08.02.2006

SENECA TOWERS

802 SENECA STREET SEATTLE, WA

MULVANNY G2
ARCHITECTURE

SENECA TOWERS

802 Seneca Street, Seattle, Washington
DPD# 3003307
08.02.2006

LEVIN MENZIES & ASSOCIATES LLC

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01 Design Departures

SENECA TOWERS - DESIGN DEPARTURE REQUESTS			
ID	*General description*	*SMC Reference*	*Remark*
1	**HIGHRISE OPEN SPACE ON GROUND LEVEL**	23.45.074	Levels L1 & L2
2	**HIGHRISE OPEN SPACE ABOVE GRADE LEVEL**	23.45.074	At both Towers
3	**HIGHRISE REAR SETBACK**	23.45.072 B	North Tower
4	**HIGHRISE SIDE SETBACK**	23.45.072 C1	South Tower
5	**HIGHRISE STRUCTURE WIDTH & DEPTH >37'**	23.45.068 B2	South Tower depth
6	**HIGHRISE STRUCTURE WIDTH & DEPTH <37'**	23.45.068 A1	South Tower width
7	**HIGHRISE STRUCTURE WIDTH & DEPTH >37'**	23.45.068 A3	South Tower width
8	**HIGHRISE MODULATION - OVER 30' WIDTH <37'**	23.45.070 A	South Tower S&W
9	**HIGHRISE FRONT SETBACK**	23.45.072 A2	South Tower S
10	**HIGHRISE INTERIOR FAÇADE SEPARATION**	23.45.072 D1a	Between Towers
11	**HIGHRISE PARKING LOCATION**	23.45.076 C2	Along 8th Avenue

Detailed Design Departure items

1 HIGHRISE OPEN SPACE ON GROUND LEVEL

Code ref. *23.45.074* *A.1, A2, B1, B3, B4*
23.86.018 *Open space measurements*
See Open Space Schedule sheet for quantities
See Open Space diagrams for Open Space locations

Required Open Space 25% of site area
Proposed Open Space 19% of site area

Request ***Reduction of Ground Level Open Space requirement from 25% to 19% (of site area)***
Rationale Part of Ground Level Open Space is proposed as Public Open Space (~6% of site area)

2 HIGHRISE OPEN SPACE ABOVE GRADE LEVEL

Code ref. *23.45.074* *A2, B1, B2, B3, B5*
23.86.018 *Open space measurements*
See Open Space Schedule sheet for quantities
See Open Space diagrams for Open Space locations

Required Open Space Located 37 feet or less above grade.
Proposed Open Space Majority of open space located more then 37 feet above grade.

Request ***Allow above ground open space to be qualified where located higher then 37 feet above grade.***
Rationale Proposed above grade open space area nearly doubles required open space
Proposed above grade open spaces are directly usable for residents (private or common)

3 HIGHRISE REAR SETBACK

Code ref. *23.45.072* *B1, B2*
23.86.012 *Setback measurements*
See Side Setback diagram for configuration
Required *10 feet rear setback for structures 60 feet or less in height*
20 feet rear setback for structures greater then 60 feet in height
Proposed *No rear setback of structure of any height.*

Request ***Reduction of required rear setback dimension from 10 feet or 20 feet to zero feet.***
Rationale Proposed structure along rear property line is facing a no build easement private property.
Private property is located between Freeway Park & rear setback line of Seneca Towers.

4 HIGHRISE SIDE SETBACK

Code ref. *23.45.072* *C1*
23.86.012 *Setback measurements*
See Side Setback diagram for configuration

Required *Exhibit 23.45.072 A details minimum side setbacks of facades of building.*
Proposed *Per diagram, parts of proposed façade encroach into min. side setback area.*

Request ***Allow side setback encroachment into side setback areas per diagram.***
Rationale Proposed 'wedding cake' configuration demonstrates that the envelope is not maximized.
Proposed configuration shifts building toward open space along 8th Avenue.

5 HIGHRISE STRUCTURE WIDTH & DEPTH - Façade is 37 feet or more in height

Code ref. *23.45.068* *A3, B2*
23.86.016 *Structure depth measurements*
See Structure Width & Depth diagram for configuration

Regulation *100 feet maximum width*
100 feet maximum depth
Proposed *98 feet maximum width at North Tower*
116 feet maximum depth at South Tower

Request ***Allow South Tower building depth to be 116 feet***

6 HIGHRISE STRUCTURE WIDTH & DEPTH - Façade is 37 feet or less in height

Code ref. *23.45.068* *A1, A2, B1*
23.86.014 *Structure width measurements*
See Structure Width & Depth diagram for configuration

Regulation *Maximum width of building without modulation is 30 feet.*
Applicable for facades which are along a street. (Seneca Street)
Proposed *118 feet wide façade along Seneca Street*

Request ***Allow 118 feet building width along Seneca Street***
Rationale Extra width completes urban street façade continuity to existing adjacent building

7 HIGHRISE STRUCTURE WIDTH & DEPTH - Façade is 37 feet or more in height

Code ref. *23.45.068* *A3*
23.86.014 *Structure width measurements*
See Structure Width & Depth diagram for configuration

Regulation *100 feet maximum width*
100 feet maximum depth
Proposed *98 feet maximum width at North Tower*
118 feet maximum depth at South Tower

Request ***Allow South Tower building width to be 118 feet at Levels 5 through 8***
Rationale Extra width completes urban street façade continuity to existing adjacent building

8 HIGHRISE MODULATION REQUIREMENTS - Façade is 37 feet or less in height

Code ref. *23.45.070* *A, B*
23.86.020 *Modulation measurements*
See Highrise Modulation diagram for additional information

Regulation *4 feet minimum depth, 5 feet minimum width,*
Maximum width of modulation: 30 feet
Proposed *106 feet wide South façade (Seneca Street) without modulation (Levels*
104 feet wide West façade (8th Avenue) without modulation (Level 2)
~150 feet wide at sloping West façade parking base structure (Levels P1-P4)

Request ***Allow Tower South & West facades without standard modulation***
Rationale Proposed modulation pattern & method follows character of the Tower structure

9 HIGHRISE FRONT SETBACK - Façade above 37 feet in height

Code ref. *23.45.072* *A2, A3b, A3c*
23.86.012 *Setback measurements*
See Setback diagram for configuration

Required *20 feet (may be averaged) front setback*
Proposed *Zero (or near zero) feet front setback*

Request ***Allow zero Front Setback for South Tower (facing Seneca Street)***
Rationale Proposed configuration maintains (Seneca) street urban plane.

10 HIGHRISE INTERIOR FAÇADE SEPARATION - Cluster development

Code ref. *23.45.072* *A2, B1, B2, D1a*
23.86.012 *Setback measurements*
See Setback diagram for configuration

Required *28 feet (if more than 90' above grade) interior façade separation (cluster)*
Proposed *22 feet interior interior façade separation between towers*

Request ***Allow 22 feet interior façade separation between towers***
Rationale Proposed configuration optimizes uniform separation .

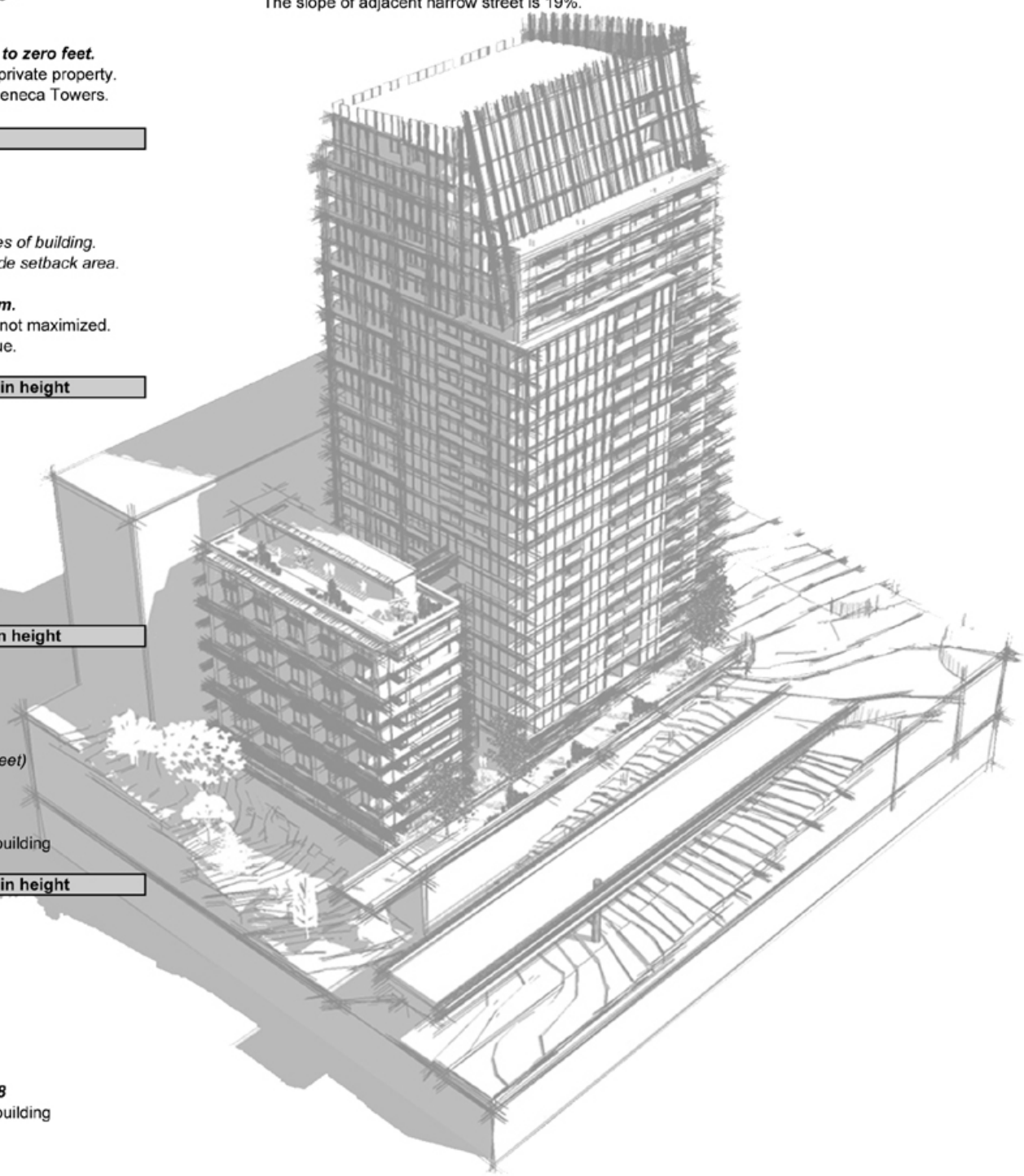
11 HIGHRISE PARKING LOCATION

Code ref. *23.45.072* *C2*

See Highrise Parking diagram for configuration

Limitation *50% max. or floor area closest to the grade of street may be parking*
Proposed *100% of floor areas are proposed as parking (and service uses)*

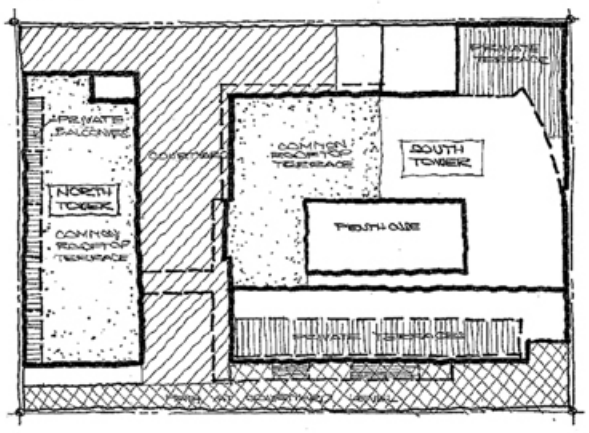
Request ***Allow up to 100% of floor areas (Levels P1-P5) to be parking along 8th Avenue***
Rationale 8th Avenue splits into a bridge & a narrow (20')street which is adjacent to development.
The slope of adjacent narrow street is 19%.



