THE ARTISAN APARTMENTS
MIXED -USE DEVELOPEMENT

12706 33RD AVE NE, SEATTLE, WA PROJECT #3013913

Owner:

3608 VILLAGE LLC
11532 15TH AVE NE
SEATTLE, WA 98125
PH: 206-367-0528

Architect:

IAA
IVARY & ASSOCIATES. ARCHITECTS

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LANDSCAPE ARCHITECT:

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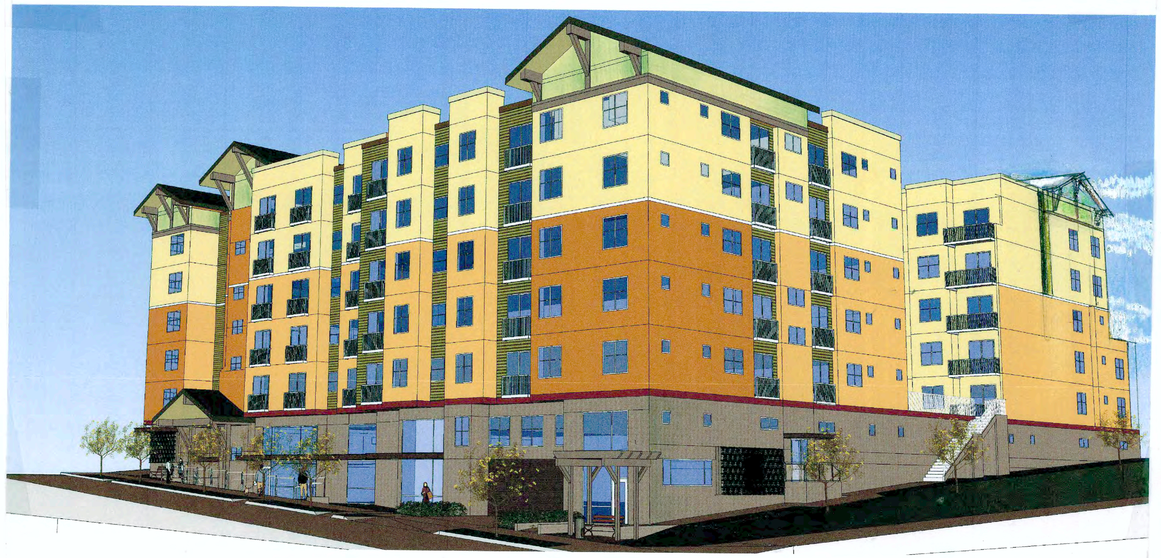
SURVEYOR & ENGINEERING
FOR STREET IMPROVEMENTS:

Chadwick & Winters
1422 NW 65TH ST. SEATTLE, WA 98117
PH: 206-297-0996 EM: cwlandsurveying@quest.net

TRANSPORTATION ENGINEERS

TENW
Transportation Engineering Northwest
P.O. Box 65254
Seattle, WA 98155
Ph: 206-361-7333



SOUTH PERSPECTIVE VIEW

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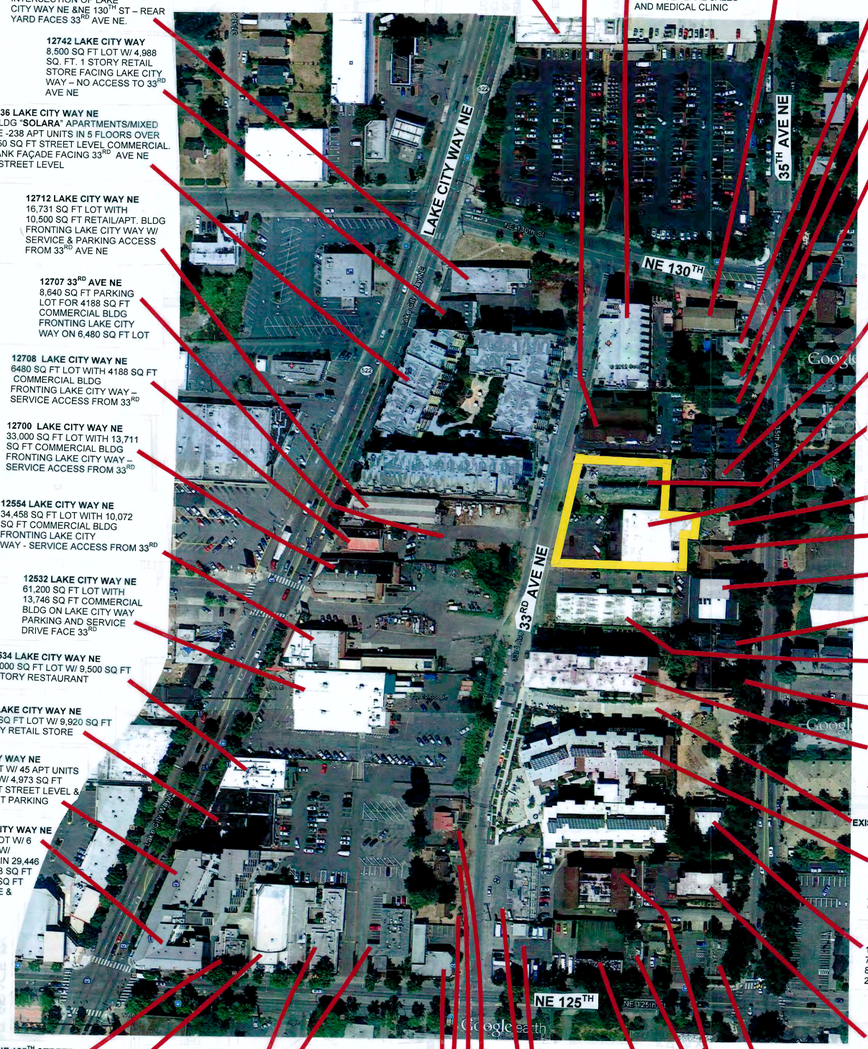
C

5-5-16

LAKE CITY HUB URBAN VILLAGE



13018 LAKE CITY WAY NE
FRED MEYERS
230,972 SQ FT LOT W/
121,087 SQ FT 2 STORY
RETAIL STORE

12750 LAKE CITY WAY NE
15,400 SQ FT LOT W/ 4,307
SQ FT RETAIL STORE AT
INTERSECTION OF LAKE
CITY WAY NE &NE 130TH ST – REAR
YARD FACES 33RD AVE NE.

12742 LAKE CITY WAY
8,500 SQ FT LOT W/ 4,988
SQ. FT. 1 STORY RETAIL
STORE FACING LAKE CITY
WAY – NO ACCESS TO 33RD
AVE NE

12736 LAKE CITY WAY NE
3 BLDG "**SOLARA**" APARTMENTS/MIXED
USE -238 APT UNITS IN 5 FLOORS OVER
6,850 SQ FT STREET LEVEL COMMERCIAL.
BLANK FAÇADE FACING 33RD AVE NE
AT STREET LEVEL

12712 LAKE CITY WAY NE
16,731 SQ FT LOT WITH
10,500 SQ FT RETAIL/APT. BLDG
FRONTING LAKE CITY WAY W/
SERVICE & PARKING ACCESS
FROM 33RD AVE NE

12707 33RD AVE NE
8,640 SQ FT PARKING
LOT FOR 4188 SQ FT
COMMERCIAL BLDG
FRONTING LAKE CITY
WAY ON 6,480 SQ FT LOT

12708 LAKE CITY WAY NE
6480 SQ FT LOT WITH 4188 SQ FT
COMMERCIAL BLDG
FRONTING LAKE CITY WAY –
SERVICE ACCESS FROM 33RD

12700 LAKE CITY WAY NE
33,000 SQ FT LOT WITH 13,711
SQ FT COMMERCIAL BLDG
FRONTING LAKE CITY WAY –
SERVICE ACCESS FROM 33RD

12554 LAKE CITY WAY NE
34,458 SQ FT LOT WITH 10,072
SQ FT COMMERCIAL BLDG
FRONTING LAKE CITY
WAY - SERVICE ACCESS FROM 33RD

12532 LAKE CITY WAY NE
61,200 SQ FT LOT WITH
13,746 SQ FT COMMERCIAL
BLDG ON LAKE CITY WAY
PARKING AND SERVICE
DRIVE FACE 33RD

12534 LAKE CITY WAY NE
11,000 SQ FT LOT W/ 9,500 SQ FT
1 STORY RESTAURANT

12524 LAKE CITY WAY NE
25,007 SQ FT LOT W/ 9,920 SQ FT
1 STORY RETAIL STORE

12512 LAKE CITY WAY NE
17,759 SQ FT LOT W/ 45 APT UNITS
IN 37,360 SQ FT W/ 4,973 SQ FT
RETAIL SPACEAT STREET LEVEL &
26,466 BASEMENT PARKING

12508 LAKE CITY WAY NE
9,641 SQ FT LOT W/ 6
STORY BLDG W/
39 APT UNITS IN 29,446
SQ FT W/ 6,338 SQ FT
RETAIL,9,346 SQ FT
OFFICE SPACE &
1,359 SQ FT
RESTAURANT
ATSTREET
LEVEL
11,286 SQ FT
BASEMENT
PARKING

12728 33RD AVE NE
16,670 SQ FT LOT WITH
19 APARTMENT UNITS IN
3 STORY PLUS BASEMNT BLDG.

12738 33RD AVE NE
18,077 SQ FT LOT WITH
5 STORY 56,745 SQ FT
76 UNIT LOW INCOME
HOUSING ABOVE 5,948
SQ FT GENERAL SALES
AND MEDICAL CLINIC

12741 35TH AVE NE
7,121 SQ FT LOT W/ 8 UNIT
APARTMENT BLDG

12737 35TH AVE NE
6,750 SQ FT LOT W/
SINGLE FAMILY RESIDENCE

12731 35TH AVE NE
6,750 SQ FT LOT W/
SINGLE FAMILY RESIDENCE

12729 35TH AVE NE
6,250 SQ FT LOT W/
SINGLE FAMILY RESIDENCE

12721 35TH AVE NE
TWO BLDG TOWNHOUSE
COMPLEX WITH 4 UNITS

12715 35TH AVE NE
FOUR BLDG TOWNHOUSE
COMPLEX WITH 8 UNITS

PROJECT SITE
12718 33RD AVE NE
TWO EXISTING 1 STORY
4-PLEX APARTMENT
BLDGS ON
15,175 SQ FT LOT

PROJECT SITE
12706 33RD AVE NE
22,450 SQ FT LOT WITH 17,030
SQ FT COMMERCIAL BUILDING
("AQUA DIVE") POOL FACILITY

12707 35TH AVE NE
4800 SQ FT LOT W/
SINGLE FAMILY RESIDENCE

12705 35TH AVE NE
5400 SQ FT LOT W/
SINGLE FAMILY RESIDENCE

12567 35TH AVE NE
13,003 SQ FT LOT W/
2 STORY 10 UNIT CONDOMINIUM

12557 35TH AVE NE
TWO BLDG TOWNHOUSE
COMPLEX W/ 8 UNITS

12570 33RD AVE NE
21,500 SQ FT LOT WITH 9,600
SQ FT ONE STORY OFFICE BLDG

12553 35TH AVE NE
7200 SQ FT LOT W/
4-PLEX APARTMENT BLDG

12546 33RD AVE NE
7 STORY APARTMENT
BLDG FOR SEATTLE
HOUSING AUTHORITY –
116 UNITS.

EXIST. MID-BLOCK PEDESTRIAN WAY

12536 33RD AVE NE
47,299 SQ FT LOT WITH 4 STORY
BLDG FOR SEATTLE HOUSING
AUTHORITY –"**Lake City Village**" –
CONTAINING 86 SUBSIDIZED APTS

12529 35TH AVE NE
7500 SQ FT LOT W/
8 APARTMENT UNITS IN
2 STORY BLDG

12515 35TH AVE NE
13,800 SQ FT LOT W/
10 APARTMENTS IN
3 STORY BLDG

3112 NE 125TH STREET
6,219 SQ FT LOT W/ 2400 SQ FT
1 STORY EYE CLINIC & JEWELRY
STORE

3120 NE 125TH STREET
8832 SQ FT LOT W/ 8758 SQ FT
1 STORY CHURCH FACILITY

3200 NE 125TH STREET
19,223 SQ FT LOT W/
7,537 SQ FT OFFICE BLDG

3212 NE 125TH STREET
19,100 SQ FT LOT W/ 5,556
SQ FT 1 STORY MEDICAL
OFFICE BLDG

3220 NE 125TH ST
6489 SQ FT LOT W/
4045 SQ FT OFFICE BLDG
FRONTING NE 125TH ST

12513 33RD AVE NE
520 SQ FT COMMERCIAL
BLDG ON 3,803 SQ FT LOT

12517 33RD AVE NE
SITE FOR PROPOSED 4
STORY 21 UNIT APT BLDG
ON 5,250 SQ FT LOT

12529 33RD AVE NE
1158 SQ FT COMMERCIAL
BLDG ON 5600 SQ FT LOT
(BEHIND BLDG IS A 11,065
SQ FT LOT WITH PARKING
FOR DENTAL BLDG
ON NE125TH ST)

3316 NE 125TH ST
8160 SQ FT LOT W/ 4,085 SQ FT
2-STORY BLDG CONTAINING
MEDICAL/DENTAL OFFICES

3322 NE 125TH ST
10,100 SQ FT LOT W/ 1,325
SQ FT LAUNDROMAT &
558 SQ FT DETACHED LIVING
UNIT

3300 NE 125TH STREET
14,259 SQ FT LOT – PRESENT USE,
PRIVATE PARKING LOT

12510 33RD AVE NE
10,010 SQ FT LOT WITH
2-STORY 6,336 SQ FT
MEDICAL/DENTAL OFFICE

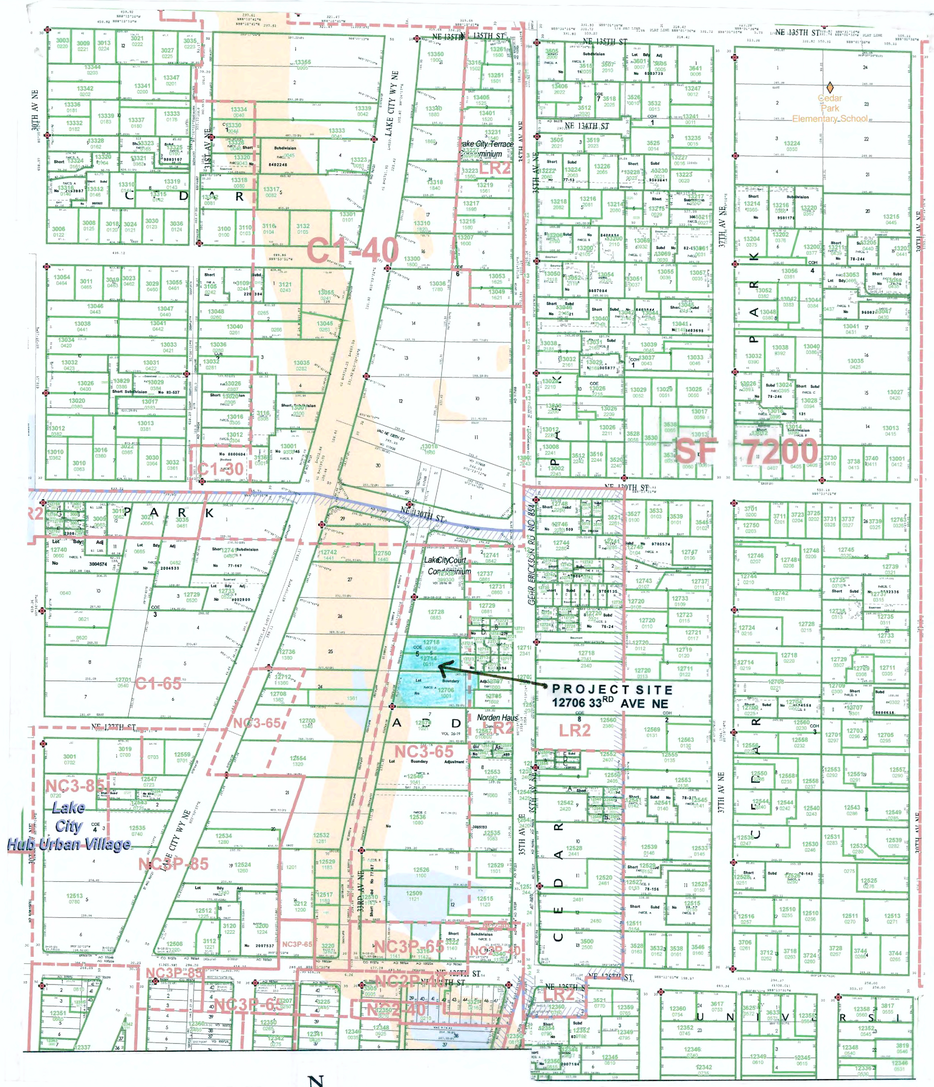
3340 NE 125TH ST
11,040 SQ FT LOT W/ 2,968 SQ FT
MEDICAL/DENTAL OFFICE BLDG

12509 35TH AVE NE
20,902 SQ FT LOT W/
27 APARTMENT UNITS IN
4 STORY BLDG

0' 50' 150' 350' 550'
SCALE

N

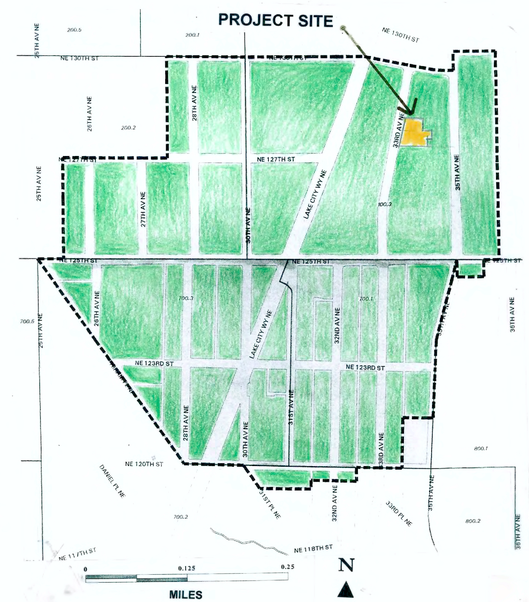
NEIGHBORING PROPERTIES



ZONING MAP

N

SCALE 1" = 200 FT



LAKE CITY HUB URBAN VILLAGE BOUNDARY MAP

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS

PH: 206-525-8020
FX: 206-525-8021

551 NE 65th St.
Seattle, WA 98115

IAA

e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

ZONING MAP & NEIGHBORING PROPERTIES

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE: 11-15-15

C-1

12738 33RD AVE NE
18,077 SQ FT LOT WITH 5 STORY 56,745 SQ FT
76 UNIT LOW INCOME HOUSING ABOVE 5,948 SQ FT
GENERAL SALES AND MEDICAL CLINIC

12728 33RD AVE NE
16,670 SQ FT LOT WITH 19 APARTMENT
UNITS IN 3 STORY PLUS BASEMENT BLDG.

EXISTING VEHICLE INGRESS & EGRESS EASEMENT
PROPOSED TO SERVE PROJECT

Project Site
12718 33RD AVE NE
TWO EXISTING 1 STORY 4-PLEX
APARTMENT BUILIDNGS ON
15,175 SQ FT LOT

Project Site
12706 33RD AVE NE
22,450 SQ FT LOT WITH 17,030
SQ FTCOMMERCIAL BUILDING
("AQUA DIVE") POOL FACILITY

12570 33RD AVE NE
21,500 SQ FT LOT WITH 9,600 SQ FT
ONE STORY OFFICE BLDG

12546 33RD AVE NE
7 STORY APARTMENT
BLDG FOR SEATTLE
HOUSING AUTHORITY –
116 UNITS,

NE 130TH STREET

MATCH LINE

NORTH

SOUTH

EXISTING
MID-BLOCK
PEDESTRIAN
ACCESS BETWEEN
33RD AVE NE &
35TH AVE NE

12546 33RD AVE NE
32,858 SQ FT LOT WITH 7 STORY APARTMENT BLDG
FOR SEATTLE HOUSING AUTHORITY –
116 UNITS, 86,283 SQ FT

12536 33RD AVE NE
47,299 SQ FT LOT WITH 4 STORY BLDG
FOR SEATTLE HOUSING AUTHORITY –"Lake City Village" –
CONTAINING 86 SUBSIDIZED APARTMENTS

12510 33RD AVE NE
10,010 SQ FT LOT WITH 2-STORY
6,336 SQ FT MEDICAL/DENTAL OFFICE

3300 NE 125TH STREET
14,259 SQ FT LOT – PRESENT USE,
PRIVATE PARKING LOT

MATCH LINE

NE 125TH STREET

NORTH

33RD AVE NE – STREET ELEVATIONS

EAST SIDE OF STREET

SOUTH

D1

IVARY & ASSOCIATES, ARCHITECTS

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY &
ASSOCIATES
ARCHITECTS

551 NE 65th St.
Seattle, WA
98115

IAA

e-mail: ivary@mwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

STREET FRONT
PHOTOS -EAST

REV. NO.	REV. DATE

DWG BY:	CHK'D BY:
rhy	wti

PROJ. NO: 1220
DATE: 5-5-16

C-2A

NE 125TH STREET

3220 NE 125TH ST
6489 SQ FT LOT W/
4045 SQ FT OFFICE BLDG
FRONTING NE 125TH STREET

12513 33RD AVE NE
520 SQ FT COMMERCIAL
BLDG ON 3,803 SQ FT LOT

12517 33RD AVE NE
SITE FOR PROPOSED 4 STORY
21 UNIT APT BLDG ON
5,250 SQ FT LOT

12529 33RD AVE NE
1158 SQ FT COMMERCIAL BLDG
ON 5600 SQ FT LOT
(BEHIND BLDG IS A 11,065 SQ FT
LOT WITH PARKING FOR DENTAL BLDG
ON NE125TH ST)

12532 LAKE CITY WAY NE
61,200 SQ FT LOT WITH 13,746 SQ FT
COMMERCIAL BLDG ON LAKE CITY WAY
PARKING AND SERVICE DRIVE FACE 33RD

12554 LAKE CITY WAY NE
34,458 SQ FT LOT WITH 10,072 SQ FT
COMMERCIAL BLDG FRONTING LAKE CITY
WAY - SERVICE ACCESS FROM 33RD

SOUTH

NORTH

MATCH LINE

MATCH LINE

12700 LAKE CITY WAY NE
33,000 SQ FT LOT WITH 13,711 SQ FT
COMMERCIAL BLDG FRONTING LAKE
CITY WAY - SERVICE ACCESS FROM 33RD

12707 33RD AVE NE
8,640 SQ FT PARKING LOT FOR 4188
SQ FT COMMERCIAL BLDG FRONTING
LAKE CITY WAY ON 6,480 SQ FT LOT

12712 LAKE CITY WAY NE
16,731 SQ FT LOT WITH 10,500 SQ FT
RETAIL/APT. BLDG FRONTING LAKE
CITY WAY W/ SERVICE & PARKING ACCESS
FROM 33RD AVE NE

12736 LAKE CITY WAY NE
3 BLDG "SOLARA" APARTMENTS/MIXED USE -238
APT UNITS IN 5 FLOORS OVER 6,850 SQ FT STREET LEVEL
COMMERCIAL. BLANK FAÇADE FACING 33RD AVE NE
AT STREET LEVEL

12742 LAKE CITY WAY
8,500 SQ FT LOT W/ 4,988
SQ. FT. 1 STORY RETAIL
STORE FACING LAKE CITY
WAY – NO ACCESS TO 33RD
AVE NE

12750 LAKE CITY WAY NE
15,400 SQ FT LOT W/ 4,307
SQ FT RETAIL STORE AT
INTERSECTION OFLAKE
CITY WAY NE & 33RD – REAR
YARD FACES 33RD AVE NE.

