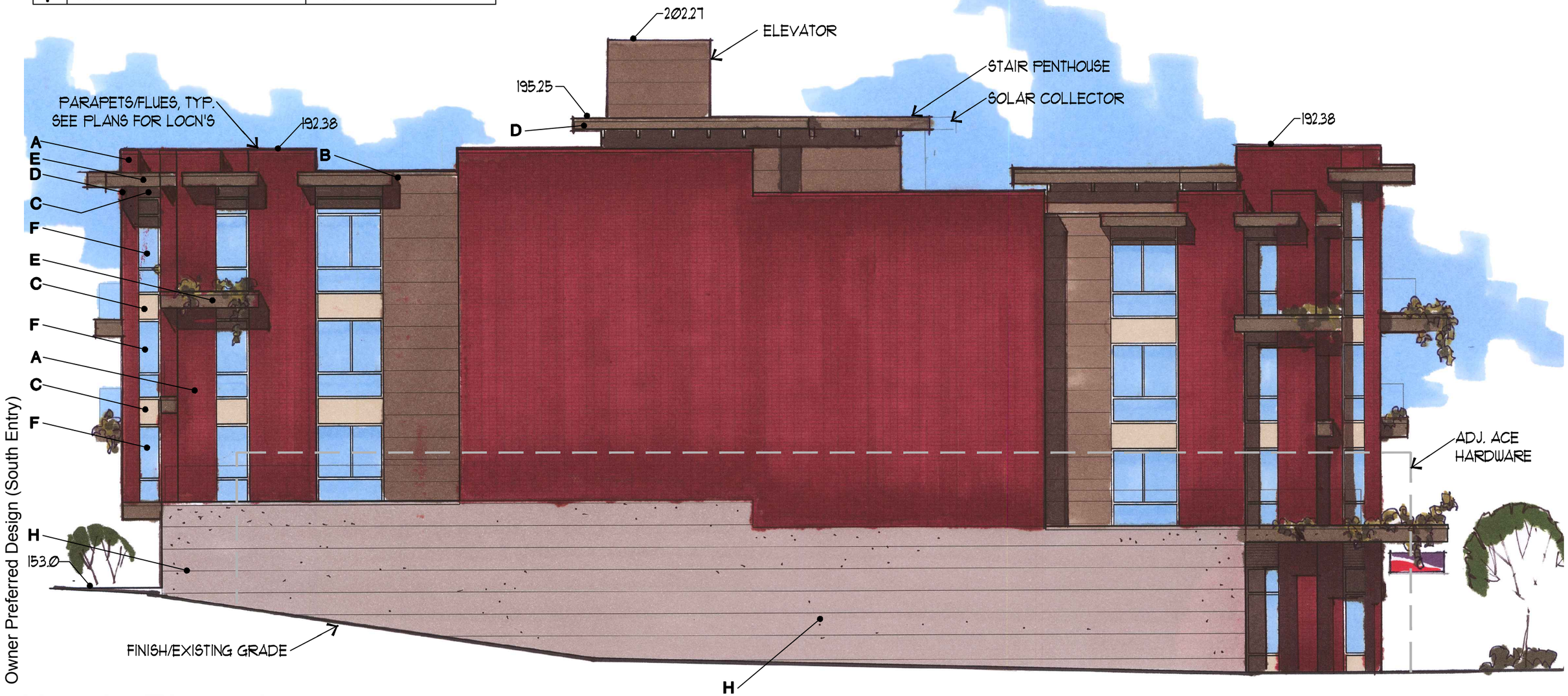
MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
C	FIBER CEMENT PANELS @ WINDOWS	PARKER "GLUTTED"
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"



North Elevation

SCALE: NTS

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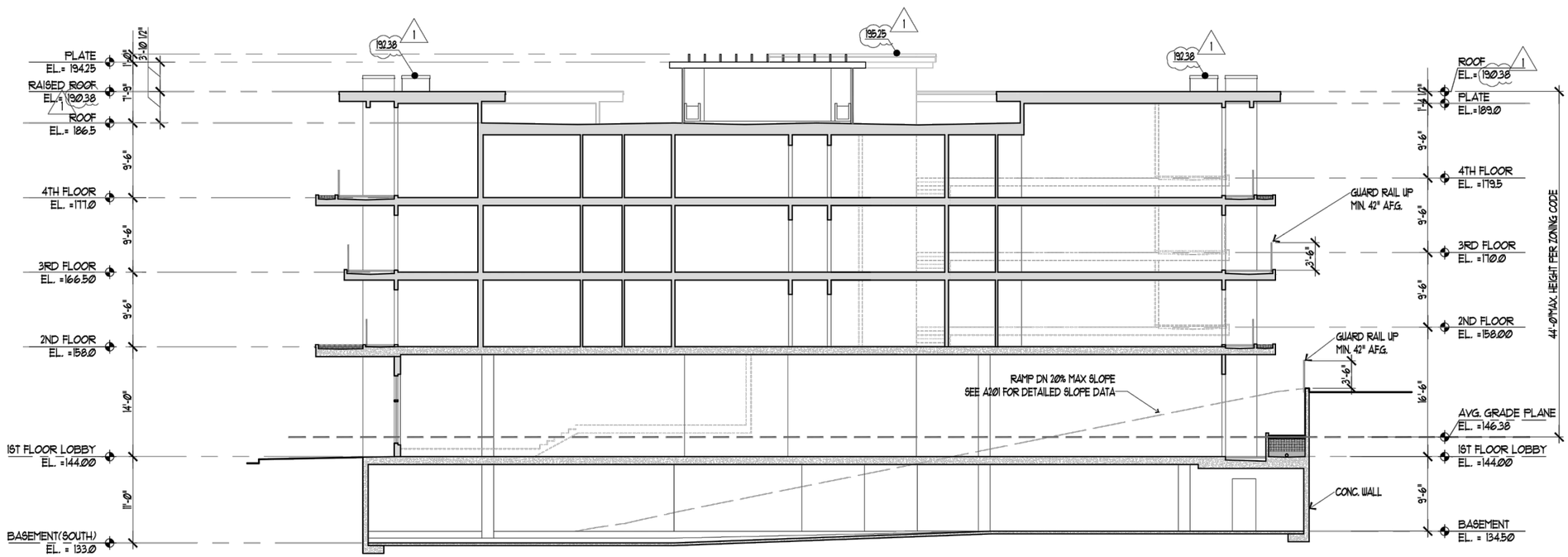

Owner Preferred Design (South Entry)

Building Section

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

LOOKING NORTH

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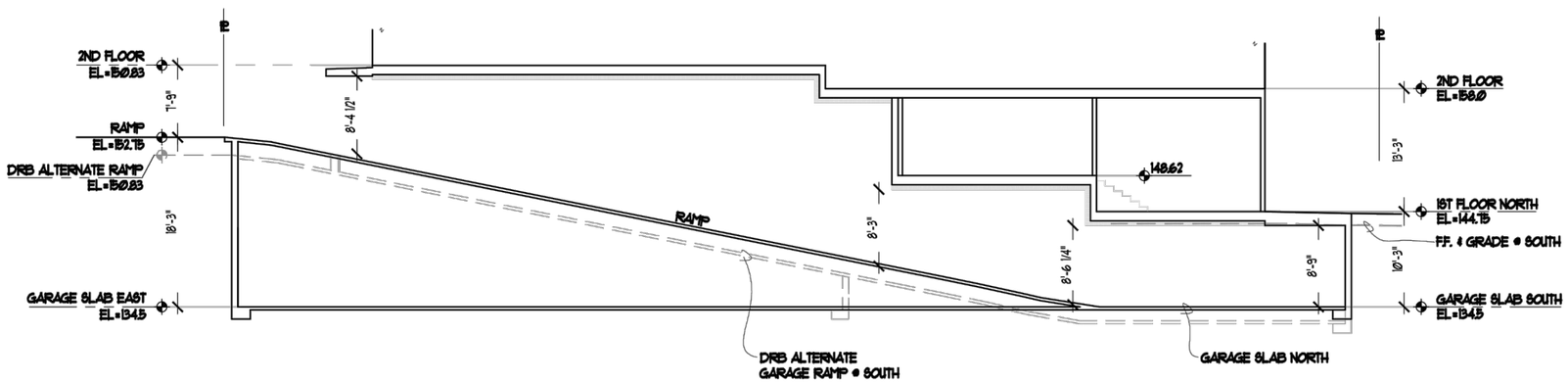
Owner Preferred Design (South Entry)



Partial Building Section @ Ramp

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

LOOKING SOUTH

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Owner Preferred Design (South Entry)

Street Perspective Looking Northeast

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Owner Preferred Design (South Entry)

Alley Perspective Looking Northwest

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Owner Preferred Design (South Entry)

Partial Perspective Looking Southeast

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SEATTLE, WASHINGTON 98112

PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	RENARKS	GREEN FACTOR DESIGNATION
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	1	3 TO 3-1/2" CALIPER	WELL BRANCHED	B-6-LARGE TREE, H-1
	EXISTING MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	PRESERVE AND PROTECT EXISTING STREET TREE			

PLANT SCHEDULE

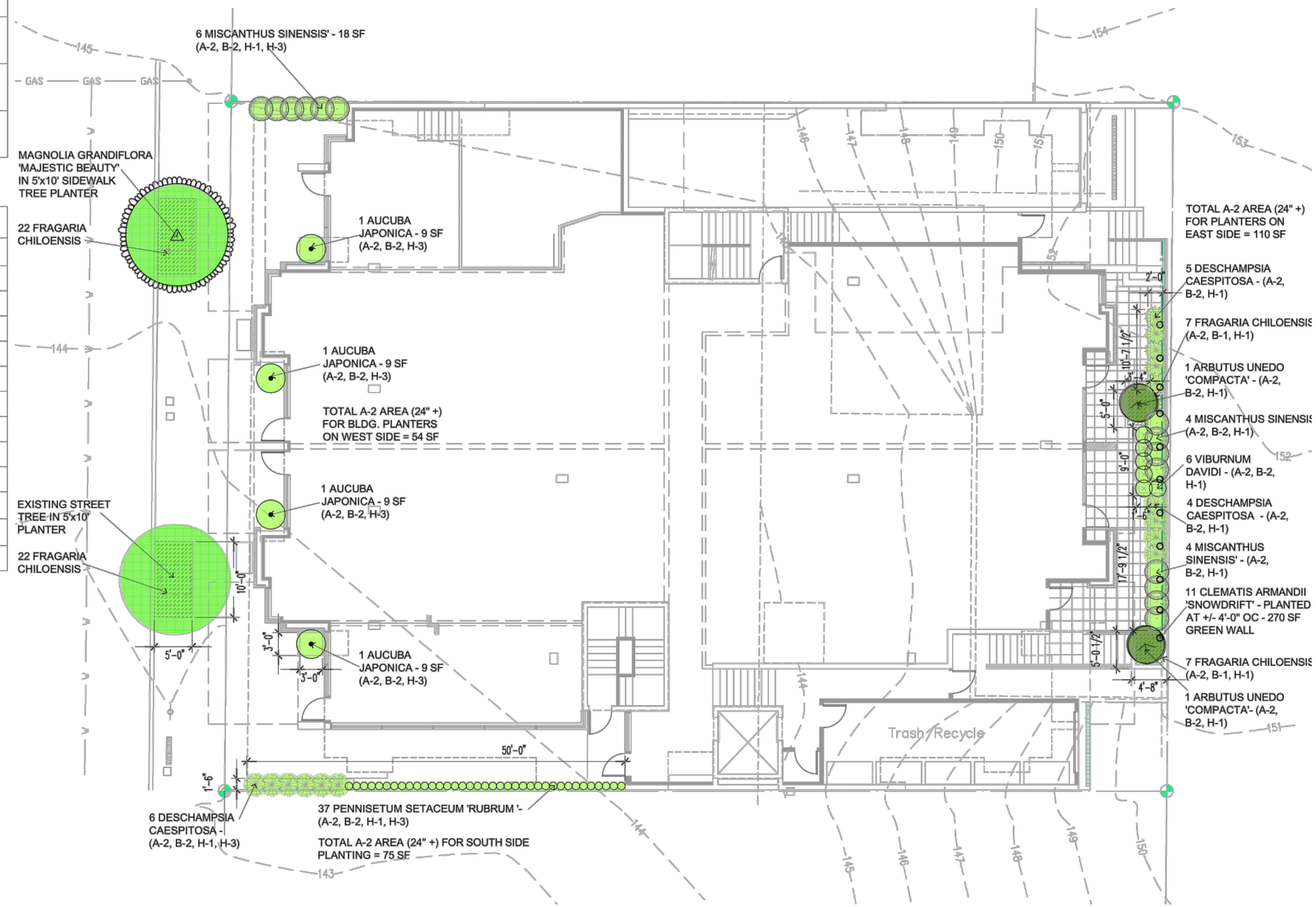
SHRUBS & GROUNDCOVERS

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	REMARKS / SPACING	GREEN FACTOR DESIGNATION
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	2	5 GAL	COMPACT & BUSHY	B-2, H-1
	AUCUBA JAPONICA' / JAPANESE AUCUBA	4	5 GAL	COMPACT & BUSHY	B-2, H-1
	DESCHAMPSIA CAESPITOSA/ GOLDEN HANGING HAIR GRASS	28	1 GAL	COMPACY & BUSHY	B-2, H-1
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	30	1 GAL	COMPACT & BUSHY	B-2, H-1
	NANDINA DOMESTICA 'GULF STREAM'/ GULF STREAM HEAVENLY BAMBOO	7	5 GAL	COMPACT & BUSHY	B-2, H-1
	PENNISETUM SETACEUM 'RUBRUM/ PURPLE FOUNTAIN GRASS	37	1 GAL	COMPACT & BUSHY	B-1 H-1
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	6	1 GAL	COMPACT & BUSHY	B-1, H-1
	IBERIS SEMPERVIRENS "SNOWDRIFT" / SNOWDRIFT CANDYTUFT	274	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	209	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1
	SEDUM SPURIUM 'DRAGONS BLOOD TWO ROW STONECROP	398	4" POTS	SPACING AT 18" O.C.	B-1, H-1
	SEDUM TELEPHINUM 'AUTUMN JOY' AUTUMN JOY STONECROP	452	4" POTS	SPACING AT 18" O.C.	B-1, H-1
	CLEMATIS ARMANDII 'SNOWDRIFT' / EVERGREEN CLEMATIS	11	1 GAL	COMPACT & BUSHT	B-2, H-1

REFER TO PLANTING NOTES ON SHEET L-203 FOR GREEN FACTOR INFORMATION

GENERAL PLANTING NOTES

1. ALL PLANTERS TO RECEIVE APPROVED LIGHT WEIGHT SOIL MIX.
2. BARK MULCH SHALL BE USED AS TOP DRESSING IN ALL SHRUB PLANTERS. GROUNDCOVER SHALL RECEIVE MULCH TO A DEPTH OF 1-1/2" AND NEWLY PLANTED SHRUBS SHALL RECEIVE MULCH TO A DEPTH OF 2".
3. FINISH GRADES IN PLANTING BEDS, PLANTERS OR TREE PITS SHALL BE 1-1/2" MIN. BELOW TOP OF PAVEMENT.
4. PRIOR TO TREE PLANTING ALL UNDERGROUND UTILITIES SHALL BE LOCATED. TREES TO BE PLANTED NO CLOSER (CENTER OF ROOTBALL) THAN 5' FROM ANY NEW OR EXISTING UTILITY LINES OR MANHOLES OR LIGHT POLES WHEREVER POSSIBLE.



