DESIGN PROPOSAL REVIEW

THE ELLIOTT BAY VIEW APARTMENTS

MUP APPLICATION
FILE NO. 3010102

151 JOHN STREET
SEATTLE, WA

JON GRAVES ARCHITECTS & PLANNERS

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24 FEBRUARY 2010

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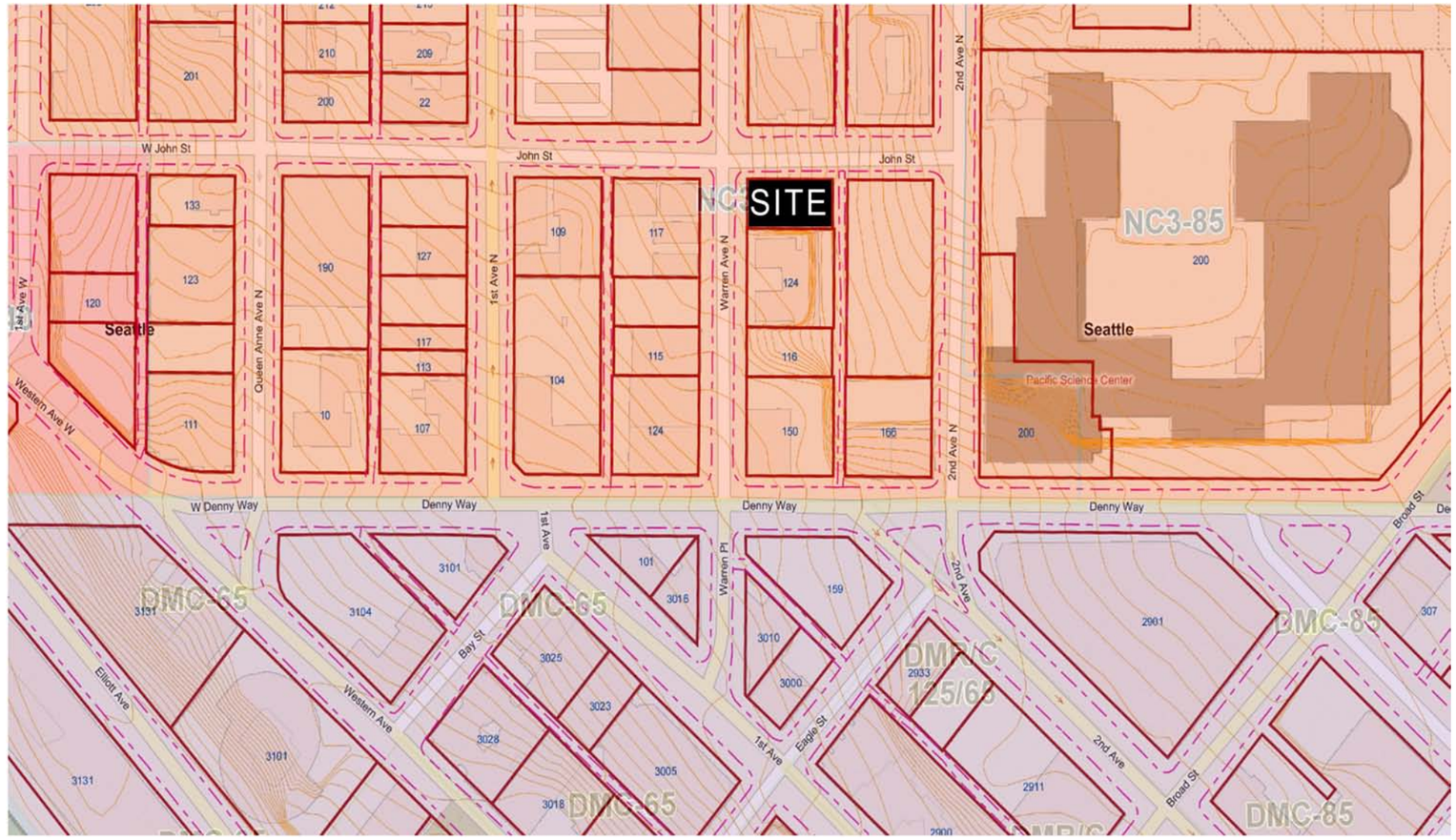
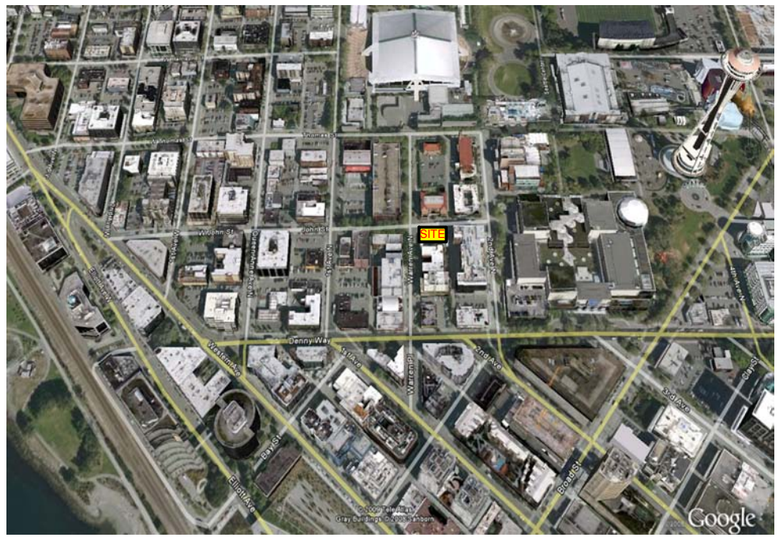


ZONING MAP OF SURROUNDING CONTEXT



VICINITY MAP

GENERAL PARCEL & ZONE INFORMATION
PARCEL NUMBER: 1985200070
ZONE: NEIGHBORHOOD COMMERCIAL 3 (NC3)
HEIGHT LIMIT: 65 FEET

GENERAL BUILDING INFORMATION:
THE PROPOSED BUILDING WILL BE APPROXIMATELY 50,471 SF (GROSS AREA), INCLUDING THE EXTERIOR WALKWAYS AND THE ROOFTOP PLAZA AND GARDEN. IT WILL CONTAIN 41 RESIDENTIAL UNITS, A 193 SF LEASING OFFICE AND A TOTAL OF 24 PARKING STALLS.

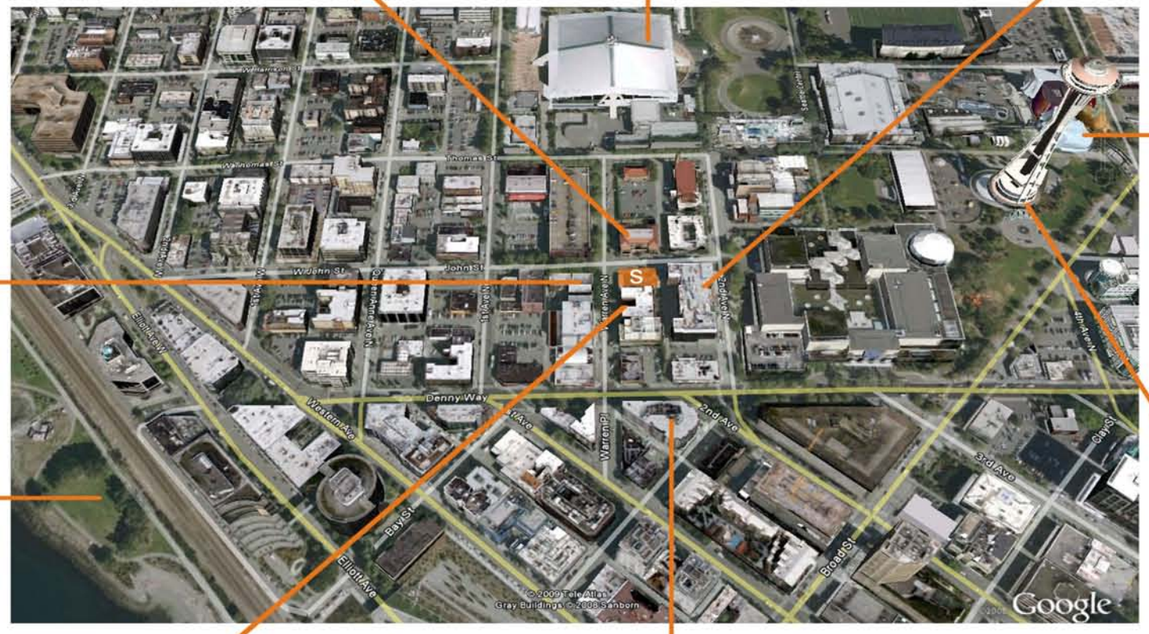
Standard:	Requirement:	Proposal:	Justification:
SMC 23.47A.012.D.6 - Rooftop Features	The rooftop features listed in this subsection shall be located at least 10 feet from the north edge of the roof unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north edge of the roof would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR: a. Solar collectors; b. Planters; c. Clerestories; d. Greenhouses; e. Minor communication utilities and accessory communication devices, permitted pursuant to the provisions of Section 23.57.012; f. Non-firewall parapets; g. Play equipment.	The project includes parapets and planters as rooftop features in three areas that will be located within 10 feet of the north edge of the proposed structure's roof. A shadow diagram developed for the project shows that these features will shade the property located to the north of the site on January 21st at noon, more than would a structure built to the permitted height and FAR.	The parapets and planters are located within three areas along the north edge of the proposed roof; the three areas are located between 12 and 17 feet apart from each other. Area 1 will be about 52 sq. ft. in size, Area 2 will be 47 sq. ft. and Area 3 will be 5 sq. ft. in size, for a total of 104 sq. ft. The north edge of the proposed roof will be approximately 117 linear feet. The property to the north is separated from the proposed site by John Street, a distance of about 75 feet. As there exists an ample separation between the subject site and the property to the north, and since these proposed rooftop features will be small in size and spaced apart from each other by 12 to 17 feet, any shading that would be created by these elements will not shade the property located to the north of the site at noon on January 21st to a significant degree. In terms of the architectural design proposed for this structure, these elements will add a sense of balance to the overall mass and form of the structure.
SMC 23.47A.032.A.1 – Parking Location & Access / Access to Parking	1. NC zones. a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. d. For each permitted curb cut, street-facing facades may contain one (1) garage door, not to exceed the maximum width allowed for curb cuts.	As proposed, access to parking will be provided from the alley and also from Warren Avenue where one garage door is provided that will not exceed the maximum width allowed for curb cuts.	The Uptown Neighborhood Guidelines encourage all parking for residential uses to be located below grade. In this instance, the steep slope of the site makes it infeasible to provide a ramp down from the alley within the proposed footprint of the building. Also, the restricted dimensions of the lot do not allow for parking to be on multiple levels and connected by ramps. To provide below grade parking levels for the building that may be safely reached by residents, access needs to be provided both from the alley and from Warren Avenue.
SMC 47A.032.B.1.b – Location of parking	b. Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.	The proposal includes access to two parking spaces from the alley that are located approximately 4 to 7 feet above the level of the alley, which could be considered to be at "street level." The two parking spaces are located along the John Street façade of the proposed building.	Since the two parking spaces are located above the grade level of the alley by 4 to 7 feet, a determination needs to be made if these two parking spaces are indeed at "street level" and thereby, requires a departure from this design standard. As proposed, the two parking spaces will be screened by ornamental grill and translucent glass which in turn, will add aesthetically to the pedestrian environment along John Street and to the decorative embellishment of the proposed building.

NEIGHBORING RESIDENTIAL
BUILDING | John St & Warren Ave N

SURROUNDING PUBLIC
AMENITIES | Key Arena

ADJACENT RESIDENTIAL
BUILDING | John St & 2nd Ave N

NEIGHBORING RESIDENTIAL
BUILDING | John St & Warren Ave N



SURROUNDING PUBLIC
AMENITIES | Myrtle Edwards Park

SURROUNDING PUBLIC
AMENITIES | Experience
Music Project & Seattle
Space Needle

ADJACENT RESIDENTIAL
BUILDING | Warren Ave N

NEIGHBORING RESIDENTIAL
BUILDING | Denny Way & Warren Pl

UPTOWN NEIGHBORHOOD DESIGN GUIDELINES THAT ARE MOST PERTINENT TO THE SITE AND DESIGN OF THE PROJECT.

A. SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS | The siting of buildings should respond to specific site conditions and opportunities such as location on prominent intersections, unusual topography, and views of other natural features.

- Our current proposal responds to site topography by employing multiple pedestrian entrances on three different floor levels to facilitate connections between our building and neighboring activity centers.
- Our proposal has addressed the parking program requirement by using the sloped site to confine parking and parking activity to sub-grade and alley locations.
- The project site is located on the intersection of John Street and Warren Avenue. To strengthen our buildings presence at the corner, a tower element is proposed with it's north and west facades on John Street and Warren Avenue at property lines.
- The John Street grade allows for a step in our building height. Our upper level diminishes unit count from 7 to 4; lowers the effective building mass at the intersection; and maintains the terracing pattern found in the new building uphill to the east of our site. Our rooftop resident common area is proposed for the 6th level roof deck.
- The apartment building to the south of our site fronting on Warren Avenue is set back approximately 12 feet from the right of way. To address the transition to the neighboring building our solution's geometry steps back from our tower element 5 feet from the right of way creating an intentional step between the tower and the neighboring facade.
- Seattle Center, Olympic Mountain, and Elliott Bay views are prevalent from the upper 3 levels of our proposed solution. The building generic pursued intends to maintain consistent views and orientation to the immediate neighborhood until reaching the upper levels. The upper level units and roof top are then configured to orient to both the Seattle Center to the northeast and the natural landscape to the southwest.

