the Osprey

1901 Franklin Ave E | Seattle, WA

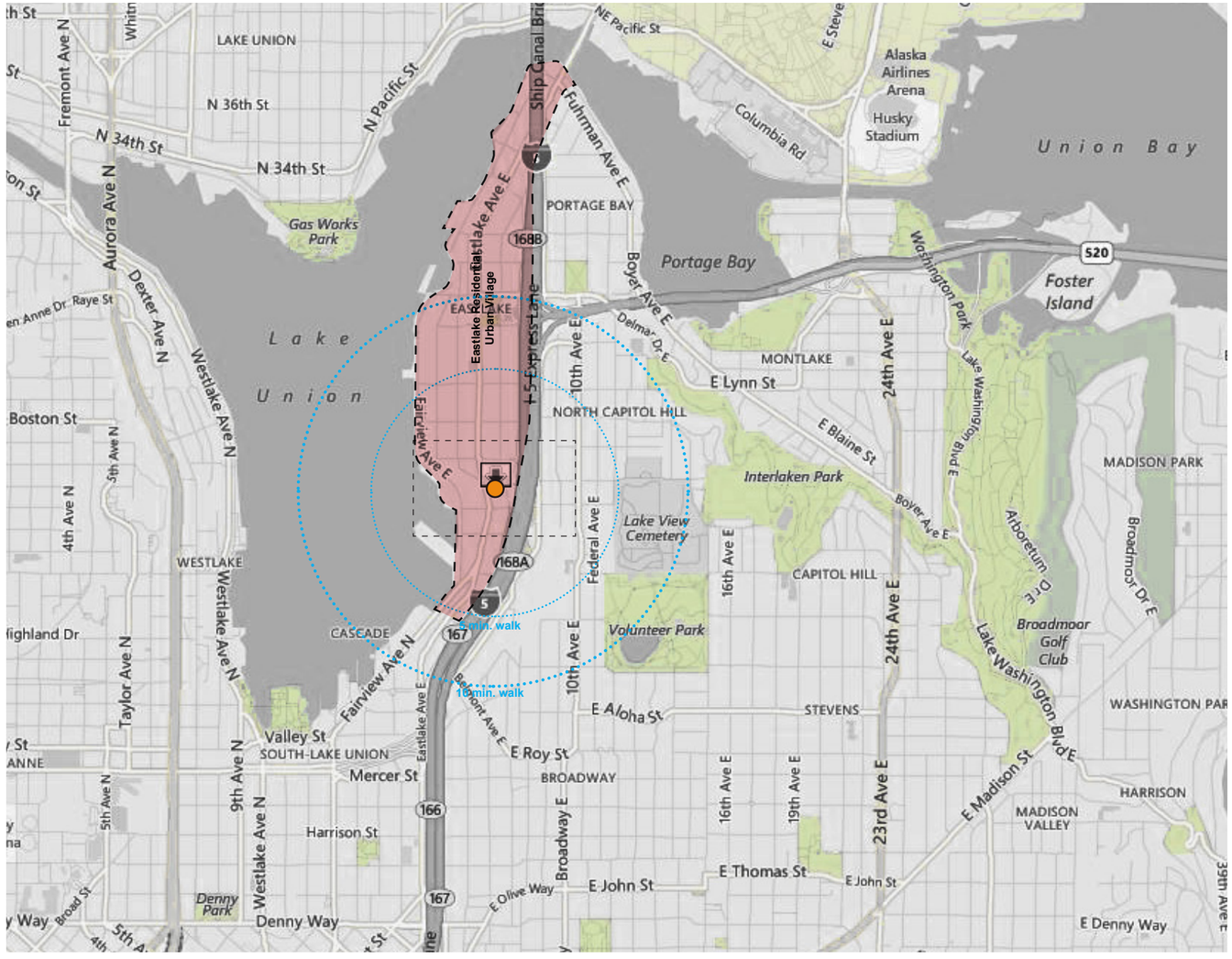
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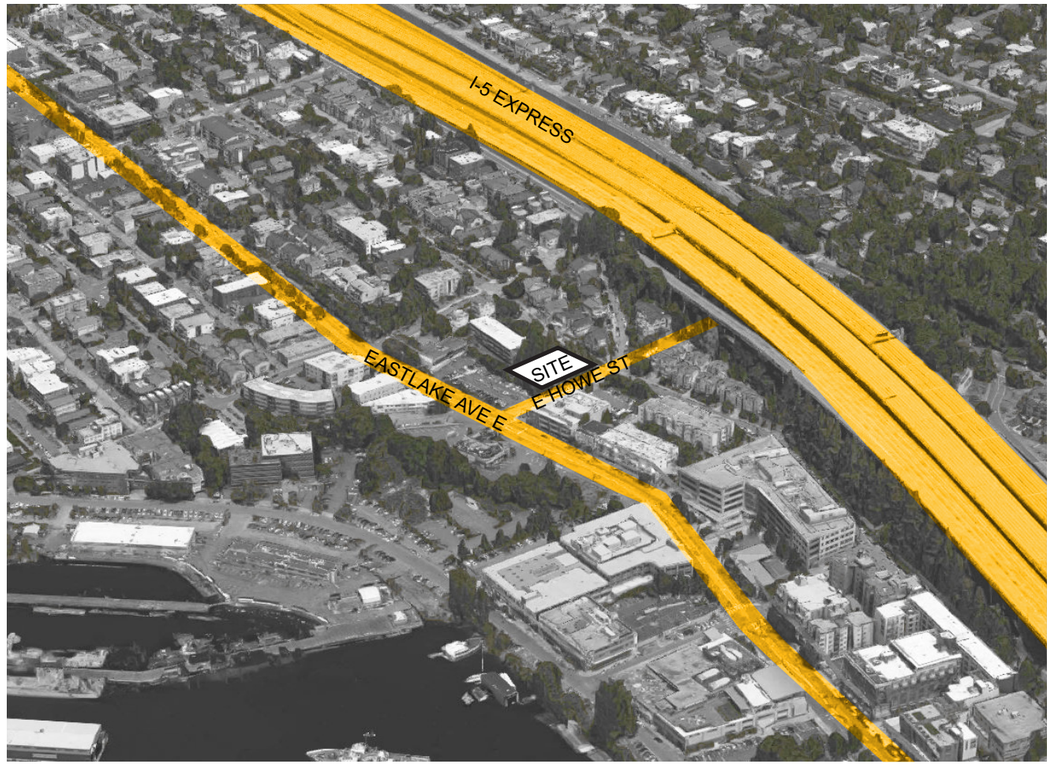
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Context Analysis



Site Location	1901 Franklin Ave E
Site Zoning	LR2
Residential Units	42 total (Small Eff. Dwelling Units)
Overlay	Eastlake Residential Urban Village
SEPA Review	Yes
Parking Required	(0) Required / (0) Provided
Height 23.45.514	Base Height 30’ + 4’ for partially below grade story Max Height 34’ - complies
Site Area	8,012 SF
Floor Area Ratio 23.45.510	Apartments 1.3
Floor Area	8,012 x 1.3 = 10,416 sf MAX FAR Gross Floor Area = 13,463 SF *(ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)*
Setbacks 23.45.518	Front setback: 5’ min Rear setback: 15’ (*req departure)* Side setback: 7’ ave. 5’ min
Amenity area 23.45.522	8012SF x 0.25 = 2003 SF required (*req departure)* 84% req. as common a.a. @ ground level = 1000 SF

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The site is located at the corner of E Howe St & Franklin Ave E in the Eastlake neighborhood of Seattle on a western slope down to Lake Union. There is a mix of housing types in the immediate vicinity of the site that are mostly multi-family apartments and smaller duplexes / triplexes, along with scattered single family houses.

With Eastlake Ave E to the west and I-5 to the east, the site is adjacent to commercial activity with access to restaurants, shops, and other neighborhood amenities. The site will receive ample solar exposure from the south and west with partial blockage from the east. There are great views southwest and west from the site towards downtown and out towards Lake Union.

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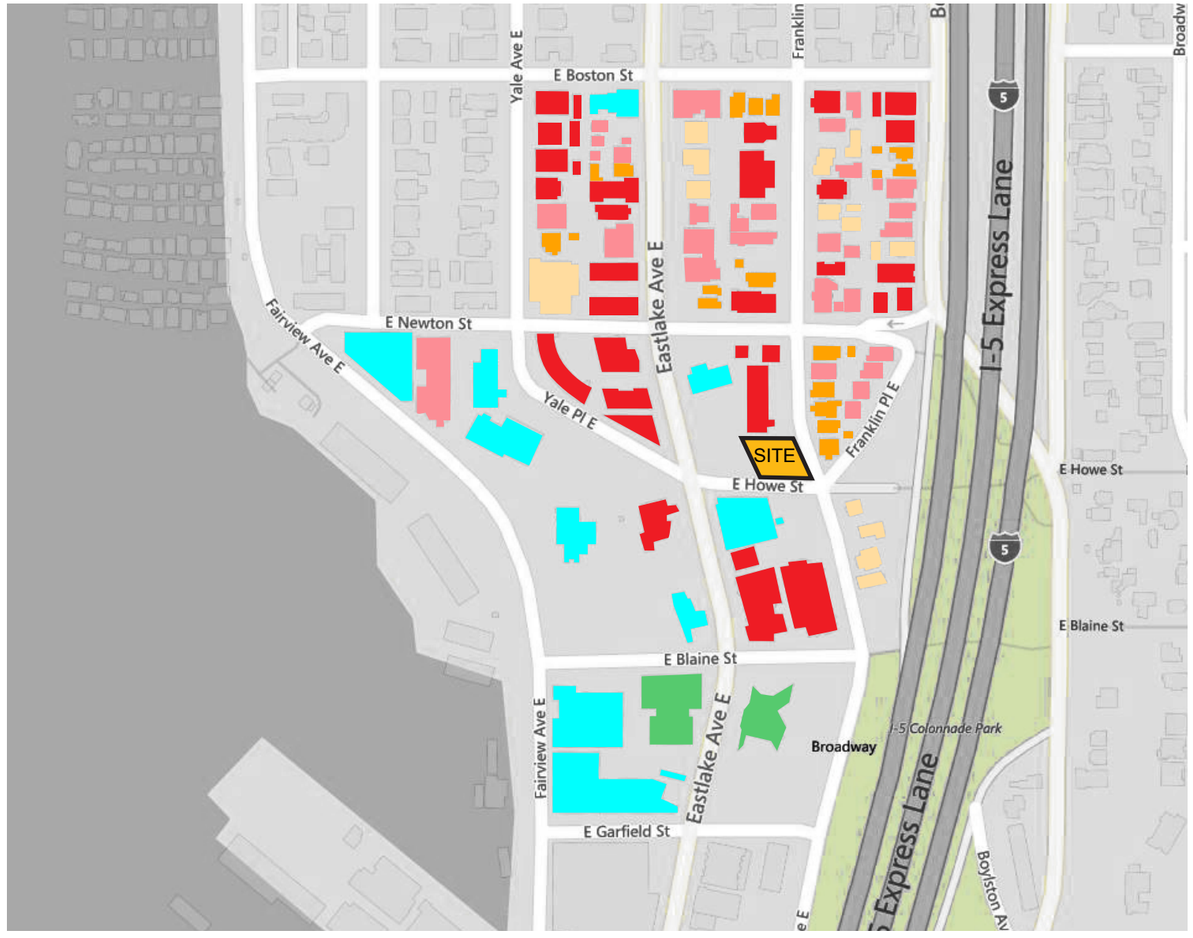
Context Analysis

zoning map



This area of Eastlake is composed of a wide variety of zones, with 1901 Franklin Ave. E. at the edge of the lowrise residential and commercial zones. The site is within a residential neighborhood, with commercial facilities to the south and stores and restaurants along Eastlake Ave. to the north. The commercial zone expands directly adjacent the site to the west, which makes it likely that there will be a large commercial development directly adjacent to the site in the future.

typology / adjacencies



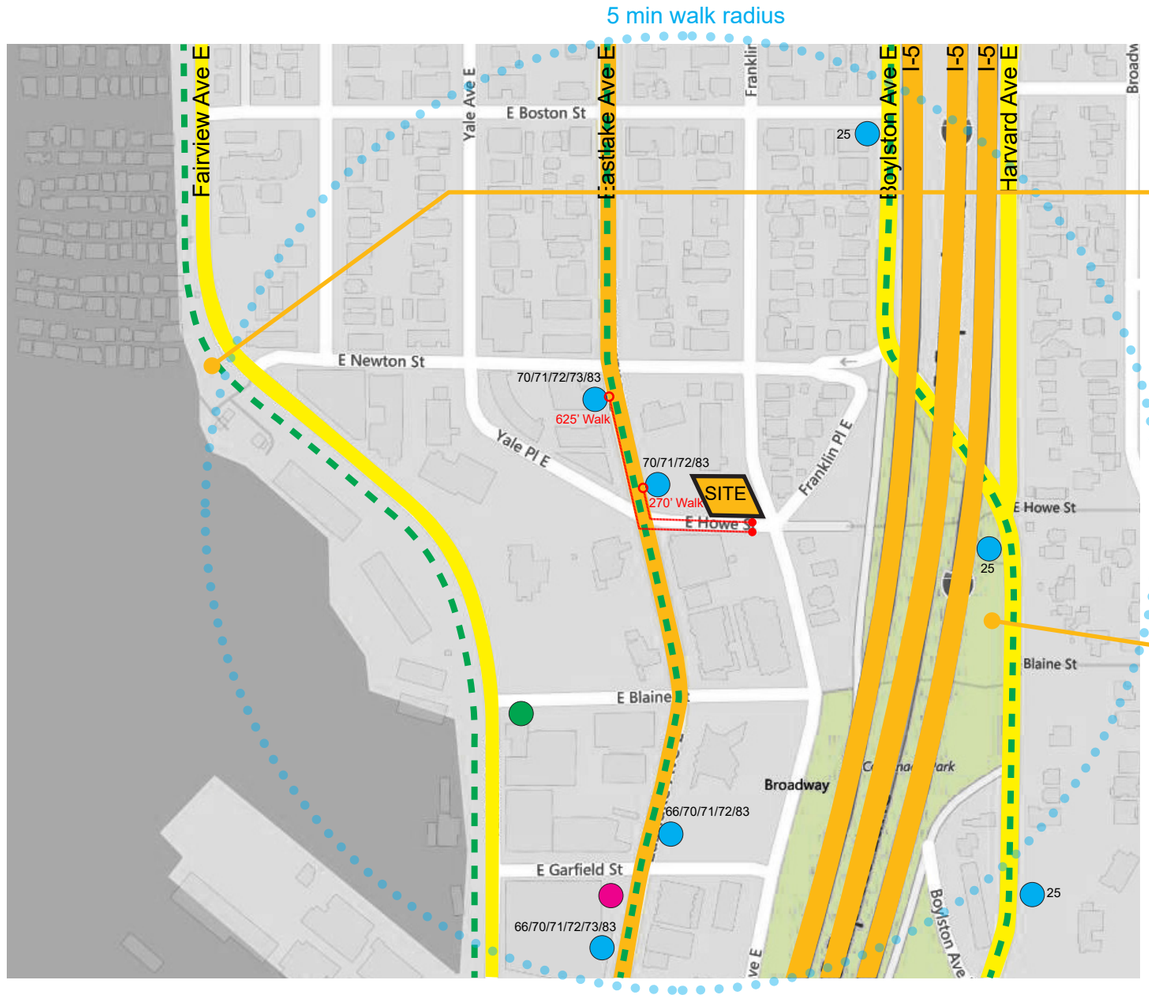
The site is bordered by a 1960s, 20-unit apartment building to the north and a parking lot to the west. Across Frankin Ave are primarily two-story craftsman style residences, and across E Howe St is a two-story office building, built in 1960.

The neighborhood predominantly consists of multi-family structures of 2-3 stories, with commercial buildings along Eastlake Ave E. There is an influx of new construction, mostly to the west of the site along Yale Pl and Eastlake Ave E consisting of multiple 4-story apartment buildings and a new 4-story commercial building.

- Apartments
- Other Multi-Fam
- Single Family
- Town House
- Commercial
- Medical / Dental

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circulation map





Terry Pettus Park



Colonnade Park

Circulation
The site is located on the corner of E Howe St and Franklin Ave E, in a residential neighborhood adjacent to commercial areas. This intersection does not experience much traffic, however Eastlake Ave E is only one block away, acting as the major artery in the area with bike lanes and a wide variety of bus routes. I-5 is just to the east for easy connection across or out of town. Only a couple blocks to the west, the Lake Union waterfront offers a bike/walking path and access points to the lake.

- Bus Stop
- Zip Car Location
- Pronto Bikeshare

- Major Arterial
- Minor Arterial
- Bike Route

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Architectural Context Analysis:

The surrounding context consists of a variety of architectural styles that are constructed of a wide range of materials and forms.

Traditional & Modern

Most of the oldest structures on the block are 1-2 story craftsman homes that are commonly seen towards the northern end of 12th Ave. They have lots of outdoor space and a variety of openings.



Single Family Homes on Franklin Ave E



New townhomes on Franklin Ave E in a neo-craftsman style



1926 four-unit brick condo building

Lowrise Mid-Century

Most buildings in the area were built in the 1950s/1960s. They feature low, linear elevations, often with strip windows, balconies, and emphasized circulation.



Cortina Apartments 1957 on E Newton St and Eastlake Ave E



Bonneville Office Building 1960 across from site on E Howe St



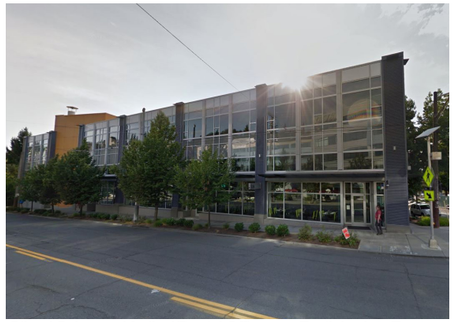
Office building (1959) and Apartments (1961) north of site



Delta Vista Apartments 1965 on Eastlake Ave E and E Howe St

Contemporary

Built within the last 2 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.



Gilead Sciences Medical/Dental Offices on Eastlake Ave E



Townhouses on E Newton St and Yale Pl E (2014)



Townhouses at 2015 Boylston Ave E (2014)

Under Construction

There are several projects under construction or nearing construction within a short distance of this site that range from apartment and mixed use buildings to a research laboratory.



