

JACKSON SQUARE MULTIFAMILY

14349 15TH AVE NE

Table of Contents

Project Background
Project Description / Site Opportunities /
Key Design Guidelines 2
Responses to Design Review Board Recommendations
Comments from First Meeting 3 - 4
Preferred Scheme Description – Response to Comments
Alternative Scheme Description 5 - 6
Recorded Short Plan – Site Survey 7
Existing Conditions – Summary 8
Aerial Photo & Zoning 9
Street Frontage / Access 10
Context Photographs 11
Landscape Plan L1
Landscape Details L2
Parking Plan, P1 Level A 1.1
Plaza Level Plan P2, Site Area Calculations,
Parking Calculations A 1.2
Typical Floor Plan A 2.1
Typical Floor Plan A 2.2
Roof Plan A 2.3

Building Section Looking South, West Elevation A 3.1
South Elevation, Section Looking South A 3.2
South Elevation, Section Looking East A 3.3
East Elevation, Retaining Wall Section,
Banner Detail, Canopy Elevation,
Terraces Section A 3.4

Colored Elevations
West Elevation DR 1.1
South Elevation DR 1.2
East Elevation DR 1.3
North Elevation DR 1.4
View of NE Corner from 15th NE DR 1.5
View of Corner from 15th NE DR 1.6

Photos – Existing Retail Building DR 2.1
View of SW Corner DR 2.2
View down Entry Drive DR 2.3

Alternative Scheme ‘A’ – Parking Garage Plan A 1.3
Alternative Scheme ‘A’ – Plaza Level Plan A 1.4

Jackson Square LLC
1501 North 200th Street
Shoreline, WA 98133-3301
V: 206.533.2191
F: 206.533.2196

A.D. Shapiro Architects
624 Edmonds Way
Edmonds, WA 98020
V: 425.778.5400
F: 425.778.3032

Project Description

The proposed Jackson Square Multi-Family project will offer approximately 65 housing units in a six-story building. Five floors of residential units are proposed above a ground level building lobby, common area and parking set over a covered garage below ground. The southwest corner of the parking garage daylight at grade. The building is separated from the street behind a new 1-story retail building at 15th Avenue NE. A strong covered pedestrian link from 15th Avenue NE to the new multi-family building is positioned along the north side of the retail building.

Development Objectives

The proponent's objective is to develop a building that provides high-quality housing in a previously underutilized site while contributing to the character of the neighborhood and area.

The key design objectives will include:

- Developing an attractive building that complements its context and neighboring buildings;
- Providing well-designed residential units with easy access to transit;
- Careful articulation of building facades to help delineate a residential scale.

Access and Parking

The primary access to the site is from 15th Avenue NE, a busy arterial in a mixed-use commercial area. The driveway to the building entrance and garage enters along the north edge of the site, next to a new single story retail building. This allows a separation from the retail parking lot and retail entrances on the south side of the retail space. The driveway provides vehicular access into the covered ground level parking area and ramp to the underground parking garage.

The building lobby and entrance is also accessed from the main driveway at ground level, providing a private entryway to the building. The project will also feature a lighted covered pedestrian pathway from 15th Avenue NE, helping to ensure the safety of tenants and visitors to the building.

Site Opportunities and Constraints

Both pedestrian and vehicular access to the building will be from the north side of the site, with entrance from 15th Ave. NE behind a new 1-story retail building. A separate covered pedestrian pathway situated alongside the vehicle driveway leads from the street to the building. While the building entrance will not be very visible from 15th Avenue NE, the main arterial, this north site access will provide a more private entry into the building, with some distance from the busy street.

Because of the proposed height and massing of the building, the building will potentially have a high level of visibility from 15th Avenue NE. While the proposed project site is adjacent to other multi-family projects to the west and south, the location behind a one-story retail complex with entry off of 15th Avenue NE will heighten its visibility and presence from the street. Therefore, it is important that the building's mass, modulation and articulation are complementary to the streetscape and neighborhood. The building should also relate well to the adjacent retail complex, and provide easy and secure pedestrian access from the street to the building entrance.

The building site is located in close proximity to a busy neighborhood commercial district. The location also provides easy access to transit, I-5 and is within a short driving distance from downtown Seattle. Jackson Golf Course, a major open space, is located within a block of the site.

Because of its height, the building's upper floors will have good territorial views to the south and west. Because of its setback from the street, and proximity to multi-family buildings on two sides, the building will have a buffer from the busy streetscape noise and activity, while also providing excellent access to nearby stores and services.

Key Design Guidelines

The key Design Guidelines that have the greatest bearing on this project's design:

Height, Bulk and Scale

It is very important that the building be designed to relate well to the streetscape as well as neighboring buildings and provide a smooth transition from the adjoining retail complex.

Architectural Elements and Materials

The key guidelines relating to the building's design include:

- Provide a unified architectural concept;
- Use durable, attractive and well-detailed finish materials;
- Design for human scale and provide easy pedestrian access;
- Minimize garage entrances.

Pedestrian Environment

Key guidelines include:

- Provide convenient, attractive and protected pedestrian entry;
- Minimize visual impact of parking structures;
- Consider and design for personal safety issues.

Site Planning

Important guidelines include:

- Minimize parking and auto impacts on pedestrians and adjoining property;
- Maximize open space opportunity on site;
- Provide good pedestrian access to building entrance;
- Reinforce positive existing streetscape characteristics.

Project Data

Project #	3005703
Address	14349 15 th Avenue NE
Parcel #	663230-0630
Zone	MR/C1-65
Lot Area	31,800 Sq. Ft.
Parking Total	88 Stalls
Units	65 lofts/flats

Response to Design Review Board Recommendations

A. Site Planning

The Board, in their comments, emphasized the importance of developing a respectful and consistent relationship of the overall massing and design of the development to the streetscape, pedestrian environment and general pattern of development in the neighborhood. The proposed building helps accomplish that goal in many ways, with additional refinement and changes incorporated as a result of the design feedback from the Board.

Driveway Location on Site

After careful consideration and exploration of alternatives, the applicants retained the general location of the vehicle ramp, while incorporating other enhancements and changes to the driveway and pedestrian entry condition and sequence in response to the Board's recommendations. It is not feasible to relocate the driveway in another location on the site for a number of important reasons, including but not limited to pedestrian safety concerns, lower driver visibility of pedestrians, at crosswalks and access for trash vehicle collection for the project.

- 1) If the vehicle ramp were moved to the east, then pedestrian access to the building would have to cross the driveway exiting from the garage to reach the building entry. This would put pedestrians in a more vulnerable situation than if the driveway continues along the northern boundary and enters the building on the west side.
- 2) If the driveway were located to the eastern boundary, then cars exiting from the garage would have much less visibility at the point of the pedestrian crossing, setting up a potentially dangerous situation;
- 3) The suggested configuration does not allow for a separate access lane for delivery and trash collection/recycling trucks. In the proposed plan, the garbage trucks would have a clear path on the east side of the building, and exiting through the retail parking lot. This scenario would cause much less interference with traffic from the garage.

The updated design eliminates the vehicular turnaround at the building entry, yet expands pedestrian oriented features at the building entrance. These include:

Enhanced landscaping at the building and vehicle entry on the north side of the building; a landscaped wall feature across from the building entry on the northern boundary, across from parking entrance; enhanced walkway improvements and features; and minimizing of driveway space near the building entry. The revised design also includes an expanded plaza level at the west side of the building to extend over the ramp to the north.

Building location /orientation

The building is pulled back from the western boundary somewhat to create increased sun exposure and a more favorable orientation to the sun. This will also help to lessen the impacts on the neighbors to the west.

Southern orientation

Upper floors, above the ground level are terraced back from the building base to help lessen the impact of the façade on the neighboring buildings to the south of the site.

B. Height, Bulk, Scale

In response to the discussion about the various configuration options, the applicants have stayed with the L-shape building configuration. This configuration allows for a greater number of residential units along with the required parking stalls, thus helping to make the project financially feasible. As previously discussed, the proposed design incorporates several measures that will enhance the site planning and pedestrian experience of the building entry on the northeast side of the building.

C. Architectural Elements and Materials

The building's exterior design utilizes a combination of modulation, alternating use of materials and inclusion of decks to help provide a visually interesting yet aesthetically balanced building. The proposed design projects a more residential appearance through sensitive use of materials, massing elements and color. The building will include fiber cement board, masonry veneer and will feature metal siding as a contrasting material to add to the overall design aesthetic. Additional decorative elements emphasizing the pedestrian pathway will also be added to help mark the entry sequence to the building as well as provide enhanced visual interest from the street.

Garage Entrances

The main entrance to the garage on the west side of the building is not visible from 15th Avenue NE or any other street. Additional features to help soften any views into the garage include: landscaped barriers on the ground level open to the south.

D. Pedestrian Environment

The Board stated their desire that the design reinforce pedestrian safety from the street to the main residential entrance. Additionally, the Board stated that the area between the two buildings should be well lit, and well maintained. As mentioned in the previous section, the updated project proposal provides for enhancement of the pedestrian sequence from the street across the retail building property into the residential entry in several ways: The walkway design and walkway materials will be articulated with an embossed paving pattern and appropriate residential lighting.

The project will incorporate a number of elements that help to reinforce the prominence of the northeastern corner of the site and provide an enhanced pedestrian entry sequence approaching and entering the building. Special elements include a decorative canopy that provides continuous overhead protection from the weather that connecting the pedestrian path from the retail building all the way to the residential building entry. A prominent canopy of glass and steel helps to mark the primary building entry and provide additional shelter capabilities.

A decorative sequence of banners on posts will also be specially designed to provide an inviting pathway to the building entry. (Please see details -- A3.4). Once inside the building, a well-appointed lobby space connects to a common room that opens to an attractive landscaped patio area to the west of the building. (See additional description in Landscaping section following).

The trash collection area has been moved to a location that is more easily accessed by the trash collector and residents while being located out of the way of the guest driveway into the building. Regarding potential impacts of the parking garage, the proposed design incorporates several elements that help to minimize visual and glare impacts from vehicles maneuvering on the site and within the covered parking areas. Features include several elements that help screen views of cars from the exterior including the use of visual barrier elements at the edge of the garage (with landscaped elements on the exterior).

E. Landscaping

Landscaping is utilized in a number of ways to help enhance the quality of the project and the pedestrian entry experience as well as upgrade the visual quality of the project from adjacent retail building and 15th Avenue NE. Several of these features have been mentioned previously and can be seen in more detail within the Landscape Plan. The updated conceptual plan includes greatly enhanced landscaping in the building's entry area as well as prominent landscaping on the north side directly across from the pedestrian path and building entry.

A key amenity for tenants will be the attractively landscaped patio space on the ground floor which can be accessed through a common room off the main building lobby and building entrance. To enhance the building's security, the terrace will only be accessible to tenants and guests, and will overlook additional landscaped green space below the deck to the south. The patio will feature attractive paving and a variety of planters and built in landscaped elements, along with room for outdoor tables, chairs and a possible barbecue facility. Orientation of the patio area will allow for greater privacy and screening from the nearby traffic as well as the driveway to the garage.

Because the landscape plan has been updated since the EDG review meeting, and because the Board would like to review changes to the plan, we will submit a more finished landscape plan with detailed planting schedule at a later stage in the process. The landscape plan included within this package is a conceptual plan, rather than a completed plan with planting schedule and quantities of various plants.

Protection of Madrona tree on west side of site.

More detailed information on the preservation of the existing exceptional Madrona tree is included in the Arborist Report attached along with a statement of how the project will help to carry out the recommendations. In accordance with the recommendations, the tree will be protected during the construction period and then maintained in accordance with the plan.

**Preferred Scheme
Response to Design Review Board Comments**

Summary

The Design Review Board expressed their concerns with certain elements of the Preferred Scheme for the Jackson Square Multi-Family project within the first EDG Hearing. We understand the Board's concern about the configuration of the building on the site as expressed in the EDG Report (and restated in the Correction Notice of November 21, 2007), and provided an illustration of an Alternative Scheme and site configuration that addresses the main issues discussed by the Board. However, our exercise to explore a viable alternative building and site configuration provides further evidence to support our previous conclusions.

We believe the only viable option is the Preferred Scheme as presented in the MUP Drawings of August 2007 and within this Recommendation Packet. This preferred configuration allows for a total of 88 stalls on two floors, the total number required for a 65-unit building. The Alternative Scheme, in contrast, allows for only 65 parking stalls on two floors, or a net loss of 23 stalls. If only 65 stalls are possible, then the building would lose approximately 13 units, or one whole floor -- for a total of 52 units as opposed to 65 units. Previous configurations explored in the initial Schematic Design phase also showed a similar number of possible stalls, much less than the present scheme. If the building were to lose 13 units, then the project is not financially feasible for the owner. In summary, the proposed scheme that allows for 88 parking stalls is the only viable solution.

In addition to the issue of financial feasibility, there are several other key issues that make the Preferred Option a more desirable scheme. These include issues of enhanced pedestrian safety on the path leading to the building entrance across the garage ramp, increased amount of usable open space on the south and west parts of the site, and present location of the recycling and garage areas.

Preferred Scheme

**Description and response to
Design Review Board questions**

presented in the MUP Drawings of July 31, 2007

Parking Count:

The original scheme proposed achieved 88 parking stalls, (71 in the garage and 17 on the plaza level). This enables the project to be economically viable at 65 units.

In contrast, the Alternative scheme, which follows the recommendations of the first Design Review Meeting, allows only 65 parking stalls, or a loss of 13 units. The project would simply not be feasible for the owner in this configuration. Therefore, the exploration of the Alternative scheme clearly demonstrates that the only feasible option is the Original Site Configuration, as illustrated in the plans, elevations, and renderings provided.

Pedestrian Safety:

Pedestrians are separated from the majority of the parking traffic, (71 stalls going to the lower level of the garage do not cross paths with the pedestrian entry to the building). Cars accessing the plaza level parking are not changing grades but on the same level, making for a safer condition.

Open Space:

Open Space is placed on the SW corner and west side of the site giving it much desired sunlight through most of the day.

Garbage Truck Access:

Garbage Truck Access is separated away from the entry at the SE corner with direct linkage to garbage/recycling chutes from the housing tower above. Not only does the truck not turn around via a hammer head, but utilizes the delivery easement used for deliveries to the retail store next door.

Building Materials: (C-2, C-3)

See Sheets DR-1, DR-2 for details on proposed materials.

Primary Materials Proposed are;

1. Fiber cement board
2. Vertical metal siding
3. Horizontal metal siding
4. Vertically oriented metal panels
5. Masonry veneer

Garage Entry: (C-5)

The Plaza parking entrance is flanked by landscaping, pedestrian canopies over the walkway, set back from the walkway by the cantilevered building above, and has landscape plantings facing it on the north. These aspects drastically help minimize any dominance that the garage opening may impose on the pedestrian. This opening can not be seen from 15th Avenue, yet only become evident as one traverses the covered sidewalk from the street.

The lower garage entrance located below the cantilevered open space plaza above on the SW corner is hidden and out of site to pedestrians, (only cars are able to access this portion of the site). Landscaping flanks the west side of the ramp, (across from the garage entry), and provides a nice backdrop to the open portion of the plaza above. A ramp section is provided on sheet A3.4 (Detail 11).

Conceptual Signage: (C-5)

Primary signage is shown on the east elevation building described on sheet A3.1. This is arranged in a vertical format which correlates with the vertical nature of this stair element. The pedestrian link along the north property line is lined with banners and low railing, along its covered length. The banners will help to call attention to the pedestrian entry sequence. Conceptual signage is provided on the Southeast corner of the building at a prominent location and height. The signage is meant to be clearly visible from 15th Avenue NE, and has been illustrated in the elevations and perspectives on the color sheets DR-1, DR-2.

**Preferred Scheme
Continued**

Prominent Entry Corner of Building: (D-12)

The entry experience of traversing the path from 15th Avenue to the building is enhanced through a number of features: Well lit covered walkway against the retail building, (this is via an recorded easement from the retail property), placement of a special landscaped element at the north property line directly across from the garage entry but strongly visible from the street, four pole mounted banners skirting the sidewalk and hanging over the drive aisle, and embossed paving leading from the east end of the covered building and extending below two canopies which lead to the building entry.