Throughout Uptown new development should be sited to further contribute to the neighborhood's pedestrian character

- To support pedestrian activity along our street frontage consistent with the neighborhood, we have established two prominent entryways to our building, one on John Street and one on Warren Avenue. Both are distinguished by use of form, decorative embellishment, awnings, signage, and use of warm crafted materials at each of the doorways.
- Landscaped set backs are provided along both John Street and Warren Avenue to enhance pedestrian pathways. The landscaping along Warren Avenue is also used to soften the garage entrance. Landscaping along John Street is used as a buffer between the sidewalk and the adjacent living units.
- The Warren Avenue main building entrance has been located adjacent to the pedestrian entry access to the apartment building to the south. This common location for access intends to promote interaction. Landscaping and different levels of access are used to distinguish the two access points.

WARREN AVENUE SIDEWALK - LOOKING SOUTH

JOHN STREET SIDEWALK - LOOKING EAST

A-2 STREETSCAPE COMPATIBILITY | The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

- The surrounding immediate context is a mix of 3 to 6 level buildings, many that are apartment complexes. These neighboring structures employ façade modulation to define a street edge while allowing for definition of entry points, and strategically placed landscape buffers. Our site is on the corner of John Street and Warren Avenue. Structures on the other three corners are of brick and of varying scale and height. The context including the developments surrounding the intersection set precedent for our solution's response to treatments along the right of way.
- Our building solution mass and form extend to the right of way frontages on both streets with the exception of intentional set backs to emphasize entry ways, provide landscape buffers, emphasize our corner, or maintain continuity with abutting developments. Our site geometry restricts the affordability of set backs, but our solution intends to follow the pattern of modulations and frontage along the right of way established by our neighbors.
- To properly complete the infill at the corner and maintain continuity with the other (3) corner developments, our solution uses brick and brick detailing referenced by the older of the 3 buildings to complete the pattern. To further articulate the identity of the intersection, our building solution proposes a tower element that will serve to mark the center of these rich buildings of a previous era and character.

Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses.

- The neighboring apartment to the south is set back away from Warren Avenue to include a landscape buffer and an entry courtyard. Our proposed development consolidates its primary common activity area on the roof deck, but includes building modulation along the south property line to maintain light to this neighbor as well as to our complex. Our solution maintains reasonable closure to the neighbor's courtyard while offering diverse façade treatments and façade set backs. Our solution includes the use of an outdoor balcony system for access to the living units. This exterior access system is enhanced by designated landscape terraces and views to the south of the Olympic Mountains and Elliott Bay.

Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

- Articulated landscape areas and terraces are proposed on the street levels, the 3rd level, the 7th level and the roof deck commons area. The 3rd level landscape terrace and the upper level landscape designated landscape areas are integral parts to the design of corresponding outdoor spaces.
- The 3rd level terrace is configured to offer some greenery at the entry location to the adjacent apartment development and to soften the mass of our building where it abuts the shared property line. This green space also serves to enhance a small usable outdoor terrace for a level 3 tenant.
- The 7th level includes (4) apartment units that have primary views to the Seattle Center, the mountains, and the bay. To enhance the procession to the units and offer some transitional outdoor space for these units along the balcony, a terraced landscape garden has been provided. The location, height, and configuration, intend to offer the sense of an extended foreground to each of the units while allowing for views to the natural landscape beyond. The access becomes a front yard rather than merely a path of travel to their front doors.

NEIGHBORING BUILDINGS

• The rooftop commons includes over 1500 sq feet of patio and garden. The landscape areas are designed to define the patio edges while bordering individual and group activities. The inclusion of trees, shrubs, and ground cover along with multi-level platforms intends to create unique spaces within the larger space while positioning patio and landscape to support and frame direct views to the neighborhood.

A-3 ENTRANCES VISIBLE FROM THE STREET | Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names should be located at entrances, tastefully crafted.

• Two major pedestrian entries are included in our proposed design. One is fronting Warren Avenue and one is fronting John Street. Both are complimentary and consistent with our historical referenced façade treatment.
• The primary resident entry is off of Warren Avenue. This entry is embellished with a full entry façade of its own. The façade includes decorative ornamentation around the two story fenestration and entry door configuration. An awning is proposed to bring the scale down to the street. The entry façade projects to the right of way with the majority of the west building design set back. This projection intends to pronounce this entry point as the primary entrance into the building.
• A secondary but formal entry is proposed off of John Street. This entry is to also be used by the residents, but is located adjacent to office functions and will inevitably serve visitors and potential tenants. The entryway is embellished by a colonnade, and entry vestibule porch. Entry doors and adjacent lights are to be given special attention to detail to ensure consistency with the traditional treatment of the surrounding façade.

Streets throughout Uptown should be sociable places that offer a sense of security and residential building projects should make a positive contribution to life on the street.

• Our building identity intends to integrate itself seamlessly with the character of the neighborhood. The use of building modulation, landscaping, landscape buffering, embellishment of entry points, position of entry points adjacent to neighboring access points, all intend to support street activity and pedestrian interface consistent with an active residential community.
• Security considerations have been mitigated in part by the consistent frontage of our building in relationship to the right of way limiting opportunity for concealed activities. Building lighting is an important part of our design that in addition to washing the exterior of our building will provide adequate light along the pedestrian pathway and at recessed entry points. Our building solution is proposed to be of high quality materials and is intended to be maintained at a commensurate level to additionally deter vandalism. All entry points including the alley shall be well lit and incorporate controlled entry access systems during assigned strategic hours.

Classical detailing around entrances is a common feature found in the neighborhood.

• Our entrances have been designed consistent with our façade character that is in turn a literal reflection of the traditional 1930s period found in the surrounding context.

CLASSICAL DETAILING AT ENTRY LOBBY ON JOHN STREET

CLASSICAL DETAILING AT ENTRY ON WARREN AVENUE

A-6 TRANSITION BETWEEN RESIDENCE AND STREET | For residential projects, the space between the building and the sidewalk should provide security and privacy and encourage social interaction among residents and neighbors.

- Landscape buffers are provided along Warren Avenue adjacent to the main resident entry to enhance the pedestrian pathway to the building. This arrival point is adjacent to the resident access point to the neighbors and is anticipated to be an opportunity for social interaction. The area is to be well lit and is provided with cover to encourage year round interaction. The landscape treatment along Warren Avenue is also used as a buffer to soften views from the right of way to the garage entrance. Landscape design has incorporated year round colorful shrubs and ground cover. The scale of plantings avoids the creation of concealed spaces that otherwise may threaten the sense of safe and secure surround.
- The John Street entry porch and adjacent set backs in front of a partially sub-grade living unit offer opportunity for plantings in tubs and in permanent beds to provide a sense of residential place and proper buffering between the sidewalk and living unit fenestration. Adjacent to the planting bed buffer, our proposal includes a screen wall and ornamental railing to further ensure a sense of privacy for the associated living units.

WARREN AVENUE GARAGE ENTRANCE IS SETBACK

A-8 PARKING AND VEHICLE ACCESS | Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

- On-site parking is provided from the alley on building level 2, and from Warren Avenue at the basement level. The site geometry and topography support the division of parking configurations to minimize sight lines to the parking areas and associated activities.
- On-site parking is not required for our project. The proposed solution pursues a ratio of approximately .6 parking stalls per unit. The proposal supports a non-automobile dependant environment while providing a reasonable amount of stalls to address project viability. The program restriction on parking stalls intends to further minimize the impact on building design from an otherwise extensive parking arrangement.
- Parking access from Warren Avenue is softened by the reduction of drive aisle outside of the garage to 10 feet in width through the sidewalk and curb connection to the street. The reduction of paved area in turn allows for additional landscaping that also serves to minimize the focus on the garage entrance.
- The proposed basement garage floor level is approximately level with Warren Avenue. The garage door entrance is set back from the sidewalk and the upper floors project a couple of feet past it.
- The alley accessed partial level of parking supports 3 parking stalls. The parking configuration on this level is restricted for various reasons. Further projection of the parking into the building significantly restricts usable area for the primary use and decreases the transparency of wall composition along the street front. Locating parking off the alley does provide necessary additional parking stall count. The great benefit of providing alley access to parking is in the provision of staging area for move in and move out tenant activities. By locating only part of the parking access in the alley way, conflicts between parkers and movers is minimized, and moving activities are not occurring along primary streetscapes.
- The depth of the property along the alley way is 60 feet. This application seeks approval on a deviation to include both alley and Warren Avenue access to parking as described. 60 feet of frontage for parking access to all stalls, (or conceivably more) and safe and reasonable staging activities for moving scenarios is not believed to be feasible.

ALLEY ALCOVE & GARAGE ENTRY

Access to new development is preferred via alleyways, if feasible.

- Our project is located on John Street and does not require access from the alley as is typical for projects located on an interior lot. Our project proposal does emphasize limited use of the alley to serve reasonable garbage, limited parking, and moving activities without restricting the use of the alley by other neighbors to the east and south.

Throughout Uptown encourage all parking for residential uses to be located below grade.

- Our primary onsite parking area has been developed below grade. The level qualifies as a basement.

A-10 CORNER LOTS | Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

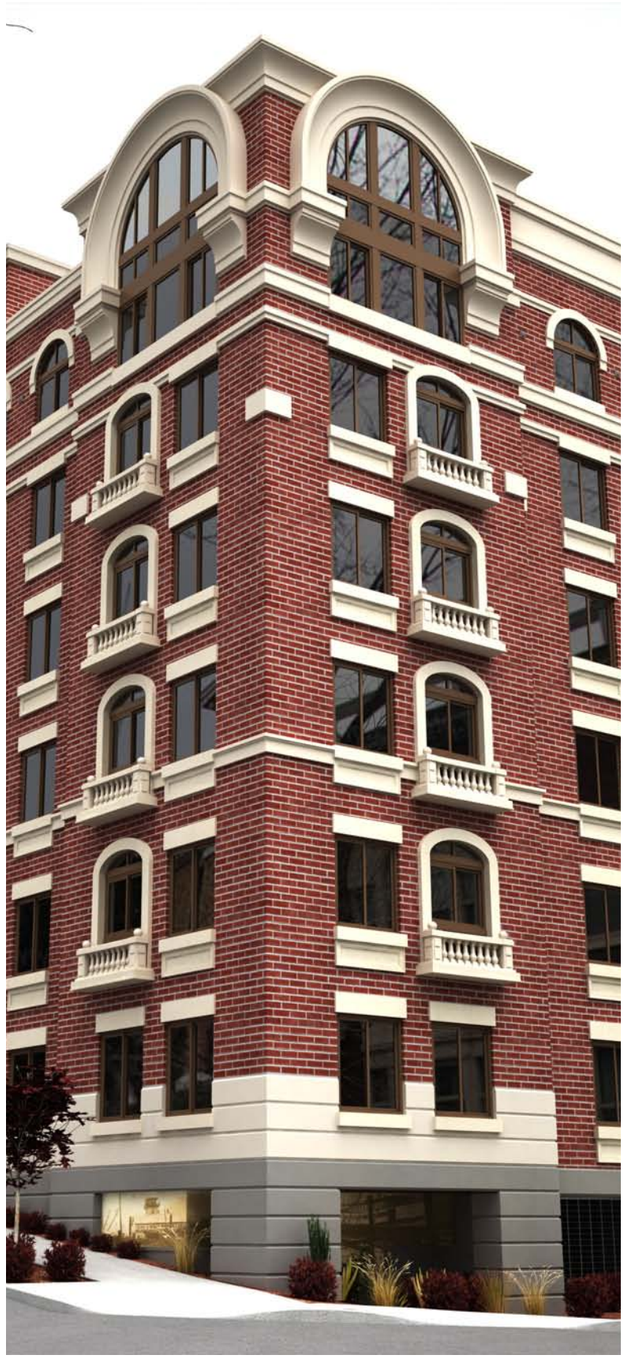
- Facades facing Warren Avenue and John Street have been developed to create a cohesive reflection of the brick building character evident at the other (3) corner properties. Emphasis on a tower feature has been integrated into our design to further strengthen our building's contribution to the corner's identity within the district. Parking access has effectively been addressed from the alley and from secondary access points that are remote from primary design treatments that identify the corner element.

Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged where feasible.

- Although our building intends to offer a cornerstone for the intersection, the width of our lot and other site conditions including topography and rational parking layout have placed our primary entrance on the south west corner. The provision of a formal entrance with covered outdoor arrival adjoining the neighbor's access point intends to enhance social opportunity consistent with a designated gathering spot directly on the intersection.

Residential entrances should be carefully placed.

