DESIGN REVIEW

May 6, 2008

DPD Project # 3007569





SIXTH & LENORA APARTMENTS



2.0 DRAWING INDEX
3.0 CONTEXT PLAN
4.0 SITE PLAN
5.0 GREEN STREET PLAN & IMAGES
6.0 SOUTHEAST PERSPECTIVE #1
6.1 SOUTHEAST PERSPECTIVE #2
7.0 NORTHEAST PERSPECTIVE
8.0 NORTHWEST PERSPECTIVE
9.0 SOUTHWEST PERSPECTIVE
10.0 VIEW OF PROJECT FROM CAPITOL HILL
11.0 NORTH ELEVATION WITH VEGETATION
11.1 NORTH ELEVATION WITHOUT VEGETATION
12.0 EAST ELEVATION WITH VEGETATION
12.1 EAST ELEVATION WITHOUT VEGETATION
13.0 SOUTH ELEVATION WITH VEGETATION
13.1 SOUTH ELEVATION WITHOUT VEGETATION
14.0 WEST ELEVATION
15.0 SOUTH ELEVATION AT NORTH TOWER
15.1 NORTH ELEVATION AT SOUTH TOWER
16.0 NORTH ELEVATION AT LOWER 85' W/ VEGETATION
16.1 NORTH ELEVATION AT LOWER 85' WITHOUT VEGETATION
17.0 EAST ELEVATION AT LOWER 85' (SOUTHERN HALF) W/ VEGETATION
17.1 EAST ELEVATION AT LOWER 85' (SOUTHERN HALF) WITHOUT VEGETATION
17.2 EAST ELEVATION AT LOWER 85' (NORTHERN HALF) W/ VEGETATION
17.3 EAST ELEVATION AT LOWER 85' (NORTHERN HALF) WITHOUT VEGETATION
18.0 SOUTH ELEVATION AT LOWER 85' W/ VEGETATION
18.1 SOUTH ELEVATION AT LOWER 85' WITHOUT VEGETATION
19.0 WEST ELEVATION AT LOWER 85' (SOUTHERN HALF)
19.1 WEST ELEVATION AT LOWER 85' (NORTHERN HALF)
20.0 LEVEL 1 ELEVATIONS AT SIXTH AVENUE
21.0 LEVEL 1 ELEVATIONS AT SIXTH AVENUE
22.0 LEVEL 1 ELEVATIONS AT BLANCHARD
23.0 LEVEL 1 ELEVATIONS AT LENORA
24.0 STREET PERSPECTIVE AT SIXTH & LENORA
24.1 STREET PERSPECTIVE AT SIXTH & BLANCHARD
24.2 STREET PERSPECTIVE AT BLANCHARD GREEN STREET
24.3 STREET PERSPECTIVE AT MIDBLOCK OF SIXTH AVENUE
24.4 STREET PERSPECTIVE AT MID-BLOCK OF LENORA
25.0 ELEVATIONS OF PROJECT IN CONTEXT OF CITY
26.0 VIEW OF PAVILION FROM THE WEST
26.1 COURTYARD VIEW LOOKING EAST
26.2 VIEW UP TO PAVILION FROM SIXTH AVENUE
26.3 VIEW OF PAVILION LOOKING SOUTHEAST
26.4 VIEW OF PAVILION LOOKING SOUTHWEST
27.0 SUN / SHADOW DIAGRAMS
28.0 SUN / SHADOW DIAGRAMS AT COURTYARD
29.0 MATERIAL & COLOR CONCEPTS
30.0 REPRESENTATIVE LIGHTING PLAN
31.0 GARAGE PLAN LEVEL P3
32.0 GARAGE PLAN LEVEL P2
33.0 GARAGE PLAN LEVEL P1
34.0 LEVEL 1 PLAN
35.0 MEZZANINE PLAN
36.0 LEVEL 2 PLAN
37.0 LEVEL 5 PLAN
38.0 LEVEL 7 PLAN
39.0 LEVELS 8-24 PLAN
40.0 BUILDING SECTION (NORTH / SOUTH)
41.0 BUILDING SECTION (EAST / WEST)
42.0 REQUESTED DEPARTURES

- Six-floor podium base with five floors of market-rate apartments above one floor of retail and building services (654 apartments total)
- Approximately 12,185 SF of retail space on the ground floor
- Two 18-story towers above the podium with, 13 market-rate apartments per floor
- Three levels of underground parking garage (419 stalls total)
- Approximately 550,000 SF of gross floor area excluding garage
- Green Street along Blanchard
- Downtown Development Design Review guidelines incorporated into the design of the building

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
DRAWING INDEX

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
02.0

architecture | interior design | landscape architecture | planning & urban design





EXISTING GREEN STREET DEVELOPMENT



COMMERCIAL
OPEN SPACE
HOUSING/ RETAIL
PARKING
COMMERCIAL/ RETAIL
ARTS
INSTITUTIONAL

NEIGHORHOOD BOUNDARY
FUTURE STREETCAR LINE
DESIGNATED GREEN STREET

1 SITE CONTEXT
NTS

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : gglo@gglo.com
http://www.gglo.com

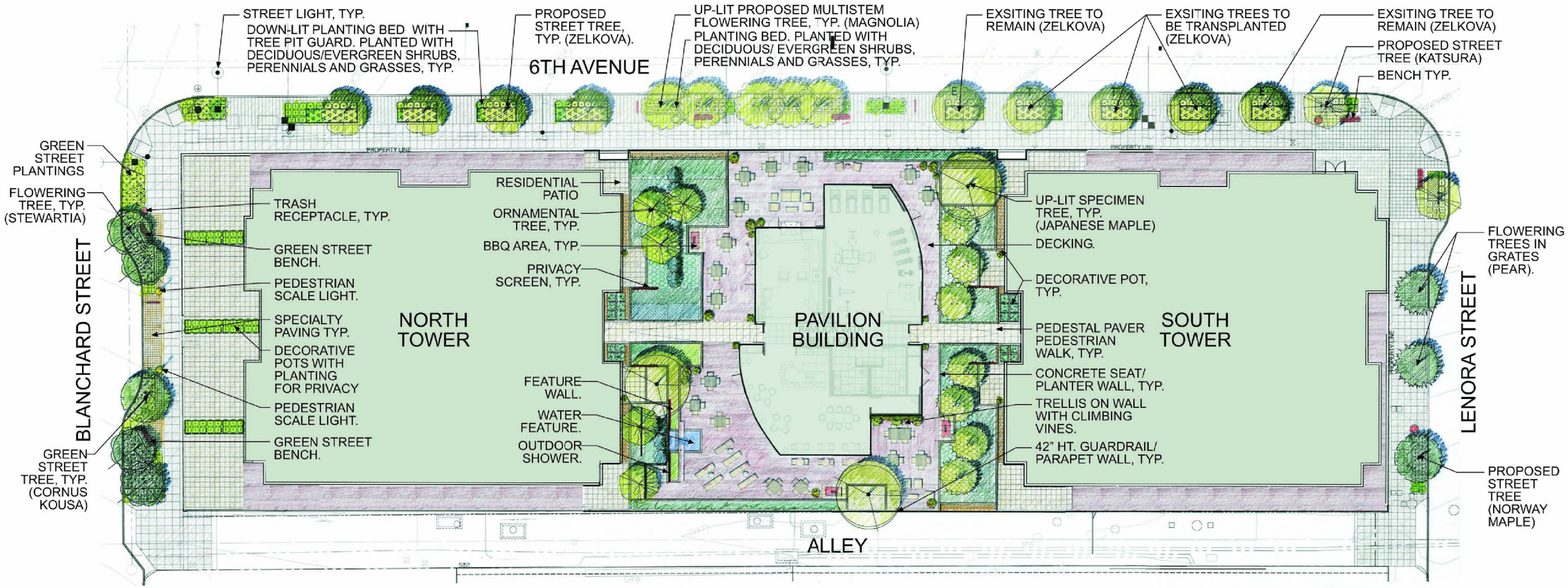
DRAWING ISSUES:
05/06/08

SHEET TITLE:
CONTEXT PLAN

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00
SCALE:
N.T.S.
SHEET NO:
03.0

architecture | interior design | landscape architecture | planning & urban design



HEWITT

GGLO
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
SITE PLAN

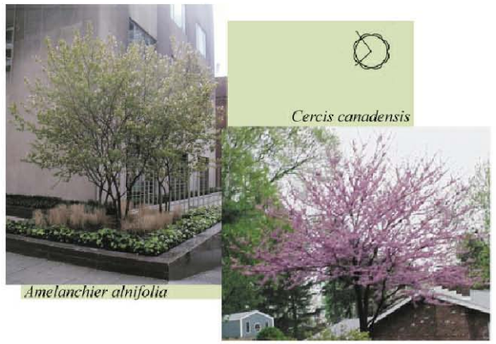
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
04.0

architecture | interior design | landscape architecture | planning & urban design



Amelanchier alnifolia

Cercis canadensis



Rapheolepsis umbellata



Cornus sericea



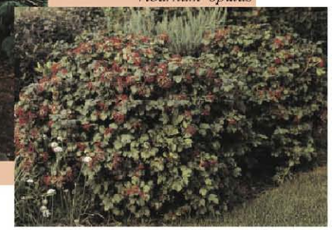
Acanthus Mollis



Hydrangea quercifolia



Viburnum opulus



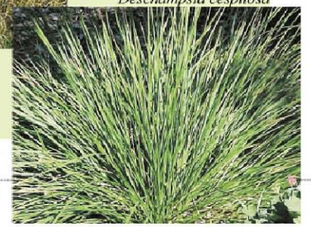


Sarcococca hookerana 'humilis'



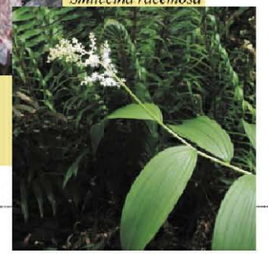


Deschampsia cespitosa





Heuchera Pewter Veil



Smilecina racemosa



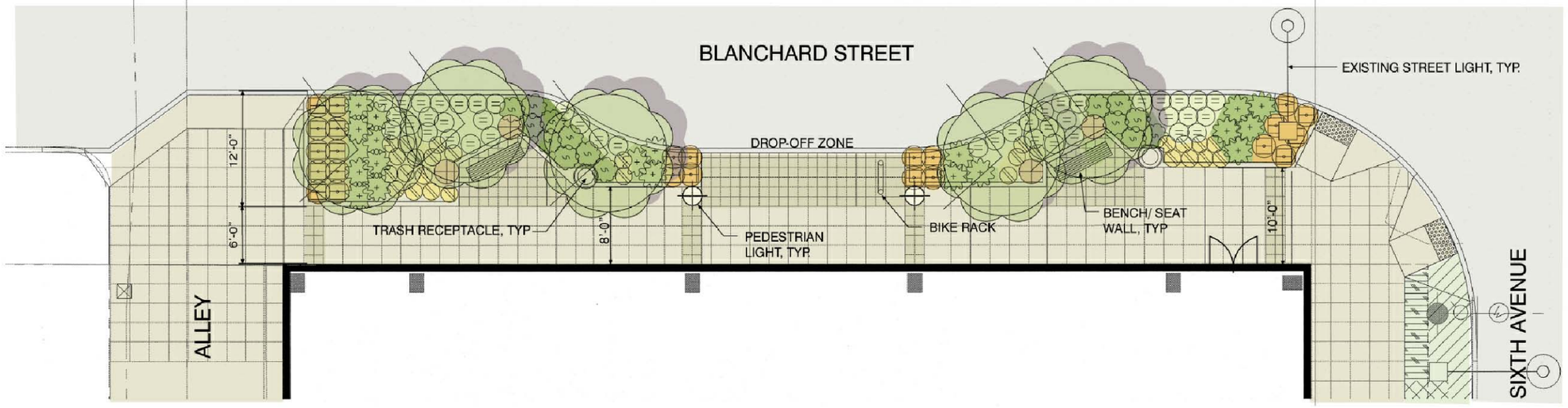
Pedestrian Light



Bench



Paving



HEWITT

GGLO
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
GREEN STREET PLAN & IMAGES

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
05.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S.E. PERSPECTIVE #1

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
06.0

architecture | interior design | landscape architecture | planning & urban design



G G L O

1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S.E. PERSPECTIVE #2

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
06.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N.E. PERSPECTIVE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
07.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N.W. PERSPECTIVE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
08.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S.W. PERSPECTIVE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
09.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
VIEW TO PROJECT FROM CAPITOL HILL

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
AS NOTED

SHEET NO:
10.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N. ELEVATION WITH VEGETATION

