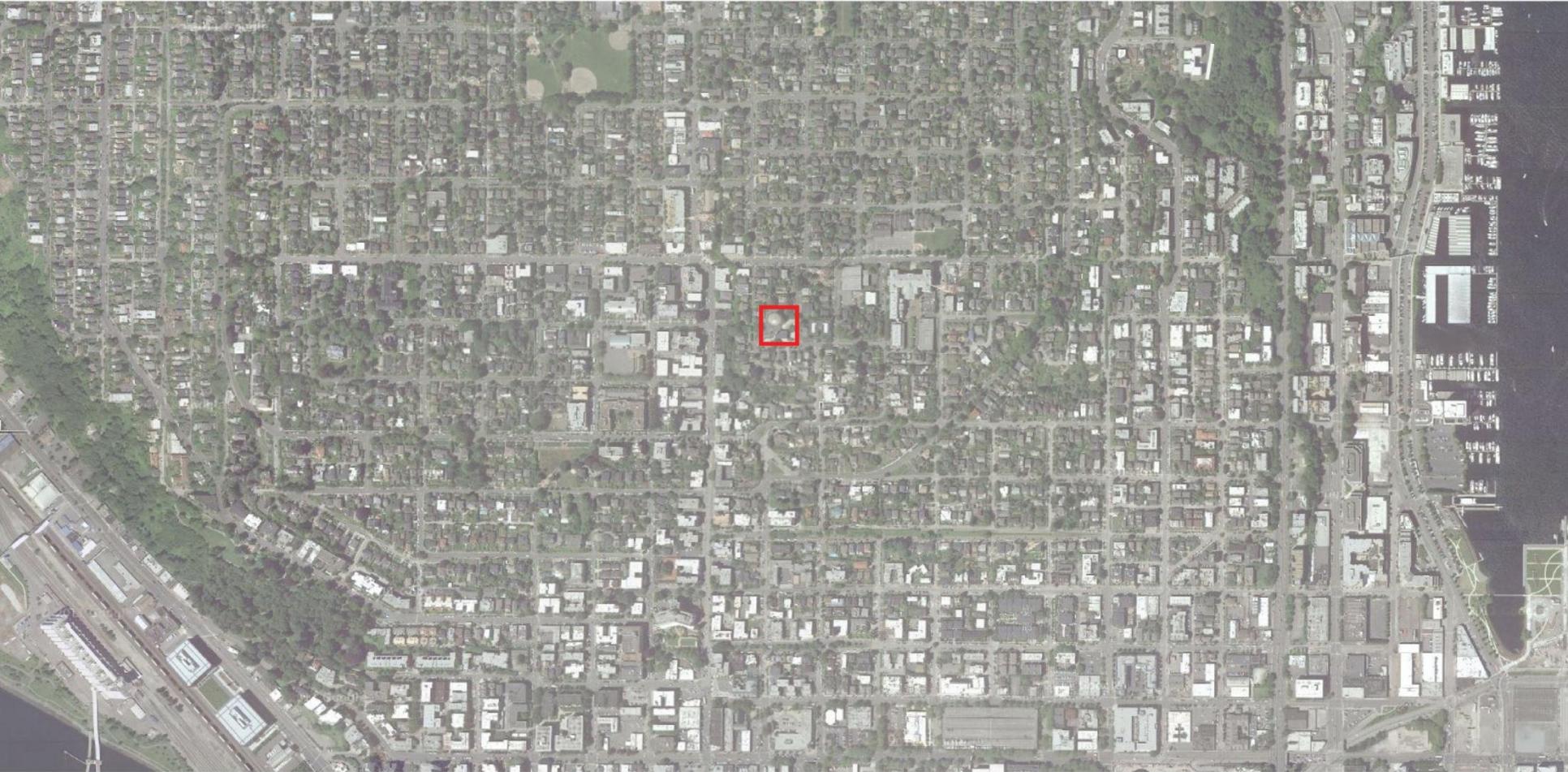


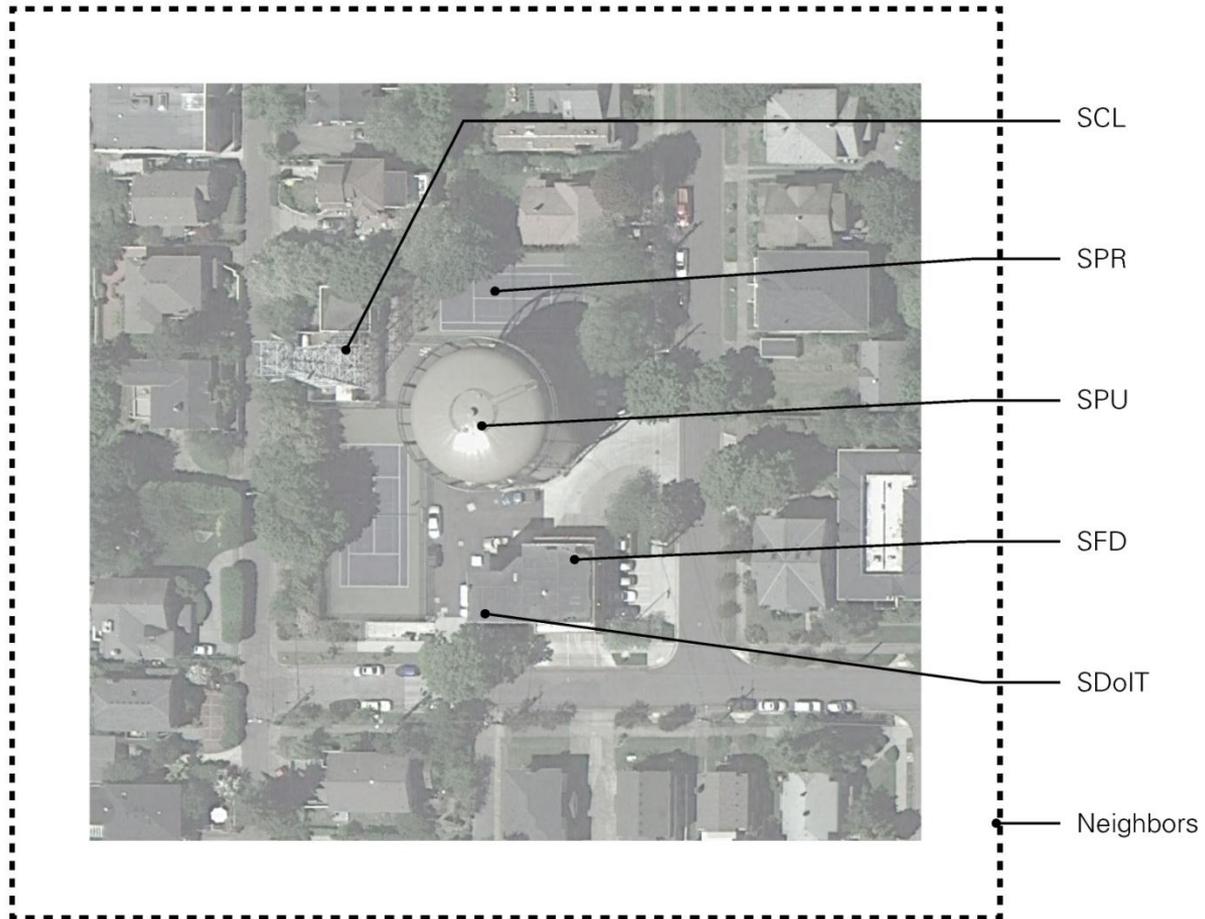
FIRE STATION 8



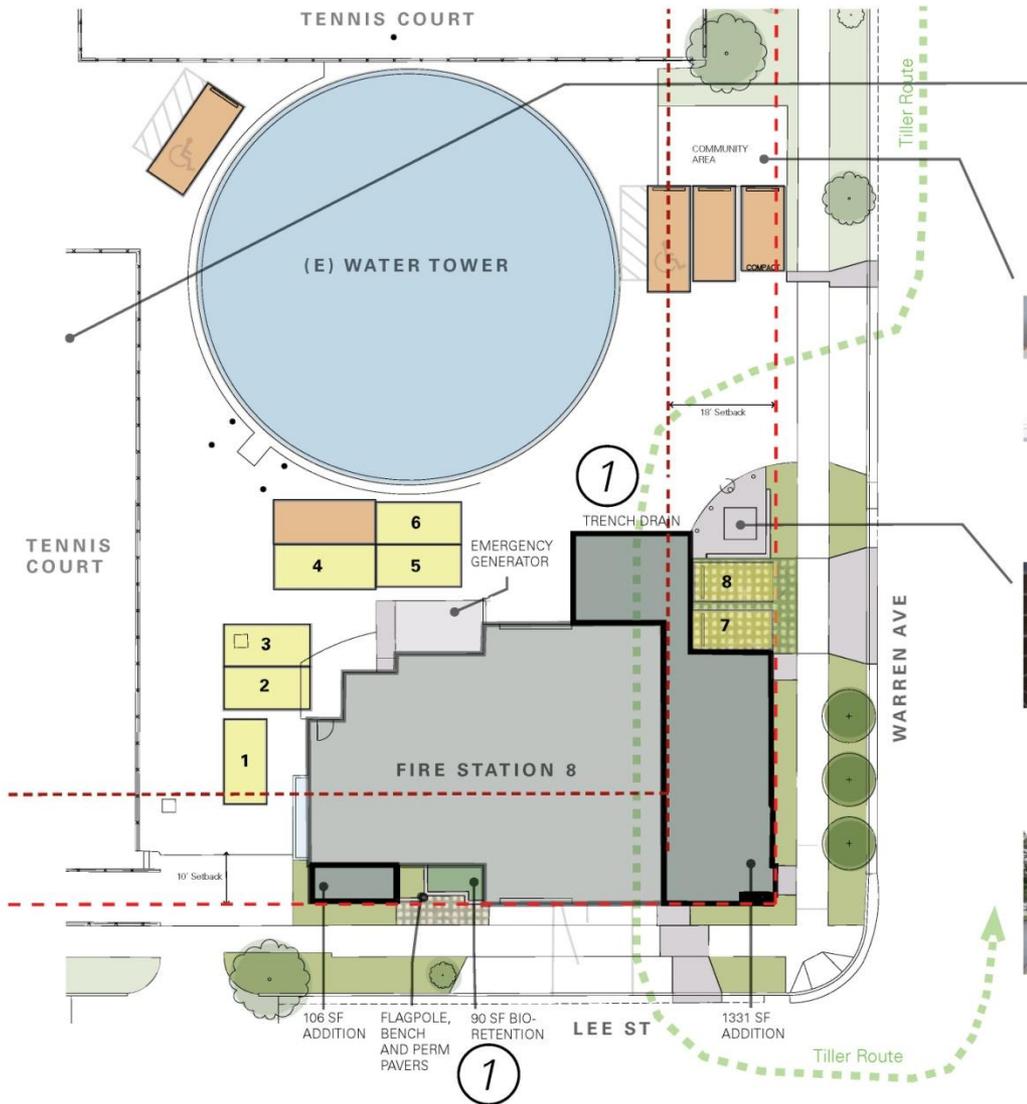
CONTEXT



SITE STAKEHOLDERS



SITE PLAN



Maintain access to tennis courts.



Maintain existing Parking & Community Area



Relocate existing fuel tank.