02 Design Departures

SMC 23.45.074 HIGHRISE-OPEN SPACE

- LANDSCAPED PUBLIC OPEN SPACE ACCESS PATH [P]
- OPEN SPACE AT GROUND (QUALIFIED) BUT <25% [G]
- OPEN SPACE AT TERRACES OVER 37' IN HEIGHT [T]
- OPEN SPACE AT BALCONIES, DECKS OVER 37' [B]
- OPEN SPACE AT ROOFTOP TERRACES OVER 37' [R]

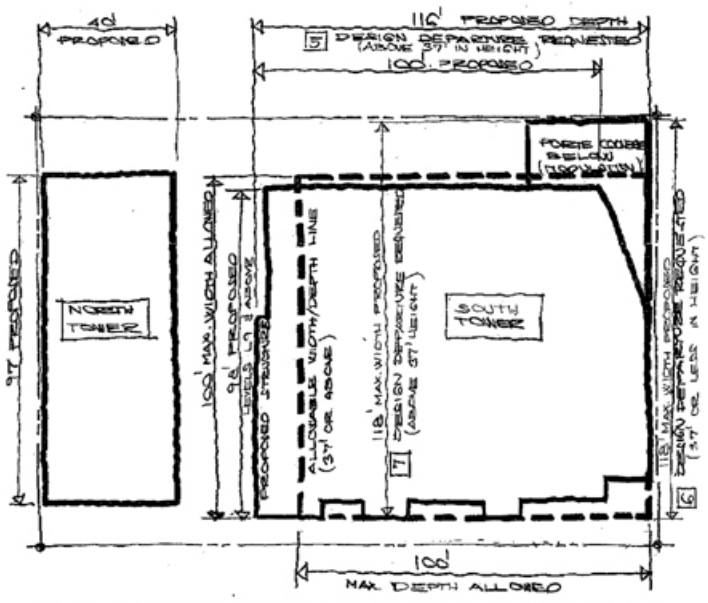


1 DEPARTURE REQUESTED TO ALLOW LESS THAN 25% OPEN SPACE AT GROUND

2 DEPARTURE REQUESTED TO USE ABOVE GRADE OPEN SPACES LOCATED OVER 37' ABV. GRADE

SMC 23.45.068 HIGHRISE STRUCTURE WIDTH & DEPTH

- FACADE IS 37 FEET OR LESS IN HEIGHT — WIDTH
- FACADE IS 37 FEET OR MORE IN HEIGHT — DEPTH



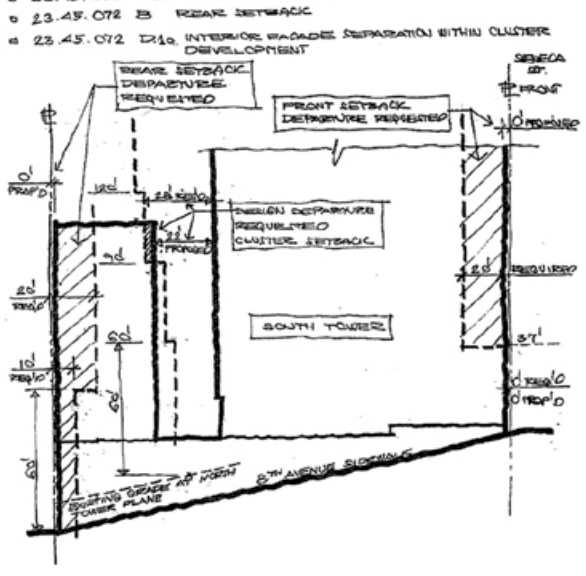
5 DEPARTURE REQUESTED TO ALLOW SOUTH TOWER DEPTH TO INCREASE TO 116 FEET

6 DEPARTURE REQUESTED TO ALLOW 118 FEET BUILDING WIDTH FOR FACADES 37' OR LESS IN HEIGHT

7 DEPARDURE REQUESTED TO ALLOW 118 FEET BUILDING WIDTH FOR FACADES 37' OR MORE IN HEIGHT

SMC 23.45.072 HIGHRISE-SETBACKS

- 23.45.072 A.2 FRONT SETBACK (NOT IN RETAIL USE PART)
- 23.45.072 B REAR SETBACK
- 23.45.072 D10 INTERIOR FACADE SEPARATION WITHIN CLUSTER DEVELOPMENT



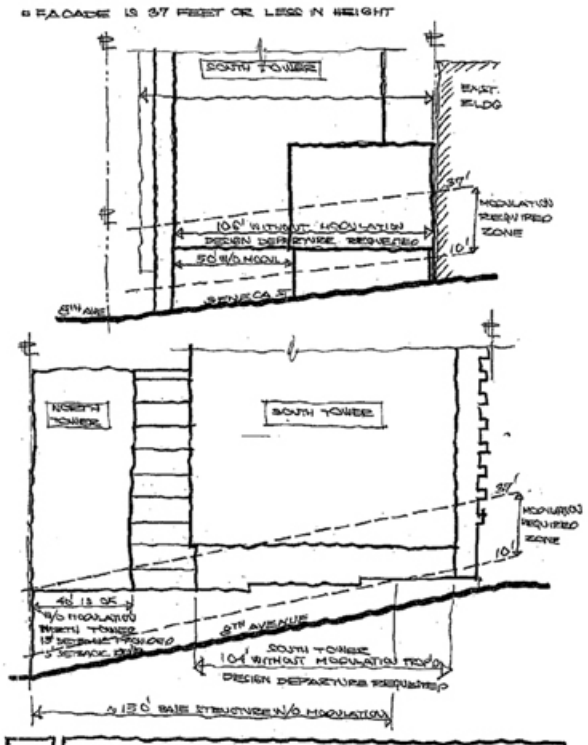
3 DESIGN DEPARTURE REQUESTED TO ALLOW ZERO FEET REAR SETBACK FOR NORTH TOWER

9 DESIGN DEPARTURE REQUESTED TO ALLOW ZERO FEET FRONT SETBACK FOR SOUTH TOWER

10 DESIGN DEPARTURE REQUESTED TO ALLOW REDUCED INTERIOR FACADE SEPARATION AS SHOWN/NOTED

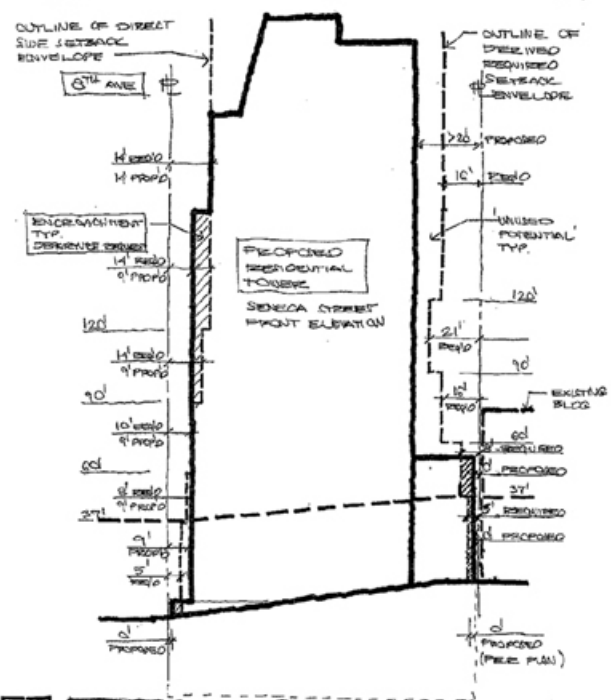
SMC 23.45.070 HIGHRISE MODULATION

- FACADE IS 37 FEET OR LESS IN HEIGHT



8 DEPARTURE REQUESTED TO ALLOW STREET FRONT FACADES WITHOUT STANDARD MODULATION

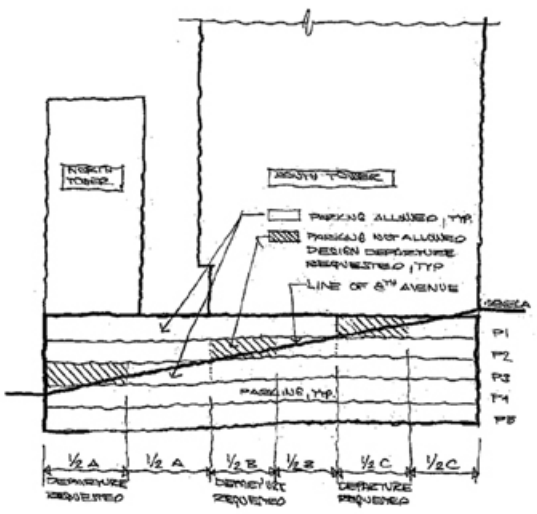
SMC 23.45.072 C.1 HIGHRISE SIDE SETBACK



4 DEPARTURE REQUESTED TO ALLOW SIDE SETBACKS AS SHOWN/NOTED

SMC 23.45.076 HIGHRISE - PARKING

- 23.45.076 C.2 MAXIMUM OF 50% OF THE AREA OF THE FLOOR CLOSEST TO THE GRADE OF THE STREET MAY BE USED FOR PARKING



11 DESIGN DEPARTURE REQUESTED TO ALLOW 100% OF FLOOR AREA TO BE USED FOR PARKING ALONG 8TH AVE.

03 Site Photos

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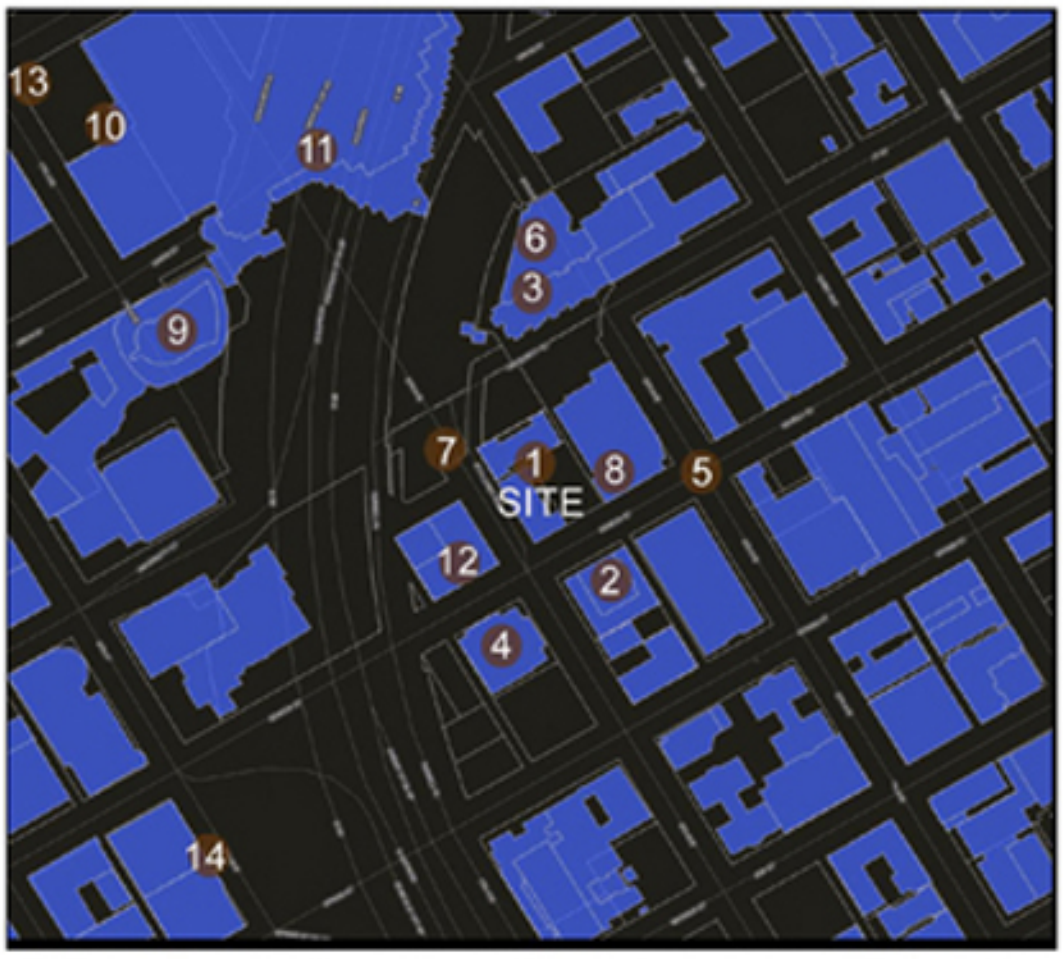

