Design Review Meeting

600 Elliott Avenue W
Seattle, WA

CLARK
DESIGN GROUP PLLC

Table of Contents

Project Information

Early Design Guidance
600 Elliott Ave W
Project Number 3011917
April 18, 2012

Site

Zone	C2-40, MR
Overlay	MR, AIRPRT, ARCH, ARTERL, URBNV, UPTOWN URBAN CENTER
ECA	Steep Slope, Liquefaction, Archaeological Buffer
Site Area	36,274 sf

Proposed Uses

Residential	89,717 sf	113 units
Live-work	9,200 sf	10 units
Parking	17,793 sf	73 spaces
Total	116,710 sf	

Project Description

A 5-story mixed use residential building with live/work and parking on the ground floor. The project will consist of apartments on the 2nd-5th floors with live/work units on the ground floor. There will be a mix of one bedroom alcoves, one bedroom and two bedroom units. The project will be oriented to one and two person households. The ground floor will include a covered parking garage at the rear of the site. A residential lobby will be located at the corner of Elliott Ave W and W Mercer Street. Pedestrian access to the live work units will be directly from Elliott Ave W. Vehicular access to the parking garage will be from W Mercer Street.

Objective

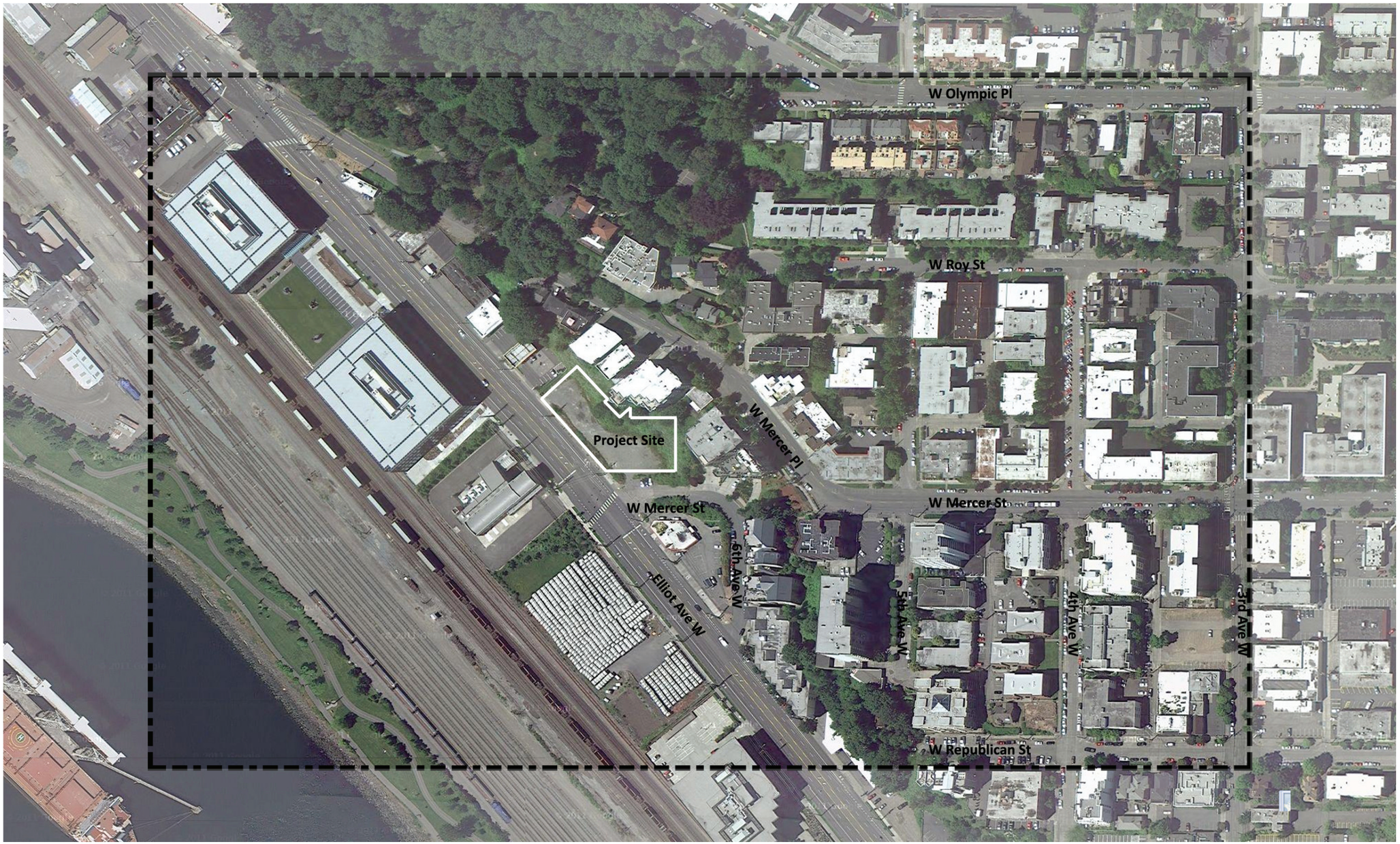
The project is located at the foot of Queen Anne Hill. The majority of the site is flat, but the foot of the hill, which is an environmentally critical area, does project into the eastern portion of the site. The project will seek to minimize the impact to the environmentally critical area. There are significant trees located on the slope and we will seek to maintain those trees as a buffer to existing residential properties and to maintain existing habitats.

New office development across Elliott Ave W has increased pedestrian activity in the site area. A major pedestrian crossing of Elliott Avenue is located at the corner of the site. The project will take advantage of the unusual shape and locate a building entry at the corner and create more space for pedestrians.

Development Departures

No development departures are being requested.

Vicinity Map



N Scale 1:20

Zoning Analysis

Zones

- LR3
- MR
- NC3-40
- C2-40
- IC-45

Uses

- Single Family
- Townhouse
- Duplex/Triplex
- Multifamily
- Public Facilities
- Commercial

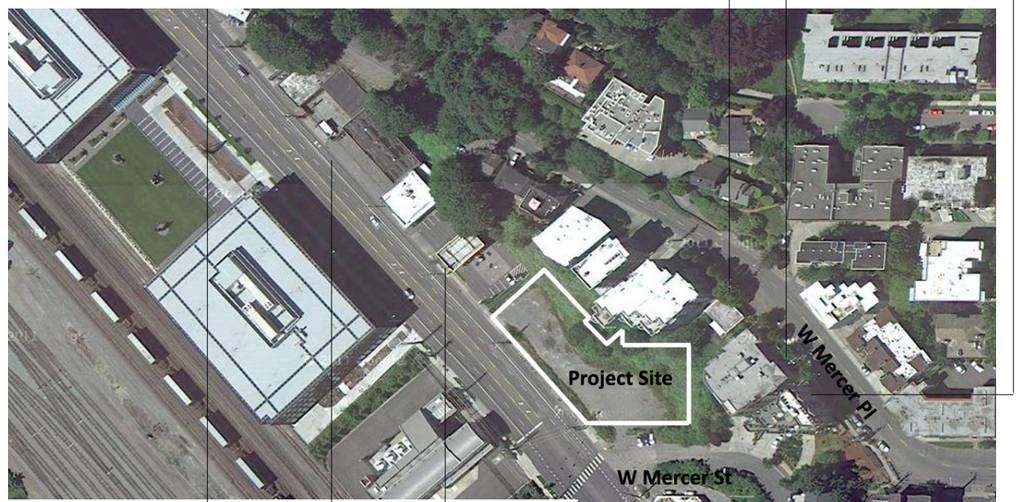
4 — No. of Stories

N

Scale 1:20

Site Context

Looking SE on W Mercer Pl



Looking SE on Elliott Ave W

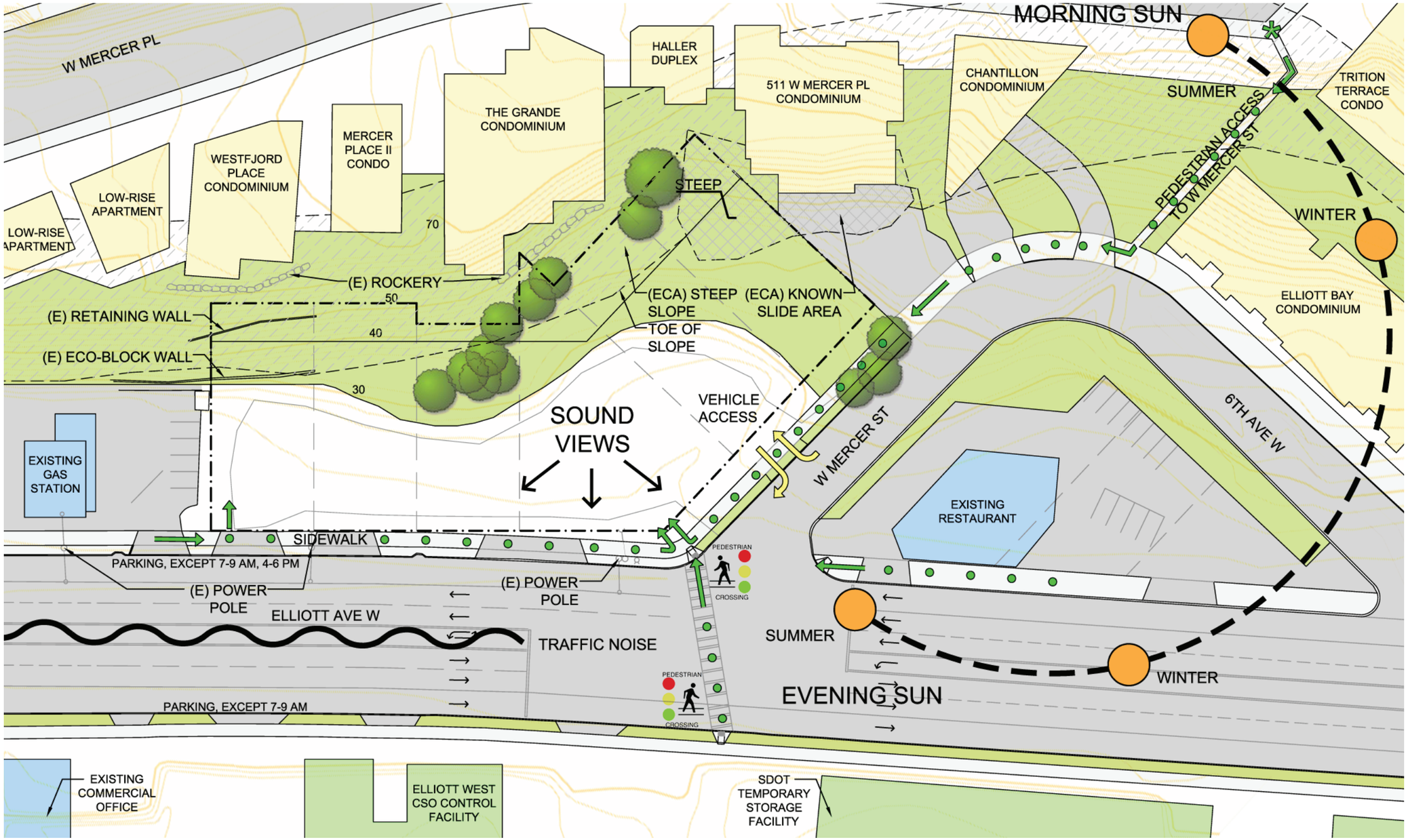
Looking N on 6th Ave W

Looking NW on Elliott Ave W

Site Analysis

Uses

- Residential
- Public Facilities
- Commercial



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Design Guidelines

Uses

Residential

Commercial

Seattle Design Guidelines

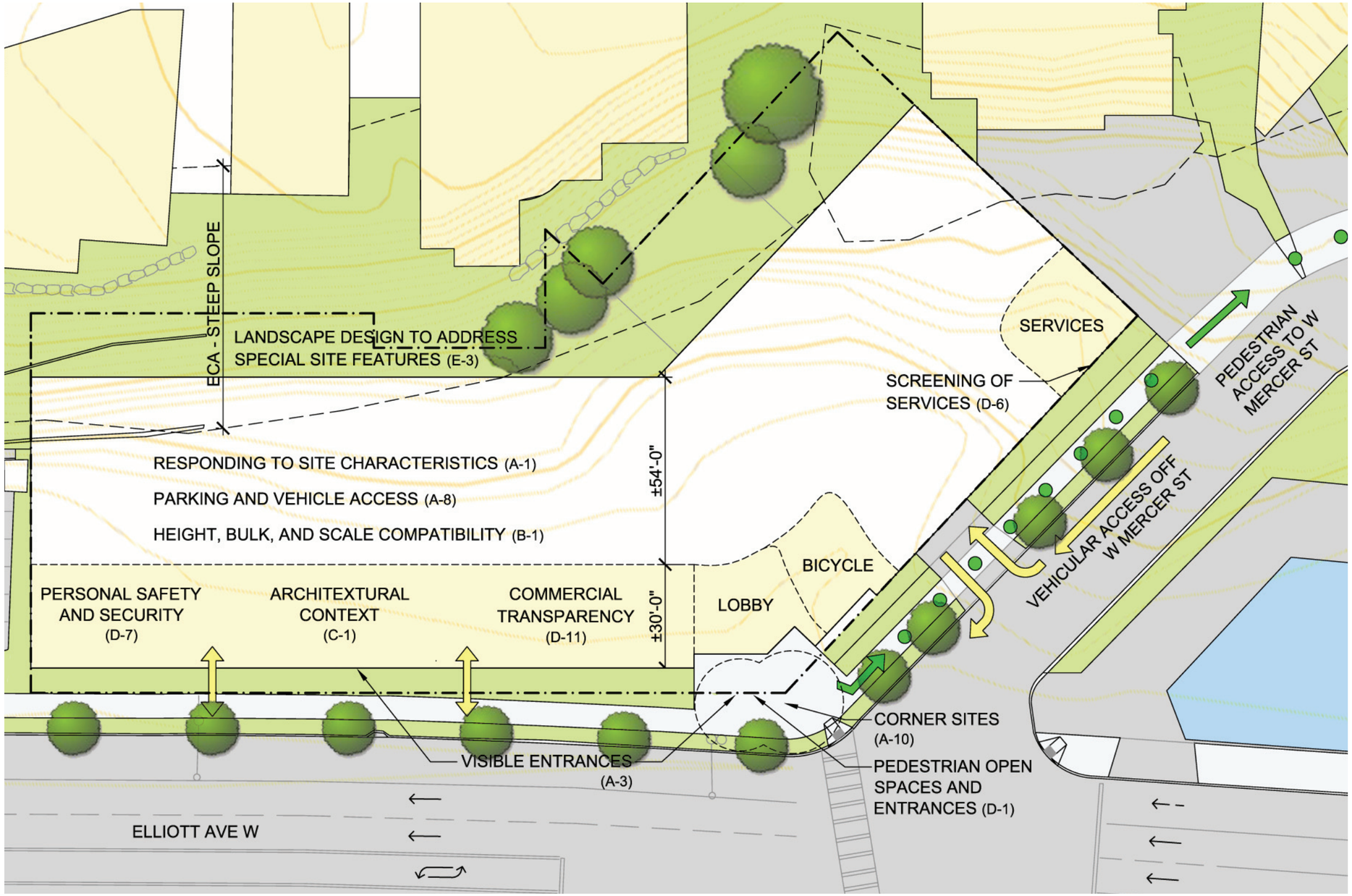
(A) SITE PLANNING

(B) HEIGHT, BULK, AND SCALE

(C) ARCHITECTURAL ELEMENTS AND MATERIALS

(D) PEDESTRIAN ENVIRONMENTS

(E) LANDSCAPING



Scale 1/32”=1’-0”