Owner Preferred Design (South Entry)

1st Floor Landscape Plan

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

North

Design Review April 16, 2014 #3009726 2406-32nd Avenue West

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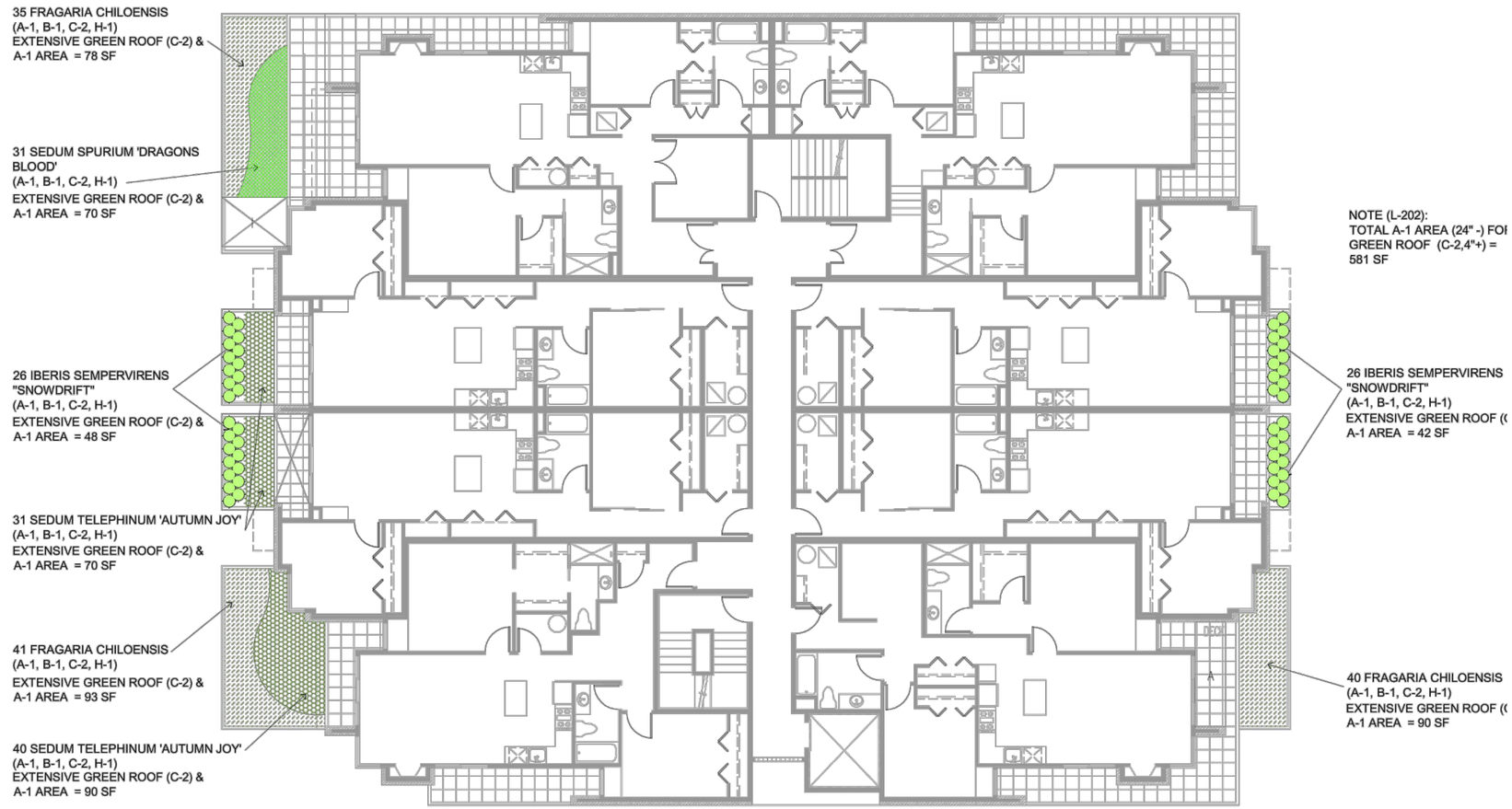

Owner Preferred Design (South Entry)

2nd Floor Landscape Plan

North

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

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Revised 12/20/10

Green Factor Score Sheet

SEATTLE green factor

Project title: Yoshikawa Mixed-Use

		enter sq ft of parcel			
	Parcel size (enter this value first) *	11,062		SCORE	0.363
	Landscape Elements**	Totals from GF worksheet		Factor	Total
A	Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 2791		0.1	279
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 393		0.6	235.8
3	Bioretention facilities	enter sq ft 63		1.0	63.0
B	Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 2807		0.1	281
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 114	1368	0.3	410
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 0	0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8	-
C	Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft		0.4	-
2	Over at least 4" of growth medium	enter sq ft 3055		0.7	2,138.5
D	Vegetated walls	enter sq ft 390		0.7	273.0
E	Approved water features	enter sq ft		0.7	-
F	Permeable paving				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft		0.5	-
G	Structural soil systems	enter sq ft 0		0.2	-
		sub-total of sq ft =	10,867		
H	Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 3180		0.1	318.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 129		0.1	13
4	Landscaping in food cultivation	enter sq ft 0		0.1	-
				Green Factor numerator =	4,011

** Do not count public rights-of-way in parcel size calculation.*

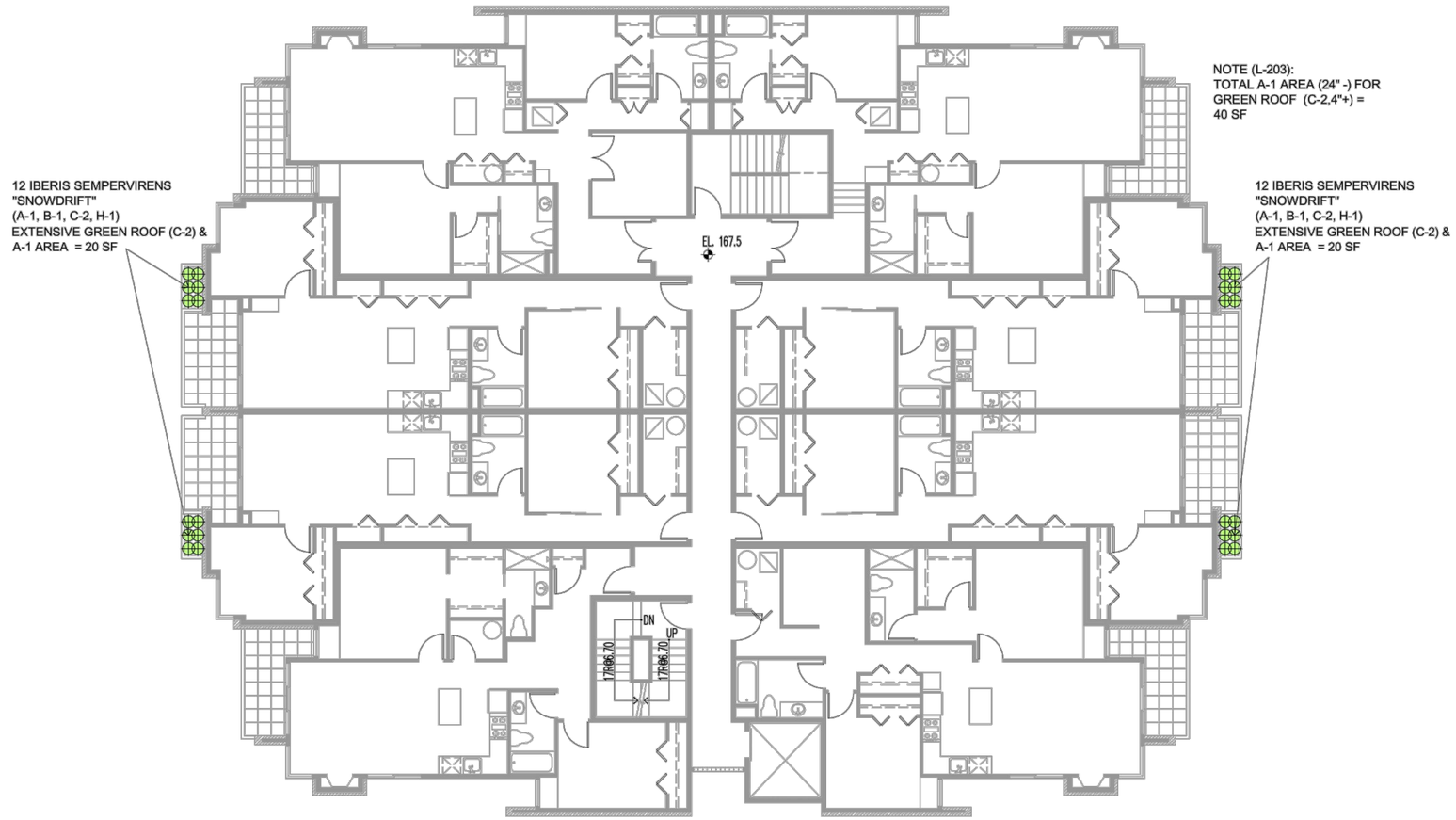
*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

Green Factor Worksheet*

SEATTLE green factor

		Planting Area						
		St/Lower	2nd Fl.	3rd Fl.	4th Fl.	5th Fl.		TOTAL**
A1	square feet		581	40	400	1770		2791
A2	square feet	239				154		393
A3	square feet	63						63
B1	square feet	32	581	40	400	1770		2823
B2	# of plants	79				35		114
B3	# of trees							0
B4	# of trees							0
B5	# of trees							0
B6	# of trees							0
B7	# of trees							0
C1	square feet							0
C2	square feet	110	581	40	400	1924		3055
D	square feet	270				120		390
E	square feet							0
F1	square feet							0
F2	square feet							0
G	square feet							0
H1	square feet	235	581	40	400	1924		3180
H2	square feet							0
H3	square feet	129						129
H4	square feet							0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet



Owner Preferred Design (South Entry)

3rd Floor Landscape Plan

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

North

STATE OF WASHINGTON

REGISTERED LANDSCAPE ARCHITECT
BRUCE A. JOHNSON
CERTIFICATE No. 241

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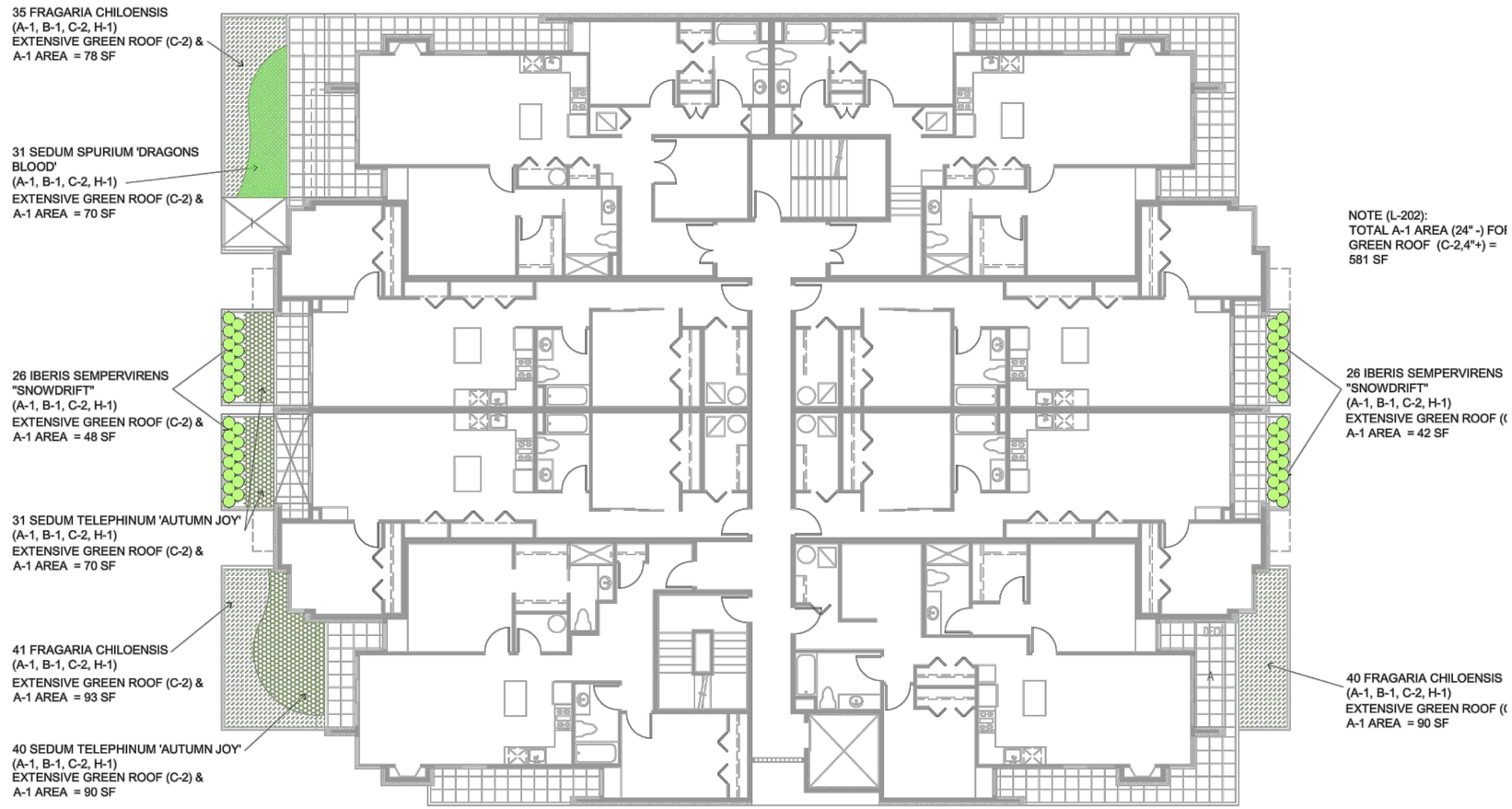

