



Fremont Urban Apartments

Recommendation Meeting
3623 Fremont Ave N, Seattle, WA 98103



Fremont Urban Apartments
3623 Fremont Ave N
SDCI #:3024574

Design Recommendation

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PROJECT INFORMATION

Address: 3623 Fremont Ave N, Seattle, WA 98103

SDCI Project Number: 3024574

Legal Description: LOT 7, BLOCK 11, DENNY & HOYT’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WA.

Parcel #: 1972201050

Site Area: 3,357 sf

Zoning: LR3

Overlays: Fremont Hub Urban Village

Misc: Detached ADU’s, Frequent Transit, Infiltration Evaluation Not Req’d

ECA: None

Existing Use: Existing Building & Garage

Max FAR: Apartments: 2.0 (3,357 x 2.0 = 6,714sf)

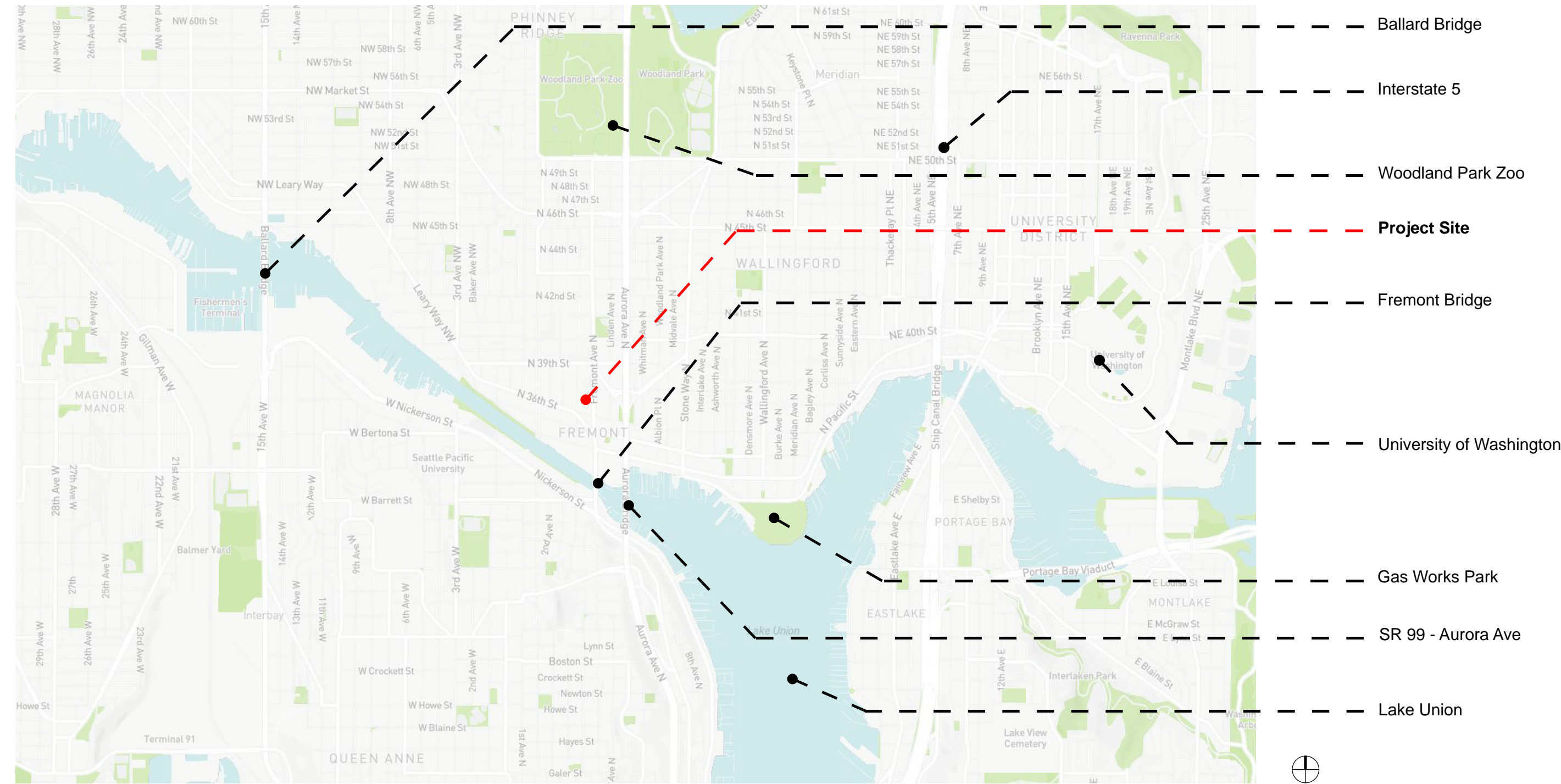
Max Density: Apartments: No Limit

Height: 44’ Above AGP Allowed/Provided (5-Stories Including Partially Below Grade Level Meeting SMC Exemption per Use/Zone)

Project Team:

Owner:	Claremont Partners LLC
Architect:	Lemons Architecture PLLC
Landscape Architect:	Roof of Design
Structural Engineer:	Malsam Tsang Structural Engineering
Civil Engineer:	Davido Consulting Group
Surveyor:	Chadwick & Winters Land Surveying

CONTEXT MAP

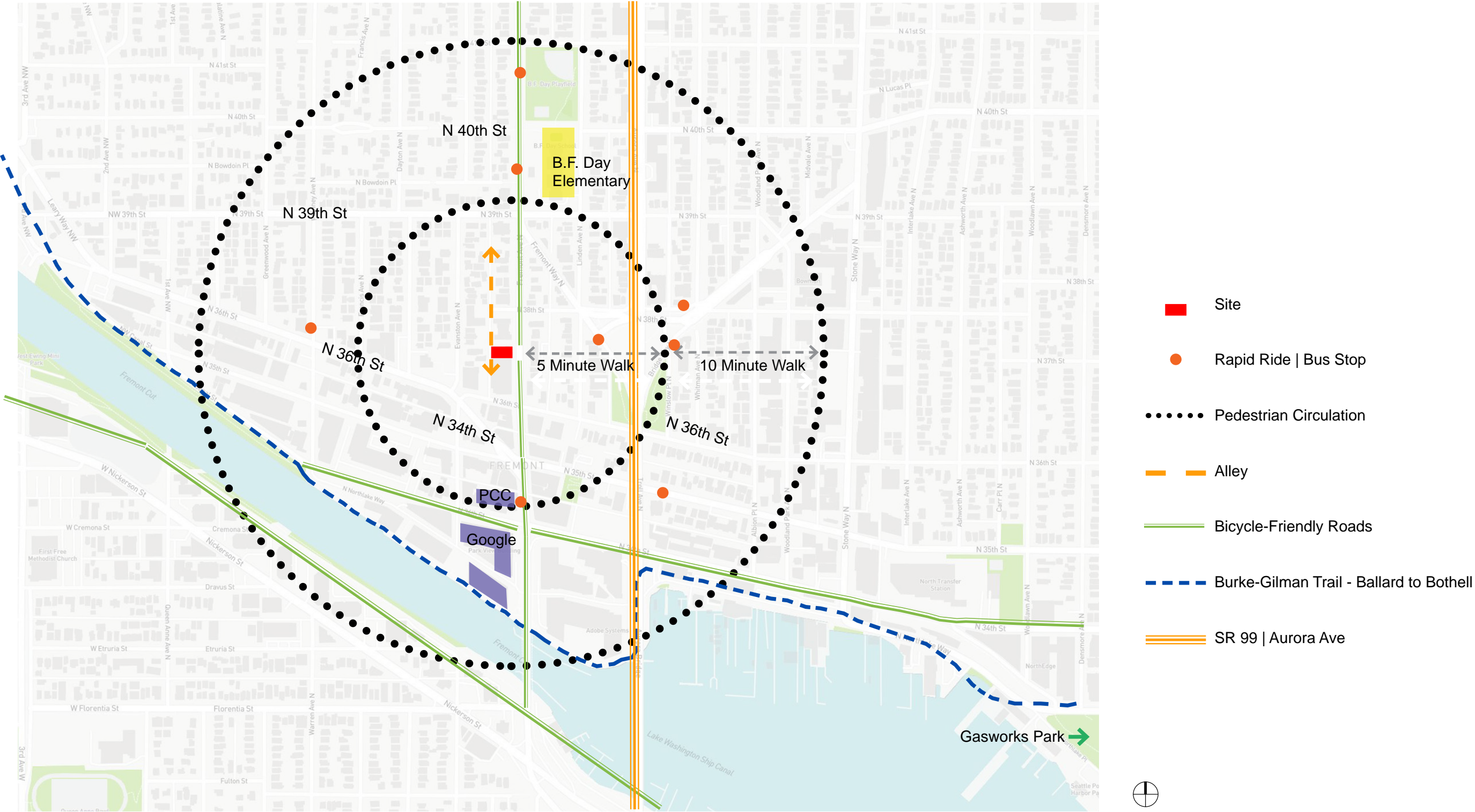


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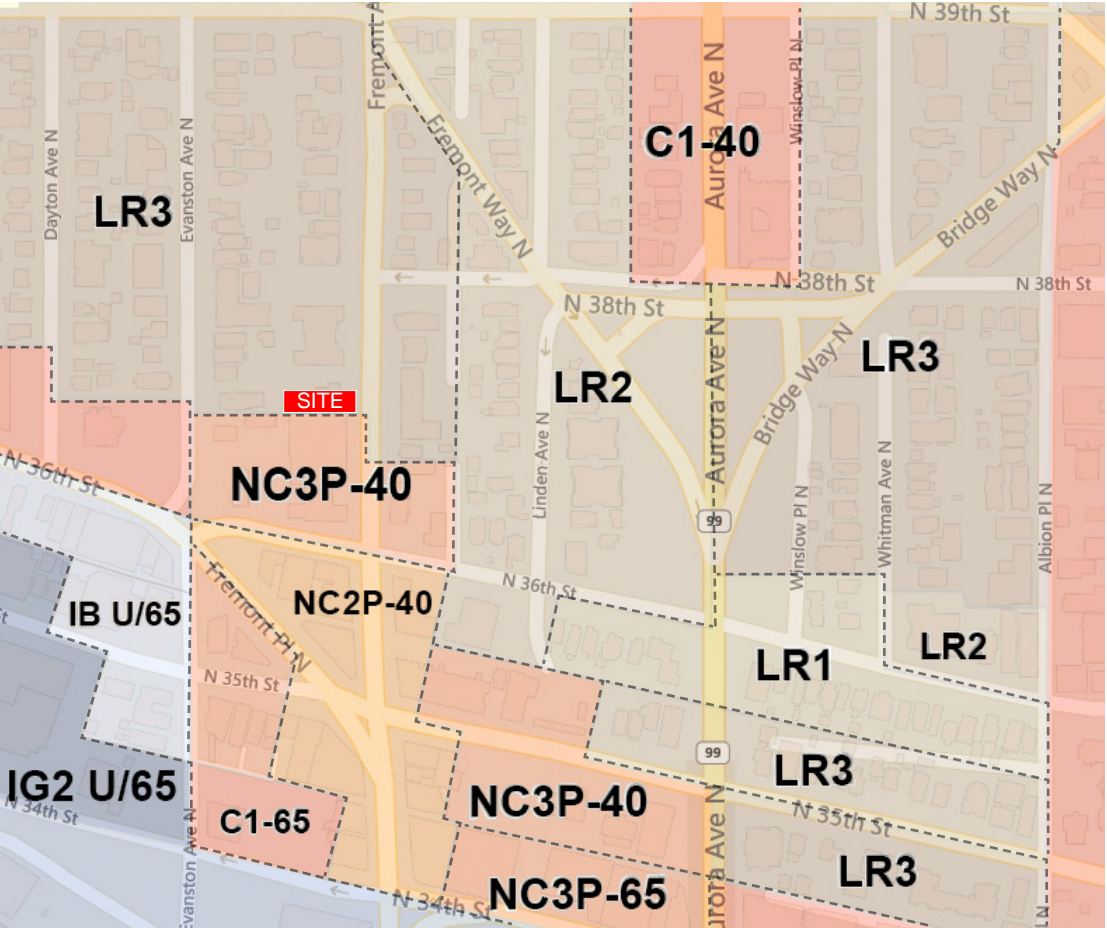
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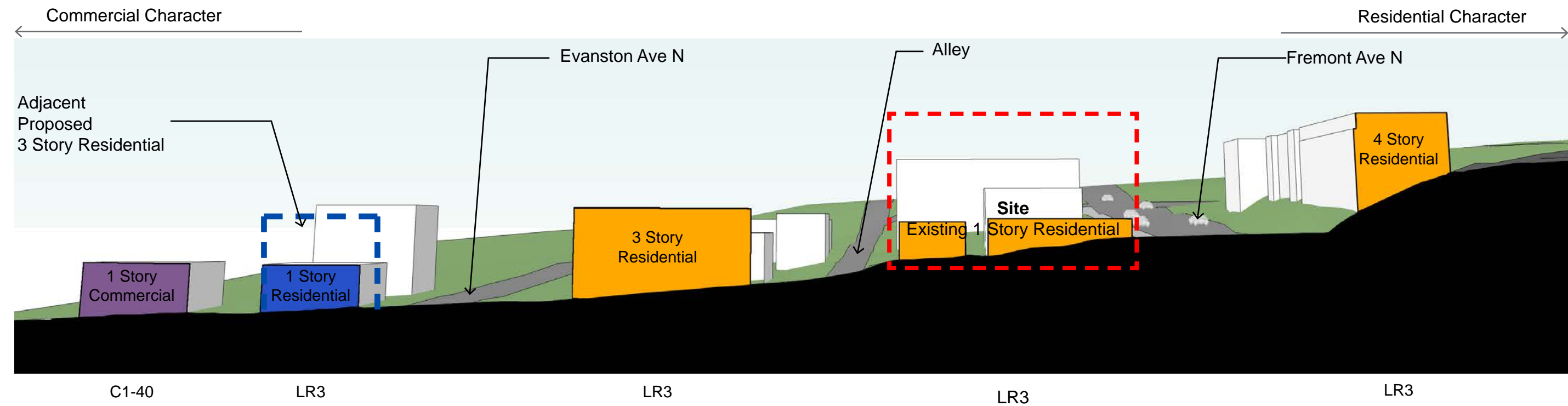




- C1-40
- C1-65
- IB U/65
- IG2 U/65
- LR1
- LR2
- LR3
- NC2P-40
- NC3P-40
- NC3P-65



ZONING ANALYSIS

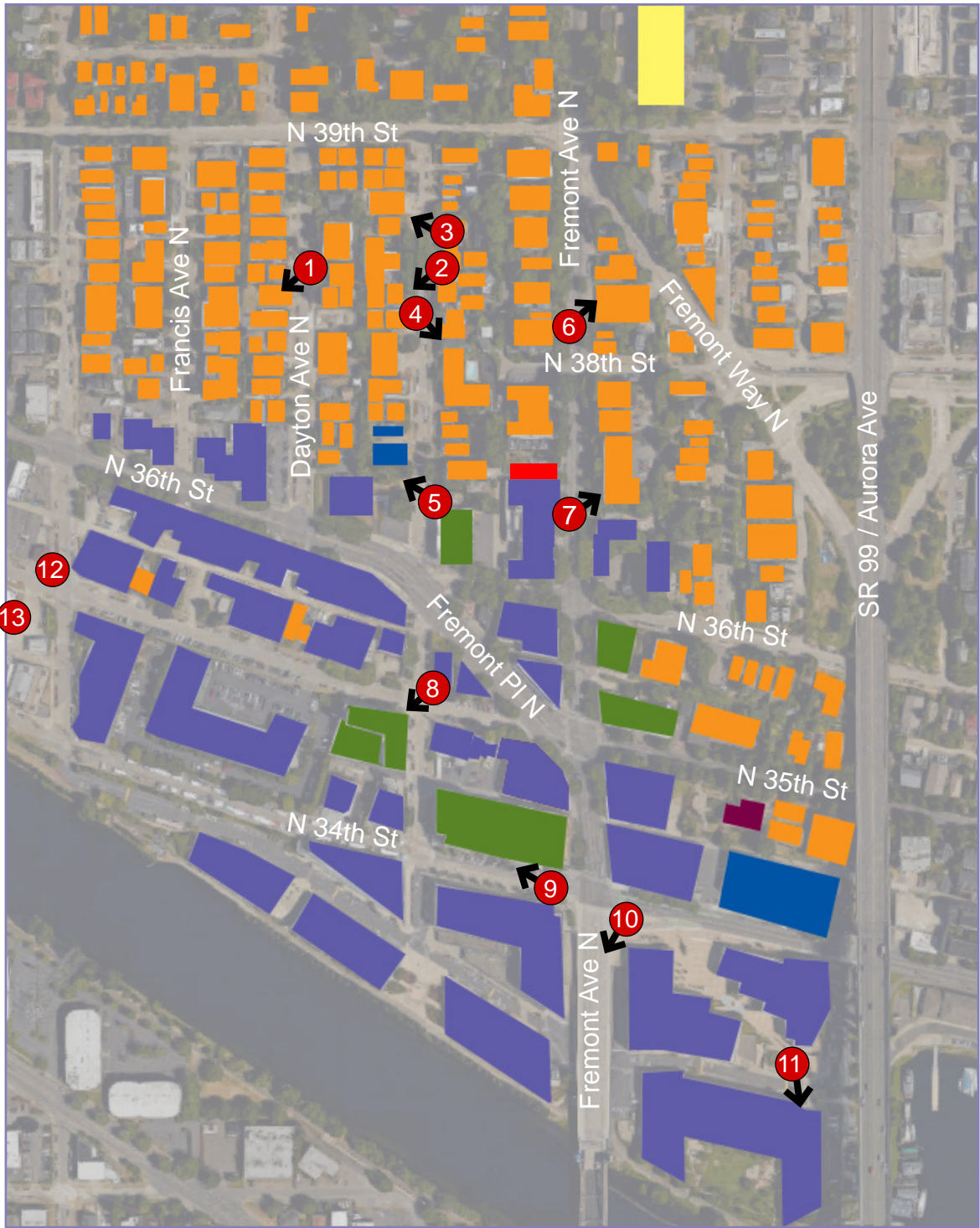


The surrounding built environment is a mixture of multifamily and single family homes with a few small businesses located nearby along Fremont Ave N. Public transportation is easily accessible from the site with the closest bus stop less than a 2 minute walk to the South. The site is ideal since it is less than a 5 minute walk from various restaurants, bars, and coffee shops. Within close proximity is also AB Ernst Park, the Fremont Public Library, and Aurora Ave N/ Highway 99 allowing quick access to the greater Seattle area.

