



Washington Federal.

BALLARD BRANCH
2020 NW MARKET STREET

DESIGN REVIEW MEETING PACKET

APRIL 12, 2010



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BALLARD BRANCH

DESIGN REVIEW MEETING
APRIL 12, 2010

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 1241.102
TEAM: CG, CH, CJH

COVER SHEET

CS

PROJECT TEAM

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WASHINGTON FEDERAL SAVINGS
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SEATTLE, WA 98102-3513
(TEL) 206-323-4144
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OSBORN PACIFIC GROUP INC.
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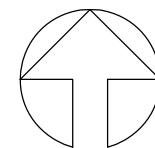
DRAWING INDEX

SHEET NUMBER	DESCRIPTION
CS	COVERSHEET
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DR2	PROJECT DATA AND ZONING
DR3	EARLY DESIGN GUIDANCE AND RESPONSE
DR4	SITE PLAN
DR5	FLOOR PLANS
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LP1.01	LANDSCAPE PRESENTATION PLAN



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VICINITY SITE PLAN (PHOTO)

Scale: NO SCALE

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DESCRIPTION

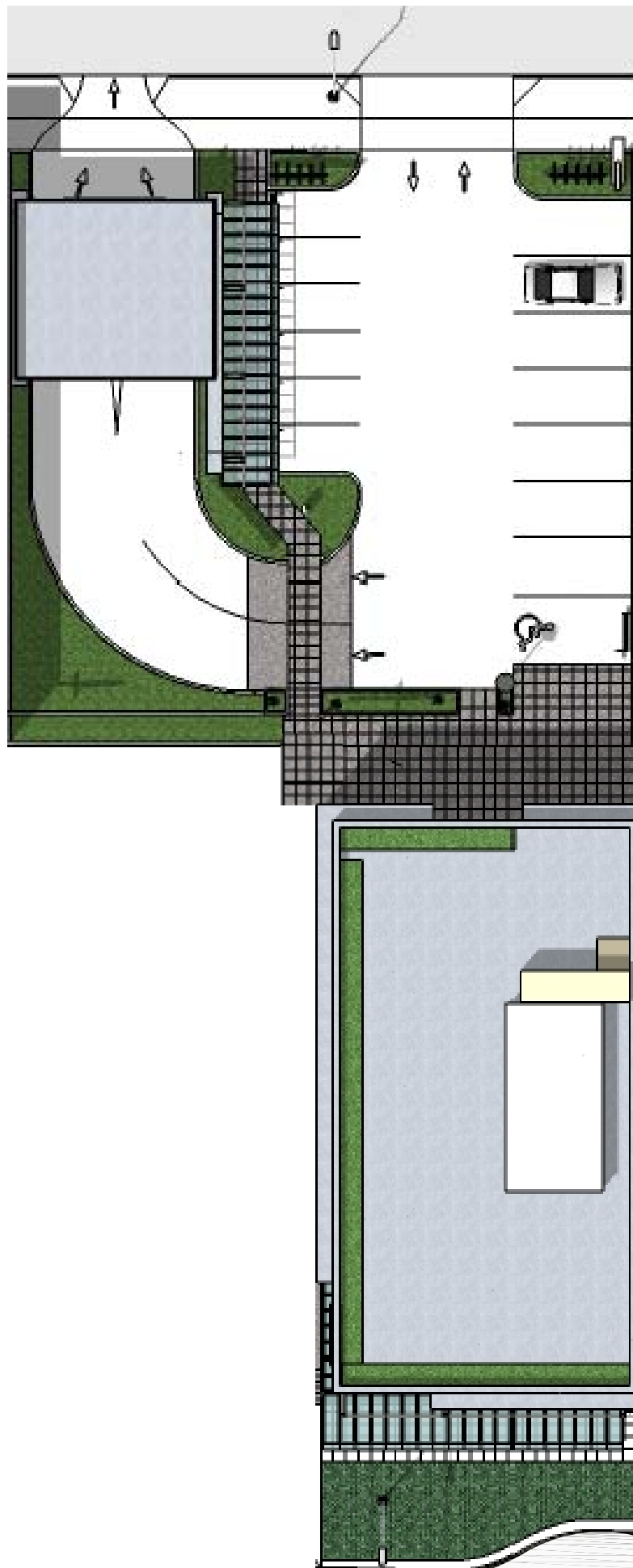
PROJECT NUMBER: 1241.02
TEAM: CG, CH, CJH

DRAWING TITLE

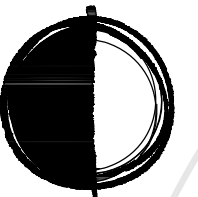
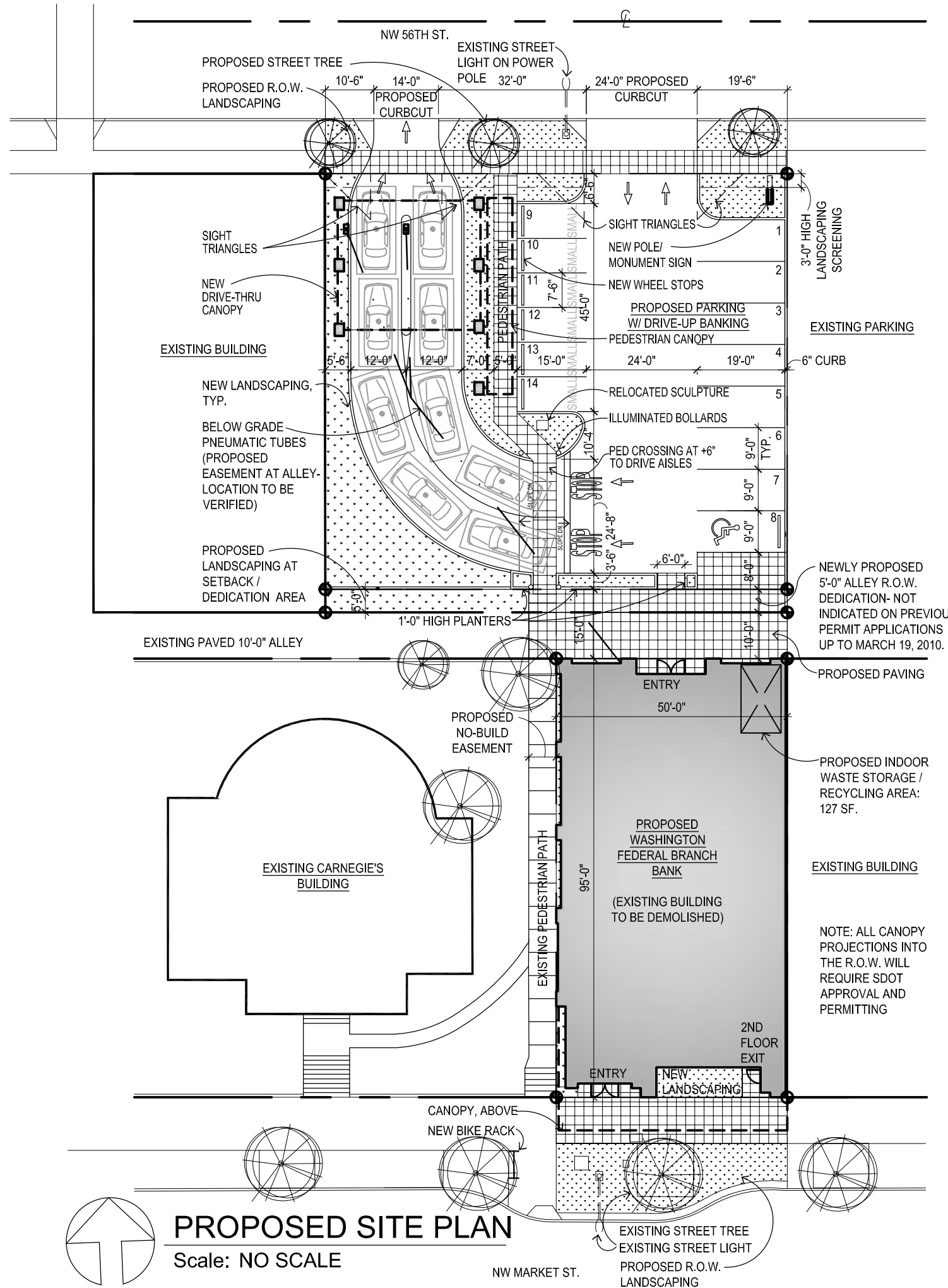
VICINITY SITE PLAN

