



Looking NW from Alley

## Table of Contents

---

Project Information _____	3
FAR Area Schedule _____	4
Survey _____	5
Context Map _____	6
Existing Site Conditions _____	9
Design Guidelines _____	11
Graphic Narrative _____	12
Building Plan _____	13
Perspective View _____	19
Building Elevations _____	21
Building Section _____	23
Material Board _____	24

## Project Information

---

**Address:** 5208 B Ravenna Ave. NE

**Project Number:** AP 3028187

**Legal Description:** RAVENNA SPRINGS PARK SUPL E 47 FT, LESS N 10FT  
PLat Block: 14, Plat Lot:6-7

**Parcel #:** 7174800765

**Site Area:** 4,230sf

**Zoning:** LR1

**Overlays:** Ravenna(Urban Center Village)

**Misc:** Freq Transit, Infiltration Eval Req'd

**ECA:** Liquefaction Zone

**Existing Use:** Existing Residence to be Preserved.

**Max FAR:** 0.9 or 1.1-(4,230x1.1=4,653sf

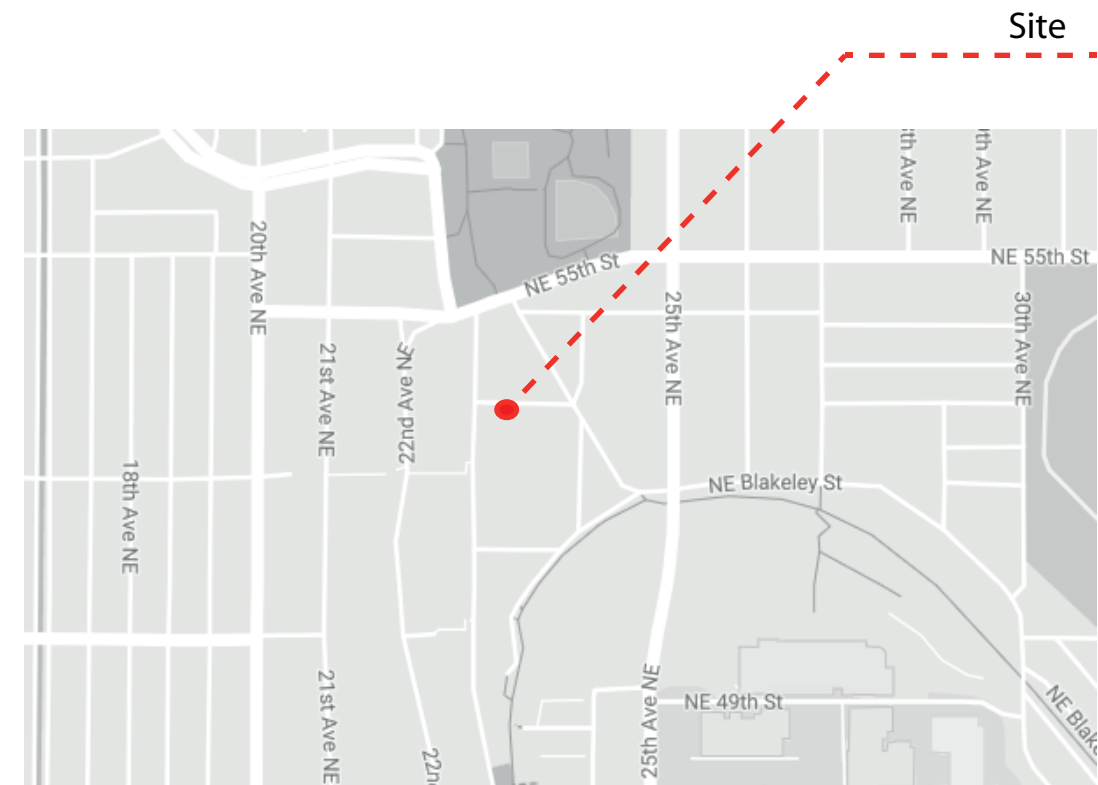
**Max Density:** SFR = 1/1600sf, RH = No Limit, TH = No Limit Max, Apt = No Limit Max

**Height:** 30'+5' for roof with minimum 6:12 pitch

**Proposed Project Description:** Construct 2 townhouses. Existing Building to Remain, with addition over existing

**Proposed Square Footage:** 4589 sf (4653 sf Max)

**Parking:** None Required (Freq Transit & Ravenna (Urban Center Village) Overlay)



Context Map

Site



Zoning Map

## Net Area Summary (Inside Face of Wall)

Net Area Summary (Heated)		
Level	Area	Number

### TH1

Basement	Existing	790 sf (exclude from FAR)	TH1
	New	40 sf	TH1
Level 1	Existing	1580 sf (exclude from FAR)	TH1
	New	140 sf	TH1
Level 2	New	993 sf	TH1
<b>Total</b>		<b>1178 sf</b>	<b>TH1</b>

### TH2

Level 1	New	707 sf	TH2
Level 2	New	706.5 sf	TH2
Level 3	New	394 sf	TH2
<b>Total</b>		<b>1807.5 sf</b>	<b>TH2</b>

### TH3

Level 1	New	686 sf	TH3
Level 2	New	682 sf	TH3
Level 3	New	276 sf	TH3
<b>Total</b>		<b>1644 sf</b>	<b>TH3</b>

Grand Total		4629 sf	Complies
FAR			
Max Allowed	FAR	4653 sf	

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

THE EAST 47 FEET OF LOTS 6 AND 7, EXCEPT THE NORTH 10 FEET OF LOT 7, BLOCK 14, RAVENNA SPRINGS PARK SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 173, IN KING COUNTY, WASHINGTON;  
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

ACCEPTED A BEARING OF N89°59'41"W ALONG THE CENTERLINE OF NE 53RD STREET BASED ON FOUND MONUMENTS PER RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 198011149013