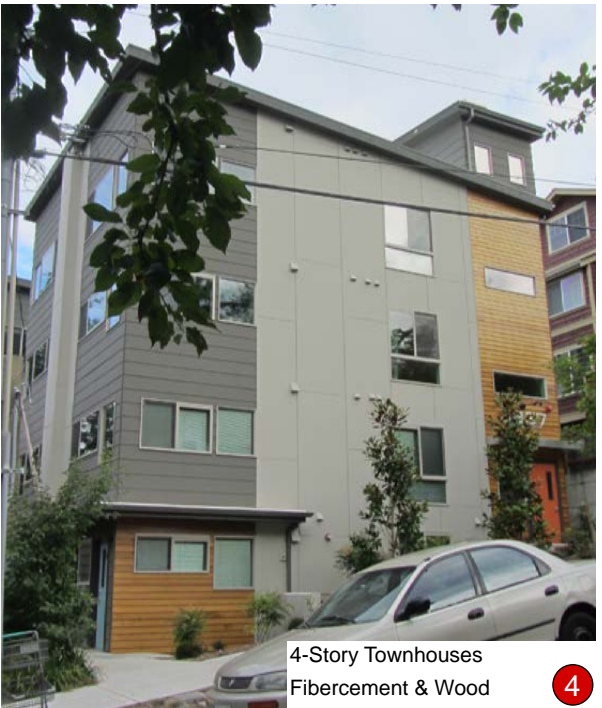
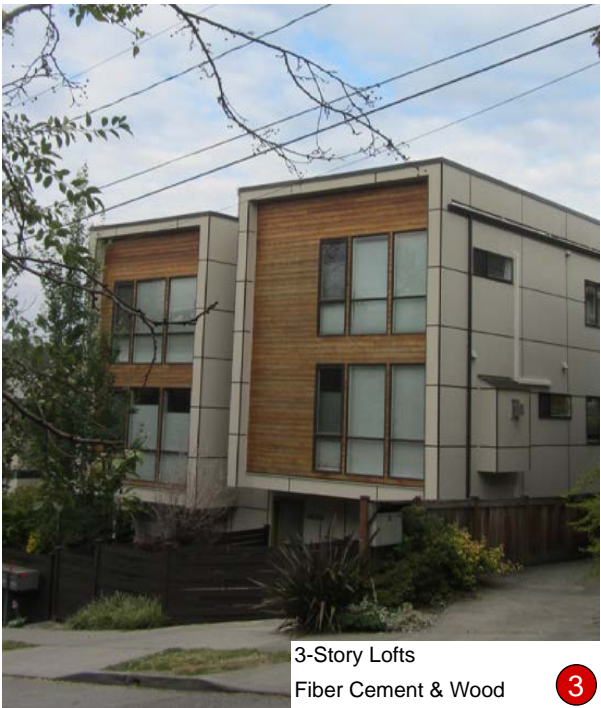
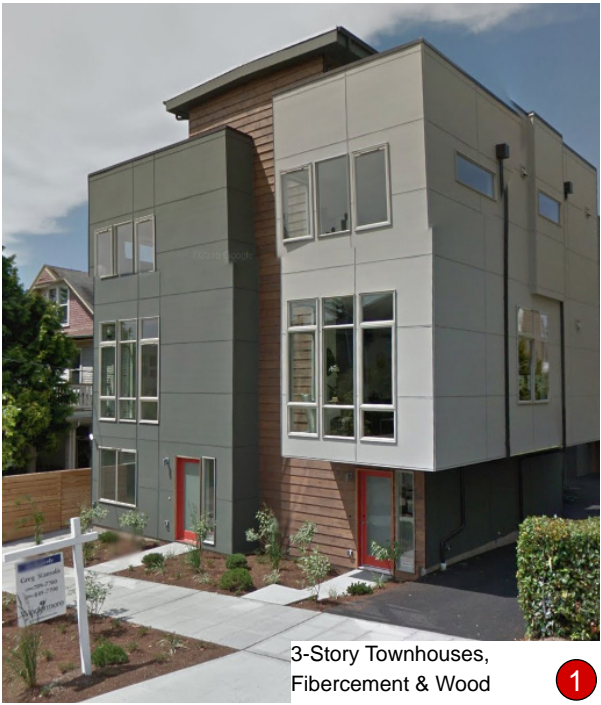
- Site
- Residential / Multi-Family
- Mixed Use
- Commercial
- Development Site

—To Fremont Bridge - South Lake Union

SURROUNDING USES & MATERIALS



- Site
- Residential / Multi-Family
- Mixed Use
- Commercial
- Institutional
- Development Site
- Library





Existing 1-Story Single Family. Proposed 3 Story Townhouses
Fibercement & Wood

5



3-Story Townhouses
Balconies, Fibercement & Wood

6



4-Story Apartments
Balconies, Fibercement

7



5-Story Mixed Use Building
Metal, Fibercement, Wood, CMU & Concrete

8



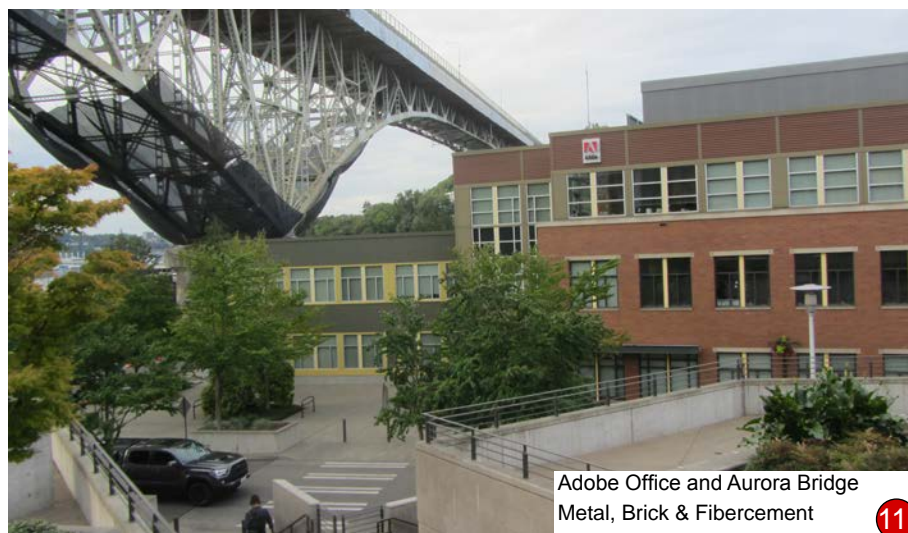
6-Story Mixed Use Building
Balconies, Metal, Wood, Fibercement & Concrete

9



Fremont Bridge
Metal & Concrete

10



Adobe Office and Aurora Bridge
Metal, Brick & Fibercement

11



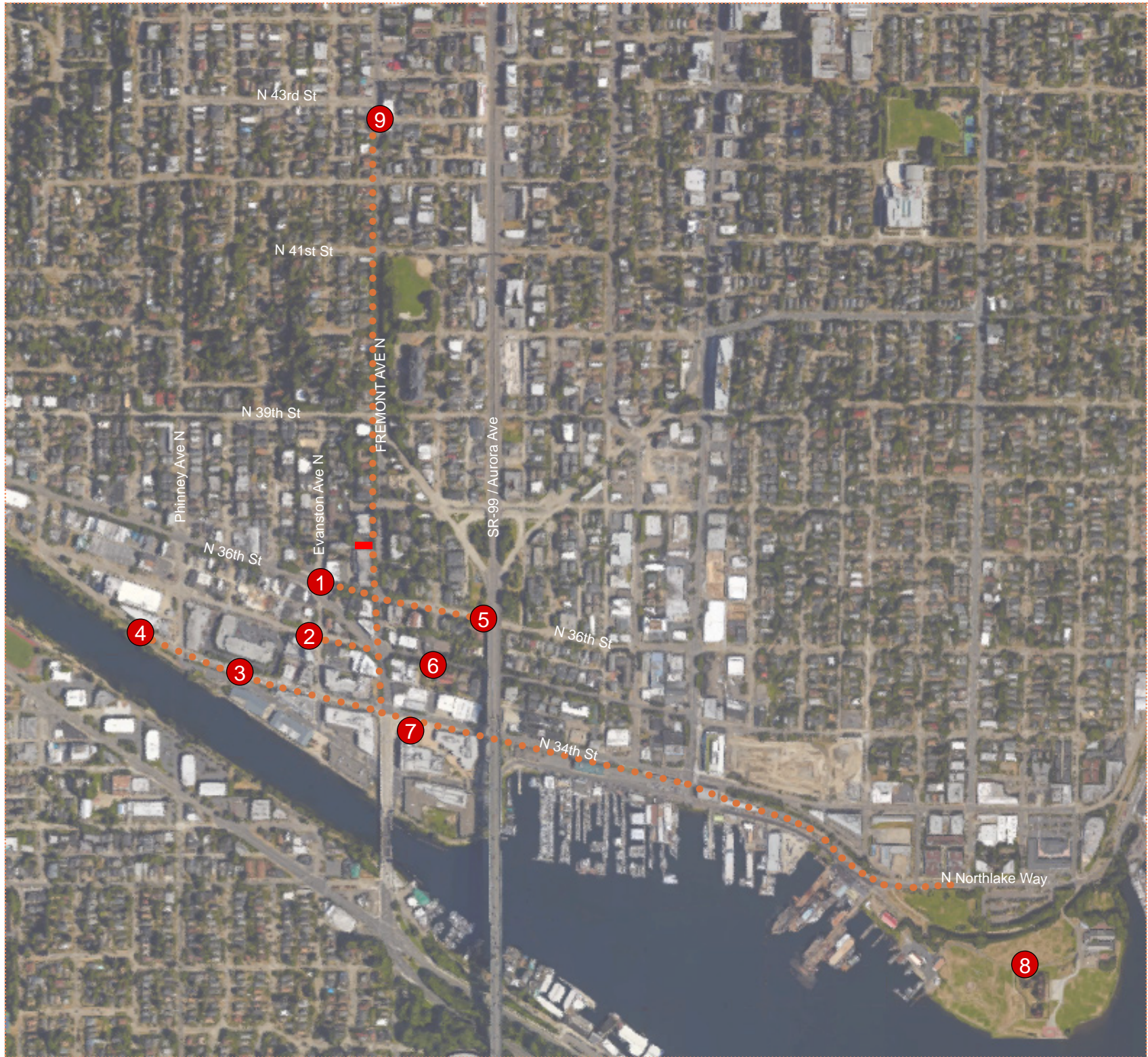
3-Story Commercial Building
Corten, Metal, Fibercement, Concrete & Wood

12



1-Story Commercial Building
Wood & Metal

13



- 1 Statue of Lenin (0.1 mile)
- 2 The Rocket (0.2 mile)
- 3 Fremont Sunday Market (0.2 mile)
- 4 Fremont Canal Park (0.5 mile)
- 5 Fremont Troll (0.2 mile)
- 6 Seattle Public Library - Fremont (0.2 mile)
- 7 Waiting for the Interurban (0.2 mile)
- 8 Gasworks Park (1.0 mile)
- 9 Fremont Abbey Arts Center (0.5 mile)





Statue of Lenin 1



The Rocket 2



Fremont Sunday Market 3



Fremont Canal Park 4



Fremont Troll 5



Seattle Public Library - Fremont 6



Waiting for the Interurban 7

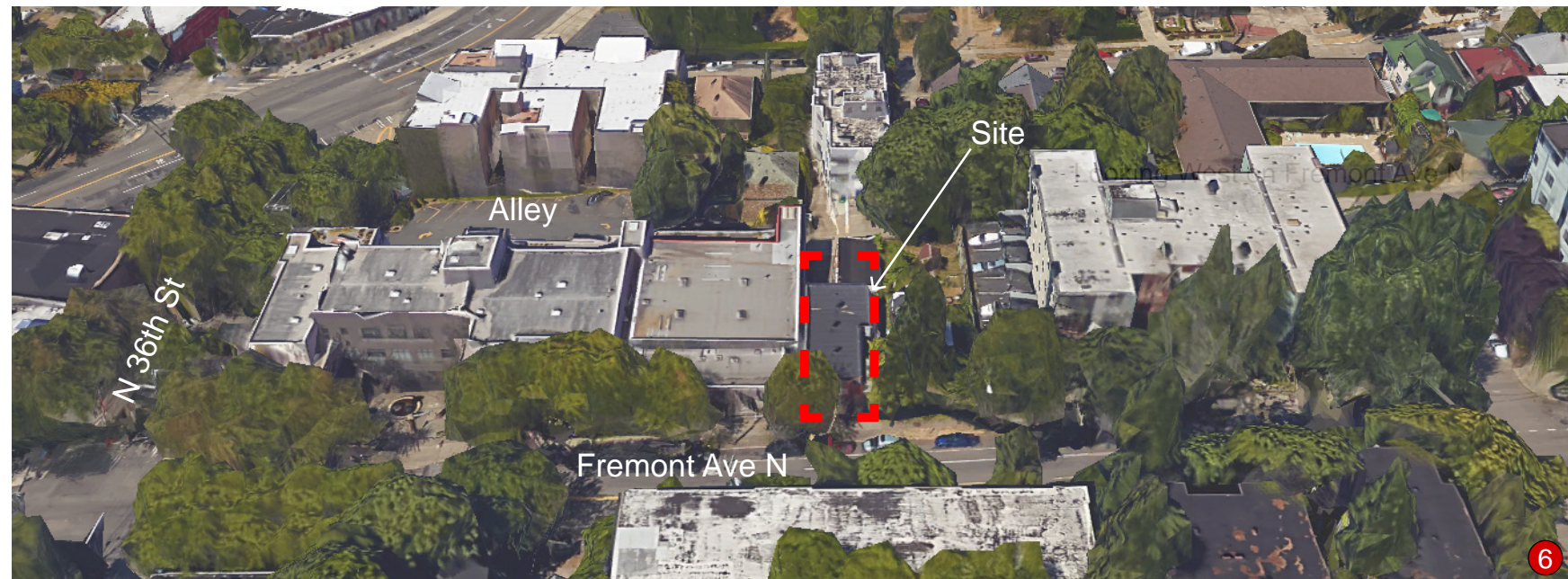
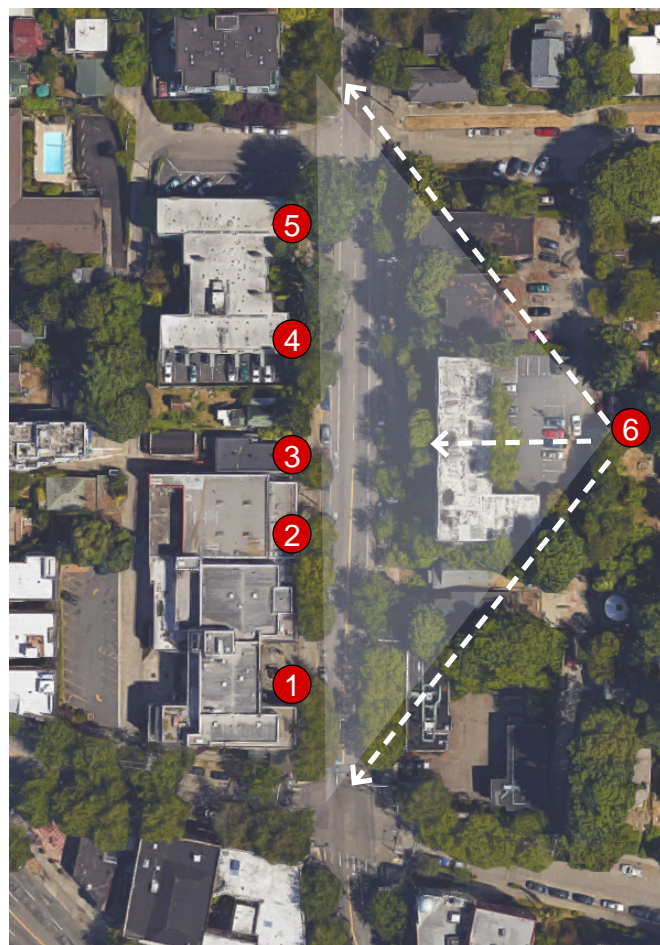
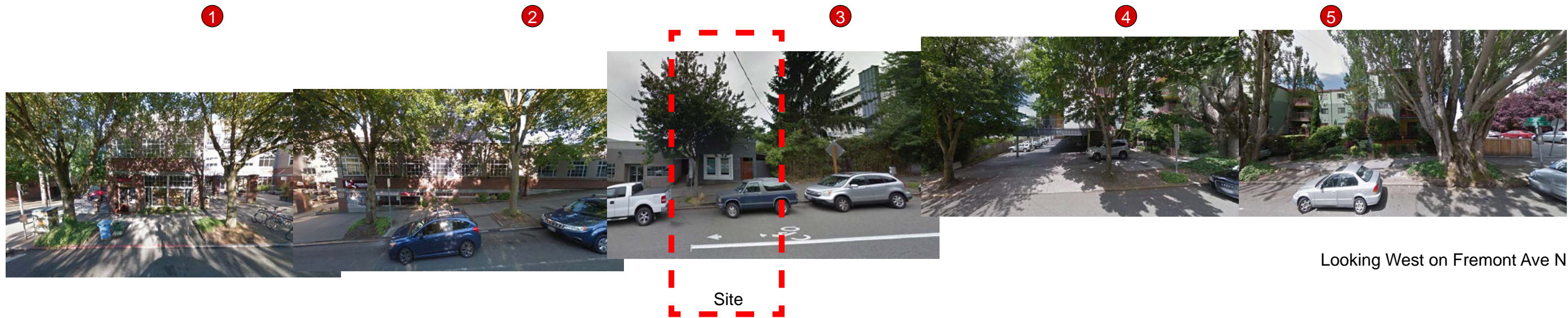