DRAWING NUMBER

DR1



RENDERED SITE PLAN -TOP VIEW
Scale: NO SCALE



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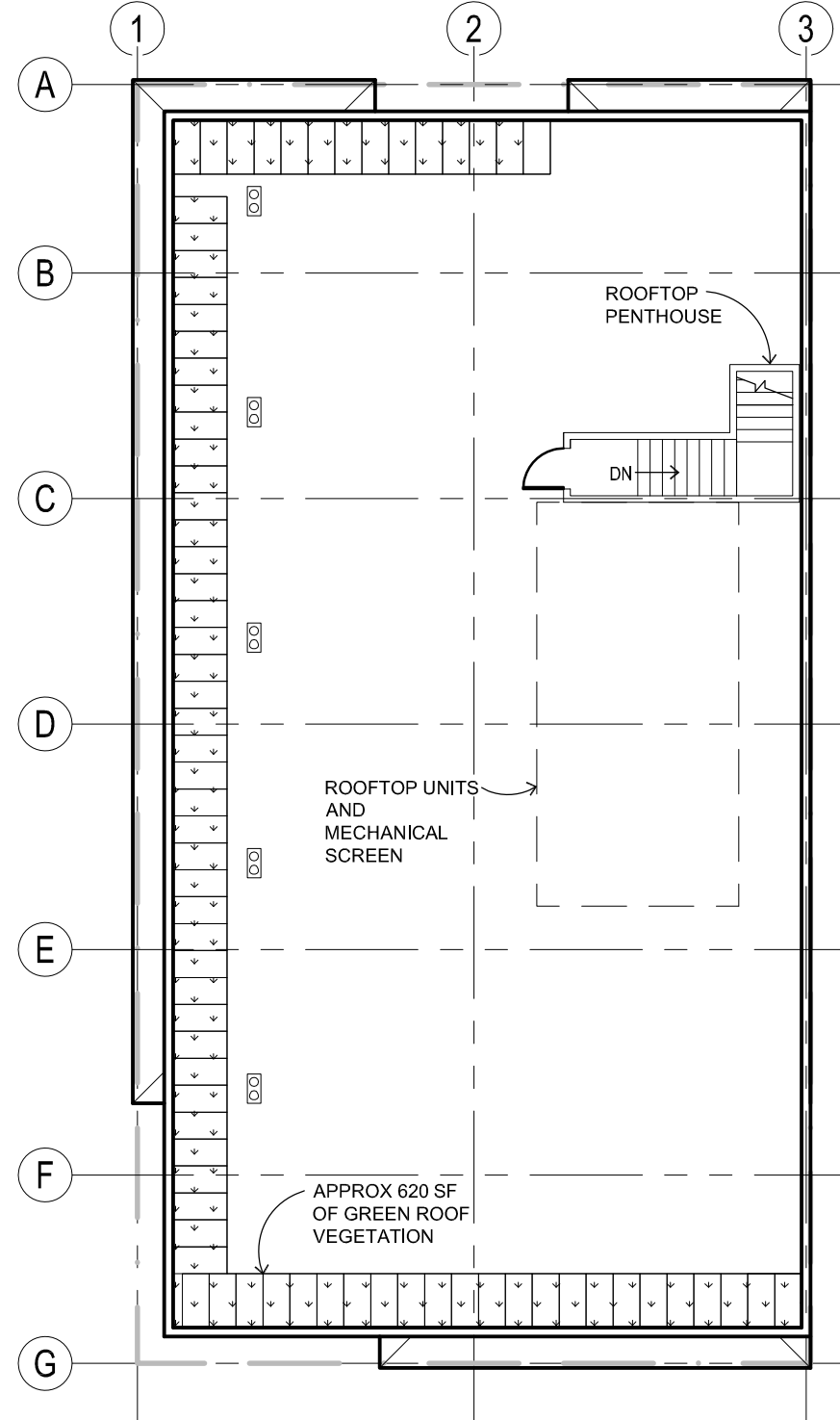
PROJECT NUMBER: 1241.02
TEAM: CG, CH, CJH

