6th Avenue North Apartments

1021 6th AVENUE NORTH

DCI PROJECT #3022764

RECOMMENDATION PACKET

REC MEETING, MAY 17, 2017

A&A ARCHITECTS
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View From the Northeast

CONTENTS, CONTACTS, CONTEXT

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PROPERTY OWNER:
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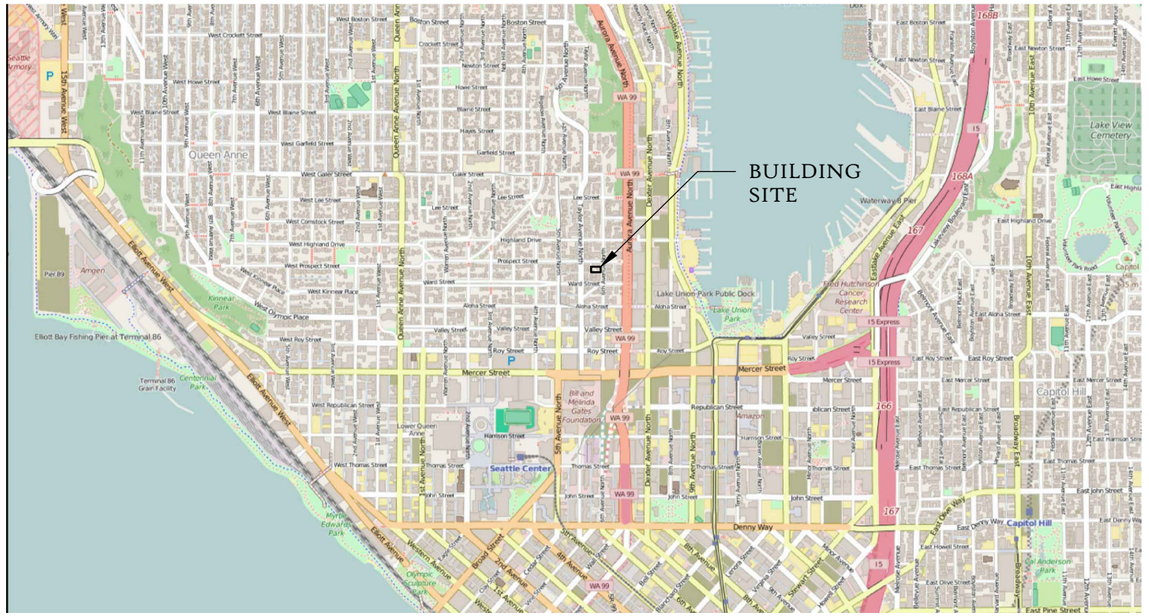
PROJECT DESCRIPTION:

Demolish two existing adjacent single family residential structures and their corresponding garages, and construct a four-story multi-family apartment building over a one-story underground parking garage accessed through the existing alley between Prospect and Ward Streets.

Proposed Units:	19
Proposed Residential Area:	19,111 SF
Proposed Commercial Area:	0 SF
Proposed Parking Stalls:	19
Proposed Garage Area:	7,090 SF



Vicinity Map

Vicinity Aerial Perspective Photo

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ZONING CRITERIA

ITEM:	CODE REQUIREMENT:
Site Area:	10,239 SF
Zone:	LR3
ECA:	None
G.F.A.:	*2.0 x 10,239 = 20,478 SF (19,111 SF Proposed)
Density:	*Unlimited (19 Units Proposed)
Height:	-40' Base height (23.45.514 Table A) -4' Partial below-grade story allowance (23.45.514.F) - 4' Parapet allowance (23.45.514.H) - 10' Stair penthouse allow. (23.45.514.J.4) - 16' Elev. penthouse allow. (23.45.514.J.4)
Building Width:	150' Maximum (23.45.527)
Facade Length:	130' x .65 = 84.5' Max. (23.45.527)
Setbacks:	Front = 5' Sides = 5' Min., 7.5' Avg. Rear = 15'
Parking:	0 Stalls Required (19 stalls Proposed)
Bike Storage:	.25/Unit x 19 Units = 5 Req. (10 Proposed) (23.45.015 Table D)
Amenity Area:	25% Lot Area Req'd. = 2,560 SF (3,179 SF Proposed) 50% Common Area @ Grade = 1,280 SF (1,466 SF Proposed) 10' min. dim., 250 SF Min. Area for Common Areas
Tree Protection:	No Significant Trees on Site per Arborist Report by John Kenney of Steep Slope Consulting, 1/27/2016.
Landscaping:	.6 Required Green Factor (23.45.524.2.a); (658 Proposed) 3 Required Street Trees (3 Proposed)
Waste Area:	225 SF Required (23.54.040 Table A); (225 SF Proposed) Min. 12' Horizontal Dimension
*Built-Green:	Project to meet 4-Star Built Green Construction Standards (23.45.526)

Neighborhood Zoning Map

Neighborhood Use Map

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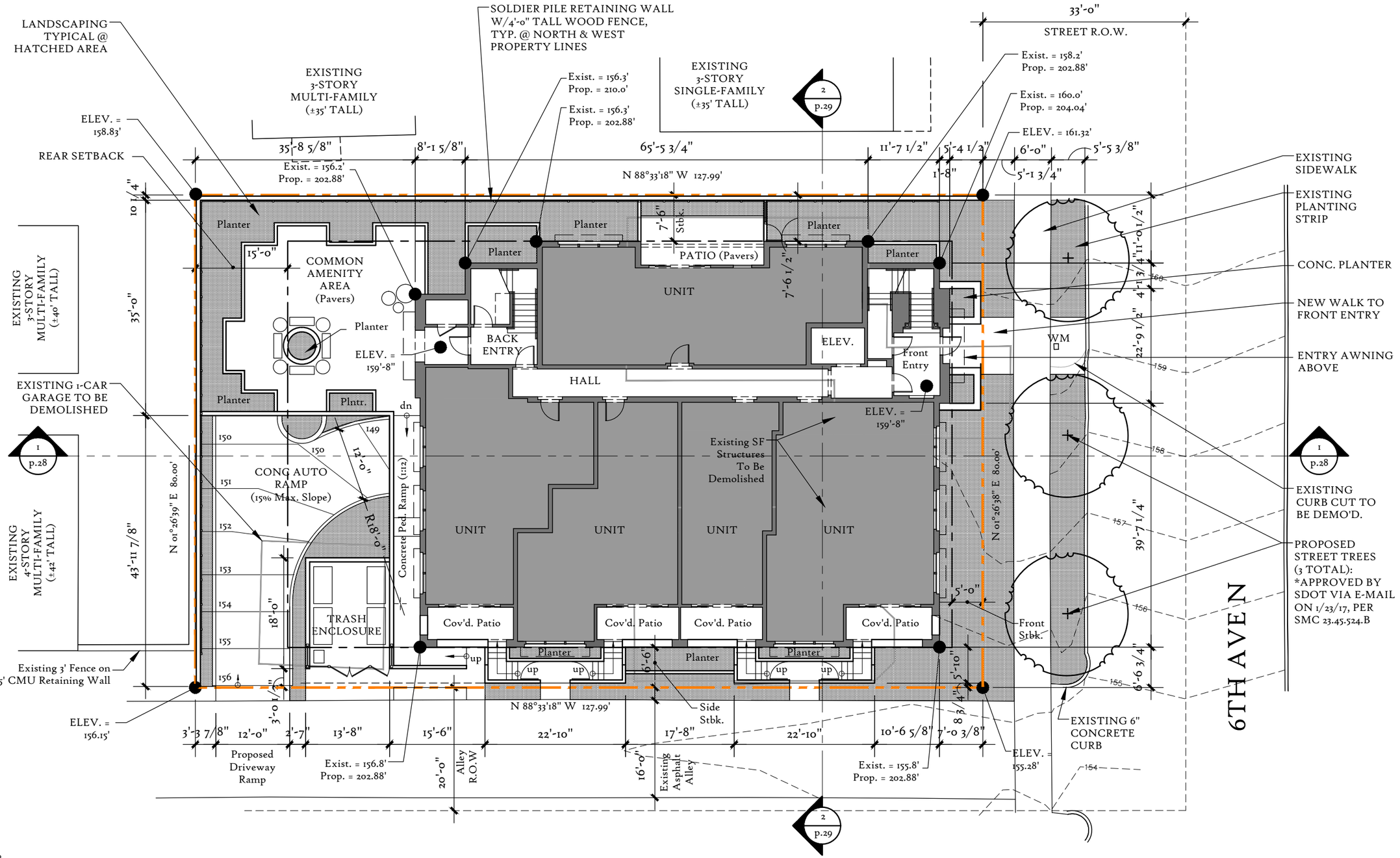
COMPOSITE SITE PLAN



NARRATIVE RESPONSE TO EDG

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RESPONSE TO DESIGN REVIEW GUIDELINES

The Applicant has developed Design Concept 3 from the original EDG proposal, paying particular attention to the following Design Review Guidelines:

EDGPL2-B-1 : EYES ON THE STREET

The proposed building has unit windows overlooking all four sides, and 15 units with exterior balconies overlooking the alley. Unit balconies have transparent wire mesh railing systems to allow visibility.

PL2-B-2 : LIGHTING FOR SAFETY

Front and rear pedestrian entries are lit from above with recessed lighting, and from the sides with large wall sconces. Approach walkways, pedestrian ramps and individual ground-floor unit steps are lit with step lights recessed into concrete walls. Recessed lighting is provided at all unit balcony ceilings. Wall sconces and recessed lighting above garage doors illuminate the auto ramps and pedestrian doors at the garage level. See Lighting Plan on page 27.

PL2-II-ii : DEFENSIBLE SPACE

Ground-floor south facing units can be access from the exterior via private gated concrete steps from the alley. These units sit approimately 4' above alley level for privacy, and have exterior patios enclosed with 3' tall wire mesh railing systems. Landscaping emphasizes the pathways to these on-grade entrances, and softens the surrounding concrete walls without obscuring visibility.

PL3-A-1 : ENTRY DESIGN OBJECTIVES

The front entry of the building takes design cues from historic apartment buildings in the neighborhood, including symmetry, proximity of the entry door to the sidewalk, enhanced detailing, etc. Flanking the glazed entry door are formal planters and light sconces, and a steel awning with building identification projects above, announcing entry and providing weather protection. The brick entry mass runs vertically to the building's highest point, also emphasizing its importance from a distance. Landscaping and hardscape in the planting strip between the street and sidewalk provide additional visual cues to enty. The building's rear entrance is similarly emphasized with symmetry, lighting, a projecting awning, and vertical brick massing, to a lesser extent.

PL3-A-2 : COMMON ENTRIES

The front and back doors are clearly emphasized, and provide the only two means of public access to the interior of the building. Access will be limited by a resident-controlled secure entry system at these exterior doors, and automated roll-up security doors enclose the two garages.

DC1-B-1 : VEHICULAR ACCESS LOCATION & DESIGN

The proposed building sits on top of a secure underground parking garage provided for tenant automobiles and bicycles. Access to the Garage is by way of a concrete ramp from the alley at the southwest corner of the site. The steel and wood retaining wall along the west property line will be a planted wall (see Landscape Detail on page 17), and the east side of the driveway will be planted to soften the concrete Trash Enclosure walls (see Landscape Plan, page 14).

DC1-C-4 : SERVICE USES

The Trash Enclosure has been placed next to the auto ramp along the alley, as far from the building as possible, and screened on three sides by a concrete wall. Wire mesh screening wraps the Enclosure corner at the driveway, to maintain visibility at the top of the ramp.

DC1-VI-i : CLEAN ALLEYS

Landscaping has been provided in the south side yard along the alley, as well as in bio-retention planters attached to the building itself, to soften the alley edge. The Trash Enclosure has been recessed 5' from edge of alley pavement and provided with wire mesh gates; residents may access the Enclosure from the building via an Accessible pedestrian ramp and walkway, without leaving the property.

DC2-A-1 : MASSING-SITE CHARACTERISTICS & USES

The building has been sited as far east as possible, to emphasize direct entry from the sidewalk along 6th Avenue, to provide adequate length for the driveway ramp, and to create sufficient space between the building and the surrounding neighbors to the west and northwest for use as Common Outdoor Area. The north units run east to west, to minimize unit depth and maximize light, and have an undulating facade to avoid creating an imposing north wall. The southern units run north to south, to maximize the number of units with south-facing decks. The main entrance occurs on the uphill (northeast) corner, to allow main floor units to sit above alley level, and to allow a shorter ramp to the underground garage.

DC2-A-2 : REDUCING PERCEIVED MASS

While the proposed building is a large rectangle in plan, a combination of projecting 2-story window bays and recessed covered decks help break up the mass. A strong concrete base, three stories of brick veneer, and a fourth story of painted cement board siding also help reduce the apparent height. The amount of brick has been reduced on the north side, helping the building visually transition to a more single-family residential feel.

DC3-B-1 : MEETING USER NEEDS

The main level Common Amenity Area in the northwest corner of the site is intended for passive use, as an area of quiet contemplation and conversation. A central planter ringed by benches facing in different directions creates 4 distinct seating areas, encouraging multiple single or smaller group activities instead of large gatherings. The area is ringed with layered plantings in raised planter beds, and a 4' fence on top of the raised beds on the west and north sides provides an extra layer of separation from the neighboring buildings.

DC3-I-i : VARIED, INTEGRATED LANDSCAPING

A wide variety of trees, shrubs and groundcover has been proposed for the site, in raised planter beds, in bio-retention planters, in patio pots, along the street and alley, against concrete walls, as accents beside entry pathways, and as green walls against the building itself. See Landscape Plan and Plant List on sheets 14-15.