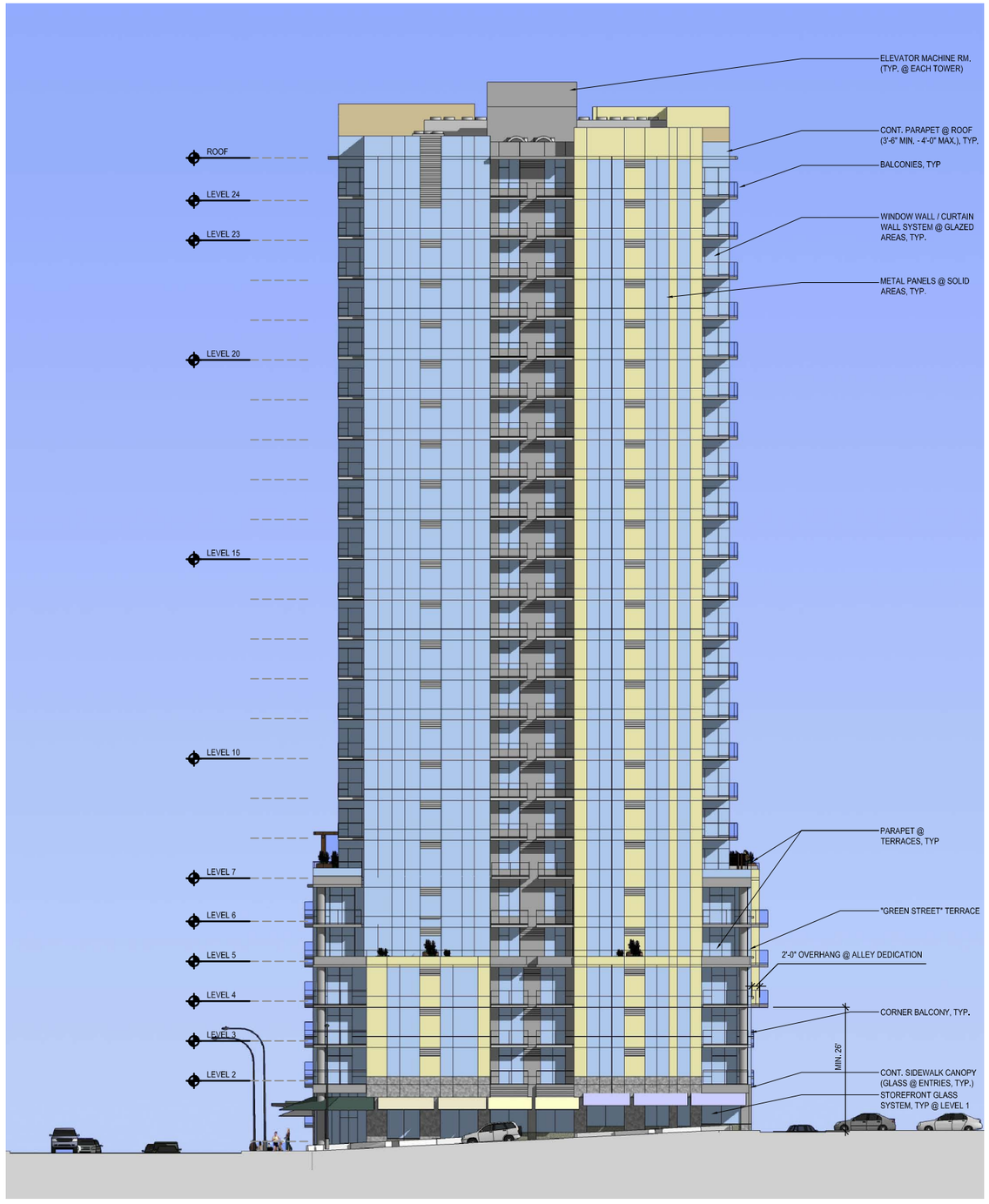
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
11.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N. ELEVATION WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
11.1

architecture | interior design | landscape architecture | planning & urban design



G G L O

1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
E. ELEVATION WITH VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
12.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
E. ELEVATION WITHOUT VEGETATION

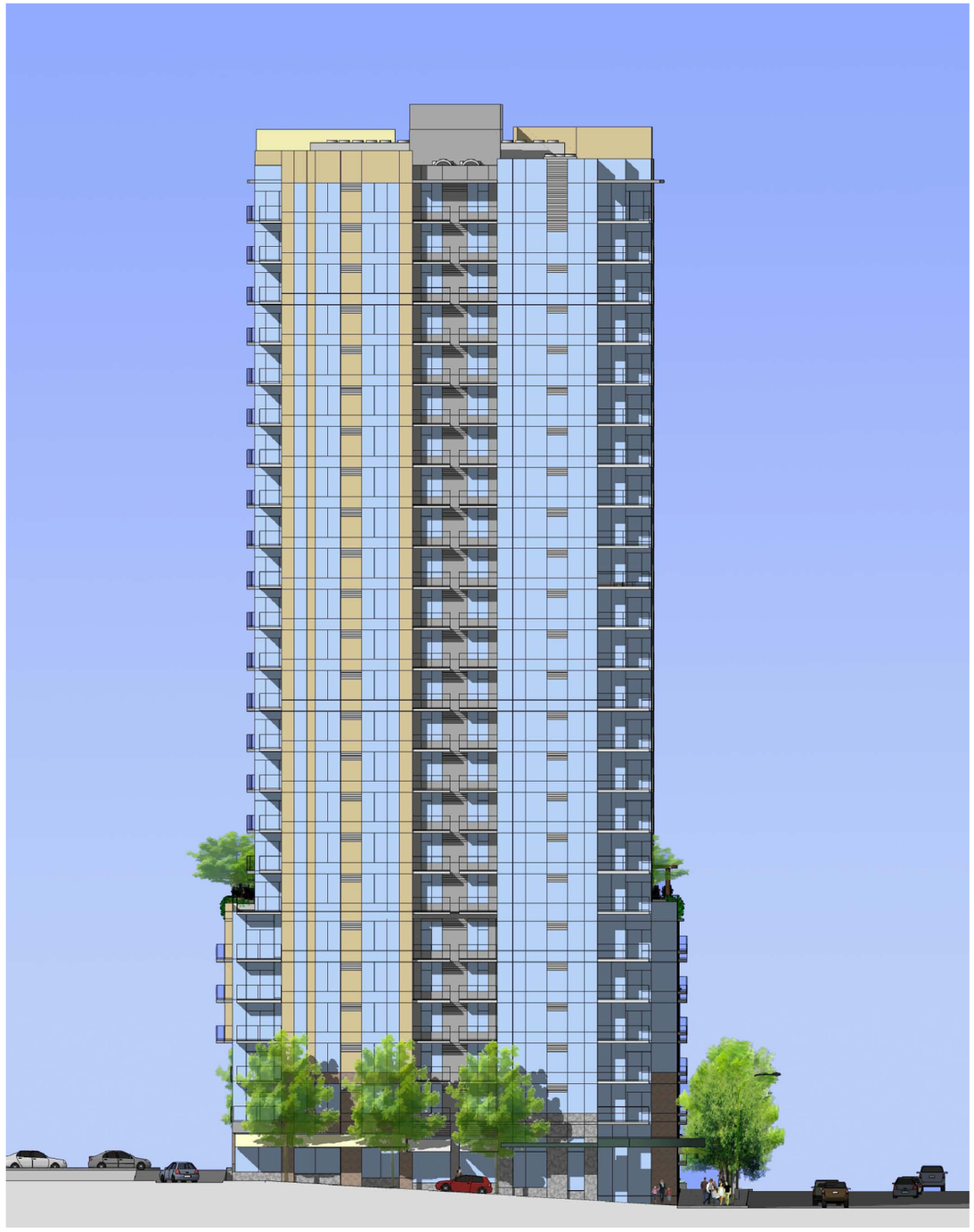
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
12.1

architecture | interior design | landscape architecture | planning & urban design



G G L O

1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S. ELEVATION WITH VEGETATION

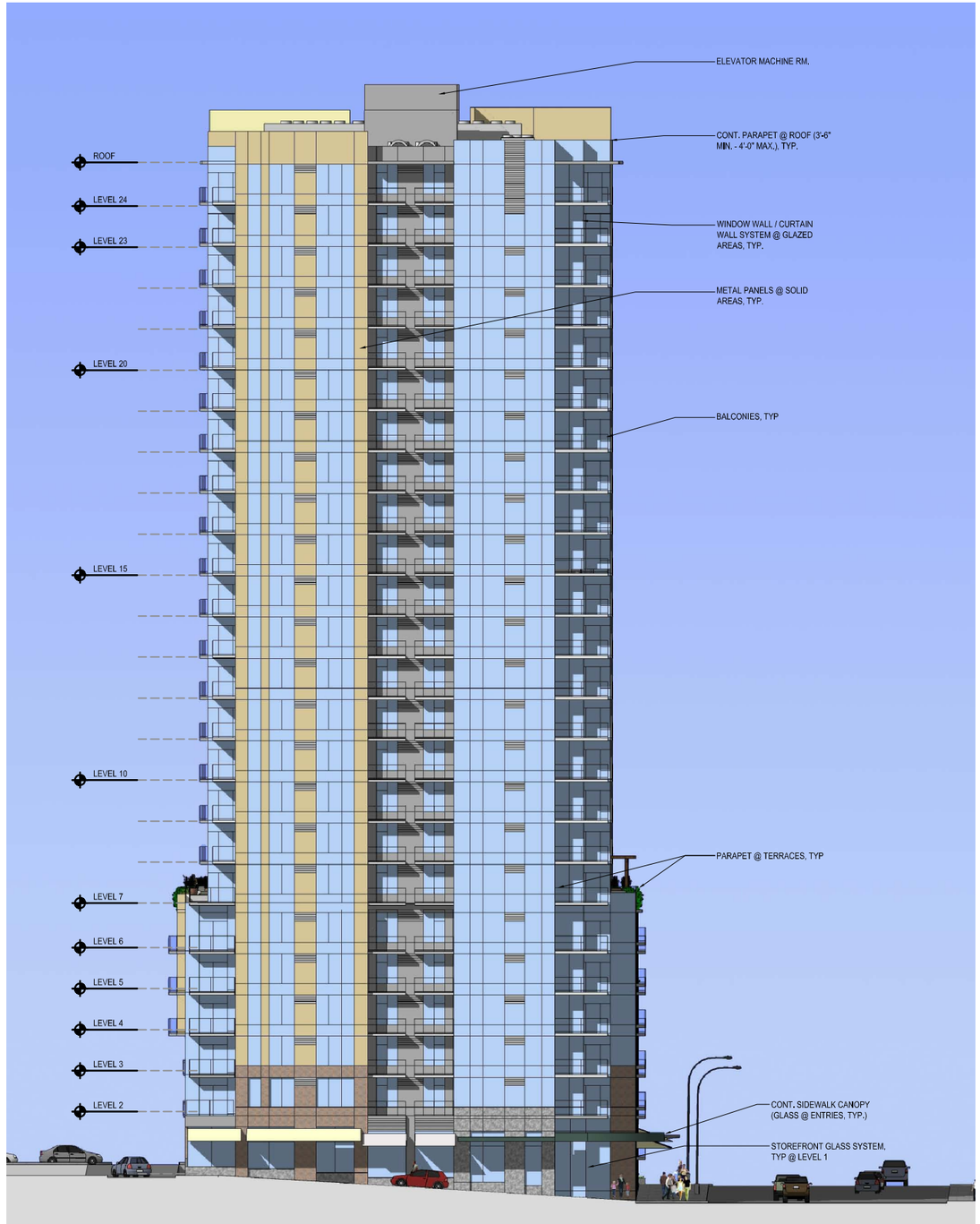
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
13.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
S. ELEVATION WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
13.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
W. ELEVATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
14.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S. ELEVATION AT NORTH TOWER

