



Concept Sketch

DESIGN REVIEW RECOMMENDATION - SECOND MEETING

4 1 2 B r o a d w a y
S e a t t l e , W a s h i n g t o n

BROADWAY-JEFFERSON ACQUISITION I, L.P. | LORIG ASSOCIATES | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3010211
December 11, 2009

SITE PLAN



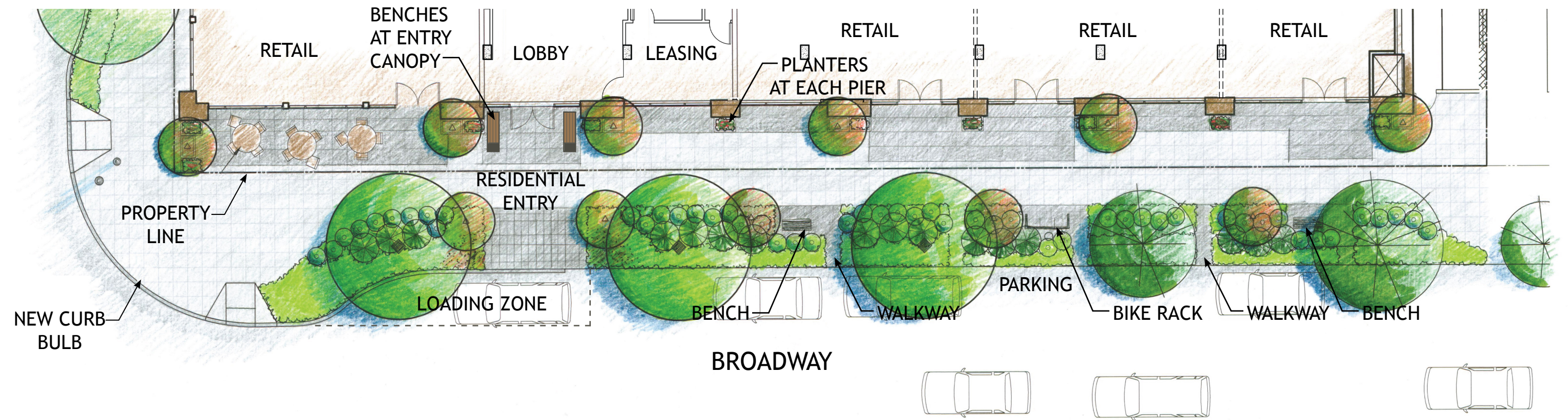
1. DETAILS OF OPEN SPACES AT THE SIDEWALK

- Provide sections of ground level between building face and curb, showing landscaping, canopies, signage, dimensions, property lines, furniture, bus stop and other amenities.
- Review design and materials for all canopies along Broadway.
- Details of the glazing adjacent to the bus stop on Jefferson, consider incorporating art work.

2. ELEVATION STUDIES AT BROADWAY & JEFFERSON

- Provide 2D elevations.
- Simplify fenestration.
- Simplify bay module along Broadway, continue horizontal spandrel lines.
- Differentiate vertical notch at Broadway with a different parapet.
- Provide a brick color and texture that has a richer hue.
- Apply more continuous horizontal datum lines, alignment of brick on Jefferson with corner brick module.

