LICTON SPRINGS TOWNHOMES FOR SHELTER HOMES

9200 Woodlawn Ave N, Seattle, WA 98103

3038106-EG / 3037987-LU / 6835326-CN

ARCHITECT:

VANDERVORT ARCHITECTS
CC: MARK WIERENGA
2000 FAIRVIEW AVE E, SUITE 103
SEATTLE, WA 98102 / (206) 784-1614

PROPERTY OWNER:

SHELTER HOMES
CC: RON FROTON
88 HAMLIN ST
SEATTLE, WA 98102

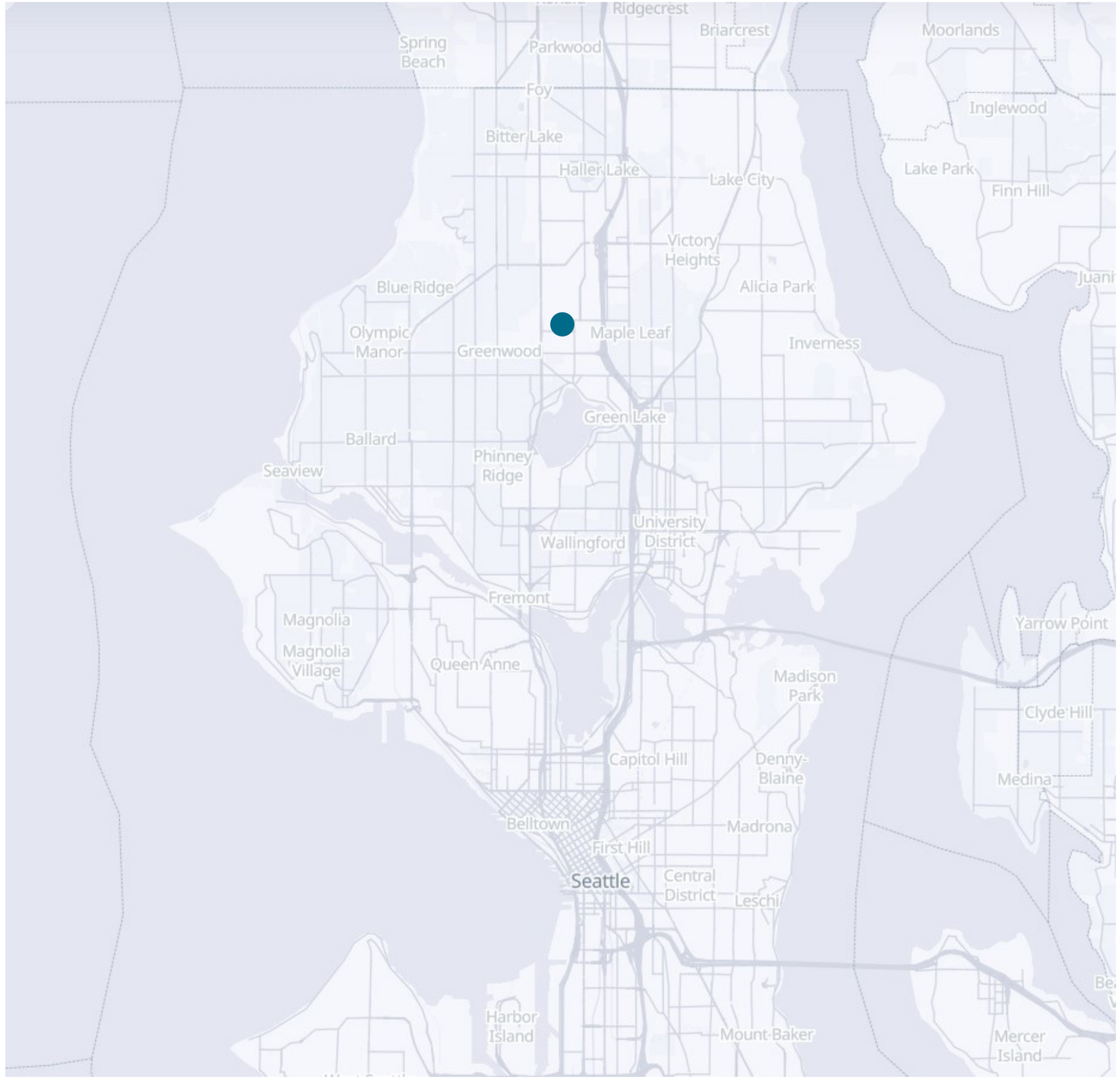
LANDSCAPE ARCHITECT:

ROOT OF DESIGN
CC: DEVIN PETERSON
(206) 491-9545



RECOMMENDATION FOR ADMINISTRATIVE DESIGN REVIEW | AUGUST, 2022


LIGHT
SPRINGS



LICTON SPRINGS TOWNHOMES
TABLE OF CONTENTS

01. PROJECT INFORMATION 4

PROJECT DESCRIPTION & DEVELOPMENT OBJECTIVES 4
VICINIY MAP 5

02. SITE ANALYSIS 6

9-BLOCK STUDY 6
ZONING OVERVIEW 7

03. DESIGN STANDARDS 8

8
DESIGN GUIDELINES SUMMARY

04. BUILDING DESIGN 10

SITE PLAN 10
RESPONSE TO DESIGN GUIDANCE 11
FLOORPLANS 14
LANDSCAPE PLAN 32
EXTERIOR ELEVATIONS 34
MATERIAL PALETTE 50
RENDERINGS 51
SITE LIGHTING 56
SIGNAGE CONCEPT 57
WASTE APPROVAL PLAN 58
TREE PROTECTION PLAN 59
BUILDING SECTIONS 60

05. CODE DEPARTURES 73

PROPOSED CODE DEPARTURES 73

LICTON SPRINGS TOWNHOMES
DEVELOPMENT OBJECTIVES

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PROJECT DESCRIPTION.

We are proposing to build 26 townhomes with +/-37 parking stalls. The townhouse dwellings will be a mix of three and four story dwellings. Parking will be a mix of private garages, shared carports and possibly some surface parking.

There are three exceptional trees at this site, all near the Woodlawn Ave right of way. We intend to protect and retain all three of these trees as part of our project. One hazard tree has been approved for removal under a separate permit.

Our goal is enhance the existing built environment by providing quality ground-related housing that relates to the cultural and recreational resources of the immediate surroundings.

This project will undergo Administrative Design Review. MHA requirements will be complied with via performance. See table A for 23.41.004 footnote 4.

PROJECT #.	3038106-EG	
LOT AREA.	31,024 SF	
PROPOSED DWELLING TYPE.	TOWNHOMES	
	MIX OF 2, 3 & 4 -BEDROOM UNITS	
RESIDENTIAL UNIT #.	26 TOTAL	
FLOOR AREAS (GROSS).	RESIDENTIAL:	40,744 SF
	GARAGE:	4,312 SF
	TOTAL:	45,056 SF
FLOOR AREA (FAR).	ALLOWED:	43,434 SF
	PROPOSED:	43,403 SF
BUILDING HEIGHT.	UP TO 40' PROPOSED (4 STORIES)	
AUTO PARKING.	3PARKING STALLS PROPOSED	



VICINITY MAP
LANDMARKS AND FEATURES



1. NORTH SEATTLE COLLEGE



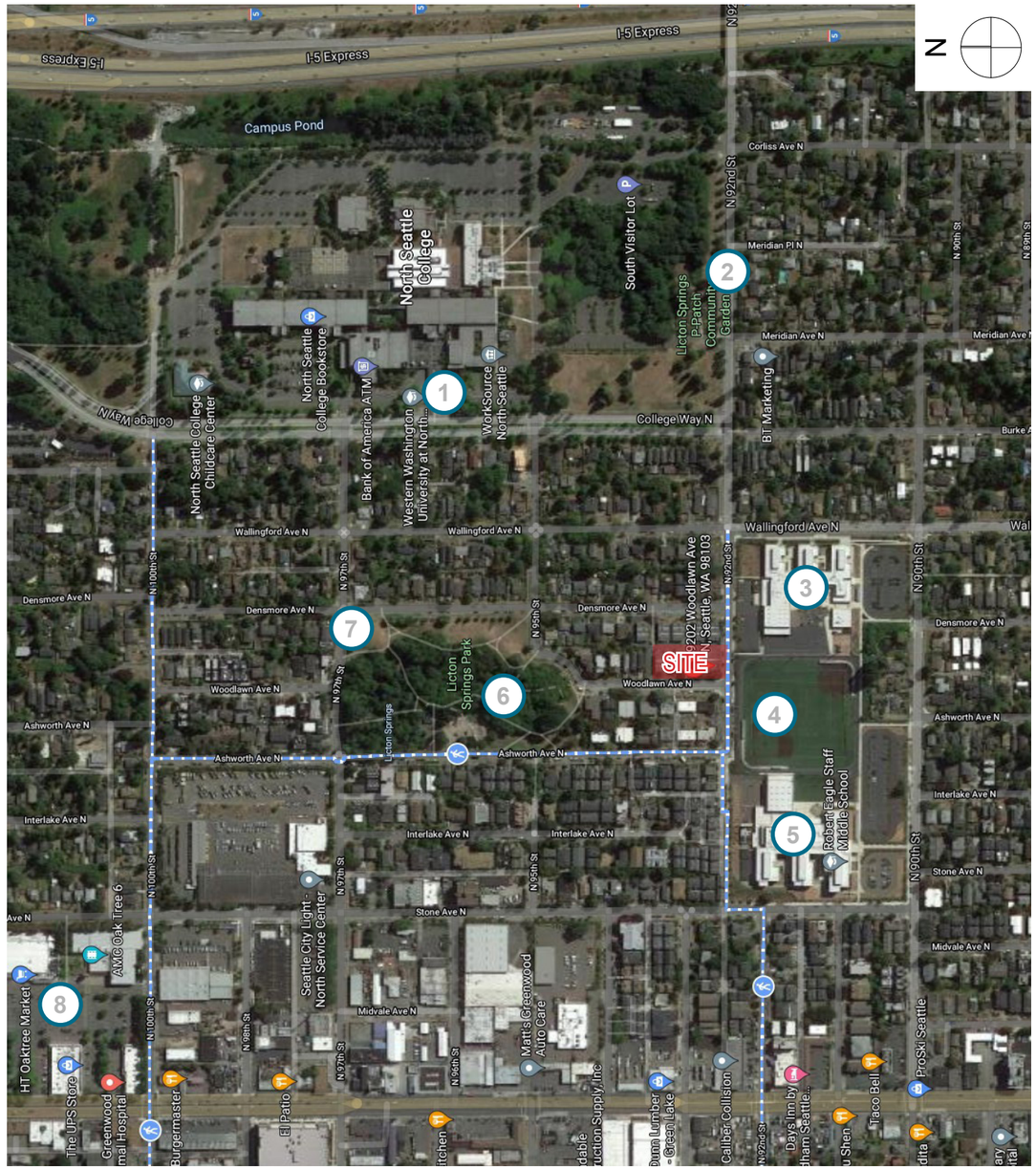
2. LICTON SPRINGS. P-PATCH



3. CASCADIA ELEMENTARY SCHOOL



4. PLAYFIELDS





5. ROBERT EAGLESTAFF M.S.



6. LICTON SPRINGS PLAYGROUND



7. LICTON SPRINGS OPEN SPACE



8. OAK TREE MARKET

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

9 BLOCK STUDY
SURROUNDING COMMUNITY

01. PROJECT INFORMATION

02. SITE ANALYSIS

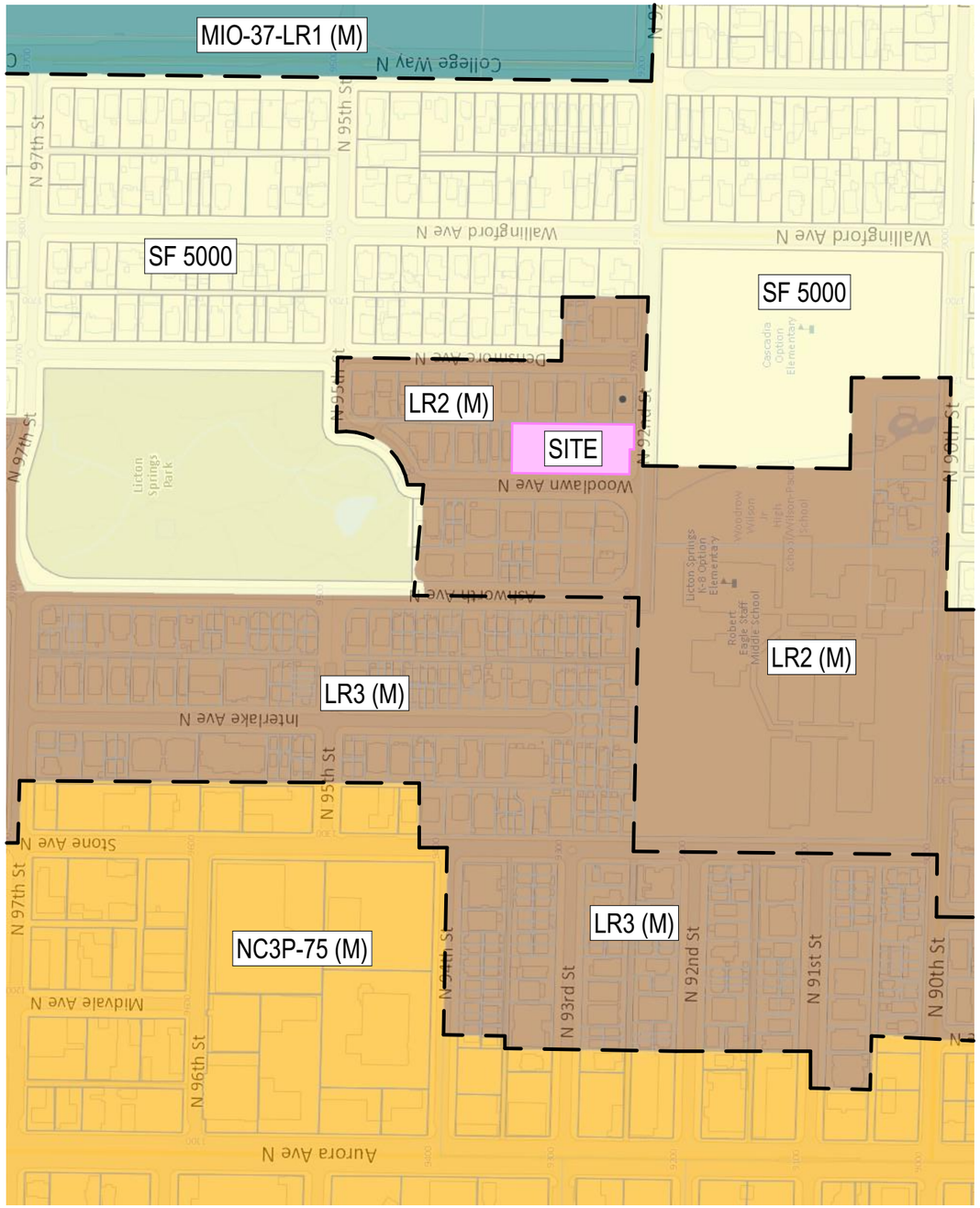
03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



EXISTING CONDITIONS
ZONING DATA



ZONING MAP NOT TO SCALE

N

Lot Area Total:	31,024 SF SITE AREA.
Zoning:	LR2 (M) / AURORA / LICTON SPRINGS RESIDENTIAL URBAN VILLAGE.
ECA:	NONE.
Residential Use:	26 DWELLING UNITS TOTAL
FAR:	FAR MULTIPLIER = 1.4 - 43,436 SF ALLOWED FAR.
HEIGHT:	40' BASE HEIGHT ALLOWED. +5' FOR PITCHED ROOF. +4' FOR PARAPETS. +10' FOR STAIR PENTHOUSE(S).
SETBACKS:	TOWNHOUSE: 5' MIN/7' AVG. ALL SIDES.
AUTO PARKING:	1 SPACE REQUIRED PER D.U. 1.46 SPACES PER D.U. PROPOSED ALL DWELLINGS.
BICYCLE PARKING:	1 LONG-TERM SPACE REQUIRED PER D.U. 4 SHORT-TERM SPACES REQUIRED.
AMENITY AREA:	25% OF LOT AREA MUST BE PROVIDED AS AMENITY AREA. HALF OF THIS MUST BE AMENITY AREA AT GROUND LEVEL.
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE.

DESIGN STANDARDS
DESIGN NARRATIVE

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

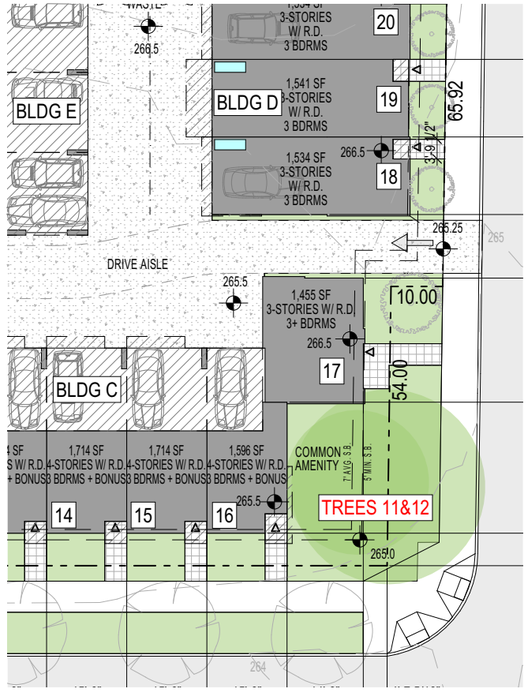
05. CODE DEPARTURES



EXCEPTIONAL PLUM MID-SITE



EXCEPTIONAL PINES AT CORNER







FRAMING EXCEPTIONAL TREES AT CORNER



SINGLE FAMILY 2-STORY BUILDINGS N. OF SITE



2-STORY APTS. WEST OF SITE

CS1.D.1&2: Plants and Habitat

On site trees: We have one mature Flowering Plum (tree 8) and two Scot's Pines (trees 11 & 12) at this site and we intend to retain all of them. Our design response is to provide adequate space for these trees and to make them part of an enhanced pedestrian experience. The Pines will continue to anchor the intersection of Woodlawn and 92nd, and the Plum will become part of the primary site entry. We are asking for a slight increase in allowed building width in order to accommodate the Pines - we feel that this will allow us to avoid development within the tree's driplines and allow us to help feature these trees as an important site asset.

CS2.B.2: Connection to Street

We are working to orient the maximum number of townhomes to the adjacent streets in order to create a very strong connection to the public realm. Additionally, we are creating pedestrian courtyards at the north and middle of the site in order to further reinforce these important connections. All townhomes will have living spaces adjacent to entries that will also help reinforce these connections. Auto parking will be de-emphasized by placing all parking stalls out of view behind buildings.

CS2.C.1: Corner Sites

This site occupies the NE segment of the intersection between Woodlawn Ave N and N 92nd St. We intend to preserve the exceptional pines that occupy this corner and so our design response is to frame the pines with our new buildings east and west of them. By doing so, this space will become an open space that is shared between the site occupants and the general public. Landscaping added in this area will be sensitive to these trees and will compliment and enhance them.

CS3.A.4: Evolving Neighborhoods

The existing building forms and types in this neighborhood vary widely. Buildings vary from 2-story walk up apartments to single family homes with gable roofs. The schools south of our site are very institutional in form and materials. Many of the single family homes have garages that front on the street and there is very little continuity in this area. With this project, we intend to establish a positive and desirable context for future development in multiple ways:

- Prioritize the pedestrian experience (see CS2.B.2)
- Avoid garages and parking facing the street
- Consider ways to connect to the public realm with increased glazing, balconies and roof decks
- Tie into positive local material palettes, including wood trims and lap cladding. Consider ways to utilize unique institutional or commercial materials such as metal and concrete to better relate to the local commercial and institutional uses.



PL3.A.1.D: Individual Entries to Ground-related Housing

As mentioned previously, we are working to maximize the number of individual dwelling entires taking direct entries from adjacent streets. The entries themselves will be scaled down and defined with recessed areas with overhead weather protection. Where possible, we will have steps up to the entries from the approach sidewalk in order to help create a subtle threshold experience. During design development, we will more carefully consider materials, special signage and other elements that create a friendly entry experience.



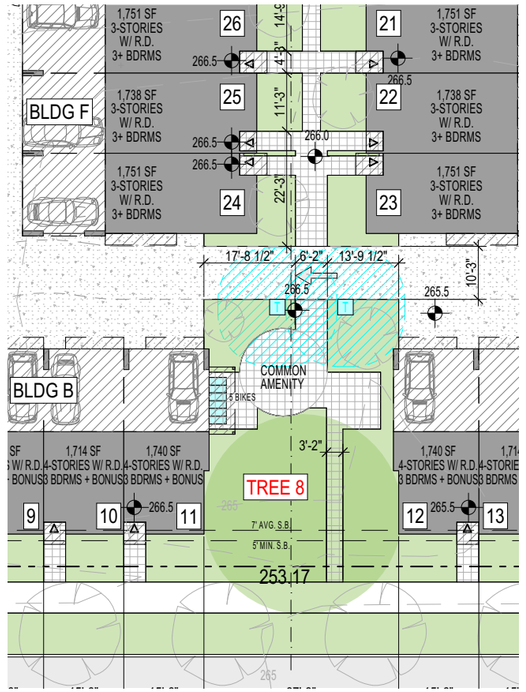
DC1.C.2: Visual Impacts (of parking and service uses)

All parking will be behind buildings and will not be very visible from the adjacent streets. The parking is distributed into six smaller parking areas that are tied to each building. Parking will be screened from view from the primary central courtyard and the north pedestrian access as well. Wast storage / staging will located in two areas along the back property line where it will be convenient to use, but screened from view by site occupants. Waste pickup will be on site if possible so that dumpsters are not staged in the right of way. Landscaping and screening will be employed to help screen parking and other services uses on this site.



DC2.A.2: Reduce Perceived Mass

We are suggesting massing that reduces the overall bulk of the buildings and that helps to identify individual dwellings. In most cases, we are doing so by recessing a continuous vertical band that aligns with the dwelling entries. The entries will also be demarcated with secondary elements (roof canopies). Along the street frontages, all facades will be a maximum of three stories tall and the fourth stories will be stepped back with roof decks to help reduce the perceived mass and make the dwellings appear to be three stories with a penthouse space.



DC3.B.4: Multifamily Open Space

We are arranging the buildings so that the entry sequence in the heart of the site will provide opportunities for informal gatherings. This space will be defined on the west side by the Flowering Plum tree and on the east side by an entry courtyard for dwellings 12 thru 17. A large paved and landscaped area is envisioned for this area that will include seating of various types.

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

SITE PLAN
COMPOSITE

01. PROJECT INFORMATION

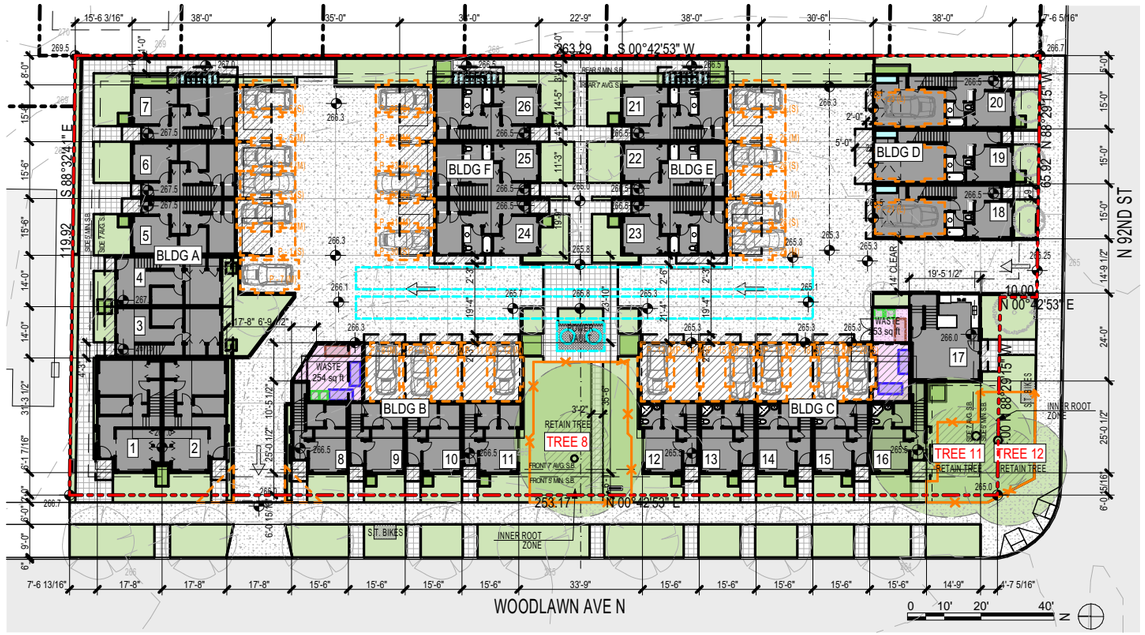
02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES







BIRDSEYE FROM SOUTHWEST

(Guidance in black text - responses in orange text)

1. Exceptional Trees:
The applicant indicates that there are 4 Exceptional trees on the west side of the property that are taken into consideration when planning the overall development site. Staff understands that Tree #10 (25.8" DBH Scot's pine), as indicated on the Tree Inventory matrix provided on page 19 of the EDG packet, will be removed under a separate hazardous tree removal permit. If SDCI Arborists determine that tree #10 is a hazard tree, then that tree will no longer be considered Exceptional. The remaining 3 Exceptional trees are intended to be retained and integrated into the preferred Option 3. With the Master Use Permit (MUP) application, upload the full arborist's report, include the following information, and incorporate the following guidance:
a. Identify the location of the critical root zones of each tree on the site and show the tree protection area on the site and floor plans. Clearly indicate any proposed hardscape, landscape, grading, or structure proposed in the critical root zones. CS1-D-1

The inner root zones have been identified on the site plan and floor plan. All paving that is within the CRZ's are replacement paving within existing paved boundaries.

b. Staff supports the development of massing option 3 which retains the Exceptional Trees. If SDCI Arborists determine that Tree #10 is not a hazard tree, then further design review will be required to consider additional massing options with and without the Exceptional Tree. Additionally, if during MUP review the SDCI Arborist determines that the other three Exceptional trees will be significantly impacted by the proposed design and substantial modifications are required to the design proposal, further design review may be necessary to consider additional massing options with and without the Exceptional tree(s). CS1-D-1

We have moved ahead with massing option 3. Tree #10 has been approved for removal as a hazard tree.