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SCALE: NTS
NORTH

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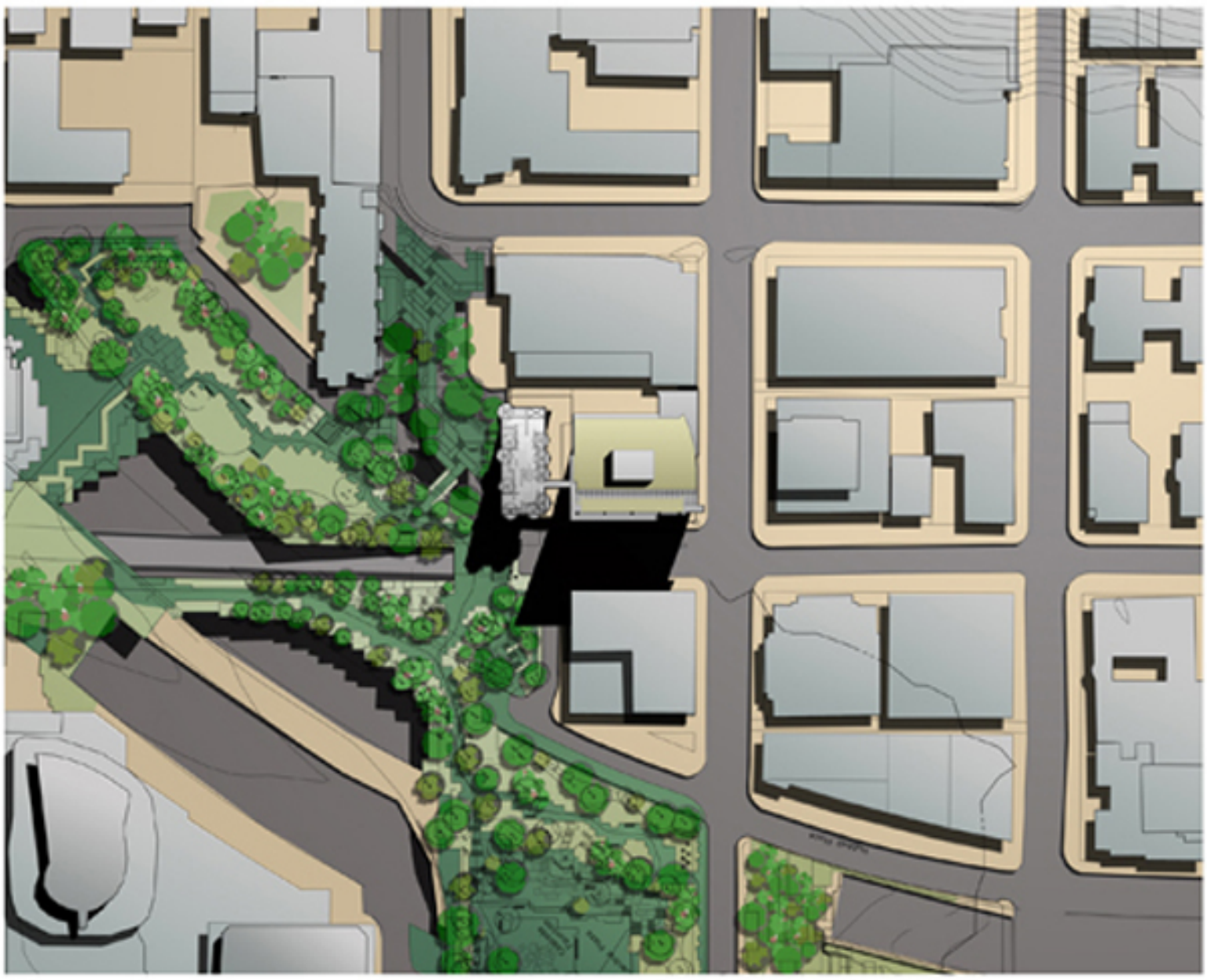
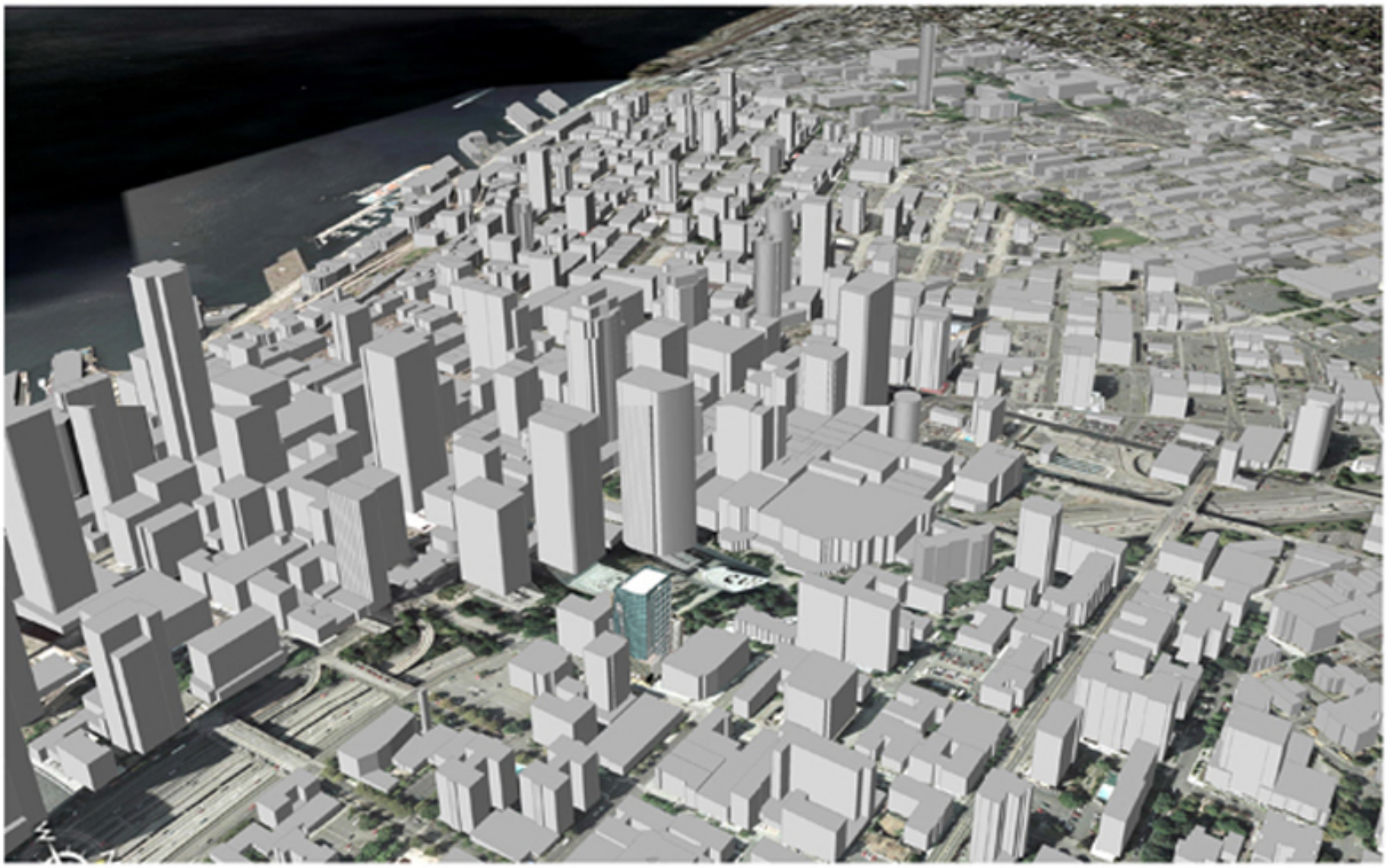
04 Aerial Photo / Site Plan

SCALE: NTS
NORTH



SCALE: NTS
NORTH

05 Context



06 Perspective

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07 Perspective

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08 Perspective

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08.02.2006

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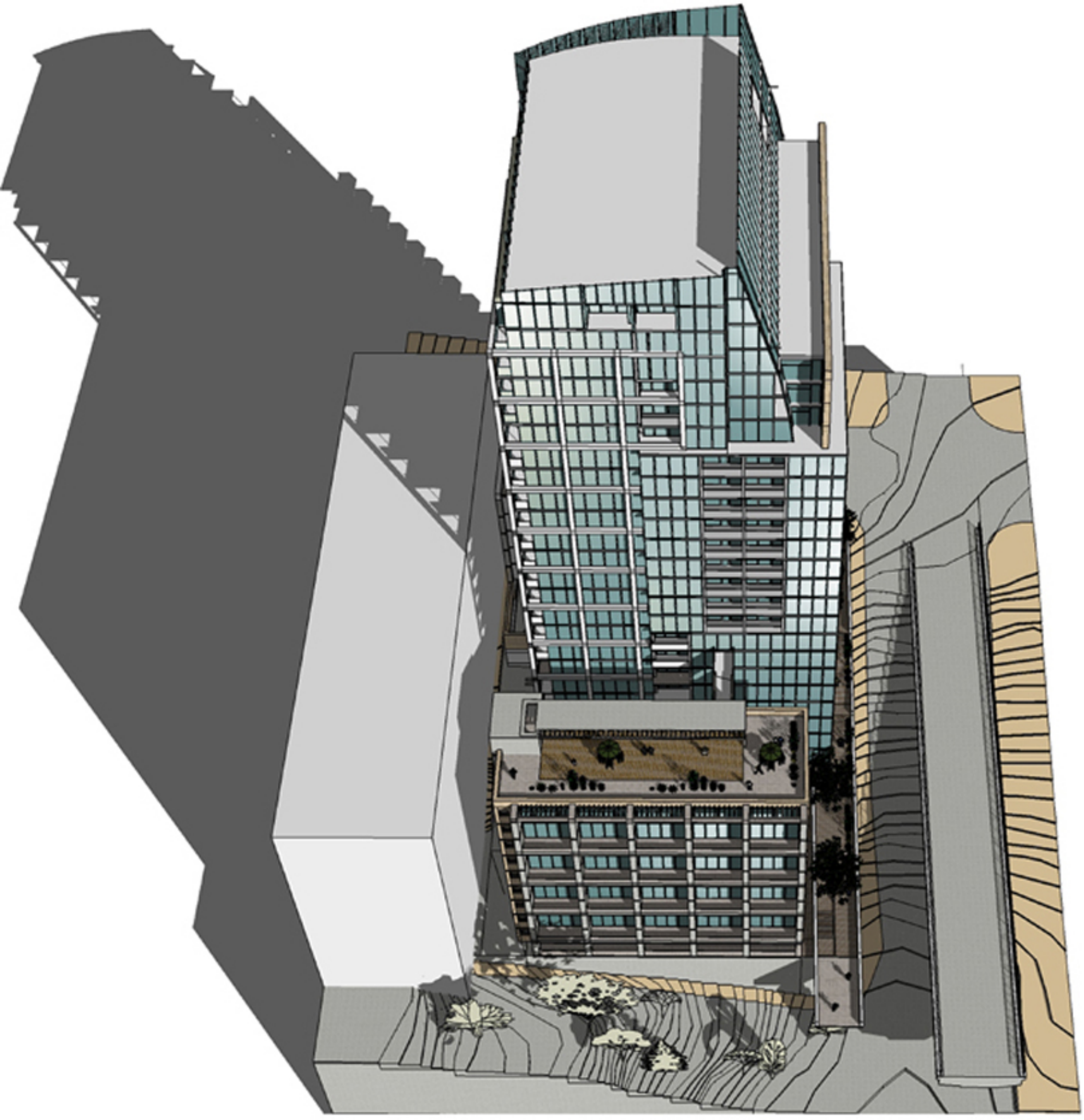
09 Perspective



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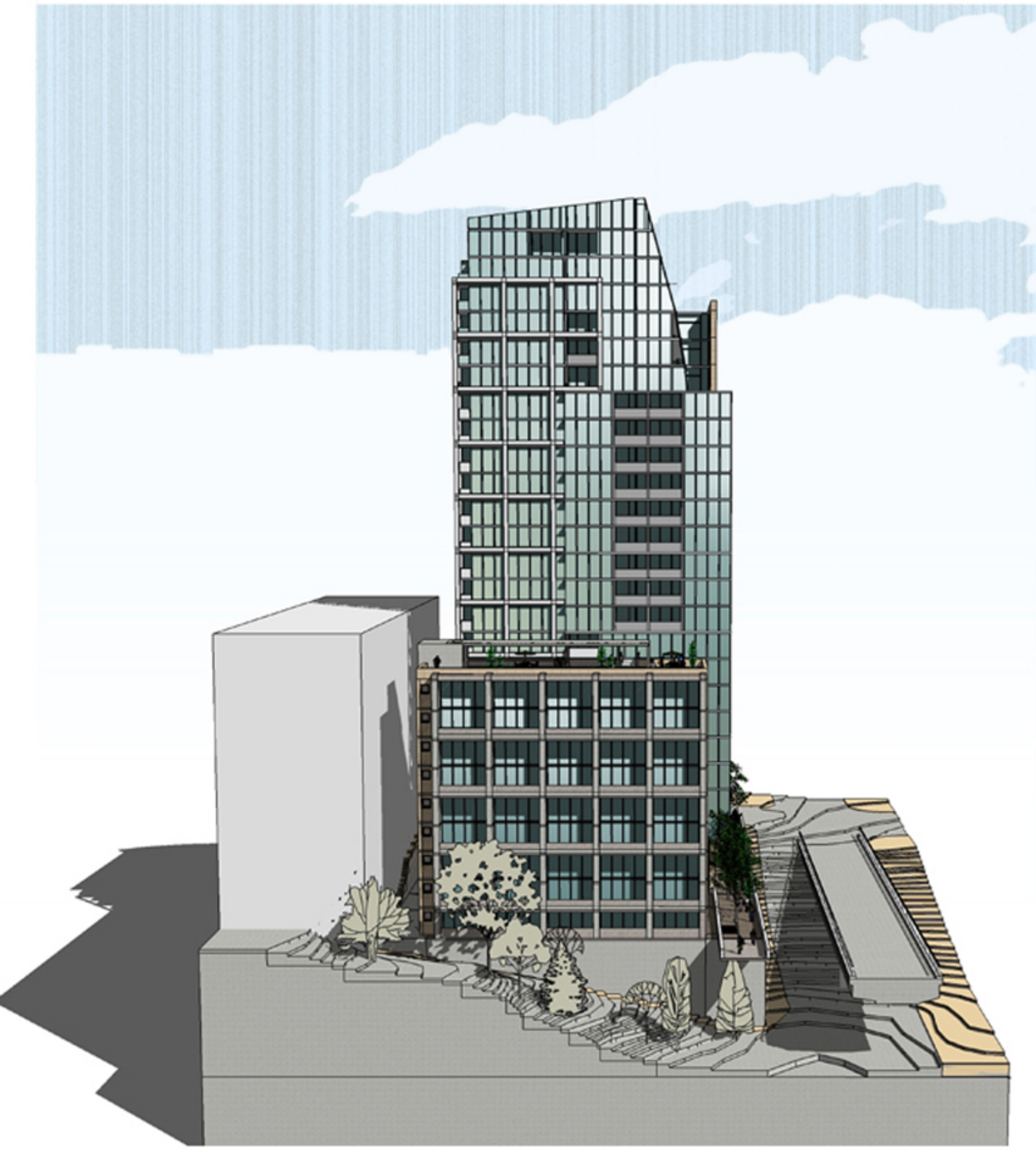
10 Perspective