New Multifamily / Mixed Use on Eastlake Ave E and E Boston St



New 4-Story Apartments on Eastlake Ave E and Yale Pl E



New 4-Story Research Laboratory at 1818 Fairview Ave E

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Initial Site Analysis
Adjacent buildings



Eastlake Avenue E - West Elevation
2-3 story apartments, new development to the south, lite tree coverage

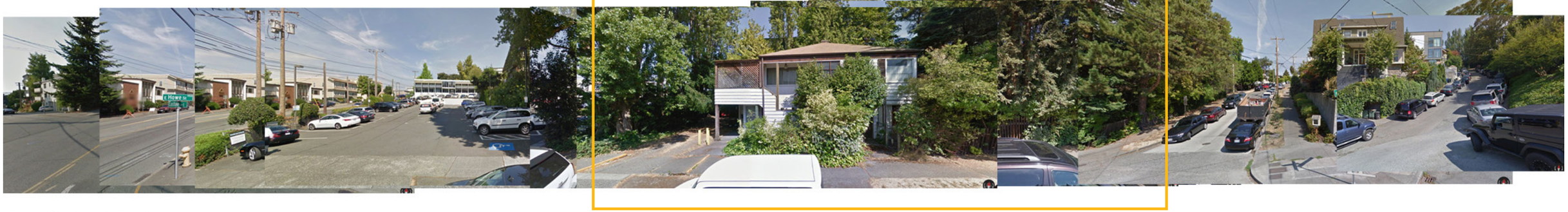


Eastlake Avenue E - East Elevation
2-3 story apartments and commercial buildings, medium tree coverage

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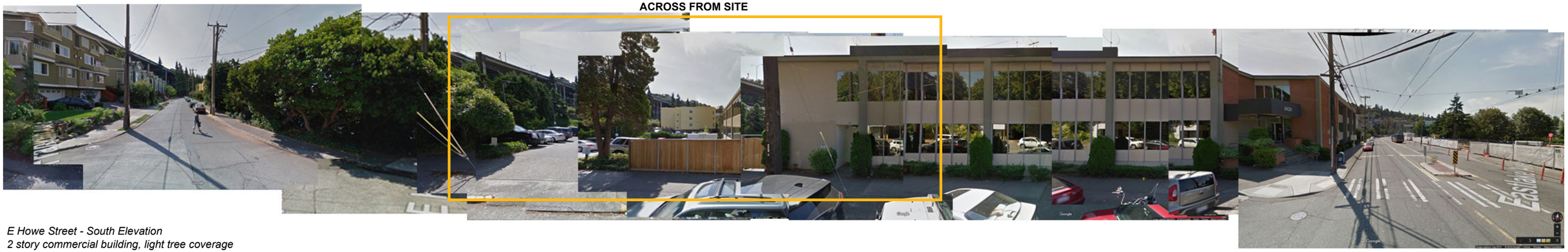
Initial Site Analysis
Adjacent buildings

PROJECT SITE



E Howe Street - North Elevation
2-3 story apartments and commercial buildings, existing triplex to be demolished, medium-heavy tree coverage

ACROSS FROM SITE



E Howe Street - South Elevation
2 story commercial building, light tree coverage

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Franklin Avenue E - East Elevation
2-3 story apartments and single family homes, steep slope down to the south, lite tree coverage



Franklin Avenue E - West Elevation
2-3 story apartments and single family homes, steep slope down to the south, medium-heavy tree coverage

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Existing Site Conditions

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	CHRIS GURDJIAN 1901 FRANKLIN AVENUE E SEATTLE, WA 98102
TAX PARCEL NUMBER:	408630-0130
PROJECT ADDRESS:	1901 FRANKLIN AVENUE E SEATTLE, WA 98102
ZONING:	LR2
JURISDICTION:	CITY OF SEATTLE
PARCEL ACREAGE:	8,012 S.F.

Existing Site

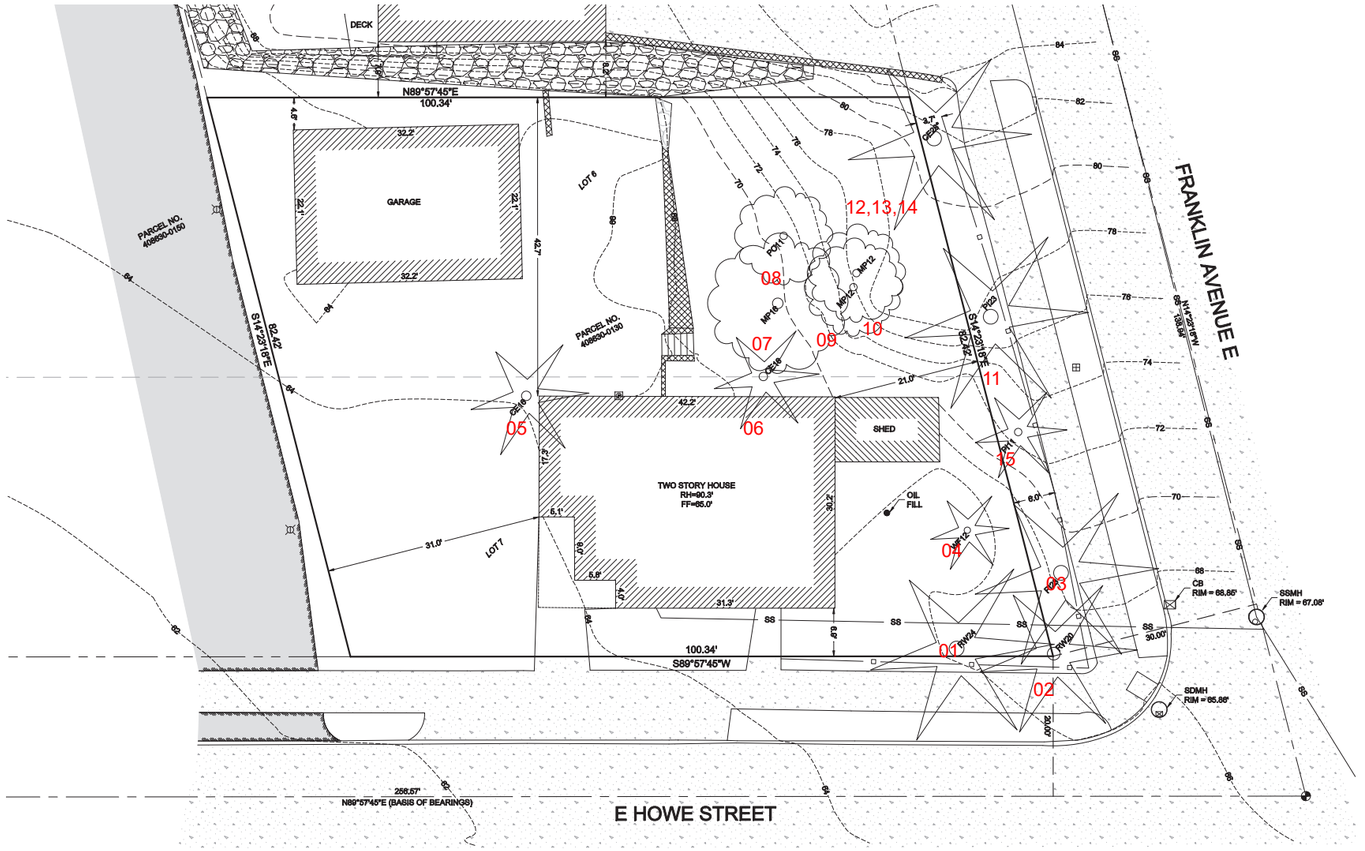
Uses
There are 2 existing structures on the site. 1901 Franklin Ave E is a 2,330 SF,2 story triplex with a basement, attached shed, and a detached garage on a 8,000 sf lot.

Topography
The site has a steep slope from the north eastern corner of the site that reduces in slope towards the south western corner of the site, with the most dramatic slope in the north eastern portion of the site. There is a retaining wall on the north central area of the site.

Access
There is pedestrian access via 2 existing walkways off of E Howe St. Existing vehicular access is also taken off E Howe St via an existing curb cut.

Views and Solar Access
The property will have good views south and west towards downtown as well as Lake Union from the upper floors. Solar access from the east will be partially blocked by existing tree coverage along Franklin Ave E but will otherwise be unencumbered.

Trees
There is a group of trees at the south east corner of the site that are not technically exceptional, however, they include significant redwood trees, which we believe should be protected.



Tree #	Common name	Species	DBH (inches)	Height (feet)	Crown Ratio (%)	Dripline N	Dripline E	Dripline S	Dripline W	Defects	Vigor	Seattle Exceptional Tree Threshold Inches	Exceptional Y/N	Recommendations
trees to be protected														
1	Redwood	*Sequoia sempervirens*	**23.6/18.2**	**65**	**80**	**16**	**12**	**14**	**18**		**Normal**	**30**	**N**	**Viable**
2	Redwood	*Sequoia sempervirens*	20.1	65	70	6	16	18	8	mild asymmetry	Normal	30	N	Viable
3	Ponderosa Pine	*Pinus ponderosa*	23	60	70	19	24	14	16	Fork at 20-feet, thin crown	Low	Not listed	N	marginally viable
4	White fir	*Abies concolor*	12.4	31	40	8	6	11	12	Multi forks above 8 feet, thin crown	Low	Not listed	N	Not vialbe
5	Western red cedar	*Thuja plicata*	16.5	42	80	15	12	16	13	Crooks	Normal	30	N	Viable
6	Western red cedar	*Thuja plicata*	15	63	50	15	12	16	13	Thin crown	Medium	30	N	Viable
7	Bigleaf maple	*Acer macrophyllum*	16	60	70	10	10	20	22		Normal	30	N	Viable
8	Lombardy poplar	*Populus nigra italica*	10.1	64	70	10	4	4	10		Normal	Not listed	N	Viable
9	Bigleaf maple	*Acer macrophyllum*	11.5	55	60	0	18	24	6		Normal	30	N	Viable
10	Bigleaf maple	*Acer macrophyllum*	11.6	55	70	24	18	0	12		Normal	30	N	Viabl
11	Austrian pine	*Pinus nigra*	23	52	60	12	16	16	10	ivy, multple codominant trunks	Normal	24	N	Viable
12	Redwood	*Sequoia sempervirens*	26	64	70	6	17	20	18	ivy	Normal	30	N	Viable
13	Redwood	*Sequoia sempervirens*	18	62	70	10	16	6	11	ivy	Normal	30	N	Viable
14	Redwood	*Sequoia sempervirens*	8	46	50	8	4	10	4	ivy	Normal	30	N	Viable
15	Austrian pine	*Pinus nigra*	11	50	50	2	16	8	4	ivy	Normal	30	N	Marginally Viable

trees to remain trees to be removed

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site photos



1. The southwest corner of the site is seen from the active intersection of Eastlake Ave and E Howe St. The site is exposed to the west due to a large parking lot directly adjacent to the western perimeter of the site. The physical structure on site is blocked by heavy tree coverage which has since been removed.

2. The southeast corner of the site features heavy tree coverage and a steep slope up to the north.

3. The southern edge of the property offers the only unblocked view of the current structure on the site, however, there is still a fair amount of overgrowth.

4. Looking west down E Howe St. from the southern edge of the property, one can get a glimpse of Lake Union. From a higher elevation, one would also be able to see downtown.

5. Looking west from the easter edge of the property, at the rockery in the NE corner of site. Rockery to be landscaped and made accessible for amenity area.

6. Looking north from E. Howe St. at the topography difference between proposal site and existing apartment building to the north.



1. southwest - corner of site from Eastlake Ave and E Howe St



2. southeast corner of site at E Howe St and Franklin Ave



3. existing structure on site from E Howe St



4. existing structure on site with adjacent office building looking west down E Howe St



5. existing rockery at NE corner of site



6. existing structure on site with adjacent property looking north from E Howe St

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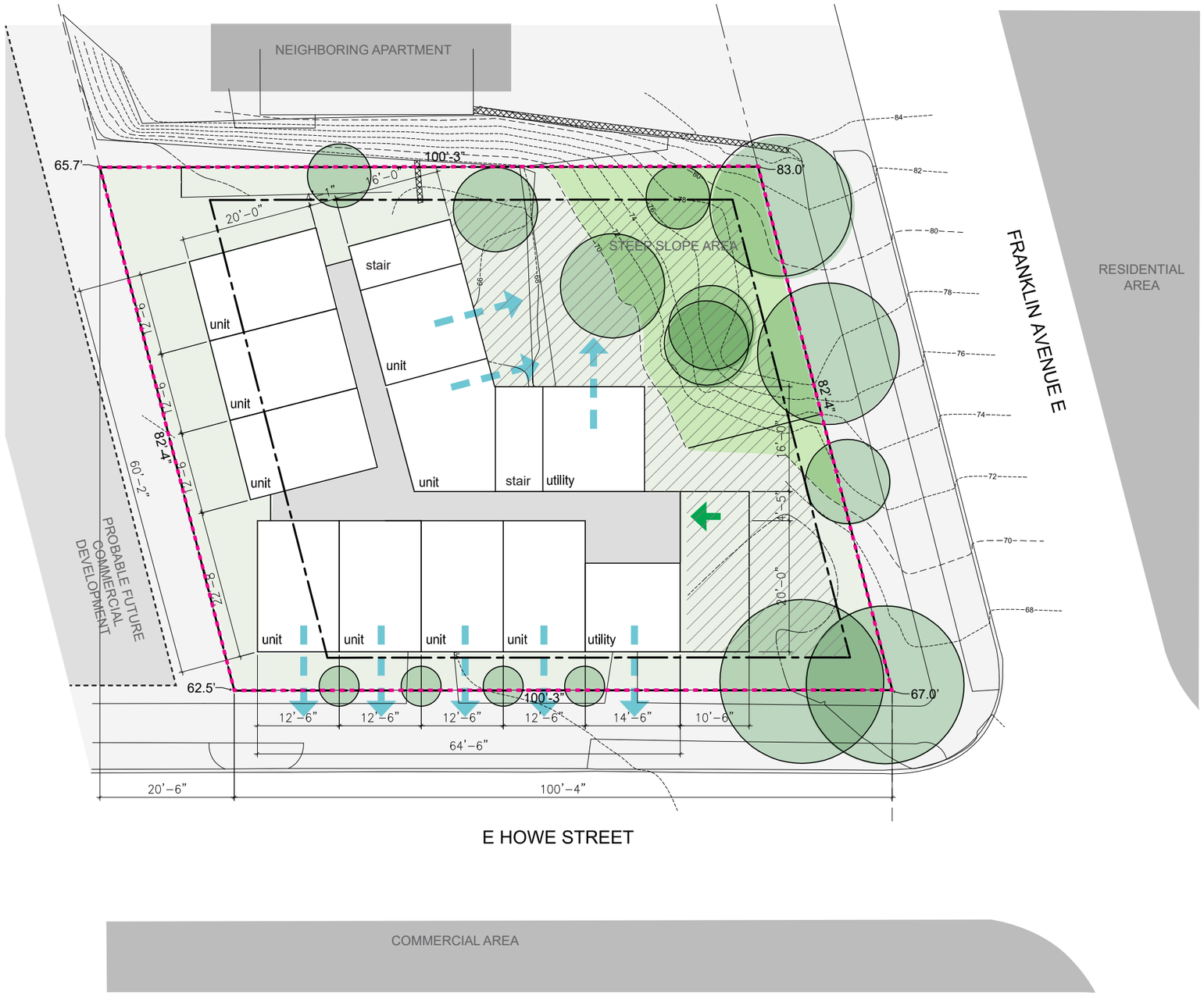
EDG Preferred Scheme:

Proposed Design:

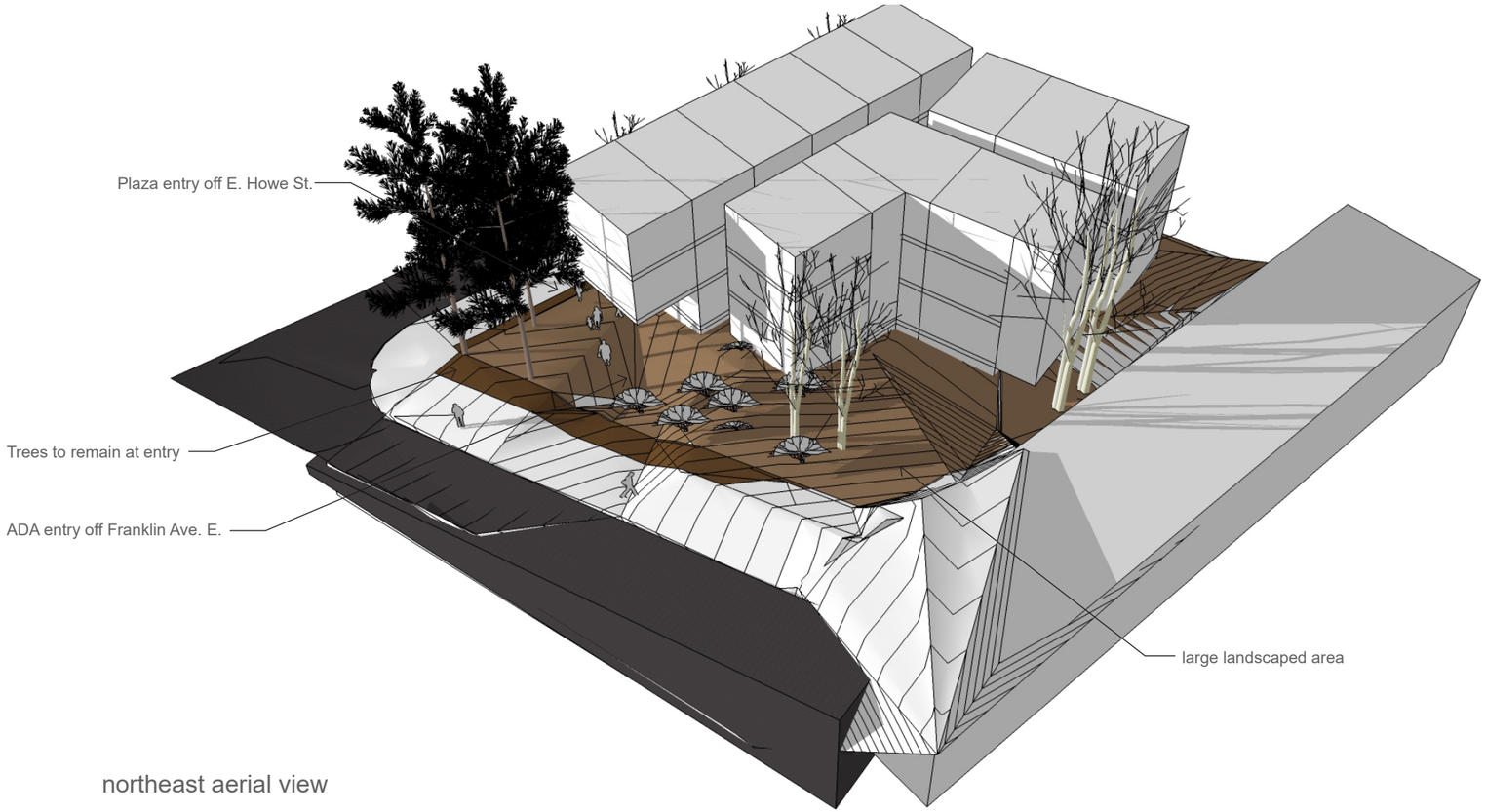
14,000 GSF
42 Units (SEDUs)
Proposed FAR: 10,400
Max FAR: 10,416
Bike: 32 spaces (42 x 75%)

Features:

- Maximizing southern exposure
- Creating entry plaza at corner of E. Howe St. and Franklin Ave. E.
- Retaining large landscaped area on site
- Creating breaks in the facade which bring more interest to the form while bringing more light into the interior circulation space
- Retaining existing trees