Gasworks Park 8



Fremont Abbey Arts Center 9

SURROUNDING CONTEXT

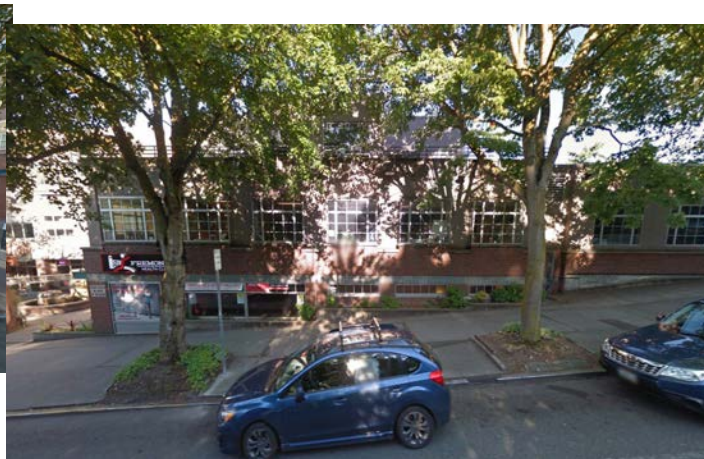


SURROUNDING CONTEXT

1



2



3



Across from Site

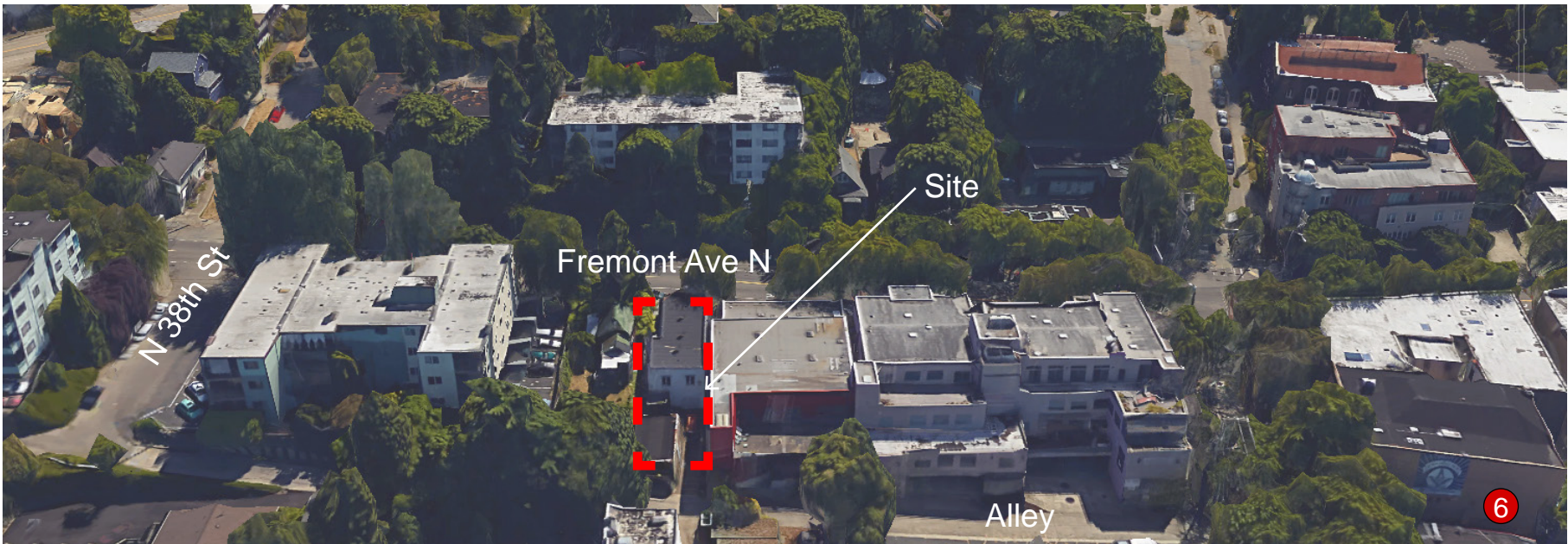
4



5



Looking East on Fremont Ave N



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EXISTING SITE CONDITIONS



View of Site from Fremont Ave N, Looking West



Looking North in Alley



View from Fremont Ave N and N 38th S, Looking West



View of Site From Alley, Looking NE



Building at West of Site



Multi-Family Apartment Across Street, From Site to East

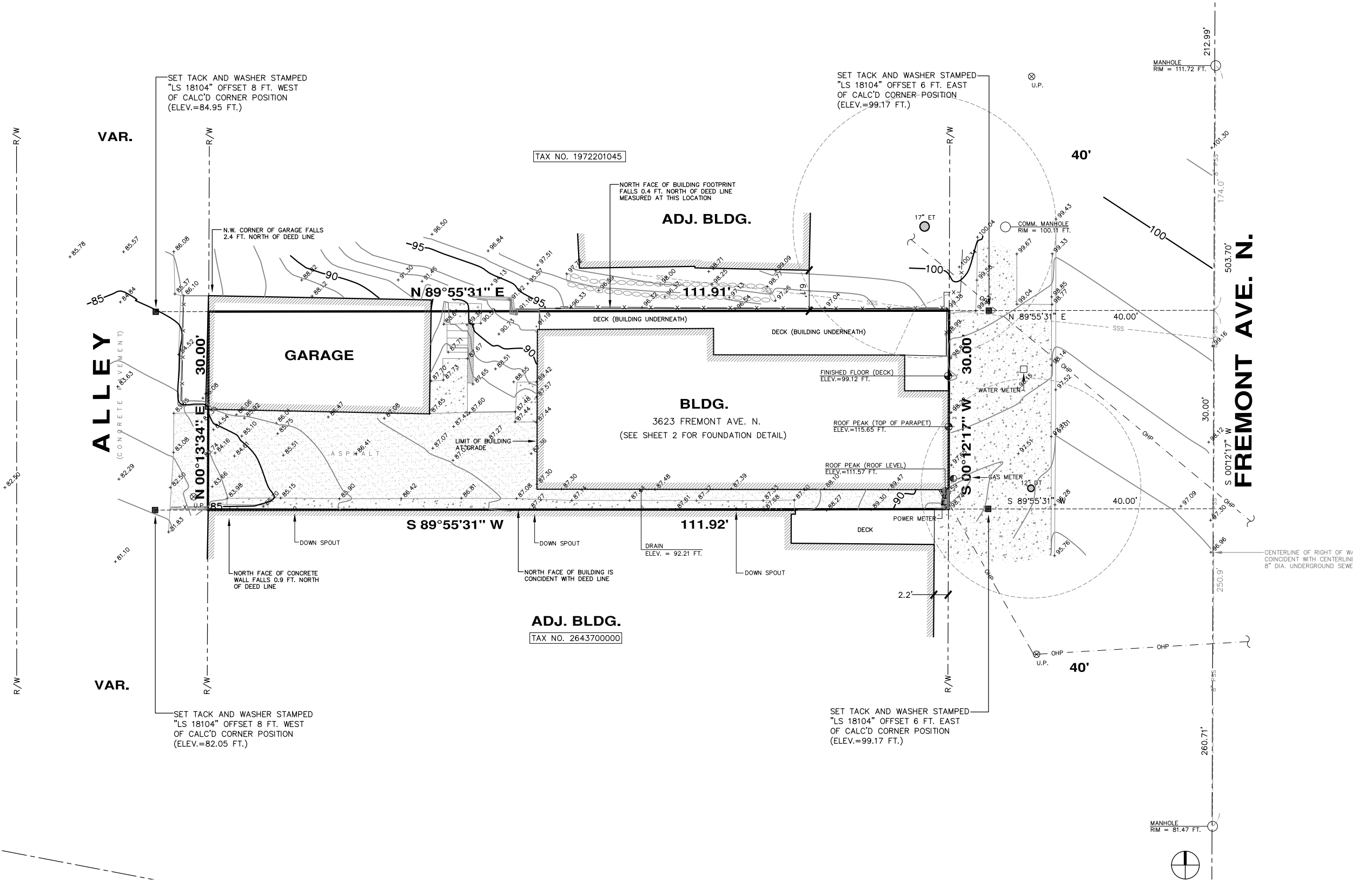
SITE SURVEY

NOTES:

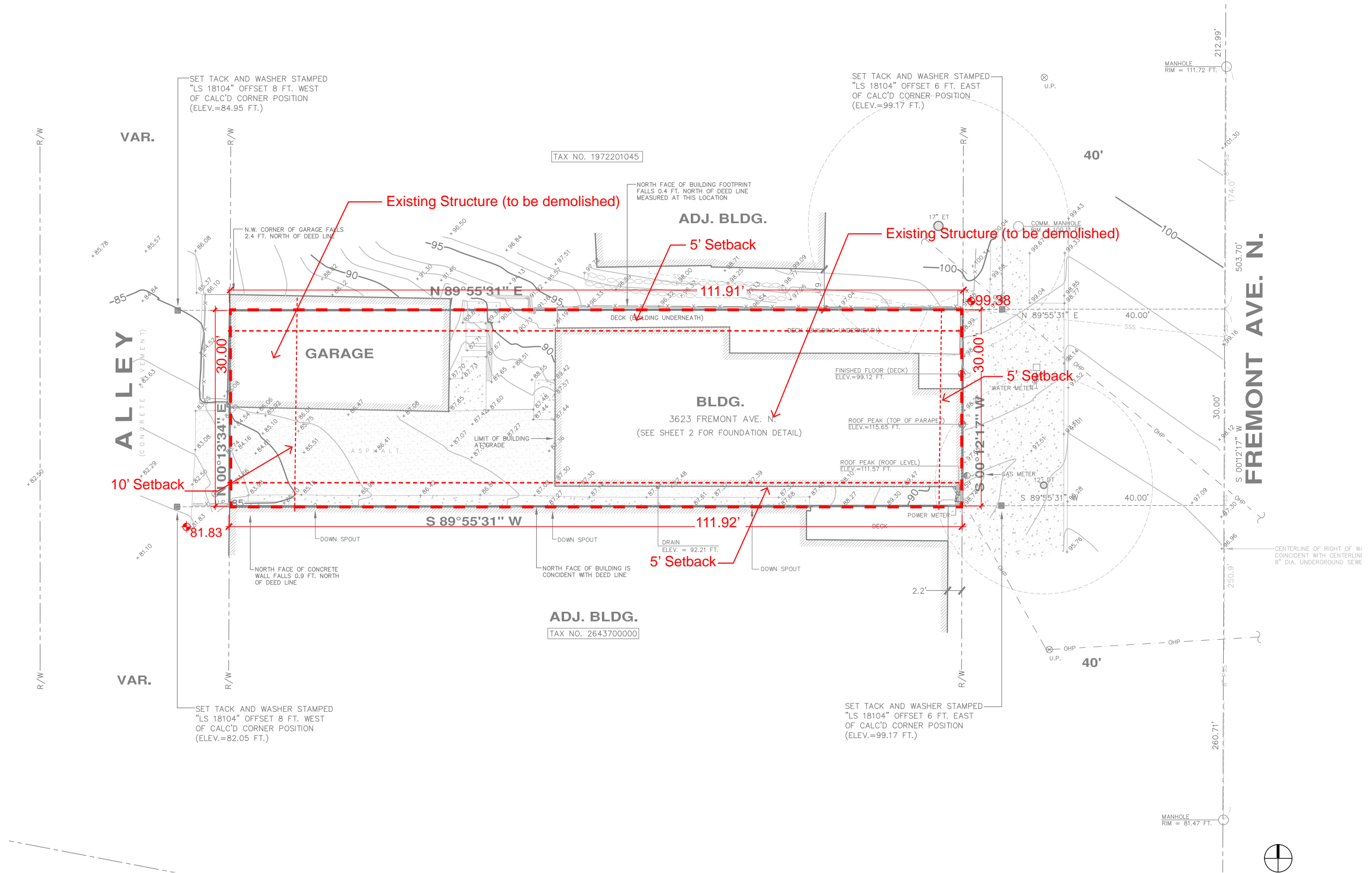
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCT. 15, 2015.
4. PARCEL AREA = 3,357 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 4209 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 1972201050
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION:

LOT 7, BLOCK 11, DENNY & HOYT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WA.



SITE CONSTRAINTS



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APPROVED EDG MASSING AND DESIGN STRATEGY

The Board supported the preferred scheme massing because a two building configuration would allow for more light and air within the site and in relationship to the neighboring buildings. Placing one story partially below grade in each building helps reduce the bulk and scale of the overall massing. The facades of the preferred scheme are well articulated and provide a successful composition of materials. This design also allows for minimal disturbance and maintains the existing residential edge.

APPROVED EDG OPTION

Total Heated Gross Floor Area: 6,686 gsf

East Building: 3348 gsf
West Building: 3338 gsf

Number of Units: 11

East Building: 6
West Building: 5

Number of Parking Stalls: None

POSITIVES:

- 1. Strong pedestrian walkway
- 2. Interior courtyards open up to vertical circulation
- 3. Two massings allow for natural light and ventilation
- 4. Well articulated facades
- 5. Consistent with existing neighborhood residential edge
- 6. Minimal disturbance
- 7. Privacy and security for unit entries

CONS:

- 1. Parking does not allow each unit to have a personal stall

DEPARTURE:

- 1. Increase max facade length by 10% (23.45.527.B.1)



View North into Interior Courtyard



View South into Interior Courtyard

1. MASSING OPTIONS/ HEIGHT, BULK, SCALE

GUIDANCE	RESPONSE	DESIGN GUIDELINES
<div>1</div> <div>The Board echoed the public’s support for two building massing configuration as this would allow for more light and air within the site and in relationship to the neighboring buildings.</div>	<div>1</div> <div>The rear building moved further to the West to allow for more light and air within the site and in relationship to the neighboring buildings. This also increased the amount of common amenity area between the two buildings for the residents.</div>	<div>1</div> <div><u>CS1-B - Sunlight and Natural Ventilation: Daylight and Shading</u> The increased distance between the two proposed buildings allows for more natural daylight/air for this site and the adjacent sites.</div> <div><u>CS2-D - Height, Bulk, and Scale</u> The massing configuration of two separate buildings is respecting the adjacent neighbors by increasing the amenity area between the buildings and the access to light and air.</div>
<div>2</div> <div>The Board discussed the articulation and composition of the south facade, stating the north facade should reflect an equally thoughtful design.</div>	<div>2</div> <div>Thorough exploration was thought about for the design of the North facade. Although, future development in the lot to the North was also considered. Therefore, the North facade is not articulated for views programmatically to the same level as the South facade but still enhances the overall design concept through subtle shifts for scale. The stair elements read as a unique and distinct components that relate to the whole and still provide natural light.</div>	<div>2</div> <div><u>CS2-D - Height, Bulk, and Scale</u> The design of North facade shows our respect to the adjacent properties by minimizing disrupting the privacy and outdoor activities of residents in the adjacent buildings.</div>

1. MASSING OPTIONS/ HEIGHT, BULK, SCALE

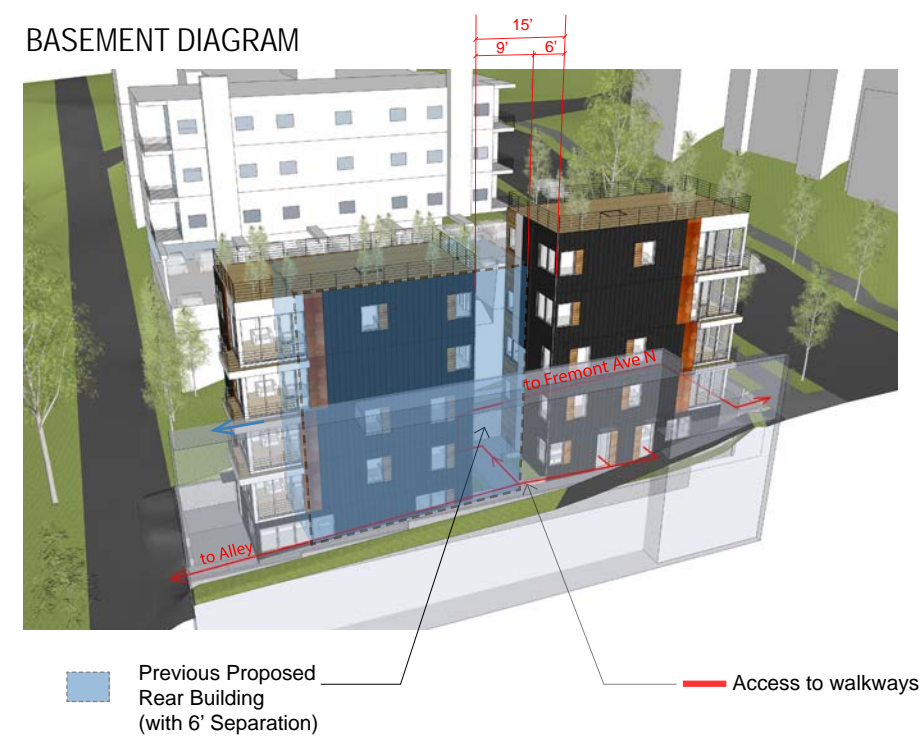
GUIDANCE	RESPONSE	DESIGN GUIDELINES
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- 3 The Board expressed concern related to the relationship of the proposed massing with adjacent building and requested the following information be included with the next submittal:
- i. Include additional information related to the North and South adjacent building.
 - ii. Provide height diagrams to illustrate impacts to light/air and relationship to adjacent buildings.
 - iii. Provide privacy analysis including relationship of proposed balconies to adjacent structures and window study.
 - iv. The Board discussed the quality of life for the residents of the proposed basements. The Board requested sections illustrating light/air access for basement units and relationship to walkways.



- 3
- i. We have provided perspectives and diagrams showing the relationship to the adjacent buildings on page 22. We have also shown this building in context more clearly.
 - ii/iii. The height diagram on page 22 shows the relationship of the proposed design to the adjacent buildings. This diagram illustrates how light and air is less effected because of the separation distance between the two proposed buildings. There are no windows on the North side of the adjacent building to the South, therefore, privacy won't be an issue. The North facade of the proposed buildings has carefully placed windows to eliminate any additional privacy issues.
 - iv. The diagram below shows how the units on the partially below grade level relate to the pedestrian walkway and amenity area in the courtyard. These units have access to light/air and this was achieved by further separating the buildings. Overall, all of these spaces are shown much more clearly as well in the renderings also, thank you.

BASEMENT DIAGRAM



- 3 CS1-C - Topography: Land Form & Elevation Changes
The proposed design uses the natural topography to create a partially below grade level. This helps reduce the perceived mass at the street level and allow for a series of well-lit walkways around the site.

CS2-B-1 - Site Characteristics
This sloping site is only 30'-0" wide and it helped inform a unique design that will add distinction to the neighborhood.

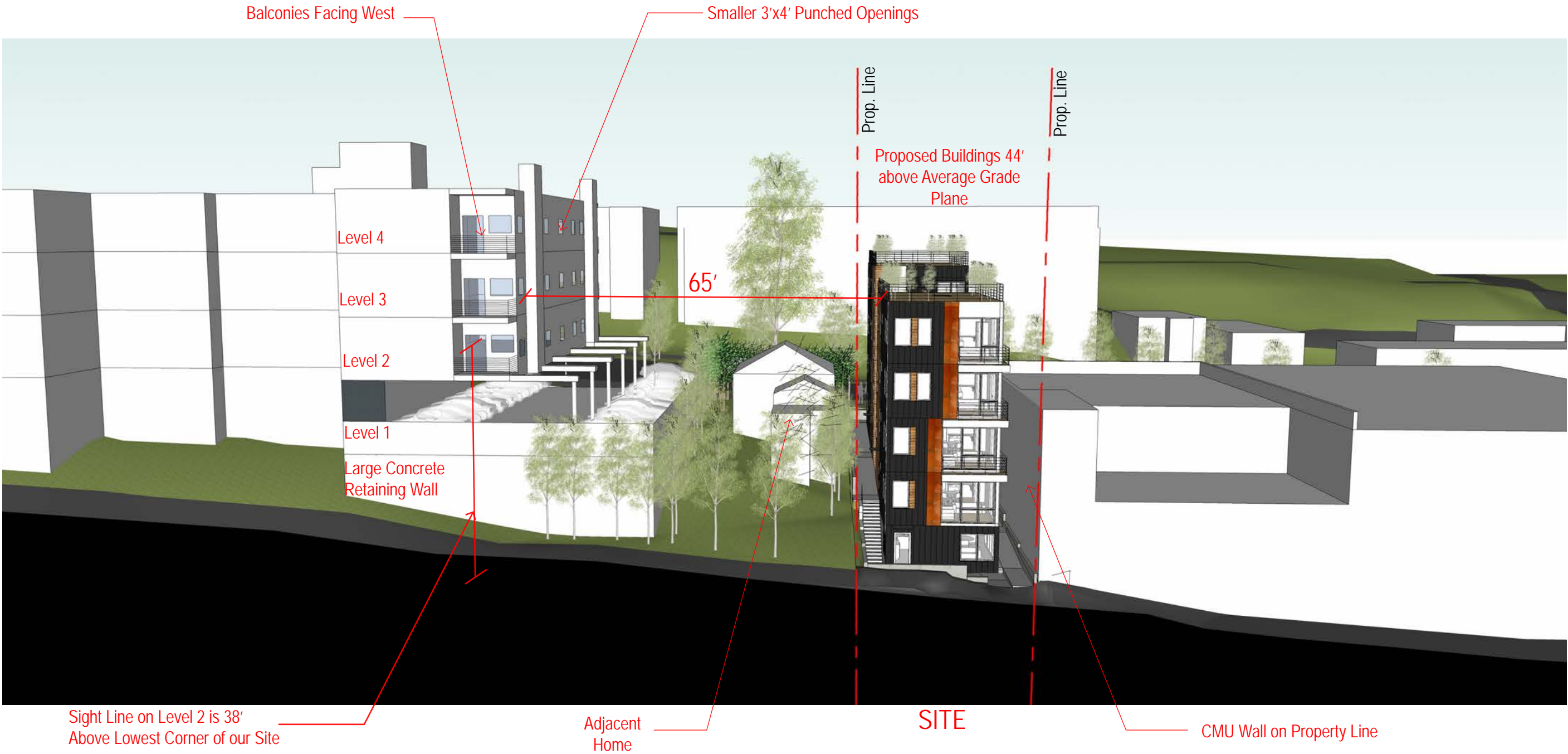
CS2-B-1 - Connection to the Street
This project creates a strong connection to the street by creating a planting strip with large street trees and a 6'-0" sidewalk for the public. Natural landscaping will enhance the design and draw residents to the site.

