

DELRIDGE MIXED USE PROJECT

DESIGN REVIEW BOARD PACKAGE

PROJECT # 3011255
APRIL 28, 2011

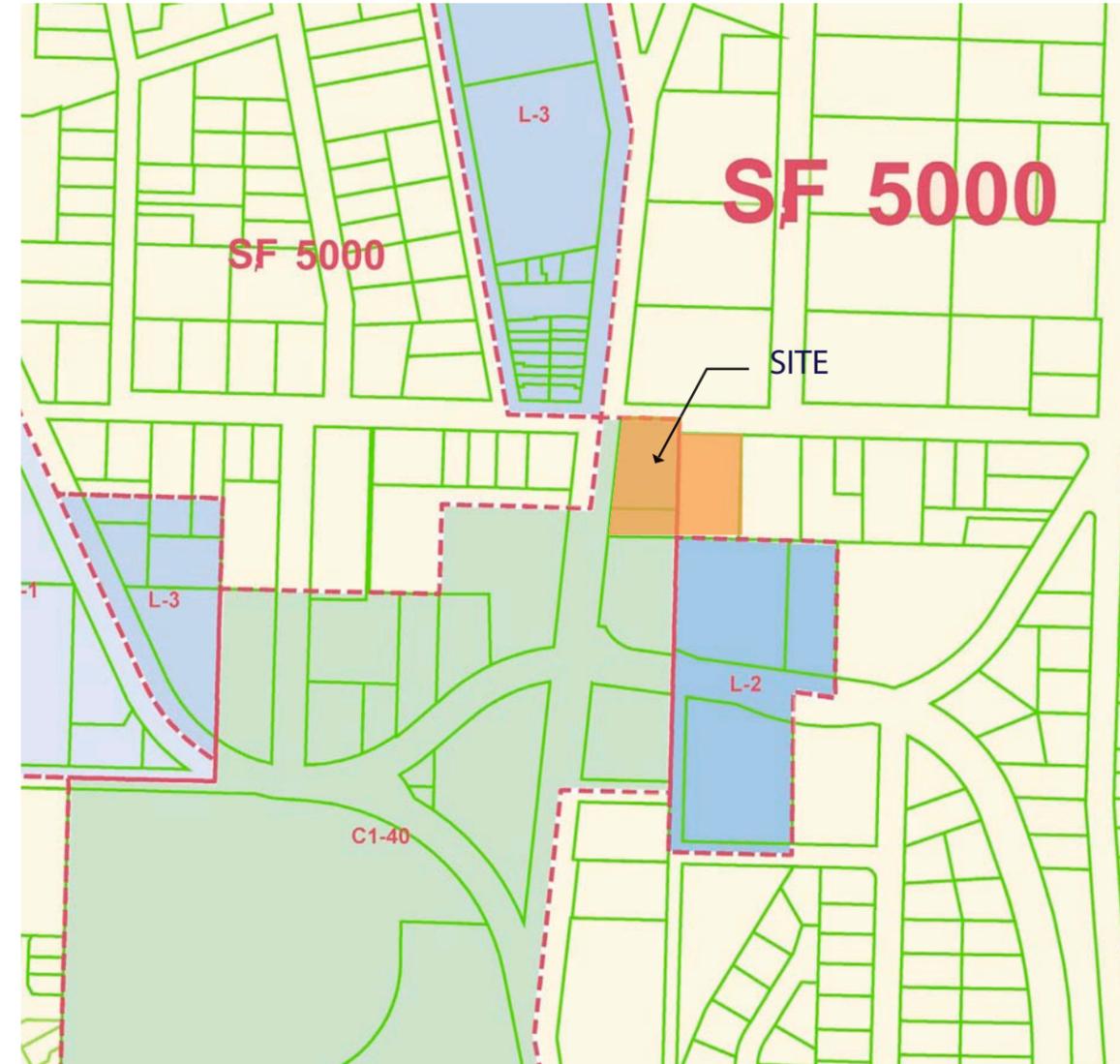
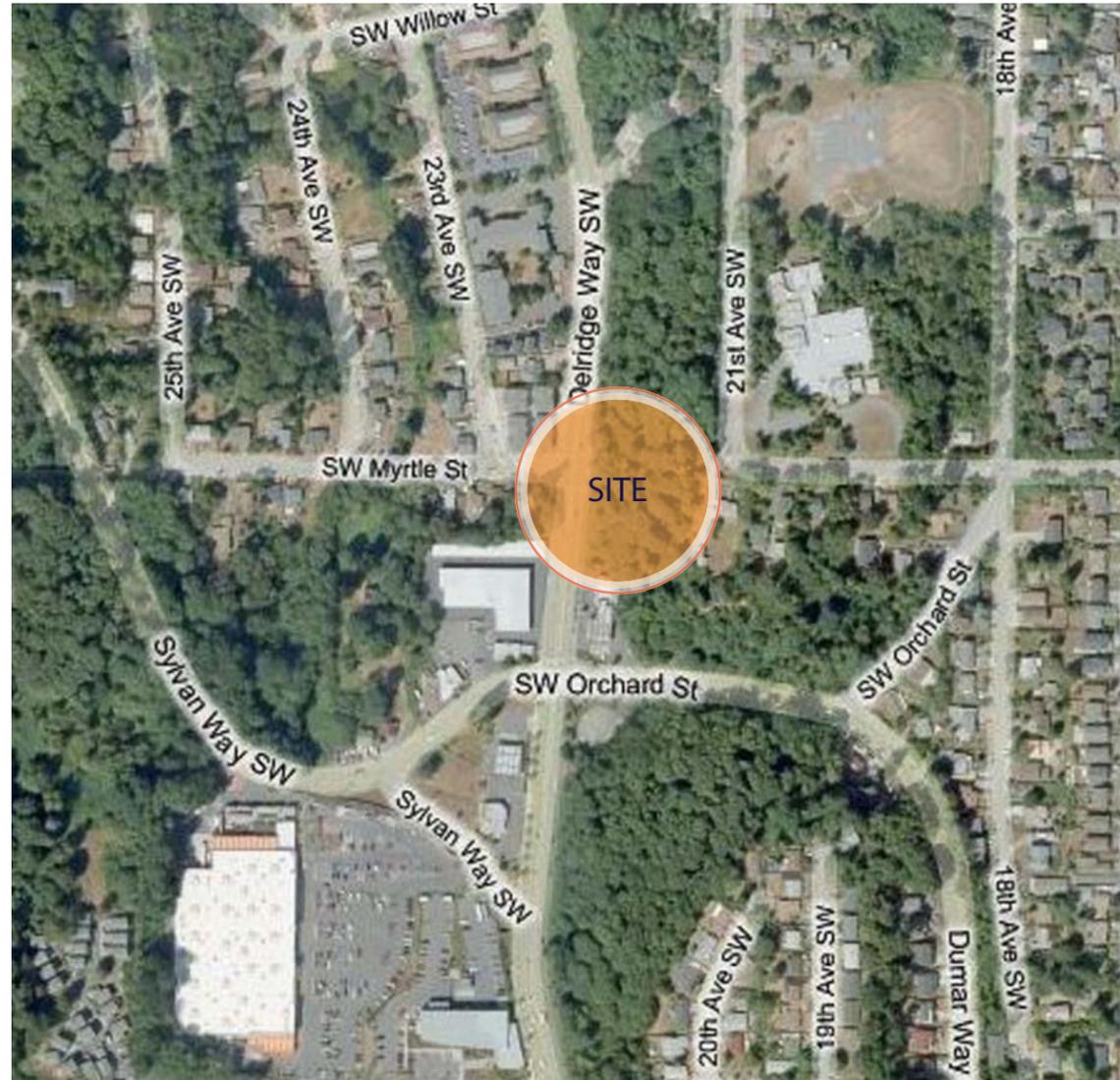
OWNER : SU DEVELOPMENT
1100 106TH AVE NE
SUITE 101
BELLEVUE, WA 98004

ARCHITECT : WARREN POLLOCK
1100 106TH AVE NE
SUITE 101
BELLEVUE, WA 98004

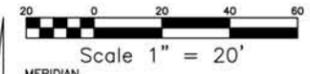
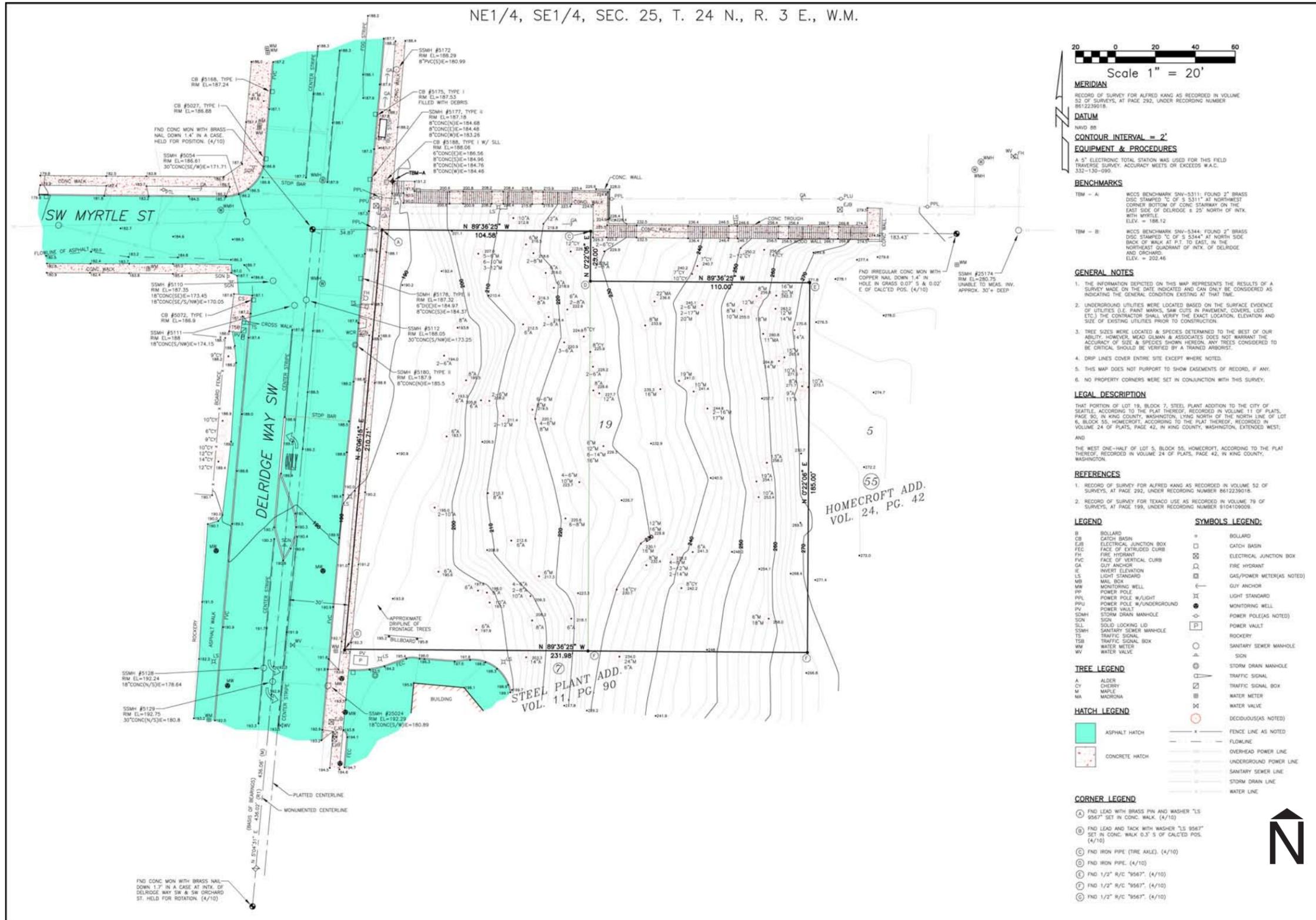


