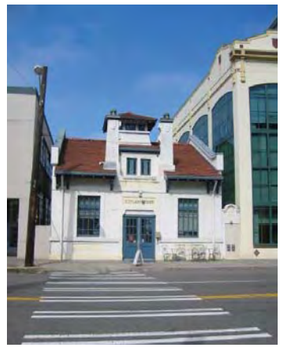
1165 Eastlake Avenue East,
Seattle, Washintgon

South Lake Union Lab and Office Building



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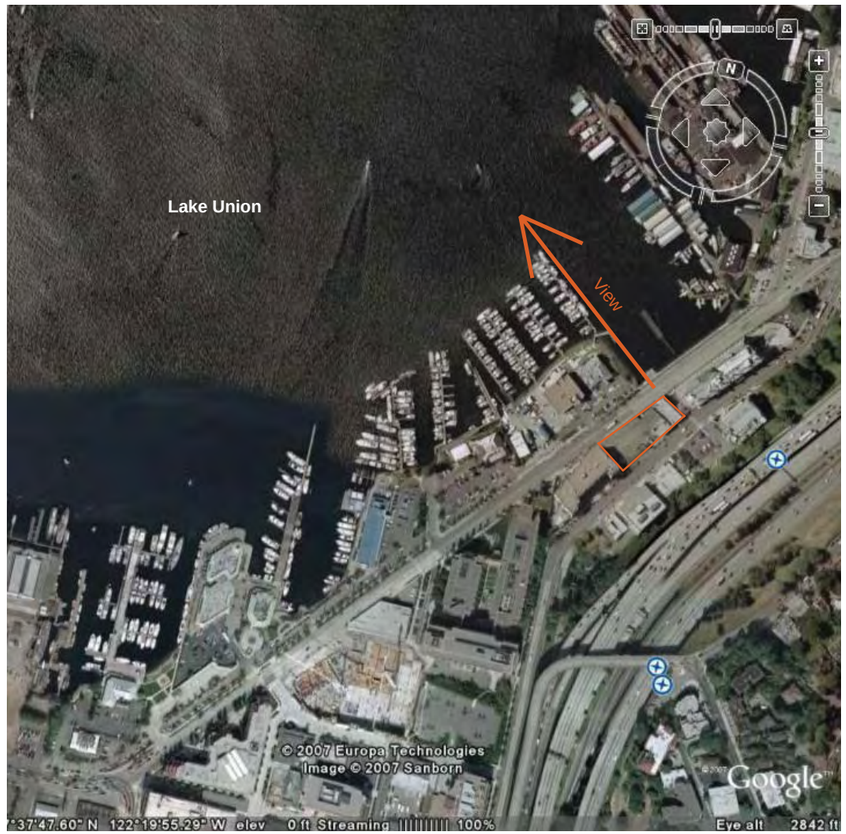
Design Review

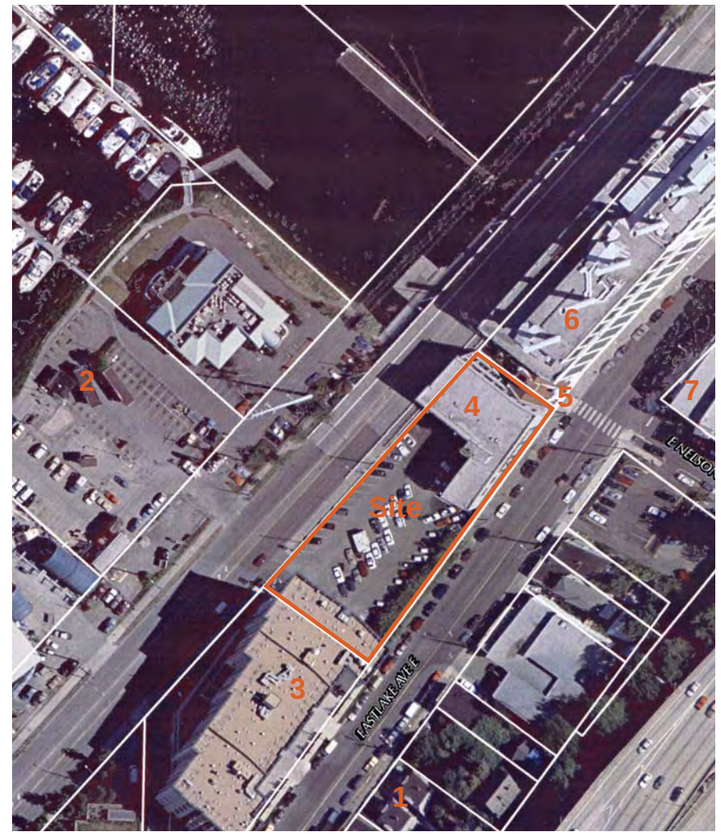
DPD #3004985 | 25 June 2008

Site context

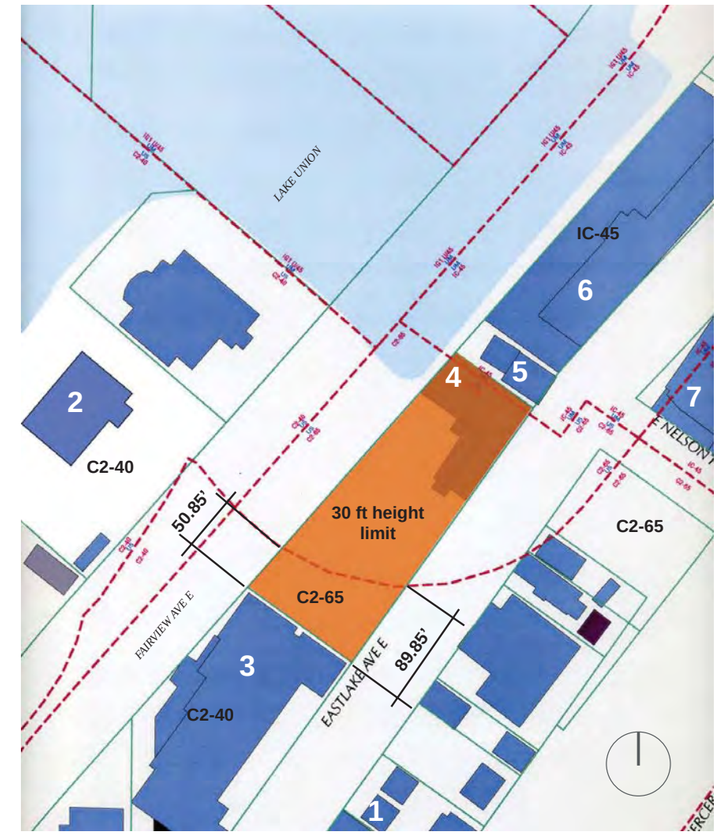
Aerial Site Map



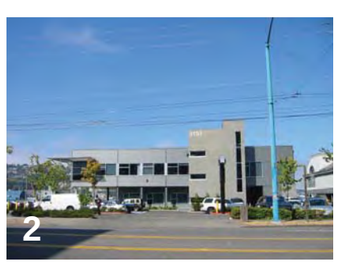
Aerial Site Map



Zoning Map

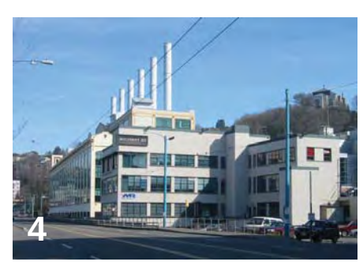


Buffalo Building

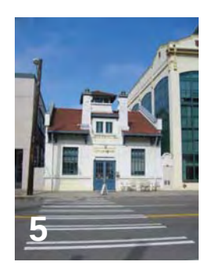


Office Building

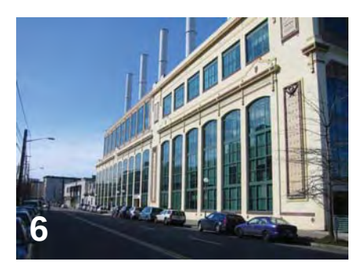
Silver Cloud Inn



Gunn Building



Hydro House

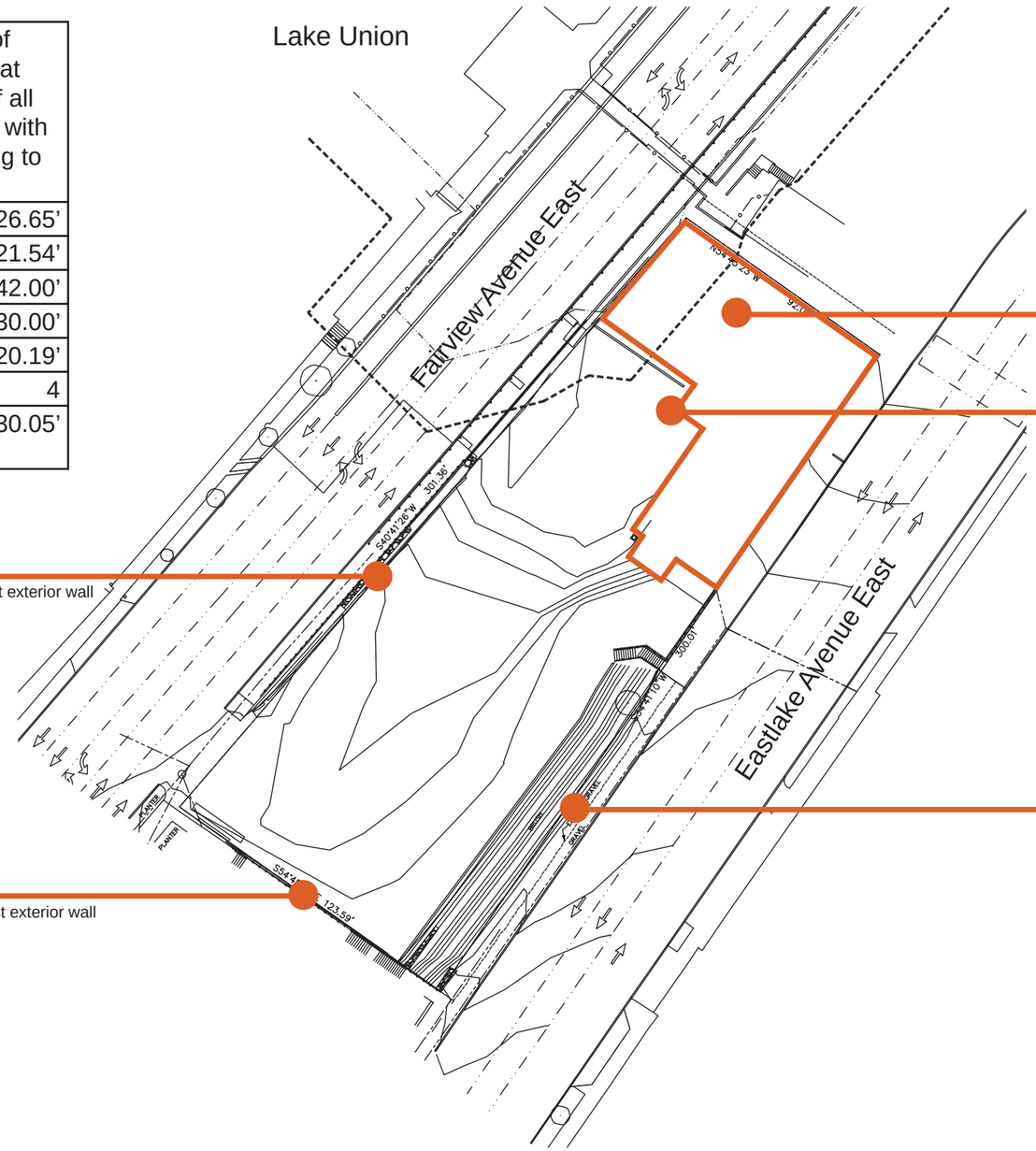


Zymogenetics / Steam Plant

Zymogenetics

Shoreline datum

	Average of elevations at centerline of all exterior walls with Gunn Building to remain
North	26.65’
East	21.54’
South	42.00’
West	30.00’
Sub total	120.19’
Divided by 4	4
Average grade	30.05’



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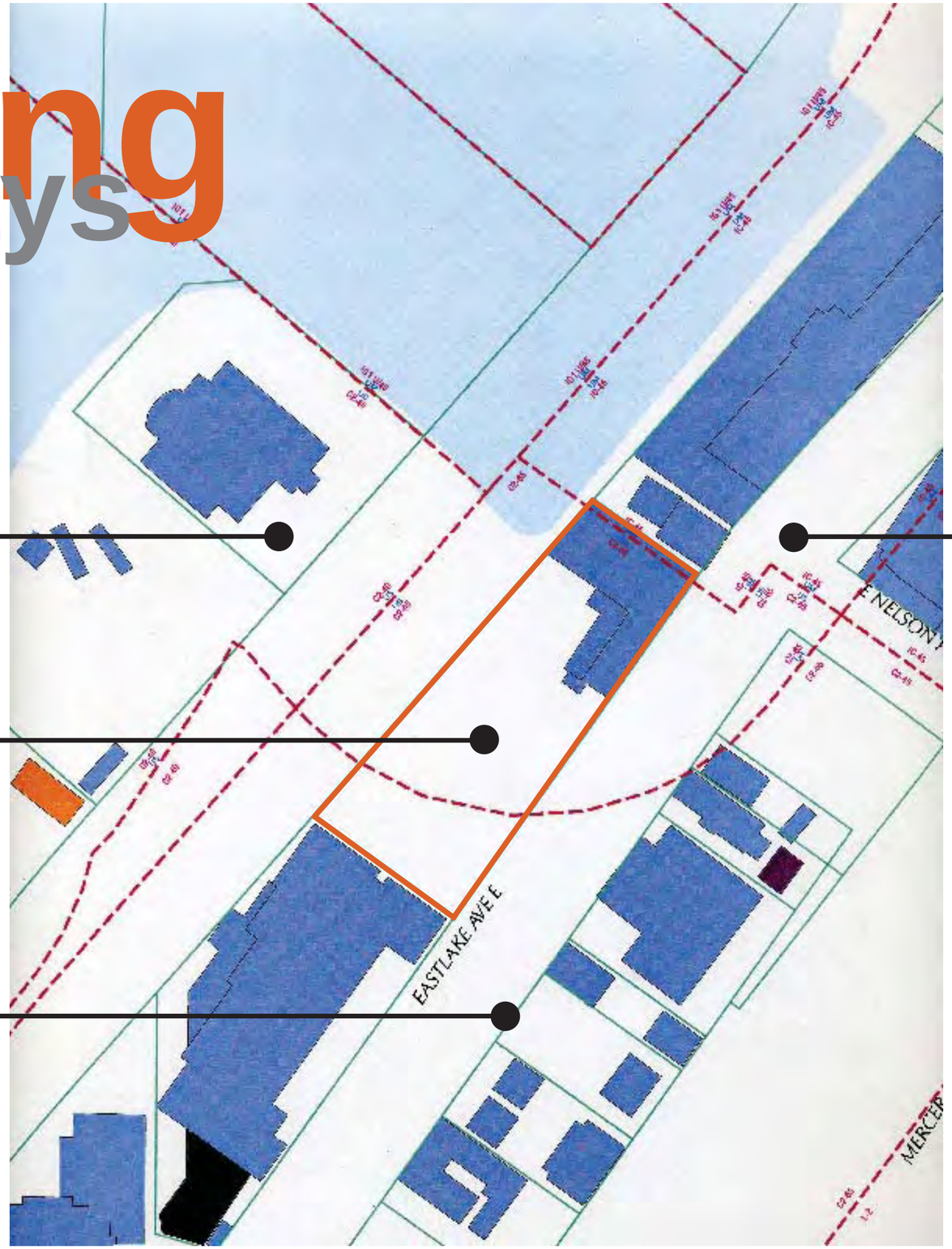
Zoning
Overlays

