

**PROJECT DESIGN BRIEF:**

This design has been envisioned with a clear mindset of the surrounding landscape and regional materials. Sourcing materials and design elements from the Pacific Northwest aesthetic allows this warehouse building to blend in with the surrounding character of Federal Way. Located on a well-known site, we have included timber accents and artistic reveal patterns to emphasize the history and character of the area. Entry nodes, visible to the public streets, are comprised of large expanses of glass, glue laminated timber framing, facade modulation, large canopies and arcades. Building signage will be provided with non-traditional methods including regional materials and forms, strong composition with the building design and unique signage elements. Altogether, the proposed approach to the building is of superior design quality and deep appreciation for the character and history of the chosen site and the region.

**CODE SPECIFIC REQUIREMENTS:**

The proposed building design is of superior design quality as compared to a typical industrial building as the design provides the following:

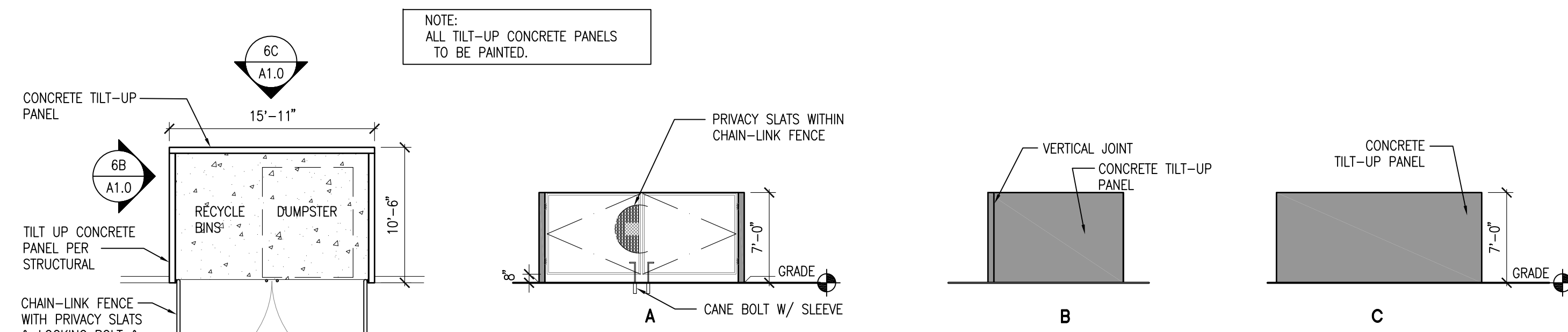
- Facade modulation along 3 of the 4 building facades by providing a recess and material transition at regular intervals. This modulation mimics the requirements outlined in FWRC 19.115.060(2)(a) and the material transition meets the intent of 19.115.060(3)(b)(iv).
- Blank walls have been specifically addressed. No blank walls exist on the elevations. A combination of vertical banding, mountain reveal patterns, varying window shapes, trellis features and main entry design demonstrates compliance with FWRC 22-1564(u).
- Building height is set to 42'-0" in compliance with Weyerhaeuser Concomitant Agreement/Exhibit C (CP-1)/Section D(A), which indicates a maximum of (6) stories.
- A large canopy and arcade to highlight the building entries and provide pedestrian gathering areas similar to the requirements of FWRC 19.115.060(2)(c).
- Recessed windows and panels at regular intervals along 3 of the 4 building facades similar to the requirements of FWRC 19.115.060(3)(b)(i).
- An artistic reveal pattern and paint scheme mimicking local topography per FWRC 19.115.060(3)(b)(v).
- Many of the design elements found in FWRC 19.115.060(3)(b)(v) including indentations, overhangs, reveals, and canopies.
- Building entries located at the portion of the building most visible from the public right of way in conformance with FWRC 19.115.090(2)(b).
- Large expanses of transparent glass, timber beams and large overhangs to architecturally emphasize the building entries per FWRC 19.115.090(2)(c).
- Building A: (12) Typical trash enclosures of 147 SF each with tilt-up concrete walls and 15' wide gate for a total of 1,764 SF enclosure which in conformance with required minimum space per 19.125.150 (7)(b) of 3/1000 x 575,500 SF (Building A Gross Area) = 1,726.5 SF, required screening per 19.125.040 (4) of 100% sight obscuring fence or wall, and required minimum gate width per FWRC 19.125.150, (6)(b) of 12'.
- Building B: (6) Typical trash enclosures of 147 SF each with tilt-up concrete walls and 15' wide gate for a total of 882 SF enclosure which in conformance with required minimum space per 19.125.150 (7)(b) of 3/1000 x 282,500 SF (Building B Gross Area) = 847.5 SF, required screening per 19.125.040 (4) of 100% sight obscuring fence or wall, and required minimum gate width per FWRC 19.125.150, (6)(b) of 12'.
- Building C: (4) Typical trash enclosures of 147 SF each with tilt-up concrete walls and 15' wide gate for a total of 588 SF enclosure which in conformance with required minimum space per 19.125.150 (7)(b) of 3/1000 x 147,500 SF (Building C Gross Area) = 442.5 SF, required screening per 19.125.040 (4) of 100% sight obscuring fence or wall, and required minimum gate width per FWRC 19.125.150, (6)(b) of 12'.

