



10540 GREENWOOD AVE N
DESIGN REVIEW BOARD
2ND RECOMMENDATION MEETING
18th June 2018
DPD Project: #3022986



d/Arch LLC
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DESIGN REVIEW MEETING (SUPPLEMENTAL)

18 June 2018

PROJECT TEAM:

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PROJECT DATA:

SDCI Project #: 3022986
 Address: 10540 Greenwood Ave. N
 Seattle, WA 98133
 Parcel #: 8911000340
 Project Type: Mixed-Use
 Project Description:

New construction of a mixed-use project with 63 dwelling units within 4 stories and one basement level; parking for 34 cars with street access; and 2,392 SF of commercial space.

Occupancy:
 Parking Garage: S-2
 Commercial: M
 Residential: R-2
 Amenity: A-3

Construction:
 Parking: Type V-A
 Residential: Type V-A
 Sprinklers: NFPA 13

No. of Stories: 4 above grade
 1 below grade

No. of Units: 63
 No. of Parking: 34
 Commercial SF: 2,392 SF
 Total Building Area: Approx. 54,681 SF
 Lot Area: Approx. 14,400 SF
 Lot Coverage: Approx. 13,382.8 SF (92.94%)

ZONING INFO | INDEX:

Zoning: C1-40'
 Overlay: None
 St. Classification: Greenwood Ave. Principal Arterial
 Freq. Transit: Yes
 ECA: Salmon Watershed

Legal Description:
 Lots 3 and 4, Block 4, View Lands Addition Division No. 2, According to the Plat Thereof Recorded in Volume 22 of Plats, Page 14, Records of King County, Washington.

Lot Area: 14,400 SF
 Lot Width: 120 FT.
 Lot Depth: 120 FT.

Max. Height Allowed: +40 FT.
 Average Grade: 390.215 FT.

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FIRST EARLY DESIGN GUIDANCE (April 18, 2016)

PRIORITIES & BOARD RECOMMENDATIONS

APPLICANT RESPONSES (REFERENCE PAGES)

<p>1. URBAN PATTERN AND FORM:</p> <p>a. At the second EDG meeting the applicant should provide dimensioned sections showing the relationship between the building and properties to the east. (CS2-D).</p> <p>b. Rooftop lighting should be downward facing and not result in excessive light and glare impacts on residences to the east. (CS2-d).</p>	<p>Response:</p> <p>a. Requested information has been provided in the Neighbor Relations section. (21)</p> <p>b. Light fixtures are low, downward facing, and concentrated to the west of the roof, see the Lighting section. (27)</p>
<p>2. STREET-LEVEL INTERACTION:</p> <p>The Board was concerned that the grouping of street level uses could be changed by moving the vehicular access to help create more synergy between the commercial uses helping to activate the streetscape.</p> <p>a. At the next meeting, different design schemes should be presented that address the arrangement of retail, residential, and vehicular access should be carefully analyzed and considered. (PL3-A, B, & C).</p> <p>b. The central curb cut's placement and width reduce the project's connection to the street by locating a dominant garage element in the center of the Greenwood Avenue façade. (CS2-C). The applicant should provide weather protection along the street. (PL2-C).</p> <p>c. Bicycle parking should be conveniently located for future residents but not a street level uses. (PL4-A & B).</p>	<p>Response:</p> <p>a. The arrangement was approved at the second EDG.</p> <p>b. The curb cut has been moved north. Canopies, bays and first level setback provide weather protection. (11,16, 28 29)</p> <p>c. The bicycle parking location is conveniently located without becoming overly prominent. (11, 16)</p>
<p>3. ARCHITECTURAL CONCEPT:</p> <p>The Board was concerned by the lack of variation in the three alternatives and noted there was no code conforming option. The differences between the options are minimal in massing moves along the front façade.</p> <p>a. The Board asked for additional study/massing options showing different arrangements of ground level uses. The applicant should investigate code interpretations to reduce the curb apron. (DC1-B & C).</p> <p>b. The Board was very concerned with the lack of relationship between the first floor and upper floors. The upper and lower parts of the façade need to relate to one another as the design progresses. (DC2-B).</p> <p>c. The garage entrance is too dominant an element of the front façade. (DC2-B).</p> <p>d. The Board questioned the interior unit's access to light. Deeper light wells should be considered to improve the livability of interior units. (CS1-B).</p> <p>e. The applicant should use durable, high quality materials as the project moves forward. (DC4-A).</p>	<p>Response:</p> <p>a. Current massing was approved at the second EDG.</p> <p>b. The push & pull of the bays and Level 1 & 4 setbacks in tandem with the material selection & transition create cohesion. (16, 24, 28 29, 31)</p> <p>c. The garage door was shifted north, recessed, and changed to glass panels to lessen the visual impact. (11, 16, 28 29)</p> <p>d. The light wells were enlarged to ensure efficient sun light penetration into interior units. (11-13, 17, 19)</p> <p>e. The material pallet is complimentary and high quality. (24 25)</p>



SECOND EARLY DESIGN GUIDANCE (July 18, 2016)

PRIORITIES & BOARD RECOMMENDATIONS

APPLICANT RESPONSES (REFERENCE PAGES)

<p>1. MASSING: The Board supported the applicant's preferred Option C finding it relates better to the building to the north and has a better arrangement of ground level uses than the schemes presented at the first EDG. (DC2).</p> <p>a. The Board noted that the northern light well lines up the abutting building. At the recommendation phase, provide a window study to further explore how these two structures will interact and how the design of this building sensitively responds to the privacy of the neighboring building. (CS1-B).</p> <p>b. The southern façade will be mostly blank at the property lines. Façade materials should be detailed to add visual interest. (DC2-B2).</p>	<p>Response:</p> <p>a. Requested information has been provided in the Neighbor Relations and Comparative Perspectives sections. (20)</p> <p>b. The guidance was followed and approved, see First Recommendation 2.c.i. (19)</p>
<p>2. FRONT ELEVATION: The Board liked the texture and scale of the front elevations as shown in a character sketch on page 17 of the 2nd EDG packet. Pedestrian perspective renderings will be needed at the recommendation phase to verify these qualities of the elevation. (DC2-C).</p> <p>a. Include a window study for the building to the north at the Recommendation meeting and a façade study for both the west and east facades to show how they related to the north building. (CS2-C2 & CS2-D).</p> <p>b. The connection to the street still needs to be improved. Additionally, the bays should relate to the retail space/residential lobby at the street. (DC2-B1).</p> <p>c. The southwest bay is neat the corner and the design should address how this bay can thoughtfully wrap the corner. (DC2-C1).</p> <p>d. The project should be a distinct design from the building to the north so the appearance of one large building is reduced. (DC2-A2).</p> <p>e. As shown, the recessed first story allows for a wider sidewalk; this is an important feature as Greenwood Ave. is a busy road in this location. (PL2).</p> <p>f. Awning and railing detailing should be included at the recommendation phase. (DC4-A).</p>	<p>Response:</p> <p>a. Requested information has been provided in the Neighbor Relations section. (20 21)</p> <p>b. The bays relate to the first level uses with the brick height increase, canopies, and recessed services entries. (16, 28 29, 33)</p> <p>c. This is not an option because of the mandated high voltage clearance. (9, 12)</p> <p>d. The proposed project picks up the datum and rhythm of the neighbor, but the height difference and material selections clearly distinguish the two. (21, 28 29)</p> <p>e. The sidewalk is wider than necessary. (11, 29)</p> <p>f. Details have been added to the Materials section. (24)</p>

FIRST RECOMMENDATION (January 8, 2018)

PRIORITIES & BOARD RECOMMENDATIONS

APPLICANT RESPONSES (REFERENCE PAGES)

<p>1. EDG Response The Board voiced strong concerns regarding the quality of the information presented at this meeting, noting that the packet was missing significant amounts of key information, such as a summary of the Board's guidance from the last EDG, meeting with clear responses, as well as complete elevations (south, east, and north), a material/color board, dimensions, reference to design guidelines for the departure request, and previously requested studies (window/privacy study, relationship of setbacks to adjacent neighbors). As such, the Board expressed their frustration and unanimously agreed the project should return for a second Recommendation meeting with the above listed materials, expected for all Recommendation-level meetings. (CS2-C-2. Mid-Block Sites, CS2-D Height, Bulk, and Scale).</p>	<p>Response: The missing information and requested studies have been included in this supplemental packet. Diagrams and Drawings have also been improved to clearly convey information.</p>
<p>2. Façade Composition</p> <p>a. West Elevation</p> <ul style="list-style-type: none"> i. The Board discussed the bays, commenting that the three southern bays created a regular rhythm however the differing width of the northern bay should be resolved. (DC2-B-1. Façade Composition). ii. In addition, the Board provided guidance to increase the height of the bays with the goal of further distinguishing the bays from the foreground massing and further strengthening the expression of the bays. (DC2-B-1. Façade Composition). iii. The Board was supportive of the channel along the east façade, however, they expressed some concern that aligning the channel and venting could be problematic at time of construction. The board provided guidance to further study this detail and confirm the constructability and location of this detail. (DC2-B-1. Façade Composition, PL2-C-2. Design Integration). iv. The Board expressed concern with the slight modulation along the 4th and 5th stories which accommodated the existing powerline without tying back to a design logic. The Board provided guidance to revise these floors to create a consistent setback along Greenwood Avenue. (DC2-B-1. Façade Composition). <p>b. North Elevation</p> <ul style="list-style-type: none"> i. The Board discussed the setback along the northern edge. At EDG the Board provided guidance to demonstrate the relationship of the proposed lightwell to the lightwell of the northern building. At Recommendation the board reiterated their direction to study this relationship and illustrate this adjacency condition at the next meeting. (DC2-B-1. Façade Composition). <p>c. South Elevation</p> <ul style="list-style-type: none"> i. The Board discussed the blank wall condition commenting that the large setback and channel recesses provided adequate relief along this part wall condition. (DC2-B-1. Façade Composition). <p>d. East Elevation</p> <ul style="list-style-type: none"> i. The Board supported the regular rhythm created by the bay expression which reduced the height, bulk, and scale along this zone transition. However, sections and a plan view study should be provided at the next meeting illustrating the relationship to adjacent neighbors, as well as, clarifying the depth of the rear open space and grade change. (DC2-B-1. Façade Composition, CS2-D-5. Respect for Adjacent Sites, CS2-D-4. Massing Choices). 	<p>Response:</p> <ul style="list-style-type: none"> a. <ul style="list-style-type: none"> i. All bays are now equal due to the eastern shift away from the mandatory high voltage clearance. (9, 11-13, 16, 29) ii. The bay height can't increase due to the power lines. In fact, they decreased in height slightly. (9, 16-19, 28) iii. The venting is located to either side of the channel with a false cover over the channel for visual effects. An exploded axonometric diagram has been added to convey this detail in the Elevations section. (16) iv. The top setback is now aligned along a single grid line, pursuant to the Board's guidance. (13, 16, 19, 28) b. <ul style="list-style-type: none"> i. The requested information has been included in the Neighbor Relations section. (20 21) c. <ul style="list-style-type: none"> i. The south elevation demonstrates the setback and channel recesses that provide adequate relief, as stated by the Board. (19) d. <ul style="list-style-type: none"> i. Sections and a plan have been added as requested. Additionally, an elevation of the fence as seen by the neighbors have been included. (18, 20 21, 28 29)

PRIORITIES & BOARD RECOMMENDATIONS

APPLICANT RESPONSES (REFERENCE PAGES)

<p>3. Street-level Composition and Interior Programming</p> <p>The Board discussed the façade composition and the relationship to interior programming along the street-level and provided the following guidance:</p> <p>a. The Board was concerned with the unnecessary fragmenting and interruption of the street-wall created at the ground floor by recessing the corridor entry at the northern most corner. The Board provided guidance to resolve this configuration at the northern most corner by bumping out the corridor to be flush with the street-wall, as well as, exploring one door rather than two at this location with the goal of creating a more continuous street-wall, avoiding an unsafe condition, and cleaning up the entry/exit points. (DC2-B-1. Façade Composition, PL-B Safety and Security).</p> <p>b. The board was concerned with the location and circulation of trash, specifically commenting on the location of the trash door adjacent to the main residential entry, width of the corridor, and placement of the exit door which created an awkward turning condition for the trash circulation. The Board provided guidance to pull back the service/corridor entry door to place greater emphasis on the main residential entry, explore treating the service/corridor door with similar coloring to the brick wall, and placing the door along the street. (DC2-B-1. Façade Composition, DC1-C-4. Service Uses).</p> <p>c. Related to the location of this door, the Board commented that by pulling the service/corridor door further back, the need for a sight triangle departure may be avoided. (DC1-C Parking and Service Uses).</p> <p>d. In addition, pulling back the service/corridor door the main entry could potentially have a glassy corner distinguishing this entry from the retail bays. The Board also provided guidance to strengthen the ensemble of entry components including signage, lighting, and landscaping, as well as, creating a more logical terminus for the awning above the residential entry.(PL2-C-1. Loctions and Coverage, PL3-A. Entries).</p>	<p>Response:</p> <p>a. The northernmost corner is now flush with the garage door. Service entries are on a recessed plane from the main residential lobby and commercial entries; clearly distinguishing access by use and creating a small outdoor gathering space. (11, 29)</p> <p>b. Bicycle parking has been moved north, next to stair 2, to create a more regular garage area, less congestion at the entry, and was pulled back. The garbage chute has been moved to better facilitate trash circulation. There is now only one door. (11)</p> <p>c. The service/corridor door have been pulled back, as guided. There is no longer a need for the previously requested departure. (11)</p> <p>d. The main residential entrance has a glassy corner, per Board guidance. The signage has been improved to be more integrated into the design. The canopy terminates at the setback edge. The canopy heights and storefront paint change creates hierarchy. (11 16 29)</p>
<p>4. Landscaping</p> <p>The Board discussed the proposed landscape plan, commenting that the relationship of the green space to the interior uses was unclear. Specifically, The Board would like the following provided at the next meeting:</p> <p>a. Dimensioned landscape plan. (3-B-1. Meeting User Needs).</p> <p>b. Section of the landscape areas (north, south, and east)(C3-A-1. Interior/Exterior Fit).</p> <p>c. Clarification of access, maintenance, and users of each space. Specifically, the Board expressed concern for the southern amenity space which lacked clarification on whether the space was intended to be used by commercial, residential, or shared. (CS-B-1. Meeting User Needs, DC3-A-1. Interior/Exterior Fit).</p> <p>d. In addition, the Board commented that the eastern landscape area should provide a mix of plants which include evergreens for year-round landscaping. (DC4-D-1. Choice of Plant Materials, CS2-D-5. Respect for Adjacent Sites).</p> <p>e. The Board also commented location activity areas on the roof should be pulled away from the single-family along along the eastern edge. (CS2-D-5. Respect for Adjacent Sites).</p>	<p>Response:</p> <p>a. The requested information is located in the Plans section. (12 13)</p> <p>b. The requested information is located in the Elevations section. (17, 19, 21)</p> <p>c. Clarifying notes have been added to the floor plans. The courtyard in question is used by the interior unit and accessed for maintenance from the corridor. (11, 31)</p> <p>d. The landscape includes a variety of plants, see Landscaping. (22)</p> <p>e. The activity area on the roof is located on the western portion of the site, the east is reserved for gardening. (15, 30)</p>

FIRST RECOMMENDATION (January 8, 2018) CONTINUED

PRIORITIES & BOARD RECOMMENDATIONS

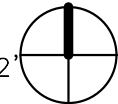
APPLICANT RESPONSES (REFERENCE PAGES)

<p>5. Materials The Board discussed the proposed materials, supporting the proposed brick base and amount of transparency along the ground level. However, the Board was concerned with the large expanse of cementitious panel applied on the upper stories along Greenwood Avenue. (PL-B-3. Street-Level Transparency).</p> <p>a. The Board commented that the bays created an opportunity to break up this façade with a higher quality material and provided guidance to revise the bays accordingly. (DC4-A-1. Exterior Finish Materials).</p> <p>b. The Board further discussed the application of materials along the street-level, commenting on the need to clean up the articulation of the storefront bays with the goal of creating a more consistent expression. The Board provided guidance to revisit the stem wall, exploring a consistent base and additional mullions along the top of the storefront windows. (DC2-B-1. Façade Composition, DC2-D Scale and Texture).</p> <p>c. The Board discussed the application of brick commenting that the brick pattern needs to be further developed and provided guidance to explore the brick up below the windows between the bays or clarify the difference in recess from the ground floor and first/second story. (DC2-B-1. Façade Composition, DC2-D Scale and Texture).</p> <p>d. In addition, the Board discussed the horizontal fencing along the east edge and provided guidance to revise to a non-climbable fence. (DC3-C-2. Amenities/Features).</p>	<p>Response:</p> <p>a. Bay material has been changed to Western Red Cedar tongue and groove siding. (24)</p> <p>b. The storefront bays step down with the slope of the sidewalk, creating consistent vertical dimensions and canopy height, negating the guidance for additional mullions along the top. Mullions have been dimensioned to mimic the dimensions of the glass garage panels and the stem wall has been redeveloped to create a 6 inch minimum height at each canopy height change. (11, 16, 24, 29)</p> <p>c. The brick wall is no longer flush with the residential wall above, the height between the bays have been increased. The first level channels have been changed to gray to distinguish the first and second level changes. (24, 29)</p> <p>d. The standard horizontal wood fence has been changed to a vertical wood fence with a 1.5" gap and alternating picket placement to allow greater light penetration. (18, 24, 30)</p>
<p>6. Lighting The Board discussed the lighting plan expressing the following concerns:</p> <p>a. The Board was concerned with the placement of streetscape lighting and requested further refinement of the placemet and lighting type at the next Recommendation meeting. (DC4-C Lighting).</p> <p>b. Lighting for the soffit of the street level bays was unclear. At the next meeting the Board requested this information be added to the lighting plan. (DC4-C Lighting).</p> <p>c. The board also requested clarification of the proposed lighting along the eastern edge, providing guidance to be particularly considerate of the adjacent single-family zone. (DC4-C Lighting, CS2-D-5. Respect for Adjacent Sites).</p>	<p>Response:</p> <p>a. The lighting fixtures and placement has been refined, see the Lighting section. (26 27)</p> <p>b. The requested information has been added to the Lighting section. (26 27)</p> <p>c. The lighting is primarily located on the western side of the roof with down lighting. (26 27)</p>

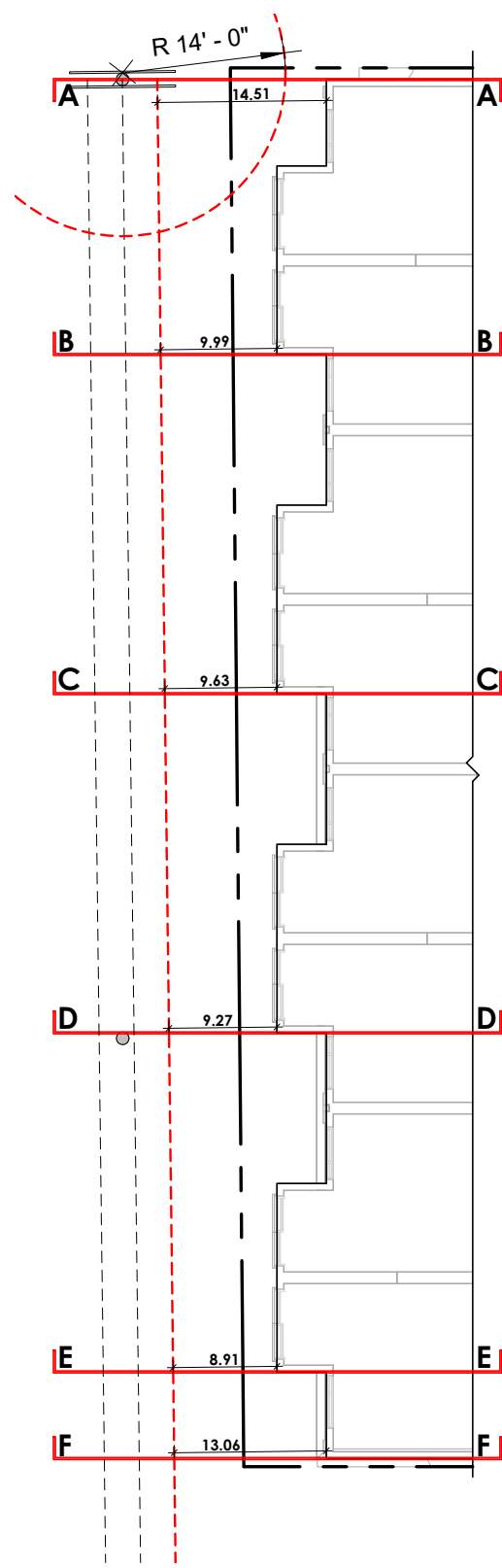
NOTE: Previously requested departure for the site triangle is no longer necessary; see Plans, page 11.