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NE1/4, SE1/4, SEC. 25, T. 24 N., R. 3 E., W.M.



MERIDIAN
RECORD OF SURVEY FOR ALFRED KANG AS RECORDED IN VOLUME 52 OF SURVEYS, AT PAGE 292, UNDER RECORDING NUMBER 8612239018.

DATUM
NAD 83

CONTOUR INTERVAL = 2'
EQUIPMENT & PROCEDURES
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-990.

BENCHMARKS
TBM - A: WOOD BENCHMARK DNV-5311, FOUND 2" BRASS DISC STAMPED "C OF S 5311" AT NORTHWEST CORNER BOTTOM OF CONC STAIRWAY ON THE EAST SIDE OF DELDRIDGE & 25' NORTH OF INTX. WITH MYRTLE. ELEV. = 188.12
TBM - B: WOOD BENCHMARK DNV-5344, FOUND 2" BRASS DISC STAMPED "C OF S 5344" AT NORTH SIDE BACK OF WALK AT P.T. TO EAST, IN THE NORTHEAST QUADRANT OF INTX. OF DELDRIDGE AND ORCHARD. ELEV. = 202.46

GENERAL NOTES
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIDE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. DRIP LINES COVER ENTIRE SITE EXCEPT WHERE NOTED.
5. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
6. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

LEGAL DESCRIPTION
THAT PORTION OF LOT 19, BLOCK 7, STEEL PLANT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 90, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE NORTH LINE OF LOT 6, BLOCK 55, HOMECROFT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON, EXTENDED WEST; AND THE WEST ONE-HALF OF LOT 5, BLOCK 55, HOMECROFT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 42, IN KING COUNTY, WASHINGTON.

REFERENCES
1. RECORD OF SURVEY FOR ALFRED KANG AS RECORDED IN VOLUME 52 OF SURVEYS, AT PAGE 292, UNDER RECORDING NUMBER 8612239018.
2. RECORD OF SURVEY FOR TEXACO USE AS RECORDED IN VOLUME 79 OF SURVEYS, AT PAGE 199, UNDER RECORDING NUMBER 8104109009.

LEGEND
B BOLLARD
CB CATCH BASIN
EJB ELECTRICAL JUNCTION BOX
FEC FACE OF EXTRUDED CURB
FH FIRE HYDRANT
FVC FACE OF VERTICAL CURB
GA GUY ANCHOR
IE INVERT ELEVATION
LS LIGHT STANDARD
MB MAIL BOX
MW MONITORING WELL
PP POWER POLE
PPL POWER POLE W/LIGHT
PPU POWER POLE W/UNDERGROUND
PV POWER VAULT
SDM STORM DRAIN MANHOLE
SN SIGN
SLL SOLID LOCKING LID
SSMH SANITARY SEWER MANHOLE
TS TRAFFIC SIGNAL
TSB TRAFFIC SIGNAL BOX
WV WATER METER
WV WATER VALVE

SYMBOLS LEGEND:
BOLLARD
CATCH BASIN
ELECTRICAL JUNCTION BOX
FIRE HYDRANT
GAS/POWER METER(S) NOTED
GUY ANCHOR
LIGHT STANDARD
MONITORING WELL
POWER POLE(S) NOTED
POWER VAULT
ROCKERY
SANITARY SEWER MANHOLE
SIGN
STORM DRAIN MANHOLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
WATER METER
WATER VALVE
DECIDUOUS(S) NOTED
FENCE LINE AS NOTED
FLOWLINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE

TREE LEGEND
A ALDER
CY CHERRY
M MAPLE
MA MACRONIA

HATCH LEGEND
ASPHALT HATCH
CONCRETE HATCH

CORNER LEGEND
FND LEAD WITH BRASS PIN AND WASHER "LS 9567" SET IN CONC. WALK. (4/10)
FND LEAD AND TACK WITH WASHER "LS 9567" SET IN CONC. WALK 0.3' S OF CALC'D POS. (4/10)
FND IRON PIPE (TIRE AXLE). (4/10)
FND IRON PIPE. (4/10)
FND 1/2" R/C "9567". (4/10)
FND 1/2" R/C "9567". (4/10)
FND 1/2" R/C "9567". (4/10)

Mead Gilman & Assoc.
Professional Land Surveyors
P.O. BOX 289, WOODRIDGE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