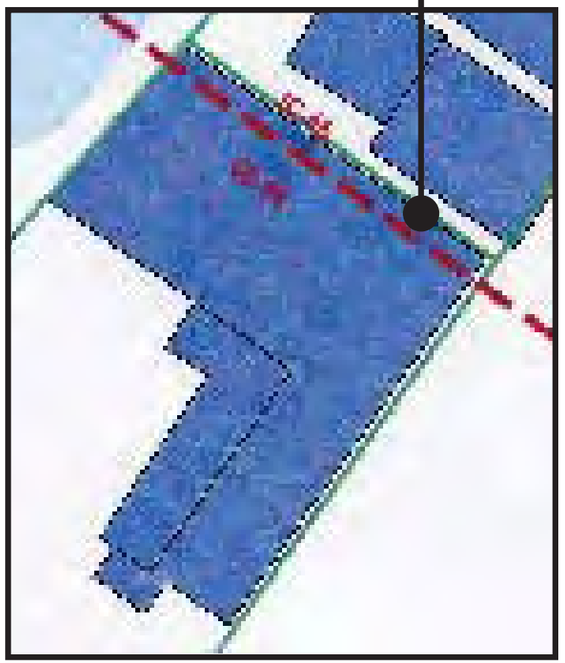
C2-40
urban stable

C2-65
urban stable
site

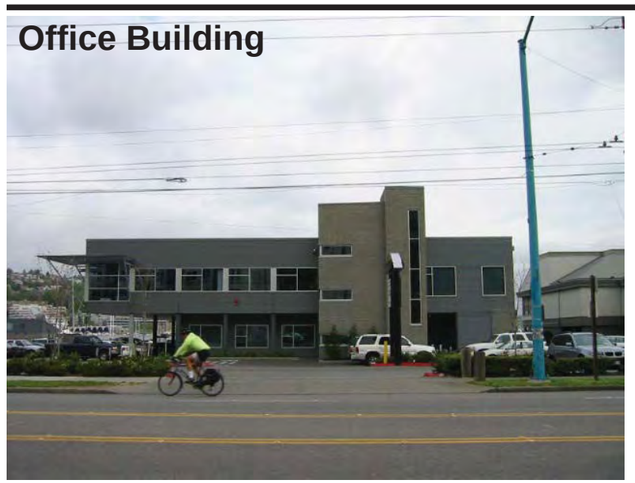
C2-65



IC-45
urban maritime



site



Gunn Building

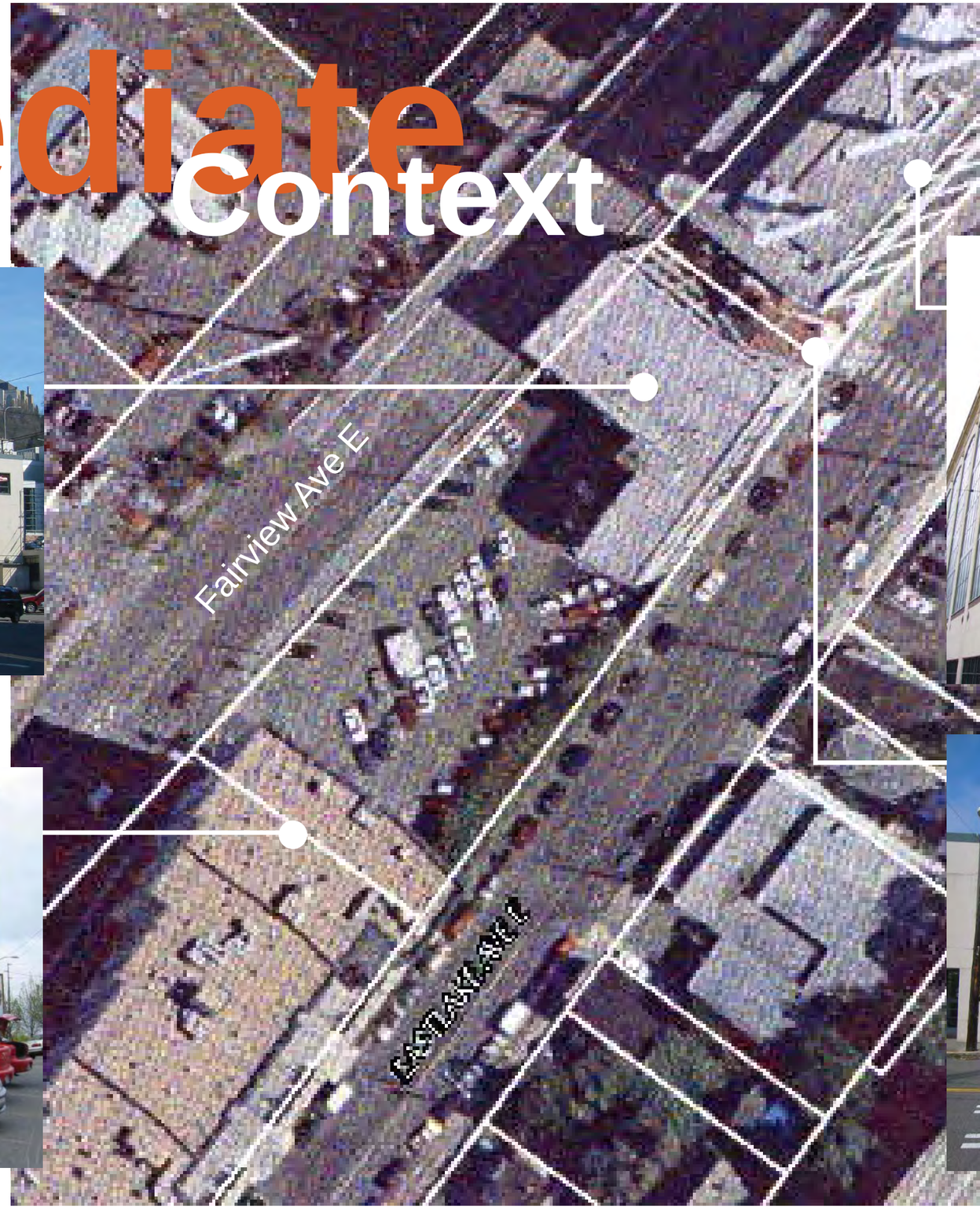
Eastlake Ave East

Fairview Ave East

I-5

Neighborhood

Immediate Context

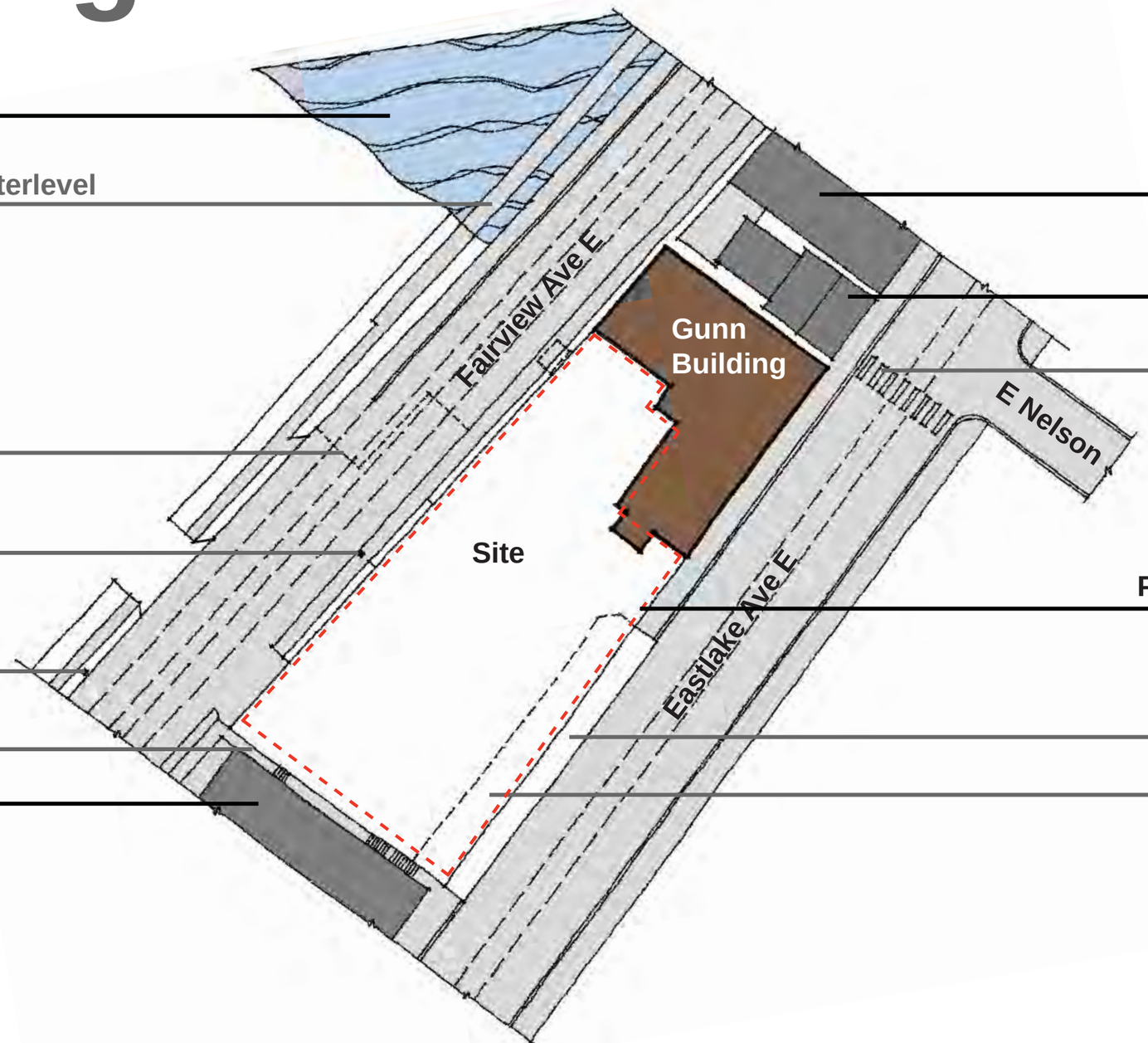


ZymoGenetics

Silver Cloud Inn

Hydro House

Site
Existing Conditions



Existing site conditions

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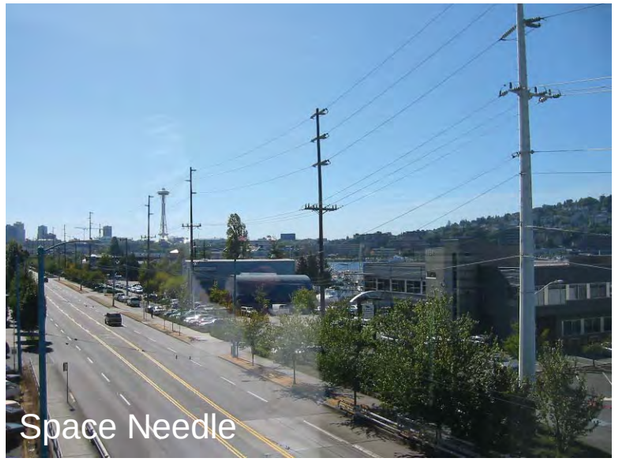
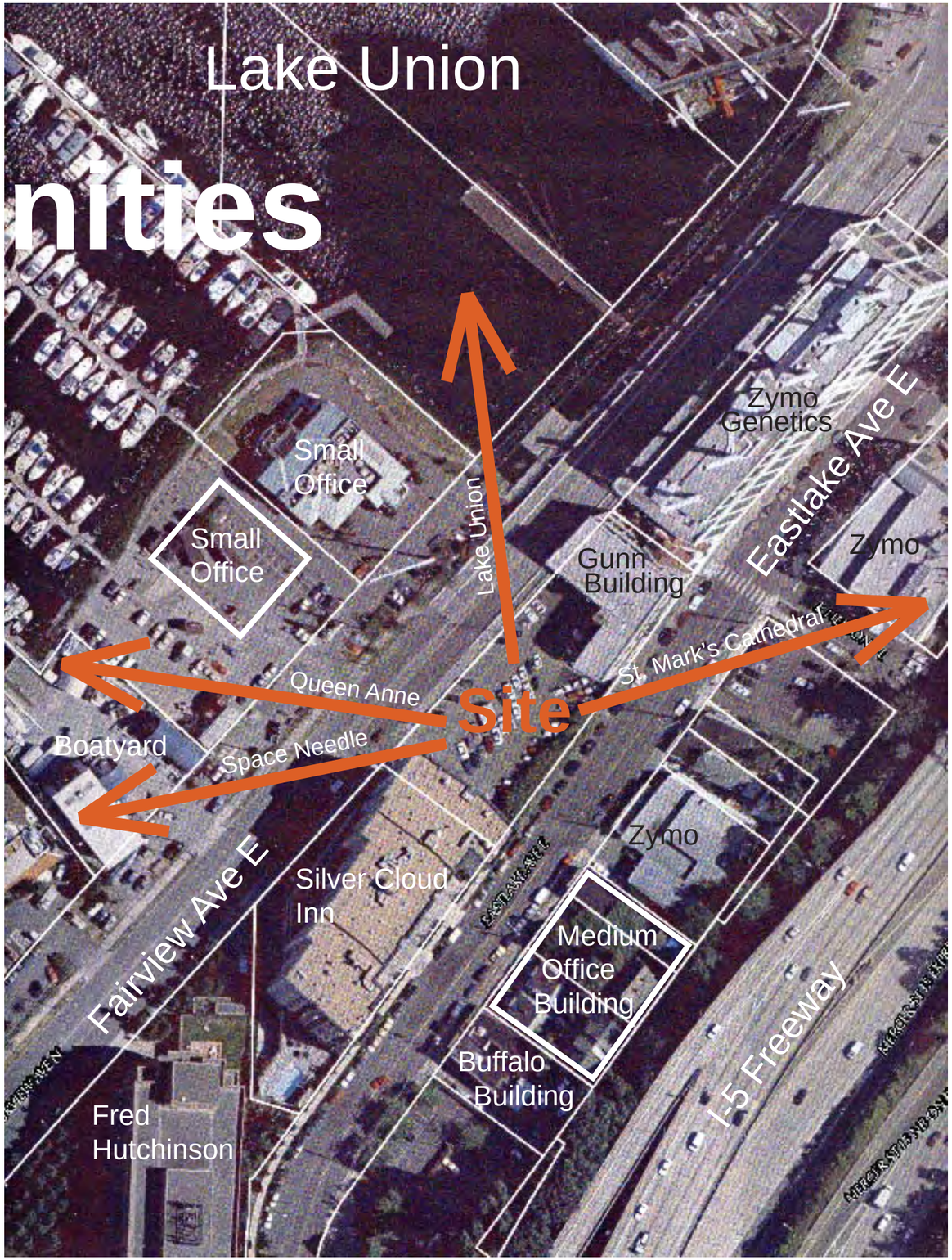
Site Opportunities





