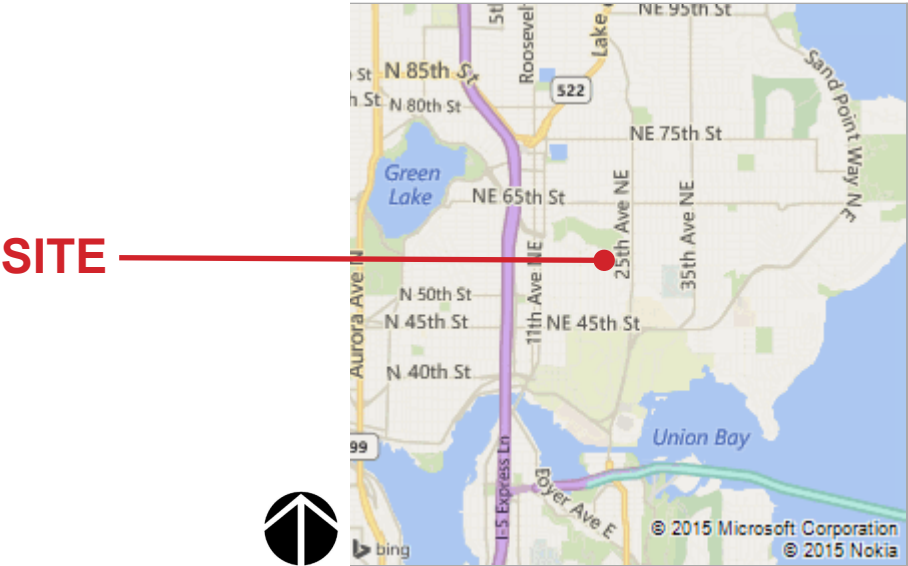


JACKSON BUILDING DESIGN REVIEW RECOMMENDATIONS PACKET

5127 24th Avenue NE DCI Project #3019817 Meeting Type/Date: NA (ADR)



Contents

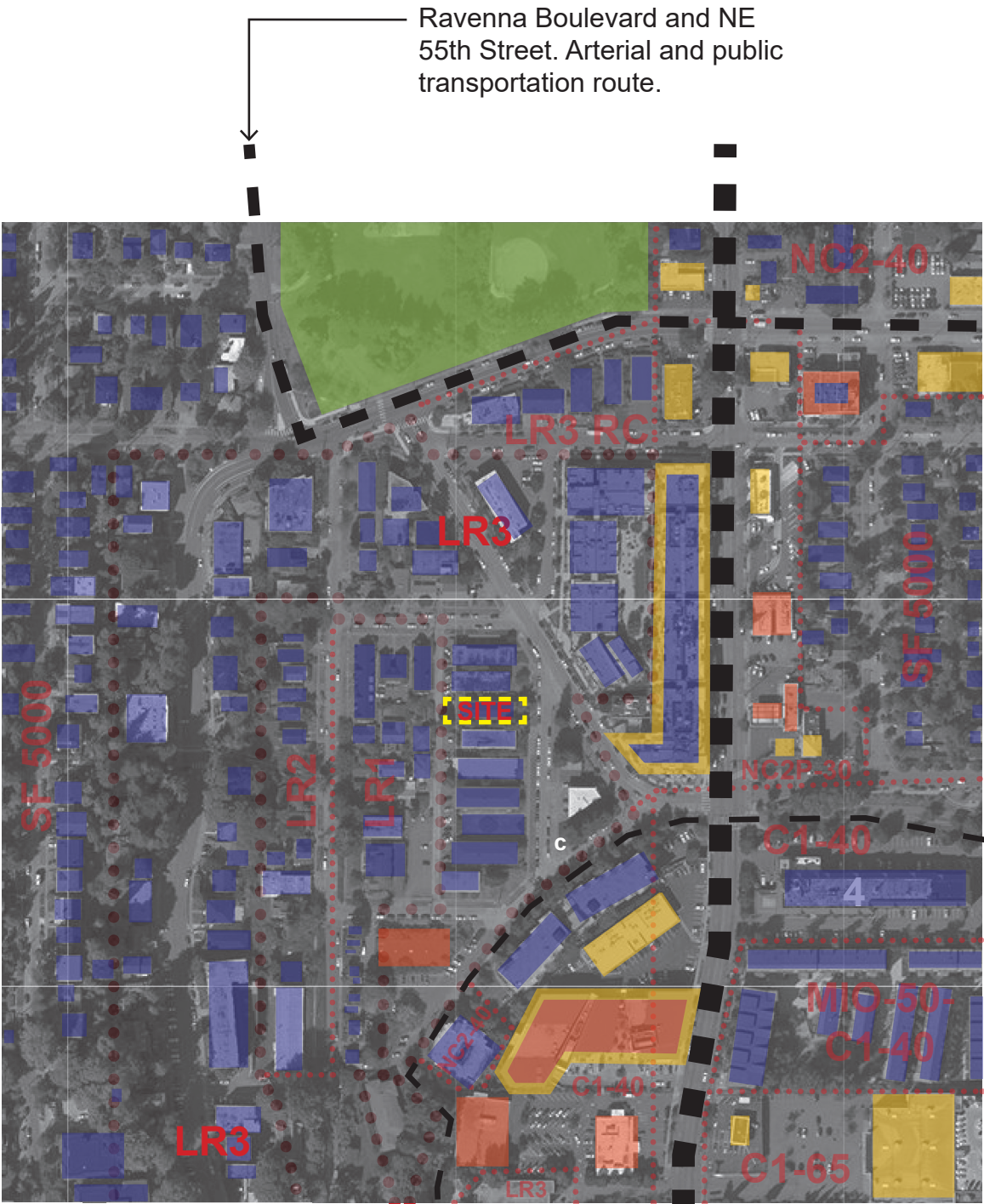
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Section 3 Proposal

Number of residential units: 10 existing, 8 Proposed.
Amount of total commercial square footage: 0sf.
Number of live work units: 0.
Number of parking stalls: 0.



Section 4 Summary Context Analysis



Ravenna Boulevard and NE 55th Street. Arterial and public transportation route.

Burke-Gilman Trail.

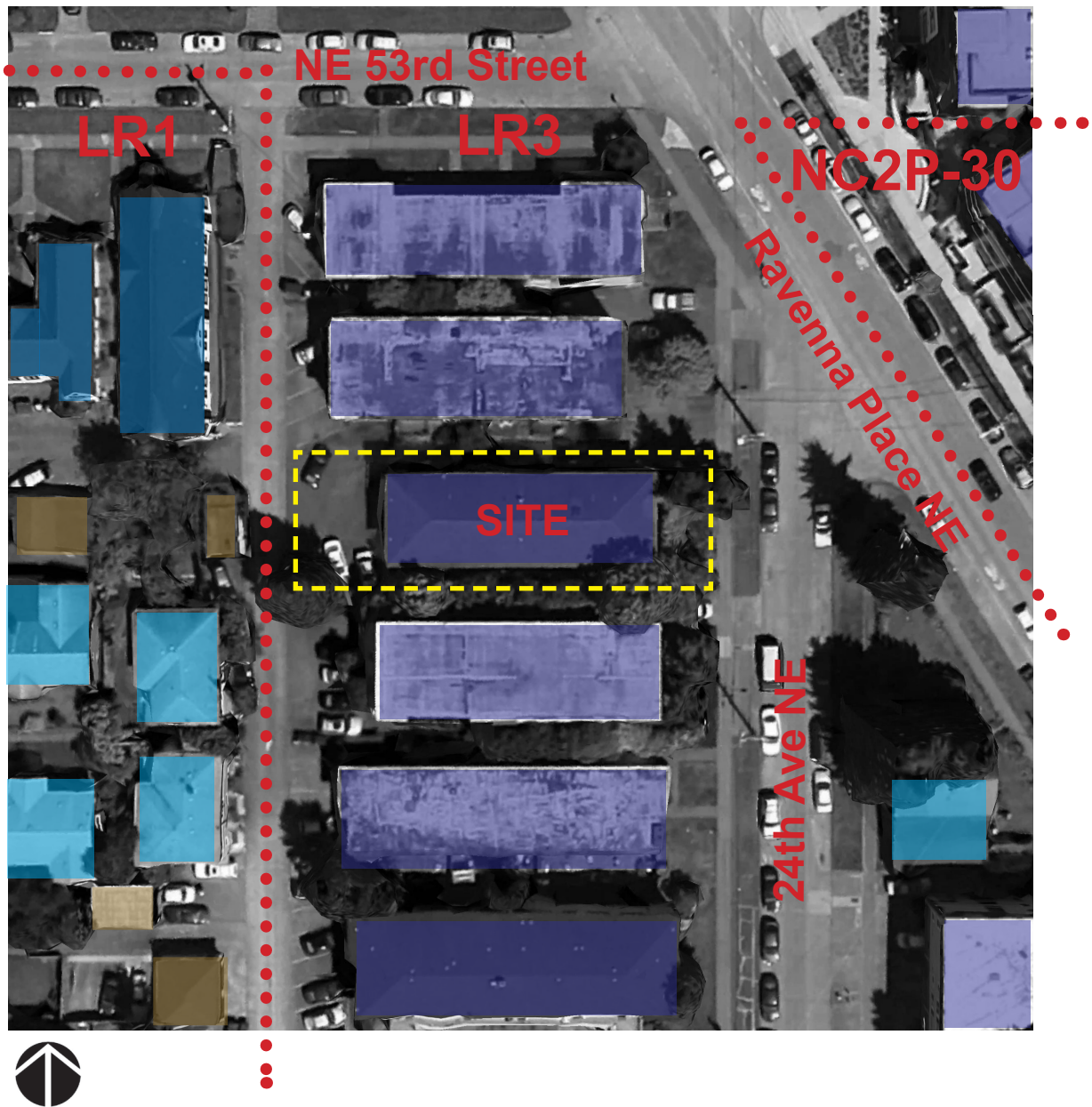
25th Avenue NE. Major arterial and public transportation route.



Building Use Key

- Commercial
- Office
- Office Over Commercial
- Residential Over Commercial
- Residential Over Office
- Park
- All other buildings residential in use
(single family, multi-family, senior,
hotel, and student housing)

Section 5 Existing Site Conditions



- Building Use Key**
- Residential: single-family
 - Residential: side-by-side single story and townhouse-type apartments.
 - Residential: multi-family 2 and 3 story apartments
 - Garages

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surrounds as a starting point for project design.

The site is flat. Two blocks to the north is Ravenna Park and ravine. One block to the west is a steep hillside with a stair climb. The creek that flows through Ravenna Park flows under Ravenna Place NE; just a few hundred feet from the site. The areas immediately adjacent to the site, with the park to the north and hillside to the west, along with built elements such as 25th Ave NE to the east and the Burke Gilman trail to the south create a bit of a flat low lands pocket area consisting of approximately 4-6 odd-shaped blocks. The uses in this pocket area are almost exclusively residential but the surrounding uses are varied.

The most significant starting point that acknowledges natural systems is to NOT build above the existing structure. This allows for continued light and air at the center-sides of the site.

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristic and patterns of the streets, block faces, and open spaces in the surrounding area.

Based upon 1) the zoning (height and density in particular) 2) the more recent Merrill Gardens and Corydon Apartment buildings, and 3) Senior housing development along the Burke Gilman, it appears that the desired urban pattern and form is to 1) emphasize Ravenna Place NE as a pedestrian and vehicular way, 2) increase the density on Ravenna Place NE and 24th Ave NE, and 3) encourage strong edge conditions thus protecting or buffering the pocket neighborhood beyond from the more

busy 24th and 25th Avenues NE.

In addition to the reinforced edge conditions described above, the mass and scaling of the existing and new structures is such that site lines and resident access between the site structures and adjacent site structures allow for views into and/or thru the center of the lots.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

The neighborhood is varied in character. Aside from Merrill Gardens, the Corydon, and the senior housing along the Burke Gilman to the south, there has been no major development within an approximate two block radius of the site for almost 40 years. The zoning has changed since the older development and now allows increased height and density.

The project is responsive to two motivations. One is to encourage ground level through-site sight lines as mentioned in CS2. The other is to propose a form and material pallet that intentionally is simple and thus encourages an understated and background posture. This may not appear evident at first in comparison to the older development.

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

Though thru-block paths and circulation are technically private. Even so, there are several visual thru connection precedents throughout the entire pocket neighborhood. As mentioned in CS2 and CS3, the proposal maintains this condition as well as provides spatial relief and sunlight at the side-center areas between the

site buildings and the buildings to the north and south.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The proposal includes large, recessed, covered, and accessible-to-the-residents areas at the street and alley fronts. This is intended to communicate a major entry portal and provide covered/protected area for bicycles and mailboxes. These covered portals are directly adjacent to the alley and sidewalk.

PL3 Street-Level Interaction

Encourage human activity and interaction at street level.

See PL2.

In addition to visual connectivity and resident connectivity through the site, the proposal creates a major entry portal with common mail area and common bike storage (open air). The result is street-level connectivity to the most resident-public functions of the apartments. This encourages interaction.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

Resident-public uses such as mailboxes and bike storage are visible, open air, and part of the major entry portals at the street and alley. They are also an integral part of the south entry access path for all the units (except for the one east ground floor unit that faces the street) The east ground floor unit has its own entrance off the 24th Ave NE sidewalk.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

The proposal is very aware of a motivation to be unified and understated versus comprised of many parts and pieces, and visually busy. The proposal considers the usefulness and life of the existing building. It positions additions that maintain open space, light and air at the side-center portions. This minimizes shadows on the side-center linear pathway and amenity area between the north and south buildings. Development is not proposed above the existing building.