POWERLINE CLEARANCE

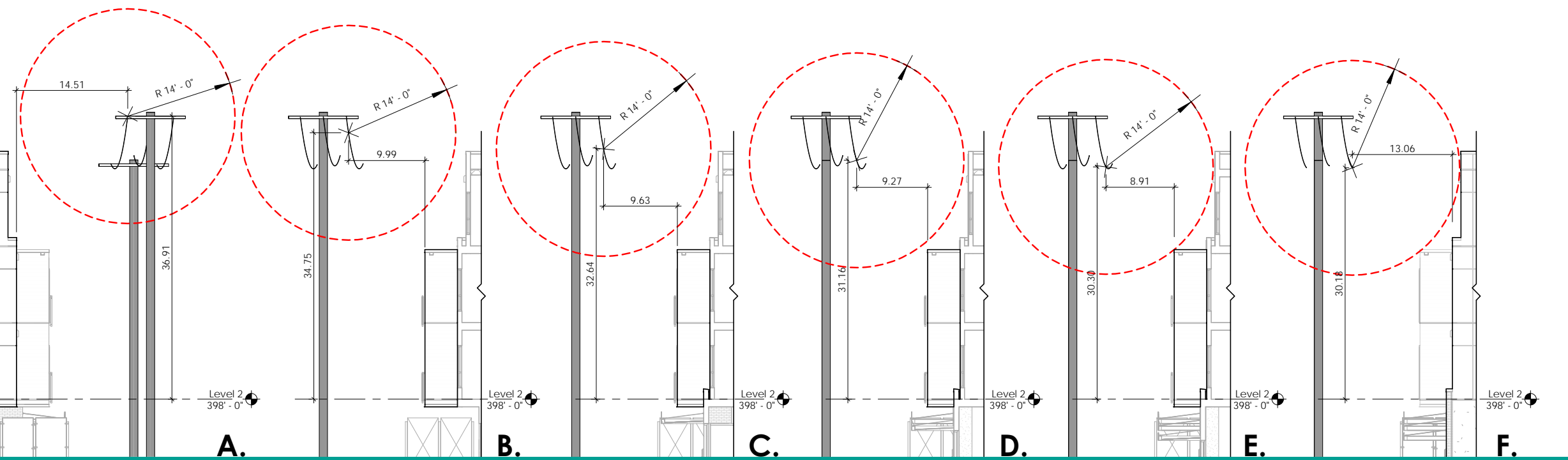
Scale: 1/16" = 1'-0"



NOTE: The West facade was shifted East, allowing the North bay to match the width of the other three bays. The maximum bay height is limited by the Southernmost bay, see Section E.



ELEVATION: WEST

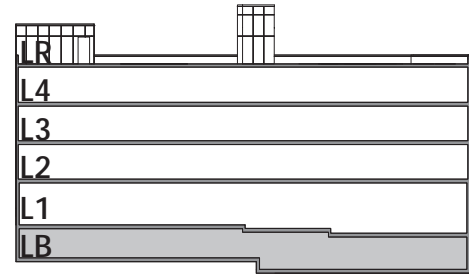


▲ **PLAN: LEVEL 2 | 3** ▲

SECTIONS: A.-F. ▶

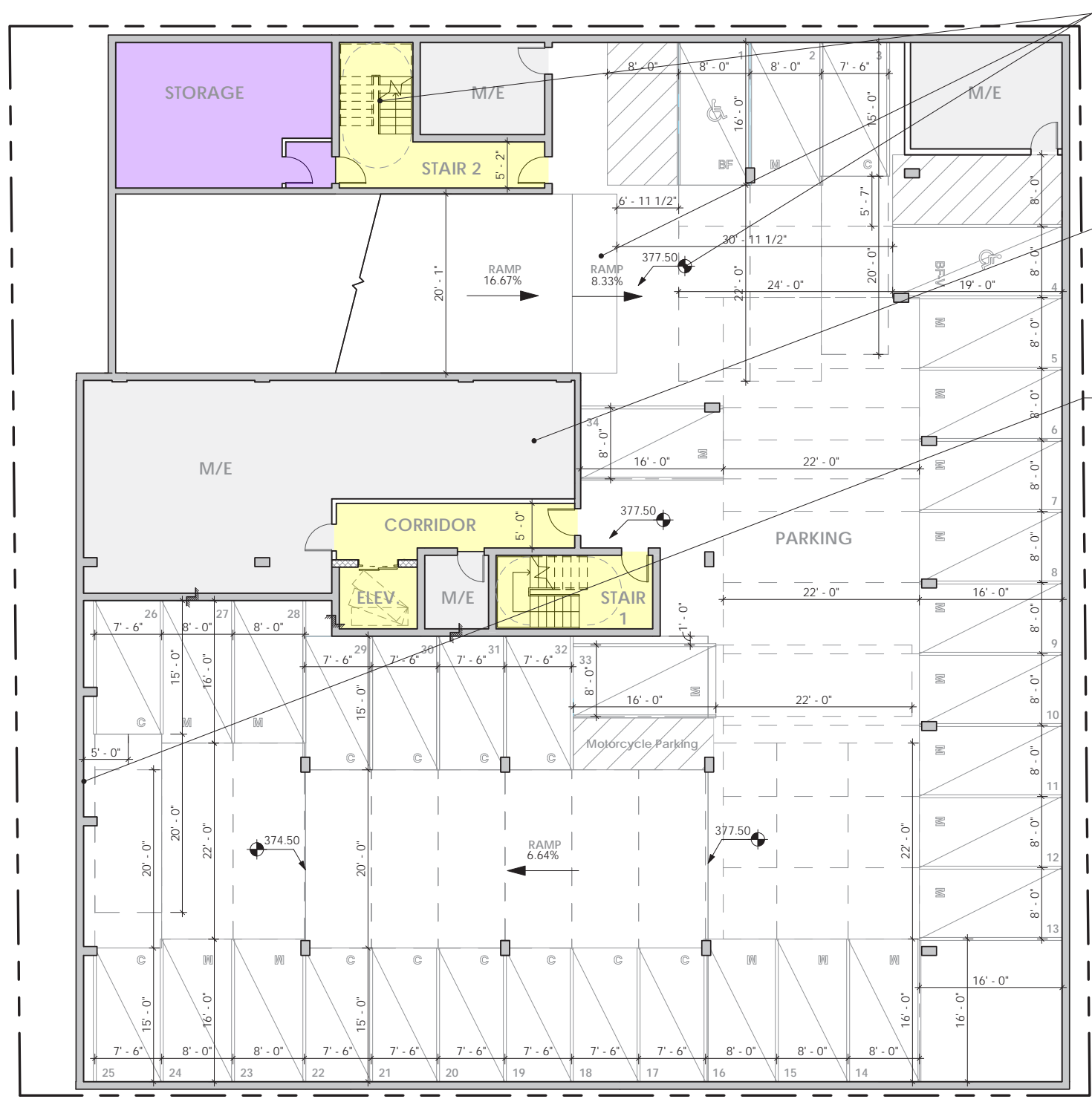
BASEMENT LEVEL

Scale: 1/16" = 1'-0"



LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof

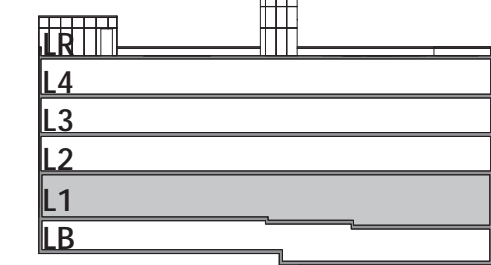


Elevation raised to accommodate the transition slopes at the ramp's ends and to fit the Stair 2 reconfiguration from an "L" shape to the current.

All bicycle parking has been relocated to the first level (PL4-A&B).

The west perimeter wall shifted East. Compact stalls have been added to accommodate the shift; still complies with the 40/60 required ratio.

1st LEVEL



LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof

Setback helps distinguish proposed project from neighboring mass (DC2-A.2).

Greenscreen at neighbor's edge (CS1-D.1).

Planters match neighbor's for continuity of the sidewalk (CS1-D.2).

Recess is now flush to create an open, public gathering space. (CS2-B.3).

Bike parking moved to relieve congestion; amenity split level removed (PL4-A | B).

Northern setback is now flush, providing the site triangle clearance.

Garbage storage closer to perimeter (DC1-C).

Service corridor pulled back, creates glassy corner (PL3-A).

Package room/ mail area added.

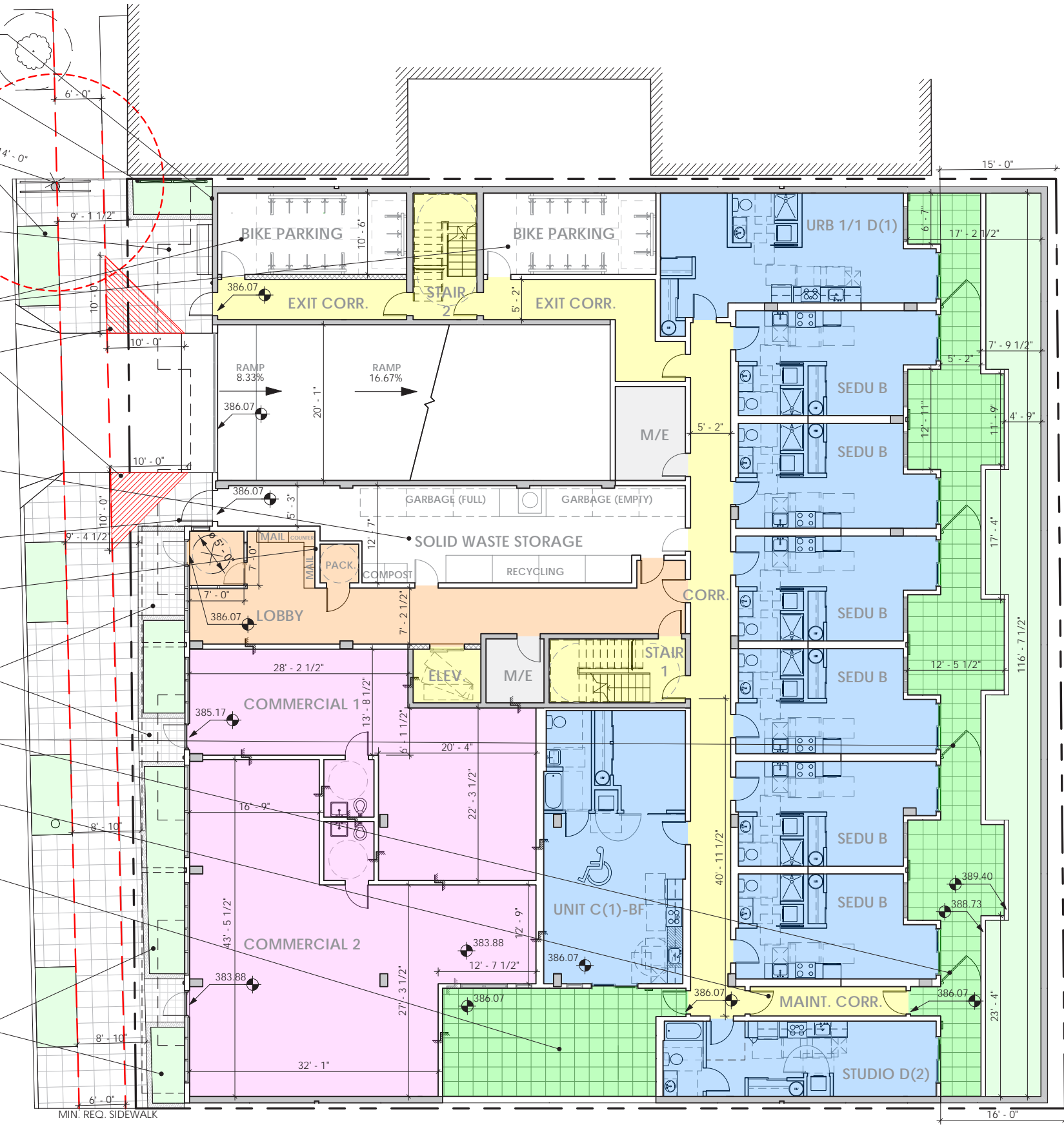
Pattern change emphasizes the entries (DC2-B.1).

Gates separating the East amenity area into smaller, private areas.

Maintenance corridor added to service amenity areas (DC3-A.1).

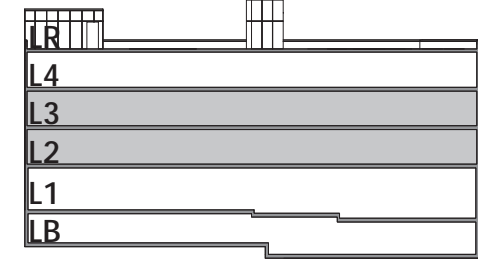
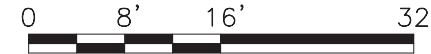
Amenity Area accessible from Unit C(1)-BF only (CS-B.1).

Planters create soft edge, maintains width of standard sidewalk (CS1-D.1).



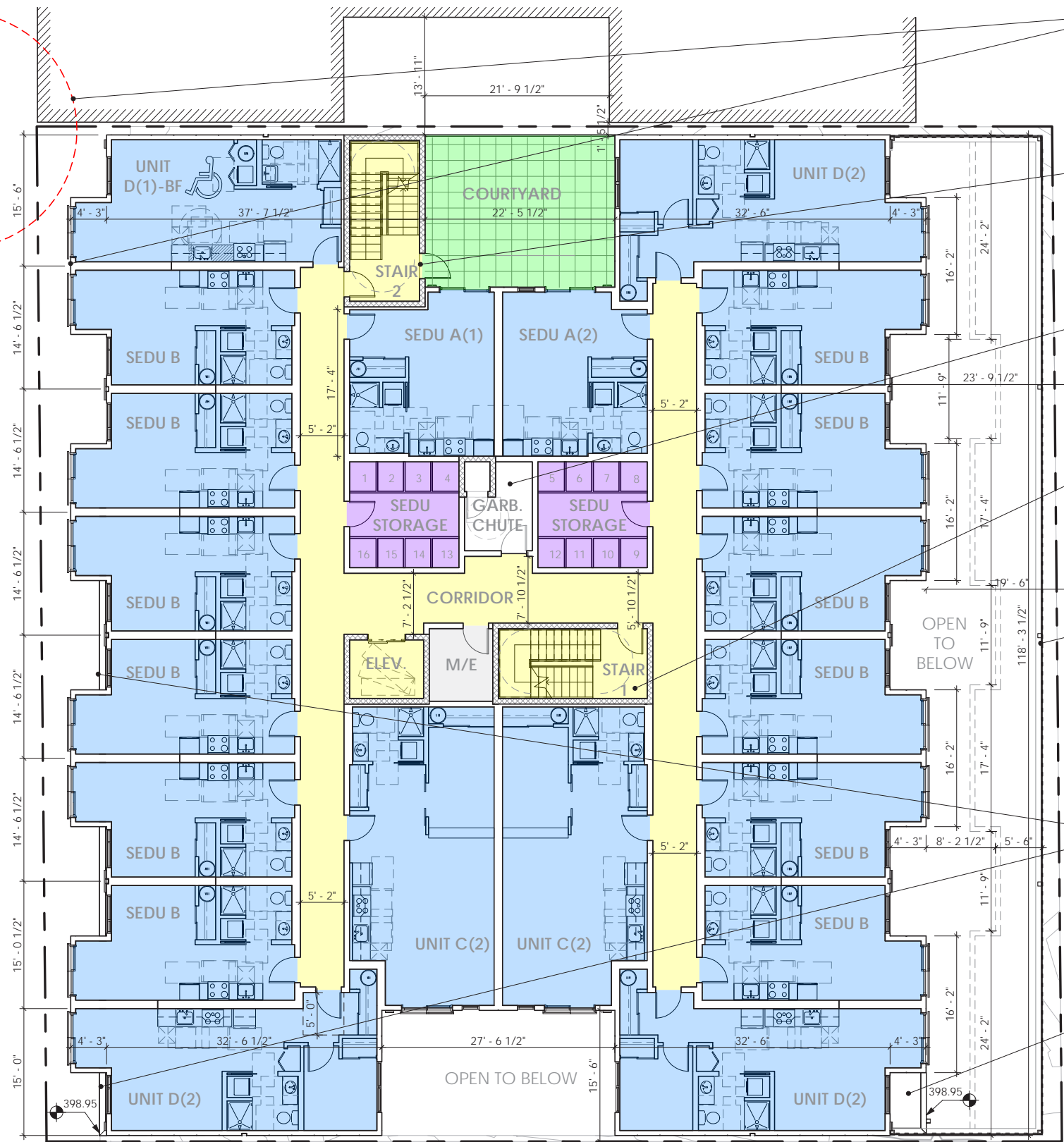
2nd | 3rd LEVEL

Scale: 1/16" = 1'-0"



LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof



Eastern shift allows the North bay to be the same width as the three Southern bays, no longer conflicts with the high voltage cable ground termination clearance.

