



# ENCORE APARTMENTS

DPD # 3020094  
2ND DESIGN RECOMMENDATION  
20 DECEMBER 2016

d/Arch Llc







**PROJECT ADDRESS:**  
3010 1st Ave.

**PROJECT TEAM:**  
**Owner**  
Encore Apartments, LLC  
15007 Woodinville-Redmond Rd.  
Suite A  
Woodinville, WA 98072  
Contact: Dale Funk  
ericysun@comcast.net

**Architect**  
d/Arch LLC  
2412 Westlake Ave N, Ste 3  
Seattle, WA 98109  
Phone: 206.547.1761  
Contact: Matt Driscoll  
e/ mattd@darchllc.com

**Landscape Architect**  
Fazio Associates LLC  
2244 NW Market St., Ste B  
Seattle, WA 98107  
Contact: Robert J. Fazio, ASLA  
e/ rob@fazioassociates.com

**Civil Engineer**  
Sitewise Design, PLLC  
219 First Ave St., Ste 401  
Seattle, WA 98104  
Contact: Marc Errichetti, PE LEED AP  
e/ marc@sitewisepllc.com

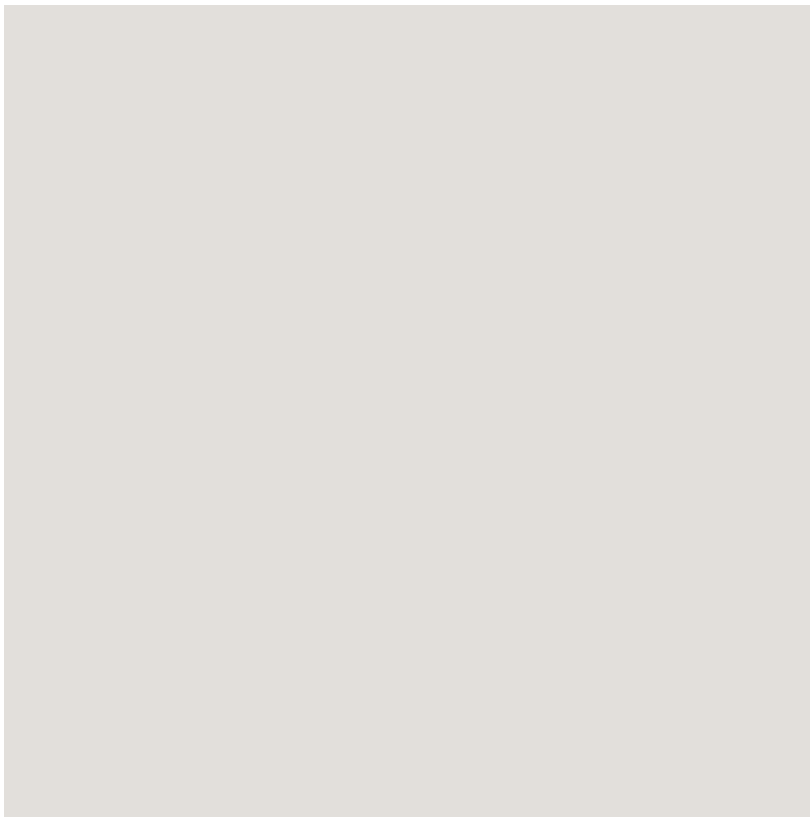
- 4** Elevations: Materials & Colors (Alternate 1)
- 6** Perspective Views: (Alternate 1)
- 8** Guardrail (Alternate1)
- 9** Canopy and Landscaping at Alley Loading
- 10** Elevations: Materials & Colors (Alternate 2)
- 12** Perspective Views (Alternate 2)
- 14** Balcony (Alternate 2)
- 16** Elevations: Materials & Colors (Alternate 3)
- 18** Perspective Views: (Alternate 3)



Exterior Materials Legend

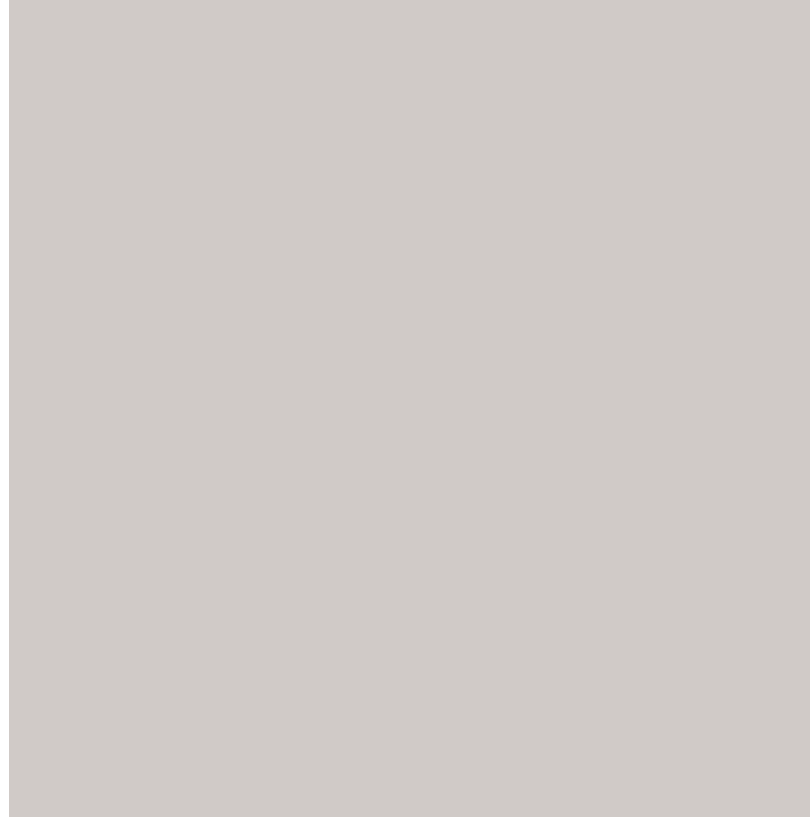
- C1 Concrete Arch Finish
- FCP1 Fiber Cement Panel (Light Gray)
- FCP2 Fiber Cement Panel (Medium Gray)
- FCP3 Fiber Cement Panel (Dark Gray)
- FCP4 Fiber Cement Panel (Glistering Yellow)
- MS1 Aluminum/Glass Railing (Tinted)
- MS2 Flashing
- SGA Steel|Glass|Aluminum Canopy
- AS Aluminum Storefront
- V1 Vinyl/Fiberglass Windows
- V2 Vinyl/Fiberglass Sliding Door
- GS Glass Spandrel

FCP-1 Fiber Cement Panel



Sherwin-Williams  
Grayish (SW6001)

FCP-2 Fiber Cement Panel



Sherwin-Williams  
Essential Gray( SW6002)

FCP-3 Fiber Cement Panel



Sherwin-Williams  
Proper Gray ( SW6003)

FCP-4 Fiber Cement Panel

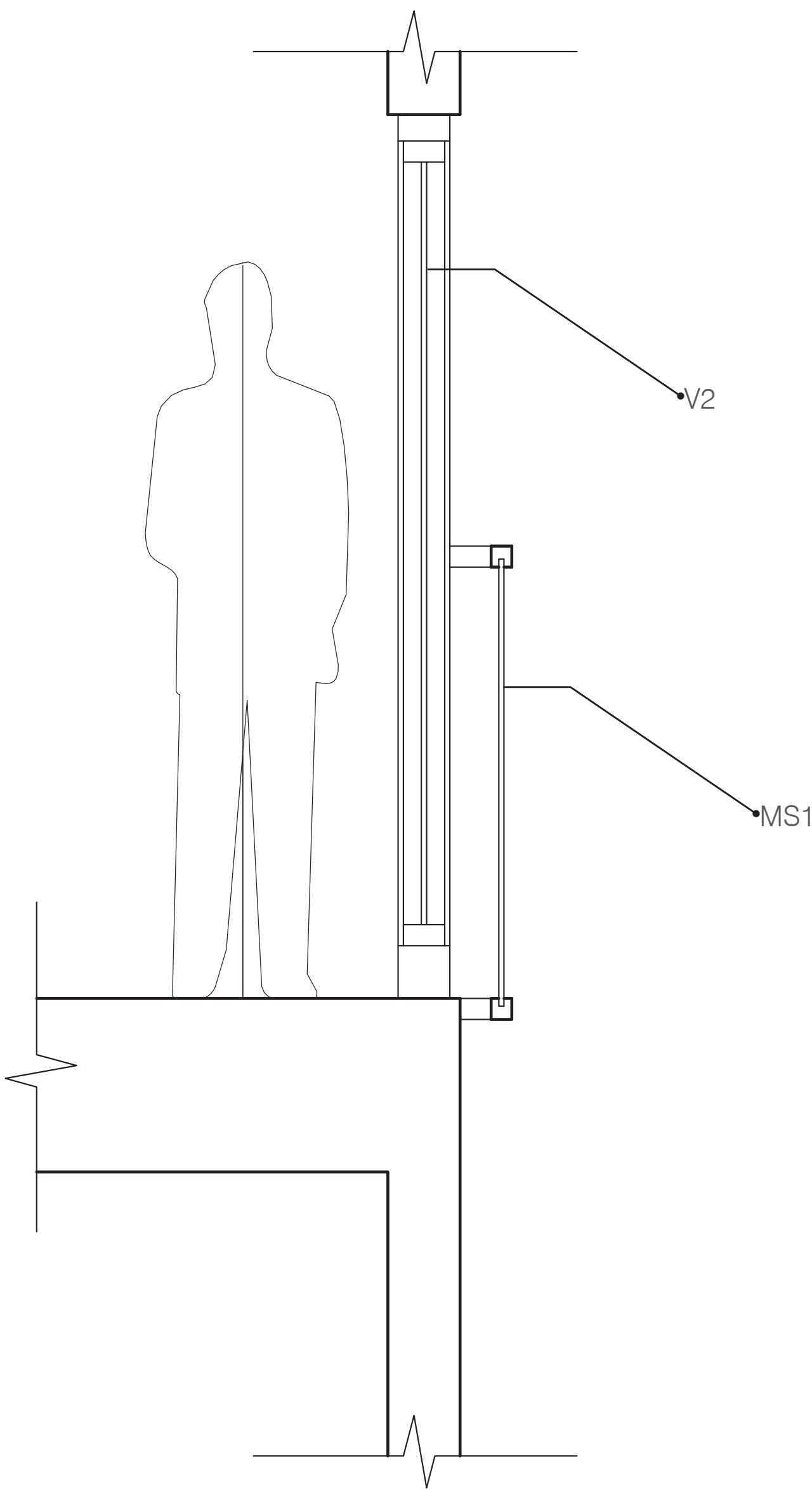
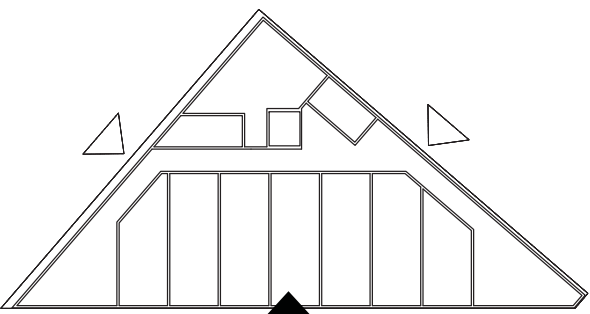


