



RONALD MCDONALD HOUSE EXPANSION

5130 40TH AVE NE
SEATTLE, WA 98105

ADR RECOMMENDATION PROPOSAL
10/29/2019
SDCI #3032125-EG



TABLE OF CONTENTS

3.0 DEVELOPMENT OBJECTIVES

Project Information **P 3**

4.0 CONTEXT ANALYSIS

Aerial Map **P 4**

Zoning Summary **P 5**

About RMHC/Burke-Gilman PUD. **P 7**

Surrounding Uses & Structures **P 8**

Street Elevations **P 10**

Transportation, Site Views & Features **P 12**

5.0 EXISTING SITE CONDITIONS

Existing Uses & Structures **P 13**

Site Perspectives **P 14**

Design Influences **P 16**

6.0 ZONING DATA

Zoning Analysis **P 18**

7.0 SITE PLAN

Existing Site Plan - Overall **P 20**

Existing Site Plan - Expansion Site **P 21**

Proposed Site Plan - Expansion Site **P 22**

Site Constraints: Easements/Covenants **P 23**

Topo., Physical Features & Landscape Elements. **P 24**

Tree Survey **P 25**

8.0 EDG RESPONSE

Design Guidelines **P 28**

Architectural Concept at EDG **P 30**

EDG Response. **P 32**

9.0 FLOOR PLANS

Floor Plans. **P 42**

10.0 LANDSCAPE/HARDSCAPE PLAN

Ground Level Landscape Plan **P 46**

Plant/Hardscape Types **P 47**

ECA Planting Plan **P 49**

11.0 ELEVATIONS

Elevations **P 50**

12.0 MATERIAL AND COLOR PALETTE

Materials **P 54**

13.0 RENDERINGS

Architectural Character **P 55**

14.0 EXTERIOR LIGHTING PLAN

Lighting Plan. **P 58**

15.0 SIGNAGE CONCEPT PLAN

Signage **P 60**

16.0 BUILDING SECTIONS

Sections **P 62**

17.0 DEPARTURES

Departure Request **P 65**

18.0 OTHER

Shadow Studies **P 66**

PROJECT INFORMATION

ADDRESS: 5130 40TH AVE NE SEATTLE, WA 98105
SDCI PROJECT #: 3032125-EG

ARCHITECT:	LANDSCAPE ARCHITECT:	CLIENT:
ANKROM MOISAN ARCHITECTS	FAZIO ASSOCIATES	RONALD MCDONALD HOUSE
1505 5TH AVE, SUITE 300	102 NW CANAL STREET	CHARITIES OF WESTERN
SEATTLE, WA 98105	SEATTLE, WA 98107	WASHINGTON & ALASKA
206.876.3037	206.774.9490	5130 40TH AVENUE NE
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DEVELOPMENT OBJECTIVES

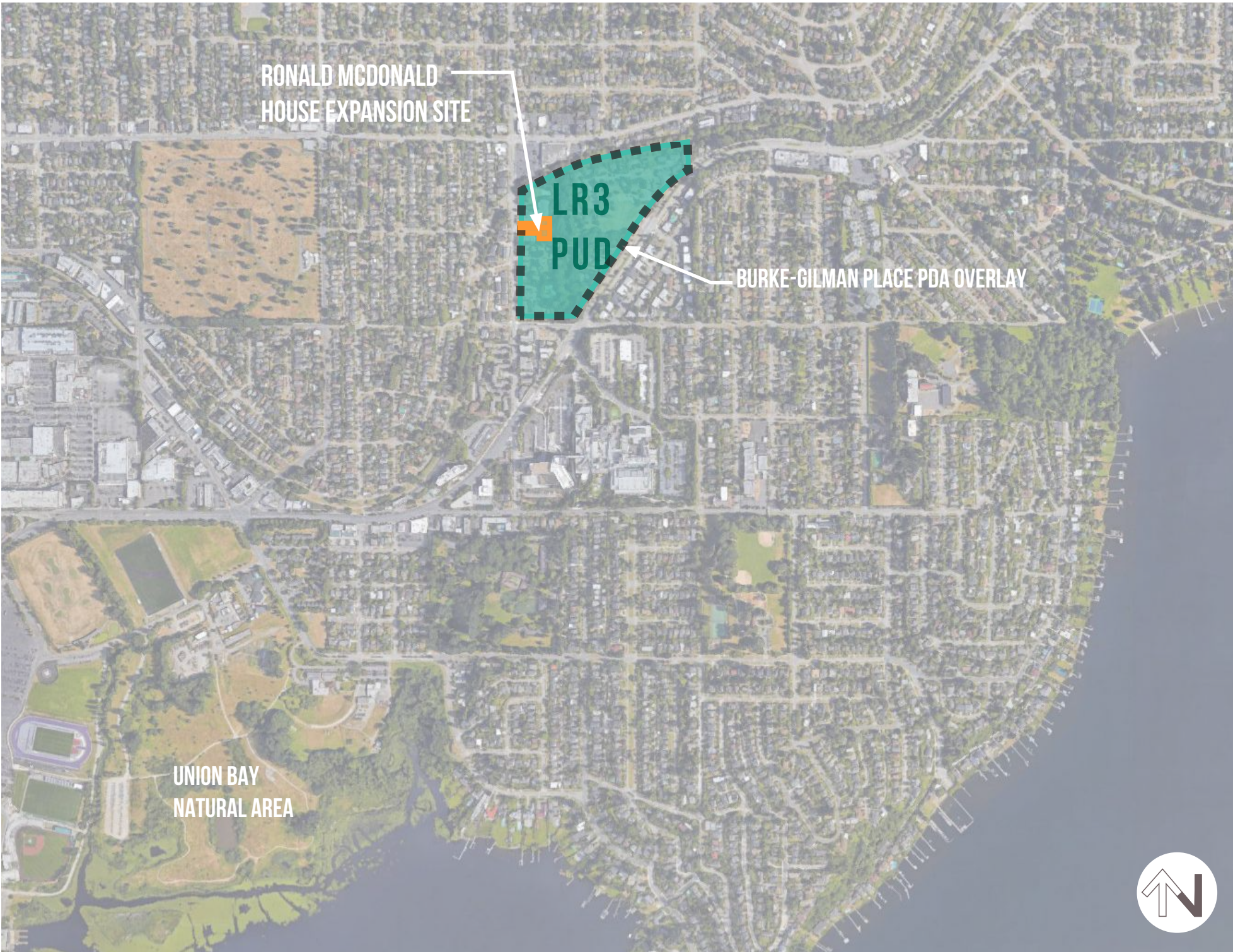
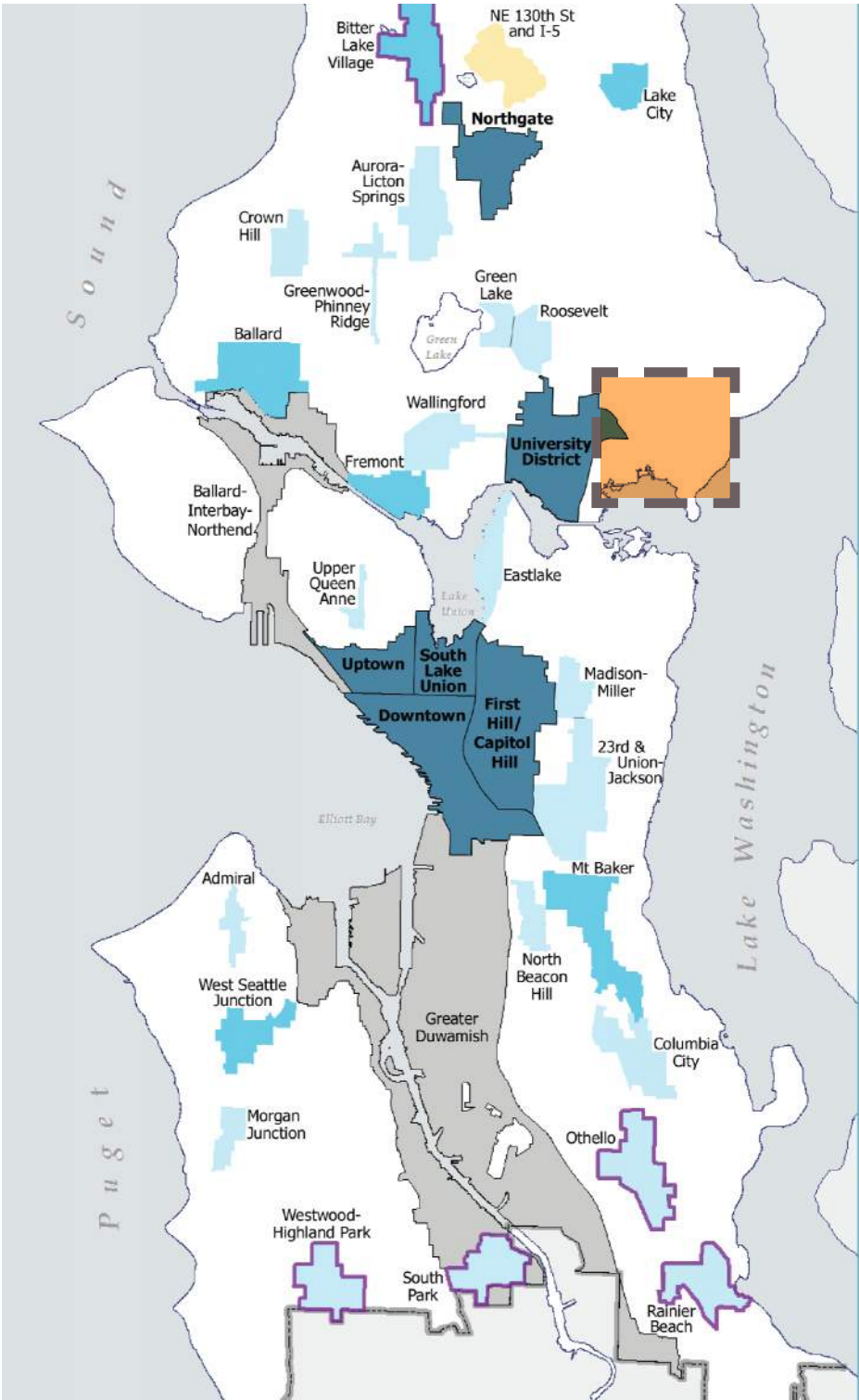
The proposed project is a less than 20,000 SF addition to the Ronald McDonald House Facility. This facility provides temporary housing for families with children who require long term care at Seattle Children’s Hospital. The facility is classified as a congregate housing facility and this expansion would provide 28 new bedrooms to meet the needs of this community. Development would be limited to less than 20,000 SF and will be no more than 3 stories.

PROJECT GOALS

- GOAL 1
- Expand our facilities to serve more families
- GOAL 2
- Provide 28 new bedroom units for patients and their families
- GOAL 3
- Operate as one cohesive facility utilizing shared kitchen, laundry and amenity space provided in the existing building



4.0 CONTEXT ANALYSIS





ZONING SUMMARY

AS OF 12/31/2018

KING COUNTY PARCEL NUMBERS

7974700258 & 7974700259

ADDRESS

5130 40th Ave NE Seattle WA

CODE: Seattle Municipal Code, Title 23 Land Use Code

DESIGN GUIDELINES

City of Seattle Design Guidelines

ZONING CLASSIFICATION

ZONE LR3 Planned Unit Development (PUD)

OVERLAY: Burke-Gilman Place (BGP)-Public Development Authority (PDA)

SITE AREA

Parcel A: 47,249 SF

Parcel B: 23,250 SF

Total: 70,499 SF

STREET CLASSIFICATION: arterial, transit

40TH AVE NE: Street Classification

PERMITTED USES (23.45.504)

Congregate residences that are owned by a not-for-profit entity or charity are permitted outright.

FAR (23.45.510)

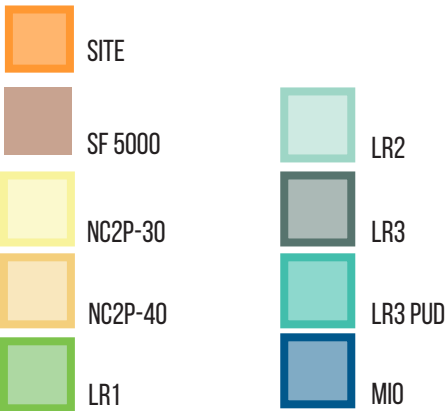
1.3 for LR3 Zone outside of Urban villages/centers and Station Area Overlay District, Apartments use

MAXIMUM ALLOWABLE AREA

(Site Area x FAR) 70,499 SF x 1.3 = 91,648.7 SF

PARKING (TABLE B 23.54.015)

Congregate residences: 1 space for each 4 sleeping rooms







ABOUT RONALD MCDONALD HOUSE

- Long-term medical housing for families who need to seek care from Seattle Children's Hospital
- Serves mostly cancer or organ transplant patients
- 50% of the kids seeking services are five years old or younger
- Over half of families need to stay for several months
- Proximity to Children's Hospital is critical due to the fragile nature of the kids
- 30-50 families are on the waitlist every night
- Current space houses 70 family bedrooms and 10 bone marrow transplant apartments
- 280,000 nights of supported housing are provided to about 500 families per year
- Supported mostly by charitable donations

BURKE-GILMAN PLACE PLANNED UNIT DEVELOPMENT (PUD)

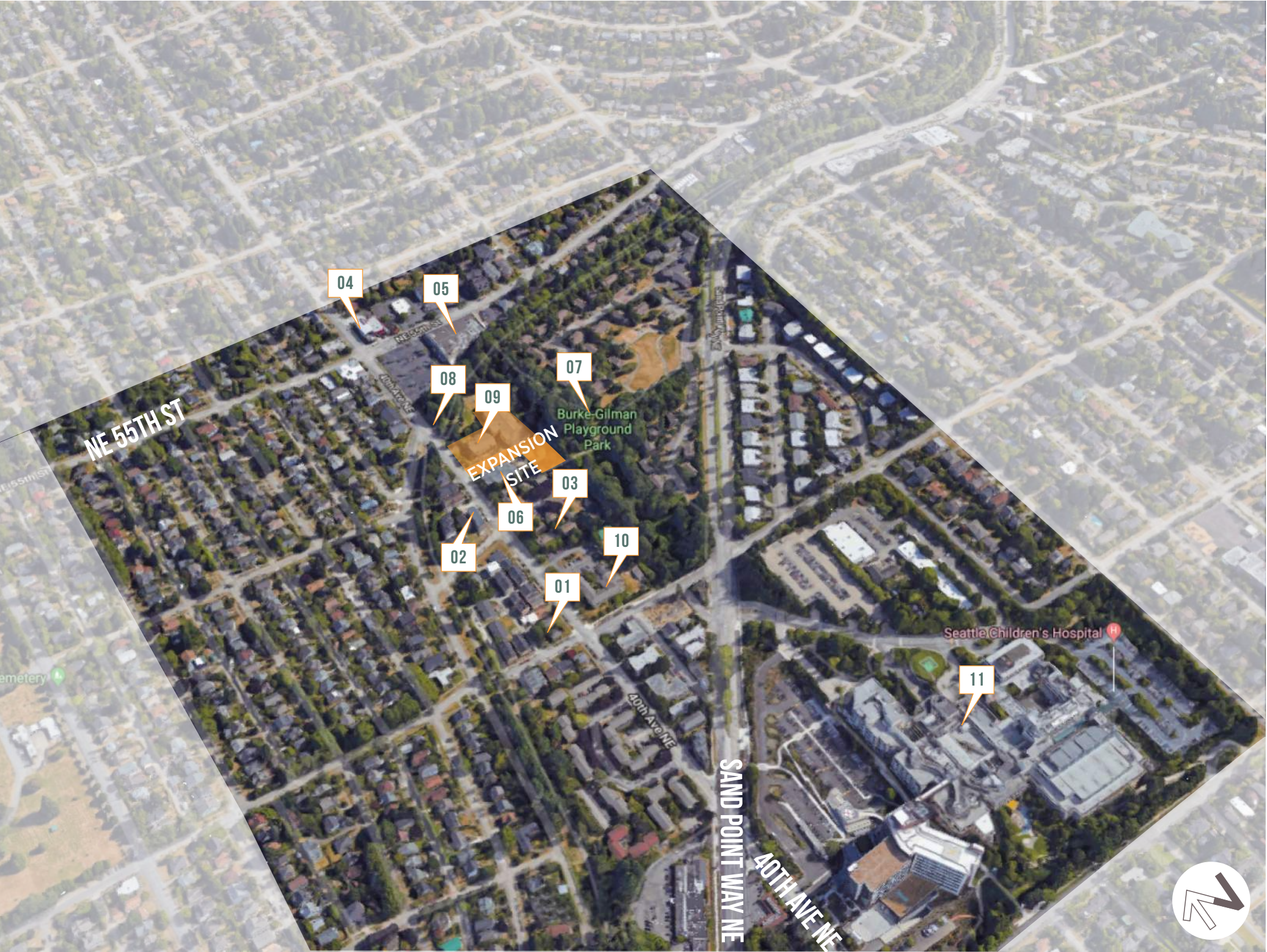
- The Burke-Gilman Place PDA has instituted a PUD overlay for this area.
- Limits use of this site to "housing for low- and middle-income families and the elderly, health-related housing, childcare, and specified amenities"
- Restricts development and use of common spaces between shared properties

SURROUNDING USES & STRUCTURES

NEIGHBORHOOD INFLUENCES

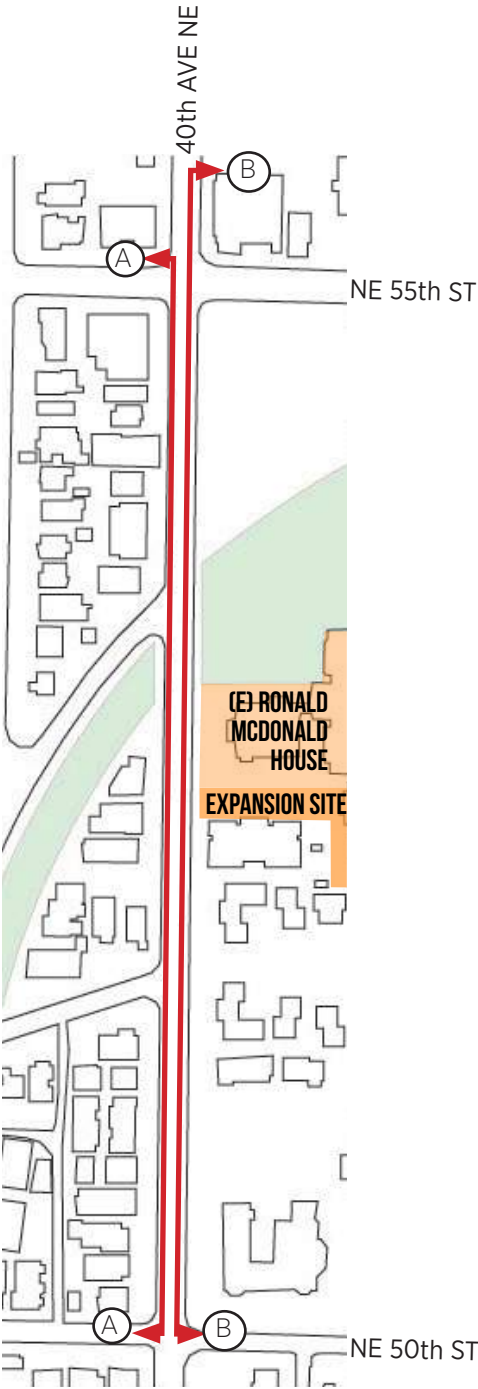
- Buildings along 40th Ave. NE are typically less than 20 years old
- Residential areas adjacent to 40th Ave. NE contain houses from the 1940s and 1950s
- Retail pocket to the north

- 1. 5005-5009 40TH AVE NE
- 2. 5103-5107 40TH AVE NE
- 3. BURKE-GILMAN APARTMENTS
- 4. FIRE STATION 38
- 5. METROPOLITAN MARKET
- 6. RONALD MCDONALD BONE MARROW TRANSPLANT APARTMENTS
- 7. BURKE-GILMAN PLAYGROUND PARK
- 8. BURKE-GILMAN TRAIL ENTRY
- 9. RONALD MCDONALD HOUSE
- 10. RONALD MCDONALD HOUSE C
- 11. SEATTLE CHILDREN'S HOSPITAL





STREET ELEVATIONS



01 40TH AVE NE - FACING WEST
A-A

FACING EXPANSION SITE



02 40TH AVE NE - FACING EAST
B-B

NE 55TH ST.



KE-GILMAN
IL

NE 52ND PL.

NE 55TH ST.

01 | 40TH AVE NE - FACING WEST
A-A



EXPANSION SITE

02 | 40TH AVE NE - FACING EAST
B-B

4.0 CONTEXT ANALYSIS

TRANSPORTATION, SITE VIEWS & FEATURES

BUS ROUTES (WITHIN 5-MINUTE WALK):

- King County Metro Bus routes 65, 74, and 75 run along 40th Ave NE, NE 55th St, and Sand Point Way NE, respectively.
- Route 65 to Wedgwood, Meadowbrook, Lake City, and Jackson park to the north, and University Village/University District to the west.
- Route 74 to Sand Point and Magnuson Park to the east, and Ravenna, University District, and Downtown Seattle to the west.
- Route 75 to Northgate, Lake City, and Sand Point to the north, and University District and the University of Washington to the west.

LIGHT RAIL:

- The UW Link Station is a 1.8-mile walk from the site and provides connections to Downtown Seattle and Sea-Tac airport.

BICYCLES:

- Multi-use Burke-Gilman trail
- Bike lane along Sand Point Way NE from 40th Ave NE to Penny Drive
- Neighborhood Greenway north from intersection at 19th Ave NE and NE 52nd Pl.