Maintenance access to the north amenity area; split level access from level 1 has been removed (DC3-A.1).

Garbage chute centered for trash dumpster circulation below. SEDU storage is now split.

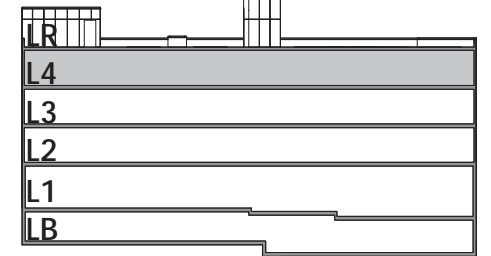
The core was reduced to accommodate the necessary eastern shift without disrupting the majority of West | East units.

The fence boards feature a 1 1/2" gap and alternate attachment face to the fence rail to allow light and reduce the mass for the eastern neighbor (DC3-A.1).

West perimeter wall is no longer flush with the commercial | lobby wall below (DC2-b-1).

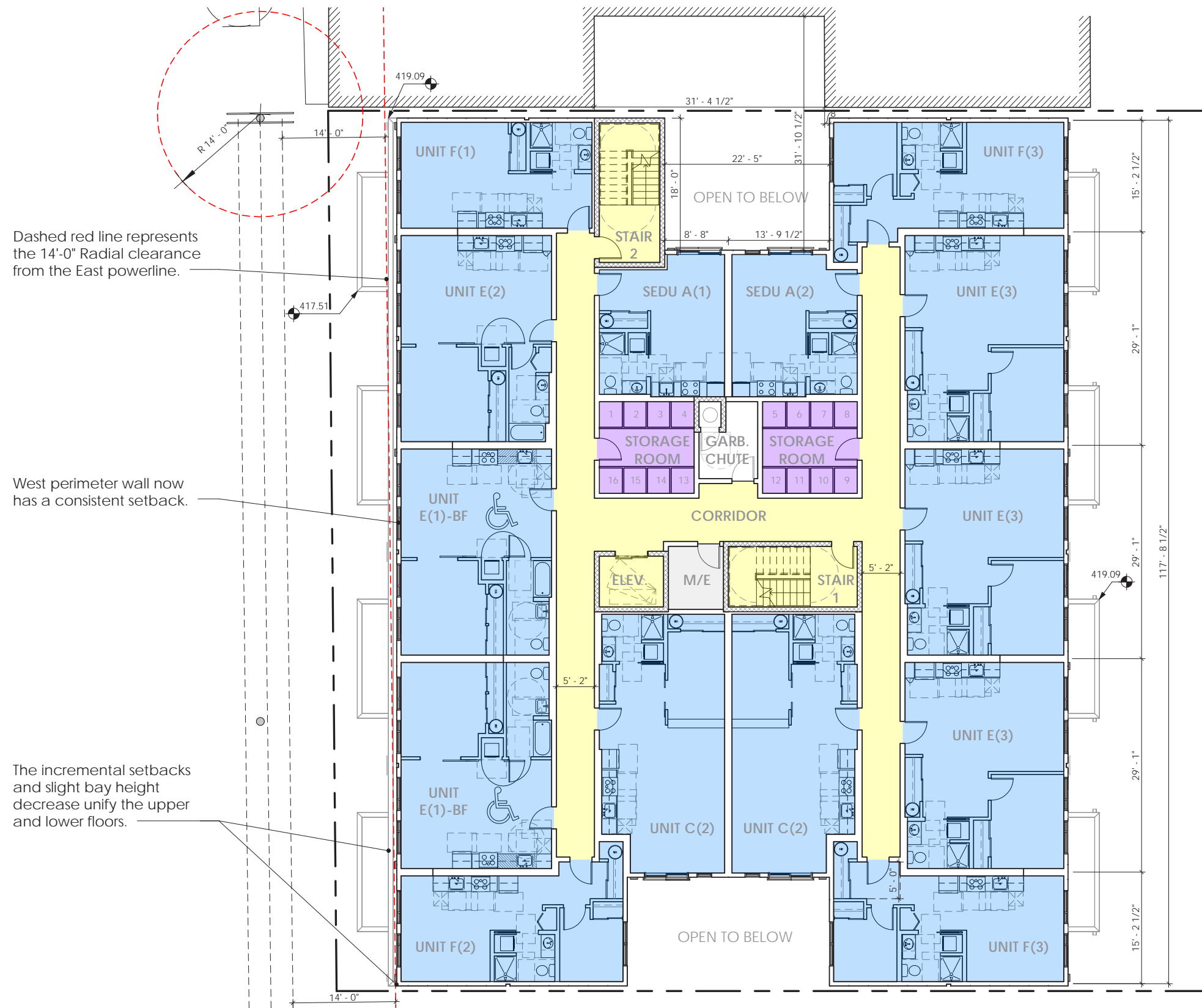
Bay interrupted at Level 1 to allow for maintenance access, roof shown.

4th LEVEL



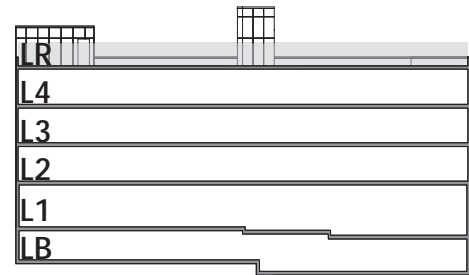
LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof



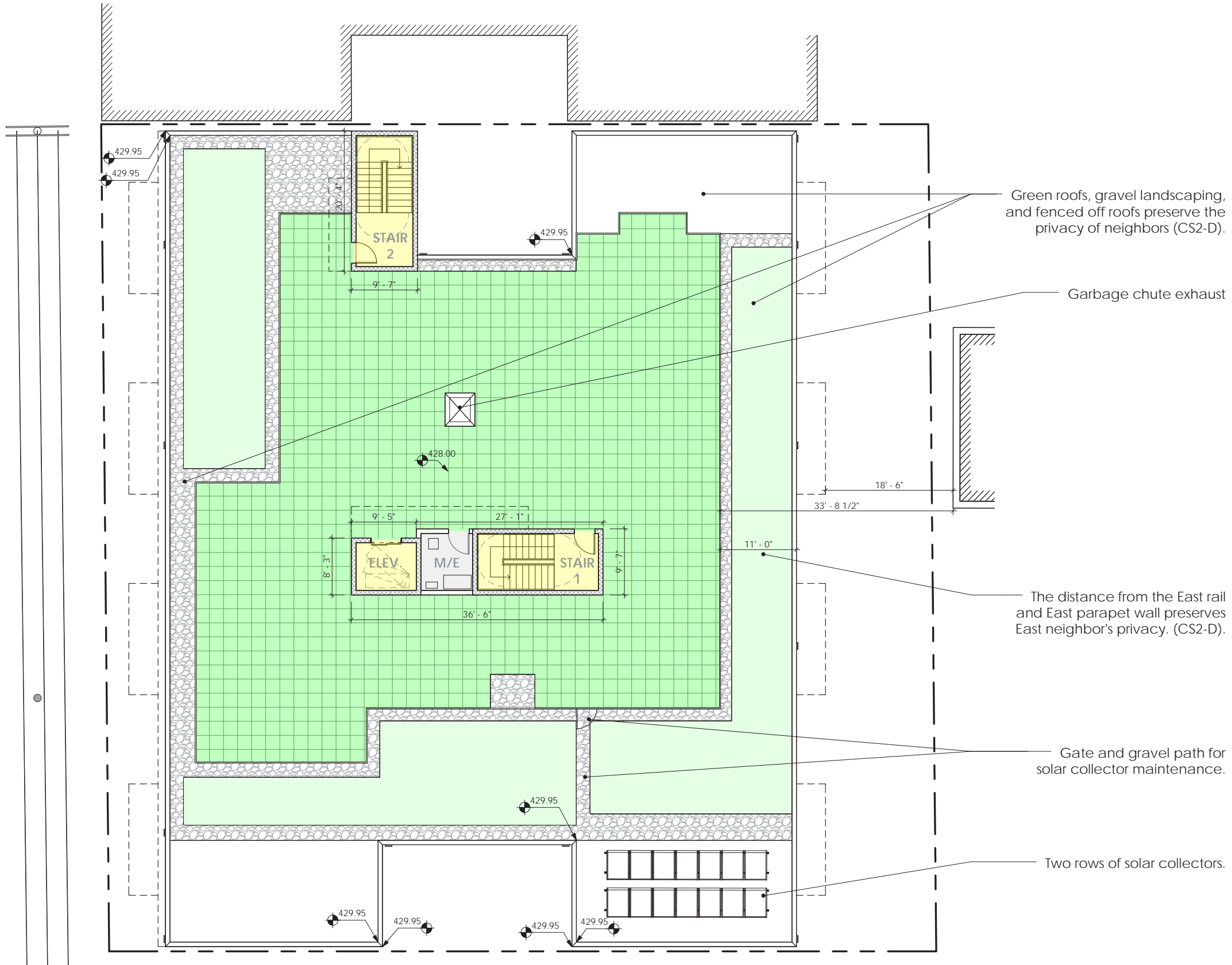
ROOF LEVEL 1

Scale: 1/16" = 1'-0"

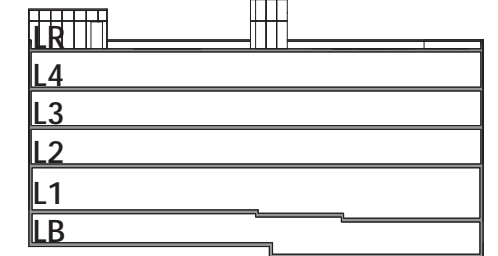


LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof



ROOF LEVEL 2



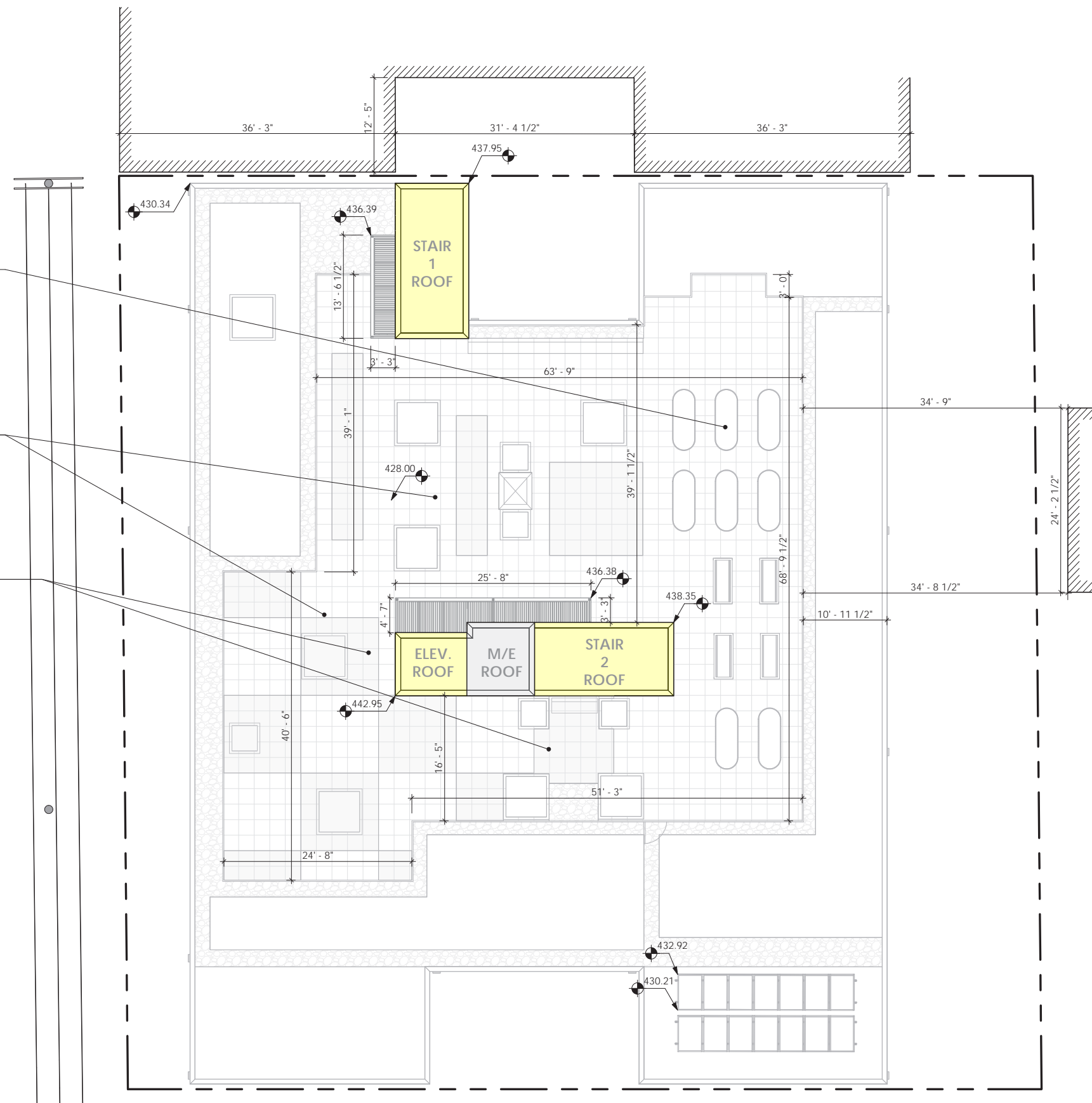
LEGEND:

- Residential
- Circulation
- Commercial
- Parking | Solid Waste Storage
- M/E
- Lobby
- Storage
- Amenity Area
- Planters | Green Roof

Eastern portion of the roof amenity area is reserved for gardening and other quiet, day-time activities.

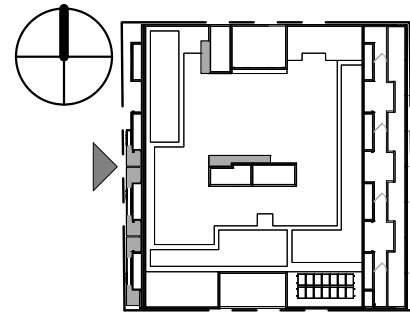
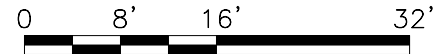
Western | Northern portions of the roof amenity area serves as the active area (CS2-D).

Darker gray patches are accented pavers.



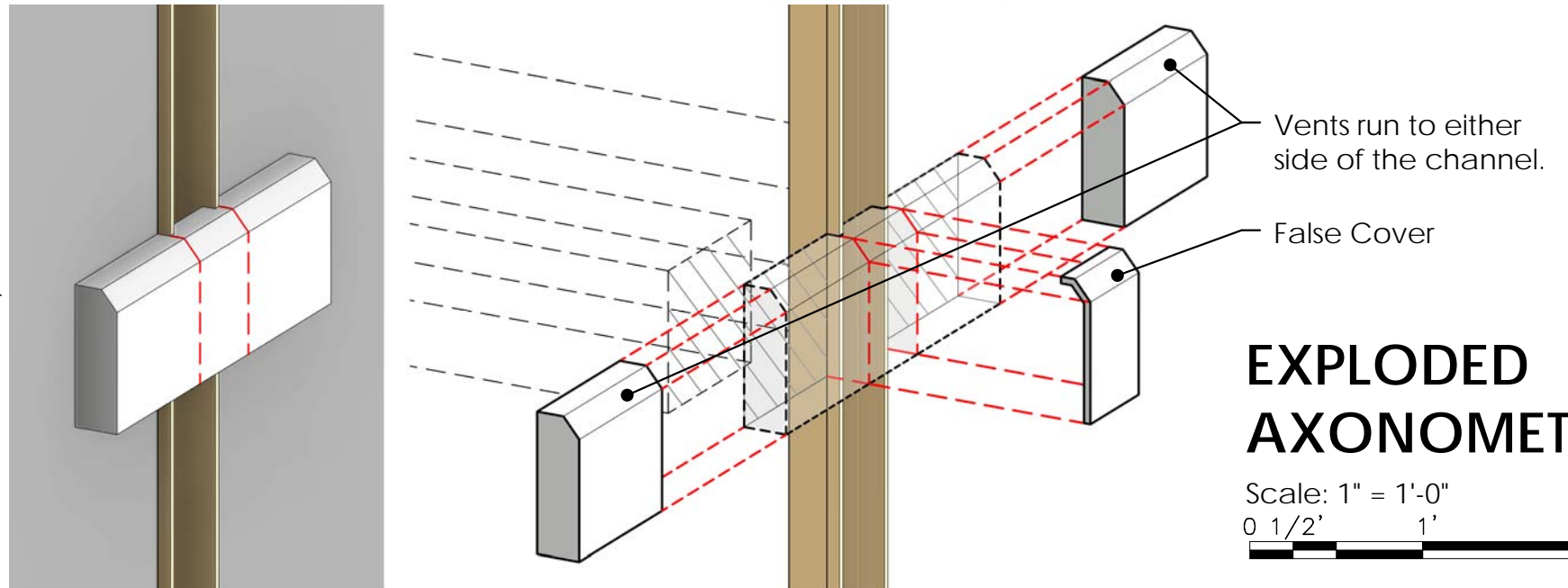
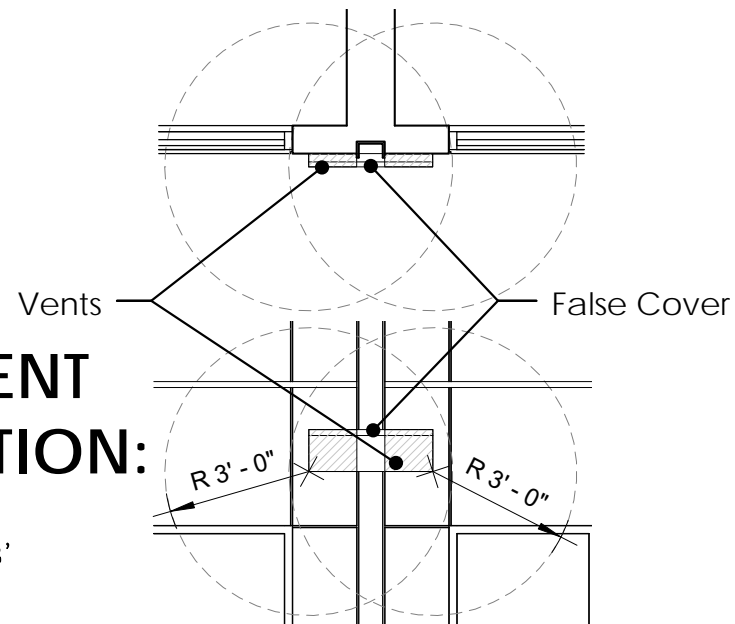
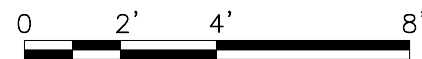
WEST ELEVATION

