

FREMONT VIEW APARTMENTS

DESIGN RECOMMENDATION

520 N 39TH ST, SEATTLE WA
SDCI #3035494-LU
SUBMITTAL #3: 07/15/21

ARCHITECTS | DESIGNERS
BUILD


MT RAINIER
DOWNTOWN
AURORA BRIDGE
FREMONT TROLL
BF DAY ELEMENTARY SCHOOL
LENIN STATUE
FREMONT VIEW

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PROJECT BRIEF

The proposed development is an urban infill project on a single parcel spanning between N Bowdoin Pl and N 39th St in the Fremont neighborhood. The project proposes to preserve the existing building on site. The project proposes an 8-story development at the southern portion of the site, with 29 residential units, and a 3-unit addition at the ground level of the existing building. The site is in the Fremont Urban Village and does not include additional vehicular parking due to site constraints. The existing parking lot is to remain.

PROJECT OBJECTIVES

1. **Tap into the latent density potential of the site within the Fremont Urban Village.**
   In the last decade, Seattle has experienced unprecedented growth. With this influx of residents, the City has incentivized new development within the urban hubs. The project site, located within one such hub, is well-suited to provide additional density.

2. **Preserve and protect the existing fabric on the site.**
   Rapid growth often erases our city's older and more affordable layers. The proposed project strikes a balance between preservation and growth; developing new housing with less density than the site allows in order to maintain community character.

3. **Provide high quality housing of varying sizes.**
   The current rental market has failed to deliver housing stock that helps to stabilize the community. Rather than develop the increasingly common SEDU, the project proposes high quality apartments of various sizes to enhance inclusion and dignity. One unit of each type will be reserved for low-income renters, who have been historically excluded from housing in the area.

4. **Establish a strong connection to N 39th St and the low-rise zone to the south.**
   Locating the new building's front door off N 39th St encourages access to the building via the more dense, low-rise neighborhood, while maintaining its historic connection to the diverse, low-rise neighborhood to the north. Establishing a strong urban edge at N 39th St elevates the pedestrian experience and sets a precedent for integrating preservation with new development in Seattle's urban villages.

PROJECT TEAM

OWNER & DEVELOPER	Freeville LLC
ARCHITECT	BUILD LLC
OUTREACH	BUILD LLC
SURVEYOR	Emerald Land Surveying, Inc.
LANDSCAPE	Karen Kiest Landscape Architects
GEOTECH	Geotech Consultants, Inc.
STRUCTURAL	Swenson Say Faget
SHORING	Terracon Consultants, Inc.
CIVIL	Red Barn Engineering Inc.
CONTRACTOR	Stringham Custom Homes

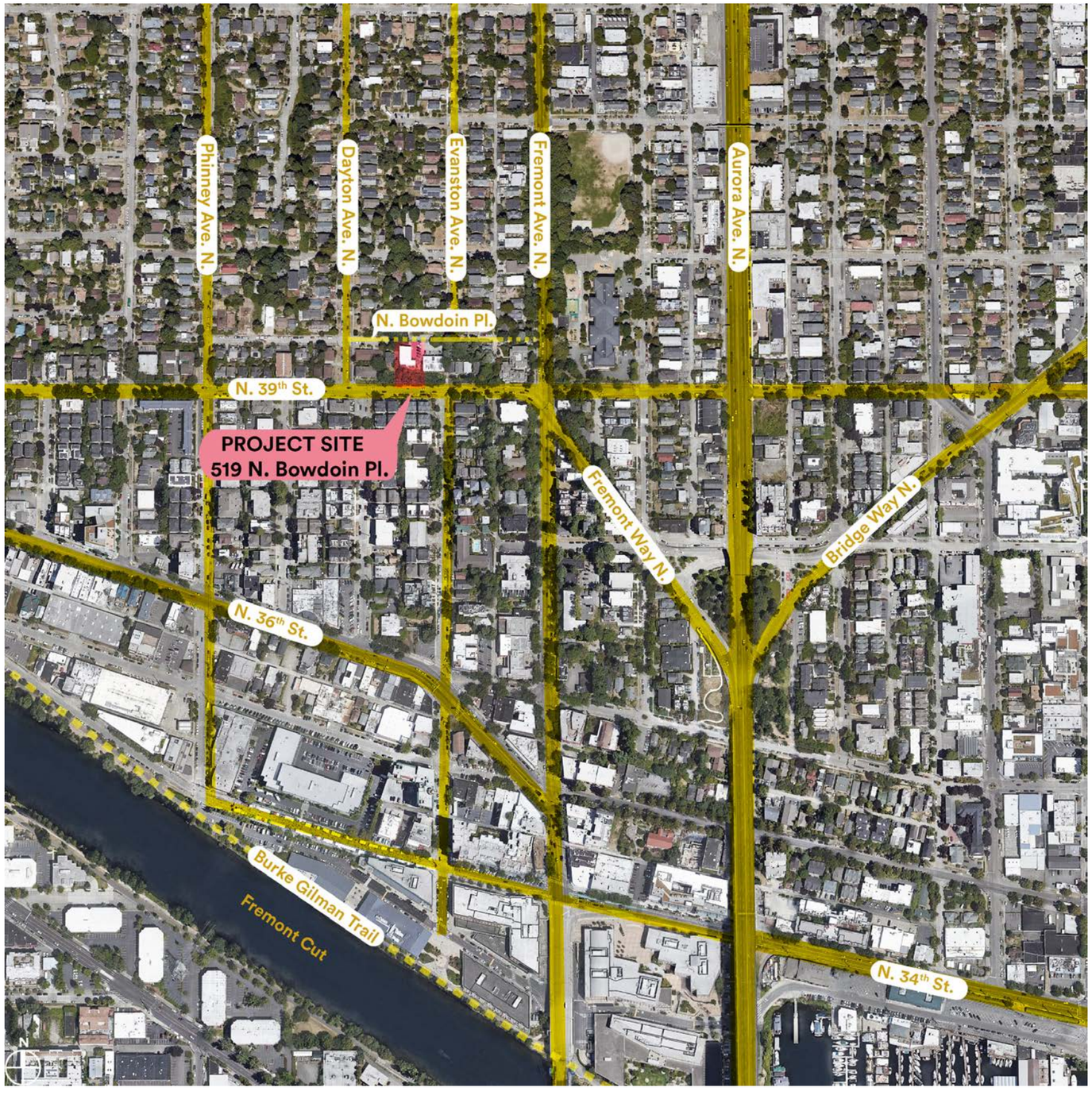
4.0 CONTEXT ANALYSIS SUMMARY


AURORA AVE. N.
BF DAY ELEMENTARY SCHOOL
PROJECT SITE
FIRE STATIO
N. BOWDOIN PL.
N. 39TH ST.
FREMONT AVE.

PROJECT SITE

Located just north of Fremont's commercial district, the project site is a through-lot, spanning the steep block between N 39th St and N Bowdoin Pl. The north side of N 39th St is dominated by a steep slope. The mid-block buildings are located at the top of the hill, resulting in a discontinuous street wall and uninviting, void space along N 39th St.






PROJECT SITE
EXISTING BUILDING TO REMAIN
PROPOSED BUILDING
N. BOWDOIN PL.
N. 39TH ST.

5.0 EXISTING SITE CONDITIONS

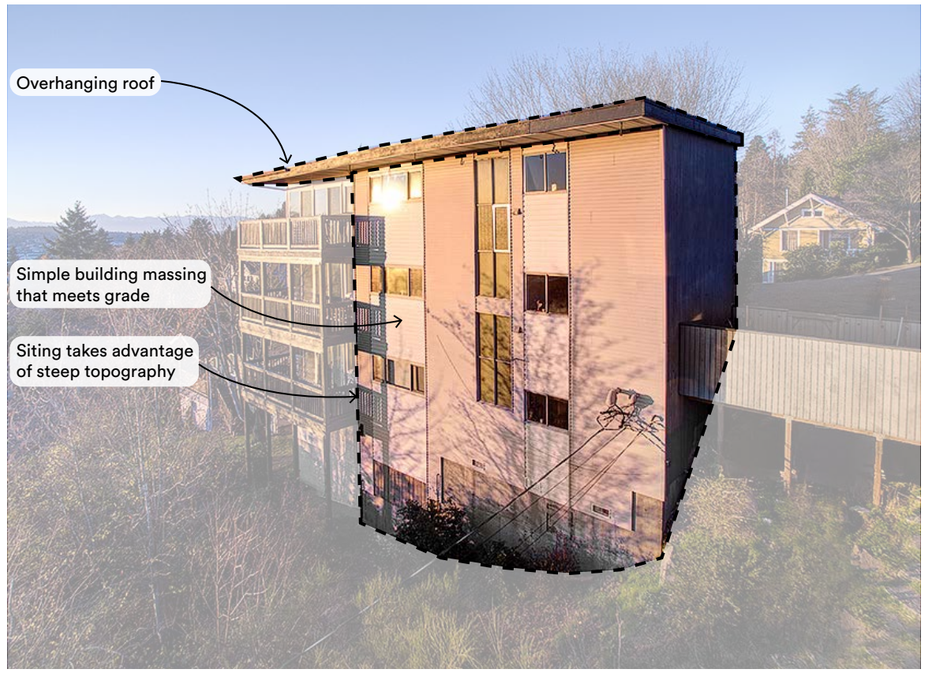


ARCHITECTURAL CONTEXT

The two, well-preserved mid-century multi-family buildings on site and on the adjacent property provide a similar, restrained design language and smart site strategies that provides inspiration for new development. Both buildings take advantage of the steep topography to mitigate the scale change between zones; only two stories are above grade at N Bowdoin Pl, with another story tucked underneath that daylights further down the slope. Both buildings allow the topography to meet the building edge, using the slopes natural ability to mitigate perceived scale.

Overhanging roofs and exterior decks are secondary design elements that introduce a finer grain to the simple masses. Exterior circulation occupies the high side of the site, opening up the view corridors and solar exposure for the residential use. The exposed circulation adds a layer of sociability while still maintaining privacy.





EXISTING BUILDING

YEAR BUILT	1962
GROSS AREA	6,375 sf
STORIES	3
UNIT COUNT	7
Studios	1
1-bed	4
2-bed	2
PARKING	6 (uncovered)

Built to address growth resulting from the 1962 Century 21 Exposition, the existing building is from a decade of some of the more affordable rental stock in Seattle, according to the HALA report, but with some of the richest design language. Perched atop the steep slope, the existing, mid-century modern apartment building is accessed primarily off N Bowdoin Pl, which is a dead end to vehicular traffic. The apartments are oriented to the west, with views over the lower, neighboring properties towards Magnolia, Ballard and the Olympic Mountains.













NEIGHBORING MULTI-FAMILY

YEAR BUILT	1967
GROSS AREA	8,535 sf
STORIES	3
UNIT COUNT	9
1-bed	3
2-bed	6
PARKING	10 (uncovered)

Directly to the east resides another well-preserved mid-century, multi-famly apartment building at the top of the slope, also owned by Freeville LLC. The two buildings share access and a restrained design language. They are a part of the larger network of architecturally diverse housing sprinkled throughout the north Fremont neighborhood.



PEDESTRIAN EXPERIENCE

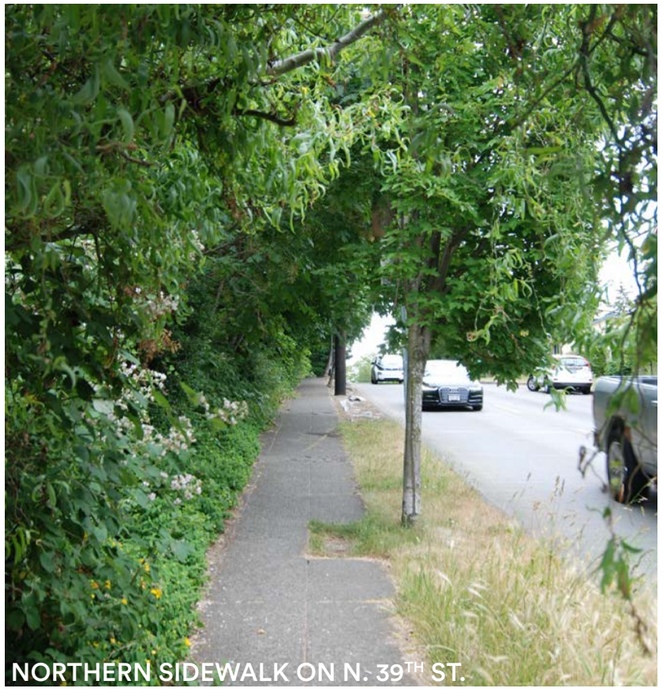
The pedestrian experience on the north side of N 39th St is characterized by the overgrown landscape on the steep slope, which is often littered with refuse. As evidenced by the street elevation photographs, all of the mid-block buildings are set back significantly from the street, and as a result the block lacks a strong street edge. The existing building is sited at the top of the hill, barely visible from N 39th St, which impedes human interaction between private and public realms. While the steep slope presents a challenge to development, there is a significant opportunity to establish a street edge and enhance the pedestrian experience along the north side of N 39th St.



LOOKING NORTHWEST ALONG N. 39TH ST.



BUS STOP AT SOUTH-EASTERN CORNER OF PROJECT SITE



NORTHERN SIDEWALK ON N. 39TH ST.



TRANSPORTATION

5 BUS ROUTES 3 w/in 5-minute walk radius (0.25 miles)
2 w/in 7-minute walk radius

2 BIKE LANES Fremont Ave. N.
N. 34th St.
N. 43rd St.

1 BIKE PATH Burke Gilman Trail

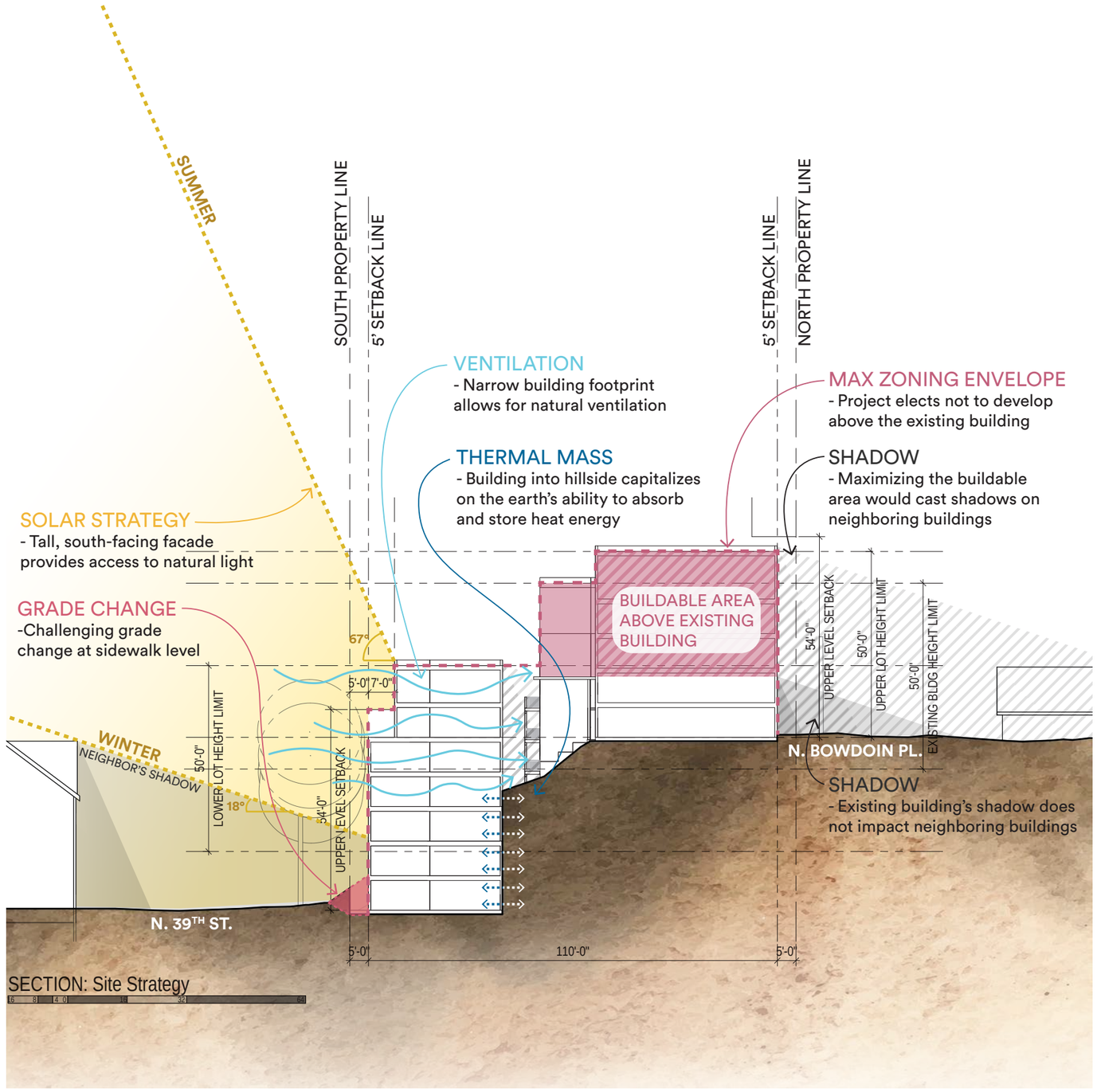
Located along a major land and water-borne transportation route, the Fremont neighborhood is well connected to greater Seattle. The project site is located along Metro bus route 28, with a stop directly in front of the site, transporting commuters directly downtown. N 39th St is classified as a minor arterial, but experiences significant vehicular traffic due to its connection between State Highway 99 and the neighborhoods to the west.

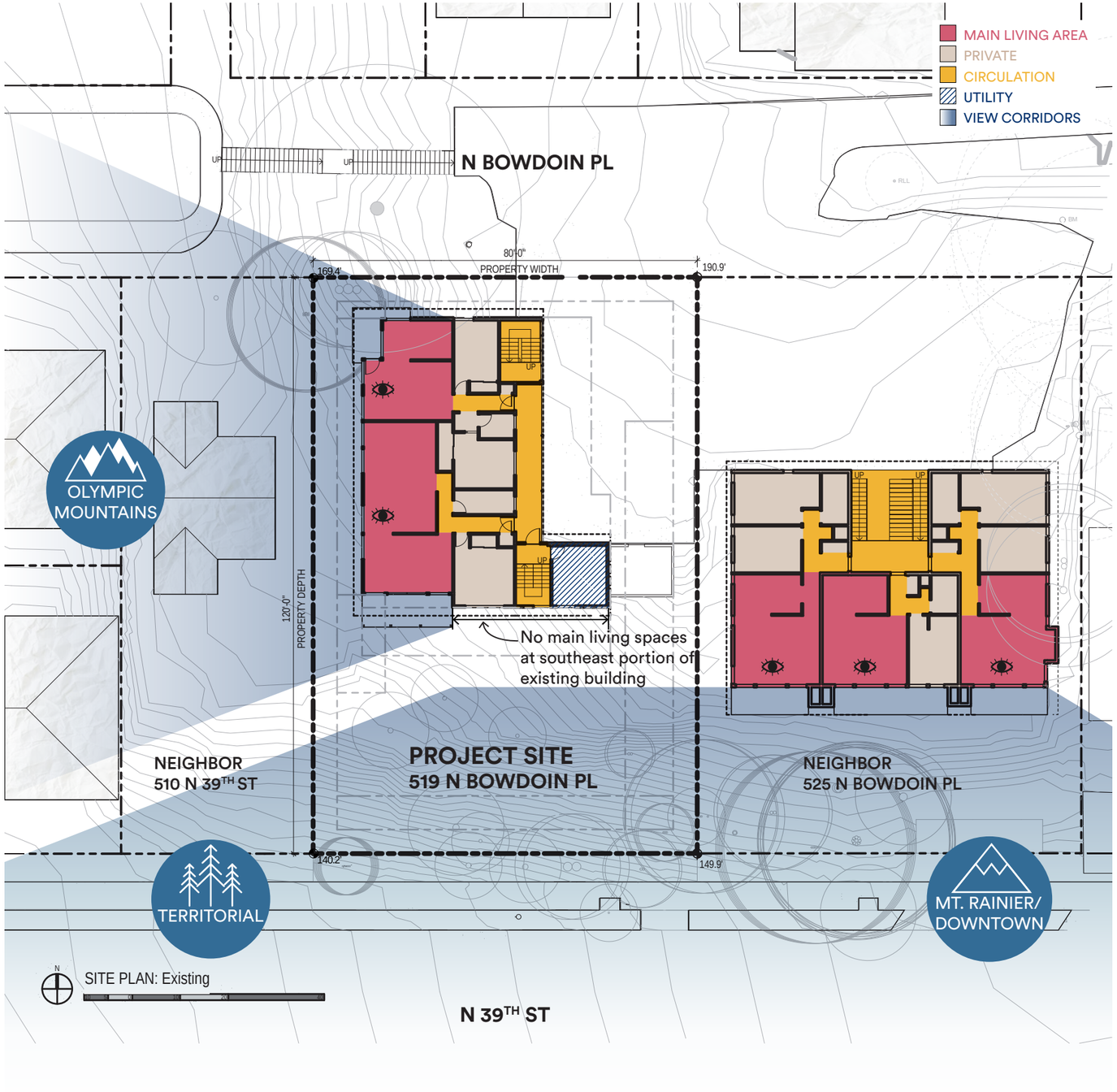
The neighborhood's commercial district along N 36th St is within the five-minute walk radius. A bike lane on Fremont Ave N connects the site to recreation, north toward Green Lake, and south toward the Burke Gilman multi-use path.

NATURAL FEATURES

Analysis of the buildable area and natural features reveals that development at the south side of the site to take advantage of natural features while minimizing the impact to the neighboring buildings. New development in the steep slope limits the shadows cast on the existing building and neighbors to the north. The project team elects to forgo maximizing the buildable envelope at the north portion of the site to preserve the existing building scale at N Bowdoin Pl.

A narrow building footprint and southern orientation at the new development provides ample opportunities for daylight and natural ventilation, enhancing the living experience while reducing the need for mechanical ventilation and heating. The partially earth-sheltered lower levels would benefit from the consistent temperatures of the earth and the southern exposure. The upper level units have the opportunity for access to multiple exterior walls, maximizing natural light and ventilation.





VIEWS

The hilltop location and dramatic grade change to the south and west results in sweeping terrirtorial and mountain views. The apartment units in the existing building are oriented primarily to the west, with views of the Olympic Mountains. Internal circulation and unused laundry rooms at the existing building occupy the majority of the southern façade of the existing building, which squanders the views toward downtown and Mount Rainier; the new development takes advantage of this spectacular, south facing lookout, without impeding on the views of its neighbor to the east. To maximize views and natural daylight, main living functions at the new development are ideally located toward the south, with private and common circulation at the north.


SOUTH VIEW FROM EXISTING BUILDING

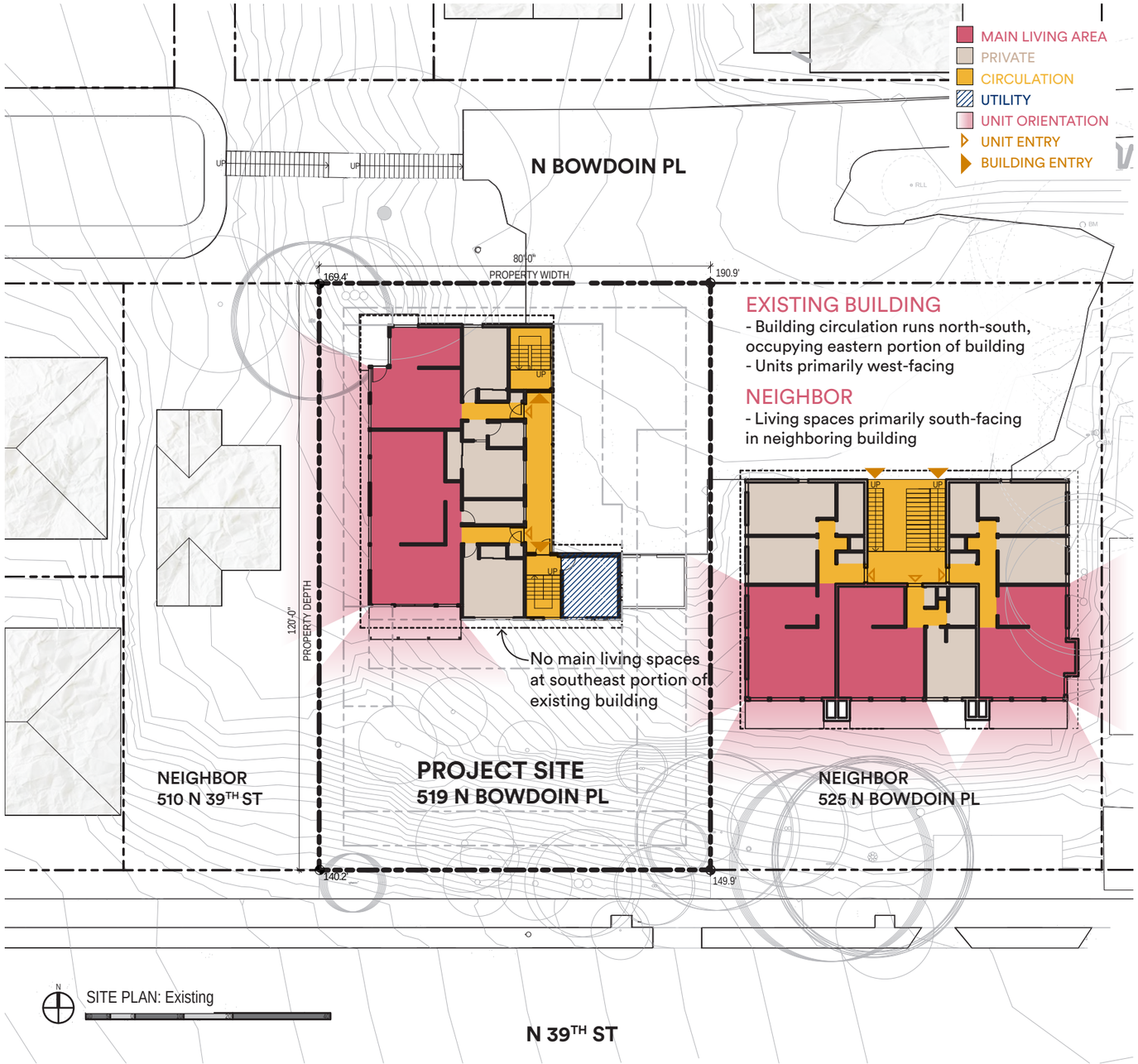

WEST VIEW FROM EXISTING BUILDING

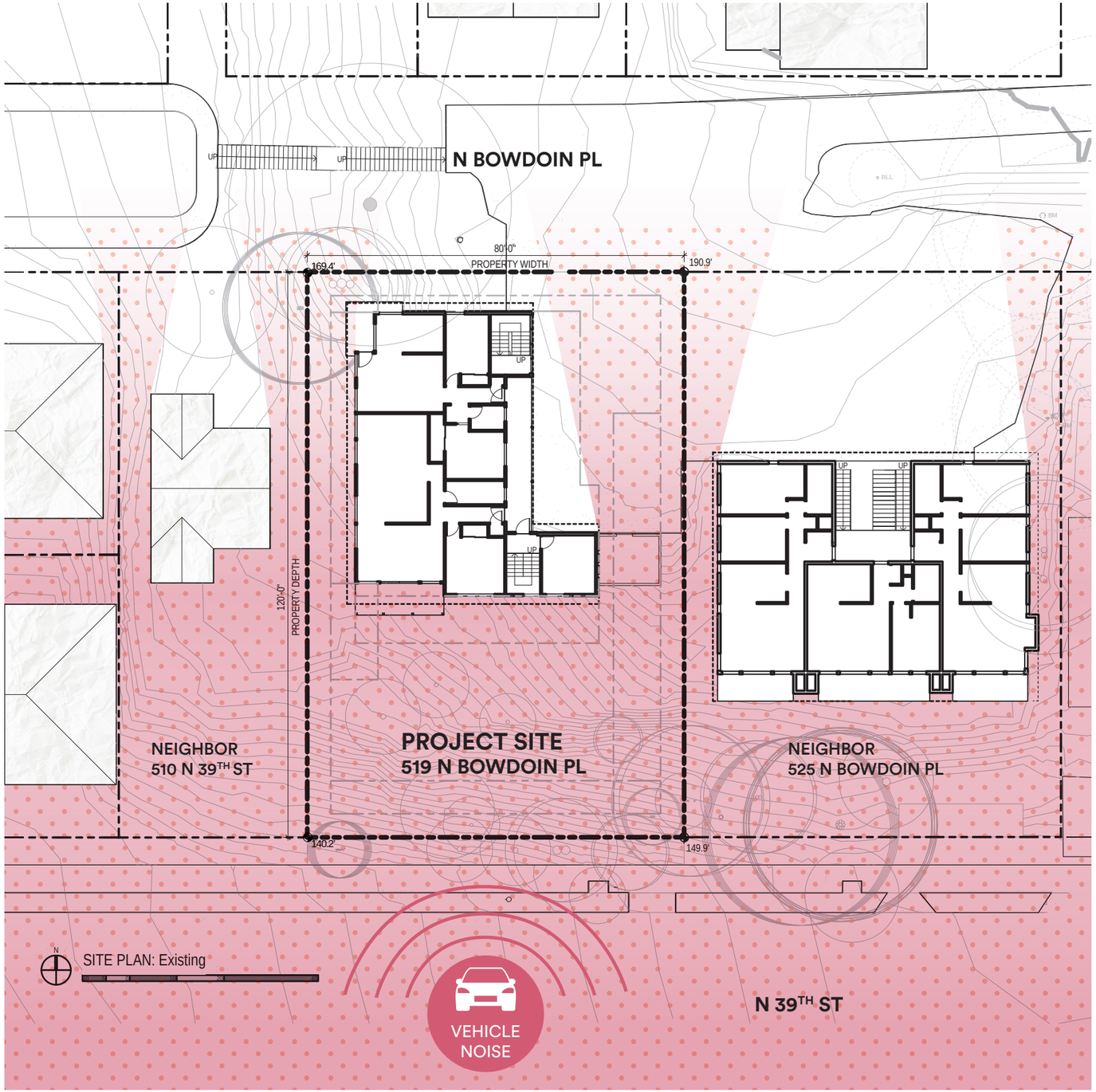
PRIVACY

Increasing density on site requires careful consideration of tenant privacy. Program arrangement within the new development will take into account the location and orientation of the existing multi-family buildings in order to maintain privacy and leave the existing building relatively undisturbed.

The western orientation of the dwelling units within the existing building on site means that only the southwest units are directly affected by the proposed development. Locating circulation, both common and individual, at the northern facade of the new development provides opportunity for visual interest without compromising privacy.

The main living functions within the units of the neighboring building at 525 N Bowdoin Pl are oriented primarily south, with the more private program at the west and north. The design of the façade of the new development along the eastern property line will need to consider the existing window locations to maintain privacy for both buildings.





NOISE

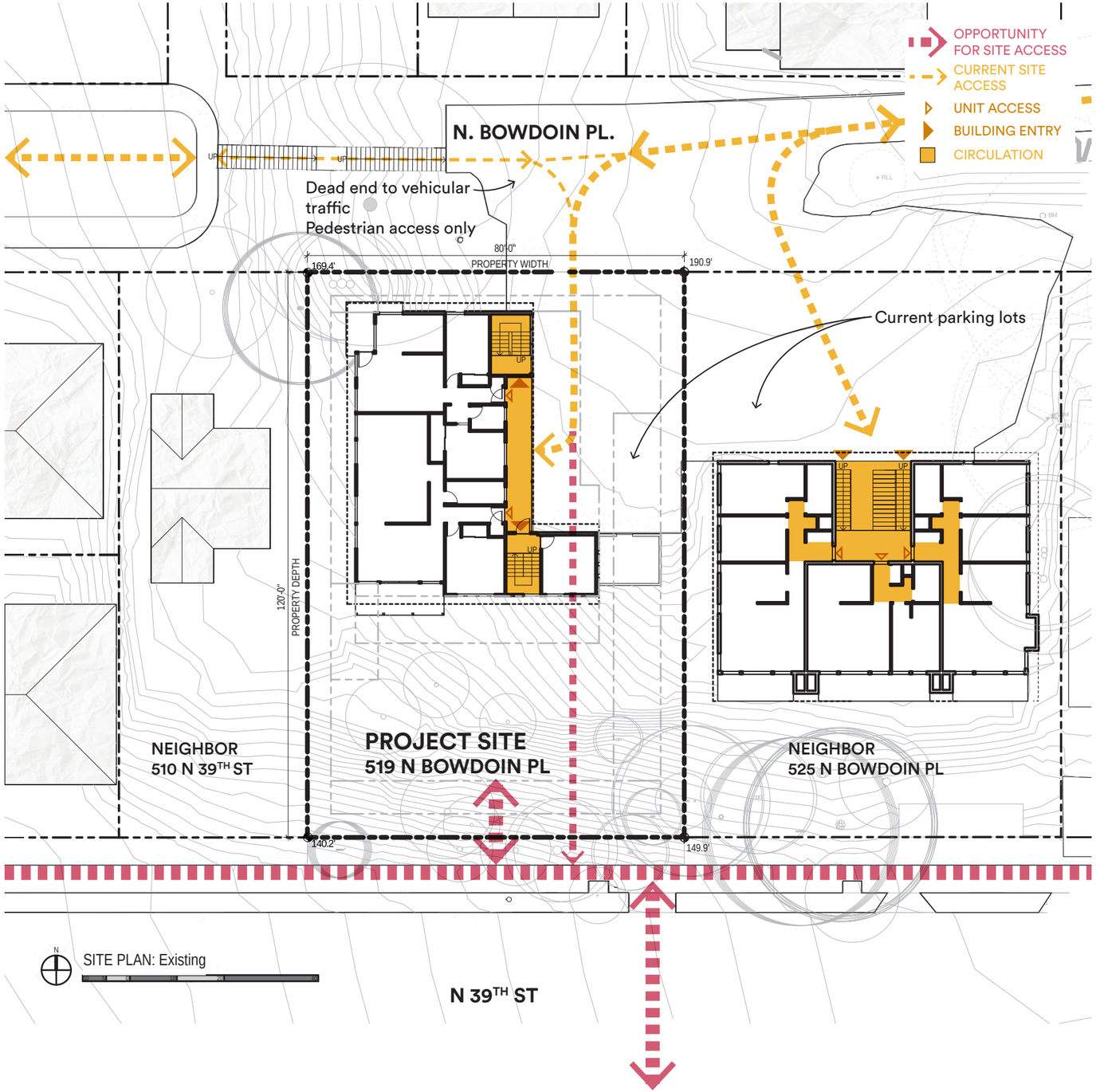
The major neighborhood arterial, N 39th St, hosts a significant amount of vehicular traffic, including a Metro bus route. This steady traffic flow results in high volumes of vehicular noise, especially during commuting hours. The current landscape between the street and the existing building does little to dampen the sound. The new development has an opportunity to shield the existing buildings on site, as well as the houses across N Bowdoin Pl, from the loud noise, thereby enhancing the experience at the southwest units' exterior decks.

SITE CIRCULATION

The existing building is currently accessed solely from the north, off of the dead end street N. Bowdoin Pl. The site has an existing parking lot at the north-east corner of the lot. The main building access is at the east façade, off the parking lot. Common circulation runs north-south, with an exterior corridor connecting two interior stairs. The exterior corridor allows for windows on the east side of the upper level units. The eastern circulation spine orients the residential units to the west. New development proposes a clear circulation scheme to connect and expand on.