DC4-A-1 : EXTERIOR FINISH MATERIAL

The proposed building will have a concrete base, three stories of brick veneer, concrete parapet bands, powder coated steel accents, and one story of painted cement board siding with painted trim.

DC4-II-i : BRICK FACADES

The proposed brick facade will be full-bed-depth, with pre-cast concrete accents and parapet bands. Special attention will be paid to detailing at the entry doors.

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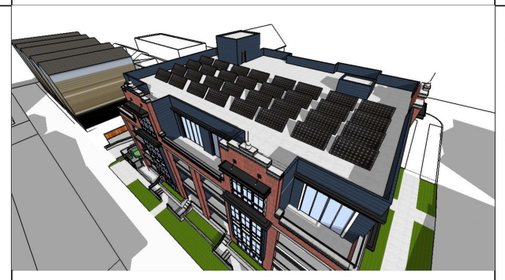
ITEMIZED RESPONSE TO EDG

EARLY GUIDANCE	PROJECT RESPONSE		EARLY GUIDANCE	PROJECT RESPONSE	
MASSING: a. The Board members favored the applicant's preferred Option 3 for the ample application of brick and its asymmetrical design.	MASSING: a. Applicant developed the preferred concept (#3) with a 3-story brick base and an asymmetrical front (east) facade.		b. The Board was strongly supportive of both the application and amount of brick shown on the Preferred Option. This same level of brick should continue to be shown at the Recommendation phase and the applicant should consider lighter brick around the entry. This could help highlight the entrance. (Uptown DC-4ii)	b. Applicant maintained the three-story brick facade around the east, south and west sides of the building, while reducing the amount of brick facing the single-family residence to the north. The brick above the main entry on 6th has been reduced from 5 stories to 4, and the front awning has been lowered to maintain a more human scale at the entrance.	
b. The Board felt that the entry is prominent and tied vertically to the asymmetrical design concept. (PL3-A1 &2)	b. Applicant maintained the prominent assymetrical brick entry mass, while reducing its height by eliminating the brick stair mass at roof level.		c. The Board clarified the parking garage ramp should maintain a clear vision triangle for vehicular safety.	c. To improve sight lines at the top of the ramp, the Applicant increased the garbage enclosure setback to 5' from the alley. The concrete enclosure wall at the southwest corner now steps down and is topped with a wire mesh fence, for greater transparency. The retaining wall/fence at the west property line will align with the stepped wall of the garbage enclosure, to provide visibility .	
c. The Board noted that if an elevator is required, the elevator tower should be integrated into the asymmetrical parapet over the main entrance. (DC2-A1)	c.Applicant eliminated the accessible roof deck, thereby eliminating the need for the two stair penthouses and elevator access at the roof. This resulted in a reduction in overall building height, as well as a shorter front entry mass.		d. The Board supported residential unit entries on the alley. They felt these porches added a positive residential presence that enhanced the pedestrian environment and contributed to the “eyes on the street” concept of security. (PL2-B1-2 & Uptown DC1-VI.i)	d. Applicant preserved the alley entrances for the ground floor units on the south side	
EXTERIOR ELEMENTS: a. The Board favored the vehicular access from the alley, but emphasized that the sight lines should be maintained from theramp for safety. They also liked the porches of the ground level units addressing the alley.	EXTERIOR ELEMENTS: a. To improve sight lines, Applicant increased the garbage enclosure setback to 5' from the alley, stepped down the concrete enclosure wall at the southwest corner, and set a wire mesh fence on top for greater transparency. Ground level exterior patios have been maintained.		e. Ground level alley entrances/porches should be designed for site security. CPTED concepts such as sight lines and lighting should be employed and demonstrated in Recommendation materials. (Uptown PL2-II.ii)	e. Applicant added security gates, metal mesh fencing, and exterior step lighting for added safety and security (see Lighting Plan on DR-16).	

ITEMIZED RESPONSE TO EDG

EARLY GUIDANCE	PROJECT RESPONSE		EARLY GUIDANCE	PROJECT RESPONSE	
f. The dumpster should be either be screened or located in the basement.(DC1-C4)	f. Applicant increased the trash enclosure setback from the alley, and screened it with a concrete wall along the back and sides, and a metal mesh fence along the alley.		c. A greater northern setback and a landscape buffer should be explored to minimize privacy impacts for the home to north. (CS2-D1 & 5)	c. Applicant eliminated the exterior porches at the northeast and northwest corners of the building, moved the whole building one foot south, and set back the main north building wall 11' from the property line. Two window bays and a narrow central deck project from the main wall to the setback line. The north setback is now 7'-6" from the property line, leaving approximately 16'-10" clearance between existing and proposed buildings at their closest point. This north setback will be a continuous planted landscape buffer, with a 4' wood fence set on top of a continuous shoring wall. See Landscape Plan, page 14.	
g. The Board encourage exploring lidding over the drive ramp to add to the amenity space and reduce noise from the underground parking garage. (DC-B1)	g. Applicant extended the planted lid over the parking ramp an additional 5', to reduce garage door noise and provide more space at the outdoor Common Area. The garage doors are now set back 5'-9" from the edge of exterior ramp above (at Garage #1), and 6'-4" from edge of Common Area above (at Garage #2).				
CONTEXT: a. The Board noted the project responded well to existing buildings and the overall neighborhood. At Recommendation, the applicant should provide a window study for further privacy analysis.	CONTEXT: a. See Window Study on Page 23.	See Window Study on Page 23.	d. Larger trees should be used around the entire site to create a more layered landscaping plan as outlined in the Uptown Guidelines. (Uptown DC3-I.i)	d. Applicant added western hemlock, maple, tulip and ginkgo trees in response to the EDG request for taller trees in the layered landscape.	See Landscape Plan on Page 14.
b. The rooftop amenity should be moved to the south and screening elements such as landscape planters should be located on north side to prevent residents from congregating near the north edge. (DC3-B1)	b. Applicant eliminated the rooftop amenity area, due to safety, cost and noise concerns. The Proposed Roof will have only solar panels, with a Maintenance Hatch accessed from the Fourth Floor West Stairway.		e. The ground level Common Amenity Area should be passively programmed to minimize noise and convey the sense of open space around the building. (DC3-B1)	e. To encourage quiet, peaceful contemplation in the ground floor exterior Common Amenity Area, the Applicant added a raised planter in front of the wood fence along the north and west borders, placed individual benches around a central planter to discourage group gatherings, and provided pavers in the courtyard rather than grass. There will be no public barbeque.	

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GARAGE FLOOR PLAN

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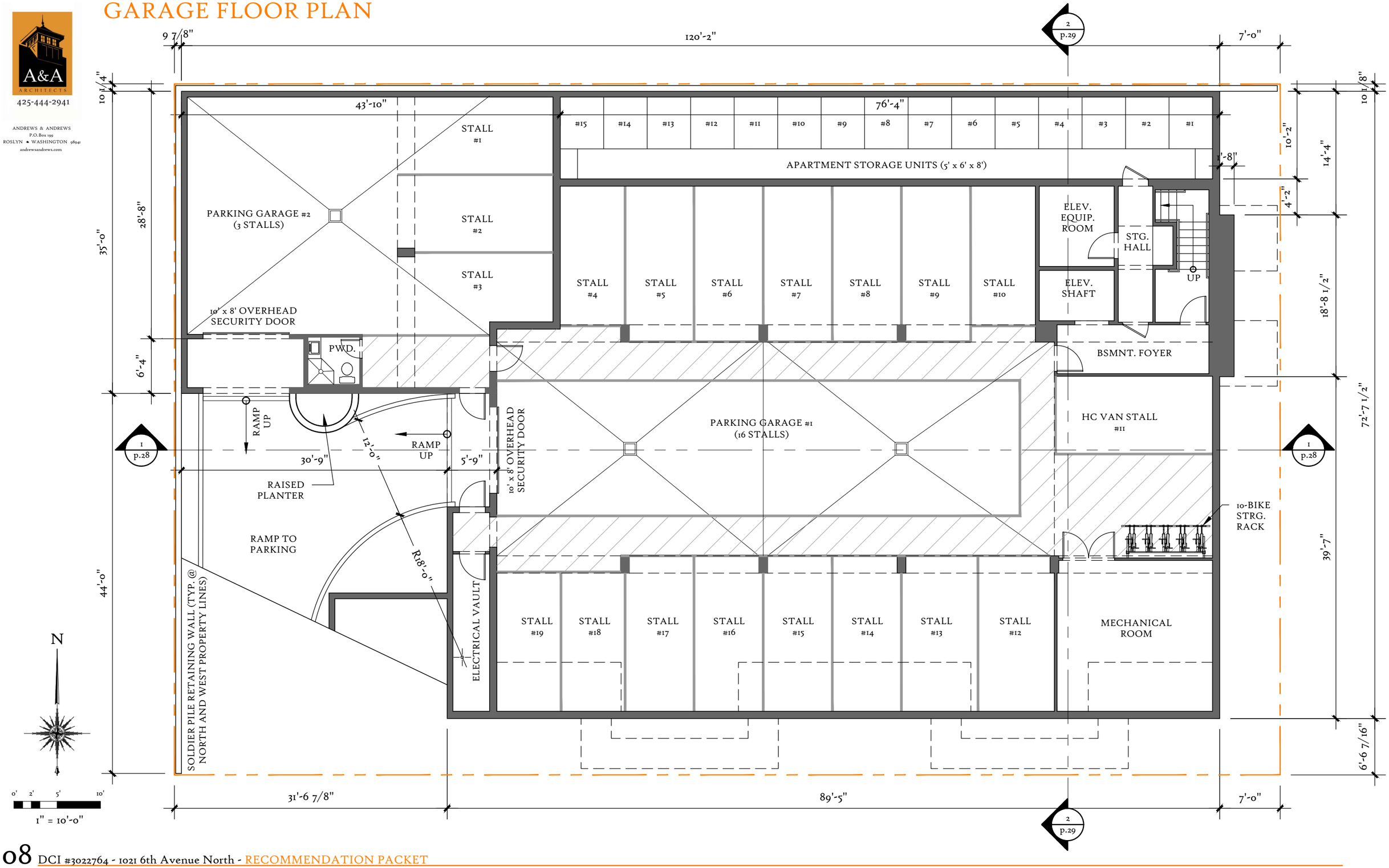

FIRST FLOOR PLAN

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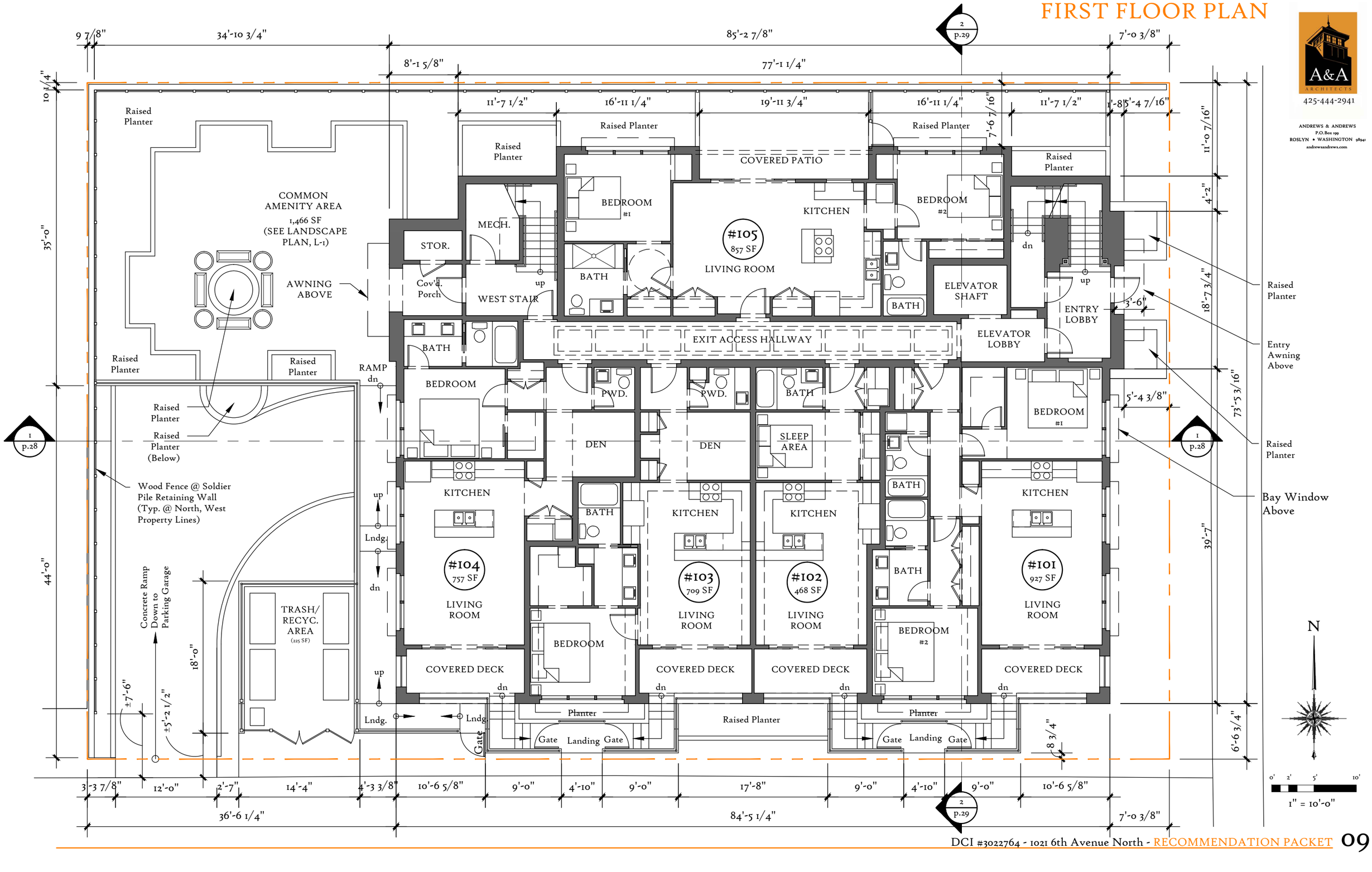