Sherwin-Williams  
Glistering Yellow(SW6912)

C-1 Exposed Concrete



Exposed Concrete  
C-1





“...The Board agreed that the banding of color appears to take away from the wholeness of taut skin expression. The board recognized that the unique shape of the site warrants a quirky response... (B4.2, B4.3)”

This is a variation of the color/material scheme presented in the 1st DRB Recommendation Mtg: the gray colors were changed; the color of the vinyl windows and storefront were made black. The subtle shifting of grays in the field from bottom to top “lightens” the perceived building mass without creating an overly busy facade. The variation in stacked windows creates a secondary facade element of complexity. The yellow colored decks provide a third facade element of complexity. The intent is to perceive layers in the facade. This scheme is a bit “quirky”, but not obnoxiously so. It’s appropriate for a moderately quiet building on a side street.

GS Glass Spandrel  
MS1 Metal /Glass Railing



Vanceva Sfty Lam Gl  
Golden Light (0008))

AS Alum Storefront System



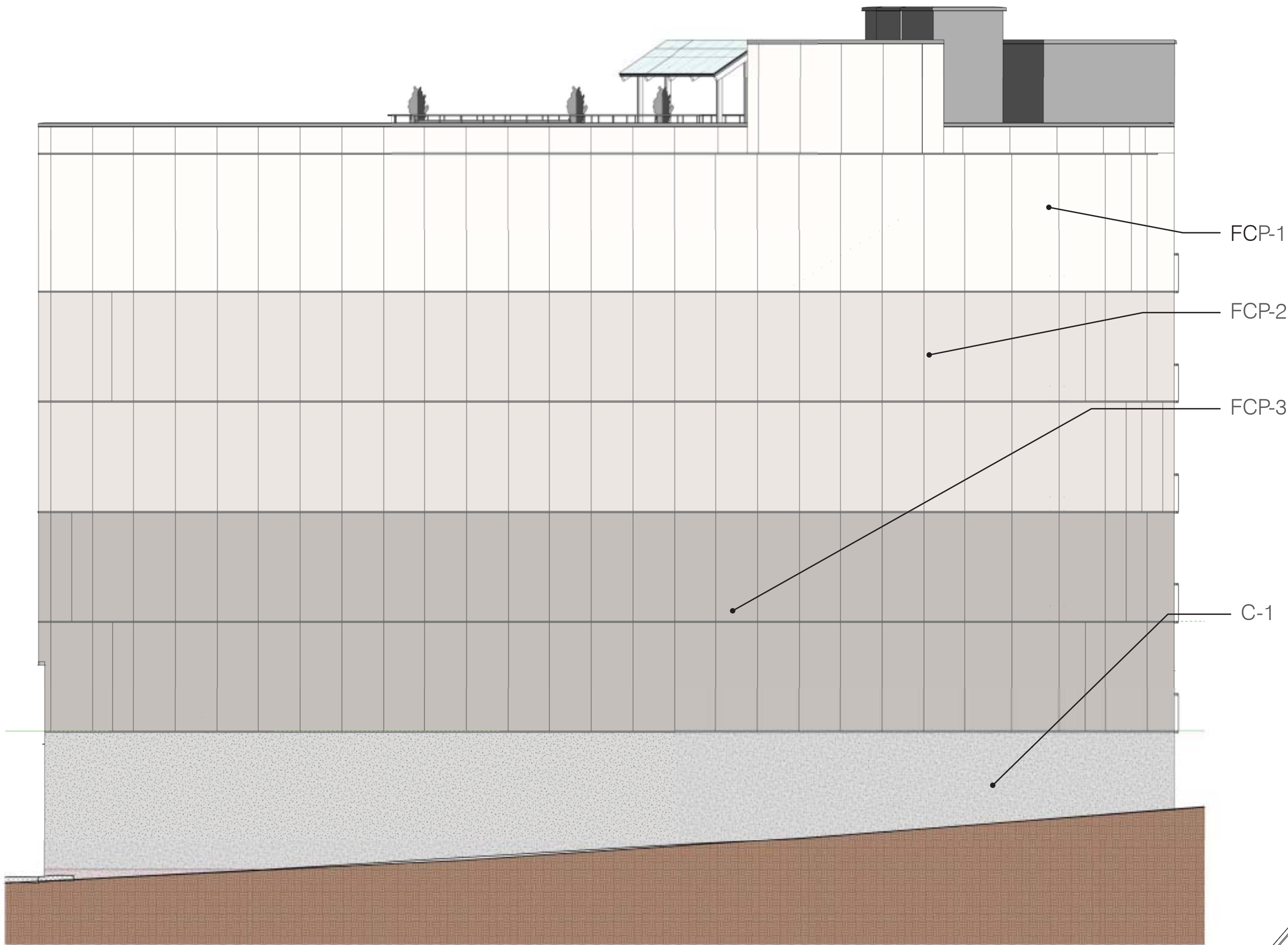
V1/V2 Vinyl Window/Slidg Glass Dr



SGA Aluminum Canopy



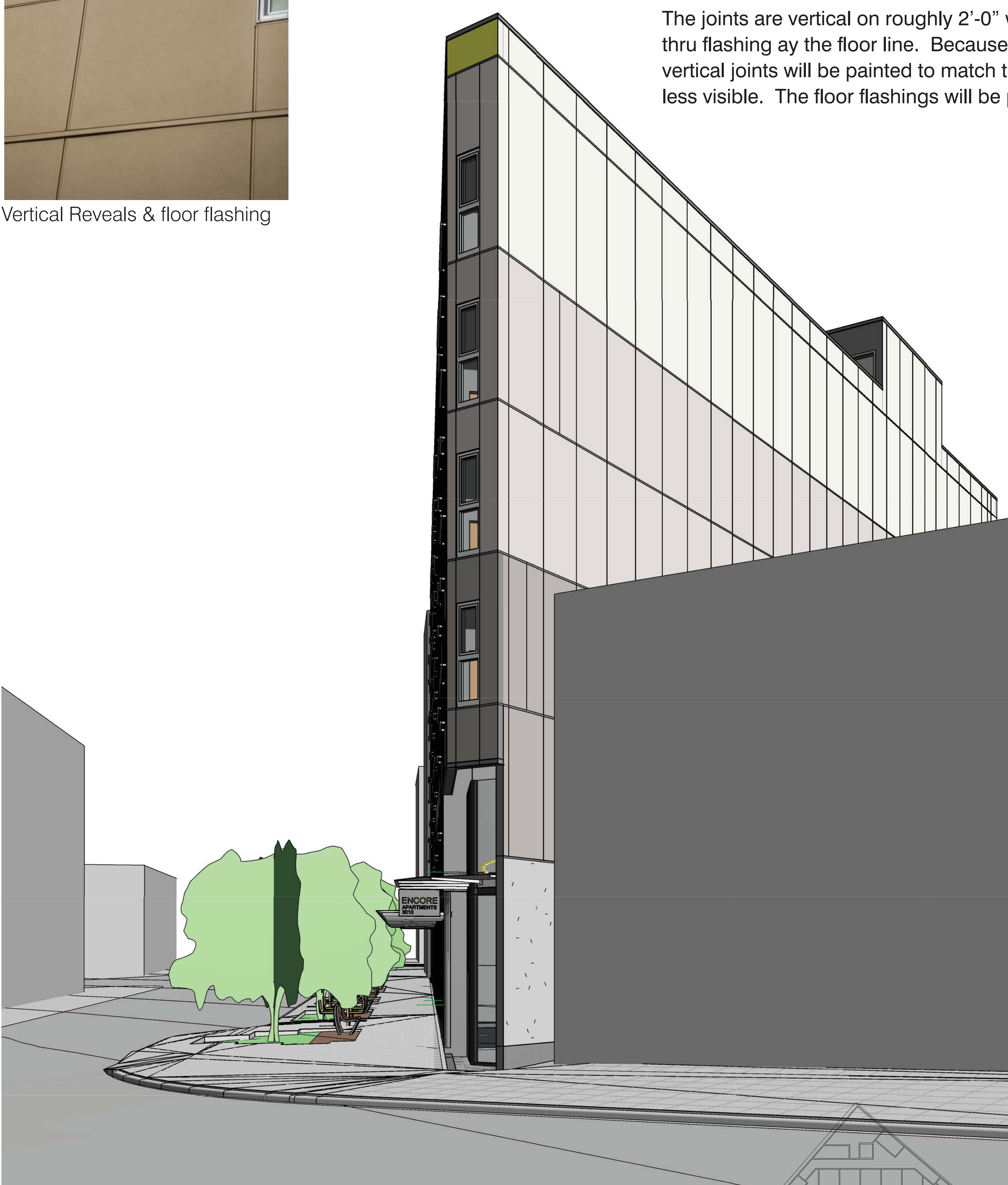
Alum Storefront/coping/guardrails  
painted to match Vinyl Windows



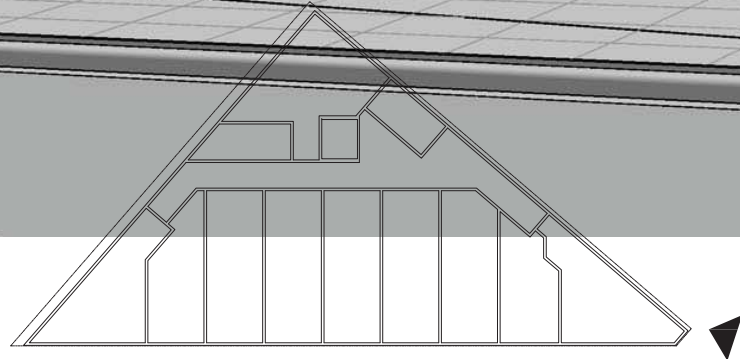




Vertical Reveals & floor flashing



Looking North from Warren Pl. and 1st Ave.