- Our (3) entrances have been strategically placed to offer access to our building from basement, first floor and second floor levels. Our entrance locations include addressing considerations for accessibility, social interaction, functionality, and security.
- Our alley entry allows residents direct and convenient access from uphill connections to the Seattle Center, and also promotes functional access during moving activities.
- The proposed John Street entry provides access connections from Warren Avenue and 2nd Street when traveling by foot to and from upper Queen Anne and the Seattle Center. This access also provides formal entry for visitor and future tenants from curb side parking.
- The Warren Avenue main resident entry offers full accessibility on a reasonably sloped sidewalk with direct access to the elevator and all living unit levels.



CORNER OF WARREN AVENUE AND JOHN STREET

B. HEIGHT, BULK, AND SCALE

B-1 HEIGHT, BULK AND SCALE COMPATABILITY | Throughout Uptown, a top floor setback of 6' is encouraged. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street.

• To diminish the scale of our building at the intersection, our building has taken advantage of the opportunity to terrace our upper levels. This substantiates a basement and 7 level structure on the east half of the project and a basement and 6 level structure on the west end of the building. The division in the height allows for a roof top garden to serve the entire complex above the 6 story portion. To meet program design criteria associated with the provision of light, landscaping, and views, the south side of our building has been set back on the upper levels in the south- north direction. This in turn, assists to diminish the scale of our building relative to the south neighbor but does not affectively minimize the casting of shadows should a set back on the upper levels be provided alternatively and entirely along the north façade.

In the Uptown Urban character area larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

• The size of our site inherently restricts the incorporation of extreme modulation in building configuration. Our building solution does employ subtle modulation to achieve emphasis on key parts of the façade, support the aesthetics associated with the building character and its relationship to massing and the building terracing described above.

• The overall design approach proposed incorporates literal reference to traditional architectural character that typically is composed with little or no modulation, but rather is articulated by the varying treatments found in the use of materials and ornamentation. This further supports a sensitive yet restrained façade composition that can be supported with as little as a shadow line in an offset brick field.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT| New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with and compliment the architectural character and siting pattern of neighboring buildings.

• Our proposed composition focuses on the literal pursuit of traditional masonry architecture found in the district. Our proposed John Street and Warren Avenue facades include everything from a tri-partite division in treatment to the uniform rhythm of fenestration found in this period and exemplified in surrounding buildings. Our unique building identity is intended to be achieved through separate but secondary façade treatments on the south and alley elevations, the exterior balcony treatments, and the interior finishes of most of the living units.

• The pursuit of period 1930's brick architecture found in the area intends on a simple level to compliment the variety of brick buildings on the three other corner lots. In an effort to create a signature cornerstone building at the intersection, our composition intends to take the design further relative to compatibility by introducing a corner tower element that intends to enhance the context as a whole.

Generally, the following architectural features are encouraged during the design review process: increased architectural detailing, substantial window detailing and recessed windows, variation in roofline and additional roofline detailing; honest parapet lines with built up cornice, and references to historic architectural styles found in the area.

TRADITIONAL ELEMENTS & MATERIALS ON THE PRIMARY FACADES

SECONDARY FACADE TREATMENTS ON THE SOUTH ELEVATION

• Given the integration of traditional brick façade composition along Warren Avenue and John Street, our work naturally employs the use of a strong base, decorative banding in the middle of our façade and strong cornice profiles at the top to finish. As part of this design direction, window surround treatments vary from shape to head and sill treatments including a faux balcony element that repeats itself at living room locations. Decorative medallions and special treatments at doorways, building corners, and tower elements lend further opportunity to achieve the flavor of the district preferred character.

Features and materials that are discouraged include: peaked parapets or other substantial false roofline facades, large expanses of steel and glass, concrete block on facade, large expanses of walling with little or no detailing, large expanses of stucco walling without detailing and windows, synthetic stucco, and flush window treatments with little or no detailing.

• Over simplified details, flat facades, or large blank wall treatments have been avoided in our composition. Limited examples of these conditions exist at secondary facades where stair towers or grade transitions make them mandatory.

The Uptown Urban character area embraces high quality infill and responds to special relationships with nearby civic institutions. The following features are encouraged: consistent street wall, defined cornices, high quality, durable materials.

• Primary facades are treated with intentional reference not only to the immediate context but as a result of the buildings height to structures in the district. The defining architectural characteristics of our traditional composition are of a proportion and level of detail to support views from distant neighborhood vantage points. A semi-circular glazing series and corresponding casing intends to serve as the key focus of the cornering element. This treatment will offer strength to the intersection but more definitively to those that view it at a distance. Ultimately the strength of this treatment intends to become a cornerstone within the entire neighborhood context and serve to relate to all buildings representative of the neighborhood's character including any prominent buildings found blocks away.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY | Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

• The classical composition of our primary facades utilizes repetitive fenestration patterns as a means of achieving the desired character. The use of a unique window type in combination with another intends to communicate living versus bedroom configurations within the building layout beyond.
• A hierarchy of window types is also employed to emphasize the special attributes of the upper level relative to views. Cornice heights modulate and undulate in our composition. The parapet configuration does in fact communicate the stepping of floor levels and ceiling heights.
• The two entries from of John Street and Warren Avenue have each been given their distinctive treatments to gain unique identifiable focus. The Warren Avenue entry is the main resident entry and therefore has been identified with greater mass and higher level of detail. The entry is supported internally by a two story volume that is expressed in the large entry, transom, and clearstory glass expanse.

Throughout Uptown buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

• Project composition has attempted to make use of every usable part of the buildable volume to meet the project's program requirements. This has dictated that careful consideration be given to finding a balance between building configuration, building connection to the public way, concealing parking and parking activities, and providing a safe and secure environment. The landscaping component to the design compliments all of these important elements of the solution. While providing landscaping in moderation at the street level it intentionally supports buffering of living units from the sidewalk and softens the vehicular access to the parking garage. On upper levels it serves to create a residential setting that qualifies for outdoor living. The roof top commons is dependant on the provision of diverse and complimentary landscaping to offer warm and vibrant outdoor spaces for individual and group activities. The roof top garden adjacent to penthouse living units serves to create the sense of a front yard to otherwise isolated living.

C-3 HUMAN SCALE | The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Throughout Uptown human scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

• The use of brick is traditionally the easiest way to convey the human scale. Brick construction has offered a sense of human perspective to the size of our surroundings since the inception of its common use. In addition to using this recognizable building element on our north and west facades, details at entry points, around windows, proportions of railings, and light fixtures are all additional elements that we intend to use to establish a warm and comfortable scale to our building. The building overall is intended to reference a sense of permanence and prominence on the intersection and within the district. We believe that the literal pursuit of the traditional character on our two key facades will make it one of the few structures of this size and in this area to capture this literal character. The sense of proportion and strength particularly at the base and the top of the building will give the structure some monumental characteristics. The intricacies of these key details are important to maintain a comfortable building scale.

• The secondary facades have been proposed to use residential cladding systems. These systems in combination with residential windows and entry doors, and common window and door trim details, will naturally provide users a sense of comfortable and recognizable scale. Our design intentionally pursues a dichotomy between the formal treatment of the north and west facades and the less formal residential exterior treatments of the south, east, and exterior hall way and balcony walls. After entering through the formal treatment of the building entry, it is the intent that a tenant would experience a progressively more informal environment while moving through the building to arriving at the living unit. Comfortable human scale is therefore emphasized throughout the proposed solution.

The use of exterior canopies or other weather protection features is favored throughout the district for residential uses. Canopies should blend well with the building and surroundings, and present an inviting less massive appearance.

- Exterior awnings, canopies and overhangs play an important role in our proposed solution.
- A glass panel curved awning is proposed at the Warren Avenue main entrance. This awning is proposed to invite sidewalk social interaction at this important arrival and departure point.
- The building layout incorporates a series of open exterior corridors and balconies as a means to access units. All circulation with the exception of the Warren Avenue entry lobby and the second level entry lobby, office, and hall are open to the elements. To successfully pursue this design concept the exterior corridors and balconies are provided with shelter from inclement weather. The top level is provided with a continuous canopy system and the lower levels are all protected by the floor level above. This system becomes an important design feature that inevitably becomes a unique part of the internal identity of the complex.

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

Throughout Uptown, decorative exterior treatments using brick, tile, and/or other interesting exterior finish materials are strongly preferred.

Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

- Our proposed exterior building material palette combines an intricate system of brick on the street facades with a residential lap siding treatment on the secondary. A contrasting cement plaster treatment is proposed for the southwest stair tower to transition the two. Both the brick and the lap siding have been selected to offer desired interest, scale, and warmth to support a vibrant and attractive solution. These materials and final method for constructing these systems intend to meet a high standard for limiting maintenance and avoiding detrimental life cycle consequences based on performance.
- Our proposed color palette has been driven by our primary pursuit of classical brick composition. Our brick color falls in the red/ orange range, and all accent base, sill, head, and cornice treatment intends to be or resemble pre-cast concrete. The strong character statement that the brick composition makes has dictated our secondary colors which have been assigned to the residential lap siding on the balance of the facades. The proposed colors are a deep gray and a shade of the brick. The limited cement plaster is proposed to be a medium gray that reflects the concrete components used on the street facades.

PEDESTRIAN ENTRANCE OFF WARREN AVENUE

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES| Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

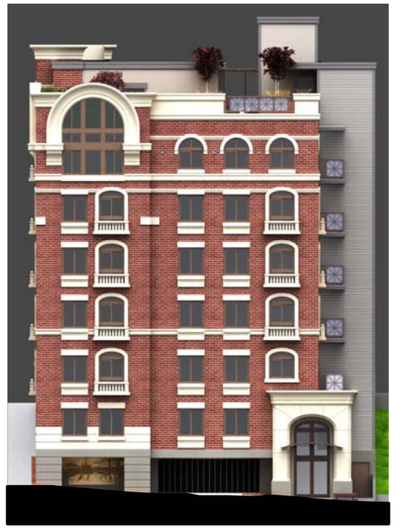
Throughout Uptown entries should be designed to be pedestrian friendly (via scale, position, architectural detailing and materials) and should be clearly discernable to the pedestrian.

Individual or unit entries that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features (decorative fencing and gating). Landscaping should be consistent with these features.

- Our (3) entrances have been strategically placed to offer access to our building from basement, first floor and second floor levels. Our entrance locations include addressing considerations for accessibility, social interaction, functionality, and security.
- Our alley entry allows residents direct and convenient access from uphill connections to the Seattle Center, and also promotes functional access during moving activities.
- The proposed John Street Access provides access connections from Warren Avenue and 2nd Street when traveling by foot to and from upper Queen Anne and the Seattle Center. This access also provides formal entry for visitor and future tenants from curb side parking.
- The Warren Avenue main resident entry offers full accessibility on a reasonably sloped sidewalk with direct access to the elevator and all living unit levels.

- To support pedestrian activity along our street frontage consistent with the neighborhood, we have established two of the three entrances as prominent entryways to our building, One on John Street and one on Warren Avenue. Both are distinguished by use of form, decorative embellishment, awnings, signage, and use of warm crafted materials at each of the doorways.

- Security is recognized as an important design element and is supported by minimizing the provision of recessed entries beyond requirements to protect these points from inclement weather conditions. Where recessed entries are provided lighting requirements intend to emphasize these spaces at night and glass expanses at the entry points have been provided to increase visibility to any inappropriate activities.



WEST ELEVATION

D-2 BLANK WALLS | Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

Artwork and decorative surfacing may provide an alternative wall treatment to landscaping. Painted murals are the least preferred solution to larger wall areas in Uptown.

- Limited blank wall conditions exist along John Street where the grade cuts the building at a half level, and along Warren where the parking garage west wall is partially above grade plane. To address these conditions, the design employs a continuation of the horizontal reveal system used on the other concrete base elements. Vertical reveals and panelized wall treatments including decorative concrete details have been proposed for the John Street conditions. A similar horizontal concrete reveal system is proposed for the condition fronting Warren Avenue in combination with a selected location for the provision of a tile mosaic. Landscape design has been also proposed in this area to serve as a foreground to the artwork.
- Parking and electrical transformer areas are provided with fenestration along John Street. The associated fenestration openings will utilize translucent panels to maintain the rhythm of adjacent windows while obscuring sight lines to the parked vehicles and/or equipment, avoiding a blank or flat wall condition.

NORTH ELEVATION

D-8 TREATMENT OF ALLEYS | Ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

- The alley provides limited access to three parking stalls within the building structure. This access provides staging area for moving activities. It is to serve as an occasional access to the electrical

building transformer room located on the northeast building corner, and also to serve as access for garbage pick up that is provided in a designated and secure garbage enclosure.

- The designated functions for the alley in relation to our building operation have been planned to avoid congestion with one another while maintaining a clear and reasonable working relationship with access patterns to other alley beneficiaries.