SITE PLAN

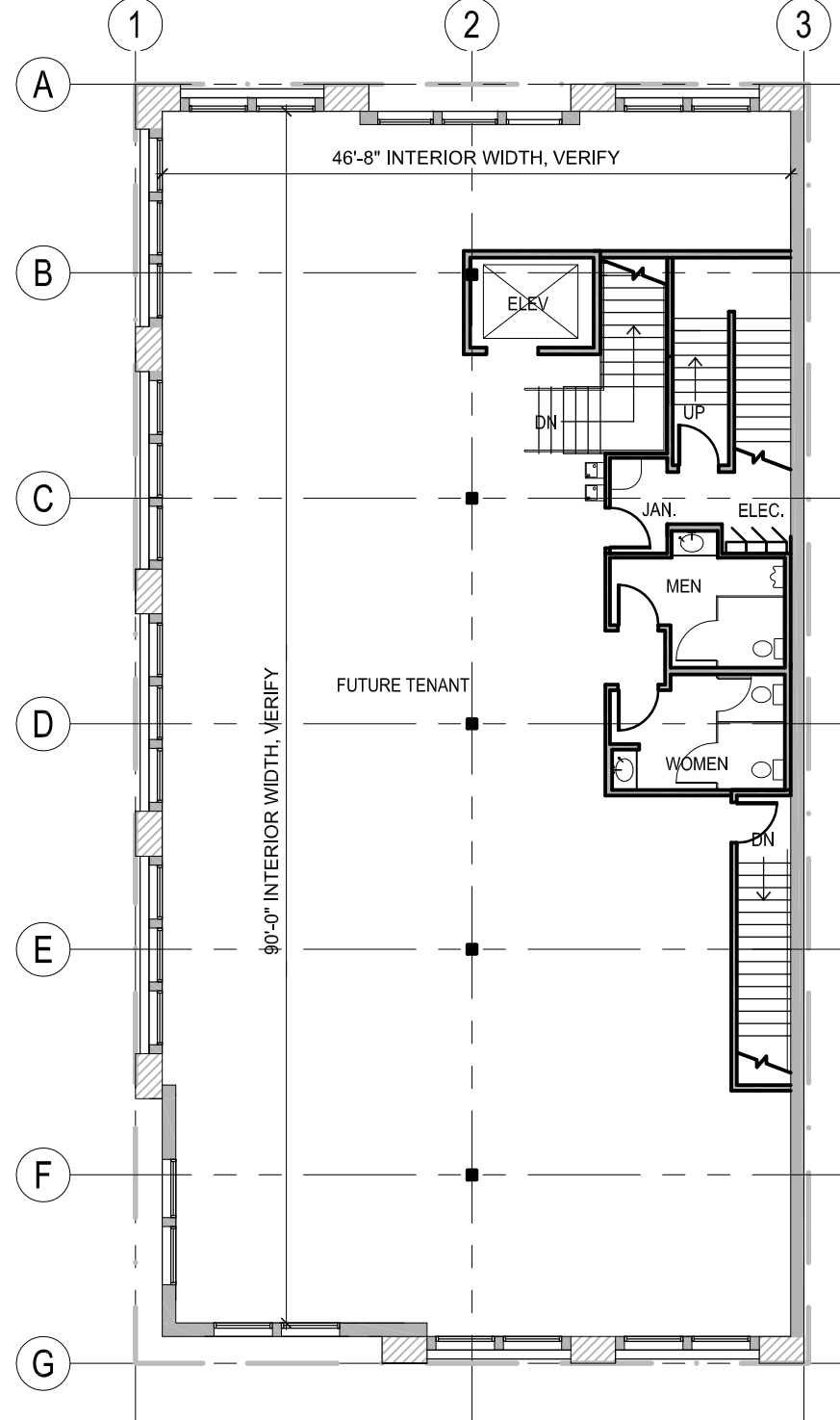
DR4



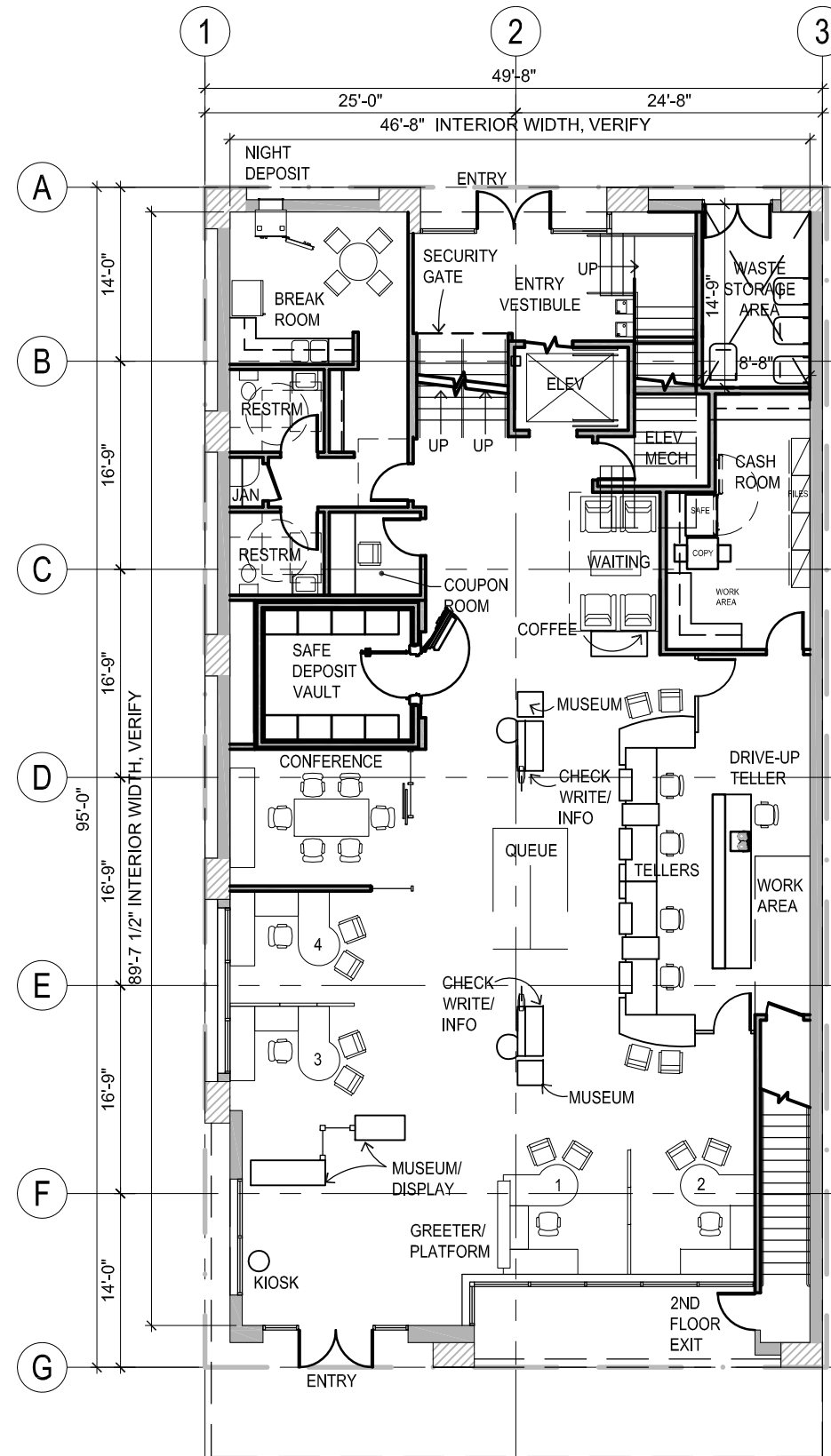
PROPOSED GREEN ROOF ELEMENT



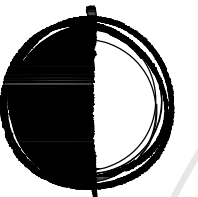
ROOF PLAN
Scale: NO SCALE



SECOND FLOOR PLAN
Scale: NO SCALE



FIRST FLOOR PLAN
Scale: NO SCALE



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FLOOR PLANS

DR5

- + 38'-8"
TOP OF ROOFTOP UNIT (VERIFY)
- + 36'-6"
TOP OF PARAPET
- + 25'-6"
WINDOW HEAD
- + 20'-0"
WINDOW SILL
- + 17'-0"
SECOND FLOOR ELEVATION
- + 14'-0"
WINDOW HEADER
- + 6'-2" (+3'-2" A.F.F.)
MASONRY BASE/ WAINSCOT
- + 3'-0"
FLOOR ELEVATION AT ALLEY
- + 0'-0"
FLOOR ELEVATION AT MARKET ST.



KEY NOTES

- ① BRICK
- ② EXTERIOR METAL VENEER
- ③ WINDOW SYSTEM
- ④ MASONRY BASE
- ⑤ PNEUMATIC TUBES
- ⑥ ORNAMENTAL DECORATION
- ⑦ ROOF TOP MECHANICAL SCREEN
- ⑧ CANOPY / WEATHER PROTECTION
- ⑨ SIGNAGE

WEST ELEVATION

Scale: 3/32" = 1'-0"



WEST ELEVATION RENDERED

Scale: 3/32" = 1'-0"



