

DPD Project # 3009397 | Design Guidance

Medical Dental Building, 2800 MLK Jr Way S., Seattle, WA



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Perspective View



RENDERING NOTE:

- 1. EXISTING POLES NOT SHOWN FOR CLARITY. PLEASE REFER TO SURVEY SHEET FOR LOCATION.

NW Perspective

Design Guidance Response

RAI Response Cont'd:

- The cistern and portion of planter structures beyond property line have been omitted per SDOT requirements.
- The 24' driveway has been reduced to 20' wide driveway as requested under proposed design departure. See sheet 7 for layout and dimensions.

A-10 Corner Lots.

- Although the entry does not need to be at the corner active uses must be visible through the façade. The proposed exam rooms and storage at the corner are not active enough spaces to create the visual interaction necessary between the building and the corner. A suggested solution is to shift the reception, waiting, and / or more active areas to the corner.
RAI Response:
- The design has been revised with the staff lounge occupying the street corner and allowing more transparency for the first 30' as required by Design Review Board. See First Floor Plan on sheet 8.

C-2 Architectural Concept and Consistency.

- The EDG packet cover perspective drawing shows the roof eaves and the OHWP out of proportion with the building. These must be corrected.
- The proposed east façade second floor access stairs and balcony should be carefully thought through. If a building on the adjacent site is built to the lot-line, as is likely, the balcony and stairway could become unattractive as well as an area of minimal personal safety.
- The proposed rusticated concrete base could be an attractive element to the overall design. However, the strong horizontal reveals proposed create too strong a separation between the base and upper levels. A possible solution would be bringing upper level vertical elements down to the ground, such as pilaster extensions of the vertical frame elements already proposed between the second floor level and the roof.
- The north façade upper level (possible third level) windows should be continued along the MLK Way façade, appropriate to the sloping roof line here.
RAI Response:
- Design revised. See plans and elevations.

C-4 Exterior Finish Materials.

- The Board is comfortable with the preliminary material and color choices presented and discussed.
RAI Response:
- Material board will be provided during Design Review meeting. Colors will match the renderings shown in the MUP package.

D-2 Blank Walls.

- MUP Comments: Overall the design responds adequately to the guidance for DRB review.

A-1 Responding to Site Characteristics.

- Full required transparency must be included in at least the first 30-feet from the corner of the McClellan façade.
- Landscaping along the southeast corner of the proposed parking area should adequately and attractively screen this area from the single-family properties to the southeast.
RAI Response:
- Transparency for the first 30' of S. McClellan façade has been met and calculation provided in sheet 7, 8, and 12.
The 6' deep planter has been reduced to 2' deep planter to meet SDOT requirement of no encroachment into the right of way, and the height of the planter is reduced to less than 2' high. This would ensure the ground cover plants proposed for the planter area will not block transparency. Please refer to sheet 17 for sectional detail through one of the planters along S. McClellan façade to see how the proposed design meets the transparency requirement.
- Landscaping provided at SE corner to screen the parking area from single-family properties to the SE. See sheet 14.

A-3 Entrances Visible from the Street.

- Entries should be clearly identifiable and visible from the street.
RAI Response:
- The main entry door is recessed and the proposed entry canopy is reduced to emphasize the main entrance. See plans and elevations.

A-8 Parking and Vehicle Access.

A-9 Location of Parking on Commercial Street Fronts.

- No indication quantifying exactly what the solar / sustainability benefits for the building from this orientation for the storage areas or the circulation tower have been provided. Because these form a substantial basis for this departure request, this information must be provided.
- Provide more attractive dumpster screening to replace the chain link dumpster fencing.
- MLK parking lot landscaping: Please provide elevations of the two planters with the proposed plants included showing expected screening in three years. Also, provide a planting schedule (table) specifically for these areas with the sizes at planting and at maturity.
- SDOT Preliminary Approval required for portion of planters and proposed cistern in the right of way.
- Minimizing the visibility of the parking lot from MLK is a priority for this Design Departure. The proposed 24 foot driveway does not work toward that goal. An 18-20 foot width should be explored and presented as an alternative. Narrowing the interior drive aisle should also be explored. This could be approved through a Design Departure.
RAI Response:
- Solar Benefits is provided on sheet 3.
- More attractive dumpster screening provided. See South elevation, sheet 11 and 13.
- MLK parking lot landscaping: Elevation of the proposed planters and planting schedule provided. See sheet 6 & 14.

Design Guidance Response Cont'd

Solar Benefits:

The building is oriented on the east-west axis to respond to the site characteristics by taking advantage of the solar exposure to cut down lighting, heating, and cooling load of the building as well as increasing productivity, comfort, and well being of building occupants.

Lighting:

By situating the building so that the long axis sits in the east- west direction, providing glazing and solar shading devices where needed, each space within the building can be lit by natural daylighting that is beneficial for accomplishing specific tasks depending on the use of the space.

Windows along the north face of the building admit soft, diffused light with less glare, ideal for examination and treatment rooms occupying the northern portion of the interior space. The doctor's office also benefits from the northern light. The staff lounge at the northwest corner of the building will take advantage of the western sun in the afternoon.

The location of administration/reception and waiting area at the southwest corner of the building gives access to the southern sun exposure that brightens the space and reduces the need for artificial lighting during operation hours.

On the second floor, the south facing windows and north facing clerestory windows allow daylight to lit the space throughout the day, reducing electricity bill as well as creating an appealing leasable interior space.

Since the light admitted from the exterior windows is often insufficient to lit the middle portion of the room, south-facing roof monitor is provided, admitting even lighting in the interior of the leasable space.

To reduce glare from the south and west facing windows, solar shades will be provided to improve interior lighting. Brightly lit interior with solar shades to control glare not only saves electricity bill by reducing the use of artificial lighting, but will also increase comfort and productivity of the building occupants.

Overall, orienting the building along S. McClellan St. allows the building to be lit from both north and south all year long, reducing energy consumption while increasing the level of comfort and productivity of patients and staff.

Heating and Cooling:

In a medical dental practice, maintaining patients' comfort by keeping the interior temperature within normal comfort level all year long may result in higher than normal energy bill, especially during summer where a lot of energy is spent for air conditioning. To minimize heat gain and reduce heating and cooling load, both passive solar heating and high efficiency HVAC system will be employed.

To reduce heat gain during summer, the south and west facing glazing will be shaded by solar shades and low emissivity glazing will be used throughout the project to admit light without increasing heat gain. In addition, some windows will have operable panels to take advantage of pleasing breezes and fresh air and give an opportunity for cross ventilation.

The landscaping around the building also helps to improve air quality by absorbing carbon dioxide emission and producing more oxygen while improving pedestrian experience along both MLK and S. McClellan St.

In addition to the passive system, an efficient HVAC system in the form of variable refrigerant flow split system is employed to save cost and offer higher degree of flexibility. The system uses only one condensing unit to heat or cool multiple spaces and can be individually controlled by occupants. The proposed location for the mechanical unit is on the attic space above the stair, with louvers facing east, or away from the street front facades.

Combination of building orientation, efficient heating and cooling system, and site design create an appealing street presence while reducing environmental impact to the site and its surrounding.

D-3 Retaining Walls.

- SE corner of project site: Due to the topographic depression to the southeast of the project site, any retaining wall system and fencing will be highly visible from the properties in that direction. A suggestion is a low maintenance ornamental metal fence that would allow visibility of the adjacent parking lot landscape screening and allow solar exposure for that landscaping while not exacerbating the grade difference by a solid continuous combined retaining wall and fence.

RAI Response:

- See sheet 14, East elevation.

D-4 Design of Parking Lots Near Sidewalks.

- If parking access continues to be proposed from MLK Way and flanked by double-loaded parking stalls, extensive and attractive landscape screening must be included.

RAI Response:

- See sheet 6 & 14 for landscape plan and rendered elevations of the parking lot screening.

D-7 Personal Safety and Security.

- Security lighting to address nighttime safety should not produce "light trespass" to the adjacent single-family neighborhood or to the street. Proposed approaches to lighting and security gating must be submitted with the MUP application for review by DPD and the Board.

RAI Response:

- See sheet 19 for site lighting plans and electrical cut sheets.

D-9 Commercial Signage.

- MUP Comments: Overall the design responds adequately to the guidance for DRB review. Please provide preliminary sign design ideas for Board discussion.

RAI Response:

- See sheet 11& 14 for sign locations and sheet 17 for preliminary signage idea.

D-11 Commercial Transparency.

- The Code required glazing along the western 30-feet of McClellan Street and MLK Way should not use frosted glass or similar at the corner.

RAI Response:

- The proposed design meets the required 30' of transparency along McClellan facade. See sheet 12.
- Beyond the 30' requirement, sandblasted art glass maybe used for privacy into the treatment rooms.