E. LANDSCAPING

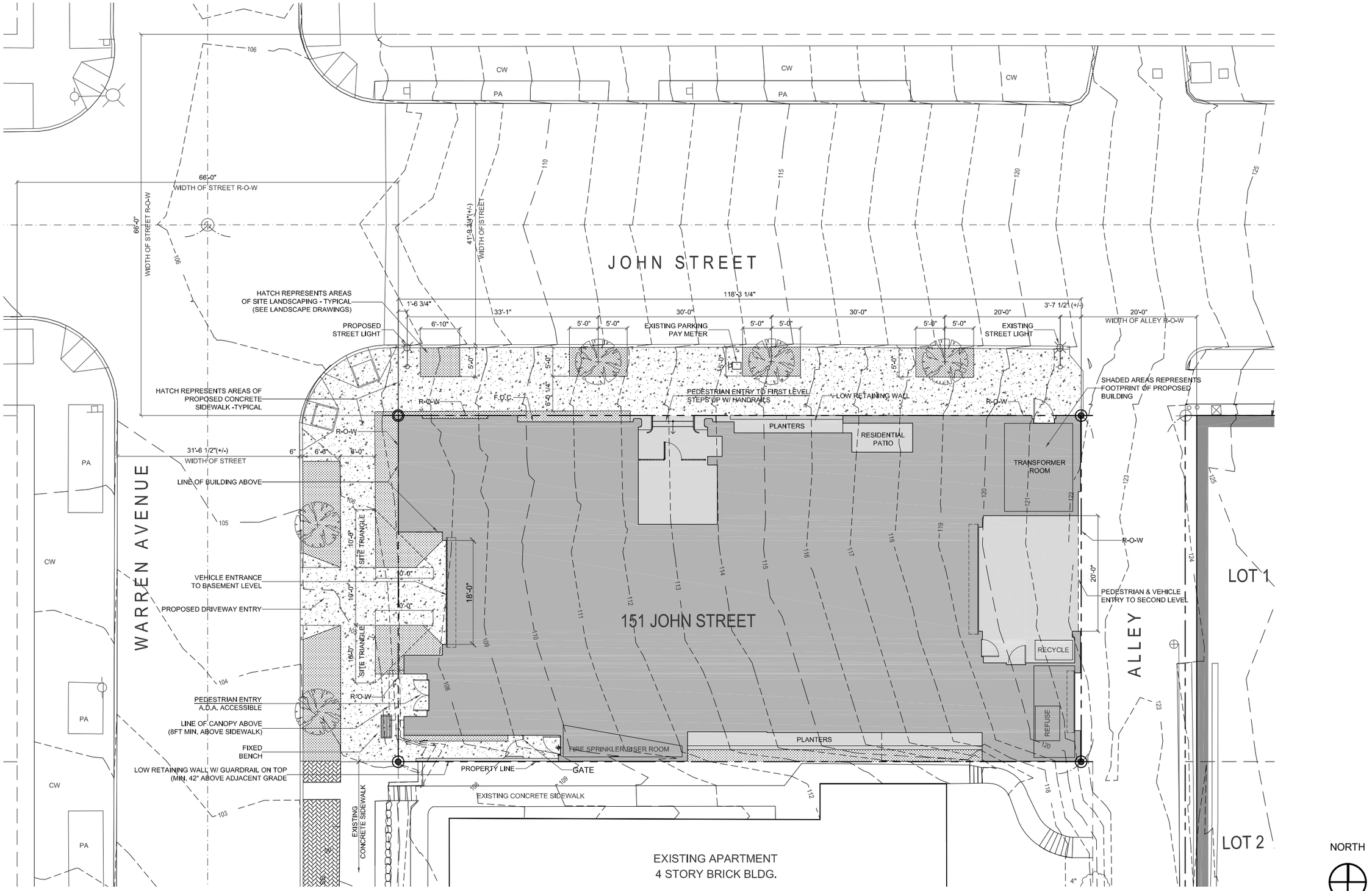
E-2 LANDSCAPING TO ENHANCE ENTRANCE TO BUILDING AND/OR SITE | Landscaping, including living plant material, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

- Our proposed landscaping includes a diverse combination of plantings including street and park trees, shrubs, and ground cover. Our landscape approach has been to assign green space at ground level along desirable building set backs to offer buffering and provide identifiers associated with a residential building use. This approach includes enhancement of the right of way with street trees, decorative paving, and colorful plantings to enhance the building foreground. Our upper level landscape approach is critical to the success of our common areas. The provision of designated landscaping along the corridor procession offers warmth, color, and vibrancy to these functional connections and inevitably to views and a sense of yard space to select units.
- An intricate and diverse landscape design has been proposed for the roof top commons. This area is to serve as the gathering area for all residents. It is to serve as the outdoor activity area for individual and large events. The design layout incorporates trees, shrubs, and ground cover into a terraced series of planters. The planter configuration includes built-in benches to encourage individual or family seating. The layout has been designed to support multiple small gatherings and/or large common group meetings, dances, or celebrations. Our design has assigned key locations for gas barbecues to support the multiple function scenarios. Planting composition has been proposed to create borders to the overall composition while framing views to the surrounding context.

AERIAL VIEW OF SITE AND ROOFTOP LANDSCAPE

ROOFTOP GARDEN

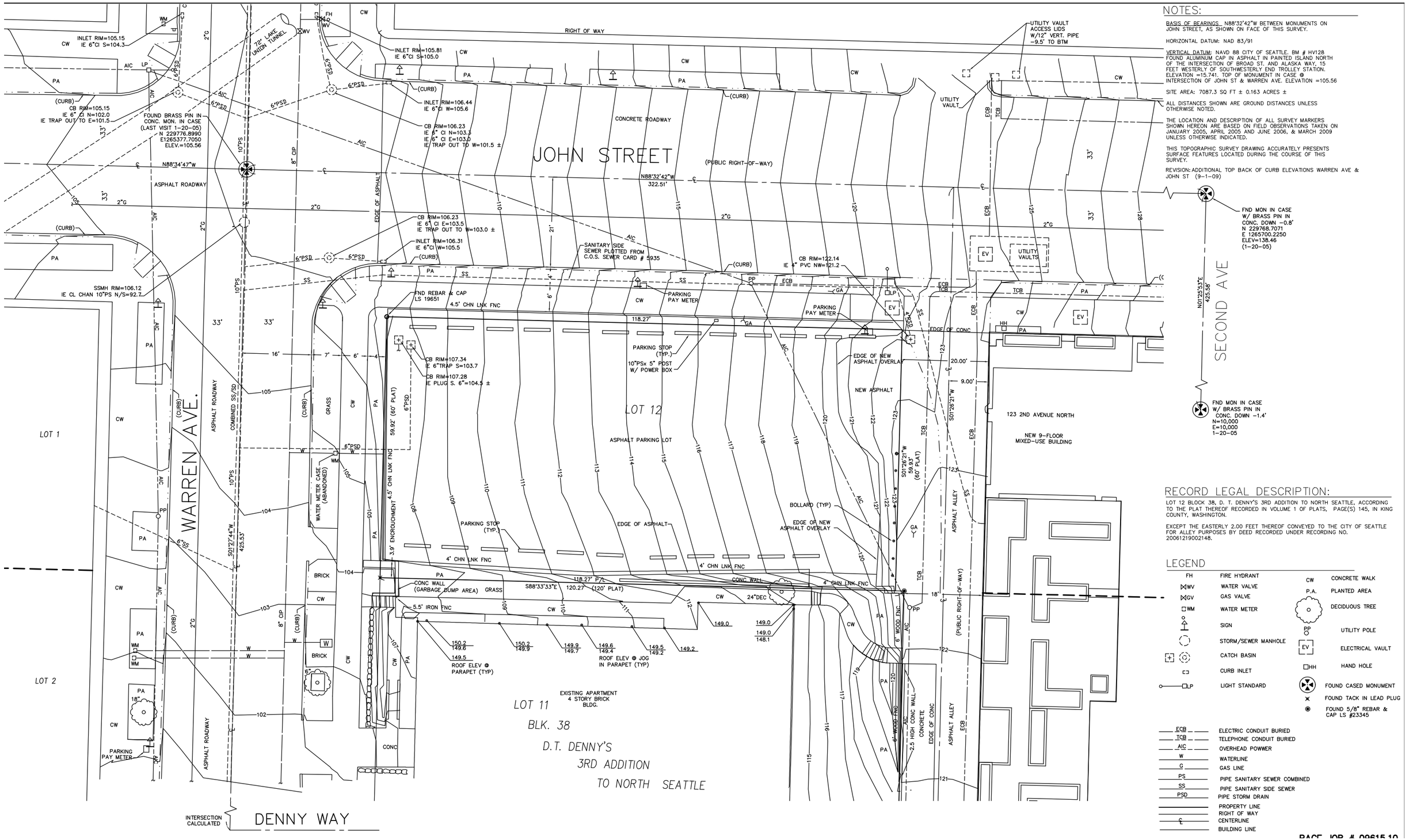


SCALE @ 1/16" = 1'-0"

NORTH

SITE PLAN 15

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



NOTES:

BASIS OF BEARINGS: N88°32'42"W BETWEEN MONUMENTS ON JOHN STREET, AS SHOWN ON FACE OF THIS SURVEY.

HORIZONTAL DATUM: NAD 83/91

VERTICAL DATUM: NAVD 88 CITY OF SEATTLE, BM # HV128 FOUND ALUMINUM CAP IN ASPHALT IN PAINTED ISLAND NORTH OF THE INTERSECTION OF BROAD ST. AND ALASKA WAY, 15 FEET WESTERLY OF SOUTHWESTERLY END TROLLEY STATION. ELEVATION =15.741, TOP OF MONUMENT IN CASE @ INTERSECTION OF JOHN ST & WARREN AVE. ELEVATION =105.56

SITE AREA: 7087.3 SQ FT ± 0.163 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON JANUARY 2005, APRIL 2005 AND JUNE 2006, & MARCH 2009 UNLESS OTHERWISE INDICATED.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY.

REVISION: ADDITIONAL TOP BACK OF CURB ELEVATIONS WARREN AVE & JOHN ST (9-1-09)

RECORD LEGAL DESCRIPTION:

LOT 12 BLOCK 38, D. T. DENNY'S 3RD ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 145, IN KING COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20061219002148.

LEGEND

FH	FIRE HYDRANT	CW	CONCRETE WALK
WV	WATER VALVE	P.A.	PLANTED AREA
GV	GAS VALVE		DECIDUOUS TREE
WM	WATER METER	PP	UTILITY POLE
	SIGN	EV	ELECTRICAL VAULT
	STORM/SEWER MANHOLE	HH	HAND HOLE
	CATCH BASIN		FOUND CASED MONUMENT
	CURB INLET		FOUND TACK IN LEAD PLUG
LP	LIGHT STANDARD		FOUND 5/8" REBAR & CAP LS #23345

ECB	ELECTRIC CONDUIT BURIED
TCB	TELEPHONE CONDUIT BURIED
AIC	OVERHEAD POWWER
W	WATERLINE
G	GAS LINE
PS	PIPE SANITARY SEWER COMBINED
SS	PIPE SANITARY SIDE SEWER
PSD	PIPE STORM DRAIN
	PROPERTY LINE
	RIGHT OF WAY
℄	CENTERLINE
	BUILDING LINE