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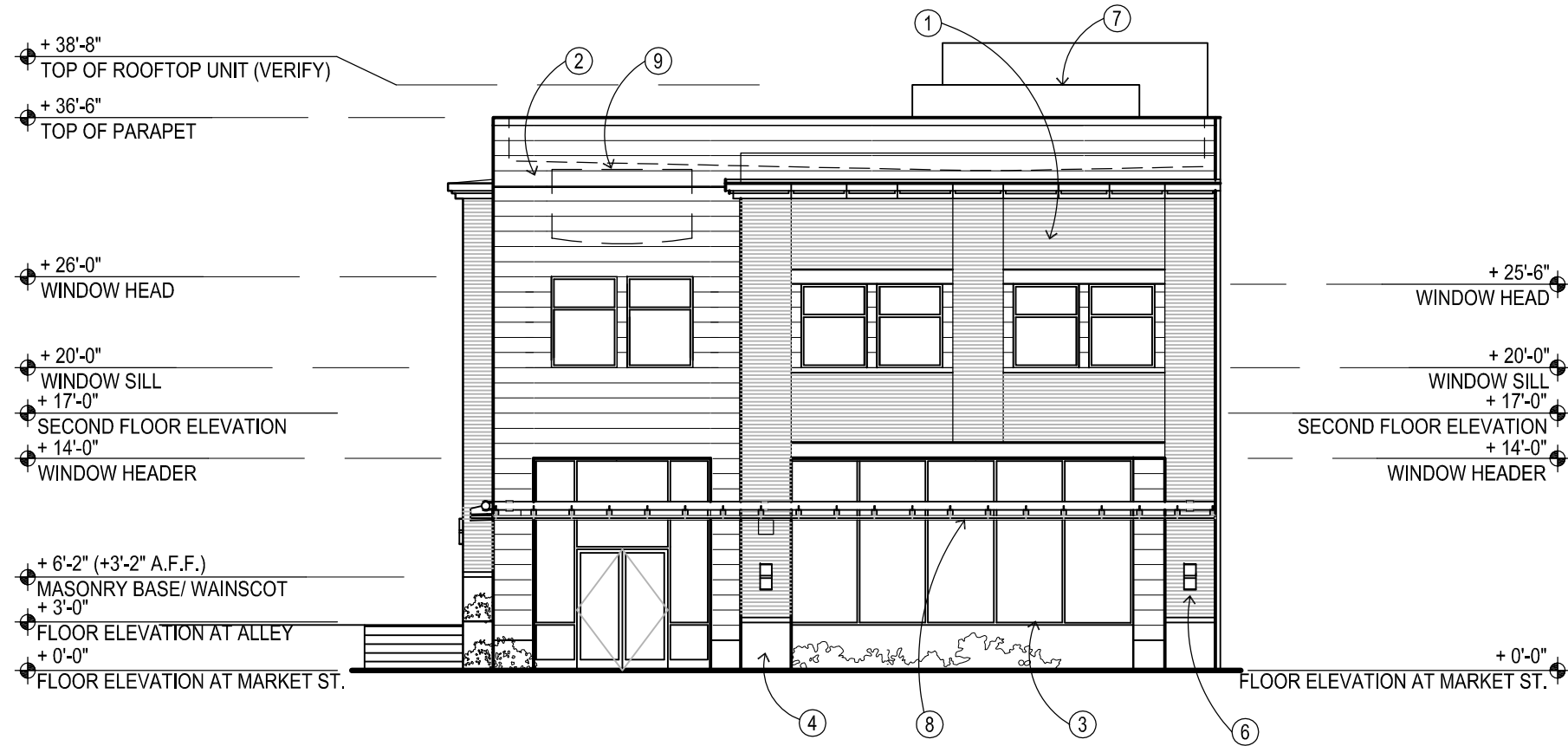
DESIGNED BY: [Redacted]
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NO.	DATE	DESCRIPTION

PROJECT NUMBER: 1241.102
TEAM: CG, CH, CJH

WEST ELEVATIONS

DR6



KEY NOTES

- ① BRICK
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- ⑨ SIGNAGE

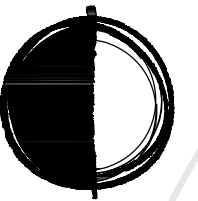
SOUTH ELEVATION

Scale: 3/32" = 1'-0"



SOUTH ELEVATION RENDERED

Scale: 3/32" = 1'-0"



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PROJECT NUMBER: 1241.02
TEAM: CG, CH, CJH

SOUTH ELEVATIONS

DR7



KEY NOTES

- ① BRICK
- ② EXTERIOR METAL VENEER
- ③ WINDOW SYSTEM
- ④ MASONRY BASE
- ⑤ PNEUMATIC TUBES
- ⑥ ORNAMENTAL DECORATION
- ⑦ ROOF TOP MECHANICAL SCREEN
- ⑧ CANOPY / WEATHER PROTECTION
- ⑨ SIGNAGE

NORTH ELEVATION

Scale: 3/32" = 1'-0"



NORTH ELEVATION RENDERED

Scale: 3/32" = 1'-0"



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DESIGN HISTORY

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INFORMATION

PROJECT NUMBER: 1241.02
TEAM: CG, CH, CJH

DRAWING TITLE

NORTH ELEVATIONS

DRAWING NUMBER

DR8

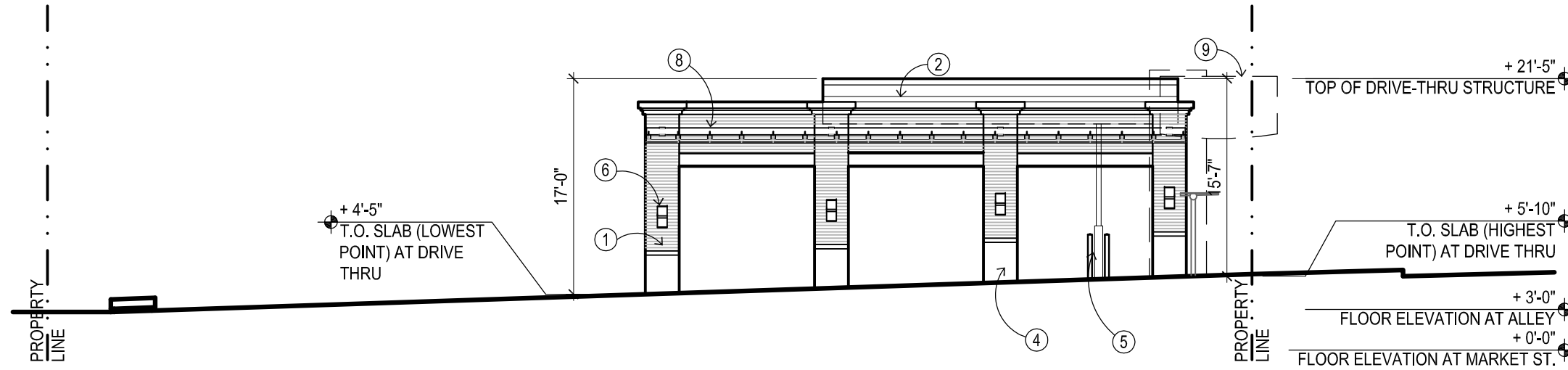


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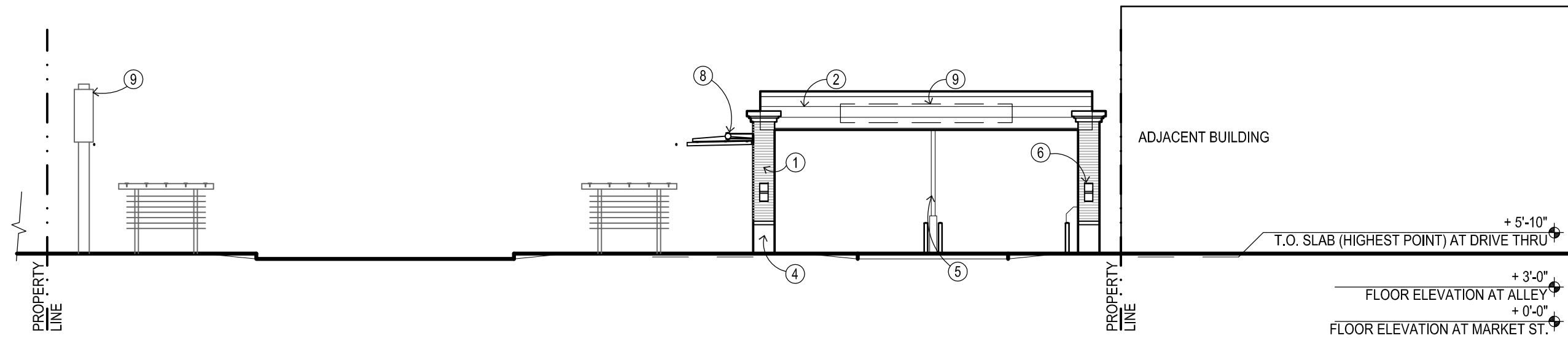
KEY NOTES