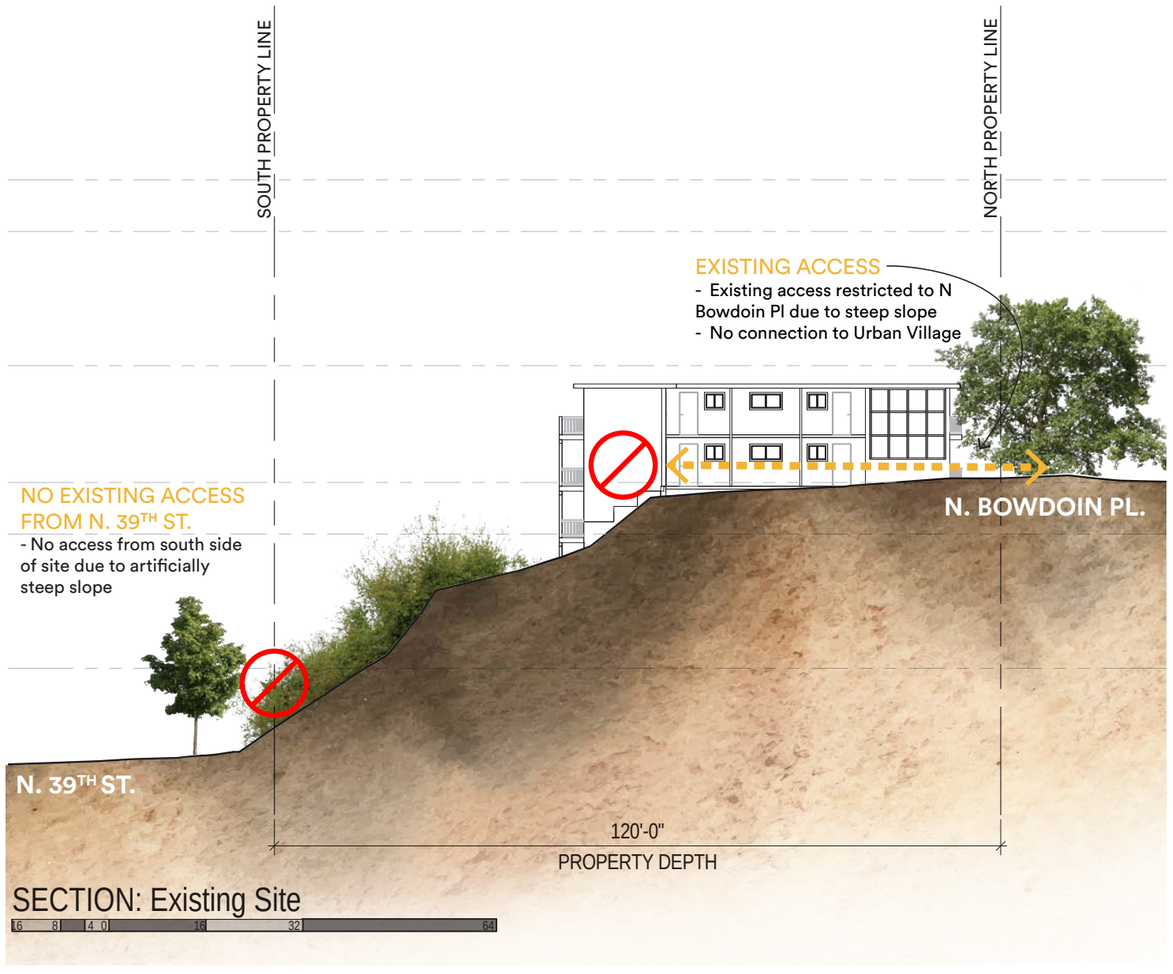
The neighboring multi-family building to the east is also accessed directly from the parking lot to the north of the building. Common circulation is entirely exterior, though covered. The northern circulation core orients the units to the south.

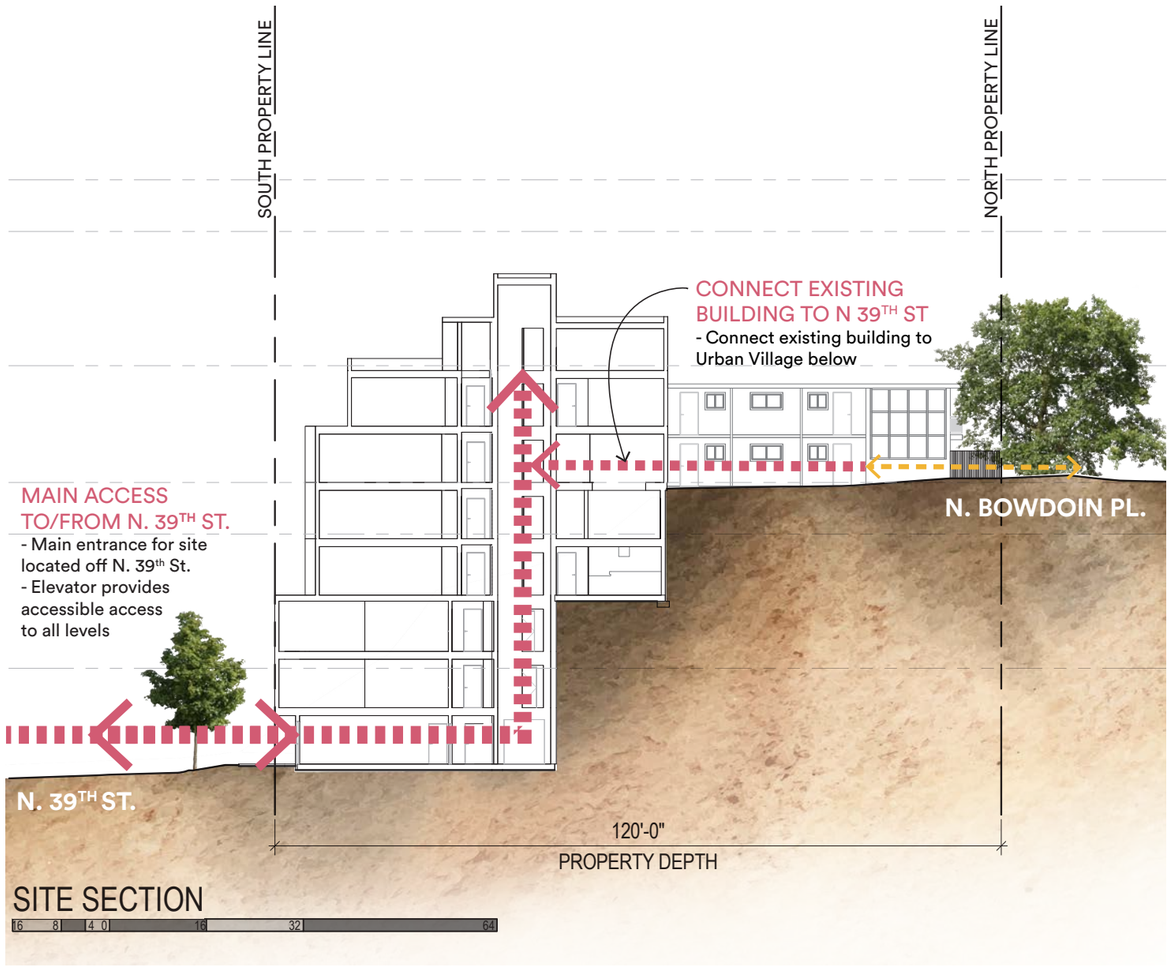
Due to the steep slope to the south, indicated by the stipple hatch in the diagram, there is currently no access to N 39th St. Infill has the opportunity to connect the existing buildings to the urban village below and alleviate some strain at the single-family streets to the north.



SITE CIRCULATION

The steep topography of the site dictates the building configuration and circulation. There is an overall grade change of approximately 45’ across the length of the property. While the dramatic slope presents other challenges, it does provide the opportunity for multiple on-grade entry points. Due to the southern, solar orientation of the new development and its close proximity to the existing building on site, building circulation is ideally located at the north façade.





6.0 ZONING DATA

NEIGHBORHOOD CONTEXT

The project site occupies the steep hillside that acts as a natural zoning threshold at the project site. New development on site will take advantage of the slope to mitigate scale and connect to the multi-family zone to the south.

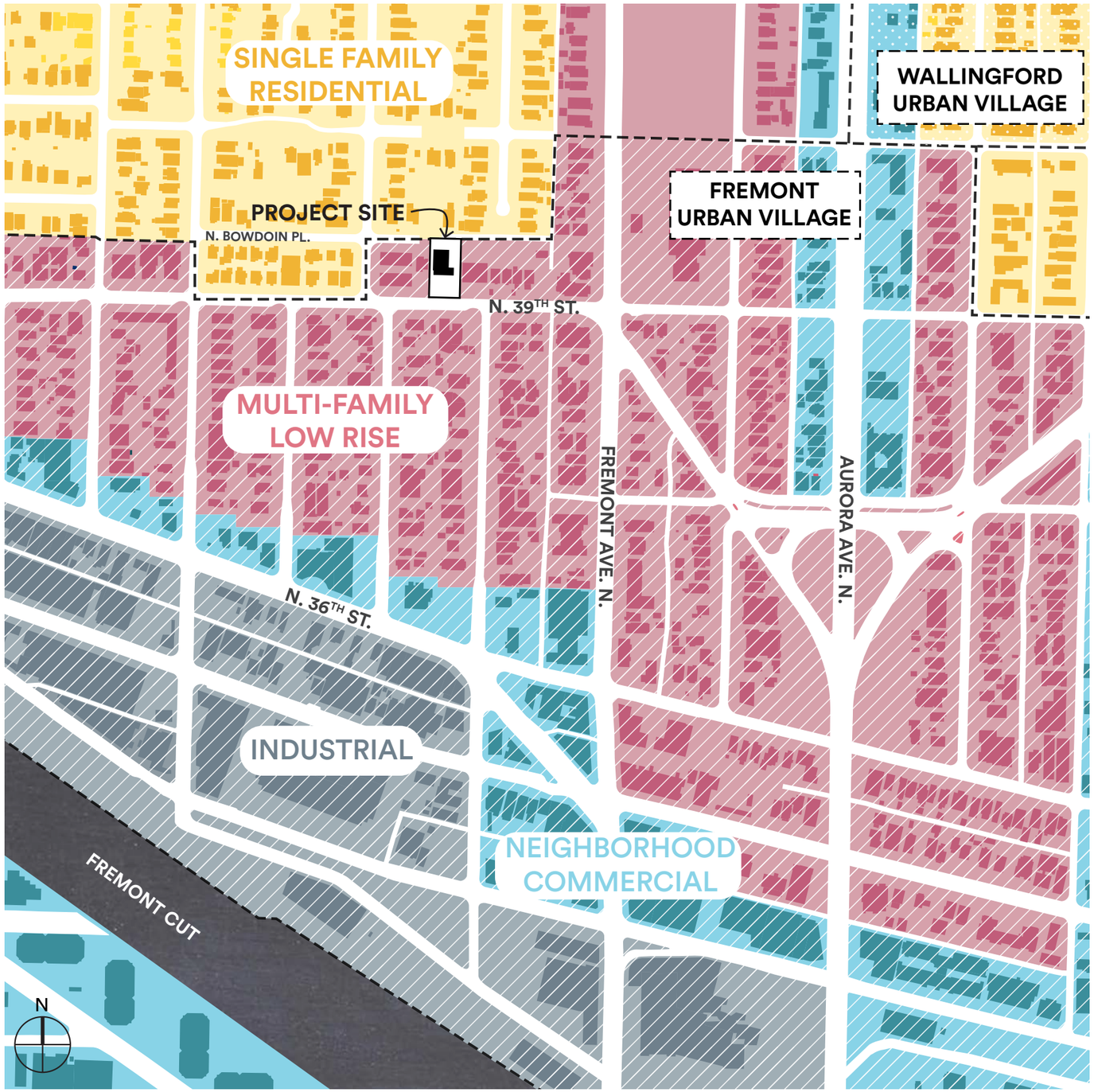
A few blocks to the north is the architecturally diverse upper Fremont neighborhood, with a mix of low-rise zones from N 42nd St to Woodland Park at N 50th St and Neighborhood Commercial along Fremont Ave N. The area is currently comprised of single family homes, DADUs, townhouses, apartments, condominiums, mixed use and commercial buildings. Updated accessory dwelling unit codes for single family zones encourages increased density throughout the city, making single family zones function more similarly to multi-family zones.



ZONING & URBAN VILLAGES

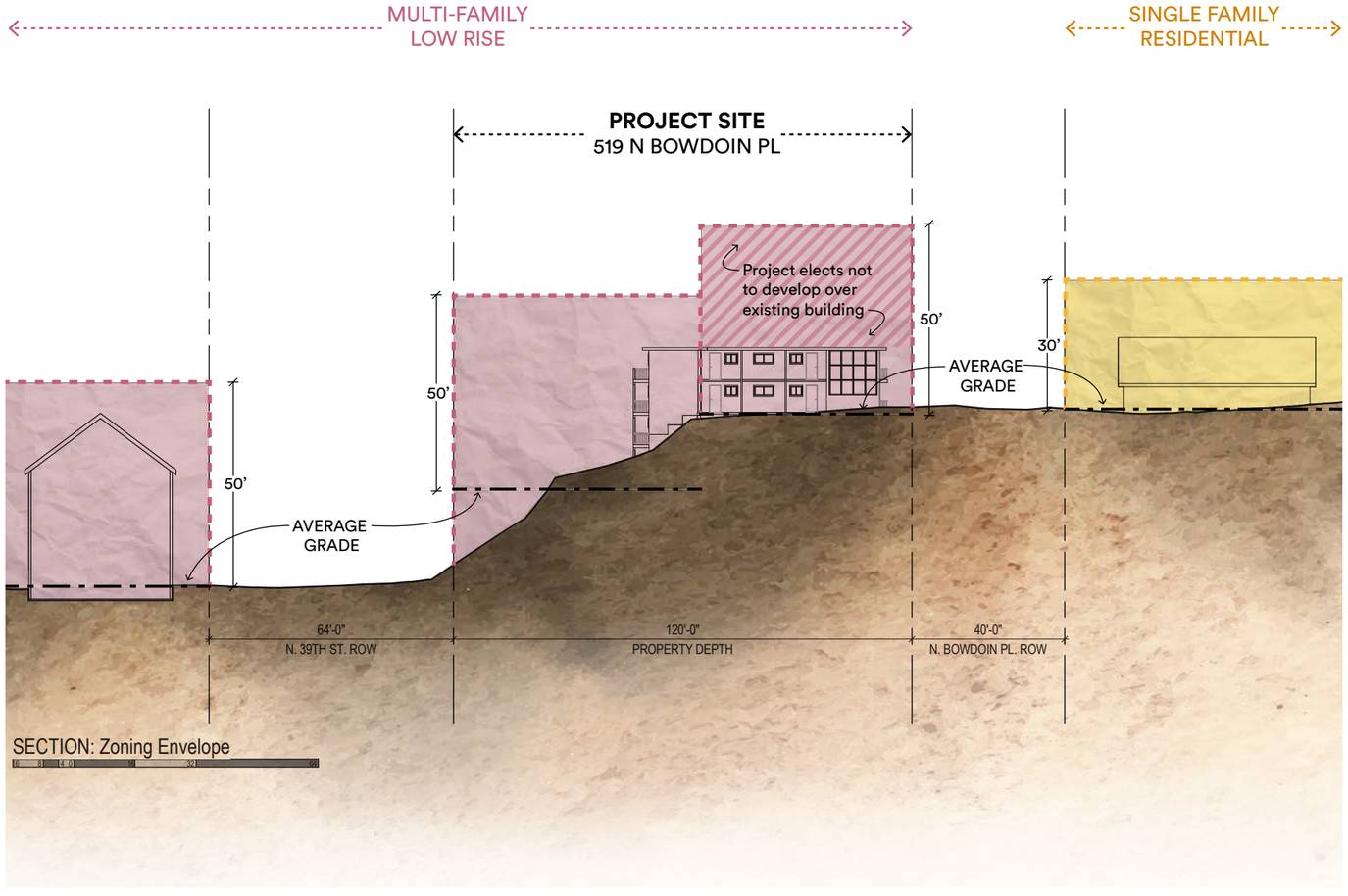
ZONE	LR3 (M)
URBAN VILLAGE	FREMONT HUB URBAN VILLAGE 247 acres; 0.4 square miles
FAR	2.3
DENSITY	No limit
MHA	M - medium
PARKING	
vehicular	No requirement
Bicycle	1 long term / unit; 1 short term / 20 units

The project site is within an LR3 zone, along the stepped, norther border of the Fremont Urban Village. The site forms part of the boundary between the neighborhood's residential zones.



ZONING & URBAN VILLAGES

The steep slope of the site provides a natural buffer between the scales of single- and multi-family housing. Adjacent to the single-family residential, the perceived scale of the existing building is proportionate. The project elects not to maximize the zoning envelope at the top of the hill in an effort to preserve the neighborhood character and maintain an appropriate scale at the zoning threshold. The new development will be located at and oriented towards N 39th St, facing the multi-family zone and Urban Village to the south.



CODE ANALYSIS

CATEGORY	CITATION	CODE	NOTES (SEE CH. 17: DEPARTURES FOR FURTHER INFORMATION)
FLOOR AREA RATIO	SMC 23.45.510	2.3 F.A.R. for apartments in LR3 zones in urban village w/ MHA suffix	F.A.R. total includes existing building & addition
DENSITY LIMIT	SMC 23.45.512	No density limit for apartments in LR3 zones in urban village w/ MHA suffix	
STRUCTURE HEIGHT	SMC 23.45.514.A	50’-0” height limit for apartments in LR3 zones in urban village w/ MHA suffix	
	SMC 23.45.514.E	Shed roofs may extend 3’-0” abv. height limit, provided low side does not exceed height limit; roof line may extend to accommodate eaves, provided highest point is no more than 4’-0” abv. height limit	
	SMC 23.45.514.I.3.b	Projections abv. flat roofs may extend 4’-0” abv. height limit	
	SMC 23.45.514.I.4	Stair penthouses, mechanical equipment and minor communication utilities can exceed height limit by 10’-0”	
	SMC 23.45.514.I.6	Elevator penthouses can exceed height limit up to 16’-0”	
SETBACKS & SEPARATIONS	SMC 23.45.518	Front setback = 5'-0" (DEPARTURE REQUESTED, pg. 79) Side setback = 7'-0" avg. if facade > 40' (DEPARTURE REQUESTED, pg. 79)	
	SMC23.45.518.A.2	Upper level setback = 12'-0" abv. 54' (DEPARTURE REQUESTED, pg. 79)	
	SMC 23.45.518.D	All setbacks abutting a street in through lots considered front setback	
	SMC 23.45.518.H.4	Decks up to 18" above grade allowed to extend to street lot line (DEPARTURE REQUESTED, pg. 80)	
	SMC 23.45.518.H.5	Stairs allowed to extend to street lot line if > 2.5' abv. grade (DEPARTURE REQUESTED, pg. 80)	
	SMC 23.45.518.I.1	Accessory structures can be located in req’d separations and rear or side setbacks if set back 7’-0” from lot line that abuts a street	
	SMC 23.45.518.I.3	Uncovered, unenclosed pedestrian bridges necessary for access allowed w/in any req’d setback or separation if 5’-0” or less in width	
	SMC 23.45.518.I.4	Underground structures allowed w/in any req’d setback or separation	
	SMC 23.45.518.I.8	Retaining walls used to protect cut into existing grade cannot exceed 6’-0” or height req’d to support cut	
AMENTIY AREA	SMC 23.45.522.A.1	25% of lot area req’d; 50% at ground level (roof decks count towards req)	
	SMC 23.45.522.A.2	Min. 50% of amenity area to be provided at ground level, except that area at roof counts (DEPARTURE REQUESTED, pg. 81)	
	SMC 23.45.522.D.1	All units req’d to have access to either common or private amentiy area	
	SMC 23.45.522.D.2.a	Amenity cannot be enclosed in LR zones	
	SMC 23.45.522.D.5	Min. 250 SF and min. 10’-0” horizontal dimension At least 50% at ground level to be landscaped	
	SMC 23.45.522.D.5.a	Min. common amenity area = 250 SF (DEPARTURE REQUESTED, pg. 81)	
STRUCTURE WIDTH & FACADE LENGTH	SMC 23.45.527.A	Max. 150’-0” facade width	
	SMC 23.45.527.B.1.	Max. facade w/in 15' of side lot line not to exceed 65% of length of said lot line	
DESIGN STANDARDS	SMC 23.45.529.C.2	Division of street-facing facades over 750 SFin area req'd (TYPE I EXCEPTION REQUESTED VIA MUP PERMIT #3035494-LU) Min. 150 SF area Min. 18" depth change to be considered separate facade	
PARKING	SMC 23.54.015.Table D		
	SMC 23.54.015.K.2.e	1 stall / unit long term bicycle parking; 1 stall / 20 units short term parking req’d Long term bicycle parking cannot be accessed via stairs	
SOLID WASTE	SMC 23.54.040 Table A	Min. 375 SF area for 26-50 unit residential developments (EXCEPTION GRANTED)	

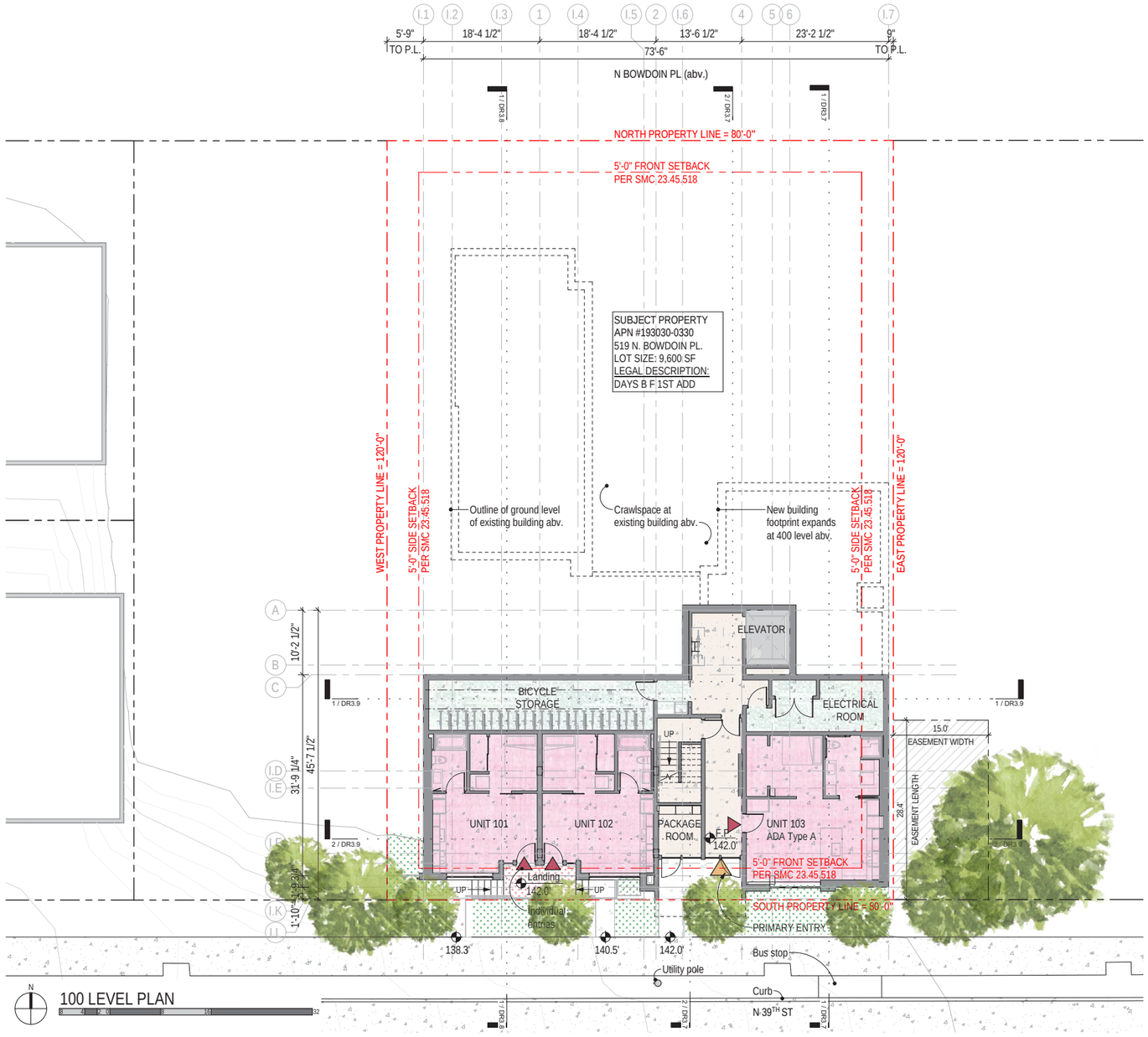
COMPOSITE SITE PLANS 7.0

100 LEVEL COMPOSITE PLAN

CS2.B.2. CONNECTION TO THE STREET
PL1.B.3. PEDESTRIAN AMENITIES
PL2.A.1. ACCESS FOR ALL
PL3.C.2. ON SITE TRANSIT STOPS

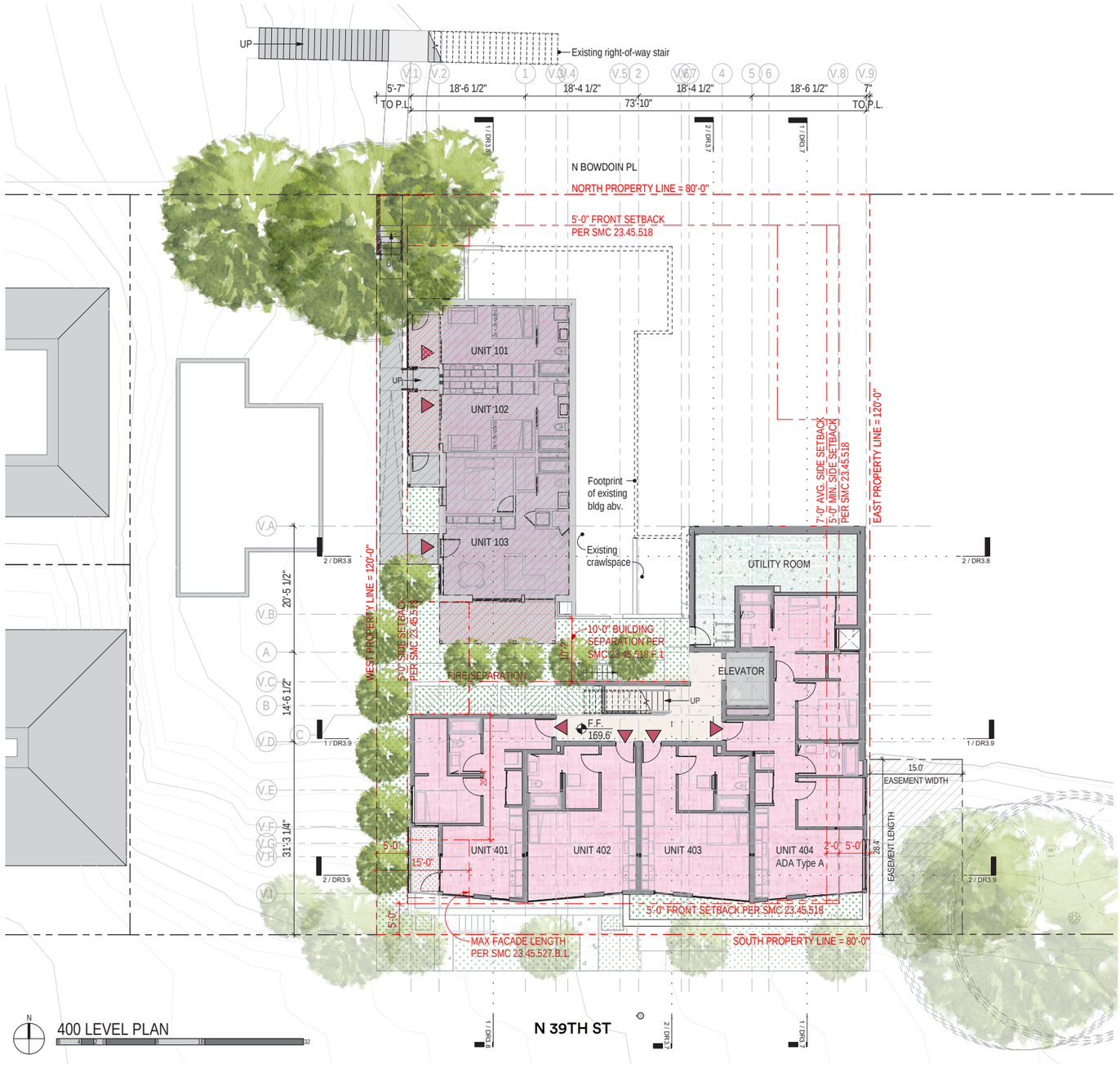
The proposed building establishes a previously non-existent connection to N 39th St, the street facing the low-rise zone to the south. Focusing access, including mail delivery and bike parking, off N 39th St orients the building towards its low-rise neighbors and alleviates strain on the single-family zone to the north. Accessible access is fully integrated into the main entry, welcoming all tenants through the shared front door.

The presence of a building at street level on N 39th St increases the perceived width of the pedestrian realm, replacing steep slope with gentle landscaping, street trees, art and lighting. A public art amenity is planned for the existing transit stop at the south-east corner of the site, adding to the character of the greater Fremont neighborhood. Encouraging the use of public and shared transit, the structure would provide shelter and visual interest at the public realm.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



400 LEVEL COMPOSITE PLAN

CS2.D.2. EXISTING SITE FEATURES
CS3.A.1. FITTING OLD AND NEW TOGETHER
DC1.C.4. SERVICE USES
DC3.C.2. AMENITIES AND FEATURES

A main priority of the proposed project is to retain the existing building on site to maintain the appropriate scale adjacent to the single family zone, lower the project's carbon footprint and maintain established housing that is more affordable than new housing. The significant grade change on site results in multiple on-grade access points. A three-unit addition is planned for the crawlspace at the existing building, which daylights to the west and south. This addition includes structural updates and fire sprinklers throughout, ensuring that the existing mid-century building will provide decades of cost-effective use for future residents.

The egress for the addition cannot connect to either the existing or new building; instead the three new units take advantage of the underutilized ROW stair at N Bowdoin Pl for access. Carefully considered landscaping between the buildings ties the site together, provides visual interest, and increases the privacy at the ground level addition.

The new building takes advantage of the grade change to locate the bulk of the mass at the lower part of the site, away from the less dense, single-family zone to the north. Utilities servicing both the existing and new buildings are located in the buried portion of the new building, avoiding blank walls and impacts to circulation.

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

600 LEVEL COMPOSITE PLAN

CS2.D.3. ZONE TRANSITIONS
PL2.A.1. ACCESS FOR ALL
DC1.A.4. VIEWS AND CONNECTIONS

The new building is set back over 50 feet from N Bowdoin Pl out of respect to the single-family zone across the ROW. The project proposes to maintain the existing parking lot, to facilitate accessibility and utility access. The secondary entry provides temporary bike storage and access to the solid waste storage, which is required to be collected via N Bowdoin Pl. The storage area is fully screened and enhanced by landscaping that softens the hardscaped parking lot.

The existing building unit layouts are oriented west, towards the Olympic Mountains. The new building units are oriented south to preserve privacy and take advantage of southern exposure and views towards Lake Union, downtown and Mount Rainier.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

RESPONSE TO EDG & MUP 8.0

ITIMIZED RESPONSE TO EDG & MUP

EDG RESPONSE

A. INCORPORATE SUBSTANTIAL MODULATION AT SOUTH FAÇADE
- Break lower levels into two volumes
- Incorporate angled modulation at middle levels (300-600)
- Push massing in at SW corner & incorporate decks

B. BREAK MASSING UP INTO BASE, MIDDLE & TOP TO RESPOND TO TOPOGRAPHY

C. PROVIDE RELIEF AT UPPER FLOORS
- Step 700 & 800 levels back at west, south, and east facades
- Step 800 level back at west façade (highest perceived corner from street)

D. ENTRY SHOULD BE APPROPRIATELY SCALED AND IDENTIFIABLE
- Add raised canopy at main entry
- Use warm texture, lighting & signage to identify entry
- Add wood fin walls to indicate main entry

E. RAISE WEST STUDIO UNITS ABOVE STREET
- Elevate western (2) units
- Recess entry to provide weather protection & privacy

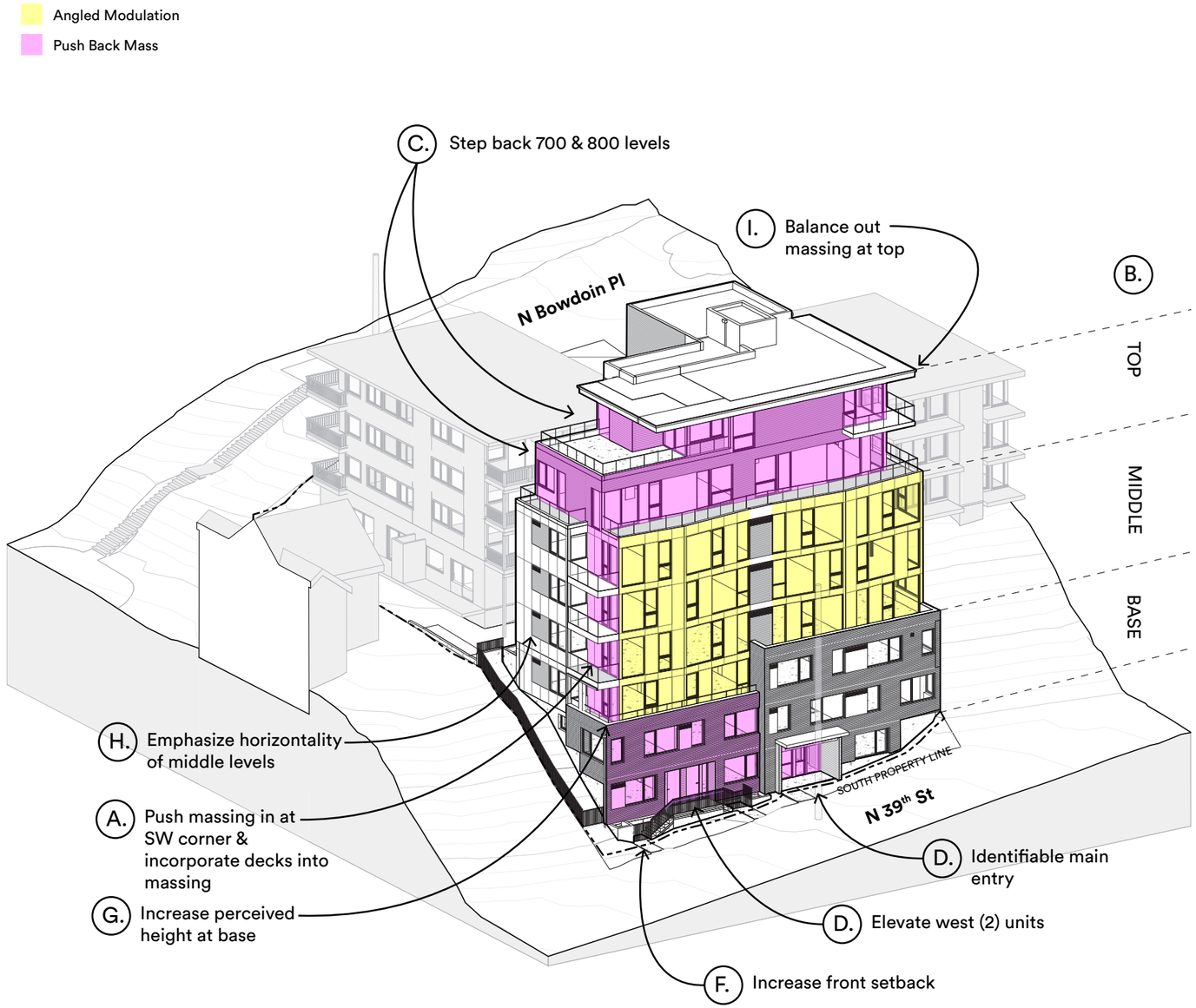
F. INCREASE FRONT SETBACK
- Push base back, 1'-4" at west half, 3'-2" at east half

MUP RESPONSE

G. INCREASE PERCEIVED HEIGHT OF BASE
- Raise height of parapet at 200 & 300 level roofs
- Add glass guardrail at 200 level roof to integrate with middle levels

H. EMPHASIZE HORIZONTALITY OF MIDDLE LEVELS
- Break all vertical corrugated bands
- Add different colored infill panels to emphasize woven pattern

I. BALANCE OUT MASSING AT TOP
- Add deck at southeast corner of 800 level
- Wrap roof eave around south and east facade



FLOOR PLANS 9.0

100 LEVEL PLAN

GROSS AREA / FLOOR	**2556 SF**
Residential	1412 SF
Circulation	437 SF
Support (Residential)	707 SF
UNITS	**3**
Studios	3
PARKING	
Vehicle	0
Bicycle	25