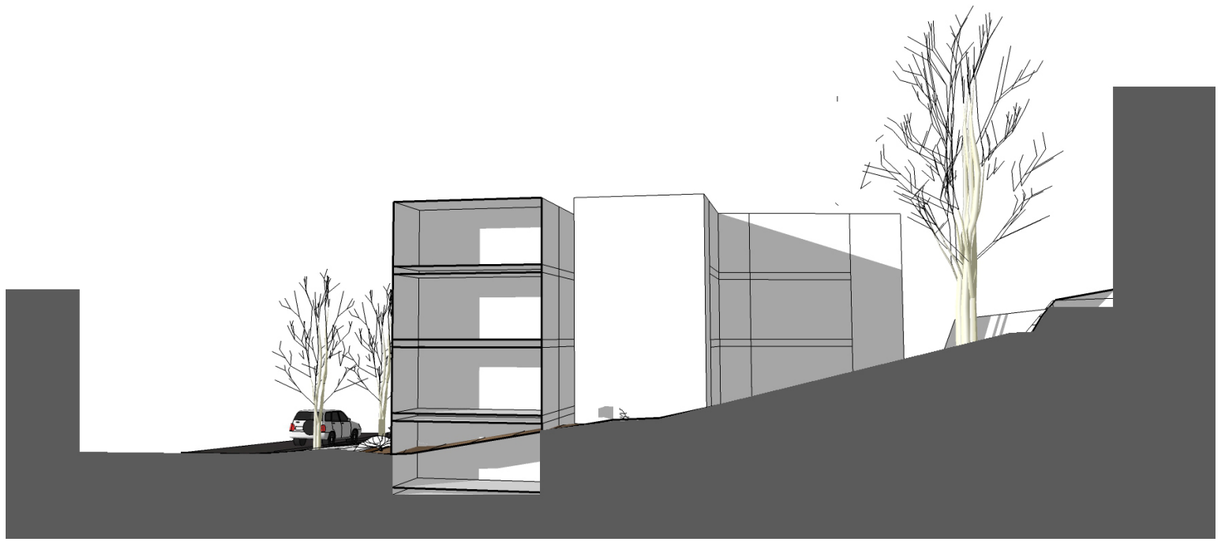
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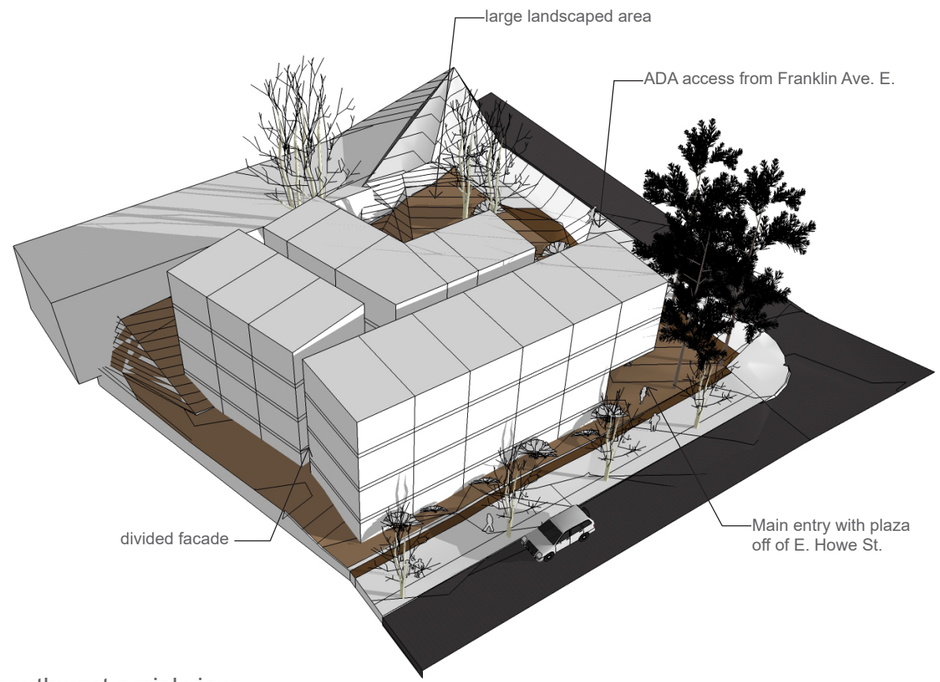
northeast aerial view

Design intent:
- Hug south and west perimeters of site
- Create plaza at corner entry
- Minimize presence in neighborhood to east
- Retain as many trees as possible
- Divide the building's mass

Potential departures:
- 38% departure at rear setback req. to retain coastal redwood trees at SE corner of site
- 65% departure from amenity area req. due to steep slope at NE corner of site



section



southwest aerial view

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RESPONSES TO EARLY DESIGN GUIDANCE

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DESIGN GUIDANCE COMMENTS/RESPONSES _ ROUND 1

1. Massing/Design: Staff provided preliminary support for the preferred massing option and offered the following guidance:
a. Consider locating the recessed white massing element near the entry to create a perceived entry height. Provide studies/sketches of this exploration. DC2-A; DC2-B

Response: The ground floor of the building features a 9'-0" ceiling height to differentiate it from the typical 8'-0" ceiling height of the building's remaining floors. This added height creates a more open and welcoming entry. Furthermore, there is a wood soffit element that travels around the front of the building and culminates with a large wood soffit at the entrance of the building to accentuate it as the entrance.

b. With regard to the staircase volume/units, update the fenestration along this façade to reflect the relocation of the stair tower and units. DC2-B

Response: The eastern stair has been moved to the interior of the building and replaced with a residential unit, so that more openings can be added to the corner and street facing facades of the building.

c. Staff encourages utilizing window depth/framing to further articulate the façade and create residential character. CS3-A-1; DC2-B; DC2-C

Response: The windows shall be set within recessed openings to create added depth to the structure and create deeper shadow lines in the morning and afternoon.

d. Staff supports the design responsiveness to the topography, vegetation, and corner site location; and encourages the applicant to further resolve integration of the entry/landscaping and relationship to the sidewalk. CS2-B; CS2-D; PL1-A; DC2-A; DC3-B

Response: see landscape plan for development of site conditions and design for amenity area as well as accessible entry along Franklin Ave. E.

2. Entry:
a. Further breakdown the corner entry to create a scale more compatible with the residential character of Franklin Avenue. In addition, activation of the entry needs to be further resolved related to the amenity space departure. PL1-A; PL3-A-1; PL3-A-2; DC1-A-2; DC2-E

Response: See landscape Plan for development of site conditions and design for amenity area as well as accessible entry along Franklin Ave. E. Entry to feature residential elements that relate to a more human scale, such as concrete seating elements, permeable pavers, native boulders and plants.

b. Staff encouraged the exploration of creating residential entries along Howe Street to provide additional light and enhancement of the residential character along this frontage. PL3-A-3; PL3-B

Response: In addition to the accessible entrance off Franklin Ave E, the project will feature a wide main staircase entrance off E. Howe street to draw in the foot traffic and activity of Eastlake towards the west of the site.

c. Staff would like to see additional information regarding the basement units. Please provide cross sections including the units, landscaping, and sidewalk.

Response: See attached section of the basement units that outline the transitions between the public ROW and the units themselves and how visual privacy will be maintained through landscaping elements and sunken lightwells.

d. Clarify if a ramp is required/will be provided. If so incorporate this into the entry. PL2-A

Response: See Landscape Plan and Level 2 Plan. Ramps provided at main entance at SE Corner of site, and at the north end of the site.

3. Materials:
a. Staff provided preliminary support for the indicated materials including wood, detailed/varied sizes/and ribbed use of panels to create a legible scale and text. DC2-D; DC3-B; DC4-A

Response: A grid of 16", vertically oriented and well detailed cement board will be used on the south and west facades of the building that will be painted in a modern green color to reflect both the existing trees on the site as well as the craftsman nature of the nearby homes. The rear of the site will feature a horizontally oriented dark stained cedar cladding that is to reflect the more lush rear yard and the more human scale of the adjacent residential neighborhood.

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4. Landscape:
a. Staff supports the preliminary landscape design and use of topography/existing vegetation to inform the proposed design. CS1-C; CS2-C; DC1-A-2; DC3-C-1

Response: See attached Landscape Plan for development of the design.

b. Provide further information related to the safety/security of the proposed Northeast amenity area including lighting design. PL2-B; DC3-C-1; DC4-C; DC4-D

Response: See attached Lighting Plan. The Northeast amenity area will gain security through the dense plantings that will inhibit foot traffic from the ROW into the site as well as the slope of the existing grade. A designed footpath will meander around existing and new trees at the site and will only be accessible through the main entry of the project at the southeast corner. The main entry to the project will not feature a security gate as to encourage a more welcoming and public gesture to the neighborhood, just in the same way as the adjacent apartment building to the north and many of the nearby homes that do not feature foreboding security measures. However, the main door to the project will only be accessible by tenants and their guests and the space will be well lit at night and visible from the main lobby via glazed entry doors and windows to provide more “eyes on the street”.

c. In the next submittal, please clarify what portion of the proposed front/entry amenity area is covered vs uncovered.

Response: The main entry at the Southeast corner of the site will be covered.

5. Trash/Service:
a. In the next submittal, please clarify where and how trash pick-up will function with next submittal. DC1-C-4

Response: The trash will be located at the Northwest corner of the site, at the base of the adjacent existing rockery. The trash will be enclosed in an aprx. 5' tall wood fence that will travel along the west and north property lines. The fence will be of the same materiality (dark stain) as the building and provide visual separation not only from the tenants of the building but from adjacent sites as well. Trash will be accessed via a walkway along the west property line and picked up along E. Howe Street. Liz Kain with SPU has reviewed and approved the proposed size and location of the trash area.

During EDG phase the window depth was emphasized as be critical to the breakdown of the massing volume and creating a residentially scaled façade more compatible with the surrounding homes. It appears the window are flush, revise to include this depth as discussed within the EDG report (1.c.).

Response: Inset window detail included see Dtl 4/A8.0

b. Further breakdown the corner entry to create a scale more compatible with the residential character of Franklin Avenue. In addition, activation of the entry needs to be further resolved related to the amenity space departure.

Response: Refer to Landscape Plan. The design is proposing a variety of seating options such as igneous boulders and concrete benches with integrated landscaping and various material finishes such as pervious paving which activate the sidewalk along Franklin Ave. E., and continue into the fully accessible plaza / amenity space. A large number of prominent existing trees will be protected and integrated into the design to retain the character of the site.

c. Staff provided preliminary support at EDG phase for the indicated materials including wood, detailed/varied sizes/and ribbed use of panels to create a legible scale and texture. It appears the green paneling has lost a majority of the varied sized application. Revise to include paneling to provide greater variety and legible scale/texture.

Response: Façade further detailed for additional variety and texture. Refer to elevations for panel layout, and see detail 9/A8.1 for standing seam to be used with green paneling to emphasize panel configuration and provide a unique aesthetic. A second green paneling color has also been added to provide further variety and hierarchy to the facade.

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DESIGN GUIDANCE COMMENTS/RESPONSES _ ROUND 2

Entry area

Further refine the entry area to mark the entry and support this space as an amenity area. Please incorporate the following in the final packet:

a. Provide clear graphics without the trees to better illustrate the entry. Response: Renderings revised and additional image shown on page 34.

b. Staff does not support the change from double doors to the single door moved to the far corner. The entry doors should be easily identifiable and clearly mark the entry. Please rework the entry doors and further mark the entry with possibly wrapping the soffit down, using a glass canopy, detailing the columns, or other design solution to mark the entry as well as using centered double doors. Explore expanding the transparency into bike room. Provide studies of these items in the final REC packet.

Response: After careful consideration, we believe that the single door offers more for the building cohesively. The primary benefit to having one door as opposed to two is that the single door allows for a small lobby area where users can sit in an indoor space while waiting for a taxi, etc. This lobby space also allows for a stronger connection to the exterior amenity space, allowing both spaces to feel more active. Comparisons of the two entry options are shown on page 21, where you can see that the single door allows for a couple chairs and a small table, while the double door only allows for a small bench.

Multiple methods for further marking the entry have been developed. Starting with the building signage, we have revised what was previously proposed to have a sign that wraps from the south facade into the entry/amenity area. While acting partially as a wayfinding device, the signage will also act as art that begins to conveys the building name 'Osprey' (an early model of a Boeing airplane developed in Eastlake) to the users and the surrounding neighborhood. We have also proposed a stronger spatial sequence through our paving pattern. The paving at the entry/amenity area now subtly transitions from the pervious pavers to standard pavers beneath the overhang, and then concrete at the entry, creating a visual hierarchy within the entry, leading to the entrance itself.

Currently both bike rooms have full-lite doors so that users can see into these rooms. In addition to these doors, both rooms have windows to the exterior. Because we are using wall-hung bike racks, there cannot be any further transparency to the exterior. This only leaves space to add a window from the northern bike room into the lobby, which seems to make the lobby space more chaotic, as this wall is the only wall which is blank without a window, door, or mailboxes. We feel that this wall creats a more balanced lobby space, and is the only space for lobby art work or information display. Since the northern bike room also contains the laundry machiines, we further believe that people would like a little buffer between this space and the entry. Studies of adding transparency to this wall can be seen on page 21.

Amenity Area

a. As the amenity area is reduced significantly from the code required amount the amenity area at the entry needs to be further refined and detailed to enhance this space. Response: Amenity area updated. See Landscape plan on page 34.

b. Texture should be added to the benches (scoring, board form etc) and the pervious pavers should be carried to the entry to create a more fluid ground treatment rather than breaking treatment up over such a small area. Response: All amenity area concrete to be board-formed as noted on page 19, and additional seating boulders added to amenity area.

c. Curve pavers and possibly benches around trees to further respond to the landscape. Response: Upper landscape area revised with more curved areas. Benches at entry revised for further landscape integration.

d. Are railing proposed? If so, provide detail. Response: Handrail proposed at exterior stair next to entry. See page 27 for detail.

Windows

a. Please revise to maintain the smaller windows within the white massing volume along the south façade.

Response: The fenestration pattern of the 'white mass' was previously revised to allow for more natural light along with more natural ventilation within these units. While still differentiated from the 'green mass', this revision adds another 16"x76" of glazed area to each unit and replaces a 16"x38" casement window with a 32"x76" hung window. See page 19 for image reference.

b. Wrap window language of the green south façade to the east façade (over the entry) and north façade. Response: Window language contintued through east and north facade. See elevations on pages 26-27.

Materials

a. The white panels seemed to create more a weave paired with the recessed white massing in the previous material treatment. Please provide a study of alternative treatment of the light green panels. White vs light green, have other options been explored?

Response: The white panels were changed to the light green to create a stronger differentiation in massing between the white base and the wrapping green mass. As the white base is inset from the rest of the structure, it is not in the same plane as the infill panels above and therefore visually confusing if read as a weave from the base below. The light green was chosen because it still emphasizes a linearity that relates to adjacent buildings, and it ties the south facade to the west facade, as the light green becomes the primary color of the western mass. Studies of various color options can be seen on page 20.

Trash

a. Please confirm the trash is a shared dumpster, recycling etc. Response: Correct. Trash is a shared and contains garbage, recycling, and compost.

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NOTABLE EVOLUTIONS - corner



PREVIOUS SE CORNER - Fenestration Rhythm did not turn corner



REVISED SE CORNER - Fenestration Rhythm DOES turn corner

NOTABLE EVOLUTIONS - east facade



PREVIOUS EAST FACADE



REVISED EAST FACADE

THE EASTERN FACADE WAS SIMPLIFIED TO HAVE PUNCHED OPENINGS THAT RELATE MORE TO THE RESIDENTIAL CHARACTER OF FRANKLIN AVE E., WHILE THE GREEN MASS STILL RETAINS THE FENESTRATION CHARACTER OF THE SOUTH FACADE.

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NOTABLE EVOLUTIONS - SOUTH FACADE



PREVIOUS SOUTH FACADE

LIGHT GREEN PANELS ALL 16" WIDE

WHITE PANELS DIVIDING FENESTRATION

BUSY FENESTRATION



REVISED SOUTH FACADE

ACCENT GREEN PANELS DIVIDING FENESTRATION. CREATES DIVISION BETWEEN TOP MASS AND WHITE BASE AND INCREASES FACADE VARIATION.

DARK/NEUTRAL GREEN PANELS IN VARIED WIDTHS OF 16"-32". DARK GREEN IS MORE PROMINENT ON RESIDENTIAL FACADE WHILE LIGHTER GREEN IS MORE PROMINENT ON COMMERCIAL FACADE.

SHIFTED FENESTRATION PANELS

CLEANER LOWER-LEVEL FENESTRATION ARRANGEMENT.

ALL AMENITY AREA CONCRETE TO BE BOARD FORMED.

LANDSCAPING FURTHER EVOLVED TO PROVIDE COHESION WITH THE EXISTING SITE WHILE ALSO PROVIDING PRIVACY FOR LOWER LEVELS

COLOR STUDY



WHITE ON AVOCADO



GREY ON AVOCADO



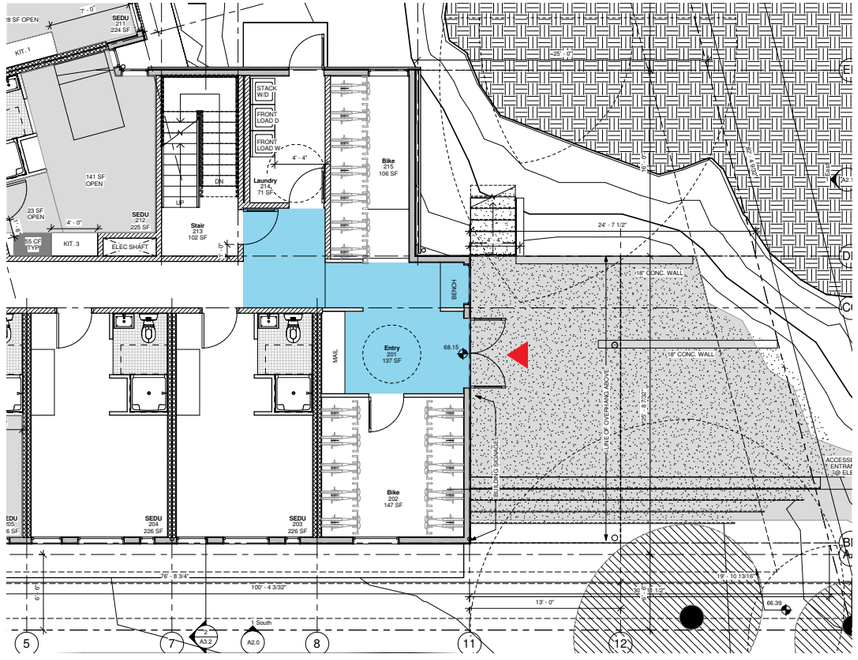
AVOCADO ON AVOCADO

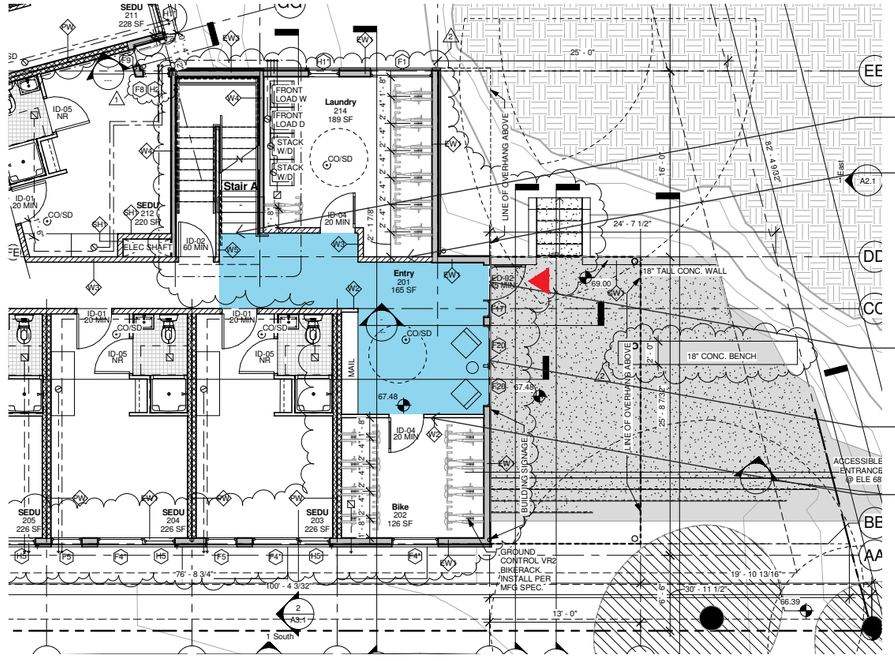
SW 2861
Avocado
Interior / Exterior

THE PRIMARY BUILDING COLOR WAS REVISED TO 'AVOCADO' WHICH IS A SHERWIN-WILLIAMS 'HISTORIC' COLOR. THIS WILL ALLOW THE BUILDING TO BE LESS IMPACTFUL ON THE ADJACENT RESIDENTIAL NEIGHBORHOOD WHILE STILL HAVING A UNIQUE PRESENCE.