Scale: 1/16" = 1'-0"



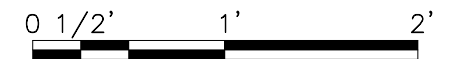
CHANNEL | VENT PLAN | ELEVATION:

Scale: 1/4" = 1'-0"



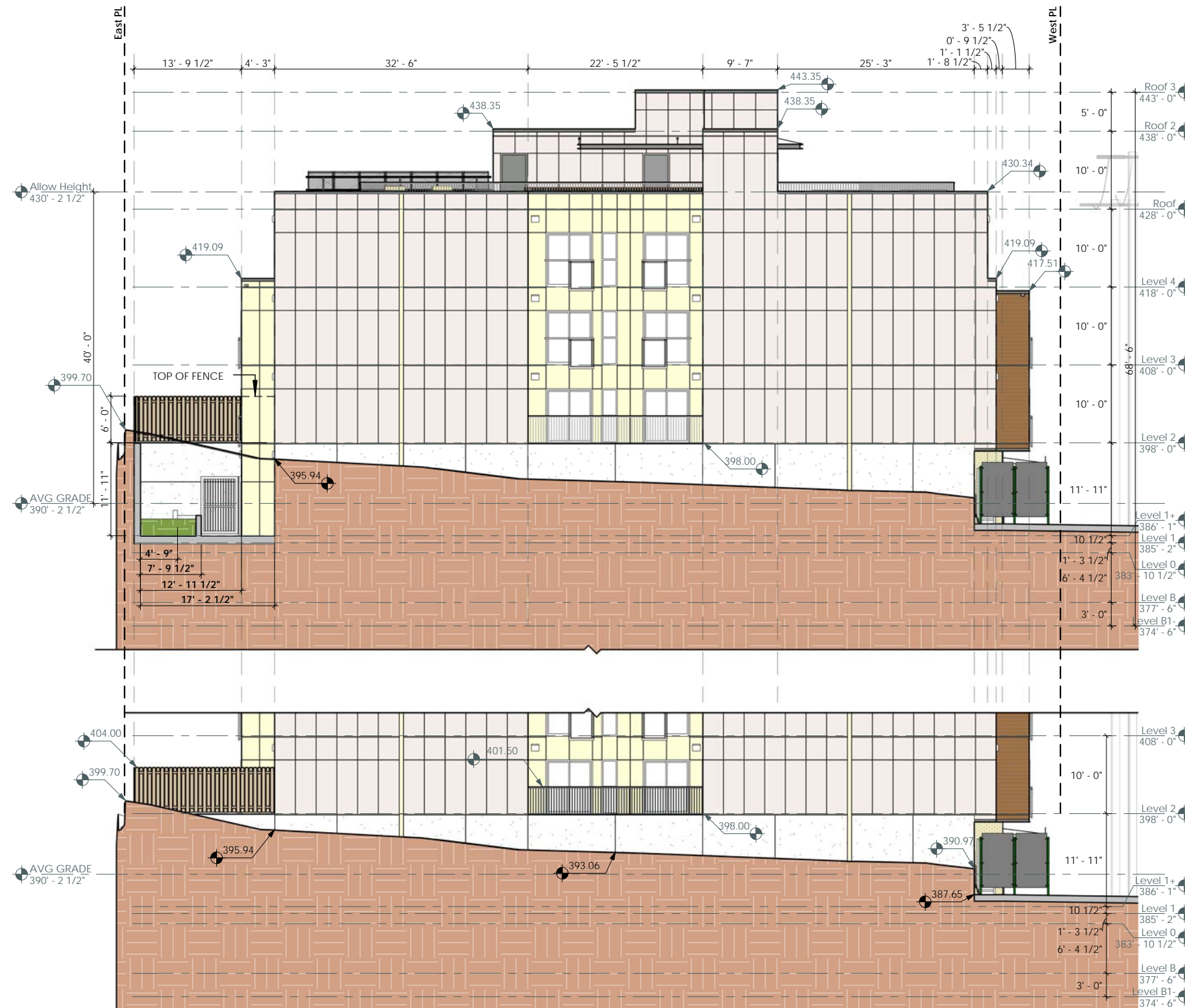
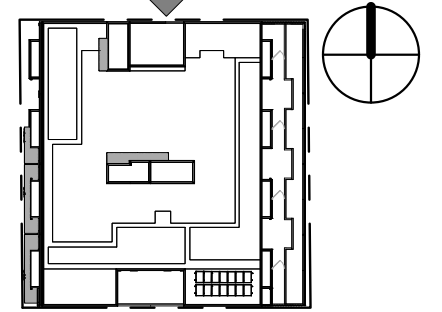
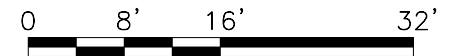
EXPLODED AXONOMETRIC

Scale: 1" = 1'-0"



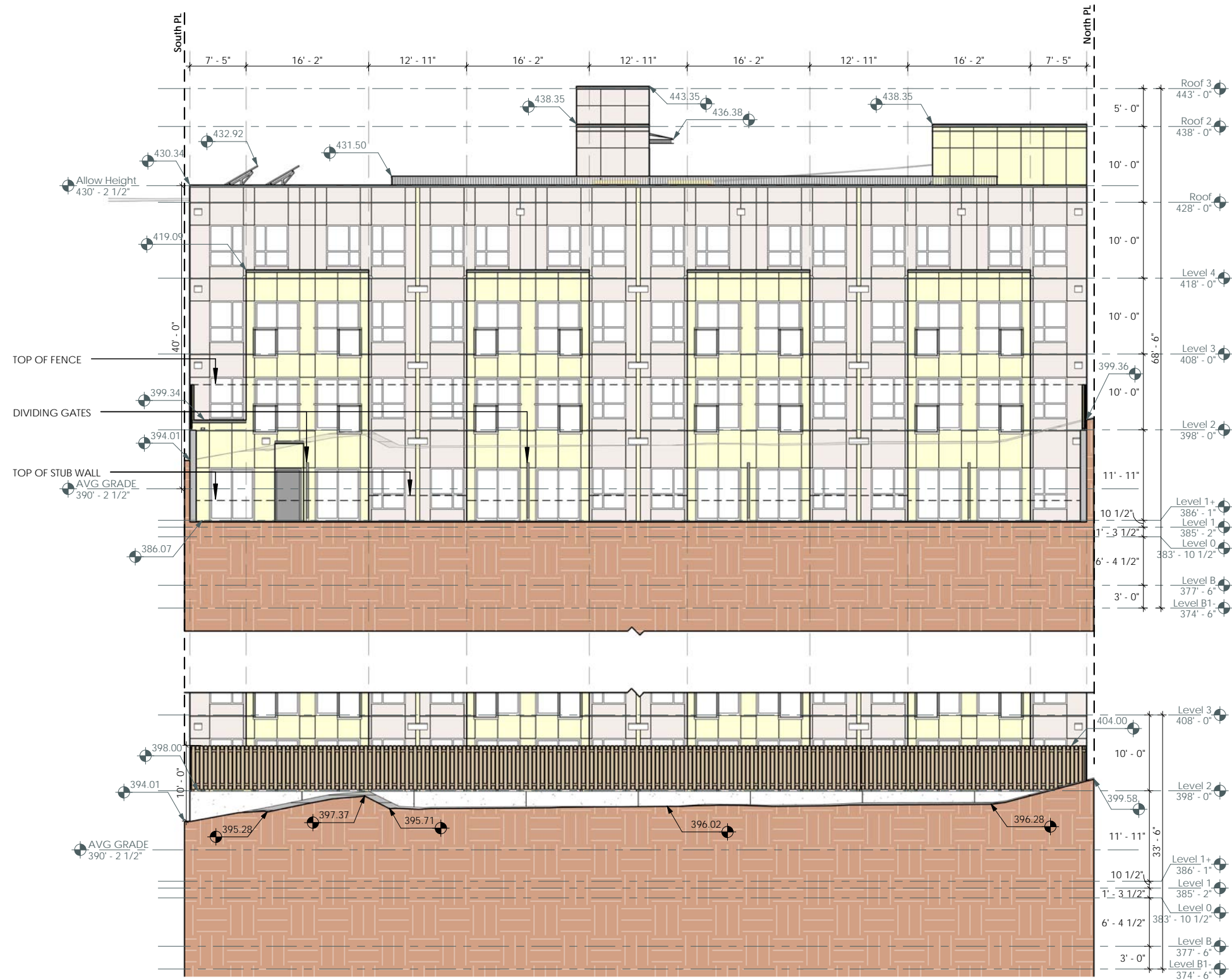
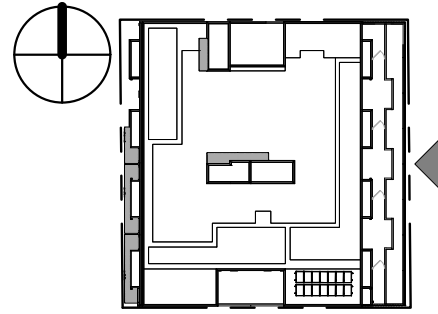
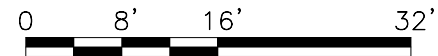
NORTH ELEVATION

Scale: 1/16" = 1'-0"



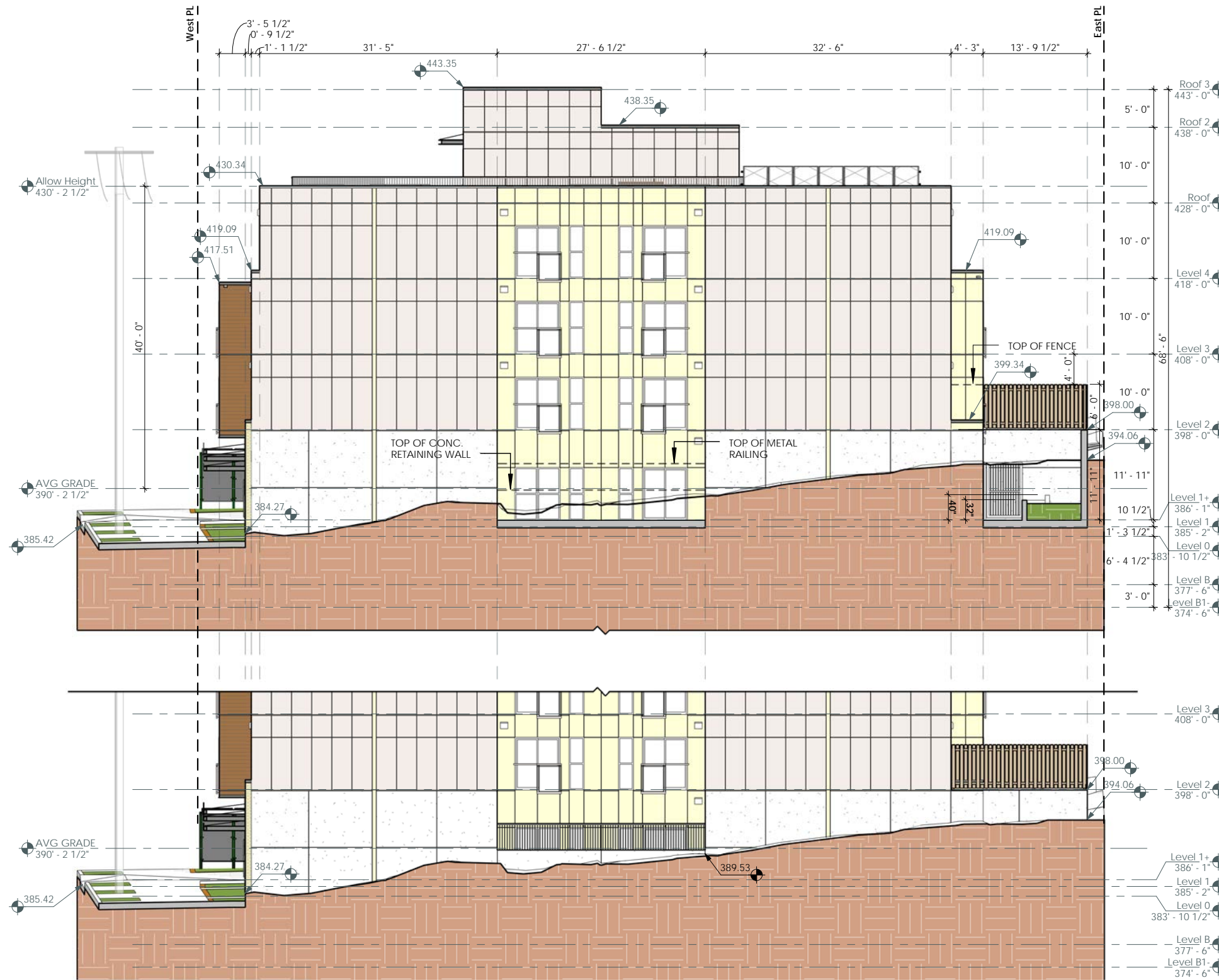
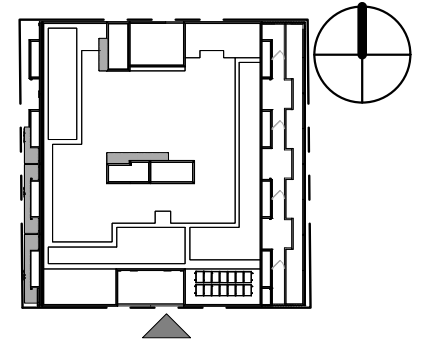
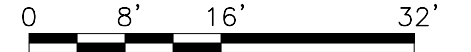
EAST ELEVATION

Scale: 1/16" = 1'-0"



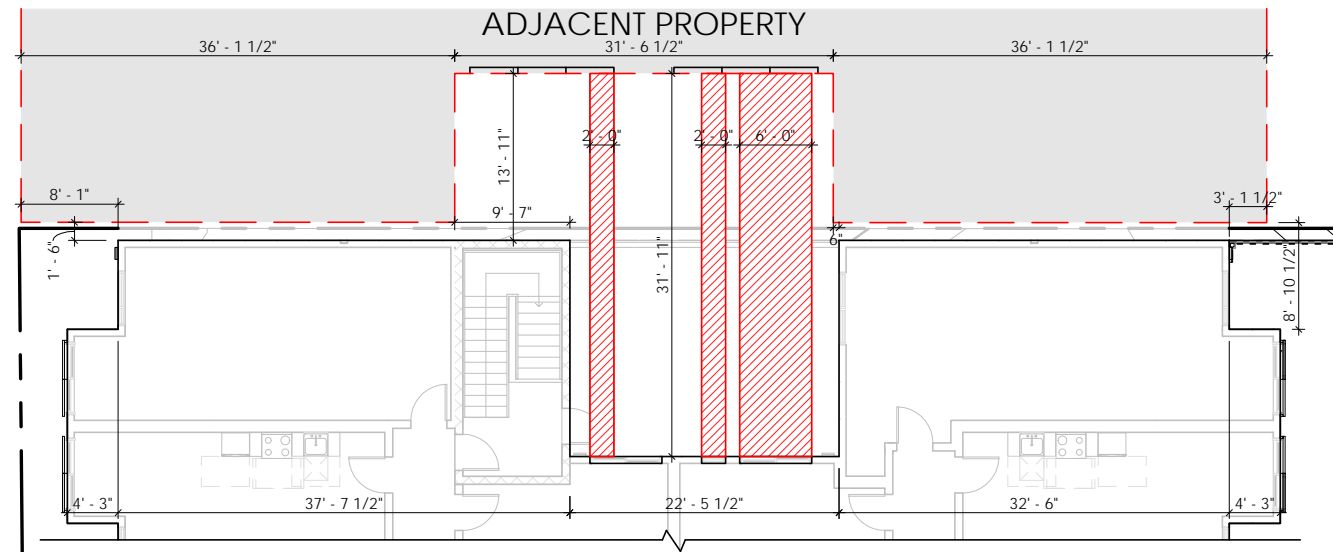
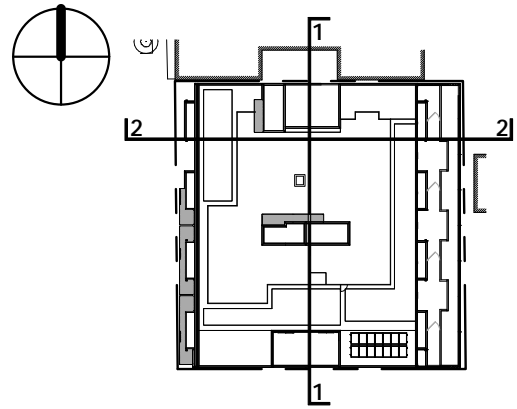
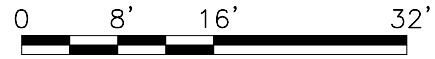
SOUTH ELEVATION

Scale: 1/16" = 1'-0"



NEIGHBOR RELATIONS

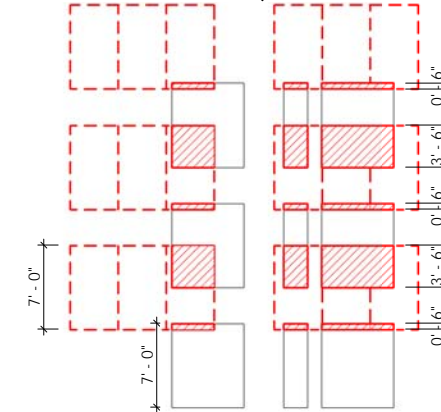
Scale: 1/16" = 1'-0"