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11 Perspective

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12 Perspective

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13 Perspective

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DPD# 3003307
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14 Perspective

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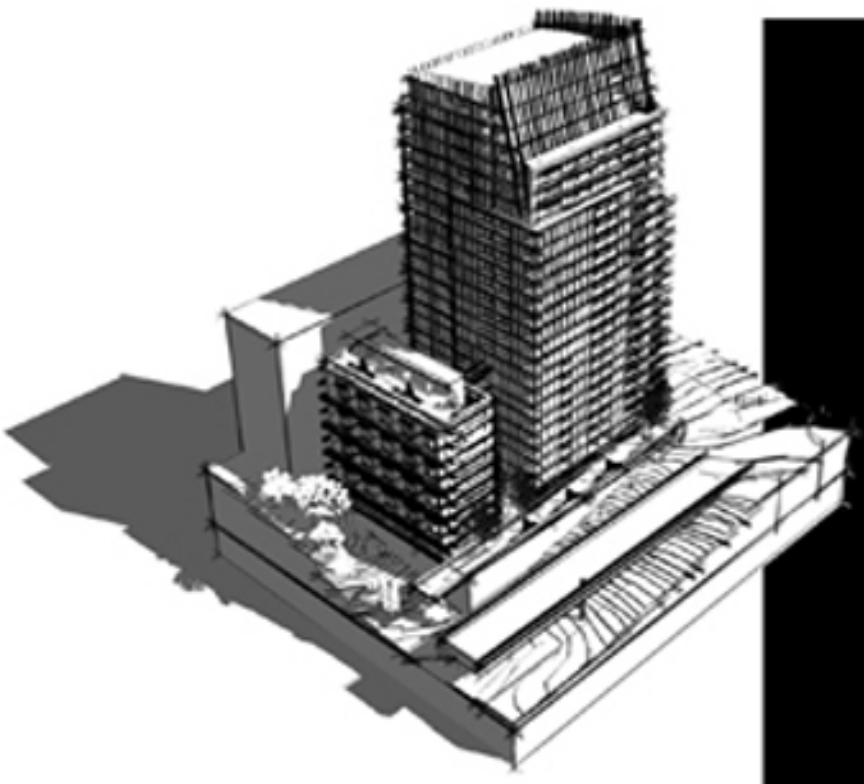
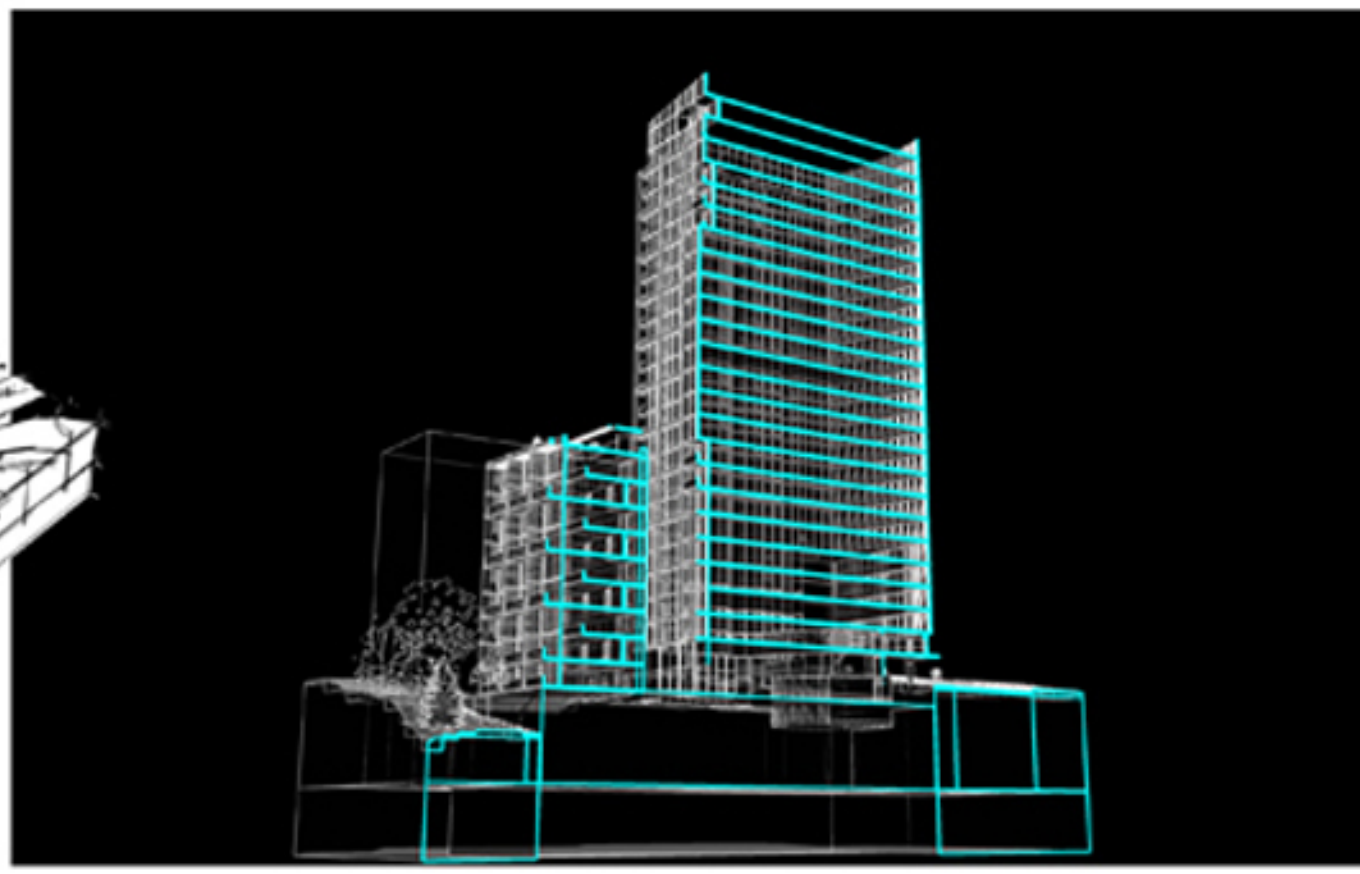
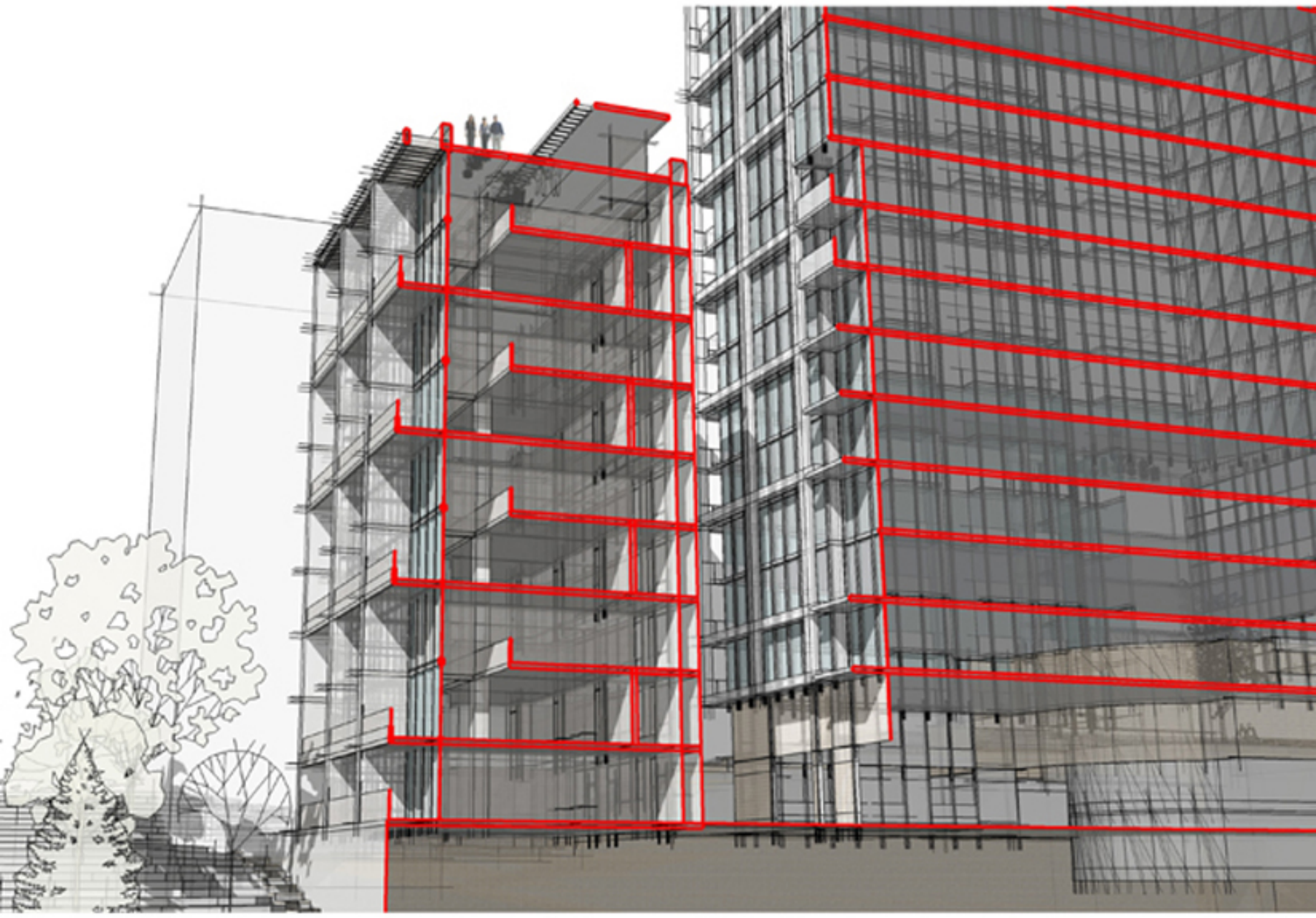
15 Perspective | Conceptual Sections