E-2 Landscaping to Enhance the Building and/or Site.

RAI Response:

- See comments under A-1 and A-8/A-9. To reduce stormwater runoff, pervious asphalt paving material will be used on the new parking area. See Green Factor Score Sheet on sheet 5.

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b. Driveways shall conform to the min. turning path radius shown in Exhibit 23.54.030B.



Landscape Site Plan & Green Factor

SEATTLEgreen factor

FINAL VERSION 1-22-07

enter sq ft of parcel

Parcel size (ENTER THIS VALUE FIRST)*

11,398

SCORE

0.346

You need at least 0.300

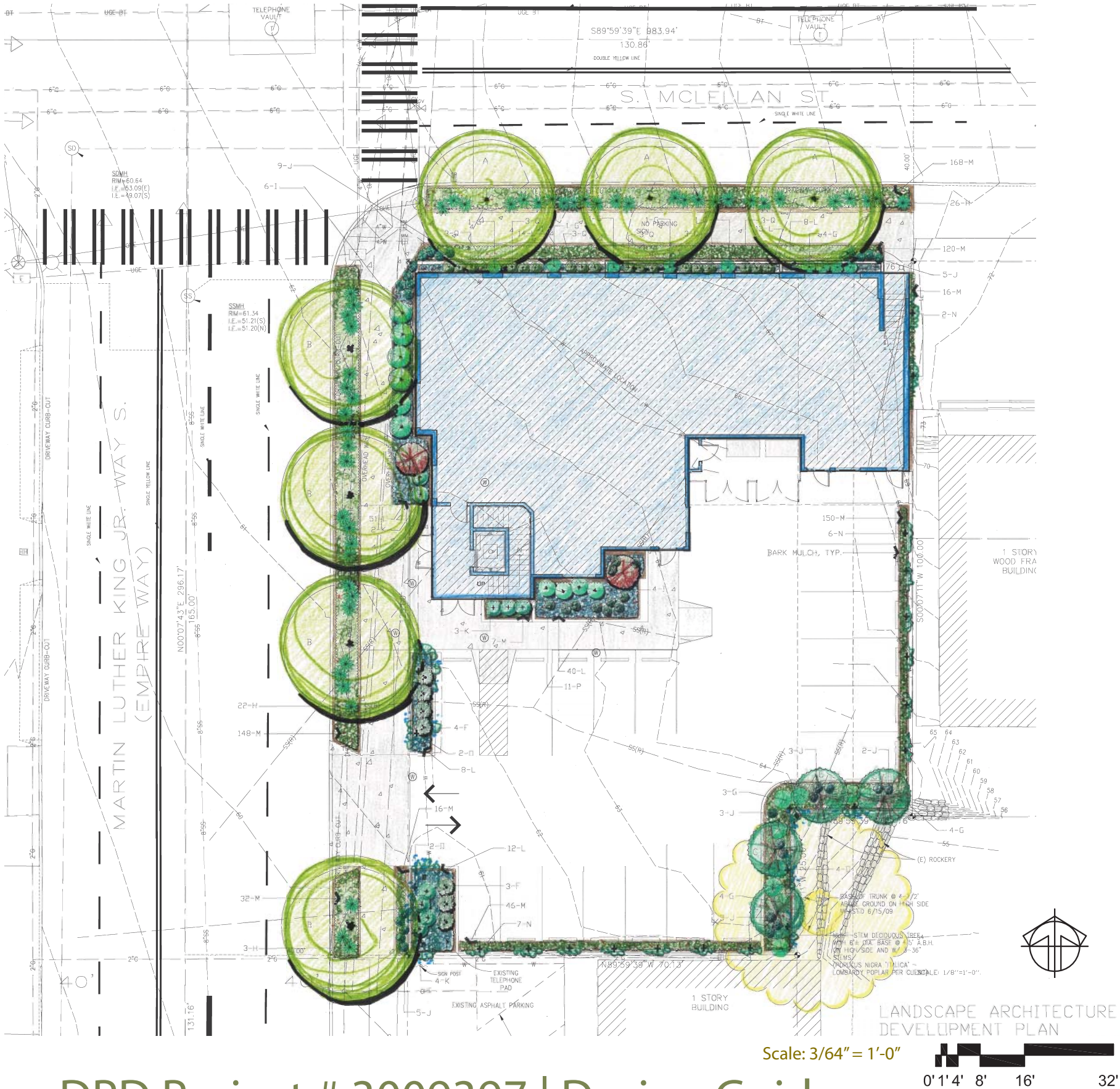
Types of Area**	Square Feet	Factor	Total
A Vegetation planted with a soil depth of less than 24"			
1 Lawn or grass pavers or ground covers	enter sq ft 0	0.2	-
2 Plants and shrubs 3' and higher at maturity	enter sq ft 0	0.3	-
B Vegetation planted with a soil depth of more than 24"			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft 1121	0.7	785
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 40 640	0.3	192
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 2 100	0.3	30
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 4 400	0.3	120.0
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 0 0	0.4	-
6 Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 0 0	0.4	-
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground. calculated at 250 sq ft per tree	enter number of plants 0 0	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 2274	0.6	1,364.4
C Green roofs - 4" minimum soil depth at time of planting	enter sq ft 0	0.7	-
D Vegetated walls	enter sq ft 1438	0.7	1,006.6
E Water features (fountains) or rain gardens (where allowed by SPU)	enter sq ft 0	0.7	-
sub-total of sq ft =		5,973	
Bonuses			
F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft 2,502	0.1	250
G Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft 2,001	0.1	200
green factor numerator =		3,948	

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

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

Previous Green Factor DrHoop 7-27-09.xls

Page 1



Landscape Site Plan & Details

PLANT SCHEDULE

DRDUGHT TOLERANCE	KEY	QTY.	NAME (BOTANICAL - COMMON)	SIZE	ROOT	SPACING	REMARKS
Moderate	A	3	Liquidambar styraciflua-Sweet Gum	3"cal.	B&B	25'o.c.	Full, Branched@7'ht.
Regular	B	4	Tilia tomentosa-Silver Linden	3"cal.	B&B	25'o.c.	Full, Branched@8'ht.
Moderate	C	4	Acer palmatum'Sangokaku'-Coral Bark Maple	2 1/2"cal.	B&B	16'o.c.	Full, Matched
Regular	D	2	Acer palmatum'Sessuctum'-Everred-Red,Chl.F,wp,JapMaple	3"ht&spd.	B&B	-	Full, Specimen
Little	E	0	Chamaecyparis obtusa-Hinoki Cypress	5'ht.	B&B	12'o.c.	Full, Matched
Moderate	F	7	Phyllostachys nigra-Black Bamboo (Clump)	4-5'ht&stalks	B&B	4'o.c.	Full, Matched
Regular	G	20	Azalea mollis-DeCadeous Azalea(Red-Orange/L)	28"ht&spd.	B&B	3'o.c.	Full, Matched
Regular	H	51	Phalaris arundinacea'Picta'-Ribbon Grass	24"ht&spd.	B&B	3'o.c.	Full, Matched
Regular	I	10	Rhododendron'Unique'-Unique Rhody	20"ht&spd.	B&B	3'o.c.	Full, Matched, Budded
Little	J	30	Mahonia nervosa-Longleaf Mahonia	18"ht&spd.	B&B	3'o.c.	Full, Matched
Regular	K	9	Viburnum davidii-David's Viburnum	12"ht&spd.	B&B	3'o.c.	Full, Matched
Little	L	146	Cotoneaster dammeri-Bearberry Cotoneaster	18"spd.	Igalctr.	2'o.c.	Full, Matched
Little	M	703	Arctostaphylos uva-ursi-Kinnikinnick	4-6"leaders	4"ctr.	18'o.c.	Full, Matched, Well Rooted
Little	N	15	Purshianthus tricuspidata-Boston Ivy	6-8"leaders	B&B	-	Train on GreenScreen & Wall
Regular	O	8	Clematis armandi-Evergreen Clematis	6-8"leaders	2galctr.	-	Train on GreenScreen
Moderate	P	11	Heuchera sanguinea-Coral Bells	8"ht&spd.	Igalctr.	12'o.c.	Full, Matched
Regular	Q	18	Buxus sempervirens'Suffruticosa'-Dwarf Eng. Boxwood	12"ht&spd.	B&B	18'o.c.	Full, Matched

LANDSCAPE NOTES:

1. BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS.

2. COORDINATE ALL LANDSCAPE WORK WITH ALL OTHER SITE & BUILDING CONSTRUCTION.

3. SUBGRADE SHALL CONFORM TO FINISHED GRADE & SHALL BE FREE OF ROCKS AND DEBRIS.

4. PLANTING BEDS TO RECEIVE 6" PLANTING SOIL, & 2" MEDIUM BARK MULCH.

5. DO ALL WORK ACCORDING TO SDOT STANDARD PLAND AND SPECIFICATIONS, TYP. SEE SPECIFICALLY DETAILS: DECIDUOUS TREE PLANTING IN PLANTING STRIP, SHRUB PLANTING, GROUND COVER PLANTING, PLANTING PATTERN, TREE PROTECTION BURING CONSTRUCTION.