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EDG recommendations

Early Design Guidance Board Recommendations		
Design Review Guidelines	**Recommedation from Board**	**Response from Architect**
A Site Planning		
A-1 Responding to Site Characteristics		
The siting of buildings should respond to specific site conditions and opportunities.	The Board requested a design solution preserving a public pedestrian route between the two streets; either internally or by enhancing the existing stair on the Silver Cloud property to the south.	In response we have pulled the building back from the southern property line and provided extensive landscaping along the stair.
A-2 Streetscape Compatibility		
The siting of the buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	The Board suggested the exploration of street level design options to provide protection and visual interest and encourage human activity at the sidewalk.	The entrance on Eastlake and the exit on Fairview have both been provided with a recessed plaza featuring landscaping with native plants. The Eastlake frontage has been designed to provide a suitable scale despite the shoreline height restrictions; mechanical penthouses have been located to provide a two story façade which unifies the parts of the building better than a one story section would and is more consistent with the scale of the street.
A-4 Human Activity		
New development should be sited and designed to encourage human activity on the street	The Board suggested site development to encourage human activity on the street.	The primary pedestrian traffic at the site is along Eastlake Avenue. The main entry has been sited on Eastlake. Planters, street trees and sidewalk light fixtures will be provided along the street, and canopies will provide rain protection. There is a potential space for a restaurant and retail space provided.
A-5 Respect for Adjacent sites		
Buildings should respect adjacent properties by being located on their site to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.	The Board was concerned with the proximity to the Silver Cloud Inn and the privacy between the two buildings.	The building has been pulled back from the property line along the Silver Cloud. The building services have been programmed along this wall for privacy but the internal stairs at each end have been glazed in order to avoid a blank façade. In addition, windows are provided at the elevator lobby on each floor; these would be fritted to provide privacy yet again would provide visual interest on the façade.
C Architectural Elements and Materials		
C-1 Architectural Context		
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural pattern and siting pattern of neighboring buildings.	The Board requested the team study the neighboring buildings and the Gunn building and provide a building character compatible with the existing forms.	The team studied the neighboring older buildings and historic photos of the Gunn Building. The exposed concrete frame of the historic Gunn Building provided a framework for unifying the old and new portions of the building. This industrial reference is also compatible with the Steam Plant building.
C-2 Architectural Concept and Consistency		
Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.	The Board asked for high quality finish materials.	Finish materials include concrete, metal panel, glass, and Ipe wood.
Buildings should exhibit form and features identifying the functions within the building.	Architecture to present a strong concept.	Forms and Materials respond to horizontal and vertical building masses in different but complementary ways.
In general, the roofline or top of the structure should be clearly distinguished from its façade walls.	Show a consistency of facades and materials	A unified material palette is used to tie the existing Gunn building together with the new construction. The green roof provides a distinctive roof plane.
D Pedestrian Environment		
D-2 Blank Walls		
The building should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.	The Board requested that the wall along the Silver Cloud Inn be designed with public safety in mind and noted it should not be a blank wall.	As noted above glazing has been provided along the wall as allowed by code, and with a concern for the privacy of the hotel guests. The passage between the buildings was widened and consideration was given to eliminating blind spots which could conceal people and discourage loitering.
D-7 Personal Safety and Security		
Project design should consider opportunities for enhancing personal safety and security in the environment under review.	The Board suggested that the Silver Cloud stair and the area under the bridge should incorporate design solutions that enhance personal safety and security.	The area at the stair has been widened. Good lighting will be provided and elevator lobby windows will provide "eyes" on the passage. The area under the bridge will be cleaned and rocks added to stabilize the lake edge, as permitted by SDOT.
E Landscaping		
E-3 Landscape Design to Address Special Site Conditions		
The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.	The Board requested "interesting landscape details" and encouraged a park-like landscape at the rooftop level.	The roof top level has been developed with a medicinal herb garden including walks and places to sit. An area has been identified that could be used by a restaurant tenant for rooftop dining if desired.

SLU guidelines

Design Guidelines – City wide
South Lake Union supplemental

A. Site Planning

A-1 Responding to Site characteristics
The siting of buildings should respond to site specific conditions
Storm water run-off, detention and filtration systems
Sustainable landscaping
The green roof will retain rainfall and slow its release to the stormwater system. At street level the landscaping will be drought-tolerant native plants

A-2 Streetscape compatibility
Siting should acknowledge and reinforce existing desirable characteristics of the right away.
Provide pedestrian friendly amenities
Encourage street level spaces that vary in size, width and depth
Pedestrian amenities such as awnings, tree grates, lighting, bike racks and benches will be provided along Eastlake Avenue. The metro stop at Fairview Avenue will be enhanced by the landscaped entry plaza. The retail space has been located at the entry plaza on Eastlake Avenue so that it can utilize outdoor space on two sides. Balcony space and access to the green roof have also been provided from the retail space.

A-3 Entrances visible from the Street
Entries should be clearly identifiable and visible from the street
The entrances have been designed with landscaped plazas to set them off from the building face and identify them as entrances.

A-4 Human Activity
New development should be sited and designed to encourage human activity on the street.
Create graceful transitions from public to private spaces
Design facades to encourage activity to spill out from the building
Reinforce pedestrian connections
Design for safe, well-lit connections to link high activity areas
The entrances have been recessed and enhanced with landscaping to provide a transition space between the sidewalk and the building lobby. The retail spaces have designed around the entry plaza to enliven the space.
The sidewalk along Eastlake will be enhanced with awnings, planters, lighting etc. The stair between Eastlake and Fairview will be landscaped, and the Fairview bus stop will be adjacent to a landscaped plaza.

A-5 Respect for adjacent sites
Buildings should respect adjacent properties by being located to minimize disruption of the privacy and outdoor activity of residents of adjacent buildings.
Functions and windows at the south edge have been arranged to provide a greater level of privacy for the adjacent hotel rooms.

B. Height, Bulk and Scale

B-1 Height, Bulk and Scale compatibility
Projects should be compatible with the scale of development anticipated by Land Use policies for the surrounding area and should be sited to provide a sensitive transition to nearby less intensive zones.
Address both pedestrian and auto experience with building placement scale and detail
Articulate the façade vertically or horizontally in intervals that relate to the existing structures in the vicinity.
Consider using architectural features to reduce building scale

C. Architectural Elements and Materials

C-1 Architectural Context
New buildings proposed for an existing neighborhood with a well defined character should be compatible with or complement the architectural character and siting patterns of neighboring buildings.
Reuse and preserve important buildings where possible
Respond to history and character in the adjacent vicinity in terms of patterns, style and scale
Respond to working class, maritime, commercial and industrial character in the waterfront area
The existing Gunn Building will be renovated. The portion of the new construction that abuts the Gunn building will continue its industrial concrete frame facades while at the taller portions of the building vertical glazing responds to the vertical glazing on the steam plant and Earl Davies building.

C-2 Architectural concept and consistency
Building elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building.
Design the roofscape in addition to the streetscape

C-4 Exterior finish materials
Exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

D. Pedestrian Environment

D-1 Pedestrian open spaces and entrances
Convenient and attractive access to the building entry should be provided; paths and entry areas should be well lighted and entry areas should be protected from the weather. Opportunities for creating lively pedestrian oriented open space should be considered.
Provide features that enhance the public realm the "Board is generally willing consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:
Pedestrian oriented street lighting
Street furniture

D-2 Blank walls
Buildings should avoid large blank walls facing the street especially near sidewalks. Where blank walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and interest.
At the south wall the maximum amount of glazing allowed by code will be provided; the stairs at eh corners are glazed to open up the space and provide interest and fritted windows are located in elevator lobbies. Contrasting textures, angled walls and a shifted plane break down this face.

D-4 Design of parking lots near sidewalks
Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles on the sidewalk and minimize visual clutter.
Parking below grade is preferred
Parking is below grade.

D-6 Screening of dumpsters, utilities and service areas
Buildings should locate service elements such as dumpsters, loading docks and mechanical equipment away from the street front where possible.
Dumpsters will be located in a closed loading dock. Loading dock has opaque doors to screen it from the street. Most mechanical equipment is located at the rooftop and integrated into the architecture.

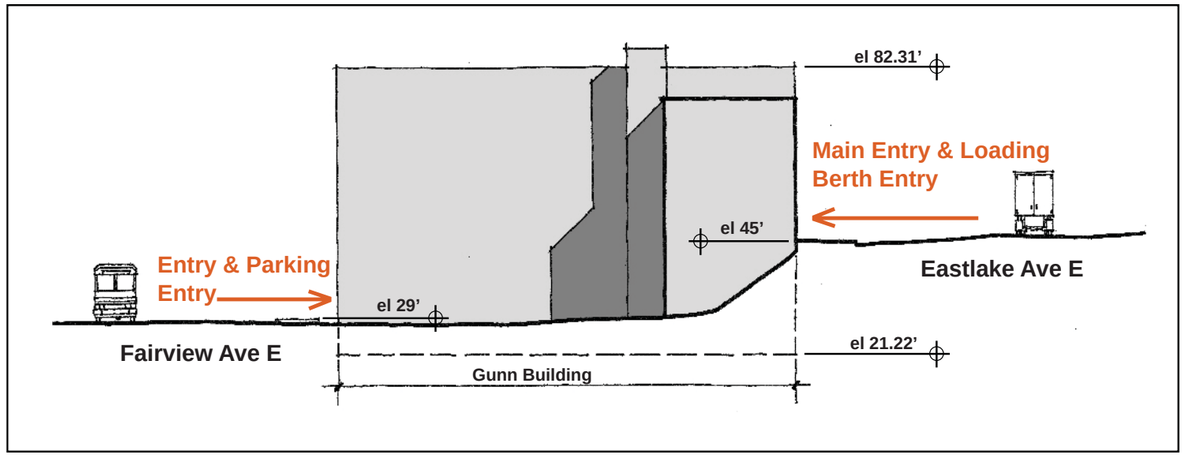
D-7 Personal safety and security
Project design should consider opportunities for enhancing personal safety and security.
Enhance public safety
The area at the stair has been widened. Good lighting will be provided and glazing used to provide "eyes" on the street. The area under the bridge is under discussion with SDOT but will be cleaned and the lake edge stabilized as possible.

E. Landscaping

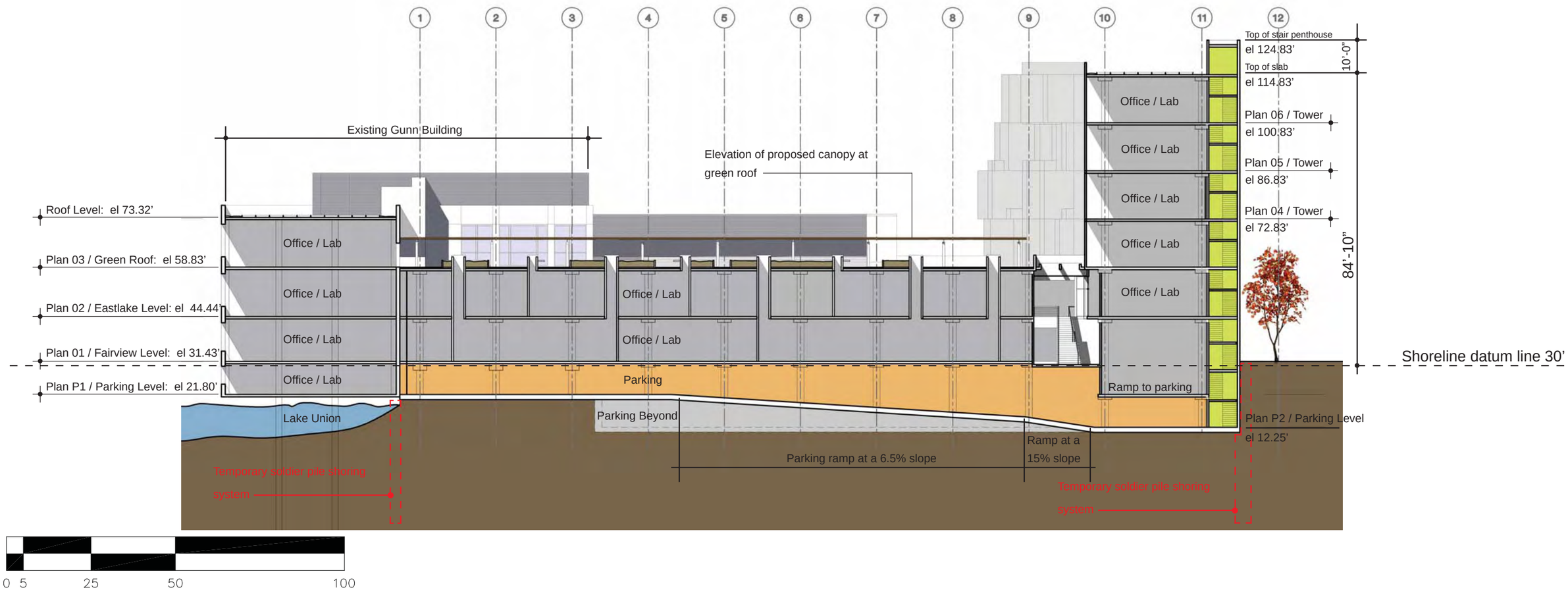
E-1 Reinforce existing landscape character of neighborhood
Where possible, and when there is not an overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
Encourage landscaping that meets LEED criteria
Where appropriate install indigenous trees and plants
All street level plantings will be native plants. Green roofs and the street level will be part of the LEED strategy for the building. The planter beds and street trees will reinforce the plantings at nearby properties.

E-3 Landscape design to address special site conditions
The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off site conditions such as greenbelts, ravines, natural areas, and boulevards.
Landscaping should be designed to take advantage of views to waterfront and downtown.
The green roof level will provide the occupants with excellent views of Lake Union and the space needle.

Site sections



Cross Section through site



Longitudinal Section through site

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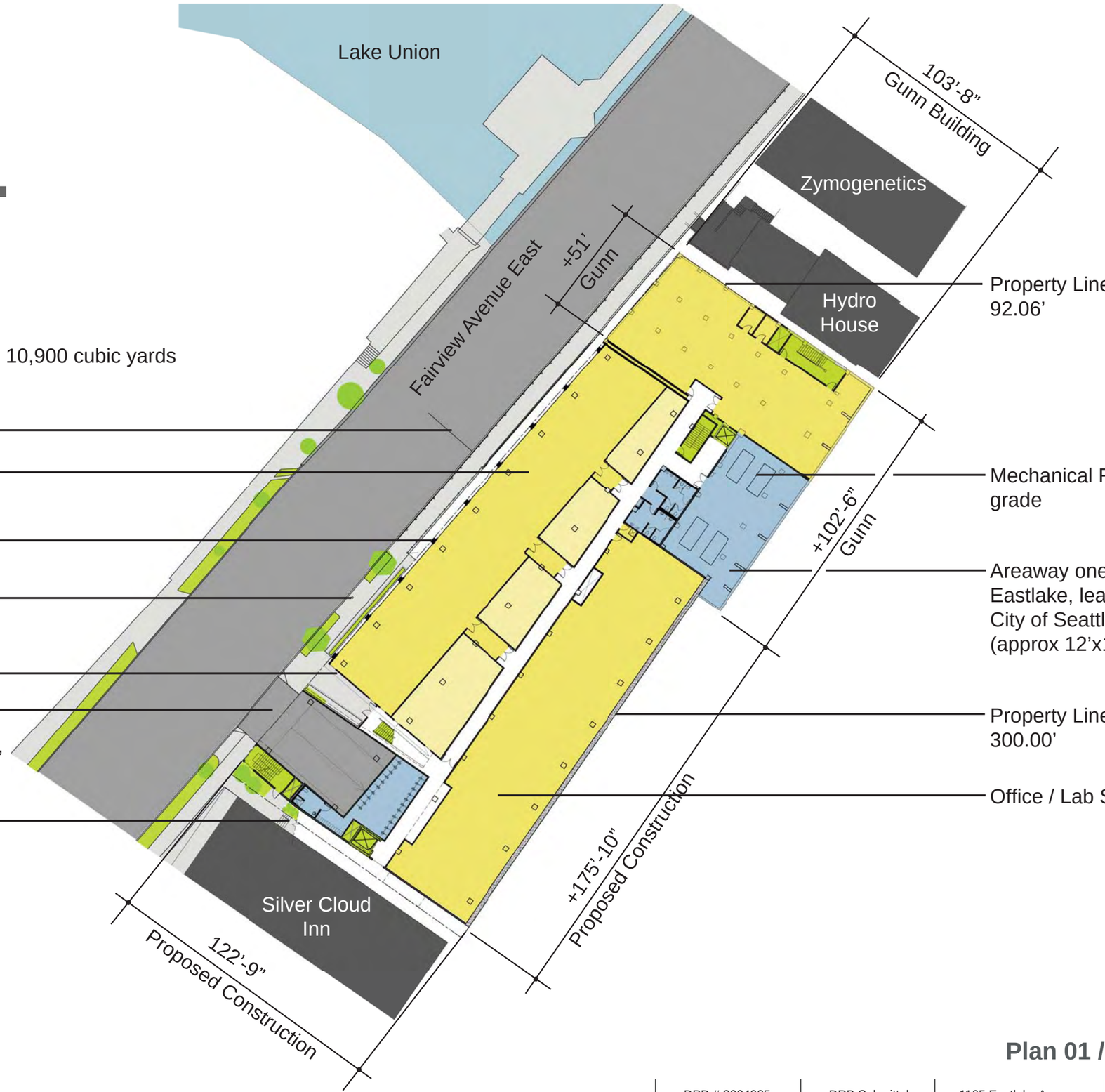
Plan 01