PLAN

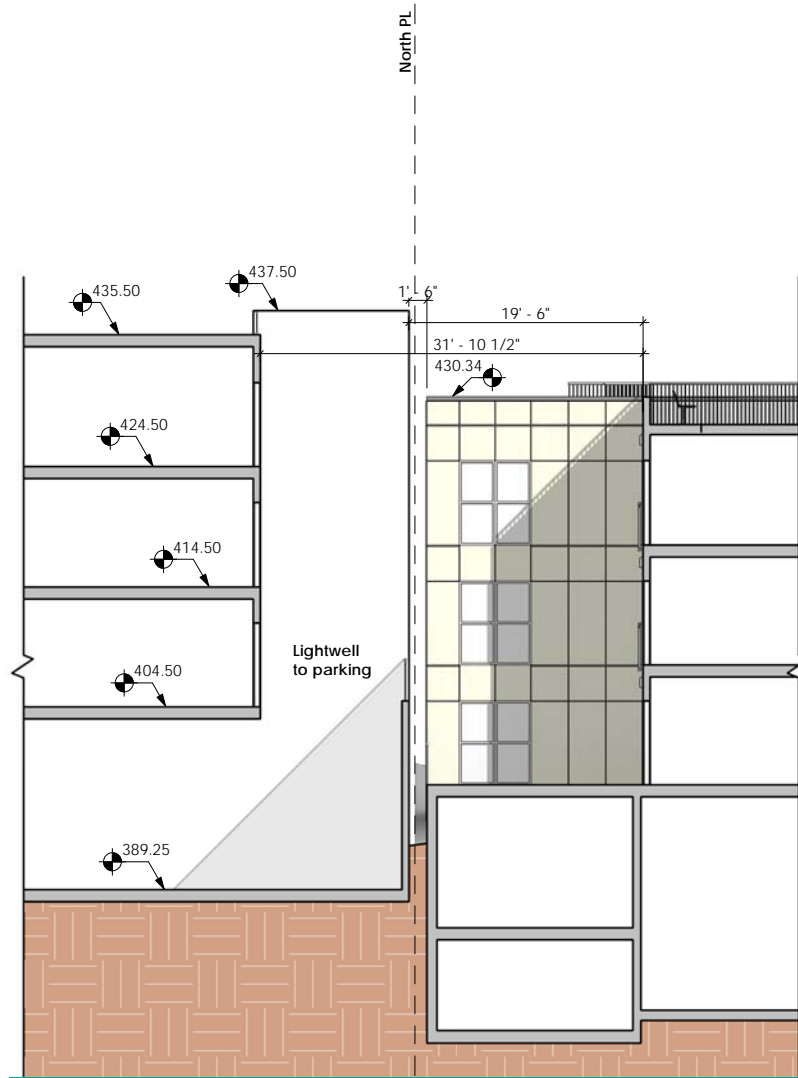
OVERLAP LEGEND:

- Area Overlap
- Proposed Windows | Doors
- Neighbor Windows | Doors



Overlap Area:

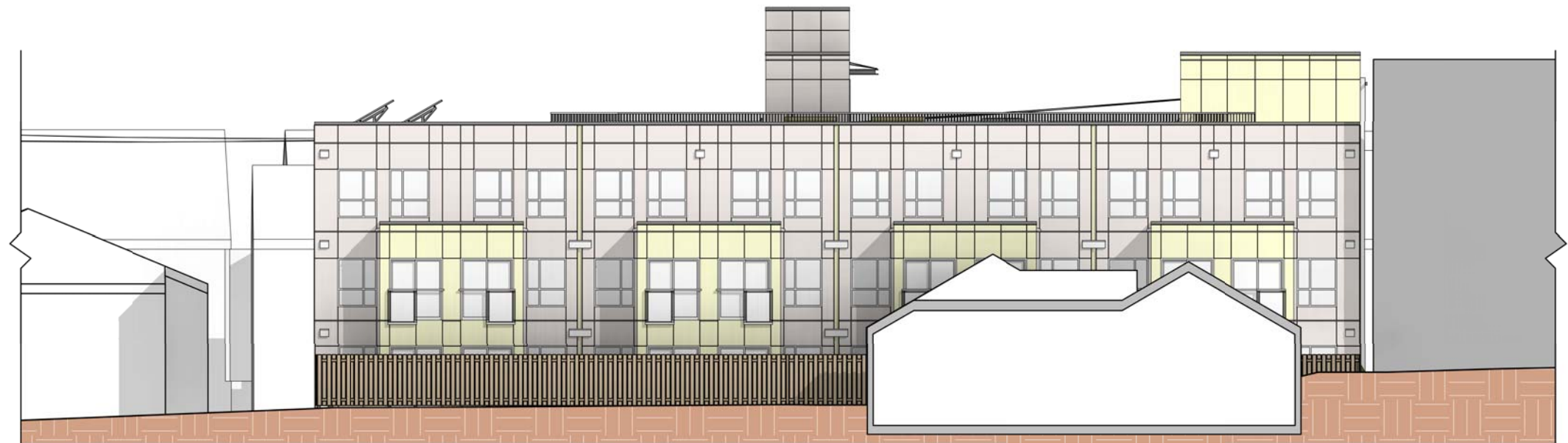
2.00	x	0.50	x	6	=	6 SF
2.00	x	3.50	x	4	=	28 SF
6.00	x	0.50	x	3	=	9 SF
6.00	x	3.50	x	2	=	42 SF
						85 SF



SECTION 1-1



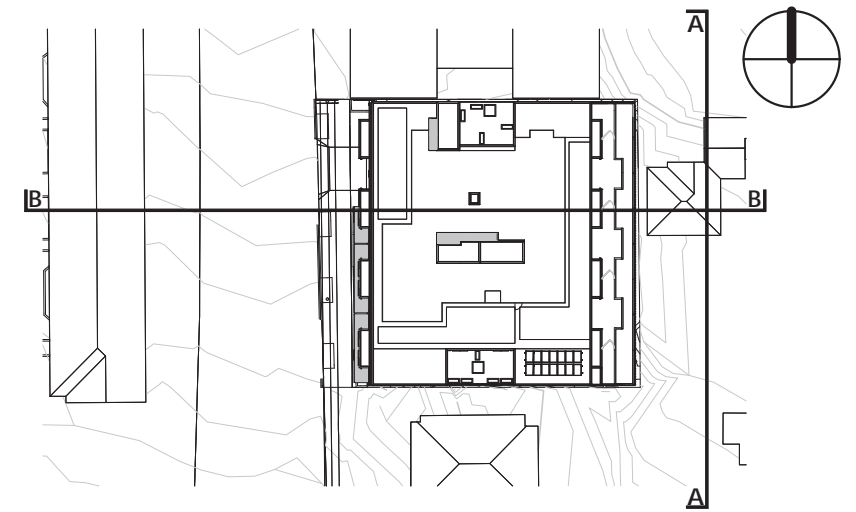
SECTION 2-2



SECTION A-A

NEIGHBOR RELATIONS

Scale: 1'-0" = 1/16"

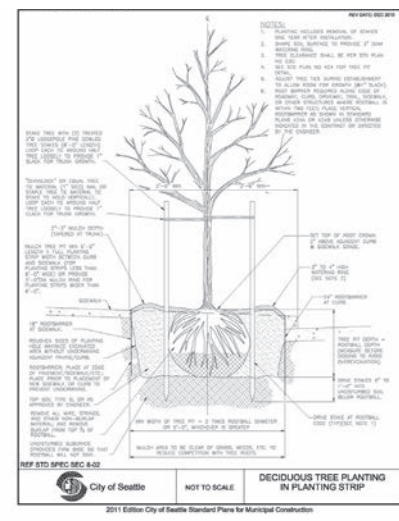
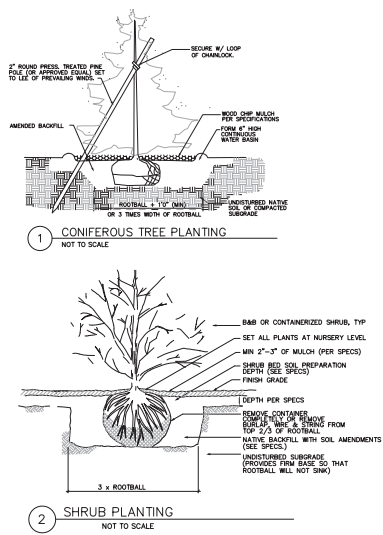
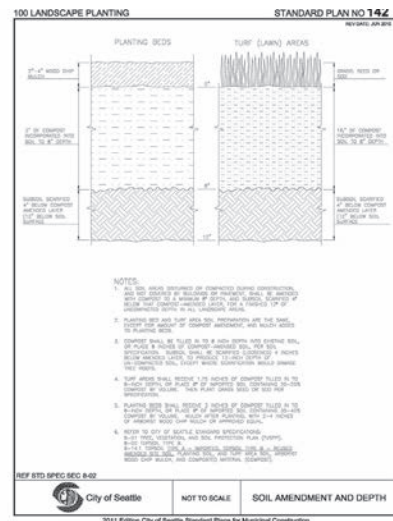


SECTION B-B



WEST ELEVATION (N.T.S)

LANDSCAPING

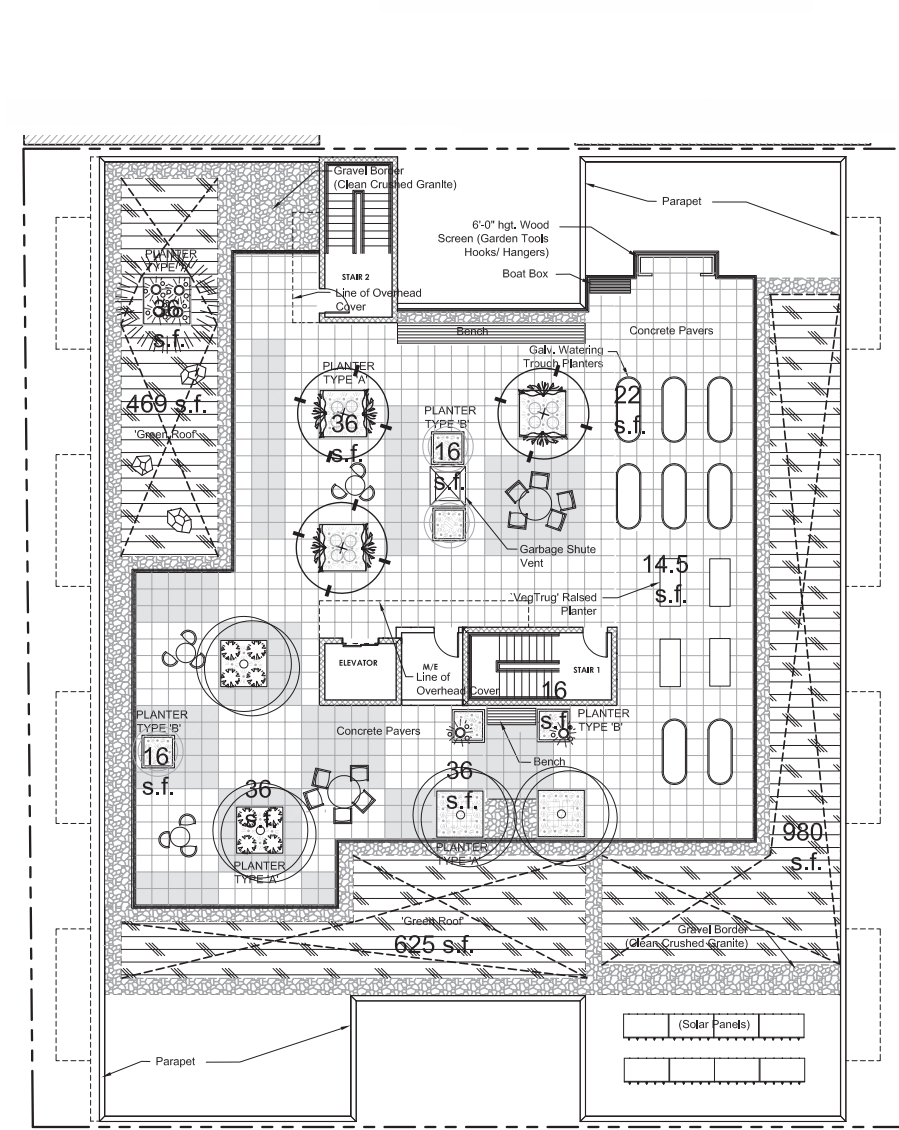


PLANTER POTS:

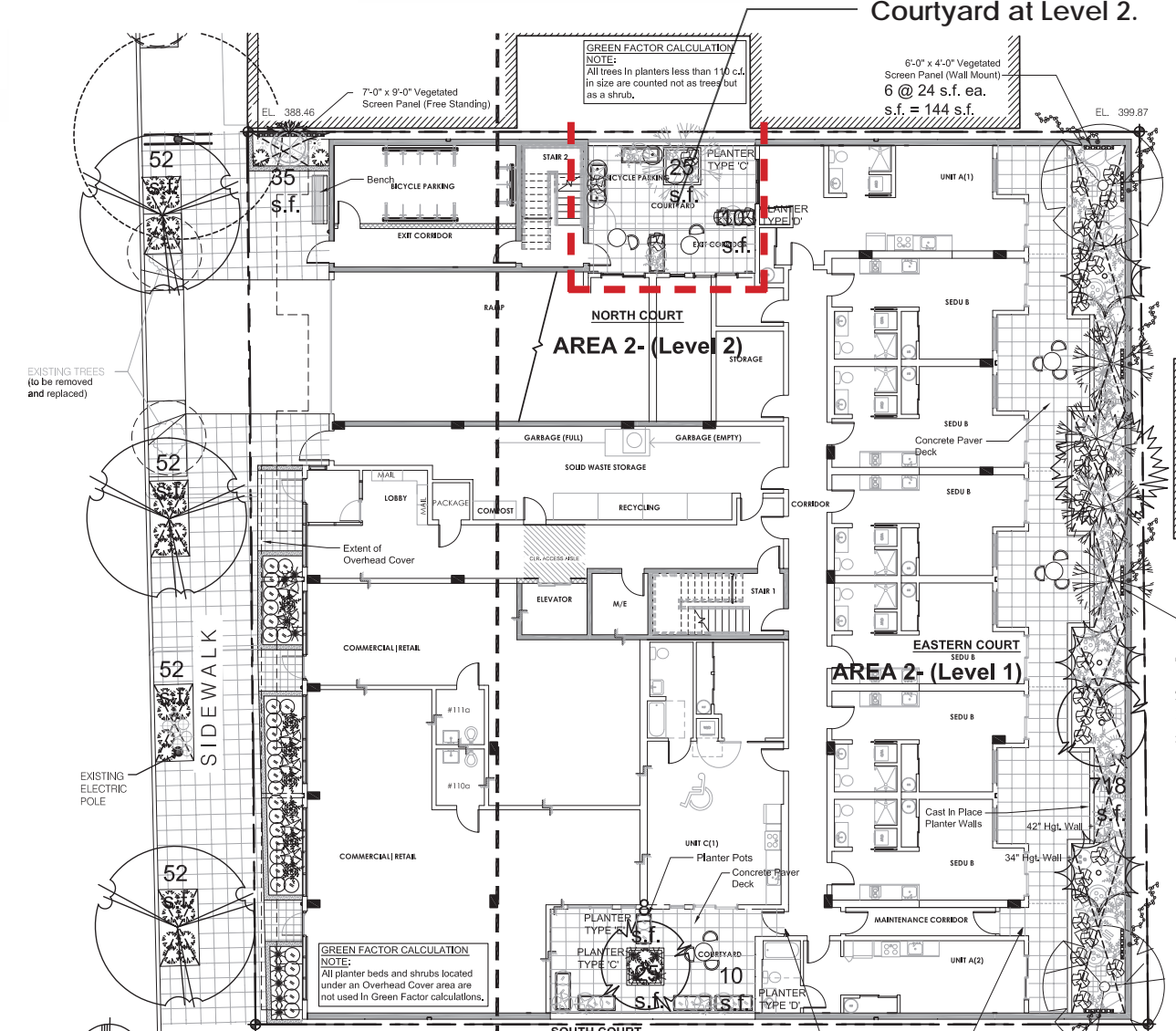
qty.	Description
8	Type 'A' Planters Shall be The Chandler Company Contemporary Square 72" x 72" x 48". Color & Finish TBD. 36 s.f. each
5	Type 'B' Planters Shall be Tournesol Siteworks Wilshire Square (WR4800/ FRP) 48" x 36". Color & Finish TBD. 16 s.f. each
2	Type 'C' Planters Shall be Tournesol Siteworks Urban Square (UR6000/ FRP) 60" x 42". Color & Finish TBD. 25 s.f. each
8	Type 'D' Planters Shall be Tournesol Siteworks Wilshire Rectangle (WCR602424/ FRP) 60" x 24" x 24". Color & Finish TBD. 10 s.f. each
1	Type 'E' Planters Shall be Tournesol Siteworks Wilshire Rectangle (WCR482424/ FRP) 48" x 24" x 24". Color & Finish TBD. 8 s.f. each
8	Galvanized Watering Troughs are 3'-0" x 8'-0" x 2'-0" w/ 1" Tube Top and Corrugated Sides. 22 s.f. each
4	'VegTrug Elevated Patio Garden Planters are 4' 70" x 30" x 31.5". Color TBD. 14.5 s.f. each

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
4	(Symbol)	Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
3	(Symbol)	Acer l. x p. 'Warrenred'/ PACIFIC SUNSET MAPLE	min. 2-1/2" cal.
3	(Symbol)	Ginkgo b. 'Autumn Gold'/ MAINDENHAIR TREE	min. 2" cal.
1	(Symbol)	Magnolia g. 'Victoria'/ EVERGREEN MAGNOLIA	min. 2" cal.
1	(Symbol)	Parrotia p. 'Vanessa'/ PERSIAN IRONWOOD	min. 2" cal.
3	(Symbol)	Picea o. 'Bruna'/ SERBIAN SPRUCE	min. 7'-0" hgt.
1	(Symbol)	Pinus d. 'Umbraculifera'/ TANYOSHO PINE	min. 4' hgt. & spr., non-sheared, low graft- provide photo for approval
1	(Symbol)	Pyrus c. 'Chanticleer'/ FLWG. PEAR	min. 2" cal.
1	(Symbol)	Stewartia pseudocamellia/ JAPANESE STEWARTIA	min. 2" cal.
SHRUBS / GRD.COVERS / PERENNIALS:			
8	(Symbol)	Akebia quinata/ FIVE FINGER AKEBIA	5 gal.
38	(Symbol)	Buxus 'Green Mound'/ KOREAN DOGWOOD	min. 15" spr.
2	(Symbol)	Epimedium x v. 'Sulphureum'/ BISHOPS CAP	min. 1 gal.
13	(Symbol)	Hakonechloa m. 'Aureola'/ JAPAN FOREST GRASS	min. 1 gal.
16	(Symbol)	Hemerocallis 'Lernox'/ DAYLILLY	min. 1 gal.
6	(Symbol)	Hydrangea q. 'Pee Wee'/ OAKLEAF HYDRANGEA	min. 24" spr.
6	(Symbol)	Kalmia l. 'Ostbo Red'/ MTN. LAUREL	min. 24" spr.
6	(Symbol)	Juniperus p. 'Nana'/ JAPAN GARDEN JUNIPER	min. 21" spr.
1	(Symbol)	Ligustrum j. 'Texanum'/ TEXAS WAXLEAF PRIVET	15 gal., shaped
6	(Symbol)	Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal.
4	(Symbol)	Myrica californica/ PACIFIC WAX MYRTLE	min. 42" hgt., tree form
22	(Symbol)	Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
97	(Symbol)	Pennisetum s. 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
28	(Symbol)	Polystichum munitum/ SWORD FERN	min. 5 fronds @ 12" o.c.
7	(Symbol)	Polystichum polyblepharum/ TASSEL FERN	min. 5 fronds @ 12" o.c.
44	(Symbol)	Prunus l. 'Mt. Vernon'/ DWARF LAUREL	min. 15" spr.
2	(Symbol)	Rhododendron 'Moonstone'/ HYBRID RHODIE	min. 24" hgt.
33	(Symbol)	Sarcococca h. humilis/ LOW SARCOCOCCA	min. 12" spr., spreading form
19	(Symbol)	Sedum 'Autumn Joy'/ SEDUM	min. 1 gal.
14	(Symbol)	Thuja o. 'Emerald Green'/ ARBORVITAE	min. 8'-0" hgt., heavy
7	(Symbol)	Trachelospermum jasminoides/ STAR JUNIPER	5 gal.
13	(Symbol)	Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
as required	(Symbol)	'LIVE ROOF' Standard Modular Tray System (4-1/4" Soil Depth) Hybrid System	Pre-planted with LIVE ROOF/ GREENFEATHERS 'Ever-Greenfeathers' Sedum Mlx.