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NOTABLE EVOLUTIONS - ENTRY





STAIRS REVISED FOR OPEN CONNECTION TO ENTRY/LOBBY

BIKE ROOM TO NORTH FULLY ENCLOSED

DOOR SHIFTED TO THE NORTH TO ALLOW FOR A LOBBY SPACE IN ADDITION TO THE ENTRY

DOUBLE WINDOWS TO CONNECT EXTERIOR AMENITY SPACE TO INTERIOR LOBBY

BIKE ROOM WALL MOVED SOUTH TO OPEN UP LOBBY

PREVIOUS ENTRY/LOBBY AT LEVEL 2



REVISED ENTRY/LOBBY AT LEVEL 2 - BETTER MEETS PL1.B.3

THE ENTRY OF THE BUILDING WAS REVISED TO CREATE A LOBBY SPACE THAT WILL ENHANCE THE CONNECTION BETWEEN THE INTERIOR AND EXTERIOR. WHILE MAKING A MORE PLEASANT AND STRAIGHTFORWARD ENTRY EXPERIENCE FOR THE DAILY USER, THIS WILL ALSO CREATE A MORE INTERESTING AND POSSIBLY MORE DESIRABLE AMENITY SPACE AT THE ENTRY 'PORCH'



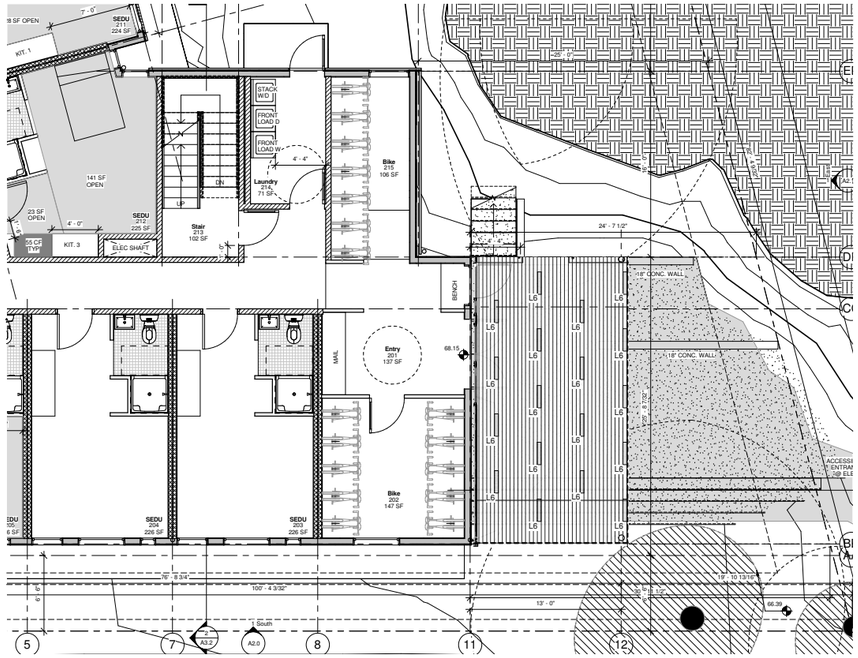
REACTION TO DESIGN GUIDELINE PL1.B.3 - PEDESTRIAN AMENITIES

The revised lobby better meets this guideline by widening the entry lobby and creating a useable space for seating that is very transparent to the exterior covered porch outside.

PL2.B.1 - EYES ON THE STREET

By creating a space for seating in the lobby residents and guests will have a space to wait and gather that will increase interaction between users and will also increase the visibility into and out of the project and therefore provide greater safety and security.

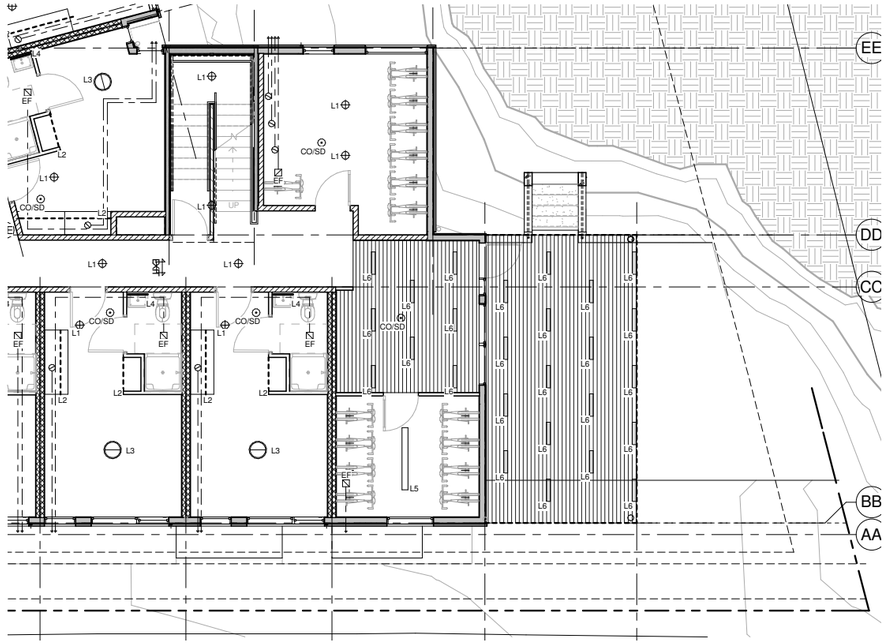
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PREVIOUS RCP - WOOD SOFFIT DID NOT EXTEND INTO LOBBY AND WAS LIMITED TO EXTERIOR SPACE



Previous RCP - Entry Centered - but no sense of "place" within lobby.
Wood ceiling stopped at the lobby



REVISED RCP AT ENTRY TO EMPHASIZE INTERIOR/EXTERIOR CONNECTION



Revised RCP - Door shifted to allow for space for gathering / seating
Wood ceiling continued into lobby to emphasize inside / outside connection

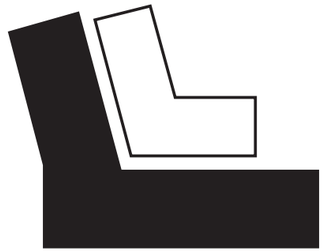
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Entry / Corner / Signage Study

OSPREY APARTMENTS
The branding for the bulding was designed to respond to the shape of the building's parti diagram as well as to reference the seaplane history of the Eastlake neighborhood.

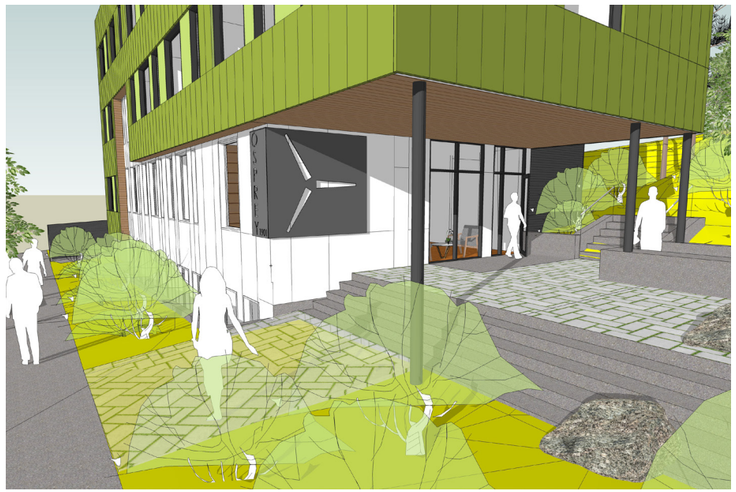


Historic Seaplane



Building Parti Diagram influence by bird's wing

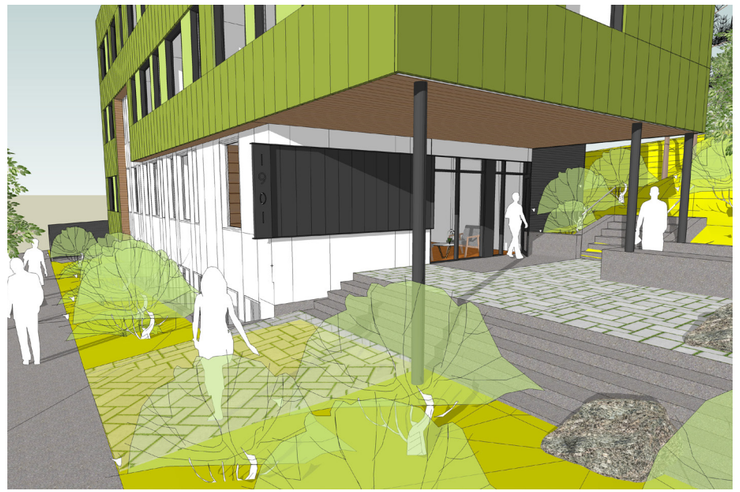




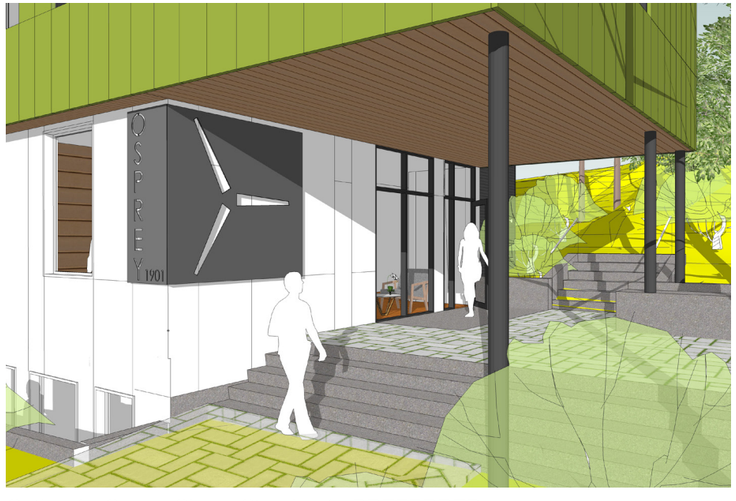
Option 1 - Corner Sign - PREFERRED
Dark grey, powder coated metal with cut propellor symbol and address



Option 2 - Over head corner sign + Mural / Art - w/ white columns
White 12" tall metal sign at building corner to show address / name



Option 3 - Integrated Vertical Address into metal accent wall that ties into head flashing of dark painted metal entry door system



Option 1 - Corner Sign + Storefront - PREFERRED
Entry door and windows into lobby to be black metal storefront system



Option 2 - Over head corner sign + Mural / Art
Entry door and windows into lobby to be white painted metal



Option 3 - Vertical address can be read from both sides and the metal accent wall can be lit at night for a decorative effect or clad in art / signage

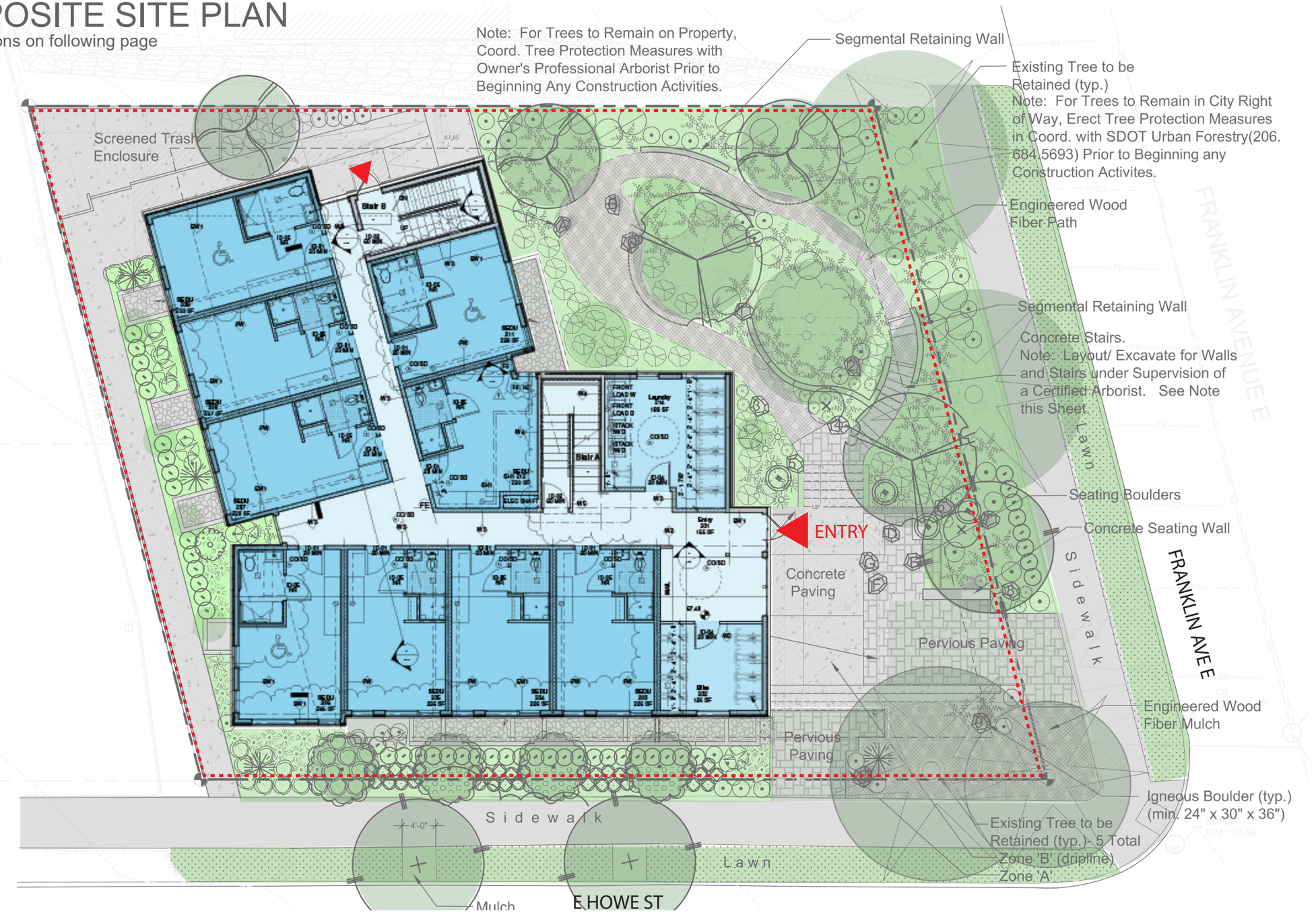
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DESIGN PROPOSAL

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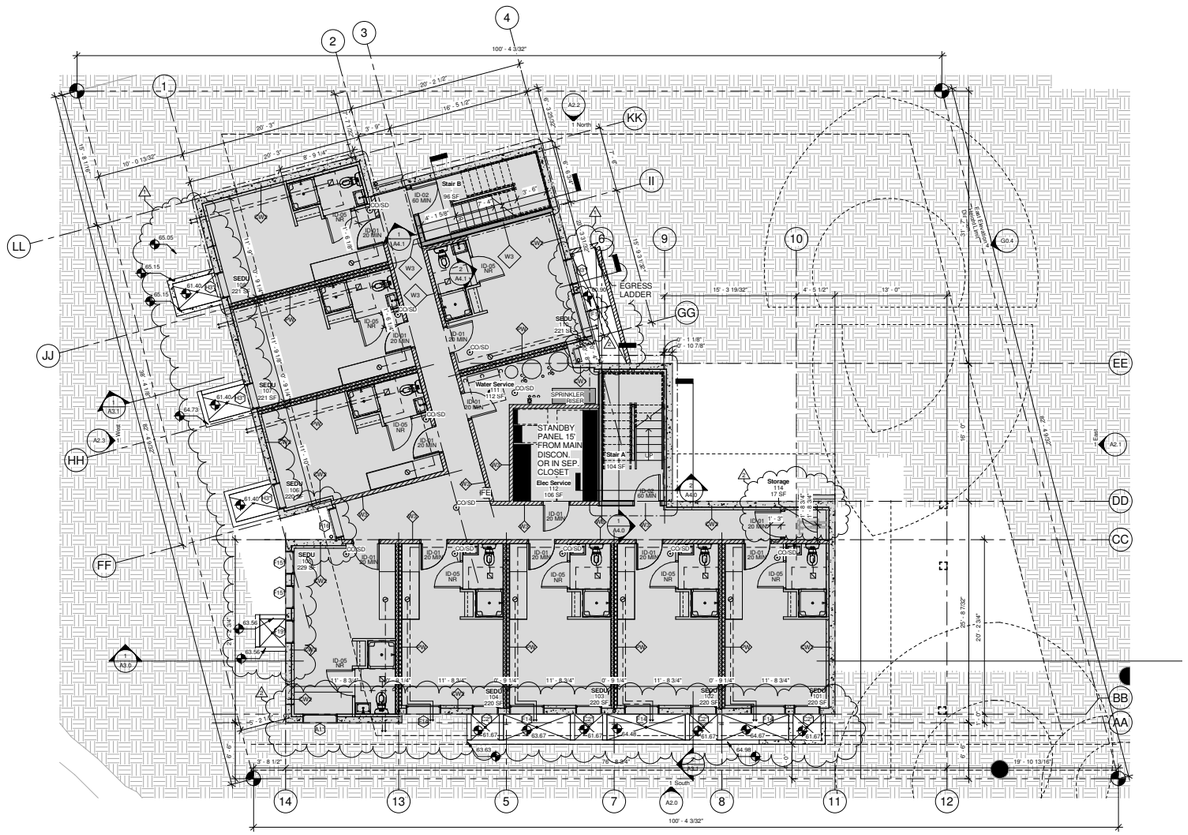
COMPOSITE SITE PLAN