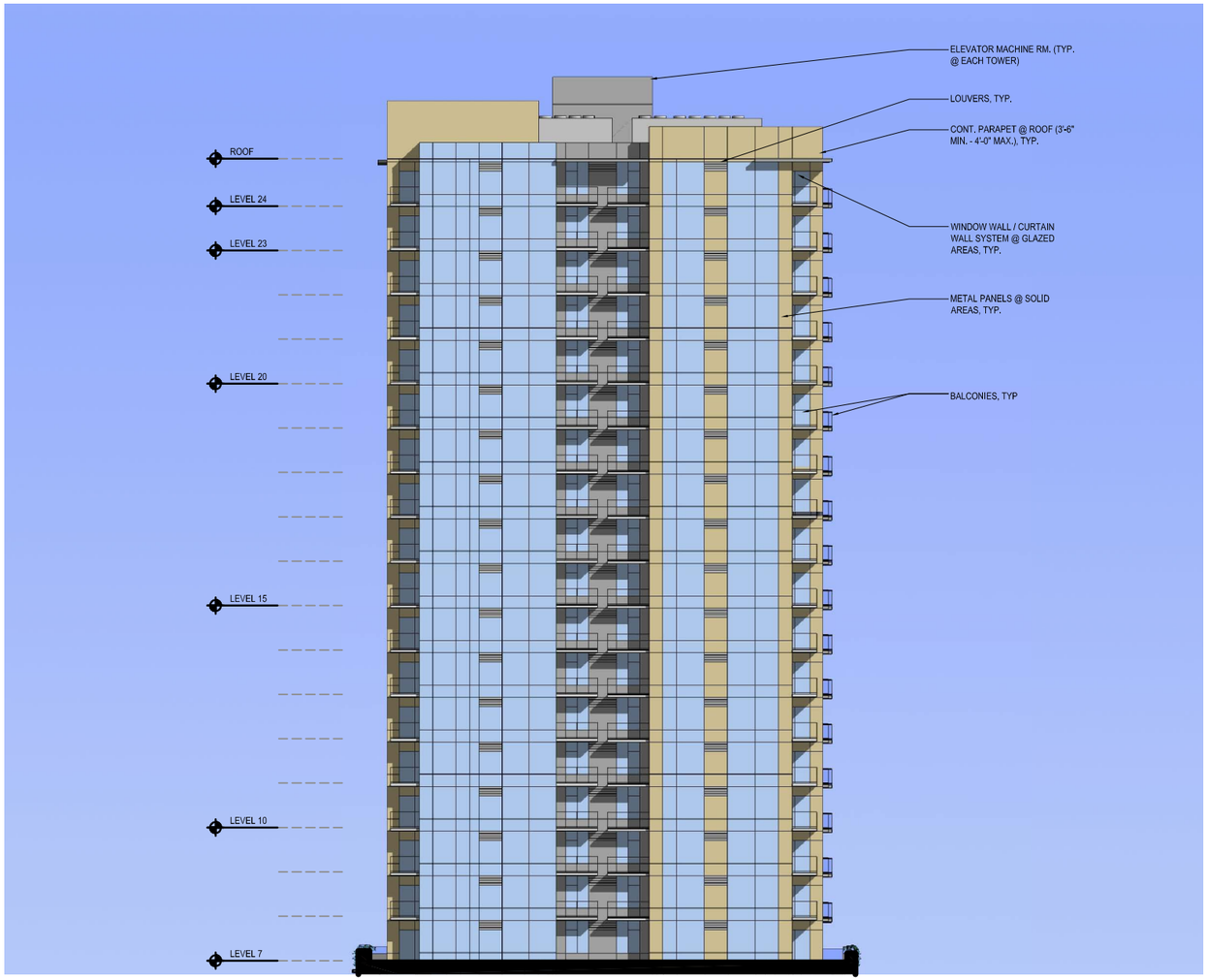
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
15.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N. ELEVATION AT SOUTH TOWER

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
15.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N. ELEVATION AT LOWER 85' W/ VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
16.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
N. ELEVATION AT LOWER 85' WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
16.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
EAST ELEVATION AT LOWER 85' (SOUTHERN HALF) WITH VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
17.0

architecture | interior design | landscape architecture | planning & urban design



G G L O

1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
EAST ELEVATION AT LOWER 85' (SOUTHERN HALF) WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
17.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
EAST ELEVATION AT LOWER 85' (NORTHERN HALF) WITH VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
17.2

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
EAST ELEVATION AT LOWER 85' (NORTHERN HALF)
WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
17.3

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S. ELEVATION AT LOWER 85' W/ VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
18.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
S. ELEVATION AT LOWER 85' WITHOUT VEGETATION

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
18.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
W. ELEVATION AT LOWER 85' (SOUTHERN HALF)

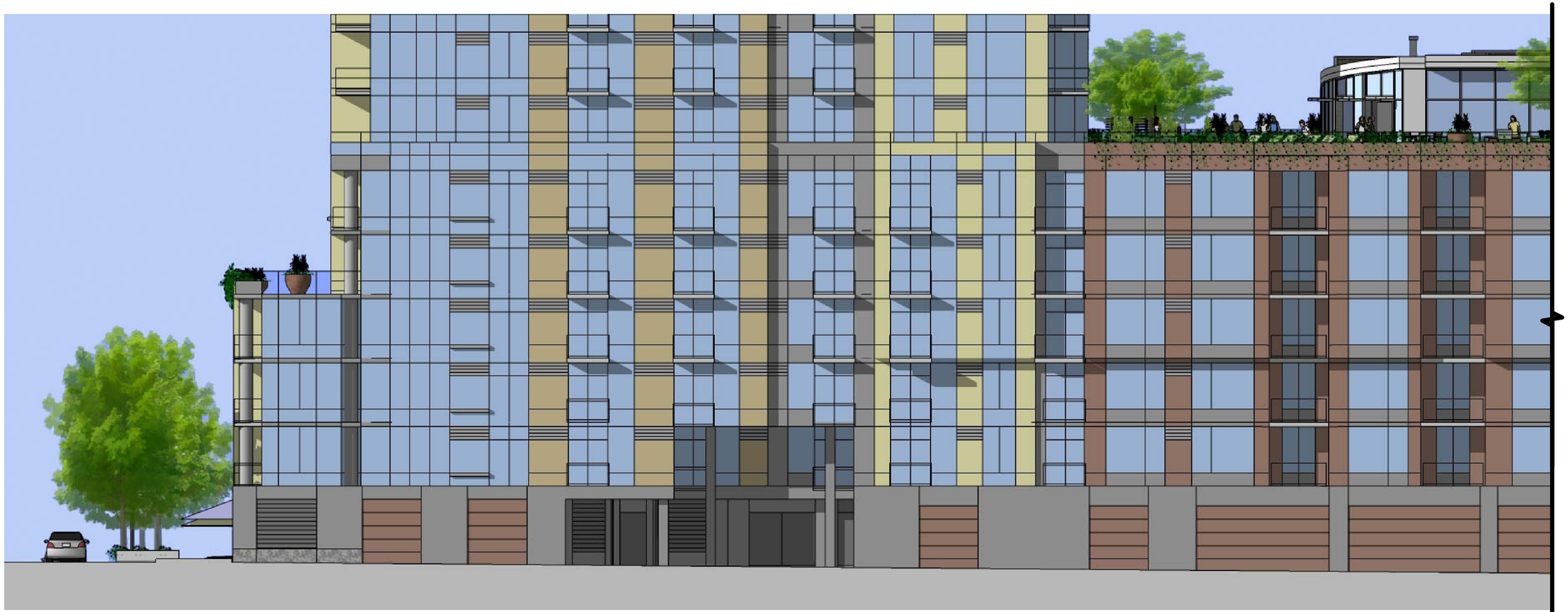
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/16" = 1'-0"

SHEET NO:
19.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
W. ELEVATION AT LOWER 85' (NORTHERN HALF)

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

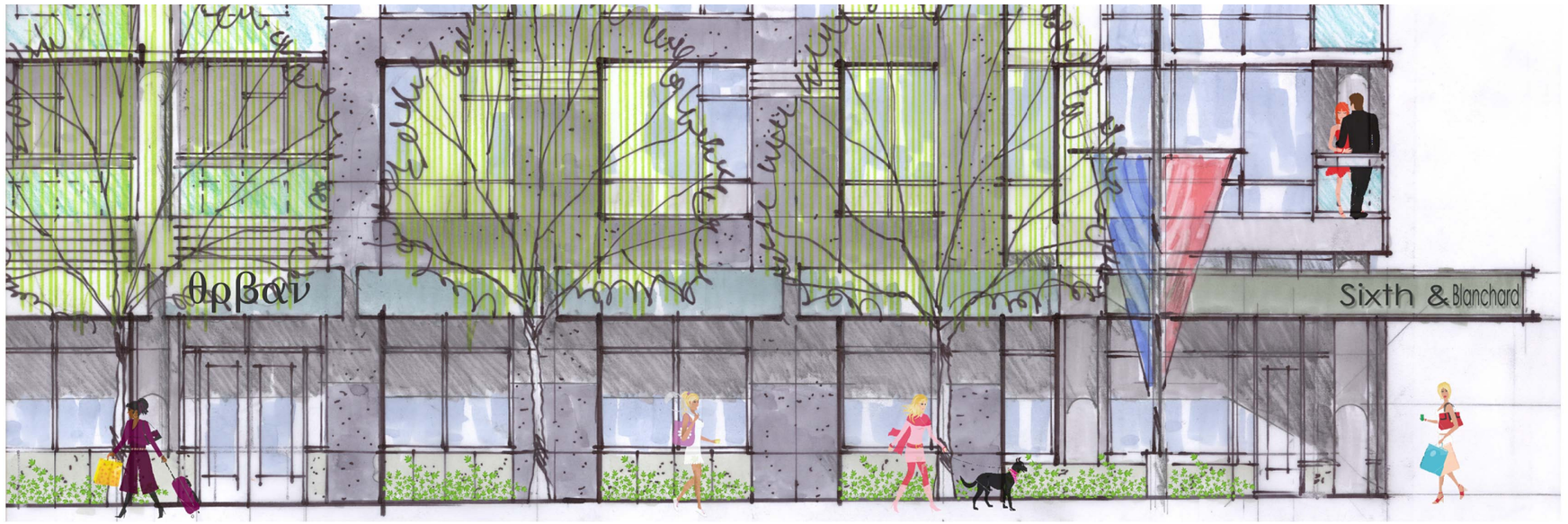
SCALE:
1/16" = 1'-0"

SHEET NO:
19.1

architecture | interior design | landscape architecture | planning & urban design



ELEVATION AT SIXTH AVENUE MID-BLOCK



ELEVATION AT SIXTH AVENUE (NORTHERN END)

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
LEVEL 1 ELEVATIONS AT SIXTH AVENUE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00
SCALE:
1/8" = 1'-0"
SHEET NO:
20.0

architecture | interior design | landscape architecture | planning & urban design



ELEVATION AT SIXTH AVENUE (SOUTHERN END)

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
LEVEL 1 ELEVATIONS AT SIXTH AVENUE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/8" = 1'-0"

SHEET NO:
21.0

architecture | interior design | landscape architecture | planning & urban design



ELEVATION AT BLANCHARD

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVEL 1 ELEVATIONS AT BLANCHARD

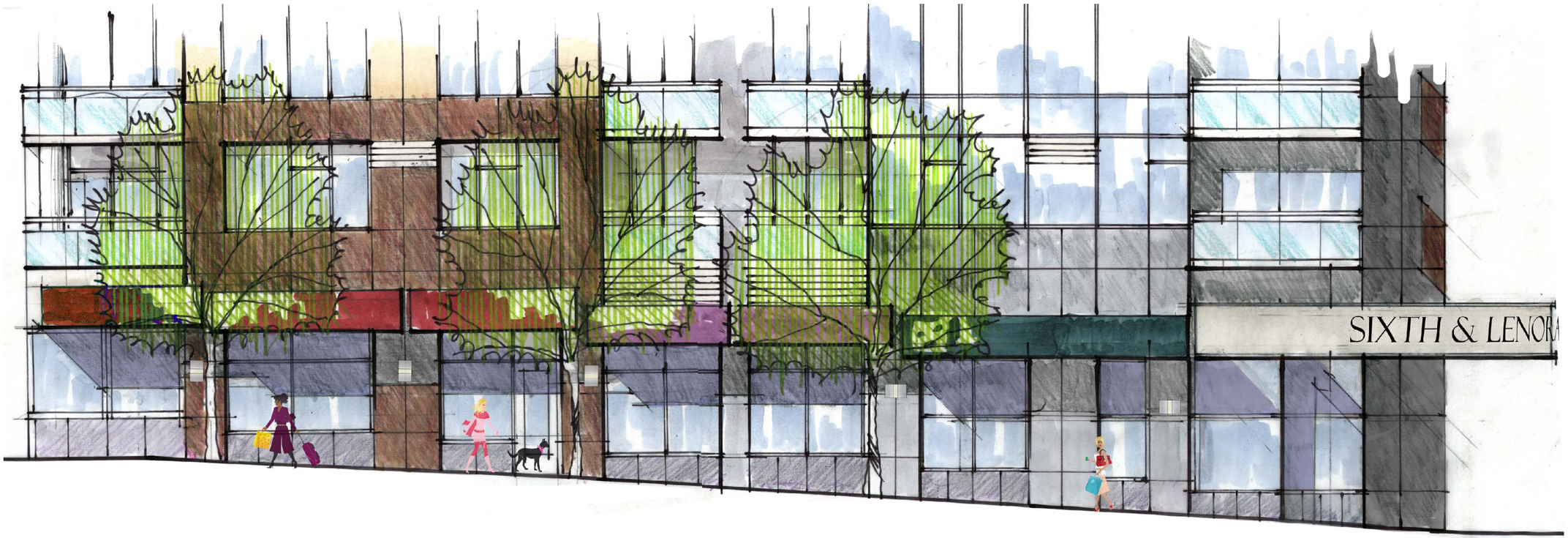
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/8" = 1'-0"