SECOND FLOOR PLAN

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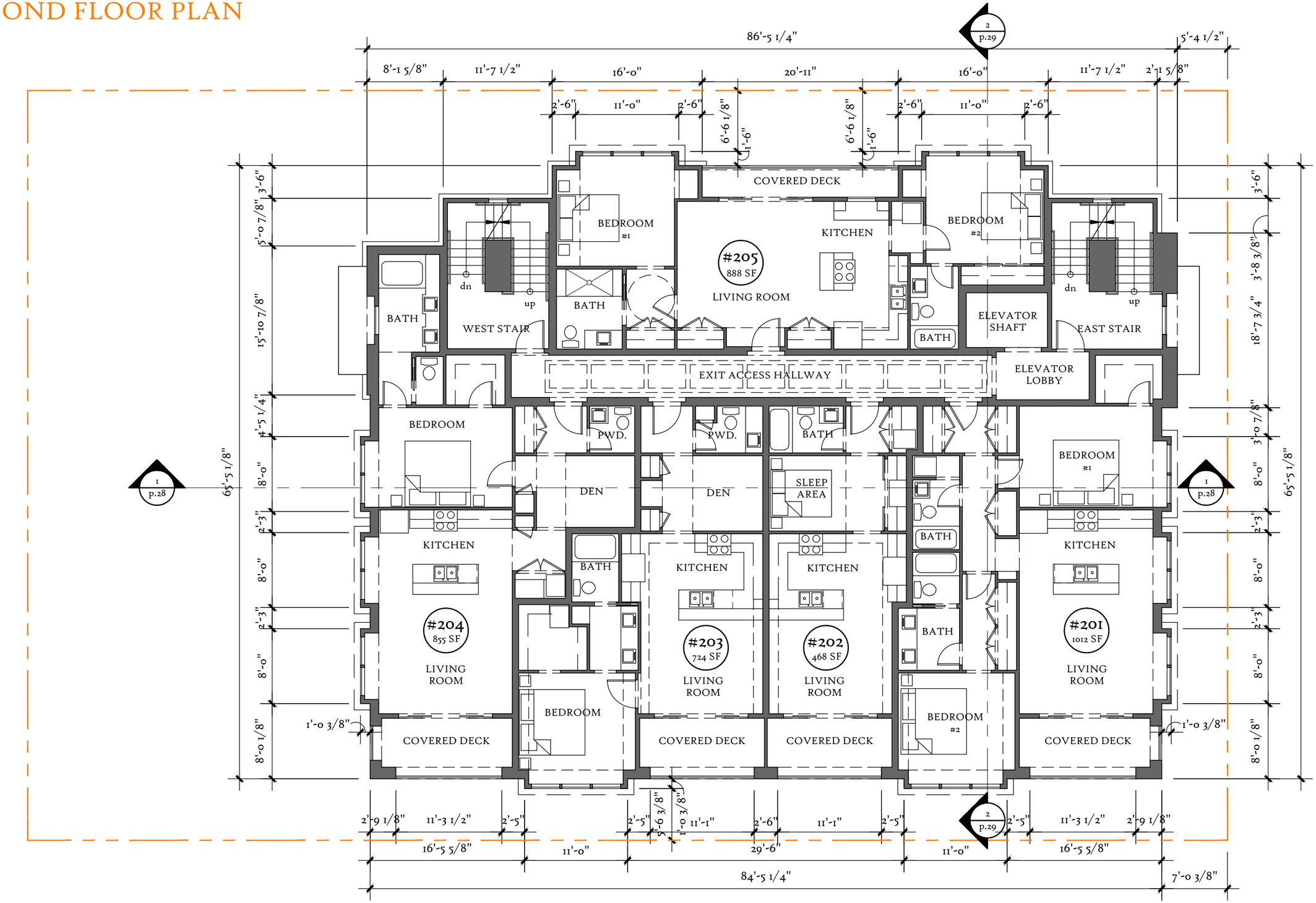

N

0' 2' 5' 10'

1" = 10'-0"

THIRD FLOOR PLAN

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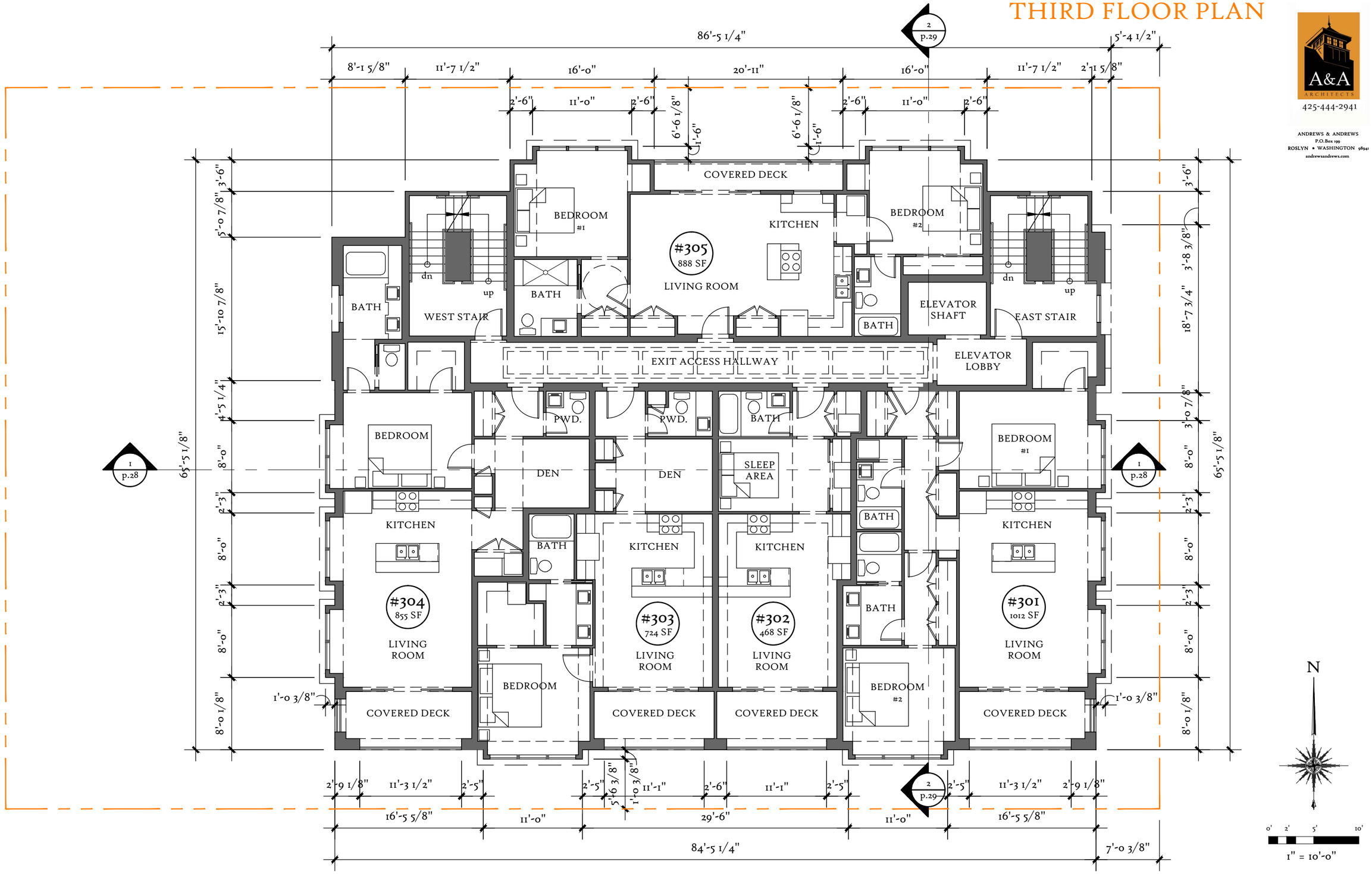

FOURTH FLOOR PLAN

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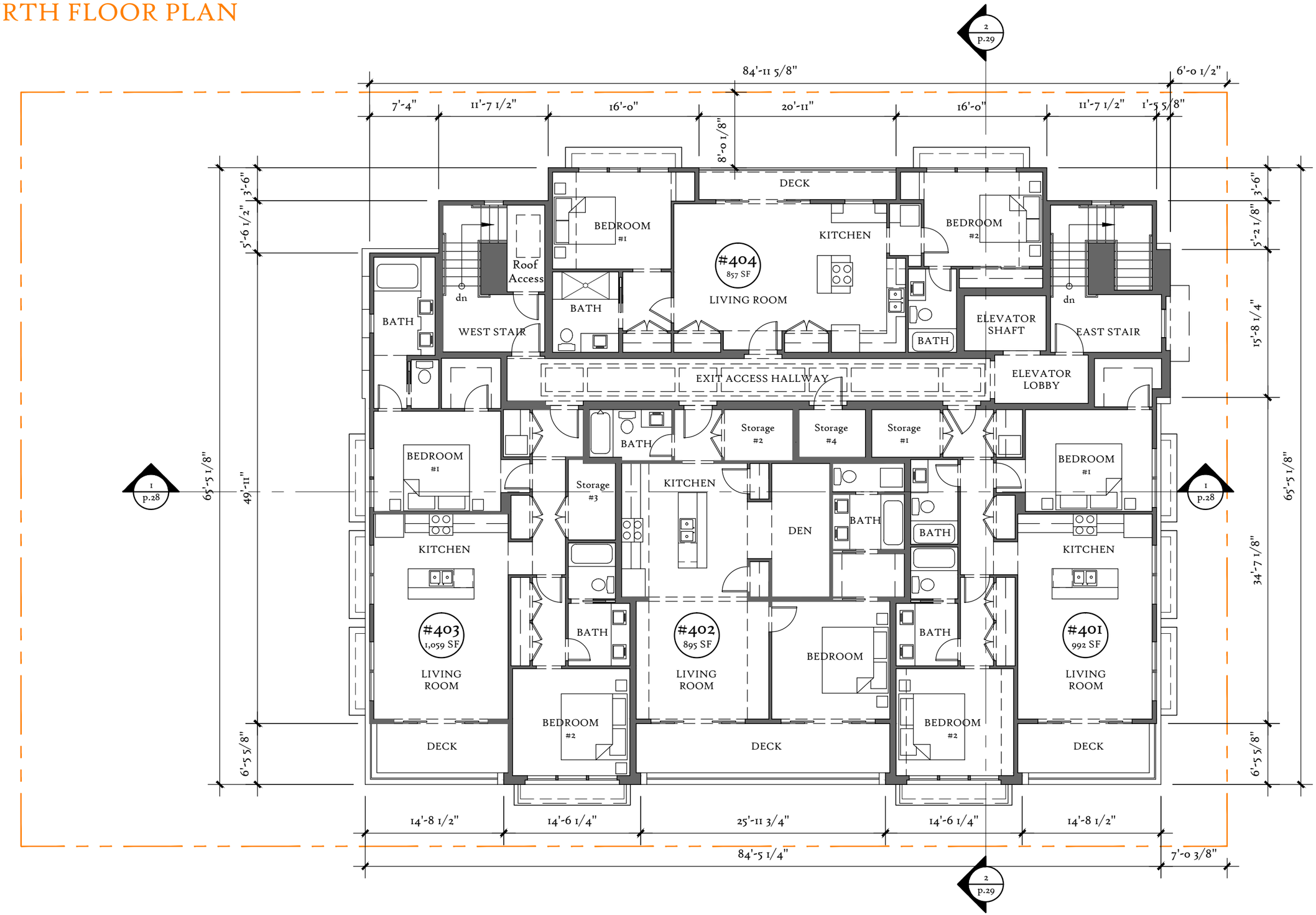

