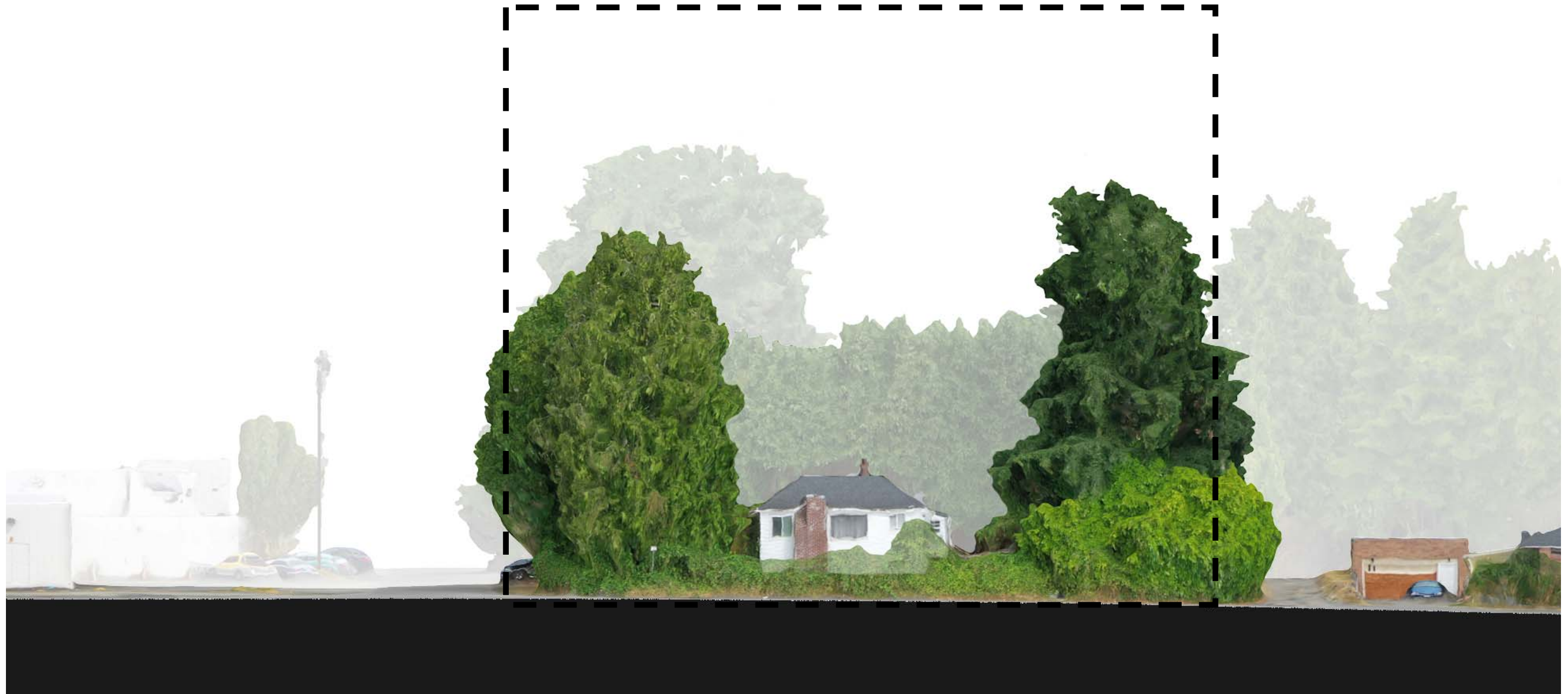


Streamlined Design Review

3034416-EG



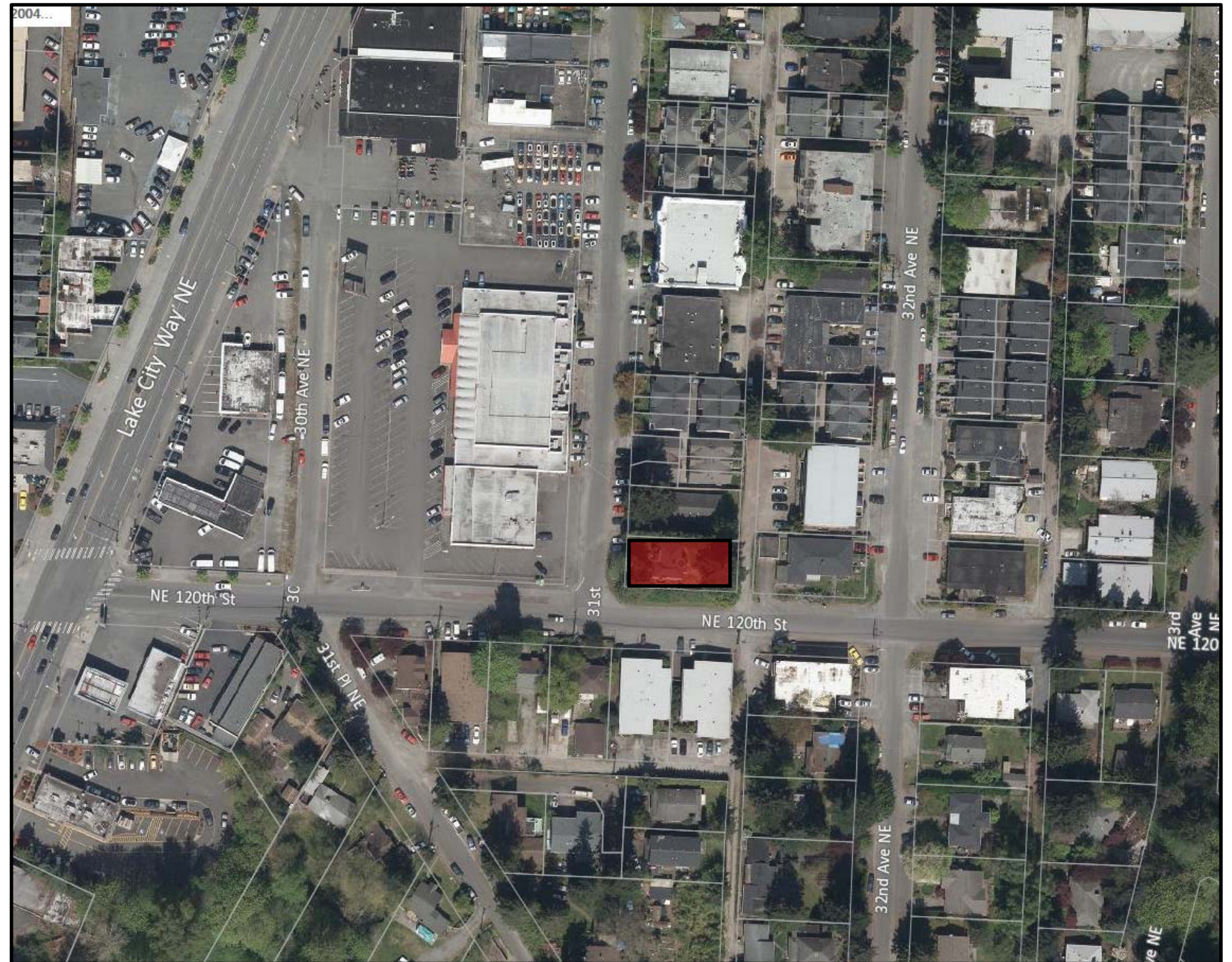
OWNER:
EBM RE II, LLC
13410 HWY 99- STE 202
EVERETT, WA 98204

PROJECT:
12004 ROWHOUSES
12004 31ST AVE NE
Seattle, WA 98125

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
office@noviongroup.com (206.361.6133)

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N

DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: EBM RE II, LLC

13410 HWY 99– STE 202

EVERETT, WA 98204

Contact: ANDREY GIDENKO

Architect & Applicant: Novion Group Inc.

8634B 3rd Ave NW

Seattle, WA 98117

Contact: Shaun Novion

Landscape Architect: GHA Landscape Architects

1417 NE 80th St

Seattle, WA 98115

Contact: Neil Buchanan

SDCI Project #3034416-EG

Contact: PATRICIA NEIGHBOR

Existing Site:

Address: 12004 31ST AVE NE

Location: LAKE CITY NEIGHBORHOOD

Site Area: 5500 sf

Existing Development: Single Family Residence

Project Proposal:

Existing Structure: to be demolished

Number of new Units: 8 new townhouse units

Number of Parking Stalls: 5 parking stalls.

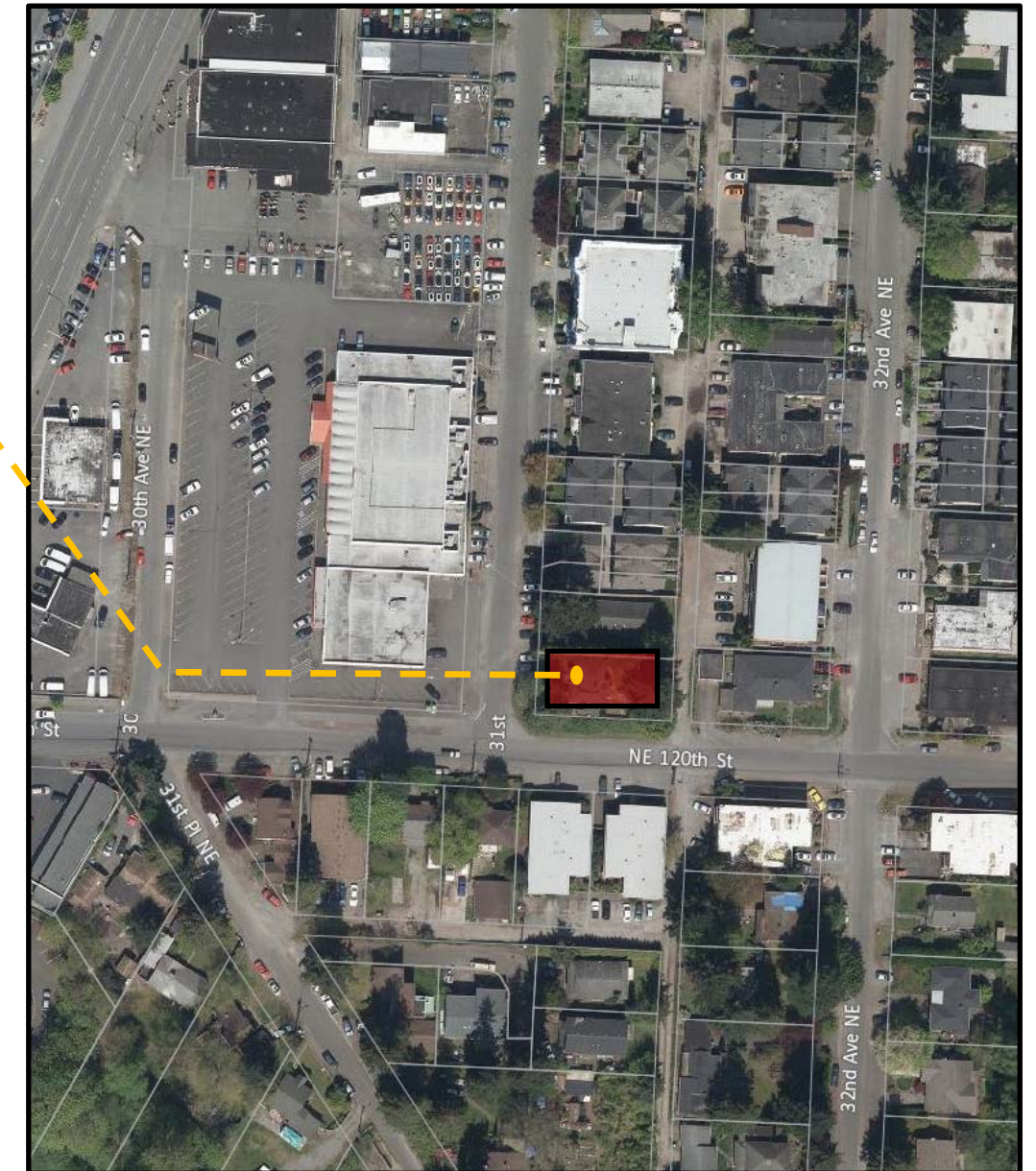
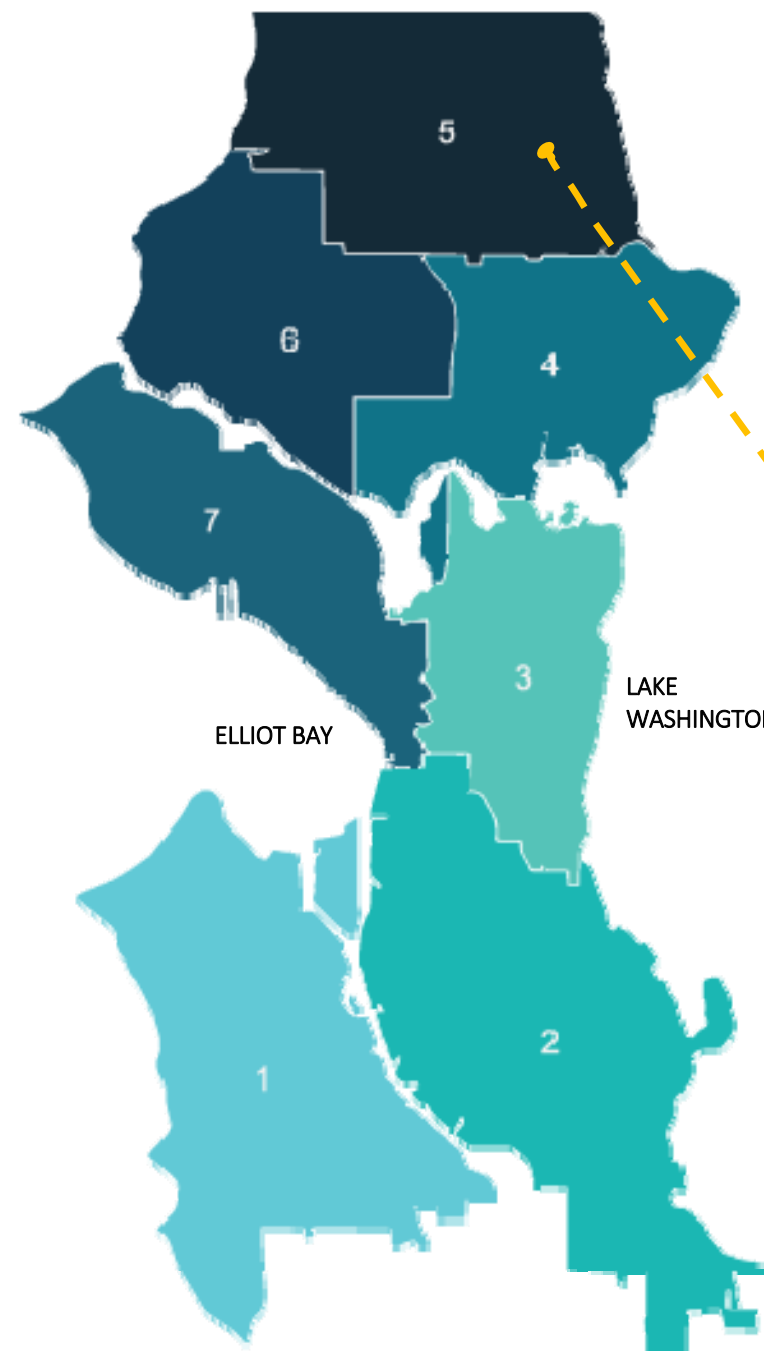
Gross Floor Area of building: 12,388 gsf

FAR-Gross Floor Area: 11,746.3 gsf

Developmental Objective:

Remove existing exceptional tree(s). Demolish existing structure and construct 2 new rowhouse structures for a total of 8 residential units.

