

# SPRUCE – WEST SEATTLE

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# SPRUCE – WEST SEATTLE: Public Benefit

## ■ EXISTING APPROVED:

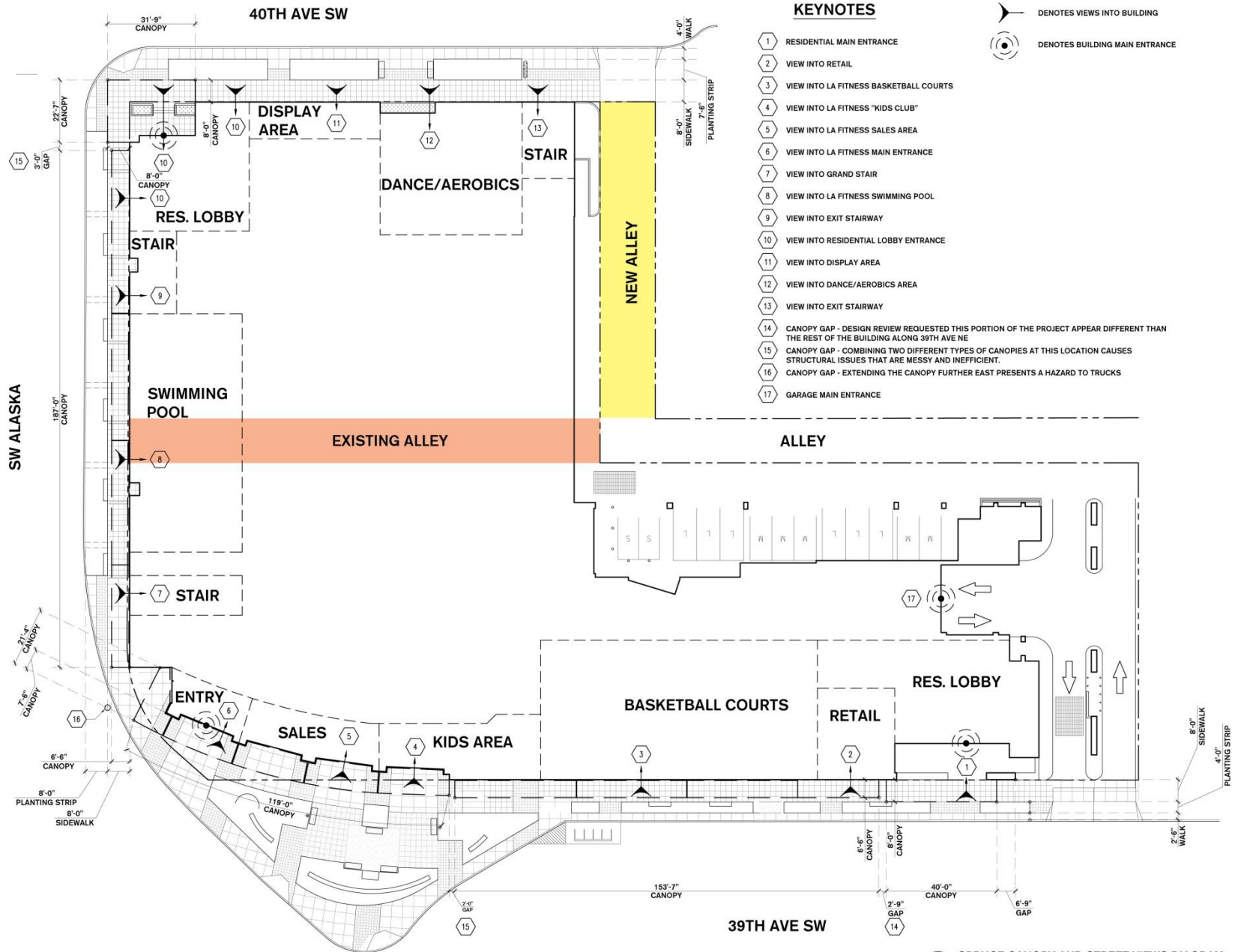
- Public open space in the right-of-way bulb at SE corner of project, including permanent maintenance.
- Payment of \$25,000 to Seattle Parks for local area projects.
- Wider sidewalks than required by Code.
- More street trees and landscaping in right-of-way than required by Code.
- Flex cars in project garage.