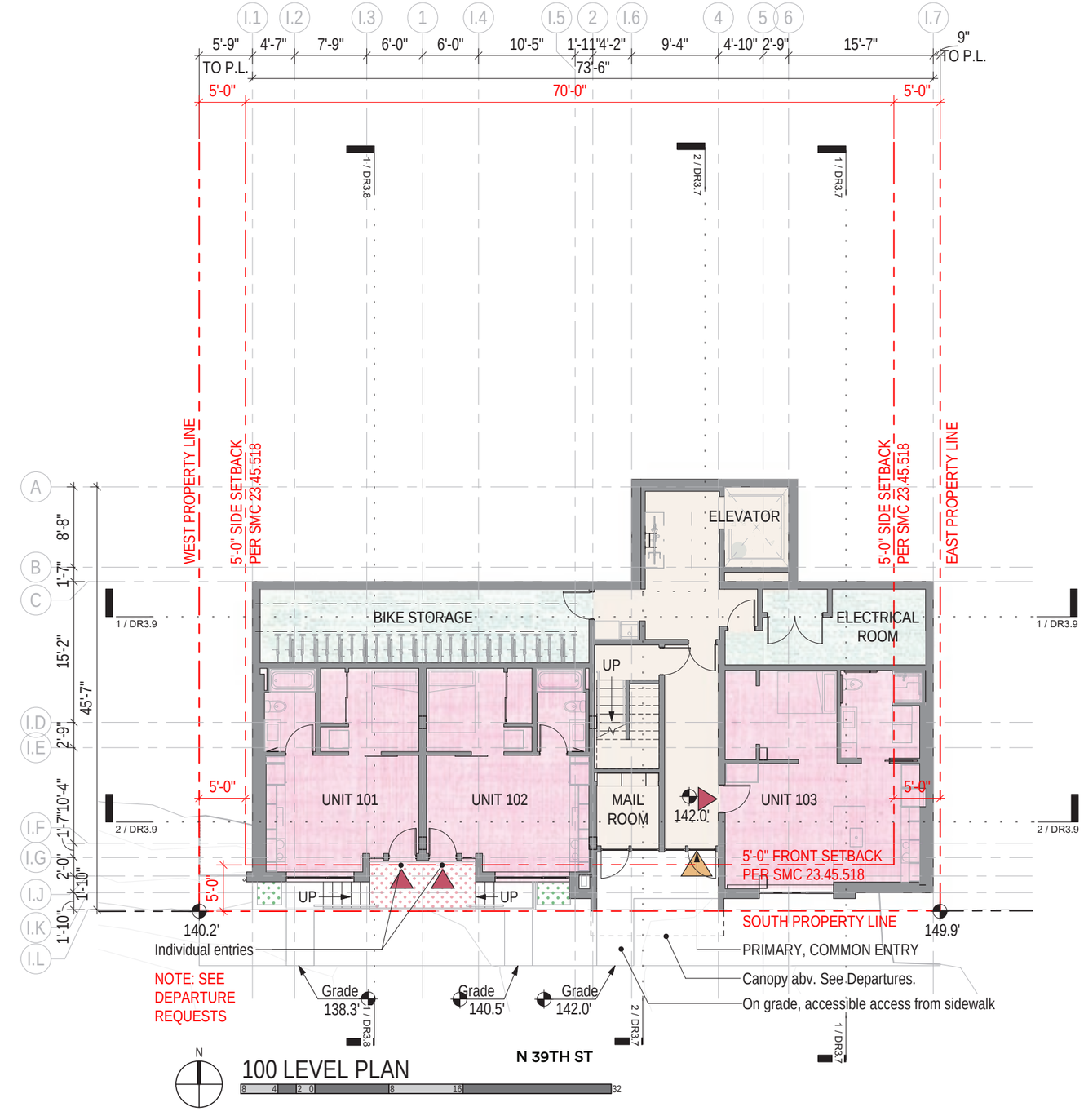
PL3.A.1. ENTRIES
PL3.B.2. GROUND LEVEL RESIDENTIAL
DC4.D.1. CHOICE OF PLANT MATERIALS

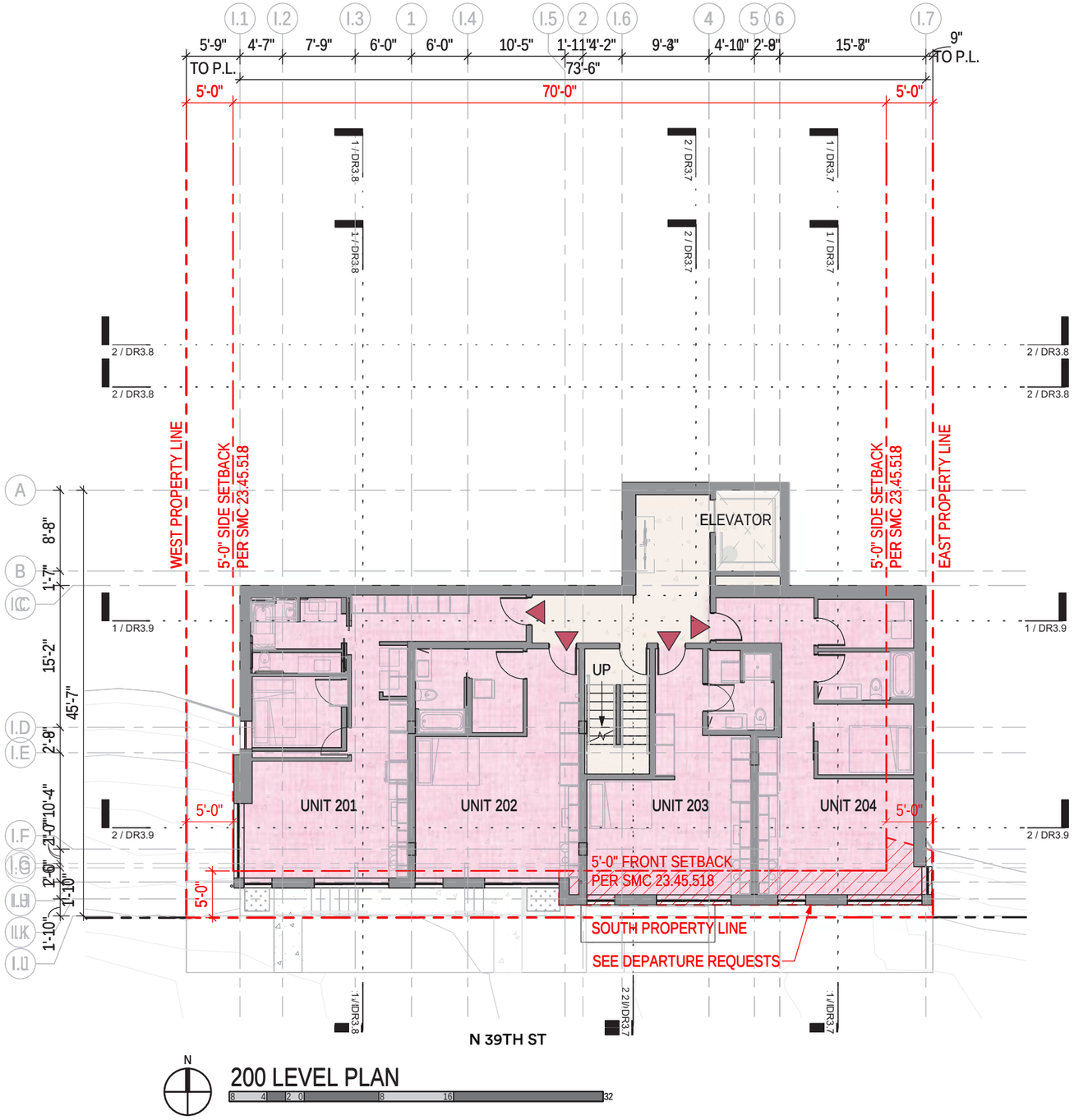
The primary entrance for the new building is located off N 39th St to re-focus the site towards the low-rise zone to the south. On-grade, common access establishes an accessible connection for all levels of both the new and existing buildings and facilitates access to the bike storage. In an effort to focus as much access off N 39th St as possible, the mail room is also located at the 100 level, transitioning deliveries via the Evanston Ave N to N 39th St. The project plans to secure several dedicated load/unload zones at the south side of the site to facilitate deliveries to the 100 level. The load/unload zones have the potential to support a pedestrian crosswalk at the intersection of N 39th St and Evanston Ave N.

Recessed volumes and change in material identify the entries. Increased depth and an addition of a canopy help identify the common entrance from the individual entries. Additional transitional elements at the ground level residential units, such as gates, planters, and stairs, increase security and indentify the transition from public sidewalk to private residence. Units 101 and 102 are raised above the sidewalk level, using the stairs to create a vertical separation and define the transition to private outdoor space. Bio-retention planters create an additional privacy buffer.

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY





200 LEVEL PLAN

GROSS AREA / FLOOR	**2641 SF**
Residential	2215 SF
Circulation	372 SF
Support (Residential)	54 SF
UNITS	**4**
1-Beds	2
Studios	2

PL2.B.1. EYES ON THE STREET

The main living spaces in the new building are oriented south, adding natural surveillance at the street below without compromising privacy. The single exit stair and elevation scheme minimizes circulation area, maximizing the area dedicated to the unit interior. Simple modulation breaks up the mass in a way that can step with the grade.

GRAPHIC LEGEND

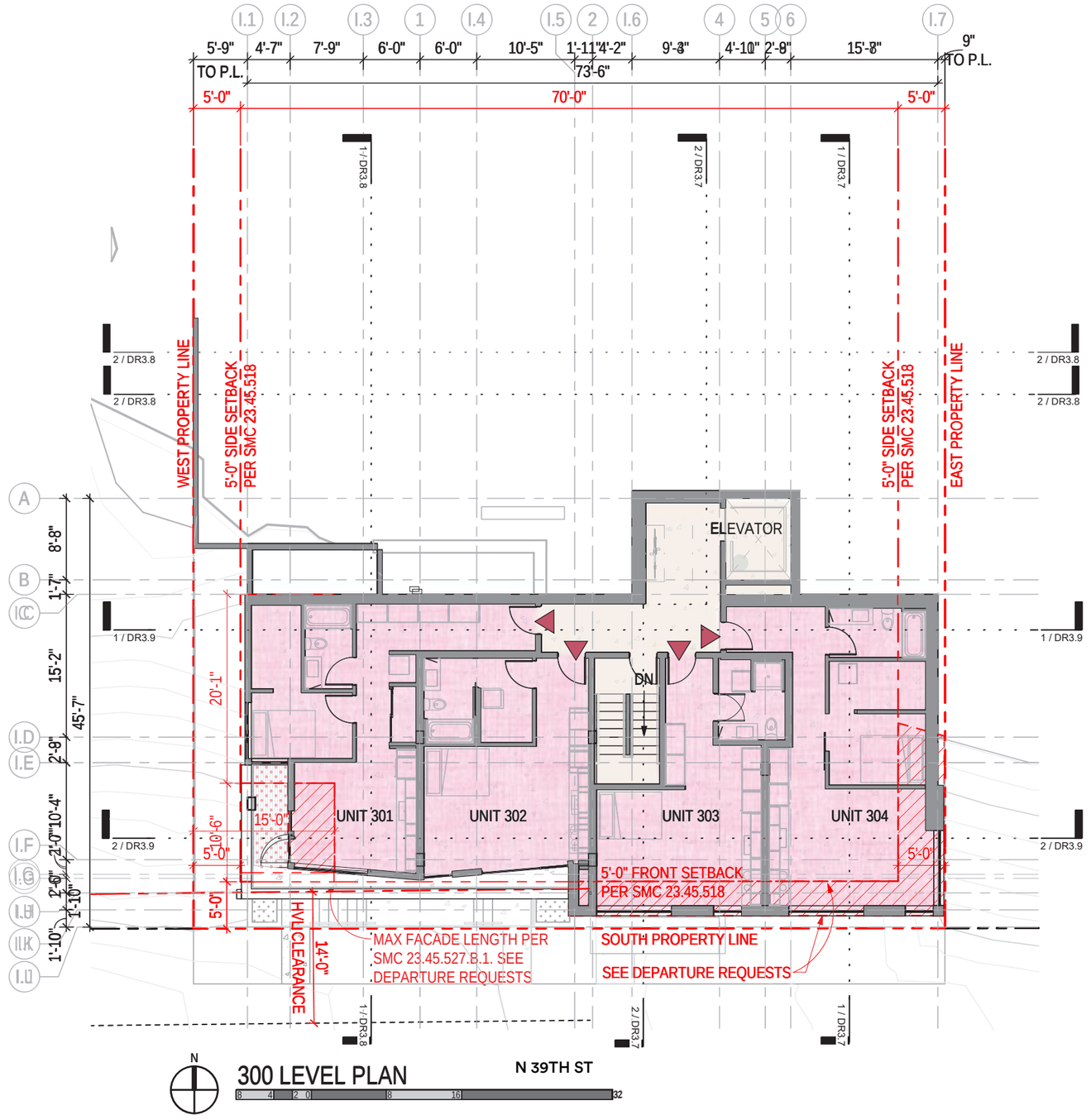
- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

300 LEVEL PLAN

GROSS AREA / FLOOR	**2513 SF**
Residential	2087 SF
Circulation	371 SF
Support (Residential)	55 SF
UNITS	**4**
1-Beds	2
Studios	2

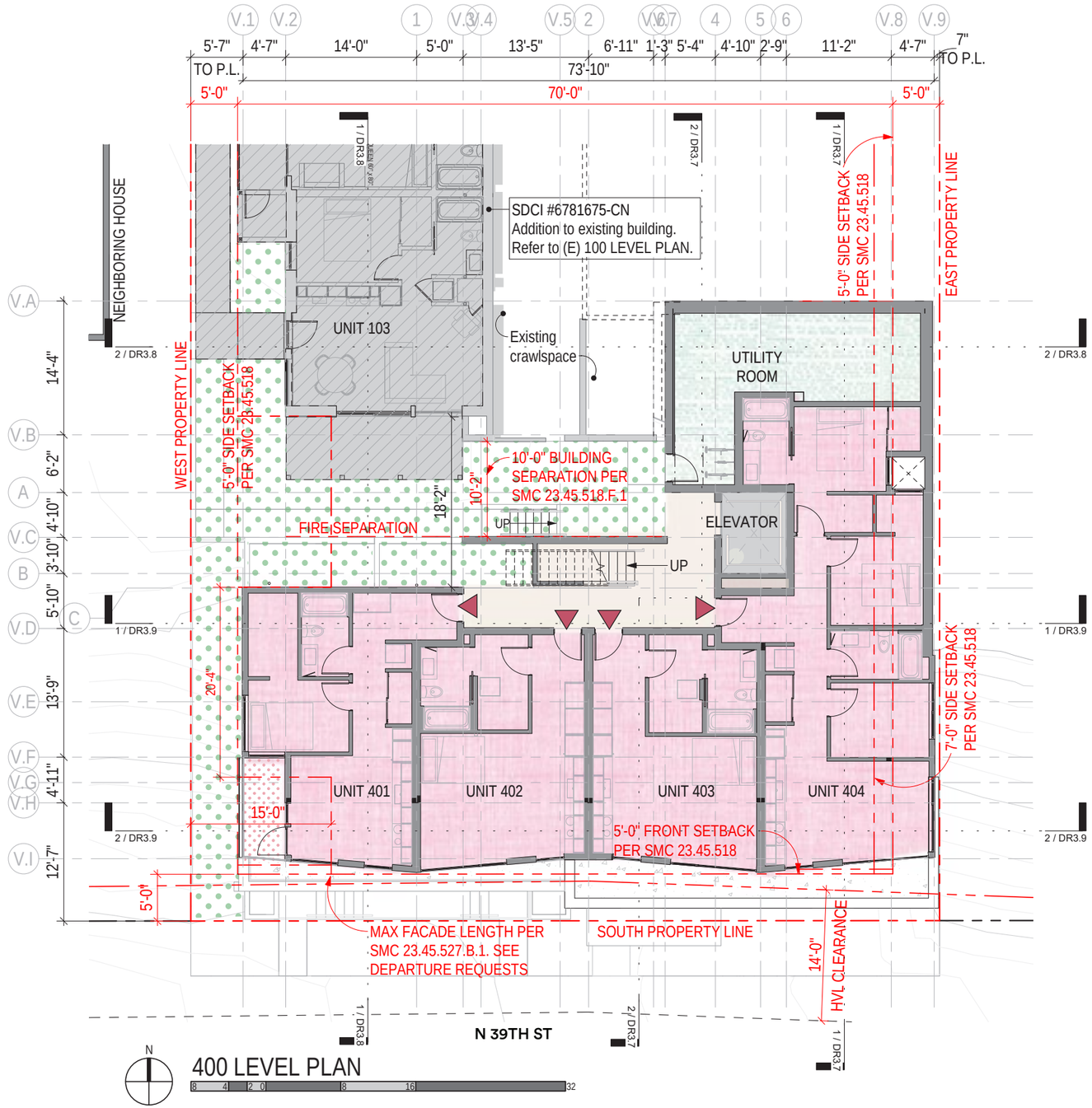
DC2.A.2. REDUCING PERCEIVED MASS

The 300 level marks the transition from the base to the middle of the building. The angled façade at the middle levels extends down to the 300 level at the western two units, pulling back from the 200 level below. A portion of the west façade also pulls back, reducing the perceived mass at the lowest corner of the site. An exterior deck is incorporated into the recessed area, helping to further break up the building mass and introduce visual interest.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



400 LEVEL PLAN

GROSS AREA / FLOOR	**3093 SF**
Residential	2231 SF
Circulation	313 SF
Support (Residential)	549 SF
UNITS	**4**
1-Beds	1
2-Beds	1
Studios	2

CS3.A.1. FITTING OLD AND NEW TOGETHER
DC4.D.1. CHOICE OF PLANT MATERIALS

The angled façade stretches across the entire width of the building, identifying the unit stacks and providing subtle modulation without harsh shadows. The large glazing area takes advantage of territorial and mountain views. The increased footprint at the east side of the building allows for a stack of two-bedroom, two-bathroom units, increasing the family unit options.

The new building is divided into two, stacked single exit buildings, with the 400 level at the base of the upper building. The exterior corridor and stair that serves levels 400-800 takes cues from the existing building on site. The stair pulls away from the building to provide natural light, ventilation and views to the bio-retention planters.

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

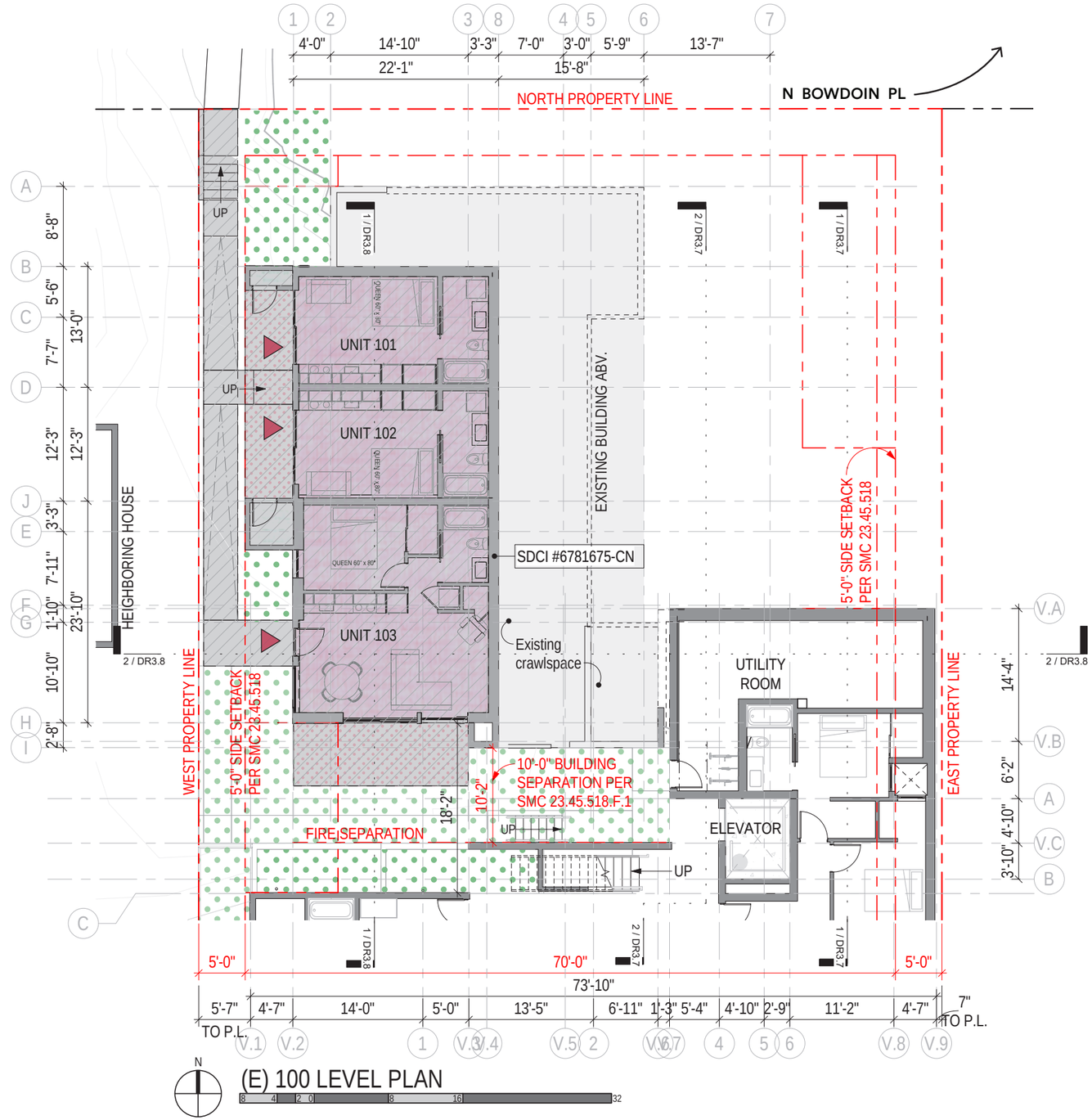
(E) 100 LEVEL PLAN

GROSS AREA / FLOOR	**3070 SF**
Residential	1090 SF
UNITS	**3**
1-Beds	1
SEDUs	2

CS3.A.1. FITTING OLD AND NEW TOGETHER
DC4.D.1. CHOICE OF PLANT MATERIALS

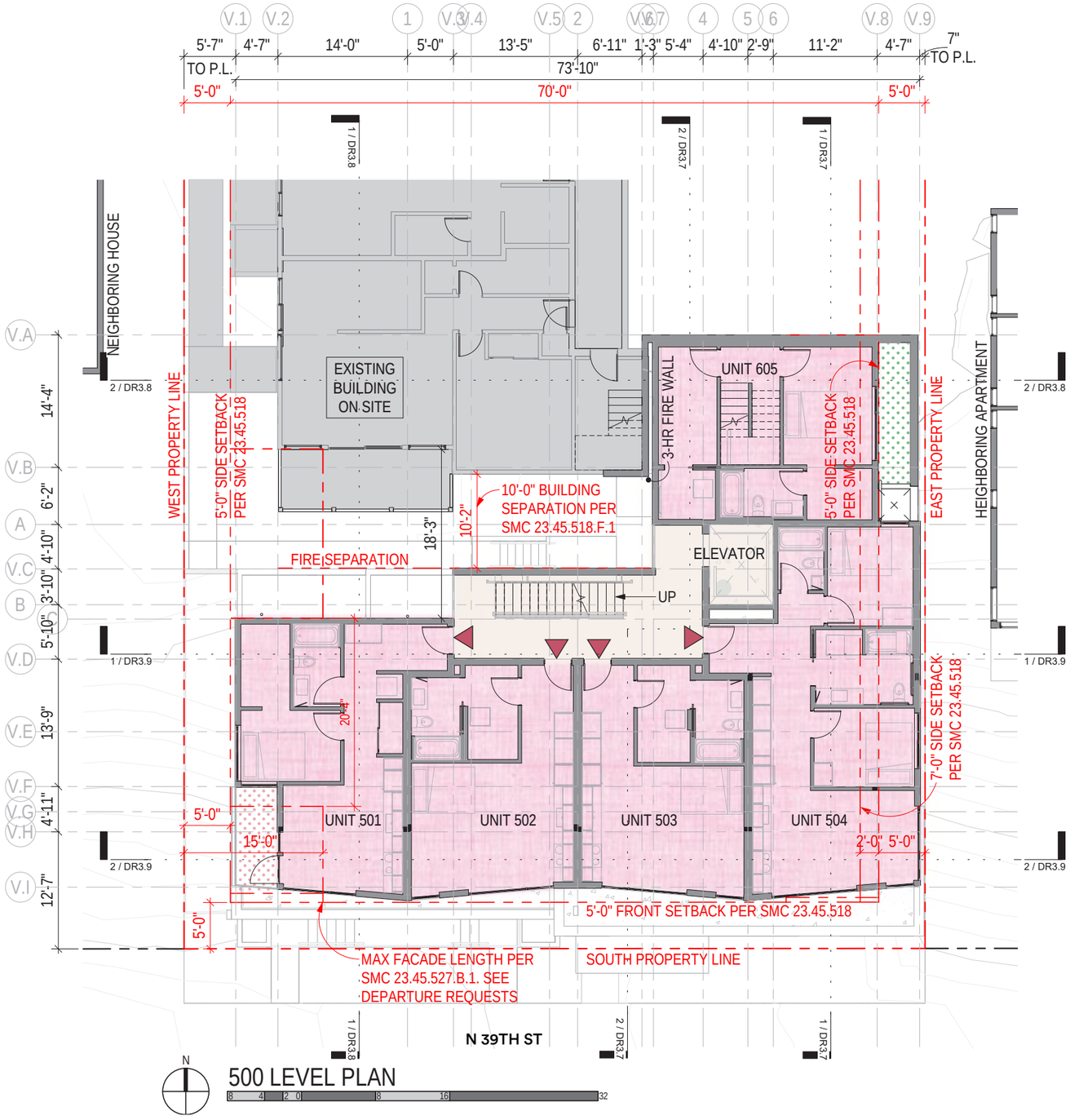
Three new units are planned for the crawlspace at the existing building. Due to the steep slope on site, the crawlspace is tall and entirely on grade at the west and south elevations. The units are accessed via the landing of the ROW stair at N Bowdoin Pl, close to street parking at Dayton Ave N.

A series of transitional elements help define the transition from public realm to private outdoor space at the entry to the addition. A gate and stair at the property entrance marks the private realm. Small exterior storage rooms flank the slightly elevated deck at the unit 101 & 102 entries, providing a privacy buffer. The entry for unit 103 is pulled back from the corner to maximize the landscaped area between the buildings. The solid north wall at the new building maintains privacy at unit 103.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



500 LEVEL PLAN

8 4 2 0 8 16 32

500 LEVEL

GROSS AREA / FLOOR	**3070 SF**
Residential	2722 SF
Circulation	336 SF
Support (Residential)	12 SF
UNITS	**5**
1-Beds	2
2-Beds	1
Studios	2

CS2.D.5 RESPECT FOR ADJACENT SITES

Solid walls at the north façade of the new building maintain privacy at the existing building. The northeast corner of the building mass pulls back to provide relief to the neighboring building. A bio-retention planter incorporated into the indentation, providing on-site stormwater management and a privacy buffer.

GRAPHIC LEGEND

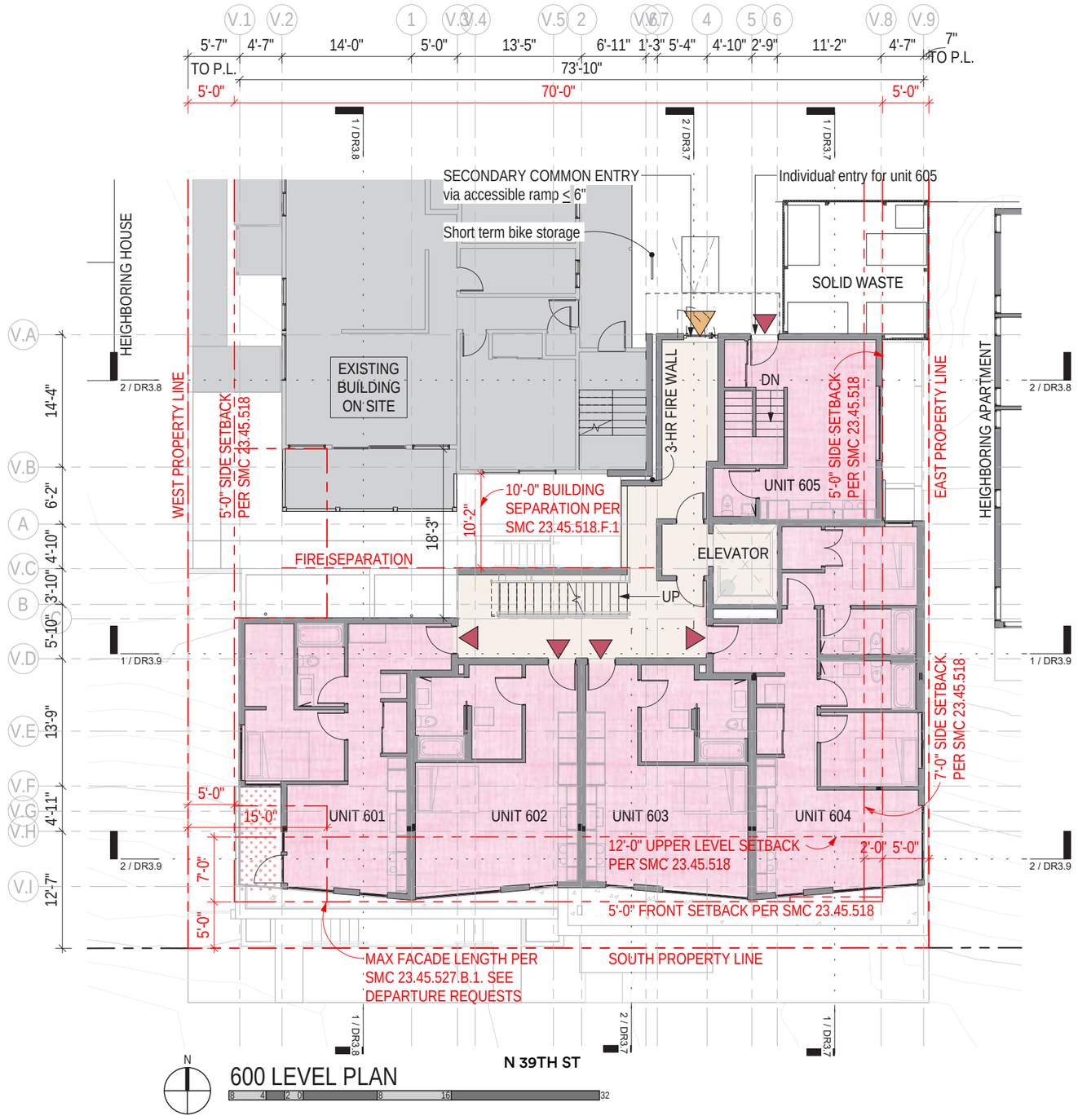
- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

600 LEVEL

GROSS AREA / FLOOR	**3017 SF**
Residential	2516 SF
Circulation	442 SF
Support (Residential)	59 SF
UNITS	**5**
1-Beds	2
2-Beds	1
Studios	2

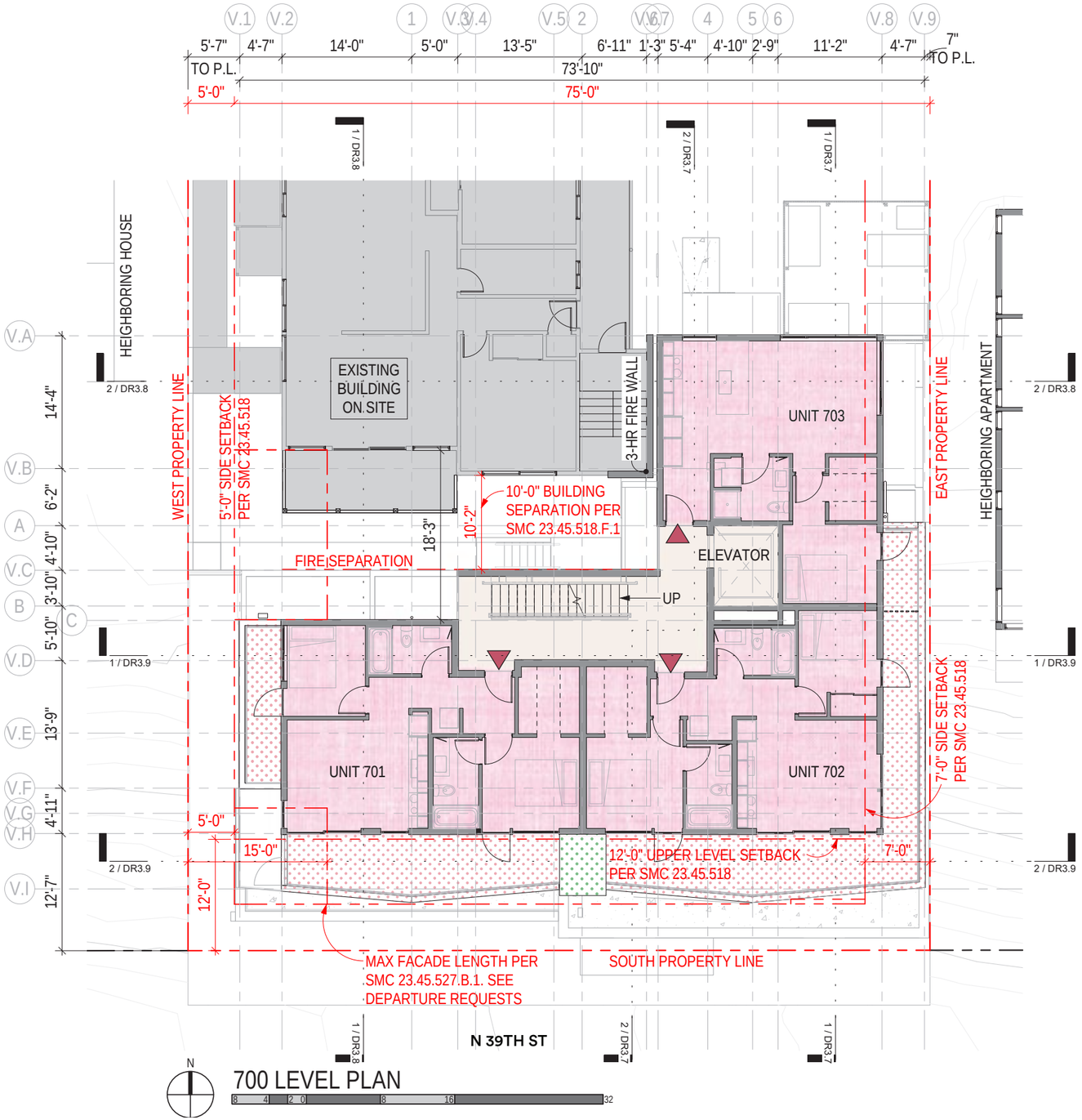
PL2.A.1. ACCESS FOR ALL
DC1.C.4. SERVICE USES

Access to the existing parking lot and N Bowdoin Pl is located at the 600 level. The secondary entrance provides fully integrated accessible access to all levels of the new building. A short term bike rack is provided between the old and new building entries. The secondary entry at the 600 level provides access to the exterior solid waste storage, which is required to be collected via N Bowdoin Pl. Screening and planting help maintain an attractive building entry.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



N

700 LEVEL PLAN

8 4 2 0 8 16 32

700 LEVEL

GROSS AREA / FLOOR	**2355 SF**
Residential	1991 SF
Circulation	352 SF
Support (Residential)	12 SF
UNITS	**3**
1-Beds	1
2-Beds	2

DC2.A.1. SITE CHARACTERISTICS AND USES

The west, south and east façades pull back at the 700 level to reduce the perceived height from the street below. Expansive private, exterior decks are incorporated at the roofs, with planted and screened privacy dividers. South-facing two-bedroom, two-bathroom units further increase unit variety and lower the density.