2. Massing Options: Staff appreciates the three distinct and plausible site development options. Staff supports the development of the applicant's preferred Option 3 in how it saves the 3 Exceptional trees along the west property line, provides appropriately scaled and modulated massing consistent with the evolving nature of the neighborhood, the variety of open spaces that consider pedestrian connection and opportunities for community building and gathering, and the successful integration of vehicle access and parking. Moving forward, Staff recommends developing Massing Option 3, with the following guidance:

a. Staff appreciates the proposed breakup of massing along the Woodlawn Ave N and N 92nd St frontages. The small grouping of townhouses with breaks for one-way vehicle access, the retention of tree #8 mid-block, and the celebration of trees 11 and 12 at the corner, work in concert to mitigate the perceived scale of the project. The varied heights of portions of the proposed massing further break down the bulk and starts to develop a massing language that differentiates each townhouse grouping. This approach should be retained moving forward. CS2-C-1, CS2-D-2, CS2-D-5, DC2-A-1

We have moved ahead with this concept and have developed the plans to enhance the original massing concept. The buildings are organized such that the fronts and backs of buildings B and C present 3-story facades to the street. This helps to keep the scale more residential along these edges.

b. Staff notes the varied treatment of the top-level massing shown throughout the development. The creative distribution of top-floor bedrooms with large, cantilevered roofs, grouping of stair bulkheads, and the individual stair bulkhead expression, are successful ways of mitigating the height, bulk, and scale of each building block. Continue to refine and develop the language of each element as a cohesive kit of parts. CS2-D, DC2-A, DC3-B-3, DC4-A

We have moved ahead with these concepts and developed them further. They are also applied to all buidings in the project.

c. Staff strongly supports the east-west orientation of the townhouse grouping along the east property line. The minimization of massing facing the neighboring property allows for great porosity through the site. This orientation also limits the potential for privacy issues that would be present if the massing ran parallel the property line, as shown on Option 1 in the EDG packet. The location of stair bulkheads towards the center of the massing limits the perceived impact of the mass on the adjacent property, and the roof decks allow for an appropriate level of interaction between neighbors while maintaining a sense of privacy. Maintain these positive aspects of massing option 3 as the design evolves. CS2-D-5, DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

We have maintained this concept and have developed the courtyard space between buildings E and F.

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

DESIGN GUIDANCE
RESPONSE

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

(Guidance in black text - responses in orange text)

3. Façade Design and Material Treatment (CONT'D)

a. Staff appreciates the clear massing and modulation. Thoughtfully develop each façade and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements. DC2-B-1, DC2-C-1, DC2-C-2

We have maintained and developed the clear massing and modulation. We are utilizing three main building form elements: 1. Primary foreground forms, which are vertical in proportion and rendered in a light material. 2. Secondary elements that will read as background forms, generally marking entries and rendered in a rich colors and 3. Tertiary elements that are generally located at the top story and are topped with flat and shed roofs. These elements are rendered in a medium tone. The public-facing facades of the primary elements will have most of the dwelling glazing - the windows are grouped vertically and will be set back from the face of the facade in order to provide shadow lines at these locations.

b. Staff notes that option 3 is successful in that each façade of the individual townhouse blocks is visible from the street or from the adjacent properties. Pay special attention to the development of the facades at the end of each townhouse block and design them with the same level of articulation as the front facades. The articulation of each façade should complement the architectural concept. DC2-A-2, DC2-B-1

The end townhouse dwelling units have been carefully considered so that these facades will "wrap" the corners. Units 1,2, 8, and 16 have been developed as a repeated facade configuration in order to bookend the stree-facing facades of buildings A, B and C. The width of this facade is wider than the typical street facing dwelling along Woodlawn in order to provide a break (punctuation) to the established rythem. The corners are opened up with windows to help reinforce this idea.

c. Staff recommends robust study of the design of the facades that face the central spine including Exceptional tree #8, to ensure that the facades are interesting and serve as a backdrop for the common amenity pace between townhouse units 11 and 12, and 23 and 24. DC2-A and DC3-A

Units 11 and 12 are also provided with windows that face the courtyard, so that this space is honored as a point of entry. The entry facades of units 21 thru 26 are treated in the same fashion as all of the street facing facades, as noted in section 'a' above. Window are also provided on the west facades of units 23 and 24 as a means of better connecting to the entry courtyard. See images this page, and page 13.

d. Staff encourages the applicant to look at varying the window types to help further enhance the major massing moves. Provide architectural concept diagrams or sketches to help explain the façade design. CS3-A-1, DC2-B-1, DC2-C-3.

As mentioned above, windows in the foreground facade elements and grouped vertically and provide with recesses to help accentuate their importance. Windows on the background facades are organized as punched openings.

e. Although the masses are well modulated, provide studies introducing other secondary architectural elements, beyond the varied roof lines, to provide more residential texture to the facades, specifically those that face Woodlawn Ave N and N 92nd St. Examples of this can be seen in the precedent images on page 51 of the packet. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.

Beyond the recessed front facade windows, we have also developed other secondary elements including:
- Entry canopies that will provide protection and strong shadow lines at the dwelling entries.
- The undersides of the entry canopies will be treated with a rich stained wood soffit material.
- A cornice detail at the top of all foreground facade elements
- Raised square bioplanters near the dwelling entries

f. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The applicant is strongly encouraged to avoid the use of strong colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-C-3

The massing will be reinforced with the material choices. The primary foreground facade elements will be clad in a panel product that has very cleary dilineated joint lines. The secondary and tertiary facade elements will be clad in lapped siding of different widths and will be painted in colors that work with the overall scheme, and that provide punches of color adjacent to dwelling entries.



VIEW FROM NORTHWEST



VIEW FROM CORNER



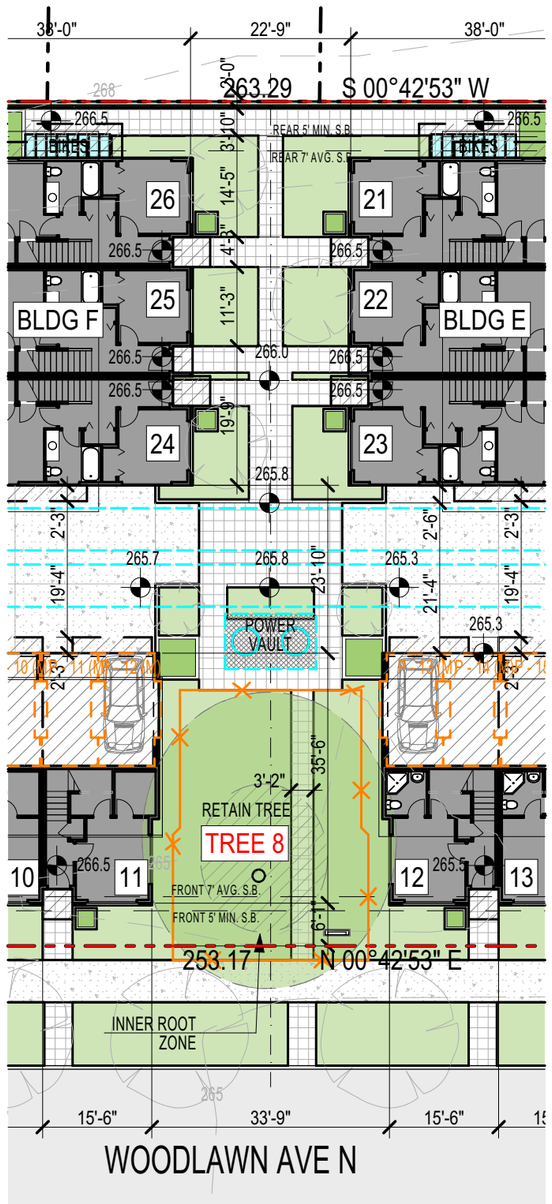
ENTRY DETAIL



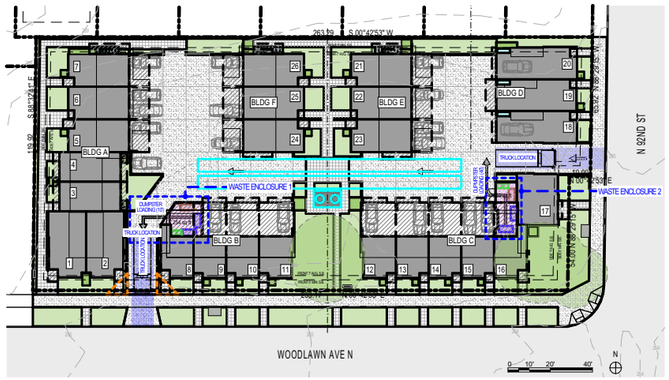
VIEW INTO COURTYARD



COURTYARD FACADE



COURTYARD



SOLID WASTE SITE PLAN



INTERIOR COURTYARD

(Guidance in black text - responses in orange text)

3. Façade Design and Material Treatment (CONT'D)

g. Staff strongly recommends the development of well-proportioned facades that include the use of smaller-scaled high-quality materials and the various primary and secondary architectural elements shown on page 51 of the EDG packet. The façade design should limit the use of large, flat panel materials void of texture and should include a level of visual interest and residential character on all facades of the project. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

We are proposing the use of flat panel material, but we are suggesting that the panel material be banded horizontally at +/-48" intervals, and fitted with a jointing product that helps provide visual breaks. Furthermore, we intend to cap our primary facade elements with a well-proportion cornice that provides depth, detail and interest. Secondary and Tertiary materials will be clad with a lapped product that is a contrast to the panel material in texture and color.

4. Site Planning, Ground Floor, Street Edges:

a. Staff appreciates the overall site planning shown on the preferred Option 3. The thoughtful inclusion of open space in front of each townhouse, the large central circulation spine, respect for the Exceptional trees, and the ample separation along the east property line all contribute to well-balanced experience for pedestrians and members of this community. Staff encourages the applicant to continue to develop the common amenity spaces and pay special attention to any fencing, gates, lighting, and signage necessary for wayfinding and security. PL2-B, PL2-D-1, DC2-B, DC2-C-1

b. Staff notes the use of ornamental trees and varied landscaping at each townhouse entry and recommends that the overall composition of these elements should be considered with the development of the façade design. PL3-A-3, PL3-A-4, DC4-D

The landscape architect has maintained the use of ornamental trees and plantings and we feel that the facade design and the landscaping are working together in harmony.

c. Staff recommends that the applicant further study vehicle access through the site making sure that all services can be adequately served. Confirm the ingress, egress, and turning radius allows for solid waste removal on site. PL4-A, DC1-B-1, DC1-C-3

We have discussed the waste service access with SPU and are in the process of gaining final approval. Trucks will back onto the site for pickup at two locations. Driving space between buildings A and B and between C and D has been increased slightly tom improve safety and visibility.

d. On the landscape plan provided on page 49 of the EDG packet, there appears to be a differentiation in hardscape materials between driveway, parking area, and pedestrian paths. Further study of how the changes in material can clearly define and accentuate the various paths through the site. PL4-A, DC1-B-1, DC1-C-3

It is important to note that the driving and walking surfaces on this site must be comprised of cast in place concrete. This site does not allow any infiltration for geological reasons. The walking surfaces will be scored and colored in order to differentiate it from the standard concrete of the driving surfaces. Where the walking path crosses the driving path, the driving surface will be slightly raised and will be accentuated with lighted bollards.

e. Extend the pedestrian path of the central spine across the driveway and study ways to mark the extent of the spine to improve the visual and tactile identification of the space. PL2-B, PL4-A, DC1-B-1, DC1-C-3

Where the walking path crosses the driving path, the driving surface will be raised and the material scored and/or colored to differentiate this area of crossing pathways.

f. Continue to develop the landscape design at the corner of Woodlawn Ave N and N 92nd St. Staff notes that the more attention should be given to the sidewalk edge to provide more definition to the area under the Exceptional trees, like the small shrubs and grasses proposed along the Woodlawn Ave N planter strip and central spine. PL1- B, DC4-D

The landscape architect has developed this area in the same fashion as the other landscape edges. See L* sheets.

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

FLOOR PLANS
BUILDING A

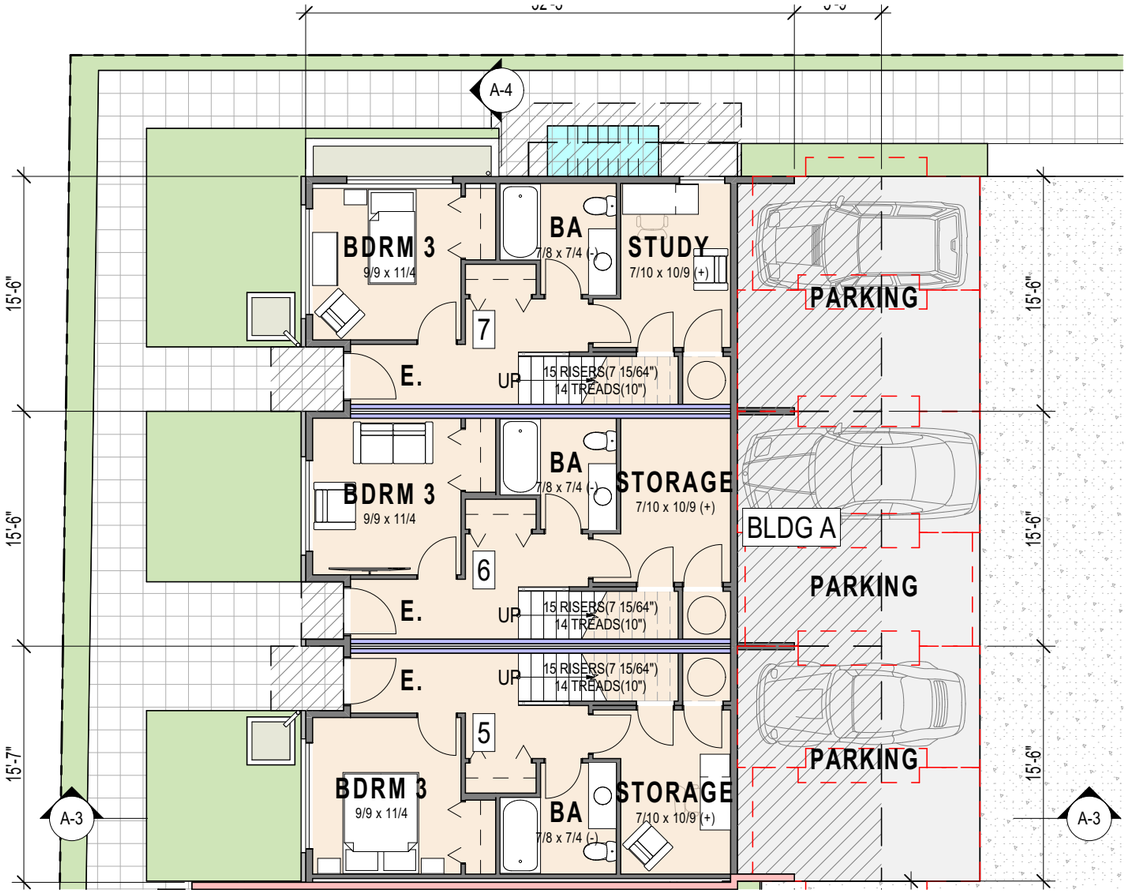
01. PROJECT INFORMATION

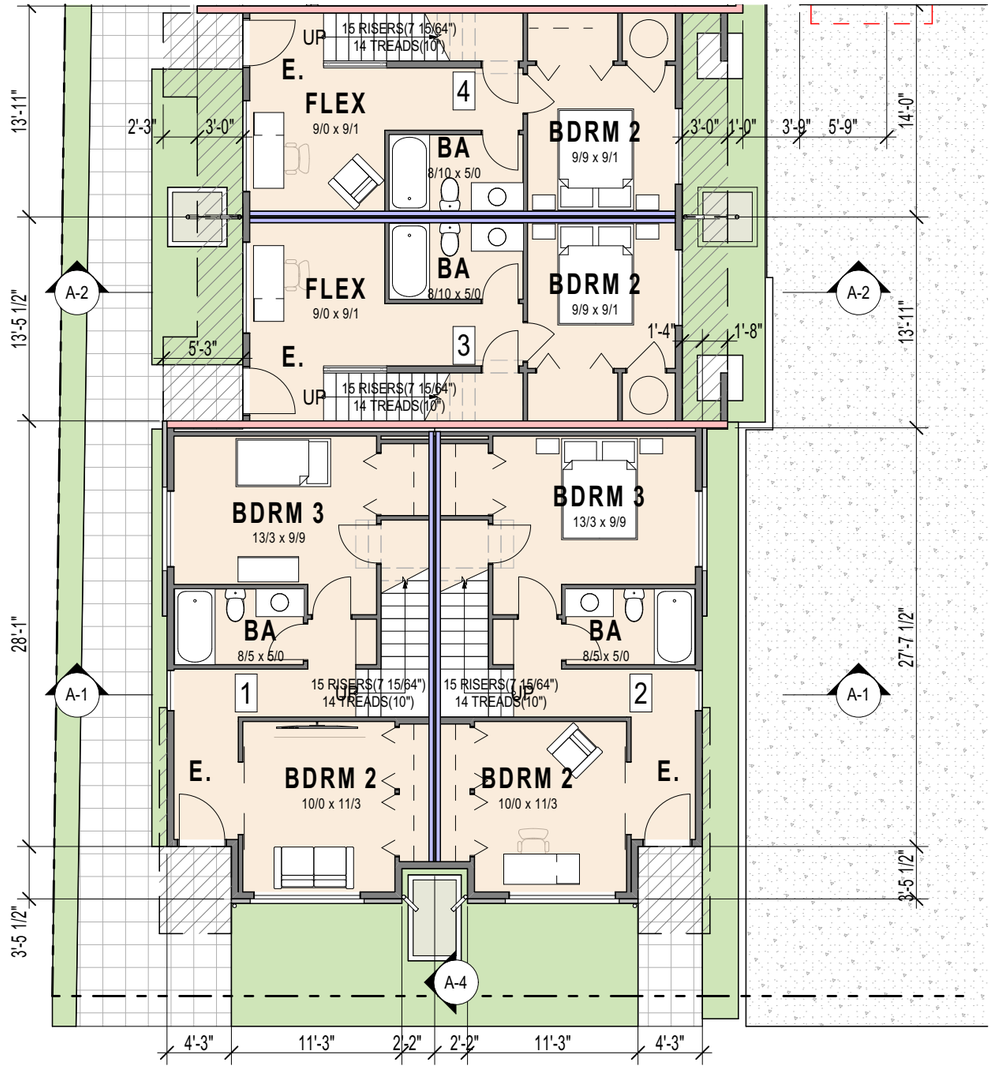
02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

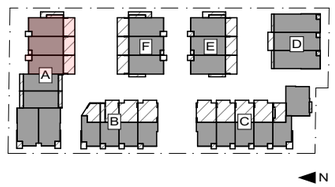
05. CODE DEPARTURES





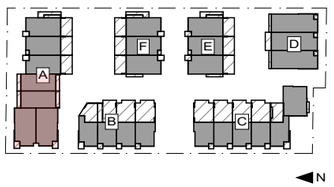
FIRST FLOOR PLAN

SCALE: 1" = 10'

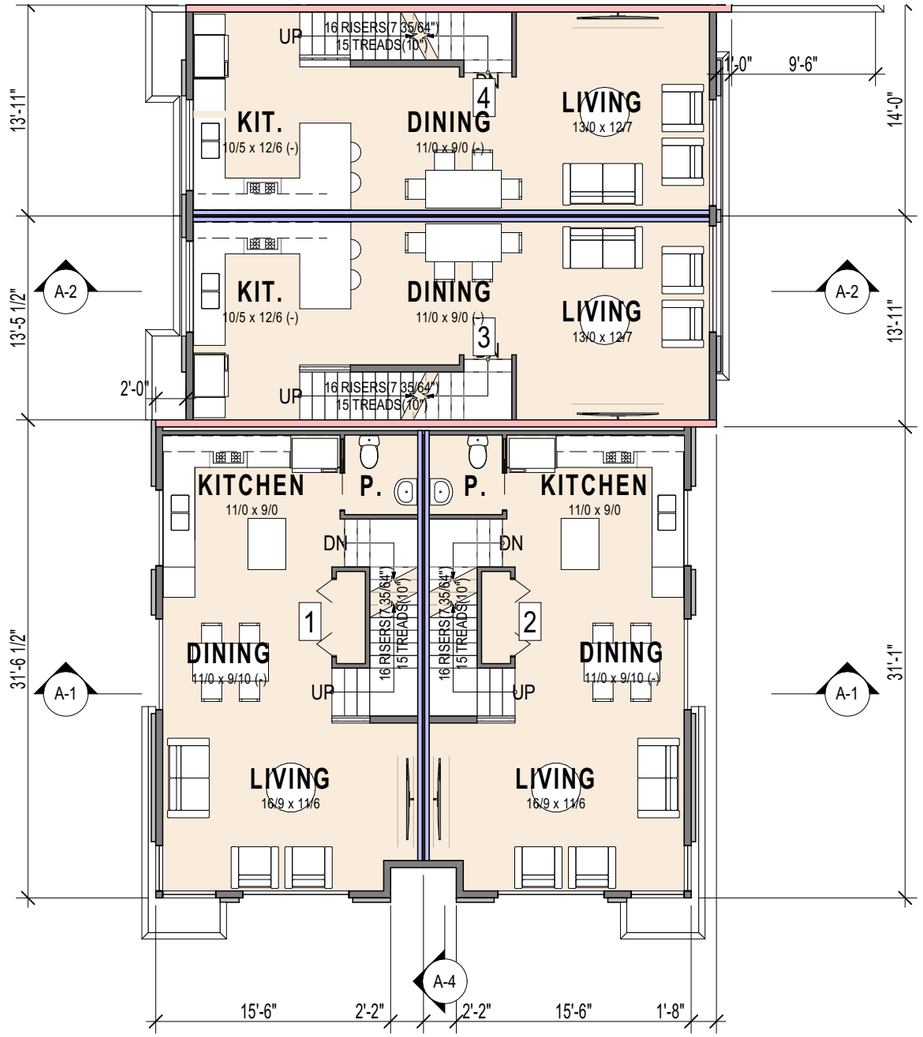


FIRST FLOOR PLAN

SCALE: 1" = 10'

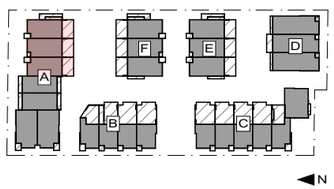






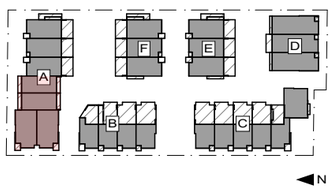
SECOND FLOOR PLAN

SCALE: 1" = 10'



