

MARTIN WAY RESIDENTIAL

DETAILED DESIGN REVIEW ANALYSIS

February 5, 2017

Site and Landscape Design:

1. The courtyard has been designed and all of the amenities specified. The landscape design has been coordinated with the civil and site plan.
2. Wheel stops have been added as specified.
3. The short term bike storage area has been designed and articulated on the detail sheet.
4. The detention pond has been eliminated based upon city engineering comments. Parking has been added in this area.
5. The landscape plan has been updated to the new design.
6. Color photos of all of the plant materials has been provided.
7. The only above ground mechanical equipment will be the PSE utility vault, the elevator generator and the outdoor HVAC unit for the lounge/fitness area. These have all been shown on the plans.
8. All of the exterior lighting has been shown on the site plan along with cut sheets of each of the fixtures.

Building Design:

9. An entry has been provided on the west side of the building.
10. Window details have been provided, including a heavy trim detail at the windows on the base level of the building,
11. The building modulation has been modified to meet this condition. An 8 foot setback has been added to the fourth floor. Bay window elements, metal roof accents, gable roofs with knee-braces, balcony railings, trellises, and building material changes all have been added to the project to create interest for this craftsman style design.
12. A 3D rendering, a color board, and a color reference exhibit have been provided to illustrate the design intent of the project.