1. OPEN SPACES



1. OPEN SPACES - LANDSCAPE AMENITIES



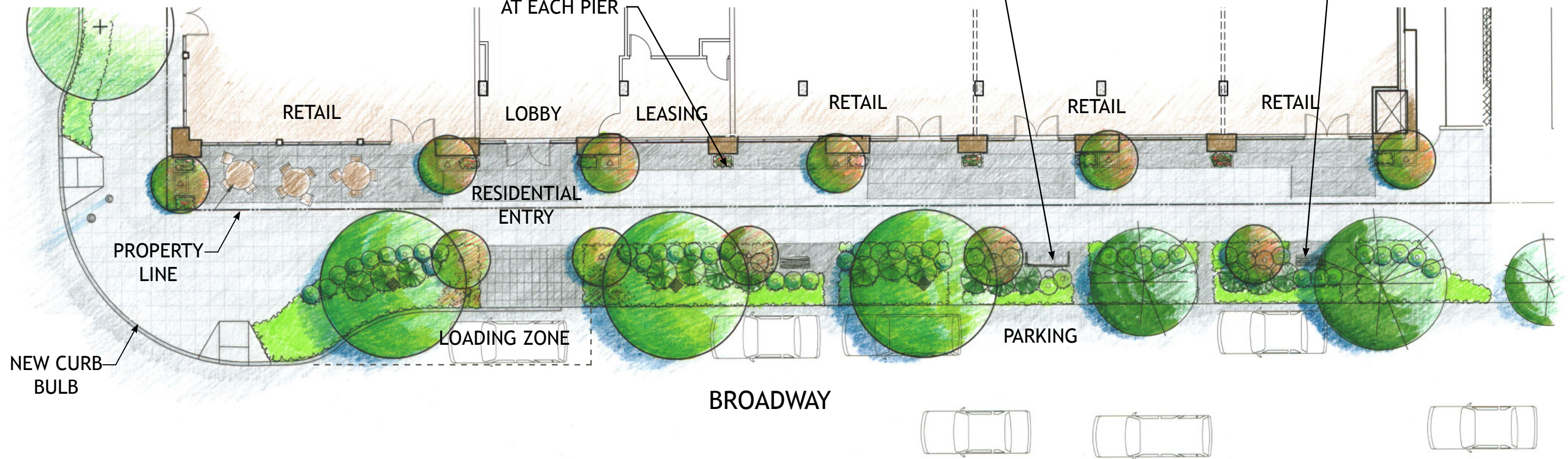
3'x4' PLANTERS
WITH BAMBOO