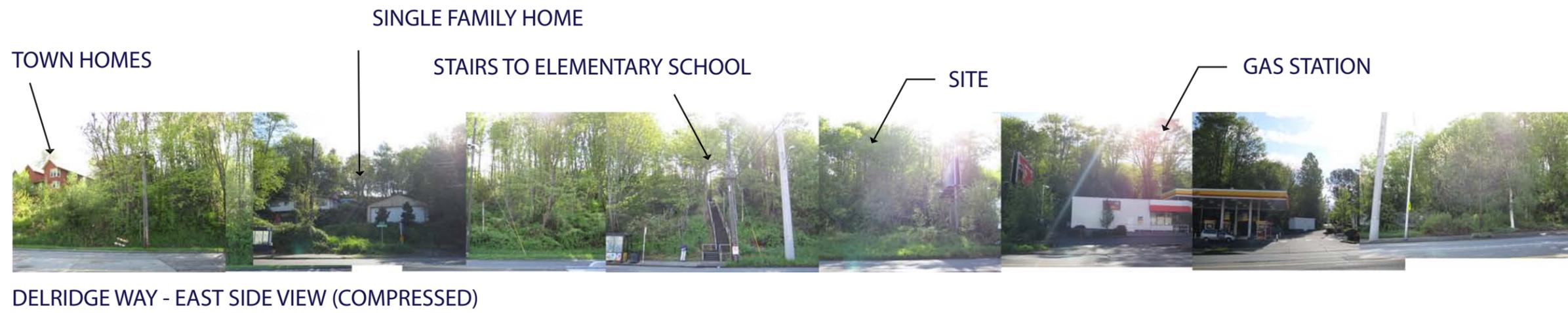


SU DEVELOPMENT
1100 108TH AVE NE, SUITE 101 BELLEVUE, WA 98004

DELDRIDGE
BOUNDARY & TOPOGRAPHIC SURVEY



DRAWN BY: MRP
REV. BY:
DATE: 4-26-10
SCALE: 1" = 20'
DRAWING NO.: 10030
SHEET: 1 OF 1







SANISLO ELEMENTARY SCHOOL 



TOWN HOMES TO THE NORTH 



SINGLE FAMILY HOME AT TOP OF STAIR 



PUBLIC STORAGE 



CONVENIENT STORE / GAS 



CONVENIENT STORE / GAS 



SINGLE FAMILY RESIDENCE 



MULTI-FAMILY APARTMENT 

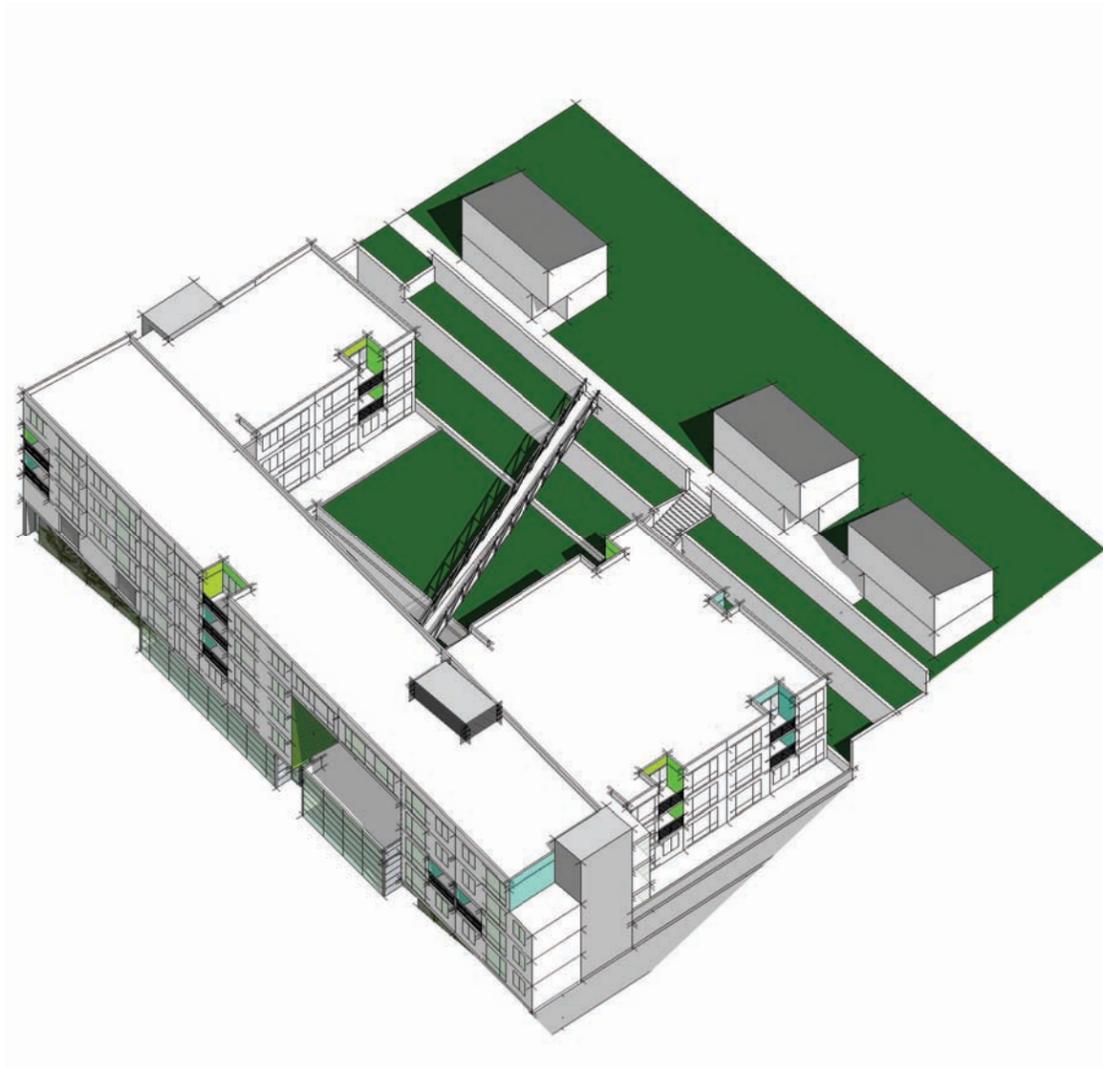


SINGLE FAMILY RESIDENCE 



MULTI-FAMILY APARTMENT 

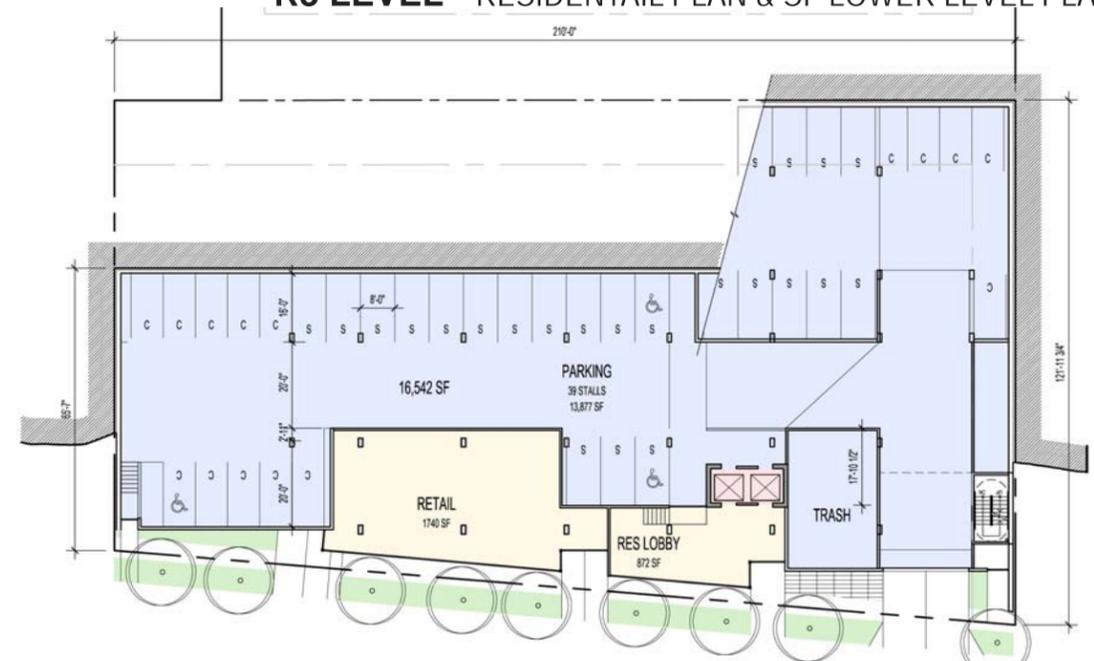




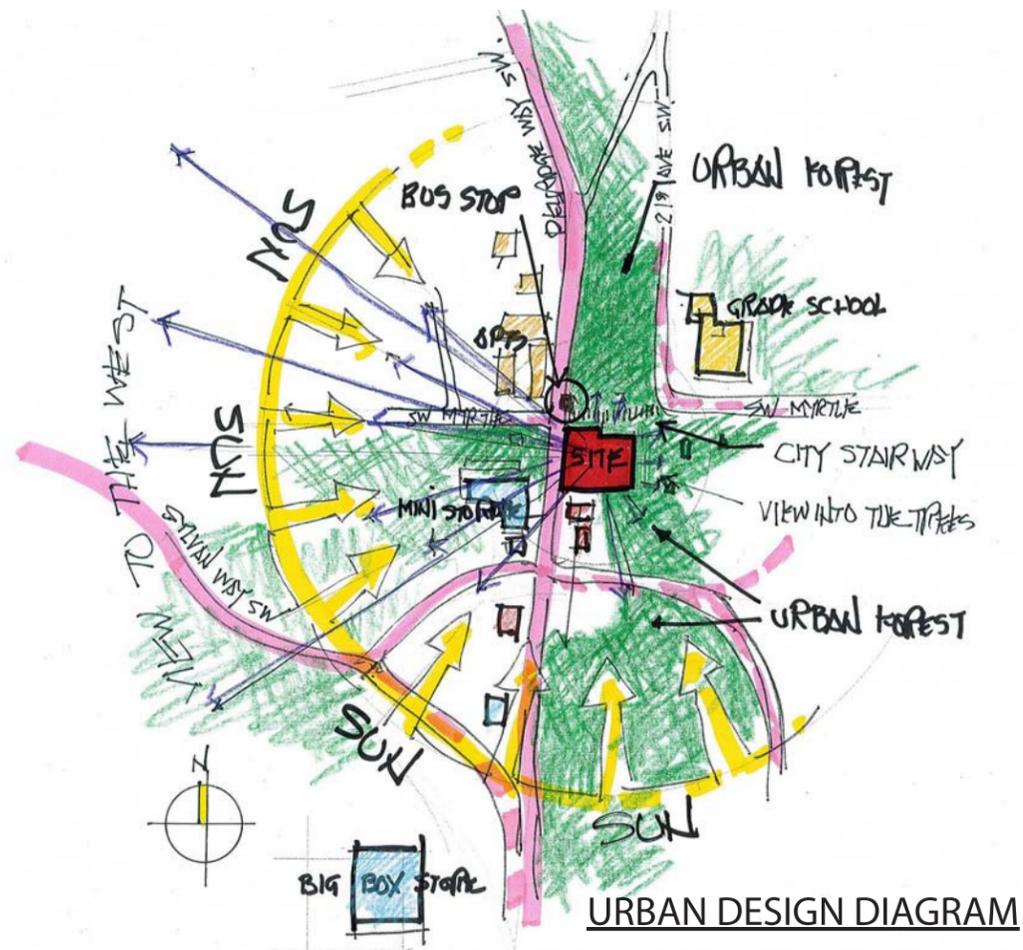
AXION



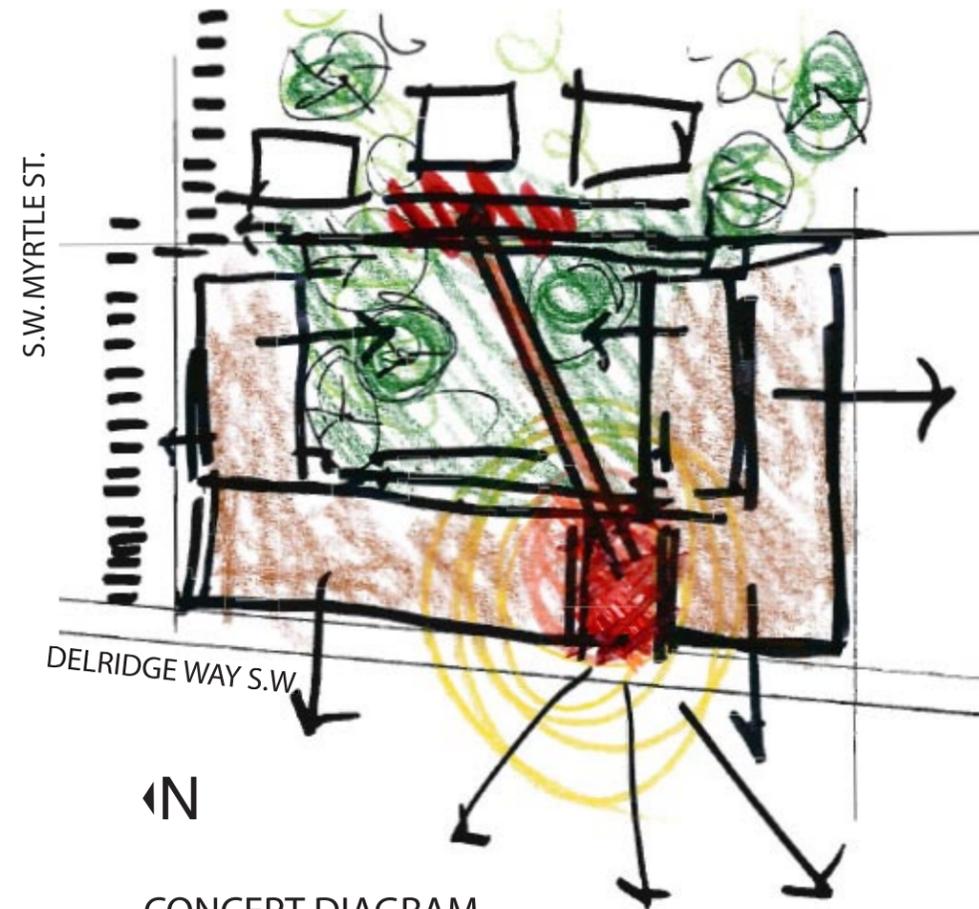
R3 LEVEL - RESIDENTIAL PLAN & SF LOWER LEVEL PLAN



P2 LEVEL - PARKING / RETAIL / LOBBY LEVEL PLAN



URBAN DESIGN DIAGRAM



CONCEPT DIAGRAM

DESIGN CONCEPT

The **Delridge Neighborhood Plan** designates the site vicinity as the “**South Node**” and it anticipates the development of a walkable pedestrian scale neighborhood center. The “**South Node**” is a transportation cross road. There is an important transit stop on Delridge Way SW at the North West corner of our site at the foot of the city stairway in the SW Myrtle R / W. The stair is the pedestrian connection from Delridge to the grade school and the residential community at the top of the hill east of Delridge.