Early Design Guidance Response

A. SITE PLANNING

1. Responding to Site Characteristics
As recommended by the Board, the building has been located to sit close to the right-of-way. This reduces the impact on both the Environmentally Critical Area and the adjacent condominiums located to the east of the project site by maintaining the greatest separation possible. The entry has been placed at the corner with a public plaza to take advantage of the site geometry. The service areas are located along W Mercer St. due to safety concerns over placing them along Elliott Ave W.

2. Streetscape Compatibility
The building has been designed with the three zones noted in the Board Recommendations (Elliott Ave W, the corner entry plaza, and W Mercer St).
These three zones possess distinct features defining the storefront, landscaping, and setback.

Elliott Ave W - The building is modulated to create a unique rhythm along the commercial front. The live/work units are defined through scale, material changes, landscaped buffers, and signage and entrance canopies.

Main Entry Plaza - The strong verticality at the building's corner clearly defines the location of the building's main entry. A change in material and color at this location and the two-story entry canopy at the storefront are architectural features that are unique to this building. The entry plaza has a unique paving pattern that has been designed to provide visual interest and create a gathering space for pedestrians waiting to cross Elliott Ave. Several large granite cubes have been placed to create seating opportunities and to promote human activity.

W Mercer St - The proposed sidewalk location along W Mercer St is located 10'-0" from the property line. This creates a large landscaped buffer between the lower residential units and the sidewalk. This area also serves as a transition to the more residential areas up the hill. The service areas have been tucked into the hill to lessen their visual impact. The W Mercer Street façade has a more horizontal expression to help further emphasis the strong vertical massing at the buildings entry.

4. Human Activity
The project has been designed to encourage human activity on the street. The live/work units are designed to be distinctive from the rest of the building. This is achieved through scale, material changes, entry canopies, lighting, signage and a landscaping design that delineates each individual unit. And the corner entry plaza has been designed to encourage pedestrian activity.

5. Respect for Adjacent Sites
The overall elevation of the project is lower than the neighboring residential projects as shown in the site sections. As a result, the residential units facing northeast and east will be not be looking directly into neighboring units or their amenity spaces.

The rooftop deck proposed for the project is located at the southwest of the roof above the building's main entrance. This location maintains the maximum possible separation from the adjacent condominium units. Access to the northeast and east of the roof will be limited to maintenance personnel only.

The project has been designed to reduce the impact on the adjacent property at 511 W Mercer St. The setbacks required by the Seattle Land Use Code have resulted in a significant reduction in building height and proximity to the adjacent property at this location.

6. Transition between Residence and Street
For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The Live/work units have been designed to create a distinct separation from the residential units above. Each unit has a landscaped area at the entrance, ranging from 6'-7" to 10'-11" in depth. The units will utilize an aluminum storefront system with a dark anodized color as opposed to the vinyl windows used at the residential units throughout the remainder of the project. Canopies, lighting and signage have been provided for each unit to further distinguish them as commercial areas. Transparency for the units has been optimized to maintain their commercial viability.

Due to concerns over impacting views and encroaching on neighboring residential buildings, the project has not been setback along W Mercer St. The setback recommended by the Board would result in a significant impact to neighbors and affect the quality of light in the rear residential units. However, it should be noted that the new sidewalk proposed along W Mercer St, as part of the Street Improvement Plan will be located 10'-0" from the property line. This alignment is being proposed because it will match up with the existing sidewalk. This location allows for a large landscaped buffer between the building and the proposed sidewalk, allowing for a spatial and welcoming pedestrian corridor.

7. Residential Open Space
The project is proposed to have a shared rooftop amenity area for all tenants totaling approximately 2,900 sf. For tenants renting second floor units at the rear of the project, a private patio is being provided to increase the desirability of these units.

Early Design Guidance Response

B. HEIGHT, BULK, AND SCALE

1. Height, Bulk, and Scale Compatibility
The project has been developed to decrease the perceived height, bulk and scale by using building modulation along the street fronts and facing the adjacent residential properties. In addition to façade modulation there is also a color change in the façade. The proposed materials and colors are complimentary to the existing neighboring properties.
The overall building height is below the allowable 40'-0" height limit. Based on new height limit calculations in the Land Use Code, the average grade level for the project was calculated at 32.32'. This would put the 40'-0" height limit at 72.32'. The current roof elevation for the project is 71.67'

C. ARCHITECTURAL ELEMENTS AND MATERIALS

1. Architectural Context
The project has taken the project's surrounding contexts into consideration. The Condominium projects on the hill have a very neutral palette and the residential projects to the south are more lively and colorful. This project seeks to bridge between the two approaches. The building uses a neutral color and then at the building recesses and corner entry strong accent colors are used. The materials, height, and scale of the project relate well to surrounding residential projects along W Mercer St, 6th Ave W, and Elliott Ave W.

3. Human Scale
W Mercer St - Along Elliott Ave W., the building is modulated to create a unique rhythm along the commercial front. The live/work units are designed to be distinctive from the rest of the building. This is achieved through scale, material changes, entry canopies, lighting, signage and a landscaping design that delineates each individual unit.
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5. Structured Parking Entrance
The garage entry has been located along W. Mercer Street per the Design Review Boards Recommendation and with SDOTs' approval to minimize the impact.

D. PEDESTRIAN ENVIRONMENT

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.

The main entries at the corner and the live/work units have overhead canopies to protect pedestrians from the weather. Landscaping implemented between the sidewalk and the entrance to each live/work unit will act as a transition between the public and private realm. All entries are well lighted to provide pedestrian safety.

3. Retaining Walls
The retaining wall to the northeast and east of the proposed building is required due to the steep slope. In order to improve the environment for those tenants on the lowest level, private patios have been provided for these units. The large separation between the retaining wall and the units (13'-1" minimum and 19'-9" maximum) along with the proposed landscaping in this area will dramatically improve the environment for all tenants renting these units.

6. Screening of Dumpsters
The trash and recycling room for the main building is located on W Mercer St. The trash areas have been tucked into the hill and are screened from the sidewalk by a ten foot planting strip. The trash rooms for the live/work units are located in the building garage.

7. Personal Safety and Security
A lighting plan has been developed to minimize light pollution and has been provided in the Design Review packet.

9. Commercial Signage
Commercial signage examples have been provided in the Design Review packet.

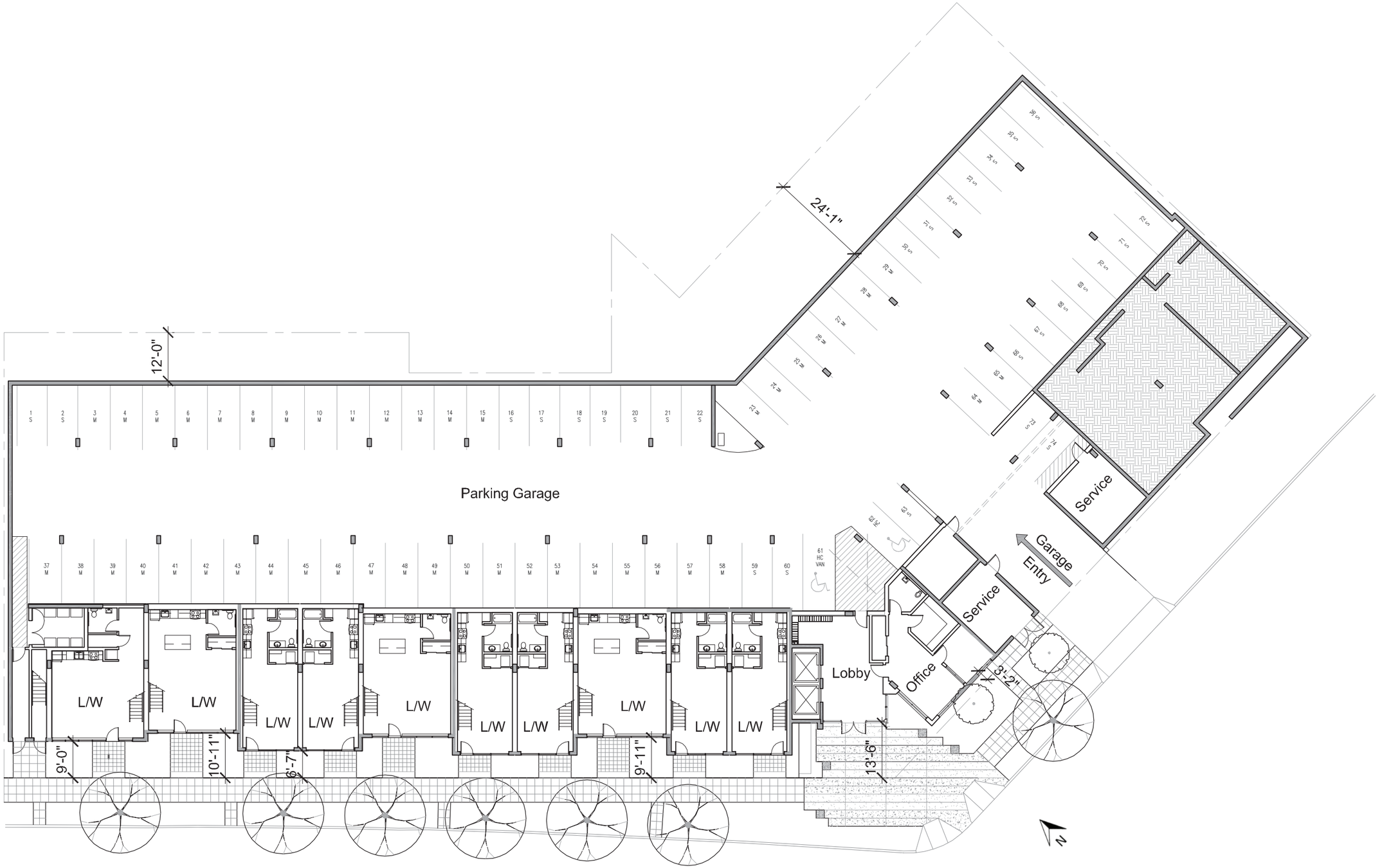
E. LANDSCAPING

1. Landscaping to Reinforce Design Continuity with Adjacent Sites
While the landscaping plan proposes remove invasive black berries and to re-vegetate the slope with native groundcover, it is our goal to keep ground disturbance to a minimum in order to maintain the existing slope stability.
The large landscape buffers on Elliott Ave W and W Mercer Street provide the opportunity to reinforce the park like nature of the Uptown Neighborhood. The planting plan provides many flowering species to add color and visual interest.