PRINCIPAL ARTERIALS*

MINOR ARTERIALS*

COLLECTOR ARTERIALS*

MULTI-USE TRAIL **

BIKE LANE **

SITE

MAJOR BUS STOPS

*Per Seattle Arterial Classifications Planning Map

**Per SDOT Seattle Bike Map

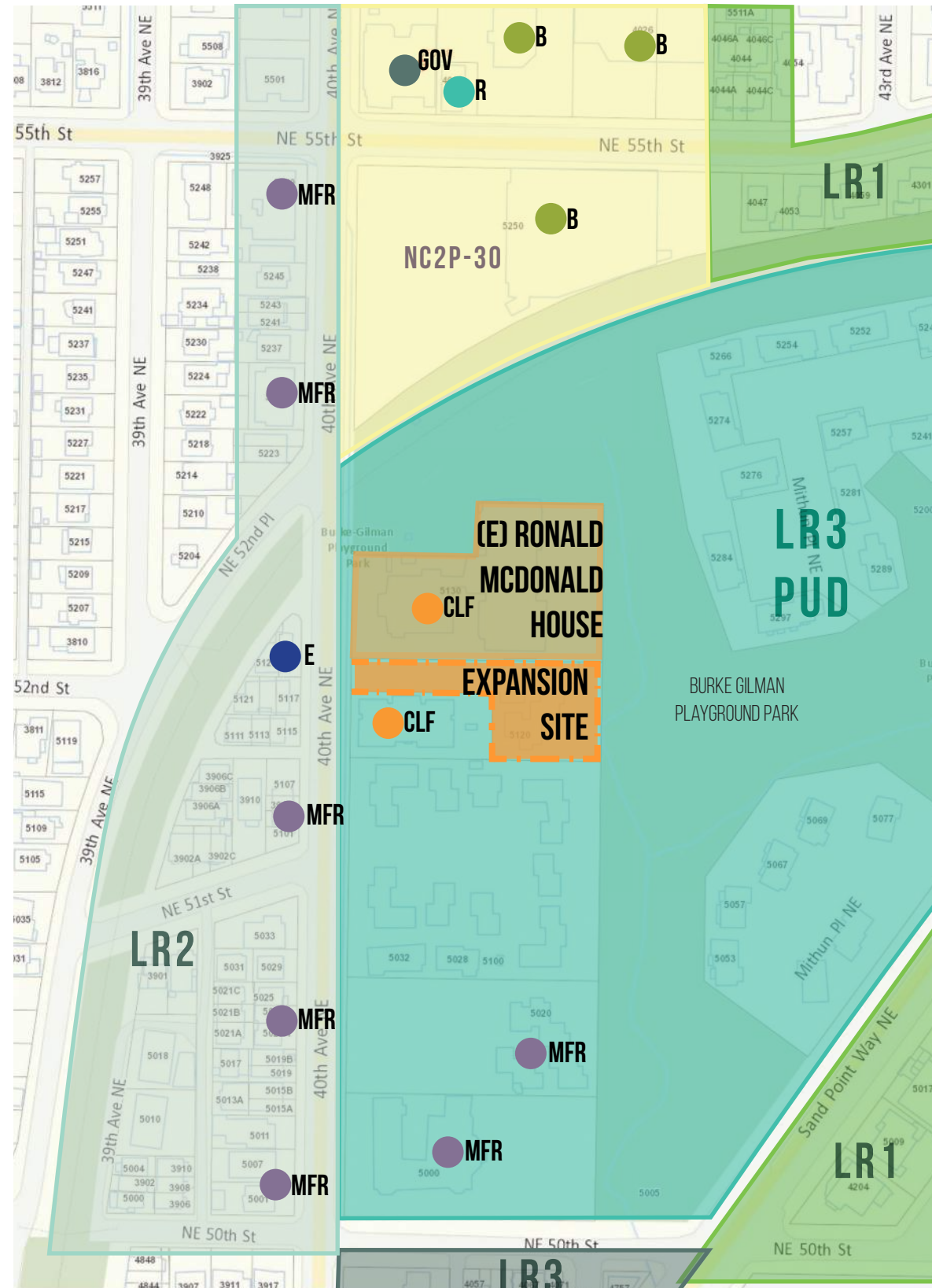
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RMHC EXPANSION | PROJECT #3032125-EG
ADR RECOMMENDATION | 10/29/2019

5.0 EXISTING SITE CONDITIONS

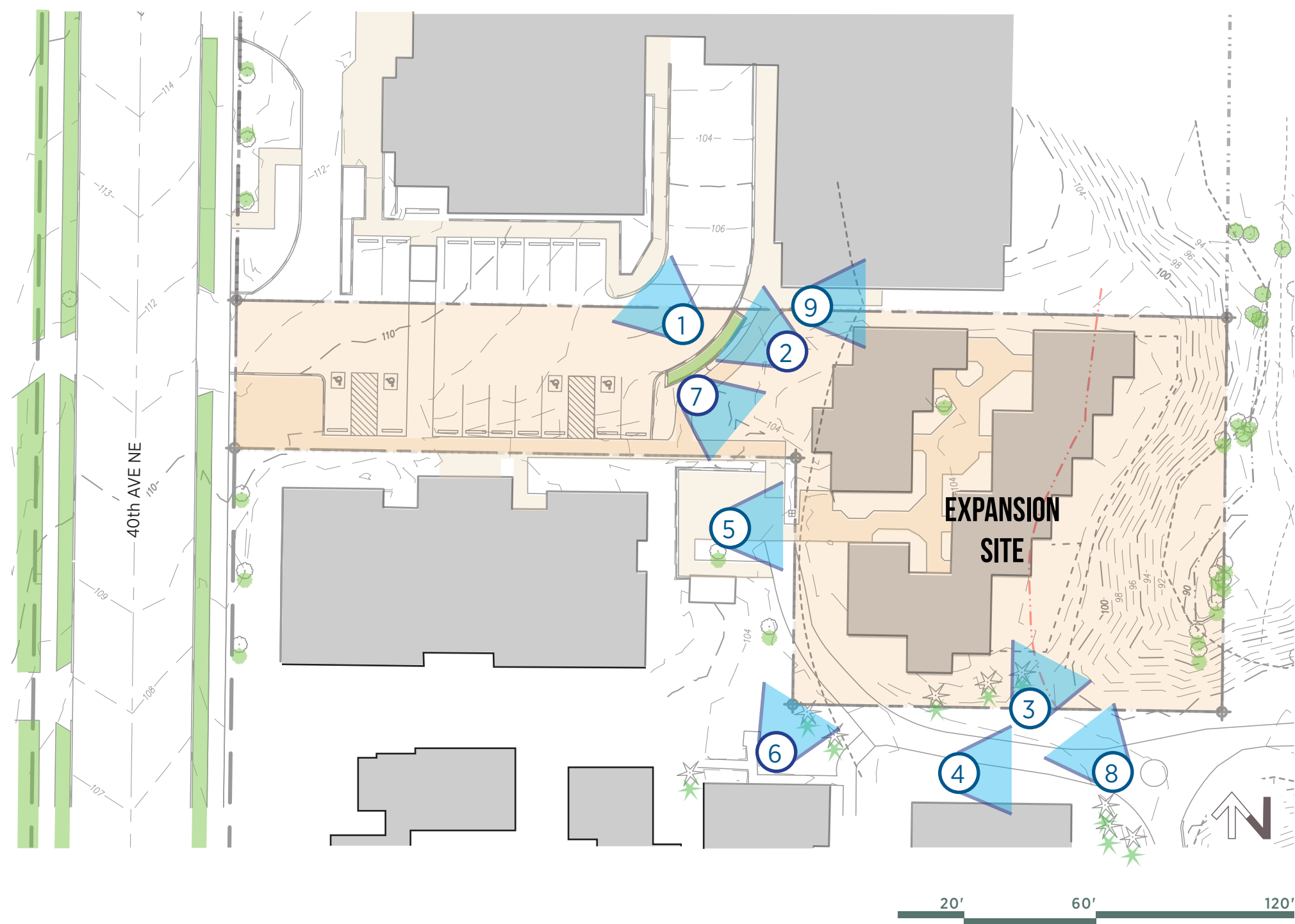
EXISTING USES AND STRUCTURES

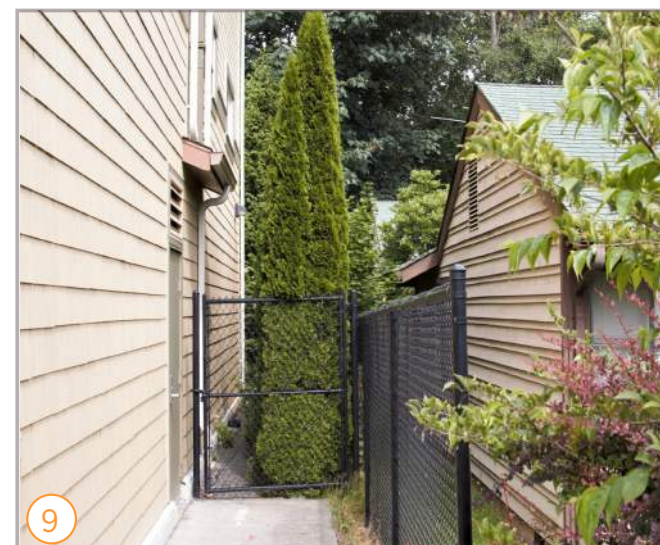
The neighborhood west of the site is zoned LR2, with several multi-family residential buildings lining the site, in addition to single-family houses. The block north of the site along NE 55th St is zoned NC2P-30, and includes a Metropolitan Market, a restaurant and business center, and a fire station. To the south and east, the neighboring buildings are zoned LR3 and fall under the Burke-Gilman PDA Overlay. These parcels include multi-family and single-family buildings.



- RESTAURANTS/CAFE
- CONGREGATE LIVING FACILITY
- OFFICE
- MULTI-FAMILY RESIDENTIAL
- BUSINESS
- GOVERNMENT / MUNICIPAL
- EDUCATION

SITE PERSPECTIVES





5.0 EXISTING SITE CONDITIONS

DESIGN INFLUENCES

BURKE GILMAN PDA

- Buildings must be wood-frame construction with concrete foundations
- Exterior walls must use “warm” and “natural” colored materials, ie: brick, cedar siding, cedar shingles, etc.
- Roof: hip or gable style. Some shed roofs allowed
- Proportion south overhangs for sun control

EXISTING BUILDING: ROOFS

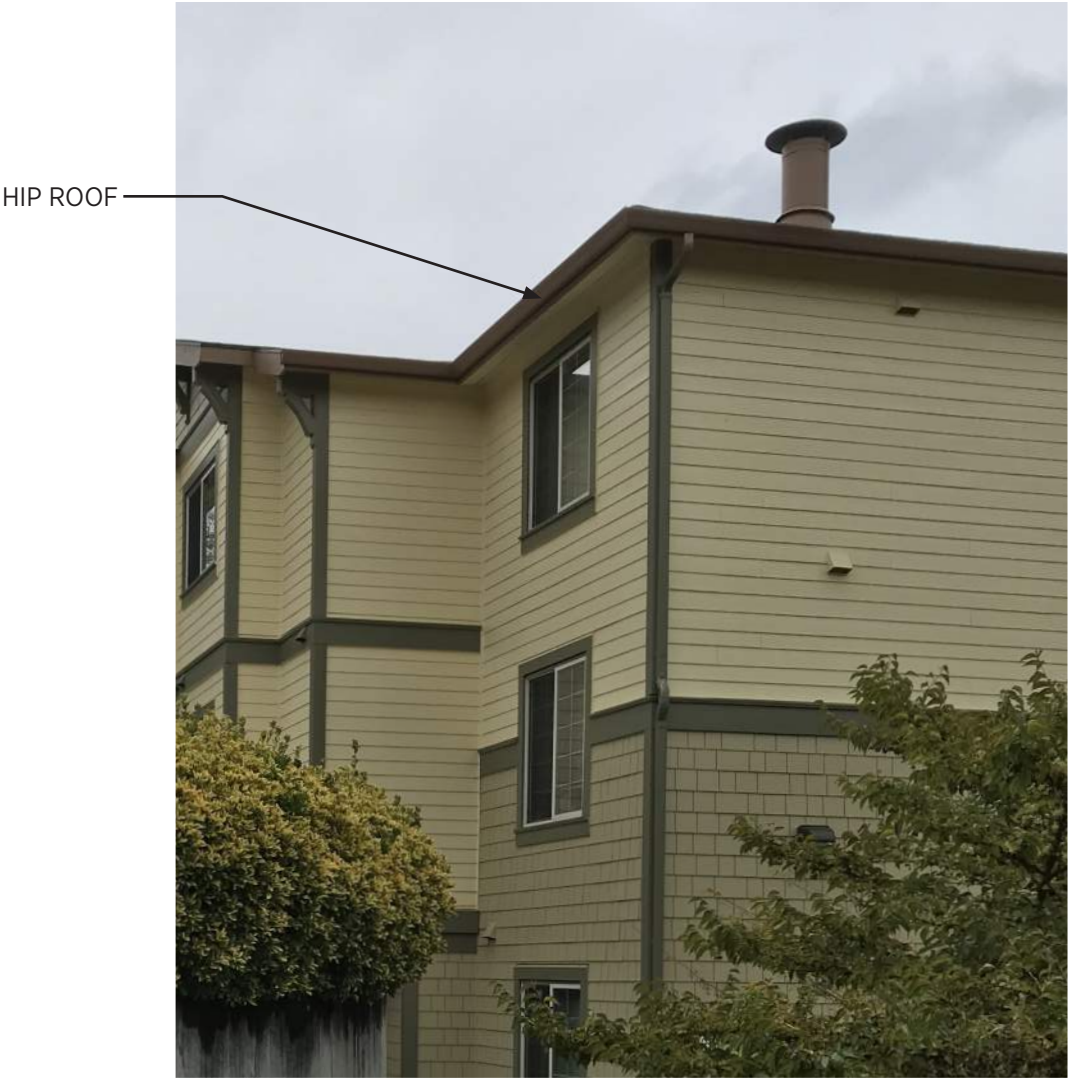
- The Ronald McDonald House has both gable and hip roofs, as does the Bone Marrow Transplant Apartments
- Material at roof is asphalt shingles
- Corbel accents

EXISTING BUILDING: SIDING

- Composed mainly of fiber cement horizontal lap and shingle siding types
- Some areas also use fiber cement panel siding with 1 x 2 battens
- Warm and natural color palette is used throughout

EXISTING BUILDING: WINDOWS

- Windows have visible mullion pattern





ZONING ANALYSIS

AS OF 12/31/2018

CODE

Seattle Municipal Code, Title 23 Land Use Code

DESIGN GUIDELINES

City of Seattle Design Guidelines

ADDRESS

5130 40th Ave NE Seattle WA

ZONING: LR3

ZONING CLASSIFICATION

ZONE LR3 PUD

OVERLAY: BGP-PDA

SITE AREA: 70,499 SF

LAND USE CODE SECTION	DEFINITION
23.42.049 CONGREGATE RESIDENCES	The following is required: A. Common food preparation area: At least one common food prep area is required within the residence, and all residents shall access to a common complete food prep area. B. Food preparation area in sleeping rooms. Not more than 25% of sleeping rooms shall have a complete food prep area. Director has discretion to increase percentage up to 100% of sleeping rooms if the congregate residence is owned by a not for profit entity or charity. C. Communal area. At least 15% of the total floor area of all sleeping rooms shall be provided as communal area. Communal areas are required in addition to any residential amenity area that is required.
23.45.504 PERMITTED USES	Table A23.45.504. Congregate residences that are owned by a not-for-profit entity or charity are permitted outright.
23.45.510 FLOOR-AREA RATIO	1.3 for LR3 Zone outside of Urban villages, Urban centers and Station Area Overlay District, Apartments use
23.45.512 DENSITY LIMITS	1/800 for L3 23,250/800 = 29 UNITS ALLOWED 70,499/800 = 88 TOTAL UNITS ALLOWED
23.45.514 STRUCTURE HEIGHT	Table A 23.45.514. 30 feet. Exception for pitched roofs: In LR3 zones, the ridge of pitched roofs on principal structures may either: a. extend up to 10 feet above the height limit, if the height exception provided in subsection 23.45.514.F is not used, and the number of full stories above grade is limited to three.
23.45.518 SETBACKS AND SEPARATIONS	Front: 5’ min Rear: 10’ min with alley, 15’ min no alley Side <40’ facades: 5’ Side >40’ facades: 7’ average, 5’ min
23.45.522 AMENITY AREA	25% of lot area 50% min of required amenity area shall be at ground level For apartments, amenity area required at ground level shall be a common space All units shall have access to common or private amenity area In LR zone, amenity area shall not be enclosed within a structure Common amenity area for apartments shall be 250 sf min, shall have a 10’ min horizontal dimension At least 50% of common amenity area at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities and/or trees. It should have seating, outdoor lighting, weather protection, art, or other similar features. It should be accessible to all apartment units.
23.45.524 LANDSCAPING STANDARDS	Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot within an LR zone if construction of a congregate residence is proposed on the site.

LAND USE CODE SECTION	DEFINITION
23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS	Table A: Width of principal structure shall not exceed 120'. Max. combined length of all portions of facades within 15' of lot line that is neither a rear lot nor a street or alley lot line shall not exceed 65% of the length of that lot line. <i>DEPARTURE REQUESTED.</i>
23.45.529 DESIGN STANDARDS	Façade openings: 20% of street facing façade shall consist of windows and/or doors Façade articulation: If street facing façade >750 sf area, façade needs to be divided into separate planes. These planes have to be a min. 150 sf and max. 500 sf, and project or recess by 18" min. .75" deep and 3.5" wide trim required to mark roof lines, porches, windows, doors on all street facing facades. Director's exceptions allowed to façade openings and articulation requirements through treatments: Variations in building materials and color, or both that reflect the stacking of stories and reinforce the articulation of the façade Incorporate architectural features that add dimensions and interest: porches, bay windows, etc. Special landscaping elements to meet Green Factor requirements: trellises, vegetated walls, covering 25% min of façade walls Special fenestration treatment: increase percentage of windows/doors to at least 25% of street facing façade Building entry orientation standards for apartments: •For each apartment structure, a principal shared pedestrian entrance is required that faces a street or a common amenity area (courtyard) and has direct access to the street. •If more than one apartment structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street •The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry feature
23.54.015 PARKING FOR RESIDENTIAL USES	Table B 23.54.015: Congregate residences: 1 space for each 4 sleeping rooms
25.09.300 ENVIRONMENTAL CRITICAL AREA EXCEPTION	The definition of public projects in SMC 25.09.300.A.2 includes projects sponsored by a public agency.

7.0 SITE PLAN

EXISTING SITE PLAN - OVERALL

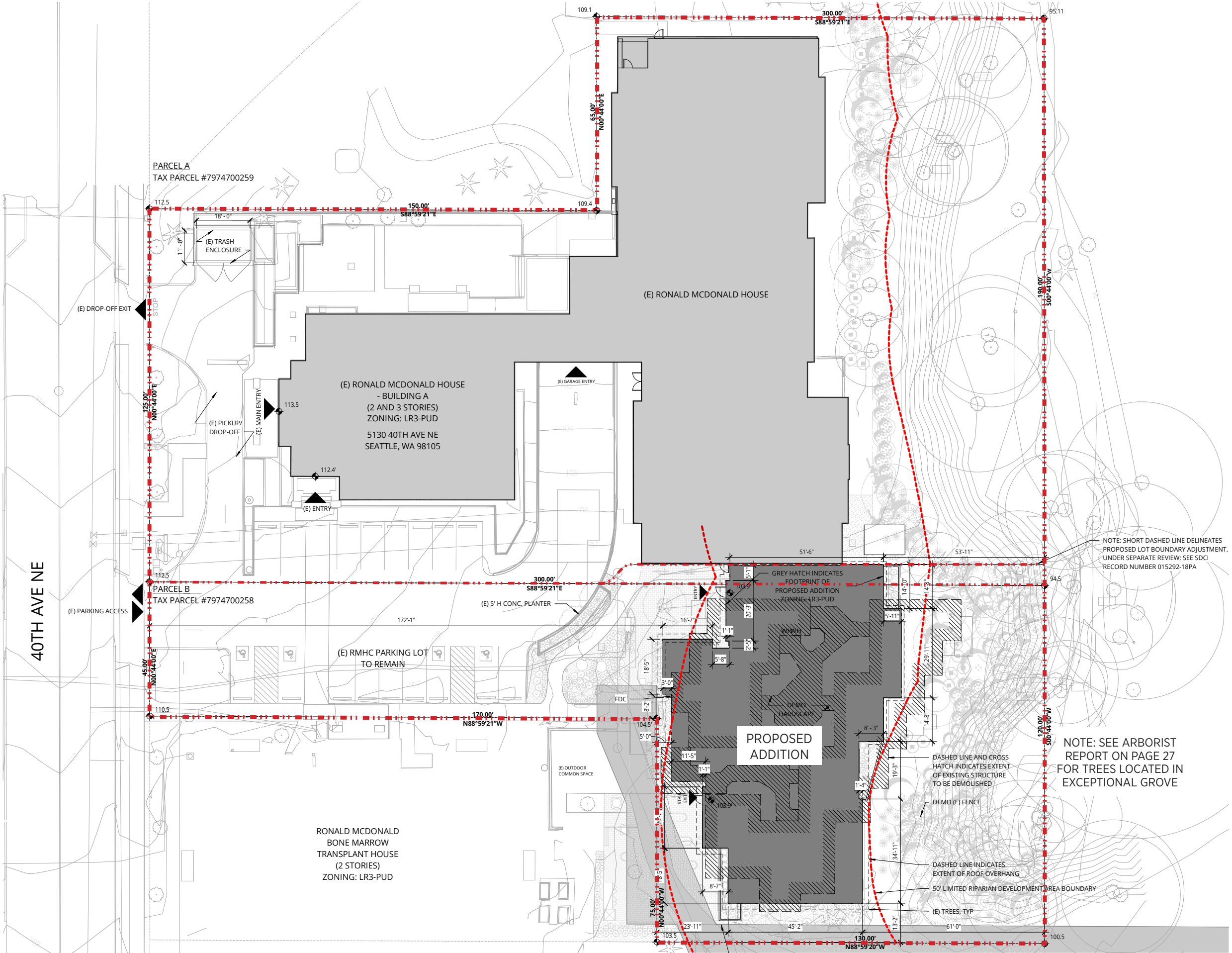
LEGAL DESCRIPTION:

PARCEL A: THAT PORTION OF TRACT 52 OF THE STATE OF WASHINGTON COMMISSIONER OF PUBLIC LANDS SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID LINE, A DISTANCE OF 125 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE EXTENDED NORTHERLY, A DISTANCE OF 65 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 150 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE AND LINE EXTENDED A DISTANCE OF 190 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

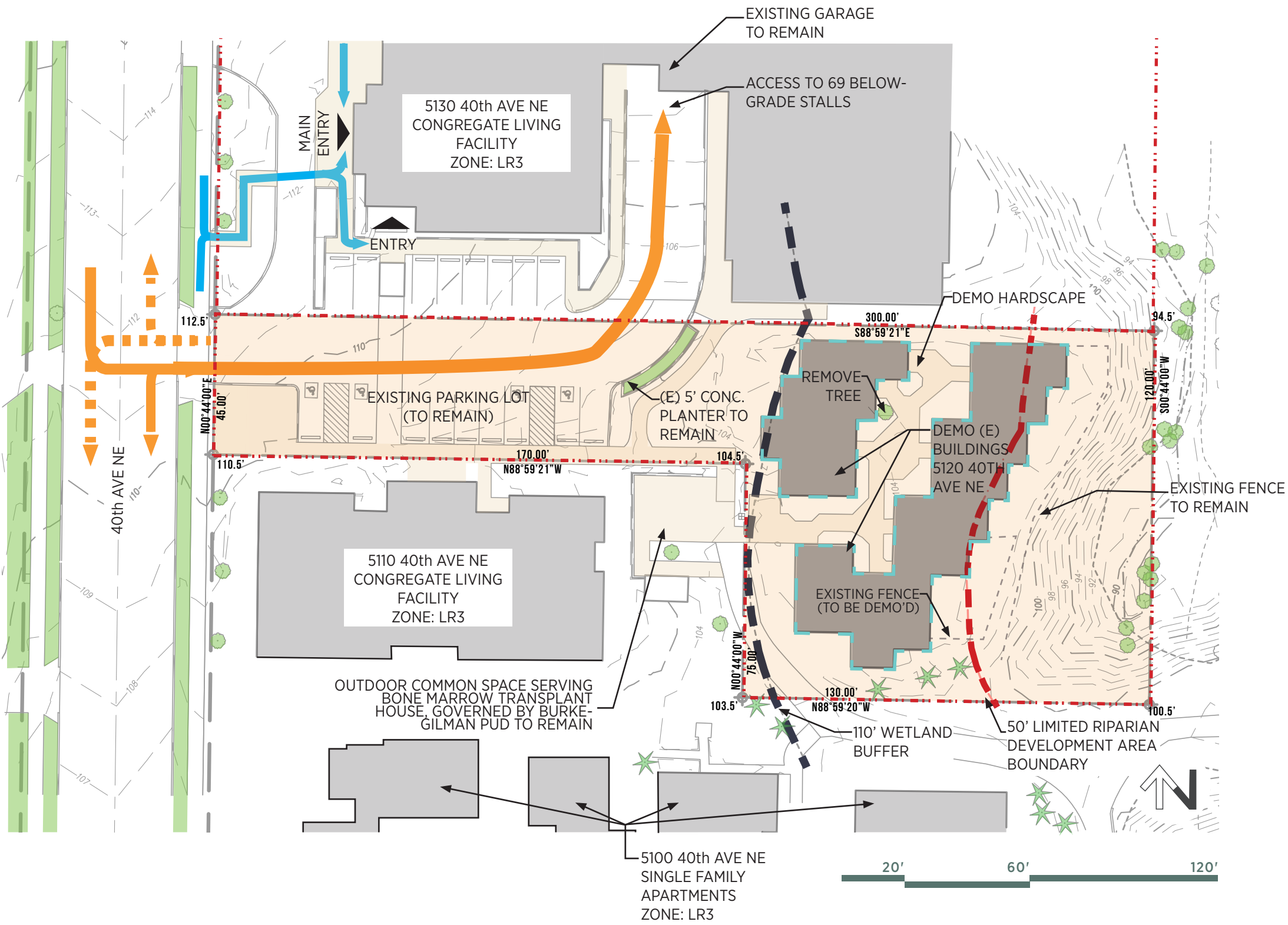
PARCEL B: THE NORTH 75 FEET OF THE WEST 300 FEET OF TRACT 55 AND THE SOUTH 45 FEET OF THE WEST 300 FEET OF TRACT 52 OF THE STATE OF WASHINGTON COMMISSIONER OF PUBLIC LANDS SUBDIVISION OF NE 1/4, EAST 1/2 OF NW 1/4 AND NE 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PGE 42, RECORDS OF KING COUNT; EXCEPT THE WEST 170 FEET OF TRACT 55. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

DESCRIPTION:

The project expansion site is a 23,250 SF parcel zoned LR3 PUD. The site is located on 40th Ave. NE, with additional parcels to the north and south and a protected wetland to the east. The adjacent parcels to west are zoned LR2, while the others are zoned LR3 PUD. The existing Ronald McDonald House is on Parcel A, north of the expansion site, and is 47,249 sf.