Parking for 5 surface stalls, bicycle parking and solid waste and recycle provided.



PROJECT DESCRIPTION

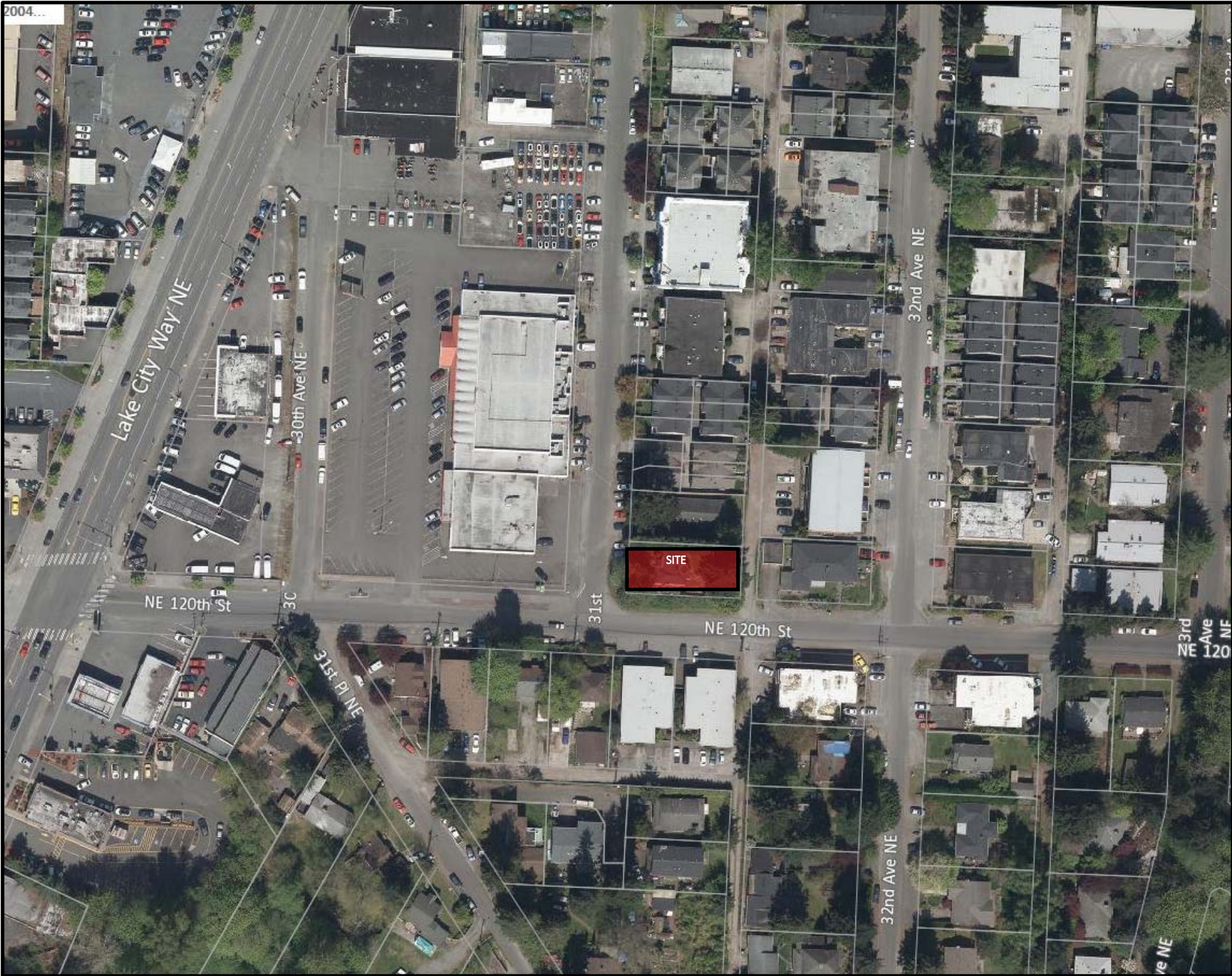
The subject site is currently a single family residential structure on an LR3RC(M) zoned lot located in the Lake City Hub Urban Village.
The project fronts on NE 120th Street to the South, 31st Ave NE to the West and an alley to the East.
The proposal is for 8 unit townhouse in two structures with surface parking for 5 cars. The alley is used for access to parking.
Both streets and the alley are to be fully improved.

- Site Information:
- City: City of Seattle
- Existing Zoning: LR3RC (M)
- Site Area: 5,500 sf
- APN Number: 8822901045

Comprehensive Plan Land Use: Lake City Neighborhood Plan
Neighborhood Planning Area: Lake City

PROJECT CONTEXT







The subject site is currently a single family residential structure on an LR3RC (M) zoned lot located in the Lake City Hub Urban Village.
The project fronts on NE 120th Street to the South, 31st Ave NE to the West and an alley to the East.
The proposal is for 8 unit townhouse in two structures with surface parking for 5 cars. The alley is used for access to parking.
Both streets and the alley are to be fully improved.



ZONING MAP

The site is in an LR 3 RC(M) zone. The areas directly north subject property are the same zone, LR 3RC(M). Most uses/ occupancy are multi-family residential with a mix of townhomes and apartment buildings. To the South and East the zoning is LR3(M) with the uses being apartment structures, some townhouses and single family.

To the West one enters commercial area with zonings of NC3- 75, with the uses being commercial (LA Fitness).

-  SITE
-  SF5000—SINGLE FAMILY 5000
-  LR2—LOWRISE 2
-  LR3RC(M)—LOWRISE 3 RESIDENTIAL-COMMERCIAL
-  C1-40—COMMERCIAL 1-40
-  NC3-75—NEIGHBORHOOD COMMERCIAL 3



NEIGHBORHOOD

LAKE CITY HUB URBAN VILLAGE

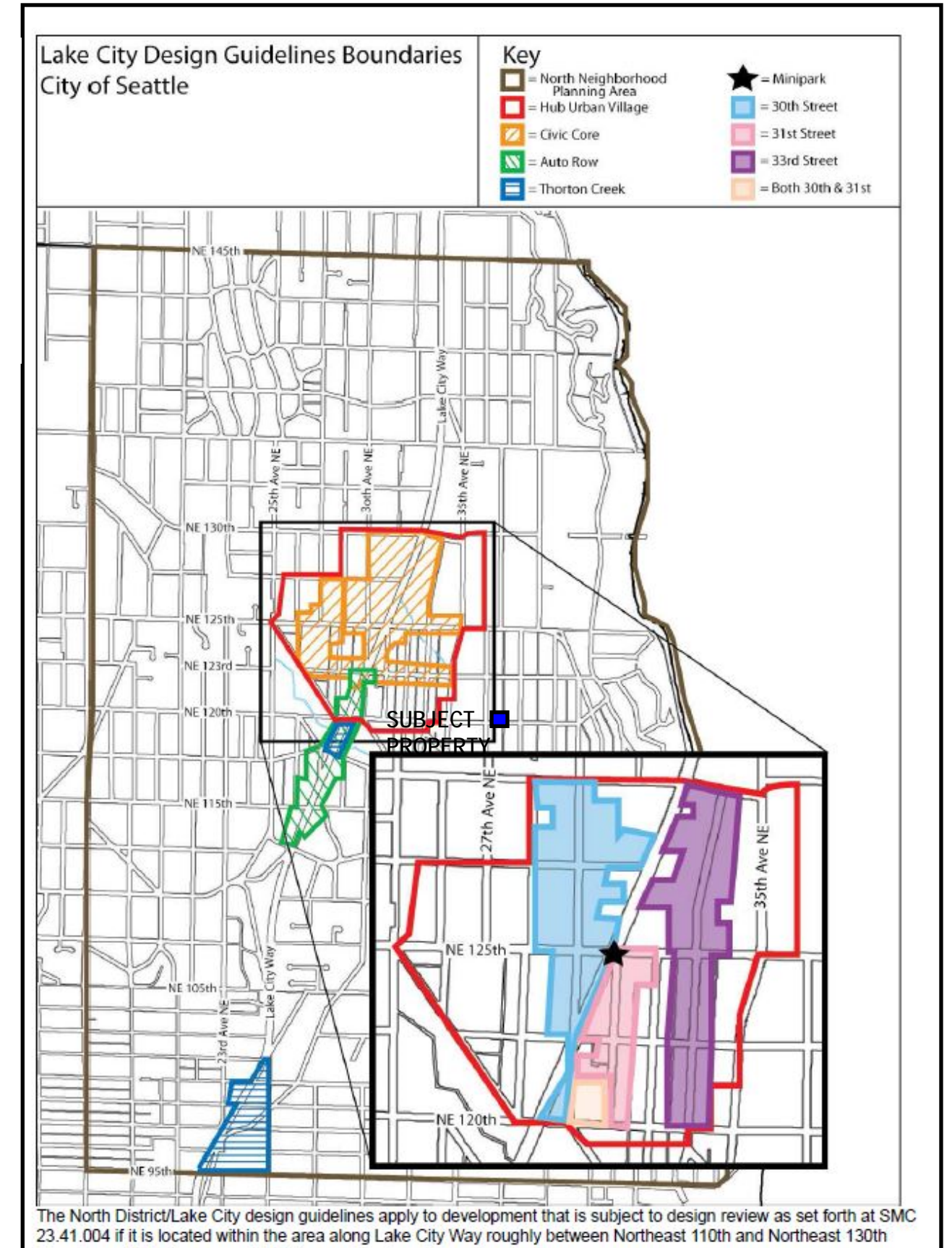
LAKE CITY HUB URBAN VILLAGE HAS A NORTHERN BOUNDARY (IRREGULAR) TO NE 130TH STREET, TO THE SOUTH IT GOES TO JUST SOUTH OF NE 120TH STREET. THE INTERSECTION OF NE. 120TH ST AND LAKECITY WAY NE IS LOCALLY KNOWN AS AUTO ROW.

ENVIRONMENT

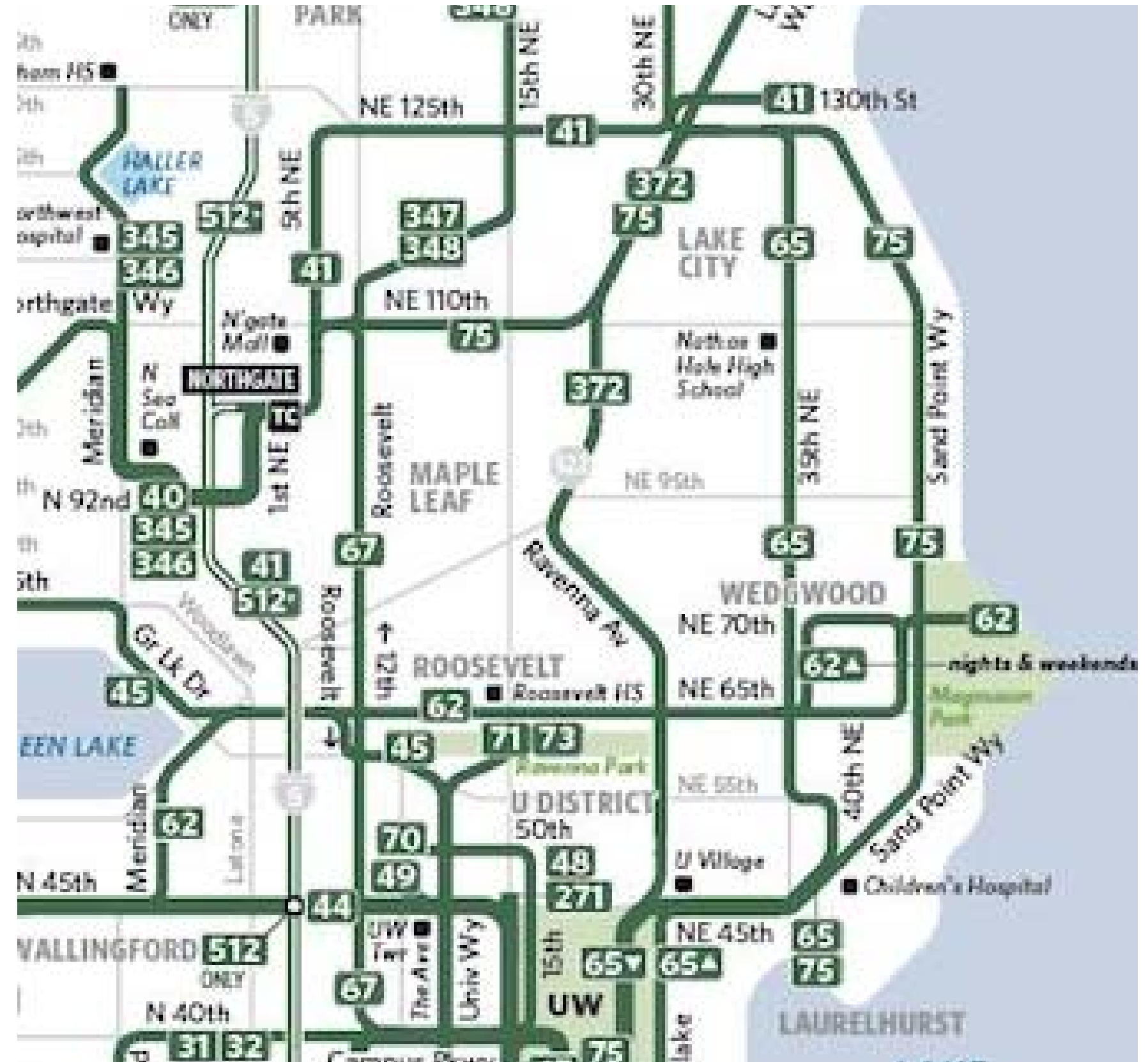
THE SITE RISES IN ELEVATION FROM NE 120TH. APPROXIMATELY 3' TO A RELATIVELY LEVEL SHELF. THERE ARE TWO EXCEPTIONAL TREES THAT WILL BE REMOVED. A 40" WESTERN RED CEDAR WILL BE REMOVED TO ACCOMMODATE THE STREET IMPROVEMENT GRADES. A SECOND TREE, 36" DOUGLAS FIR WILL BE REMOVED DUE TO INABILITY TO ACHIEVE A MAXIMUM FAR WITH THE TREE, EVEN WITH REDUCED SETBACKS.

