

2432 NW 56TH STREET

PROJECT NUMBER: 3028825-LU | RECOMMENDATION PACKET | JANUARY 14TH 2019.

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PROPERTY OWNER:

ATTOLLO DEVELOPMENT.

CC: JAY KENNEDY & VLAD BAY

10900 NE 8TH STREET, SUITE 1000

BELLEVUE, WA 98008

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| 05. | CODE DEPARTURES | N/A |
| | NO DEPARTURES REQUESTED | N/A |

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2432 & 2436
NW 56TH STREET



PROJECT DESCRIPTION.

The proposed multi-family condominium project is located on NW 56th Street in Ballard and does not have an alley access. It is in the MR-RC zone and is part of the Ballard Hub Urban Village. The property is composed of two lots; 2432 and 2436 NW 56th St. A duplex currently occupies each lot and both will be removed as part of this proposal.

The Affordable Housing Incentive Program will be utilized providing 2-3 affordable housing units while also achieving the maximum height and FAR allowed by the code.

As currently configured the project consists of 55 condominium units (one and two bedrooms) comprising eight stories. Although no parking is required by code (urban village and frequent transit) this proposal provides for two levels of below grade parking providing 45 stalls. There will be a large roof deck amenity area, individual decks for each unit and individual outdoor spaces for ground floor units.

Due to the lack of an alley both parking and pedestrian access will be from 56th.

| | |
|-----------------------------|---|
| PROJECT #. | 3028825-LU |
| LOT AREA. | 10,000 SF |
| PROPOSED DWELLING TYPE. | APARTMENT (CONDOMINIUM) |
| RESIDENTIAL UNIT #. | 55 UNITS |
| RESIDENTIAL SQUARE FOOTAGE. | 40,318 SF |
| GROSS FLOOR AREA. | 41,695 SF ALLOWED = 4.25 (10,000) = 42,500 SF |
| BUILDING HEIGHT. | 75' (8 STORIES) |
| PARKING (BELOW GRADE). | 45 STALLS |

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9-BLOCK STUDY
SURROUNDING COMMUNITY

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VICINITY MAP

LANDMARKS & TRANSPORTATION



1. NEW NORDIC HERITAGE MUSEUM



2. BALLARD FARMERS MARKET



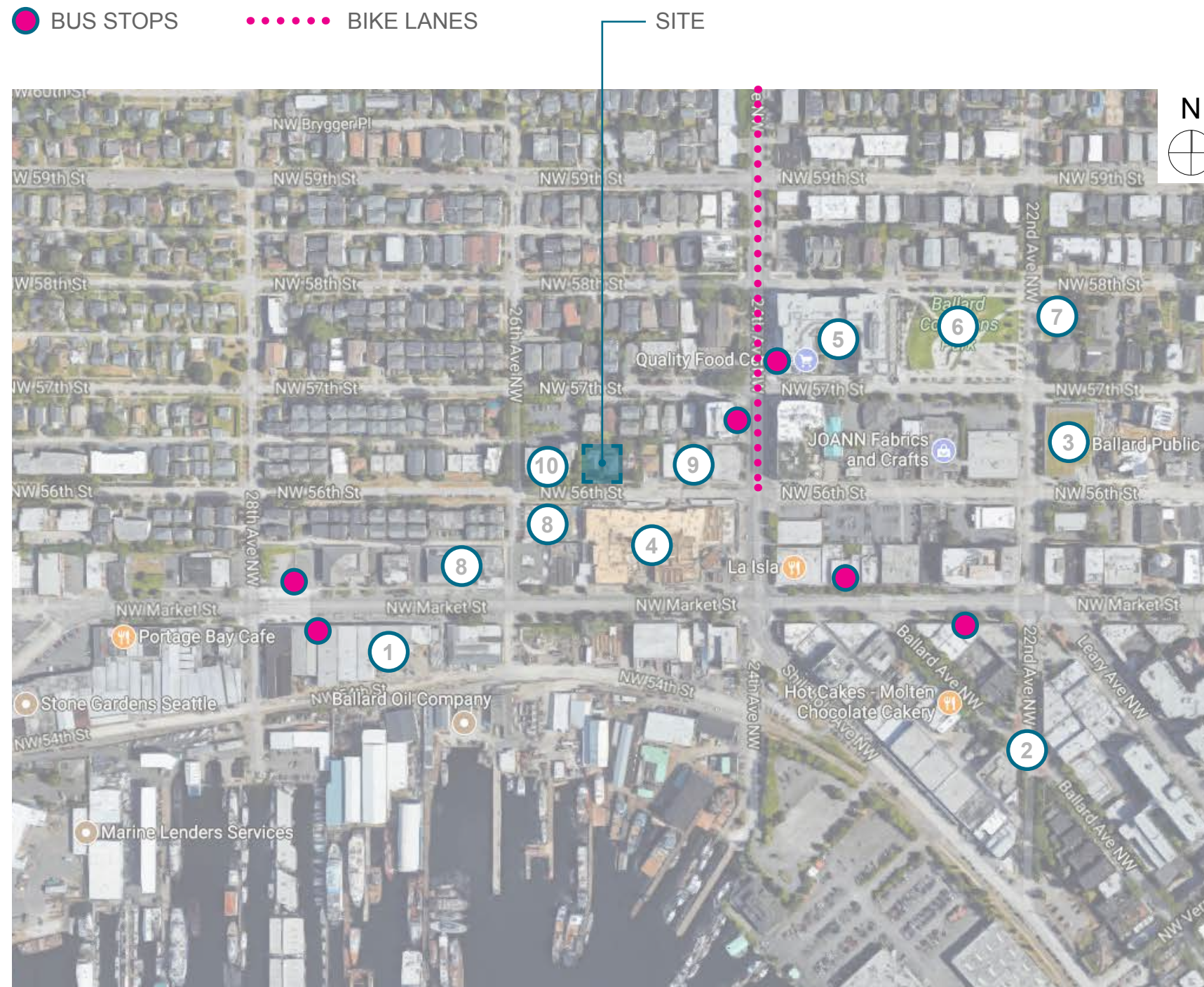
3. SEATTLE PUBLIC LIBRARY



4. AMLI MARK 24 APARTMENTS



5. ON THE PARK APARTMENTS



VICINITY MAP.



6. BALLARD COMMONS PARK



7. ST. LUKES EPISCOPAL CHURCH



8. LIMBACK LUMBER



9. MERRILL GARDENS BALLARD



10. BALLARD HOUSE

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NEIGHBORHOOD STUDY
56TH STREET MASSING

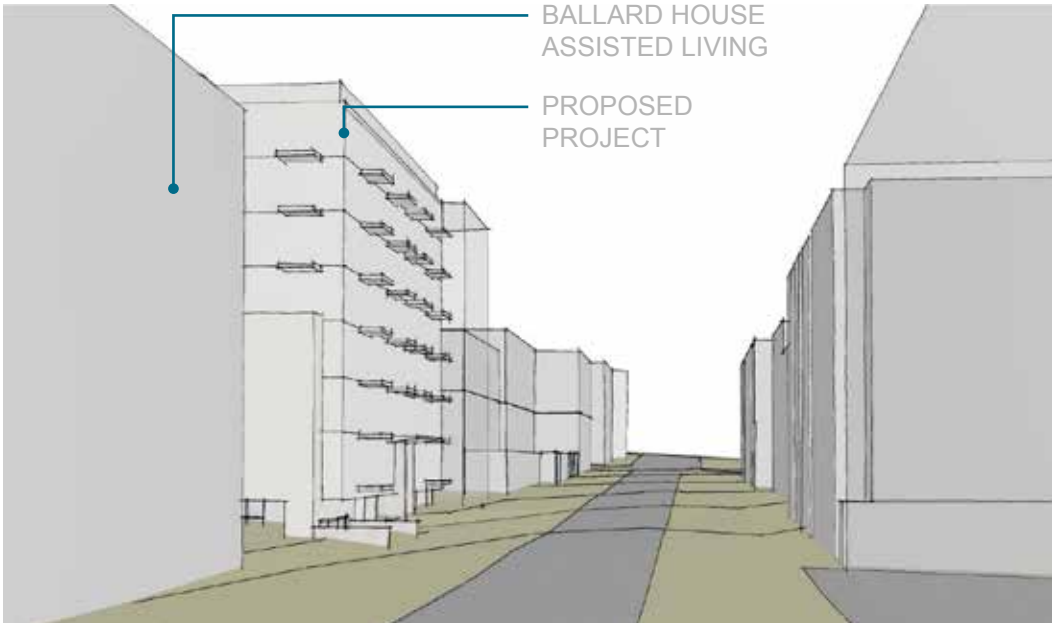
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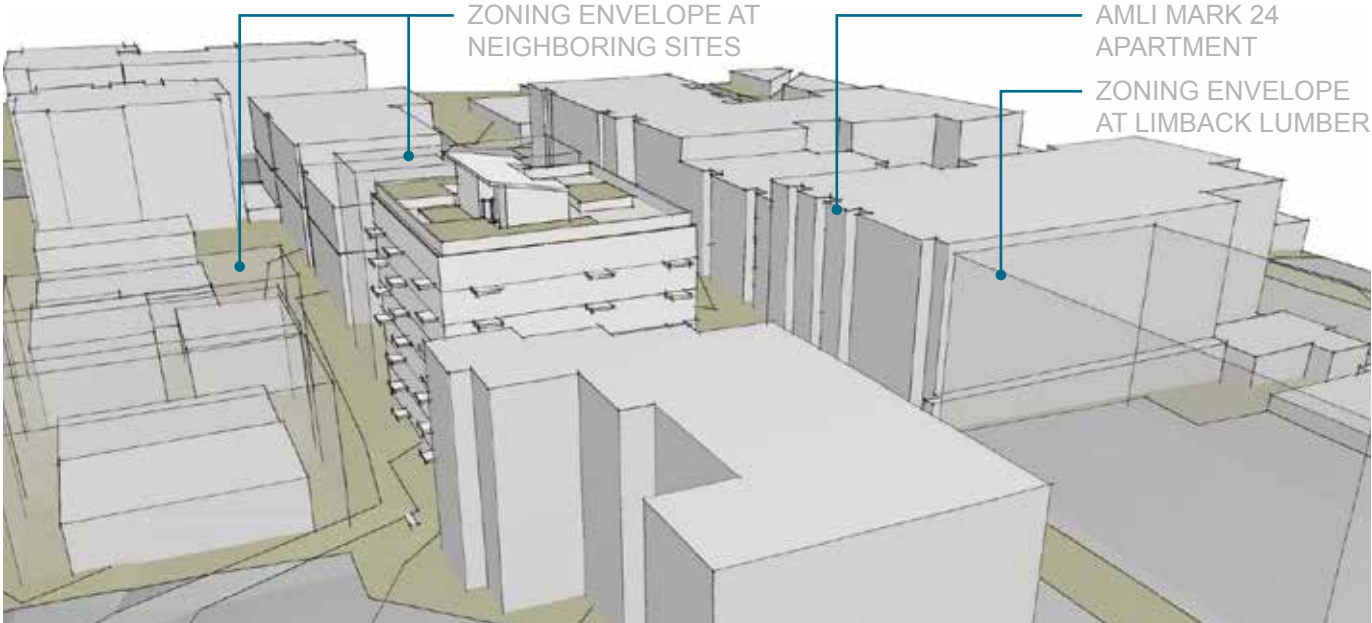


56TH STREET LOOKING EAST.

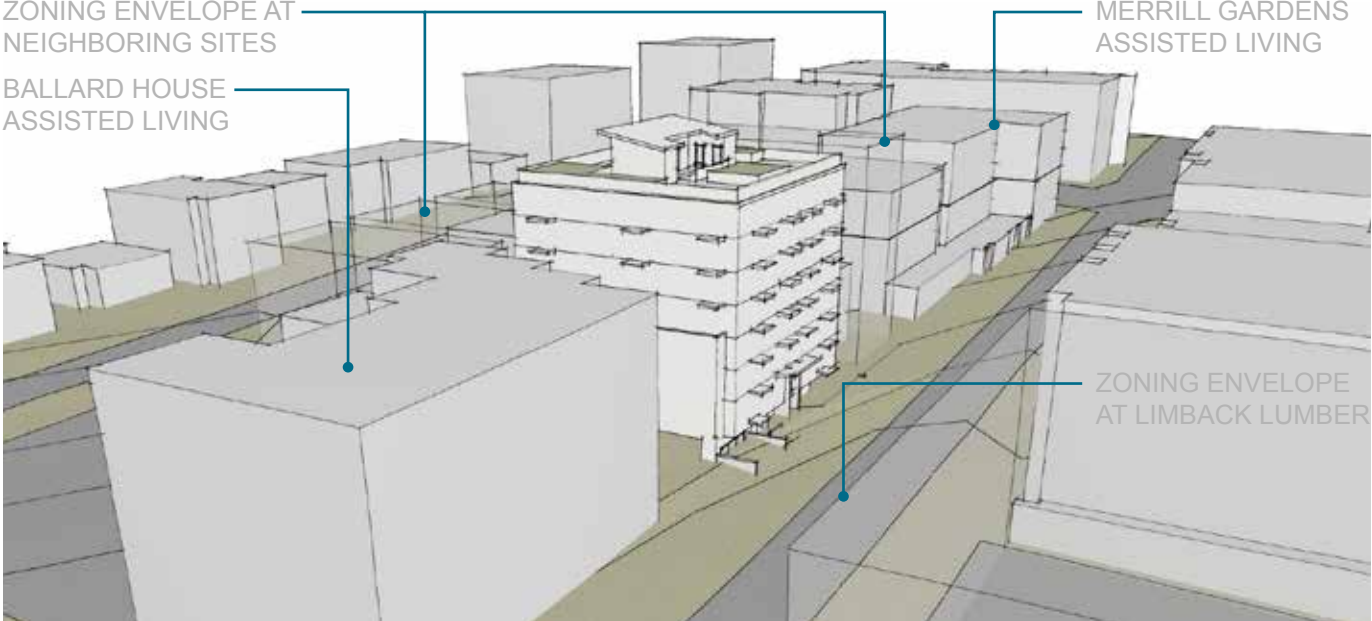


56TH STREET LOOKING WEST.

The block of NW 56st St between 24th and 26th Avenues is primarily composed of large scale housing developments of 6 and 7 stories in height. Other than the site of the proposed project there is only one small scale duplex structure left on this block (just west of the proposed site). The Limback Lumber site on the southwest corner is zoned to allow a complex similar in scale to the neighboring Mark24 apartment building.



ABOVE FROM NORTH WEST.



ABOVE FROM SOUTH WEST.

NEIGHBORHOOD STUDY

56TH STREET ELEVATIONS

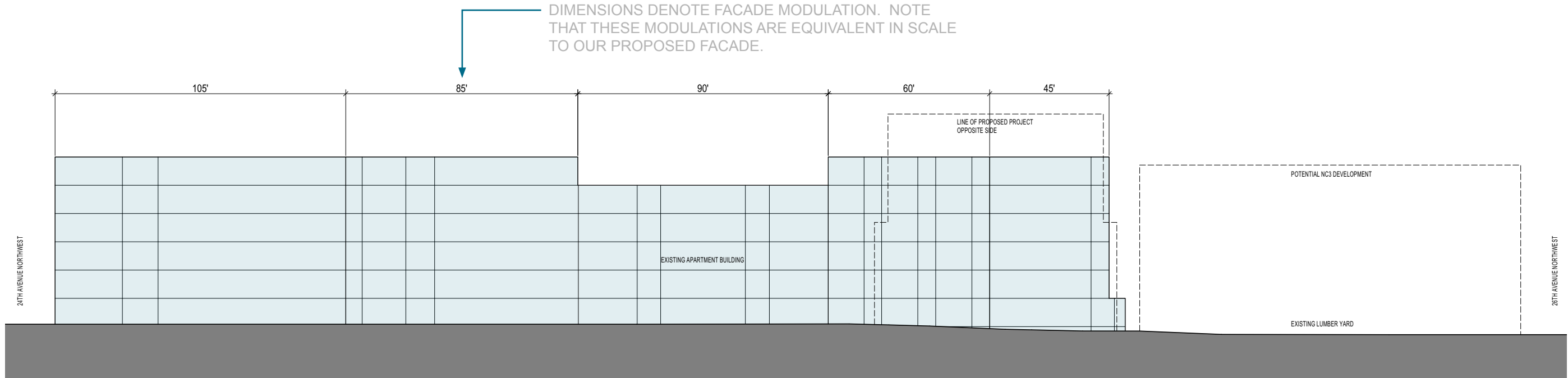
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NW 56TH STREET LOOKING SOUTH.



NW 56TH STREET LOOKING NORTH

NEIGHBORHOOD STUDY

NW 56TH STREET CONTEXT IMAGES

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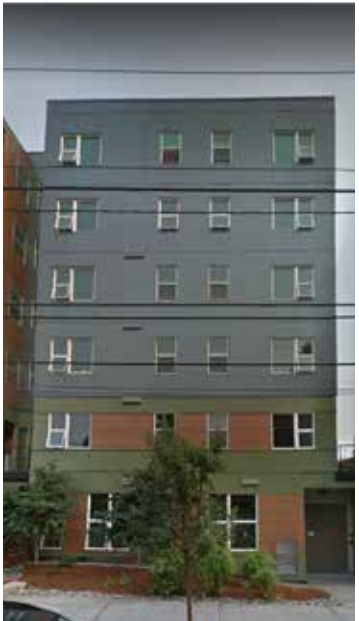
02.
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- NW 56th Street consists primarily of multi-story residential structures that maintain the street edge.
- The Mark24 apartments on the south side of the block provides some private outdoor space for ground floor units.
- Merrill gardens provides a large scale pedestrian entrance, a parking entrance and a trash room access along the street level.
- The duplex just west of the proposed site provides smaller scale character and residential design elements to an otherwise more contemporary urban character.



MARK 24 APARTMENT.



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BALLARD HOUSE ASSISTED LIVING.



DUPLEX.



MERRILL GARDENS ASSISTED LIVING.



NEIGHBORHOOD STUDY
SURROUNDING AREA CONTEXT IMAGES

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FACADE SCALE TYPICAL
THROUGHOUT BALLARD.