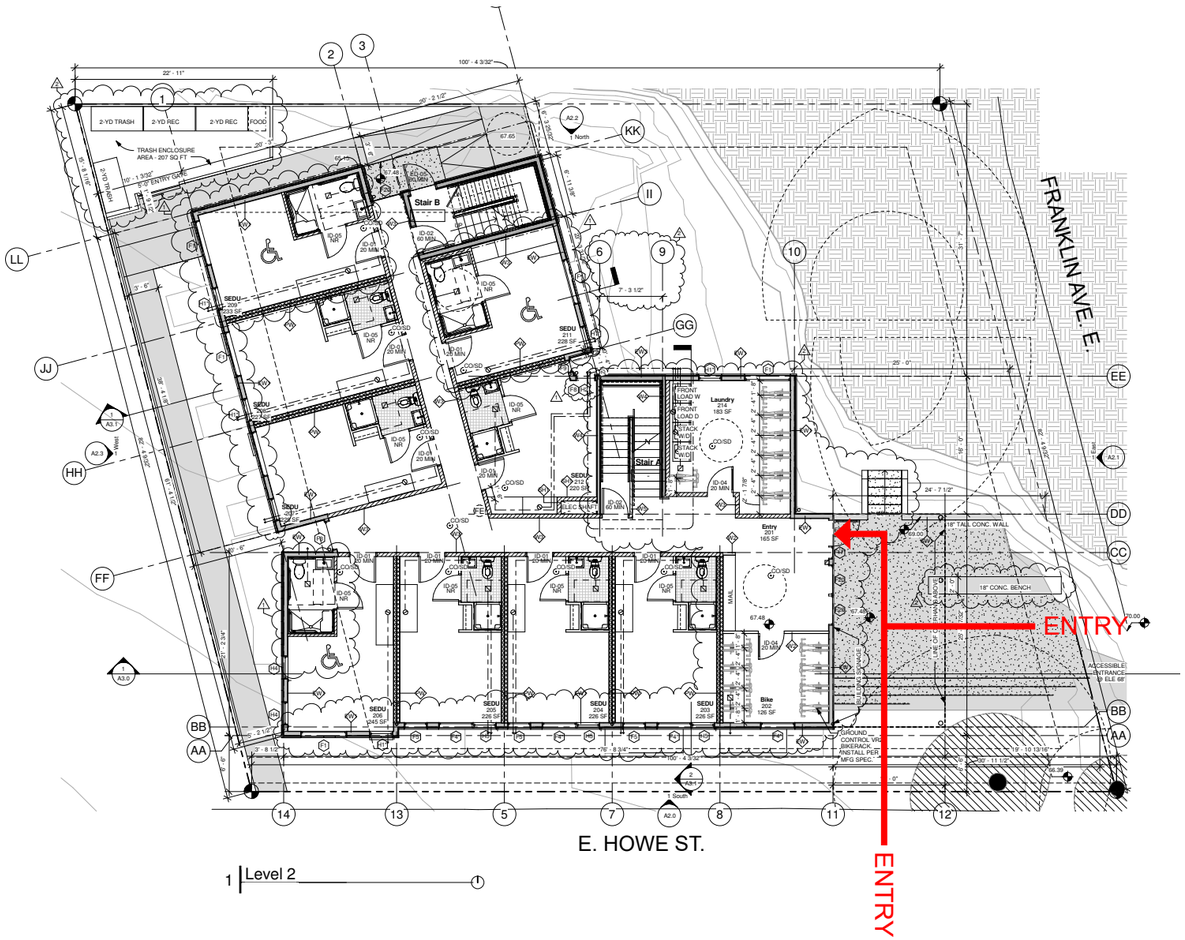
see dimensions on following page



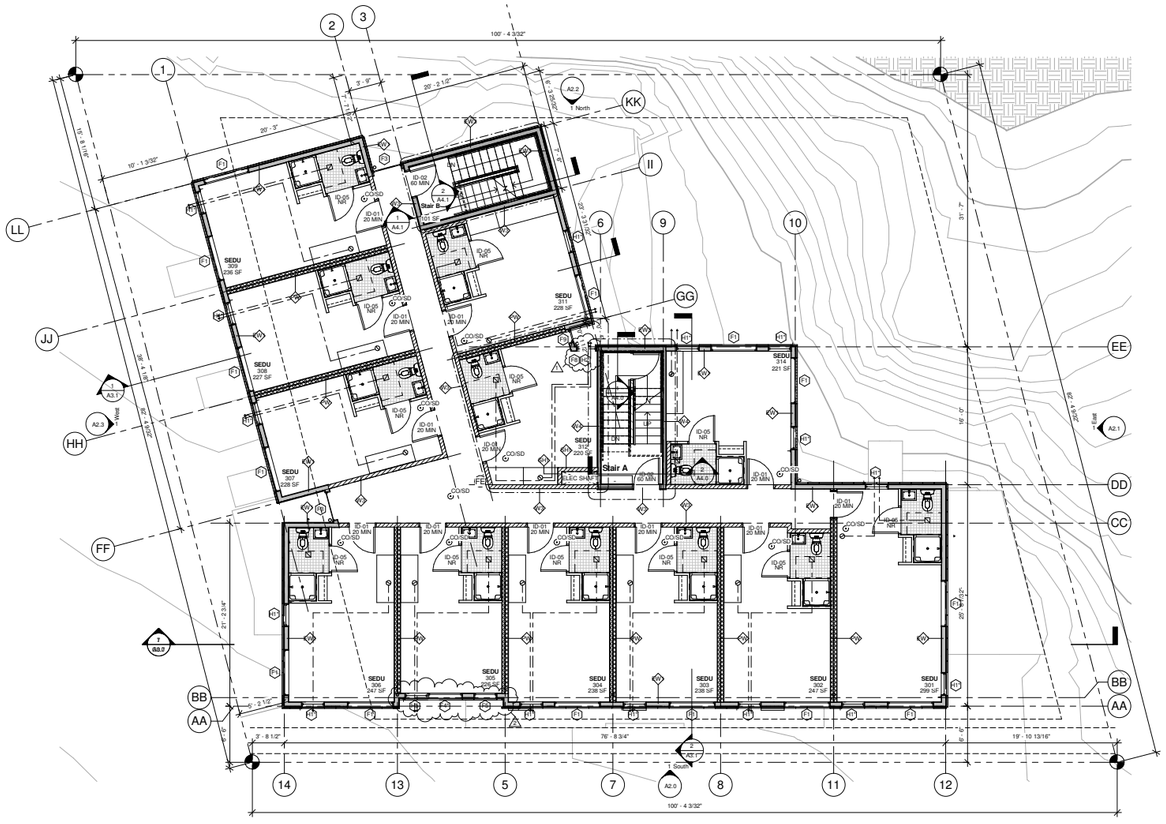
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FLOOR PLANS

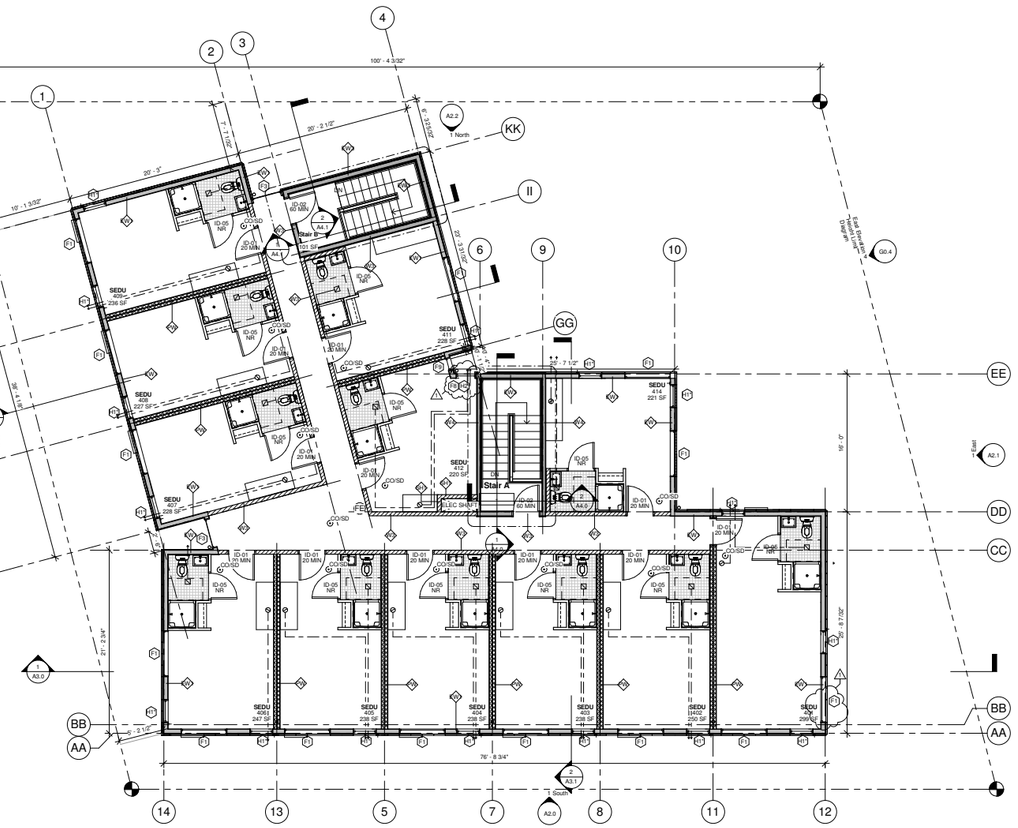




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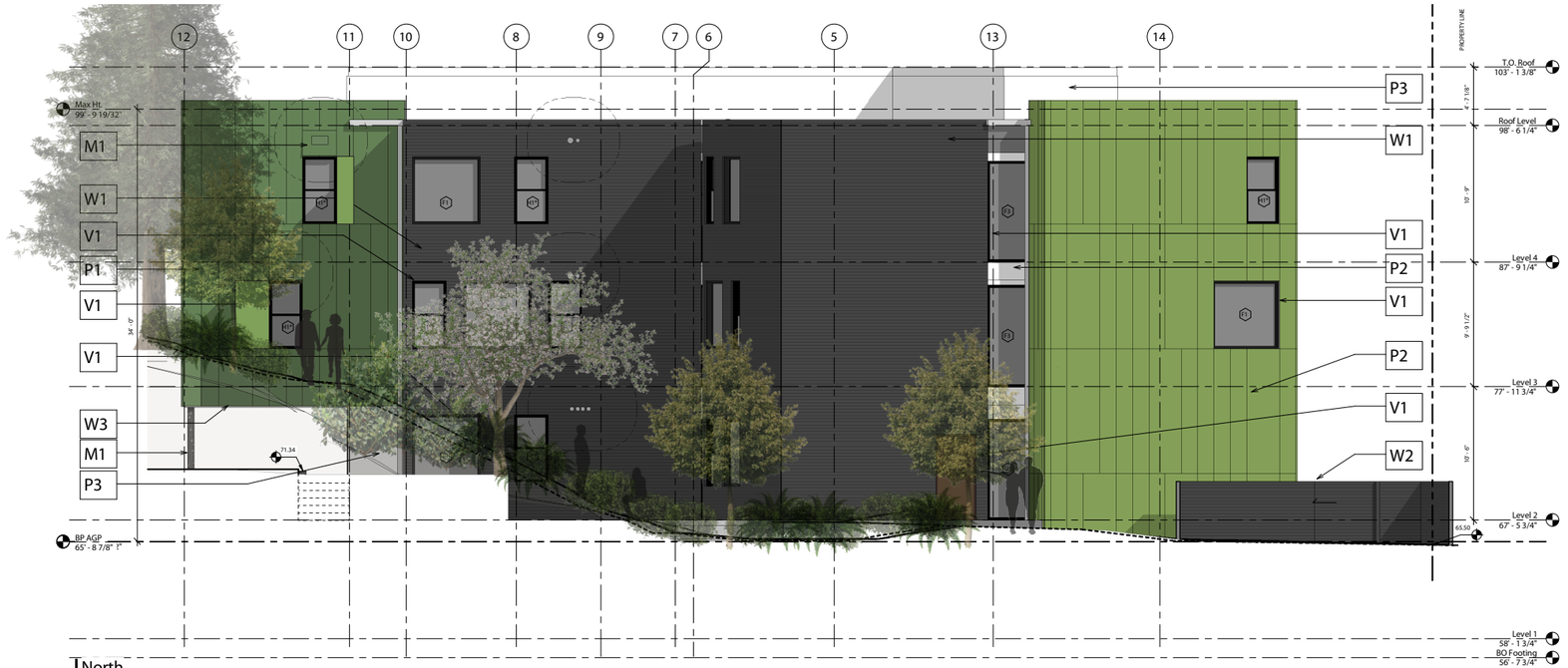


1 Level 3



1 Level 4

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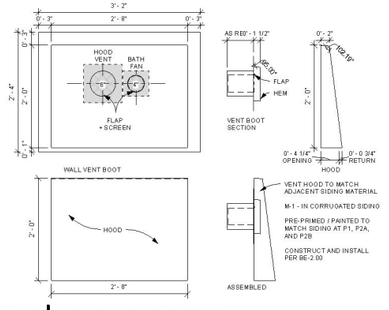


1 North
1/4" = 1'-0"



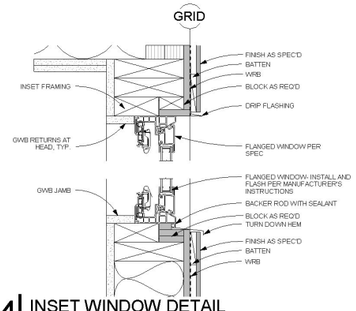
MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
P1	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ STANDING SEAM DTL 9/A8.1	SHERWIN-WILLIAMS AVOCADO SW 2861
P2	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ STANDING SEAM DTL 9/A8.1	SHERWIN-WILLIAMS LUAU GREEN SW 6712
P3	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ REVEAL DTL 17/A8.1	SHERWIN-WILLIAMS EGRET WHITE
V1	VINYL WINDOW FRAME	PRE-FINISHED VINYL WINDOW FRAME	BLACK
V2	VINYL WINDOW FRAME	PRE-FINISHED VINYL WINDOW FRAME	WHITE
W1	CEDAR CLADDING	1X4 HORIZONTAL TK CEDAR CLADDING - ROUGH SIDE OUT	SOLID BLACK STAIN
W2	CEDAR CLADDING	1X4 HORIZONTAL TK CEDAR CLADDING - ROUGH SIDE OUT @ FENCE	SOLID BLACK STAIN
W3	CEDAR CLADDING	1X4 TK CEDAR CLADDING @ SOFFIT	NATURAL
C1	CONCRETE		
M1	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	SHERWIN-WILLIAMS AVOCADO SW 2861
M2	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	SHERWIN-WILLIAMS LUAU GREEN SW 6712
M3	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	BLACK



12 VENT HOOD DETAIL

FURTHER DETAILED VENTING TO BE INTEGRATED INTO THE FACADE.



4 INSET WINDOW DETAIL
3" = 1'-0"

WINDOW FURTHER DETAILED TO BE INSET TO ADD DEPTH TO THE FACADE.

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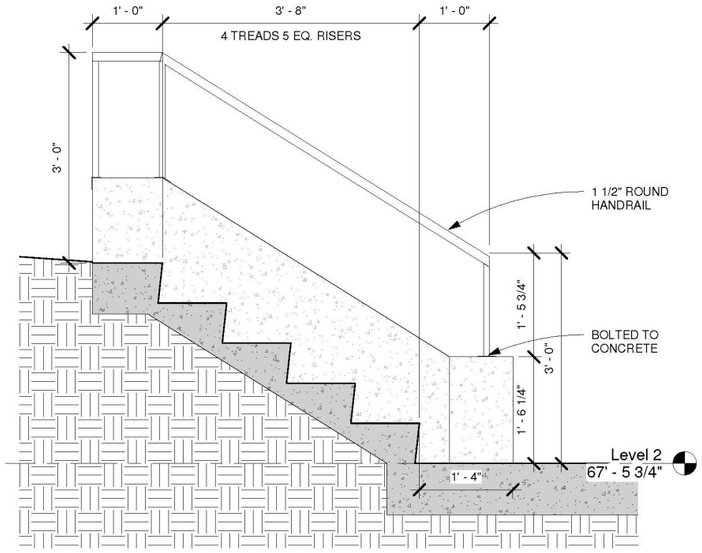
1 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
P1	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ STANDING SEAM DTL 9/A8.1	SHERWIN-WILLIAMS AVOCADO SW 2861
P2	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ STANDING SEAM DTL 9/A8.1	SHERWIN-WILLIAMS LUAU GREEN SW 6712
P3	HARDI SIDING	16" O.C. CEMENT BOARD CLADDING W/ REVEAL DTL 17/A8.1	SHERWIN-WILLIAMS EGRET WHITE
V1	VINYL WINDOW FRAME	PRE-FINISHED VINYL WINDOW FRAME	BLACK
V2	VINYL WINDOW FRAME	PRE-FINISHED VINYL WINDOW FRAME	WHITE
W1	CEDAR CLADDING	1X4 HORIZONTAL TK CEDAR CLADDING - ROUGH SIDE OUT	SOLID BLACK STAIN
W2	CEDAR CLADDING	1X4 HORIZONTAL TK CEDAR CLADDING - ROUGH SIDE OUT @ FENCE	SOLID BLACK STAIN
W3	CEDAR CLADDING	1X4 TK CEDAR CLADDING @ SOFFIT	NATURAL
C1	CONCRETE		
M1	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	SHERWIN-WILLIAMS AVOCADO SW 2861
M2	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	SHERWIN-WILLIAMS LUAU GREEN SW 6712
M3	POWDER COATED METAL	PRE-FINISHED POWDER COATED METAL	BLACK



DETAIL OF STAIR WITH HANDRAIL AT ENTRY

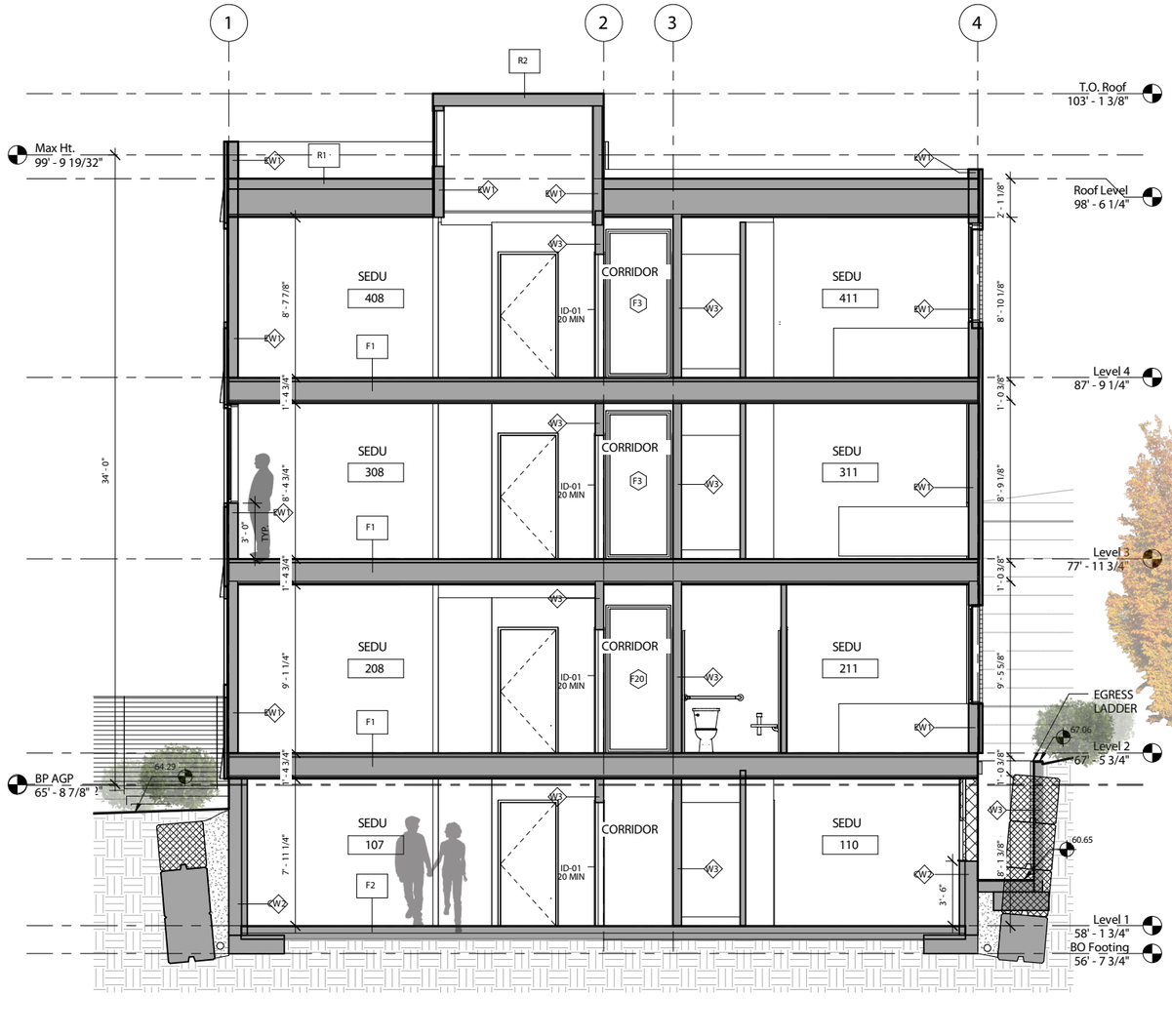
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PRIMARY SECTIONS