6. LOCATE ALL UNDERGROUND STRUCTURES AND UTILITIES & DO WORK IN A WAY THAT WILL NOT DISTURB THEM BEFORE YOU DIG CALL UTILITY UNDERGROUND LOCATION 811. IF STRUCTURES OR UTILITIES ARE DISTURBED REPAIR THEM AS REQUIRED.

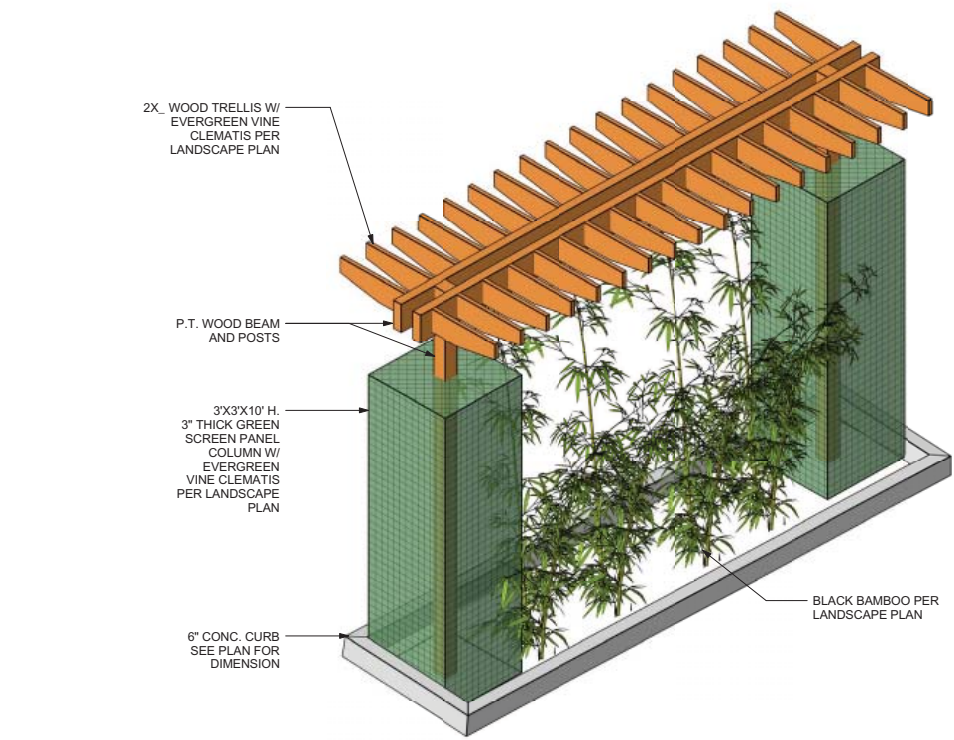
7. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING EACH PLANT; PROVIDE TIMELY MAINTENANCE AS REQUIRED FOR HEALTHY GROWTH & PLANT SURVIVAL.

8. ALL LANDSCAPED AREA SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM, COORDINATE ALL MAINTENANCE WATERING AS REQUIRED FOR HEALTHY GROWTH AND PLANT SURVIVABILITY.

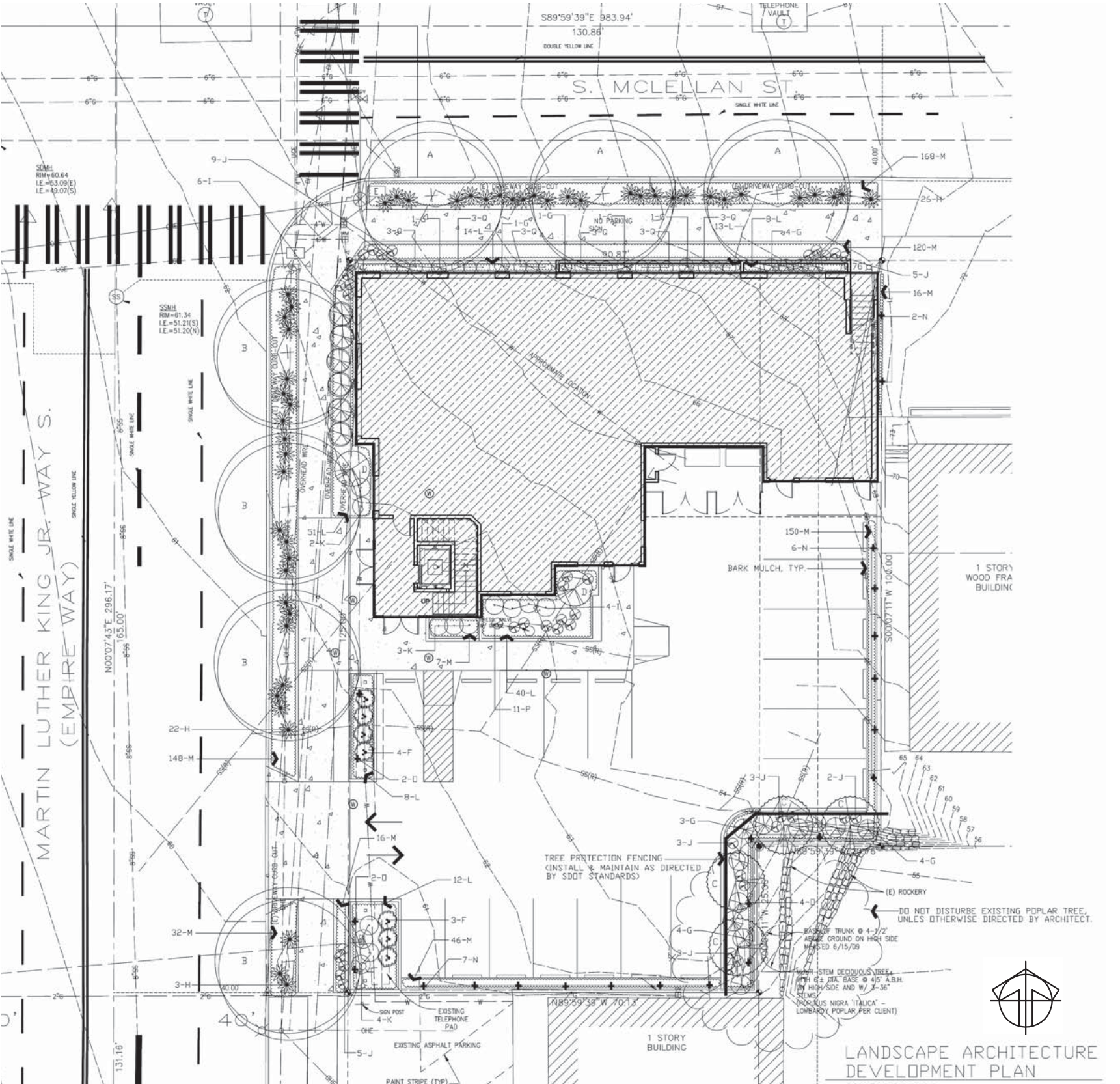
9. SAVE, PROTECT & BE RESPONSIBLE FOR ALL EXISTING LANDSCAPE MATERIALS INDICATED IN THE PLANS TO REMAIN.

10. GUARANTEE ALL PLANT MATERIALS (HEALTHY & ALIVE), AND ALL MATERIALS & WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION.

11. PRIOR TO BEGINNING WORK CALL SDOT SEATTLE LANDSCAPE ARCHITECT BILL AMES 206-684-5693 FOR A PRE-CONSTRUCTION, ON SITE CONSULTATION.



Axonometric View of Trellis



Scale: 3/64" = 1'-0"

Architectural Site Plan & Project Data

S. MCCLELLAN ST. ELEVATION = 84.5'
PROPOSED TOTAL GLAZING ALONG S. MCCLELLAN ST. = 7X 8' = 56'
PROPOSED FULL TRANSPARENCY FOR FIRST 30' PER EDG REVIEW
= (2 X 8') + 3'-9" = 19'-9"
TRANSPARENCY PERCENTAGE ALONG S. MCCLELLAN ST. (FIRST 30' PER EDG REVIEW) = 19.75/30' X 100% = 65.8% > 60% REQUIRED.

PARKING CALCULATION:

23.54.015B.2. STATION AREA OVERLAY:
NO PARKING IS REQUIRED.