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- ⑤ PNEUMATIC TUBES
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- ⑨ SIGNAGE



EAST ELEVATION AT DRIVE-THRU CANOPY

Scale: 3/32" = 1'-0"



NORTH ELEVATION AT DRIVE-THRU CANOPY

Scale: 3/32" = 1'-0"

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DRIVE-THRU CANOPY

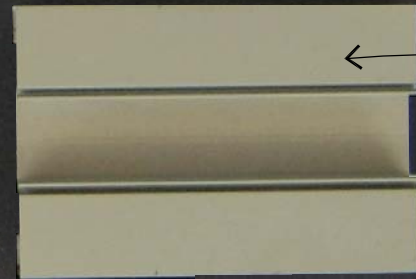
DR9

BUILDING AND CANOPY GLAZING
PPG SOLARBEAM 60

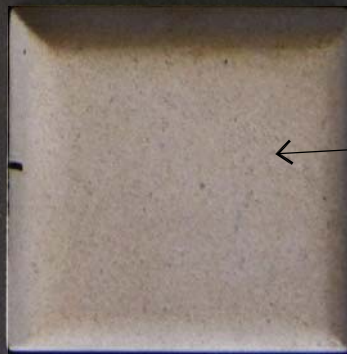


EXTERIOR METAL VENEER
CENTRIA
12" EXTERIOR PANELS:
6" OF STRIATIONS/ 6" SMOOTH
INSULATED, CHAMPAGNE BRONZE FINISH

EXTERIOR BRICK
MUTUAL MATERIALS
MOUNTAIN BLEND w/
MANGONESE IRONSPOT
VELOUR/ MODULAR ACCENT
MISSION TEXTURE

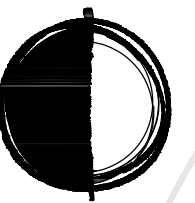


WINDOW MULLIONS
KAWNEER, CHAMPAGNE BRONZE FINISH



MASONRY SILL
CAST STONE

COLORS AND MATERIALS



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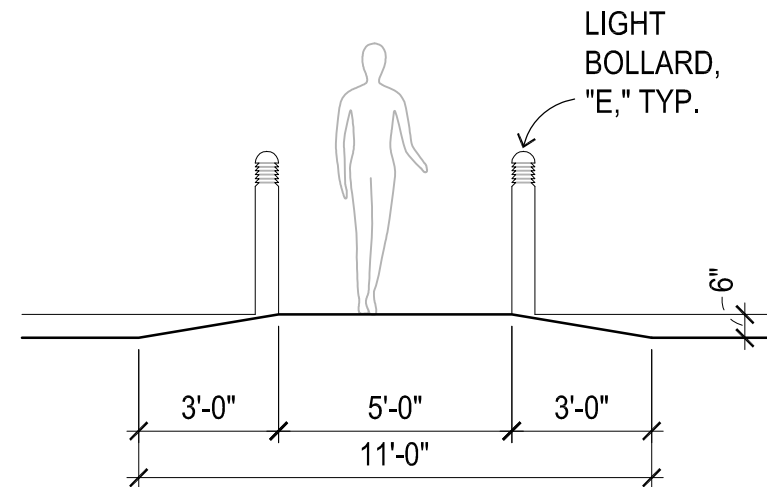
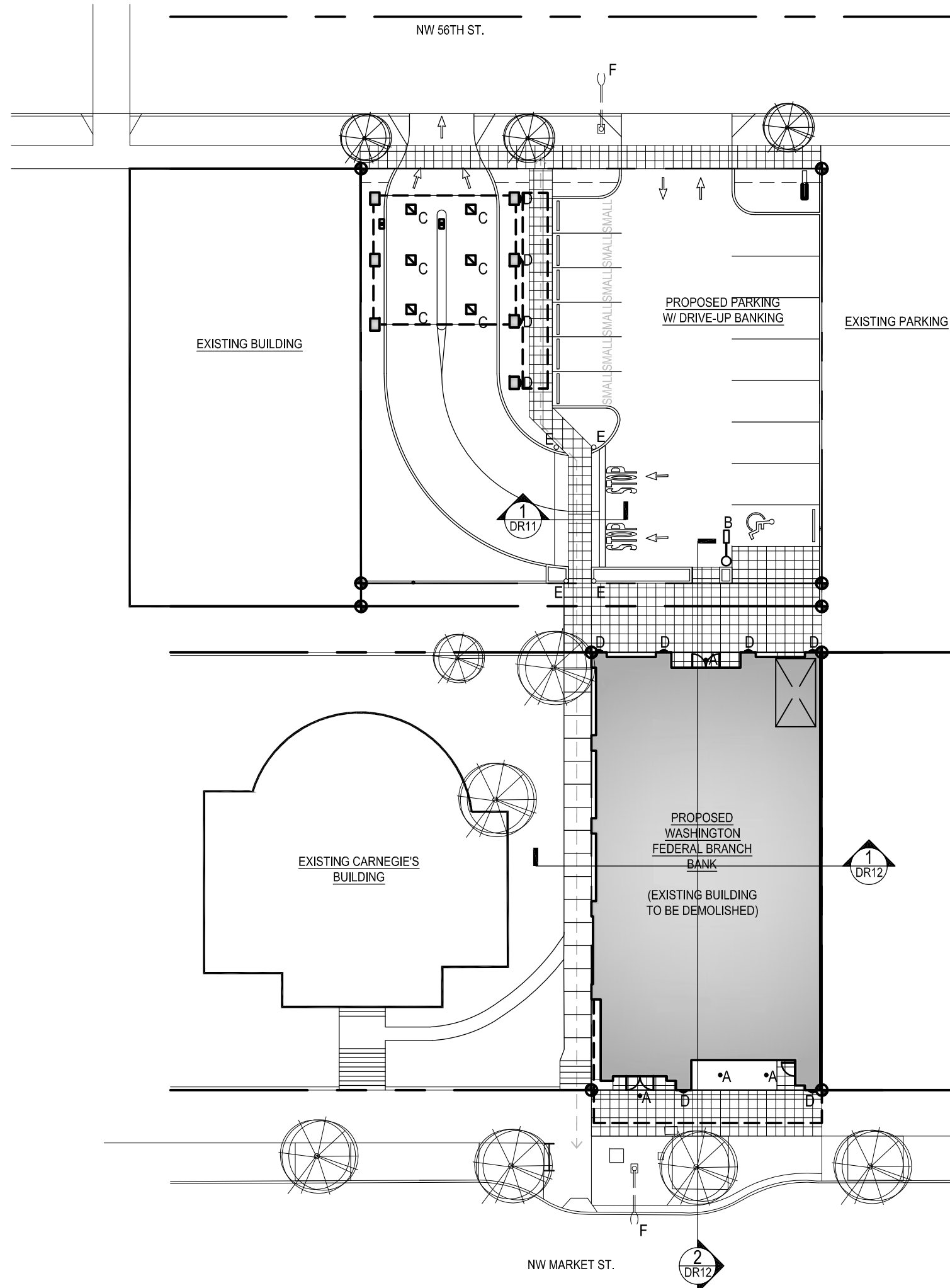
APRIL 12, 2010 DESIGN REVIEW MEETING