Owner Preferred Design (South Entry)

4th Floor Landscape Plan

North

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

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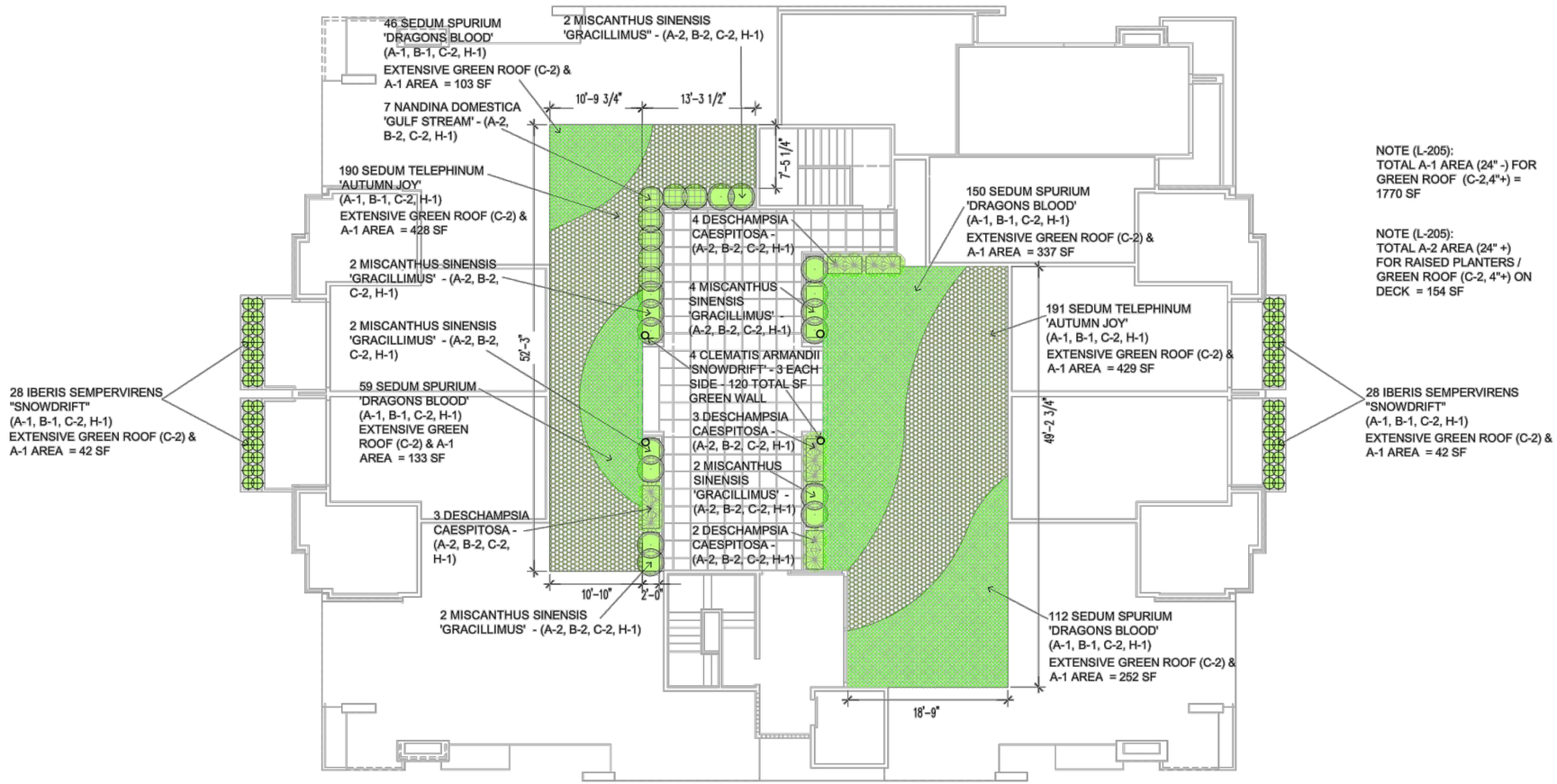

NOTE (L-205):
TOTAL A-1 AREA (24" -) FOR GREEN ROOF (C-2,4"+) = 1770 SF

NOTE (L-205):
TOTAL A-2 AREA (24" +) FOR RAISED PLANTERS / GREEN ROOF (C-2, 4"+) ON DECK = 154 SF

Owner Preferred Design (South Entry)

Roof Landscape Plan

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

North

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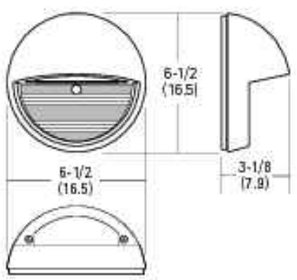
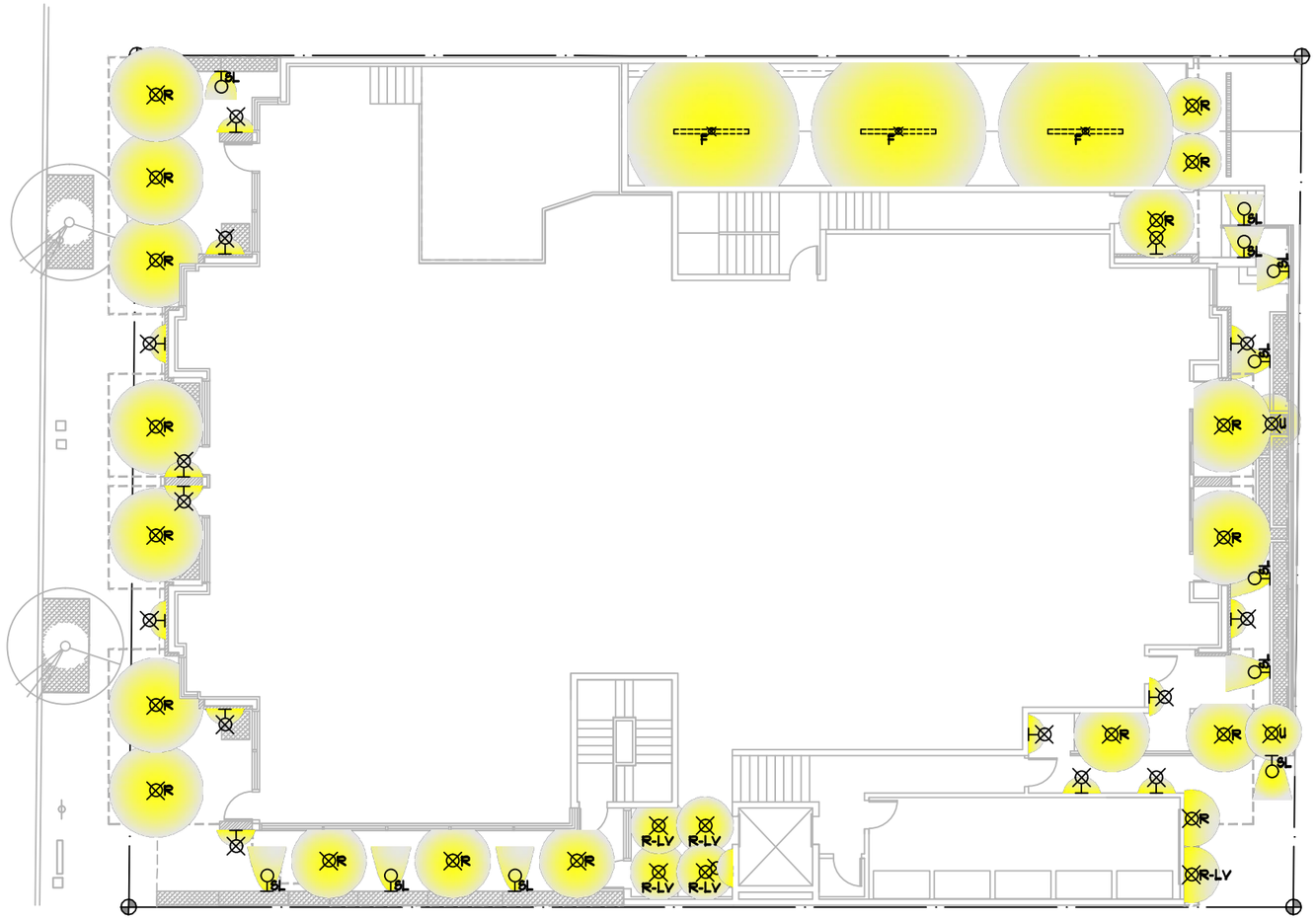
STEP LIGHT

Specifications

All dimensions are inches, (centimeters)





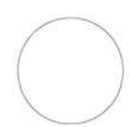
LEGEND

U	UPLIGHT
R	LIGHT FIXTURE (ACCENT DISK)
P	LIGHT FIXTURE (PENDANT)
R-LV	LIGHT FIXTURE (RECSS'D LOW VLTG)
	LIGHT FIXTURE (WALL SCONCE)
SL	STEP LIGHT
F	FLUORESCENT LIGHT (SURFACE)

WALL SCONCE

eclipse outdoor

DESCRIPTION
Wall washing aluminum disc. Also available in indoor version. Fluorescent includes (2) 13 watt G24Q-1 base quad tube compact fluorescent lamps and electronic ballast; incandescent accepts (2) 40 watt or equivalent E26 medium base B10 lamps (not included).



ACCENT DISK

Dimensions:

Diameter:	3 1/8"	Wire:	72" (color/Black)
Height:	7/8"		

Owner Preferred Design (South Entry)

Lighting Plan

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

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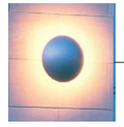


WALL SCONCE

BLADE SIGNAGE

WINDOW SIGNAGE

BLADE OR BANNER SIGNAGE, EXTERIOR LIT

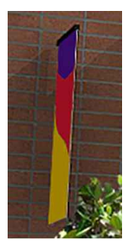
BLADE SIGNAGE EXTERIOR LIT

RESIDENTIAL ENTRY SIGNAGE, USING INTERNALLY ILLUMINATED INDIVIDUAL LETTERS

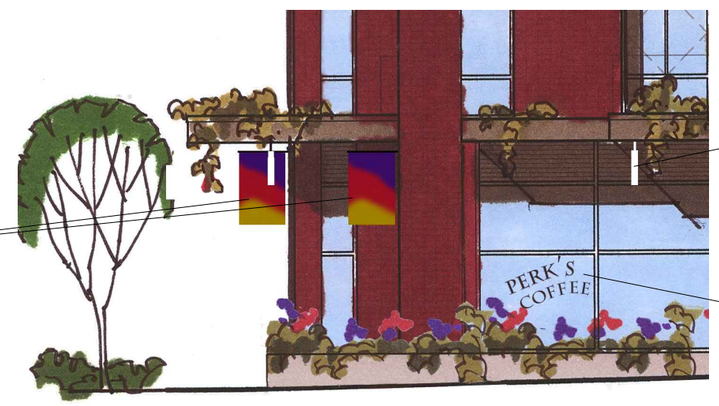
BLADE OR BANNER SIGNAGE, WALL MOUNTED & EXTERIOR LIT

TENANT ADDRESS

WINDOW SIGNAGE



BLADE OR BANNER SIGNAGE, WALL MOUNTED & EXTERIOR LIT



RESIDENTIAL ENTRY SIGNAGE, USING INTERNALLY ILLUMINATED INDIVIDUAL LETTERS

WINDOW MOUNTED SIGNAGE

Owner Preferred Design (South Entry)

Signage Plan

SCALE: NTS

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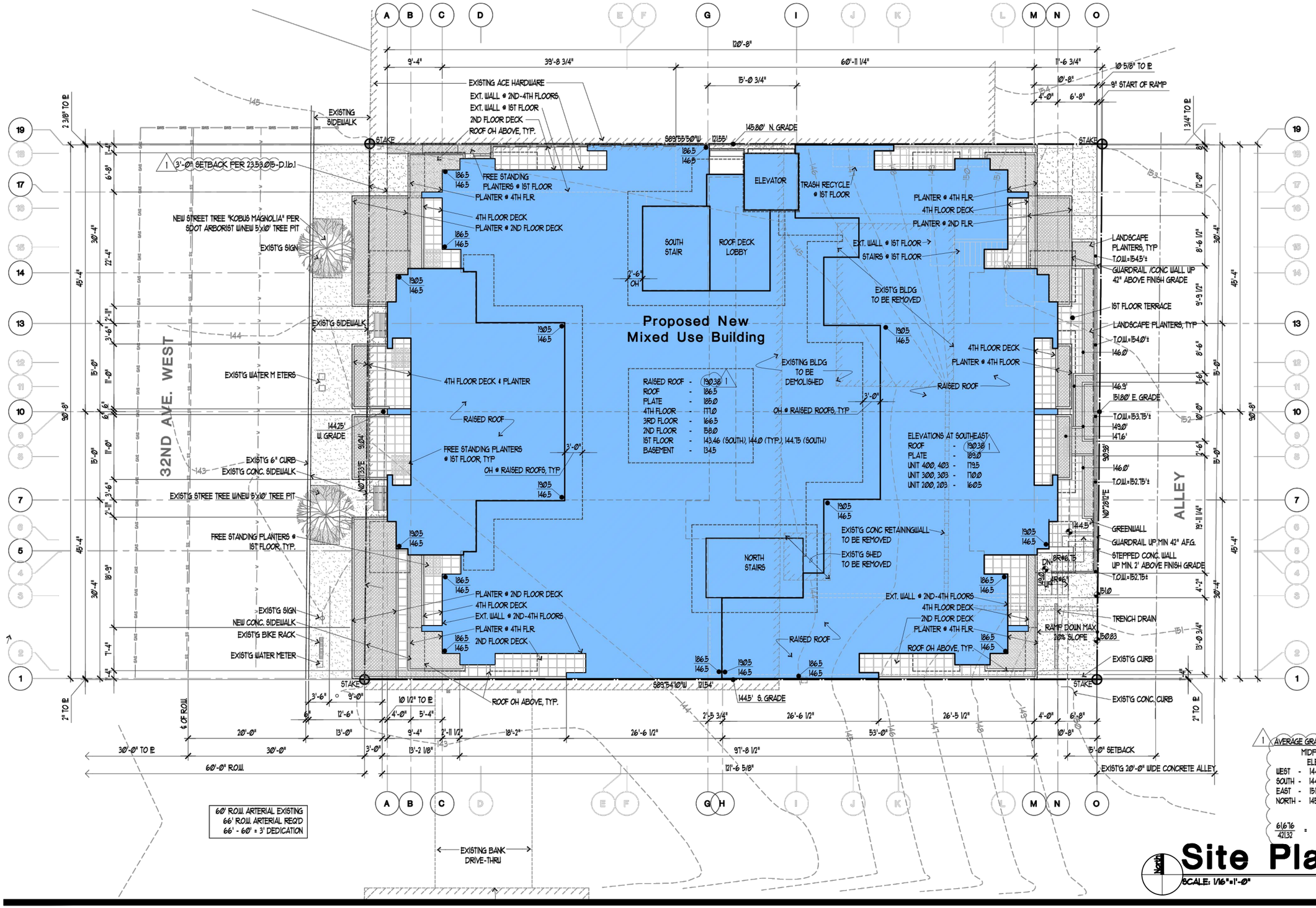