Lot Area: 33,380 sf

Lot Area Coverage Calculation: 100%

Excavated Soils to be disposed of off site: 10,900 cubic yards



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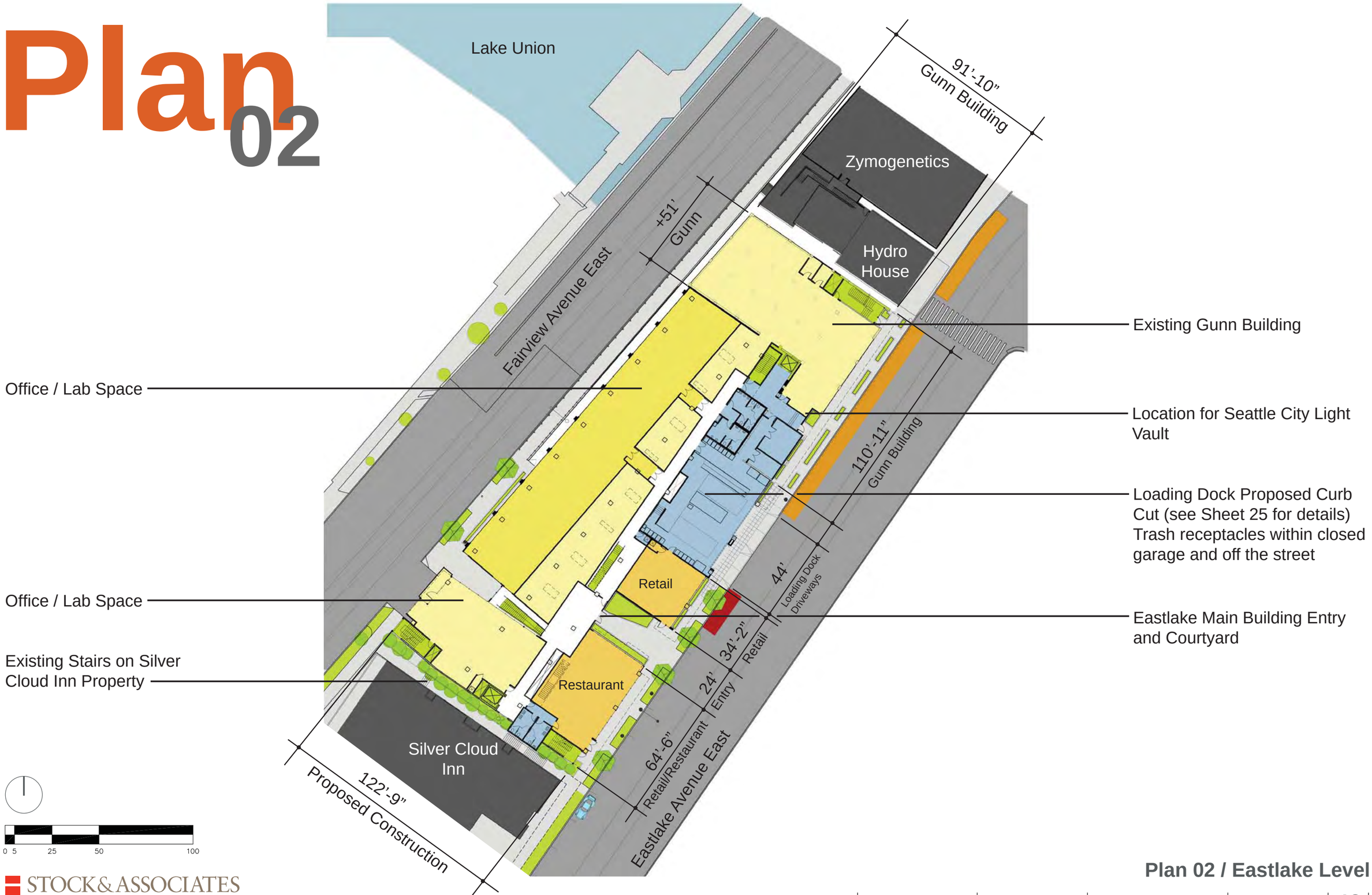
Plan 01 / Fairview Level

Plan 02



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Plan 02 / Eastlake Level

Plan 03

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Plan 03 / Green Roof Level

Plan

04 05 06

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Plan 04, 05 & 06

Plan P1 P2

Parking Calculations

Parking Totals: 84 stalls

Stall sizes
Small: 55 (65%)
Large: 29 (35%)

Parking Calculations
Based on projected possible use of areas

Levels	Gross Square Feet	Parking factor	Code Stalls
Plan P1 / Lower Gunn - Lab Space	4,519	1,500	3.0
Plan 01 / Fairview Level			
Labs: Gunn	7,920	1,500	5.3
Labs: New	25,460	1,500	17.0
Plan 02 / Eastlake Level			
Labs: Gunn	6,446	1,500	4.3
Labs: New	17,400	1,500	11.6
Offices	4,236	1,000	4.2
Retail	2,557	250	10.2
Plan 03 / Green Roof Level			
Labs: Gunn	8,290	1,500	5.5
Offices: New	4,619	1,000	4.6
Retail	2,557	250	10.2
Plan 04 / Tower			
Offices	7,182	1,000	7.2
Plan 05 / Tower			
Offices	7,182	1,000	7.2
	98,368		**90.4**
Transit reduction (90.4 x 0.2)		0.2	18.1
Total			**72.3**

Bike Storage	
Long term	
4,000	24.6
Short term	
40,000	2.5

Gunn Building: Office / Lab Space

Flat

Ramp down from 21.80' to 15.30' to level P2 at a 6.5% slope

Flat

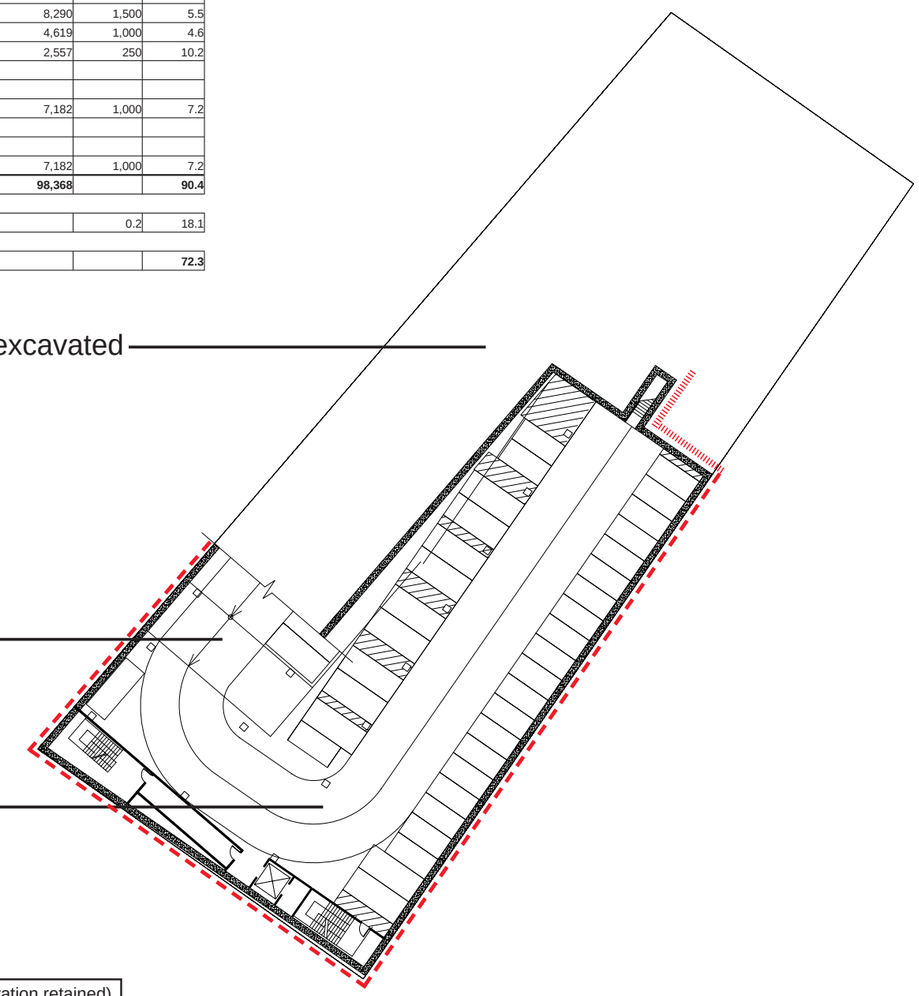
Entry ramp from 29.00' to 21.80' at a 12.2% slope

Possible deep pile foundation system this area

Area to remain unexcavated

Second portion of ramp down from 15.30' to 12.25' to level P2 at a 15% slope

Flat



Legend

- Temporary Soldier Piles (cantilever and/or tied depending on soil elevation retained)
- Permanent Gunn Building underpinning system
- Permanent Gunn Building underpinning/soil retention soldier pile system

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Plan P1 / Parking

Plan P2 / Parking

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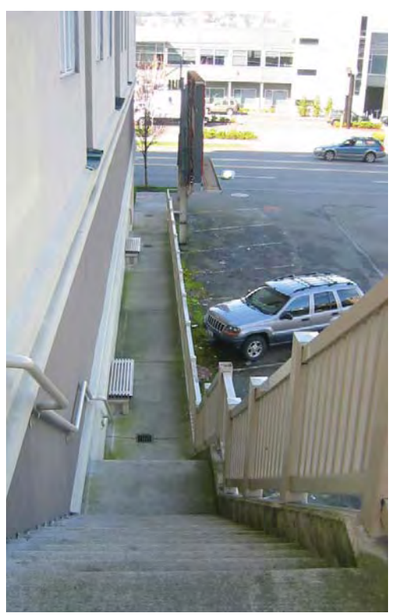
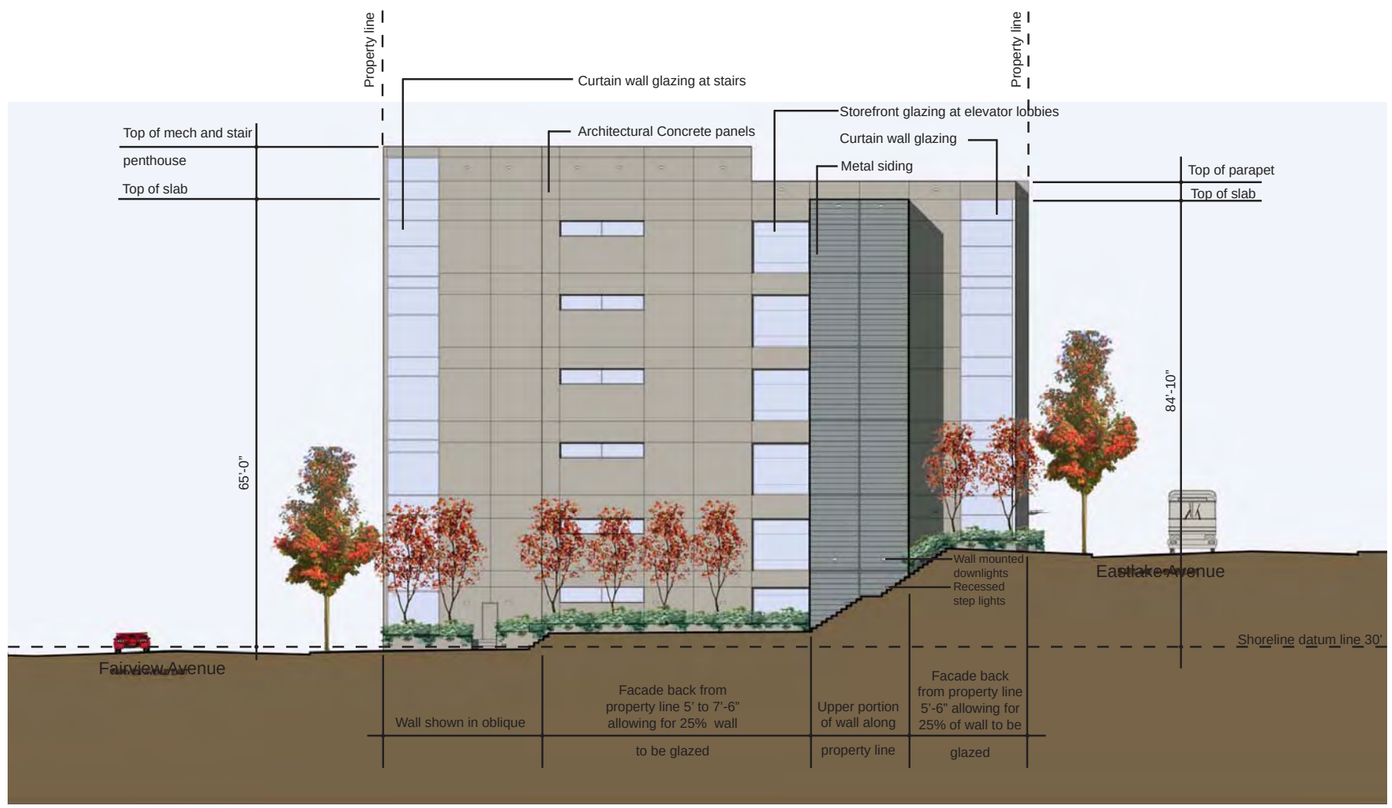
Elevation South