Respect surrounding neighborhood. Appropriateness of scale, color, and material.

- Firestation 8**
- (E) Fire Station
 - Fire Station Addition
- Parking:**
- Existing Parks' and SPU parking to remain
 - 8 stalls requested by Department of Planning and Development. 8 provided.
- Site Improvements:**
- (E) Landscaping
 - (E) Tree
 - Landscaping (2)
 - Tree (2)
 - Concrete
 - Permeable Paving. The design includes accommodation for run-on as necessary (24-inch permeable aggregate subgrade). (1)
 - Bioretention
 - Setback Line
 - Property Line

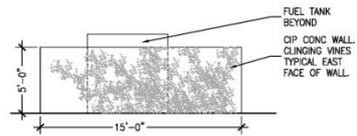
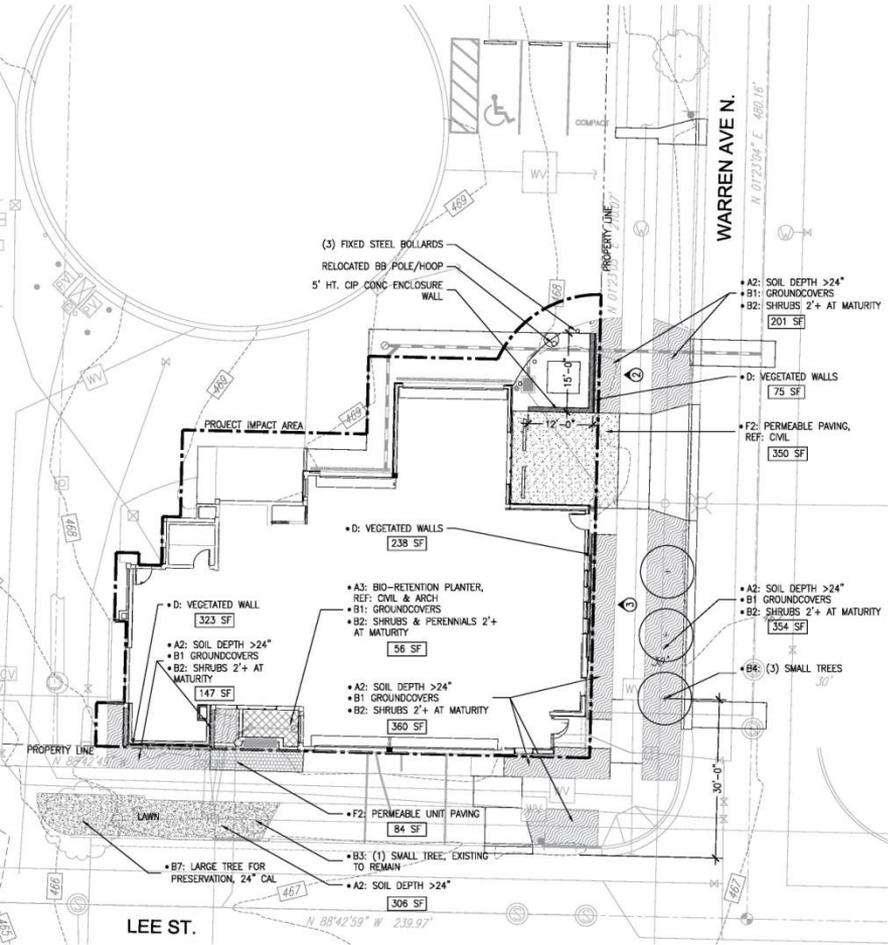
green factor