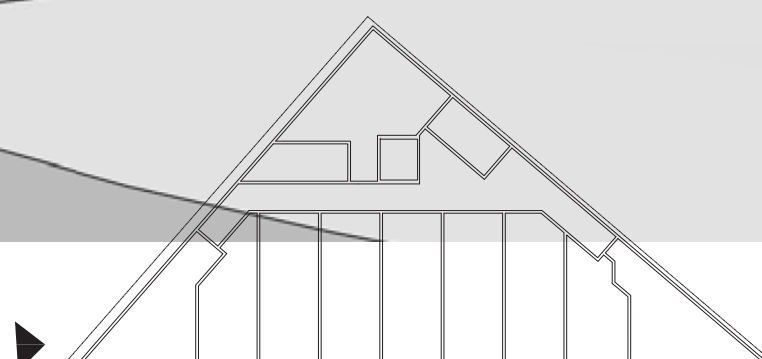


*"...The Board recommended accentuating the vertical joints, or minimizing the joints entirely (B4.2, B4.3)"*

The joints are vertical on roughly 2'-0" widths. The only horizontal 'joint' is the thru flashing at the floor line. Because the adjacent colors are the same, the vertical joints will be painted to match them. This will make the vertical joints less visible. The floor flashings will be painted to match the color below them.



Southwest View from Warren place







West View From the Alley



Northeast View to the Entrance





Guardrail 1



Guardrail 1

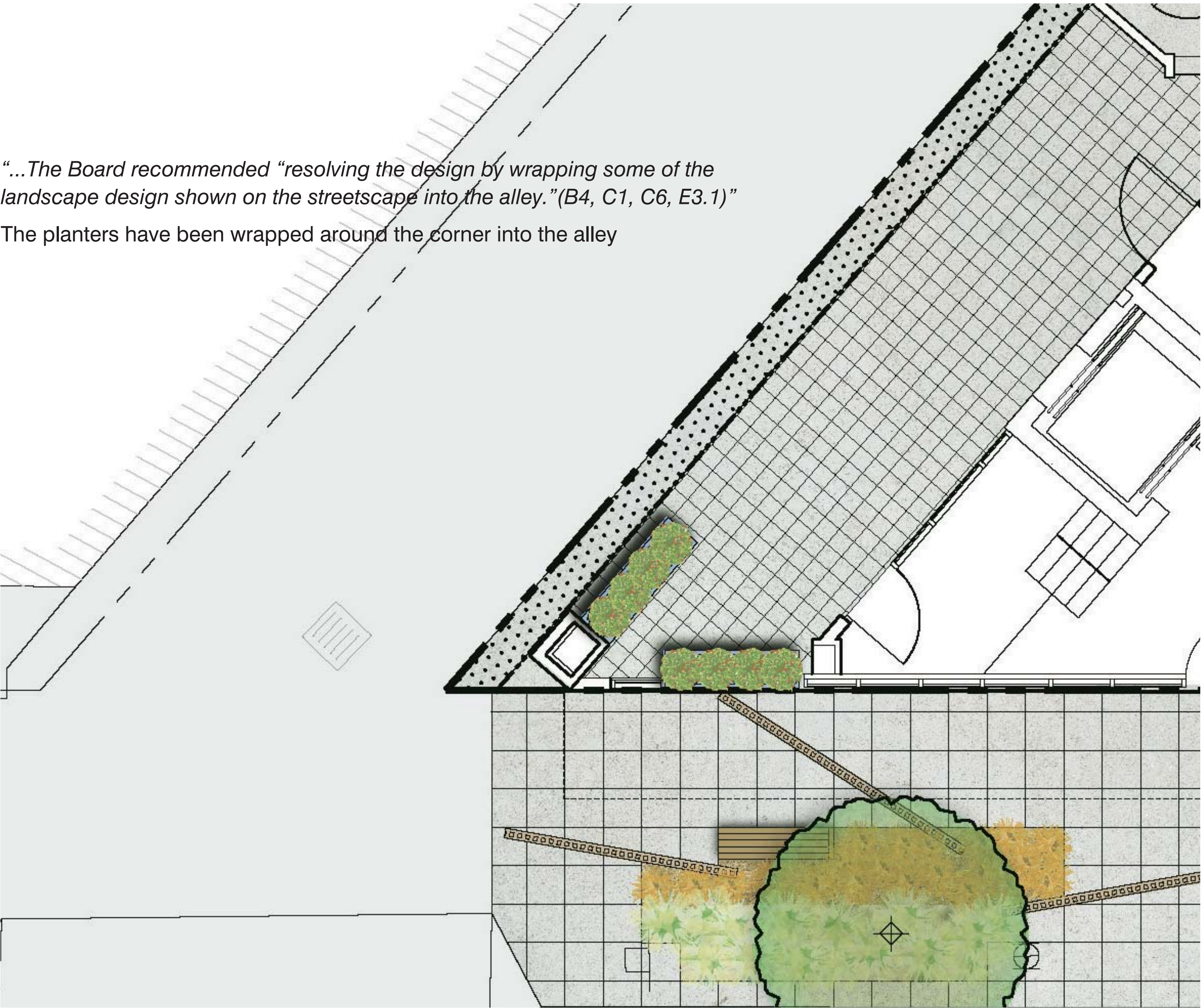


*“...The Board was concerned with the lack of balconies shown in the preferred massing option and recommended the applicant study using articulated rather the juliet balconies to break up the building facade...a taut skin facade expression, In order to create a smooth plane, the board recommended accentuating the verticals or minimizing the joints entirely (B4.2, B4.3)”*

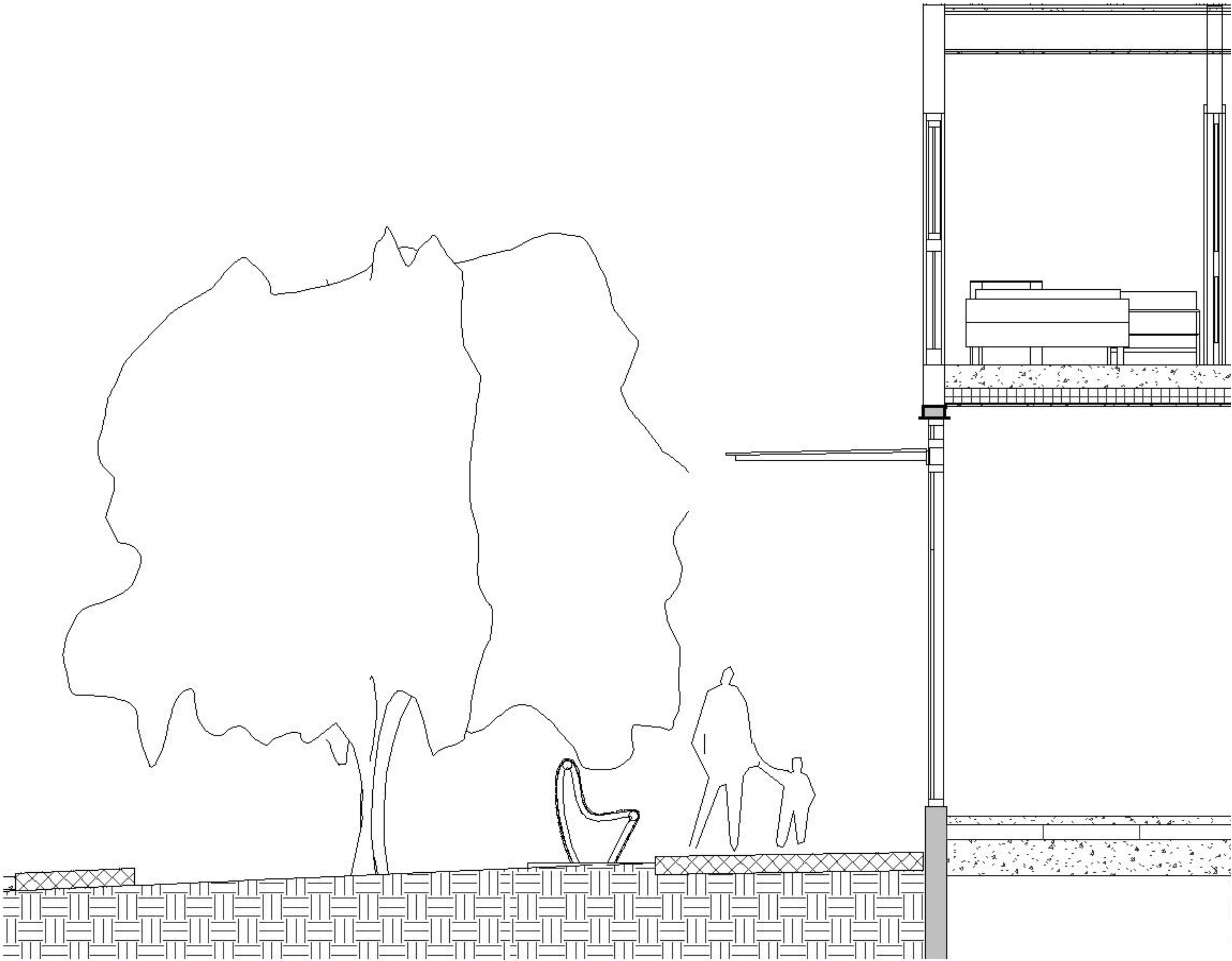
Decks are often not provided at units this small because of construction cost and it’s effect on rents. The design of this guardrail allows the tenant to open the sliding glass door to ventilate the unit and get an outside experience. It is minimalist in design. It’s proximity to the facade creates a more “taut skin” expression.

