

PROJECT INFORMATION

Property: 300 Terry Avenue North
Address: Seattle, WA 98109

Project #: 3013982

Owner: South Lake Union Hotel LLC
433 California Street
7th Floor
San Francisco, CA 94104

Architect: Jensen Fey Architects
7730 Leary Way NE
Redmond, WA 98052

Contact: Kurt Jensen
425.216.0318 ext.304
kurtj@jensenfey.com

WORKING PROGRAM

Zoning: IC-65

Height Limit: 160'-0"

FAR: Base 3.0
Max 7.0

Parking: None proposed

LEED: Silver

GROUND FLOOR

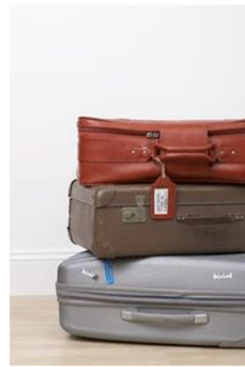
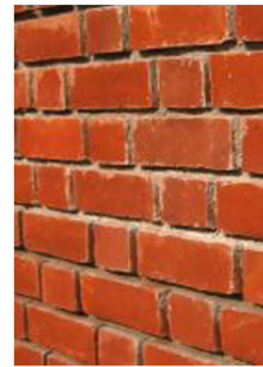
Hotel Lobby/Lounge 2600 sf
Restaurant/Kitchen 3200 sf
Concierge Lounge 1000 sf

SECOND FLOOR

Conference Center 7500 sf

HOTEL ROOM CALCULATION

3rd Floor	19 rooms
4th - 15th Floors	22 x 12 = 264 rooms
TOTAL	283 rooms



SHEET INDEX

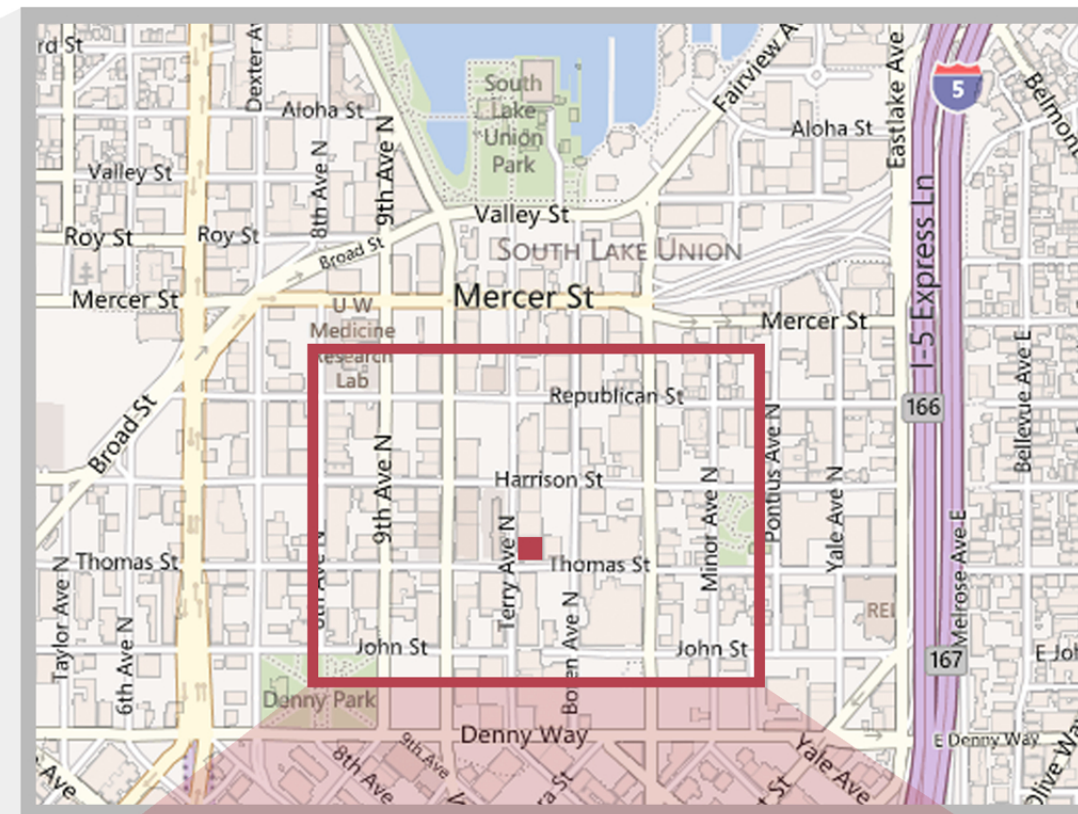
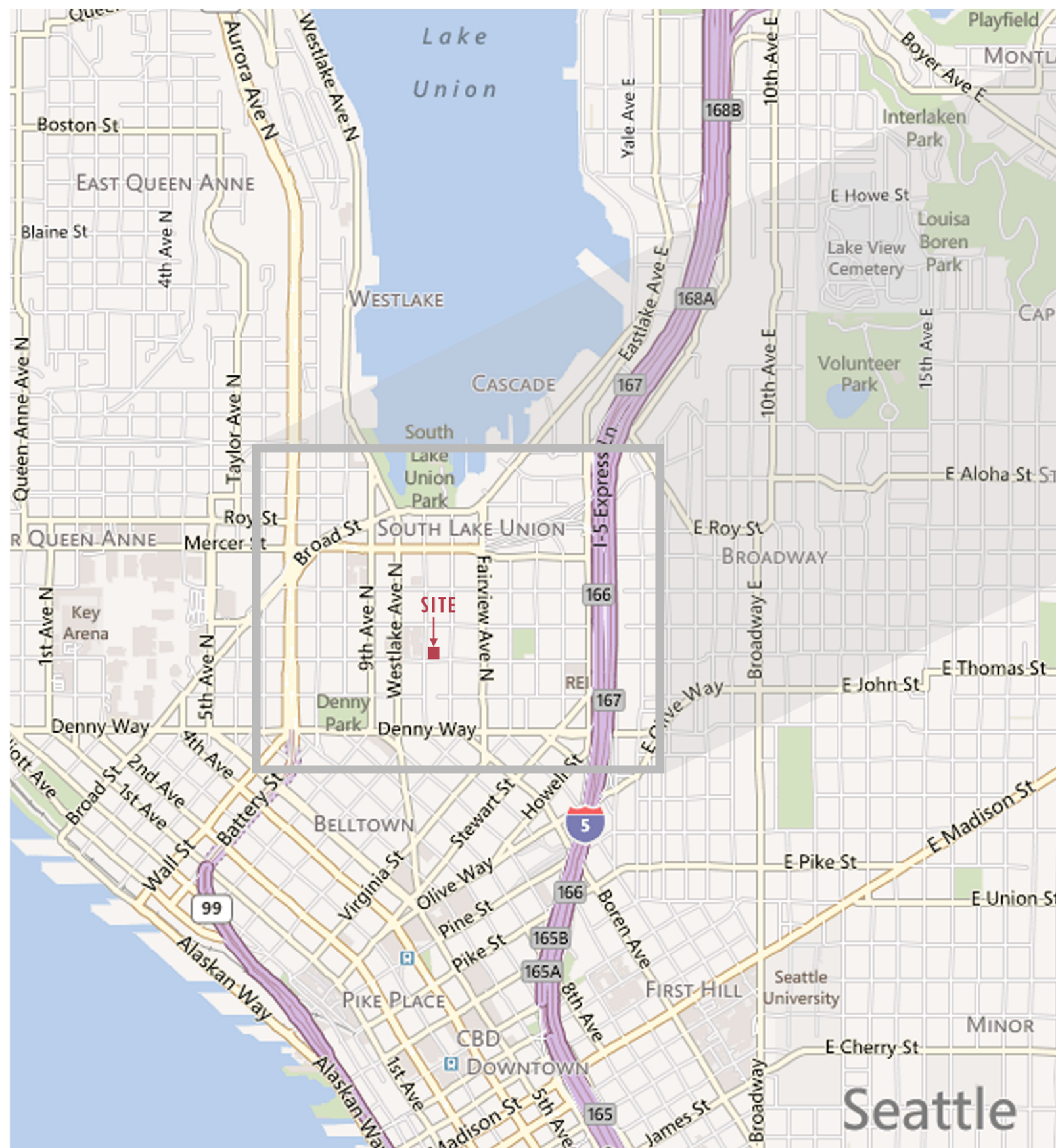
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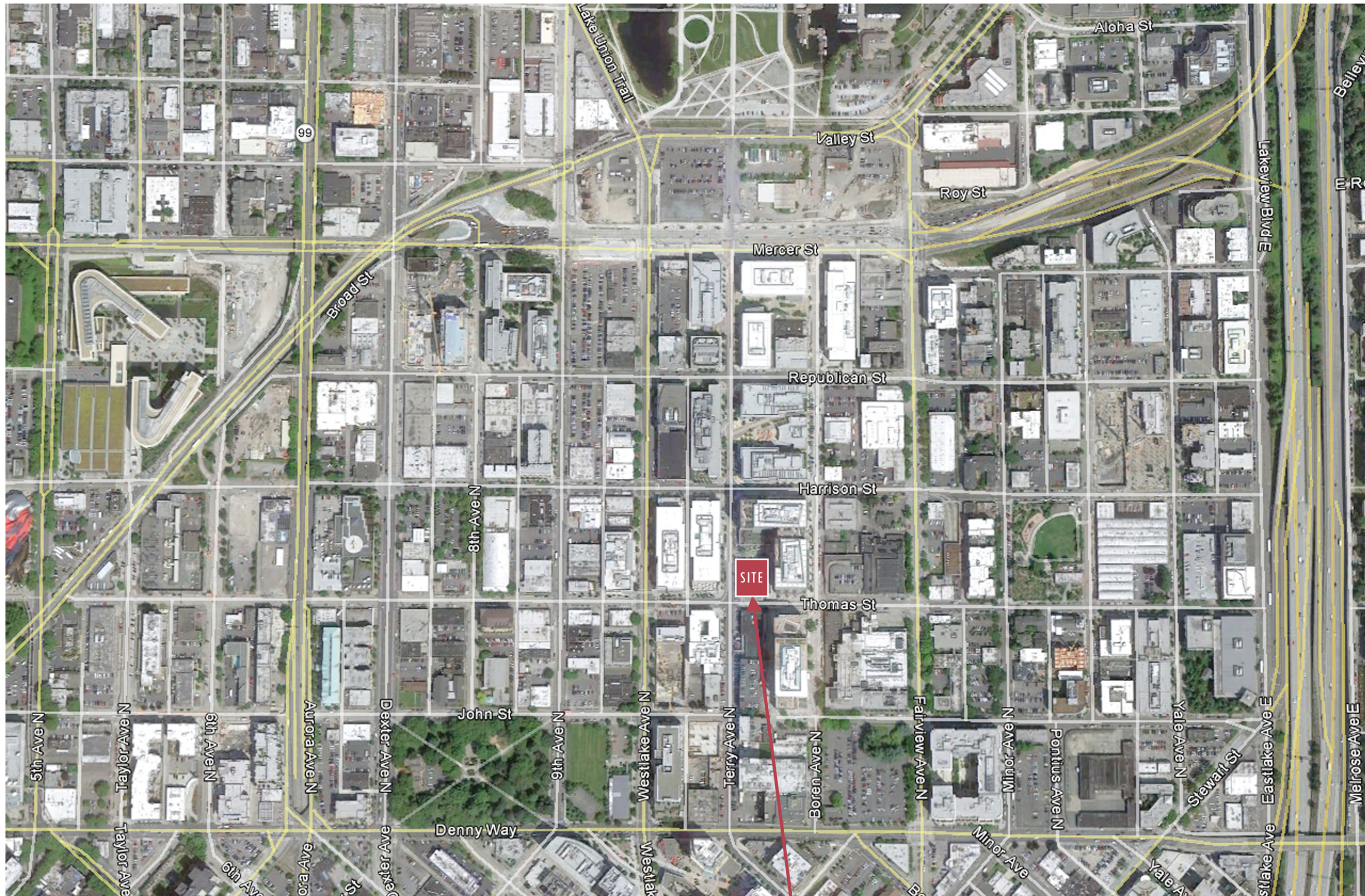
300 TERRY HOTEL

EARLY DESIGN GUIDANCE PACKET 2

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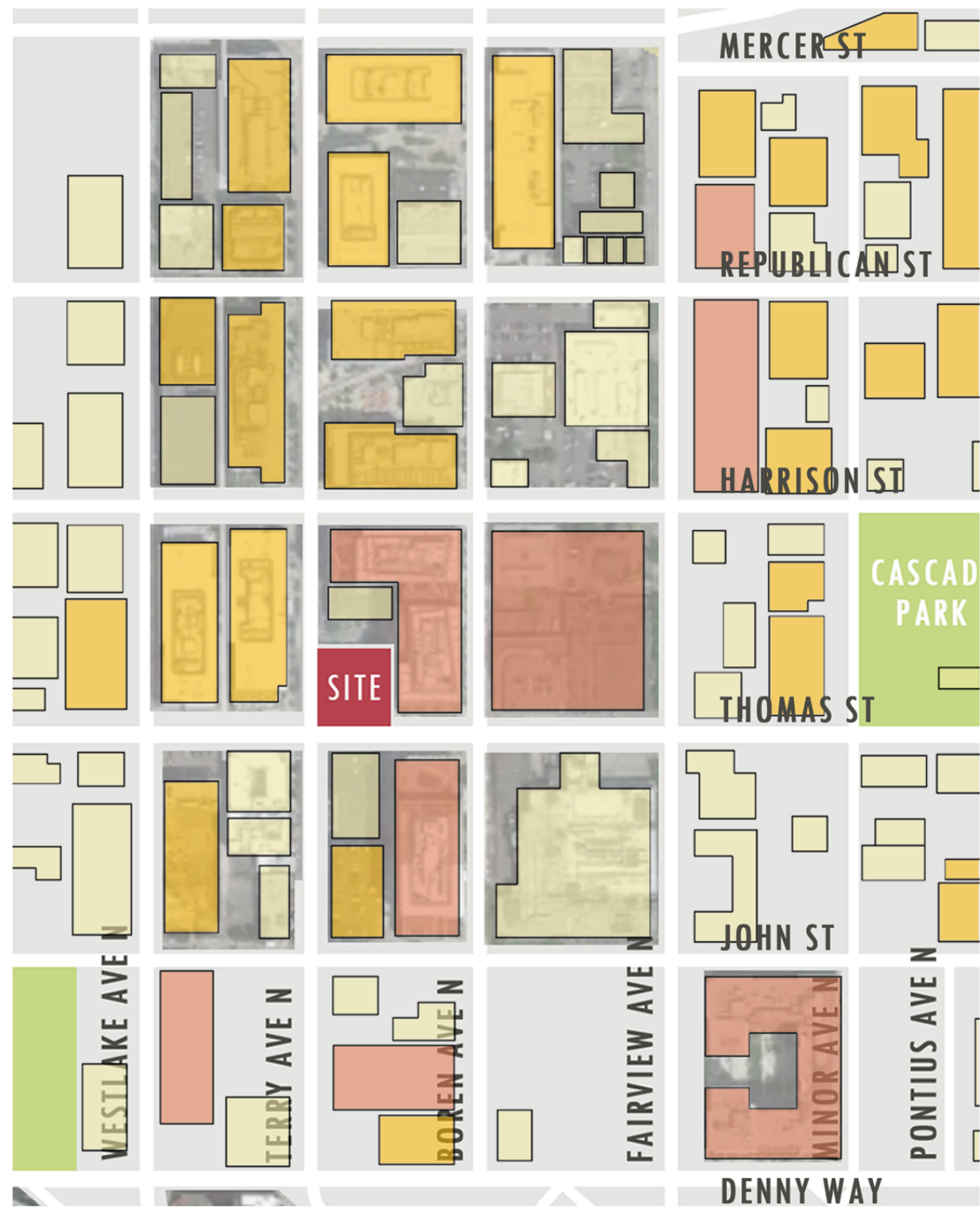
AERIAL MAP



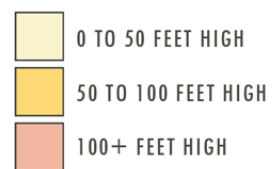
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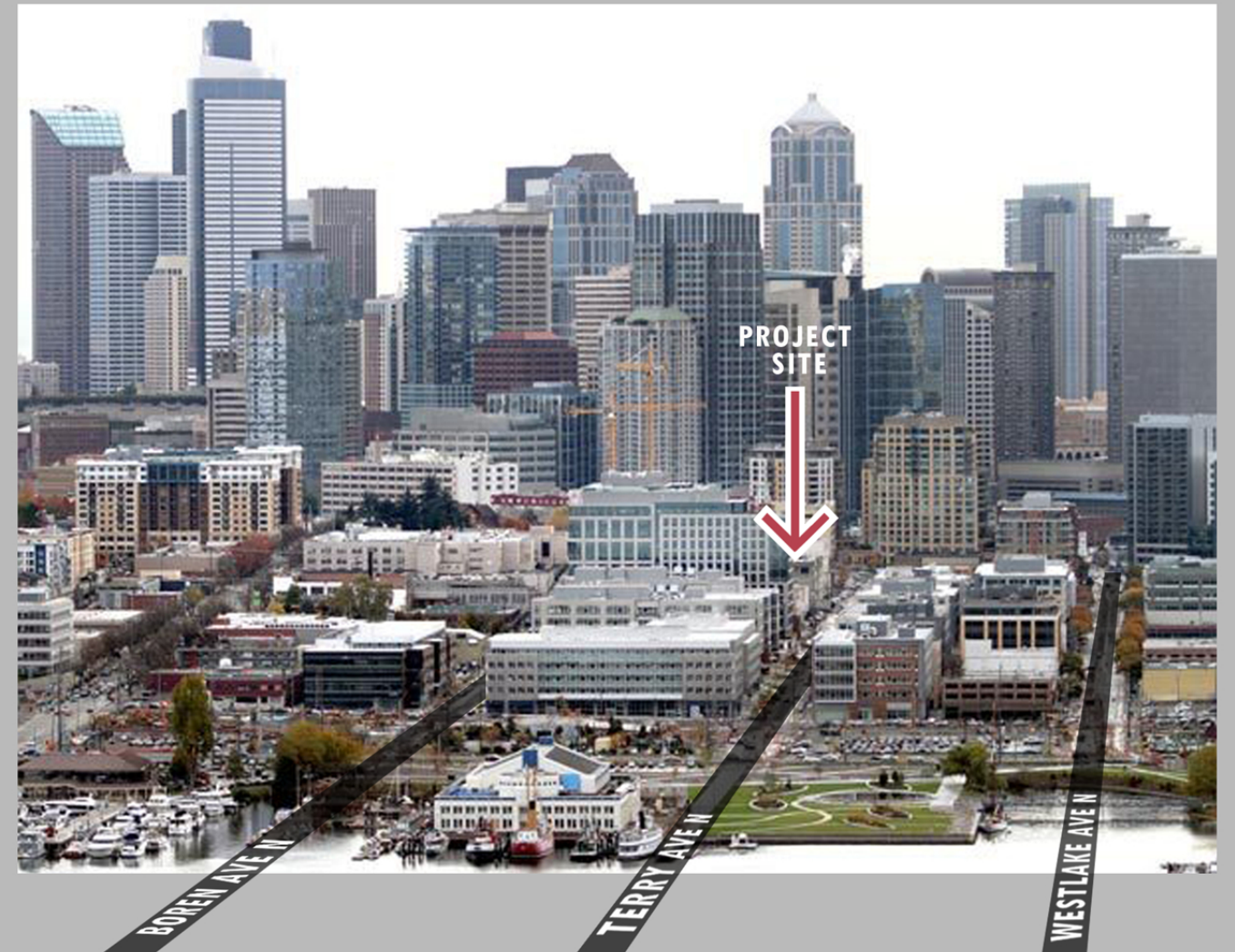
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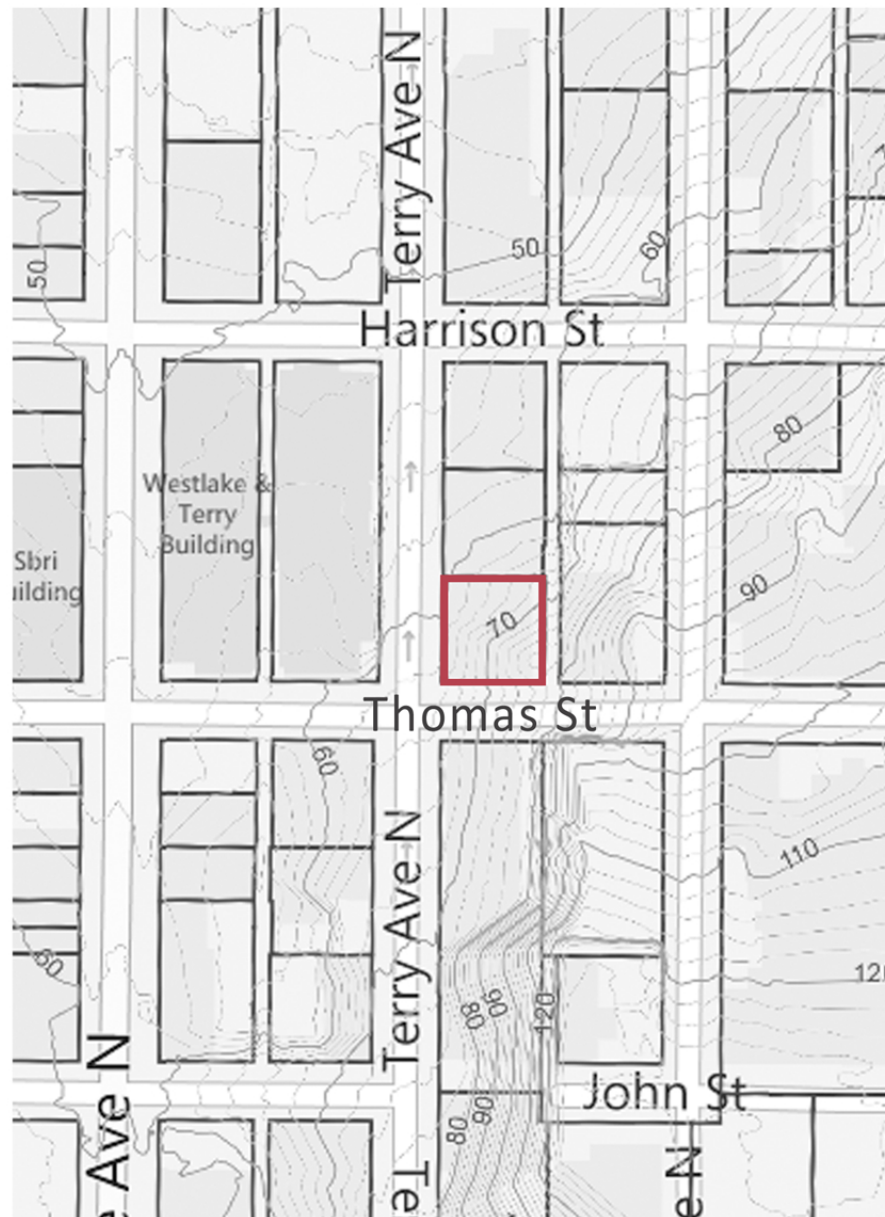


SURROUNDING BUILDING HEIGHTS
(existing & proposed projects)



VIEW FROM LAKE UNION LOOKING SOUTH TOWARDS SITE

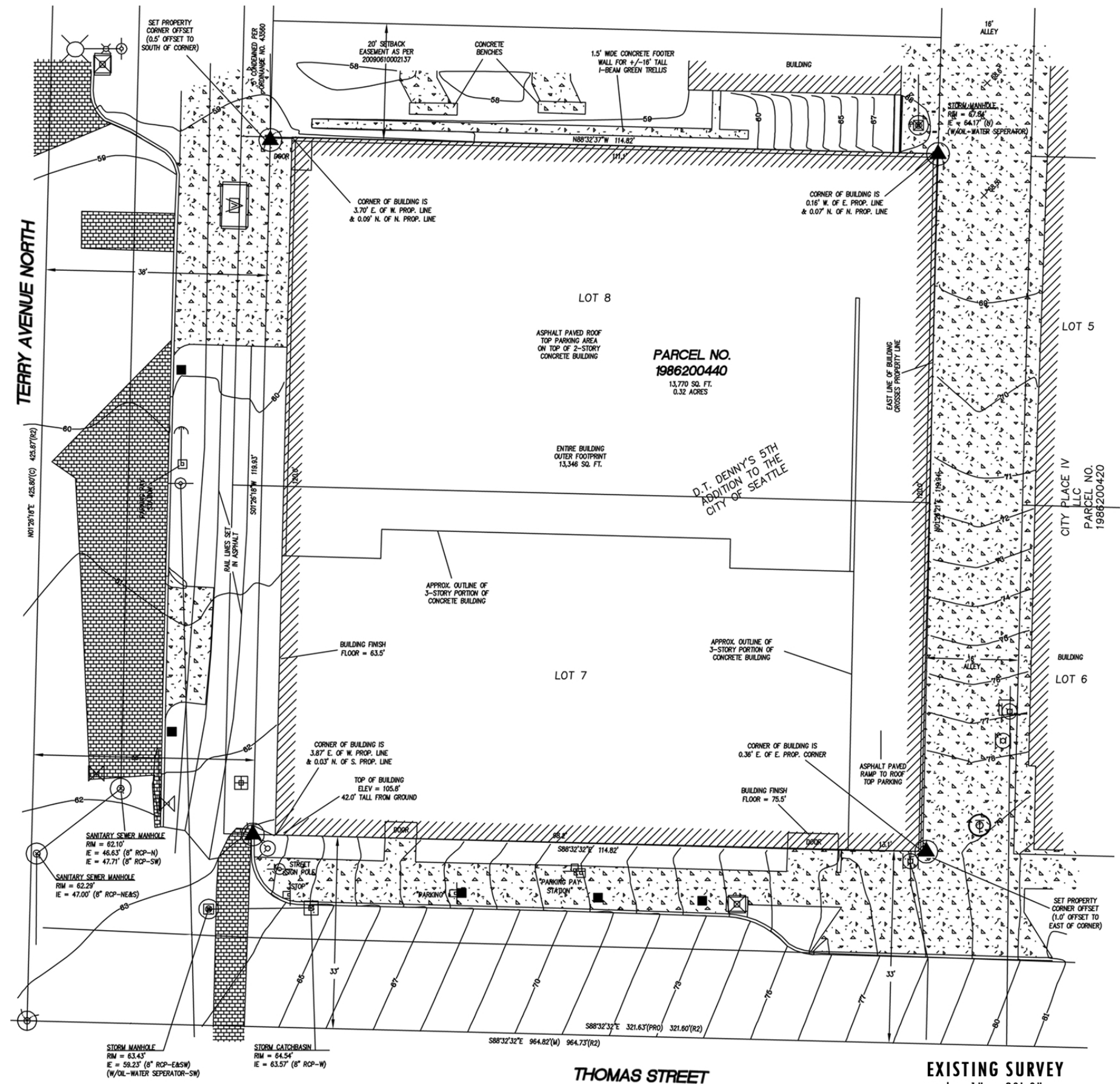




Site 300 Terry Avenue North (our site) is located on the corner of Terry Avenue North and Thomas Street. The dimensions of the property are 120 feet north-south and approximately 115 feet east-west.