This project will comply with the City's new "Green Factor" criteria.

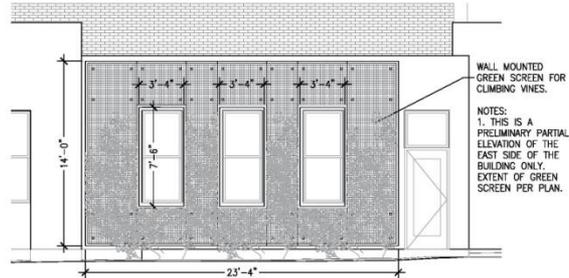
- Larger plants
- Permeable paving
- Vegetated walls
- Preservation of existing trees
- Vegetation along streets

(3)

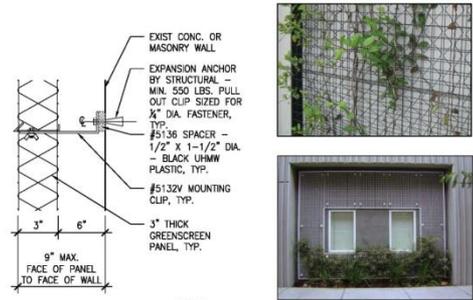
LANDSCAPE PLAN



2 FUEL TANK ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"
L10 LANDSCAPE SITE PLAN.DWG



3 GREEN SCREEN - EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



3





E1

Entry
Concrete

E2

Siding - Base Bid
Hardie Panel

E3

Siding - Alt Bid
Aluminum Panels

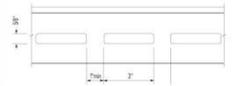
E4

Vegetated Wall
Ecomesh

Actinidia kolomikta
"Ornamental Kiwi"

E5

Coiling Doors
Red with Vision Lites
"Heritage Red"





E6

Building-mounted lights
Silver



E7

Building-mounted letters
Reuse existing aluminum



E8

Canopy
Galvanized steel with High Performance Coating



E9

Storefront and Windows
Clear anodized aluminum



E10

Skylight
Venting, curb-mounted



* Colors may vary from printed copies or computer screen.
See actual samples for more accurate representation.

VIEW FROM LEE ST. LOOKING NW



VIEW FROM WARREN ST. LOOKING SW





REQUESTED DEVELOPMENT WAIVERS

Code Section	Requirement	Requested Waiver	Type of Waiver	Reason for Request
SMC 23.45.570.F.1: Setback Requirements in Lowrise zones	Front Setback. The minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. The setback shall not be reduced below an average of 10 feet, and no portion of the structure may be closer than 5 feet to a front lot line.	Proposed Front Setback = 0 feet.	Council	Proposed program cannot be accommodated elsewhere on site. Required adjacencies for operational needs mandate addition at east side of existing building.
SMC 23.45.570 Table C: Side Setback Requirements for Institutional Structures Greater than 65 Feet in Depth in Lowrise zones	Proposed Building Depth: 86' Tower Height: 47'. Building Height: 24' Required Setback: 16'	Proposed Side Setback = 0 feet.	Council	Proposed addition widens existing apparatus bay to accommodate tiller truck. Proposed wall on property line aligns with existing building. A previous addition was approved with a zero-foot setback in 1986.
SMC 23.45.570 G: Parking location	Parking shall not be located in the setbacks.	Proposed parking located in front setback.	Council	Proposed addition eliminates 3 existing parking spaces in front setback. Proposed 2 replacement parking spaces cannot be located elsewhere on site.