Green Factor Elements Plan Notes:
 1. All shrubs are shown shaded to gray. Groundcovers, Vines Trees are shown in heavier/ darker line weights.
 2. All planting in Area 1 considered 'visible to the passerby'.

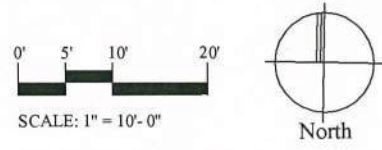
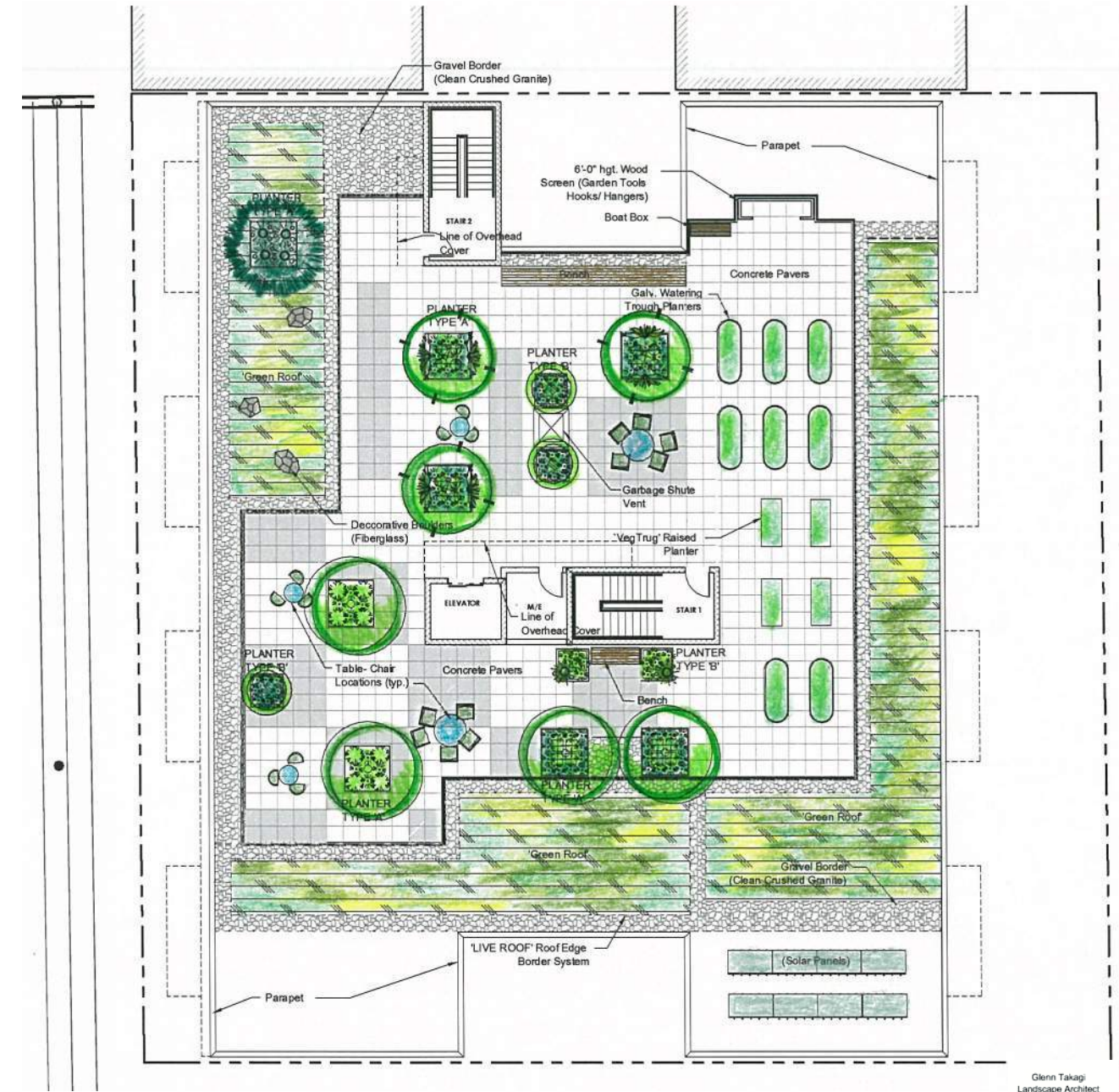
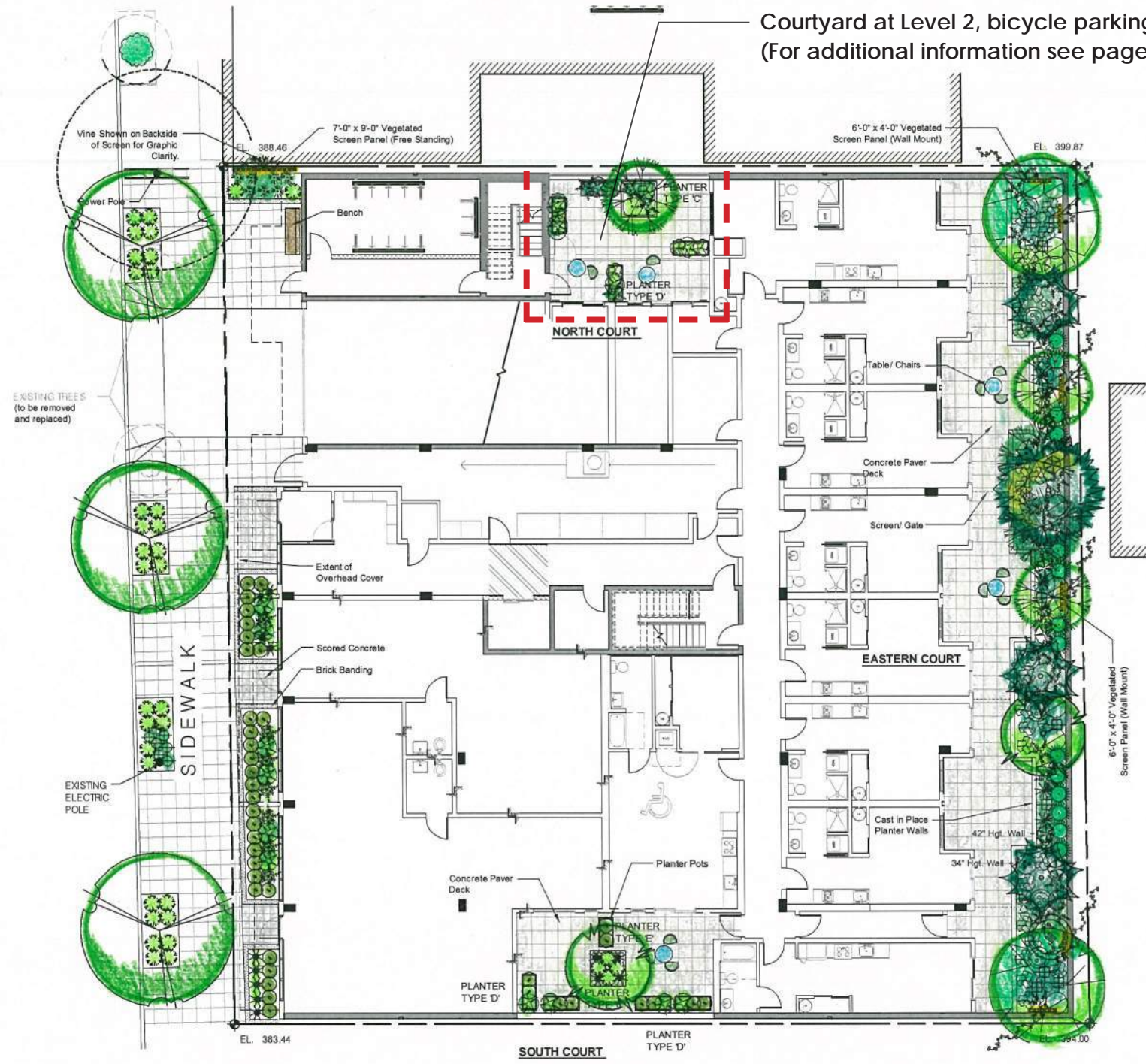


Green Factor Calculation Note:
 All trees in planters less than 110 c.d. in size are counted not as trees but as a shrub.



GREENWOOD AVENUE

Courtyard at Level 2, bicycle parking below at Level 1.
(For additional information see pages 11 | 12.)

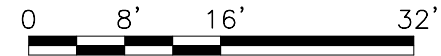


Glenn Takagi
Landscape Architect
18550 Friends Way N
Suite 9102
Shoreline, WA 98133
(206) 542-6100



COLORED ELEVATIONS

Scale: 1/16" = 1'-0"

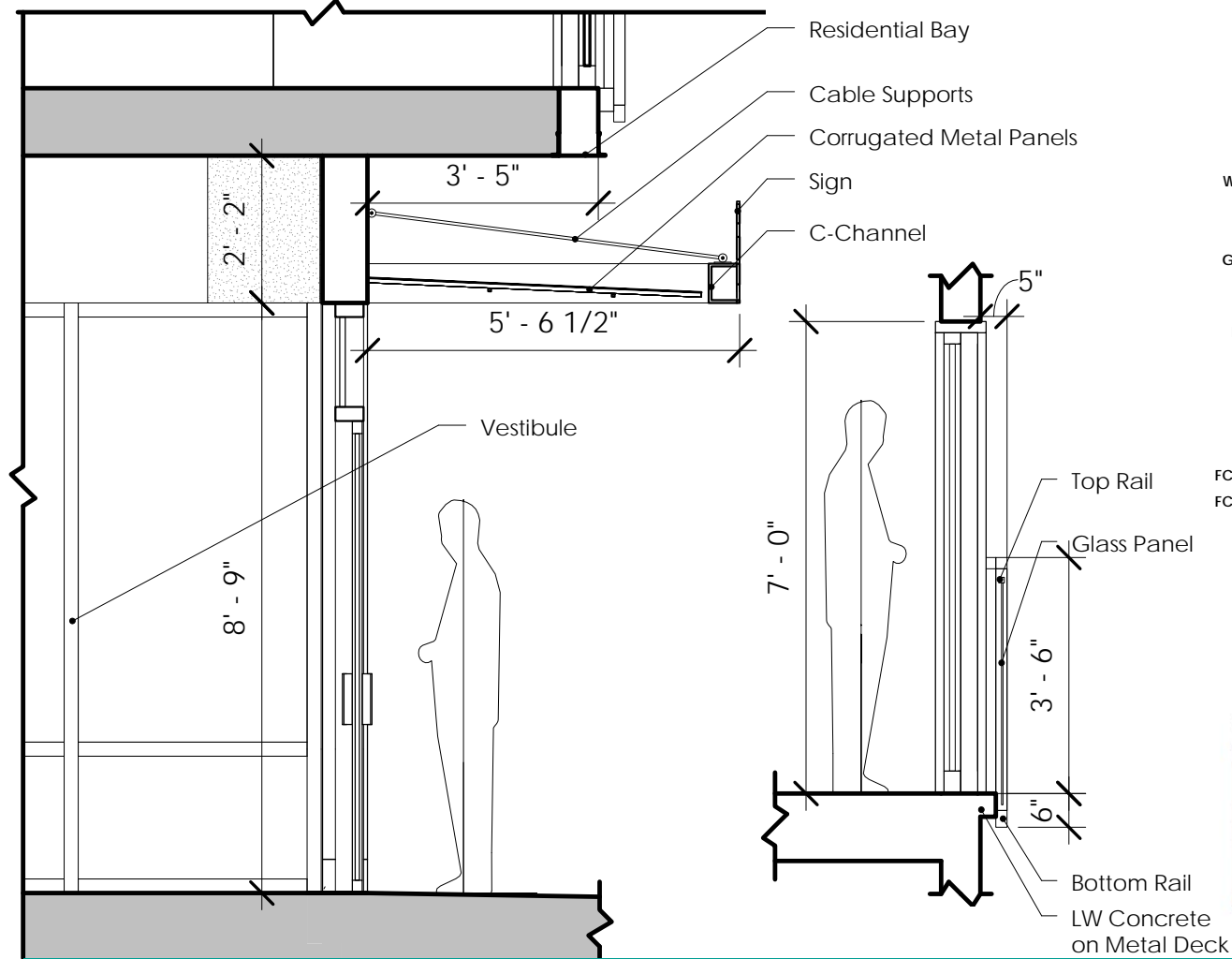


MATERIAL LEGEND:

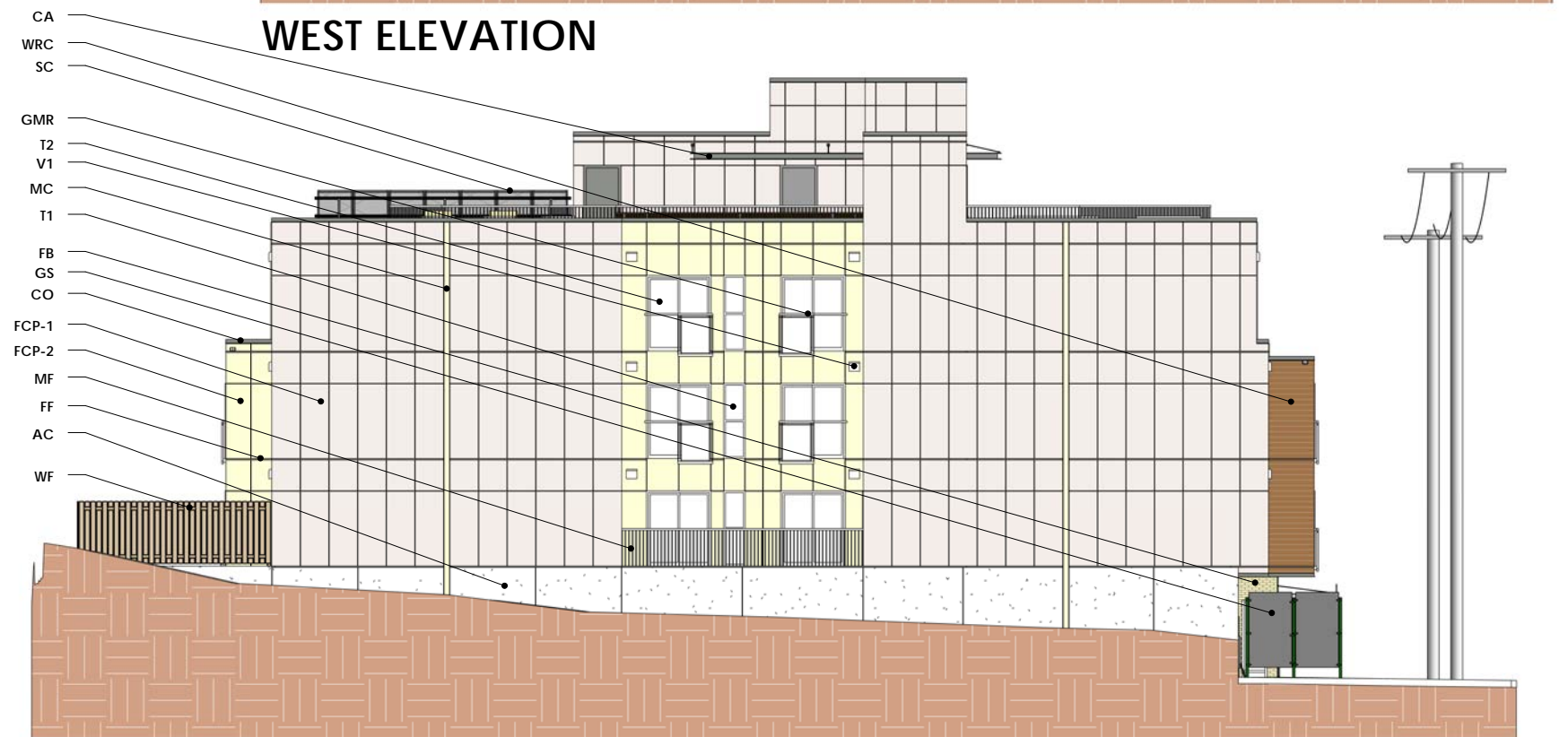
AC	ARCHITECTURAL CONCRETE	WF	STANDARD WOOD FENCE
FCP-1	FIBER CEMENT PANEL (PROPER GRAY)	GMR	GLASS METAL RAILING
FCP-2	FIBER CEMENT PANEL (HONEY BLUSH)	MC	METAL CHANNEL, PAINTED
FB	FACE BRICK (SEATTLE CREAM)	FF	FLOOR FLASHING, PAINTED
WRC	WESTERN RED CEDAR	CO	COPING, PAINTED
GD	GARAGE DOOR	CA	METAL CANOPY, PAINTED
T1	TAUPE WINDOWS	V1	SINGLE EXHAUST VENT
T2	TAUPE SLIDING GLASS DOOR	V2	DOUBLE EXHAUST VENT
MF	STANDARD METAL FENCE	GS	GREEN SCREEN