RHYTHMIC FACADE
ARTICULATION



DUPLEX

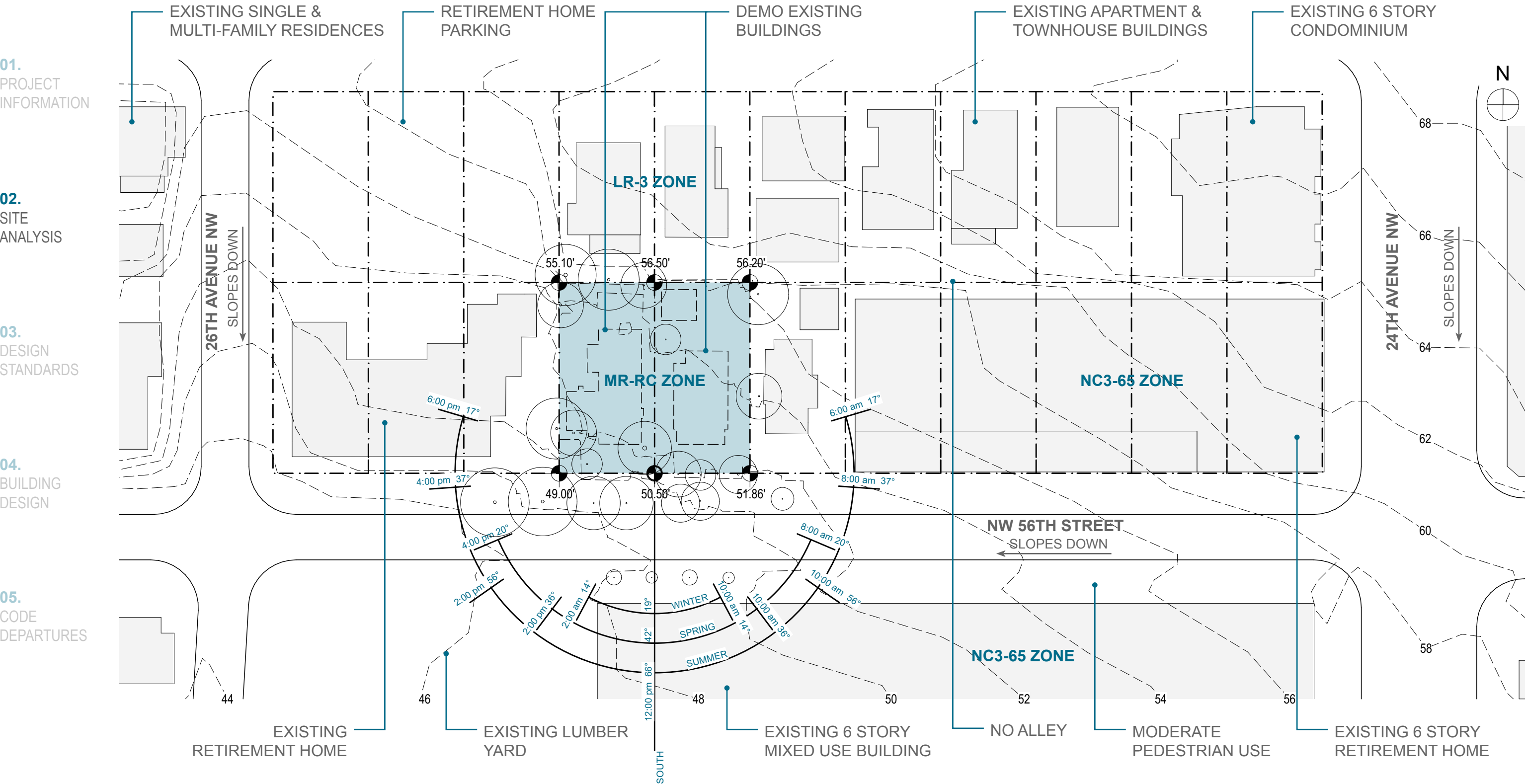
APARTMENT

BALLARD HOUSE
ASSISTED LIVING

PARKING

VIEW OF NEIGHBORS TO THE NORTH FROM 57TH STREET.

OPPORTUNITIES & CONSTRAINTS
IMMEDIATE AREA MAP



VIEWS FROM THE SITE
 SITE PHOTOS



1. VIEW OF 2436 NW 56TH ST



2. VIEW FROM SOUTH WEST



3. VIEW OF SIDE YARD



4. VIEW OF BACKYARD



5. VIEW BETWEEN DUPLEXES

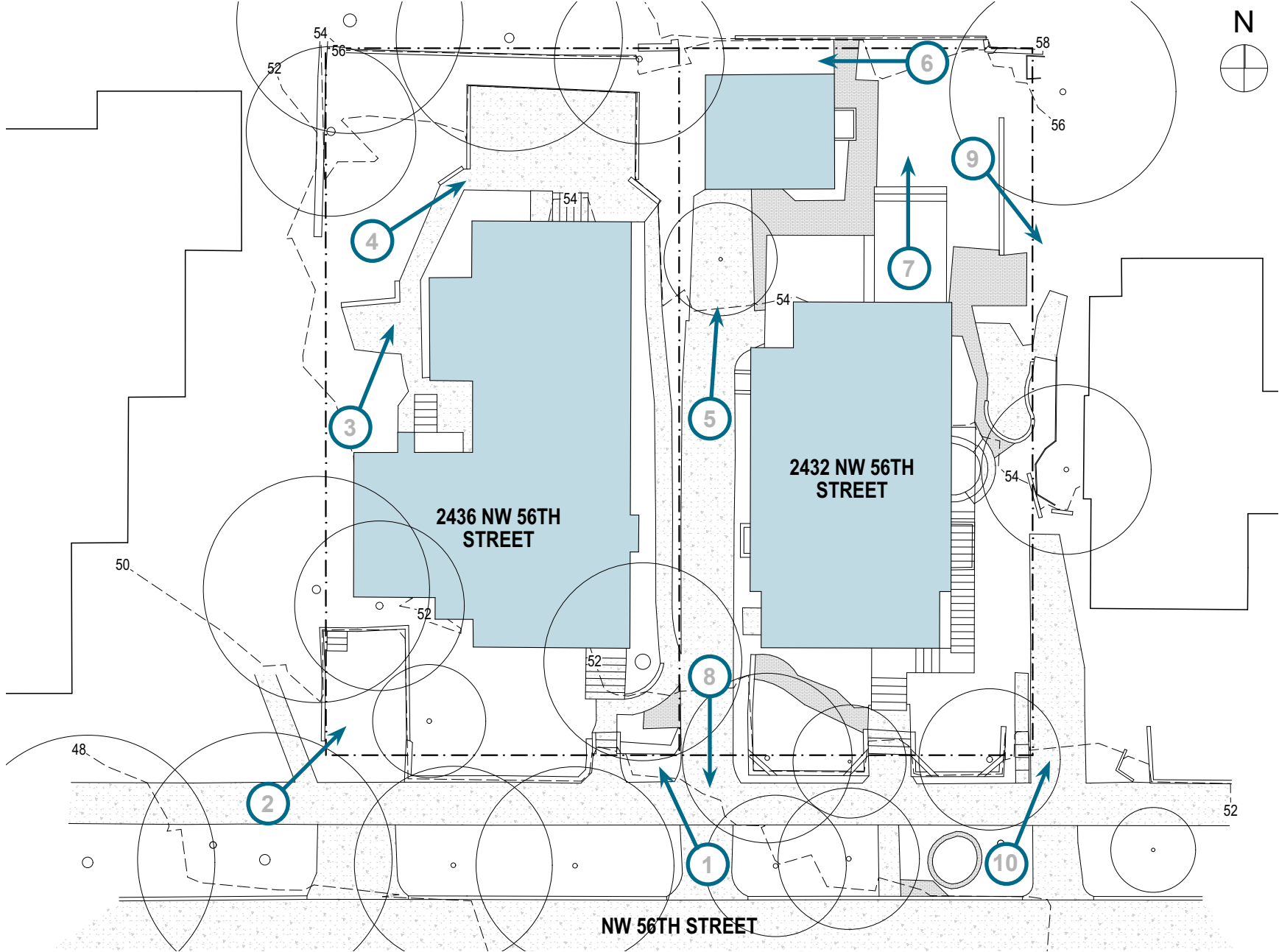


PHOTO KEY PLAN.

CONCLUSION.

There are no large scale views either into or out from the site. The most open views are those of and from the adjacent street and from upper floors toward the north.



6. VIEW DOWN PROPERTY LINE



7. LR3 APARTMENTS TO NORTH



8. VIEW LOOKING SOUTH



9. VIEW OF NEIGHBORING DUPLEX



10. VIEW OF NEIGHBORING DUPLEX

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BLOCK FACE STUDY
NW 56TH STREET - LOOKING SOUTH

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| 24TH AVENUE NORTHWEST | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | EXISTING APARTMENT BUILDING | | |
| | | | | | | | | | | | | |
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BLOCK FACE STUDY
NW 56TH STREET - LOOKING SOUTH



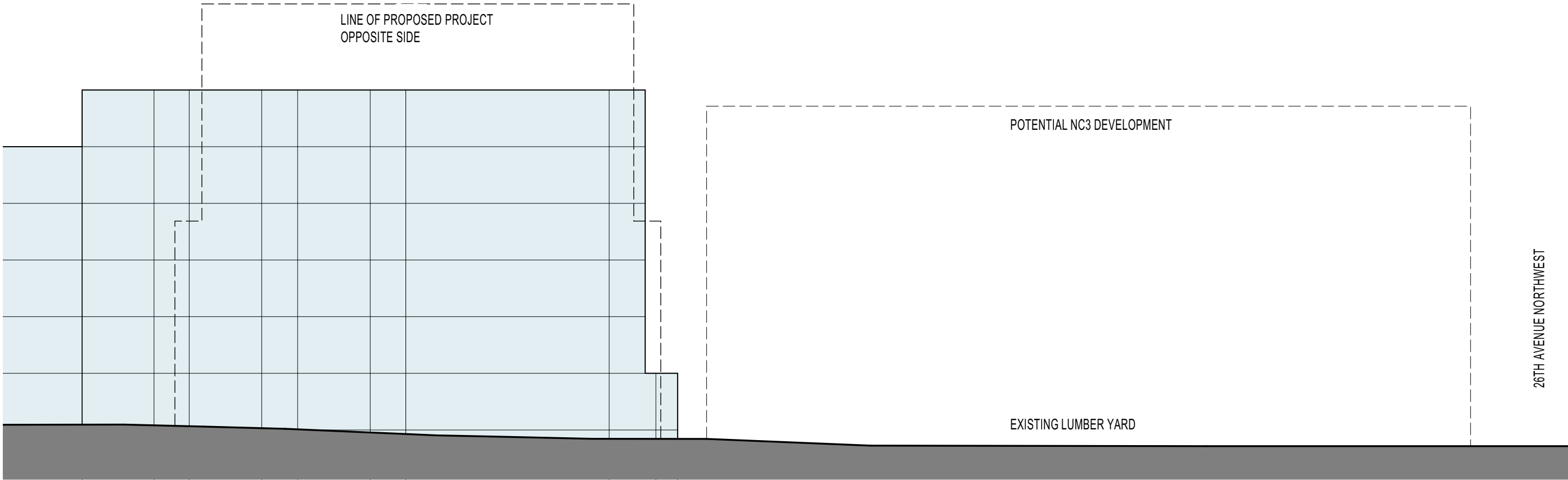
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BLOCK FACE STUDY
NW 56TH STREET - LOOKING NORTH

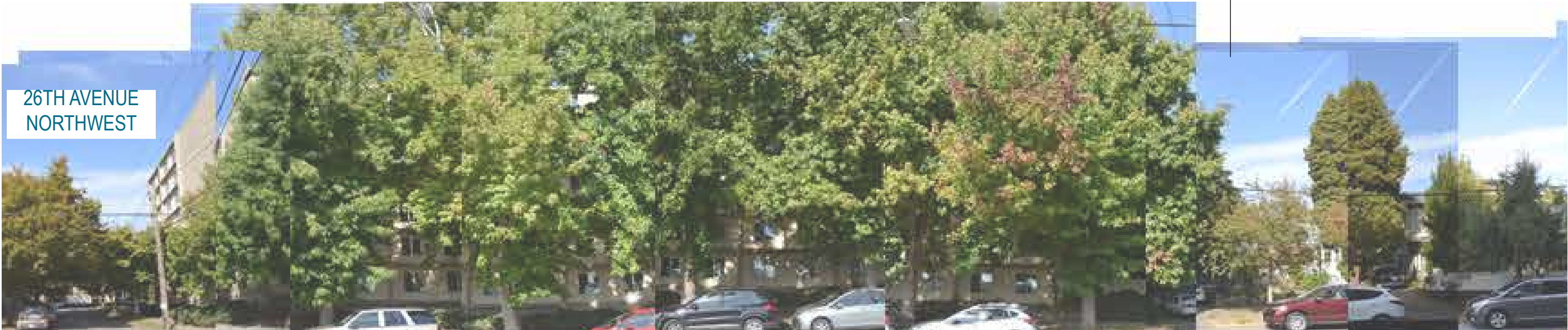
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BLOCK FACE STUDY
NW 56TH STREET - LOOKING NORTH



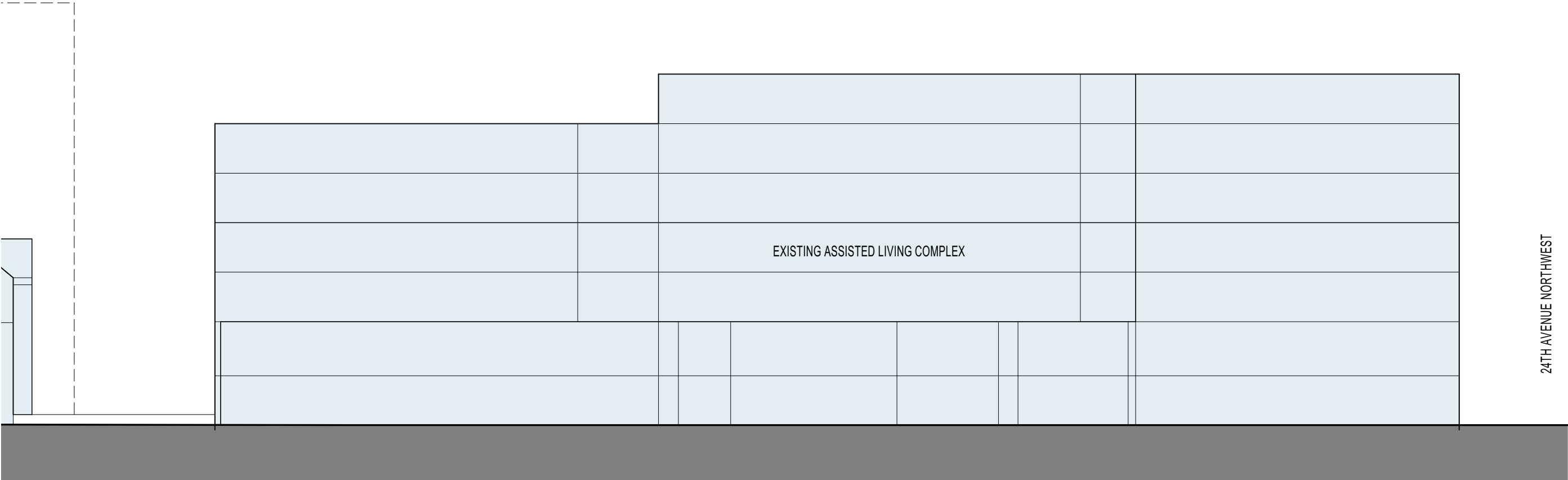
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SUN / SHADOW STUDY

IMPACTS ON SURROUNDINGS

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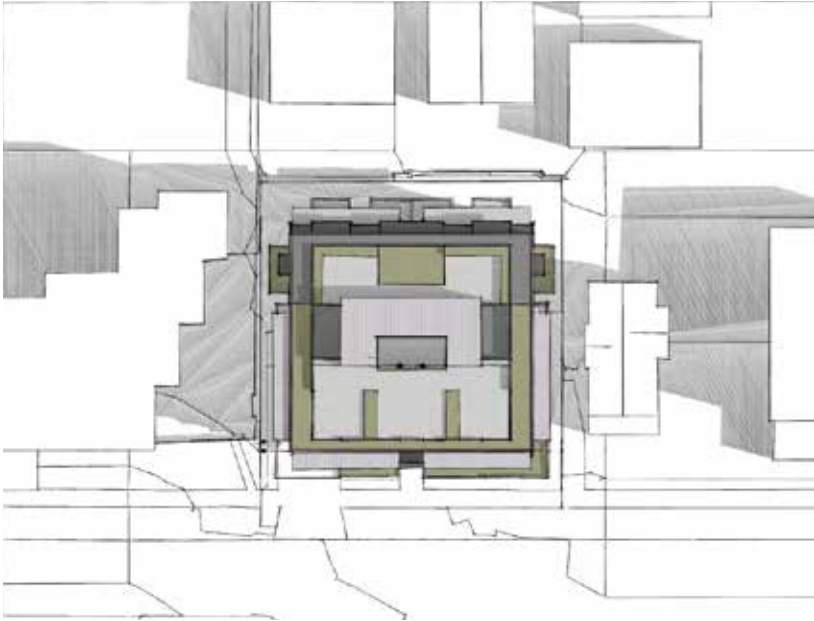
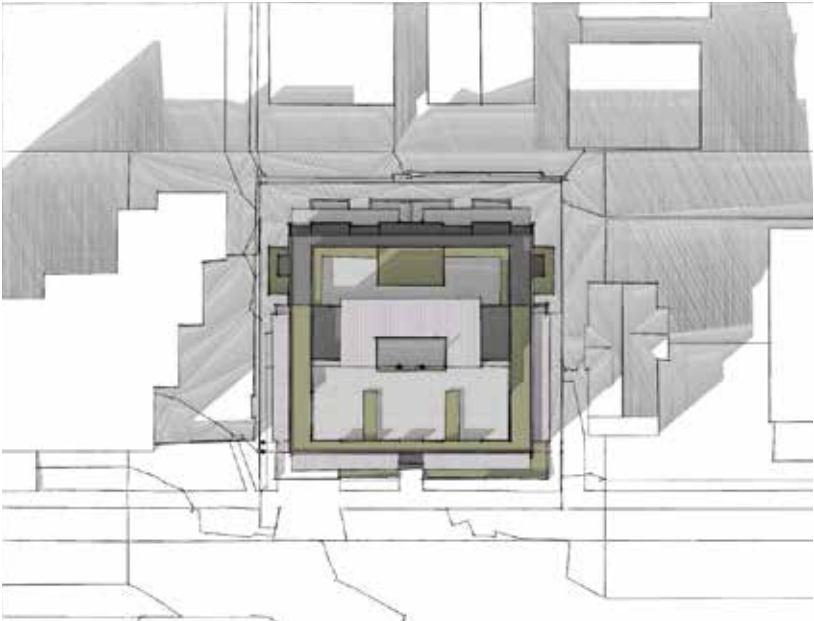
MARCH 21ST. 9:00 AM



MARCH 21ST. NOON



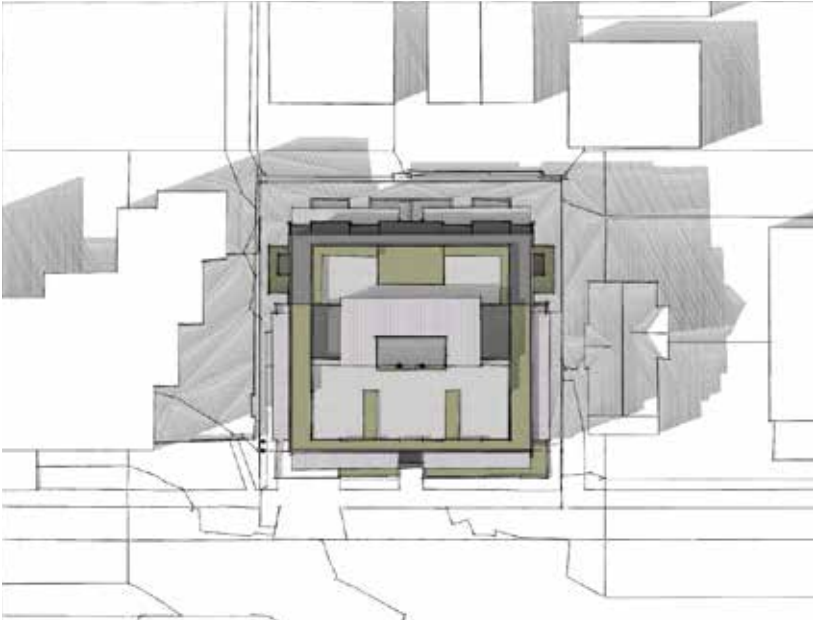
MARCH 21ST. 3:00 PM



JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM

SUN / SHADOW STUDY
IMPACTS ON SURROUNDINGS

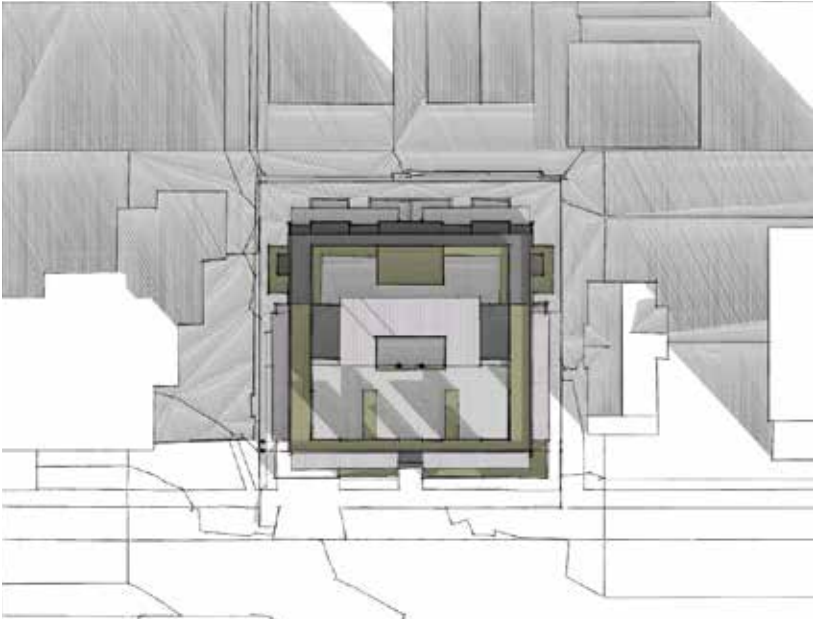
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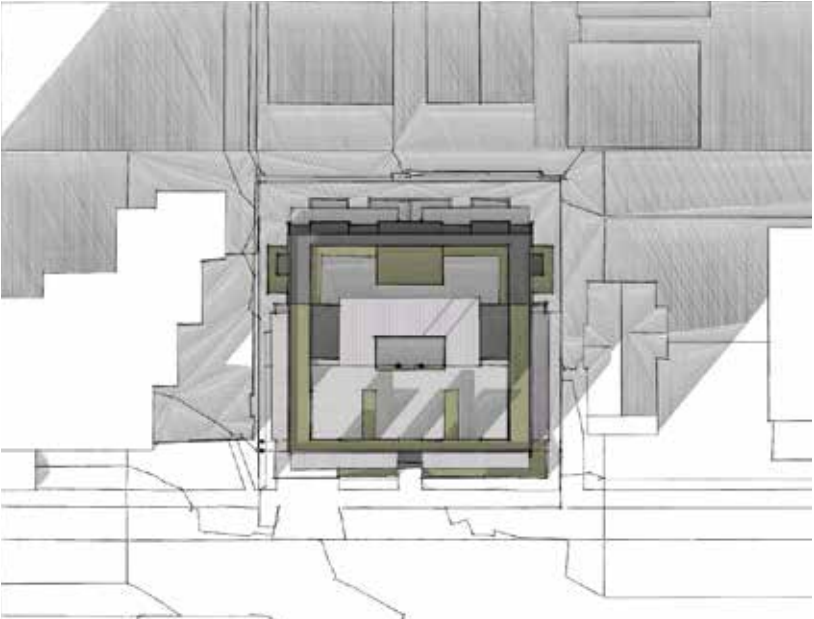
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DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

EXISTING SITE CONDITIONS
SURVEY

9-07)

01.
PROJECT
INFORMATION

LEGAL DESCRIPTION: PARCEL NO: 276770-0090

LOT 18, BLOCK 50, GILMAN PARK, ACCORDING TO PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING
COUNTY, WASHINGTON.