DESIGN HISTORY		
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TEAM: CG, CH, CJH

COLORS AND MATERIALS

DR10



1 PEDESTRIAN PATHWAY SECTION
Scale: 1/4" = 1'-0"

LUMINAIRE SCHEDULE					
Note: All exterior lighting must be shielded and directed away from adjacent users per smc 23.47A.022 A.					
Symbol	Label	Qty	Catalog Number	Description	Image
•	A	4	8091-FCLW MFR: PHILIPS LIGHTOLIER	DOWNLIGHT @ ENTRY/CANOPY (Calulite CFL lensed)	
⌘	B	1	FOLP-20 MFR: LIGHTWAY	PARKING LOT LIGHT (Reflector sail is 24" x 24" x 20")	
◻	C	6	SQ-H40-VL-FGP MFR: HUBBELL	DRIVE-UP CANOPY LIGHT (Square-Lux, recessed, flat diffuse glass lens; see RCP)	
⌋	D	15	TBD	WALL SCONCE/ PATHWAY LIGHTING (height varies; approx. 6'-6" above adj. grade)	
○	E	4	TBD	LIGHT BOLLARD (approx. 3'-6" high)	
⊞	F	1	MDCA25S-FMC2 MFR: GENERAL ELECTRIC, OR SIM.	EXISTING STREET LIGHT (M-400 Cutoff; approx. 30'-0" high)	

CONCEPTUAL SITE LIGHTING PLAN
Scale: 1/16" = 1'-0"



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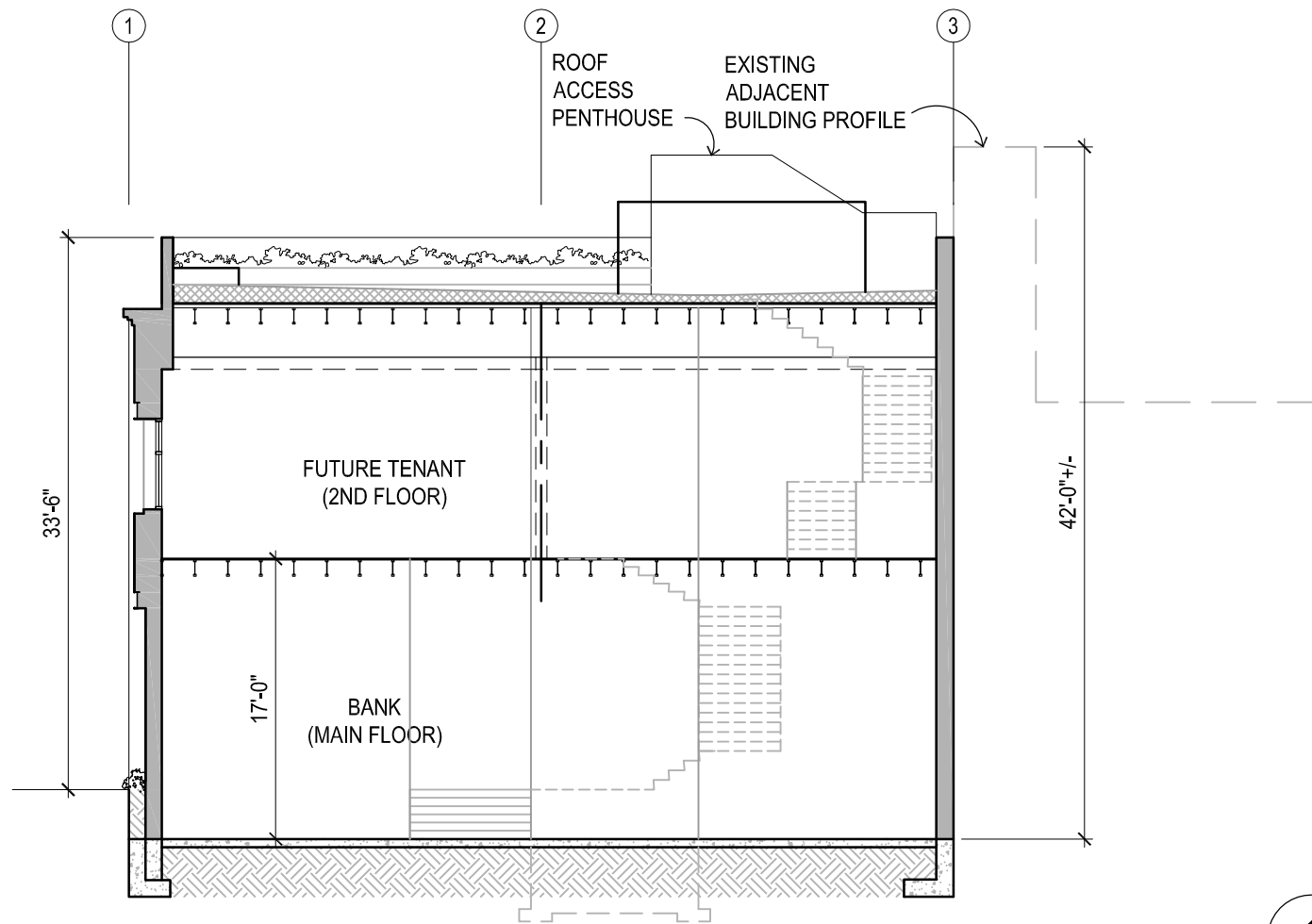
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NO.	DATE	DESCRIPTION