Concept A locates the building at the sidewalk edge to engage with pedestrian activity moving to and from the transit stop. Commercial space is located at sidewalk level and is transparent to allow views into the space and pedestrian exposure for the business that operates there.

The massing of the building will create the “street wall” that is necessary to achieve a sense of defined space for the neighborhood center. Future development on both sides of the street is necessary to full realize this “goal” of the neighborhood plan, but this project is a start in that direction.

The north end of our street wall will be a green landscape wall that will function as a backdrop for seating for people waiting for transit. Leaning against a glass storefront is not a comfortable way to wait for the bus. Project parking is internal

on level 1 behind the commercial space and it steps up to level 2 to respond to the existing topography.

The garage entry at the south west end of the site is set back from the street a few feet to allow space for a landscape buffer between the sidewalk and the building.

The several stories of apartments are configured to create an internal courtyard that will be an activity space for the residents. A **large opening in the west façade** connects the courtyard to the street and to the emerging neighborhood center. The opening also allows some view into the courtyard from the neighborhood. The courtyard will be a secure area for the enjoyment of the residents but it is not disconnected from the larger community.

3 rental houses will be build on the hillside to the east of the apartments on the edge of the Urban Forest. They will help define the courtyard space and will contribute to the **small neighborhood feeling** of the project. The parking for the houses is in the apartment garage. Elevators will provide access to the **pedestrian bridge** that crosses over the courtyard to the house. The bridge also provides a connection to the Urban Forest and to the stairway in the SW Myrtle St R / W. The bridge will be the visual center of activity in the courtyard space.

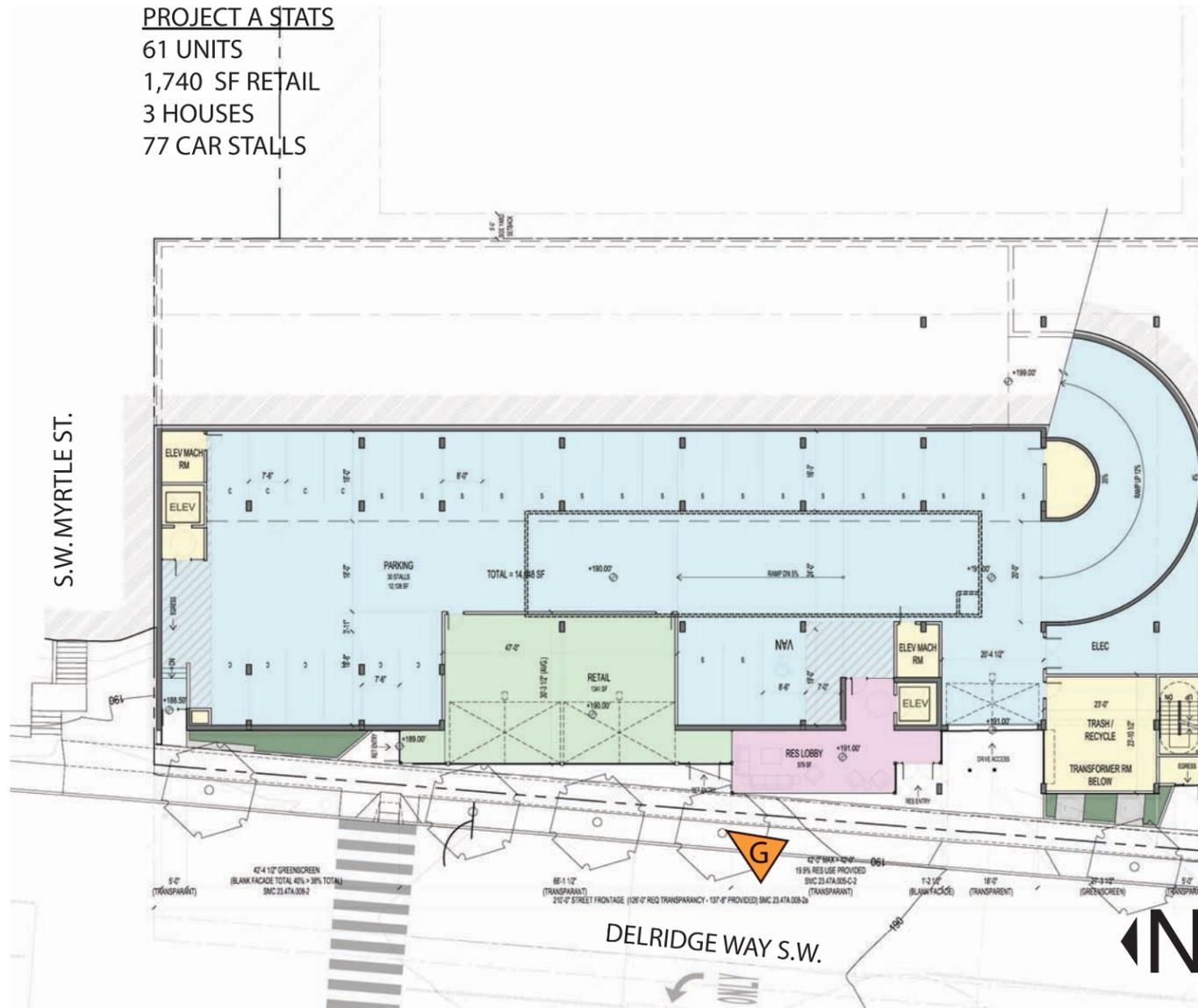


PLAN SYMBOLS

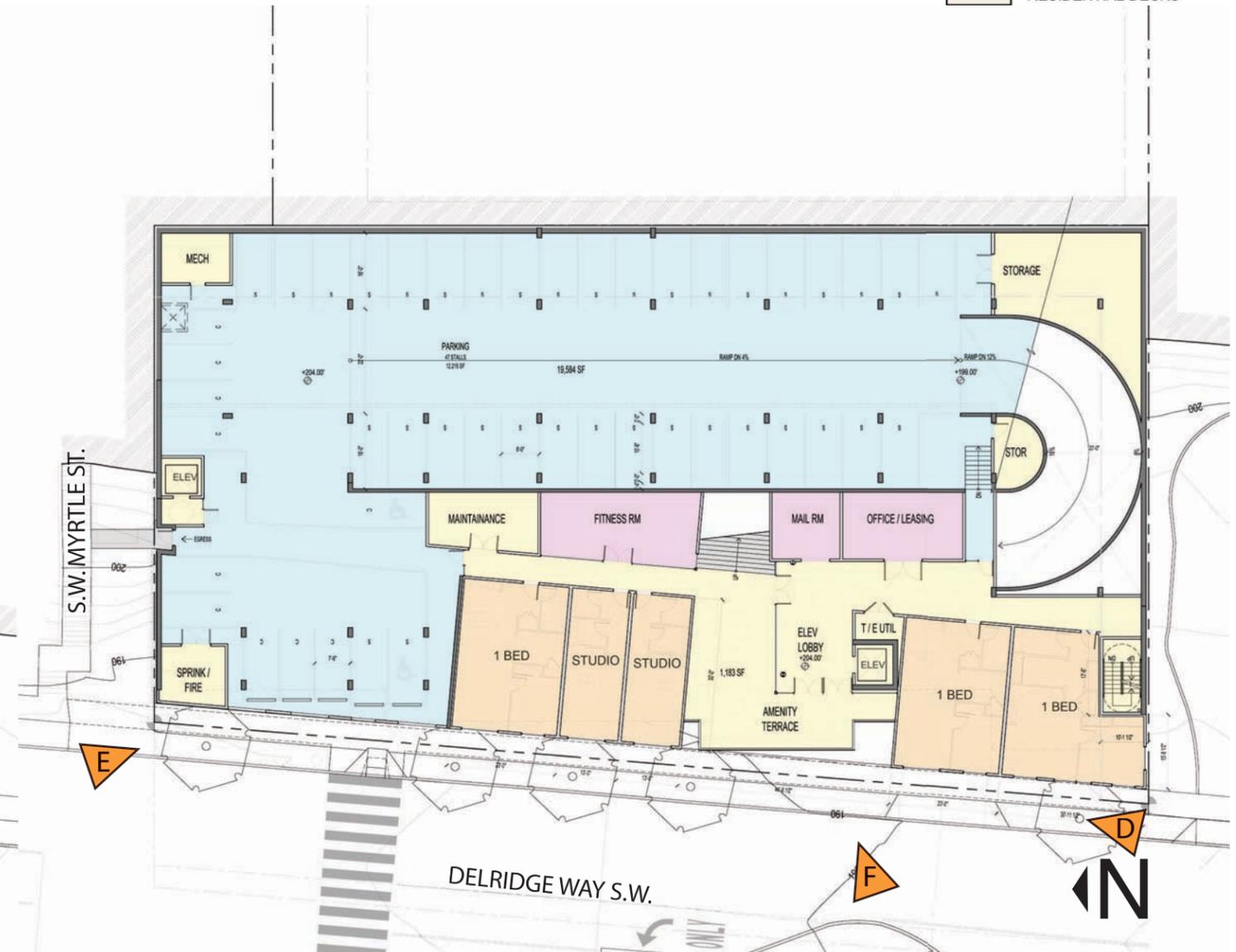
- PARKING
- RETAIL
- LOBBY / AMENITY
- AUX / SUPPORT SPACES
- RESIDENTIAL
- RESIDENTIAL DECKS