Uses The existing lot contains an abandoned 3-story office building that will be demolished to build a new hotel.

Topography The site is mostly flat along Terry Avenue North, sloping just 2 feet from the corner to the existing plaza to the north. The slope is more substantial along Thomas Street, sloping upwards approximately 18 feet from the corner to the existing alleyway at midblock.



EXISTING SITE CONDITIONS



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1. EXISTING STREETScape ALONG TERRY AVENUE NORTH LOOKING EAST



2. EXISTING STREETScape ALONG TERRY AVENUE NORTH LOOKING WEST



3. EXISTING STREETScape ALONG THOMAS STREET LOOKING SOUTH



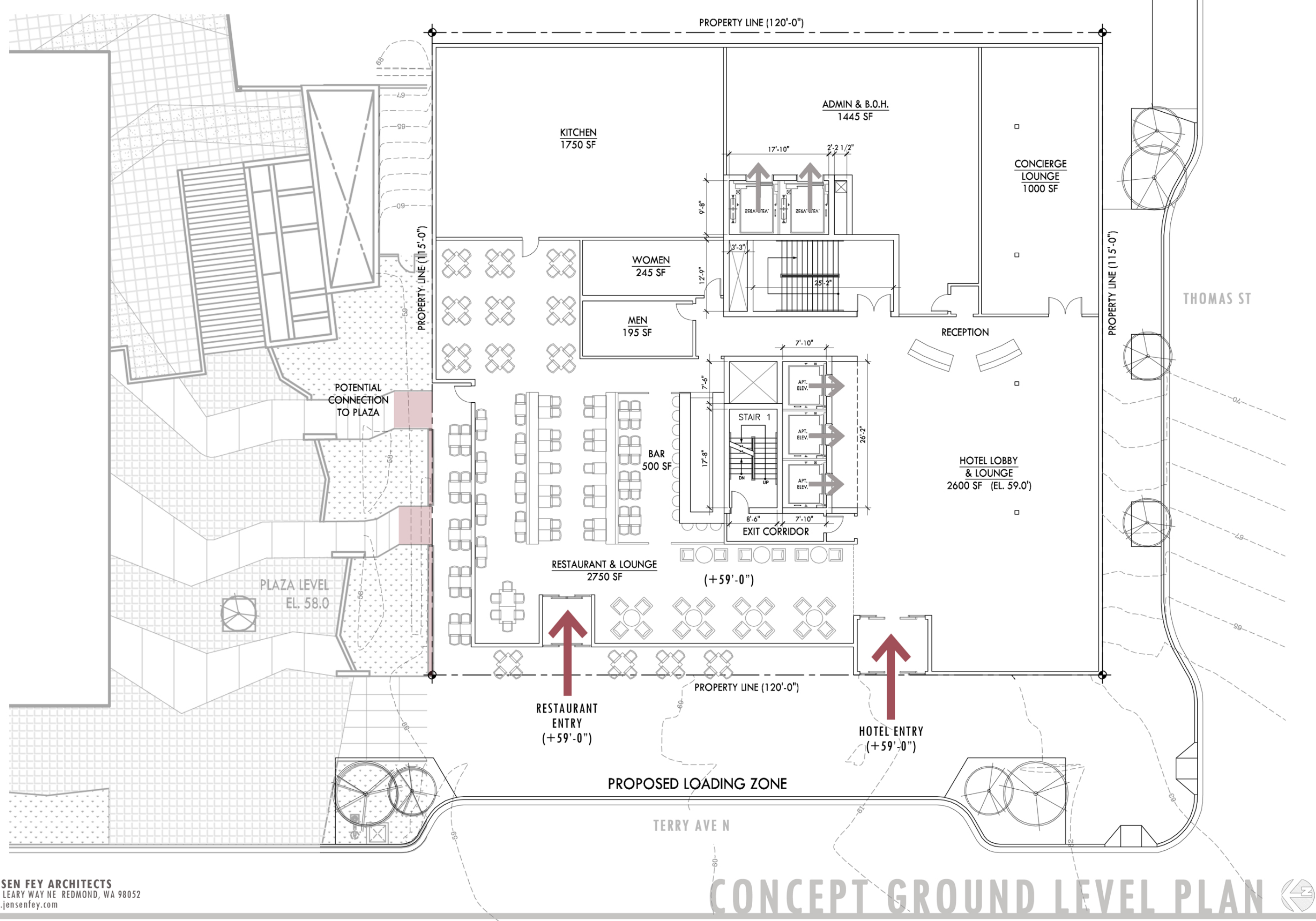
4. EXISTING STREETScape ALONG THOMAS STREET LOOKING NORTH

EXISTING STREETScape 2

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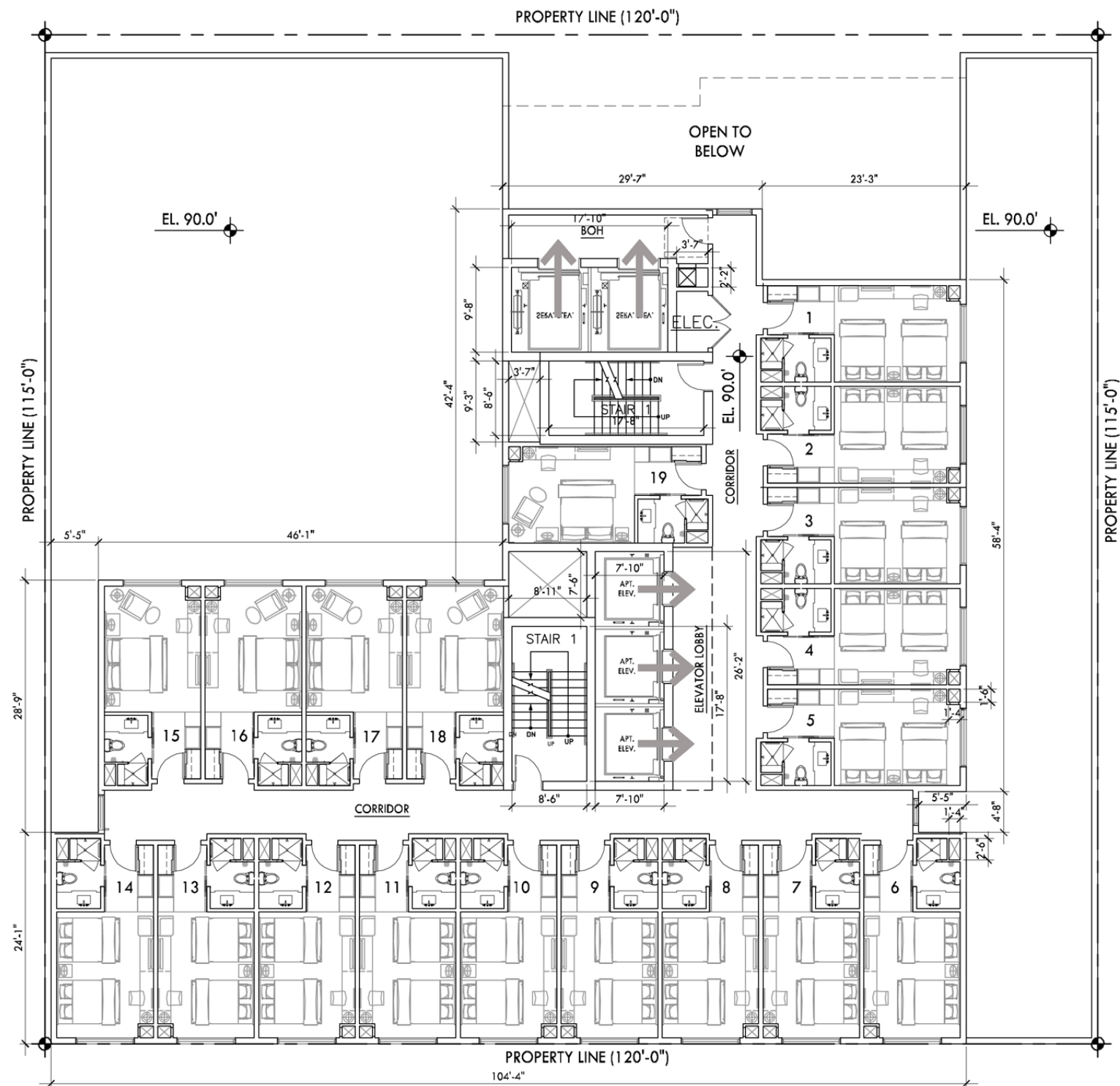


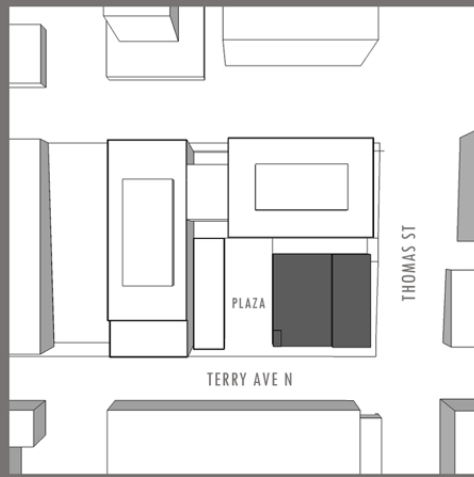
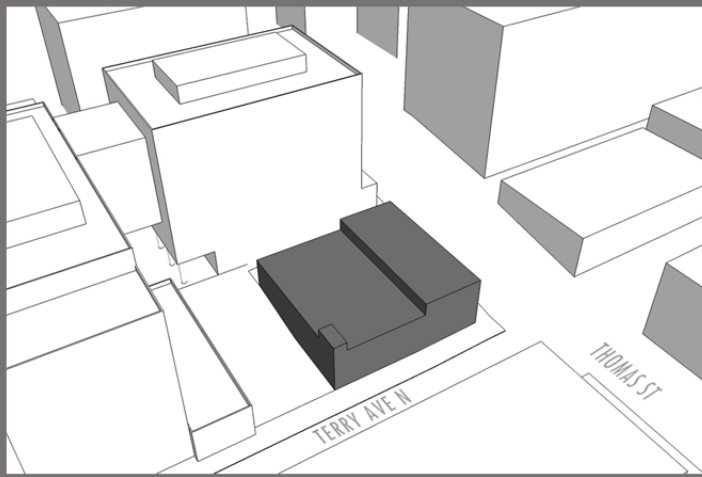




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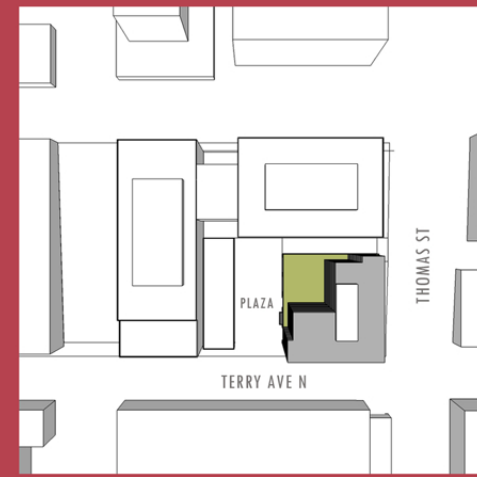
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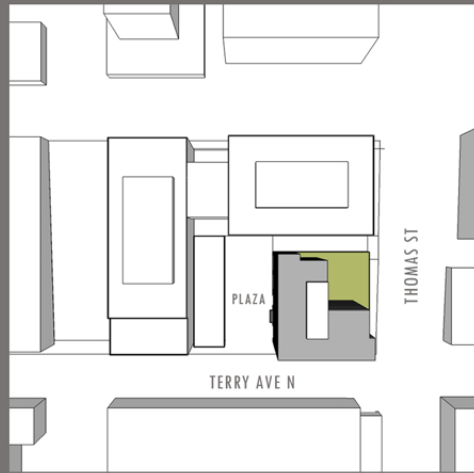
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EXISTING : BIORAD BUILDING / CURRENTLY VACANT



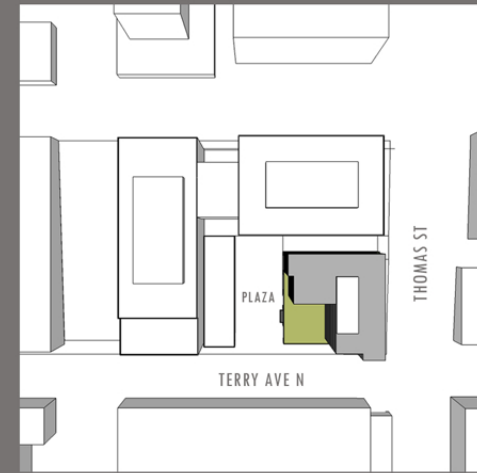
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OPTION 1 : PREFERRED MASSING "L"-SHAPED TOWER ALONG TERRY AVE N & THOMAS STREET



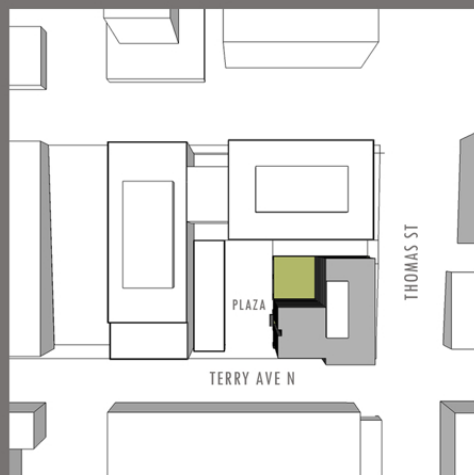
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OPTION 2 : "L"-SHAPED TOWER ALONG THE PLAZA & TERRY AVE N



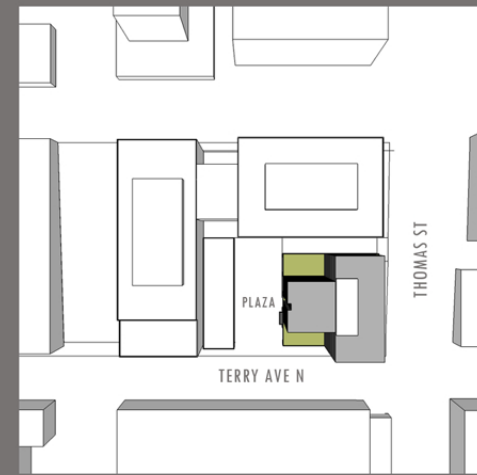
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OPTION 3 : "L"-SHAPED TOWER ALONG THE ALLEY & THOMAS STREET



4

OPTION 4 : SLIGHT SETBACK OF TOWER ALONG TERRY AVE N



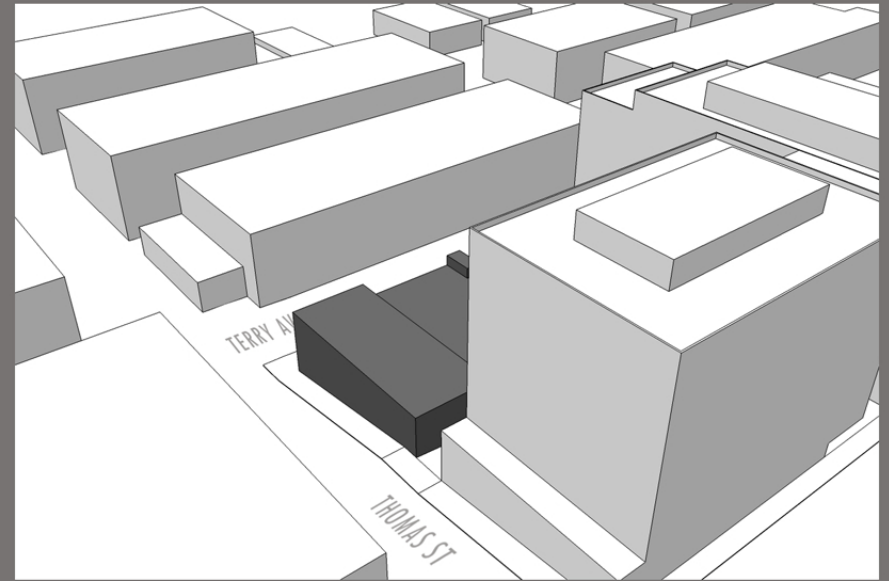
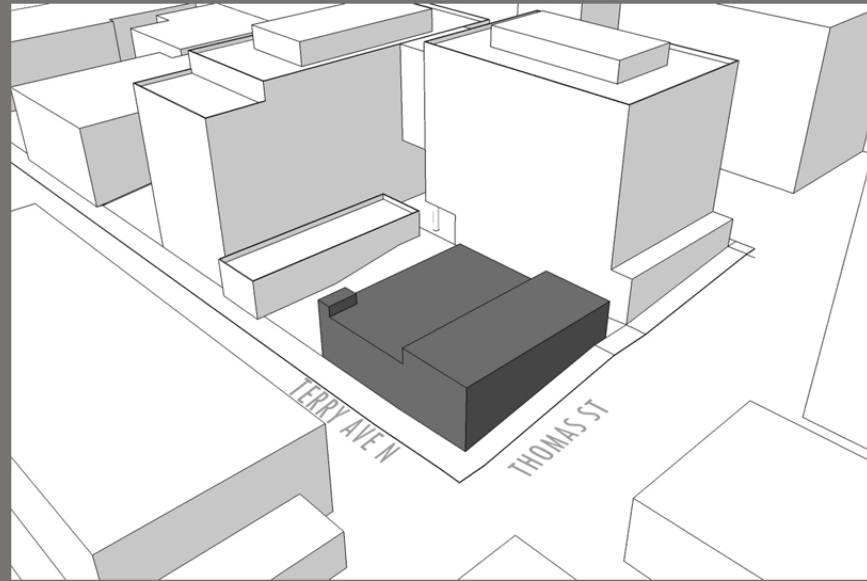
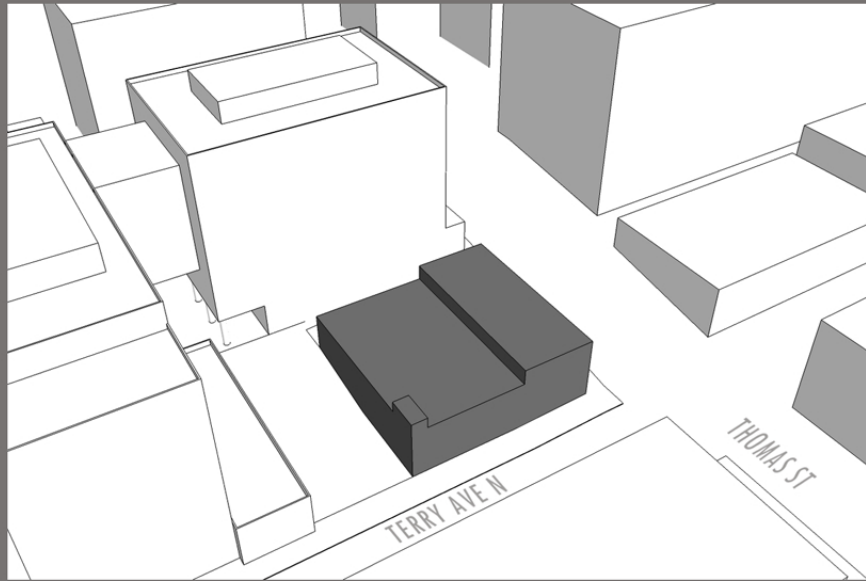
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OPTION 5 : "T"-SHAPED TOWER