**ADDITIONAL DESIGN ELEMENTS:**

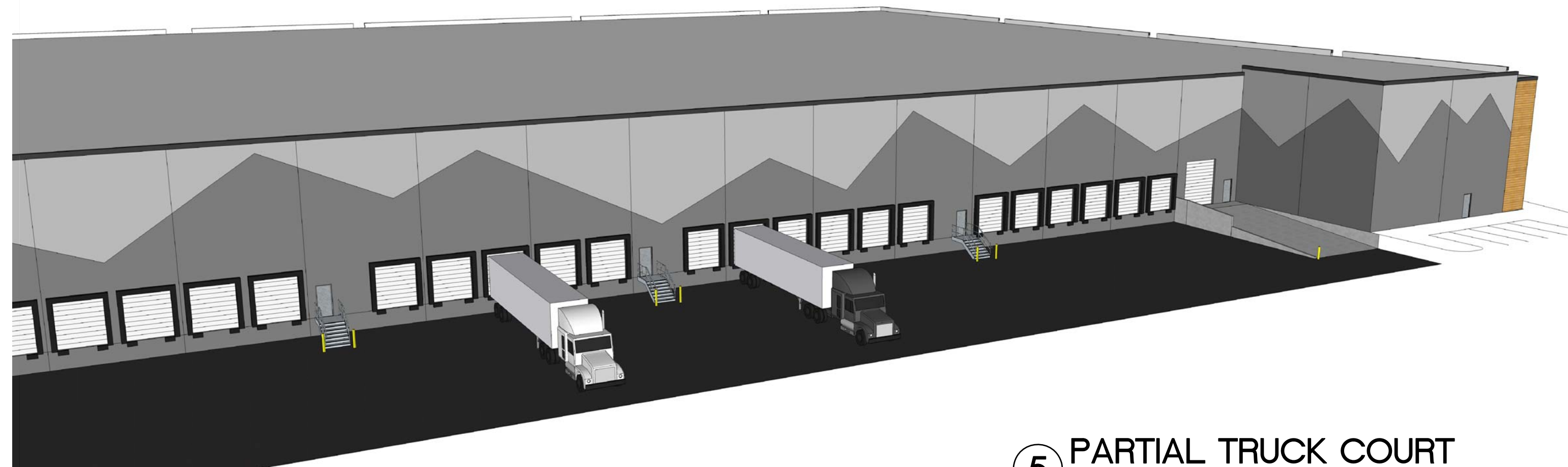
- View corridors focused on strong building design elements
- Retention of existing trees and vegetation around site perimeter
- Site design and existing vegetation (to remain) minimize views of retaining walls
- Clearly delineated pedestrian circulation
- Light pollution reduction (night sky sensitivity)
- Landscape screening
- Truck court/loading areas screened behind the building away from public right-of-way and neighborhood views



**3 OFFICE NODE - CORNER**  
NTS



**6 TRASH ENCLOSURE**  
1/8" = 1' - 0"



**5 PARTIAL TRUCK COURT**  
NTS



**4 TRUCK COURT - CORNER**  
NTS



**2 OFFICE NODE - WEST**  
NTS

IRG

**CRAFT**  
architects

2505 Third Avenue  
Suite 324  
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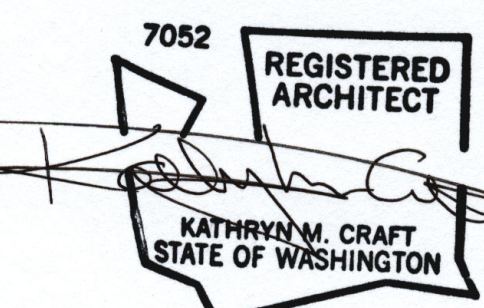
www.craftarchitects.com

FEDERAL WAY CAMPUS LLC.  
GREENLINE BUSINESS PARK  
FEDERAL WAY, WA

CONSULTANT

**NOT FOR CONSTRUCTION**

STAMP



Submittals/Revisions:

DESIGN REVIEW SUBMITTAL

Sheet Title: DESIGN BRIEF,  
EXTERIOR ELEVATIONS & PERSPECTIVES

Date: 08/30/17

Design:

Drawn:

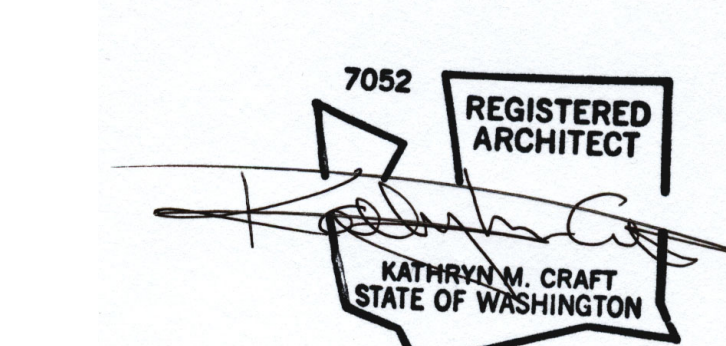
Project No: 16-150

Approved: KCR

Original drawing is 30" x 42".  
Scale entities accordingly if reduced.

Sheet No: **A1.0**

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Submittals/Revisions:

DESIGN REVIEW SUBMITTAL

Sheet Title: ELEVATIONS

BUILDING A

Date: 08/30/17

Design:

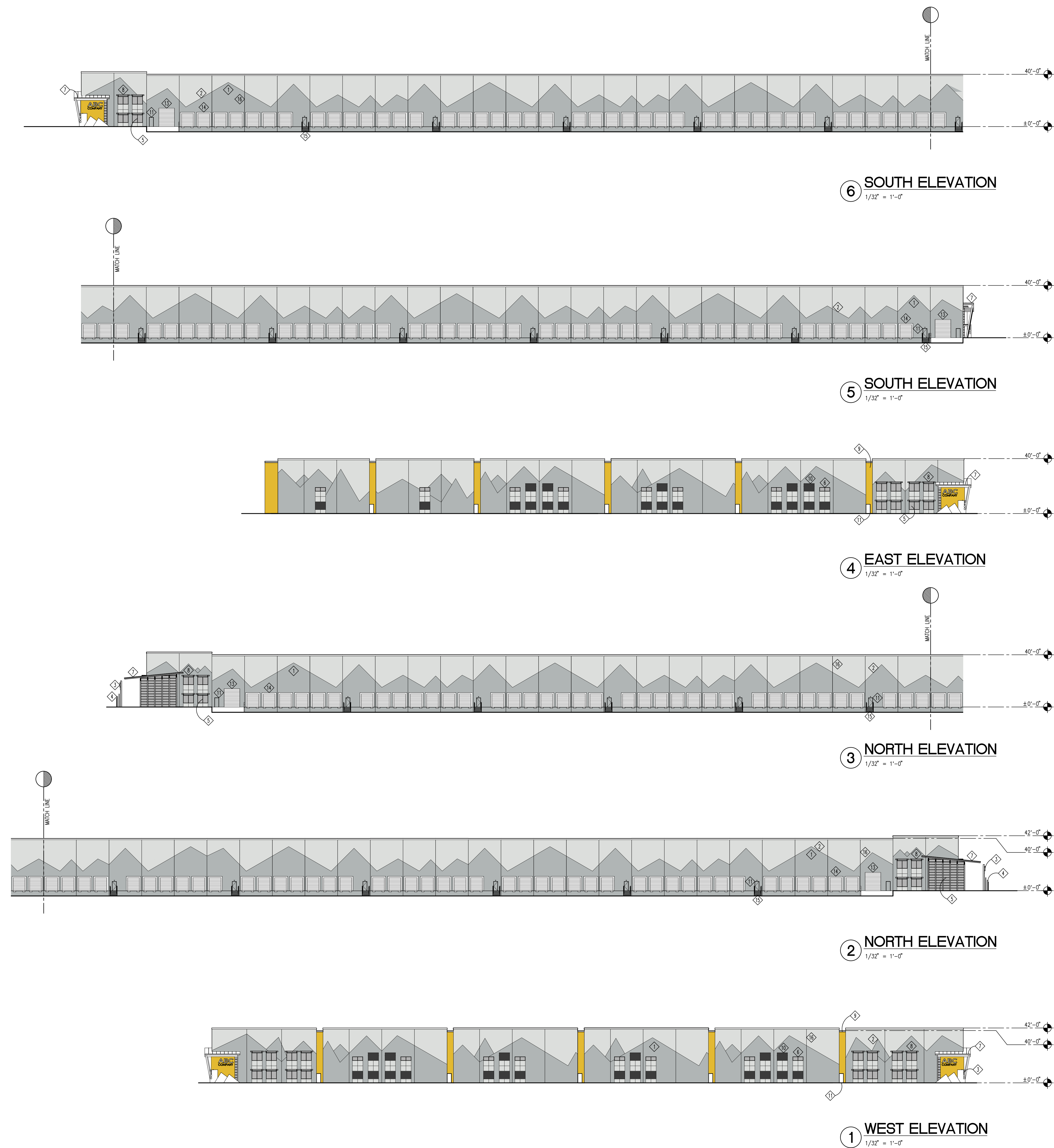
Drawn:

Project No: 16-150

Approved: KCR

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Sheet No: **A11**  
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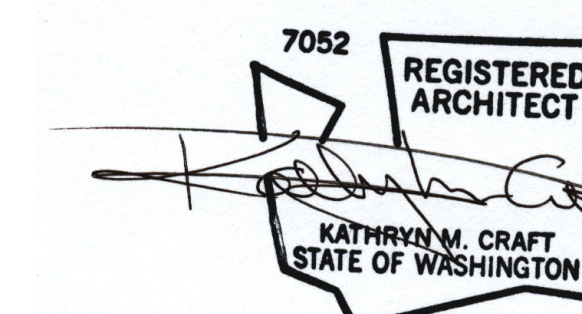


**PAINT LEGEND:**

- PAINT - PT1  
TBD
- PAINT - PT2  
TBD
- PAINT - PT3  
TBD

**KEY NOTES:**

1. MULTI-COLOR PAINTED CONCRETE PANEL
2. ARTISTIC REVEAL
3. BUILDING SIGNAGE
4. STEEL ACCENT SIGN
5. ALUMINUM + GLASS WINDOW SYSTEM
6. CLERESTORY WINDOW
7. CANOPY AND ARCADES
8. WOOD SHADES (REGIONAL MATERIALS)
9. WOOD CLADDING
10. RECESSED PANEL
11. HOLLOW METAL DOOR & FRAME
12. PRE-FINISHED METAL COPING
13. SECTIONAL OVERHEAD DRIVE-IN DOOR
14. SECTIONAL OVERHEAD DOCK HIGH DOOR WITH BUMBERS AND DOCK SEALS
15. PRE-FAB METAL STAIR AT TRUCK COURT
16. PANEL JOINT



Submittals/Revisions:

DESIGN REVIEW SUBMITTAL

Sheet Title: ELEVATIONS

BUILDING B

Date: 08/30/17

Design:

Drawn:

Project No: 16-150

Approved: KCR

Original drawing is 30" x 42".  
Scale entities accordingly if reduced.

Sheet No: **A12**

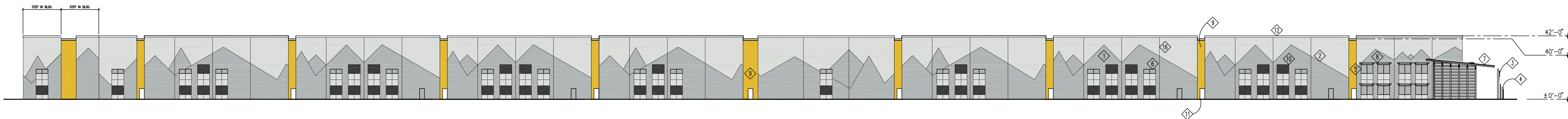
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**PAINT LEGEND:**

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- PAINT - PT2  
TBD
- PAINT - PT3  
TBD

**KEY NOTES:**

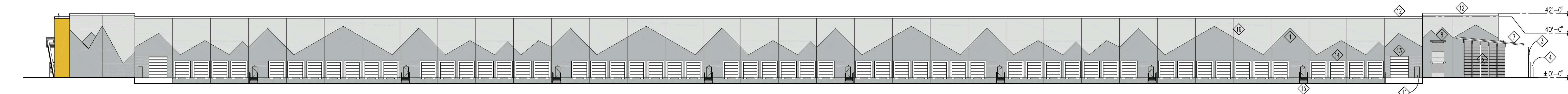
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16. PANEL JOINT