*“...The Board recommended “resolving the design by wrapping some of the landscape design shown on the streetscape into the alley.”(B4, C1, C6, E3.1)”*

The planters have been wrapped around the corner into the alley



Landscaping at Alley



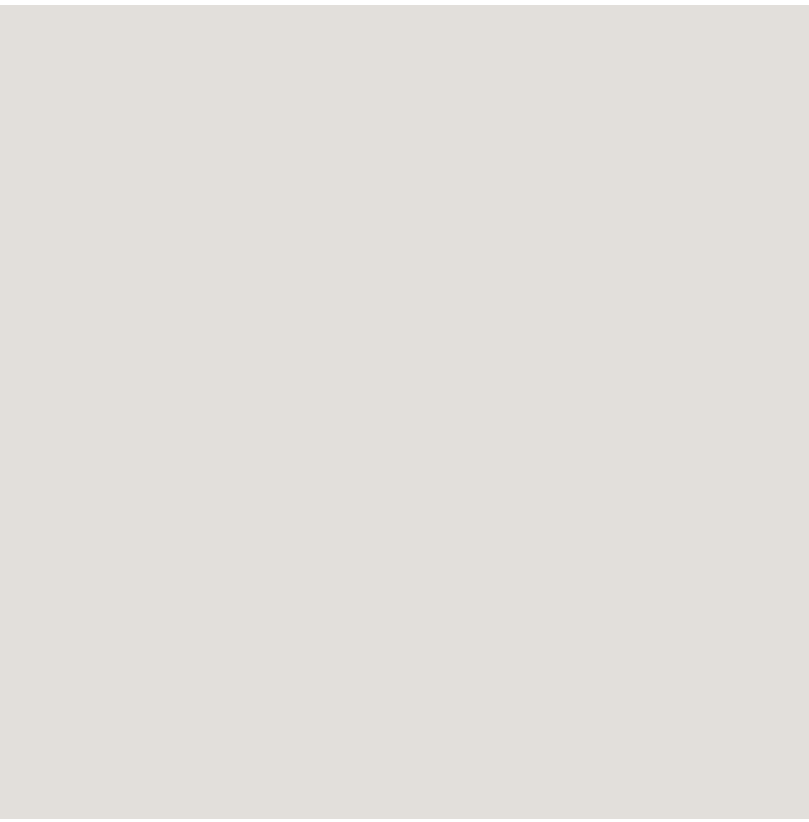
Canopy Section



Exterior Materials Legend

- C1 Concrete Arch Finish
- FCP1 Fiber Cement Panel (Light Gray)
- FCP2 Fiber Cement Panel (Medium Gray)
- FCP3 Fiber Cement Panel (Dark Gray)
- FCP4 Fiber Cement Panel (Glistening Yellow)
- MS1 Aluminum/Glass Railing (Tinted)
- MS2 Flashing
- SGA Steel|Glass|Aluminum Canopy
- AS Aluminum Storefront
- V1 Vinyl/Fiberglass Windows
- V2 Vinyl/Fiberglass Sliding Door
- GS Glass Spandrel

FCP-1 Fiber Cement Panel



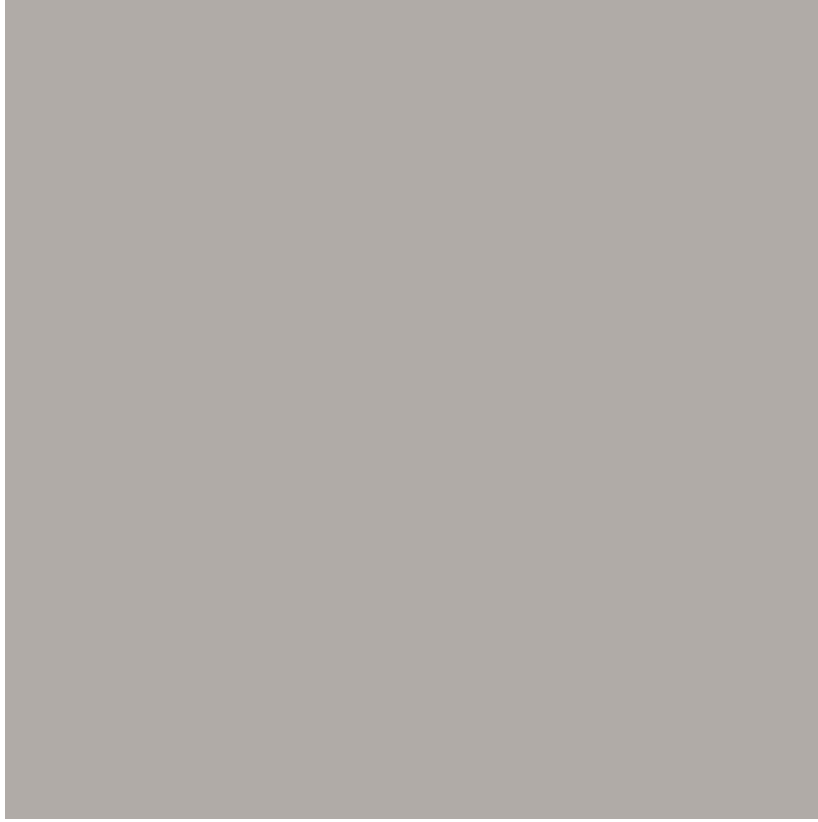
Sherwin-Williams  
Grayish (SW6001)

FCP-2 Fiber Cement Panel



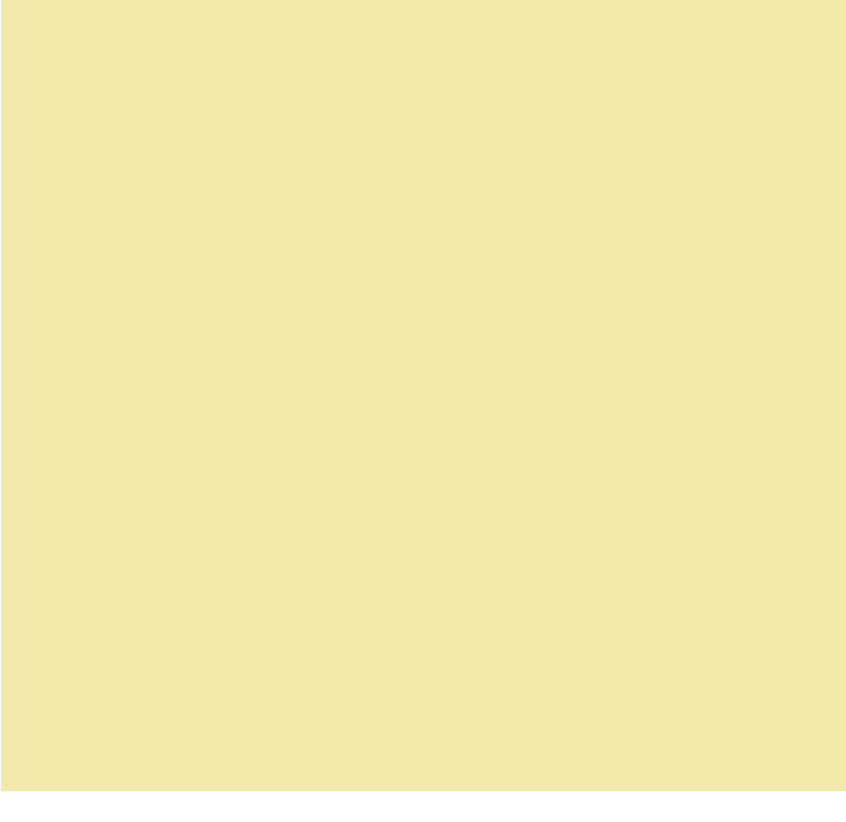
Sherwin-Williams  
Essential Gray( SW6002)

FCP-3 Fiber Cement Panel



Sherwin-Williams  
Proper Gray ( SW6003)