Site Plan

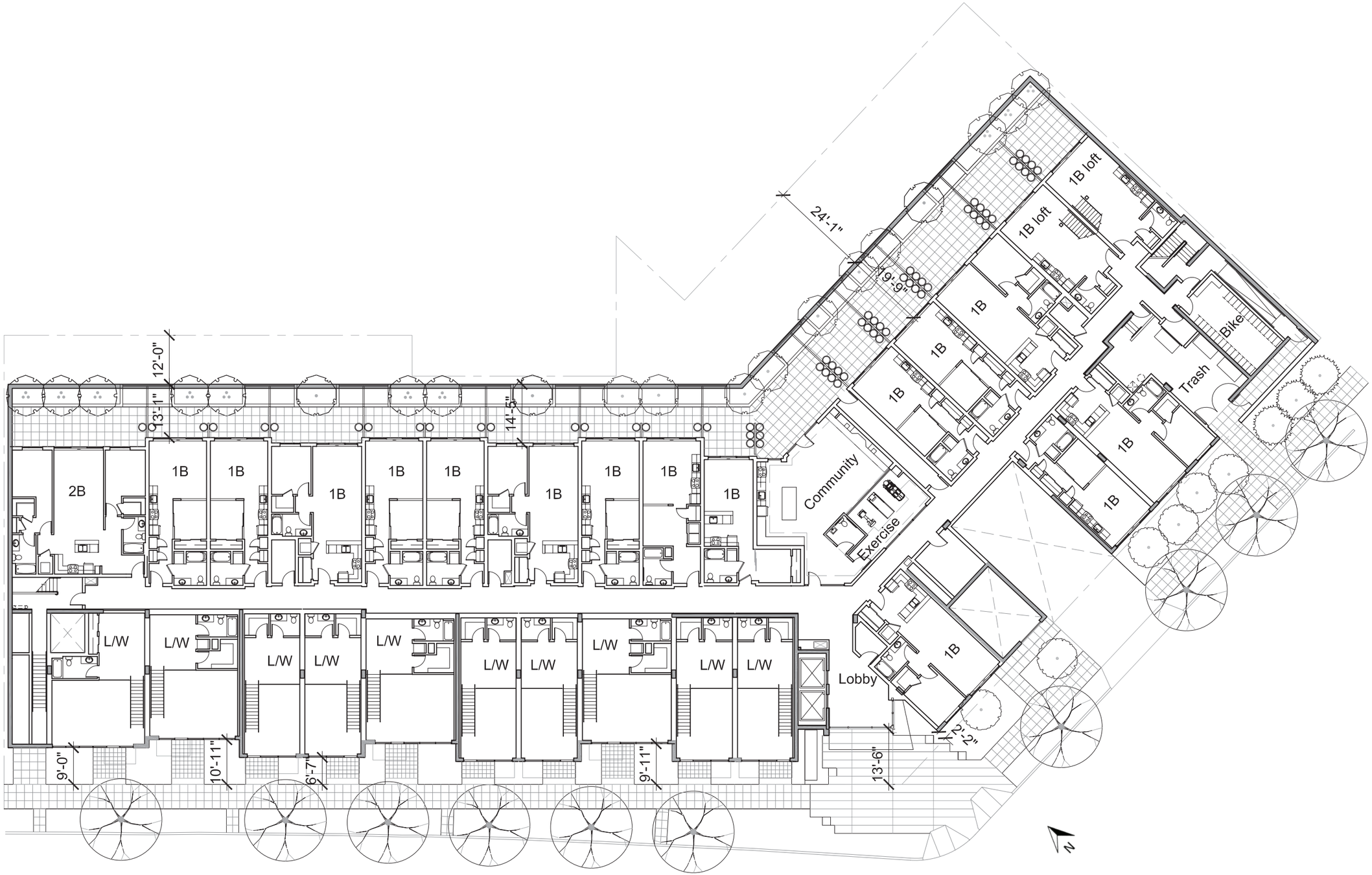

Low-rise Apartment
Low-rise Apartment
Westfjord Place Condominium
Mercer Place II Condo
The Grande Condominium
Haller Duplex
511 W Mercer Place Condominium
Chantillon Condominium
Existing Gas Station
W Mercer St
Existing Restaurant
Elliott Ave W