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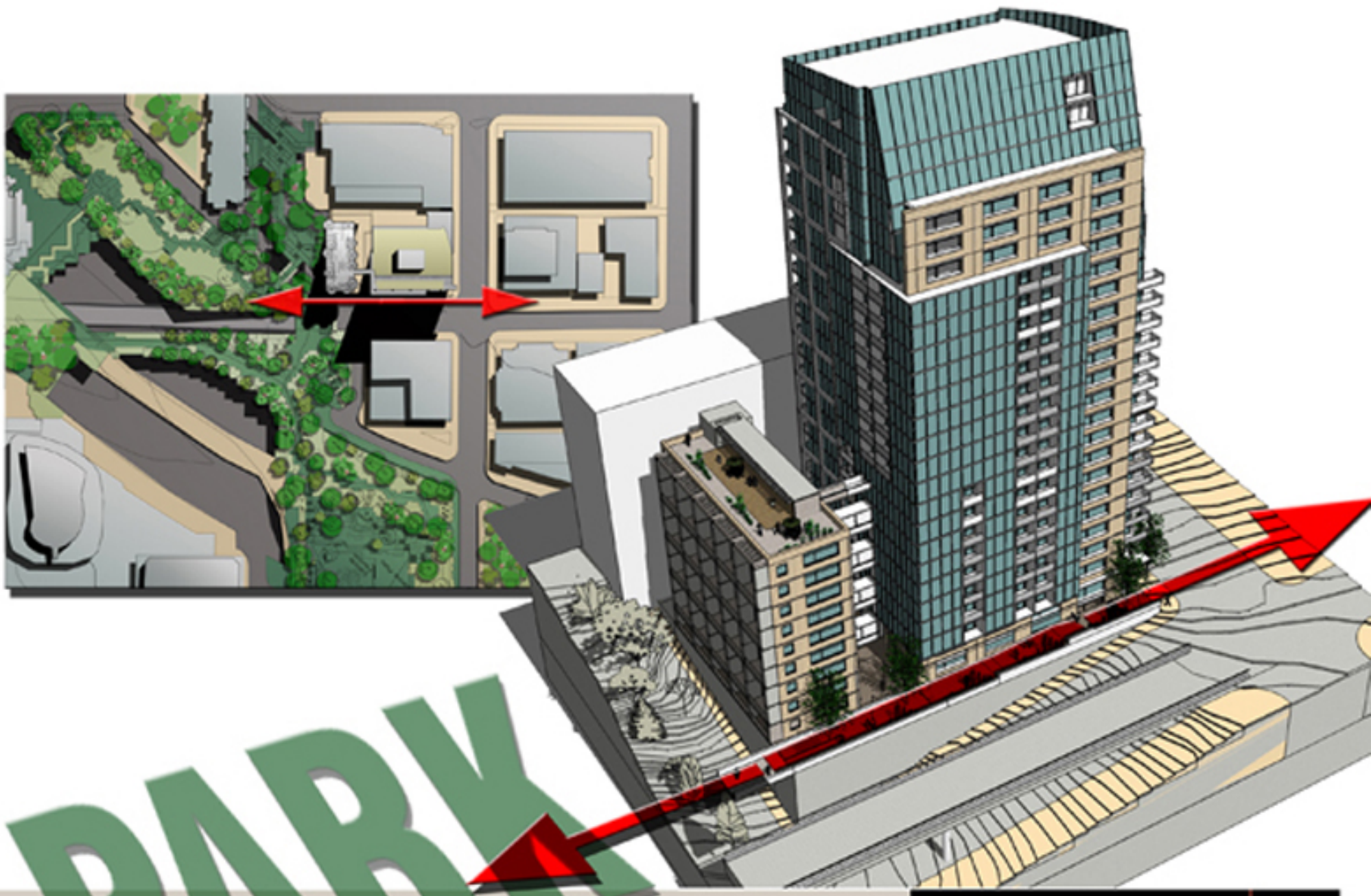
16 Perspective | Pedestrian Walkway



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17 Context Elevations

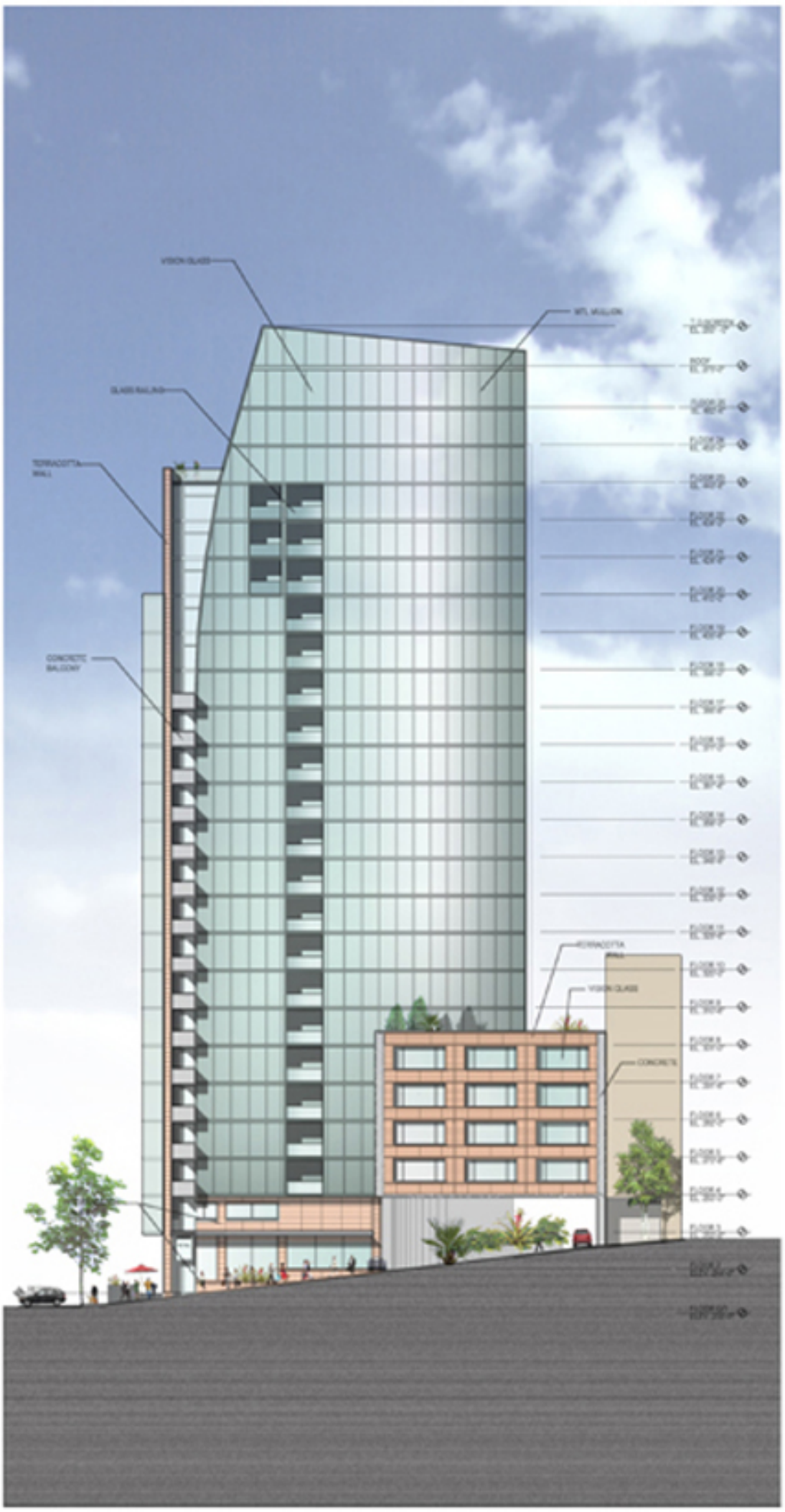
SOUTH ELEVATION

WEST ELEVATION

18 North Elevation

NORTH ELEVATION 1' = 1/16"

19 South Elevation



SOUTH ELEVATION 1' = 1/16"

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20 West Elevation

WEST ELEVATION 1' = 1/16"

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21 East Elevation

EAST ELEVATION 1' = 1/16"

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22 Enlarged Elevations

SOUTH ELEVATION 1' = 1/8"

WEST ELEVATION 1' = 1/8"
SECTION THROUGH WALKWAY

23 Sidewalk | Conceptual Views

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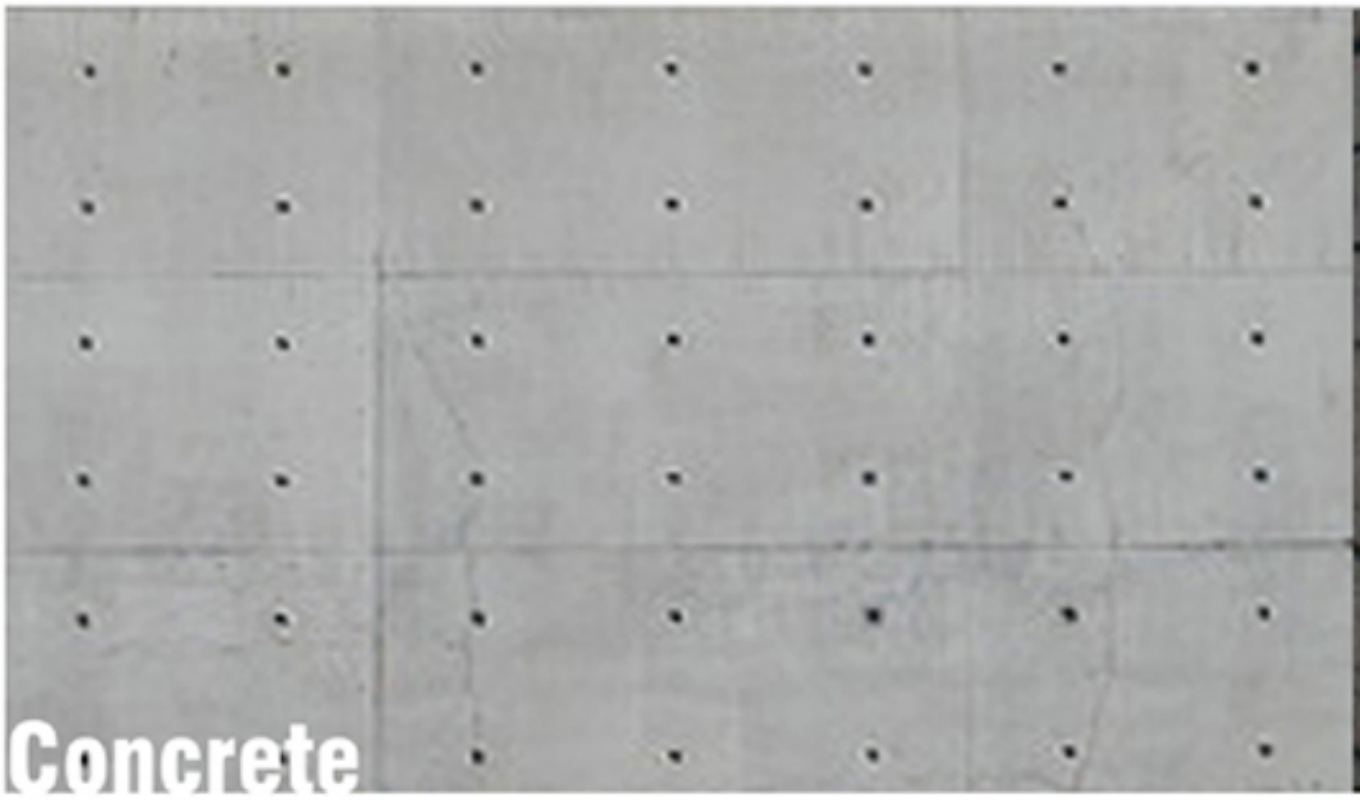
24 Material Board



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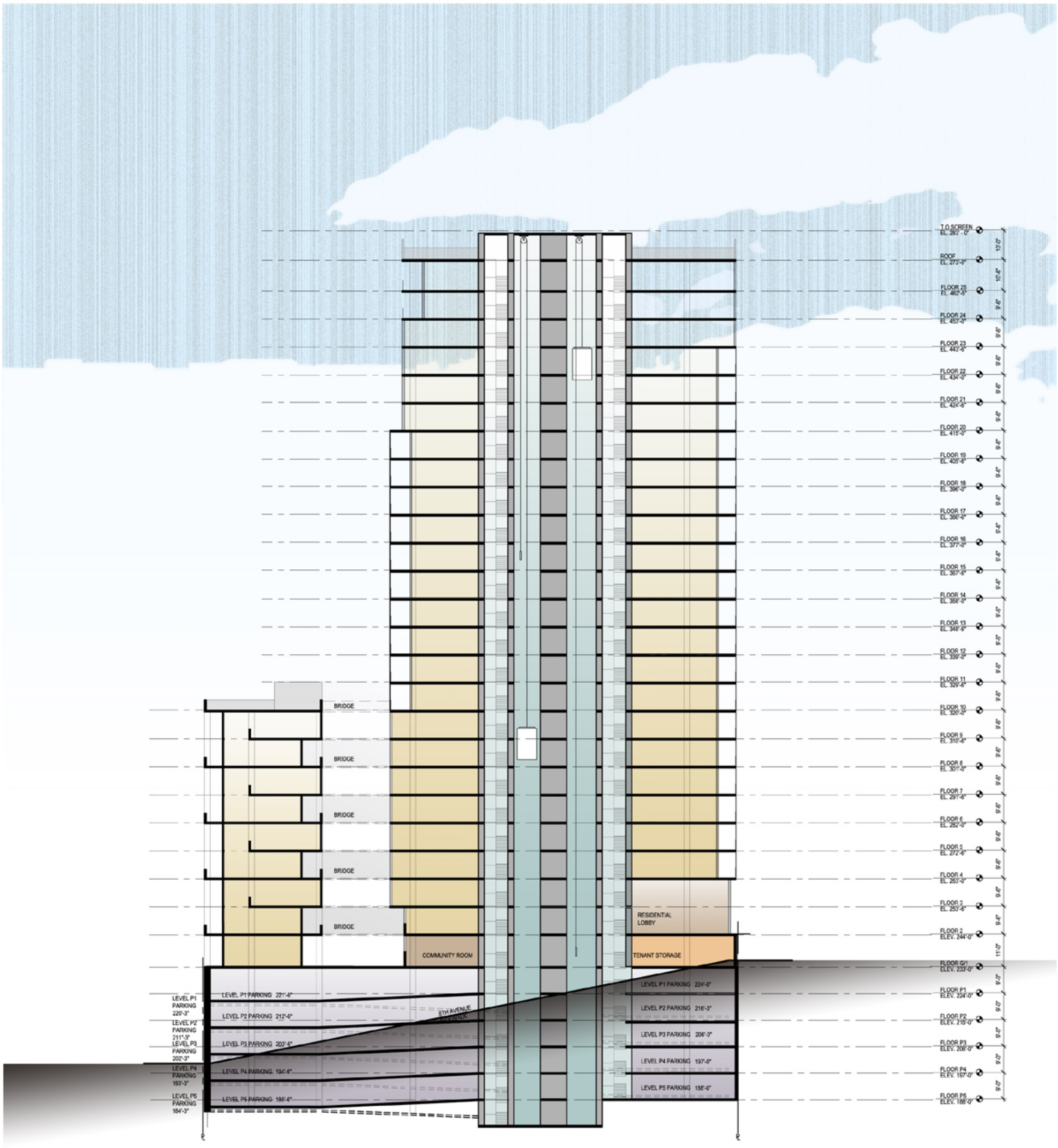
25 Section