SHEET NO:
22.0

architecture | interior design | landscape architecture | planning & urban design



ELEVATION AT LENORA STREET

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVEL 1 ELEVATIONS AT LENORA

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
1/8" = 1'-0"

SHEET NO:
23.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
STREET PERSPECTIVE AT SIXTH & LENORA

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
24.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
STREET PERSPECTIVE AT SIXTH & BLANCHARD

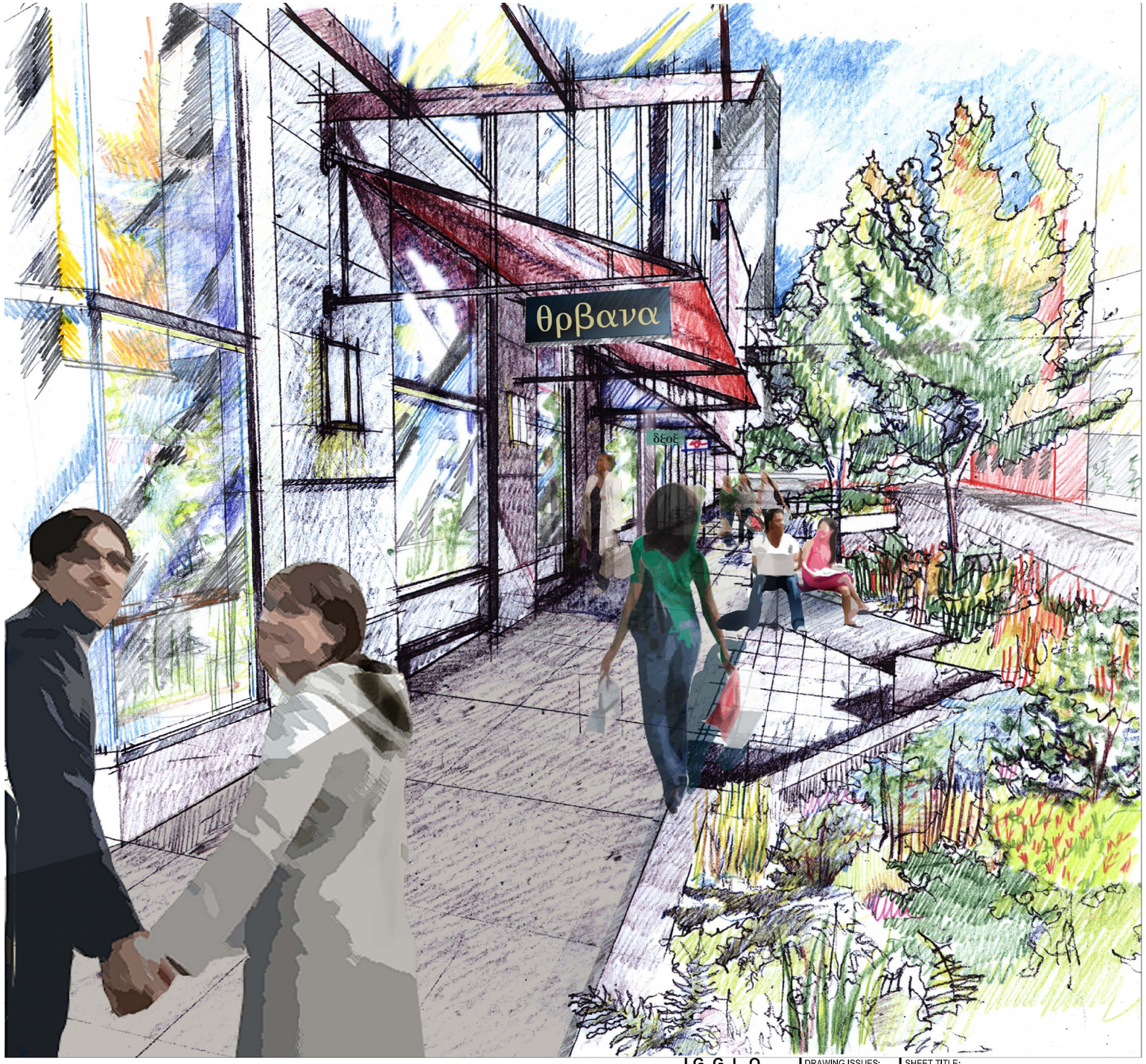
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
24.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
STREET PERSPECTIVE AT BLANCHARD GREEN STREET

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
24.2

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
STREET PERSPECTIVE AT MID-BLOCK OF LENORA

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
24.3

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
STREET PERSPECTIVE AT MID-BLOCK OF LENORA

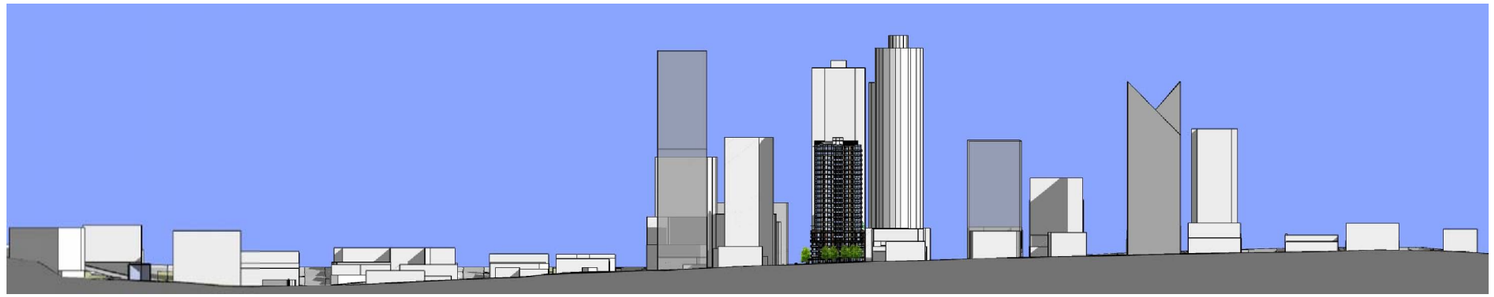
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
24.4

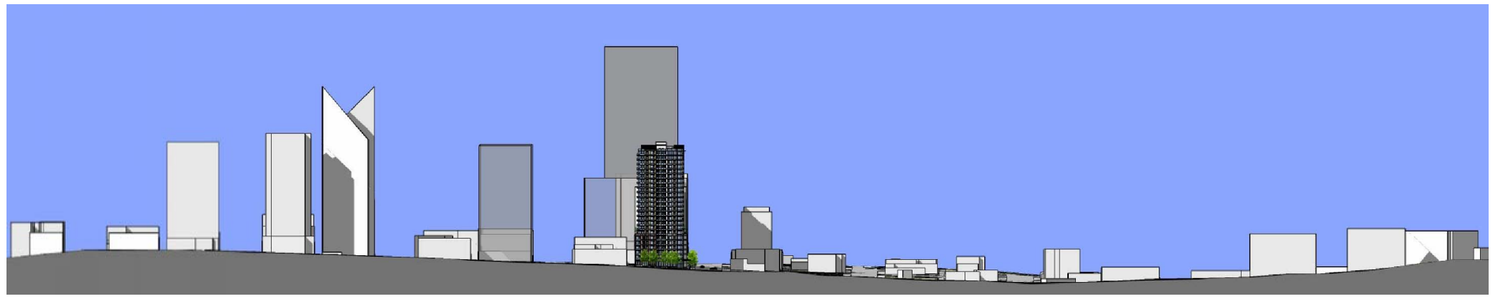
architecture | interior design | landscape architecture | planning & urban design



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
ELEVATIONS OF PROJECT IN CONTEXT OF CITY

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
25.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
VIEW OF PAVILION FROM THE WEST

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
AS NOTED

SHEET NO:
26.0

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
COURTYARD VIEW LOOKING EAST

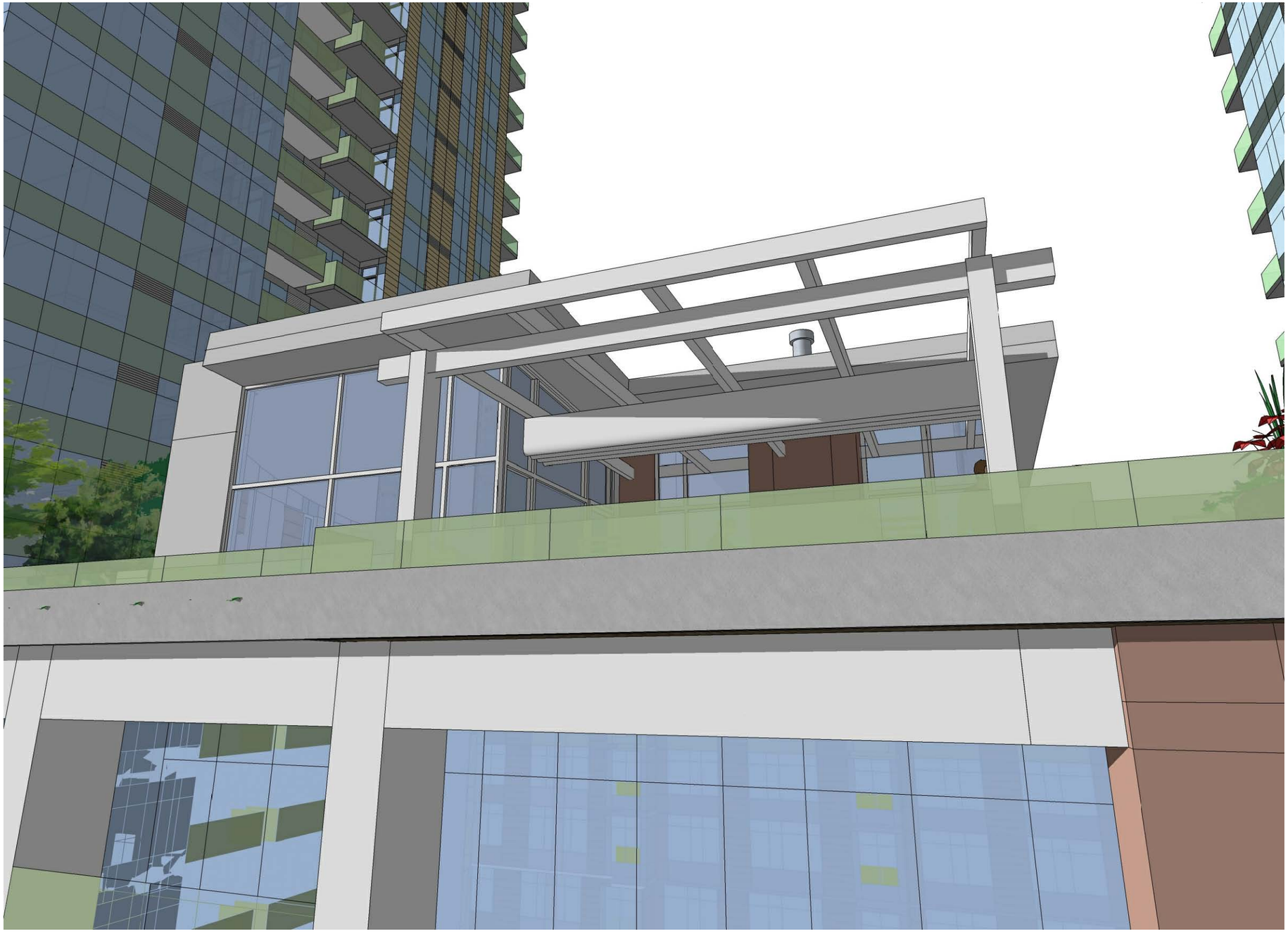
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
AS NOTED

SHEET NO:
26.1

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
VIEW UP TO PAVILION FROM SIXTH AVENUE

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
AS NOTED

SHEET NO:
26.2

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
VIEW OF PAVILION LOOKING SOUTHEAST

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
AS NOTED

SHEET NO:
26.3

architecture | interior design | landscape architecture | planning & urban design



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
VIEW OF PAVILION LOOKING SOUTHWEST

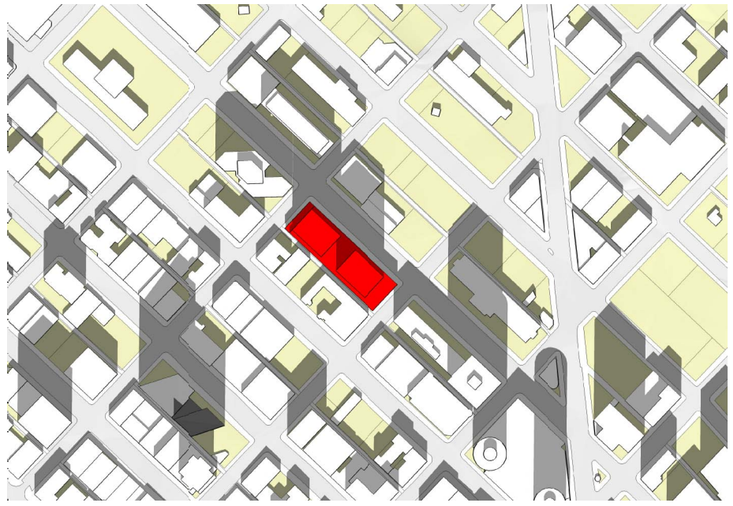
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