Plans



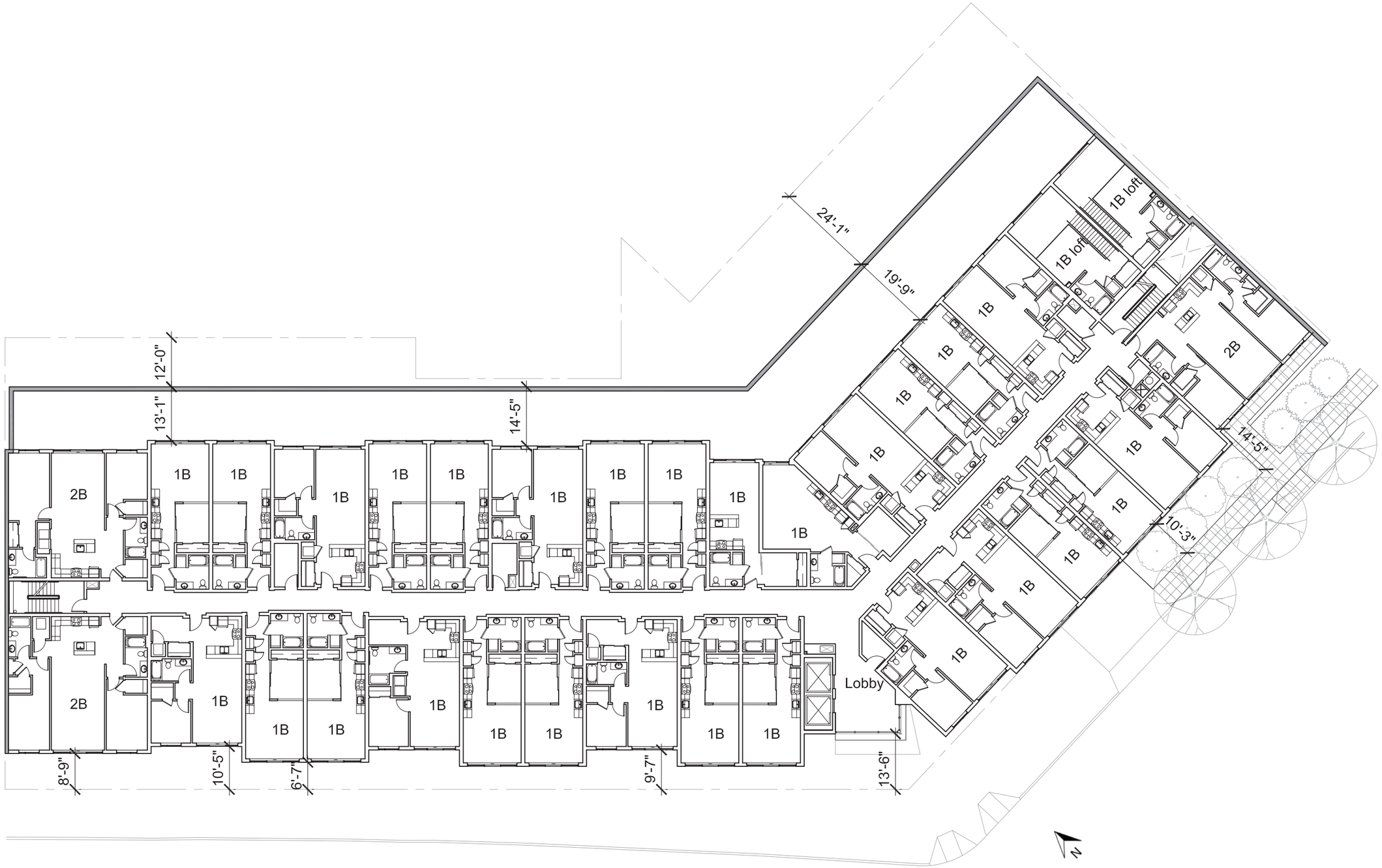
1st Floor Plan

Plans



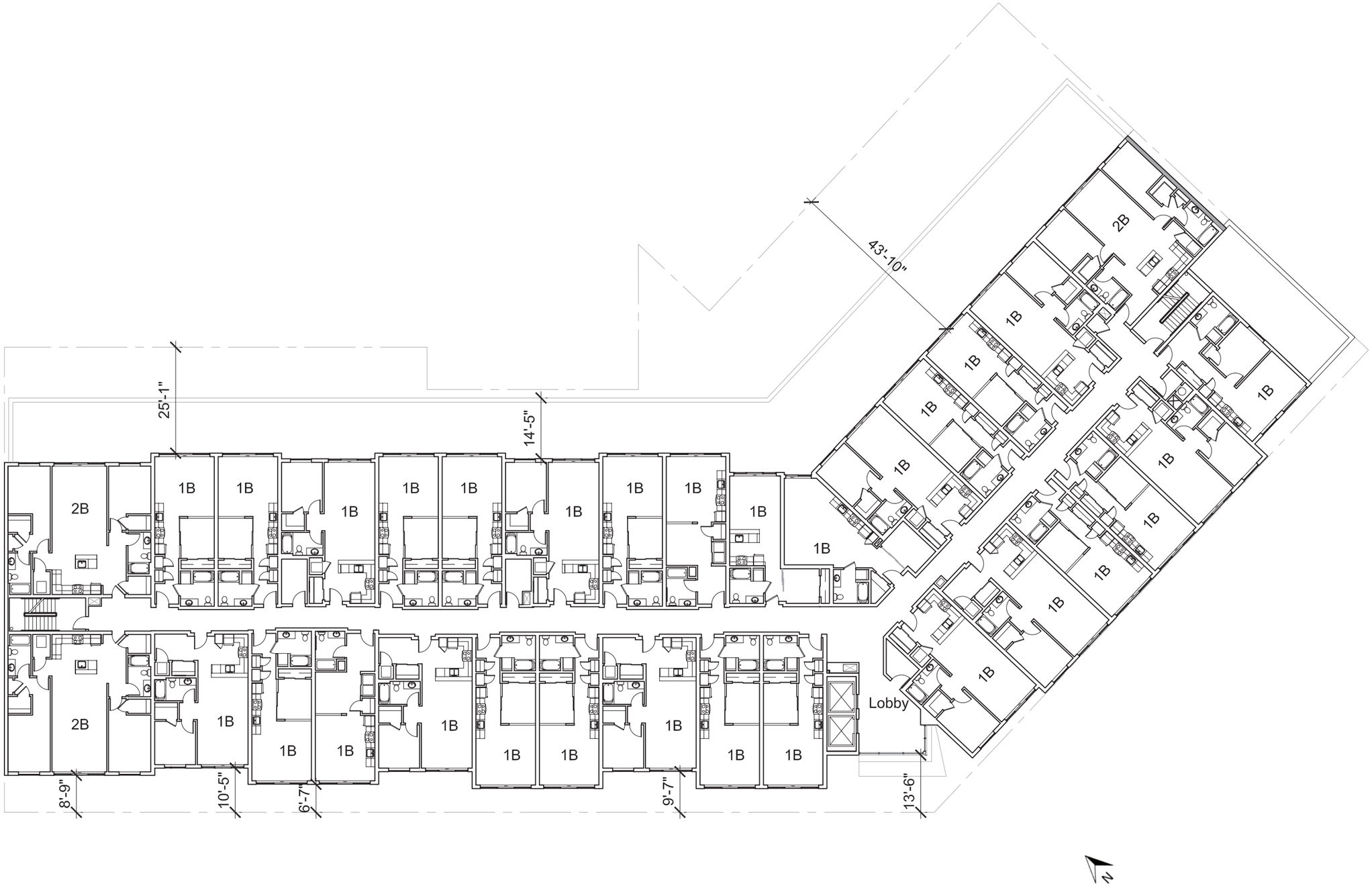
2nd Floor Plan

Plans



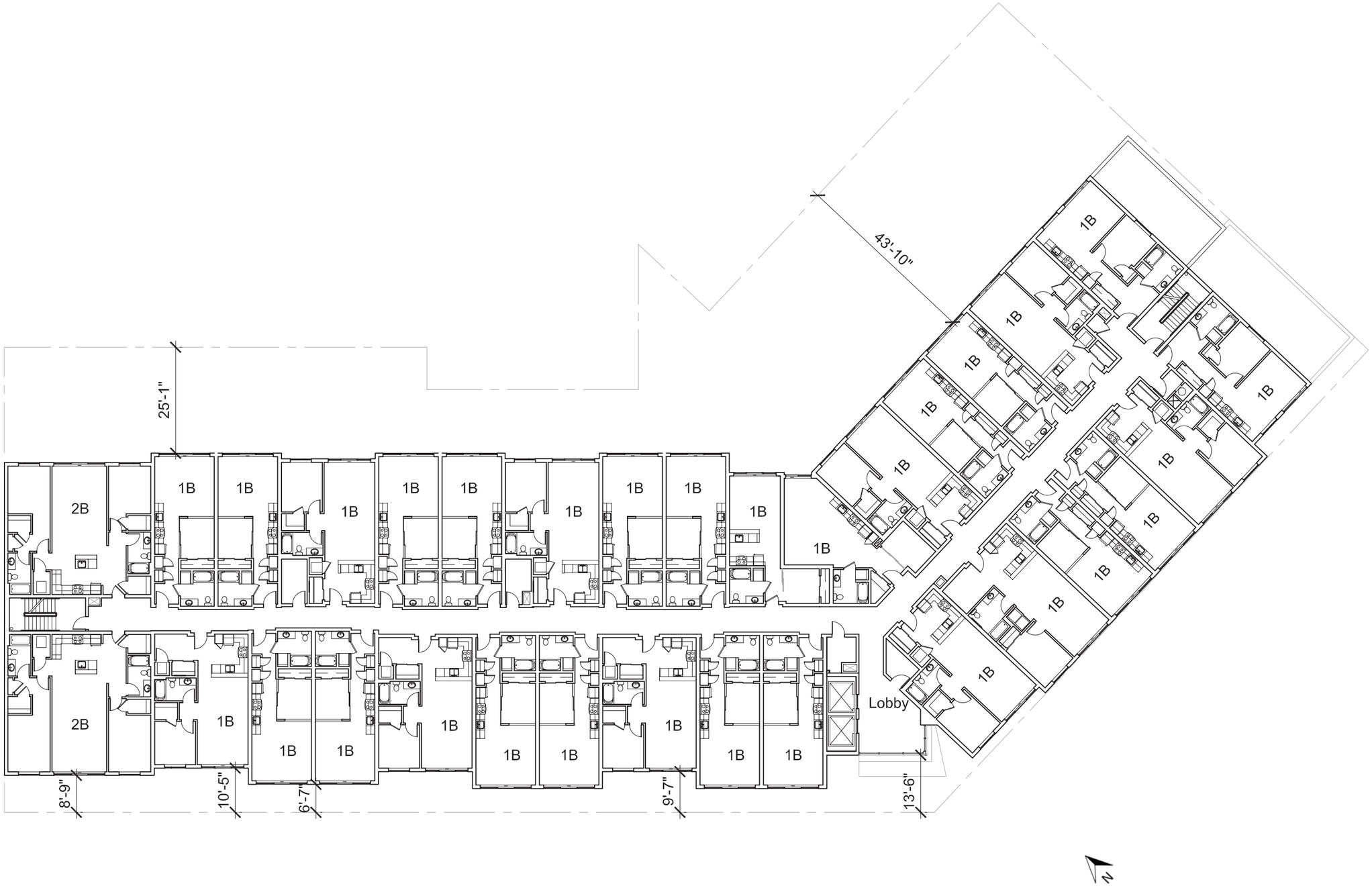
3rd Floor Plan

Plans

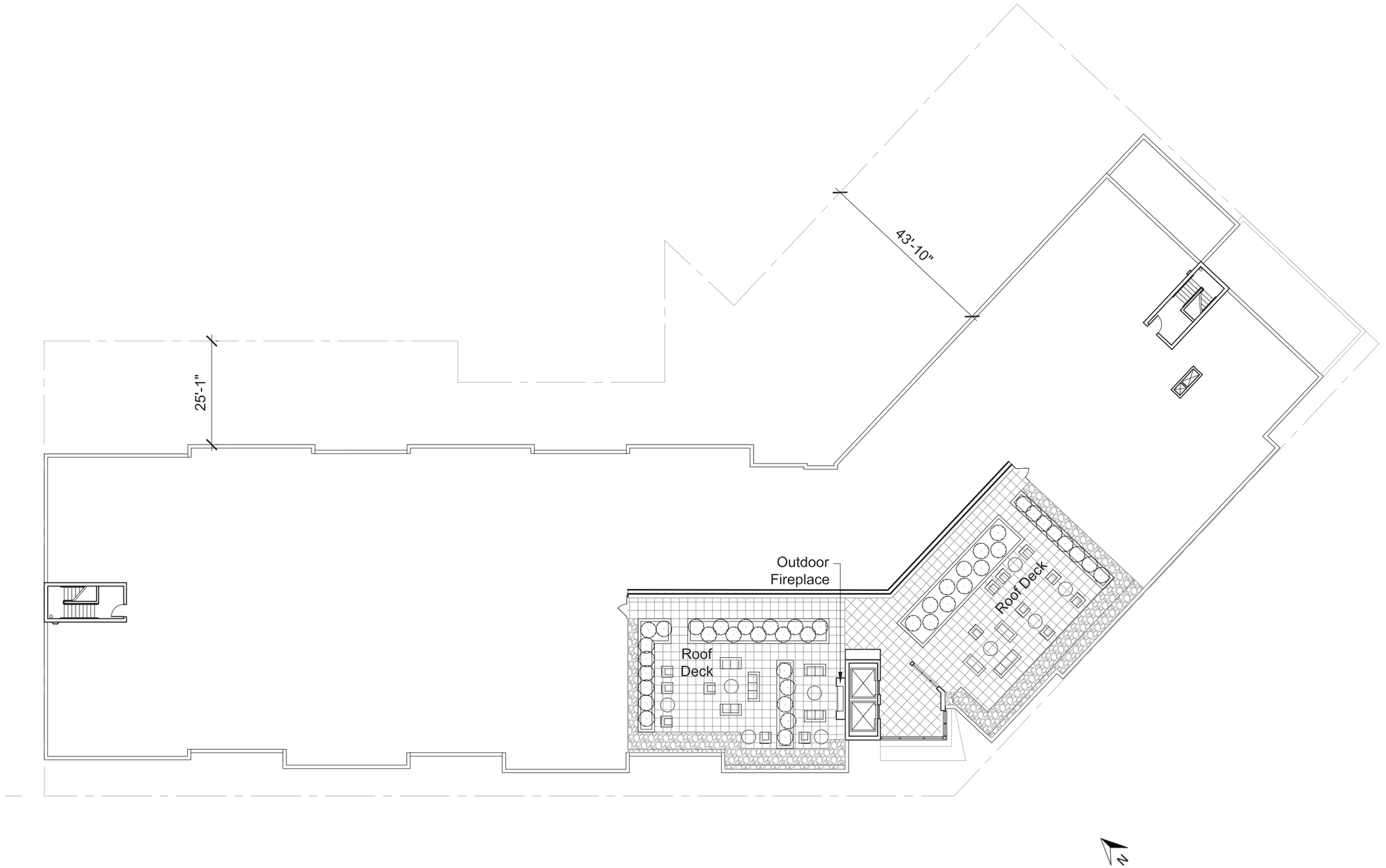


4th Floor Plan

Plans



5th Floor Plan

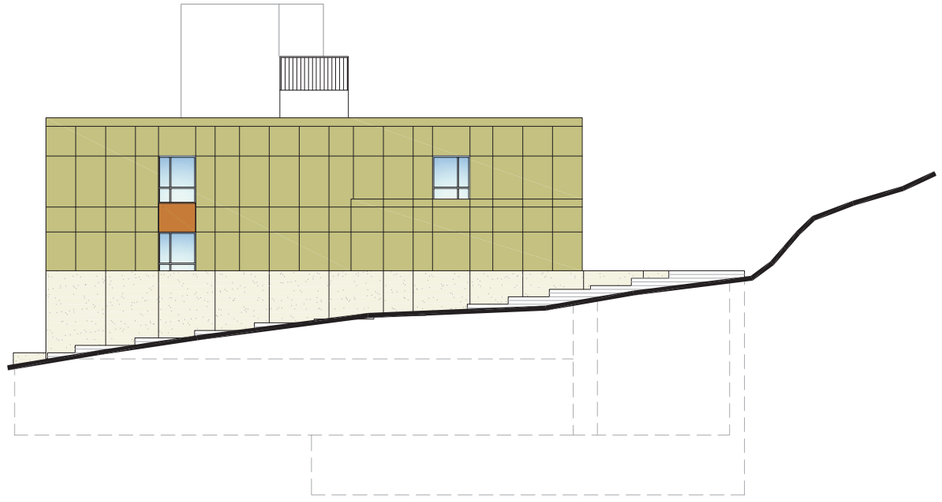


Roof Plan

Elevations

Southwest Elevation

South Elevation

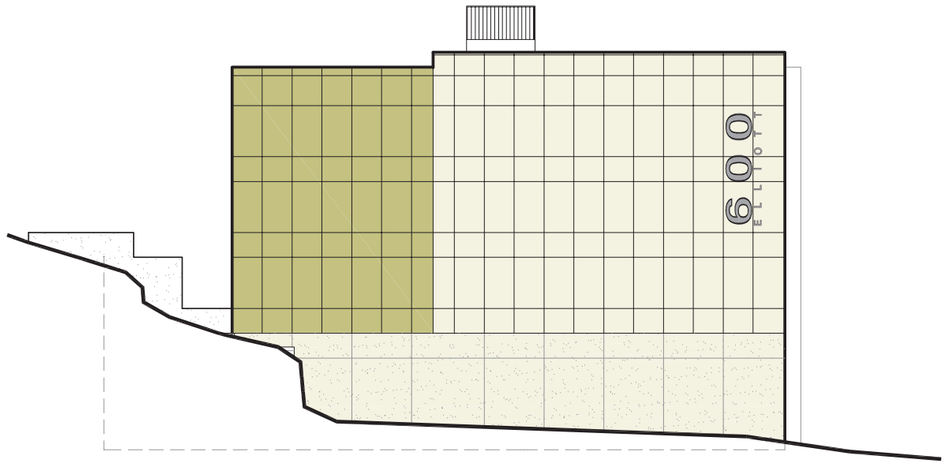


East Elevation

Elevations

North Elevation

Northeast Elevation



Northwest Elevation

Enlarged Elevation

Proposed Colors

1. Lap-seam James-Hardie Panel
   Color: Autumn Orange
   2156-10

2. James-Hardie Flat Panel
   Color: Dill Pickle
   2147-40

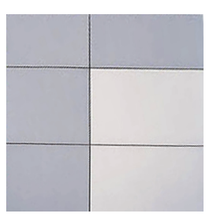
3. James Hardie Flat Panel
   Color: Autumn Orange
   2156-10

4. James Hardie Flat Panel
   Color: Powder Sand
   2151-70

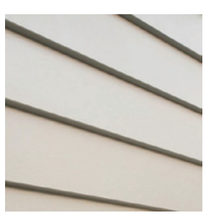
5. Cast-in-Place Concrete
   Color: Powder Sand
   2151-70