SOUTH

NORTH

NE 130TH STREET

33RD AVE NE – STREET ELEVATIONS

WEST SIDE OF STREET

D2
IVARY & ASSOCIATES, ARCHITECTS

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY &
ASSOCIATES
ARCHITECTS

551 NE 65th St.
Seattle, WA
98115

IAA

e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

STREET FRONT
PHOTOS -WEST

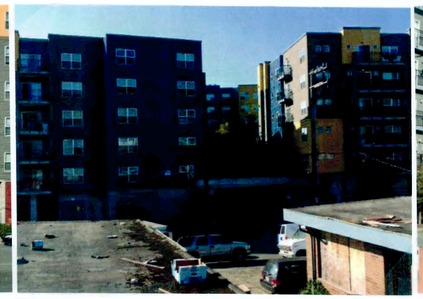
REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE: 5-5-16

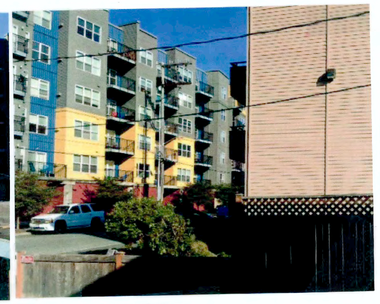
C-3

1 VIEW SOUTH-WEST

2 VIEW WEST



3 VIEW WEST



4 VIEW NORTH-WEST

5 VIEW NORTH

6 VIEW NORTH-EAST

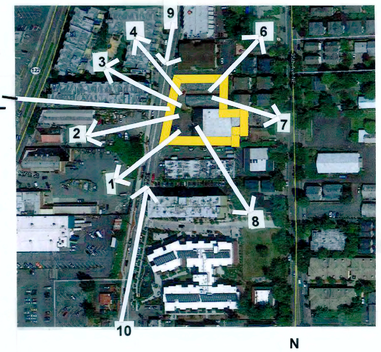
7 VIEW EAST

8 VIEW SOUTH-EAST

9 VIEW SOUTH ALONG 33RD AVE NE

10 VIEW NORTH ALONG 33RD AVE NE

PROJECT SITE



N

KEY PLAN

VIEWS FROM SITE & SITE APPROACH VIEWS FROM STREET

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS

551 NE 65th St.
Seattle, WA
98115

IAA

e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

VIEWS FROM & TO SITE

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE: 5-6-10

C-4

SITE DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site address is 12706 33rd Ave NE, which is located one block east of Lake City Way NE and mid-block between NE 125th Street and NE 130th Street.

A vacant fitness club (Aqua Dive) was located on the south portion of the site, and it has subsequently been demolished. Two vacant and dilapidated 4-plexes are located on the north portion of the site with an existing parking lot located along the west edge of the site.

The topography slopes down gently to the southwest with a maximum elevation change of +/- 19 from elevation 201 at the east edge of the site down to elevation 182 at the southwest corner of the site. The north border of the site is adjacent to an existing 15' wide ingress/egress easement that serves as vehicle access to the adjacent property to the north and utility easement. The conditions of this easement allows for its use as a shared ingress/egress to the subject site. The west property line forms the east right-of-way line for 33rd Ave NE. The east property of the site abuts two existing single family homes at the southern portions and two existing townhomes at the northern portion. An existing office building is located on the adjacent property to the south and an existing rockery along the common property line provides the 4 to 5 foot transition from the higher subject site to the adjacent south property.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The site is zoned **NC3-65** in the Lake City Neighborhood and is also located in the **Lake City Hub Urban Village** overlay with requirements as listed below. The east 16 feet of the property is located in the LR-2 zone.

Setbacks

Rear – 15 feet have been provided between the proposed structure and the rear yard abutting the LR-2 zoned properties
Front - None required, but design option provides a setback at street and upper levels affording additional pedestrian open space at the street

Sides – None required for first 13' of building height, but the design provides a 10 foot setback and open space at the south property line and an 8 foot setback at the north property line to provide more open space and landscape opportunities at ground level.

Allowable Height (per SMC23.47A.010) 65'
The average existing grade for the property was calculated per Director's Rule 4-2012 with grades and allowable heights shown on the site plan and Building Exterior Elevations

Landscaping:

Site must achieve a green factor of 0.30 or more. With continuous landscaping at grade around the perimeter of the building and a landscaped interior plaza at the 3rd floor level, the Design achieve a green factor exceeding 0.30.

Parking:

Parking must be accessed from an improved alley, or if one does not exist, access is permitted from the street and is limited to (1) two-way curb cut. The existing vehicle ingress/egress easement at the north side of the site is to used for access by Waste Management Refuse Trucks or Emergency Vehicles only. Parking serving the building commercial spaces and the residential units will be accessed by the single entry located near the south west corner of the site.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Lake City Way is the local business district with various civic and commercial uses. All commercial activity in the neighborhood is concentrated along Lake City Way. There is some minor commercial activity along the adjacent 33rd Ave NE with the back side of the "Solera" Mixed-Use Apartment complex and the new 86 unit "Lake City Village" apartments and the Seattle Housing Authority's 116 unit apartment building dominating the visual character of the street. There are civic buildings within walking distance, along with a public library, community center, neighborhood service center, fire station and post office.

Commercial uses along Lake City Way include banks, car dealerships, restaurants, and retail establishments. An auto body shop, several restaurants, and retail stores are also located along 31st Ave NE .

Vehicle traffic is concentrated along Lake City Way which links to I-5 to the Southwest, providing a connection between downtown Seattle and the outlying suburbs. Public bus service is also readily accessible with stops all along Lake City Way. With recent construction by SDOT, pedestrian sidewalks now fully extend along the west side of 33rd Ave NE from NE 125th Street to NE 130th Street. Sidewalks are also in place on the east side of the subject block at the at the north and south ends, with sidewalks missing in front of the project site and the lot on the south side of the Project Site.

Large scale apartment buildings have been built in the neighborhood recently. Most new or proposed buildings in the area have a commercial ground floor with several stories of residential units above. Their exterior materials typically consist of fiber cement board and metal siding and use color with mass modulations to provide architectural scale and form. Marquee canopies are frequently used above the retail spaces to provided shelter to the walkways, add character, and to break up the large street-front mass into a more pedestrian and friendly scale.

Currently there is little commercial development along 33rd Ave NE. A small commercial space and neighborhood medical clinic is located at the street level below a five story apartment building north of the Project Site. The "Solera" apartments is located north of the Project Site on the west side of 33rd Ave NE, but the street level commercial spaces are all orientated towards Lake City Way, so blank walls, service doors and dumpster enclosures face the 33rd Ave NE so commercial activity and pedestrian traffic is lost. Much of the street front along 33rd Ave NE facing the Project Site is made up of the service yards and parking lots that serve the commercial shops that face Lake City Way, detracting from a pedestrian friendly streetscape. As these commercial sites along Lake City Way are re-developed over time, there may be more opportunity to integrate future commercial spaces into the streetscape of 33rd Ave NE.

The 37,050 sq. ft. project made up of three lots with the property zoned NC3-65 except the 1800 sq. ft. area at the east end of the site which is zoned LR-2. The existing properties along 35th Ave NE, that abut the east side of the Project Site are zoned LR-2 with development made up predominantly multi-family townhomes with two vacated single family residences mixed in. Across the street west of 33rd Ave NE is zoned C1-65', and to the north of the urban village boundary the zoning is C1-40 and occupied by the Fred Meyer Shopping Center. See attached aerial photo submittal – "Neighboring Properties"

Natural amenities in the area include proximity to Lake Washington, Thornton Creek, and Burke-Gilman Trail.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units, (approx) amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departures from development standards.

The proposed project is a mixed-use structure with 5 levels of residences over two levels of parking, one of which is mostly below grade. The street level portion of the building will be occupied by a combination of commercial and live/work units as described in the Request for Design Departures attached. The current Design Option proposes 159 residential units with 126 parking stalls, in accordance with current parking requirements for Urban Village Hub that recognizes that private parking demands can be reduced with the presence of public transit and shared vehicle pools.

ARCHITECTURAL DESIGN ELEMENTS –

SITE DESIGN ELEMENTS

OPEN SPACE/LANDSCAPING

OPPORTUNITIES FOR INCREASED USABLE OPEN SPACE AND LANDSCAPING ARE PROVIDED BY THE ENTIRE FOOTPRINT OF THE BUILDING BEING SET BACK FROM ALL SIDES OF THE PROPERTY. A PEDESTRIAN WALKWAY/OUTDOOR USE AREAS AROUND THE ENTIRE PERIMETER OF THE BUILDING AT GRADE LEVEL ARE INCORPORATED INTO THE PERIMETER LANDSCAPE PLAN.

THE EXTERIOR WALLS OF THE TWO STORY PARKING GARAGE WHICH ARE SET BACK FROM THE PROPERTY LINES CREATE AN ON-GRADE LANDSCAPE BAND THAT WILL SCREEN AND BUFFER THE BUILDING MASS FROM THE ADJACENT PROPERTIES.

2000 SQUARE FEET OF OPEN SPACE HAVE BEEN PROVIDED AS PEDESTRIAN AND LANDSCAPE SPACE BETWEEN THE STREET PROPERTY LINE AND THE WEST FACE OF THE BUILDING.

VEHICLE ACCESS

TO REDUCE CONGESTION IN 33RD AVE NE FROM VEHICLES ENTERING AND LEAVING THE SITE, THE EXISTING VEHICLE EASEMENT AT THE ADJACENT PROPERTY TO THE NORTH OF THE PROJECT WILL BE USED AS ACCESS FOR TRASH & RECYLE COLLECTION AND EMERGENCY VEHILCES ONLY. THE SINGLE DRIVEWAY FROM 33RD AVE NE AT THE SOUTH END OF THE SITE PROVIDES TENANT VEHICLE ACCESS TO THE TWO INTERIOR PARKING LEVELS.

ZONE TRANSITION

A SMALL SECTION OFTHE EAST END OF THE SITE IS ZONED L-2, SO IN RESPONSE TO THE LOWER SCALED DEVELOPMENT ALLOWED FOR THIS ZONE AND IN RESPECT TO THE EXISTING L-2 ZONED DEVELOPMENTS EAST OF THE PROJECT SITE, THE BUILDING ENVELOPE STEPS DOWN TO PRESENT A THREE STORY BUILDNG SEGMENT FACING THE LOWER SCALED ZONE.

PEDESTRIAN CONNECTION AT STREET

THE SITE SLOPES UP FROM SOUTH TO NORTH ABOUT 8 FEET ALONG THE PROPERTY LINE AT 33RD AVE NE. TO PROVIDE FOR FULL PEDESTRIAN ACCESS CONNECTION AND A VISUAL CONNECTION BETWEEN THE STREET AND THE GROUND FLOOR COMERCIAL SPACES, THE MAIN FLOOR OF THE BUILDING WAS SET AT THE MID ELEVATION BETWEEN THESE TWO GRADES. AN ON-SITE PEDESTRIAN WALKWAY/PLAZA, STARTNG AT GRADE AT SOUTH END AND CARVING INTO THE SLOPE TO THE NORTH END, PROVIDE CONTINOUS ACCESS TO THE STOREFRONTS ALONG THE STREET AND AN ACCESSIBLE RAMPS AND STEPS MAKE THE TRANSITION BETWEEN THE SLOPING STREET AND THE LEVEL ENTRY WALKWAY. A PUBLIC REST/WAITING AREA HAS BEEN DEVELOPED AT BOTH ENDS OF THE NEW PEDESTRIAN/LANDSCAPE WALKWAY THAT PROVIDES ACESS TO THE STREET LEVEL COMMERCIAL AND LIVE/WORK SPACES.

EXTERIOR BUILDING DESIGN ELEMENTS

FENESTRATION

WITH THE EXTERIOR WALLS OF THE PARKING GARAGE SET BACK FROM THE PROPERTY LINES, LARGE EXPANSES OF BLANK WALLS ARE REDUCED AND THE FENESTRATION TREATMENT AT THE APARTMENT LEVELS CONTINUES TO THE GARAGE WALLS TO VISUALLY RELATE THE COMMERCIAL/PARKING GARAGE FAÇADE WITH THE APARTMENT LEVELS ABOVE. "GREEN WALLS" HAVE BEEN INCORPORATED INTO THE BUILDING FAÇADE AND LANDSCAPING TO SCREEN ALL BLANK WALL AREAS AT GRADE LEVEL.

BUILDING MASSING

THE STEPPED OFFSETS ALONG THE BUILDING STREET-FRONT FAÇADE FROM THE PROPERTY LINE AT 33RD AVE NE PROVIDE ADDITIONAL PEDESTRIAN CIRCULATION SPACE, DIRECT ACCESS TO COMMERCIAL STOREFRONTS, AND ADDITIONAL LANDSCAPE/PEOPLE SPACE ALONG THE STREET.

WITH THE STREET BUILDNG FAÇADE MAINTAINING THE 90 DEGREE ANGLE FROM THE EAST-EAST PROPERTY LINE ALIGNMENT AND WITH THE STEPPING BACK OF THE BUILDING FACE, AN ARCHITECTURAL RHYTHM TO THE FAÇADE IS CREATED ALONG WITH A VARIETY OF HUMAN SCALE OUTDOOR SPACES.

DEFINITION OF BUILDING USES

THE PRESENCE OF THE COMMERCIAL USE COMPONENTS IN THE BUILDING IS MADE MORE APPARENT BY THE COMMERCIAL STOREFRONTS EXTENDING 2 FLOORS (20') FROM GROUND FLOOR LEVEL.. THE USE OF MEZZANINES WITHIN THE COMMERCIAL SPACES ALLOW FOR THE EXTENSIVE STOREFRONT IMAGE PRESENTED TO THE STREET.

THE MODULATION AND ARTICULATION OF THE BUILDNG EXTERIOR FACADES IS THE DIRECT RESULT OF THE LAYOUT OF THE RESIDENTIAL FLOOR PLANS. THIS MODULATION PROVIDES THE SCALE AND ARCHITECTURAL CHARACTER OF THE BUILDNG. THE TREATMENT OF THE BUILDING MASSING AT THE APARMENT LEVELS EXTENDS DOWN THROUGH THE COMMERCIAL LEVELS PROVIDING AN INTEGRATED BUILDING DESIGN.

ARCHITECTURAL COMPONENTS

THE ARCHITECTURAL TREATMENT OF THE STREET FAÇADE INCLUDES SHELTERING CANOPIES AT THE COMMERCIAL ENTRIES THAT REPEAT THE STEPPING OF THE BUILDING FACE AND INTRODUCES A HOIZONTAL ELEMENT THAT VISUALLY CONNECTS THE LINE OF STORE-FRONTS.

FURTHER ARTICULATION OF THE EXTERIOR WALLS OF THE BUILDING ARE PROVIDED BY A CONTINOUS HORIZONTAL TRIM ELEMENT AT THE SIXTH FLOOR LEVEL WHICH TIES INTO THE BUILDING STEP-TREATMENT AT THE EAST END AND REDUCES THE HEIGHT IMPACT AND SCALE OF A SEVEN STORY STRUCTURE.

THE BUILDING LAYOUT ACES THE OPEN SIDE OF THE COURT YARD TO THE SOUTH TO CAPTURE MORE DIRECT SUNLIGHT, WHEN WE HAVE SOME, TO ALL OF THE INTERIOR UNITS. WIDTH IN DESIGN OPTION THREE WIDENS AS IT EXTENDS TO THE SOUTH WITH AN OPENING WIDTH OF 40 FEET. ON BOTH DESIGN OPTION TWO AND THREE, THE INTERIOR COURT YARD IS CONNECTED BY A STAIR DOWN TO A WALKWAY ON GRADE THAT LEADS TO THE PUBLIC WAY.

THE STREET LEVEL ENTRY TO THE MAIN LOBBY SERVING THE APARTMENTS IS VISUALY IDENTIFIED BY THE TWO STORY ENTRY CANOPY THAT EXTENDS TO THE STREET SIDEWALK AND BY THE DEFINITION OF THE APARTMENT/LOBBY COMPONENT THAT EXTEND FULL HEIGHT OF THE STREET FAÇADE, AND TERMINATING AT A GABLE ROOF CAP OVER THE UPPER FLOOR LOBBY, STAIRWAY TO THE ROOF, AND ELEVATOR SHAFTS. THE GABLED ROOF FORM WHICH OCCURS ABOVE THE BUILDNG ENTRY MASS IS REPEATED AT THE FOUR MAIN CORNERS OF THE BUILDING – THESE GABLE FORMS CAP THE MAJOR BUILDING COMPONENTS,

ESTABLISH A RITHYM TO THE BUILDING MASSING AND REFLECT THE ARCHITECTURAL ROOF FORMS OF THE ADJACENT BUILDINGS.

EXTERIOR BALCONIES AND DECKS ARE PROVIDED AT THE APARTMENT UNITS, AND THESE ELEMENTS PROVIDE ADDITIONAL DETAIL, SCALE, SHADE/SHADOW AND INTEREST TO THE BUILDING FAÇADE, AND PROVIDE ADDITIONAL OPEN SPACE TO THE TENANTS.

INTERIOR BUILDNG DESIGN ELEMENTS

COMMERCIAL SPACES

THE DESIGN OF THE COMMERCIAL SPACE PROVIDES FOR FUNCTIONAL FLOOR AREAS WITH ACCESS PROVIDED FROM THE EXTERIOR STEET LEVEL WALKWAY AS WELL AS FROM BOTH FLOORS OF THE PARKING GARAGE AND THE MAIN BUILDNG LOBBY. INTERIOR ACCESS TO THE WASTE & RECYCLE AND DELIVERY AREAS ARE ALSO PROVIDED, THE TWO-STORY HIGH STREET LEVEL COMMERCIAL STOREFRONTS WITH SETBACK MEZZANINES PROVIDE INTERESTING AND ATTRACTIVE SPACE FOR COMMERCIAL USES AND/OR LIVE/WORK UNITS.

APARTMENT SPACES

159 APARTMENT UNITS ARE PROPOSED– WITH 20 STUDIOS, 80 TRUE ONE-BEDROOM UNITS, AND 59 TWO-BEDROOM UNITS.
INTERIOR TENANT COMMON USE SPACE WILL BE PROVIDED INCLUDING A 670 SQUARE FOOT MULTI-PURPOSE ROOM ON THE SECOND FLOOR AND A 180 SQUARE FOOT MEETING ROOM ON EACH OF THE 5 RESIDENTIAL LEVELS.

THE PRIVATE EXTERIOR BALCONIES AND DECKS CREATE ADDITIONAL LIVING AREAS AT THE APARTMENT UNITS, PROVIDE EXTERIOR OPEN SPACE, AND CREATE A VISUAL CONNECTION TO THE NEIGHBORHOOD.

IVARY & ASSOCIATES, ARCHITECTS

1976 REGISTERED ARCHITECT WAYNE T. IVARY STATE OF WASHINGTON

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

SITE DEVELOMENT INFO & ARCHITECTURAL DESIGN ELEMENTS

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wtl

PROJ. NO: 1220
DATE: 5-5-10

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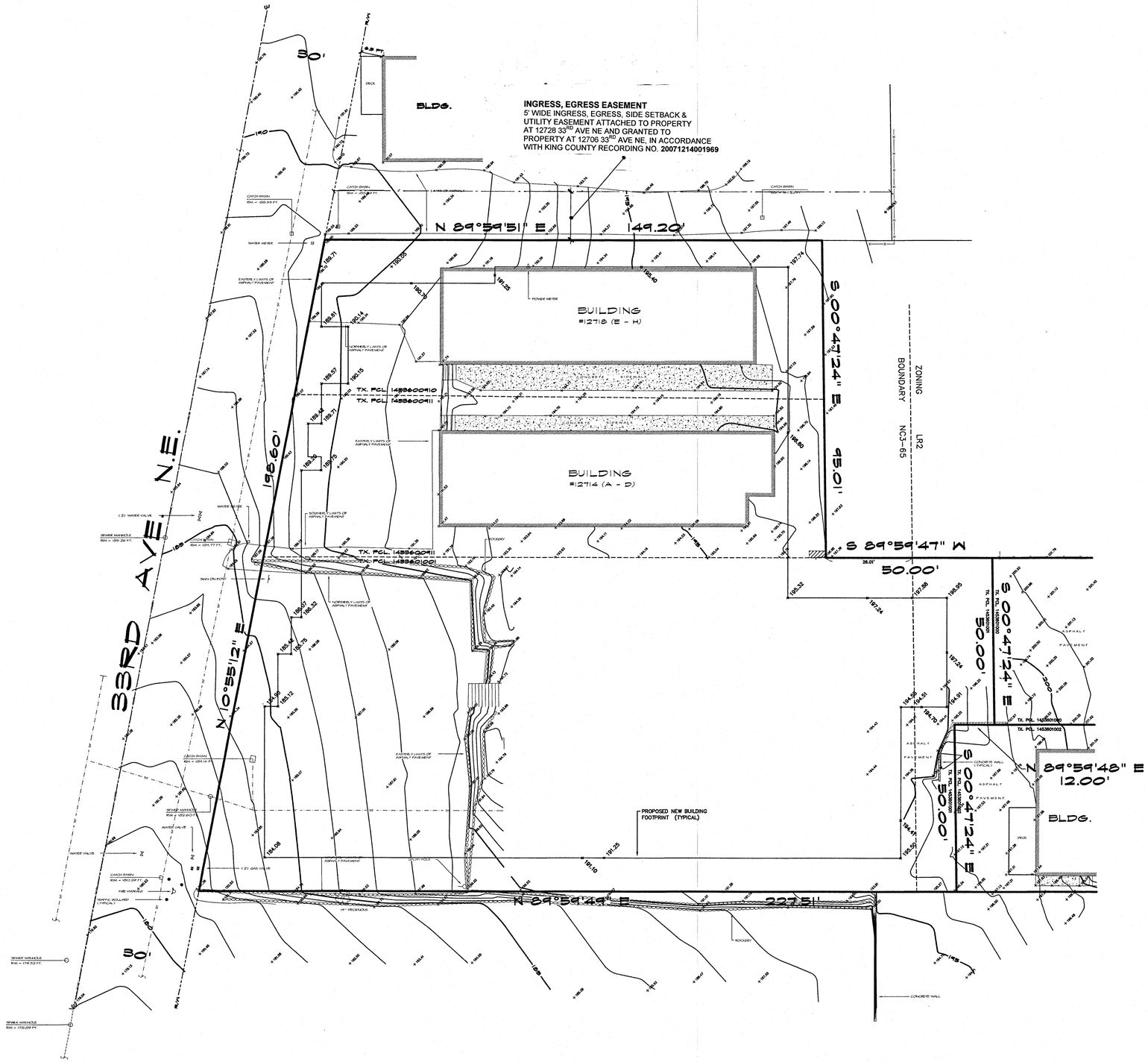
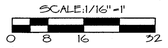




LEGAL DESCRIPTION:

PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3014637 AS PER KING COUNTY RECORDING NO. 20130325900006

TOGETHER WITH THAT PORTION OF LOT 5 IN BLOCK 5 OF CEDAR PARK, AS PER PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION TO THE SOUTH LINE OF SAID LOT WITH WEST LINE BEGINNING AT THE INTERSECTION TO THE THE SOUTH LINE OF SAID LOT WITH THE WEST LINE OF THE EAST 146 FT. THEREOF; THENCE N 00°47'24" W PARALLEL WITH THE EAST LINE OF SAID LOT 47.50 FT. TO THE SOUTH LINE OF THE NORTH 1/2 IN WIDTH OF THAT PORTION OF SAID LOT LYING SOUTH OF THE NORTH 5 FT. THEREOF AND TO THE TRUE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF THAT PORTION OF SAID LOT CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 3735115; THENCE N 10°55'00" E ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 5 FT. OF SAID LOT; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 146 FT. OF SAID LOT; TEHNCE SOUTH 47.5 FT. TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF LOT 5 IN BLOCK 5 OF CEDAR PARK, AS PER PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 5 AND THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 3735115; THENCE EAST, ALONG SAID SOUTH LINE OF LOT 5, TO THE WEST LINE OF THE EAST 146 FT. THEREOF; THENCE N 00°47'24" W PARALLEL WITH THE EAST LINE OF SAID LOT 47.50 FT. TO THE NORTH LINE OF THE SOUTH 1/2 IN WIDTH OF THAT PORTION OF SAID LOT 5 LYING SOUTH OF THE NORTH 5 FT. THEREOF; THENCE WEST ALONG SAID NORTH LINE TO SAID EASTERLY ROAD LINE; THENCE S 10°55'00" W ALONG SAID EASTERLY ROAD LINE TO THE TRUE POINT OF BEGINNING.