ROOF PLAN

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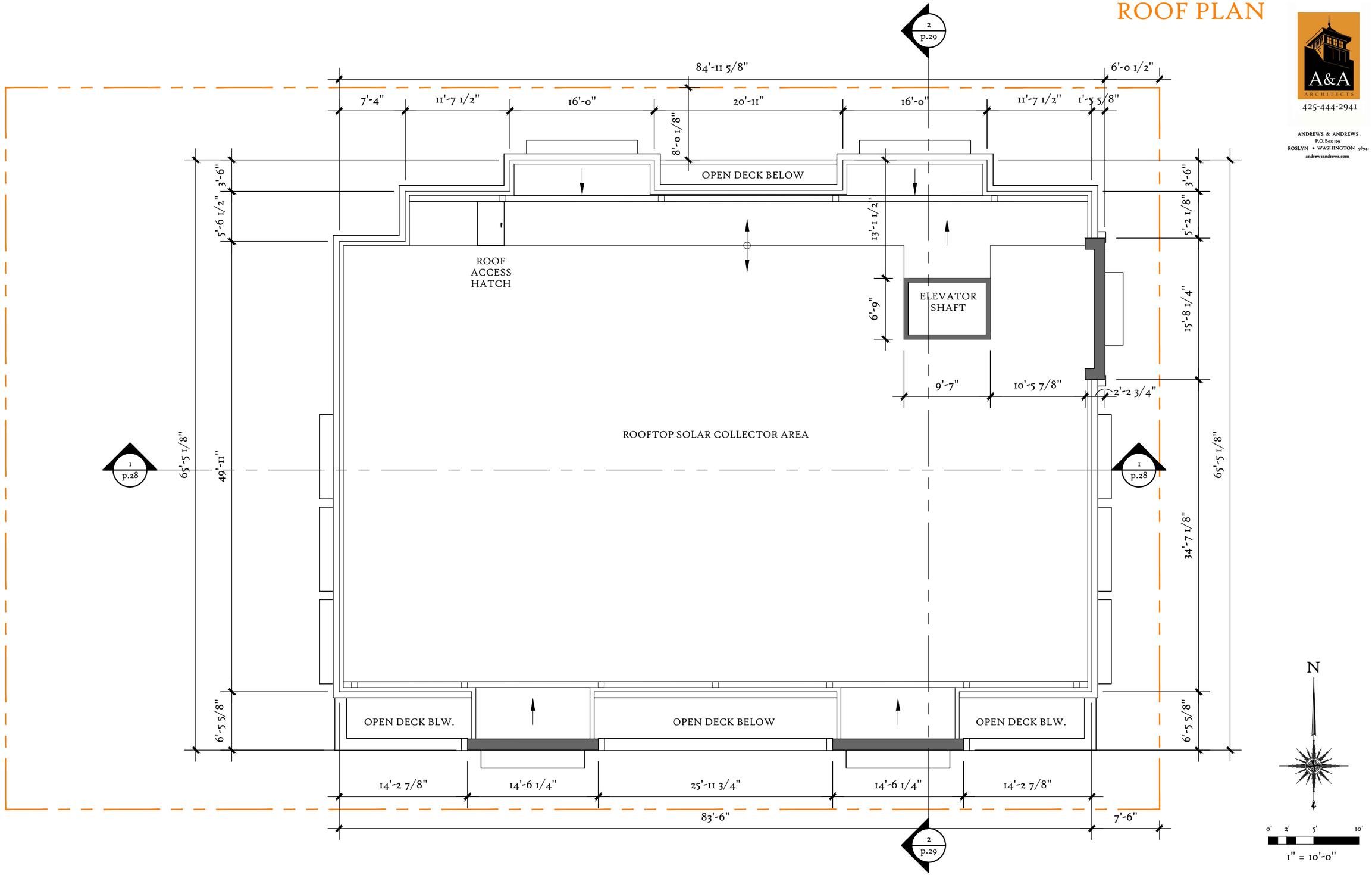

LANDSCAPE PLAN

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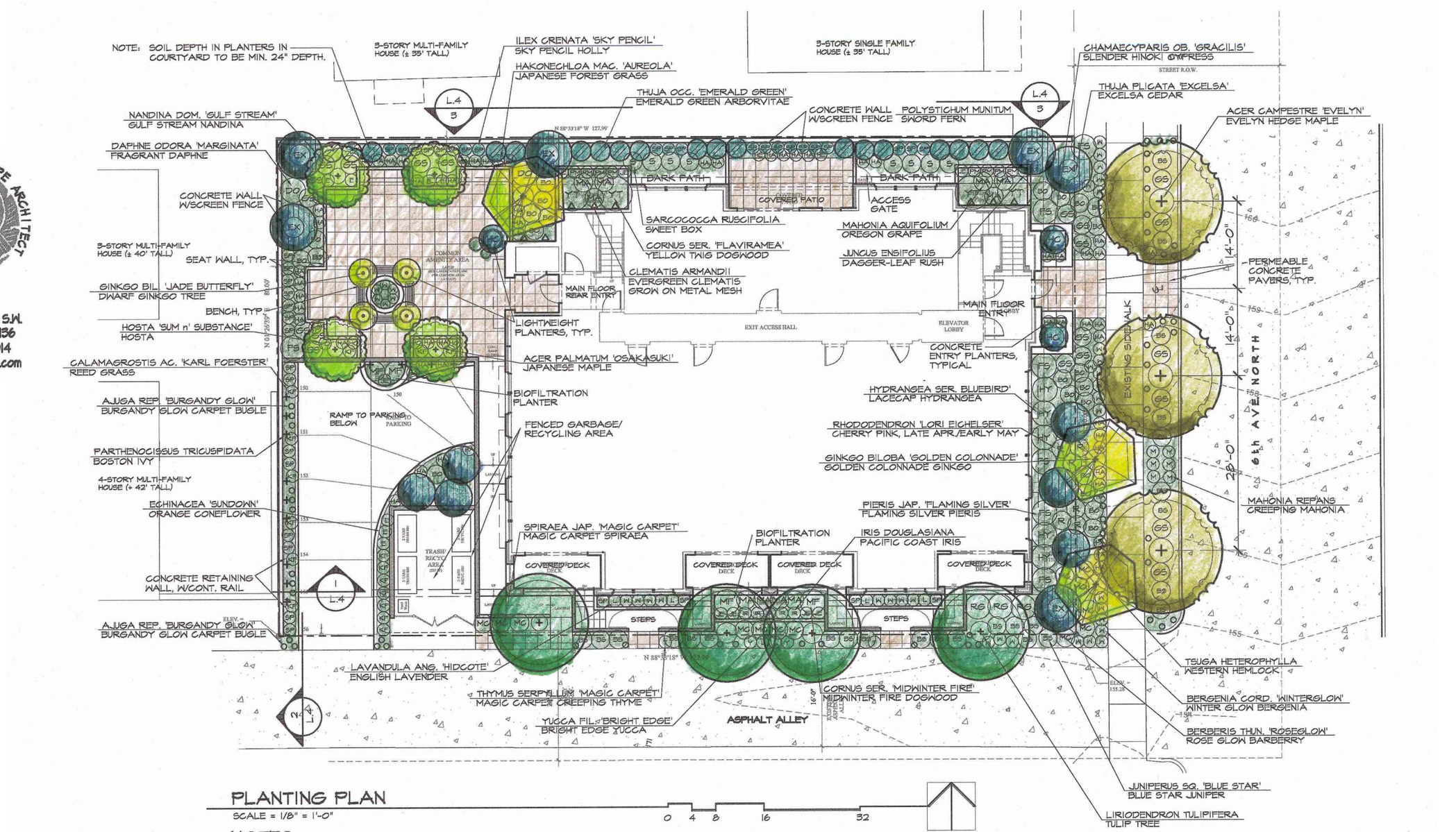
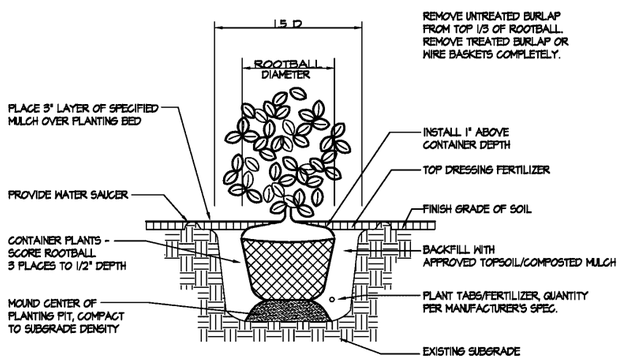
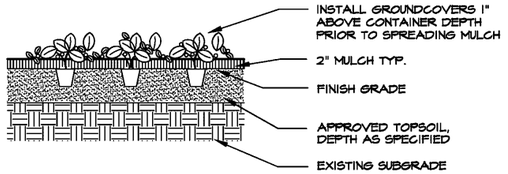


NOTES

1. PROVIDE 3'-0" DIAMETER MULCH RING AROUND ALL TREES. NO SMALLER PLANTINGS IN THIS AREA.
2. ALL CONTAINER PLANTINGS TO HAVE 30" MINIMUM DEPTH FOR SOIL.
3. ALL PLANTING AREAS ON STRUCTURE AS SHOWN ON L.1 TO HAVE A MIN. OF 24" OF TOPSOIL & COMPOSTED MULCH PRODUCT.
4. FOR VINES GROWING ON METAL SCREENS ON NORTH FACADE, WEAVE PLANTS INTO MESH . VERIFY ONSITE W/LANDSCAPE ARCHITECT.



1 **PLANTING DETAIL**
NOT TO SCALE



PLANT LIST

QTY.	BOTANNICAL/COMMON NAME	SIZE/SPACING	REMARKS	CATEGORY/GREEN FACTOR INFO.
Trees				
3	ACER CAMPESTRE 'EVELYN' EVELYN HEDGE MAPLE	2 1/2" CAL.	SPECIMENS, B & B STREET TREE FORM	DROUGHT TOL. MED./LARGE CATEGORY ON G.F. TREE LIST
4	ACER PALMATUM 'OSAKAZUKI' CORALBARK MAPLE	8' HT.	SPECIMENS, MATCHED B & B or CONT.	SMALL CATEGORY ON G.F. TREE LIST
HC 3	CHAMECYPARIS OBTUSA 'GRACILIS' SLENDER HINOKI CYPRESS	6' HT.	SPECIMENS B & B or CONT.	NOT LISTED, COUNTED AS SMALL
3	GINKGO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE GINKGO	8' - 10' HT.	B & B or CONT. 3 STEMS MIN.	DROUGHT TOL. MED/LARGE ON G.F. TREE LIST
4	GINKGO BILOBA 'JADE BUTTERFLY' DWARF GINKGO TREE	6' HT.	SPECIMENS B & B or CONT.	SMALL/MED. CATEGORY ON G.F. PLANT LIST
4	LIRIODENDRON TULIPIFERA TULIP TREE	2" CAL.	MATCHED B & B or CONT.	DROUGHT TOL. LARGE CATEGORY ON G.F. TREE LIST
EX 19	THUJA OCC. 'EMERALD GREEN' EMERALD GREEN ARBORVITAE	7'-8' HTS.	B & B or CONT. FULL, BUSHY GROWTH	NOT LISTED, COUNTED AS SMALL
6	THUJA PLICATA 'EXCELSA' EXCELSA RED CEDAR	7'-9' HTS.	B & B or CONT. FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL. LARGE CATEGORY ON G.F. TREE LIST
6	TSUGA HETEROPHYLLA WESTERN HEMLOCK	3 @ 6', 3 @ 8' HTS.	B & B or CONT. FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL. LARGE CATEGORY ON G.F. TREE LIST
Shrubs				
RG 3	BERBERIS THUNB. 'ROSE GLOW' ROSE GLOWBARBERRY	21" HT.	CONT. FULL, BUSHY GROWTH	DROUGHT TOL.
YT 4	CORNUS S. 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	30" HT.	CONT. FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL.
MF 4	CORNUS S. 'MIDWINTER FIRE' MIDWINTER FIRE DOGWOOD	18" HT.	CONT. FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL.
DO 2	DAPHNE ODORA 'MARGINATA' FRGRANT DAPHNE	18" HT. & SPREAD	CONT. FULL, BUSHY GROWTH	
BO 23	HYDRANGEA PANNICULATA 'BOBO' BOBO HYDRANGEA	18" HT. & SPREAD	CONT. FULL, BUSHY GROWTH	
HY 5	HYDRANGEA SERRATA 'BLUEBIRD' LACECAP HYDRANGEA	18" HT.	CONT. FULL, BUSHY GROWTH	
SP 40	ILEX CRENATA 'SKY PENCIL' SKY PENCIL HOLLY	5' HT. MIN.	B & B or CONT. FULL, BUSHY GROWTH	
BS 26	JUNIPERUS SQ. 'BLUE STAR' BLUE STAR JUNIPER	18" SPREAD	CONT. FULL, BUSHY GROWTH	DROUGHT TOL.
MA 10	MAHONIA AQUIFOLIUM OREGON GRAPE	21" HT.	CONT. FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL.
GS 21	NANDINA DOM. 'GULF STREAM' GULF STREAM NANDINA	18" HT.	CONT. FULL, BUSHY GROWTH	DROUGHT TOL.
FS 7	PIERIS JAPONICA 'FLAMING SILVER' FLAMING SILVER PIERIS	21" HT.	CONT. FULL, BUSHY GROWTH	DROUGHT TOL.
R 6	RHODODENDRON 'LORI ECHELSER' PINK, LATE APR./EARLY MAY	16" SPREAD	CONT. FULL, BUSHY GROWTH	
S 8	SARCOCOCCA RUSCIFOLIA SWEET BOX	21" HT.	FULL, BUSHY GROWTH	NATIVE & DROUGHT TOL.
MC 13	SPIRAEA JAP. 'MAGIC CARPET' MAGIC CARPET SPIRAEA	18" HT.	CONT. FULL, BUSHY GROWTH	DROUGHT TOL.
Perennials & Groundcovers				
O 48	AJUGA REP. 'BURGANDY GLOW' BURGANDY GLOW CARPET BUGLE	4" POTS	FULL, BUSHY GROWTH	DROUGHT TOL.
4	AKEBIA QUINATA FIVELEAF AKEBIA	1 GAL. CONT.	FULL, BUSHY GROWTH LOCATE ONSITE W/L.A.	
W 37	BERGENIA CORD. 'WINTER GLOW' WINTER GLOW BERGENIA	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
KF 16	CALAMAGROSTIS AC. 'KARL FOERSTER' REED GRASS	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
△ 8	CLEMATIS ARMANDII EVERGREEN CLEMATIS	2 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
E 7	ECHINACEA 'TEQUILA SUNRISE' CONEFLOWER	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
HA 59	HAKONECHLOA MAC. 'AUREOLA' JAPANESE FOREST GRASS	1 GAL. CONT.	FULL, BUSHY GROWTH	
HE 2	HELLEBORUS ORIENTALIS LENTEN ROSE	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
HO 5	HOSTA 'SUM n' SUBSTANCE' HOSTA	1 GAL. CONT.	FULL, BUSHY GROWTH	
JE 9	JUNCUS ENSIFOLIUS DAGGER-LEAF RUSH	1 GAL. CONT.	FULL, BUSHY GROWTH	NATIVE DROUGHT TOL.
IR 5	IRIS DOUGLASIANA PACIFIC COAST IRIS	1 GAL. CONT.	FULL, BUSHY GROWTH	NATIVE DROUGHT TOL.
L 6	LAVANDULA ANG. 'HIDCOTE BLUE' ENGLISH LAVENDER	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
M 6	MAHONIA REPENS CREEPING MAHONIA	1 GAL. CONT.	FULL, BUSHY GROWTH	NATIVE DROUGHT TOL.
+ 13	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL. CONT.	FULL, BUSHY GROWTH	
PM 8	POLYSTICHUM MUNITUM SWORD FERN	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.
T 2	THYMUS SER. 'MAGIC CARPET' MAGIC CARPET THYME	4" POTS	FULL, BUSHY GROWTH	DROUGHT TOL.
Y 2	YUCCA FIL. 'BRIGHT EDGE' BRIGHT EDGE YUCCA	1 GAL. CONT.	FULL, BUSHY GROWTH	DROUGHT TOL.