CS2-D-1 - Existing Development and Zoning
The elevations of the proposed buildings will fit in with any possible future development to the North or South as they are both zoned with 40'-0" height limits.

CS2-D-5 - Respect for Adjacent Sites:
The adjacent sites were respectfully thought about by placing one story partially below grade, creating two separate buildings, and by placing the majority of the fenestration on the South facade for privacy. There are no windows in the one story adjacent building to the South so privacy is not a concern.

RESPONSE TO EDG

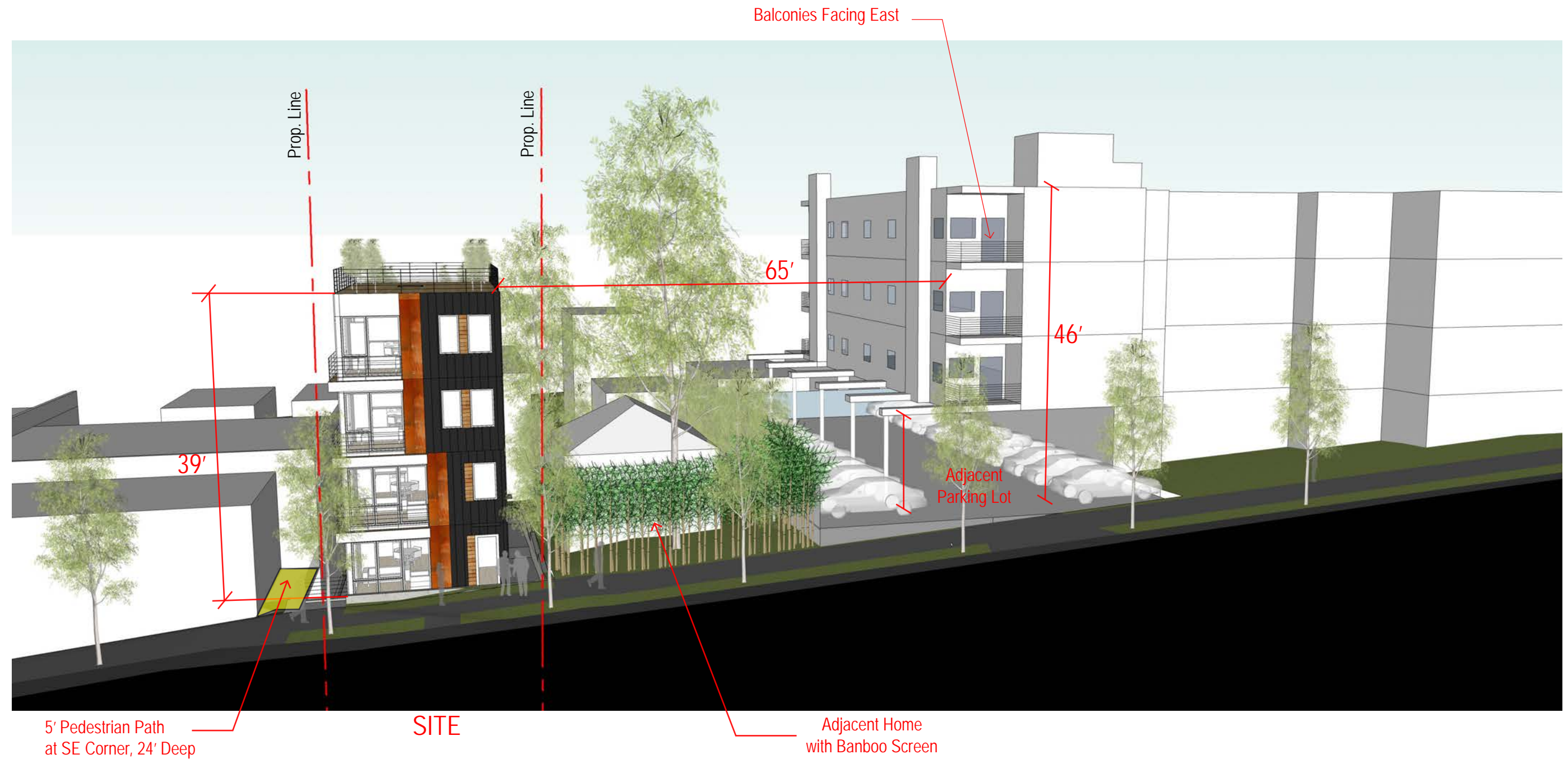
CONTEXT DIAGRAM



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1. MASSING OPTIONS/ HEIGHT, BULK, SCALE

GUIDANCE

- 4 Fremont Avenue.
- i. Provide elevations and perspectives from Fremont Ave and include adjacent building.
 - ii. The Board encouraged the exploration of subtle integration of the Fremont character into the project design, especially along the street frontage.



RESPONSE

- 4
- i. We studied the relationship between our scheme and the surrounding context to better understand the existing conditions. Elevations showing this relationship are further evidenced in the renderings and context/material study.
 - ii. We considered how our project can respond to the Fremont character. Instead of creating a traditional facade with symmetrical elements and traditional materials, we decided to use contrasting metal panels that are offset to draw attention to the fenestration and openings directed to dramatic views. The dark gray and white panels are complimented with Cor-ten steel panels to enhance the concept and integrate the Fremont character better through expressing the views of these forms, high quality cladding and scale.



DESIGN GUIDELINES

- 4 [CS2-B-1- Adjacent Site, Streets, and Open Spaces](#)
After exploring the Fremont character in the surrounding area, we used distinctive materials to emphasize the unique building massing on this narrow lot.
- [CS3-A - Emphasizing Positive Neighborhood Attributes](#)
The site immediately adjacent to the South is a neighborhood commercial zone. The design concept of the contrasting metal panels with wood accents helps to mitigate the transition between a neighborhood commercial zone and a low-rise residential zone.
- [PL3-A - Entries](#)
The overall concept is maintained with one residential entry visible along the street facade. The well-lit pathway to the North of the building is clearly identifiable with signage and landscaping to lead residents to the common amenity area between the two buildings. The majority of the entrances are accessible from the common amenity area to help facilitate resident interaction.
- [DC2-B - Architectural and Facade Composition](#)
All facades have been carefully designed with more emphases on the East and South facades to better respect the adjacent neighbors to the North. The scale and proportions of each facade was configured to reduced the perceived mass and respect human scale at the residential edge.
- [DC2-C-3 - Fit With Neighboring Buildings](#)
This design positively contributes to the architectural character of the neighborhood and successfully integrates a new project that better transitions two different zones.

2. AMENITY AREA/ WALKWAYS

GUIDANCE	RESPONSE	DESIGN GUIDELINES
<p>1 The Board expressed concerns with the proposed amenity area and whether the proposal would meet the code requirements for amenity area. In addition, the Board encouraged further resolving the amenity and walkways to maximize space in between the buildings, as well as, maximizing amenity area.</p>	<p>1 The West building has moved further to the rear to maximize the amenity area in between the buildings. The walkways have been resolved with successful lighting and landscaping to enhance the transition from the street to the amenity area.</p>	<p>1 DC3-B - Open Space Uses and Activities The increased amount of amenity area encourages activities and interaction among residents.</p>
<p>2 The Board requested more detail on how the roof top amenity will be designed to address privacy and noise.</p>	<p>2 The private roof top amenity area is only accessible to the top-level units via a roof hatch within their unit, therefore, privacy and noise will be minimized. Plants along the North edge of the roof are provided for privacy from the adjacent property to the North. These roofs are strongly envisioned as gardens.</p>	<p>2 CS2-D-5 - Respect for Adjacent Sites The privacy of the adjacent properties is minimized by orienting the roof deck amenity areas to the South and only allowing access to one residential unit per roof deck.</p>
<p>3 The Board recommended orientation of the roof top amenity to the South as the space is limited; design to get the most sunlight.</p>	<p>3 The roof top amenity area is designed to maximize the access to natural sunlight. The roof top amenities proposed are oriented to the South for views and privacy from the North properties.</p>	<p>3 DC3-B-1 - Meeting User Needs The small foot print of each roof deck is perfectly sized for activities to meet the needs of one residential unit. Access to views from the South gives the space purpose.</p>
<p>4 The Board encouraged exploration of amenity area at the rear of the property.</p>	<p>4 The previously proposed parking stalls along the rear lot line were removed to provide more amenity area and open pathways for residents.</p>	<p>4 DC3-B-4 - Multifamily Open Space The two larger amenity areas at the ground level allow for social interaction among residents. The majority of the entrances are oriented towards the amenity areas to help to facilitate successful interaction.</p>
<p>5 Provide lighting plan and more information on the design that will deter crime and gathering in the narrow corridors.</p>	<p>5 A lighting plan on page 49 shows how this project will achieve safety and security for residents. The open stairs haven been enclosed for additional security. These market rate apartments in a high quality building will not generate crime. Residents go through an extensive application process for these long term leases. Pathways for residents and guests help to generate better open space that will be actively utilized by all and maintained by building management.</p>	<p>5 PL2-B - Safety and Security The lighting plan illustrates safe, well-lit pathways complimented with natural landscaping to provide safety for residents and neighbors.</p>

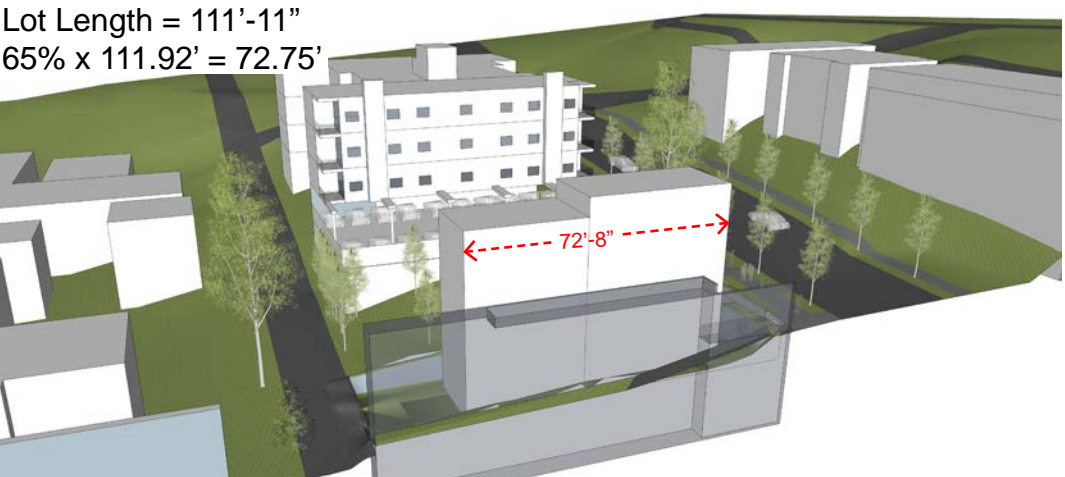
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3. DEVELOPMENT STANDARD DEPARTURES

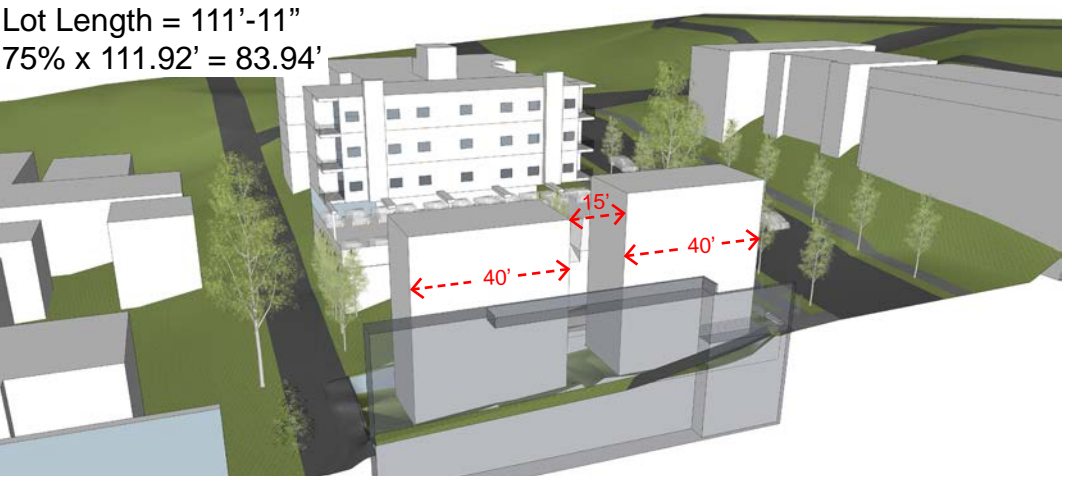
GUIDANCE	RESPONSE	DESIGN GUIDELINES
<p>1 Increase Maximum Facade Length (SMC 23.45.527.B.1): The Code limits the maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line to 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2. This would result in a permitted length of 72'-8' and the applicant proposes 80'.</p> <p>The Board indicated initial support for this departure, however, a greater gesture toward respecting adjacent sites is needed in order to fully support the departure. The Board encouraged exploration of moving the rear building further back and tucking parking under building, or placing amenity space above.</p>	<p>1 After considering the boards comments, we moved the rear building further back to create a larger, more habitable courtyard between the buildings to greater respect the adjacent sites. The existing building to the South already blocks much of the existing North buildings view, but a much larger area between these 2 buildings will vastly improve access to light, air and views year round.</p>	<p>1 <u>CS1-C - Topography</u> The existing site conditions help inform the design by creating two separate buildings at varying heights to better respect the adjacent sites with more access to natural daylight and air.</p> <p><u>DC3-B - Open Space Uses and Activities</u> A 10% increase to the facade length allows the massing to be separated into two buildings. This reduces the effects to the land, surrounding buildings, and views by allowing more daylight and air within the site.</p> <p>To better respect the neighbors, larger landscaping and amenity areas are provided between the buildings. Each resident will have access to this common amenity and a portion of the residents will have access to private amenities area on the roof deck.</p>
<p>2 Reduce North Side Setback (SMC 23.45.518.A.) The Code requires a side setback for facades 40 feet or less in length for apartments to be 5'. The applicant proposes 3'.</p> <p>The Board was not supportive of this departure request, agreeing that the justification was not tied strongly enough to the design guidelines. The reduced 5' to 3' setback request would warrant further analysis and a design which better meets the design guidelines.</p>	<p>2 This setback reduction is no longer being requested, so this building can better creat more perceived open area for the building to the North.</p>	
<p>3 Encroach in minor portion of South side setback and East front setback (SMC 23.45.518.A.) To encroach 1' with small 1' Juliette balconies for scale in minor portions of the South side setback and east front setback.</p>	<p>3 We are requesting this minor departure to help better break up the façades with depth and improve the quality for residential tenants and the neighborhood. Please refer to the departure diagram on page 29 to see these Juliette balconies only encroach 1'-0" into the required setback along the South and East property lines. These balconies are only on level 2, 3, and 4 of the East and West building. You will see in the renderings they enhance the overall design concept and help appropriately scale the building within the neighboring context.</p>	<p>3 <u>DC2-C-1 – Visual Depth and Interest</u> The Juliette balconies create a more successful architectural expression by adding depth to the façade. These high quality, white metal Juliette balconies will be bolted on and will successfully contrast the black metal standing seam and corten steel panels to give itself a presence within the neighborhood.</p>

DEPARTURE REQUESTS

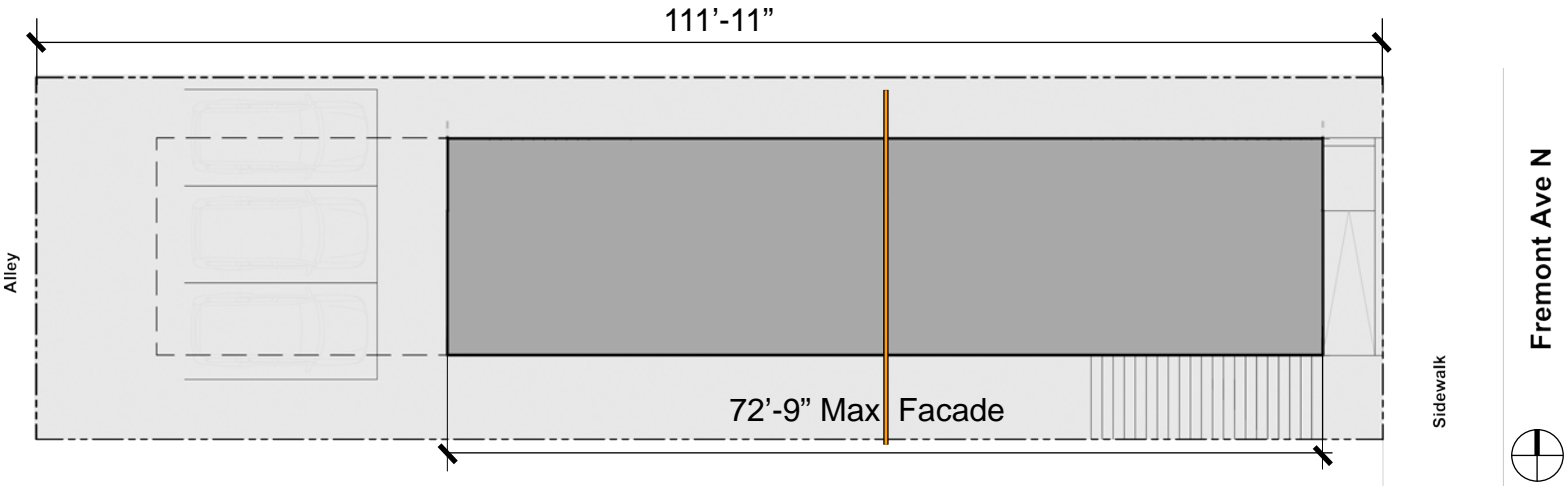
#	Departure Request	Code Requirements	Explanation for Departure
1.	Requesting departure to increase maximum facade length by 10%	23.45.527.B.1: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	An increase to the facade length by 10% allows for a massing separation into two buildings to help minimize effects to the land, surrounding buildings, and views. (CS1-C) After considering the Board's comments from the EDG meeting, we moved the rear building further back to allow for landscaping, amenity areas, and natural light between the buildings. (DC3-B)