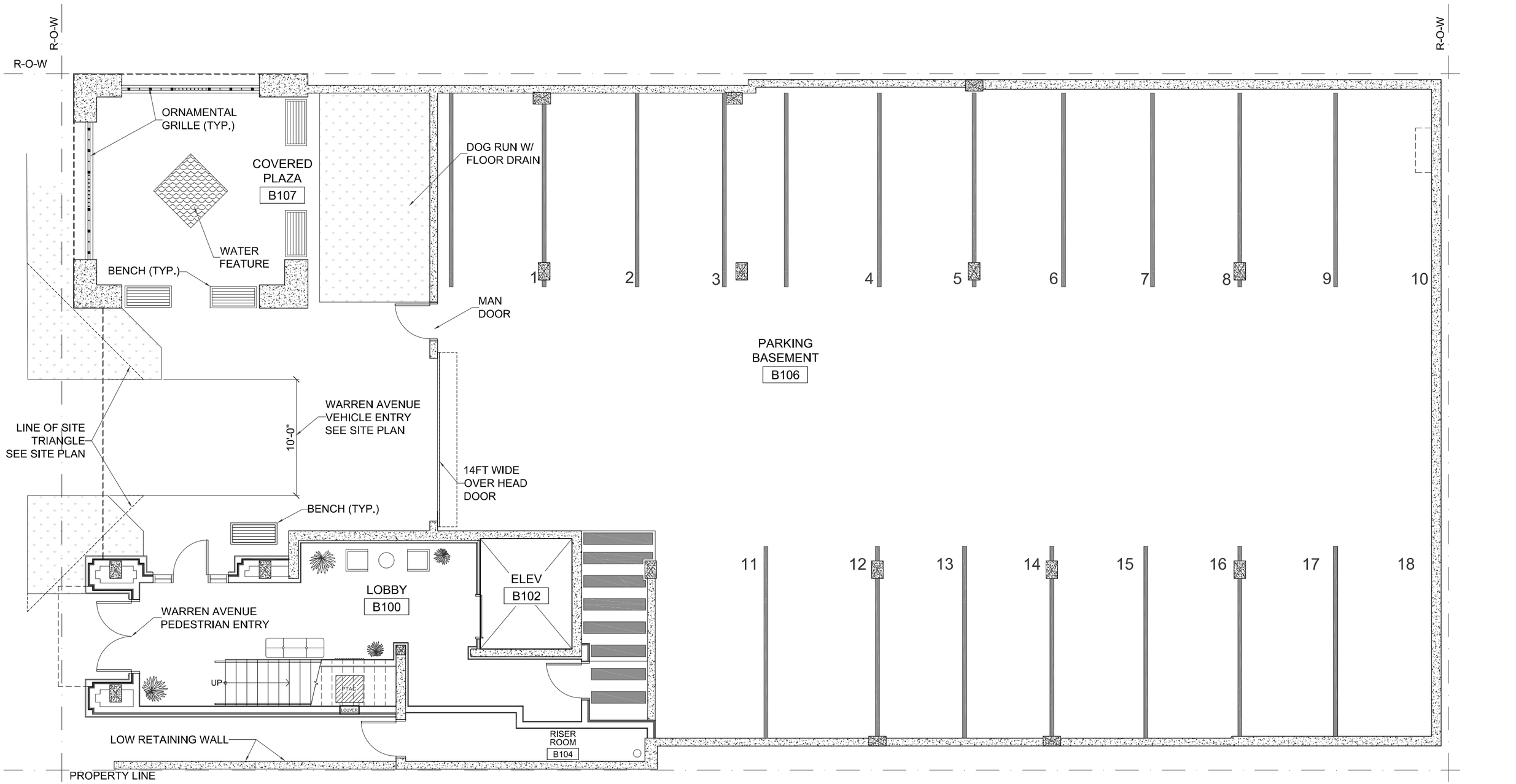
PAGE JOB # 09615.10

TOPOGRAPHICAL SURVEY 16

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

RENDERED SITE PLAN

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

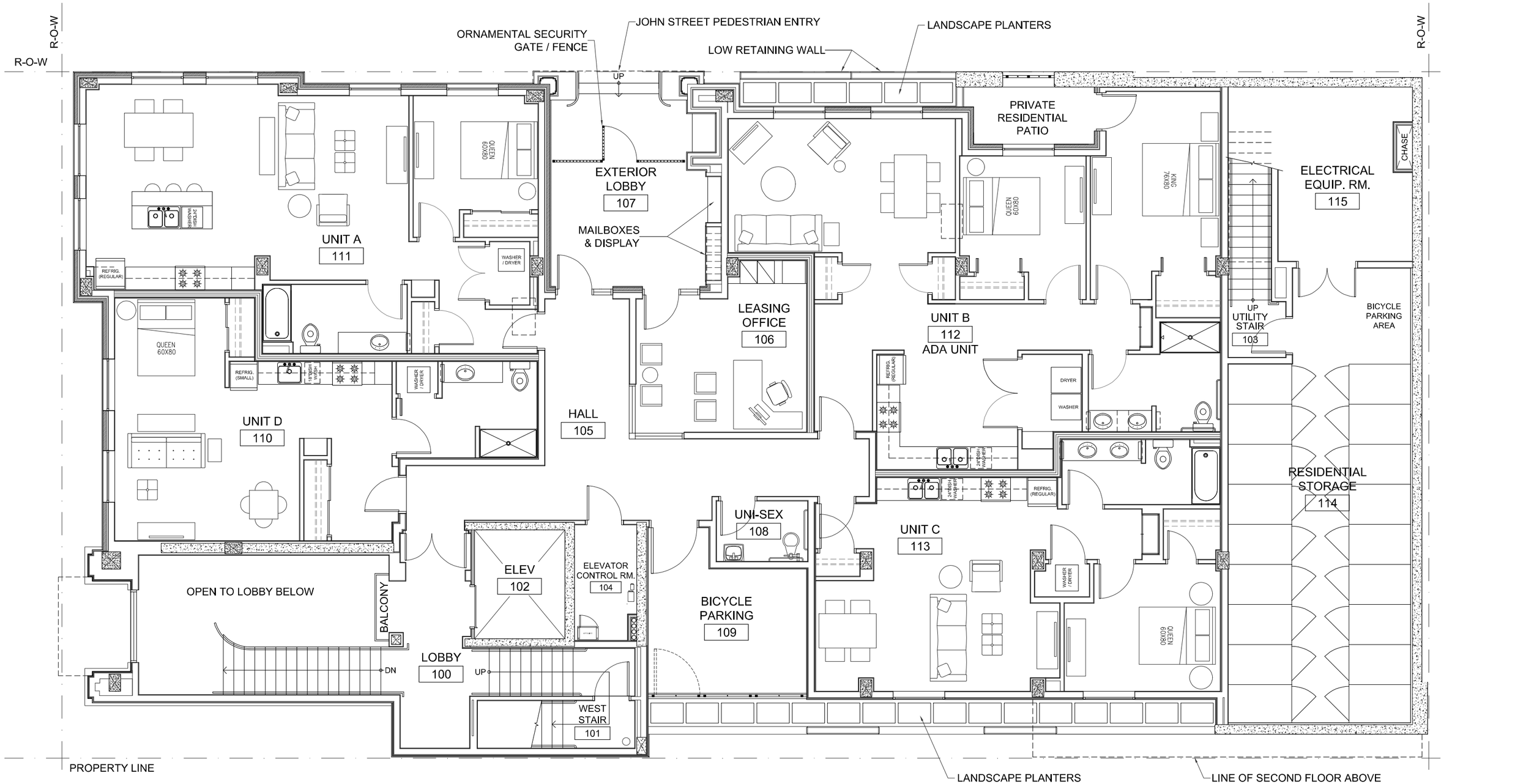


NORTH

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

BASEMENT FLOOR PLAN 18

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

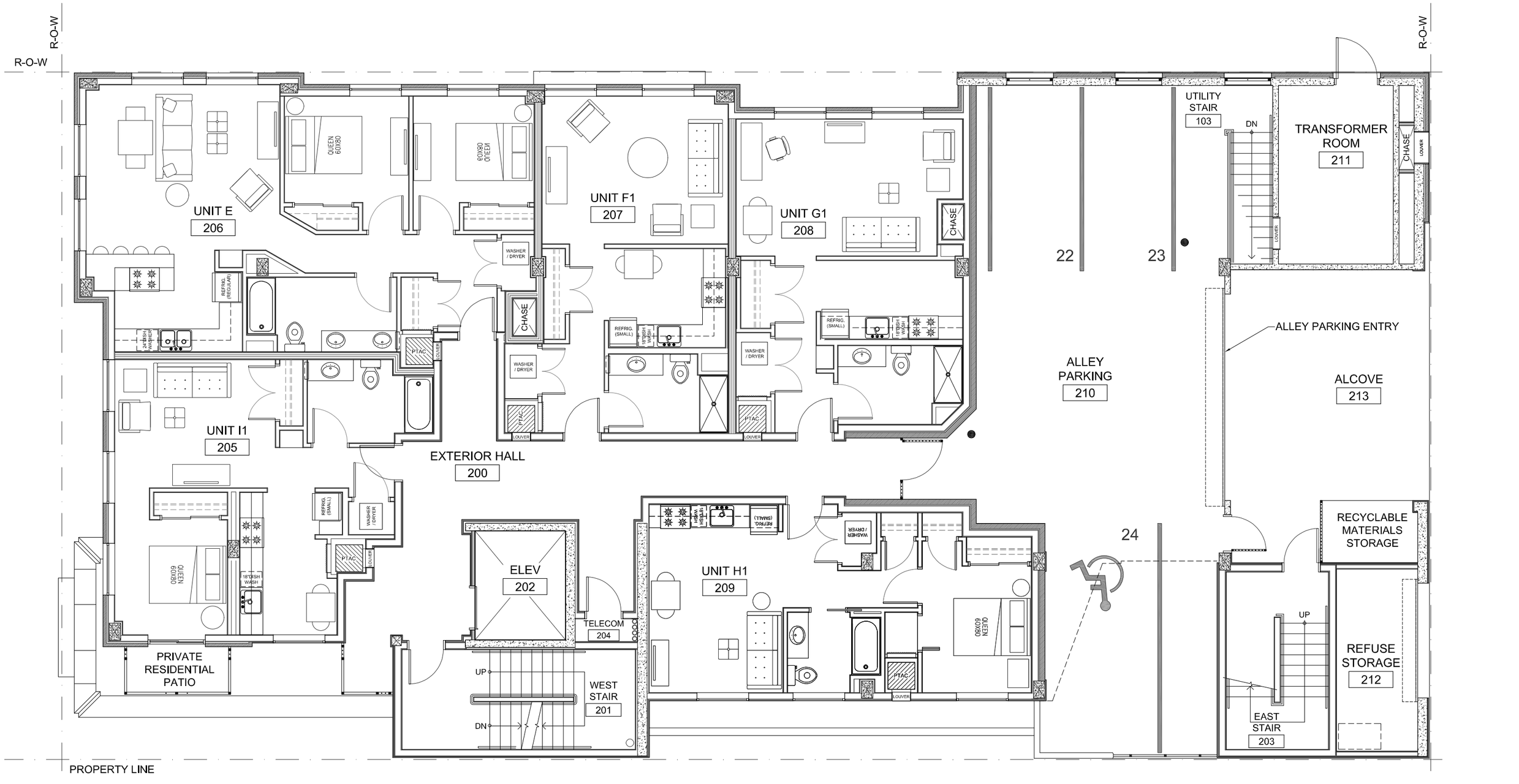


NORTH

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

FIRST FLOOR PLAN 19

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



NORTH

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

SECOND FLOOR PLAN 20

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

R-O-W

R-O-W

R-O-W

UNIT J1
306

QUEEN 60X80

QUEEN 60X80

24"DISH WASHER

REFRIG. (REGULAR)

PTAC

LOUVER

WASHER / DRYER

CHASE

UNIT F2
307

REFRIG. (SMALL)

18"DISH WASH

PTAC

LOUVER

UNIT G2
308

CHASE

REFRIG. (SMALL)

18"DISH WASH

WASHER / DRYER

PTAC

LOUVER

REFRIG. (SMALL)

18"DISH WASH

UNIT K
309

WASHER / DRYER

QUEEN 60X80

PTAC

LOUVER

REFRIG. (SMALL)

18"DISH WASH

UNIT L
310

WASHER / DRYER

QUEEN 60X80

PTAC

LOUVER

UNIT I2
305

REFRIG. (SMALL)

18"DISH WASH

QUEEN 60X80

WASHER / DRYER

PTAC

LOUVER

EXTERIOR HALL
300

ELEV
302

ELECTRICAL EQUIPMENT
304

LOUVER

PTAC

WASHER / DRYER

QUEEN 60X80

REFRIG. (REGULAR)

24"DISH WASHER

UNIT H2
311

UP

DN

WEST STAIR
301

DN

UP

EAST STAIR
303

REFUSE
312

313
JAN.

CHASE

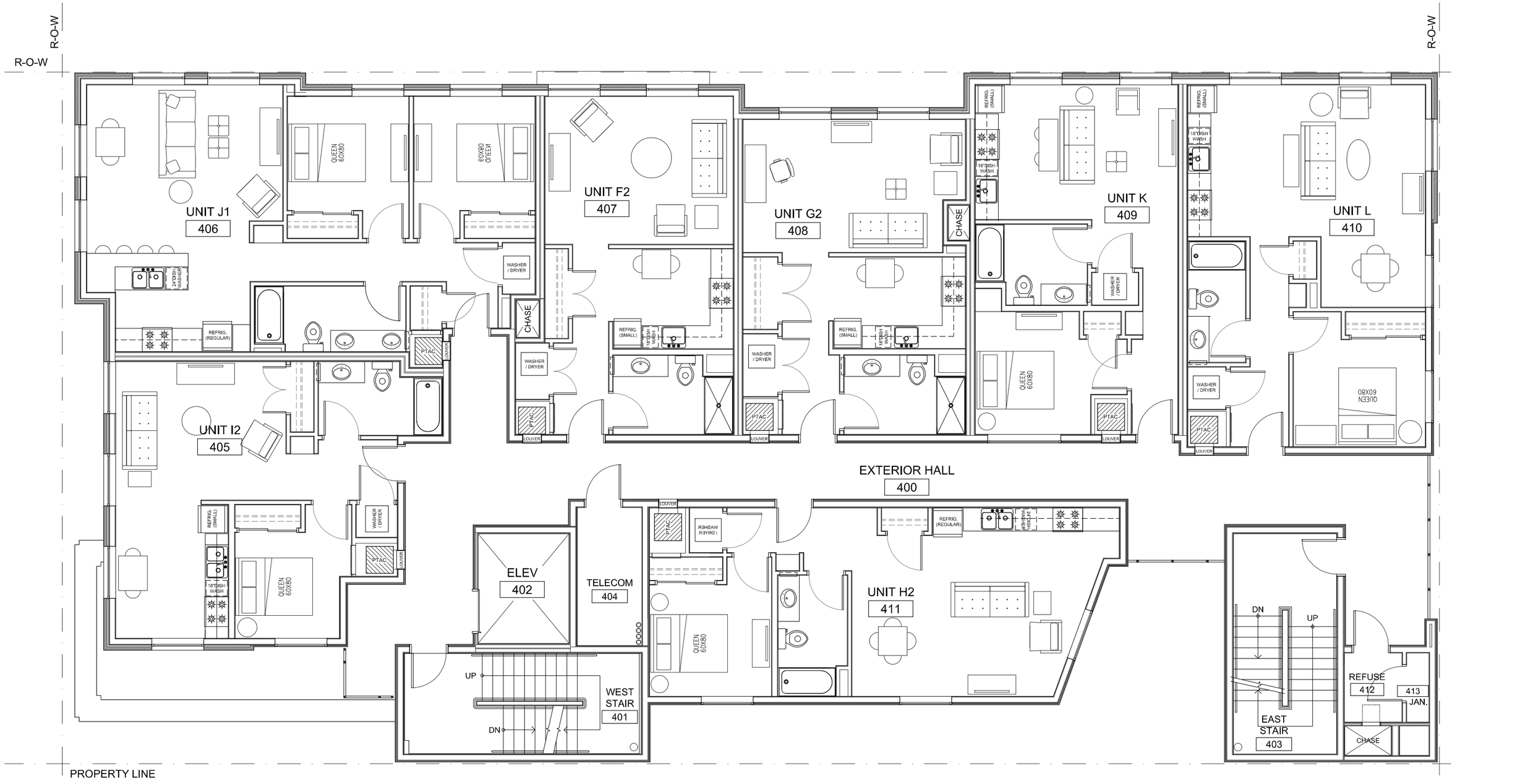
PROPERTY LINE

NORTH

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

THIRD FLOOR PLAN 21

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



NORTH

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

FOURTH FLOOR PLAN 22

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

R-O-W

R-O-W

R-O-W

UNIT J1
506

QUEEN 60X80

QUEEN 60X80

24"DISH WASHER

REFRIG. (REGULAR)