PROJECT NUMBER: 1241.022
TEAM: CG, CH, CJH

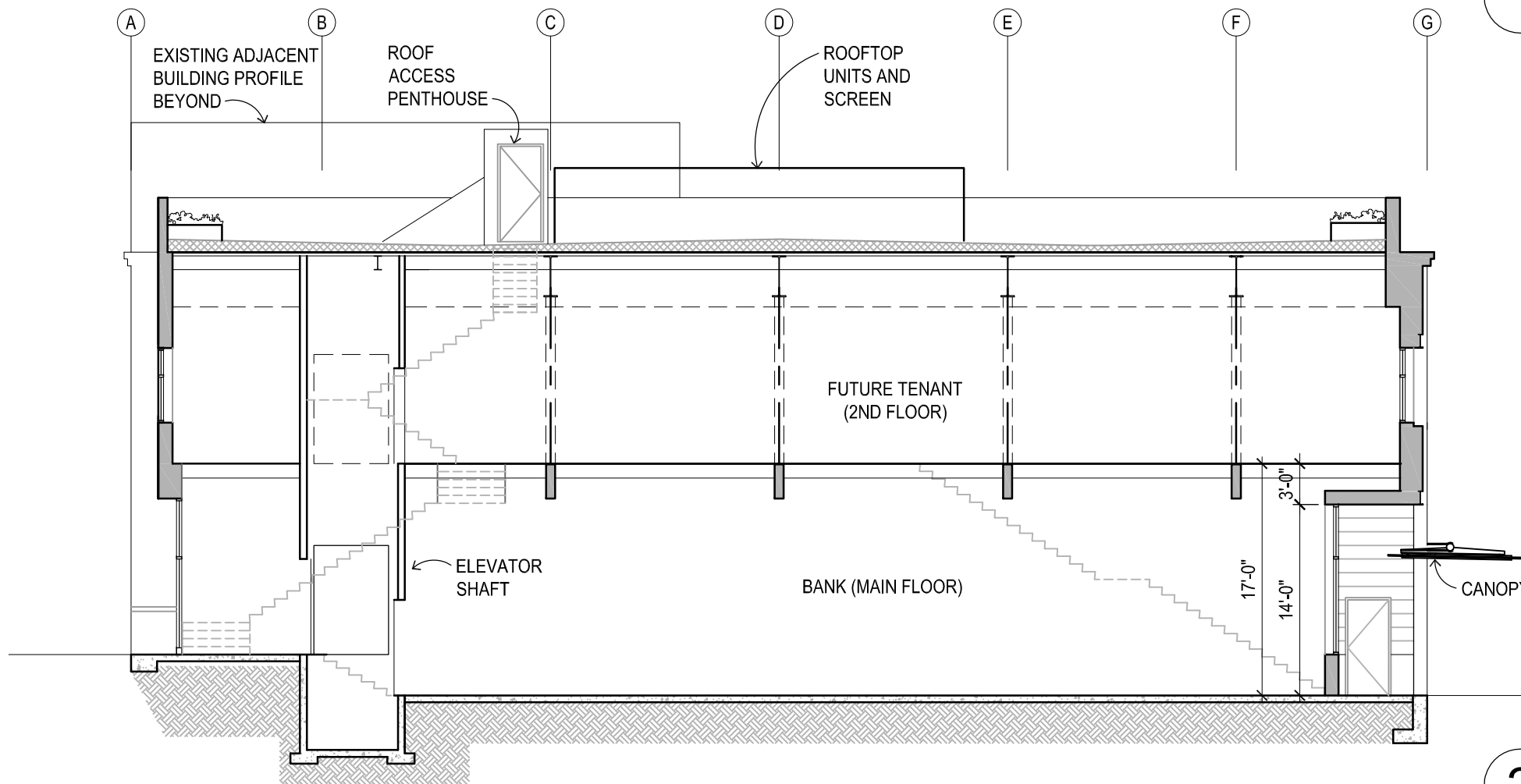
SITE LIGHTING

DR11



1 EAST / WEST SCHEMATIC BUILDING SECTION

Scale: 3/32" = 1'-0"



2 NORTH / SOUTH SCHEMATIC BUILDING SECTION

Scale: 3/32" = 1'-0"



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BUILDING SECTIONS

DR12



VIEW FROM NW CORNER OF SITE

Scale: NO SCALE



VIEW LOOKING SOUTH FROM NW 56TH

Scale: NO SCALE



VIEW LOOKING SOUTH AT PEDESTRIAN PATH

Scale: NO SCALE



VIEW FROM NE CORNER OF SITE

Scale: NO SCALE



CONTEXTUAL VIEW OF ADJACENT STRUCTURES NORTH ALONG MARKET STREET

Scale: NO SCALE



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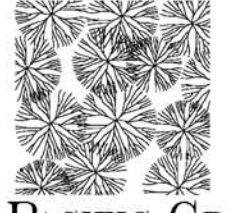
PROJECT NUMBER: 1241.02
TEAM: CG, CH, CJH