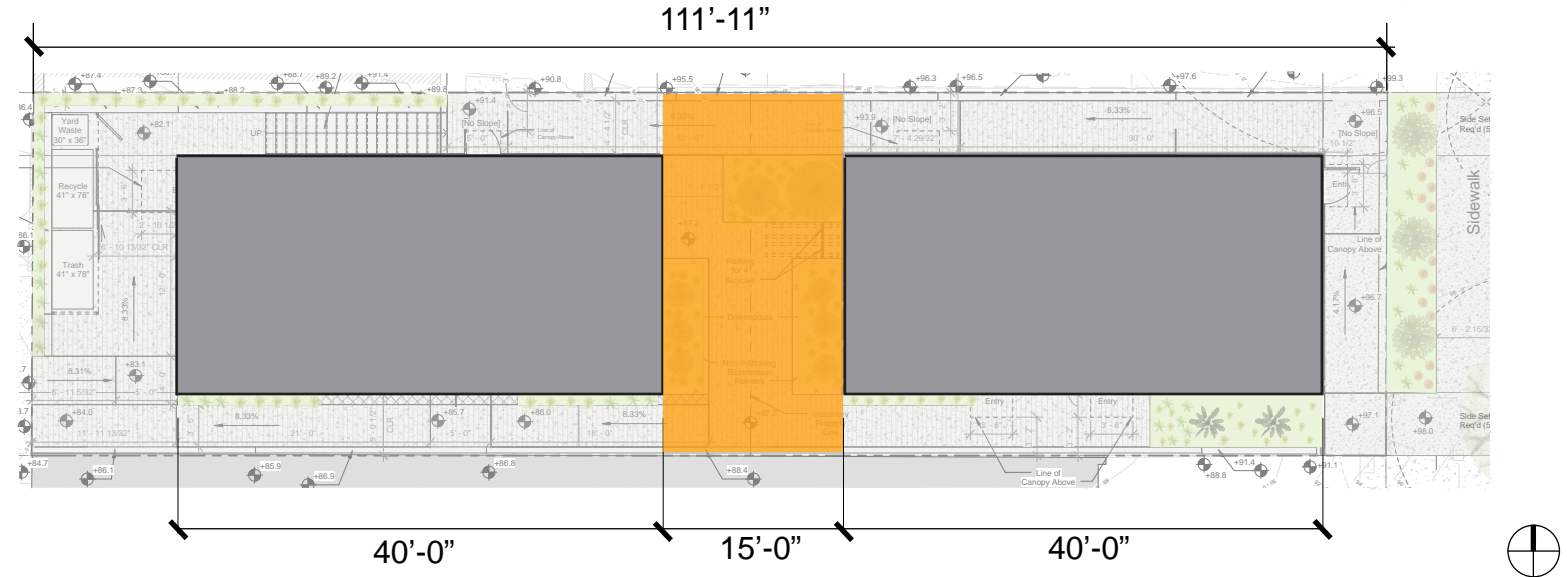
No Departures: Max Facade length at 72'-8"



Departures: Max Facade Length at 83'-11"



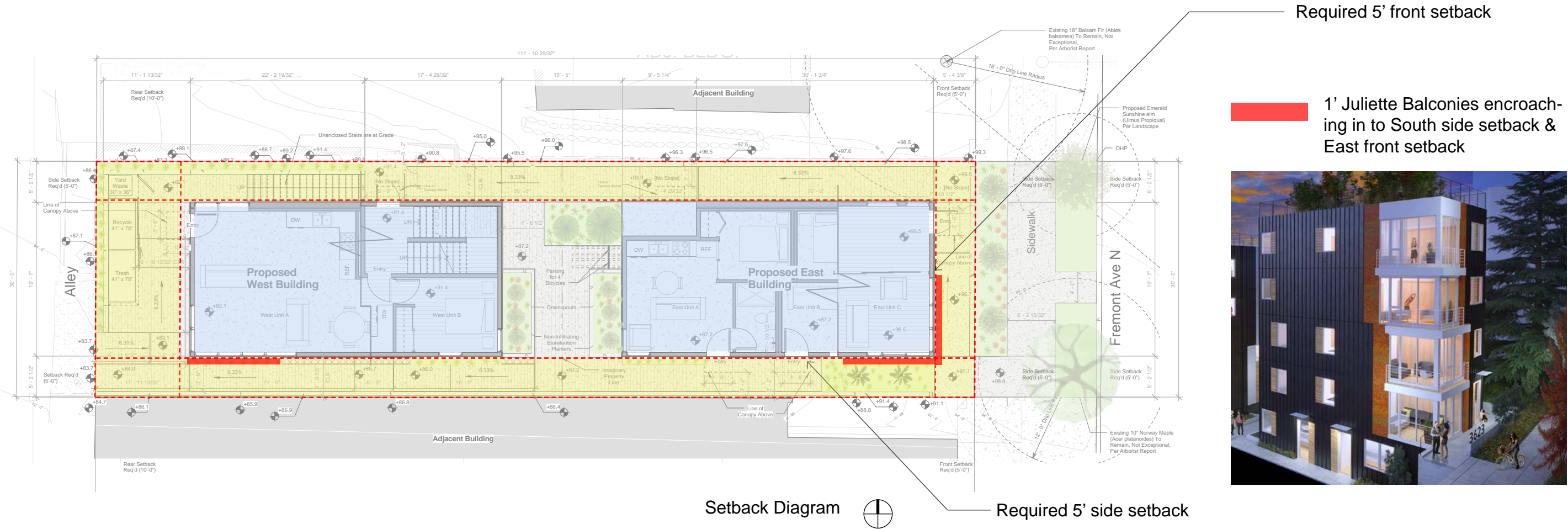
No Departures: Max Facade length at 72'-9"



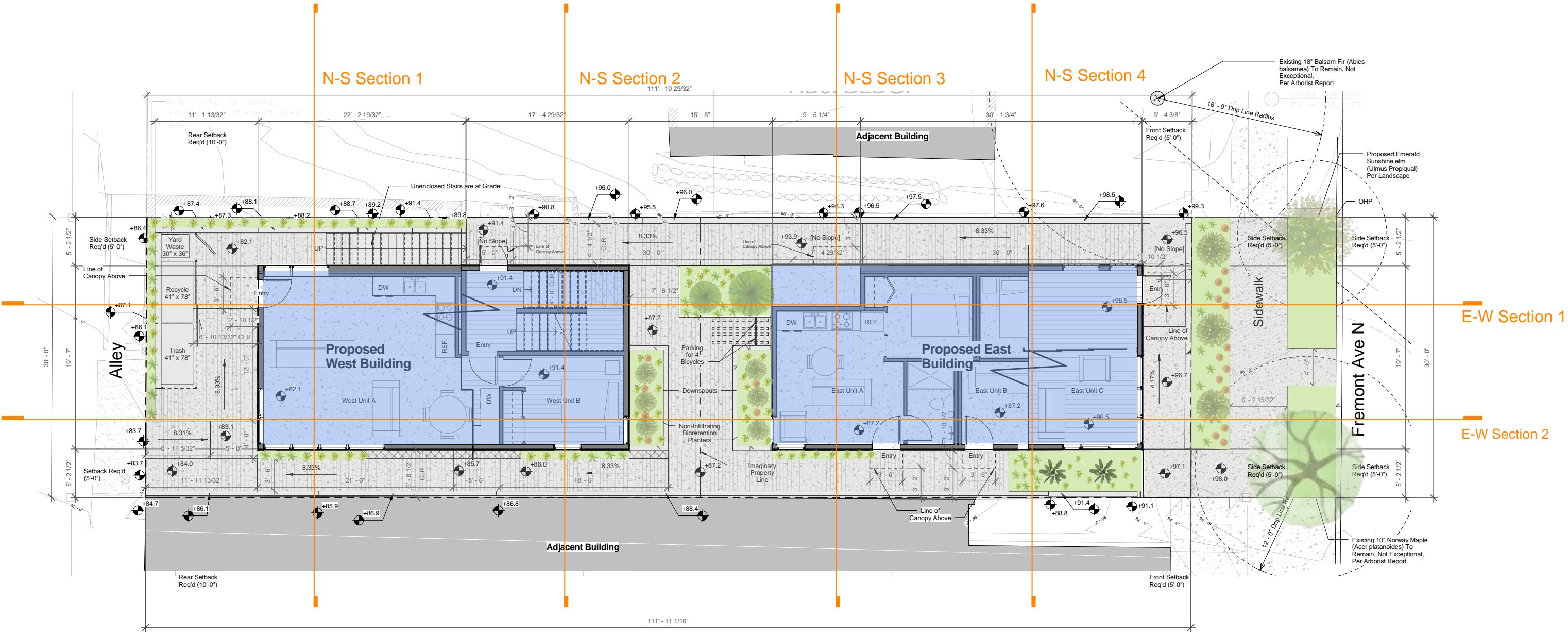
Departures: Max Facade Length 83'-11"

DEPARTURE REQUESTS

#	Departure Request	Code Requirements	Explanation for Departure
2.	2' reduction to North side setback (This departure is No longer being requested)	N/A	N/A
3.	To encroach 1' with small 1' Juliette balconies for scale in minor portions of the South side setback and East front setback.	23.45.518.I Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is: 1. No closer than 5 feet to any lot line; 2. No more than 20 feet wide; and 3. Separated from other decks and balconies on the same facade of the structure by a distance equal to at least ½ the width of the projection.	Small Juliette balconies project 1'-0" into the required South and East setbacks of the East building and project 1'-0" into the required South setback of the West building. These balconies are no closer than 4'-0" to any lot line, therefore, it is a 1'-0" reduction to SMC 23.45.518.I. These high quality balconies add enhance the architectural expression with visual depth in the facades. They are strategically located on the South and East facades to better respect the views of the adjacent buildings to the North. (DC2-C)



SITE PLAN



Open Space Calculation:

Building Footprint/ Site Area = 1,590 sf / 3,357 sf = 47% at Ground Level
= 53% Open Space





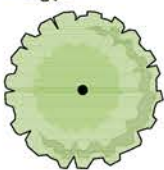


- Site Plan
- North arrow
 - Courtyard, Green Space
 - Residential

LANDSCAPE PLAN



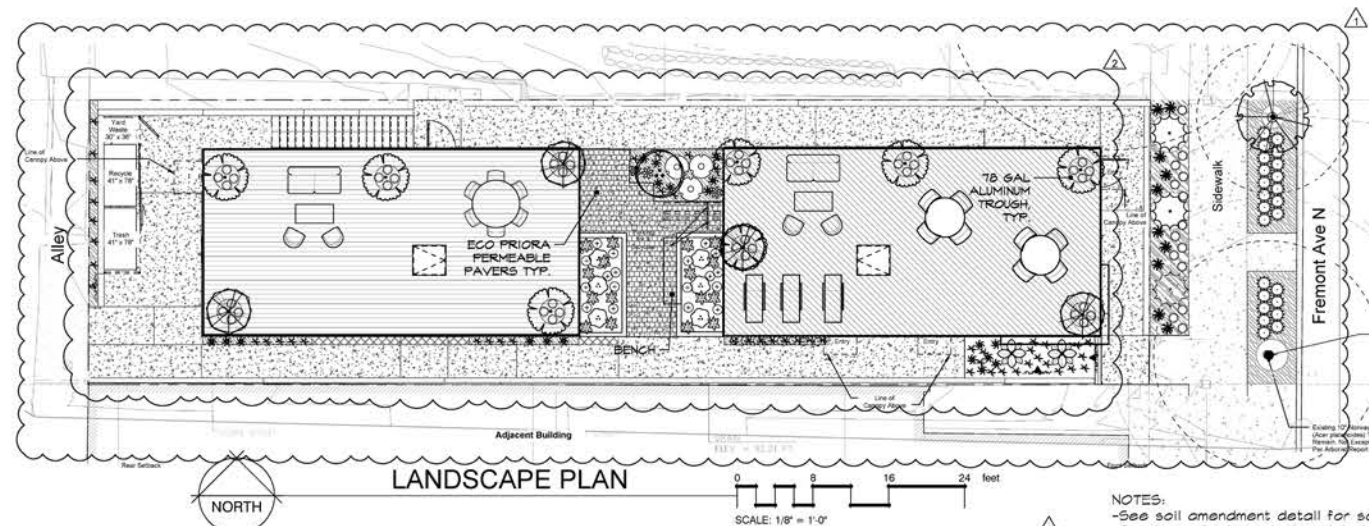
NORTH
LANDSCAPE PLAN
N.T.S.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple 3 Canes Min.
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple
	Existing Street Tree To Remain
	<i>Ulmus propinqua</i> 'Emerald Sunshine' / Elm Street Tree
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Vinca minor</i> 'Illumination' TM / Illumination Dwarf Periwinkle






PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Astilbe chinensis</i> 'Visions In White' / Chinese Astilbe
	<i>Aucuba japonica</i> 'Mr. Goldstrike' / Mr. Goldstrike Aucuba
	<i>Blechnum spicant</i> / Deer Fern
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Carex testacea</i> / Orange Sedge
	<i>Epimedium alpinum</i> / Barrenwort
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
	<i>Taxus baccata</i> 'Repandens' / Spreading English Yew
BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Carex abrupta</i> / Slough Sedge
	<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood
	<i>Polystichum munitum</i> / Western Sword Fern
VINES	BOTANICAL NAME / COMMON NAME
	<i>Hydrangea anomala</i> petiolaris 'Miranda' / Climbing Hydrangea



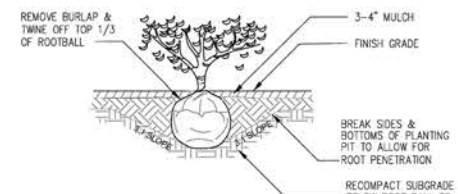
EXISTING TREE TO REMAIN, PROTECT PER PLAN 132, TYP. CALL SDOT URBAN FORESTRY (206-684-5643) TO INSPECT AND APPROVE THE TREE PROTECTION PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

<div>TREES</div> <div></div>	<div>BOTANICAL NAME / COMMON NAME</div> <div>Acer circinatum / Vine Maple 3 Canes Min.</div> <div>Acer japonicum 'Autumn Moon' / Autumn Moon Maple</div> <div>Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple</div> <div>Ulmus propinqua 'Emerald Sunshine' / Elm Street Tree</div>	<div>SIZE</div> <div>7'-8' Ht</div> <div>1.5'Gal</div> <div>1.5'Gal</div> <div>2'Gal</div>	<div>DROUGHT TOLERANT</div> <div>Yes</div> <div>No</div> <div>No</div> <div>No</div>	<div>NATIVE</div> <div>Yes</div> <div>No</div> <div>No</div> <div>No</div>	<div>QTY</div> <div>1</div> <div>7</div> <div>4</div> <div>1</div>	
<div>SHRUBS</div> <div></div>	<div>BOTANICAL NAME / COMMON NAME</div> <div>Astilbe chinensis 'Visions in White' / Chinese Astilbe</div> <div>Aucuba japonica 'Mr. Goldstrike' / Mr. Goldstrike Aucuba</div> <div>Blechnum spicant / Deer Fern</div> <div>Carex oshimensis 'Everillo' / Everillo Japanese Sedge</div> <div>Carex testacea / Orange Sedge</div> <div>Epimedium alpinum / Barrenwort</div> <div>Hakonechloa masra 'Aureola' / Golden Variegated Hakonechloa</div> <div>Sarcococca ruscifolia / Fragrant Sarcococca</div> <div>Taxus baccata 'Repandens' / Spreading English Yen</div>	<div>SIZE</div> <div>1 gal</div> <div>3 gal</div> <div>1 gal</div> <div>1 gal</div> <div>1 gal</div> <div>1 gal</div> <div>1 gal</div> <div>2 gal</div> <div>2 gal</div>	<div>DROUGHT TOLERANT</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div>	<div>NATIVE</div> <div>No</div> <div>No</div> <div>Yes</div> <div>No</div> <div>No</div> <div>No</div> <div>No</div> <div>No</div>	<div>QTY</div> <div>3</div> <div>2</div> <div>44</div> <div>10</div> <div>54</div> <div>24</div> <div>14</div> <div>3</div> <div>3</div>	
<div>BIORETENTION</div> <div></div>	<div>BOTANICAL NAME / COMMON NAME</div> <div>Carex obnupta / Slough Sedge</div> <div>Cornus alba 'Elegantissima' / Variegated Red Twig Dogwood</div> <div>Polystichum munitum / Western Sword Fern</div>	<div>SIZE</div> <div>1 gal</div> <div>3 gal</div> <div>1 gal</div>	<div>DROUGHT TOLERANT</div> <div>Yes</div> <div>Yes</div> <div>Yes</div>	<div>NATIVE</div> <div>Yes</div> <div>No</div> <div>Yes</div>	<div>QTY</div> <div>18</div> <div>6</div> <div>16</div>	
<div>VINES</div> <div></div>	<div>BOTANICAL NAME / COMMON NAME</div> <div>Hydrangea anomala petiolaris 'Miranda' / Climbing Hydrangea</div>	<div>SIZE</div> <div>1 gal</div>	<div>DROUGHT TOLERANT</div> <div>Yes</div>	<div>NATIVE</div> <div>No</div>	<div>QTY</div> <div>3</div>	
<div>GROUND COVERS</div> <div></div>	<div>BOTANICAL NAME / COMMON NAME</div> <div>Pachysandra terminalis / Japanese Spurge</div> <div>Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle</div>	<div>SIZE</div> <div>4'pot</div> <div>4'pot</div>	<div>DROUGHT TOLERANT</div> <div>Yes</div> <div>Yes</div>	<div>NATIVE</div> <div>No</div> <div>No</div>	<div>SPACING</div> <div>12" o.c.</div> <div>12" o.c.</div>	<div>QTY</div> <div>158</div> <div>57</div>

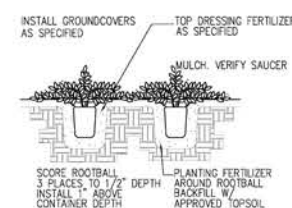
NOTES:

- See soil amendment detail for soil specifications COS plan 142.
- See bioretention planter detail for bioretention specifications.
- All planting beds to receive minimum 3'-4" of mulch.
- Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
- Street Tree required. Plant Street Trees per COS Plan 100a.
- Contractor to contact SDOT at 684-TREE at least two working days before planting for inspection and permit sign-off. Water Tree for 3 growing seasons after planting.
- For all Vegetated Walls, train vines to adjacent green wall facade. Do not allow vines to grow on siding of buildings. Annual maintenance may be necessary as vines mature and spread.