PTAC

LOUVER

WASHER / DRYER

CHASE

UNIT F2
507

REFRIG. (SMALL)

18"DISH WASH

WASHER / DRYER

PTAC

LOUVER

UNIT G2
508

CHASE

REFRIG. (SMALL)

18"DISH WASH

WASHER / DRYER

PTAC

LOUVER

REFRIG. (SMALL)

18"DISH WASH

UNIT K
509

QUEEN 60X80

WASHER / DRYER

PTAC

LOUVER

REFRIG. (SMALL)

18"DISH WASH

UNIT L
510

QUEEN 60X80

WASHER / DRYER

PTAC

LOUVER

UNIT I2
505

REFRIG. (SMALL)

18"DISH WASH

QUEEN 60X80

WASHER / DRYER

PTAC

LOUVER

EXTERIOR HALL
500

ELEV
502

TELECOM
504

LOUVER

PTAC

WASHER / DRYER

REFRIG. (REGULAR)

24"DISH WASHER

UNIT H2
511

QUEEN 60X80

UP

DN

WEST STAIR
501

DN

UP

EAST STAIR
503

REFUSE
512

513
JAN.

CHASE

PROPERTY LINE

NORTH

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

FIFTH FLOOR PLAN

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

R-O-W

R-O-W

R-O-W

UNIT J2
606

UNIT I3
605

UNIT F3
607

UNIT Q
608
ADA UNIT

UNIT K
609

UNIT L
610

EXTERIOR HALL
600

ELEV
602

TELECOM
604

WEST
STAIR
601

EAST
STAIR
603

UNIT H2
611

REFUSE
612

613
JAN.

QUEEN 60X80

MEDIUM 08X08

REFRIG. (REGULAR)

REFRIG. (SMALL)

24"DISH WASHER

18"DISH WASH

WASHER / DRYER

WASHER

DRYER

PTAC

LOUVER

CHASE

UP

DN

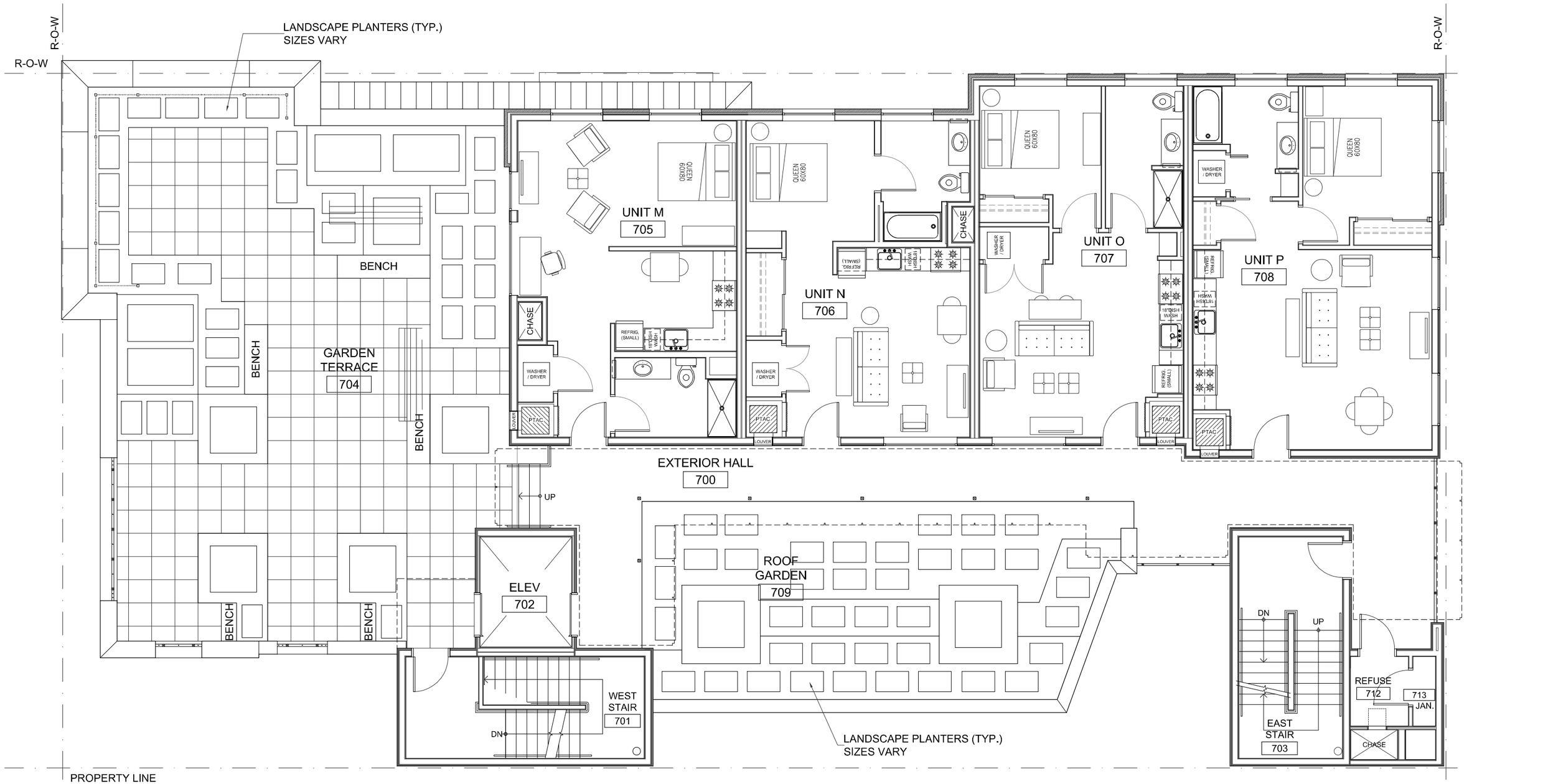
PROPERTY LINE

NORTH

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

SIXTH FLOOR PLAN 24

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

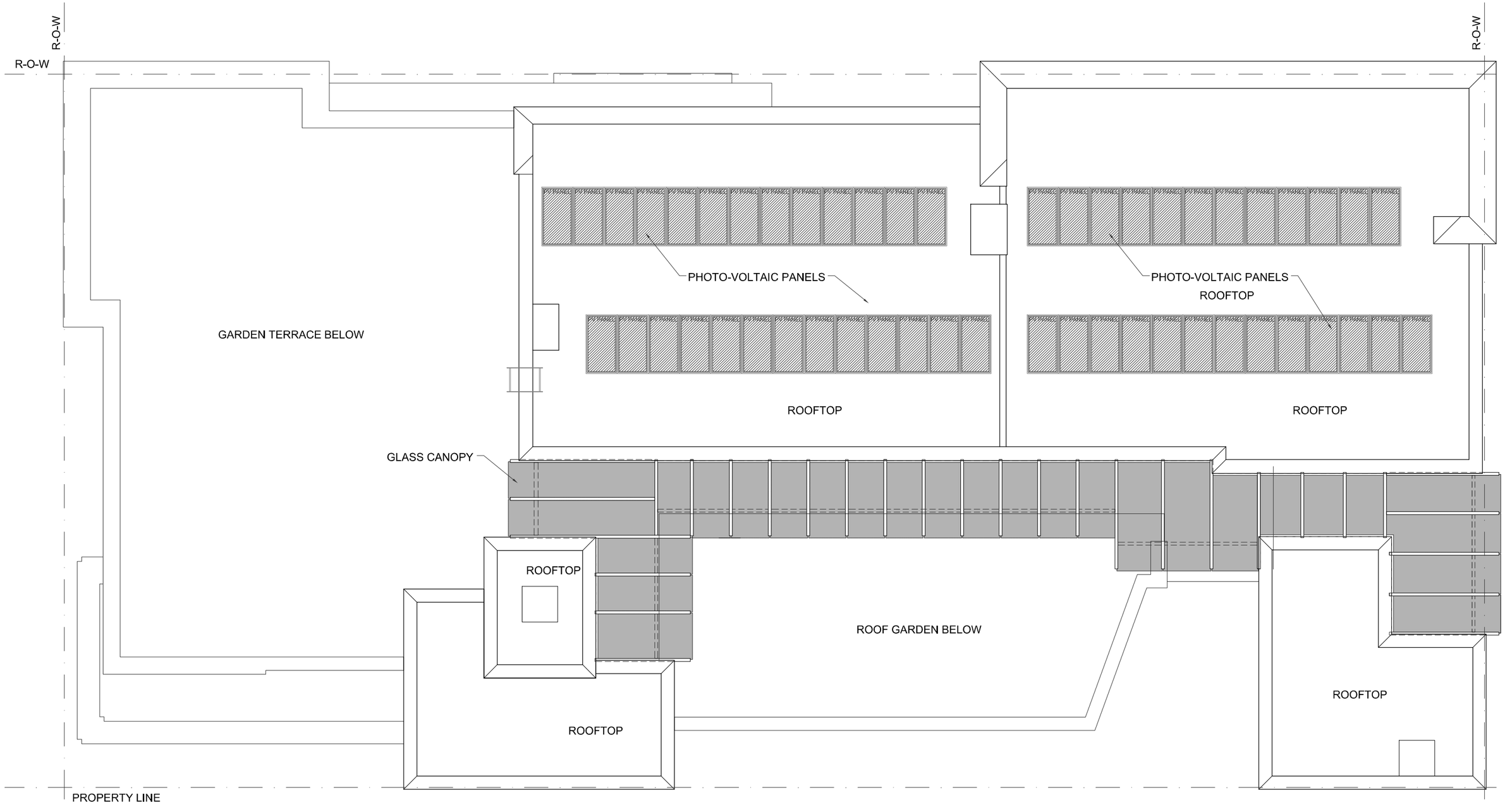


NORTH

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

SEVENTH FLOOR PLAN 25

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

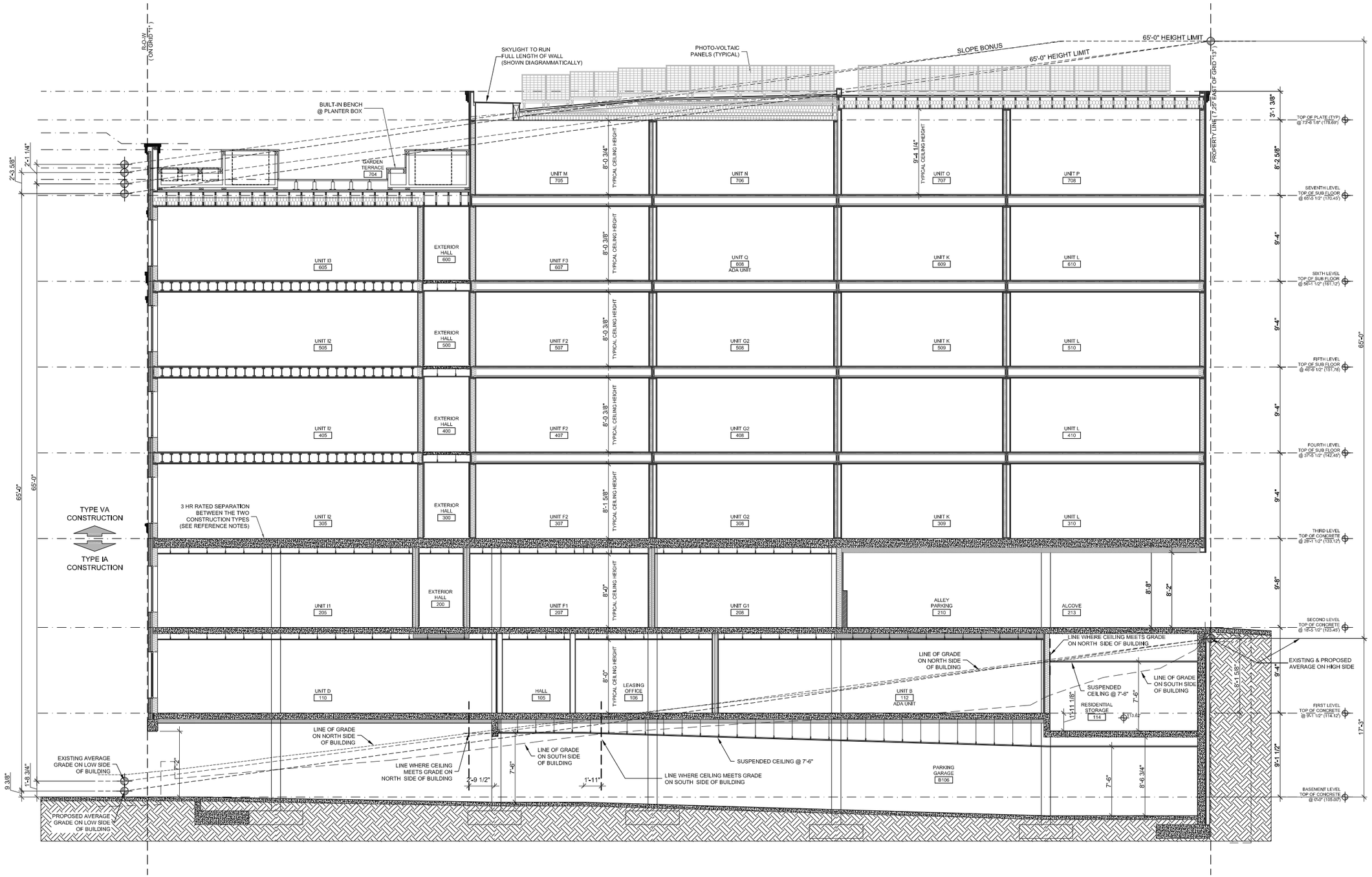


NORTH

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

ROOF PLAN 26

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



SCALE @ 3/32" = 1'-0"