PARKING SPACES PROVIDED: (18) SPACES.
LARGE STALLS MIN. REQUIRED = 35% X 18 = 6.3 = 7 LARGE STALLS - 8'-6"W X 19'L
LARGE STALLS PROVIDED = 7 LARGE STALLS - 8'-6"W X 19'L

SMALL STALLS MIN. REQUIRED = 25% X 18 = 4.5 = 4 SMALL STALLS - 7'-6"W X 15'L
SMALL STALLS PROVIDED = 9 SMALL STALLS - 7'-6"W X 15'L

ACCESSIBLE PARKING SPACES (1106.1 SEATTLE BUILDING CODE):

REQUIRED NUMBER=1
PROVIDED NUMBER=2 ADA STALLS - 8'-0"W X 19'L

BICYCLE PARKING CALCULATION:

23.54.015K CHART E-A: MEDICAL SERVICES = 1 PER 12,000 S.F.
TOTAL GROSS FLOOR AREA = 7,562 S.F. / 12,000 S.F. = 1 BICYCLE PARKING REQ'D
TOTAL BICYCLE PARKING PROVIDED = 2 SPACES.

LANDSCAPE AREA CALCULATION:

SEE ATTACHED GREEN FACTOR CALCULATION IN L1.0.

SOLID WASTE AND RECYCLABLE MATERIALS STORAGE:

REQUIRED AREA PER KC 23.47A.029 = 125 S.F.
PROVIDED = 17' X 7'-6" = 127.5 S.F. > 125 S.F.

PROJECT DESCRIPTION:

TO BUILD A (2) STORY DENTAL/MEDICAL BUILDING. THE FIRST FLOOR TO BE OCCUPIED BY THE OWNER AND USED FOR ORAL SURGERY. THE SECOND FLOOR WILL HAVE (1) LEASABLE SPACE FOR USE AS MEDICAL-DENTAL OFFICE.

DESIGN DEPARTURE REQUESTED:

- 1) ACCESS FROM MLK JR WAY S. INSTEAD OF S. MCCLELLAN ST. PER KC 23.47A.032 A.1 AND 2.
- 2) CURB CUT WIDTH FOR (2) WAY TRAFFIC REDUCED TO 20' INSTEAD OF 24'. DRIVE AISLE IS ALSO REDUCED TO 20' MIN. FOR LARGE SIZE VEHICLES.
- 3) AT S. MCCLELLAN FACADE, MEET FULL TRANSPARENCY FOR FIRST 30' FROM THE NW CORNER PER EDG REVIEW COMMENTS.

PROJECT DATA:

SITE ADDRESS:

2800 MLK JR. WAY S.
SEATTLE, WA 98144

TAX ACCOUNT NUMBER:

0003600055

LEGAL DESCRIPTION:

THAT PORTION OF EDWARD HANFORD'S DONATION CLAIM NO. 44 AND OF LOTS 1 AND 2, BLOCK 2, PETER'S GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, AND OF VACATED ALLEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MCCLELLAN STREET, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 59194, AS PROVIDED BY ORDINANCE NO. 17060 OF THE CITY OF SEATTLE WITH THE EASTERLY LINE OF EMPIRE WAY, AS DEEDED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 3211266, RECORDS OF KING COUNTY, WASHINGTON; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO A POINT 10.76 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK, A DISTANCE OF 100.0 FEET TO THE SOUTHERLY LINE OF LOT 2 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND THE PRODUCTION THEREOF 20.76 FEET TO THE WESTERLY LINE OF VACATED ALLEY; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 25.00 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID MCCLELLAN STREET TO THE EASTERLY LINE OF SAID EMPIRE WAY; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

ZONING:

NC1-40

LOT SIZE:

10,854 S.F.

SETBACK:

REAR AND SIDE SETBACK ADJACENT TO RESIDENTIAL ZONES:
FIFTEEN (15) FEET FOR PORTIONS OF STRUCTURES ABOVE THIRTEEN (13) FEET IN HEIGHT TO A MAXIMUM OF FORTY (40) FEET.

HEIGHT LIMIT:

MAXIMUM HEIGHT LIMIT OF 40' (SEATTLE LAND USE CODE 23.47.012.A)
PROPOSED HEIGHT = 40'-0" MAX.

NUMBER OF STORIES:

(2)

TOTAL FLOOR AREA:

FIRST FLOOR: 3,949 S.F.
SECOND FLOOR: 3,613 S.F. +
TOTAL GROSS FLOOR AREA: 7,562 S.F.

FLOOR AREA CALCULATION:

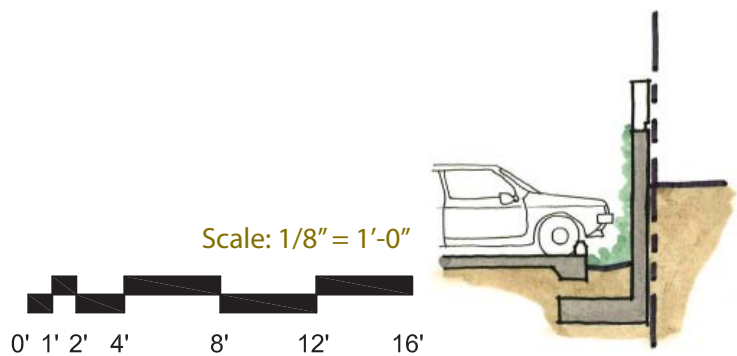
23.47A.013 CHART A MAX. FLOOR AREA RATIO = 3
TOTAL GROSS FLOOR AREA/LOT AREA = 7,562 S.F./10,854 S.F. = 0.7 < 3

STREET LEVEL DEVELOPMENT STANDARD:

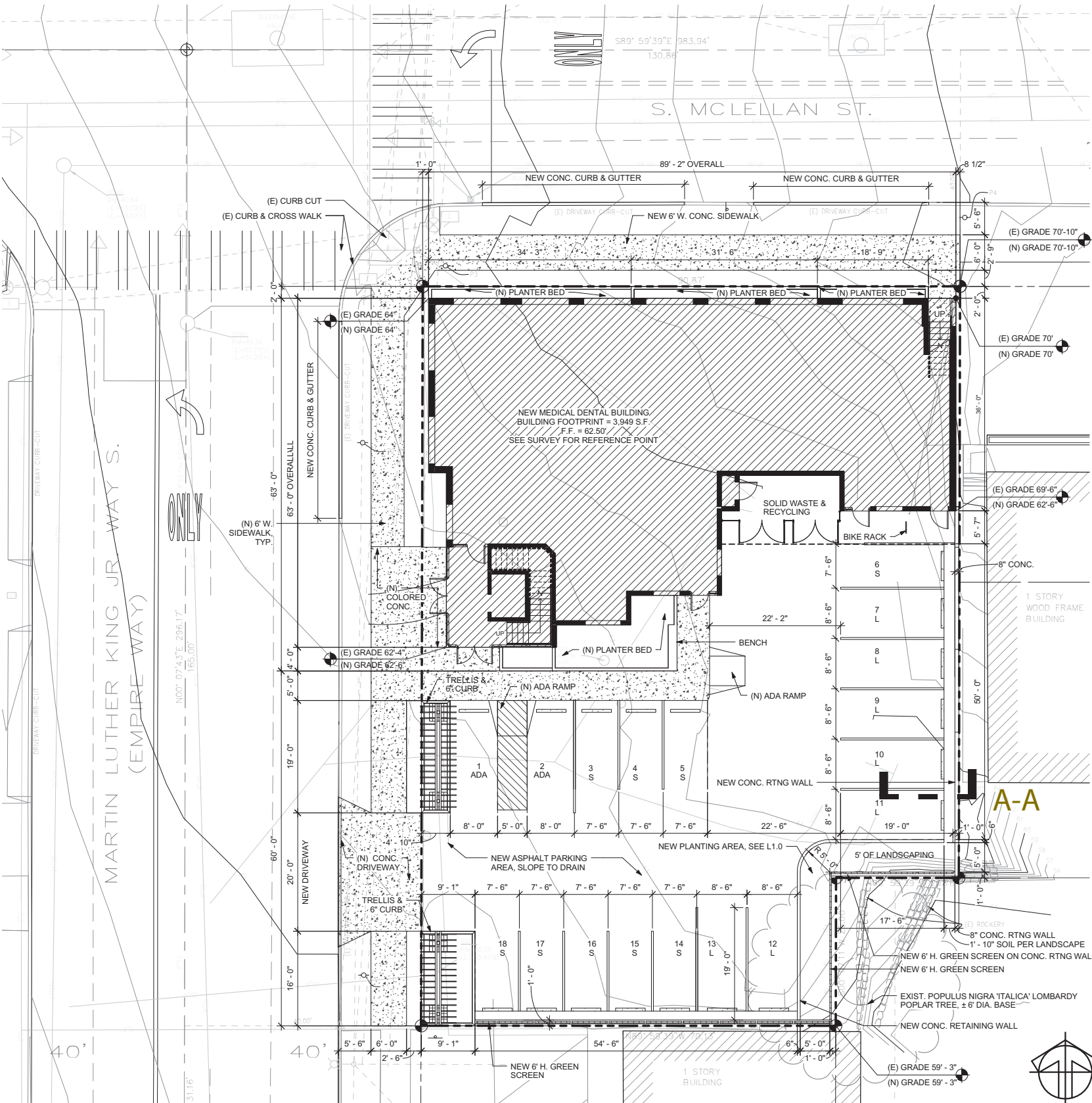
23.47A.008B.2.a. 60% OF THE STREET FACING FACADE BETWEEN 2 AND 8 FT. ABOVE THE SIDEWALK SHALL BE TRANSPARENT.