Silver Cloud stairs at Fairview



Silver Cloud stairs existing



South Elevation

Silver Cloud stairs at Eastlake

Silver Cloud stairs existing

0 25 50

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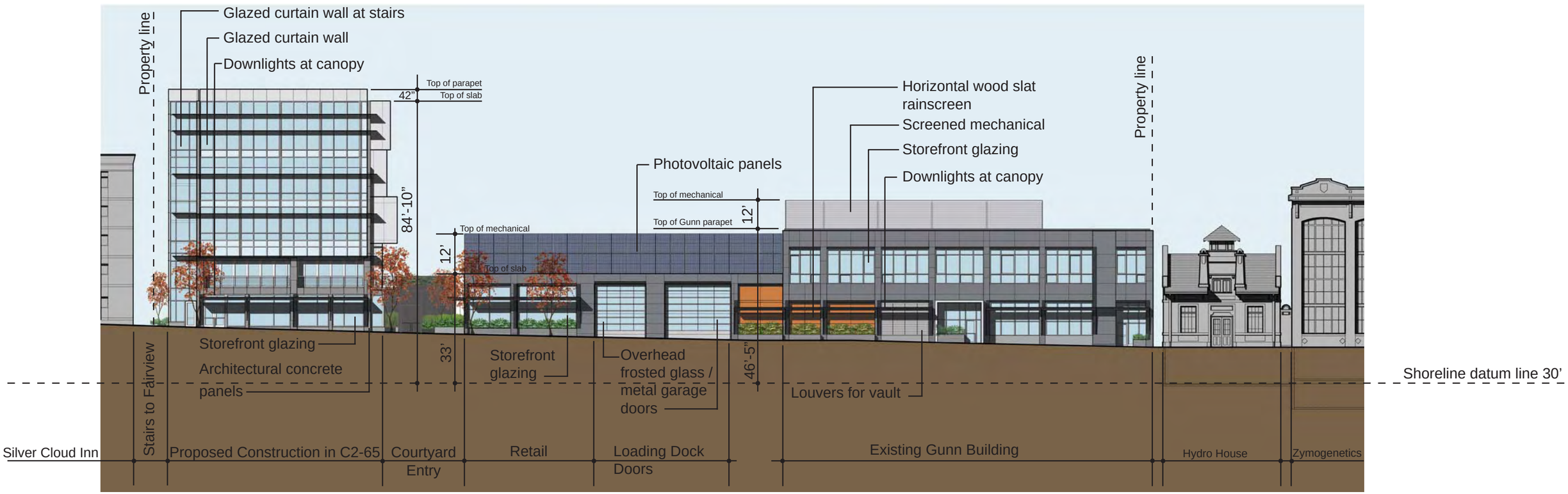
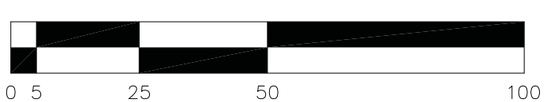
Elevation East





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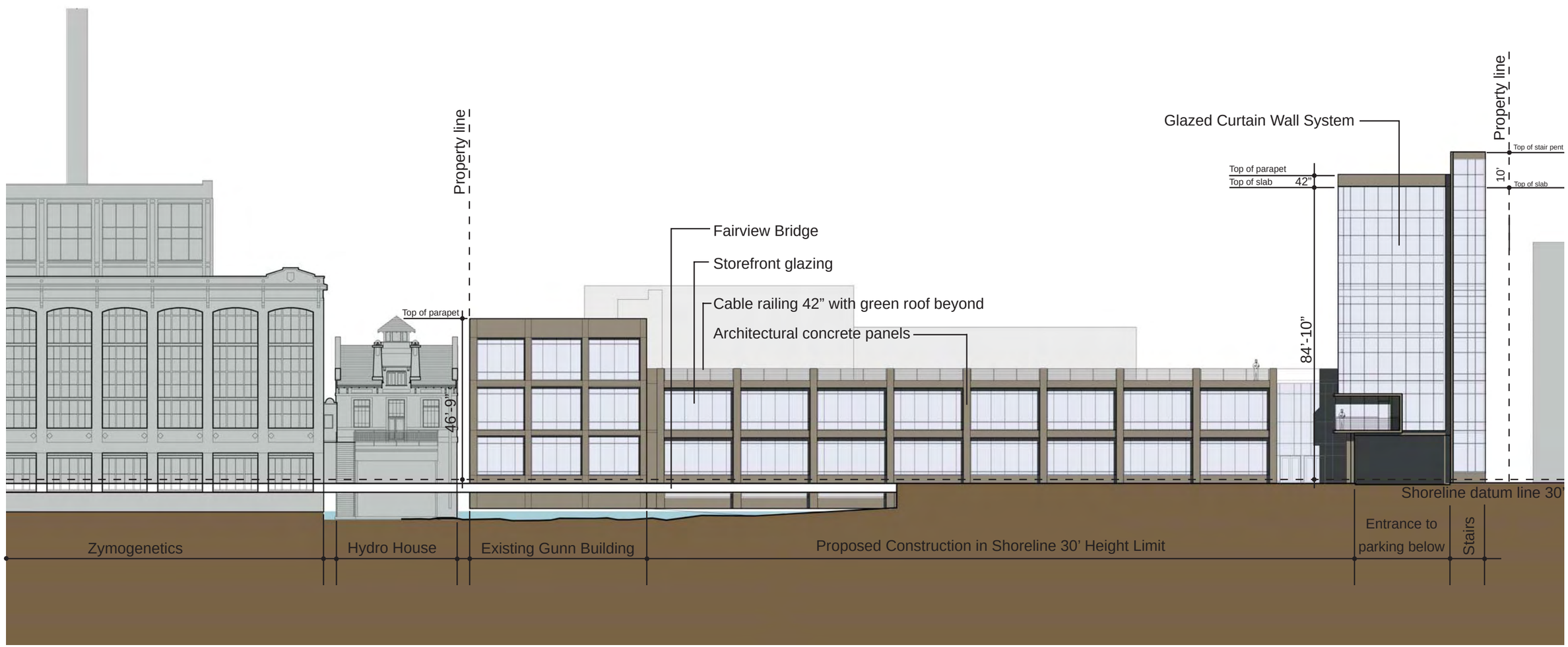
East Elevation / Eastlake Avenue

Elevation West



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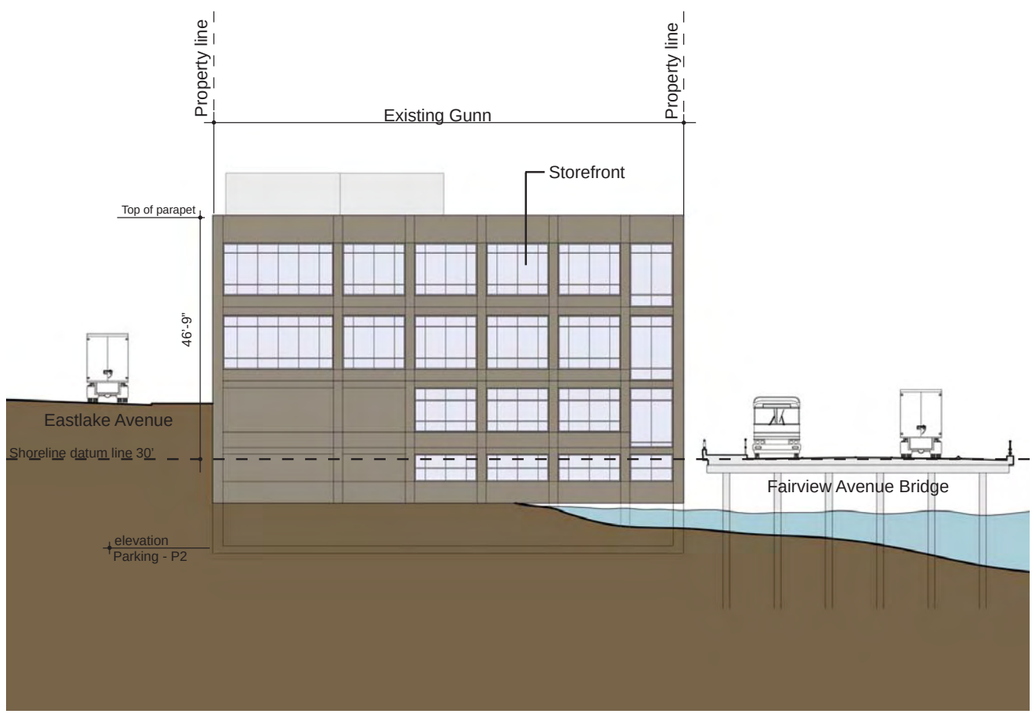
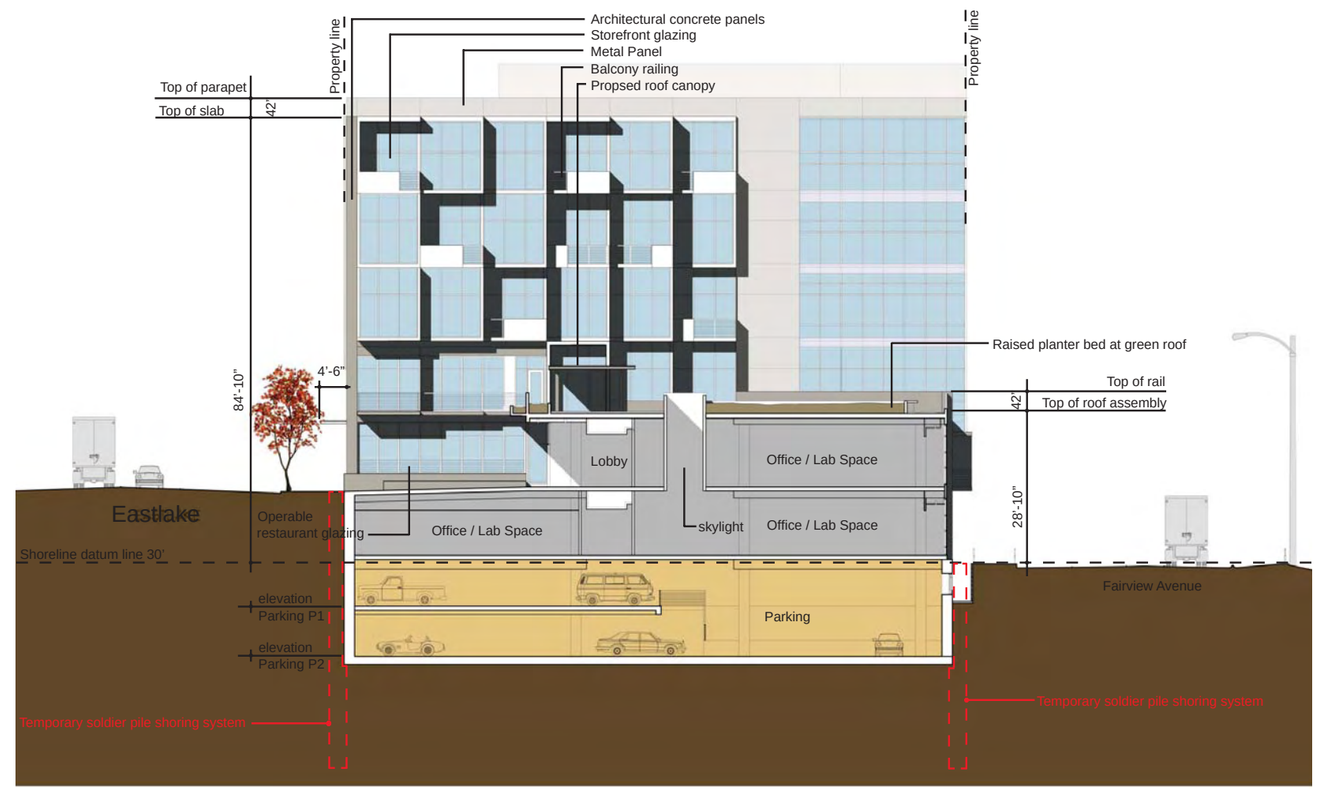
West Elevation / Fairview Avenue

Elevations

North





North Gunn Elevation

North Elevation / Section at Eastlake Entry

Section

Vine Maple

Sword Fern

Salal

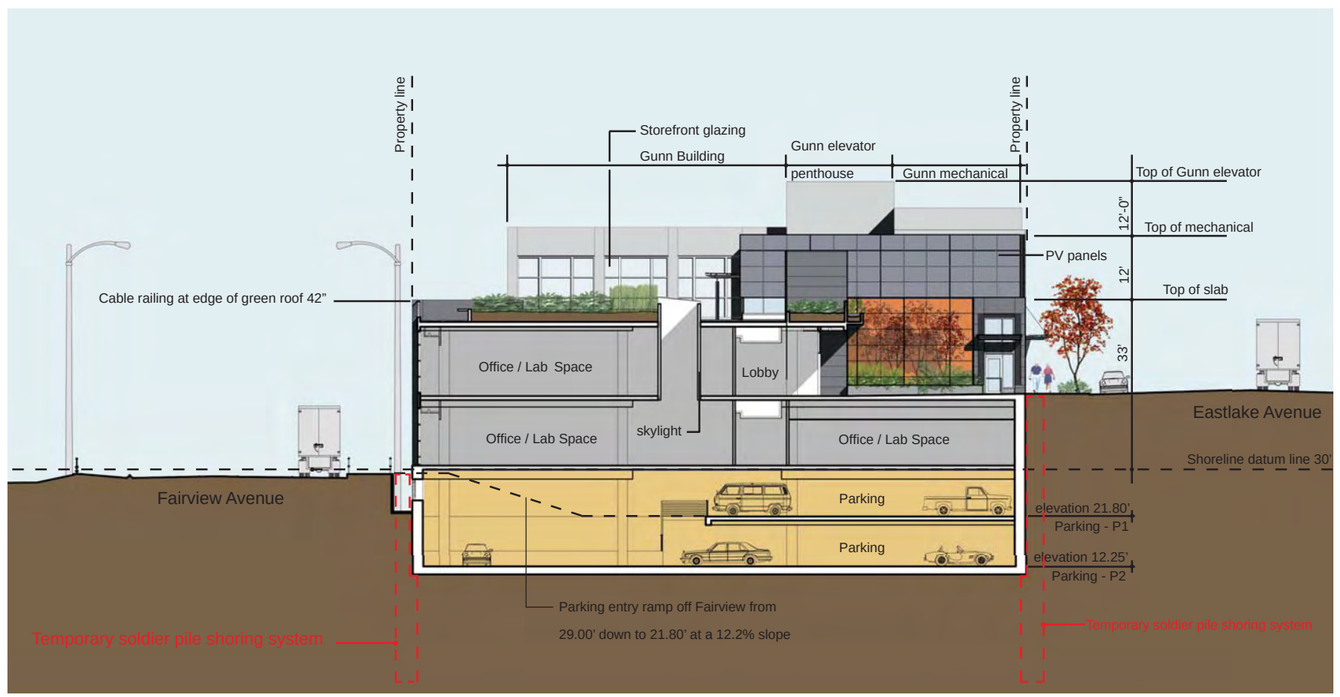
Mahonia

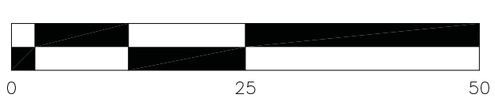
Snowberry

Wild Strawberry

Mahonia

Street Level Plants at Entry





South Elevation / Section at Eastlake Entry

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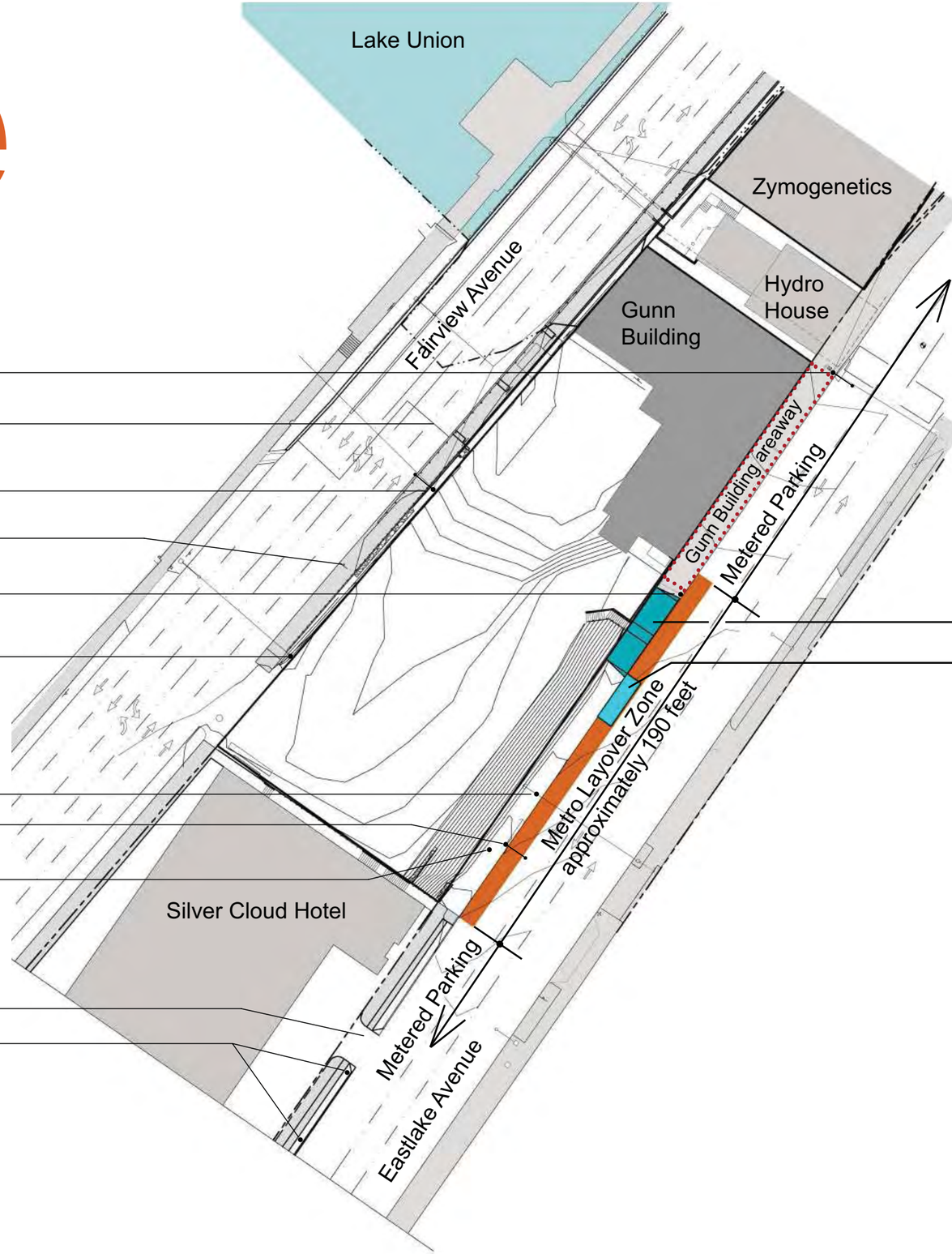
Site