P2 LEVEL - PARKING / RETAIL / LOBBY LEVEL PLAN

PROJECT A STATS
 61 UNITS
 1,740 SF RETAIL
 3 HOUSES
 77 CAR STALLS



P1 LEVEL - PARKING / AMENITY / RESIDENTIAL LEVEL PLAN

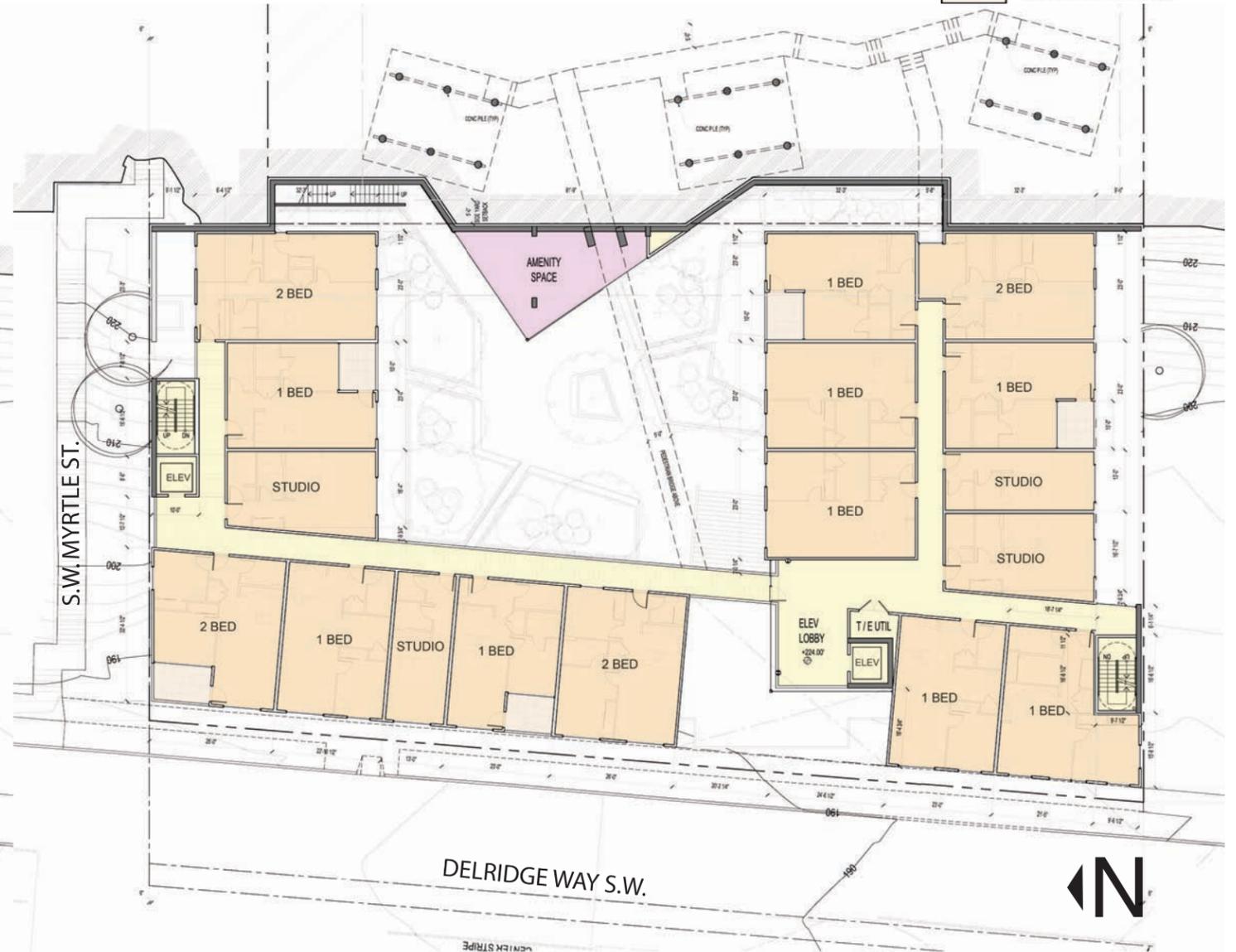


PLAN SYMBOLS

- PARKING
- RETAIL
- LOBBY / AMENITY
- AUX / SUPPORT SPACES
- RESIDENTIAL
- RESIDENTIAL DECKS

R1 LEVEL - RESIDENTIAL & AMENITY LEVEL PLAN

R2 LEVEL - RESIDENTIAL LEVEL PLAN

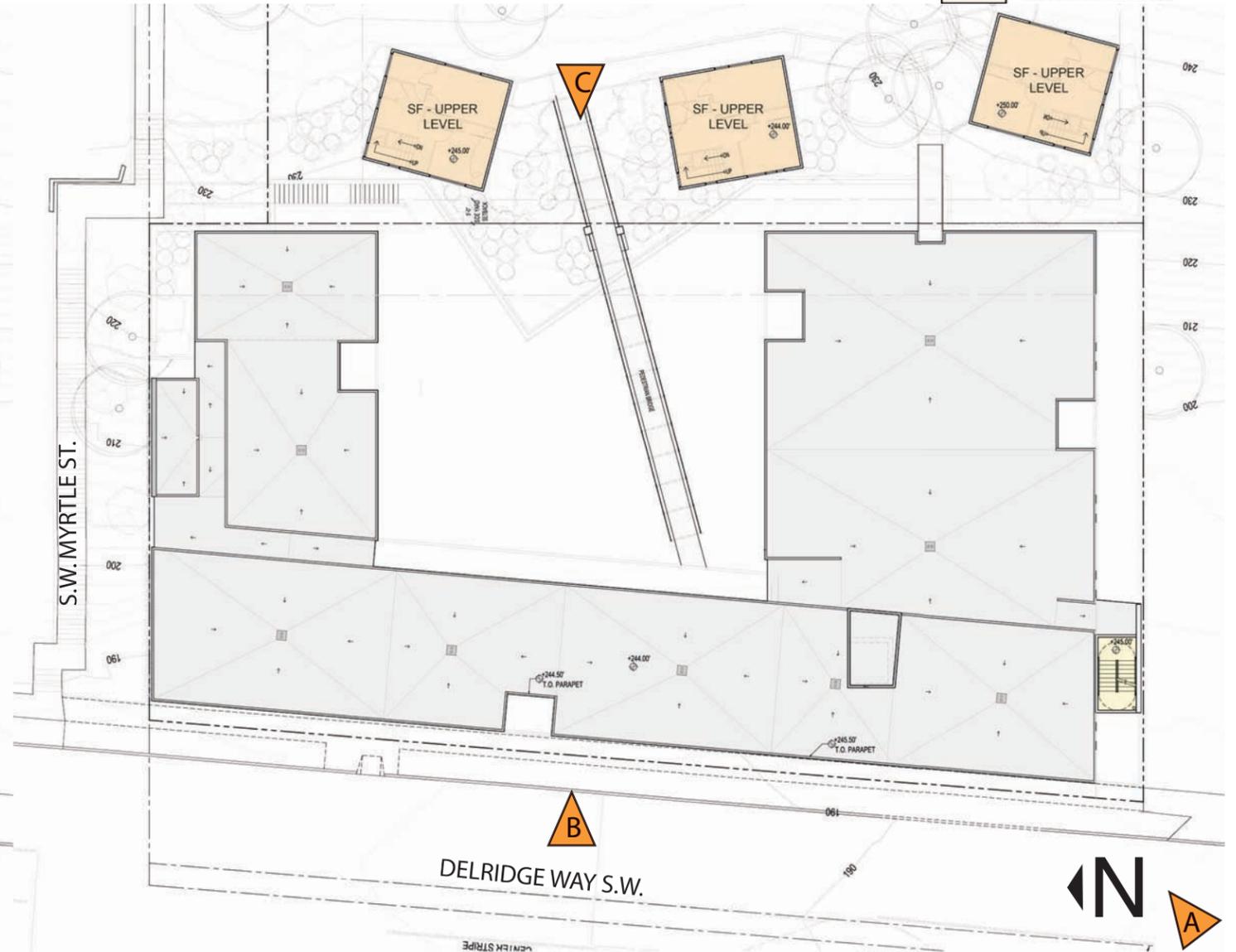


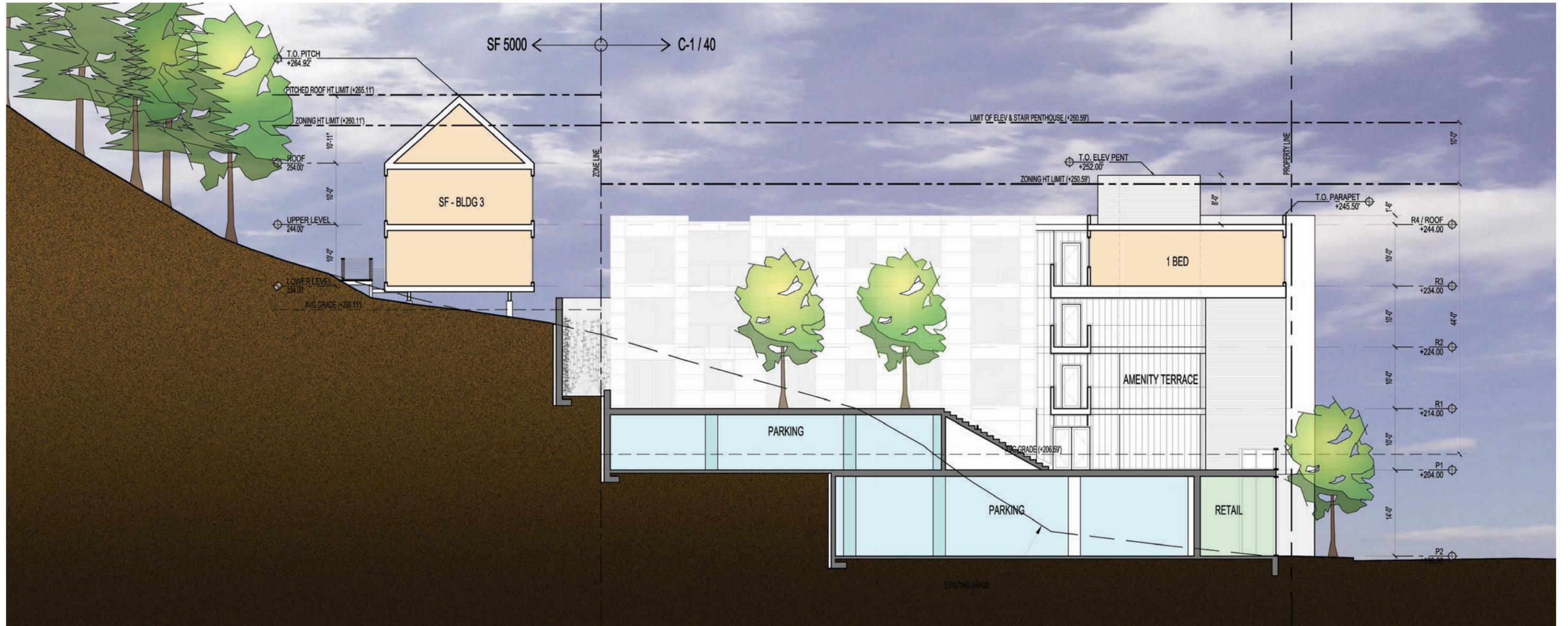
PLAN SYMBOLS

- PARKING
- RETAIL
- LOBBY / AMENITY
- AUX / SUPPORT SPACES
- RESIDENTIAL
- RESIDENTIAL DECKS

R3 LEVEL - RESIDENTIAL PLAN & SF LOWER LEVEL PLAN

R4 LEVEL - ROOF / SF UPPER LEVEL PLAN





A: BIRDS-EYE VIEW OF PROJECT LOOKING DOWN TOWARDS THE NORTH EAST



B: BIRDS-EYE VIEW LOOKING EAST AT THE COURTYARD & SINGLE FAMILY RESIDENCES



C: BIRDS-EYE VIEW LOOKING WEST INTO COURTYARD OF PROJECT



D: VIEW LOOKING NORTH AT STREET LEVEL



E: VIEW LOOKING SOUTH AT STREET LEVEL



F: LOOKING EAST FROM THE WEST SIDE OF DELRIDGE AVE THROUGH THE RESIDENTIAL BLOCK AND INTO THE FORESTED COURTYARD



G: VIEW OF RETAIL SPACE FROM DELRIDGE AVE



H: LOOKING EAST FROM THE WEST END OF THE FOOT BRIDGE

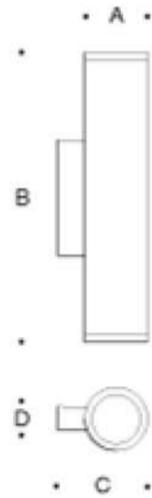


I: LOOKING SOUTH WEST ACROSS THE COURTYARD FROM THE NORTH WEST CORNER OF THE COURTYARD



J: LOOKING SOUTH AT PEDESTRIAN RIGHT OF WAY AND ILLUMINATED FACADE AND GREENWALL





Wall luminaires
with **double-sided** light output

Protection class IP 65

Die cast aluminium, aluminium and stainless steel
Safety glasses
Reflectors of pure anodized aluminium

Colour: graphite - article number
white - article number + **W**
silver - article number + **A**

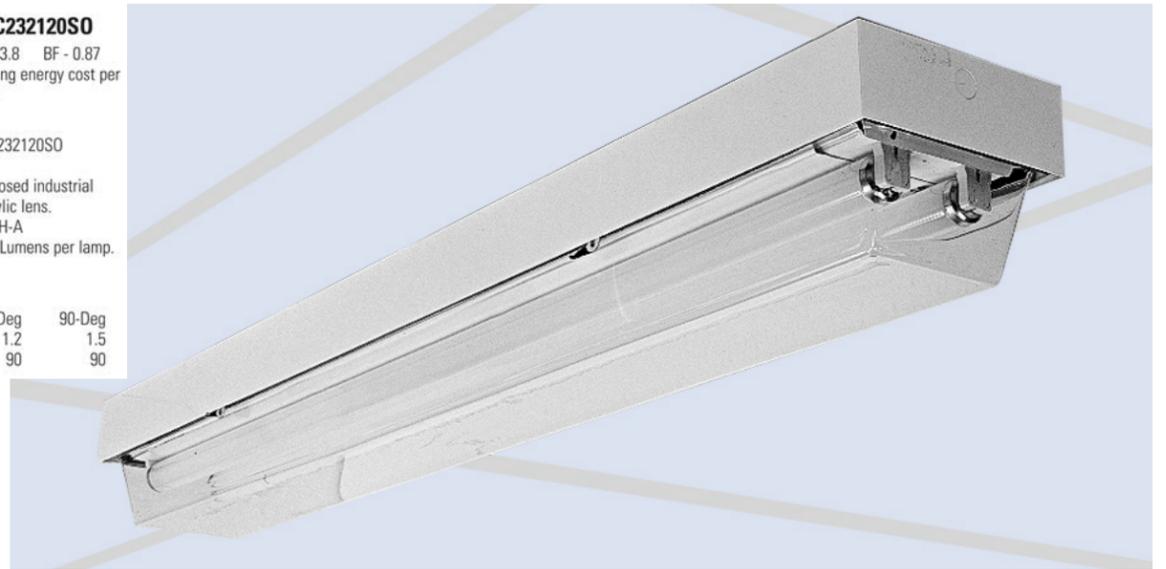
β = half beam angle

Model No. SC4DC232120S0

LER = FP - 72.8 IW - 53.8 BF - 0.87
Comparative yearly lighting energy cost per
1000 lumens = \$3.30

Report Number: G92060
Catalog Number: SC4DC232120S0
Lamps: F32T8
Luminaire: Cleanlite enclosed industrial