CONNECTIVITY

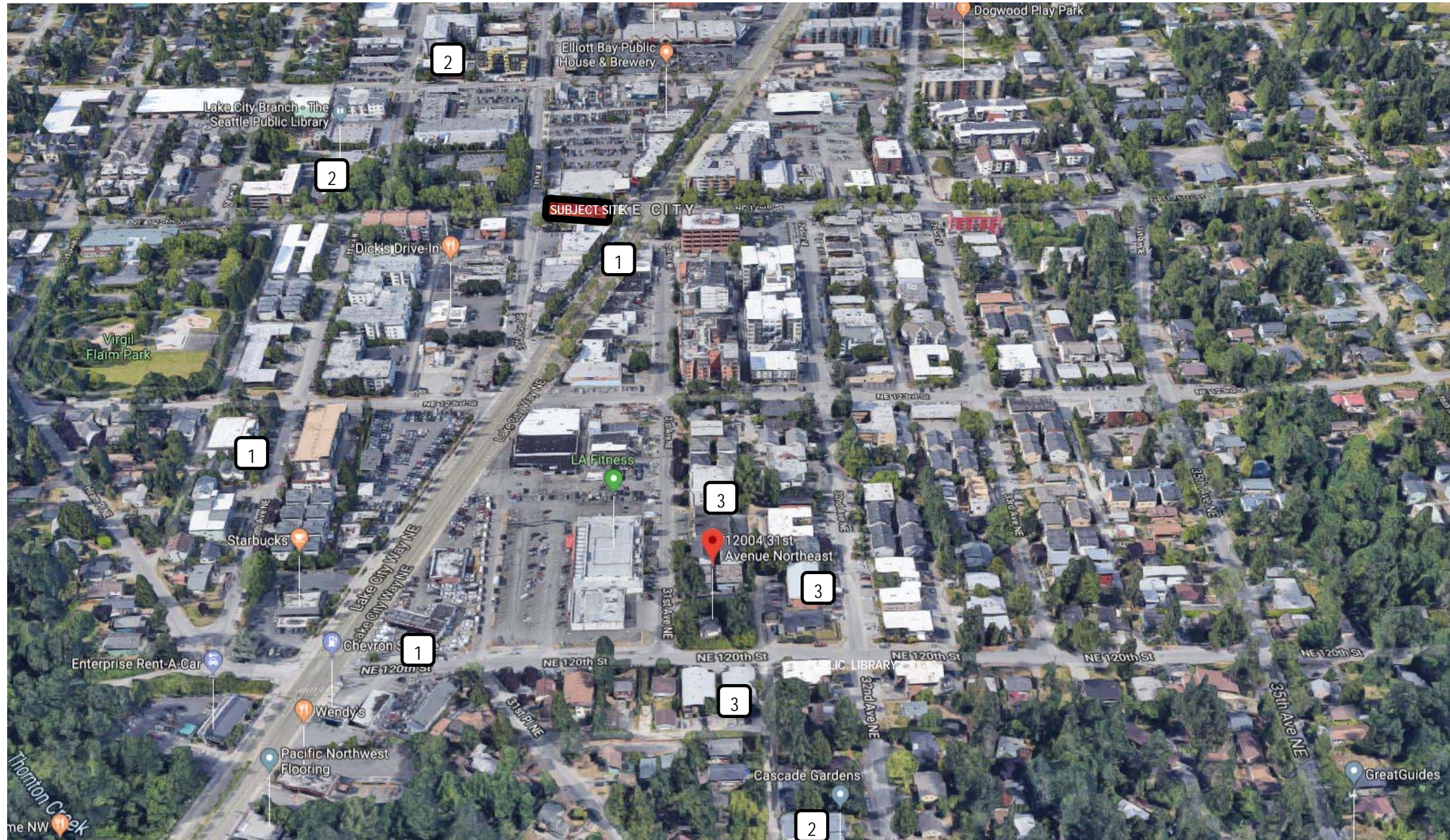
THE SITE IS NEAR LAKE CITY WAY NE WHICH PROVIDES NORTH SOUTH CONNECTIONS. THE SITE IS IN A PARKING FLEXIBILITY AREA AREA/ FREQUENT TRANSIT. IT IS CLOSE TO FREQUENT TRANSIT. THE AREA IS A GOOD PEDESTRIAN AREA TO THE WEST AND WELL SUITED FOR CYCLISTS.



TRANSIT VICINITY MAP



EXISTING BUILDINGS IN IMMEDIATE CONTEXT



1—COMMERCIAL

WEST OF THE SITE IS THE COMMERCIAL CORE OF THE LAKE CITY DISTRICT.

2—COMMUNITY BUILDINGS

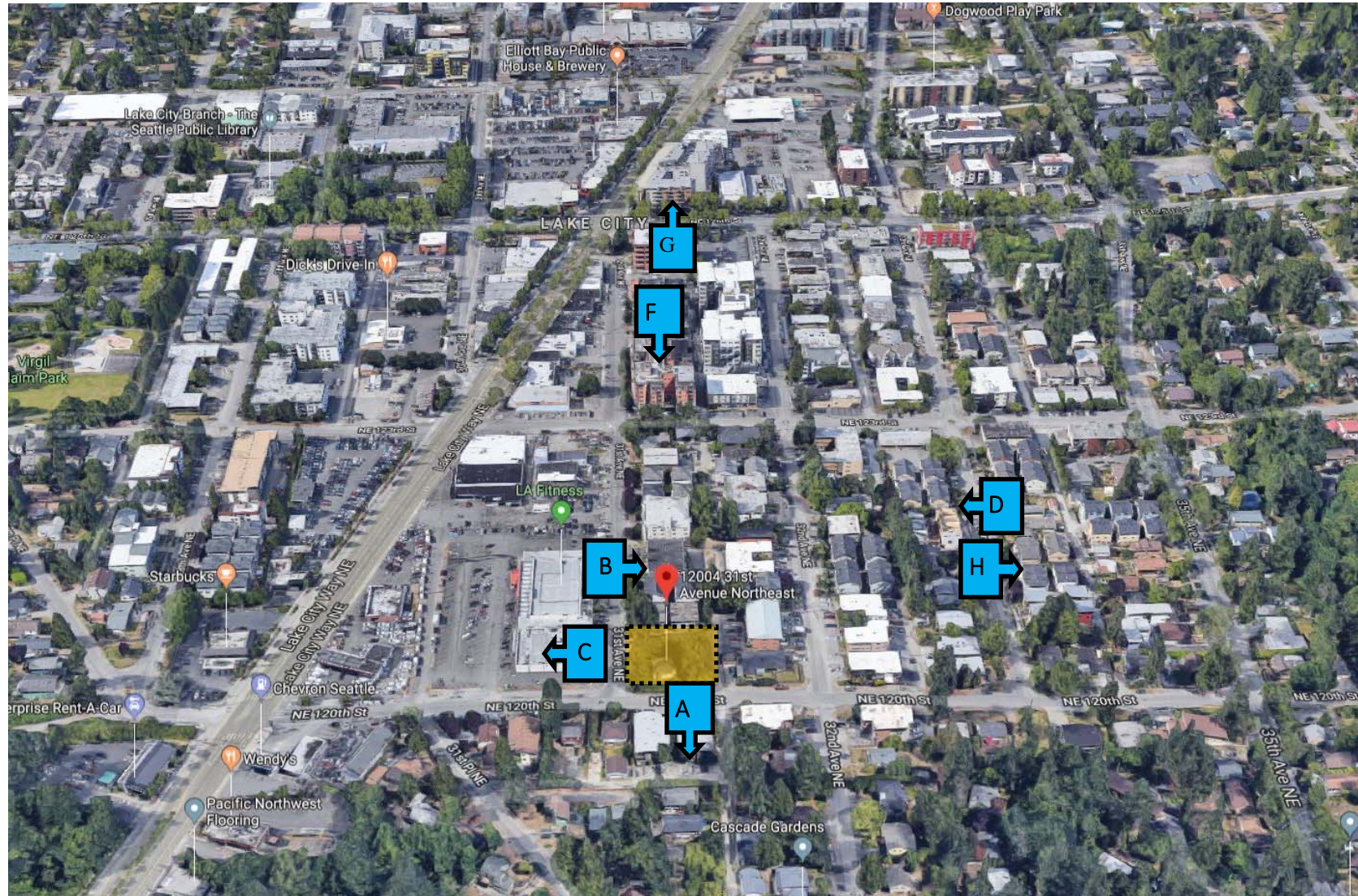
THE LAKE CITY LIBRARY IS NORTH WEST OF THE SITE. SEATTLE FIRE DEPT SOUTH OF THE SITE IS JANE ADAMS MIDDLE SCHOOL; AND NATHAN HALE HIGH SCHOOL.

3—RESIDENTIAL

IMMEDIATELY NORTH, SOUTH AND EAST ARE A MIXTURE OF MULTIFAMILY STRUCTURES, TOWN-HOUSES AND SINGLE FAMILY.



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—3103-07 NE 120TH ST



B—12010 31ST AVE NE



C—12009 31TH AVE NE



D—12031 33RD AVE NE



E—12311 32ND AVE NE



F—12300 31ST AVE NE



G—12508 LAKE CITY WAY NE



H—12014-31ST AVE NE

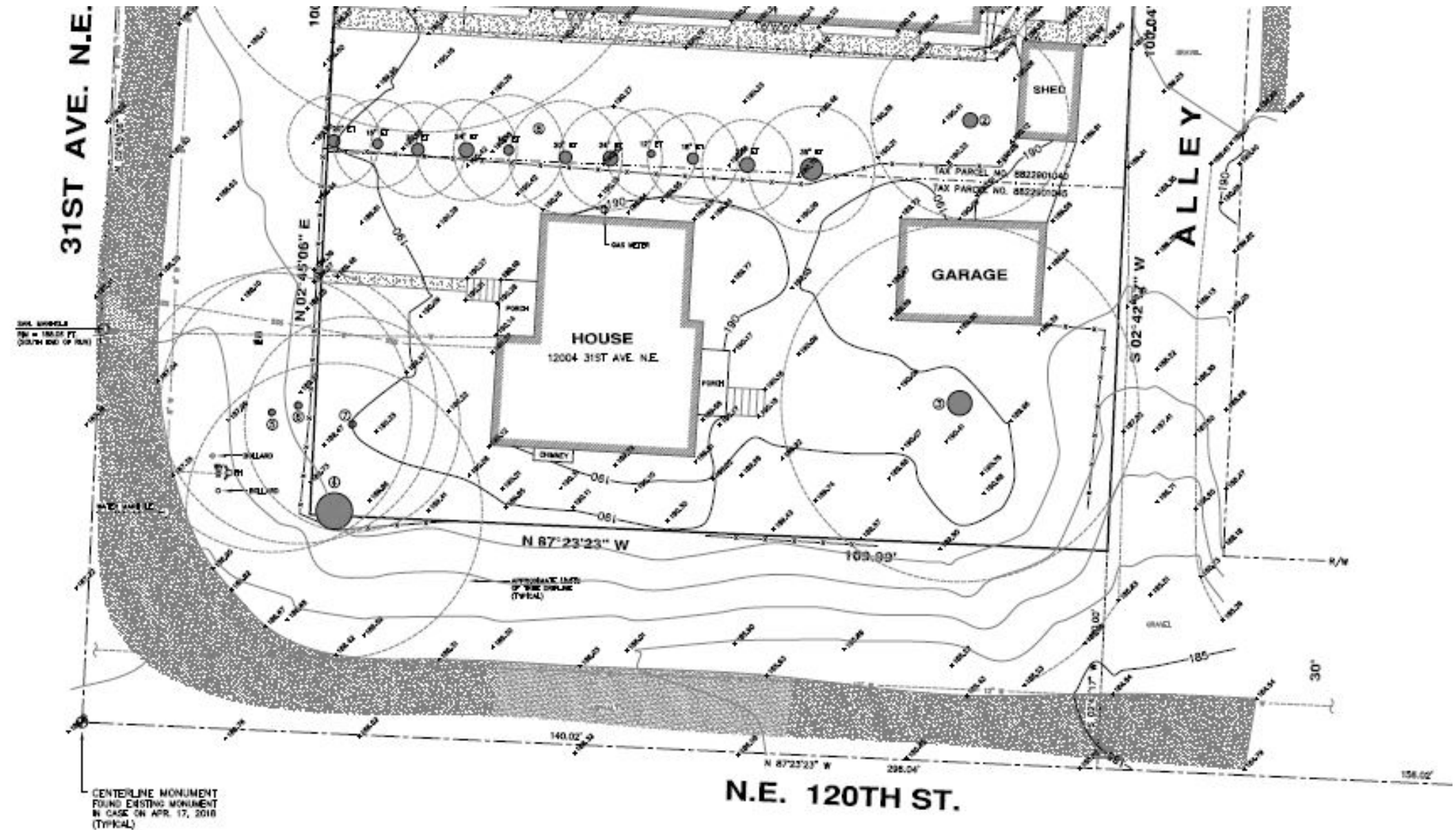
SITE SURVEY

THE SITE RISES IN ELEVATION FROM NE 120TH ST. APPROXIMATELY 4' TO A RELATIVELY LEVEL SHELF .
 FULL STREET IMPROVEMENTS ARE PROPOSED FOR THE 31ST AVE AND NE 120TH FRONTAGE.
 ALLEY IMPROVEMENTS ARE ALSO PROPOSED.