SECOND FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING A

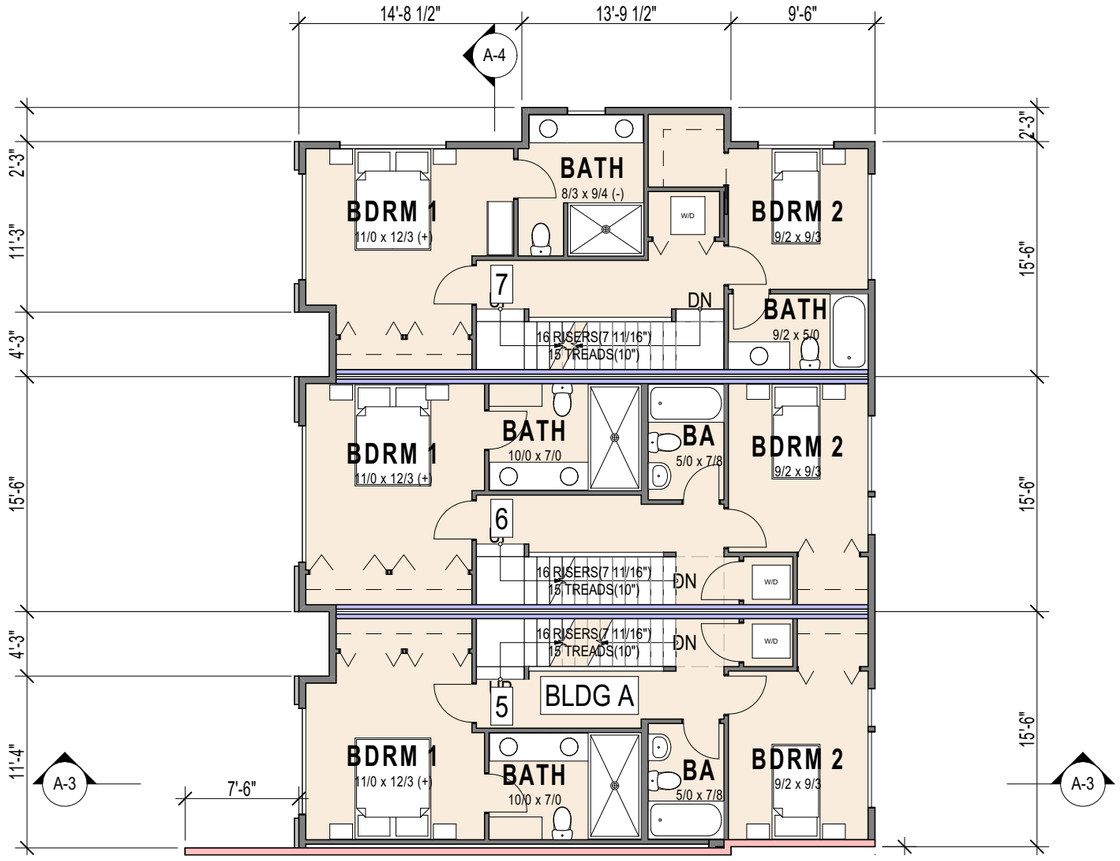
01. PROJECT INFORMATION

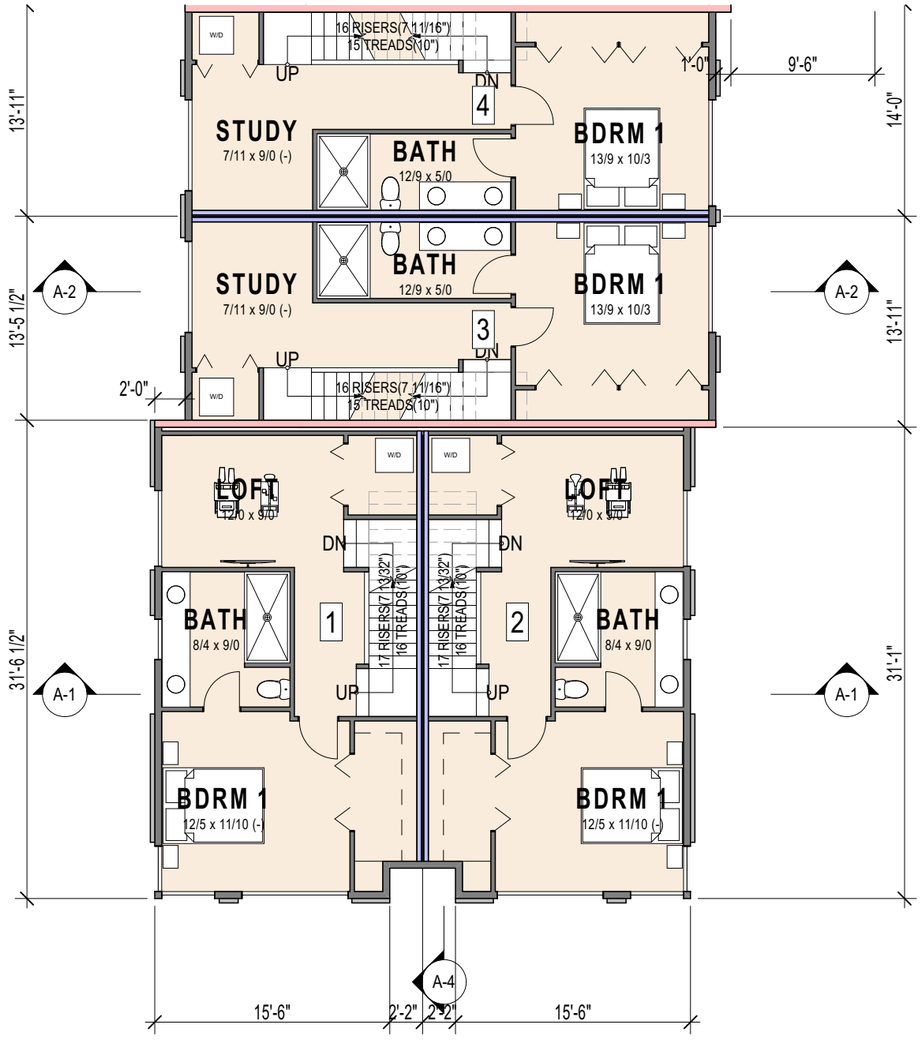
02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

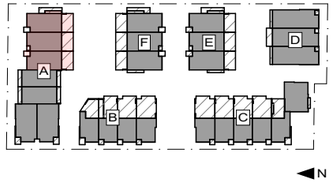
05. CODE DEPARTURES





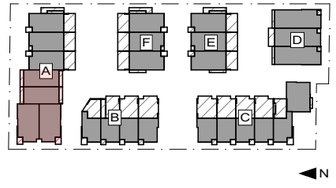
THIRD FLOOR PLAN

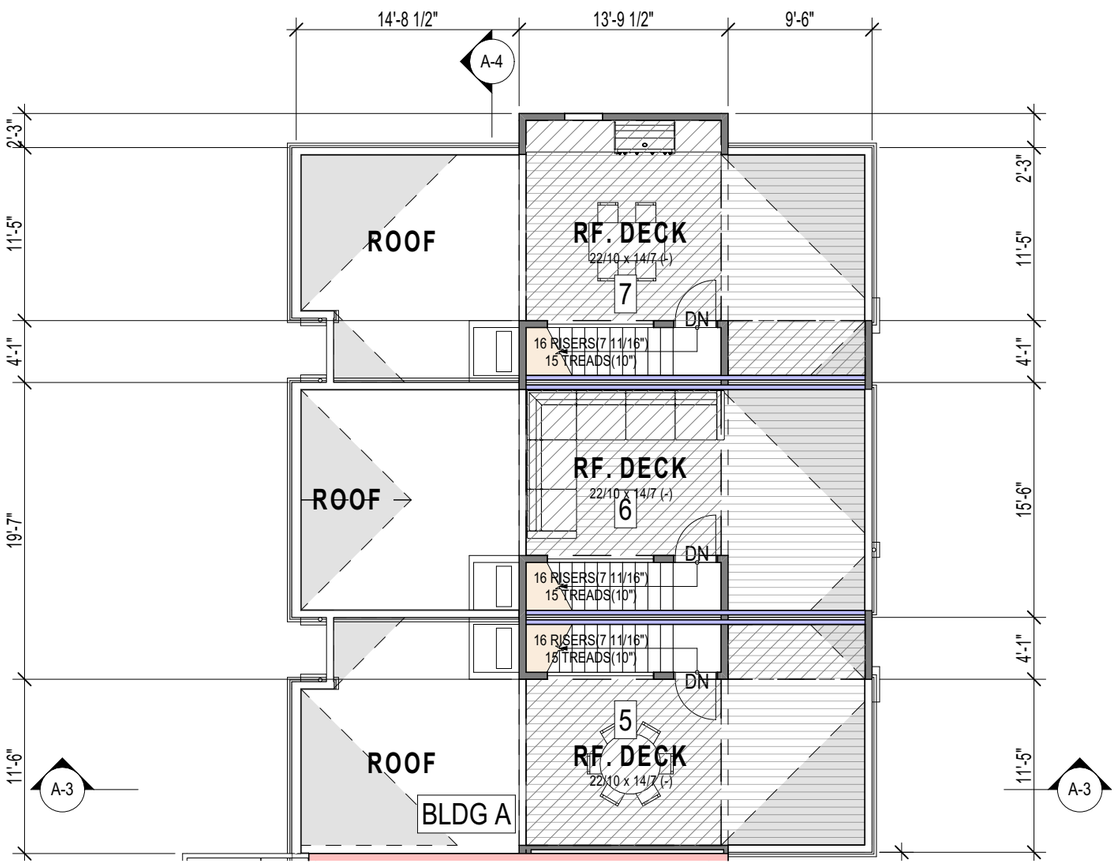
SCALE: 1" = 10'

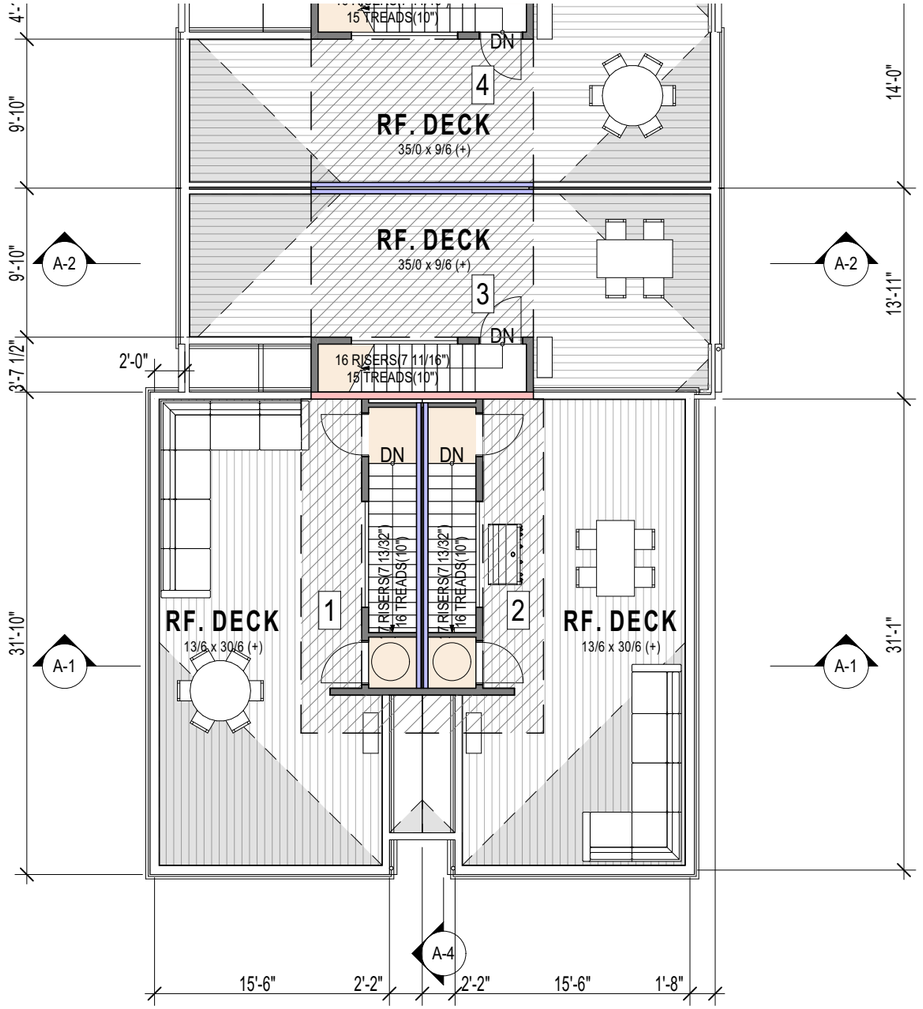


THIRD FLOOR PLAN

SCALE: 1" = 10'

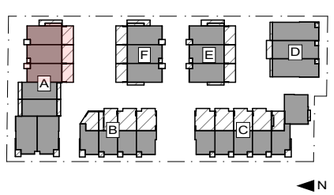






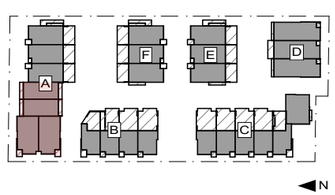
FOURTH FLOOR PLAN

SCALE: 1" = 10'



FOURTH FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING B

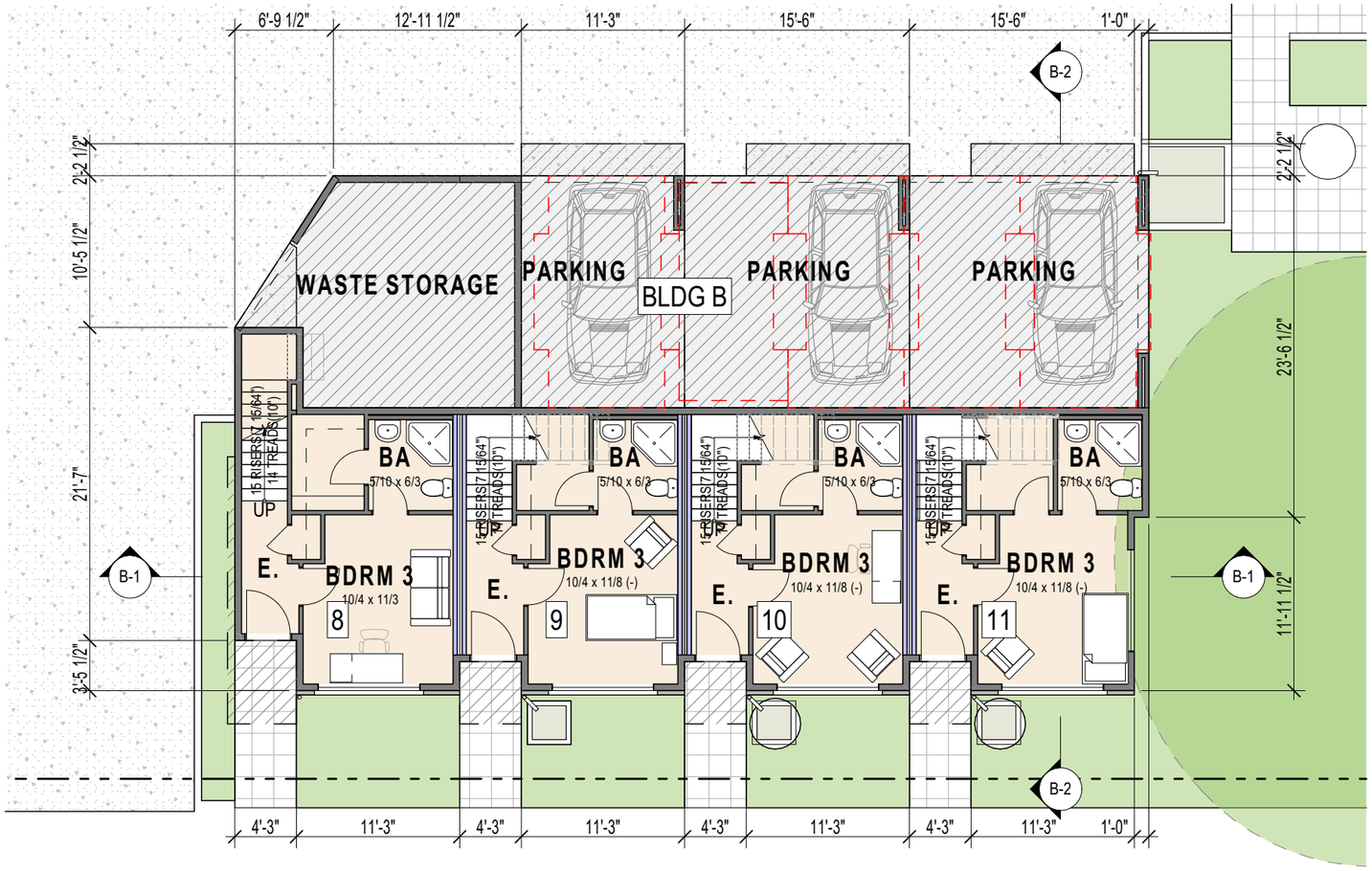
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

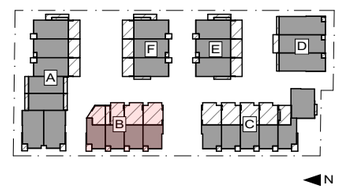
04. BUILDING DESIGN

05. CODE DEPARTURES



FIRST FLOOR PLAN

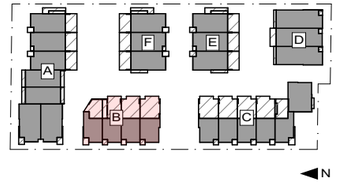
SCALE: 1" = 10'





SECOND FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING B

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

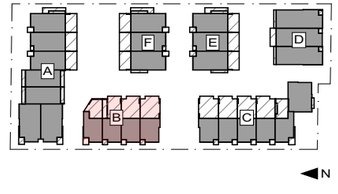
04. BUILDING DESIGN

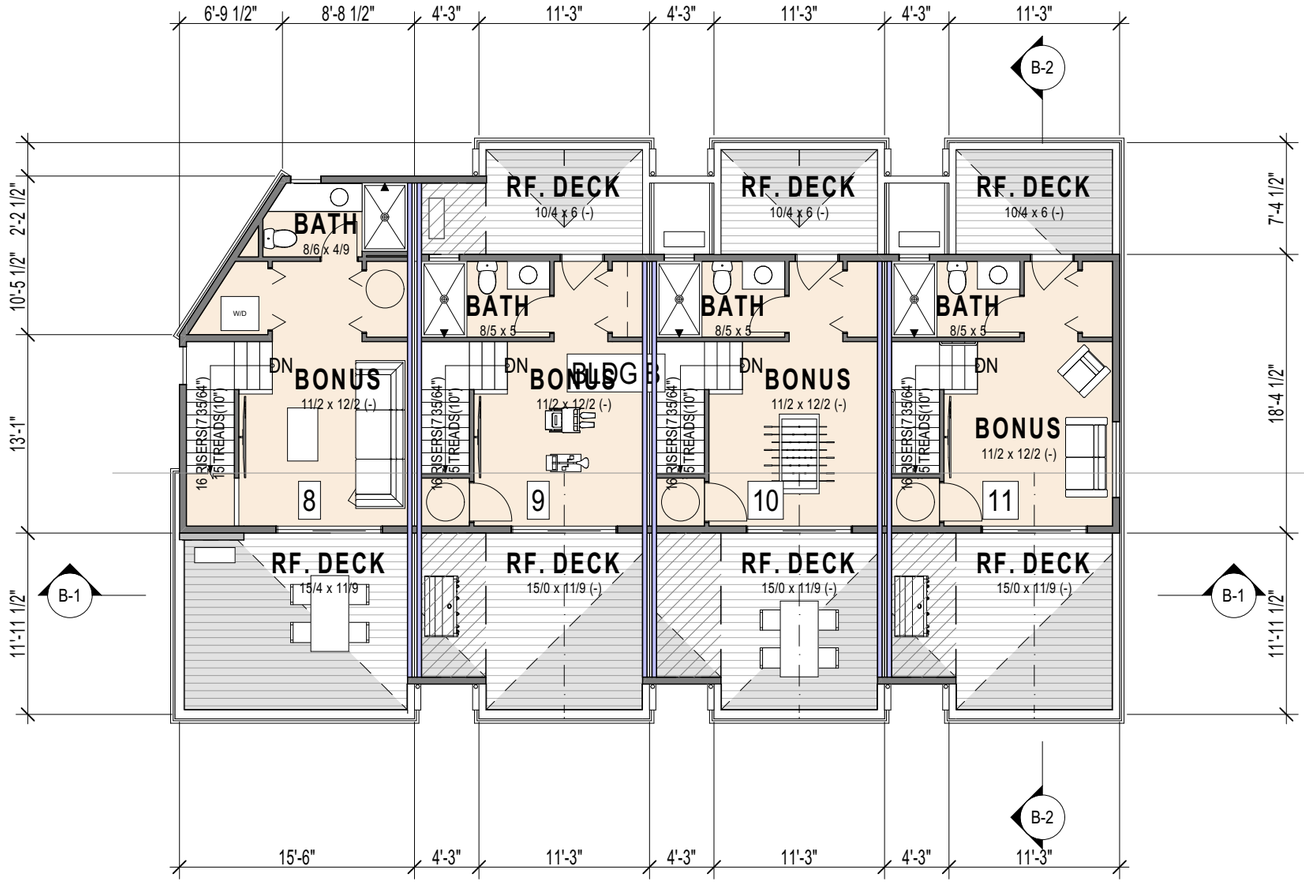
05. CODE DEPARTURES



THIRD FLOOR PLAN

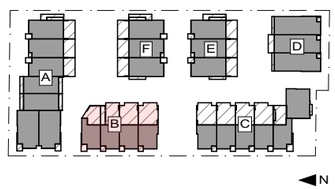
SCALE: 1" = 10'





FOURTH FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING C

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

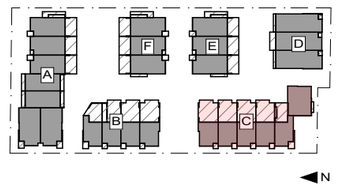
04. BUILDING DESIGN

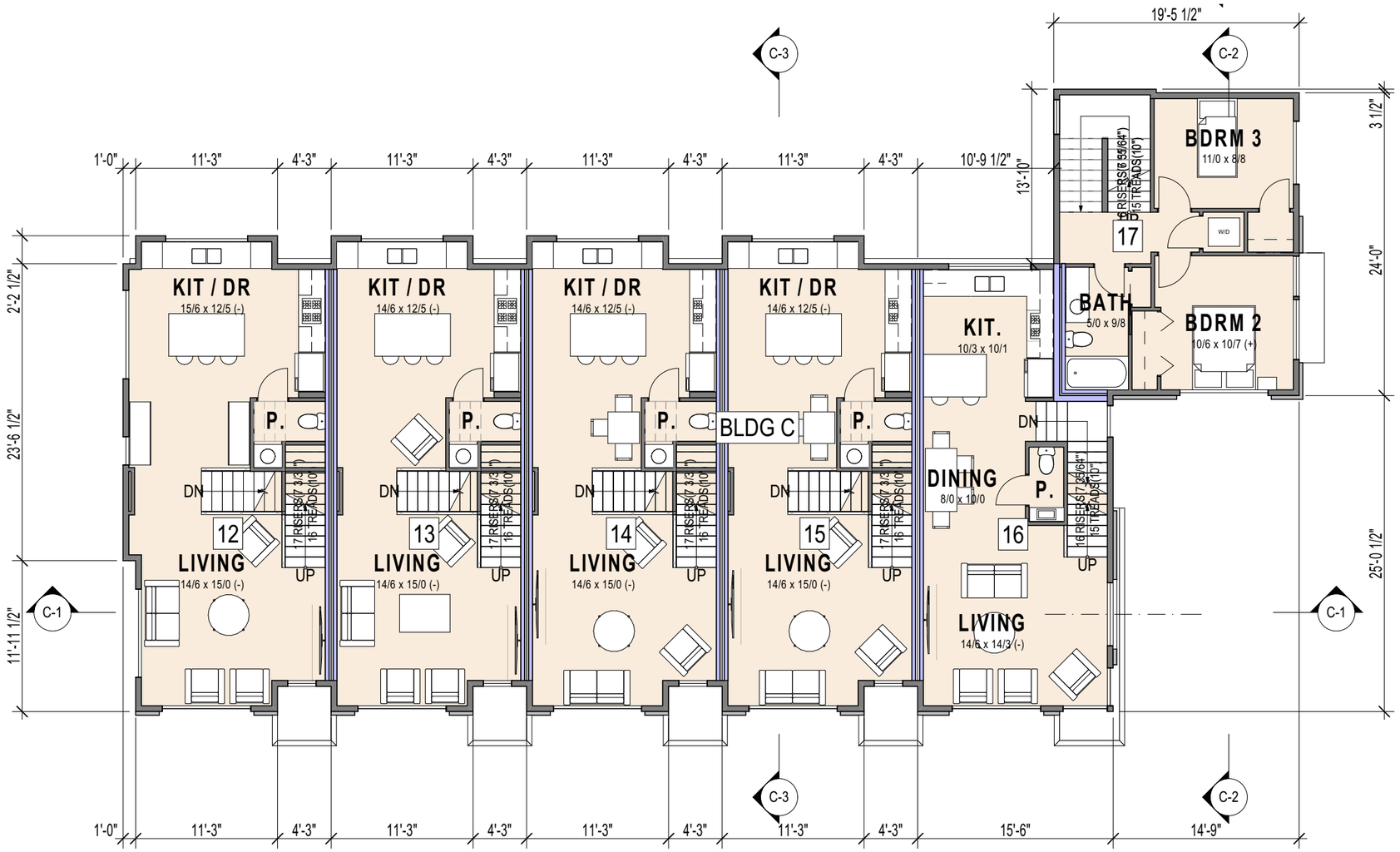
05. CODE DEPARTURES



FIRST FLOOR PLAN

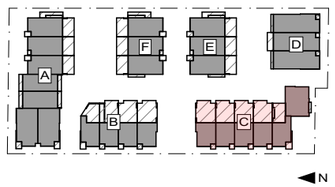
SCALE: 1" = 10'