BUILDING SECTION DIAGRAM 27

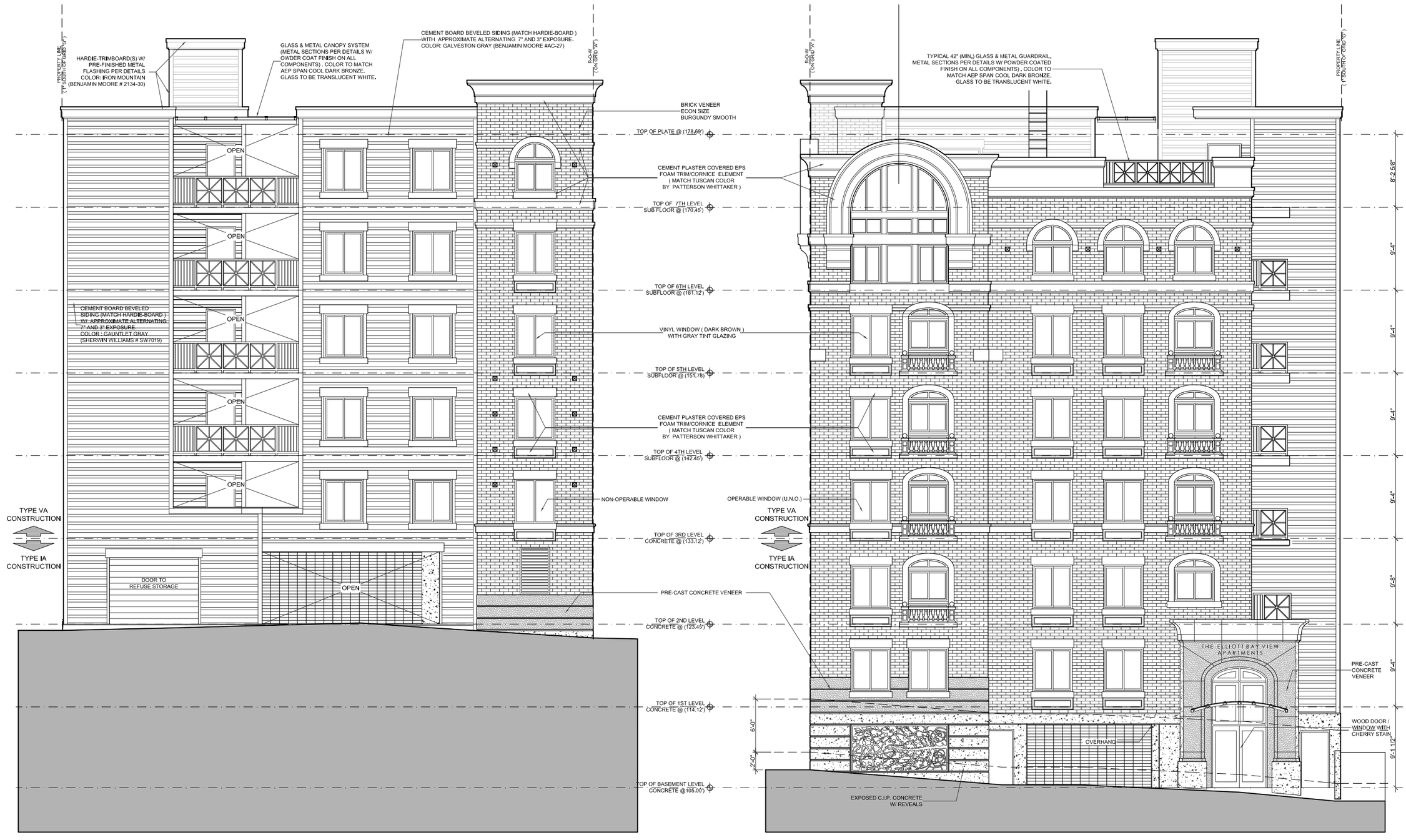
ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

NOTE: SEE ALL ELEVATIONS FOR CALLOUTS IN COMMON.

SCALE @ 3/32" = 1'-0"

NORTH ELEVATION 28

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



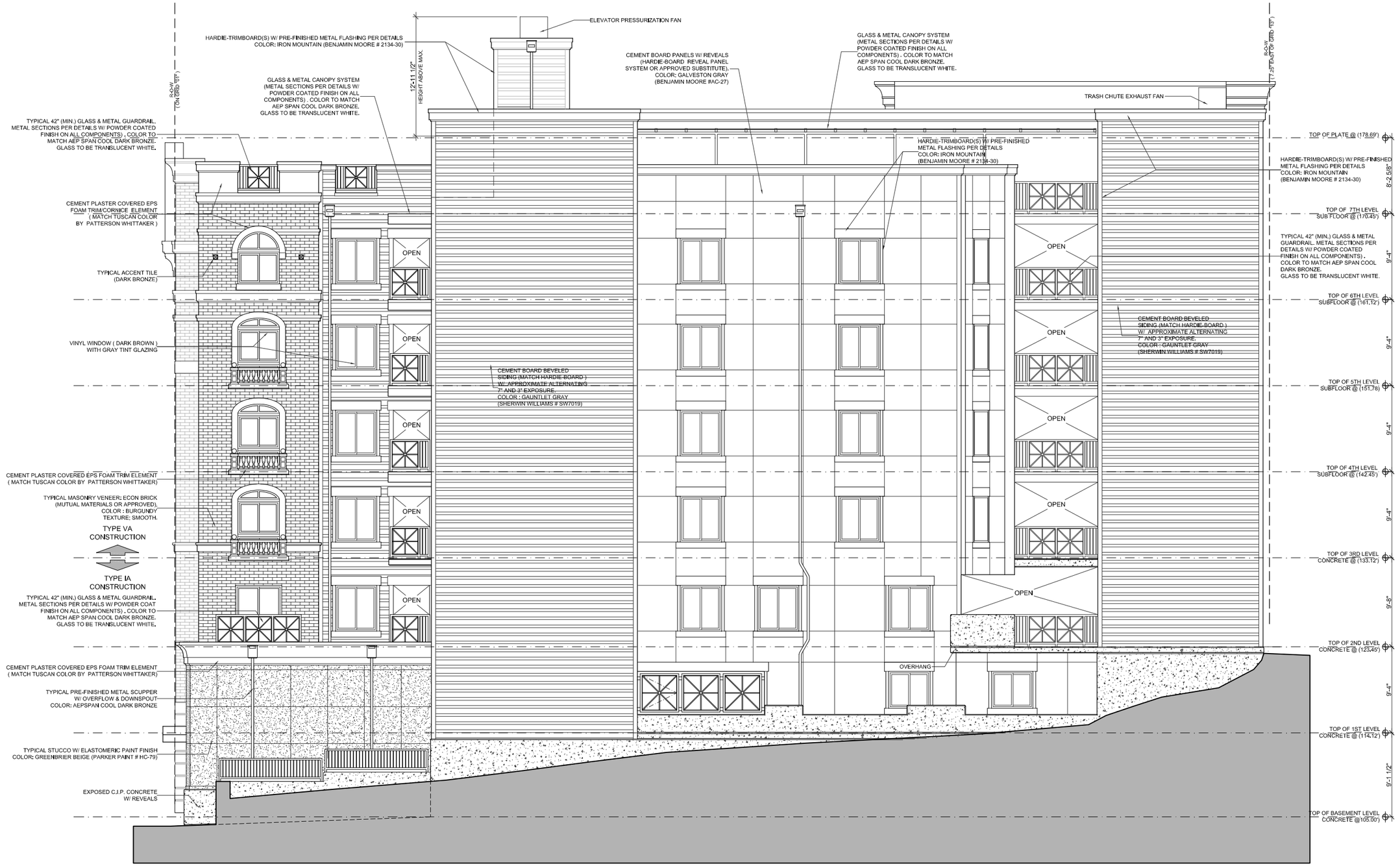
NOTE: SEE ALL ELEVATIONS FOR CALLOUTS IN COMMON.

NOTE: SEE ALL ELEVATIONS FOR CALLOUTS IN COMMON.

SCALE @ 3/32" = 1'-0"

EAST & WEST ELEVATION

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



NOTE: SEE ALL ELEVATIONS FOR CALLOUTS IN COMMON.

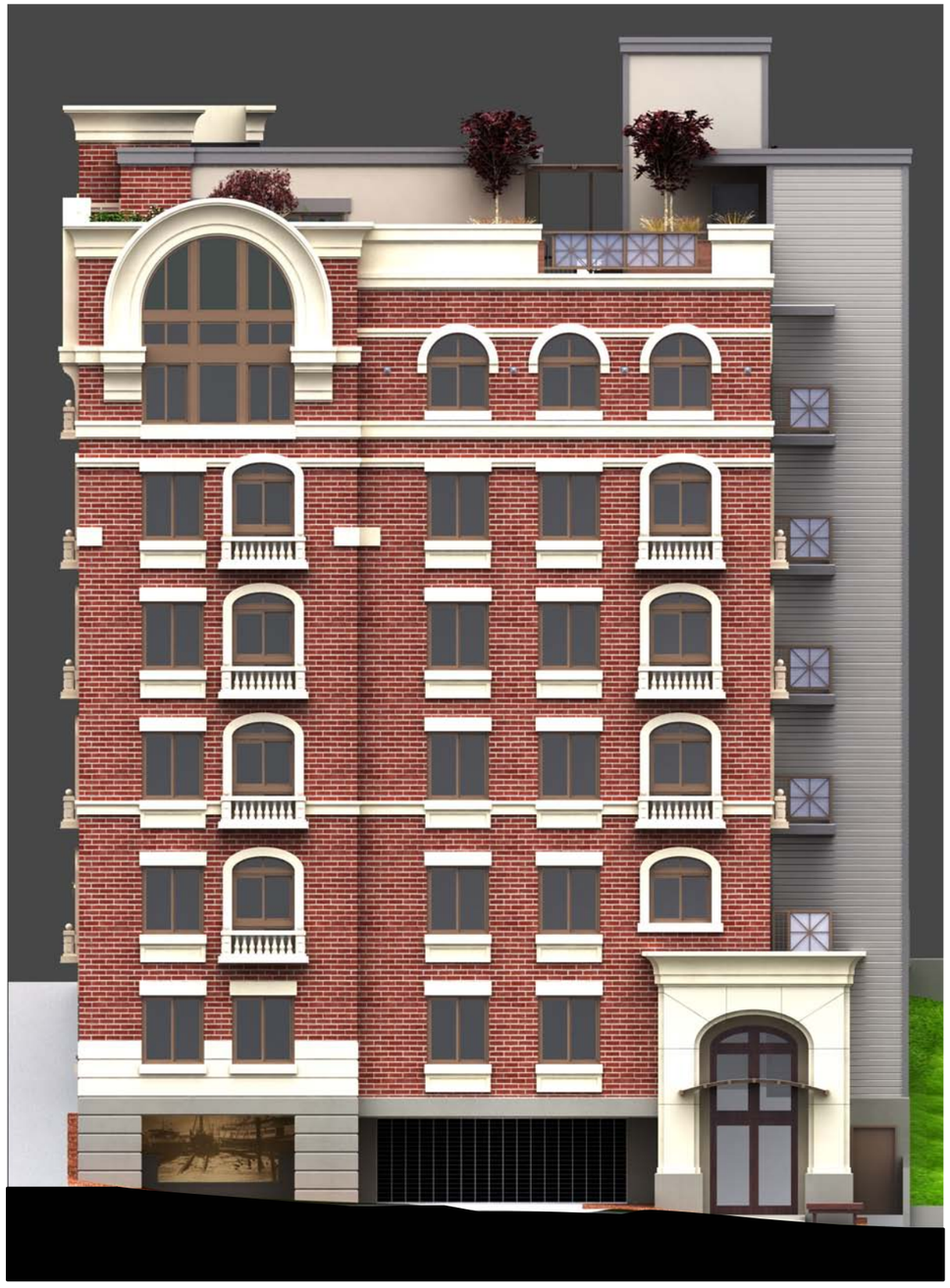
SCALE @ 3/32" = 1'-0"