Design Review Board Alternative (North Entry)

Design Review April 16, 2014 #3009726 2406-32nd Avenue West

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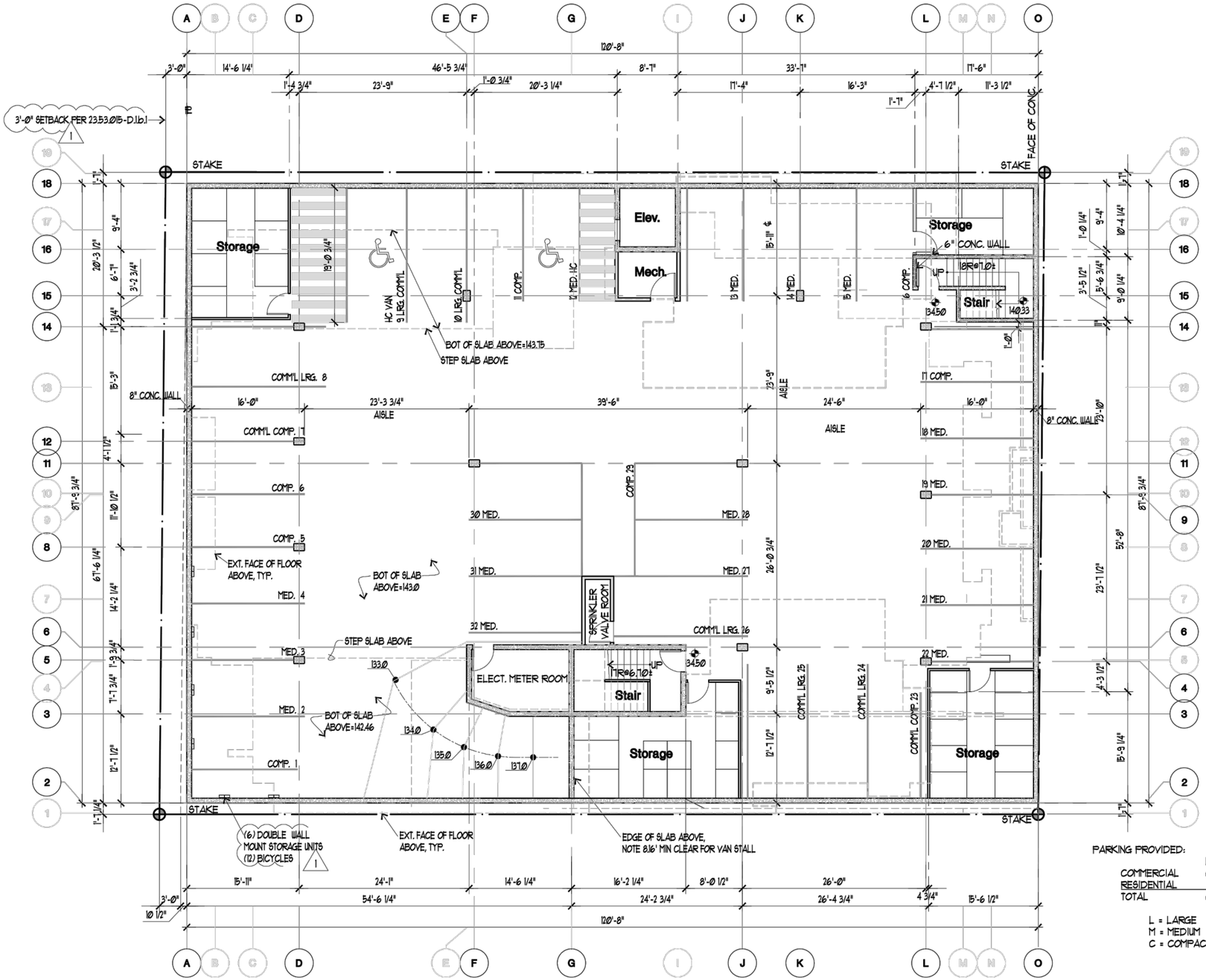
Design Review Board Alternative (North Entry)



PARKING PROVIDED:

	L	M	C	TOTAL	
COMMERCIAL	6		2	8	(STALLS 7-10, 23-26)
RESIDENTIAL		17	7	24	
TOTAL	6	17	8	32	

L = LARGE (8'-6"x19'-0")
M = MEDIUM (8'-0"x16'-0")
C = COMPACT (7'-6"x15'-0")

Basement Parking Plan

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

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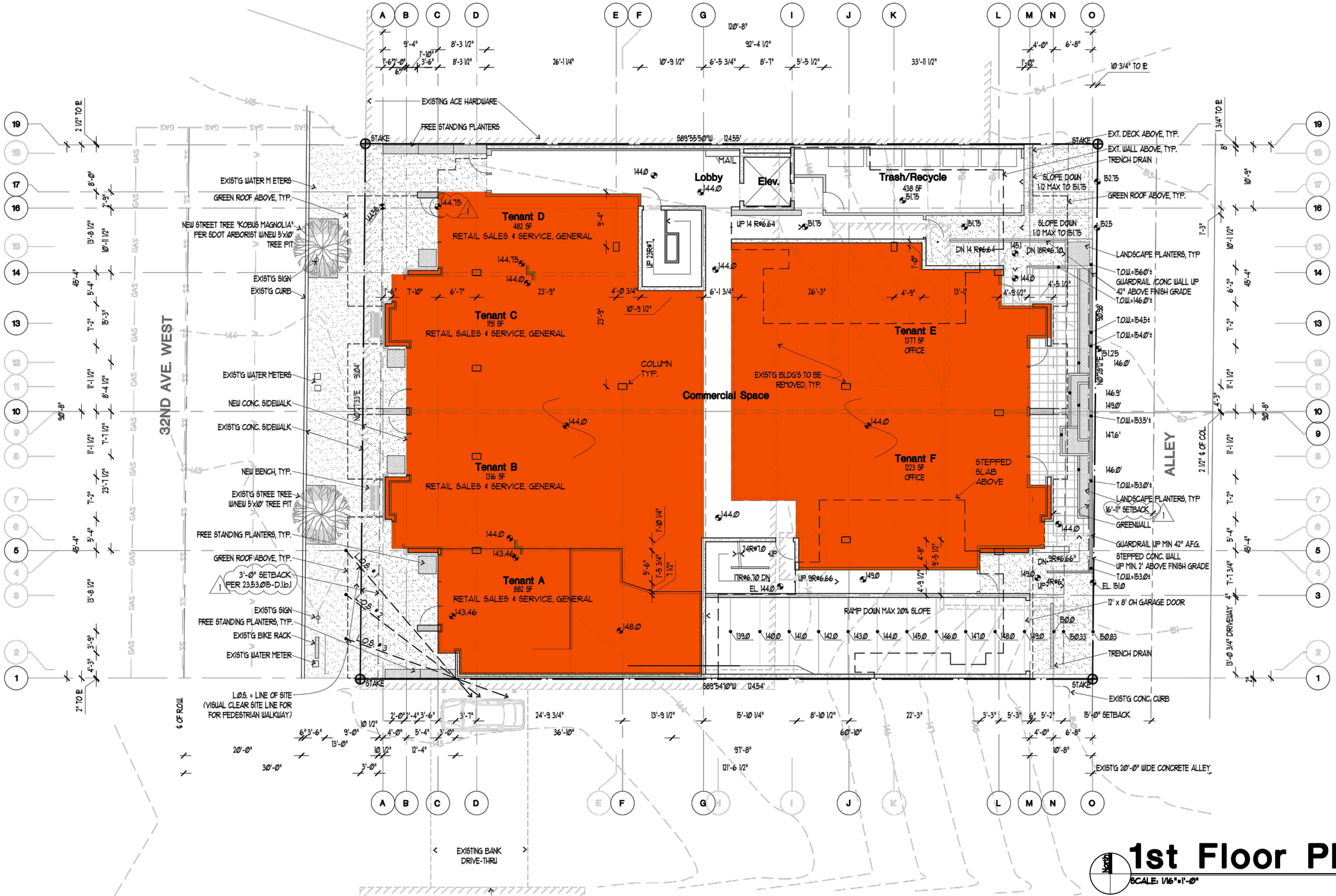

1st Floor Plan

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

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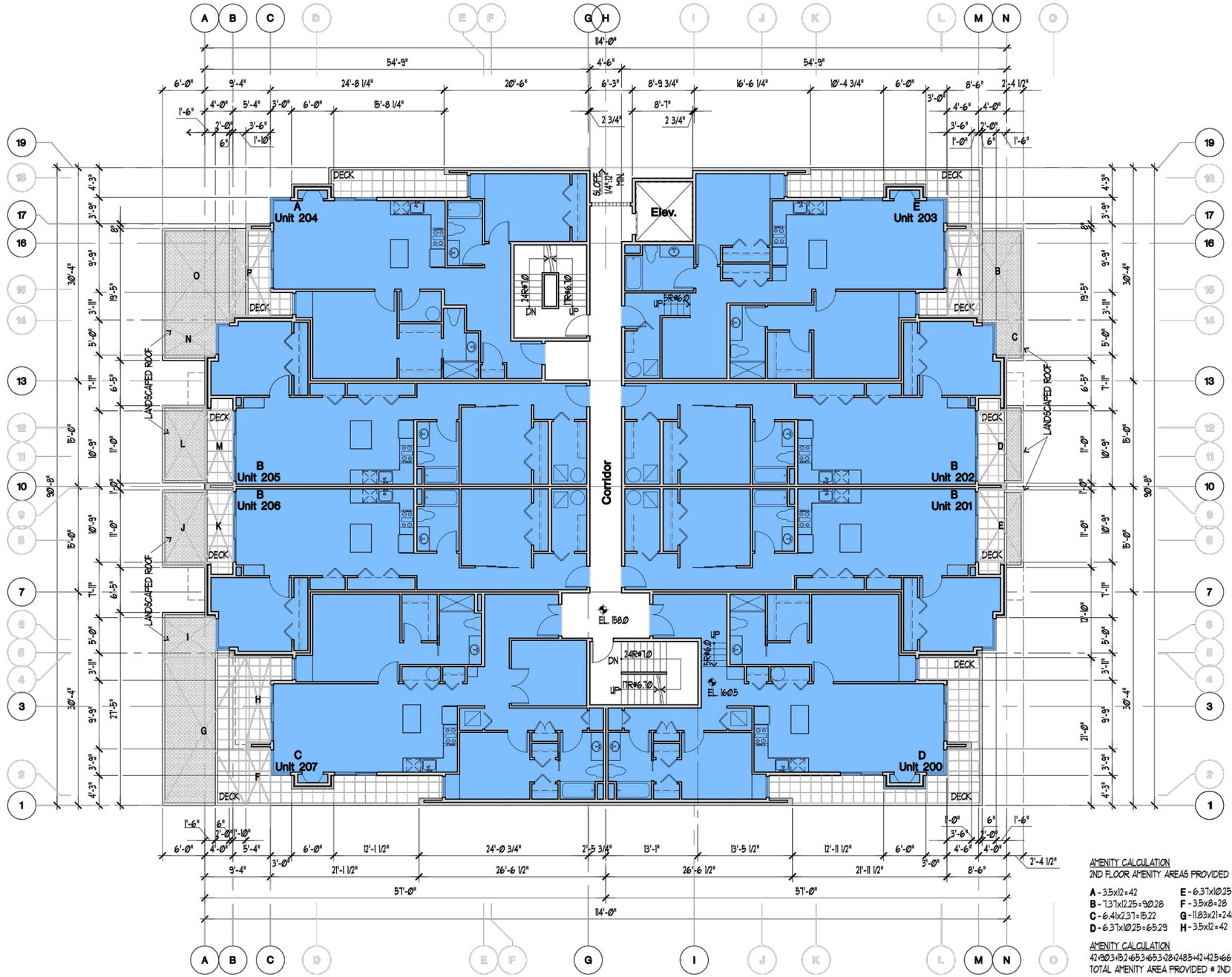

AMENITY CALCULATION
2ND FLOOR AMENITY AREAS PROVIDED

A - 3.5x12=42
B - 7.37x12.25=90.28
C - 6.41x2.37=15.22
D - 6.37x10.25=65.29
E - 6.37x10.25=65.29
F - 3.5x8=28
G - 11.83x21=248.43
H - 3.5x12=42
I - 7.5x5.66=42.45
J - 6x11=66
K - 4x10.25=41
L - 6x11=66
M - 4x10.25=41
N - 7.5x4.62=34.65
O - 9.5x12.25=116.37
P - 5.83x12=69.96

AMENITY CALCULATION
42+90.3+15.2+65.3+65.3+28+248.5+42+42.5+66+41+66+41+34.7+116.4+70=1,014.2
TOTAL AMENITY AREA PROVIDED @ 2ND FLOOR = 1,014 SF