MARTIN LUTHER KING JR. WAY S. ELEVATION = 29.5'+6'+14.5'+5'+4' = 59'

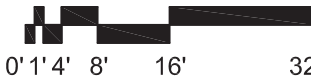
PROPOSED GLAZING AREA ALONG MLK JR. WAY S. = 8'+8'+6'+16.5' = 38.5'
TRANSPARENCY PERCENTAGE ALONG MLK JR. WAY S. = 38.5/59 X 100% = 65% > 60% REQUIRED.



A-A: Partial Section Thru Parking Lot East Wall



Scale: 3/64" = 1'-0"



First Floor Plan



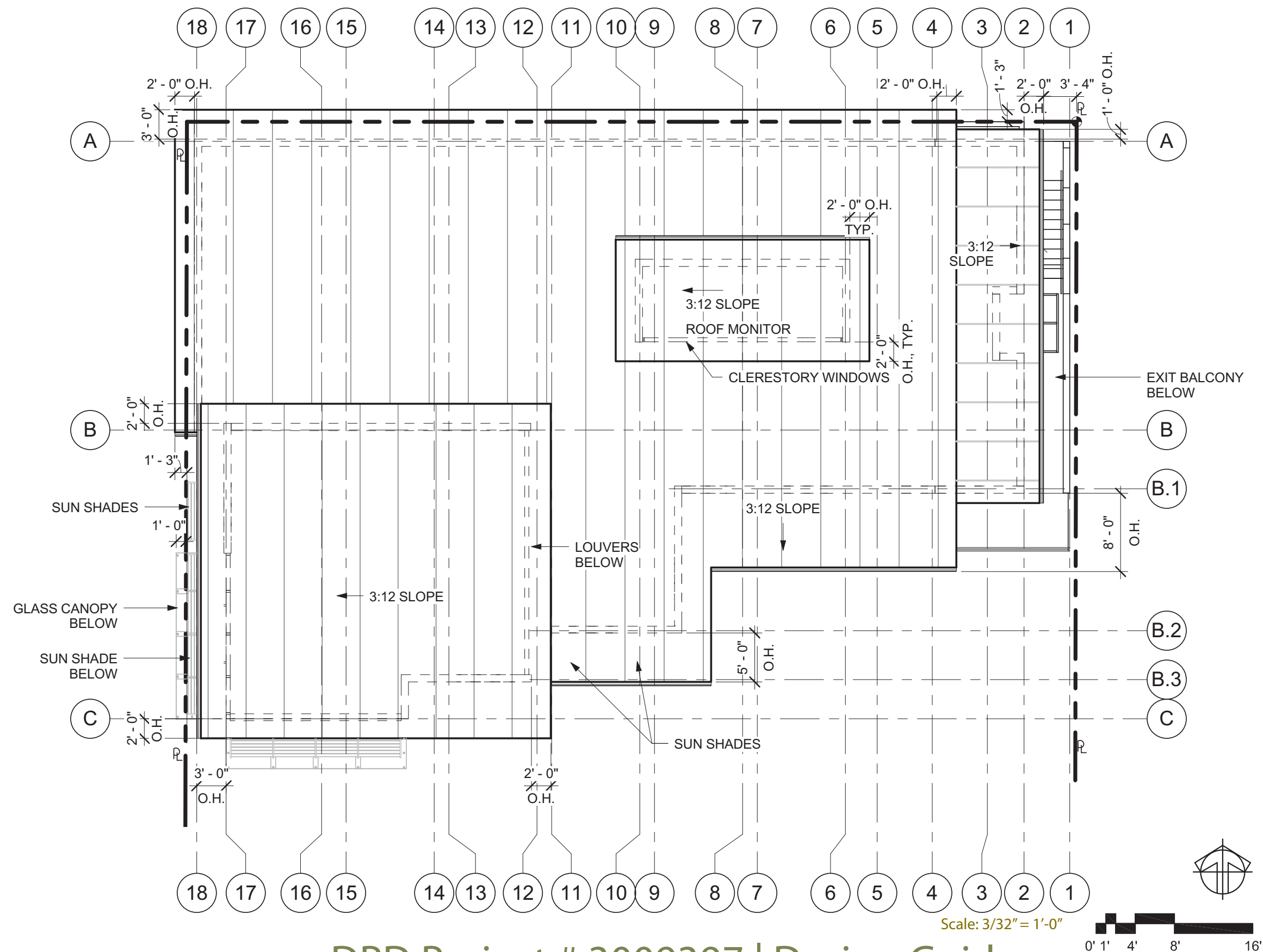
rolluda architects

DPD Project # 3009397 | Design Guidance
Medical Dental Building, 2800 MLK Jr Way S., Seattle, WA

Second Floor Plan



Roof Plan



Exterior Elevations



Buxus sempervirens 'Suffruticosa'



Viburnum davidii



Rhododendron 'Unique'



Deciduous azalea



Mahonia nervosa



Arctostaphylos uva-ursi



Phalaris arundinacea 'Picta'



North Elevation (S. McClellan)



Cotoneaster dammeri



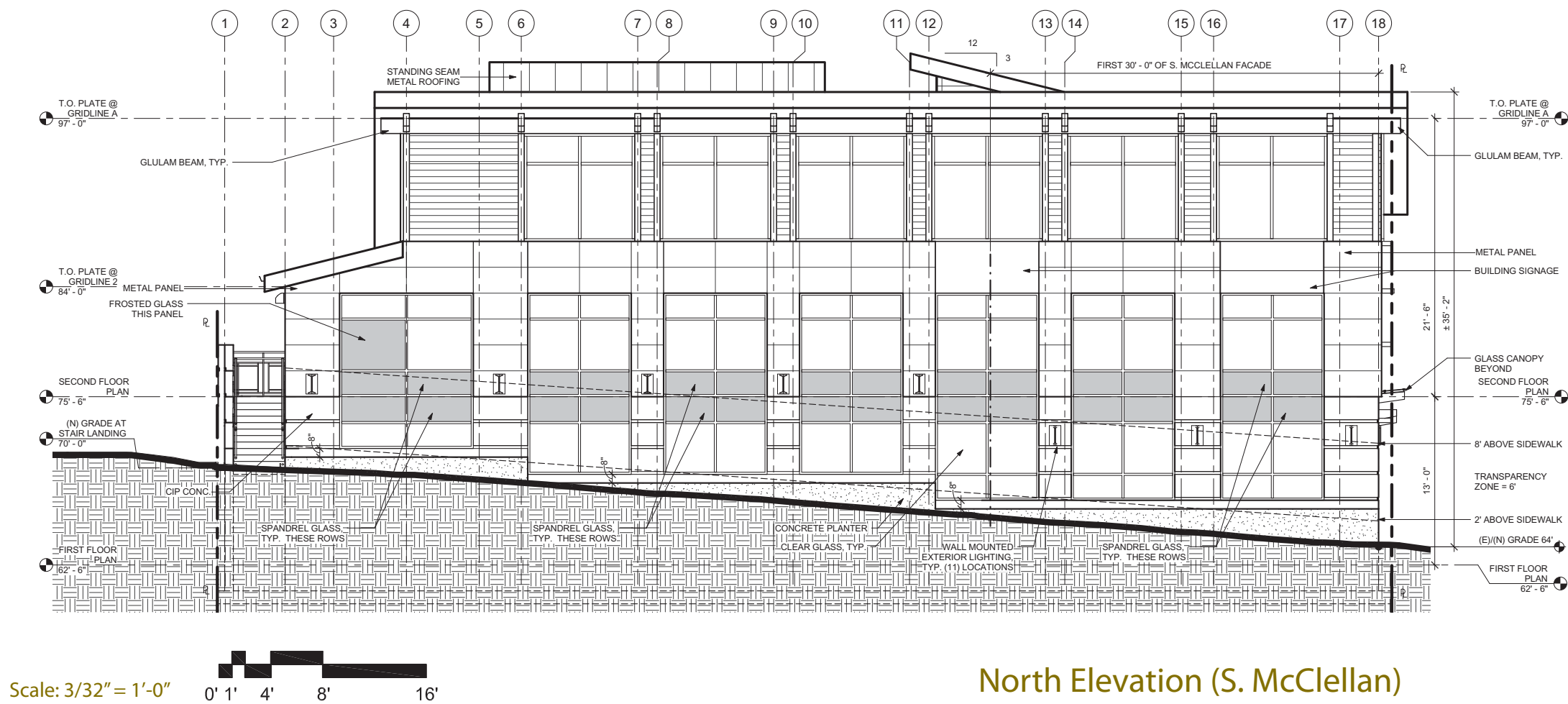
Coral bells (Heuchera sanguinea)