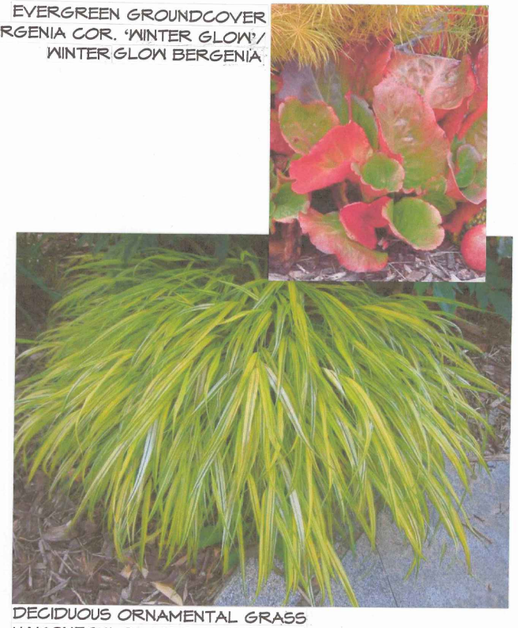
NOTES

1. PROVIDE 3'-0" DIAMETER MULCH RING AROUND ALL TREES.
2. AMEND ALL SHRUB BEDS AT GRADE WITH 6" MIN. OF COMPOST PRODUCT SUCH AS, PACIFIC TOPSOIL'S "PSM". VERIFY AMENDMENT SOURCE W/L.A. INCORPORATE AMENDMENT TO DEPTH OF 12" MIN. IN SHRUB BEDS.
3. ALL PLANTING AREAS ON STRUCTURE AS SHOWN ON L1 TO HAVE A MIN. OF 24" OF TOPSOIL & COMPOSTED MULCH PRODUCT. VERIFY NEED FOR LIGHTWEIGHT TOPSOIL MIX W/ARCHITECT & L.A.
4. PROVIDE 3" MIN. OF FINE BARK MULCH IN ALL SHRUB BEDS. DO NOT PILE MULCH AT CROWN OF PLANTS.
5. PROVIDE BARK MULCH ACCESS PATH ON NORTH SIDE OF BLDG. BARK CHIPS TO BE A MIN. 4" DEPTH. VERIFY PRODUCT W/L.A.
6. STREET TREE ACER CAMPESTRE 'EVELYN' IS APPROVED BY BEN ROBERTS OF SDOT. TREE MUST BE "STREET TREE FORM" & B & B ONLY PER SDOT.
7. NO UNDERSTORY PLANTS TO BE PLANTED WITHIN 3' OF ANY TREE, TYPICAL.

GROUNDCOVERS

DECIDUOUS GROUNDCOVER
AJUGA REP. 'BURGANDY GLOW'/
BURGANDY GLOW CARPET BUGLE

EVERGREEN GROUNDCOVER
BERGENIA COR. 'WINTER GLOW'/
WINTER GLOW BERGENIA



DECIDUOUS ORNAMENTAL GRASS
HAKONECHLOA MAC. 'AUREOLA'/
JAPANESE FOREST GRASS

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PLANT PHOTOS

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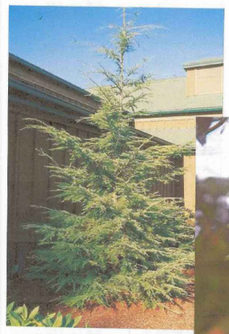
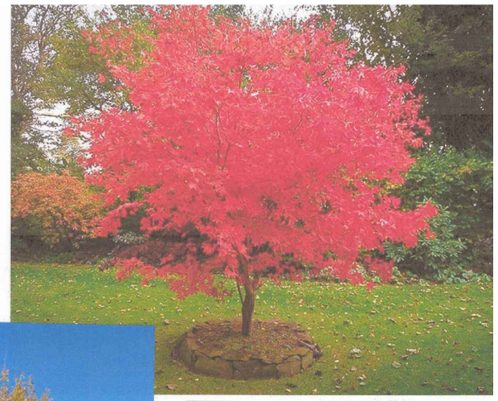
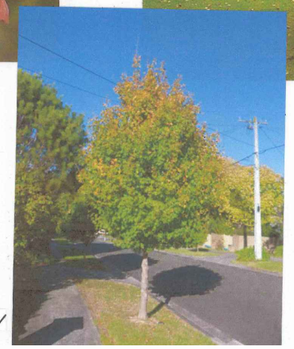


EVERGREEN TREE
TSUGA HETEROPHYLLA/
WESTERN HEMLOCK



DECIDUOUS ACCENT TREE
ACER PALMATUM 'OSAKAZUKI'/
JAPANESE MAPLE

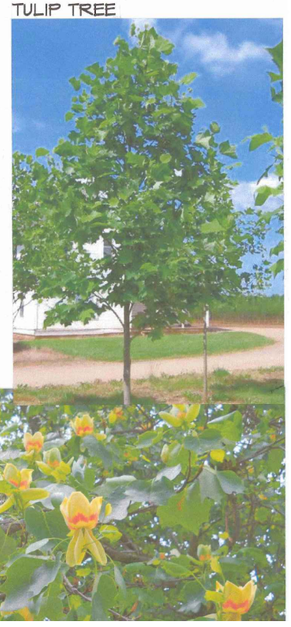


STREET TREE
ACER CAMPESTRE 'EVELYN'/
HEDGE MAPLE

EVERGREEN TREE
THUJA PLICATA 'EXCELSA'/
EXCELSA CEDAR

COLUMNAR DECIDUOUS TREE
GINKGO BILOBA
'GOLDEN COLONNADE'

LARGE DECIDUOUS TREE
LIRIODENDRON TULIPIFERA/
TULIP TREE



SHRUBS

DECIDUOUS FLOWERING SHRUB
HYDRANGEA SERR. 'BLUEBIRD'/
HYDRANGEA

EVERGREEN SHRUB
JUNIPERUS SQ. 'BLUE STAR'/
BLUE STAR JUNIPER

COLUMNAR EVERGREEN SHRUB
ILEX CREN. 'SKY PENCIL'/
SKY PENCIL HOLLY

SHRUBS

DECIDUOUS SHRUB
BERBERIS THUN. 'ROSE GLOW'/
ROSE GLOW BARBERRY

DECIDUOUS SHRUB
SPIRAEA JAP. 'MAGIC CARPET'/
MAGIC CARPET SPIRAEA

EVERGREEN SHRUB
MAHONIA AQUIFOLIUM/
OREGON GRAPE

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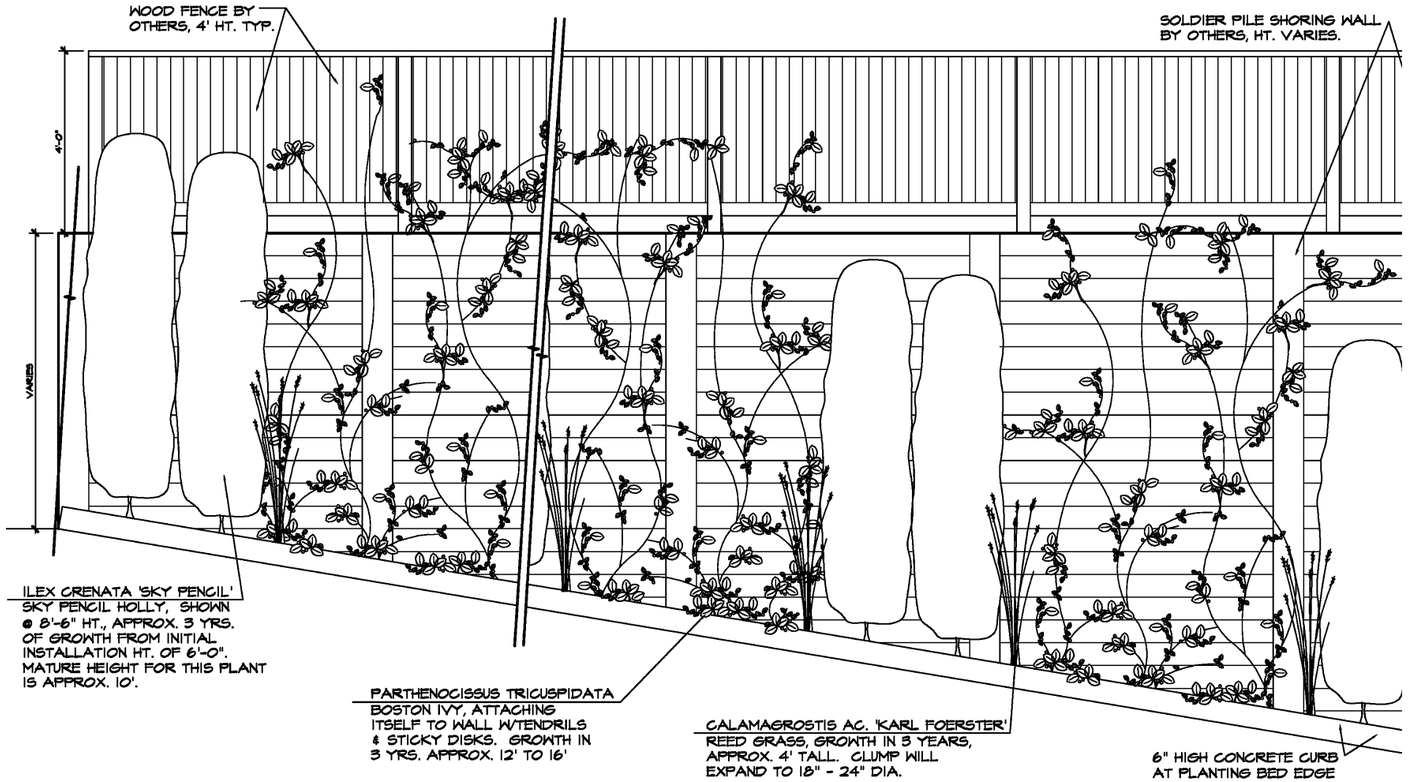
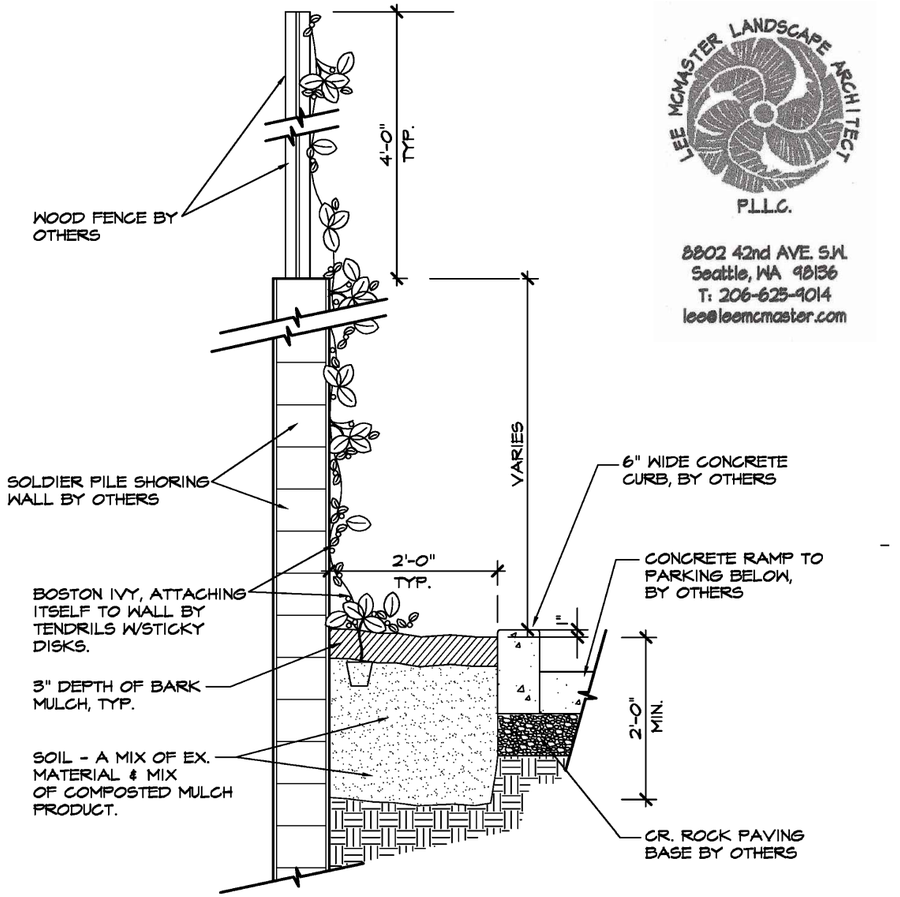