SECOND FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING C

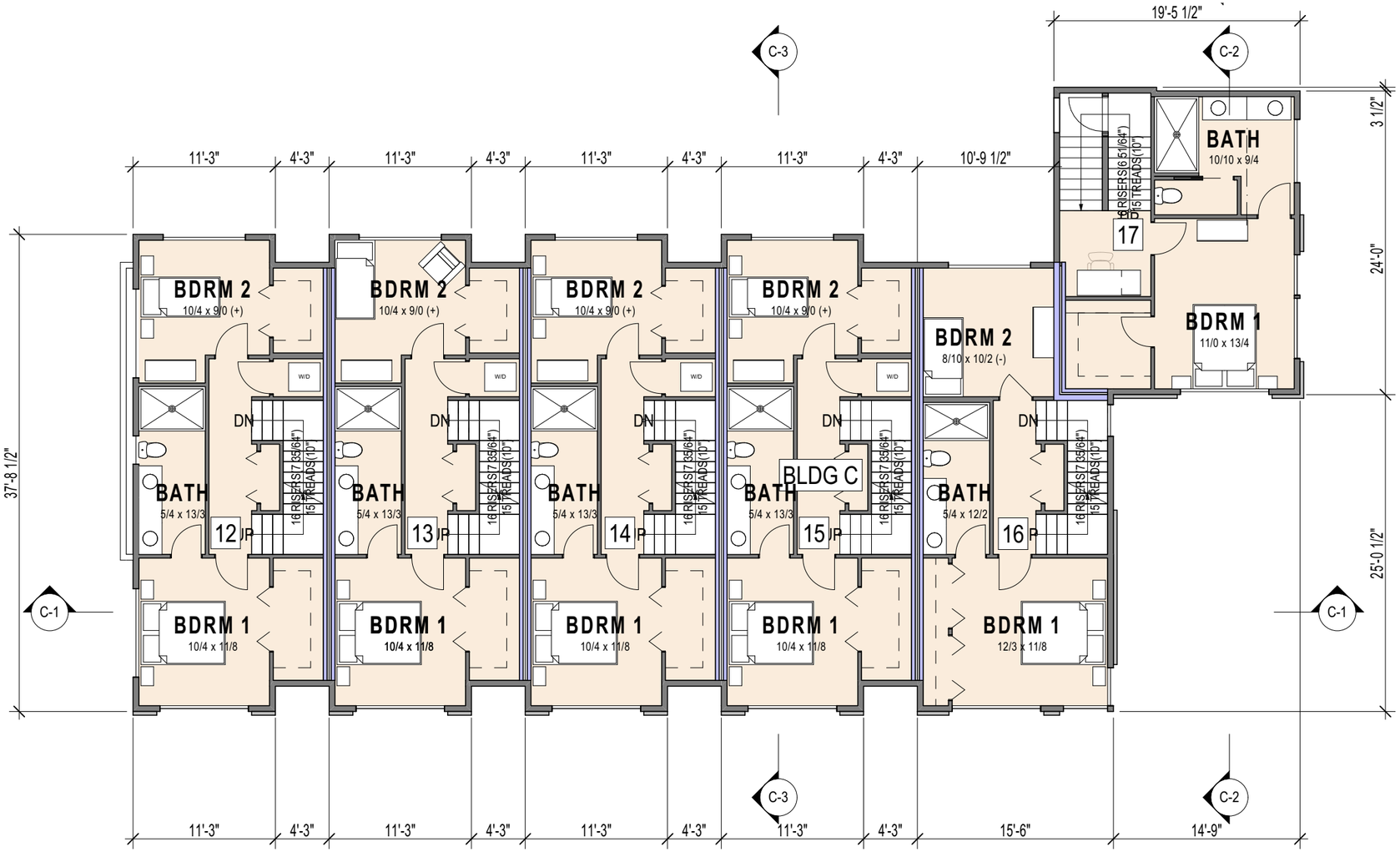
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

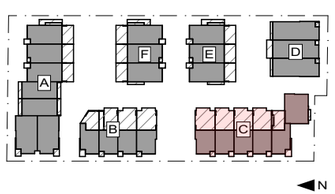
04. BUILDING DESIGN

05. CODE DEPARTURES



THIRD FLOOR PLAN

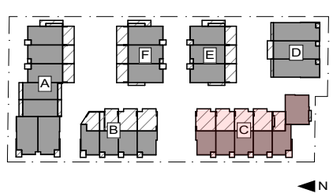
SCALE: 1" = 10'





FOURTH FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING D

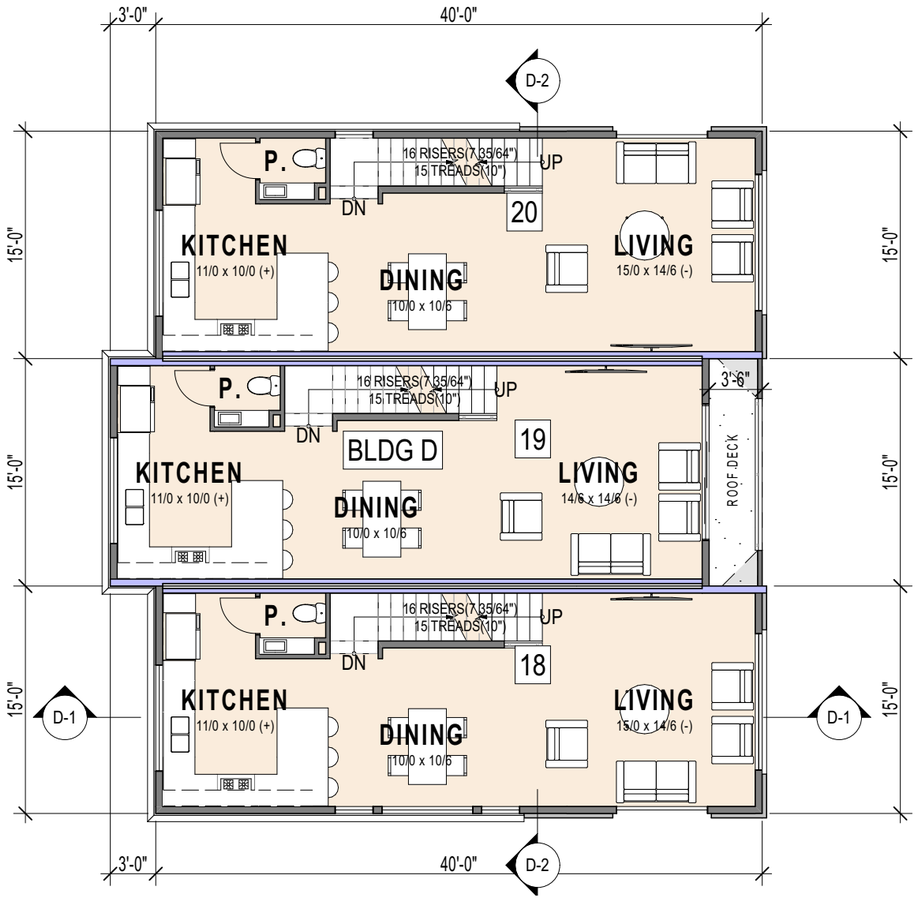
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

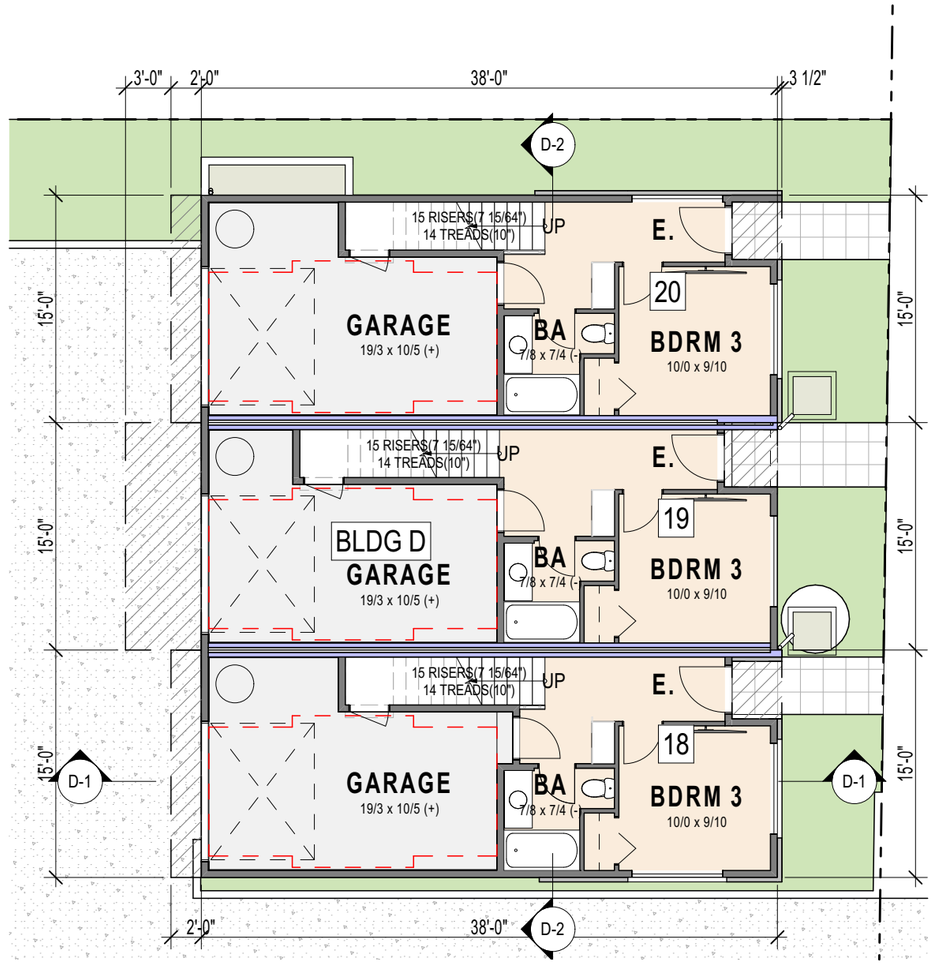
04. BUILDING DESIGN

05. CODE DEPARTURES



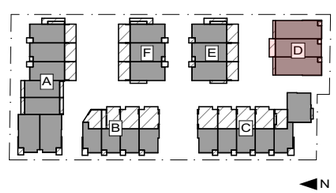
SECOND FLOOR PLAN

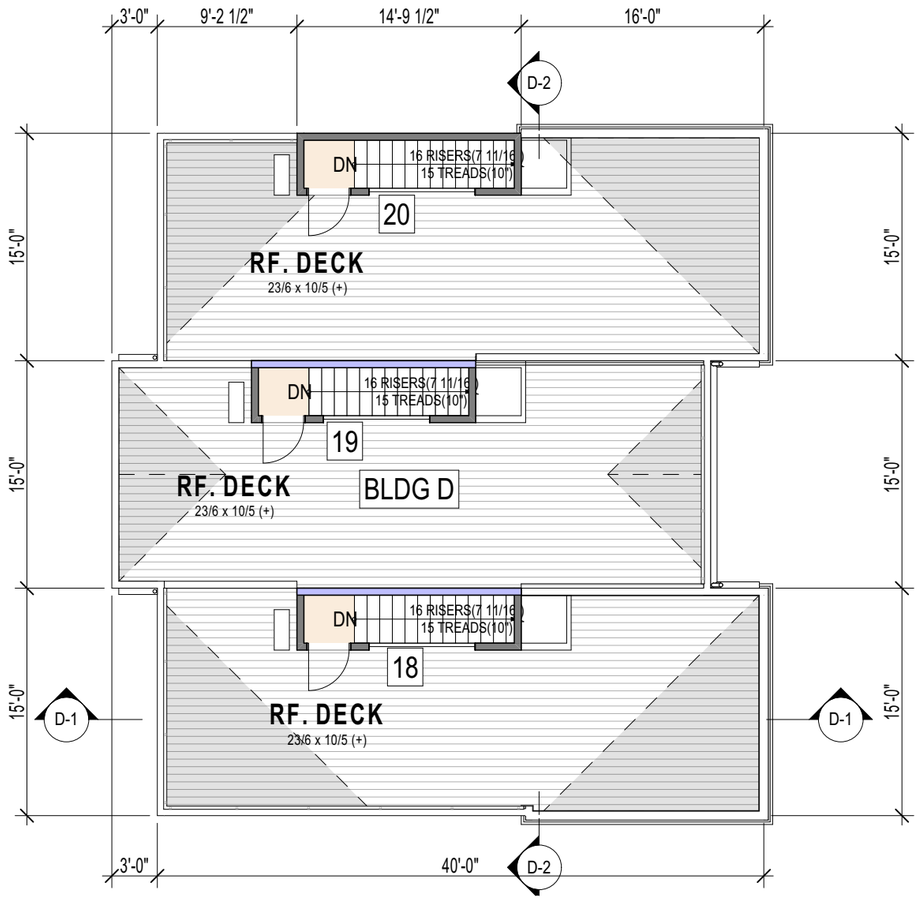
SCALE: 1" = 10'



FIRST FLOOR PLAN

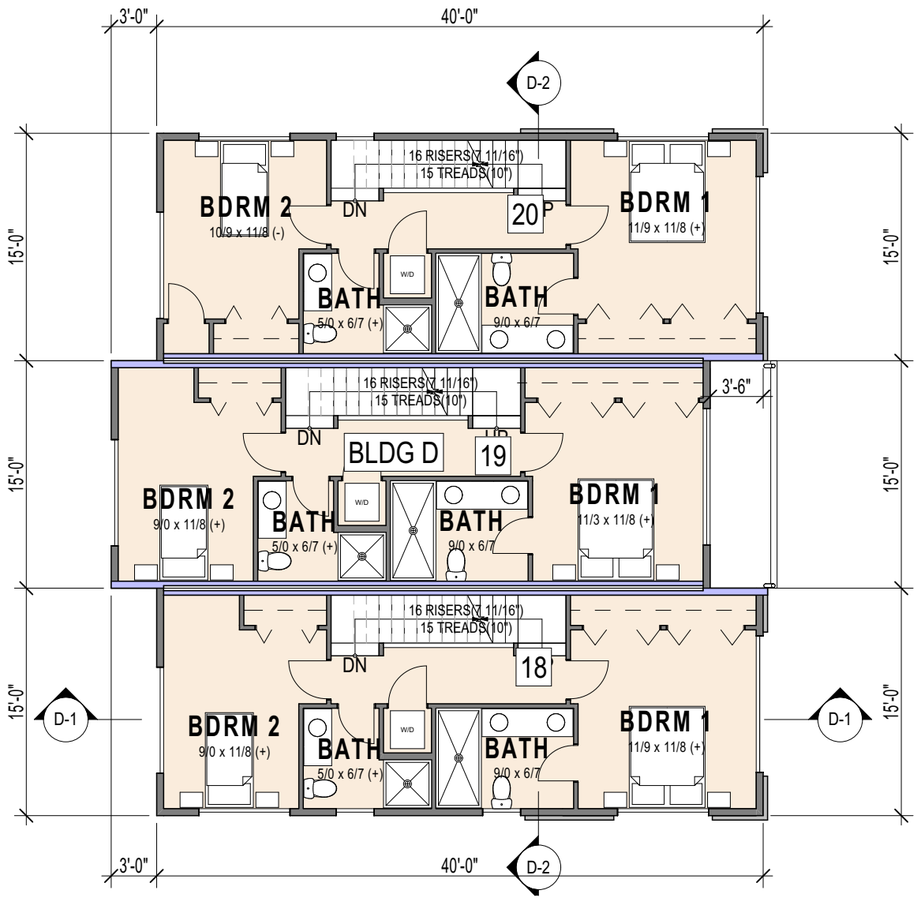
SCALE: 1" = 10'





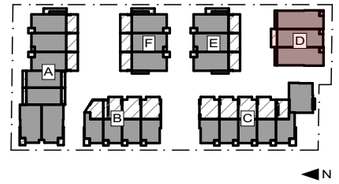
FOURTH FLOOR PLAN

SCALE: 1" = 10'



THIRD FLOOR PLAN

SCALE: 1" = 10'



01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

FLOOR PLANS
BUILDING E

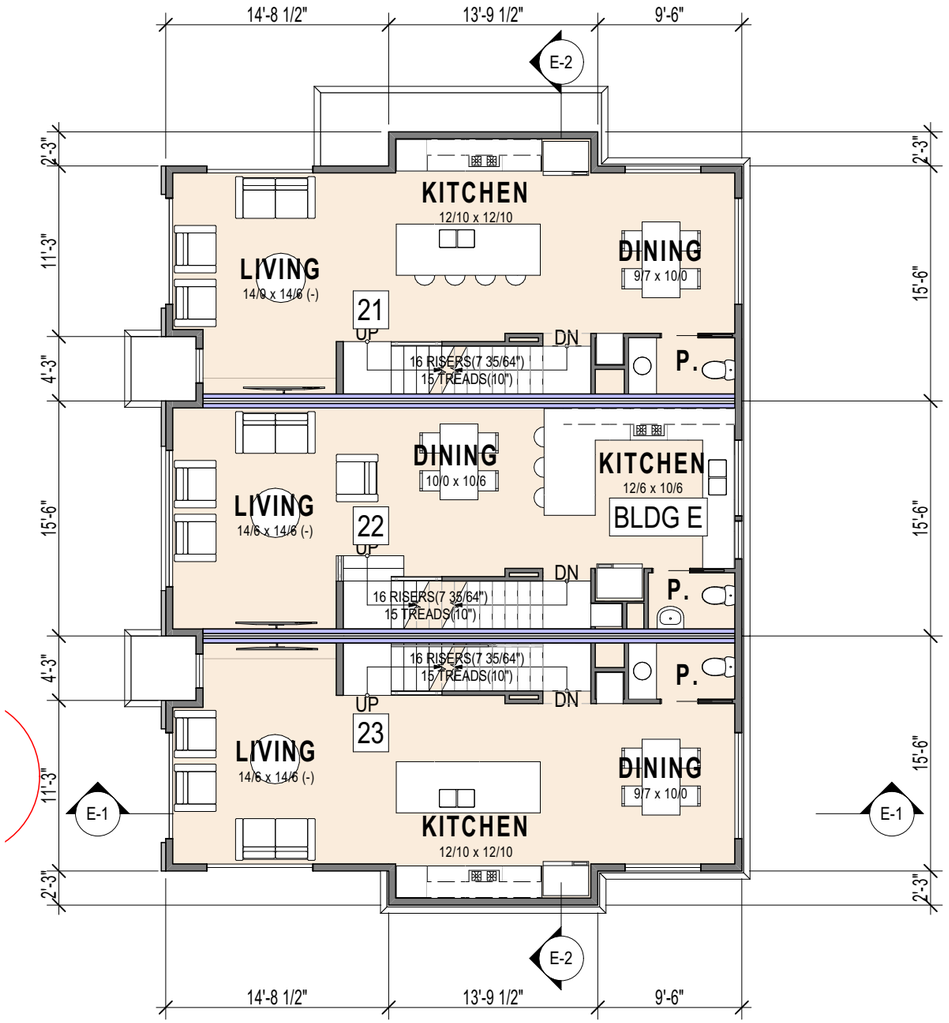
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

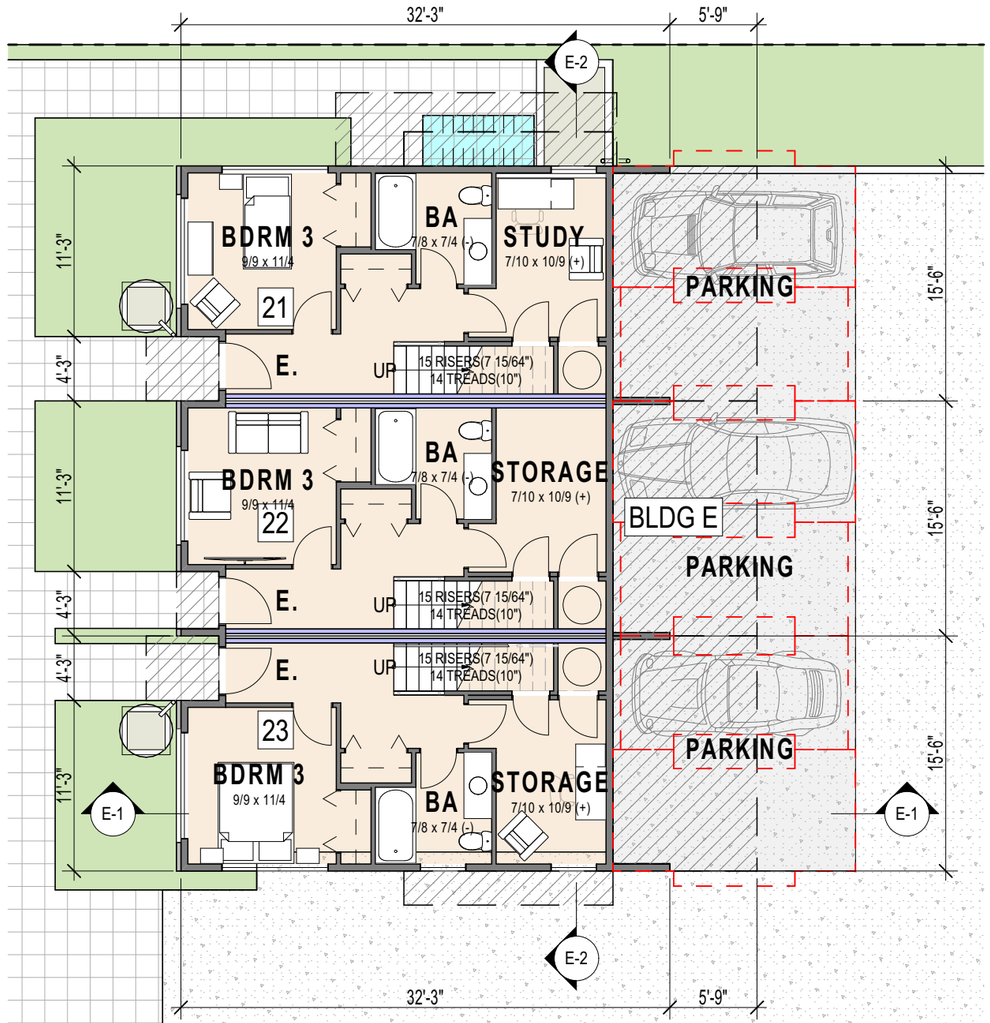
04. BUILDING DESIGN

05. CODE DEPARTURES



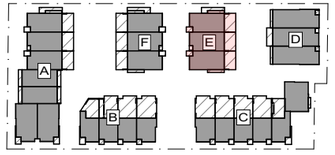
SECOND FLOOR PLAN

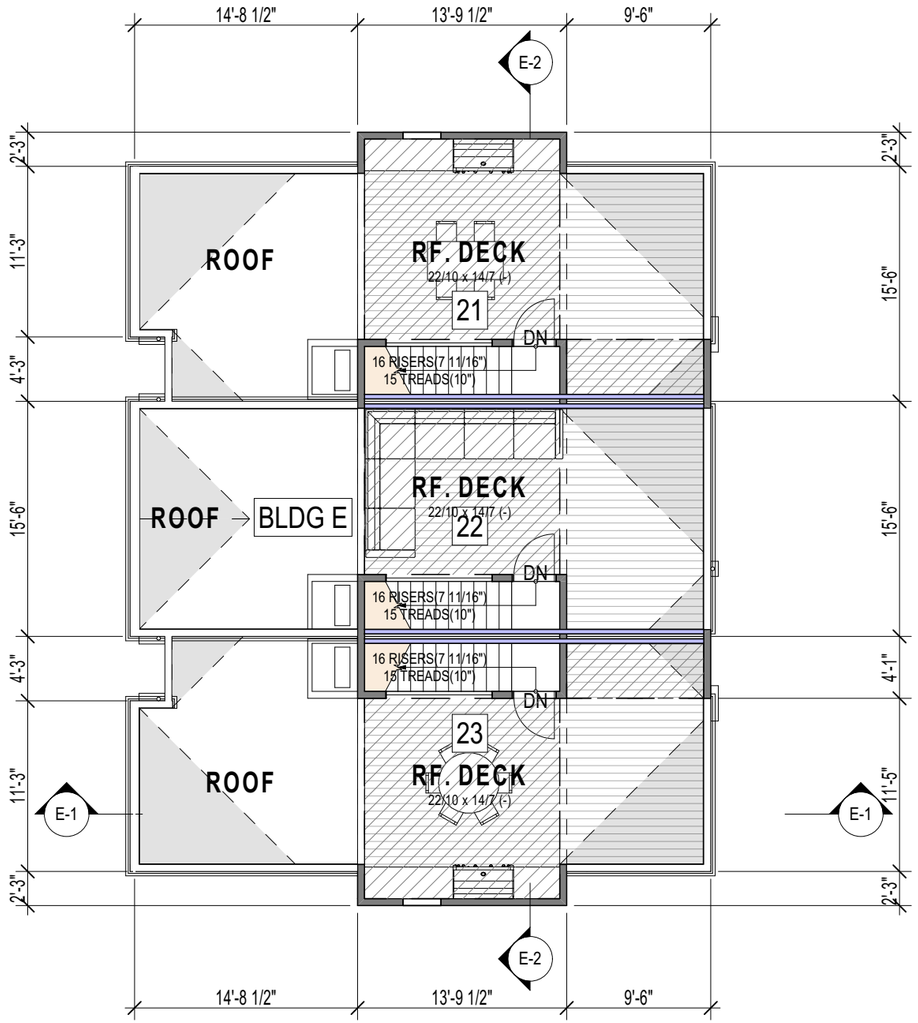
SCALE: 1" = 10'