Retaining walls at exterior ramp (D-2-3)

The ramp follows the sloping site down to the lowest point on the site, however, there will be concrete retaining walls offset from each other with a 2 foot landscape zone for plantings. The lower wall is to be 54" off of the drive aisle; the upper wall will be between 48"- and 54" in height following the existing sloping grade from the north to the south of the site. The impact of these walls is lessened through the use of the landscape plantings along the ramp edge up to near the existing Madrona tree to remain on the northwest side.

Light and glare impacts from Cars on Ramp: (D-2, D-3)

Lights from cars exiting the garage will not shine on adjacent properties, or into the windows of the units above due to: Green wall plantings along the west face of retaining wall and the overhang of the plaza level open space cantilevered over the drive aisle. Any lights from cars heading down the ramp from the north will be absorbed by the low wall at the south end of the ramp and the evergreen plantings at the SW corner of the site.

Building mounted lights and spillage: (D-7)

All walls at garage level are a minimum of 30" AFF, which reduces the light spillage to neighboring properties. In addition all openings facing adjacent properties above grade have planters at 42" with evergreen plantings to screen the garage openings. These have been dimensioned on the sections and elevations. An initial lighting plan has been included on Sheets A 1.1 and A 1.2 showing the proposed location of exterior lighting on the site as well as in the parking garages. Additionally the location of existing lighting has been shown with images on Sheet DR-2 showing the fixtures on the retail building.

Pedestrian Safety: (D-1)

Images on Sheet DR-2 show the existing lighting and overhead protection on the north side of the retail space. The entry experience of traversing the path from 15th Avenue NE to the building is enhanced through a number of features: Well lit covered walkway against the retail building, (this is via an recorded easement from the retail property), placement of a landscaped element at the north property line directly across from the garage entry but strongly visible from the street, four pole mounted banners skirting the sidewalk and hanging over the drive aisle, and embossed paving leading from the east end of the covered building and extending below two canopies which lead to the building entry.

Refuse and Recycling: (D-6)

The refuse/recycling facility along with the compactors are enclosed within the building lines and are accessed by the residents by chutes on each floor ensuring that they are used only by the residents.

**Alternative Scheme
Description**

We understand the Board's concern about the location of the driveway into the garage, amount of paving on the site, along with the desire for more open space to be provided on the Western portion of the site as expressed in the EDG Report and subsequent Correction Notice.

To further explore the limitations of that scheme, we have provided an Alternative site plan that illustrates parking limitations and other key issues of this alternative configuration -- and delineated on sheet numbers A1.3 and A1.4;

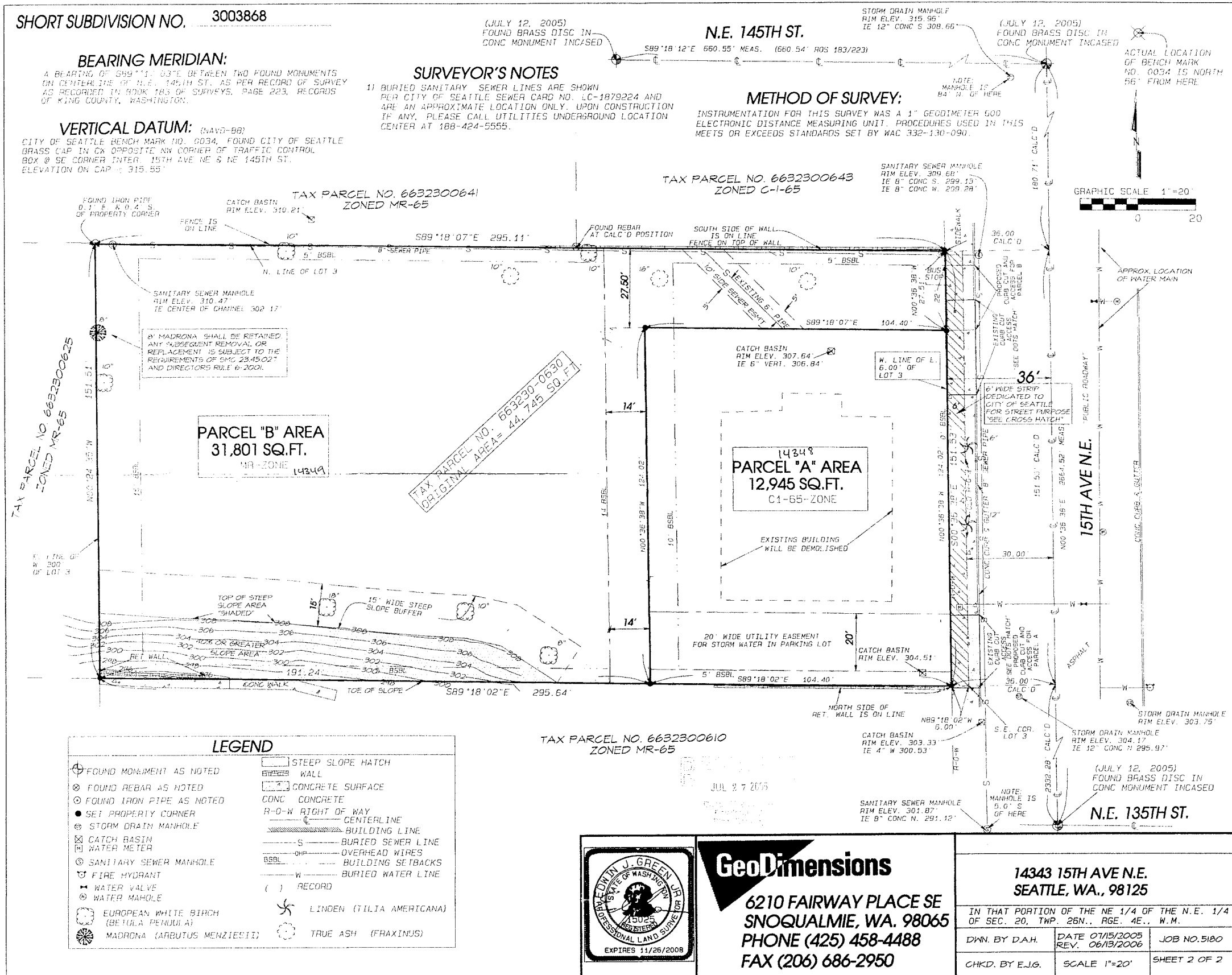
Some of the shortfalls of this option are:

Garbage Truck Access:

Siting garbage pick up along the east drive aisle is key to keeping the sight and smell of any refuge as far away from the pedestrian entry as possible. Additionally the refuse room has to be under the main housing tower to incorporate trash/recycling chutes. We can not resolve this overriding determinate along with the circulation requirements of the garbage truck.

Parking:

The Alternative Scheme allows for only 65 parking stalls, which translates to a loss of 13 units. The project would not be viable for the owner in this configuration. Therefore, the only feasible option is the Preferred Scheme.



EXISTING MADRONA TREE TO REMAIN AND BE PROTECTED DURING AND AFTER CONSTRUCTION

EXISTING BUILDING 4-STORY HOUSING

EXISTING BUILDING 4-STORY OFFICE

EXISTING BUILDING 1-STORY RETAIL

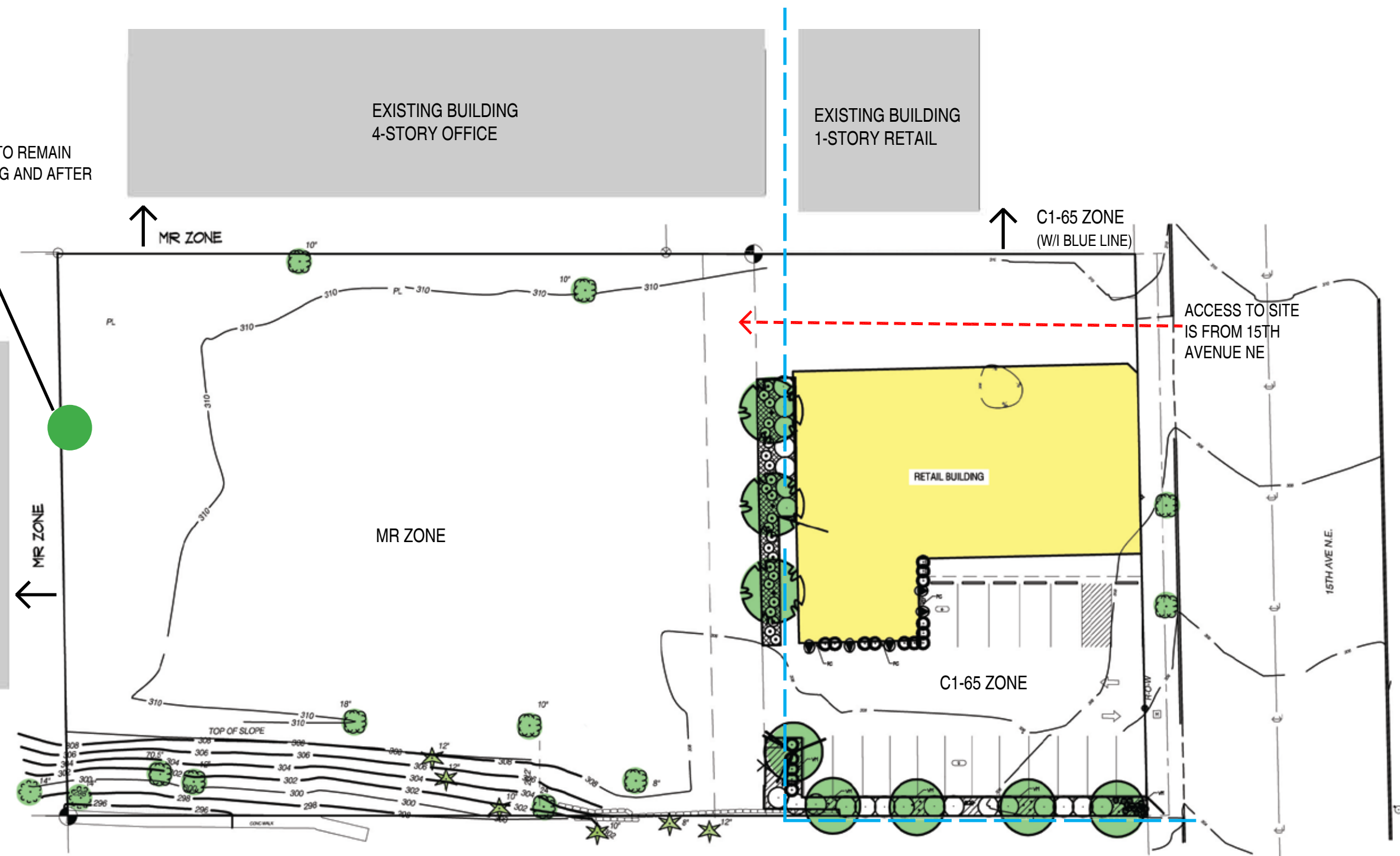
C1-65 ZONE (W/ BLUE LINE)

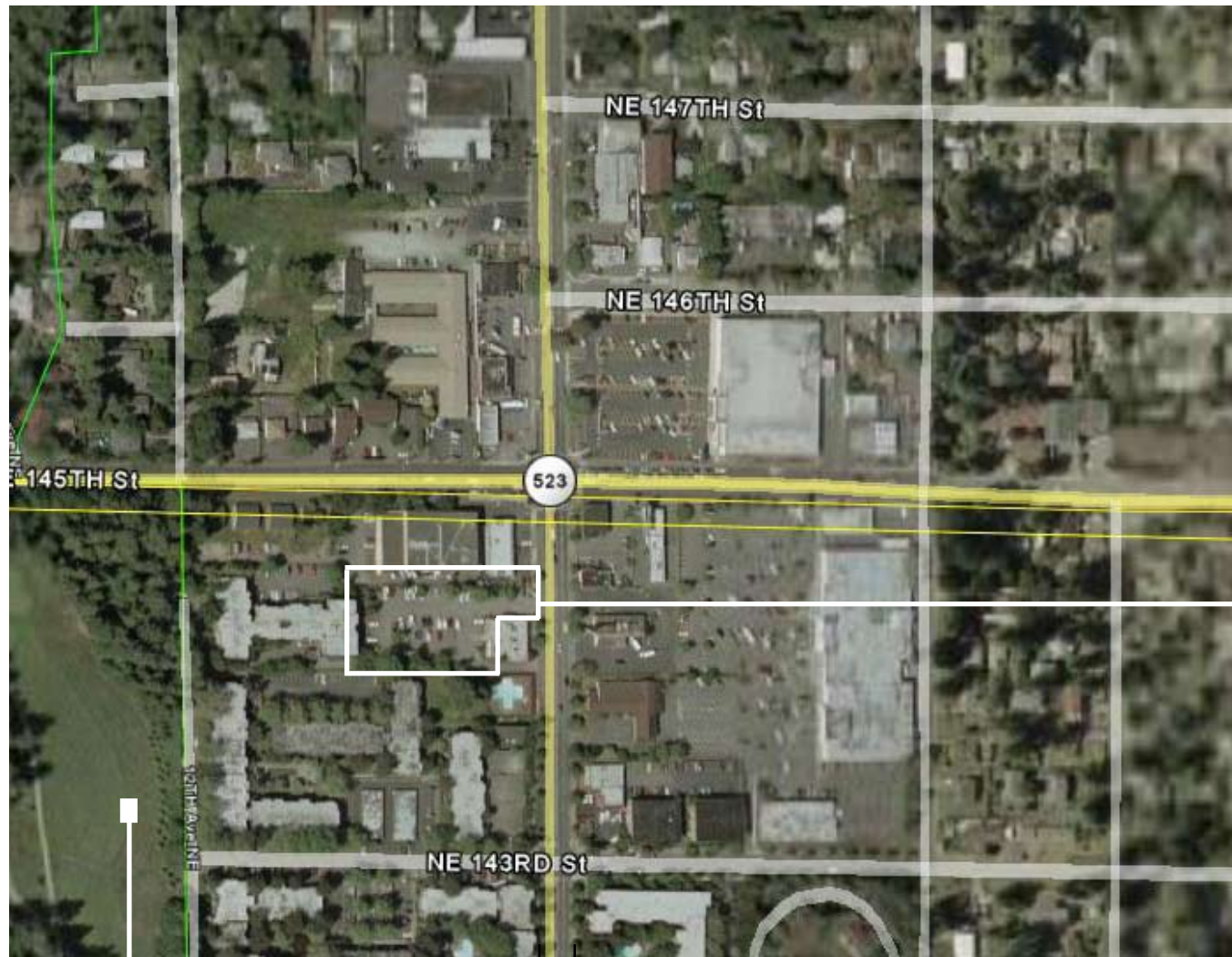
ACCESS TO SITE IS FROM 15TH AVENUE NE

RETAIL BUILDING

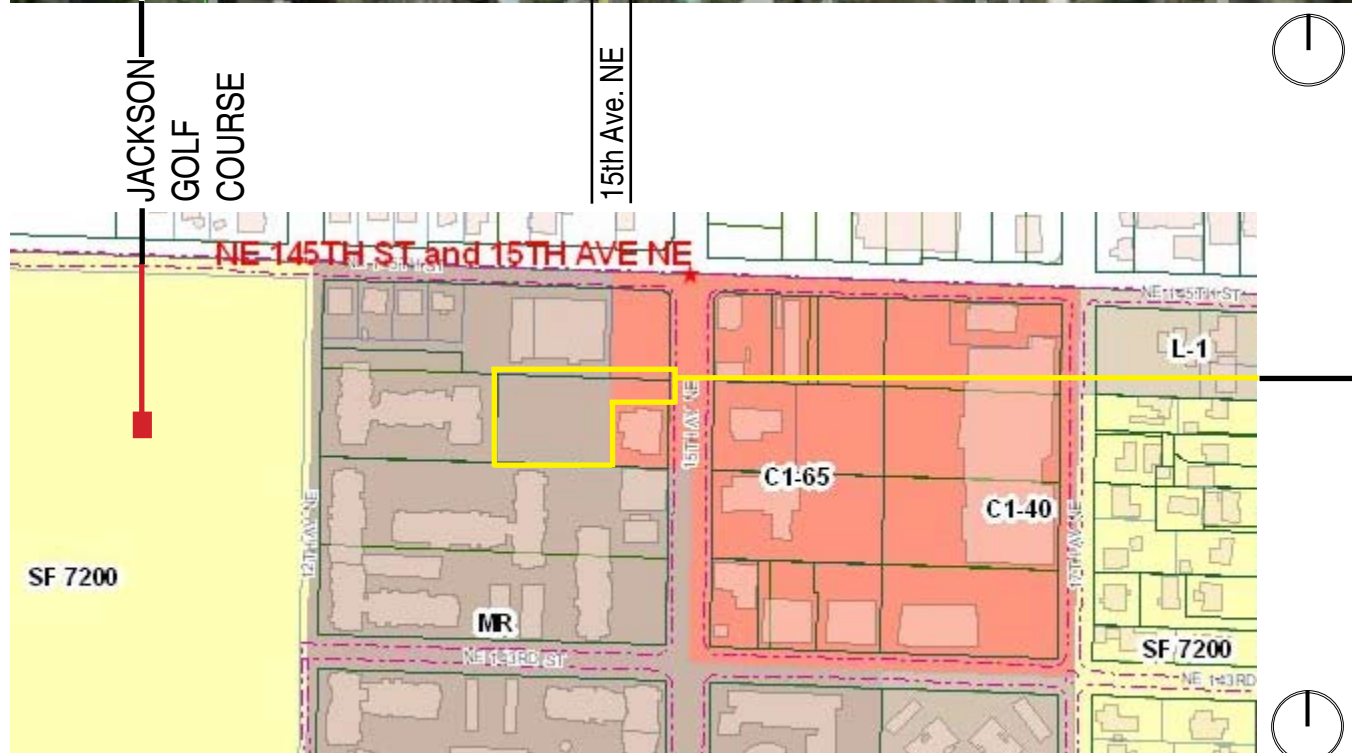
C1-65 ZONE

15TH AVE N.E.