2 ELEVATION OF PLANTING AT SOLIDER PILE WALL

SCALE = 1/2" = 1'-0"



1 SECTION OF PLANTING BED AT SOLIDIER PILE WALL

SCALE = 1" = 1'-0"

GREEN WALL DETAILS

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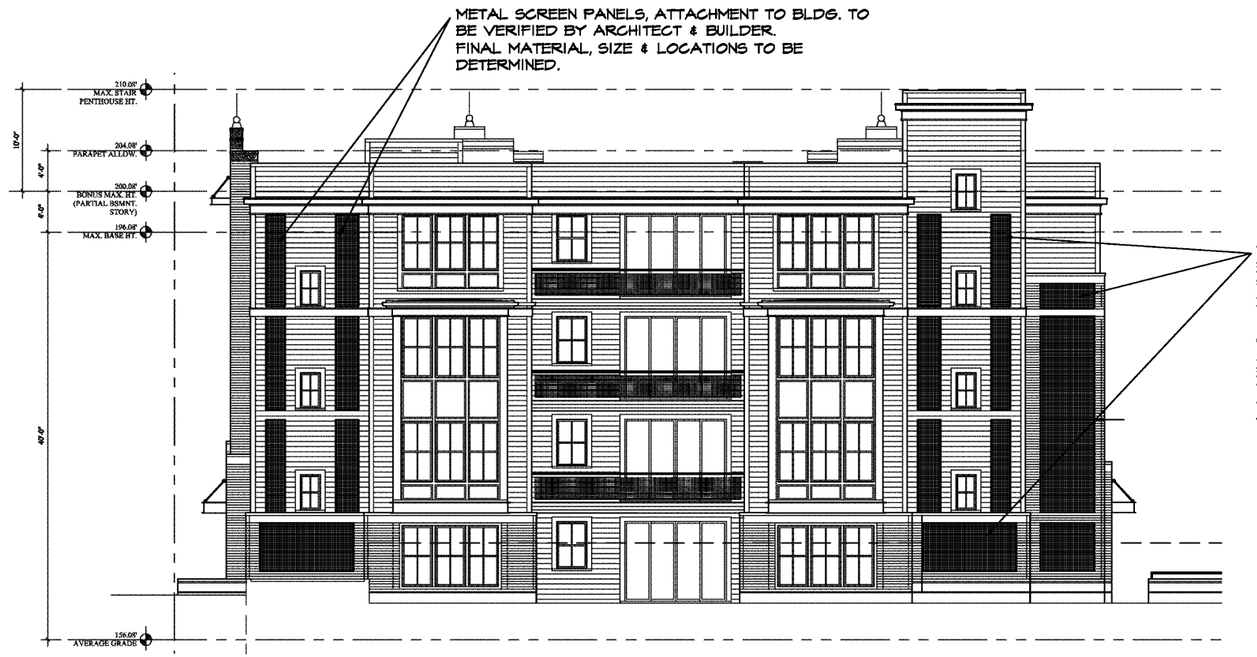

3 NORTH ELEVATION SHOWING VEGETATED WALLS
SCALE = 1/8" = 1'-0"

EAST ELEVATION

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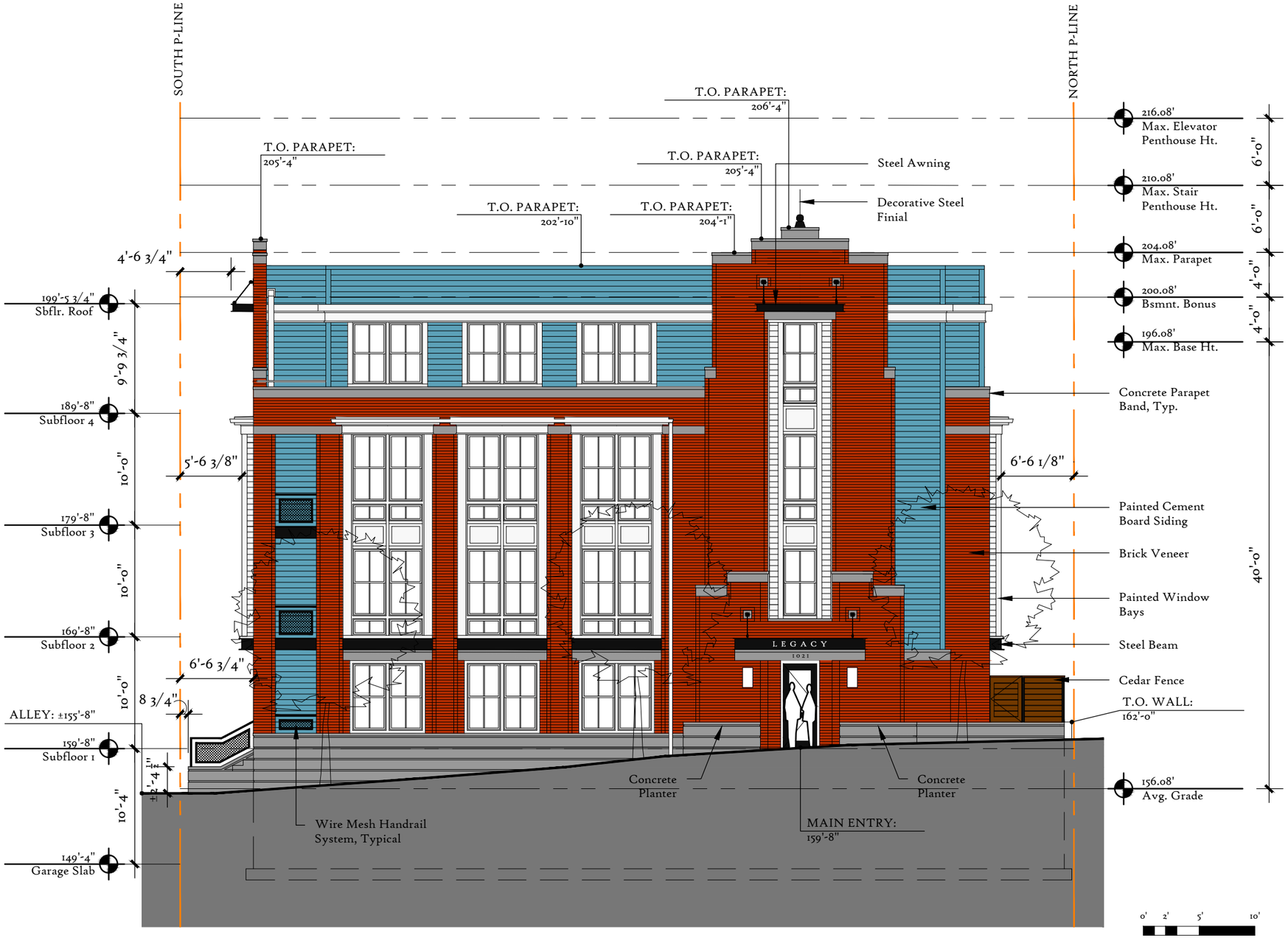

SIGNAGE PLAN

NORTH ELEVATION

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WEST ELEVATION

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0' 2' 5' 10'
1" = 10'-0"

SOUTH ELEVATION

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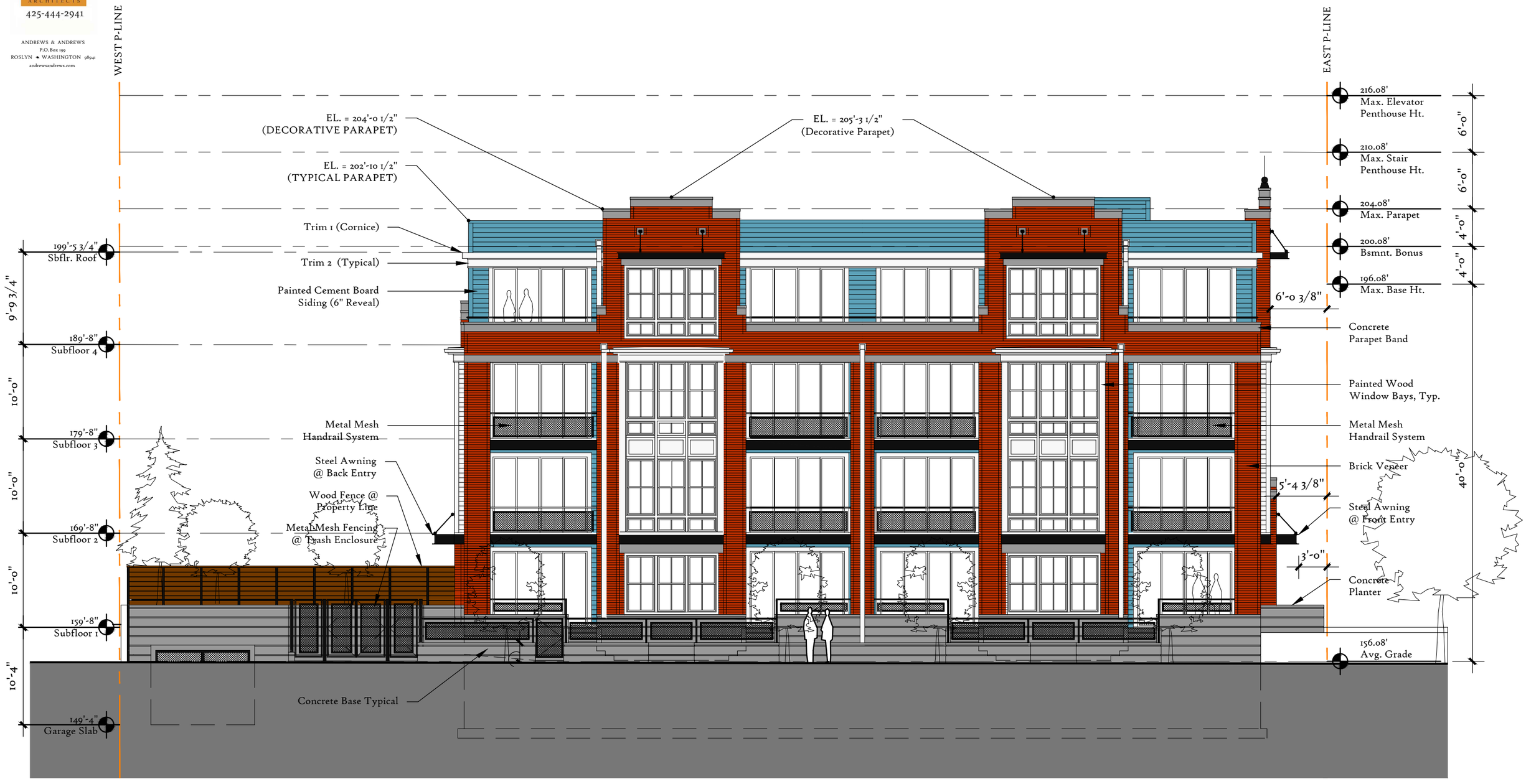

WINDOW STUDY

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MATERIAL & COLOR PALETTE BOARD

MATERIAL & COLOR PALETTE BOARD

ITEM:	PRODUCT:	COLOR/STYLE:
1. SIDING:	Hardie-Lap Cement Board Siding (6" Reveal)	Sherwin Williams "Lobelia"
2. TRIM:	Painted Cedar (1 x 6 Typical)	White
3. BRICK:	Mutual Materials 3-1/2" x 2-1/2" x 7-1/2" Face Brick	Pacific Handmold
4. RAILINGS:	Banker Wire Woven Steel Mesh w/ U-Edge Frame; Rectangular Handrail	Black Powder Coated
5. AWNINGS/ BEAMS:	Steel Channel	Black Powder Coated
6. PAVERS:	Abbotsford "Texada" 18" Square	Natural
7. BASE:	Poured-in-Place Concrete Walls w/ 1-1/2" Horizontal Channels @ 12" O.C.	Gray