with clear one-piece acrylic lens.
Ballast: Triad B2321120RH-A
Report is based on 2850 Lumens per lamp.

Efficiency: 79.0%
CIE Type-Direct-Indirect
Plane: 0-Deg 90-Deg
Spacing Criteria: 1.2 1.5
Shielding Angles: 90 90



4 STAIR & UTILITY LIGHTS

1 TYPICAL WALL SCONCE



LED-Recessed wall luminaires
with **directed** light
Installation depth 70 mm

Protection class IP 65

• LEDs • Power supply unit firmly installed
Colour temperature 3300 K • 230 V ~ 50 Hz

Die cast aluminium, aluminium and stainless steel
Safety glass

Colour: graphite - article number
silver - article number + **A**

2 STEP LIGHTING



Lamp
- 13W Magnetic 2-Pin Quad lamp ordered separately.
- 13-26W Electronic 4-Pin Quad lamp ordered separately.
- 13-26W Electronic 4-Pin Triple Biax lamp ordered separately.

Labels and Listings
UL Listed for Damp Location w/ Feed Through
Energy Star Rated (Electronic ballast only)
State of California Title 24 (Electronic ballast & Air-Tight only)
Washington State ASATME-283 for Air-Tight



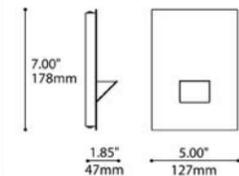
3 6" DIA RECESSED WP CAN LIGHT



3051

Oriented either direct or indirect, Agena is simplicity personified. For orders over ten units, the face plate can feature custom engraved or cut-out numbers, letters or other custom artwork. For further information on how to order a customized fixture, please contact your Eureka representative.

La simplicité personifiée, Agena s'oriente afin de procurer un éclairage direct et indirect. Lors de commandes supérieures à dix unités, la face de la lampe peut porter des gravures ou des découpes de chiffres, de lettres ou d'images sur mesure. Pour plus d'information ou pour placer une commande sur mesure, contacter un représentant Eureka.



5 ADA UNIT ENTRY WALL SCONCE

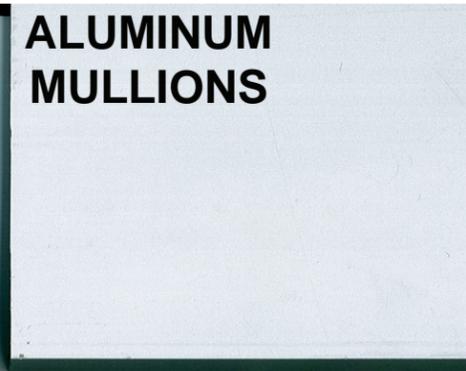


- CORRUGATED SIDING
- ALUMINUM MULLIONS
- DECKING
- GLASS GUARD RAIL
- CONC PAVERS
- FLAT PANEL SIDING
- AWNING GLAZING
- WOOD FINISH ON RAILINGS & DOORS
- CONCRETE FINISH
- BOARD FORMED CONCRETE FINISH

