

VICINITY MAP

TEAM

CLIENT:

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ARCHITECT:

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KEY DISCUSSION ISSUES:

DIRECTION RECEIVED FROM FEBRUARY 12TH DESIGN RESPONSE CONFERENCE

- A. Façade A – The DRB asked that the 3rd and 4th story on this façade be set back behind the Hector’s façade. A softer corner design should be created at the 3rd and 4th story as the building transitions to the alley façade.
- B. Façade B – This is the Hector’s façade. The DRB asked that the 3rd and 4th story be set back an additional 8 feet (approximate) to better relate to the 4th story setback at Façade D. The DRB also asked the applicant to explore using different materials and reducing the column thickness at this façade.
- C. Façade C – The DRB asked that the applicant set back this façade 3 to 4 feet from adjoining facades (Façade B and Façade D) to further express the ‘gasket’ design element.
- D. Façade D – The DRB asked the applicant to set back the 4th story of Façade D so that it is not visible by pedestrians across the street. The applicant stated that an additional 5-foot setback at the 4th story will accomplish this goal. The DRB therefore asked to see this revision. The DRB also asked that the applicant explore using different materials, colors, cornice treatment, and column treatment at this façade and to avoid repeating the 2nd story cantilever that is currently at Façade B (Hector’s façade).
- E. Façade E – The DRB asked that the south façade of Façade E be setback 4 to 6 feet.
- F. Site Plan – To understand the relationship of the proposed building to adjoining structures, the DRB asked for a site plan showing existing and/or proposed projects immediately adjoining the subject property.
- G. Signs – The DRB asked for a signage plan.
- H. Landscaping – The DRB asked for a detailed planting plan to include plant species, sizes, and details of the landscape screen facing the Portsmouth Condominiums.



Façade A – Alley Portal

1. Stepped whole building back to allow for 12' sidewalk measured from existing curb to face of brick piers.
2. Emphazised vertical nature of brick piers with brick facets stepping back
3. Lightened up brick to work with Bank of America lighter brick across the alley
4. Deleted projecting bay windows
5. Revised canopies to be metal with greater profile for retail signage
6. Stepped corner at alley back full height of 2-story element
7. Rounded corner railing at 3rd level deck to transition to alley "Portal"
8. Stepped 3rd floor back 8' further to keep corner relationship with Façade B upper story stepback (8' too)
9. Changed materials from all glass and metal to precast concrete with punched openings at
10. Rounded corners of the 3rd & 4th levels to step back further from alley allowing more air and light into alley



view east from lake street - before



view east from lake street - after





view east from lake street- after with trees



Façade B – Hector's

11. Stepped back 3rd & 4th levels 8' further
12. Changed materials from brick to composite panels rain-screen system with lighter wood tones
13. Added corner windows next to Façade C



view northeast towards hectors- before



view northeast towards hectors- after



view east towards hectors- after with trees

Façade C – Pedestrian Meander North Entrance

14. Stepped back 3rd & 4th levels 8' further to keep corner relationship with Façade B upper story stepback (8' too)
15. Added glazed deck railing
16. Moved entry canopy down from 28' above grade to 15' above grade

Façade D – Retail core

17. Stepped 2nd, and 3rd levels back 18" to allow for 10' wide sidewalk and aligning piers all the way up (no projection over sidewalk to property line)
18. Stepped 4th level back so that it disappears from viewpoint on sidewalk across the street.
19. Changed materials from Teak to lighter toned composite panels rain-screen system with lighter wood tones



view southeast from lake street- before



view southeast from lake street- after



view east from lake street- after with trees

Façade E - Pedestrian Meander South Entrance

- 20. Pushed 4th level back to diminish bulk and create balcony while maintaining corner relationship with Façade D
- 21. Pushed 4th level back to diminish bulk and create balcony at south façade as it turns the corner from Façade E

Other Portsmouth Condominium coordination issues

- 22. Added Green Screen frame at east elevation to provide visual buffer fro Portsmouth condominium
- 23. Revised planting for stair wall to provide planter on roof with "cascading" plant materials
- 24. Added green wire systems for climbing plant materials on southeast corner of building
- 25. Rotated Mechanical Screens on roof to east-west orientation to reduce visual impact on neighboring buildings
- 26. Moved "cooling tower" from east side of roof to northwest core to reduce visual impact on neighboring buildings



view east- before



view east- after



view east- after with trees



view southeast- before



view southeast- after



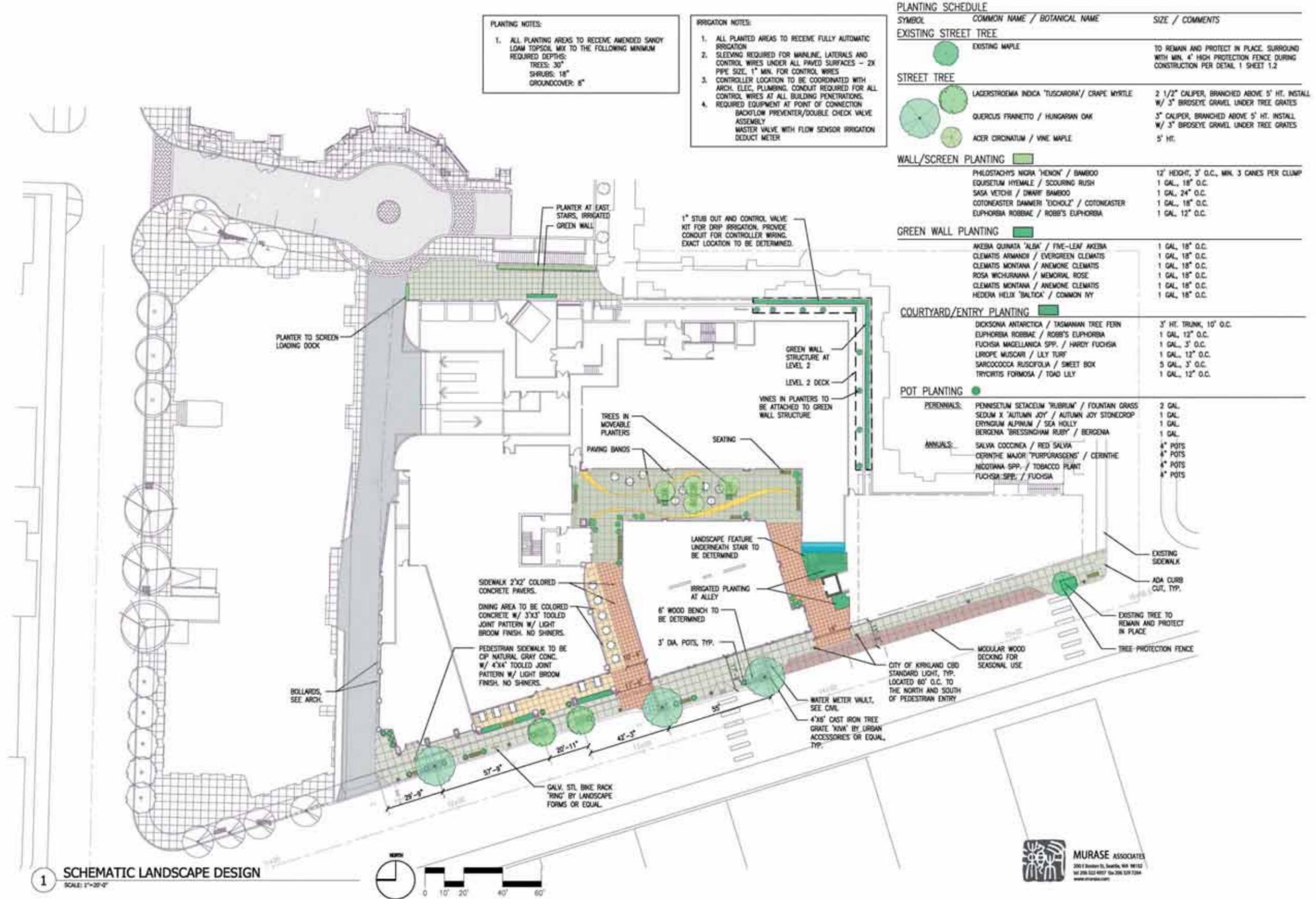


view southeast- after with trees

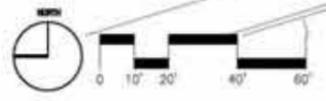


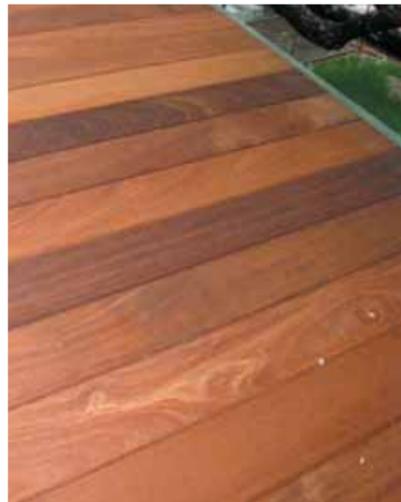
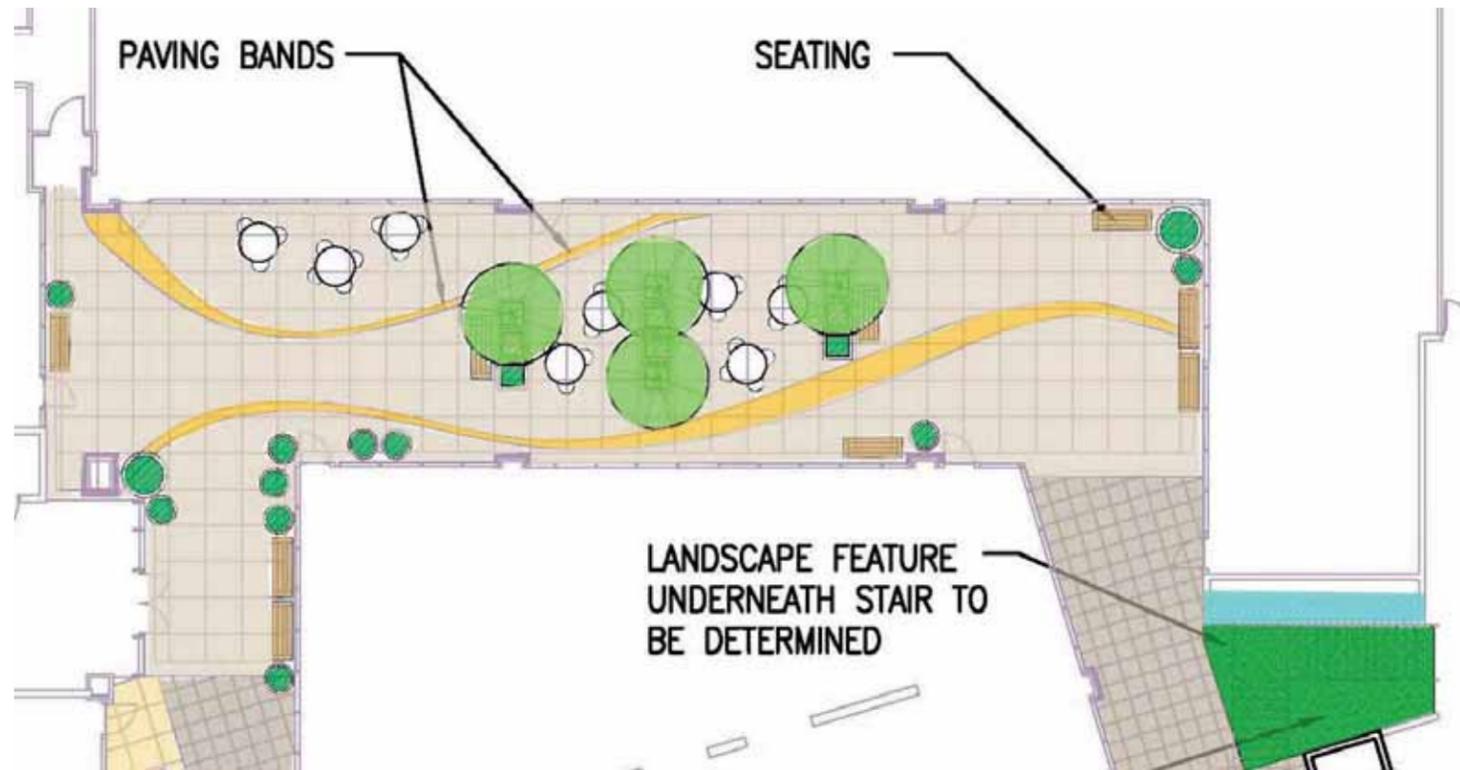
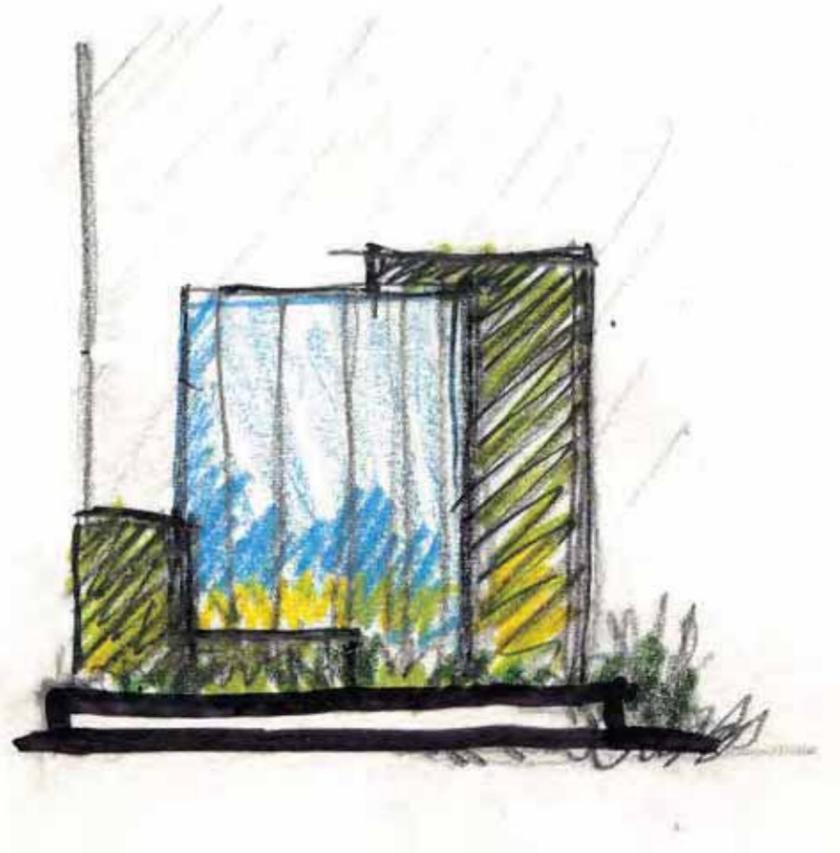
aerial view looking northeast- after with trees



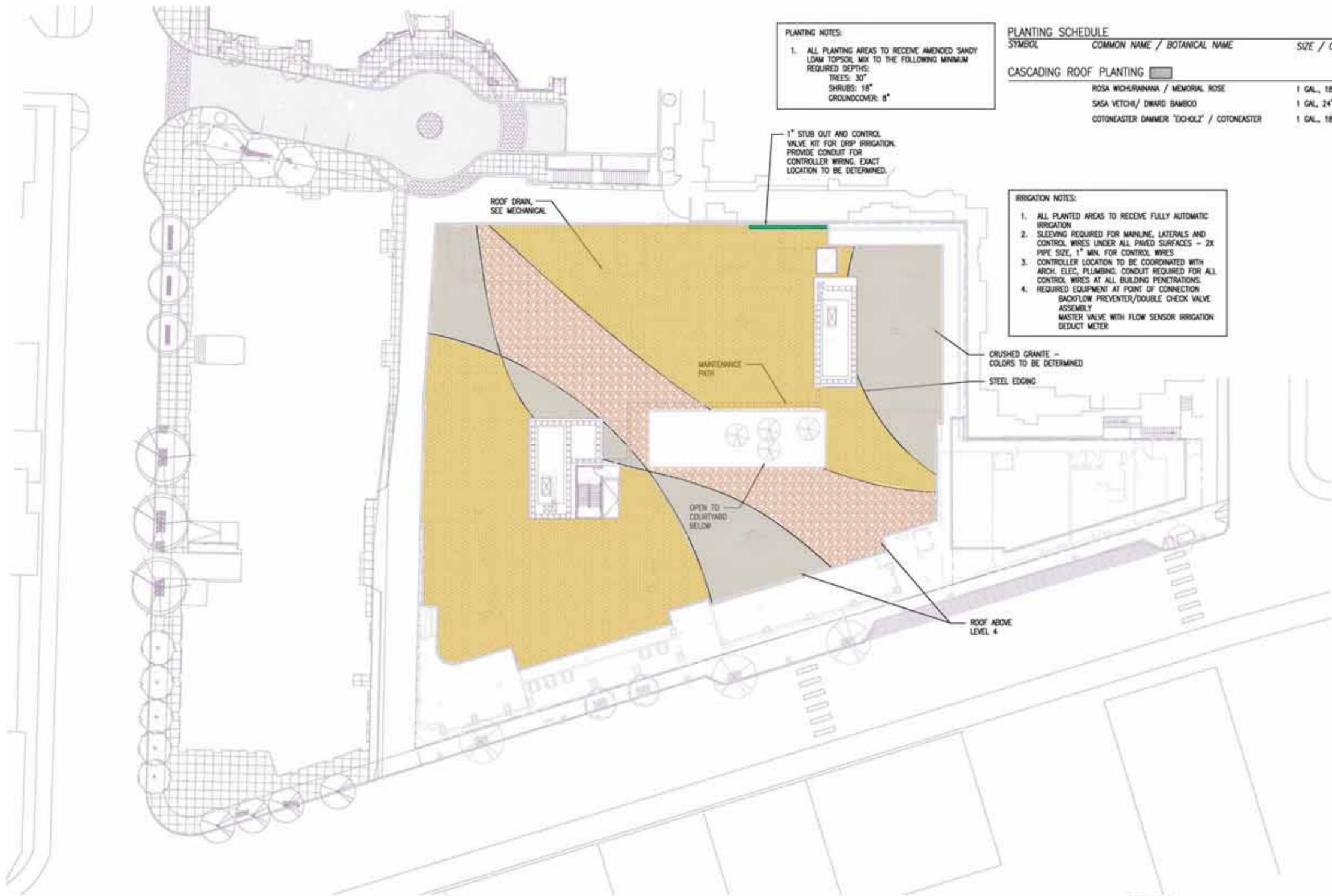


1 SCHEMATIC LANDSCAPE DESIGN
SCALE: 1"=20'-0"





Courtyard



PLANTING NOTES:

- ALL PLANTING AREAS TO RECEIVE AMENDED SANDY LOAM TOPSOIL MIX TO THE FOLLOWING MINIMUM REQUIRED DEPTHS:
 TREES: 30"
 SHRUBS: 18"
 GROUNDCOVER: 8"

PLANTING SCHEDULE

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE / COMMENTS
CASCADING ROOF PLANTING		
	ROSA WICHIRANANA / MEMORIAL ROSE	1 GAL., 18" O.C.
	SASA VETCHI / DWARF BAMBOO	1 GAL., 24" O.C.
	COTONEASTER DAMMERI 'EXHOLZ' / COTONEASTER	1 GAL., 18" O.C.

IRRIGATION NOTES:

- ALL PLANTED AREAS TO RECEIVE FULLY AUTOMATIC IRRIGATION
- SLEEVING REQUIRED FOR MAINLINE, LATERALS AND CONTROL WIRES UNDER ALL PAVED SURFACES - 2X PIPE SIZE, 1" MIN. FOR CONTROL WIRES
- CONTROLLER LOCATION TO BE COORDINATED WITH ARCH. ELEC. PLUMBING. CONDUIT REQUIRED FOR ALL CONTROL WIRES AT ALL BUILDING PENETRATIONS.
- REQUIRED EQUIPMENT AT POINT OF CONNECTION:
 BACKFLOW PREVENTER/DOUBLE CHECK VALVE ASSEMBLY
 MASTER VALVE WITH FLOW SENSOR IRRIGATION DEDUCT METER



CRUSHED GRANITE - COLORS TO BE DETERMINED
 STEEL EDGING

OPEN TO COURTYARD BELOW

ROOF ABOVE LEVEL 4

ROOF DRAIN, SEE MECHANICAL

1" STUB OUT AND CONTROL VALVE KIT FOR DRIP IRRIGATION. PROVIDE CONDUIT FOR CONTROLLER WIRING. EXACT LOCATION TO BE DETERMINED.

MAINTENANCE PATH

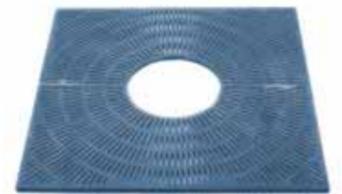
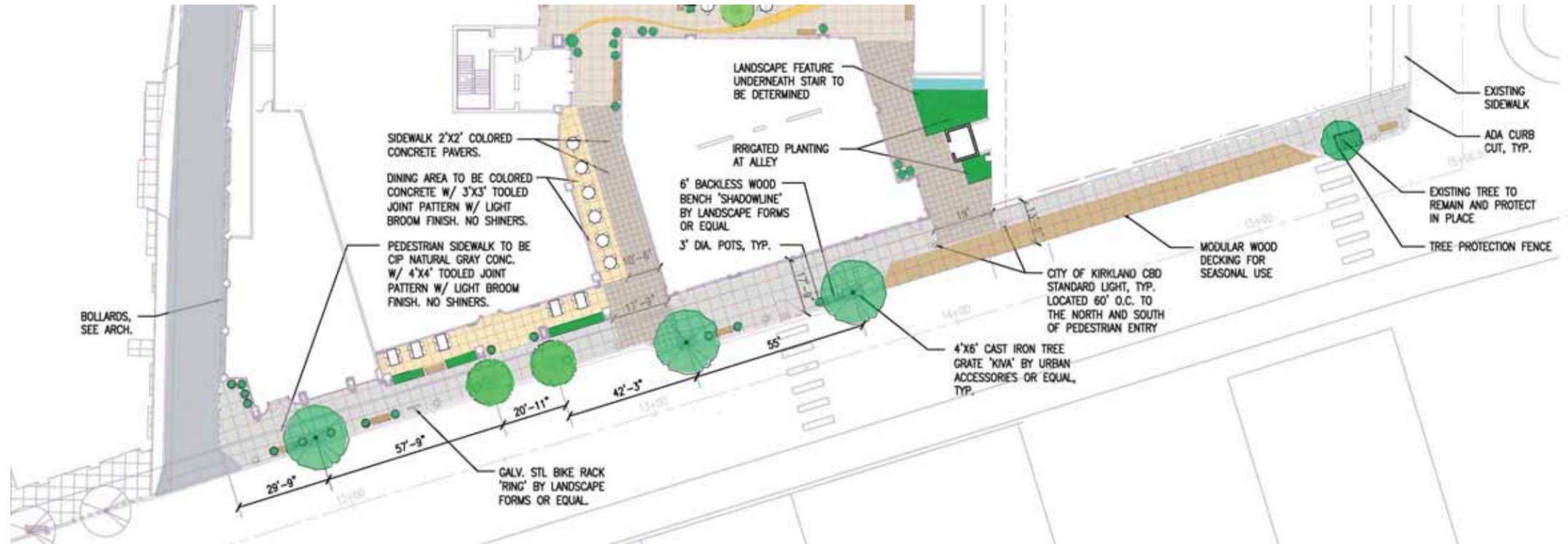
1 SCHEMATIC ROOF DESIGN
 SCALE: 1"=20'-0"



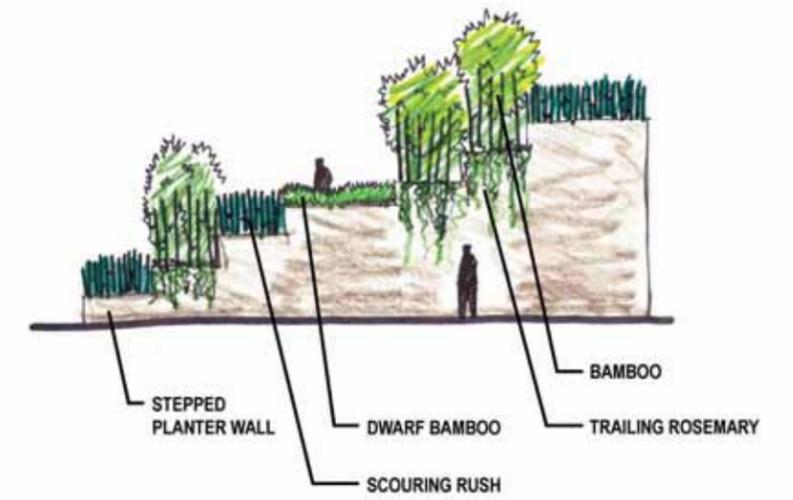
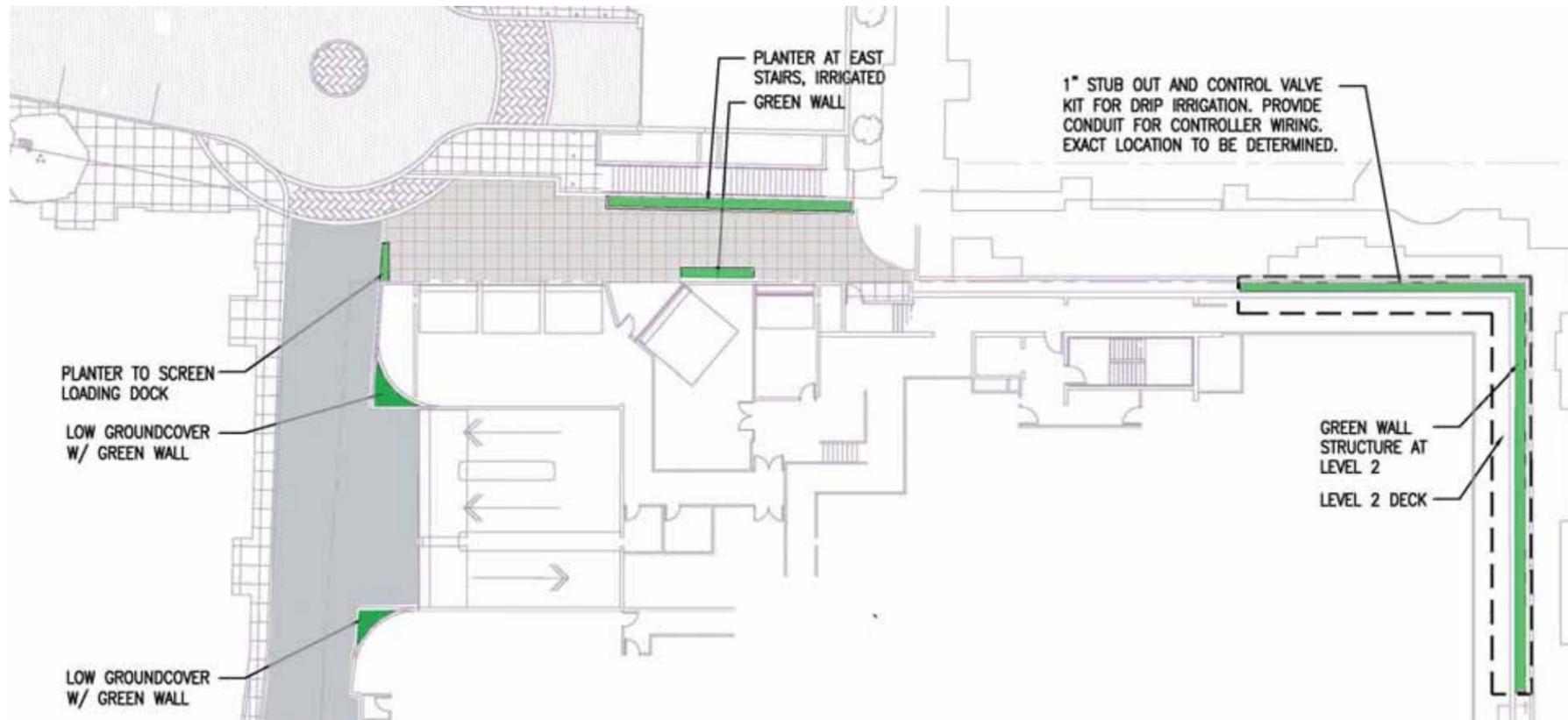
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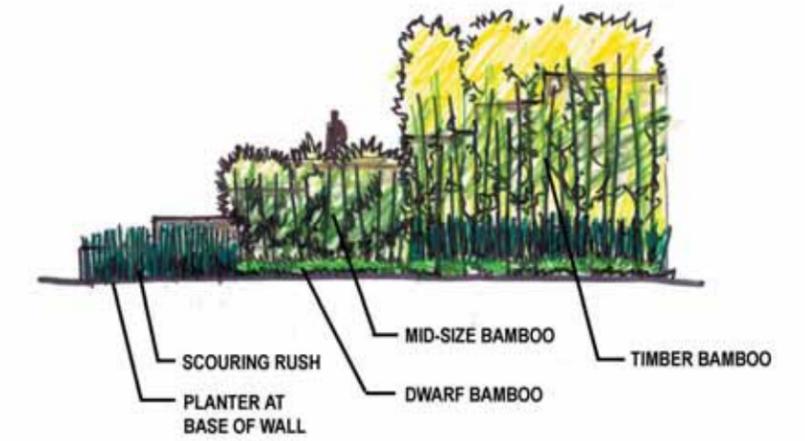
Roof Plan



Streetscape



STAIR WALL "B" - WEST ELEVATION
SCALE: 1/8"=1'-0"



STAIR WALL "A" - WEST ELEVATION
SCALE: 1/8" = 1'-0"



Loading Dock & Green Wall