02.
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LEGAL DESCRIPTION: PARCEL NO: 276770-0095

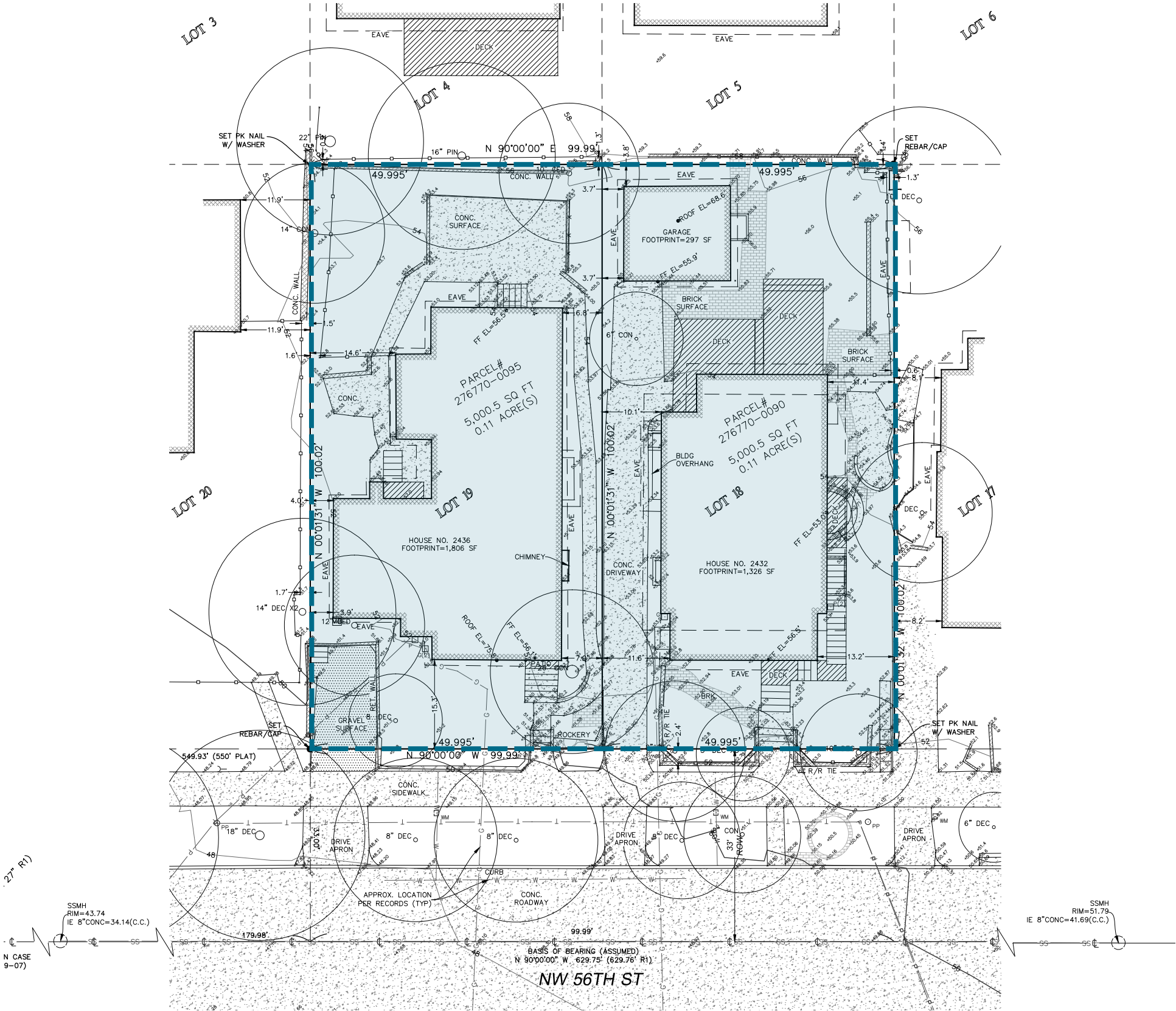
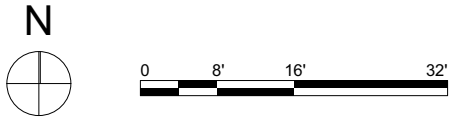
LOT 19 OF IN BLOCK 50 OF THE GILMAN PARK ADDITION,
RECORDED IN VOLUME 3 OF PLATS AT PAGE 40. SITUATE
IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

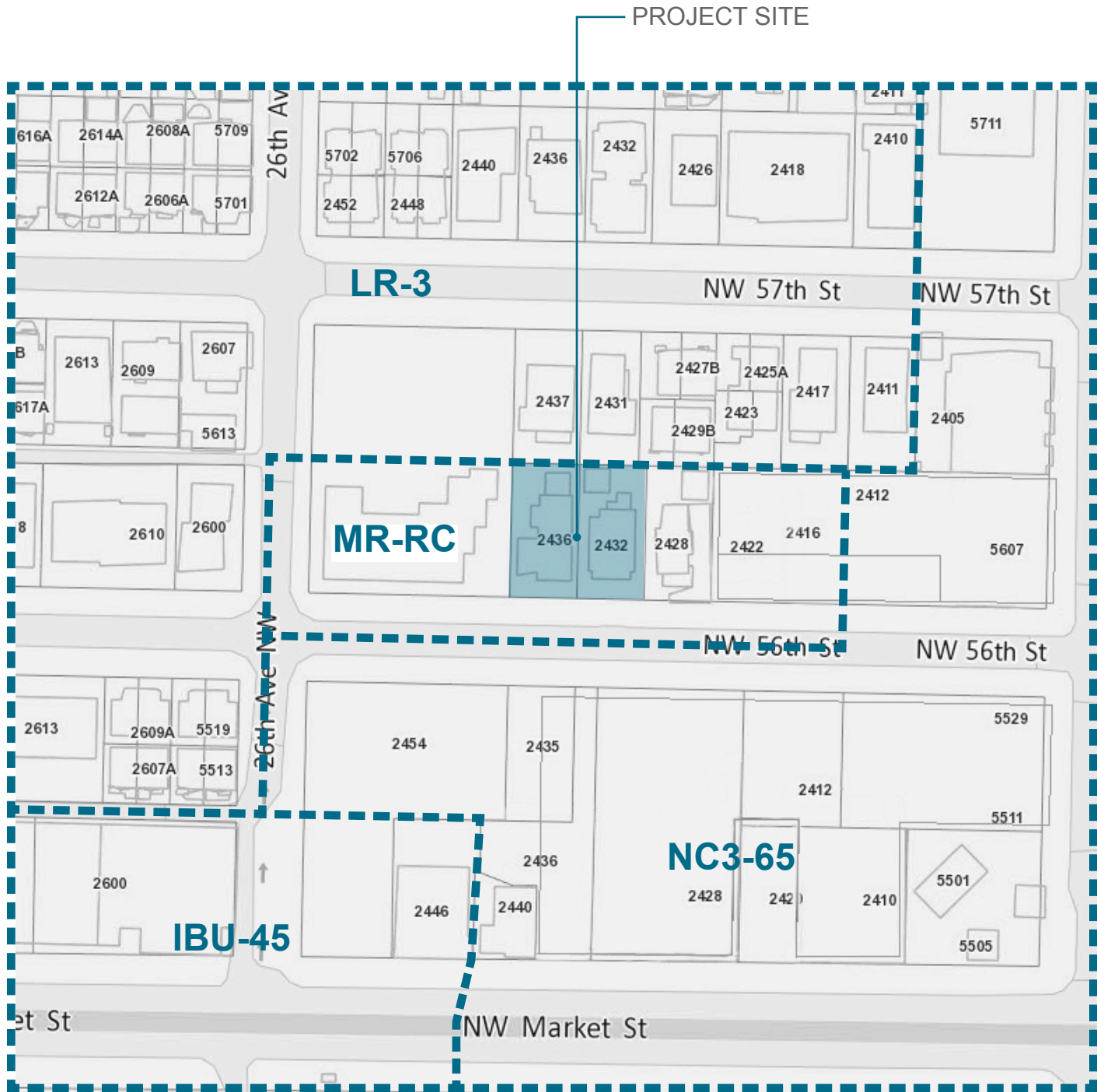
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| LEGEND | | | |
|--------|--------------------------|--|--------------------------|
| | ASPHALT SURFACE | | TELEPHONE (OVERHEAD) |
| | BRICK SURFACE | | WATER LINE |
| | BUILDING | | BUILDING |
| | CENTERLINE ROW | | C.C. CENTER CHANNEL |
| | CONCRETE SURFACE | | CALC'D CALCULATED |
| | RETAINING WALL | | CB CATCH BASIN |
| | DECK | | COS CITY OF SEATTLE |
| | FENCE LINE (CHAIN LINK) | | CON CONIFER |
| | FENCE LINE (WOOD) | | CONC CONCRETE |
| | FIRE HYDRANT | | COR CORNER |
| | GAS LINE | | DEC DECIDUOUS |
| | GAS METER | | ELEV ELEVATION |
| | GRAVEL SURFACE | | FF FINISH FLOOR |
| | NAIL AS NOTED | | G GAS |
| | MAILBOX (RESIDENTIAL) | | LS# LAND SURVEYOR NUMBER |
| | MONUMENT IN CASE (FOUND) | | MEAS MEASURED |
| | POWER METER | | MON MONUMENT |
| | POWER (OVERHEAD) | | OHP OVERHEAD POWER |
| | POWER POLE W/ LIGHT | | OHT OVERHEAD TELEPHONE |
| | REBAR AS NOTED (FOUND) | | PP POWER POLE |
| | REBAR & CAP (SET) | | PROP PROPERTY |
| | ROCKERY | | (R) RECORD DATA |
| | SEWER LINE | | ROS RECORD OF SURVEY |
| | SEWER MANHOLE | | SD SERVICE DRAIN |
| | SIGN (AS NOTED) | | |





| | |
|------------------|---|
| Lot Area: | 10,000 SF |
| Zoning: | MR-RC |
| ECA: | N/A |
| Commercial Use: | N/A |
| Residential Use: | 55 CONDOMINIUM UNITS |
| FAR: | 4.25 PER THE AFFORDABLE HOUSING INCENTIVE PROGRAM (TABLE B 23.45.510) |
| HEIGHT: | 75' BASE HEIGHT PER THE AFFORDABLE HOUSING INCENTIVE PROGRAM (TABLE B 23.45.514) |
| SETBACKS: | FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE B 23.45.518 SIDES: 7' AVERAGE / 5' MINIMUM PER TABLE B 23.45.518 10' AVERAGE / 7' MINIMUM ABOVE 42' PER TABLE B 23.45.518 REAR: 15' PER TABLE B 23.45.518 |
| PARKING: | NONE REQUIRED PER TABLE B 23.54.015 N |
| PARKING ACCESS: | NO ALLEY – ACCESS OFF NW 56TH STREET |
| BICYCLE PARKING: | SHORT TERM = 1 PER DWELLING PER TABLE D 23.54.015 LONG TERM = 1 PER 20 DWELLINGS PER TABLE D 23.54.015 |
| AMENITY AREA: | 5% OF TOTAL GROSS RESIDENTIAL FLOOR AREA PER 23.45.522 C |
| GREEN FACTOR: | A GREEN FACTOR SCORE OF 0.5 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2 |

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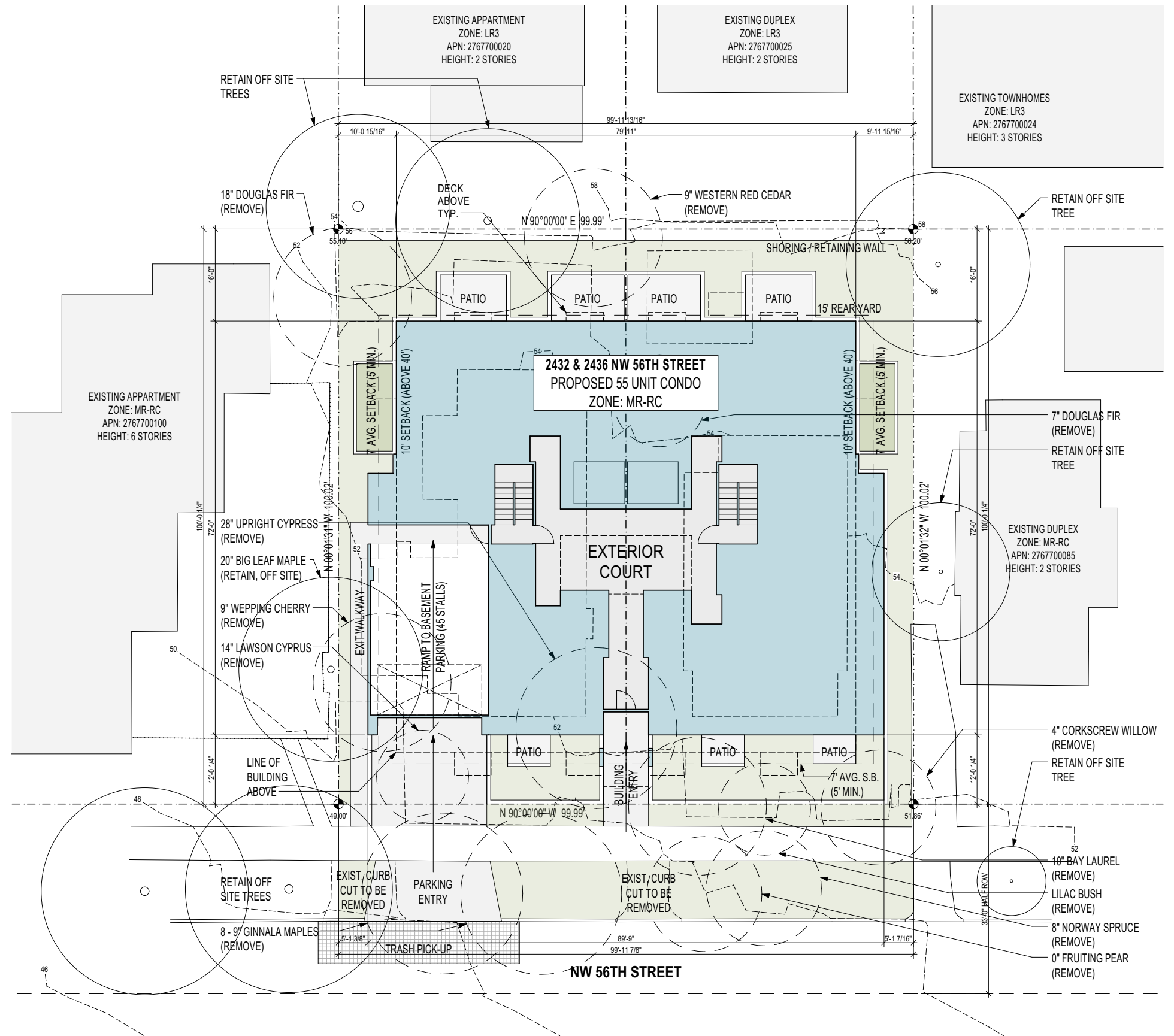
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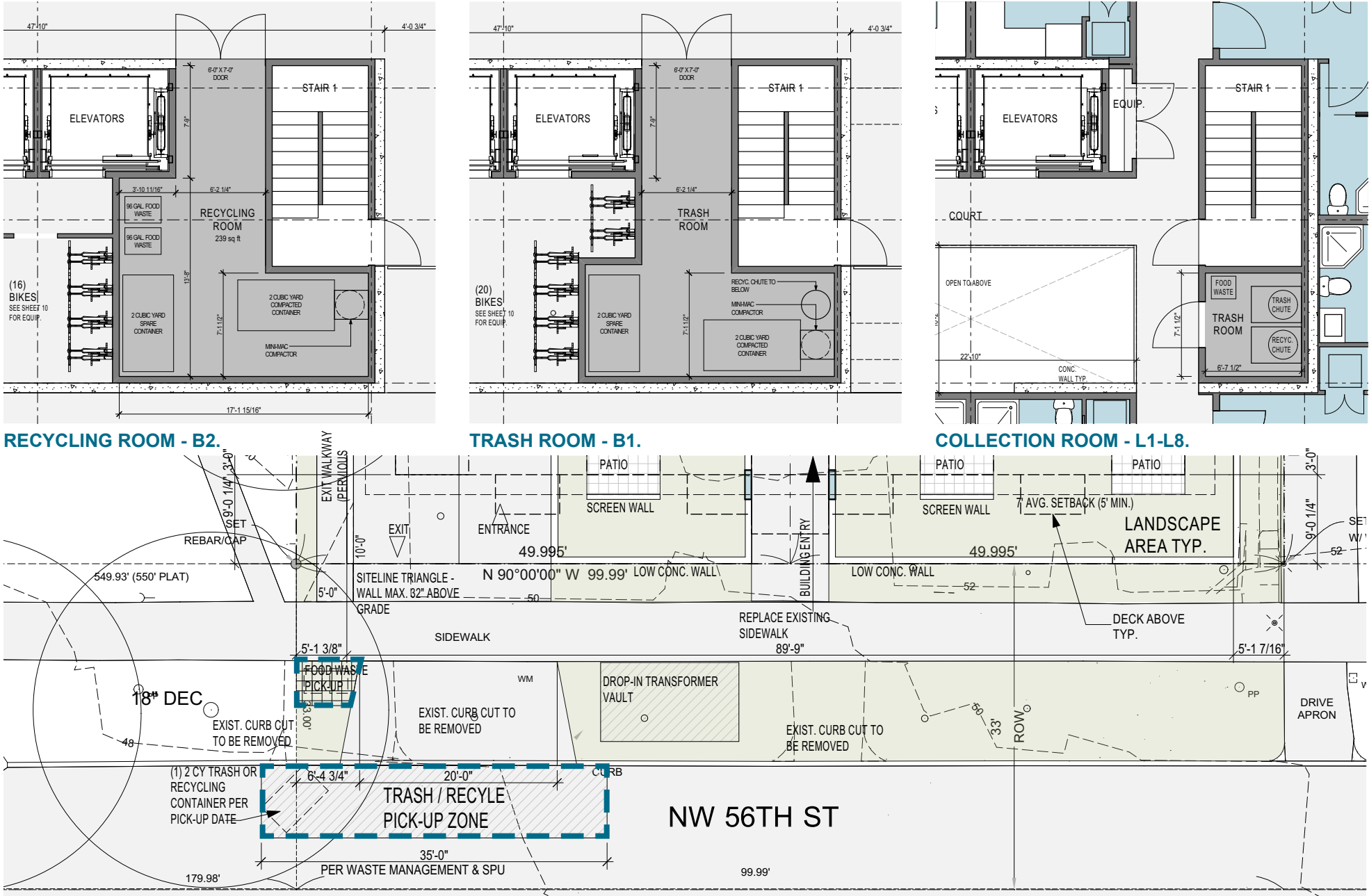
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WASTE / RECYCLING STRATEGY



WASTE PICKUP / STAGING.