## ■ NEW:

- Pedestrian weather protection along SW Alaska Street and 39<sup>th</sup> AVE SW frontages

## ■ ADDITIONAL:

- Undergrounding utilities along 39<sup>th</sup> Ave SW
- Bike rack art piece








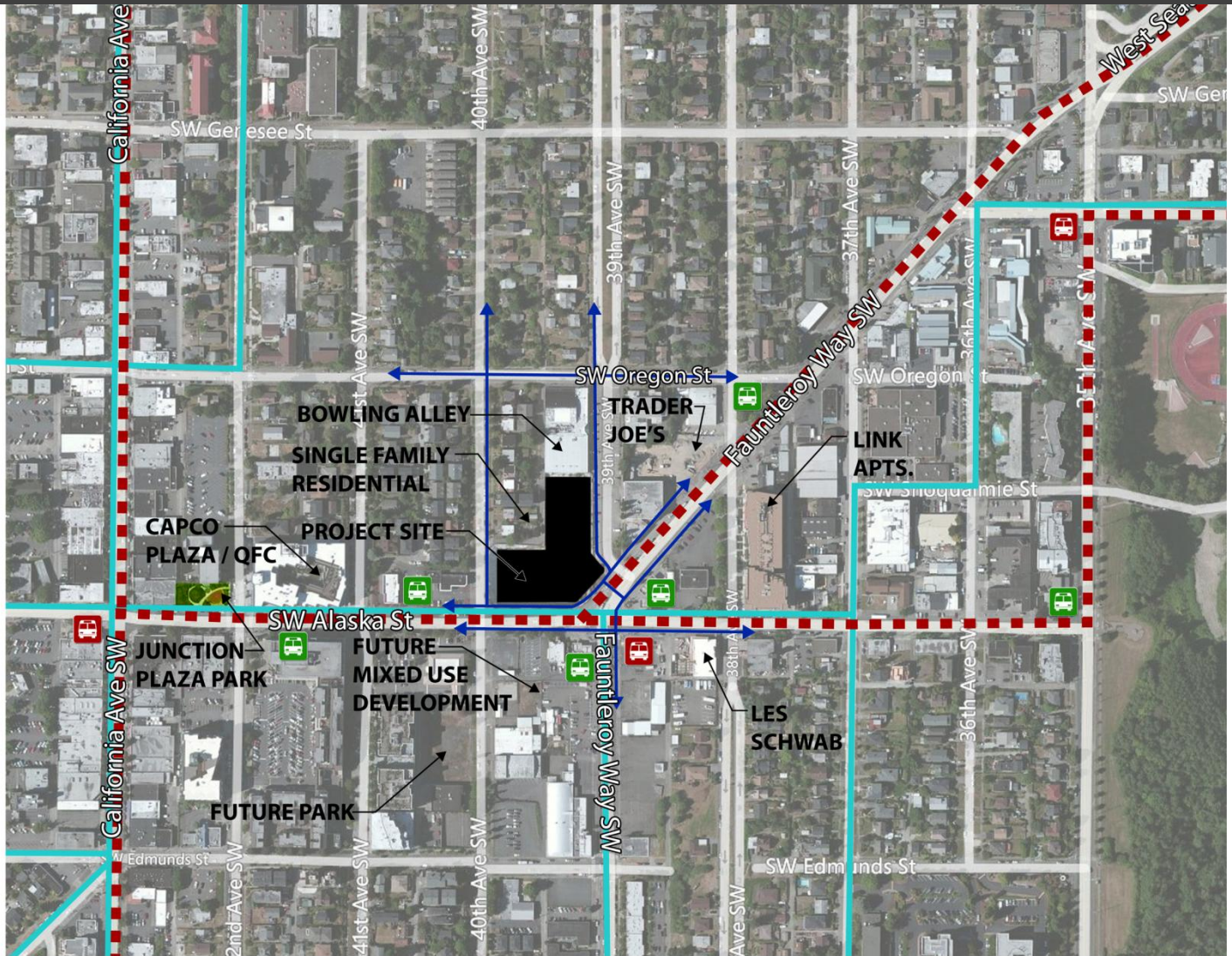
**KEYNOTES**

- 1 RESIDENTIAL MAIN ENTRANCE
- 2 VIEW INTO RETAIL
- 3 VIEW INTO LA FITNESS BASKETBALL COURTS
- 4 VIEW INTO LA FITNESS "KIDS CLUB"
- 5 VIEW INTO LA FITNESS SALES AREA
- 6 VIEW INTO LA FITNESS MAIN ENTRANCE
- 7 VIEW INTO GRAND STAIR
- 8 VIEW INTO LA FITNESS SWIMMING POOL
- 9 VIEW INTO EXIT STAIRWAY
- 10 VIEW INTO RESIDENTIAL LOBBY ENTRANCE
- 11 VIEW INTO DISPLAY AREA
- 12 VIEW INTO DANCE/AEROBICS AREA
- 13 VIEW INTO EXIT STAIRWAY
- 14 CANOPY GAP - DESIGN REVIEW REQUESTED THIS PORTION OF THE PROJECT APPEAR DIFFERENT THAN THE REST OF THE BUILDING ALONG 39TH AVE NE
- 15 CANOPY GAP - COMBINING TWO DIFFERENT TYPES OF CANOPIES AT THIS LOCATION CAUSES STRUCTURAL ISSUES THAT ARE MESSY AND INEFFICIENT
- 16 CANOPY GAP - EXTENDING THE CANOPY FURTHER EAST PRESENTS A HAZARD TO TRUCKS
- 17 GARAGE MAIN ENTRANCE