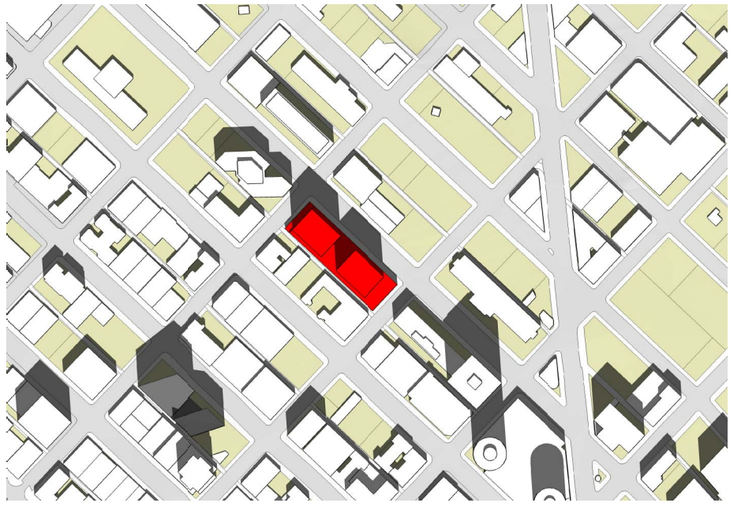
SCALE:
AS NOTED

SHEET NO:
26.4

architecture | interior design | landscape architecture | planning & urban design



JUNE 21 AT NOON



MARCH 21 / SEPTEMBER 21 AT NOON



DECEMBER 21 AT NOON

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
SUN / SHADOW DIAGRAMS

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
27.0

architecture | interior design | landscape architecture | planning & urban design



JUNE 21 AT NOON



JUNE 21 AT 8 AM



JUNE 21 AT 4 PM



SEPTEMBER 21 AT 10:30 AM



SEPTEMBER 21 AT 3 PM



DECEMBER 21 AT NOON

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
SUN / SHADOW DIAGRAMS AT COURTYARD

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

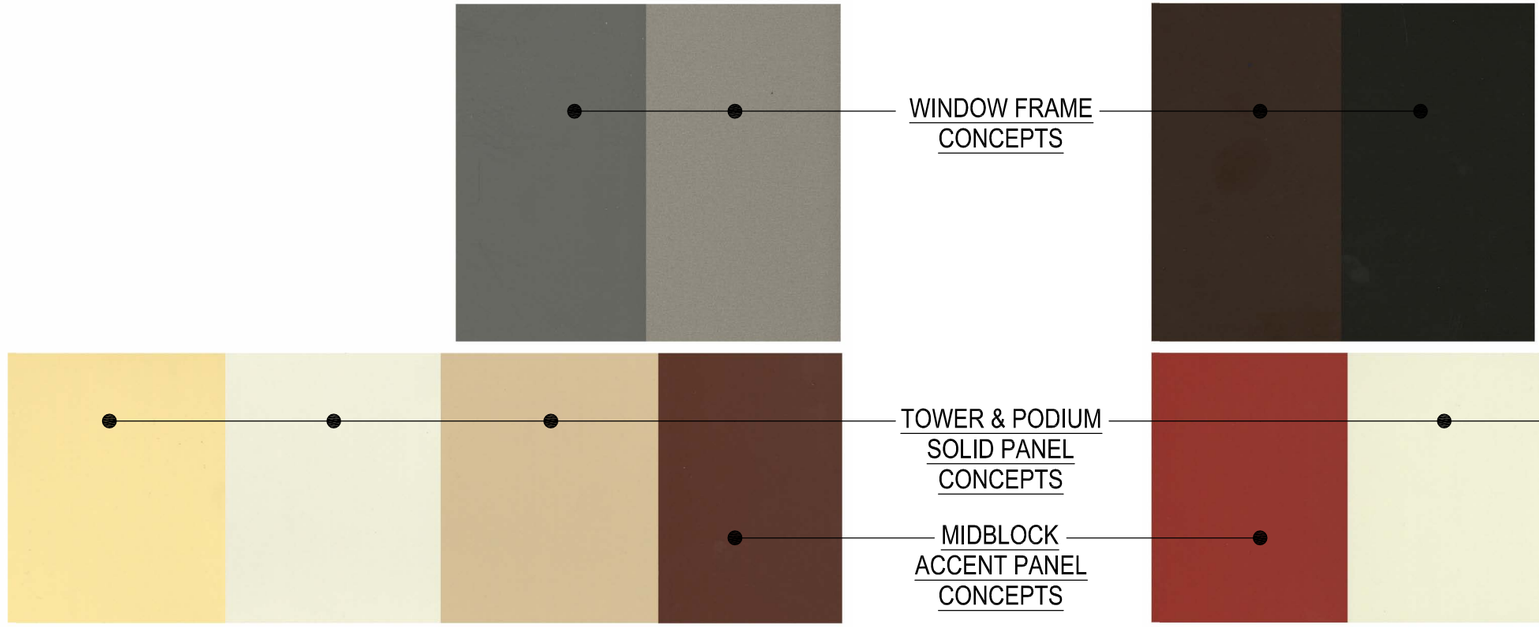
PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
28.0

architecture | interior design | landscape architecture | planning & urban design

PROPOSED WINDOW & SOLID METAL PANEL COLOR CONCEPTS



PROPOSED STONE/PRECAST & CANOPY CONCEPTS FOR STREET-LEVEL FACADES



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
MATERIAL & COLOR CONCEPTS

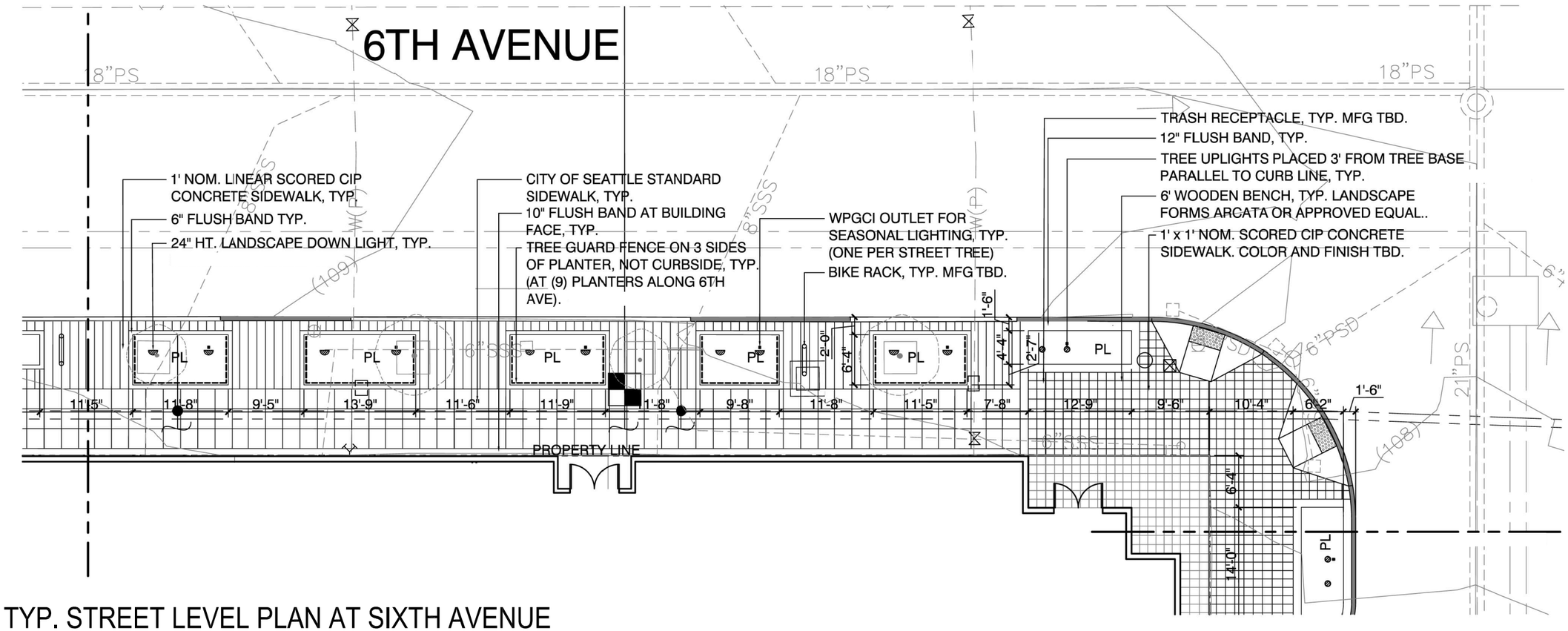
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:

SHEET NO:
29.0

architecture | interior design | landscape architecture | planning & urban design



TYP. STREET LEVEL PLAN AT SIXTH AVENUE



SELUX NOTCH
L.E.D. - 24" HT



TREE PIT GUARD A-1
FABRICATORS.



B-K LIGHTING SHASTA
UPLIGHT MODEL
SH-BCP-10-11-C

CITY APPROVED FIXTURES AS BASELINE

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
REPRESENTATIVE LIGHTING PLAN

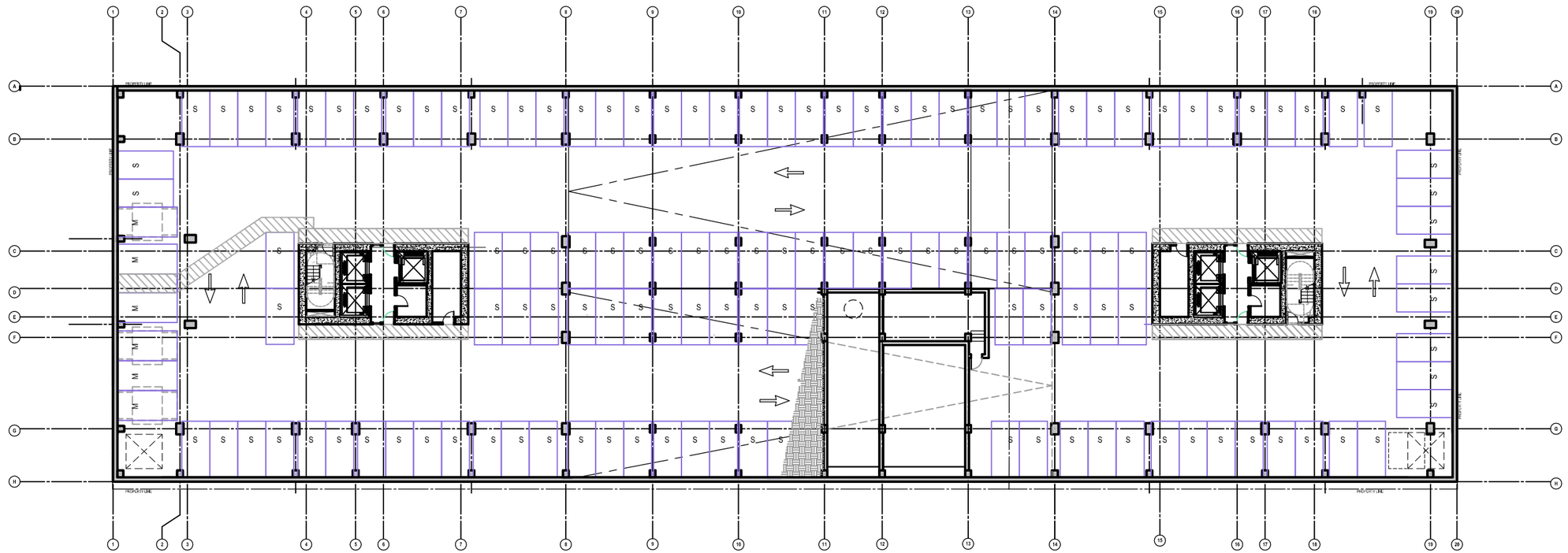
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00
SCALE:
N.T.S.
SHEET NO:
30.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET



LENORA STREET

ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
GARAGE PLAN LEVEL P3

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

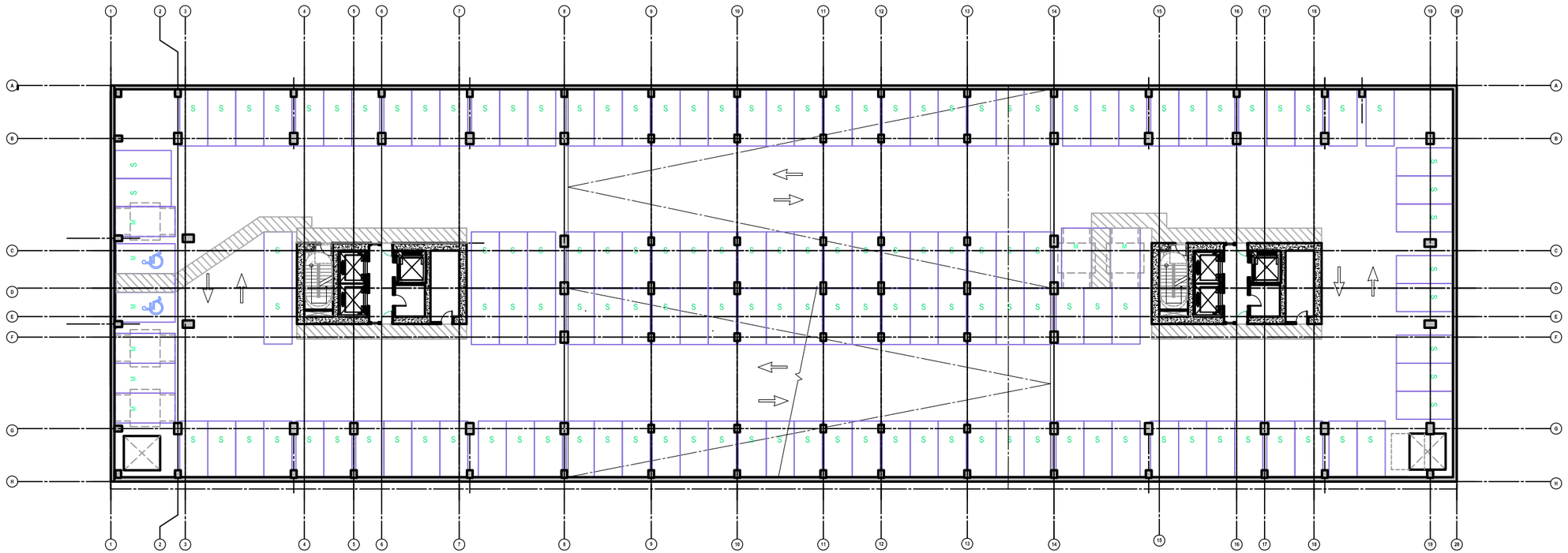
SCALE:
1/32" = 1'-0"

SHEET NO:
31.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET



LENORA STREET

ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
GARAGE PLAN LEVEL P2

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

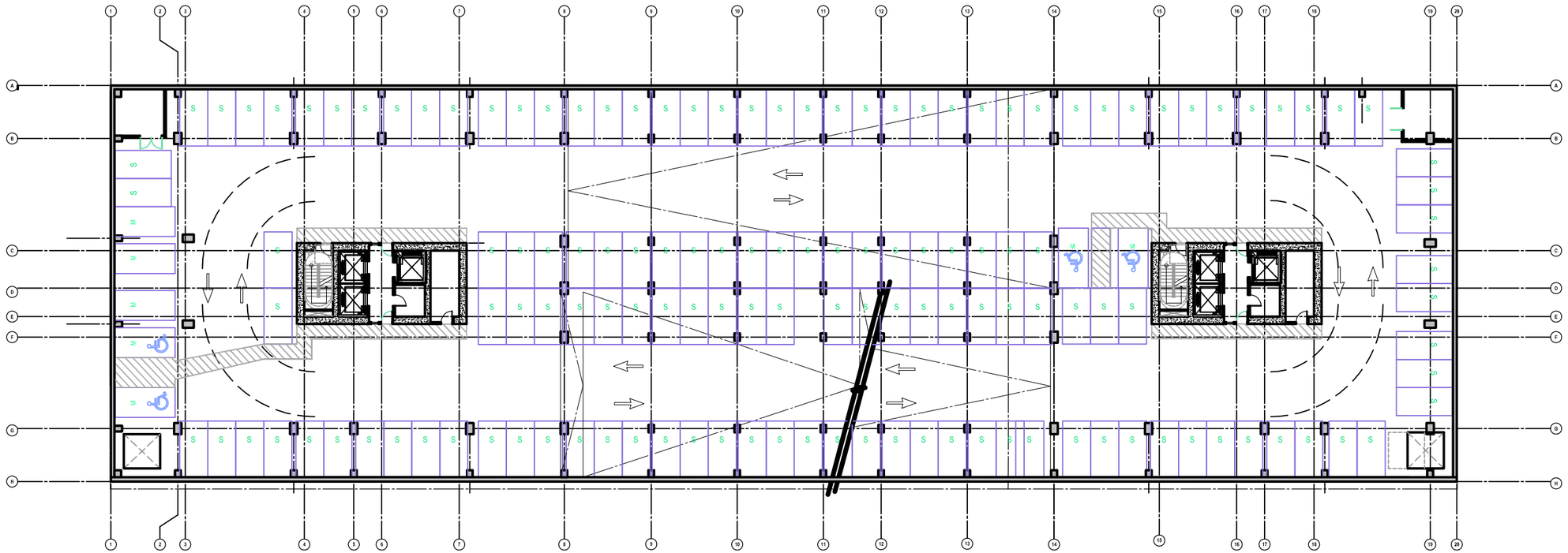
SHEET NO:
32.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET

LENORA STREET



ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
GARAGE PLAN LEVEL P1

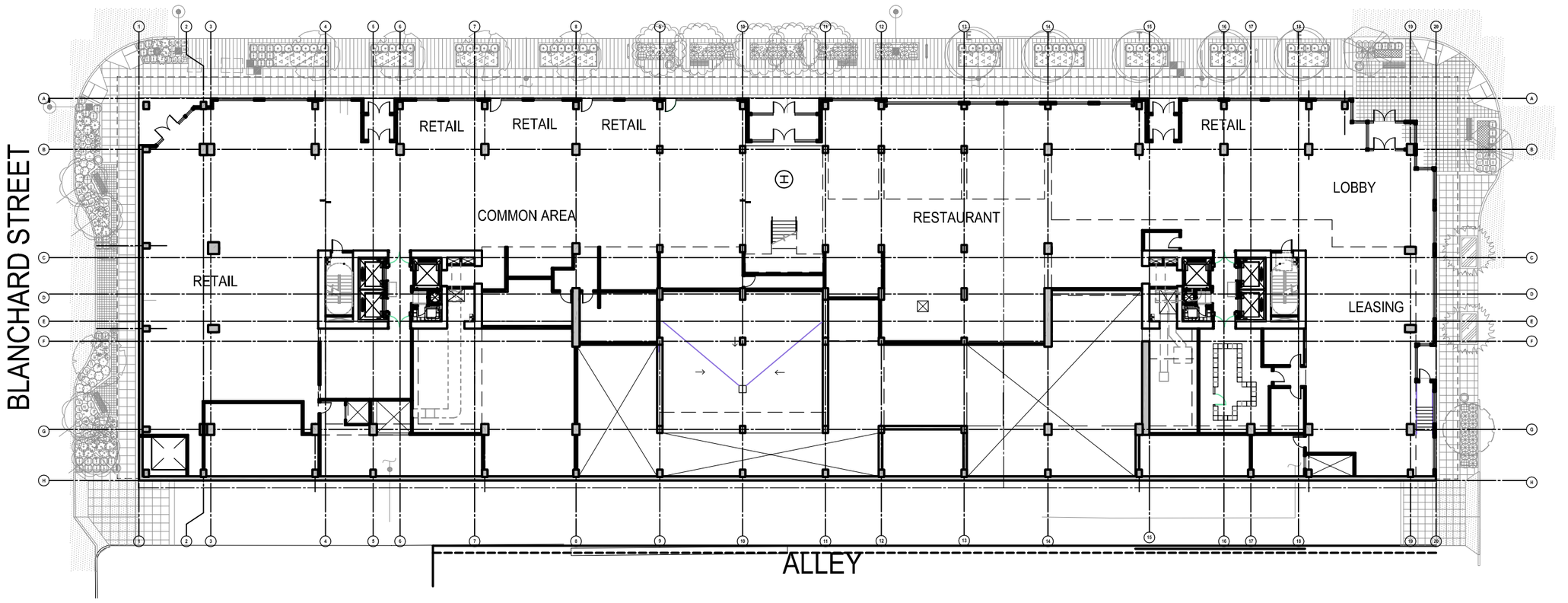
PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
33.0

architecture | interior design | landscape architecture | planning & urban design



0 16' 32' 64'

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

PLAN NORTH / TRUE NORTH

architecture | interior design | landscape architecture | planning & urban design

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

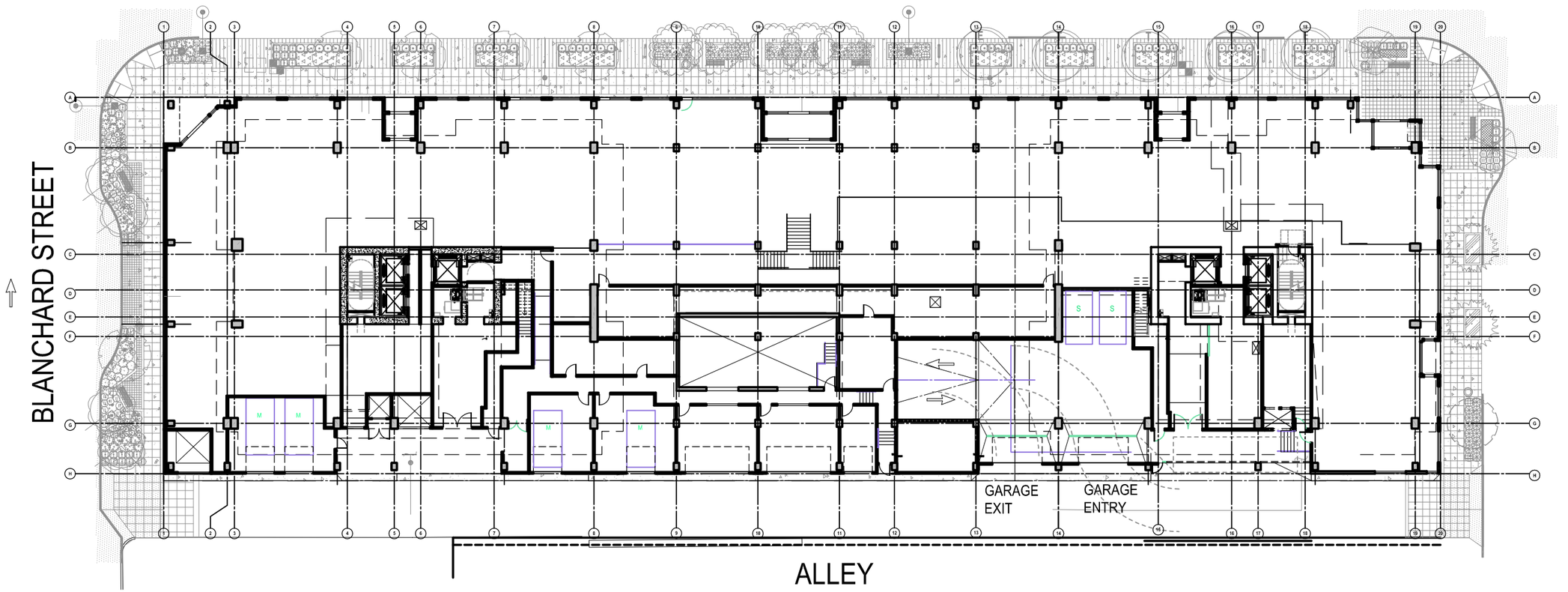
SHEET TITLE:
LEVEL 1 PLAN

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

SHEET NO:
34.0



0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
MEZZANINE PLAN / LEVEL 1 AT ALLEY