SOLID WASTE COLLECTION NARRATIVE:

- Trash, recycling and food-waste collection will occur at each floor level.
- Chutes will carry trash and recycling to the basement parking levels. Food waste containers will be collected by building management at each floor.
- Trash will be collected and compacted at a Basement Level 1 collection room.
- Recycling will be collected and compacted at a Basement Level 2 collection room.
- Compacted containers will be transported by facility management to the street for pick-up.
- Recycling and Trash pickup days will be staggered so only one container at a time will be on the street.
- SDOT has approved a loading zone during pickup periods. Waste Management requires 35' for pickup. This has been combined with the entry drive to minimize impact to street parking.

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DESIGN STANDARDS
DESIGN NARRATIVE

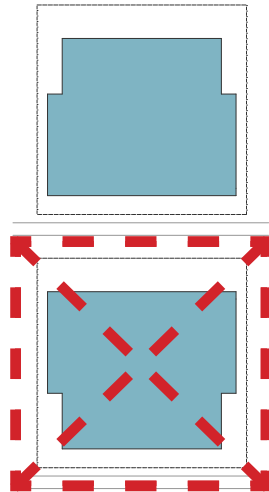
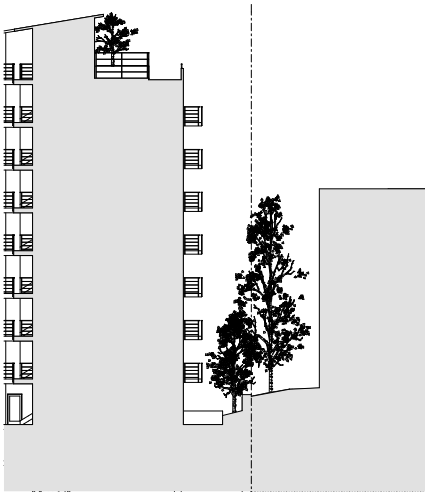
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CS2: Urban Pattern and Form

A.2 Architectural Presence

This building, being a mid-block residential structure on a block composed of residential structures is not a “high profile” building. Its design should be a calming presence on a street where, visually, there is already a lot going on. It seems appropriate to be a fairly simple volume emphasizing the street edge with the goal of an elegant composition of façade elements.

B.2 Connection to Street

Being a mid-block site we have one opportunity to interact with the street and the city and that is the street facing façade. We desire to maintain the street edge with a consistent façade rhythmically composed of large glazing and cantilevered balconies. The ground floor is best set back to provide privacy and opportunities for landscaping along the sidewalk. Street level private areas would enliven the streetscape.

CS2: Urban Pattern and Form

D.2 Existing Site features

The site slopes up from the street to the rear of the property a total of 9 feet. Through the use of retaining walls we are able to utilize this grade difference to minimize the impacts of our project on the LR zoned properties to the north by reducing its mass. A garage entry location to the West utilizes the slope of the street to minimize the ramp slope for access to the parking garage.

D.4 Massing Choices

In transitioning to the LR zoned properties to the North additional building setback in the rear would be beneficial by incorporating landscaping that will screen and buffer the mass of our building. Being wider to the street and narrower to the rear would also benefit the neighbors to the north. A high percentage of glazing on the North elevation would increase transparency and thus reduce the perceived mass of the structure.

CS3: Architectural Context and Character

A.2 Contemporary Design

This project will incorporate modern design and materials in keeping with current explorations throughout the Ballard neighborhood. The design incorporates large window areas, cantilevered steel balconies, metal siding, panelized siding and clear forms.

A.4 Evolving Neighborhoods

Building upon other recent design trends in this evolving neighborhood of Ballard, this building explores contemporary design features but seeks to create a calming cohesive presence emphasizing composition and rhythm over bold forms.



PL3: Street-Level Interaction

- A.1 Design Objectives**
Emphasize the pedestrian building entry by centering it on the façade and accenting with an entry canopy. Access directly to the street with paved surfacing adjacent to landscape areas. Privacy to adjacent ground floor residences should be screened/ defined by retaining walls and planting. Continuity to the central external circulation court would provide a positive relationship of the exterior to the interior.
- A.2 Ensemble of Elements**
An entry portal integrated with other façade elements would a clear point of entry. Retaining walls, planting and paving should be used to emphasize the entry approach, provide privacy to adjacent private patios. The proximity of these private areas would enliven the street and building entry.
- B.4 Interaction**
A central exterior court would be a location for residents to meet and gather, and allow for interactions from floor to floor. The main building entry should lead directly to this court as an extension of this interaction. Cantilevered balconies will serve to connect individual units with the streetscape.

DC2: Architectural Concept

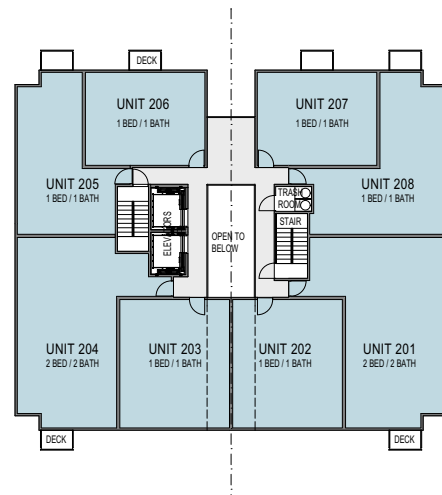
- A.1 Site Characteristics and Uses**
The street façade should emphasize the street edge and take advantage of views and interaction opportunities. The rear façade should be narrower in deference to the LR zoned properties to the North.
- B.2 Façade Composition**
The building should be conceived as a complete structure with the rear façade having much of the same character as the street façade. The sides should also maintain this cohesive approach while reducing the glazing area for privacy to neighboring structures. The composition of elements (windows, balconies, canopies) should be clear and rhythmic while relating to the internal uses.
- C.1 Visual Depth and Interest**
Cantilevered balconies create texture and articulation in keeping with many other Ballard residential projects. Increasing the setback of the ground level allows for maximum landscaping and the opportunity to introduce bay windows enlivening this ground level façade with an additional layer of human scaled massing.

DC4: Exterior Elements and Finishes

- A.1 Exterior Finish Materials**
The exterior should be composed of a limited number of exterior materials related to form. Metal siding, panelized siding, wood elements will clarify the form of the building and be consistent on all facades. The panel pattern should be designed to relate directly to the window arrangement.
- A.2 Climate Appropriateness**
The metal siding and panel siding are highly durable and will be designed for building envelope integrity. Darker colors will be more easily maintained. Being prominent, the balconies will be designed in steel so as to not visibly degrade over time.
- D.1 Choice of Plant Materials**
The entire site will be re-landscaped in a manner that is consistent with the project design and integrates appropriately with neighboring structures. Screening, security and an enjoyable natural environment will be the main goals. New street trees will be planted in consultation with SDOT.

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OPTION 1 SLOT DESIGN



UNIT AREA: 40,183 sq ft
GROSS FLOOR AREA: 43,263 sq ft
RESIDENTIAL FLOOR AREA: 41,823 sq ft

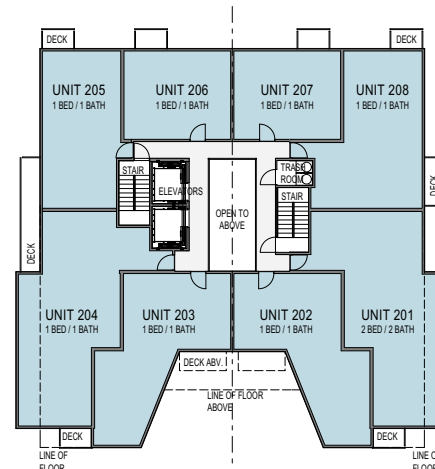
POSITIVES:

- Modulation of the street facing façade.
- Separation of the rear façade into two structures.
- Slot defines building entry at street and from afar.
- Slot provides light and air to circulation areas.

NEGATIVES:

- A more vertical expression emphasizes the building height.
- Reduced side yard building articulation.
- 16 units have primary outlook to side yards reducing privacy toward neighbors.
- More building area in side yards. A setback departure is required.

OPTION 2 COURT DESIGN



UNIT AREA: 41,147 sq ft
GROSS FLOOR AREA: 44,504 sq ft
RESIDENTIAL FLOOR AREA: 42,402 sq ft

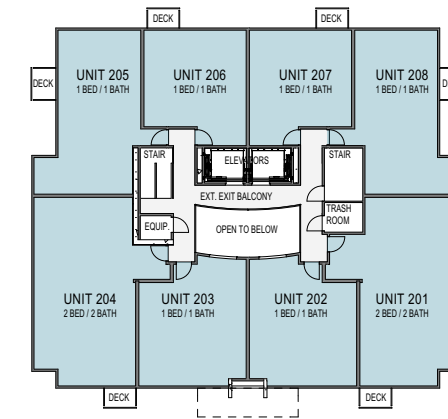
POSITIVES:

- Courtyard provides entry definition.
- Courtyard provides openness to street and cohesive landscape area.
- Increased depth allows sideyards to meet code requirements.
- Units primarily face north and south.

NEGATIVES:

- No front yard setback brings mass of building close to pedestrians.
- Landscaping along sidewalk is reduced.
- Street face established by other structures on NW 56th is not maintained.
- Isolates adjacent duplex structure from street.
- Req. departure for structure depth & configuration of the street facing court.

OPTION 3 PREFERRED DESIGN - CODE CONF.



UNIT AREA: 40,318 sq ft
GROSS FLOOR AREA: 43,799 sq ft
RESIDENTIAL FLOOR AREA: 41,695 sq ft

POSITIVES:

- Maximized streetscape area for landscaping adjacent to the sidewalk.
- Street level articulation and private outdoor spaces enliven the streetscape.
- Creates a massing similar in scale and articulation to others on the block.
- Narrow façade at rear allows openness for LR zoned properties to North.
- Main living areas to front and rear allows maximum glazing for façade transparency and more privacy to neighboring properties to East and West.
- Code conforming design.
- NEGATIVES:
- Consolidated form could be heavy if not properly modulated with glazing and finish materials.

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EDG GUIDANCE

NARRATIVE RESPONSE

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1. Massing Response to EDG:
The Board supported the design evolution of the three massing alternatives, which vary in their approach to the design of the street facing façade. Concerns about the vertical expressions shown in Option 2 and the blank wall conditions on the east and west façades of Option 1 prompted the Board to focus their discussions on Option 3 (preferred massing alternative). The Board did support the proposed ground level setback and modulation on the east and west façades but concerns remained on the scale of the massing as seen from NW 56th Street, shading on adjacent properties, and privacy impacts. The Board recommended the applicant move forward in the development of Option 3 in response to the guidance provided. (CS2-D-1. Existing Development and Zoning, DC2-B-2. Blank Walls)

A. The Board was concerned with the overall scale of the massing as seen from NW 56th Street. The Board recommended setting back the second floor to create a strong two-story base for the structure and establish an order to the massing that can be reinforced through façade articulation introduction of secondary architectural elements. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features)

Response: As suggested by the board we have maintained our originally proposed increased setback at the ground level but have now also setback the second level an equal amount. This base element now more clearly relates to the lower height framing masses adjacent to the side lot lines. This additional second story setback allows for a taller and more distinctive entry statement. Balconies have been

provided for the units at this level but have been treated in a distinct manner to clearly distinguish the base from the body of the structure. These balconies provide an additional layer of depth and detail for the street level façade.

B. The development site is located adjacent to a Lowrise 3 zone. Echoing public comment, the Board was concerned with the height, bulk, and scale of the proposal and directed the applicant to set back the upper level on the north façade to alleviate potential impacts on adjacent properties. The Board also recommended that all activity on the roof along the zone transition is pulled back from the edge by extending the planter to restrict access. (CS2-D-3. Zone Transitions, CS2-D-5. Respect for Adjacent Sites, CS1-B-2. Daylight and Shading)

Response: As suggested by the board we have maintained our rear setback at 16' for the entire façade (15' required) but have now also setback the top two floors an additional 3'-3" in order to reduce the visual mass of the building and provide more visual access to the sky dome. A roof overhang has been added at the setback transition to further conceal the upper two floors from ground view by creating a false building top and thus further reducing the perceived mass. The roof deck has been arranged so that tenant activity is set back from the edge by the railing location and the provision of green roof at the roof edge.

2. Façade Composition:
A. Echoing public comment, the board was concerned with the proposed façade composition as shown for Option 3 and recommended the applicant pull from the neighboring context in the development of all façades and selection of materials. (CS2-A-2. Architectural Presence, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-B-1. Façade Composition)

Response: The façade has been developed to reflect the interior arrangement of the building and provide for a very high percentage of transparency. This regular, geometric composition is in keeping with the precedent established by the window pattern of the Merrill Garden facility to the east of our project on NW 56th Street as well as numerous other buildings in Ballard including some of historical significance. As suggested by the board we have also revised the panel expression by grouping the façade in two story increments instead of each story individually. This provides for more variety in the facade. The introduction of wood panels echoes the wood siding on the Merrill Gardens facility as well as the wood accents on the Mark 24 apartments across the street. We have also varied the balcony expression by grouping the central balconies on the upper four floors.

B. The Board recommended the application of materials along the base of the structure wrap around to the east and west façades to further strengthen the massing modulation. (DC4-A-1. Exterior Finish Materials)



Response: As suggested by the board we have more clearly established the relationship between the base and the side framing masses. They are planned to be clad in the same building material and are distinct from the rest of the building.

C. Balconies.

I. The Board was concerned with the balconies as proposed, especially on the north and south façades. Arguing that the balconies on the street-facing façade contribute to composition issues, the Board recommended the applicant explore ways that the balconies can be clustered and integrated into the design of the façade to reinforce the massing modulation and avoid looking tacked on. (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)

Response: The balconies have been located so as to enhance the patterning of the façade. We have varied the balcony expression by grouping the central balconies on the upper four floors. Opaque glass rails brings another layer of finish adding interest to the façade composition.

II. The Board supported the design of the balconies on the east and west façades but directed the applicant to provide a window study analysis with the adjacent properties and minimize impacts where necessary. The Board also suggested the applicant explore eliminating balconies where there are more than one attached to a residential unit. (CS2-D-5. Respect for Adjacent Sites)

Response: Balconies in the side yards (east and west) have been eliminated at the lower stories where awkward interactions with the neighboring properties could result. At the upper stories where views from the units are desired and neighbor interaction is not as problematic decks have been reintroduced. Opaque glass railings will minimize visual connection with nearby neighbors and provide privacy for the units.

III. The Board suggested the applicant explore utilizing Juliet or shallow balconies on the north façade to increase access to light and air to the units below. (CS1-B-2. Daylight and Shading)

Response: As suggested by the board 18" deep balconies have been designed for the north façade in order to reduce potential privacy issues with the neighboring properties to the north. This will also increase daylight levels in the rear yard as well as into the rear facing units. At the upper two stories where views are a premium large balconies are proposed but are setback behind the façade of the levels below. Opaque glass railings will minimize visual connection with nearby neighbors and provide privacy for the units.

3. Primary Entry:

A. The Board was concerned with the design of the primary entry and recommended developing a design that is integrated into the new two-story base and reads as a primary entry from the public right of way. The Board suggested this entry can be used as a design element to break down the massing and provide a

more appropriate scale along NW 56th Street. (PL3-A. Entries, DC2-D-1. Human Scale)

Response: The entry "portal" has been reconfigured to take advantage of the additional height resulting from recess of the second story. A steel supporting structure is a distinct entry element while echoing other metal elements of the façade. Wood wall and canopy elements maintain a cohesive building design while providing warmth at the major point of human/building interaction. A steel entry gate design will be developed that relates to the building façade and that can be echoed in the screen elements providing privacy for ground level units.

4. Driveway Configuration and Vehicular Access:

A. The Board was concerned with sight lines and pedestrian safety along NW 56th Street due to the current configuration of the driveway as shown. The Board recommended incorporating design elements that promote pedestrian safety (differentiation of the paving, mirrors, etc.) and requested additional details and perspectives be provided at the next meeting. (DC1-B-1. Access Location and Design, DC1-C-2. Visual Impacts)

Response: Rather than relying on mirrors etc. we have reconfigured the ramp and retaining wall configuration so that the walls are less than 30" in height allowing clear line of site to pedestrians. The fact that there is 16' between the edge of the sidewalk and the face of the garage door will allow visibility and reaction time for both pedestrians and drivers.

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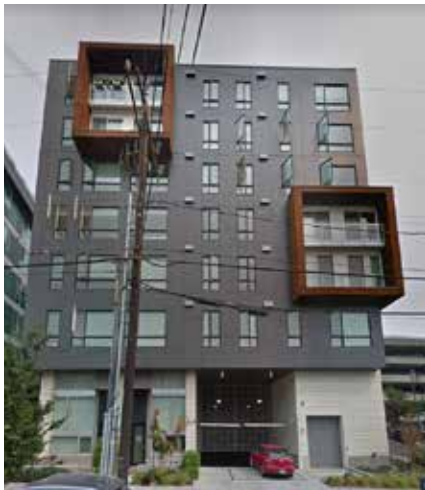
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DESIGN GOALS:

- Maintain the street edge.
- Create a cohesive massing that is calm and respectful.
- Provide a transition to the LR zoned properties to the North.
- Setback the ground level to allow for maximum landscaping along sidewalk.
- Emphasize the main pedestrian entry.
- Relate units primarily to the street and rear yards.
- Reduce impact of vehicle entrance.
- Use corner articulation to reduce mass and enhance views.
- Utilize cantilevered balconies to provide façade articulation, contemporary aesthetic & street interaction.



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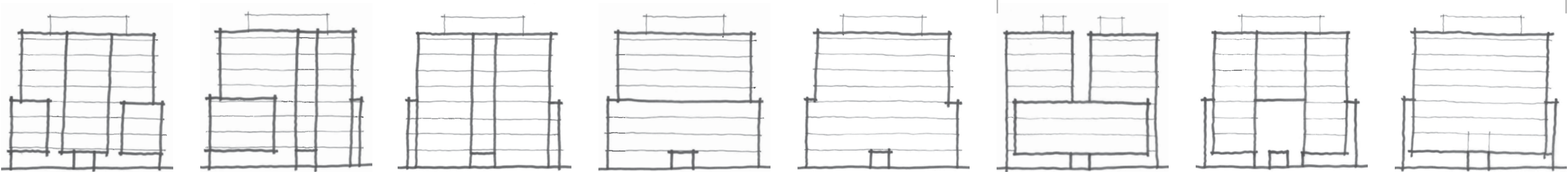
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PRELIMINARY MASSING STUDIES.