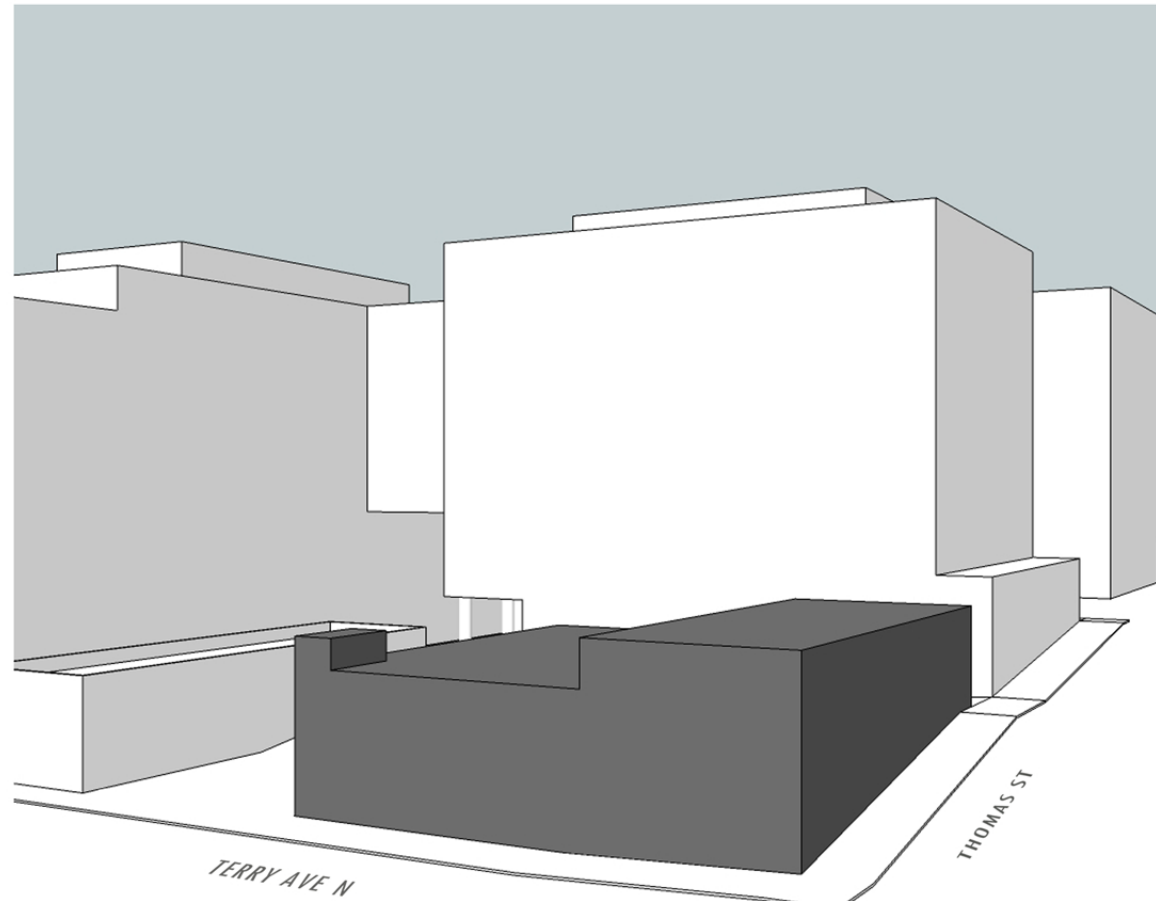
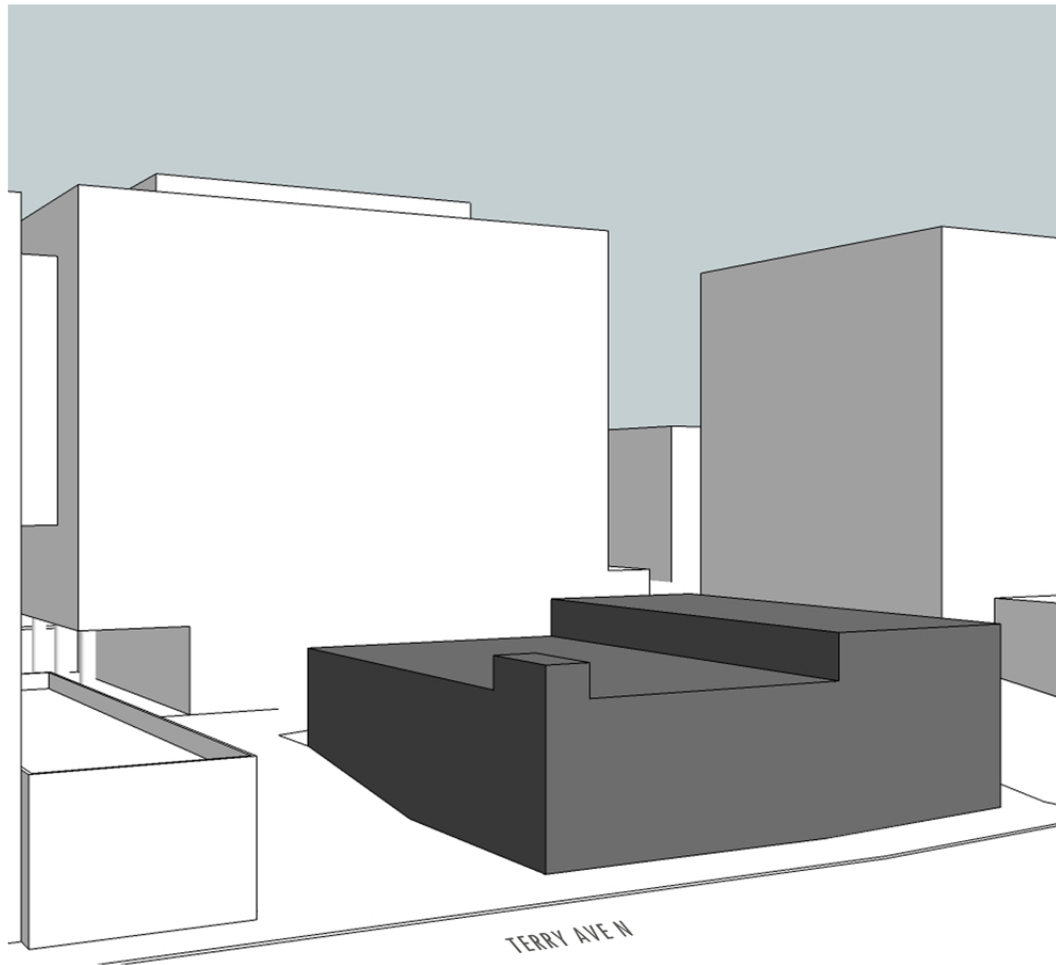
MASSING OPTIONS SUMMARY

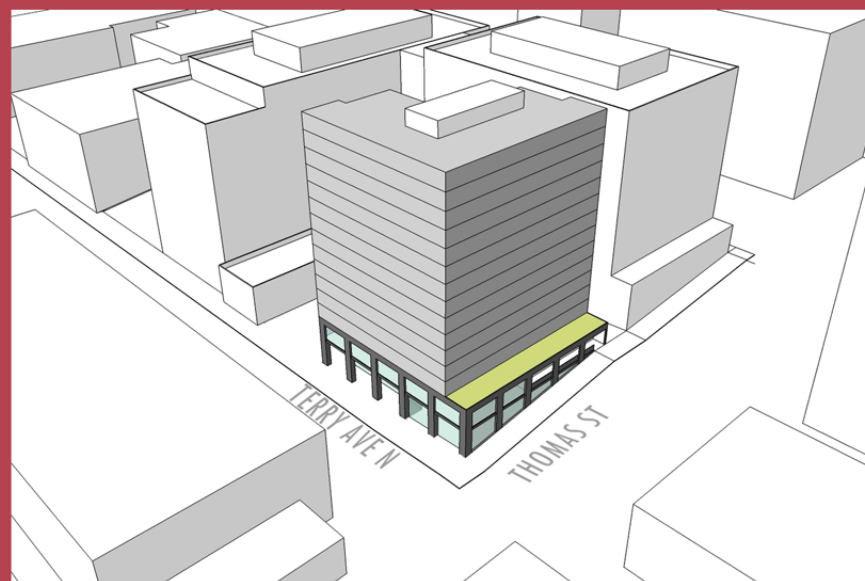
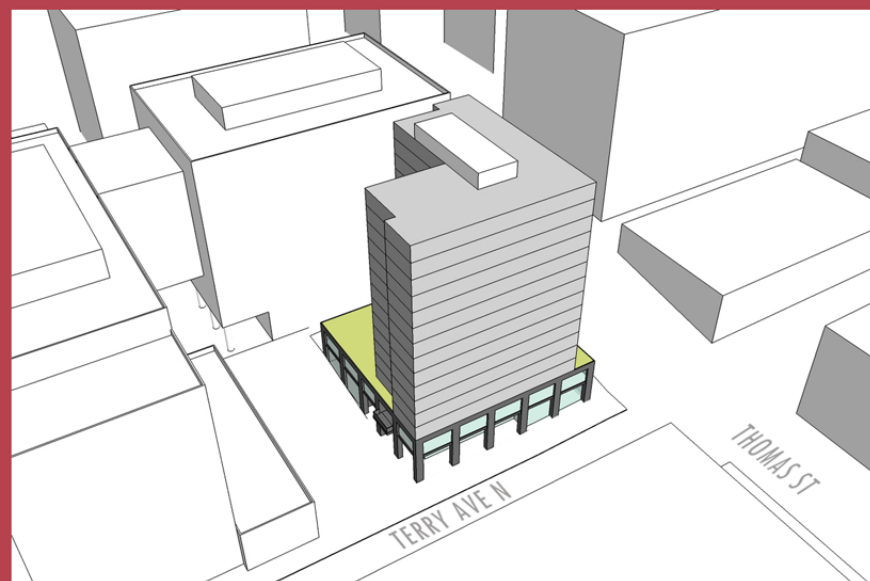
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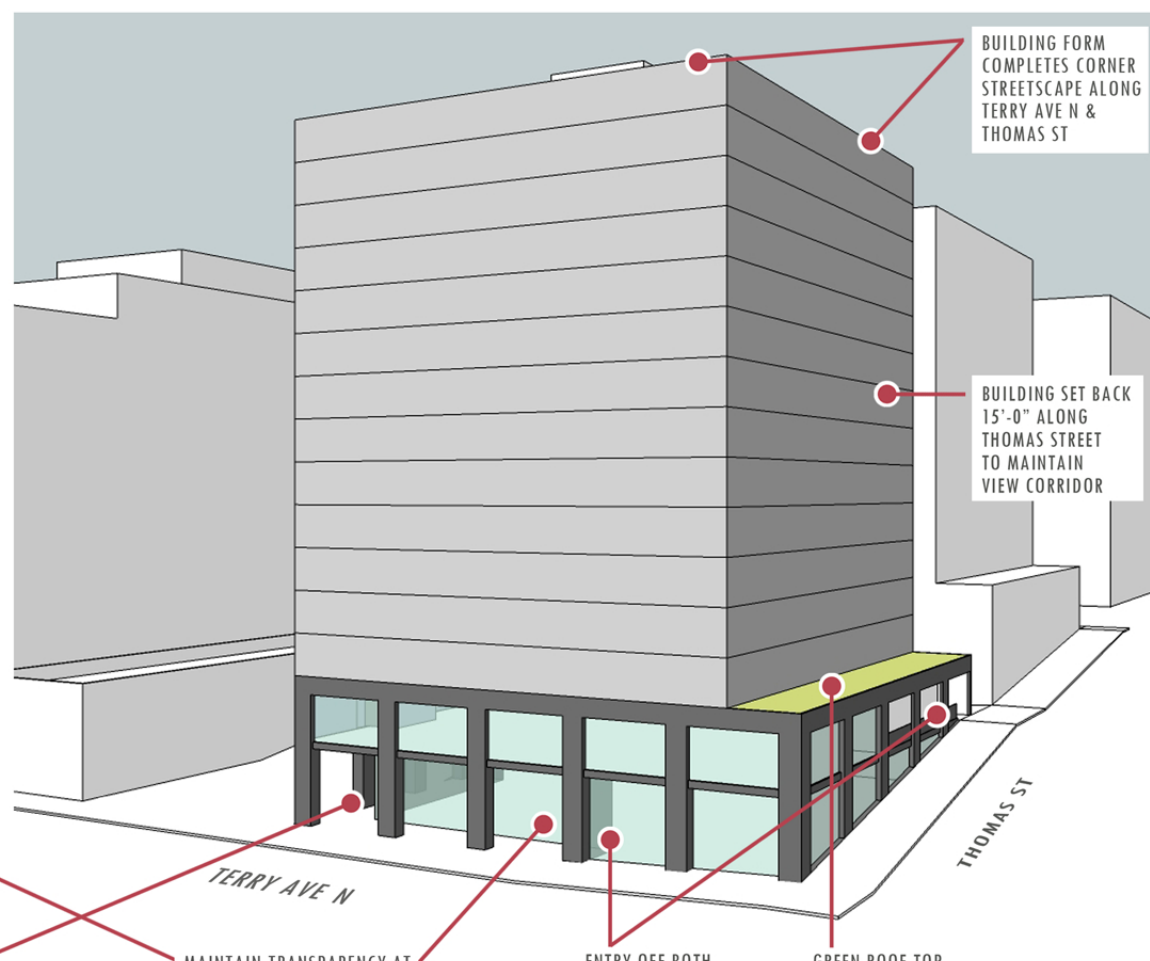
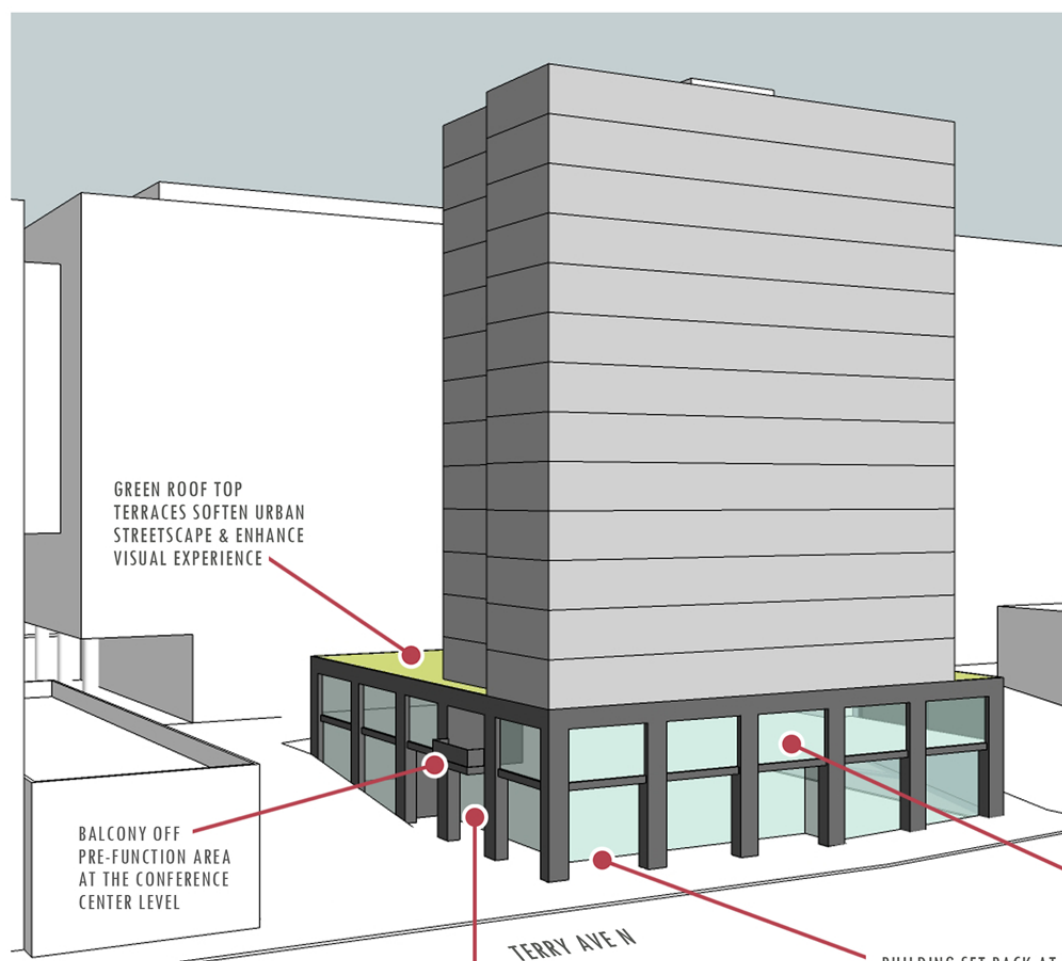
EXISTING : BIORAD BUILDING / CURRENTLY VACANT





1

OPTION 1 : PREFERRED MASSING "L"-SHAPED TOWER ALONG TERRY AVE N & THOMAS STREET



GREEN ROOF TOP TERRACES SOFTEN URBAN STREETSCAPE & ENHANCE VISUAL EXPERIENCE

BALCONY OFF PRE-FUNCTION AREA AT THE CONFERENCE CENTER LEVEL

TRANSPARENCY ALONG THE PLAZA TO ENGAGE PEDESTRIANS INTEREST AT STREET LEVEL

BUILDING SET BACK AT GROUND LEVEL FOR OUTDOOR RESTAURANT SEATING; FURTHER ENGAGE PEDESTRIAN ACTIVITY ALONG SIDEWALK

MAINTAIN TRANSPARENCY AT PODIUM LEVELS FOR PUBLIC FUNCTIONS; TRANSPARENCY ENGAGES PEDESTRIANS AT STREET LEVEL

ENTRY OFF BOTH THOMAS ST & TERRY AVE INITIATES PEDESTRIAN ACTIVITY ALONG BOTH FACADES OF BUILDING

GREEN ROOF TOP TERRACES SOFTEN URBAN STREETSCAPE & ENHANCE VISUAL EXPERIENCE

BUILDING FORM COMPLETES CORNER STREETSCAPE ALONG TERRY AVE N & THOMAS ST

BUILDING SET BACK 15'-0" ALONG THOMAS STREET TO MAINTAIN VIEW CORRIDOR

PROS

- IT HAS THE LEAST IMPACT ON ADJOINING AMAZON PROPERTY
- ALL ROOMS FACING AMAZON ARE AT A SUBSTANTIAL DISTANCE
- ALLOWS FOR THE BEST VIEW FOR THE AMAZON OFFICE BUILDING TO THE EAST WITH SIDE VIEWS ALLOWED TO THE GREEN ROOF & PLAZA
- THE GREEN ROOF IS VISIBLE FROM SURROUNDING BUILDINGS
- THIS SCHEME ALLOWS FOR A CONSISTENT FACADE ALONG TERRY
- THE GREEN ROOF IS VISIBLE FROM THE TOP PORTION OF THE PLAZA
- ALLOWS FOR THE LARGEST SIZE BALLROOM
- THE BALLROOM LOCATION IS BEST FOR OPERATIONS SINCE THERE WILL BE NO WINDOWS IN BALLROOM AND IT WILL FACE ALLEY AND STAIRWELL ON THE PLAZA
- BEST LAYOUT FROM AN OPERATIONS POINT OF VIEW

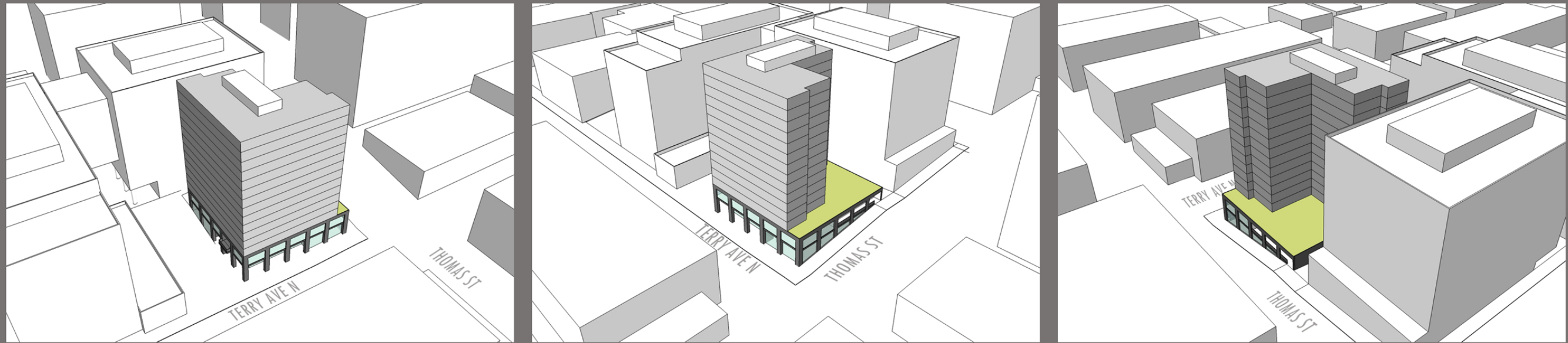
MASSING - OPTION 1 / PREFERRED

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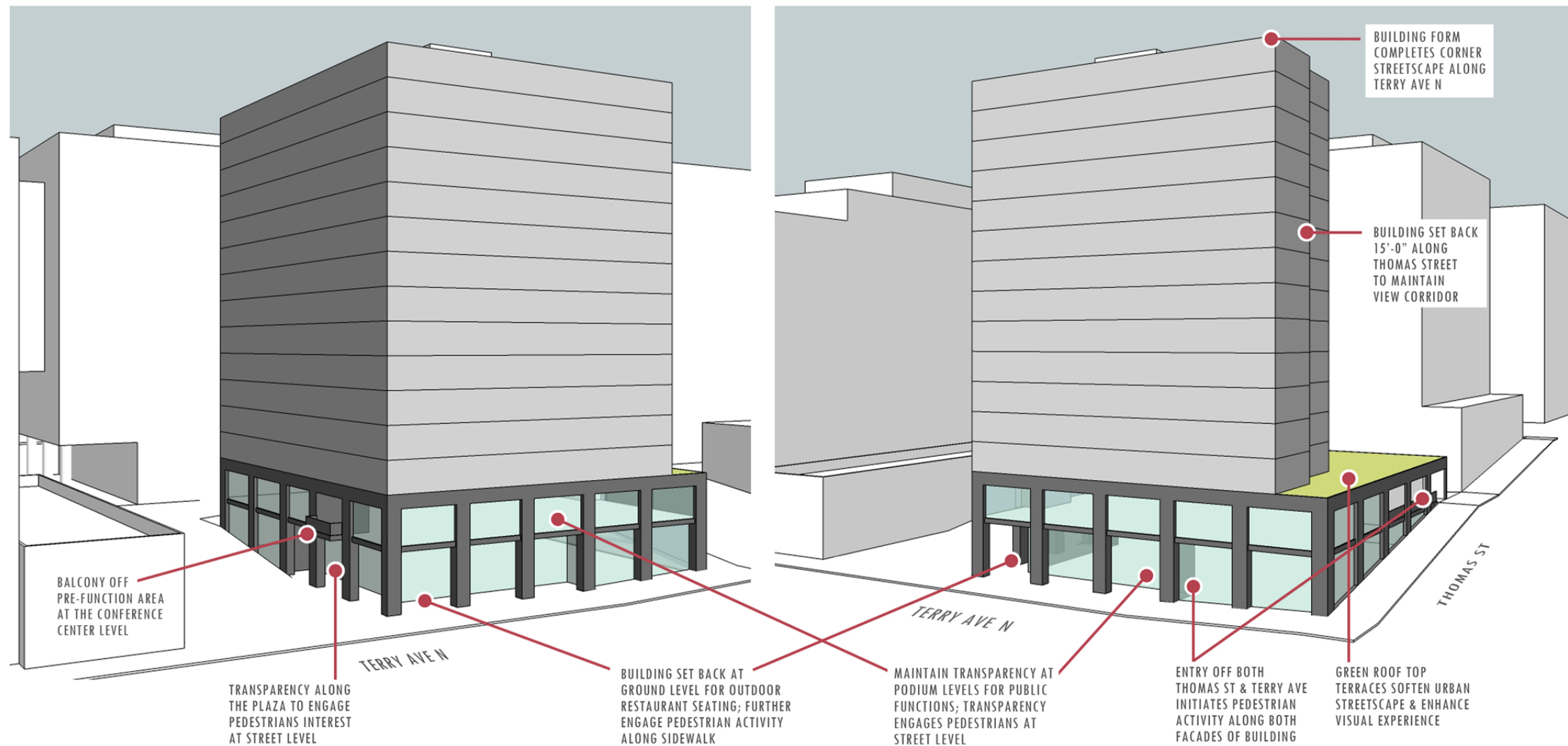
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OPTION 2 : "L"-SHAPED TOWER ALONG THE PLAZA & TERRY AVE N