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

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

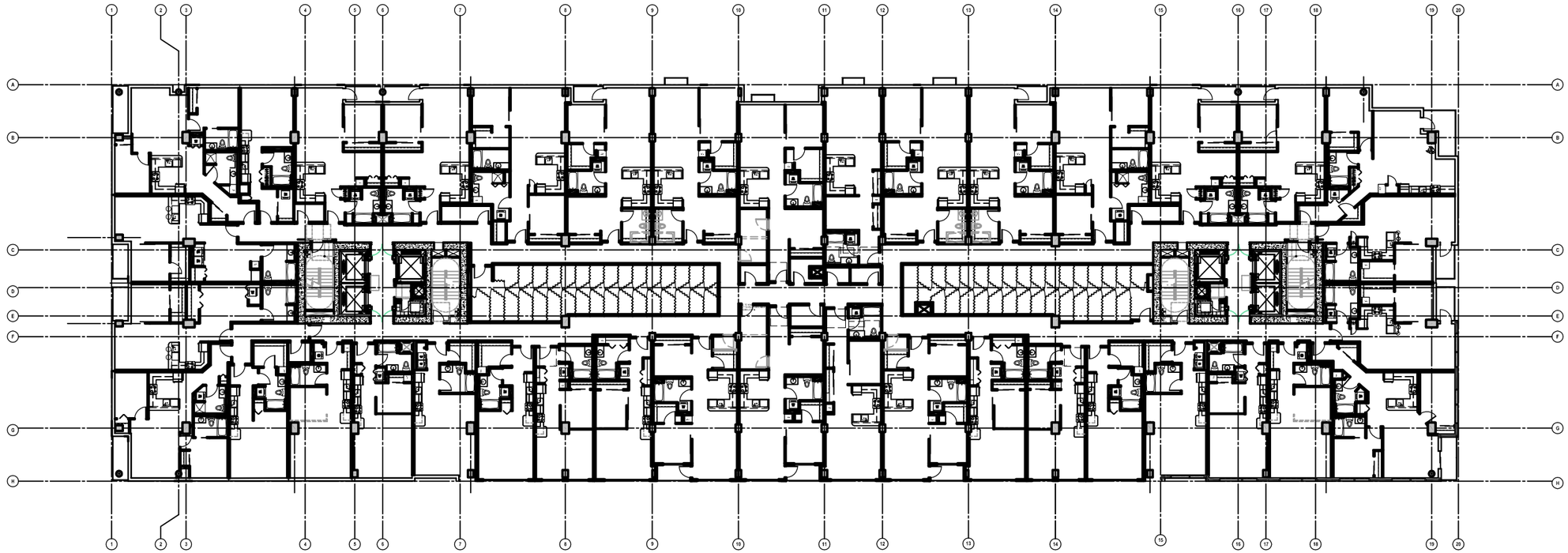
SHEET NO:
35.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET

LENORA STREET



ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVEL 3 PLAN

PROJECT:
SIXTH AND LENORA APARTMENTS
DPD PROJECT #3007569

PROJECT NO:
2007021.00

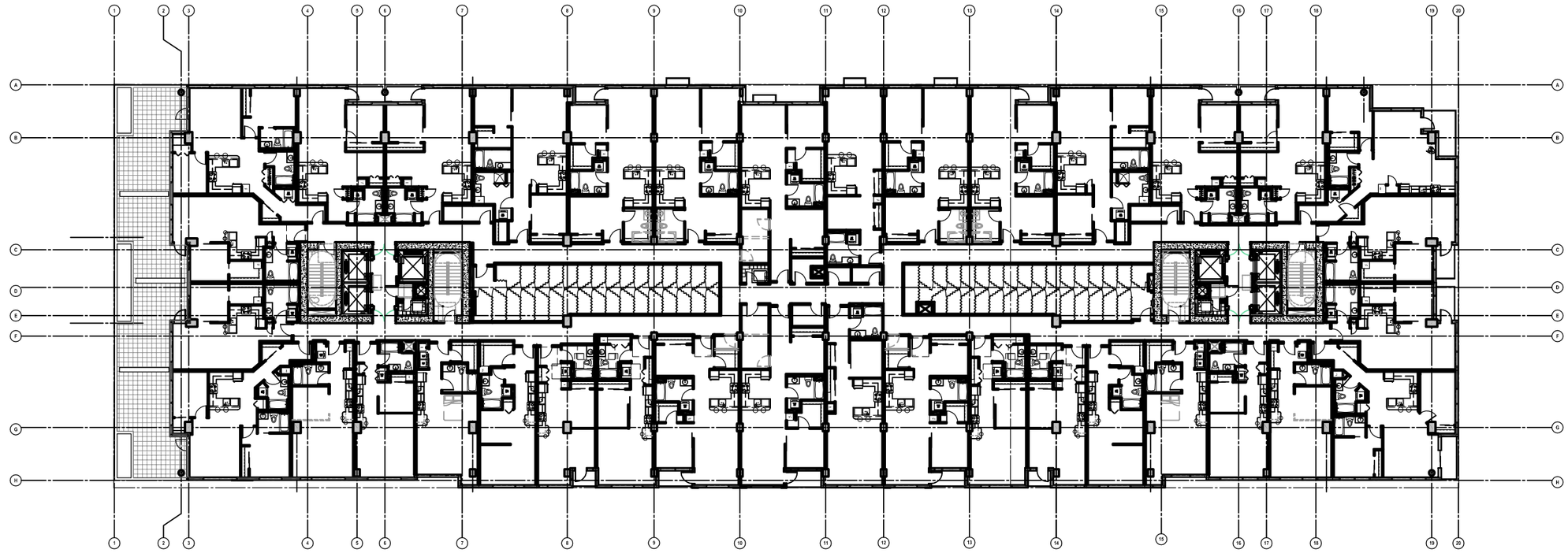
SCALE:
1/32" = 1'-0"

SHEET NO:
36.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET



LENORA STREET

ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVEL 5 PLAN

PROJECT:
SIXTH AND LENORA APARTMENTS
DPD PROJECT #3007569

PROJECT NO:
2007021.00

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

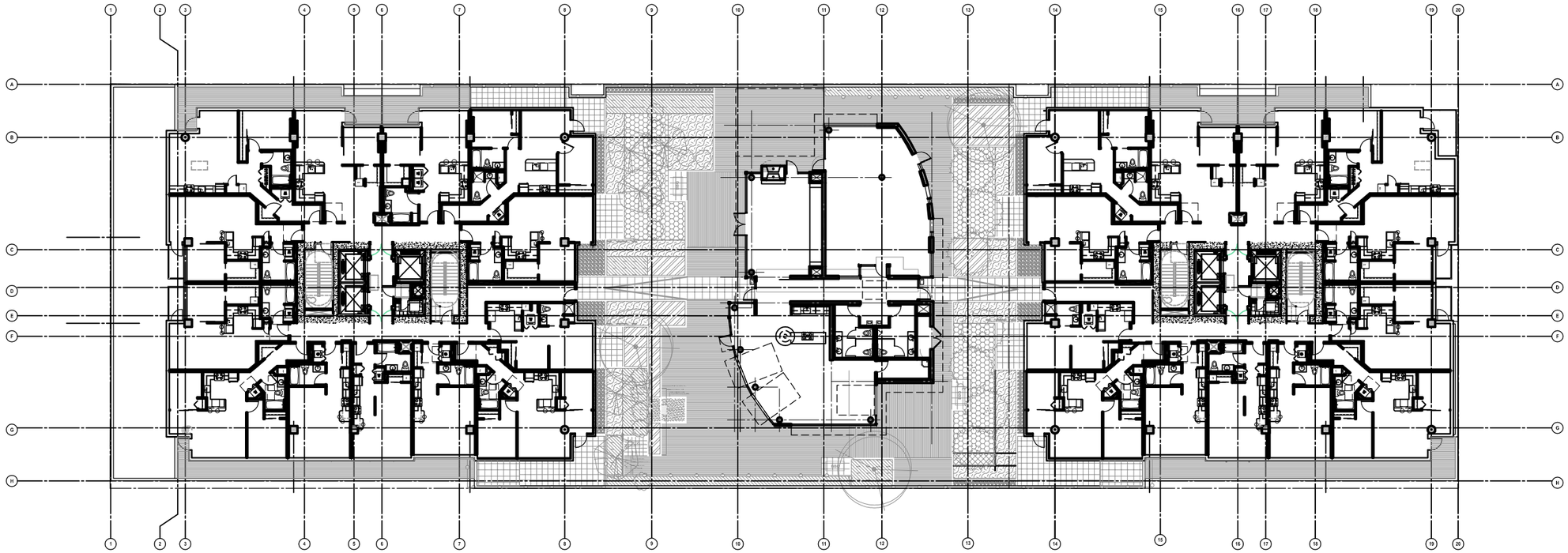
SHEET NO:
37.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET

LENORA STREET



ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVEL 7 PLAN

PROJECT:
SIXTH AND LENORA APARTMENTS
DPD PROJECT #3007569

PROJECT NO:
2007021.00

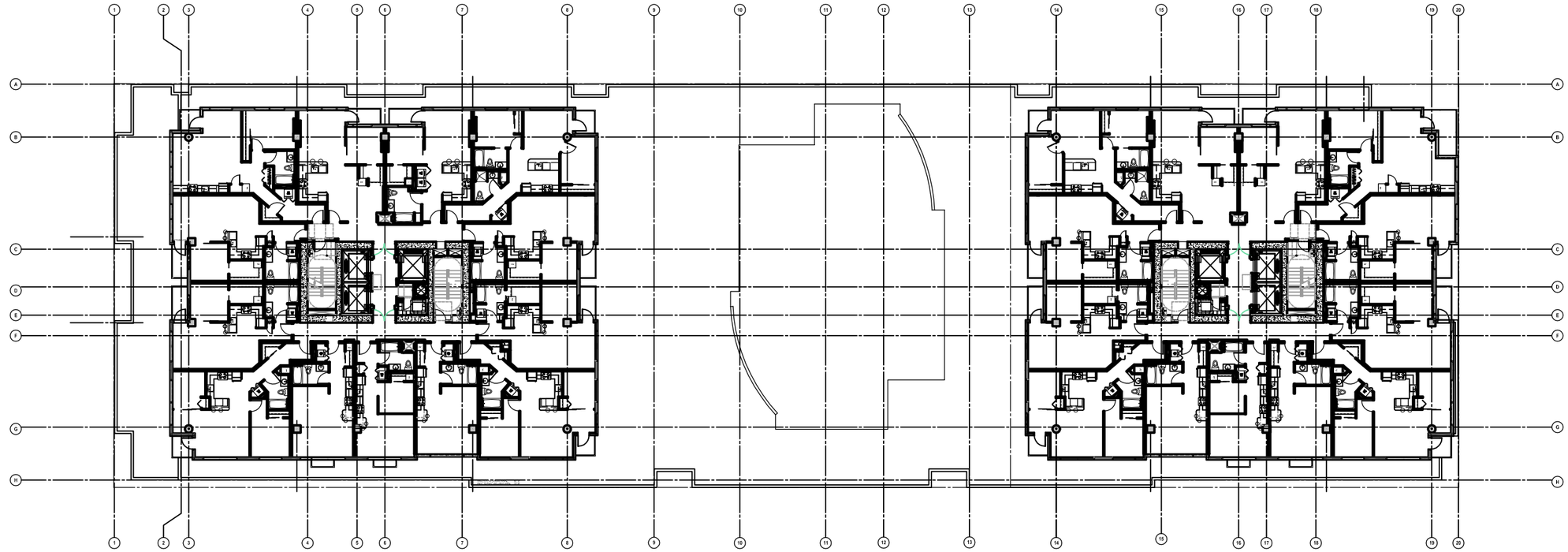
SCALE:
1/32" = 1'-0"

SHEET NO:
38.0

architecture | interior design | landscape architecture | planning & urban design

SIXTH AVENUE

BLANCHARD STREET



LENORA STREET

ALLEY

0 16' 32' 64'

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

PLAN NORTH

TRUE NORTH

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
LEVELS 8-24 PLAN

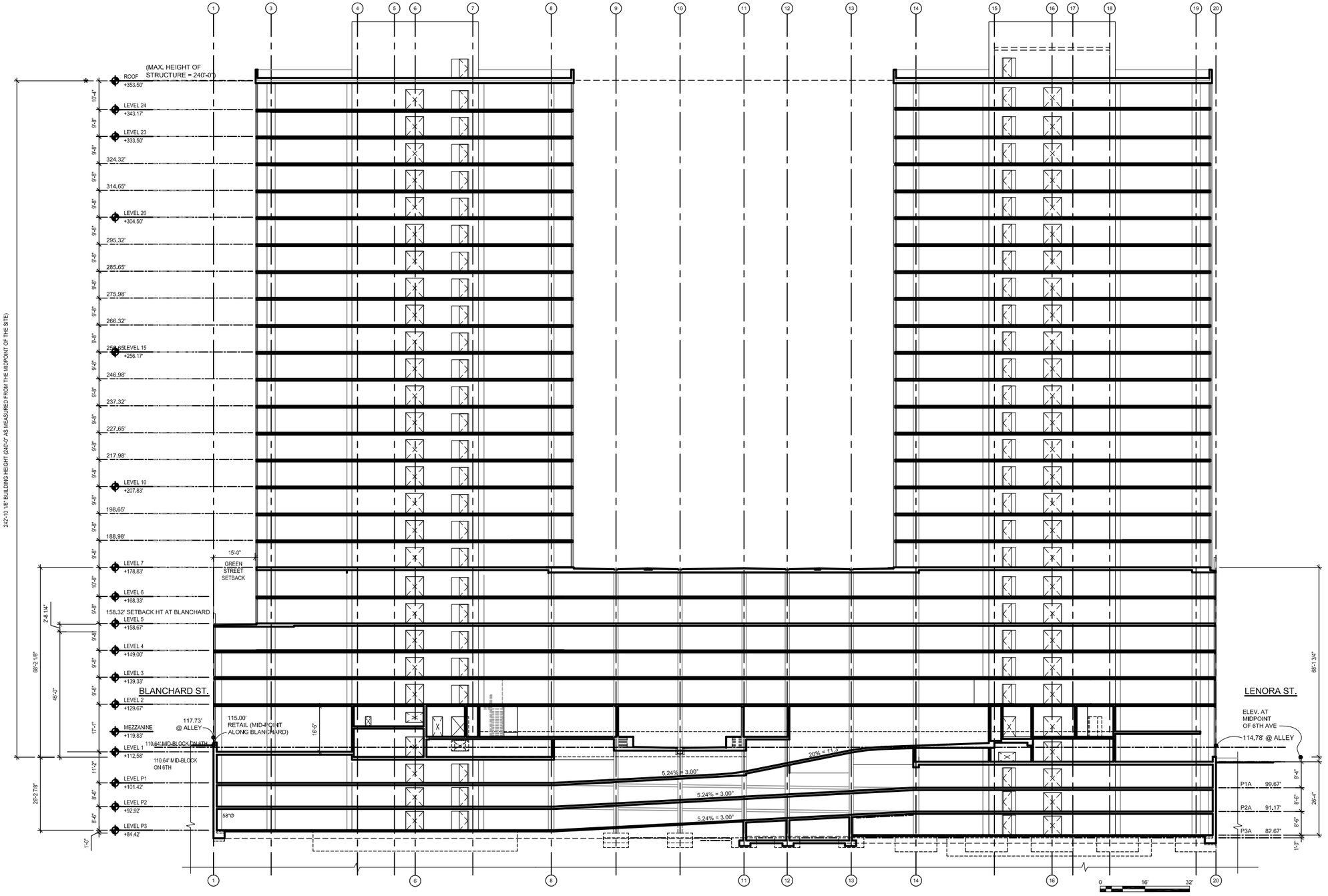
PROJECT:
SIXTH AND LENORA APARTMENTS
DPD PROJECT #3007569