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FIRST / SECOND BASEMENT FLOOR PLAN

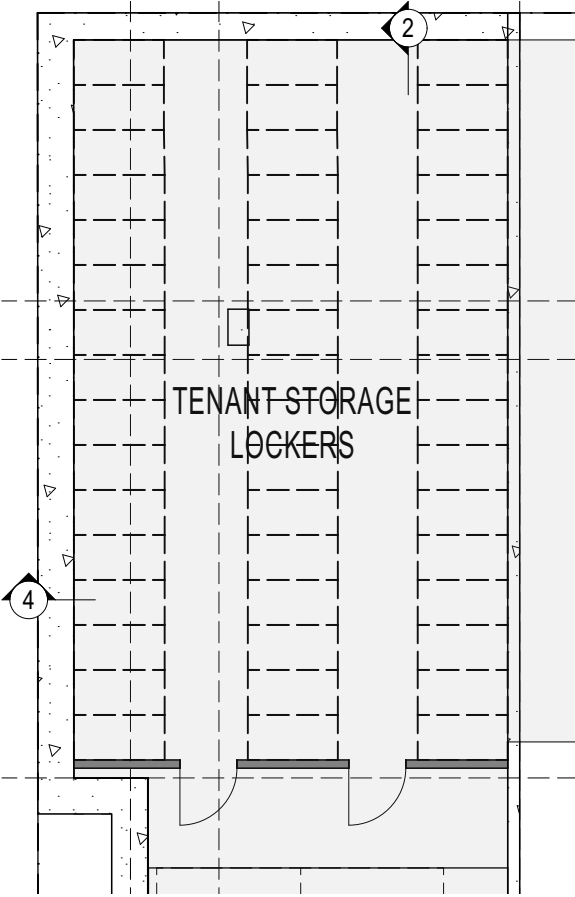
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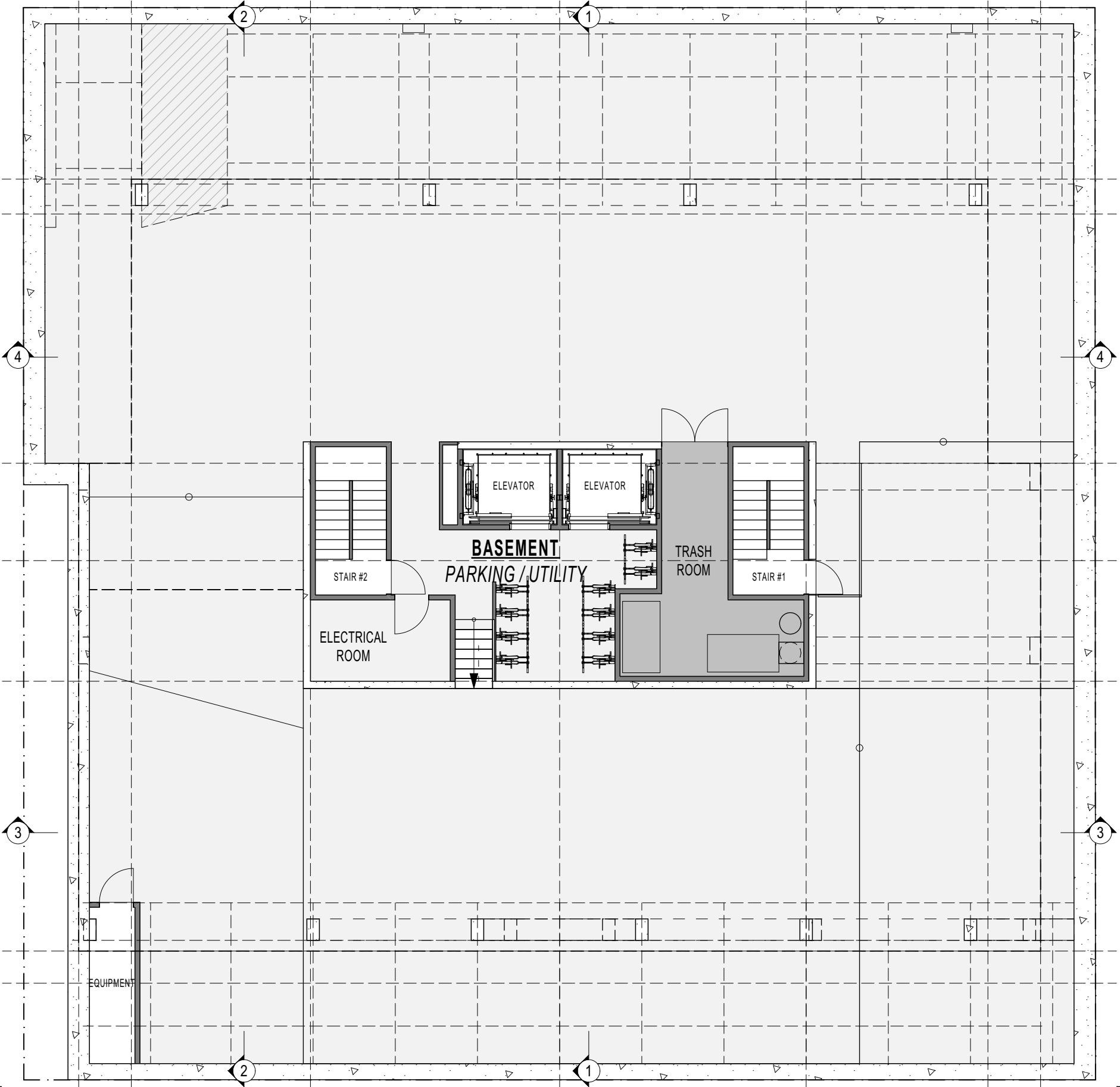
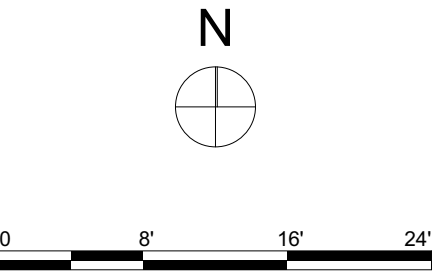
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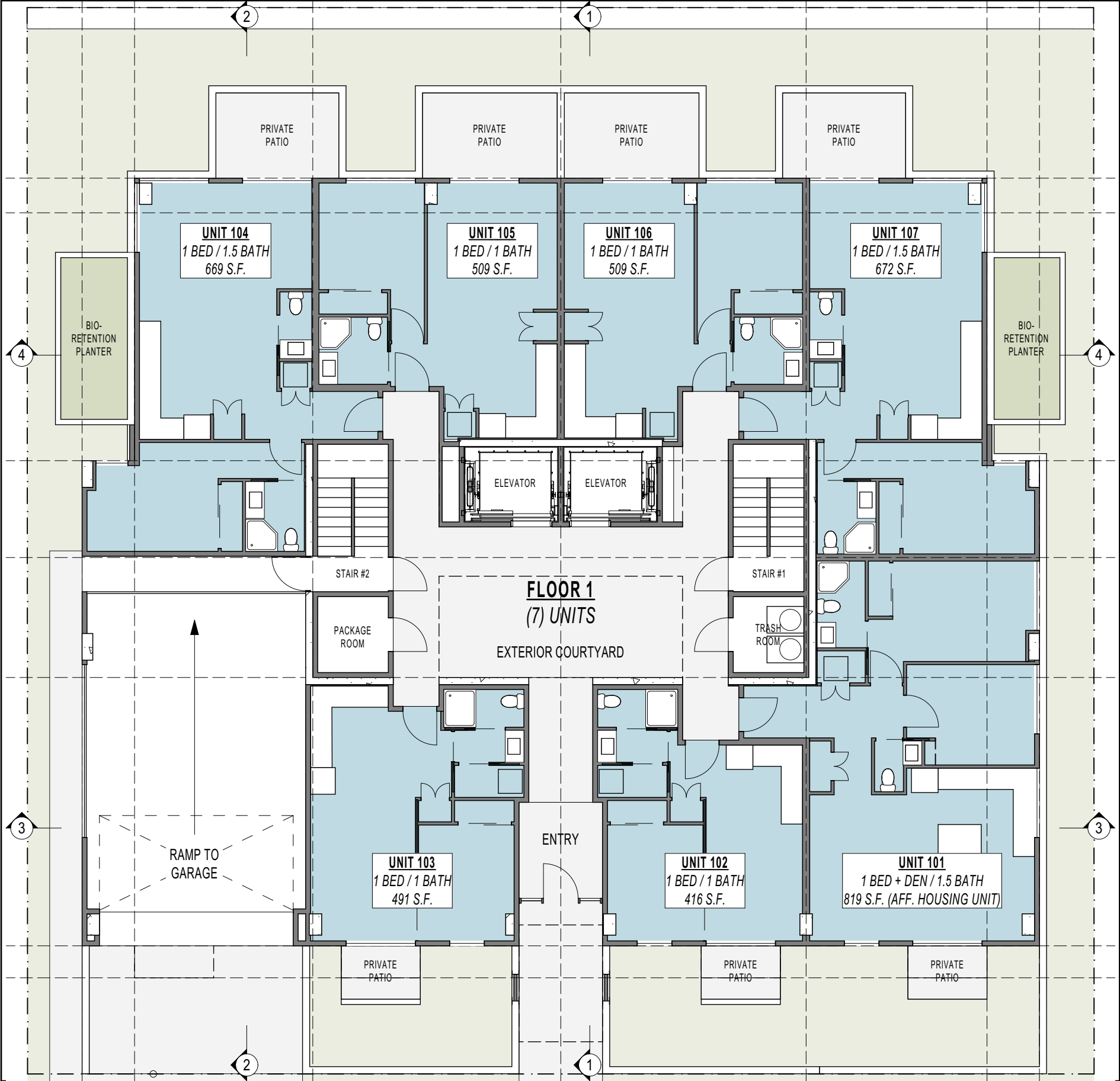
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THIRD BASEMENT



2432 NW 56TH STREET
COMPOSITE FIRST FLOOR PLAN



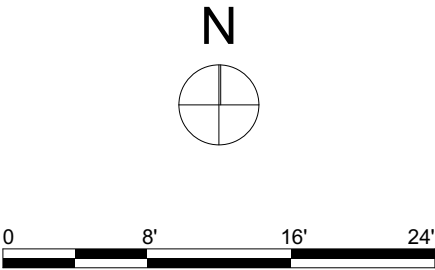
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2432 NW 56TH STREET
SECOND FLOOR PLAN

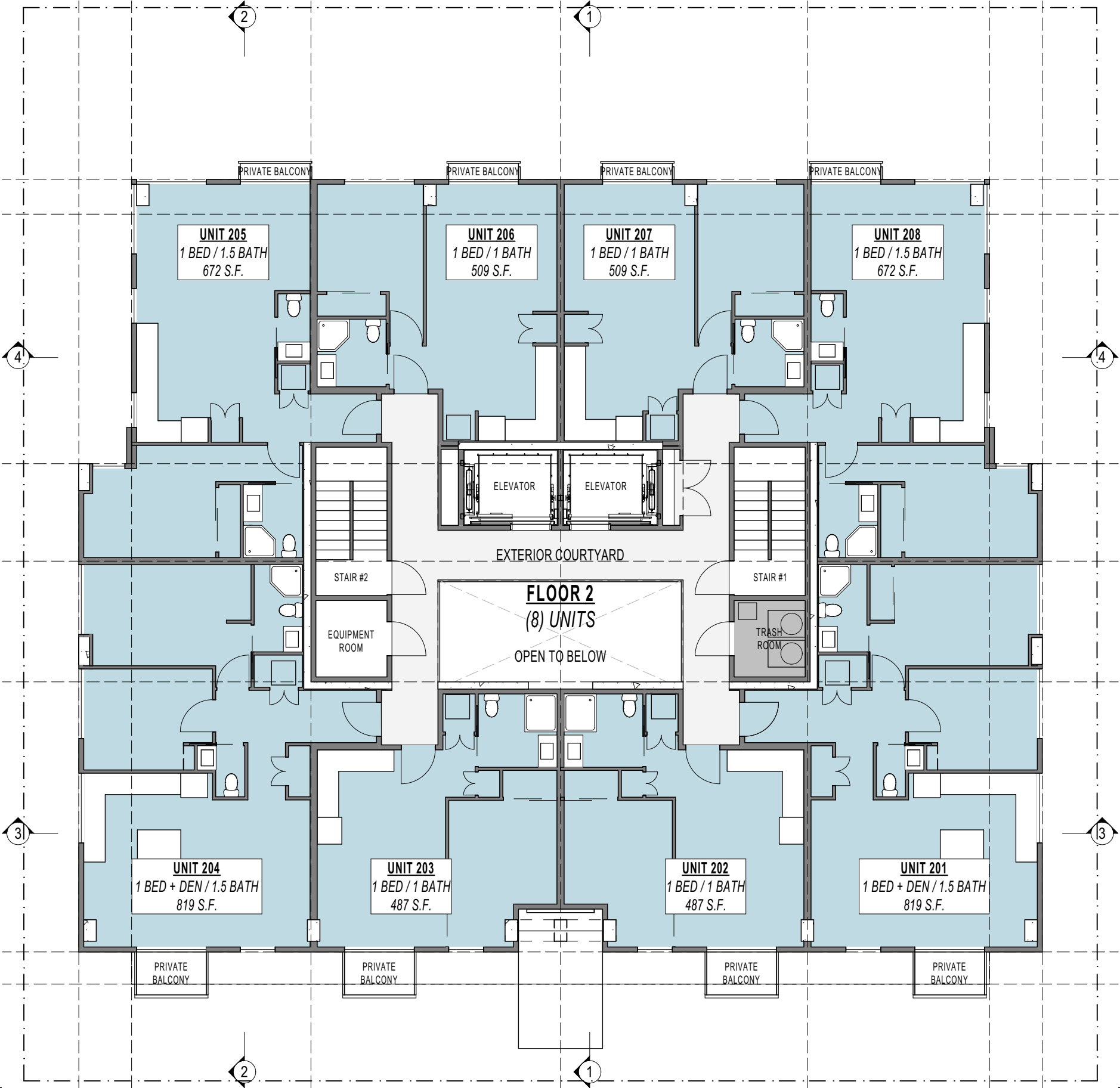
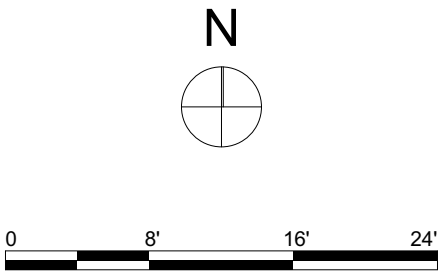
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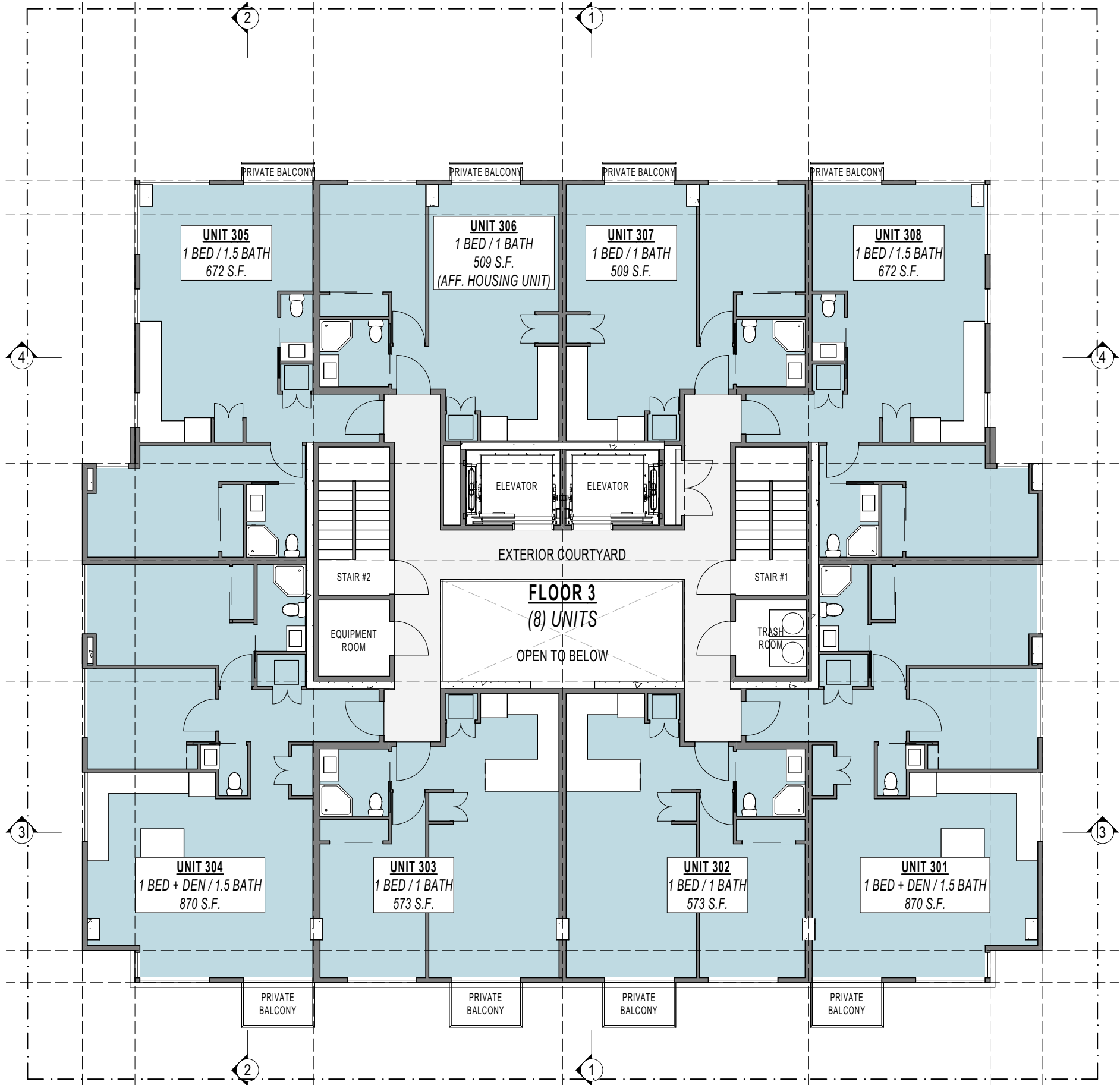
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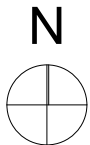
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FOURTH FLOOR PLAN