BUILDING SECTION NORTH - SOUTH 1' = 1/16"

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08.02.2006

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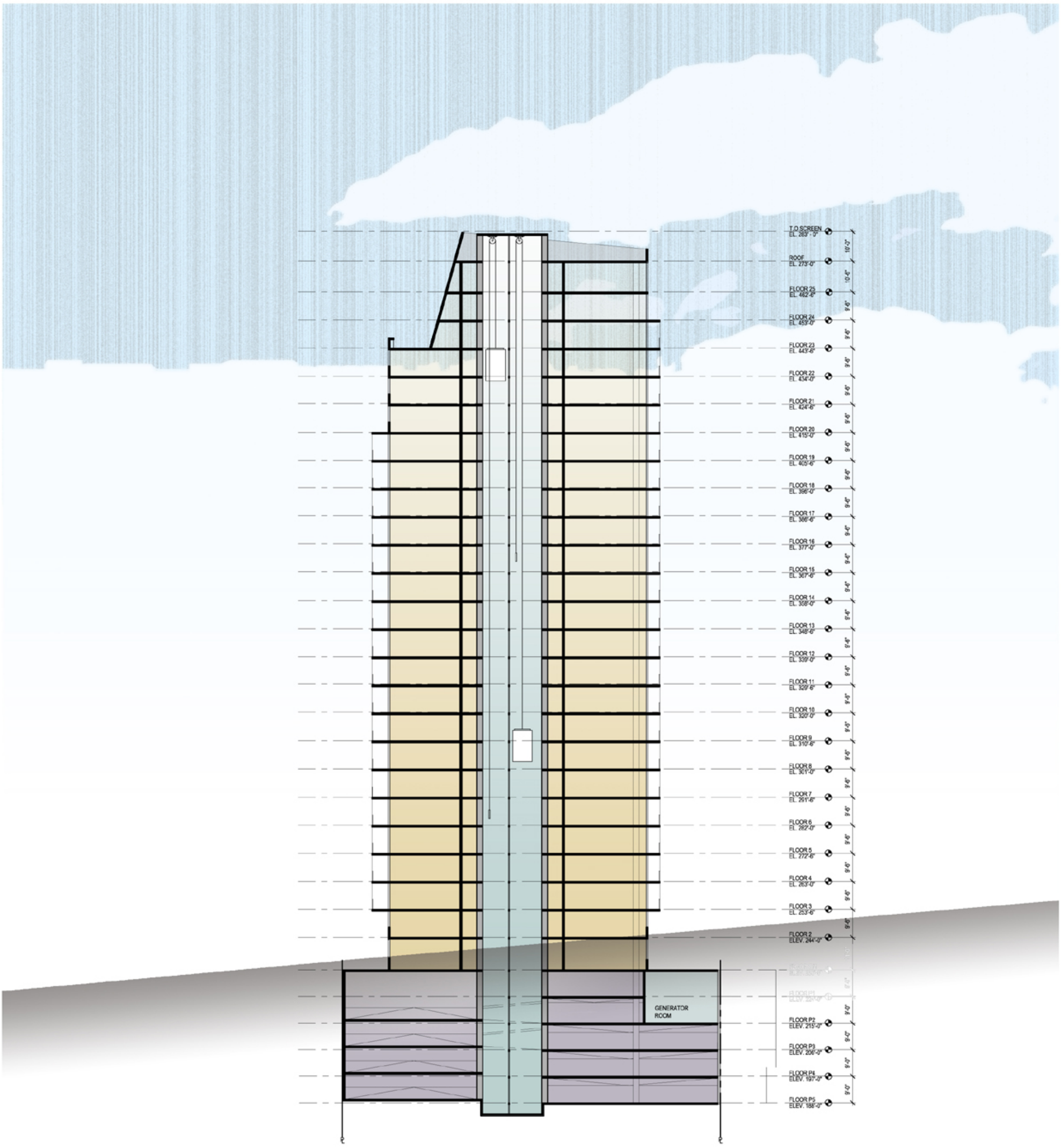
26 Section



BUILDING SECTION EAST - WEST 1' = 1/16"

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08.02.2006

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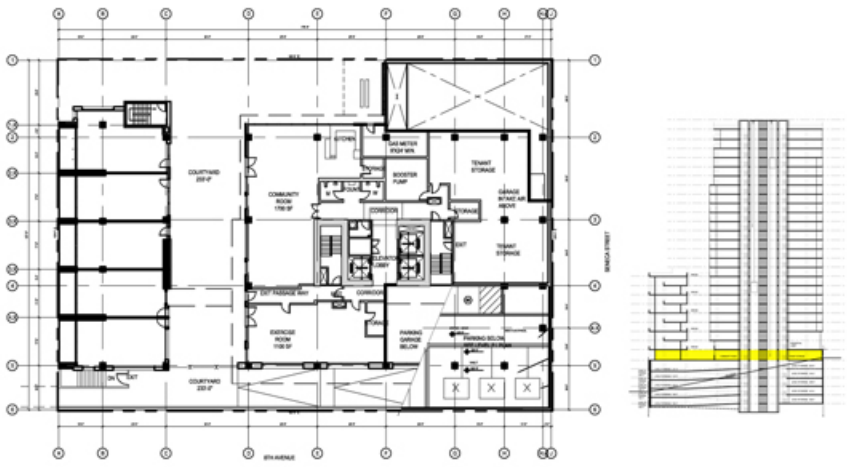
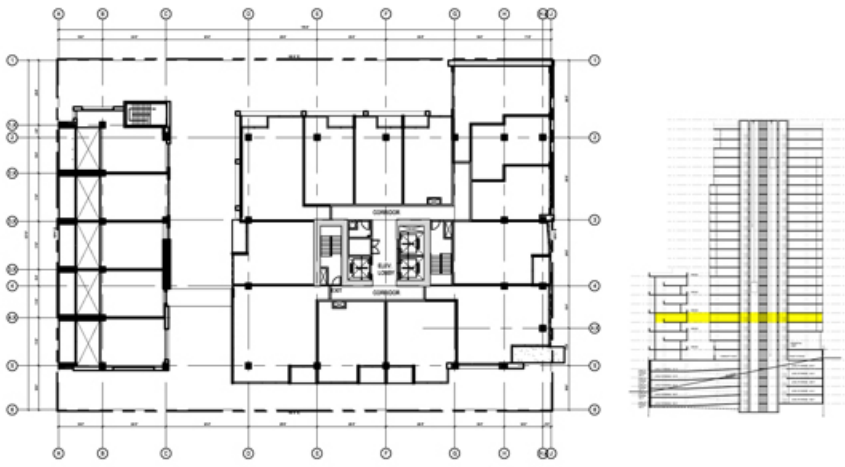
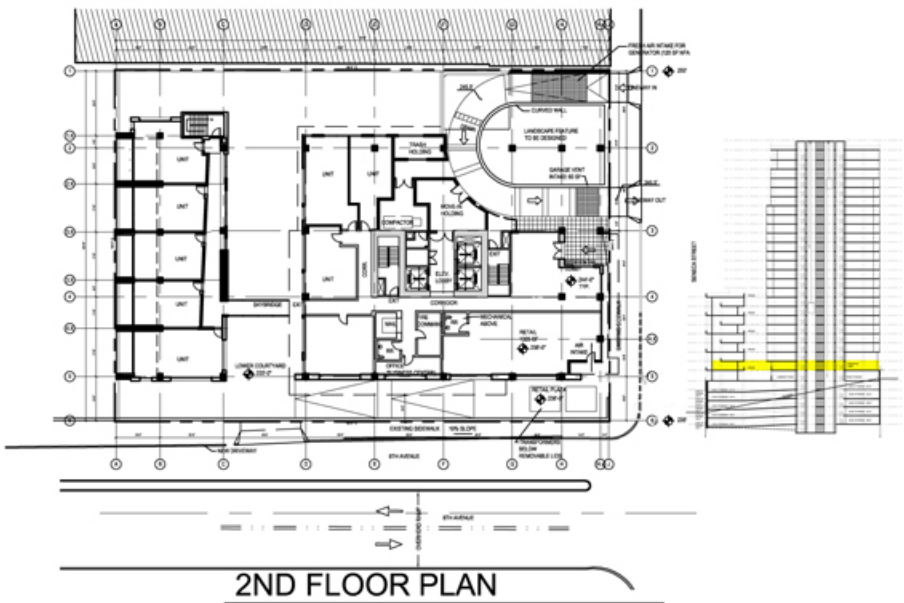
27 Floor Plans



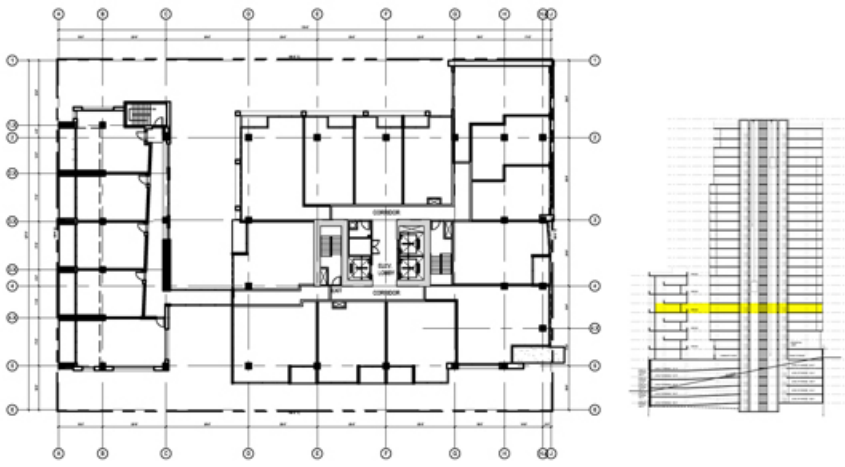
GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



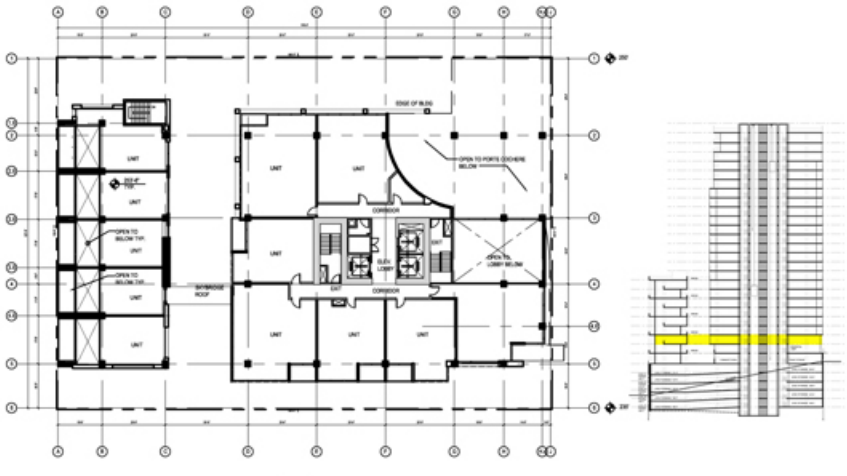
5TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/32" = 1'-0"