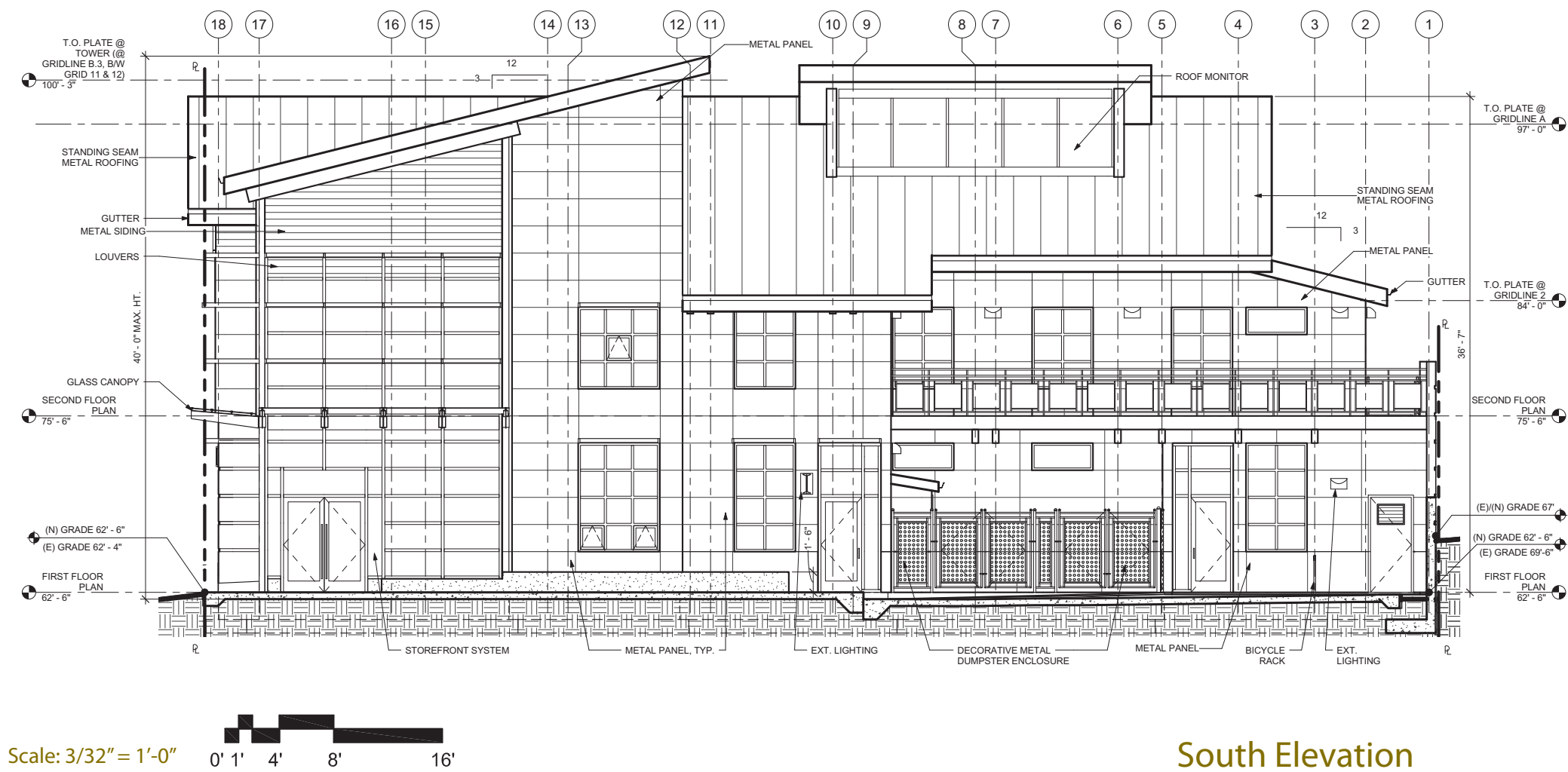
South Elevation

Scale: 3/32" = 1'-0" 0' 1' 4' 8' 16'

Exterior Elevation



Exterior Elevation



Exterior Elevations

West Elevation (MLK)



East Elevation



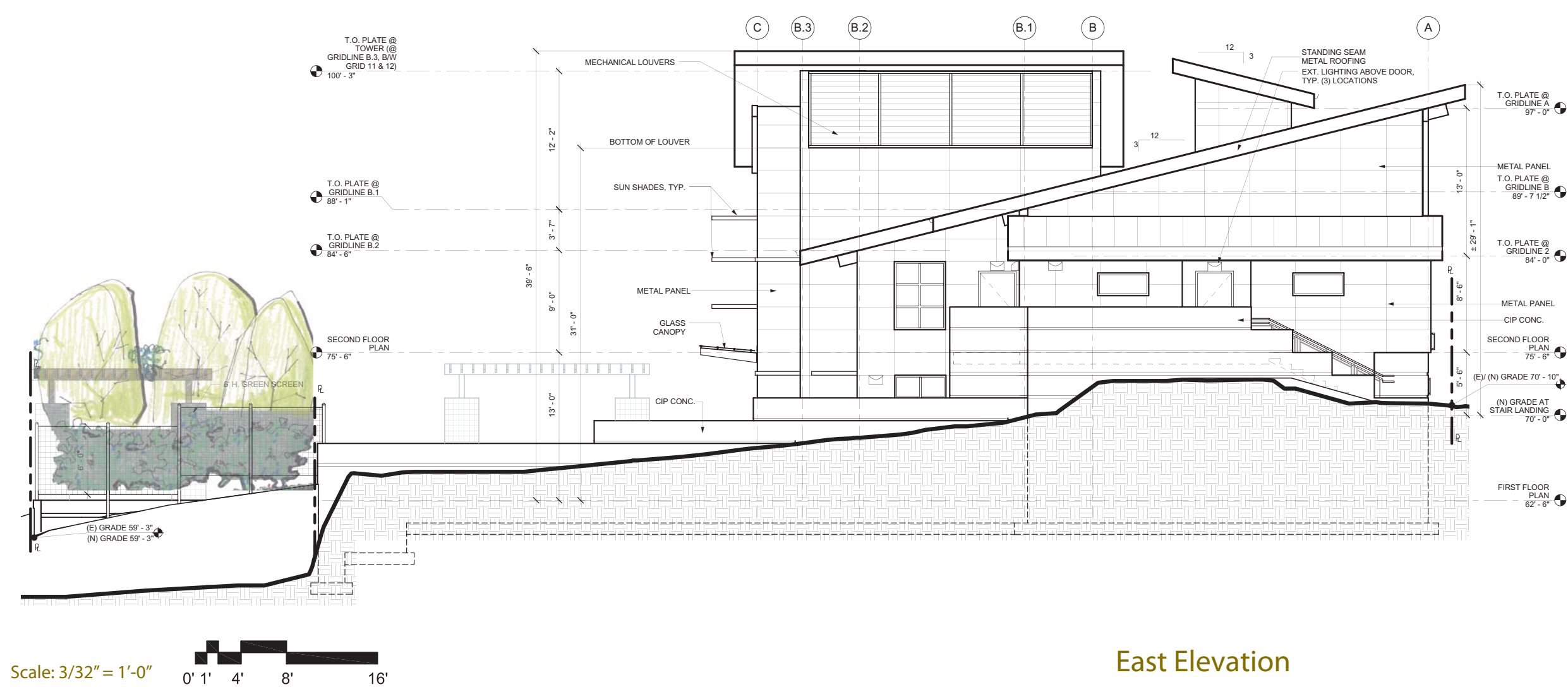
Scale: 3/32" = 1'-0"