CANOPY | BALCONY DETAILS

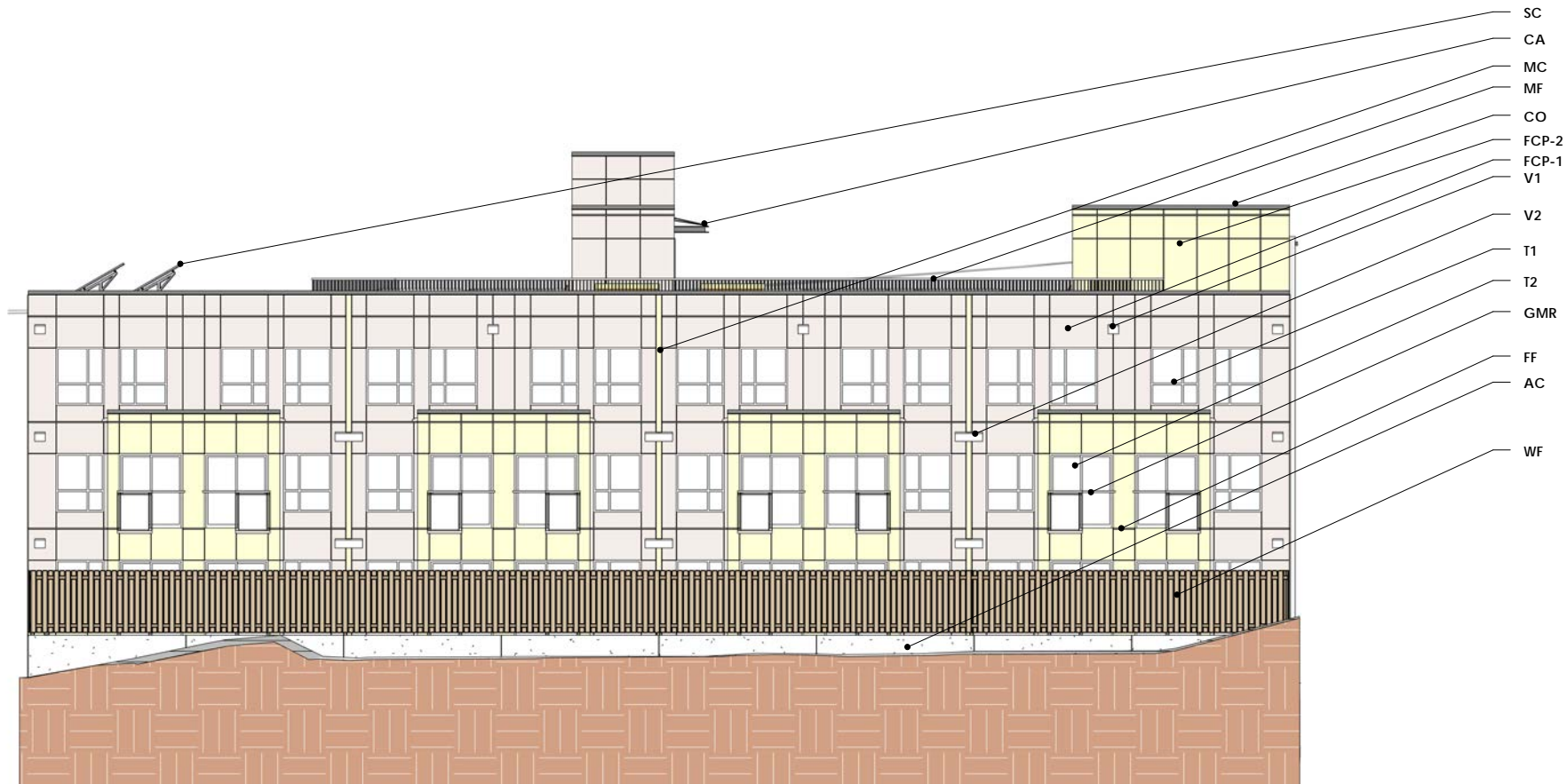
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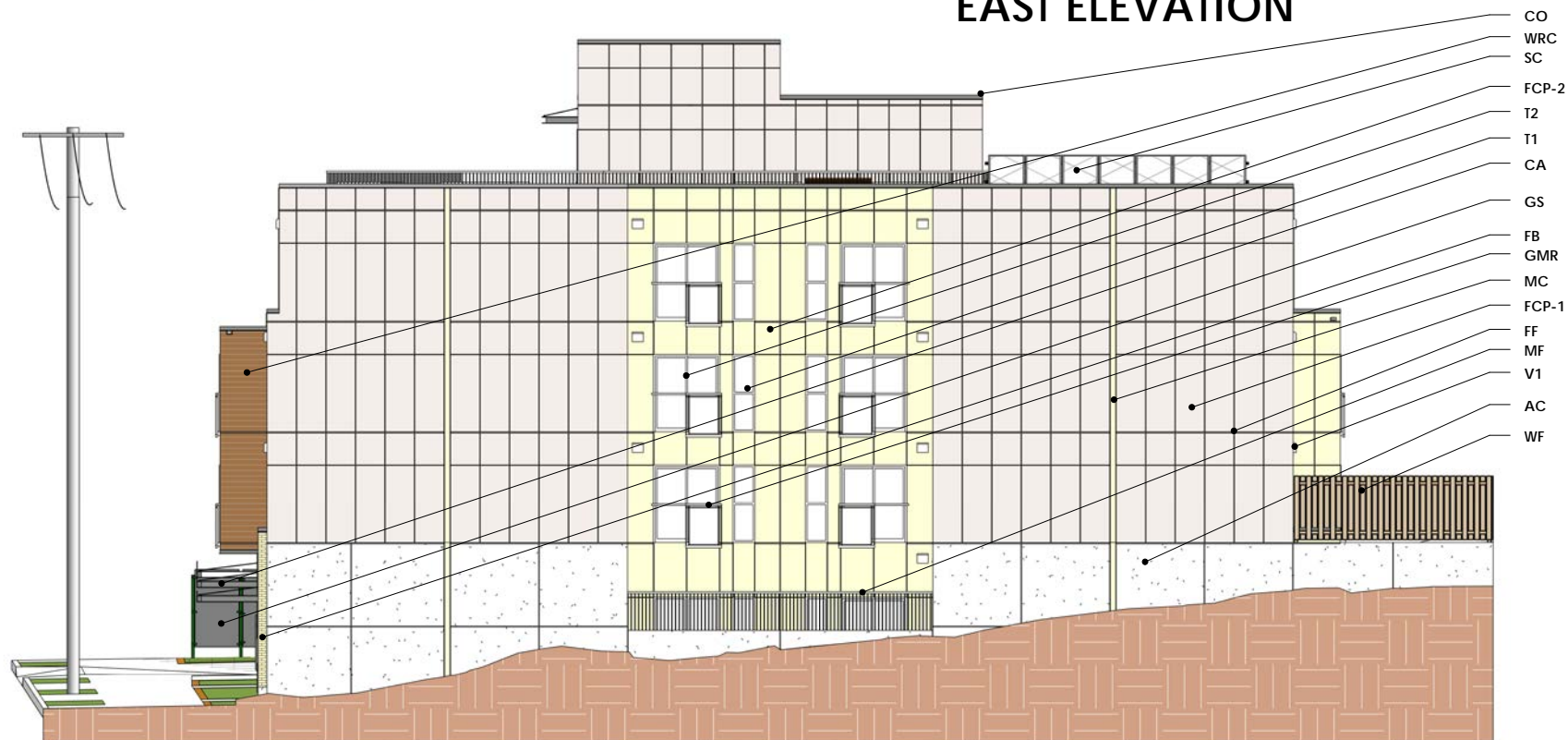
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

MATERIALS



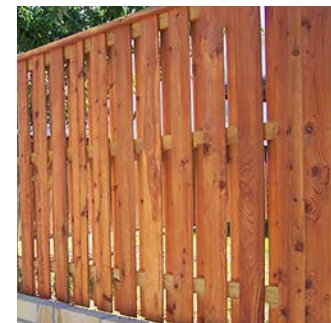
Architectural Concrete (AC)



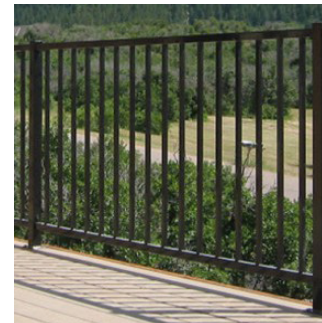
**Face Brick (FB)
Seattle Cream**



**Western Red Cedar (WRC)
Tongue in groove siding**



Standard Wood Fence (WF)

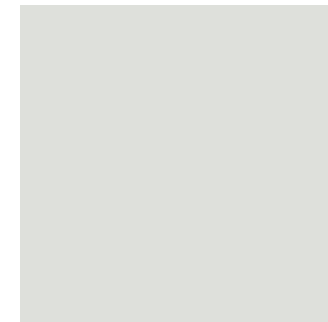


Standard Metal Fence (MF)



Green Screen (GS)

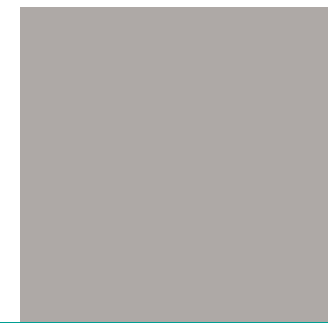
SHERWIN-WILLIAMS PAINTS



Nebulous White #7063
MGR
V1
V2
CA (@ Lobby)



Grizzle Gray #7068
CO
FF
MC (@ Level 1, West)
CA (@ Comm.)



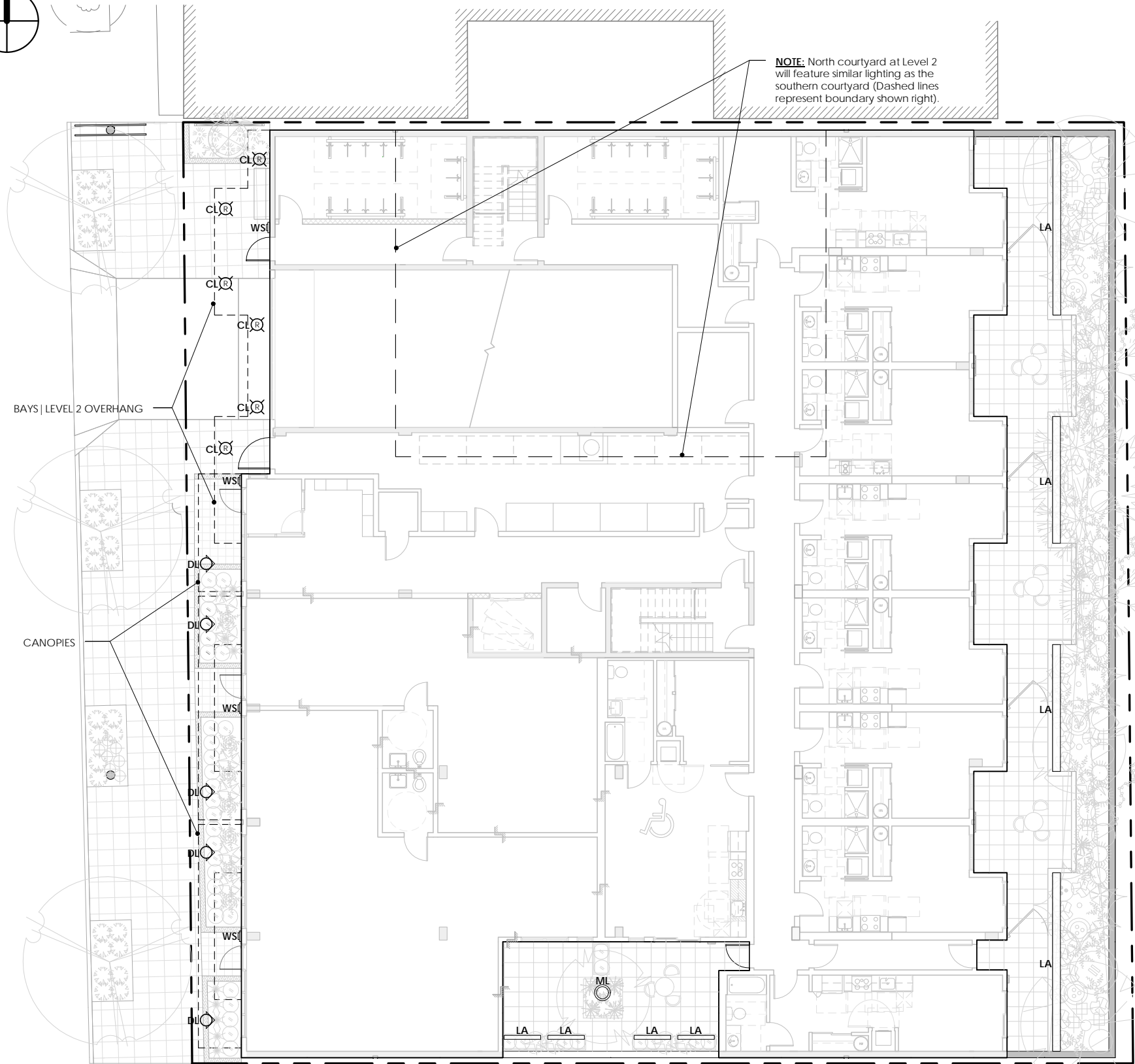
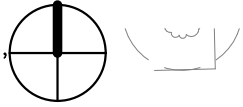
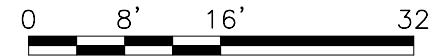
Proper Gray #6003
FCP-1



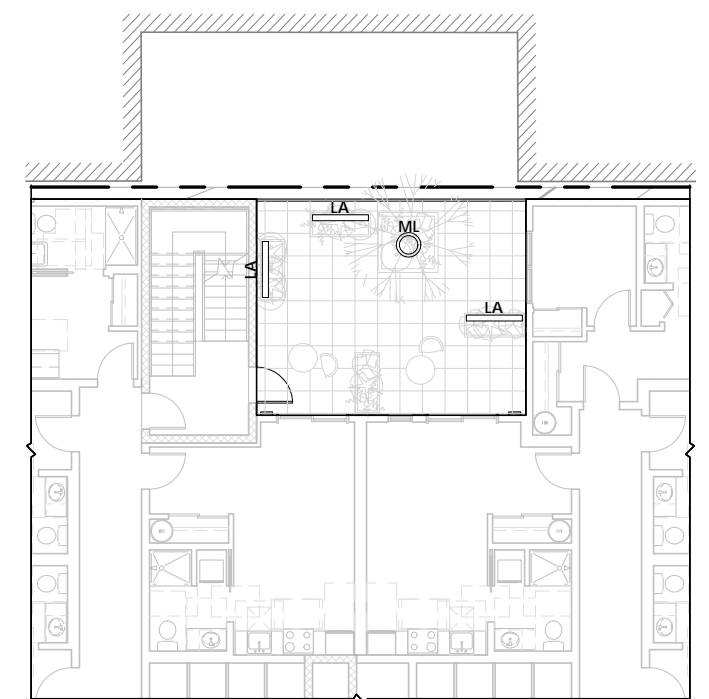
Honey Blush #6660
FCP-2
MC (@ all other)

LEVEL 1 LIGHTING PLAN

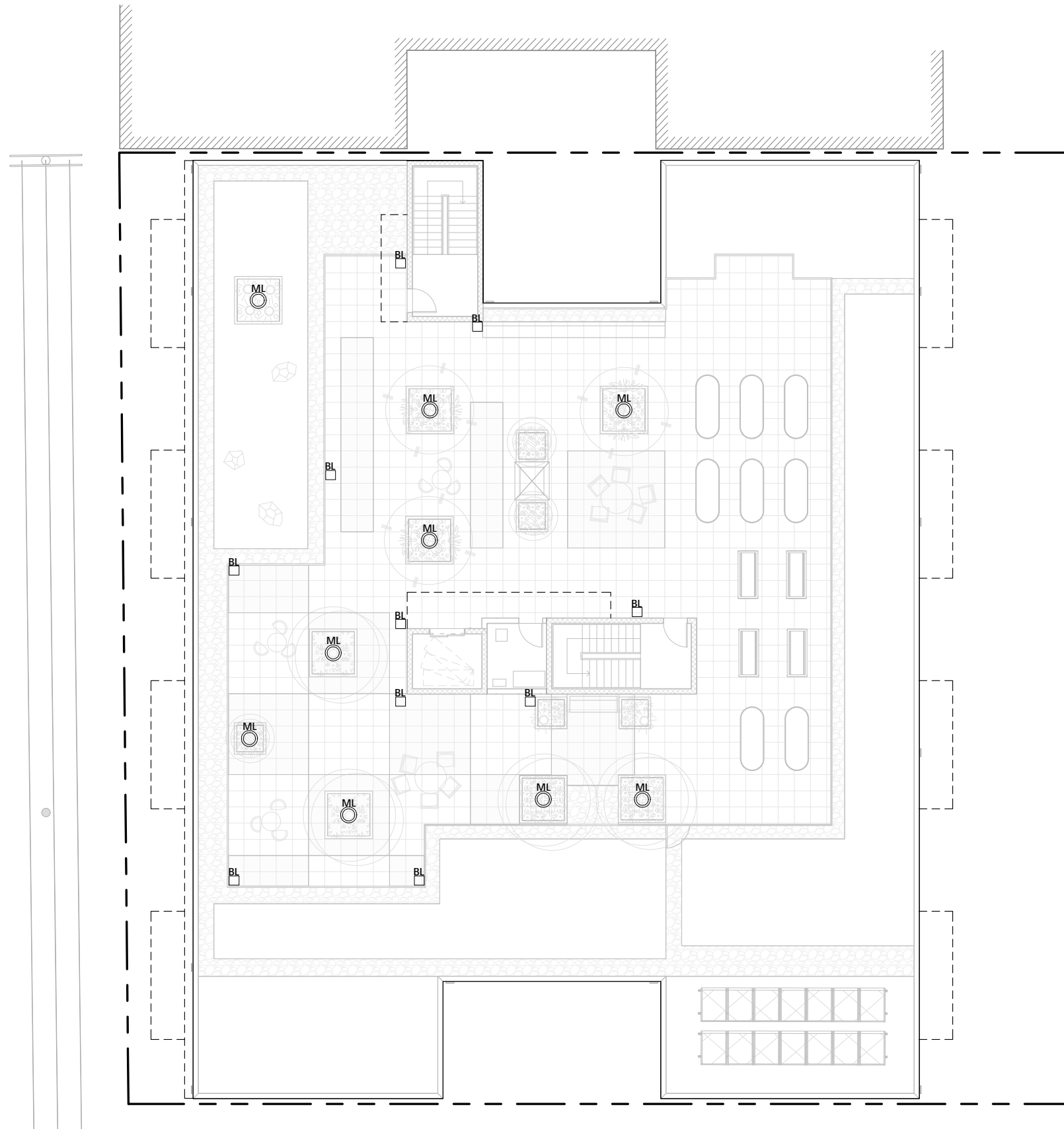
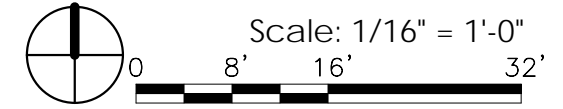
Scale: 1/16" = 1'-0"



LEVEL 2 COURTYARD LIGHTING PLAN



ROOF LIGHTING PLAN



"MUSHROOM" LIGHT
(ML)



BOLLARD LIGHT
(BL)

COMPARATIVE PERSPECTIVES

LEGEND: NEW: ■ OLD: ■

THE BRICK EXTENDS UP BETWEEN THE BAYS, ACCENTUATING THE DIFFERENCE IN RECESS FROM THE GROUND FLOOR AND 1st | 2nd STORY.