1 Long Section 1
1/4" = 1'-0"

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1 Cross Section 2
1/4" = 1'-0"

2 Cross Section 1
1/4" = 1'-0"

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P-1 PANEL SIDING
JAMES HARDI
SW - 2861 AVOCADO
M-1 TO MATCH

P-2 PANEL SIDING
JAMES HARDI
SW - 6712 LUAU GREEN
M-2 TO MATCH

P-3 PANEL SIDING
JAMES HARDI
SW - 7570 EGRET WHITE

M-3 BLACK METAL ACCENT
MFR. TBD
BLACK

W-1 / W-2 CEDAR CLADDING
1X4 HORIZ TK CEDAR CLADDING ROUGH SIDE OUT
SOLID BLACK STAIN

W-3 CEDAR CLADDING
1X4 TK CEDAR CLADDING
NATURAL

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FIBER CEMENT PANEL
W/ 16” O.C. RIBBING
COLOR: 2861 'AVOCADO'





FIBER CEMENT PANEL.
COLOR: 7570 ‘EGRET WHITE’





CEDAR SHIP LAP WOOD SIDING -
COLOR: GRAPHITE SOLID STAIN



ENTRY PERSPECTIVE



UPHILL PERSPECTIVE FROM FRANKLIN AVE E

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Renderings in Context



SW rendering in context



SE rendering in context

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Project Images



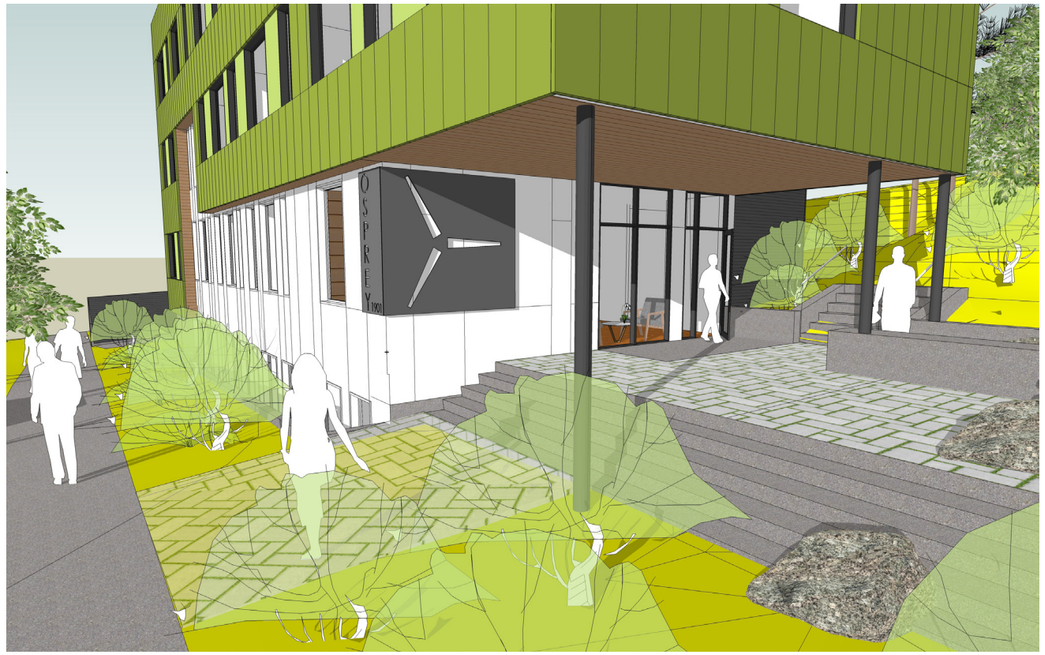
View from Sidewalk along E Howe



SE Corner Entry (trees in foreground not in view)



Building Entry with lounge in view



Covered entry with decorative paving, signage and landscaping

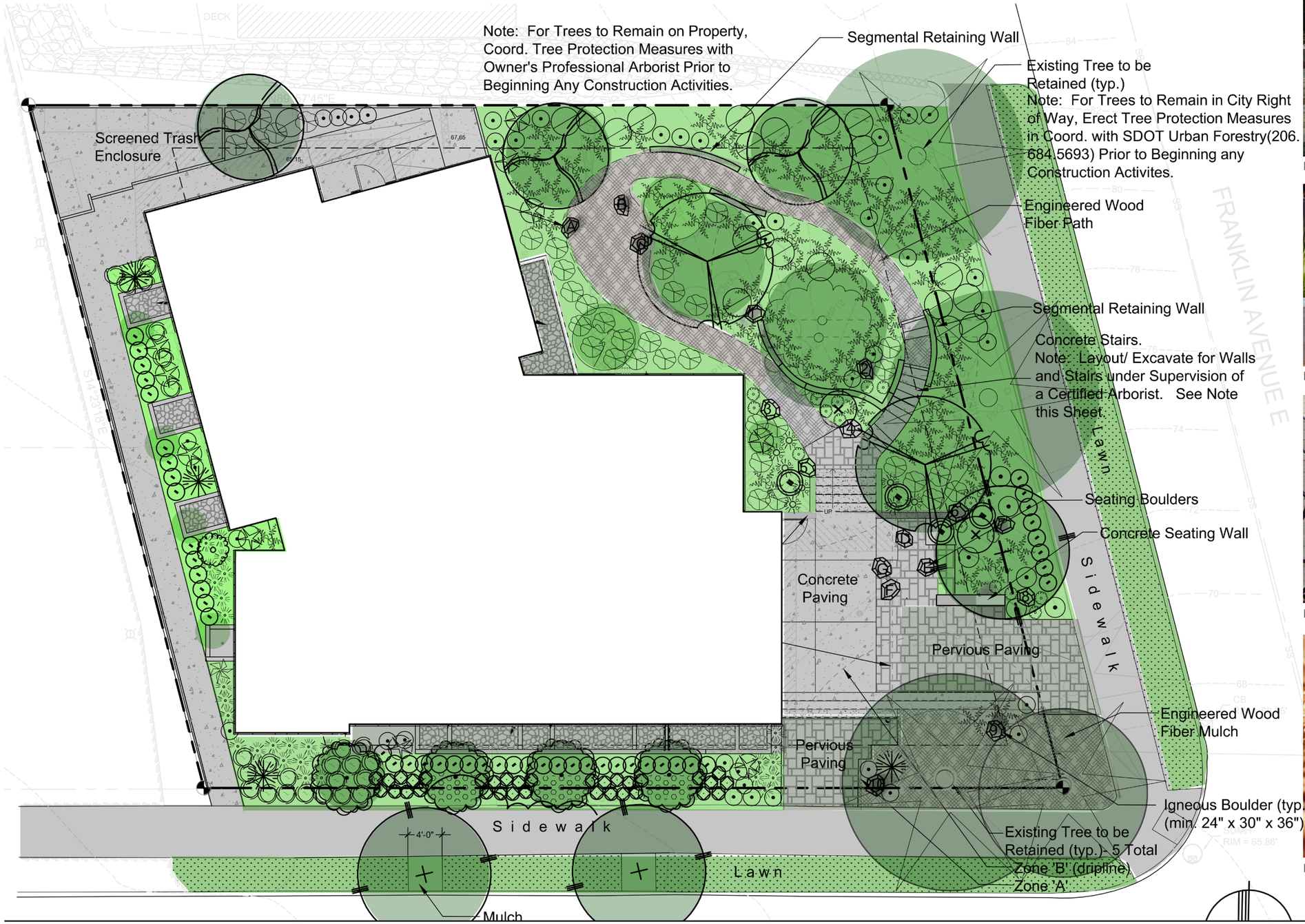


East elevation and accessible entry

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LANDSCAPE PLAN





Example of Seating Boulders



Example of Concrete Seating Wall



Example of Pervious Paving



Example of Eng. Wood Fiber Mulch

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PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
		TREES:	
3		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
2		Cornus kousa/ KOREAN DOGWOOD	min. 2" cal.
3		Parrotia p. `Ignes's Ruby Vase'/ RUBY VASE PARROTIA	min. 1-1/2" cal., upright,
		SHRUBS/PERENNIALS:	
1		Daphne x b. `Carol Mackie'/ VARI. BURKWOOD DAPHNE	min. 18" spr.
2		Enkianthus campanulatus/ RED VEIN ENKIANTHUS	min. 36" hgt., single leader
33		Epimedium x versicolor `Sulphureum' / NCN	1 gal.
8		Helleborus orientalis/ LENTEN ROSE	1 gal.
11		Hemerocallis `Hyperion'/ DAYLILY	1 gal.
30		Ilex c. `Northern Beauty'/ JAPAN. BOXLEAF HOLLY	min. 18" spr.
2		Kalmia l. `Ostbo Red'/ MTN. LAUREL	min. 24" hgt., spr.
4		Miscanthus s. `Morning Light'/ MAIDENGRASS	5 gal. pot
4		Myrica californica/ PACIFIC WAXLEAF MYRTLE	min. 36" hgt., central leader
3		Nandina d. `Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
21		Pennisetum `Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
5		Pittosporum t. `Wheeler's Dwarf'/ PITTOSPORUM	min. 18" spr.
54		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
13		Prunus L. `Mt. Vernon'/ DWARF LAUREL	min. 15" spr..
20		Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 10" spr.
32		Sedum `Autumn Joy'/ SEDUM	1 gal.
2		Thjua o. `Emerald Green'/ PYRAMIDALIS	min. 6' hgt.
20		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
		GROUNDCOVERS:	
		Lawn	No. 1 Sod, non-netted


Tree: Vine Maple


Groundcover: NCN


Groundcover: Maidengrass


Shrub: Sword Fern


Shrub: Evergreen Huckleberry


Tree: Korean Dogwood


Perennial: Lenten Rose

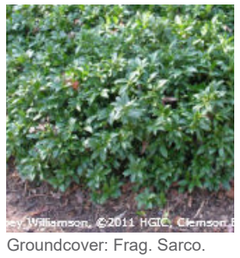

Shrub: Pacific Waxleaf Myrtle

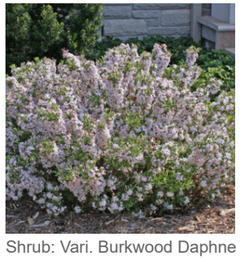

Shrub: Dwarf Laurel


Tree: Ruby Vase Parrotia

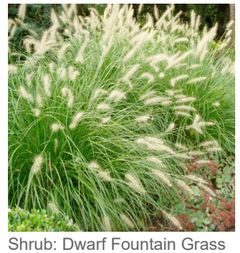

Perennial: Daylily


Shrub: Heavenly Bamboo


Groundcover: Frag. Sarco.


Shrub: Vari. Burkwood Daphne


Shrub: Japan. Boxleaf Holly


Shrub: Dwarf Fountain Grass


Perennial: Autumn Joy Sedum


Shrub: Red Vein Enkianthus

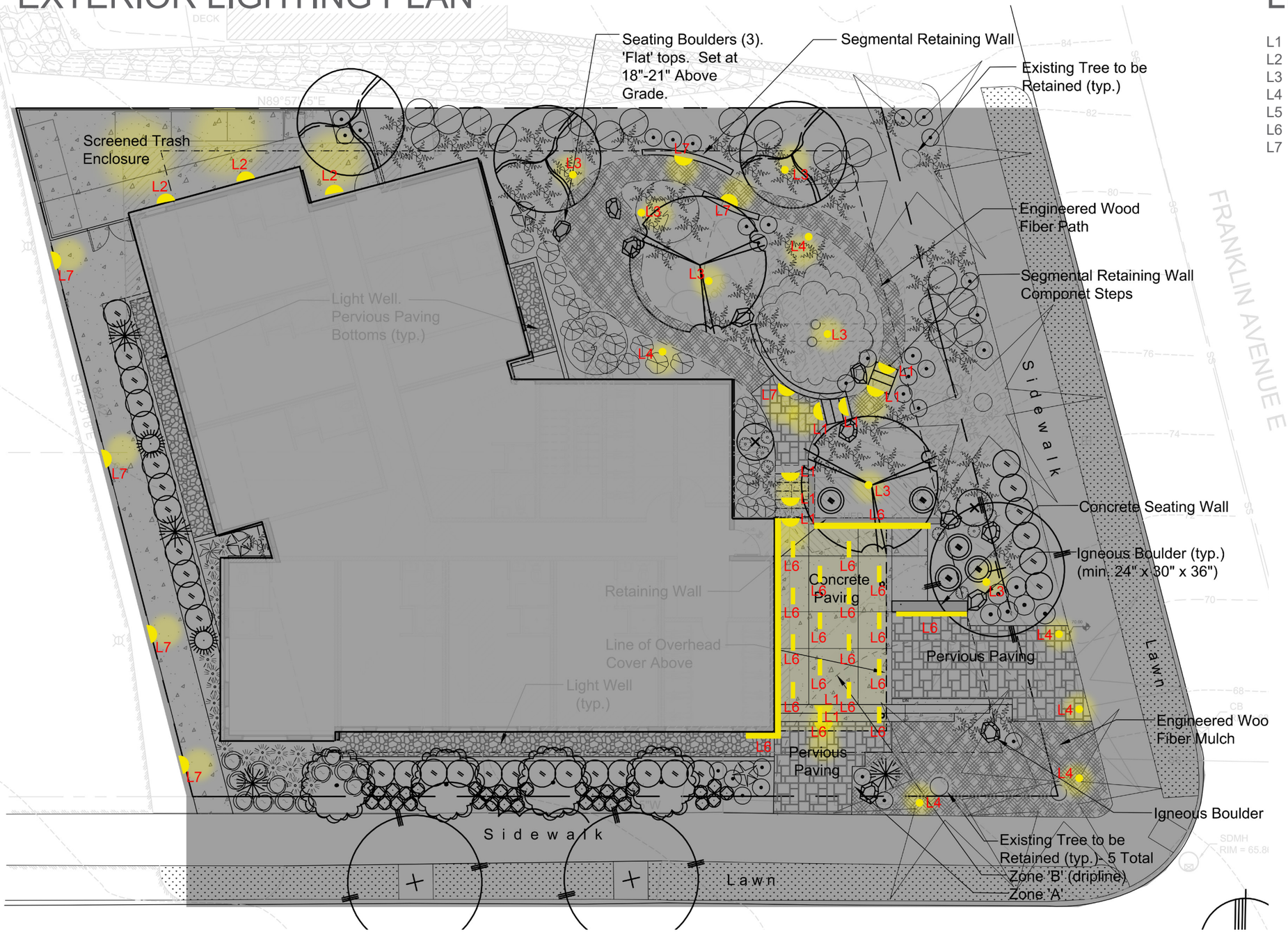

Shrub: Mtn. Laurel


Shrub: Pittosporum


Shrub: Pyramidalis

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EXTERIOR LIGHTING PLAN



LIGHTING KEY

L1 SURFACE MOUNT - STEP LIGHT
L2 SURFACE MOUNT - SECURITY DOWNLIGHT
L3 DECORATIVE CANOPY DOWNLIGHTING
L4 LANDSCAPE LIGHTING - ADJUSTABLE
L5 RECESSED CEILING MOUNT DOWNLIGHT
L6 SURFACE MOUNT - LINEAR DOWNLIGHT
L7 SURFACE MOUNT - PATHWAY LIGHTING

JUNO L1

Project:
Fixture Type:
Location:
Contact/Phone:

IC LED OUTDOOR PERFORMANCE STEP LIGHT LED
IC115LEDHSG, 838LED
IP65



PRODUCT DESCRIPTION

The Performance LED step light is rated for use in outdoor or indoor wall-mount applications including concrete pour, brick masonry or drywall • May be used as LED retrofit kit for existing Juno PL115 outdoor rated step lights installed in application • Recessed housing is IC rated and can be completely covered with insulation • Back housing ships separately from power module trim for rough-in purposes • Designed to provide 50,000 hours of life • 5 year warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

• No harmful ultraviolet or infrared wavelengths • No lead or mercury

PRODUCT SPECIFICATIONS

Housing Die cast aluminum housing painted white for durability • Gasket for water tight seal in wet locations provides IP65 rating with 838LED trim • Cover plate provided to protect housing interior during rough-in • (2) ½" conduit compression fittings provided for wiring • (1) conduit fitting plug included • Two brackets supplied for nailing unit to studs.

Power Module Trim LED light engine and driver mounted directly to trim assembly for ease of wiring and installation into housing after rough-in

LED Light Engine: LED PCB utilizes 1 watt high lumen output LEDs binned to Energy Star standards • 3000K or 4100K color temperatures available.

LED Driver: Non-dimming driver accommodates input voltage of 120 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • Driver is thermally protected and has integral overload and short circuit protection • Terminal connections provided as standard for easy removal.

Trim: Available in textured white, black, bronze or silver corrosion resistant paint on cast aluminum • Fasters to housing with two allen head screws • Matte textured diffuser supplied with all trims.

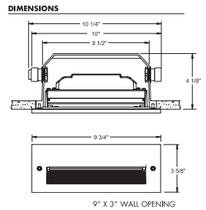
Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for wet locations, concrete pour approved • UL and cUL Listed, RoHS compliant • UL Listed as LED conversion retrofit kit for Juno PL115 outdoor rated step light • IP65 rated.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

DIMENSIONS



9" X 3" WALL OPENING

ELECTRICAL DATA

Input Voltage	120V
Input Power	13.8W (+/-10%)
Input Current	0.13A
Frequency	50/60Hz
THD	≤ 10%
Minimum starting temp	-20°C (-4°F)

ORDERING INFORMATION: Housing and power module trim each ordered separately. For use as a retrofit, order power module trim only.
Example: **IC115LEDHSG** | Example: **838LED-13-41K-BL**

COOPER LIGHTING - LUMARK®

Catalog #	
Project	
Comments	
Prepared by	
Type	L2
Date	

DESCRIPTION

The Lumark Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP65 Rated. Six available lamp sources including patent pending energy efficient LED, pulse start metal halide, compact fluorescent, ceramic metal halide, standard metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP65 ingress protection rated. Not recommended for car wash applications.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three ½" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 3kV surge test and is Class 2 rated for 120-277V with an operating temperature of -30° to 60°C.

Wal-Pak LED systems maintain greater than 70% of the initial light output after 50,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (metal halide: 150, 175, 200, 250, 320, 350, 400W (-30°C / -20°F), thigh pressure sodium: 50, 70, 100, 150, 250, 400W (-40°C / -40°F). High efficiency HID ballasts are available in 120V, 208V, 240V, 277V, 347V and 480V. Compact fluorescent high power factor ballasts are Class P insulation rated for 120-277V and have a starting temperature of -18°C / 0°F.

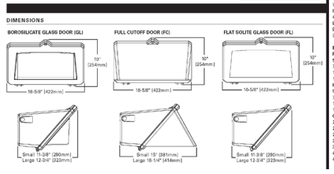
Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, Solite™ flat diamond patterned glass and full cutoff IESNA compliant configurations. Patent pending, solid state LED luminaires are thermally optimized with 2400 or 4000 sourced lumen package modules. HID models are offered in horizontal medium or mogul-based metal halide (MH / MP) or high pressure sodium (HP) lamps. T6 ceramic metal halide (CM) and 4-pin compact fluorescent (CF) lamp models offer high efficiency energy saving illumination.

Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish
Housing and door are protected with 5-stage TGIC dark bronze polyester powder coat paint. Premium TGIC power coat finishes withstand extreme climate changes while providing optimal color and gloss retention. Optional premium colors are available.