T2

ROBERT H. WINTERS
STATE OF WASHINGTON
19104
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 3/1/16

TOPOGRAPHIC SURVEY

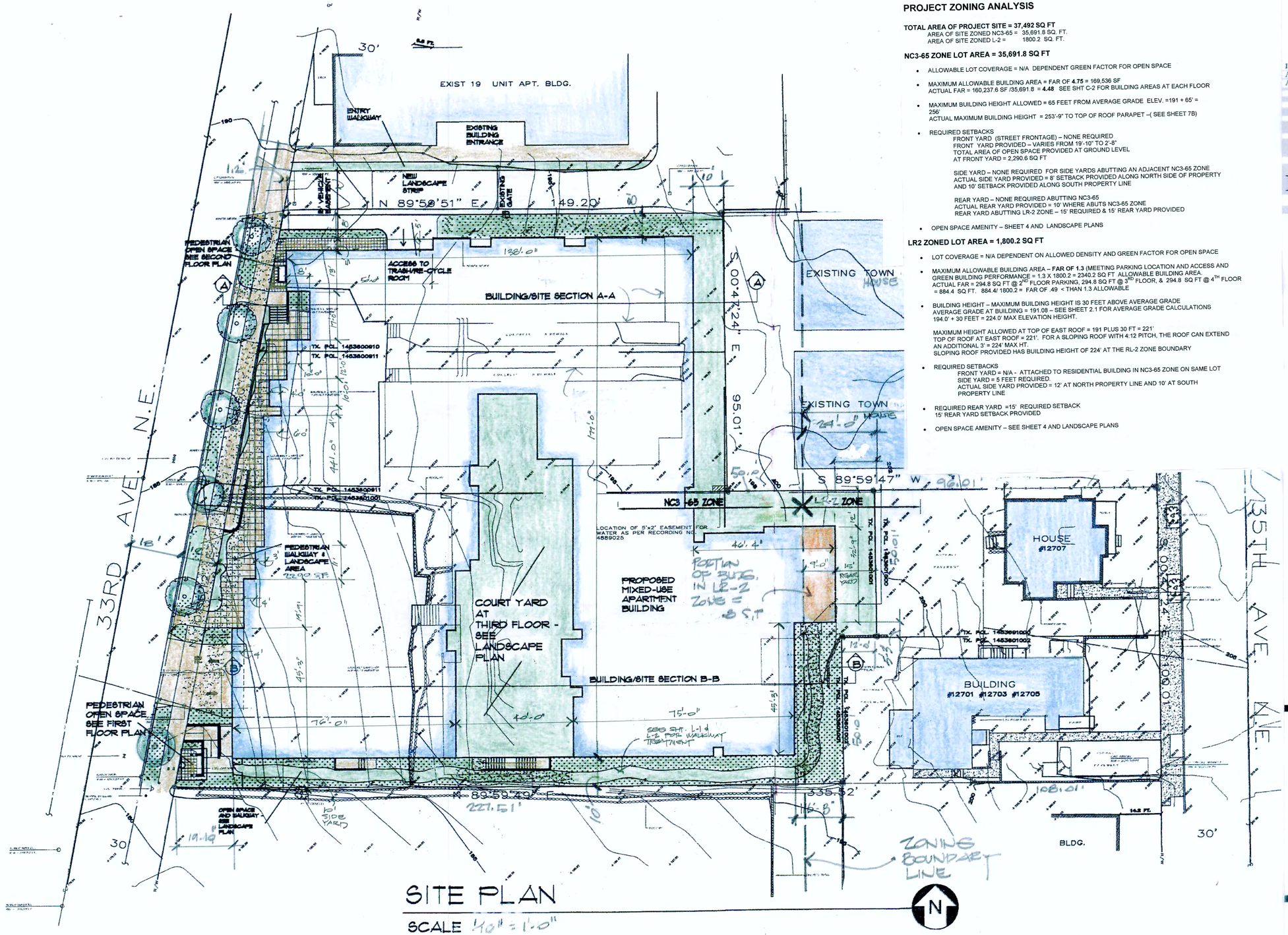
12706 33RD AVE. N.E.
FOR: 3608 VILLAGE, LLC.
SEATTLE, WASHINGTON

CHADWICK & WINTERS
LAND SURVEYING, INC.
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: (206) 297-0996
FAX: (206) 297-0997
E-MAIL: CWLANDSURVEY@QWEST.NET

PROJECT #: 07-3806

DRAWING: 07-3806C.DWG

CLIENT: PAUL LIN



SITE PLAN

SCALE 1/8" = 1'-0"

PROJECT ZONING ANALYSIS

TOTAL AREA OF PROJECT SITE = 37,492 SQ FT
AREA OF SITE ZONED NC3-65 = 35,691.8 SQ. FT.
AREA OF SITE ZONED L-2 = 1800.2 SQ. FT.

NC3-65 ZONE LOT AREA = 35,691.8 SQ FT

- ALLOWABLE LOT COVERAGE = N/A DEPENDENT GREEN FACTOR FOR OPEN SPACE
- MAXIMUM ALLOWABLE BUILDING AREA = FAR OF **4.75** = 169,536 SF
  ACTUAL FAR = 160,237.6 SF /35,691.8 = **4.48** SEE SHT C-2 FOR BUILDING AREAS AT EACH FLOOR
- MAXIMUM BUILDING HEIGHT ALLOWED = 65 FEET FROM AVERAGE GRADE ELEV. =191 + 65' = 256'
  ACTUAL MAXIMUM BUILDING HEIGHT = 253'-9" TO TOP OF ROOF PARAPET –(SEE SHEET 7B)
- REQUIRED SETBACKS
  FRONT YARD (STREET FRONTAGE) – NONE REQUIRED
  FRONT YARD PROVIDED – VARIES FROM 19'-10" TO 2'-8"
  TOTAL AREA OF OPEN SPACE PROVIDED AT GROUND LEVEL
  AT FRONT YARD = 2,290.6 SQ FT

  SIDE YARD – NONE REQUIRED FOR SIDE YARDS ABUTTING AN ADJACENT NC3-65 ZONE
  ACTUAL SIDE YARD PROVIDED = 8' SETBACK PROVIDED ALONG NORTH SIDE OF PROPERTY
  AND 10' SETBACK PROVIDED ALONG SOUTH PROPERTY LINE

  REAR YARD – NONE REQUIRED ABUTTING NC3-65
  ACTUAL REAR YARD PROVIDED = 10' WHERE ABUTS NC3-65 ZONE
  REAR YARD ABUTTING LR-2 ZONE – 15' REQUIRED & 15' REAR YARD PROVIDED
- OPEN SPACE AMENITY – SHEET 4 AND LANDSCAPE PLANS

LR2 ZONED LOT AREA = 1,800.2 SQ FT

- LOT COVERAGE = N/A DEPENDENT ON ALLOWED DENSITY AND GREEN FACTOR FOR OPEN SPACE
- MAXIMUM ALLOWABLE BUILDING AREA – **FAR OF 1.3** (MEETING PARKING LOCATION AND ACCESS AND GREEN BUILDING PERFORMANCE = 1.3 X 1800.2 = 2340.2 SQ FT ALLOWABLE BUILDING AREA.
  ACTUAL FAR = 294.8 SQ FT @ 2ND FLOOR PARKING, 294.8 SQ FT @ 3RD FLOOR, & 294.8 SQ FT @ 4TH FLOOR = 884.4 SQ FT. 884.4/ 1800.2 = FAR OF .49 < THAN 1.3 ALLOWABLE
- BUILDING HEIGHT – MAXIMUM BUILDING HEIGHT IS 30 FEET ABOVE AVERAGE GRADE
  AVERAGE GRADE AT BUILDING = 191.08 – SEE SHEET 2.1 FOR AVERAGE GRADE CALCULATIONS
  194.0' + 30 FEET = 224.0' MAX ELEVATION HEIGHT.

  MAXIMUM HEIGHT ALLOWED AT TOP OF EAST ROOF = 191 PLUS 30 FT = 221'
  TOP OF ROOF AT EAST ROOF = 221'. FOR A SLOPING ROOF WITH 4:12 PITCH, THE ROOF CAN EXTEND AN ADDITIONAL 3' = 224' MAX HT.
  SLOPING ROOF PROVIDED HAS BUILDING HEIGHT OF 224' AT THE RL-2 ZONE BOUNDARY
- REQUIRED SETBACKS
  FRONT YARD = N/A - ATTACHED TO RESIDENTIAL BUILDING IN NC3-65 ZONE ON SAME LOT
  SIDE YARD = 5 FEET REQUIRED.
  ACTUAL SIDE YARD PROVIDED = 12' AT NORTH PROPERTY LINE AND 10' AT SOUTH PROPERTY LINE
- REQUIRED REAR YARD =15' REQUIRED SETBACK
  15' REAR YARD SETBACK PROVIDED
- OPEN SPACE AMENITY – SEE SHEET 4 AND LANDSCAPE PLANS

1979 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
SITE PLAN

REV. NO.	REV. DATE
1	9/19/16

DWG BY: rhy
CHK'D BY: wtl

PROJ. NO: 1220
DATE: 11-15-15

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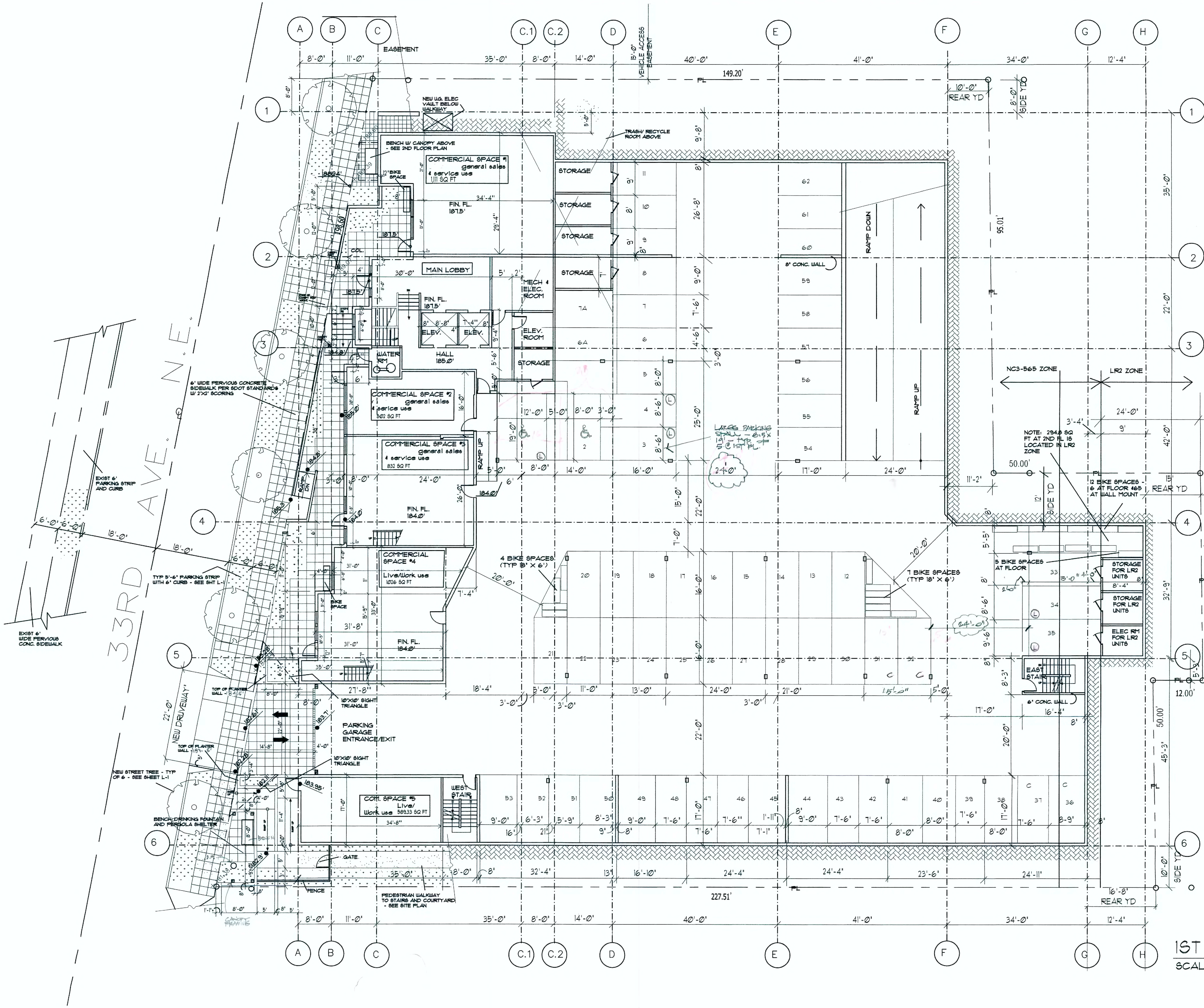

1ST FLOOR PLAN

SCALE 3/32"=1'-0"

1ST FLOOR

PARKING - 62 + 2 TANDEM STALLS = 63
BIKE PARKING - 28 SPACES
TOTAL 1ST FL. AREA:- 28,728 S.F.
LOBBY/ ELEVATOR/ STAIR - 1,024 S.F.
COMMERCIAL OR LIVE/ WORK SPACE - 4,060 S.F.

POTENTIAL COMMERCIAL USES ANTICIPATED TO OCCUPY 1ST FLOOR SPACES (PER SEC. 23.47A.004)

1. GENERAL OFFICE
2. RETAIL SALES & SERVICES
3. RETAIL SALES, MULTIPURPOSE
4. LIVE/WORK UNITS - OCCUPYING 50% OF COMMERCIAL SPACE W/ APPROVAL OF DESIGN DEPARTURE

FOR PARKING ANALYSIS, THE COMMERCIAL SPACES ARE ASSUMED TO BE OCCUPIED BY OFFICE, GENERAL SALES & SERVICE, AND LIVE/WORK UNITS

BIKE PARKING CALCULATIONS

BIKE SPACES REQUIRED FOR MULTIFAMILY FOR NC3-65 LR2 =1 PER 4 LIVING UNITS = 159 / 4 = 39.75 = 40 BIKE SPACES REQUIRED

BIKE SPACES PROVIDED = 28 AT 1ST FLOOR AND 12 AT 2ND FLOOR = 40 BIKE SPACES PROVIDED.

FOR COMMERCIAL USES - 1 SPACE/ 12,000 SQ FT = 5617.7 SF/12000 = .5 SPACES LONG TERM REQURED, AND 1 /4000 SHORT TERM = 5617.7 /4000 = 1.4 SPACES REQUIRED SHORT TERM. TOTAL REQUIRED = 2 SPACES. 2 SPACES PROVIDED.

VEHICLE PARKING CALCULATIONS

NC3 ZONE, COMMERCIAL
PARKING REQUIRED =
TOTAL COMMERCIAL SPACE = 5617.7 SQ FT
1ST 1500 SQ FT OF COMMERCIAL SPACE EXCEMPT FROM PARKING REQUIREMENTS, THEREFORE 5617.1 - 1500 = 4117.7 SQ FT COUNT TOWARD PARKING REQUIREMENTS.

ASSUME SPACES #1, #2, #3 HAVE GENERAL SALES & SERVICE USES = 3136 SQ FT. AT 1 STALL/500 SQ FT, THE NUMBER OF PARKING STALLS SERVING THE GENERAL SALES & SERVICE SPACES IS 3136 - 1500 /500 = 3 STALLS REQUIRED.

ASSUME COMMERCIAL SPACES #4 & #5 ARE OCCUPIED BY OFFICE USES. TOTAL AREA =2481.7 SQ FT. REQUIRED PARKING FOR OFFICE USES IS 1 STALL/1000 SQ FT, THEREFORE THE NUMBER OF STALLS TO SERVE THE OFFICE USES IS 2481.7 / 1000 = 3 STALLS.

TOTAL NUMBER OF PARKING STALLS REQUIRED FOR COMMERCIAL SPACES IS 6. NUMBER PROVIDED = 6

ASSUME THAT COMMERCIALSPACES #3 & #4 ARE OCCUPIED BYLIVE/WORK UNITS INSTEAD OF OFFICE USE. THEN, THE PARKING REQUIREMENTSWOULD BE 1 STALL FOR SPACE #3 AS THIS SPACE CONTAINS MORE THAN 1500 SQ FT - ACTUAL AREA = 1,609.4 SQ FT. SPACE #4, CONTAINING 872.6 SQ FT WOULD HAVE NO PARKING REQUIREMENTS.

THE OPTION OF HAVING OFFICE USES IN SPACE #4 & #5 REQUIRE MORE PARKING THAN THE LIVE/WORK OPTION,THEREFORE THE OFFICE OPTION WILL BE ASSUMED FOR FUTURE USE OF THESE SPACES

RESIDENTIAL PARKING REQUIREMENTS NC3-65 & LR-2 ZONE

TOTAL RESIDENTIAL UNITS = 159
PER SMC 23.54.020.F.2.a, THERE IS A 50% REDUCTION OF REQUIRED PARKING FOR BUILDINGS LOCATED WITHIN 1320 SQ FT OF FREQUENT TRANSIT SERVICE. SEE SHEET C-1A FOR BUS SCHEDULE ANALYIS THAT DEMONSTRATES THE TRANSIT STOPS ON LAKE CITY WAY ARE WITHIN THE REQUIRED DISTANCE AND THE BUS SCHEDULE MEETS THE DEFINITION OF FREQUENTTRANSIT SERVICE. 159 STALLS @ 1 PER DWELLING X .50 = 80 PARKING STALLS REQUIRED.

NUMBER OF PARKING STALLS PROVIDE TO SERVE THE RESIDENTIAL UNITS = 120 STALLS.

TOTAL PARKING STALLS REQUIRED = 80 RESIDENTIAL + 6 COMMERCIAL = 86 STALLS.

TOTAL PARKING STALLS PROVIDED = 126.

1976 REGISTERED ARCHITECT WAYNE T. IVARY STATE OF WASHINGTON

IVARY & ASSOCIATES ARCHITECTS

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

1ST FLOOR PLAN

REV. NO.	REV. DATE

DWG BY:	CHK'D BY:
rhy	wti

PROJ. NO:
DATE: 11-15-15

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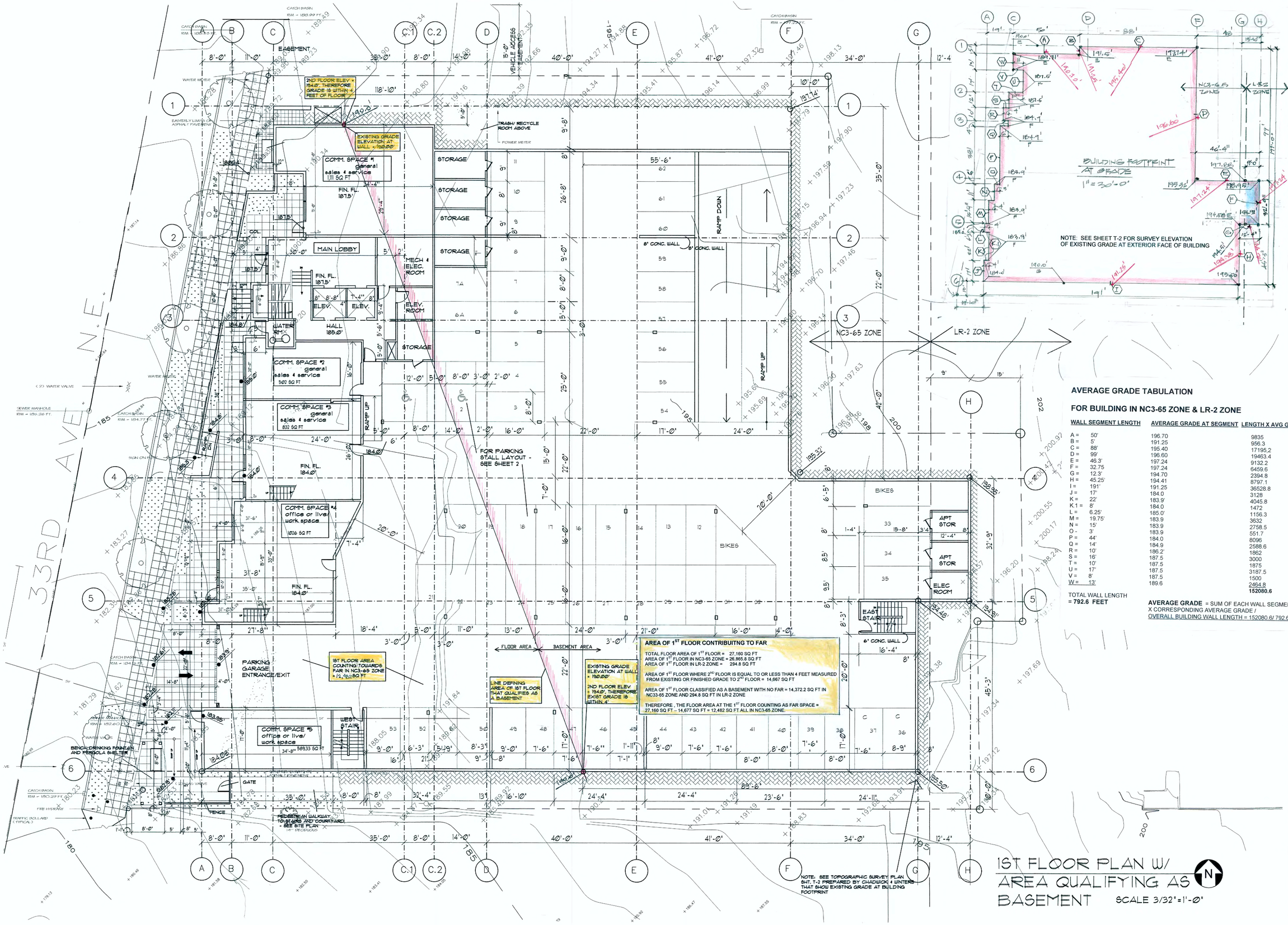

AREA OF 1ST FLOOR CONTRIBUITNG TO FAR

TOTAL FLOOR AREA OF 1ST FLOOR = 27,160 SQ FT
AREA OF 1ST FLOOR IN NC3-65 ZONE = 26,865.8 SQ FT
AREA OF 1ST FLOOR IN LR-2 ZONE = 294.8 SQ FT

AREA OF 1ST FLOOR WHERE 2ND FLOOR IS EQUAL TO OR LESS THAN 4 FEET MEASURED FROM EXISTING OR FINISHED GRADE TO 2ND FLOOR = 14,667 SQ FT

AREA OF 1ST FLOOR CLASSIFIED AS A BASEMENT WITH NO FAR = 14,372.2 SQ FT IN NC33-65 ZONE AND 294.8 SQ FT IN LR-2 ZONE

THEREFORE , THE FLOOR AREA AT THE 1ST FLOOR COUNTING AS FAR SPACE = 27,160 SQ FT – 14,677 SQ FT = 12,482 SQ FT ALL IN NC3-65 ZONE.