SITE - Zone MR & C1- 65



SITE - Zone MR & C1- 65

ZONING CODE

ZONING	MR / C1-65	
MAXIMUM BLDG HT	60	SMC 23.86.006.A.3
MAXIMUM UNIT COUNT	NA	
UNIT COUNT		

DESCRIPTION	AREA	% OF SITE	
		UNIT	AREA
SITE AREA	31,801	SF	
Site Coverage Proposed *	10,670	SF	34%
Parking Garage	20,990	SF	66%

SET BACKS, (MINIMUM REQUIRED)	DISTANCE	UNIT	CODE SECTION
FRONT	15 FT	SMC 23.45.056	
Rear *	15 FT	SMC 23.45.056	
Side Yard **	8 FT	SMC 23.45.056	

* Min 10' with modulation 15' average
 ** Min average 8' increasing with height and depth

BUILDING SIZE	DISTANCE	UNIT	CODE SECTION
MAXIMUM DEPTH	150 FT	SMC 23.45.052.B.2.c	
MAXIMUM WIDTH	150 FT	SMC 23.45.052.A.2	

REQUIRED OPEN SPACE	AREA	UNIT	CODE SECTION
25% of Lot Area *	7,950	SF	SMC 23.45.058
30% IF 1/3 OF OPEN SPACE PROVIDED BY BALCONIES	9,540	SF	SMC 23.45.058

PROVIDED OPEN SPACE	AREA	UNIT	CODE SECTION
A	973	SF	SMC 23.45.058.2&3
B	679	SF	
C	207	SF	
D	198	SF	
E	2005	SF	
F	269	SF	
G	160	SF	
H	153	SF	
J	1233	SF	
K	147	SF	
L	324	SF	

GROUND FLOOR OPEN SPACE (2/3)	6,348	SF	
UPPER FLOOR DECKS (1/3)	4,761	SF	
TOTAL OPEN SPACE PROVIDED	11,109	SF	SMC 23.45.058.2&3

OPEN SPACE PROVIDED	AREA	UNIT	CODE SECTION
TOTAL OPEN SPACE PROVIDED	11,109	SF	SMC 23.45.058.2&3
TOTAL OPEN SPACE REQUIRED	2,862		
AS LANDSCAPING 30% OF 9,540 SF			
TOTAL OPEN SPACE	3,042	SF	

LANDSCAPING	AREA	UNIT
PERIMETER LENGTH	893	FEET
REQUIRED AREA	3	SF/FOOT
TOTAL LANDSCAPE REQUIRED	2,679	SF
TOTAL PROVIDED	5,046	SF

SOLID WASTE & RECYCLE MATERIALS STORAGE AREA	AREA	UNIT	CODE SECTION
51-100 UNITS	200	SF	SMC 23.45.006.K.1



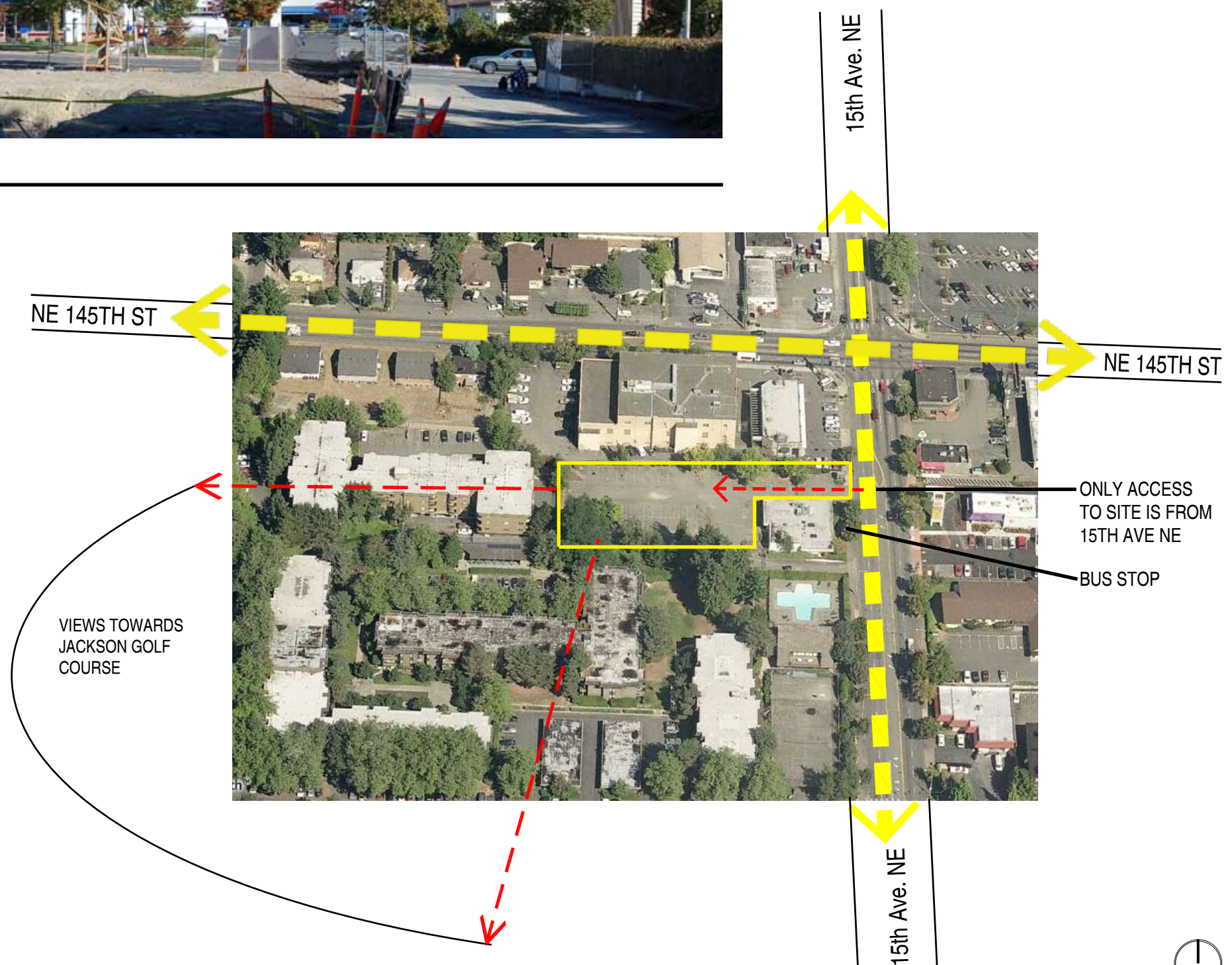
VIEW FROM SITE LOOKING EAST TOWARDS 15TH AVE NE



VIEW OF SITE FROM 15TH AVENUE NE LOOKING WEST



VIEW OF WEST END OF PARCEL



ACCESS DIAGRAM

DESIGN GUIDELINE REFERENCES

The key Design Guidelines that have the greatest bearing on this project's design:

Height, Bulk and Scale

It is very important that the building be designed to relate well to the streetscape as well as neighboring buildings to the north, south, and west.

Architectural Elements and Materials

The key guidelines relating to the building's design include: Provide a unified architectural concept; Use durable, attractive and well-detailed finish materials; Design for human scale and provide easy pedestrian access; Minimize garage entrances.

Site Planning

Important guidelines include: Minimize parking and auto impacts on pedestrians and adjoining property; Maximize open space opportunity on site; Provide good pedestrian access to building entrance; Reinforce positive existing streetscape characteristics

DESIGN NARRATIVE

The surrounding area provides a mixed visual fabric to draw design decisions from. The buildings directly to the west, north and south of the site have a similar scale and massing to our proposed building options. Private decks for each unit will be provided like the existing housing developments to the west and south. Similar exterior material choices will also be utilized in the final design. These may include masonry, horizontal/vertical wood or fibre cement siding, stucco, and/or metal panel/siding. A parapeted roof will top any of the options shown.



Starbucks Coffee



Earl's Garage



Washington Federal Savings



Pizza Hut



Burger King



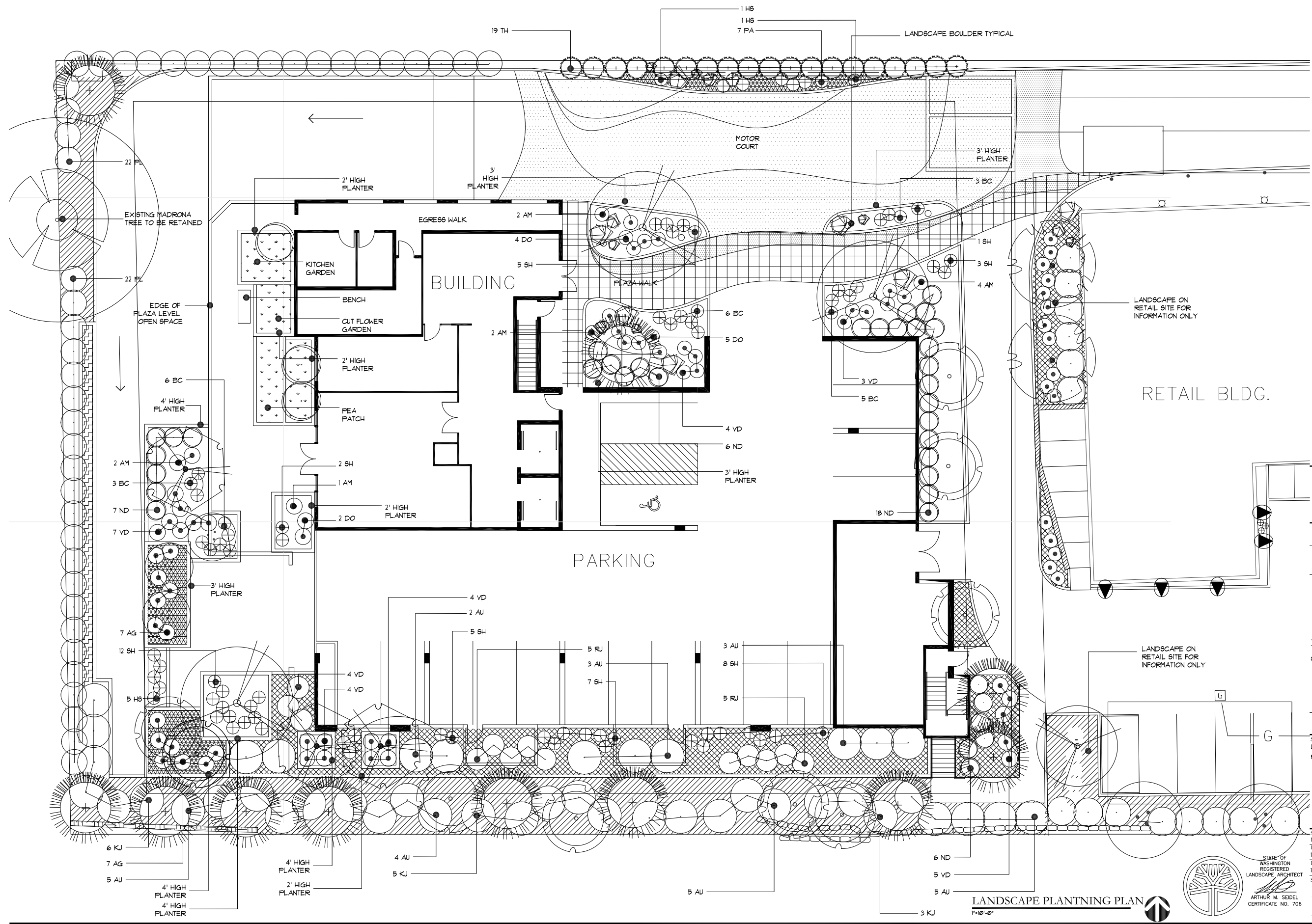
Executive Estates Apartments



Seattle Painting



QFC Grocery Store



Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
© COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

385 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

Revisions:	By:	Date:	Description:
	AD	07/31/07	ISSUE FOR MFP
	AD	12/28/07	CORRECTIONS PER MFP/DRE

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

SCALE: 1"=10'-0"
DATE: 12/13/07
PROJECT NO.: 12392-00
SHEET NO.:

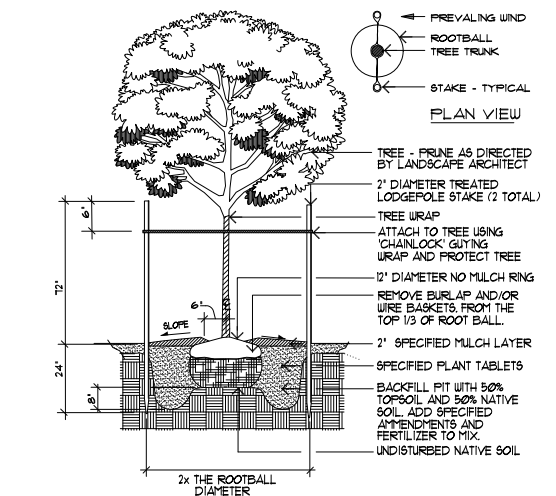
DRAWN BY: AMB
CHECKED BY: K.J.H.
FILE NAME: L-1



LANDSCAPE PLANTING PLAN
1"=10'-0"

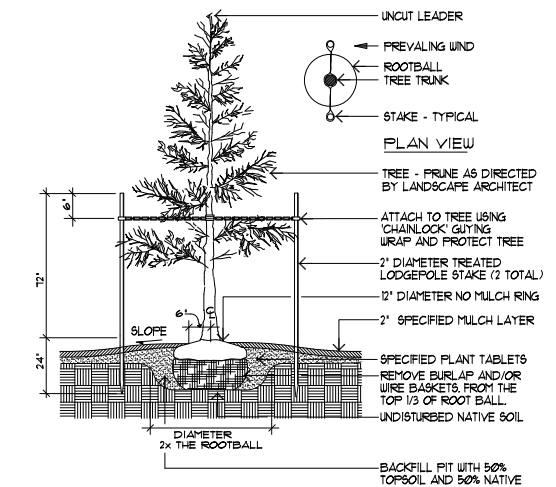
L 1

NOT FOR CONSTRUCTION



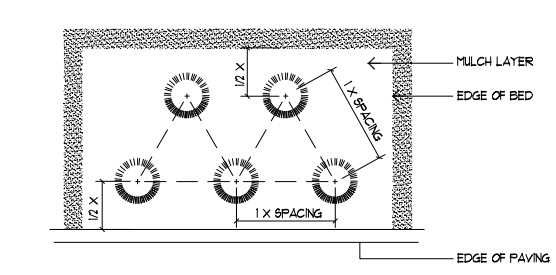
NOTES: PLANT TREES HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. LOCATE ALL STAKES OUTSIDE OF ROOTBALL.