FIRST FLOOR PLAN

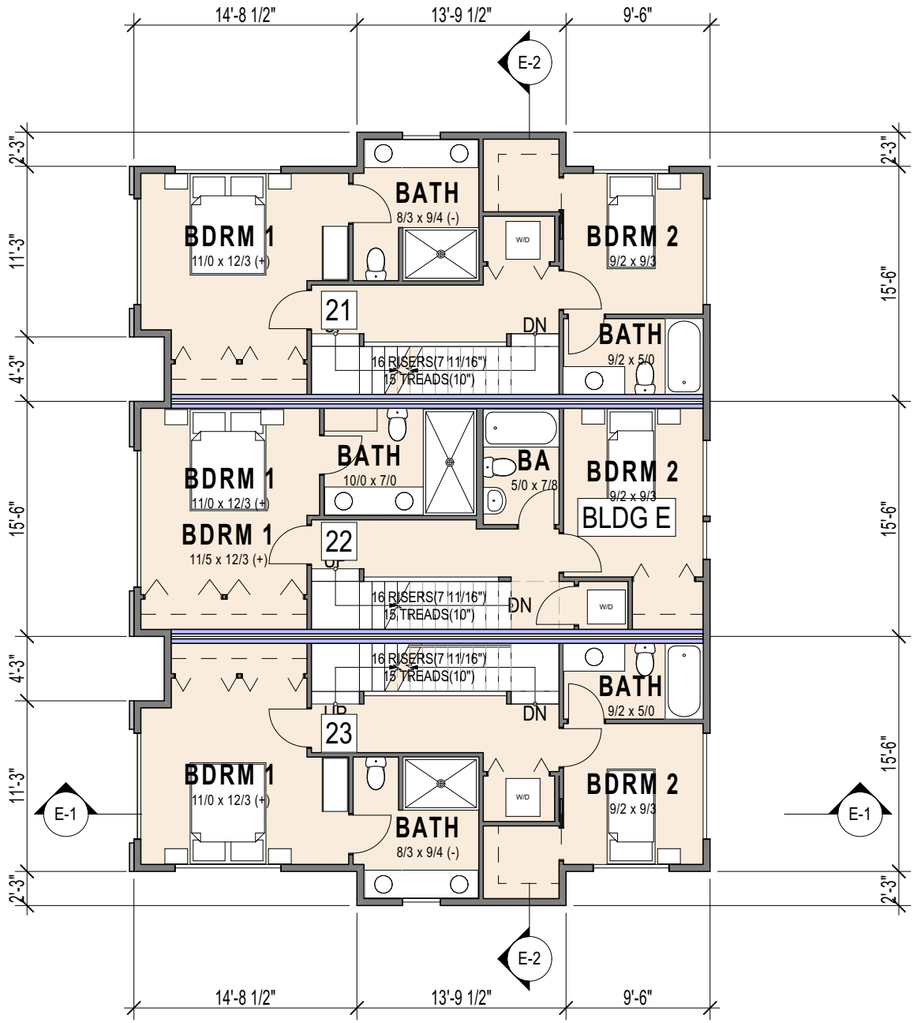
SCALE: 1" = 10'





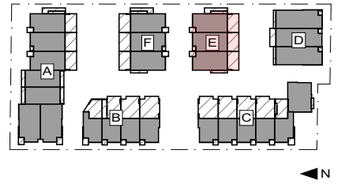
FOURTH FLOOR PLAN

SCALE: 1" = 10'



THIRD FLOOR PLAN

SCALE: 1" = 10'



FLOOR PLANS
BUILDING F

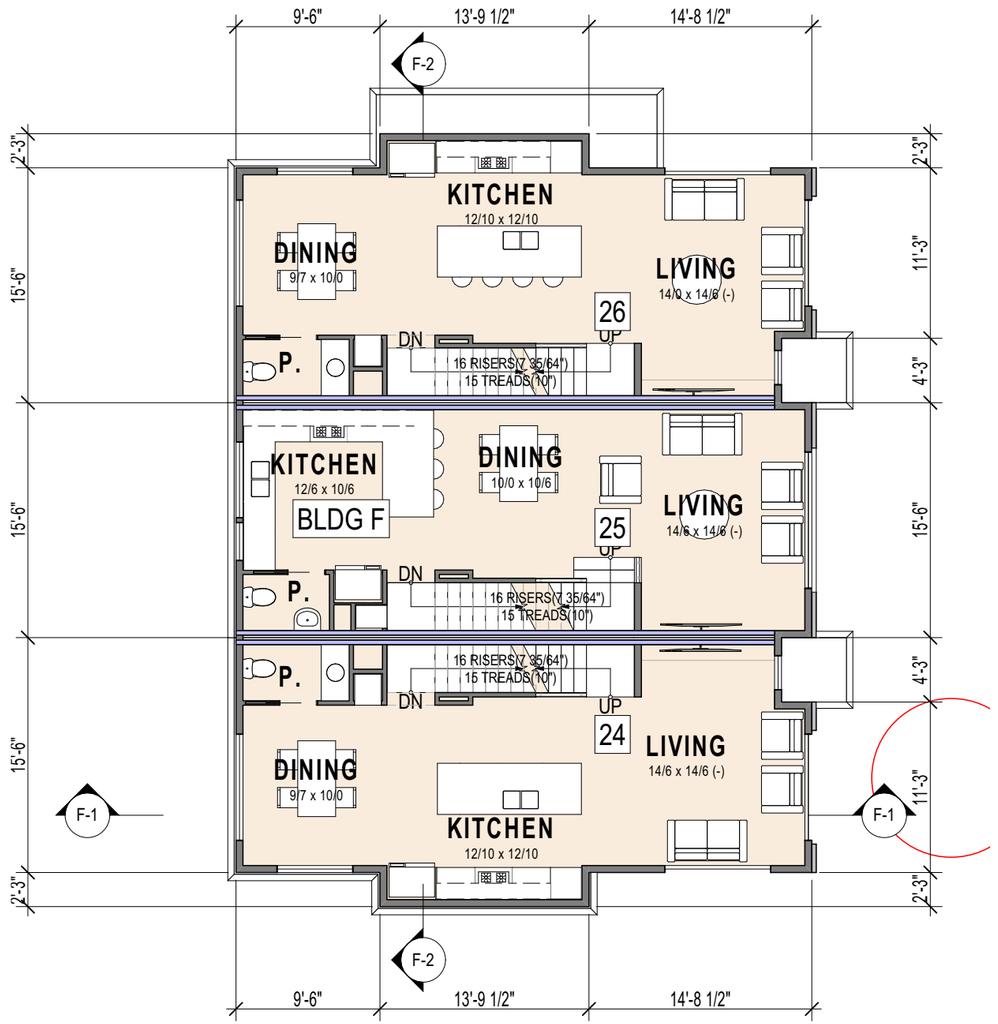
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

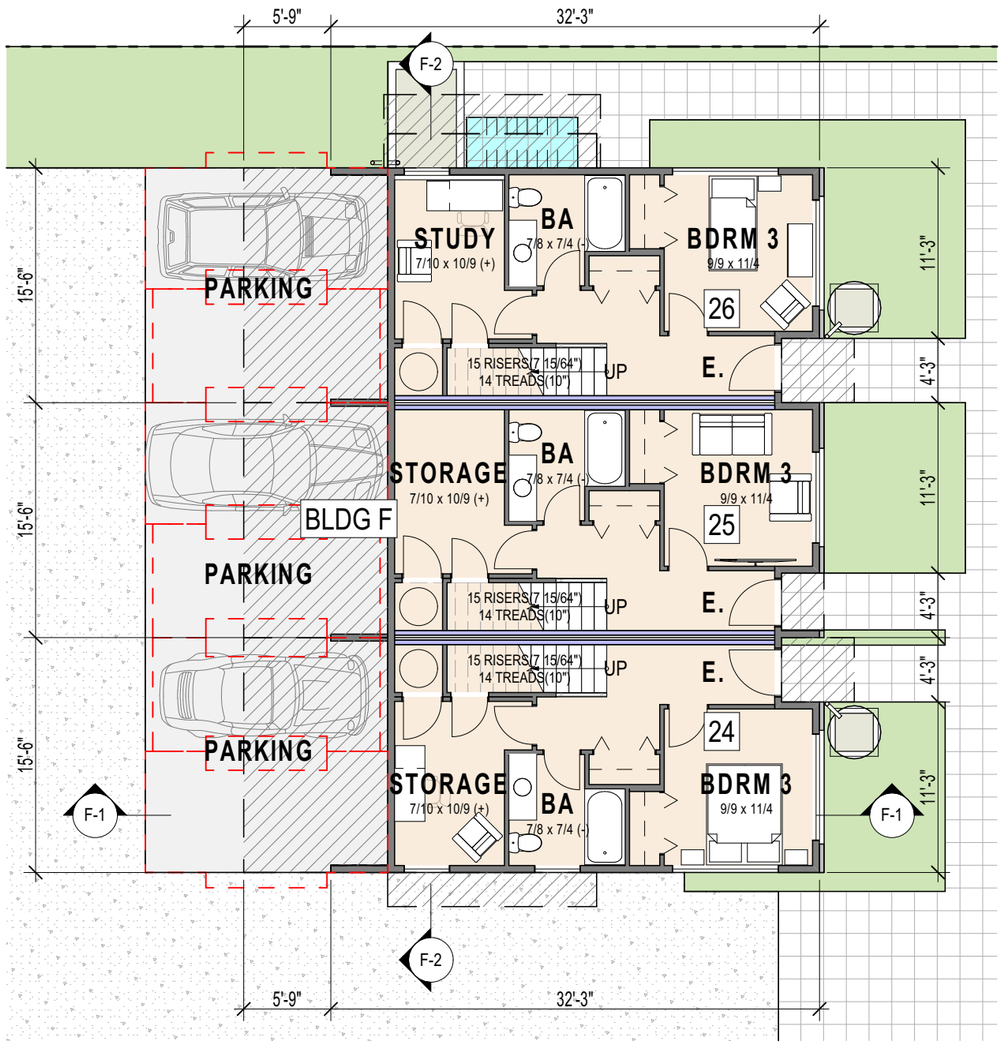
04. BUILDING DESIGN

05. CODE DEPARTURES



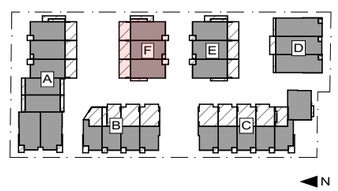
SECOND FLOOR PLAN

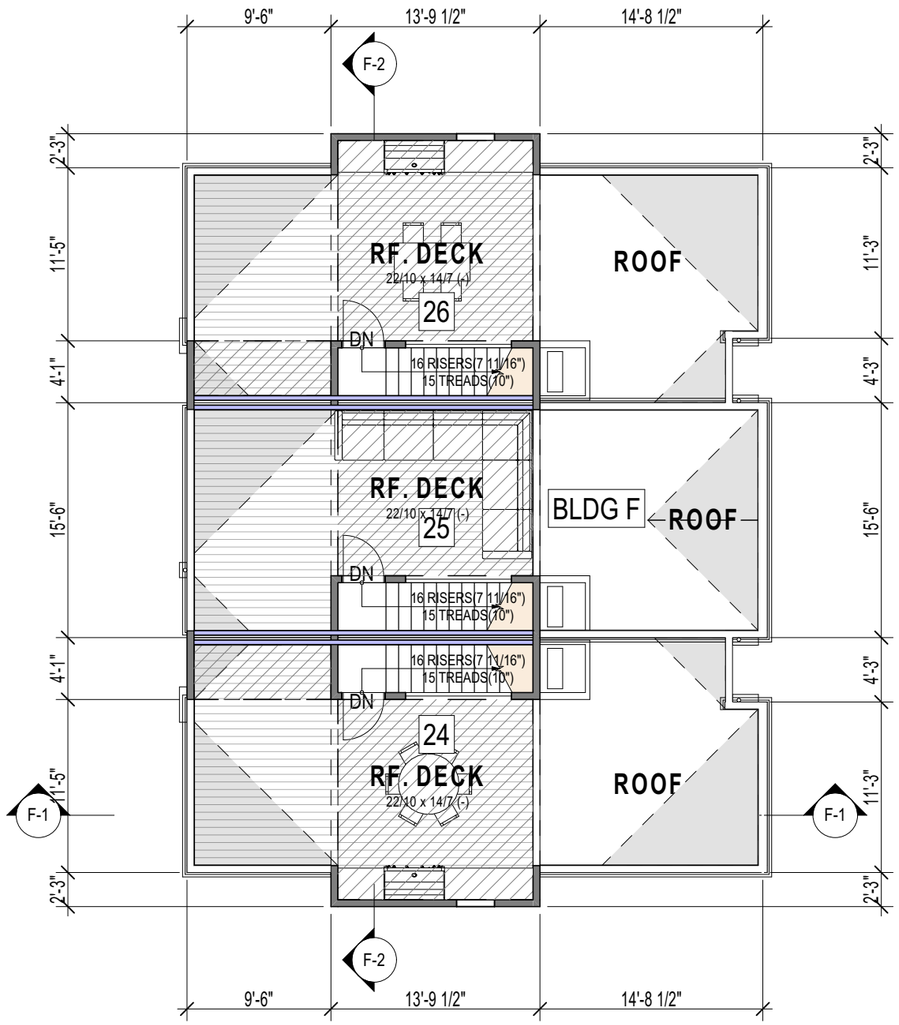
SCALE: 1" = 10'



FIRST FLOOR PLAN

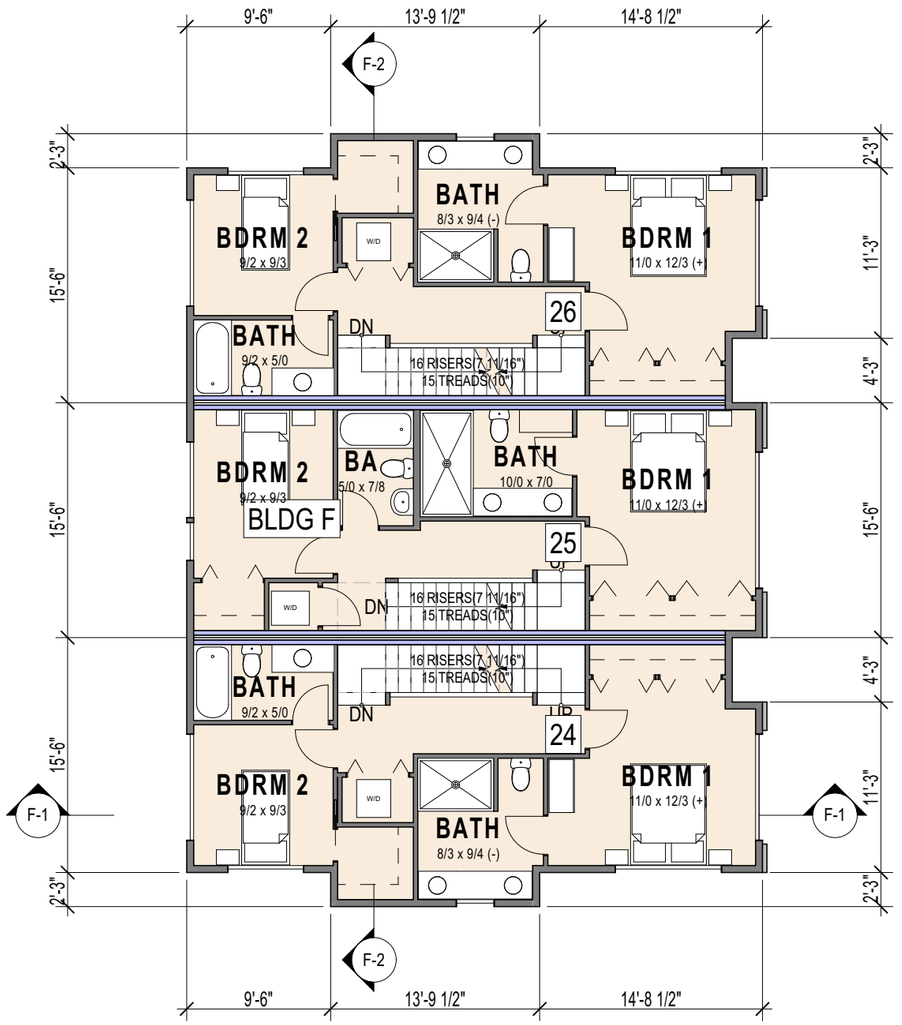
SCALE: 1" = 10'





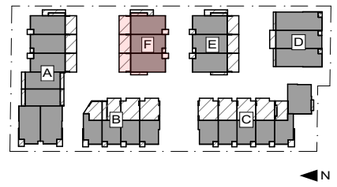
FOURTH FLOOR PLAN

SCALE: 1" = 10'



THIRD FLOOR PLAN

SCALE: 1" = 10'



LANDSCAPE
PLANTING LEGEND

01. PROJECT INFORMATION

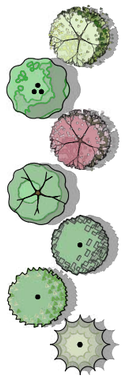
02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer buergerianum / Trident Maple
	Acer circinatum / Vine Maple
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Cornus kousa chinensis / Kousa Dogwood
	Fagus sylvatica 'Asplenifolia' / Fernleaf Beech Street Tree
	Ginkgo biloba 'Magyar' / Magyar Ginkgo Street Tree
	Pinus monticola / Western White Pine Replacement Tree

GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Pachysandra terminalis 'Silver Edge' / Japanese Spurge

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock
	Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Firefly' / Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Dryopteris erythrosora / Autumn Fern
	Epimedium x rubrum / Red Barrenwort
	Euonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Festuca glauca / Blue Fescue
	Gaultheria shallon / Salal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Hydrangea quercifolia / Oakleaf Hydrangea
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia x media 'Charity' / Mahonia
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Carex obnupta / Slough Sedge

LANDSCAPE
PLANTING PLAN



RENDERED LANDSCAPE PLAN

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

ELEVATIONS
STREET FRONTAGES

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

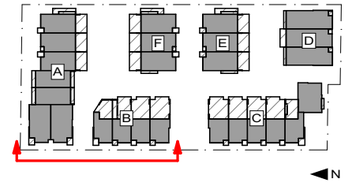


WEST ELEVATION BLDGS A & B (WOODLAWN FRONTAGE)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



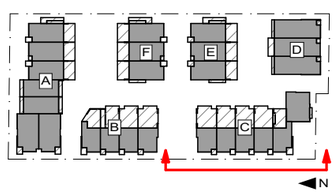


WEST ELEVATION BLDG C (WOODLAWN FRONTAGE)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
STREET FRONTAGES

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

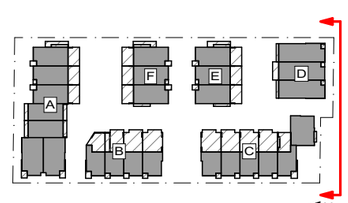


SOUTH ELEVATION - BLDGS C & D (N 92ND ST)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



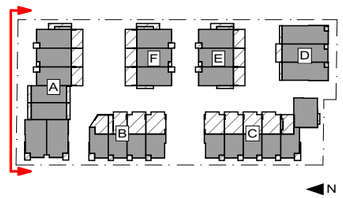


NORTH ELEVATION - BLDG A

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
SITE PERIMETER

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

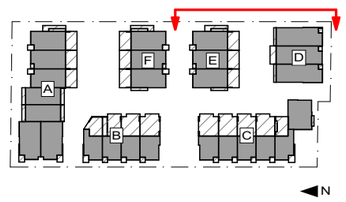


EAST ELEVATIONS - BLDGS D & E

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



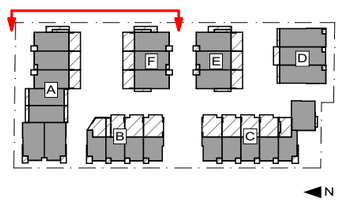


EAST ELEVATIONS - BLDGS F & A

SCALE: 1" = 10'

MATERIALS LEGEND

- SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY
- SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL
- 'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY
- SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW
- 'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT
- SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER
- 'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED
- TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
SITE INTERIOR

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

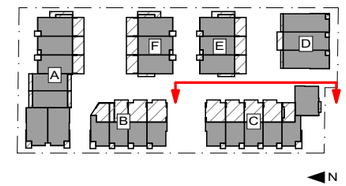


EAST ELEVATION - BLDG C (AUTO COURT)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



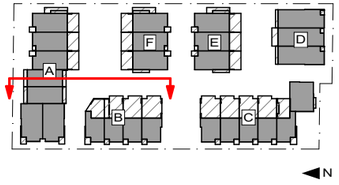


EAST ELEVATION - BLDGS B & A (AUTO COURT)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
SITE INTERIOR

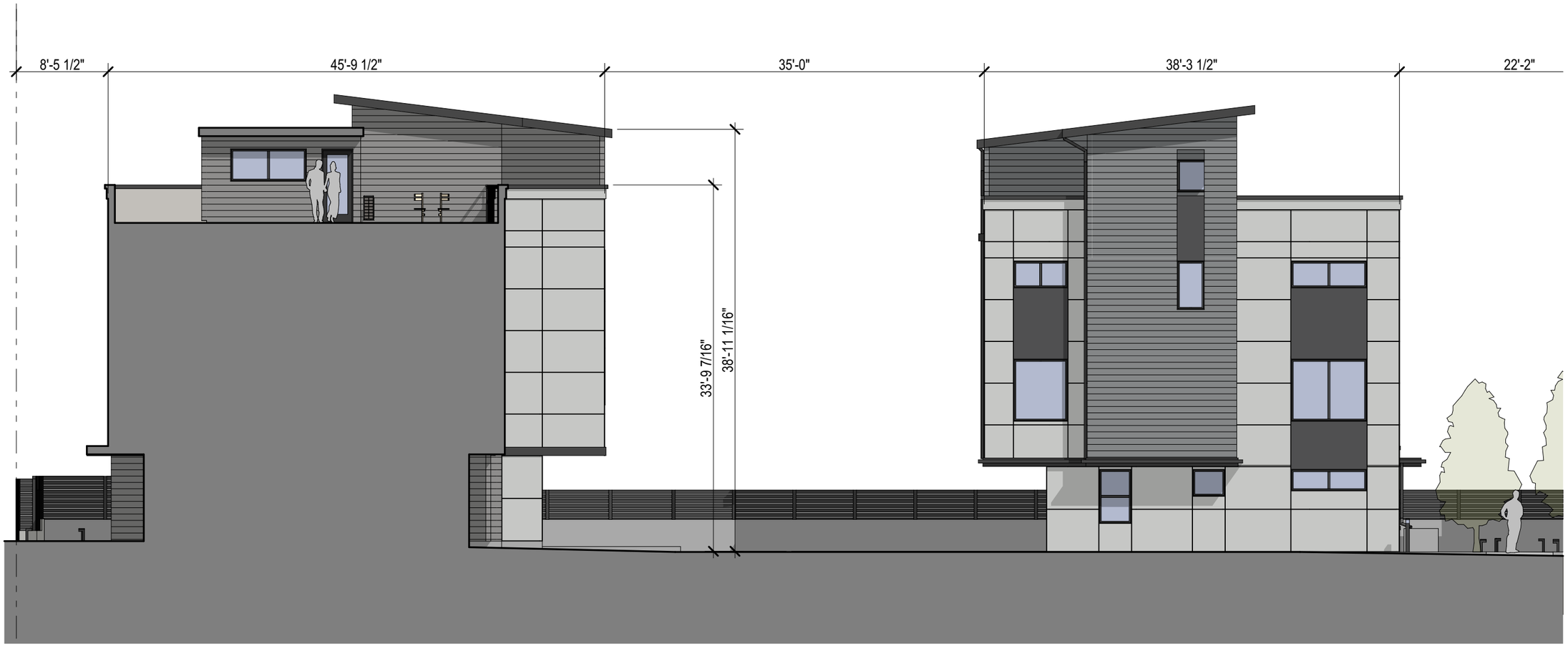
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