Power pole, wood with street light

Start of Fairview Bridge

Power pole, metal with street light

Bus stop

Power pole, wood

Power pole, metal

Power pole, wood

Power pole, wood with street light

Power pole, wood

Curb cut

Power poles, wood

Locations in conflict with Metro Layover Zone

Proposed loading dock driveway

Proposed commerical load zone: 25 feet

Existing Site Conditions

Metro Layover Zone
Metered Parking
Power Pole and Street Light Locations
Proposed Loading Dock Driveway

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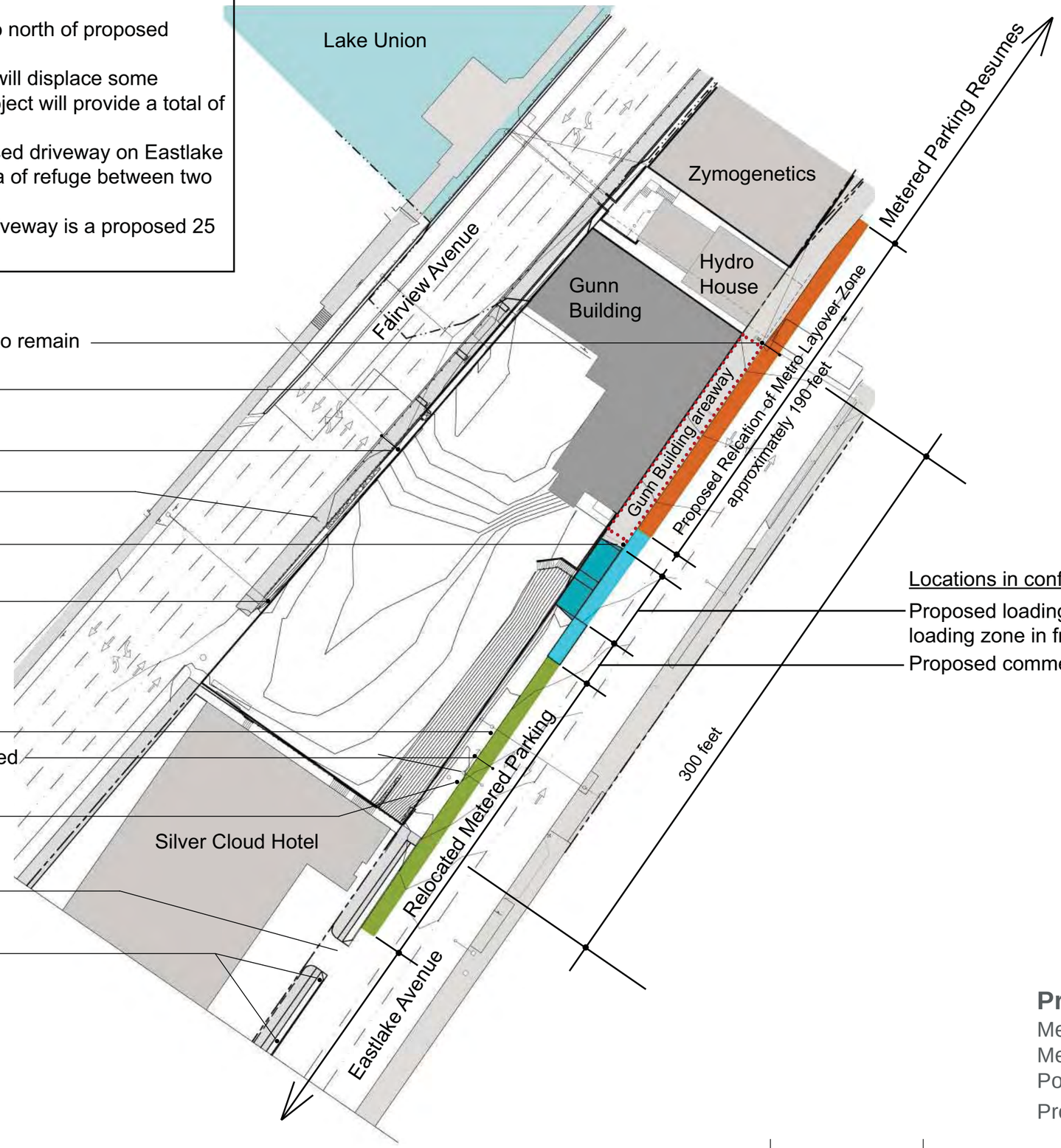
Site

Itemized proposed changes:
1. Relocate Metro Layover zone to north of proposed driveway.
2. The relocation of the bus zone will displace some metered parking stalls. But the project will provide a total of 84 new parking stalls.
3. The combined 44 feet of proposed driveway on Eastlake will include a 5 foot pedestrian area of refuge between two driveways.
4. To the south of the proposed driveway is a proposed 25 foot commercial loading zone.



Power pole, wood with street light to remain

Start of Fairview Bridge

Power pole, metal with street light

Bus stop

Power pole, wood

Power pole, metal

Power pole relocated

Power pole with street light relocated

Power pole relocated

Existing Curb cut
(not part of this project)

ExistingPower poles, wood
(not part of this project)

Locations in conflict with Existing Metro Layover Zone

Proposed loading dock driveway
loading zone in front of driveway

Proposed commerical load zone: 25 feet

Proposed Street Conditions

Metro Layover Zone Relocation
Metered Parking Relocation
Power Pole and Street Light Relocations
Proposed Loading Dock Driveway

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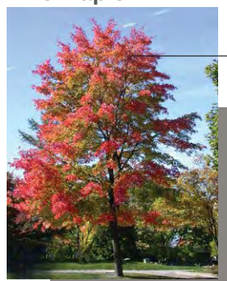
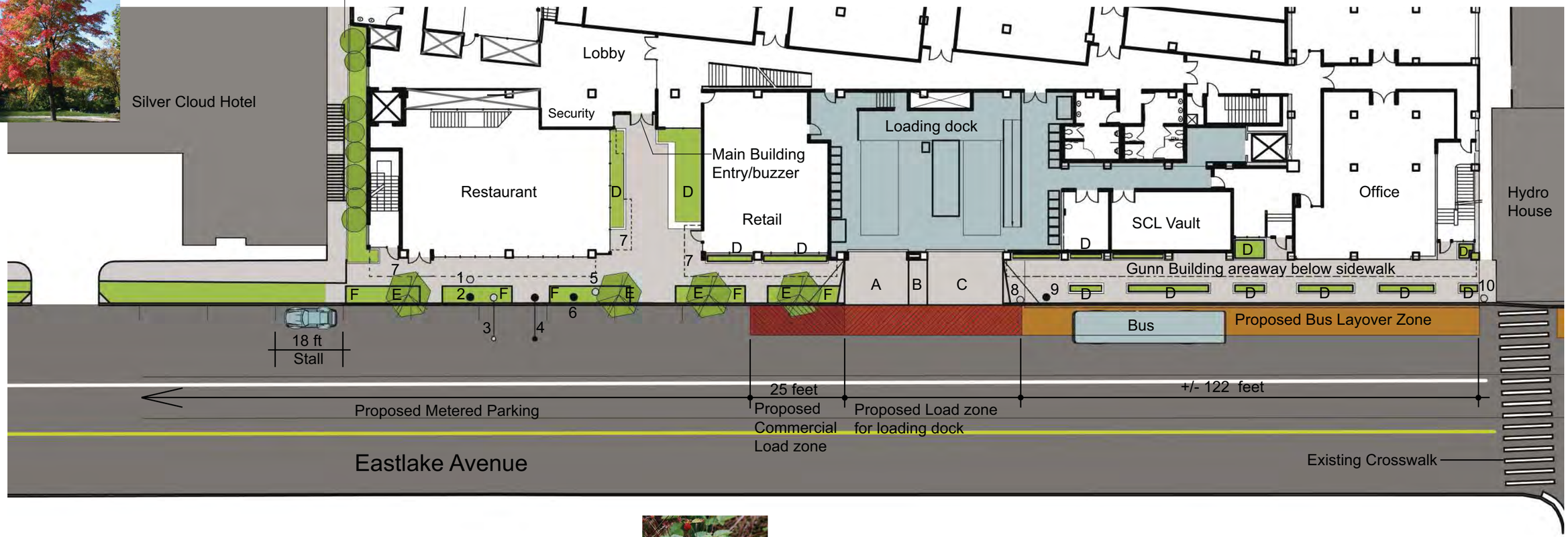
Vine Maple

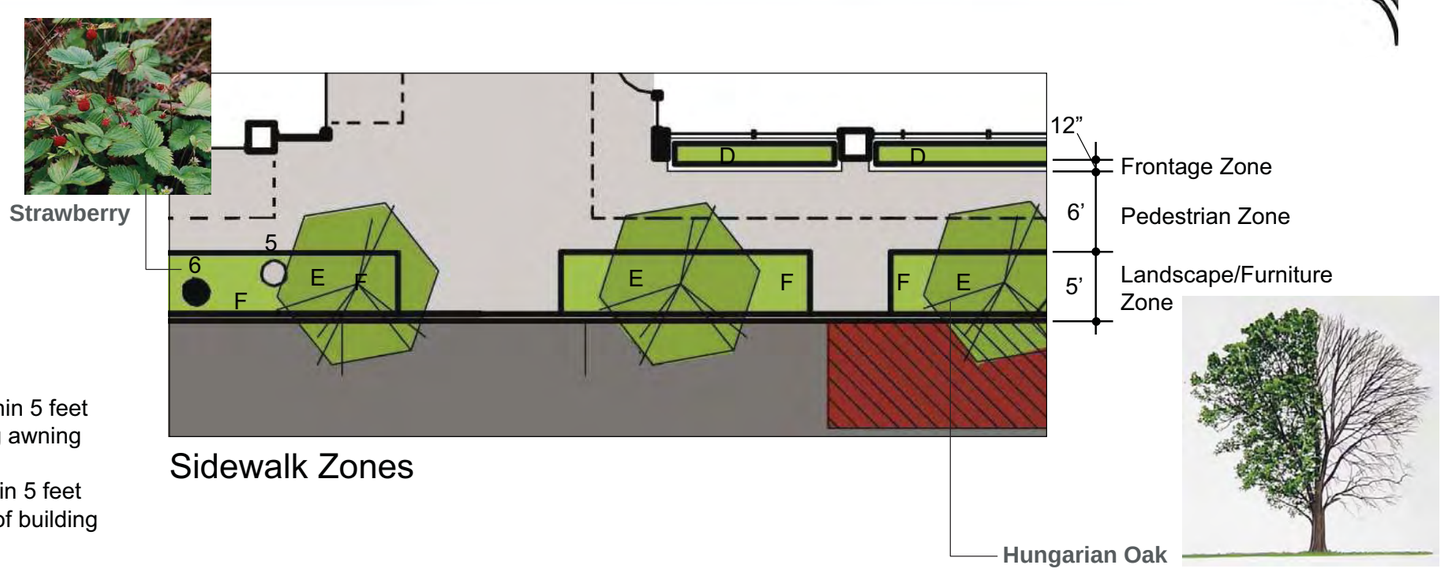




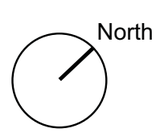
Loading Dock Driveway and Landscaping
A 17 foot driveway
B 5 foot pedestrian area of refuge
C 22 foot driveway
D Raised planter beds - 3 feet from curb
E Street Trees
F Planter beds on grade

Power Poles and Street Lights
1 Existing power pole
2 Proposed power pole relocation
3 Existing Street Light
4 Proposed street light relocation
5 Existing power pole
6 Proposed power pole relocation
7 Building awning above
8 Existing power pole
9 Proposed power pole relocation
10 Existing power pole to remain

Proposed power pole relocations are within 5 feet of existing pole and 4'-6" clear of building awning projection.
Proposed street light relocations are within 5 feet of existing light locations and 4'-6" clear of building awning projection.