EXISTING SITE PLAN - EXPANSION SITE



ADJACENT BUILDINGS:

- South: Burke-Gilman Place apartments at 5100 40th Ave. NE. Zoned LR3 PUD, built 1984.
- North: Ronald McDonald House, 2-story congregate living facility built in 2003.
- West (on the east side of 40th Ave NE): Ronald McDonald Bone Marrow Transplant House, 2-story congregate living facility built in 2003.
- West (on west side of 40th Ave NE): two 3-story townhouses at 5115 and 5119 40th Ave NE built in 2004.
- East: protected wetland.

TOPOGRAPHY:

- Relatively flat up to the wetland buffer zone
- Site descends from 112' at the NW corner to 103' at the buffer, for a slope of approximately 3.5%.
- After buffer, site becomes steeper, descending from 103' to 89' for a slope of approximately 28%.

DEMO:

- 2 group homes on site built in 1984
- Existing concrete pathway

7.0 SITE PLAN

PROPOSED SITE PLAN - EXPANSION SITE

The proposed project includes the demolition of the existing group homes and the associated site improvements (walkways, patios, etc.) to be replaced by an expansion connected to the existing Ronald McDonald House to the north. The expansion will include 28 units with shared laundry and amenity spaces. The proposed project will share the existing parking facilities currently available to the site.

TRAFFIC AND CIRCULATION:

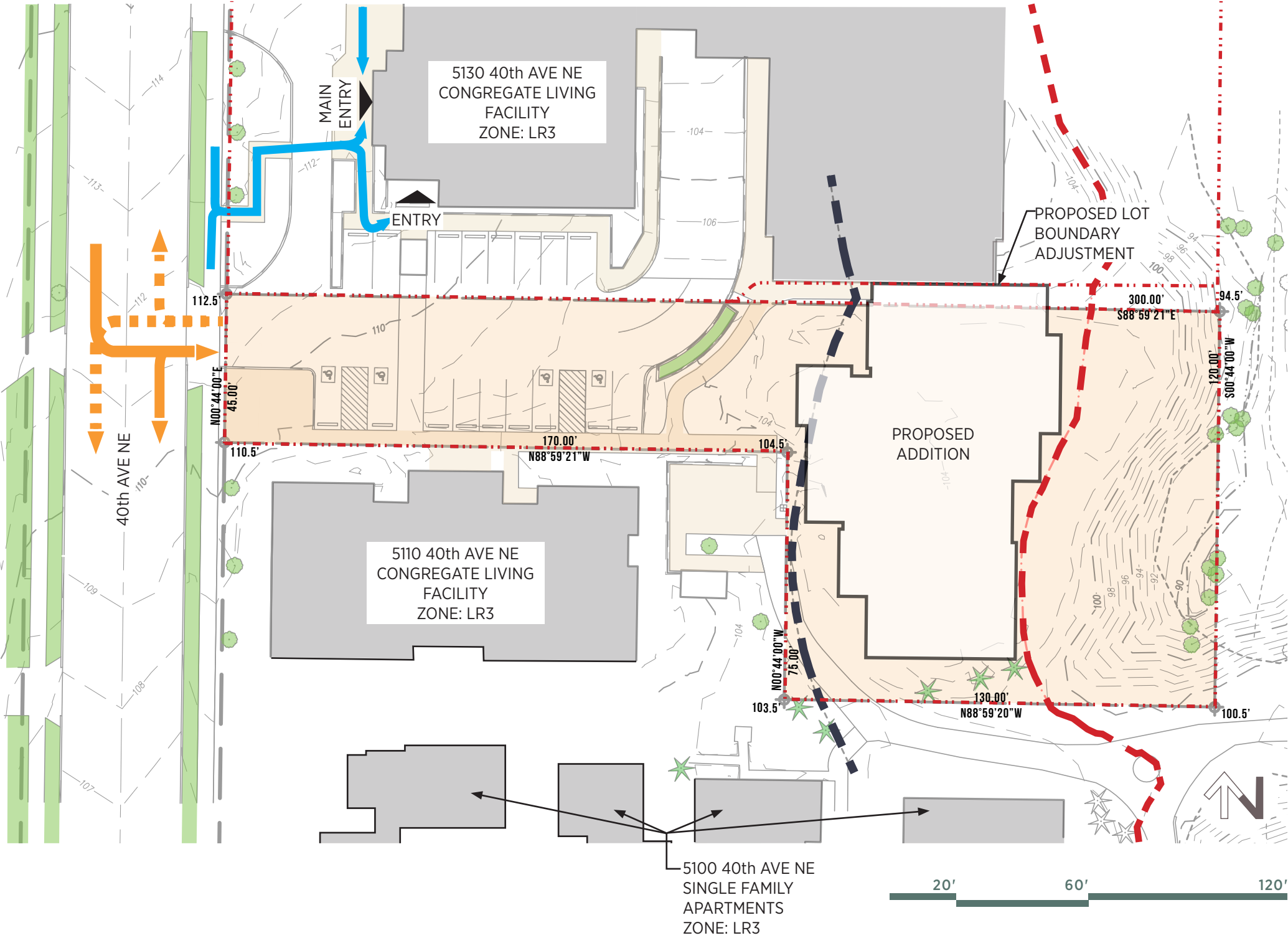
- 40th Ave. NE is a residential street with parking on both sides.

STREETSCAPES:

- 40th Ave. NE has a residential character, with several townhouses, low-rise apartments, and individual houses lining the street.
- Street parking is available along 40th Ave. NE, near the site.

NEIGHBORHOOD INFLUENCES:

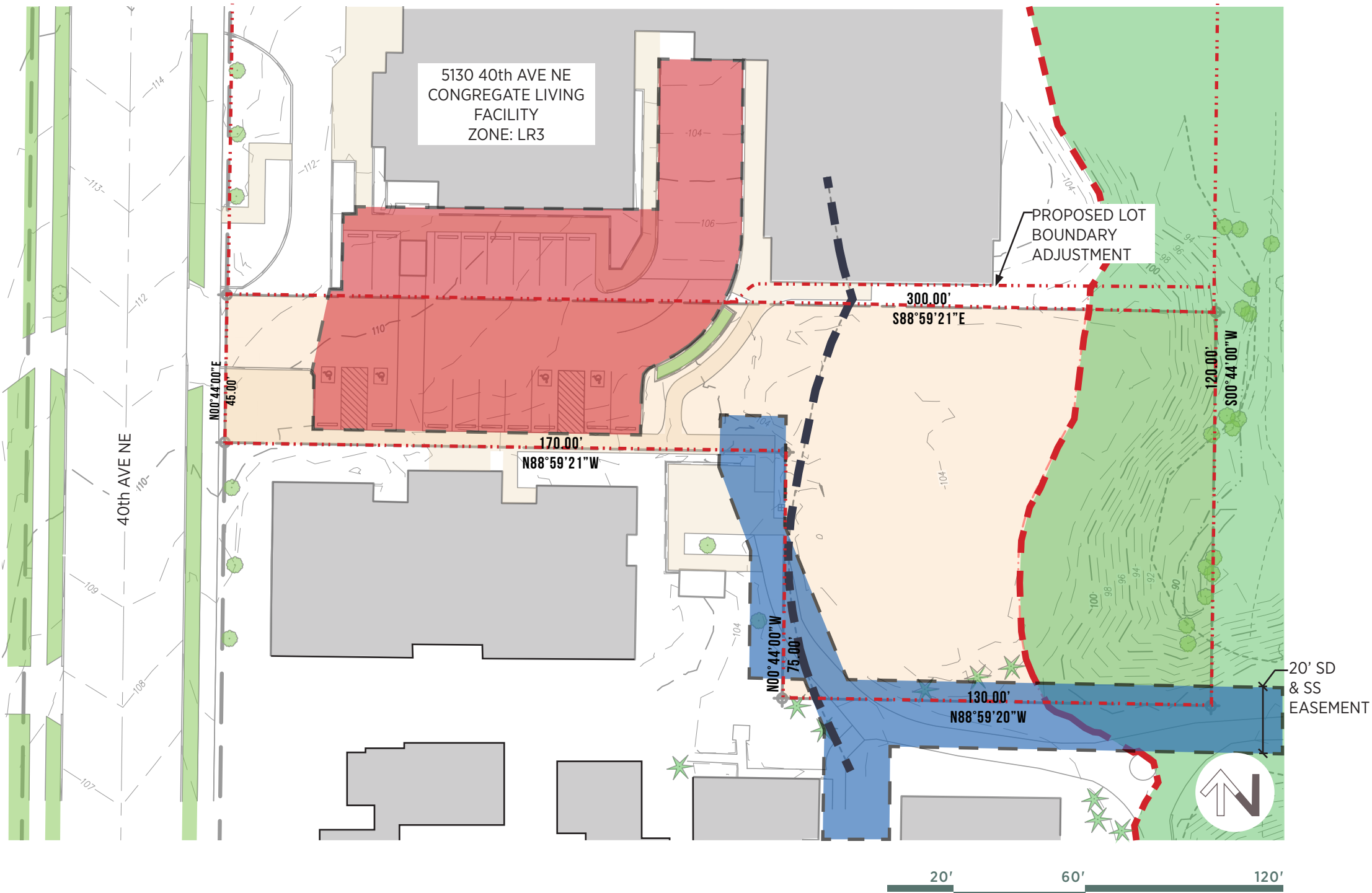
- Buildings along 40th Ave. NE are typically less than 20 years old.
- Residential areas adjacent to 40th Ave. NE contain houses from the 1940s and 1950s.
- Retail pocket to the north.



Parking Entry/Exit —
Pedestrian Entry/Exit —

SITE CONSTRAINTS: EASEMENTS/
COVENANTS

- Per SMC 25.09.160.B.1: The wetland buffer is measured horizontally and perpendicular to the edges of the wetland. Per Table A for 25.09.160: Wetland buffer size is 110' for Category III wetlands
- Per SMC 25.09.200.A.3.b.3: D, limited riparian development area is the area more than 50 feet from the top of the bank.
- Per SMC 25.09.300 ECA Exception, the definition of public projects in SMC 25.09.300.A.2 includes projects sponsored by a public agency.
- Utilities easements per survey for storm drain & sanitary sewers
- Vehicle access protected by Burke-Gilman PDA parking covenant



- 110' Wetland Buffer Boundary
- 50' Limited Riparian Development Area Boundary
- Burke-Gilman PDA Parking Covenant
- Storm Drain and Sanitary Sewer Easement

TOPOGRAPHY, PHYSICAL FEATURES & LANDSCAPE ELEMENTS

TOPOGRAPHY:

- Gentle slope from 40th Ave. NE to the wetland buffer.
- Significant slope along east property line

SOLAR ACCESS:

- Decent solar access to the west and north due to parking lot and relatively low building height.
- Poor solar access to the south and east due to extensive tree growth.

VIEWS:

- Current views are territorial, looking into the wetlands.

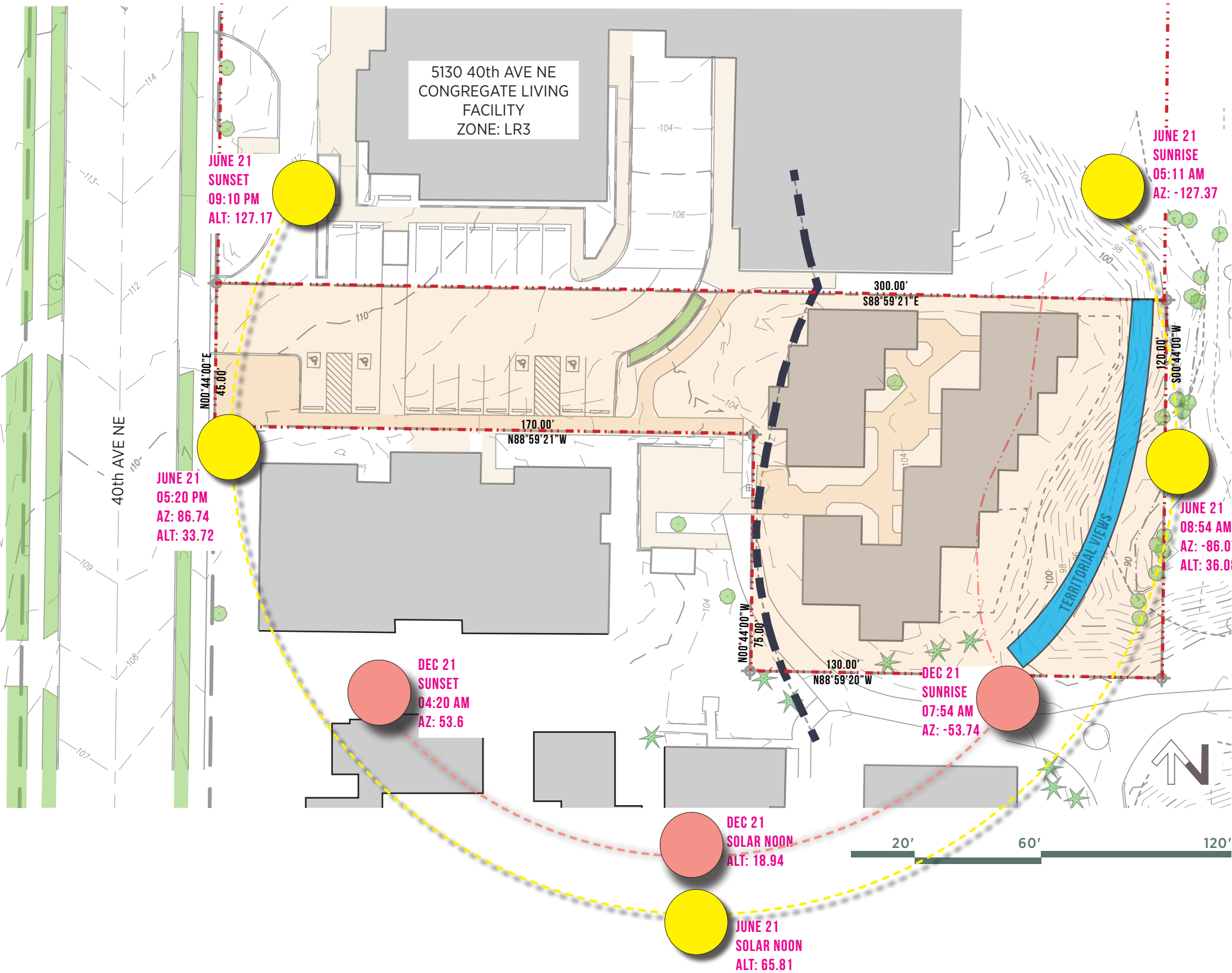




Table of Trees
5120 40th Ave NE , Seattle, WA. 98105

Date of Inventory: August 3, 2018
Table Prepared: August 6, 2018
Table Revised: May 22, 2019

DSH (Diameter at Standard Height) is measured 4.5 feet above grade.
Multi-stem trees are noted, and a single stem equivalent is calculated using the method defined in the Director's Rule 16-2008.
Letters are used to identify trees on neighboring property with overhanging canopies
Dripline is measured from the center of the tree to the outermost extent of the canopy

Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius (feet)				Exceptional Threshold	Exceptional Grove	Notes	Tree Status
							N	E	S	W				
401	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.2	Good	Good	16	9	13	18	30.0		Some broken branches, natural break, surface roots	Remove
402	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.1	Good	Good	16	16	17	15	30.0		Some broken branches, natural break, surface roots	Remove
403	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.9	Good	Good	13	14	12	12	30.0		Limbed up, surface roots	Remove
404	Alru	<i>Alnus rubra</i>	Red alder	18.7	Good	Good	7	10	24	20	Not Exceptional unless in grove	Exceptional Grove	Codominant at ten feet, slight phototropic lean	Retain*
405	Alru	<i>Alnus rubra</i>	Red alder	14.1	Good	Good	10	4	14	25	Not Exceptional unless in grove	Exceptional Grove	Phototropic lean, culvert and retaining wall to the east	Retain*
406	Alru	<i>Alnus rubra</i>	Red alder	17.3	Fair	Good	12	9	10	28	Not Exceptional unless in grove	Exceptional Grove	Codominant at base (16.8", 4.2"), phototropic lean, approximately ten percent dieback in crown	Retain*
407	Alru	<i>Alnus rubra</i>	Red alder	15.1	Fair	Fair	9	14	12	20	Not Exceptional unless in grove	Exceptional Grove	Codominant at base (11.9", 3"), included bark between trunks, tip dieback	Retain*
408	Alru	<i>Alnus rubra</i>	Red alder	11.9	Fair	Good	12	8	13	27	Not Exceptional unless in grove	Exceptional Grove	Phototropic lean, phytophthora canker at base of trunk	Retain*
409	Alru	<i>Alnus rubra</i>	Red alder	10.6	Fair	Good	15	14	11	25	Not Exceptional unless in grove	Exceptional Grove	Broken codominant and early decay at 2 feet, tip dieback	Retain*
410	Alru	<i>Alnus rubra</i>	Red alder	26	Poor	Poor	6	20	26	24	Not Exceptional unless in grove	Exceptional Grove	Hollow, substantial decay, broken top, overmature	Retain*
411	Prse	<i>Prunus serrulata</i>	Flowering cherry	9.2	Good	Good	7	9	10	5	23.0		Close to house, swollen graft, surface roots, limited rooting area	Remove
Offsite Trees with Overhanging Canopies														
A	Acfr	<i>Acer x Freemanii</i>	Freeman maple	8.3	Good	Good		12			20.8		Overhangs approximately 2 feet	Retain
B	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	19	Good	Good	12.5	8.5			30.0		Overhangs approximately 3 feet	Retain
C	Psme	<i>Pseudotsuga menziesii</i>	Douglas-fir	18	Good	Good	13	18			30.0		Overhangs approximately 5 feet, chain at base	Retain
D	Alru	<i>Alnus rubra</i>	Red alder	16.9	Good	Good				15	Not Exceptional unless in grove		Shared base with tree E, overhangs approximately ten feet	Retain*
E	Alru	<i>Alnus rubra</i>	Red alder	13.6	Fair	Good				14	Not Exceptional unless in grove		Shared base with tree D, dieback in crown, overhangs approximately 10 feet	Retain*
F	Alru	<i>Alnus rubra</i>	Red alder	11	Fair	Fair				21	Not Exceptional unless in grove		Lots of dieback, bindweed, overhangs approximately 10 feet	Retain*

TREE SURVEY

Tree Solutions inventoried and assessed trees on the north and south parcels. Per SMC 25.11, trees measuring six inches or greater in diameter at standard height (DSH) are required to be assessed for development projects. Each tree was tagged with an aluminum tree tag. Tree identifier corresponds to the number on each tag.

Tree Solutions found 1 exceptional tree grove on site.

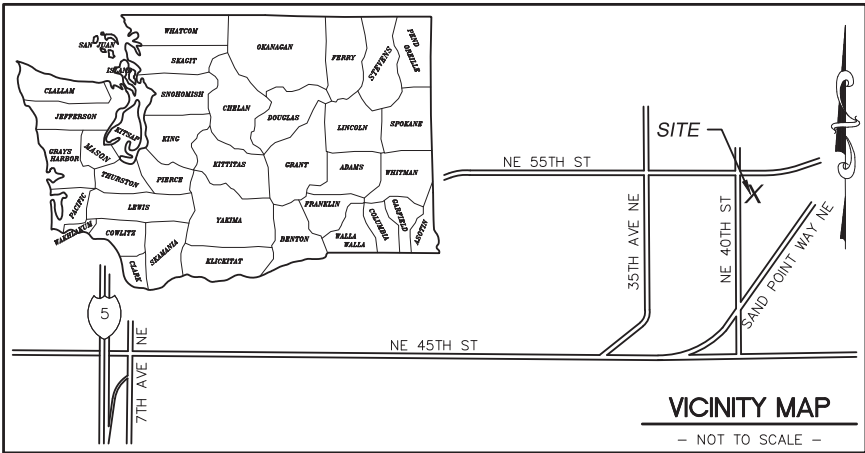
See corresponding Table of Trees and Site Map.

