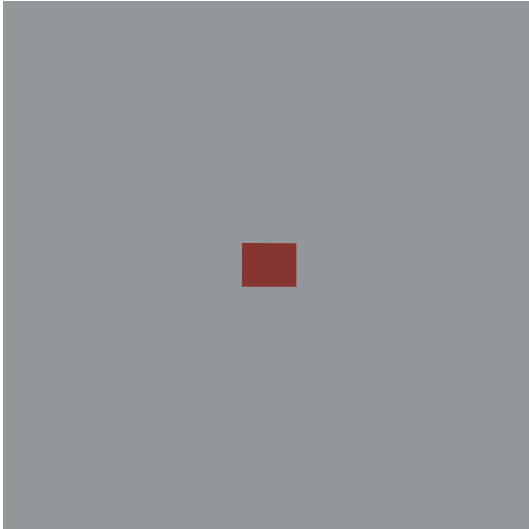
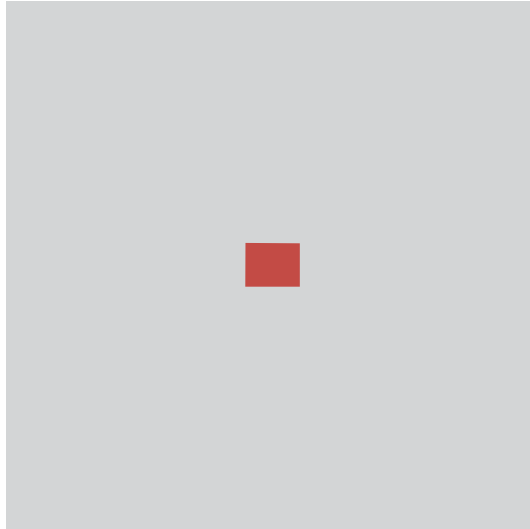


SUN/SHADOW ANALYSIS: DECEMBER 21

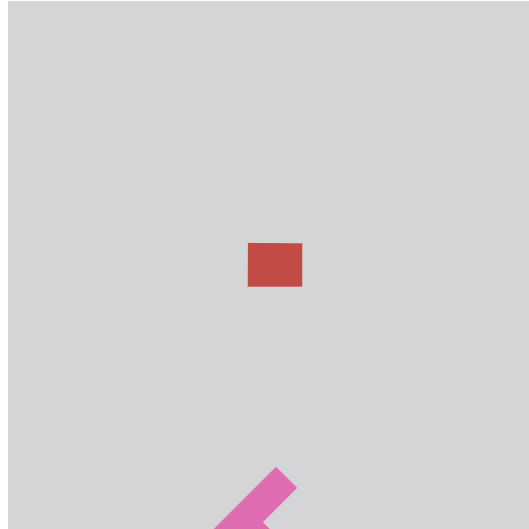
EXISTING SITE



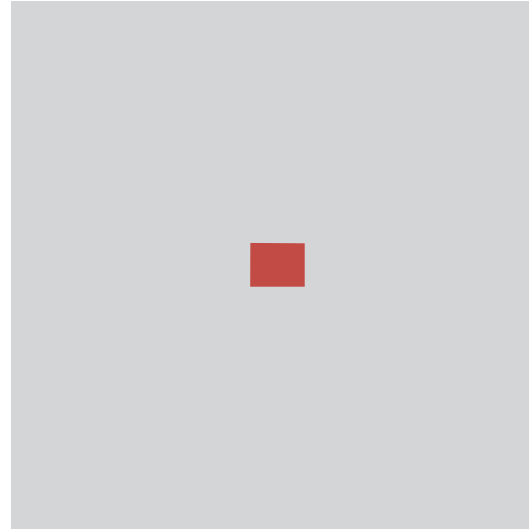
CONCEPT 1



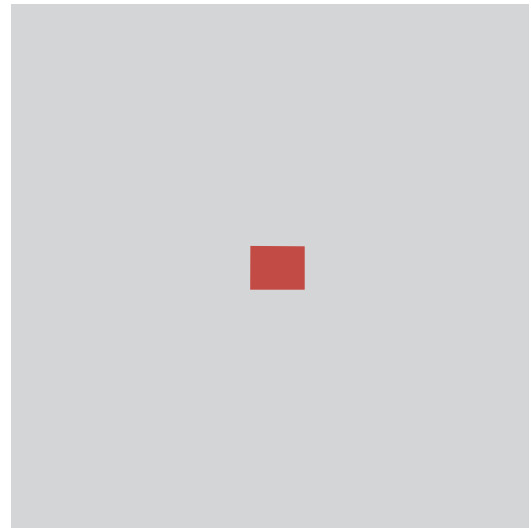
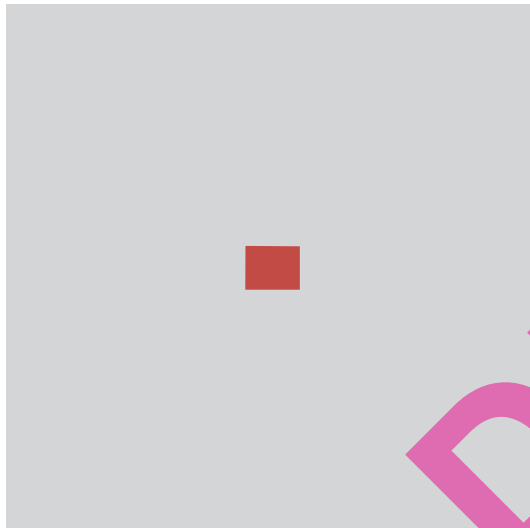
CONCEPT 2



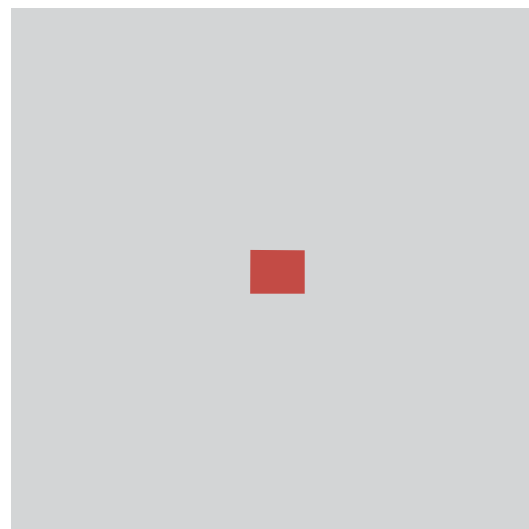
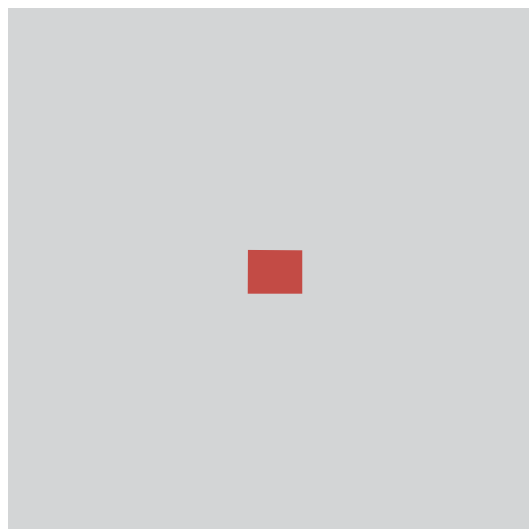
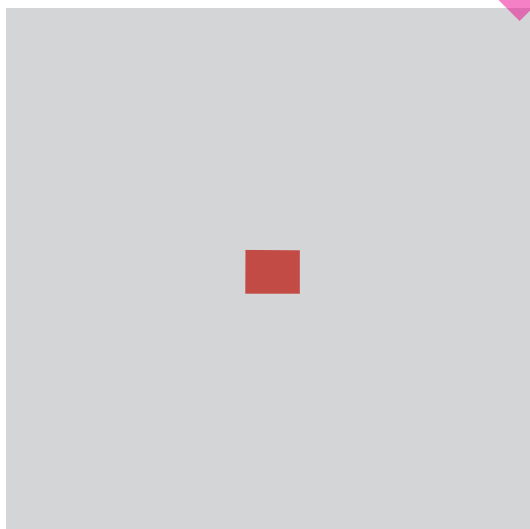
CONCEPT 3 (PREFERRED)



9:00AM



12:00 NOON



3:00PM

DRAFT

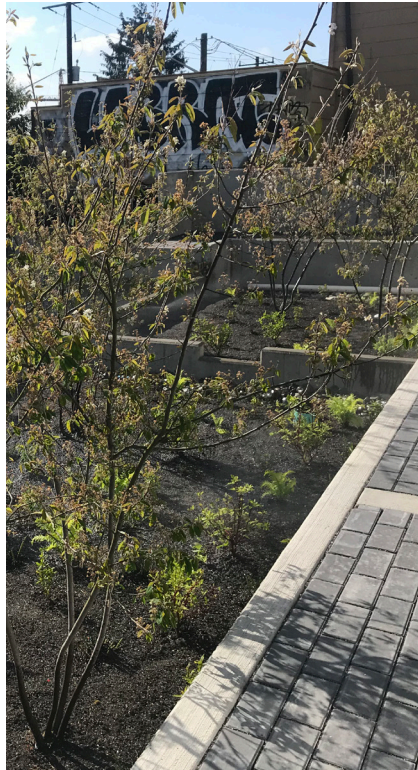
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CONCEPTUAL LANDSCAPE INSPIRATION (STREETSCAPE & PODIUM)





overhang, active streetscape room for bikes

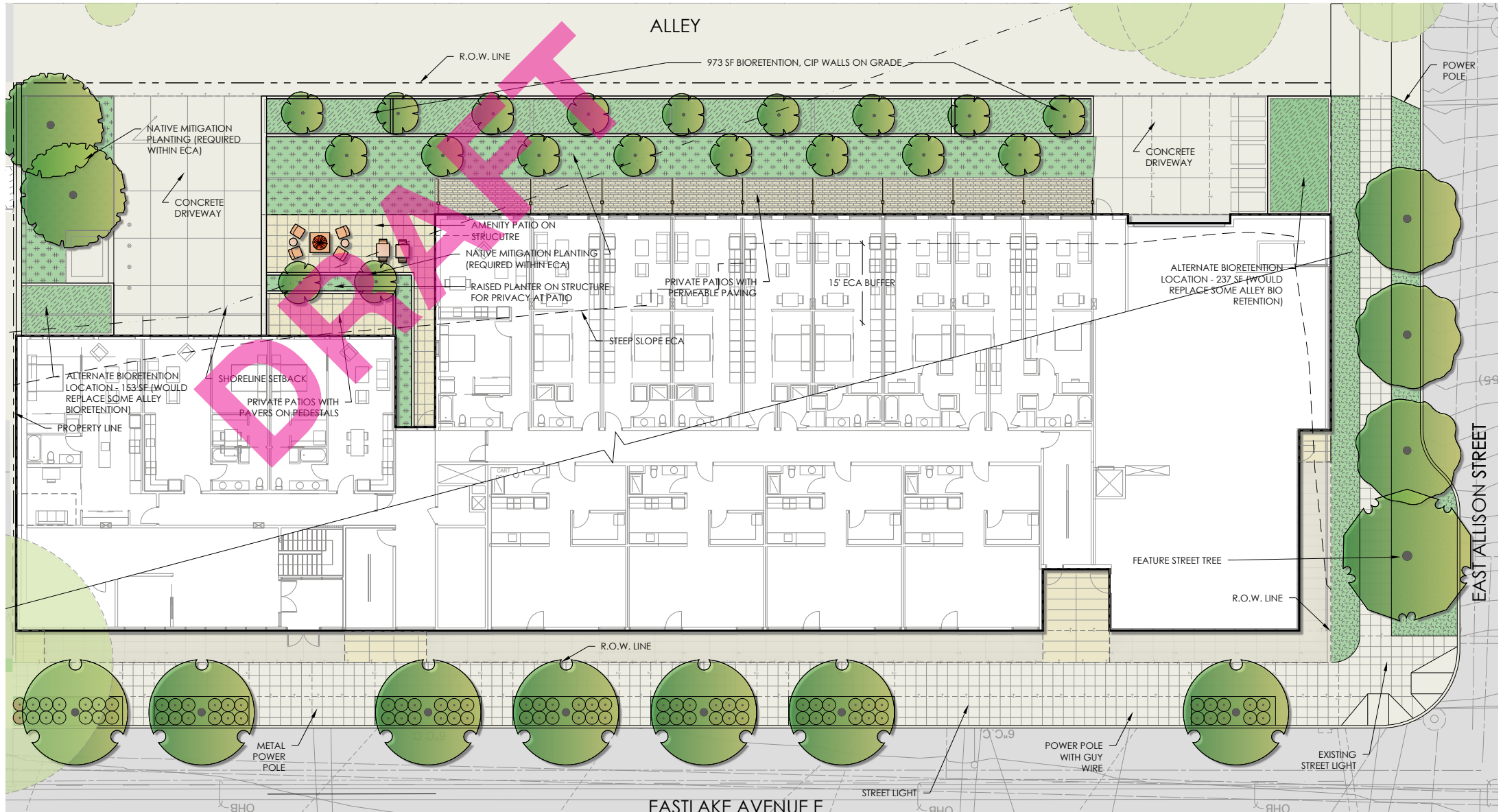


terraces, storm planters



lower level amenity

MATERIALS AND FINISHES		CONCRETE DESCRIPTION	
SYMBOL	WOOD DESCRIPTION	SYMBOL	CONCRETE PAVING PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND COATED EXP. JOINTS, DEEP TOOLED SCORE JOIN - NO SHINERS - LIGHT SANDBLAST FINISH - 2' X 2' SCORING UNLESS INDICATED OTHERWISE ON PL/
SYMBOL	PRIVACY SCREEN PER ARCH	SYMBOL	UNIT PAVING DESCRIPTION
SYMBOL	CONCRETE DESCRIPTION	SYMBOL	PERMEABLE PAVERS
SYMBOL	THROUGH JOINT		
SYMBOL	UNIT PAVING DESCRIPTION		
SYMBOL	2X2 CONCRETE PAVERS ON PEDESTALS		
SYMBOL	SITE FURNISHINGS DESCRIPTION		
SYMBOL	SQUARE FIRE PIT 45" SQ. PALOFORM CALDERA, CORTEN STEEL, PLUMBED TO NATURAL GAS		



CONCEPTUAL ROOF PLAN

MATERIALS AND FINISHES

PLANTING ACCESSORIES

SYMBOL DESCRIPTION
 -ME- GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123. INSTALL PER MFG. INSTRUCTION.

WOOD

SYMBOL DESCRIPTION
 METAL GUARDRAIL & GATES PER ARCH

UNIT PAVING

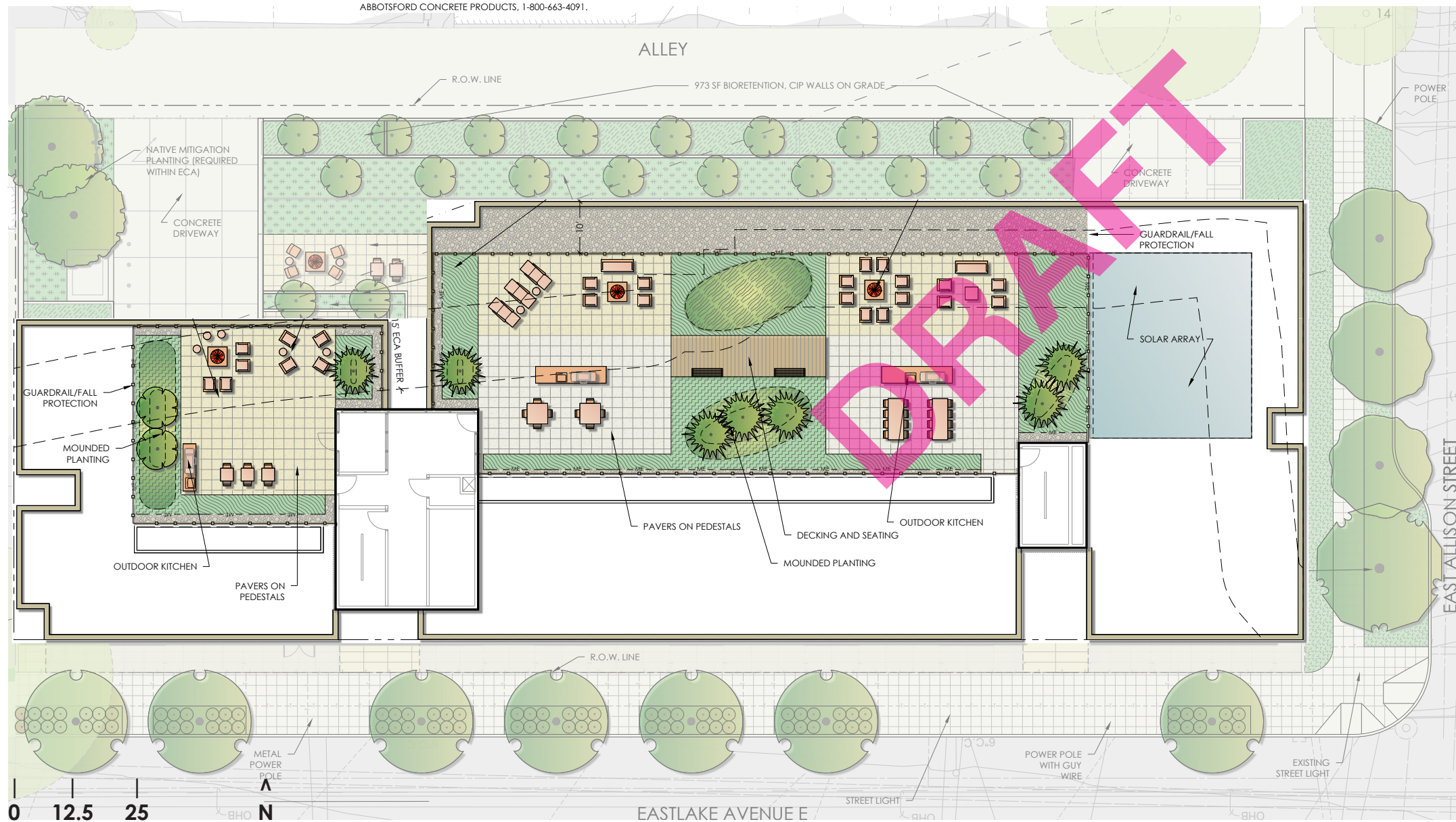
SYMBOL DESCRIPTION
 2X2 CONCRETE PAVERS ON PEDESTALS
 12"X24"X2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091.

SITE FURNISHINGS

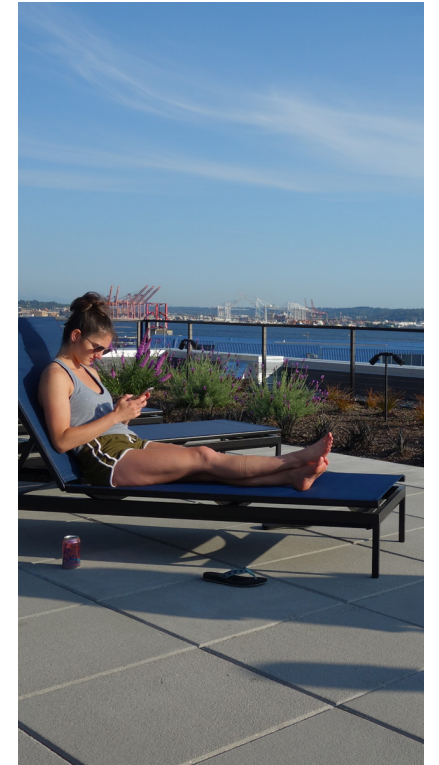
SYMBOL DESCRIPTION
 BARBECUE PROVIDED BY OWNER
 SINK, REFERENCE ARCH FOR OUTDOOR KITCHEN
 SQUARE FIRE PIT 45" SQ. PALOFORM CALDERA, CORTEN STEEL, PLUMBED TO NATURAL GAS

ROCK

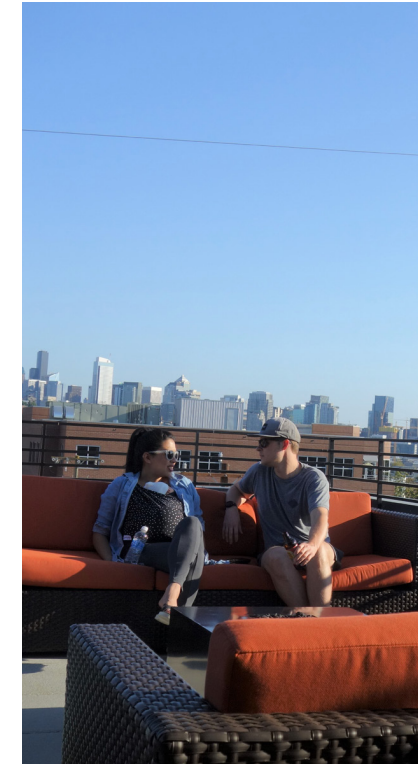
SYMBOL DESCRIPTION
 PEBBLE MULCH 7/8" WASHED DRAIN ROCK 2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS



green roof with perennials



lounging



fire, friends and killer views....



CONCEPTUAL LANDSCAPE INSPIRATION (ROOF)



5



6



7

REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



- 1 Agnes Lofts**, 1433 12th Ave
- 2 19th and Mercer**, 526 19th Ave E
- 3 Rooster**, 900 NE 65th St
- 4 Ainsworth & Dunn**, 2815 Elliott Ave
- 5 East Union**, 2220 E Union St,
- 6 Vida**, 1205 NE 66th St
- 7 Belroy Apartments**, 703 Bellevue Ave E
- 8 Banner Building**, 2600 Western Ave



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