DRAWING TITLE

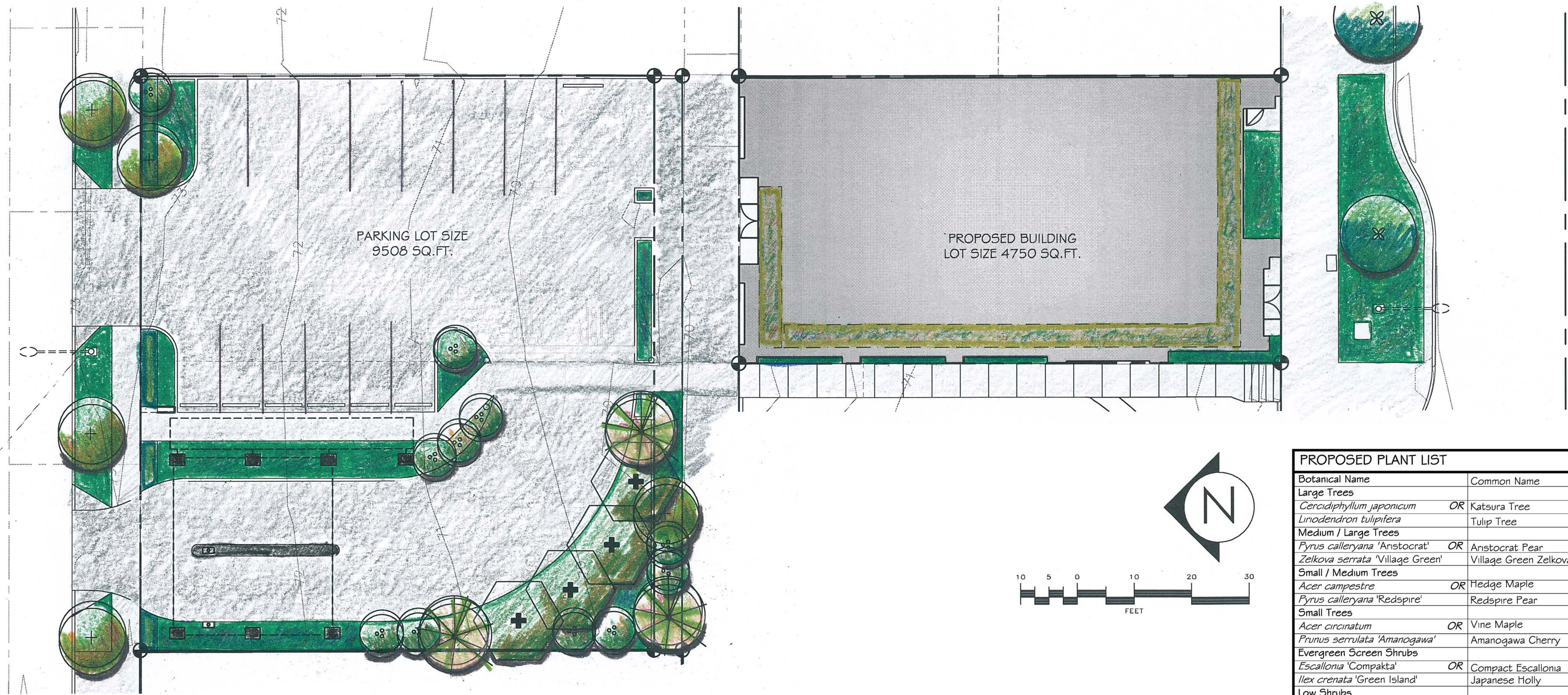
RENDERED IMAGES

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DR14

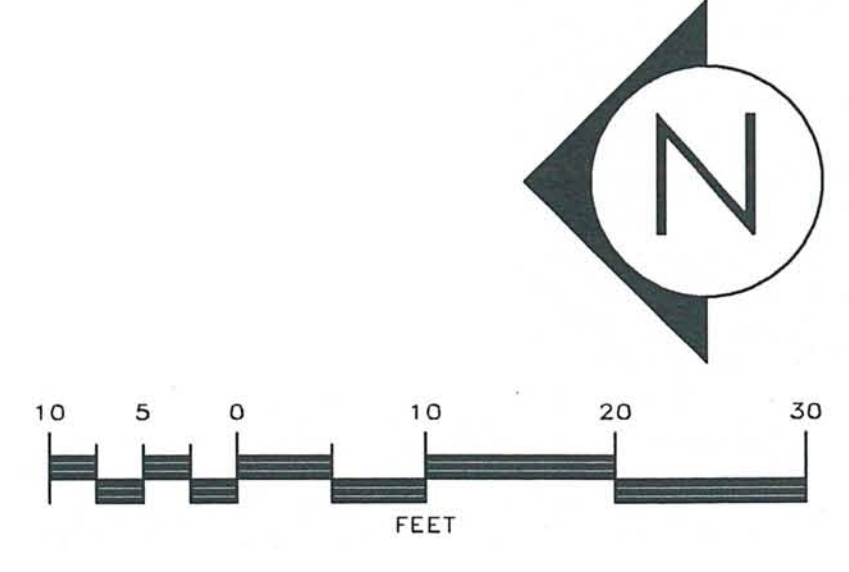


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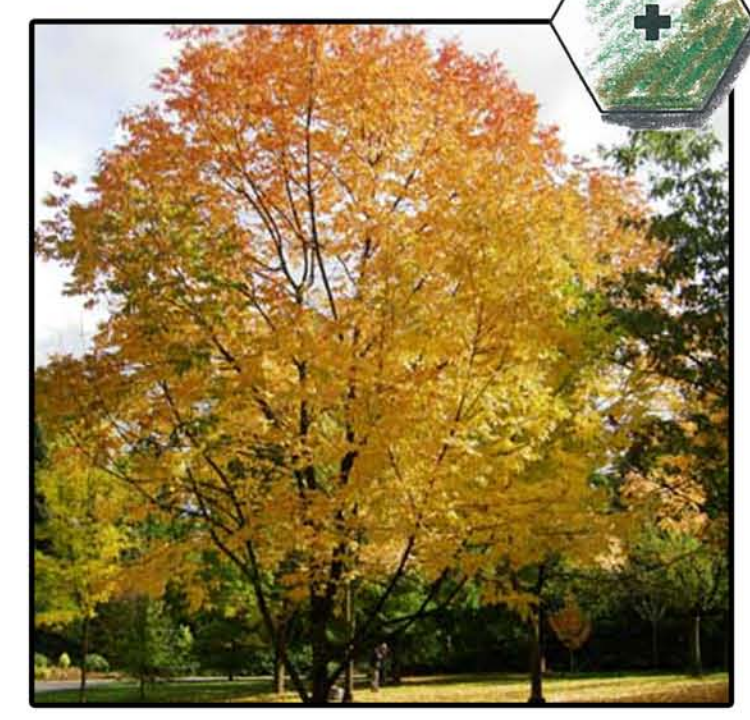


PROPOSED PLANT LIST

Botanical Name	Common Name	Ultimate Size
Large Trees		
<i>Cercidiphyllum japonicum</i>	OR Katsura Tree	40'h x 40'w
<i>Liriodendron tulipifera</i>	Tulip Tree	60'h x 30'w
Medium / Large Trees		
<i>Pyrus calleryana 'Anstocrat'</i>	OR Anstocrat Pear	40'h x 45'w
<i>Zelkova serrata 'Village Green'</i>	Village Green Zelkova	40'h x 30'w
Small / Medium Trees		
<i>Acer campestre</i>	OR Hedge Maple	30'h x 30'w
<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear	35'h x 25'w
Small Trees		
<i>Acer circinatum</i>	OR Vine Maple	25'h x 25'w
<i>Prunus serrulata 'Amanogawa'</i>	Amanogawa Cherry	20'h x 6'w
Evergreen Screen Shrubs		
<i>Escallonia 'Kompakta'</i>	OR Compact Escallonia	36"
<i>Ilex crenata 'Green Island'</i>	Japanese Holly	36"
Low Shrubs		
<i>Gaultheria shallon</i>	OR Salal	30"
<i>Prunus laurocerasus 'Mt. Vernon'</i>	Mt. Vernon Laurel	30"
Perennials / Ferns		
<i>Iberis sempervirens</i>	Candytuft	18"
<i>Polystichum munitum</i>	Western Sword Fern	36"



LARGE TREES



Katsura Tree



Tulip Tree

MEDIUM / LARGE TREES



Aristocrat Pear



Village Green Zelkova

MEDIUM / SMALL TREES



Hedge Maple



Village Green Zelkova

SMALL TREES



Vine Maple

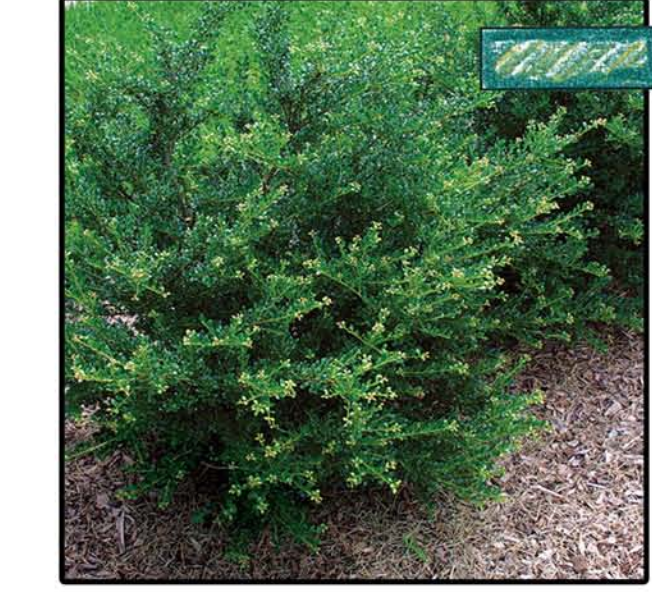


Amanogawa Cherry

EVERGREEN SCREEN SHRUBS

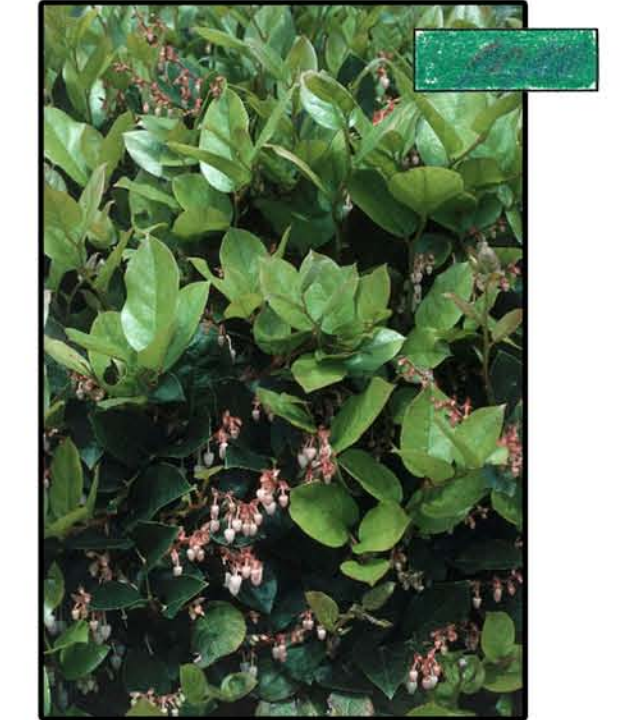


Compacta Escallonia



Japanese Holly

LOW SHRUBS



Salal



Mt. Vernon Laurel

LEGEND



Path: N:\Active Projects\2009\090622.05 Washington Federal Savings\CAD Documents\Active\2009-11-30 MUP Final\LPI.01 MUP 4-1-2010.dwg Plot date: Apr 02, 2010 - 10:05:00am CAD User: Brandon.
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