Typical Floor Plans 2nd-4th Floors

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

North

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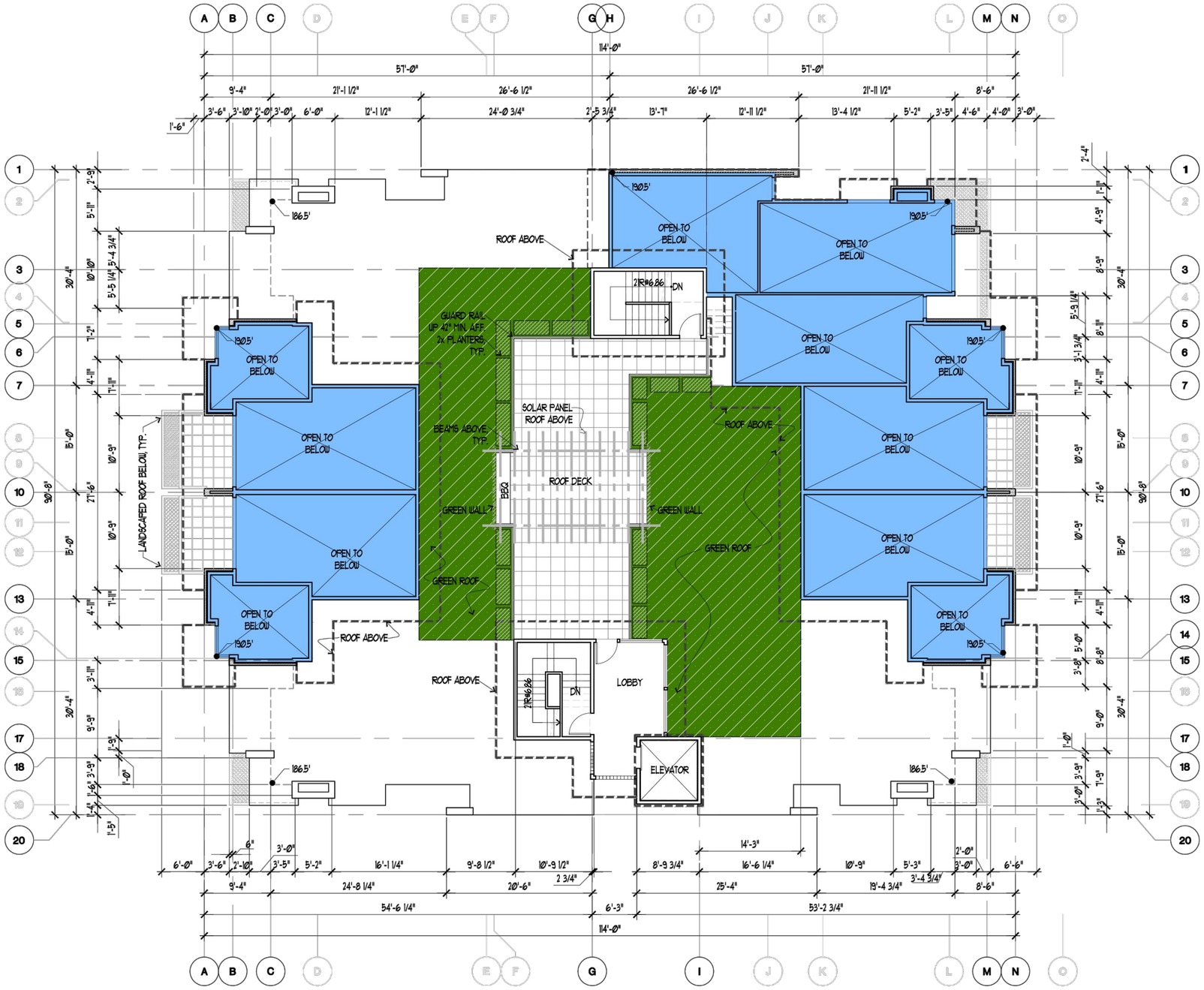

Roof Plan

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

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MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
C	FIBER CEMENT PANELS @ WINDOWS	PARKER "GLUTTED"
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"
J	TILE	MATCH PARKER "GLUTTED"

Design Review Board Alternative (North Entry)

West Elevation

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

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MATERIALS KEY

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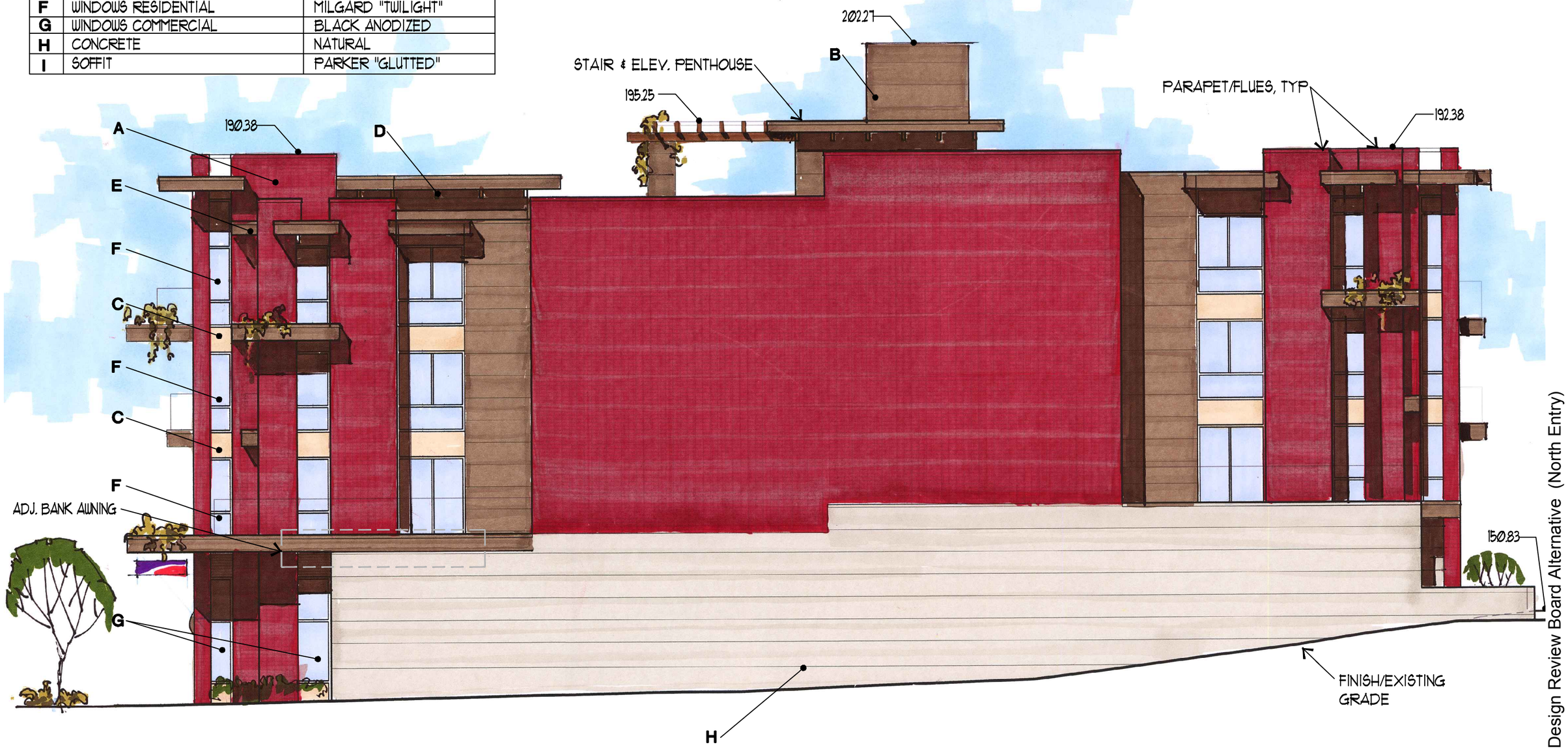
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"



Design Review Board Alternative (North Entry)

South Elevation

SCALE: NTS

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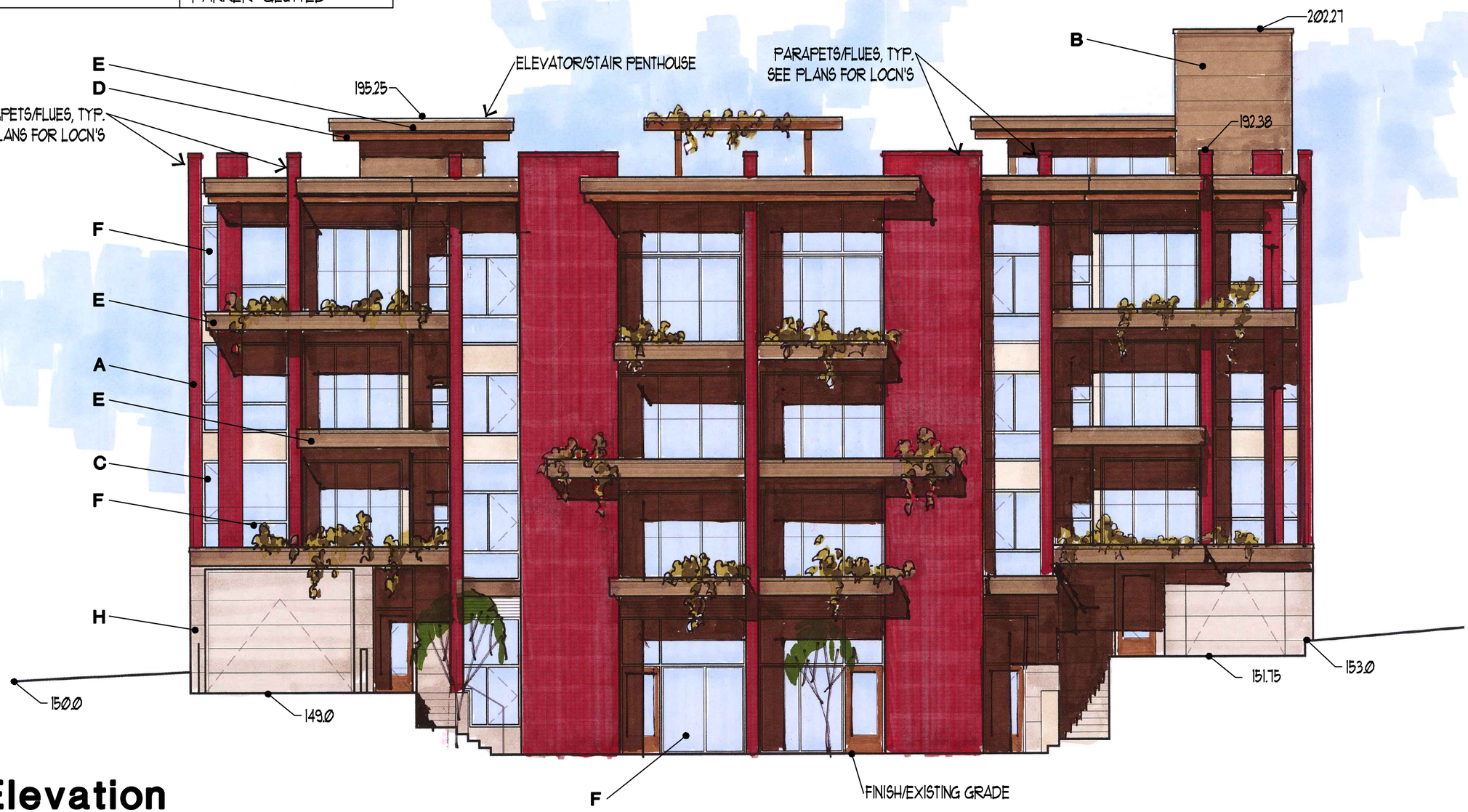
MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
C	FIBER CEMENT PANELS @ WINDOWS	PARKER "GLUTTED"
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"



Design Review Board Alternative (North Entry)

East Elevation

SCALE: NTS

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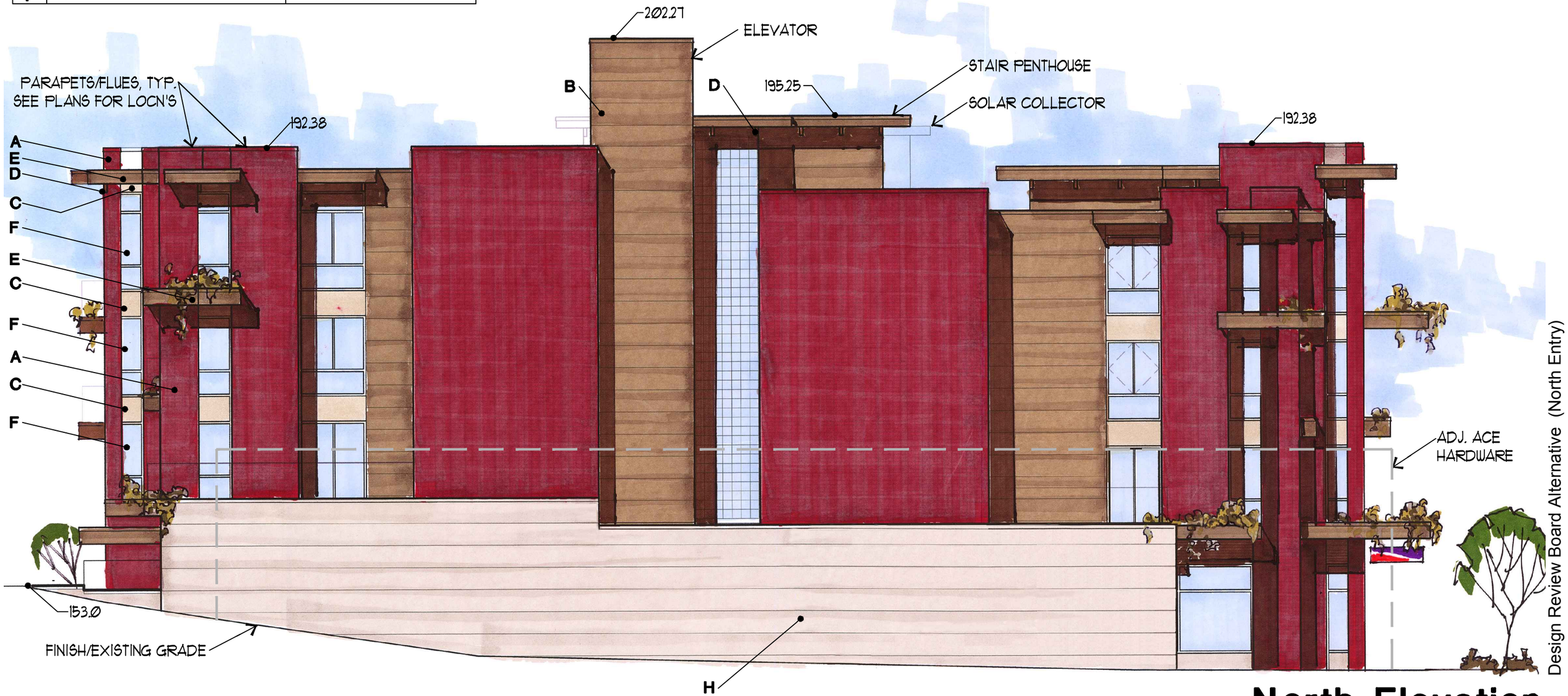
MATERIALS KEY

A	BRICK	RED VARITONE "VINTAGE"
B	FIBER CEMENT SIDING PANELS	PARKER "EXILE"
C	FIBER CEMENT PANELS @ WINDOWS	PARKER "GLUTTED"
D	WOOD BEAMS	CABOTS "DUNE GRAY
E	TRIM	2857N "STEALTH"
F	WINDOWS RESIDENTIAL	MILGARD "TWILIGHT"
G	WINDOWS COMMERCIAL	BLACK ANODIZED
H	CONCRETE	NATURAL
I	SOFFIT	PARKER "GLUTTED"



Design Review Board Alternative (North Entry)