AT EACH PIER



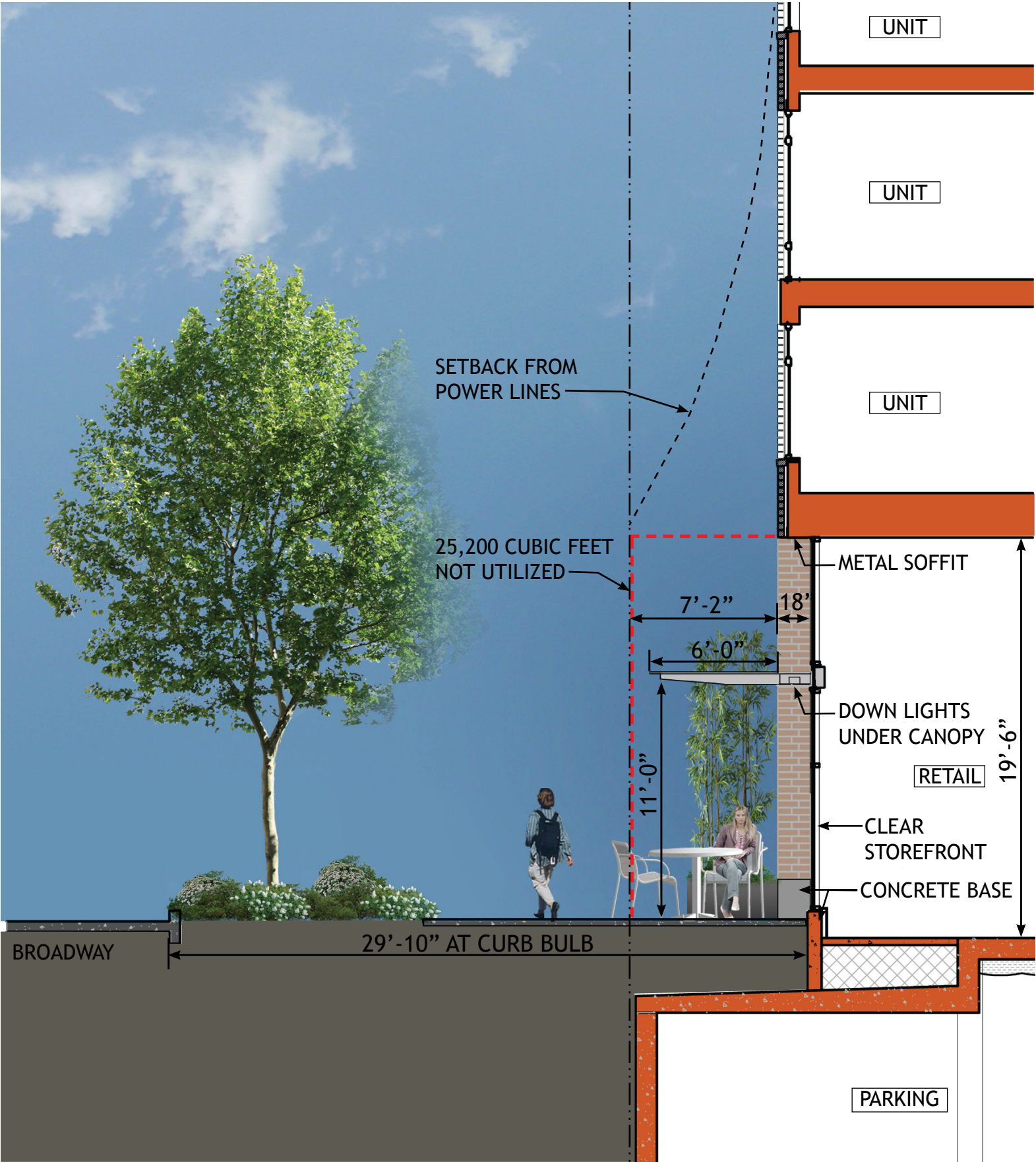
BIKE RACK



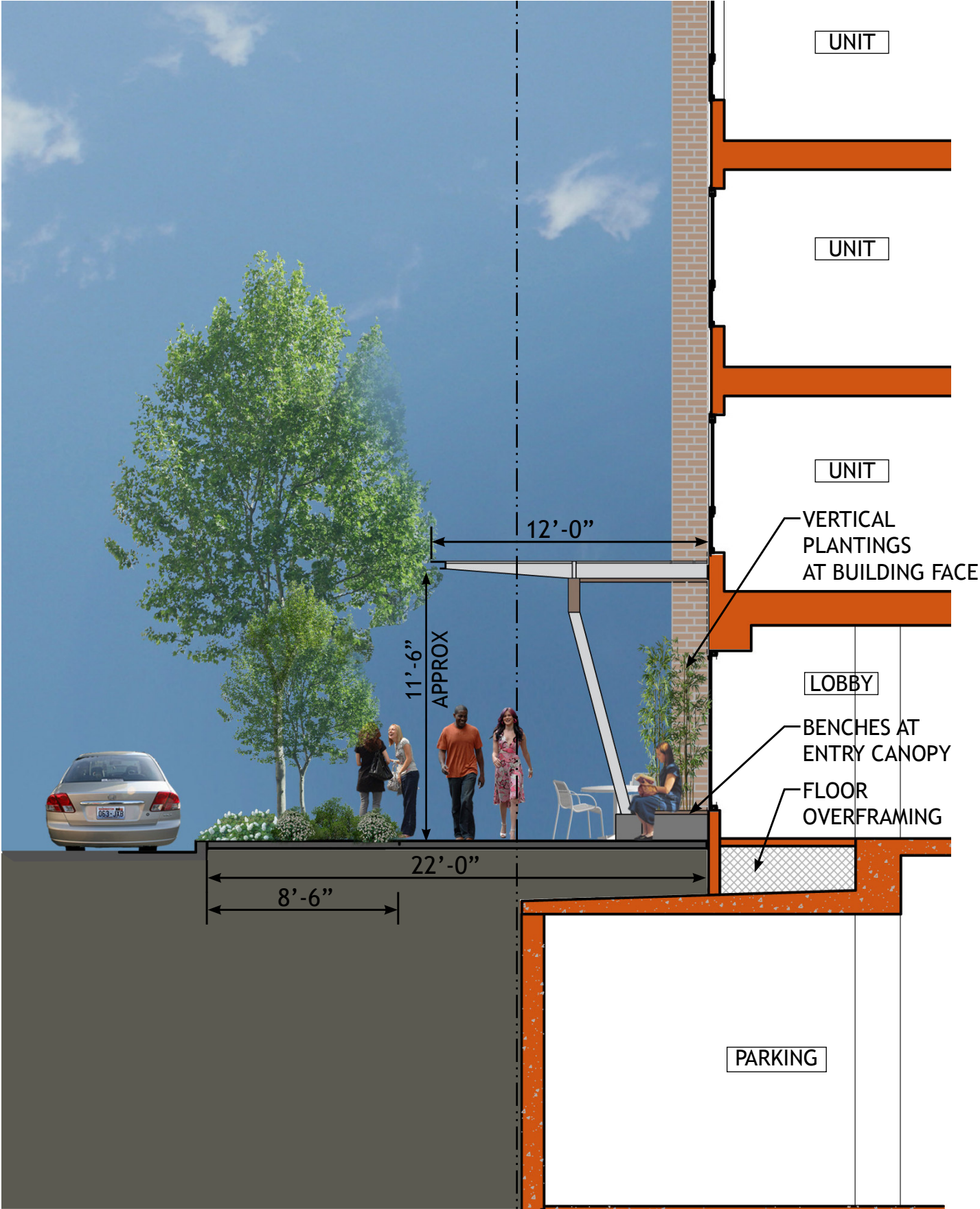
BENCH