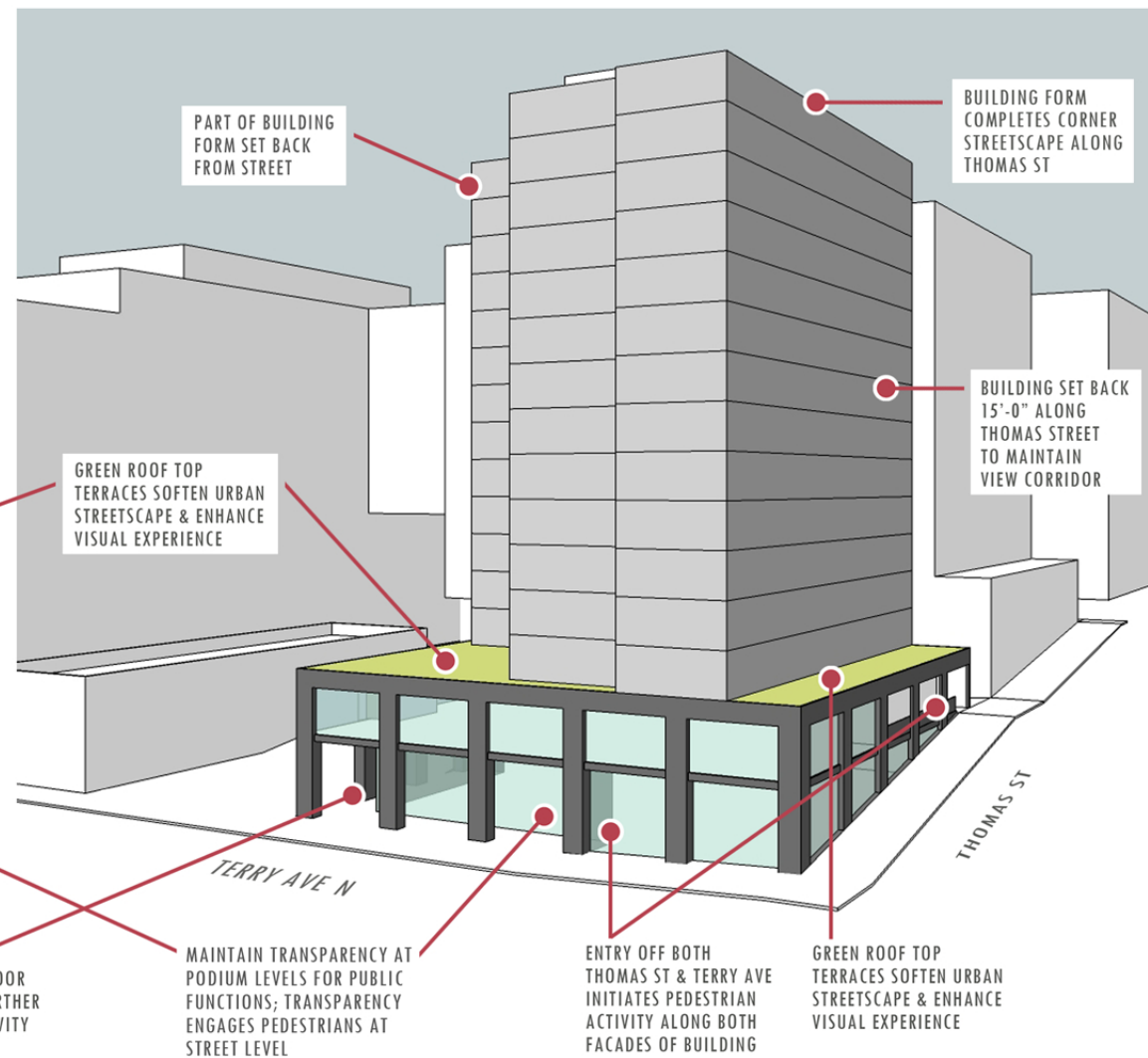
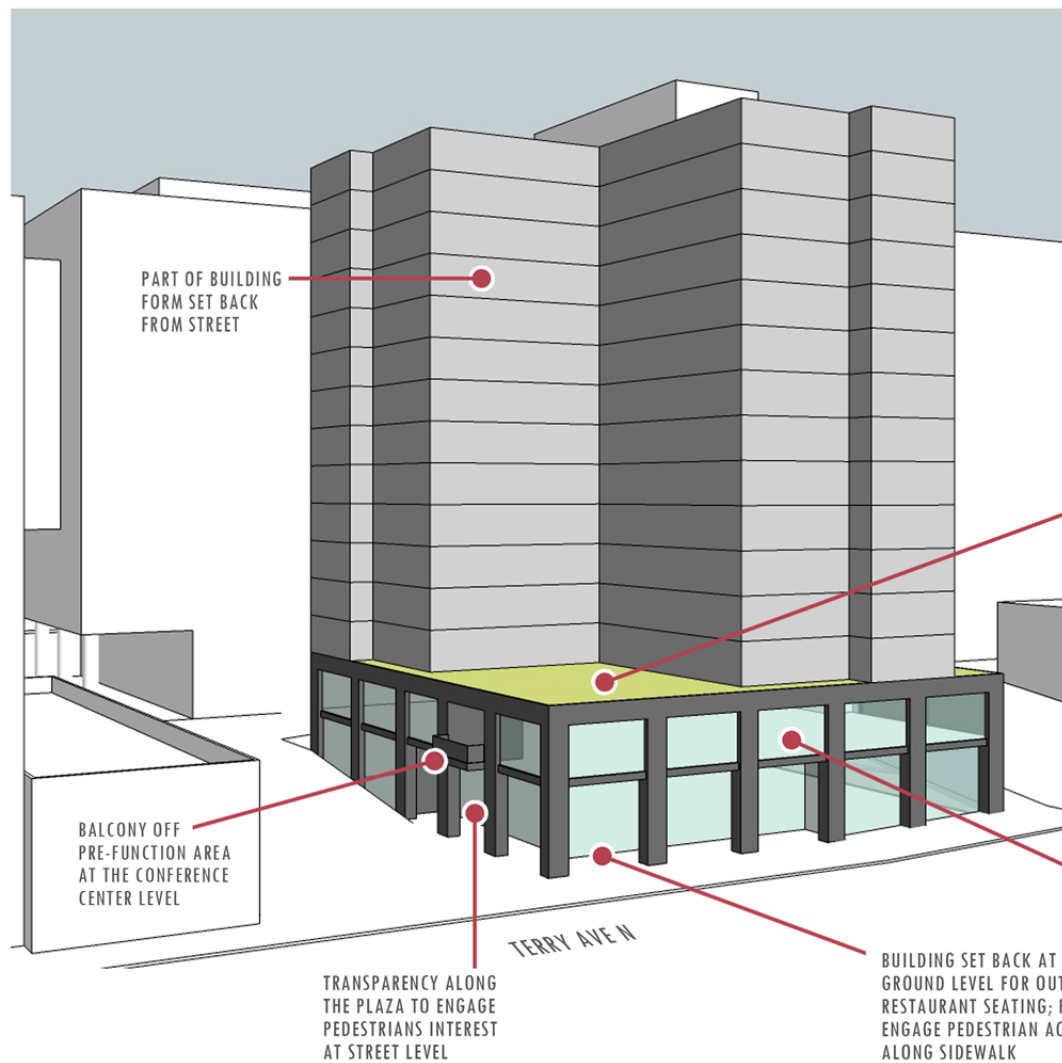
PROS

- ALLOWS FOR A CONSISTENT FACADE ALONG TERRY
- HAS LIMITED IMPACT ON THE ADJOINING AMAZON PROPERTY
- THE ROOFTOP GARDENS ARE JOINED
- ALLOWS FOR A LARGE BALLROOM

CONS

- HAS AN INCREASED BUILDING HEIGHT ALONG THE ENTIRE WESTERN EDGE OF THE PLAZA
- THE PLAZA IS LESS OPEN
- BALLROOM ENTRANCE IS NOT EFFICIENT FROM AN OPERATIONS POINT OF VIEW
- THE BALLROOM LOCATIONS WILL BE SUCH THAT THERE WILL BE NO WINDOWS ON THE LOWER FLOOR FACING THOMAS STREET
- THE CONFERENCE CENTER SPACES ALONG THE PLAZA DOES NOT HAVE SUFFICIENT / IDEAL LIGHT
- THERE ARE NOT ANY SIGNIFICANT SHADOW / SUN BENEFITS

3

**OPTION 3 : "L"-SHAPED TOWER ALONG THE ALLEY & THOMAS STREET****PROS**

- ALLOWS FOR A LARGE BALLROOM
- ROOFTOP GARDEN MAY BE SOMEWHAT VISIBLE FROM GROUND LEVEL

CONS

- HAS THE MOST SIGNIFICANT IMPACT ON THE ADJACENT AMAZON OFFICE BUILDING
- THE VIEW OF THE GREEN ROOF IS BLOCKED FOR THE AMAZON BUILDING TO SEE
- BALLROOM LOCATION IS NOT GOOD FROM AN OPERATIONS POINT OF VIEW
- THE BALLROOM WILL BE WITHOUT WINDOWS AND OVERLOOK OPENING ONTO PLAZA
- LOWER LEVEL FACILITIES ALONG ALLEY WILL BE COMPROMISED BECAUSE OF INCREASING SLOPE
- DUE TO THE CORE LOCATION, THERE WILL BE LIMITED LOBBY AND STREET FRONTAGE FOR HOTEL AND SIGNATURE RESTAURANT
- THERE ARE NOT ANY SIGNIFICANT SHADOW / SUN BENEFITS

MASSING - OPTION 3

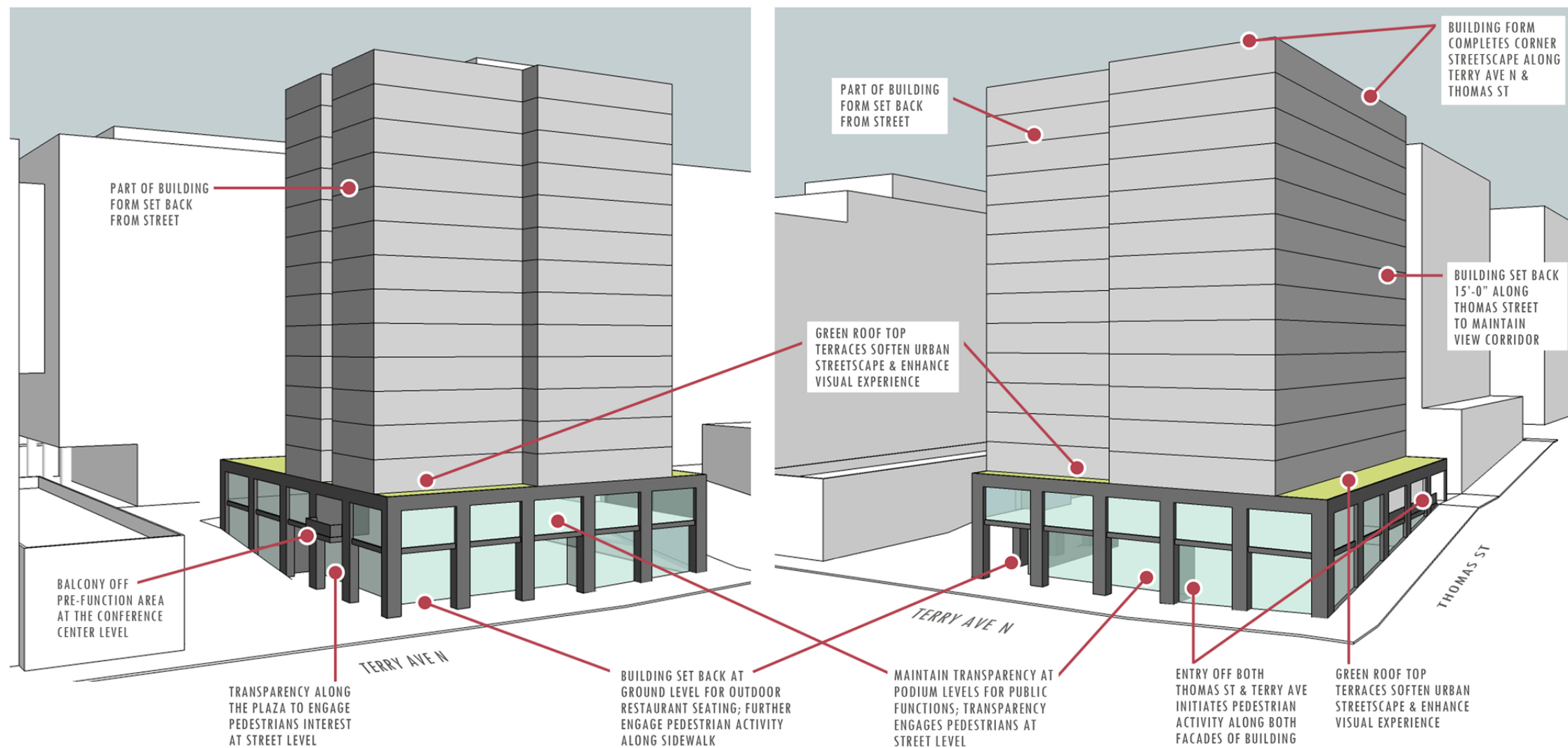
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OPTION 4 : SLIGHT SETBACK OF TOWER ALONG TERRY AVE N



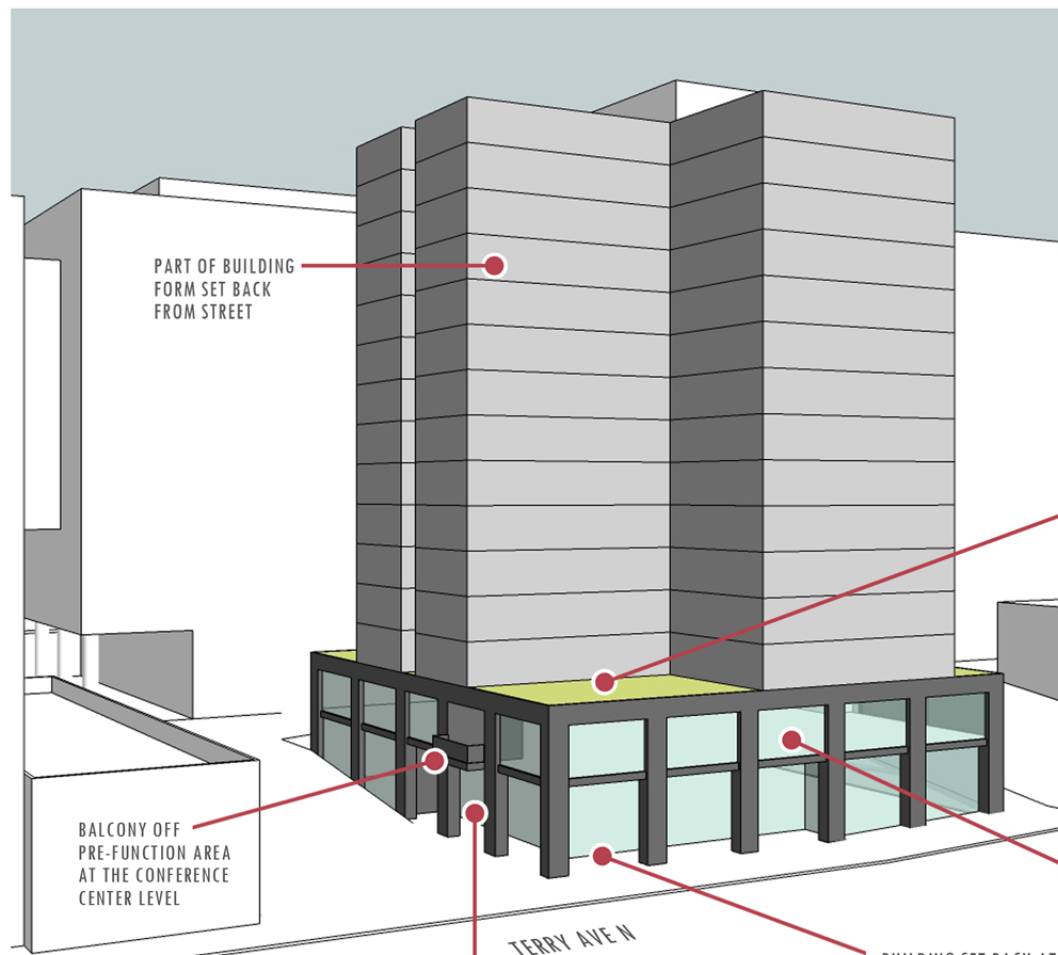
PROS

- ALLOWS FOR A LIMITED GREEN ROOF ALONG TERRY
- HAS A GREEN ROOF ON THE PLAZA SIDE BUT IS SMALLER THAN OPTION 1

CONS

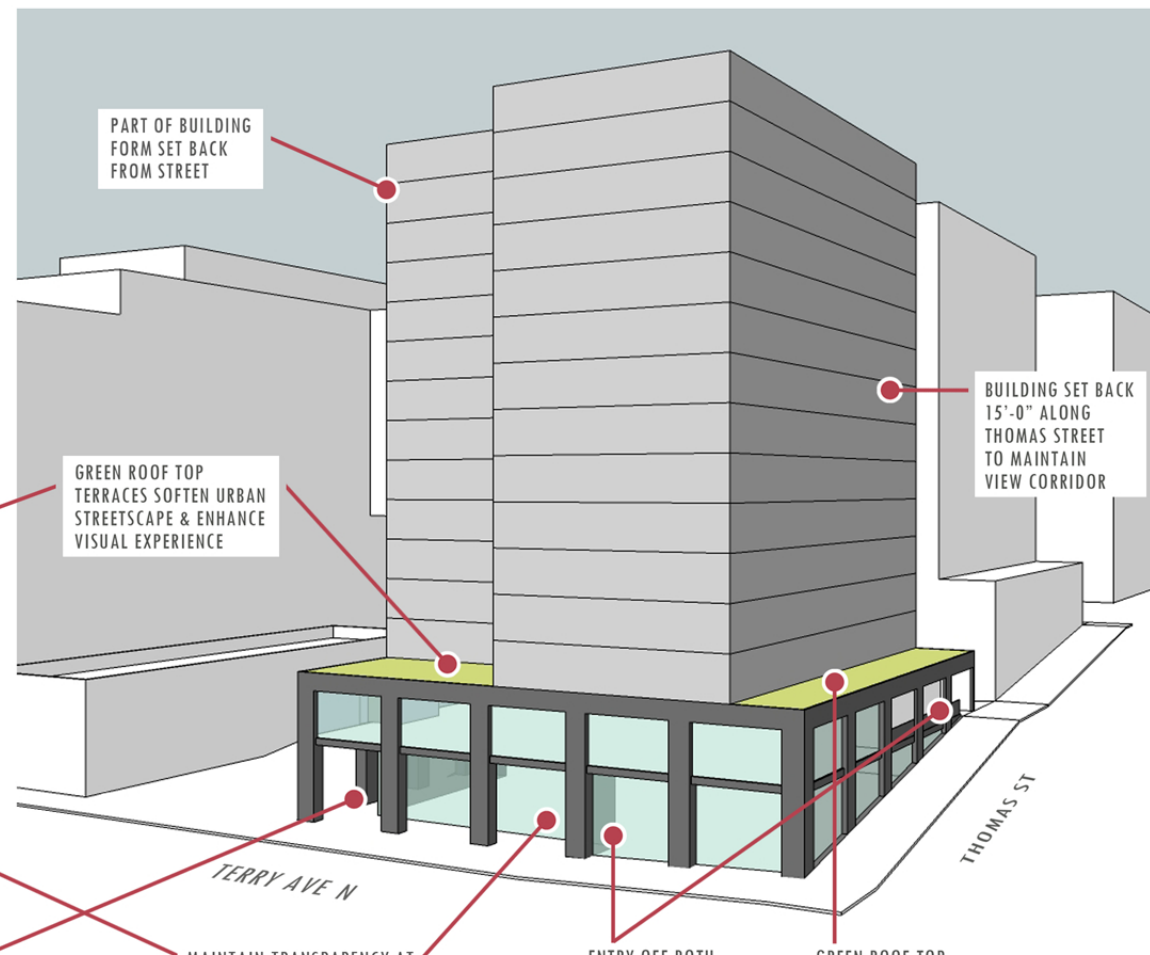
- ROOMS FACING AMAZON BUILDING WILL BE CLOSER TO AMAZON
- BALLROOM SPACE IS COMPROMISED AND ITS SIZE WILL BE REDUCED
- DOES NOT REDUCE AMOUNT OF BUILDING HEIGHT ON PLAZA SIDE
- IT IS A LESS DESIRABLE LAYOUT AND FLOW FOR HOTEL GUESTS FROM AN OPERATIONS POINT OF VIEW
- THERE ARE NOT ANY SIGNIFICANT SHADOW / SUN BENEFITS

5

**OPTION 5 : "T"-SHAPED TOWER**

TRANSPARENCY ALONG THE PLAZA TO ENGAGE PEDESTRIANS INTEREST AT STREET LEVEL

BUILDING SET BACK AT GROUND LEVEL FOR OUTDOOR RESTAURANT SEATING; FURTHER ENGAGE PEDESTRIAN ACTIVITY ALONG SIDEWALK



MAINTAIN TRANSPARENCY AT PODIUM LEVELS FOR PUBLIC FUNCTIONS; TRANSPARENCY ENGAGES PEDESTRIANS AT STREET LEVEL

ENTRY OFF BOTH THOMAS ST & TERRY AVE INITIATES PEDESTRIAN ACTIVITY ALONG BOTH FACADES OF BUILDING

GREEN ROOF TOP TERRACES SOFTEN URBAN STREETSCAPE & ENHANCE VISUAL EXPERIENCE

PROS

- ALLOWS FOR TWO SMALLER GREEN ROOFS ALONG THE PLAZA

CONS

- THE TOWER IS 50 FEET CLOSER TO THE AMAZON BUILDING
- GREEN ROOF IS SMALLER AND LESS VISIBLE TO AMAZON TOWERS
- LIGHT AND AIR TO THE PLAZA WILL BE TWO SMALLER OPENINGS IN LIEU OF ONE LARGER OPENING
- AMAZON'S VIEW TO THE NORTHWEST IS COMPROMISED WITH THE TOWER 50 FEET CLOSER TO THEIR BUILDING
- THE BALLROOM WILL BE ELIMINATED DUE TO STRUCTURAL CONSTRAINTS
- THERE WILL BE A LOSS OF HOTEL ROOMS IN THE TOWER DUE TO FAR INCREASE
- LESS DESIRABLE LAYOUT AND FLOW FOR THE HOTEL GUESTS
- THERE ARE NOT ANY SIGNIFICANT SHADOW / SUN BENEFITS

MASSING - OPTION 5

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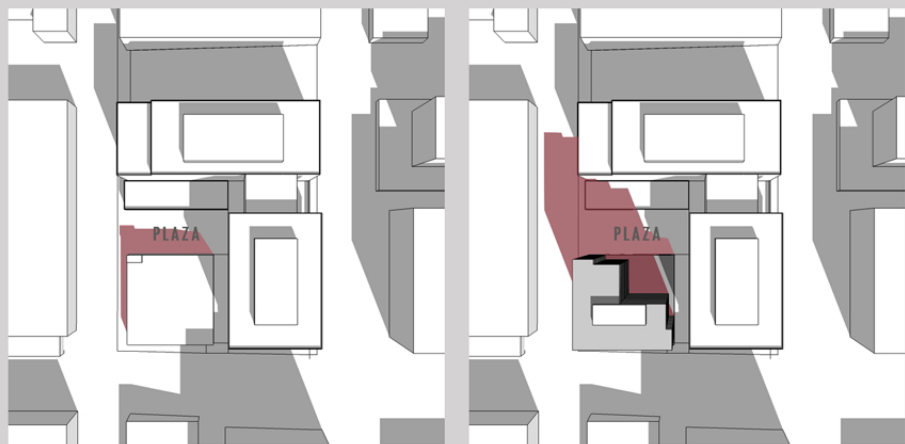


SPRING/FALL EQUINOX

11:00 AM

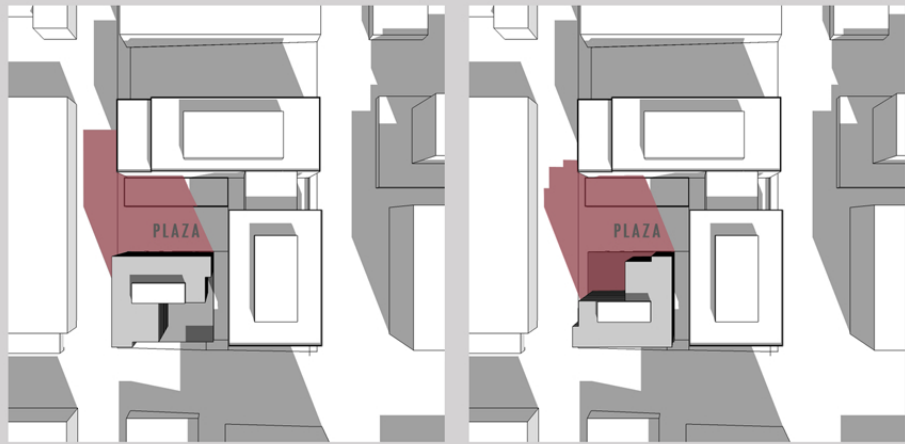
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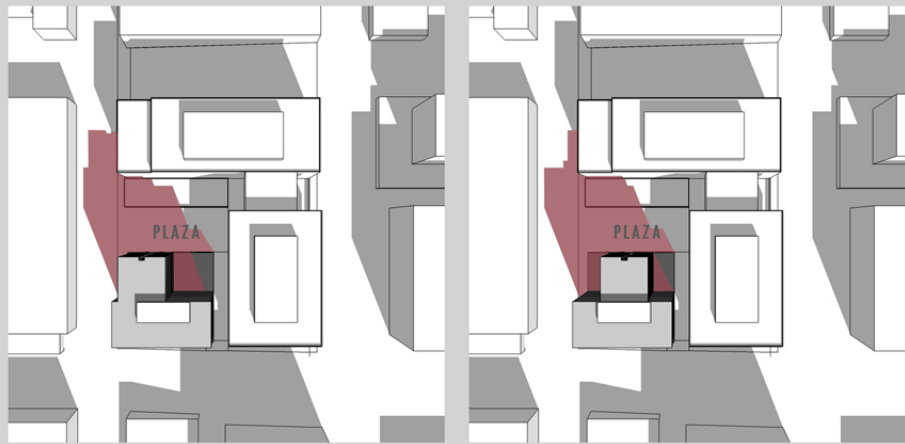
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OPTION 1 - PREFERRED