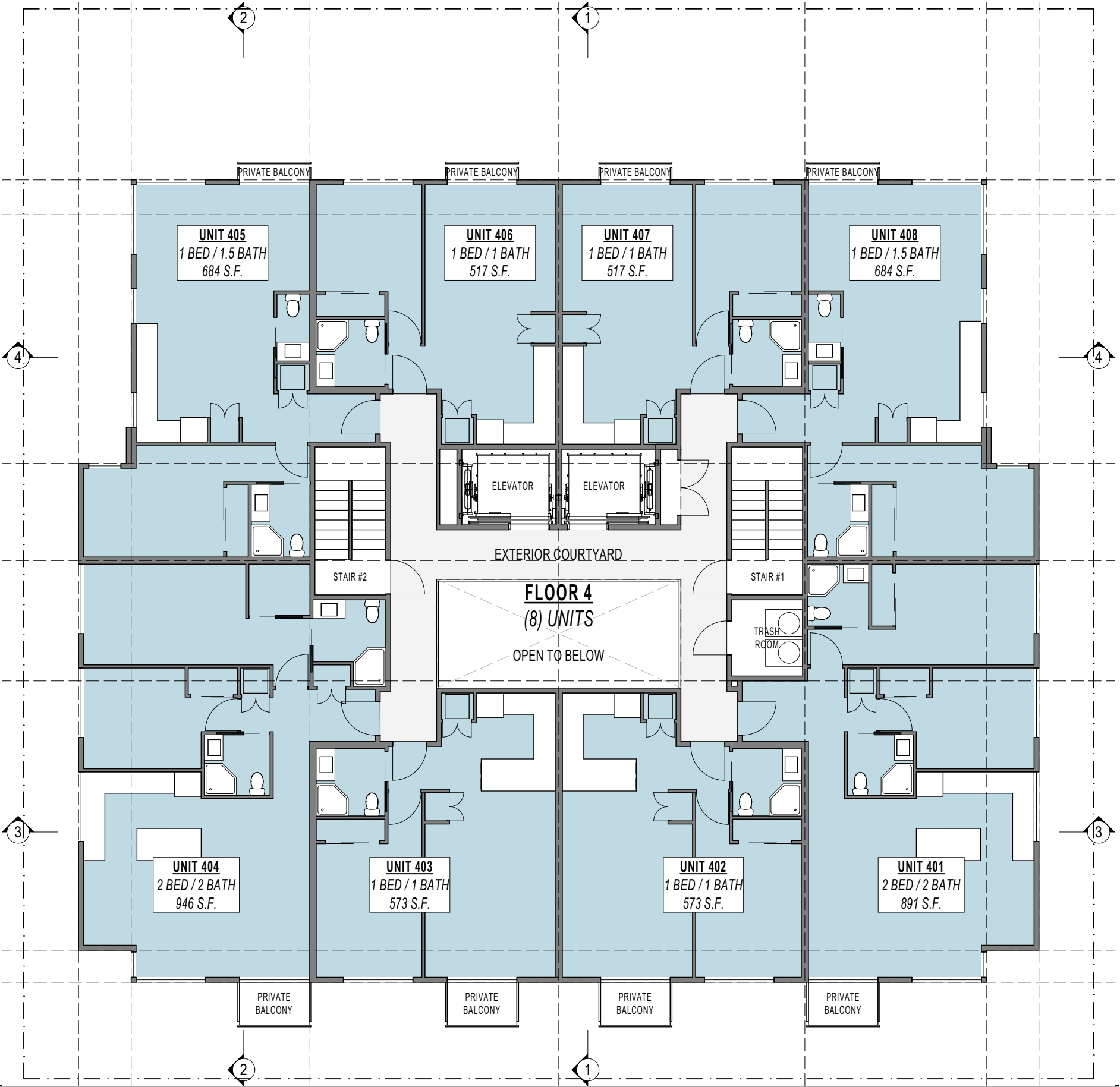
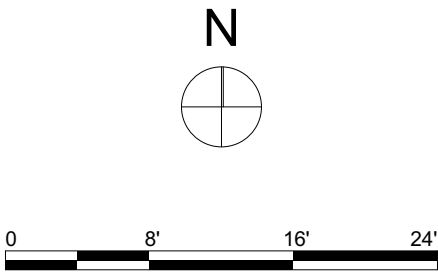
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FIFTH & SIXTH FLOOR PLAN

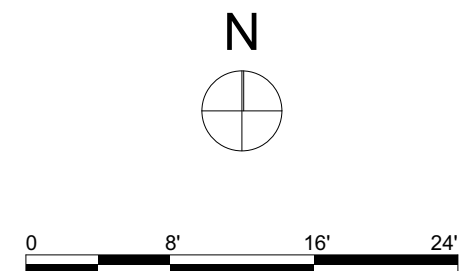
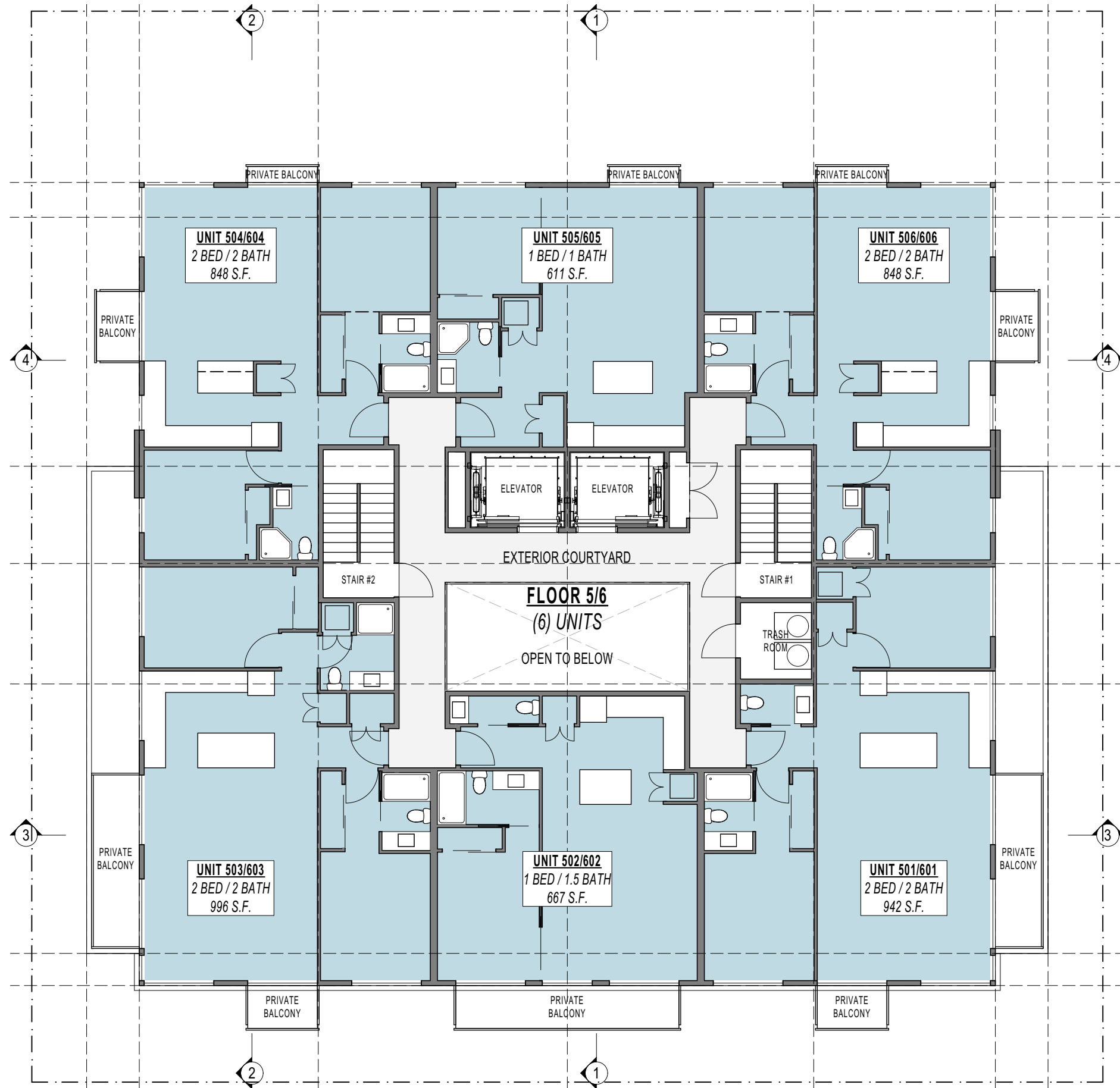
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SEVENTH & EIGHTH FLOOR PLAN

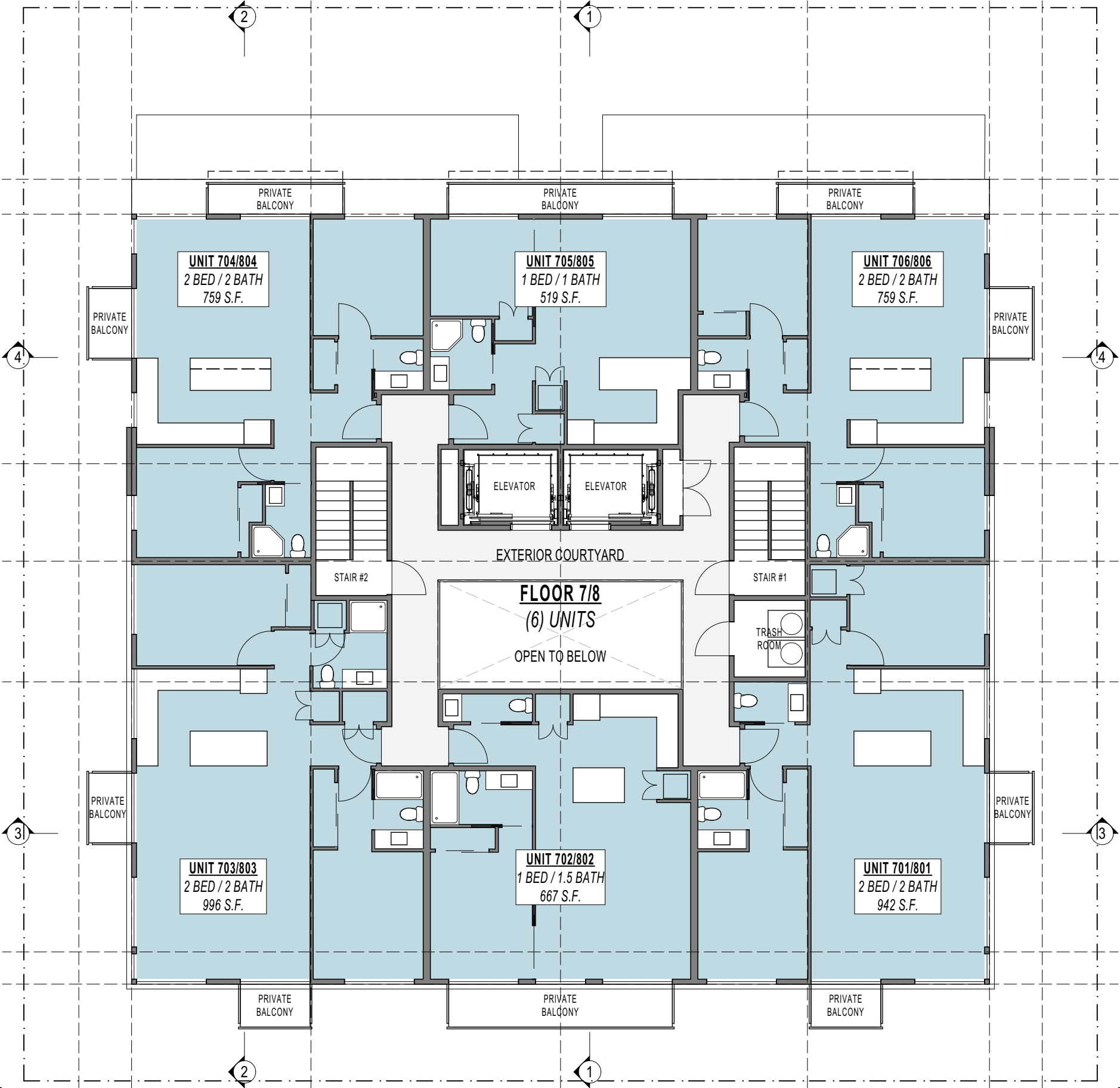
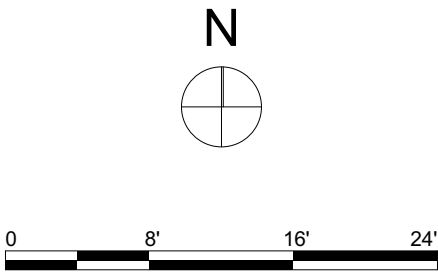
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ROOF DECK PLAN

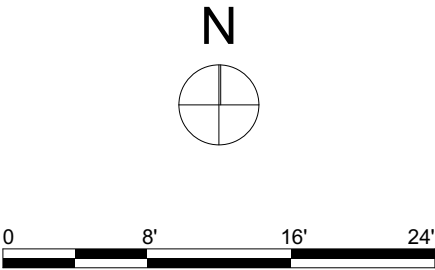
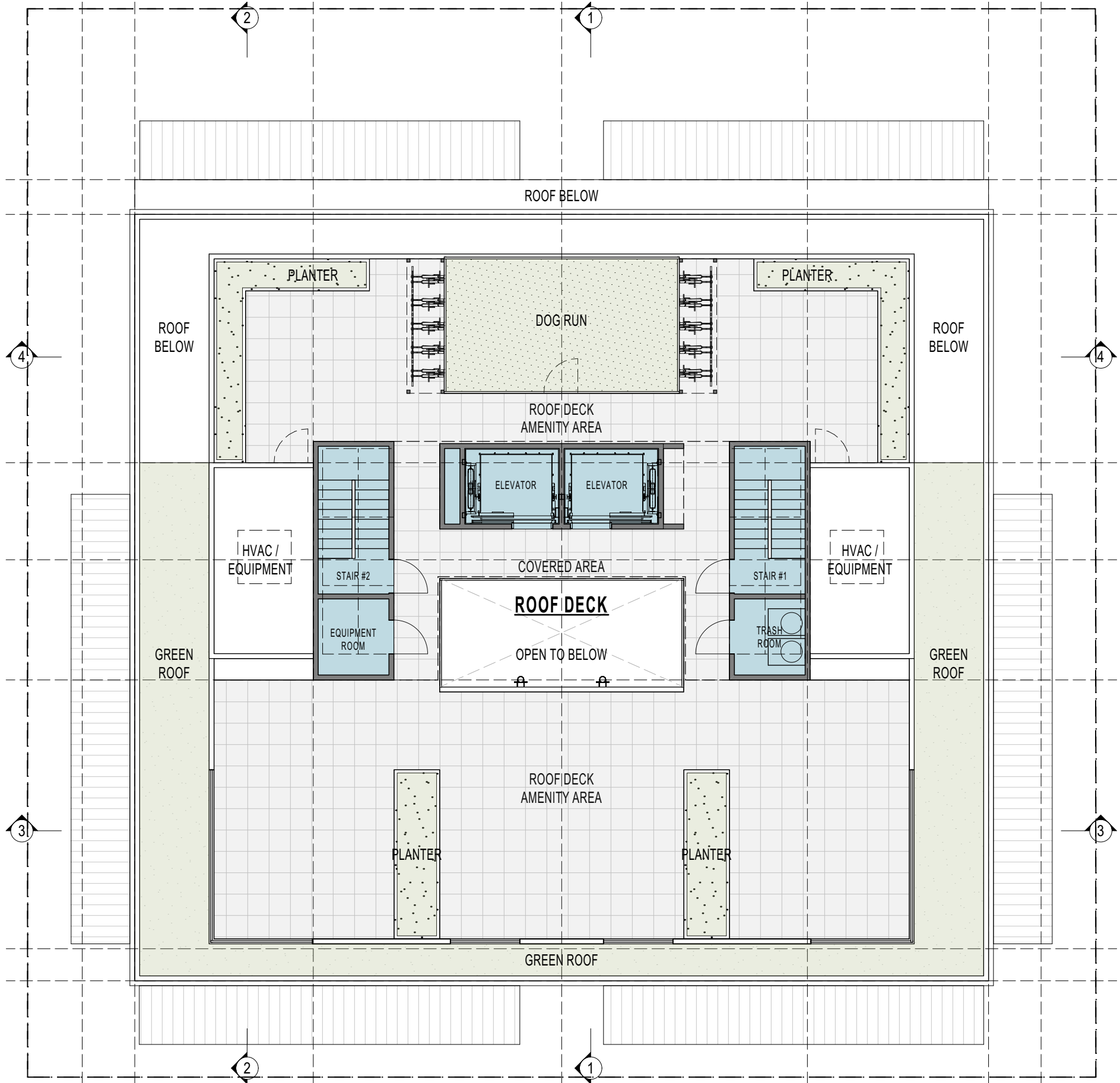
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LANDSCAPE DESIGN
COLORED LANDSCAPE PLAN

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HARDSCAPE DESIGN

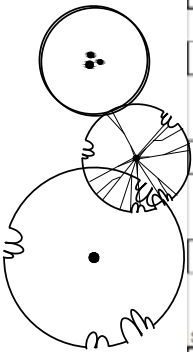
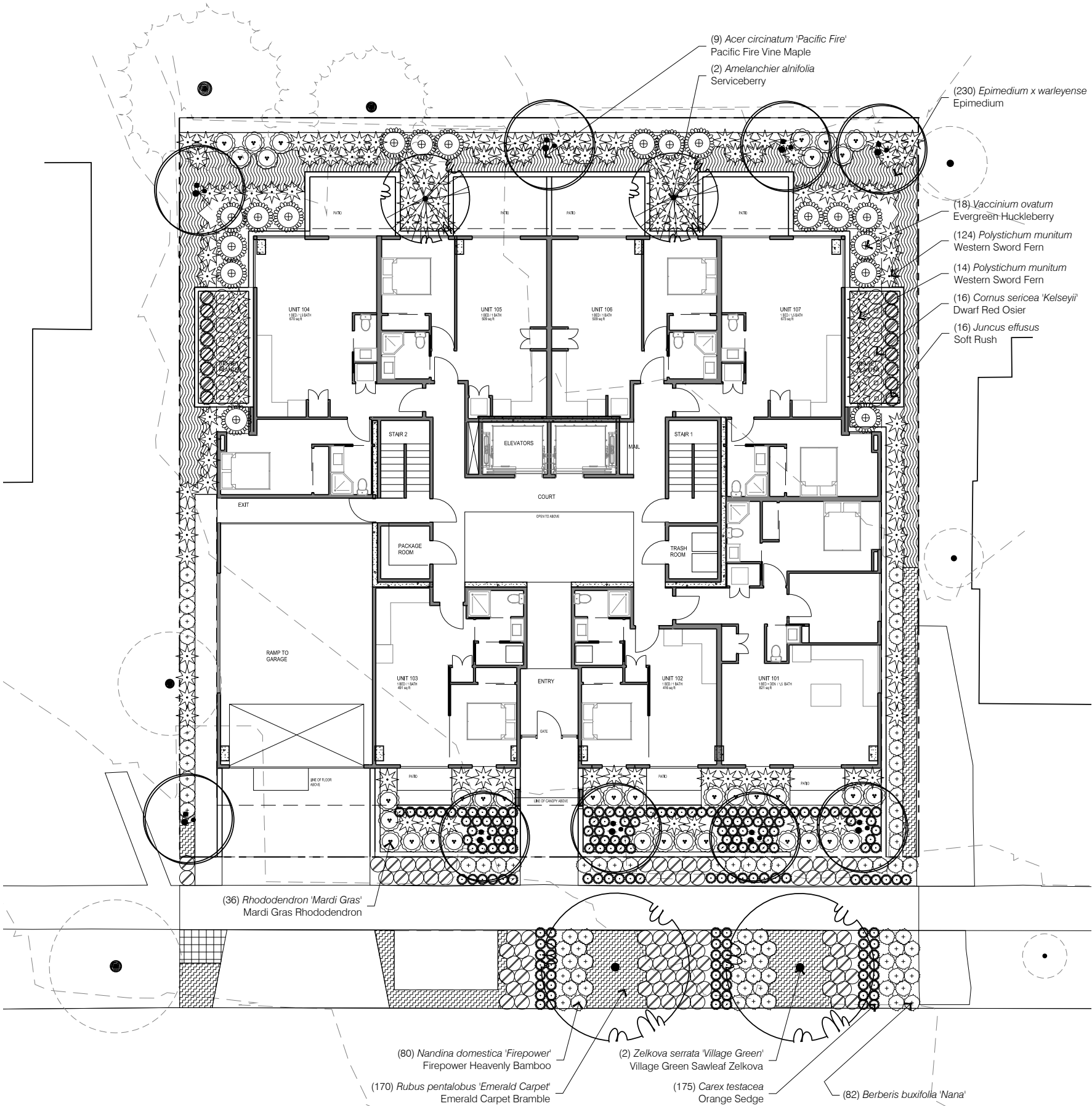
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| Trees | | | | |
|---------------------|--|---------------------------|--------------|----------|
| Qty. | Botanical Name | Common Name | Size | Notes |
| 9 | <i>Acer circinatum</i> 'Pacific Fire' | Pacific Fire Vine Maple | min. 8' ht. | Stake |
| 2 | <i>Amelanchier alnifolia</i> | Serviceberry | min. 8' ht. | Stake |
| 2 | <i>Zelkova serrata</i> 'Village Green' | Village Green Zelkova | min. 12' ht. | Stake |
| Shrubs/Ferns | | | | |
| Qty. | Botanical Name | Common Name | Size | Notes |
| 82 | <i>Berberis buxifolia</i> 'Nana' | Dwarf Boxleaf Barberry | 2 gal. | |
| 80 | <i>Nandina domestica</i> 'Firepower' | Firepower Heavenly Bamboo | 5 gal. | |
| 124 | <i>Polystichum munitum</i> | Western Sword Fern | 2 gal. | |
| 36 | <i>Rhododendron</i> 'Mardi Gras' | Mardi Gras Rhododendron | 5 gal. | |
| 18 | <i>Vaccinium ovatum</i> | Evergreen Huckleberry | 5 gal. | |
| Perennials/Grasses | | | | |
| Qty. | Botanical Name | Common Name | Size | Notes |
| 175 | <i>Carex testacea</i> | Orange Sedge | 2 gal. | |
| Groundcovers | | | | |
| Qty. | Botanical Name | Common Name | Size | Notes |
| 230 | <i>Epimedium x warleyense</i> | Epimedium | 4" pots | 18" o.c. |
| 170 | <i>Rubus pentalobus</i> 'Emerald Carpet' | Emerald Carpet Bramble | 4" pots | 18" o.c. |
| Bioretention Plants | | | | |
| Qty. | Botanical Name | Common Name | Size | Notes |
| 16 | <i>Cornus sericea</i> 'Kelseyii' | Dwarf Red Osier | 2 gal. | |
| 16 | <i>Juncus effusus</i> | Soft Rush | 1 gal. | |
| 12 | <i>Polystichum munitum</i> | Western Sword Fern | 1 gal. | |