GRAPHIC LEGEND

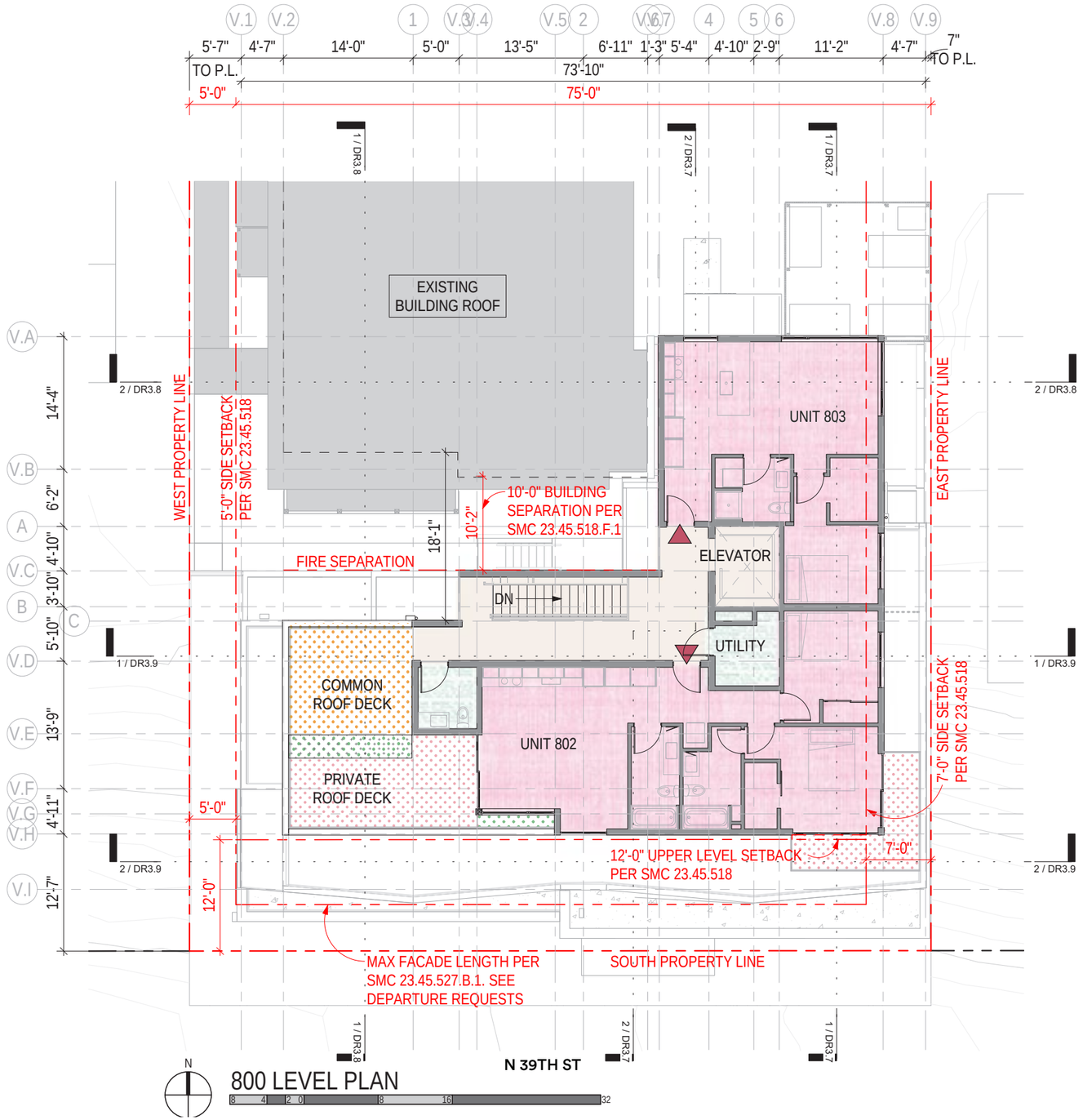
- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

800 LEVEL

GROSS AREA / FLOOR	**1934 SF**
Residential	1440 SF
Circulation	337 SF
Support (Residential)	65 SF
Common Area	92 SF
UNITS	**2**
1-Beds	1
2-Beds	1

DC2.A.1. SITE CHARACTERISTICS AND USES

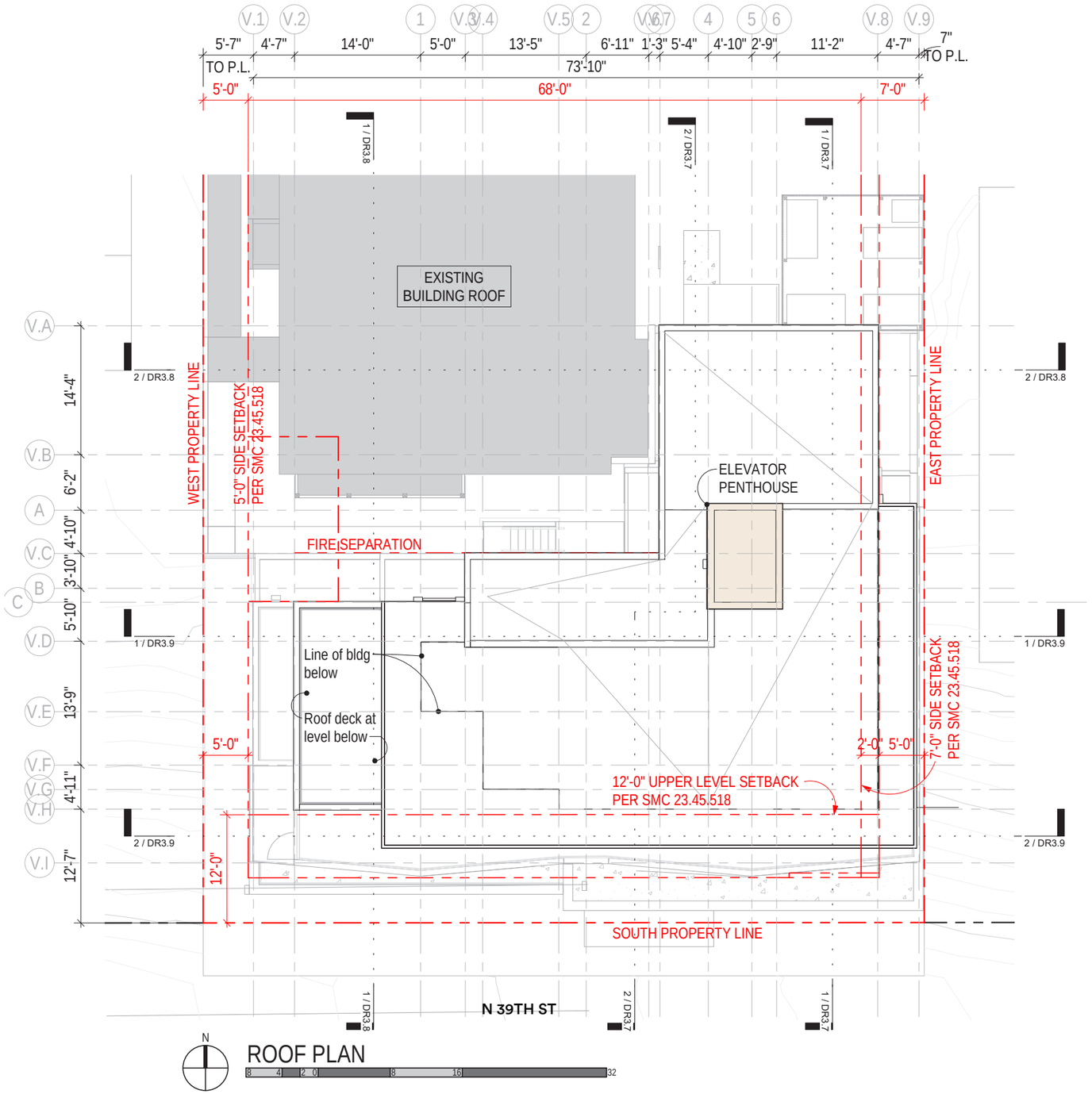
The west façade pulls back significantly to further reduce the perceived height at the lowest point on the site. Common and private roof deck amenities are provided at the open space, divided by tall planters. An accessible bathroom is located off the vestibule entry to the common roof deck. A deep roof eave provides weather protection at the common roof deck, and wraps around the south and east facades to add visual interest and balance out the massing at the top.



GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

ROOF LEVEL

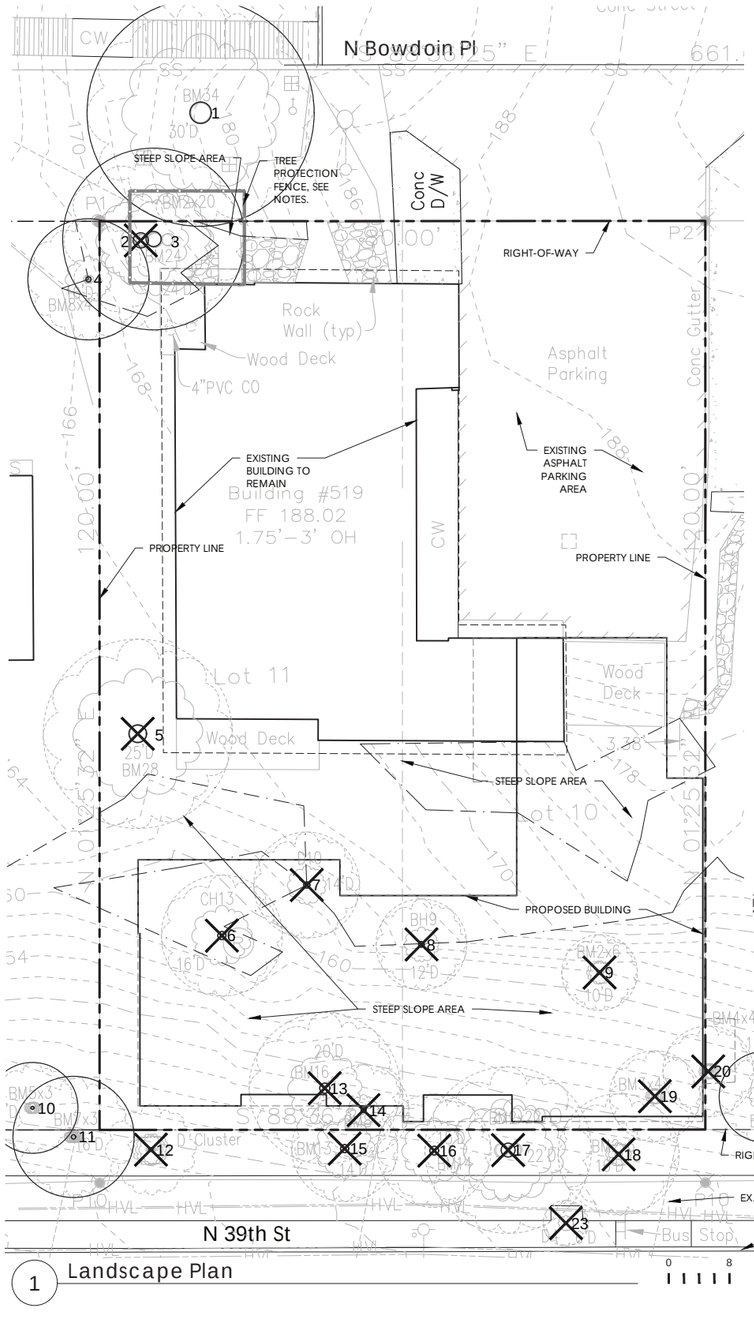


ROOF PLAN

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY

10.0 COMPOSITE LANDSCAPE PLAN



1 Landscape Plan

Tree Table

o# EXISTING TREE TO REMAIN: REFER BELOW FOR IDENTIFICATION & SIZE.

X # EXISTING TREE TO BE REMOVED: REFER BELOW FOR IDENTIFICATION & SIZE.

Tree Number	Species	DBH (in)	Drip Radius (ft)	Multi-stem	Exceptional	ECA	Status
On Site							
2	Big Leaf Maple (Acer macrophyllum)	24	12	-	no	ECA	Remove
3	Big Leaf Maple (Acer macrophyllum)	28.3	12	2X20	no	ECA	Retain
5	Big Leaf Maple (Acer macrophyllum)	28	12.5	-	no		Already Removed
6	Cherry (Prunus cerasus)	13	8	-	no		Remove
7	Alder (Alnus sp.)	10	7	-	no	ECA	Remove
8	Maple (Acer sp.)	9	6	-	no	ECA	Remove
9	Big Leaf Maple (Acer macrophyllum)	8.5	5	2X6	no	ECA	Remove
13	Big Leaf Maple (Acer macrophyllum)	16	10	-	no	ECA	Remove
14	Big Leaf Maple (Acer macrophyllum)	8	6	-	no	ECA	Remove
19	Big Leaf Maple (Acer macrophyllum)	6.9	6	3X4	no	ECA	Remove
Bowdoin Right-of-Way							
1	Big Leaf Maple (Acer macrophyllum)	34	15	-	n/a		Retain
39th Right-of-Way							
11	Big Leaf Maple (Acer macrophyllum)	7.9	8	7X3	n/a		Retain
12	Big Leaf Maple (Acer macrophyllum)	20.1	6	3X8 5X6 2X4	n/a		Remove
15	Big Leaf Maple (Acer macrophyllum)	13	7	-	n/a		Remove
16	Big Leaf Maple (Acer macrophyllum)	14	7.5	-	n/a		Remove
17	Big Leaf Maple (Acer macrophyllum)	31.1	11	2X22	n/a		Remove
18	Big Leaf Maple (Acer macrophyllum)	8.5	8	2X6	n/a		Remove
23	Scarlet Sentinel Maple (Acer x Freemanii 'Scarsen')	4	3	-	n/a		Remove
Adjacent property							
4	Big Leaf Maple (Acer macrophyllum)	11.3	8	8X4	no	ECA	Retain
10	Big Leaf Maple (Acer macrophyllum)	6.7	6	5X3	no	ECA	Retain
20	Big Leaf Maple (Acer macrophyllum)	8	6	4X4	no	ECA	Remove
21	Big Leaf Maple (Acer macrophyllum)	8	6	-	no	ECA	Retain
22	Big Leaf Maple (Acer macrophyllum)	11.3	6	2X8	no	ECA	Retain

LANDSCAPE PLAN

SIGNIFICANT & EXCEPTIONAL TREE NOTES

1. TREE IDENTIFICATION AND SIZES BASED ON SURVEYS BY EMERALD LAND SURVEYING, INC., MARCH 14, 2018 AND BBA LAND SURVEYING FEBRUARY 15, 2013.
2. ELEVEN (11) SIGNIFICANT TREES ARE ON THE PROPERTY, NONE ARE EXCEPTIONAL. THREE (3) ARE OVER 24" DBH.
3. FOUR (4) SIGNIFICANT TREES ARE ON THE ADJACENT PROPERTIES AND ARE SHOWN ON THE PLANS AND IN THE ACCOMPANYING TREE TABLE, NONE ARE EXCEPTIONAL.
4. TREES TO REMAIN ARE TO BE PROTECTED & PRESERVED PER STND PLAN 132, CSC/SOIL STANDARD PLAN DETAIL, COS STND. SPEC 8-01.3(2)B & THE TREE PROTECTION PLAN & CIVIL SHEETS.
5. FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE
6. FENCING MUST BE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
7. MODIFICATION BY APPROVAL OF PROJECT PLANNER ONLY
8. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE/STOCKPILING, TRENCHING/TUNNELING, PARKING, DUMPING OR WASHING.

TREE REPLACEMENT

1. PER SMC 25.11.09:
   A. EACH EXCEPTIONAL TREE AND TREES OVER TWO (2) FEET IN DIAMETER THAT IS REMOVED IN ASSOCIATION WITH DEVELOPMENT IN ALL ZONES SHALL BE REPLACED BY ONE OR MORE NEW TREES, THE SIZE AND SPECIES OF WHICH SHALL BE DETERMINED BY THE DIRECTOR; THE TREE REPLACEMENT REQUIRED SHALL BE DESIGNED TO RESULT, UPON MATURITY, IN A CANOPY COVER THAT IS AT LEAST EQUAL TO THE CANOPY COVER PRIOR TO TREE REMOVAL. PREFERENCE SHALL BE GIVEN TO ON-SITE REPLACEMENT. WHEN ON-SITE REPLACEMENT CANNOT BE ACHIEVED, OR IS NOT APPROPRIATE AS DETERMINED BY THE DIRECTOR, PREFERENCE FOR OFF-SITE REPLACEMENT SHALL BE ON PUBLIC PROPERTY.

   NO TREE REPLACEMENT IS REQUIRED IF THE (1) TREE IS HAZARDOUS, DEAD, DISEASED, INJURED OR IN A DECLINING CONDITION WITH NO REASONABLE ASSURANCE OF REGAINING VIGOR AS DETERMINED BY A TREE CARE PROFESSIONAL, OR (2) THE TREE IS PROPOSED TO BE RELOCATED TO ANOTHER SUITABLE PLANTING SITE AS APPROVED BY THE DIRECTOR.

EXISTING TREES OVER 24" DBH PROPOSED FOR REMOVAL: CANOPY AREA
TREE #5 28" ACER MACROPHYLLUM
25'Ø CANOPY AREA = 490 SF

TOTAL CANOPY TO BE REPLACED = 490 SF

ONSITE REPLACEMENT TREES, FOR LOCATION SEE L1.1 - LEVEL 1-6 LANDSCAPE PLANS (CANOPY WIDTH PER SEATTLE GREEN FACTOR TREE LIST)
(1) ACER CIRCINATUM / VINE MAPLE:
MATURE CANOPY = 25'Ø = 1 X 490 SF EA.

TOTAL REPLACEMENT CANOPY: 490 SF

STEEP SLOPE MITIGATION

1. DEVELOPMENT WITHIN ECA STEEP SLOPE PER EXEMPTION RECORD NUMBER (#6652822-EX)
2. REMOVE IVY AND OTHER INVASIVE VEGETATION THROUGHOUT SITE AND WITHIN ENVIROMENTAL CRITICAL AREA ANDDISPOSE IN MUNICIPAL COMPOSTING FACILITY.
3. PLANT NATIVE TREES AND VEGETATION IN THE REMAINING STEEP SLOPE EROSION HAZARD AREAS PER LANDSCAPE PLANS.

MAINTENANCE AND MONITORING PLAN

1. THIS MONITORING PLAN SHALL BE FOLLOWED FOR FIVE YEARS TO ENSURE SURVIVAL OF NEW TREES AND VEGETATION PLANTED AT THE END OF FIVE YEARS, PER SMC 25.09.065D.
2. MONITORING MAY BE SELF-ADMINISTERED AND NO ON-GOING REPORTS WILL BE REQUIRED BY SDCI.
3. INSPECT TREES AND SHRUBS ANNUALLY TO DETERMINE WHICH PLANTS HAVE FAILED AND NEED TO BE REPLACED.
4. REPLACE FAILED PLANTS WITH NEW PLANTS OF THE SAME SPECIES OR, WHERE DISEASE OR CONDITIONS MAY LEAD TO THE SAME PLANT FAILING AGAIN, SELECT A REPLACEMENT NATIVE PLANT THAT WILL GROW TO THE SAME SIZE.
5. ANNUALLY REMOVE EXOTIC INVASIVE SPECIES THAT HAVE BECOME ESTABLISHED WITHIN THE PROJECT.
6. ANNUALLY DOCUMENT THE PLANTING SUCCESS WITH PHOTOGRAPHS.

LANDSCAPE PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION
ME	GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123. INSTALL PER MFG. INSTRUCTION.

SYMBOL	WOOD DESCRIPTION
	WOOD SCREEN PER ARCH

SYMBOL	CONCRETE DESCRIPTION
	2X2 CONCRETE PAVER & 1X2 CONCRETE PAVER BUTTED TOGETHER AND SET ON PERMEABLE BASE. PROVIDE 3" GAP TO NEXT PAIR OF PAVERS.
	THROUGH JOINT

SYMBOL	RAIL DESCRIPTION
	GUARDRAIL

SYMBOL	SITE FURNISHINGS DESCRIPTION
	SPORTWORKS TOFINO BIKE RACK

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION
	ARBORIST MULCH

SYMBOL	ROCK DESCRIPTION
	ROCK BALLAST

SYMBOL	CONCRETE DESCRIPTION
	PAVING PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS, NO SHINERS - LIGHT SANDBLAST FINISH - SCORING PER PLAN

LANDSCAPE NOTES:

1. FOR PLANTING SCHEDULE, SEE L3.0.
2. FOR ECA STEEP SLOPE MITIGATION PLAN, SEE L0.1 - TREE REMOVAL AND RETENTION PLAN.

COS REQUIREMENTS
PER CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS DIRECTOR'S RULE 11-2020, THE FOLLOWING LANDSCAPE INFORMATION:

1.1. IN REQUIRED LANDSCAPE AREAS, AT LEAST 25% OF ALL PLANTINGS MUST BE DROUGHT TOLERANT. SEE LANDSCAPE PLANS AND PLANTING LIST FOR DROUGHT TOLERANT PLANT IDENTIFICATION AND LOCATION.

1.2. PROJECT MEETS 0.30 SEATTLE GREEN FACTOR SCORE, SHEET L5.1 FOR CALCULATIONS.

IRRIGATION
1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION

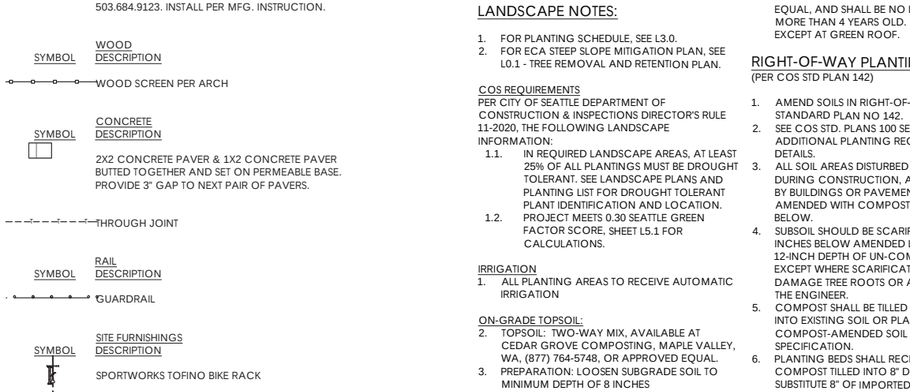
ON-GRADE TOPSOIL:
2. TOPSOIL: TWO-WAY MIX, AVAILABLE AT CEDAR GROVE COMPOSTING, MAPLE VALLEY, WA, (877) 764-5748, OR APPROVED EQUAL.
3. PREPARATION: LOOSEN SUBGRADE SOIL TO MINIMUM DEPTH OF 8 INCHES W/CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES, GRAVEL, STICKS, ETC.
4. PLACEMENT: TOPSOIL MINIMUM DEPTH 8". SPREAD APPROX. 1/2 THE THICKNESS OF PLANTING SOIL MIX OVER LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 4-INCHES OF SUBGRADE. SPREAD REMAINDER TO MEET REQUIRED GRADES. HOLD 3" BELOW ADJACENT PAVED WALKS, CURBS, AND PLANTER WALLS.

ON-STRUCTURE SOIL:
5. TOPSOIL: 'GREEN ROOF SOIL MIX TYPE 2', AVAILABLE AT CEDAR GROVE COMPOSTING, MAPLE VALLEY, WA (877) 764-5748, OR APPROVED EQUAL.
6. PLACEMENT: MINIMUM DEPTH 12". SEE PLANS FOR ADDITIONAL SOIL DEPTH.

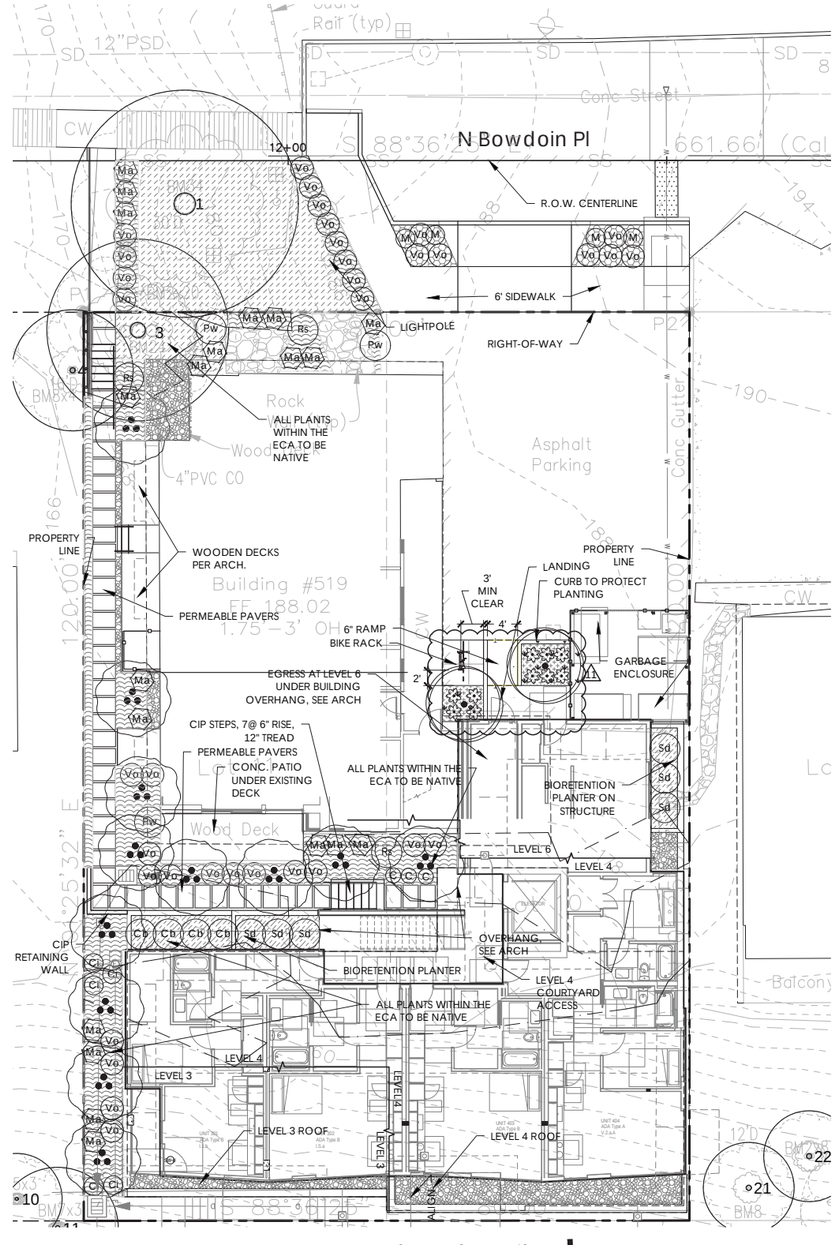
MULCH:
7. BARK MULCH: PACIFIC GARDEN MULCH, CEDAR GROVE COMPOST, OR APPROVED EQUAL, AND SHALL BE NO LESS THAN 2 OR MORE THAN 4 YEARS OLD. MINIMUM DEPTH 2", EXCEPT AT GREEN ROOF.

RIGHT-OF-WAY PLANTING AREAS:
(PER COS STD PLAN 142)

1. AMEND SOILS IN RIGHT-OF-WAY PER STANDARD PLAN NO 142.
2. SEE COS STD. PLANS 100 SERIES FOR ADDITIONAL PLANTING REQUIREMENTS & DETAILS.
3. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
4. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
5. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL PER SOIL SPECIFICATION.
6. PLANTING BEDS SHALL RECEIVE 3" OF COMPOST TILLED INTO 8" DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
7. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.
8. REFER TO CITY OF SEATTLE STANDARD SPECIFICATIONS:
   8-02 TOPSOIL TYPE B.
   9-14.1 TOPSOIL TYPE A - IMPORTED, TOPSOIL TYPE B - REUSED AMENDED SITE SOIL. PLANTING SOIL, ARBORIST WOOD CHIP MULCH, AND COMPOSTED MATERIAL (MULCH).
9. SHRUBS WITHIN ROW SHALL BE 30" HT. MAX, 24" MAX HT WITHIN 30' FROM INTERSECTION



1 Level 1 & 2 Landscape Plan 0 8 16



2 Level 3-6 Landscape Plan 0 8 16

LANDSCAPE PLAN

MATERIAL AND FINISHES

SYMBOL	WOOD DESCRIPTION
	WOOD SCREEN PER ARCH

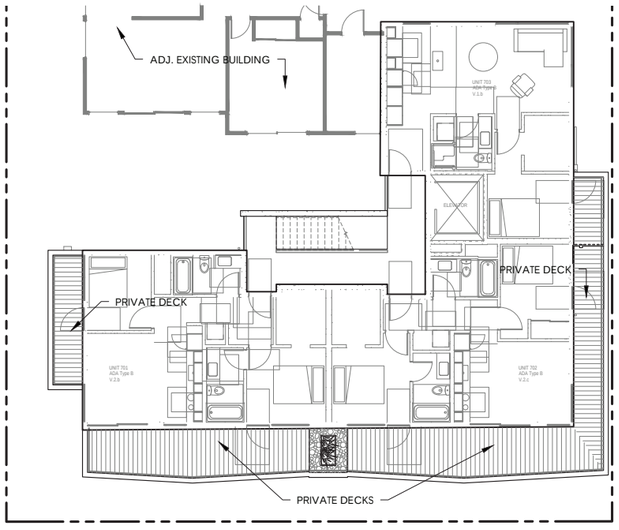
SYMBOL	SITE FURNISHINGS DESCRIPTION
	TOURNESOL SITEWORKS, WILSHIRE FIBERGLASS PLANTER MODEL: WR-722424 LXWXH - 72" X 24" X 24" FINISH: T-0, COLOR: FLAT BLACK
	TOURNESOL SITEWORKS, WILSHIRE FIBERGLASS PLANTER MODEL: WR-482424 LXWXH - 48" X 24" X 24" FINISH: T-0, COLOR: FLAT BLACK

SYMBOL	ROCK DESCRIPTION
	ROCK BALLAST

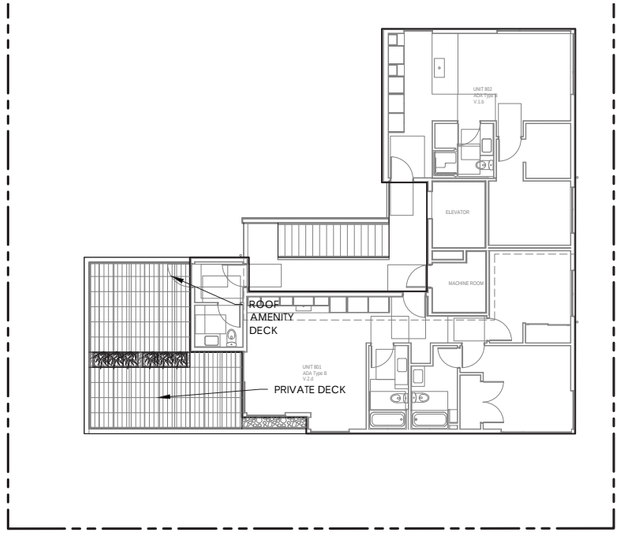
SYMBOL	CONCRETE DESCRIPTION
	WOODEN DECKING PER ARCH

ROOF PLANTING NOTES

1. ALL PROPOSED PLANTING AREAS ON STRUCTURE SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. FOR PLANTING SCHEDULE, SEE L3.0.
3. PROJECT MEETS 0.30 SEATTLE GREEN FACTOR SCORE, SHEET L5.1 FOR CALCULATIONS.



1 Level 7 Landscape Plan 0 8 16



2 Level 8 Landscape Plan 0 8 16

PLANT SCHEDULE

PLANT SCHEDULE

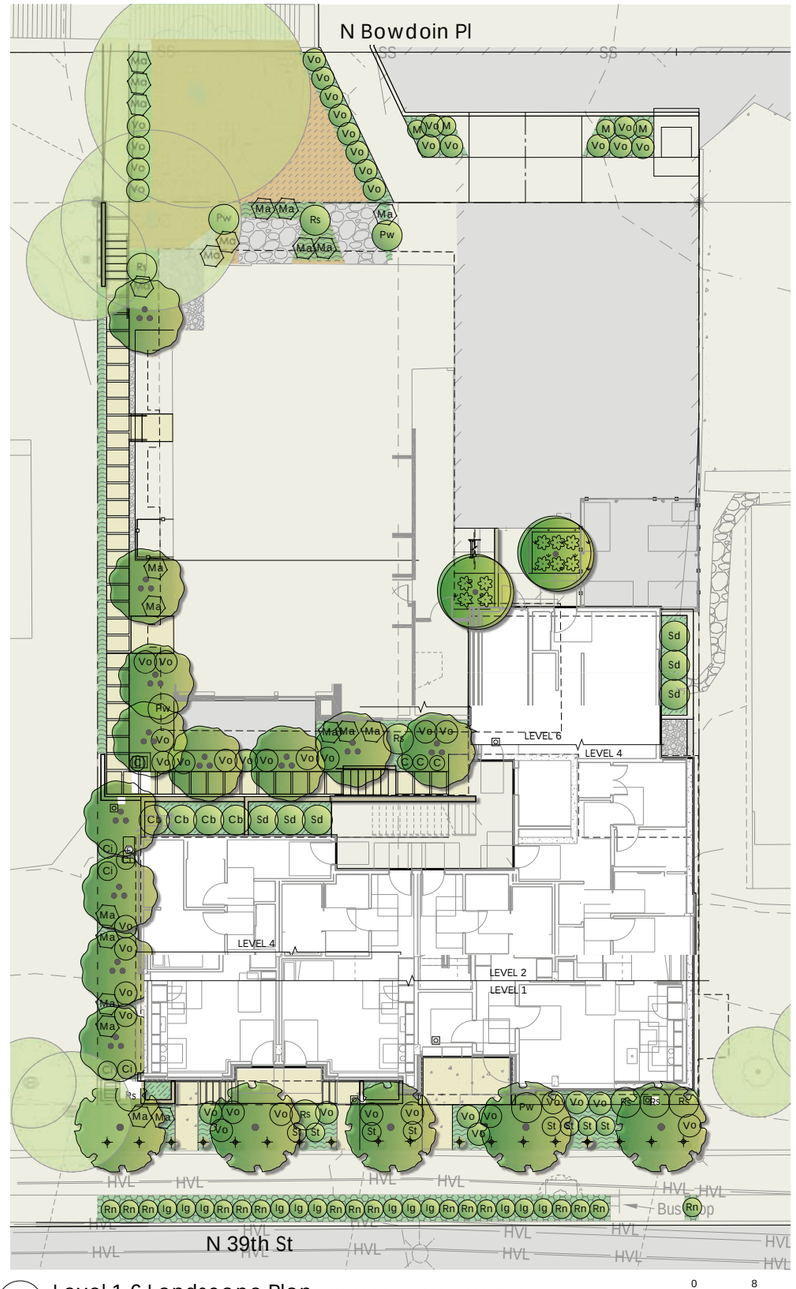


TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND	SGF DROUGHT TOLERANT
	ACER CIRCINATUM MULTI-STEMP, MIN. 3	VINE MAPLE	8-10` HT.	B&B	Native, Drought Tolerant
	ACER PALMATUM `ACONITIFOLIUM` MULTI-STEM, MIN. 3 STEMS, 8-10` HT	FULL MOON JAPANESE MAPLE	8` HT.	B&B	
STREET TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND**	**SGF DROUGHT TOLERANT**
	CORNUS FLORIDA `EDDIES WHITE WONDER` CONCEPTUALLY APPROVED BY SDOT URBAN FORESTRY IN AN EMAIL DATED 3/4/2021	FLOWERING DOGWOOD	2.5" CAL.	B&B	Drought Tolerant

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	SGF DROUGHT TOLERANT
	NATIVE ACCENTS PLANT IN GROUPS OF THREE				24" o.c.	
	BLECHNUM SPICANT	DEER FERN	1 GAL.	CONT.	34% @ 24" o.c.	Native
	DICENTRA FORMOSA	WESTERN BLEEDING-HEART	1 GAL.	CONT.	33% @ 24" o.c.	Native
	IRIS TENAX	OREGON IRIS	1 GAL.	CONT.	33% @ 24" o.c.	Native
C	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	5 GAL.	CONT.	24" o.c.	Native, Drought Tolerant
Ig	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	5 GAL.	POT	30" o.c.	Drought Tolerant
M	MAHONIA NERVOSA	OREGON GRAPE	2 GAL.	CONT.	30" o.c.	Native
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL.	CONT.	36" o.c.	
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.	36" o.c.	
Rn	ROSA X `NOASCHNEE`	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	CONT.	30" o.c.	Drought Tolerant
St	SPIRAEA BETULIFOLIA `TOR`	BIRCHLEAF SPIREA	5 GAL.	CONT.	30" o.c.	Native
LARGE SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND**	**SPACING**	**SGF DROUGHT TOLERANT**
Cb	CORNUS SERICEA `BAILEYI`	RED TWIG DOGWOOD	5 GAL.	CONT.	48" o.c.	Native
Ci	CORNUS SERICEA `ISANTI`	ISANTI RED TWIG DOGWOOD	5 GAL.	CONT.	30" o.c.	Native, Drought Tolerant
Ma	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL.	POT	36" o.c.	Native
Pw	PHILADELPHUS LEWISII	WILD MOCKORANGE	5 GAL.	CONT.	48" o.c.	Native
Rs	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	CONT.	48" o.c.	Native
Sd	SPIRAEA DOUGLASII	WESTERN SPIREA	5 GAL.	CONT.	48" o.c.	Native
Vo	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL.	CONT.	36" o.c.	Native
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND**	**SPACING**	**SGF DROUGHT TOLERANT**
	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	2 GAL.	CONT.	24" o.c.	

