

2240 EASTLAKE AVE E

3039424-LU

PROJECT TEAM

Owner:

2240 Eastlake LLC
10400 NE 4th Street, Suite 2225
Bellevue, WA 98004
Contact: Alex Heijer
aheijer@grancorp.com
425.443.6227

Architect:

Jensen Design Architects
7730 Leary Way NE
Redmond, WA 98052
Contact: Larry Johnson
larryj@jd-arch.com
206.276.5210

Civil Engineer:

The BlueLine Group
25 Central Way, Suite 400
Kirkland, WA 98033
Contact: Mary Koutrelakos
mkoutrelakos@thebluelinegroup.com
425.250.7271

Structural Engineer:

DCI Engineers
818 Stewart Street, Suite 1000
Seattle, WA 98101
Contact: Roger Heeringa
rheeringa@dci-engineers.com
206.332.1900

Landscape Architect:

Root of Design
P.O.Box #232
Stanwood, WA 98292
Contact: Devin Peterson
devin@rootofdesign.com
206.491.9545

Surveyer:

Terrane
10801 Main Street, Suite 102
Bellevue, WA 98004
Contact: David Livingston
davidl@terrane.net
425.233.6087

Interior Designer:

Jensen Design Architects
7730 Leary Way NE
Redmond, WA 98052
Contact: Yezi Han
yezih@jd-arch.com
425.216.0318 x316



SHEET INDEX

1 Cover
2 Project Team | Sheet Index
3 Proposal : Development Objectives
4 Vicinity Maps
5 Existing Site Conditions- Context Photos
6 Urban Design Analysis- Neighborhood Context
7 Existing Site Conditions- Existing Survey
8 Existing Site Conditions- Site Photos
9 Existing Site Conditions- Existing Streetscape | Eastlake Avenue E
10 Existing Site Conditions- Existing Streetscape | East Lynn Street
11 Existing Site Conditions- Existing Streetscape | Alley
12 Summary Context Analysis- Zoning Map & Typologies
13 Existing Site Conditions- Vicinity Access / Walkability + Transit
14 Zoning Standards 1
15 Zoning Standards 2
16 Priority Design Guidelines 1
17 Priority Design Guidelines 2
18 Composite Site Plan
19 Architectural Floor Plans- Level 1
20 Architectural Floor Plans- Level 2
21 Architectural Floor Plans- Level 3
22 Architectural Floor Plans- Level 4
23 Architectural Floor Plans- Level 5
24 Architectural Floor Plans- Level 6
25 Architectural Floor Plans- Roof
26 Landscape Design Concept
27 Rendered Landscape Plan- Street Level
28 Landscape Plan- Street Level
29 Plant Schedule- Street Level
30 Rendered Landscape Plan- Roof Deck
31 Landscape Plan- Roof Deck
32 Plant Schedule- Roof Deck
33 Building Elevations- West
34 Miscellaneous Views Along Eastlake Avenue
35 Building Elevations- North
36 Building Elevations- East
37 Building Elevations- South
38 Building Elevations- South | Adjacent Window Overlay
39 Material and Color Palette
40 Massing within Context
41 Rendering 1
42 Rendering 2
43 Rendering 3
44 Rendering 4
45 Rendering 5
46 Rendering 6
47 Exterior Lighting Plan- Street Level
48 Exterior Lighting Plan- Roof Level
49 Exterior Lighting Plan- Facade Lighting
50 Signage Concept Plan
51 Building Section: East-West Section at Ramp
52 Building Section: North-South Section
53 Building Section: North-South Section
54 Building Section: East-West Section at Elevator
55 Sun / Shadow Analysis
56 Depatures- Summary Matrix 1
57 Depatures- Summary Matrix 2



PROJECT OBJECTIVE

To construct a residential apartment building with six (6) stories above street level. The structure will have 71 residential units with two (2) levels of below grade parking accessed from the alley. Retail space will be available along Eastlake as well as the leasing office and an additional residential lobby. Trash will also be accessed along the alley. The existing building on the site will be demolished.

The project will activate the streetscape with retail along Eastlake Avenue East and will also have a residential lobby and leasing office on the street frontage for convenience for the residents. The northwest corner will have a “carved area” that mirrors the building across the street. This plaza will be a wonderful community asset as it will incoporate seating for neighbors and residents to enjoy.

The existing building on the site has two curb cuts along Eastlake Avenue. However, the new project proposes to eliminate both along the pedestrian-friendly Eastlake Avenue and Lynn Streets and put all vehicular traffic along the alley. Short term surface parking stalls, access to the garage parking and the trash access will all be from the alley-- keeping Eastlake free from additional traffic.

The building will not be maximizing its building height in respect to its neighbors and will have a stepped massing to furthur reduce its bulk and scale. The sidewalk along Eastlake will be extra wide with integrated landscaping.

The building will have many amenities for its residents-- including balconies over-looking the sweeping views of Lake Union, a plethora of bike parking, fitness room, and solarium(s) on the rooftop deck with a generous outdoor patio.

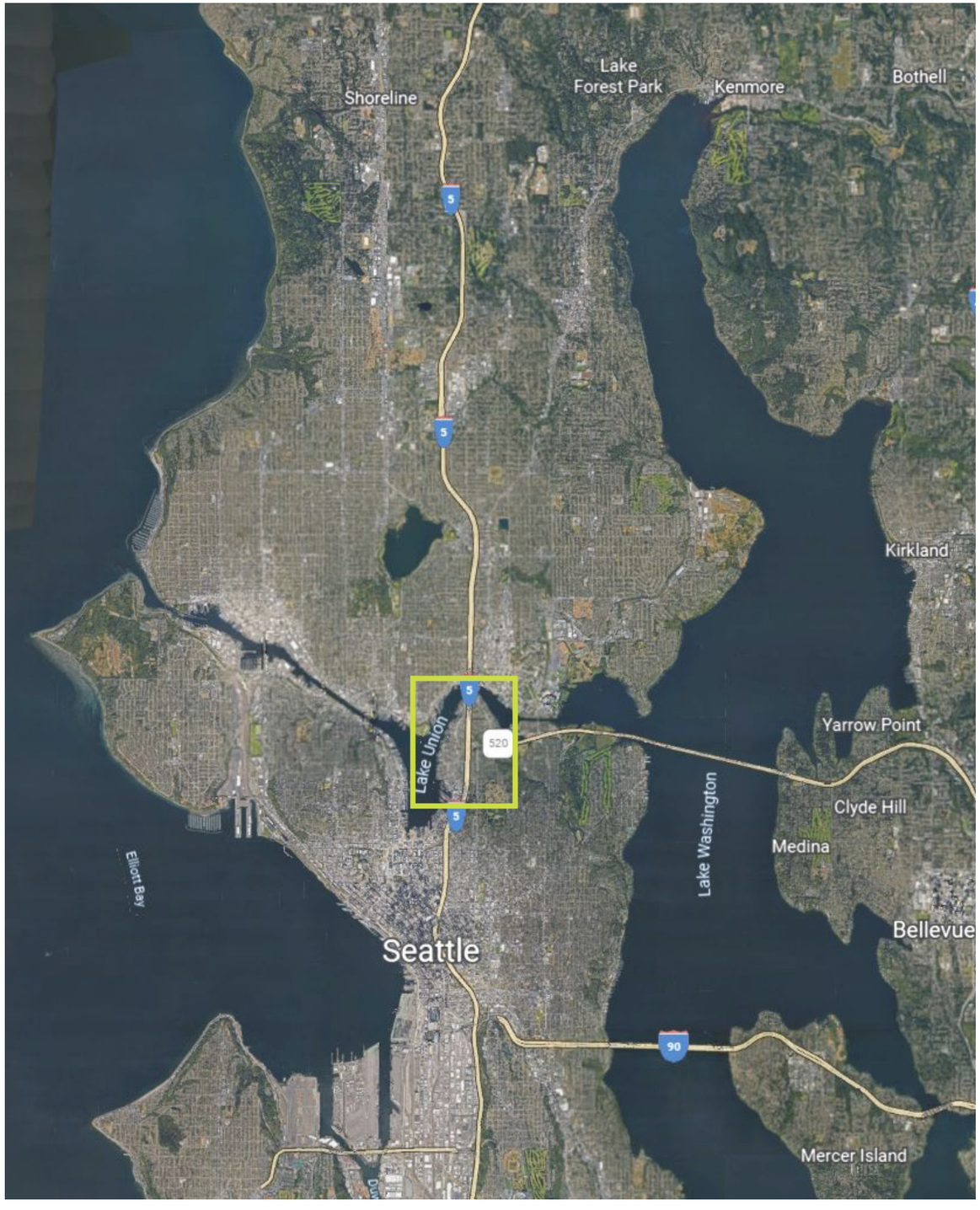
Approximately 14 units (20%) of the project will be made affordable through the Multifamily Propery Tax Exemption (MFTE) program.

PROJECT OVERVIEW

Total Gross Building Area	Approximately 71,800 SF
Number of Residential Units	71 Units
Number of Commercial Units	2
Commercial Area	1,935 SF
Number of Parking Spaces	22 Stalls
Number of Bike Parking	72

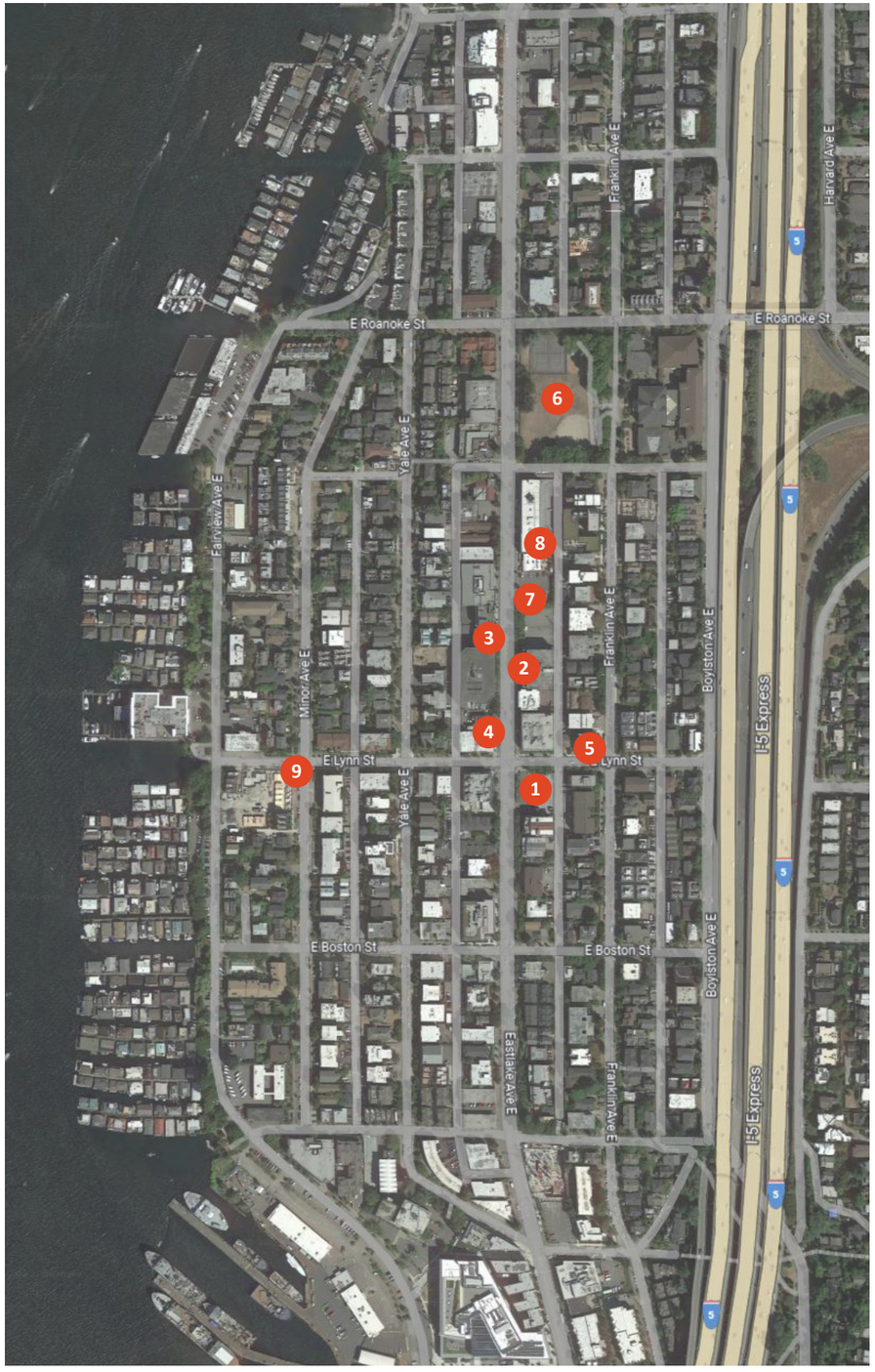
SUSTAINABILITY

This project is will achieve LEED Silver certification while striving for Gold through energy efficiency and community connection. It will balance the sites ecological impact with tenant comfort and well-being to create a site that is healthy for both the environment and the people who live there.





VICINITY MAPS





1 Existing Buildings On Site



2 Existing Office Building



3 Existing Office Building



4 Zoo Tavern & Carrot Cafe



5 Franklin Station Apartments



6 Rogers Playground



7 Starbucks



8 Areis Building & Pecado Bueno



9 Waterside Condominiums

EXISTING SITE CONDITIONS - CONTEXT PHOTOS



NEW NEIGHBORHOOD CONTEXT

The surrounding area around our site is undergoing a lot of development as seen in the aerial map shown on the left (new development has been highlighted). New development consists mostly of mixed-used residential projects which will add density, bulk and scale to the neighborhood.

1 **PROJECT SITE | 2240 Eastlake Ave E**

2 2210 Eastlake Avenue E | Project #3036179-LU
57-unit apartment building. No parking provided.

3 2311/2313 Yale Avenue E | Project #3039399-LU
4-story, 3-unit townhouse building;
parking for 3 vehicles.

4 2328/2334 Franklin Avenue E | Project #3037757/58-EG
Proposal has been updated to include two buildings.
The current proposals are for two 4-story buildings on each of the lots with 5 each.

5 2335 Boylston Avenue E | Project #3034692
6-story congregate residence building with 72 rooms.
No parking provided.

6 2372 Franklin Avenue E | Project #3037203-EG
8 row houses with 7 accessory dwelling units; 5 parking.

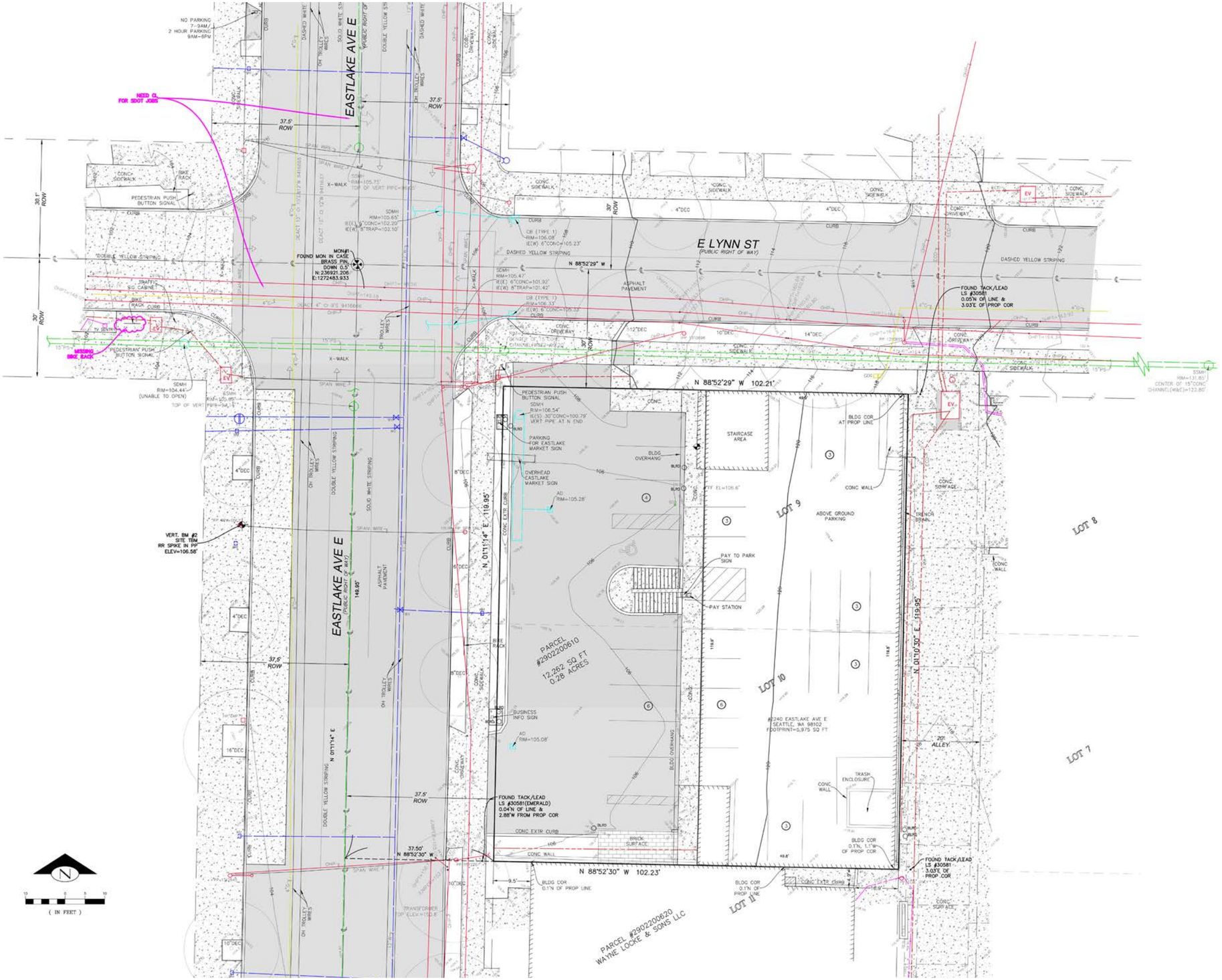
7 78 E Lynn Street | Project #3038019-LU
5-story, 15-unit apartment building. 15 parking stalls.

8 2310 Fairview Ave E | Project #3032848-EG
Shoreline Substantial Development to allow two, 3-story townhouse buildings (7-units total). 7 parking stalls.

9 2031 Eastlake Avenue E | Project #3034459-EG
6-story plus basement, mixed-use structure. The proposed structure has one commercial space on ground floor with 30 SEDUs with no parking.

10 2029 Yale Avenue E | Project #3036910-EG
8 townhouses with 9 parking stalls.

11 2001 Eastlake Avenue E | Project #3036011-LU
6-story 109-apartment building (SEDU) with retail.
13 parking stalls.



LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BENCHMARK
- BLRD — BOLLARD
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- SCO — CLEANOUT (SEWER)
- CONCRETE SURFACE
- FIRE HYDRANT
- GAS LINE
- GM — GAS METER
- GUY ANCHOR
- EMH — ELECTRIC MANHOLE
- CATCH BASIN (TYPE I)
- TRAFFIC SIG POLE
- MONUMENT (IN CASE, FOUND)
- 7 — PARKING SPACES
- HH — POWER HAND HOLE
- POWER (OVERHEAD)
- POWER (UNDERGROUND)
- PP — POWER POLE
- POWER POLE W/ LIGHT
- EV — POWER VAULT
- PROPERTY LINE (SUBJECT)
- PROPERTY LINES (ADJACENT)
- RETAINING WALL
- RIGHT-OF-WAY LINES
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM DRAIN LINE
- STORM MANHOLE
- TRAFFIC SIGNAL
- TV — TV SENTRY
- SIZE, TYPE — TREE (AS NOTED)
- UTILITY LINE
- WATER GATE VALVE
- WATER LINE
- WM — WATER METER
- WV — WATER VALVE

Site Address:
2240 Eastlake Avenue East
Seattle, WA 98102

Parcel #:
290220-0610

Legal Description:
GREENES ADD LESS ST
PLat Block: 9
Plat Lot: 9-10

Lot Size:
12,262 SF

EXISTING SITE CONDITIONS - EXISTING SURVEY



1 Corner of Eastlake Ave E & E Lynn Street looking towards site



2 Looking at site directly from Eastlake Avenue East towards east



3 Neighboring Vinemaple apartments to south



4 View looking down alley towards south





5 Looking north down alley



6 Looking west down E Lynn Street



7 View of northeast corner of site from across E Lynn Street



8 Looking at site from sidewalk towards northeast



9 View of site from across Eastlake Avenue E from across street

EXISTING SITE CONDITIONS - SITE PHOTOS



A |EASTLAKE AVENUE EAST | Looking East

PROJECT SITE
2240 Eastlake Avenue East



B |EASTLAKE AVENUE EAST | Looking West

Opposite of Project Site



EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | Eastlake Avenue East



C | EAST LYNN STREET | Looking South

PROJECT SITE
2240 Eastlake Avenue East



Opposite of Project Site

D | EAST LYNN STREET | Looking North



EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | East Lynn Street



E |ALLEY | Looking West

PROJECT SITE
2240 Eastlake Avenue East

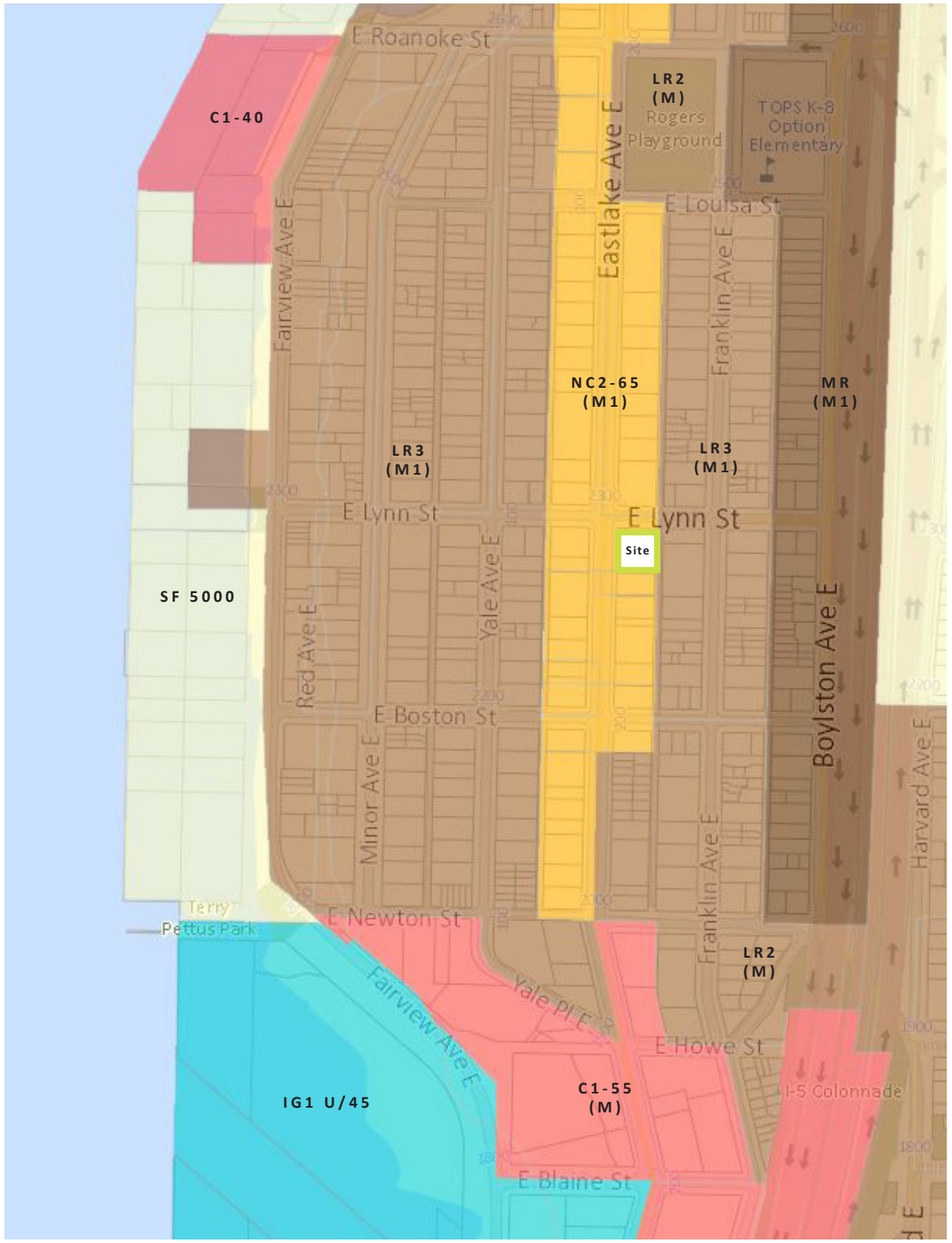


F |ALLEY | Looking East

Opposite of Project Site

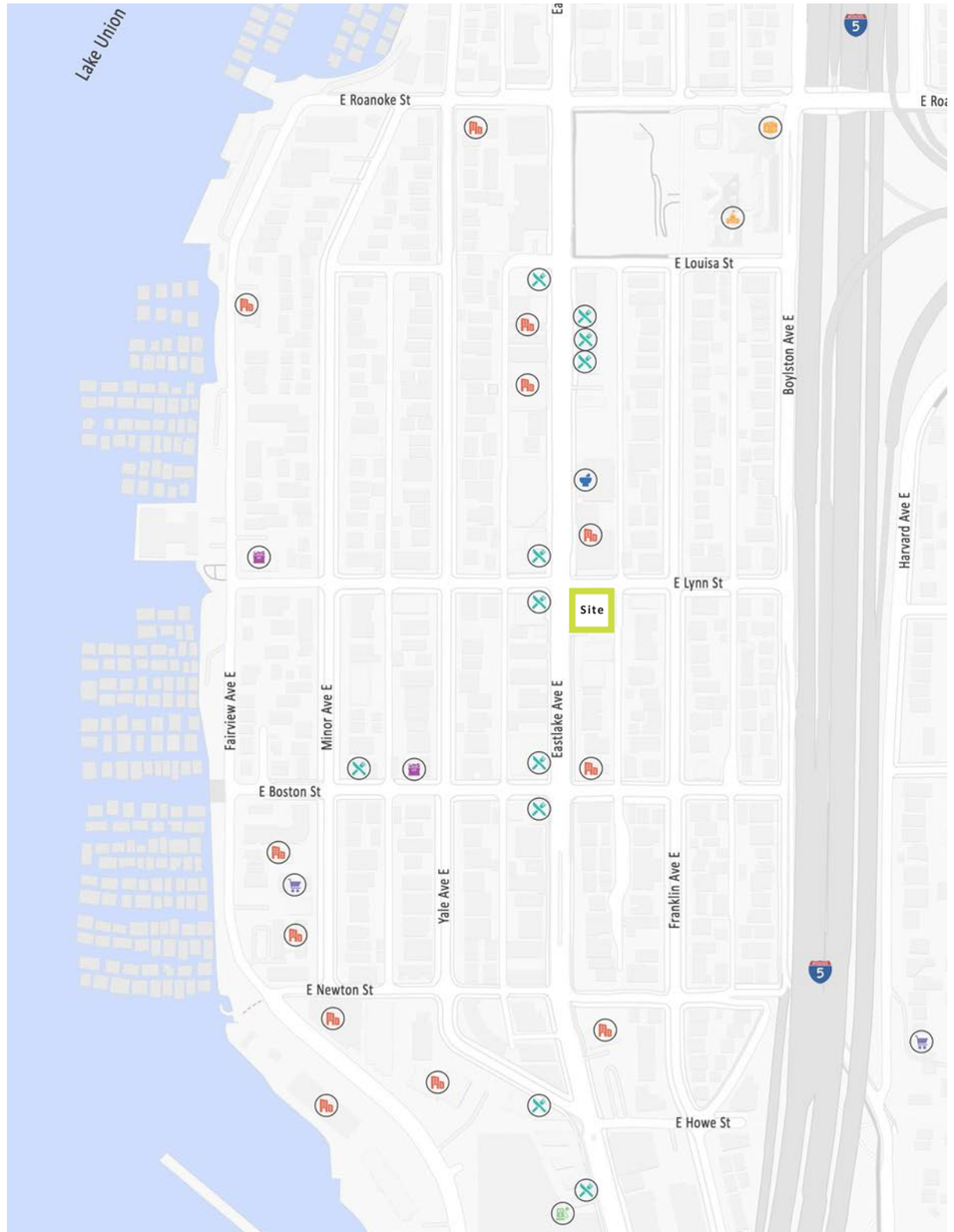


EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | Alley



Zoning Map - Current

The site lies within a stretch of NC2-65 (M1) zoning at the corner of Eastlake Avenue E and E Lynn Street. The site is surrounded by LR3 zoning to the west and east with some MR zoning further to the east and some C1 zoning to the south. Further to the project's east, there are mostly single family zones.



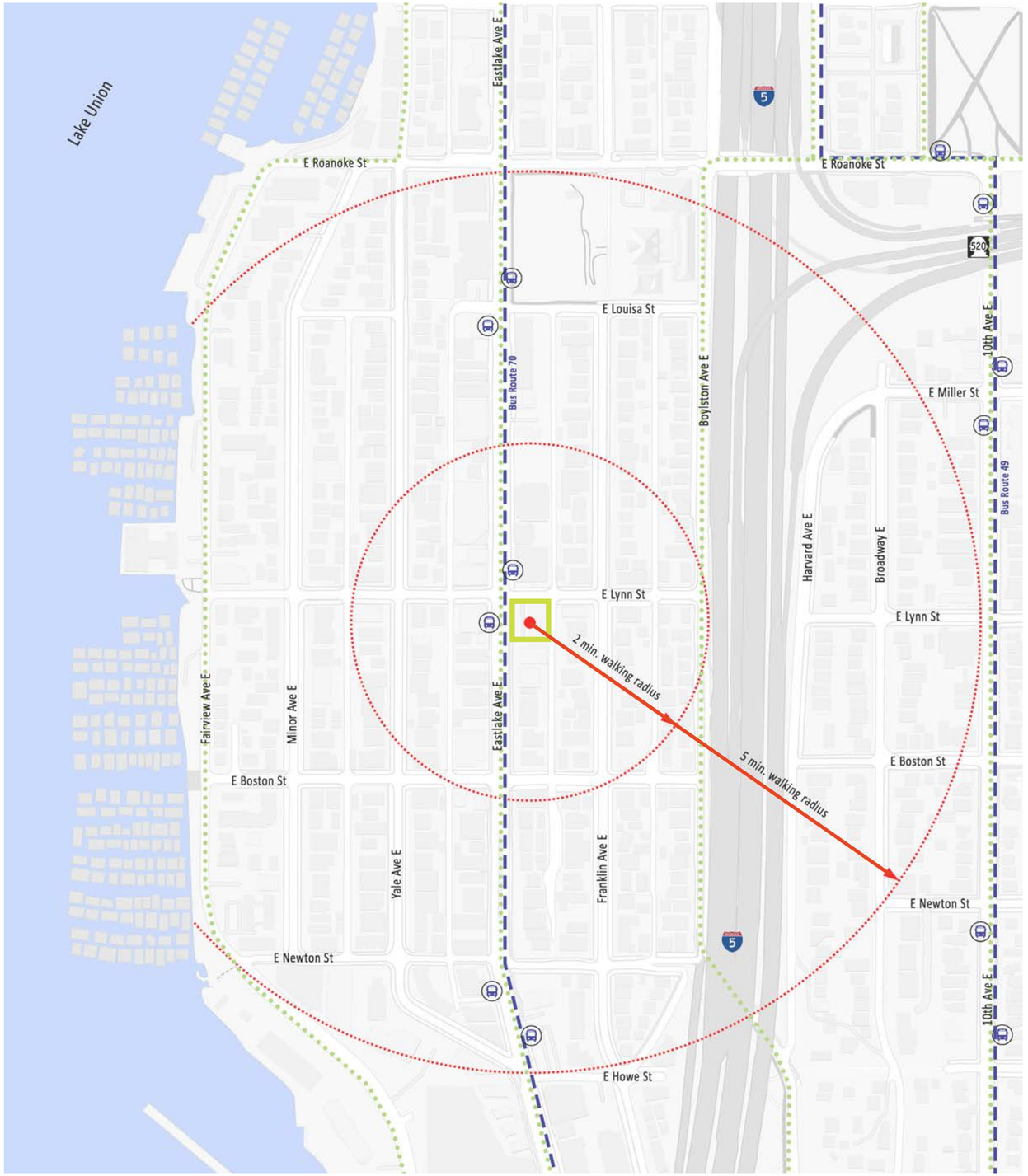
Legend

- Residential
- Retail
- Grocery
- Food | Beverage
- Office
- School
- Childcare
- Pharmacy
- EV Station

Typologies / Usages

The project is within a neighborhood that is predominantly zoned commercial and surrounded by low-rise residential and single family zones further out around Eastlake Avenue East. Eastlake Avenue East is peppered with different commercial uses.

SUMMARY CONTEXT ANALYSIS - ZONING MAP & TYPOLOGIES



TRANSPORTATION

The site is served by two (2) bus lines, Route 70 and 49, running NORTH and SOUTH along Eastlake Avenue East and 10th Avenue East.

Additionally, the Rapid Line | J-Line and improved bike lanes are proposed along Eastlake and will be completed by 2026.

Many businesses and destinations are walkable from our site -- as are parks and the waterfront.

Legend

- Bus Routes
- Walking Radius
- Bike Lanes

EXISTING SITE CONDITIONS - VICINITY ACCESS / WALKABILITY + TRANSIT

ZONING STANDARDS

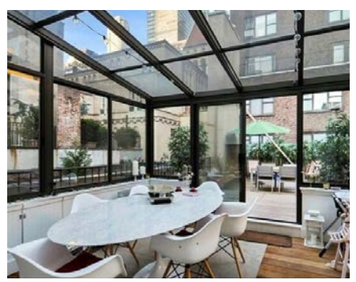
SEATTLE LAND USE CODE SUMMARY

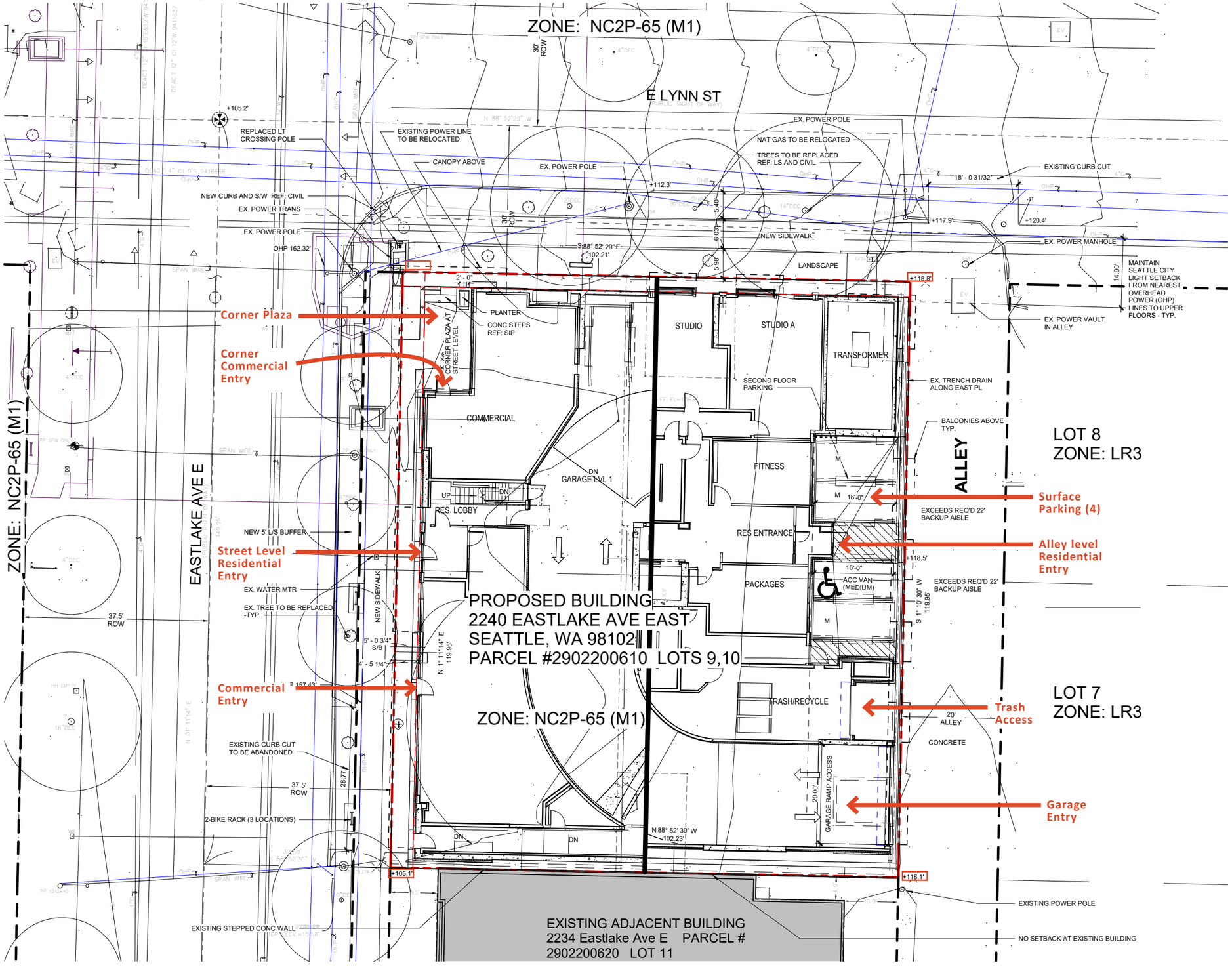
Parcel #	290220-0610	
Lot Area	12,262 sf	
Zoning	NC2-P 65 (M1) / Medium MHA	
Overlay	Urban Village Overlay	
Permitted and prohited uses 23.47A.004 / Table A	Residential Uses (permitted outright) Commercial Uses Eating and drinking establishments (conditionally permitted / limited to 25,000 sf) Restaurants (permitted / limited to 25,000 sf) Offices (permitted / limited to 25,000 sf) Sales and serves, general (permitted / limited to 25,000 sf)	Will comply. Commercial units at ground level will be one of permitted uses listed on the left.
Street-level uses 23.47A.005	C. Residential uses at street level 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade D. in pedestrian-designated zones the locations of uses are regulated as follows: J. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use	Will comply
Street-level development standards 23.47A.008	A. Basic street-level requirements 2b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 3. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. B. Non-residential street-level requirements 2.a Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. 3.a Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. 3b. In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade. 4. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. C.4. Overhead weather protection a. Continuous overhead weather protection (i.e. canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street b. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles c. The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk.	Design departures requested for 23.47A.008.A.2b Blank Walls and 23.47A.008.B.2.a Transparency. See page 53.
Structure Height 23.47A.012	Maximum structure height in zone NC2-P 65: **65 Ft** C. Rooftop Features 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B. or up to 4 feet above the otherwise applicable height limit, whichever is higher. 4. Solar collectors and mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage gaining additional height does not exceed 20 percent of the roof area and 25 percent if mechanical is screened. - Stair and elevator penthouses may extend above the applicable height up to 16 feet. 6. Rooftop features listed in this subsection 23.47A.012.C.6 shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21 at noon more than would a structure built to maximum permitted height and FAR.	Will comply; see building sections.

Floor area ratio (FAR) 23.47A.013	Floor Area Ratio: Base FAR limit: **4.5** B. The following gross floor area is not counted toward FAR: 1. All stories, or portions of stories, that are underground; 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.	12,262 sf x 4.5 = **55,179 SF maximum** Will comply. Actual FAR = 55,141 SF.
Setbacks 23.47A.014	A. Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins B. Setback requirements for lots abutting or across the alley from residential zones 1. An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet	Will comply
Landscaping and screening standards 23.47A.016	A.2. Landscaping that achieves a Green Factor score of 0.3 or greater B.2. Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal. C.1. Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms.	Will comply
Light and Glare 23.47A.022	A. Exterior lighting must be shielded and directed away from adjacent uses. B. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	Will comply
Amenity Area 23.47A.024	A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. B. Required amenity areas shall meet the following standards, as applicable: 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	Will comply
Parking 23.54.015	Table B for 23.54.015 II. Residential use for requirements for specific areas M. All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area ---> **No minimum requirement.**	Project will be providing 22 parking stalls. Parking is not required.

ZONING STANDARDS 2

SEATTLE DESIGN GUIDELINES		GUIDELINE RESPONSES	
CS2 Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	**B.2. ADJACENT SITES, STREETS, AND OPEN SPACES: Connection to the Street** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the street-scape-- its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)-- in siting and designing the building.	**Response:** The proposed sidewalk for our project will be 10 feet wide and will maintain the existing street trees and landscape buffer. Along with a lobby to the apart-ment at Eastlake, for resident convenience and con-nectivity to street-level functions, most uses along the street will be for the public such as retail. All vehicular funtions have been sited towards the alley and away from street-facing portions of the project.	 Vehicular functions towards alley side
	C.1. RELATIONSHIP TO THE BLOCK: Corner Sites Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	**Response:** The building directly across our site has an open plaza carved at its corner and as a responding gesture, our project will also mirror the carved corner at Eastlake and Lynn as well. The open plaza will provide additional space for a generous entry to the commercial space located at that corner and will be a great space for customers and residents to sit and enjoy their coffee and have conversations with neighbors.	 Corner plaza concept / our project will have a covered plaza
	D.5. HEIGHT, BULK, AND SCALE: Respect for Adjacent Sites Respect adjacent properties with design and site planning to minimize disrupting the privacy and out-door activities of residents in adjacent buildings.	**Response:** Where possible, the proposed project mini-mizes the number of windows at the adjacent property to the south by placing punched opening rather than expansive window walls.	 Punched openings vs Expansive glass
PL1 Connectivity Complement and contribute to the network of open spaces around the site and connections amoung them.	**A.2. NETWORK OF OPEN SPACES: Adding to Public Life** Seek opportunities to foster human interaction through an increase in the size and/or quality of proj-ect-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.	**Response:** The sidewalk along Eastlake Avenue East will be generous at ten feet wide and will have pedestrian-friendly amenities such as a public plaza at the building corner with seating and a landscape buffer with street trees along the entire sidewalk.	 Plaza located at the corner of site for activation of sidewalk and street level.

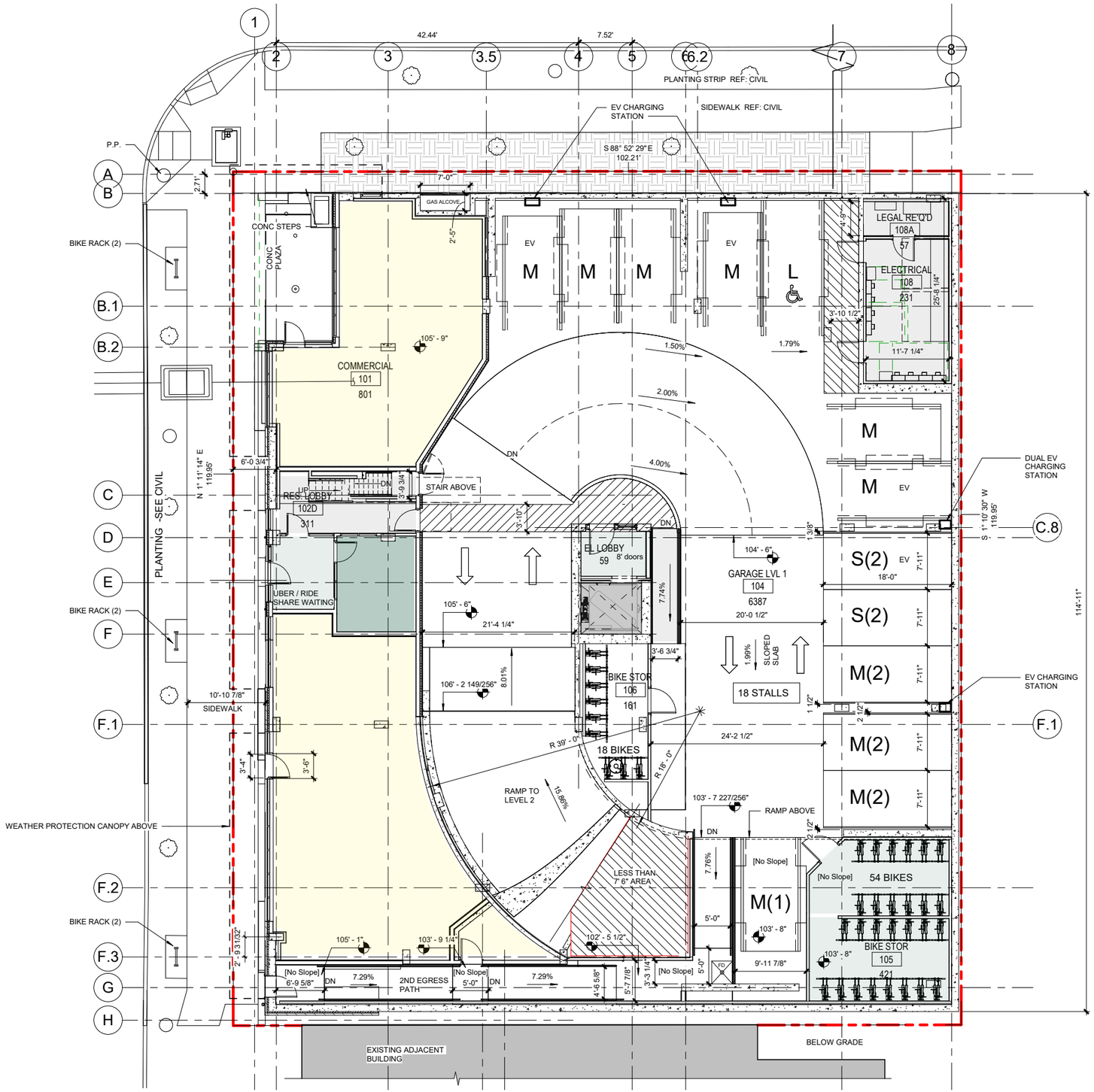
SEATTLE DESIGN GUIDELINES		GUIDELINE RESPONSES	
PL2 Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	**C.1. WEATHER PROTECTION: Locations and Coverage** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	**Response:** The entire length of the western facade along Eastlake Avenue East, which fronts the retail portion of the project, will have a weather protection for pedestrians.	 Continuous canopy at street level
PL3 Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	**A.1.c ENTRIES: Common entries to multi-story residential buildings** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.	**Response:** Entries to retail spaces will be within clear lines of sight and lobbies will be visually connected to the street. Retail/commercial spaces will be differentiated with the lobby and the residential entry will be provided with a sense of security and privacy using a recessed entry area and other details that differentiates it with the public functions/spaces.	 Commercial and residential spaces will be differentiated from one another
DC2 Architectural Concept Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**B.1. ARCHITECTURAL AND FACADE COMPOSITION: Facade Composition** Design all building facades-- including alleys and visible roofs-- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.	**Response:** The proposed project will located on a prominent corner with three street frontages (including the alley) and will have well thought through and articulated facades on all three sides using plane offsets, cantilevers and deck areas. These will cohesively work together to soften the overall massing of the structure. Metal siding, brick and wood are the primary exterior materials which contribute to the high quality exterior palette.	 High-quality materials
DC3 Open Space Concept Integrate open space design with the design of the building so that each complement the other.	**A.4. ARRANGEMENT OF INTERIOR USES: Views and Connections** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.	**Response:** Common spaces within the resident amenity spaces will be designed for interaction. There will be a rooftop deck on the roof that will have one or two solarium(s) with an outdoor area between them for lots of different types of resident activities all year round.	 Concept for solarium interior

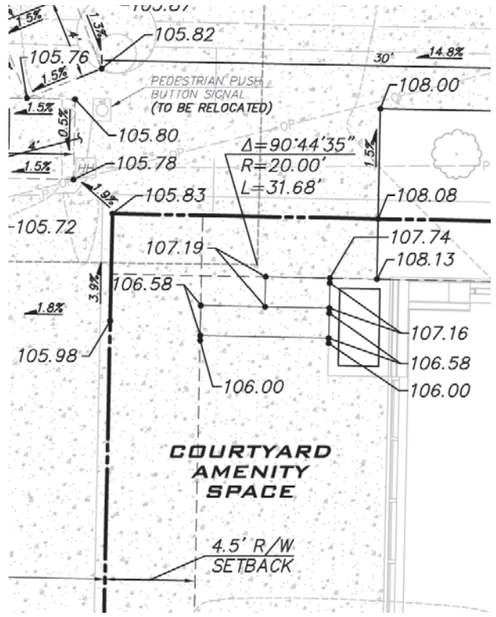


COMPOSITE SITE PLAN

N

scale: 1” = 20’-0”





Civil Plan at PLAZA: NTS

Steps down from E. Lynn Street
At grade from Eastlake Avenue

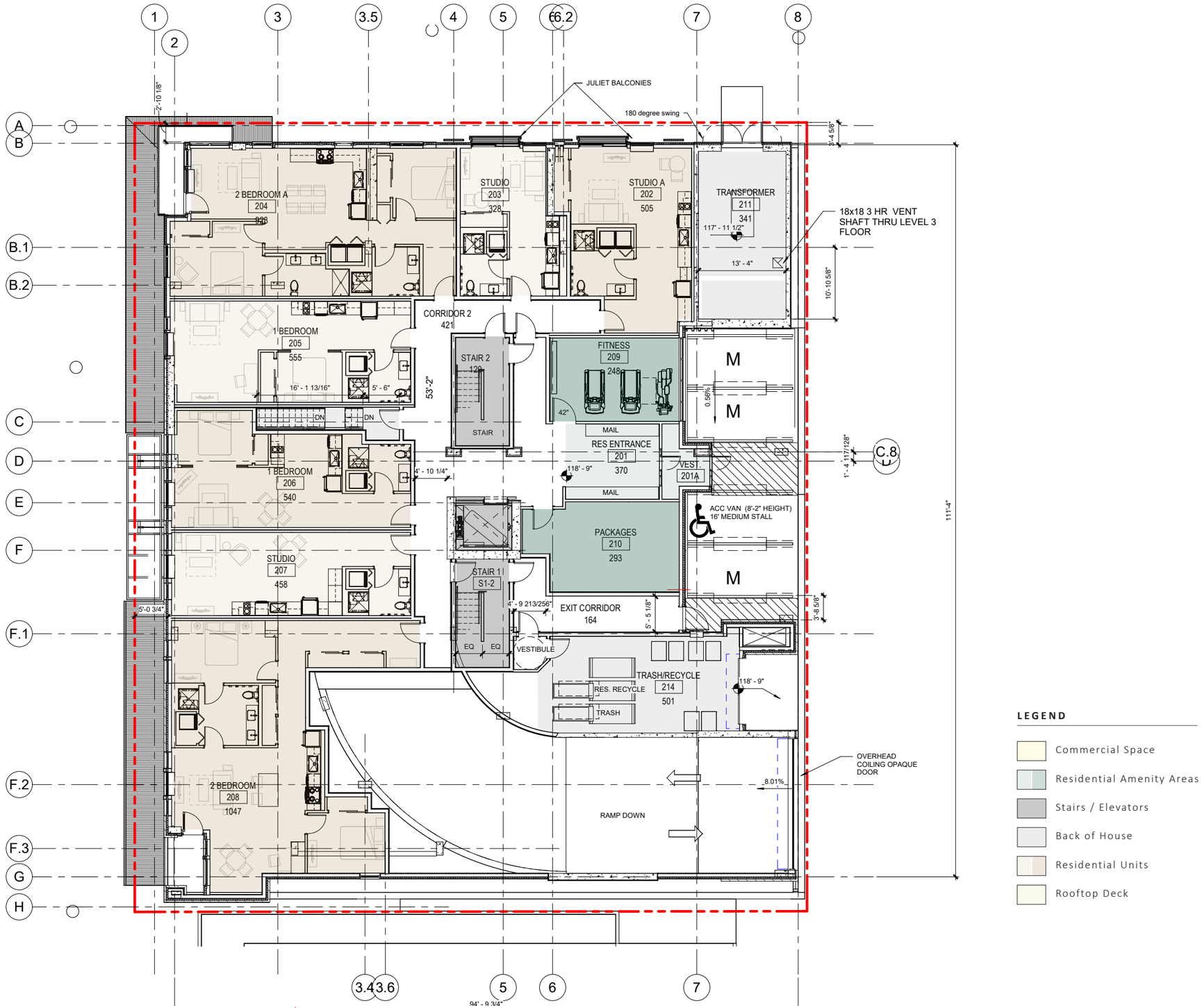
LEGEND

- Commercial Space
- Residential Amenity Areas
- Stairs / Elevators
- Back of House
- Residential Units
- Rooftop Deck

ARCHITECTURAL FLOOR PLANS - LEVEL 1

N

scale: 1/16" = 1'-0"



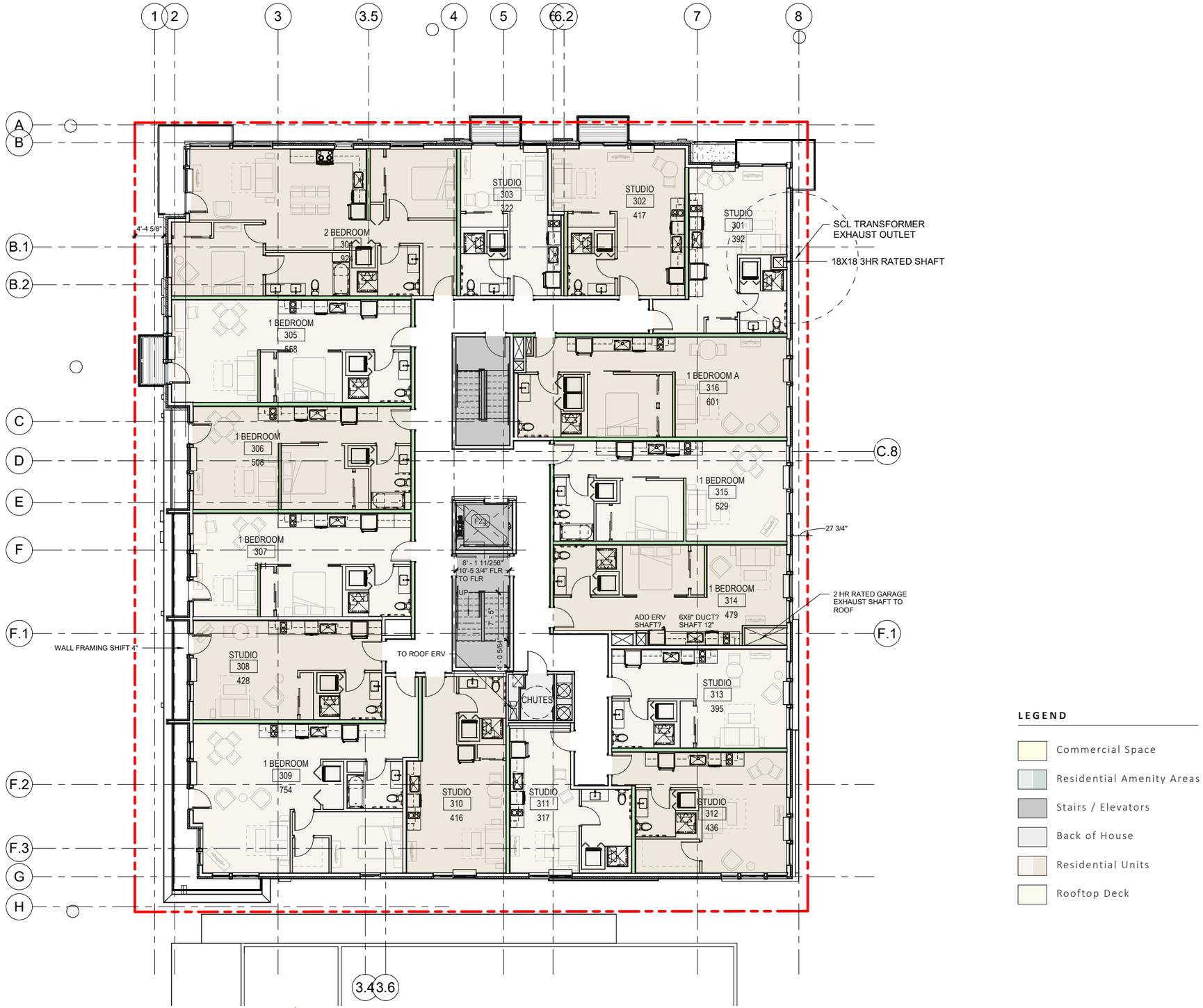
LEGEND

- Commercial Space
- Residential Amenity Areas
- Stairs / Elevators
- Back of House
- Residential Units
- Rooftop Deck

ARCHITECTURAL FLOOR PLANS - LEVEL 2

N

scale: 1/16” = 1’-0”



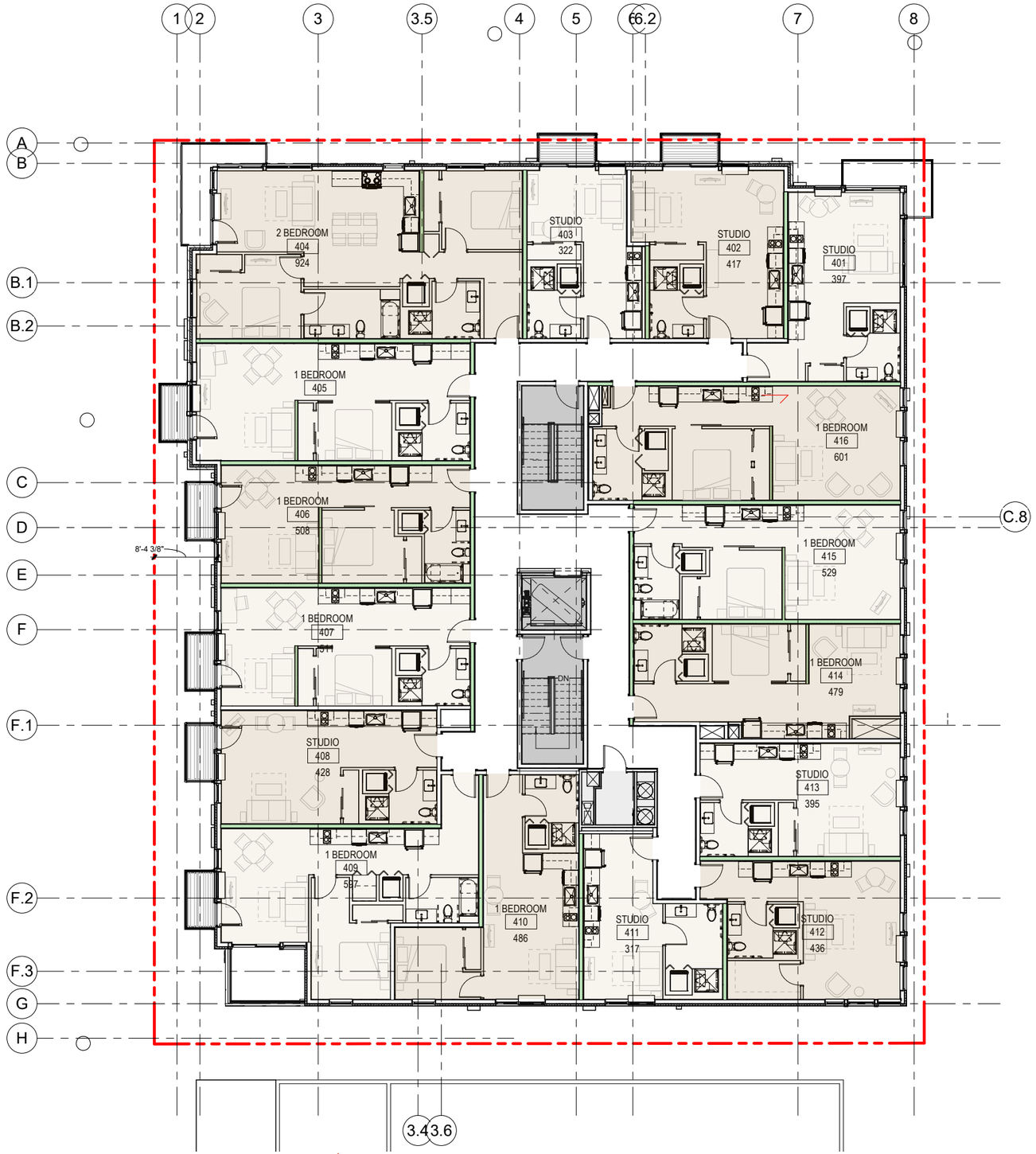
LEGEND

- Commercial Space
- Residential Amenity Areas
- Stairs / Elevators
- Back of House
- Residential Units
- Rooftop Deck

ARCHITECTURAL FLOOR PLANS - LEVEL 3

N

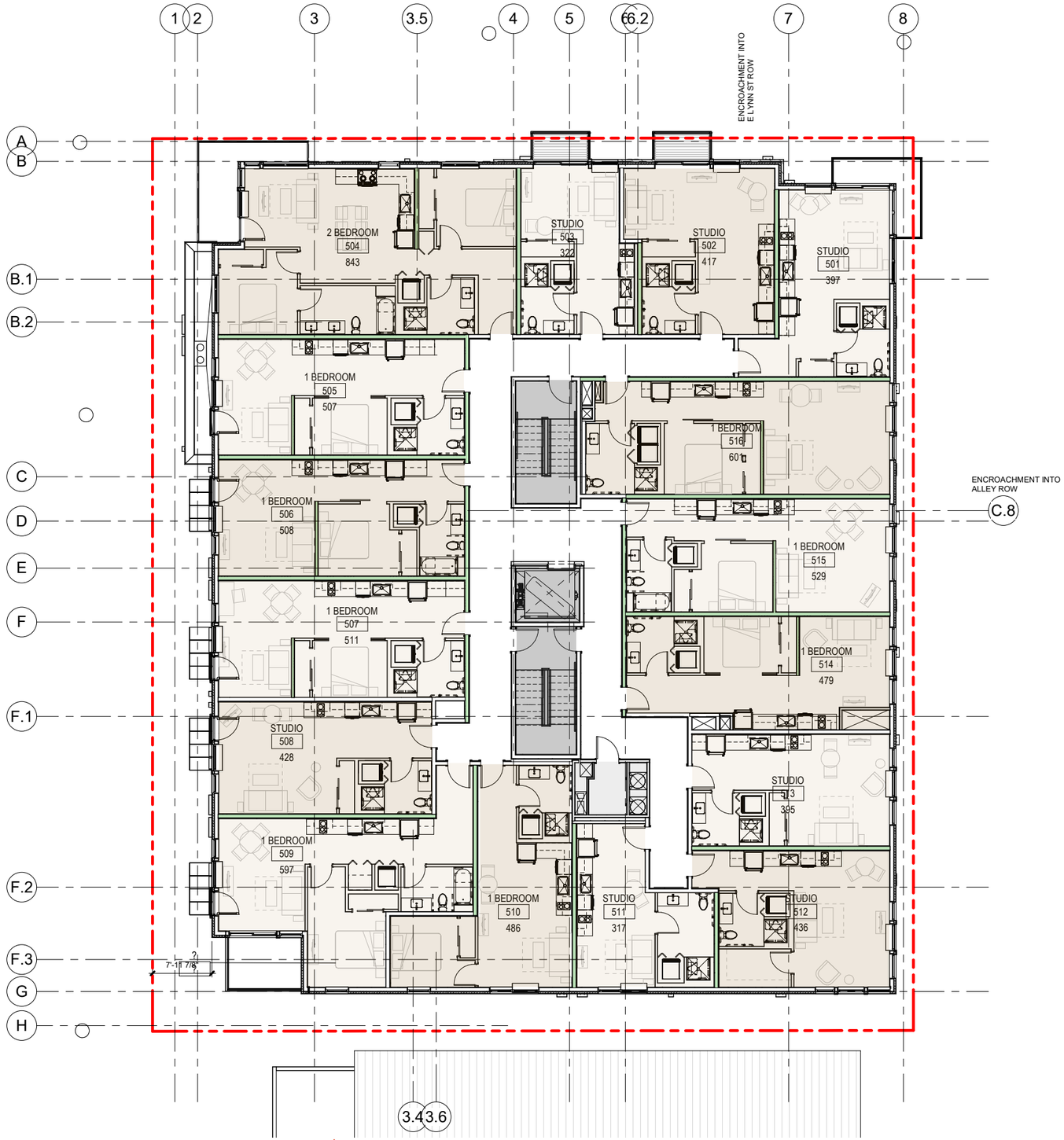
scale: 1/16" = 1'-0"



ARCHITECTURAL FLOOR PLANS - LEVEL 4

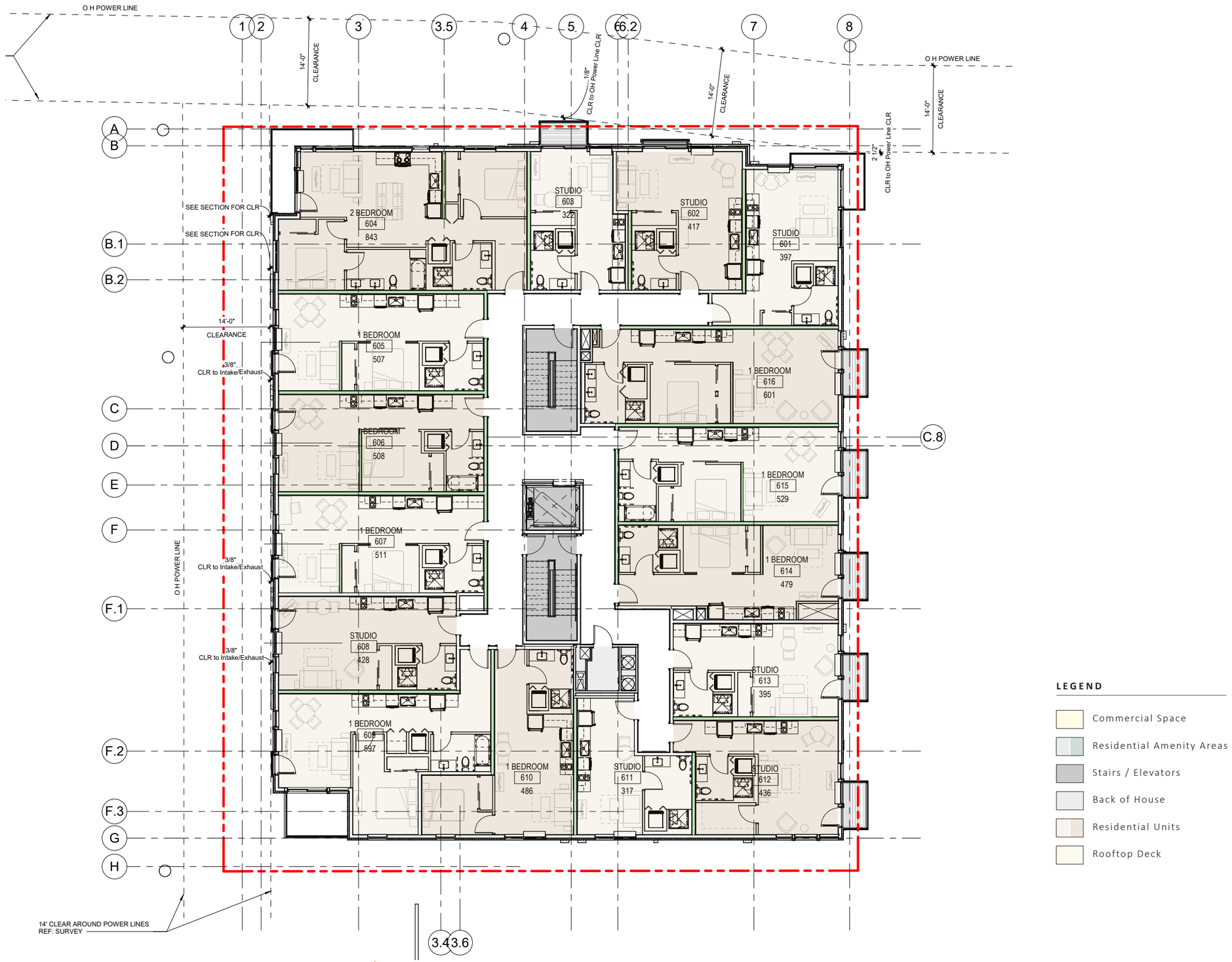
N

scale: 1/16" = 1'-0"



ARCHITECTURAL FLOOR PLANS - LEVEL 5

scale: 1/16" = 1'-0"

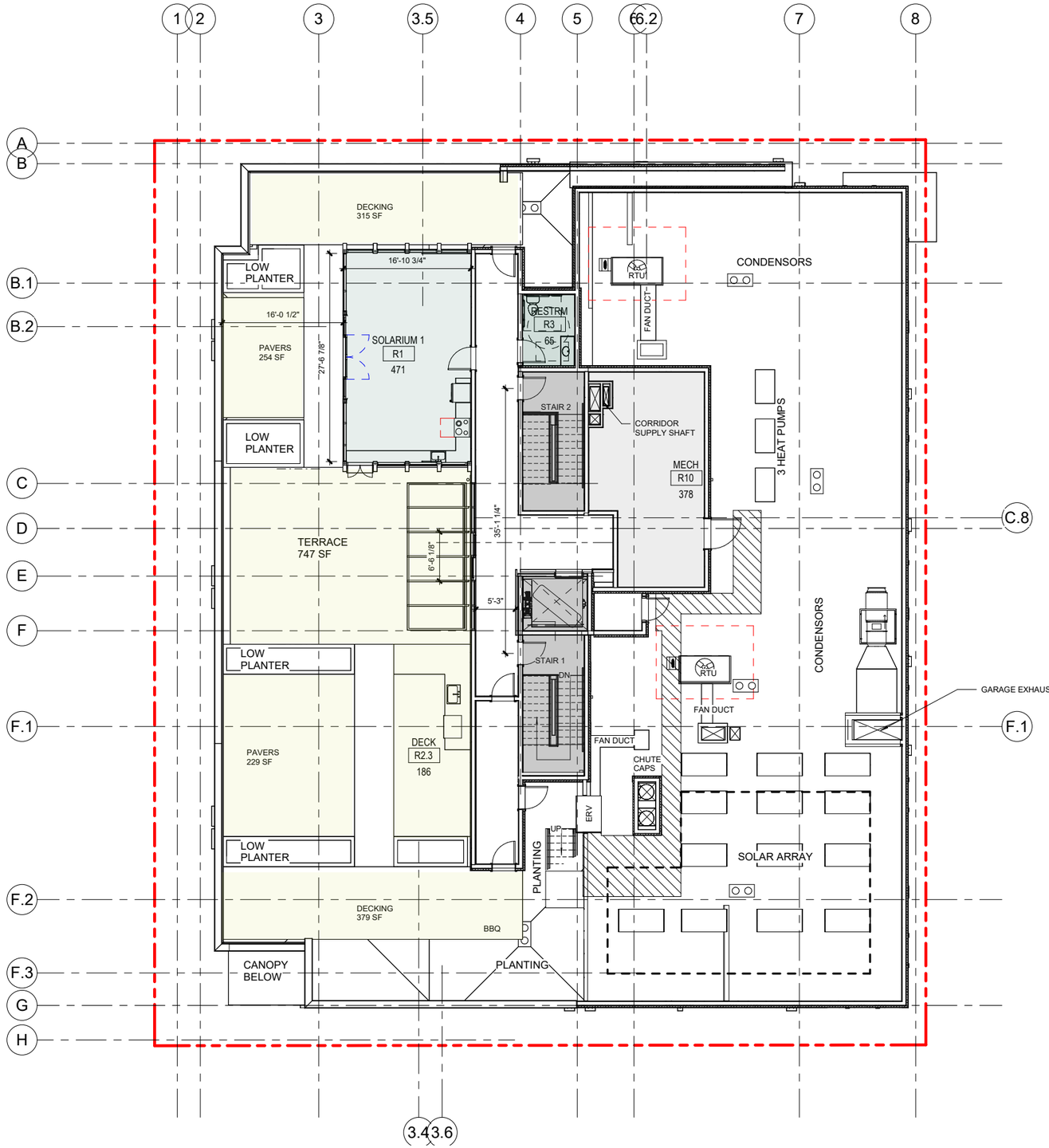


LEGEND

- Commercial Space
- Residential Amenity Areas
- Stairs / Elevators
- Back of House
- Residential Units
- Rooftop Deck

ARCHITECTURAL FLOOR PLANS - LEVEL 6

scale: 1/16" = 1'-0"



LEGEND

- Commercial Space
- Residential Amenity Areas
- Stairs / Elevators
- Back of House
- Residential Units
- Rooftop Deck

ARCHITECTURAL FLOOR PLANS - ROOF

N

scale: 1/16” = 1’-0”

LANDSCAPE DESIGN CONCEPT



BLUE FLAGSTONE STREAM BED FOLLOWING THE TOPOGRAPHY



GRANITE DISH ROCKS-COLLECT RAIN AND PROVIDE WATER FOR BIRDS



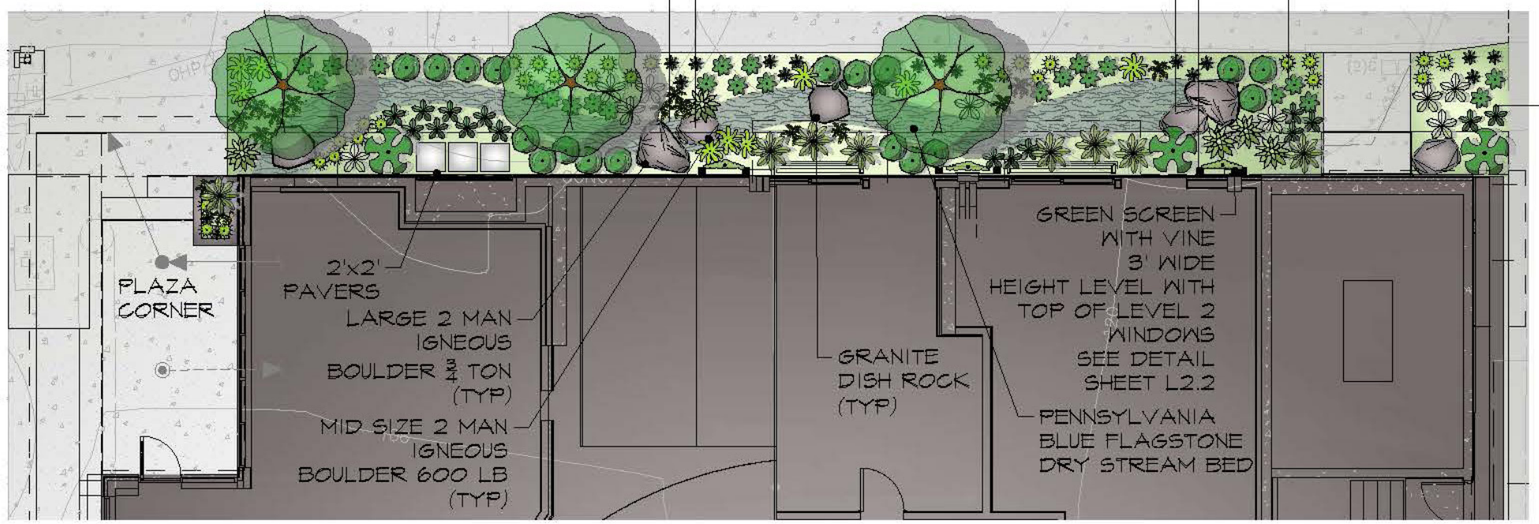
IGNEOUS BOULDERS IN LANDSCAPE FOR TEXTURE CONTRAST AND INTEREST



MAXIMIZE LANDSCAPED AREAS WITH USE OF GREEN SCREENS-INTEGRATING THE LANDSCAPE WITH THE ARCHITECTURE

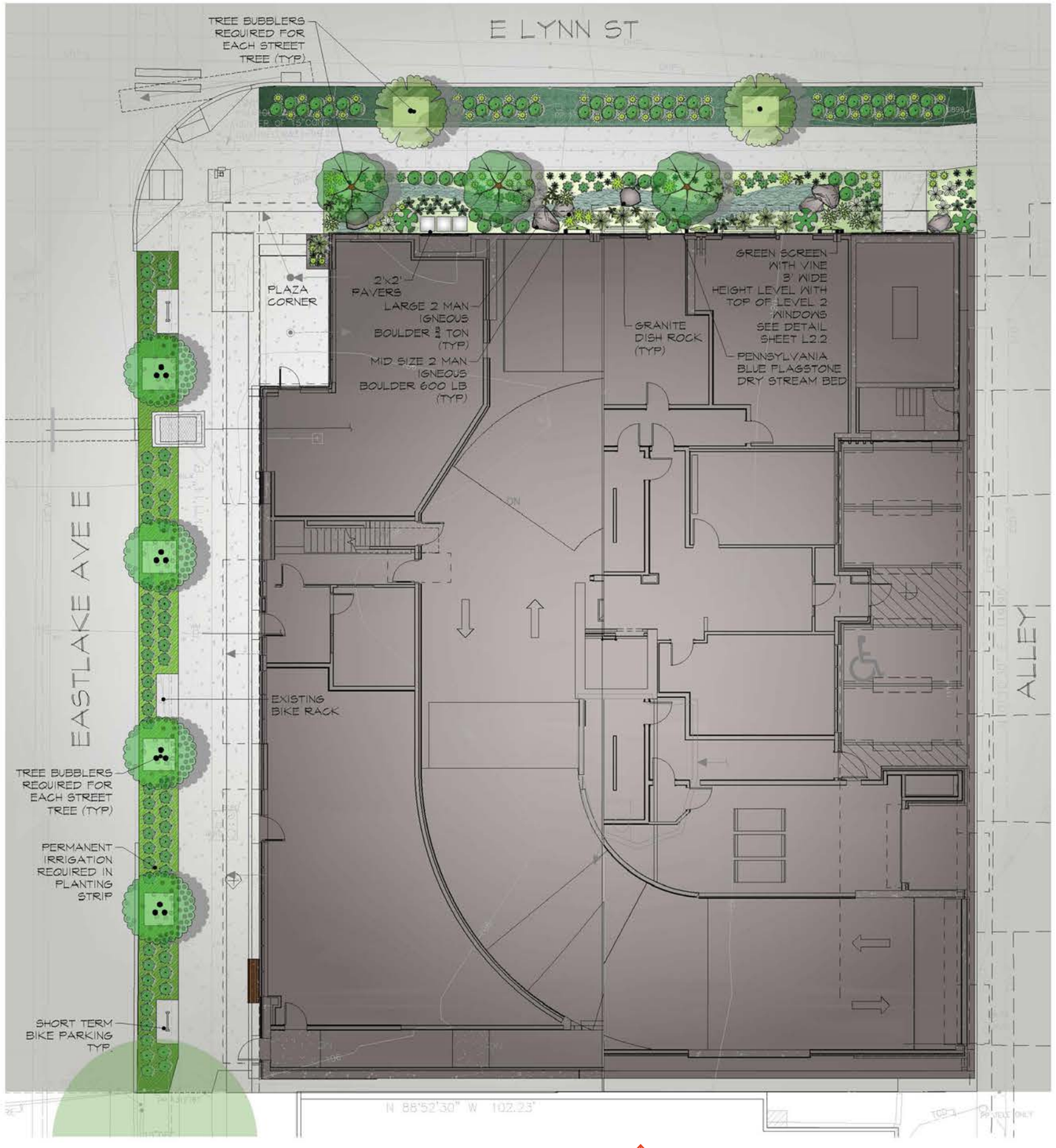


LUSH PLANTINGS





STONE/ROCK ELEMENTS INCORPORATED INTO A VIBRANT LANDSCAPE



PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME
	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam Street Tree, Single Leader
	Cornus kousa chinensis / Kousa Dogwood Street Tree, Single Leader
	Parrotia persica 'Ruby Vase' / Ruby Vase Persian Parrotia Street Tree - Single Leader

SHRUBS	BOTANICAL / COMMON NAME
	Acanthus x 'Whitewater' / Whitewater Bear's Breech
	Beesia deltophylla / Beesia
	Blechnum spicant / Deer Fern
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Polystichum polyblepharum / Japanese Tassel Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookeriana humilis / Dwarf Sweet Box

VINES	BOTANICAL / COMMON NAME
	Clematis armandii 'Snowdrift' / Evergreen Clematis

GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

SITE	BOTANICAL / COMMON NAME
	Kentucky Blue Flagstone

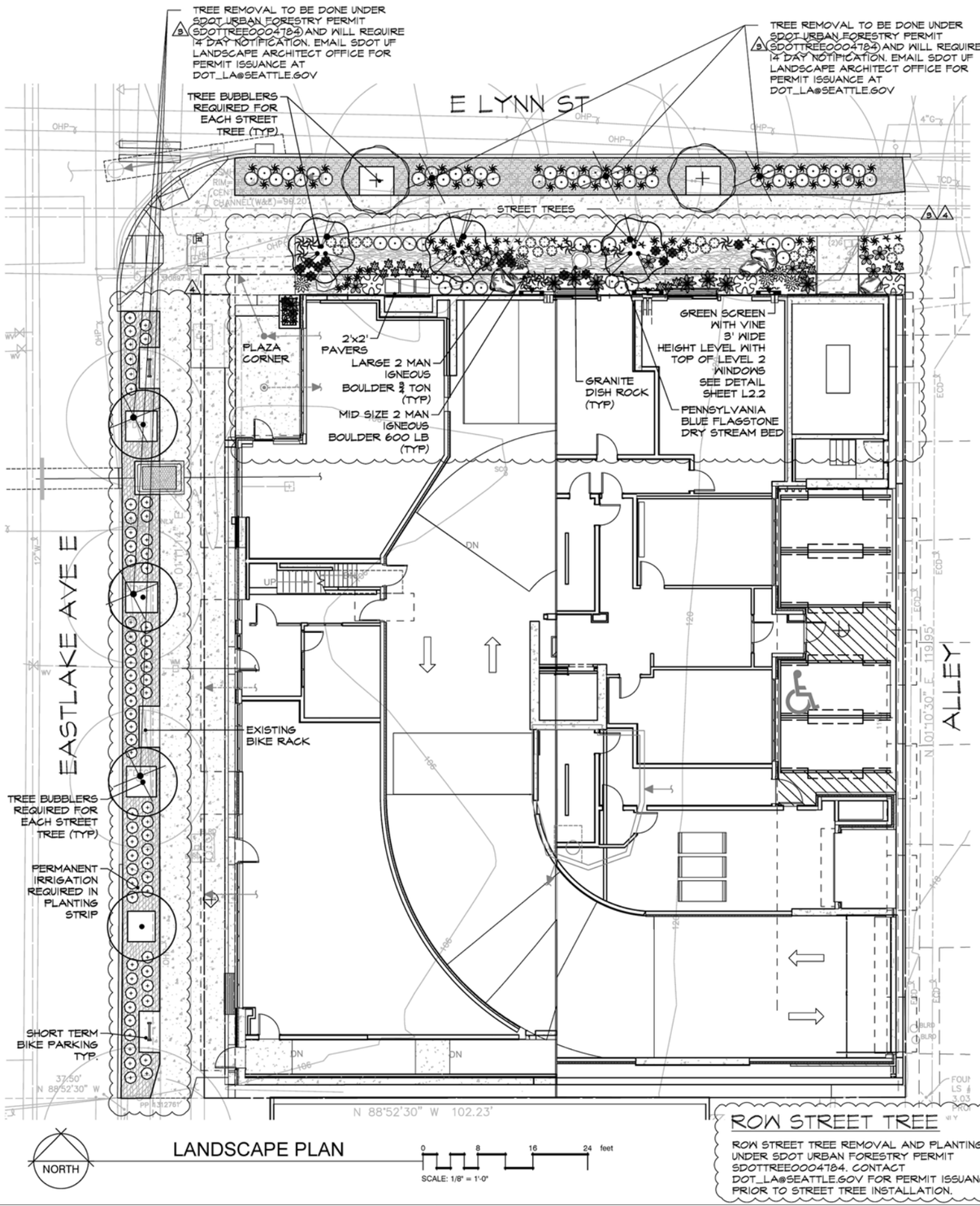
NORTH

RENDERED LANDSCAPE PLAN

0 8 16 24 feet

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

RENDERED LANDSCAPE PLAN - STREET LEVEL



ROW STREET TREE

ROW STREET TREE REMOVAL AND PLANTING UNDER SDOT URBAN FORESTRY PERMIT SDOTTREE0004784. CONTACT DOT_LA@SEATTLE.GOV FOR PERMIT ISSUANCE PRIOR TO STREET TREE INSTALLATION.

PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Carpinus caroliniana 'Uxbridge' Rising Fire® American Hornbeam Street Tree, Single Leader	2"-2.5" Cal B&B	No	No	2
	Cornus kousa chinensis Kousa Dogwood Street Tree, Single Leader	2"-2.5" Cal B&B	No	No	3
	Parrotia persica 'Ruby Vase' Ruby Vase Persian Parrotia Street Tree - Single leader	2"-2.5" Cal B&B	No	No	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acanthus x 'Whitewater' Whitewater Bear's Breech	1 gal	Yes	No	9
	Beesia deltophylla Beesia	1 gal	Yes	No	25
	Blechnum spicant Deer Fern	1 gal	Yes	Yes	17
	Carex oshimensis 'Everillo' Everillo Japanese Sedge	1 gal	Yes	No	65
	Fatsia japonica Japanese Fatsia	5 gal	Yes	No	3
	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa	1 gal	Yes	No	9
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress	2 gal	Yes	No	8
	Pieris japonica 'Cavatine' Lily of the Valley Bush	3 gal	Yes	No	5
	Polystichum munitum Western Sword Fern	1 gal	Yes	Yes	18
	Polystichum polyblepharum Japanese Tassel Fern	1 gal	Yes	No	16
	Prunus laurocerasus 'Mount Vernon' Mount Vernon Laurel	2 gal	Yes	No	64
	Sarcococca hookeriana humilis Dwarf Sweet Box	1 gal	Yes	No	54

VINES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Clematis armandii 'Snowdrift' Evergreen Clematis	1 gal	Yes	No	3

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Ajuga reptans Bugleweed	4"pot	Yes	No	24" o.c.	87
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	4"pot	Yes	No	24" o.c.	84

SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Kentucky Blue Flagstone	N/A				145 sf

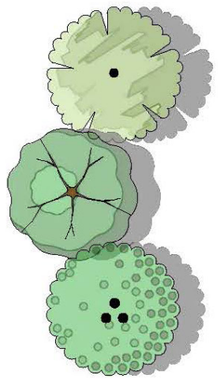
*NOTE: NO INVASIVE PLANT SPECIES INCLUDED IN LANDSCAPE PLAN.

NOTES:
-All planting area, including the right-of-way, are REQUIRED to be amended per STANDARD PLAN NO. 142, City of Seattle. See detail.
-For street tree plantings, soil to be amended 24" including mulch to a 3 ft. minimum radius of root ball.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-Install tree gator or water bag to each proposed street tree.
-All plantings and landscape elements required as part of this building permit must be maintained for the minimum required planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements (DR 11-2020).
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plan is made.

LANDSCAPE PLAN - STREET LEVEL

N

PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME
	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam Street Tree, Single Leader
	Cornus kousa chinensis / Kousa Dogwood Street Tree, Single Leader
	Parrotia persica 'Ruby Vase' / Ruby Vase Persian Parrotia Street Tree - Single leader

SHRUBS	BOTANICAL / COMMON NAME
	Acanthus x 'Whitewater' / Whitewater Bear's Breech
	Beesia deltophylla / Beesia
	Blechnum spicant / Deer Fern
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Polystichum polyblepharum / Japanese Tassel Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookeriana humilis / Dwarf Sweet Box

VINES	BOTANICAL / COMMON NAME
	Clematis armandii 'Snowdrift' / Evergreen Clematis

GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

SITE	BOTANICAL / COMMON NAME
	Kentucky Blue Flagstone



Acanthus x 'Whitewater'



Beesia deltophylla



Blechnum spicant



Carex o. 'Everillo'



Fatsia japonica



Hakonechloa m. 'Aureola'



Mahonia e. 'Soft Caress'



Pieris japonica 'Cavatine'



Prunus l. 'Mount Vernon'



Sarcococca h. humilis



Polystichum polyblepharum



Clematis a. 'Snowdrift'



NORTH

RENDERED ROOF DECK
LANDSCAPE PLAN

0 8 16 24 feet

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

PLANT SCHEDULE ROOF

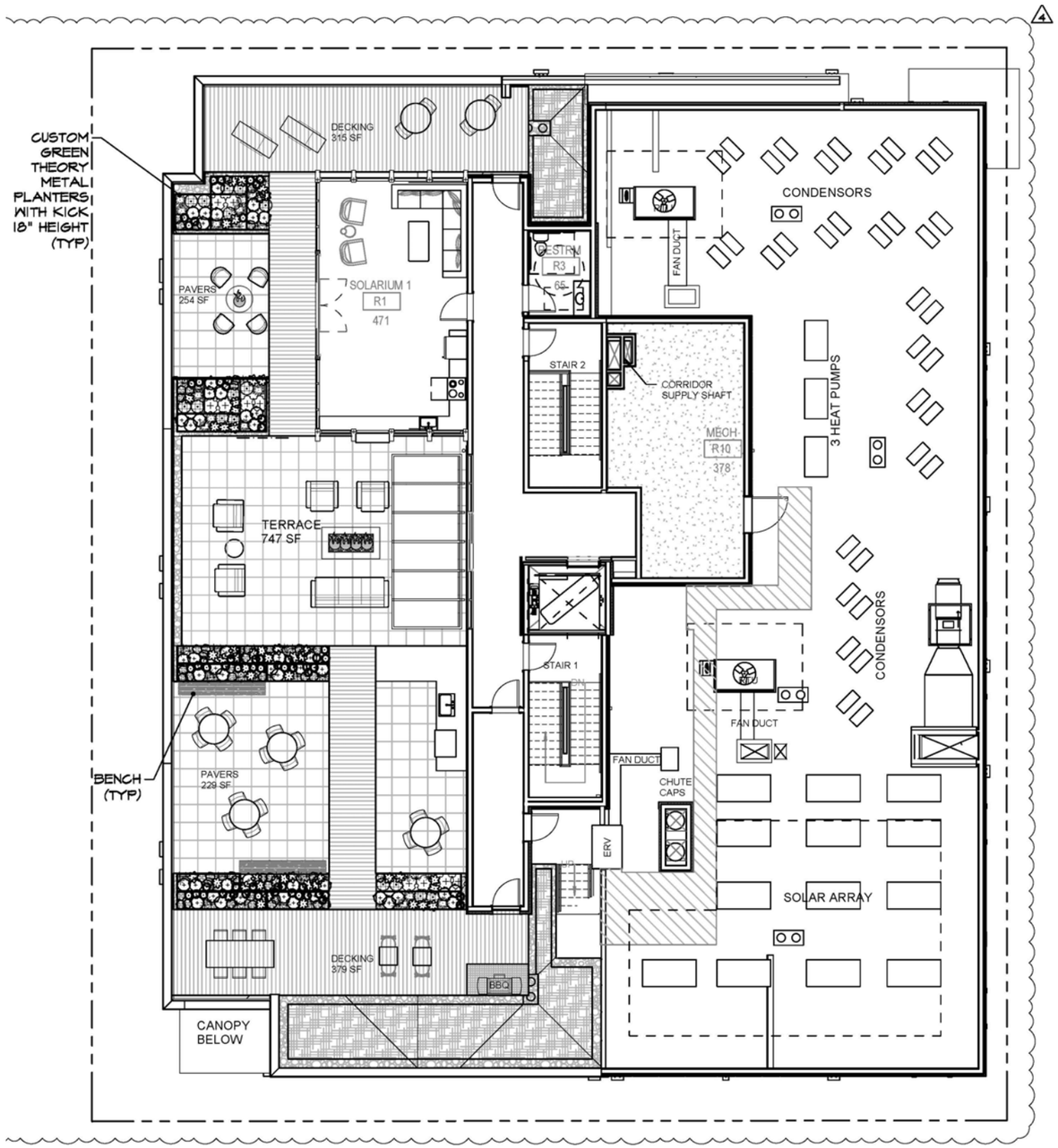
SHRUBS	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Pennisetum orientale / Oriental Fountain Grass
	Rudbeckia fulgida 'Goldstrum' / Goldstrum Coneflower
	Salvia nemorosa 'Salvatore Blue' / Salvatore Blue Meadow Sage

GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Tuff Stuff Mix Available at www.etera.com

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock

RENDERED LANDSCAPE PLAN - ROOF DECK

N



PLANT SCHEDULE ROOF

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	54
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus	1 gal	Yes	No	48
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	Yes	No	48
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	10
	Nassella tenuissima / Mexican Feather Grass	1 gal	Yes	No	59
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	14
	Rudbeckia fulgida 'Goldstrum' / Goldstrum Coneflower	1 gal	Yes	No	16
	Salvia nemorosa 'Salvatore Blue' / Salvatore Blue Meadow Sage	1 gal	Yes	No	51

GREEN ROOF	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Etera Tile / Tuff Stuff Mix Available at www.etera.com	Tiles	Yes	No		329 sf

SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	1/8" Drain Rock	N/A				178 sf

*NOTE: NO INVASIVE PLANT SPECIES INCLUDED IN LANDSCAPE PLAN.

ROOF TOP PLANTERS

IRRIGATION: ALL ROOF TOP PLANTINGS TO BE WATERED BY A 'BIDDER DESIGN' AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT IRRIGATION SYSTEM PRESSURE LINE HAS A MINIMUM OF 35 PSI AVAILABLE AT ROOF LEVEL.

SDOT PERMIT REQUIREMENTS INCLUDE NOTIFICATION OF THE LANDSCAPE ARCHITECT OF RECORD (SEE REGISTRATION # 1222 AND CONTACT INFORMATION ON THE TITLE BLOCK OF PERMIT PLANS) AS THE PROJECT REPRESENTATIVE RESPONSIBLE FOR:

PRECONSTRUCTION PROVISIONS FOR TREE PROTECTION INSPECTION PRIOR TO FIRST GROUND DISTURBANCE ON SITE TO:

1. CONFIRM TREE PROTECTION MEASURES INSPECT TREE PROTECTION FOR COMPLIANCE WITH STANDARD PLANS 132A / 133 & STANDARD SPECIFICATIONS 8-01.3(2)B (TVSPP).° STANDARD PLAN 132B IS DISALLOWED IN PLANTING STRIPS. CHAIN LINK ENCLOSURES SHALL INCLUDE ALL UNPAVED AREA WITHIN THE CRITICAL ROOT ZONE (CRZ) PER PLAN 133.
2. CONFIRM PRUNING NECESSARY FOR STANDARD CLEARANCES (8' OVER SIDEWALK & 14' OVER STREETS & SUBMIT APPLICATION FOR AN SDOT URBAN FORESTRY PRUNING PERMIT (THROUGH THE ACCELA PORTAL).
3. CONFIRM AND PHOTODOCUMENT SITE CONDITIONS AND/OR CONSTRUCTABILITY CONFLICTS WITH CRZ PROTECTION.
4. CONFIRM LIMITS FOR SOIL QUALITY AND DEPTH REQUIREMENTS TO EXCLUDE THE CRZ OF TREES TO BE RETAINED.

LANDSCAPE CONSTRUCTION FROM START UP TO COMPLETION

5. CONFIRM IRRIGATION SYSTEM LAYOUT TO AVOID IMPACT WITHIN THE CRZ OF TREES TO BE RETAINED.
6. INSPECT TREES TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN & ENSURE COMPLIANCE WITH INDUSTRY STANDARDS ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
7. INSPECT SOIL PREPARATION EXCLUDING CRZ OF RETAINED TREES & MEET APPLICABLE STANDARD PLANS & SPECIFICATIONS.
8. INSPECT UNDERSTORY PLANTS TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN AND ENSURE COMPLIANCE WITH INDUSTRY ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
9. INSPECT AND PHOTODOCUMENT CONDITIONS WITHIN THE CRZ OF RETAINED TREES PRIOR TO INSTALLATION OF WOOD CHIP MULCH (OR, WHERE APPLICABLE, FLEXIBLE POROUS SURFACE TREATMENT).

LANDSCAPE PLAN - ROOF DECK

PLANT SCHEDULE ROOF

SHRUBS	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Pennisetum orientale / Oriental Fountain Grass
	Rudbeckia fulgida 'Goldstrum' / Goldstrum Coneflower
	Salvia nemorosa 'Salvatore Blue' / Salvatore Blue Meadow Sage

GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Tuff Stuff Mix Available at www.etera.com

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock



Acorus gramineus 'Ogon'



Ceanothus t. 'Diamond Heights'



Lavandula a. 'Hidcote Blue'



Nandina d. 'Gulf Stream'



Nassella tenuissima



Pennisetum orientale



Rudbeckia f. 'Goldstrum'



Mahonia e. 'Soft Caress'



Etera Tile



A

CORRUGATED METAL SIDING
- SMOKY ASH (VERTICAL)



B

FIBER CEMENT PANELS (SAMPLE)
- LIGHT GRAY



B1

FIBER CEMENT PANELS
- DARK GRAY



B2

FIBER CEMENT PANELS
- LIGHT GRAY



C

BRICK VENEER
-CHARCOAL GRAY



D

METAL PANEL WITH REVEALS (SAMPLE)



D1

METAL PANEL SIDING
METAL BALCONIES
- DARK GRAY



D2

METAL PANELS
- SMOKY ASH



E

SOFFIT (SAMPLE)
- WOOD GRAIN



E1

SOFFIT ALUM SLATS.
SOLARIUM COLUMN WRAP,
VERTICAL WALL ELEMENTS
- WOOD GRAIN



F

ALUMINUM WINDOWS AND STOREFRONTS
-DARK GRAY FINISH



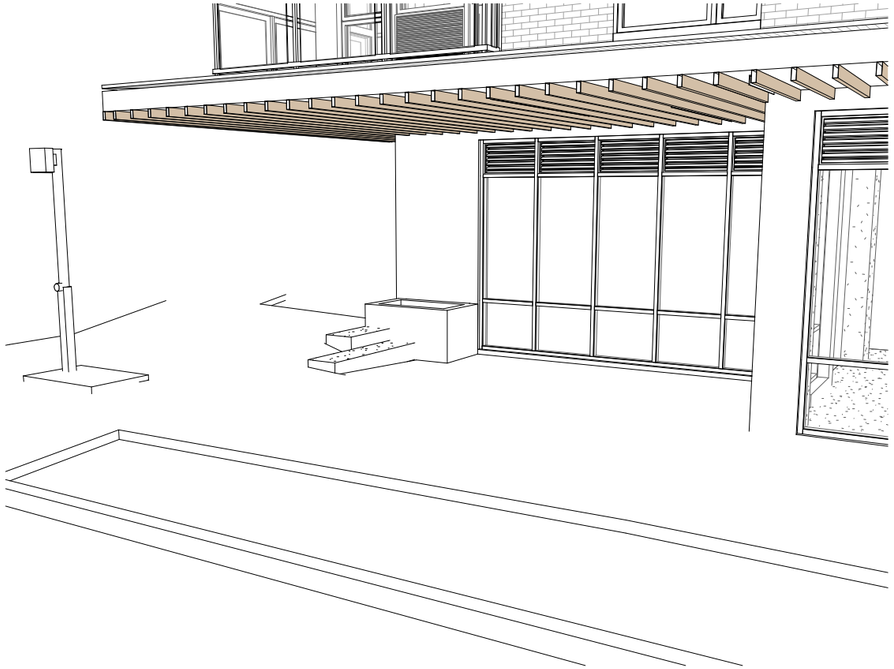
G

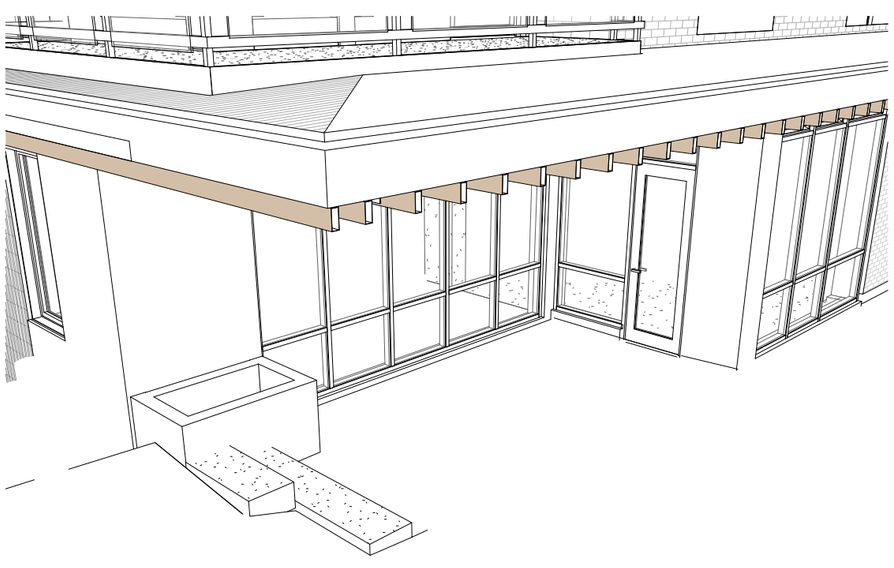
PREFAB. GLASS AND ALUM. GUARD
-DARK GRAY FINISH



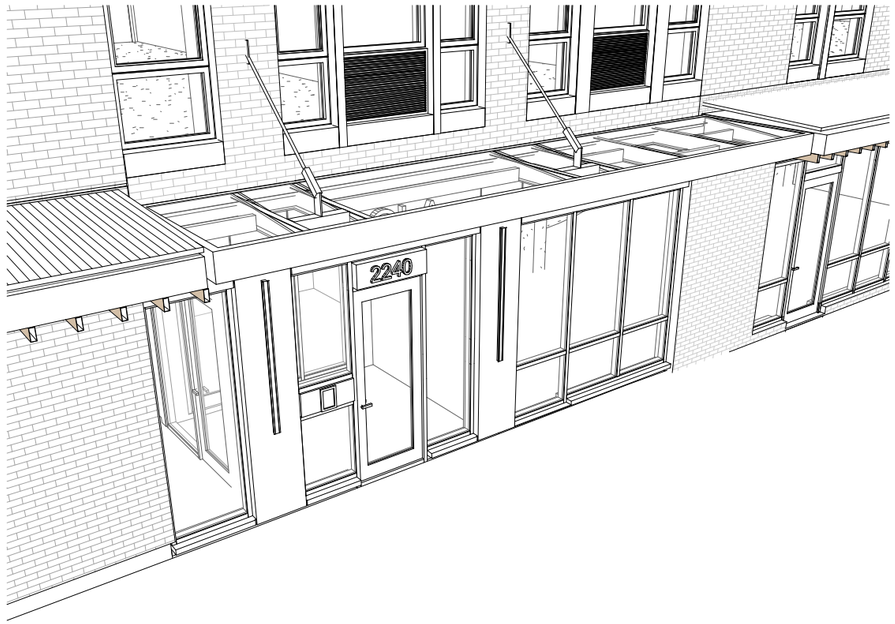
BUILDING ELEVATIONS - WEST

scale: 1/16” = 1’-0”





Views showing steps at plaza





Views showing entry canopy

MISCELLANEOUS VIEWS ALONG EASTLAKE AVENUE



A

CORRUGATED METAL SIDING
- SMOKY ASH (VERTICAL)



B

FIBER CEMENT PANELS (SAMPLE)
- LIGHT GRAY



B1

FIBER CEMENT PANELS
- DARK GRAY



B2

FIBER CEMENT PANELS
- LIGHT GRAY



C

BRICK VENEER
-CHARCOAL GRAY



D

METAL PANEL WITH REVEALS (SAMPLE)



D1

METAL PANEL SIDING
METAL BALCONIES
- DARK GRAY



D2

METAL PANELS
- SMOKY ASH



E

SOFFIT (SAMPLE)
- WOOD GRAIN



E1

SOFFIT ALUM SLATS.
SOLARIUM COLUMN WRAP,
VERTICAL WALL ELEMENTS
- WOOD GRAIN



F

ALUMINUM WINDOWS AND STOREFRONTS
-DARK GRAY FINISH



G

PREFAB. GLASS AND ALUM. GUARD
-DARK GRAY FINISH



BUILDING ELEVATIONS - NORTH

scale: 1/16" = 1'-0"



A

CORRUGATED METAL SIDING
- SMOKY ASH (VERTICAL)



B

FIBER CEMENT PANELS (SAMPLE)
- LIGHT GRAY



B1

FIBER CEMENT PANELS
- DARK GRAY



B2

FIBER CEMENT PANELS
- LIGHT GRAY



C

BRICK VENEER
-CHARCOAL GRAY



D

METAL PANEL WITH REVEALS (SAMPLE)



D1

METAL PANEL SIDING
METAL BALCONIES
- DARK GRAY



D2

METAL PANELS
- SMOKY ASH



E

SOFFIT (SAMPLE)
- WOOD GRAIN



E1

SOFFIT ALUM SLATS.
SOLARIUM COLUMN WRAP,
VERTICAL WALL ELEMENTS
- WOOD GRAIN



F

ALUMINUM WINDOWS AND STOREFRONTS
-DARK GRAY FINISH



G

PREFAB. GLASS AND ALUM. GUARD
-DARK GRAY FINISH



BUILDING ELEVATIONS - EAST

scale: 1/16" = 1'-0"



A

CORRUGATED METAL SIDING
- SMOKY ASH (VERTICAL)



B

FIBER CEMENT PANELS (SAMPLE)
- LIGHT GRAY



B1

FIBER CEMENT PANELS
- DARK GRAY



B2

FIBER CEMENT PANELS
- LIGHT GRAY



C

BRICK VENEER
-CHARCOAL GRAY



D

METAL PANEL WITH REVEALS (SAMPLE)



D1

METAL PANEL SIDING
METAL BALCONIES
- DARK GRAY



D2

METAL PANELS
- SMOKY ASH



E

SOFFIT (SAMPLE)
- WOOD GRAIN



E1

SOFFIT ALUM SLATS.
SOLARIUM COLUMN WRAP,
VERTICAL WALL ELEMENTS
- WOOD GRAIN



F

ALUMINUM WINDOWS AND STOREFRONTS
-DARK GRAY FINISH



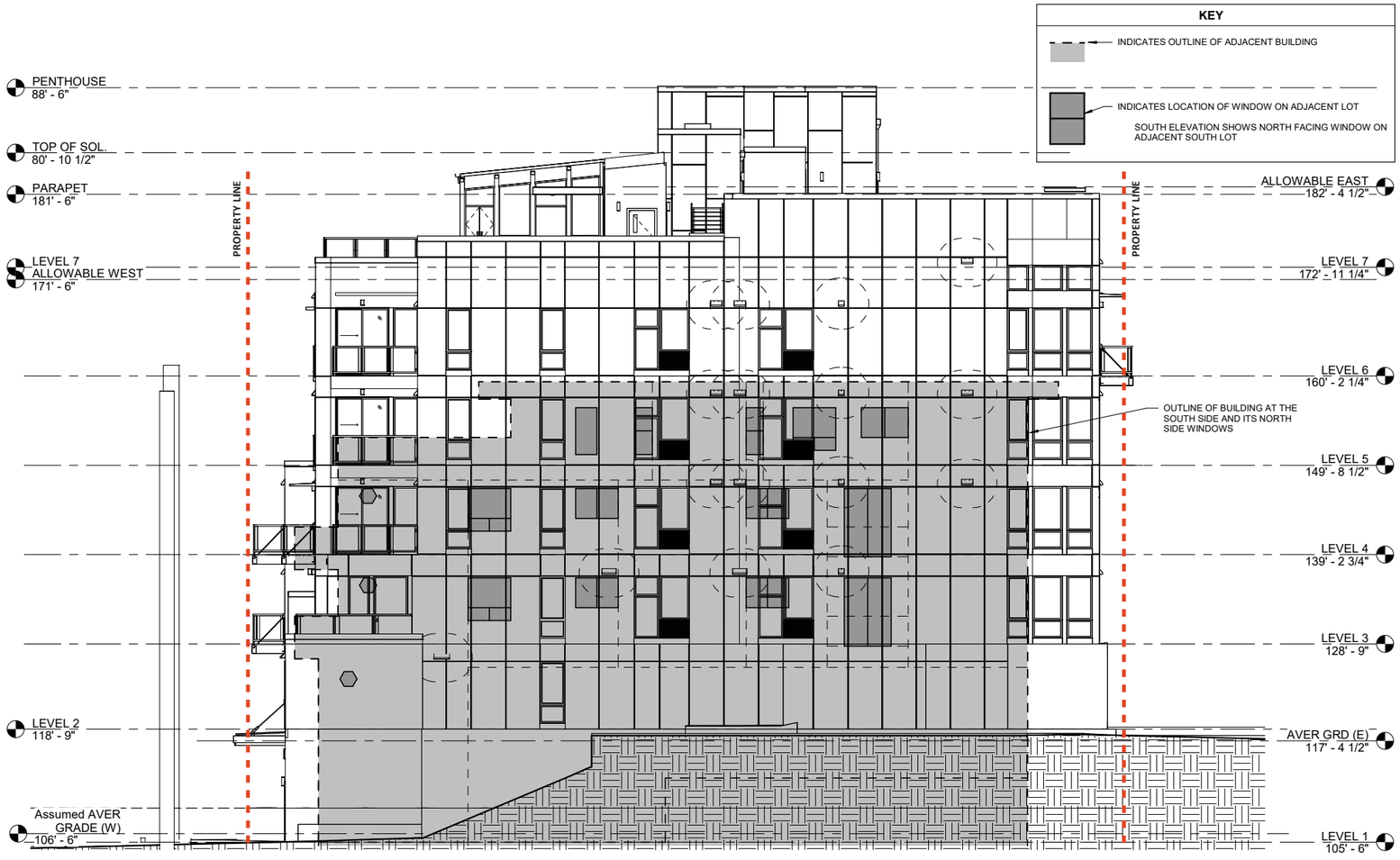
G

PREFAB. GLASS AND ALUM. GUARD
-DARK GRAY FINISH



BUILDING ELEVATIONS - SOUTH

scale: 1/16" = 1'-0"



BUILDING ELEVATIONS - SOUTH | ADJACENT WINDOW OVERLAY

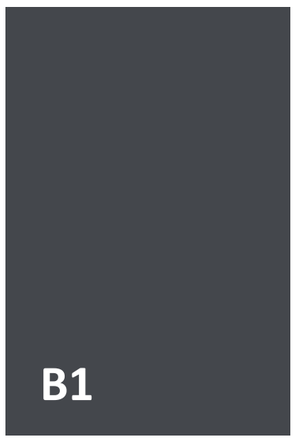
scale: 1/16" = 1'-0"



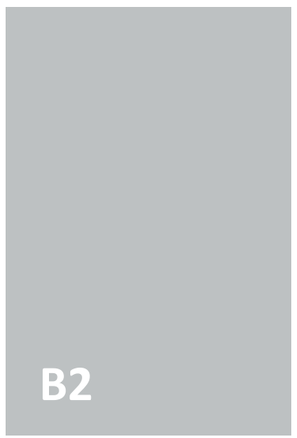
A **CORRUGATED METAL SIDING**
SMOKEY ASH (VERTICAL)



B **FIBER CEMENT PANELS (SAMPLE)**



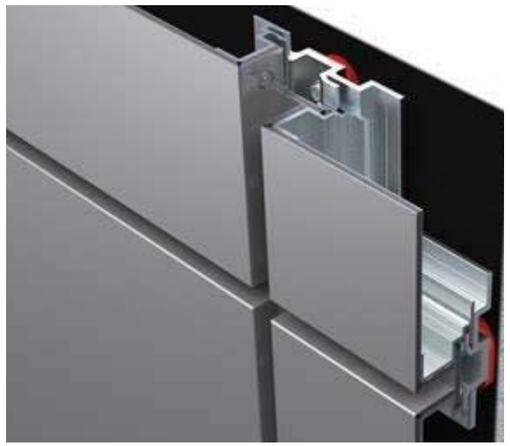
FIBER CEMENT PANELS
DARK GRAY



FIBER CEMENT PANELS
LIGHT GRAY



C **BRICK**
CHARCOAL GRAY



D **METAL PANEL W/ REVEALS (SAMPLE)**



METAL PANEL SIDING
METAL BALCONIES
DARK GRAY



METAL PANELS
SMOKEY ASH



E **SOFFIT (SAMPLE)**
WOOD GRAIN



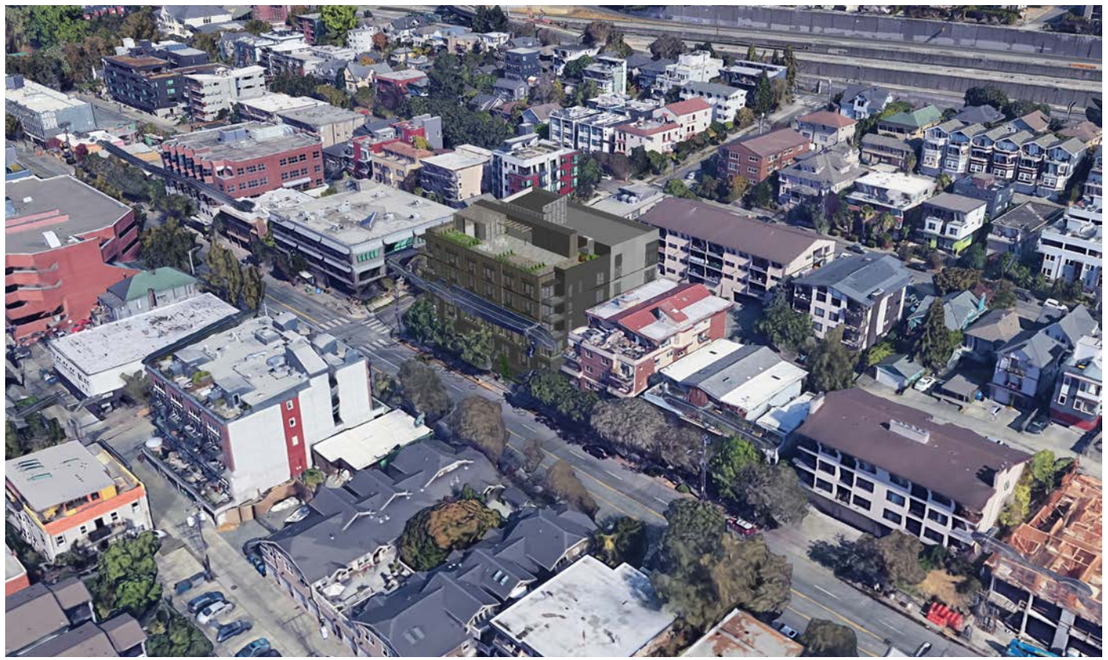
SOFFIT ALUMINUM SLATS;
SOLARIUM COLUMN WRAP;
VERTICAL WALL ELEMENTS
WOOD GRAIN



F **ALUMINUM WINDOWS AND STOREFRONTS**
DARK GRAY



Aerial view of building in neighborhood context looking southeast



Aerial view of building in neighborhood context looking northeast



Aerial view of building in neighborhood context looking northwest



Aerial view of building in neighborhood context looking southwest

MASSING WITHIN CONTEXT



Looking down Eastlake Avenue East towards southeast

RENDERING 1



Looking down East Lynn Street towards southwest

RENDERING 2



Looking at proposed building along Eastlake Avenue E towards east

RENDERING 3



Looking down Eastlake Avenue towards northeast

RENDERING 4



Aerial view looking towards southeast

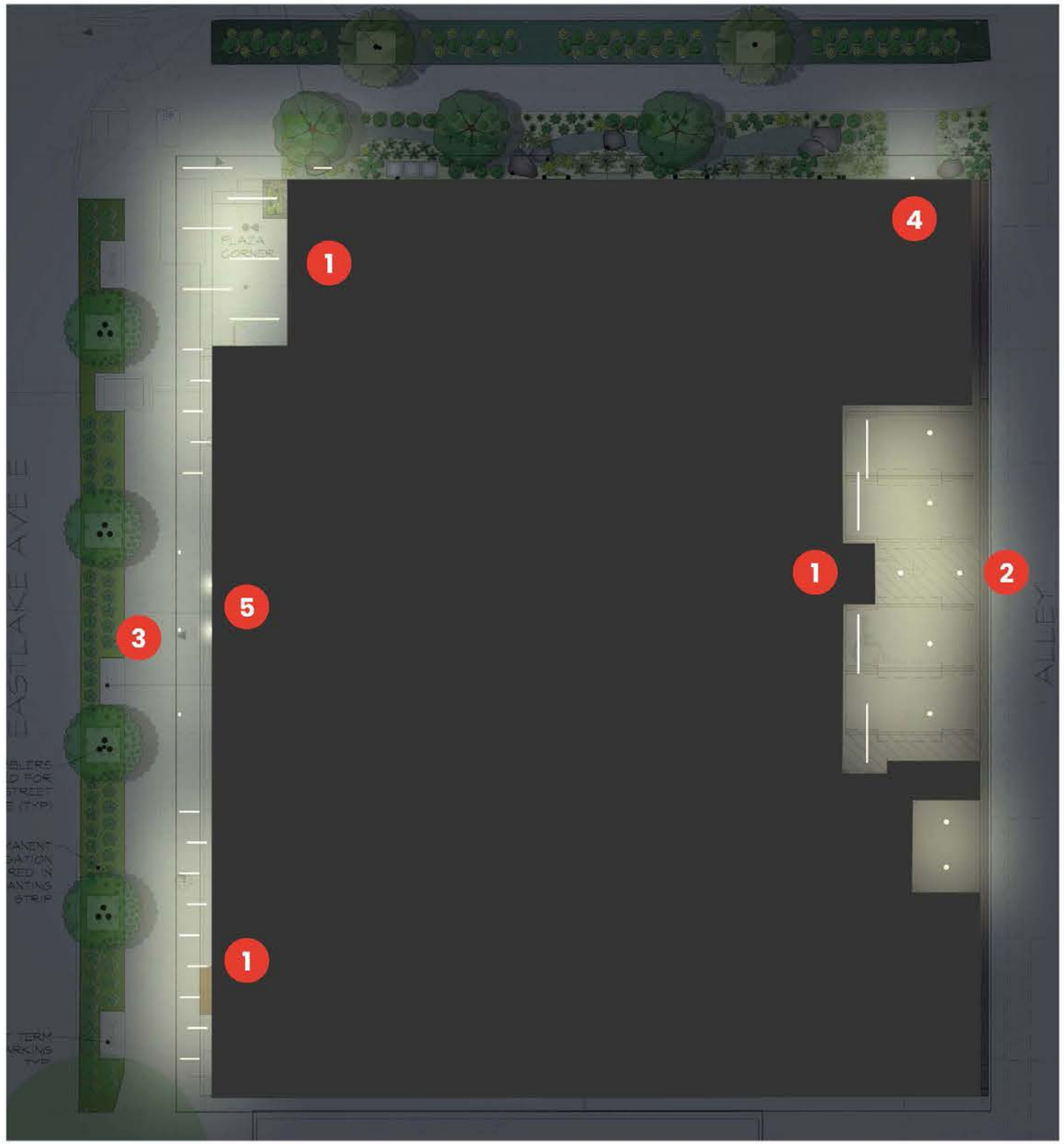
RENDERING 5



Street view looking towards corner plaza

RENDERING 6

STREET LEVEL LIGHTING



1 Linear Downlights
Linear luminaires in the overhead canopies & soffits provide general illumination with a staggered aesthetic.



2 Downlights
General illumination at the back entrance comes from overhead downlighting.



3 Canopy Lighting
Bullet lighting mounted to the canopy structure illuminate the entry below.



4 Area Light
Wall-mounted area light provides light over Back-of-House entry.

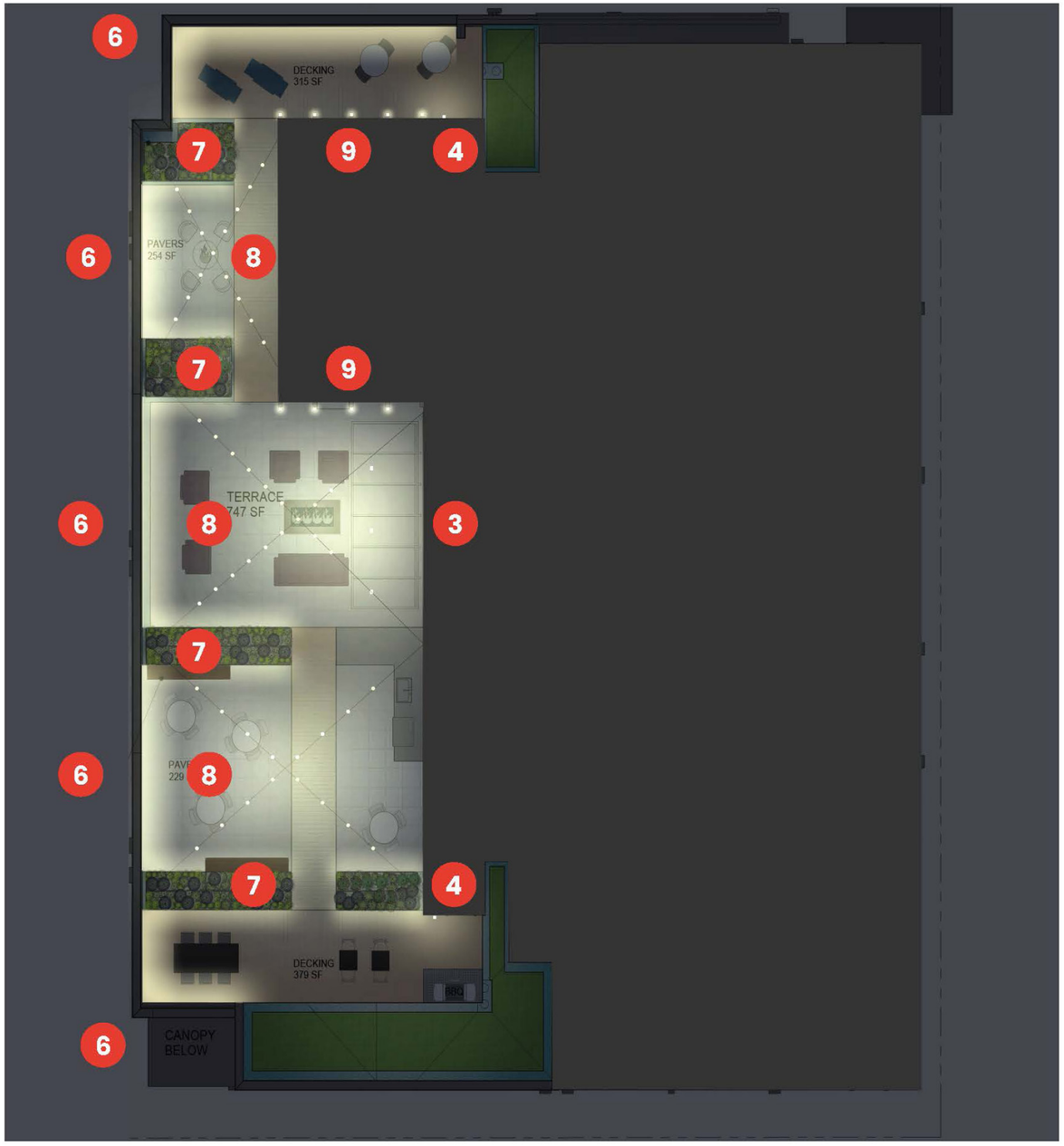


5 Entry Sconces
Decorative wall sconces flank the residential entry door.



EXTERIOR LIGHTING PLAN - STREET LEVEL

STREET LEVEL LIGHTING



3 Canopy Lighting
Bullet lighting mounted to the canopy structure illuminate the terrace door below.



4 Area Light
Wall-mounted area light provides light over deck access doors.



6 Guardrail Light
LED tape integrated in guardrail cap detail illuminates deck perimeters.



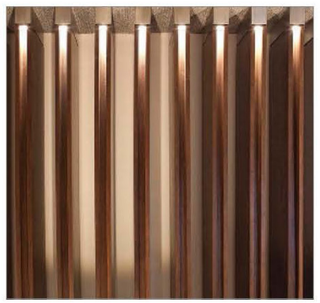
7 Planter Toekick Lighting
LEDs concealed in planter toekick detail.



8 Catenary Lights
Minimalist luminaires mounted to overhead catenary cables light up the three middle terraces.



9 Solarium Vertical Accents
Narrow optic wall sconces accent solarium vertical structures.

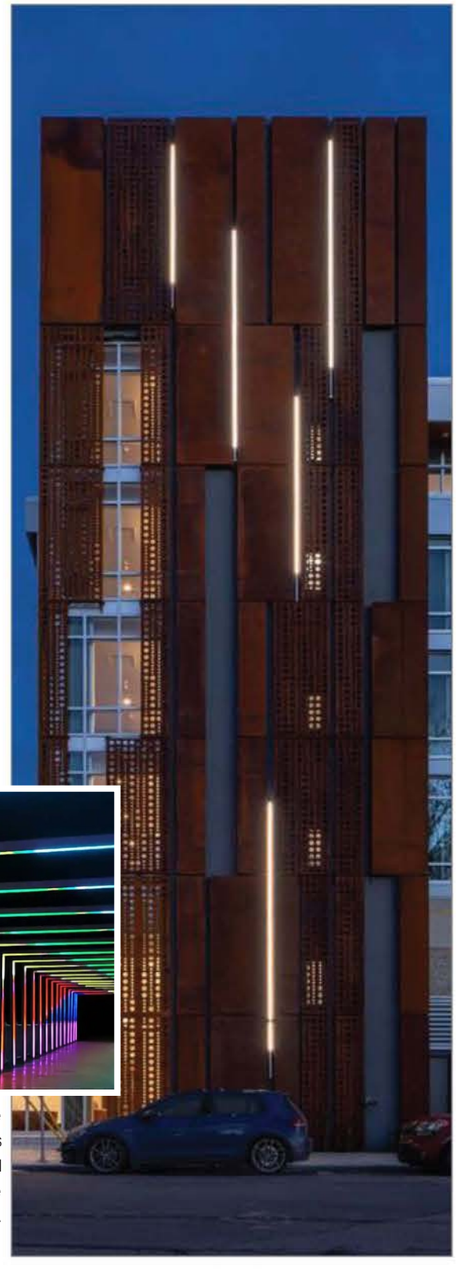


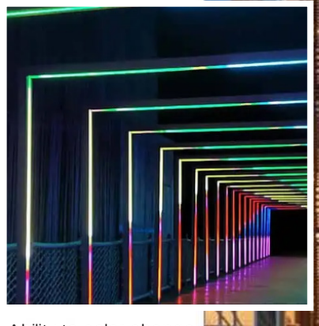
EXTERIOR LIGHTING PLAN - ROOF LEVEL

NORTH FACADE LIGHTING

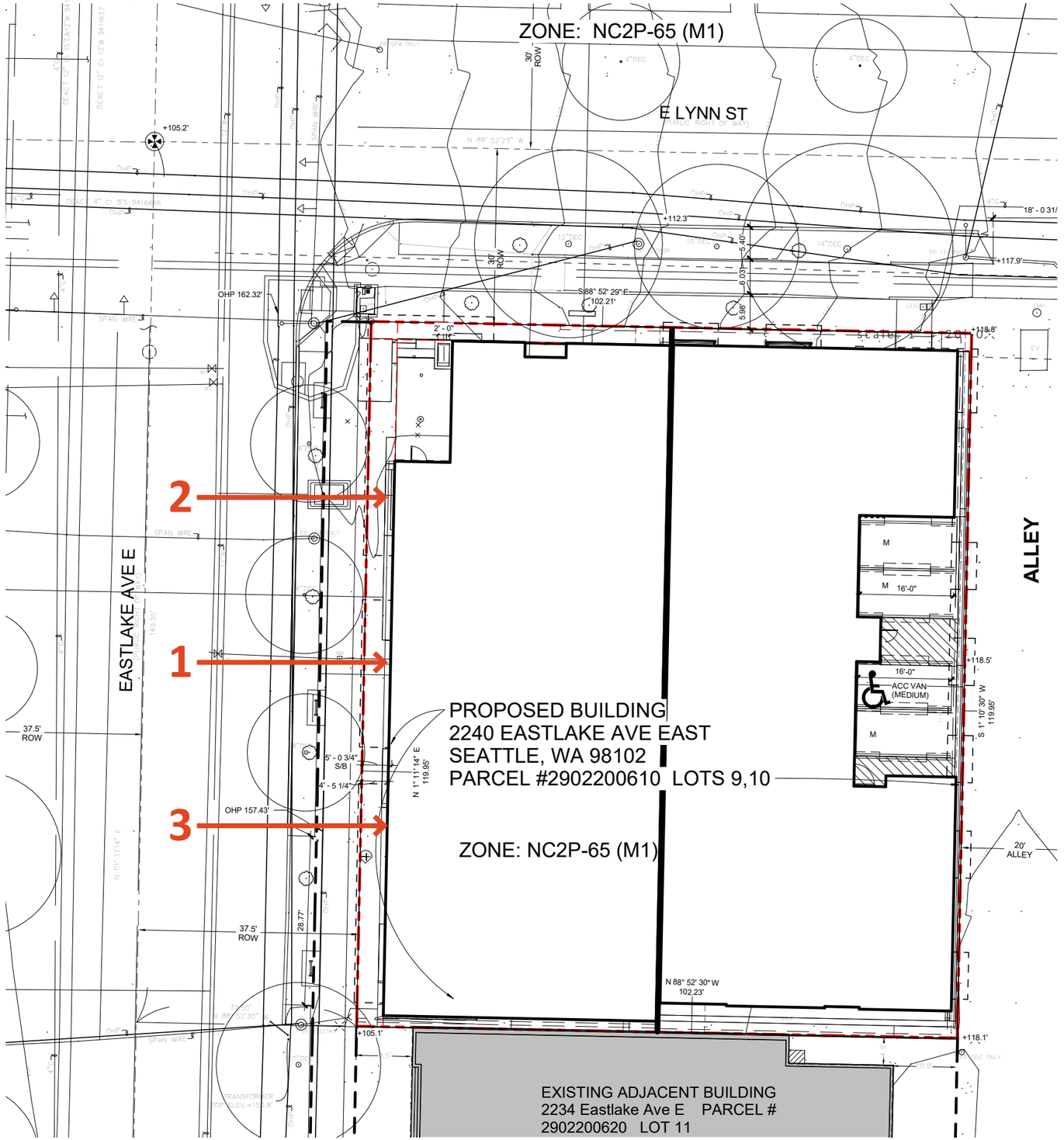


Facade Lights
Linear direct-view luminaires alternate up the North facade of the building.





Ability to color-change when desired; colors can be transitional and/or gradient; image to show concept only.



1 MAIN SIGN FOR APARTMENTS

Located above Residential Entry along Eastlake Avenue East.
SOLA Apartments logo below:

SOLA

2 SIGN FOR COMMERCIAL SPACE AT CORNER OF EASTLAKE AVENUE & EAST LYNN STREET

Located above window along Eastlake Avenue. As tenant for this commercial space is currently unknown, logo of signage is to be determined.

3 SIGN FOR COMMERCIAL SPACE AT CORNER ALONG EASTLAKE AVENUE

Located above Commercial Entry along Eastlake Avenue. As tenant for this commercial space is currently unknown, logo of signage is to be determined.

Samples of Signage Concept:

Simple | Bold | Minimal | Back Lit



Solid metal lettering w/ back-lit lighting



Blade sign w/ lit letters



Metal signage w/ back-lit lighting





Metal signage w/ cut-out letters and back-lit lighting

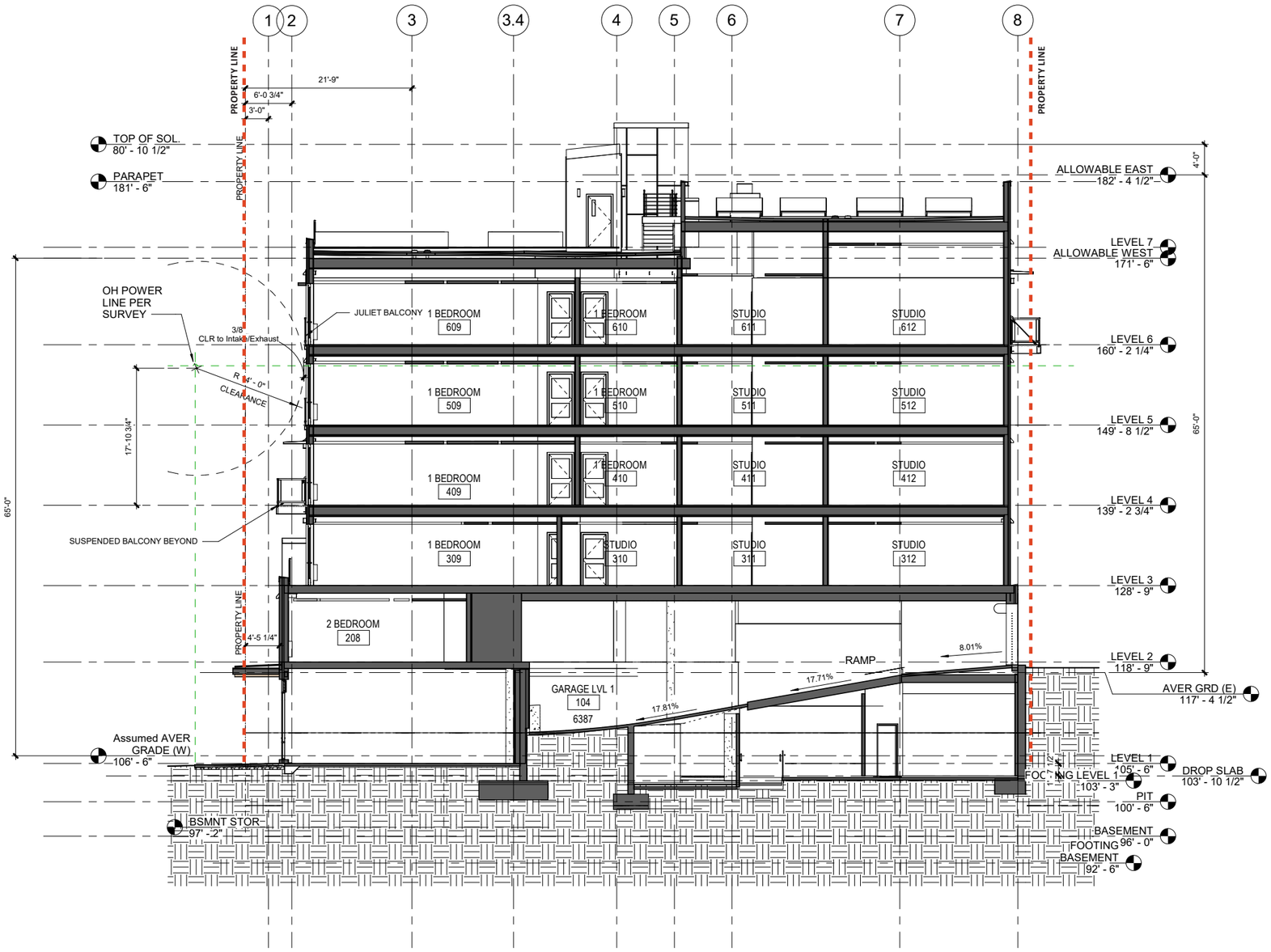


Blade sign w/ logo; backlit



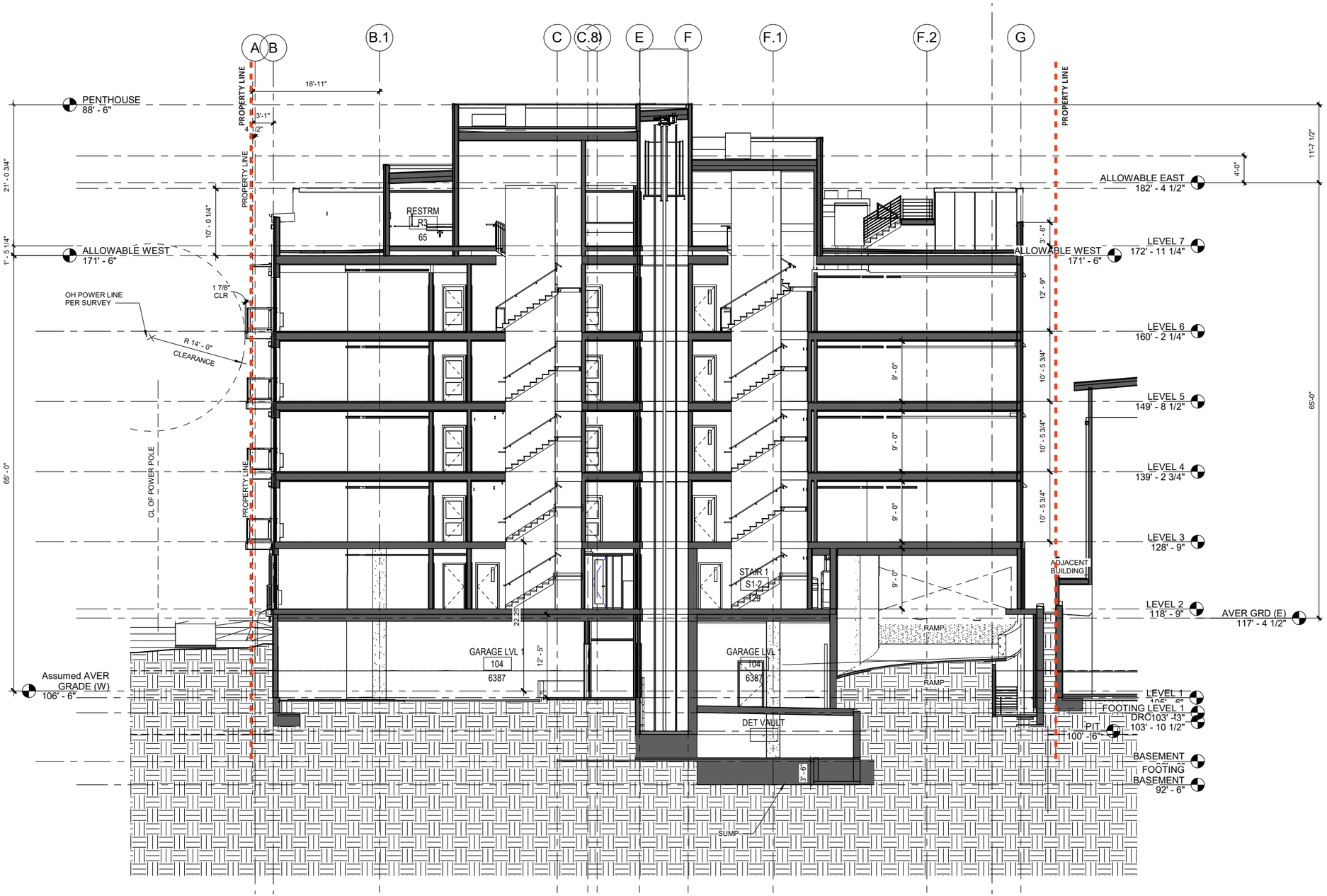
Lit letters below/above canopy

SIGNAGE CONCEPT PLAN N scale: 1" = 20'-0"



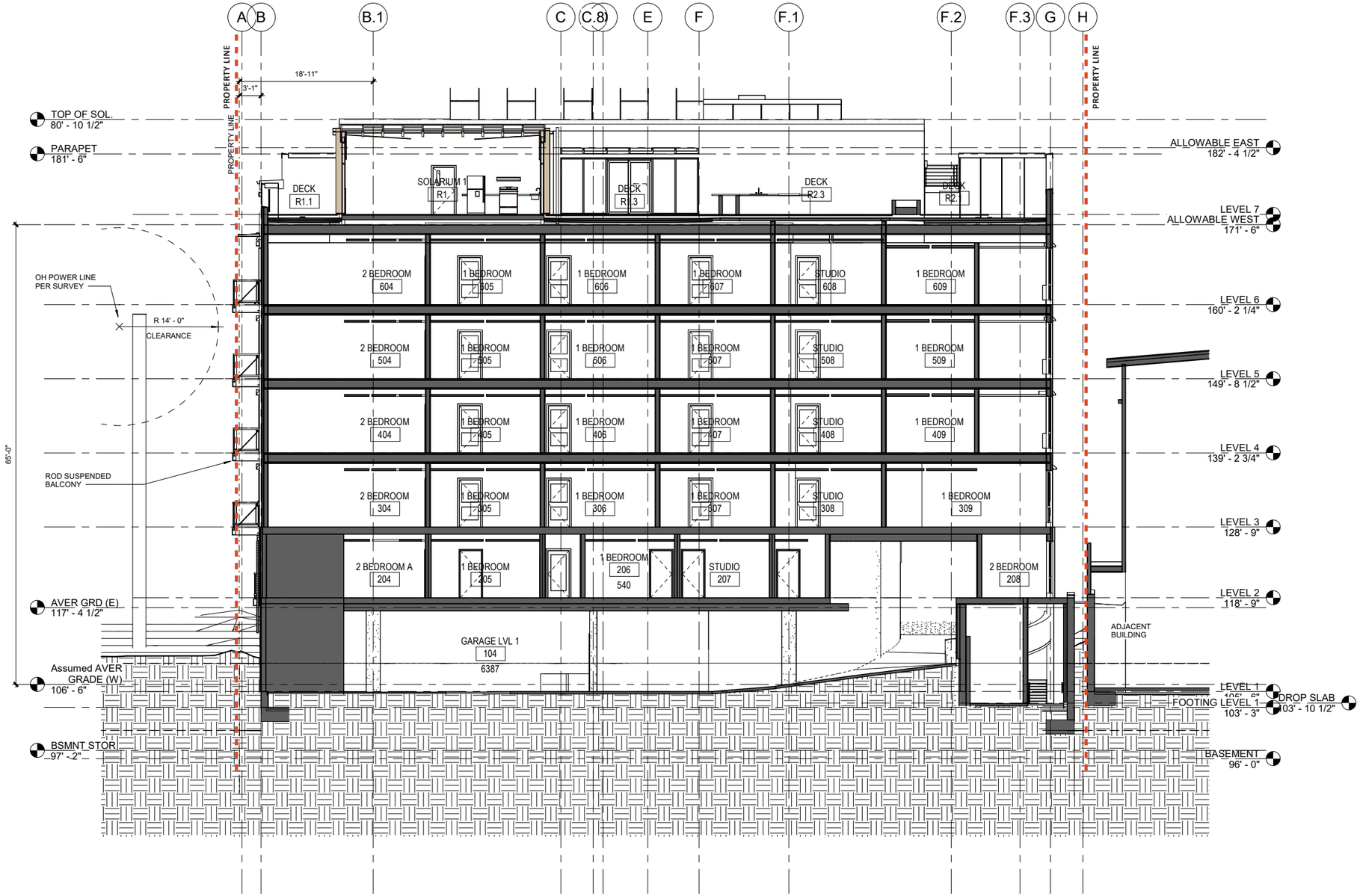
BUILDING SECTION | EAST-WEST SECTION AT RAMP

scale: 1/16" = 1'-0"



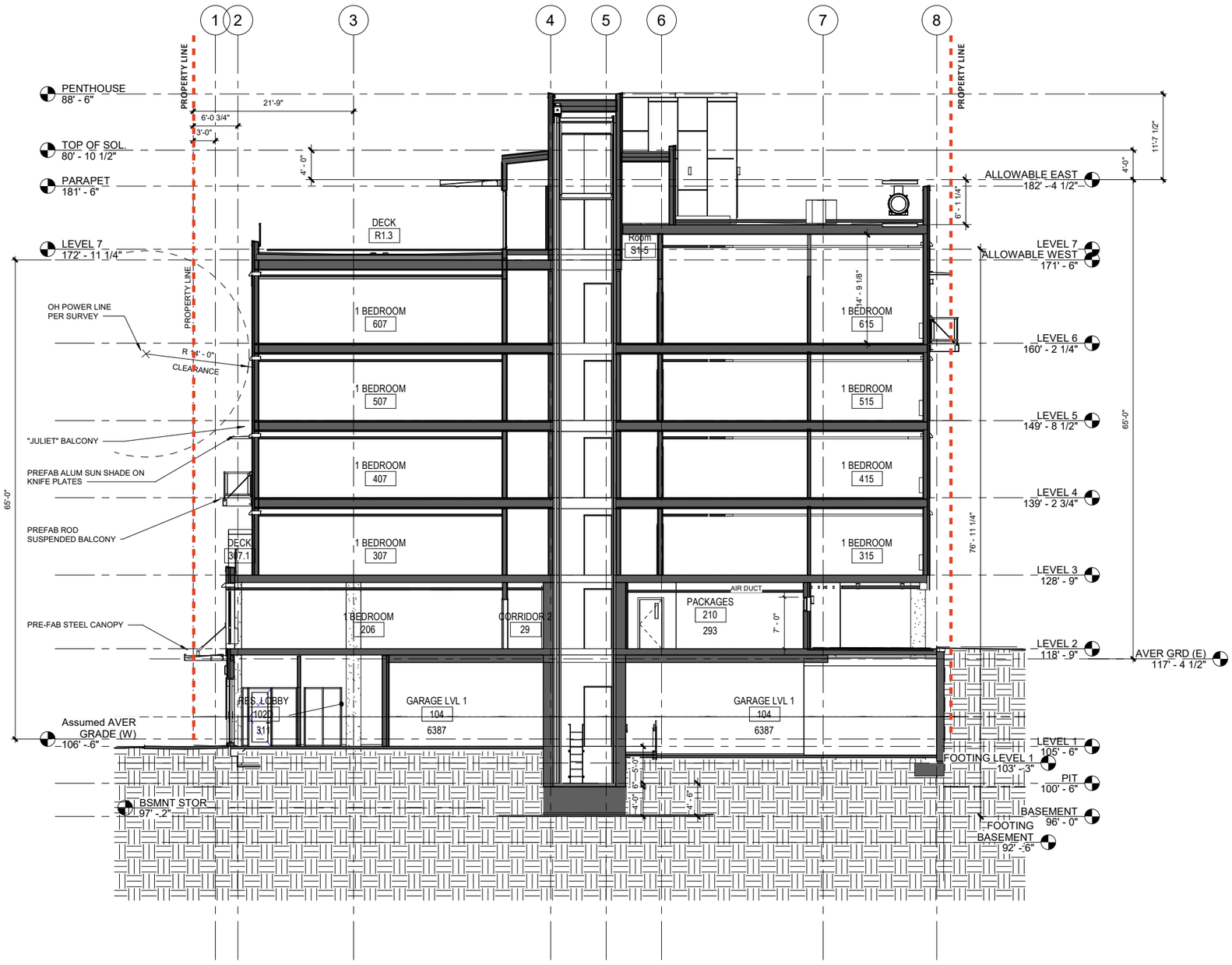
BUILDING SECTION | NORTH-SOUTH SECTION

scale: 1/16" = 1'-0"



BUILDING SECTION | NORTH-SOUTH SECTION

scale: 1/16" = 1'-0"



BUILDING SECTION | EAST-WEST SECTION AT ELEVATOR

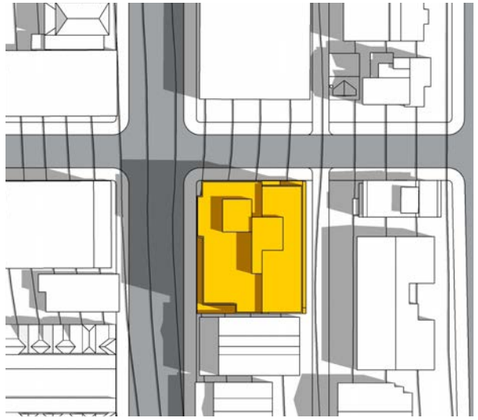
scale: 1/16" = 1'-0"

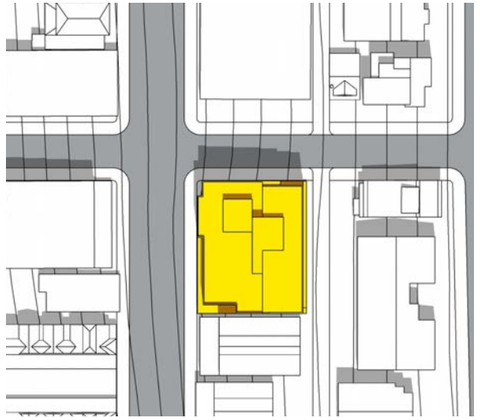
9 AM

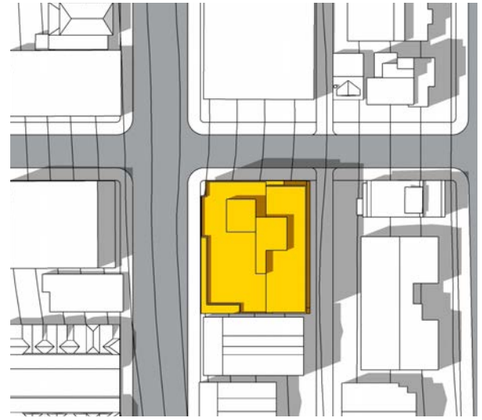
12 PM

3 PM

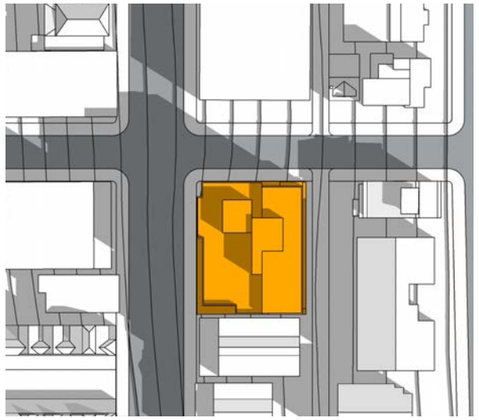
JUNE 21

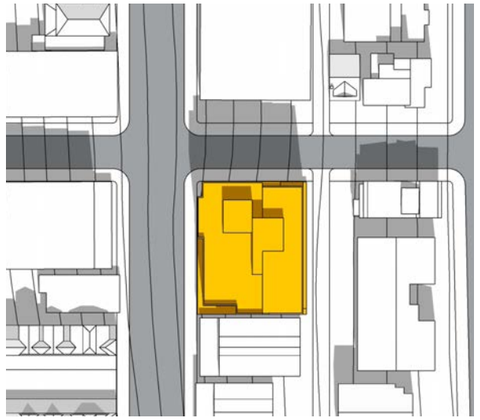


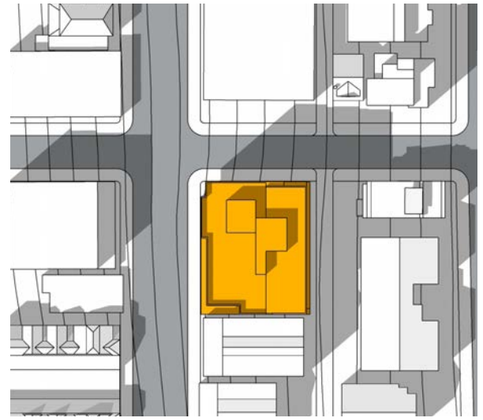




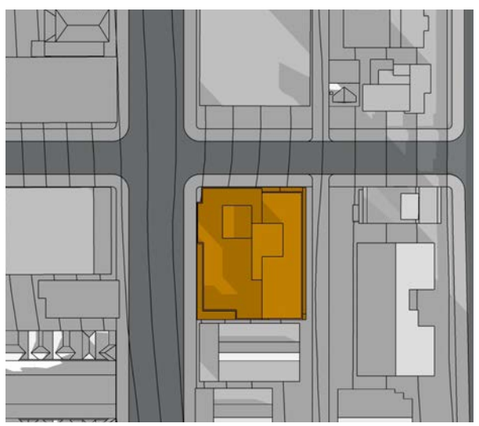
MARCH / SEPTEMBER 21

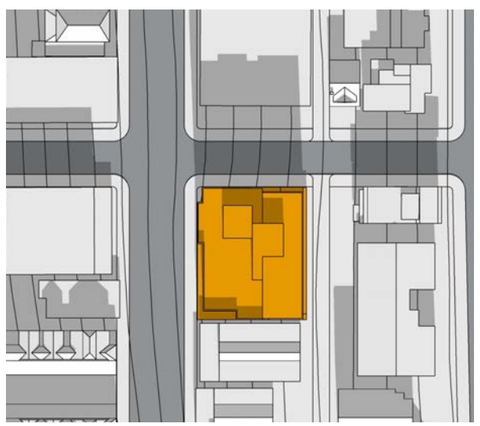


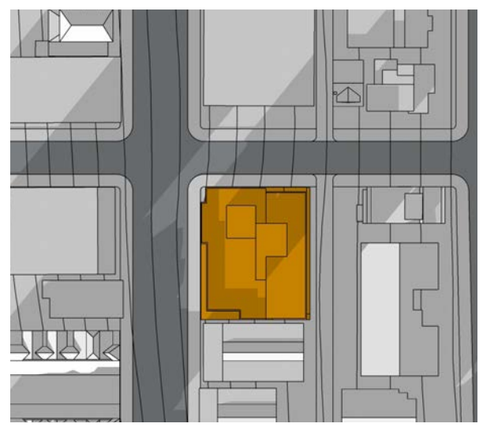




DECEMBER 21

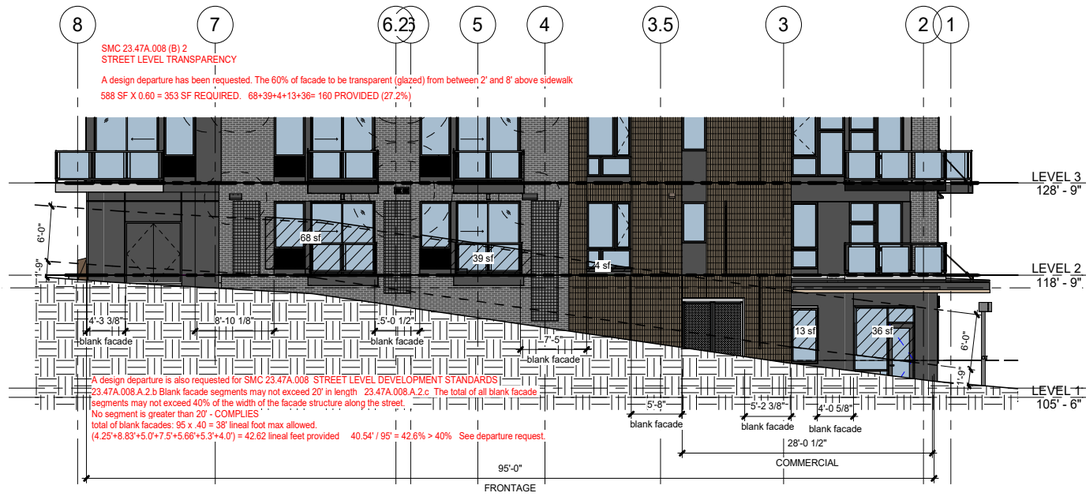
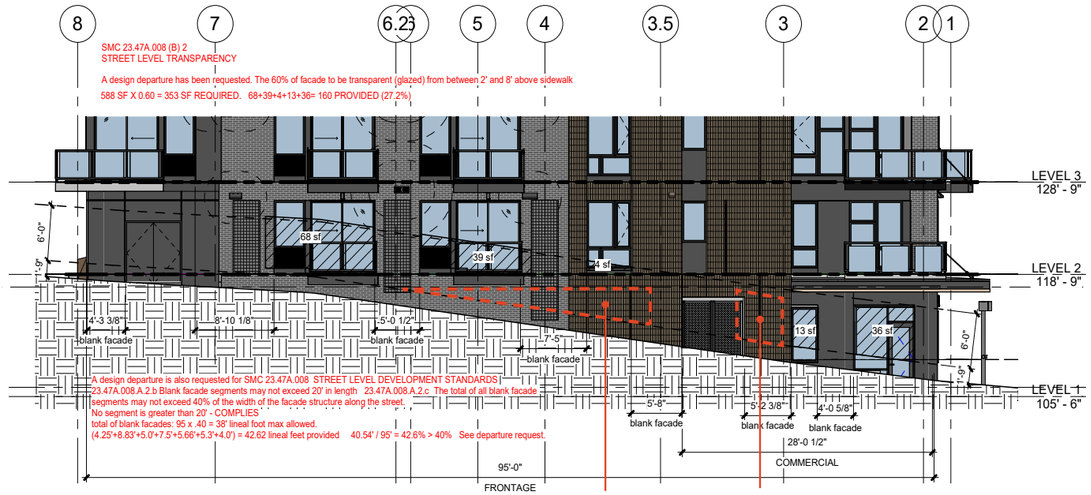
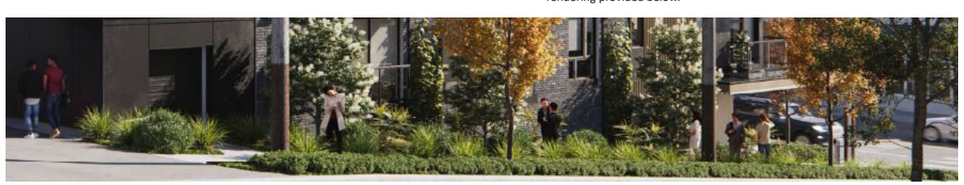




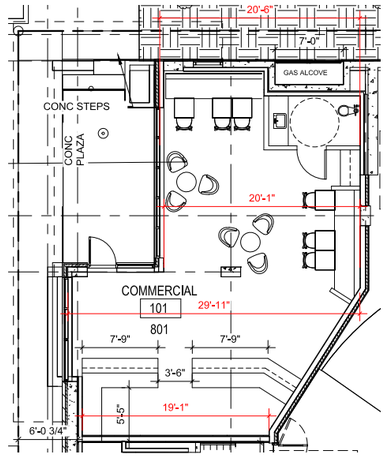


SUN / SHADOW ANALYSIS

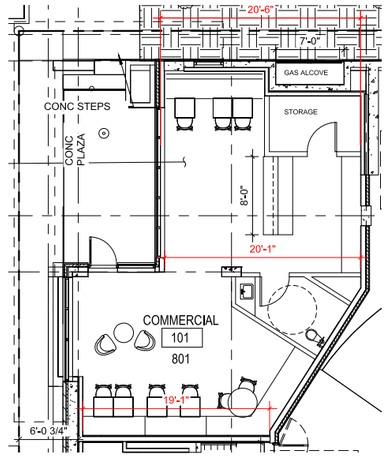
N

#	CODE SECTION | CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
1	**23.47A.008.B.2** Street-level development standards B. Non-residential street-level requirements 2. Transparency a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.	**REQUESTED DEPARTURE:** We are requesting that the transparency requirement be allowed to be decreased along the East Lynn Street to 27.2%. This would be a **54.7% deviation** from the required amount. 	**DEPARTURE IMPACT:** We are requesting this deviation because the 60% transparency requirement along E Lynn Street would not be possible due to the existing topography of the project site. The building entry plaza is incorporated at the northwest corner with access from E Lynn Street to increase building modulation and establish a sidewalk connection **(Design guidelines CS2: C.1. Relationship to the block/Corner Sites and A.2. Network of Open Spaces/ Adding to Public Life)**. We believe this plaza elicits community interaction, and as a result, enhances the façade along E Lynn Street even with less transparency than code requires. Furthermore, we are providing a dynamic and unique landscape design along E Lynn Street to engage the pedestrian visually as they walk up and down along the sloped sidewalk - acting as a buffer between the sidewalk and the actual building. Please see landscape plans. **(Design guidelines CS1: C.1 Topography/Land Form and C.2 Topography/Elevation Changes)**.
2	**23.47A.008.A.2** Street-level development standards 2.Blank facades a. For purposes of this Section 23.47A.008, facade segments are considered blank if they do not include at least one of the following: 1)Windows; 2)Entryways or doorways; 3)Stairs, stoops, or porticos; 4)Decks or balconies; or 5)Screening and landscaping on the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	**REQUESTED DEPARTURE:** We are requesting that the blank facades requirement be allowed to be increased to a total of 42.6%. This would be a **6.5% deviation** from the required amount.  Rendering at East Lynn: 	**DEPARTURE IMPACT:** We are requesting this deviation because the 40% maximum blank wall requirement along E Lynn Street would not be possible due to the existing topography of the project site. The area just in front of the blank facades along East Lynn Street will be heavily landscaped as you can see in the rendering included. This will act to alleviate the small amount of blank wall there and provide visual interest at the foreground for pedestrians walking by **Design guideline DC2: B.1. Architectural and Facade Composition / Blank Walls** describes the use of design treatments at the street level that have human scale - including: green walls, landscaped areas or raised planters. We feel that we are providing a generous amount of human scale elements along East Lynn Street with the landscaped areas and the linear light element integrated at the metal panel wall. Furthermore, we are providing a dynamic and unique landscape design along E Lynn Street to engage the pedestrian visually as they walk up and down along the sloped sidewalk - acting as a buffer between the sidewalk and the actual building. Please see landscape plans. **(Design guidelines CS1: C.1 Topography/Land Form and C.2 Topography/Elevation Changes)**.

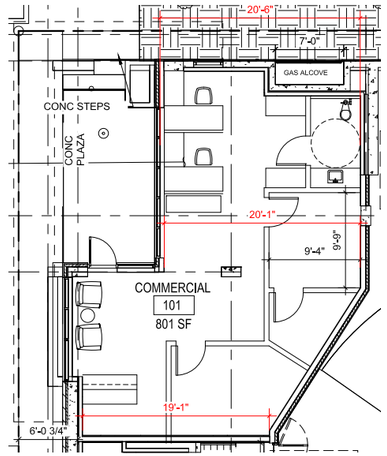
#	CODE SECTION | CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
3	**23.47A.008.B.3** Street-level development standards B. Non-residential street-level requirements 3. Depth provisions for new structures or new additions to existing structures a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	**REQUESTED DEPARTURE:** We are requesting that the average depth for our street-level non-residential/commercial spaces be allowed an average depth of **22.4' feet.** This would be a **25.3% deviation** from the required average depth. We would still meet the minimum depth of 15 feet requirement throughout the spaces.	**DEPARTURE IMPACT:** We are requesting this deviation because the depth of the spaces are limited due to the the existing topography of the existing site. The commercial space would only receive daylight and pedestrian access only from Eastlake Avenue. The project becomes increasingly buried due to the existing steep topography along E Lynn Street. We are providing smaller, yet functional and efficient commercial spaces along Eastlake Avenue with some non-public facing functions such as the parking ramp/garage behind it- which the project lends itself naturally due to the existing topography. **(Design guidelines CS1: C.1 Topography/Land Form and C.2 Topography/ Elevation Changes)**. At the corner retail space, a plaza has been carved out in front of it that is approximately 10 feet in depth. Without the plaza, the commercial space would have a portion of area that is greater than 30 feet in depth. However, in order to provide an activated corner and plaza for the community, we opted to inset the building at the corner and make a more shallow commercial space work. **(Design guidelines CS2: C.1. Relationship to the block/Corner Sites and A.2. Network of Open Spaces/ Adding to Public Life)**. To the left, we have provided a few layout options for both non-residential/commercial spaces. As you can see, despite its compact size and depth, both spaces prove to be quite functional.



1a

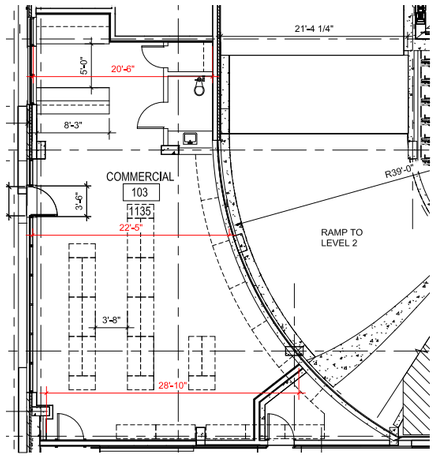


1b

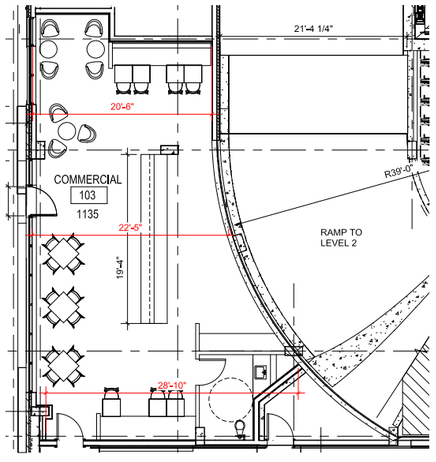


1c

#	CODE SECTION | CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE
4	**23.47A.008.B.3** Street-level development standards B. Non-residential street-level requirements 3. Depth provisions for new structures or new additions to existing structures a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.	**REQUESTED DEPARTURE:** We are requesting that the average depth for our street-level non-residential/commercial spaces be allowed an average depth of **27.3' feet.** This would be a **9.0% deviation** from the required average depth. We would still meet the minimum depth of 15 feet requirement throughout the spaces.	**DEPARTURE IMPACT:** We are requesting this deviation because the depth of the spaces are limited due to the the existing topography of the existing site. The commercial space would only receive daylight and pedestrian access only from Eastlake Avenue. The project becomes increasingly buried due to the existing steep topography along E Lynn Street. We are providing smaller, yet functional and efficient commercial spaces along Eastlake Avenue with some non-public facing functions such as the parking ramp/garage behind it- which the project lends itself naturally due to the existing topography. **(Design guidelines CS1: C.1 Topography/Land Form and C.2 Topography/ Elevation Changes)**. To the left, we have provided a few layout options for both non-residential/commercial spaces. As you can see, despite its compact size and depth, both spaces prove to be quite functional.



2a



2b