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COLORED ROOF DECK PLAN

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ROOF DECK HARDSCAPE DESIGN

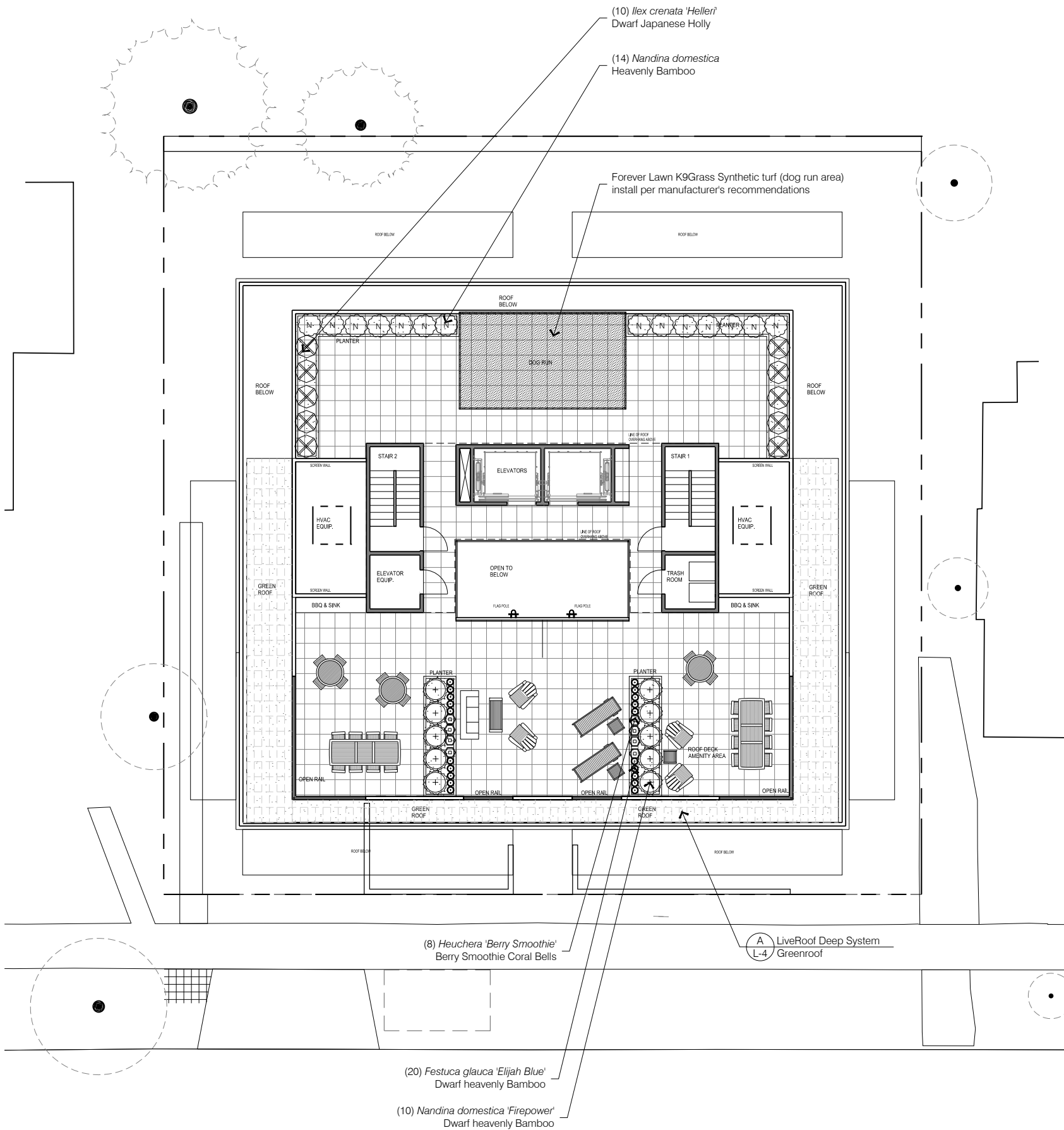
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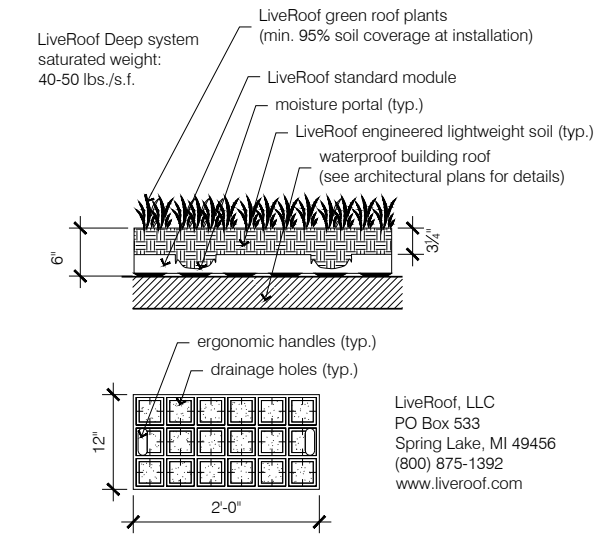
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| Plants in raised planters | | | | |
|---------------------------|---------------------------------------|----------------------------|--------|-------|
| Qty. | Botanical Name | Common Name | Size | Notes |
| 20 | <i>Festuca glauca</i> 'Elijah Blue' | Elijah Blue Fescue | 2 gal. | |
| 8 | <i>Heuchera</i> 'Berry Smoothie' | Berry Smoothie Coral Bells | 1 gal. | |
| 10 | <i>Ilex crenata</i> 'Helleri' | Dwarf Japanese Holly | 2 gal. | |
| 14 | <i>Nandina domestica</i> | Heavenly Bamboo | 5 gal. | |
| 10 | <i>Nandina domestica</i> 'Fire Power' | Dwarf Heavenly Bamboo | 2 gal. | |

| Green Roof Plant Schedule (LiveRoof Deep System) | | | | |
|--|----------------------------|----------------------|---------|----------|
| Qty. | Botanical Name | Common Name | Size | Notes |
| 148 | <i>Sedum dasphyllum</i> | Thick leaf Stonecrop | 4" pots | 12" o.c. |
| 148 | <i>Sedum divergens</i> | Pacific Stonecrop | 4" pots | 12" o.c. |
| 148 | <i>Sedum kamtschaticum</i> | Russian Stonecrop | 4" pots | 12" o.c. |
| 148 | <i>Sedum laxum</i> | Roseflower Stonecrop | 4" pots | 12" o.c. |
| 148 | <i>Sedum oreganum</i> | Oregon Stonecrop | 4" pots | 12" o.c. |
| 148 | <i>Sedum patulaefolium</i> | Broadleaf Stonecrop | 4" pots | 12" o.c. |



A LiveRoof Deep System Detail
SCALE: Scale: N.T.S.

LiveRoof, LLC
PO Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com

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BERBERIS BUXIFOLIA NANA.



EPIMEDIUM X WARLEYENSE.



NANDINA DOMESTICA.



HEUCHERA 'BERRY SMOOTHIE'.



AMELANCHIER ALNIFOLIA.



ZELKOVA SERRATA.



CORNUS SERICEA.



PIERIS JAPONICA.



POLYSTICHUM MUNITUM.



RHODODENDRON (MARDI).



VACCINIUM OVATUM.



ILEX CRENATA.



ACER CIRCINATUM.



SEDUM DASYPHYLLUM.



SEDUM SPATHULIFOLIUM.



SEDUM LAXUM.



SEDUM OREGANUM.



FESTUCA GLAUCA.



JUNCUS EFFUSUS.



NANDINA DOMISTICA.



RUBUS PENTALOBUS.



SEDUM DIVERGENS.



SEDUM KAMTSCHATICUM.



CAREX TESTACEA.

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2432 NW 56TH STREET
SOUTH ELEVATION

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MATERIAL / COLOR LEGEND:

- | | |
|---|--|
|  | WOOD TEXTURED COMPOSITE RESIN PANEL |
|  | VERTICAL METAL PANEL 16" WIDTH TYPICAL |
|  | ACM METAL PANEL / HARDIE PANEL TO MATCH |
|  | HARDIE PANEL |
|  | HARDIE PANEL: COLOR MATCH WINDOW |
|  | CONCRETE WALLS LOCATION PER PLAN |



2432 NW 56TH STREET
NORTH ELEVATION

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EAST ELEVATION

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MATERIAL / COLOR LEGEND:

- WOOD TEXTURED COMPOSITE RESIN PANEL
- VERTICAL METAL PANEL 16" WIDTH TYPICAL
- ACM METAL PANEL / HARDIE PANEL TO MATCH
- HARDIE PANEL
- HARDIE PANEL: COLOR MATCH WINDOW
- CONCRETE WALLS LOCATION PER PLAN



2432 NW 56TH STREET
WEST ELEVATION

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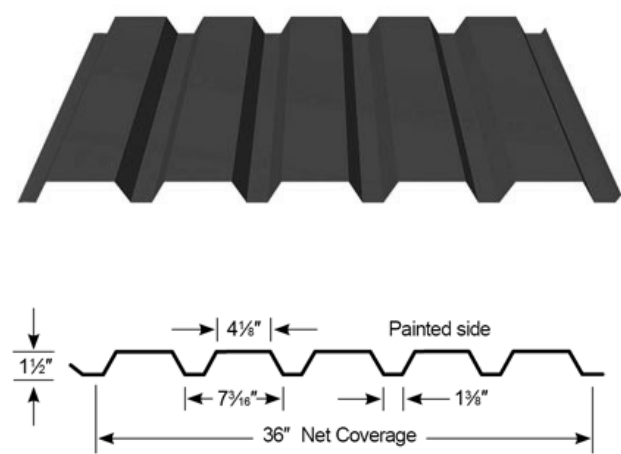
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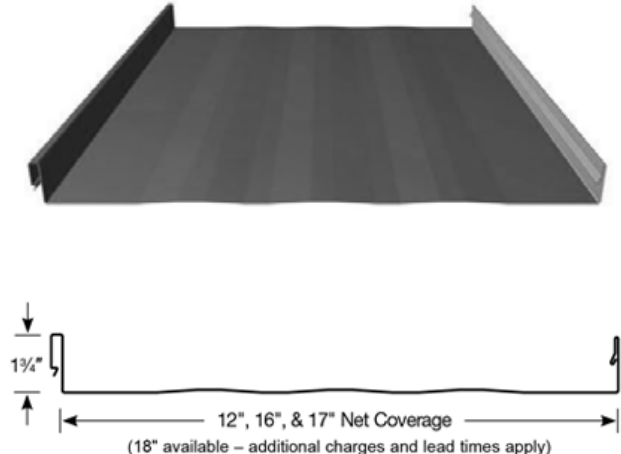
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2432 NW 56TH STREET
MATERIAL BOARD

AEP BOX RIB METAL SIDING:



AEP STANDING SEAM METAL SIDING:



JAMES HARDIE PANEL SIDING:



PANEL DETIAL ONLY (SEE COLOR BELOW)

ABET LAMINATI MEG PANEL:



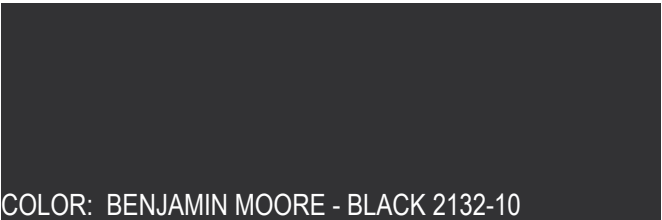
PANEL DETIAL ONLY (SEE COLOR BELOW)



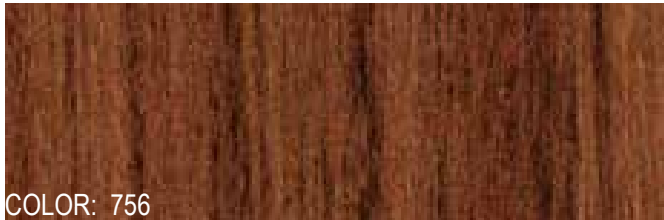
COLOR: AEP COOL MIDNIGHT BRONZE



COLOR: AEP COOL SILVERSMITH



COLOR: BENJAMIN MOORE - BLACK 2132-10



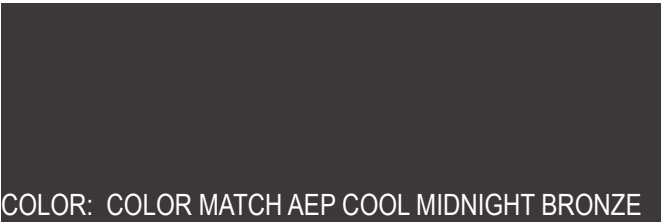
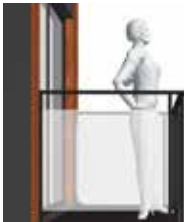
COLOR: 756



COLOR: AEP COOL SILVERSMITH



GLASS RAILINGS:



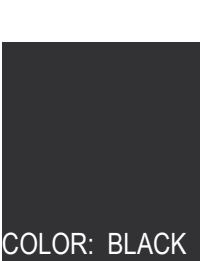
COLOR: COLOR MATCH AEP COOL MIDNIGHT BRONZE



WINDOW FRAME:



FINISH: SACKED AS NEEDED



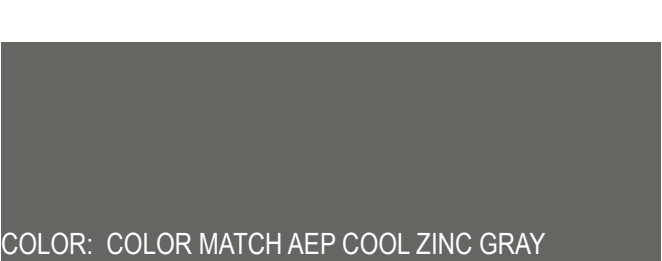
COLOR: BLACK



GLASS: CLEAR



GLASS: TRANS.