FCP-4 Fiber Cement Panel

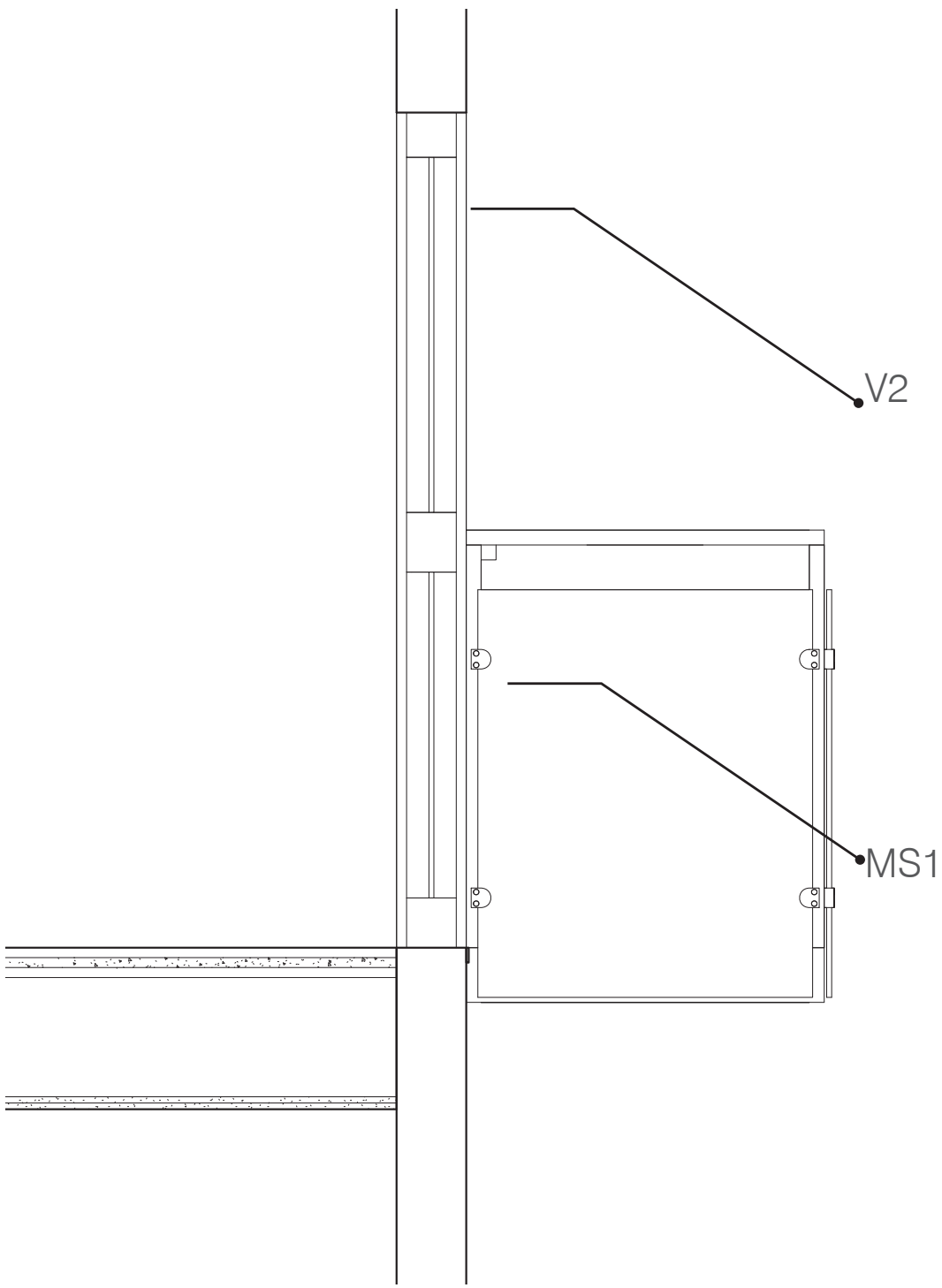
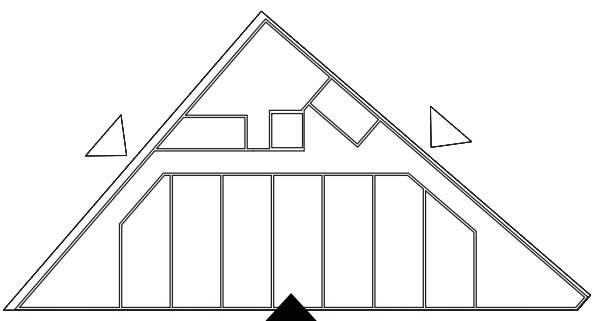


Sherwin-Williams  
Glistening Yellow(SW6912)

C-1 Exposed Concrete



Exposed Concrete  
C-1





“...The Board agreed that the banding of color appears to take away from the wholeness of taut skin expression. The board recognized that the unique shape of the site warrants a quirky response...The Board strongly recommended more investigation of color, including considering a true pixelated gradation as opposed to the striated gradient shown (B4.2, B4.3)”

Achieving a pixelated gradient with fiber cement panels involves, by necessity, a lot of horizontal and vertical joints. Because of the shift in adjacent colors, the joints would be painted one color; i.e, black. The more joints, and the smaller the fiber cement panels, the more difficult it will be to align them. This scheme is overly busy and will be “dated” after a while. Initial painting and maintenance of the fiber cement panels will be difficult.

GS Glass Spandrel  
MS1 Metal /Glass Railing



Vanceva Sfty Lam Gl  
Golden Light (0008)

AS Alum Storefront System



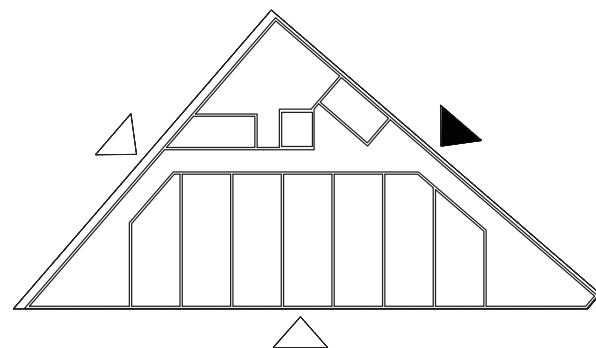
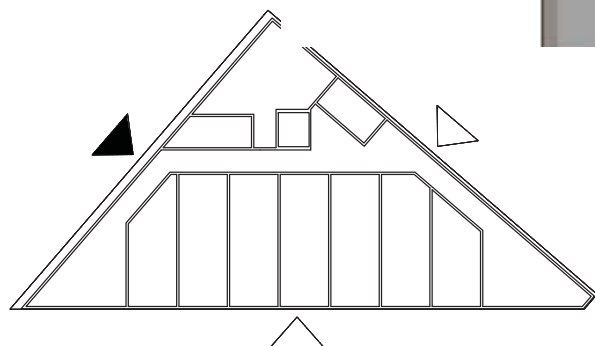
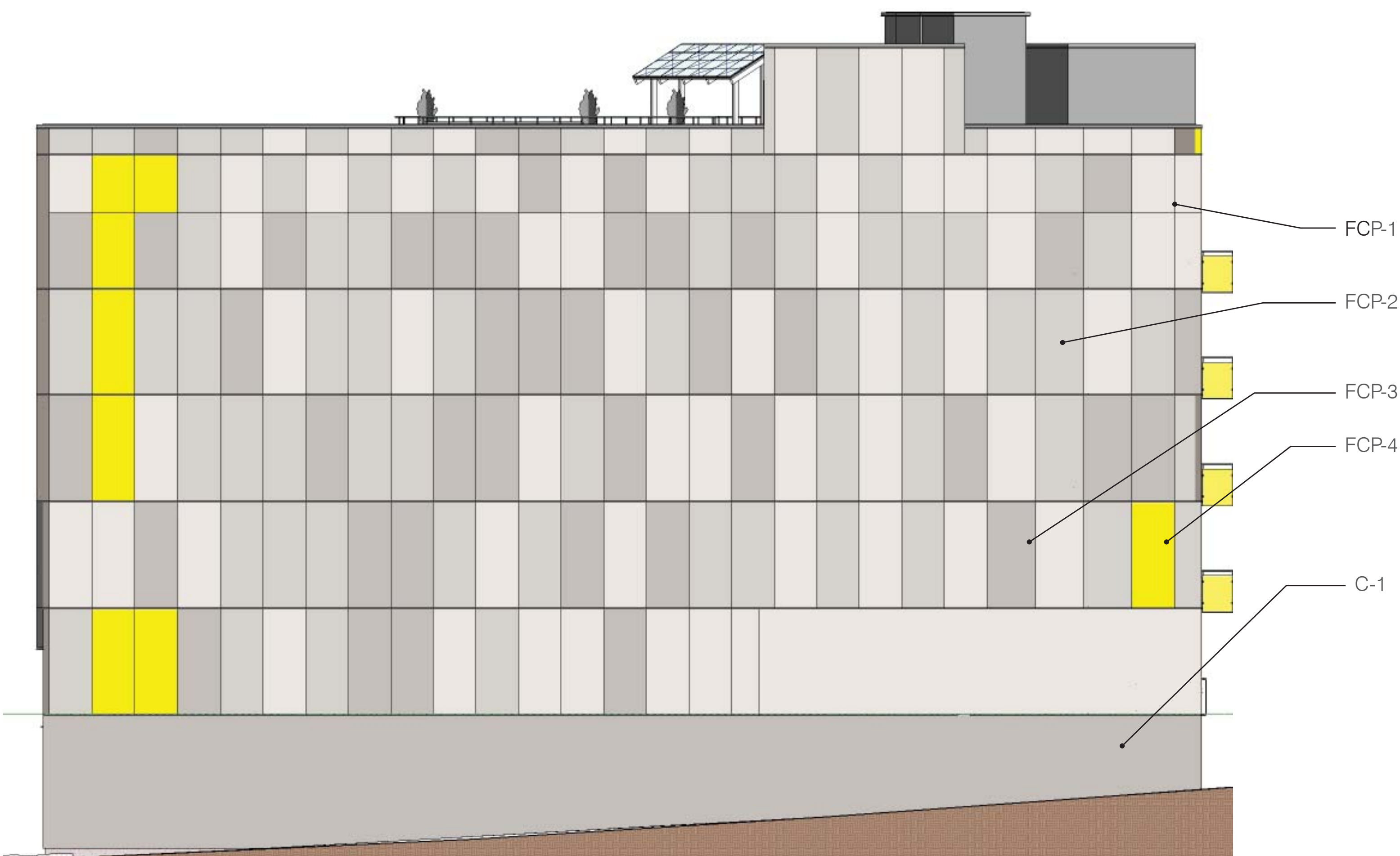
V1/V2 Vinyl Window/Sldg Glass Dr