AVERAGE GRADE TABULATION

FOR BUILDING IN NC3-65 ZONE & LR-2 ZONE

WALL SEGMENT LENGTH		AVERAGE GRADE AT SEGMENT	LENGTH X AVG GRADE
A =	50'	196.70	9835
B =	5'	191.25	956.3
C =	88'	195.40	17195.2
D =	99'	196.60	19463.4
E =	46.3'	197.24	9132.2
F =	32.75	197.24	6459.6
G =	12.3'	194.70	2394.8
H =	45.25'	194.41	8797.1
I =	191'	191.25	36528.8
J =	17'	184.0	3128
K =	22'	183.9'	4045.8
K.1 =	8'	184.0	1472
L =	6.25'	185.0'	1156.3
M =	19.75'	183.9	3632
N =	15'	183.9	2758.5
O =	3'	183.9	551.7
P =	44'	184.0	8096
Q =	14'	184.9	2588.6
R =	10'	186.2'	1862
S =	16'	187.5	3000
T =	10'	187.5	1875
U =	17'	187.5	3187.5
V =	8'	187.5	1500
W =	13'	189.6	2464.8
			152080.6

TOTAL WALL LENGTH
= 792.6 FEET

AVERAGE GRADE = SUM OF EACH WALL SEGMENT X CORRESPONDING AVERAGE GRADE / OVERALL BUILDING WALL LENGTH = 152080.6/ 792.6 = **191.87 ft**

1ST FLOOR PLAN W/ AREA QUALIFYING AS BASEMENT

SCALE 3/32"=1'-0"

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
AVERAGE GRADE PLAN & BASEMENT CALCULATION PLAN

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wtl

PROJ. NO:
DATE: 11-15-15

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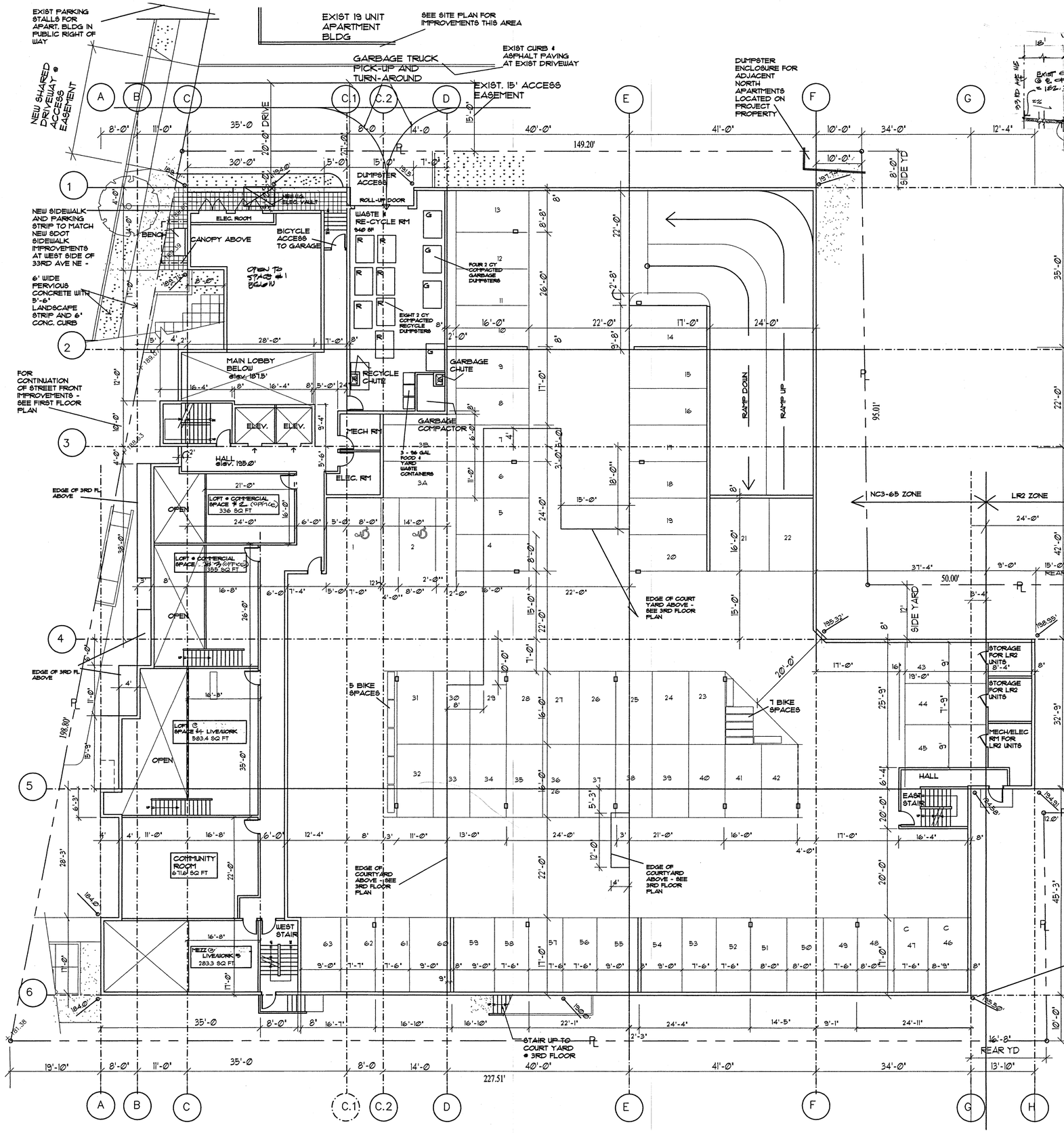
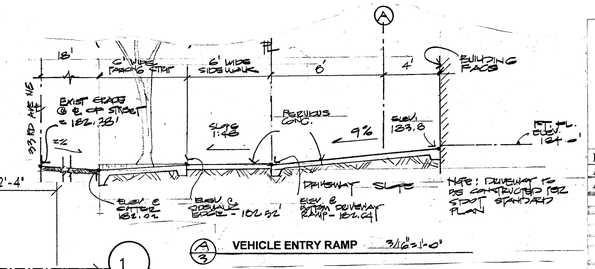
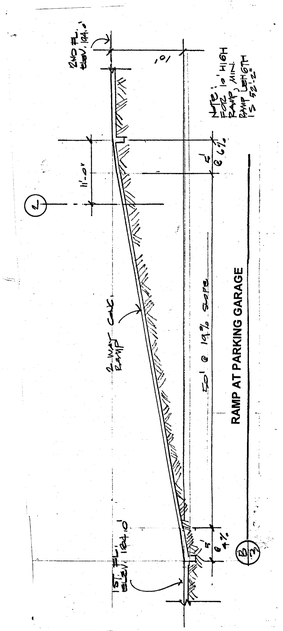




VEHICLE ENTRY RAMP 3/16"=1'-0"

PARKING STALL REQUIREMENTS

1. RESIDENTIAL UNITS
   60% OF STALLS REQUIRED TO BE MEDIUM SIZE
   STALLS - 8'X16', 120 X 60 = 72 REQUIRED.
   PROVIDED = 51 + 1ST FL + 41 + 2ND FLOOR = 92
   40% CAN BE EITHER LARGE OR SMALL = 48 STALLS.
   PROVIDED = 120 - 92 = 28 STALLS
2. COMMERCIAL PARKING STALLS
   WITH 10 OR LESS STALLS, 25% ARE
   REQUIRED TO BE SMALL OR MEDIUM
   + 75% REQUIRED T BE LARGE STALLS (8.5' X 19')
   PROVIDED = 6 STALLS X .75 = 5 LARGE
   STALLS PROVIDED AND 1 STALL FOR
   SMALL (7.5'X15') OR MEDIUM SIZE VEHICLES
   PROVIDED
3. ACCESSIBLE PARKING STALLS (13' X 16') REQUIRED =
   3 STALLS WHEN BETWEEN 101 & 150 PARKING
   STALLS ARE PROVIDED ON SITE. ONE ACCESSIBLE
   VAN STALL (16'X19') REQUIRED FOR EACH 6
   ACCESSIBLE SPACES PROVIDED WITH A MINIMUM OF 1.
   1 VAN STALL REQUIRED & 1 PROVIDED.



2ND FLOOR

PARKING - 62 STALLS + 2 TANDEM
BIKE PARKING - 12 SPACES
TOTAL 2ND FL. AREA:- 28,161 S.F.
LOBBY/ ELEVATOR/ STAIR - 1,135 S.F.
COMMUNITY ROOM - 671.6 S.F.
TRASH /RECYCLE ROOM - 940 S.F.
COMMERCIAL OR LIVE/ WORK MEZZ. SPACE - 1,557.7 S.F.

2ND FLOOR AREA LOCATED IN NC3-65 = 27,866.2 SF
2ND FLOOR AREA LOCATED IN LR2 ZONE = 294.8 SF

2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

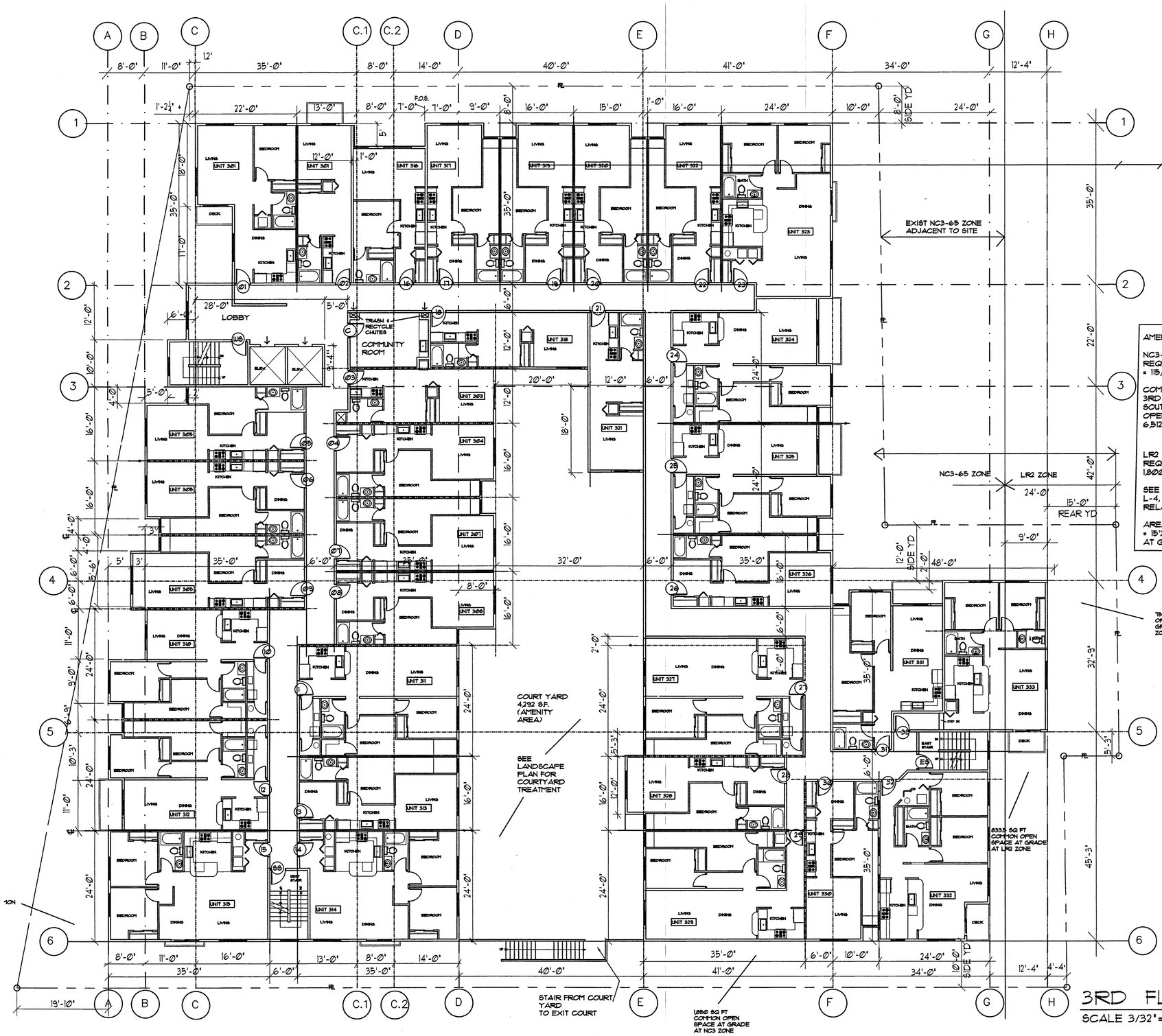
2ND FLOOR PLAN

REV. NO.	REV. DATE

DWG BY:	CHK'D BY:
rhy	wti

PROJ. NO:
DATE: 11-15-15

3



AMENITY AREAS

NC3-65 ZONE
REQUIRED AMENITY AREA = 5% TOTAL RESIDENTIAL FLOOR AREA
= 115,612.4 SF X .05 =5,780.6 SF

COMMON AMENITY AREA PROVIDED =
3RD FLOOR COURTYARD = 4,292 SF
SOUTH SIDE YARD = 10'X185' = 1,850 SF
OPEN SPACE AT SOUTHWEST CORNER OF SITE = 370 SF
6,512 SQ FT AMENITY AREA PROVIDED

LR2 ZONE -
REQUIRED AREA = 25% LOT AREA =
1,800.2 SF X .25 = 450 SF AT GROUND LEVEL

SEE LANDSCAPE PLANS, SHEETS L-1, L-2, L-3
L-4, L-5 FOR GREEN FACTOR, AND OPEN SPACE
RELATED TO AMENITY AREAS

AREA PROVIDED = OPEN SPACE AT EAST SIDE OF BUILDING
= 15'X50' + 16.67' X 50' = 1,583.5 SF OF AMENITY AREA PROVIDED
AT GRADE FOR LR2 ZONE.

3RD FLOOR

2 BEDROOM UNITS = 13
1 BEDROOM UNITS = 16
STUDIO UNITS = 4

TOTAL 3RD FL. UNITS = 33 UNITS

TOTAL 3RD FL. AREA = 24,497 S.F.

3RD FLOOR AREA IN NC3-65 ZONE = 24,202.2 SF
3RD FLOOR AREA IN LR2 ZONE = 294.8 SF

3RD FLOOR PLAN

SCALE 3/32"=1'-0" (33 UNITS)

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SHEET TITLE:

3RD FLOOR PLAN

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DATE: 11 - 15 - 15

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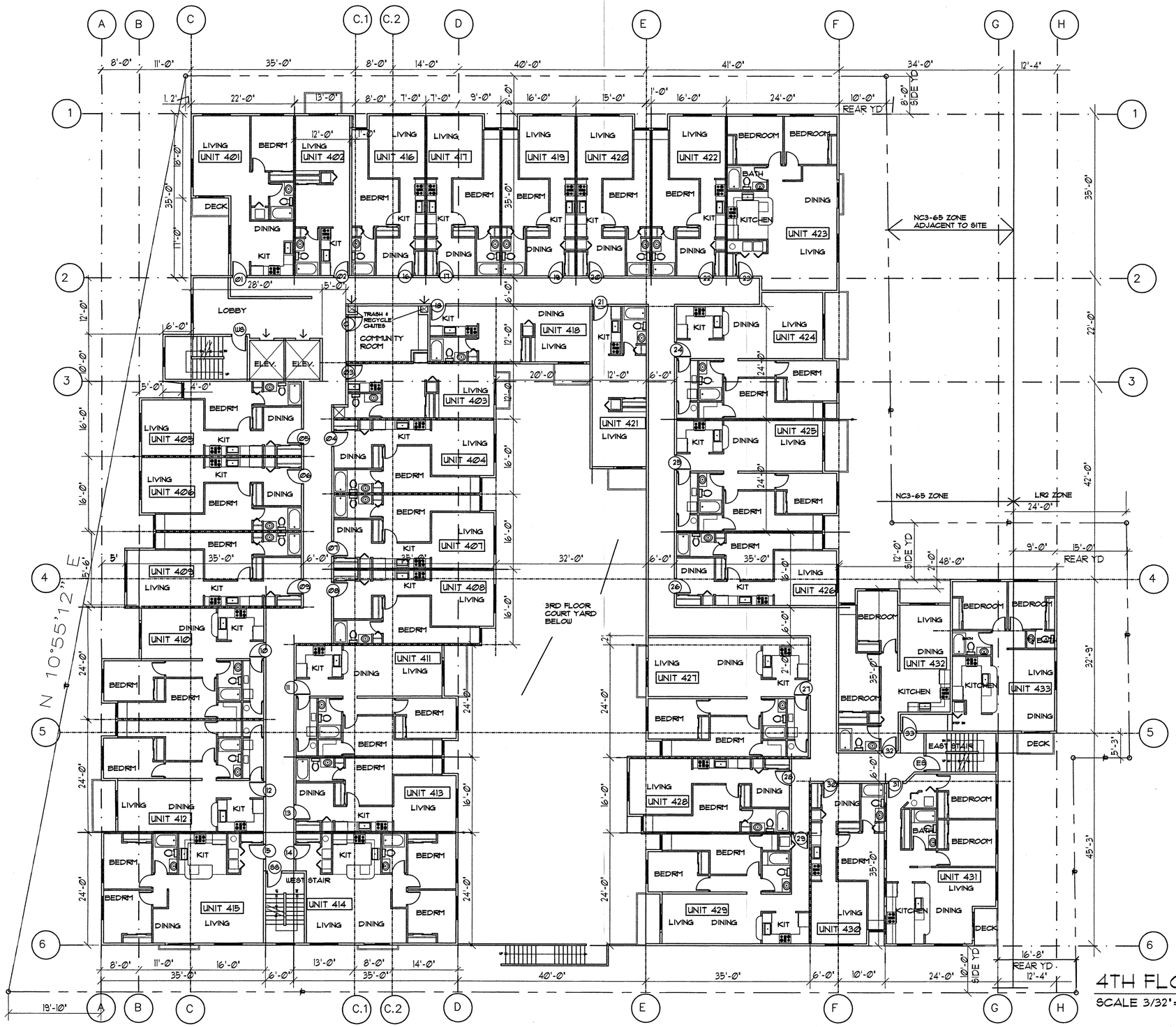


4TH FLOOR PLAN

SCALE 3/32"=1'-0"

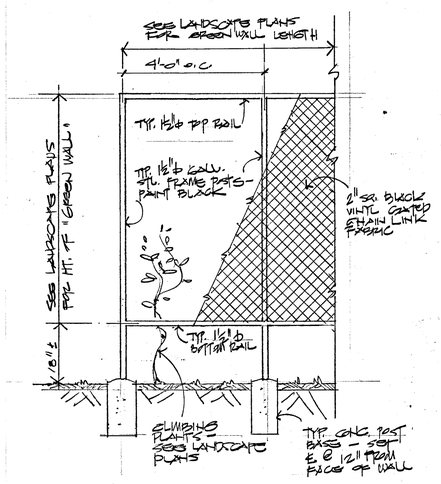
4TH FLOOR

2 BEDROOM UNITS = 13
1 BEDROOM UNITS = 16
STUDIO UNITS = 4

TOTAL 4TH FL. UNITS = 33 UNITS

TOTAL 4TH FL. AREA = 24,497 S.F.

4TH FLOOR AREA IN NC3-65 ZONE = 24,202.2 SF
4TH FLOOR AREA IN LR2 ZONE = 294.8 SF



1 GREEN WALL DETAIL
1/4"=1'-0" (NOTE: SEE LANDSCAPE PLANS FOR LOCATIONS

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4TH FLOOR PLAN

REV. NO.	REV. DATE

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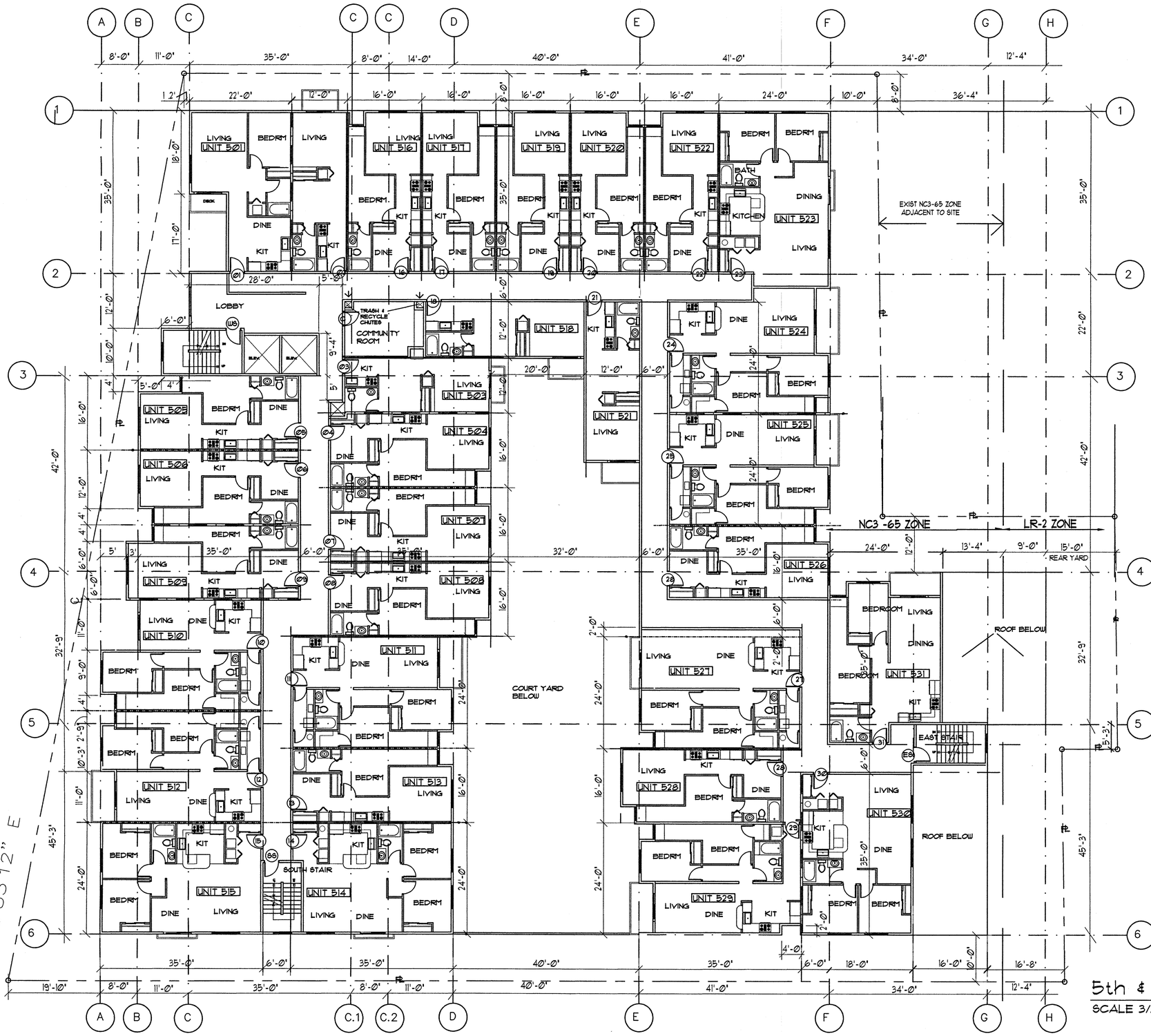
rhy	wti

PROJ. NO:
DATE: 11-15-15

5



6TH FLOOR

2 BEDROOM UNITS = 12
1 BEDROOM UNITS = 15
STUDIO UNITS = 4

TOTAL 5TH FL. UNITS = 31 UNITS

TOTAL 5TH FL. AREA = 23,283 S.F.