*NOTE: Trees retained in exceptional grove to be protected with double layer silt fence per Civil.

7.0 SITE PLAN

*NOTE: Trees retained in exceptional grove to be protected with double layer silt fence per Civil.

Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Grove	Notes	Tree Status
G	Potr	Populus trichocarpa	Black cottonwood	54	Good	Good				33	Not Exceptional except in grove		Codominant at base (39", 37.3"), wound near base of west side with good response growth, overhangs approximately 15 feet	Retain*
H	Acma	Acer macrophyllum	Bigleaf maple	9.4	Good	Good				18	30.0		Suppressed, overhangs approximately 10 feet	Retain*
I	acma	Acer macrophyllum	Bigleaf maple	6.5	Good	Good				17	30.0	Exceptional Grove	Suppressed, overhangs approximately 10 feet	Retain*
J	Acma	Acer macrophyllum	Bigleaf maple	26.1	Good	Good			19		30.0	Exceptional Grove	Multistem at 7 feet, included bark and wound at approximately 10 feet with good response growth	Retain*
K	Cule	X Cupressocyparis leylandii	Leyland cypress	10	Good	Good			10		30.0	Exceptional Grove	Maintained as hedge below fence line, not pruned above, overhangs approximately 2 feet	Retain*
L	Acpl	Acer platanoides	Norway maple	13.4	Good	Good	16				30.0		Overhangs approximately 2 feet, multistem, sidewalk on north and west	Retain
M	Acci	Acer circinatum	Vine maple	7.6	Good	Good	10				8.0		Overhangs approximately 3 feet, multistem (2", 2", 2", 2", 2", 2", 2", 2", 2", 2.5", 2.5", 3")	Retain
N	Acma	Acer macrophyllum	Bigleaf maple	26.1	Fair	Fair				24	30.0	Exceptional Grove	Codominant at 3 feet (22.9", 12.6"); decay at base to 4 feet on E stem; fungal disease (K. duesta)	Retain*
O	Acma	Acer macrophyllum	Bigleaf maple	33.8	Fair	Poor				20	30.0	Exceptional Grove	Fungal disease (K. duesta, G. applanatum), decay approximately 50 percent of the base to 5 feet	Retain*
P	Potr	Populus trichocarpa	Black cottonwood	43.1	Good	Good				50	Not Exceptional except in grove	Exceptional Grove		Retain*
Q	Potr	Populus trichocarpa	Black cottonwood	15.2	Fair	Fair				11	Not Exceptional except in grove	Exceptional Grove		Retain*
R	Potr	Populus trichocarpa	Black cottonwood	39.7	Good	Good				22	Not Exceptional except in grove	Exceptional Grove		Retain*
S	Potr	Populus trichocarpa	Black cottonwood	29.0	Good	Good				29	Not Exceptional except in grove	Exceptional Grove		Retain*
T	Acma	Acer macrophyllum	Bigleaf maple	12.6	Good	Good				18	30.0	Exceptional Grove	Wildlife / game camera on tree	Retain*
Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Grove	Notes	Tree Status
U	Potr	Populus trichocarpa	Black cottonwood	12.9	Fair	Fair				10	Not Exceptional except in grove	Exceptional Grove	Lost top, lean to W	Retain*
V	Potr	Populus trichocarpa	Black cottonwood	19.8	Good	Fair				15	Not Exceptional except in grove	Exceptional Grove		Retain*
W	Potr	Populus trichocarpa	Black cottonwood	43.8	Good	Good				27	Not Exceptional except in grove	Exceptional Grove		Retain*
X	Potr	Populus trichocarpa	Black cottonwood	18.6	Fair	Fair				20	Not Exceptional except in grove	Exceptional Grove	Lean to W	Retain*
Y	Acma	Acer macrophyllum	Bigleaf maple	7.3	Fair	Fair				18	30.0	Exceptional Grove	Codominant at 7 feet	Retain*



NOTES

- 1) TITLE REPORT ISSUED BY TRANSNATION TITLE INSURANCE COMPANY, REF. NO. 868426, DATED MARCH 31, 1999. THE TITLE REPORT INCLUDES OTHER PARCELS AND SCHEDULE 'B' EXCEPTIONS; ONLY THE SCHEDULE 'B' ITEMS LISTED THEREIN THAT REFERENCE PARCEL D ARE LISTED HEREON; THE SUPPORTING DOCUMENTS NOT PROVIDED, THE EASEMENTS SHOWN HEREON ARE BASED ON SURVEY PERFORMED BY TRI-COUNTY LAND SURVEYING COMPANY, DATED APRIL, 2006, JOB. NO. 06-025.
- 2) FIELD WORK CONDUCTED IN NOVEMBER/DECEMBER, 2017.
- 3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

Tree Solutions Inc.
Arborists: Joshua Petter
206-528-4670
Tree Inventory

Initial tree inventory took place on August 3, 2018 and a follow up inventory was done on May 15, 2019. Inventory included all trees 6-inches diameter or greater on the site. We also assessed trees with overhanging canopies. Tree icons used on the survey do not denote canopy driplines. Dripline measurements and other tree specifics are listed in the tree table produced by Tree Solutions Inc. and should be added to this drawing prior to any design relating to tree protection.

NP signifies that the tree was not present.

Denotes part of exceptional grove

LEGAL DESCRIPTION

PARCEL D:

THE NORTH 75 FEET OF THE WEST 300 FEET OF TRACT 55 AND THE SOUTH 45 FEET OF THE WEST 300 FEET OF TRACT 52 OF THE STATE OF WASHINGTON COMMISSIONER OF PUBLIC LANDS SUBDIVISION OF NE 1/4, EAST 1/2 OF NW 1/4 AND NE 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 42, RECORDS OF KING COUNTY;

EXCEPT THE WEST 170 FEET OF TRACT 55;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

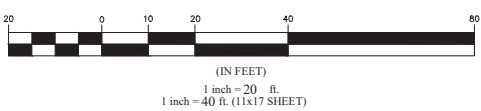
EASEMENTS

CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

- 5 STORM DRAIN AND SANITARY SEWER EASEMENT PER RECORDING NO. 8406050822, RECORDS OF KING COUNTY - SHOWN.
- 6 UTILITY EASEMENT PER RECORDING NO. 8804280400, RECORDS OF KING COUNTY - SHOWN.
- 7 UTILITY EASEMENT PER RECORDING NO. 8405290516, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
- 9 RESTRICTIONS PER RECORDING NO. 8303310690 AND 8211230995, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
- 11 RESTRICTIONS PER RECORDING NO. 8310280430, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
- 12 RESTRICTIONS PER RECORDING NO. 8312200584 AND 8310280431, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.
- 16 COVENANTS, CONDITIONS AND RESTRICTIONS PER RECORDING NO. 9602201492, RECORDS OF KING COUNTY - DOCUMENT NOT PROVIDED, NOT SHOWN.

GRAPHIC SCALE



LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- UP BURIED POWER LINE
- G GAS LINE
- UT BURIED TELEPHONE LINE
- W WATER LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE

- UTILITY POLE W/ LIGHT
- LIGHT STANDARD
- UTILITY POLE
- POLE GUY WIRE
- UTILITY BOX
- LUMINAIRIUM
- UP-LIGHT
- TELEPHONE VAULT
- TELEPHONE RISER
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SPOT ELEVATION
- CONCRETE HATCHING
- ASPHALT HATCHING
- L.S. LANDSCAPING
- GAS VALVE
- GAS METER
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- STORM CLEAN-OUT
- SIGN
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FIRE STAND PIPE
- REBAR & CAP

NOTE: ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.

TREE LEGEND

- DECIDUOUS TREE
- AL=ALDER
- MP=MAPLE
- DS=DECIDUOUS
- MA=MADRONA
- OK=OAK
- CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
- DF=DOUGLAS FIR
- HE=HEMLOCK
- PI=PINE
- EVG=EVERGREEN

NOTE: TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER 7974700258 & 7974700257
SITE ADDRESS 5110-5120 40TH AVE NE
SEATTLE, WA 98105
SITE CONTACT AARON LEE
PHONE NUMBER 425-442-0456
ZONING LR3 PUD (CITY OF SEATTLE)
TOTAL LOT AREA 23,250± S.F.(0.534 AC.)

CITY OF SEATTLE MONUMENTS:
SNV-0247 @ BACK OF WALK, SE QUAD. OF INTX. SAND POINT WAY NE W/NE 50TH ST. ELEV = 97.84'
SNV-0248 @ BACK OF WALK, NW QUAD. OF INTX. SAND POINT WAY NE W/NE 45TH ST. ELEV = 75.04'

SURVEY REFERENCE

SURVEY PERFORMED BY TRI-COUNTY LAND SURVEYING COMPANY, DATED APRIL, 2006, JOB. NO. 06-025.

BOUNDARY DISCLAIMER

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.



CS1 NATURAL SYSTEMS & SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

- Considerations:
- Energy Use
 - Sunlight and Natural Ventilation
 - Topography
 - Plants and Habitat
 - Water

PROJECT DESIGN RESPONSES

- Efficient energy systems
- Sufficient solar shading
- Sensitivity to wetland buffer



CS2 URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- Considerations:
- Location in the City and Neighborhood
 - Adjacent Sites, Streets and Open Spaces
 - Relationship to the Block
 - Height, Bulk and Scale

PROJECT DESIGN RESPONSES

- Match scale of existing building
- Relate to existing massing



CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

- Considerations:
- Emphasizing Positive Neighborhood Attributes
 - Fitting Old and New Together

PROJECT DESIGN RESPONSES

- Compliance with Burke-Gilman PDA
- Pacific Northwest/Craftsman Traditional design language shared among existing and new addition in materiality and form



DC1 PROJECT USES & ACTIVITIES

Optimize the arrangement of uses/activities on site.

Considerations:

- Arrangement of Interior Uses
- Vehicular Access and Circulation
- Parking and Service Uses

PROJECT DESIGN RESPONSES

- Courtyard ties the existing building and new addition together
- Massing takes advantage of views and solar access
- Group interior functions together



DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Considerations:

- Massing
- Architectural and Facade Composition
- Secondary Architectural Features
- Scale and Texture
- Form and Function

PROJECT DESIGN RESPONSES

- Integrate with existing building style
- Match scale and massing of existing building



DC4 MATERIALS

Use appropriate and high quality elements and finishes for the building and its open spaces.

Considerations:

- Building Materials
- Signage
- Lighting
- Trees, Landscape and Hardscape Materials
- Project Assembly and Lifespan

PROJECT DESIGN RESPONSES

- Use similar cladding materials and detailing as existing building to maintain continuity between old and new
- Only native species are proposed to be used in the buffer.

ARCHITECTURAL CONCEPT AT EDG

Opportunities

- Amenity spaces to the NW, SW, and E
- Ample daylighting opportunities
- Views to east wetland
- Courtyard space between new and existing buildings
- Kitchen facilities are all grouped together, creating more community and camaraderie among residents
- Massing responds to existing building

Constraints

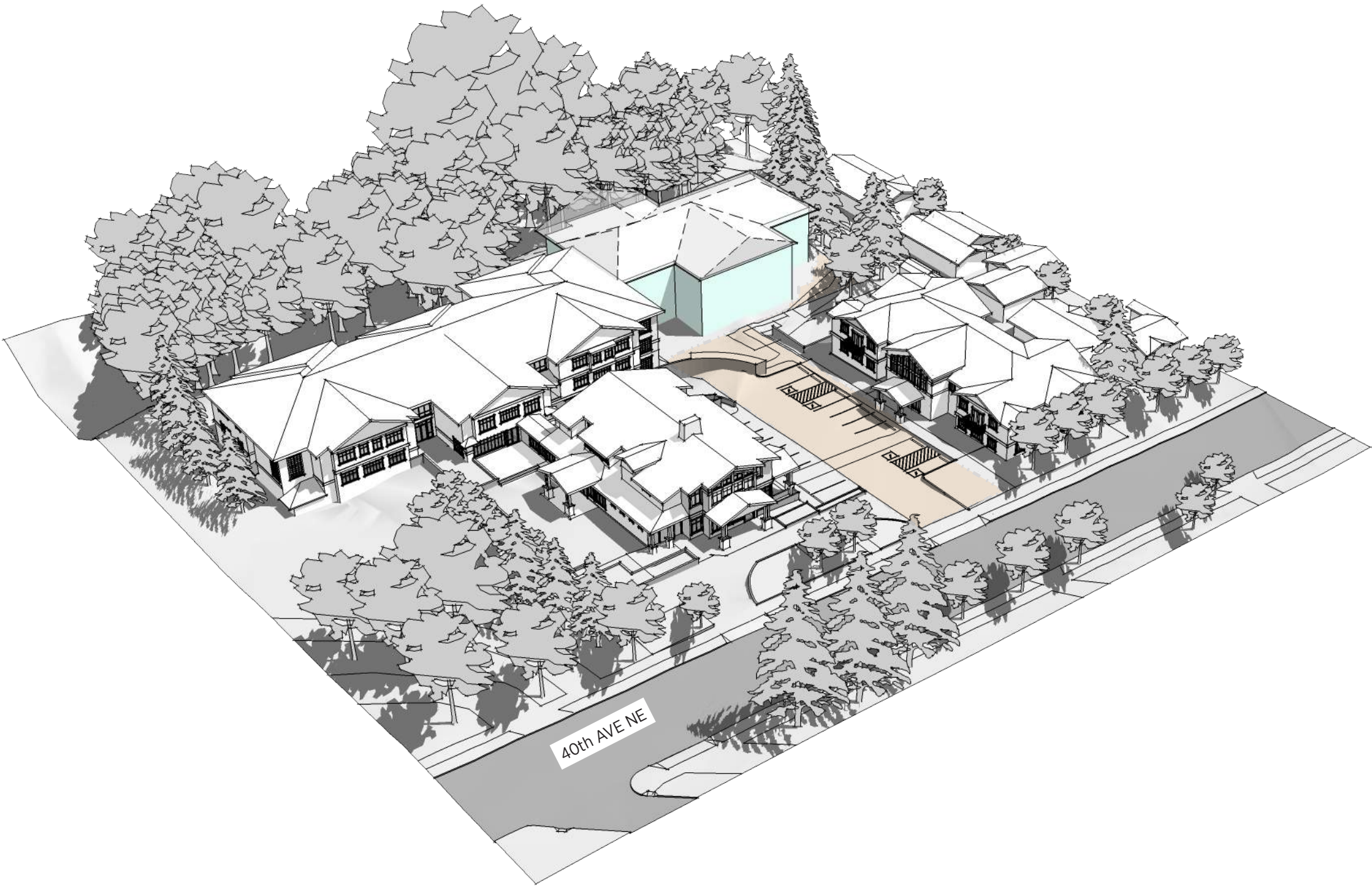
- Potential privacy issues with NW unit

Development Summary

Unit Count: 28
Floor Plate Size: 6,660 SF
Total Addition: 19,980 SF

DEPARTURES

- Congregate Residence: Common Food Prep Area

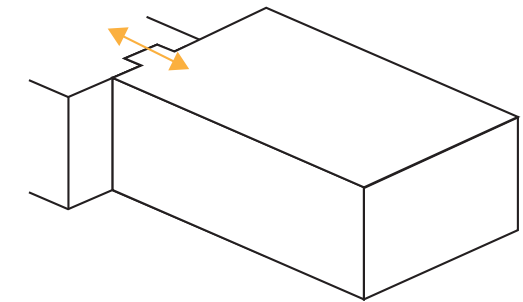


BIRD’S EYE VIEW LOOKING SOUTHEAST

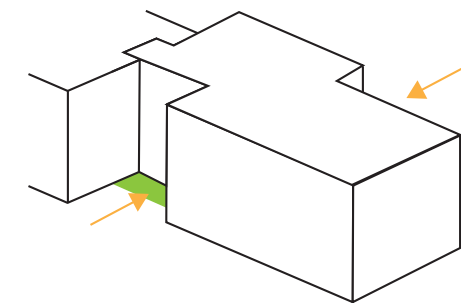


ROOF PLAN

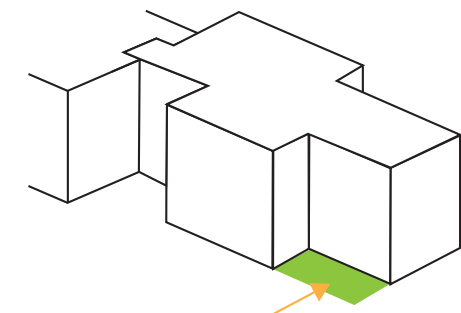
ARCHITECTURAL CONCEPT AT EDG



Align to Existing Circulation



Carve mass to Create West-facing Courtyard and Allow for Riparian-buffer Setback



Carve Mass to Further Breakdown West-facing Facade, creating a Light-filled Southwest-facing Courtyard

1. MASSING

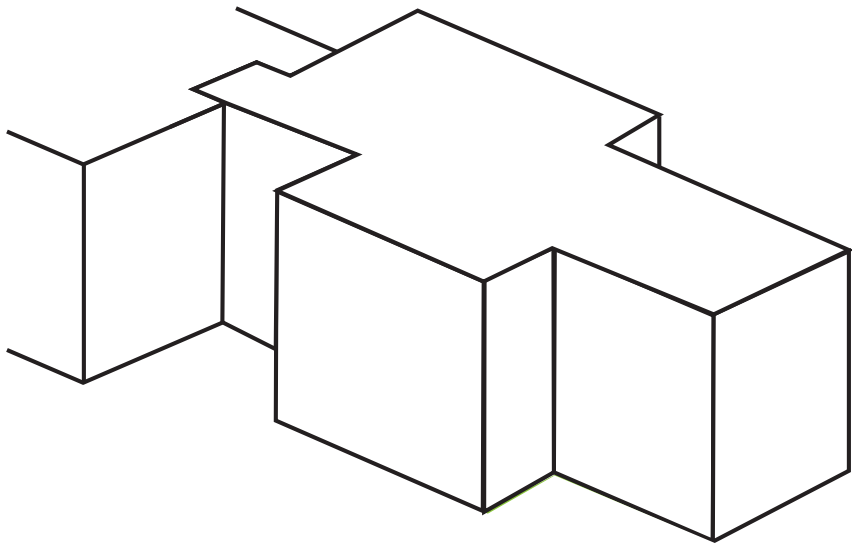
a. Staff directs the applicant to further refine the preferred option with design elements that further emphasize the courtyard and draw attention to the building’s point of entry, while potentially adding a whimsical and family-friendly tone to the sense of arrival and reflect the building’s function.

- CS2:A1 Sense of Place
- CS2:A2 Architectural Presence
- CS2:D5 Respect for Adjacent Sites
- DC2:A1 Site Characteristics and Uses
- DC2:E1 Legibility and Flexibility

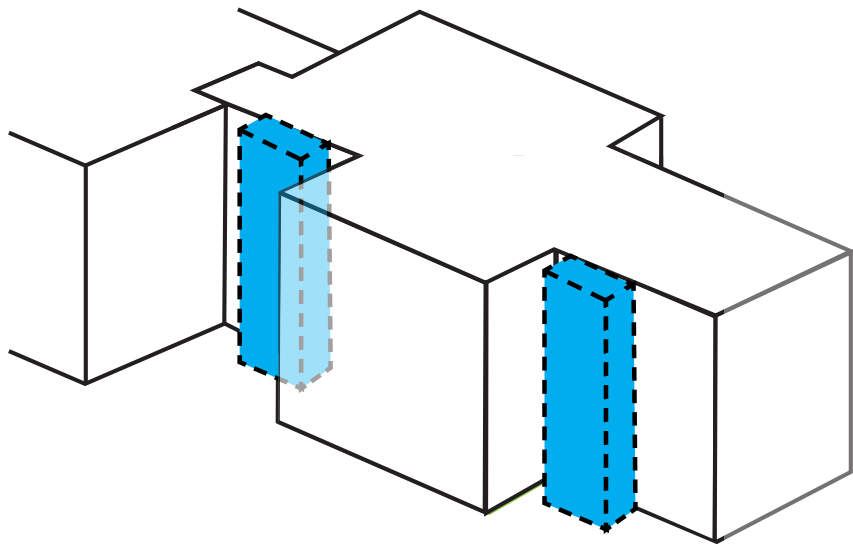
RESPONSE

- 1 Extruded massing at courtyards creates defined entry/exit points.
- 2 Inset massing at lounge spaces expresses interior program through exterior facade.

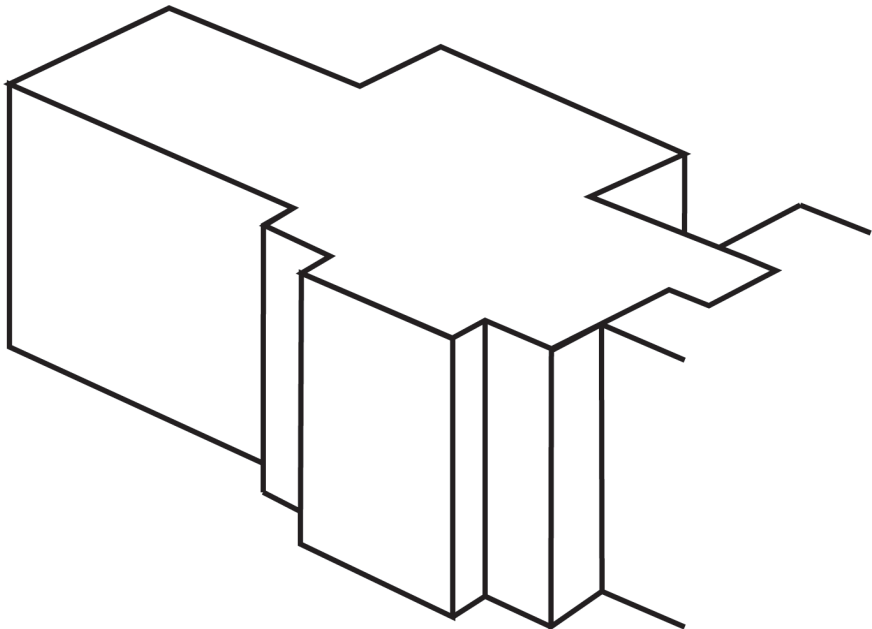
1 DESIGN AT EDG - WEST FACADE



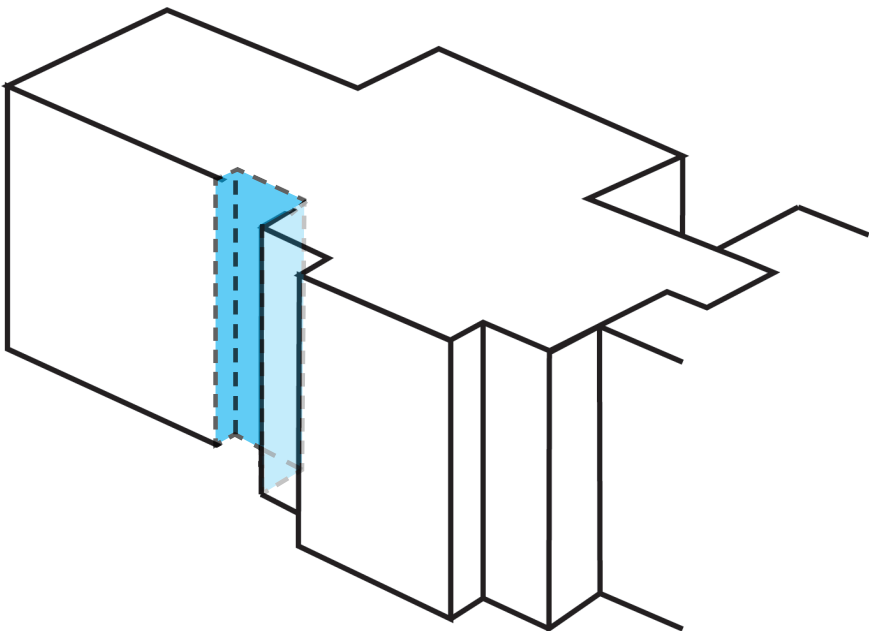
CURRENT DESIGN
MASSING CHANGE - WEST FACADE



2 DESIGN AT EDG - EAST FACADE



CURRENT DESIGN
MASSING CHANGE - EAST FACADE



2. ARCHITECTURAL CHARACTER

a. In the draft Recommendation packet, provide conceptual sketches showing an overall architectural character designed to be engaging and visually interesting. Possibly include a greater use of pediment features, decorative gable detail, decorative vents, quatrefoil windows for Zen views; allowing intermittent views outside from the southwest stairwell, decorative eave brackets, or other designs that are responsive to nearby context and opportunities. Other elements could also include a tile mural strategically placed along the concrete planter or at the base of pergola supports.