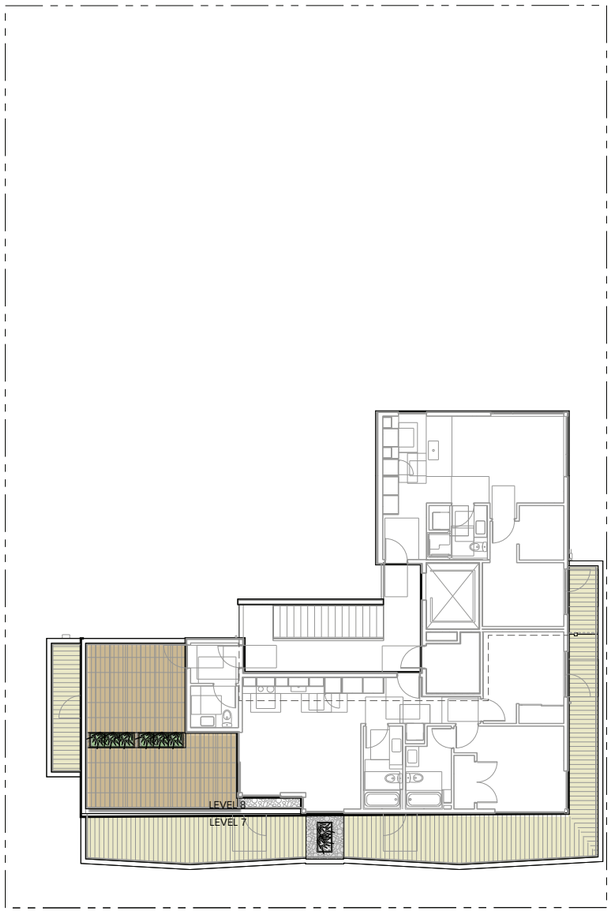
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	SGF DROUGHT TOLERANT
	NATIVE LOW SHRUBS					
	GAULTHERIA SHALLON	SALAL	1 GAL.	CONT.	33% @ 18" o.c.	Native
	MAHONIA NERVOSA	OREGON GRAPE	2 GAL.	CONT.	34% @ 18" o.c.	Native
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL.	CONT.	33% @ 18" o.c.	Native
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND**	**SPACING**	**SGF DROUGHT TOLERANT**
	BIORETENTION MIX (NATIVE PLANTS)					
	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL.	CONT.	30% @ 18" o.c.	Native
	IRIS TENAX	OREGON IRIS	1 GAL.	CONT.	40% @ 18" o.c.	Native
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	CONT.	30% @ 18" o.c.	
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	CONT.	12" o.c.	Native
	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL.	CONT.	12" o.c.	
	OPHIOPOGON PLANISCAPUS `NIGRESCENS`	BLACK MONDO GRASS	1 GAL.	CONT.	12" o.c.	

RENDERED LANDSCAPE PLAN



1 Level 1-6 Landscape Plan REFER TO SHT. L1.1 FOR PLANT SCHEDULE

0 8 16



1 Level 7 & 8 Landscape Plan REFER TO SHT. L1.2 FOR PLANT SCHEDULE

0 8 16

PLANT LIST

*reference landscape plan (pg. 39)



ACER CIRCINATUM



CORNUS FLORIDA



ACER PALMATUM
‘ACONTIFOLIUM’



VIBURNUM DAVIDII



BUXUS MICROPHYLLA
`WINTER GEM`



CORNUS SERICEA
‘KELSEYI’



MAHONIA AQUIFOLIUM



VACCINIUM OVATUM



ILEX GLABRA
‘COMPACTA’



CAREX OBNUPTA



IRIS SIBIRICA



JUNCUS PATENS

PLANT LIST

*reference landscape plan (pg. 39)



LIRIOPE MUSCARI
'BIG BLUE'



PACHYSANDRA TERMINALIS



ACHLYS TRIPHYLLA



ASARUM CADATUM



CAREX OBNUPTA



GYMNOCARPUM
DISJUNCTUM

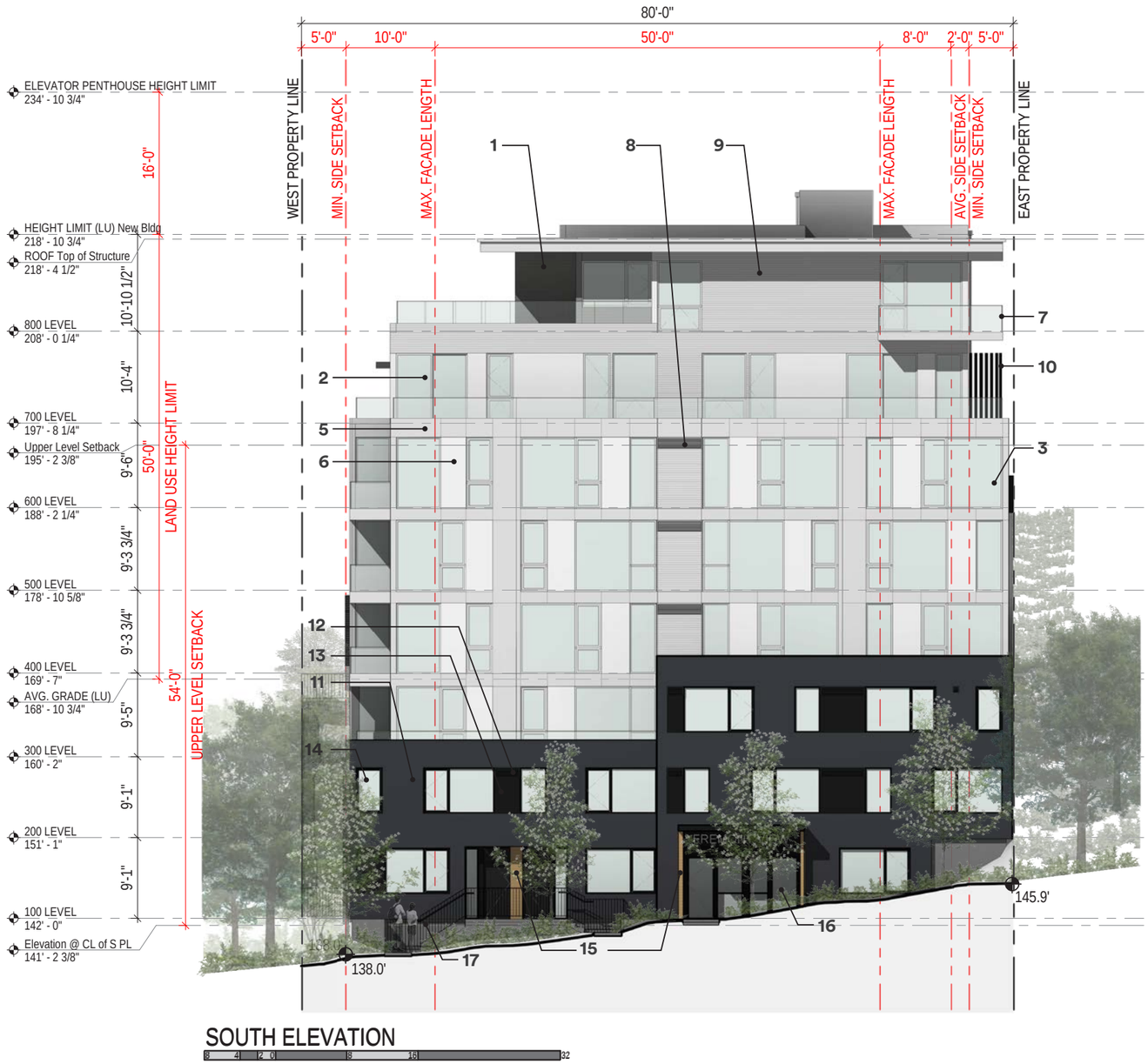


VANCOUVERIA HEXANDRA



BARK MULCH

11.0 ELEVATIONS



SOUTH ELEVATION

SOUTH ELEVATION

DC2.A.2. REDUCING PERCEIVED MASS
DC2.C.1. VISUAL DEPTH AND INTEREST
DC2.C.3. FIT WITH NEIGHBORING BUILDINGS
DC2.D.1 & 2. HUMAN SCALE & TEXTURE
DC4.A.1. EXTERIOR FINISH MATERIALS

The new building is divided into a base, middle and top to break up the mass, reduce the perceived scale and introduce variation in the composition and materials. Fine grain materials, like brick and wood, are used at the base of the building to engage the pedestrian realm and fit with the neighboring buildings. Dark, earthy tones and textures at the bottom three levels ground the project in the site and relate to the human scale. Warm wood siding provides a contrast to the brick, identifying the building entries. Window sills are raised at the lower level to increase the solidity of the base and provide added privacy closer to the public realm. Black metal panels connect the windows and conceal the mechanical vents.

Light colored metals are used at the middle and top levels to reduce the architectural presence. Solid metal panels at the angled façades reflect the sky, creating modulation without stark and dominating shadow lines. Corrugated metal groups and conceals the mechanical vents while providing façade articulation. Secondary design elements, such as balconies, decks, overhangs,

MATERIALS:

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule

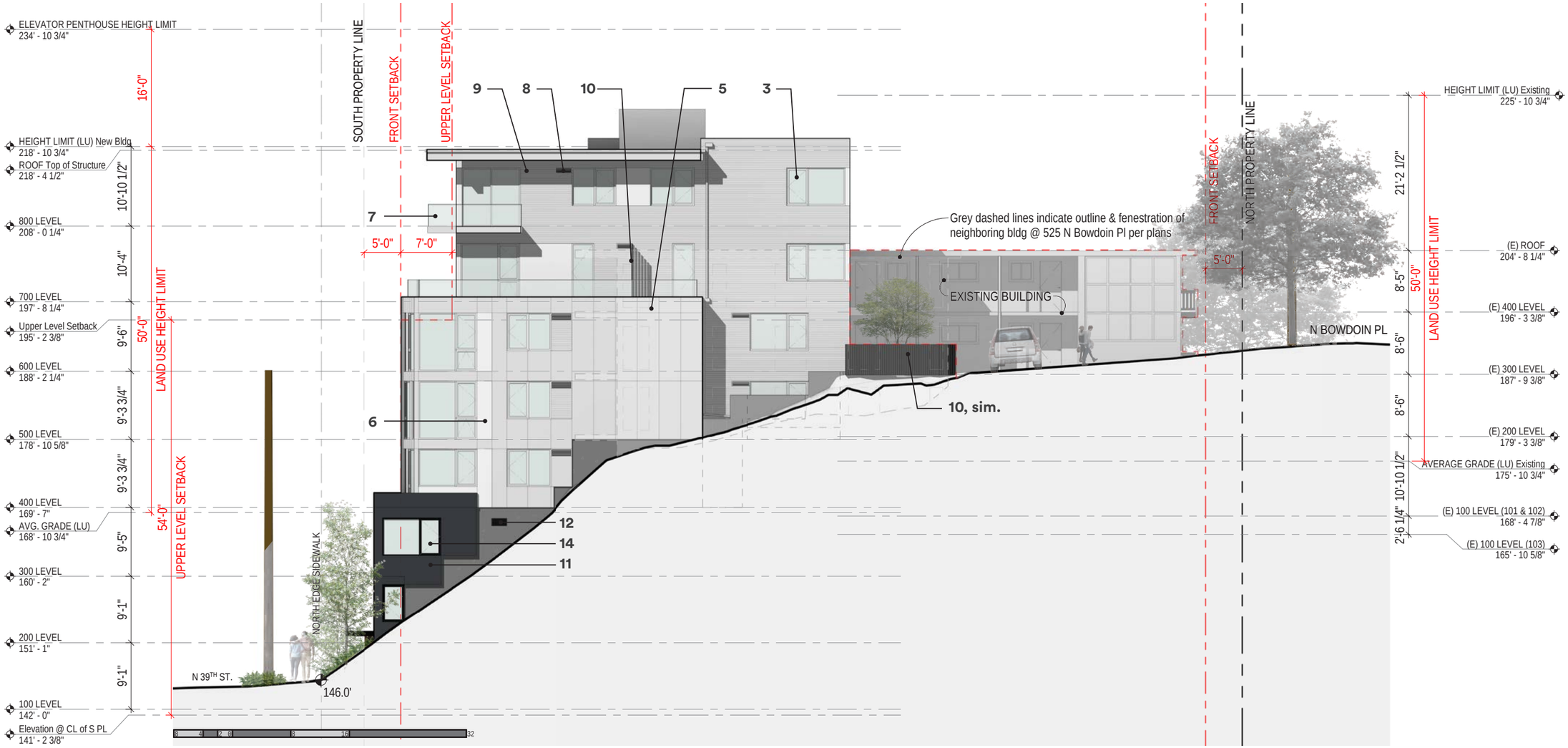
WEST ELEVATION

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule



EAST ELEVATION

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule



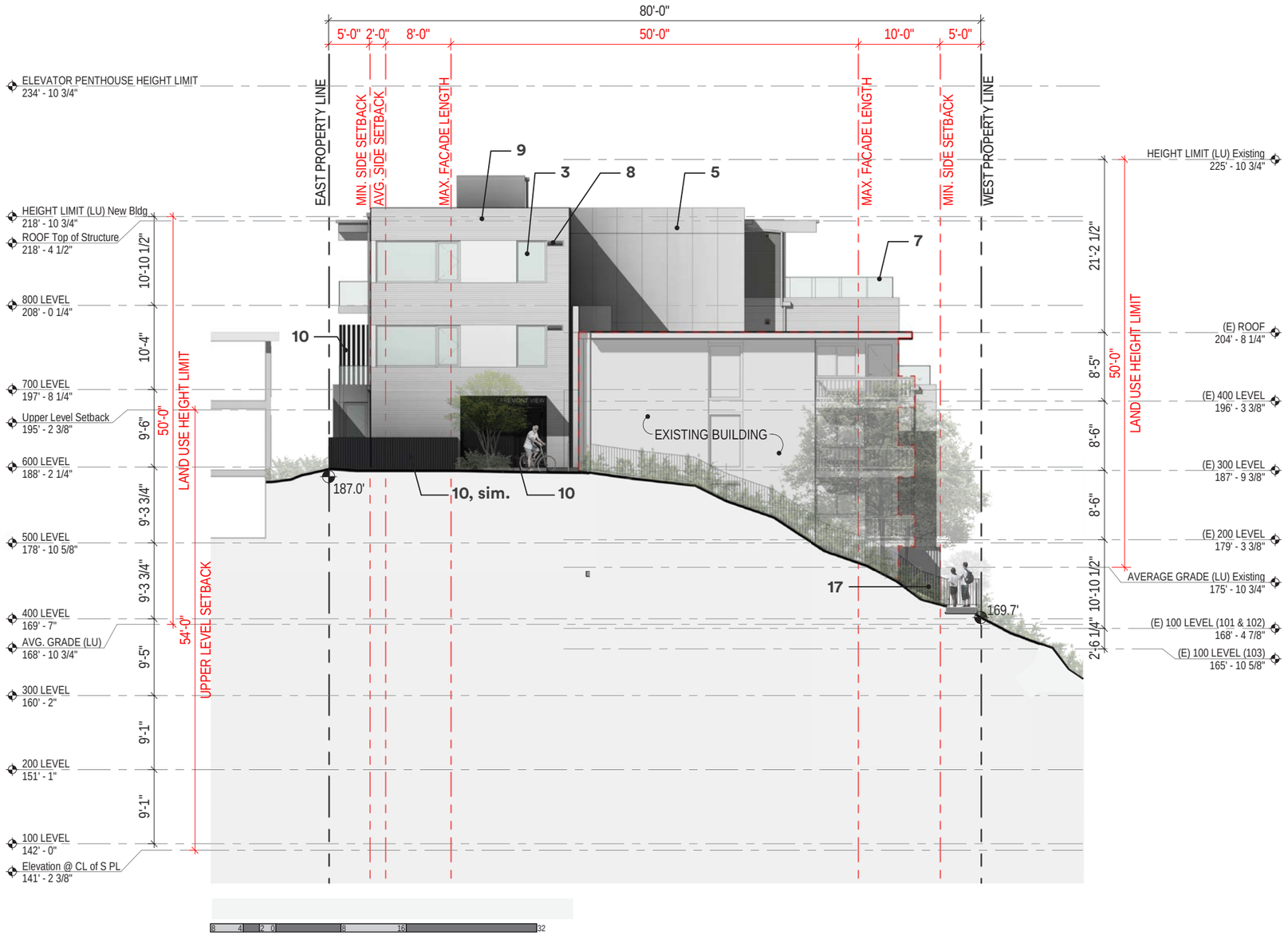
NORTH ELEVATION

CS3.A.1. FITTING OLD AND NEW TOGETHER
DC1.C.4. SERVICE USES

The building materials at the upper levels are light and simple to create a backdrop for the textures of the existing building. The entry gate and solid waste screen take cues from the dark, vertical wood siding at the exterior corridor at the existing building. The screening and planting at the secondary building entrance help maintain an attractive building entry.

MATERIALS:

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule





NORTH ELEVATION - COURTYARD

DC3.C.2. AMENITIES AND FEATURES

The solid walls required for fire separation maintain privacy between the buildings. The planted courtyard provides visual interest and softens the blank walls. The light metal panels reflect the light into the courtyard space without creating glare.

MATERIALS:

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule

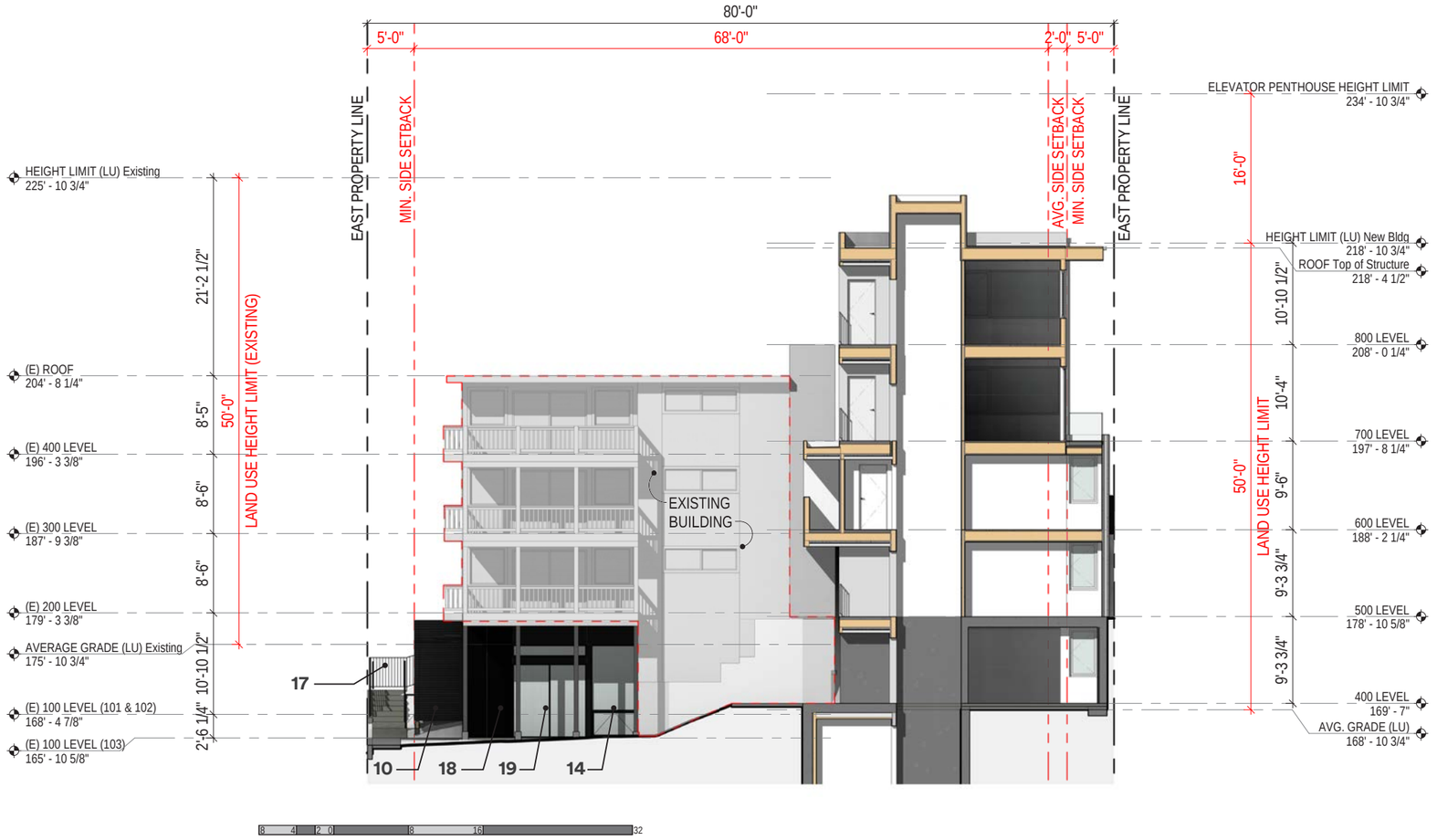
SOUTH ELEVATION - COURTYARD

CS3.A.1. FITTING OLD AND NEW TOGETHER

Similar to the new building, dark metal panels, windows and doors ground the existing building into the site. The contrast identifies the addition from the existing building while connecting it to the architectural expression of the new building on site. Lines from the existing building windows and door are picked up in the addition below.

MATERIALS:

1. Standard larch siding, Grey, 5'8" thick, vertical orientation, rainscreen
2. Marvin (or sim.) slider, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. VPI (or sim.) vinyl doors, White, sizes per door schedule
5. Quoobox aluminum composite metal panel, Bright Silver, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
6. Quoobox aluminum composite metal panel, White Sparkle, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
7. Glass guardrails, aluminum supports & top railBrick, stacked bond, Coal Creek, dark mortar
8. Architectural grille/louver, Silver, size & location per elevations
9. Corrugated metal, waxy profile, Metallic Silver, exposed fasterners on rainscreen
10. Wood screen and/or gate, black stain, 1-1/2" thick, vertical, 3-1/2" gap, no gap at solid waste
11. Brick, stacked bond, Coal Creek, dark mortar
12. Architectural grille/louver, Black, size & location per elevations
13. Quoobox aluminum composite metal panel, Black, 1/4" thick, panel size per elevation, on rainscreen w/ exposed, color-matched fasteners
14. VPI (or sim.) vinyl windows, Black, sizes per window schedule
15. Wood siding, natural stain, 5/8" thick, 5" face, horizontal orientation, rainscreen
16. Storefront door & windows, Black, sizes per window & door schedule
17. Guardrail/gate/fence, vertical pickets, aluminum supports & top rail, handrail per plans, height per elevations
18. Wood siding, black stain, 3/4" thick, orientation per elevation
19. Marvin (or sim.) slider, Black, sizes per door schedule



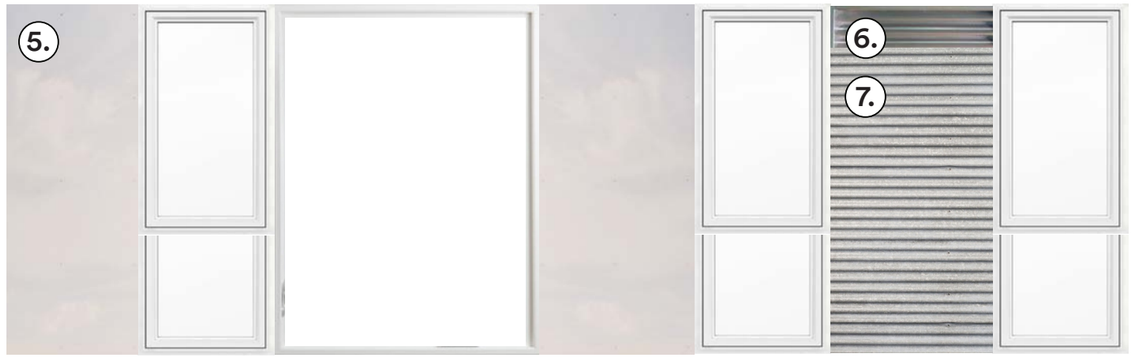
12.0 MATERIAL & COLOR PALETTE

MATERIAL & COLOR PALETTE



PENTHOUSE, ENTRY & SCREENS

1. Standard larch siding, Grey, 5/8” thick, vertical, rainscreen
2. VPI (or sim.) vinyl sliding doors, White, sizes per door schedule
3. VPI (or sim.) vinyl windows, White, sizes per window schedule
4. Vertical wood screen , Shou Sugi Ban, Once-brushed finish, both sides



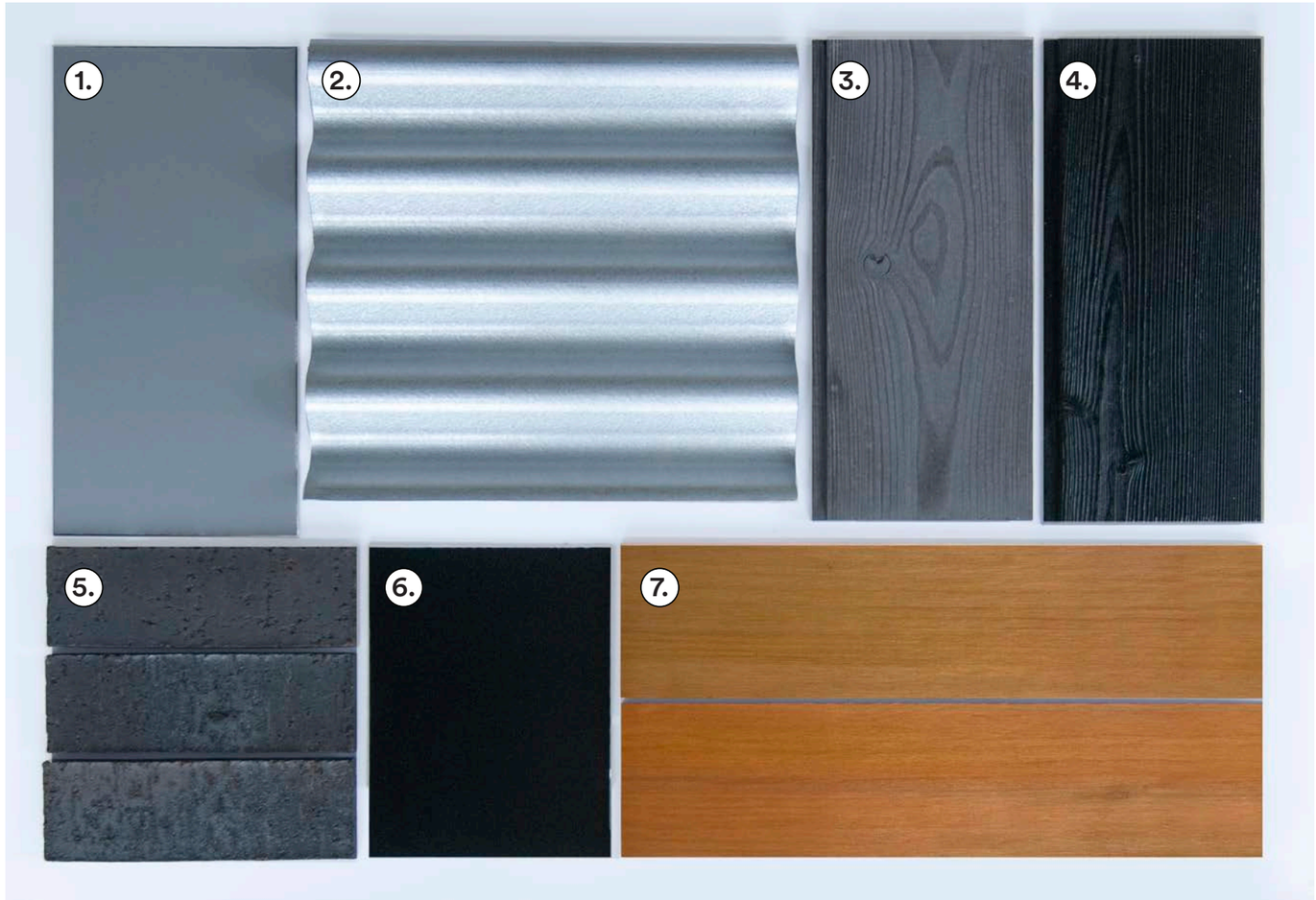
UPPER LEVELS

5. Aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
6. Architectural grille/louver, Silver, size per elevation, cover at vent locations per elevations
7. Corrugated metal, wavy profile, galvanized, exposed fasteners



LOWER LEVELS

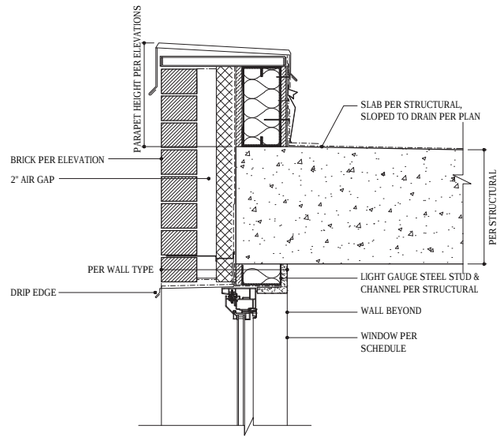
8. VPI (or sim.) vinyl windows, Black, sizes per window schedule
9. Architectural grille/louver, Black, size per elevation, cover at vent locations per elevations
10. Aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
11. Cedar siding, clear stain, 3/4” thick, vertical, rainscreen
12. Mutual Materials, face brick, stacked bond, Coal Creek, dark mortar



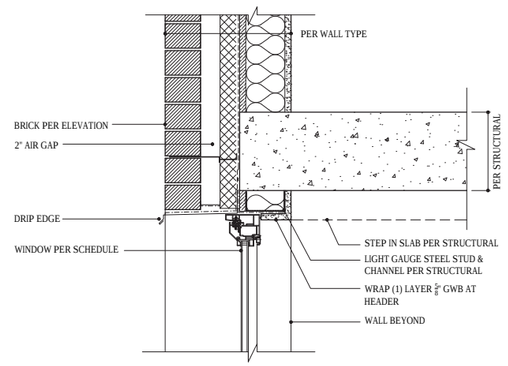
MATERIAL & COLOR PALETTE

1. Aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
2. Corrugated metal, wavy profile, galvanized, exposed fasteners
3. Standard larch siding, Grey, 5/8” thick, vertical, rainscreen
4. Vertical wood screen , Shou Sugi Ban, Once-brushed finish, both sides
5. Mutual Materials, face brick, stacked bond, Coal Creek, dark mortar
6. Aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
7. Cedar siding, clear stain, 3/4” thick, vertical, rainscreen

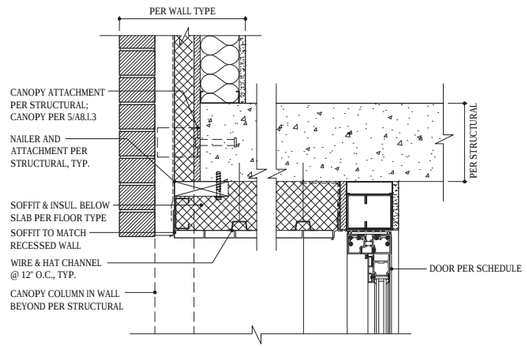
MATERIAL DETAILS



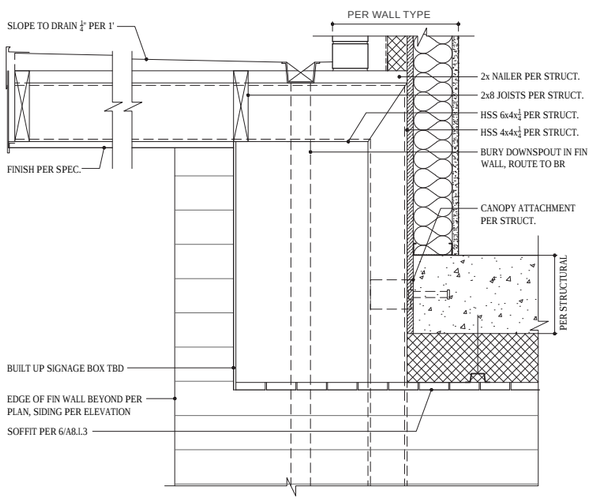
Window Header at Parapet Wall



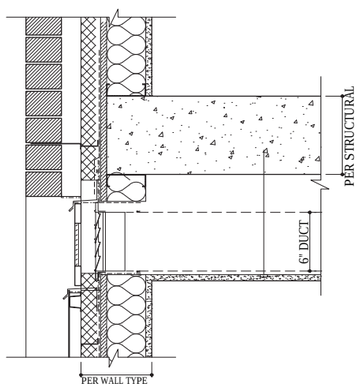
Window Header



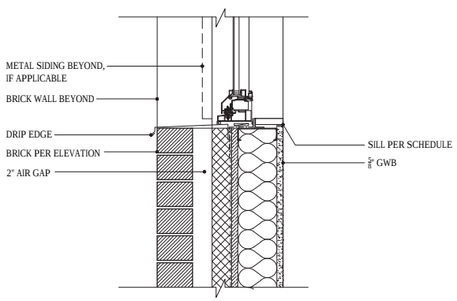
Aluminum Door Header at Recessed Entry



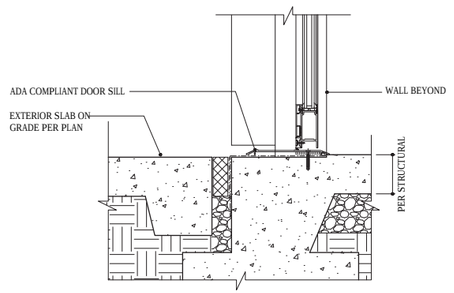
Entry Canopy



Vent at Drop Soffit

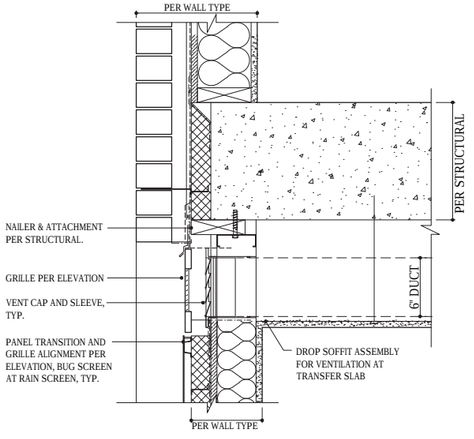


Window Sill at Framed Wall

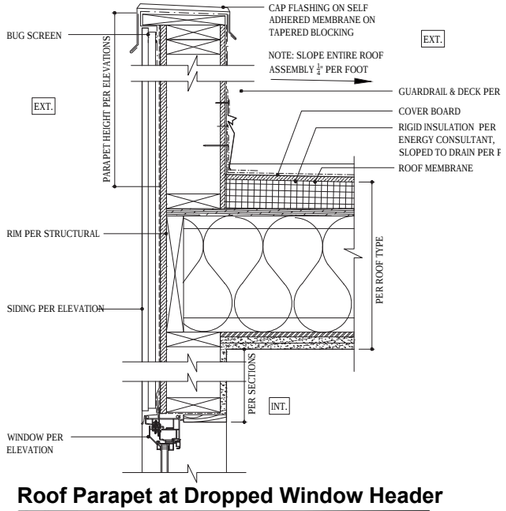


Aluminum Door Sill at Recessed Entry

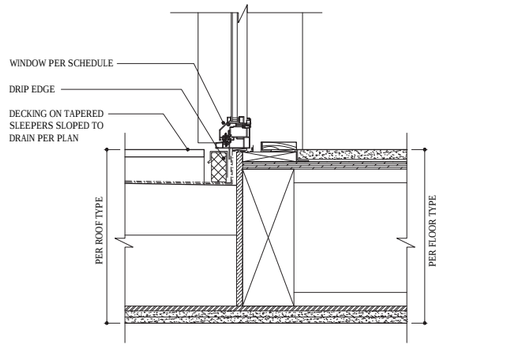
MATERIAL DETAILS



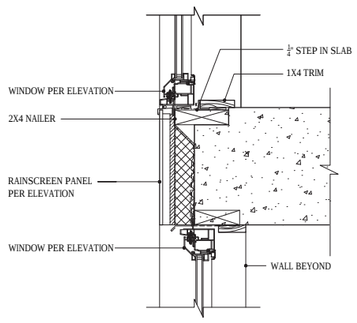
Vent & Soffit at Transfer Slab



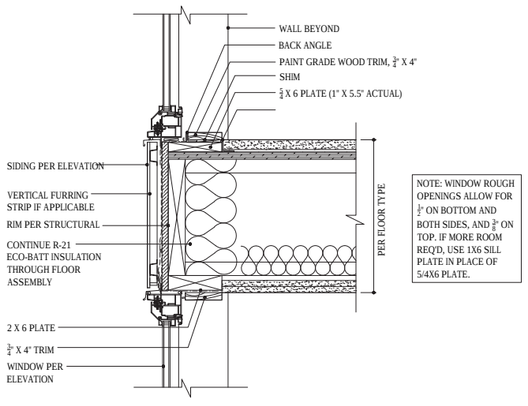
Roof Parapet at Dropped Window Header



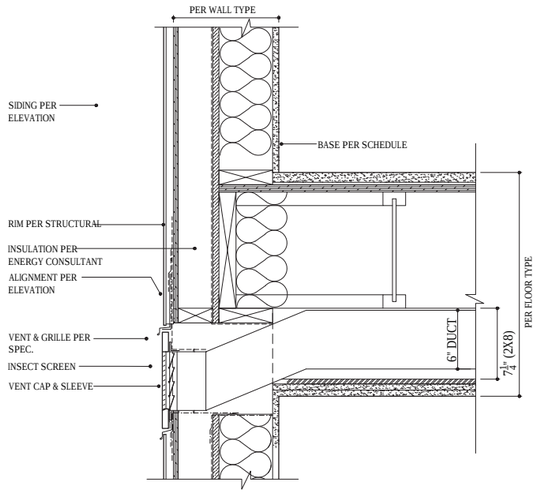
Window Sill at Exterior Deck



Window Header & Sill at Transfer Slab



Window Header & Sill at Floor



Vent & Drop Soffit

13.0 RENDERINGS


AXON VIEW

SOUTHWEST CORNER




SOUTHWEST CORNER CLOSEUP
FREMONT VIEW

NORTHWEST CORNER




NORTHWEST CORNER CLOSEUP


COURTYARD LOOKING EAST


COURTYARD LOOKING WEST


NORTHEAST CORNER
FREMONT VIEW

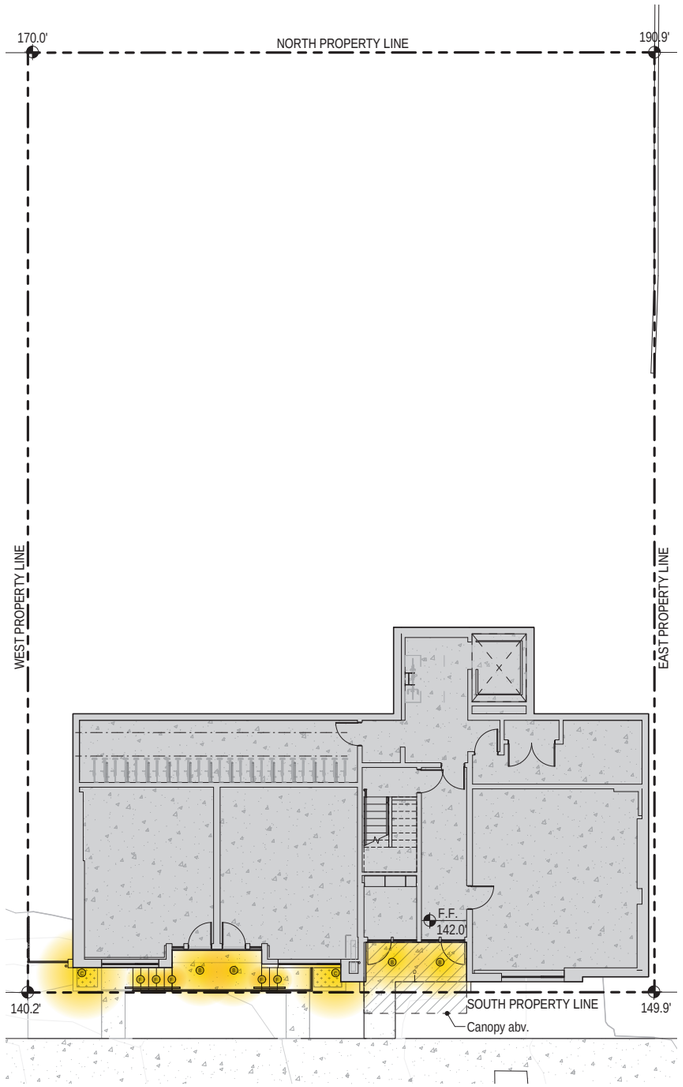
SOUTHEAST CORNER



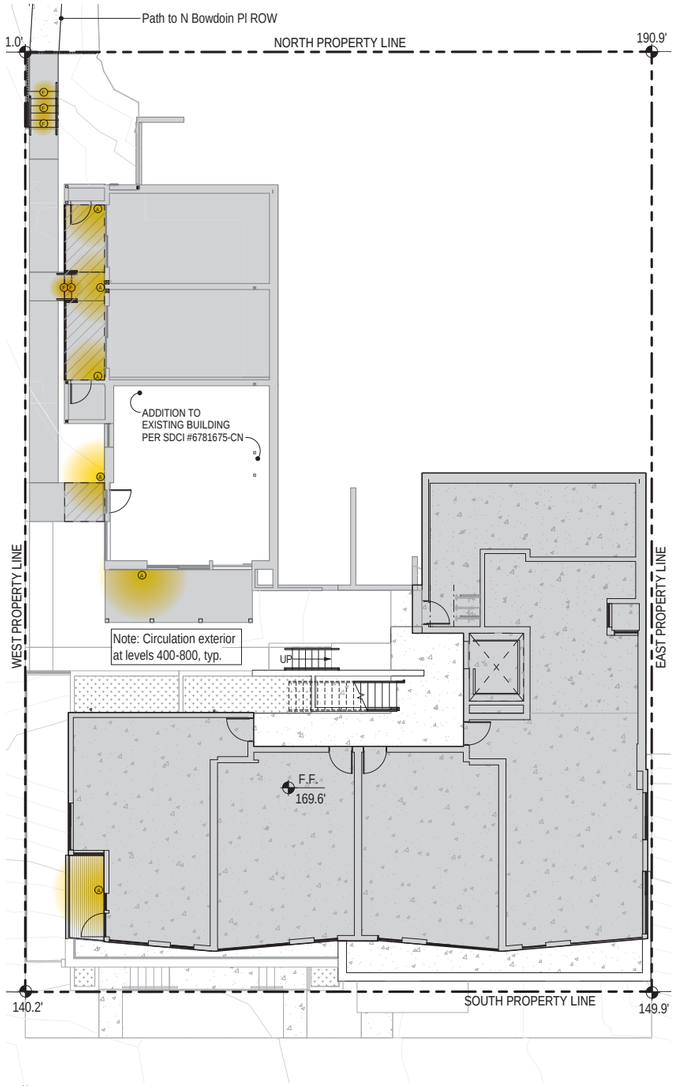
SOUTHEAST CORNER CLOSEUP



14.0 / 15.0 EXTERIOR LIGHTING AND SIGNAGE PLANS



LIGHTING PLAN - 100 LEVEL



LIGHTING PLAN - 400 LEVEL

LIGHTING PLANS

GRAPHIC LEGEND

	BUILDING FOOTPRINT
	CANOPY ABOVE
	LIGHT CONE FOR FIXTURES, LIGHTS TO BE ACTIVATED W/ DAYLIGHT SENSORS
A	OUTDOOR WALL SCONCE AT ENTRY DOOR W/ BAFFLE TO DIRECT LIGHT DOWN
B	OUTDOOR LIGHT AT CANOPY & RAILINGS, ORIENTED DOWN
C	LANDSCAPE LIGHT W/ DIRECTIONAL BAFFLE
D	CANOPY SIGN
E	STEP LIGHT

LIGHT FIXTURES



A. OUTDOOR WALL SCONCE



B. OUTDOOR DOWNLIGHT



C. LANDSCAPE LIGHT



E. OUTDOOR STEP LIGHT

LIGHTING PLANS

GRAPHIC LEGEND

- BUILDING FOOTPRINT
- CANOPY ABOVE
- LIGHT CONE FOR FIXTURES, LIGHTS TO BE ACTIVATED W/ DAYLIGHT SENSORS
- A OUTDOOR WALL SCONCE AT ENTRY DOOR W/ BAFFLE TO DIRECT LIGHT DOWN
- B OUTDOOR LIGHT AT CANOPY & RAILINGS, ORIENTED DOWN
- C LANDSCAPE LIGHT W/ DIRECTIONAL BAFFLE
- D CANOPY SIGN
- E STEP LIGHT

LIGHT FIXTURES



A. OUTDOOR WALL SCONCE



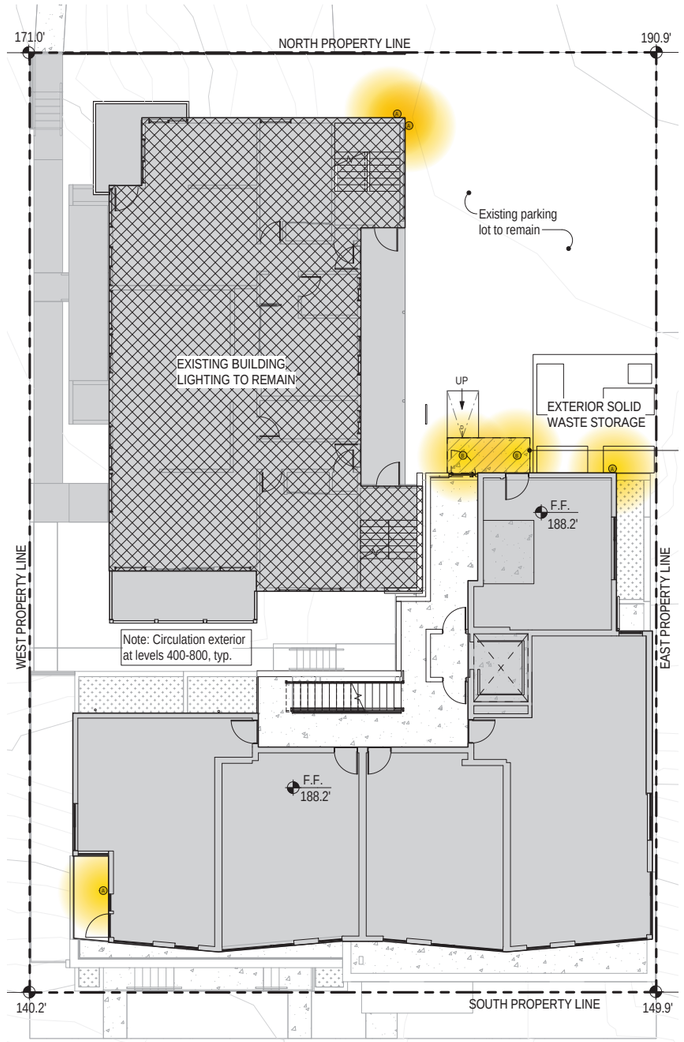
B. OUTDOOR DOWNLIGHT



C. LANDSCAPE LIGHT

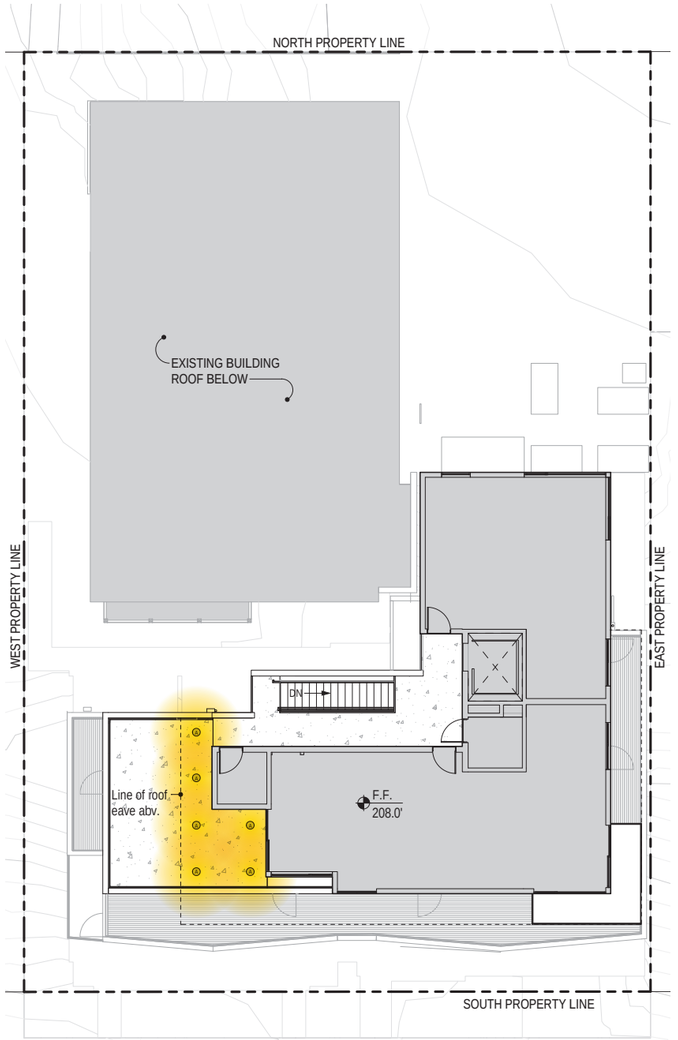


E. OUTDOOR STEP LIGHT



N

LIGHTING PLAN - 100 LEVEL



N

LIGHTING PLAN - 400 LEVEL

SOUTH ENTRY, N 39TH ST



2 SOUTH ELEVATION - Entry

- Cantilevered canopy w/ black fascia
- Large building signage, silver or backlit
- Entry signage, silver and/or frontlit
- Wood siding, clear stain, 3/4" thick, vertical, rainscreen
- Flush mount call box at wall
- Storefront glazing, black

NORTH ENTRY, N BOWDOIN PL



2 NORTH ELEVATION

- Cantilevered canopy w/ black fascia
- Building signage, silver
- Wood gate at common entry, black stain, 1-1/2" thick, vertical, 3-1/2" gap
- Wood siding, black stain, vertical
- Black residential entry door

SIGNAGE CONCEPT

The entry canopies provide opportunities to incorporate building signage that is integrated into the architecture. The signage at the two main entries matches the scale and character of the neighborhood that it fronts.

SOUTH ENTRY

The south entry, at N 39th St, is the main building entry and therefore more prominent. A taller canopy is supported by cedar fin walls that extend into the building, expanding the perceived width and depth of the main building entry. Large signage with the building name and address are located below the cantilevered canopy. Lighting at the canopy will be directed at the signage for wayfinding.

NORTH ENTRY

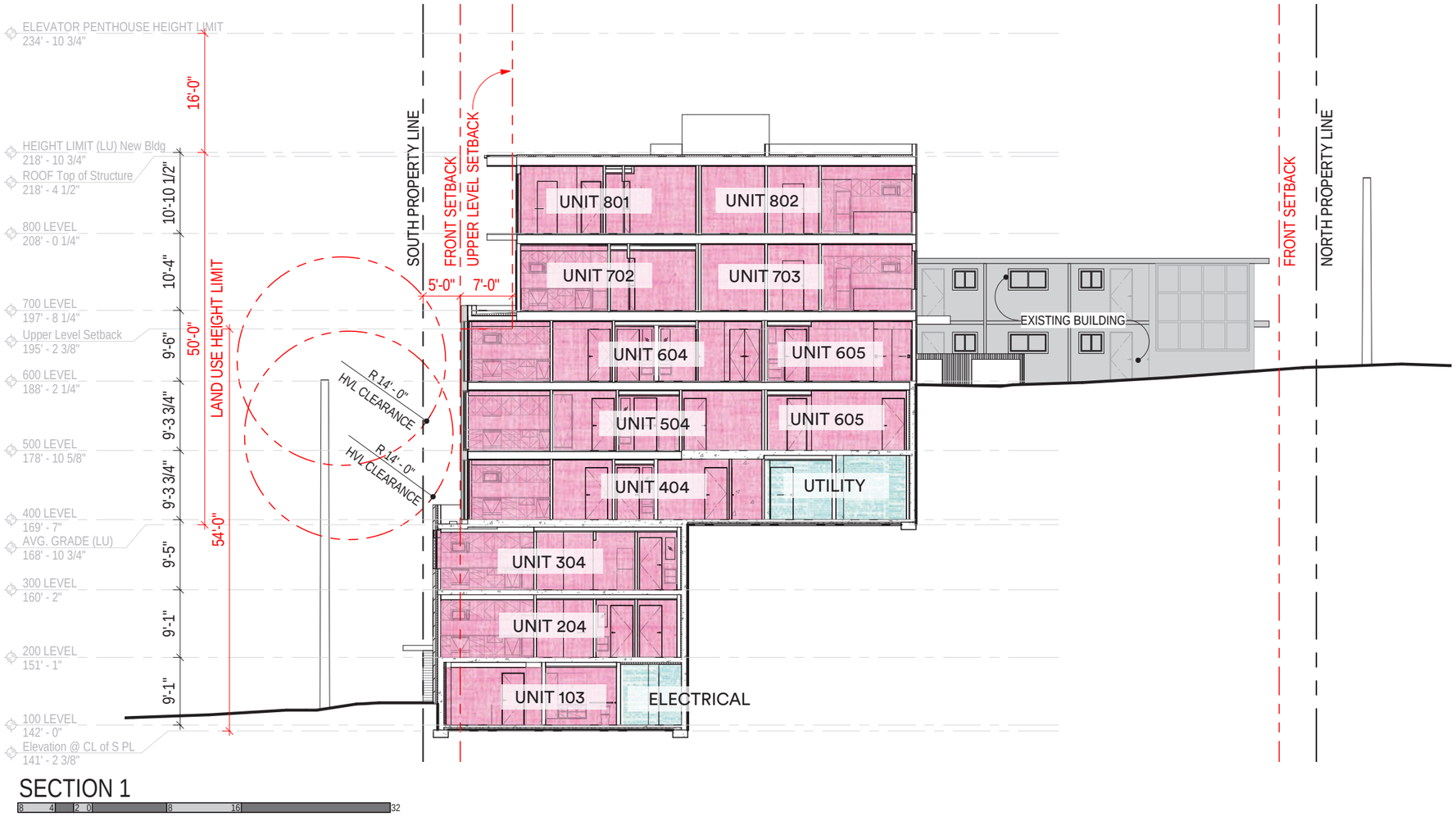
The north entry front N Bowdoin Pl and is more modest in scale. Simple, light metal letters identify the building at the edge of the cantilevered canopy.

16.0 BUILDING SECTIONS

SECTION 1, LOOKING WEST

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



SECTION 1

8 4 2 0 8 16 32

SECTION 2, LOOKING WEST

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



SECTION 2

8 4 2 0 8 16 32

SECTION 3, LOOKING WEST

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



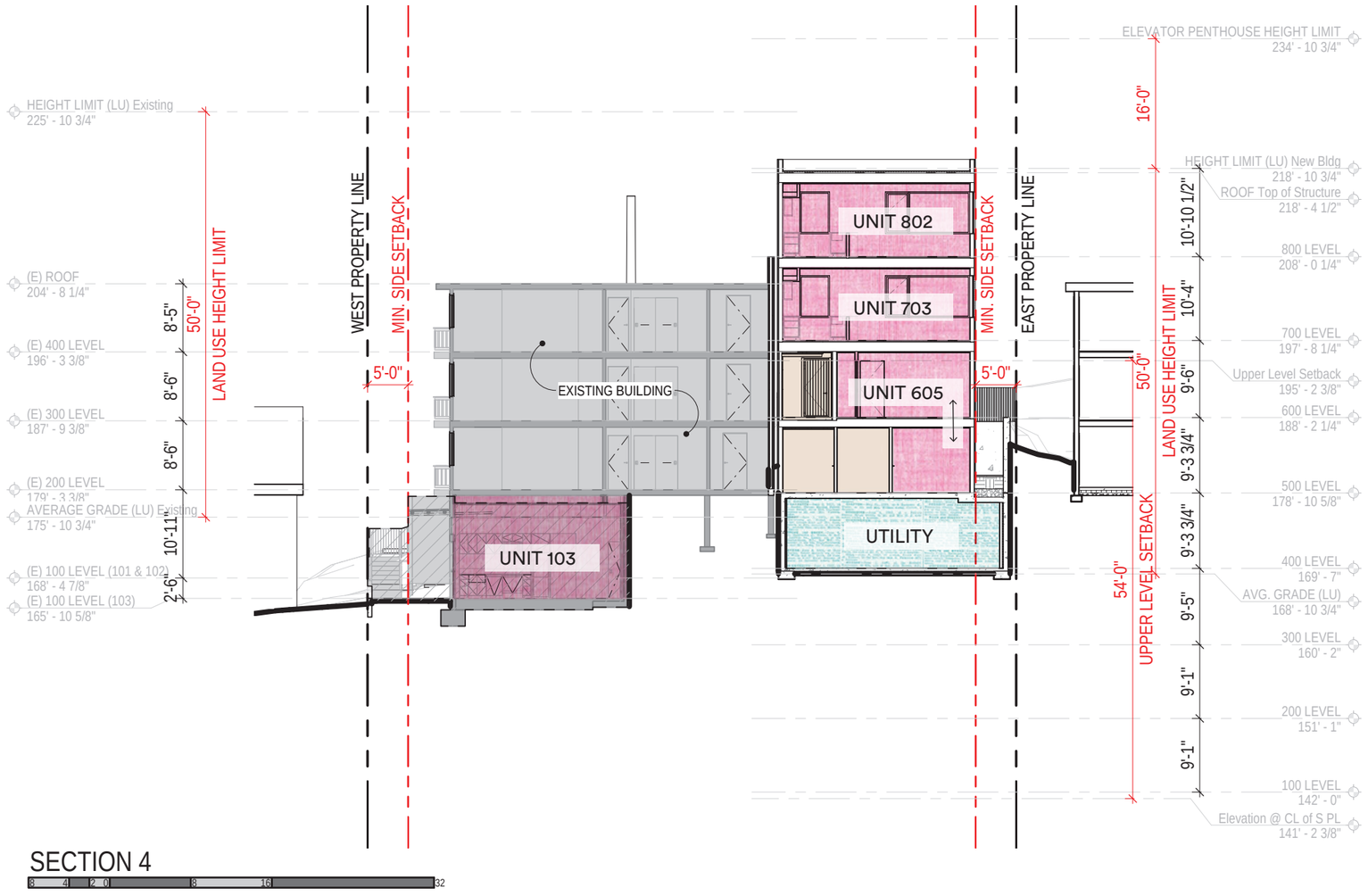
SECTION 3

8 4 2 0 8 16 32

SECTION 4, LOOKING NORTH

GRAPHIC LEGEND

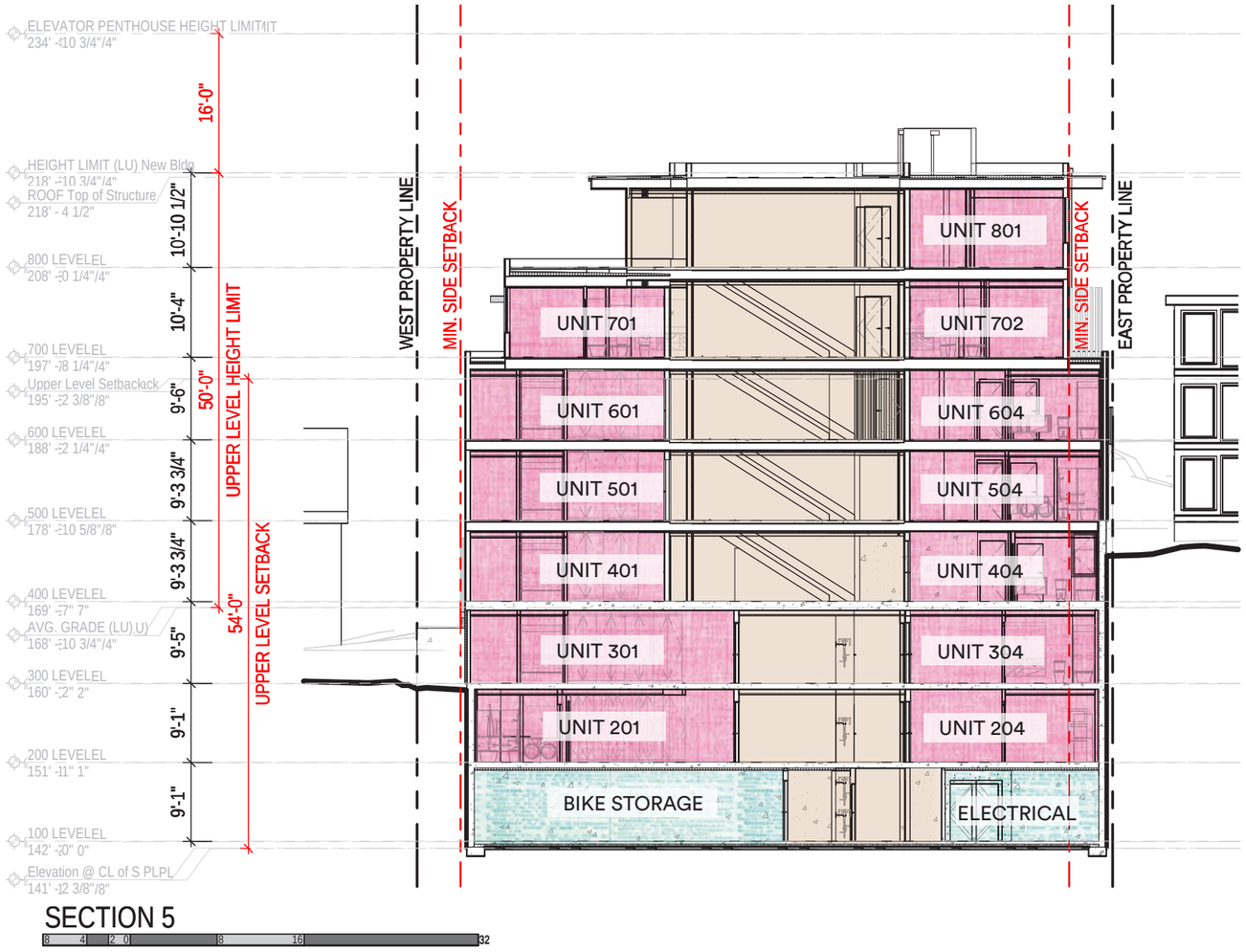
- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



SECTION 5, LOOKING NORTH

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



SECTION 5

8 4 2 0 8 16 32

SECTION 6, LOOKING NORTH

GRAPHIC LEGEND

- RESIDENTIAL UNITS
- SUPPORT SPACES
- PRIVATE AMENITY
- LANDSCAPED AMENITY
- RESIDENTIAL CIRCULATION
- PRIVATE ENTRY
- COMMON ENTRY



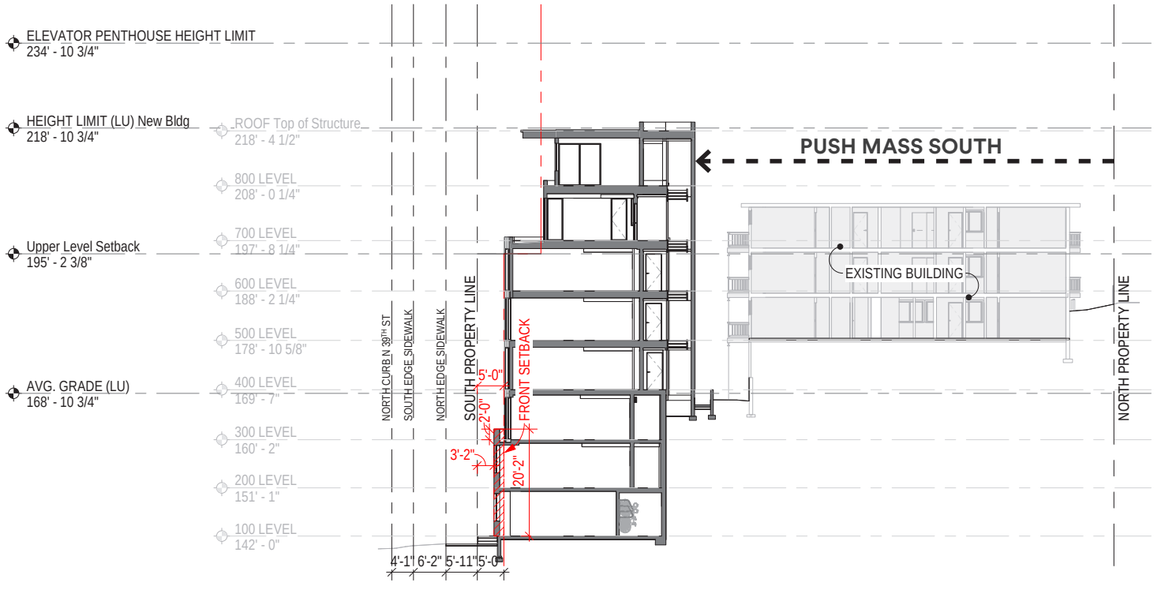
SECTION 6

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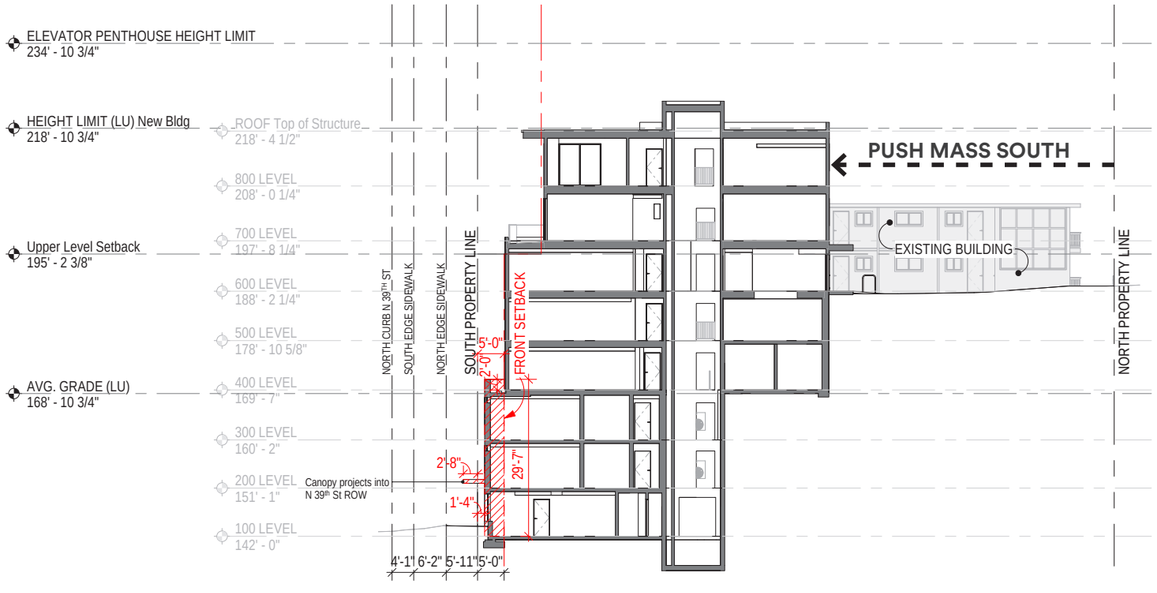
17.0 DEPARTURES

DEPARTURE REQUESTS

#	CATEGORY	CITATION	REQUIREMENT	DEVIATION	RATIONALE	DESIGN GUIDELINES	PAGE
1	SETBACKS & SEPARATIONS	SMC 23.45.518	Front Setback = 5'-0"	Reduce front setback to 0', 1'-4" & 3'-2" at 100-300 levels (refer to plans)	Allows bulk of building mass on southern portion of the site	CS2.D.3. ZONE TRANSITIONS	85-86
2	SETBACKS & SEPARATIONS	SMC 23.45.518	Side Setback = 7'-0" avg. if facade > 40'	Reduce setback to 0' at east side lot line	Allows bulk of building mass on southern portion of the site	CS2.D.3. ZONE TRANSITIONS	87-88
3	SETBACKS & SEPARATIONS	SMC 23.45.518.A.2	Upper level setback = 12'-0" abv. 54'	Increase setback height by 3'-2" to 57'-2"	Allows bulk of building mass on southern portion of the site	PL2.A.1. ACCESS FOR ALL	89-90
4	SETBACKS & SEPARATIONS	SMC 23.45.518.H.4	Decks up to 18" abv. grade allowed to extend to street lot line	Increase deck height by 12" to allow elevated porch 30" abv. grade to south property line	Allows ground level residential to be elevated above sidewalk	PL3.B.2. GROUND LEVEL RESIDENTIAL	91
5	AMENITY AREA	SMC 23.45.522.A.2	Min. 50% of amenity area to be provided at ground level, except that area at roof counts	Reduce to 35% provided at ground level	Allow project to retain existing building and parking lot	CS2.D.3. ZONE TRANSITIONS CS3.A.1. FITTING OLD AND NEW TOGETHER	92
6	AMENITY AREA	SMC 23.45.522.A.4	All gound level amenity req'd to be common space	Allow ground level amenity at 400 level to not be common space	Allow project to retain existing building and parking lot	CS2.D.3. ZONE TRANSITIONS CS3.A.1. FITTING OLD AND NEW TOGETHER	92
7	AMENITY AREA	SMC 23.45.522.D.5.a	Min. common amenity area = 250 SF; min. horizontal dim. = 10'-0"	Reduce min. area to 200 SF; reduce min. horizontal dim. to 4.7'	Allow project to retain existing building and parking lot	CS2.D.3. ZONE TRANSITIONS CS3.A.1. FITTING OLD AND NEW TOGETHER	92
8	AMENITY AREA	SMC 23.45.522.D.5.b.1	Ea/ common amenity req'd to be min. 50% landscape	Reduce to 14% landscape at roof deck	Allow project to retain existing building and parking lot	CS2.D.3. ZONE TRANSITIONS CS3.A.1. FITTING OLD AND NEW TOGETHER	92
9	STRUCTURE WIDTH & FACADE LENGTH	SMC 23.45.527.B.1	Max. facade w/in 15' of side lot line not to exceed 65% of length of said lot line	Increase allowable length by 8% (to 73% total) at west lot line	Allows bulk of building mass on southern portion of the site	CS2.D.2. EXISTING SITE FEATURES CS2.D.3. ZONE TRANSITIONS	93-94



FRONT SETBACK West



FRONT SETBACK East

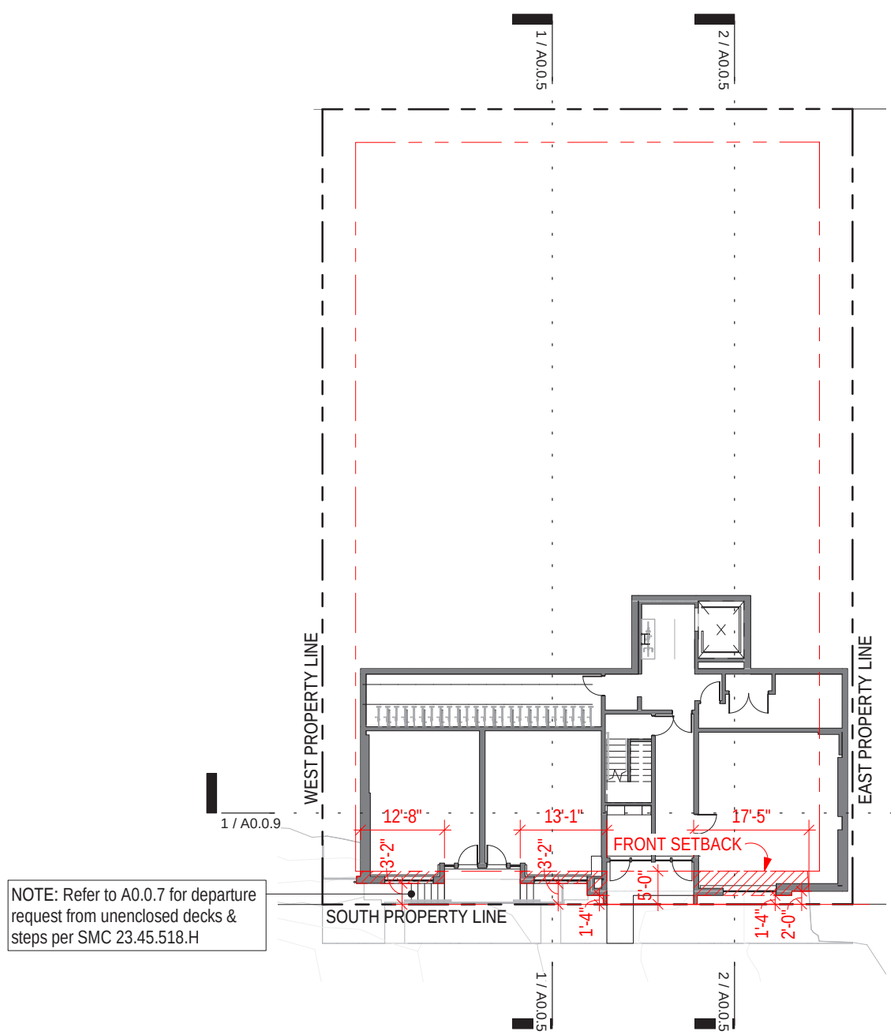
SETBACKS & SEPARATIONS

DEPARTURE	#1
CITATION	SMC 23.45.518
REQUIREMENT	Front Setback = 5'
REQUEST	Reduce front setback to 0', 1'-4" & 3'-2" at 100-300 levels
RATIONALE	Departing the front setback locates the bulk of the building mass at the south portion of the site, creating distance between the less dense single-family zone to the north.
DESIGN GUIDELINES	CS2.D.3. ZONE TRANSITIONS

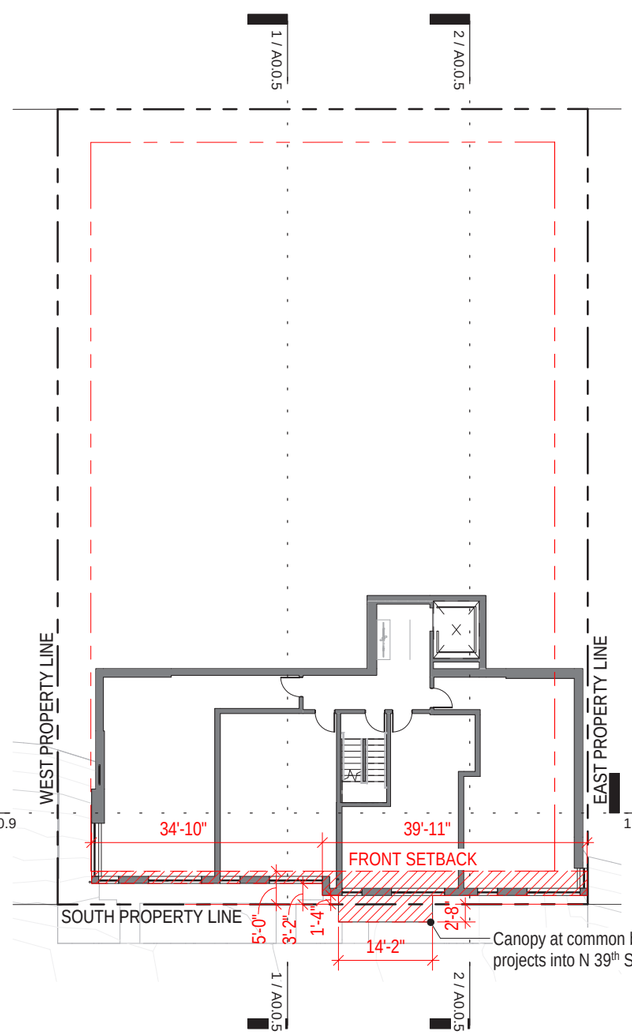
A main priority of the project is to maintain an appropriate scale at the zone transition at N Bowdoin Pl. One of the main strategies to achieve this goal is to locate the bulk of the building mass towards the south end of the site, which faces the low-rise zone and is the lowest part of the site. Pushing the building mass into the front setback provides the building separation required to retain the existing building on site, which currently mitigates the zone transition with only 2-stories above grade. The resulting building establishes a strong street-edge at N 39th St, emphasizing the site's connection to the low-rise zone.

SETBACKS & SEPARATIONS

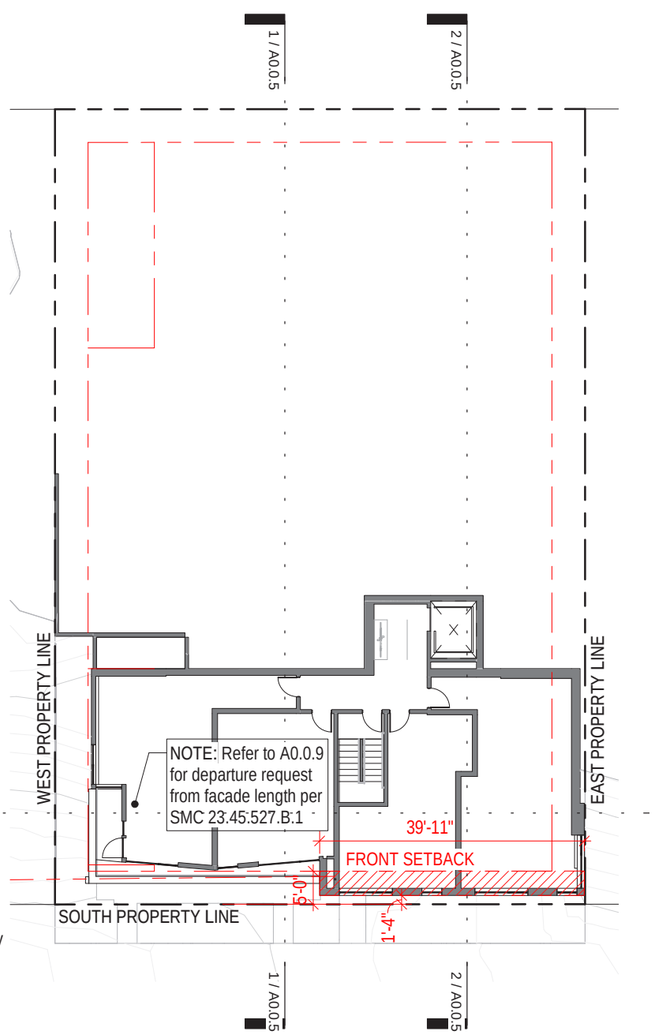
DEPARTURE #1
CITATION SMC 23.45.518
REQUIREMENT Front Setback = 5'
REQUEST Reduce front setback to 0', 1'-4" & 3'-2" at 100-300 levels



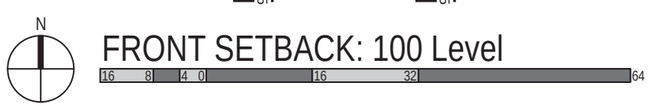
FRONT SETBACK: 100 Level

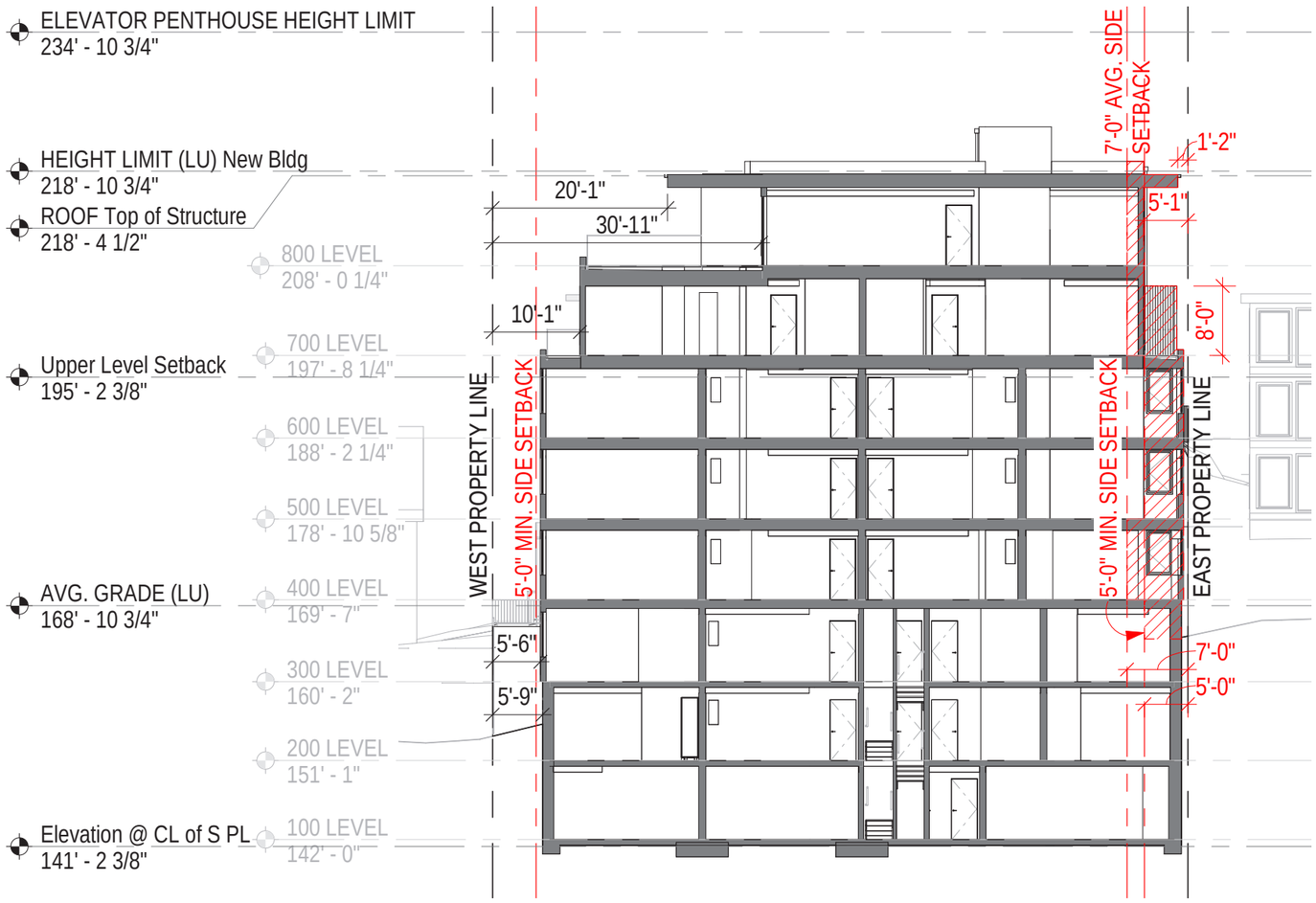


FRONT SETBACK: 200 Level



FRONT SETBACK: 300 Level





SIDE SETBACK Looking North

16 8 4 0 16 32 64

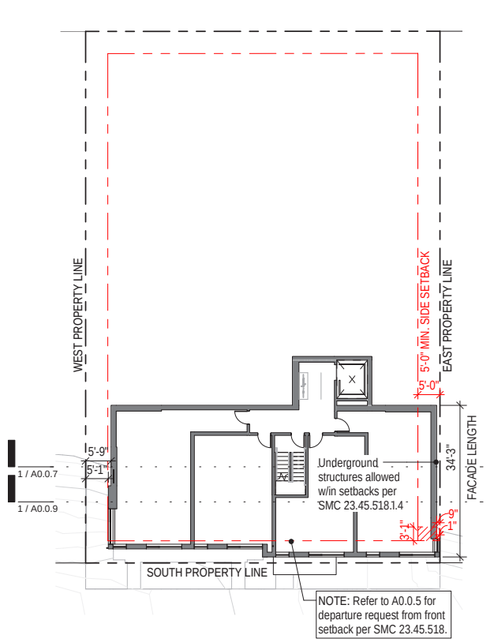
SETBACKS & SEPARATIONS

DEPARTURE	#2
CITATION	SMC 23.45.518
REQUIREMENT	Side Setback = 5'-0" min. if facade < 40' Side Setback = 7'-0" avg. if facade > 40'
REQUEST	Reduce setback to 0' at east side lot
RATIONALE	Departing the side setback locates the bulk of the building mass at the south portion of the site, creating distance between the less dense single-family zone to the north.
DESIGN GUIDELINES	CS2.D.3. ZONE TRANSITIONS

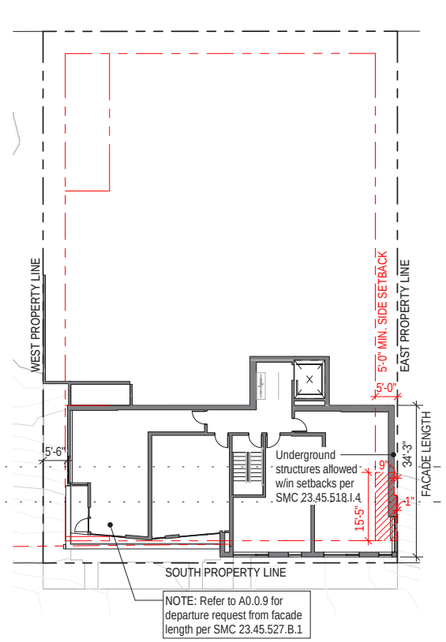
A main priority of the project is to maintain an appropriate scale at the zone transition at N Bowdoin Pl. One of the main strategies to achieve this goal is to locate the bulk of the building mass towards the south end of the site, which faces the low-rise zone and is the lowest part of the site. Pushing the building mass into the side setback provides the building separation required to retain the existing building on site, which currently mitigates the zone transition with only 2-stories above grade. The resulting building establishes a strong street-edge at N 39th St, emphasizing the site's connection to the low-rise zone.

SETBACKS & SEPARATIONS

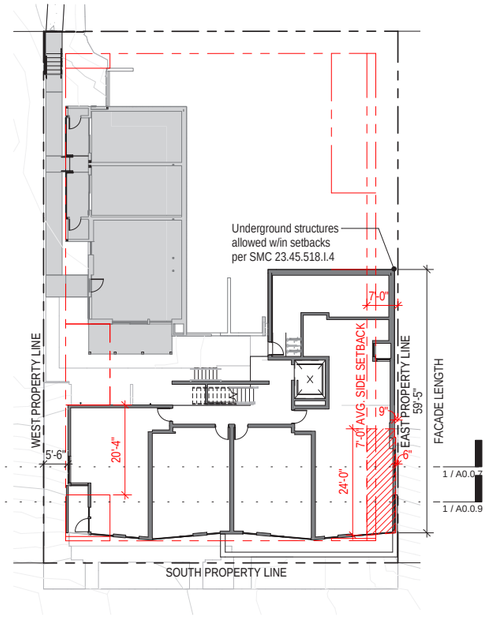
DEPARTURE	#2
CITATION	SMC 23.45.518
REQUIREMENT	Side Setback = 5'-0" min. if facade < 40' Side Setback = 7'-0" avg. if facade > 40'
REQUEST	Reduce setback to 0' at east side lot



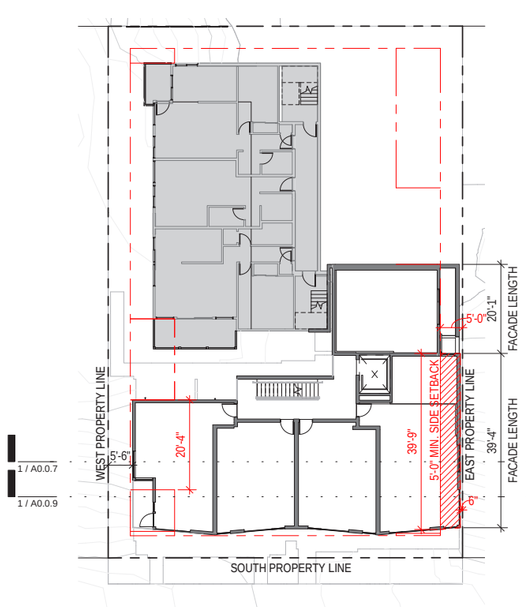
SIDE SETBACK: 200 Level



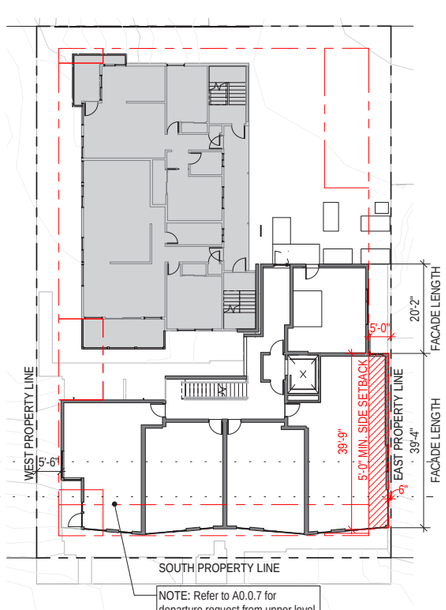
SIDE SETBACK: 300 Level



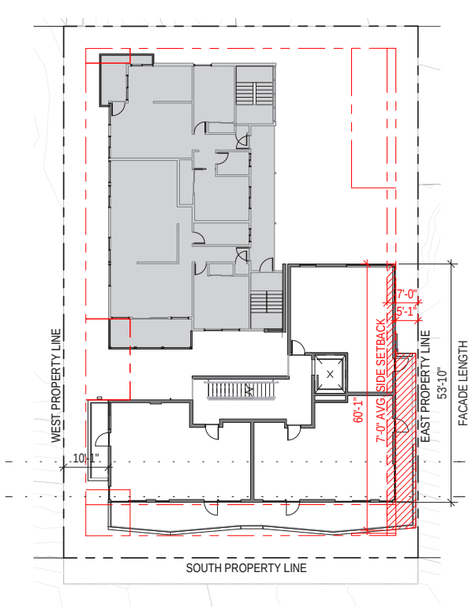
SIDE SETBACK: 400 Level



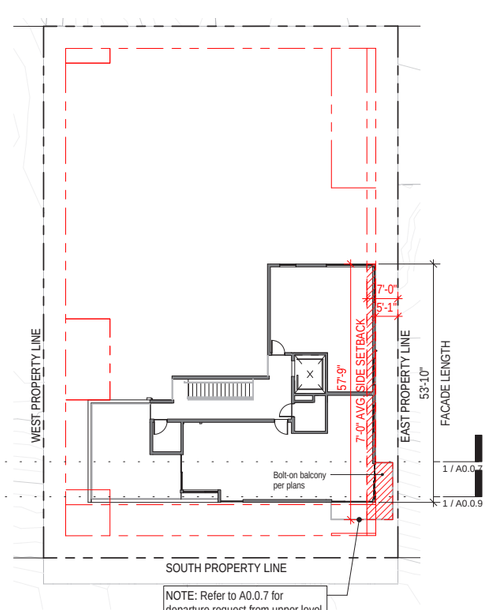
SIDE SETBACK: 500 Level



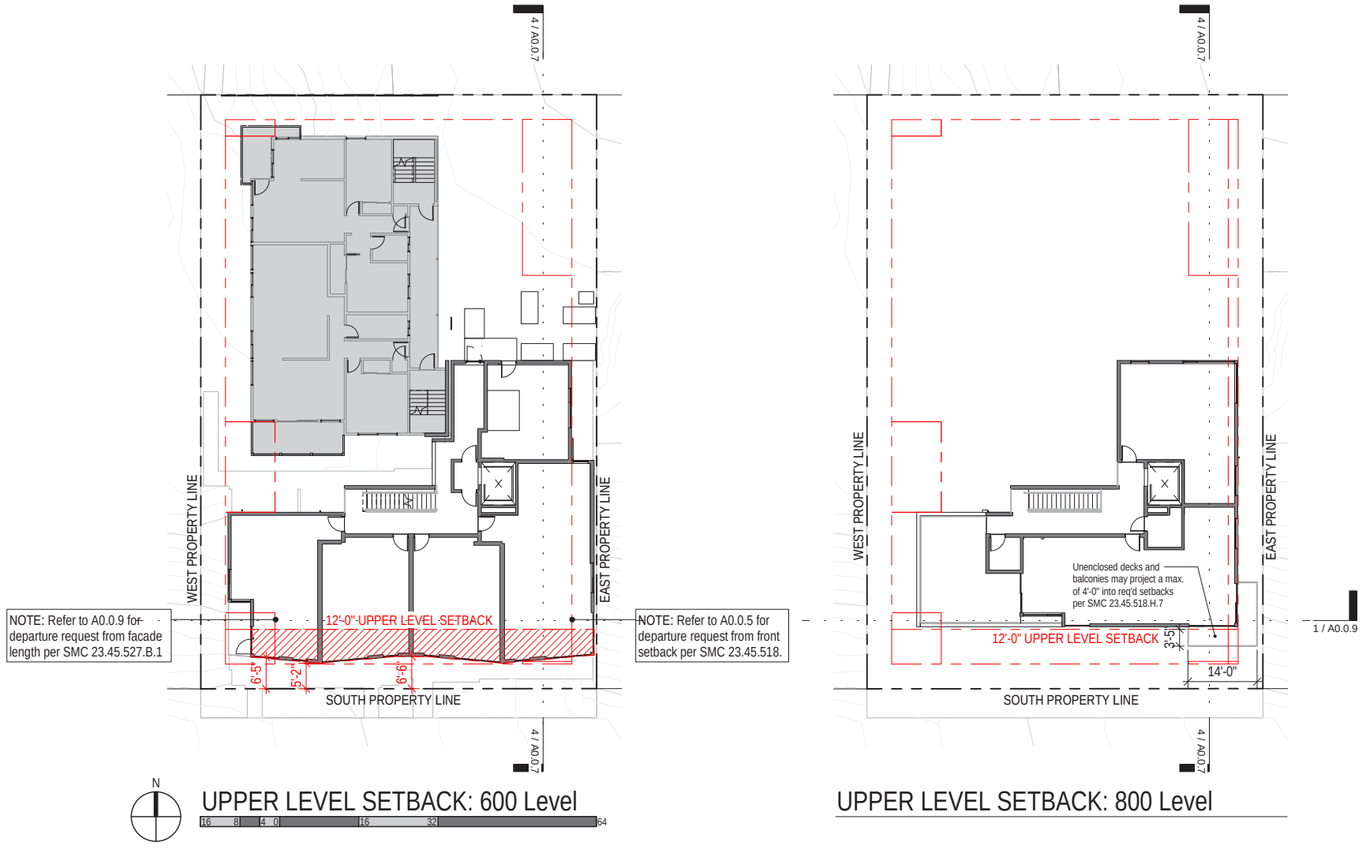
SIDE SETBACK: 600 Level



SIDE SETBACK: 700 Level



SIDE SETBACK: 800 Level



UPPER LEVEL SETBACK: 600 Level

UPPER LEVEL SETBACK: 800 Level

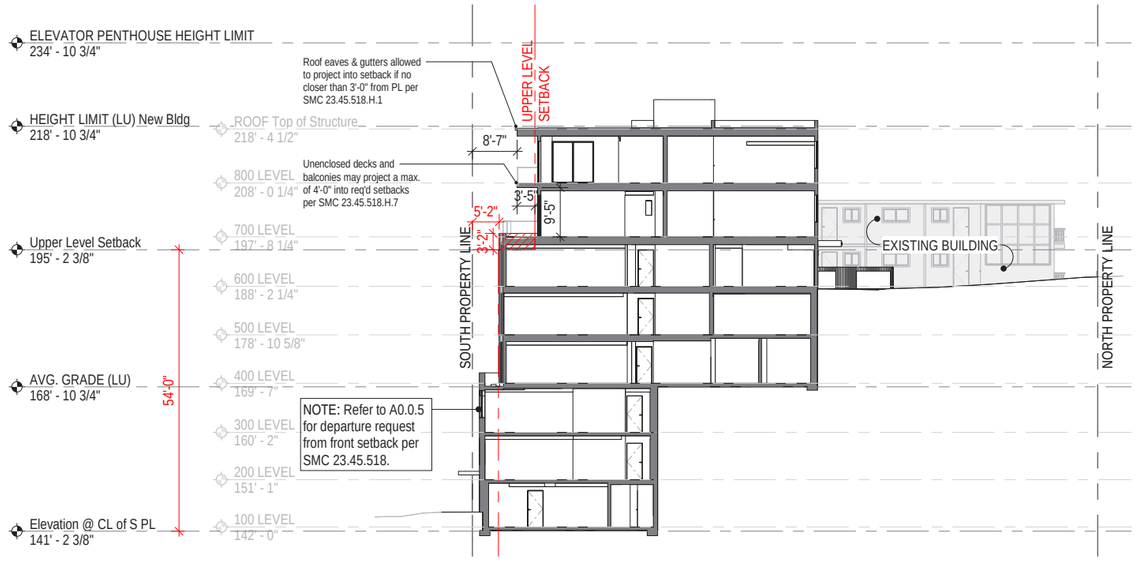
SETBACKS & SEPARATIONS

DEPARTURE	#3
CITATION	SMC 23.45.518.A.2
REQUIREMENT	Upper level setback = 12'-0" abv. 54'
REQUEST	Increase setback height by 3'-2" to 57'-2"
RATIONALE	Departing the upper level setback at the parapet of the 600 level roof allows the 100 level main entry to be located at grade for accessible access for all.
DESIGN GUIDELINES	PL2.A.1. ACCESS FOR ALL

The elevation of the 700 level is determined by the elevation of the 100 level, specifically where the entries meet grade. Departing the upper level setback allows accessible access to the the front door to be fully integrated into the main entry. In addition, the proposed elevation of the 100 level allows the western ground level units with individual entries to be located above the sidewalk, providing a vertical transition between public and private spaces.

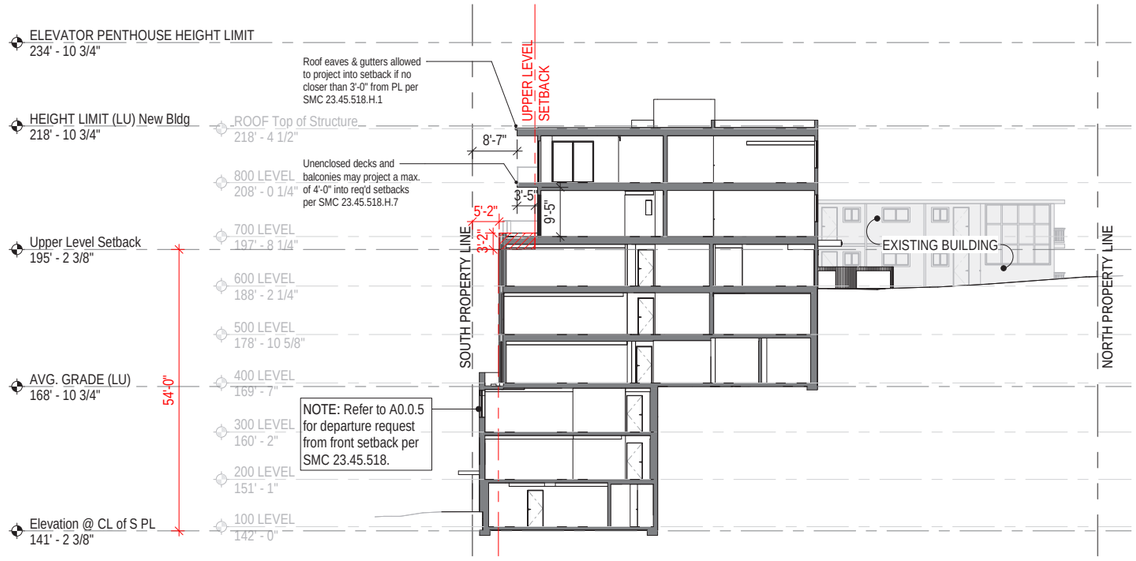
SETBACKS & SEPARATIONS

DEPARTURE	#3
CITATION	SMC 23.45.518.A.2
REQUIREMENT	Upper level setback = 12'-0" abv. 54'
REQUEST	Increase setback height by 3'-2" to 57'-2"



UPPER LEVEL SETBACK

16 8 4 0 16 32 64



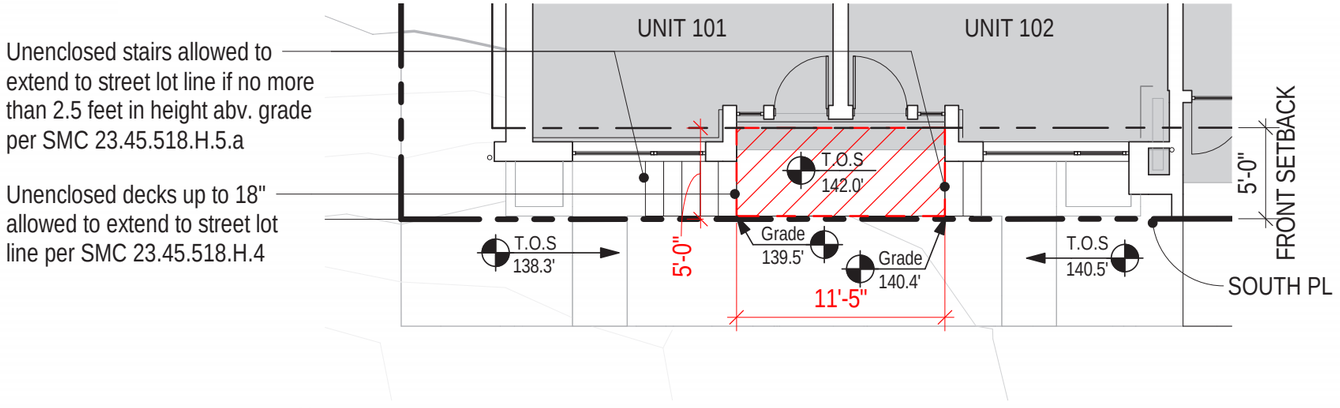
UPPER LEVEL SETBACK

16 8 4 0 16 32 64



SOUTH ELEVATION

8 4 2 0 8 16 32



N

UNENCLOSED DECKS: 100 Level Plan

8 4 2 0 8 16 32

UNENCLOSED DECKS

DEPARTURE	#4
CITATION	SMC 23.45.518.H.4
REQUIREMENT	Decks up to 18" above grade allowed to extend to street lot line;
REQUEST	Increase deck height by 12" to allow elevated porch 30" abv. grade to south property line
RATIONALE	Departing the deck and stair setback requirements allows the two western units with individual, exterior entries to be elevated above the street, as recommended in the EDG Report published on 10/14/19.
DESIGN GUIDELINES	PL3.B.2. GROUND LEVEL RESIDENTIAL

In response to the EDG Report published on 10/14/19 by Wayne Farrens, the project team elevated the western two units above grade. In order to achieve this vertical transition at the ground level residential, a stair and elevated deck are required between the front setback and south property line. There is not enough depth within the building footprint to accommodate the exterior access stair, the unit, and the required bike storage beyond (refer to full level floor plan on page 30 of this packet). The stairs, entry porch, and recessed entry provide a series of transitional elements that clearly identify the public sidewalk and private outdoor space.

AMENITY AREA

DEPARTURE #5-8

CITATION
5. SMC 23.45.522.A.2
6. SMC 23.45.522.A.4
7. SMC 23.45.522.D.5.a
8. SMC 23.45.522.D.5.b.1

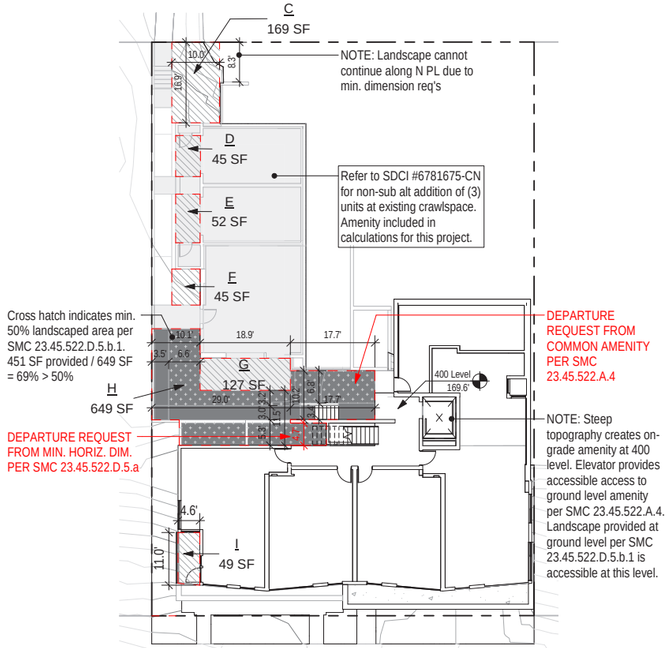
REQUIREMENT
Min. 50% of amenity area to be provided at ground level, except that area at roof counts;
All ground level amenity req'd to be common space;
Min. common amenity area = 250 SF;
Min. horiziontal dim. = 10';
Min. 50% landscaped area at ea/ common amenity

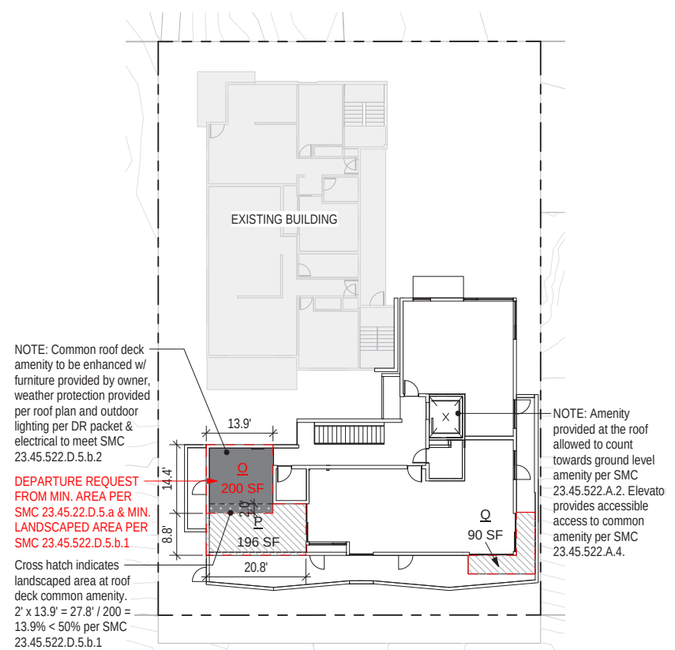
REQUEST
Reduce to 35% provided at ground level;
Allow ground level amenity at 400 level to not be common space;
Reduce min. area to 200 SF & min. horizontal dim. to 4.7';
Reduce landscaped area to 14% at roof deck common amenity

RATIONALE
Departing the ground level common amenity requirements allows the project to retain the existing building and parking lot on site, and focus the bulk of the new building mass towards the south portion of the site.

DESIGN GUIDELINES
CS2.D.3. ZONE TRANSITIONS
CS3.A.1. FITTING OLD AND NEW TOGETHER

A main priority of the project is to retain the existing building and parking lot on site to maintain the scale at the zone transition, lower the project carbon footprint, and retain existing housing. Retaining the existing building and parking lot restrict the available space for ground level common amenity area. The required utility functions and drainage constraints prohibit the parking lot from being converted to a woonerf. The existing building is setback 8.4' from the north property line, prohibiting landscaped amenity from extending to achieve the minimum 250 square-foot area. Additionally, the building code constraints for the single-exit building are such that the common roof deck cannot exceed 10%, or 185 square-feet, of the area at the 800 level. The overall required amenity area is provided (min. 2,400 square-feet) and all units have access to amenity area.