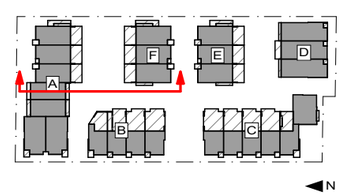


WEST ELEVATION - BLDGS A & F (AUTO COURT)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

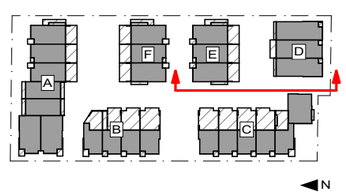


WEST ELEVATION - BLDGS A & F (AUTO COURT)

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



ELEVATIONS
SITE INTERIOR

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

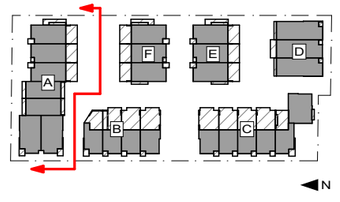


SOUTH ELEVATION - BLDG A

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



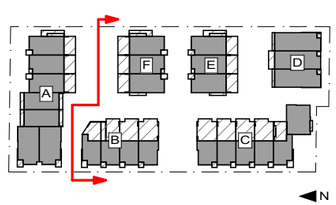


NORTH ELEVATION - BLDGS B & F

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
SITE INTERIOR

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

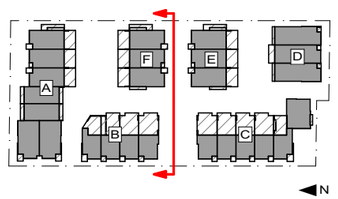


SOUTH ELEVATION - BLDGS F & B

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



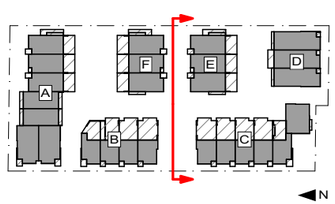


NORTH ELEVATION - BLDGS C & E

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

ELEVATIONS
SITE INTERIOR

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

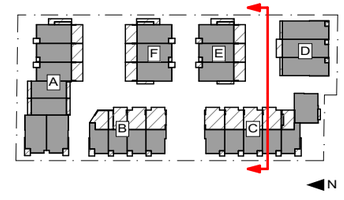


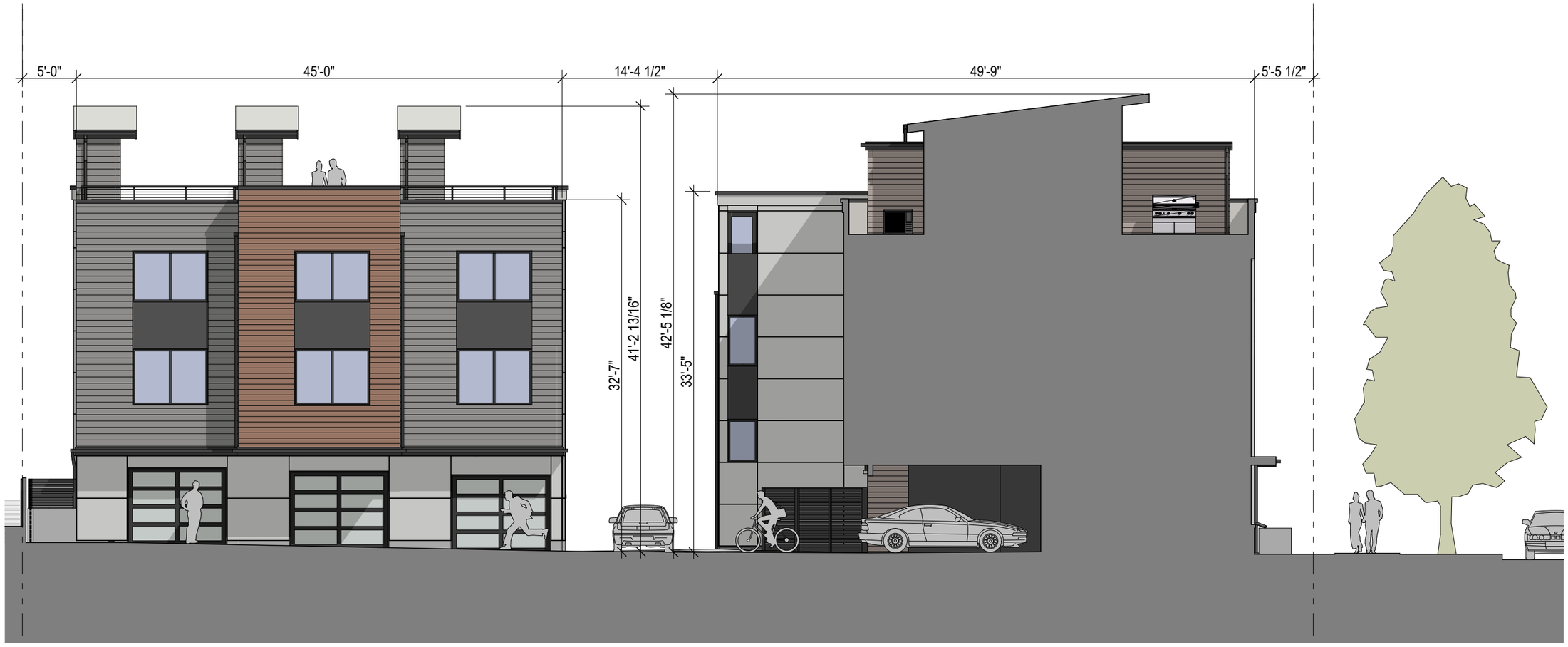
SOUTH ELEVATION - BLDG E

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



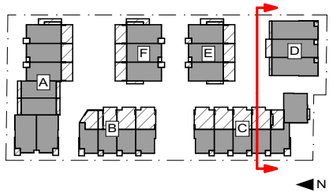


NORTH ELEVATION - BLDG D

SCALE: 1" = 10'

MATERIALS LEGEND

SMOOTH FIBER-CEMENT PANEL CLADDING COLOR: BM DISTANT GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM STEEL WOOL	'HEWN' WOOD CLADDING 6" EXPOSURE T&G WEATHERED GRAY	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM ARCTIC SHADOW	'HEWN' WOOD CLADDING 6" EXPOSURE T&G HIGH DESERT	SMOOTH FIBER-CEMENT LAP CLADDING, 7" EXP. COLOR: BM CINDER	'HEWN' WOOD CLADDING 6" EXPOSURE T&G RUSTIC RECLAIMED	TRIM AND WINDOW PANELS COLOR: BM JET BLACK



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

MATERIALS
PALETTE

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

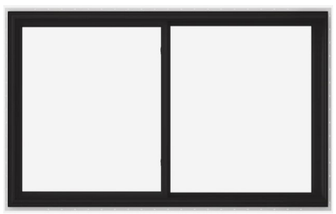
05. CODE DEPARTURES

PRIMARY PANEL CLADDING

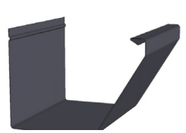


FIBER-CEMENT SMOOTH PANEL CLADDING AT ALL BUILDINGS
COLOR: BM DISANT GRAY

TRIMS AND WINDOWS

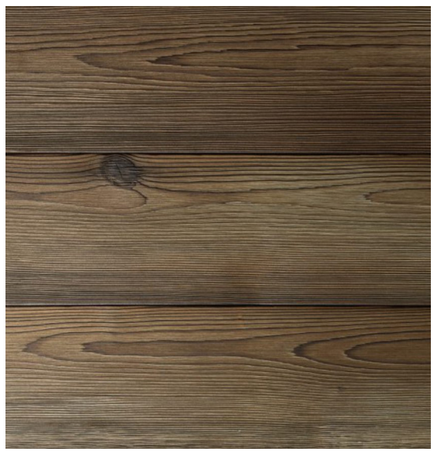


BLACK VINYL WINDOWS

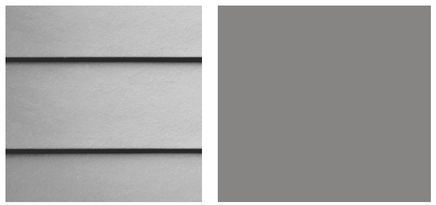


BLACK BOX GUTTERS AND D.S.s

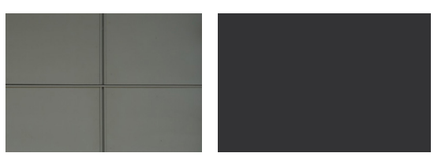
PALETTE 1 (BLDGS A & D)



HEWN WOOD T&G CLADDING, 6” WIDE
COLOR: RUSTIC RECLAIMED



FIBER-CEMENT SMOOTH CLADDING 7” EXP.
COLOR: BM CINDER

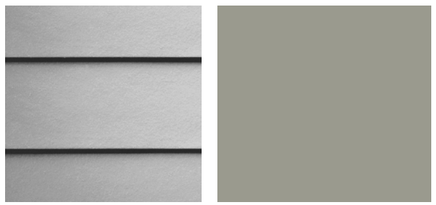


FIBER-CEMENT SMOOTH PANEL CLADDING AT WINDOW GROUPINGS
COLOR: BM JET BLACK

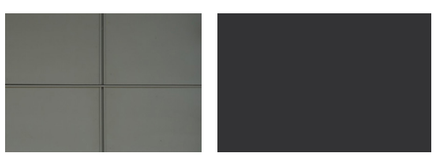
PALETTE 2 (BLDGS B & E)



HEWN WOOD T&G CLADDING, 6” WIDE
COLOR: HIGH DESERT



FIBER-CEMENT SMOOTH CLADDING 7” EXP.
COLOR: BM ARCTIC SHADOWS

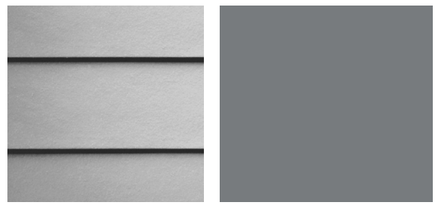


FIBER-CEMENT SMOOTH PANEL CLADDING AT WINDOW GROUPINGS
COLOR: BM JET BLACK

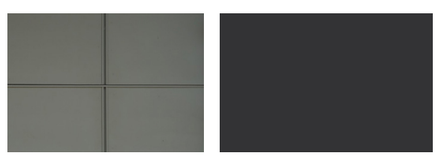
PALETTE 3 (BLDGS C & F)



HEWN WOOD T&G CLADDING, 6” WIDE
COLOR: WEATHERED GRAY



FIBER-CEMENT SMOOTH CLADDING 7” EXP.
COLOR: BM STEEL WOOL



FIBER-CEMENT SMOOTH PANEL CLADDING AT WINDOW GROUPINGS
COLOR: BM JET BLACK

RENDERINGS
RENDERING KEY



RENDERING KEY PLAN

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

RENDERINGS
STREET FRONTAGES

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



A - WOODLAWN AVE STREET VIEW



B - VIEW AT CORNER OF 92ND AND WOODLAWN



C - VIEW ALONG 92ND



D - VIEW FROM NE - WOODLAWN



E - VIEW OF ENTRY ALONG WOODLAWN



F - NORTH PEDESTRIAN ACCESS



G - UNITS 5, 6 & 7



H - UNITS 5, 6 & 7

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

RENDERINGS
COURTYARD

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



I - COURTYARD ENTRY ALONG WOODLAWN



J - COURTYARD SEQUENCE



K - COURTYARD SEQUENCE



L - COURTYARD SEQUENCE

RENDERINGS
INTERNAL



M - VIEW INTO AUTO COURT FROM WOODLAWN



P - VIEW INTO AUTO COURT FROM 92ND



N - NORTH AUTO COURT LOOKING NORTH



Q - SOUTH AUTO COURTH LOOKING NORTH



O - NORTH AUTO COURT LOOKING SOUTH



R - SOUTH AUTO COURT LOOKING EAST

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

SITE DETAILS
LIGHTING PLAN

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



SITE LIGHTING PLAN

FIXTURE LEGEND



WALL MOUNTED:
WAC LIGHTING
11" 'SLANT' SCONCE
BLACK



RECESSSED:
HALO 4" LED
NICKLE TRIM



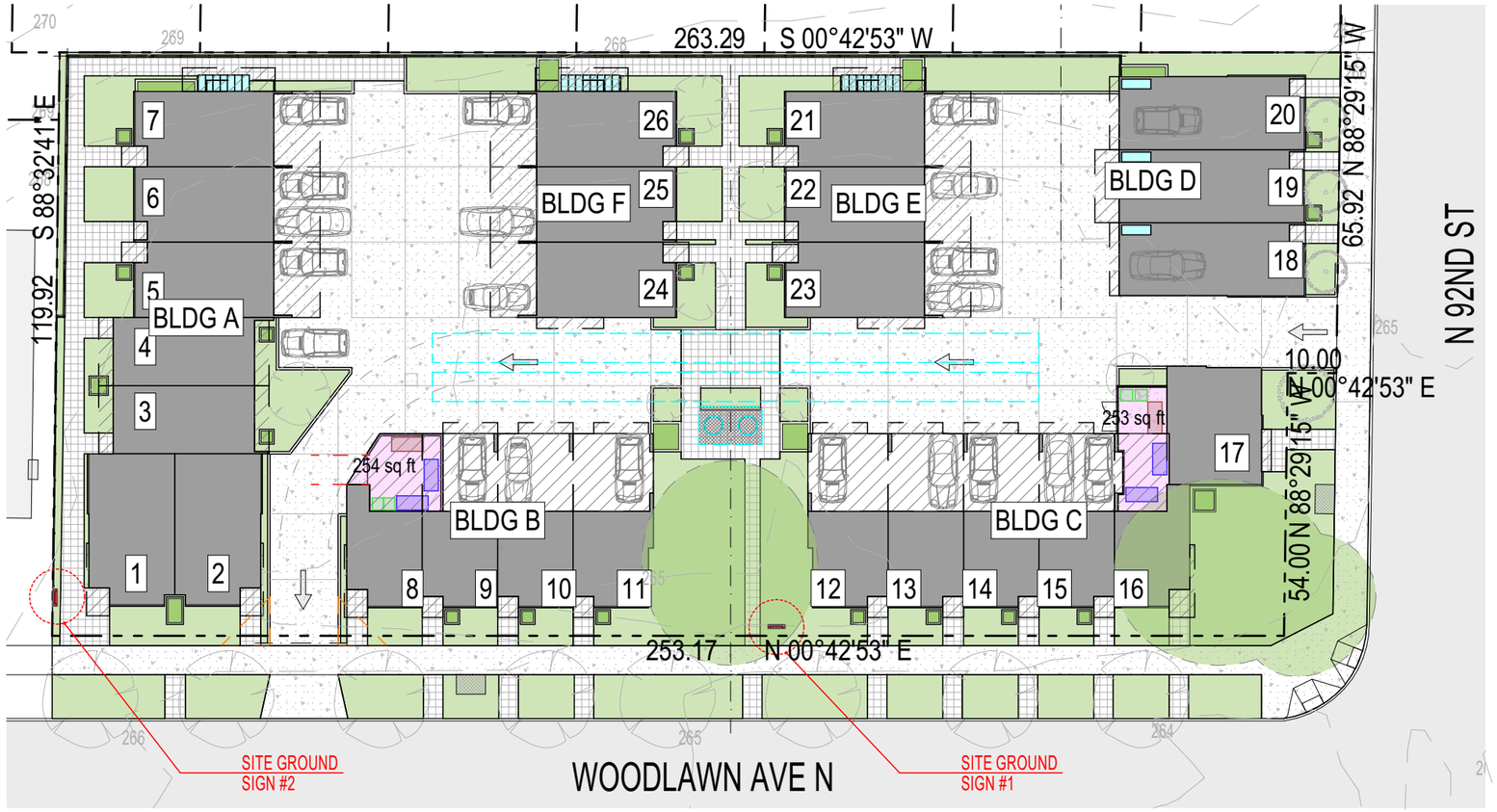
PATH LIGHTING:
HINKLEY ATLANTIS SMALL
PATH LIGHT
SATIN BLACK



LANDSCAPE BOLLARD:
PROGRESS LIGHTING
PCBO SERIES BOLLARD,
BLACK FINISH



SIGN LIGHT:
RADIANT LIGHTING
EUCLID IP20 CLASS 2
WHITE FINISH



SIGN SITE PLAN



ENTRY SIGN 2



ENTRY SIGN 1

SITE DETAILS
APPROVED WASTE PLAN

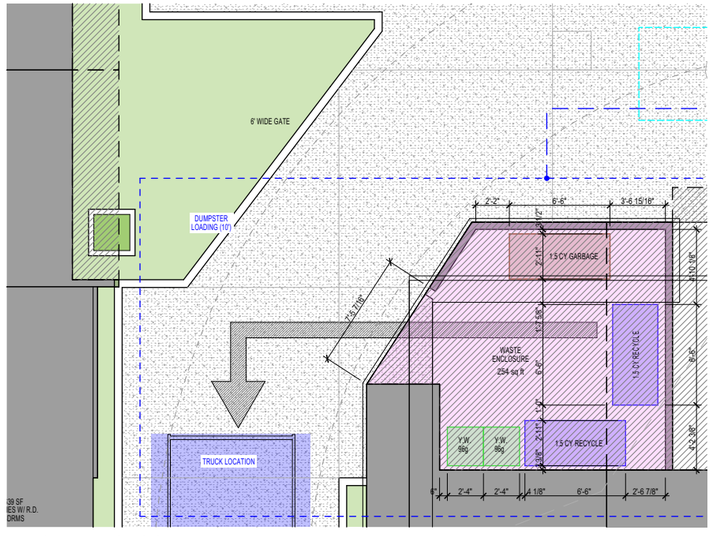
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

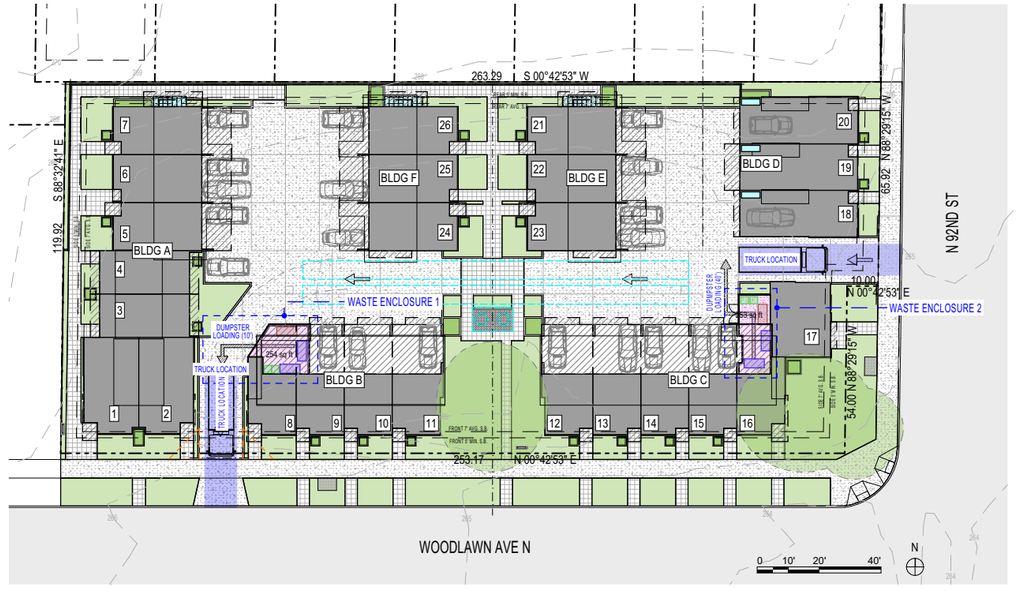
04. BUILDING DESIGN

05. CODE DEPARTURES



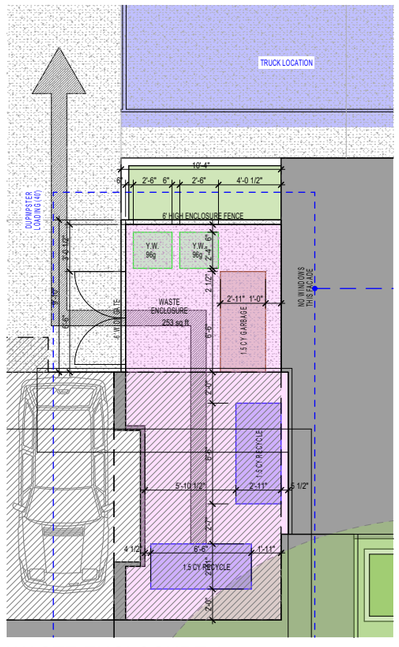
WASTE ENCLOSURE 1

SCALE: 1/4" = 1'-0"



SOLID WASTE SITE PLAN

SCALE: 1" = 20'



WASTE ENCLOSURE 2

SCALE: 1/4" = 1'-0"

WASTE ENCLOSURE REQUIREMENTS:

PER SMC 23.54.80.TABLE A:	26 DWELLINGS: 375 SF
PROPOSED:	395 SF

WASTE NOTES (REQUIREMENTS PER SPU):

GARBAGE:	20 GALLONS/WEEK/DU FOR WEEKLY PICKUP
RECYCLE:	48 GALLONS/WEEK/DU FOR WEEKLY PICKUP
FOOD WASTE:	10 GALLONS / DU PER WEEK

WASTE CALCULATIONS:

GARBAGE:	20 GALLONS/WEEK/DU x 26 DU = 520 GALLONS 520 / 202 gallons per C.Y. = 2.57 CUBIC YARDS [PROVIDE (2) 1.5 C.Y. DUMPSTERS]
RECYCLE:	48 GALLONS/WEEK/DU x 26 DU = 1,248 GALLONS 1,248 / 202 gallons per C.Y. = 6.18 CUBIC YARDS [PROVIDE (4) 1.5 C.Y. DUMPSTERS]
FOOD WASTE:	10G x 26 = 260 GALLONS [PROVIDE (4) 96 GALLON CARTS]

LEGEND

WASTE DUMPSTER (CAPACITY PER PLAN)

RECYCLE DUMPSTER (CAPACITY PER PLAN)

FOOD WASTE CART (96 GALLONS)

Seattle Public Utilities

July 26, 2022

Mark Wierenga
Vandervort Architects

Dear Mark,

Thank you for submitting to SPU the solid waste service plans for **9200 Woodlawn Ave N.,** subject to review by the Seattle Department of Construction and Inspections (SDCI) as Permit **#3037987-LU.**

SPU has reviewed your solid waste plans and approves the following conditions:

26 Townhomes

- An HOA will be established to enable solid waste billing for shared dumpsters. See attached Letter of Intent from developer.
- Drivers will move containers from the site to the truck via two storage locations, one each located adjacent to Woodlawn and 92nd.
- Drivers will back up 50' onto private property to access the enclosures.