DARK SKY COMPLIANT FCO

DIMENSIONS





WP WAL-PAK
2600 - 4000 Lumens LED
39 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide
Ceramic Metal Halide
32 - 140W
Compact Fluorescent

WALL MOUNT LUMINAIRE

TECHNICAL DATA
UL/cUL Wet Location Listed
IP65 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
ESSA & ANSI, Title 24 Compliant
LM79 / LM80 Compliant

ENERGY DATA
Pulse Start Ballast Input Watts
50W MP/HPS NPF (58 Watts)
70W HPS NPF (82 Watts)
100W HPS NPF (118 Watts)
150W HPS NPF (175 Watts)
High Reactance Ballast Input Watts
50W MP NPF (69 Watts)
70W MP NPF (94 Watts)
100W MP NPF (128 Watts)
150W MP NPF (185 Watts)
CWA Ballast Input Watts
250W HPS HPF (290 Watts)
250W MP HPF (327 Watts) ①
250W MP HPF (283 Watts) ②
320W MP HPF (365 Watts) ①
350W MP HPF (400 Watts) ②
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) ①

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LUMIÈRE®

DESCRIPTION

Cambria 213 is a small, low voltage dimmable LED and halogen MR16 luminaire. It features a unique hanging design that allows placement where standard mounting methods are not possible. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. The Lumiere exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #	Type L3
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

A ... Material
Housing and hood are precision-machined from corrosion-resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze, C110 copper or 303/304 stainless steel. Mounting ring is die-cast zinc with brass mounting collar, both finished to match housing and hood.

B ... Finish Painted
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

C ... Brass, Bronze, Copper or Stainless Steel
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time

D ... Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects.

E ... Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

F ... Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

G ... Socket
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

H ... Electrical
Remote 12V trans/former required (not included). NOTE: Initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 6 watts or 10 watts accordingly. Also, LEDs are more voltage sensitive than standard halogen MR16 lamps. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.

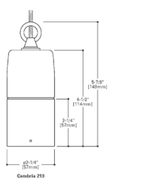
I ... Lamp
Halogen lamp not included. Available from Lumiere as an accessory - see reverse side for details and catalog logic. LED modules are included and are available in four color temperatures (2700, 3000, 4000 and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

J ... Labels & Approvals
UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made. Approved by New York City Dept. of Buildings, Bureau of Electrical Control for use in NYC, NY.

K ... Warranty
Lumiere warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



CAMBRIA
213
10W LED
6W LED
50W (max.) MR16
Halogen
Low Voltage
Accent/Flood
IP65



Cambria 213

lumière

DESCRIPTION

Eon 303-A1 is a compact, low profile, dimmable, ground mounted LED luminaire. It provides 360° rotation and 180° vertical aiming. Eon mounts directly to an ingrade junction box (supplied by others) and comes standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0 - 10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating.

Catalog #	Type L4
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material
The Luminaire is precision machined from corrosion-resistant 6061-T6 aluminum. Consult factory for additional premium material options.

Finish
Fixtures constructed from aluminum are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Aluminum fixtures can also be brushed and clear coat painted.

Brass, Bronze, Copper or Stainless Steel
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina over time.

Gasket
A gasket is provided around 1/2 NPSM threaded stem to prevent water intrusion into jbox (supplied by others).

Lens
Clear, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock. EDGE LIT option: when specified with the EDGE option, the glass will be slightly thicker, clear, tempered and sealed in the same manner referenced above. The added glass thickness will offer a brighter line of light around the edge of the glass that will accentuate the fixture's aesthetics and styling. Diffused, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

Mounting
Eon 303 - A1 mounts directly to an ingrade junction box (supplied by others) via 1/2 NPSM threaded stem.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Eon 303 - A1 comes standard with a universal input LED driver (120-277, 50/60Hz). The standard driver is ELV reverse phase dimmable. An optional 0 - 10V dimming driver is also available.

LED
LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of optics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

Labels & Approvals
UL and cUL listed, standard wet label. IP66 rated.

Warranty
Lumiere warrants it's fixtures against defects in materials & workmanship for five (5) years. Auxiliary equipment such as transformers, ballasts and LED drivers carry the original manufacturer's warranty.

DIMENSIONS





eon
303-A1
8.8W LED
LED
ACCENT/FLOOD
IP66

REV4/1.4

JUNO

G5.7.8

Project:
Fixture Type:
Location:
Contact/Phone:

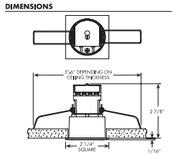
L5

SQUARE MINI LED DOWNLIGHT

OUTDOOR/WET LOCATION
MDSLWG2 RECESSED HOUSING AND TRIM
LOW VOLTAGE



DIMENSIONS



PRODUCT DESCRIPTION

The square MDSLW mini LED recessed downlight is for use in wet locations and is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial wet location applications including bathrooms and eave lighting • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

• No harmful ultraviolet or infrared wavelengths
• No lead or mercury
• Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K, 3500K or 4100K color temperatures available • 80 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with knead optic is deeply regressed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno 100QSE electronic transformer and 150QE magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with 150QSE and 150QE.• see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for wet locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing • Finished with either corrosion resistant painted finishes or bezel for decorative plated finishes.

Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy-chaining • Easy to wire with commonly available low voltage cable (type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Zinc plated torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

ELECTRICAL DATA

Input Voltage	12VAC
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

ORDERING INFORMATION:

Example: **MDSLWG2-27K4L-WH**

Fixture:

Catalog No.	Color Temp.	Optic	Finish
MDSLWG2	27K 2700K 30K 3000K 35K 3500K 41K 4100K	SP Spot NFL Narrow Flood FL Flood	WH White MI Mist BN Satin Nickel BZ Bronze

Transformer

Catalog Number	Finish	Description
TL603L-10-WH	White	10W 12V IC Electronic Driver/Transformer
TL603E-25-WH	White	25W 12V IC Electronic Driver/Transformer
TL603E-60-WH	White	60W 12V IC Electronic Driver/Transformer
TL576-10-BL	Black	10W 12V IC Magnetic Driver/Transformer
TL576-25-BL	Black	25W 12V IC Magnetic Driver/Transformer
TL576-60-BL	Black	60W 12V IC Magnetic Driver/Transformer

E6.1.4

DanaLite

Type	Cat. No. L6
Project:	
Notes:	

PRODUCT DESCRIPTION

DanaLite FlexConnect™ linear lighting is a flexible architectural luminaire system featuring onboard current regulation for consistent light output from start to end of run. Delivering up to 400 lumens per foot, this system is ideal for coves, cabinetry, accent lighting, and other indoor architectural applications. DanaLite FlexConnect luminaires feature silicone encapsulation for durability, reliability, and ease of installation. Paint-sampling optical pigment provides industry leading color quality.

PRODUCT SPECIFICATIONS

Construction Flexible, silicone encapsulated LED Light engine is equipped with high bond adhesive • Twenty-four (24) LEDs per foot • LEDs are evenly spaced every 1/2" • Onboard current regulation maintains consistent light output from start to end of run • IP67 rated when used with appropriate accessories.

Field-Cuttable Features integrated connectors every six (6) inches, allowing luminaire to be field cut and reconnected in six (6) inch increments. NOTE: MUST USE SLWCUTTER FOR CUTTING LUMINAIRE - see instructions.

Color Quality Features patent-pending optical pigment resulting in industry leading color consistency within 3 SDCM • Available in 2200K, 2700K, 3000K, 3500K, and 4000K at 80+ CRI • 2700K and 3000K are also available in 95 CRI • Pigmented silicone is UV resistant for excellent color consistency over life.

Drivers Compatible with DanaLite Class 2, 24VDC remote mount drivers (ordered separately) • Dimmable drivers are available in 60W or 96W, 120-277V input, and are compatible with 0-10V, ELV, or Triac dimmers • Lutron HiLume Aseries 24VDC, 2wire and 3wire/EcoSystem compatible drivers are also available • For a list of compatible dimmers, refer to DANALEDDIM.

Run Length Supplied in 20' spools • Beginning of spool features 12" of 22AWG wire which can be removed if longer starter cable is required • Minimum run length of 1' • Maximum run length of 20'.

Operating Environment -30°C to 50°C, 95% humidity (noncondensing)

Life Rated for L70 50,000 hours.

Warranty 5 years from date of purchase.

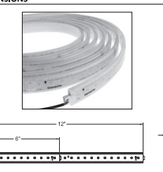
Labels ETL/cETL listed for wet locations • IP67 Rated • CE certified

Product specifications subject to change without notice.

DanaLite
FlexConnect™
Architectural Linear Lighting System

SLW424 Series, Double Populated Wet Location (IP67) Indoor/Outdoor

DIMENSIONS



PRODUCT CODES

24V High Output Double Populated Flexible LED Strips • IP67 Wet Location

Cat. #	CCT	CRI Min	CRI R9	Watts per Foot	Lumens per Foot
SLW424 20FT 27K 80CRI	2700K	80	40	4.8	350
SLW424 20FT 30K 80CRI	3000K	80	20	4.8	385
SLW424 20FT 35K 80CRI	3500K	80	17	4.8	425
SLW424 20FT 40K 80CRI	4000K	80	20	4.8	450
SLW424 20FT 27K 95CRI	2700K	95	80	4.8	280
SLW424 20FT 30K 95CRI	3000K	95	75	4.8	310

Order in 20' spools

INVUE®

Catalog #	Type L7
Project	
Comments	Date
Prepared by	

DESCRIPTION

The SOLAS Series 'family of modular faceplate designs provide a tasteful architectural statement equally suitable for indoor and outdoor environments. Available solid stainless and copper faceplate covers add a premium look to flush faceplate fixtures. SOLAS Series luminaires are for recessed wall mounted applications only.

SPECIFICATION FEATURES

A ... Housing
One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Silicone wireway plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry.

B ... Faceplate
One piece die-cast aluminum faceplate utilizes a continuous silicone gasket to seal securely to housing. Available in two different light distribution arrangements; flush and scoop with customer control. Faceplate is mounted with two (2) and four (4) post screws. All SOLAS Series faceplates are ADA compliant.

C ... Optical System
High efficiency optical system constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a heavy wall aluminum housing for superior protection.

D ... Electrical Components
Ballast and related electrical componentry are connected to a removable power tray for ease of maintenance. Conduit splice box provides six (6) 3/4" NPS hubs for supply connection.

E ... Mounting
Available for indoor and outdoor applications utilizing drywall, OSB, concrete pour and brick/masonry. Back housing is ordered per appropriate mounting material type; combustible materials such as drywall or non-combustible materials such as concrete or masonry brick. Faceplates mount to an installed recessed back housing and protrudes 1/2" or less from mounting surfaces. Maximum depth back housing protrudes into wall is 5 3/4".

F ... Finish
Housing finished in a 5 stage premium TGIC polyester powder coat paint, 7.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, metallic colors, and graphite metallic. RAL custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

G ... Decorative Covers
Available on flush faceplates only. Available in stainless steel or pure copper and comes with circular brushed finish. Stainless steel cover has a natural finish. Copper cover is finished with lacquer to resist immediate corrosion prior to installation. Copper will weather naturally to a patina finish.

Certifications

IP66 Rated	U.L. 1598	ADA Compliant	CO Listed
CSA Listed	ANSI Rated	ISO 9001	

NOTE: Powered wall mount only.

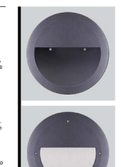
Wattage Table	SRS / SRF
Pulse Start Metal Halide ED-17	50, 70, 100W
High Pressure Sodium ED-17	35, 50, 70W
Pulse Start Metal Halide T6	39, 70W
Compact Fluorescence	26, 32, 42, 57W
Dual Compact Fluorescent	22, 26, 32, 13, 22, 42W
LED High Output	19W

Shipping Data	SRS / SRF
BACK HOUSING	
Net. Weight (lbs.)	7.5 7.5
Volume (sq. ft.)	0.05 0.05
FACEPLATE + POWER TRAY	
Net. Weight (lbs.)	12.5 11.5
Volume (sq. ft.)	0.05 0.05

NOTE: The above are approximate sea grass and estimates.

DIMENSIONS







SRS/SRF
SOLAS SERIES
ROUND

18 - 100W
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent
LED

ARCHITECTURAL
RECESSED LOW-LEVEL
WALL LUMINAIRE

DARK SKY COMPLIANT

NOTE: With three luminaire configurations in downlighting applications only

SIGNAGE

-Stand-off cut aluminum letters
-Font: 'Avant Garde Medium' or similar (confirm w/ architect)
-Center within 16" siding panel (full width panel closest to entry)
-'OSPREY' in all capital letters 10" tall run vertical
-'1901' in 5" letters run horizontally at bottom right
-Water-jet cut from 3/8" sheet steel powder-coated black
-Lit with linear strip from behind (L6)

-Sheet steel bent around corner
-Propeller motif water jet cut on east entry facade for branding/ wayfinding, as well as visual interest.



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APPENDIX:

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Design Guidelines Priorities

CS1: Natural Systems And Site Features
Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.

B. SUNLIGHT AND NATURAL VENTILATION
1. The project will aim to implement natural ventilation techniques as well as having as many units as possible having access to views, light and air.

CS2: Urban Pattern And Form
Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street:
The project will have a strong connection with the street. There will be a main entry with covered exterior space off of E. Howe St. with an accessible ramp connection from Franklin Ave. E. Patios and recessed balconies will be located along E. Howe St. and will encourage public interaction at the street level.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites:
The site sits on the edge of a residential neighborhood along Franklin Ave., and a commercial neighborhood just across E. Howe St. To respect the smaller scale residences along Franklin Ave., the site will remain primarily unbuilt and forested. With this northeastern section of the site at a higher elevation, not locating the building here will lower the height of the proposed building in relation to adjacent structures. As the site turns the corner to E. Howe St., the low, linear profile of the proposed building will relate to the mid-century commercial space across the street, while having a new and exciting presence.

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning:
The building will respect the current height limits imposed on LR2 apartment structures but will also be primarily located on the lower section of the site to respond to the adjacent neighborhood.

5. Respect for Adjacent Sites:
The proposed building will have a low, linear profile, responding to the mid-century buildings in the neighborhood, while also having an unobtrusive presence. Much of the northeastern section of the site will remain landscaped, and therefore will be experienced primarily as a green space along Franklin Ave.

CS3: Architectural Context And Character
Contribute To The Architectural Character Of The Neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
2. Contemporary Design: The building will respond to the various architectural characteristics of the neighborhood by integrating various contemporary architectural elements (large openings, efficient use of materials and form) BUT will also use natural and durable building elements to help break down the scale of the building and integrate tactile elements. The form will be low and linear, responding to the surrounding buildings in a clean and updated fashion.

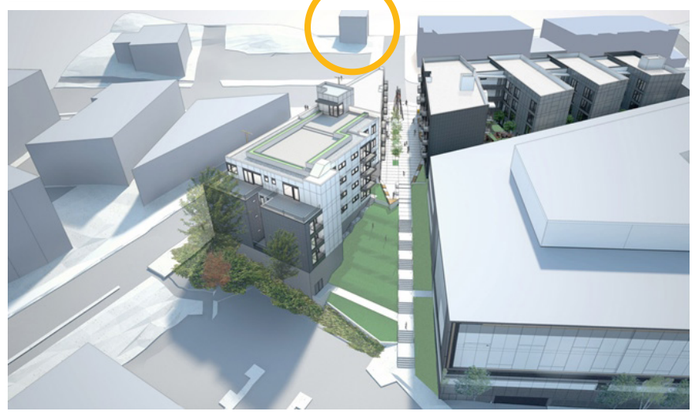
PL1: Connectivity
Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

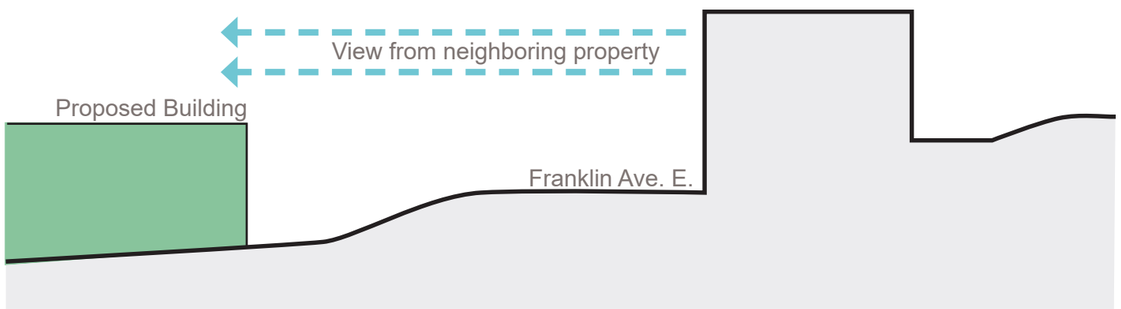
A. NETWORK OF OPEN SPACES
1. Enhancing Open Space:
The project was inspired by the garden walk-up apartments of the Seattle area that put a focus on curated exterior space, which acts as a semi-public community space.



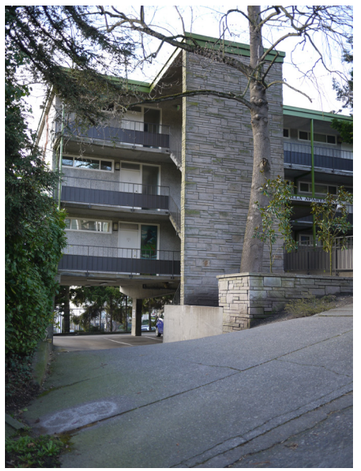
Grand entry stair at adjacent corner on Franklin Ave E + E Howe




Massing and axiality of new development at Eastlake Ave + Yale Pl



Adjacency diagram - retaining views from the east (not to scale)


Adjacent mid-century apartments
-Clean lines, linear profile

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PL2: Walkability
Create a Safe and Comfortable Walking Environment that is Easy to Navigate and Well-Connected to Existing Pedestrian Walkways and Features.

C. WEATHER PROTECTION

1. Locations and Coverage
The entry plaza space will have a canopy to protect users from weather.

PL3: Street-Level Interaction
Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES

1. Design Objectives:
The main entry to the project will take the form of a highly visible covered plaza set within the building that will be well lit with building signage and feature quality and durable materials. Seating elements will connect the entry plaza to the adjacent sidewalks.

PL4: Active Transportation
Incorporate Design Features That Facilitate Active Forms Of Transportation Such As Walking, Bicycling, And Use Of Transit.

B. PLANNING AHEAD FOR BICYCLISTS

2. Bike Facilities:
Facilities such as bike racks and storage will be located to maximize convenience, security, and safety.

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.

A. MASSING

1. Site Characteristics and Uses:
Given the parallelogram-like shape of this property and the steep slope upwards toward its northeast corner, the massing of the project was arranged to both respond to those factors while also acknowledging its surrounding neighbors. The building will hug the south and western edges of the site, giving the building a unique plan and a large amount of green space, while also building on the lower section of the site, creating a lower profile with a balanced presence in the neighborhood.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition:
All facades have been designed in a similar manner to provide consistency in types and sizes of openings but also differentiated in its usage of materials to break down the scale and massing of the project. Materiality and form will be vertically differentiated to emphasize a base and top.

3. Fit With Neighboring Buildings:
There are many mid-century buildings in the area with low, linear profiles. These buildings often feature linear fenestration and flat roofs, both of which are incorporated into our design proposal. Much of the existing landscape will also be retained.

DC3: Open Space Concept
Integrate open space design with the design of the building so that each complements the other.

C. DESIGN
1. Reinforce Existing Open Space:
The heavily planted landscape in the northeastern section of the site will remain, thus retaining green space along Franklin Ave., and a connection to the natural landscape in the region.

DC4: Exterior Elements and Finishes
Use appropriate and high quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials:
Landscape materials will be chosen to reinforce the overall architectural and open space design concepts. While many existing plants will remain on site, other new plantings that relate/accompany these existing plants will be used. All landscaping will relate to the region.