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View From the Southeast

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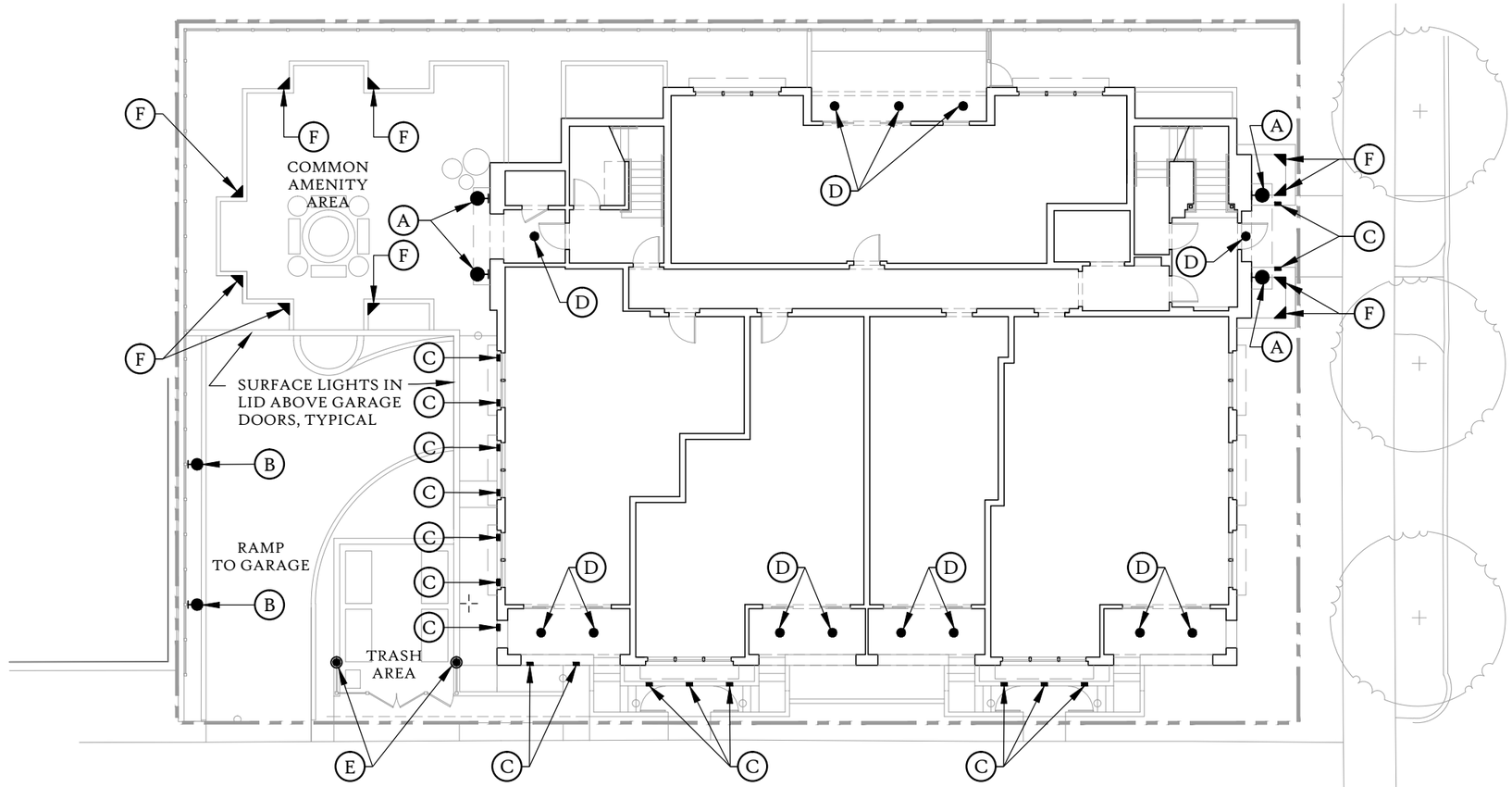
COLOR RENDERING : Southwest Corner

View From the Southwest

EXTERIOR LIGHTING PLAN



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A WALL LIGHT

DOLAN DESIGNS
20-1/2" OUTDOOR WALL LIGHT
100 WATT INCANDESCENT
WINCHESTER FINISH
QUANTITY: 4

B WALL LIGHT

DOLAN DESIGNS
7 1/4" OUTDOOR WALL LIGHT
10 WATT LED
WINCHESTER FINISH
QUANTITY: 2

C STEP LIGHT

PROGRESS LIGHTING
4.75" W x 3" H LED STEP LIGHT
4 WATT LED
BRUSHED NICKEL FINISH
QUANTITY: 17

D RECESSED LIGHT

JUNO
6" LED OUTDOOR RECESSED CAN
12 WATT LED
WHITE FINISH
QUANTITY: 10 MAIN FLOOR
(44 TOTAL)

E POST LIGHT

DOLAN DESIGNS
13-1/2" LED OUTDOOR POST LIGHT
10 WATT LED
WINCHESTER FINISH
QUANTITY: 2

F L'SCAPE LIGHT

R.A.B. ELECTRIC
6" LED OUTDOOR UPLIGHT
5 WATT LED
DARK BRONZE FINISH
QUANTITY: 10

BUILDING SECTION 1

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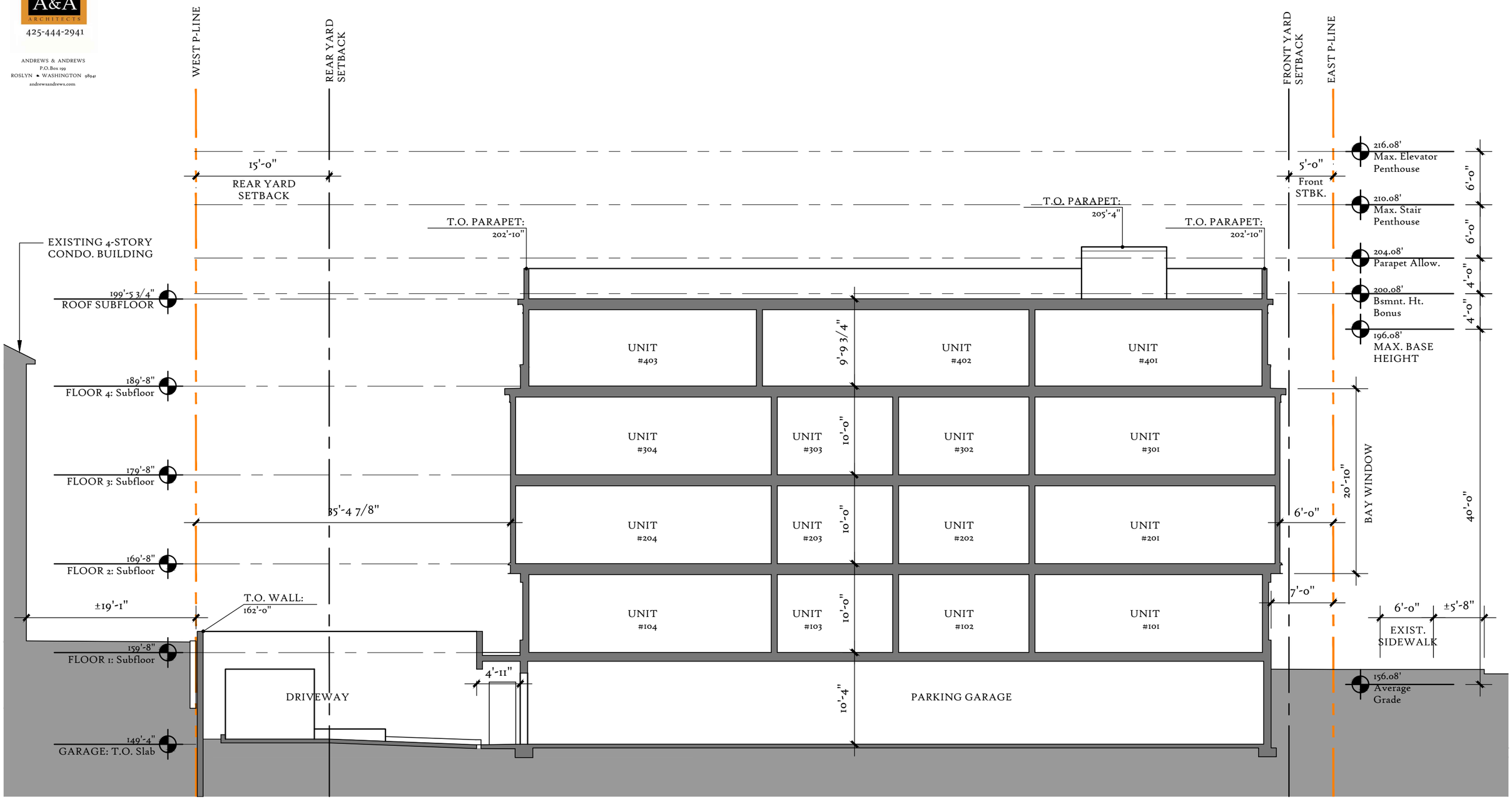

BUILDING SECTION 2

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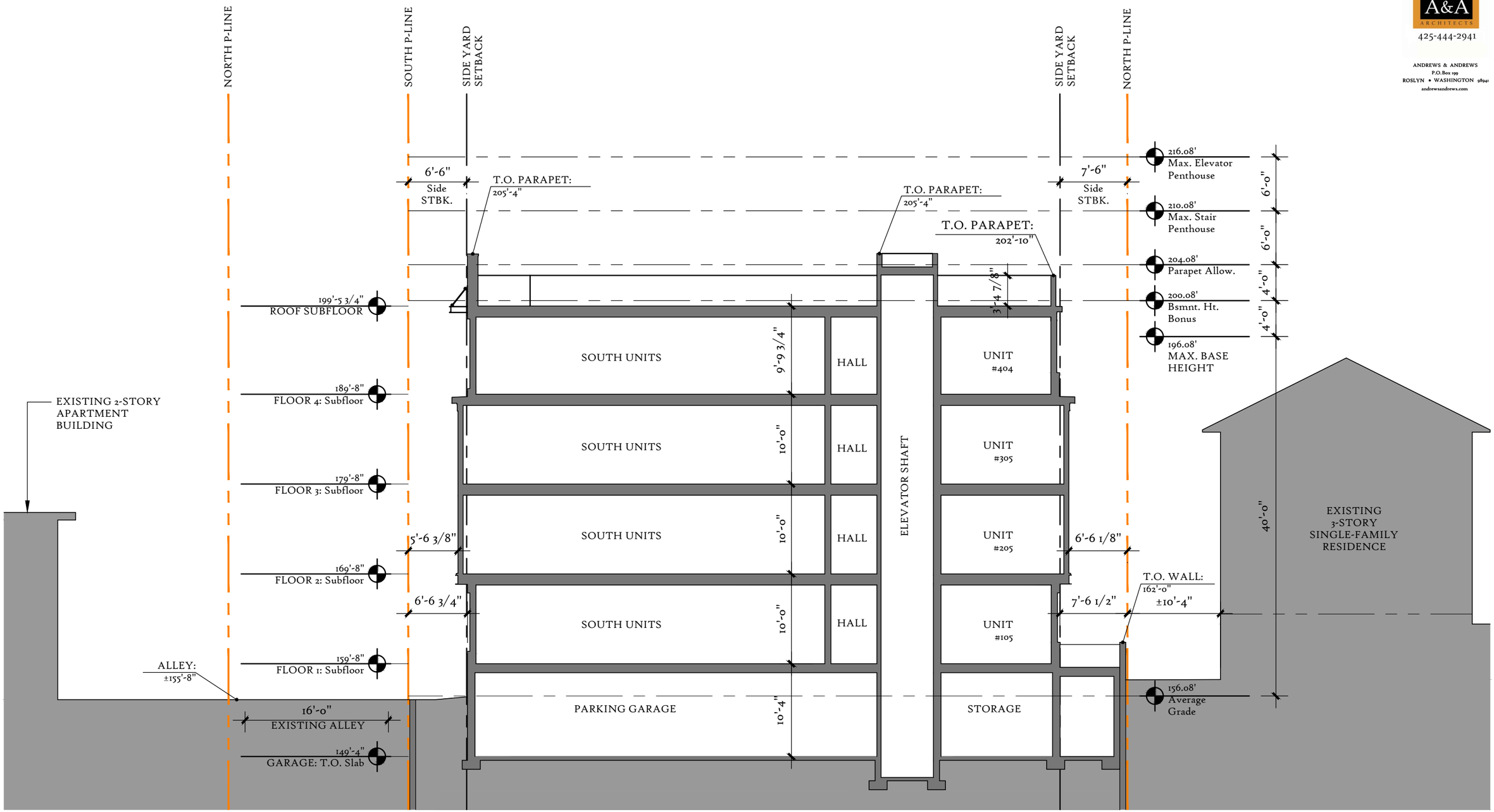

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CODE DEPARTURES

1. 4th STORY STREETSIDE SETBACK (See Page 31)

DEPARTURE DESCRIPTION:	CODE REQUIREMENT (SMC23.45.518.L.2, 4):	PROPOSED DEPARTURE:	RATIONALE:
TO ALLOW THE EAST UPPER LEVEL PARAPET TO ENCROACH INTO THE REQUIRED SETBACK.	In LR zones, a minimum upper-level setback from all street lot lines is required in addition to any required ground-level setback, as follows: For structures with a 40 foot height limit, the upper-level setback requirement is 16 feet above a height of 44 feet. The minimum upper-level setback shall be provided at all points along the length of the street property line as measured from finished grade. Open railings, and parapets that are predominantly transparent above a height of 1.5 feet, may be located in the required upper-level setback.	Maintain a solid upper parapet wall along the east side, rather than changing to a code-compliant, predominantly transparent design over 44' above grade. The upper east parapet encroaches 2'-6" vertically into the required setback at the south end; the stepped entry parapet encroaches 2'-8".	A. Keeping the parapet continuously solid better fits the design character of the building. B. If the 44' setback height were taken as an average along the street (as opposed to following the slope), the parapet would comply. C. Because the upper level setback in only required on the east side, this departure will not adversely affect available light to neighboring properties.