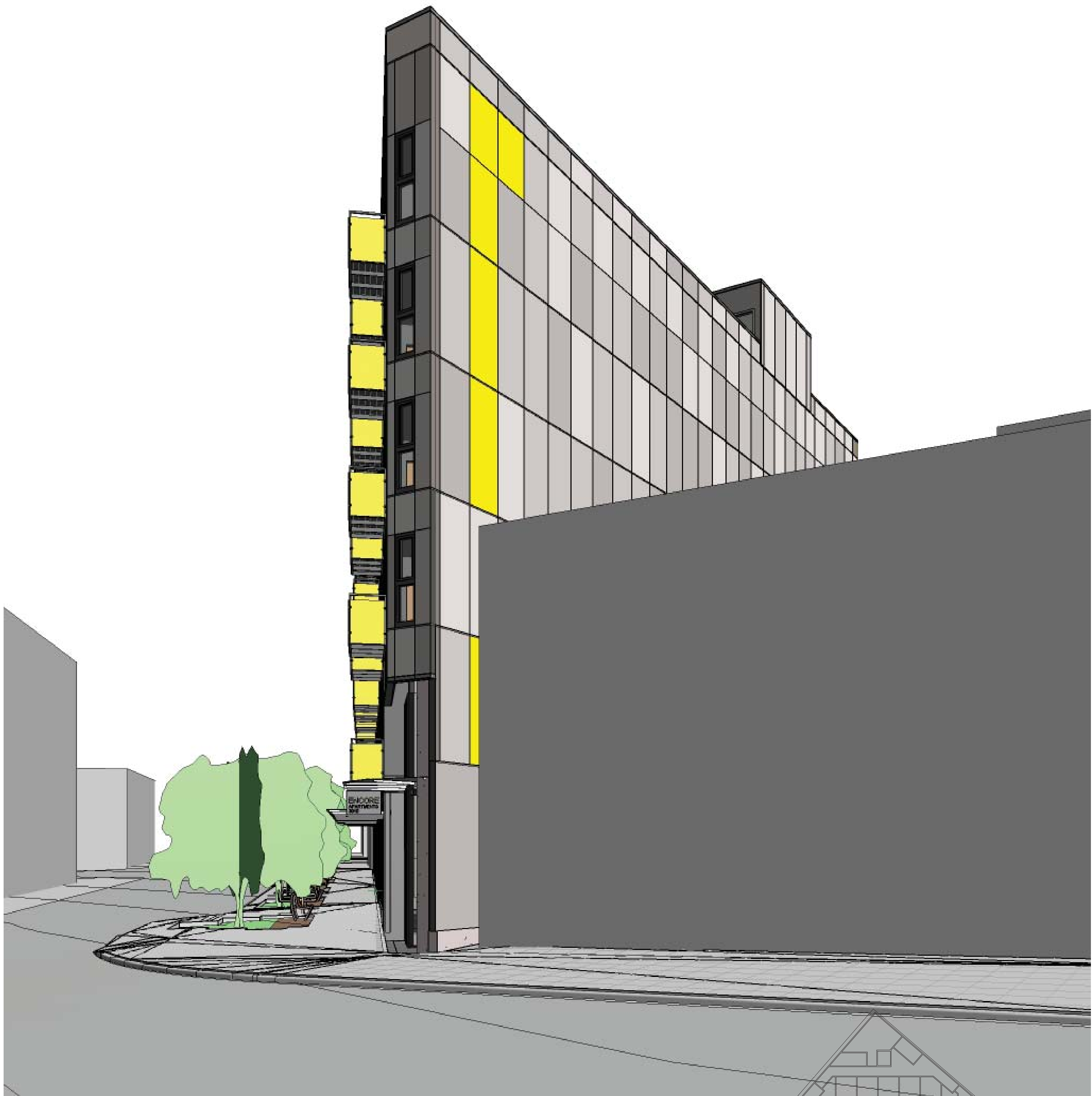
SGA Aluminum Canopy



Alum Storefront/coping/guardrails  
painted to match Vinyl Windows







Looking North from Warren Pl. and 1st Ave.



Southwest View from Warren place



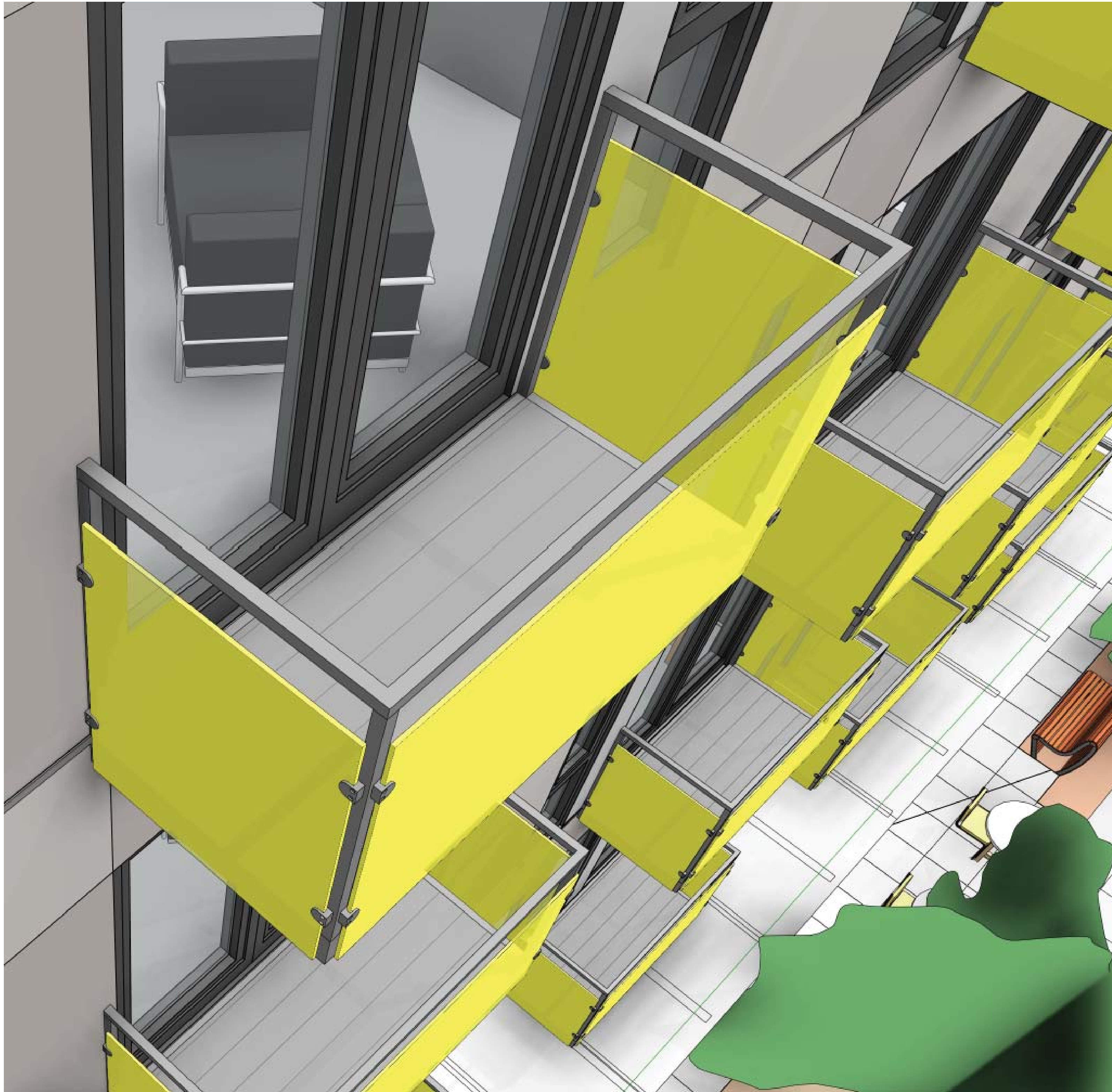


West View From the Alley

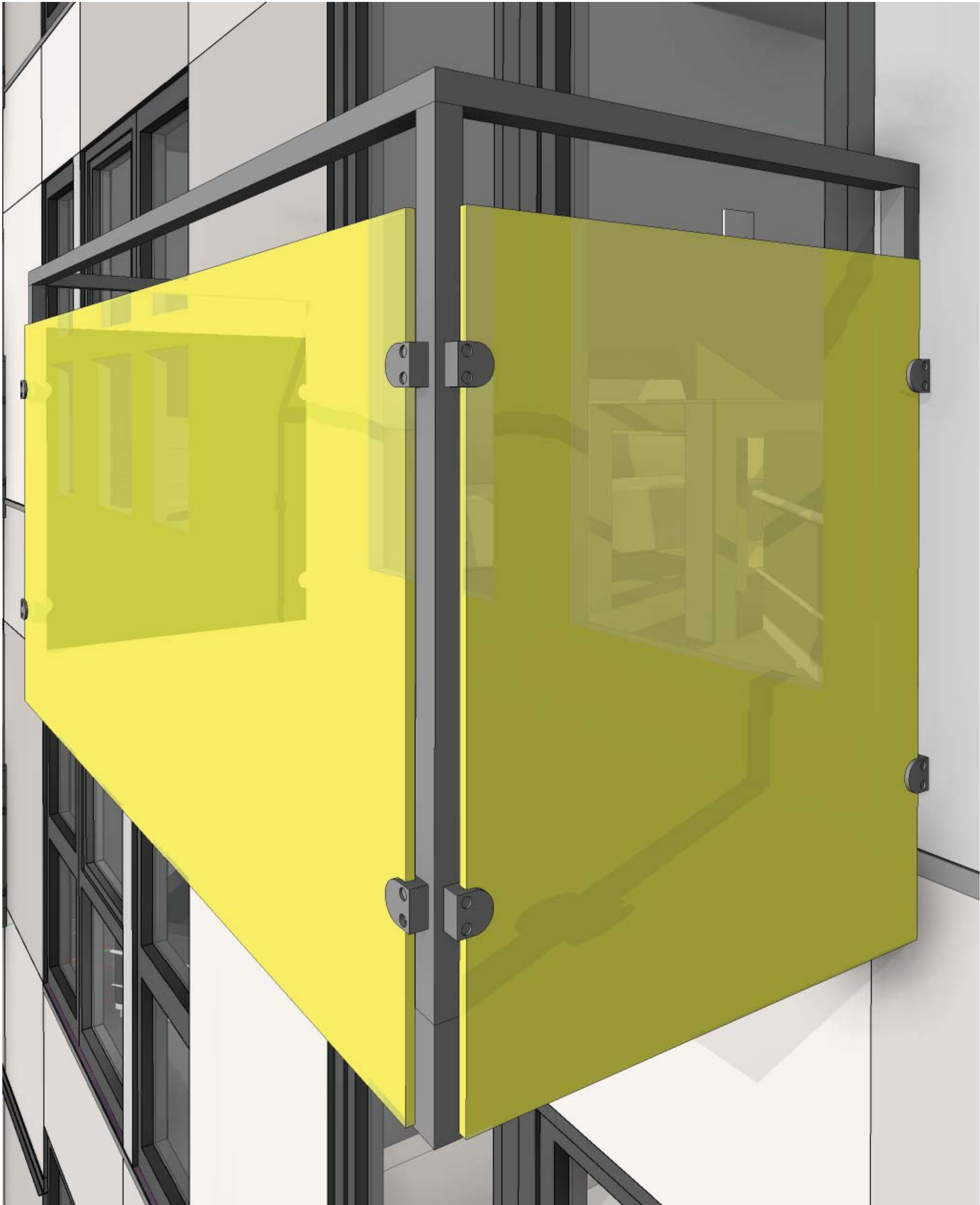


Northeast View to the Entrance





Balconies Distribution



Balcony Unit



*“...The Board was concerned with the lack of balconies shown in the preferred massing option and recommended the applicant study using articulated rather the juliet balconies to break up the building facade...a taut skin facade expression, In order to create a smooth plane, the board recommended accentuating the verticals or minimizing the joints entirely (B4.2, B4.3)”*