## PROJECT INFORMATION

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.286.4412

**PROPERTY OWNER:** 3MD CONSULTING SERVICE, LLC  
5208 B RAVENNA AVENUE NE  
SEATTLE, WA 98105

**TAX PARCEL NUMBER:** 717480-0785

**PROJECT ADDRESS:** 5208 B RAVENNA AVENUE NE  
SEATTLE, WA 98105

**ZONING:** LR1

**JURISDICTION:** CITY OF SEATTLE

**PARCEL ACREAGE:** 4,230 S.F. (± 0.097 ACRES)  
AS SURVEYED



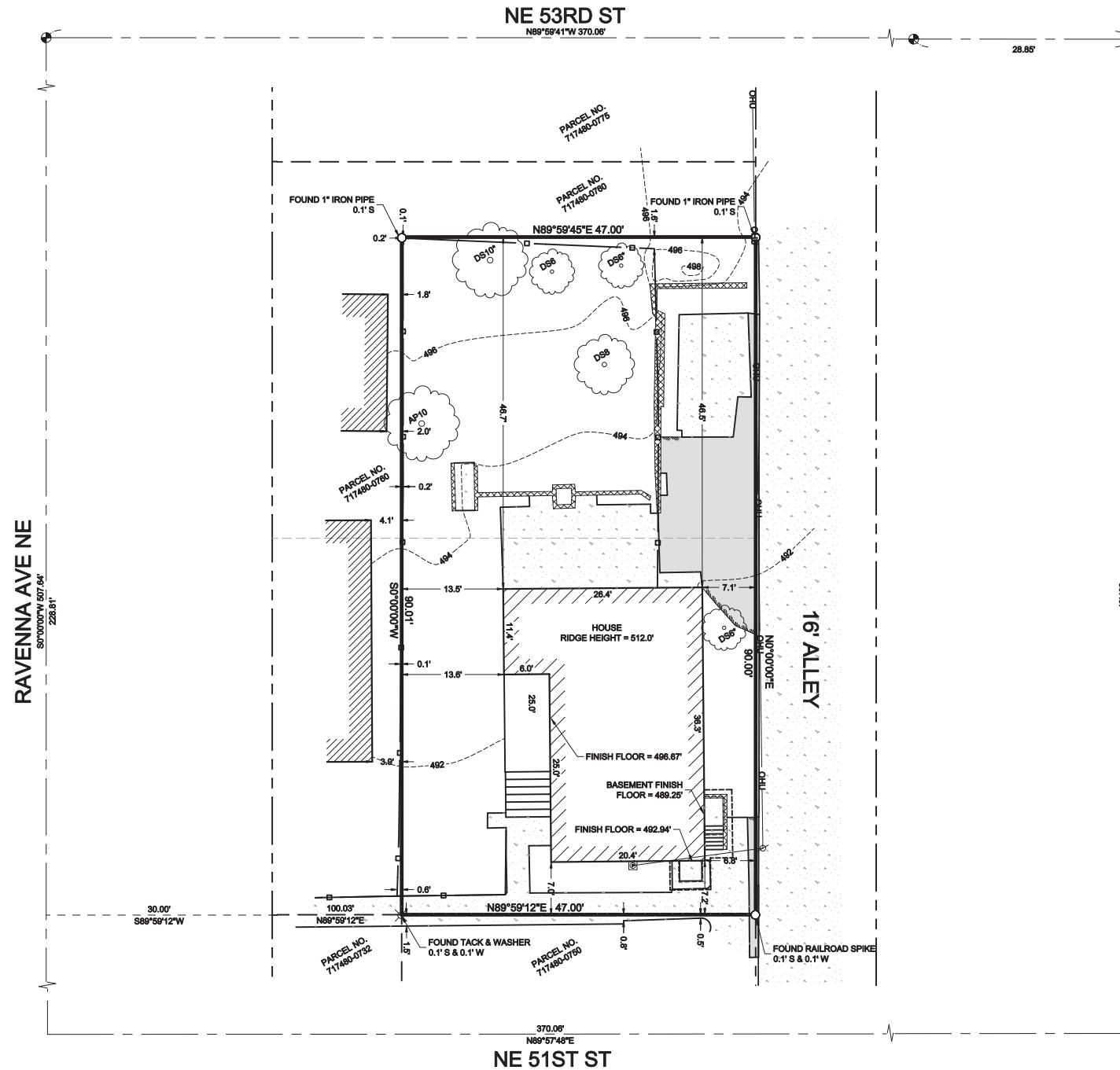
VICINITY MAP

NTS

## VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE ASSUMED

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



## LEGEND

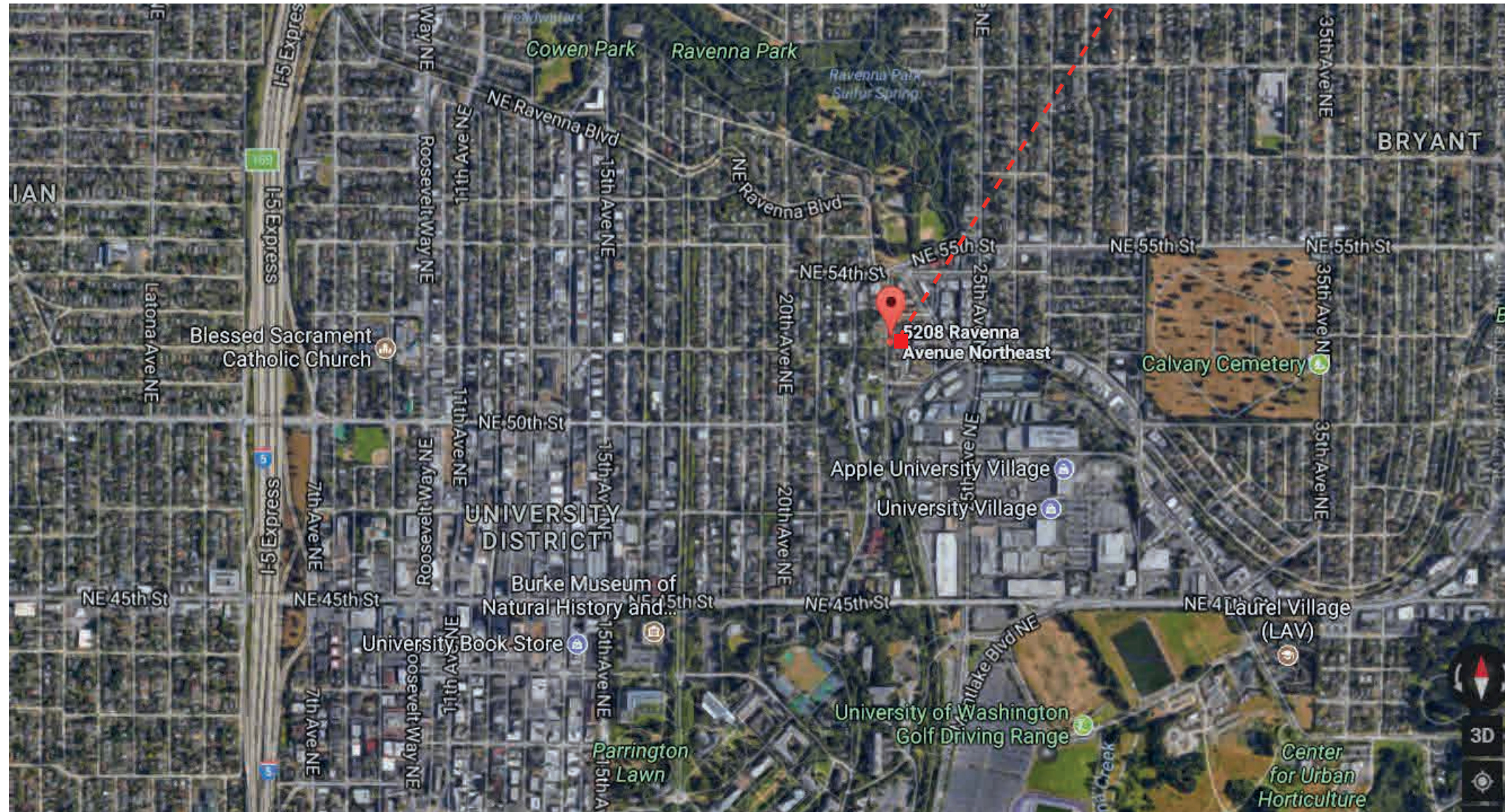
- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- ⊗ TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊠ UTILITY POLE
- ⊠ GAS METER
- ⊠ SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- ⊠ WATER METER
- ⊠ SIGN
- SS- APPROXIMATE LOCATION SANITARY SEWER LINE
- SD- APPROXIMATE LOCATION STORM DRAIN LINE
- OHP- OVERHEAD POWER
- OHU- OVERHEAD UTILITIES
- X- CHAINLINK FENCE
- WOOD FENCE
- ▨ CONCRETE WALL
- ▨ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- \* INDICATES MULTI-TRUNK



## GENERAL NOTES

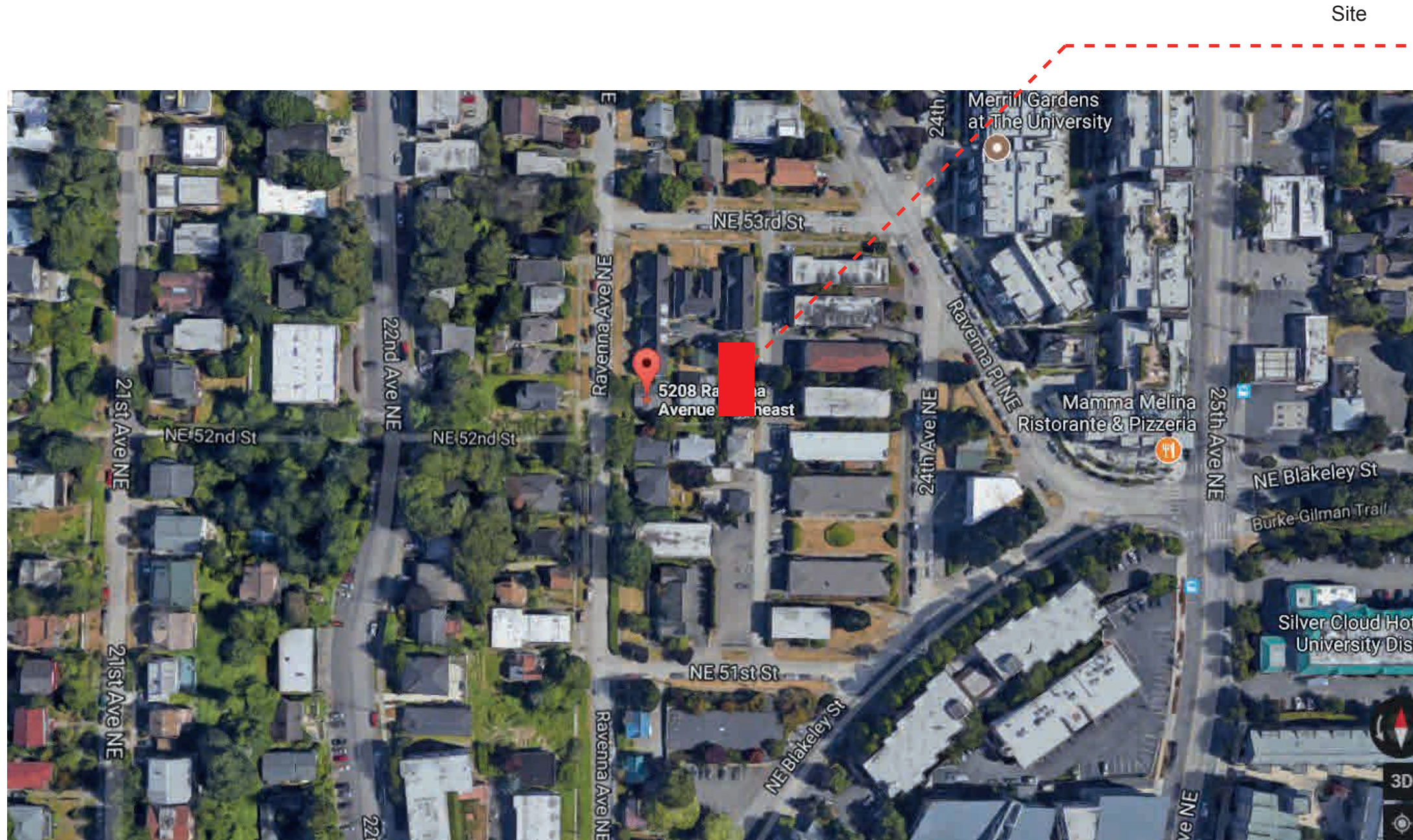
1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
3. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