2. DECORATIVE PARAPET HEIGHT (See Pgs. 32-33)

DEPARTURE DESCRIPTION:	CODE REQUIREMENT (SMC23.45.514.J.2):	PROPOSED DEPARTURE:	RATIONALE:
TO ALLOW DECORATIVE STEPPED PARAPETS TO EXCEED MAXIMUM PARAPET HEIGHT.	Parapets...may extend 4 feet above the maximum height limit.	Decorative stepped brick parapets on the south elevation exceed maximum parapet height by a maximum 1'-6", over a maximum 9'-0" length (2 locations). The decorative brick parapet above the main east entry exceeds the maximum parapet height by a maximum 2'-6", over a maximum 9'-0" length.	A. Stepped brick parapets provide a decorative cap to vertical brick masses, in keeping with the historic brick apartments in the neighborhood. B. The extra height at the south and east parapets will not adversely affect light to neighboring properties.

3. BAY WINDOW WIDTH IN SETBACK (See Pgs. 34-35)

DEPARTURE DESCRIPTION:	CODE REQUIREMENT (SMC23.45.518.H.3):	PROPOSED DEPARTURE:	RATIONALE:
TO ALLOW PROJECTING BAY WINDOWS TO EXCEED MAXIMUM WIDTH IN SIDE YARD SETBACKS.	Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they are: a. no closer than 5 feet to any lot line; b. no more than 10 feet in width	Two south-facing and two north-facing bay windows exceed the maximum 10'-0" allowable width by a maximum of 1'-8" (not including gutters and eaves).	A. The design intent is to maximize glazing area in north-facing and narrow south-facing bedrooms; wider bay windows allow an additional window for natural light. B. The longer north and south facades justify slightly wider bay windows proportionally. C. The proposed overall encroachment width into the side yard for two bay windows (23'-4") is less than three allowable code-conforming 10' bays windows (30'-0").

DEPARTURE # 1 : 4th Story Streetside Setback

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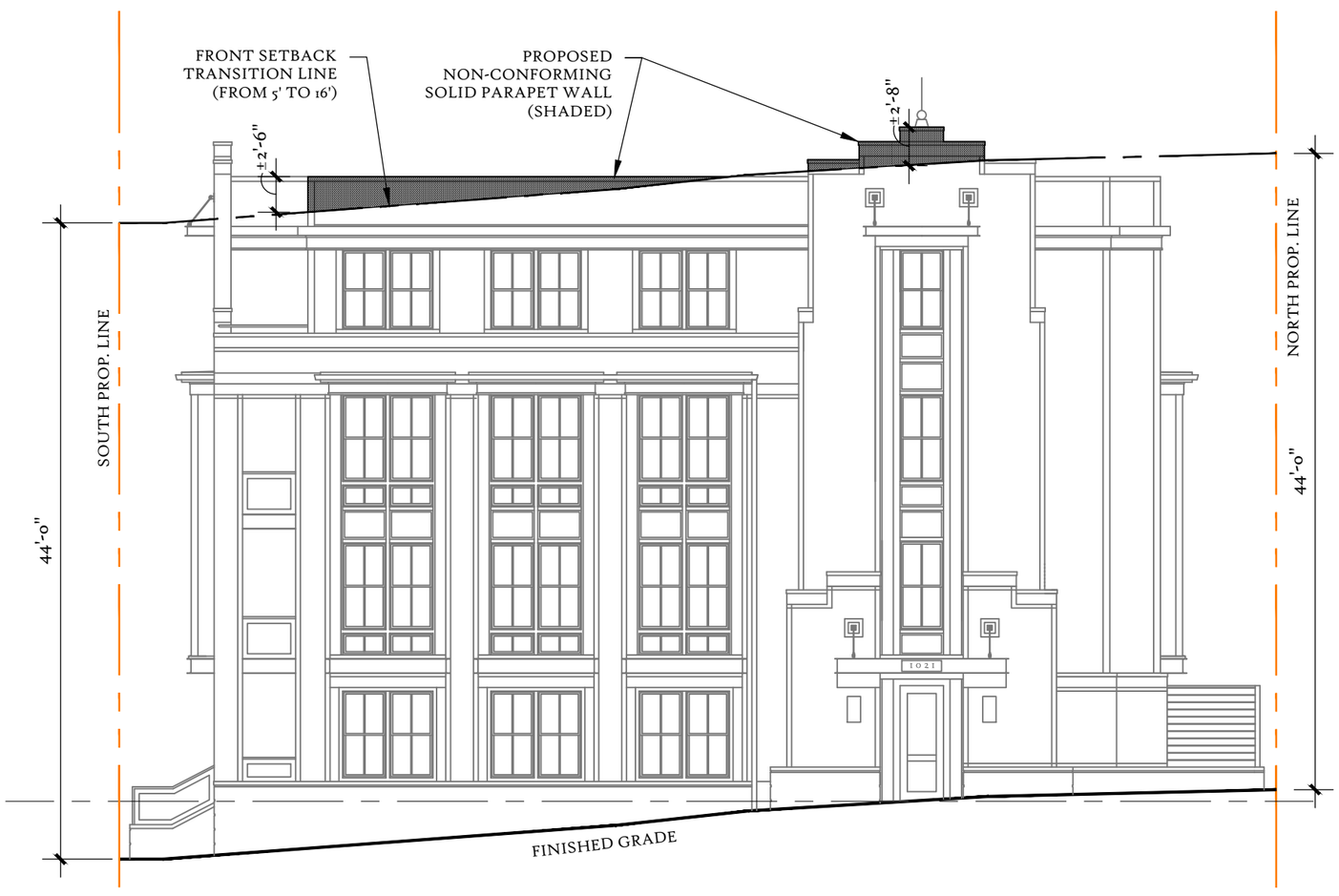

EAST ELEVATION

NORTH ELEVATION

0' 2' 5' 10'
1" = 10'-0"

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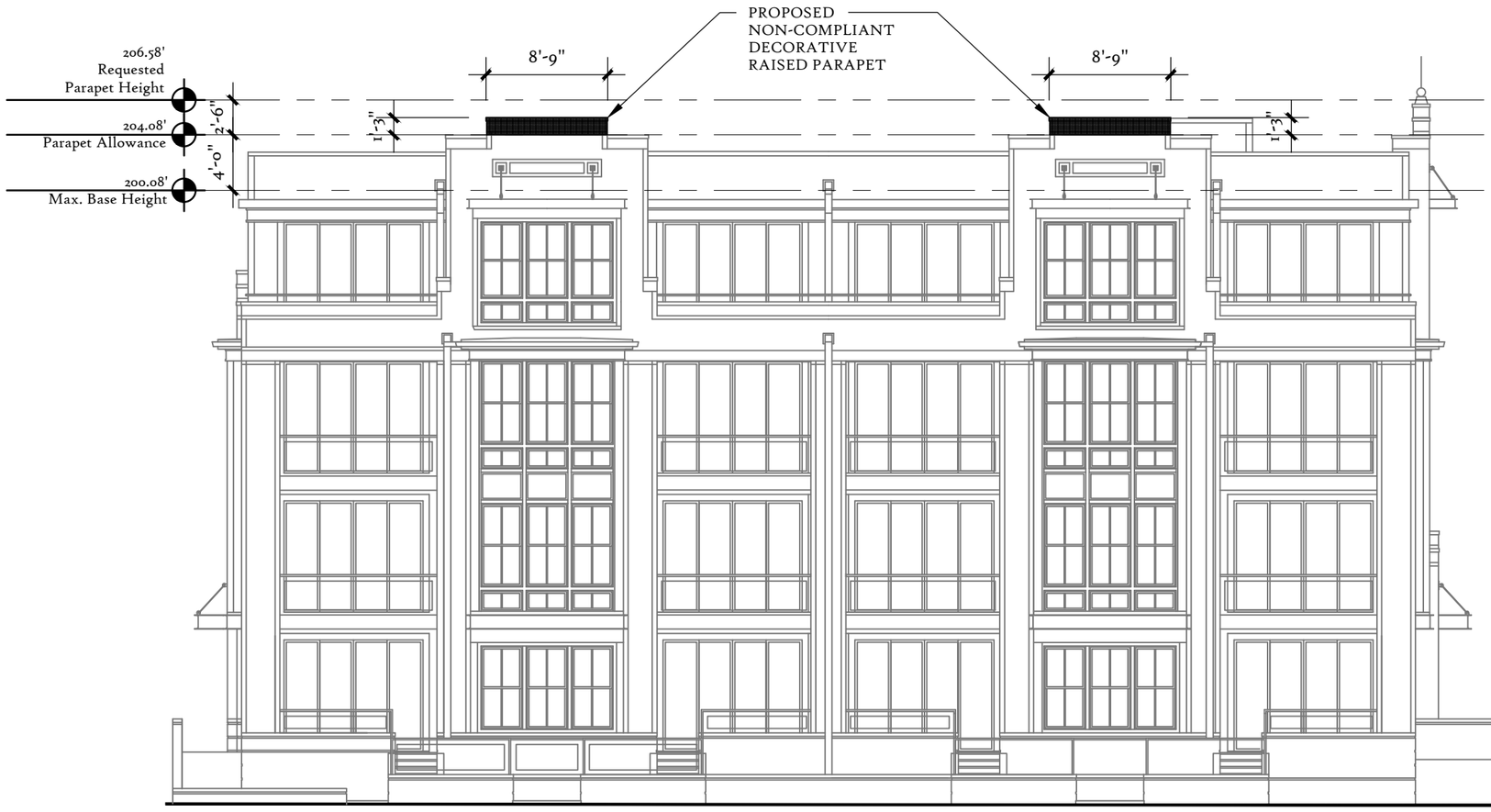
DEPARTURE # 2 : Decorative Parapet Height



SOUTH ELEVATION

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DEPARTURE # 2 : Decorative Parapet Height

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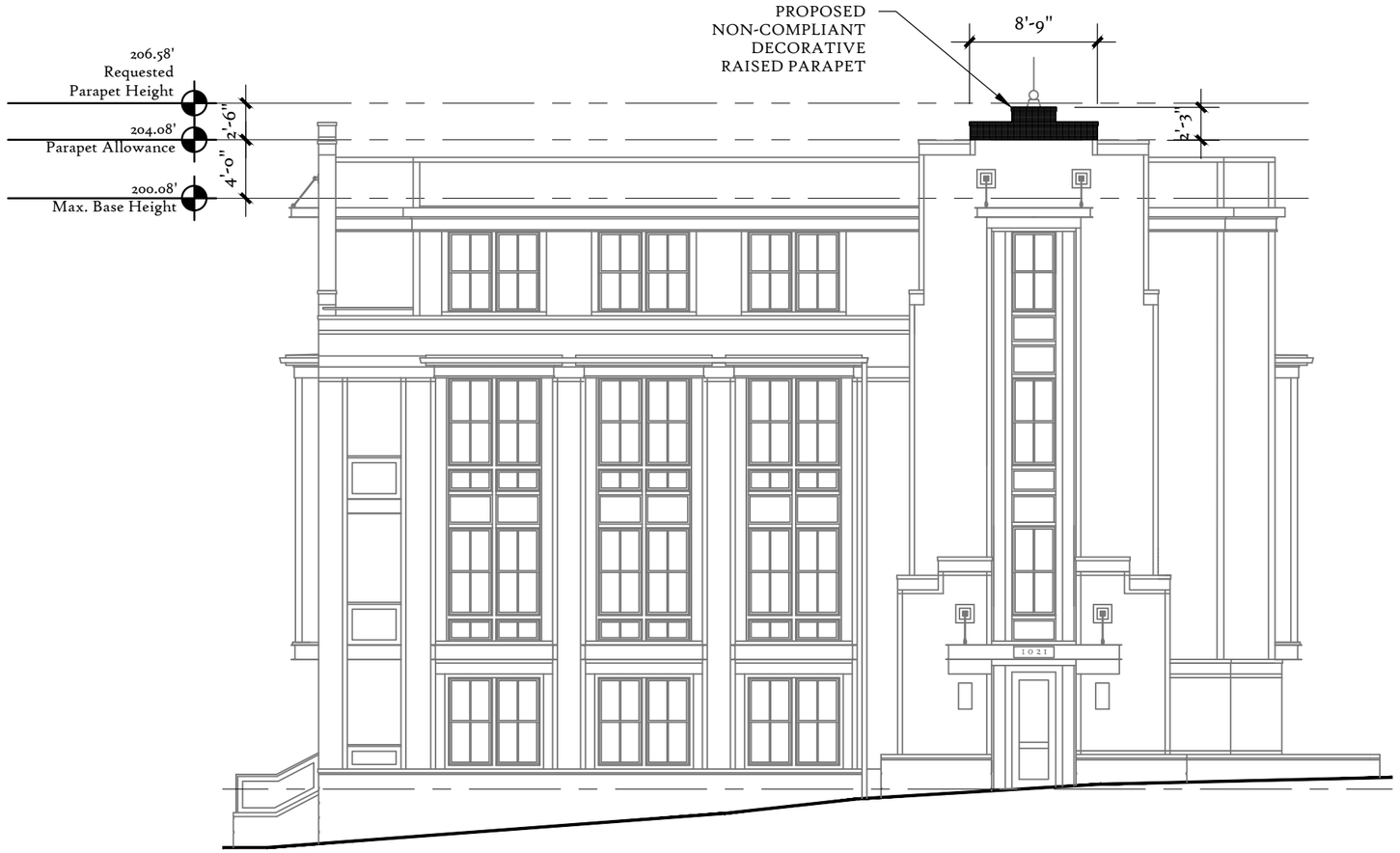

EAST ELEVATION

0' 2' 5' 10'

1" = 10'-0"

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DEPARTURE # 3 : Bay Window Width in Setback

SOUTH ELEVATION

0' 2' 5' 10'
1" = 10'-0"

DEPARTURE # 3 : Bay Window Width in Setback

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NORTH ELEVATION

0' 2' 5' 10'
1" = 10'-0"