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

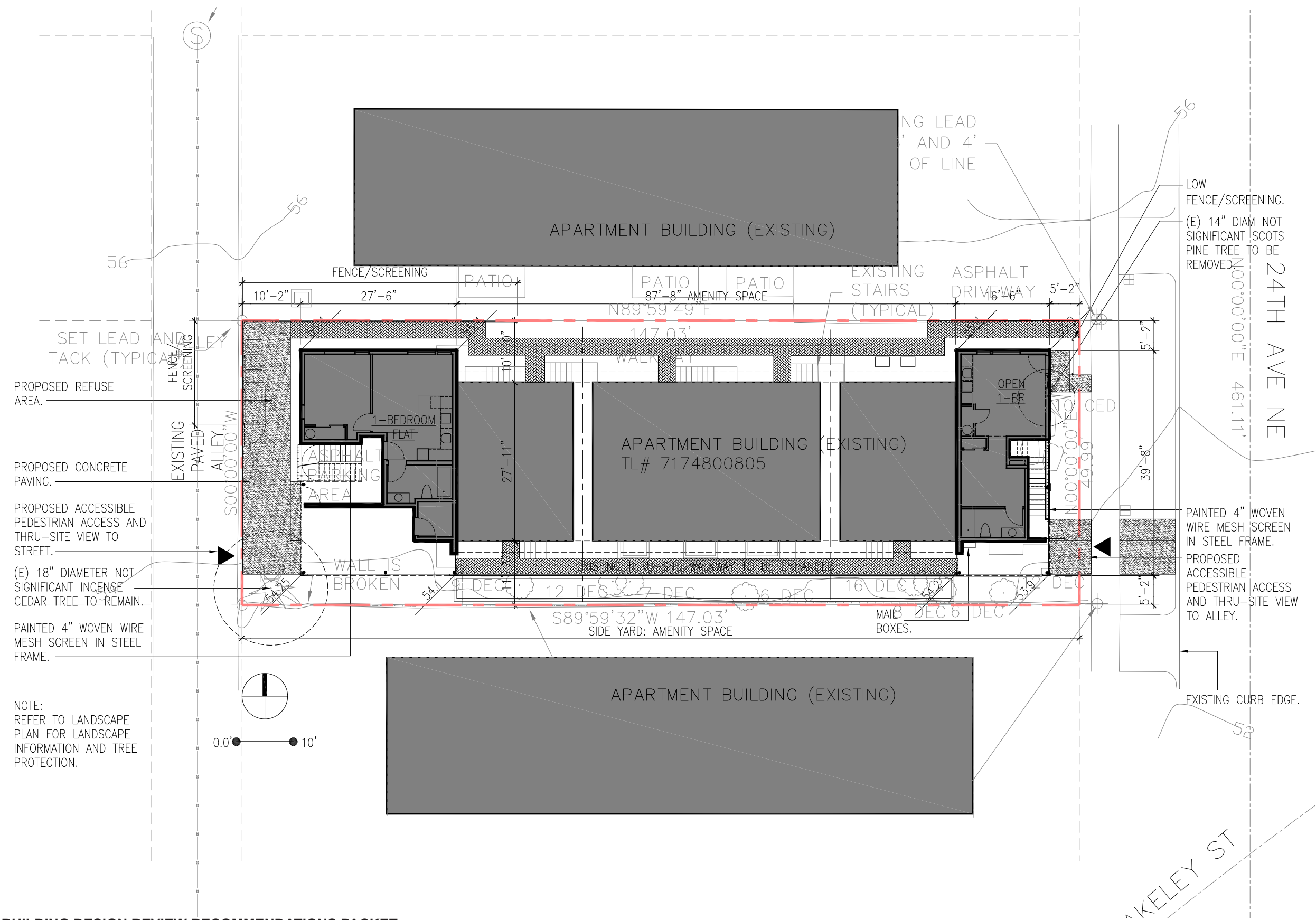
See DC2.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

See materials page 14.