DECKING



ALUMINUM MULLIONS



GLASS GUARD RAIL



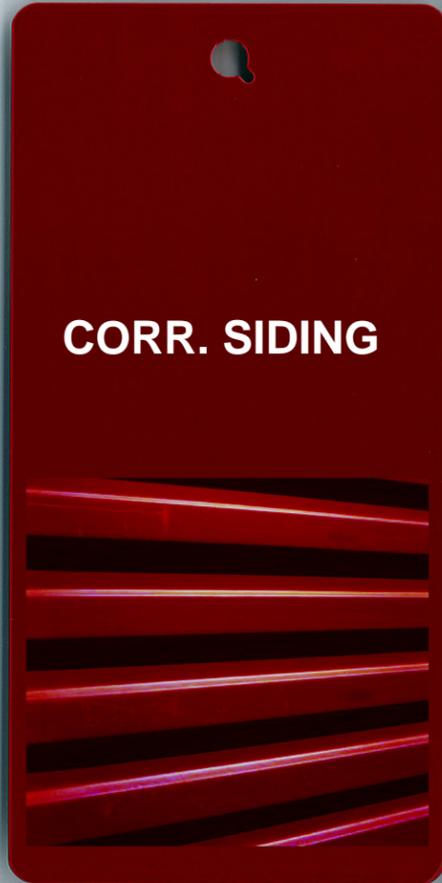
AWNING



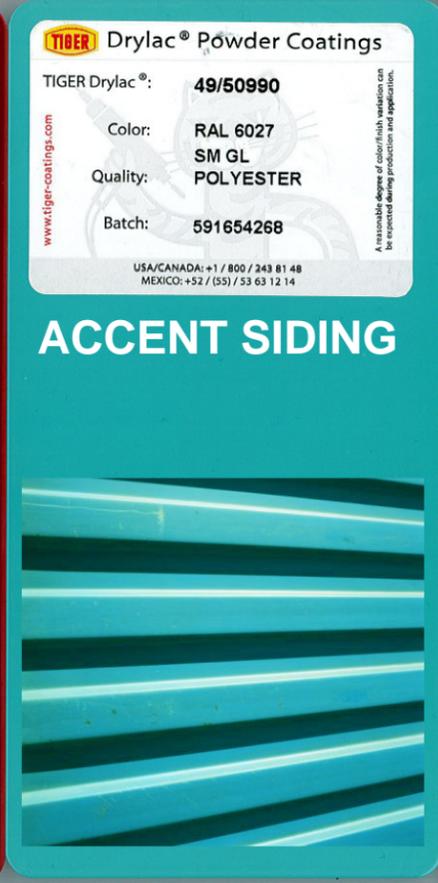
CONC. PAVERS



CORR. SIDING



ACCENT SIDING



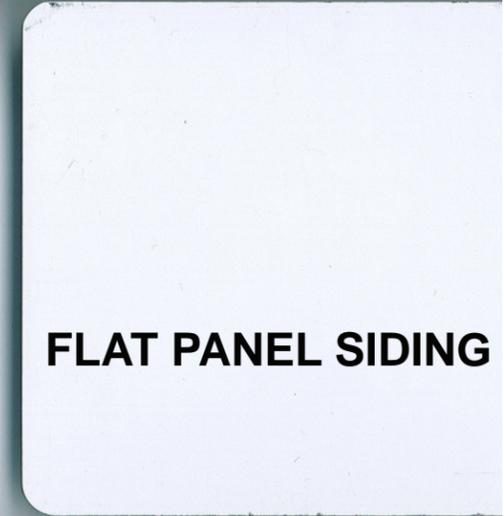
ACCENT SIDING



STEEL FRAME



FLAT PANEL SIDING



CONCRETE FINISH



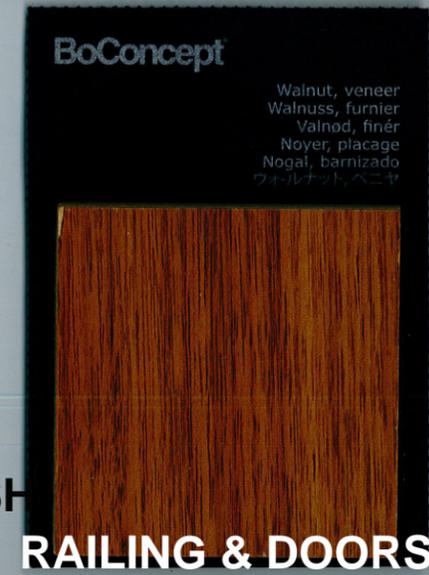
INT CONC FINISH



BOARD CON- FINISH
FORMED CRETE



RAILING & DOORS





DELRIDGE WAY ELEVATION



EAST ELEVATION

ELEVATION NOTES

01	CAST IN PLACE (CIP) CONCRETE (CLR SEALER)
02	BOARD FORMED (BF) CONCRETE (CLR SEALER)
03	SIDING TYPE #1 - RESIN FIBER BOARD
04	SIDING TYPE #2 - WOOD SIDING (CLR FINISH)
05	SIDING TYPE #3 - CORRUGATED MTL SIDING (PAINTED)
06	SIDING TYPE #4 - GLASS PANEL (FROSTED)
07	FACIA - WOOD
08	GUARDRAIL - GLASS
09	GUARDRAIL - SS CABLE RAIL
10	HANDRAIL (WOOD)
11	PANEL JOINT
12	ROOFING TYPE #1 - GRANULATED TORCH DOWN ROOFING
13	ROOFING TYPE #2 - STANDING SEAM MTL ROOFING
14	MTL FLASHING (PAINTED)
15	MTL BREAKSHAPE (PAINTED)
16	MTL AWNING W/ GLASS PANELS
17	ALUM EXHAUST VENT
18	ALUM INTAKE VENT
19	ALUM LOUVERS (COLOR TO MATCH STORFRONT)
20	WINDOW TYPE #1 - ALUM STOREFRONT W/ CLEAR GLAZING (CLR. FINISH)
21	WINDOW TYPE #2 - ALUM WINDOW W/ CLEAR GLAZING (CLR. FINISH)
22	DOOR TYPE #1 - ALUM DOOR W/ GLAZING (CLR. FINISH)
23	DOOR TYPE #2 - MTL DOOR (PAINTED)
24	DOOR TYPE #3 - WOOD DOOR (CLR FINISH)
25	SKYLIGHT - ALUMINUM FRAME W/ OBSCURE GLAZING
26	GALV MTL GUTTER
27	3"Ø GALV MTL DOWNSPOUT
28	GLU-LAM BEAM