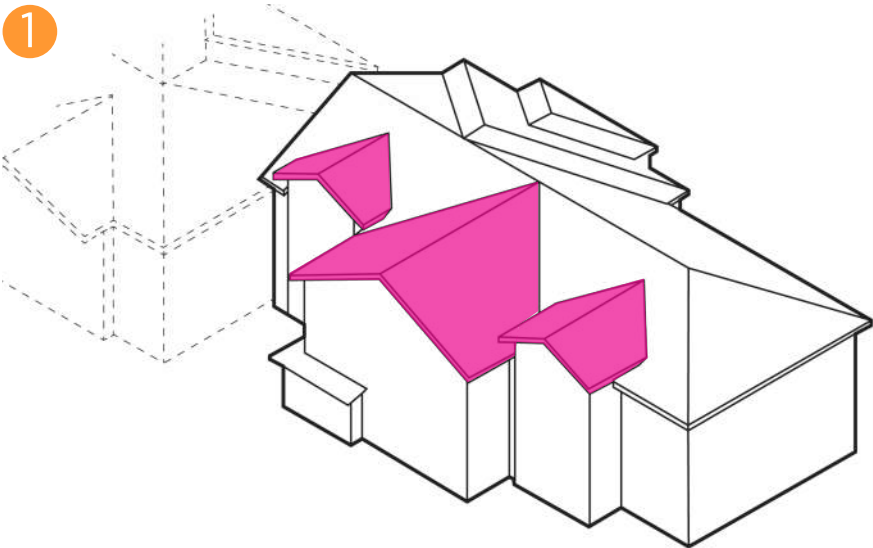
CS1:D2 Off-site Features

CS2:A1 Sense of Place

CS2:A2 Architectural Presence

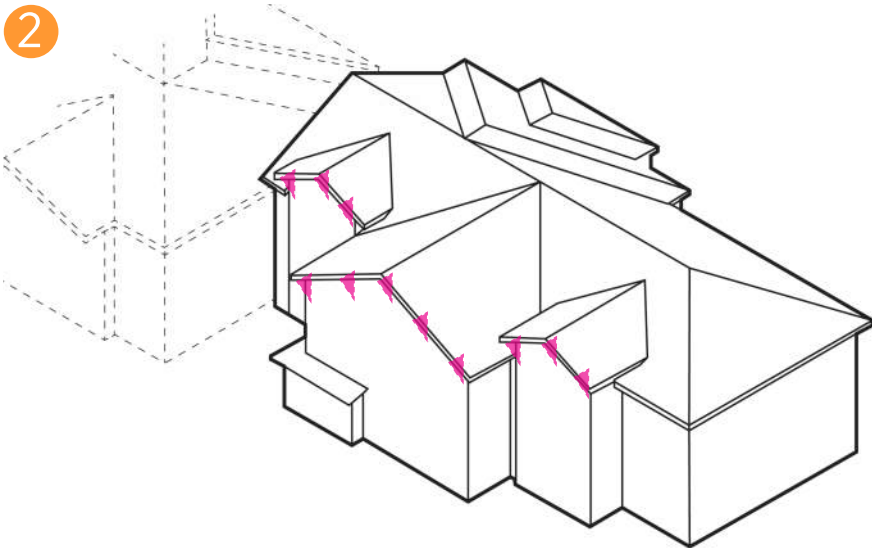
DC2:D2 Texture

DC3:A1 Interior/Exterior Fit



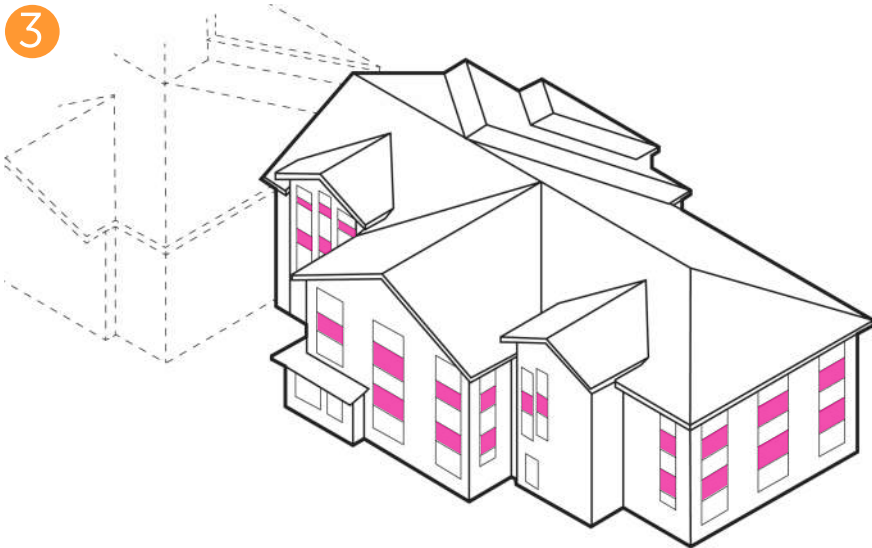
RESPONSE

Gable roof detailing continued across all bays at different scales, relates to existing building elements



RESPONSE

Corbel details reinforce presence of gables, create visual interest, and relate to existing building



RESPONSE

Panel alignment within windows creates modern language within existing precedent

2. ARCHITECTURAL CHARACTER

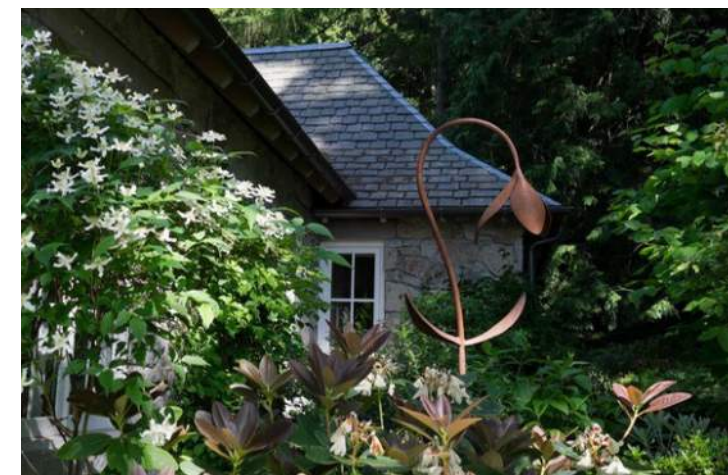
b. Provide windows or Zen views in the southwest stairs to enable children and their families to catch glimpses or fleeting views of the courtyards and outdoor spaces which could possibly contain sculpted forms, artwork or play areas, to reduce anxiety of children to their environment.

- PL2:A Accessibility
- PL2:D1 Design as Wayfinding
- DC1:A4 Views and Connections
- DC3:A1 Interior/Exterior Fit

RESPONSE

Opportunity for metal sculptural artwork to be integrated with architecture and landscape creating a whimsical, visually engaging courtyard.





Representative sculptural pieces from metal artists Whitesavage & Lyle

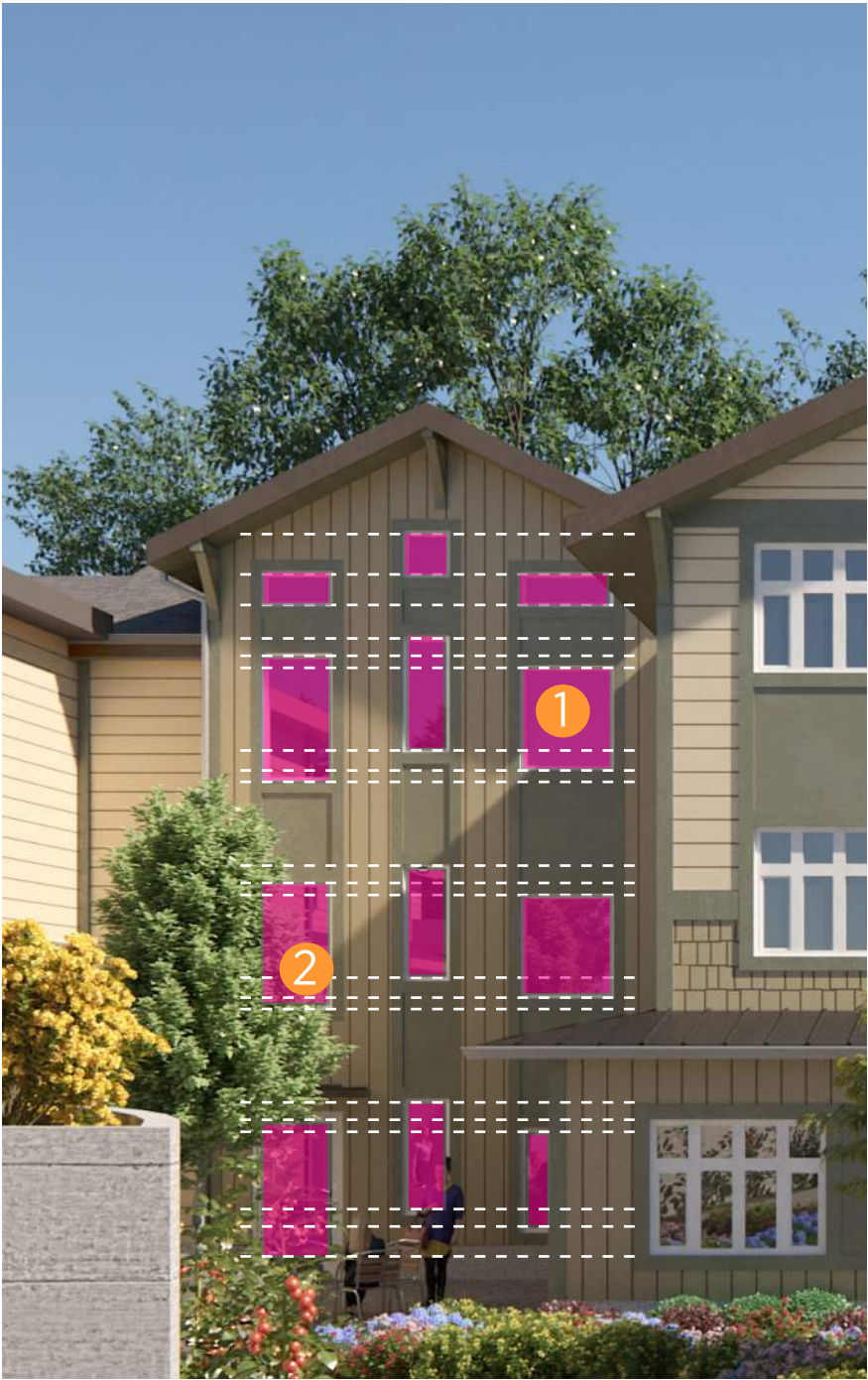
2. ARCHITECTURAL CHARACTER

b. Provide windows or Zen views in the southwest stairs to enable children and their families to catch glimpses or fleeting views of the courtyards and outdoor spaces which could possibly contain sculpted forms, artwork or play areas, to reduce anxiety of children to their environment.

- PL2:A Accessibility
- PL2:D1 Design as Wayfinding
- DC1:A4 Views and Connections
- DC3:A1 Interior/Exterior Fit

RESPONSE

- 1 Increased number of windows at entry, with playful spacing/positioning within the wall
- 2 Window placement at height suitable for children, creates family-friendly atmosphere and visibility.
- 3 Windows in SW staircase, visible connection to courtyard



3. FACADE COMPOSITION

a. While the project proposal should create a degree of compatibility between the old elements and the new addition, the new addition should emphasize modern design elements in the detailing and fenestration for the entire project.

- CS3:A1 Fitting Old and New Together
- CS3:A2 Contemporary Design
- DC4:A1 Exterior Finish Materials

b. The project should use high quality materials, architectural elements that emphasize building entrances, and fenestration to enhance modulation along all building facades.

- DC3:A1 Interior/Exterior Fit
- DC4:A1 Exterior Finish Materials



WEST ELEVATION
1" = 20'-0"



EAST ELEVATION
1" = 20'-0"



SOUTH ELEVATION
1" = 20'-0"

RESPONSE

Panel alignment with windows combined with board and batten siding distinguishes entry module from the rest of the building. Siding materials at stair and building gasket are on deeper furring strip, allowing for more pronounced shadow line at windows.

 - Board and Batten

4. ENTRIES

a. Develop a more modern interpretation for the application of materials and design and placement of windows at the main entry. The approach should pay homage to the existing architectural character of the adjacent buildings without duplicating it exactly.

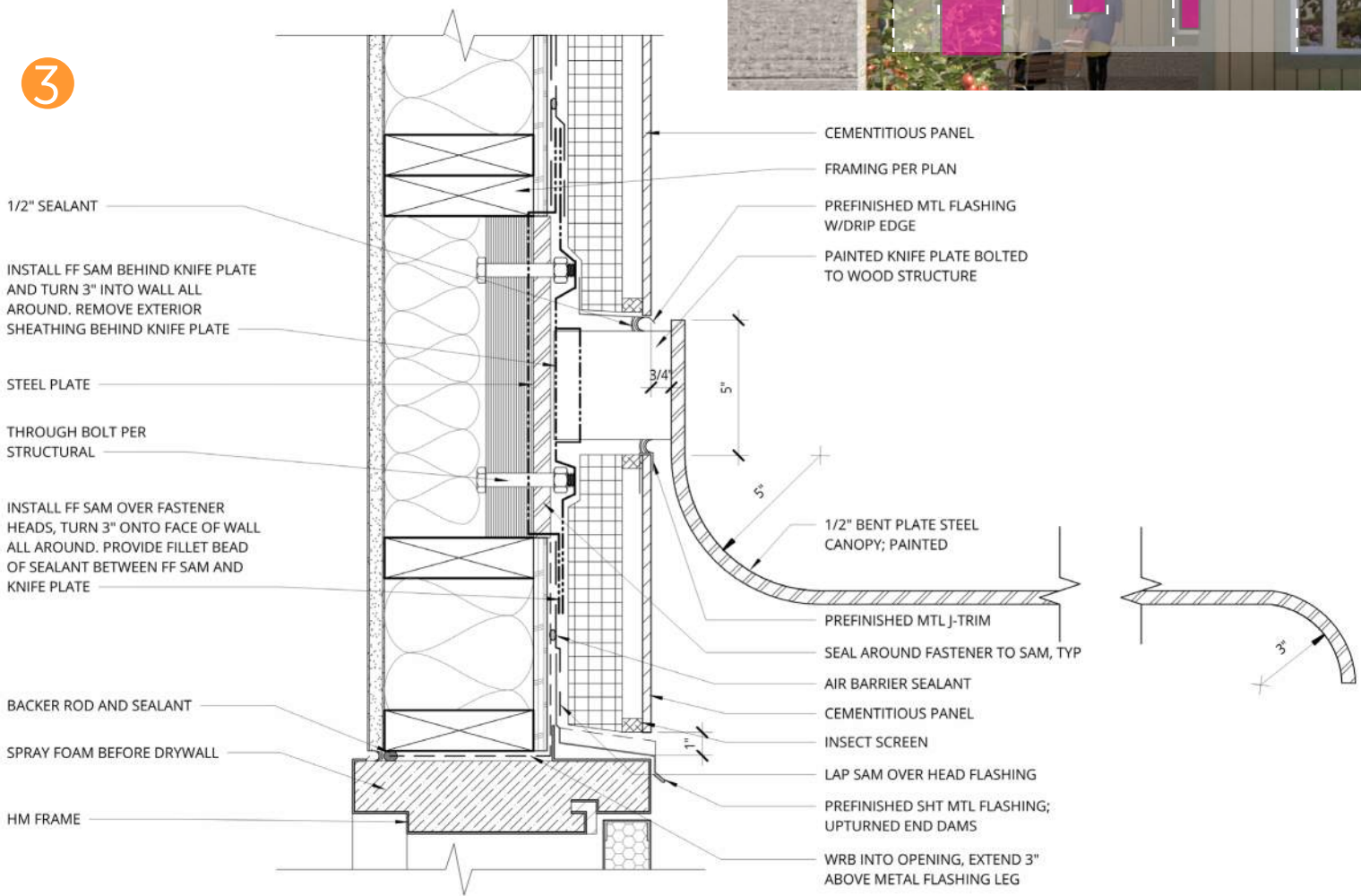
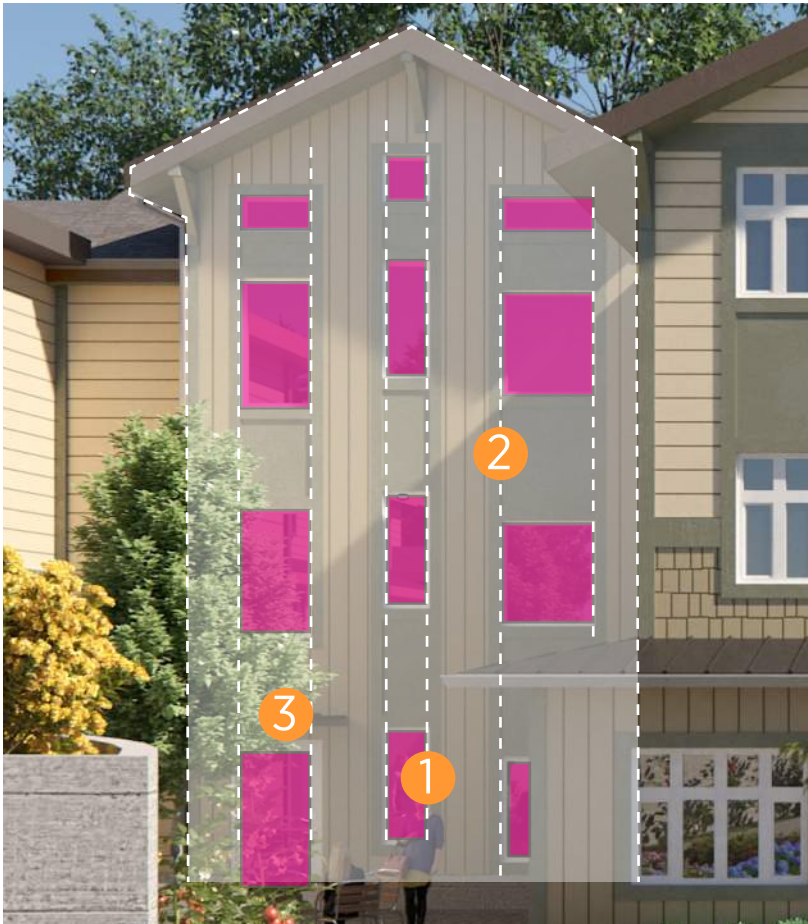
CS3:A1 Fitting Old and New Together

CS3:A2 Contemporary Design

PL3:A4 Entries

RESPONSE

- 1 Concentration of windows at entrance creates more modern feel, while alignment with panels emphasizes verticality, while the existing building is largely horizontal.
- 2 Panel alignment with windows combined with board and batten siding distinguishes entry module from the rest of the building.
- 3 Curved canopy at entries provide shelter in a modern, expressive manner



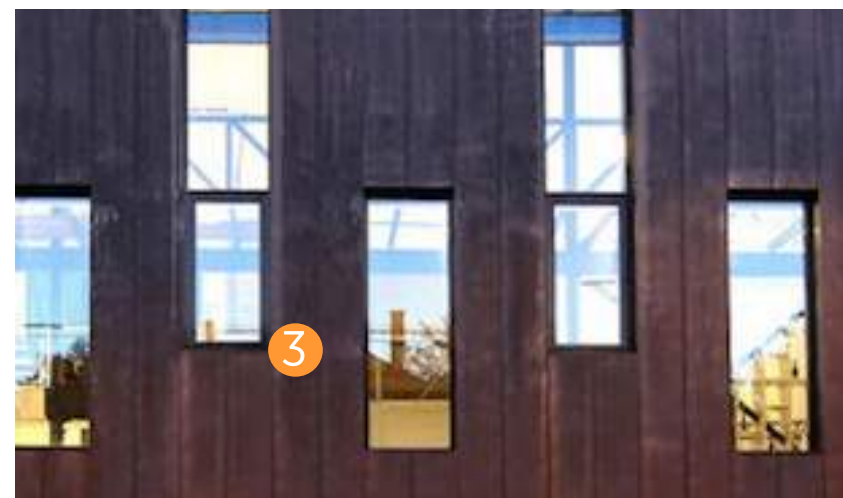
b. Include precedent imagery in the recommendation packet, depicting various possible material and window applications.