# 9 Block Radius

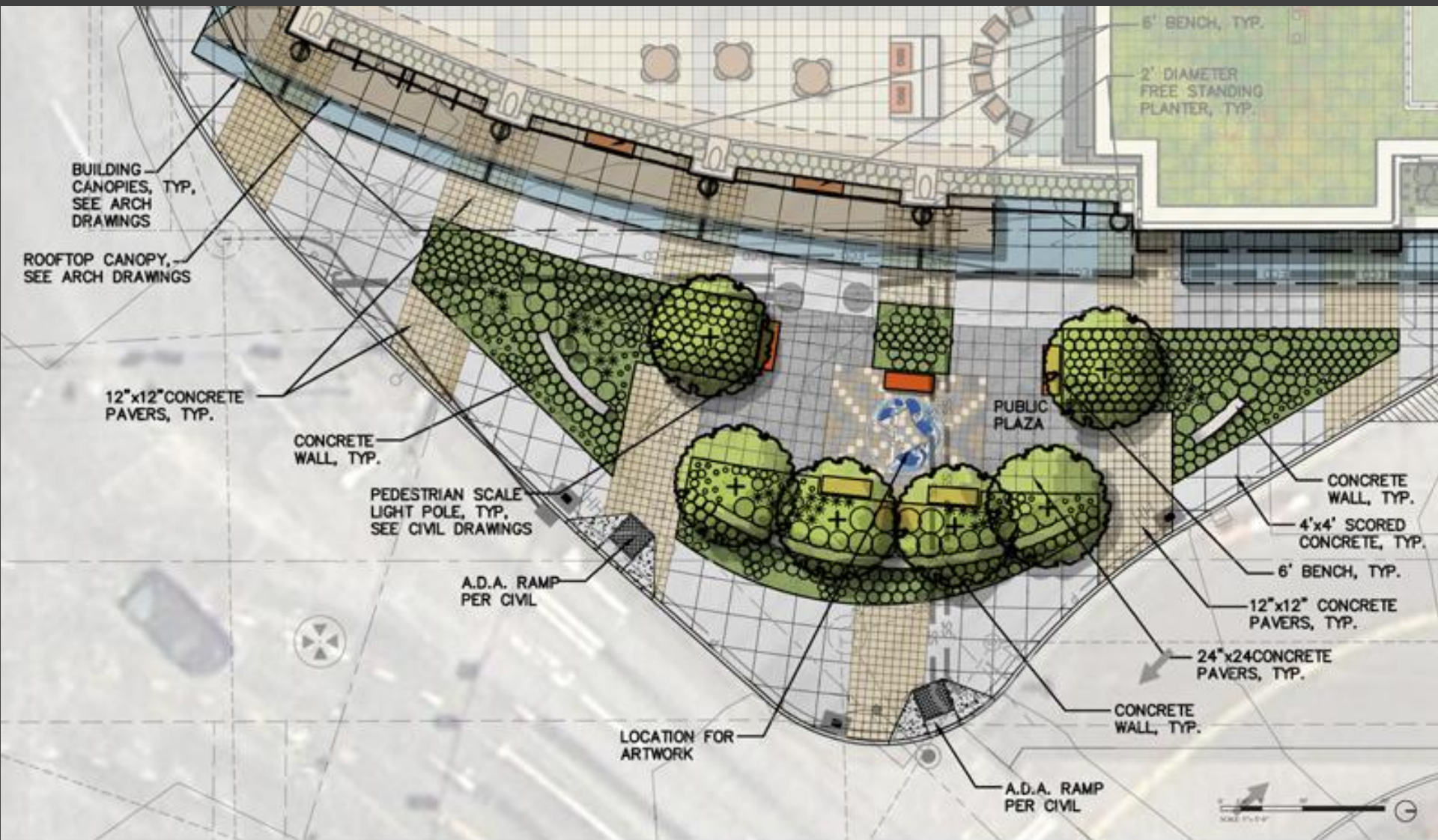
-  WALKING ROUTES
-  BICYCLE ROUTES
-  BUS ROUTES
-  RAPID RIDE STOP
-  BUS STOP