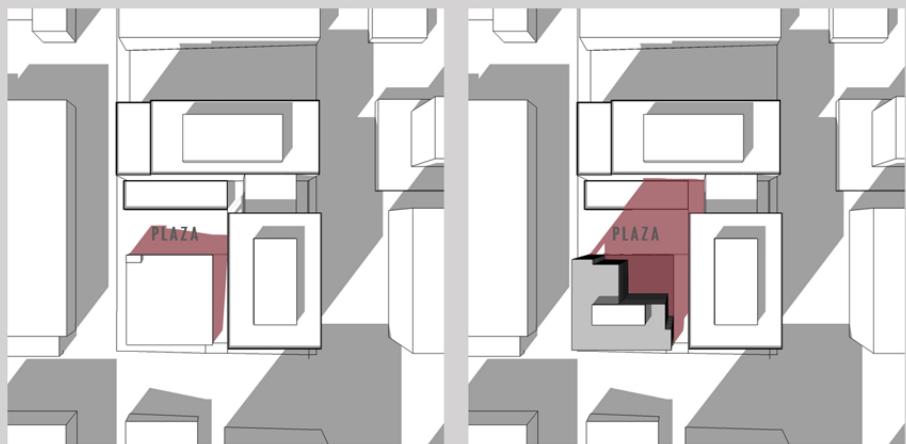
OPTION 2

OPTION 3



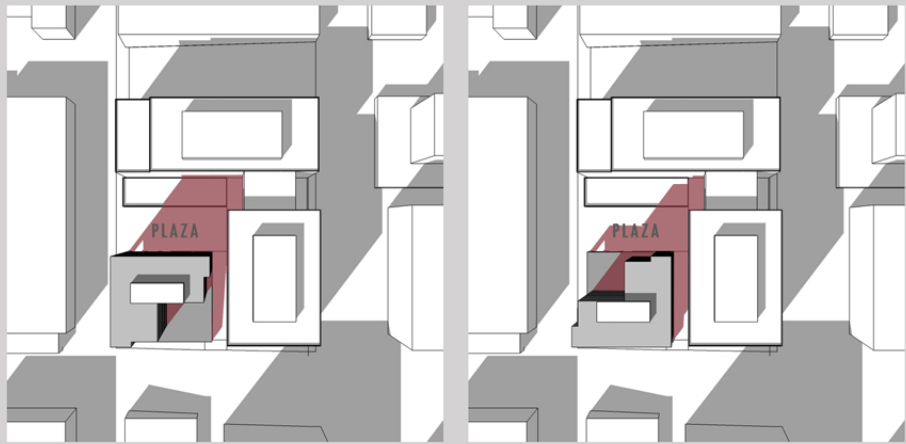
OPTION 4

OPTION 5



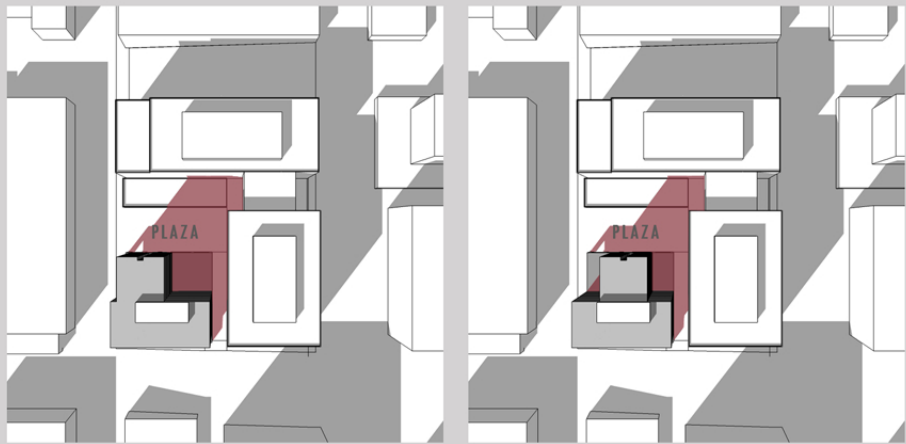
EXISTING BUILDING

OPTION 1 - PREFERRED



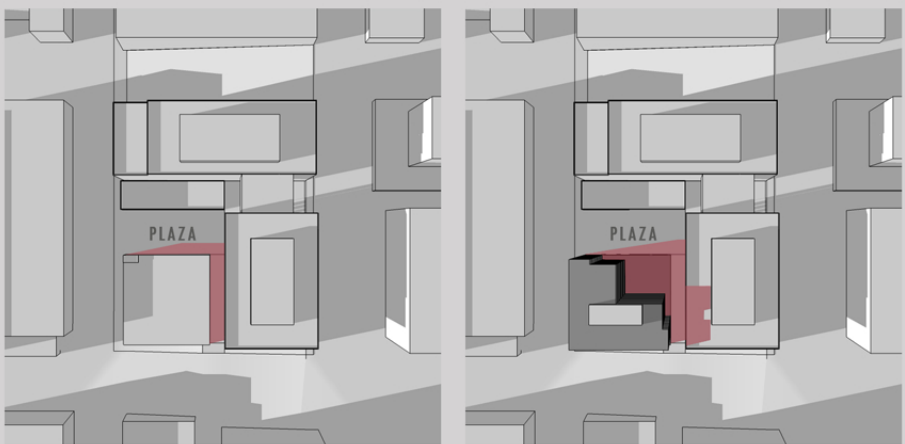
OPTION 2

OPTION 3



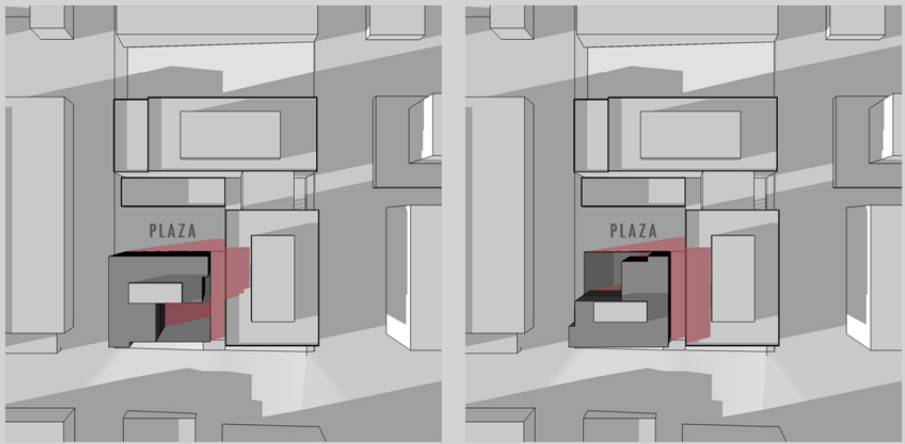
OPTION 4

OPTION 5



EXISTING BUILDING

OPTION 1 - PREFERRED



OPTION 2

OPTION 3



OPTION 4

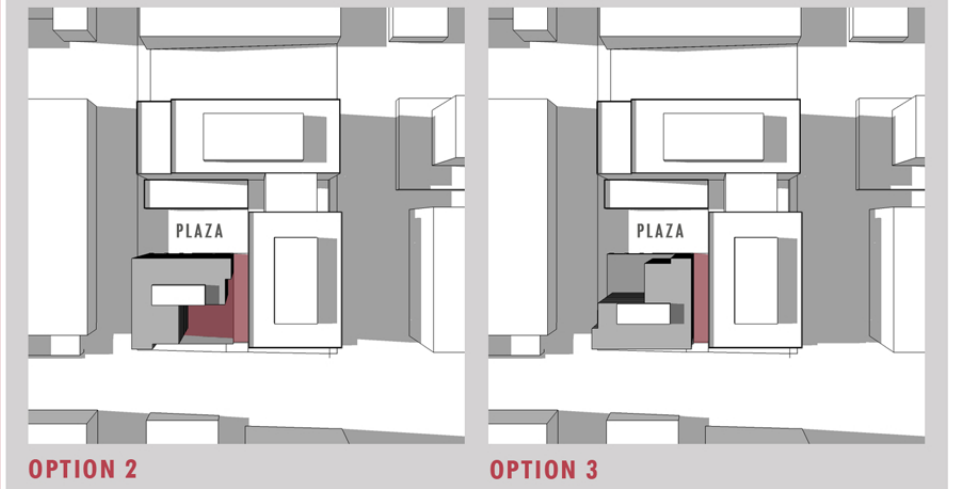
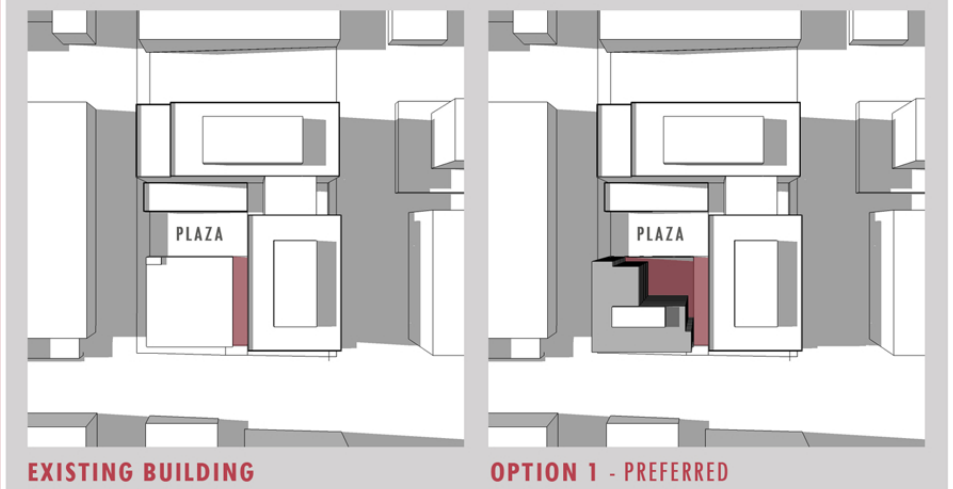
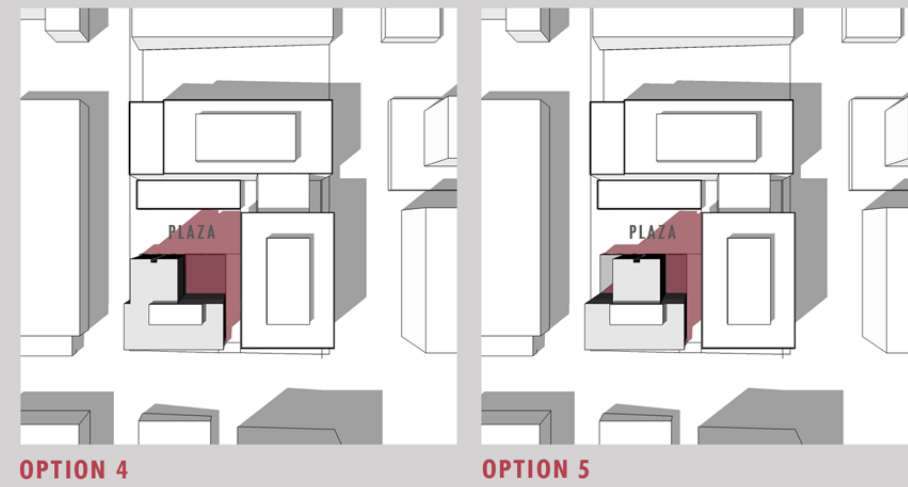
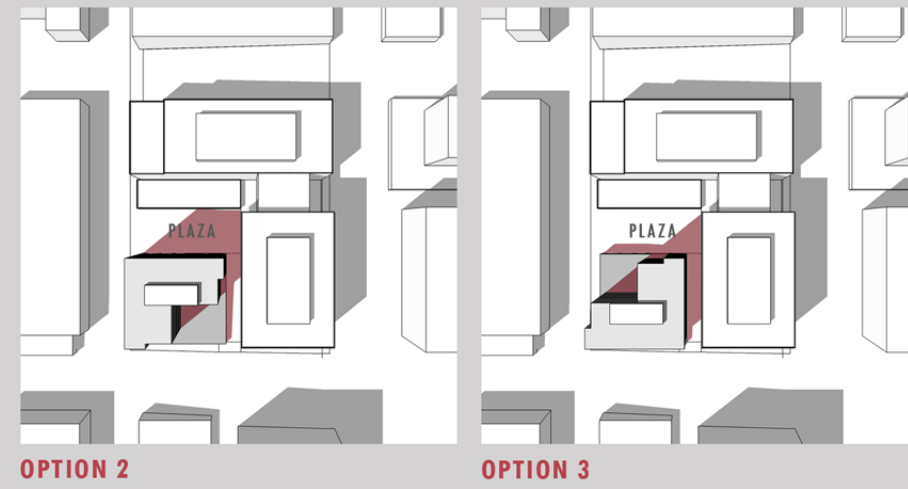
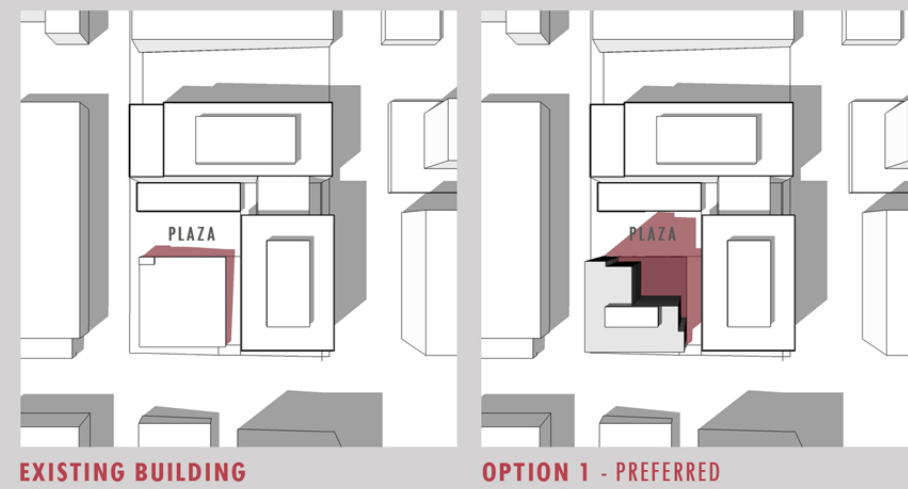
OPTION 5

SUMMER SOLSTICE

11:00 AM

2:00 PM

5:00 PM



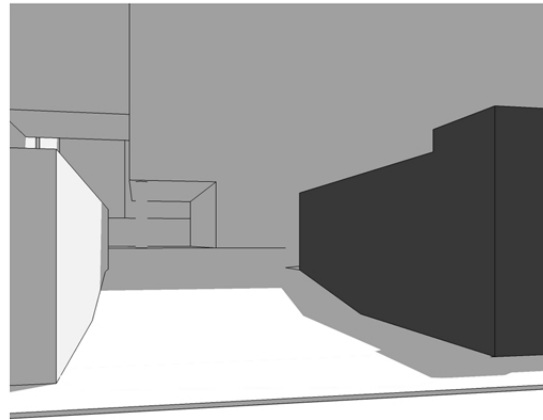
SUN & SHADOW COMPARISON STUDY



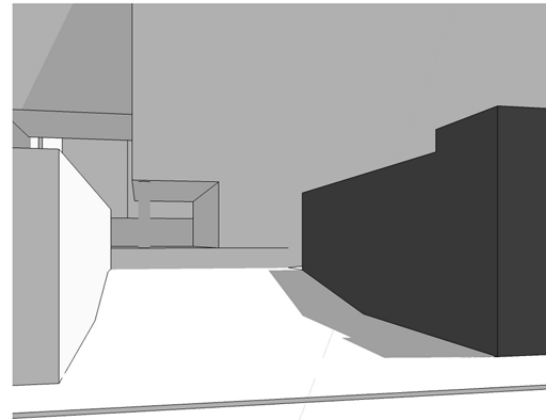
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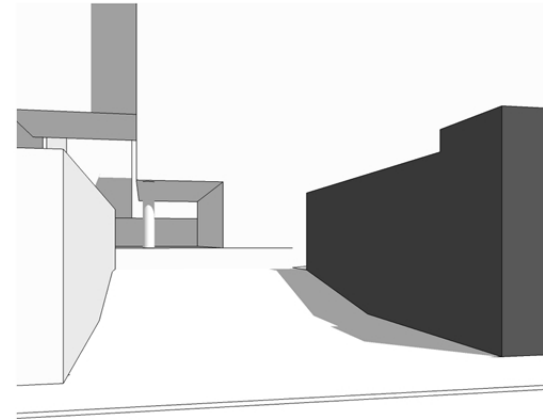
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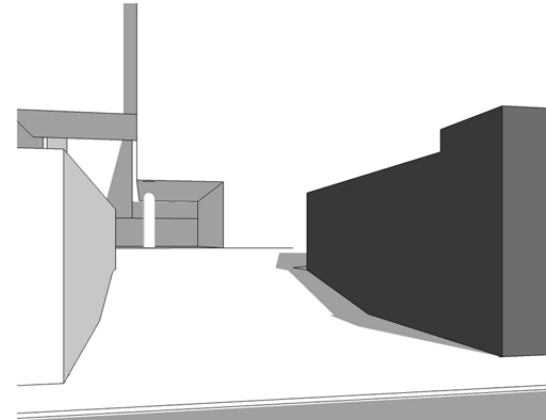
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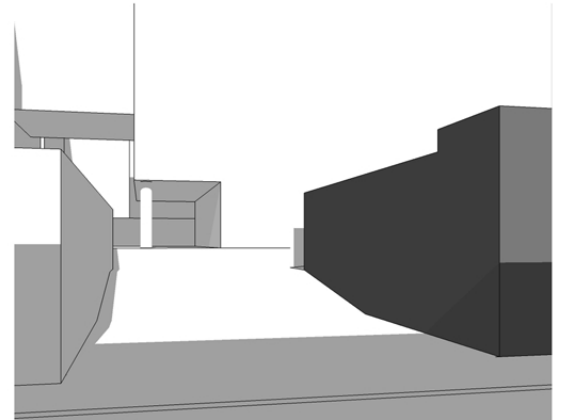
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2:00 PM

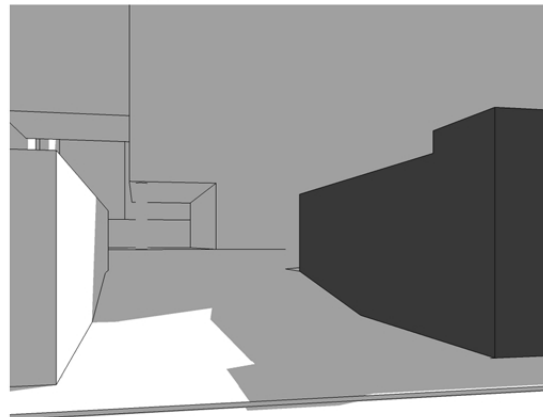


3:30 PM

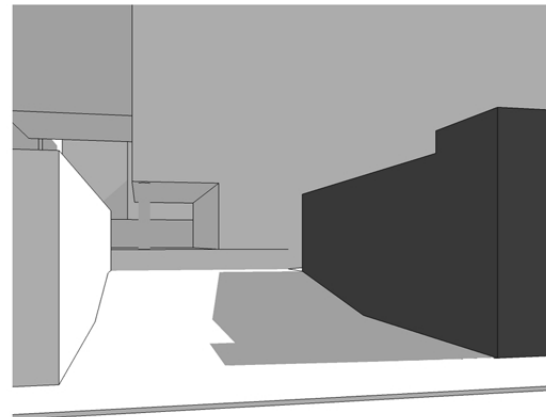


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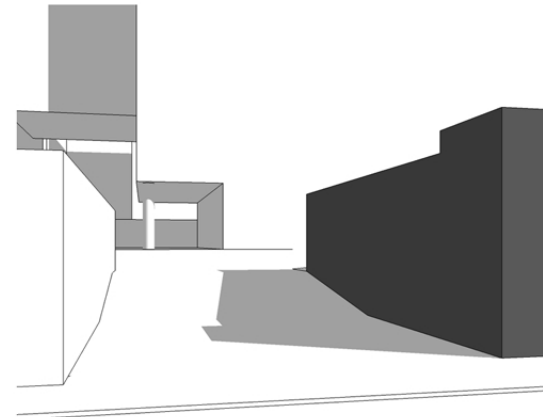
SPRING / FALL EQUINOX



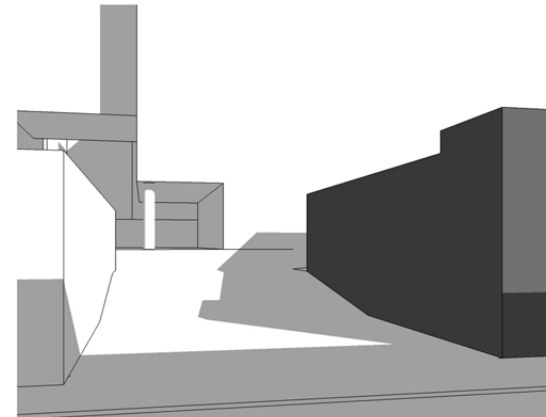
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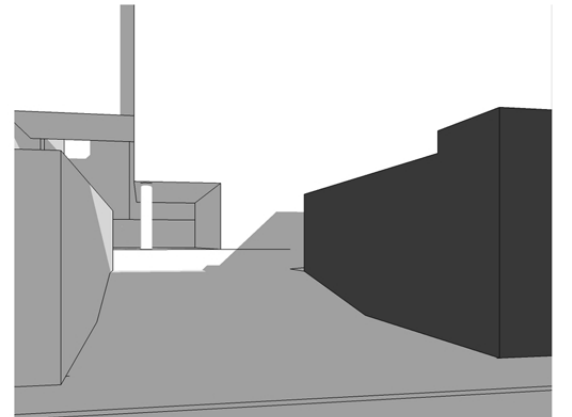
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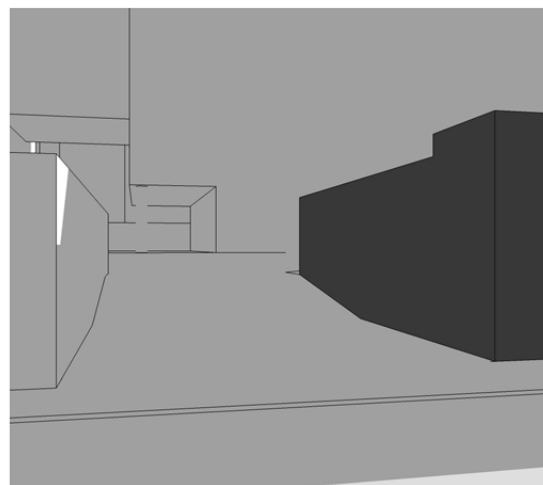


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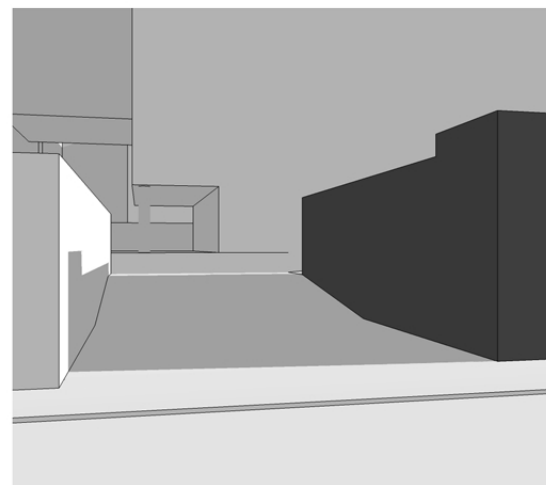