COLOR: COLOR MATCH AEP COOL ZINC GRAY



COLOR: BLACK

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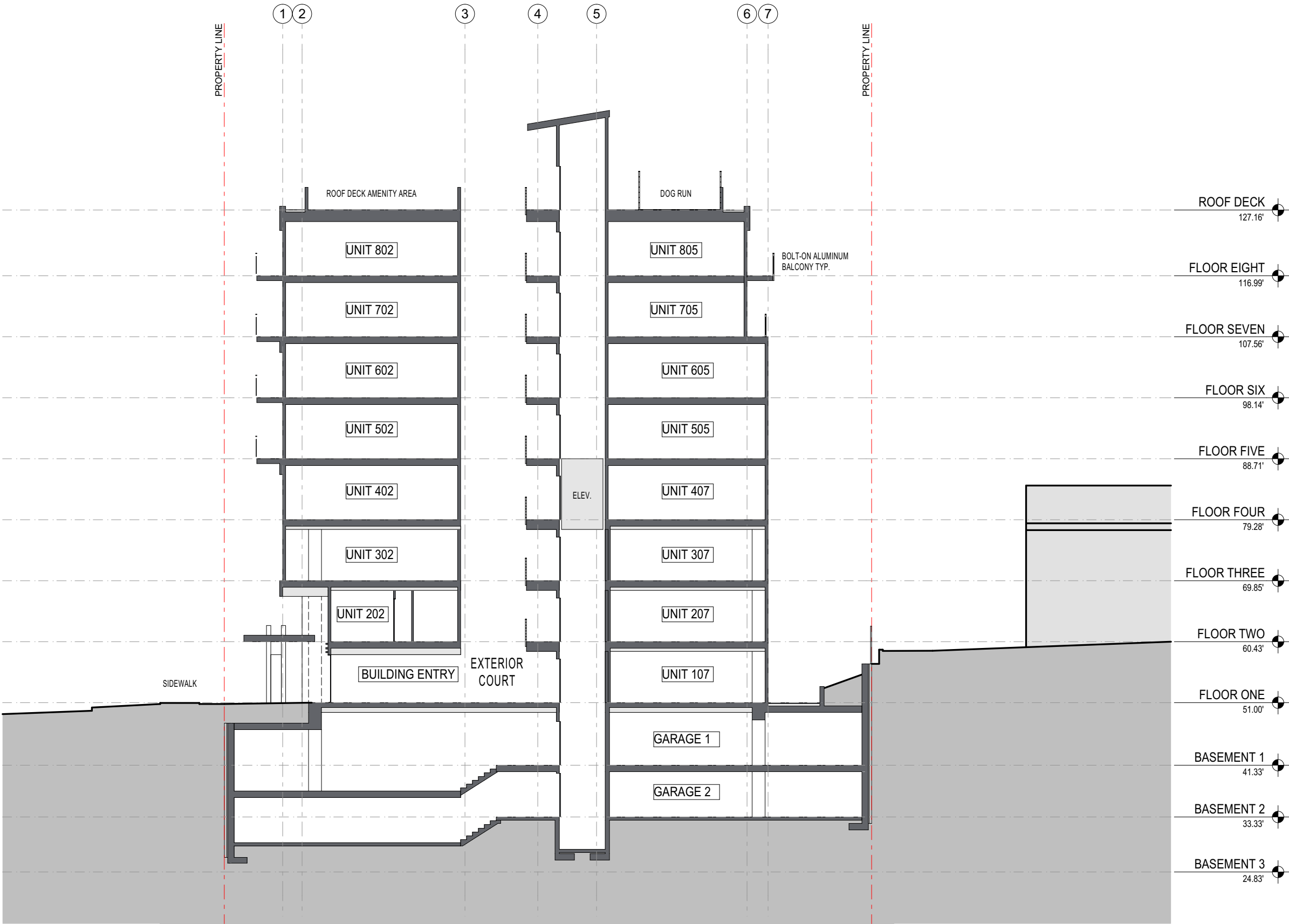
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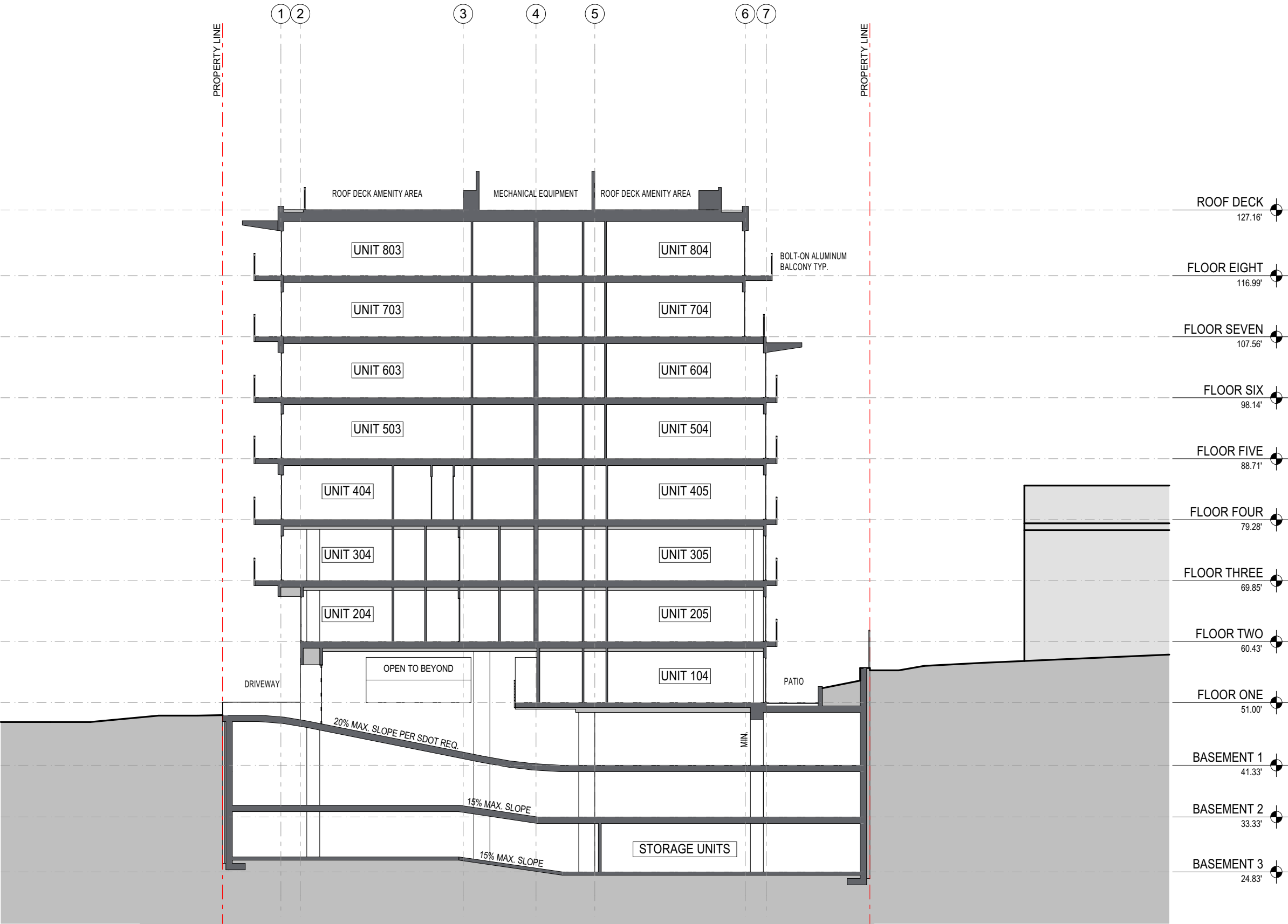
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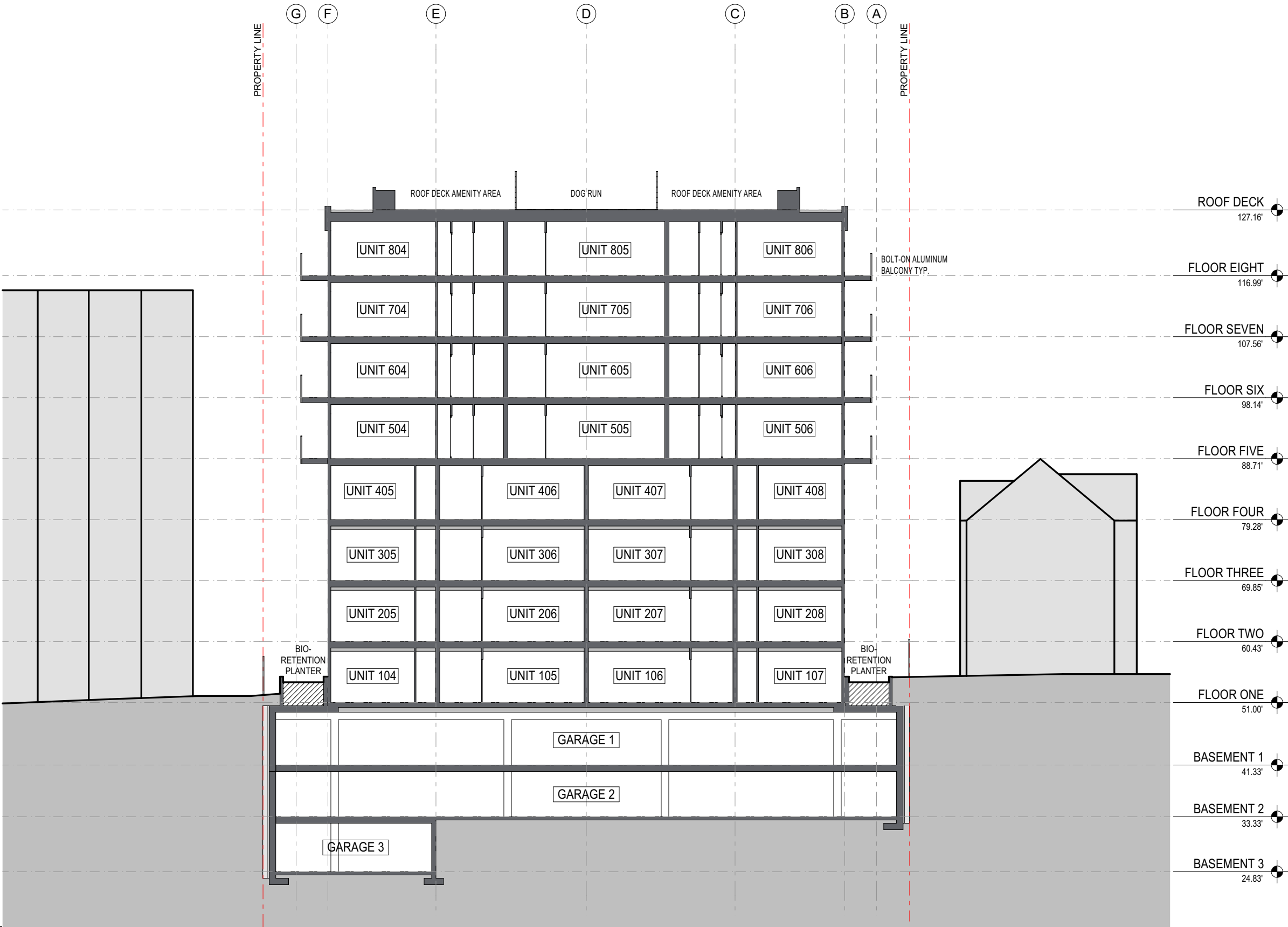
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BUILDING SECTION 4

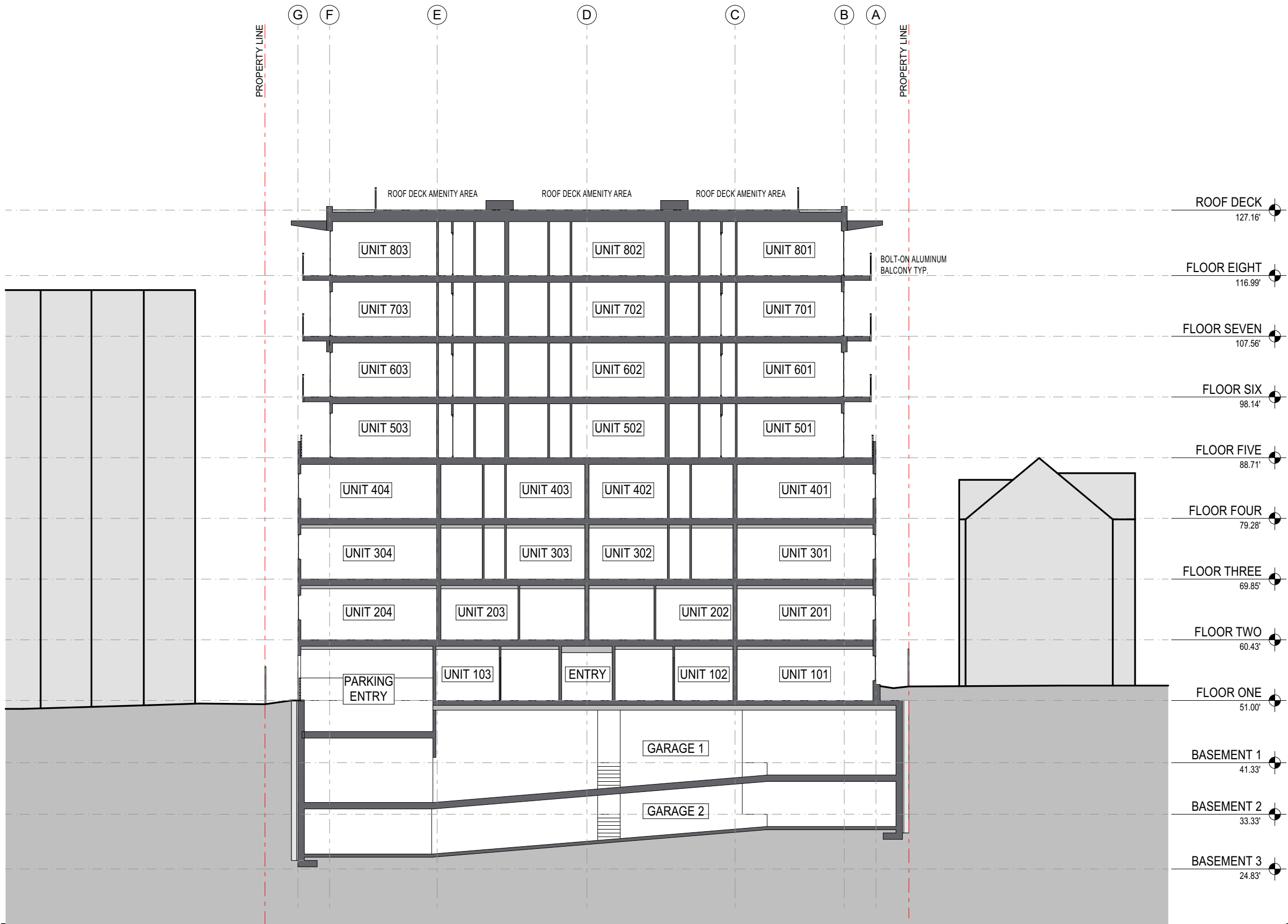
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RENDERING

AERIAL VIEW LOOKING NORTH EAST

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SECTION PERSPECTIVE LOOKING WEST



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BUILDING ENTRY LOOKING NORTH



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DESIGN FOR REC PACKET.

EVOLUTION OF DESIGN RENDERINGS



DESIGN FROM EDG PACKET.



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EVOLUTION OF DESIGN RENDERINGS



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EXTERIOR LIGHTING PLAN
GROUND FLOOR PLAN

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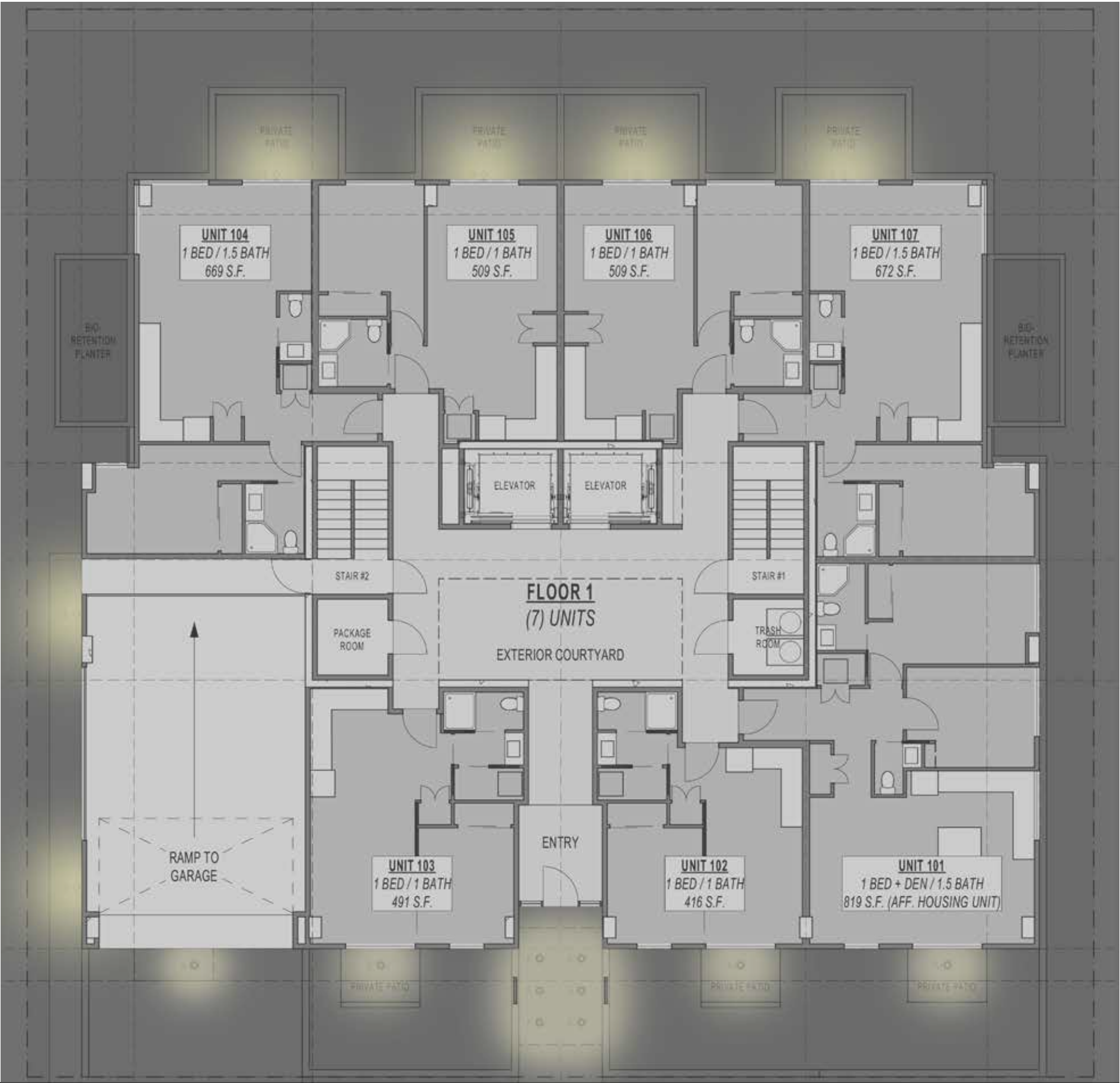
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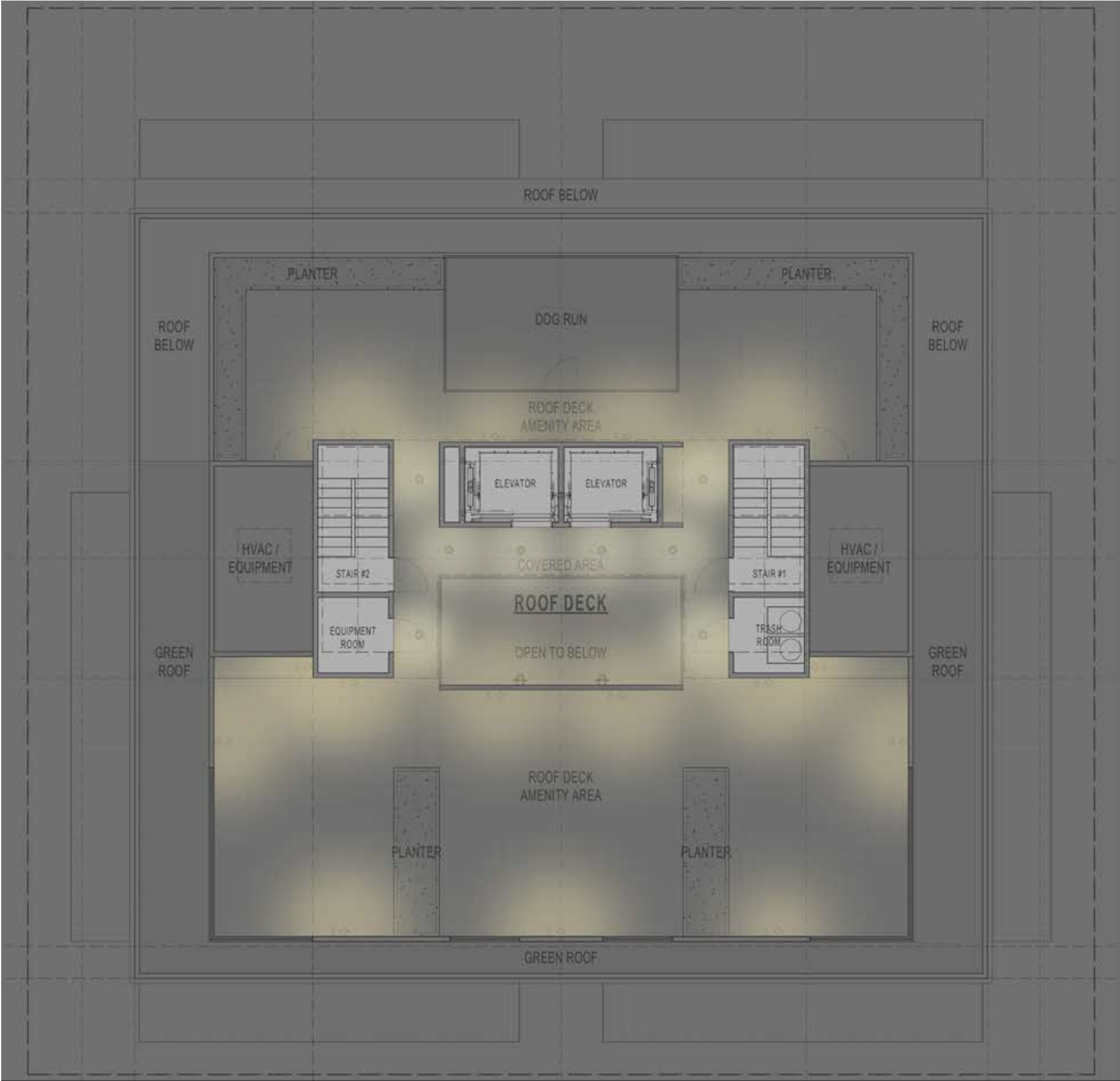
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| | | |
|---|---|--|
|  | RECESSED CAN RAB LIGHTING: NDLED4S-50YY-S-W LED RECESSED LIGHT, 5" SQUARE APERATURE, WHITE TRIM |  |
|  | EXTERIOR SCONCE Y-LIGHTING WALL-MOUNTED FIXTURE MODEL - LEDGE COLOR - BRONZE |  |



EXTERIOR LIGHTING PLAN

ROOF DECK PLAN



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|---|---|---|
|  | RECESSED CAN RAB LIGHTING: NDLED4S- 50YY-S-W LED RECESSED LIGHT, 5" SQUARE APERTURE, WHITE TRIM |  |
|  | EXTERIOR SCONCE Y-LIGHTING WALL-MOUNTED FIXTURE MODEL - LEDGE COLOR - BRONZE |  |

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ENTRY / SIGNAGE CONCEPT
2432 NW 56TH STREET



APPROACH FROM EAST.



APPROACH FROM SOUTH.



APPROACH FROM WEST.

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ENTRY / WAYFINDING DEISNG / FEATURES:

- There is only one entry off of NW 56th street
- The entry is centrally located and defined by a canopy that reaches out toward the sidewalk.
- The canopy uses materials and colors present in the buidling but that are absent from and in contrast to the base.
- Signs will be located on the East and West sides of the canopy supports in addition to the street facing signage for easy identification on all routes.
- Entry is a secured metal gate that will have a unique pattern / design to further highlight the entry
- Entry is a 2-Story space.