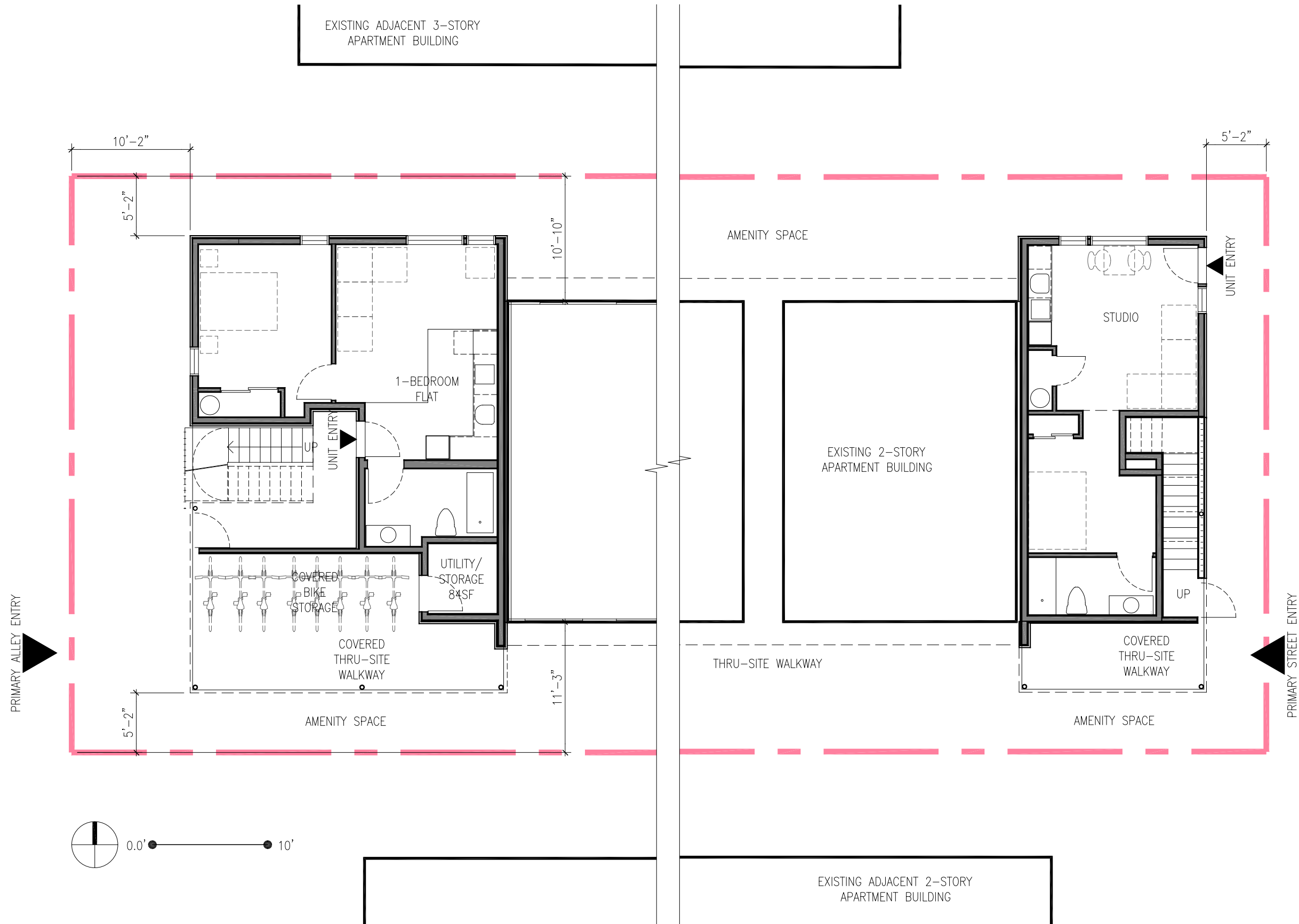
Section 7 Composite Site Plan



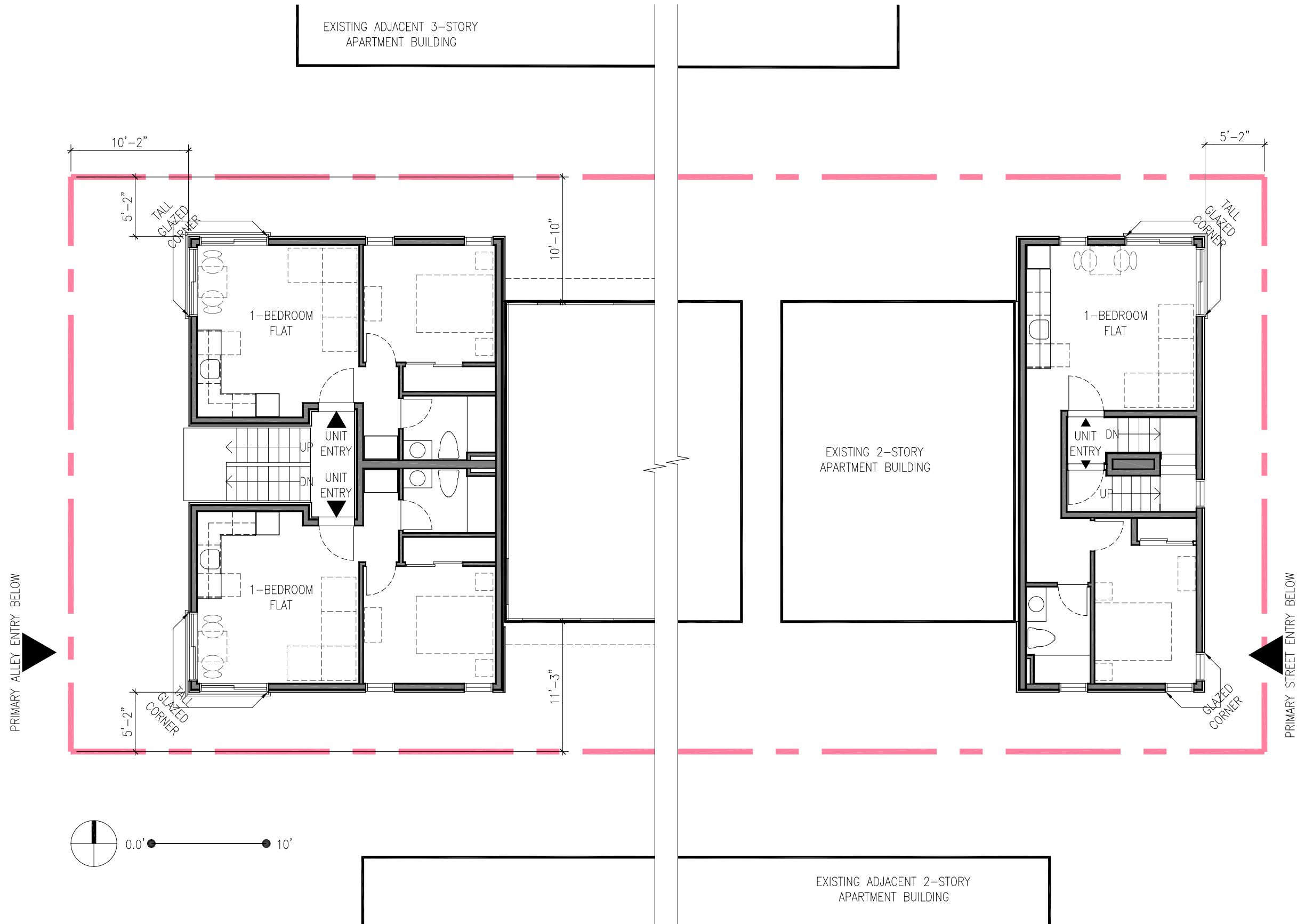
Section 8 Itemized Response to EDG

| ADR COMMENT # | DESCRIPTION | RESPONSE |
|---------------|---|--|
| 1 | SITE PLANNING AND PUBLIC REALM | |
| 1A | RETENTION OF EXISTING LARGE TREE IS IMPORTANT IN THE RAVENNA URBAN VILLAGE. A SPRUCE TREE IS LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AND IS NOTED TO REMAIN. MAINTAIN THIS TREE INCLUDE ALL REQUIRED TREE PROTECTION AREAS ON ALL SITE AND LANDSCAPE PLANS, AND INCORPORATE IT INTO THE PROJECT DESIGN AND CONNECT TO THE EXISTING TREE CANOPY AREA | THE TREE SHALL BE MAINTAINED AND PROTECTED. IT IS INCORPORATED INTO THE CONCEPT INsofar AS IT FALLS WITHIN THE REAR YARD AND IS ADJACENT TO THE OPEN GROUND FLOOR AREA. |
| 1B | THE CONSIDERATION OF DEPARTURE REQUESTS IS ENCOURAGED IN ORDER TO ALLOW RETENTION OF SIGNIFICANT EXISTING TREES. A PINE TREE IS LOCATED AT THE NORTHEAST PORTION OF THE SITE, NOT PROPOSED TO BE MAINTAINED. SUBMIT ADDITIONAL INFORMATION, INCLUDING SPECIES AND, GENUS, AND SIZE, SO DPD MAY VERIFY IF THIS TREE IS EXCEPTIONAL. IF THE TREE IS EXCEPTIONAL, MAINTAIN AND EMPLOY REQUIRED TREE PROTECTION TION MEASURES, IF IT IS NOT EXCEPTIONAL, REPLACE THE TREE WITH ANOTHER TREE OF APPROPRIATE SPECIFIES, 2.5 INCH CALIPER MINIMUM SIZE FOR DECIDUOUS TREES, OR MINIMUM SIZE OF 4-FEET HEIGHT FOR EVERGREEN TREES. INCLUDE ALL REQUIRED TREE PROTECTION TION AREAS ON ALL SITE AND LANDSCAPE PLANS, AND INCORPORATE IT INTO THE PROJECT DESIGN AND CONNECT TO THE EXISTING TREE CANOPY AREA | THE TREE IS NOT EXCEPTIONAL. |
| 1C | THE EXISTING CHARACTER ALONG 24TH AVE NE INCLUDES THAT OF A LARGE SETBACK AND PASS-THROUGH WALKWAYS TO SIDE ENTRIES. THE PROPOSAL INTERRUPTS THIS CHARACTER BY MOVING THE STRUCTURE CLOSER TO THE STREET. IN ORDER TO BETTER CONTRIBUTE TO THE CHARACTER AND PROPORTION OF SURROUNDING OPEN SPACE, PROVIDE AN ADEQUATE AMOUNT OF OPEN SPACE WITH LUSH LANDSCAPING ALONG 24TH AVE NE, WITH AREAS FOR PASSIVE OR ACTIVE RECREATION FOR RESIDENTS. | THE PROPOSAL RESPONDS TO ALLOWABLE SETBACK REQUIREMENTS. PER THE LANDSCAPE PLAN, THE FRONT YARD IS PROPOSED TO BE PLANTED. FURTHERMORE, THE PARKING STRIP, CURRENTLY PAVED, IS PROPOSED TO BE PLANTED WITH, AMONG OTHER THINGS, STREET TREES. THE NET RESULT IS MORE LUSH PLANTING FROM CURB TO FACE OF BUILDING. ADDITIONALLY, APPROXIMATELY 2/5 OF THE GROUND FLOOR SPACE OF THE EAST ADDITION IS OPEN AND COVERED SPACE AVAILABLE TO THE OCCUPANTS. |
| 1D | THE PACKET IDENTIFIES AN EXISTING NEIGHBORHOOD PATTERN OF LARGE FRONT SETBACKS AND THE APPEARANCE OF SIDE FACADES FACING THE STREET. THE PROJECT PROPOSES MASSING AND SETBACKS THAT ARE NOT CONSISTENT WITH THE TREND. AN APPROPRIATE COMPLEMENT SHOULD BE EMPLOYED TO RESPOND TO EXISTING AND ANTICIPATED CONDITIONS. MODIFY THE MASSING AND SETBACK AND 24TH AVE NE TO ALLOW FOR SHARED GROUND LEVEL OPEN SPACE, LUSH LANDSCAPING, TREES (THE EXISTING TREE OR REPLACEMENT, SEE ITEM 1.B. ABOVE), AND TO REDUCE SHADOW IMPACTS ON ADJACENT DEVELOPMENT. COMPATIBILITY CAN BE ACHIEVED THROUGH BUILDING ARTICULATION, SCALE AND PROPORTION, ROOF FORMS, DETAILING, FENESTRATION, AND/OR THE USE OF COMPLEMENTARY MATERIALS. | THE SETBACKS RESPOND TO ALLOWABLE REQUIREMENTS. THOUGH THE MASSING IS DIFFERENT THAN THE OLDER EXISTING DEVELOPMENT, IT DOES FOLLOW AN ANTICIPATED TREND BASED UPON CURRENT CODE. AS MITIGATING MEASURES TO OFFSET THIS INTERIM MASSING CONDITION, THE FOLLOWING TECHNIQUES WERE EMPLOYED. 1) AT THE LIVING (VERSUS SLEEPING) SPACES OF THE UNITS, TALL SLIDING DOORS ARE PLACED ON THE TWO ADJACENT WALLS AND JUSTIFIED TO THE CORNERS WITH CORNER JULIET BALCONIES ON THE EXTERIOR. THE RESULT IS TRANSPARENCY AND LIGHTENING OF THE MASSING AT THE CORNERS VERSUS SINGULARLY "PUNCHED" OPENINGS IN AN OTHERWISE SOLID MASS. 2) THOUGH RELATIVE HEIGHT WAS NOT SPECIFICALLY MENTIONED, THE PRIMARY ORIENTATION OF THE PROPOSED SIDING IS HORIZONTAL THUS DE-EMPHASIZING HEIGHT. FURTHER, THE SCALE OF THE PROPOSED SIDING IS THAT OF A SMALLER RESIDENTIAL SCALED BOARD VERSUS A LARGE SIZED PANEL. AS MENTIONED ABOVE, THE PROPOSED GROUND FLOOR CONSISTS OF OF SHARED (BY OCCUPANTS) OPEN SPACE. THE FRONT YARD AND PARKING STRIPS ARE TO BE LANDSCAPED WITH A VARIETY OF PLANTING OF DIFFERENT HEIGHTS. STREET TREES ARE PROPOSED IN THE PARKING STRIP. |
| 1E | THE PROPOSAL REMOVES LANDSCAPING WITHIN THE FRONT SETBACK. IT IS NOT CLEAR HOW THE PROPOSED FRONT SETBACK WILL BE TREATED. FURTHERMORE, THE EXISTING SITE MAY BE NONCONFORMING RELATIVE TO THE REQUIRED GREEN FACTOR. INCLUDE DETAILED LANDSCAPE PLAN INCLUDING THE REQUIRED CALCULATIONS DEMONSTRATING THE EXTENT OF THE NON CONFORMANCE, AND CONFIRM THAT THE PROPOSED ADDITION WILL NOT MAKE THE SITE MORE NON-CONFORMING (IN TERMS OF GREEN FACTOR). ADDITIONAL DESIGN REVIEW DEPARTURES WILL BE REQUIRED IF THE SITE'S NON-CONFORMANCE IS INCREASED. | A LANDSCAPE PLAN IS PROVIDED. THE PROJECT PROPOSES MEETING THE GREEN FACTOR REQUIREMENTS. |
| 1F | ON-SITE WALKWAYS SHOULD BE CONNECTED WITH EXISTING PUBLIC INFRASTRUCTURE, THEREBY SUPPORTING PEDESTRIAN CONNECTIONS WITHIN AND OUTSIDE THE PROJECT. ENSURE WALKWAYS ARE CLEAR AND IDENTIFIABLE AND WELL LIT. INCLUDE INFORMATION DESCRIBING PAVING MATERIAL, LIGHTING SIGNAGE, AND/OR OTHER WAYFINDING METHODS. | THE PRIMARY ENTRY/WALKWAY IS TO THE SOUTH. THE ARCHITECTURAL SITE PLAN, ARCHITECTURAL LIGHT PLAN, AND LANDSCAPE PLAN DESCRIBE THE PROPOSED PAVING MATERIALS, LIGHTING, AND WAYFINDING (SIGNAGE AND MAILBOX LOCATION). SINCE THE ADR SUBMITTAL, A SECONDARY THROUGHWAY HAS BEEN ADDED ON THE NORTH SIDE OF THE BUILDING. |
| 1G | THE EXISTING SOLID WASTE/RECYCLE AREA IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE, UNDER THE SPRUCE TREE. IT IS NOT CLEAR WHERE THE SOLID WASTE/RECYCLING AREA IS PROPOSED TO BE LOCATED. INCLUDE INFORMATION DESCRIBING THIS AREA, ENSURING IT IS NOT WITH THE TREE PROTECTION AREA OF THE SPRUCE TREE, AND THAT IT IS SCREENED AND INCORPORATED INTO THE STRUCTURE'S ARCHITECTURAL CONCEPT. ENSURE THE SCREENING AND LOCATION REDUCES POSSIBLE IMPACTS OF THESE FACILITIES ON BUILDING AESTHETICS AND PEDESTRIAN CIRCULATION | THE SOLID WASTE AREA HAS BEEN MOVED TO THE NORTHWEST CORNER OF THE SITE. |