6. Flat Metal Panel
   Color: November Skies
   2128-50

Material Examples

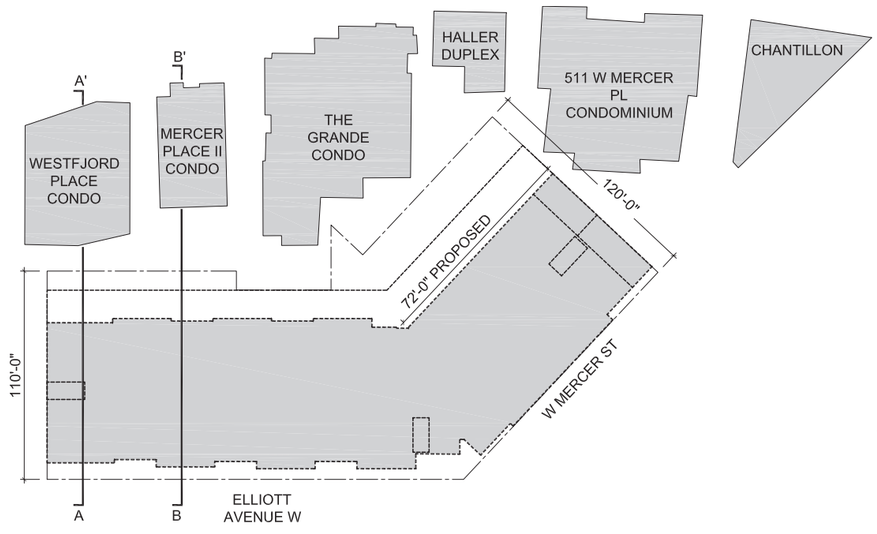


James Hardie
Flat Panel

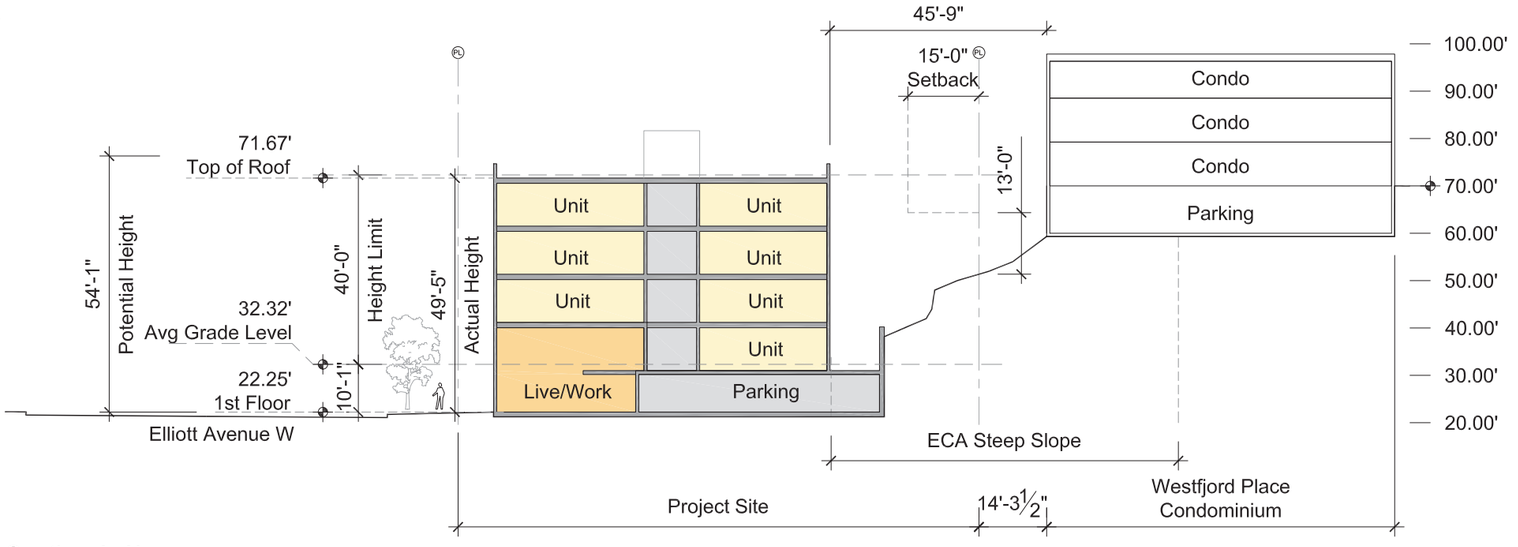


Lap-seam James
Hardie Panel

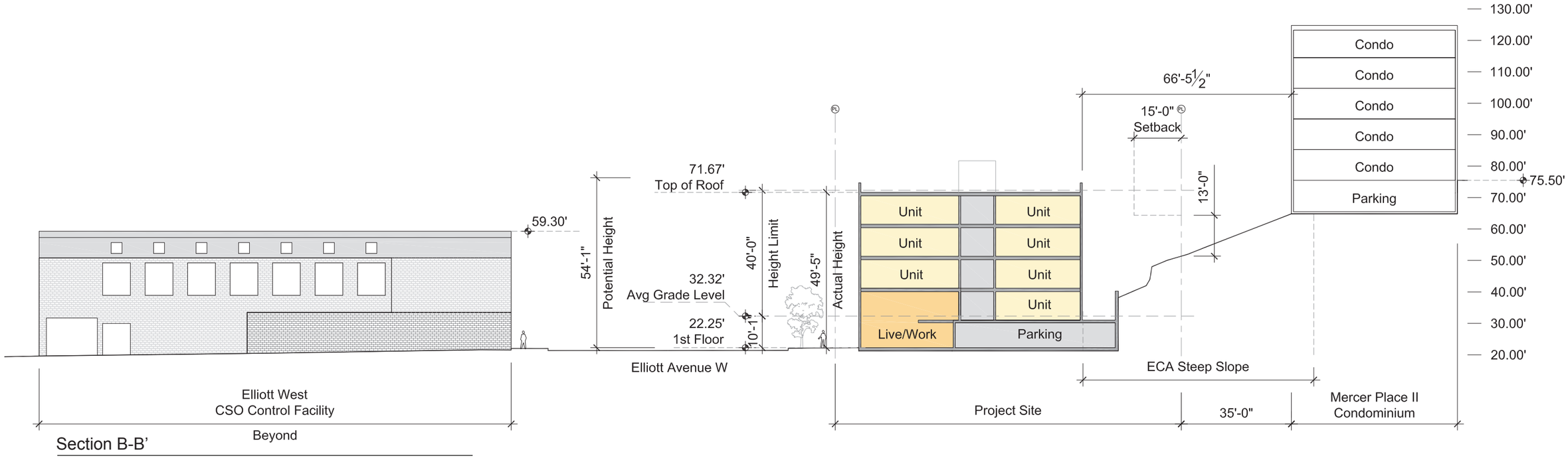
Site Section



Plan

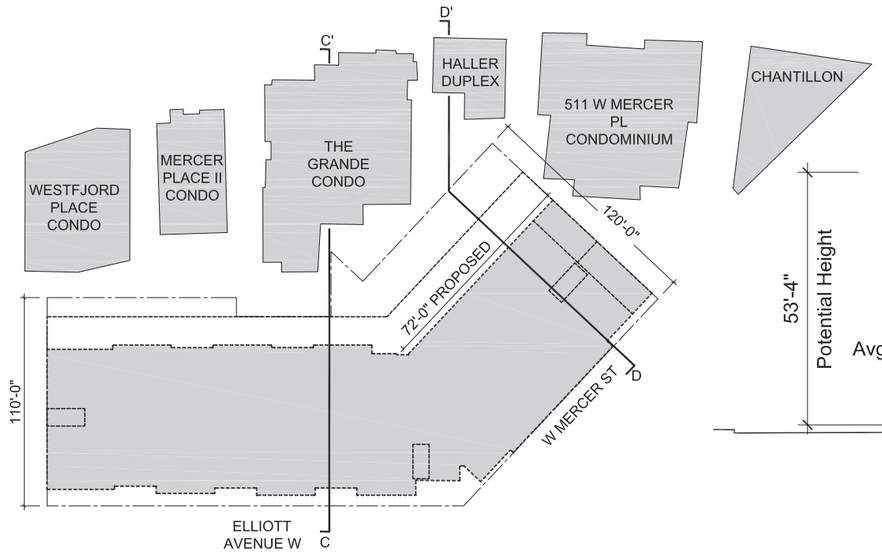


Section A-A'

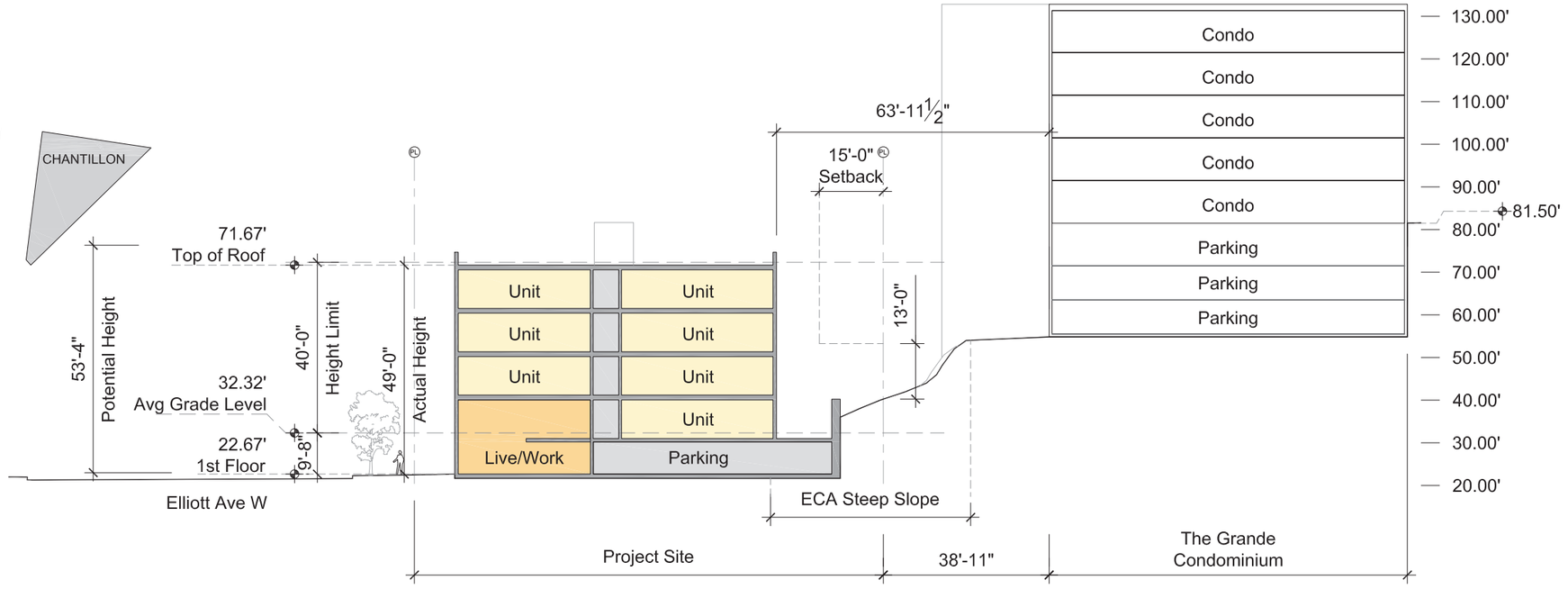


Section B-B'

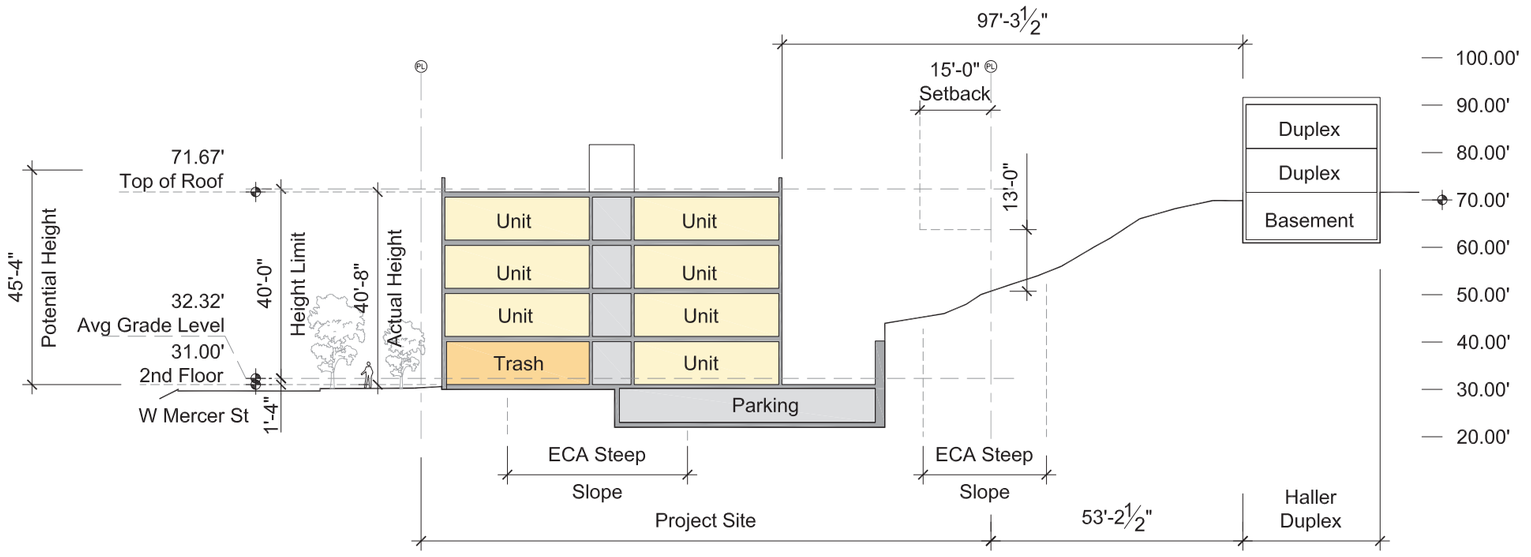
Site Section



Plan

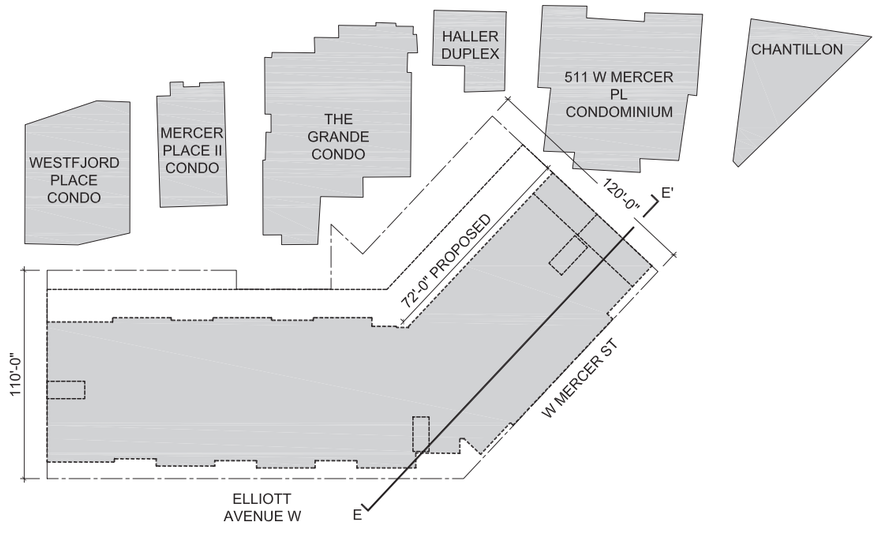


Section C-C'

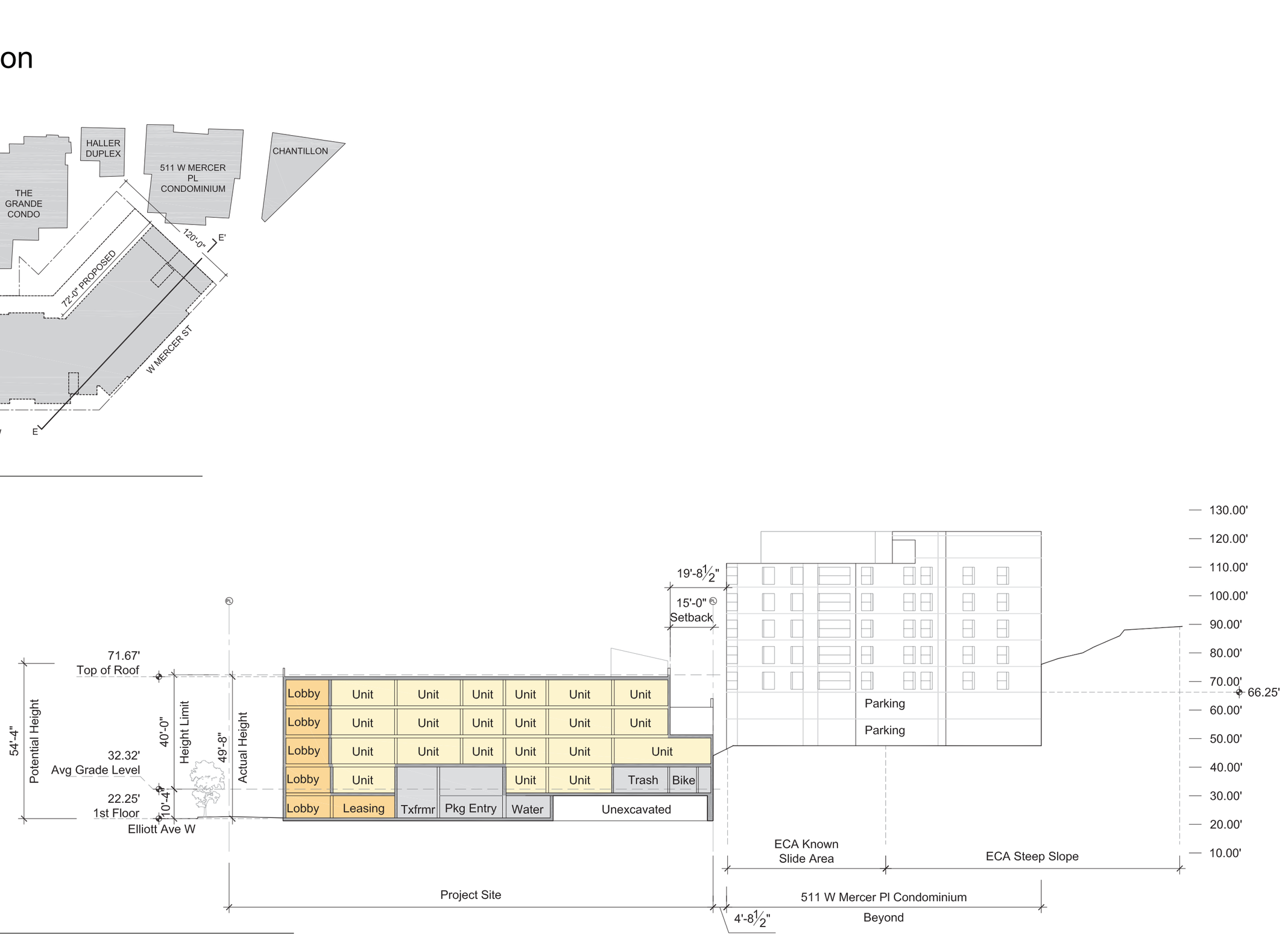


Section D-D'