Sidewalk Zones



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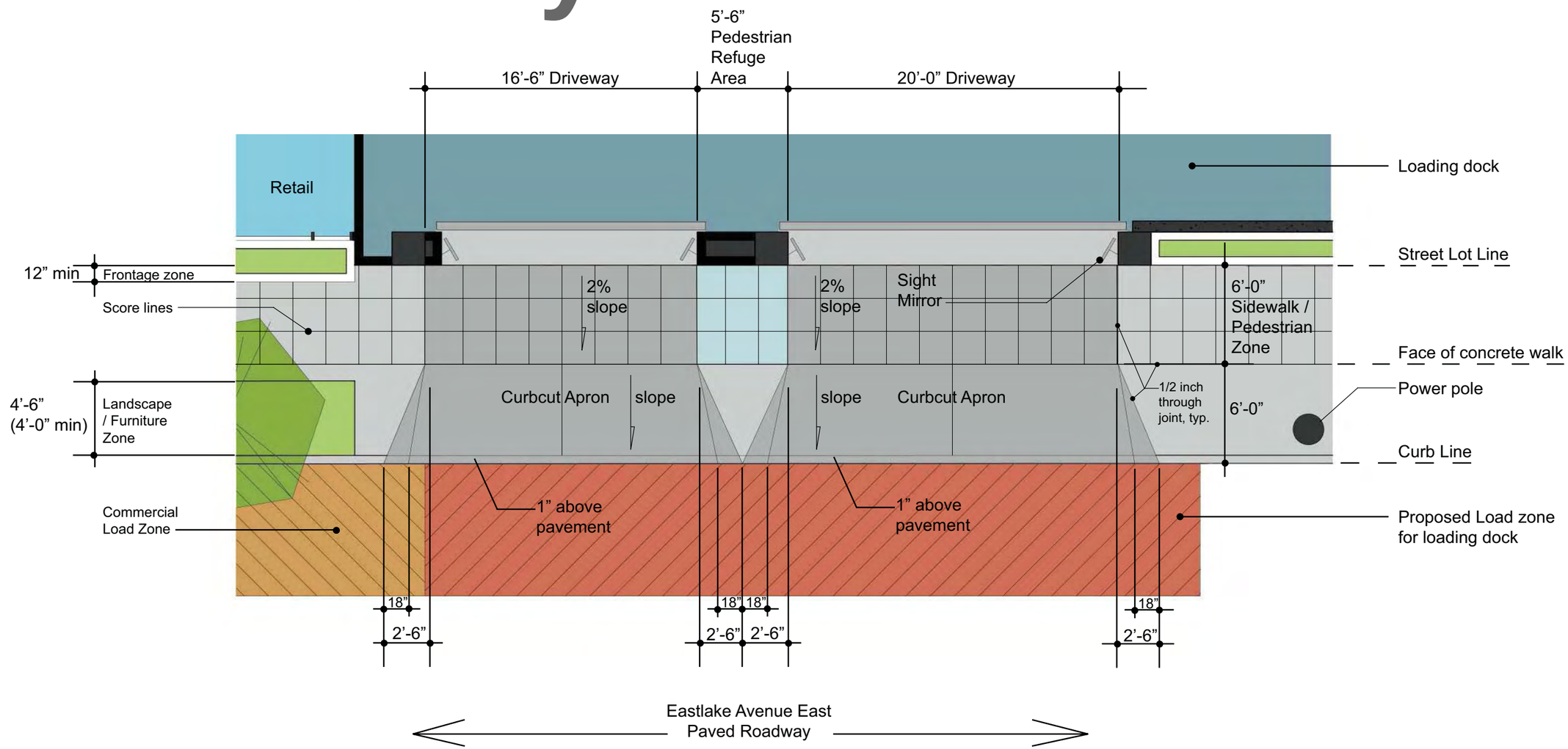
Proposed Eastlake Street Conditions Related to Loading Dock

Plan driveway



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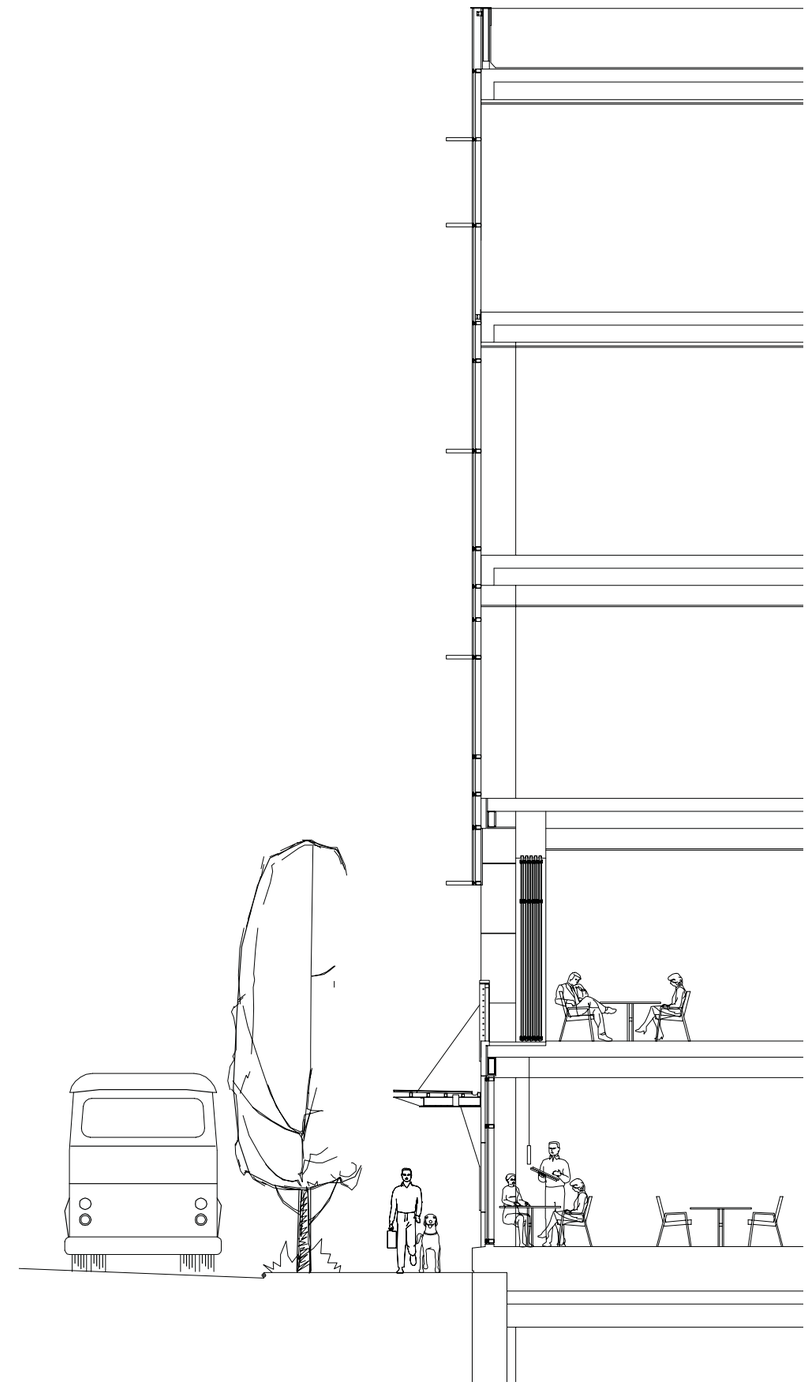
Loading Dock Driveway Plan Detail

Eastlake streetscape

View of Eastlake Entry



Section at restaurant

Landscape

SEATTLE × green factor

FINAL VERSION 3-9-07

	enter sq ft of parcel		You need at least 0.300
Parcel size *(ENTER THIS VALUE FIRST)**	32,348	SCORE	0.379

	Types of Area**		Square Feet	Factor	Total
A	**Vegetation planted with a soil depth of less than 24"**				
1	Lawn or grass pavers or ground covers		enter sq ft 249	0.2	50
2	Plants and shrubs 3' and higher at maturity	enter number of plants 351	5616	0.3	1,684.8
B	**Vegetation planted with a soil depth of more than 24"**				
1	Lawn, grass pavers or other plants less than 3' tall at maturity		enter sq ft 1372	0.7	960
2	Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 45	720	0.3	216
3	Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 16	800	0.3	240
4	Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 6	600	0.3	180.0
5	Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 0	0	0.4	-
6	Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground. calculated at 250 sq ft per tree	enter number of plants 0	0	0.5	-
8	Permeable paving that drains only itself. It must be at grade. - calculated per square foot		enter sq ft 0	0.6	-
C	**Green roofs** - 4" minimum soil depth at time of planting		enter sq ft 11169	0.7	7,818.3
D	**Vegetated walls**		enter sq ft 0	0.7	-
E	**Water features (fountains) or rain gardens** (where allowed by SPU)		enter sq ft 0	0.7	-
		sub-total of sq ft =	*20,526*		
Bonuses					
F	**Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources**		enter sq ft 9,265	0.1	927
G	**Landscaping visible to passers-by from adjacent public right of way or public open spaces**		enter sq ft 1,972	0.1	197
			green factor numerator =		*12,273*

**** Do not count public rights of way in parcel size calculation.***

***** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.***

GreenFactor_02_01_08 Page 1

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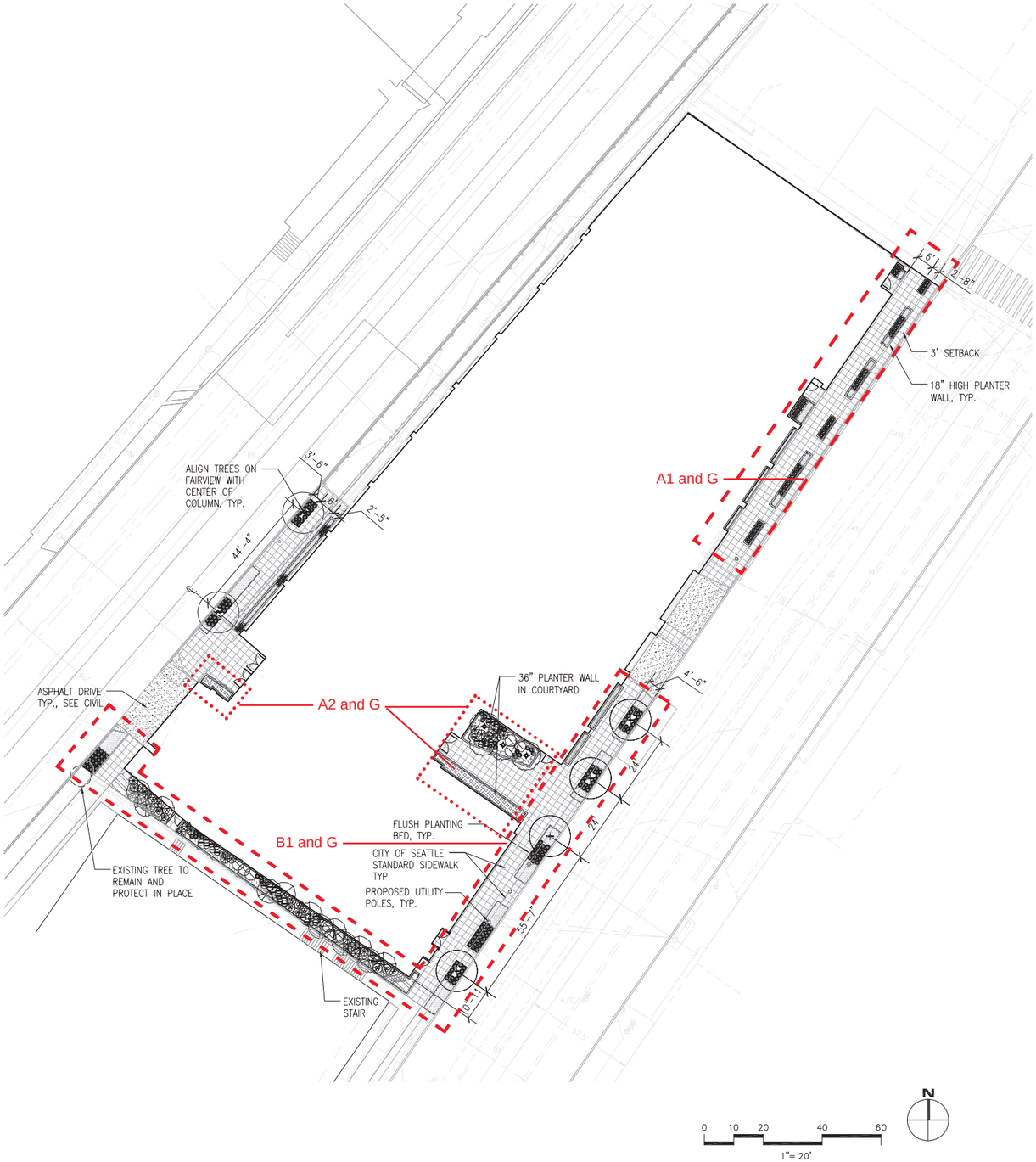

1 STREET LANDSCAPE PLAN
SCALE: 1"=20'

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LANDSCAPE CALCULATIONS:

LOT SIZE	32,348 SF
LANDSCAPE AREA REQ'D	9704.4 SF
LANDSCAPE AREA PROVIDED	
STREET LEVEL	1,972 SF
LEVEL 3 GREEN ROOF	4,384 SF
UPPER LEVEL GREEN ROOF	6,785 SF
TOTAL	13,141 SF
TREES REQUIRED	30
TREES PROVIDED	22
SHRUBS REQUIRED	60
SHRUBS PROVIDED	1,842

NOTES:

1. ALL ON GRADE AND ON STRUCTURE PLANTING AREAS TO RECEIVE A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM.

2. ALL ON GRADE AND ON STRUCTURE PLANTING AREAS TO RECEIVE AMENDED SANDY LOAM TOPSOIL MIX TO THE FOLLOWING MINIMUM REQUIRED DEPTHS:
TREES – 30"
SHRUBS – 18"
GROUNDCOVER – 8"

STREET LEVEL PLANT SCHEDULE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING/COMMENTS	QUANTITY	Seattle Green Factor Catagory
		ACER CIRCINATUM	VINE MAPLE	8' HT., B&B, MULTISTEM (3 MIN.)	12	B3
		ACER CIRCINATUM	VINE MAPLE	10' HT., B&B, MULTISTEM (3 MIN.)	4	B3
		ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2 1/2" CAL., B&B, BRANCHED ABOVE AND BETWEEN 6' AND 7'	2	B4
		QUERCUS FRAINETTO	HUNGARIAN OAK	2 1/2" CAL., B&B, BRANCHED ABOVE AND BETWEEN 6' AND 7'	4	B4
		EXISTING TREE				

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING/COMMENTS	QUANTITY	
		EUPHORBIA ROBBIAE*	ROBB'S EUPHORBIA	1 GAL. FULL & BUSHY	106	
		GAULTHERIA SHALLON*	SALAL	1 GAL. FULL & BUSHY	36	B2 and F
		LAVANDULA STOECHAS*	SPANISH LAVENDER	1 GAL. FULL & BUSHY	87	F
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL. FULL & BUSHY	21	
		SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	1 GAL. FULL & BUSHY	13	
		MAHONIA NERVOSA*	LONGLEAF MAHONIA	2 GAL. FULL & BUSHY	162	F
		ROSA MEIDILAND*	WHITE MEIDILAND ROSE	2 GAL. 24" O.C. FULL & BUSHY	59	
		ROSEMARY OFFICINALIS 'PROSTRATUS'*	DWARF ROSEMARY	1 GAL. 18" O.C. FULL & BUSHY	50	F
		SYMPHORICARPOS ALBUS*	SNOWBERRY	2 GAL. FULL & BUSHY	9	B2 and F
		TAXUS X MEDIA 'TAUNTONII'*	TAUNTON'S YEW	5 GAL. FULL & BUSHY	106	F

GROUNDCOVERS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING/COMMENTS	QUANTITY	
		ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL. 14" O.C.	238	
		ARCTOSTAPHYLOS UVA URSI*	KINNICK KINNICK	4" POTS, 9" O.C.	1,059	F
		DICENTRA FORMOSA	PACIFIC BLEEDING HEART	1 GAL. 14" O.C.	77	
		ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL. 18" O.C.	383	
		EQUISETUM HYEMALE	SCOURING RUSH	1 GAL. 14" O.C.	122	
		SEDUM SPURIUM 'BRONZE CARPET'*	BRONZE CARPET STONECROP	PLUGS, 6" O.C. PREPLANTED IN TRAYS	9,169	F
		FRAGARIA CHILOENSIS	WILD STRAWBERRY	4" POTS, 10" O.C.	815	F
		HYPERICUM CALYCINUM*	CREEPING ST. JOHNSWORT	4" POTS, 10" O.C.	518	F
		IRIS GERMANICA*	BEARDED IRIS	1 GAL. 14" O.C.	282	F
		SEDUM TELEPHINUM 'AUTUMN JOY'*	AUTUMN JOY STONECROP	4" POTS, 12" O.C. PREPLANTED IN TRAYS	3,130	F
		SEDUM ANGELINA*	ANGELINA STONECROP	PLUGS, 6" O.C. PREPLANTED IN TRAYS	7,071	F
		TRILLIUM OVATUM	WESTERN TRILLIUM	1 GAL. 10" O.C.	91	
		50% VANCOUVERIA HEXANDRA 50% ARCTOSTAPHYLOS UVA URSI*	INSIDE–OUT FLOWER KINNICK KINNICK	BOTH 4" POTS, 9" O.C. FULL AND SPREADING	104	