Site

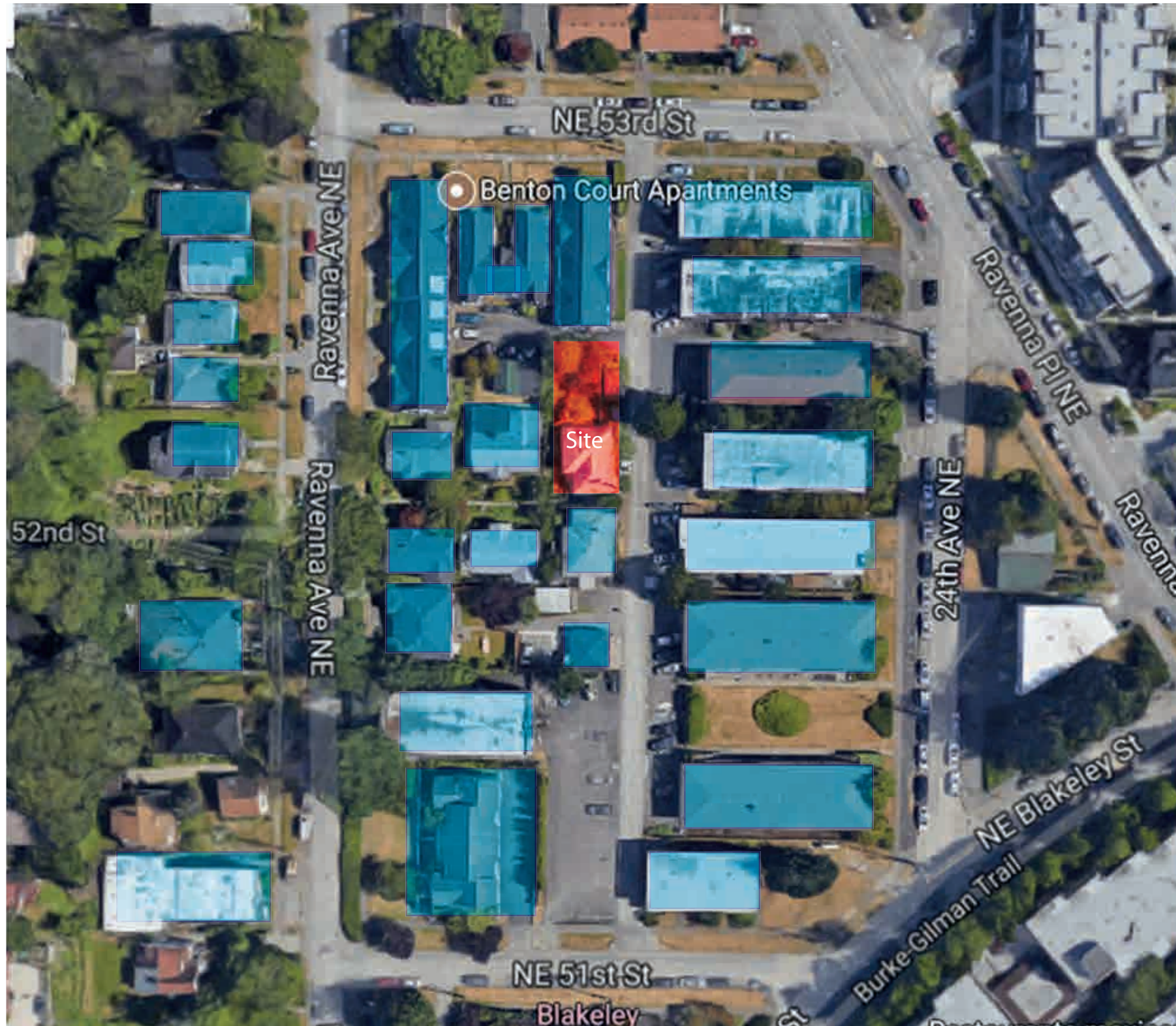


Context Map





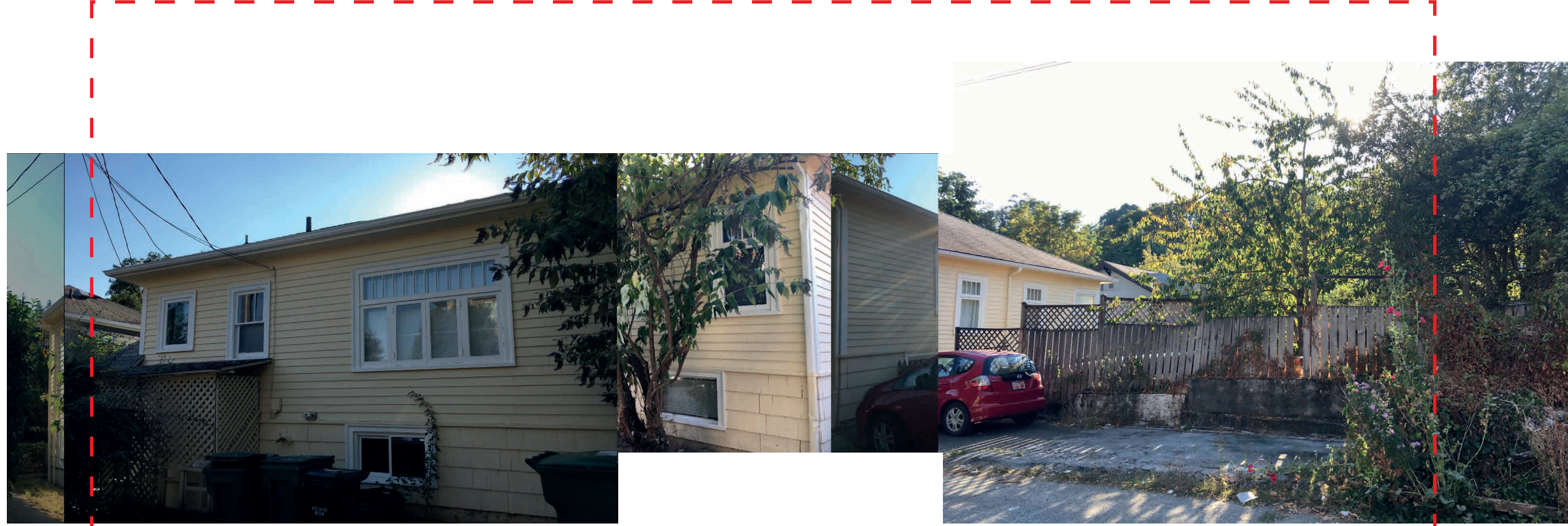
Context Map 



- Site
- Residential
- Commercial

Surrounding Use Map





Site

Looking West on Alley



NE 51st St.

Site

NE 53rd St.

Looking West on Alley



NE 53rd St.