Site Section



Plan



Section E-E'

Landscaping

1. Existing landscaping will be kept to the greatest extent possible.

2. New street trees will be located along both Elliott Ave W and W Mercer St.

3. Planter boxes located at the base of the retaining wall.

4. Decorative paving pattern at residential lobby entrance.

5. See page 25 for an enlarged Roof Plan.

Site Plan

Landscaping


LAVENDER


PIERIS


RED FLOWER CURRANT


PARDON ME DAYLILY


SWORD FERN


VINE MAPLE


MAIDEN GRASS


MYRICA


STELLA DE ORO


STYRAX


SALAL


HOSTA


SERVICEBERRY


SNOWBERRY


LONICERA


NANDINA


CAREX


OREGON GRAPE


PACIFIC SUNSET


KARL FOERSTER


EUPHORBIA


LITTLE PRINCESS SPIRAEA


MAHONIA REPENS


BLACK EYE SUSAN


BAMBOO


ASTILBE


LIRIOPE


BLOOD GRASS


BLUE OAT GRASS

Site Plantings

Landscaping

Roof Plants

1 Vine Maple

2 English Lavender

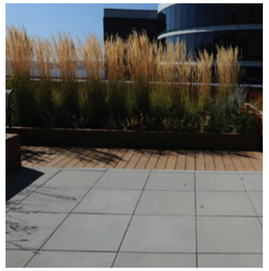
3 Evergreen Spurge

4 Reed Grass

5 Pardon Me Lily

6 Blood Grass

Roof Pavers and Planter Boxes

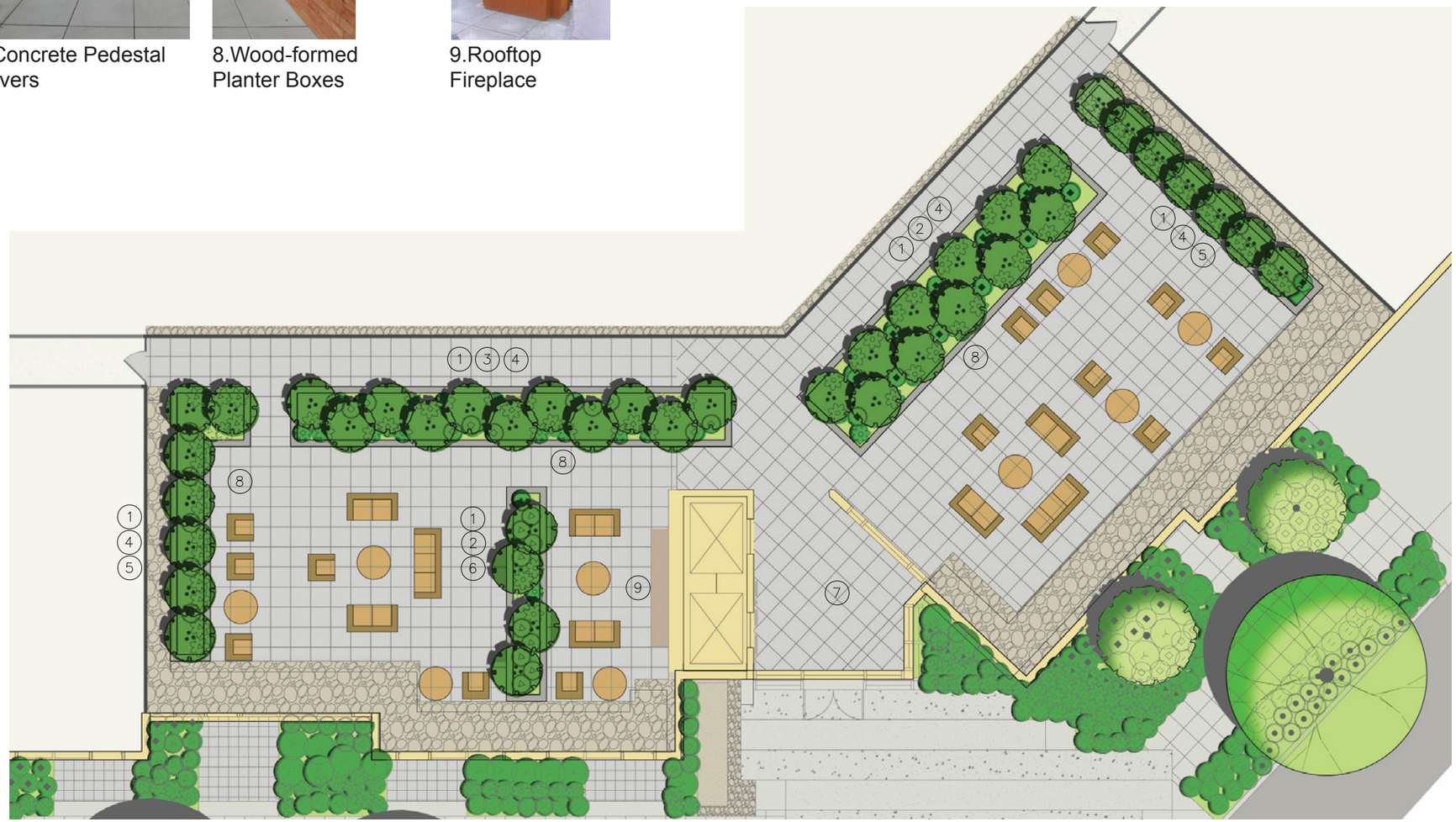


7.Concrete Pedestal Pavers

8.Wood-formed Planter Boxes

Amenity

9.Rooftop Fireplace



Enlarged Roof Plan

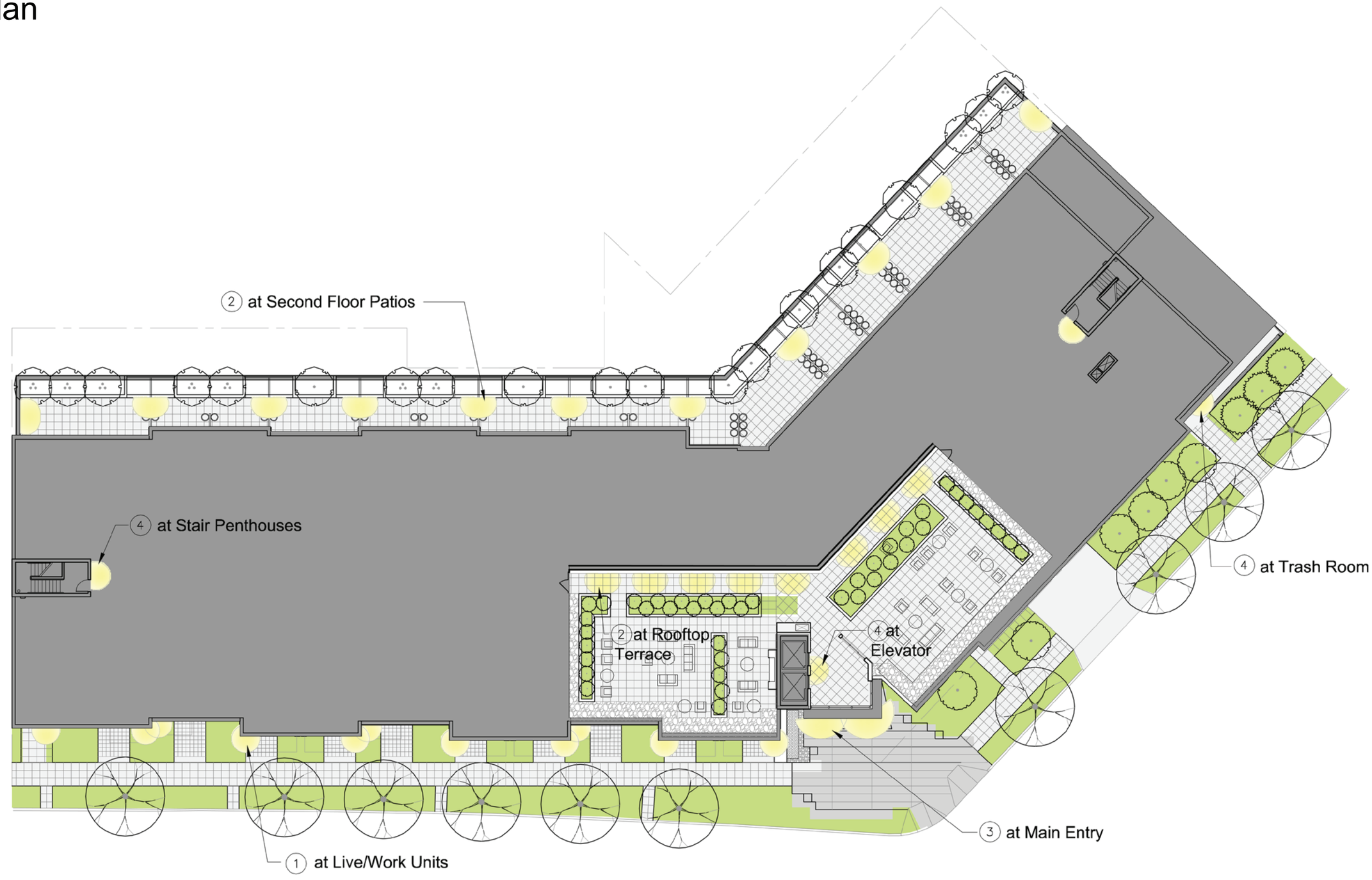
Lighting Plan

1. Wall Sconces at Live/Work Units & Stair Penthouses
   DesignPlan
   Gizmo Twin

2. Recessed Luminaire at Patio and Terrace
   Invue
   Solas Series Square

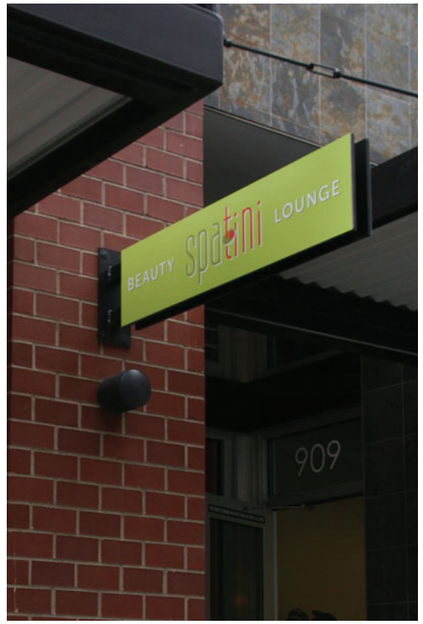
3. Recessed Downlight at Entry
   Portfolio
   18W 4” Cylinder

4 Surface Downlight at Stair
  Lithonia
  70W 16” Square



*Radius indicates 0.2 FC boundary

Elliott Ave W



Live/work signage examples

Plantings along Elliott Ave W

Pacific Sunset Maple

Nandina

Mahonia

Pardon Me Lily

Lavender

Snowberry

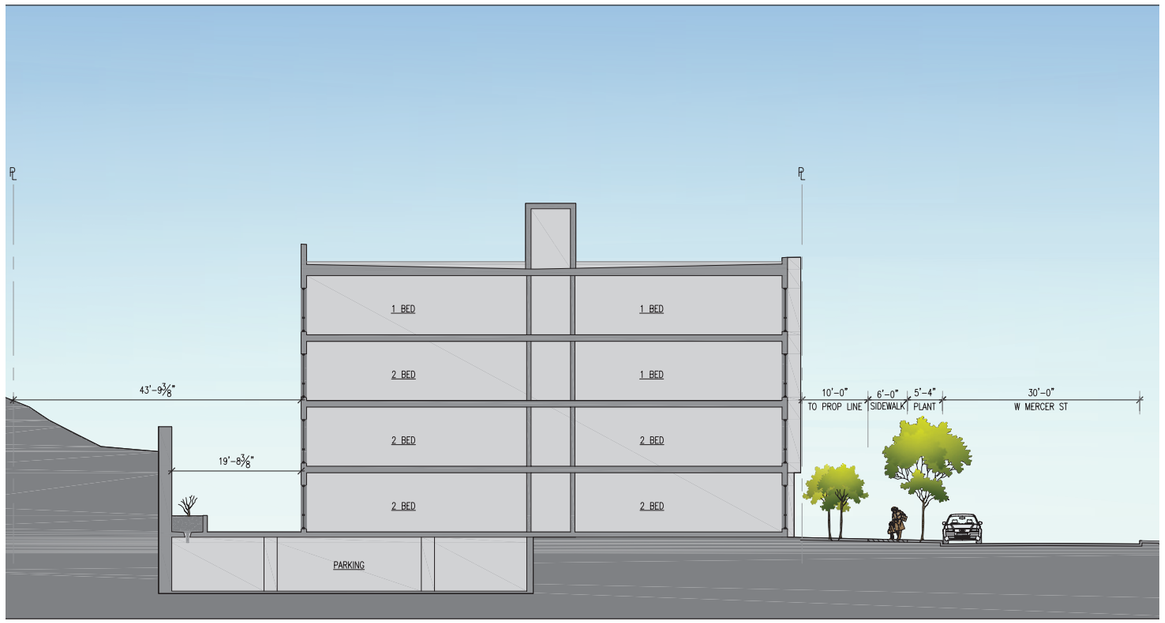
Little Princess Spiraea

Storefronts along Elliott Ave W

Elliott Ave W

Streetscape along Elliott Ave W

W Mercer St



Looking East from Elliott Ave W

Plantings along W Mercer St.