- NEW ROW TREES PROPOSED
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING HARDSCAPE AND LANDSCAPE TO BE REPLACED.
- STREET IMPROVEMENTS TO ALL ROW.

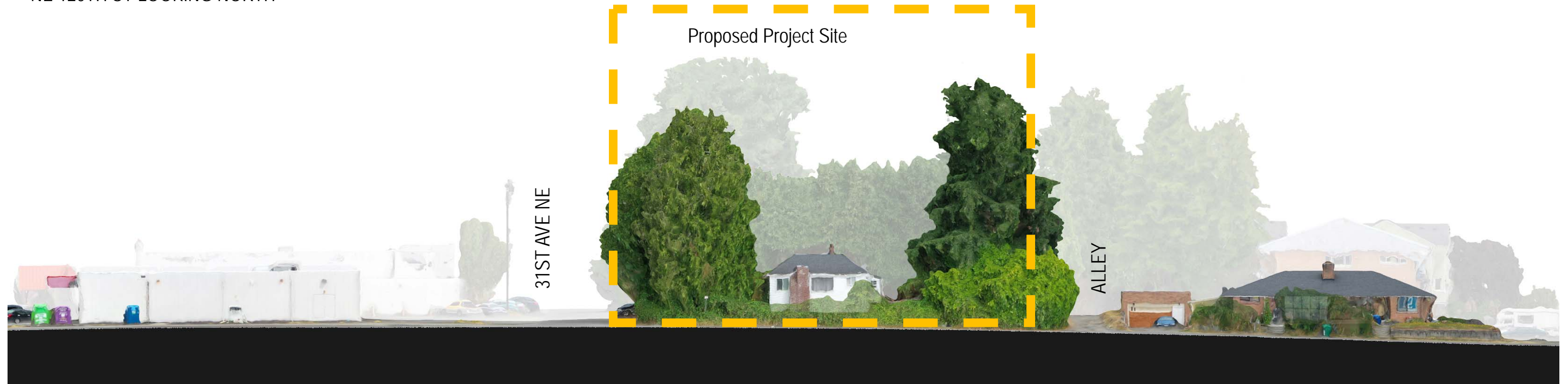
Legal Description:

TAX PARCEL NO. 8822901045
 LOTS 19 AND 20, BLOCK 6, UNIVERSITY LAKE SHORE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THE NORTH 10 FEET OF SAID LOT 19.



NE 120TH STREET

NE 120TH ST LOOKING NORTH



NE 120TH ST- LOOKING SOUTH



ALLEY ELEVATIONS



31ST AVE NE—LOOKING EAST



Looking East from 31ST AVE NE

SUBJECT PROPERTY

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR3RC(M) — The surrounding lots are a mixture of residential uses.. The zoning to the North and South is the same- LR3-RC(M). The zoning to the East (across Alley) is LR3 (M). The zoning to the West (across 31st NE) is NC3-75.
Overlay	Lake City Hub Urban Village
Lot Area	5,500 sf
COMPLIANCE SUMMARY	
	Permitted Uses — SMC 23.45.504 Table A
Requirement	Uses permitted include Residential, ground floor Commercial
Provided	Residential row houses are proposed.
	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
Requirement	The maximum permitted FAR for rowhouses is 2.3
Provided	The proposed FAR for the proposal is 2.2
	Density — SMC 23.45.512 Table A
Requirement	The maximum permitted density for rowhouses is no limit.
Provided	8 units
	Structure Height — SMC 23.45.514 Table A
Requirement	The maximum permitted height limit for townhouses is 50' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is 40' to the roof, 49' to stair penthouse from avg gr.

COMPLIANCE SUMMARY	
	Setbacks — SMC 23.45.518 Table A
Requirement	The Required setbacks for rowhouses: Front— 5' Minimum Rear— 0' with alley, 7' Average, 5' Minimum Side— 5' Minimum for facades less than 40' 7' Average, 5' Minimum for facades greater than 40'
Provided	All proposed setbacks meet or exceeds all the requirements.
	Amenity Area — SMC 23.45.522
Requirement	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal is for ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
	Landscaping Standards — SMC 23.45.524
Requirement	The required amount of landscaping shall meet a Green Factor of .6
Provided	The preferred option proposes a Green Factor of .605 and uses existing trees, new ground cover and shrubs, and permeable pavement surfaces
	Structure Width & Façade Length — SMC 23.45.527
Requirement	The maximum structure width for townhouses is 150ft The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
	Design Standards — SMC 23.45.529
Requirement	Project is undergoing a design review- so this section is not applicable.
Provided	

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
	Required Parking — SMC 23.54.015 Table B & D
Requirement	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The proposal will provide 5 vehicular parking stalls located on grade, per SMC 23.45.510.C; and the required amount of bicycle parking shall be provided as well.
	Solid Waste & Recycle — SMC 23.54.040
Requirement	Storage requirements for 8 residential units is either individual 2'x6' solid waste storage areas or 84sf of shared storage area
Provided	The proposal is for 8 individual areas on site with collection location at the alley.

DESIGN GUIDANCE RESPONSES– HIGHEST PRIORITY

CS1 Natural Systems & Site Features	
C. TOPOGRAPHY	<p>THE SITE HAS A RAISE IN ELEVATION FROM NE 120TH OF APPROXIMATELY FOUR FEET AND THEN LEVELING OUT ON THE SITE. THE STREET IMPROVEMENTS WILL LOWER THE GRADE TO THE PROPERTY. THE DESIGN WILL INCORPORATE PLANTERS AND STEPS LEADING TO THE INDIVIDUAL ENTRIES. THIS WILL CREATE A SEPARATION OF THE PRIVATE AND PUBLIC SPACES WHILE STILL BEING OPEN.</p> <p>ROW IS IMPROVED WITH NEW SIDEWALK, PLANTING STRIP AND CURBS. THIS WILL BE LANDSCAPED AND STREET TREES PROVIDED.</p>
D. PLANTS AND HABITAT	
CS2 Urban Pattern & Form	
A. LOCATION IN THE CITY AND NEIGHBORHOOD. B. ADJACENT SITES, STREETS AND OPEN SPACE. D) HEIGHT BULK AND SCALE. E) LOCAL HISTORY AND CULTURE.	<p>THE PROJECT IS DESIGNED AS TWO FOUR LEVEL STRUCTURES. THE BUILDING ARE ONE STORY BELOW THE MAXIMUM HEIGHT. PROPERTIES TO THE WEST ARE COMMERCIAL ZONE WITH A 75' BASE HEIGHT LIMIT. THE STREET CREATES A BUFFER SEPARATION.</p>
PL1 OPEN SPACE CONNECTIVITY	<p>THE PROJECT IS DESIGNED AS TWO FOUR LEVEL STRUCTURES. THE BUILDING ARE ONE STORY BELOW THE MAXIMUM HEIGHT. PROPERTIES TO THE WEST ARE COMMERCIAL ZONE WITH A 75' BASE HEIGHT LIMIT. THE STREET CREATES A BUFFER SEPARATION.</p>
A. NETWORK OF OPEN SPACES	
PL2 WALKABILITY	<p>THE UNIT ENTRIES ARE ELEVATED ABOVE THE STREET/ SIDEWALK. DIRECT ACCESS TO EACH UNIT IS PROVIDED FROM THE STREET.</p>
A) ACCESSIBILITY	
PL3. STREET LEVEL INTERACTION	<p>THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING BOTH STREETS</p>
A. ENTRIES	

PL4. ACTIVE TRANSIT	
A) ENTRY LOCATIONS AND RELATION SHIPS	<p>THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING BOTH STREETS</p>
DC1. PROJECT USES AND ACTIVITIES	<p>PARKING IS PROVIDED FROM THE ALLEY. SOLID WASTE, RECYCLE AND YARD WASTE WILL BE ACCESSED ALSO FROM THE ALLEY.</p>
C) PARKING AND SERVICE USES	
DC2. ARCHITECTURAL CONCEPT	
A) MASSING B) ARCHITECTURAL AND FAÇADE COMPOSITION. C) SECONDARY ARCHITECTURAL FEATURE. D) SCALE AND TEXTURE. E) FORM AND FUNCTION	<p>THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING BOTH STREETS. LARGE EXPANSE OF GLASS, MATERIAL AND COLOR CHANGE, FEATURES, ROOFS, ALL CONTRIBUTE TO REDUCING THE SCALE AND MASSING.</p>
DC4. EXTERIOR ELEMENTS & MATER.	
A) EXTERIOR ELEMENTS AND FINISES B) SIGNAGE C) LIGHTING D) TREES, LANDSCAPE AND HARD-SCAPE MATERIALS.	

DESIGN GUIDANCE RESPONSES

DC1 Project Uses and Activities	
B) Vehicular Access and Circulation	PARKING IS PROVIDED FROM THE ALLEY. SOLID WASTE, RECYCLE AND YARD WASTE WILL BE ACCESSED ALSO FROM THE ALLEY.
DC2 Architectural Concept	
D) Scale and Texture	THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING BOTH STREETS. LARGE EXPANSE OF GLASS, MATERIAL AND COLOR CHANGE, FEATURES, ROOFS, ALL CONTRIBUTE TO REDUCING THE SCALE AND MASSING.
DC3 Architectural Concept	
B) Open Space Uses and Activities	COMMON OPEN SPACE IS PROVIDED AT THE BACK OF THE BUILDINGS. SMALLER PRIVET AREAS ARE PROVIDED AT THE STREET FRONTAGES AND PRIVATE SPACE IS PROVIDED AT THE ROOF DECKS FOR ALL UNITS.

DC4 Exterior Elements and Materials	
B) Signage C) Lighting	ANY SIGNAGE PROVIDED WILL BE THE UNITS ADDRESS VISIBLE FROM THE STREET. THE LIGHTING WILL BE HIGH QUALITY, SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
Site Reconnaissance	
1. ROW Improvements (See PAR) 2. Trees	THE RIGHT OF WAY WILL BE IMPROVED WITH THE ADDITION OF STREET TREE(S). A TREE IDENTIFICATION PLAN IS PROVIDED WITH AN ARBORIST REPORT.

PROJECT NOTES
 OWNER: EBM RE II, LLC
 13410 HWY 99, STE 202
 EVERETT, WA 98204
 425-275-8783
 PHONE: 425-275-8783
 PROJECT NAME: 31ST AVE NE ROWHOUSES
 PROJECT ADDRESS: 12004 31ST AVE NE
 PARCEL #: 8822901045
 URBAN VILLAGE: LAKE CITY
 PARKING FLEXIBILITY: YES
 ZONING: LR3 RC (M)
 HOUSING TYPE: ROWHOUSE
 OCCUPANCY: R3 RESIDENTIAL
 PARKING: GARAGE/ SURFACE PARKING
 CONSTRUCTION: V-B

LOT AREA: 5,500 SF
 MAX. FAR: 2.3**x5,500= 12,650 SF GROSS FLOOR AREA
 PROPOSED FLOOR AREA:
 EXISTING: 0 SF
 PROPOSED NEW: 11,746.3 SF (SEE SHEET A-1.1)