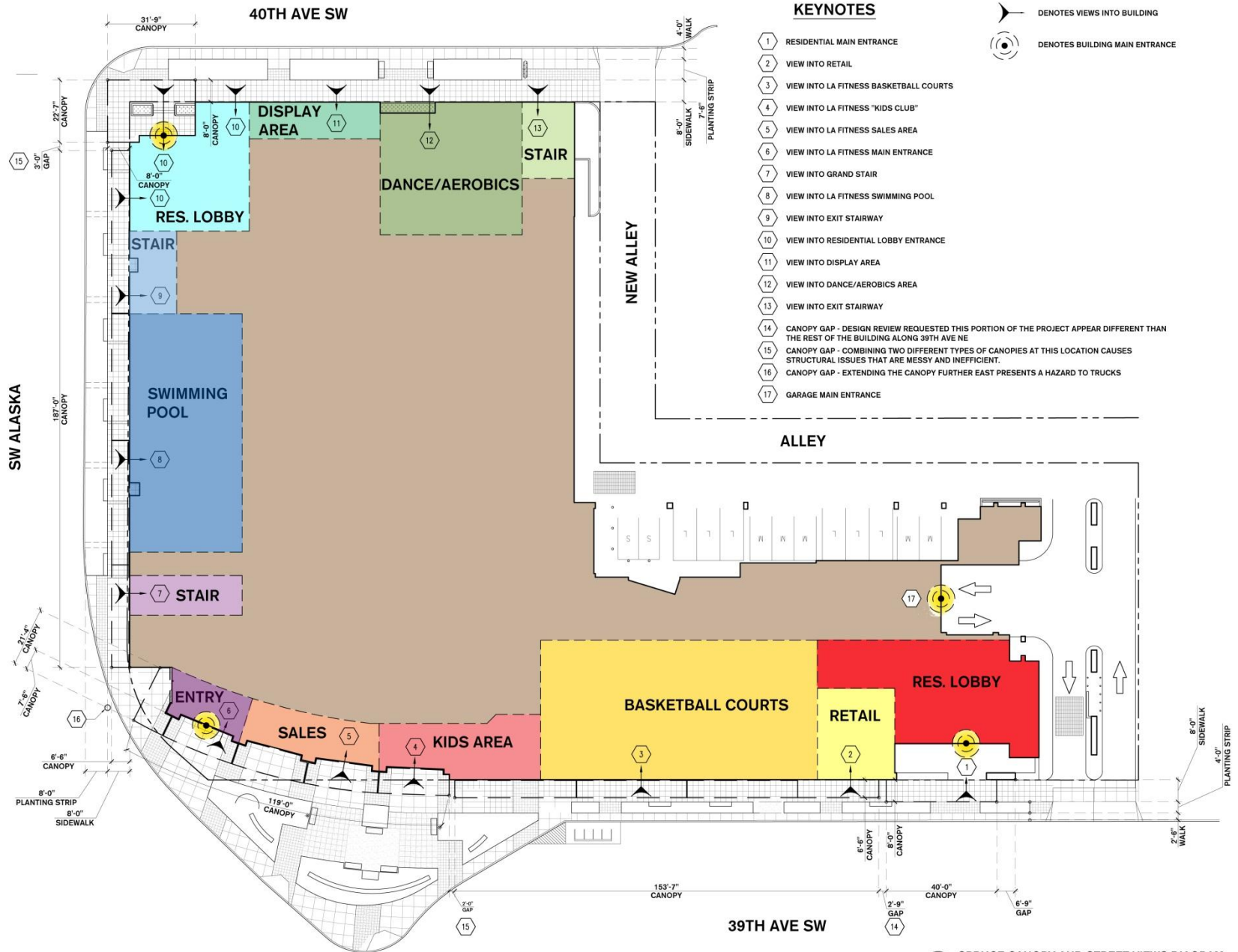


# Landscape Plan



# Pocket Park Detail





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# Pocket Park





# 39<sup>th</sup> Avenue



# Pocket Park Art



# SW Alaska





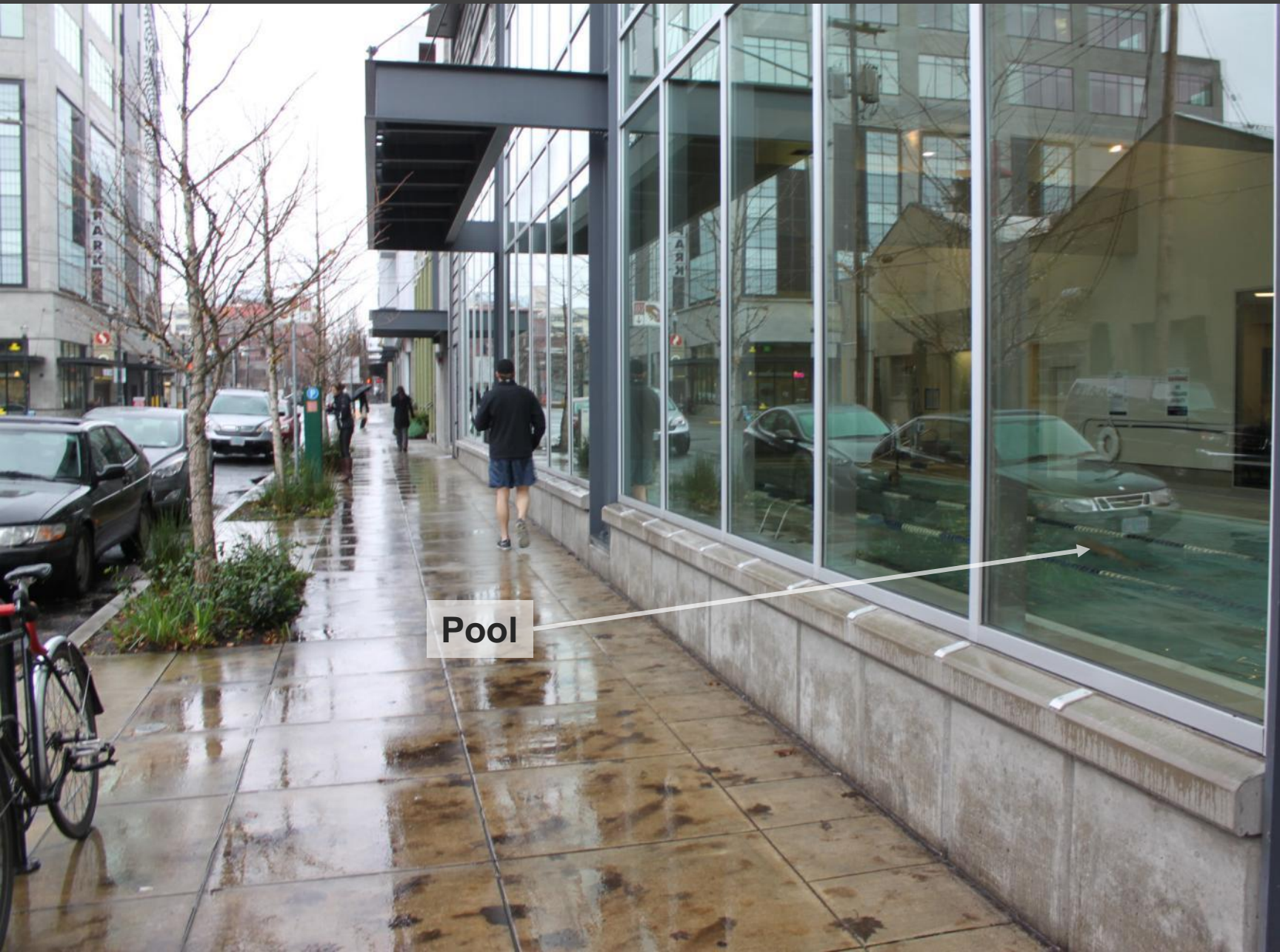
Pool

Lobby





Pool



**Pool**







LA FITNESS NOW OPEN

AFITNESS

Basketball

Kids Club

Lobby



**Kids Club**



**Basketball**



**Basketball**



**Basketball**

# Materials

## ON-STRUCTURE IMAGES



Green Roof



Dog Run



IPE Decking



Green Screen



Free Standing Planter