5TH FLOOR

2 BEDROOM UNITS = 12
1 BEDROOM UNITS = 15
STUDIO UNITS = 4

TOTAL 5TH FL. UNITS = 31 UNITS

TOTAL 5TH FL. AREA = 23,283 S.F.

NOTE: ALL 5TH AND 6TH FLOOR AREAS ARE LOCATED IN THE NC3-65 ZONE

5th & 6TH FLOOR PLAN

SCALE 3/32"=1'-0" (31 UNITS EACH FLOOR)

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

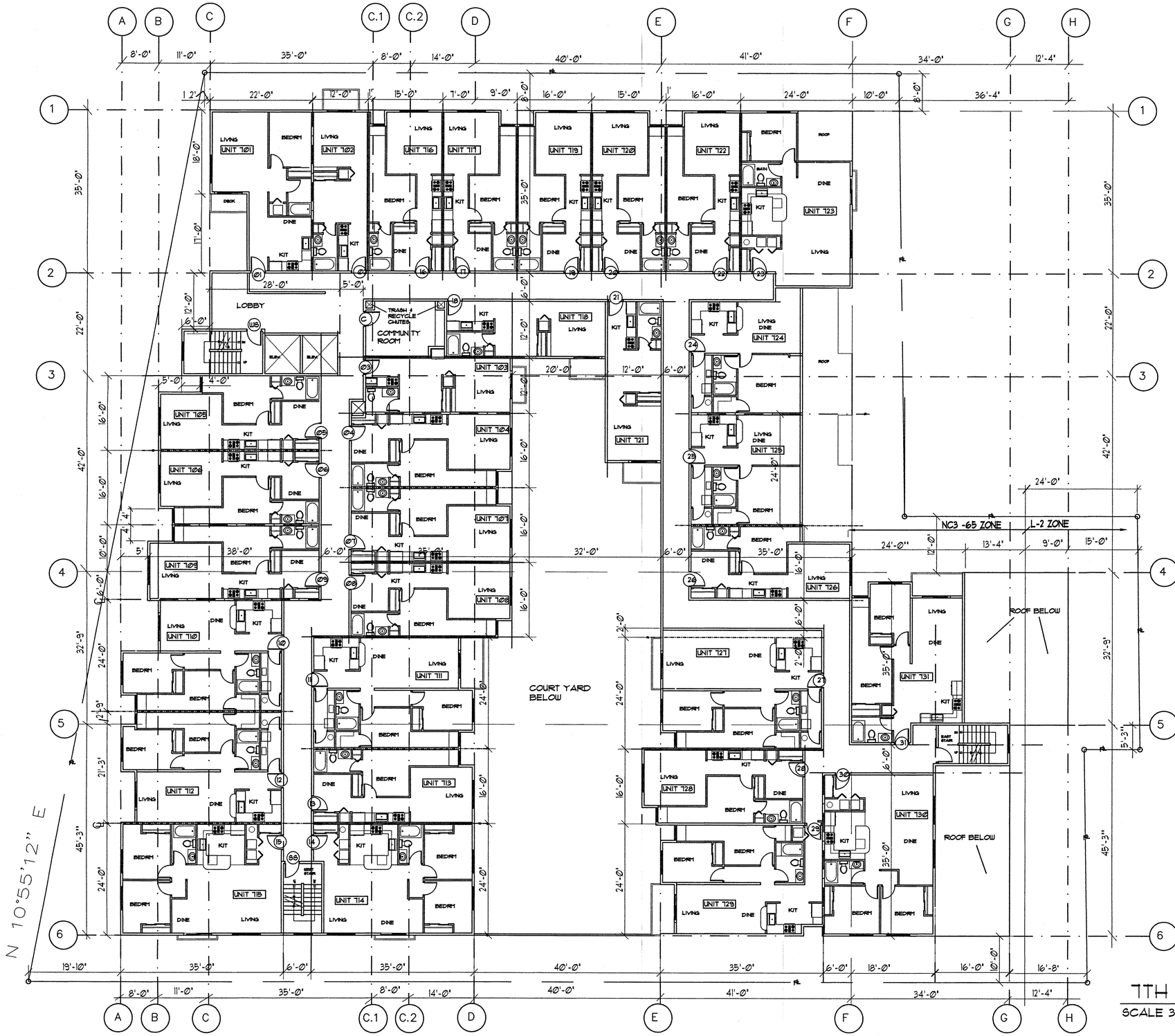
5TH & 6TH FLOOR PLAN

REV. NO.	REV. DATE

DWG BY: rhy
CHK'D BY: wti

PROJ. NO:
DATE: 11-15-15

6



7TH FLOOR

2 BEDROOM UNITS = 9
1 BEDROOM UNITS = 18
STUDIO UNITS = 4

TOTAL 7TH FL. UNITS = 31 UNITS

TOTAL 7TH FL. AREA = 22,650 S.F.

NOTE: THE ENTIRE 7TH FLOOR AREA IS LOCATED IN THE NC3-65 ZONE

7TH FLOOR PLAN

SCALE 3/32"=1'-0" (31 UNITS)

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ARTISAN APARTMENTS

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SHEET TITLE:

7TH FLOOR PLAN

REV. NO.	REV. DATE

DWG BY:	CHK'D BY:
rhy	wti

PROJ. NO:
DATE: 11-15-15

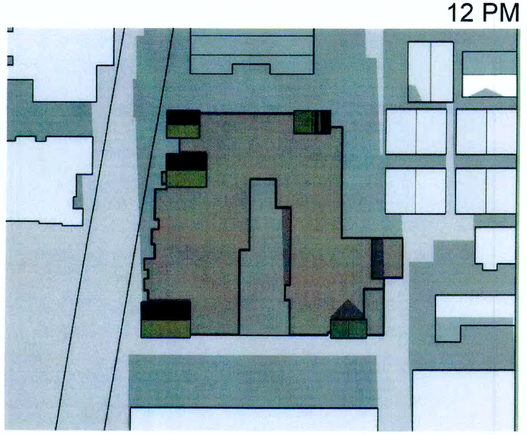
7

Solar Study

December 21

9 AM

12 PM



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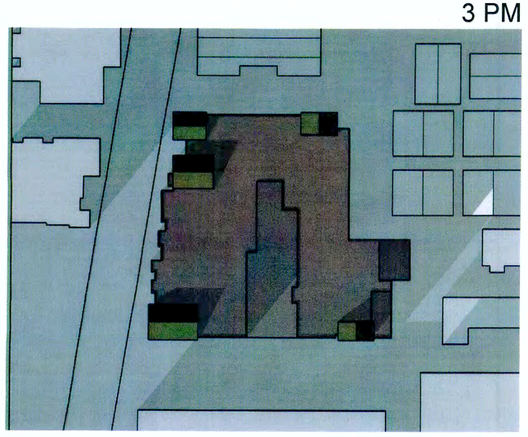
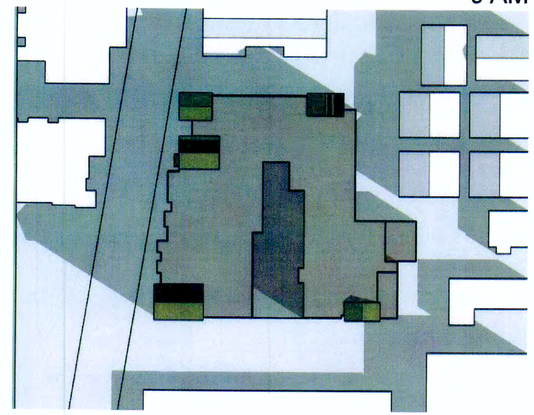


March 21

9 AM



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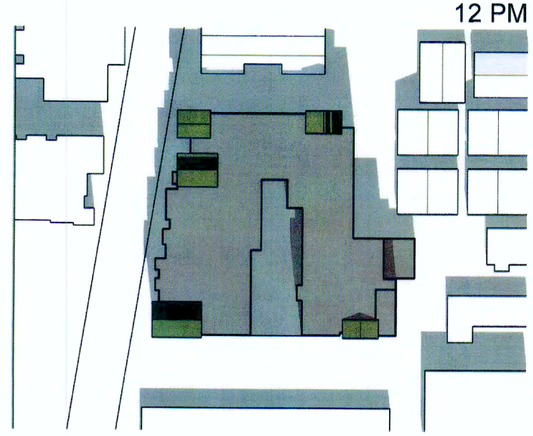

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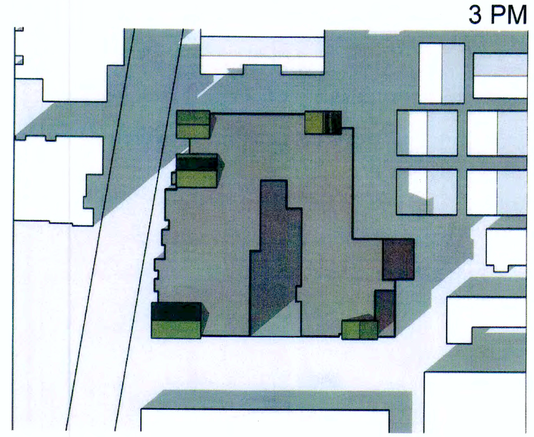
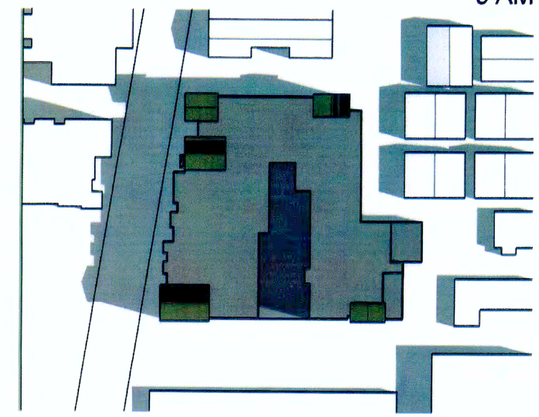


June 21

9 AM



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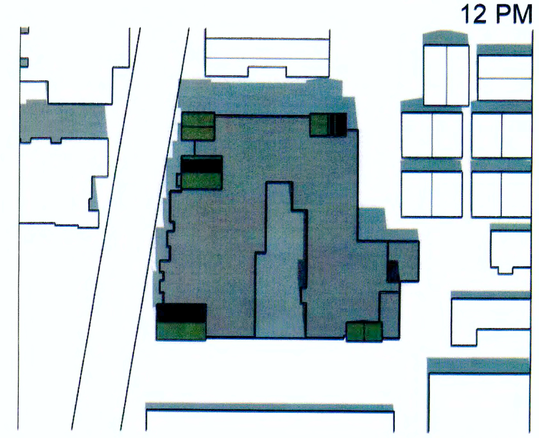

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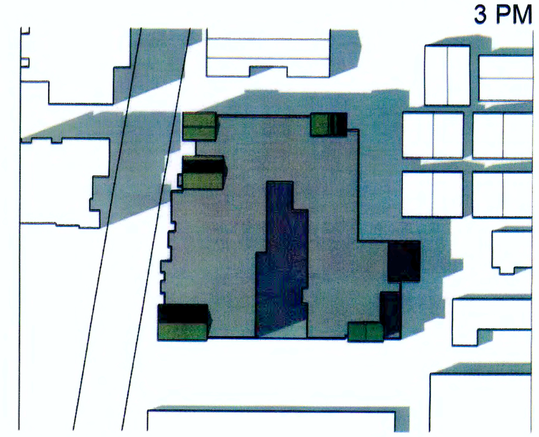

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ARTISAN APARTMENTS
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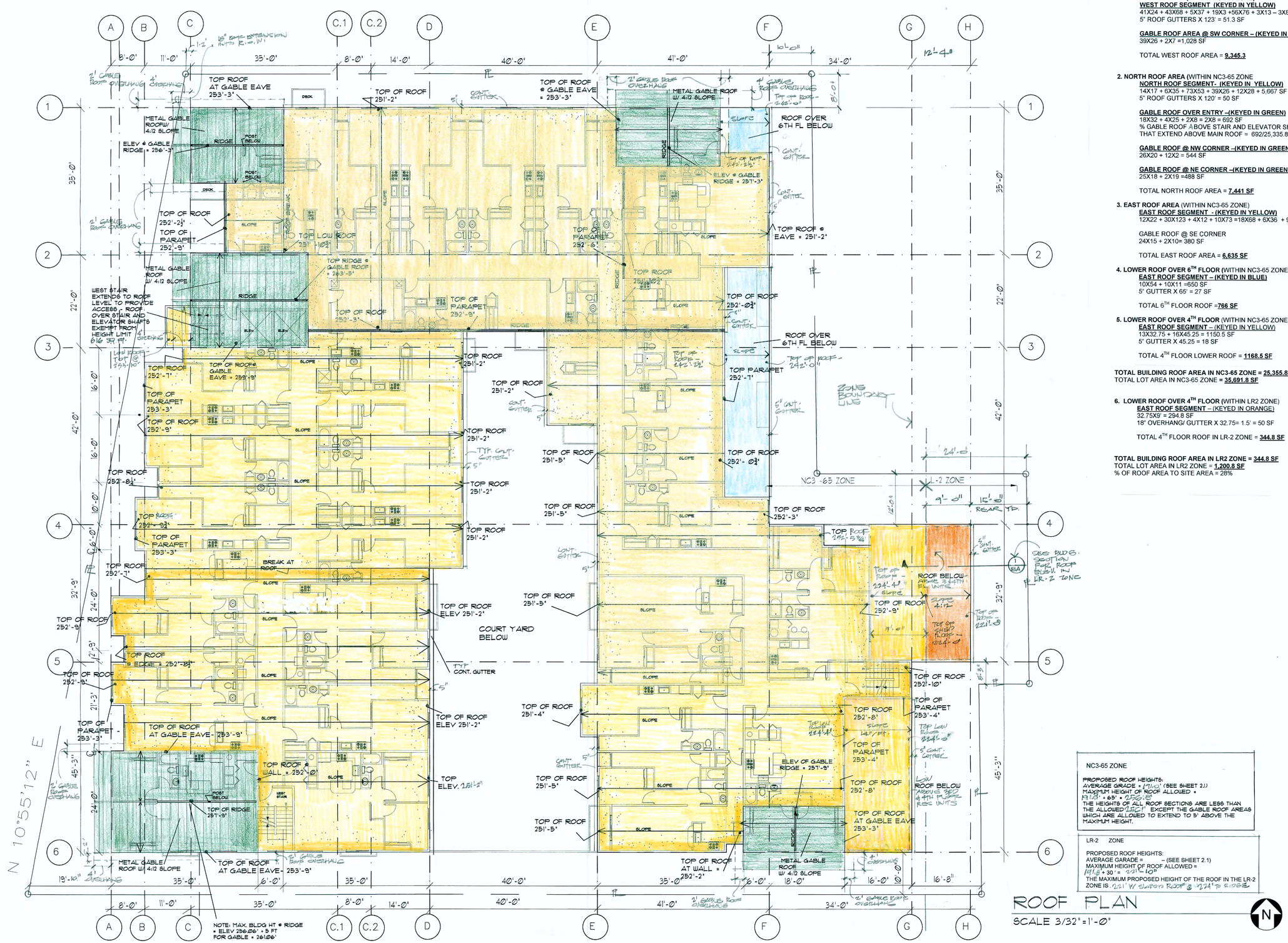
SHEET TITLE:
PROJECT SHADOW STUDY

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE:

7A



NOTE: MAX. BLDG HT @ RIDGE = ELEV 256.26' + 5 FT FOR GABLE = 261.26'

NC3-65 ZONE

PROPOSED ROOF HEIGHTS:
AVERAGE GRADE = 171.61' (SEE SHEET 2.1)
MAXIMUM HEIGHT OF ROOF ALLOWED = 171.61' + 65' = 236.61'
THE HEIGHTS OF ALL ROOF SECTIONS ARE LESS THAN THE ALLOWED 236.61' EXCEPT THE GABLE ROOF AREAS WHICH ARE ALLOWED TO EXTEND TO 5' ABOVE THE MAXIMUM HEIGHT.

LR-2 ZONE

PROPOSED ROOF HEIGHTS:
AVERAGE GARADE = – (SEE SHEET 2.1)
MAXIMUM HEIGHT OF ROOF ALLOWED = 171.6 + 30' = 221'-10"
THE MAXIMUM PROPOSED HEIGHT OF THE ROOF IN THE LR-2 ZONE IS 221' W/ SLOPED ROOF @ 224' TO RIDGE

ROOF PLAN

SCALE 3/32"=1'-0"

ROOF AREA CALCULATIONS

1. **WEST ROOF AREA** (WITHIN NC3-65 ZONE)
   WEST ROOF SEGMENT (KEYED IN YELLOW)
   41X24 + 43X68 + 5X37 + 19X3 +56X76 + 3X13 – 3X8 – 9X8 – 4X32 = 8,266 SF
   5" ROOF GUTTERS X 123' = 51.3 SF

   GABLE ROOF AREA @ SW CORNER – (KEYED IN GREEN)
   39X26 + 2X7 =1,028 SF

   TOTAL WEST ROOF AREA = **9,345.3**

2. **NORTH ROOF AREA** (WITHIN NC3-65 ZONE
   NORTH ROOF SEGMENT- (KEYED IN YELLOW)
   14X17 + 6X35 + 73X53 + 39X26 + 12X28 + 5,667 SF
   5" ROOF GUTTERS X 120' = 50 SF

   GABLE ROOF OVER ENTRY –(KEYED IN GREEN)
   16X32 + 4X25 + 2X8 = 2X8 = 692 SF
   % GABLE ROOF ABOVE STAIR AND ELEVATOR SHAFTS THAT EXTEND ABOVE MAIN ROOF = 692/25,335.8 = 2.7%

   GABLE ROOF @ NW CORNER –(KEYED IN GREEN)
   26X20 + 12X2 = 544 SF

   GABLE ROOF @ NE CORNER –(KEYED IN GREEN)
   25X18 + 2X19 =488 SF

   TOTAL NORTH ROOF AREA = **7,441 SF**

3. **EAST ROOF AREA** (WITHIN NC3-65 ZONE)
   EAST ROOF SEGMENT - (KEYED IN YELLOW)
   12X22 + 30X123 + 4X12 + 10X73 =18X68 + 6X36 + 9X4 = 6,208 SF

   GABLE ROOF @ SE CORNER
   24X15 + 2X10= 380 SF

   TOTAL EAST ROOF AREA = **6,635 SF**

4. **LOWER ROOF OVER 6TH FLOOR** (WITHIN NC3-65 ZONE)
   EAST ROOF SEGMENT – (KEYED IN BLUE)
   10X54 + 10X11 =650 SF
   5" GUTTER X 65' = 27 SF

   TOTAL 6TH FLOOR ROOF =**766 SF**

5. **LOWER ROOF OVER 4TH FLOOR** (WITHIN NC3-65 ZONE)
   EAST ROOF SEGMENT – (KEYED IN YELLOW)
   13X32.75 + 16X45.25 = 1150.5 SF
   5" GUTTER X 45.25 = 18 SF

   TOTAL 4TH FLOOR LOWER ROOF = **1168.5 SF**

TOTAL BUILDING ROOF AREA IN NC3-65 ZONE = 25,355.8 SF
TOTAL LOT AREA IN NC3-65 ZONE = **35,691.8 SF**

6. **LOWER ROOF OVER 4TH FLOOR** (WITHIN LR2 ZONE)
   EAST ROOF SEGMENT – (KEYED IN ORANGE)
   32.75X9 = 294.8 SF
   18" OVERHANG/ GUTTER X 32.75= 1.5' = 50 SF

   TOTAL 4TH FLOOR ROOF IN LR-2 ZONE = **344.8 SF**

TOTAL BUILDING ROOF AREA IN LR2 ZONE = 344.8 SF
TOTAL LOT AREA IN LR2 ZONE = **1,200.8 SF**
% OF ROOF AREA TO SITE AREA = 28%

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
ROOF PLAN

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO:
DATE: 11-15-15

7B

WEST ELEVATION

3/32" = 1'-0"

SOUTH ELEVATION

3/32" = 1'-0"

0 5' 10' 20 40' 60'