JUNE 21, 9AM



JUNE 21, 12PM



JUNE 21, 3PM



JUNE 21, 6PM



MARCH & SEPTEMBER 23, 9AM



MARCH & SEPTEMBER 23, 12PM



MARCH & SEPTEMBER 23, 3PM



MARCH & SEPTEMBER 23, 6PM



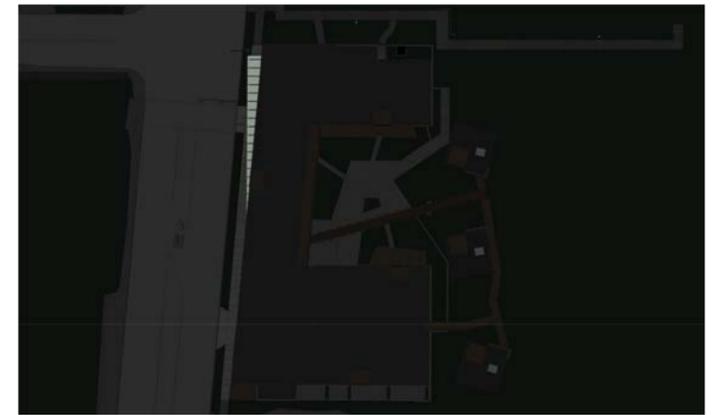
DECEMBER 21, 9AM



DECEMBER 21, 12PM



DECEMBER 21, 3PM



DECEMBER 21, 6PM



7AM



8AM



9AM



10AM



11AM



12PM



1PM



2PM



3PM



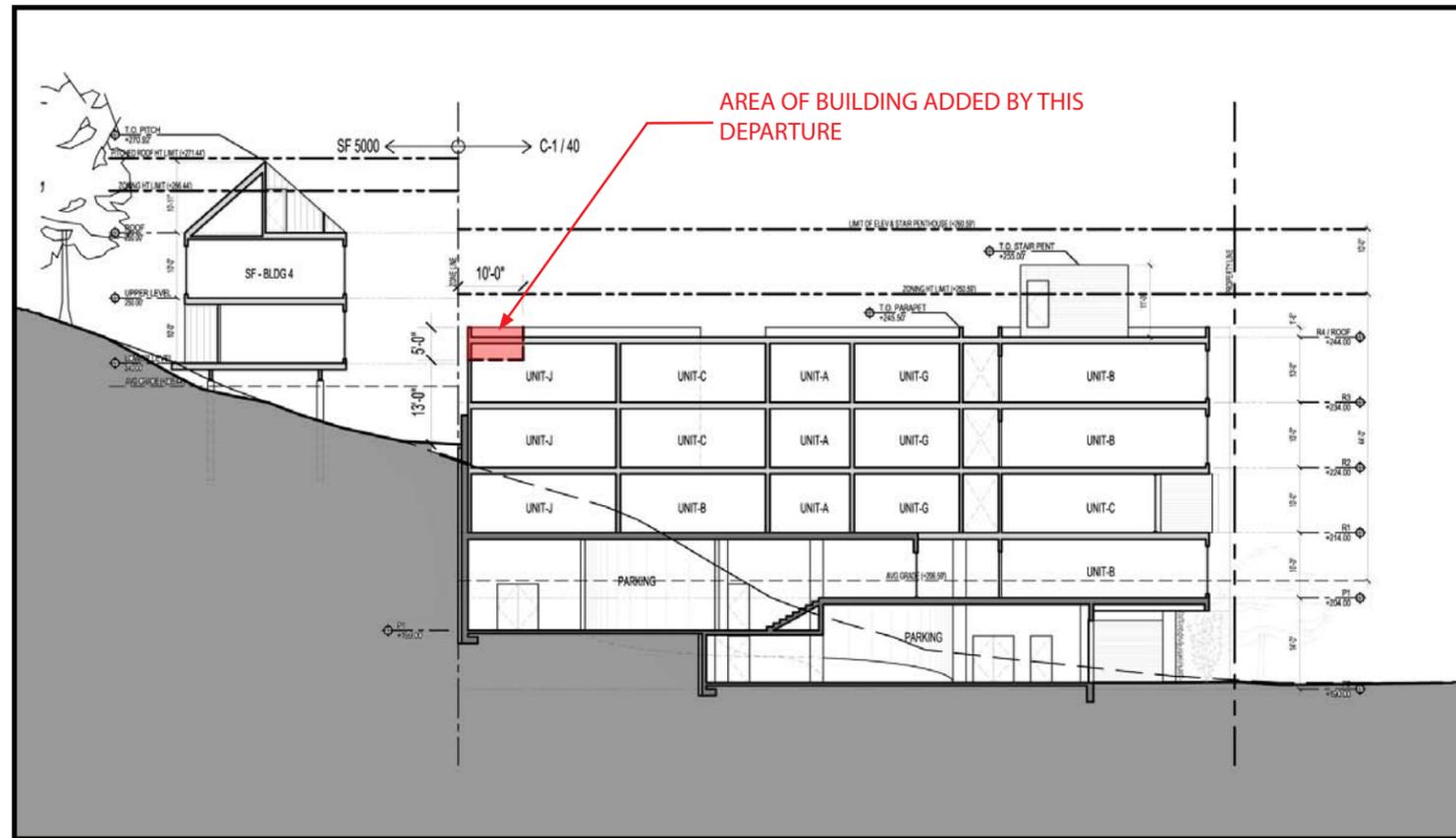
4PM



5PM



6PM



Departure 1

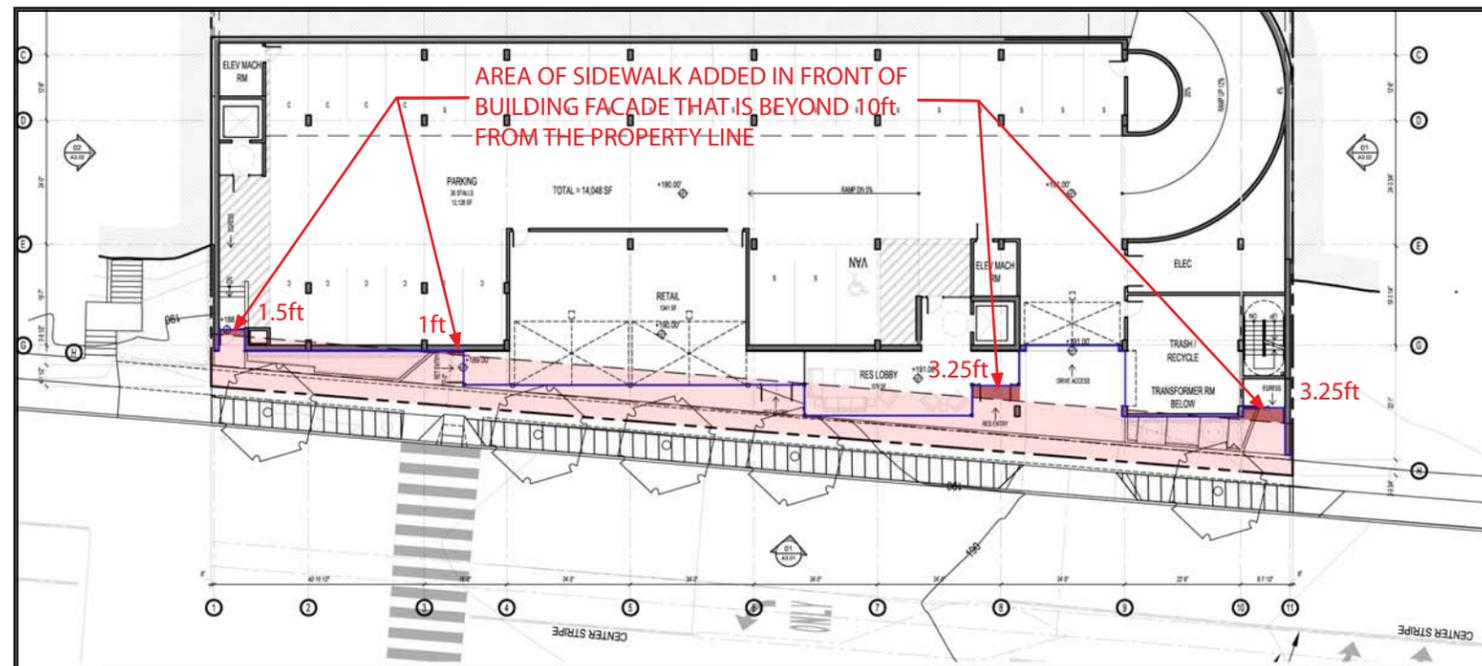
We request a departure from the rear yard setback requirement.

SMC 23.47A.014 Setback requirements

2. A setback is required along any rear or side lot line that abuts a lot in a residential zone, as follows:

a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

We propose to reduce the rear yard setback along the east side of the C-1/40 parcel to 0. The SF-5000 parcel to the East is a part of this development proposal and the separation between buildings can be evaluated on its merits.



Departure 2

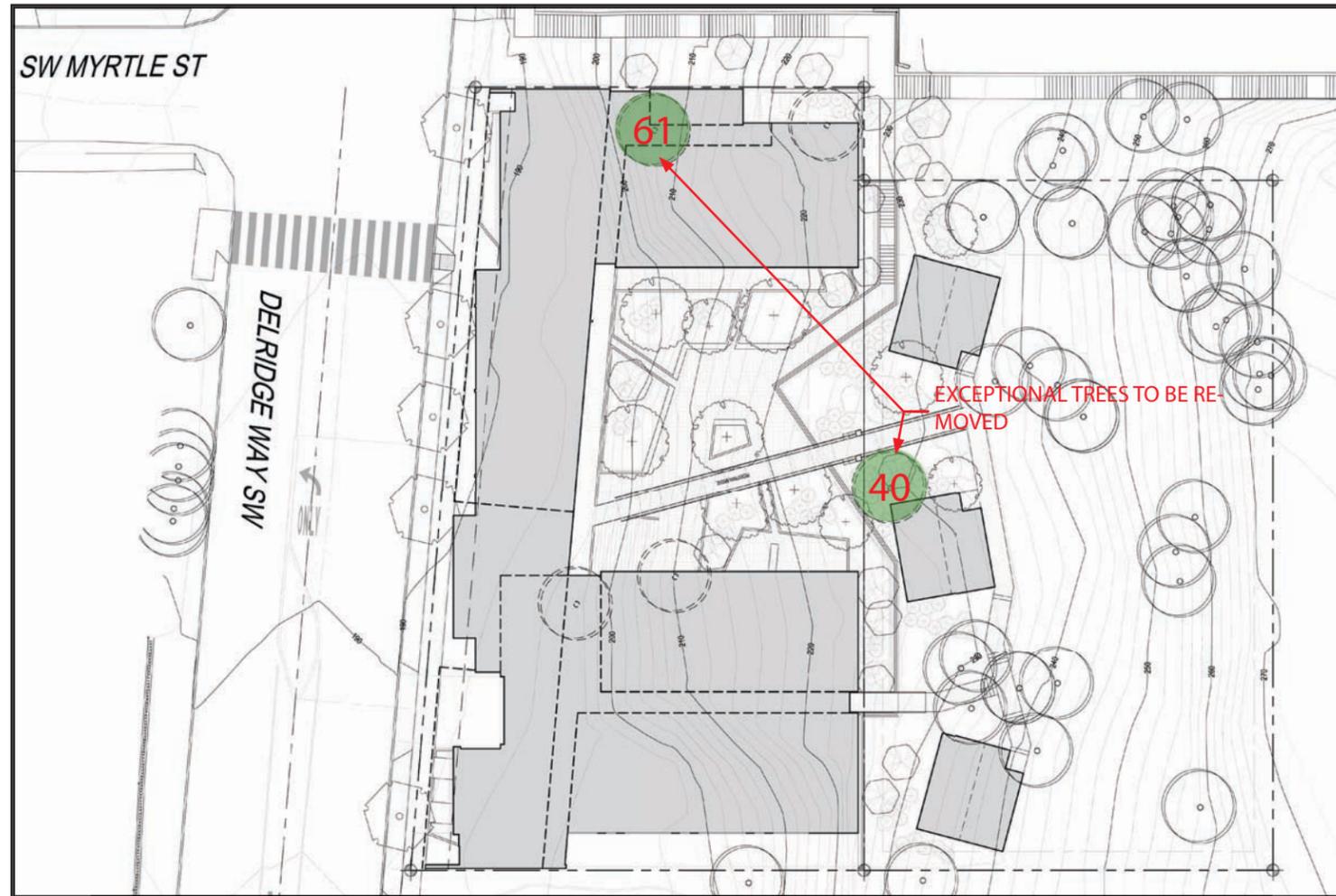
We request a departure from the street level street facing facades requirement.

SMC 23.47A.008 Street-level development standards

A. Basic street-level requirements.

3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

We propose modulating the street level facade on the compass orthogonal to visually break up the street facade and create small plaza spaces for retail and landscape to spill out onto the sidewalk.



Departure 3

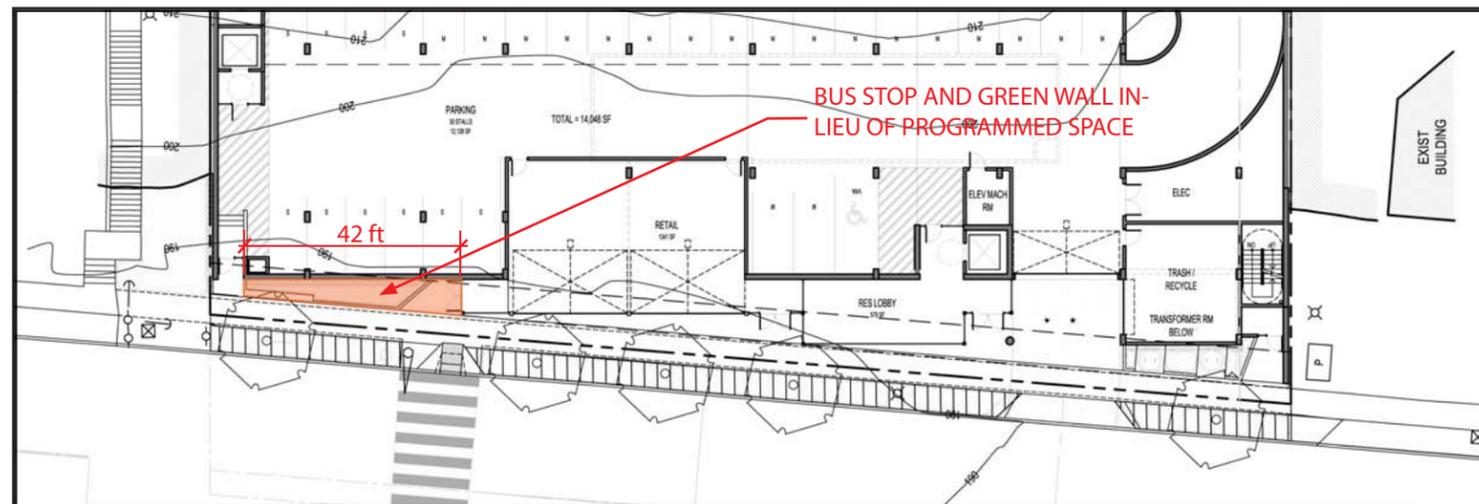
We request a departure from the on site tree protection requirement.

SMC 25.11.080.A.2 Tree protection on sites undergoing development in Lowrise 4, Midrise, and Commercial Zones.

A. Exceptional Trees.

2. The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard departures permitted in Section 23.41.012, and/or a reduction in the parking requirements of Section 23.54.015 up to a maximum reduction often (10) percent of the number of required parking spaces.

Per our Arborist's recommendations, we propose removing these trees due to the fact they are diseased & in poor condition. Even if the project does not go through these trees should be removed.



Departure 4

We request a departure from the street level parking separation from street level, street facing facade by another permitted use.

Per Section 23.47A.032B1b

B. Location of parking.

1. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D.

b. Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.