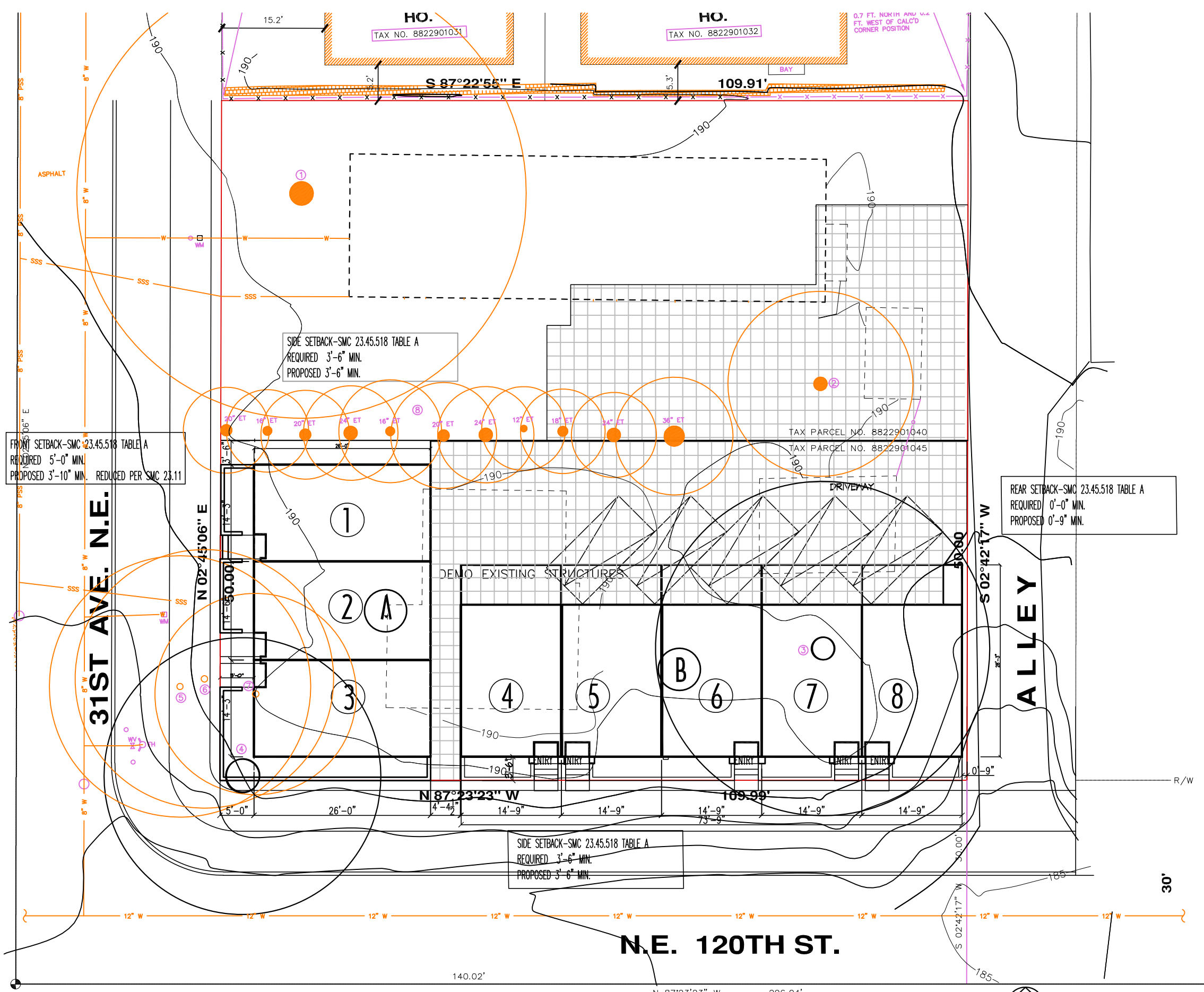
GROSS FLOOR AREA: 12,388 SF
 MAX. DENSITY: NO LIMIT
 PROPOSED UNITS: 8 NEW UNITS
 MAX. BASE HEIGHT: 50.0'
 MAX. FACADE LENGTH: 65% x 110 = 71.5' (WITHIN 15' OF SIDE LOT LINE)
 EXISTING: 0'
 PROPOSED NEW: 65.5'

REQUIRED PARKING: 0 STALL/UNIT- URBAN VILLAGE & PARKING FLEXIBILITY
 PROPOSED PARKING: 5 STALLS
 BICYCLE PARKING: LONG TERM 1 PER UNITS- 8 REQUIRED
 SHORT TERM 2
 REQUIRED AMENITY AREA: 5500 SFx25%=1375 SF
 PROPOSED AMENITY AREA: TBD

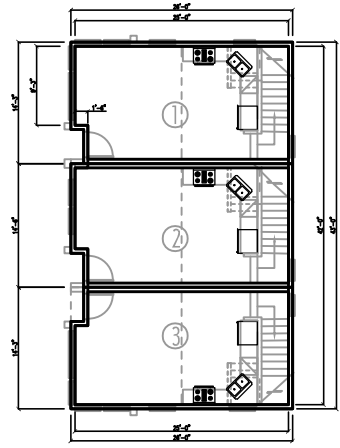
** WITH MHA APPROVAL
 PROJECT ARCHITECT: ROD NOVION - NOVION GROUP INC 206.361.6133
 STRUCTURAL ENGINEER: SSS 425.778.1023
 CIVIL ENGINEER: PBG, LLC 206.229.6422

SEPARATE PERMIT REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, AND CIVIL

TAX PARCEL NO. 8822901045
 LOTS 19 AND 20, BLOCK 6, UNIVERSITY LAKE SHORE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON.
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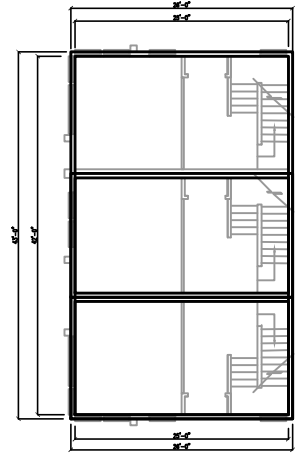


SITE PLAN- A



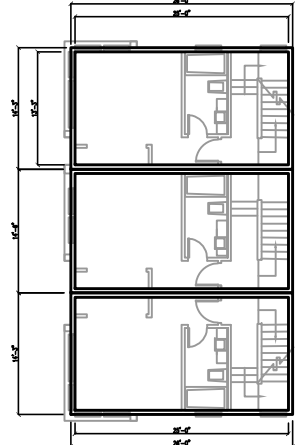
FIRST FLOOR PLAN

FAR CALCS:
BLDG A
FIRST FLOOR: 1029.0 CSF



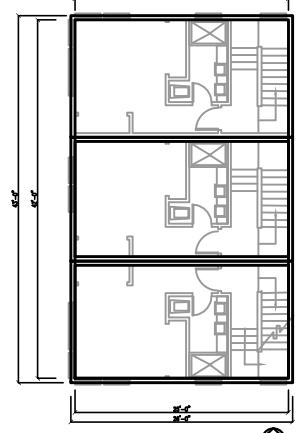
MEZZANINE FLOOR PLAN

GROSS CALCS:
BLDG A
MEZ FLOOR: 1050 CSF



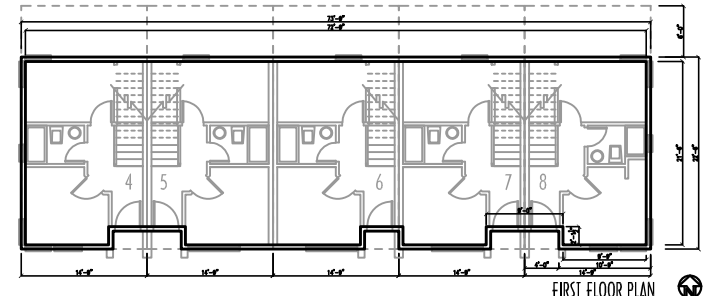
SEC FLOOR PLAN

GROSS CALCS:
BLDG A
MEZ FLOOR: 1050 CSF



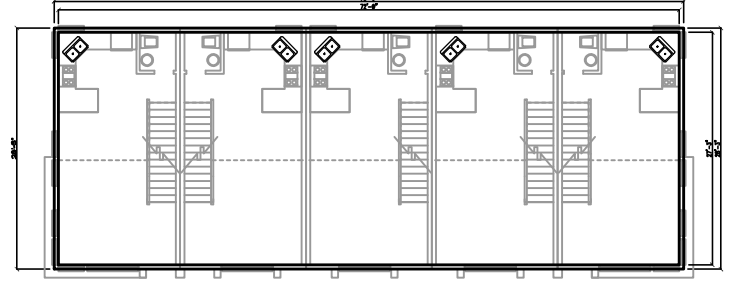
THIRD FLOOR PLAN

GROSS CALCS:
BLDG A
MEZ FLOOR: 1050 CSF



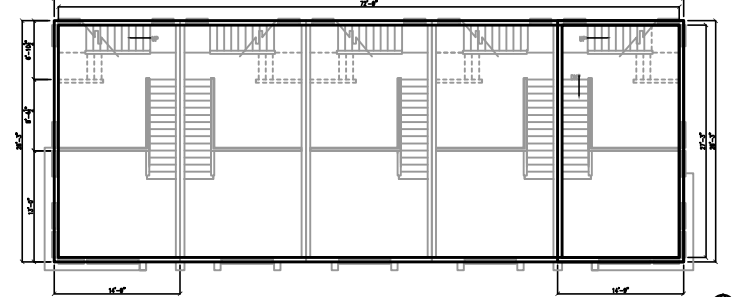
FIRST FLOOR PLAN

GROSS FLR CALCS:
BLDG B
FIRST FLOOR: 287.125X5=1515



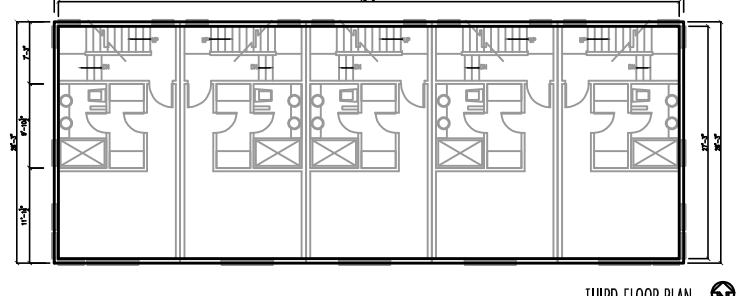
SEC FLOOR PLAN

GROSS CALCS:
BLDG B
SEC FLOOR: 1982.4



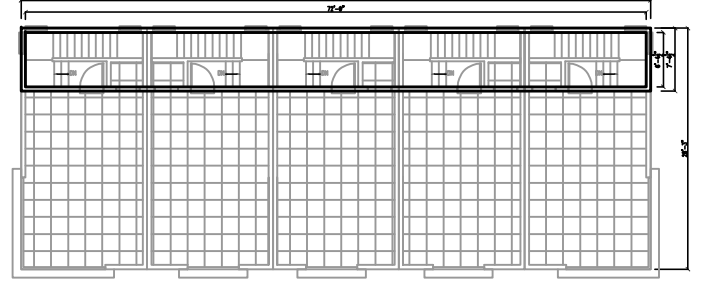
MEZZANINE FLOOR PLAN

GROSS CALCS:
BLDG B
MEZ FLOOR: 1982.4



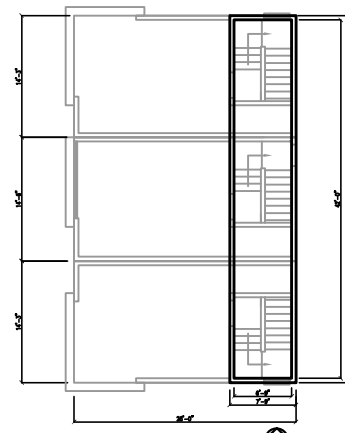
THIRD FLOOR PLAN

GROSS CALCS:
BLDG B
THRD FLOOR: 1982.4



ROOF FLOOR PLAN

GROSS CALCS:
BLDG B
ROOF FLOOR: 463.78

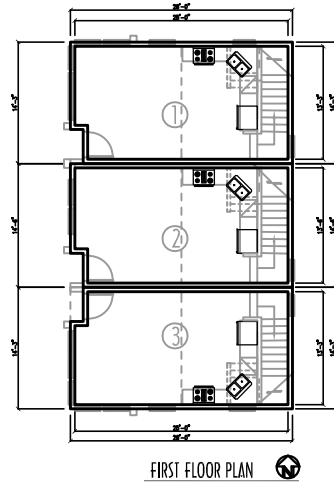


ROOF FLOOR PLAN

GROSS CALCS:
BLDG A
ROOF: 283 CSF

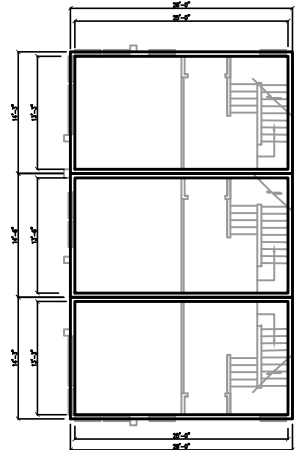
GROSS BUILDING CALCS:	
BLDG B	7826.3
BLDG A:	4462.5
TOTAL:	12,388.8 CSF

GROSS AREA CALCULATIONS



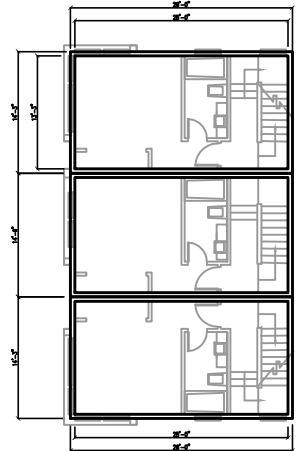
FAR CALCS:
BLDG A
FIRST FLOOR: 982.0 GSF