North Elevation

SCALE: NTS

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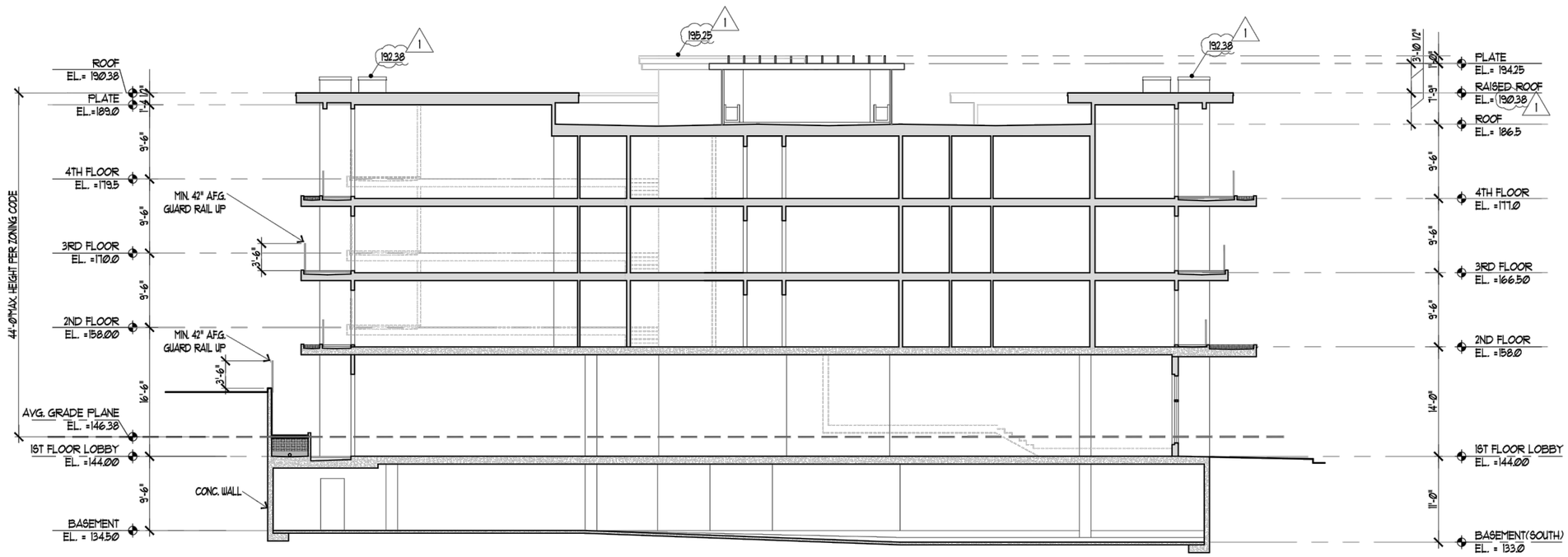
Design Review Board Alternative (North Entry)



Building Section

SCALE: 1/16"=1'-0" LOOKING SOUTH

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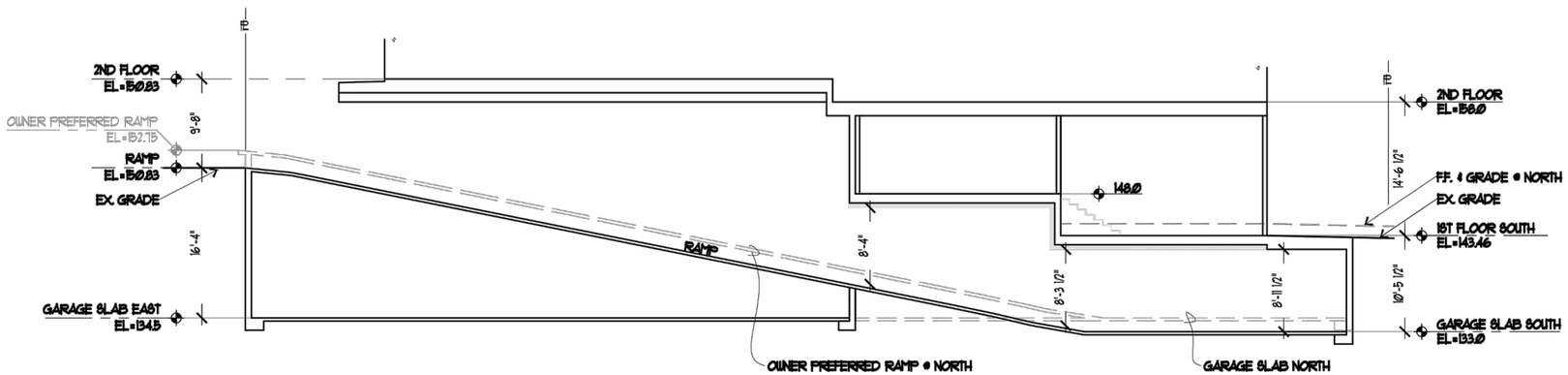

Design Review Board Alternative (North Entry)

Partial Building Section @ Ramp

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

LOOKING NORTH

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Design Review Board Alternative (North Entry)

Street Perspective Looking Northeast

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Alley Perspective Looking Northwest

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Design Review Board Alternative (North Entry)

Partial Perspective Looking Southeast

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TREES

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	RENARKS	GREEN FACTOR DESIGNATION
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	1	3 TO 3-1/2" CALIPER	WELL BRANCHED	B-6-LARGE TREE, H-1
	EXISTING MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	PRESERVE AND PROTECT EXISTING STREET TREE			

PLANT SCHEDULE

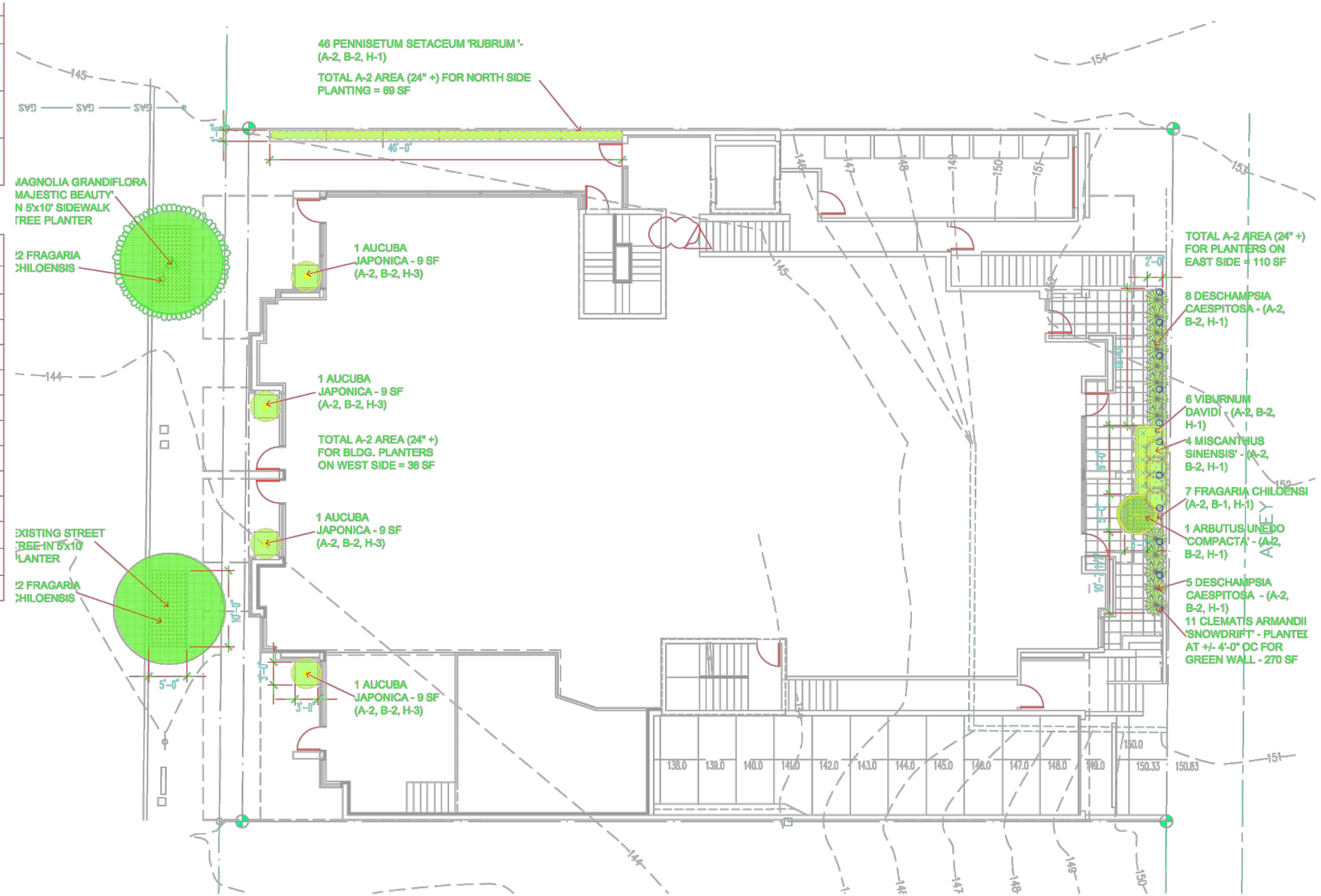
SHRUBS & GROUNDCOVERS

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE	REMARKS / SPACING	GREEN FACTOR DESIGNATION
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	1	5 GAL	COMPACT & BUSHY	B-2, H-1
	AUCUBA JAPONICA' / JAPANESE AUCUBA	4	5 GAL	COMPACT & BUSHY	B-2, H-1
	DESCHAMPSIA CAESPITOSA/ GOLDEN HANGING HAIR GRASS	22	1 GAL	COMPACY & BUSHY	B-2, H-1
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS	11	1 GAL	COMPACT & BUSHY	B-2, H-1
	NANDINA DOMESTICA 'GULF STREAM/ GULF STREAM HEAVENLY BAMBOO	16	5 GAL	COMPACT & BUSHY	B-2, H-1
	PENNISETUM SETACEUM 'RUBRUM/ PURPLE FOUNTAIN GRASS	48	1 GAL	COMPACT & BUSHY	B-1 H-1
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	6	1 GAL	COMPACT & BUSHY	B-1, H-1
	IBERIS SEMPERVIRENS "SNOWDRIFT" / SNOWDRIFT CANDYTUFT	272	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	225	4" POTS	SPACING AT 18" O.C. MIN. 3 RUNNERS	B-1, H-1
	SEDUM SPURIUM 'DRAGONS BLOOD TWO ROW STONECROP	350	4" POTS	SPACING AT 18" O.C.	B-1, H-1
	SEDUM TELEPHINUM 'AUTUMN JOY' AUTUMN JOY STONECROP	439	4" POTS	SPACING AT 18" O.C.	B-1, H-1
	CLEMATIS ARMANDII 'SNOWDRIFT' / EVERGREEN CLEMATIS	11	1 GAL	COMPACT & BUSHT	B-2, H-1

REFER TO PLANTING NOTES ON SHEET L-203 FOR GREEN FACTOR INFORMATION

GENERAL PLANTING NOTES

1. ALL PLANTERS TO RECEIVE PACIFIC TOPSOILS WINTER MIX.
2. BARK MULCH SHALL BE USED AS TOP DRESSING IN ALL SHRUB PLANTERS. GROUNDCOVER SHALL RECEIVE MULCH TO A DEPTH OF 1-1/2" AND NEWLY PLANTED SHRUBS SHALL RECEIVE MULCH TO A DEPTH OF 2".
3. FINISH GRADES IN PLANTING BEDS, PLANTERS OR TREE PITS SHALL BE 1-1/2" MIN. BELOW TOP OF PAVEMENT.
4. PRIOR TO TREE PLANTING ALL UNDERGROUND UTILITIES SHALL BE LOCATED. TREES TO BE PLANTED NO CLOSER (CENTER OF ROOTBALL) THAN 5' FROM ANY NEW OR EXISTING UTILITY LINES OR MANHOLES OR LIGHT POLES WHEREVER POSSIBLE.



Design Review Board Alternative (North Entry)

1st Floor Landscape Plan

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

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Architect's Project Examples

CAPITOL HILL
MIXED-USE

WALLINGFORD
MIXED-USE

U-DISTRICT
MIXED-USE

MERCER ISLAND
MIXED-USE

MAGNOLIA
MIXED-USE

MATHEWS BEACH
MIXED-USE

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Architect's Project Examples

QUEEN ANNE
CONDOMINIUM

WEST SEATTLE
MIXED-USE

BALLARD
CONDOMINIUM

EAST CAPITOL HILL
CONDOMINIUM

WALLINGFORD
TOWNHOMES

CAPITOL HILL
CONDOMINIUM

CAPITOL HILL
MIXED-USE

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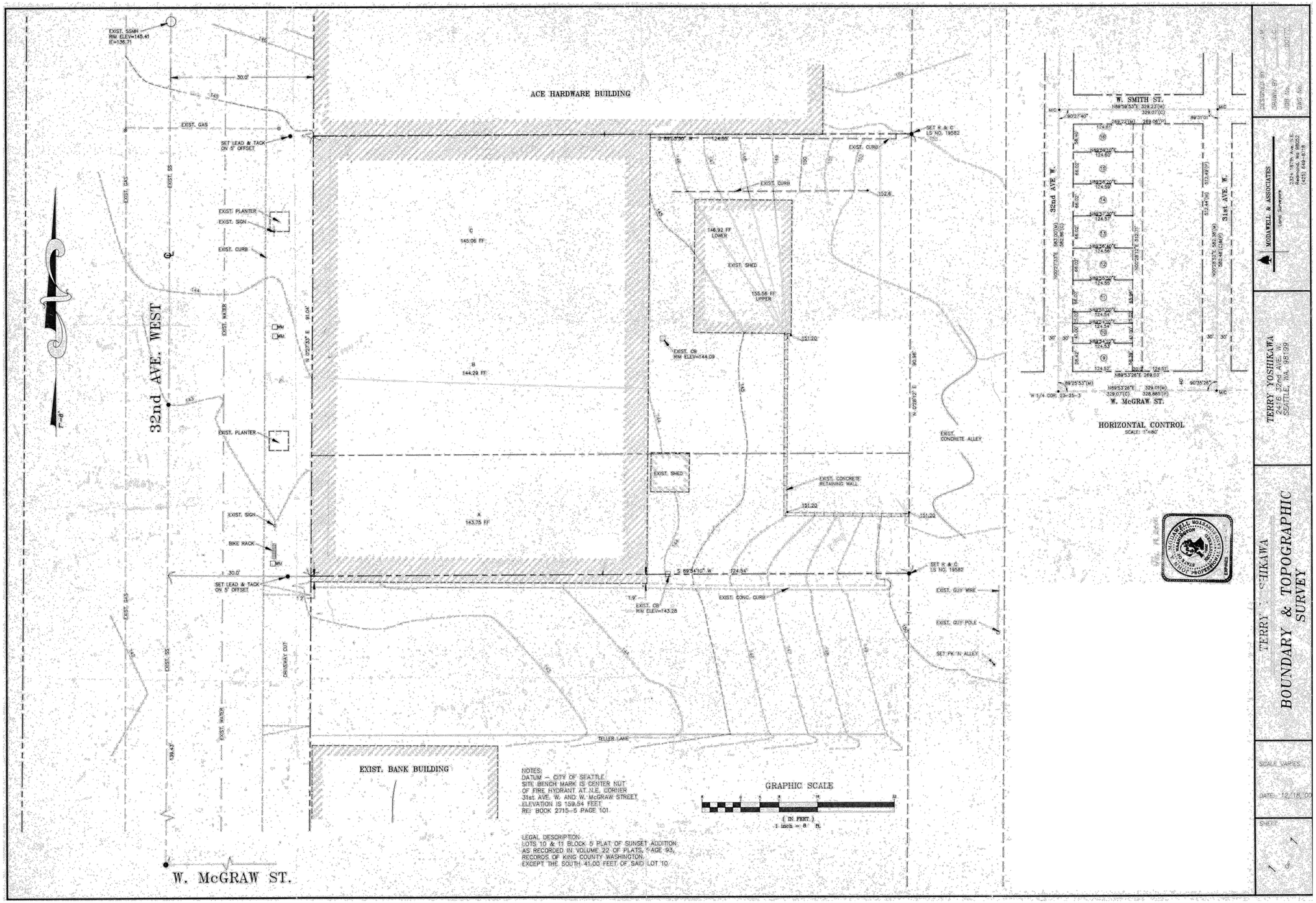
Survey