Residential Services – once per week
Garbage: 2 – 1.5yd dumpsters
Recycle: 4 – 1.5yd dumpsters
Food waste: 4 – 96g carts

Please work with the assigned SDCI zoning reviewer to adopt this plan. **If the attached drawings differ from the Construction drawings, you will need to update your permit application to consistently reflect the contents of this letter or seek re-review and re-approval from SPU Solid Waste Development Review of the proposed changes to solid waste storage and access.**

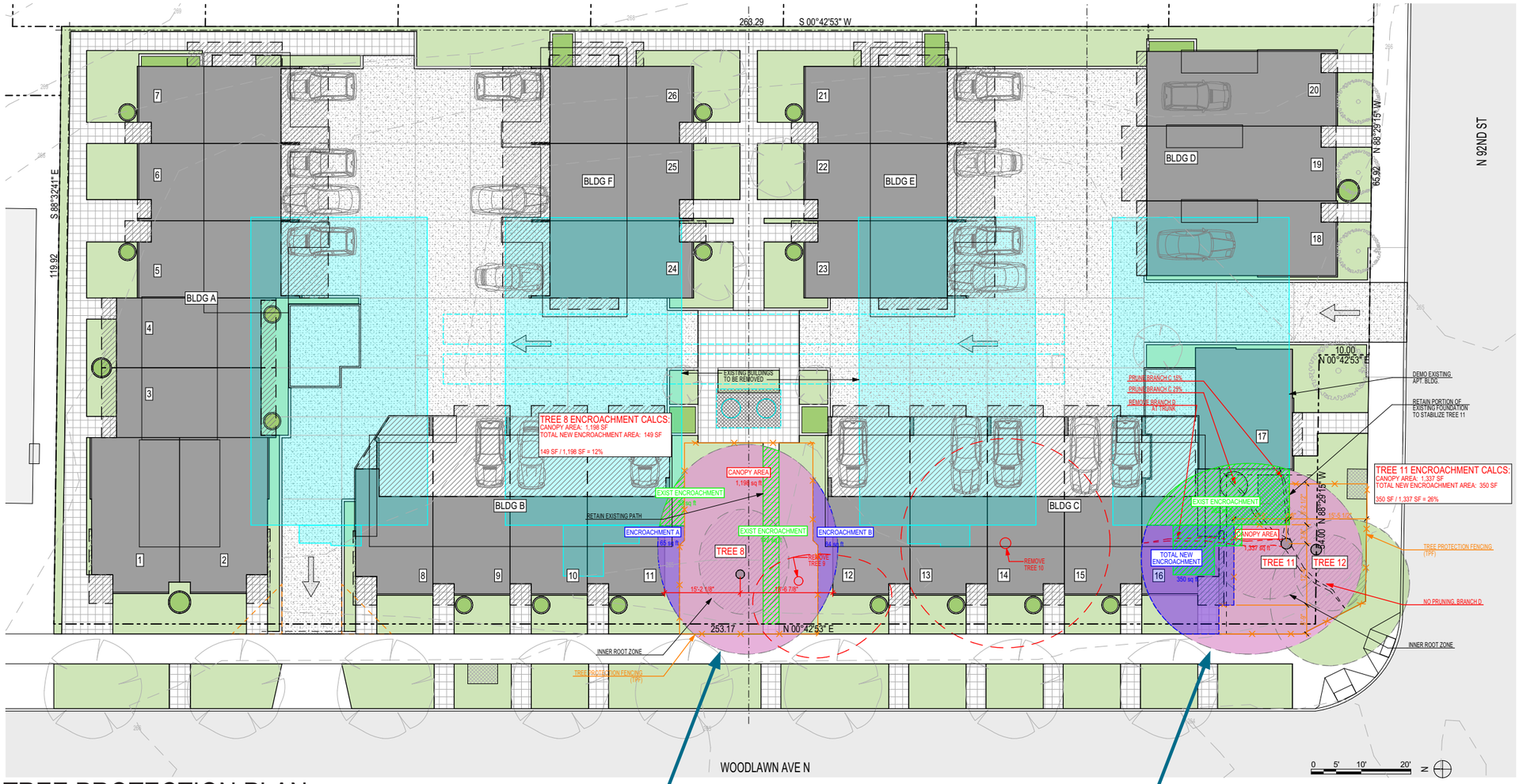
Please contact SPU Customer Service 1 month prior to occupancy to set up services – **206-684-7665.**

Sincerely,

A. Wallis

Angela Wallis
Seattle Public Utilities Solid Waste Division
Development Review Supervisor
(206) 300-8295
angela.wallis@seattle.gov

SITE DETAILS
TREE PROTECTION



TREE PROTECTION PLAN



EXCEPTIONAL PLUM TREE



EXCEPTIONAL SCOT'S PINES

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

BUILDING SECTION

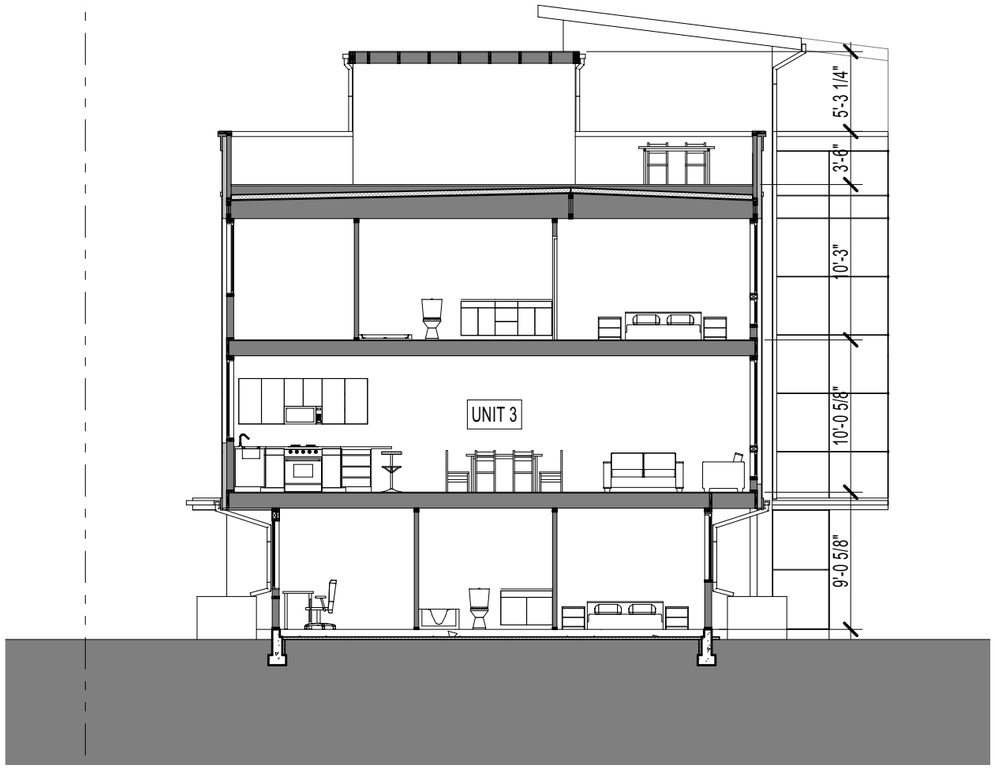
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

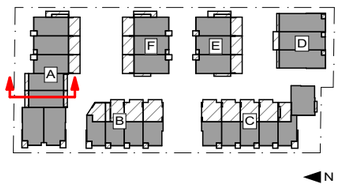
04.
BUILDING
DESIGN

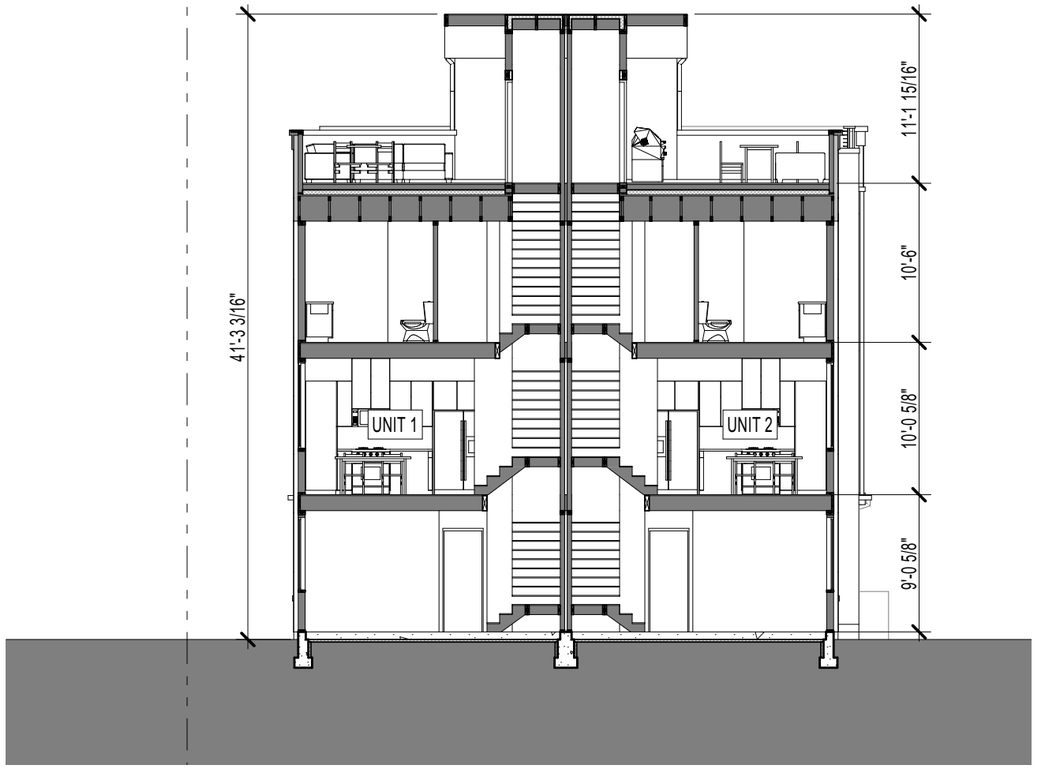
05.
CODE
DEPARTURES



A-2 BUILDING SECTION

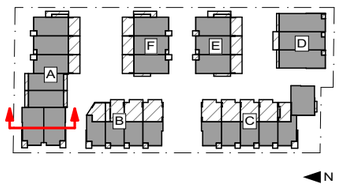
SCALE: 1" = 10'





A-1 BUILDING SECTION

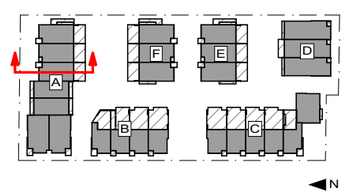
SCALE: 1" = 10'





A-3 BUILDING SECTION

SCALE: 1" = 10'



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

BUILDING SECTION

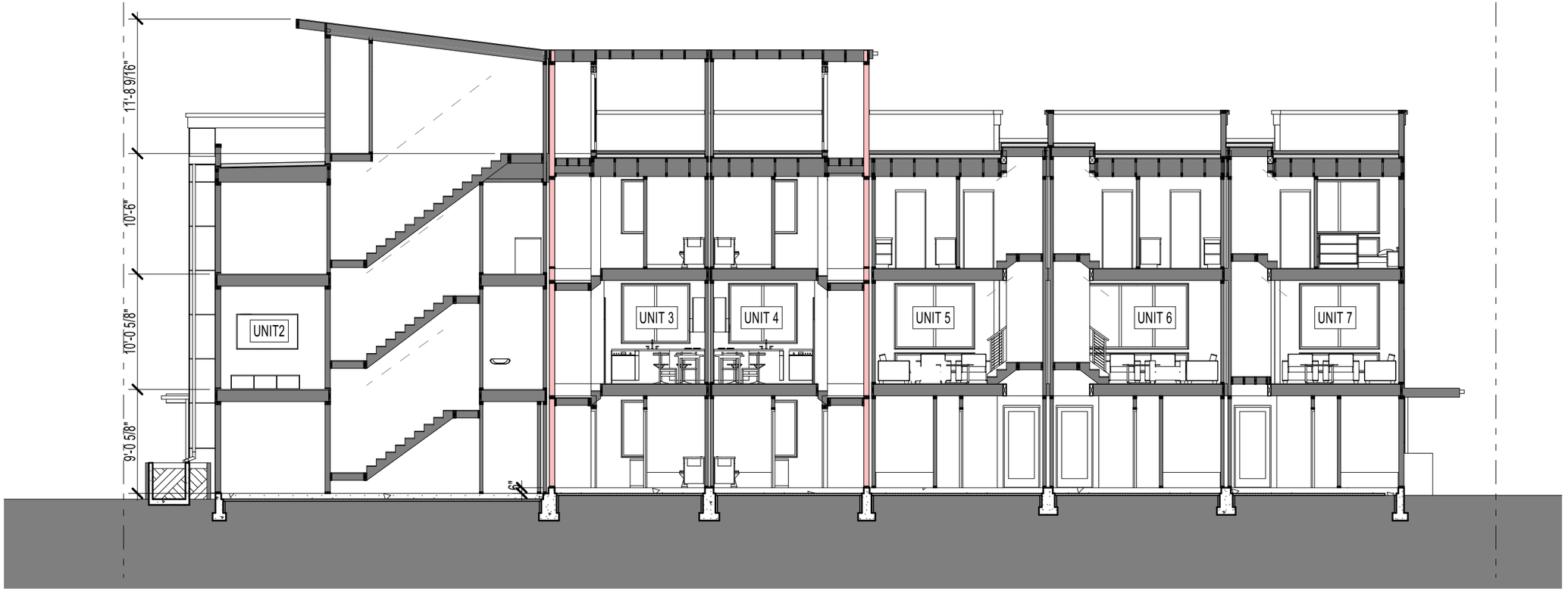
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

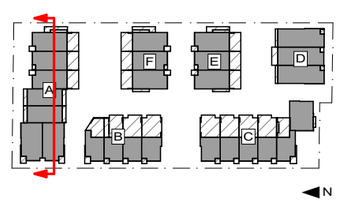
04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



A-4 BUILDING SECTION

SCALE: 1" = 10'



BUILDING SECTIONS

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



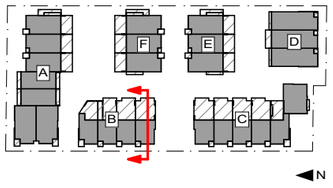
B-2 BUILDING SECTION

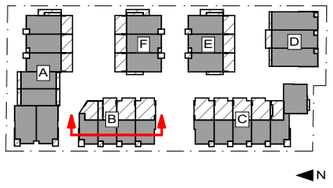
SCALE: 1" = 10'



B-1 BUILDING SECTION

SCALE: 1" = 10'





BUILDING SECTION

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

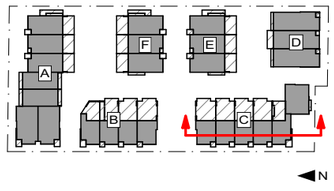
04.
BUILDING
DESIGN

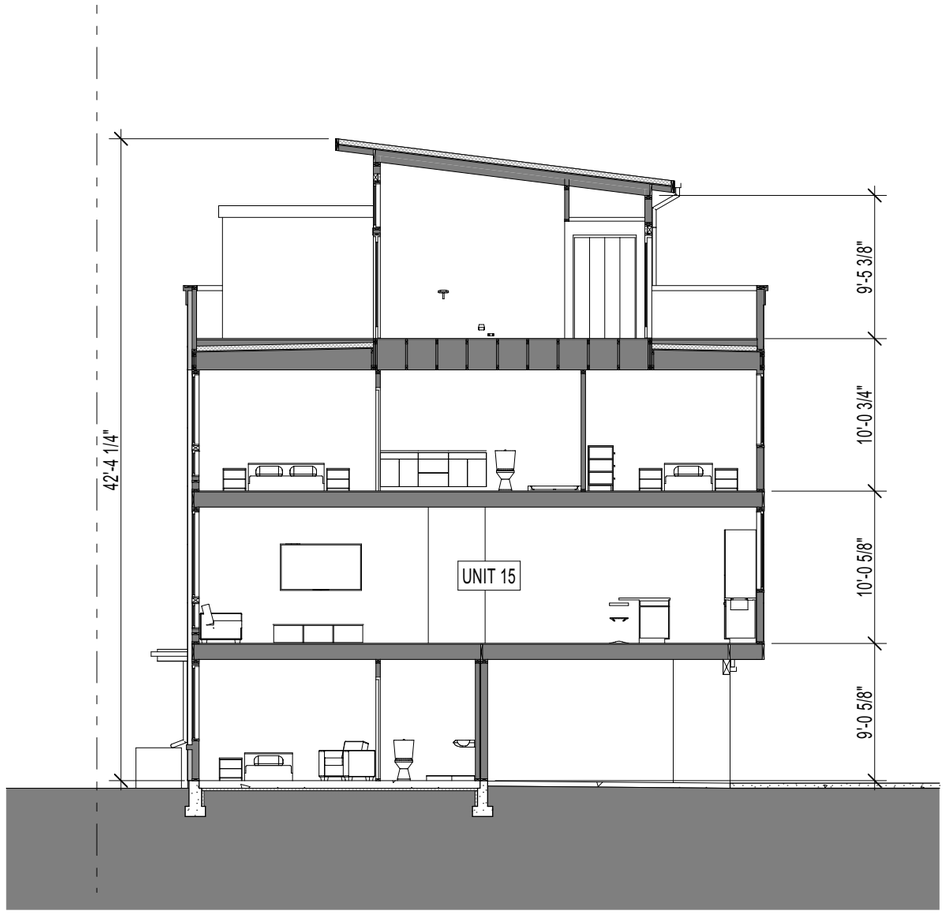
05.
CODE
DEPARTURES



C-1 BUILDING SECTION

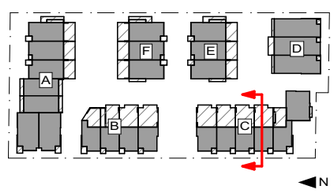
SCALE: 1" = 10'

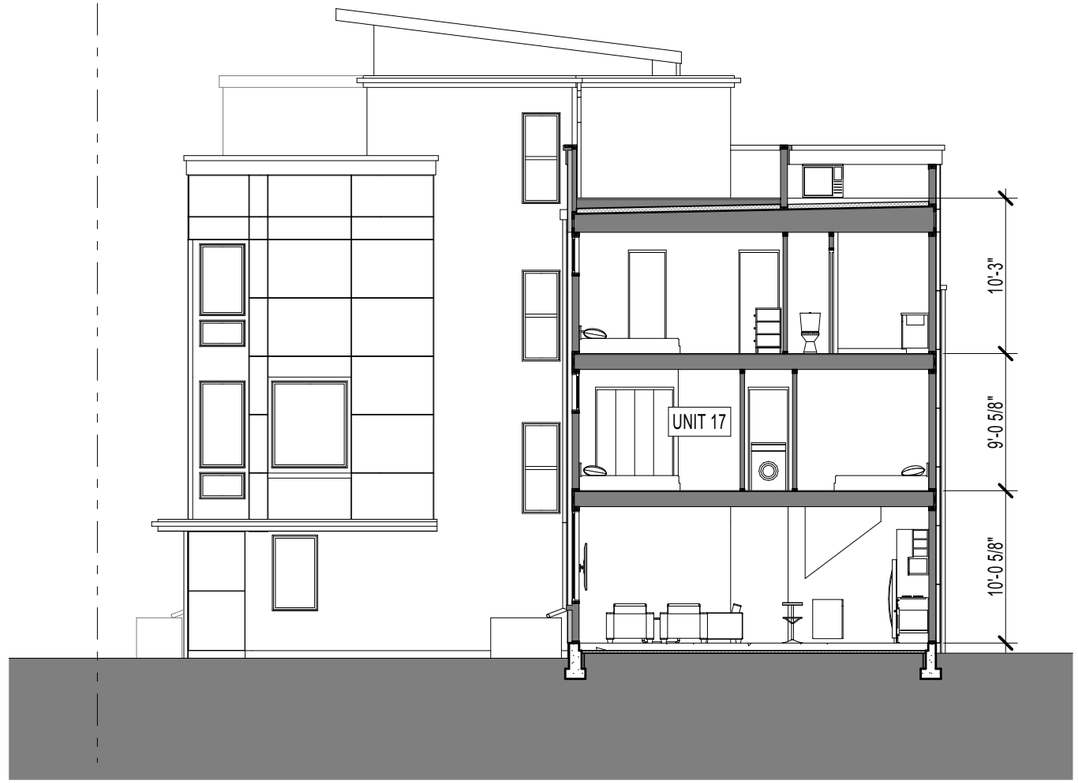




C-3 BUILDING SECTION

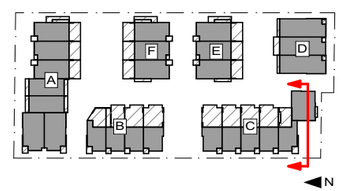
SCALE: 1" = 10'





C-2 BUILDING SECTION

SCALE: 1" = 10'



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

BUILDING SECTION

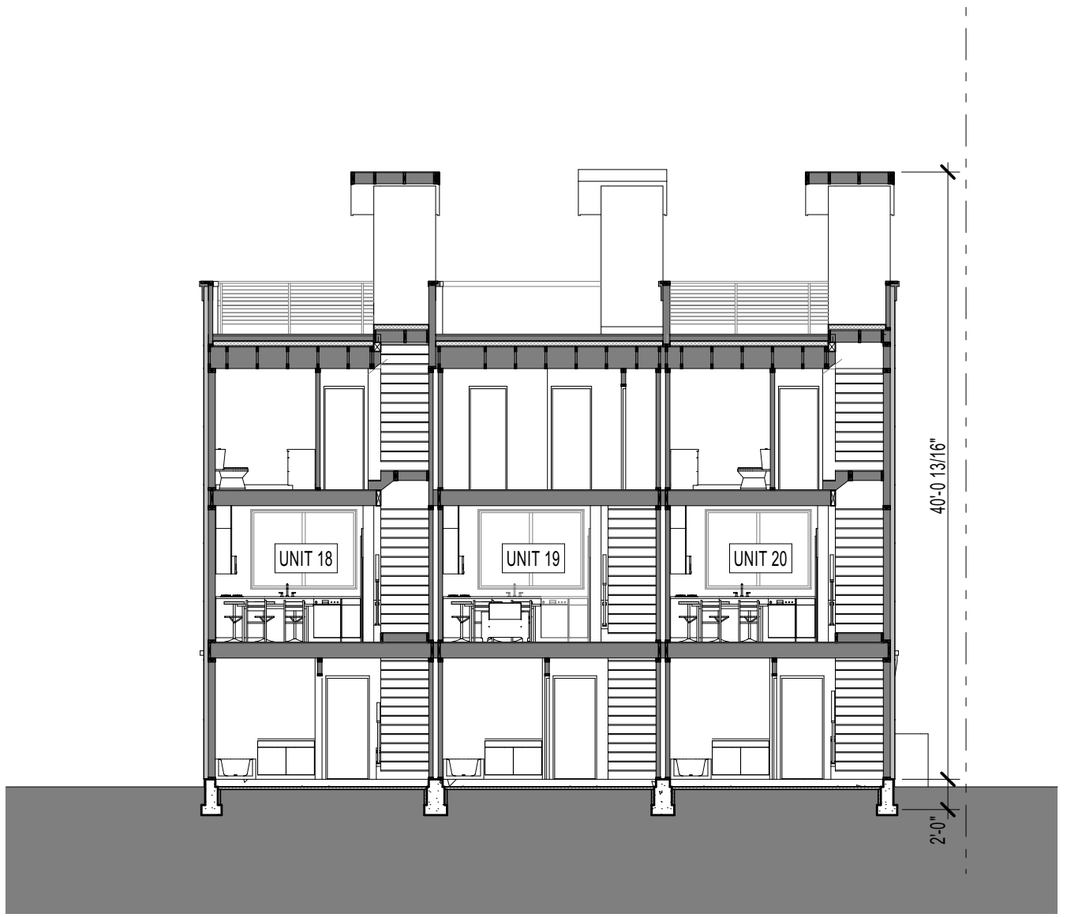
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

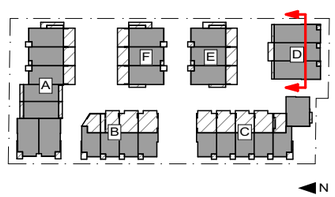
04.
BUILDING
DESIGN

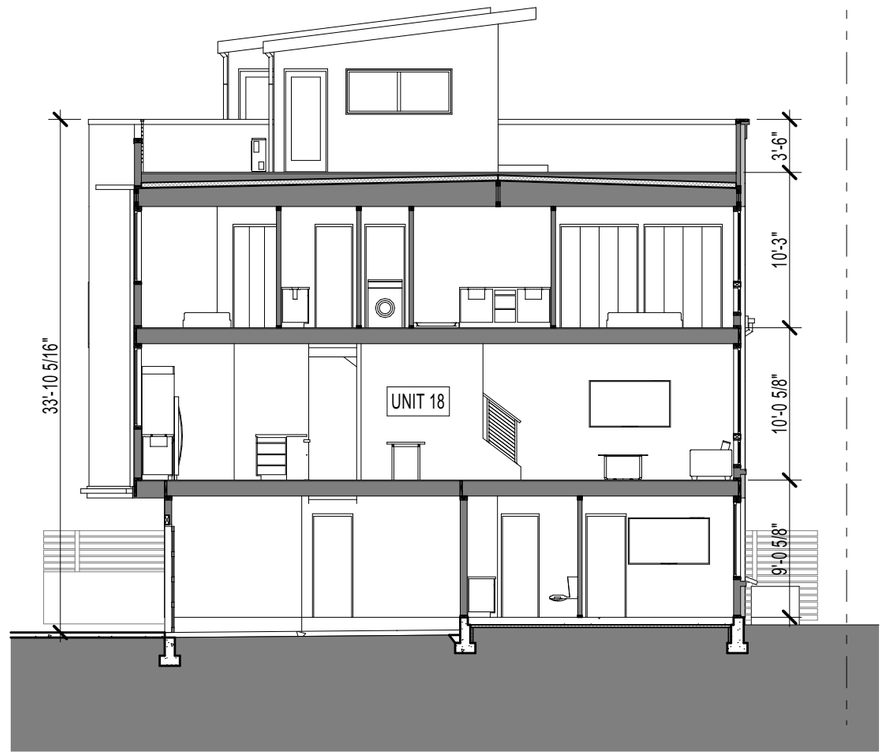
05.
CODE
DEPARTURES



D-2 BUILDING SECTION

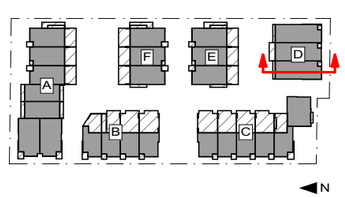
SCALE: 1" = 10'