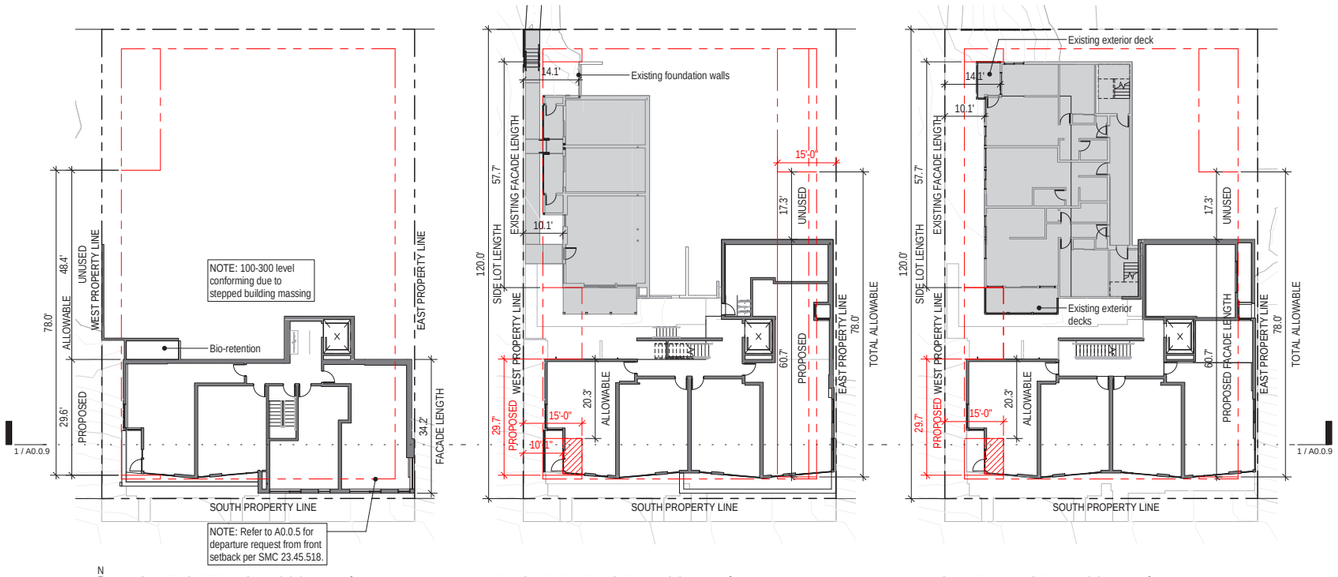
Amenity - ALL		
SPACE	TYPE	AREA
100 LEVEL		
A	Private	110 SF
300 LEVEL		
B	Private	51 SF
400 LEVEL		
C	Private	169 SF
D	Private	45 SF
E	Private	52 SF
F	Private	45 SF
G	Private	127 SF
H	Ground Level	649 SF
I	Private	49 SF
500 LEVEL		
J	Private	53 SF
K	Private	49 SF
600 LEVEL		
L	Private	49 SF
700 LEVEL		
M	Private	83 SF
N	Private	612 SF
800 LEVEL		
O	Ground Level	200 SF
P	Private	196 SF
Q	Private	90 SF
		2630 SF

< 250 SF PER SMC 23.45.522.D.5.a

Amenity - Type Totals	
TYPE	AREA
Ground Level	849 SF
Private	1781 SF
TOTAL =	2630 SF > 2400 SF

TOTAL = 855 SF / 2400 SF = 35.6% < 50% REQ PER SMC 23.45.522.A.2

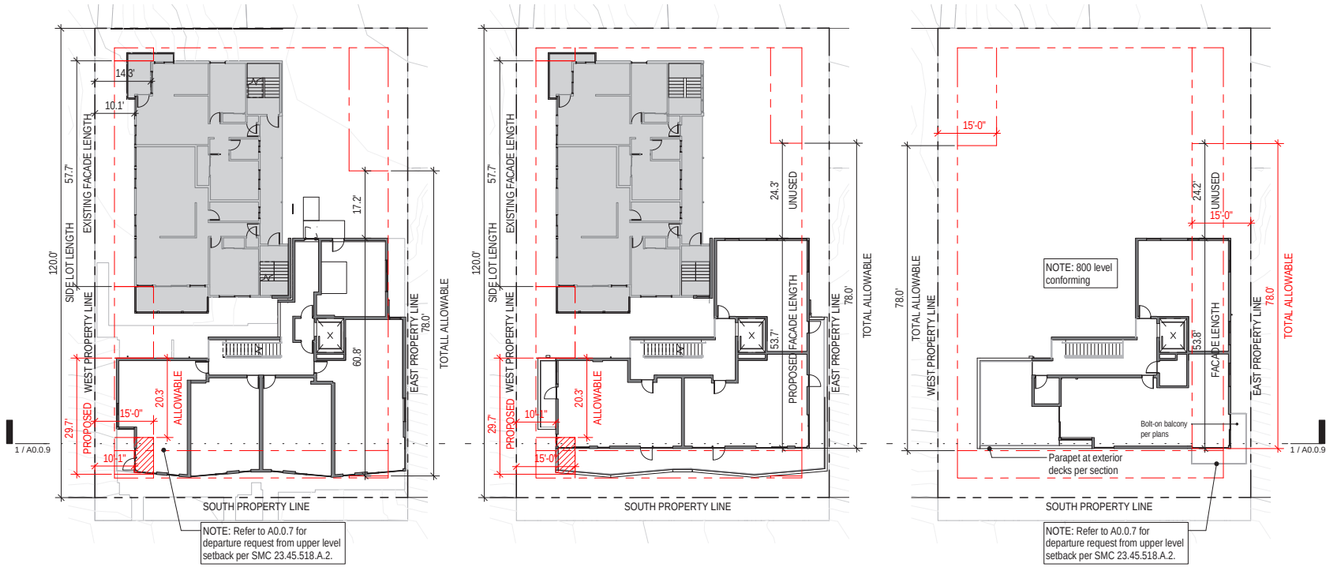
NOTE: Refer to MUP set for conformance w/ other amenity area req's



SIDE SETBACK: 300 Level

FACADE LENGTH: 400 Level

FACADE LENGTH: 500 Level



FACADE LENGTH: 600 Level

FACADE LENGTH: 700 Level

SIDE SETBACK: 800 Level

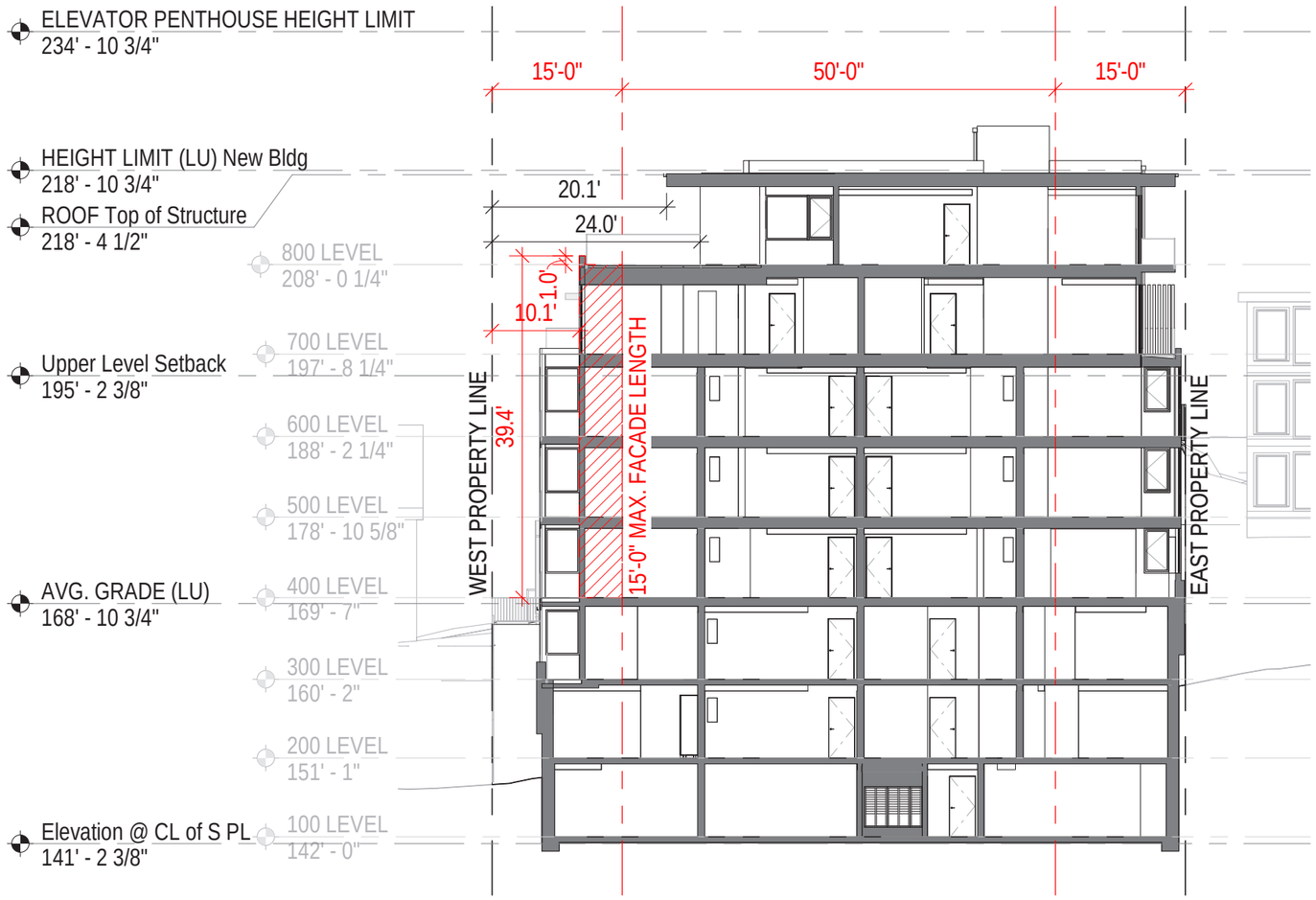
FACADE LENGTH

DEPARTURE	#9
CITATION	SMC 23.45.527.B.1
REQUIREMENT	Max. facade w/in 15' of side lot line not to exceed 65% of length of said lot line
REQUEST	Increase allowable length by 8% (to 73% total) at west lot line
RATIONALE	Departing the maximum facade length at the west lot line allows the bulk of the new building mass to be located at the lower part of the site to maintain the existing parking lot and facilitate an appropriate zone transition.
DESIGN GUIDELINES	CS2.D.2. EXISTING SITE FEATURES CS2.D.3. ZONE TRANSITIONS

Departing the facade length at the west property line allows the project to locate the bulk of the massing at the southern, and lowest, part of the site. Retaining the existing building and parking lot maintain an appropriate scale at the zone transition, however, the remaining allowable facade length at the west side lot line is extremely limited. The west facade of the existing building is setback between 10' and 14.1', leaving only 20.4' allowable facade length. The project proposes to increase the allowable length at the west side lot line by 8% (to 73% total) to reallocate facade length at the south portion of the site and avoid locating the building mass at the existing parking lot. Facade articulation is introduced at the west elevation to reduce the perceived mass.

FACADE LENGTH

DEPARTURE	#8
CITATION	SMC 23.45.527.B.1
REQUIREMENT	Max. facade w/in 15' of side lot line not to exceed 65% of length of said lot line
REQUEST	Increase allowable length by 8% (to 73% total) at west lot line



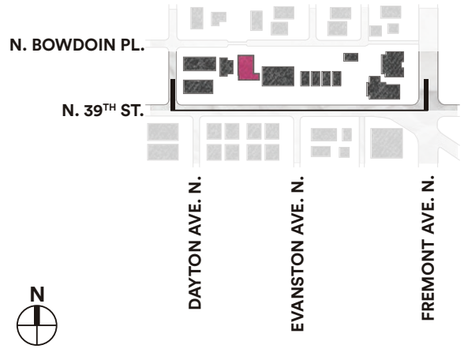
SIDE SETBACK Looking North

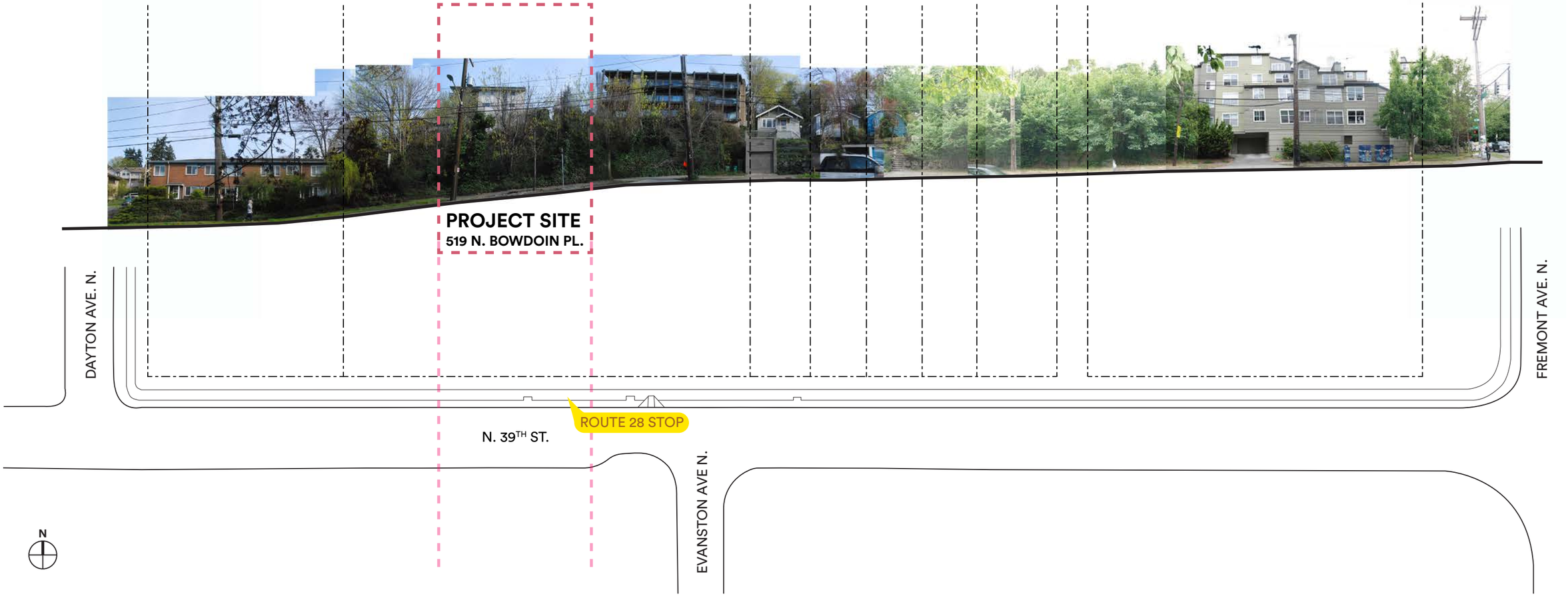
16 8 4 0 16 32 64

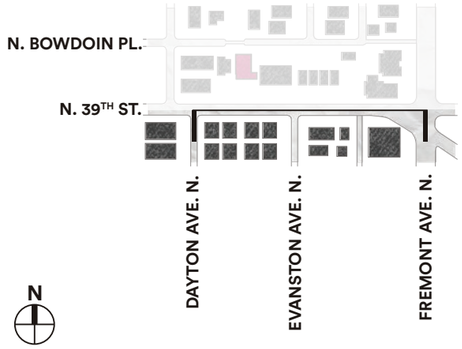
18.0 SUPPORTING GRAPHICS

N 39TH ST | NORTH ELEVATION

The project site is a mid-block parcel, located between Dayton Ave N and Fremont Ave N on the north side of N 39th St. Due to the steep slope, there is no street-edge on the north side of the block. The existing building on-site and the adjacent multi-family apartment building are perched atop the steep hill and are barely visible from the street. Four single-family houses are oriented toward N 39th St, pushed back significantly from the street and elevated above the sidewalk. A metro bus stop for route 28 is located at N 39th St, at the eastern side of the property.



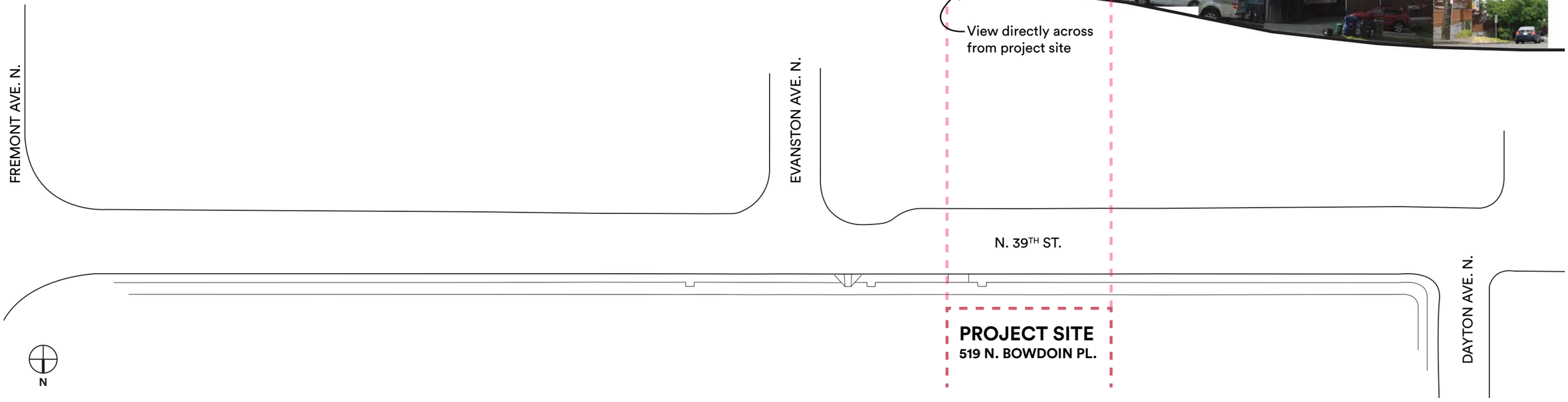




N 39TH ST | SOUTH ELEVATION

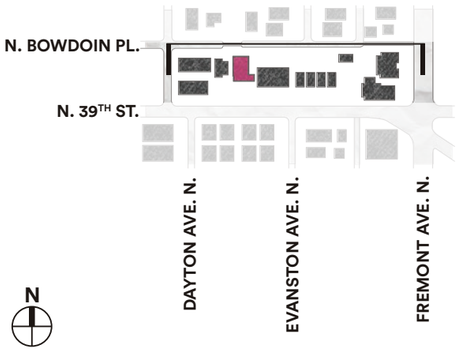
The south side of N 39th St is significantly more developed along the street front, and as a result, has a continuous street wall. The majority of the buildings are low-rise multi-family, ranging from two to four stories tall. There are no dramatic topography changes from the street to the properties on the south side.



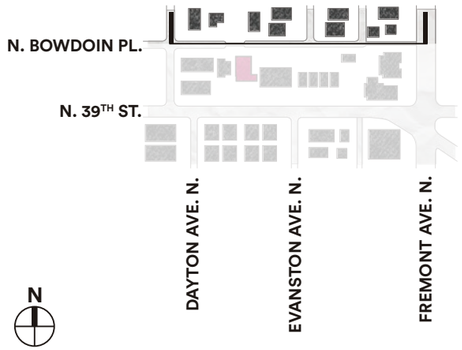


N BOWDOIN PL | SOUTH ELEVATION

The existing building on site is accessed from N Bowdoin Pl via N.Evanston Ave, which dead ends into N.Bowdoin Pl. Due to the steep slope, the right-of-way at N Bowdoin Pl is discontinuous to vehicular traffic and public stairs connect pedestrian traffic to Fremont Ave N to the east, and Dayton Ave N to the west. Also due to the slope of the site and surrounding area, the perceived height of the existing building from N Bowdoin Pl is two stories above grade.

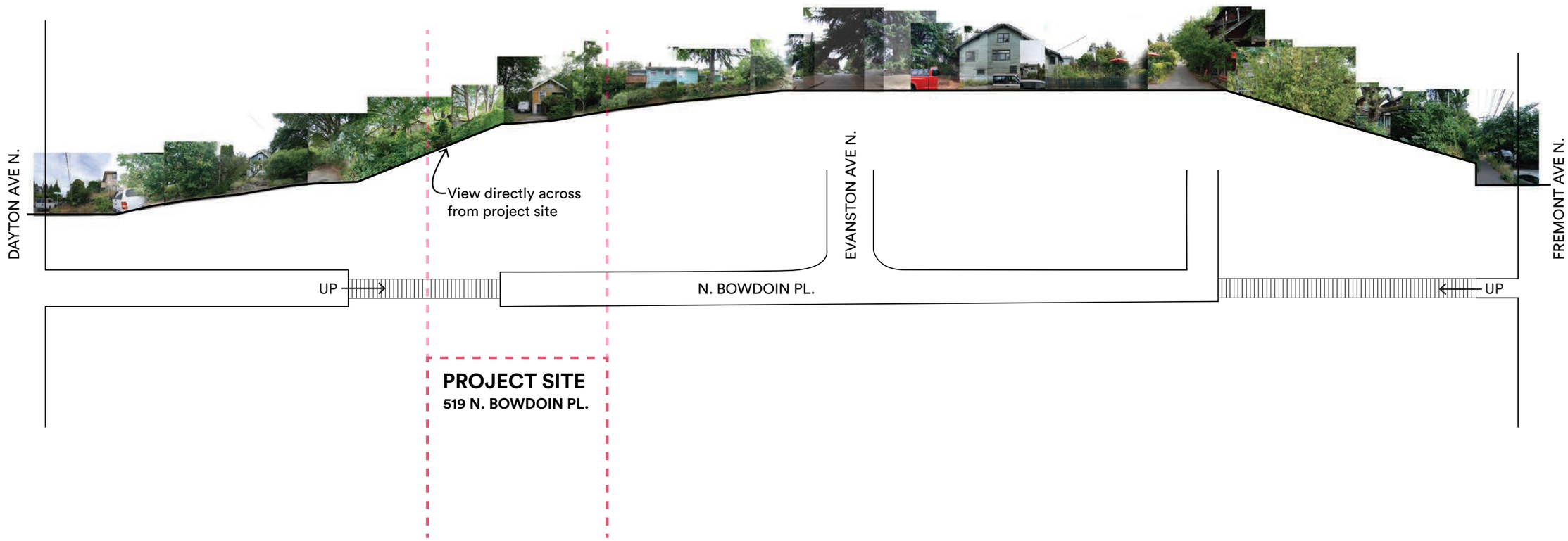






N BOWDOIN PL | NORTH ELEVATION

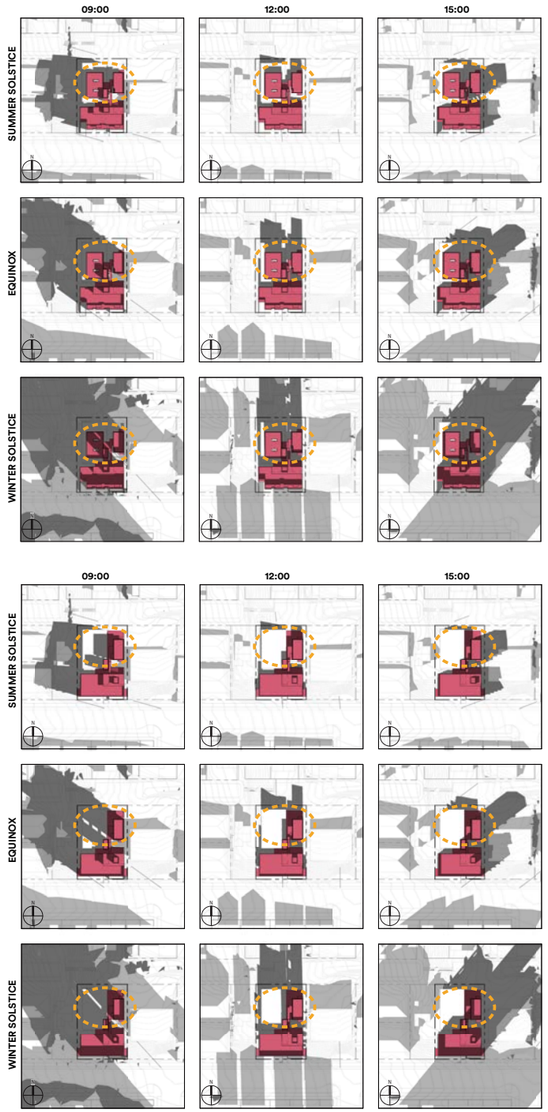
The single-family residences across the street from the project site range in height from one to three stories tall. The alley to the east marks another boundary between single- and multi-family zones



SHADOW STUDIES

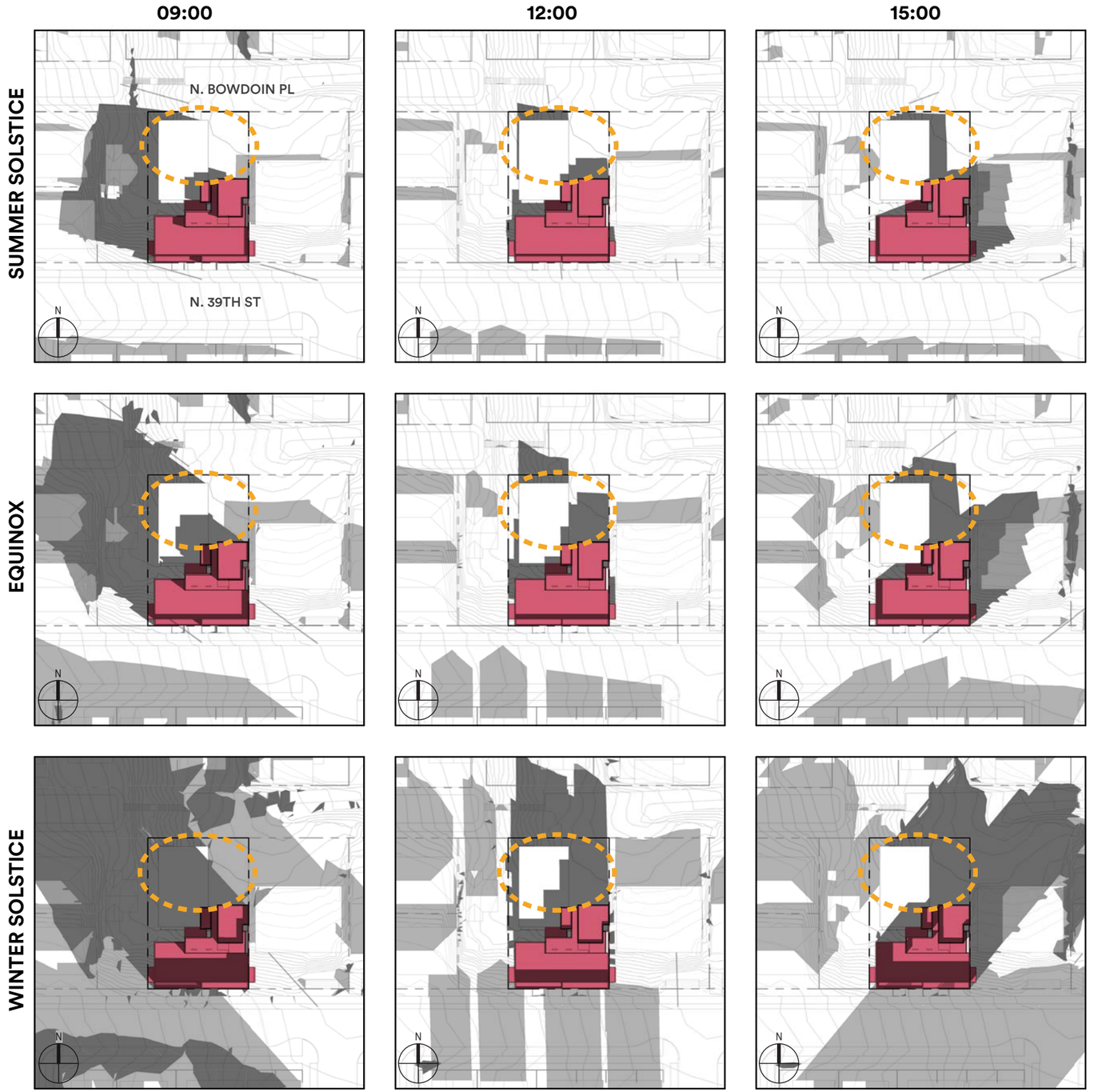
CS2.D.3. ZONE TRANSITION

Eliminating new construction at the northern portion of the site, and consolidating the massing at the low end of the site significantly reduces the impact on the adjacent residential lots to the north. This is clearly visible when comparing the shadows of all the schemes provided during EDG. Scheme 3, the scheme adapted for Design Recommendation, is shown to the right. Schemes 1 and 2, which show massing at the existing building and parking lot, are shown below.



SCHEME 1

SCHEME 2



INSTALLATION LOCATION





LOCAL ART



Statue of Lenin
Emil Venkov



Waiting for the InterUrban
Richard Beyer



Fremont Troll
Steve Badanes, Will Martin,
Donna Walter, Ross Whitehead

VISUAL INSPIRATION



Dreambots of Eastlake
Linda Beaumont
Seattle, WA



Soviet-era bus stop
artist unknown
Kootsi, Estonia



BUS
artist collective mmmm...
Baltimore, MD

REQUEST FOR ARTIST QUALIFICATIONS

The project has published a request for artist qualifications to design a permanent art installation along N 39th St, contributing to the rich cultural tapestry of the Fremont neighborhood.

RFQ WESBITE	http://www.saraeverett.com/calls.php
CONTACT	Sara Everett, Artist Liaison to the Developer email: info@saraeverett.com
SUBMITAL DEADLINE	May 29, 2021
ARTIST SELECTION	October 2021
FABRICATION	December 2021 - September 2022
INSTALLATION	October 2022

MASSING CONCEPT

ANGLED FACADE



Flax Museum
noAarchitecten
Kortrijk, Brussels

The angled facade at the middle levels reflect the light differently, providing subtle modulation that reinforces the woven window and infill pattern concept. The angles produce an interesting skyline from the street below.

SHIFTED WINDOWS - MIDDLE



V10 Apartments
Reilf Ramstad Arkitekter
Oslo, Norway



Girard Apartments
Utile Architecture & Planning
Boston, MA

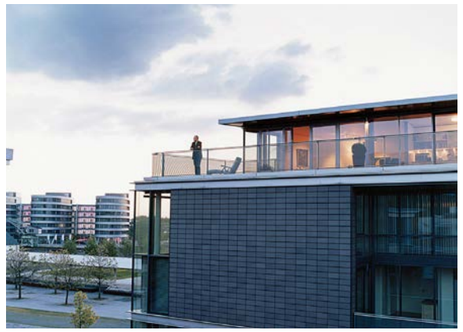
Shifted windows and a woven infill panel pattern provide movement and interest at the middle levels, helping to reduce the perceived height.



SOUTH ELEVATION

8 4 2 0 8 16 32

STEP BACK AT TOP



Duisburg HOusing
Foster+Partners
Duisburg, Germany

Stepping back at the top of the building reduces the perceived height from below and provides opportunities for exterior decks, both common and private. The roof eave provides a visual cap to the building, also helping to reduce the perceived height.

HEAVY BASE



27 Collective Housing
Atelier Maxime Schmitt Architecte
Nantes, France

The heavy, dark base grounds the building into the sloped site. The stepped base interlocks with the middle levels above.



2 SOUTH ELEVATION - Entry





BUILDING ENTRIES | N 39TH ST

1. PROMINENT & ACCESSIBLE MAIN ENTRY

The primary entry to the building is located at N 39th St. A tall canopy extends towards the sidewalk, providing weather protection and wayfinding cues. Natural cedar fins walls extend back into the building, visible through the full width storefront glazing system. The transparency at the entry is reinforced by the planting plan, which locates lower shrubs immediately in front of the primary door, with street trees framing the entire recessed entry. An accessible path connects the main entry to the sidewalk.

2. ELEVATED INDIVIDUAL UNIT ENTRIES

The scale of the individual unit entries is smaller, increasing the sense of privacy at the ground level residential. Several transitional elements, including gates, stairs, plantings, and an elevated entry, provide additional privacy and security.

PEDESTRIAN EXPERIENCE

The proposed apartment greatly improves on the existing street conditions on N 39th St. The existing sidewalk is currently flanked by a thick grove of invasive blackberries to the north and a small grass strip to the south. Adding a clearly marked entry at the streetfront adds 'eyes on the street' and improves the overall sense of safety for pedestrians. Additionally, a carefully selected pallet of native shrubs and trees both soften the hardscape and improve on the ecology of the site to create a safer and more pleasant pedestrian experience.



SOUTH ELEVATION - Entry

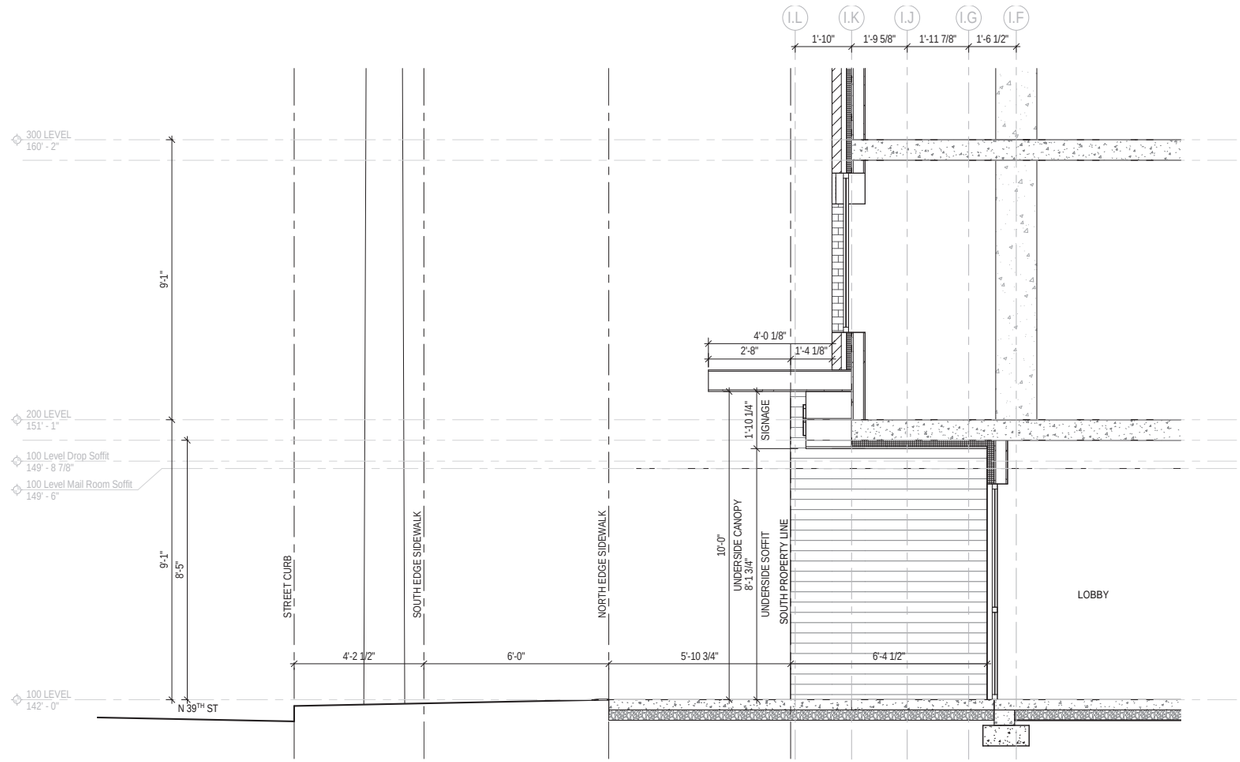
BUILDING ENTRIES | N 39TH ST

1. PROMINENT & ACCESSIBLE MAIN ENTRY

The primary entry to the building is located at grade, providing accessible access for all. The full width storefront system visually extends the depth of the lobby, increasing its presence and connection to the public realm.

2. ELEVATED INDIVIDUAL UNIT ENTRIES

The individual residential unit entries are elevated above the sidewalk to provide a sense of privacy at the ground level. Gates and guardrails further delineate between the public and private realms.





2 NORTH ELEVATION





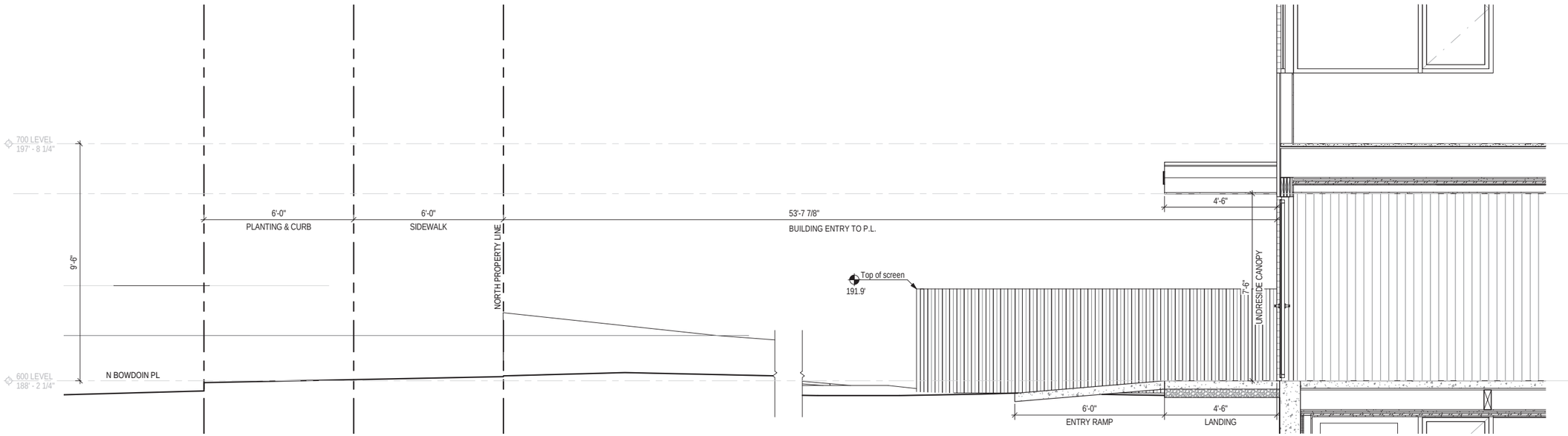
BUILDING ENTRIES | N BOWDOIN PL

1. RESIDENTIAL SCALE AT SECONDARY ENTRY

The new building is set back out of respect for the adjacent zoning. The secondary entry is smaller in scale and prominence than the main building entry at N 39th St. An ADA ramp, plantings and a bike rack establish the entry at the south end of the parking lot. Silver lettering set against the black cantilevered canopy identify the building. A screened black wood gate provides entry to the common circulation beyond. Vertical wood siding provides additional texture between the common and residential entries.

2. PRIVATE ADDITION ENTRY

The additional three units at the ground level of the existing building are accessed via a path from the landing of the existing right-of-way stair at N Bowdoin Pl. Horizontal wood siding at exterior storage sheds support a thin metal canopy above the first two unit entries. The dark siding at the addition relates to the base of the new construction, grounding the existing building into the slope.



1 600 L - Secondary Entry