1 DECIDUOUS TREE PLANTING AND STAKING
NTS



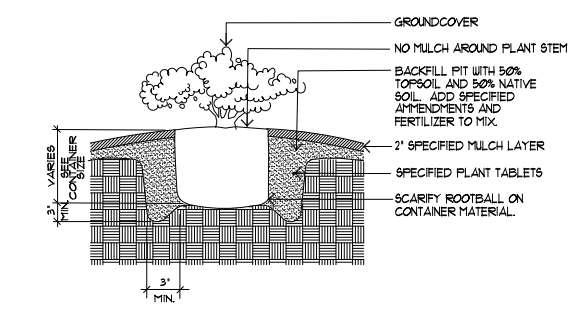
NOTES: PLANT TREES HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. LOCATE ALL STAKES OUTSIDE OF ROOTBALL.

2 CONIFER TREE PLANTING AND STAKING
NTS



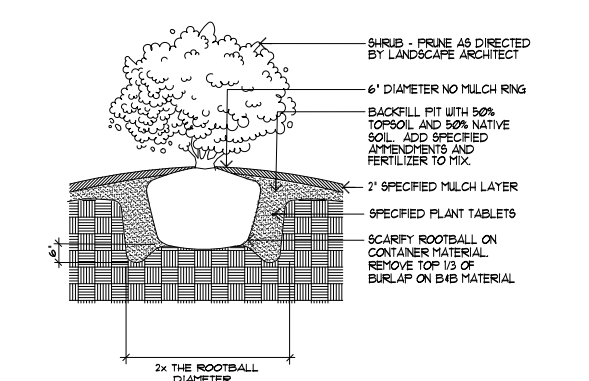
NOTE: SPACING TO BE TRIANGLE PER DISTANCE SHOWN ON PLANT SCHEDULE. SPACING APPLIES TO ALL GROUNDCOVERS AND FORMAL SHRUB ROW PLACEMENT.

5 TYPICAL PLANT SPACING
NTS



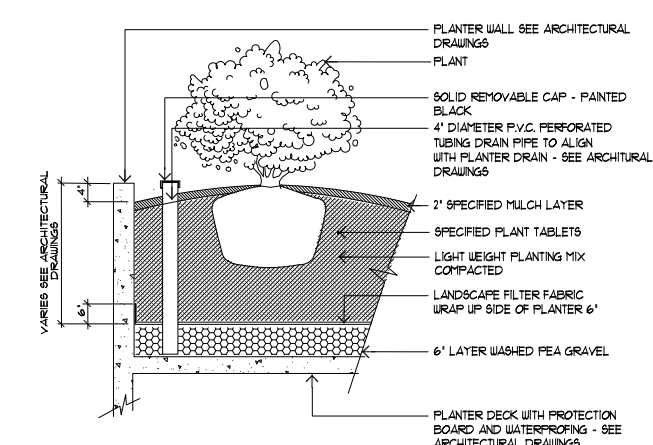
NOTES: PLANT GROUNDCOVER HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL.

4 GROUNDCOVER PLANTING
NTS



NOTES: PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

3 SHRUB PLANTING
NTS



NOTES: SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING. TAKE ALL CARE AS REQUIRED TO PROTECT PLANTER WATERPROOFING.

6 TYPICAL PLANTER BACKFILL DETAIL
NTS

LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	QUANTITY	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	QUANTITY
	TREES					SHRUBS / PERENNIALS			
	ACER DAVIDII / DAVID'S MAPLE	8'-10' HT.	B4B FULL MULTI-TRUNK	3	AG	ABELIA GRANDIFLORA 'EDUARD GOUCHER' / EDUARD GOUCHER ABELIA	18'-21' HT.	FULL FOLIAGE	14
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	1 1/2' CAL.	B4B FULL LOW BRANCHED	3	AM	ACANTHUS MOLLIS / BEAR'S BREECH	5-GALLON	FULL FOLIAGE	11
	CHAMAECYPARIS OBTUSA GRACILIS / GRACILIS HINOKI FALSE CYPRESS 6'-1' HT.		B4B FULL BRANCHED, IN-CUT LEADER	1	AU	ARBUS UVEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	21'-24' HT.	FULL FOLIAGE	21
	CORNUS KOUSA / KOUSA DOGWOOD	6'-1' HT.	B4B FULL MULTI-TRUNK	9	BC	BERGENIA CRASSIFOLIA / WINTER-BLOOMING BERGENIA	1-GALLON	FULL FOLIAGE	23
	PINE MONTICOLA / WESTERN WHITE PINE	6'-1' HT.	B4B FULL BRANCHED, IN-CUT LEADER	11	DO	DAPHNE ODORA / WINTER DAPHNE	18'-21' HT.	FULL FOLIAGE	12
	STYRAX OBASGIA / FRAGRANT SNOWBELL	2' CAL.	B4B MULTI-TRUNK	3	HS	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1-GALLON	FULL FOLIAGE	1
	DWARF FRUIT TREE	6'-1' HT.	B4B TO BE SELECTED BY OWNER	3	KJ	KARRIA JAPONICA / NO COMMON NAME	21'-24' HT.	FULL FOLIAGE	14
					ND	NANDINA DOMESTICA 'COMPACTA' / COMPACT HEAVENLY BAMBOO	18'-21' HT.	3 CANES MIN.	31
					PA	PENNISETUM ALOPECUROIDES 'HAMELIN' / HAMELIN FOUNTAIN GRASS	1-GALLON	FULL	1
					PL	FRUNIS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	30'-36' HT.	MATCHED HT.	44
					RJ	RHODODENDRON 'FUM' / NO COMMON NAME	18'-21' HT.	FULL FOLIAGE	12
					SH	SARCOCOCCA HOOKERIANA HUMILIS / LOW GROWING SARCOCOCCA	1-GALLON	FULL FOLIAGE	43
					TH	TAXUS X MEDIA 'HICKSII' / NO COMMON NAME	4' HT.	FULL FOLIAGE	19
					VD	VIBURNUM DAVIDII / DAVID'S VIBURNUM	15'-18' HT.	FULL FOLIAGE	35
						VINES			
						CLEMATIS MONTANA / ANEMONE CLEMATIS	5-GALLON	SPOTTED BY LA.	5
						LONICERA JAPONICA / JAPANESE HONEYSUCKLE	5-GALLON	SPOTTED BY LA.	5
						TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1-GALLON	SPOTTED BY LA.	20
						GROUNDCOVERS			
						EPIMEDIUM GRANDIFLORUM / BISHOP'S HAT	4' POT	12" ON CENTER	A5 REQ'D
						GAULTHERIA PROCUMBENS / WINTERGREEN	4' POT	12" ON CENTER	A5 REQ'D
						ROSMARINUS OFFICINALIS 'PROSTRATUS' / PROSTRATE ROSEMARY	4' POT	12" ON CENTER	A5 REQ'D
						SAGINA SUBULATA / SCOTCH MOSS	2' PLUG	12" ON CENTER	A5 REQ'D
						VINCA MINOR / DWARF PERIWINKLE	4' POT	18" ON CENTER	A5 REQ'D
						GARDEN AREA - TO BE PLANTED BY OWNER'S			
						DENOTES DROUGHT TOLERANT PLANT MATERIAL			
						DENOTES EXISTING TREE TO REMAIN, SAVE, AND PROTECT TREE TO BE PROTECTED AND MAINTAINED AS NOTED IN TREE IMPACT ASSESSMENT REPORT BY ARBORICULTURAL CONSULTING, MOUNTLAKE TERRACE 206-195-2811, DATED 11 DECEMBER 06			
						NOTES:			
						1. LANDSCAPE REQUIREMENTS:			
						TREES 1 TREE PER 1200 SQ. FT. LOT SIZE			
						LOT SIZE 29,000 SQ. FT. 24 TREES REQUIRED / 34 TREES PROPOSED			
						SHRUBS TWICE THE COUNT OF TREES			
						48 SHRUBS REQUIRED / 222 SHRUBS PROPOSED			
						2. 15% OF THE PROPOSED PLANT MATERIAL IS LOW WATER USE PLANT MATERIAL.			
						3. ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF BARK MULCH.			
						4. ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATIC BELOW GRADE IRRIGATION SYSTEM.			
						5. SEE ARCHITECTURAL DRAWINGS FOR PLANTER DRAINAGE.			

Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
© COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

3085 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

By	Date	Description
ADS	07/31/07	ISSUE FOR RFP
ADS	12/28/07	CORRECTIONS PER RFP/IDS

Revisions:
Mark Description
1 N/A
2 N/A
3 N/A
4 N/A
5 N/A

SHEET TITLE:
LANDSCAPE
PLANTING LEGEND
AND DETAILS

SCALE: N/A
DATE: 12/13/07
PROJECT NO.: 12392-00
SHEET NO.:

DRAWN BY: AMS
CHECKED BY: ADS
FILE NAME: L-2

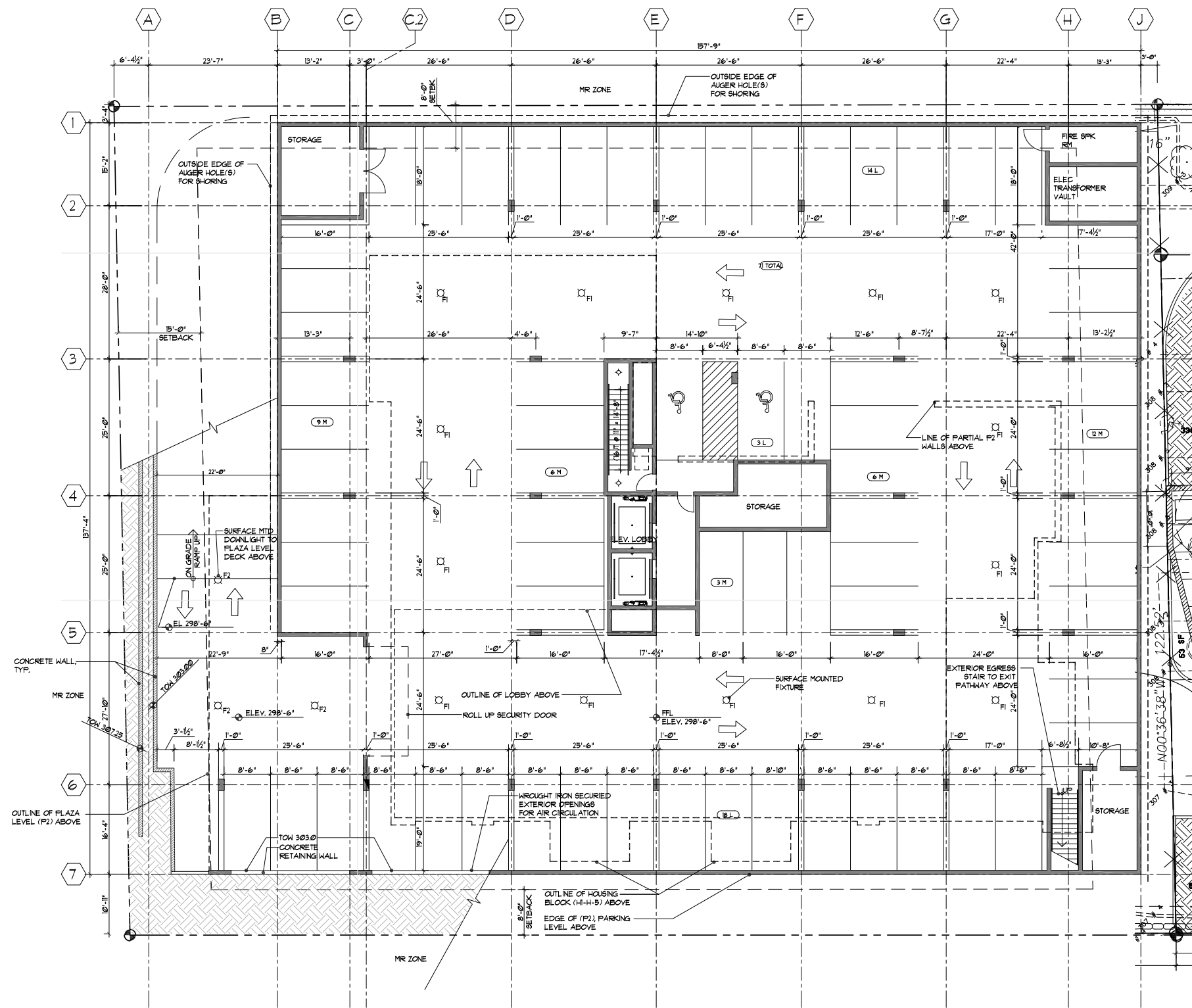


L 2
NOT FOR CONSTRUCTION

STALLS PER LEVEL							
LEVEL	LARGE	%	MEDIUM	%	SMALL	%	TOTALS
P1 - GARAGE	33	37.5%	36	40.9%	0	0.0%	71
P2 - PLAZA	0	0.0%	15	17.0%	0	0.0%	15
TOTAL	33	37.5%	51	58.0%	0	0.0%	88

Parking Calculations

Site Area		REQUIRED STALLS				PROVIDED STALLS						
UNIT TYPE	AVG SF	STALL/UNIT	LARGE	MEDIUM	SMALL	ACC.	TOTAL W/ ADJUSTM	LARGE	MEDIUM	SMALL	ACC.	TOTAL
STUDIO	590	125	1.0	11.7	1.0	12.7	13	13	15	1	1	14
1 BDRM/1 BA/1 DEN	750	125	1.0	35.4	1.0	36.4	18	18	21	0	0	37
1 BDRM/1 BA	700	125	1.0	27.4	1.0	28.4	2	2	11	0	0	27
2 BDRM/2 BA	1067	125	1.0	5.8	1.0	6.8	0	0	4	1	1	10
TOTAL	0	0	0.03	4.0	4.0	84.3	33	51	4	4	88	



Jackson Square Multi Family
 14349 15TH AVE NE, SEATTLE, WA 98125
a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
 © COPYRIGHT © SHAPIRO ARCHITECTS, ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

Mark	Description	Date	By
1	ISSUE FOR MAP	07/31/07	ADS
2	CORRECTIONS PER IMP/DIBS	12/28/07	ADS
3	EDG FINAL SUBMISSION	02/14/08	ADS