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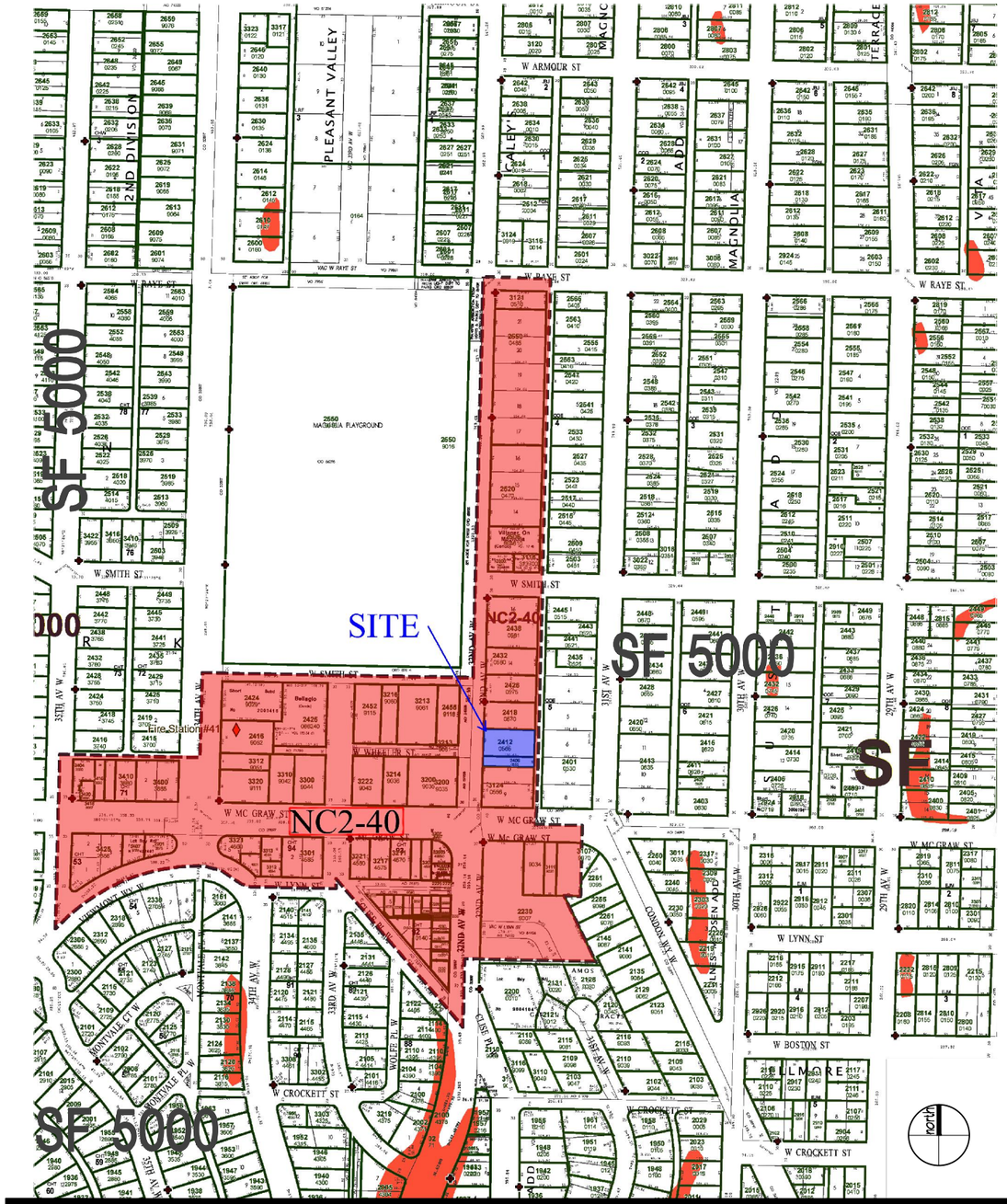
Zoning: Code Analysis / Map

Map



Code Analysis

ADDRESS:	2406 32nd Avenue W, Seattle, Wa 98119
LEGAL:	Lots 10 and 11 Block 5 plat of Sunset Addition, Volume 22 of Plats, Page 93, except for the south 41.00' of said Lot 10
DPD ZONING MAP:	85
DPD PROJECT NO.:	3009726
PARCEL NO.:	8127700555, 8127700565
ZONING:	NC2-40 (SF 5000 east of alley).
OVERLAYS:	Airport Height Overlay: Outer Approach Surface
ECA:	None
SITE AREA:	124.54' x 91.01' = 11,334 SF After 3' dedication for 32nd Avenue = 121.54' x 91.01' = 11,065 SF
USES:	Office use permitted outright (per 23.47A.004 Table A); Residential uses allowed, limited to 20% of street-level street-facing facade when facing an arterial (per 23.47A.005 c.3)
DENSITY:	No density limitation for residential units
STRUCTURE HEIGHT:	40' base height from existing grade plus exceptions for pitched roof (5'-0" maximum height, 4/12 minimum pitch) and rooftop features (open rails, parapets, skylights, stairs and elevator penthouse, mechanical equipment, play equipment, chimneys). 4' exception for mixed use buildings subject to 13' floor-to-floor height at commercial and no view blockage of Mount Rainier, Olympics, Downtown, etc. Maximum height = 40' (base) + 4 (mixed-use exception) = 44' Maximum height to ridge of pitched roof = 44' + 5' = 49'
FLOOR AREA RATIO (FAR):	Mixed-Use Structures 3.25X11,334 = 36,835 SF allowed. Proposed Mixed-Use FAR = 36,805 sf (floors 1-4) / 11,334 = 3.24
DEVELOPEMENT STANDARDS: (@ STREET LEVEL)	30' average depth, 15' min. non-residential depth and floor-to-floor height of 13' min. (23.47A.008 B.3). 50% of structure's footprint is maximum required. Non-residential uses may not exceed 20% of street -level street-facing facade when facing an arterial (23.47A.005 C.3). 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
SETBACKS: FRONT-	3' dedication for 32nd Ave R.O.W. is required (60' existi'g, 66' req'd).
REAR-	For stuctures containing residential uses, 15' for portions of structure above 13' in height to a maximum of 40'. Above 40' an additional 2' of setback for every 10' of building height exceeding 40'. Rear setback may be measured from the centerline of the alley.
SIDE-	No requirements.
LANDSCAPE-	A min. 5' landscape setback may be required under certain conditions and for certain uses according to 23.47A.016.
EXCEPTIONS-	Barrier-free ramps; 18" eaves; decks within 5' of residential lots; no setbacks for below grade structures.
RESIDENTIAL AMENITY:	5% of total gross floor area in residential use. Minimum deck area 60 SF (minimum 6' dimension). Amenity space shall be landscaped. Approximately 32,800 SF gross residential area x0.05 = 1,640 SF required amenity area.
SOLID WASTE / RECYCLING:	Residential: 375 SF for 26-50 units + 82 SF x 0.5 for 0-5000 SF commercial = 416 SF total. Minimum Dimension = 12'
PARKING / ACCESS:	Alley access required from improved alley. Required residential parking in commercial zones is 1 space per unit. Commercial parking, first 1,500 SF of each business establishment does not require parking. Office use requires 1 space: 1,000 SF. General Sales/Service requires 1 space:500 SF. Required Parking Stalls: Commercial = 1; Residential = 28; Total = 29; Proposed = 33.
STREET CLASSIFICATION:	32nd Ave W is a Collector arterial, Class 3. 60' existing and 66' required. 66 - 60 = 6'/2 = 3' dedication of front yard required. (Note: Existing R.O.W. in Street Improvments Manual, Appendix A: Arterial List, shows existing R.O.W. width = 66').
LANDSCAPE:	Green Area Factor = .30 min.; Street trees per SDOT; 5' landscape between above grade parking garage and streets; 3' high screening along areas where garbage cans are contained or 6' high screening for garbage dumpsters.

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Existing Uses

1. Site
2. Single Family Residence
3. Church of Jesus Christ of LDS (2 story w/basement)
4. Dental Offices
5. Seattle Pie Co.
6. Resturant
7. Hair Masters
8. US Bank (2 story)
9. Ace Hardware
10. Magnolia Karate Academy, Gallery & Proffesional Offices (2 story)
11. Salon, Shoe Repair, Flower Shop & Food Svc -Teriyaki (2 story)
12. Magnolia Fitness Center
13. Dance School (2 story)
14. Preschool & Medical Offices
15. West Magnolia Park
16. Magnolia Garden Center
17. Commercial Space (2-story)
18. Medical Offices / Real Estate Office
19. Mixed-Use Residential
20. Washington State Liquor Store
21. Offices & Starbucks
22. Retail - Apparel & Tanning
23. Office - Windermere Real Estate (3 story)
24. Office / Commercial: Magnolia Physical Therapy, Magnolia Eye Care, Magnolia Book Store, Pizza Pasta
25. Professional Offices - Medical (2 story w/basement)
26. Retail - Food Service
27. Retail - Picture Frames
28. Retail - Vixen Day Spa
29. US Post Office
30. Wa. Federal Savings & Loan
31. Tully's Coffee
32. Gas Station
33. Magnolia Lutheran Church

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Photos: Neighborhood

FITNESS CENTER

ACE HARDWARE

SITE LOCATION

CHURCH OF JESUS CHRIST OF LDS

US BANK

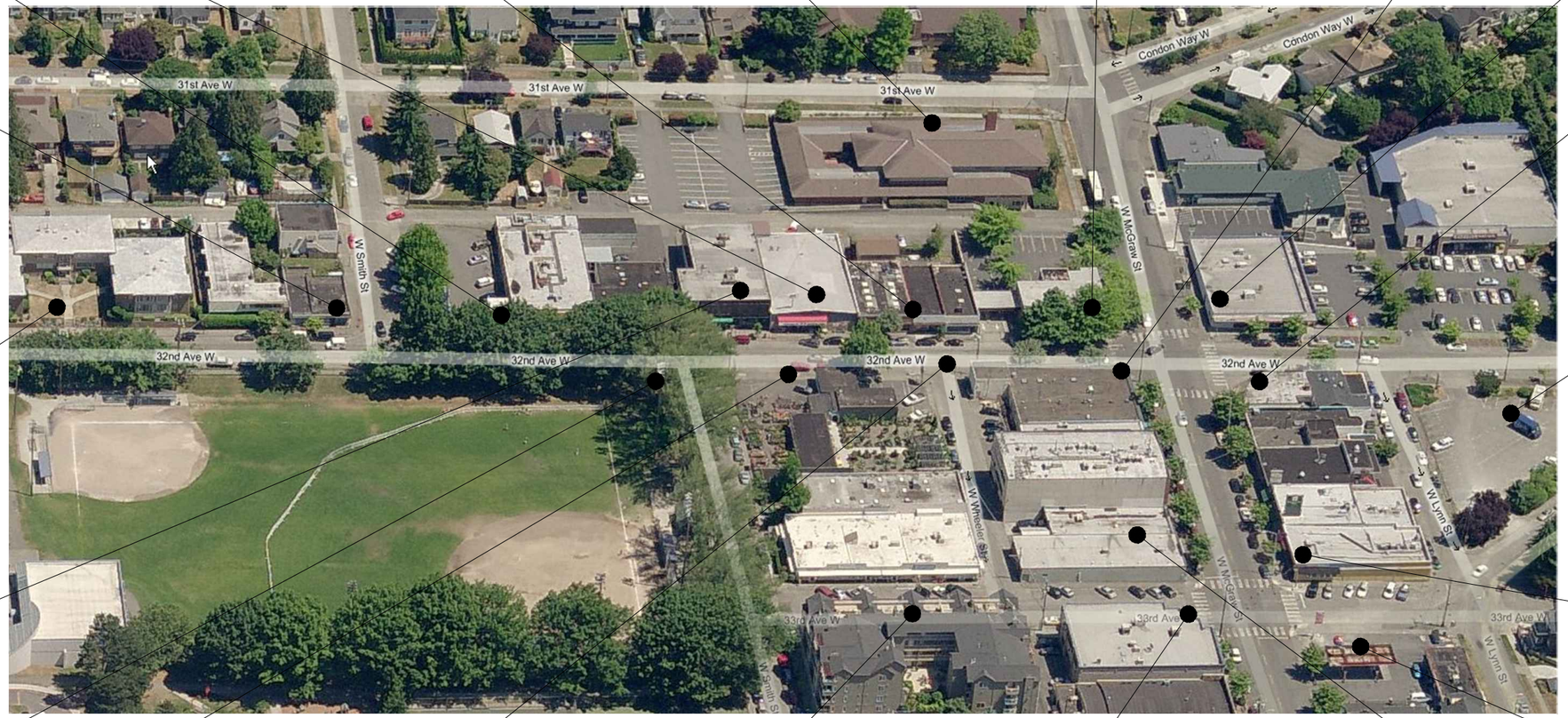
MEDICAL OFFICES

RETAIL

PRESCHOOL

MULTI FAMILY

PORCELAIN GALLERY



PROFESSIONAL OFFICES

NEW MULTI-FAMILY

COFFEE SHOP

WEST MAGNOLIA PARK

GARDEN CENTER

WHEELER & 32ND

MIXED USE BLDG.