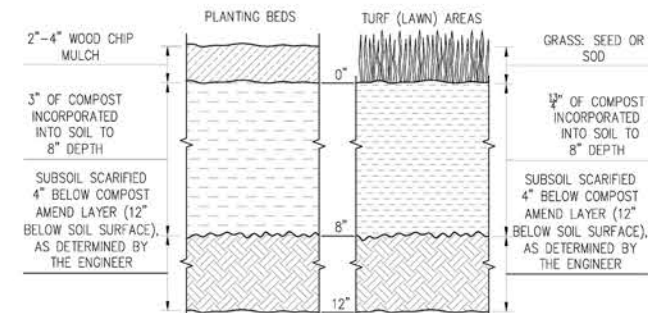
4 TYPICAL SHRUB PLANTING DETAIL

NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL

NTS



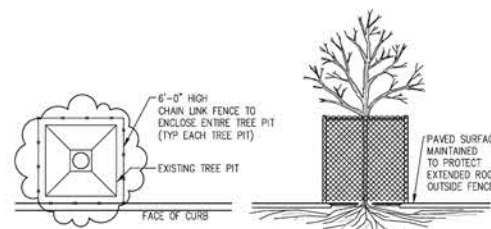
NOTES:

- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
- SUBSOIL SHOULD BE SCARIFIED (LOOSENE) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
- COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-IN DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOO PER SPECIFICATION.
- PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP OR APPROVED EQUAL.
- SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.), WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

2 SOIL AMENDMENT AND DEPTH

NTS

STANDARD PLAN NO 142, CITY OF SEATTLE



1 TREE PROTECTION DURING CONSTRUCTION

NTS

STANDARD PLAN NO 132, CITY OF SEATTLE

Root of Design
206.491.9545
7104 26th St. NW #218
Stanwood, WA 98292



David P. Peterson
Landscape Architect
Landscape Architect
Landscape Architect

David P. Peterson
Landscape Architect
Landscape Architect
Landscape Architect

PROJECT TITLE

LANDSCAPE PLAN
3623 FREMONT AVE N, SEATTLE, WA

DRAWN
EL

DATE
11.21.16

REVIEW
DP

DATE
04.06.17

DATE
06.29.17

1/8" = 1'-0"

L1

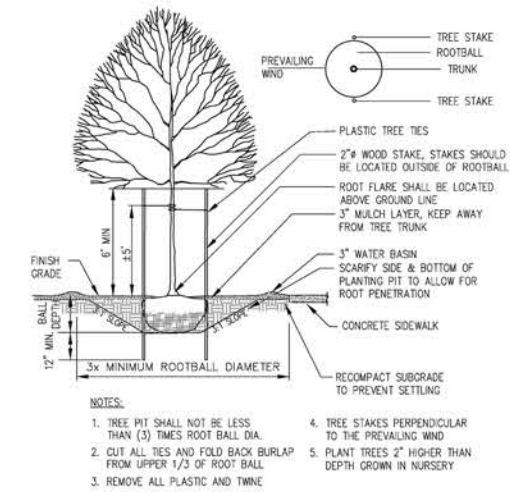
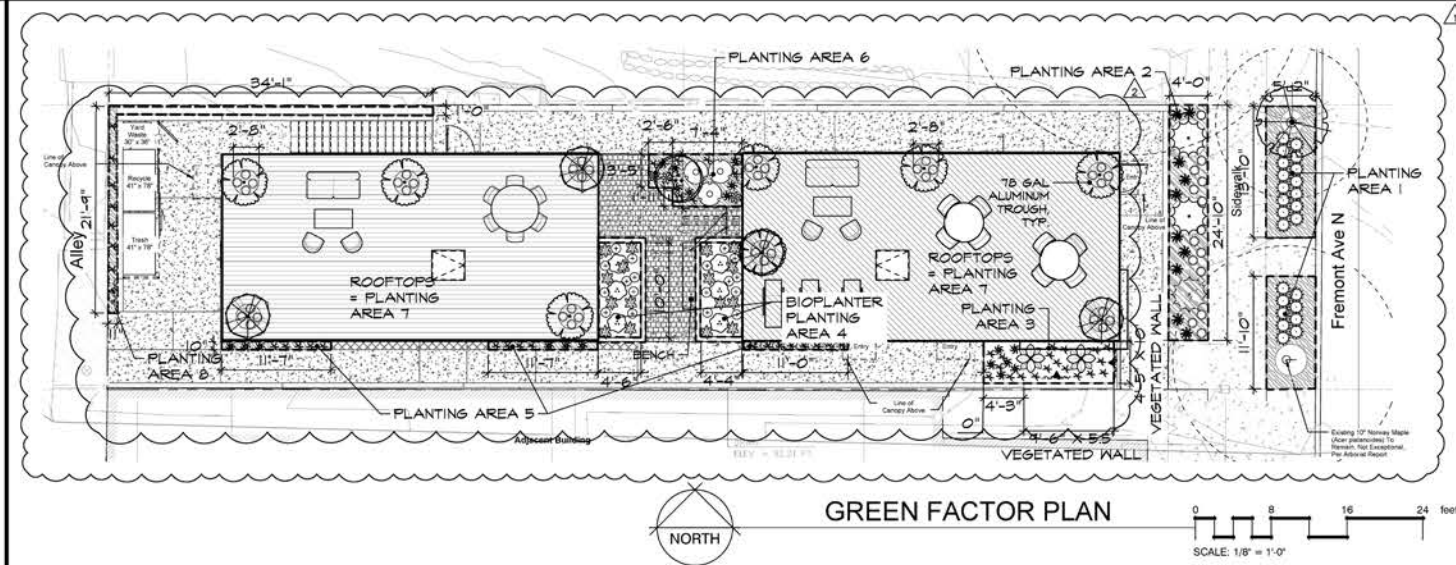


Lemons Architecture PLLC

Fremont Urban Apartments
3623 Fremont Ave N
SDCI #:3024574

Design Recommendation

Page 32
2017.07.17



SEATTLE green factor

Green Factor Score Sheet

Project site: Parcel size (enter this value first):

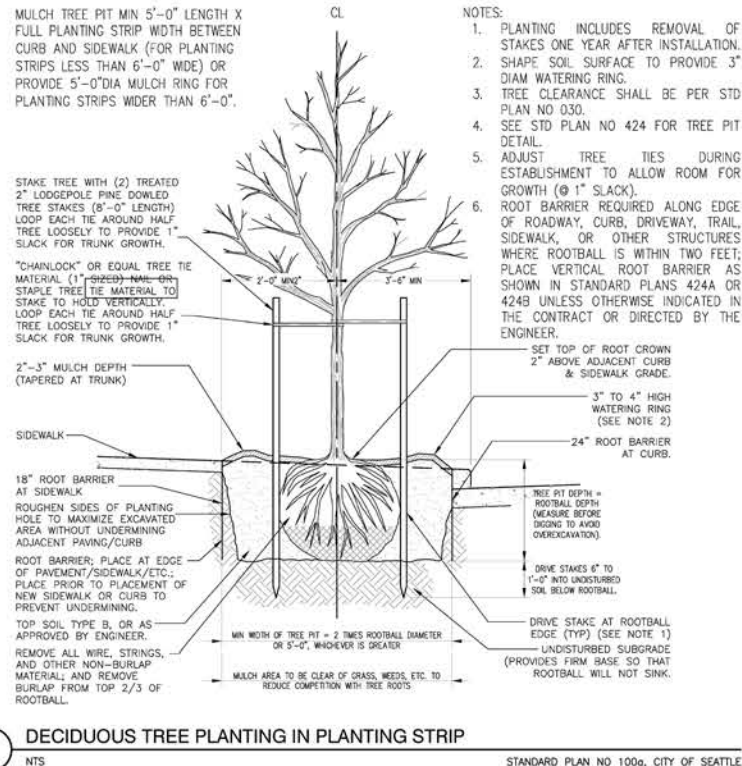
Landscaping Elements**	enter sq ft of parcel	enter sq ft of planting area	Score	Total
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth of less than 24"	<input type="text"/>	<input type="text"/>	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	<input type="text"/>	<input type="text"/>	0.6	285.0
3 Bio-retention facilities	<input type="text"/>	<input type="text"/>	1.0	80.0
B Plantings (credit for plants in landscaped areas from Section A)				
1 Mulch, ground covers, or other plants less than 2' tall at maturity	<input type="text"/>	<input type="text"/>	0.1	56
2 Shrubs or perennials 2' at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<input type="text"/>	<input type="text"/>	0.3	738
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15' - calculated at 75 sq ft per tree)	<input type="text"/>	<input type="text"/>	0.3	225
4 Tree canopy for "medium trees" or equivalent (canopy spread 16' to 20' - calculated at 150 sq ft per tree)	<input type="text"/>	<input type="text"/>	0.3	90.0
5 Tree canopy for "large trees" or equivalent (canopy spread 21' to 25' - calculated at 250 sq ft per tree)	<input type="text"/>	<input type="text"/>	0.4	-
6 Tree canopy for "very large trees" or equivalent (canopy spread 26' to 30' - calculated at 350 sq ft per tree)	<input type="text"/>	<input type="text"/>	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6" in diameter - calculated at 20 sq ft per inch diameter	<input type="text"/>	<input type="text"/>	0.8	160.0
C Green roofs				
1 Over at least 2" and less than 4" of growth medium	<input type="text"/>	<input type="text"/>	0.4	-
2 Over at least 4" of growth medium	<input type="text"/>	<input type="text"/>	0.7	-
D Vegetated walls				
1 Vegetated wall	<input type="text"/>	<input type="text"/>	0.7	70.0
E Approved water features				
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text"/>	<input type="text"/>	0.2	-
2 Permeable paving over at least 24" of soil or gravel	<input type="text"/>	<input type="text"/>	0.5	-
G Structural soil systems				
1 Structural soil system	<input type="text"/>	<input type="text"/>	0.2	-
H Bonuses				
1 Drought-tolerant or native plant species	<input type="text"/>	<input type="text"/>	0.1	248.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<input type="text"/>	<input type="text"/>	0.2	-
3 Landscaping visible to passerby from adjacent public right of way or public open spaces	<input type="text"/>	<input type="text"/>	0.1	99
4 Landscaping in food cultivation	<input type="text"/>	<input type="text"/>	0.1	-
Subtotal of sq ft =	4,500			
Final Score				2,240

** Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (SR 6-2009)

SEATTLE green factor

Green Factor Worksheet*

	1	2	3	4	5	6	7	8	TOTAL**
A1 square feet									0
A2 square feet	133	102	61		30	50	50	49	475
A3 square feet				80					80
B1 square feet	133	102	61	80	30	50	50	49	555
B2 # of plants	24	27	28	40	23	15	40	8	205
B3 # of trees							10		10
B4 # of trees	1						1		2
B5 # of trees									0
B6 # of trees									0
B7 # of trees		10							10
C1 square feet									0
C2 square feet				100					100
D square feet									0
E square feet									0
F1 square feet									0
F2 square feet									0
G square feet									0
H1 square feet	288	324	336	480	276	180	480	96	2460
H2 square feet									0
H3 square feet	563	324							987
H4 square feet									0



Root of Design
206.491.4845
7104 26th St NW #218
Stanwood, WA 98242

Root of Design

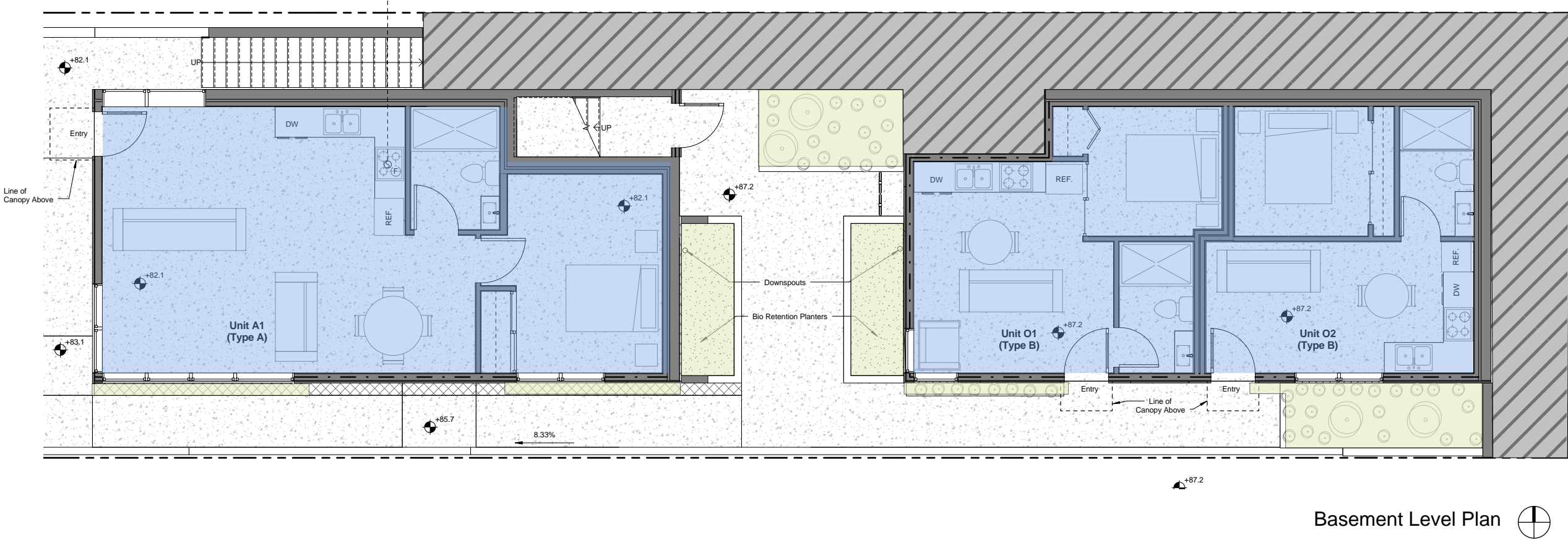
State of Washington
Landscape Architect
David Peterson
License # 1222

LANDSCAPE REQUIREMENTS SUMMARY PLAN

3623 FREMONT AVE N, SEATTLE, WA

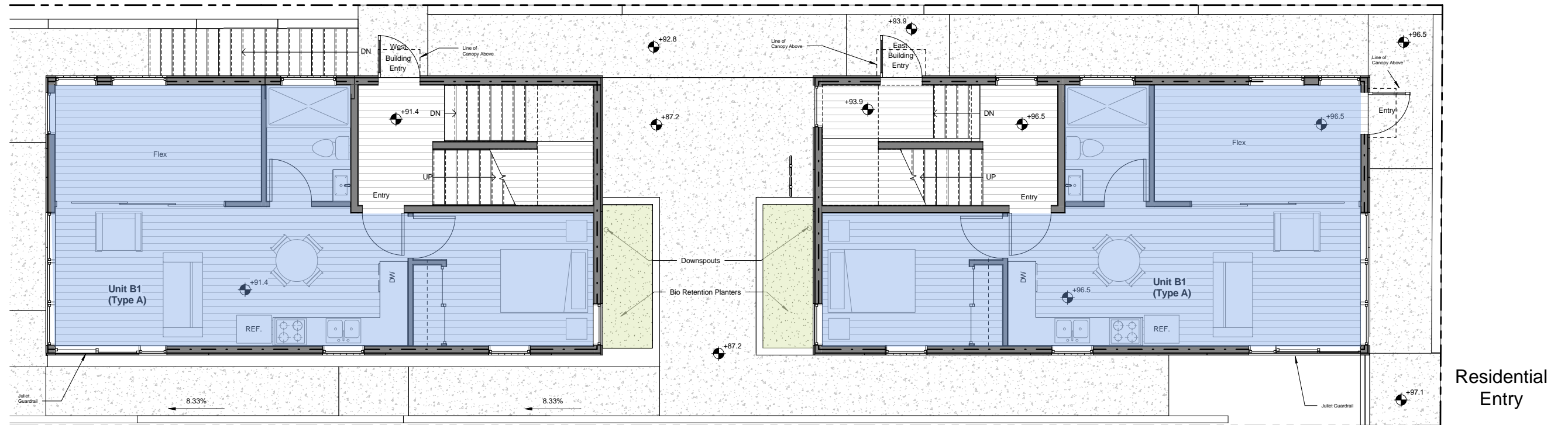
DATE: 11.21.16
DRAWN: EL
REVIEWED: DP
DATE: 04.06.17
DATE: 06.29.17