Japanese Snowbell

Nandina

Mahonia

Grass

Lavender

Snowberry

View looking east from Elliott Ave W

W Mercer St

Streetscape along W Mercer St

Design Constraints

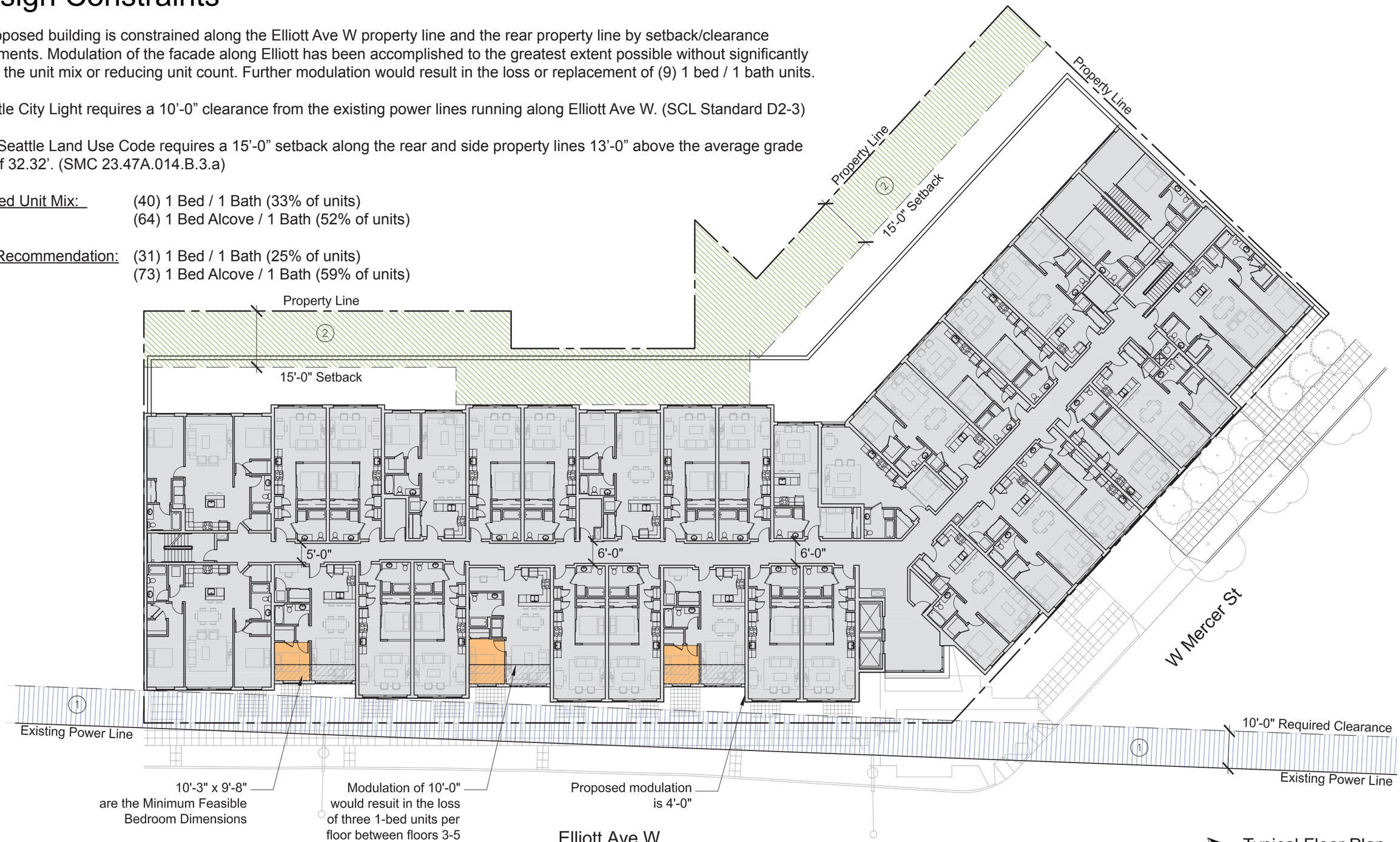
The proposed building is constrained along the Elliott Ave W property line and the rear property line by setback/clearance requirements. Modulation of the facade along Elliott has been accomplished to the greatest extent possible without significantly altering the unit mix or reducing unit count. Further modulation would result in the loss or replacement of (9) 1 bed / 1 bath units.

1. Seattle City Light requires a 10’-0” clearance from the existing power lines running along Elliott Ave W. (SCL Standard D2-3)

2. The Seattle Land Use Code requires a 15’-0” setback along the rear and side property lines 13’-0” above the average grade plane of 32.32’. (SMC 23.47A.014.B.3.a)

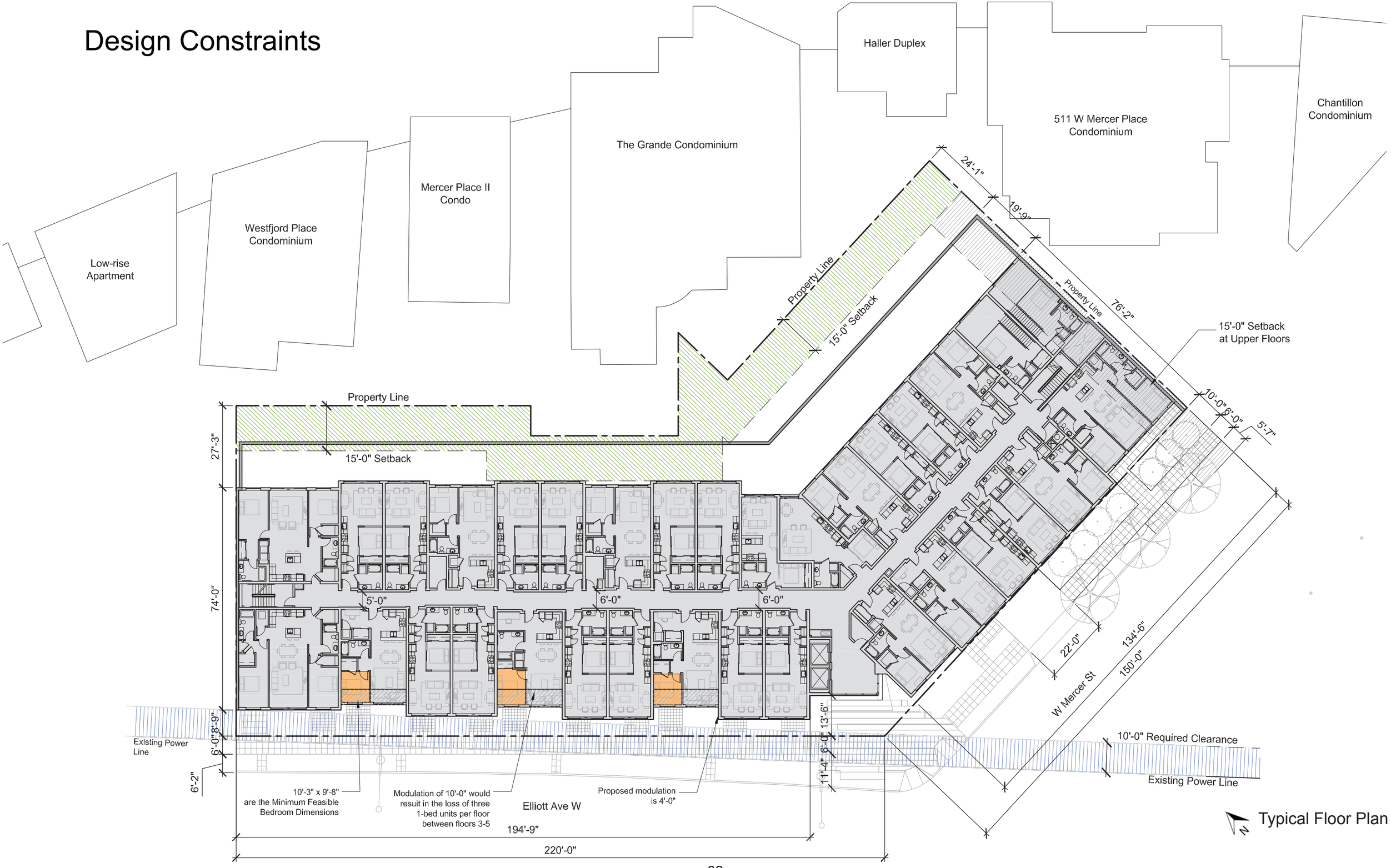
Proposed Unit Mix: (40) 1 Bed / 1 Bath (33% of units)
(64) 1 Bed Alcove / 1 Bath (52% of units)

Board Recommendation: (31) 1 Bed / 1 Bath (25% of units)
(73) 1 Bed Alcove / 1 Bath (59% of units)



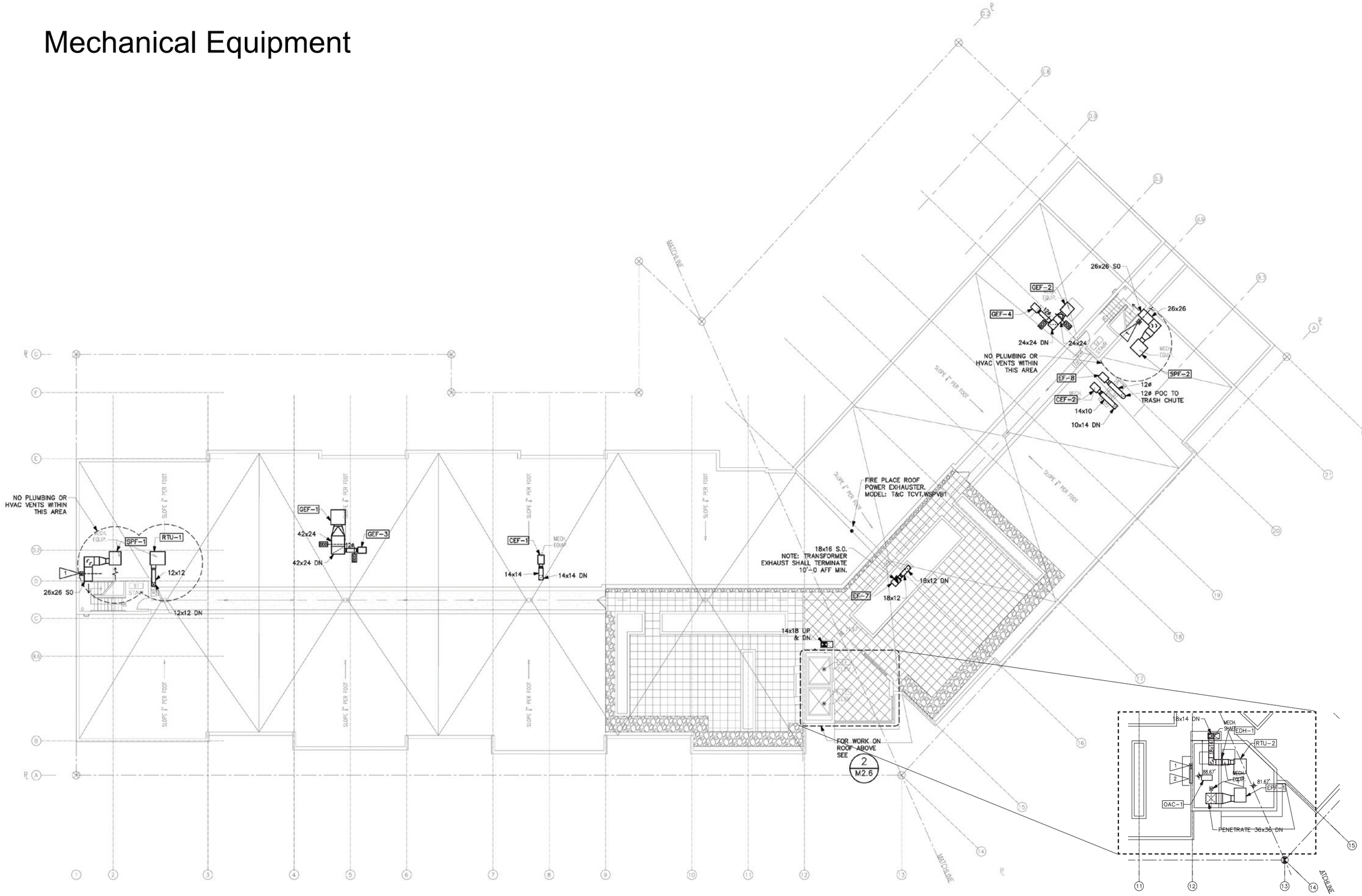
Typical Floor Plan

Design Constraints



Typical Floor Plan

Mechanical Equipment



Roof Plan

Elevator Penthouse Plan

Mechanical Schedule

ROOFTOP HEAT PUMP SCHEDULE

EQUIP NO.	AREA SERVED	DISCHARGE	SUPPLY FAN				COOLING		HEATING		AUXILIARY	ELECTRICAL			WEIGHT,	BASIS OF DESIGN
			AIRFLOW, CFM	ESP, IN WG	MOTOR HP	MIN. OSA CFM	CAPACITY, MBH	SEER	CAPACITY, MBH	HSPF	ELEC HEAT, KW	VOLTAGE	MCA	MOCP	LBS	
RTU-1	RESIDENTIAL UNIT CORRIDORS	HORIZONTAL	800	0.5	1/2	(1)	24,000	13.5	24000	7.8	10	208V/1P	72.7	80	350	CARRIER 50EZ024 (1) (2)
RTU-2	RESIDENTIAL UNIT CORRIDORS	HORIZONTAL	1600	0.50	1	(1)	47,500	13.5	47,000	7.7	20	208V/1P	140.5	150	450	CARRIER 50EZ048 (1) (2)

NOTES: (1) UNIT TO RUN AT 100% OUTSIDE AIR CONTINUOUSLY
(2) PROVIDE 12" FACTORY CURB

ELECTRIC DUCT HEATER SCHEDULE

EQUIP NO.	SERVICE	TYPE	AIRFLOW, CFM	HEATING CAP			BASIS OF DESIGN
				VOLTAGE	INPUT KW	MINIMUM STAGES	
EDH-1	RTU-2 SUPPLY AIR	FINNED TUBULAR	1600	208V/3P	6	2	INDEECO OR EQUAL (1) (2)

NOTES: (1) INTERLOCK EDH TO OPERATE WHEN RTU CALLS FOR ELECTRIC HEAT.
(2) SIZE OF HEATER TO MATCH DUCT SIZE PER PLANS.