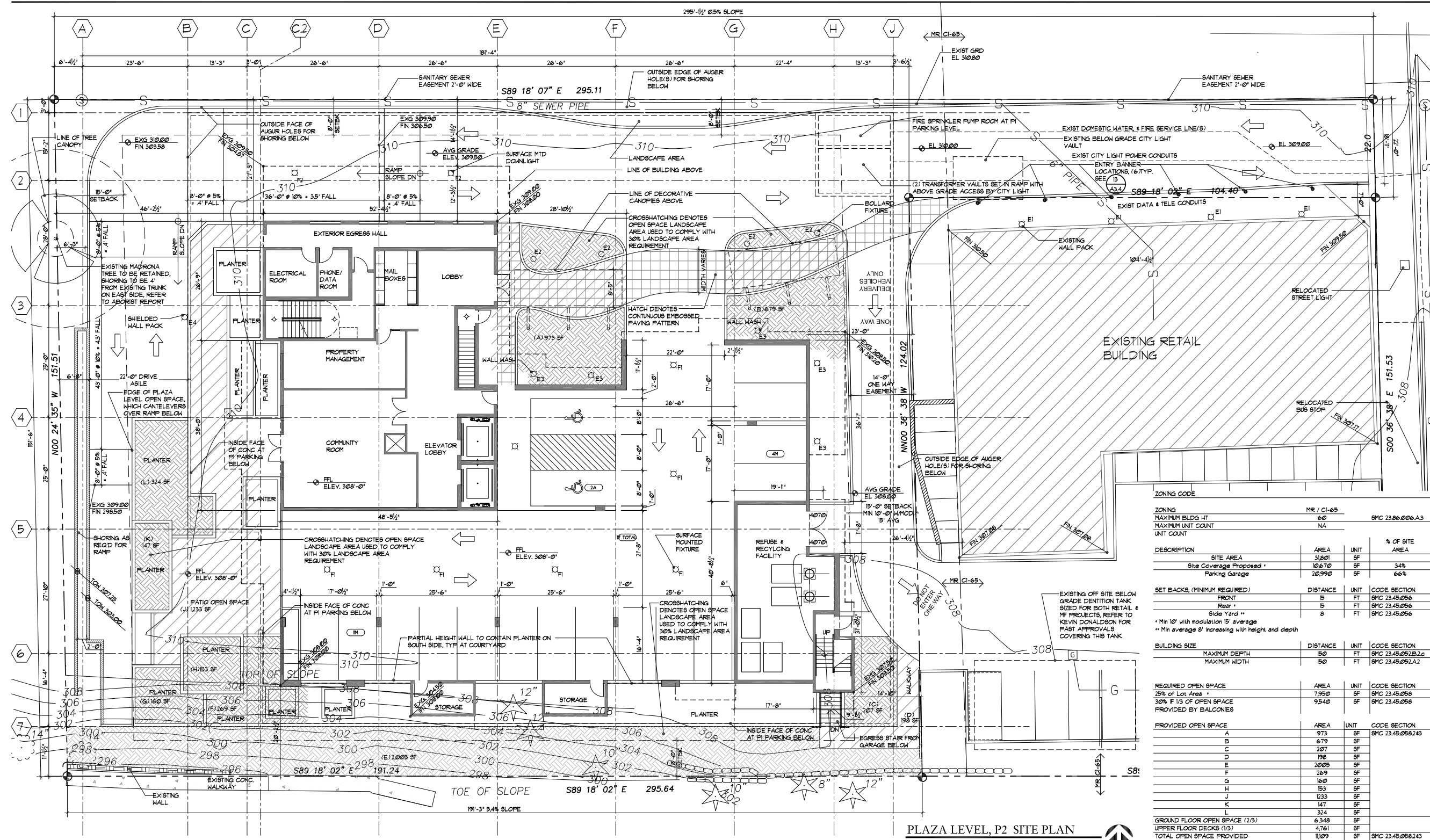
SHEET TITLE:	
PARKING CALCULATIONS	
P1 PARKING GARAGE PLAN	

Scale:	Drawn By:
1"=10'-0"	EB/ADSK/KJH
Date:	Checked By:
12/13/07	ADS
Project No.:	File Name:
12392-00	392 AD01
Sheet No.:	

PARKING PLAN, P1 LEVEL
 1"=10'-0"

A 1.1

NOT FOR CONSTRUCTION



PLAZA LEVEL, P2 SITE PLAN
1"=10'-0"

Parking Calculations

UNIT TYPE	AVG. SF	STALL/UNIT	LARGE	MEDIUM	SMALL	ACC.	TOTAL W/ ADJUSTMT	LARGE	MEDIUM	SMALL	ACC.	TOTAL
STUDIO	590	125	11.7	11.7	1.0	12.7	13	13	15	1	14	14
1 BDRM/1 BA/1 DEN	750	125	35.4	1.0	1.0	36.4	18	21	0	0	37	37
1 BDRM/1 BA	700	125	27.4	1.0	1.0	28.4	2	11	2	2	27	27
2 BDRM/2 BA	1067	125	5.8	1.0	1.0	6.8	0	4	1	1	10	10
TOTAL			60.3	4.0	4.0	68.3	33	51	4	4	88	88

STALLS PER LEVEL

LEVEL	LARGE	%	MEDIUM	%	SMALL	%	ACC.	%	TOTALS
P1 - GARAGE	33	37.5%	36	40.9%	0	0.0%	2	2.3%	71
P2 - PLAZA	0	0.0%	15	17.0%	0	0.0%	2	2.3%	17
TOTAL	33	37.5%	51	58.0%	0	0.0%	4	4.5%	88

AREA CALCULATIONS

FLOOR	AREA	UNITS	TOTALS
P2	24,000	5F	71 STALLS
P1	4,500	5F	18 STALLS
H1	11,570	5F	13 UNITS
H2	11,570	5F	13 UNITS
H3	11,570	5F	13 UNITS
H4	11,570	5F	13 UNITS
H5	11,570	5F	13 UNITS
TOTAL	66,350	5F	65 UNITS

DESCRIPTION	AREA	UNIT	CODE SECTION
25% of Lot Area	7,950	SF	SMC 23.45.025B
30% IF 1/3 OF OPEN SPACE PROVIDED BY BALCONIES	9,540	SF	SMC 23.45.025B
TOTAL OPEN SPACE PROVIDED	11,099	SF	SMC 23.45.025B,243

DESCRIPTION	AREA	UNIT	CODE SECTION
TOTAL OPEN SPACE PROVIDED	11,099	SF	SMC 23.45.025B,243
TOTAL OPEN SPACE REQUIRED	2,862	SF	SMC 23.45.025B
AS LANDSCAPING 30% OF 9,540 SF	2,862	SF	SMC 23.45.025B
TOTAL OPEN SPACE LANDSCAPING PROVIDED	3,042	SF	SMC 23.45.025B

DESCRIPTION	AREA	UNIT	CODE SECTION
TOTAL OPEN SPACE PROVIDED	11,099	SF	SMC 23.45.025B,243
TOTAL OPEN SPACE REQUIRED	2,862	SF	SMC 23.45.025B
AS LANDSCAPING 30% OF 9,540 SF	2,862	SF	SMC 23.45.025B
TOTAL OPEN SPACE LANDSCAPING PROVIDED	3,042	SF	SMC 23.45.025B

DESCRIPTION	AREA	UNIT	CODE SECTION
TOTAL OPEN SPACE PROVIDED	11,099	SF	SMC 23.45.025B,243
TOTAL OPEN SPACE REQUIRED	2,862	SF	SMC 23.45.025B
AS LANDSCAPING 30% OF 9,540 SF	2,862	SF	SMC 23.45.025B
TOTAL OPEN SPACE LANDSCAPING PROVIDED	3,042	SF	SMC 23.45.025B

DESCRIPTION	AREA	UNIT	CODE SECTION
TOTAL OPEN SPACE PROVIDED	11,099	SF	SMC 23.45.025B,243
TOTAL OPEN SPACE REQUIRED	2,862	SF	SMC 23.45.025B
AS LANDSCAPING 30% OF 9,540 SF	2,862	SF	SMC 23.45.025B
TOTAL OPEN SPACE LANDSCAPING PROVIDED	3,042	SF	SMC 23.45.025B

Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032

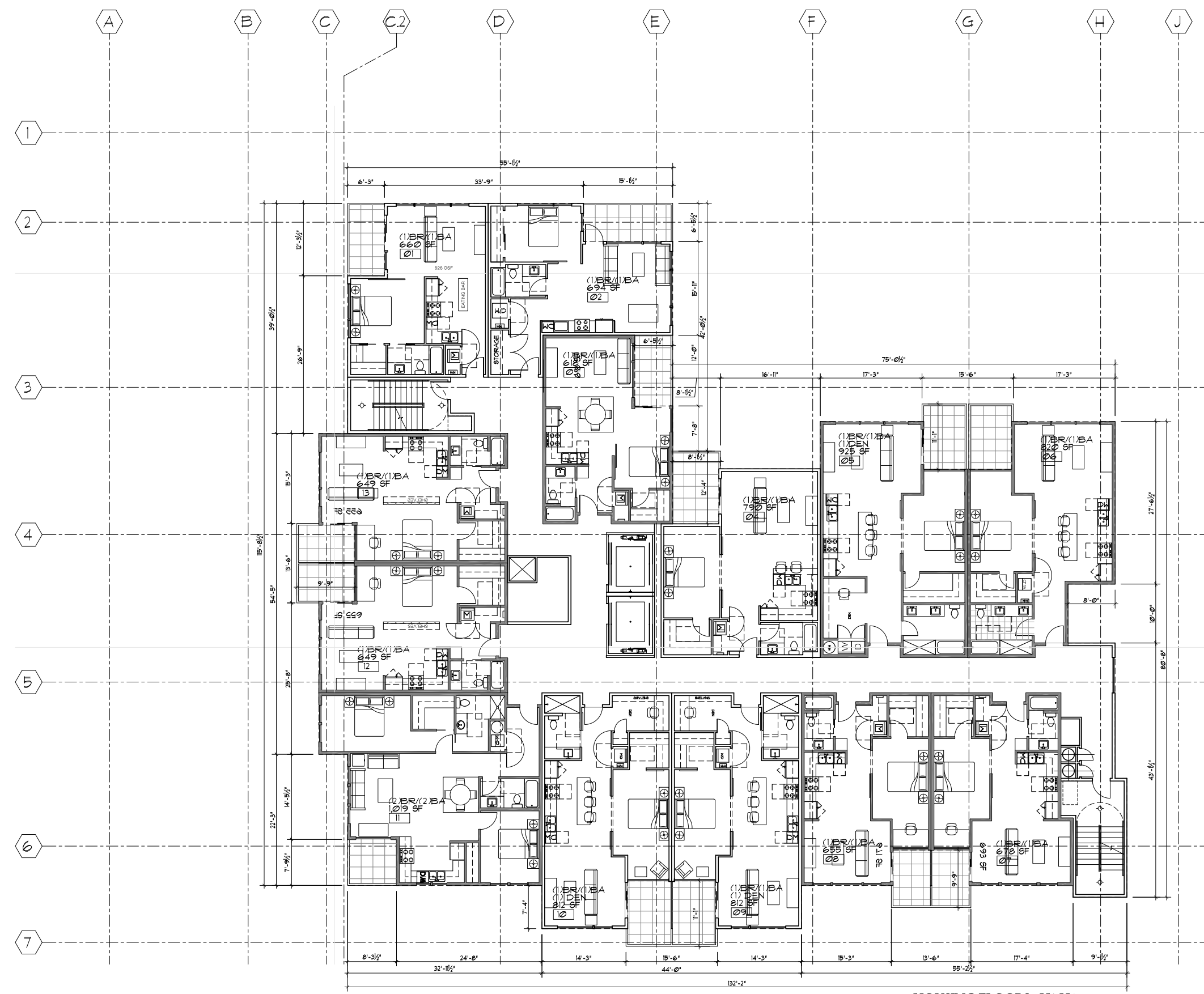
By	Date	AD5	AD5	AD5
ANTHONY D. SHAPIRO	07/15/07	AD5	AD5	AD5
REGISTERED ARCHITECT	12/29/07	AD5	AD5	AD5
STATE OF WASHINGTON	02/14/08	AD5	AD5	AD5

Revisions:	Description	Mark	Date
1	ISSUE FOR RFP		07/15/07
2	CORRECTIONS PER RFP/IDRS		12/29/07
3	EDG FINAL SUBMISSION		02/14/08

SCALE: 1" = 10'-0"
DRAWN BY: EJB/ADS/KJK/H
CHECKED BY: ADS
PROJECT NO.: 1292-00
FILE NAME: 392 A10102
SHEET NO.:

A 1.2

NOT FOR CONSTRUCTION



Jackson Square Multi Family
 14-349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
 © COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

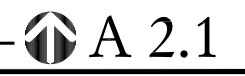
3815 REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

Mark	Description	Date	By
-	ISSUE FOR MAP	07/31/07	ADS
-	CORRECTIONS PER RFP/DRS	12/28/07	ADS
-	EDG FINAL SUBMISSION	02/14/08	ADS

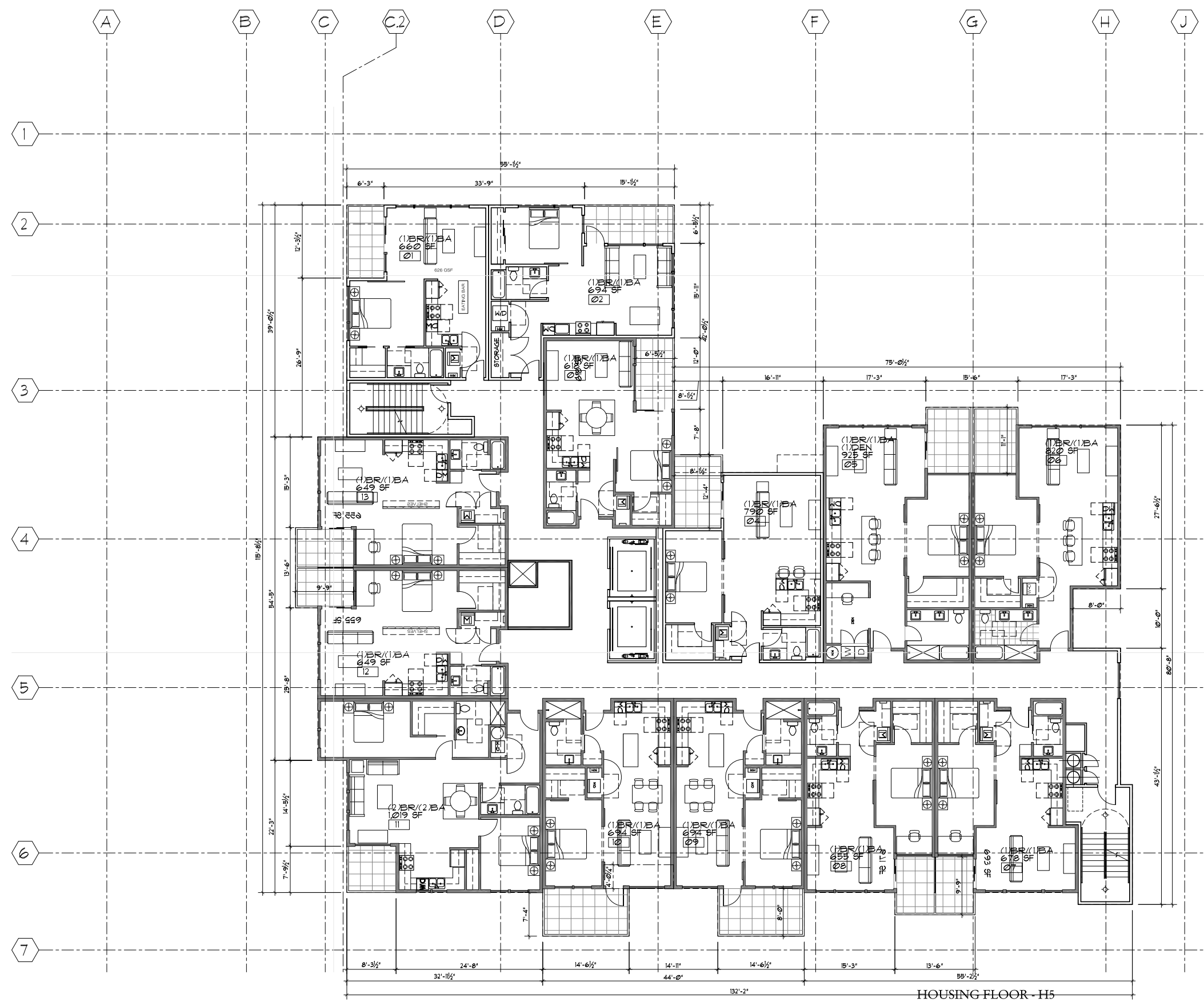
SHEET TITLE:
 H1-H4 HOUSING FLOORS

SCALE: 1/8" = 1'-0"	DRAWN BY: EB/ADG
DATE: 12/13/07	CHECKED BY: ADS
PROJECT NO.:	FILE NAME:
0392-00	*****
SHEET NO.:	

HOUSING FLOORS - H1-H4
 (13) UNITS/FLOOR
 1/8"=1'-0"



NOT FOR CONSTRUCTION



Jackson Square Multi Family
 14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
 COPYRIGHT © SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

Mark	Description	Date	By
*	ISSUE FOR RFP	07/31/07	ADS
*	CORRECTIONS PER MFP/DRE	12/28/07	ADS
*	EDG FINAL SUBMISSION	02/14/08	ADS

Revisions:

Mark	Description	Date	By

SHEET TITLE:
H5 HOUSING FLOOR

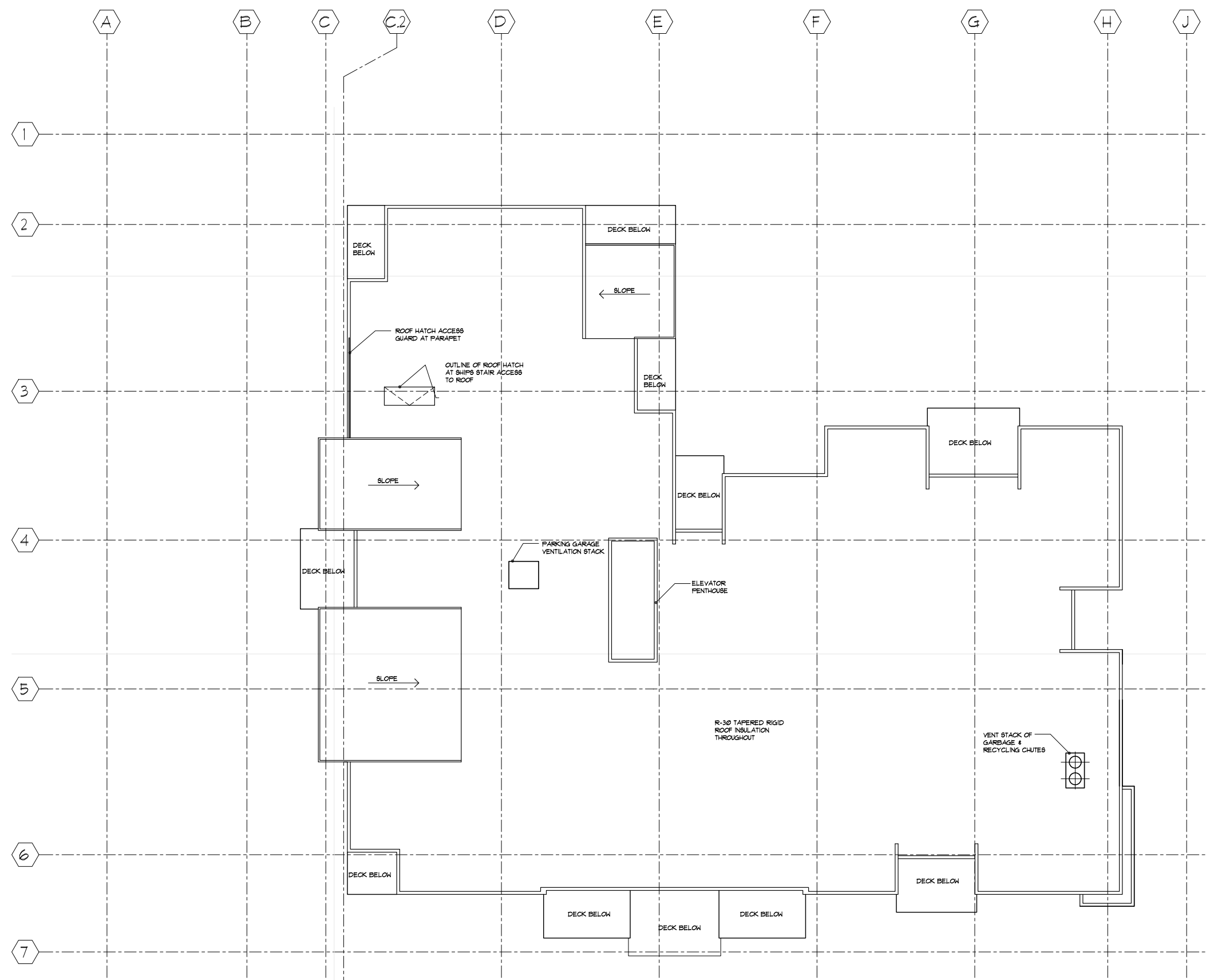
SCALE: 1/8" = 1'-0"
 DATE: 12/13/07
 PROJECT NO.: 12392-00
 SHEET NO.:

DRAWN BY: EIB/ADS
 CHECKED BY: ADS
 FILE NAME: *****

HOUSING FLOOR - H5
(13) UNITS
 1/8"=1'-0"

A 2.2

NOT FOR CONSTRUCTION



Jackson Square Multi Family
 14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
 © COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

3885 REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

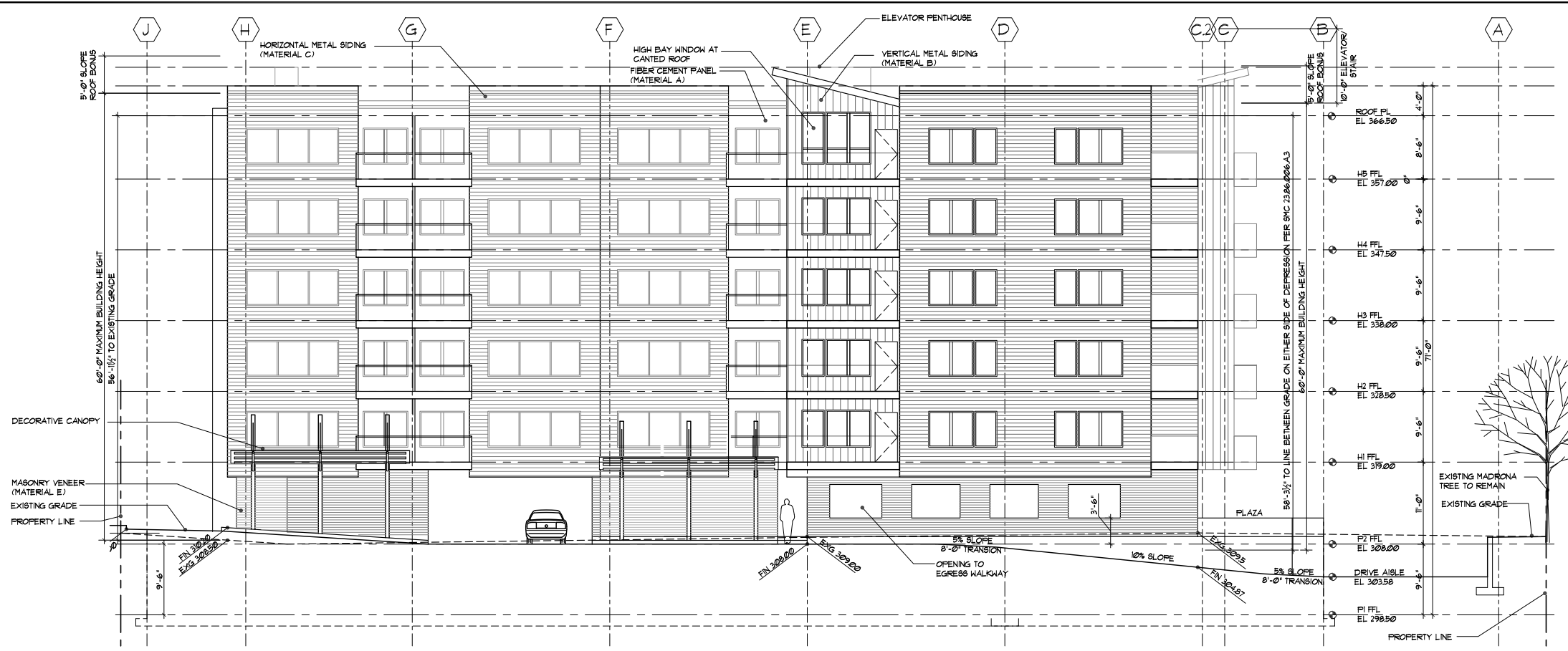
Mark	Description	Date	By
-	ISSUE FOR RFP	07/31/07	ADS
-	CORRECTIONS PER RFP/DIRE	12/28/07	ADS
-	EDG FINAL SUBMISSION	02/14/08	ADS

Revisions:
 SHEET TITLE:
 ROOF PLAN

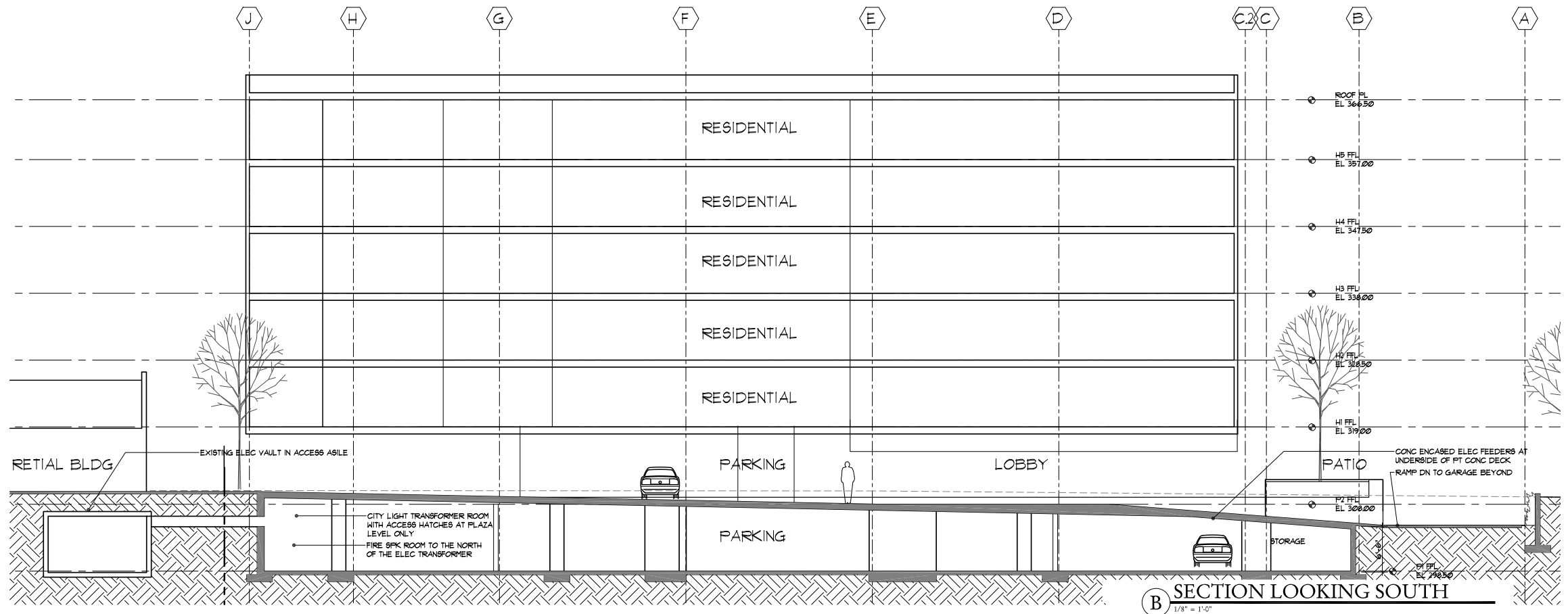
SCALE: 1/8" = 1'-0"	DRAWN BY: ADS/KJH
DATE: 12/13/07	CHECKED BY: ADS
PROJECT NO.: 12392-00	FILE NAME: *****
SHEET NO.:	

A 2.3

NOT FOR CONSTRUCTION



6 NORTH ELEVATION
1/8" = 1'-0"



B SECTION LOOKING SOUTH
1/8" = 1'-0"

Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032

3815 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

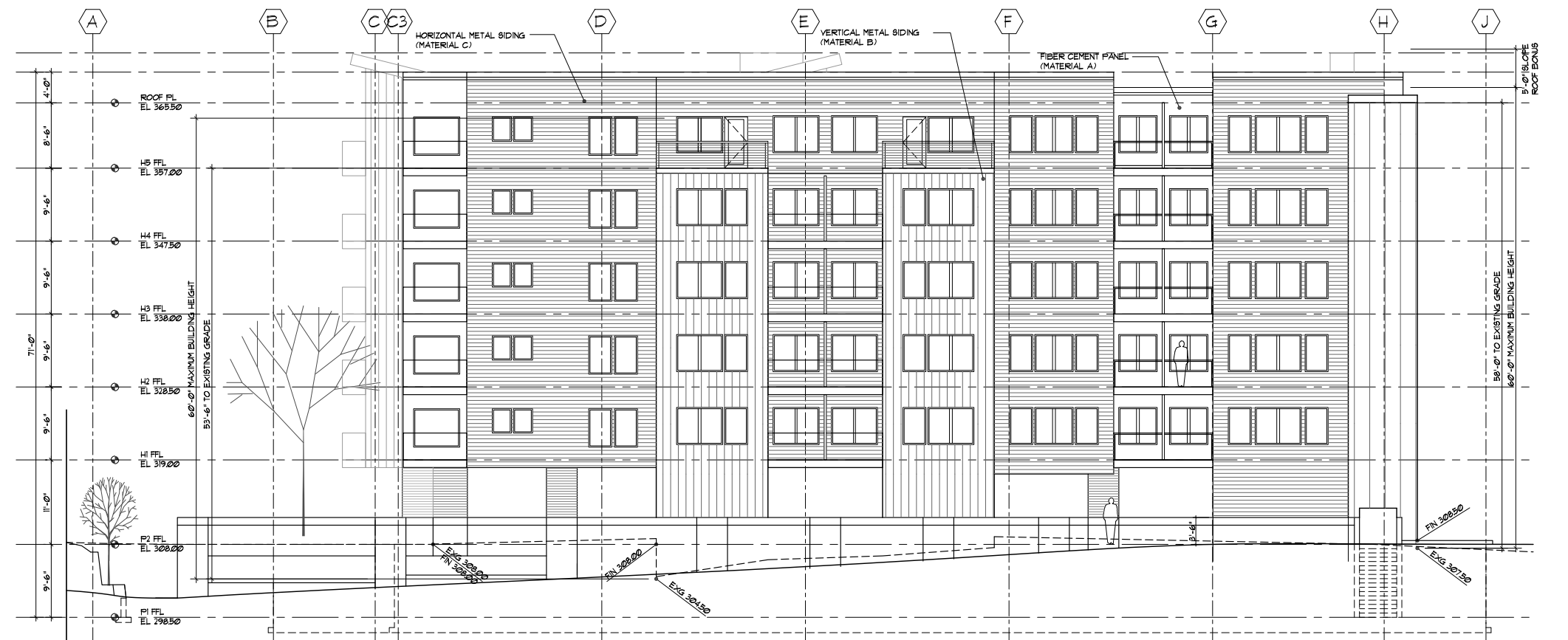
Mark	Description	Date	By
-	ISSUE FOR MFP	07/01/07	ADS
-	CORRECTIONS PER MFP/DPS	12/08/07	ADS
-	EDG FINAL SUBMISSION	02/14/08	ADS