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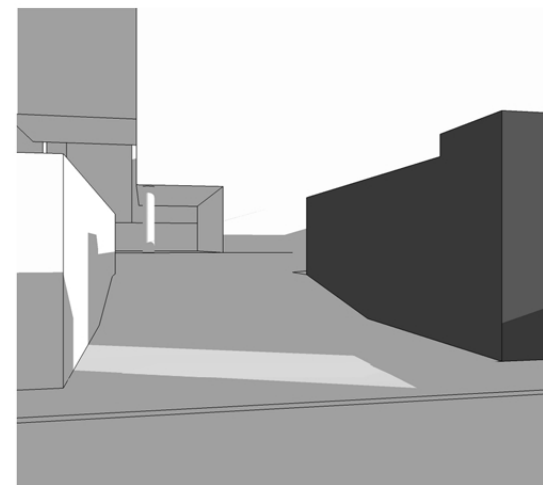
WINTER SOLSTICE



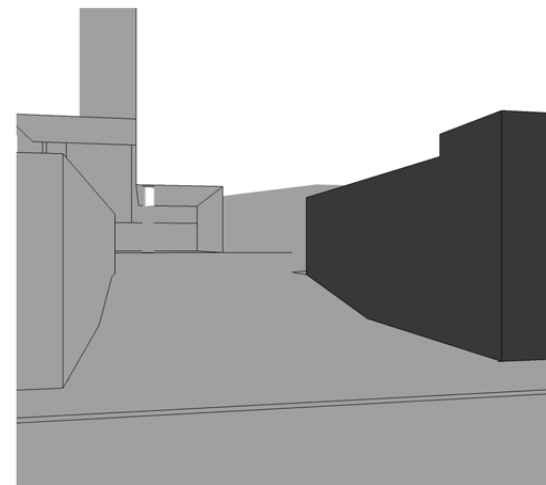
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12:30 PM



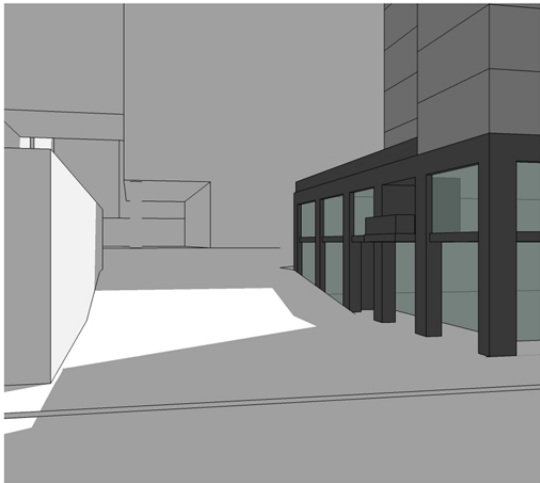
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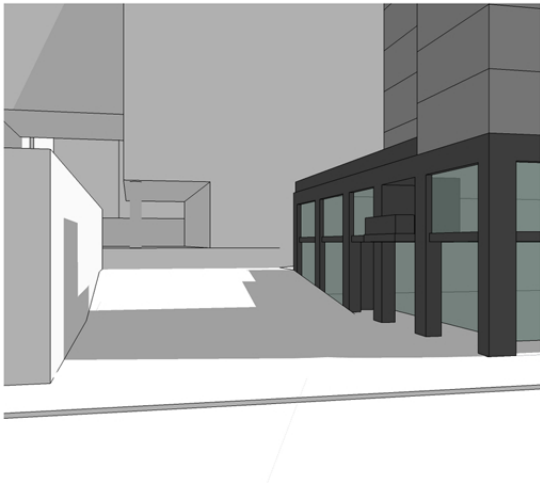
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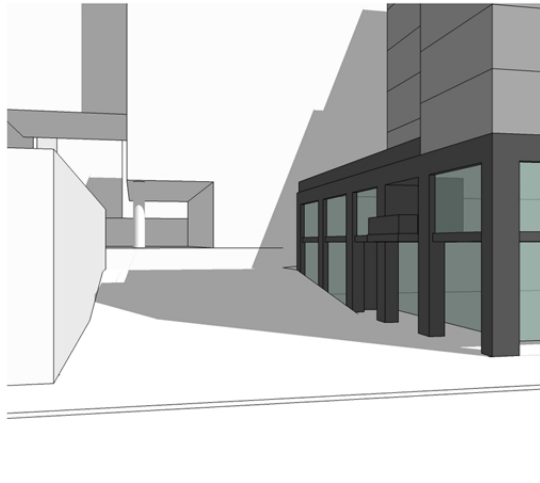
SUMMER SOLSTICE



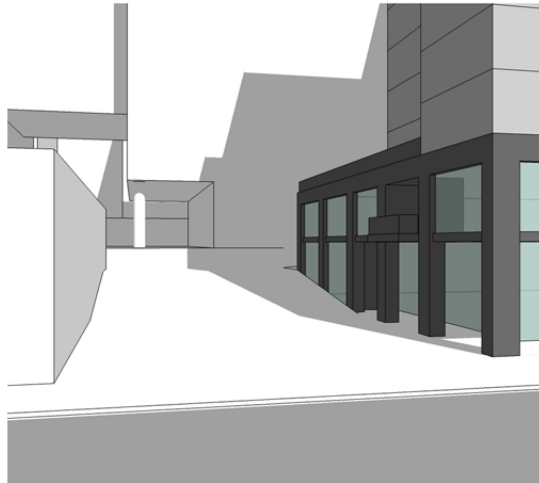
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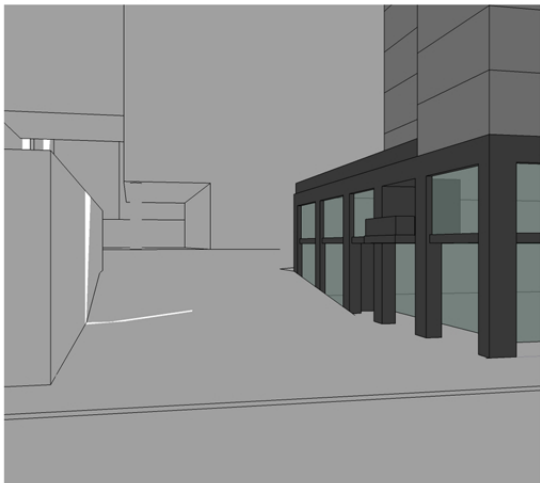


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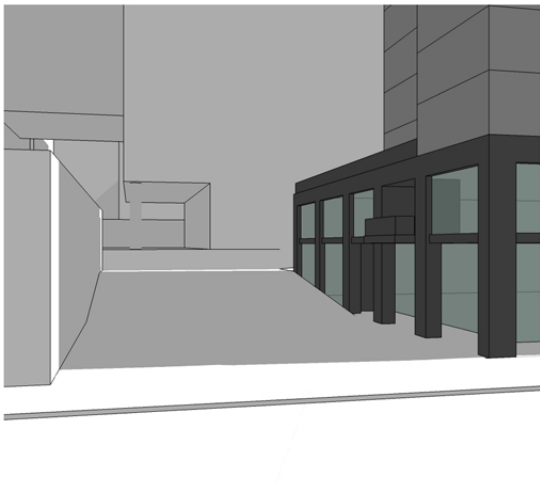


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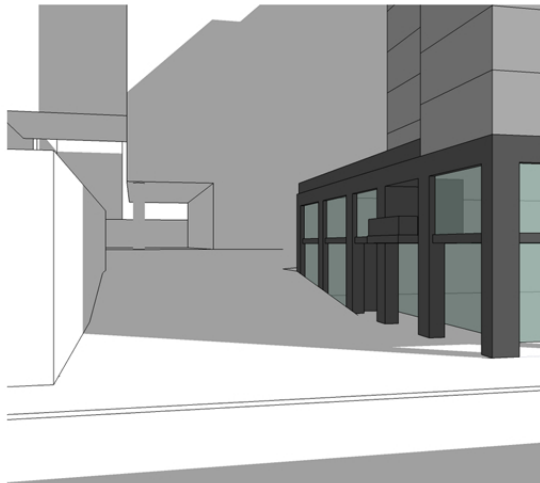
SPRING / FALL EQUINOX



11:00 AM



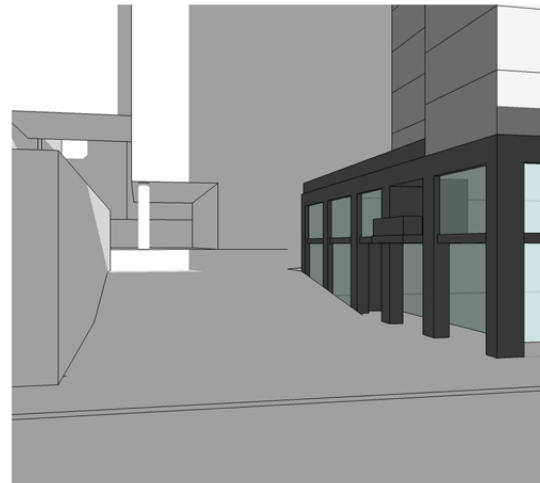
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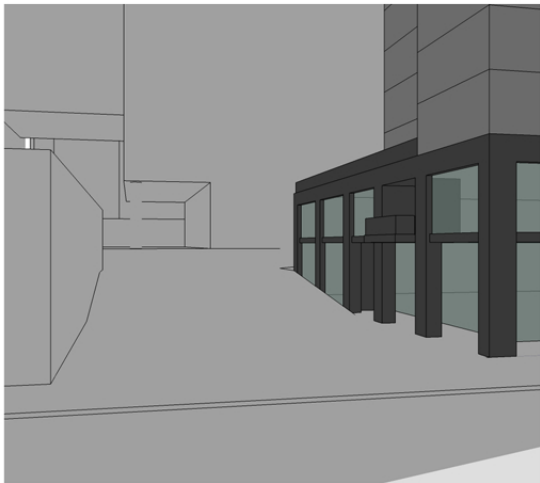


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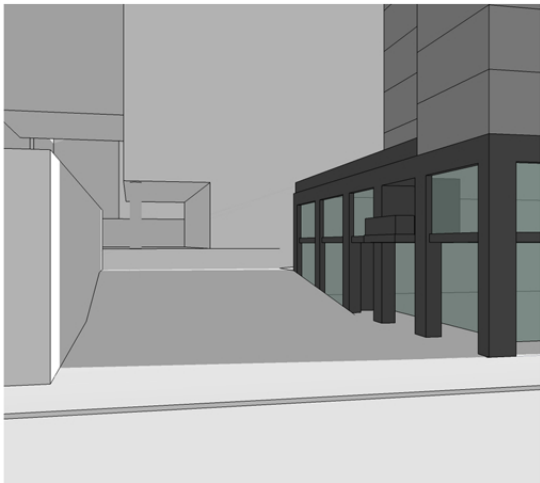


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WINTER SOLSTICE



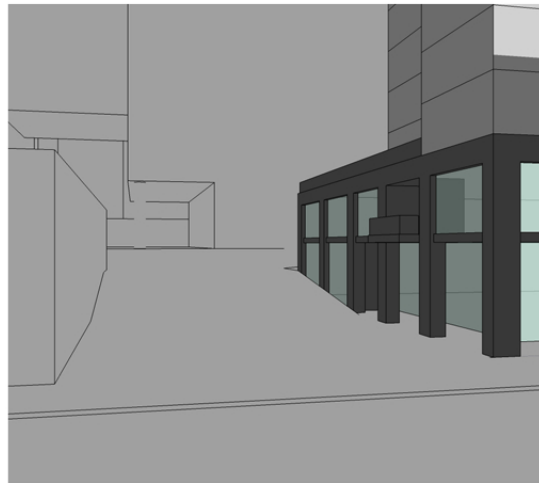
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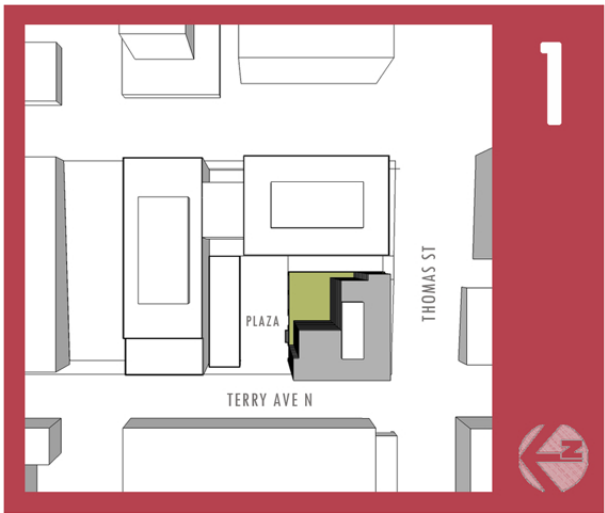
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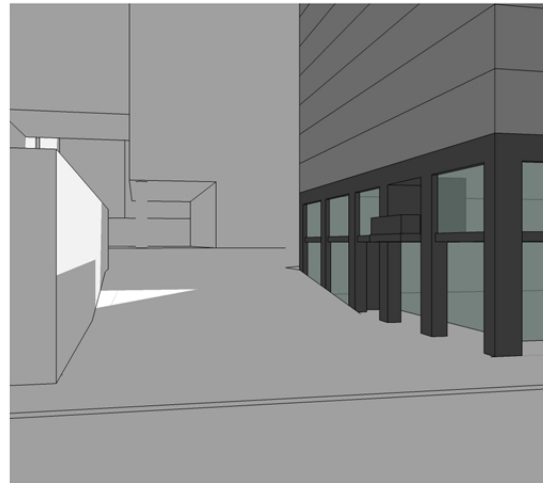
SUN & SHADOW STUDY - OPTION 1 / PREFERRED

JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jensenfey.com

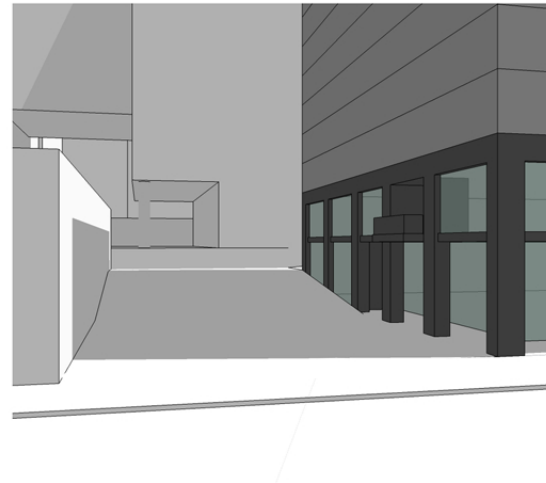
425.216.0318 P 425.216.0329 F



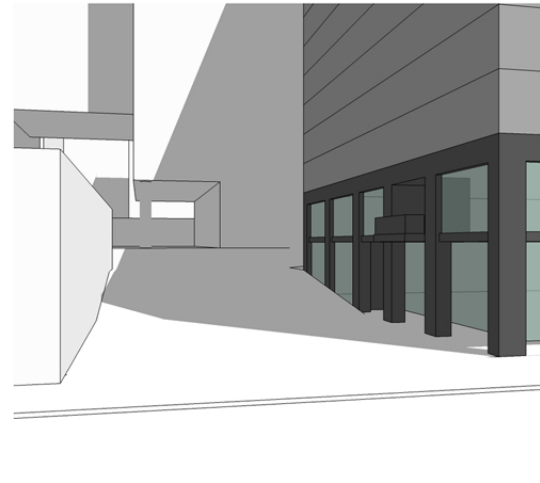
SUMMER SOLSTICE



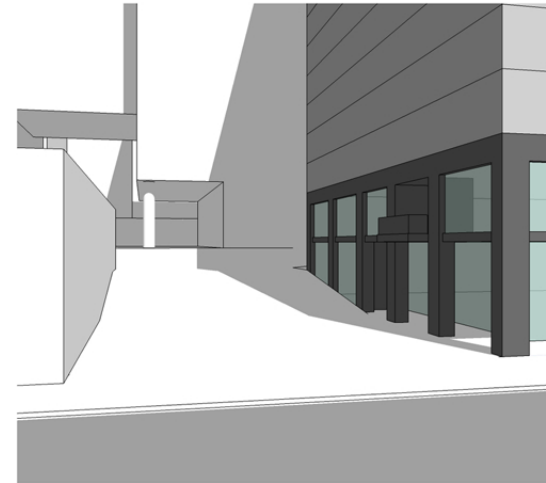
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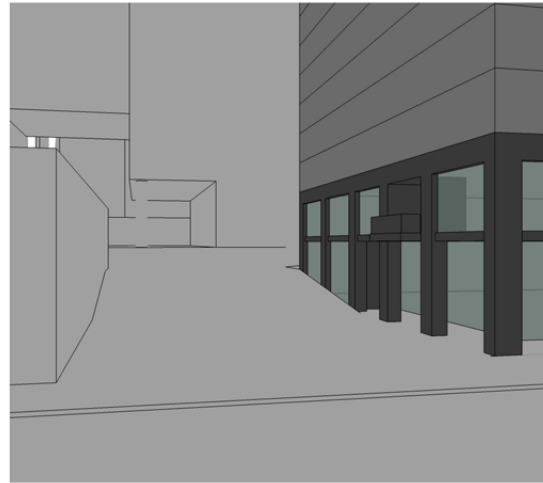


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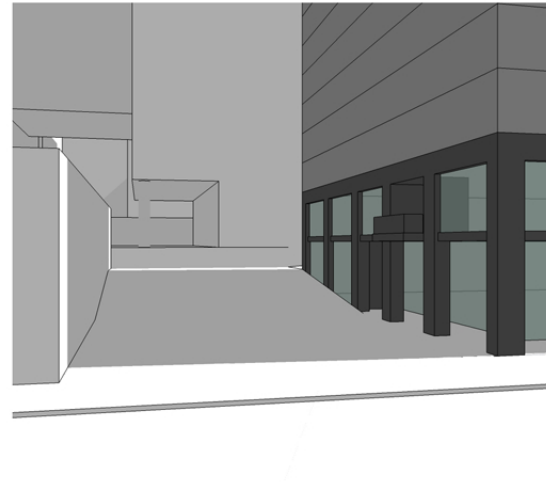


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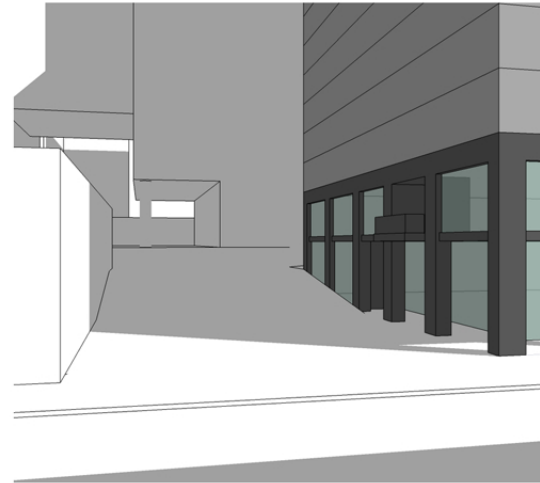
SPRING / FALL EQUINOX



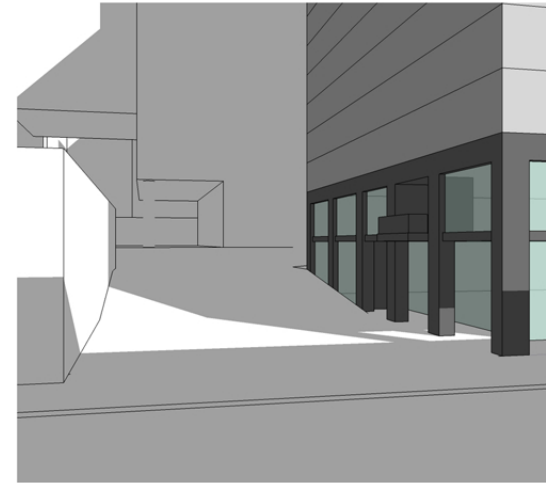
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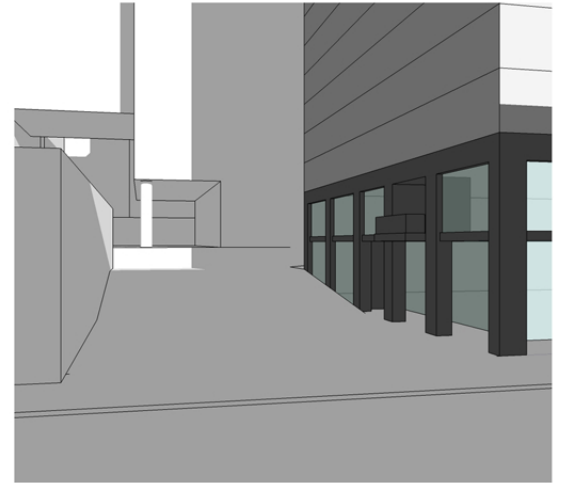
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2:00 PM

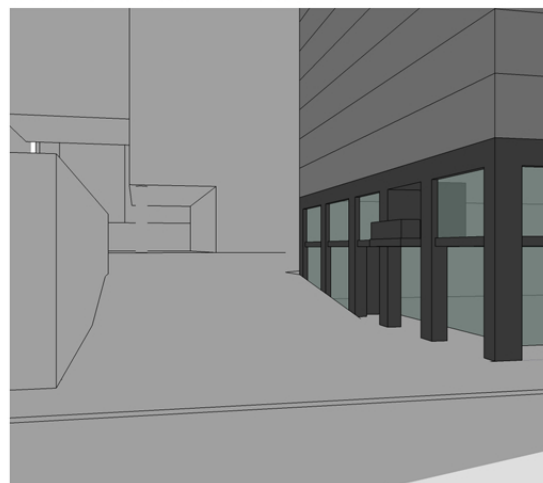


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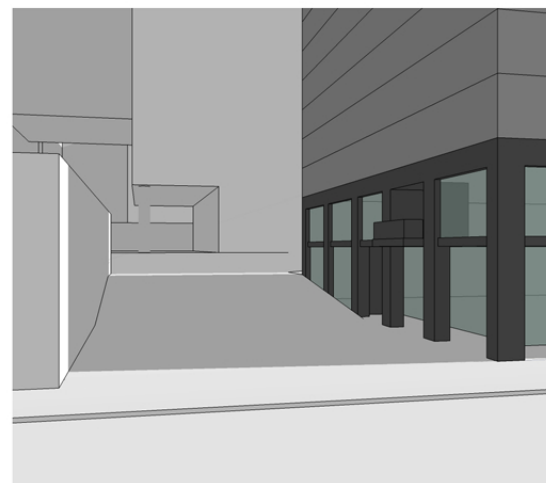


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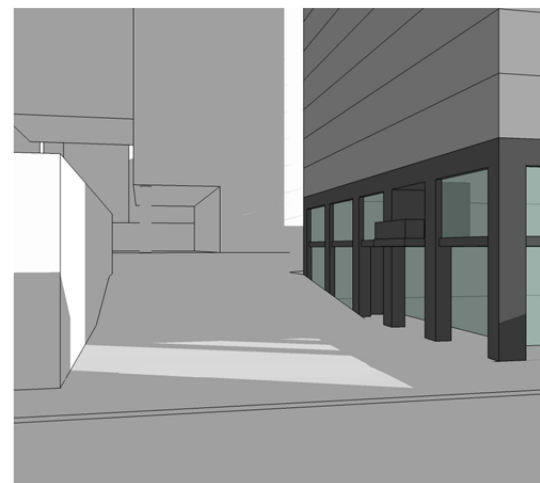
WINTER SOLSTICE