PROJECT NO:
2007021.00

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

SHEET NO:
39.0

architecture | interior design | landscape architecture | planning & urban design



architecture | interior design | landscape architecture | planning & urban design

G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

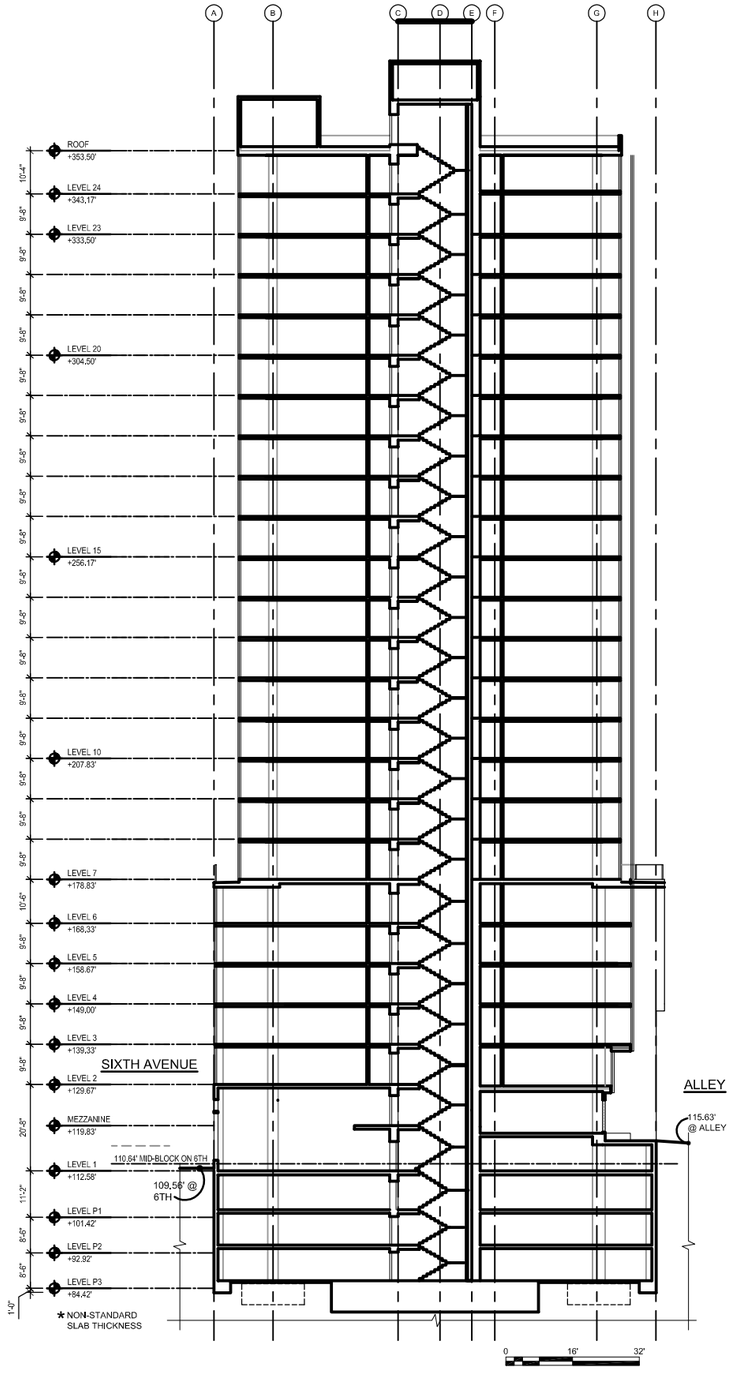
SHEET TITLE:
BUILDING SECTION (NORTH / SOUTH)

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
40.0



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101

Tel: (206) 467-5828
Fax: (206) 467-0627

Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:

05/06/08

SHEET TITLE:
BUILDING SECTION (EAST / WEST)

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

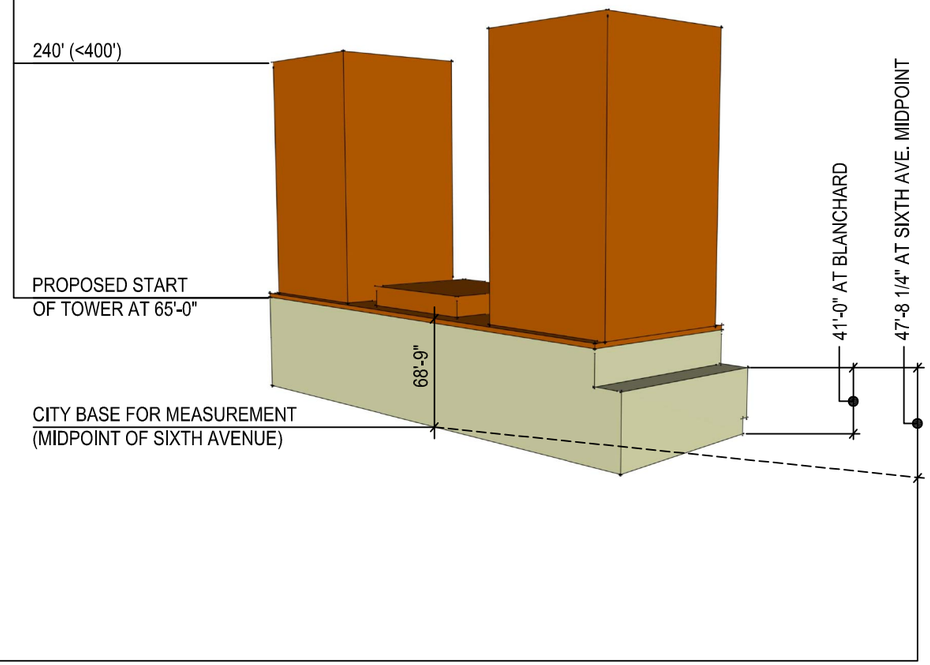
SCALE:
N.T.S.

SHEET NO:
41.0

architecture | interior design | landscape architecture | planning & urban design

DEVELOPMENT STANDARD DEPARTURES

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION
UPPER LEVEL DEVELOPMENT STANDARDS **SMC 23.49.058 & SMC 23.49.058.D** MAXIMUM 65' TALL FAÇADE AT THE BUILDING BASE. THE AVERAGE SQUARE FLOOR PLATE OF THE TOWER SHALL NOT EXCEED 10,000 SF. (10,700 SF IF BUILT TO 400')	THE "BASE" IS DEFINED AS THE AREA UP TO 65' IF IT CONTAINS RESIDENTIAL USE AND OCCUPIES THE WHOLE BLOCK FRONT.	INCREASE THE AVERAGE FLOOR AREA OF THE TOWERS TO 10,395. LEVEL 6 IS PROPOSED AS THE FIRST FLOOR OF THE TOWER (APPROX. 34,960 SF) WITH ALL FLOORS ABOVE AT 10,000 SF. THE HEIGHT OF THE FAÇADE AT THE BUILDING BASE WILL BE 68'-9"	TOWERS DO NOT EXTEND TO THE MAXIMUM HEIGHT ALLOWED BY CODE (400') AND WILL NOT HAVE ANY FOOTPRINT LARGER THAN 10,000 SF ABOVE 68'-9". SLIGHTLY TALLER BUILDING "BASE" IS MORE CONSISTENT WITH NEIGHBORING BUILDINGS SCALE. INCREASE ALLOWS FOR GREATER STORY HEIGHT AT RETAIL AREAS AT LEVEL 1 INCREASING THE LIKELIHOOD THAT THE SPACE WILL LEASE TO TENANTS DESIRABLE TO THE NEIGHBORHOOD. HIGHER FLOOR TO FLOOR HEIGHTS AT THE RETAIL LEVEL IS THE GOAL RATHER THAN ADDITIONAL RESIDENTIAL RENTABLE AREA.
UPPER LEVEL DEVELOPMENT STANDARDS **SMC 23.49.058.F.2** A CONTINUOUS UPPER LEVEL SETBACK OF 15' SHALL BE PROVIDED AT BLANCHARD STREET (GREEN STREET) AT 45' AND ABOVE.	THE BUILDING FAÇADE AT THE PROPERTY LINE MAY BE MAXIMUM 45' HIGH AT BLANCHARD (AS MEASURED FROM THE MIDPOINT OF SIXTH AVENUE).	ALLOW FOR UPPER LEVEL SETBACK OF 15' AT 47'-8 1/4". THIS DEPARTURE IS DEPENDENT UPON RECEIVING THE PREVIOUS DEPARTURE REGARDING THE HEIGHT OF THE "BASE".	ELEVATION AT BLANCHARD WOULD BE CONSISTENT WITH ADJACENT BUILDING (TO THE WEST, ACROSS ALLEY). ADDITIONAL HEIGHT IS MORE APPROPRIATE FOR THE SCALE, MASS, & PROPORTIONS OF THE BUILDING. THE HEIGHT AS MEASURED FROM BLANCHARD WOULD BE UNDER 41'-0" (47'-8 1/4" AS MEASURED FROM THE MIDPOINT OF SIXTH AVENUE BECAUSE OF THE SLOPING SITE) WHICH WOULD BE CONSISTENT WITH THE INTENT OF THE GREEN STREET (TO REDUCE THE SCALE OF BUILDINGS FOR PEDESTRIANS AND ALLOW MORE LIGHT TO THE STREET).
PARKING SPACE DIMENSIONS **SMC 23.54.030.B.1.b** MINIMUM 60% OF STALLS SHALL BE 'MEDIUM' SIZE.	IF MORE THAN 5 RESIDENTIAL PARKING SPACES ARE PROVIDED, AT LEAST 60% SHALL BE "MEDIUM" SIZE (8'-0" WIDE x 16'-0" LONG)	INCREASE THE NUMBER OF COMPACT STALLS RELATIVE TO THE 60 PERCENT MEDIUM STALL REQUIREMENT AS PROSCRIBED IN 23.54.030.B.1.B. PROVIDE 24 MEDIUM STALLS AND 395 COMPACT STALLS (TOTAL OF 419 STALLS)	PARKING IS NOT REQUIRED PER SMC 23.49.019.A. AS THE PARKING WILL BE SECURED FOR PROJECT RESIDENTS, AND SINCE THE SAME PARKERS WILL BE USING THE GARAGE DAILY, THEY WILL BE ABLE TO ADAPT THEIR PARKING PRACTICES TO THE COMPACT STALL DIMENSIONS. INCREASING THE AMOUNT OF COMPACT STALLS IS A BETTER DESIGN FOR A MORE EFFICIENT GARAGE LAYOUT.



G G L O
1301 First Avenue
Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : gglo@gglo.com
http://www.gglo.com

DRAWING ISSUES:
05/06/08

SHEET TITLE:
REQUESTED DEPARTURES

PROJECT:
SIXTH & LENORA APARTMENTS
DPD PROJECT # 3007569

PROJECT NO:
2007021.00

SCALE:
N.T.S.

SHEET NO:
42.0

architecture | interior design | landscape architecture | planning & urban design