SHEET TITLE:
BUILDING SECTION LOOKING SOUTH
WEST ELEVATION

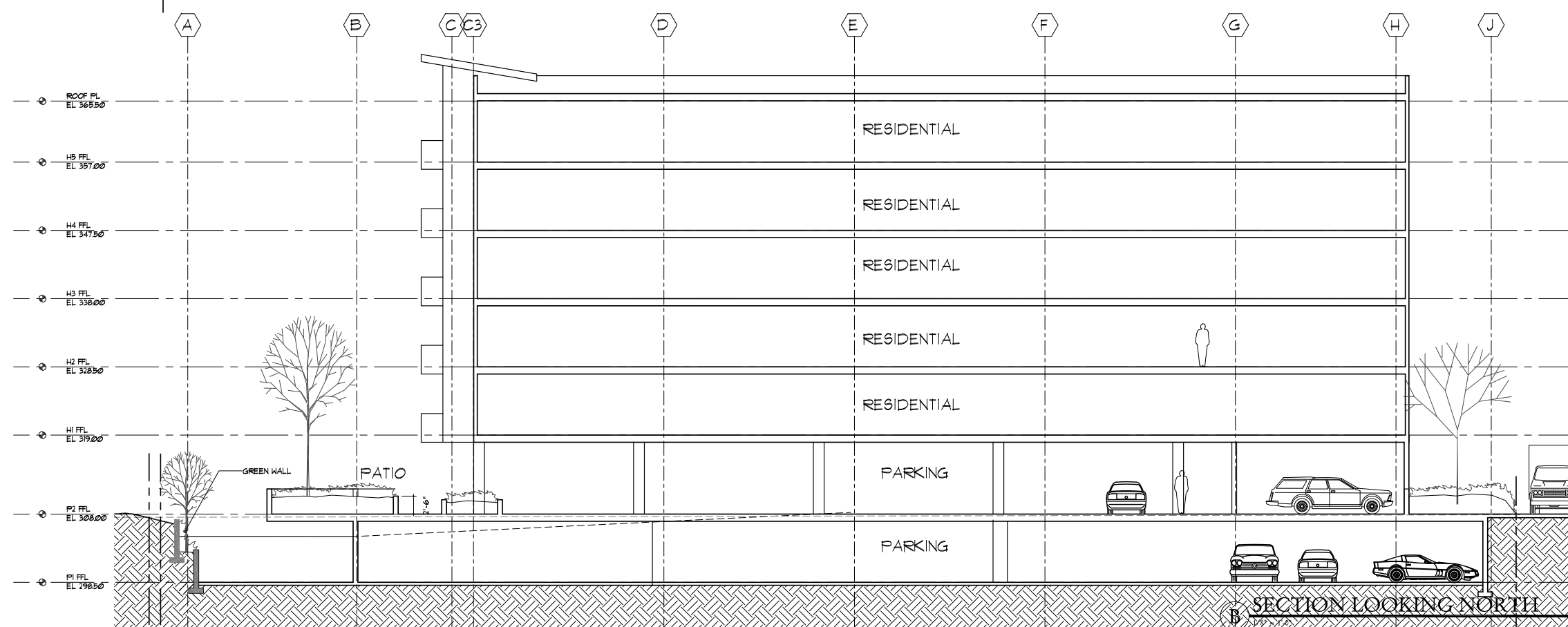
SCALE: 1/8" = 1'-0"	DRAWN BY: ADS/KSH
DATE: 12/13/07	CHECKED BY: ADS
PROJECT NO.:	FILE NAME:
12392-00	*****
SHEET NO.:	

A 3.1

NOT FOR CONSTRUCTION



6 SOUTH ELEVATION
1/8" = 1'-0"



Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
© COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

385 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

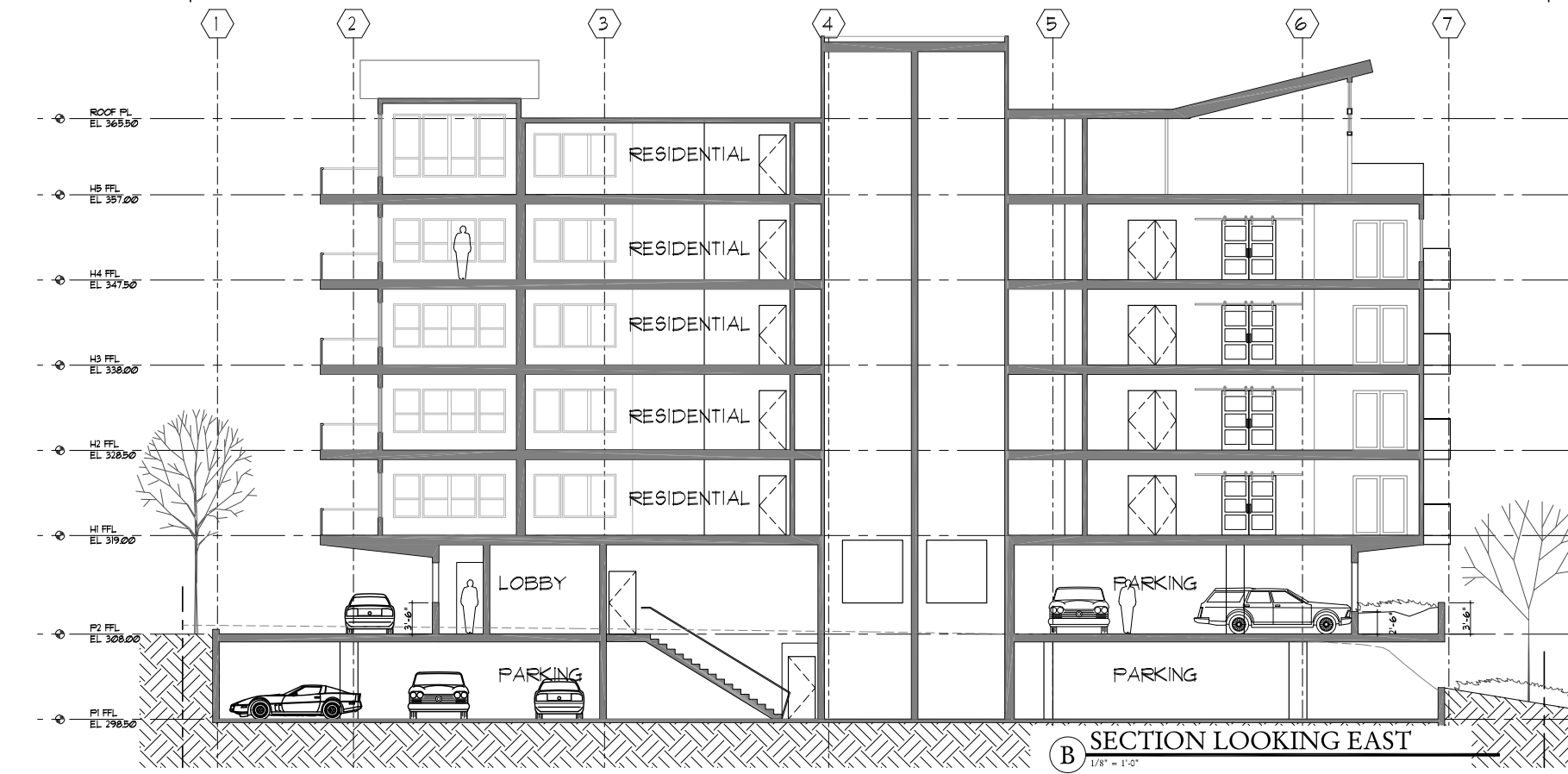
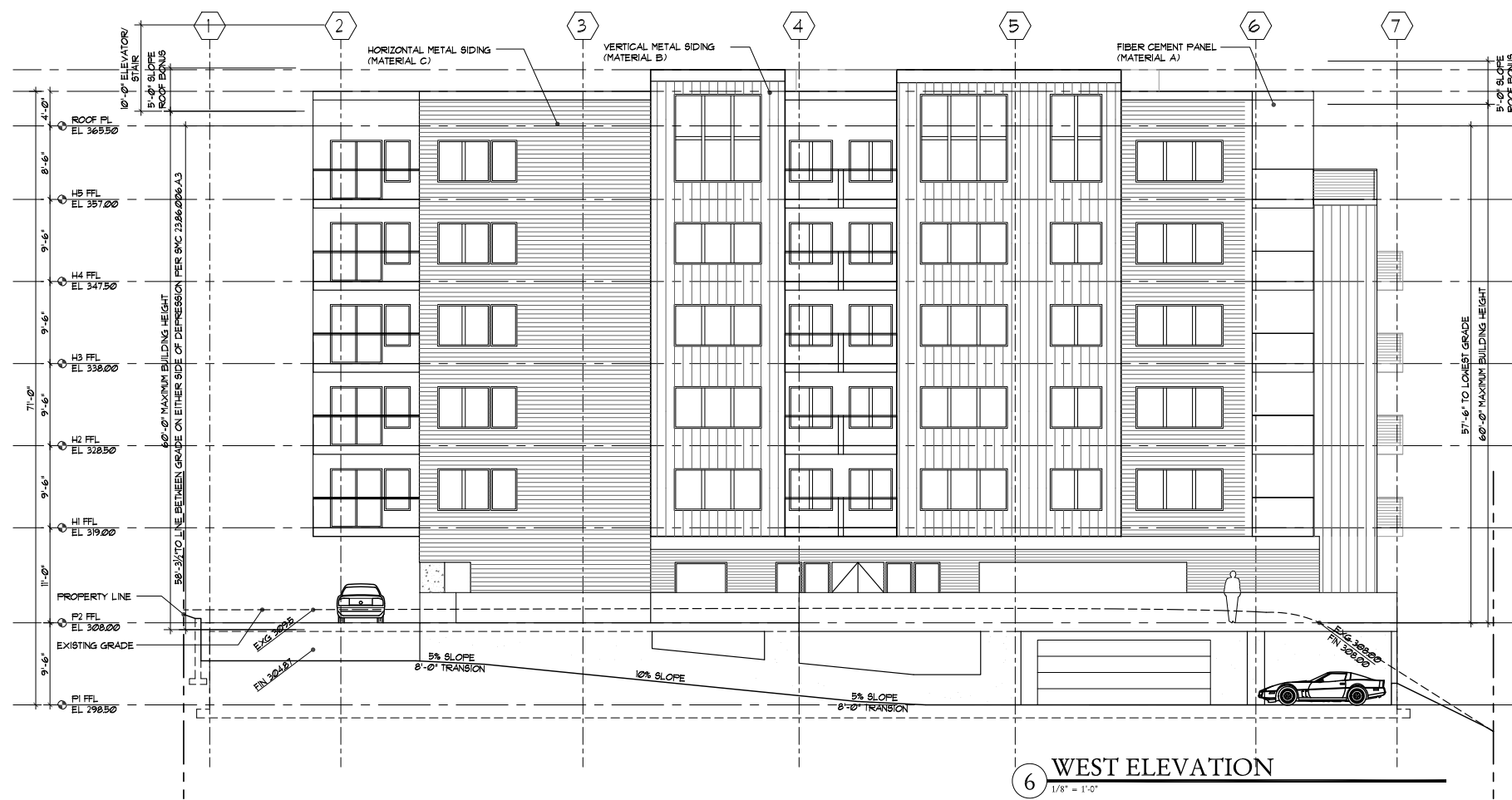
Mark	Description	Date	By
1	ISSUE FOR RFP	07/31/07	ADS
2	CORRECTIONS PER RFP/DRB	12/28/07	ADS
3	EDG FINAL SUBMISSION	02/14/08	ADS

Revisions:
SHEET TITLE:
SOUTH ELEVATION
SECTION LOOKING NORTH

SCALE: 1/8" = 1'-0"	DRAWN BY: EIB/ADSK/KH
DATE: 12/13/07	CHECKED BY:
PROJECT NO.:	FILE NAME:
12392-00	A0301 BLDG ELE
SHEET NO.:	

A 3.2

NOT FOR CONSTRUCTION



Jackson Square Multi Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
© COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

385 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

Mark	Description	Date	By
1	ISSUE FOR RFP	07/31/07	ADS
2	CORRECTIONS PER MFP/DIB	12/28/07	ADS
3	EDG FINAL SUBMISSION	02/14/08	ADS

Revisions:

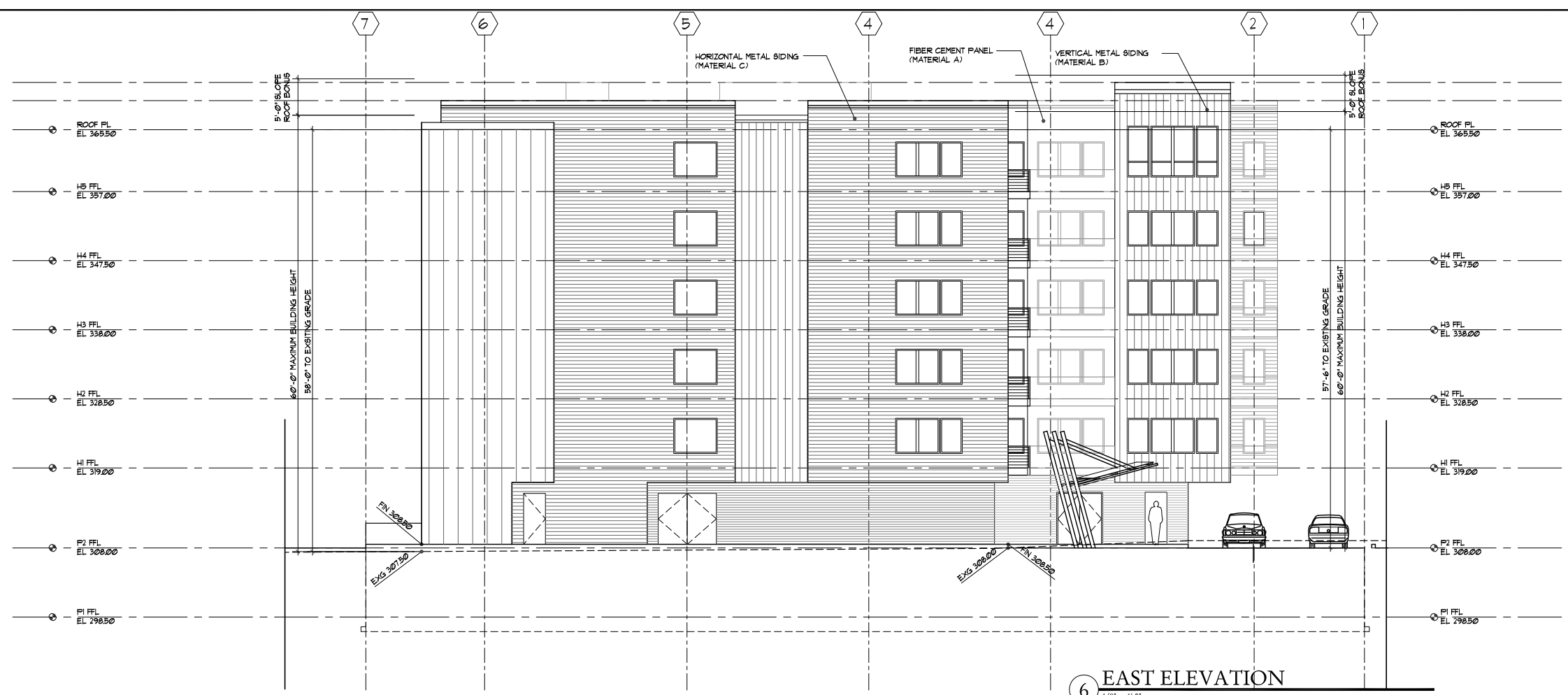
Mark	Description	Date	By

SHEET TITLE:
SOUTH ELEVATION
SECTION LOOKING EAST

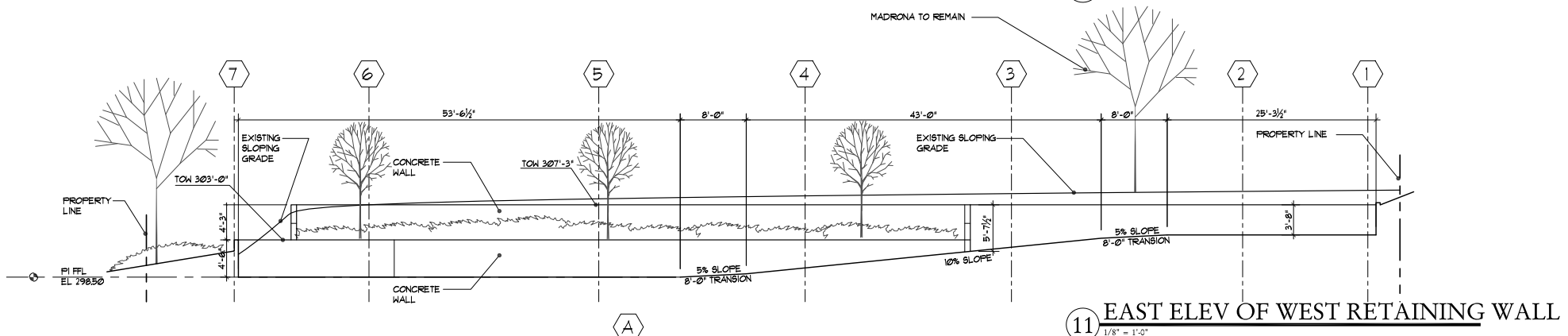
SCALE: 1/8" = 1'-0"	DRAWN BY: EIB/ADS/KCH
DATE: 12/13/07	CHECKED BY: ADS
PROJECT NO.: 12392-00	FILE NAME: A0301 BLDG ELE
SHEET NO.:	