CS2:A1 Sense of Place

CS3:A1 Fitting Old and New Together

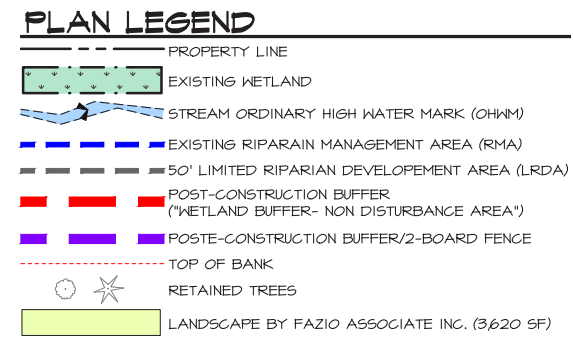
RESPONSE

- 1 Vertical panels between windows
- 2 Windows with pronounced trim within shingle siding
- 3 Playful fenestration pattern
- 4 Narrow, vertical windows within board and batten siding



- DC1:A2** Gathering Places
- DC3:C2** Amenities and Features
- DC4:D1** Choice of Plant Materials
- DC4:D2** Hardscape Materials
- DC4:D4** Place Making

1 ECA stipulates only native plants are permitted in the area specified. Paths not allowed where suggested.



PARCEL A
TAX PARCEL #7974700259

(E) TRASH ENCLOSURE

(E) PICKUP/DROP-OFF

(E) MAIN ENTRY

(E) RONALD MCDONALD HOUSE
BUILDING A
(2 AND 3 STORIES)
ZONING: LR3-PUD
5130 40TH AVE NE
SEATTLE, WA 98105

(E) GARAGE ENTRY

(E) 5' H CONC. PLANTER

(E) RMHC PARKING LOT
TO REMAIN

(E) OUTDOOR
COMMON SPACE

(E) TREES: TYP

(E) DEMO FENCE

(E) DASHED LINE AND CROSS
HATCH INDICATES EXTENT
OF EXISTING STRUCTURE
TO BE DEMOLISHED

(E) DASHED LINE INDICATES
EXTENT OF RIDGE OVERHANG

(E) LIMITED RIPARIAN DEVELOPMENT AREA

PROPOSED
ADDITION

1

PARCEL B
TAX PARCEL #7974700258

RONALD MCDONALD
BONE MARROW
TRANSPLANT HOUSE
(2 STORIES)
ZONING: LR3-PUD

b. Further develop a strategy for integrating the southwest facing courtyard with the existing outdoor area located to the west. This could be achieved by using thematic fixtures and furnishings, ground plane treatments and textures, or other whimsical elements such as a decorative compass or ground plane.

CS2:D1 Existing Development and Zoning

CS2:D5 Respect for Adjacent Sites

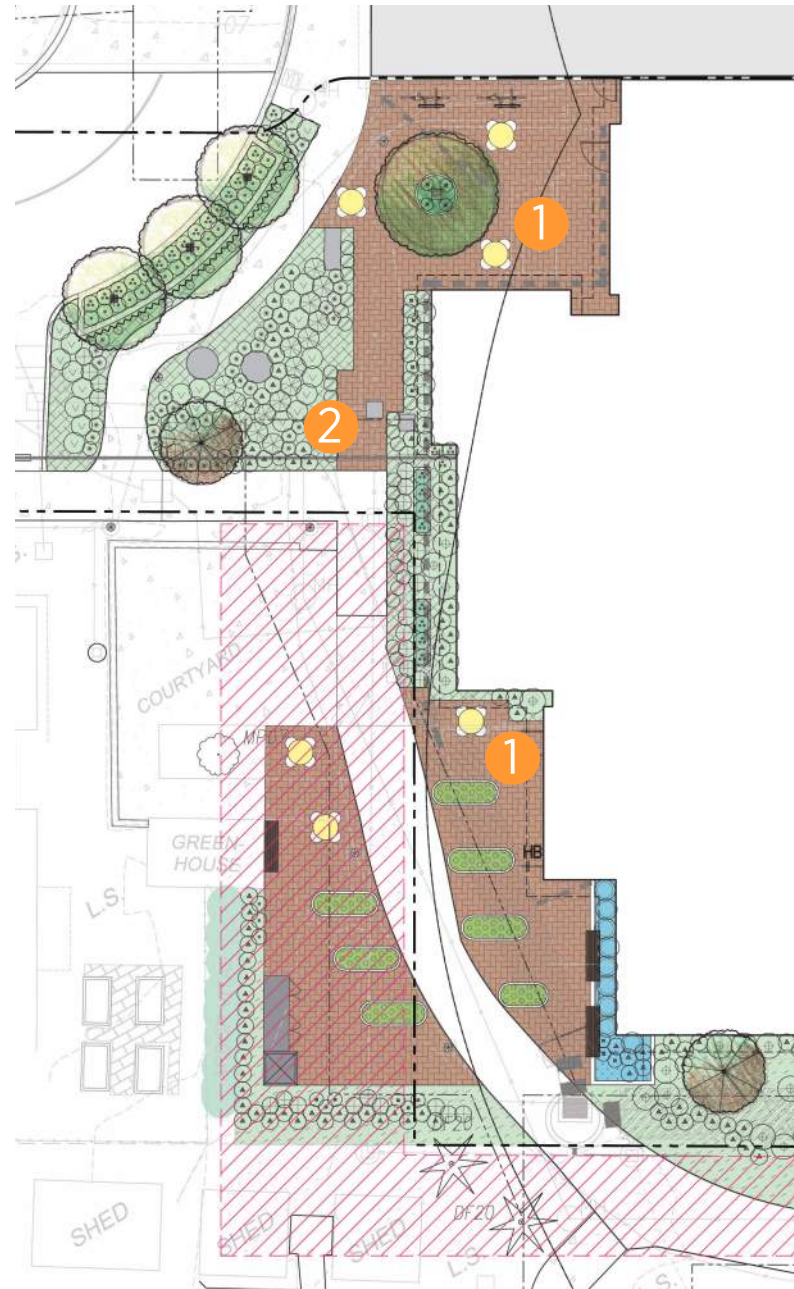
CS3:A1 Fitting Old and New Together

DC1:A2 Gathering Places

DC1:A4 Views and Connections

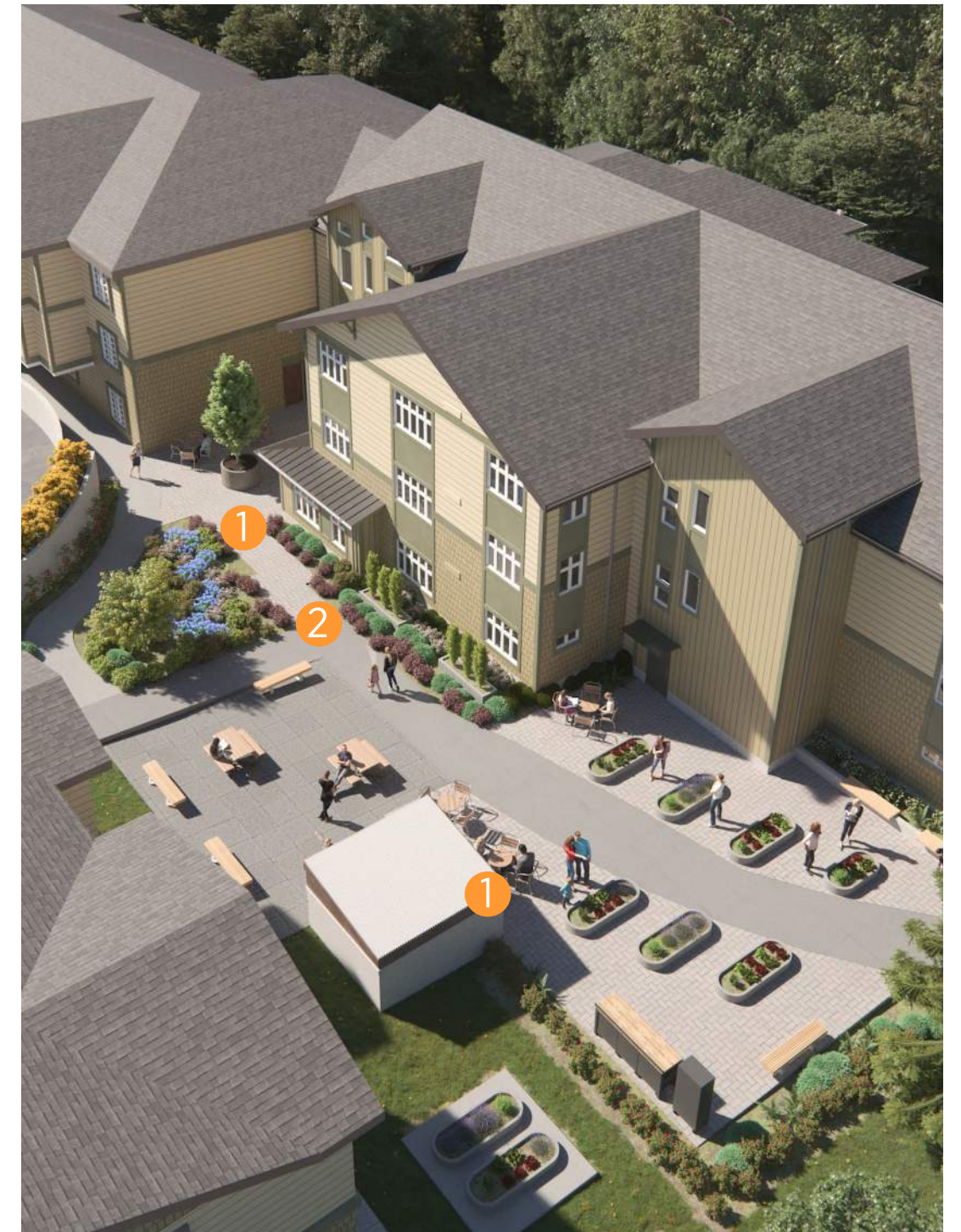
DC3:C2 Amenities and Features

DC4:D4 Place Making



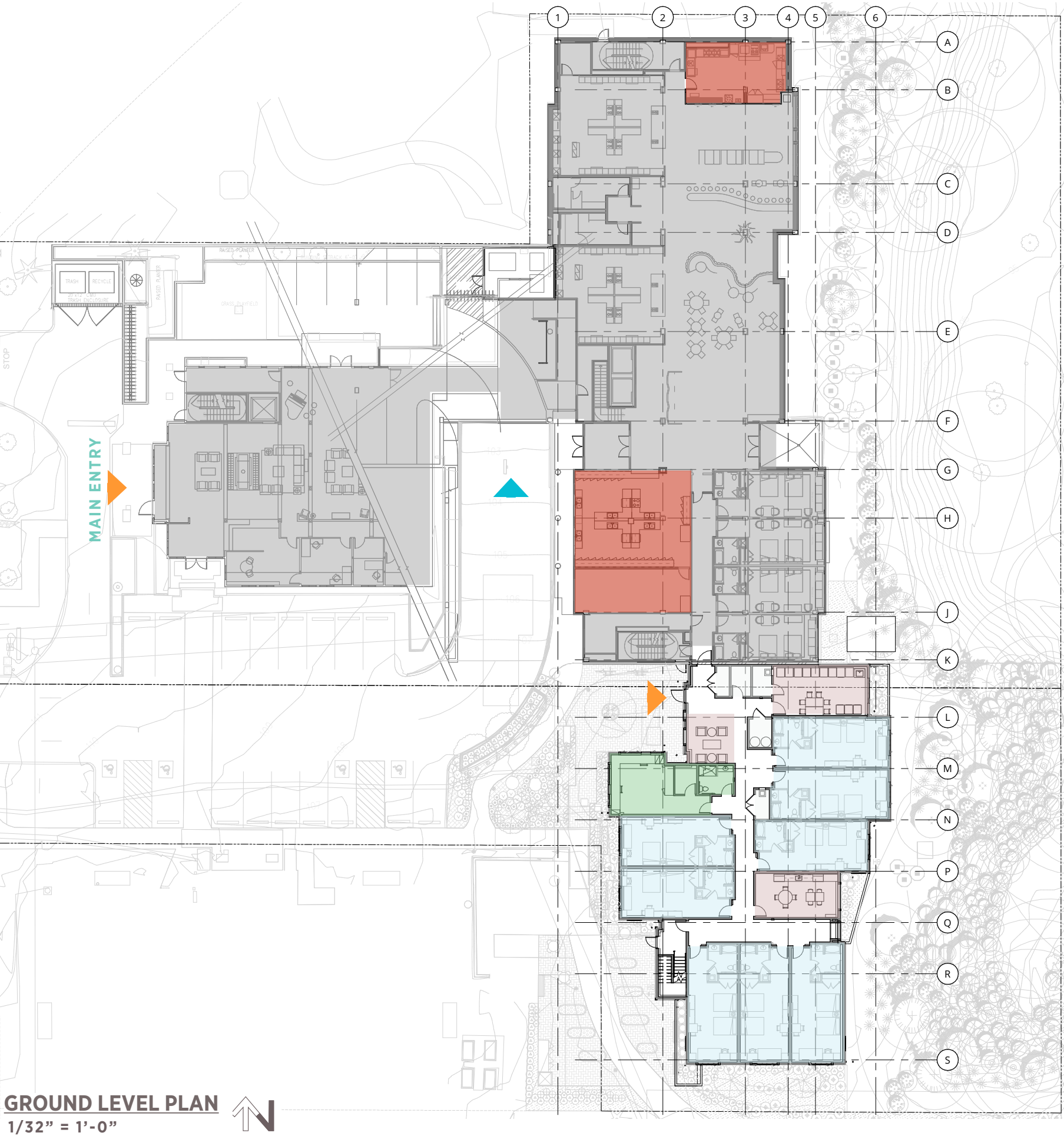
RESPONSE

- 1** SW courtyard incorporates same language of native plant species. Consistent permeable paving pattern also links the two courtyard spaces at ground plane.
- 2** Portion of railing removed to increase connection between courtyard spaces.



9.0 FLOOR PLANS

- UNITS
- INDOOR AMENITY
- CIRCULATION
- BOH
- OFFICE
- KITCHEN ADDITION
- GUEST ENTRY
- GARAGE ENTRY



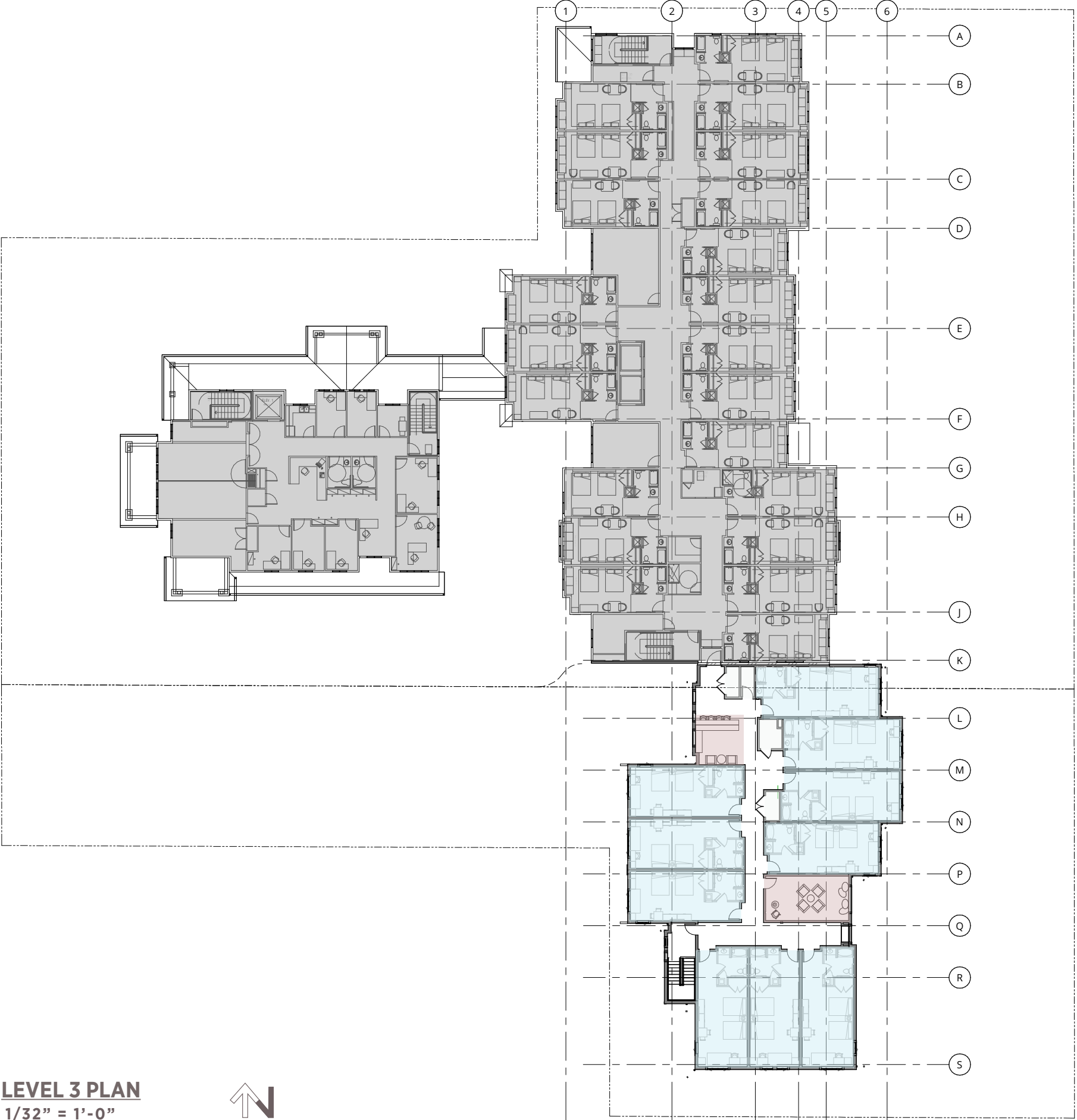
GROUND LEVEL PLAN
1/32" = 1'-0"

- UNITS
- INDOOR AMENITY
- CIRCULATION
- BOH
- OFFICE
- GUEST ENTRY

LEVEL 2 PLAN
1/32" = 1'-0"

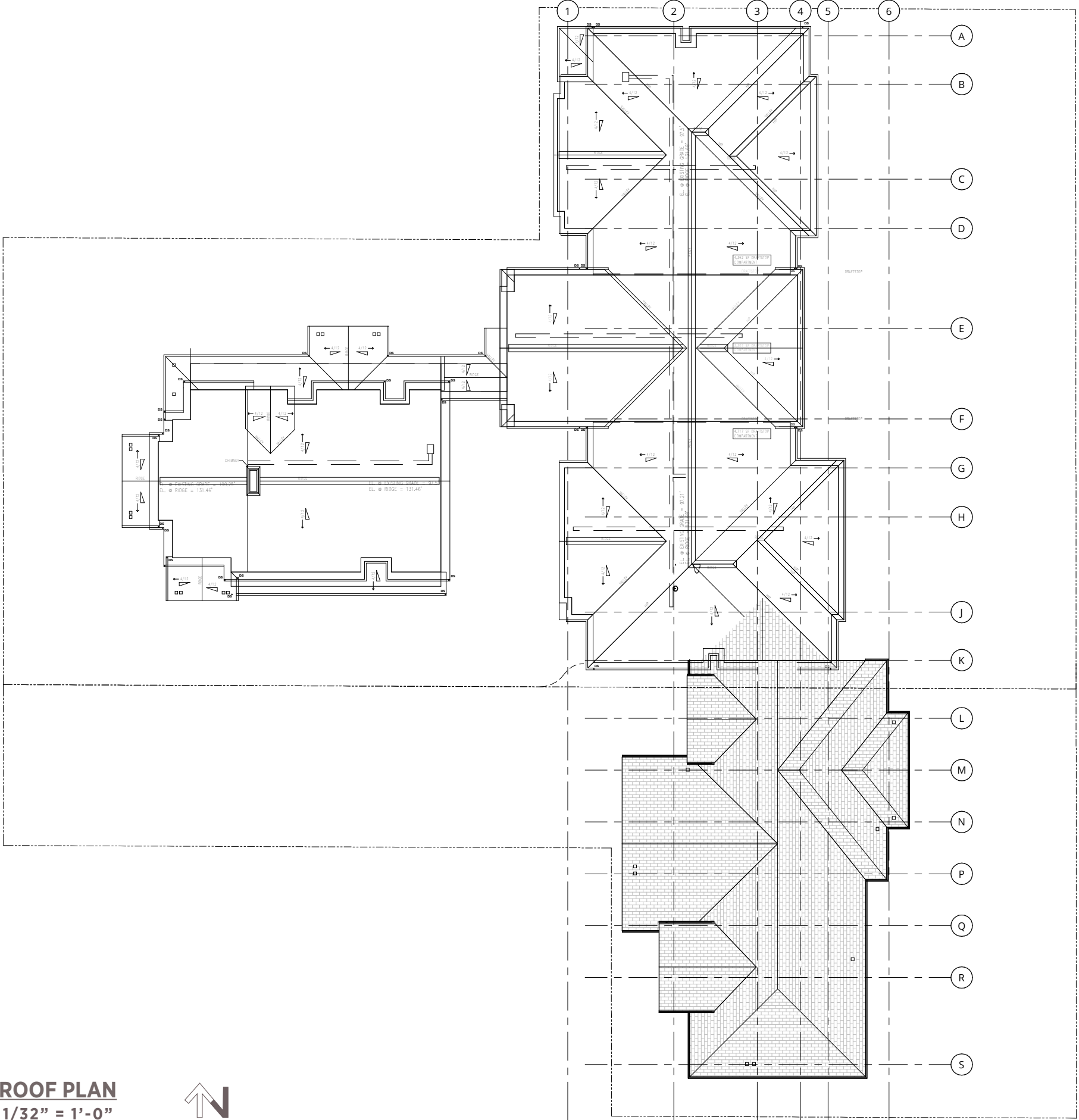


- UNITS
- INDOOR AMENITY
- CIRCULATION
- BOH
- OFFICE
- GUEST ENTRY



LEVEL 3 PLAN
1/32" = 1'-0"





ROOF PLAN
1/32" = 1'-0"