## STREET LEVEL IMAGES



Landscape Forms Bench



Litter Receptacle



Bike Rack



Car Shaped Public Art Bike Rack



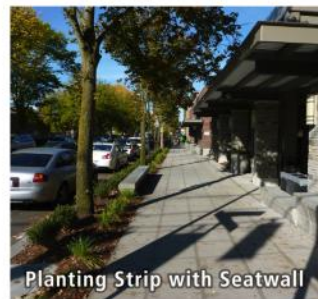
Z40 Luminaire



Circular Planters



Concrete Pavers



Planting Strip with Seatwall



Concrete Wall



Artist Mosaic

# Exterior Finishes







The End

PROJECT TITLE



3922 SW ALASKA ST  
SEATTLE, WA 98149

MADISON DEVELOPMENT  
GROUP, LLC

10510 NE NORTHUP WAY, SUITE 100  
KINGLAND, WA 98103

**10/31/12**  
PHASE 3  
BUILDING PERMIT

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
▲	9/10/08	DPD CORRECTIONS

PROJECT NUMBER: MAD0811396  
DRAWN BY: CW  
ISSUE DATE: October 31, 2012

STAMP

SHEET TITLE / NUMBER  
**EAST & SOUTH  
ELEVATIONS**

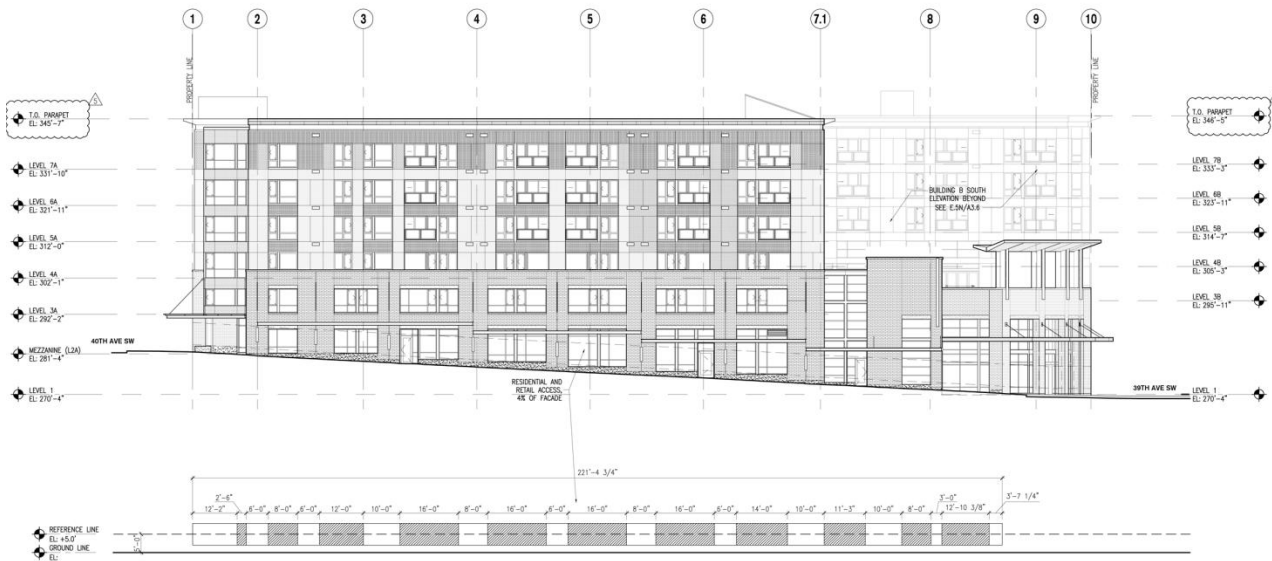
**A3.1**

**MATERIAL SYMBOLS:**

- FIBER REINFORCED CEMENT PANEL: FRCP-1 BUILDING '3' ONLY
- FIBER REINFORCED CEMENT PANEL: FRCP-2 BUILDING '4' ONLY
- METAL PANEL: METL-1
- METAL PANEL: METL-2
- METAL PANEL: METL-3
- BRICK: BR-1
- BRICK: BR-2
- PHENOLIC WOOD PANEL: WP-1
- PHENOLIC WOOD PANEL: WP-2
- CMU: CMU-1
- PRECAST CONC: PC-1
- CONCRETE: CONC-1
- CONCRETE: CONC-2