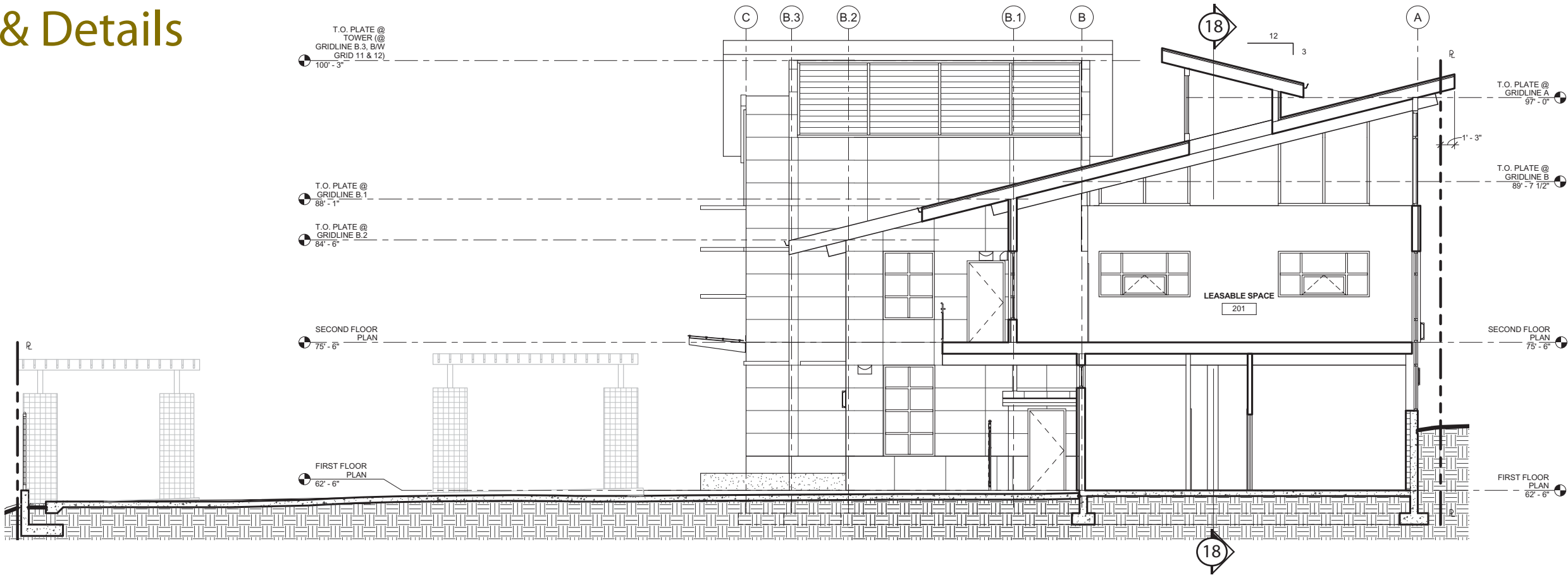
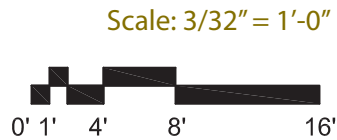
Exterior Elevation



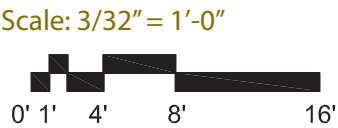
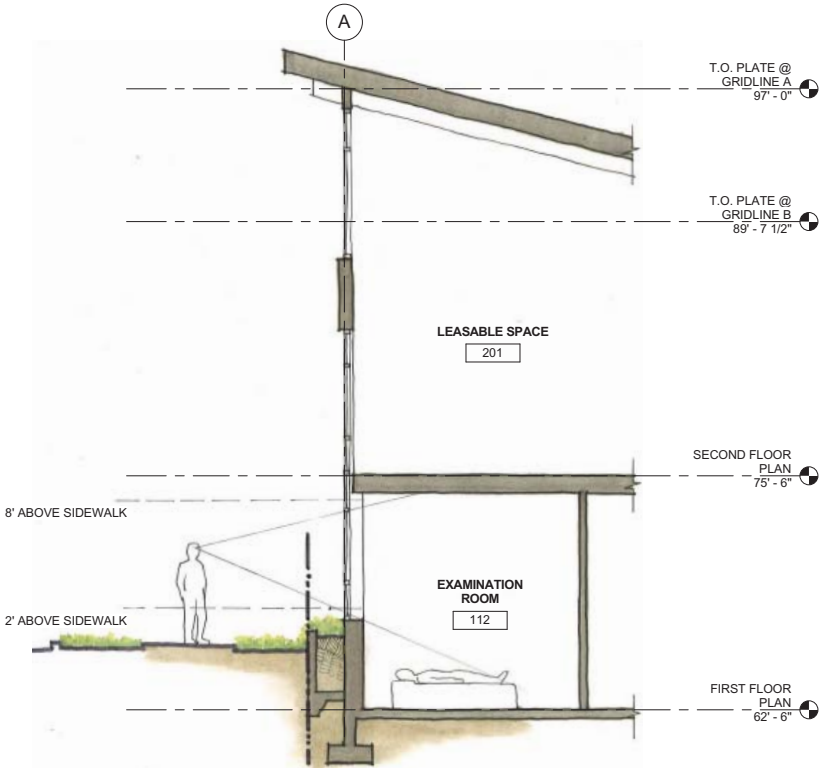
Exterior Elevation



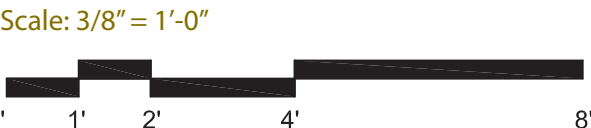
Building Section & Details



NS Section Looking West

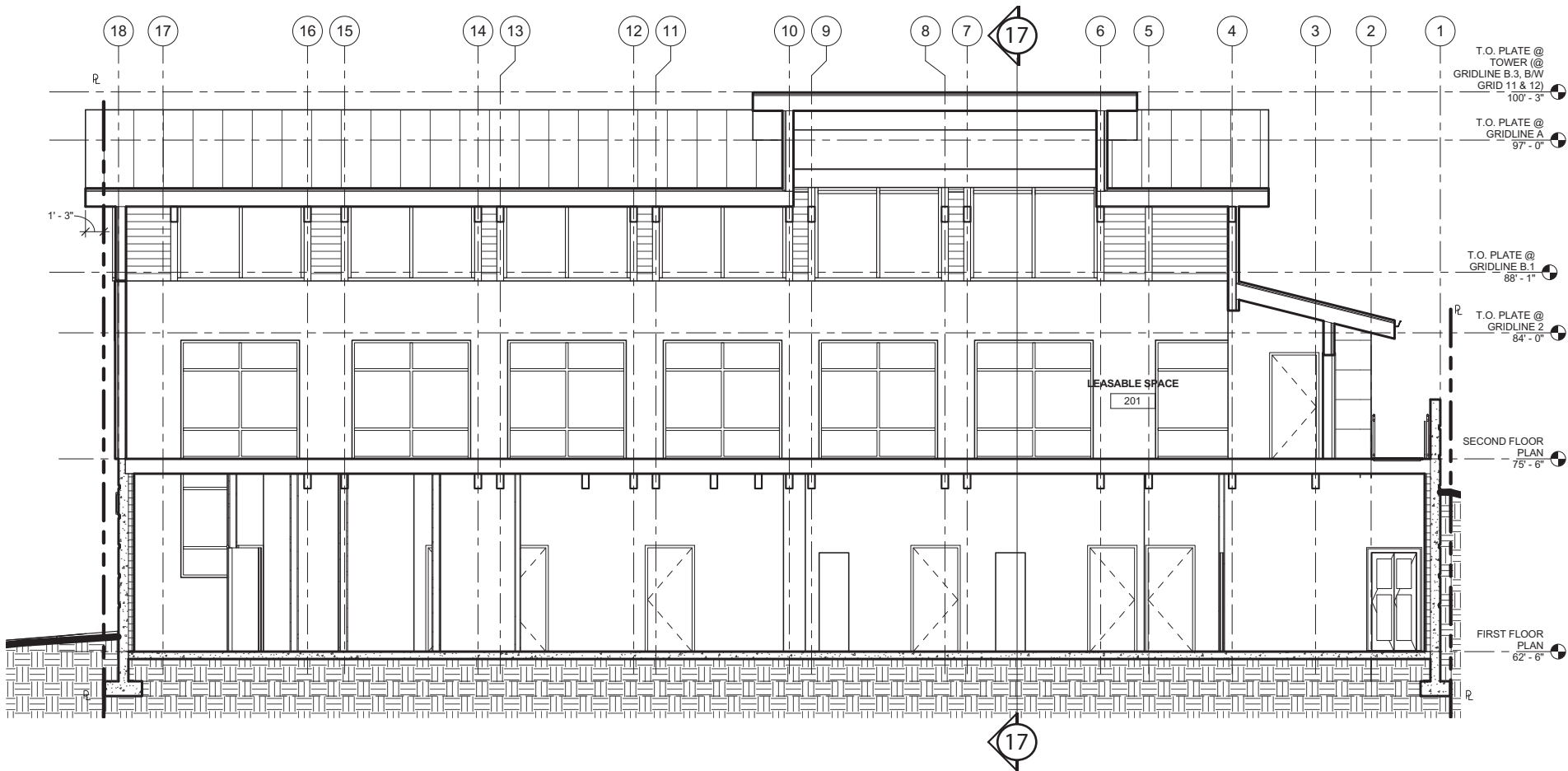
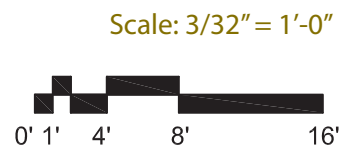