SOUTH ELEVATION 30

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

RENDERED NORTH ELEVATION

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA



RENDERED SOUTH ELEVATION 33

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

BUILDING PERSPECTIVE 34

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

EXTERIOR PAINT ON CEMENT BOARD SIDING
COLOR: GAUNTLET GRAY / SHERWIN WILLIAMS #SW7019
LOCATION: HORIZONTAL SIDING ON STAIR TOWERS

FACTORY PAINTED VINYL
COLOR: DARK BROWN / MATCH AEPSPAN COOL DARK BRONZE
LOCATION: VINYL WINDOWS & DOORS

WOOD STAIN
COLOR: CHERRY
LOCATION: WOOD DOORS & WINDOWS AT WARREN AVE. AND JOHN ST. ENTRIES, LANDSCAPE PLANTER BOXES

POWDER COATED & PAINTED METAL
COLOR: DARK BROWN / MATCH AEPSPAN COOL DARK BRONZE
LOCATION: CANOPIES, GUARDRAILS, METAL DOORS, LOUVERS AND MISC. METAL FRAMING

EXTERIOR PAINT ON CEMENT BOARD TRIM
COLOR: IRON MOUNTAIN / BENJAMIN MOORE # 2134-30
LOCATION: WINDOW & MISC. TRIM AND FASCIAS, REFUSE STORAGE DOOR

ELASTOMERIC PAINT ON STUCCO
COLOR: GREENBRIER BEIGE / PARKER PAINT # HC-79
LOCATION: WALLS AROUND WARREN AVE. ENTRY

EXPOSED C.I.P. CONCRETE W/ DECORATIVE REVEALS
COLOR: NATURAL WITH SEALER
LOCATION: FOUNDATION OF BUILDING

ACCENT TILES
COLOR: MATCH AEPSPAN COOL DARK BRONZE
LOCATION: ACCENT TILES ON MASONRY VENEER

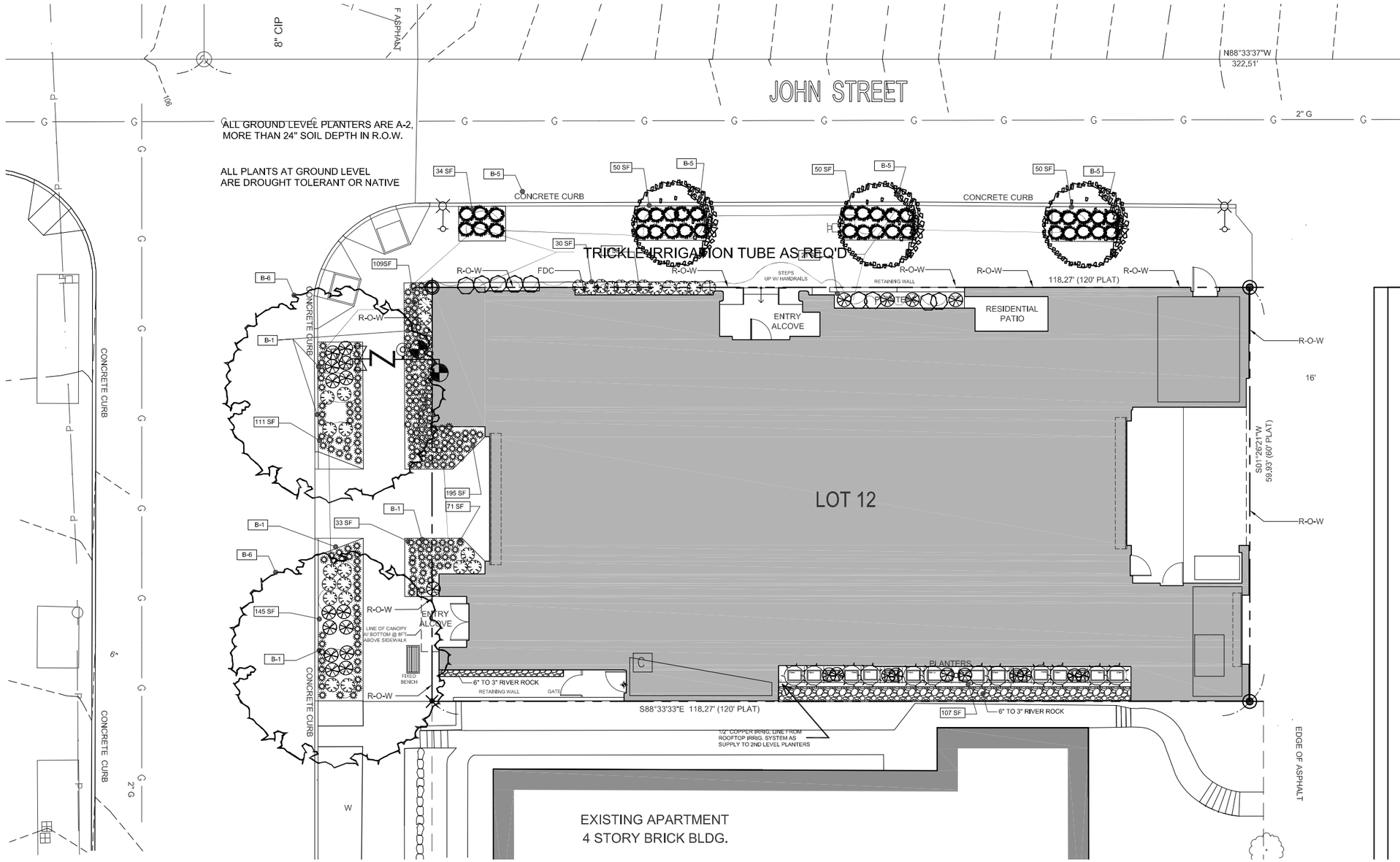
EXTERIOR PAINT ON CEMENT BOARD SIDING
COLOR: GALVESTON GRAY / BENJAMIN MOORE # AC-27
LOCATION: HORIZONTAL SIDING & REVEAL PANEL SIDING ON APARTMENTS

CEMENT PLASTER COVERED EPS FOAM WITH INTEGRAL COLOR
COLOR: MATCH PATTERSON WHITTAKER “TUSCAN”
LOCATION: ALL TRIM, CORNICES AND WINDOW SURROUNDS ON MASONRY & STUCCO

PRE-FINISHED METAL
COLOR: AEPSPAN COOL DARK BRONZE
LOCATION: ALL FLASHING, PARAPET CAPS, REVEALS AND SCUPPERS/ DOWNSPOUTS

MASONRY VENEER WITH SEALER
SIZE: ECON (11 ½” x 11 ½” x 3 ½” w/ ½” MORTAR JOINT)
COLOR: BURGUNDY / MUTUAL MATERIALS
TEXTURE: SMOOTH

PRE-CAST CONCRETE
COLOR: MATCH PATTERSON WHITTAKER “TUSCAN”
LOCATION: WAINSCOT ABOVE C.I.P. CONCRETE, ROOFTOP PAVER TILES



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

PLANT LIST

29 EUONYMUS JAP. 'MICROPHYLLA' - EVERGREEN EUONYMUS 2 GAL 30" O.C.

205 RUBUS PENTALOBUS - CREEPING BRAMBLE 1 GAL. 18" O.C. AS SHOWN

37 MAHONIA NERVOSA - LONGLEAF MAHONIA 2 GAL. 30" O.C.

12 PYRACANTHA C. 'RED ELF' - RED ELF FIRETHORN 2 GAL. AS SHOWN

21 POLYSTICHUM MUNITUM - SWORDFERN 2 GAL. AS SHOWN

36 VIBURNUM DAVIDI - DAVID VIBURNUM 2 GAL. AS SHOWN

3 ULMUS PARVIFOLIA 'FRONTIER' - FRONTIER ELM 2 1/2" CAL STREET TREE B&B 30' O.C.

2 QUERCUS ROBUR - ENGLISH OAK 2 1/2" CAL. B&B STREET TREE AS SHOWN

NORTH

SITE LANDSCAPE PLAN 36

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

PLANT LIST

	5	ACER GINNALA 'FLAME' - FLAME AMUR MAPLE 1 1/2" CAL. B&B AS SHOWN
	2	ACER CIRCINATUM - VINE MAPLE 5-6' HT B&B AS SHOWN
	80	ILEX CREN. 'HELLERI' - HELLERI HOLLY 1 GAL. AS SHOWN
	21	EUONYMUS JAP. 'MICROPHYLLA' - EVERGREEN EUON. 2 GAL. AS SHOWN
	11	HEBE GLAUCOPHYLLA - HEBE 2 GAL. AS SHOWN
	12	CISTUS HYBRIDUS - WHITE ROCKROSE 1 GAL. AS SHOWN
	14	CINERARIA MARITIMA - DUSTY MILLER 1 GAL. AS SHOWN
	14	RHOD. 'PJM PRINCESS SUSAN' - DWARF PJM RHOD. 5 GAL. AS SHOWN
	5	ILEX CRENATA 'COMPACTA - COMPACT JAPANESE HOLLY 2 GAL. AS SHOWN
	18	MAHONIA NERVOSA - LONGLEAF MAHONIA 1 GAL. AS SHOWN
	9	RASPBERRY 'PUYALLUP' - FRUITING RASPBERRY 2 GAL. 3' O.C.
FC	56	FRAGARIA CHILOENSIS - STRAWBERRY 1 GAL. 12" O.C. WHERE SHOWN
PB-1		34x21x17 PLASTIC PLANTER BOX
PB-2		48x38x46 PLASTIC PLANTER BOX

ALL PB-1 ROOFTOP PLANTERS ARE A-1, LESS THAN 24" SOIL DEPTH AND TOTALS 222 S.F.

ALL PB-2 ROOFTOP PLANTERS ARE A-2, MORE THAN 24" SOIL DEPTH AND TOTALS 112 S.F.

D TYP.

H-4 TYP.

LANDSCAPE PLANTERS (TYP.) SIZES VARY

T1 - 72" x 38" Ø 325G WATER STORAGE TANK LINK ALL T-1 TANKS

T1 - 72" x 38" Ø 325G WATER STORAGE TANK

TANK -1 72" L x 38" W x 38"H

PB-1

PB-2 48"L x 48"W x 46"H

FC

BENCH

BUILT-IN BENCH

B-1

B-3

LOUVER

UP

DN

B-1 108 SF THIS PLANTING GROUP

DOWNSPOUT FROM CANOPY/ROOF ABOVE

TANK -2 128" L x 84" W x 36"H

T-3

LANDSCAPE PLANTERS (TYP.) SIZES VARY

T2 - 128" x 84" W x 36" H 1,275G WATER STORAGE TANK

ALL ROOFTOP PLANTS ARE DROUGHT TOLERANT OR NATIVE

EUN 1/2" COPPER LINE FROM IRR, LATERAL DOWN BUILDING WALL TO SUPPLY WATER TO 2ND LEVEL PLANTERS, ATTACH TO DOWNSPOUT OE WALL.

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

D.B.Bowman

NORTH

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

ROOFTOP LANDSCAPE PLAN 37

ELLIOTT BAY VIEW APARTMENTS 151 JOHN STREET SEATTLE, WA

ROOFTOP VEGETATION

ILEX CRENATA ‘HELLERI’ - HELLERI HOLLY

EUONYMUS JAPONICA ‘MYCROPHYLLA’ - EVERGREEN EUONYMUS

CISTUS HYBRIDUS - WHITE ROCKROSE

HEBE GLAUCOPHYLLA

CINERERA MARITIMA - DUSTY MILLER

RHODODENDRON PJM PRINCESS SUSAN

ILEX CRENATA ‘COMPACTA’ - COMPACT JAPANESE HOLLY

RASPBERRY

ACER GINNALA ‘FLAME’ - FLAME AMUR MAPLE

ACER CIRCINATUM - VINE MAPLE

MAHONIA NERVOSA - LONGLEAF MAHONIA

SITE VEGETATION

RUBUS PENTALOBUS - CREEPING BRAMBLE

EUONYMUS JAPONICA ‘MYCROPHYLLA’ - EVERGREEN EUONYMUS

QUERCUS ROBUR - ENGLISH OAK

MAHONIA NERVOSA - LONGLEAF MAHONIA

PYRACANTHA C. ‘RED ELF’ - RED ELF FIRETHORN

POLYSTICHUM MUNITUM - SWORDFERN

EUONYMUS JAPONICA ‘MYCROPHYLLA’ - EVERGREEN EUONYMUS

ULMUS PARVIFOLIA ‘FRONTIER’ - FRONTIER ELM