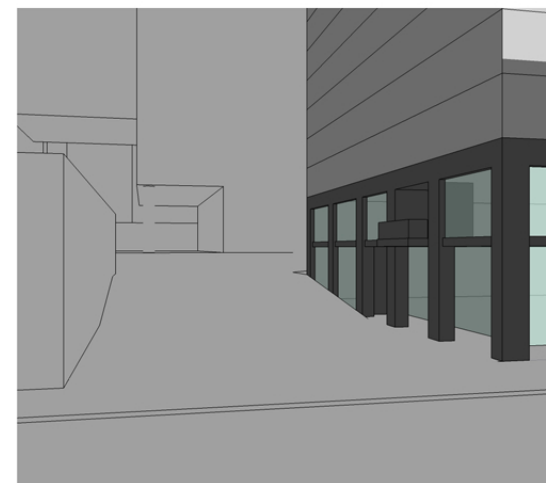
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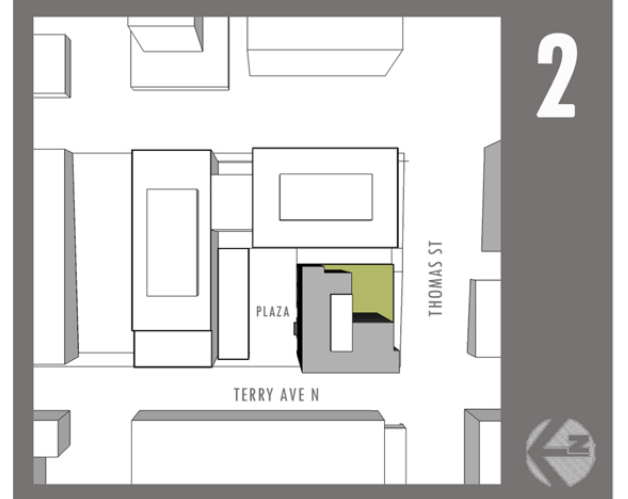
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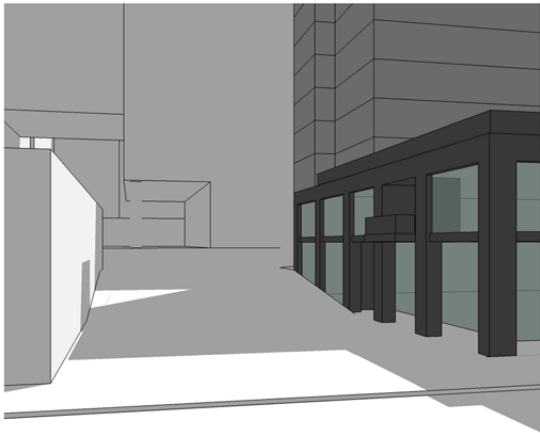
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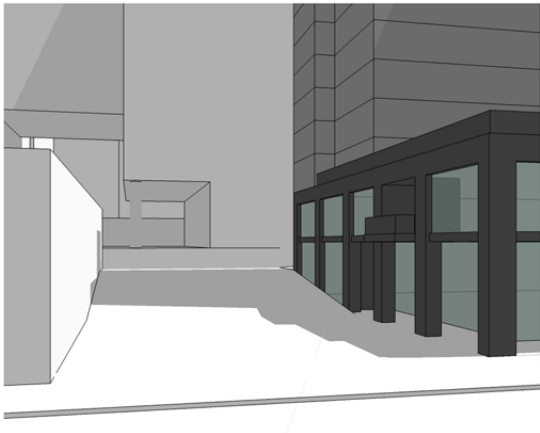
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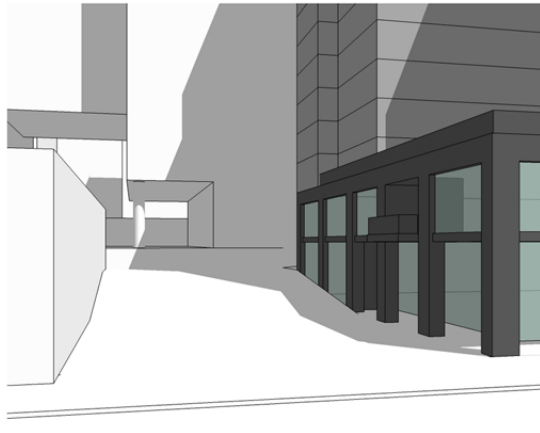
SUMMER SOLSTICE



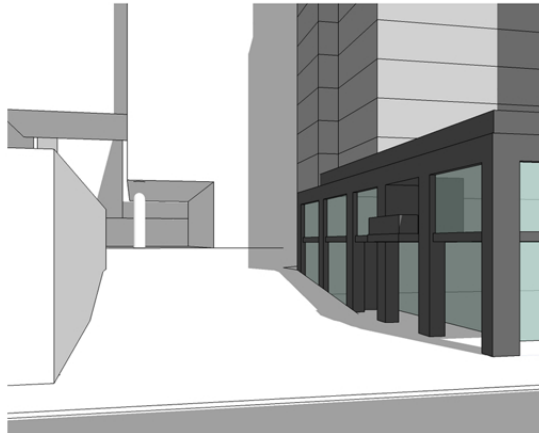
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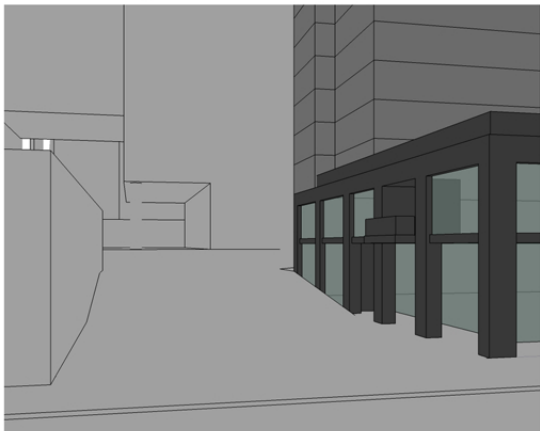


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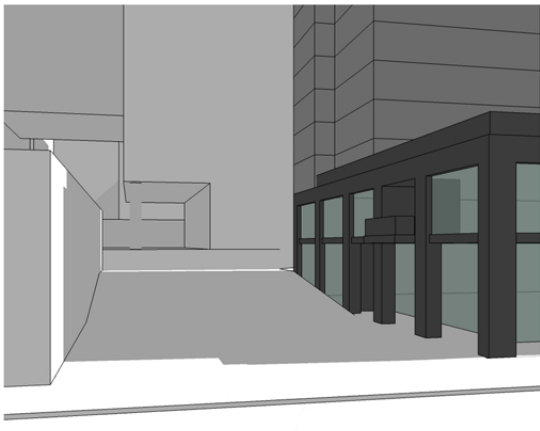


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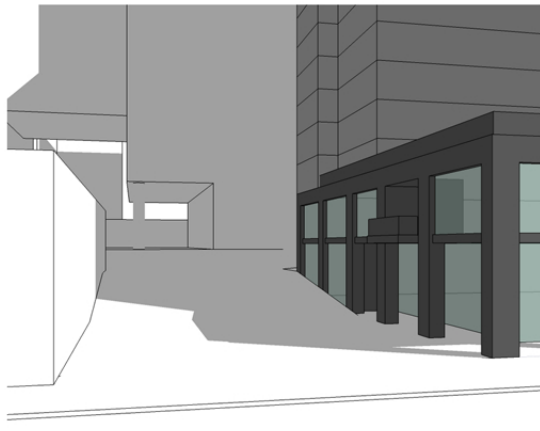
SPRING / FALL EQUINOX



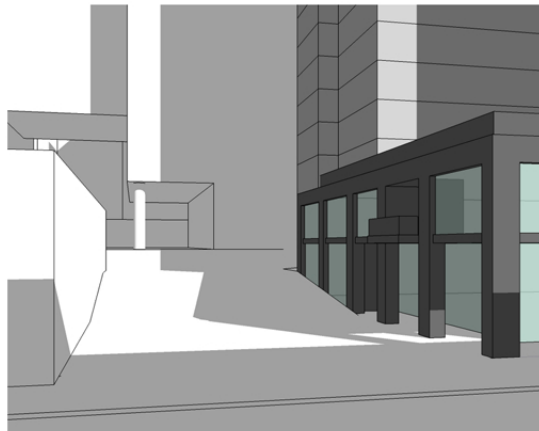
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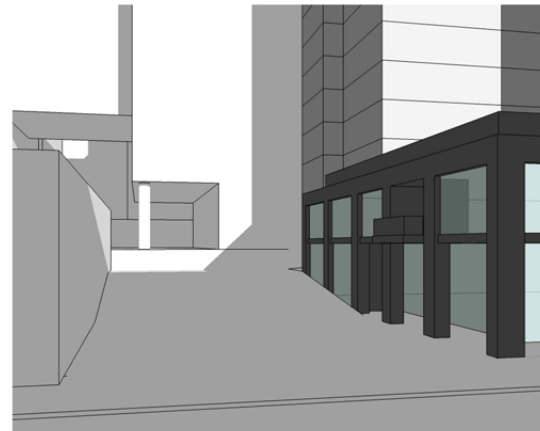
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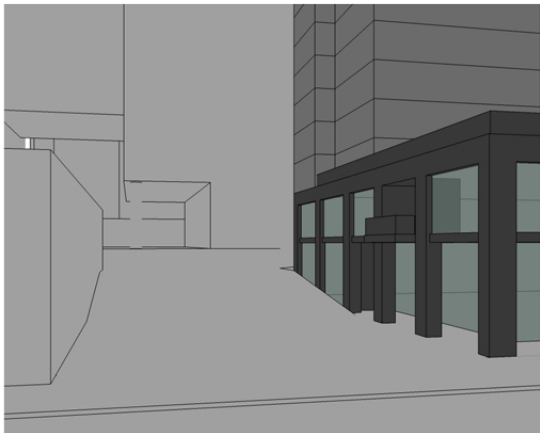


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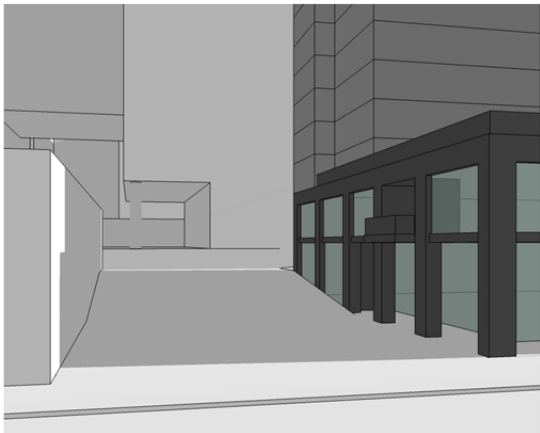


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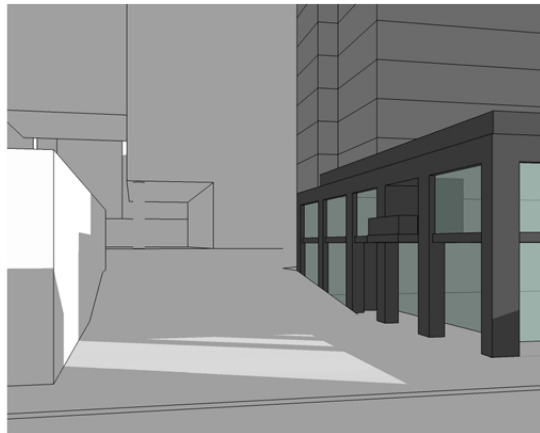
WINTER SOLSTICE



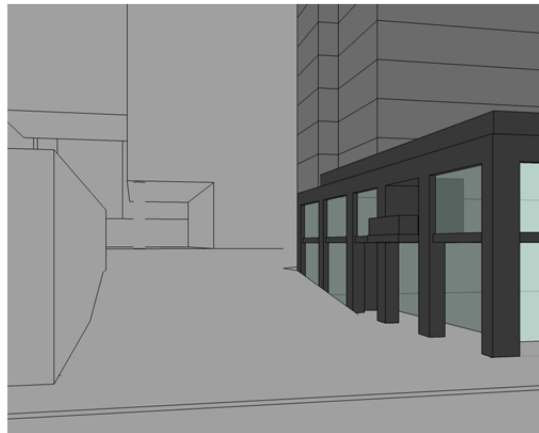
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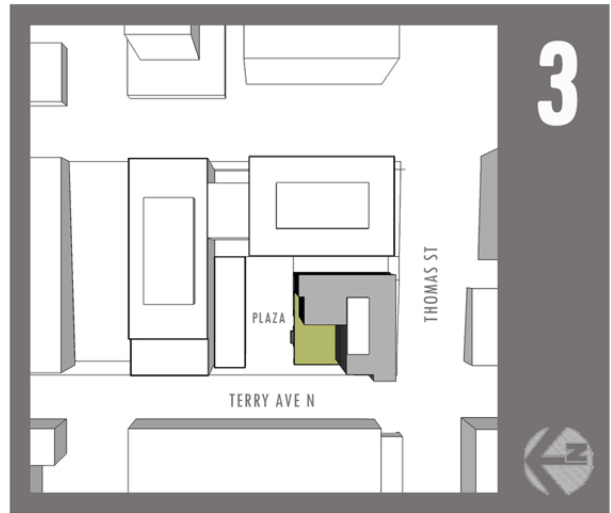
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3:30 PM



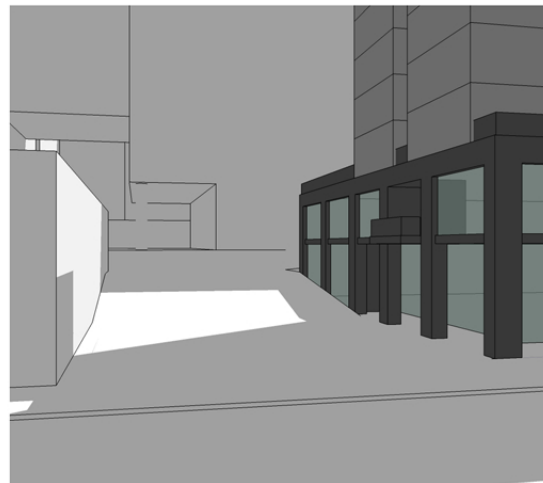
SUN & SHADOW STUDY - OPTION 3

JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jensenfey.com

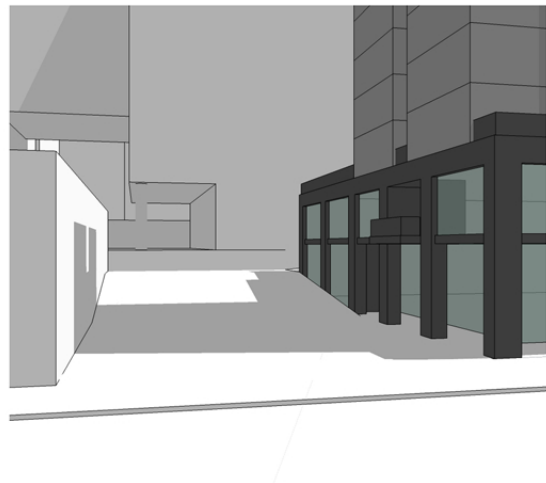
425.216.0318 P 425.216.0329 F



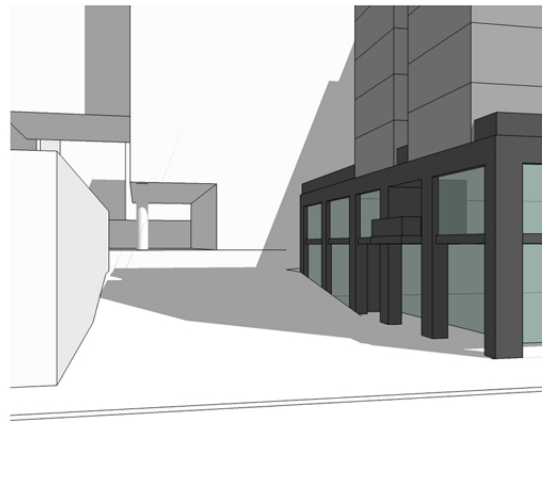
SUMMER SOLSTICE



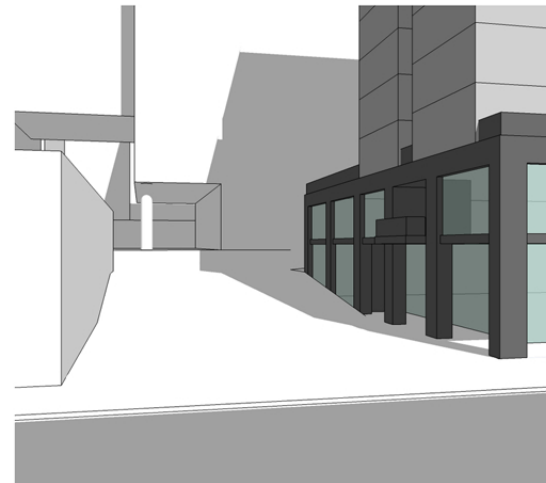
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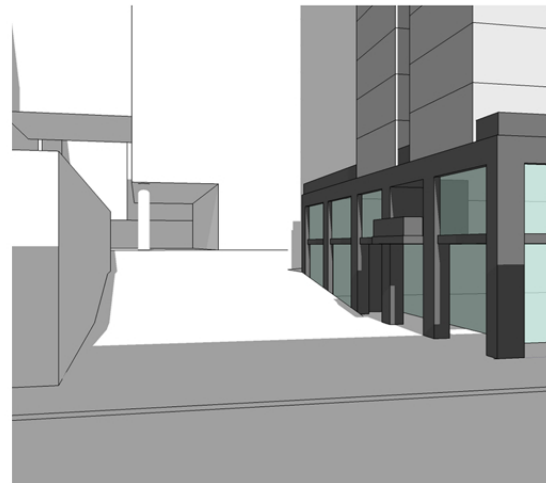
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2:00 PM

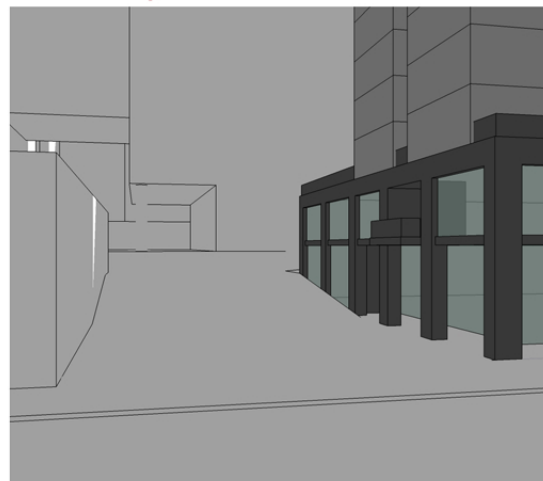


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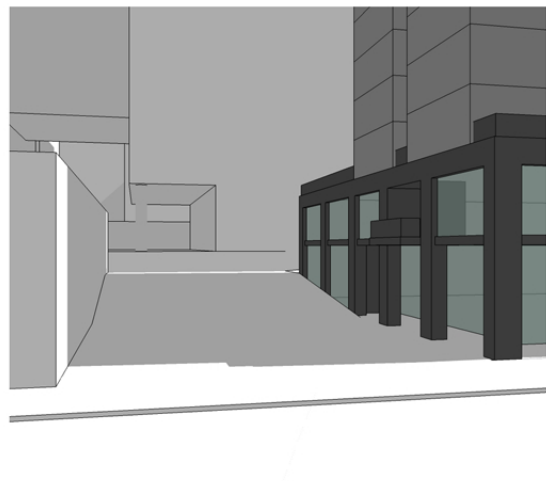


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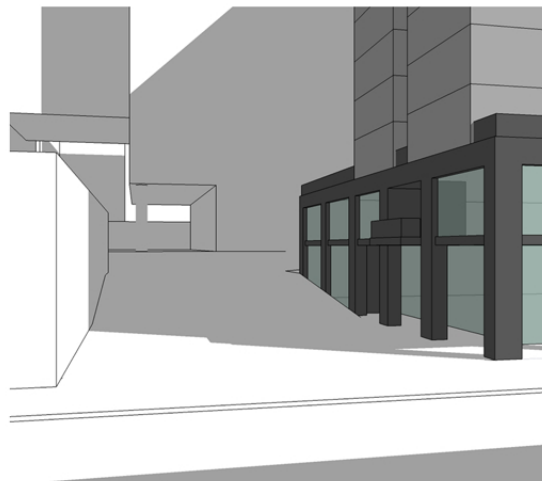
SPRING / FALL EQUINOX



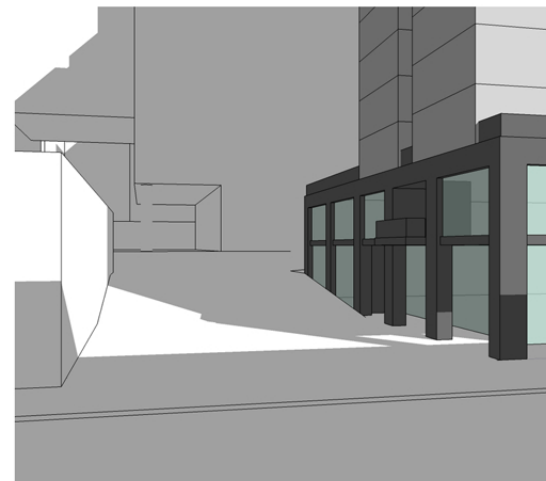
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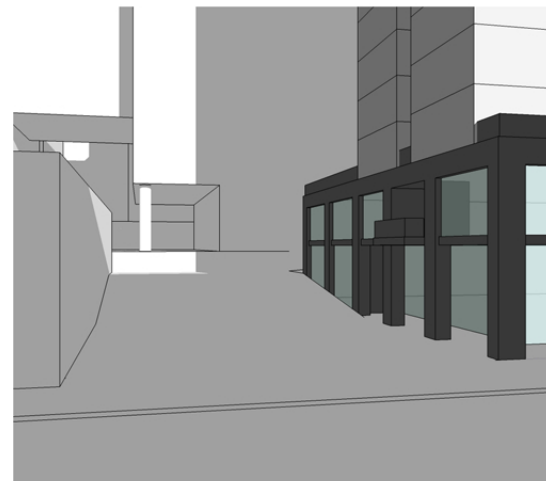
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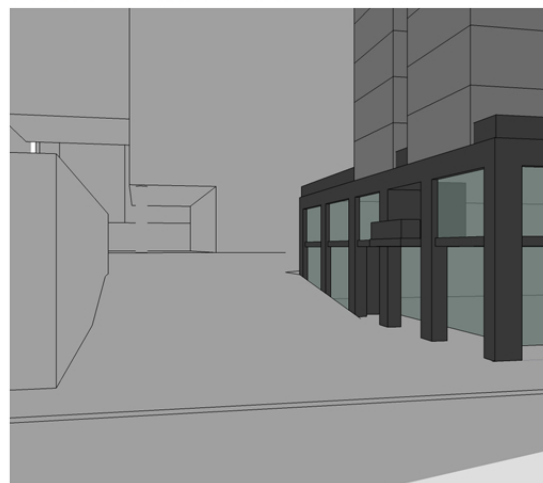


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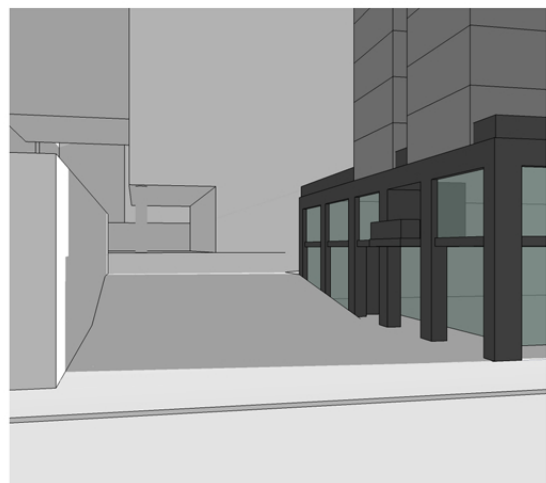


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WINTER SOLSTICE



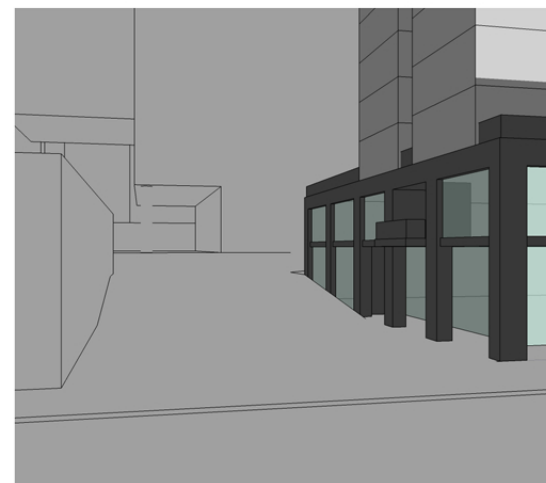
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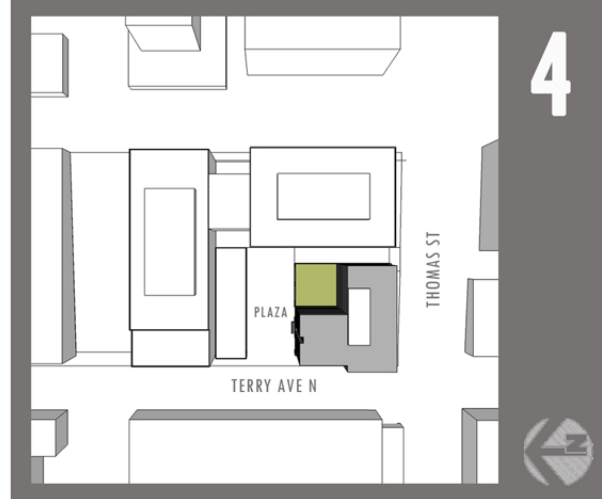
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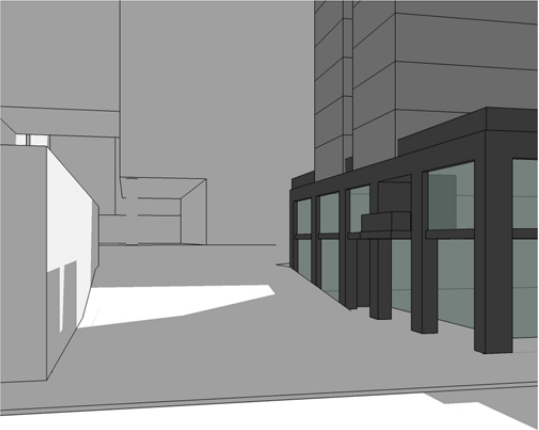
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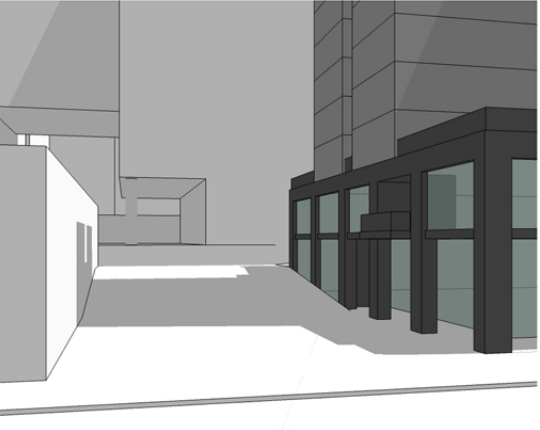
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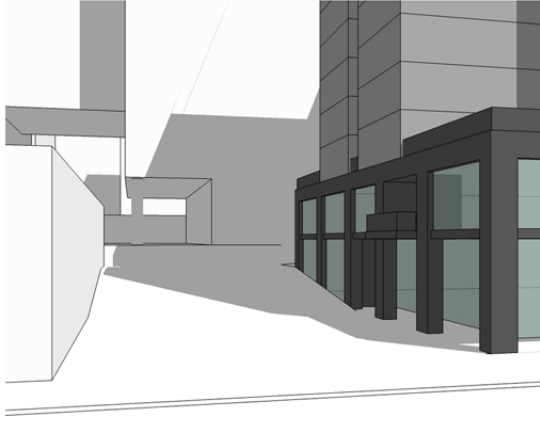
SUMMER SOLSTICE



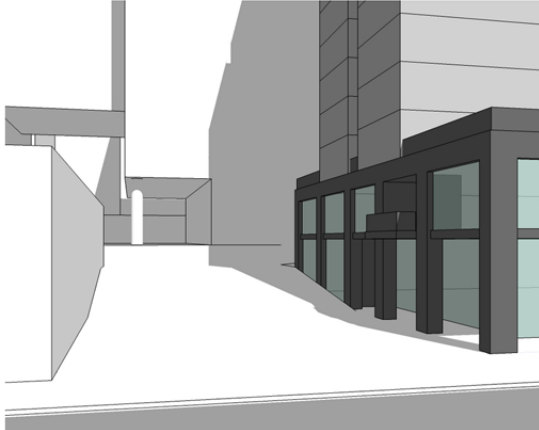
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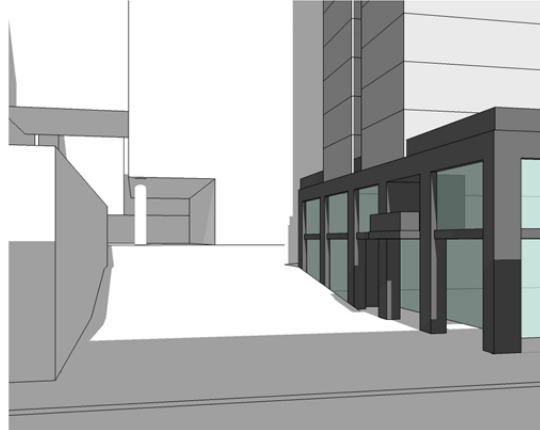
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2:00 PM

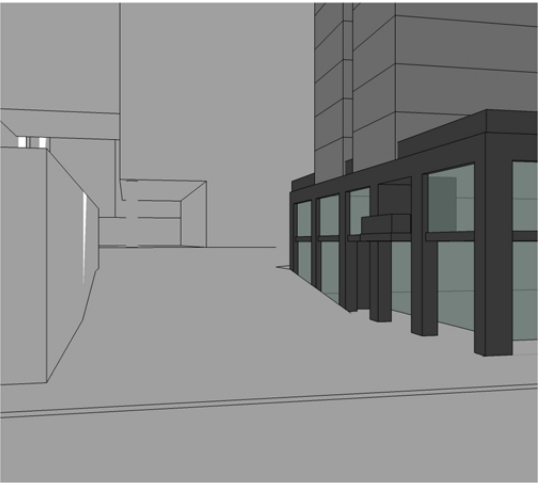


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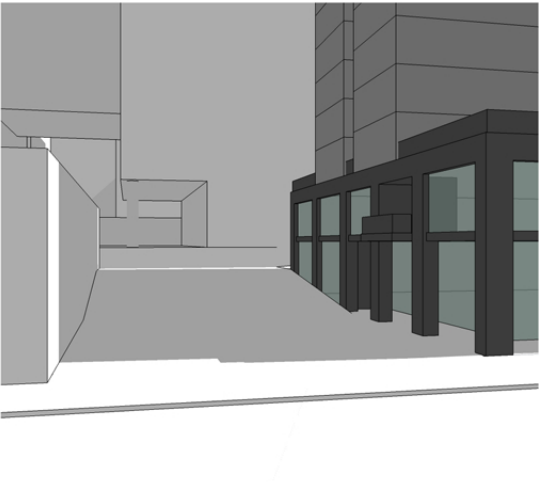


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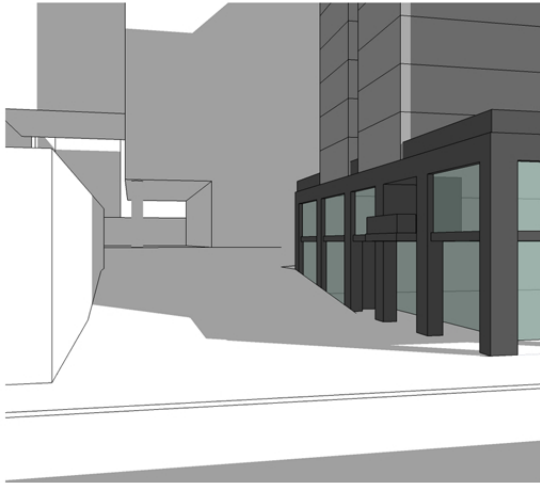
SPRING / FALL EQUINOX



11:00 AM



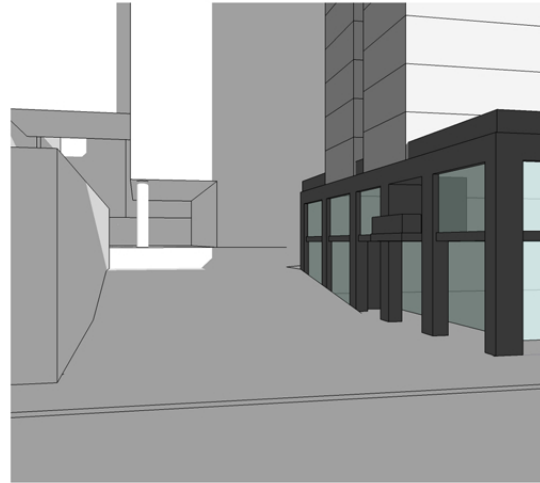
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2:00 PM

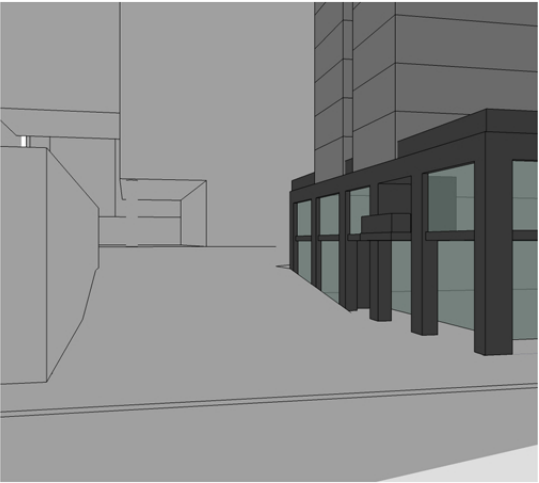


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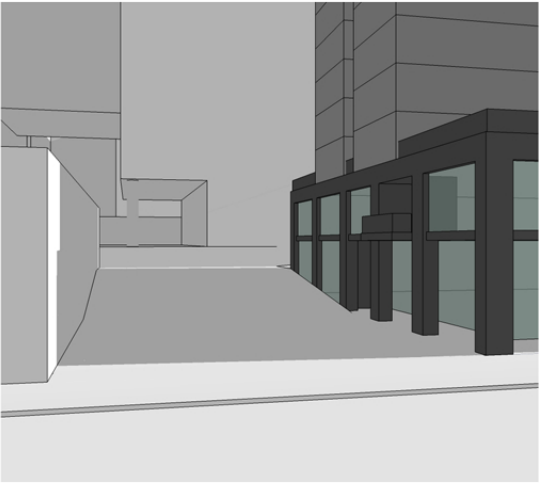


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WINTER SOLSTICE



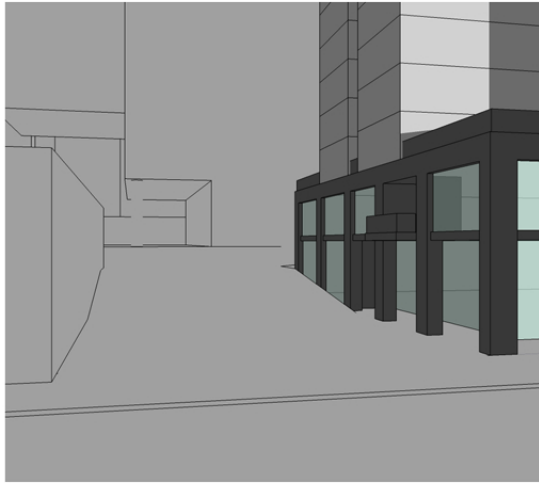
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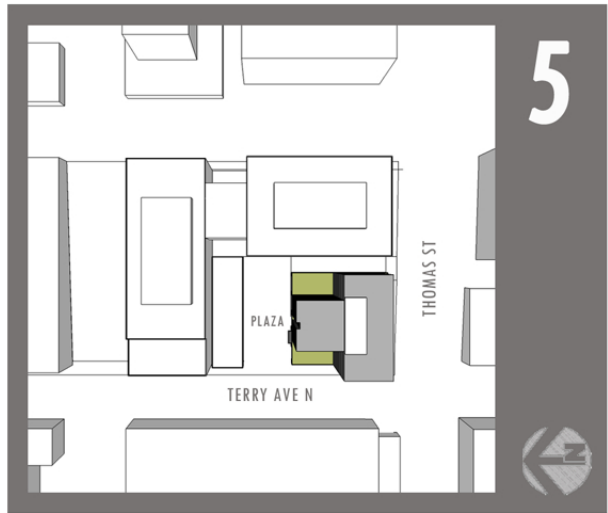
12:30 PM



2:00 PM



3:30 PM



SUN & SHADOW STUDY - OPTION 5

JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jensenfey.com

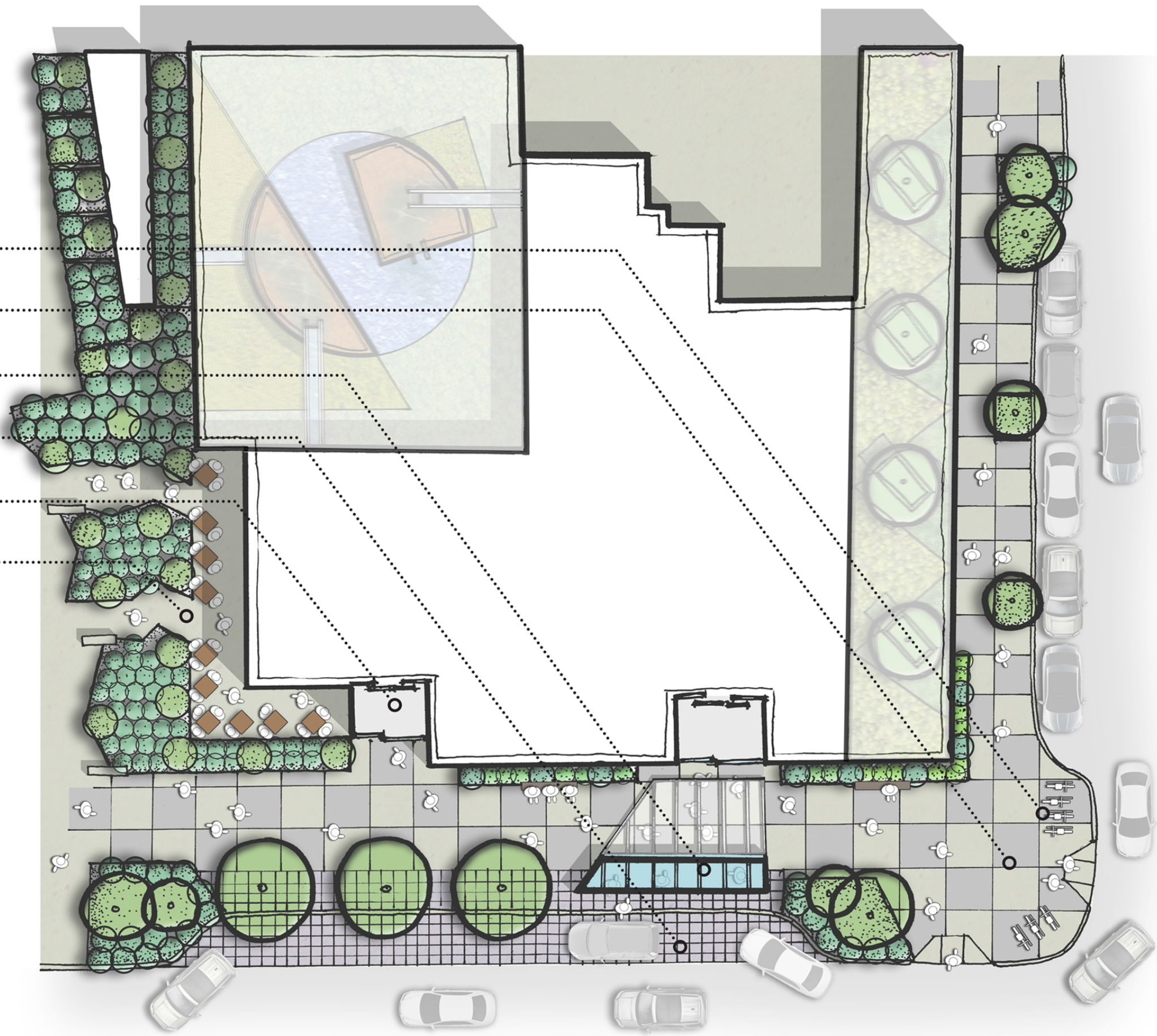
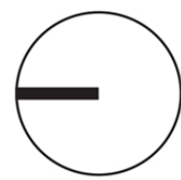
425.216.0318 P 425.216.0329 F





- Bike Racks
- Checkered Pavement
- Entrance Awning
- Drop Off Zone (Porous Paving)
- Shifted Restaurant Entrance
- Connection to Existing

NORTH



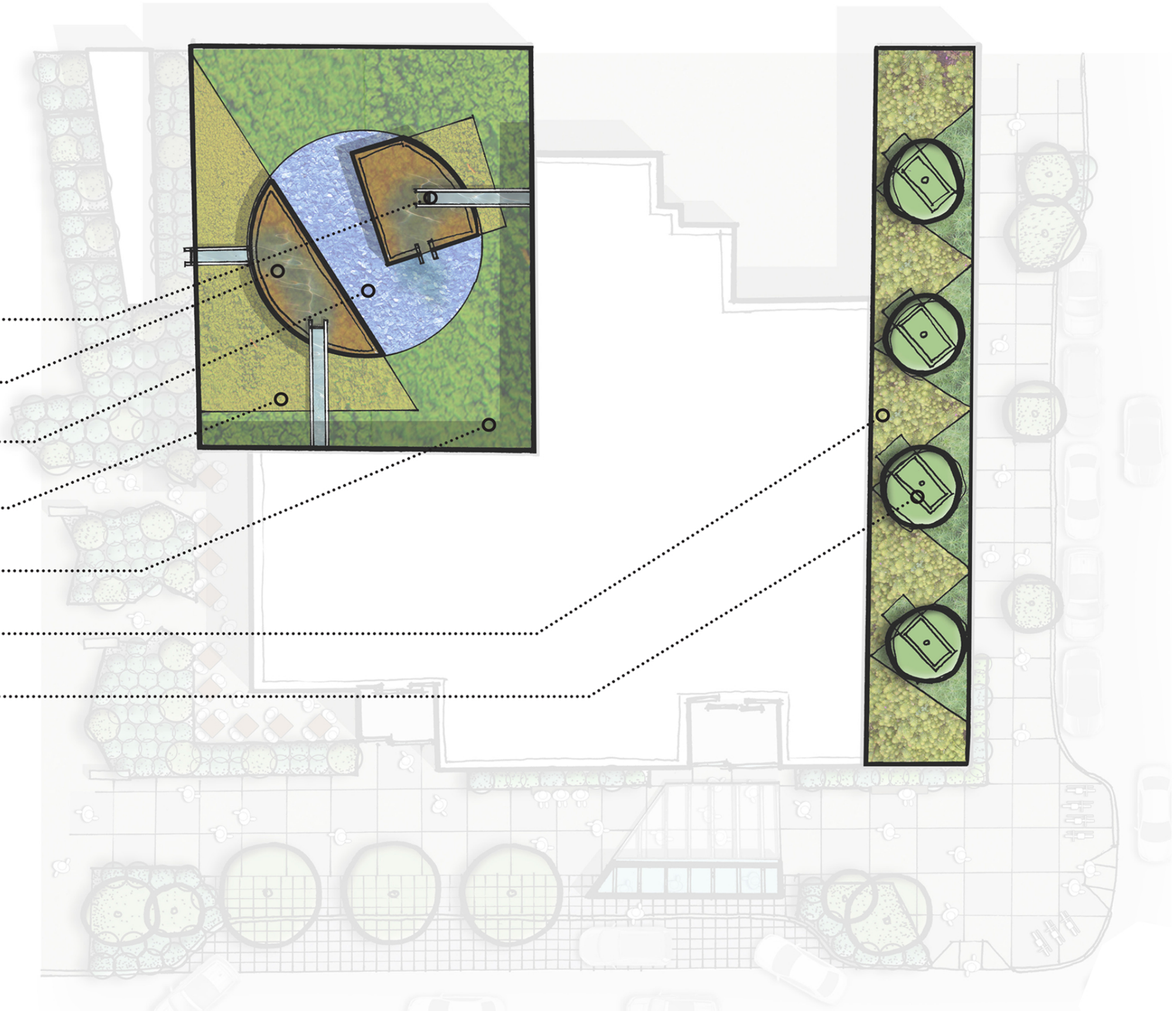
JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
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LANDSCAPE - AT STREET LEVEL



- Roof Scupper
- Elevated Corten Pool
- Glass Drainage Pool
- Vegetated Area
- Gravel Area
- Sedum Trays
- Corten Planter Boxes



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Various Sedums



David's Viburnum



Deer Fern



Licorice Fern



Rock rose



Crabapple



Red Maple



Kinnikinnick



Beach Strawberry



Sheet Moss



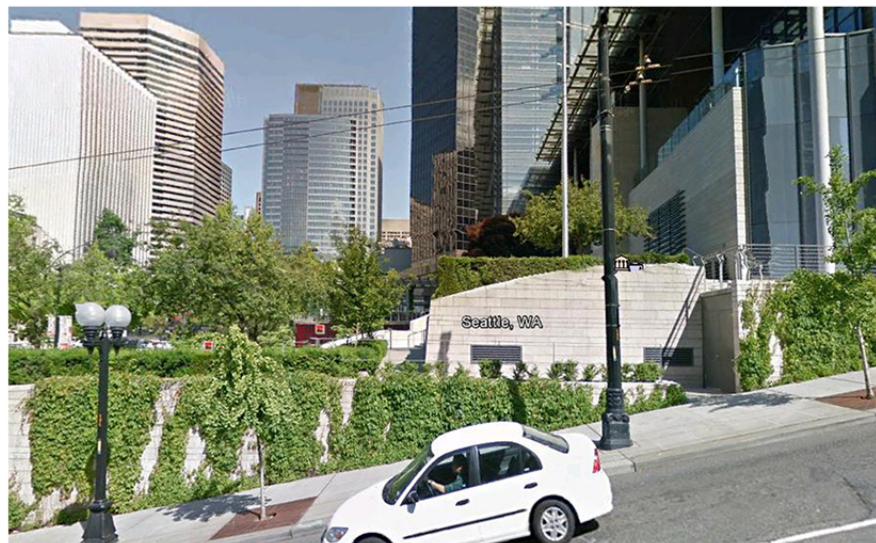
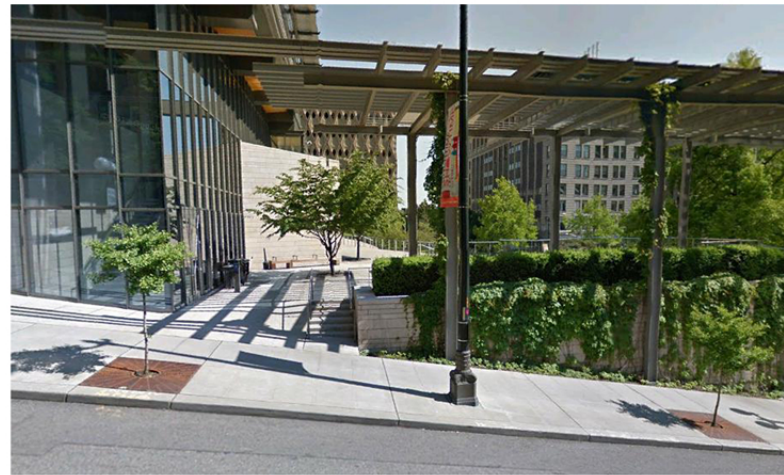
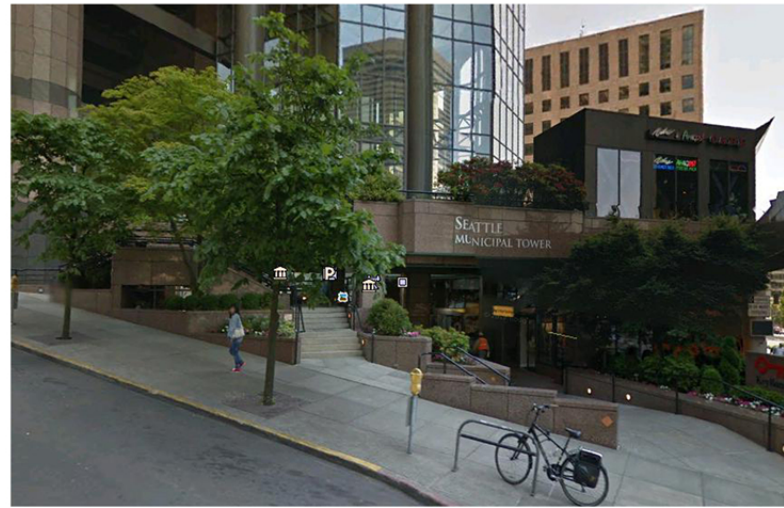
Rock Moss

LANDSCAPE - TREES & PLANTS



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DESIGN CUES : PODIUM / BASE CONDITIONS

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