FIRST FLOOR PLAN



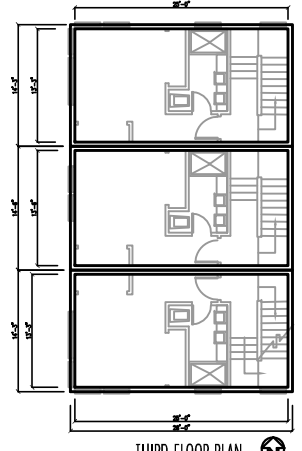
FAR CALCS:
BLDG A
MEZ FLOOR: 1000 GSF

MEZZANINE FLOOR PLAN



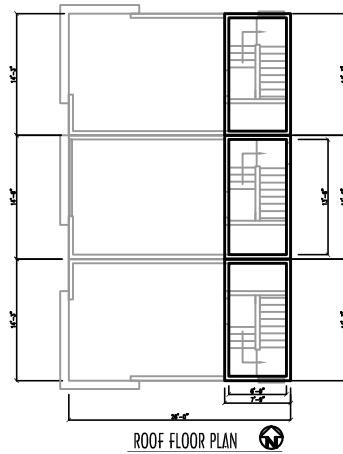
FAR CALCS:
BLDG A
SEC FLOOR: 1000 GSF

SEC FLOOR PLAN



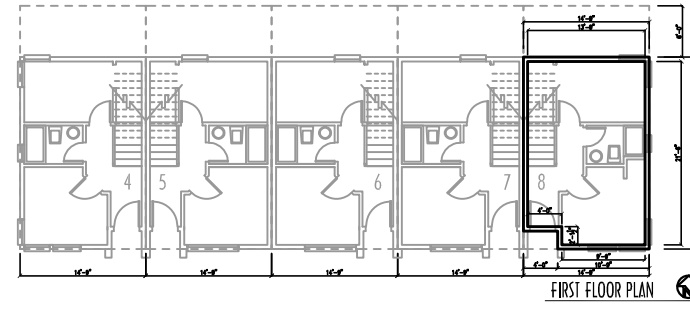
FAR CALCS:
BLDG A
THIRD FLOOR: 1000 GSF

THIRD FLOOR PLAN



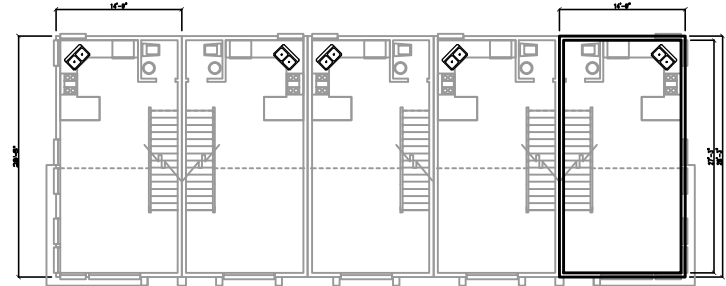
FAR CALCS:
BLDG A
ROOF: 270 GSF

ROOF FLOOR PLAN



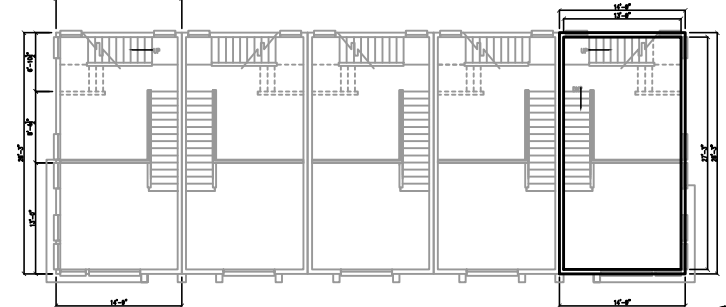
FAR CALCS:
BLDG B
FIRST FLOOR: 287.125X15=1435.925

FIRST FLOOR PLAN



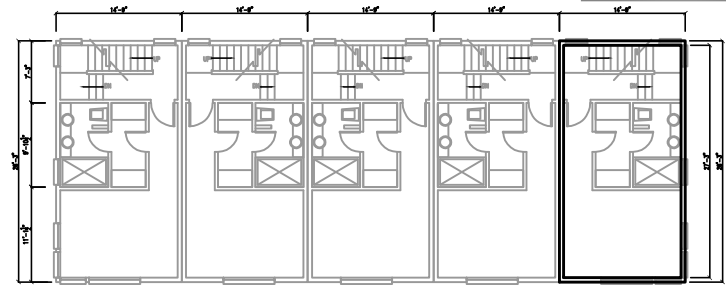
FAR CALCS:
BLDG B
SEC FLOOR: 374.675X15=1873.375

SEC FLOOR PLAN



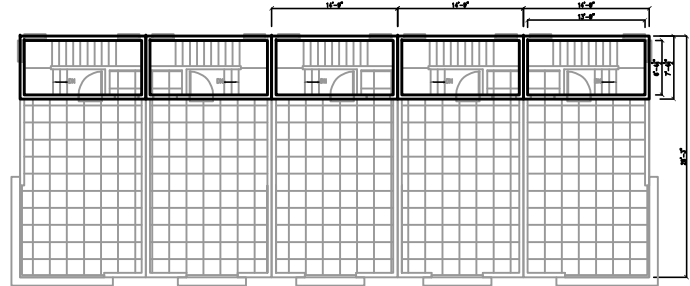
FAR CALCS:
BLDG B
MEZZ FLOOR: 374.675X15=1873.375

MEZZANINE FLOOR PLAN



FAR CALCS:
BLDG B
THIRD FLOOR: 374.675X15=1873.375

THIRD FLOOR PLAN



FAR CALCS:
BLDG B
ROOF FLOOR: 87.85X15=438.25

ROOF FLOOR PLAN

FAR CALCS:	
BLDG B	7494.3
BLDG A:	4252
TOTAL:	11,746.3 GSF

FAR CALCULATIONS

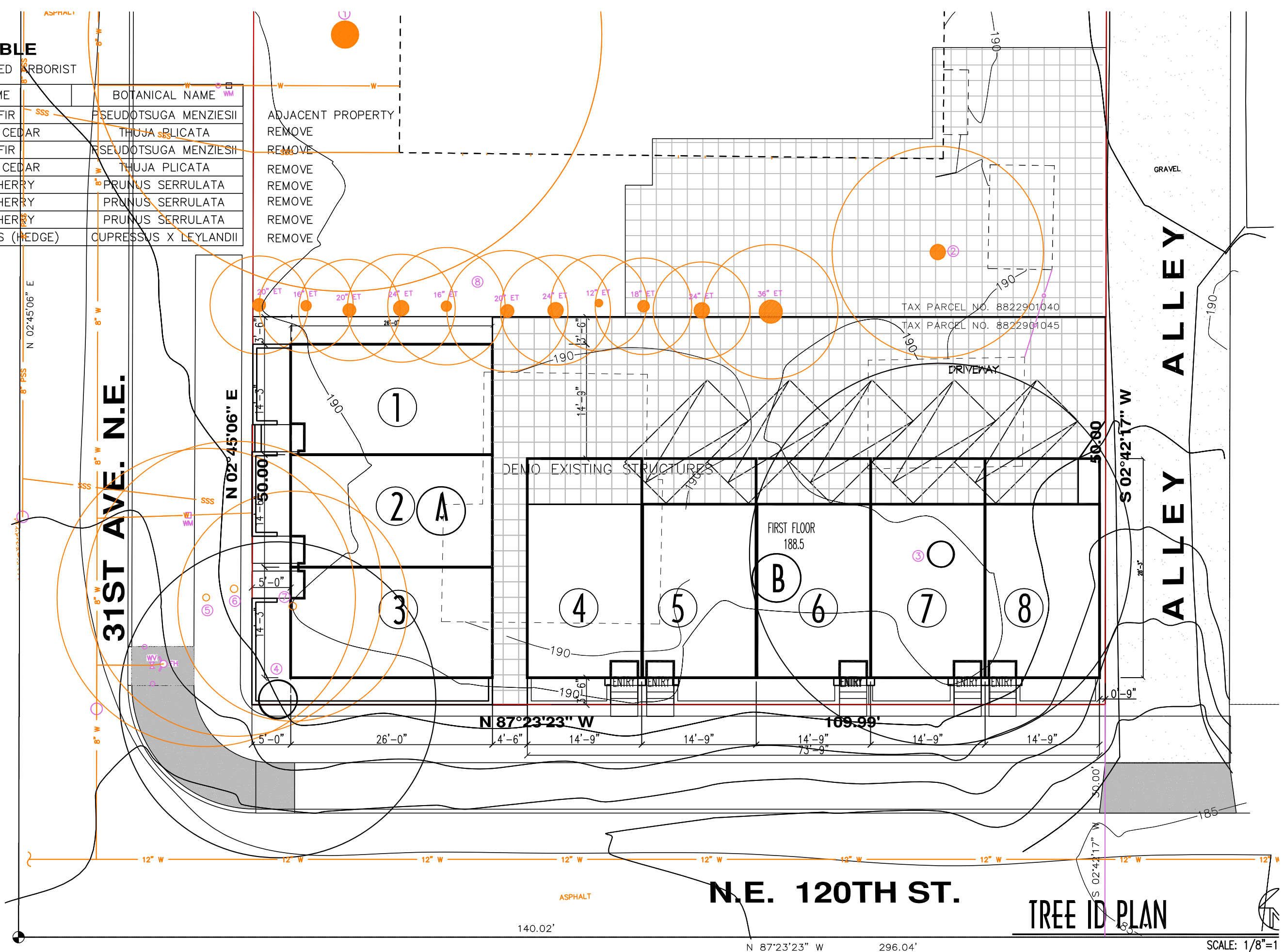


TREE IDENTIFICATION TABLE

SOURCE: STEVE CUSHING, I.S.A. CERTIFIED ARBORIST

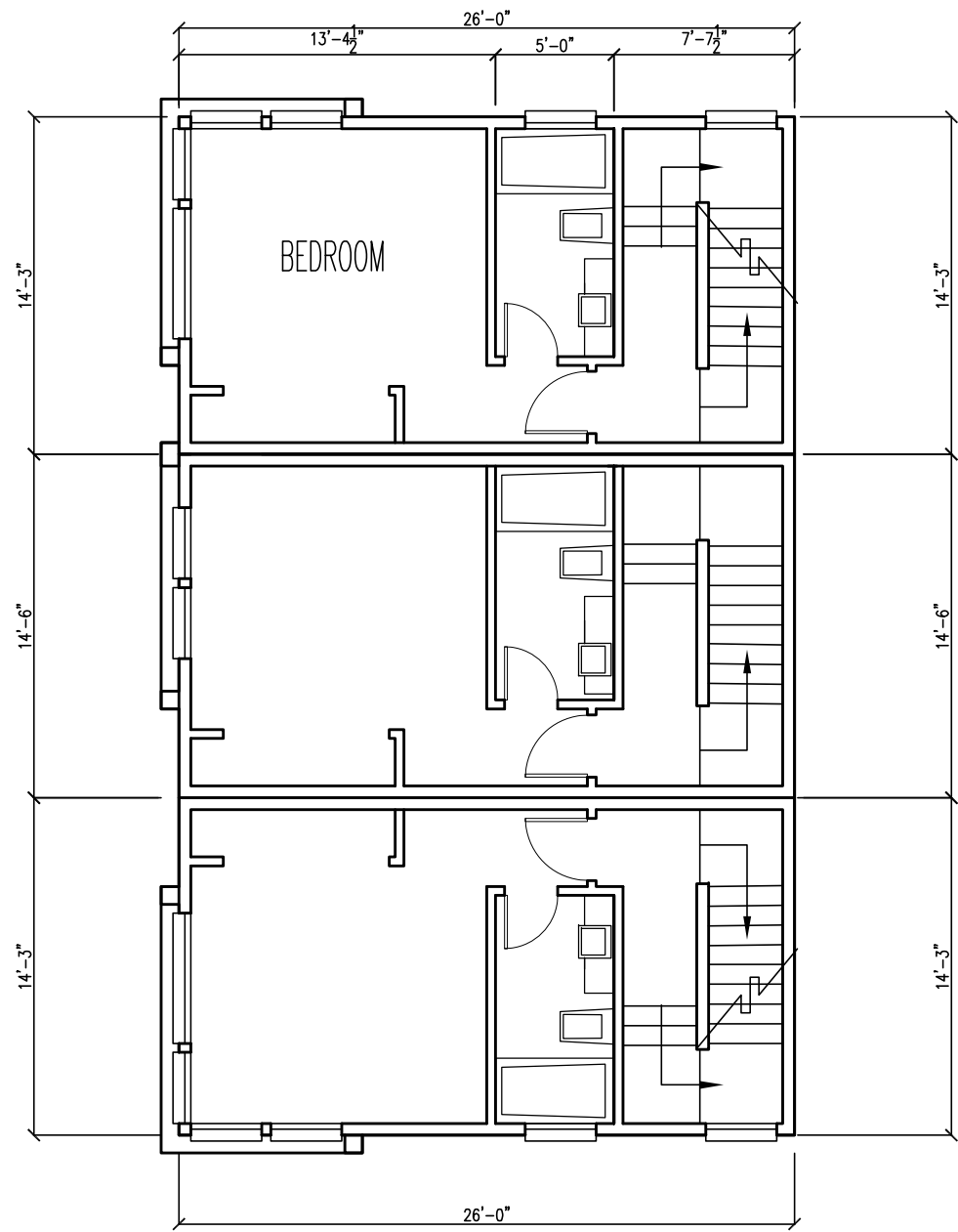
I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME	REMARKS
1*	40"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	ADJACENT PROPERTY REMOVE
2	26"	WESTERN RED CEDAR	THUJA PLICATA	REMOVE
3*	36"	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	REMOVE
4*	40"	WESTERN RED CEDAR	THUJA PLICATA	REMOVE
5	11"	FLOWERING CHERRY	PRUNUS SERRULATA	REMOVE
6	12"	FLOWERING CHERRY	PRUNUS SERRULATA	REMOVE
7	12"	FLOWERING CHERRY	PRUNUS SERRULATA	REMOVE
8	22"-32"	LEYLAND CYPRESS (HEDGE)	CUPRESSUS X LEYLANDII	REMOVE