Partial NS Section Thru-
S. McClellan Planter

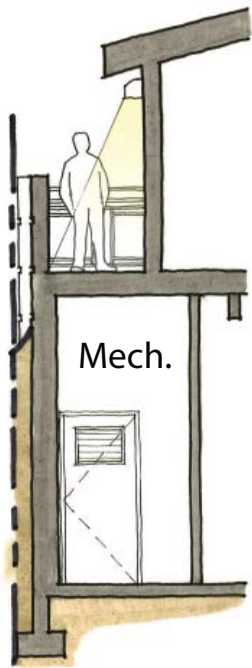


Building Signage

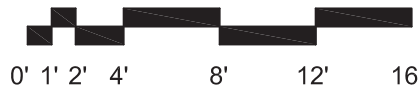
Building Section & Details



EW Section Looking North



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



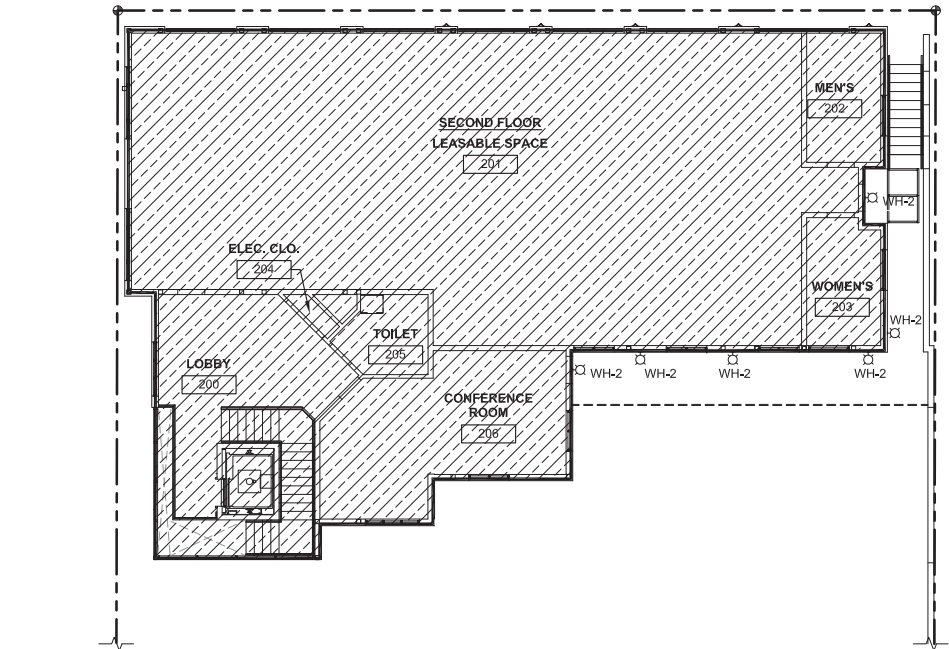
Partial EW Section Thru 2nd Floor - Egress, Looking South

Electrical Lighting Plans & Cut Sheets

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ES12 SERIES

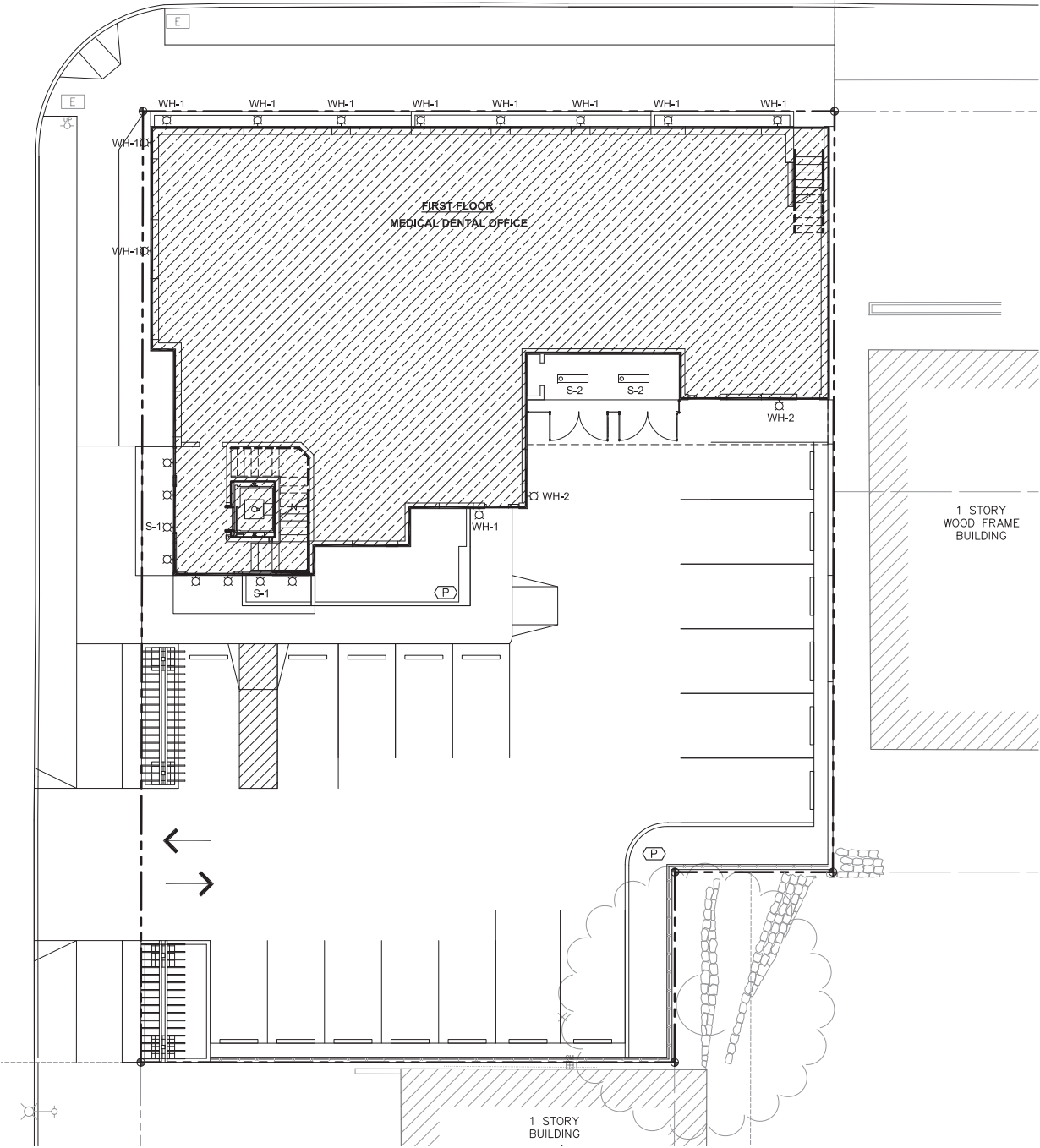


S-2



Scale: 3/64" = 1'-0"

2nd Floor Lighting Plan

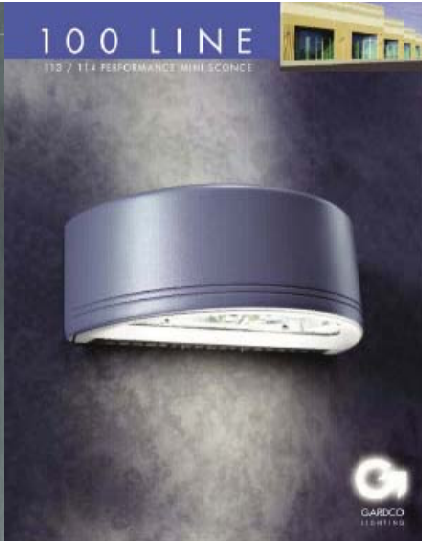


Scale: 3/64" = 1'-0"

Site Lighting Plan



WH-1



WH-2



P



S-1