| 1H | PROVIDE DETAILS ON THE USE OF LIGHTING, SIGNAGE, PAVERS, AND LANDSCAPING TO FRAME AND GUIDE PEDESTRIANS FROM THE STREET TO INDIVIDUAL UNITS AND SHARED ENTRIES. | SEE RESPONSE TO 1F ABOVE. |
| 1I | THE PACKET STATES THAT BICYCLE PARKING IS INTENDED TO BE LOCATED AT THE ENTRY PORTALS ALONG THE STREET AND ALLEY. PROVIDE INFORMATION DESCRIBING THE BICYCLE PARKING AREA, AND ENSURE THEY ARE INCORPORATED INTO THE ARCHITECTURAL CONCEPT. BIKE RACKS AND STORAGE SHOULD BE LOCATED TO MAXIMIZE CONVENIENCE, SECURITY, AND SAFETY. | MORE INFORMATION HAS BEEN PROVIDED ON THE PLANS AND ELEVATIONS. THE BIKE STORAGE AREAS ARE PART OF THE SOUTH COVERED THRU-SITE WALKWAY - A SIGNIFICANT PART OF THE ARCHITECTURAL CONCEPT. |
| 1J | THE SITE IS LOCATED WITHIN THE UNIVERSITY DISTRICT NEIGHBORHOOD DESIGN GUIDELINES AREA, AND THE DESIGN AND SITING OF BUILDINGS IS CRITICAL TO MAINTAINING STABILITY AND LOW RISE CHARACTER. | THE PROPOSAL ATTEMPTS TO MITIGATE THE EFFECTS OF REALIZING NEW SIGNIFICANT DENSITY IN COMPARISON TO FORMER AND OLDER DEVELOPMENT STANDARDS BY ADDRESSING THE NEIGHBORHOOD GUIDELINES. |
| 1K | THE SPATIAL INTEGRATION OF NEIGHBORING STRUCTURES IS PARTICULARLY IMPORTANT IN THE UNIVERSITY COMMUNITY. BUILDING ENTRANCES AND SITE PLAN SHOULD ENCOURAGE BETTER PEDESTRIAN CIRCULATION. MAINTAIN THE MID-BLOCK PEDESTRIAN PASSAGEWAY FROM 24TH AVE NW TO THE ALLEY | THE EXISTING LANDSCAPE ON THIS PORTION OF THE STREET IS LIMITED, MONOCHROMATIC AND OUTDATED. FURTHERMORE THE SUBJECT SITE'S FRONT YARD CONSISTS MOSTLY OF WHITE STONE GROUND COVER; NOT PLANTING. THE PROPOSED LANDSCAPE DESIGN WILL INCREASE VARIETY, COLOR, INTEREST, AND HEIGHT OF PLANTING. THE PROPOSED LANDSCAPE DESIGN MAY CREATE A NEW PRECEDENT OF SIGNIFICANT VEGETATION ALONG THIS PORTION OF 24TH AVE NE. |
| 1L | THE ARCHITECTURAL TREATMENT SHOULD RESPOND TO THE EXISTING SIGNIFICANT VEGETATION ALONG 24TH AVE NE | SEE RESPONSE TO 1K ABOVE. |
| 1M | PROVIDING GROUND-LEVEL OPEN SPACE IS AN IMPORTANT PUBLIC OBJECTIVE AND WILL IMPROVE THE QUALITY OF THE RESIDENTIAL ENVIRONMENT. PROVIDE GROUND-LEVEL OPEN SPACE THAT REINFORCES A POSITIVE STREET SCAPE, ADHERES TO COMMON SETBACK DIMENSIONS OF NEIGHBORING PROPERTIES, AND PROVIDES A TRANSITION BETWEEN PUBLIC AND PRIVATE REALMS. | SEE RESPONSE TO 1C ABOVE. GROUND LEVEL OPEN SPACE IS PROPOSED. THE DEPTH OF THIS SPACE RESPONDS DIRECTLY TO THE SETBACKS OF THE SOUTHERLY NEIGHBORING PROPERTY. THE PRIMARY INTENT FOR THIS SPACE IS TO PROVIDE A TRANSITION BETWEEN PUBLIC AND PRIVATE REALMS. IN EFFECT THE GROUND FLOOR OPEN SPACES ACT AS THE BUILDING THRESHOLD AND FOYER. |
| 1N | AVOID FRONT YARD FENCES OVER FOUR-FEET IN HEIGHT THAT REDUCE VISUAL ACCESS AND SECURITY. | FENCES OVER FOUR FEET AND THAT REDUCE VISUAL ACCESS AND SECURITY ARE NOT PROPOSED. |
| 2 | DESIGN CONCEPT | |
| 2A | WITHIN THE RAVENNA URBAN VILLAGE, THE ARCHITECTURAL CONCEPT SHALL EMPHASIZE PEDESTRIAN ORIENTATION AND AVOID LARGE-SCALE, STANDARDIZED CHARACTERISTICS. ENSURE A MAIN ENTRY FACES THE STREET, CREATING A STRONG CONNECTION TO THE PUBLIC REALM | LARGE SCALE, STANDARDIZED CHARACTERISTICS ARE NOT BEING PROPOSED. REFER TO RENDERINGS AND EXTERIOR ELEVATIONS. THE MAIN ENTRY CONSISTS OF THE LARGE COVERED EXTERIOR PORTAL WHICH FACES THE STREET. IT IS FULLY INCORPORATED INTO THE ARCHITECTURAL CONCEPT AND RECOGNIZABLE BY WAY OF THE LARGE COVERED OPEN SPACE. IN ADDITION, THE ENTRY TO THE EAST ADDITION UNITS FACE THE STREET AND IS FULLY ACCESSIBLE FROM THE STREET. THE OPEN ONE BEDROOM UNIT ON THE GROUND FLOOR HAS ITS OWN ENTRANCE WITH COVER AND STOOP |
| 2B | LOCATE OVERHEAD WEATHER PROTECTION AT ALL ENTRIES TO THE STRUCTURE, BOTH EXISTING AND PROPOSED. WEATHER PROTECTION SHALL BE INTEGRATED INTO THE DESIGN OF THE STRUCTURE AS A WHOLE. | ALL ENTRIES, EXISTING AND PROPOSED, ARE COVERED. |
| 2C | THE EXISTING STRUCTURE PROVIDES SHARED ENTRIES ON THE NORTH AND SOUTH FACADES. THE PREFERRED OPTION PROPOSES A RECESSED ENTRY AT 24TH AVE NE AND THE ALLEY. ENSURE THAT ALL ENTRIES ARE OBVIOUS AND IDENTIFIABLE WITH CLEAR SIGHT LINES TO THE STREET. | THE INTENT IS TO PROVIDE THE HIGHEST DEGREE OF THRU-SITE SIGHT LINES AT THE MAIN ENTRY AND SOUTHERN PASS THROUGH AS IS POSSIBLE IN BALANCE WITH LUSH LANDSCAPING AND BUILDING CODE REQUIREMENTS. THE BUILDING SHALL BE SIGNED AT THE SOUTH MAIN ENTRY. THE MAILBOXES WILL BE READILY VISIBLE. REFER TO THE ARCHITECTURAL SITE PLAN AND RENDERINGS. |
| 2D | THE STREET-FACING FACADE IS DESCRIBED IN THE PACKET AS "A FEATURE WALL IN RHYTHMIC FULL-BLOCK COMPOSITION...THERE WILL BE WINDOWS IN THE FEATURE WALL." ENSURE WINDOWS ARE INCLUDED IN THE STREET-FACING FACADE; AVOID A LARGE BLANK WALL | THE LARGE BLANK WALL AS SEEN IN THE PREVIOUS SUBMITTALS WAS NOT EXPRESSED AS INTENDED. REFER TO THE EXTERIOR RENDERINGS AND ELEVATIONS. |
| 2E | INCLUDE ON THE STREET FACING FACADE ELEMENTS THAT STRIVE TO CREATE INTEREST FOR THE PEDESTRIAN AND ENCOURAGE AN ACTIVE STREET LIFE. | SEE RESPONSE TO 1D, EXTERIOR RENDERINGS AND ELEVATIONS. |
| 2F | CLARIFY THE EXTERIOR BUILDING MATERIALS. ORCHESTRATE JOIN LINES AND MATERIAL TRANSITIONS TO GIVE THE BUILDING A CLEAN AND REFINED AESTHETIC. EXTERIOR MATERIALS TRANSITIONS SHOULD REFLECT THE ARTICULATION OF THE BUILDING AND REINFORCE THE ARCHITECTURAL CONCEPT. | SEE RESPONSE TO 1D, EXTERIOR RENDERINGS AND ELEVATIONS. |
| 2G | AS SHOWN THE MASSING APPEARS OUT OF SCALE AND PROPORTION WITH THE ADJACENT DEVELOPMENT. ARRANGE THE MASS AND BUILDING TAKING INTO CONSIDERATION THE CHARACTERISTICS OF THE SITE. USE SECONDARY ARCHITECTURAL ELEMENTS TO REDUCE THE PERCEIVED MASS, AND USE DESIGN ELEMENTS TO ACHIEVE A SUCCESSFUL FIT BETWEEN A BUILDING AND ITS NEIGHBORS. | SEE RESPONSE TO 1D, EXTERIOR RENDERINGS AND ELEVATIONS. |
| 2H | PROVIDE A FINE GRAINED ARCHITECTURAL CHARACTER. THE FINE GRAIN MAY BE ESTABLISHED BY USING BUILDING MODULATION, ARTICULATION AND/OR DETAILS WHICH MAY REFER TO THE MODULATION. ARTICULATION AND/DETAILS OF ADJACENT BUILDINGS. TO BETTER RELATE TO ANY ESTABLISHED ARCHITECTURAL CHARACTER | SEE RESPONSE TO 1D, EXTERIOR RENDERINGS AND ELEVATIONS. |