Influential massing and materiality in Eastlake


Integrated soft-scaping


Bike storage and service area

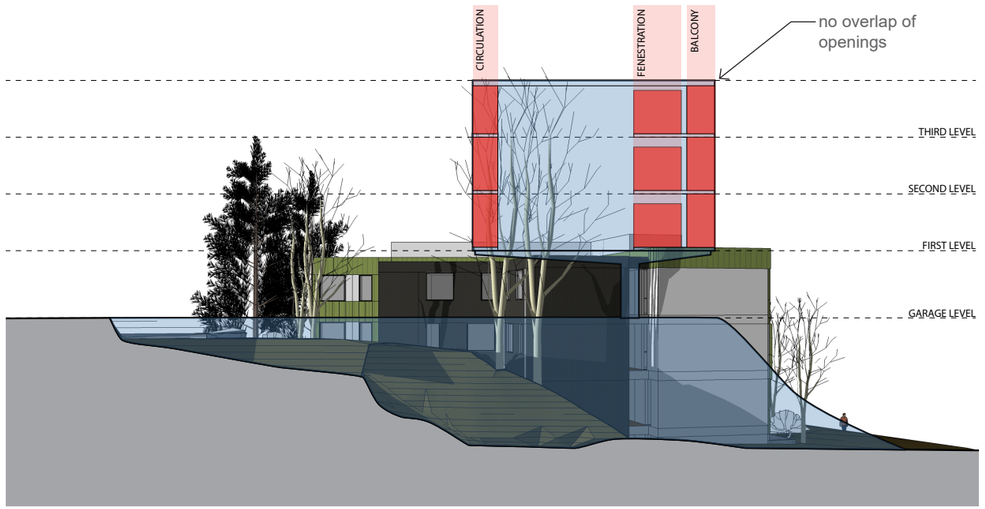

Linear fenestration on grid at neighbor across E Howe St



Reinterpreting fenestration grid seen in Eastlake

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Zoning / Privacy Analysis



privacy diagram of adjacent property to the north
because of elevation change, adj. bldg. is sited above proposed structure





adjacent property to the north

ZONING CODE PROVISIONS

		COMMENT:
PERMITTED AND PROHIBITED USES SMC 23.45.504	ALL USES ARE PERMITTED OUTRIGHT	PROPOSED: RESIDENTIAL - **COMPLIES**
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	TABLE A FOR 23.45.510 LR2 - APARTMENTS 1.1 OR 1.3 HIGHER F.A.R IF REQUIRMENTS OF 23.45.510.C. ARE MET C.IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET: 1.GREEN BUILDING PERFORMANCE STANDARDS 2.FOR ALL CATEGORIES OF RESIDENTIAL USE, IF THE LOT ABUTS AN ALLEY AND THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED AS PROVIDED IN SUBSECTIONS 23.53.030.E AND 23.53.030.F, EXCEPT THAT THE ALLEY SHALL BE PAVED RATHER THAN IMPROVED WITH CRUSHED ROCK, EVEN FOR LOTS CONTAINING FEWER THAN TEN DWELLING UNITS. 3.PARKING LOCATION IF PARKING IS PROVIDED 4.ACCESS TO PARKING IF PARKING IS PROVIDED E.THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS: 1.ALL UNDERGROUND STORIES. 4.PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS, (SEE EXHIBIT A FOR 23.45.510), IN THE FOLLOWING CIRCUMSTANCES: A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;	PROPOSED: FAR 1.3 **COMPLIES** PROJECT WILL COMPLY WITH GREEN BUILDING PERFORMANCE STANDARDS ***COMPLIES*** NO PARKING PROVIDED. ***COMPLIES***
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	**TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES** **LR3 -** 1/1200 OR NO LIMIT (3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.	PROPOSED: NO LIMIT **COMPLIES**
23.45.514 - STRUCTURE HEIGHT	**23.45.514 - TABLE A** ZONE: LR2 BASE HEIGHT: 30 FT	
	23.45.514.F FOR APARTMENTS IN LR2 ZONES, AND FOR ALL RESIDENTIAL USES IN LR3 ZONES, THE APPLICABLE HEIGHT LIMIT IS INCREASED 4 FEET ABOVE THE HEIGHT SHOWN ON TABLE A FOR 23.45.514 FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW-GRADE, PROVIDED THAT 2. THE NUMBER OF STORIES ABOVE THE PARTIALLY BELOW-GRADE STORY IS LIMITED TO THREE STORIES FOR RESIDENTIAL USES WITH A 30 FOOT HEIGHT LIMIT AND TO FOUR STORIES FOR RESIDENTIAL USES WITH A 40 FOOT HEIGHT LIMIT; 3. ON THE STREET-FACING FACADE(S) OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT THAT THIS REQUIREMENT MAY BE WAIVED TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY, CONSISTENT WITH THE SEATTLE RESIDENTIAL CODE, SECTION R322, OR THE SEATTLE BUILDING CODE, CHAPTER 11; AND 4. THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.	PROPOSED: 30FT BASE HEIGHT + 4FT HEIGHT INCREASE = 34FT MAX. HEIGHT ALLOWED 34'-0" PROVIDED ***COMPLIES***
	23.45.514.J.2 OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES NOT DEDICATED TO FOOD PRODUCTION, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT SET IN SUBSECTIONS A, B, E, AND F OF THIS SECTION 23.45.514	
	23.45.514.J.4 IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT:A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;	PROPOSED: STAIR PENTHOUSE DOES NOT EXTEND ABOVE HEIGHT LIMIT ***COMPLIES***
23.45.518 - SETBACKS AND SEPARATIONS	**23.45.518 - TABLE A** FRONT (FRANKLIN AVE E): 5' MINIMUM SIDE (E HOWE ST): 7' AVG. / 5' MINIMUM SIDE (NORTH PROP LINE): 7' AVG. / 5' MINIMUM REAR (WEST PROP. LINE): 15' MINIMUM W/O ALLEY J.STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS. 2.RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11 ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 4.UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 8.BULKHEADS AND RETAINING WALLS. A.BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997. **23.45.518 - 8. BULKHEADS AND RETAINING WALLS** BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6' IN HEIGHT.	PROPOSED: FRONT - 24'-7" MIN. **COMPLIES** SIDE (E. HOWE) 6'-6" MIN / 6'-6" AVG. **REQ DEPARTURE** SIDE (N. PROP) 6'-3.5" MIN. **COMPLIES** REAR (WEST PROP), 10'-0" MIN. **REQ. DEPARTURE** PROPOSED: NO RETAINING WALLS OVER 6' **COMPLIES**
23.45.522 - AMENITY AREA	**23.45.522.A** 1. THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL. **23.45.510.E.5** THE ROOF AREA ABOVE THE EXEMPT FLOOR AREA IS PREDOMINANTLY FLAT, IS USED AS AMENITY AREA, AND MEETS THE STANDARDS FOR AMENITY AREA AT GROUND LEVEL IN SECTION 23.45.522	8012 SF X 0.25 = 2003 SF MIN REQ. AMENITY AREA. REQUIRED - 365 SF GROUND FLOOR A.A. PROVIDED THAT IS ACCESSIBLE - 1889 SF GROUND FLOOR AA PROVIDED - ACCESS VIA STAIRS **REQ. DEPARTURE**
23.45.524 - LANDSCAPING STANDARDS	**23.45.524** A. LANDSCAPING REQUIREMENTS 2. GREEN FACTOR REQUIREMENT A. 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 A LR ZONE IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE DWELLING UNIT, OR A CONGREGATE RESIDENCE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE. B. STREET TREE REQUIREMENTS. 1. STREET TREES ARE REQUIRED IF ANY TYPE OF DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.45.524.B.2 AND B.3 BELOW AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION APPROVES THEIR REMOVAL. MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.	SEE LANDSCAPE DRAWINGS - **COMPLIES**

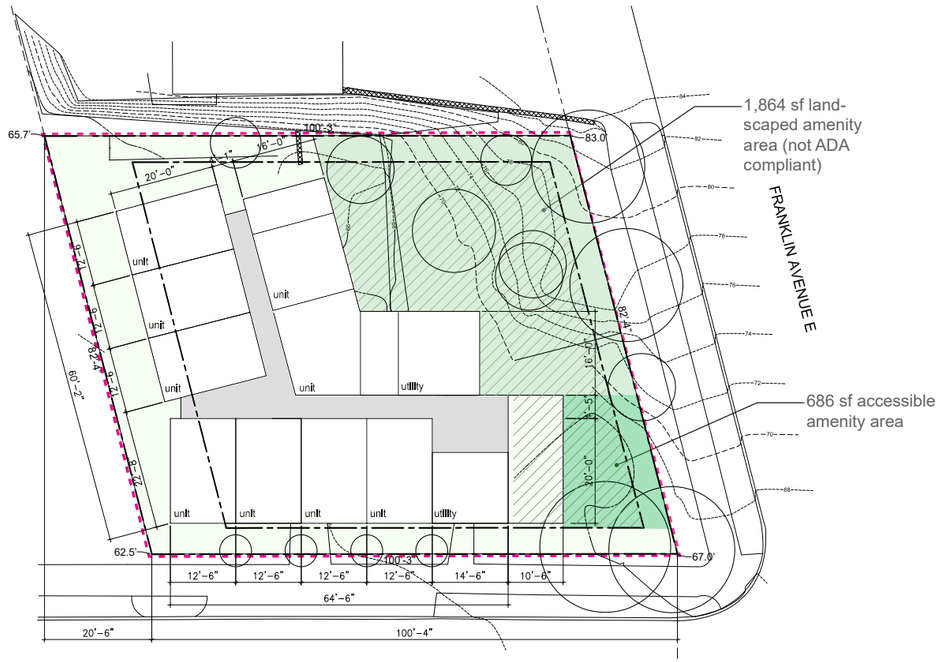
		COMMENT:
23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	23.45.527.A: TABLE A - MAXIMUM STRUCTURE WIDTH LR2 - 90' 23.45.527.B.1 MAXIMUM FACADE LENGTH IN LOWRISE ZONES THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2.	90' REQ' - 74'-8.75" MAX PROVIDED FACADE WIDTH - **COMPLIES** 65.2' MAX FACADE LENGTH ALONG N. PROP LINE REQ. - 42.6' PROVIDED **COMPLIES**
23.45.534 - LIGHT AND GLARE STANDARDS	23.45.534.A EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	SEE EXTERIOR LIGHTING PLAN
23.54.015 -PARKING	PER TABLE B . M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN CENTER VILLAGE- DOES NOT REQUIRE VEHICULAR PARKING. SMALL EFFICENCY DWELLING UNIT APARTMENTS REQUIRE 75% OF UNITS TO HAVE PARKING. 42 UNITS X 75% = 32 BIKE PARKING REQUIRED. BIKE PARKING ON LEVEL 2 + TWO BIKES LOCATED ON LEVEL 1	SEE LEVEL 1 & LEVEL 2 PLANS
CHAPTER 23.54.040- SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	PER TABLE A - FOR RESIDENTIAL DEVELOPMENT WITH 26-50 DWELLING UNITS REQ. 375 SQUARE FEET OF SHARED STORAGE SPACE. 42 UNITS IN BUILDING	375 SF REQ / 207 SF PROVIDED ***SEE SPU APPROVAL ON G0.6***
23.42.038 - CONFIGURATION OF DWELLING UNITS	1.Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least 150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, closets, appliances, and structural features, is not included in calculating the net floor area. - **all units comply** 2.Total floor area. The total floor area of a small efficiency dwelling unit, inclusive of bathrooms, cabinets, closets, appliances, and structural features shall be at least 220 square feet. - **all units comply** 3. Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area. **all units comply** 4.Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, sink, and a shower or bathtub. **all units comply** In addition to the closet provided within each unit "there shall be **55 cubic feet** of storage space provided for each unit. This can be located anywhere within the building" - DR 6-2004 Each Storage Unit confroms with the cubic footage requirements of DR 6-2004) - **all units comply**	SEE A1 SHEETS - ***COMPLIES***

TITLE 23 - LAND USE CODE DEPARTURE MATRIX

CODE REF	EXISTING STANDARD	RATIONALE
23.45.518 - SETBACKS AND SEPARATIONS	**23.45.518 - TABLE A** FRONT (FRANKLIN AVE E): 5' MINIMUM REQ. 24'-7" MIN PROV - COMPLIES SIDE (E HOWE ST): 7' AVG. / 5' MINIMUM 6'-6" MIN PROV - COMPLIES **6'-6" AVG - REQ DEPARTURE** SIDE (NORTH PROP LINE): 7' AVG. / 5' MINIMUM 6'3.5" MIN PROV - COMPLIES 17'-4" AVG - COMPLIES REAR (WEST PROP. LINE): 15' MINIMUM W/O ALLEY **9'-3" AVG REAR SETACK - REQ. DEP. 5'-2" MIN / 10'-6" MAX SETBACK**	**The project is requesting a 38% reduction in the rear yard setback requirements and 7% reduction of the side setback req (E Howe st) due to the increased setbacks provided alongside the Franklin Ave E - front (+492% increase), north side setback (+250% increase). These increased setbacks have been provided in order to preserve the existing coastal redwood trees at the southeast corner of the site as well as to locate the mass of the building further away from the smaller residential structures to the east to help preserve their views and privacy while also reducing the mass and bulk of the building along E. Franklin (more residential scale) and concentrating the volume of the building along E. Howe St where there are larger commercial structures.**
	PROPOSED DEPARTURE	
	9'-3" AVG REAR SETBACK PROVIDED REQUIRES A 38% DEPARTURE FROM THE 15'-0" REQUIRED REAR YARD SETBACK.	

CODE REF	EXISTING STANDARD	RATIONALE
23.45.522 - AMENITY AREA	8012 SF X 0.25 = 2003 SF MIN REQ. AMENITY AREA. REQUIRED - 365 SF GROUND FLOOR A.A. PROVIDED THAT IS ACCESSIBLE - 1889 SF GROUND FLOOR AA PROVIDED - ACCESS VIA STAIRS **REQ. DEPARTURE**	**The project is requesting a 84% departure in the required ground floor common amenity area due to the steeply sloping nature of the lot. There will be 365 sf of common amenity area provided in the form of a covered entry porch at the southeast corner of the site. Furthermore, there will be 1889 sf of landscaped outdoor space at the northeast corner of the site but due to the steep nature of site at that area (22%) there will be access to that landscaped area via steps but not via an accessible ramp.**
	PROPOSED DEPARTURE	
	2254 SF TOTAL PROVIDED - COMPLIES HOWEVER - 84% DEPARTURE IN REQUIRED ACCESSIBLE AMENITY AREA	

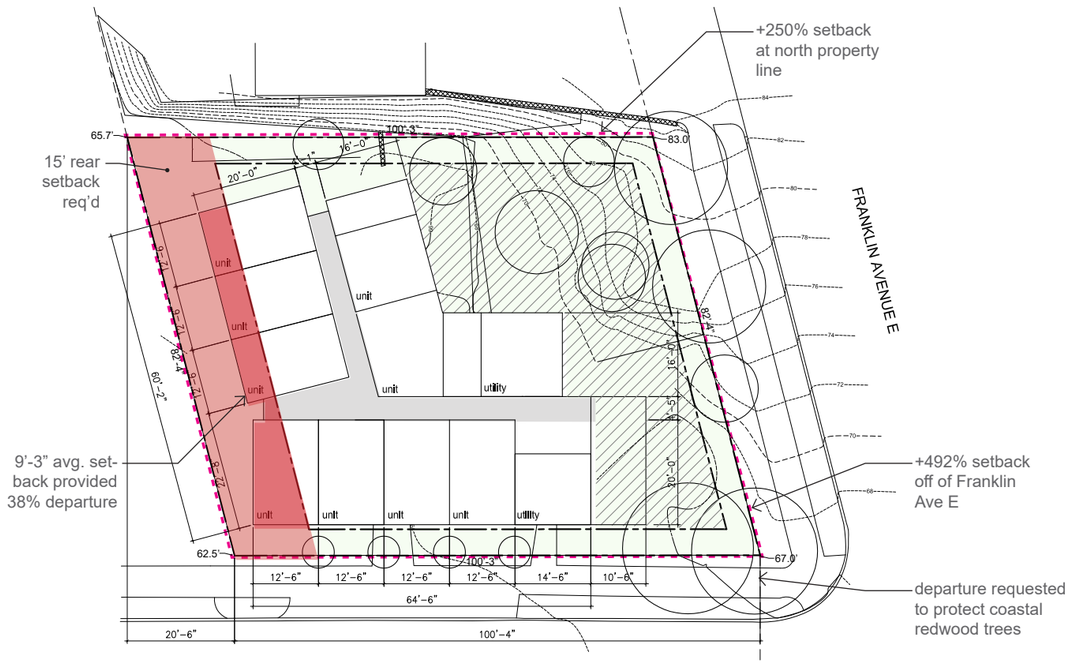
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amenity area departure diagram

see rendering on PG. 29 + landscape plan PG. 32

CODE REF	EXISTING STANDARD	RATIONALE
23.45.522 - AMENITY AREA	8012 SF X 0.25 = 2003 SF MIN REQ. AMENITY AREA. REQUIRED - 365 SF GROUND FLOOR A.A. PROVIDED THAT IS ACCESSIBLE - 1889 SF GROUND FLOOR AA PROVIDED - ACCESS VIA STAIRS **REQ. DEPARTURE**	**The project is requesting a 84% departure in the required ground floor common amenity area due to the steeply sloping nature of the lot. There will be 365 sf of common amenity area provided in the form of a covered entry porch at the southeast corner of the site. Furthermore, there will be 1889 sf of landscaped outdoor space at the northeast corner of the site but due to the steep nature of site at that area (22%) there will be access to that landscaped area via steps but not via an accessible ramp.**
	PROPOSED DEPARTURE	
	2254 SF TOTAL PROVIDED - COMPLIES HOWEVER - 84% DEPARTURE IN REQUIRED ACCESSIBLE AMENITY AREA	



rear setback departure diagram

TITLE 23 - LAND USE CODE DEPARTURE MATRIX			
CODE REF	EXISTING STANDARD		RATIONALE
23.45.518 - SETBACKS AND SEPARATIONS	**23.45.518 - TABLE A** FRONT (FRANKLIN AVE E): 5' MINIMUM REQ. 24'-7" MIN PROV - COMPLIES SIDE (E HOWE ST): 7' AVG. / 5' MINIMUM 6'-6" MIN PROV - COMPLIES 7'-4" AVG - COMPLIES	SIDE (NORTH PROP LINE): 7' AVG. / 5' MINIMUM 6'3.5" MIN PROV - COMPLIES 17'-6" AVG - COMPLIES REAR (WEST PROP. LINE): 15' MINIMUM W/O ALLEY **9'-3" AVG REAR SETACK - REQ. DEP.** **5'-2" MIN / 10'-6" MAX SETBACK**	**The project is requesting a 38% reduction in the rear yard setback requirements due to the increased setbacks provided alongside the Franklin Ave E - front (+492% increase), north side setback (+250% increase) and E. Howe st. - south side setback (+4% increase). These increased setbacks have been provided in order to preserve the existing coastal redwood trees at the southeast corner of the site as well as to locate the mass of the building further away from the smaller residential structures to the east to help preserve their views and privacy while also reducing the mass and bulk of the building along E. Franklin (more residential scale) and concentrating the volume of the building along E. Howe St where there are larger commercial structures.**
	PROPOSED DEPARTURE		
	9'-3" AVG REAR SETBACK PROVIDED REQUIRES A 38% DEPARTURE FROM THE 15'-0" REQUIRED REAR YARD SETBACK.		

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Previous Projects



Killebrew Apartments



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments

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