SCALE IN FT

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

EXTERIOR ELEVATIONS

REV. NO.	REV. DATE
1	9/15/15

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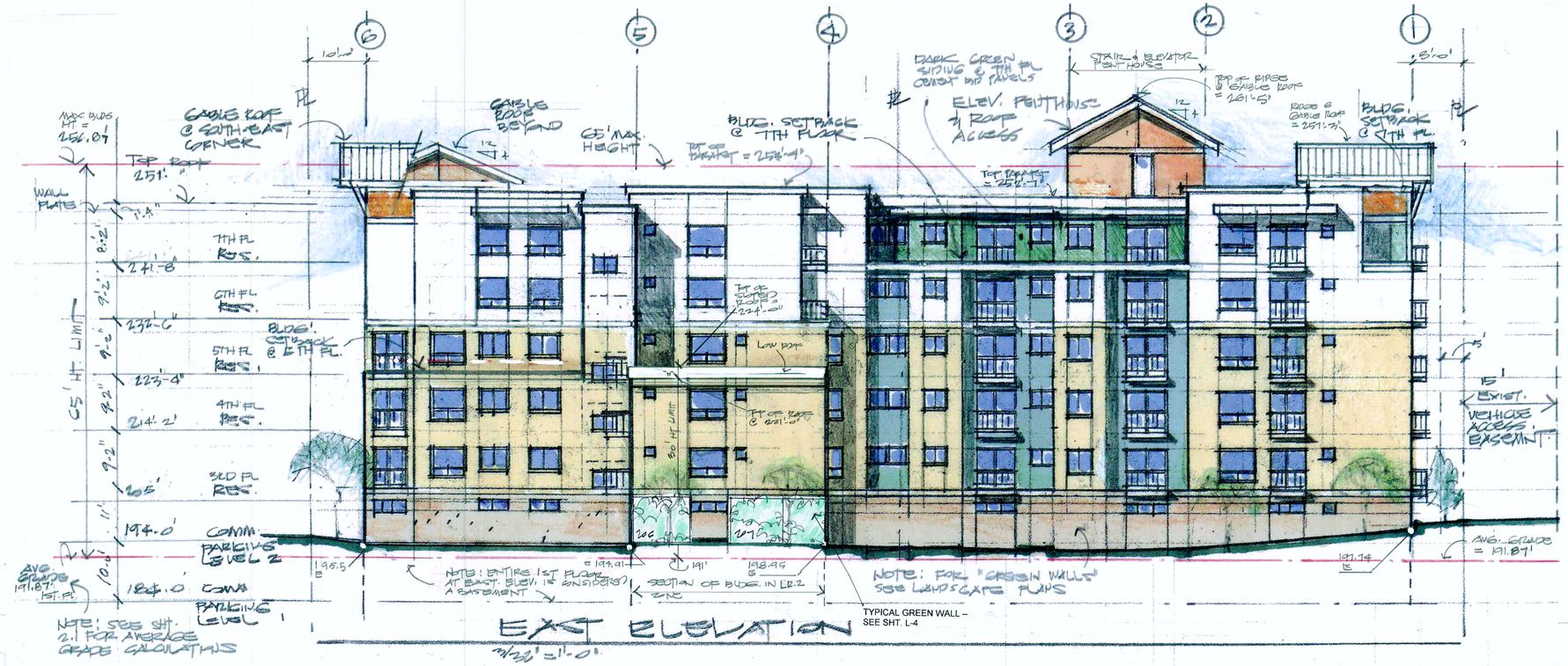
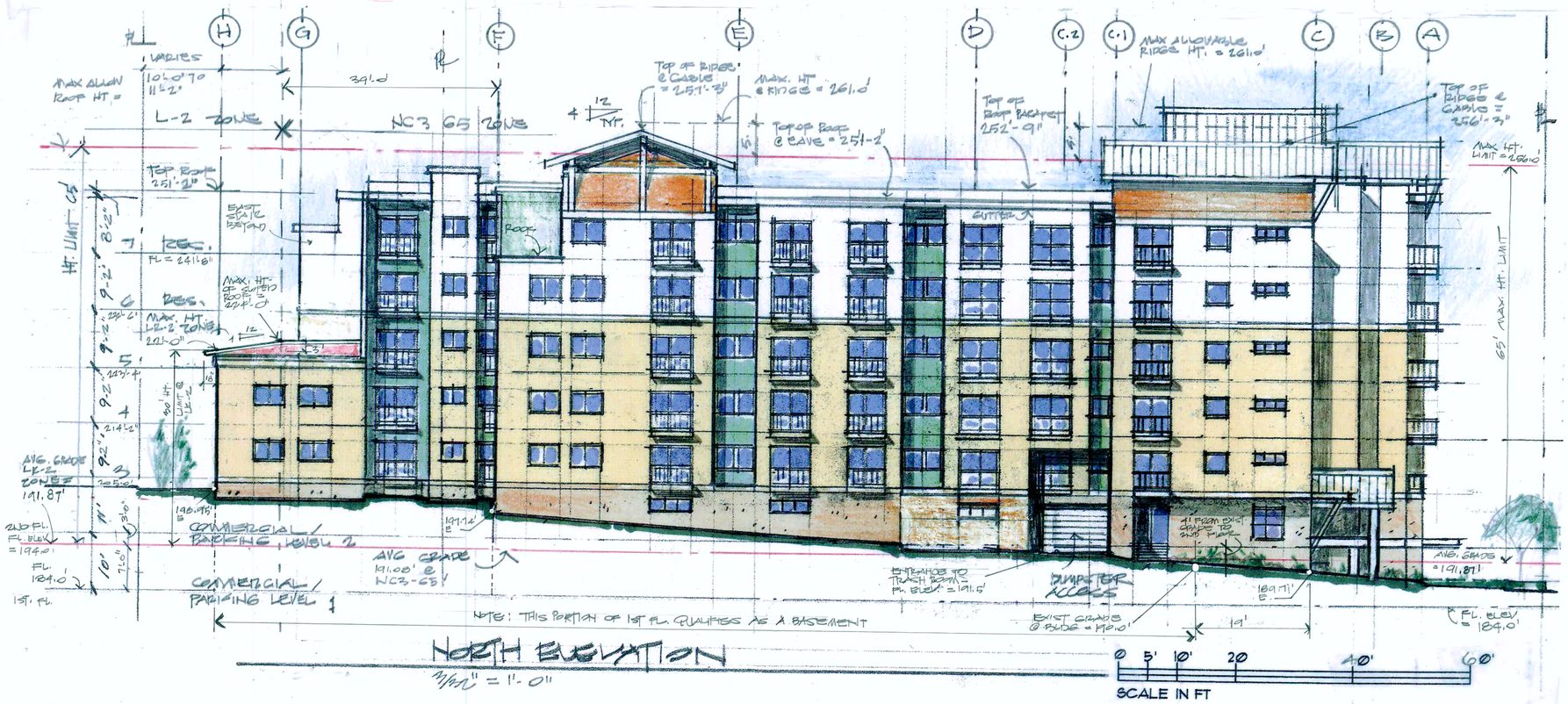
rhy	wti

PROJ. NO: 1220

DATE: 11-18-15

8





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12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

EXTERIOR ELEVATIONS

REV. NO.	REV. DATE
1	9/15/15

DWG BY:	CHK'D BY:
rhy	wti

PROJ. NO: 1220

DATE: 11-15-15

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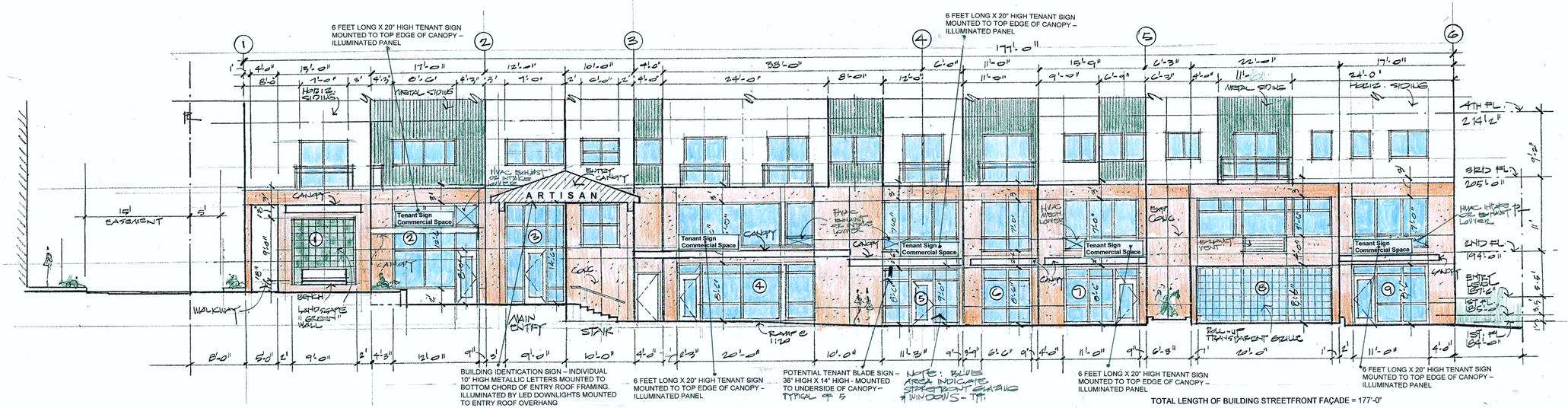
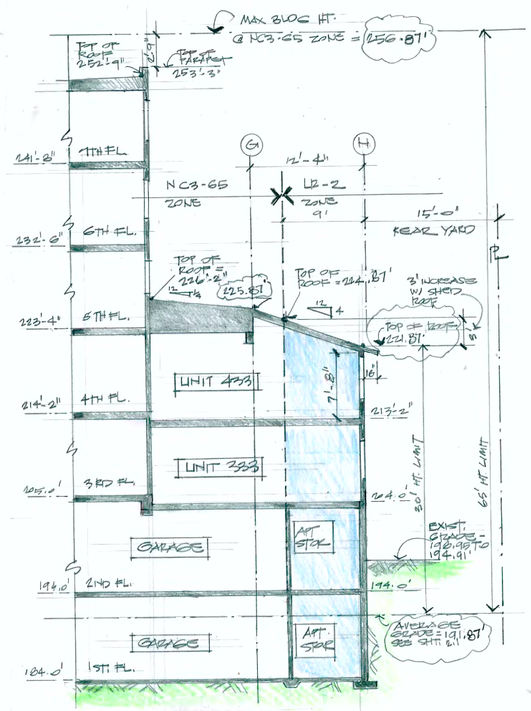


WEST ELEVATION – STREET FRONT TRANSPARENCY

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



1 **SECTION AT EAST SIDE OF BUILDING LOCATED IN LR-2 ZONE**

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

SIGNAGE PLAN

TOTAL PROPOSED TENANT SIGNAGE = 67.5 sq ft
TOTAL ALLOWABLE SIGNAGE =
FOR SIGNAGE LOCATED AT WALL, CANOPY & BELOW CANOPY, THERE IS NO LIMIT ON TOTAL SIGN AREA

TOTAL LENGTH OF BUILDING STREETFRONT FAÇADE = 177'-0"

LENGTH OF TRANSPARENCY SEGMENTS=

NO.	LENGTH	TYPE
1	9'	LANDSCAPE WALL SCREENING W/BENCH
2	12'	COMMERCIAL STOREFRONT
3	9'	MAIN ENTRY STOREFRONT
4	20'	COMMERCIAL STOREFRONT
5	11'-3"	COMMERCIAL STOREFRONT
6	6'-6"	COMMERCIAL STOREFRONT
7	11'	COMMERCIAL STOREFRONT
8	20'	OPEN ROLL-UP GRILLE
9	11'	COMMERCIAL STOREFRONT

TOTAL LENGTH OF OF TRANSPARENT SEGMENT = 109'-9"

PERCENTAGE OF TRANSPARENT FAÇADE AT STREETFRONT = 109.75/177 = 62% OK

EXTENT OF COMMERCIAL USES OCCUPYING STREET FRONT

TOTAL LENGTH OF BUILDING STREETFRONT FACADE = 177'-0"
LENGTH OF ENTRY DRIVEWAY = 20'-0", TOTAL LENGTH OF STREETFRONT = 177 – 20 = 157 L.F.

LENGTH OF STREETFRONT OCCUPIED BY APARTMENT ENTRY & STAIRS = 22 L.F.

TOTAL LENGTH OF COMMERCIAL STREETFRONT = 157 -22 = 135 L.F.

PERCENTAGE OF COMMERCIAL STREETFRONT = 135/157 = 85% COMMERCIAL FRONTAGE OK

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

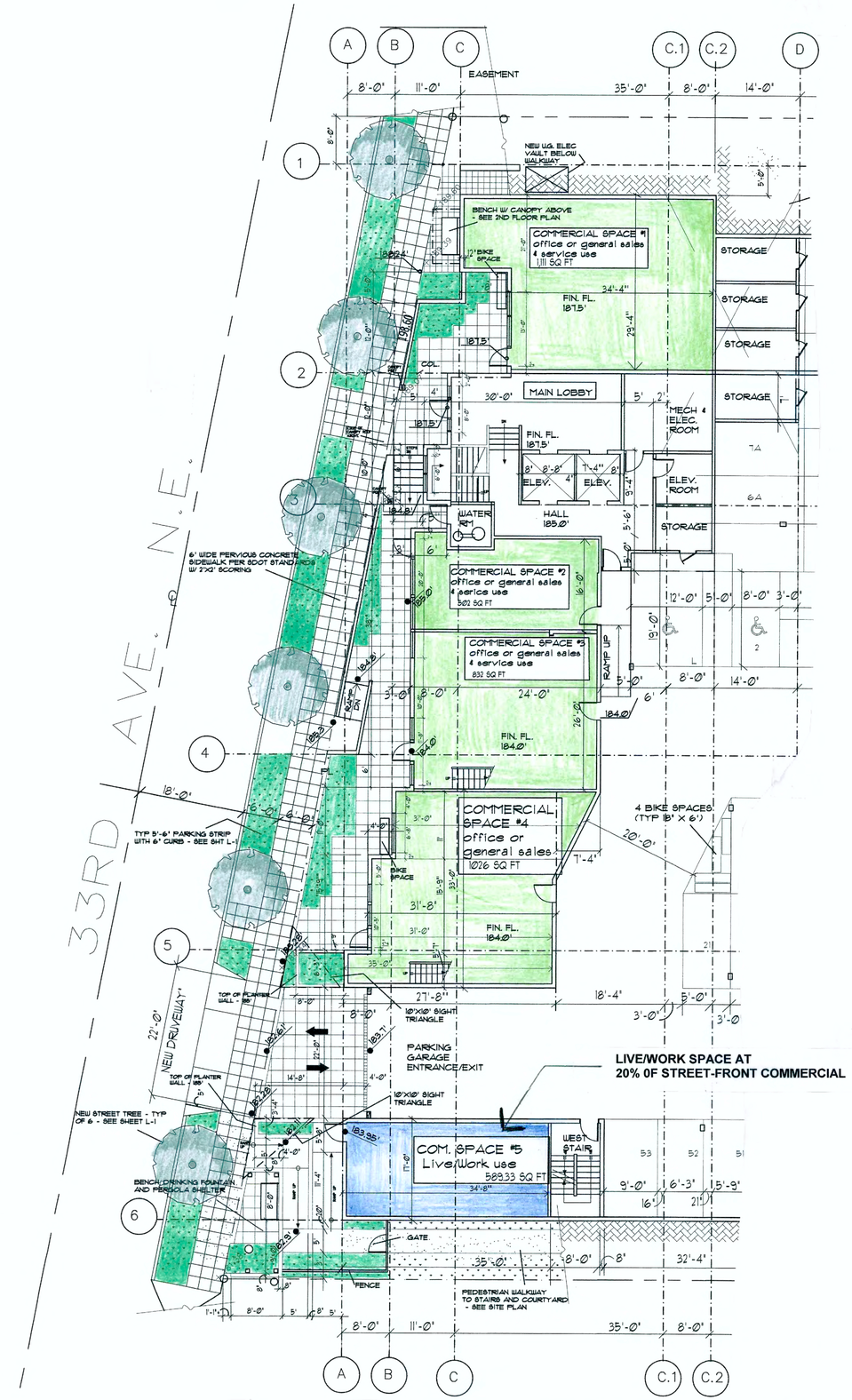
STREETFRONT FAÇADE TRANSPARENCY & SIGNAGE PLAN

REV. NO.	REV. DATE
1	4/15/16

DWG BY:	CHK'D BY:
rhy	wti

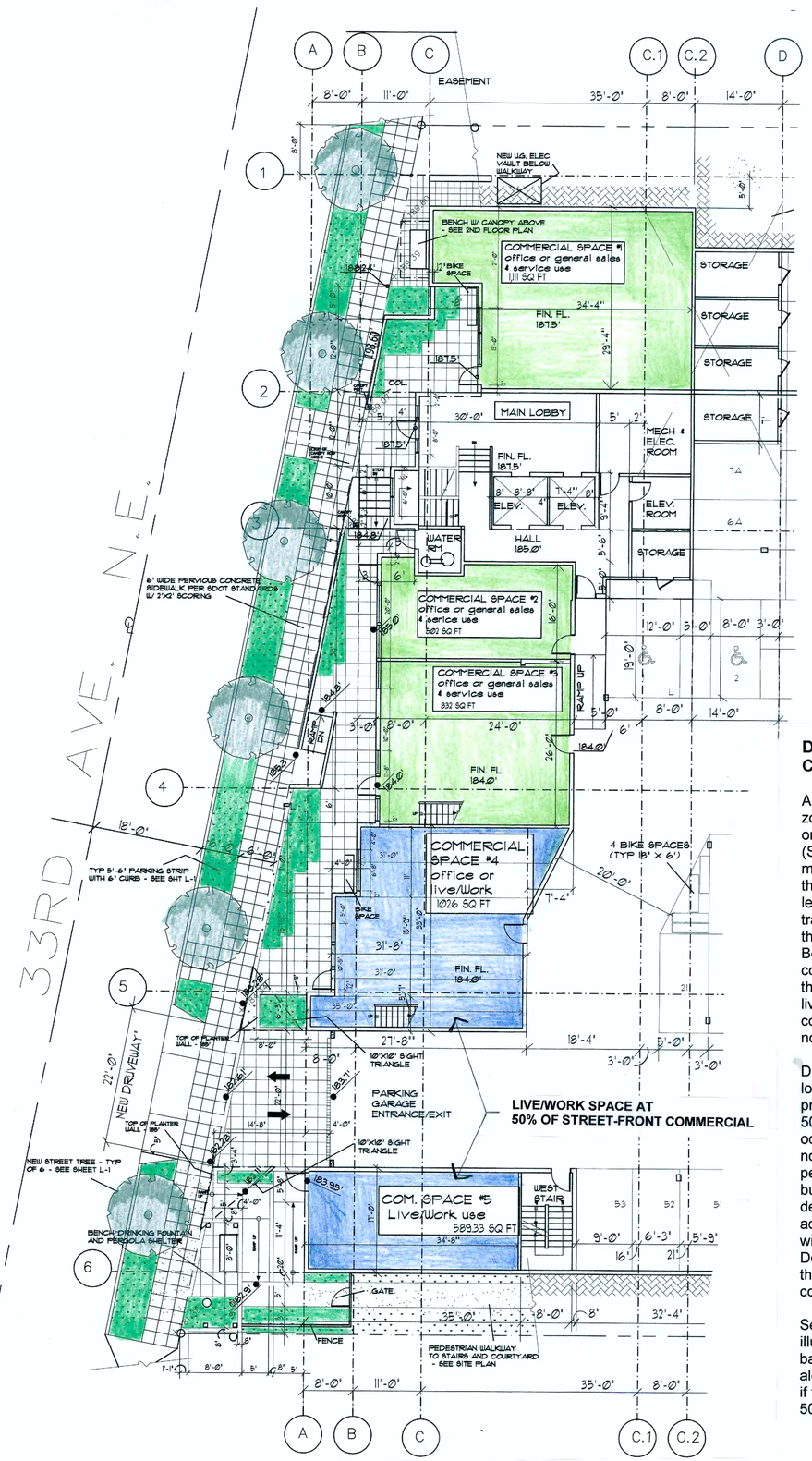
PROJ. NO: 1220
DATE: 11-13-15

9A



FLOOR PLAN - WITHOUT DESIGN DEPARTURE

STREET FRONT COMMERCIAL SPACES
WITH 20% MAXIMUM OCCUPIED BY
LIVE/WORK UNITS (Actual 15% shown)



FLOOR PLAN – WITH DESIGN DEPARTURE

STREET FRONT COMMERCIAL SPACES
WITH 50% MAXIMUM OCCUPIED BY
LIVE/WORK UNITS (Actual 45% shown)

DESIGN DEPARTURE FOR COMMERCIAL & LIVE/WORK SPACES

As the site is not in a pedestrian designated zone we propose a departure from the limitation on live-work units being 20% of the street façade (SMC23.47A.004(G)3). At the May 20th EDG meeting, a Design Board Member questioned the viability of commercial spaces at the street level of the building due to the light pedestrian traffic anticipated along 33rd Ave NE., resulting in the new commercial spaces sitting vacant. The Board agreed to entertain a mix of live/work and commercial spaces that would allow for more than 20% live/work, provided the design of the live/work spaces would allow for their use for commercial purposes and that the street front not be residential in appearance.

Due to the present character of the street, with low or no demand for commercial space, we are proposing a design departure to allow for up to 50% of the street-front commercial space to be occupied by Live-Work units if these spaces are not leased for commercial use within a defined period of time following the completion of the building. The commercial spaces have been designed with both street level access and access from within the building and all spaces will support either commercial of live/work uses. Depending on the prevailing market demand, the street front spaces could contain 100% commercial uses.

See attached street level floor plans that illustrate the option for live/work occupancy based on not exceeding the 20% allowable along with the option for live/work occupancy if the allowable live/work area was increased to 50% of the total street front commercial space.