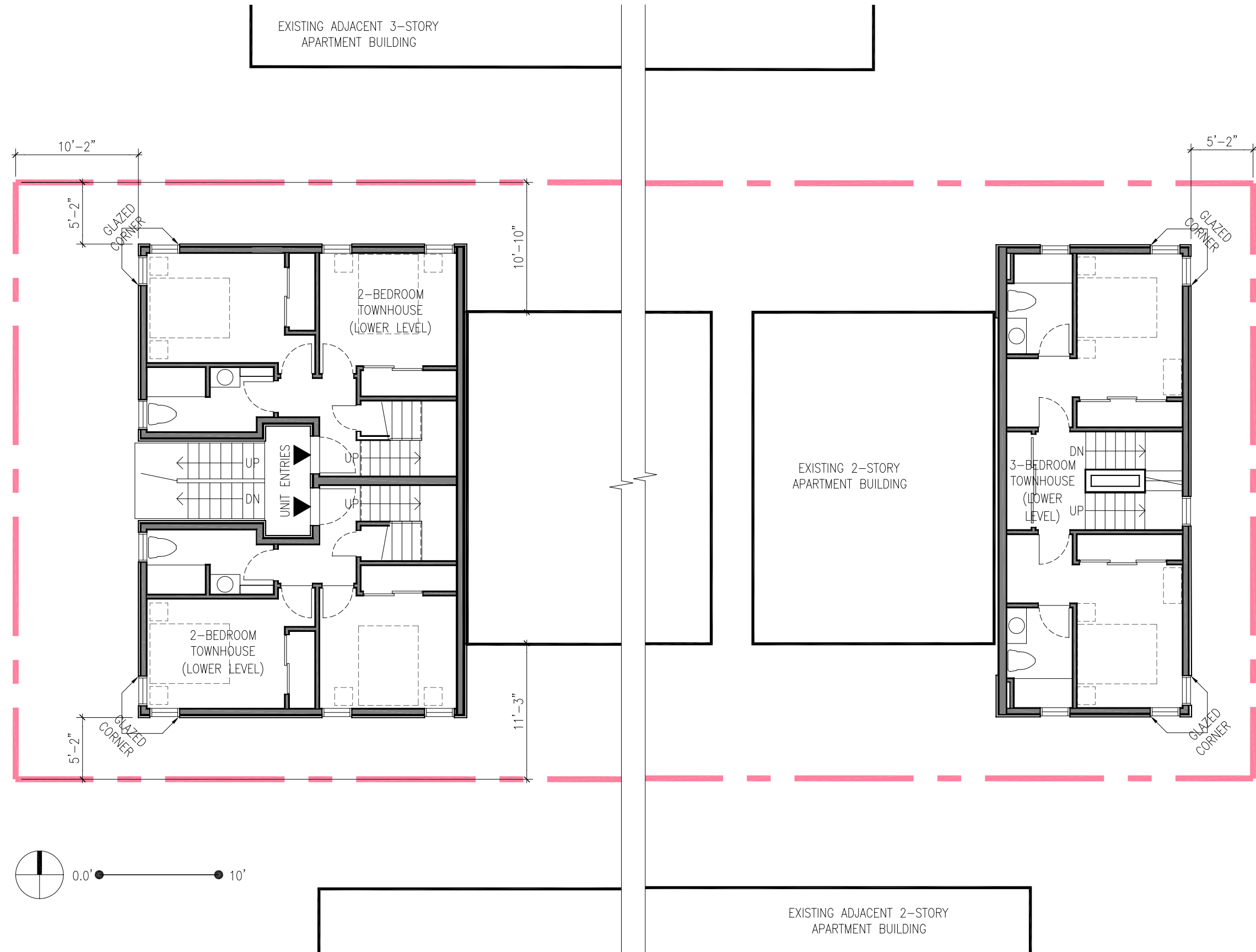
Section 9 Floor Plans: Ground Floor



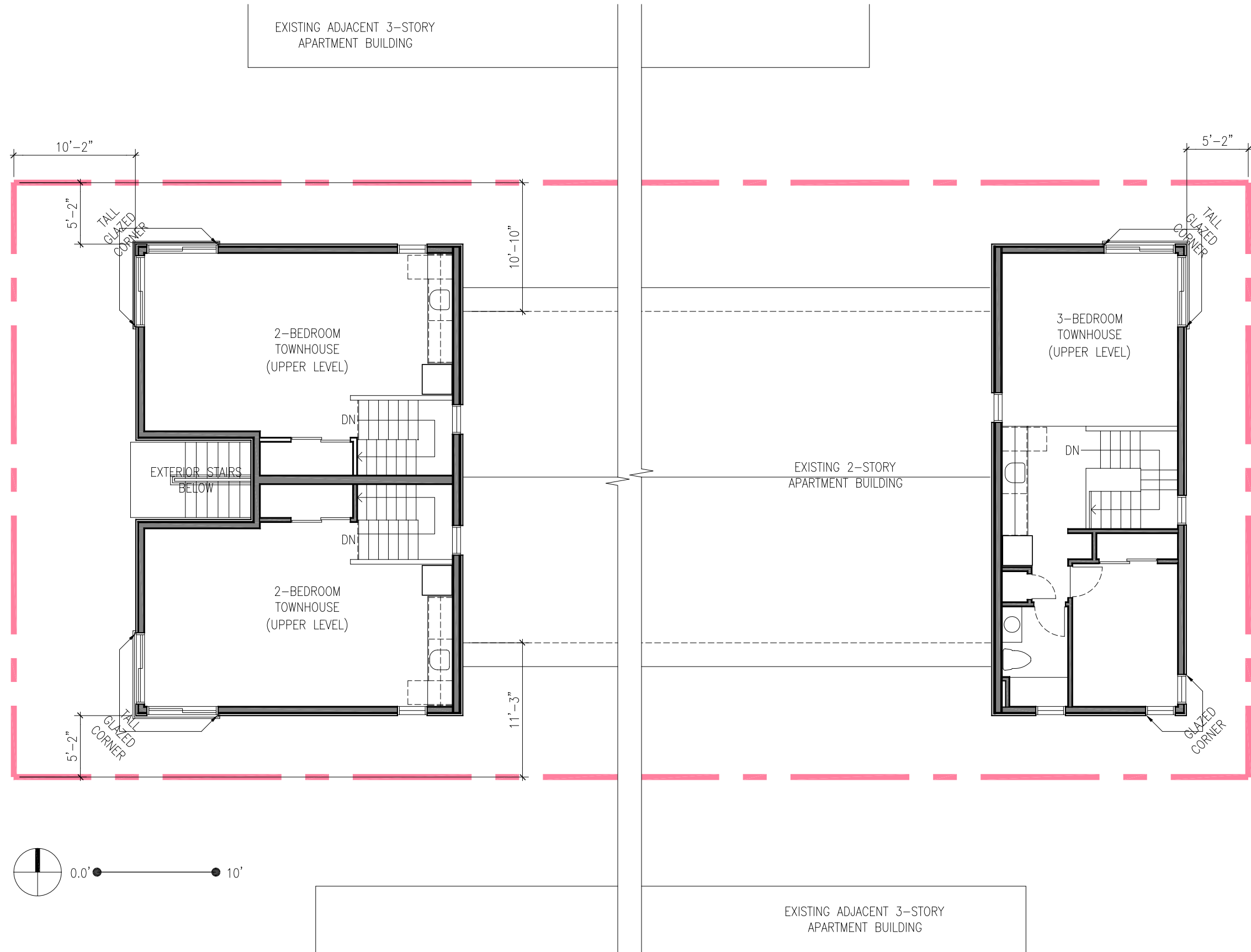
Section 9 Floor Plans: 2nd Floor



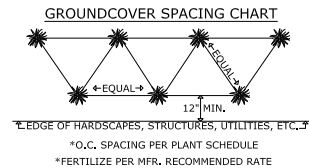
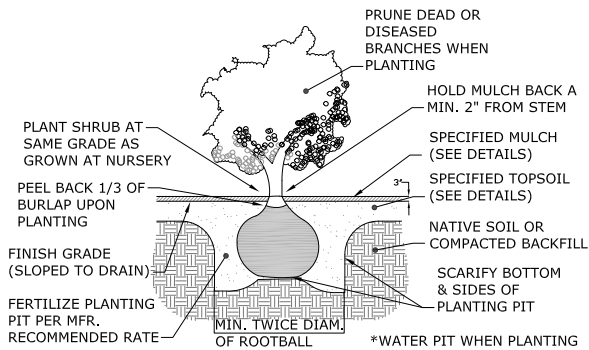
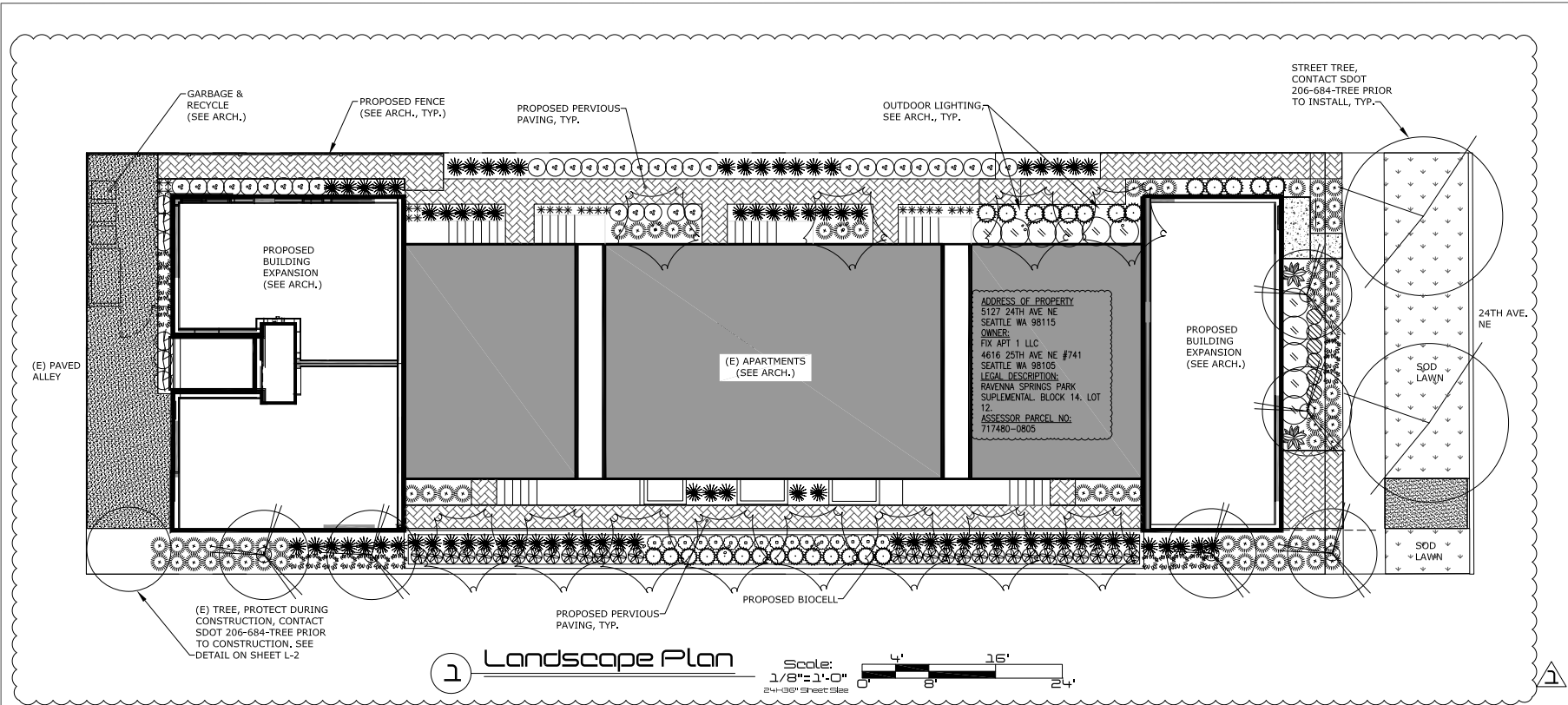
Section 9 Floor Plans: 3rd Floor



Section 9 Floor Plan: 4th Floor



Section 10 Composite Landscape / Hardscape Plan



2 Shrub Planting nts

| PLANT SCHEDULE | | | |
|---------------------------------|---|----------------------|----------|
| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
| TREES | | | |
| Acer circinatum | Vine Maple | 7-8' Ht. | B, DT |
| Liriodendron tulipifera | Tulip Tree | 1.5" Cal. | DT |
| Zelkova serrata 'Schmidtlow' | Wireless Zelkova (approved per Bill Ames 3/14/16) | 2" Cal. Min. | DT |
| SHRUBS & PERENNIALS | | | |
| Blechnum spicant | Deer Fern | 2 Gal. | B, DT |
| Cornus sericea 'Helselyi' | Helsely's Redtwig Dogwood | 2 Gal. | B, DT |
| Equisetum hyemale | Horehound | 1 Gal. | B, DT |
| Festuca glauca 'Elijah Blue' | Elijah Blue Fescue | 1 Gal. | DT |
| Ilex crenata 'Compacta' | Compact Japanese Holly | 5 Gal. | DT |
| Nandina domestica 'Moon Bay' | Moon Bay Heavenly Bamboo | 5 Gal. | DT |
| Nandina domestica 'Gulf Stream' | Gulf Stream Heavenly Bamboo | 2 Gal. | DT |
| Phormium 'Wings of Gold' | Wings of Gold NZ Flax | 5 Gal. | DT |
| Pieris japonica 'Little Heath' | Little Heath Pieris | 2 Gal. | DT |
| Polystichum munitum | Sword Fern | 1 Gal. | B, DT |
| Rhododendron 'Ramapo' | Ramapo Rhody | 5 Gal. | DT |
| Sarcococca rustifolia | Fragrant Sweet Box | 2 Gal. | DT |
| | | B= Biocell | |
| | | DT= Drought Tolerant | |

3 Plant Schedule nts

NOTES:
- PROVIDE ITEMS LISTED OR APPROVED EQUALS.
- IMPORT TOPSOIL AND AMENDMENT PER COS DETAIL #142 THIS SHEET.
- CONCRETE WALKS AND DRIVES TO BE INSTALLED PER COS STANDARD DETAIL #420.
- STREET AND OTHER TREES TO BE INSTALLED PER COS DETAIL #100a THIS SHEET.
- PROTECT ALL EXISTING TREES TO REMAIN PER COS STANDARD PLAN #132. CONTACT SDOT PRIOR TO CONSTRUCTION AT 206-684-TREE.
- ALL PLANT MATERIAL TO CONFORM TO THE LATEST ISSUE OF THE ANLA MANUAL FOR AMERICAN STANDARD OF NURSERY STOCK.

4 Soil Profile

True Scope Design
500 Yale Ave. N.
Seattle, WA 98109
truescopedesign.com

Landscape Plan
5127 24th Ave NE
Seattle, WA 98105

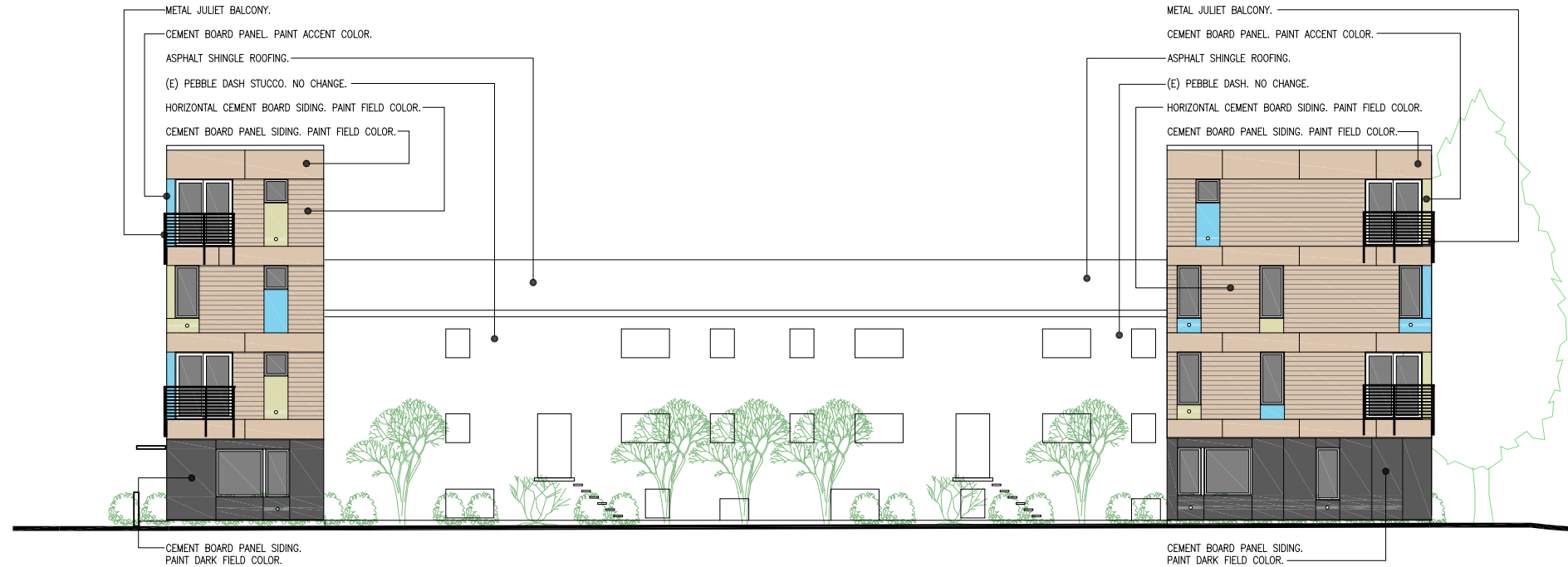
COS: 3.2.1.16
Checked by: MTL

Revisions:
Site Plan Changes 6/6/16

Scale: 1/8"=1'-0"