1/8" = 1'-0"
L2

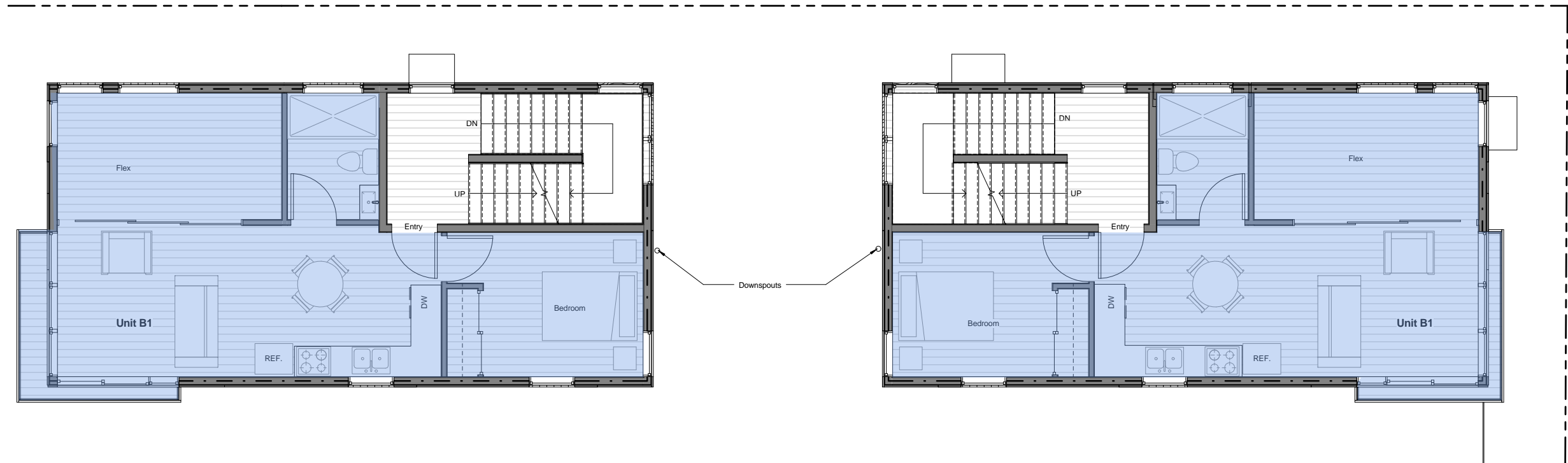



Basement Level Plan



- Courtyard, Green Space
- Residential
- Underground



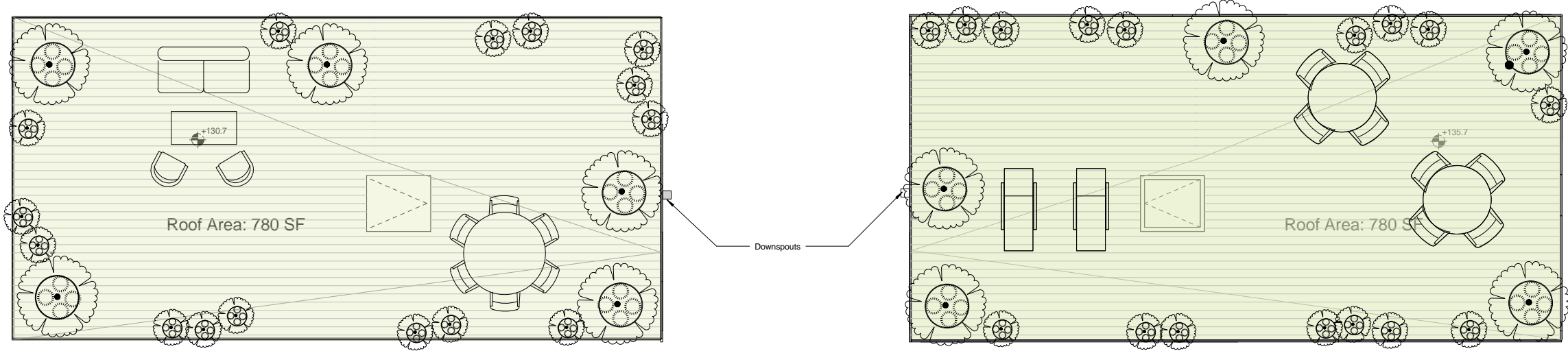
Level 1 Plan



Level 2 - Level 4 Plan 

-  Courtyard, Green Space
-  Residential

FLOOR PLANS



Roof Deck Plan

- Courtyard, Green Space
- Residential



ELEVATIONS



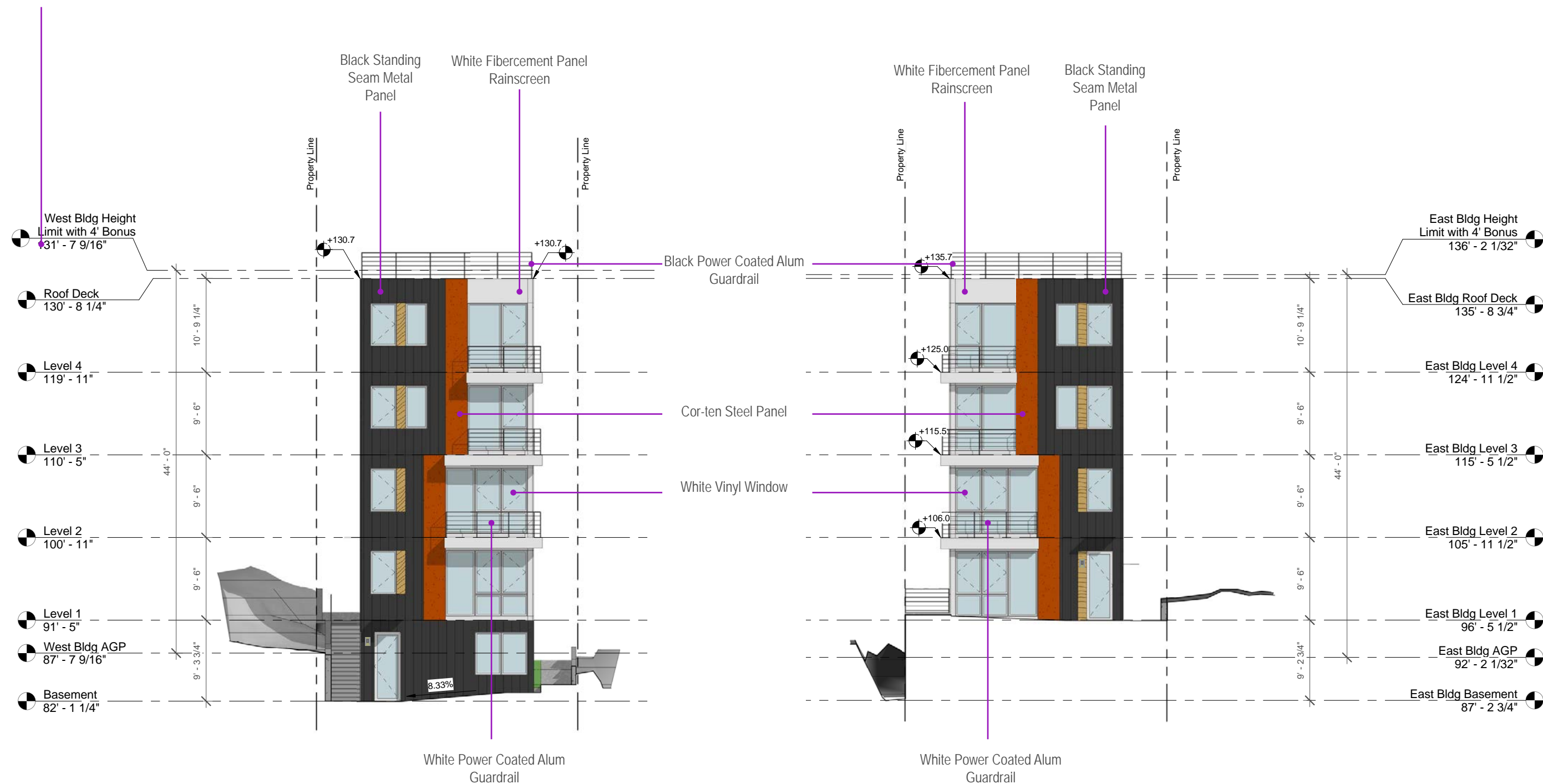
SOUTH ELEVATION

ELEVATIONS



NORTH ELEVATION

ELEVATIONS



WEST ELEVATION OF WEST BUILDING

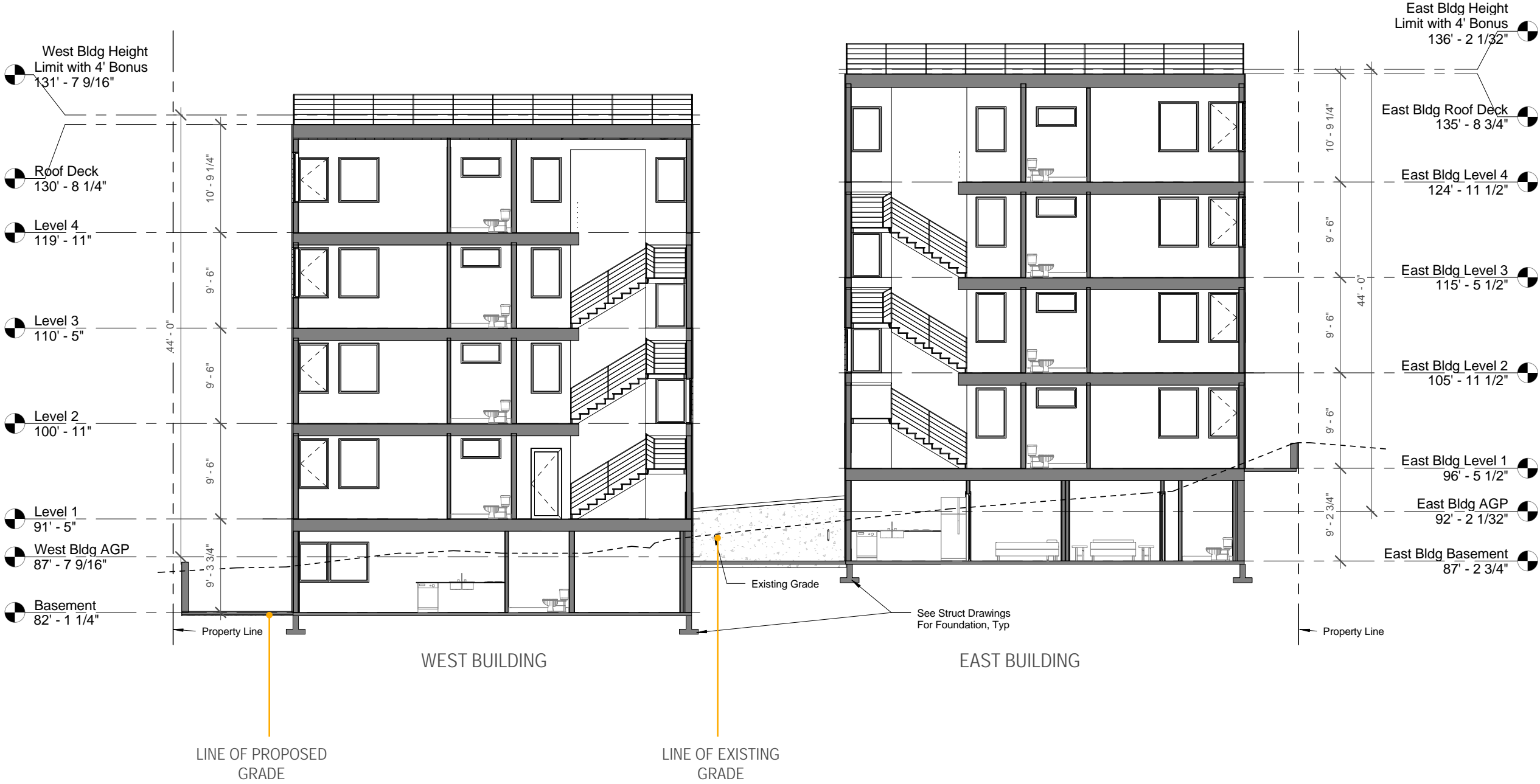
EAST ELEVATION OF EAST BUILDING

ELEVATIONS



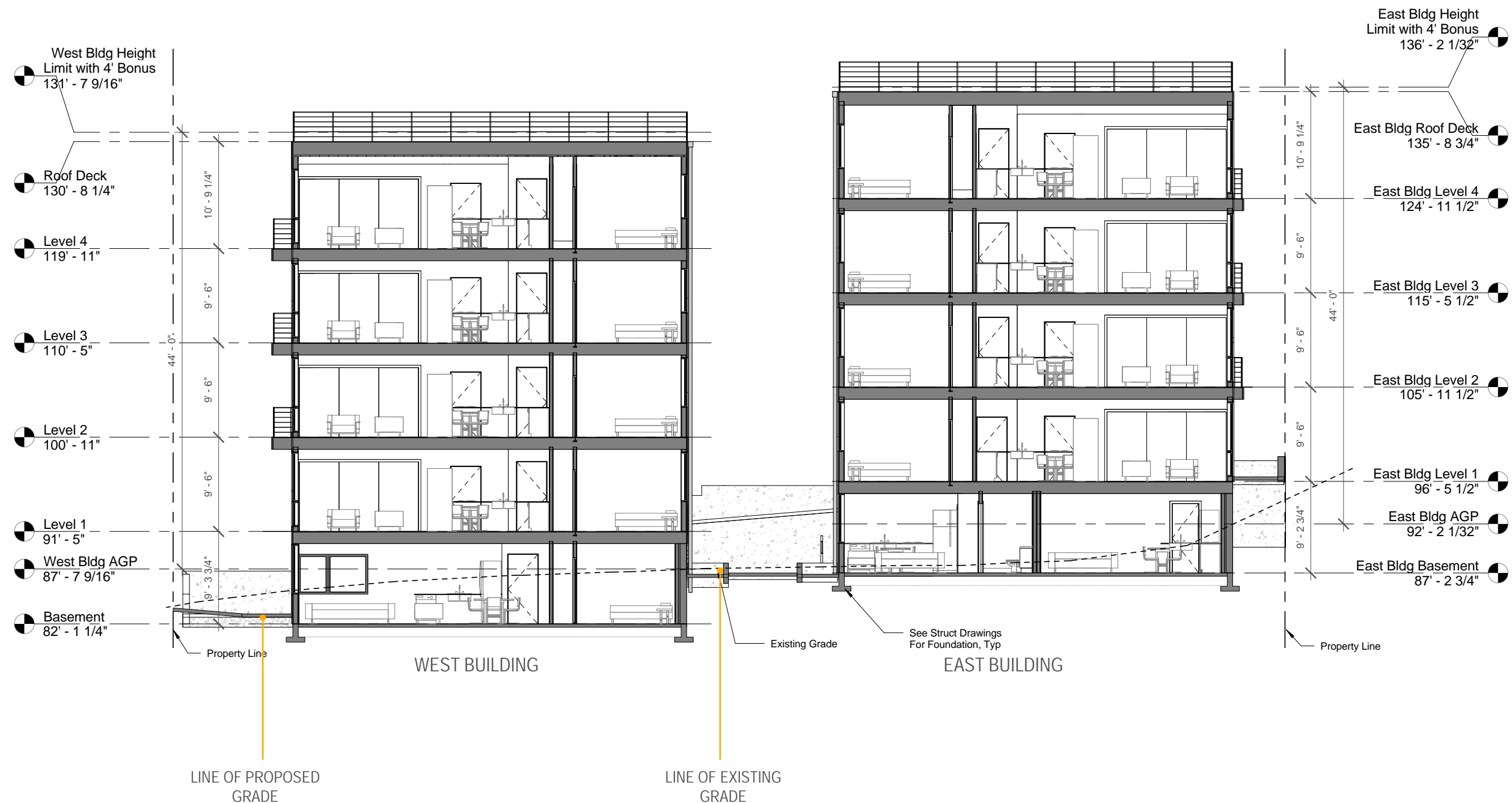
WEST ELEVATION OF EAST BUILDING

EAST ELEVATION OF WEST BUILDING



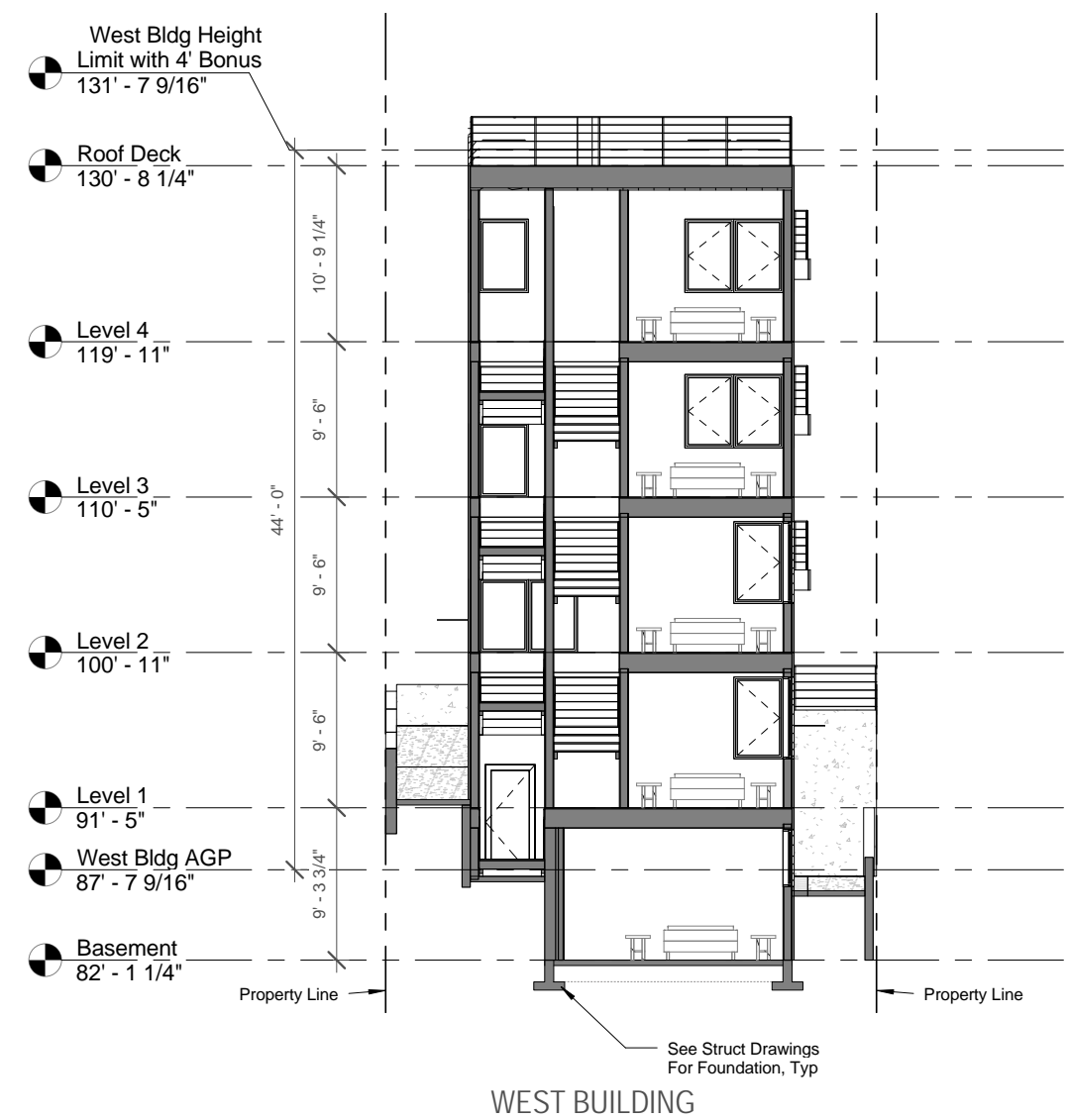
E - W SECTION 1



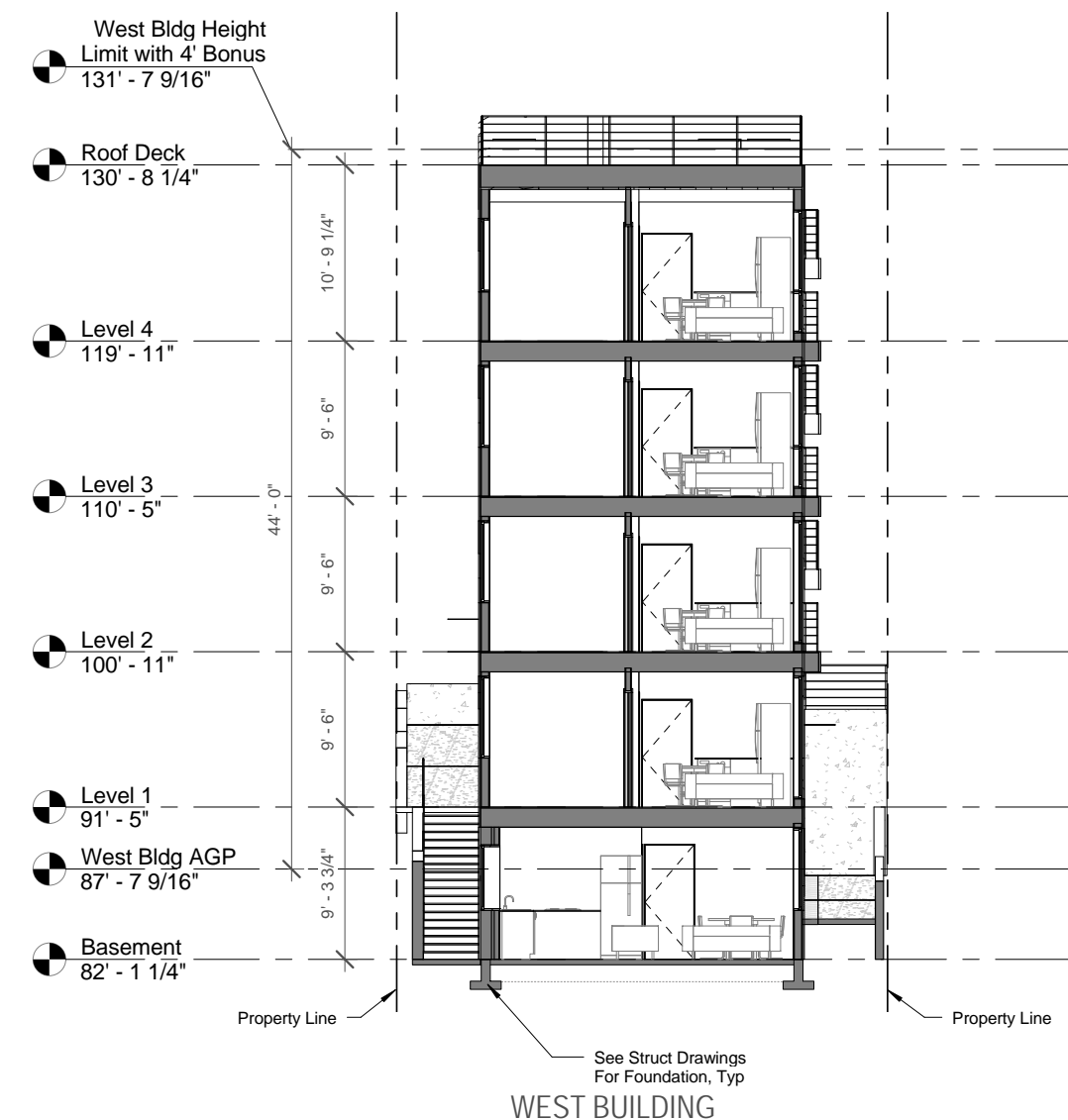


E - W SECTION 2

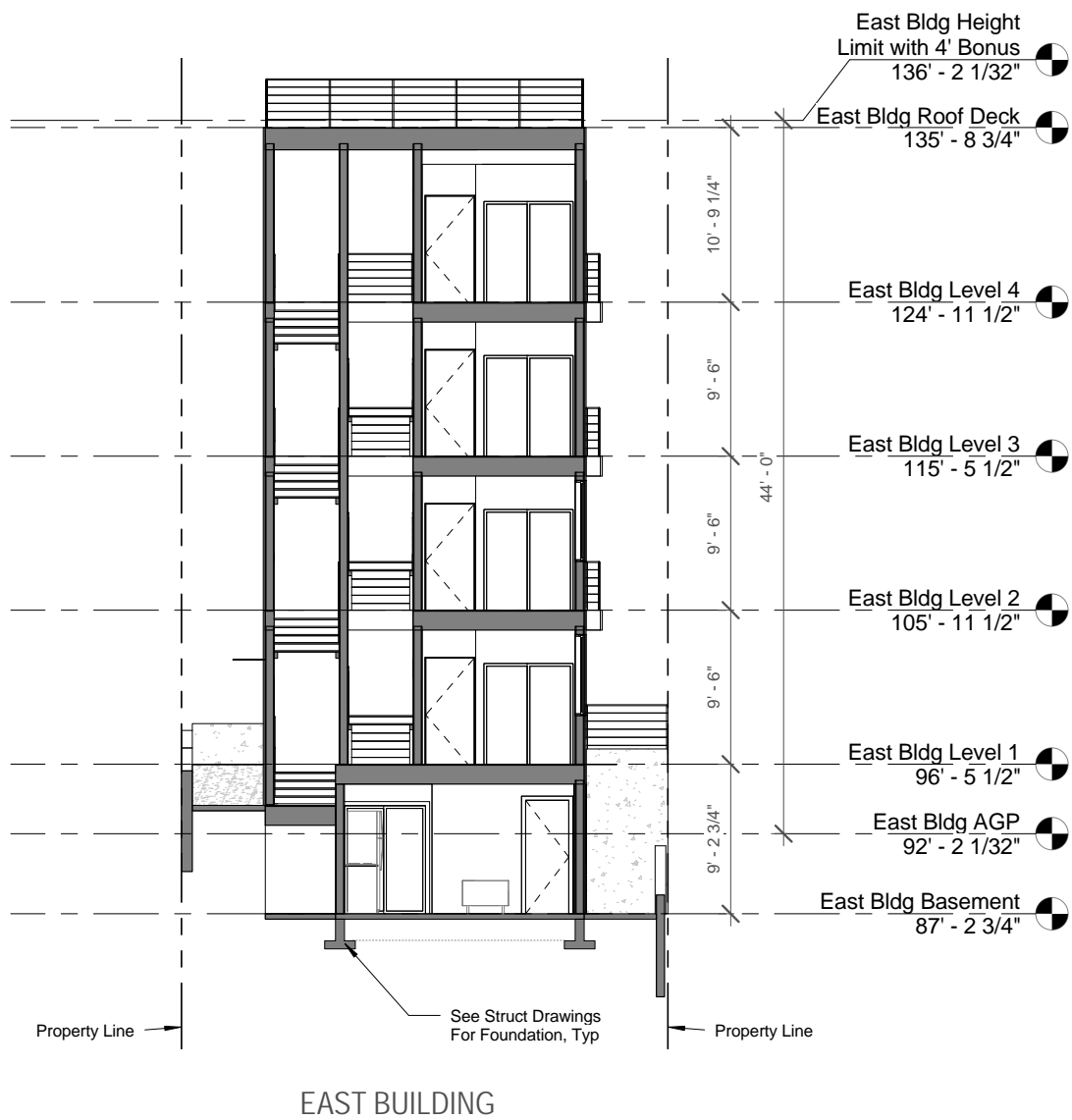
SECTIONS



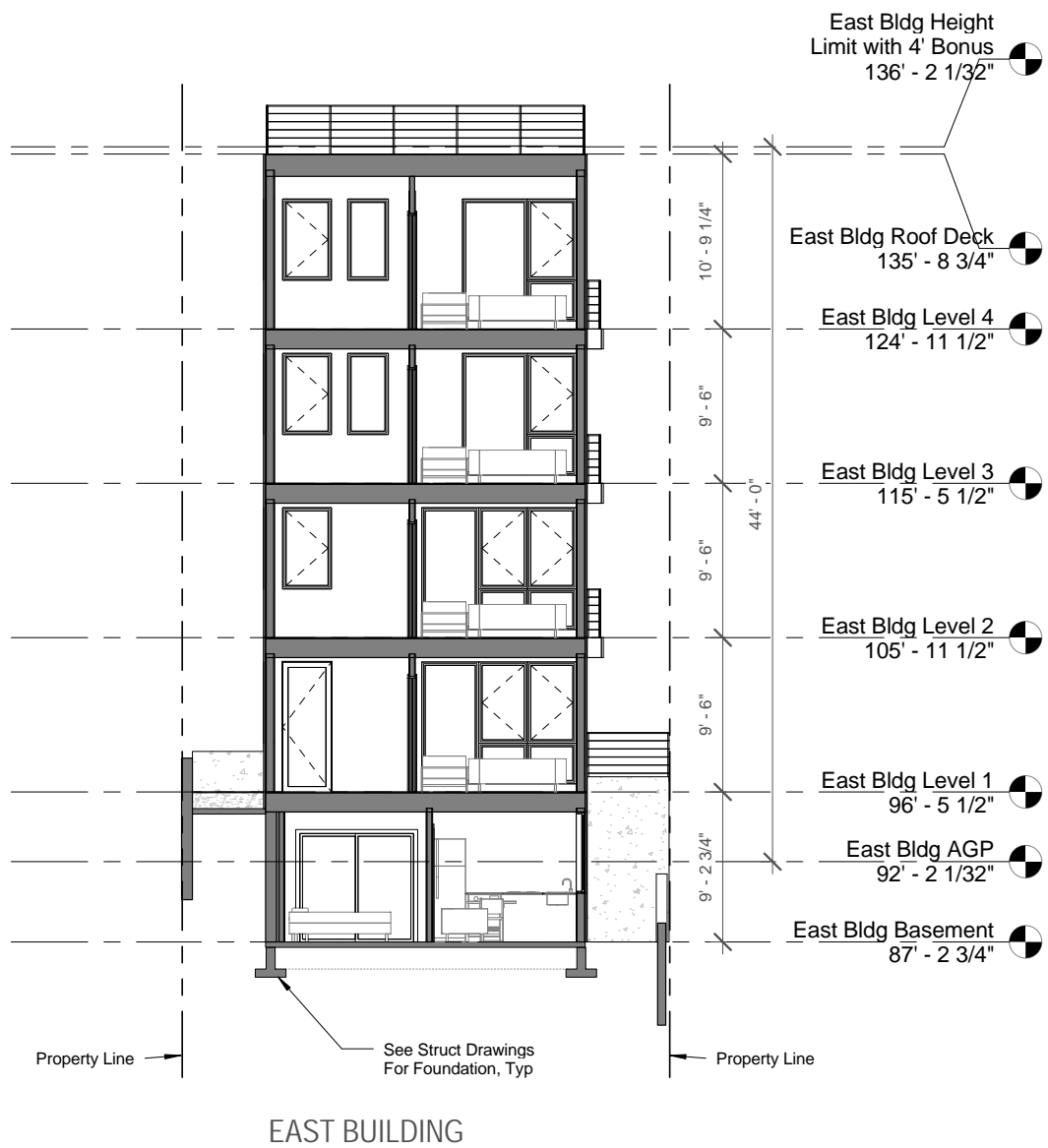
N - S SECTION 1 FOR WEST BUILDING



N - S SECTION 2 FOR WEST BUILDING



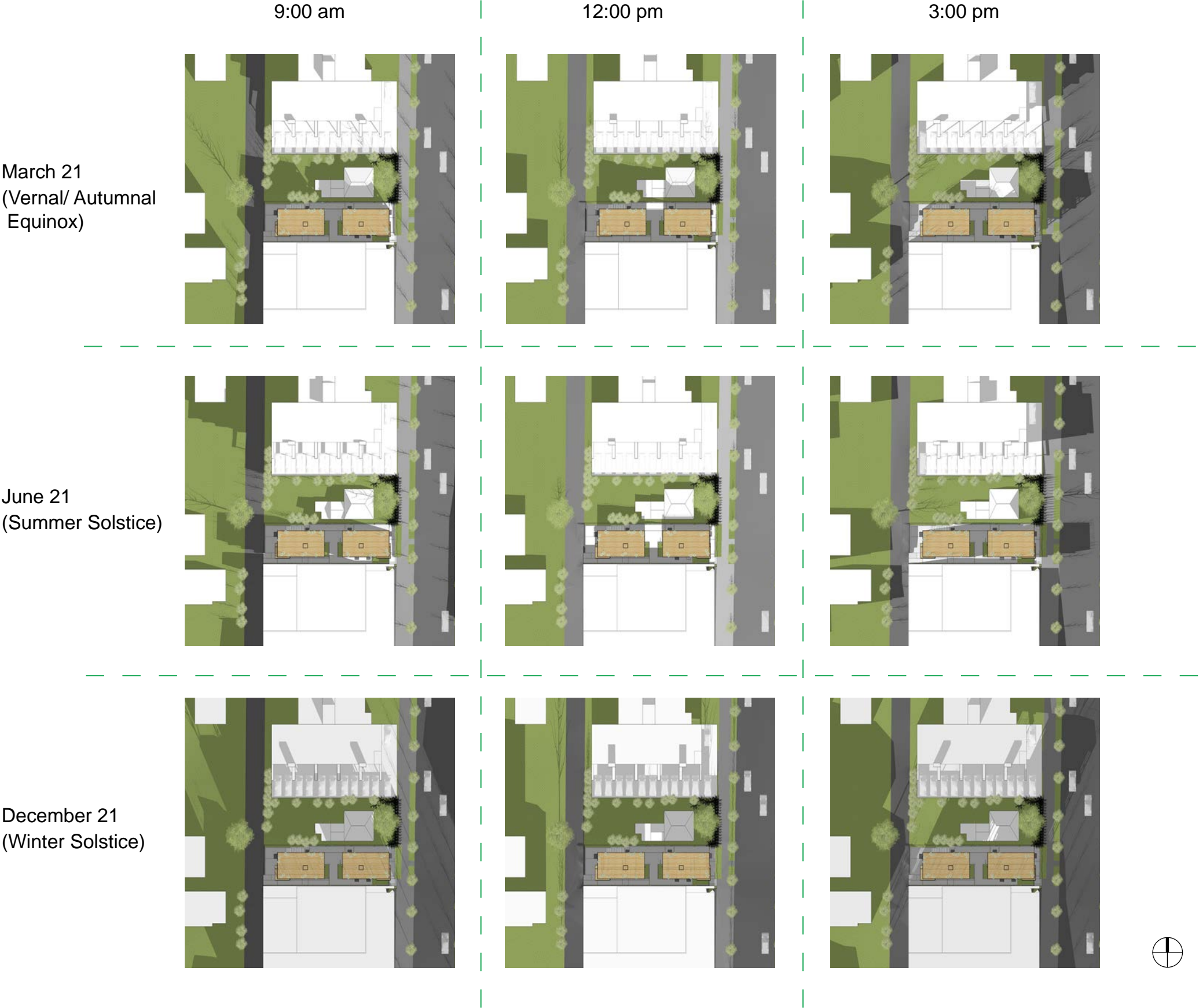
N - S SECTION 3 for EAST BUILDING



N - S SECTION 4 for EAST BUILDING

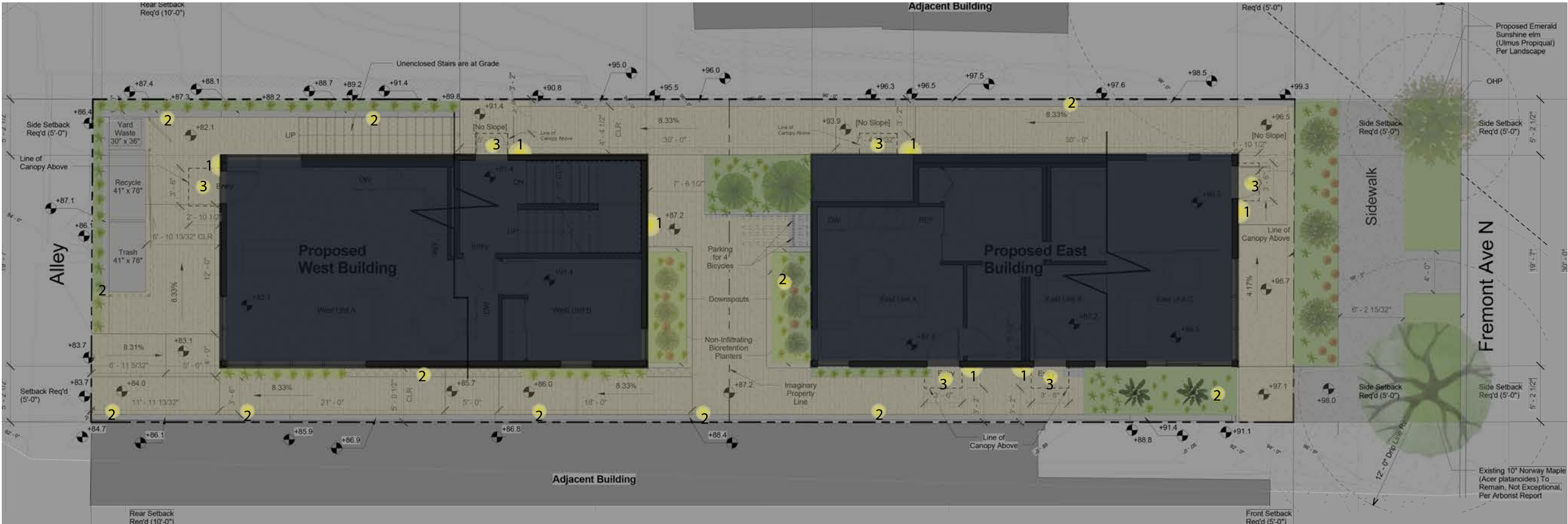
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SHADOW STUDY