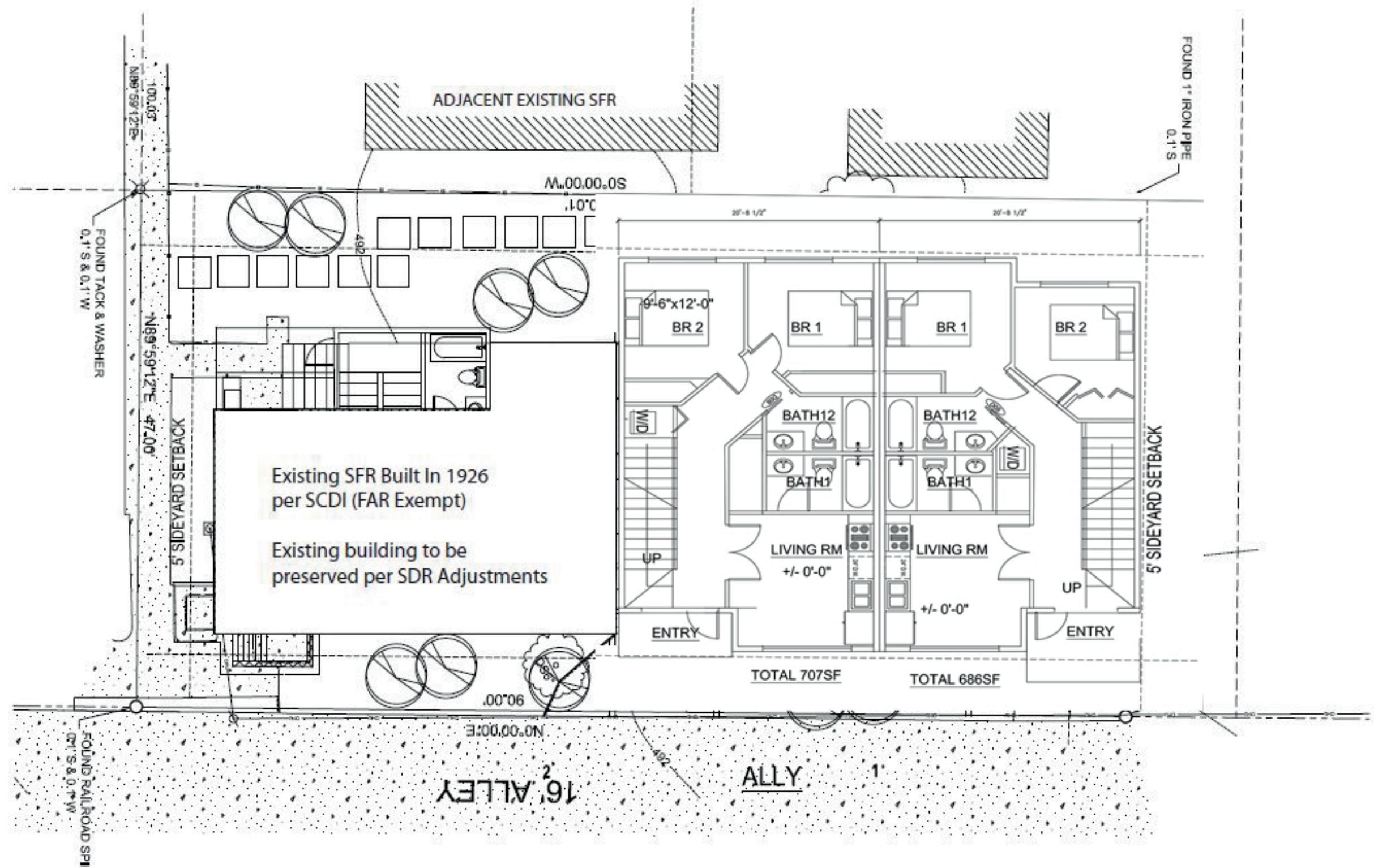
NE 51st St.

Looking East on Alley

<b>CS2. Urban Pattern and Form</b> B. Adjacent Sites, Streets, and Open Spaces	The three town homes positioned along the ally which gives residents the most efficient accessibility to the units. The existing unit access on the side, with two new units access directly from ally creates clear pedestrian circulation of the site.
<b>CS2. Urban Pattern and Form</b> C. Relationship to the Block	Multi-family and single-family houses surround the site on the ally. The proposed building will fit in the context in term of shape, form and height. We propose change of material to create modular look to break up the long façade and scale, that fit in well with the future neighbors.
<b>CS3. Architectural Context and Character</b> A. Emphasizing Positive Neighborhood Attributes	The scale and proportion have been thoroughly considered to fit in the neighborhood. We integrate pitched roof with flat roof to show our respect to the context and at the same time bring modern feeling to this growing neighborhood.
<b>PL1. Connectivity</b> B. Walkways and Connections	Open spaces are created around the site as well as the cloistered open space on the back of existing structure. Paved paths will also encourage outdoor activities and interactions among residents.
<b>PL2. Walkability</b> A. Accessibility	Every unit has paved access from the ally to their private entry. All entries are located on ground level which is also intended to provide access to all.
<b>PL2. Walkability</b> B. Safety and Security	Each of the individual units has its own private covered entries to help distinguish the unit entrance. At night, each of the entry canopies will be further illuminated with a light fixture.
<b>DC2. Architectural Concept</b> A. Massing	We use different materials and break up the volumes to avoid making the project too large of a massing. We also setback more than required especially at entrance areas to create more open space and amenity area.
<b>DC2. Architectural Concept</b> B. Architectural and Façade Composition	The side and back of the residential façade have been designed to be visually appealing to surrounding community. We apply same language on all facades with materials and volume changes to make the architecture expression of the building cohesive as a whole.
<b>DC2. Architectural Concept</b> C. Secondary Architectural Features	Variations in scale and building materials give our unique program elements different character while keeping this form simple. Window sizes and openings in the façade are organized to reveal the public/semiprivate functions of the building.
<b>DC4. Exterior Elements and Materials</b> A. Exterior Elements and Finishes	An overarching goal of the project through design phase was to keep the building form inherently simple, at the same time through using different materials and volumes maintain human scale, create rhythm, and tectonics feel. All finish materials will be durable and easy to maintain in Seattle's climate long term, working together to create inspiring form.

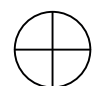


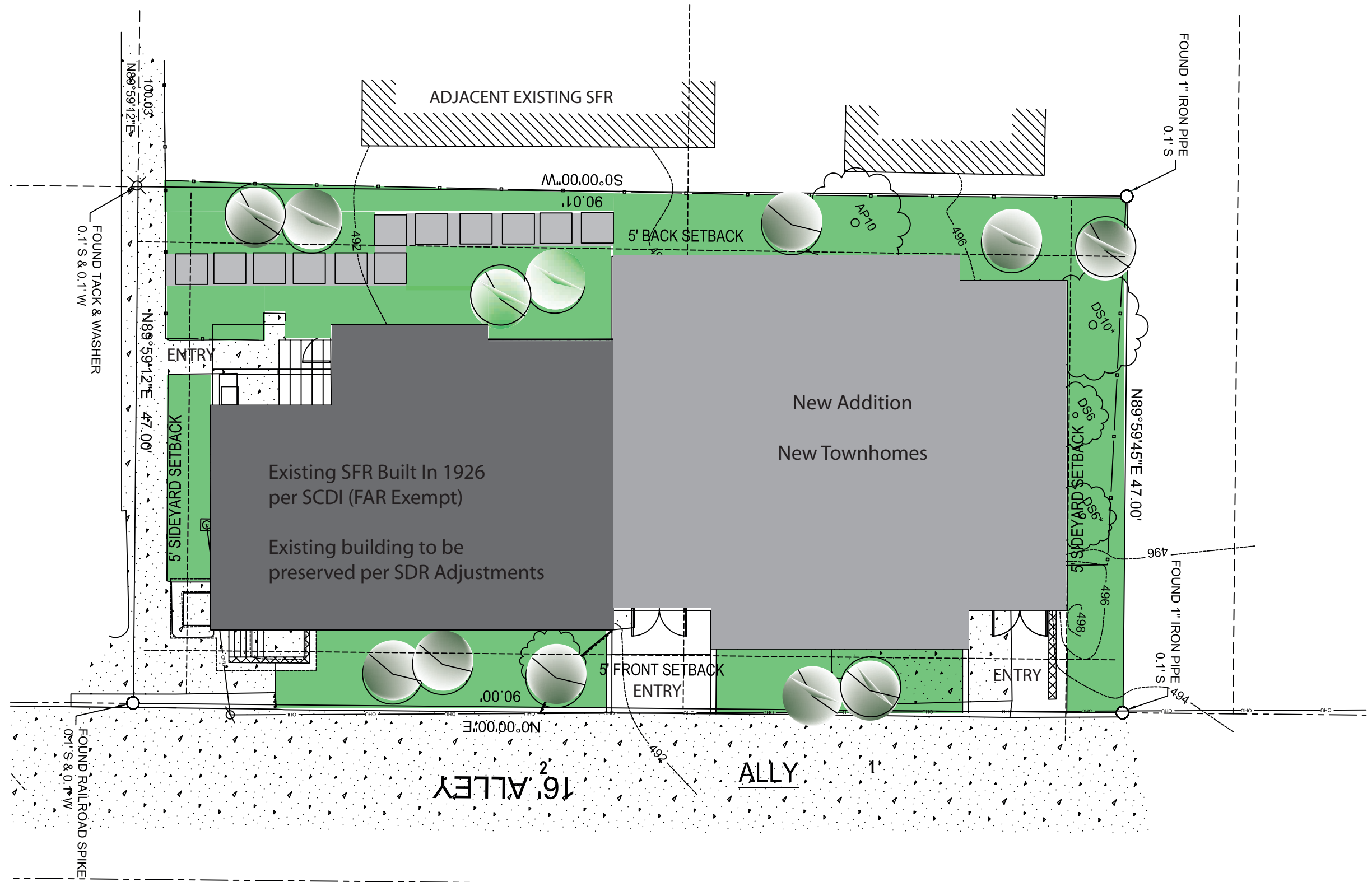
Looking NW from Alley



Site Plan

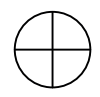
3/16" = 1'-0"

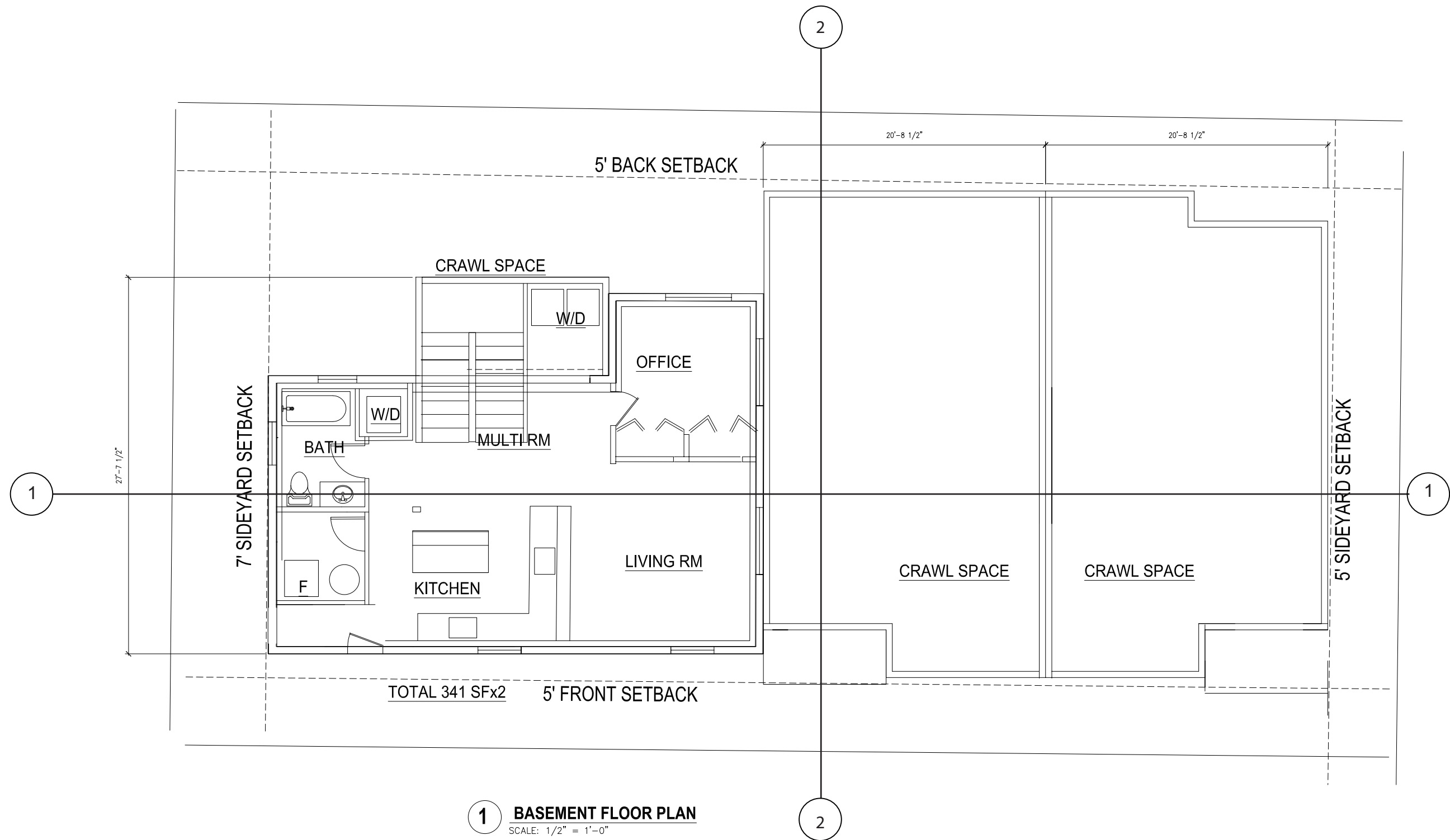




Landscape Plan

3/16" = 1'-0"

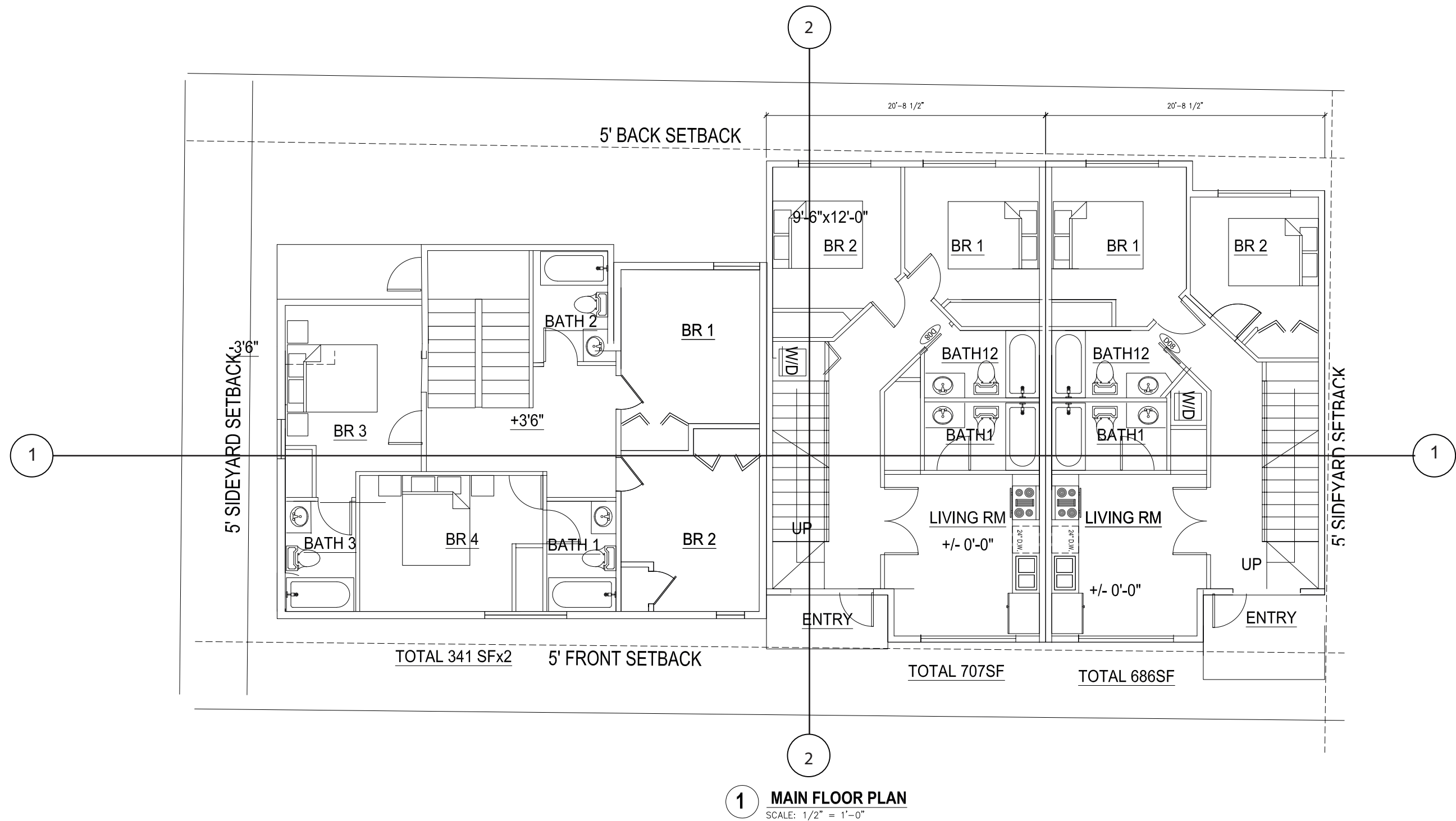




Level 1 Plan

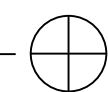
3/8" = 1'-0"



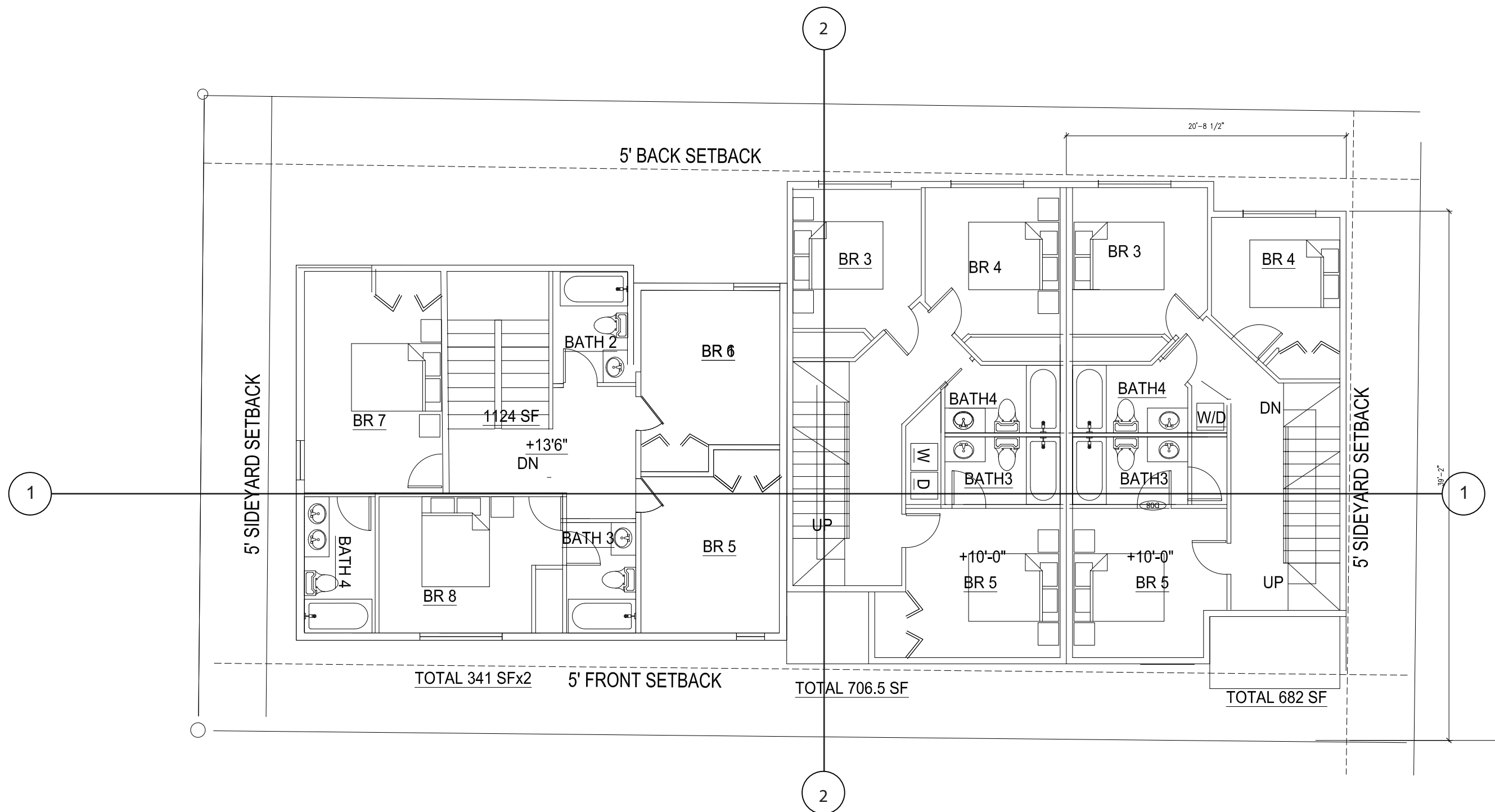


Level 2 Plan

3/8" = 1'-0"



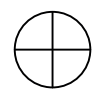


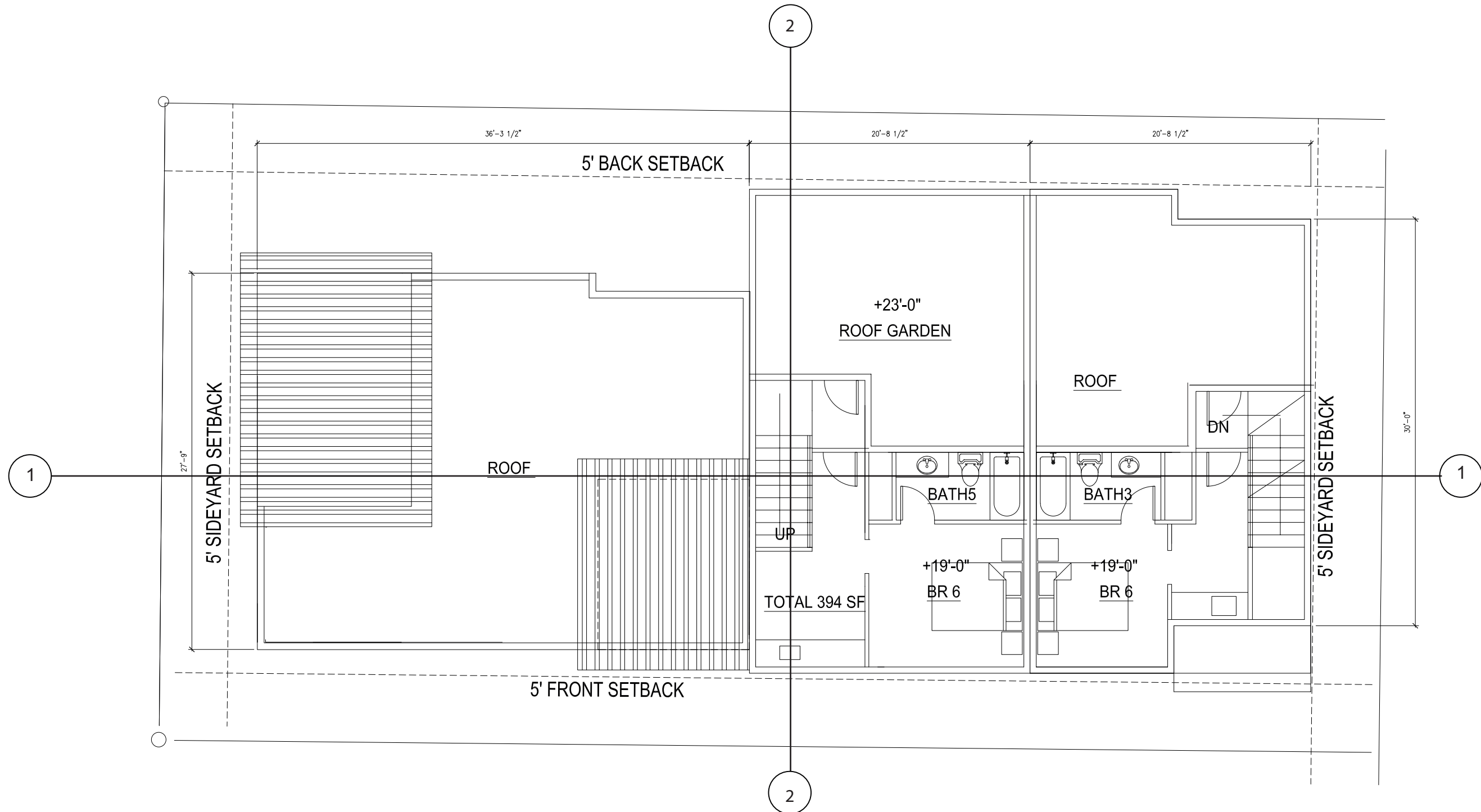


**1 SECOND FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

Level 3 Plan

3/8" = 1'-0"





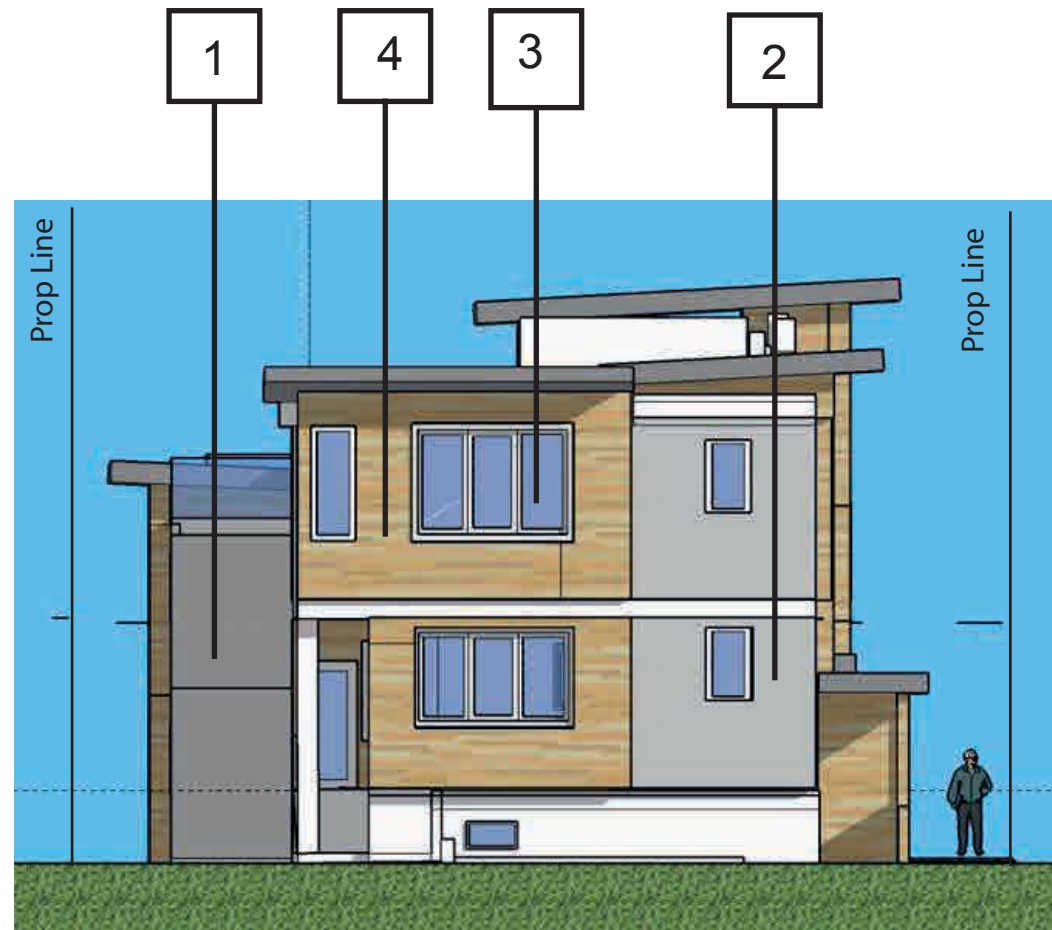
**1 3RD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Level 4 Plan and Roof Plan

3/8" = 1'-0"

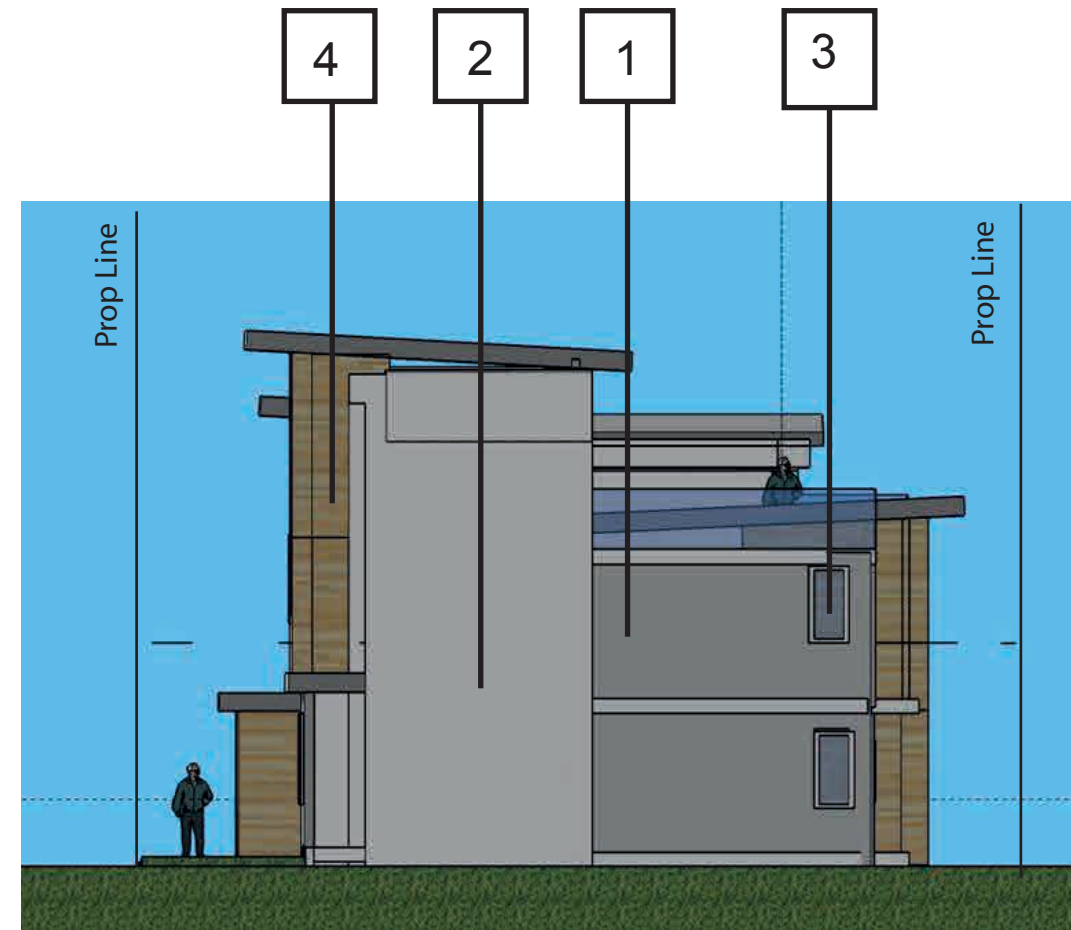






Building South Elevation

3/16" = 1'-0"

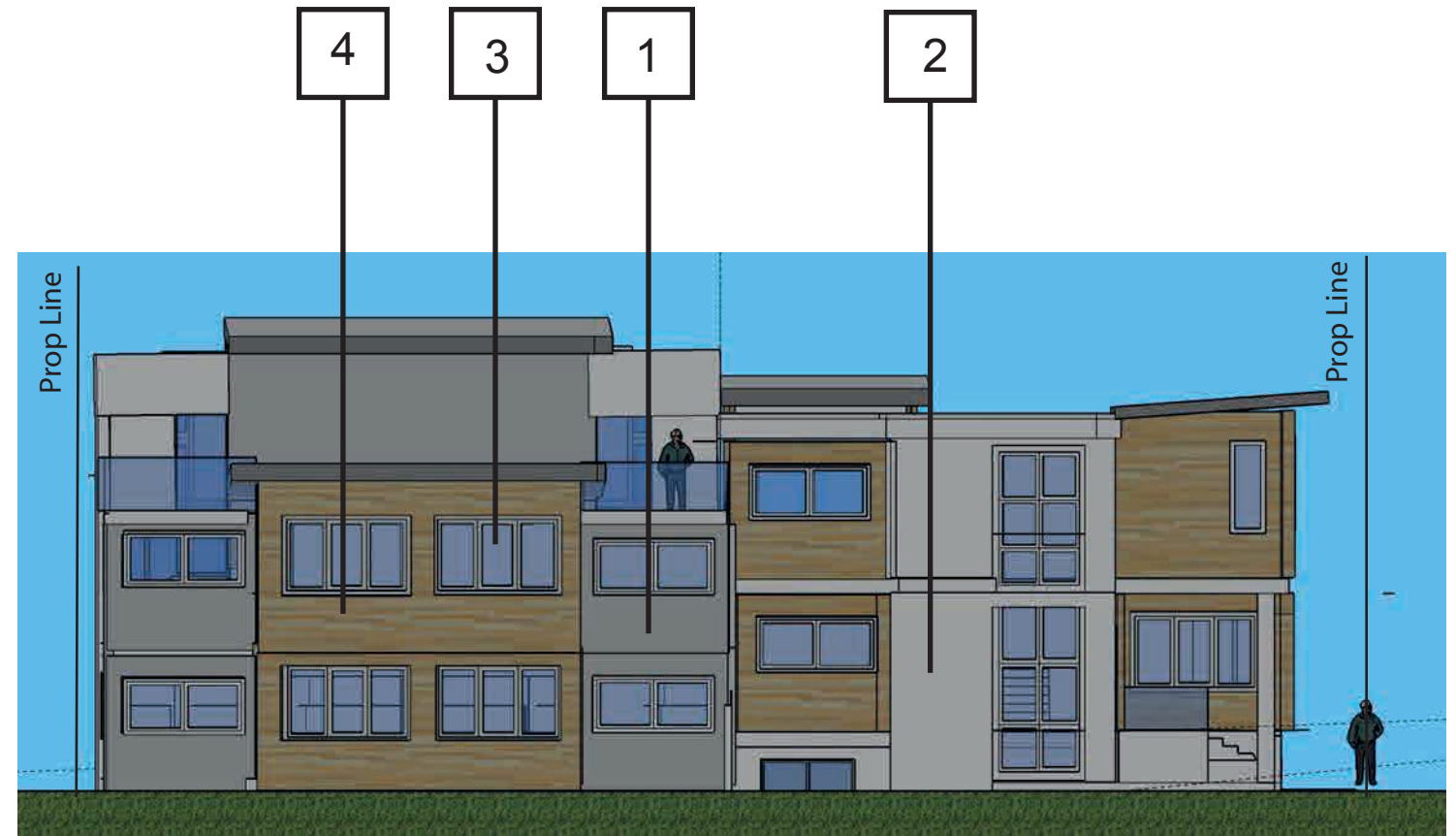
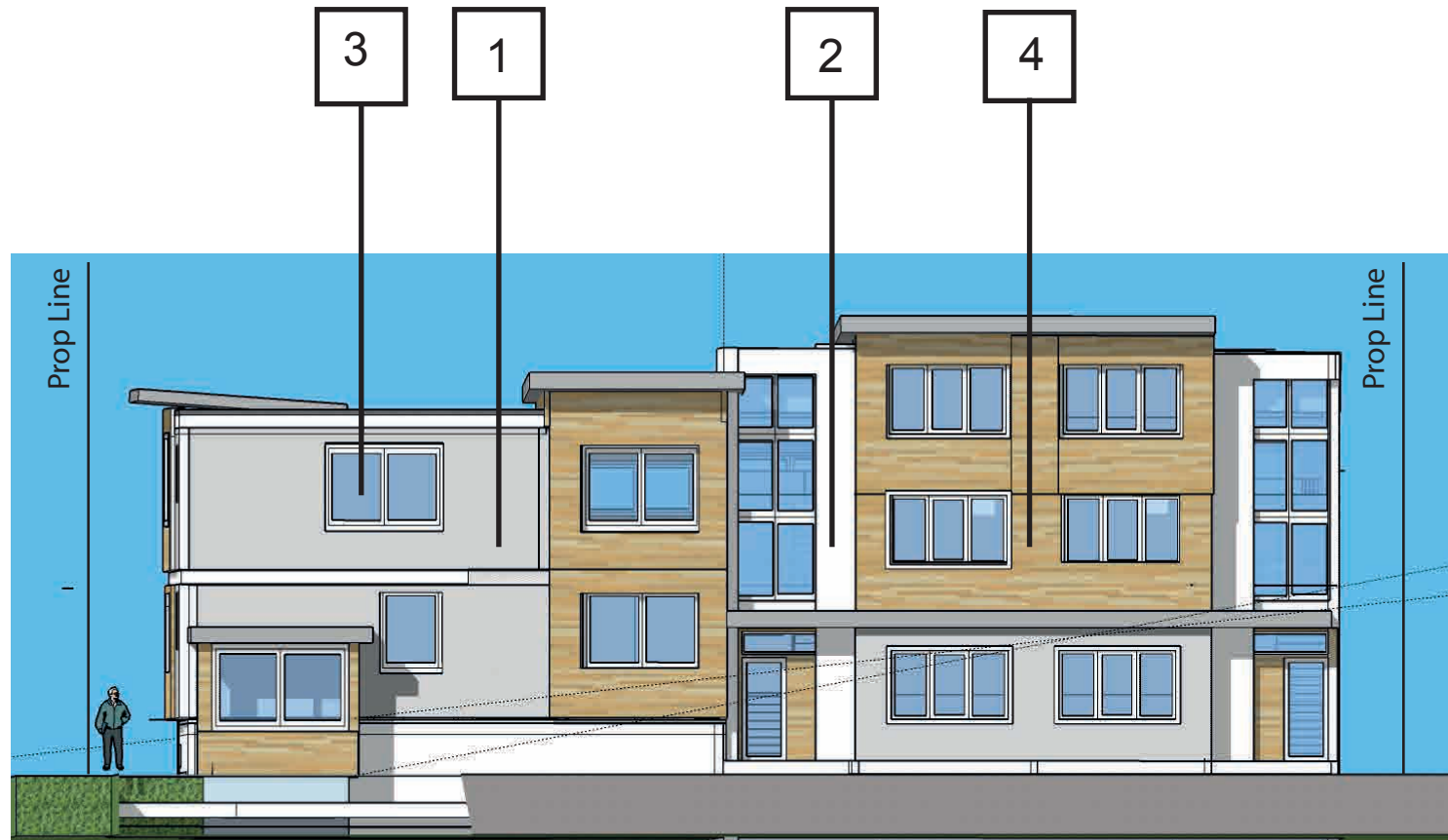