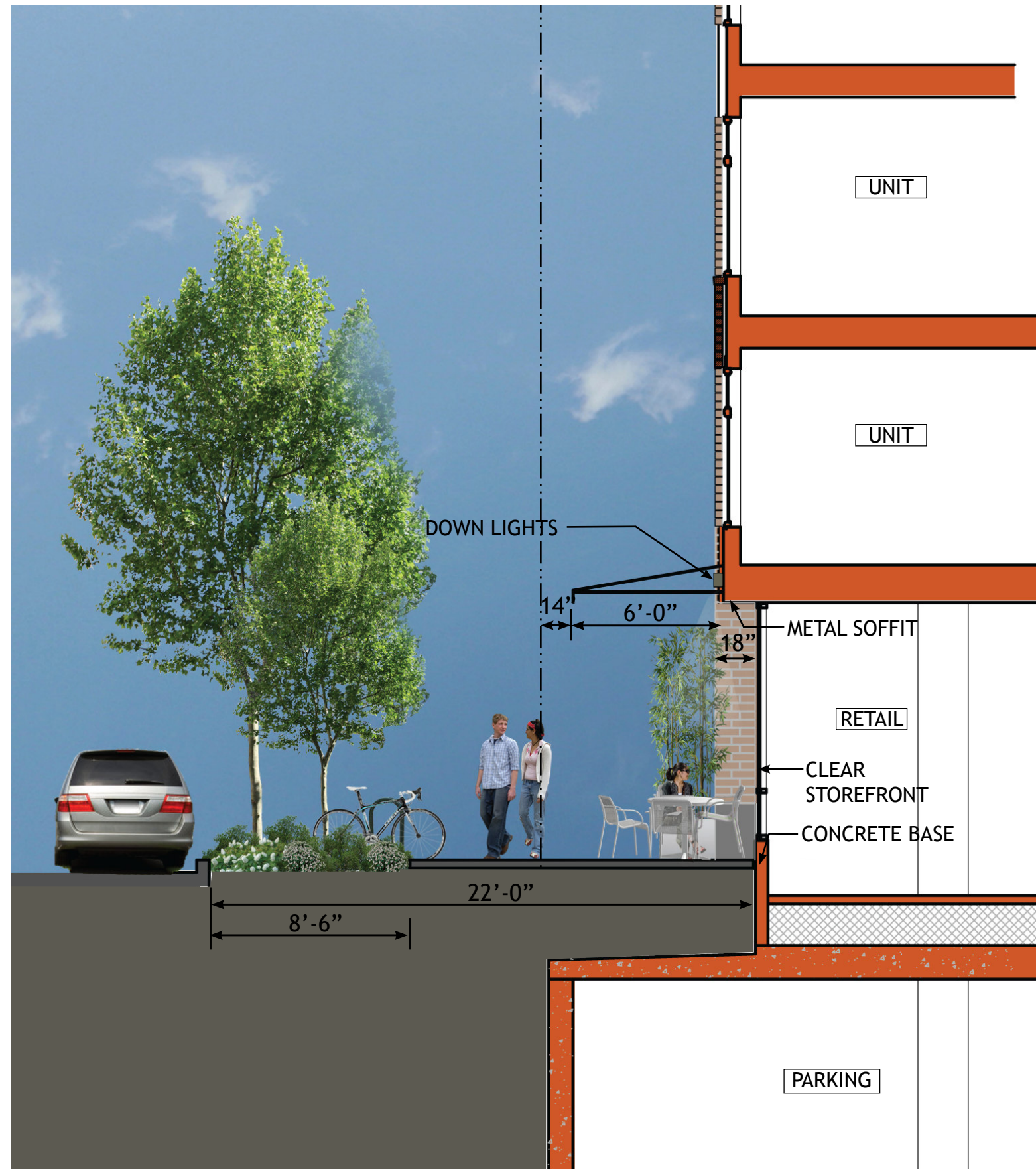
1. OPEN SPACES - CORNER RETAIL



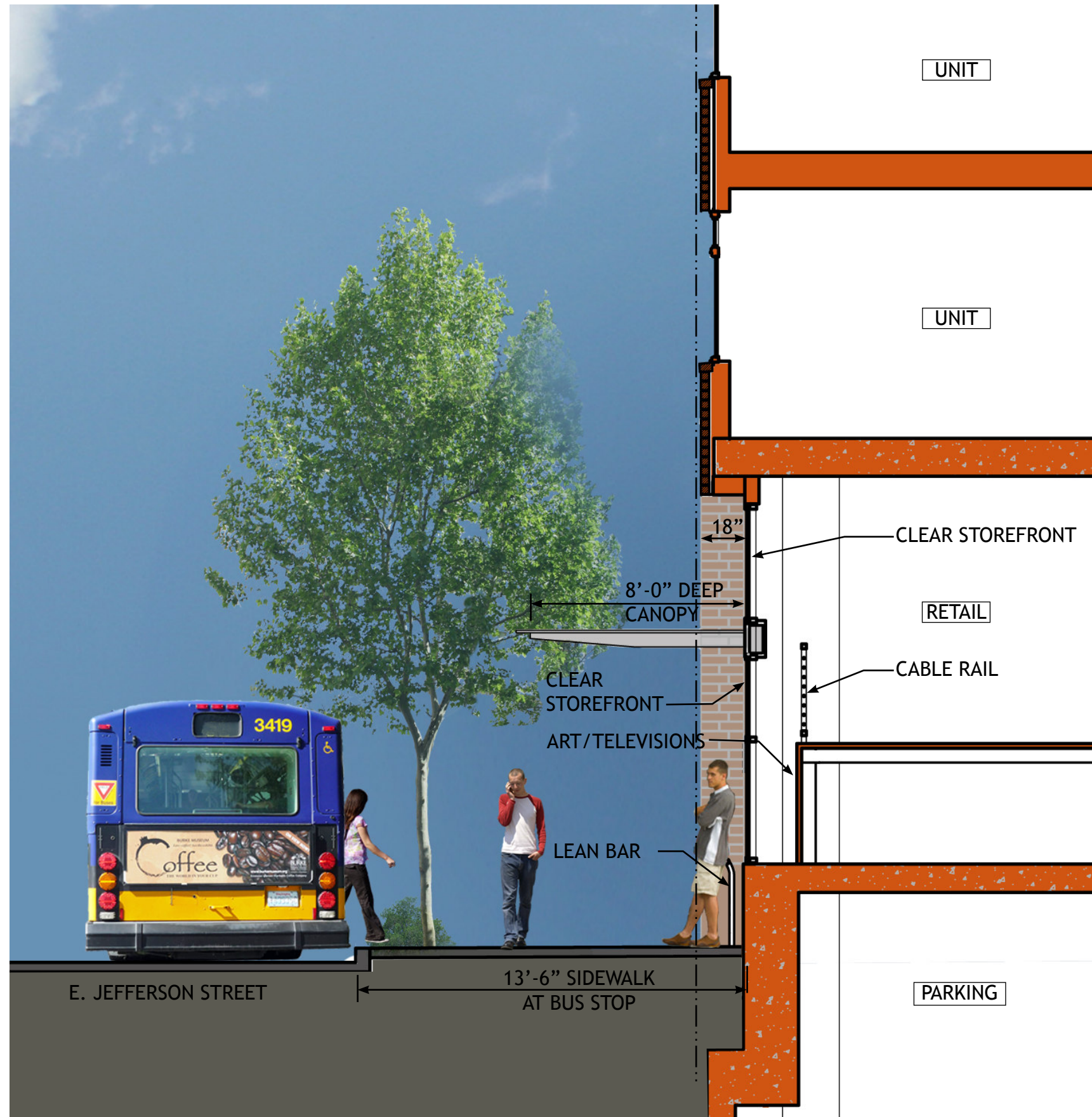
1. OPEN SPACES - RESIDENTIAL ENTRY



1. OPEN SPACES - BROADWAY RETAIL



1. OPEN SPACES - BUS STOP



2. JEFFERSON STREET ELEVATION



2. BROADWAY ELEVATION