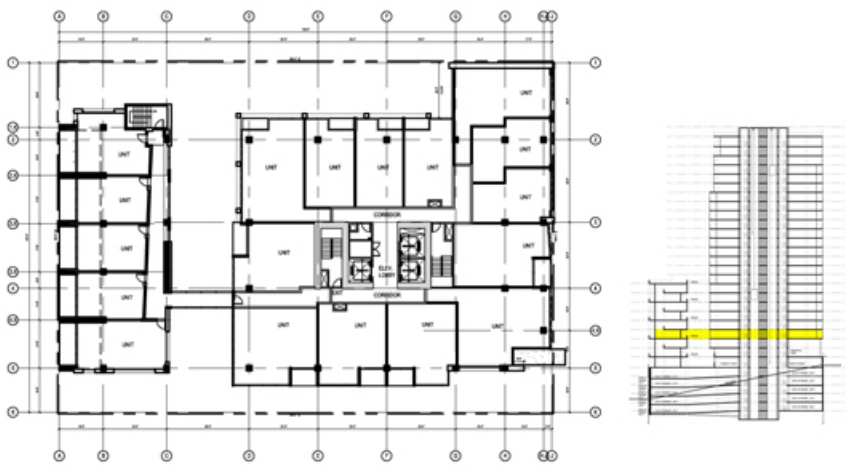


6TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

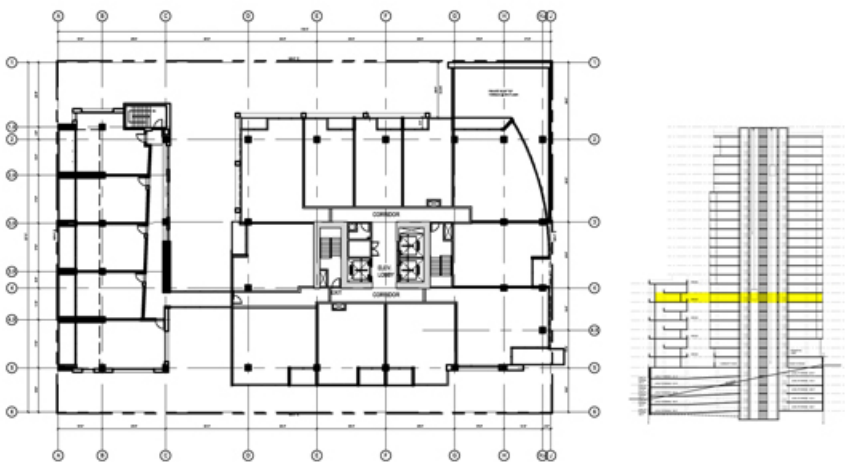


3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

7TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

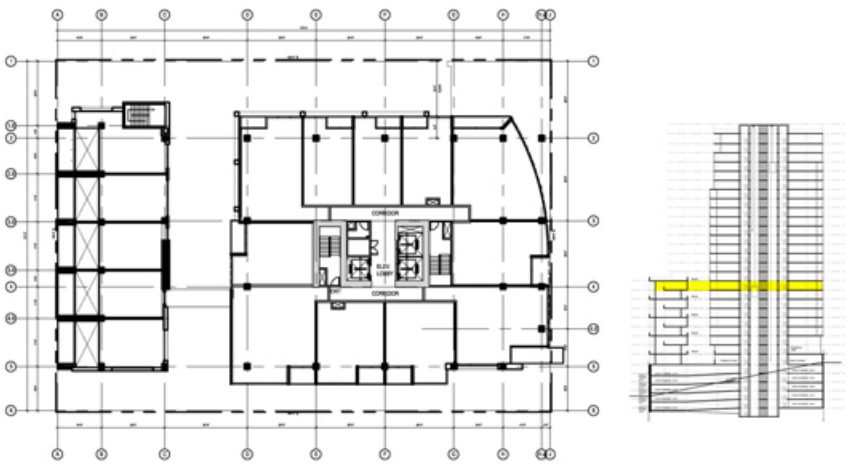


4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

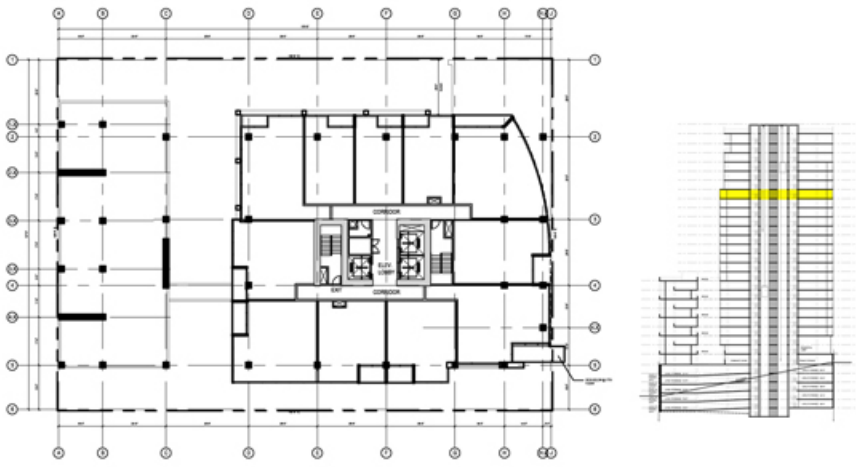


8TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

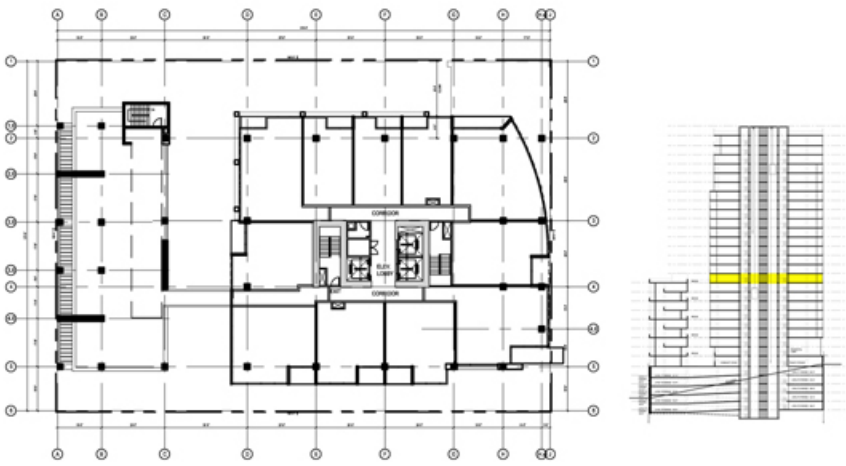
28 Floor Plans



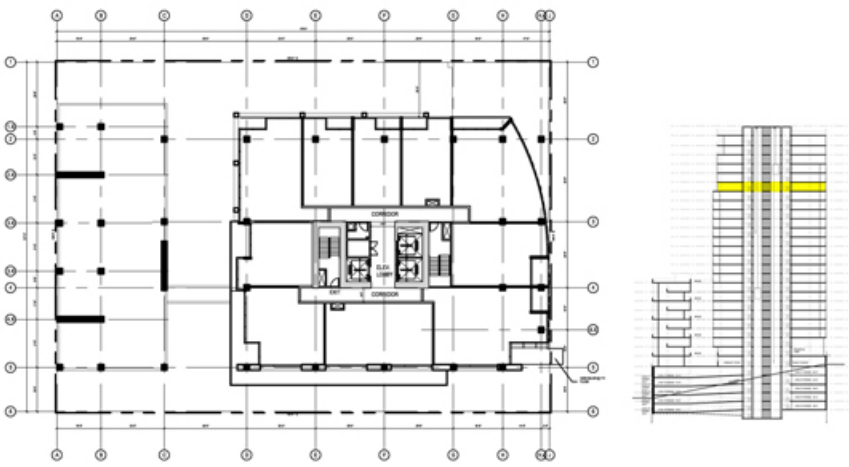
9TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



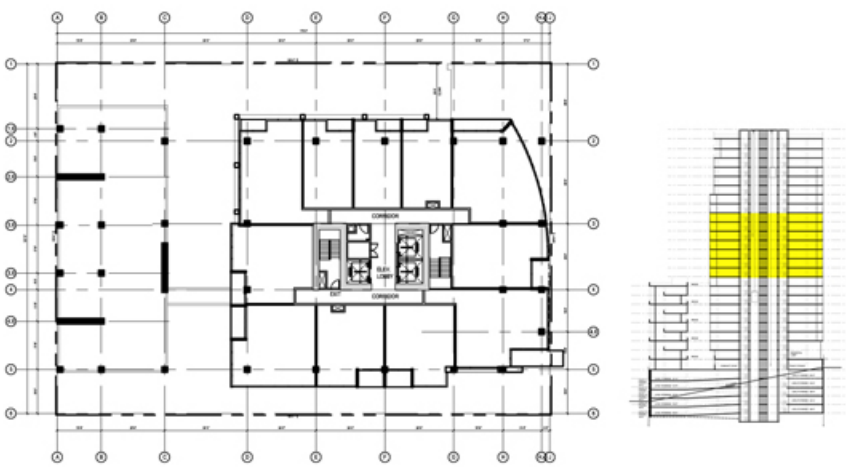
19TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



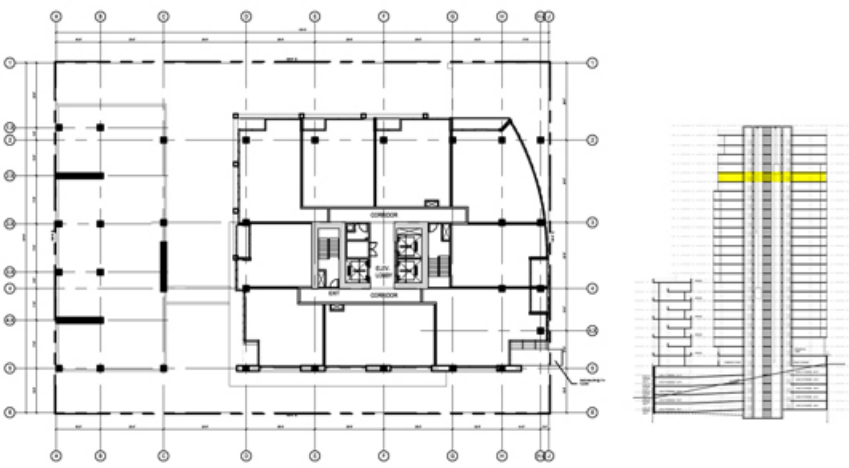
10TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



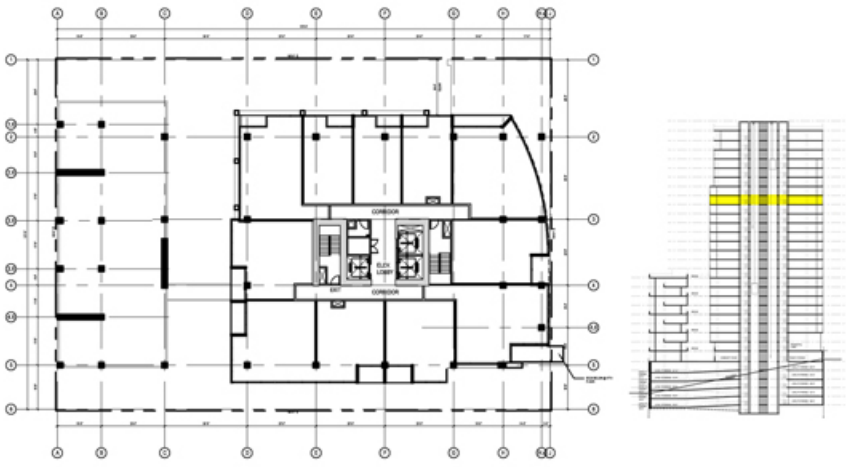
20TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



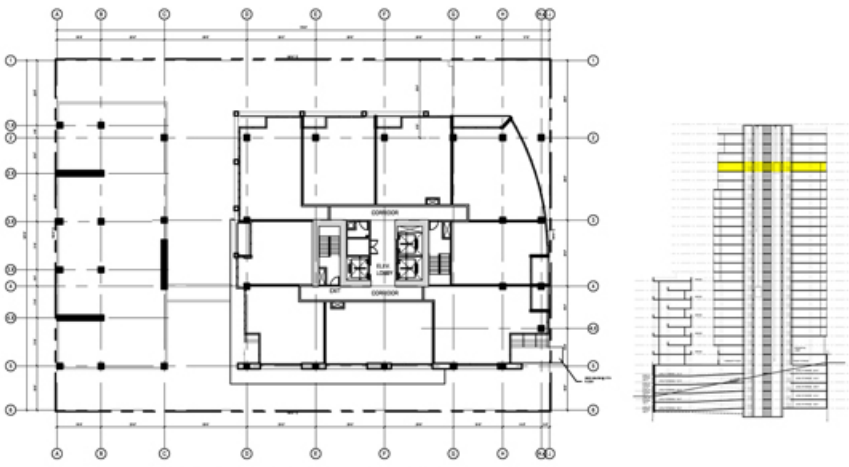
11TH - 17TH FLOORS
SCALE: 1/32" = 1'-0"



21ST FLOOR PLAN
SCALE: 1/32" = 1'-0"