L-1.0

Section 11 Elevations



NORTH ELEVATION EAST ADDITION

NORTH ELEVATION WEST ADDITION



WEST (ALLEY) ELEVATION WEST ADDITION



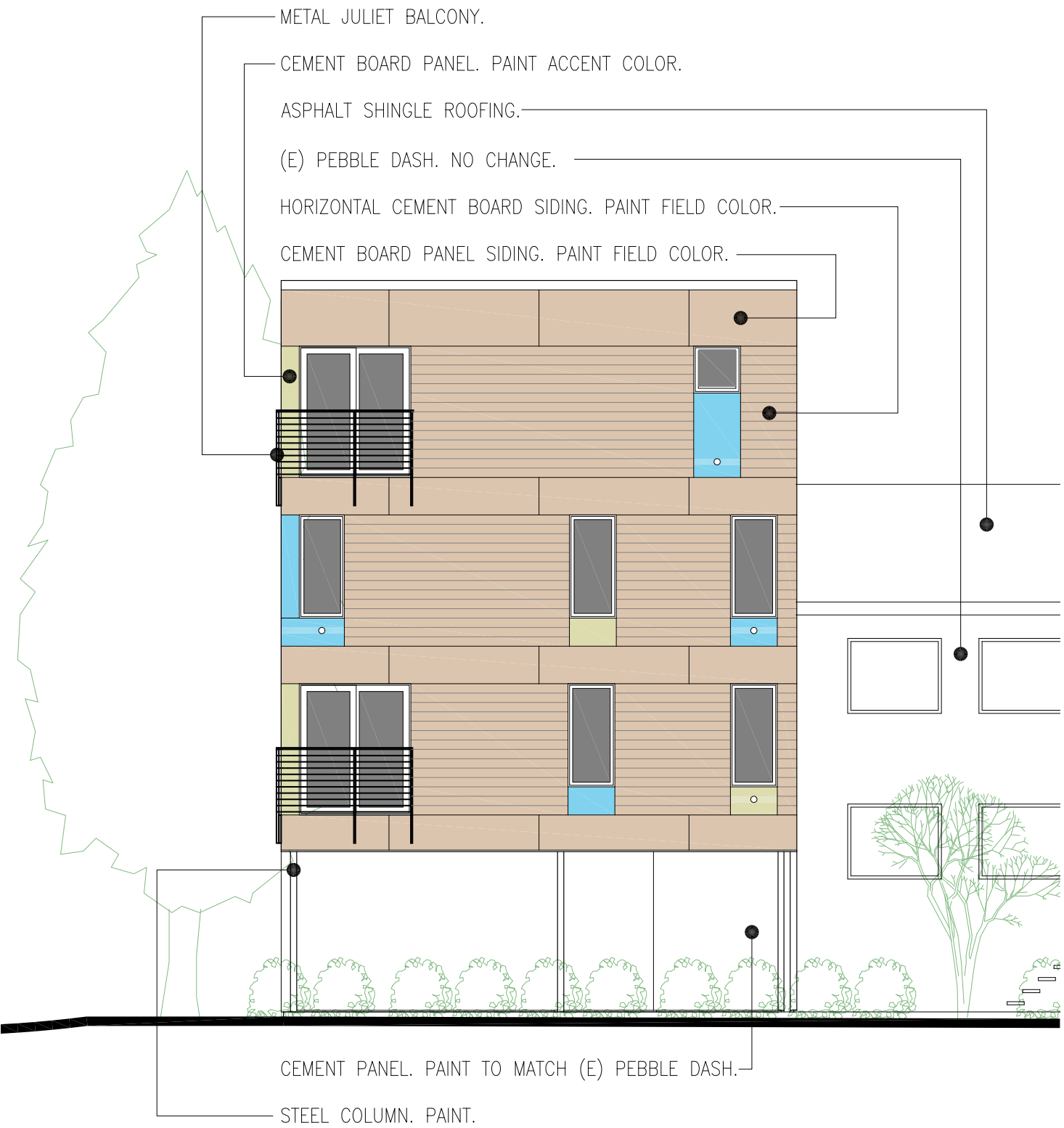
SOUTH ELEVATION WEST ADDITION

SOUTH ELEVATION EAST ADDITION

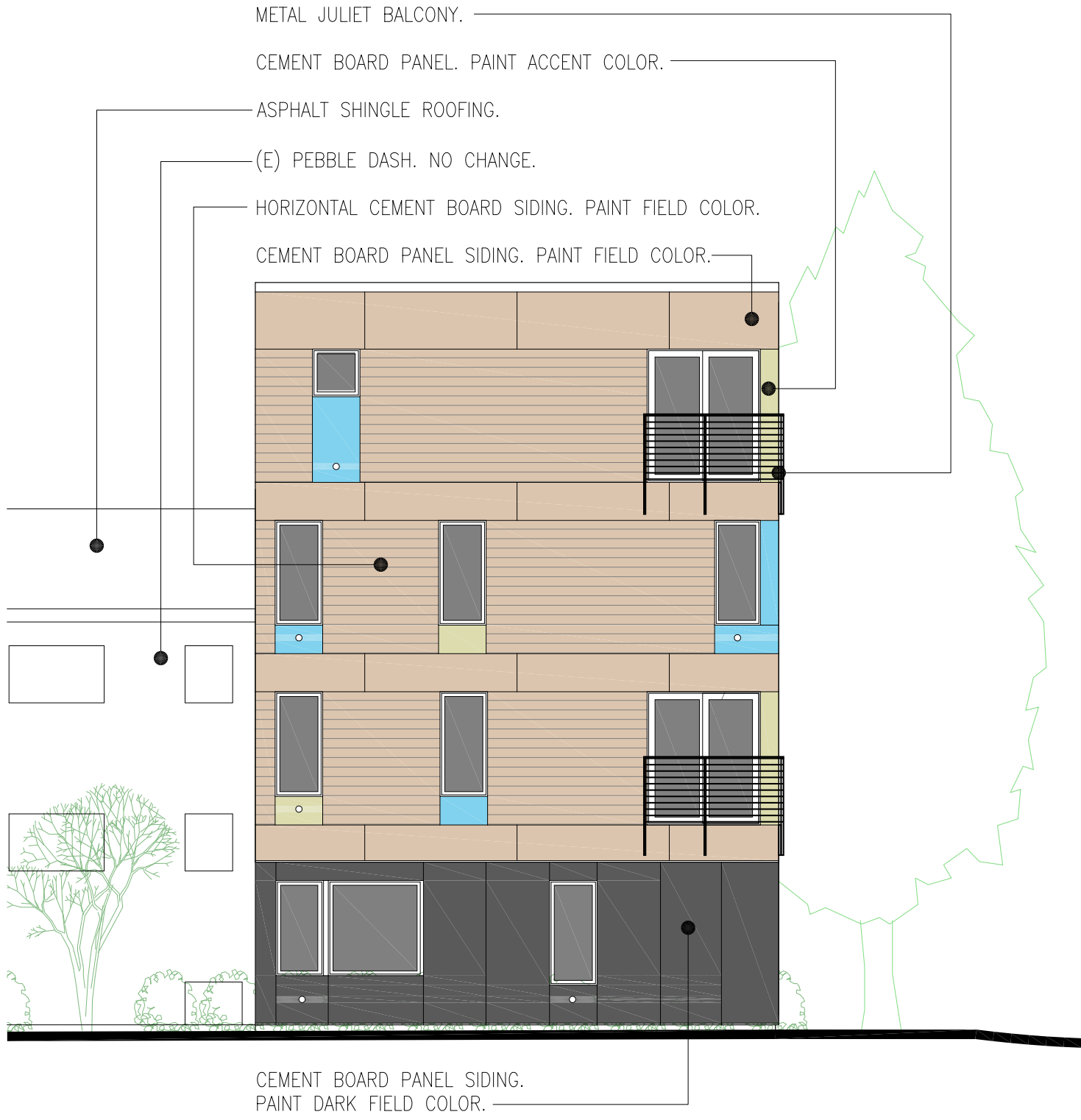
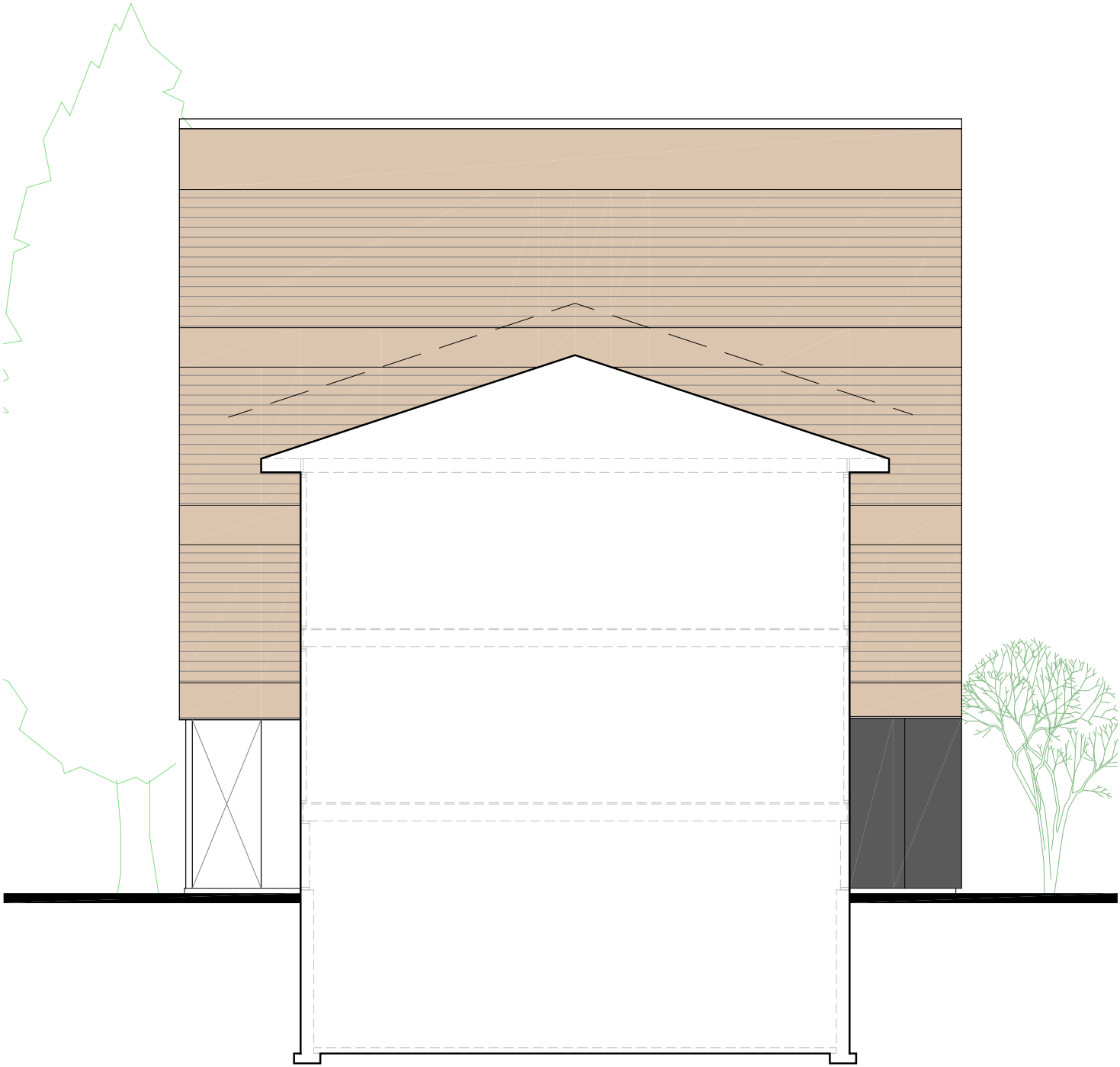


EAST (STREET) ELEVATION EAST ADDITION

Section 11 Elevations: West Addition - West and South



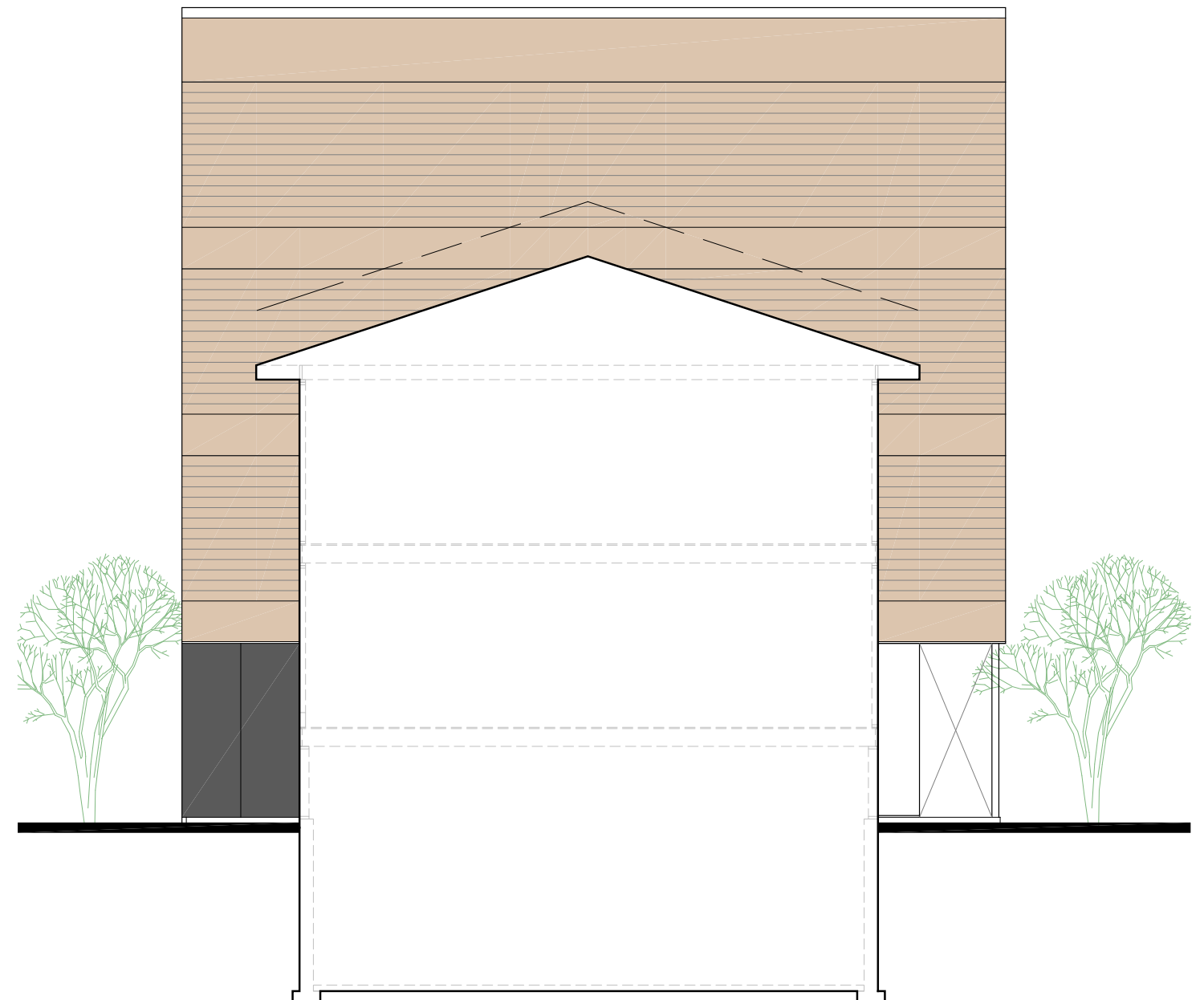
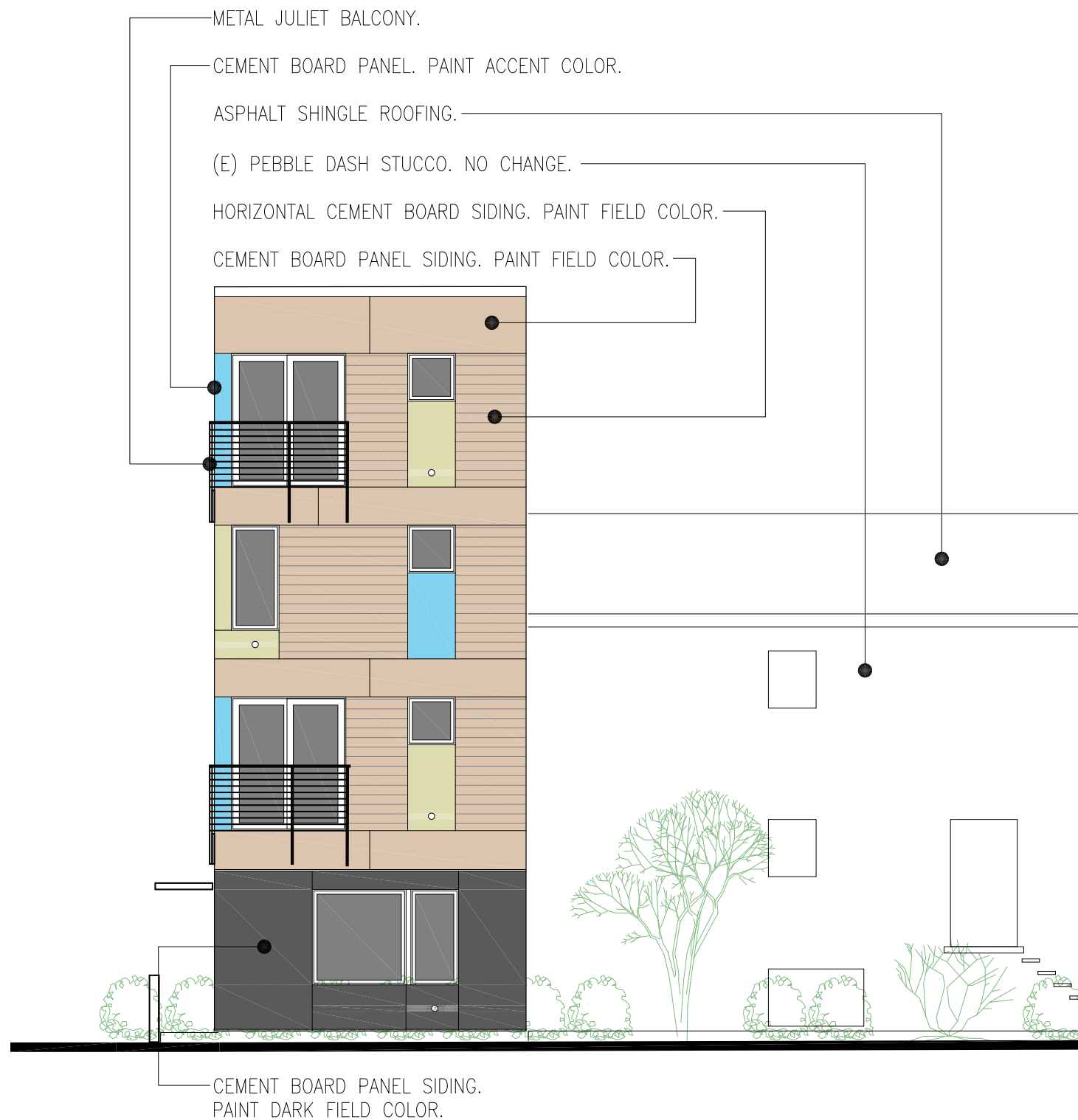
Section 11 Elevations: West Addition - East and North