Building North Elevation

3/16" = 1'-0"

**Material Legend**

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. White Vinyl Window
- 4. Wood Composite Panel



Building East Elevation

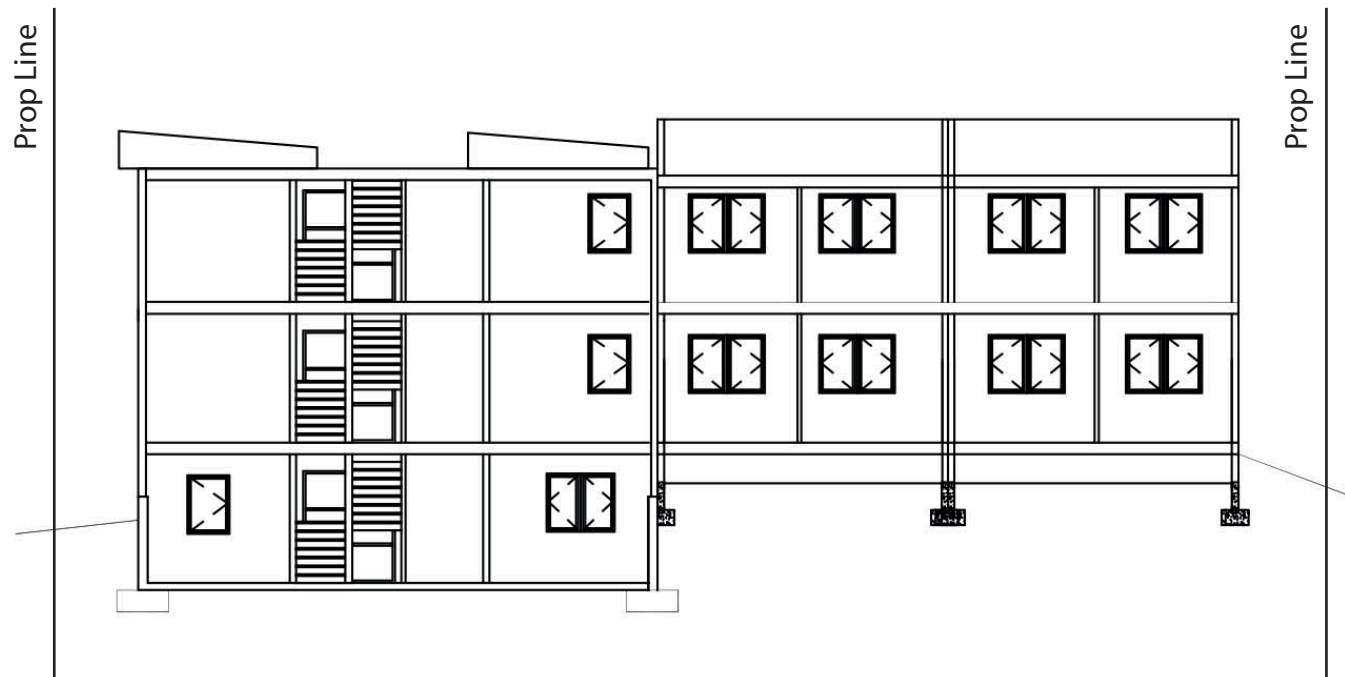
3/16" = 1'-0"

Building West Elevation

3/16" = 1'-0"

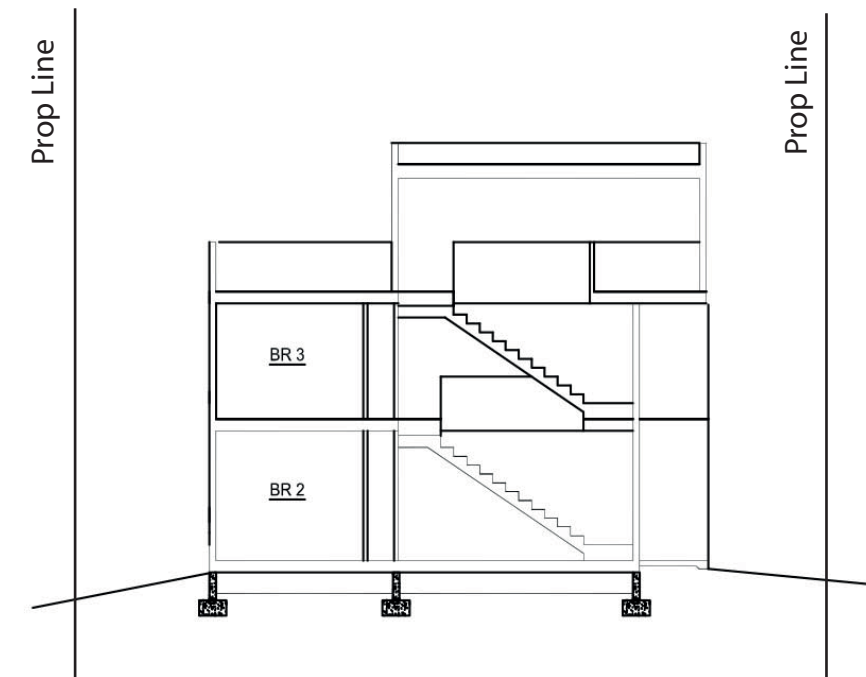
**Material Legend**

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. White Vinyl Window
- 4. Wood Composite Panel



Section 1 - 1

3/16" = 1'-0"



Section 2 - 2

3/16" = 1'-0"



**Material Legend**

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. White Vinyl Window
- 4. Wood Composite Panel