SPLIT SYSTEM HEAT PUMP SCHEDULE - OUTDOOR UNIT

EQUIP NO.	CONNECTED FAN COIL UNIT	SERVICE	CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	SEER (MIN)	TOTAL HEATING CAPACITY, BTUH	HSPF (MIN)	Weight (Lbs)	ELECTRICAL			BASIS OF DESIGN (1) (2) (3)
									VOLTAGE	MCA	MOCP	
HP-1	FCU-1	COMMUNITY ROOM	1.5	17,800	15.00	18,000	8.0	210	208V/1P	12.0	20	CARRIER 25HPA518
HP-2	FCU-2	COMMUNITY ROOM - EXERCISE	1.5	17,800	15.00	18,000	8.0	210	208V/1P	12.0	20	CARRIER 25HPA518
HP-3	FCU-3	LOBBY & LEASING OFFICES	2.5	28,200	15.00	28,000	8.0	292	208V/1P	17.5	30	CARRIER 38QRR018

NOTES: (1) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION, FILTER DRIER, REFRIGERANT LINE FILTER, LIQUID SOLENOID VALVE, AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFS. RECOMMENDATION.
(2) PROVIDE ALL REQUIRED ACCESSORIES FOR LOW-AMBIENT AND LONG LINE APPLICATION.
(3) ROUTING OF REFRIGERANT LINES FROM INDOOR TO OUTDOOR UNITS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD COORDINATE ROUTING.

SPLIT SYSTEM HEAT PUMP SCHEDULE - INDOOR UNIT

EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	FAN				AUX ELEC HEAT, KW (AT 240V)	ELECTRICAL			BASIS OF DESIGN
			AIRFLOW, CFM	ESP, IN WG	OSA, CFM	MOTOR HP		VOLTAGE	MCA	MOCP	
FCU-1	COMMUNITY ROOM	VERTICAL	600	0.50	150	1/3	5	208V/1P	28.5	30	CARRIER FX4CNF018
FCU-2	COMMUNITY ROOM - EXERCISE	VERTICAL	600	0.50	120	1/3	5	208V/1P	28.5	30	CARRIER FX4CNF018
FCU-3	LOBBY & LEASING OFFICES	VERTICAL	1000	0.50	150	1/2	5	208V/1P	50.4	60	CARRIER FV4BNF030

NOTES:

EXHAUST VENT CAPS

EXHAUST VENT CAPS FOR RESIDENTIAL UNIT DRYER, BATHROOM AND RANGE EXHAUST SHALL BE ALUMINUM VENT CAPS PAINTED TO MATCH ADJACENT EXTERIOR SURFACE. REVERSOMATIC MODEL ECA OR EQUAL. VENT HOODS SHALL HAVEA 4" MINIMUM OPENING DEPTH FROM THE FACE OF THE WALL FOR PROPER OPERATION OF FANS. CONTRACTOR MAY PROVIDE ALTERNATE PRICING FOR SINGLE HOODS ENCLOSING MULTIPLE VENTS (FOR EXAMPLE, (2) 4" VENTS UNDER A COMMON HOOD.)

GRILLES, DIFFUSERS SCHEDULE

CALLOUT	DESCRIPTION	AIRFLOW RANGE, CFM	FACE SIZE, IN	BASIS OF DESIGN
CD-1	CEILING DIFFUSER	0-250	12x12	TITUS TMS
EG-1	EXHAUST GRILLE	0-500	12x12	TITUS 350RL
RG-1	RETURN GRILLE	0-800	18x14	TITUS 350ZRL
SG-1	SUPPLY GRILLE	0-750	14x14	TITUS 300RS
SG-2	SUPPLY GRILLE	0-300	12x8	TITUS 300RS
TG-1	TRANSFER GRILLE	0-300	12x8	TITUS 350RL
TG-2	TRANSFER GRILLE	0-500	12x12	TITUS 350ZRL

NOTES:

FAN SCHEDULE

EQUIP NO.	SERVICE	TYPE	AIRFLOW, CFM	EXT SP, IN WG	MOTOR HP	ELECTRICAL	OPERATION	BASIS OF DESIGN (1)
EF-1	PER PLANS (RESIDENTIAL UNITS)	CEILING MOUNTED	80	0.10	FHP	120V/1P	OCC. SENSOR (2)	PANASONIC FV-08VKM3 (3)(9)
EF-2	PER PLANS (RESIDENTIAL UNITS)	CEILING MOUNTED	50	0.10	FHP	120V/1P	MANUAL	PANASONIC FV-05VK3 (3)
EF-3	PER PLANS (RESIDENTIAL UNITS)	CEILING MOUNTED	50	0.10	FHP	120V/1P	MANUAL	PANASONIC FV-05VK3
EF-4	COMMUNITY SPACE RESTROOM	CEILING MOUNTED	50	0.10	FHP	120V/1P	(5)	PANASONIC FV-05VK3
EF-5	COMMUNITY SPACE - EXERCISE	CEILING MOUNTED	150	0.10	FHP	120V/1P	(5)	GREENHECK SP-A200 (4)
EF-6	LEASING OFFICE RESTROOM	CEILING MOUNTED	50	0.10	FHP	120V/1P	(5)	PANASONIC FV-05VK3
EF-7	SEATTLE CITY OF LIGHT TRANSFORMER ROOM	UTILITY UPBLAST	1,200	0.50	1/2	208V/3P	(10)	GREENHECK SWB-216
EF-8	TRASH ROOM/TRASH CHUTE	UTILITY UPBLAST	300	0.50	1/4	208V/3P	CONTINUOUS	GREENHECK SWB-106
EF-9	TRASH ROOM	CEILING MOUNTED	150	0.50	FHP	120V/1P	CONTINUOUS	GREENHECK SP-A200
EF-10	WATER SERVICE/BOILER ROOM	CEILING MOUNTED	200	0.50	FHP	120V/1P	CONTINUOUS	GREENHECK SP-A290
EF-11	BIKE STORAGE	CEILING MOUNTED	200	0.50	FHP	120V/1P	CONTINUOUS	GREENHECK SP-A290
DBF-1	RESIDENTIAL UNIT LAUNDRY	LAUNDRY BOOSTER FAN	140	0.50	FHP	120V/1P	(7)	AMERICAN ALDES DBA-4HP
TF-1	PER PLANS	CEILING MOUNTED	50	0.25	FHP	120V/1P	CONTINUOUS	GREENHECK CSP-B110
TF-2	PBX ROOM	CEILING MOUNTED	100	0.25	FHP	120V/1P	CONTINUOUS	GREENHECK CSP-B110
EPF-1	ELEVATOR PRESSURIZATION	UTILITY	12,000	0.50	7-1/2	208V/3P	(12)	GREENHECK SWB-224 (11) (13)
SPF-1	STAIR PRESSURIZATION	UTILITY	6,000	0.50	2	208V/3P	(12)	GREENHECK SWB-120 (11) (13)
SPF-2	STAIR PRESSURIZATION	UTILITY	5,000	0.50	2	208V/3P	(12)	GREENHECK SWB-118 (11) (13)
GEF-1	GARAGE EXHAUST	UTILITY UPBLAST	10,000	0.50	5	208V/3P	(6)	GREENHECK SWB-124 (8)
GEF-2	GARAGE EXHAUST	UTILITY UPBLAST	4,000	0.50	1-1/2	208V/3P	(6)	GREENHECK SWB-116 (8)
GEF-3	GARAGE EXHAUST	UTILITY UPBLAST	500	0.50	1/2	208V/3P	(6)	GREENHECK SWB-106
GEF-4	GARAGE EXHAUST	UTILITY UPBLAST	500	0.50	1/2	208V/3P	(6)	GREENHECK SWB-106
GSF-1	GARAGE SUPPLY	CEILING MOUNTED	250	0.10	FHP	120V/1P	(6)	GREENHECK CSP-A290
CEF-1	CORRIDOR EXHAUST	UTILITY UPBLAST	1,000	0.50	1/2	208V/3P	CONTINUOUS	GREENHECK SWB-108
CEF-2	CORRIDOR EXHAUST	UTILITY UPBLAST	600	0.50	1/3	208V/3P	CONTINUOUS	GREENHECK SWB-107

NOTES: (1) PROVIDE BACKDRAFT DAMPERS ON EXHAUST FANS.
(2) MINIMUM CONTINUOUS SETTING SHALL BE 30 CFM FOR ALCOVES AND 1 BEDROOM UNITS, 45 CFM FOR TWO BEDROOM UNITS.
(3) 1.0 SONES MAXIMUM.
(4) PROVIDE OPTIONAL SPEED CONTROLER.
(5) INTERLOCK WITH LIGHT SWITCH.
(6) REFER TO GARAGE VENTILATION NOTES ON M0.0 FOR SEQUENCE OF OPERATION.
(7) OPERATED VIA FACTORY PROVIDED AIR PRESSURE SWITCH.
(8) PROVIDE VFD
(9) FAN SERVES AS CONTINUOUS VENTILATION FAN FOR RESIDENTIAL UNIT.
(10) INTERLOCK WITH TRANSFORMER ROOM PRIMARY & SECONDARY THERMOSTATS. PRIMARY THERMOSTAT SHALL OPERATE FAN AT 70 DEGREES F. SECONDARY THERMOSTAT SHALL TURN OFF FAN AT 140 DEGREES F. (BASED ON SEATTLE CITY OF LIGHT CONSTRUCTION STANDARD 0751.00 SECTION 9.5)
(11) POWERED BY LEGALLY REQUIRED STANDBY POWER SYSTEM.
(12) CONTROLLED BY FIRE ALARM SYSTEM.
(13) PROVIDE TOP HORIZONTAL DISCHARGE.

SPLIT AIR CONDITIONER SCHEDULE-OUTDOOR UNIT

EQUIP NO.	SERVICE	CONNECTED INDOOR UNIT	NOMINAL CAPACITY, TONS	TOTAL COOLING CAPACITY, BTUH	SEER	ELECTRICAL			BASIS OF DESIGN
						VOLTAGE	MCA	MOCP	
OAC-1	ELEVATOR MACHINE ROOM	IAC-1	1.5	16,600	15	208V/1P	12.2	20	MITSUBISHI PUY-A18NHA3 (1) (2) (3) (4)

NOTES: (1) ARI LISTED WITH ALL STANDARD FEATURES, INSTALLATION ACCESSORIES AND COMPRESSOR SHORT CYCLING PROTECTION, FILTER DRIER, REFRIGERANT LINE FILTER, LIQUID SOLENOID VALVE, AND SAFETY PRESSURE SWITCHES. INSTALL REFRIGERANT TUBING AND LENGTH IN STRICT ACCORDANCE WITH MANUFS. RECOMMENDATION.
(2) WITH FACTORY OPTION ELECTRICAL DISCONNECT.
(3) ROUTING OF REFRIGERANT LINES FROM INDOOR TO OUTDOOR UNITS NOT SHOWN ON PLANS. CONTRACTOR TO FIELD COORDINATE ROUTING.
(4) PRIOR TO ORDERING, CONTRACTOR TO COORDINATE WITH ELEVATOR MFR TO ENSURE UNIT CAN ADEQUATELY COOL THE ROOM.

SPLIT AIR CONDITIONER SCHEDULE-INDOOR UNIT

EQUIP NO.	AREA SERVED	TYPE/ DISCH/ ARRANG.	FAN		ELECTRICAL			BASIS OF DESIGN	OUTDOOR UNIT
			AIRFLOW, CFM	MOTOR DRIVE	VOLTAGE	MCA	MOCP		
IAC-1	ELEVATOR MACHINE ROOM	HIGH WALL	460	DIRECT	208V/1P	0.5	15	MITSUBISHI PKA-A18HA (1) (2) (3)	OAC-1

NOTES: (1) PROVIDE ELECTRICAL DISCONNECT SWITCH AND INDIVIDUAL THERMOSTAT.
(2) PRIOR TO ORDERING, CONTRACTOR TO COORDINATE WITH ELEVATOR MFR TO ENSURE UNIT CAN ADEQUATELY COOL THE ROOM.
(3) PROVIDE OPTIONAL CONDENSATE PUMP KIT.

Renderings

Looking North from Elliott Ave W

Renderings

Looking East from Elliott Ave W

Renderings

Looking South from Westfjord Place Condominium

Project Examples

Architect
Clark Design Group, PLLC

Ballard Blocks, Ballard
2009

Alaska Building, Pioneer Square
2010

Trio Condominium, Belltown
2006

Ken's Market, Phinney Ridge
2010

Developer
Goodman Real Estate, Inc.

Regata Condominium, Wallingford
2006

Harvard & Highland, Capitol Hill
2009

NoMa, Ballard
2007