**4 EAST ELEVATION**  
1/32" = 1'-0"



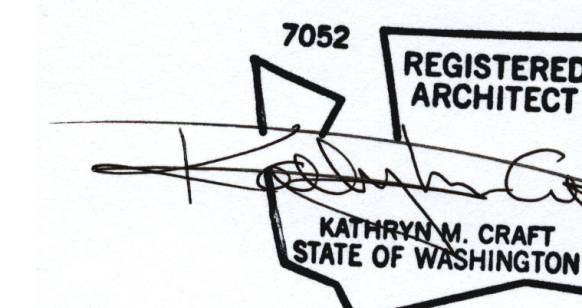
**3 NORTH ELEVATION**  
1/32" = 1'-0"



**2 WEST ELEVATION**  
1/32" = 1'-0"



**1 SOUTH ELEVATION**  
1/32" = 1'-0"



Submittals/Revisions:

DESIGN REVIEW SUBMITTAL

Sheet Title: ELEVATIONS

BUILDING C

Date: 08/30/17

Design:

Drawn:

Project No: 16-150

Approved: KCR

Original drawing is 30" x 42".  
Scale entities accordingly if reduced.

Sheet No: **A13**

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**PAINT LEGEND:**

- PAINT - PT1  
TBD
- PAINT - PT2  
TBD
- PAINT - PT3  
TBD

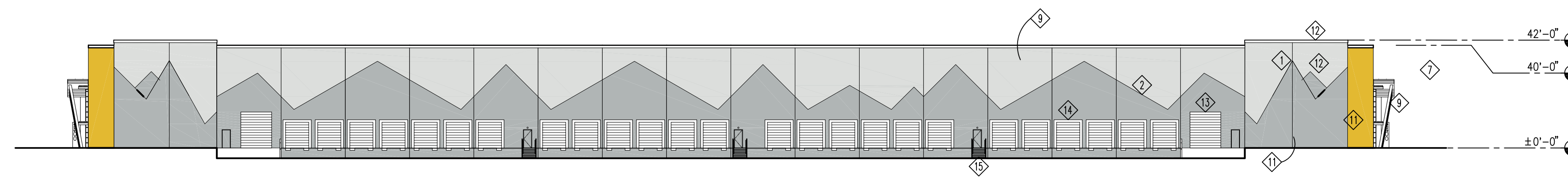
**KEY NOTES:**

1. MULTI-COLOR PAINTED CONCRETE PANEL
2. ARTISTIC REVEAL
3. BUILDING SIGNAGE
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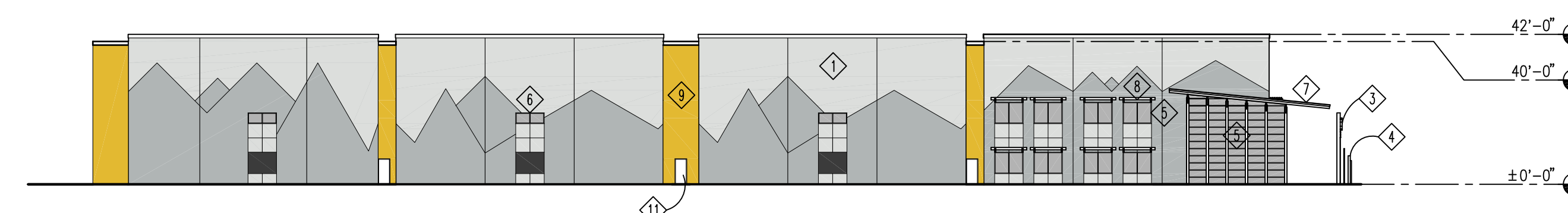


4 SOUTH ELEVATION  
1/32" = 1'-0"

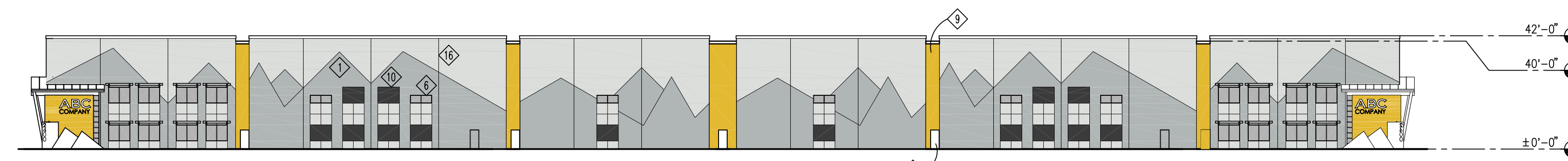
5 PARTIAL SOUTH ELEVATION  
1/32" = 1'-0"



3 EAST ELEVATION  
1/32" = 1'-0"



2 NORTH ELEVATION  
1/32" = 1'-0"



1 WEST ELEVATION  
1/32" = 1'-0"