Section 11 Elevations: East Addition - South & East



Section 11 Elevations: East Addition - North & West



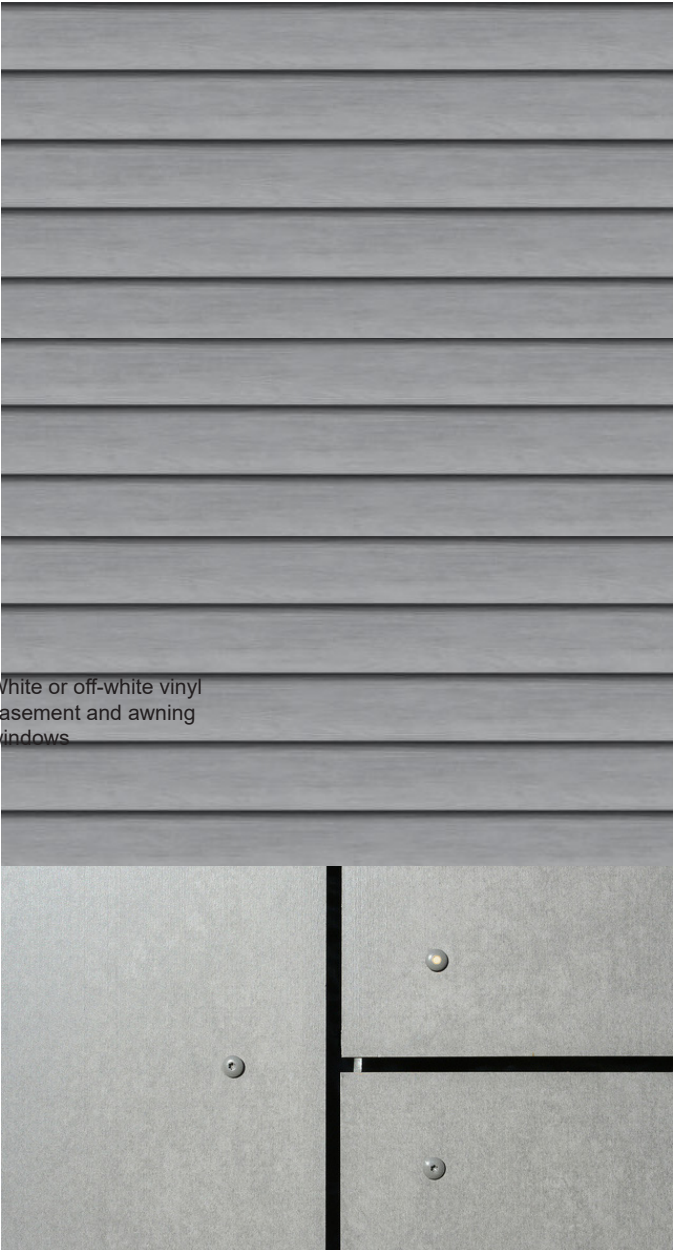
Section 12 Material and Color Pallet

Upper levels paint (intent is to select one color somewhere in this color family)



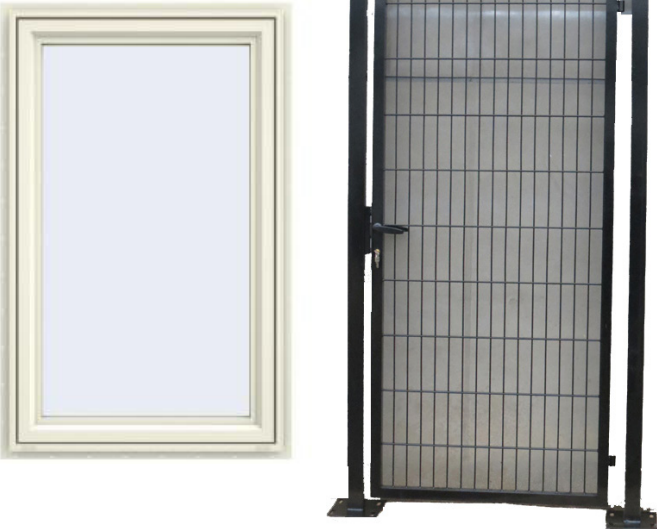
Accent paints.

Upper levels: Horizontal cement board siding (painted)



Woven wire screen.

White or off-white vinyl casement and awning windows



White or off-white vinyl casement and awning windows

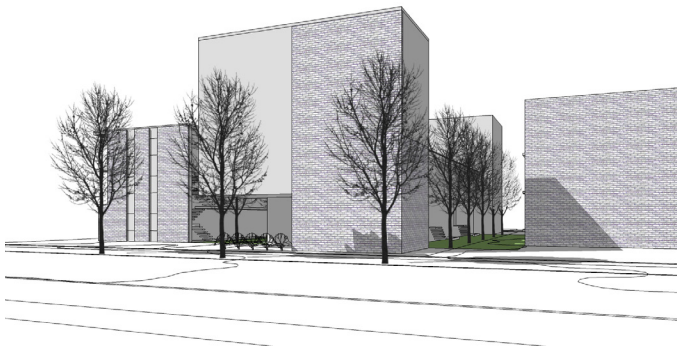
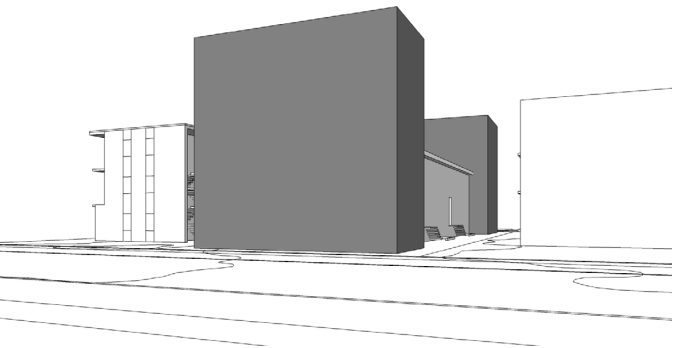
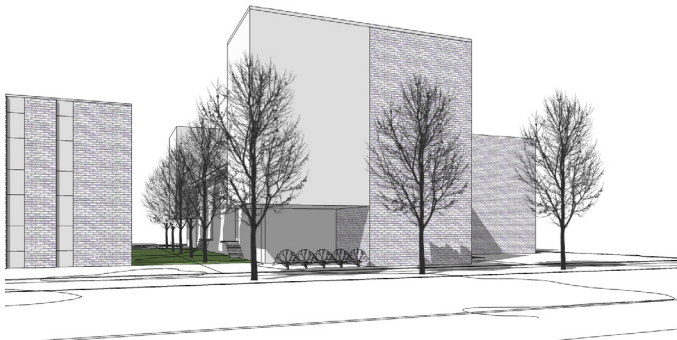
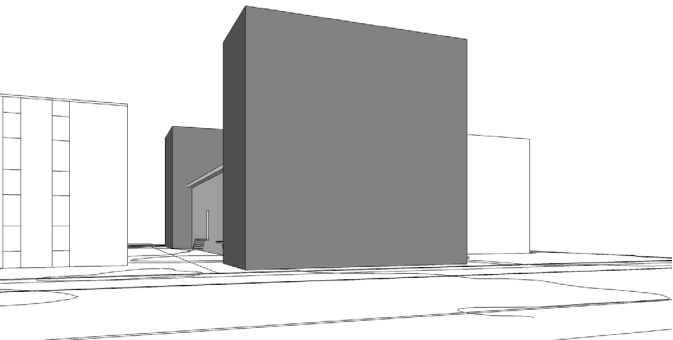
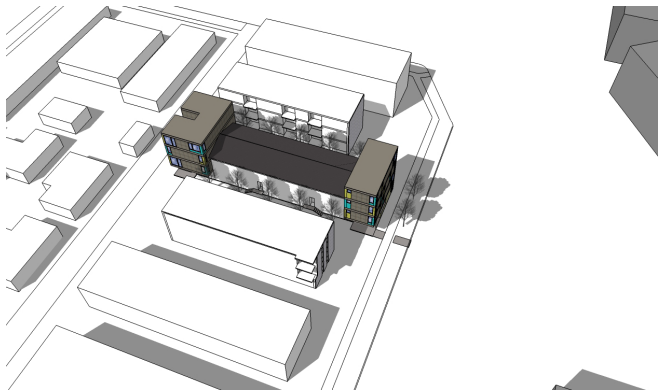
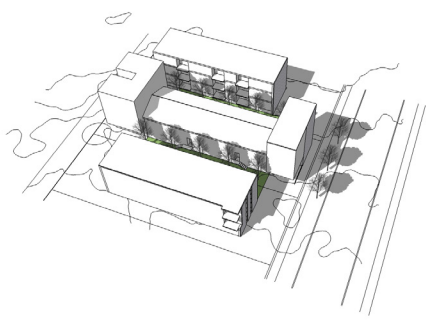
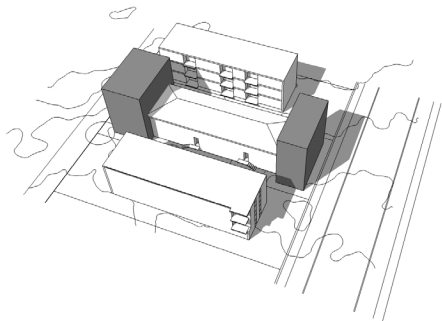
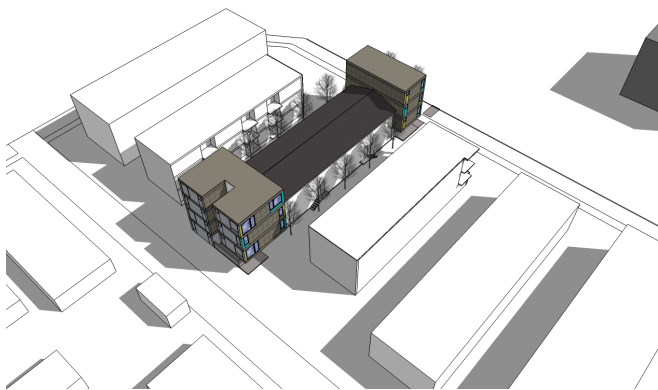
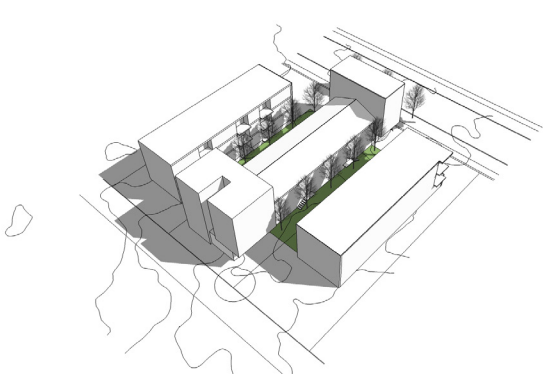
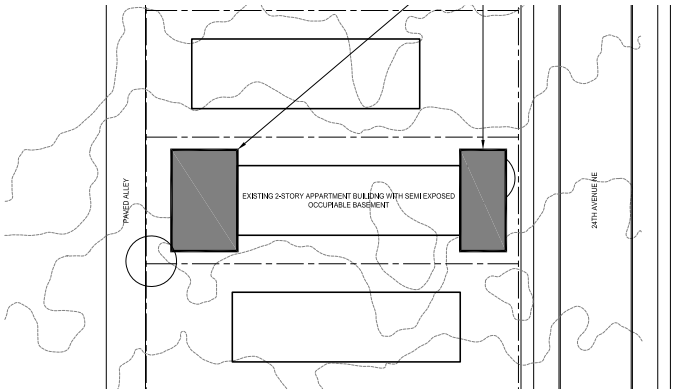


Ground floor level paint (intent is to select a warm medium gray)

Upper levels: Cement board panel siding (painted)

White or off-white vinyl sliding doors

Section 13 Renderings (design progression)



Section 13 Renderings (continued)



Looking northwest on 24th Ave NE



Looking west from across 24th Ave NE



Looking southwest from the intersection of 24th Ave NE and Ravenna Place NE

Note: Shadows shown at 10:30 am on the spring and fall equinox.