* = EXCEPTIONAL TREE

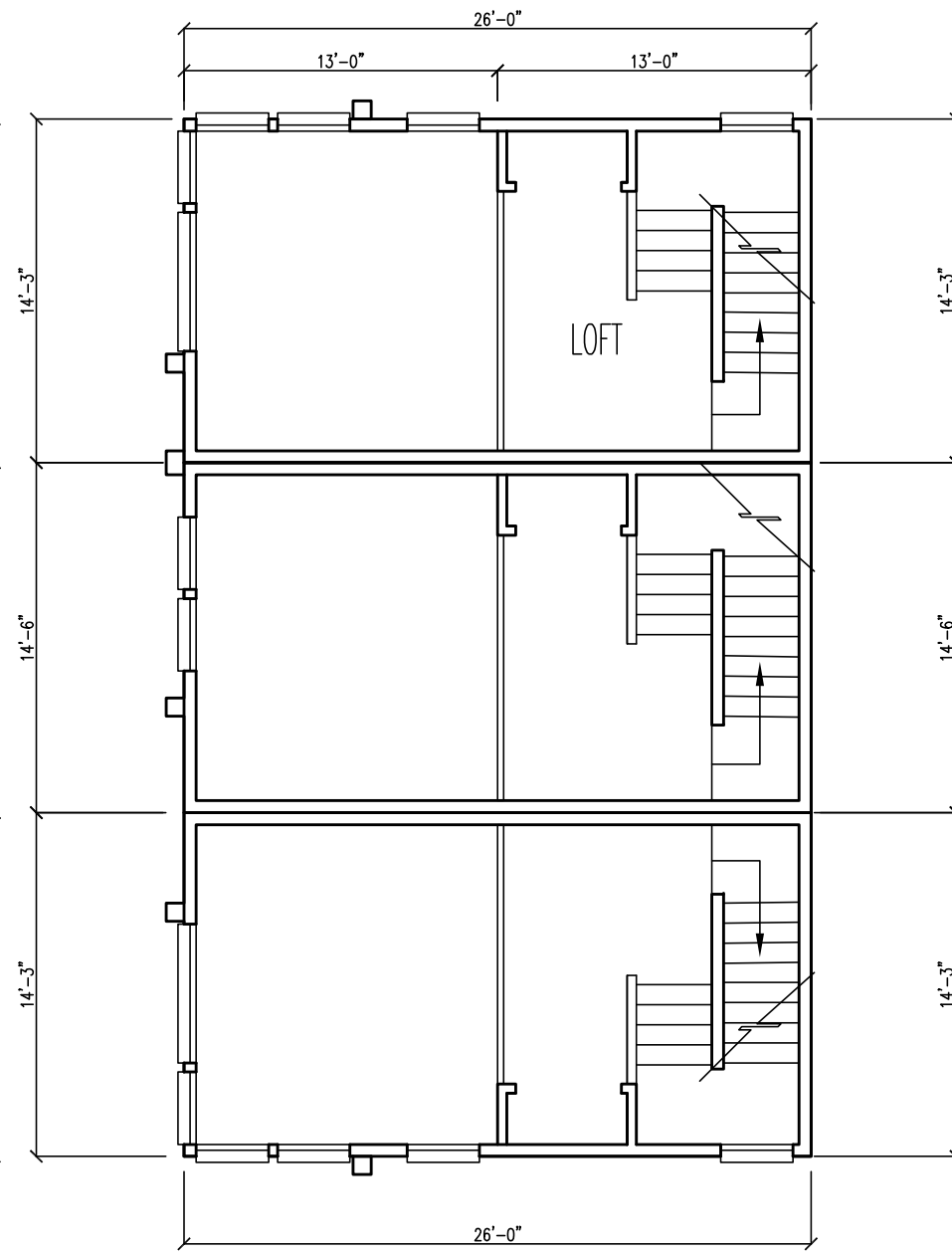


UNITS 1,2,3

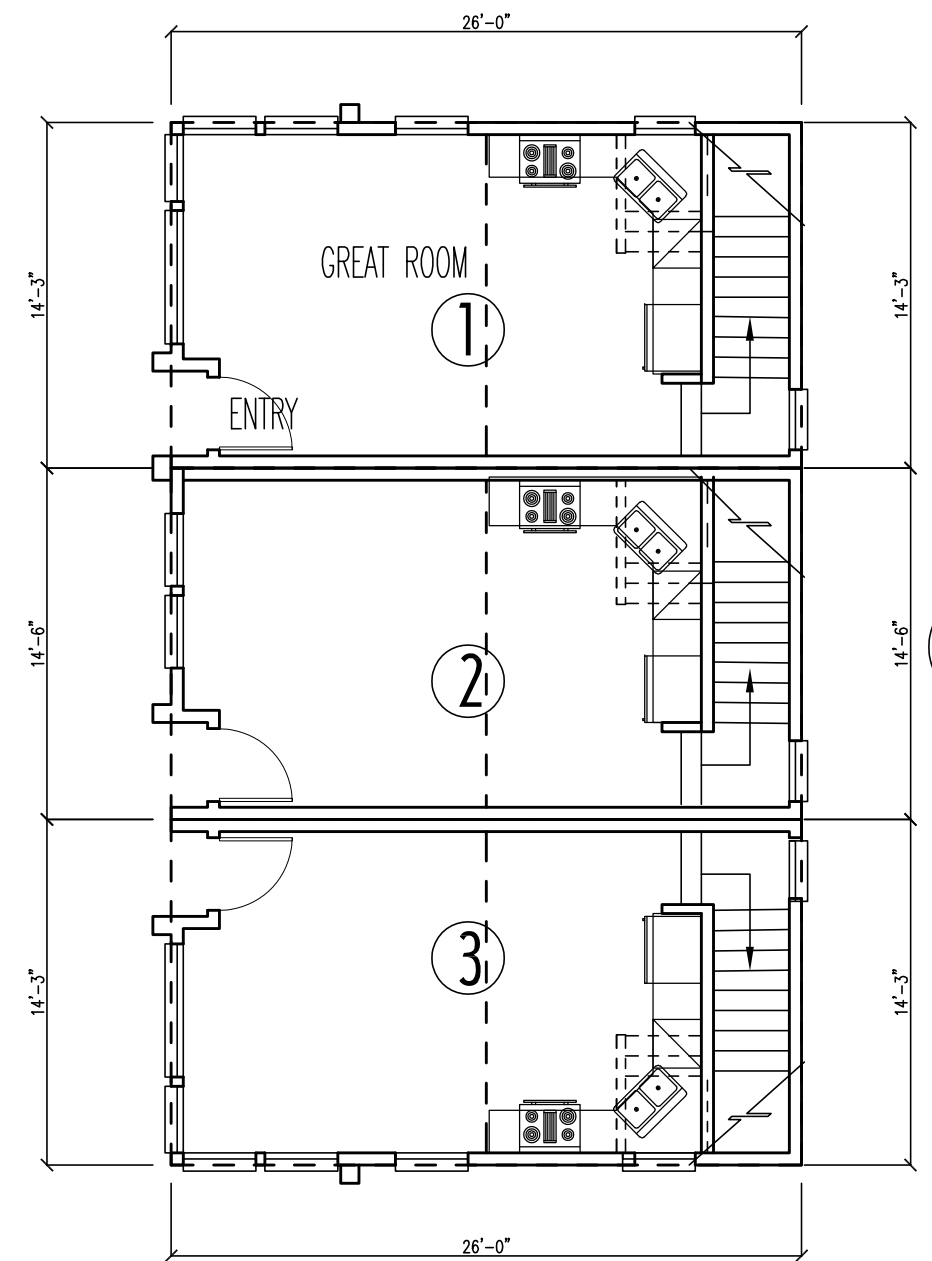
LEVEL	GARAGE	LIVING	DECK
BASEMNT	----	----	----
FIRST	----	368.5	----
SECOND	----	375.0	----
MEZZ	----	185.0*	----
THIRD	----	375.0	
ROOF		81.5	280.0
TOTAL	----	1,385.5	280.0