10.0 LANDSCAPE/HARDSCAPE PLAN





RAISED ROUND PLANTER AT ENTRANCE WITH SPECIMEN TREE



INTEGRATED CONCRETE BIOPLANTERS



BIKE RACK



STOCK TANK PLANTERS FOR GARDENING



INTEGRATED BENCH



FREESTANDING BENCH WITH BACK



RAISED RECTANGULAR PLANTERS FOR SCREENING AT UNIT WINDOWS



CABLE TRELLIS



PERMEABLE BRICK PAVERS



10.0 LANDSCAPE/HARDSCAPE PLAN
PLANT PALETTE



VINE MAPLE



PRINCETON SENTRY
GINKGO



CASCARA



DEER FERN



KELSEY DOGWOOD



PALACE PURPLE CORAL BELLS



BIGLEAF HYDRANGEA



JAPANESE HOLLY



TALL OREGON GRAPE



DWARF OREGON GRAPE



PACIFIC NINEBARK



ROSEMARY



EVERGREEN HUCKLEBERRY



DAVID'S VIBURNUM



KINNIKINNICK



SLOUGH SEDGE



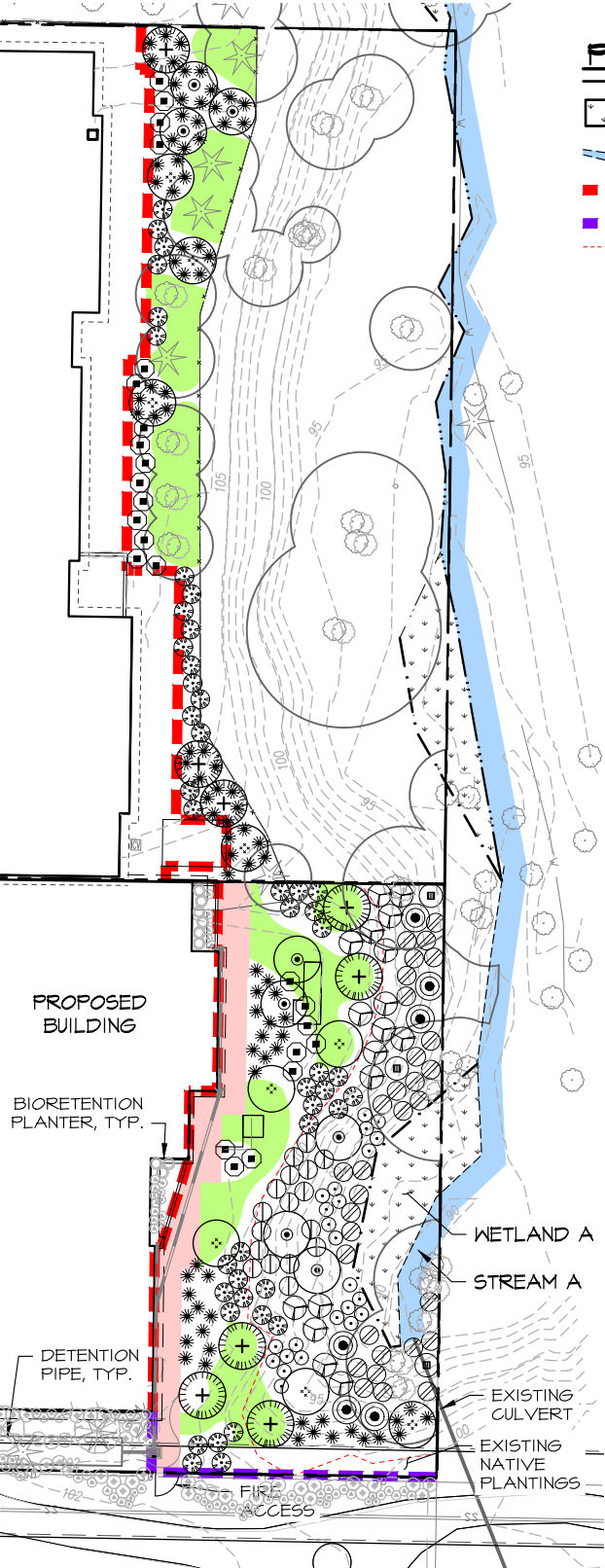
CREeping MAHONIA



DAFFODILS



SCARLET RUNNER BEAN



PLAN LEGEND

- PROPERTY LINE
- WETLAND
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- POST CONSTRUCTION BUFFER (WETLAND BUFFER- NON DISTURBANCE AREA)
- POST CONSTRUCTION BUFFER/2-BOARD FENCE
- TOP OF BANK
- RETAINED TREES

PLANT SCHEDULE

LARGE TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SPACING	SIZE (MIN)	NOTES
	BETULA Papyrifera	PAPER BIRCH	8	AS SHOWN	1.5" GAL.	SINGLE TRUNK, WELL BRANCHED
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8	AS SHOWN	6' HT.	FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	6	AS SHOWN	3' HT.	FULL & BUSHY

SMALL TREES/LARGE SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SPACING	SIZE (MIN)	NOTES
	ACER CIRCINATUM	VINE MAPLE	9	AS SHOWN	6' HT.	SINGLE TRUNK, WELL BRANCHED
	OEMLERIA CERASIFORMIS	INDIAN PLUM	17	5' O.C.	24" HT.	MULTI-STEM (3 MIN.)
	SAMBUCUS RACEMOSA	RED ELDERBERRY	3	5' O.C.	24" HT.	MULTI-STEM (3 MIN.)

MASSING SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SPACING	SIZE (MIN)	NOTES
	CORNUS ALBA	RED-OSIER DOGWOOD	24	3' O.C.	24" HT.	MULTI-CANE (3 MIN.)
	GAULTHERIA SHALLON	SALAL	273	3' O.C.	1 GAL.	FULL & BUSHY
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	24	4' O.C.	24" HT.	FULL & BUSHY
	RUBUS SPECTABILIS	SALMONBERRY	31	4' O.C.	18" HT.	MULTI-STEM (3 MIN.)
	SYMPHORICARPOS ALBUS	SNOWBERRY	17	4' O.C.	18" HT.	FULL & BUSHY
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	46	4' O.C.	18" HT.	FULL & BUSHY

FERNS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SPACING	SIZE (MIN)	NOTES
	POLYSTICHUM MUNITUM	COMMON NAME	93	4' O.C.	1 GAL.	FULL & BUSHY

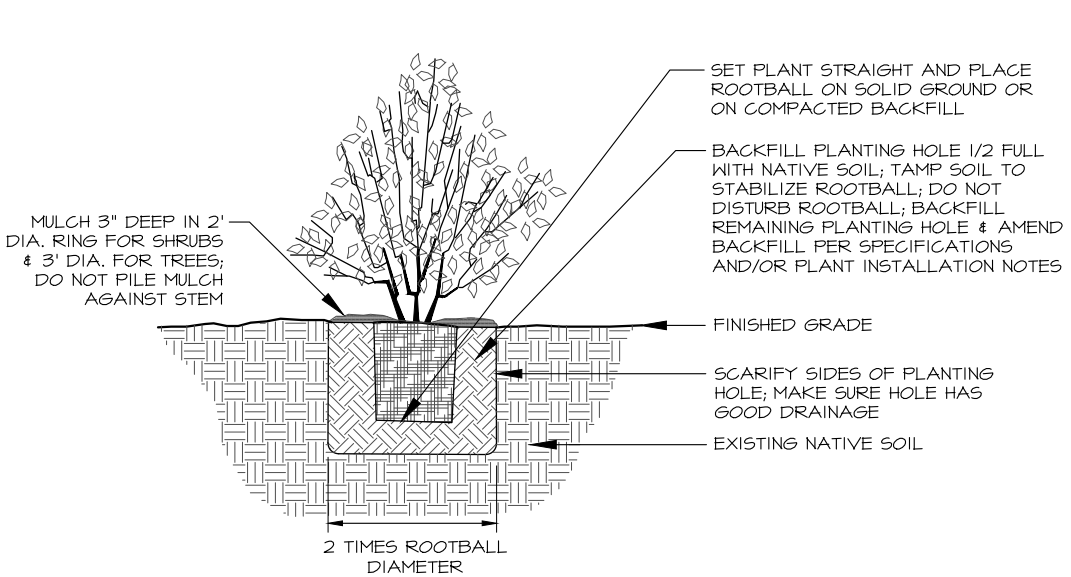
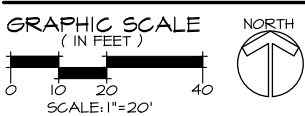
GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SPACING	SIZE (MIN)	NOTES
	OXALIS OREGANA	REDWOOD SORREL	241	24" O.C.	4" POT	FULL & BUSHY

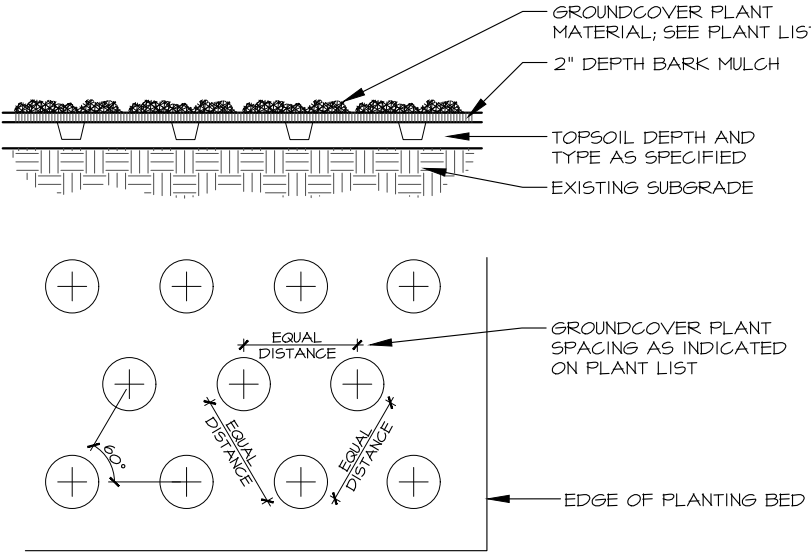
GENERAL PLANT INSTALLATION NOTES

1. PLANT TREES AND/OR SHRUBS 1" HIGHER THAN DEPTH GROWN AT NURSERY.
2. FOR CONTAINER TREES AND/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT.
3. STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET AND OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR ROOTBALL, IN LINE WITH THE PREVAILING WIND. STAKES SHALL BE LOOSELY ATTACHED USING CHAIN-LOCK TREE TIES TO ALLOW FOR SOME TRUNK MOVEMENT. STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
4. WATER PLANTS IMMEDIATELY UPON PLANTING, THEN PROVIDE MANUAL WATERING OR A TEMPORARY IRRIGATION SYSTEM TO PREVENT PLANT MORTALITY AND ENSURE PROPER PLANT ESTABLISHMENT. PLANTS SHALL RECEIVE A MINIMUM OF APPROXIMATELY ONE INCH OF WATER EVERY WEEK DURING THE DRY SEASON (GENERALLY JUNE 15TH - OCTOBER 15TH, OR EARLIER OR LATER IF CONDITIONS WARRANT) FOR THE FIRST SEASON AFTER PLANTING. IRRIGATION AMOUNTS MAY NEED TO BE INCREASED DURING PROLONGED PERIODS OF HOT, DRY WEATHER.
5. IN THE BUFFER AREAS ONLY, FERTILIZE ALL TREES AND SHRUBS WITH A SLOW-RELEASE GENERAL PURPOSE GRANULAR FERTILIZER OR SLOW-RELEASE TABLETS AT MANUFACTURER'S SPECIFIED RATE. NO FERTILIZER SHALL BE APPLIED WITHIN WETLAND AREAS.
6. IN THE BUFFER AREAS ONLY, A SOIL MOISTURE RETENTION AGENT, SUCH AS "SOILMOIST" OR EQUAL, SHALL BE INCORPORATED INTO THE BACKFILL OF EACH PLANTING PIT, PER MANUFACTURER'S INSTRUCTIONS. NO MOISTURE RETENTION AGENT SHALL BE APPLIED WITHIN WETLAND AREAS.

PLANTING PLAN



1 CONTAINER STOCK PLANTING DETAIL
N.T.S.



2 GROUNDCOVER INSTALLATION DETAIL
N.T.S.



SOUTH ELEVATION
1" = 10'-0"

1. FIBERCEMENT LAP SIDING

2. FIBERCEMENT SHINGLE SIDING

3. FIBERCEMENT BOARD & BATTEN

4. FIBERCEMENT PANEL

5. FIBERCEMENT TRIM
6. ASPHALT SHINGLE

7. METAL CANOPY

8. METAL ROOF

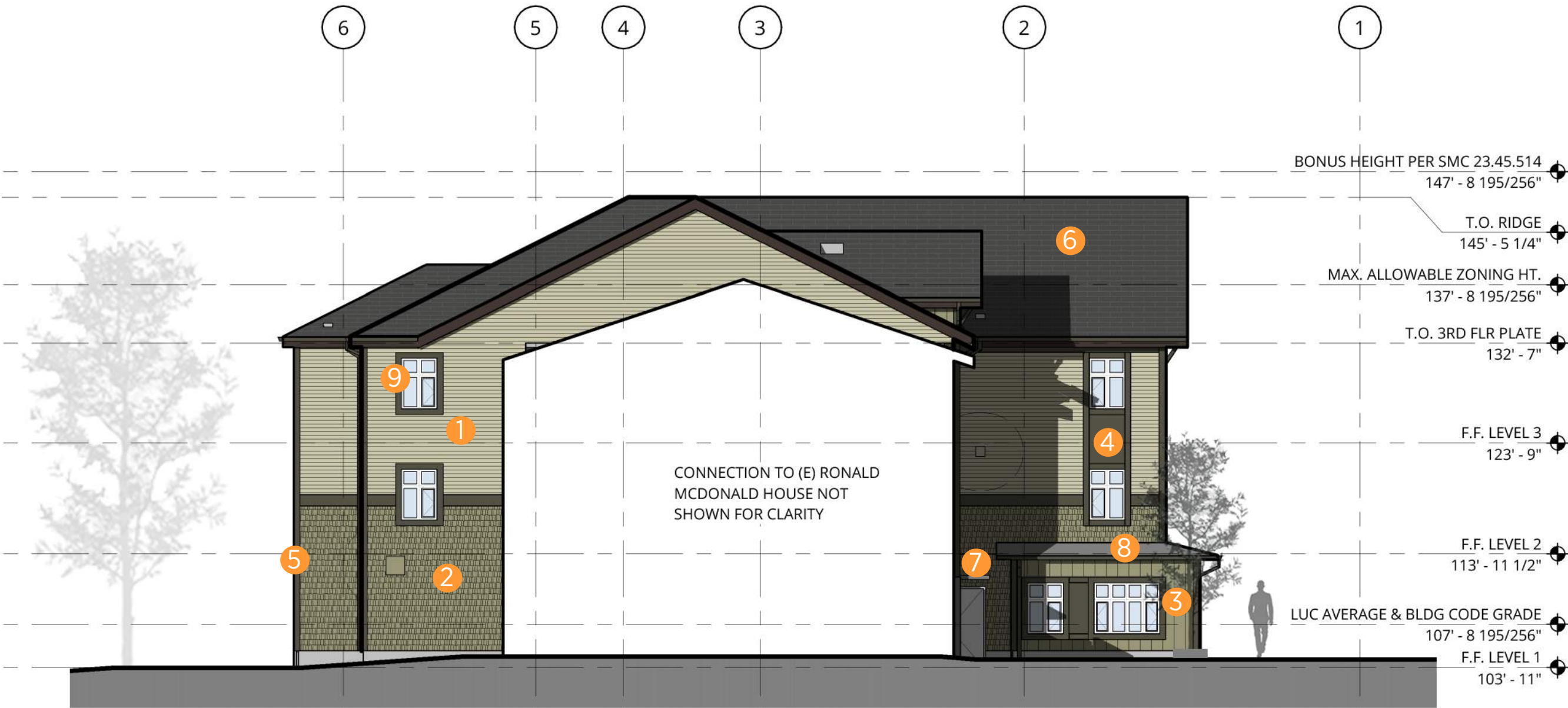
9. VINYL WINDOW (WHITE)

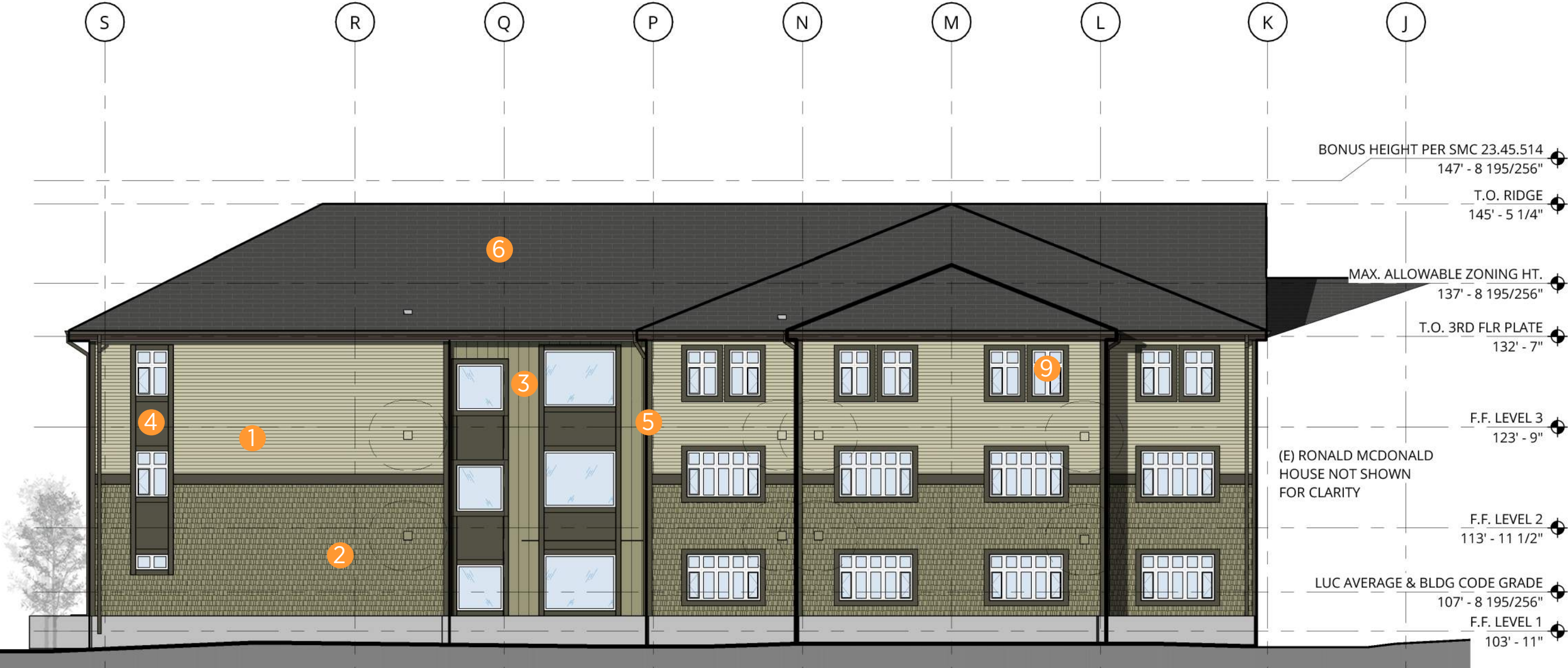
10. DECORATIVE CORBEL



WEST ELEVATION
1" = 10'-0"

- | | |
|-------------------------------|-------------------------|
| 1. FIBERCEMENT LAP SIDING | 6. ASPHALT SHINGLE |
| 2. FIBERCEMENT SHINGLE SIDING | 7. METAL CANOPY |
| 3. FIBERCEMENT BOARD & BATTEN | 8. METAL ROOF |
| 4. FIBERCEMENT PANEL | 9. VINYL WINDOW (WHITE) |
| 5. FIBERCEMENT TRIM | 10. DECORATIVE CORBEL |





EAST ELEVATION
1" = 10'-0"



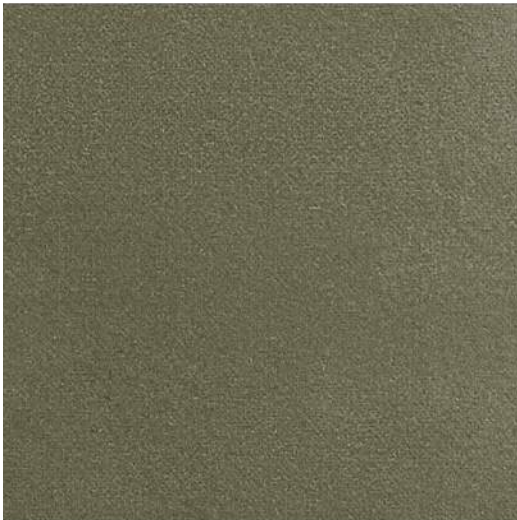
1



2



3



4



5



6



7



8



9



10

- 1. FIBERCEMENT LAP SIDING
- 2. FIBERCEMENT SHINGLE SIDING
- 3. FIBERCEMENT BOARD & BATTEN
- 4. FIBERCEMENT PANEL
- 5. FIBERCEMENT TRIM
- 6. ASPHALT SHINGLE
- 7. METAL CANOPY
- 8. METAL ROOF
- 9. VINYL WINDOW (WHITE)
- 10. DECORATIVE CORBEL



ARCHITECTURAL CHARACTER

Massing

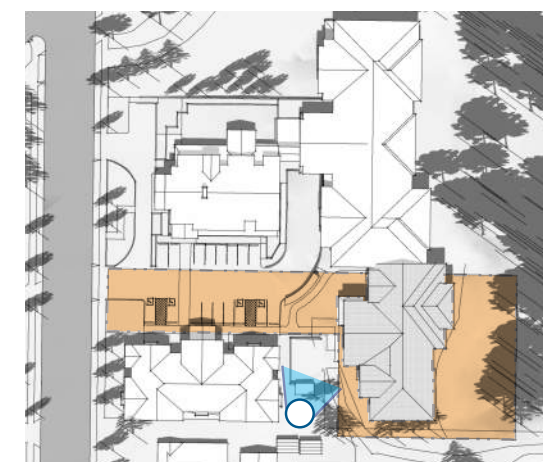
- Courtyard space at gasket between existing and proposed buildings
- Outdoor amenity at SW corner
- Articulation of bays as extension of massing of existing building

Design Style

- Craftsman Traditional - Gable and hip roof types, traditional siding materials
- Maintain massing and material continuity with existing building

Materials

- Fiber cement board & batten, shingles, lap siding
- Windows with visible mullion pattern







14.0 EXTERIOR LIGHTING PLAN



EXTERIOR LIGHTING

The exterior lighting is designed to coordinate with the building facade. Lighting for ground level illumination will include LED down lighting at main building entrances, canopies, wall sconces, and soffits for general illumination. Landscape floodlights will be provided at the entry courtyard. LED louver lights will be mounted along planter seating. Bollards will be provided along curbs, planters, and pathways for general way-finding and egress illumination.