**NOTES:**

- 1) SEE SHEETS A3.11-A3.16 FOR ENLARGED ELEVATIONS
- 2) SEE SHEETS A3.21-A3.25 FOR WINDOW SCHEDULE



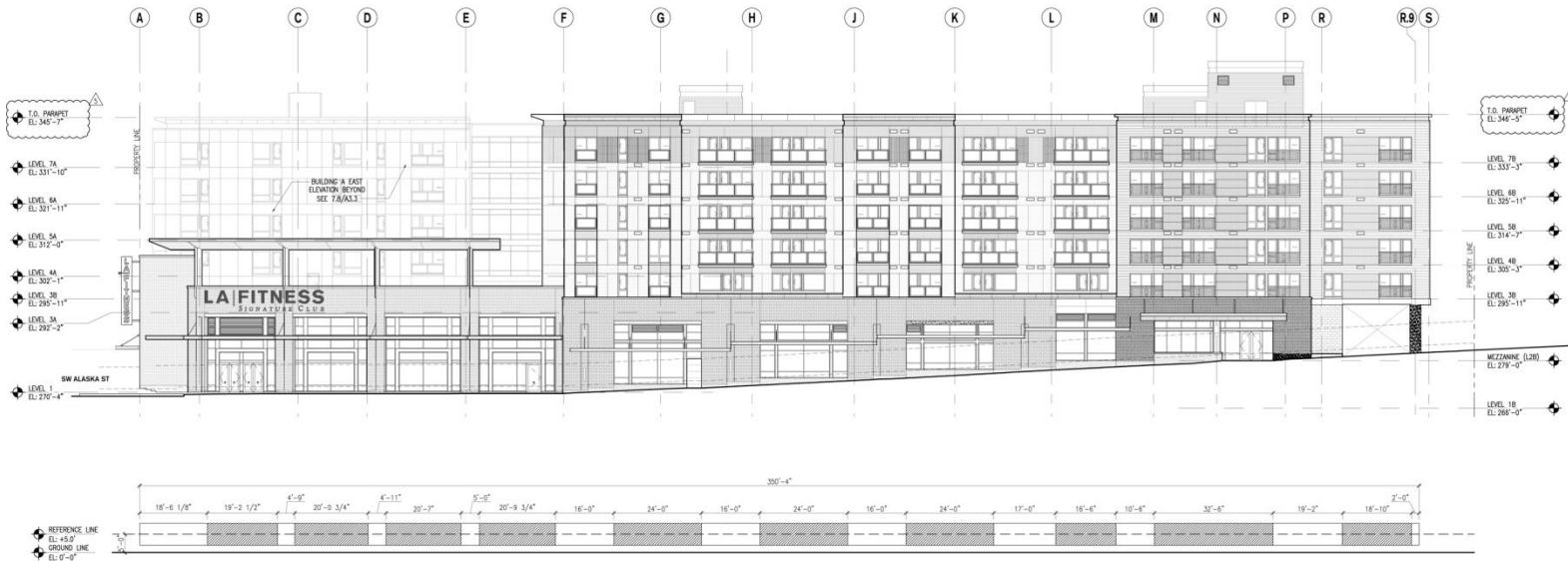
**2 SOUTH ELEVATION (S.W. ALASKA ST.)**  
3/32" = 1'-0"

**FAÇADE TRANSPARENCY REQUIREMENTS**

TOTAL BUILDING AREA BETWEEN 2' AND 8' ABOVE GRADE = 1,328 SF  
TOTAL TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 796 SF  
TOTAL % TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 796 SF / 1,328 SF = 60%

**BLANK FAÇADE REQUIREMENTS**

TOTAL LENGTH OF COMBINED BLANK FAÇADE SEGMENTS = 88'-9"  
MAXIMUM LENGTH OF BLANK FAÇADE SEGMENTS = 12'-2"  
TOTAL FAÇADE LENGTH = 221'-5"  
TOTAL % BLANK FAÇADE = 88'-9" / 221'-5" = 40%



**1 EAST ELEVATION (39TH AVE S.W.)**  
3/32" = 1'-0"

**FAÇADE TRANSPARENCY REQUIREMENTS**

SAC 23.47A.008.29  
TOTAL WALL AREA BETWEEN 2' AND 8' ABOVE GRADE = 2,105 SF  
TOTAL TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE = 1,318 SF  
TOTAL % TRANSPARENCY = 1,318 SF / 2,105 SF = 62.6%

**BLANK FAÇADE REQUIREMENTS**

SAC 23.47A.008.29 & 23.96.018  
TOTAL LENGTH OF COMBINED BLANK FAÇADE SEGMENTS = 129'-10"  
MAXIMUM LENGTH OF BLANK FAÇADE SEGMENTS = 19'-2"  
TOTAL FAÇADE LENGTH = 355'-4"  
TOTAL % BLANK FAÇADE = 129'-10" / 355'-4" = 36.7%



# Alley View



# Alley View