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ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
DESIGN DEPARTURE

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE: 7-15-16

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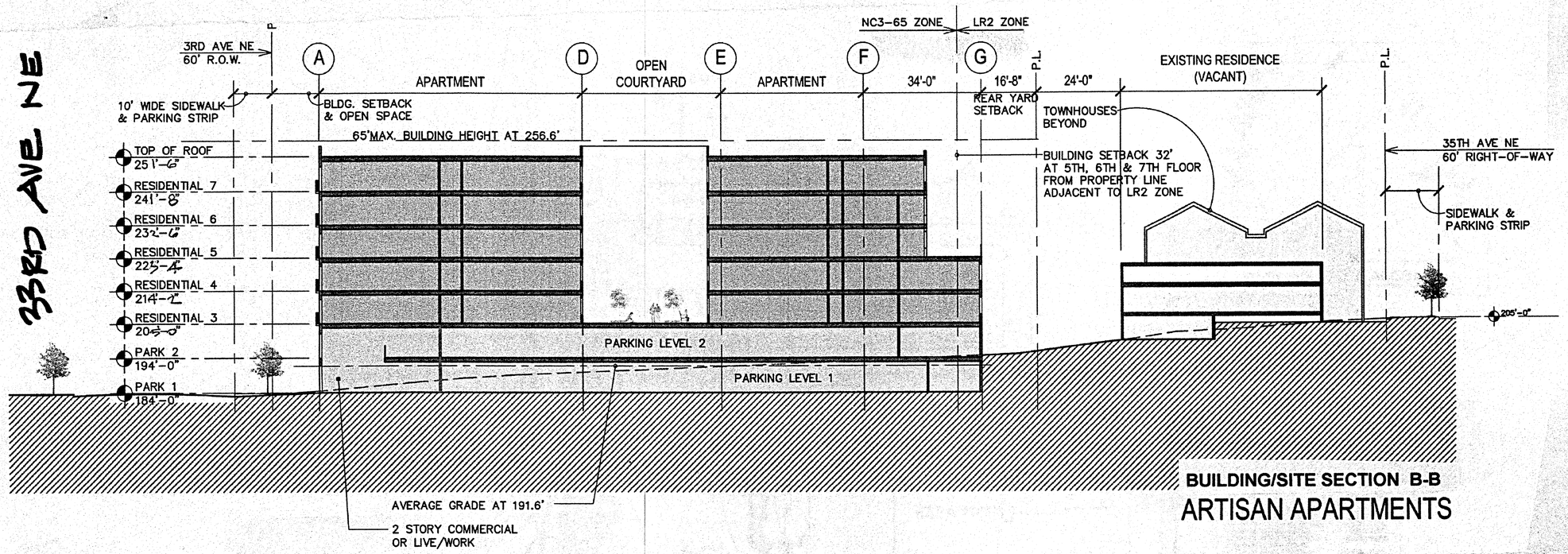
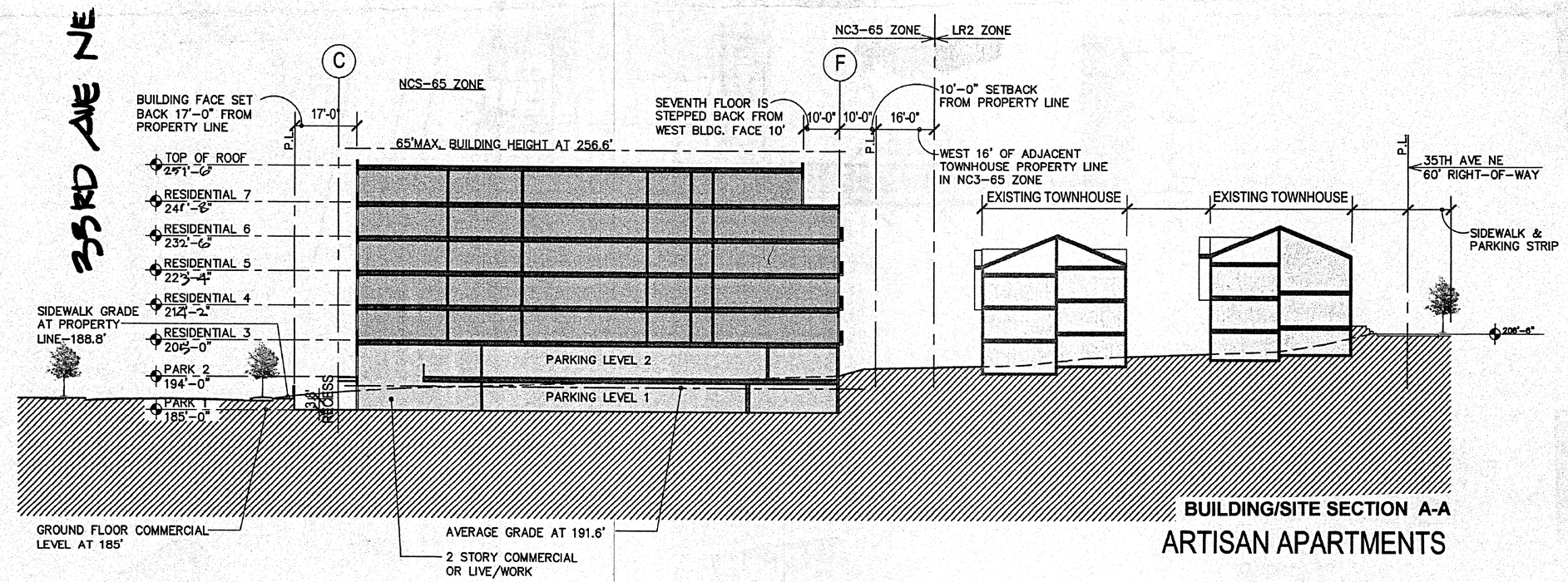


BUILDING/SITE SECTION B-B

ARTISAN APARTMENTS



BUILDING/SITE SECTION A-A

ARTISAN APARTMENTS

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551 NE 65th St.
Seattle, WA 98115
IAA
e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

BUILDING/SITE SECTIONS

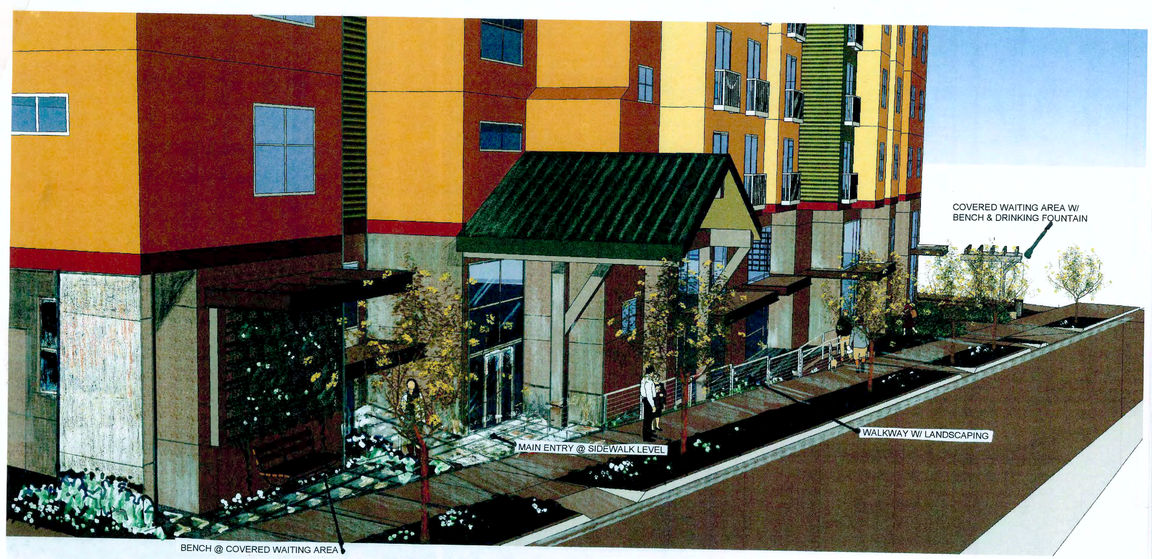
REV. NO.	REV. DATE

DWG BY: rhy
CHK'D BY: wtl

PROJ. NO: 1220
DATE: 2/20/15

10

NORTH PERSPECTIVE VIEW



NORTH PEDESTRIAN VIEW

SOUTH PEDESTRIAN VIEW 1

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
PH: 206-525-8020
FX: 206-525-8021
551 NE 65th St.
Seattle, WA 98115
IAA
e-mail: ivary@nwlink.com

ARTISAN APARTMENTS
12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
STREET LEVEL PERSPECTIVES

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE: 1-15-15

10A

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
020
021
551 NE 65th St.
Seattle, WA 98115
IAA
e-mail:
ivary@nwlink.com

ARTISAN APARTMENTS
12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
MATERIAL / COLOR BOARD

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO: 1220
DATE:

CB

1 LANDSCAPE PLAN WEST HALF

1" = 10'-0"

0 5 10 20

MUP PLANT SCHEDULE

	QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	#	OXYDENDRON ARBOREUM	SOURWOOD TREE	1 1/2" CAL	
	13	#	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	1 1/2" CAL	
	4	#	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	1 1/4" CAL	
	6	#	ULMUS PROPINQUA 'EMERALD SUNSHINE' STREET TREE FORM	EMERALD SUNSHINE ELM	2" CAL	
A	* 62	#	ARBUTUS U. COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
BB	* 18	#	BERBERIS BUXIFOLIA 'NANA'	DWARF BOX-LEAFED BARBERRY	2 GAL	
BW	0	#	BERGENIA 'BRESSINGHAM WHITE'	BERGENIA 'BRESSINGHAM WHITE'	2 GAL	
CORI	* 3	#	CORNUS SERICEA 'ISANTI'	ISANTI RED-OSIER DOGWOOD	2 GAL	
EJ	* 25	#	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	2 GAL	
HR	50	#	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
HH	* 47	#	HOSTA HONEYBELLS	HONEYBELLS HOSTA	1 GAL	
HQ	* 72	#	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
I	* 51	#	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
L	200	#	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF LILYTURF	1 GAL	
MAC	* 95	#	MAHONIA COMPACTA	COMPACT OREGON GRAPE	1 GAL	
N	* 52	#	NANDINA DOMESTICA 'MOON BAY'	MOONBAY HEAVENLY BAMBOO	2 GAL	
PEN	39	#	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL	
PNT	* 4	#	PHYSOCARPUS OPULIFOLIOUS 'SUMMER WINE'	SUMMER WINE NINE BARK	2 GAL	
PMP	* 9	#	PINUS MUGO PUMILIO	DWARF MUGO PINE	5 GAL	
PM	* 45	#	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
PO	* 7	#	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL	
VAC	* 75	#	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	100	#	PERENNIALS AND ORNAMENTAL GRASSES	COORDINATE PLANTING WITH LA	1 GAL	
	100	#	COTONEASTER DAMMERII	COORDINATE PLANTING WITH LA	1 GAL	30" O.C.
	100	#	VINCA MINOR ALBA	COORDINATE PLANTING WITH LA	1 GAL	30" O.C.
			PREMIUM RYE GRASS SOD LAWN LEAVE 24" DIA. CLEAR AT EACH TREE AND MULCH CLEAR AREA			
			VINES			
AQ	82		AKEBIA QUINATA	FIVE LEAF AKEBIA	2 GAL	
CH	20		CLEMATIS HENRYII	HENRYII CLEMATIS	2 GAL	
		#	SEDUM TRAY SYSTEM 4" DEPTH SEMI SHADE TOLERANT			

PROVIDE QUANTITY IN SCHEDULE OR AS SHOWN ON PLAN, WHICHEVER IS GREATER

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

\# DROUGHT TOLERANT ONCE ESTABLISHED

6' BENCH

GREEN SCREEN LISTED WITH WIDTH BY HEIGHT, IN SLOPED AREAS GREEN SCREEN WILL HAVE TO STEP
COORDINATE WITH LA PRIOR TO CONSTRUCTION

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH
WHEN LOCATED AT GRADE

PAVERS OVER PT DECK, NOT PERMABLE

CONCRETE PAVING

DECIDUOUS TREES TO BE LIMBED AT 5' MINIMUM.

MAINTAIN 5'-0" PLANTING CLEARANCE FROM STREET TREES TO ALL UNDERGROUND UTILITIES

CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREES ***BEFORE*** WORK COMMENCES ON-SITE.

MUP SUBMITTAL, REVISION #2

REVISIONS		BY
1	6-15-2015	
2	10-1-2015	

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

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1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

ARTISAN MIXED USE APARTMENTS
12708-12714 33rd Ave NE, Seattle, WA
LANDSCAPE PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 7-2-2014
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L-1

ID - C:\DWGS\COMMERCIAL\Artisan Apartments\Artisan Mixed Use Building L1 2015.dwg - Thu, 1 Oct 2015 - 15:27

1 LANDSCAPE PLAN EAST HALF

1" = 10'-0"

0 5 10 20

MUP PLANT SCHEDULE

	QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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MUP SUBMITTAL, REVISION #2

REVISIONS	BY
1 6-15-2015	
2 10-1-2015	

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ARTISAN MIXED USE APARTMENTS
12708-12714 33rd Ave NE, Seattle, WA
LANDSCAPE PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 7-2-2014
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L-2

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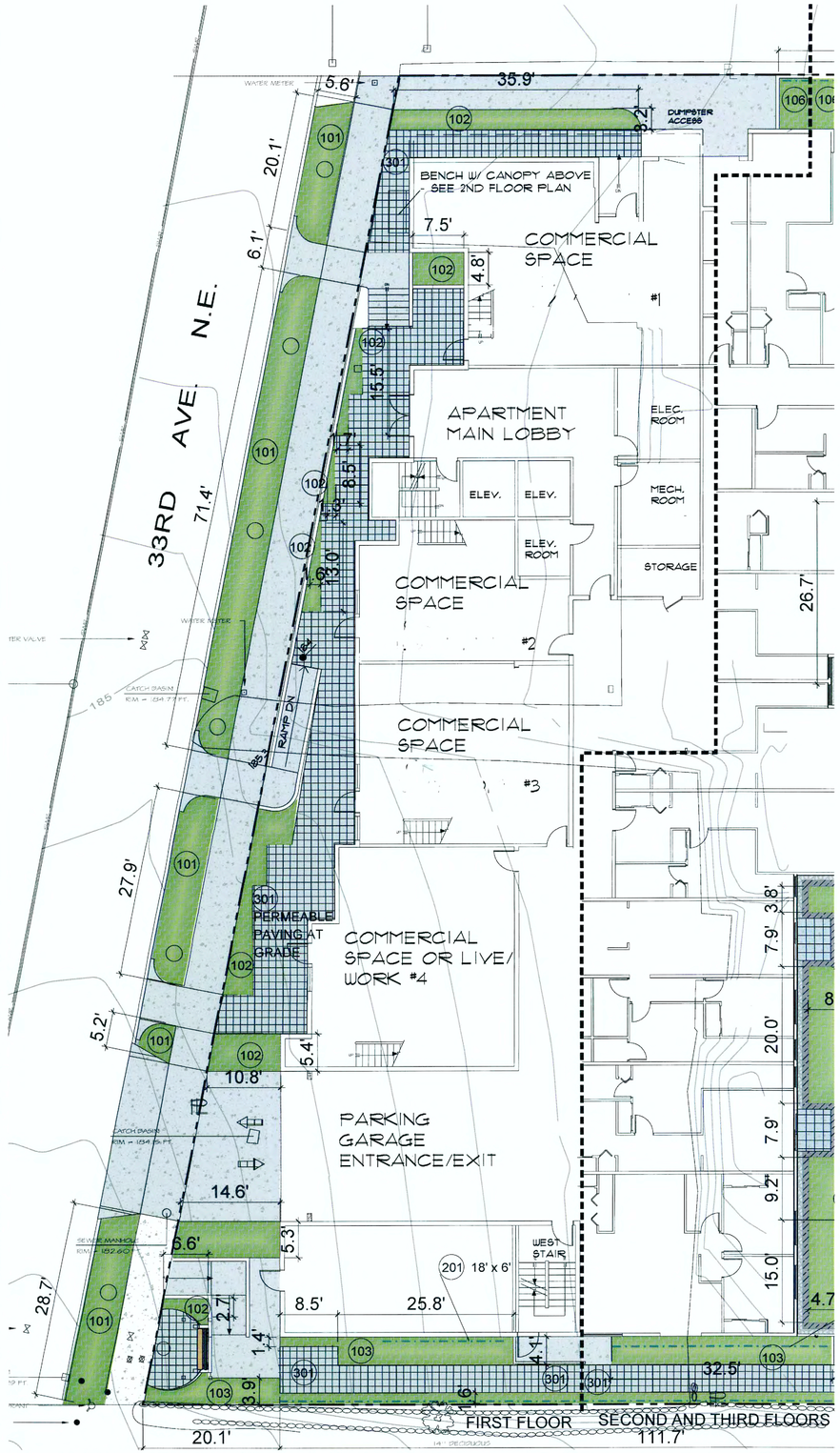

1 GREEN FACTOR EXHIBIT WEST HALF

1" = 10'-0"

0 5 10 20

2

Green Factor Worksheet*

SEATTLE × green factor

		Planting Area																							
		101	102	103	104	105	106	107	108		201	202	203	204	205	206	207	208	209	210	211		301		TOTAL**
A1	square feet																								0
A2	square feet	810	430	939	197	0	2281																		4657
A3	square feet																								0
B1	square feet	810	430	939	197	0	2281																		4657
B2	# of plants	0	60	91	23		130	0	142																446
B3	# of trees						3																		3
B4	# of trees	6		7			6																		19
B5	# of trees																								0
B6	# of trees																								0
B7	# of trees																								0
C1	square feet																								0
C2	square feet							484	1330																1814
D	square feet										108	192	144	144	128	0	0	80	72	1098	1122				3088
E	square feet																								0
F1	square feet																								0
F2	square feet																						2038		2038
G	square feet																								0
H1	square feet		430	939	197		2281	484	1330																5661
H2	square feet																								0
H3	square feet	1710	430	200																					2340
H4	square feet																								0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

SEE SHEET L-5 FOR LR ZONE GREEN FACTOR CALCULATIONS, INCLUDING ITEMS 105, 206, 207, AND 302

2

Green Factor Score Sheet

SEATTLE × green factor

Project title: 12708-12714 - 33rd Ave NE, NC3-65 zone, 0.3 minimum green factor

Parcel size (enter this value first) 1 — enter sq ft of parcel: 35,692 — SCORE 0.309

	Landscape Elements**	Totals from GF worksheet	Factor	Total
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: 4657	0.6	2,794.2
3	Bioretention facilities	enter sq ft	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 4657	0.1	466
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 446	5352	0.3	1,606
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 3	225	0.3	68
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 19	2850	0.3	855.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0	0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 1814	0.7	1,269.8
D	**Vegetated walls**	enter sq ft: 3088	0.7	2,161.6
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 2038	0.5	1,019.0
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 24,581		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 5661	0.1	566.1
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 2,340	0.1	234
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		11,039

* *Do not count public rights-of-way in parcel size calculation.*
** *You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

MUP SUBMITTAL, REVISION #2

REVISIONS		BY
1	6-15-2015	
2	10-1-2015	

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

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SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

ARTISAN MIXED USE APARTMENTS
12708-12714 33rd Ave NE, Seattle, WA
GREEN FACTOR EXHIBIT - NC ZONE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 7-2-2014
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L-3

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1 GREEN FACTOR EXHIBIT EAST HALF

1" = 10'-0"

0 5 10 20

Green Factor Worksheet*

SEATTLE × green factor

		101	102	103	104	105	106	107	108		201	202	203	204	205	206	207	208	209	210	211		301		TOTAL**
		Planting Area																							
A1	square feet																								0
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C1	square feet																								0
C2	square feet							484	1330																1814
D	square feet										108	192	144	144	128	0	0	80	72	1098	1122				3088
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F2	square feet																						2038		2038
G	square feet																								0
H1	square feet		430	939	197		2281	484	1330																5661
H2	square feet																								0
H3	square feet	1710	430	200																					2340
H4	square feet																								0

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** Enter totals on the Green Factor score sheet

SEE SHEET L-5 FOR LR ZONE GREEN FACTOR CALCULATIONS, INCLUDING ITEMS 105, 206, 207, AND 302

Green Factor Score Sheet

SEATTLE × green factor

Project title: 12708-12714 - 33rd Ave NE, NC3-65 zone, 0.3 minimum green factor

Parcel size (enter this value first) 1 — enter sq ft of parcel: 35,692 — SCORE 0.309

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2	Permeable paving over at least 24" of soil or gravel	enter sq ft	2038	0.5	1,019.0
G	**Structural soil systems**	enter sq ft	0	0.2	-
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3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	2,349	0.1	234
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** Do not count public rights-of-way in parcel size calculation.*
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REVISIONS		BY
1	6-15-2015	
2	10-1-2015	

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GREEN FACTOR EXHIBIT -NC ZONE

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NEIL BUCHANAN
CERTIFICATE No. 513

MUP SUBMITTAL, REVISION #2

DATE: 7-2-2014
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L-4

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1 GREEN FACTOR EXHIBIT EAST HALF

1" = 10'-0"

0 5 10 20

2

Green Factor Worksheet*

SEATTLE × green factor

			105		206	207		302		TOTAL**
A1	square feet									0
A2	square feet		1236							1236
A3	square feet									0
B1	square feet		1236							1236
B2	# of plants		115							115
B3	# of trees		5							5
B4	# of trees									0
B5	# of trees									0
B6	# of trees									0
B7	# of trees									0
C1	square feet									0
C2	square feet									0
D	square feet				72	128				200
E	square feet									0
F1	square feet									0
F2	square feet							242		242
G	square feet									0
H1	square feet		1236							1236
H2	square feet									0
H3	square feet									0
H4	square feet									0

* See Green Factor score sheet for category definitions

** Enter totals on the Green Factor score sheet

2

Green Factor Score Sheet

SEATTLE × green factor

Project title: 12708-12714 - 33rd Ave NE, LR, 0.6 minimum green factor

Parcel size (enter this value first) * enter sq ft of parcel: 1,800 — SCORE 0.987

	Landscape Elements**	Totals from GF worksheet	Factor	Total
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: 1236	0.6	741.6
3	Bioretention facilities	enter sq ft:	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1236	0.1	124
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 115	1380	0.3	414
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 5	375	0.3	113
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants:	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants:	0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants:	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH:	0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft:	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0	0.7	-
D	**Vegetated walls**	enter sq ft: 200	0.7	140.0
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft:	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 242	0.5	121.0
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 4,669		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 1236	0.1	123.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft:	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft:	0.1	-
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		1,776

* *Do not count public rights-of-way in parcel size calculation.*

** *You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

REVISIONS		BY
1	6-15-2015	
2	10-1-2015	

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

© GHA Landscape Architects 2014

gha
GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5867

ARTISAN MIXED USE APARTMENTS
12708-12714 33rd Ave NE, Seattle, WA
GREEN FACTOR EXHIBIT - LR ZONE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

MUP SUBMITTAL, REVISION #2

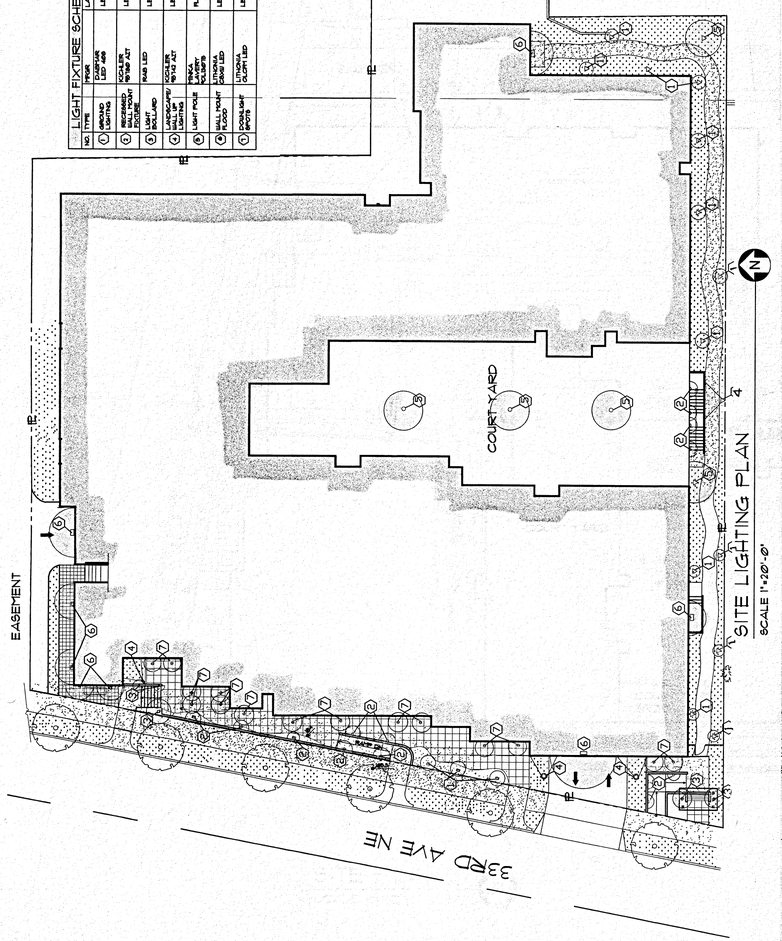
DATE: 7-2-2014
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L-5

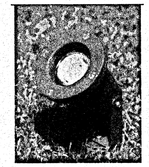
ID - C:\DWGS\COMMERCIAL\Artisan Apartments\Artisan Mixed Use Building L1 2015.dwg - Thu, 1 Oct 2015 - 15:27

LIGHT FIXTURE SCHEDULE

NO.	TYPE	MAKE	LAMP	QTY.	MOUNTING	CONTROL
1	GROUND LIGHTING	DABMAR LED 408	LED	8	STEM MOUNT IN CONC BASE	TIME CLOCK 1
2	WALL MOUNT EXTERIOR	KICHLER 15780 AZT	LED	8	MOUNTED ON CONC BASE	PHOTO CELL
3	LED BOLLARD	RAB LED	LED	3	WALL MOUNT 4' F	PHOTO CELL
4	LANDSCAPE LIGHTING	KICHLER 15742 AZT	LED	4	WALL MOUNT 4'-7' ABOVE SURFACE	TIME CLOCK 1
5	LIGHT POLE	MINKA LAVERY OL13075	FLOR.	8	MOUNTED ON GROUND COVER	TIME CLOCK 2
6	WALL MOUNT FLOOD	LITHONIA CSXW LED	LED	6	WALL MOUNT 8' F	PHOTO CELL W/ MANUAL OFF
7	DOWNLIGHT SPOTS	LITHONIA OLCFM LED	LED	8	MOUNT @ CEILING OF CANOPY	PHOTO CELL W/ MANUAL OFF

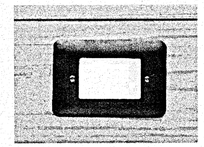


1 DABMAR LED 408



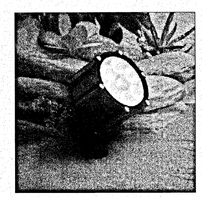
Material: Fiber Glass
Lens: Clear, Heat Resistant, Tempered Glass
Lamp: MR16 20 Leds 1.5W 12V
Lamp Included
Adjustable U-Shaped Bracket With Ground Spike
[Pre-Wired With UL Listed Direct Burial Wire/Cable]
ETL Approved

2 KICHLER (15780 AZT)



- Manufacturer: Kichler Lighting
- Part Number: 15780AZT
- Product Category: Landscape Lighting Fixtures
- Finish: Textured Architectural Bronze
- Dimensions: 3.5" Height x 5" Width x 3.5" Length
- Weight: 0.5 Lb Lbs
- UL Listed

4 KICHLER (15742 AZT)



LED 8.5-Watt 35-Degree Spread Light

The LED 8.5-Watt 35-Degree Spread Light takes advantage of the latest LED technology to precisely focus its illumination in a clear, wide cone. The housing is made of reliable, die cast aluminum or die cast brass with clear tempered glass lens.