▲ Looking Northeast Across Greenwood Ave. N. ▼

Looking North on the Greenwood Ave. N. sidewalk. ▶▶▶



LEVEL 4 HAS A CONSISTENT SETBACK, MATCHES



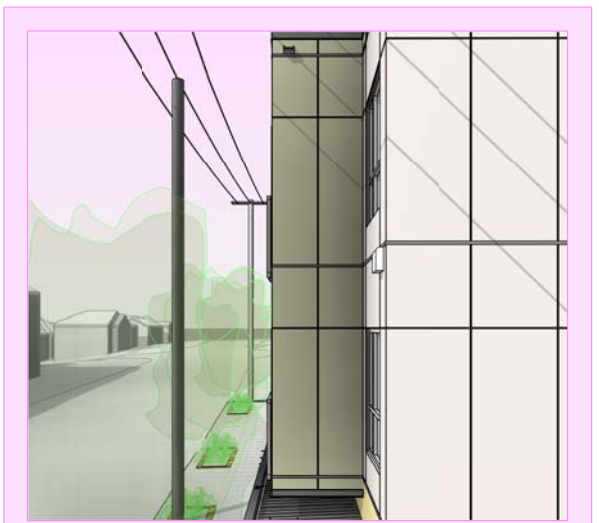
BAY HEIGHT DIFFERENCE AND LOWER SETBACK.



BAY HEIGHT REDUCED (SEE PG. 9). SETBACKS,



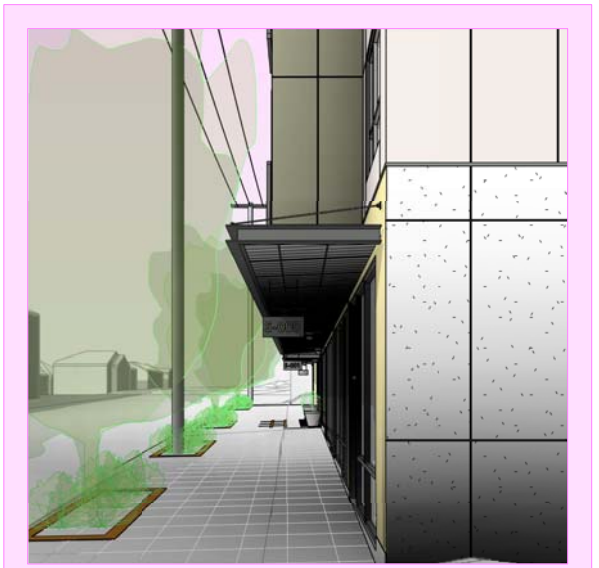
MATERIAL, AND BRICK DISTINGUISH BAYS.



LEVEL 1 | 2 OFFSET CONNECTS LOWER | UPPER



LEVELS BRICK WRAPS CORNER FOR EMPHASIS.



ALL BAY WIDTHS EQUAL. LEVEL 1 ARTICULATION CLEANED UP; STEM WALL MIN. HT. IS 6", MULLIONS REPLICATE GARAGE DOOR.



STOREFRONT HT. DECREASES WITH SLOPE CREATING CONSISTENCY, AND CANOPIES DIVIDED BY CHANNELS.



▲ Looking Across Greenwood Ave. N. ▲

▼ Looking North at the garage entry | Stair 2 egress ▼

SERVICE ACCESS | EGRESS FLUSH WITH GARAGE, CREATING A



SMALL GATHERING AREA AND REDUCED PROMINENCE.



▼ Looking South at the garbage access | residential entry. ▼

SERVICE DOOR PULLED BACK FOR GLASSY CORNER. SIGNAGE



INTEGRATED WITH CANOPIES. RES. AWNING STOPS AT SETBACK.



COMPARATIVE PERSPECTIVES

LEGEND: NEW: ■ OLD: ■

▼ Aerial view looking East. ▼

QUIET | GARDENING AREA LOCATED TO THE EAST NEAR NEIGHBOR. ACTIVE



AREAS LOCATED TO THE WEST, OVERLOOKING GREENWOOD AVE. N.



GATES CREATE MORE PRIVATE, INTIMATE AREAS

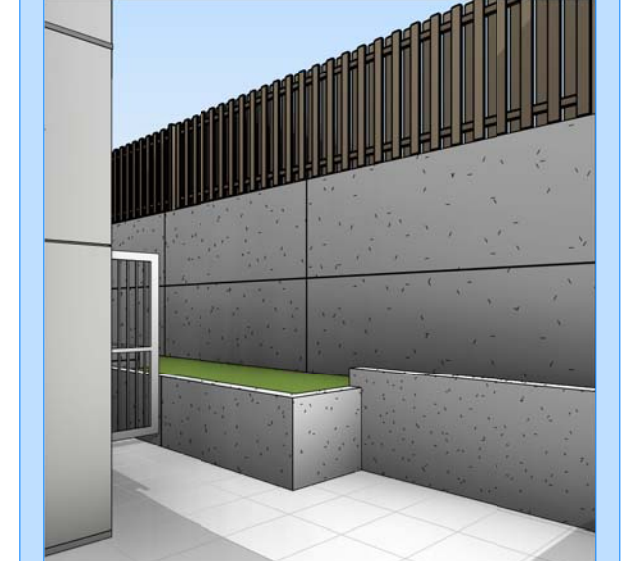


WITHOUT BLOCKING VISIBILITY.

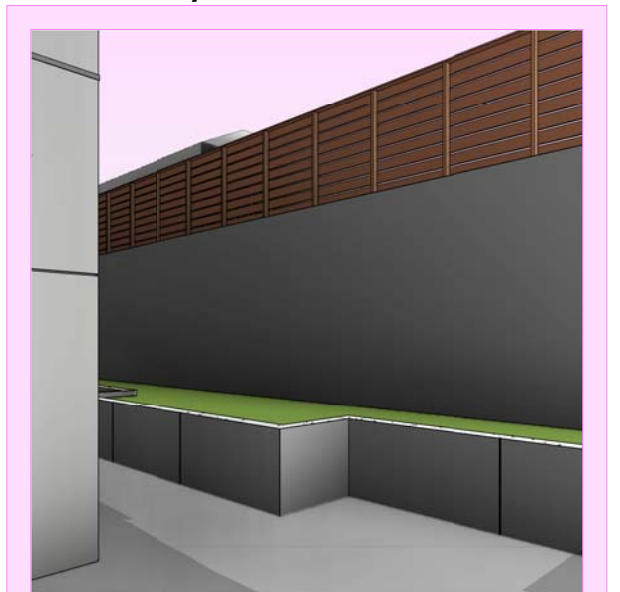


▲ Looking South in the East amenity area. ▲

BACK LANDSCAPING RETAINING WALL HEIGHT



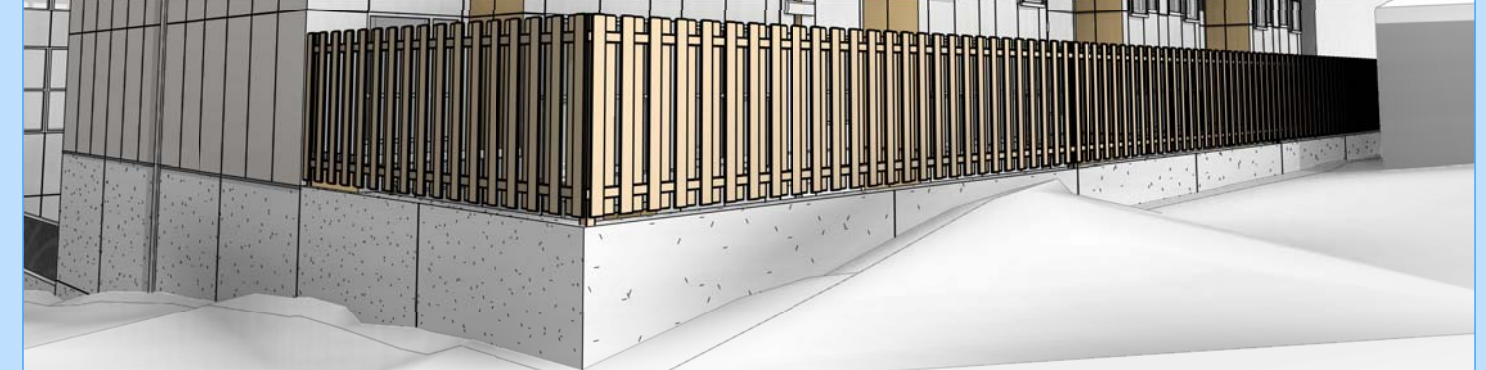
INCREASED FOR SOIL RETENTION.



▲ Looking Northeast from Southern recess. ▲

▼ Looking Northwest at the East Fence. ▼

FENCING VERTICAL TO REDUCE CLIMBABILITY. THE 1 1/2" GAP BETWEEN PICKETS AND ALTERNATING ATTACHMENT TO



THE HORIZONTAL BEAMS ALLOW GREATER LIGHT PENETRATION.



▼ Aerial of the North Amenity Area Looking South ▼

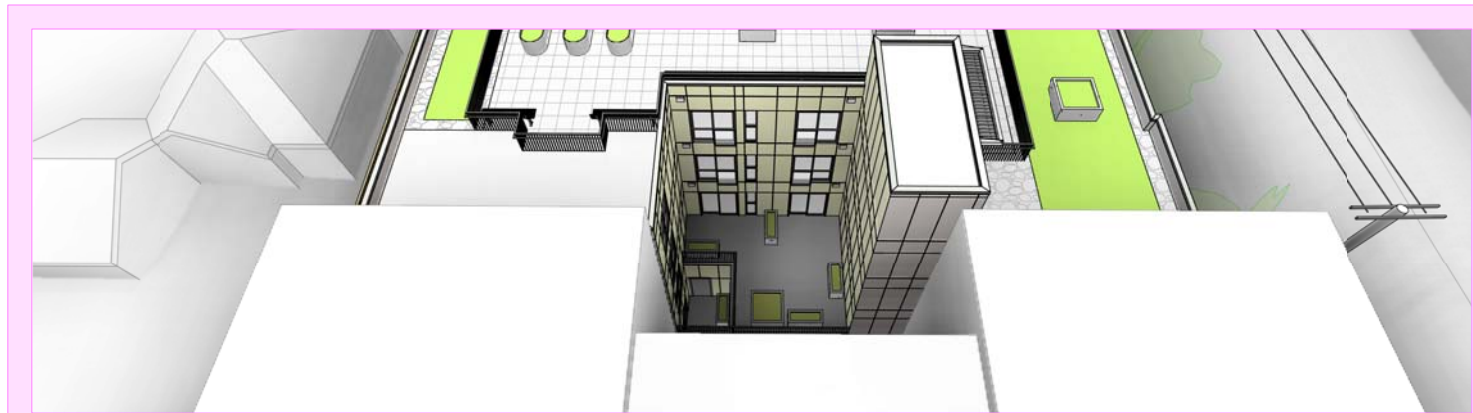


COURTYARD REDUCED FOR EASTERN SHIFT, SPLIT LEVEL REMOVED. AMENITY AREA ACCESSIBLE BY CENTER SEDU UNITS.

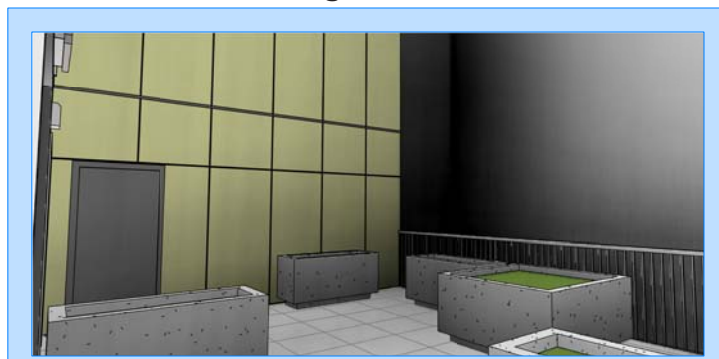
▼ Aerial of the South Amenity Area Looking North ▼



AMENITY AREA ACCESSIBLE BY CENTER UNIT C(1)-BF. COMMERCIAL AREA HAS WINDOWS TO COURTYARD.

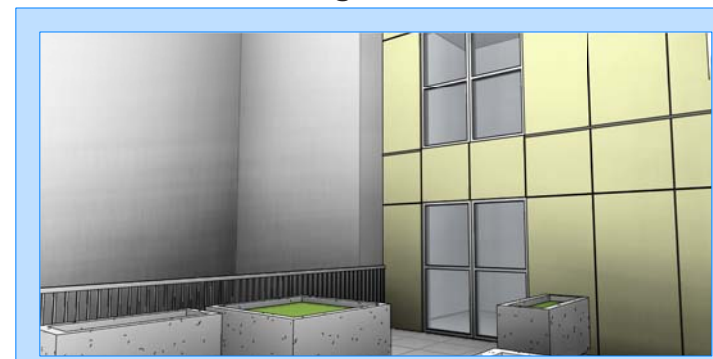


▼ Looking Northwest. ▼



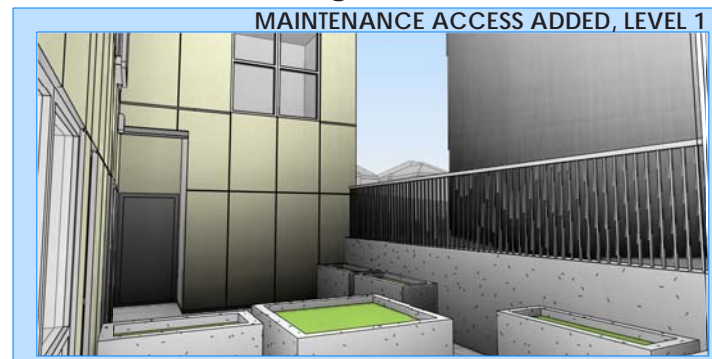
MAINTENANCE ACCESS FROM STAIRWELL.

▼ Looking Northeast. ▼



SPLIT LEVEL REMOVED.

▼ Looking Southeast. ▼



MAINTENANCE ACCESS ADDED, LEVEL 1

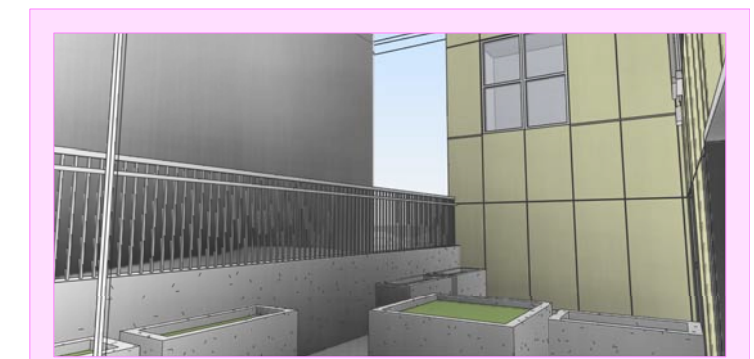
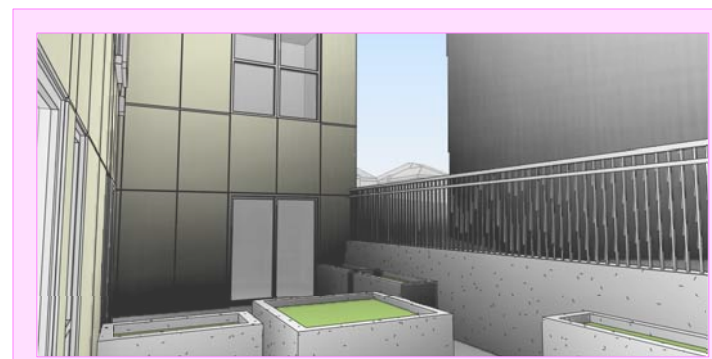
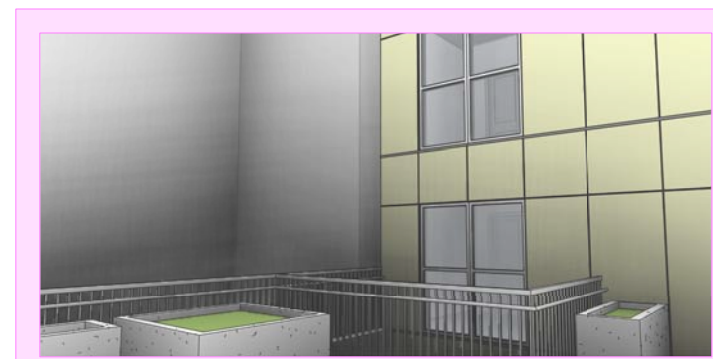
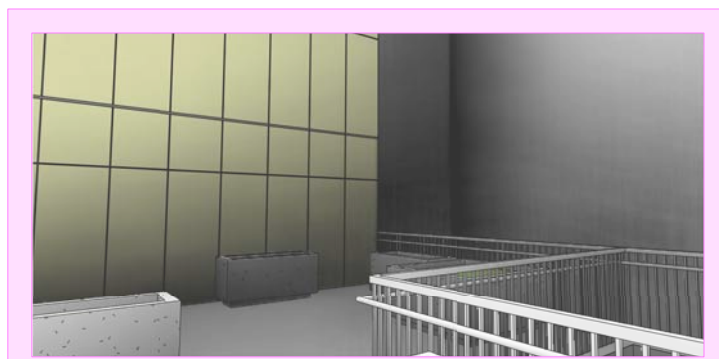
CORNER UNIT SLIDING DOOR REMOVED.

▼ Looking Southwest. ▼



COMMERCIAL WINDOWS ONLY LOCATED ON

SOUTH FACING WALL FOR PRIVACY.





AERIAL LOOKING NE



AERIAL LOOKING SE



AERIAL LOOKING NW



AERIAL LOOKING SW



STREET VIEW LOOKING S



STREET VIEW LOOKING N

d/Arch LLC Projects