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LIGHTING PLAN



LIGHT TYPES

Lighting Plan



1



Aluminum Wall Sconce

2



Aluminum Bollard Light

3



Entry Canopy LED Fixture

SIGNAGE & WASTE AREA SCREEN



Steel Site Address Sitting on Concrete at Grand Entry Stairs Facing Fremont Ave N



Stainless Steel Unit Numbering Signage



Waste Area Screened with Clear Sealed Cedar Boards

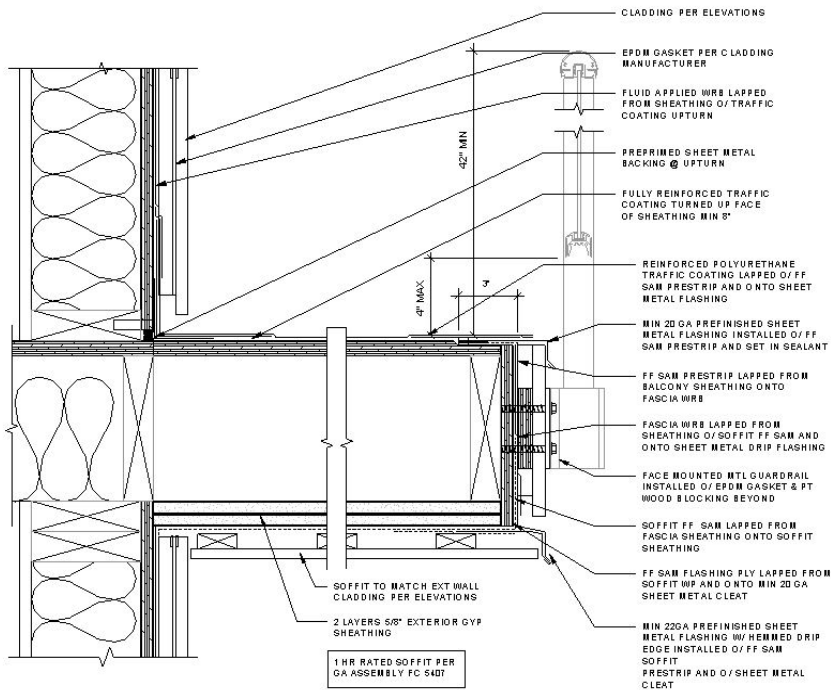


Typical Unit Entry with Metal Canopy

BALCONY & PEDESTRIAN EXPERIENCE



Balcony with White Powder Coated
Aluminim Guardrail



2 Ext Wall - Balcony Section Detail, Typ
3" = 1'-0"



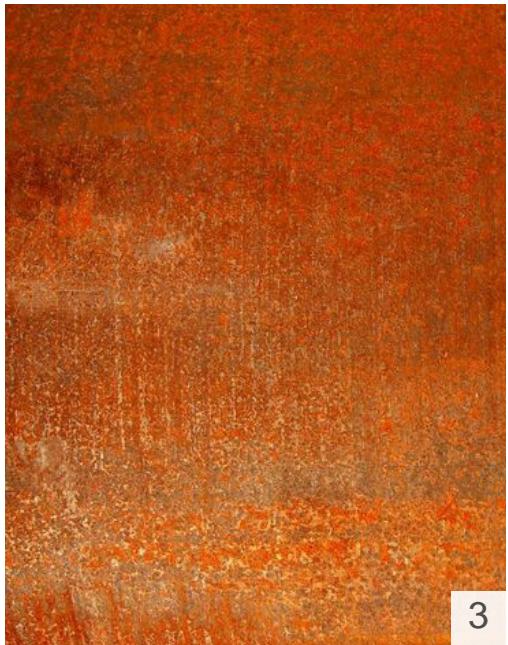
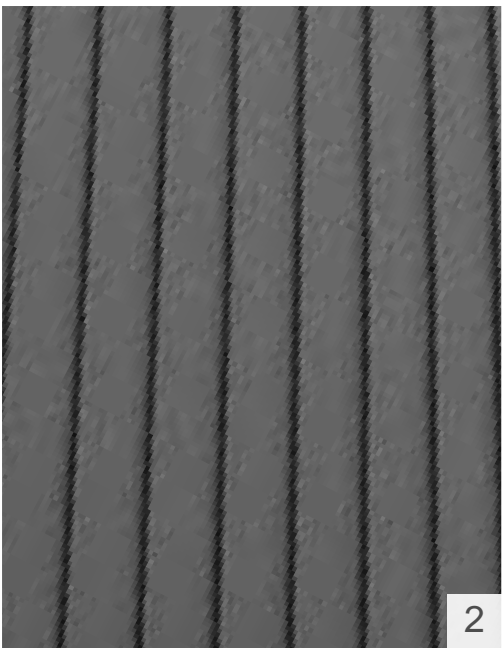
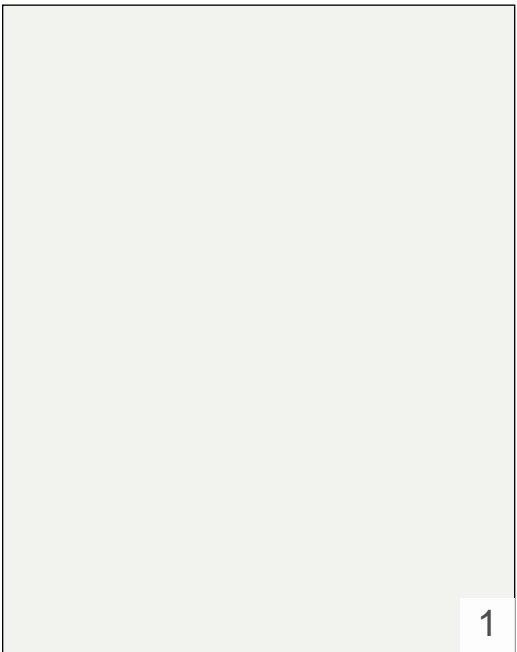
Low Bio-Retention Planters,
Cast in Place Concrete



Powder Coated Aluminum
Bike Racks

MATERIAL PALETTE

- 1 White Fibercement Panel Rainscreen
- 2 Black Standing Seam Metal Panel
- 3 Clear-Sealed Open Joint Cedar Board Rainscreen
- 4 Cor-ten Steel Panel
- 5 White Vinyl Window
- 6 Concrete



MATERIAL PALETTE

- 1 White Fibercement Panel Rainscreen
- 2 Black Standing Seam Metal Panel
- 3 Clear-Sealed Open Joint Cedar Board Rainscreen
- 4 Cor-ten Steel Panel
- 5 White Vinyl Window
- 6 Concrete