*DROUGHT TOLERANT

Landscape Street Planting Plan

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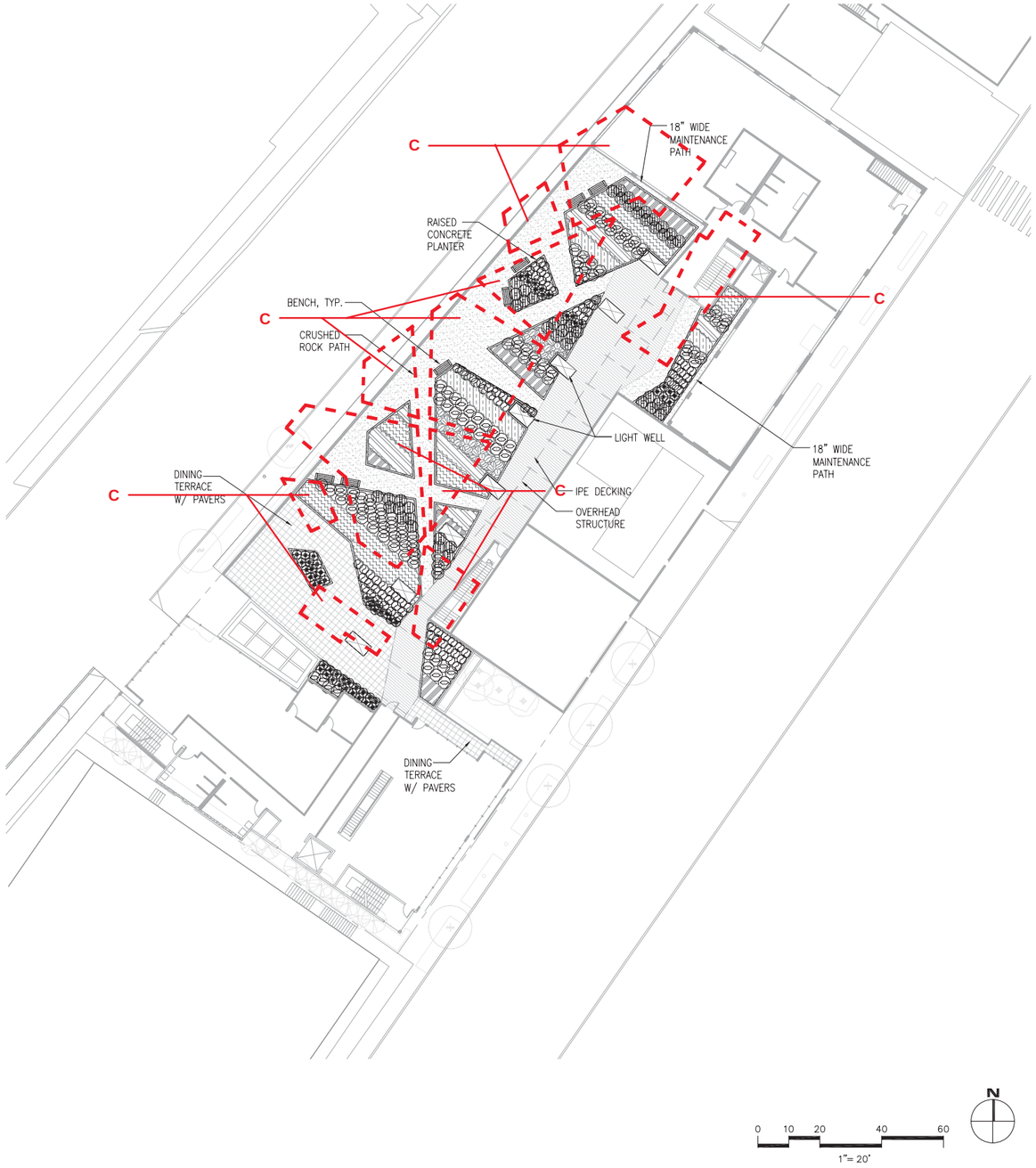

2 TERRACE LANDSCAPE PLAN
SCALE: 1"=20'

LANDSCAPE CALCULATIONS:	
LOT SIZE	32,348 SF
LANDSCAPE AREA REQ'D	9704.4 SF
LANDSCAPE AREA PROVIDED	
STREET LEVEL	1,972 SF
LEVEL 3 GREEN ROOF	4,384 SF
UPPER LEVEL GREEN ROOF	6,785 SF
TOTAL	13,141 SF
TREES REQUIRED	30
TREES PROVIDED	22
SHRUBS REQUIRED	60
SHRUBS PROVIDED	1,842

NOTES:

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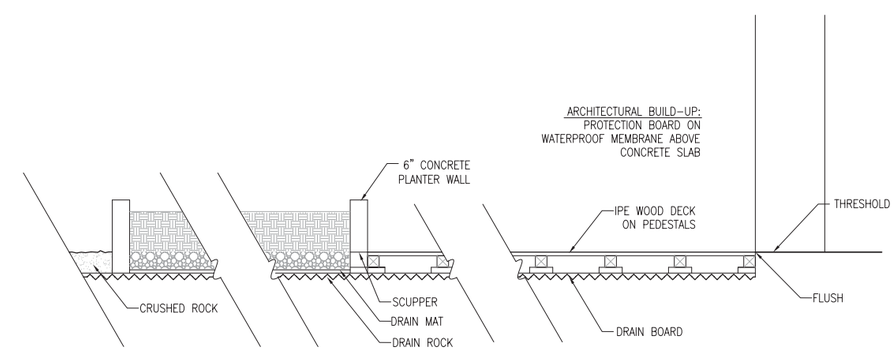
2. ALL ON GRADE AND ON STRUCTURE PLANTING AREAS TO RECEIVE AMENDED SANDY LOAM TOPSOIL MIX TO THE FOLLOWING MINIMUM REQUIRED DEPTHS:
TREES – 30"
SHRUBS – 18"
GROUNDCOVER – 8"

LEVEL 3 GREEN ROOF PLANT SCHEDULE**

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	Seattle Green Factor Catagory
		LAVANDULA STOECHAS*	SPANISH LAVENDER	F
		ROSA MEIDILAND 'ALBA'*	WHITE MEIDILAND ROSE	
		ROSMARINUS OFFICINALIS 'PROSTRATUS'*	DWARF ROSEMARY	F
		TAXUS X MEDIA 'TAUNTONII'*	TAUNTON'S YEW	F

GROUNDCOVERS	SYMBOL	BOTANICAL NAME	COMMON NAME	
		ALCHEMILLA MOLLIS	LADY'S MANTLE	
		ARCTOSTAPHYLOS UVA URSI*	KINNICK KINNICK	F
		ECHINACEA PURPUREA	PURPLE CONEFLOWER	
		FRAGARIA CHILOENSIS	WILD STRAWBERRY	F
		HYPERICUM CALYCINUM*	CREEPING ST. JOHNSWORT	F
		IRIS GERMANICA*	BEARDED IRIS	F

*DROUGHT TOLERANT
**QUANTITIES, SIZE, SPACING AND COMMENTS SHOWN ON STREET LEVEL PLANTING SHEET



A GREEN ROOF SECTION
SCALE: 1"=20'

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Landscape: Plan 03 - Green Roof Plan

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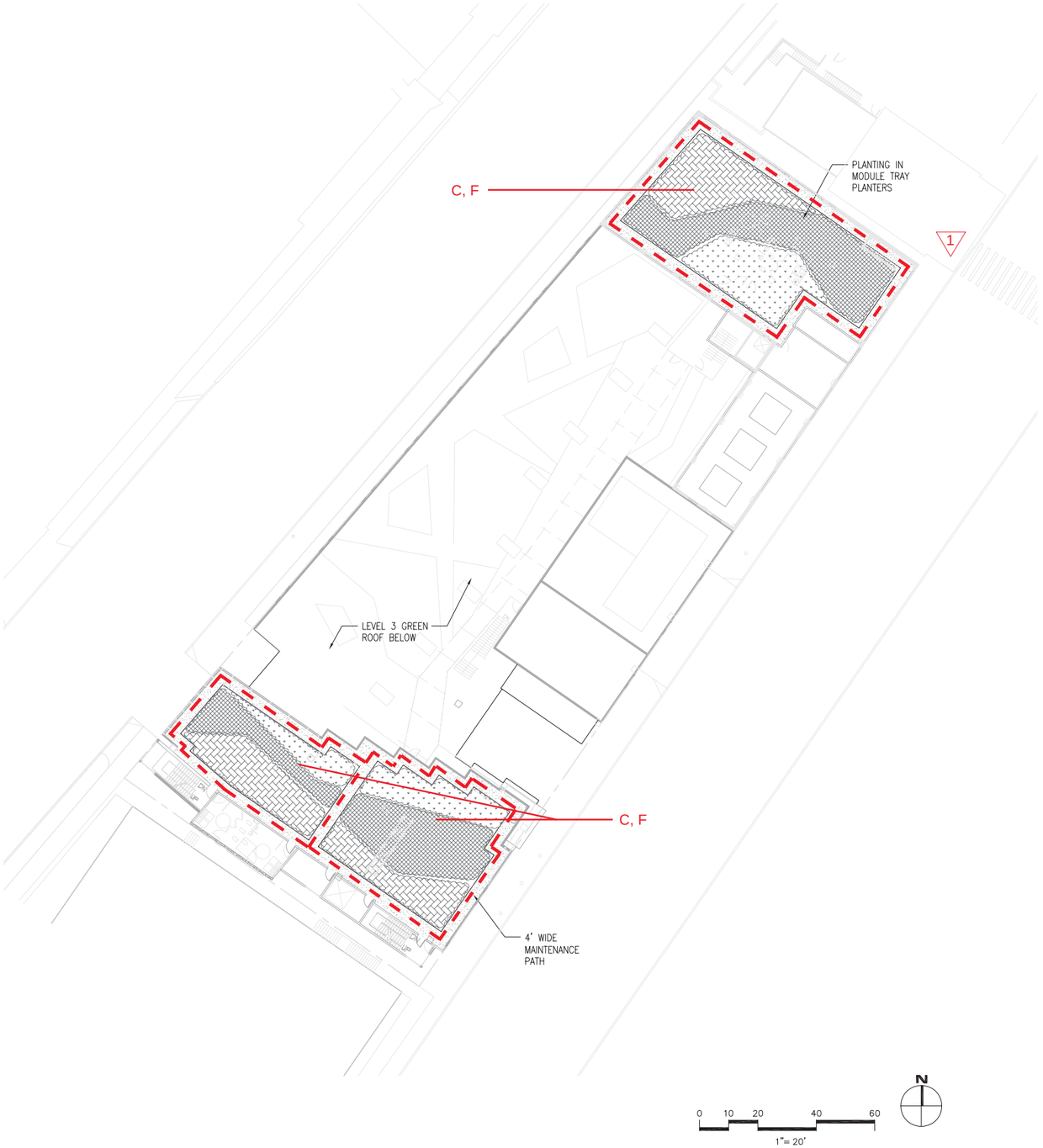

3 UPPER ROOF LANDSCAPE PLAN
SCALE: 1"=20'

LANDSCAPE CALCULATIONS:

LOT SIZE	32,348 SF
LANDSCAPE AREA REQ'D	9704.4 SF
LANDSCAPE AREA PROVIDED	
STREET LEVEL	1,972 SF
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TREES – 30"
SHRUBS – 18"
GROUNDCOVER – 8"

UPPER ROOF PLANT SCHEDULE**

GROUNDCOVERS	SYMBOL	BOTANICAL NAME	COMMON NAME	Seattle Green Factor Catagory
		SEDUM TELEPHINUM 'AUTUMN JOY'*	AUTUMN JOY STONECROP	F
		SEDUM SPURIUM 'BRONZE CARPET'*	BRONZE CARPET STONECROP	F
		SEDUM ANGELINA*	ANGELINA STONECROP	F

*DROUGHT TOLERANT
**QUANTITIES, SIZE, SPACING AND COMMENTS SHOWN ON STREET LEVEL PLANTING SHEET

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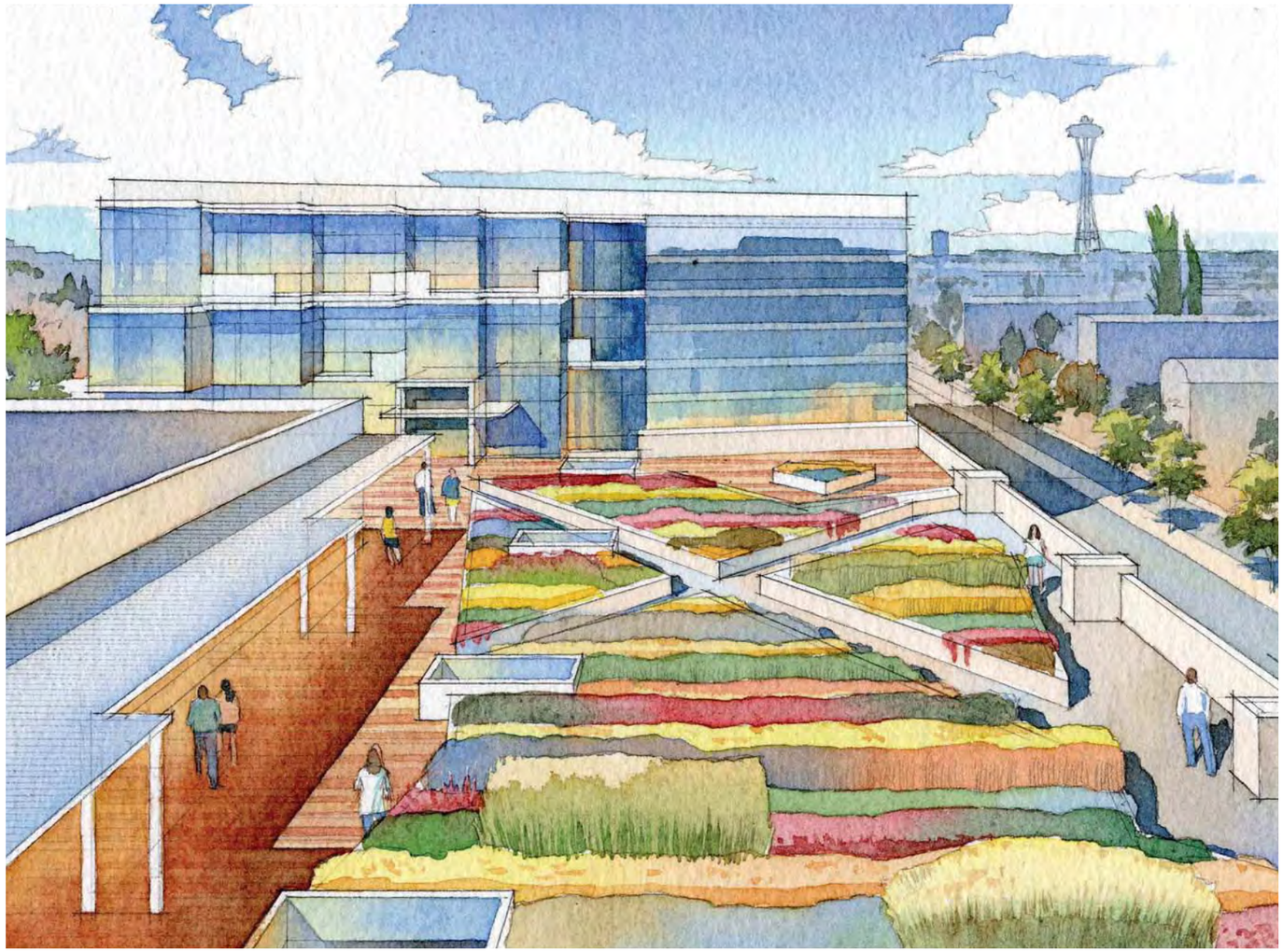
Green roof



View of Green Roof