3 RAB LIGHTING

LED Bollard

42" high rectangular Bollard can accomodate 1 or 2 LPACK fixtures for low level lighting applications. Great for pathway lighting! Lasts 50,000 hours. Meet IESNA Full Cutoff, Fully Shielded classification.
5 year warranty.
LED Light Engine included.

5 MINKA LAVERY (OL13075)

Lander Heights ENERGY STAR® Outdoor 20 3/4" Post Light - Item OL13075

From the Lander Heights lighting collection comes a casual Rustic design lantern with Spanish and European influences. Crafted in forged iron with a bronze finish, this lantern's Spanish Fire Piastra glass comes brilliantly alive, echoing times of yore. But it's modern technology running this show; this lantern is ENERGY STAR® rated for efficiency and includes one 26 watt fluorescent bulb. The built-in photocell enables dusk-to-dawn function. Post not included. From Minka-Lavery. Bronze finish. From the Lander Heights lighting collection comes a casual Rustic design lantern with Spanish and European influences. Crafted in forged iron with a bronze finish, this lantern's Spanish Fire Piastra glass comes brilliantly alive, echoing times of yore. But it's modern technology running this show; this lantern is energy efficient and includes one 26 watt fluorescent bulb. Post not included. From Minka-Lavery.

6 LITHONIA CSXW LED

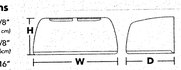
Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Specifications

Height:	7-1/8" (29.2 cm)
Width:	16-3/8" (41.6cm)
Depth:	9-5/16" (23.6 cm)
Weight (max):	30 lbs (13.6 kg)



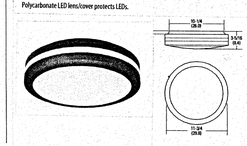
7 LITHONIA OLCFM

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.



SITE LIGHTING FIXTURES

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
PH: 206-525-8020
FX: 206-525-8021
551 NE 65th St.
Seattle, WA 98115
IAA
e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

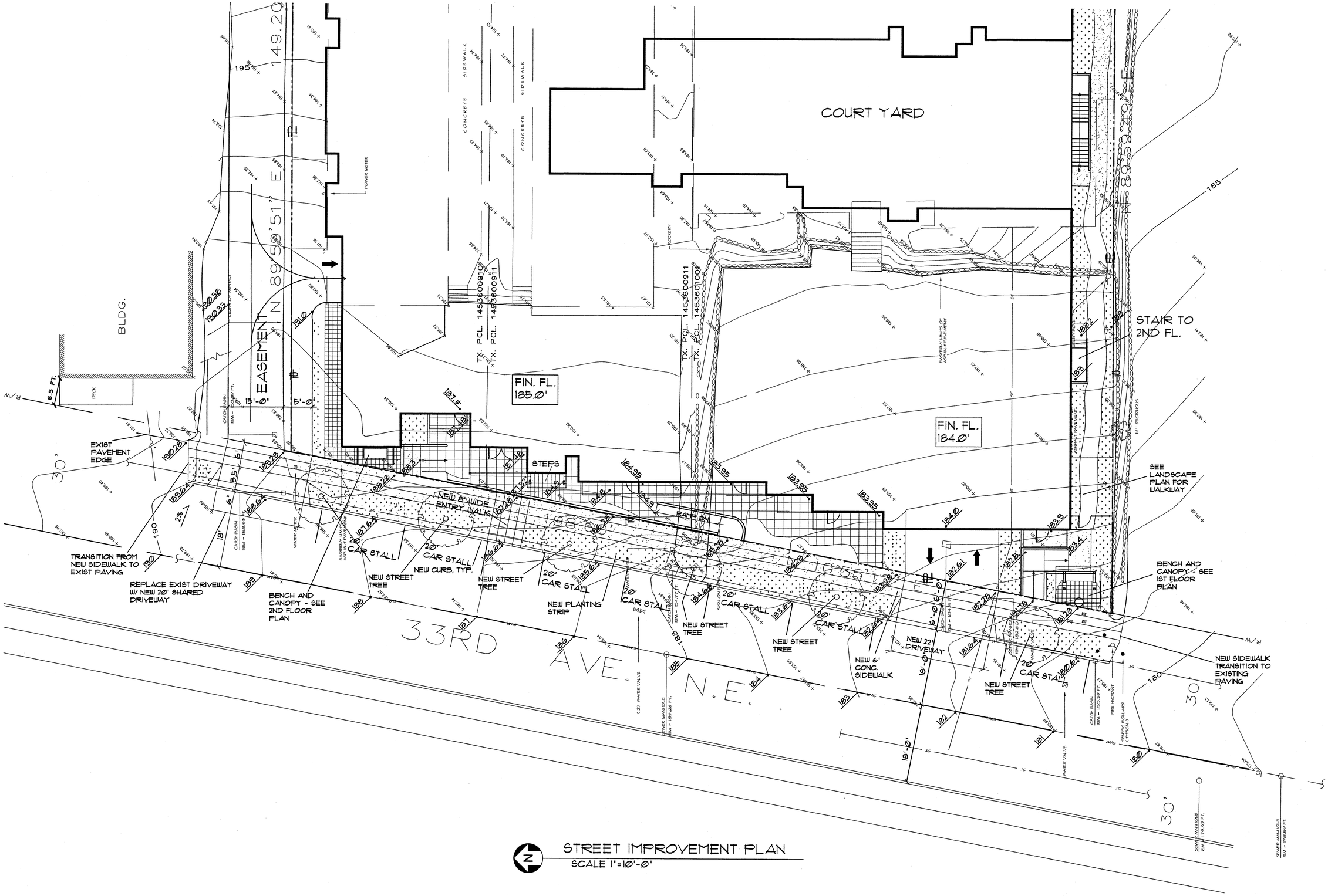
SHEET TITLE:
SITE LIGHTING

REV. NO.	REV. DATE
DWG BY: rhy	CHK'D BY: wti

PROJ. NO:
DATE:

RECEIVED
FEB 26 2015
DEPT OF PLANNING AND DEVELOPMENT

SL



STREET IMPROVEMENT PLAN
SCALE 1"=10'-0"

1976 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS

IAA

e-mail: ivary@nwlink.com

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

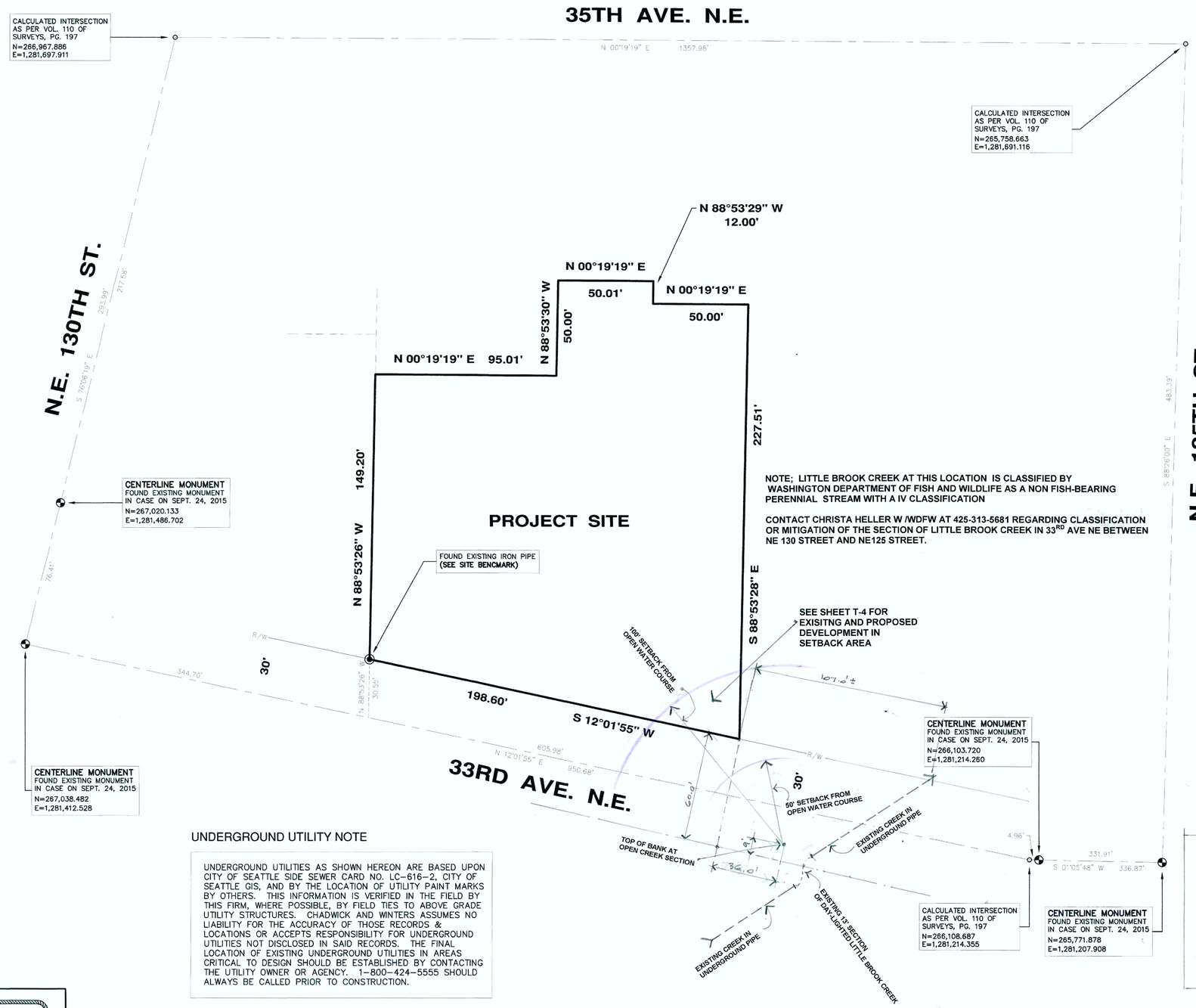
STREET IMPROVEMEMNT PLAN

REV. NO.	REV. DATE

DWG BY: rhy
CHK'D BY: wtl

PROJ. NO: 132
DATE: 11-15-15

SDOT -1



NOTE; LITTLE BROOK CREEK AT THIS LOCATION IS CLASSIFIED BY WASHINGTON DEPARTMENT OF FISH AND WILDLIFE AS A NON FISH-BEARING PERENNIAL STREAM WITH A IV CLASSIFICATION

CONTACT CHRISTA HELLER W /WDFW AT 425-313-5681 REGARDING CLASSIFICATION OR MITIGATION OF THE SECTION OF LITTLE BROOK CREEK IN 33RD AVE NE BETWEEN NE 130 STREET AND NE125 STREET.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON CITY OF SEATTLE SIDE SEWER CARD NO. LC-616-2, CITY OF SEATTLE GIS, AND BY THE LOCATION OF UTILITY PAINT MARKS BY OTHERS. THIS INFORMATION IS VERIFIED IN THE FIELD BY THIS FIRM, WHERE POSSIBLE, BY FIELD TIES TO ABOVE GRADE UTILITY STRUCTURES. CHADWICK AND WINTERS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS & LOCATIONS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DISCLOSED IN SAID RECORDS. THE FINAL LOCATION OF EXISTING UNDERGROUND UTILITIES IN AREAS CRITICAL TO DESIGN SHOULD BE ESTABLISHED BY CONTACTING THE UTILITY OWNER OR AGENCY. 1-800-424-5555 SHOULD ALWAYS BE CALLED PRIOR TO CONSTRUCTION.

NORTH

SCALE: 1"=30'
0 15 30 60

LOCATED IN:
S.E. 1/4, S.E. 1/4, SEC. 21, T. 26 N., R. 4 E., W. M.

1976 REGISTERED ARCHITECT WAYNE T. IVARY STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
PH: 206-525-8020
FX: 206-525-8021
551 NE 65th St.
Seattle, WA 98115
IAA
e-mail: ivary@nwlink.com

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.

MONUMENT LISTINGS

PUBLISHED BENCHMARKS

VERTICAL DATUM

SOURCE:	WASHINGTON COUNCIL OF COUNTY SURVEYOR'S
ID#:	SNV-7595
DESCRIPTION:	2" BRASS CAP STAMPED "3711"
LOCATION:	N.E. CORNER OF ELECTRIC VAULT AT S.E. CORNER OF 33RD AVE. N.E. AND N.E. 125TH ST.
ELEVATION:	180.153 FT. (NAVD'88)

HORIZONTAL DATUM

OWNER:	WASHINGTON STATE DEPT. OF TRANSOPORTATION
ID#:	1752
DESCRIPTION:	CONCRETE MONUMENT WITH PIN SET BELOW STREET LEVEL IN A STANDARD MONUMENT CASE
LOCATION:	RIGHT SHOULDER OF NORTHBOUND I-5, 0.8 MILES NORTH OF 110TH OVERCROSSING STRUCTURE
NORTHING:	265,974.908 (NAD 83/11)
EASTING:	1,273,492.834 (NAD 83/11)

SITE BENCHMARK

VERTICAL DATUM

SOURCE:	GPS OBSERVATION
ID#:	N\A
DESCRIPTION:	EXISTING IRON PIPE
LOCATION:	N.W. CORNER PROJECT SITE
ELEVATION:	189.22 FT. (NAVD'88)

HORIZONTAL DATUM

OWNER:	CITY OF SEATTLE
ID#:	N/A
DESCRIPTION:	CONCRETE MONUMENT WITH PIN SET BELOW STREET LEVEL IN A STANDARD MONUMENT CASE
LOCATION:	INTERSECTION OF CENTERLINES OF N.E. 125TH ST. AND 33RD AVE. N.E.
NORTHING:	265,771.878 (NAD 83/98)
EASTING:	1,281,207.908 (NAD 83/98)

VALUE WAS DERIVED BY DIRECT OBSERVATION UTILIZING GPS EQUIPMENT ON SEPTEMBER 24, 2015

ARTISAN APARTMENTS

12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:

SITE SURVEY PLAN & LOCATION OF RIPARIAN CORRIDOR

REV. NO.	REV. DATE

RIPARIAN CORRIDOR DELINEATION

VAULT SERIAL NO.	NATURE	MADE	CHK'D	REV'D
VAULT_SERIAL_NO	REVISIONS			
REV_1	NAME			
DATE	MARK			

ROBERT H. WINTERS STATE OF WASHINGTON 18104 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 10/9/15

CHADWICK & WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117

APPROVED FOR CONSTRUCTION
SEATTLE PUBLIC UTILITIES
SEATTLE, WASHINGTON ..... 20 .....
BY: .....

NAME OR INITIALS AND DATE
DESIGNED .....
CHECKED .....
DRAWN SAL 10-7-15
CHECKED RHW

INITIALS AND DATE
REVIEWED:
DES. ..... CONST. .....
SDOT ..... PROJ. MGR. .....
RECEIVED RECEIVED .....
REVISED AS BUILT .....

ALL WORK DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS IN EFFECT ON THE DATE SHOWN ABOVE, AND SUPPLEMENTED BY SPECIAL PROVISIONS.

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. _____ APPROVED _____
FUND: _____
SCALE: H. 1"=30' V. ____ INSPECTOR'S BOOK _____

07-3806

ECA-1

VAULT PLAN NO.
VLT_PLN#

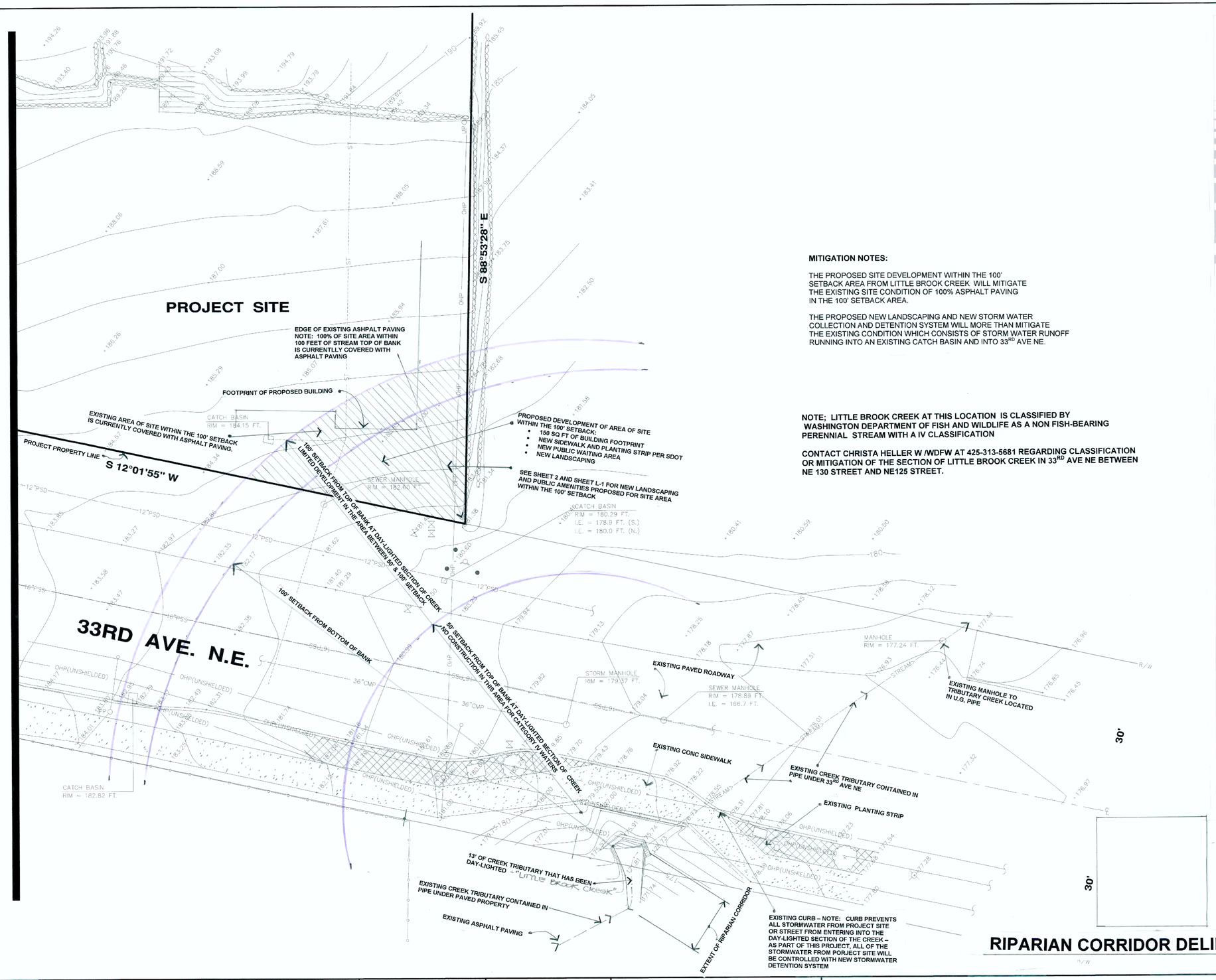
11-15-15

NORTH

SCALE: 1"=10'

0 5 10 20

LOCATED IN:
S.E. 1/4, S.E. 1/4, SEC.
21, T. 26 N., R. 4 E., W. M.



MITIGATION NOTES:

THE PROPOSED SITE DEVELOPMENT WITHIN THE 100' SETBACK AREA FROM LITTLE BROOK CREEK WILL MITIGATE THE EXISTING SITE CONDITION OF 100% ASPHALT PAVING IN THE 100' SETBACK AREA.

THE PROPOSED NEW LANDSCAPING AND NEW STORM WATER COLLECTION AND DETENTION SYSTEM WILL MORE THAN MITIGATE THE EXISTING CONDITION WHICH CONSISTS OF STORM WATER RUNOFF RUNNING INTO AN EXISTING CATCH BASIN AND INTO 33RD AVE NE.

NOTE; LITTLE BROOK CREEK AT THIS LOCATION IS CLASSIFIED BY WASHINGTON DEPARTMENT OF FISH AND WILDLIFE AS A NON FISH-BEARING PERENNIAL STREAM WITH A IV CLASSIFICATION

CONTACT CHRISTA HELLER W /WDFW AT 425-313-5681 REGARDING CLASSIFICATION OR MITIGATION OF THE SECTION OF LITTLE BROOK CREEK IN 33RD AVE NE BETWEEN NE 130 STREET AND NE125 STREET.

RIPARIAN CORRIDOR DELINEATION

1978 REGISTERED ARCHITECT
WAYNE T. IVARY
STATE OF WASHINGTON

IVARY & ASSOCIATES
ARCHITECTS
PH: 206-525-8020
FX: 206-525-8021
551 NE 65th St.
Seattle, WA 98115
IAA
e-mail: ivary@nwlink.com

ARTISAN APARTMENTS
12706 33RD AVE NE, SEATTLE WA

SHEET TITLE:
RIPARIAN CORRIDOR LOCATION WITH SETBACK REQUIREMENTS

REV. NO.	REV. DATE

REV_1		
DATE	MARK	NATURE REVISIONS

VAULT SERIAL NO.	MADE	CHK'D	REV'D
VAULT_SERIAL_NO			

ROBERT H. WINTERS
STATE OF WASHINGTON
18107
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 10/9/15

CHADWICK & WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117

APPROVED FOR CONSTRUCTION
SEATTLE PUBLIC UTILITIES
SEATTLE, WASHINGTON ..... 20 .....
BY: .....

NAME OR INITIALS AND DATE
DESIGNED .....
CHECKED .....
DRAWN SAL 10-7-15
CHECKED RHW

INITIALS AND DATE
REVIEWED:
DES. ..... CONST. .....
SDOT ..... PROJ. MGR. .....
RECEIVED RECEIVED .....
REVISED AS BUILT .....

ALL WORK DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS IN EFFECT ON THE DATE SHOWN ABOVE, AND SUPPLEMENTED BY SPECIAL PROVISIONS.

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. ..... APPROVED .....
FUND: .....
SCALE: H. 1"=10' V. ____ INSPECTOR'S BOOK .....

07-3806
ECA-2
VAULT PLAN NO.
VLT_PLN#
11-15-15