D-1 BUILDING SECTION

SCALE: 1" = 10'



BUILDING SECTIONS

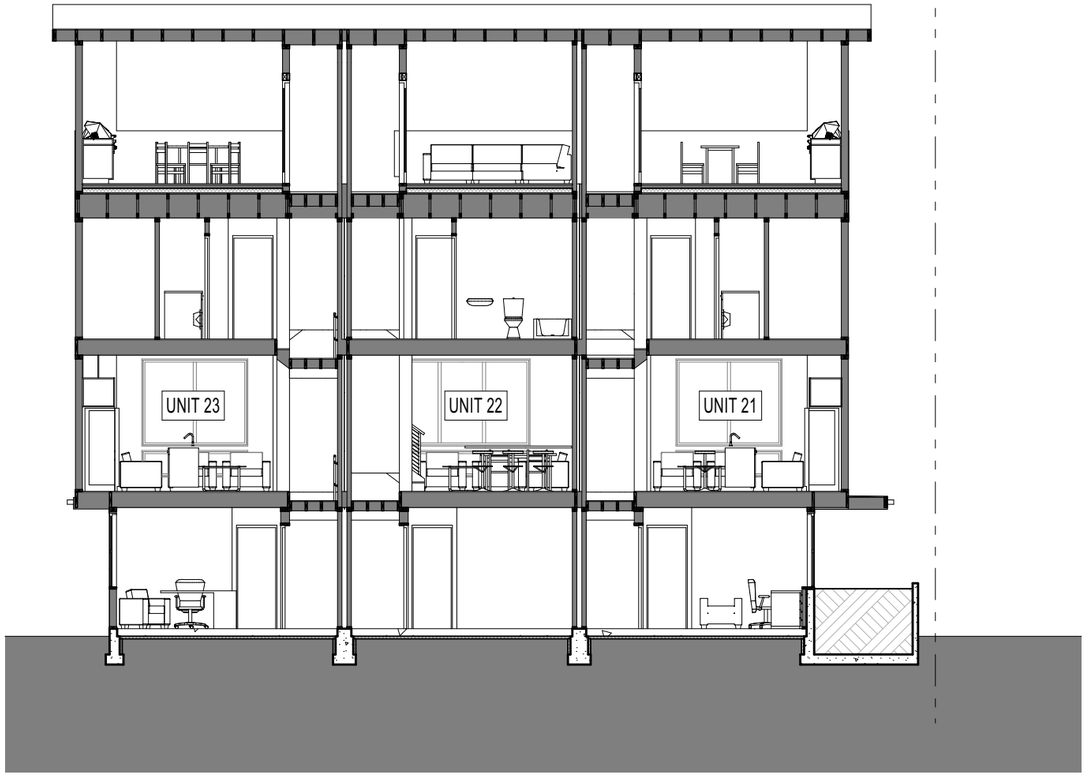
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



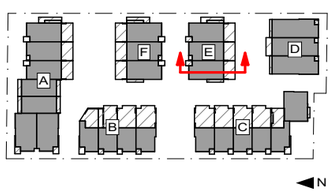
E-2 BUILDING SECTION

SCALE: 1" = 10'



E-1 BUILDING SECTION

SCALE: 1" = 10'



BUILDING SECTION

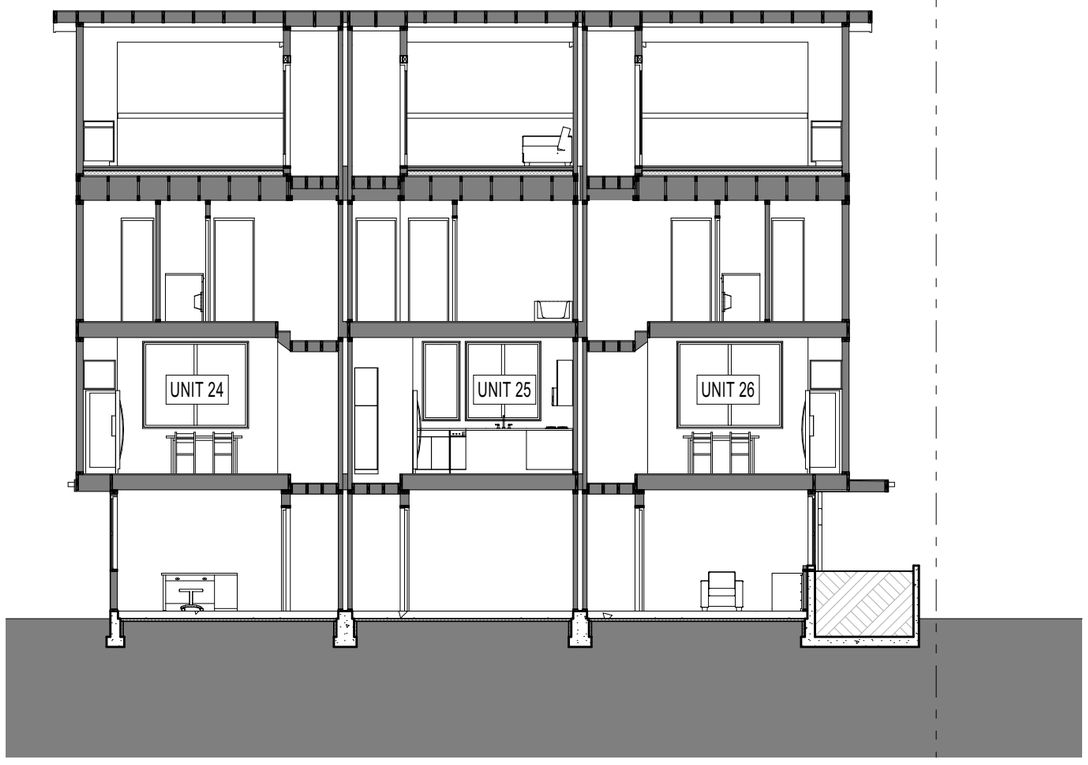
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

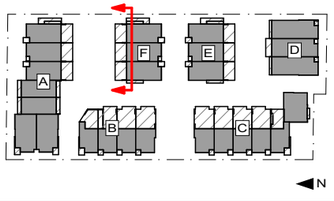
04. BUILDING DESIGN

05. CODE DEPARTURES



F-2 BUILDING SECTION

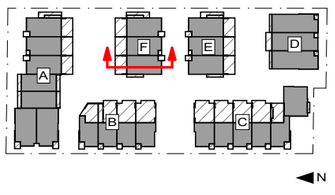
SCALE: 1" = 10'





F-1 BUILDING SECTION

SCALE: 1" = 10'



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

THIS PAGE INTENTIONALLY LEFT BLANK

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

DEPARTURES
REQUEST 1

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

DEPARTURE REQUEST 1
Building C Building Width Departure
23.45.527 - Structure width and façade length limits in LR zones

CODE REQUIREMENT: For Townhomes in LR2 zones, building width is limited to 90'

DEPARTURE REQUEST: We are proposing that the allowed width of the southwest building be increased to 93.25'.

DEPARTURE REQUEST NARRATIVE: This is a very small increase to the allowed building width. We are asking for the following reasons:

1. We intend to retain exceptional tree 8 as part of our proposal. Given the location of tree 8, the building containing units 8 thru 11 is much narrower than it could be. If not for this exceptional tree, unit 12 could be moved next to unit 11 and both buildings would comply with the building width requirements.

2. Unit 17 is stepped far back from the Woodlawn building facade and takes entry from 92nd. As such, it really exerts its own presence as a facade on 92nd and does not feel tied to unit 16.

3. We are proposing a significant amount of facade modulation along Woodlawn, so that every unit is expressed as an individual dwelling. This makes a longer building feel like a series of smaller rowhouses.

4. This is only a 3.6% increase in building width from the code stated 90' max.

Calculation: 93.25' (proposed building width) / 90.0' (width limit per code) = 103.6%.
(less than 4% increase over width limits)

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 - The on-site exceptional tree to the north (tree 8) limits our building placement options. We could remove the tree and shift unit 12 next to unit 11. This would comply with the width code for both buildings, but would require the removal of the exceptional tree. We feel that this small departure in worth it in order to retain the existing exceptional tree.

PL2.B.1 - Eyes on the Street: Aligning the entry courtyard for units 21 thru 26 with the notch between dwellings 11 and 12 allows for a more secure site. Lines of sight between dwelling entries and the public realm will be clear and unobstructed.

DC2.A.1 - Site Characteristics and Uses (massing): The massing acheived by aligning the entry courtyard with the gap between dwellings 11 and 12 allows units 21 thru 26 to be very visible. In particular, the facades of dwellings 23 and 24 will help to frame the amenity area and courtyard.

DC3.B.4 - Multifamily Open Space: The slot between dwellings 11 and 12 aligns nicely with the entries for dwellings 21 thru 26. This reinforces the connection of this open space to the public realm.



DEPARTURE REQUEST 1



VIEW FROM CORNER OF WOODLAWN AVE N AND 92ND ST

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES

DEPARTURES
REQUEST 2

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

DEPARTURE REQUEST 2
Building B average front setback reduction
23.45.518 - Setbacks and Separations

CODE REQUIREMENT: Front and rear setbacks for townhouse projects are required to be 5' min. and 7' average. (Table A for 23.45.518)

DEPARTURE REQUEST:

BUILDING B, FRONT SETBACK: We are increasing the minimum 5' setback to 6', and asking for a departure to reduce the required average front setback from 7' to 6.67'

DEPARTURE REQUEST NARRATIVE: This is a very small decrease to the required setback and is an appropriate response to this street frontage. We are requesting this departure for the following reasons:

1. Building B is set between buildings A and C along the Woodlawn frontage. All three buildings work together to create an effective "street wall" that is a critical part of the design concept for this site. Buildings A and C are location-constrained in their relationship to Woodlawn due to utility uses behind them. Allowing a small departure allows us to align the facades of all three buildings.

2. We are maintaining a generous space between buildings B and C in order to visually extend a landscaped courtyard through the entire site. Allowing a small reduction in the average front setback helps us successfully execute this courtyard concept.

3. The coutyard between buildings B and C is occupied by an exceptional tree which we intend to retain as part of the project. Maintaining our proposed building width allows us to provide space for this exceptional tree.

4. This is only a 5% reduction in the average front setback required by code.

Calculation: 6.67' (proposed avg. front setback) / 7.0' (avg. s.b. per code) = 95.3%. (less than 5% increase over req'd avg. setback)

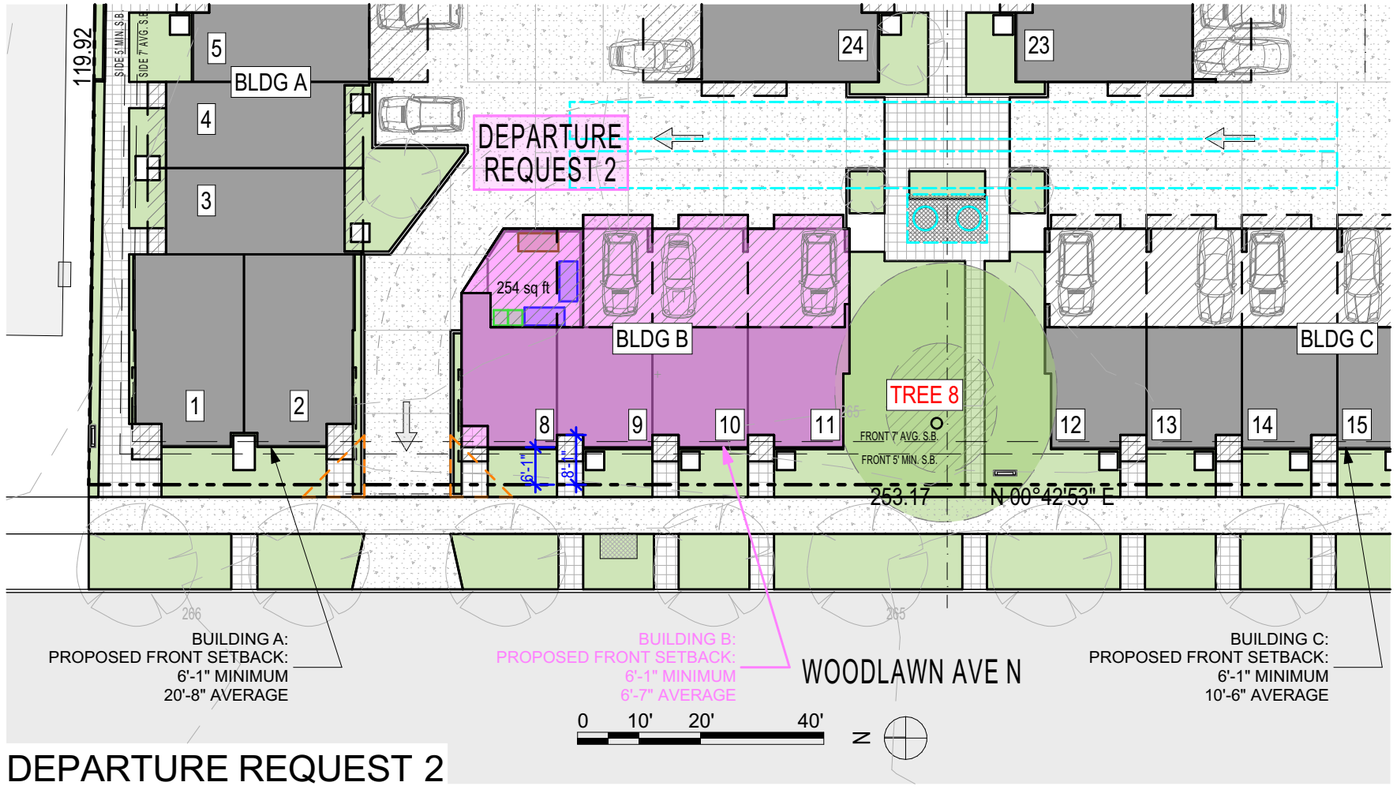
DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 On-Site Features: We intend to retain exceptional tree 8 on this project and allow it to inform our architectural concept. We have provided space for this tree in a courtyard between buildings B and C. As such, we have intentionally limited the width of building B. As a result, we are requesting some flexibility in our dwelling unit depth (east to west) and a slight incursion into the required average front setback.

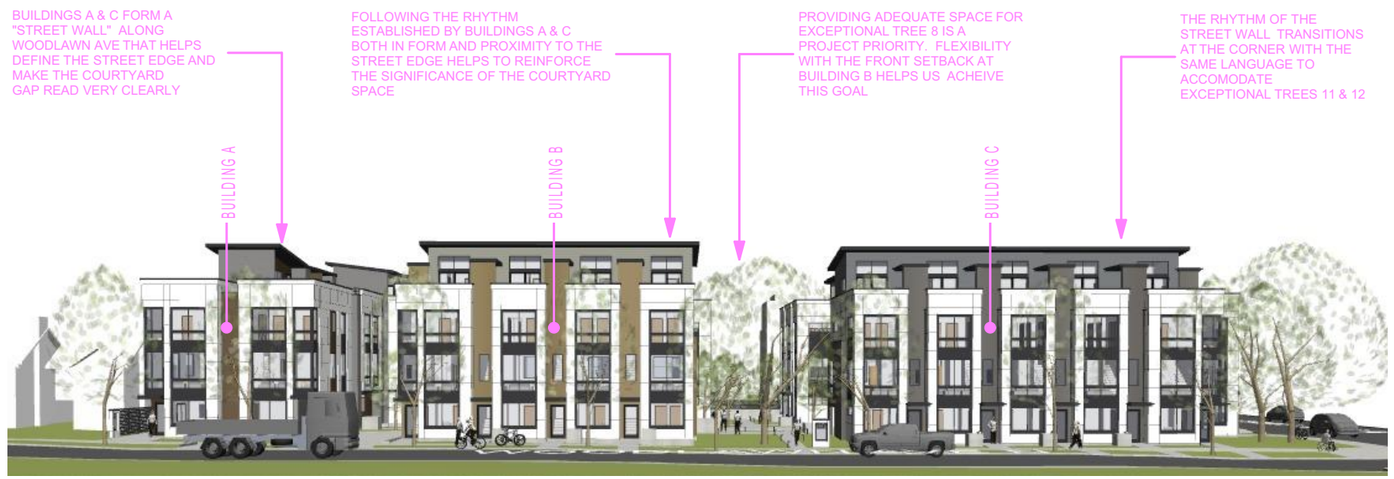
CS2.A.1 - Sense of Place: The mass of buildings B and C of either side of the courtyard clearly define the space of the courtyard. The visual language of the townhouse facades are repeated in order to reinforce and define this landscaped negative space. Since the form language is similar between buildings B and C, it makes sense that the line of this street wall should be continuous and aligned.

CS2.B.2 - Connection to the Street: Keeping the front facade of Building B close to the street is a benefit in this circumstance. The sidewalk will be ample and the planting strip will be quite large when the improvements are built. Entries along this facade are well-modulated and the entry doors will be more than 10' from the edge of the finished sidewalk.

DC3.B.4 - Multifamily Open Space: The slot between dwellings 11 and 12 aligns nicely with the entries for dwellings 21 thru 26. This reinforces the connection of this open space to the public realm.



DEPARTURE REQUEST 2



VIEW FROM WEST

DEPARTURE REQUEST 3
Building D average rear setback reduction
23.45.518 - Setbacks and Separations

CODE REQUIREMENT: Front and rear setbacks for townhouse projects are required to be 5' min. and 7' average. (Table A for 23.45.518)

DEPARTURE REQUEST:

BUILDING D, REAR SETBACK: We are maintaining the minimum 5' setback, and asking for a departure to reduce the required average front setback from 7' to 6'

DEPARTURE REQUEST NARRATIVE: This modest decrease to the required setback is being requesting for the following reasons:

1. Waste collection will take place at two locations on this site. SPU is agreeing to back into the site at both driveways for pick-up. As such, our south driveway needs to be wider than originally shown in order to accomodate this access.

2. We would like to maintain exceptional trees 11 and 12 at the SW corner of the site. If these trees were to be removed, we could slide units 17 thru 20 to the west and provide the required setback along the east property line. However, retention of exceptional trees is a high value for the neighborhood and the city of Seattle.

3. The setback for the project at the adjacent site (9201 Densmore) is proposed to be 15.5'. Therefore, space between buildings at this location will be more than 20'.

4. The departure request will result in a 15% reduction in the average rear setback required by code.

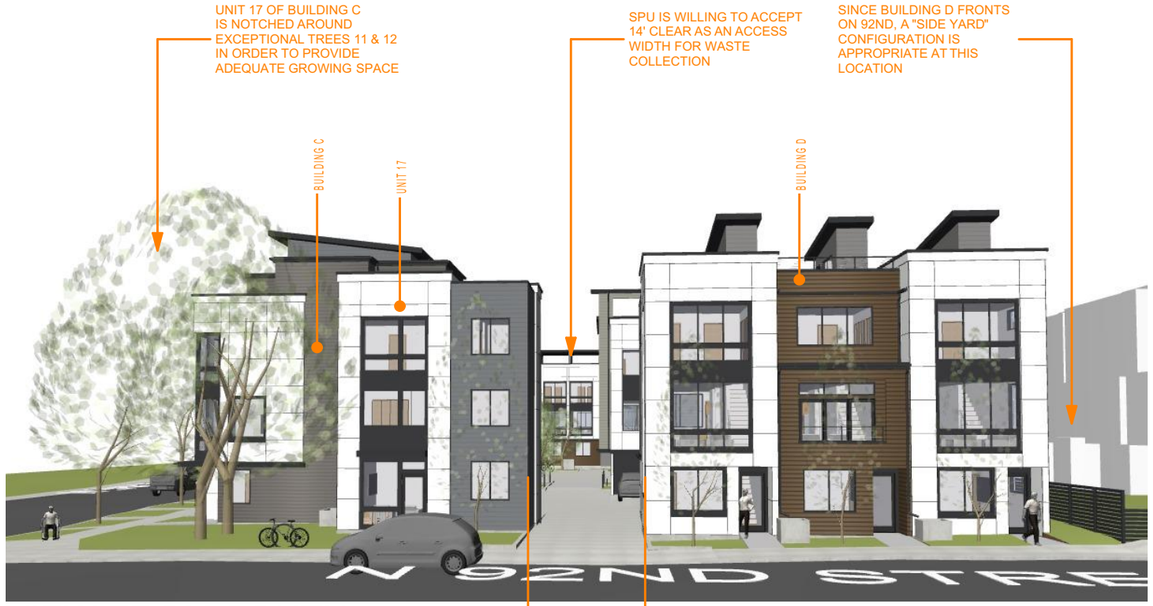
Calculation: 6' (proposed avg. rear setback) / 7.0' (avg. s.b. per code) = 86%.
(less than 15% increase over setback req't)

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

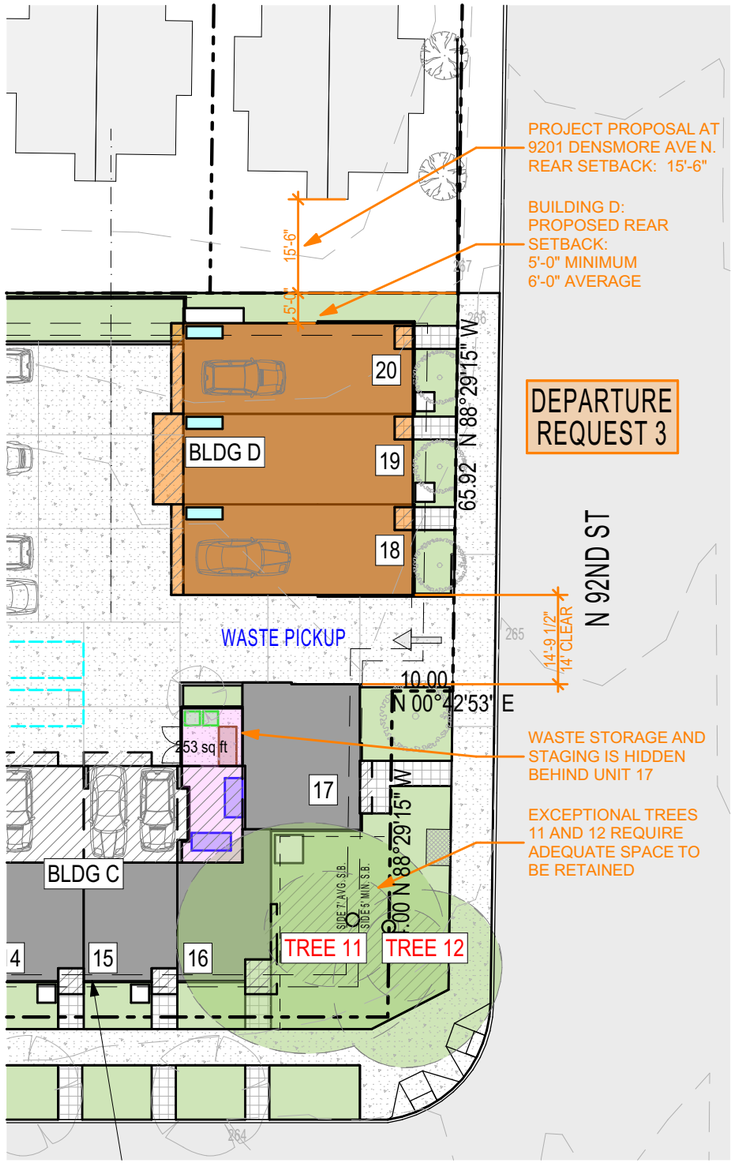
CS1.D.1 - The on-site exceptional trees to the west (trees 11 & 12) limit our building placement options. We could remove the trees and shift units 17 thru 20 west. This would provide for full rear yard setback compliance , but would require the removal of the exceptional trees. We feel that this small departure in worth it in order to retain existing exceptional trees.

DC1.C.4 - Service Uses: Providing a wider south driveway will make waste collection easier to accomodate. With the waste storage/staging area tucked around the corner, service vehichles can access the space, but it will be screened from the street and will be separated from main pedestrian walkways on the site.

DC3.C.1 - Reinforce Existing Open Space: The site corner, which is occupied by the two Scott's Pine exceptional trees, has been established as a valuable landscape feature for many decades. We would like to maintain this pattern and build around these established trees. This modest departure will better allow us to do so.



VIEW FROM SOUTH



DEPARTURE REQUEST 3

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES