

PROJECT DATA FOR LIVE -WORK DEVELOPMENT

ADDRESS: 2020 N.E. 65TH ST. 2028 N.E. 65TH STREET

PROJECT NO. 6206725 3009647 mup 6207205 3010039mup

ZONE: NC-2/40 NC-2/40

DPD BUILDING NO. 00002390 000023001

CONSTRUCTION TYPE : VA 1 HOUR SPRINKLERED

LOT SIZE: 4,520SF 4,266SF.

BUILDING FOOT
PRINT 2,448.50 SF 2,448.50 + 25SF FIRE DEPT RM.

LOT COVERAGE: 55% 58%

FAR 3 /ACTUAL FAR .62 .58

FLOOR LEVEL	GROUP	OCCUPANCY/ USE	FLOOR AREA/UNITS 2THRU 9.
1	B	OFFICE/COMMERCIAL	489.70 SF
2	R-2	RESIDENTIAL	489.70 SF
3	R-2	RESIDENTIAL	489.70 SF.
TOTAL PER UNIT			1,469.10 SF
TOTAL OF 8 UNITS----- = 11,752.80 SF.			

UNITS # 1 & 10			
FLOOR LEVEL	GROUP	OCCUPANCY/USE	FLOOR AREA
1	B	OFFICE/COMMERCIAL	489.70 SF
2	R-2	RESIDENTIAL	489.70 SF
3	R-2	RESIDENTIAL	411.03 SF
TOTAL PER UNIT			1,390.42 SF
TOTAL OF 2 UNITS -----			2,780.86 SF
TOTAL OF 10 UNITS -----			14,533.66 SF

BUILDINGS PER LOT 1

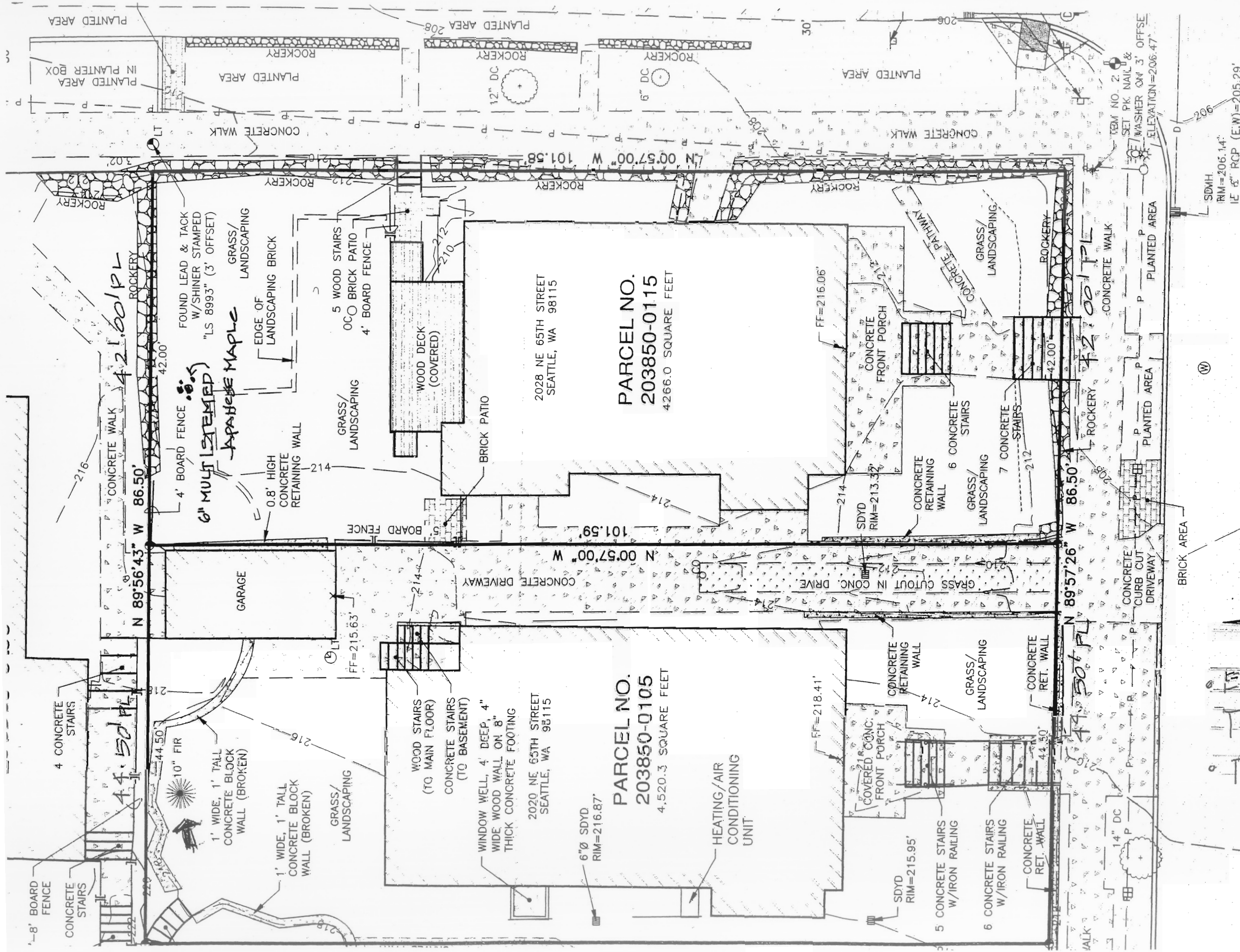
SIZE OF EACH BUILDING: 7,266,83 SF x 2 = 14,533.66 SF.

PARKING REQUIRED? NONE FOR COMMERCIAL UNDER 1,500 SF

AVERAGE GROSS UNIT SIZE; 1,469.10 SF/ NET SF = 1,357.20 SF

INDEX OF DATA, PLANS.PHOTOS

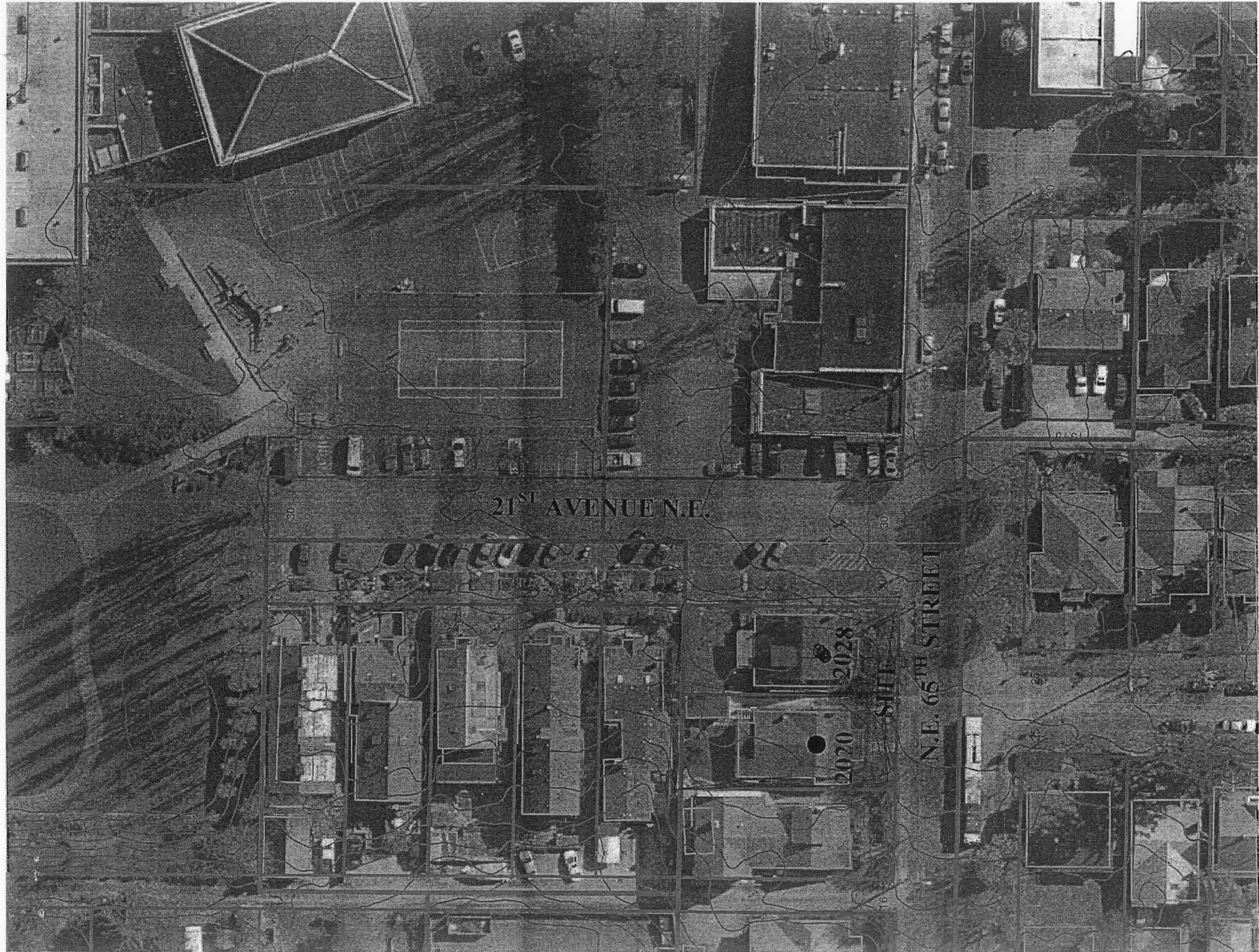
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2. SURVEY
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9. EXTERIOR ELEVATION- COLORED
10. EXTERIOR ELEVATION- COLORED
11. LANDSCAPED PLANS- COLORED
12. LANDSCAPE PLAN
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14. SIGN DETAIL
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16. EXTERIOR LIGHTING PLAN-2 ND FLOOR
17. SKETCH OF BUILDING'S FROM CORNER OF NE 65 TH & 21AVE. NE
18. PHOTO OF COURT YARD WATER FEATURE.



NE 65TH STREET
BASIS OF BEARINGS
N 89°57'26" W
666.56' (MEASURED), 666.53' (RI.)

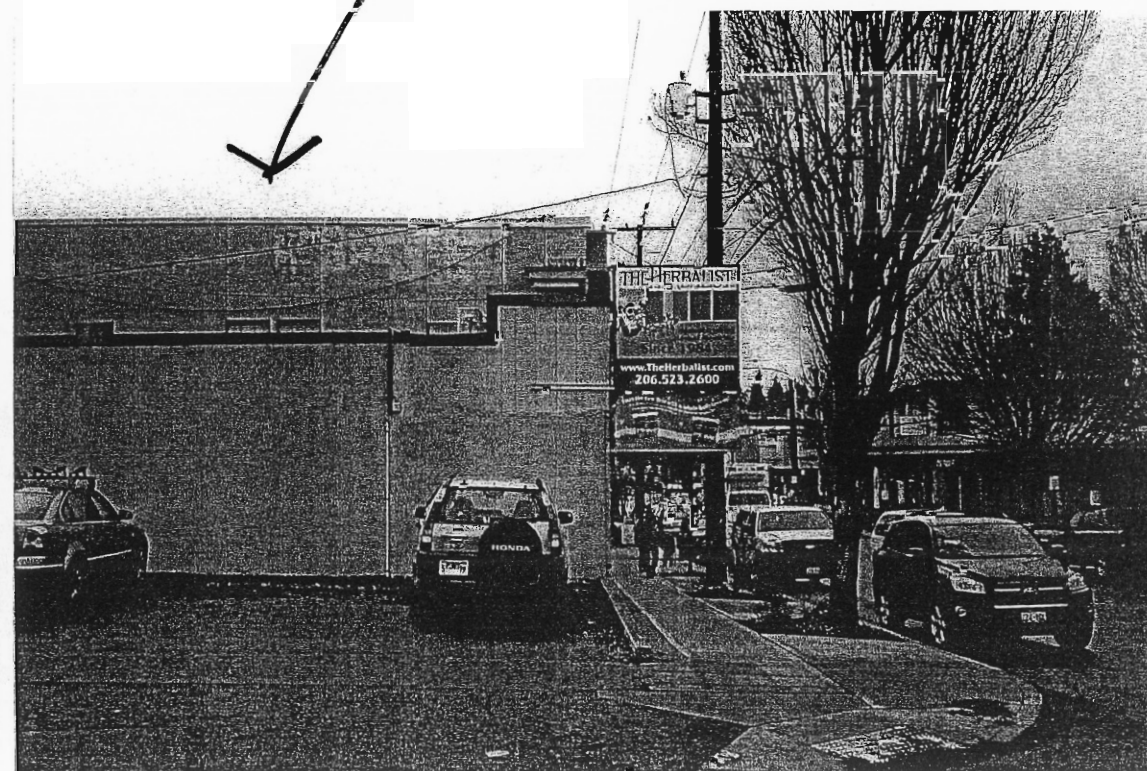
EXISTING
TOPOGRAPHY
TREE SURVEY

PHALT ROAD

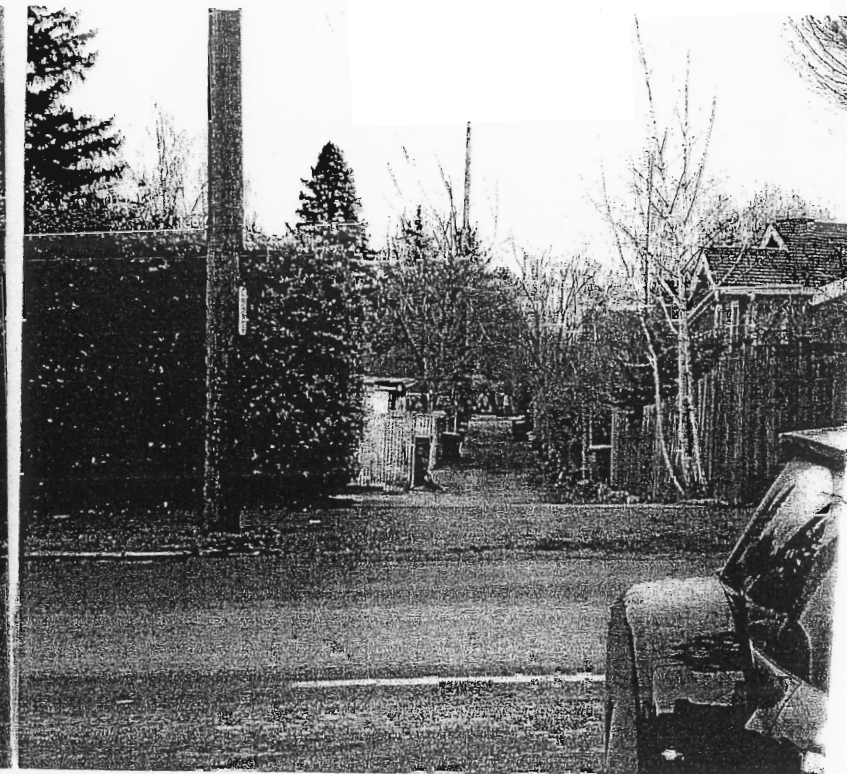
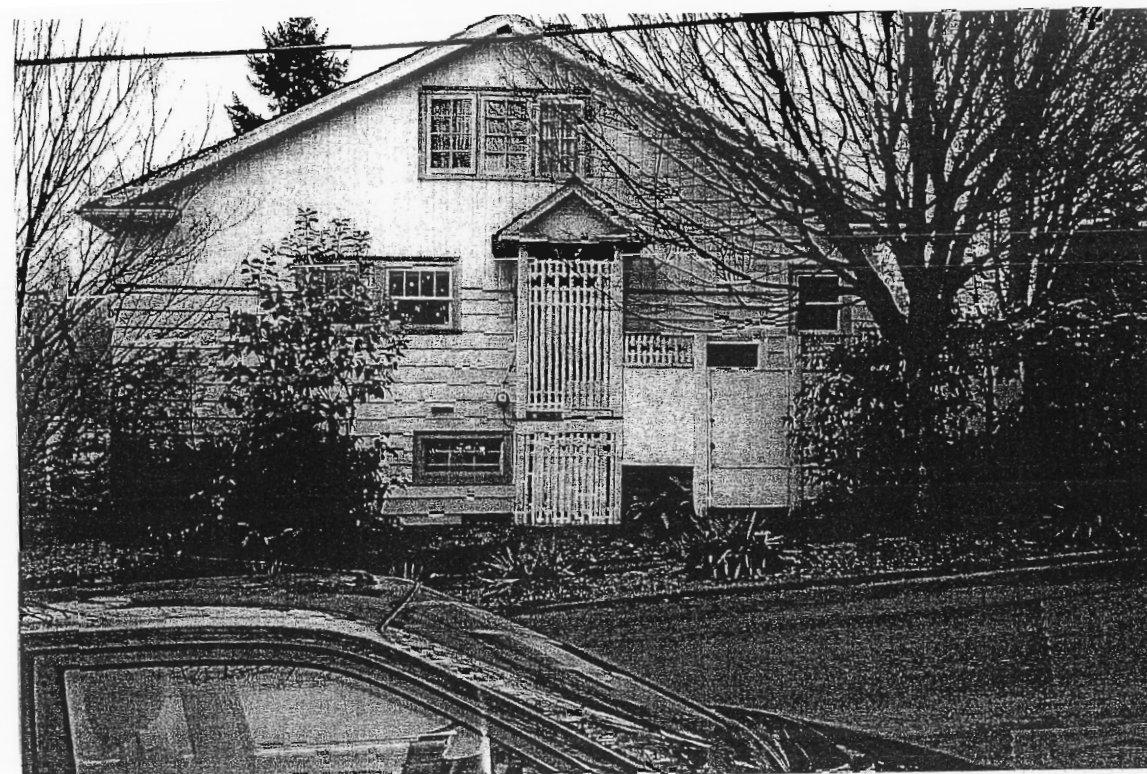
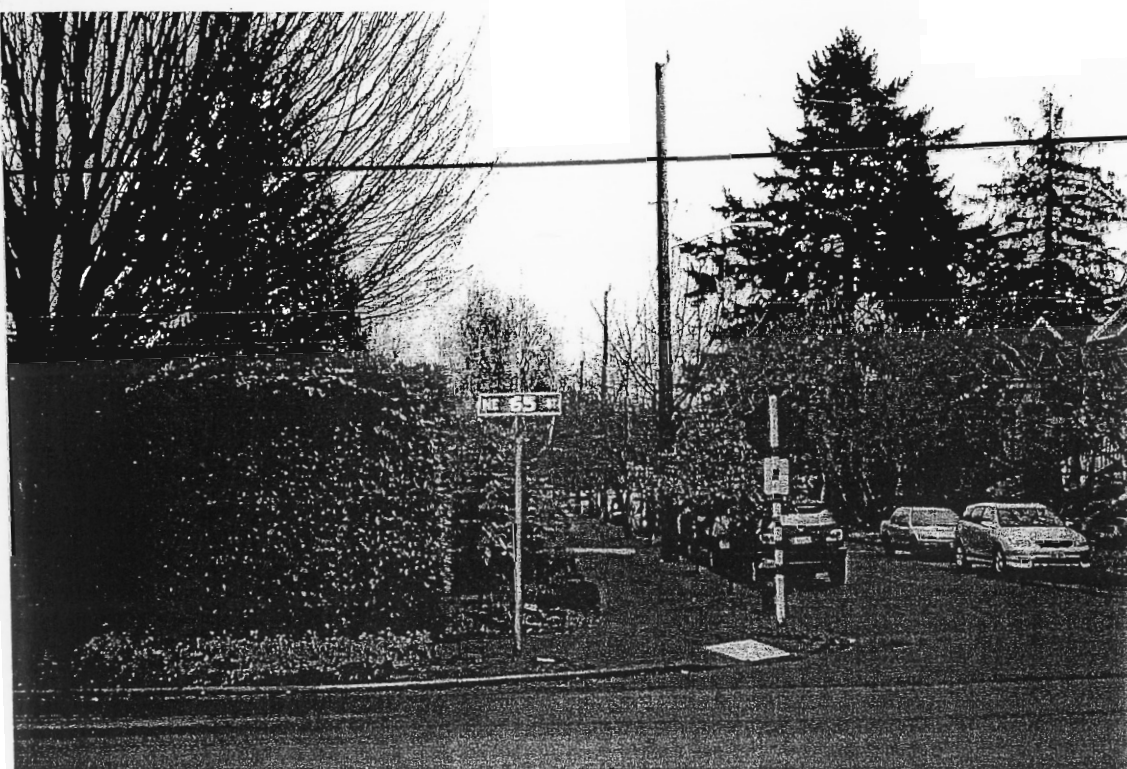


AREIAL PHOTO

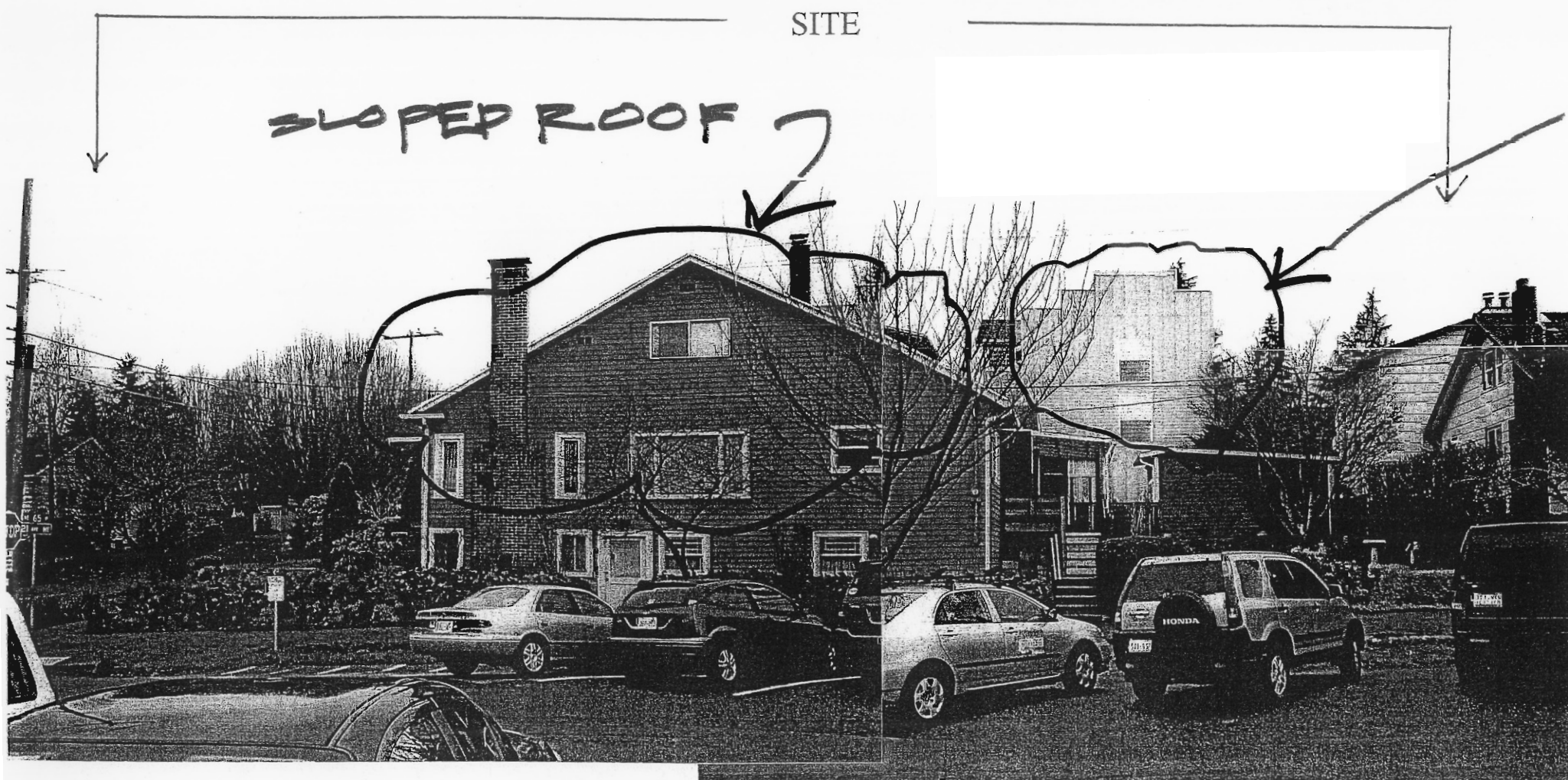
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837 NE 98TH STREET



EAST VIEW 21ST AVE. N.E.



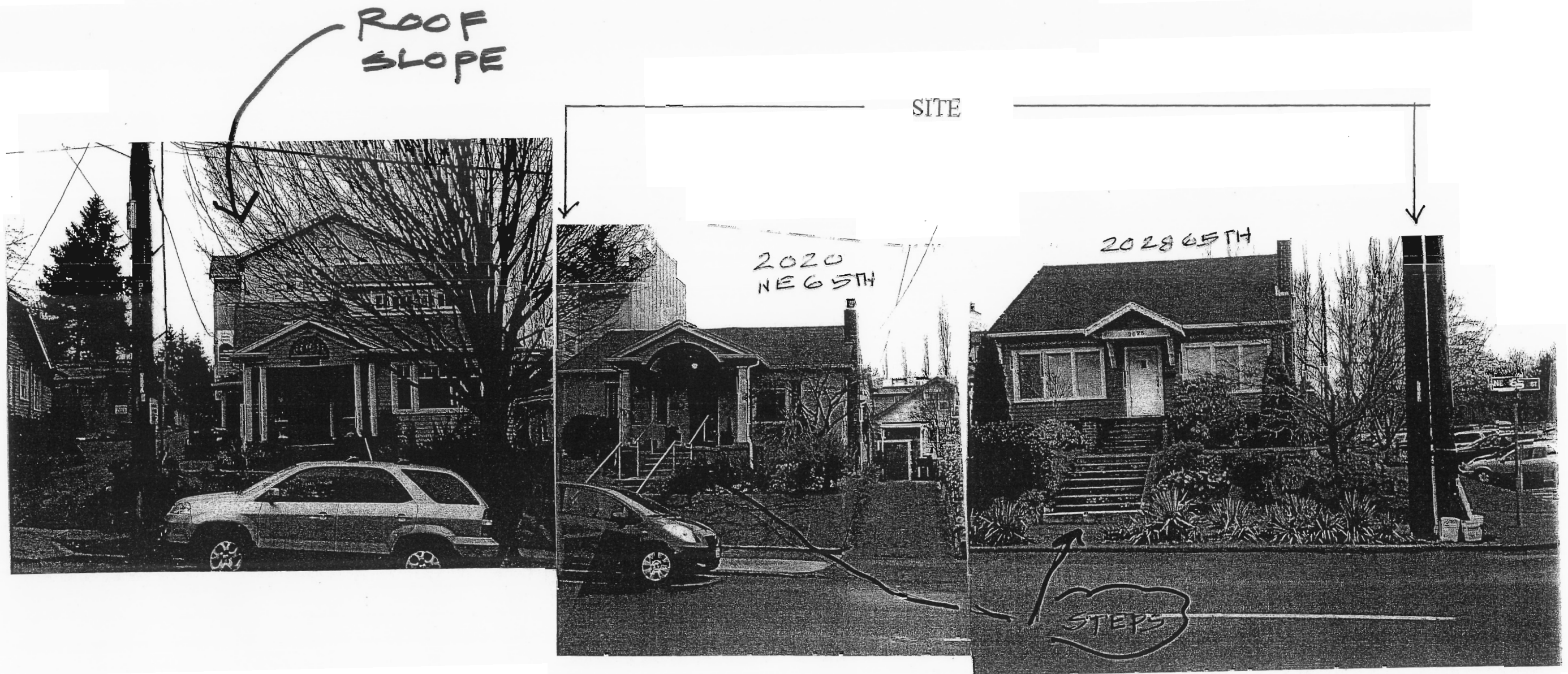
SOUTH VIEW N.E. 65TH STREET



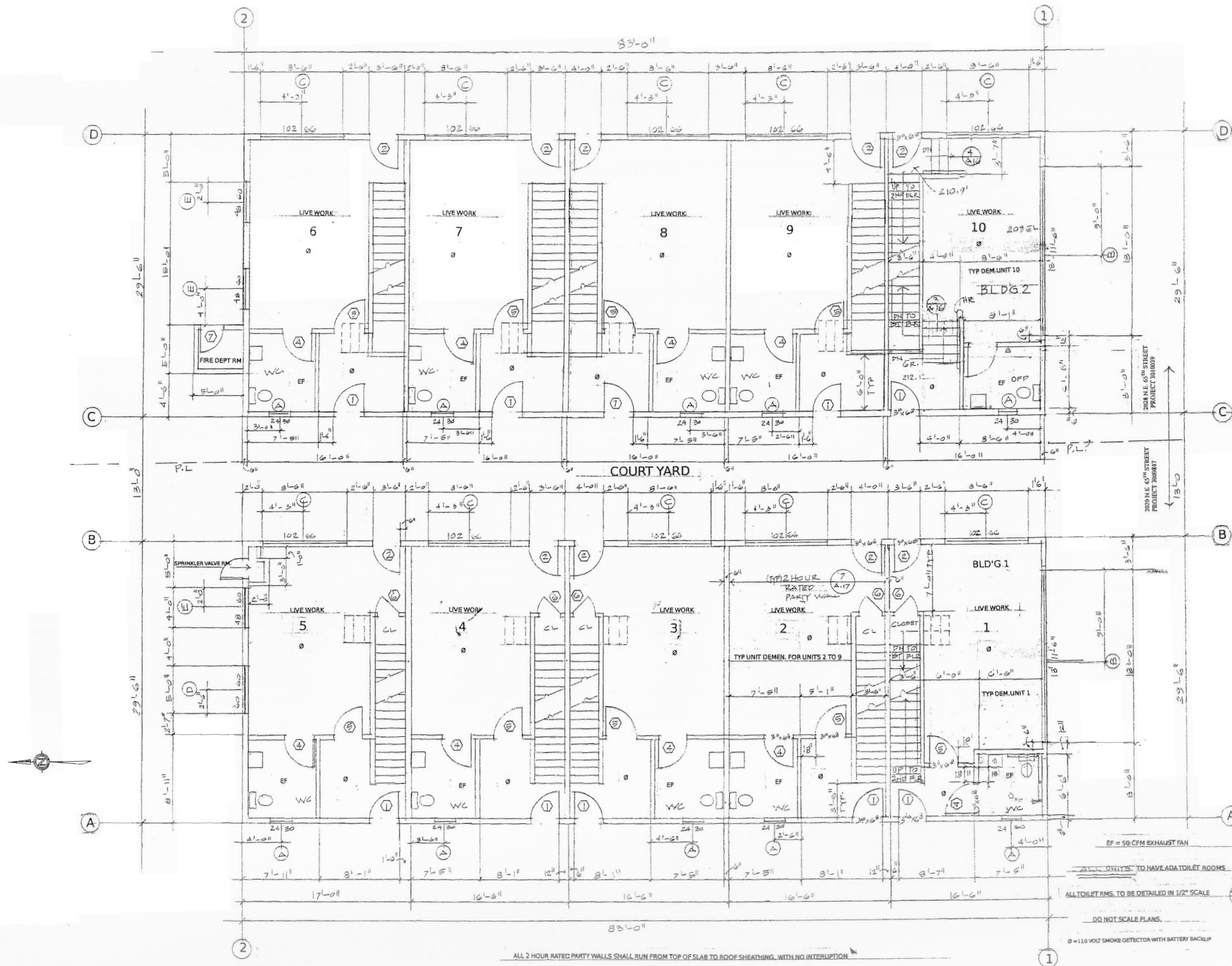
HIGH WALL
N.W. CORNER
ADJACENT PROP.



WEST VIEW 21ST AVE. N.E.



NORTH VIEW N.E. 65TH STREET



EF = 50 CFM EXHAUST FAN
 ALL UNITS TO HAVE ADA TOILET ROOMS
 ALL TOILET RMS. TO BE DETAILED IN 1/2" SCALE
 DO NOT SCALE PLANS
 0 = 110 VOLT SMOKE DETECTOR WITH BATTERY BACKUP

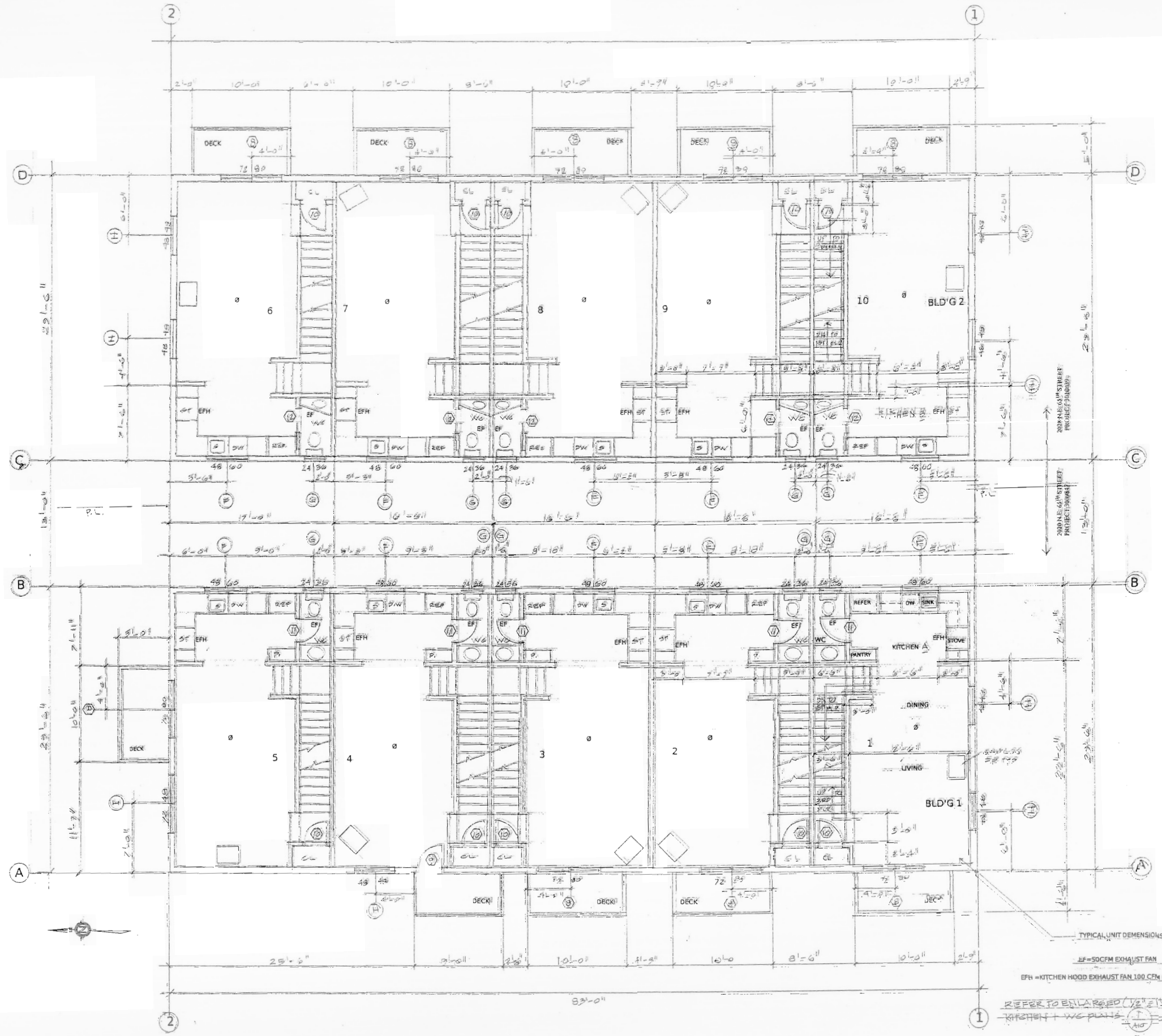
ALL 2 HOUR RATED PARTY WALLS SHALL RUN FROM TOP OF SLAB TO ROOF SHEATHING, WITH NO INTERRUPTION

FRAMING
 FIRST FLOOR PLAN

DATE:	
SCALE: 1/4" = 1'-0"	
DRAWN BY: JES	
PROJECT NO:	
SHEET A.7	24 OF SHEETS

SOULE & ASSOCIATES 437 NE 98th ST, SEATTLE WA 98115
 206-525-7868 FAX 206-723-7009 E: JESS@SOULE.COM

RAVENNA LIVE-WORK BUILDING
 2020 & 2028 N.E. 65th STREET



TYPICAL UNIT DIMENSIONS

EF = 50CFM EXHAUST FAN

EFH = KITCHEN HOOD EXHAUST FAN 100 CFM MIN.

REFER TO ENLARGED (1/2" = 1'-0") KITCHEN + WC PLANS

W = WOOD STUD (2x4 = LOG)

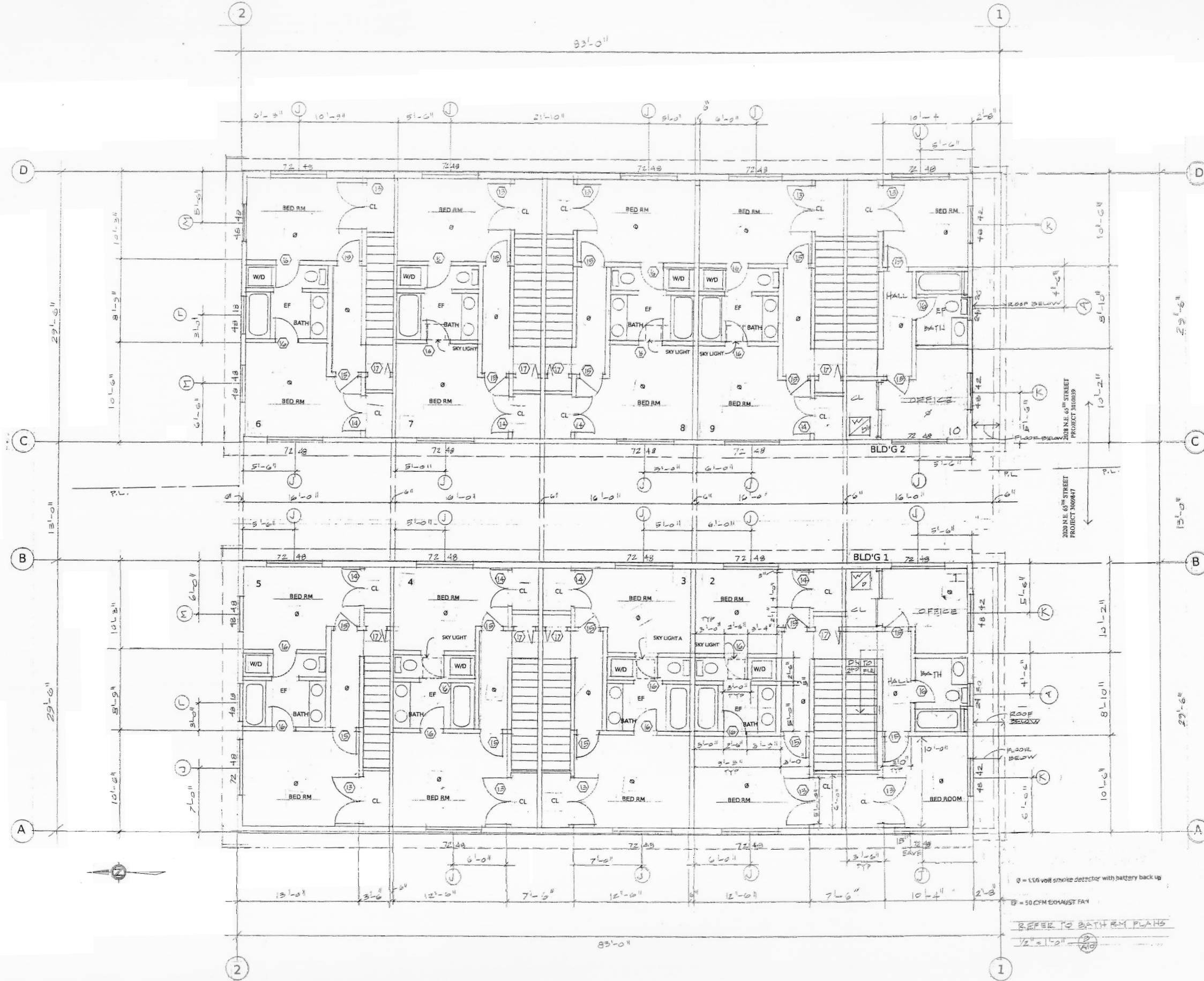
S = 110 VOLT SMOKE DETECTOR WITH BATTERY BACKUP

DATE:	
SCALE:	1/4" = 1'-0"
DRAWN BY:	glog
PROJECT NO:	
SHEET	24
A.8	OF SHEETS

FRAMING
2ND FLOOR PLAN

SOULLE & ASSOCIATES 887 N. 98th ST. SEATTLE WA 98115
206-525-3766 FAX 206-525-7049 E: JEFF@SOULLE.COM

RAVENNA LIVE: WORK BUILDING
2020 & 2023 N.E. 65th STREET



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206-522-3766 FAX 206-723-7049 E-JEFFSOULE@GMAIL.COM

RAVENNA LIVE-WORK BUILDING
2020 & 2028 N.E. 65th STREET

Q = 1/4" volt smoke detector with battery back up
B = 50 CFM EXHAUST FAN
REFER TO BATH RM PLANS
1/2" = 1'-0"

DATE:	
SCALE: 1/4" = 1'-0"	
DRAWN BY: JES	
PROJECT NO:	
SHEET A.9	24 OF SHEETS

FRAMING
3RD FLOOR PLAN



21st Avenue N.E. Elevation



N.E. 65th Street Elevation

SCOTT E. & ASSOCIATES 837 N.E. 98th ST. SEATTLE WA 98115
206-523-5766 FAX 206-723-7049 E. JEFF@SCOTT.E.COM

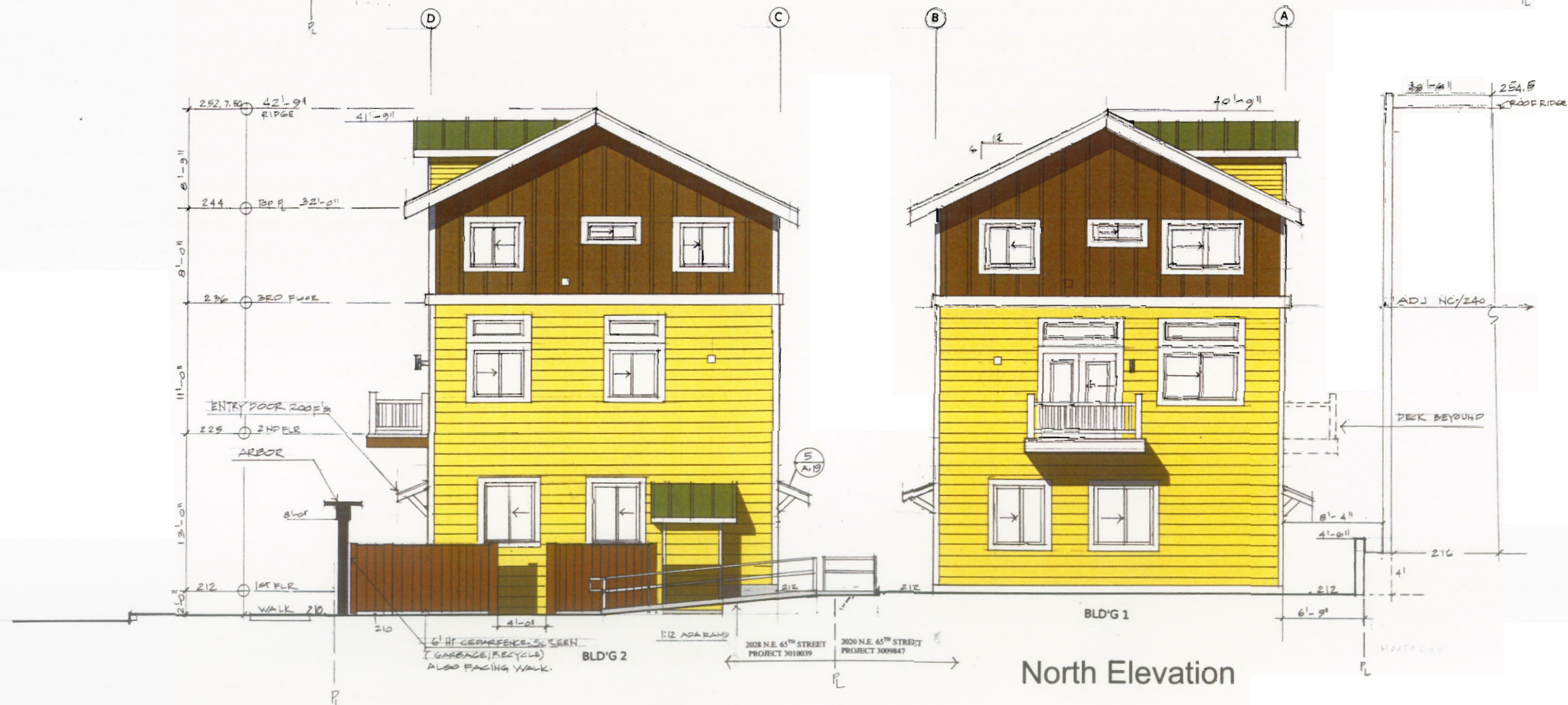
RAVENNA LIVE - WORK BUILDING
2020 & 2028 N.E. 65th STREET



DATE:	1
SCALE:	1/8"=1'-0"
DRAWN BY:	
PROJECT NO:	
SHEET	A.12
24	OF SHEETS



West - Courtyard Elevation



North Elevation

SOWLE & ASSOCIATES 837 N.E. 98TH ST. SEATTLE WA 98115
206-353-5766 FAX: 206-723-7049 E: JEFFSOWLE1@HOTMAIL.COM

RAVENNA LIVE- WORK BUILDING
2020 & 2028 N.J. 6.5TH STREET



DATE:	
SCALE:	1/8" = 1'-0"
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PROJECT NO:	
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A.13	24 OF SHEETS

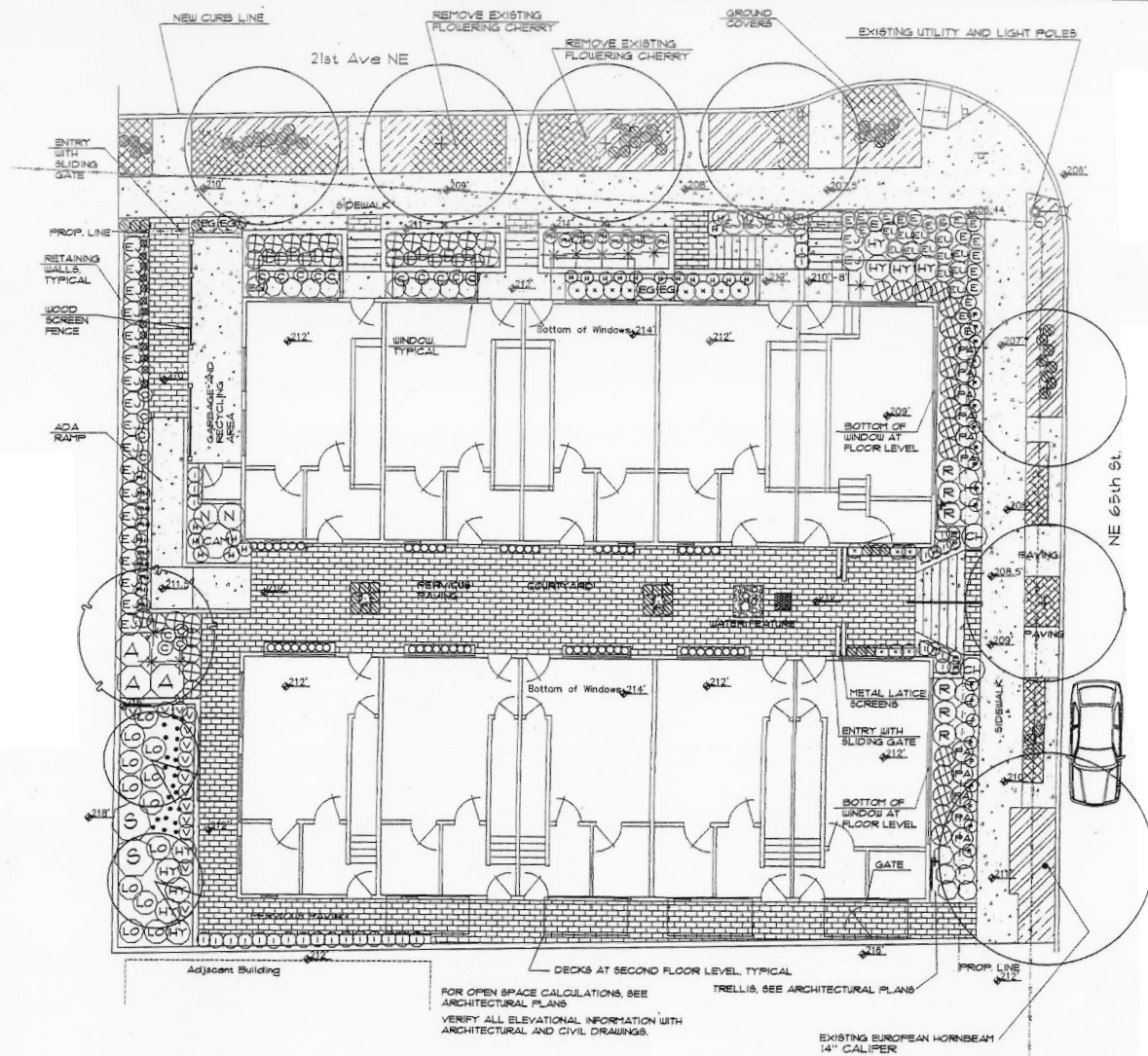
10 - 029-2003-COMMERCIAL-Ravenna Villas-Residence-Notes L1.dwg - Wed, 8 June 2010 - 14:18



1 Planting Plan
Scale 1/4"=1'-0"



REVISIONS	
This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.	
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GHA Landscape Architects 1411 NE 80th Street Seattle, WA 98115 • phone 206-522-2334 • fax 206-526-5661	
	
PROJECT NAME	
RAVENNA LIVE-WORK BUILDING 2070 & 2078 NE 65th St SEATTLE, WA 98115	
FOR	
RAVENNA VILLAS LLC	
DRAWING TITLE	
PLANTING PLAN FOR DESIGN REVIEW	
DATE MAY 5, 2010	
SCALE 1/4"=1'-0"	
DRAWN BY N.B.	
PROJECT NO 029-2003	
SHEET	6.1
OF SHEETS	



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



MINIMUM SCORE PER SEATTLE MUNICIPAL CODE IS 30

Green Factor Score Sheet		SEATTLE green factor	
Project Site (enter site name)		enter sq ft of parcel	minimum score determined by area
Parcel size (enter site name)		SCORE	SCORE
Landscaping Score			
A. Landscaped areas (select one of the following for each area)			
1. Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	
2. Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	1,360.0
3. Street-side landscaping	enter sq ft	1.0	
B. Plantings (check all that apply to landscaped areas from Section A)			
1. Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	0.1	139
2. Shrubs or perennials 2' or more in height - calculated at 10 sq ft per plant (typical plant size is 10' x 10')	enter number of plants	0.3	697
3. Tree canopy for "small trees" in the Green Factor tree list or equivalent canopy spread of 10' - calculated at 100 sq ft per tree	enter number of plants	0.3	45
4. Tree canopy for "medium trees" in the Green Factor tree list or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants	0.3	150.0
5. Tree canopy for "large trees" in the Green Factor tree list or equivalent canopy spread of 30' - calculated at 300 sq ft per tree	enter number of plants	0.4	
6. Tree canopy for "very large trees" in the Green Factor tree list or equivalent canopy spread of 40' - calculated at 400 sq ft per tree	enter number of plants	0.4	
7. Tree canopy for preservation of large existing trees with trunks 6" or more in diameter - calculated at 10 sq ft per inch diameter	enter inches of trunk	0.8	168.0
C. Green roofs			
1. One or more 1" x 1" x 1" of green medium	enter sq ft	0.4	
2. One or more 1" x 1" x 1" of green medium	enter sq ft	0.7	
3. Vegetation walls	enter sq ft	0.7	44.8
D. Approved water features			
1. Permeable paving over at least 50% of soil or gravel	enter sq ft	0.2	
2. Permeable paving over at least 25% of soil or gravel	enter sq ft	0.8	878.8
3. Structural soil systems	enter sq ft	0.2	
E. Stormwater			
1. Stormwater retention or detention system	enter sq ft	0.1	250.0
2. Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.1	150
3. Landscaping visible to passerby from adjacent public right of way or public open space	enter sq ft	0.1	
4. Landscaping in front of building	enter sq ft	0.1	
Total Score			1,850

PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	EXISTING STREET TREES			
2	CARPINUS CAROLINIANA STREET TREE FORM	AMERICAN HORNBEAM	2" CAL	
2	MAGNOLIA LITTLE GEM	LITTLE GEM EVERGREEN MAGNOLIA	1 1/2" CAL	
1	STYRAX JAPONICA	JAPANESE SNOBELL	2" CAL	
2	THUJA O. 'EMERALD GREEN'	EMERALD GREEN PYRAMIDAL CEDAR	6" T	
SHRUBS				
3	AREBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
14	BERBERIS BUXIFOLIA 'NANA'	DWARF BOXLEAF BARBERRY	2 GAL	
1	CARELLIA SASANGUA APPLE BLOSSOM	WINTER FLOWERING CAMELLIA	5 GAL	
2	CHAMAECYPARIS OBTUSA NANA GRACILIS	DWARF GRACILIS HEDGE CYPRESS	5 GAL	
2	CLEMATIS JACKMANII	JACKMANII CLEMATIS	2 GAL	
18	COREOPSIS 'ZAGREB'	THREADED LEAF COREOPSIS	1 GAL	
19	ERICA SPRINGWOOD WHITE	SPRINGWOOD WHITE HEATHER	1 GAL	
24	EUCYNTHEUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUCYNTHEUS	2 GAL	
12	EUPHORBIA ATYPICALOIDES 'PURPUREA'	PURPLE WOOD SPURGE	2 GAL	
20	FRAGARIA LIPSTICK	LIPSTICK ORNAMENTAL STRAWBERRY	4" POT	
21	HEBE BUXIFOLIA BUXIFOLIA NANA	DWARF BOXLEAF HEBE	2 GAL	
23	HEPEROCALIS HAPPY RETURNS	HAPPY RETURNS DAY LILY	1 GAL	
13	HELICHERA LIME RICKET	LIME RICKET CORAL BELLS	1 GAL	
9	HYDRANGEA QUERCIFOLIA 'PEE WEE'	DWARF OAKLEAF HYDRANGEA	2 GAL	
28	ILEX C. 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
17	ILEX C. 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY	2 GAL	
24	LIRIOPE 'SILVER SUNPROOF'	VARIATED MONDO GRASS	1 GAL	
12	LONICERA FLEATA	FRUIT HONEYSUCKLE	1 GAL	
2	NANDINA COMPACTA	COMPACT HEAVENLY BAMBOO	2 GAL	
6	PANICUM 'HEAVY METAL'	SWITCH GRASS	1 GAL	
2	PARTHENOCISSUS T. 'GREEN SHOWERS'	GREEN SHOWERS BOSTON IVY	1 GAL	
9	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	
11	PENNISETUM LITTLE BUNNY	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
20	PHORMIUM 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX	5 GAL	
11	POTENTILLA ABBOTSWOOD WHITE	WHITE FLOWERING POTENTILLA	5 GAL	
23	PRUNUS MT VERNON	MT VERNON LAUREL	2 GAL	
6	ROSA FLORAL CARPET WHITE	CARPET ROSE, WHITE	2 GAL	
2	SAMBUCUS N. 'BLACK LACE'	BLACK LACE ELDERBERRY	2 GAL	
12	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	
14	VINCA MINOR 'ALBA'	WHITE FLOWERING PERIWINKLE	1 GAL	
2	TUCCA FILAMENTOSA 'IVORY TOWER'	IVORY TOWER TUCCA	2 GAL	
COURTYARD PLANTS				
20	ALCHEMILLA MOLLIS	LADY'S MANTLE	1 GAL	
30	LIRIOPE 'SILVER SUNPROOF'	VARIATED MONDO GRASS	1 GAL	
20	VACCINIUM VITIS-IDAEA 'RED PEARL'	LINGONBERRY RED PEARL	1 GAL	
GROUNDCOVERS IN RIGHT OF WAY				
60	ARCTOSTAPHYLOS U. MASSACHUSETTENSIS	MASSACHUSETTS KINKY KINK	1 GAL 24" O.C.	
30	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GAL 24" O.C.	
20	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	1 GAL 30" O.C.	
216	THYTTUS PSEUDOLANUGINOSUS	WHOLLY THYME	4" POT 8" O.C.	
30	RUBUS CALYCAENOIDES	CREEPING RUBUS	1 GAL 24" O.C.	

* PLANT OVER 24" TALL AT MATURITY
PLANT GROUNDCOVERS 18" MINIMUM FROM PAVED SURFACE EXCEPT FOR THYME
ALL PLANTING BEDS TO RECEIVE 4" OF THREE WAY MIX TOPSOIL CONSISTING OF 1/3 COARSE SAND, 1/3 COMPOST AND 1/3 LOAM TOPSOIL.

REVISIONS

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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Fax: 206-526-5667



PROJECT NAME

RAVENNA LIVE-WORK BUILDING
2020 1 2018 NE 65th St
SEATTLE, WA 98115

for
RAVENNA VILLAS LLC

DRAWING TITLE

PLANTING PLAN
FOR DESIGN REVIEW

DATE: AUGUST 17, 2009

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

DRAWN BY: NB.

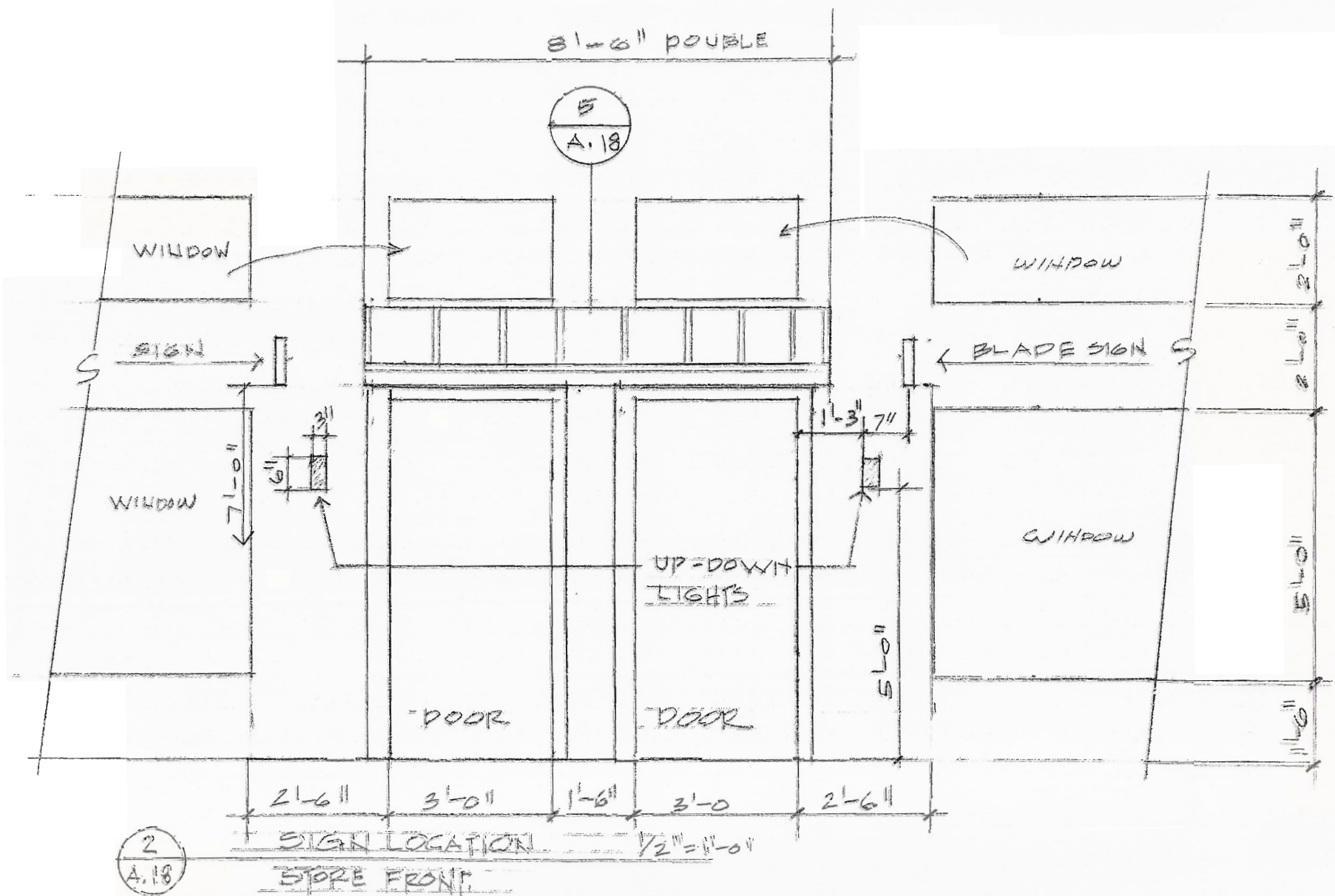
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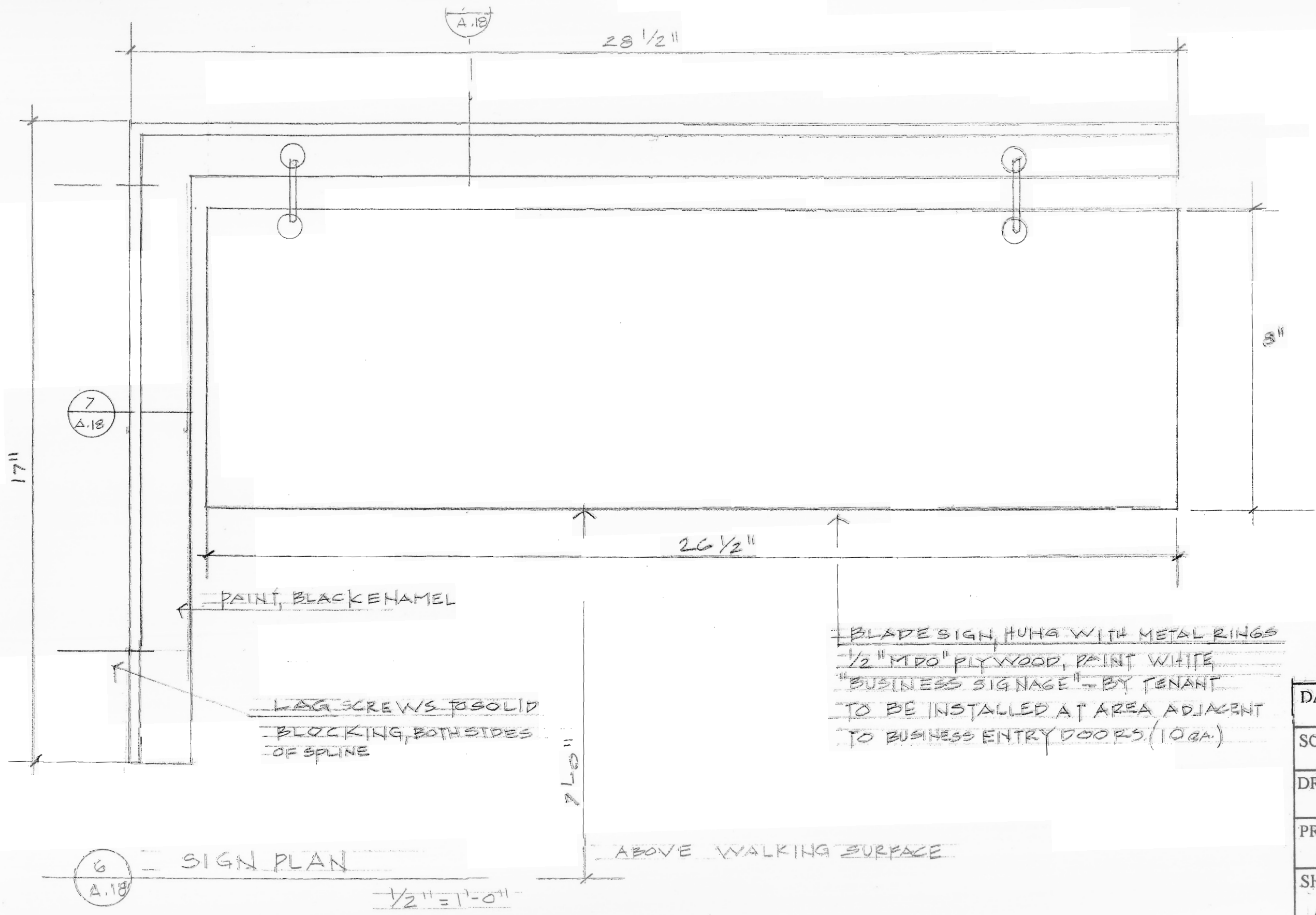
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SHEET

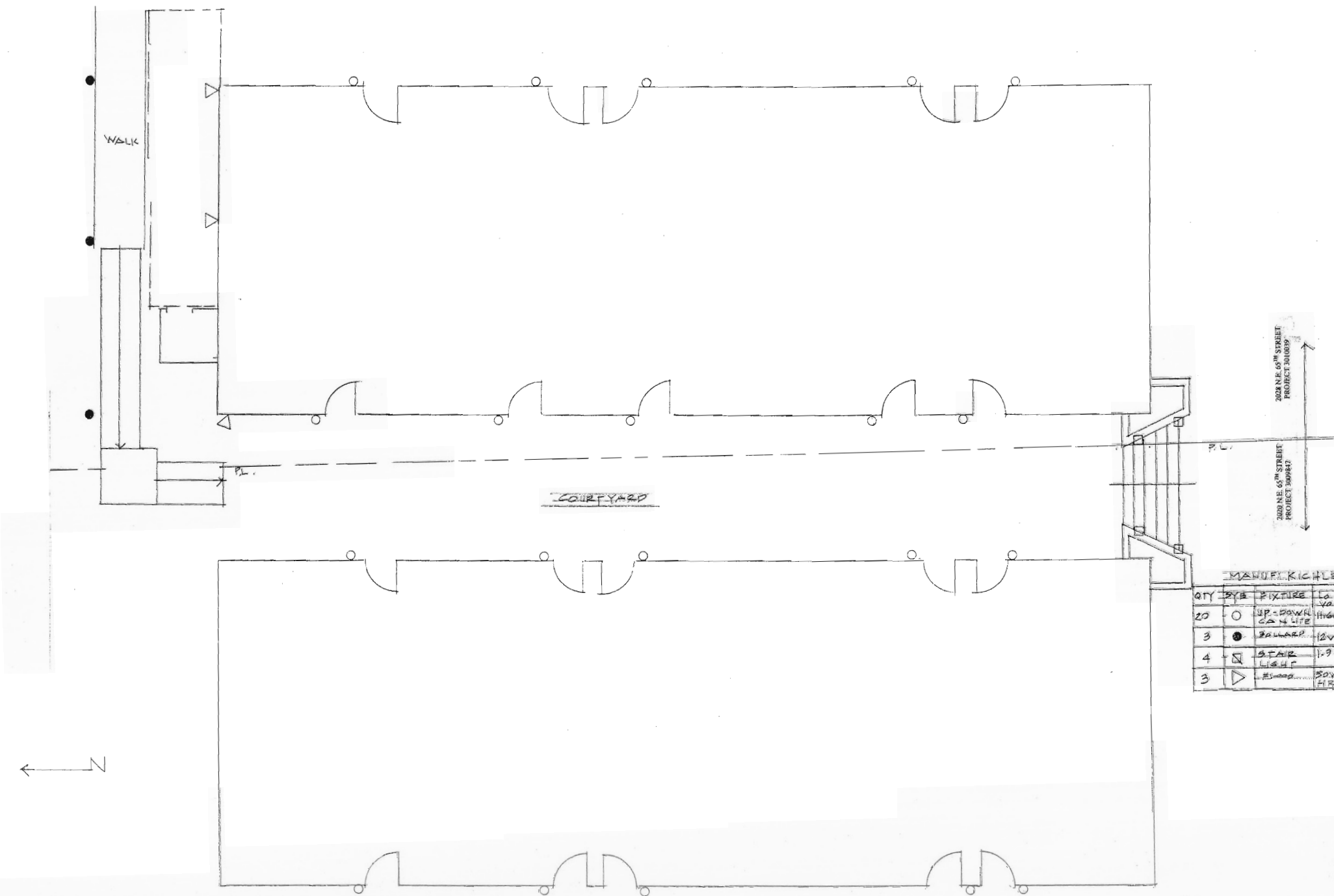
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OF SHEETS





DATE
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SHEET
A.1



MANUFACTURER

QTY	SYMB	FIXTURE	LT	MODEL #	COLOR	NOTES
20	○	UP-DOWN CAN LIGHT	High	8079 A2 F	BRONZE	W/ LENS
3	●	BOLLARD	12V	150" BK T	BLACK	4" HT
4	⊠	STAIR LIGHT	12V	8780 A2 T	BRONZE	
3	△	Sconce	50W	50 87 A.M.T	BRONZE	

1ST FLOOR EXTERIOR LIGHTING PLAN

EXTERIOR LIGHTING PLAN

17

DATE:

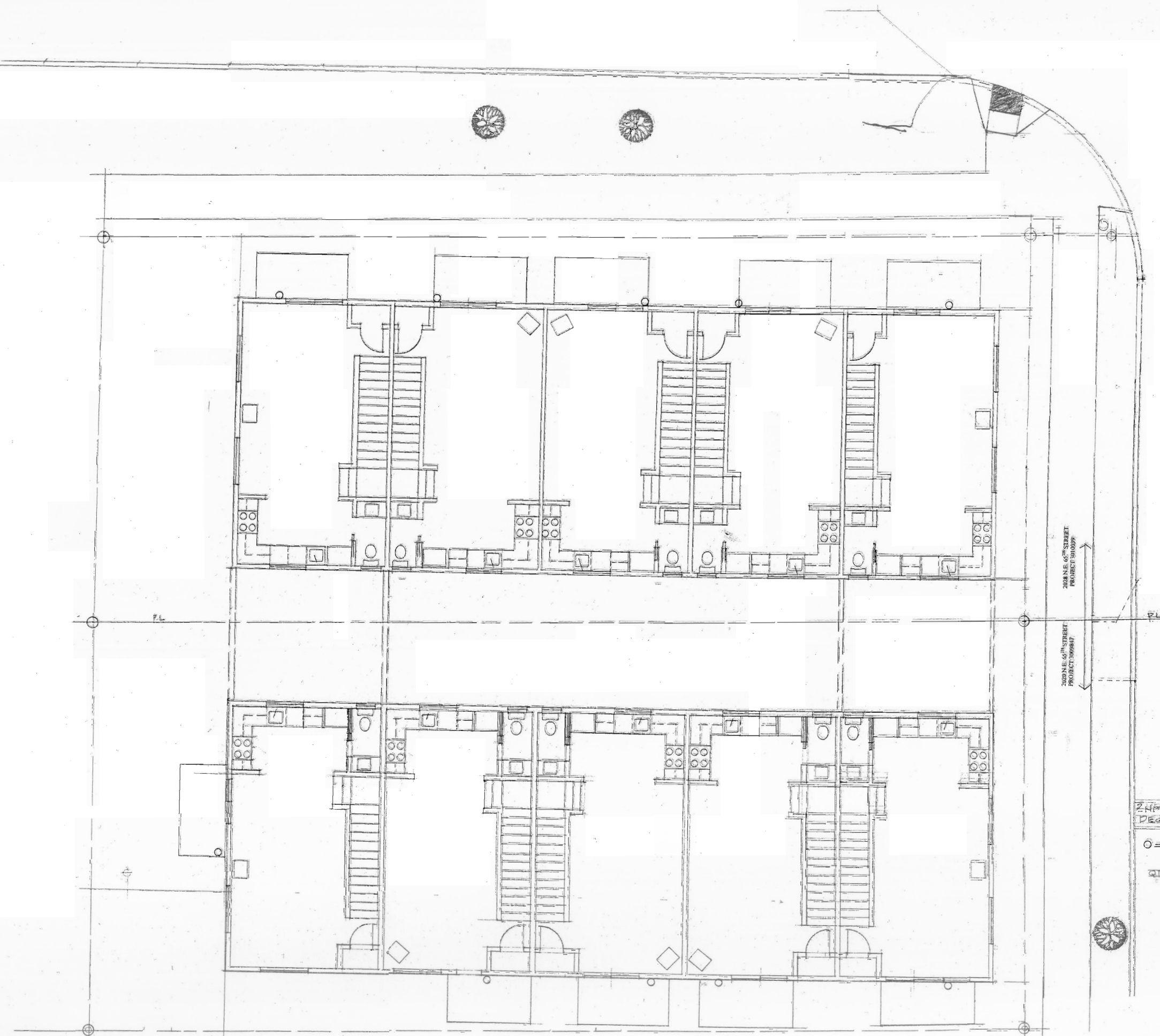
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PROJECT NO:

SHEET
A.23

24
OF SHEETS



2ND FLOOR EXTERIOR
DECK LIGHTING PLAN

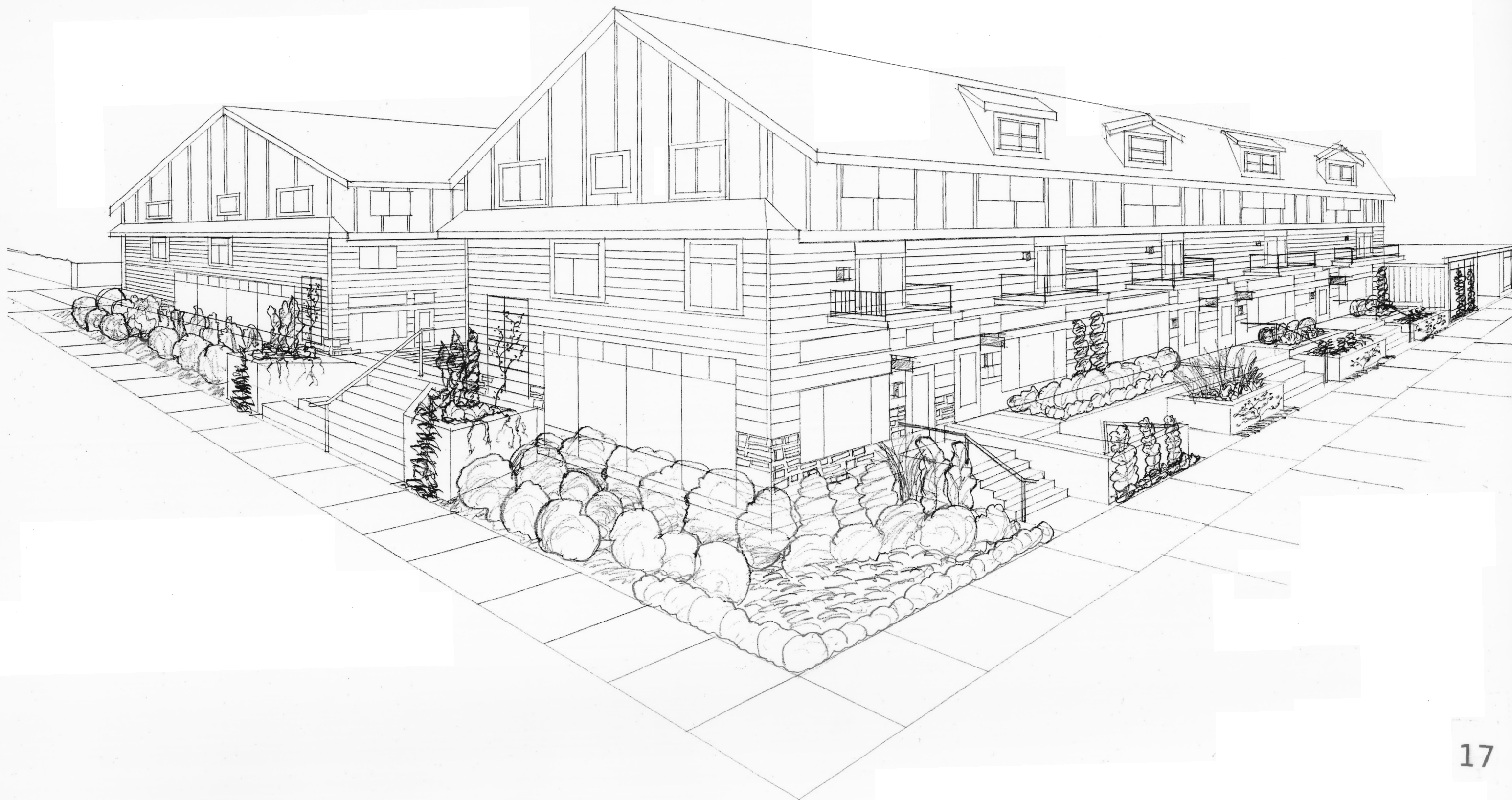
○ = UP/DOWN CANOPY LIGHTS
□ = SCONCE
◇ = RECESSED LIGHT
N.W.
QTY TO

DATE:	
SCALE: 1/4" = 1'-0"	
DRAWN BY:	
PROJECT NO:	
SHEET A.24	24 OF SHEETS

2ND FLOOR EXTERIOR LIGHTING

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RAVENNA LIVE-WORK BUILDING
2020 & 2028 N.E. 65th STREET





court yard water feature