A 3.3

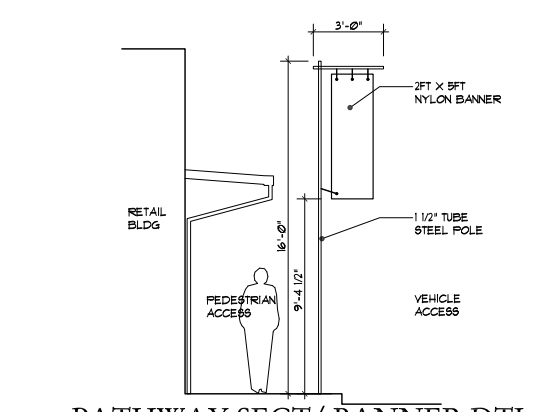
NOT FOR CONSTRUCTION



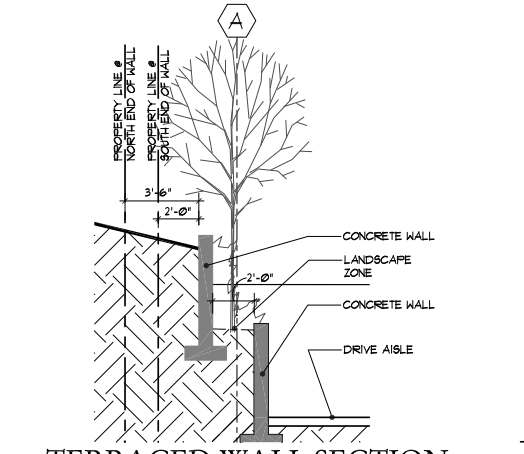
6 EAST ELEVATION
1/8" = 1'-0"



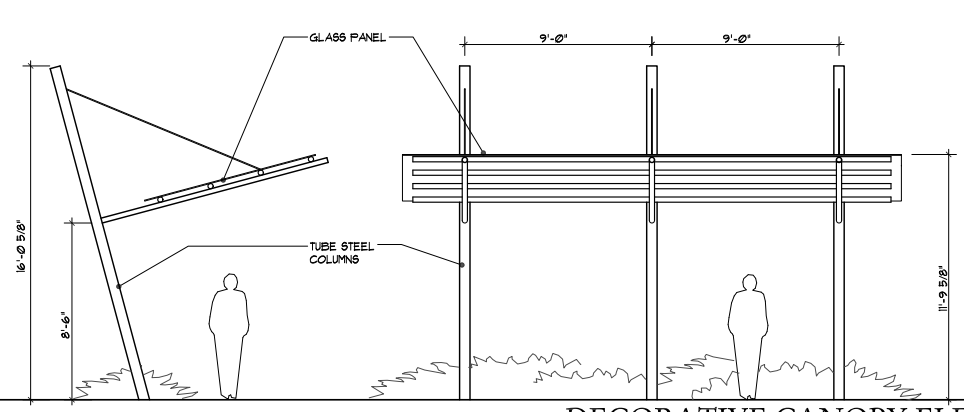
11 EAST ELEV OF WEST RETAINING WALL
1/8" = 1'-0"



13 PATHWAY SECT/ BANNER DTL
1/4" = 1'-0"



14 TERRACED WALL SECTION
1/4" = 1'-0"



16 DECORATIVE CANOPY ELEV
1/4" = 1'-0"

Jackson Square Multi-Family
14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032

3885 REGISTERED ARCHITECT
ANTHONY D. SHAPIRO
STATE OF WASHINGTON

Revisions:	By	Date	Description
	ADS	07/31/07	ISSUE FOR RFP
	ADS	12/28/07	CORRECTIONS PER RFP/DRB
	ADS	02/14/08	EDG FINAL SUBMISSION

SHEET TITLE:
EAST ELEVATION
RETAINING WALL ELEVATION
PATHWAY SECT/ BANNER DTL
TERRACE WALL SECTION
DECORATIVE CANOPY ELEVATION

SCALE: AS NOTED
DATE: 12/13/07
PROJECT NO.: 12392-00
SHEET NO.:

DRAWN BY: EIB/AD9/KCH
CHECKED BY: ADS
FILE NAME: A0301 BLDG ELE

A 3.4

NOT FOR CONSTRUCTION



WEST ELEVATION

APPROX. 1/16" = 1'-0"



SOUTH ELEVATION

APPROX. 1/16" = 1'-0"



EAST ELEVATION

APPROX. 1/16" = 1'-0"



NORTH ELEVATION

APPROX. 1/16" = 1'-0"



VIEW OF NE CORNER FROM 15TH
NTS



VIEW OF SE CORNER FROM 15TH
NTS



SE CORNER OF RETAIL SPACE

NTS



EXISTING OVERHANG @ RETAIL

NTS



EXISTING WALL PACK FIXTURES

NTS



- OPENINGS @ 42" AFF
SCREENED BY PLANTINGS
- MASONRY VENEER
(MATERIAL E)
- OPEN AIR COURT YARD AT
PLAZA LEVEL,
DRIVEWAY TO GARAGE BELOW
- OPENINGS
GARAGE OPENING UNDER
PLAZA LEVEL COURTYARD

VIEW OF SW CORNER
NTS



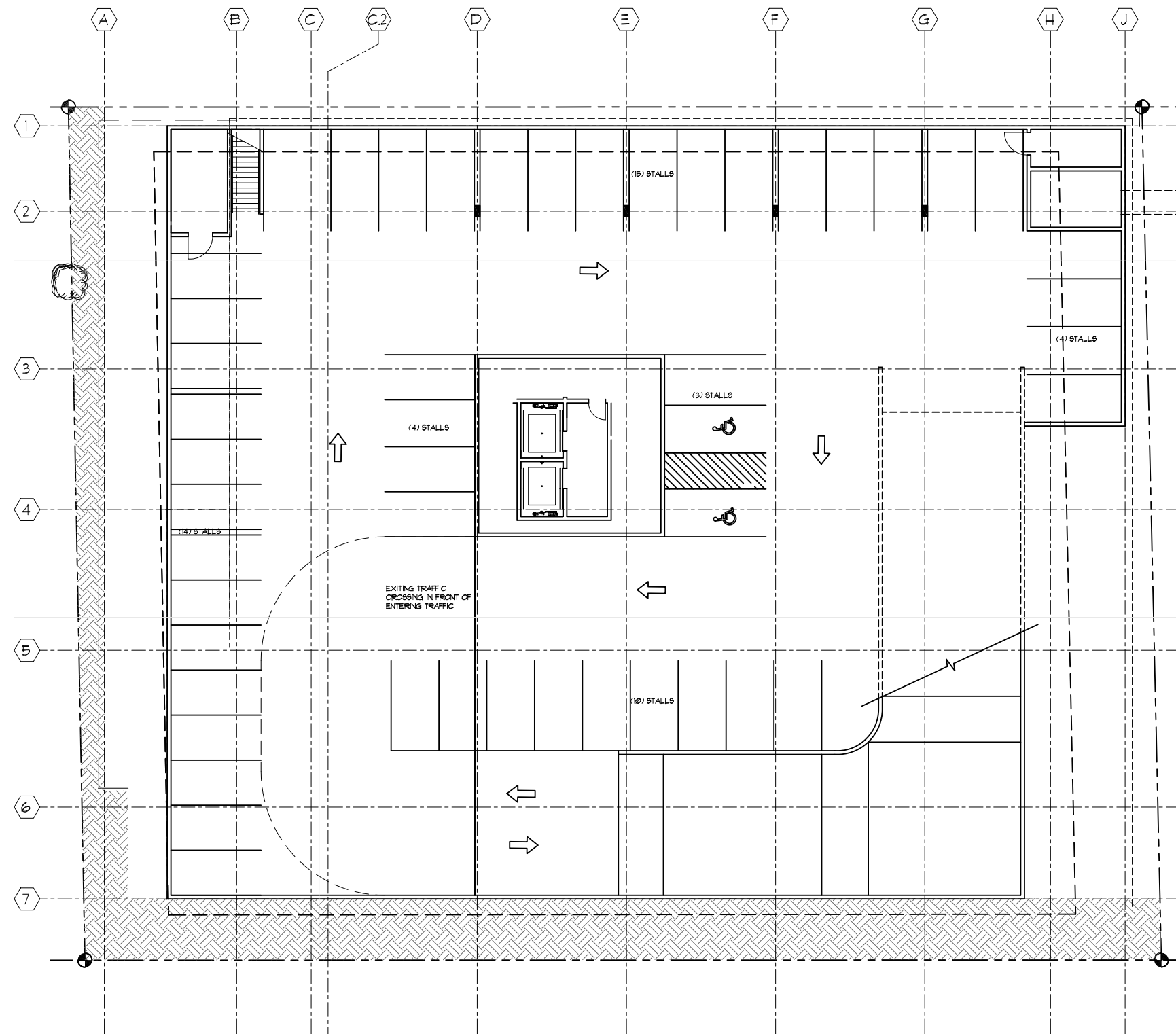
DECORATIVE CANOPY
 ENTRY TO PLAZA PARKING LEVEL P2
 EMBOSSED PAVING PATTERN

MASONRY VENEER
 (MATERIAL E)

VIEW DOWN ENTRY DRIVE
 NTS

PARKING STALLS (P1)
 (50) TOTAL STALLS LOSS
 OF (21) PARKING STALLS

PROS	CONS
ONE WAY TRAFFIC PATTERN	EXITING TRAFFIC CROSSING IN FRONT OF ENTERING TRAFFIC
	(50) TOTAL STALLS LOSS OF (21) PARKING STALLS



Jackson Square Multi Family
 14349 15TH AVENUE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032

© COPYRIGHT A.D. SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

3885 REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

Mark	Description	Date	By
	ISSUE FOR NIP	07/23/07	ADS
	CORRECTIONS PER NIP/DIB	12/28/07	ADS
	EDG FINAL SUBMISSION	02/14/08	ADS

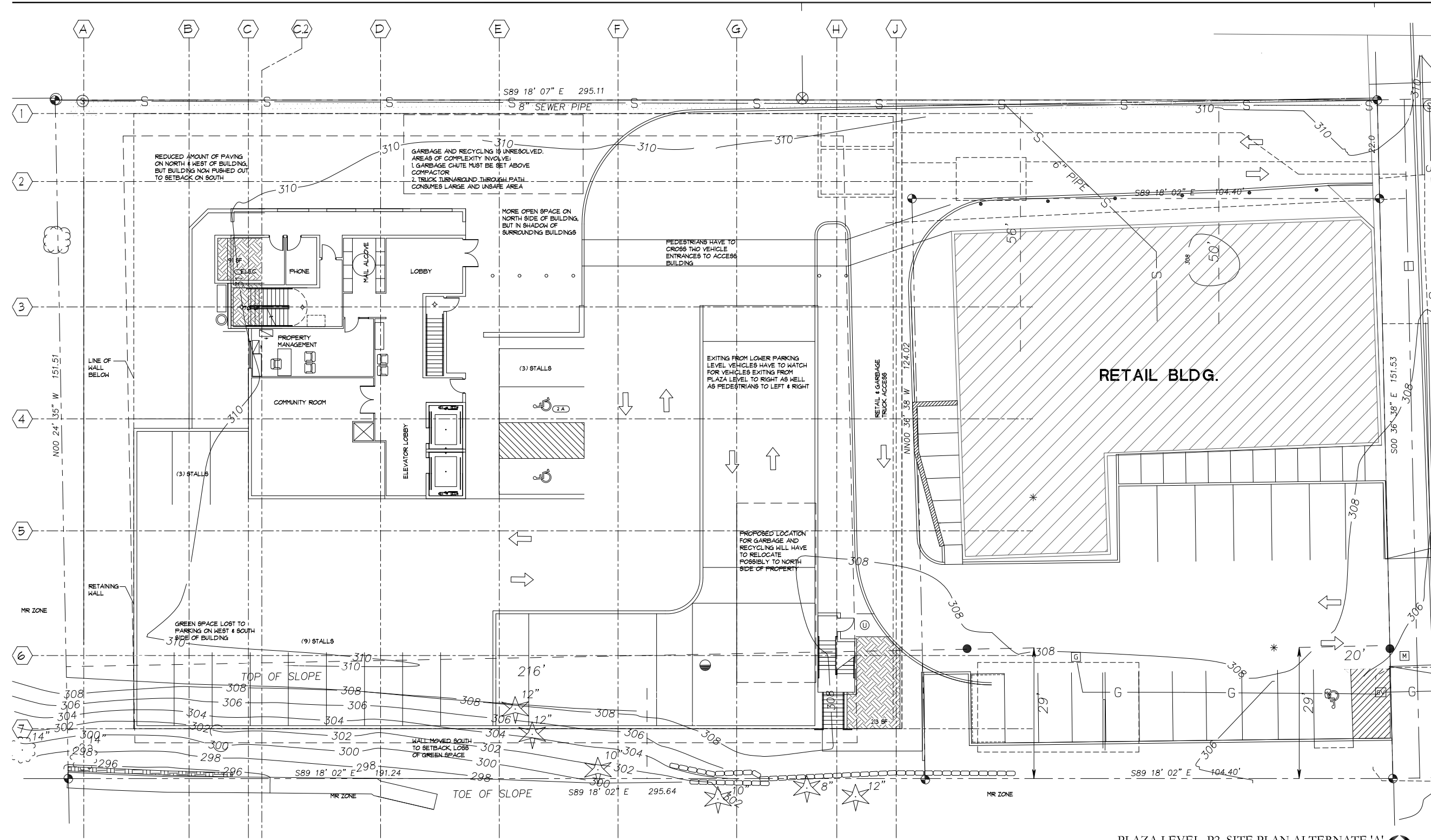
SHEET TITLE:
 ALTERNATE 'A'
 P1 PARKING GARAGE PLAN

SCALE: NTS	DRAWN BY: EIB/ADS/KJH
DATE: 12/13/07	CHECKED BY: ADS
PROJECT NO.: 12392-00	FILE NAME: 392 A0101
SHEET NO.:	

PARKING PLAN, P1 LEVEL ALTERNATE 'A'
 1"=10'-0"

A 1.3

NOT FOR CONSTRUCTION



Jackson Square Multi Family
 14349 15TH AVE NE, SEATTLE, WA 98125

a.d. shapiro architects ps

624 Edmonds Way, Edmonds, WA 98020, (425) 778-5400 FAX (425) 778-3032
 © COPYRIGHT AD SHAPIRO ARCHITECTS. ALL RIGHTS RESERVED. MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

By	AD5
Date	07/21/07
AD5	12/28/07
AD5	02/14/08
AD5	

385 REGISTERED ARCHITECT
 ANTHONY D. SHAPIRO
 STATE OF WASHINGTON

Revisions:

Mark	Description
1	ISSUE FOR NIP
2	CORRECTIONS PER NIP/DPS
3	EDG FINAL SUBMISSION

PLAZA LEVEL, P2 SITE PLAN ALTERNATE 'A'
 1"=10'-0"

PARKING STALLS (P2)	PARKING COMPARISON
(15) TOTAL STALLS, LOSS OF (2) PARKING STALLS	PREFERRED SOLUTION 88 STALLS
	ALTERNATE SOLUTION 65 STALLS
	LOSS OF PARKING 23 STALLS

PROS	CONS
LESS PAVING ON NORTH & WEST SIDE OF PROPERTY MORE OPEN SPACE ON NORTH SIDE OF BUILDING, BUT IN SHADOW OF SURROUNDING BUILDINGS	EXITING FROM LOWER PARKING LEVEL VEHICLES HAVE TO WATCH FOR VEHICLES EXITING FROM PLAZA LEVEL TO RIGHT AS WELL AS PEDESTRIANS TO LEFT & RIGHT PROPOSED LOCATION FOR GARBAGE AND RECYCLING WILL HAVE TO RELOCATE POSSIBLY TO NORTH SIDE OF PROPERTY GREEN SPACE LOST TO PARKING ON WEST & SOUTH SIDE OF BUILDING (15) TOTAL STALLS, LOSS OF (2) PARKING STALLS

SCALE:	DRAWN BY:
NTS	EIB/ADS/KJH
DATE:	CHECKED BY:
12/13/07	AD5
PROJECT NO.:	FILE NAME:
12392-00	392 A0102
SHEET NO.:	

A 1.4
 NOT FOR CONSTRUCTION