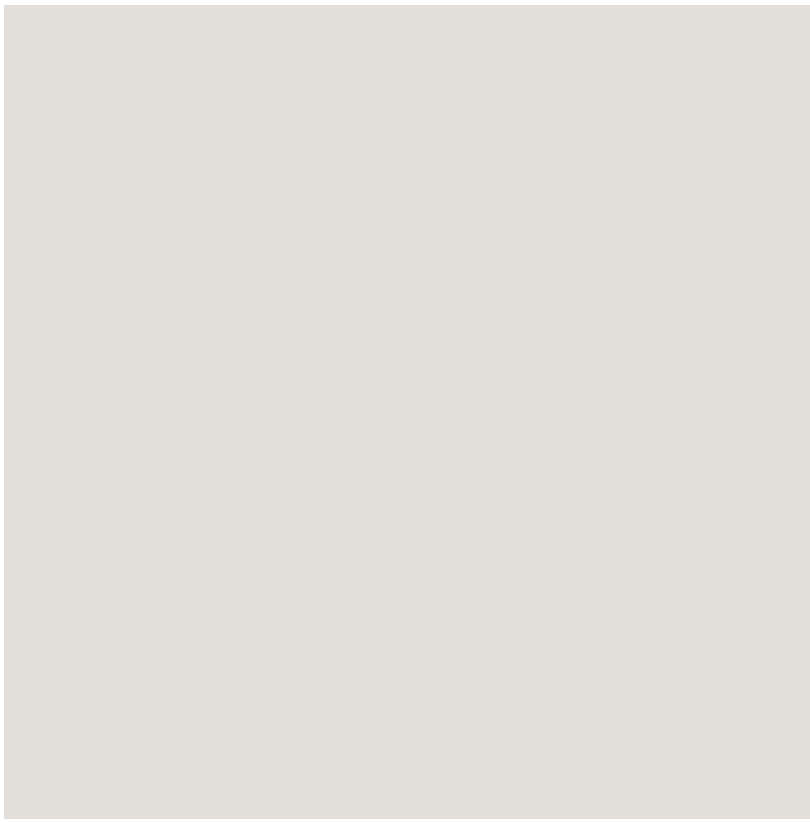
Decks are often not provided at units this small because of construction cost and it’s effect on rents. The design of this balcony would be expensive. The tenant could open the sliding glass door to ventilate the unit and get an outside experience. It is 3’-0” deep by 6’-6” wide. Greater then 3’-0” deep would require it to be accessible. It would seem to run counter to the Board’s desire for a more “taut skin” expression.



Exterior Materials Legend

- C1 Concrete Arch Finish
- FCP1 Fiber Cement Panel (Light Gray)
- FCP2 Fiber Cement Panel (Medium Gray)
- FCP3 Fiber Cement Panel (Dark Gray)
- FCP4 Fiber Cement Panel (Glistening Yellow)
- MS1 Aluminum/Glass Railing (Tinted)
- MS2 Flashing
- SGA Steel|Glass|Aluminum Canopy
- AS Aluminum Storefront
- V1 Vinyl/Fiberglass Windows
- V2 Vinyl/Fiberglass Sliding Door
- GS Glass Spandrel

FCP-1 Fiber Cement Panel



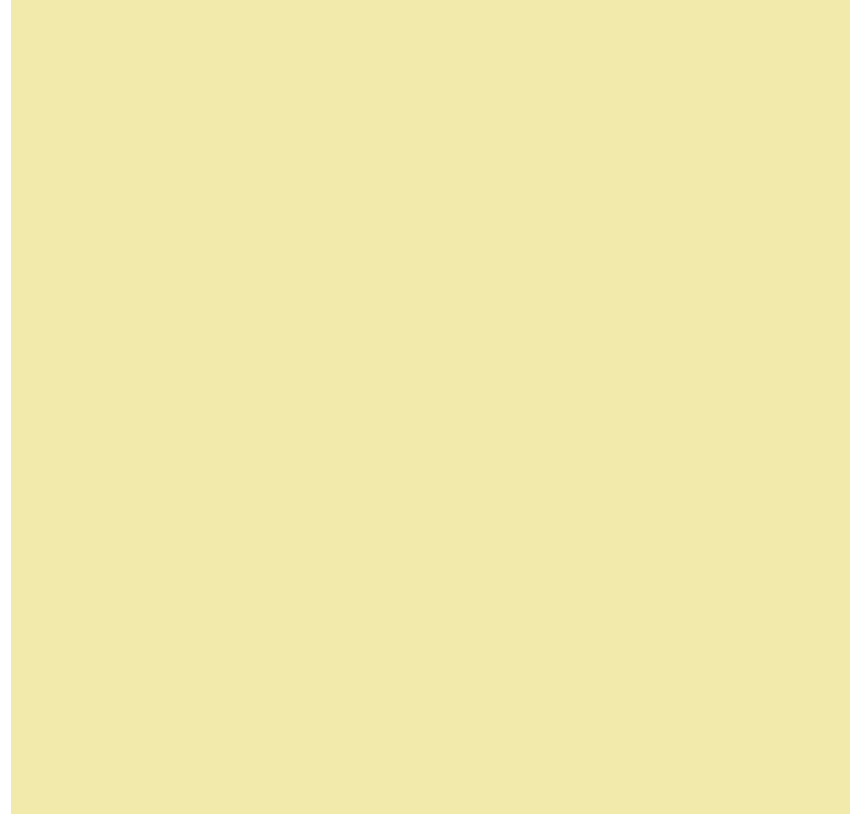
Sherwin-Williams  
Grayish (SW6001)

FCP-3 Fiber Cement Panel



Sherwin-Williams  
Proper Gray ( SW6003)

FCP-4 Loading Area

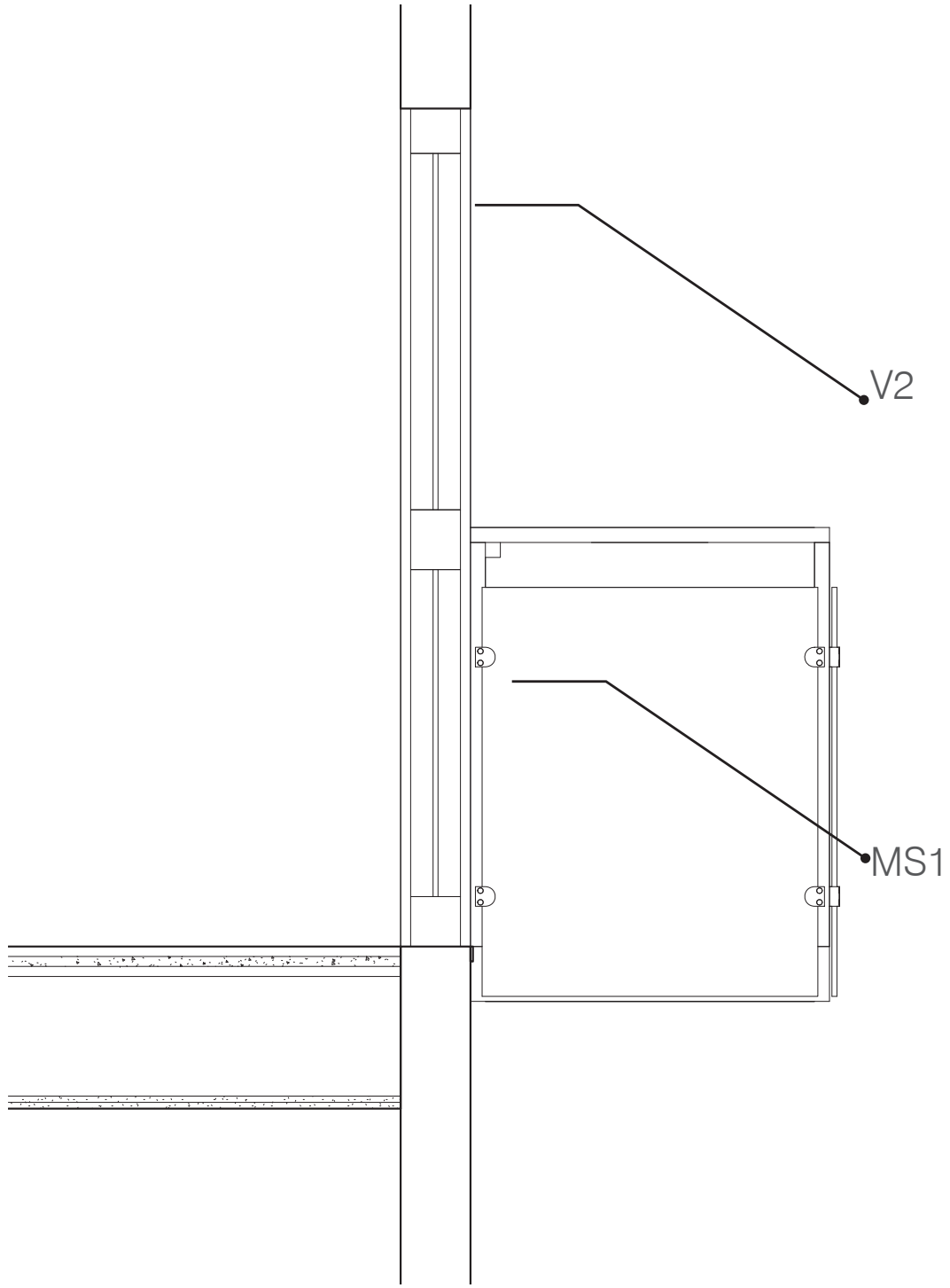
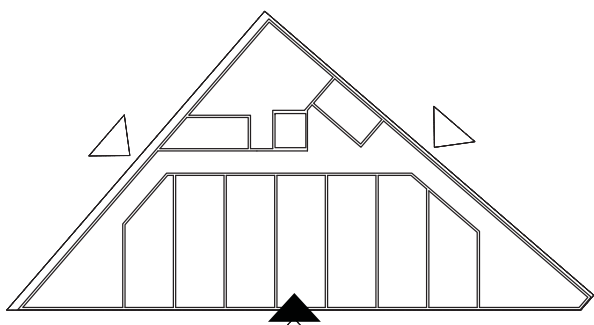


Sherwin-Williams  
GlisteningYellow (SW6912)

C-1 Exposed Concrete



Exposed Concrete  
C-1





“...The Board agreed that the banding of color appears to take away from the wholeness of taut skin expression. The board recognized that the unique shape of the site warrants a quirky response...The Board strongly recommended more investigation of color, including considering a true pixelated gradation as opposed to the striated gradient shown (B4.2, B4.3)”

Achieving a pixelated gradient with fiber cement panels involves, by necessity, a lot of horizontal and vertical joints. Because of the shift in adjacent colors, the joints would be painted one color; i.e, black. The more joints, and the smaller the fiber cement panels, the more difficult it will be to align them. This scheme has less variation in grays. Dark gray dissipates to light gray from bottom to top. Painting and maintenance will be less difficult than Alternate 2.