Looking west from across 24th Ave NE along south property line.
Shadows cast mid-morning on equinoxes.



Looking east from alley along south property line.
Shadows cast mid-morning on equinoxes.

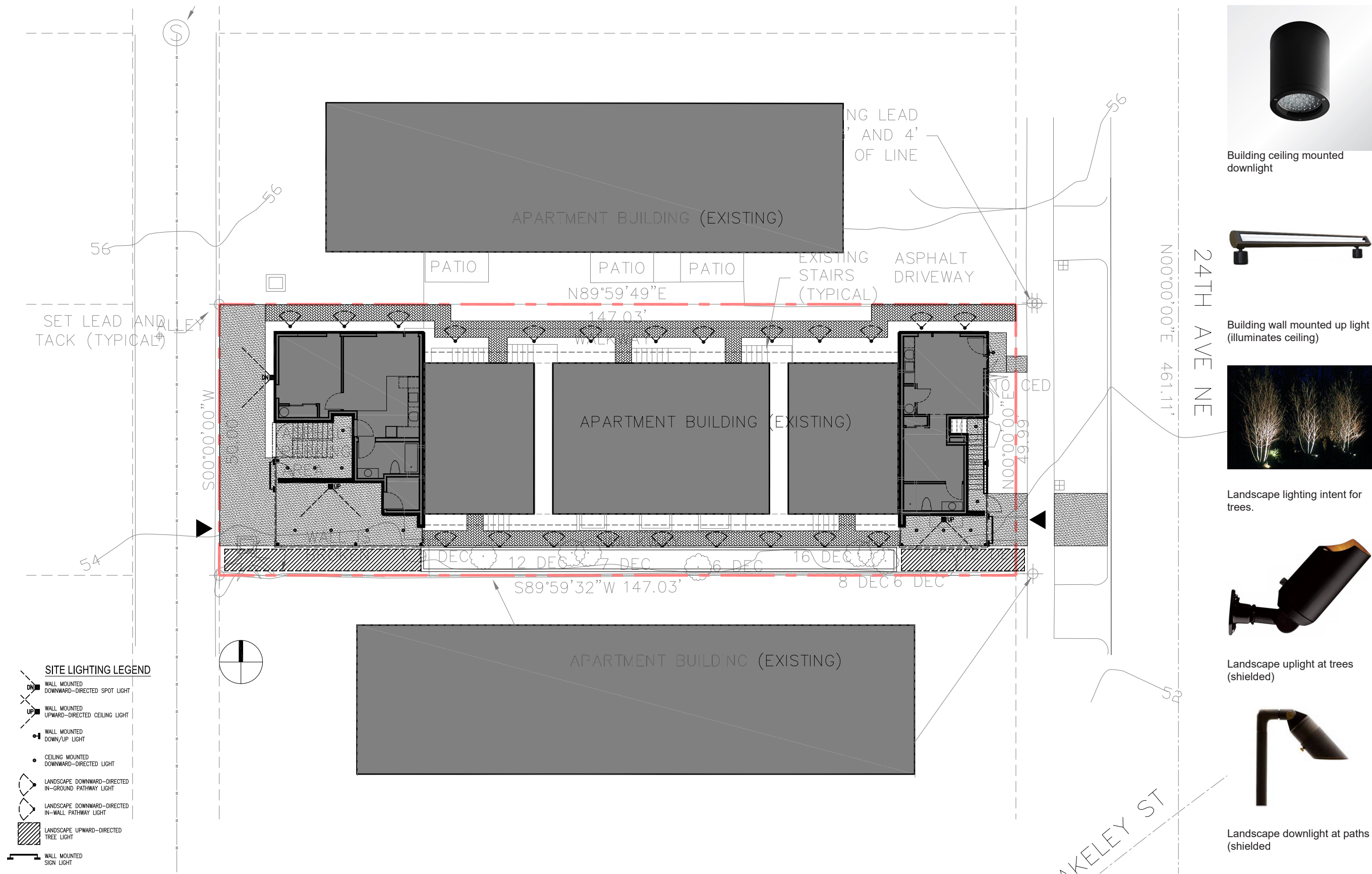


Looking west from across 24th Ave NE along north property line.
Shadows cast mid-day on equinoxes.

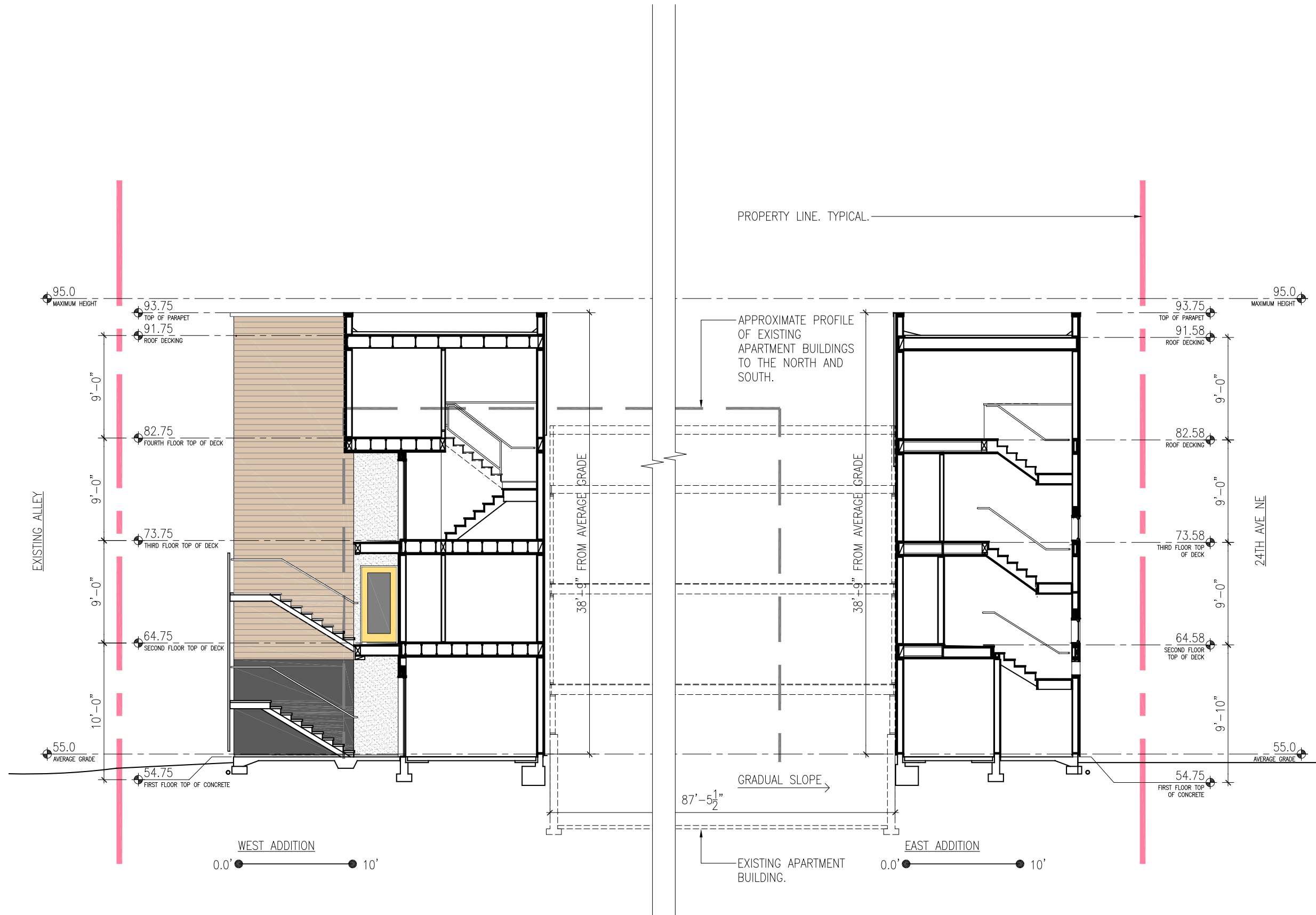


Looking east from alley along north property line.
Shadows cast mid-morning on the summer solstice.

Section 14 Lighting Plan



Section 16 SECTIONS



Sections 17 Departures

23.45.527 - Structure width and facade length limits in LR zones

Standard:

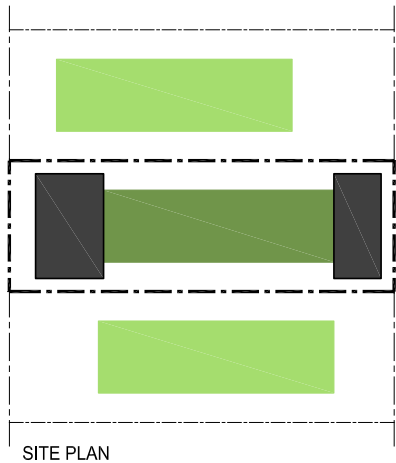
The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

Proposal:

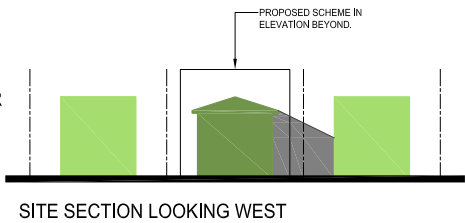
Provide relief from the combined facade length requirement to allow development up to the side setbacks at the currently unbuilt street (front) and alley (rear) portions of the property resulting in a development that 1) utilizes the existing building 2) reduces height and mass thus increases light and air at the center of the site 3) maintains the neighborhood precedent of side-center open space 4) results in a greater number of facade articulations 5) results in a combined facade length at the side setback that is less than a code compliant scheme 6) allows for greater massing articulation 7) results in side-center area that is over twice the area of a code compliant scheme.

See diagrams below that represent the 7 benefits of allowing the departure request.

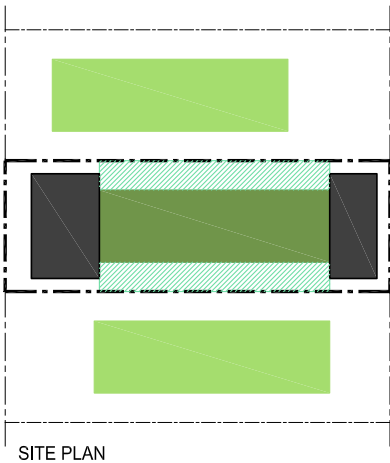
1.
PRESERVATION OF EXISTING BUILDING RESULTING IN GREATER RESPONSE TO NEIGHBORHOOD CHARACTER.



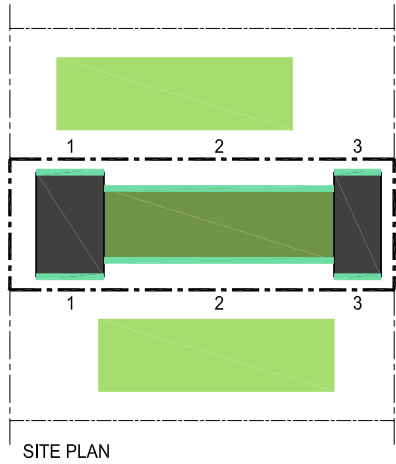
2.
REDUCED BUILDING HEIGHT AND MASS AT CENTER OF SITE RESULTING IN GREATER LIGHT AND AIR AT CENTER-SIDES OF SITE AND ADJACENT PARCELS.



3.
SIDE-CENTER BUFFER/RELIEF FOLLOWS NEIGHBORHOOD PRECEDENT AND MAY BE MORE DESIRABLE.

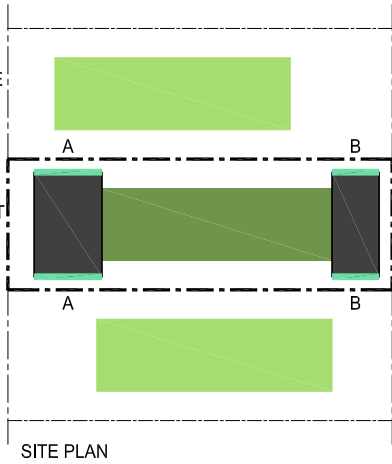


4.
GREATER NUMBER OF FACADE ARTICULATIONS (3 VERSUS 2).

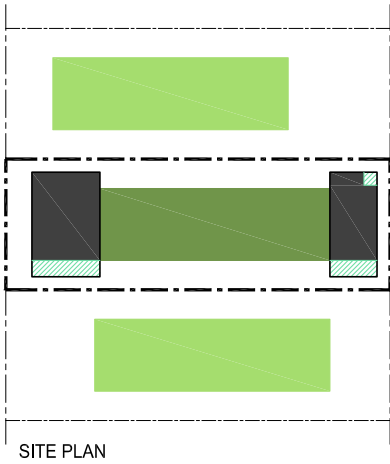


5.
LESS PERCENT OF FACADE AT SIDE YARD SETBACK (30% VERSUS 65%).

A + B = 30% OF LENGTH OF SIDE LOT LINE.



6.
GREATER OPPORTUNITY FOR FACADE AND MASS ARTICULATION.



7.
AREA OF SIDE-CENTER BUFFER/RELIEF IS OVER TWICE AS GREAT.