1



2



3



4



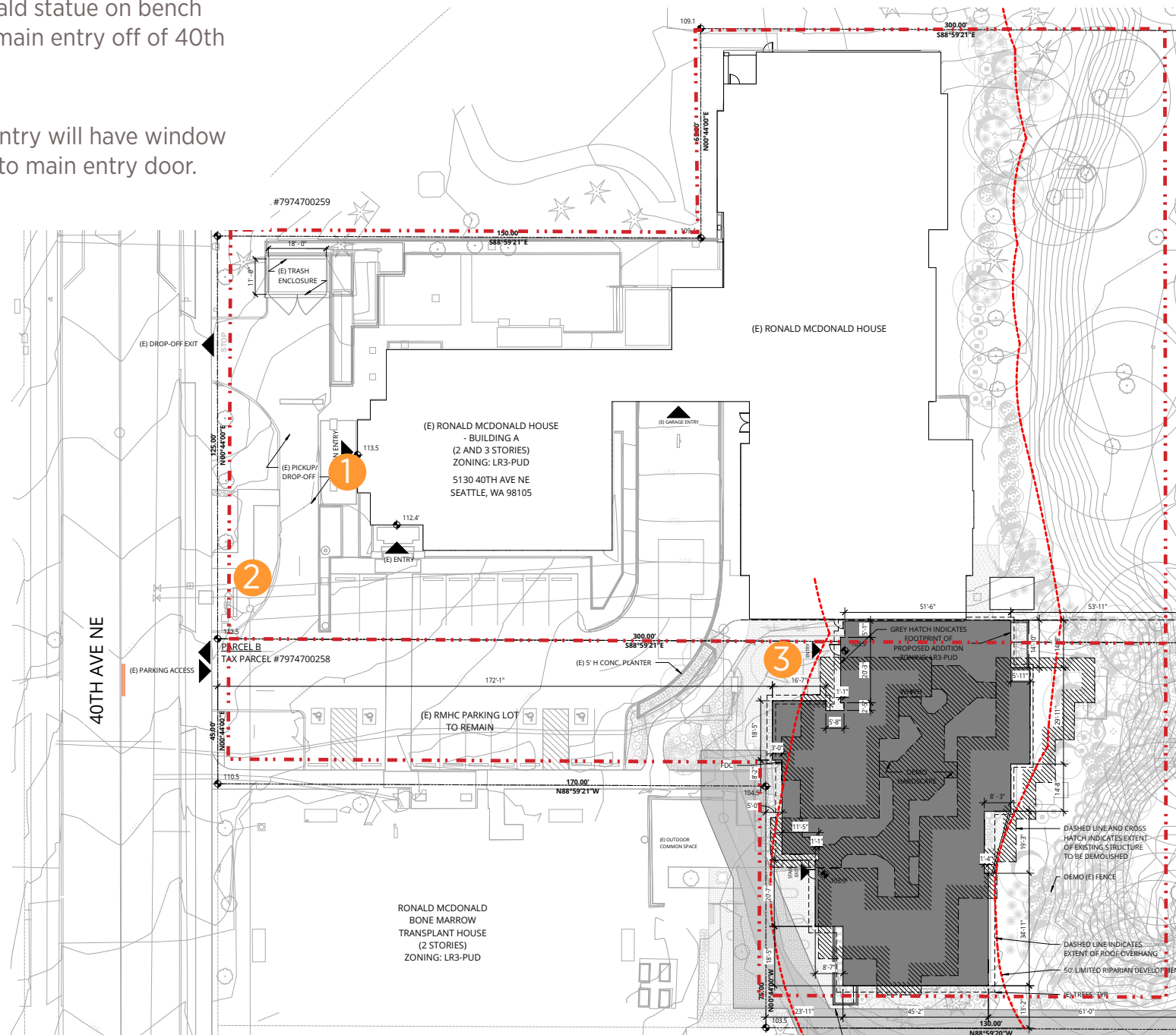
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1. LED Floodlight
2. LED Bollard Light
3. LED Wall-Mounted Cylindrical Sconce
4. LED Wall-Mounted Sconce
5. LED Louver Light

15.0 SIGNAGE CONCEPT PLAN

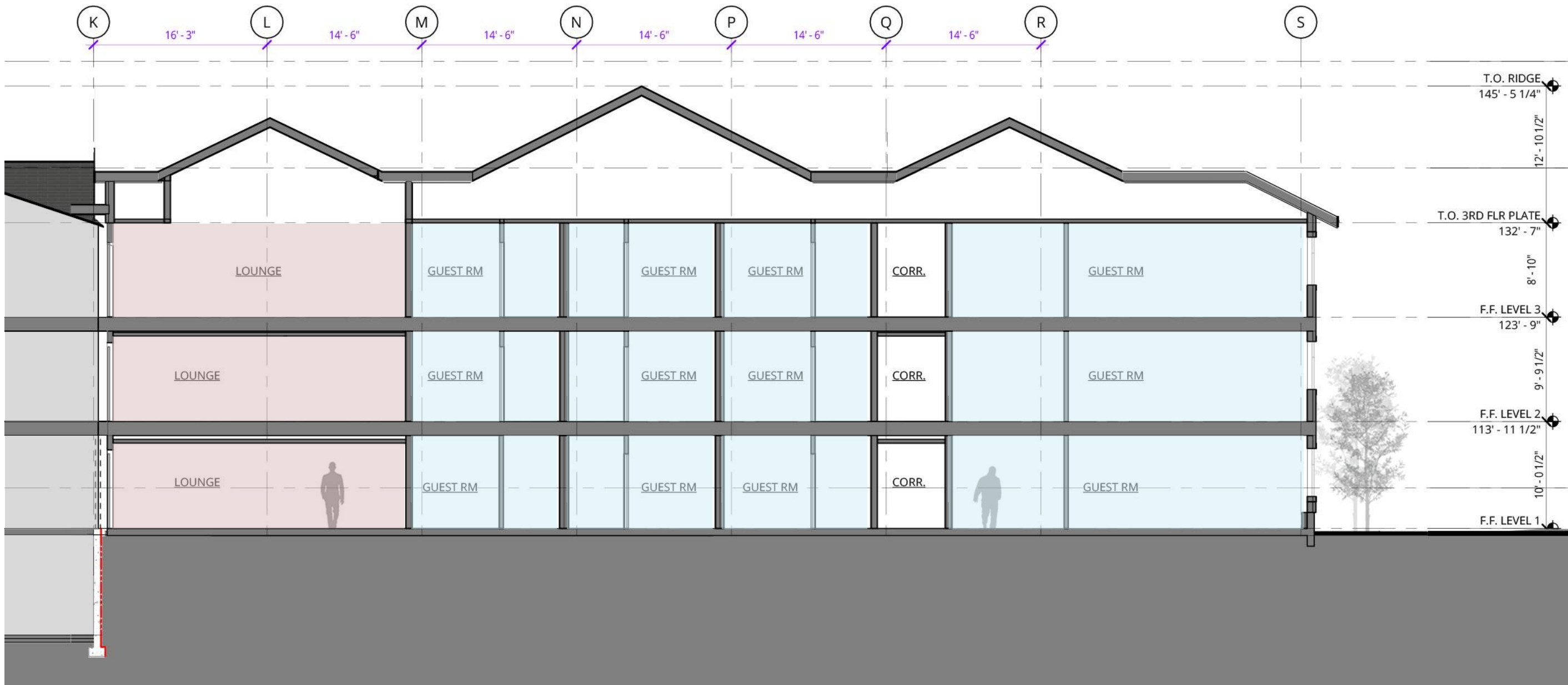
SIGNAGE

- 1 Existing sign to serve whole site at main entry.
- 2 Iconic Ronald McDonald statue on bench serves as marker for main entry off of 40th Avenue NE
- 3 Signage at addition entry will have window decal graphic similar to main entry door.

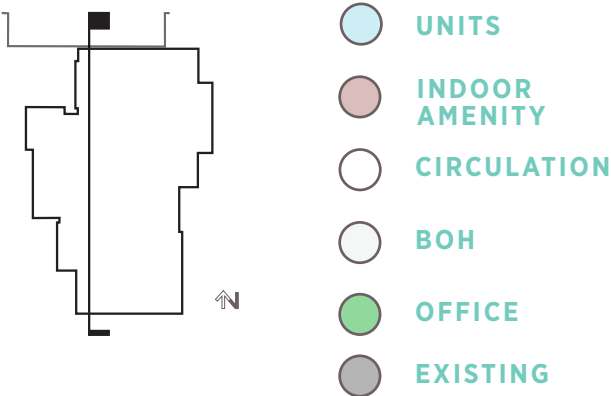


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16.0 BUILDING SECTIONS

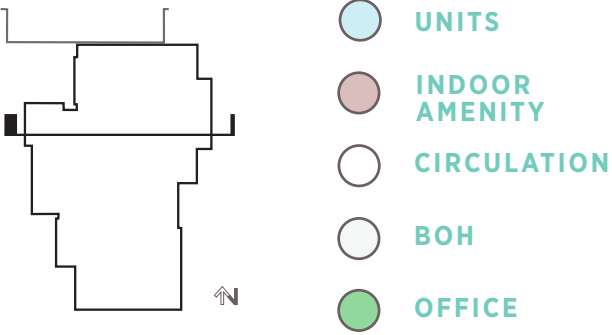


SECTION AA
1" = 10'-0"

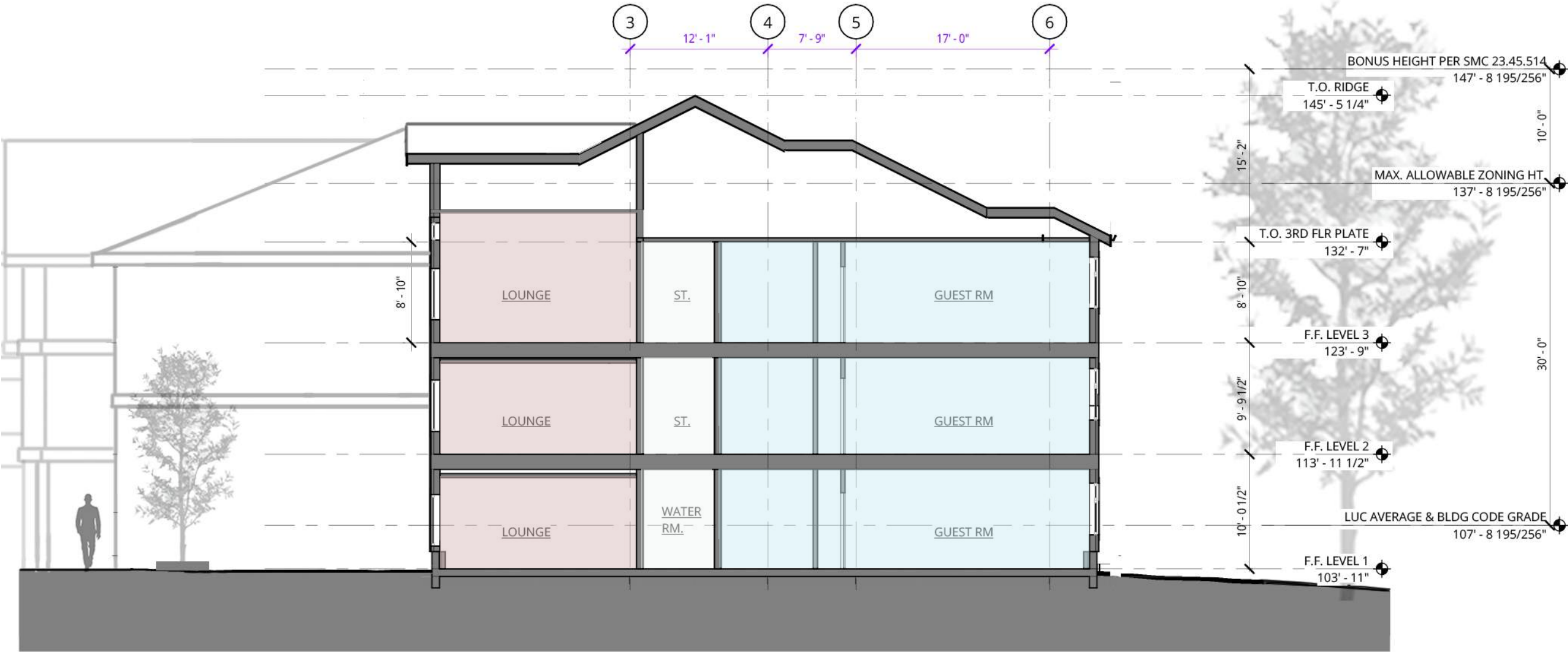




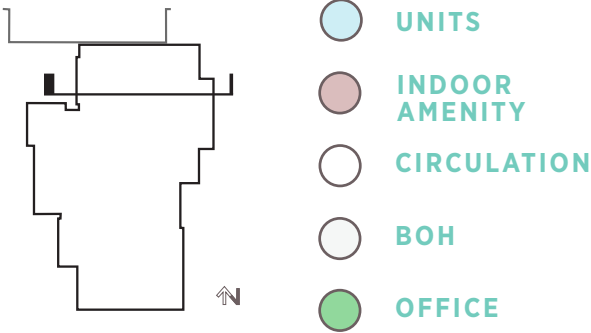
SECTION EE
1" = 10'-0"

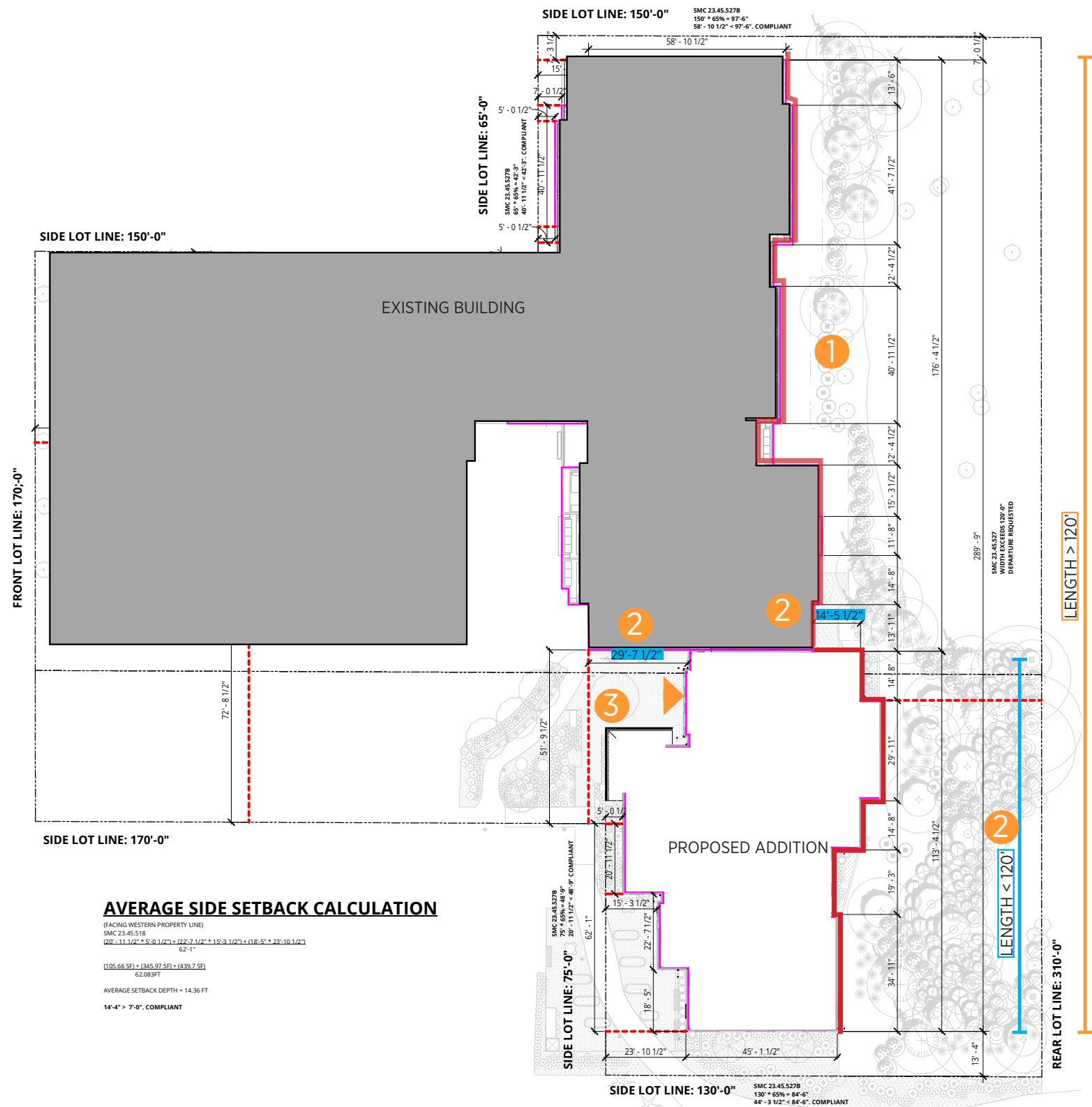


16.0 BUILDING SECTIONS



SECTION FF
1" = 10'-0"





GROUND LEVEL PLAN
1" = 40'-0"

DEPARTURE REQUEST

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS
REQUIRED: Table A: Width of principal structure shall not exceed 120'. Max. combined length of all portions of facades within 15' of lot line... nor a street or alley shall not exceed 65% of the length of that lot line.

PROPOSED: The proposed facade length at the eastern-most property line is 289'-0" long, 169'-9" longer than the required 120' max.

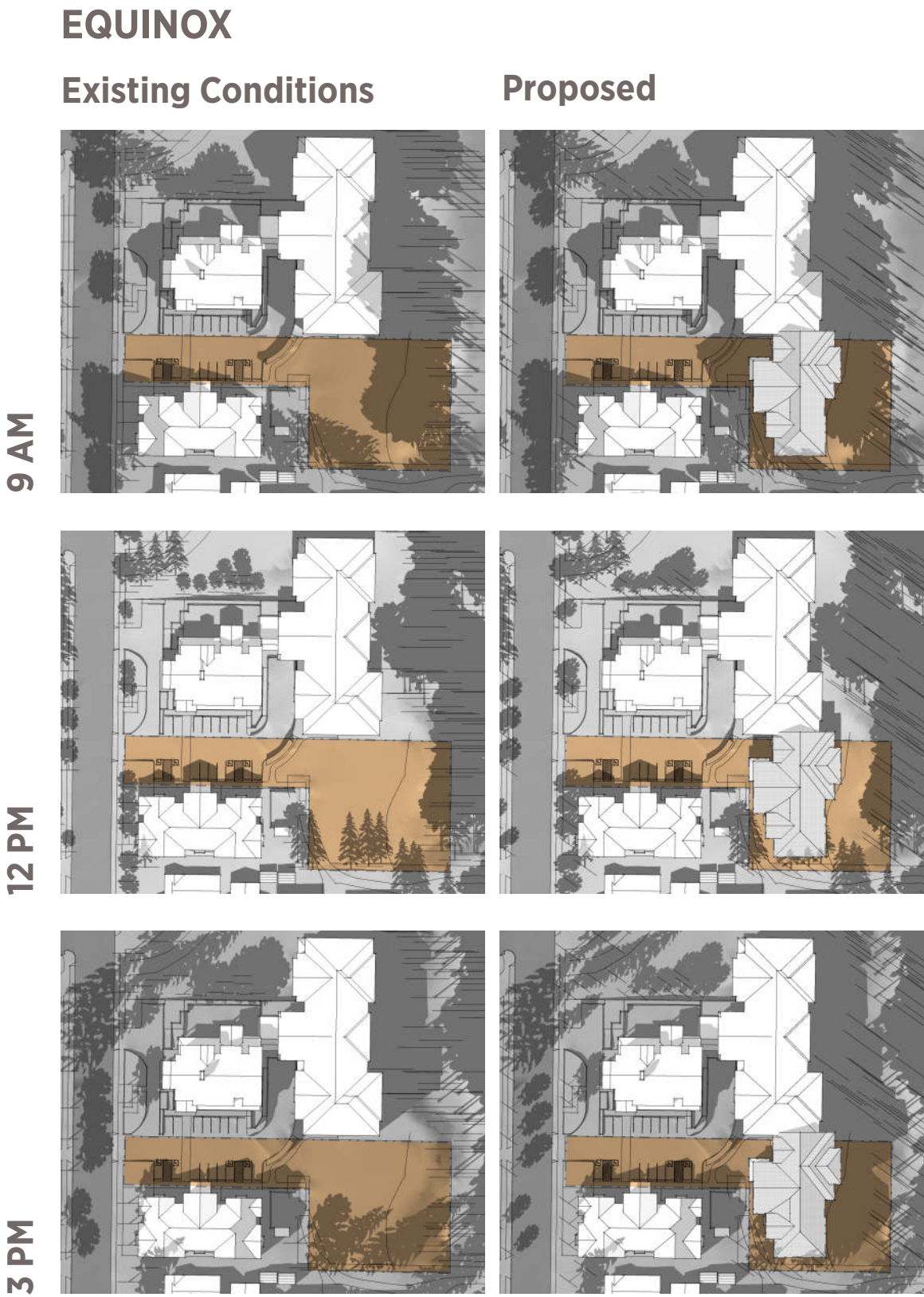
JUSTIFICATION/GUIDELINES

- 1 While the entire length of the eastern facade exceeds 120', the facade itself is heavily modulated, with the widest portion of the facade length not exceeding 42' in length, supporting CS2-D **Height, Bulk and Scale** "Review the height, bulk, and scale of neighboring buildings... to determine an appropriate complement and/or transition" along with DC2-A **Massing** "Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope."
- 2 Furthermore, the new addition to Building A does not exceed 120' and is set back from the existing building by over 29' at the west and is proud of the existing building by a little over 14' at the east effectively separating the two buildings. This in turn appropriately matches the bulk and scale of the existing building, further supporting CS2-D **Height, Bulk, and Scale** "break up the mass of the building, and/or match the scale of adjacent properties in building detailing."
- 3 The articulation also shapes outdoor space that connect the existing building and the addition, in support of CS3-A **Emphasizing Positive Neighborhood Attributes** "Create compatibility between new projects and existing architectural context...through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials."



SUN/SHADOW ANALYSIS

NOTE: ORANGE OVERLAY DEPICTS EXPANSION SITE ONLY



SUMMER SOLSTICE

Existing Conditions

Proposed

9 AM



12 PM



3 PM

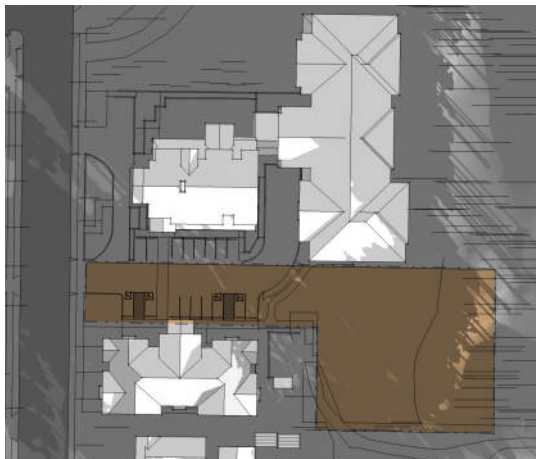


WINTER SOLSTICE

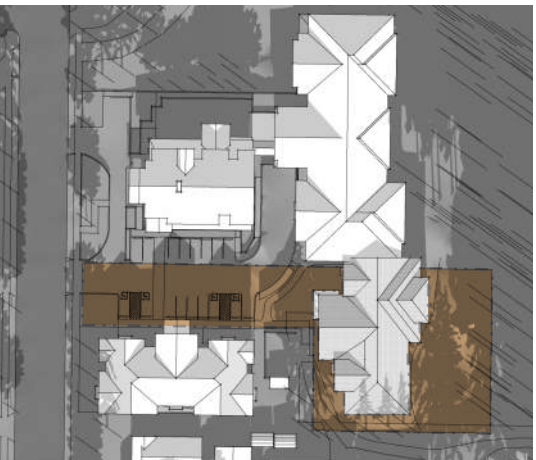
Existing Conditions

Proposed

9 AM



12 PM



3 PM