“...The Board agreed the loading area will be highly visible and recommended reconsidering the color and materials of the loading area including the walls and soffit. (B4, C1, C6, E3.1)”

The walls and ceiling at the recessed area of the loading dock will be painted yellow.

GS Glass Spandrel  
MS1 Metal /Glass Railing



Vanceva Sfty Lam Gl  
Golden Light (0008))

AS Alum Storefront System



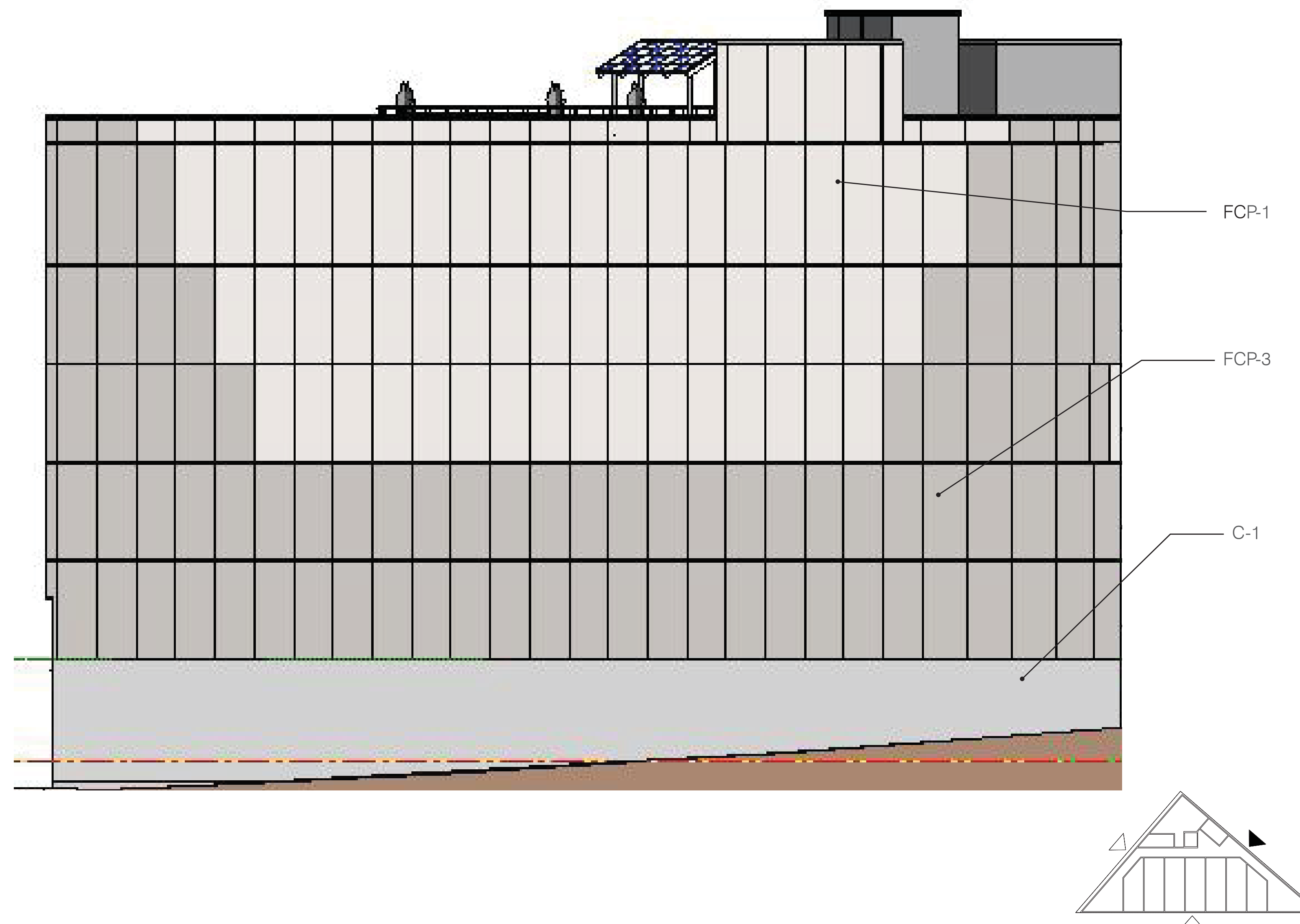
V1/V2 Vinyl Window/Sldg Glass Dr



SGA Aluminum Canopy



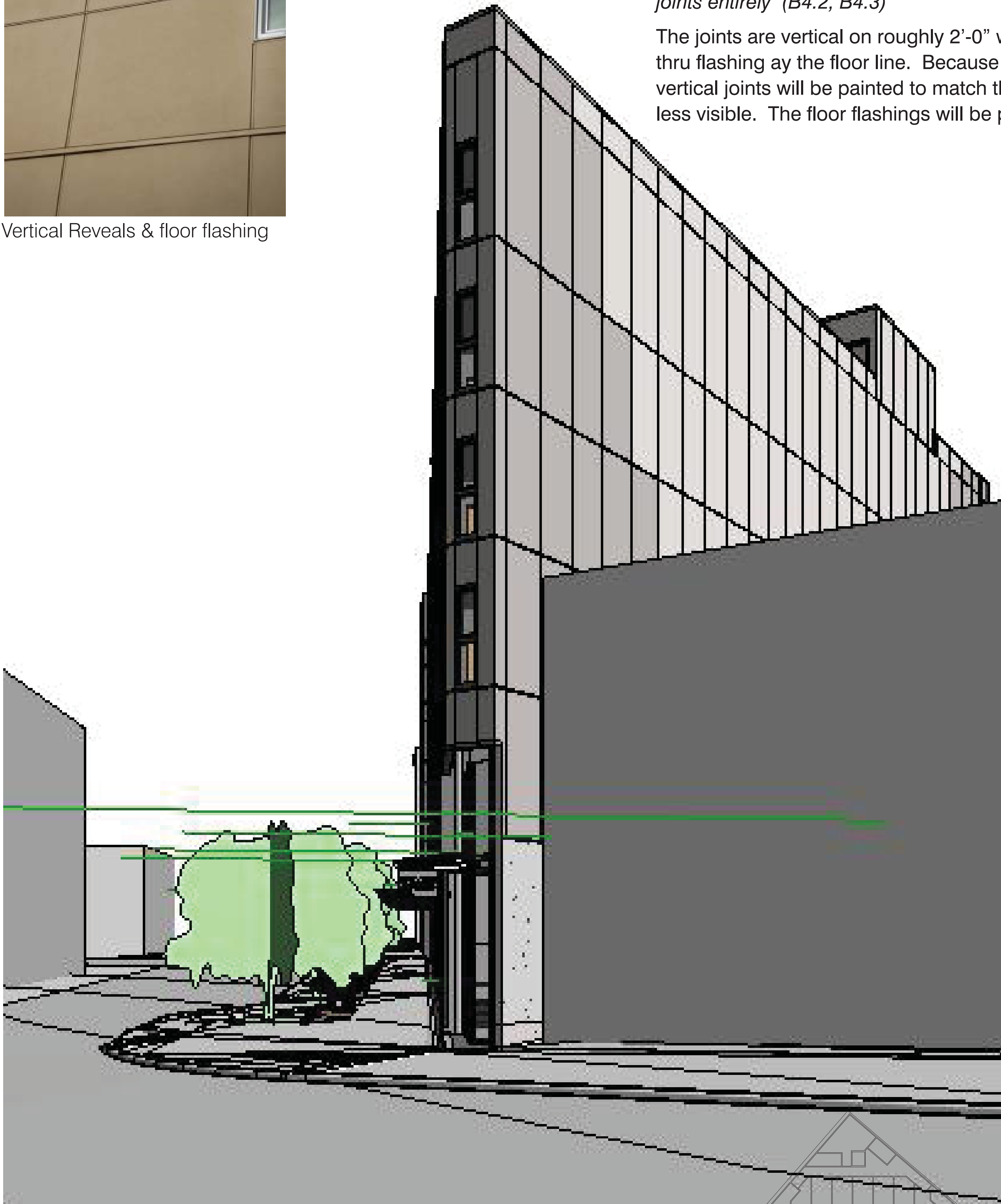
Alum Storefront/coping/guardrails  
painted to match Vinyl Windows







Vertical Reveals & floor flashing



Looking North from Warren Pl. and 1st Ave.

*“...The Board recommended accentuating the vertical joints, or minimizing the joints entirely (B4.2, B4.3)”*

The joints are vertical on roughly 2'-0" widths. The only horizontal 'joint' is the thru flashing at the floor line. Because the adjacent colors are the same, the vertical joints will be painted to match them. This will make the vertical joints less visible. The floor flashings will be painted to match the color below them.



Southwest View from Warren place





West View From the Alley



Northeast View to the Entrance