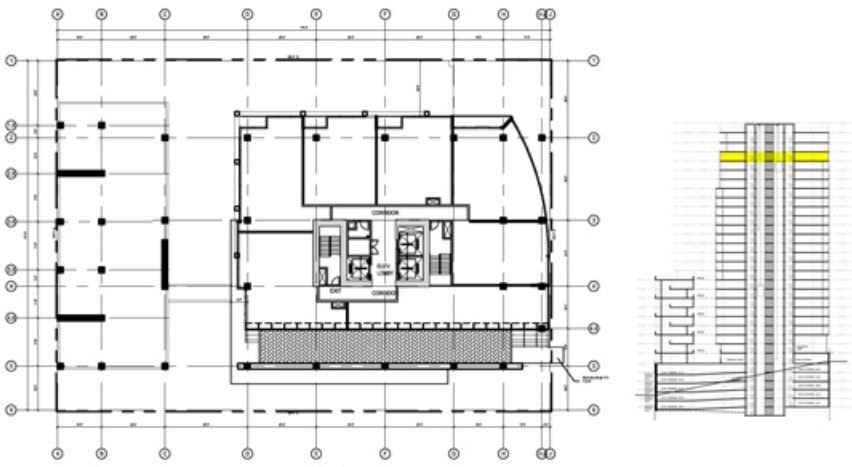


18TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



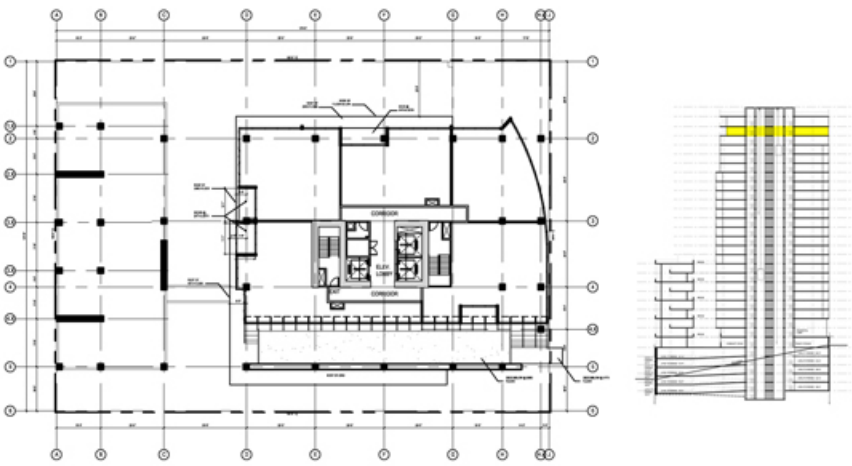
22ND FLOOR PLAN
SCALE: 1/32" = 1'-0"

29 Floor Plans



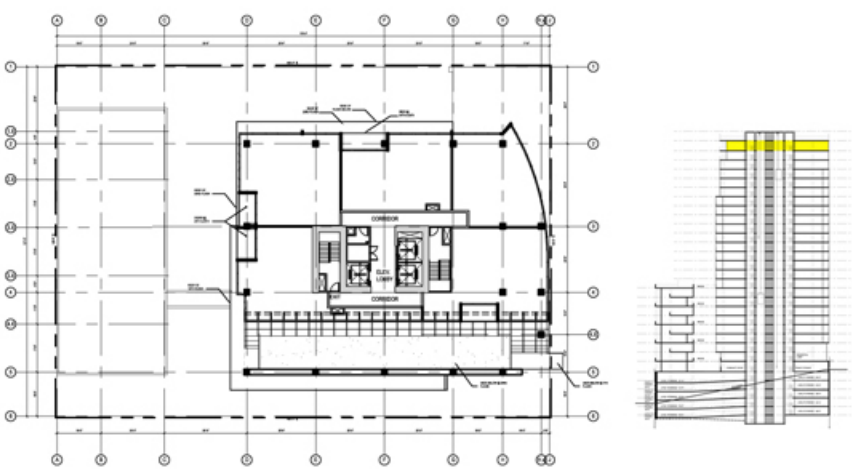
23RD FLOOR PLAN

SCALE: 1/32" = 1'-0"



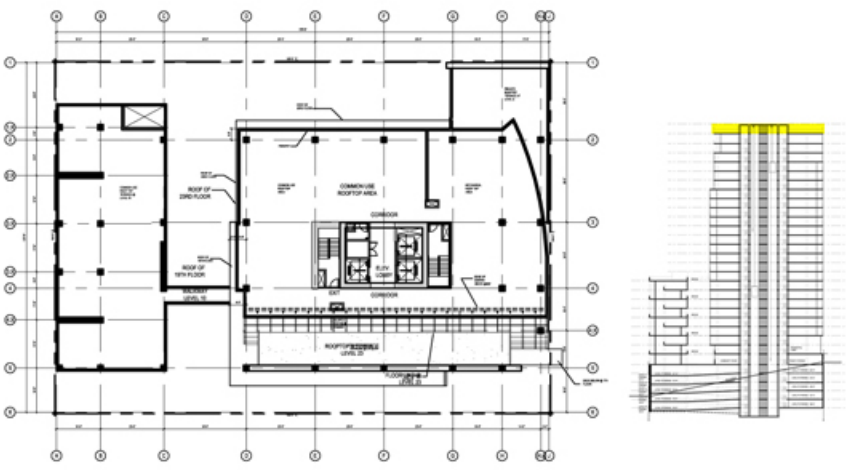
24TH FLOOR PLAN

SCALE: 1/32" = 1'-0"



25TH FLOOR PLAN

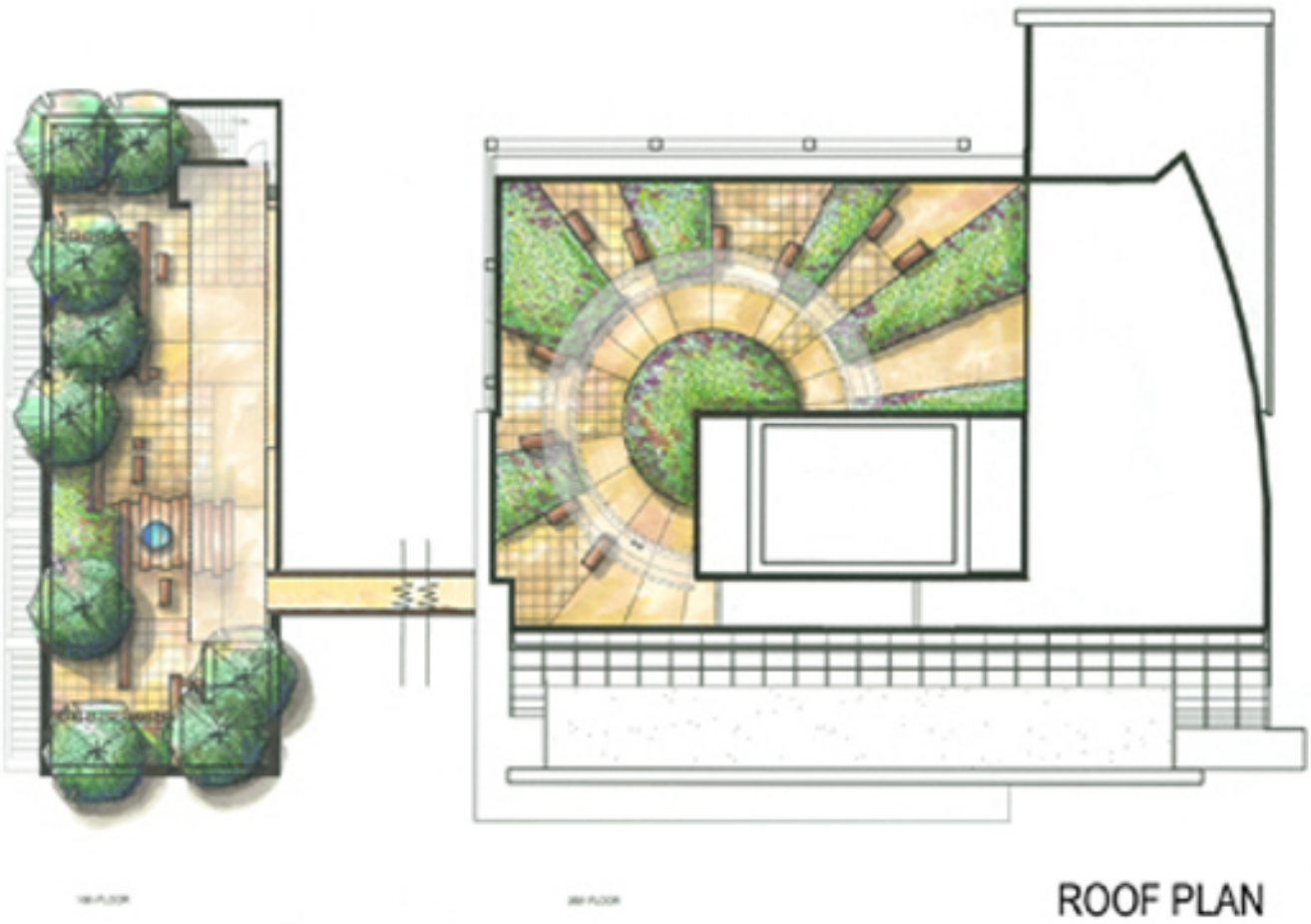
SCALE: 1/32" = 1'-0"



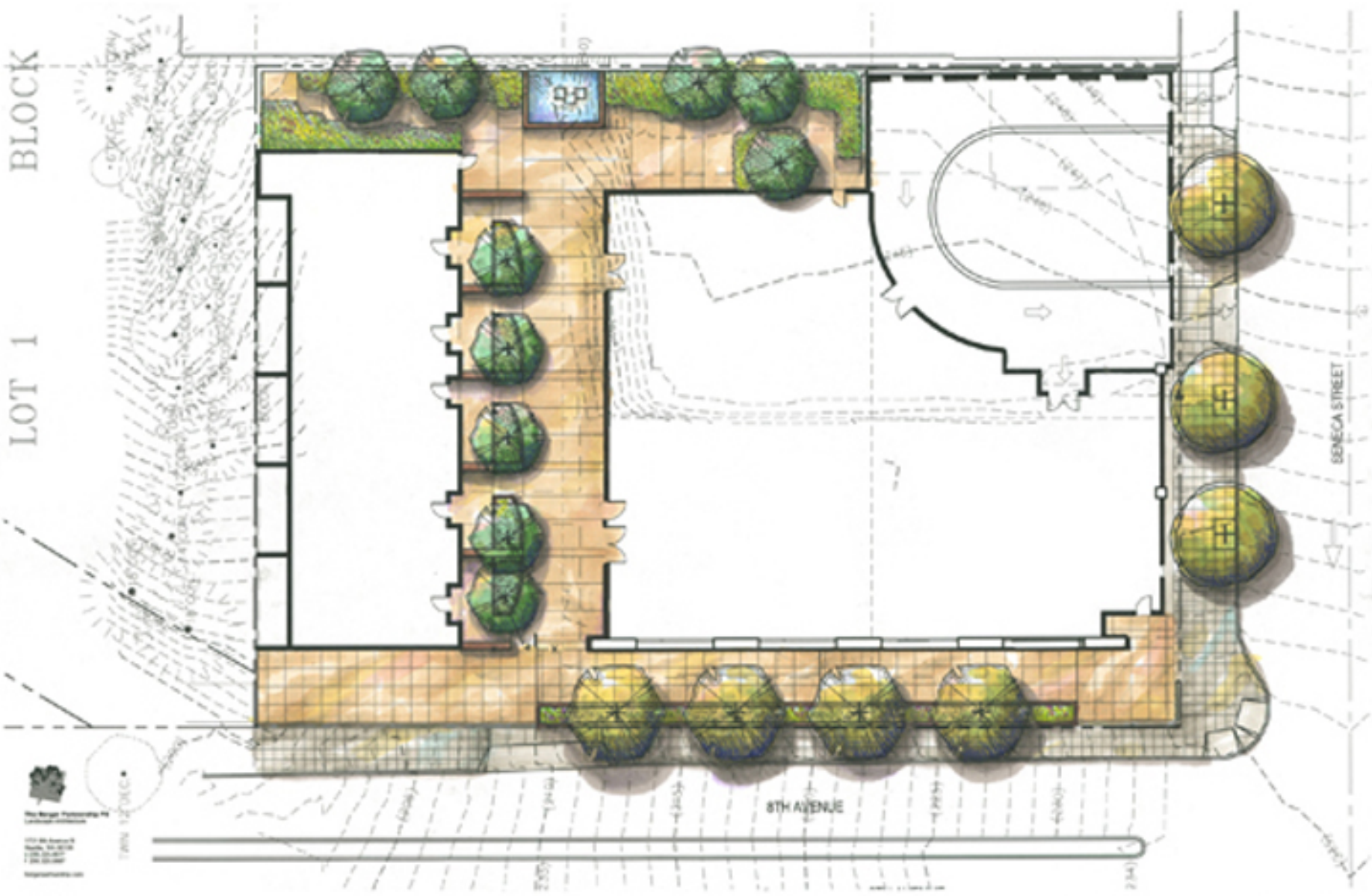
ROOF PLAN

SCALE: 1/32" = 1'-0"

30 Landscape Plans



ROOF PLAN



GROUND FLOOR PLAN

SENECA TOWERS
802 Seneca Street, Seattle, Washington
DPD# 3003307
08.02.2006

LEVIN MENZIES & ASSOCIATES LLC

MULVANNY G2 ARCHITECTURE