RETAIL & OFFICE SPACE

APPAREL & TANNING

GAS STATION

Design Review April 16, 2014 #3009726 2406-32nd Avenue West

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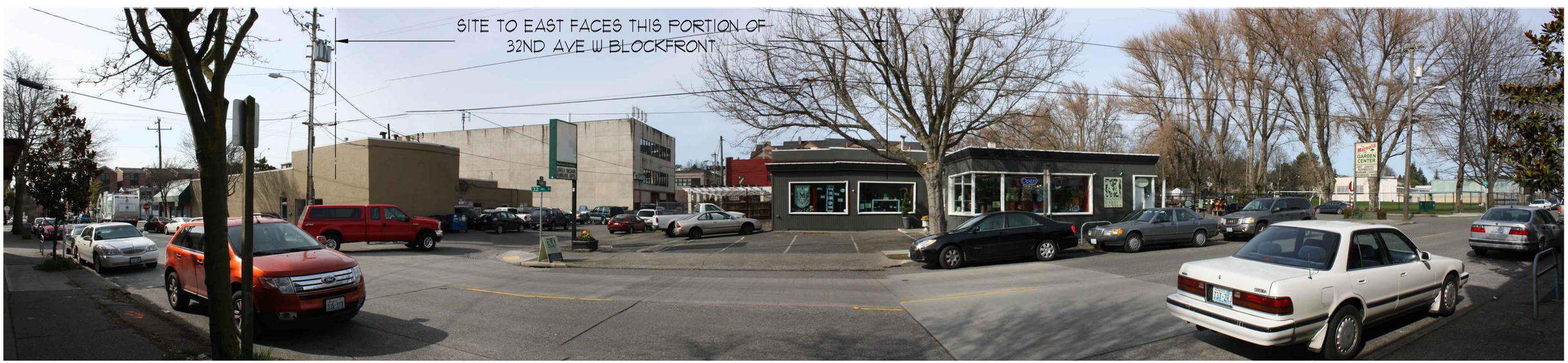
Photos: 32nd Avenue Panoramas

32nd Ave West (looking east towards site)



32nd Ave West (looking west away from site)

Design Review April 16, 2014 #3009726 2406-32nd Avenue West

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Photos: Alley Panoramas

Alley (looking west towards site)

Alley (looking east from site)

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Context: Architectural Styles / Roof Lines

THE MAGNOLIA BUSINESS COMMUNITY CONTAINS A VARIETY OF ARCHITECTURAL STYLES AND ROOF LINES WITH A PREDOMINANCE OF FLAT ROOF LINES WITHOUT OVERHANGS. OLDER STRUCTURES TEND TO BE 1-2 STORIES WHILE NEWER PROJECTS ARE BEING CONSTRUCTED TO THE ALLOWABLE HEIGHT LIMIT WITH 2 AND 4 STORIES. MANY BUILDINGS REFLECT THE 50'S AND 60'S COMMERCIAL LOOK WITH MINIMAL MODULATION. A FEW STRUCTURES HAVE PITCHED ROOFS REFLECTING A MORE RESIDENTIAL CHARACTER.

THE PREFERRED OPTION, ON FINAL DESIGN, WILL INCORPORATE A DISTINCT BASE, MIDDLE FACADE AND UPPER ROOF LINE / CORNICE.

MORE RECENT COMMERCIAL BLOCK STYLE BUILDING WITH INDENTED 1ST FLOOR

A RECENT MIXED USE MODULATED PROJECT WITH PITCHED ROOFS AND SMALL OVERHANGS

A 2-STORY BLOCK STYLE WITH MINOR MODULATION AT 2ND FLOOR

THIS 1-STORY SHOP IS MORE CHARACTERISTIC OF A RESIDENTIAL BUILDING

THIS BANK BUILDING REFLECTS A MORE COMMERCIAL DESIGN WITH MODULATION AT STREET LEVEL

COMMERCIAL IN CHARACTER THIS STRUCTURE IS ONE OF THE TALLER BUILDINGS IN THE SHOPPING DISTRICT

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Context: Siding Materials

EXTERIOR SURFACING MATERIALS VARY FROM VERY DURABLE BRICK AND STONE SIDING, STUCCO, TILE, METAL AND LESS DURABLE MATERIALS SUCH AS SHINGLES AND VERTICAL CEDAR WITH THE PREDOMINANT MATERIAL BEING BRICK.

THE PREFERRED OPTION WILL USE STAINED CONCRETE FOR THE BASE OF THE STRUCTURE AND A CONTRASTING COLOR / MATERIAL FOR THE UPPER FACADE.

WOOD SIDING

STUCCO

METAL AND SHINGLES

STONE

RED BRICK
IN RUNNING BOND

GRANITE TILE

CONCRETE MASONRY
UNITS

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PEDESTRIAN PROTECTION (AWNINGS AND CANOPIES) VARY IN STYLE, SHAPE, MATERIAL AND COLOR. THE PREDOMINANT PROTECTION IS AN AWNING CONSTRUCTED OF FABRIC IN A VARIETY OF COLORS AND USUALLY CONTAINS THE BUSINESS NAME. SOME CANOPIES ARE INTEGRATED INTO THE STRUCTURAL SYSTEM OF THE BUILDING. MORE RECENT BUILDINGS PROVIDE MORE DURABLE STRUCTURAL METAL CANOPIES USING TIE ROD SUPPORTS. SOME BUSINESSES PROVIDE FULL SIDEWALK PROTECTION WHILE OTHERS ONLY PROTECT THE WINDOW SHOPPER. AT THE VERY LEAST, WEATHER PROTECTION IS PROVIDED AT THE BUSINESS ENTRANCE.

THE PREFERRED OPTION WILL PROVIDE A HARD COVER CANOPY IN FRONT OF THE COMMERCIAL STORE FRONT TO ENHANCE THE PEDESTRIAN CONNECTION WITH THE INTERIOR USE AND TO HELP DEFINE THE COMMERCIAL SPACES SEPARATE FROM THE RESIDENTIAL ENTRY.

INTEGRATED

WOOD

METAL

FABRIC

STRUCTURAL METAL

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Context: Exterior Lighting

WALL MOUNT

SURFACE MOUNT

RECESSED

ILLUMINATION FOR PEDESTRIANS IS PROVIDED IN SEVERAL FORMS FROM NONE TO A VARIETY OF RECESSED CEILING LIGHTING, SURFACE LIGHTS AND WALL SCONCES. MOST OLDER RECESSED CAN LIGHTS ARE INCANDESCENT WHILE NEWER FIXTURES UTILIZE MORE EFFICIENT FLUORESCENT LAMPS. MOST SIDEWALK LIGHTING IS RECESSED AND USUALLY LOCATED OVER ENTRIES.

THE PREFERRED OPTION WILL USE DOWNLIGHT WALL SCONCES AT THE STREET LEVEL COLUMNS TO ILLUMINATE THE BUILDING STRUCTURE AND THE SIDEWALK. ADDITIONAL FIXTURES ALONG THE CANOPY WILL ALSO LIGHTEN THE SIDEWALK.

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Context: Entries

BUSINESS ENTRIES FALL INTO ONE OF THREE CATEGORIES: DOORS FLUSH WITH THE FACADE, DOORS SLIGHTLY RECESSED FROM THE BUILDING FACADE AND DOORS DEEPLY RECESSED (INCLUDING ENTRIES ON CORNERS). ALL HAVE OVERHEAD WEATHER PROTECTION. ENTRY MATERIALS VARY FROM ALUMINUM (ANODIZED OR PAINTED) TO WOOD (PAINTED OR STAINED). ALL ENTRY DOORS ARE GLAZED. SOME DOORS INCLUDE TRANSOMS WITH ADDRESS NUMBERS. A FEW ENTRIES CONTAIN DOUBLE DOORS. HOWEVER, THE PREDOMINANT ENTRY IS A SINGLE GLAZED, STANDARD ALUMINUM STORE DOOR.

THE PREFERRED OPTION WILL LOCATE MULTIPLE ENTRIES TO THE COMMERCIAL SPACE ON 32ND ALLOWING THE FLEXIBILITY OF HAVING SINGLE OR MULTIPLE COMMERCIAL TENANTS. THE RESIDENTIAL ENTRY WILL BE SEPARATE AND DISTINCT FROM THE COMMERCIAL ENTRIES.

DEEPLY RECESSED

SLIGHTLY RECESSED

FLUSH

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Context: Signage

AWNING MOUNTED

BUILDING MOUNTED

FREESTANDING

BUILDING MOUNTED BLADE

BUSINESS SIGNAGE FALLS INTO FOUR CATEGORIES: FREESTANDING SIGNS, BUILDING MOUNTED SIGNS (FLAT AND BLADE), AWNING MOUNTED SIGNS AND TEMPORARY 'A' BOARDS. MOST SIGNS ARE UNLIT. COLOR, ARCHITECTURAL STYLE AND LETTERING VARY. MORE RECENT BUILDINGS HAVE SIGNS ATTACHED TO PERMANENT AWNINGS. NUMEROUS BUSINESS HAVE SIGNAGE ON OR IN THEIR WINDOWS.

SIGNAGE WILL BE INTEGRATED INTO THE DESIGN OF THE OVERHEAD WEATHER PROTECTION ON 32ND. BLADE SIGNS WILL BE PROVIDED FOR INDIVIDUAL BUSINESSES AT THE SIDEWALK LEVEL.

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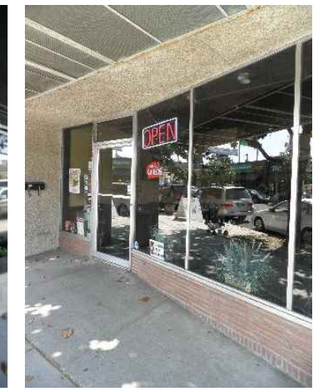
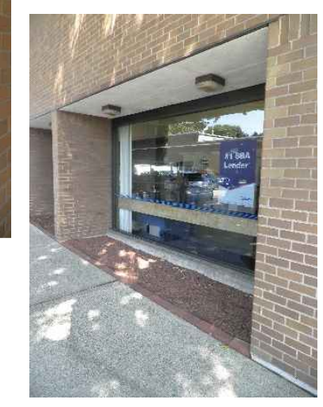
Context: Windows / Kick Panels / Sills

SILL HEIGHTS AT STOREFRONT WINDOWS VARY FROM A FEW INCHES (STOREFRONT ALUMINUM OR WOOD) TO WAIST HEIGHT. MATERIALS INCLUDE BRICK, STONE, WOOD, TILE AND ALUMINUM. MOST PANELS HAVE MINIMAL DETAIL/DESIGN. SOME WINDOW PANELS HAVE INTEGRATED PLANTERS AT THE BASE OF THE WINDOWS.

THE PREFERRED OPTION WILL PROVIDE AN 18"± KICK PLATE FOR THE STOREFRONT WINDOW TO REST ON. THIS KICK PLATE WILL BE FINISHED IN TILE WITH ACCENT TILES TO PROVIDE DETAIL AND INTEREST FOR PEDESTRIANS.





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Context: Railings

A MAJORITY OF BUSINESSES DO NOT REQUIRE RAILINGS DUE TO THE LEVEL TOPOGRAPHY OF THE RETAIL COMMUNITY. RAILING STYLES RANGE FROM A MINIMALIST STYLE PIPE RAIL TO ORNATE WROUGHT IRON. MOST RAILINGS ARE FREESTANDING WITH ONE EXCEPTION WHERE A HANDRAIL IS BUILDING MOUNTED.

THE PROPOSED DESIGN WILL HAVE RAILING AT THE UPPER RESIDENTIAL DECK CONSISTING OF LARGER GUARDRAILS AND SMALLER INTERMEDIATE RAILING. POWDER COATED ALUMINUM WILL BE USED IN THE RAIL CONSTRUCTION.

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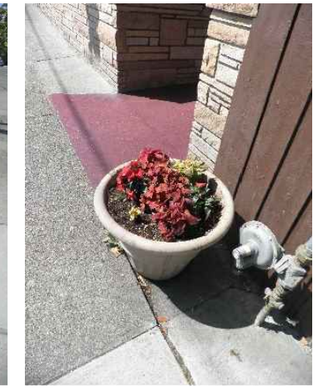
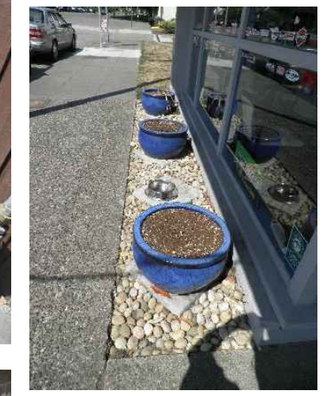
Context: Planters / Landscaping / Amenities

CONTAINER PLANTERS APPEAR TO BE THE RULE RATHER THAN THE EXCEPTION. MOST PLANTERS ARE FREESTANDING AND ARE IN A VARIETY OF SIZES, SHAPES AND MATERIALS. SOME LOCATIONS PROVIDE SPACE FOR ON GRADE LANDSCAPE. SEVERAL BUSINESSES HAVE BUILT IN WINDOW BOX PLANTERS. THE FREESTANDING PLANTING CONTRIBUTES A VIBRANCY TO THE PEDESTRIAN EXPERIENCE.

LANDSCAPED POTS WILL BE PROVIDED IN FRONT OF THE STOREFRONT COMMERCIAL SPACES TO SOFTEN THE SIDEWALK AND ENHANCE THE STREET APPEAL.

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Context: Sidewalk Amenities

SIDEWALK AMENITIES INCLUDE AN ABUNDANCE OF BENCHES, NUMEROUS BICYCLE RACKS AND STREET TREES. SIDEWALK OPENINGS FOR STREET TREES ARE EITHER LOW PLANTED OR GRATED.

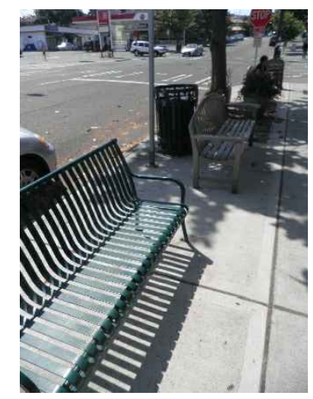
THE PREFERRED OPTION WILL USE LANDSCAPED SIDEWALK OPENINGS FOR STREET TREES TO HELP MEET THE REQUIRED GREEN FACTOR SCORE.

w/ GRATE

w/o GRATE

STREET TREES

BICYCLE RACK



BENCHES
(WOOD/METAL)

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