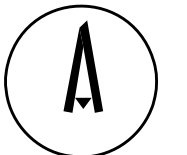
SEC FLOOR PLAN

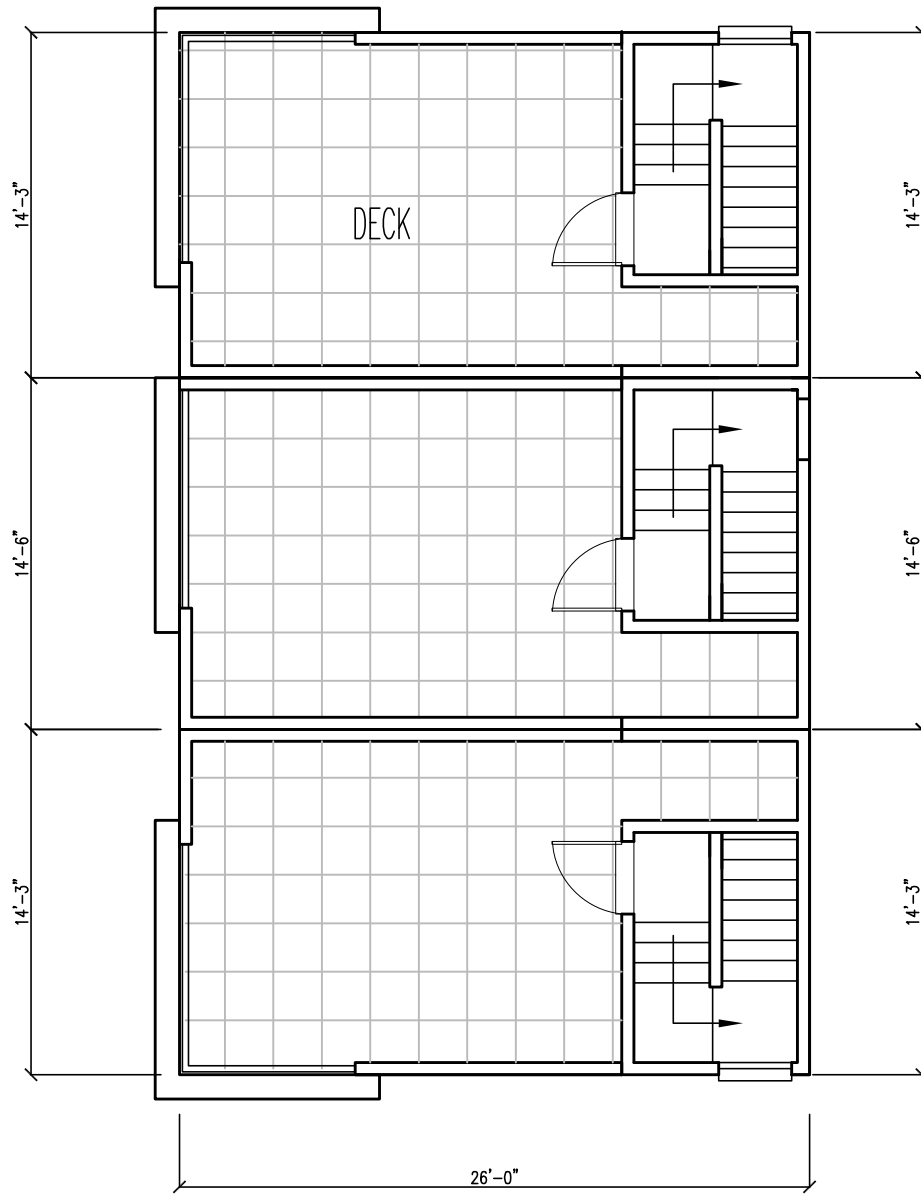


MEZZANINE FLOOR PLAN

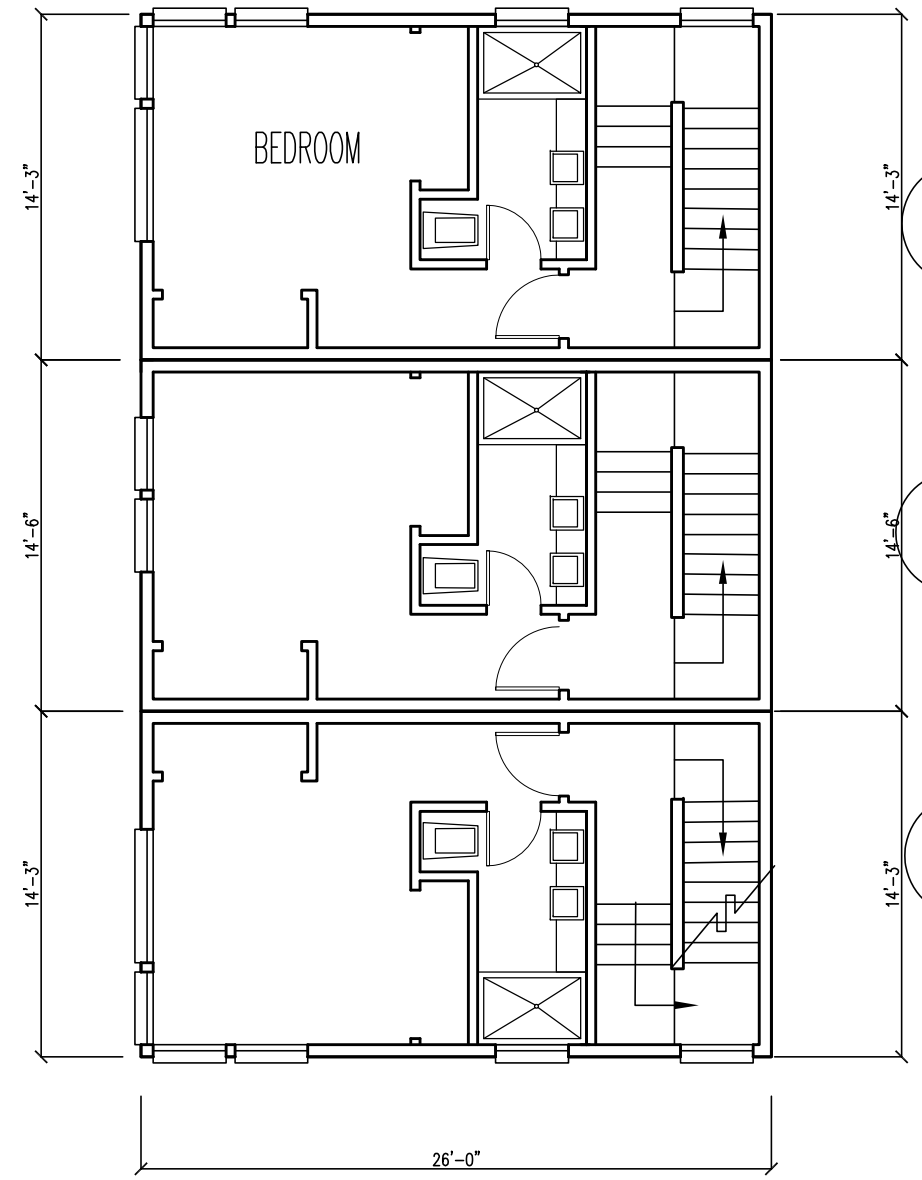


FIRST FLOOR PLAN

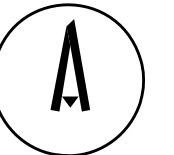




ROOF FLOOR PLAN

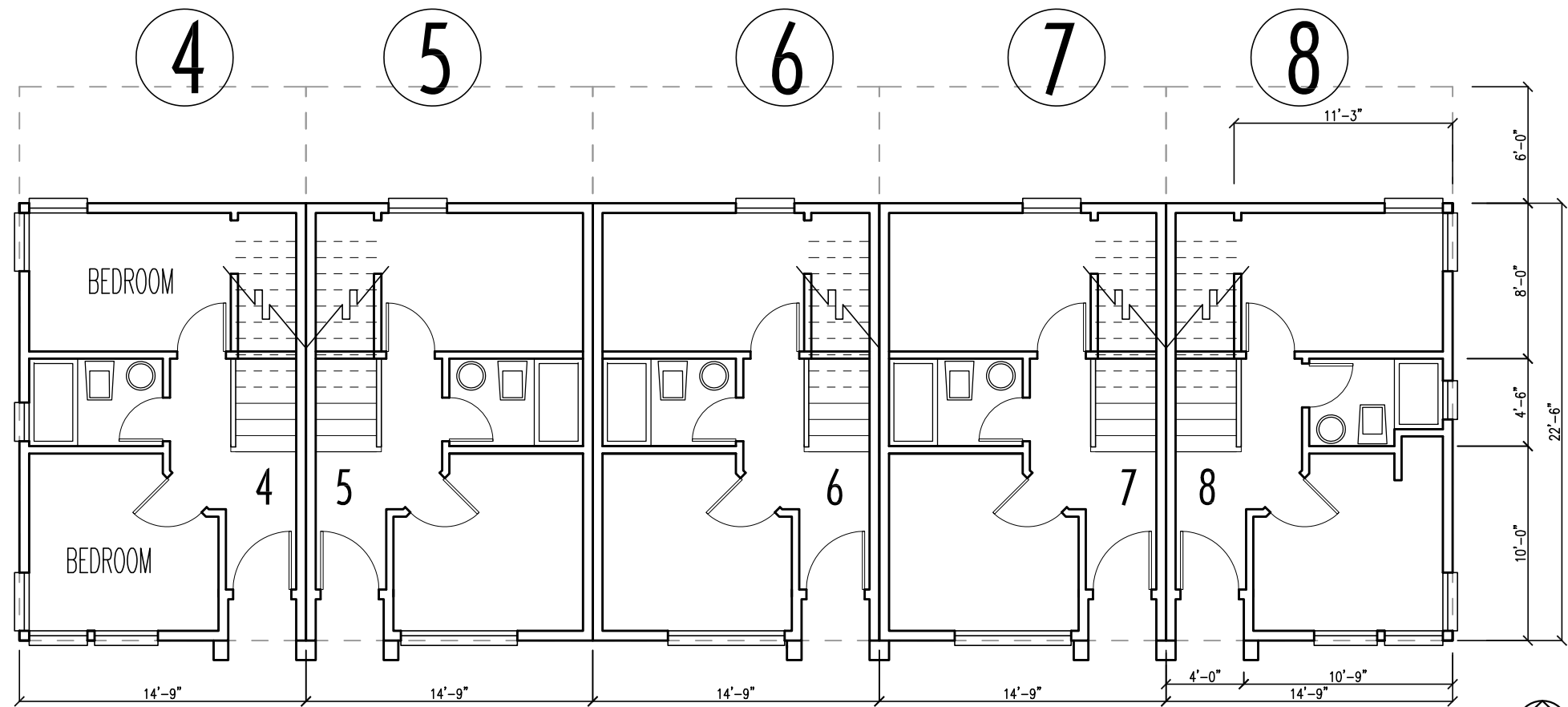


THIRD FLOOR PLAN

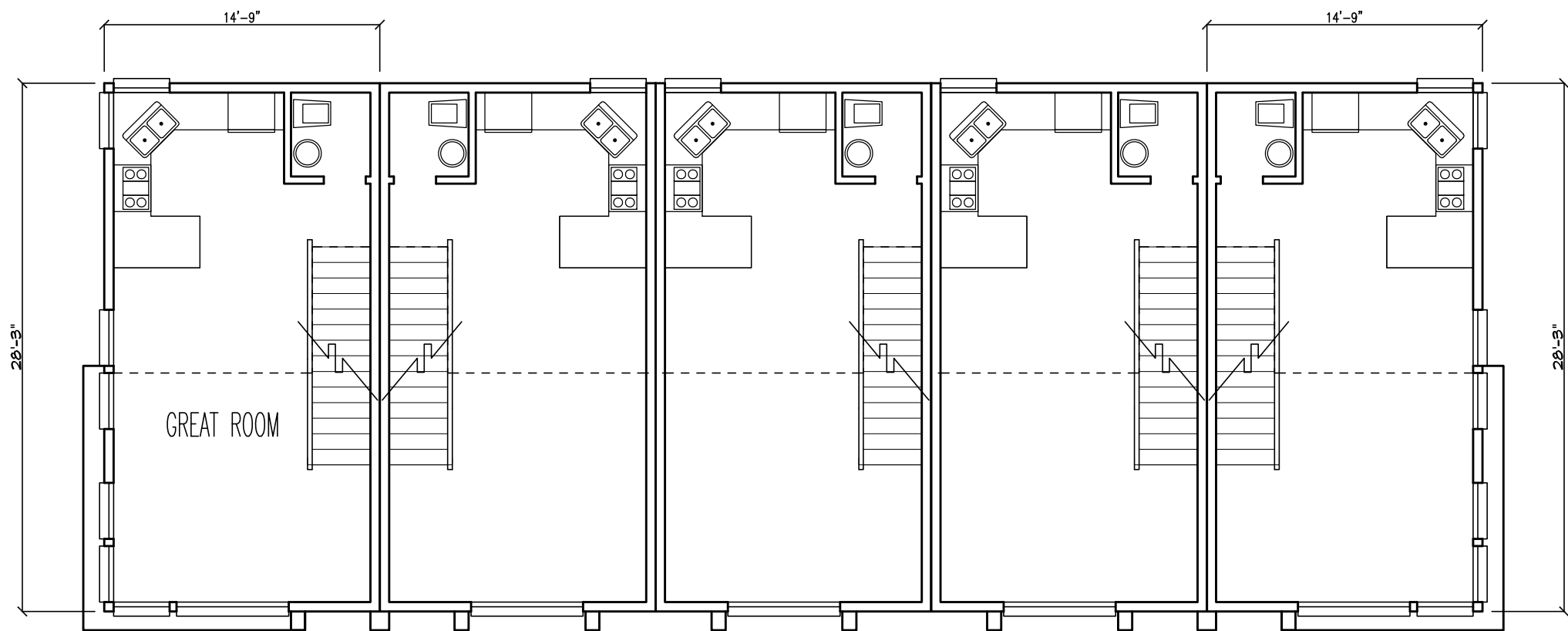


UNITS 4,5,6,7,8

LEVEL	GARAGE	LIVING	DECK
BASEMNT	----	----	----
FIRST	----	328.0	----
SECOND	----	420.5	----
MEZZ	----	210.0*	----
THIRD	----	420.5	----
ROOF	----	81.5	339.0
TOTAL	----	1,460.5	339.0

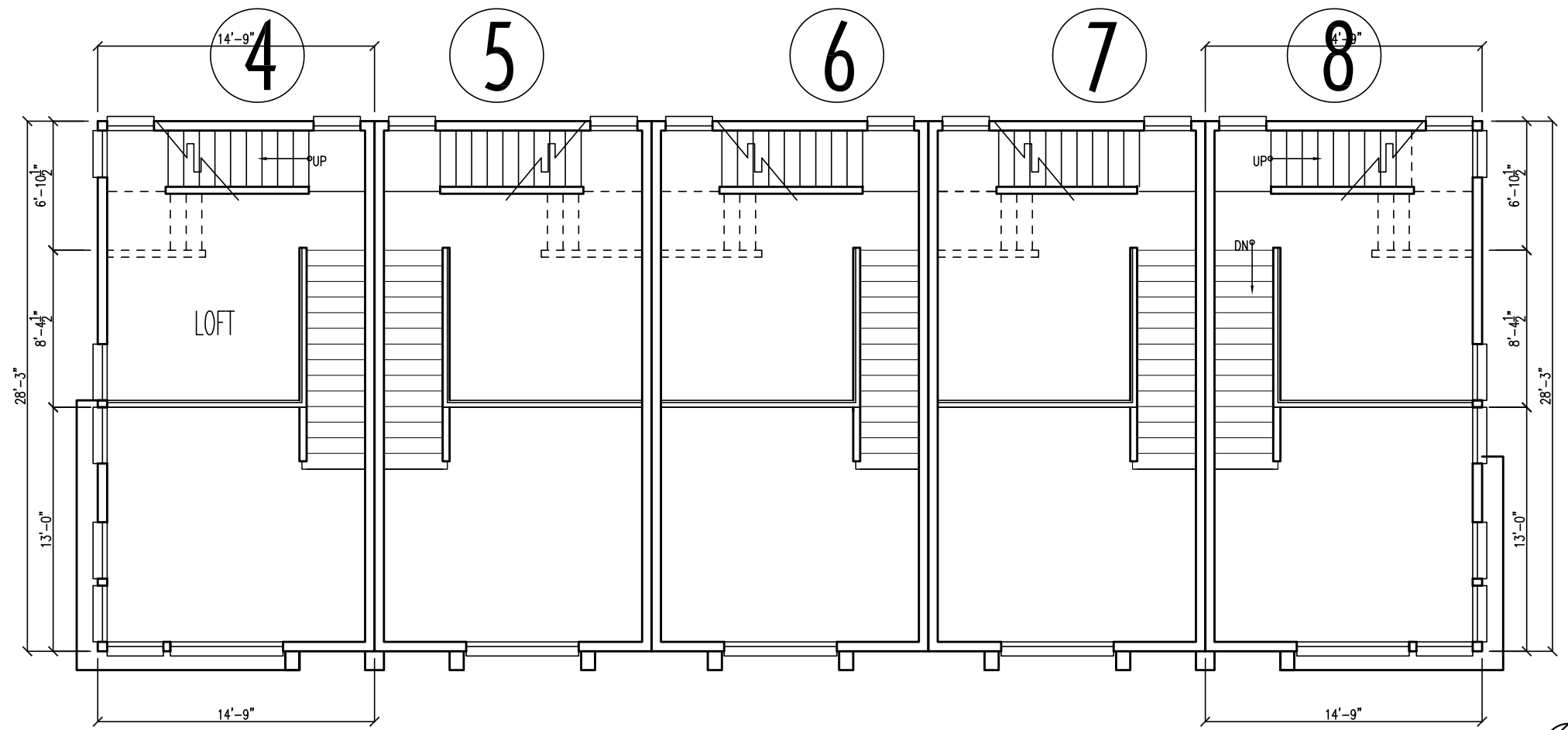


FIRST FLOOR PLAN

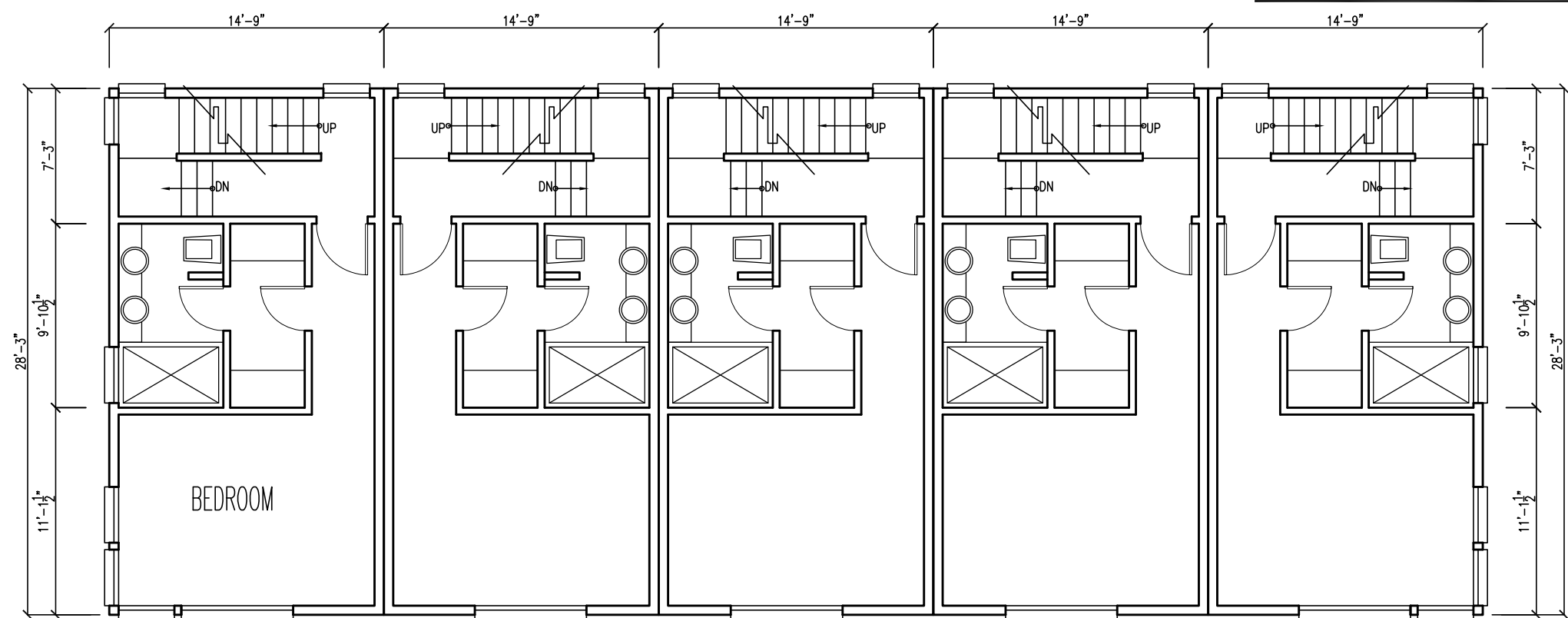


SEC FLOOR PLAN

B



MEZZANINE FLOOR PLAN 



THIRD FLOOR PLAN 

B

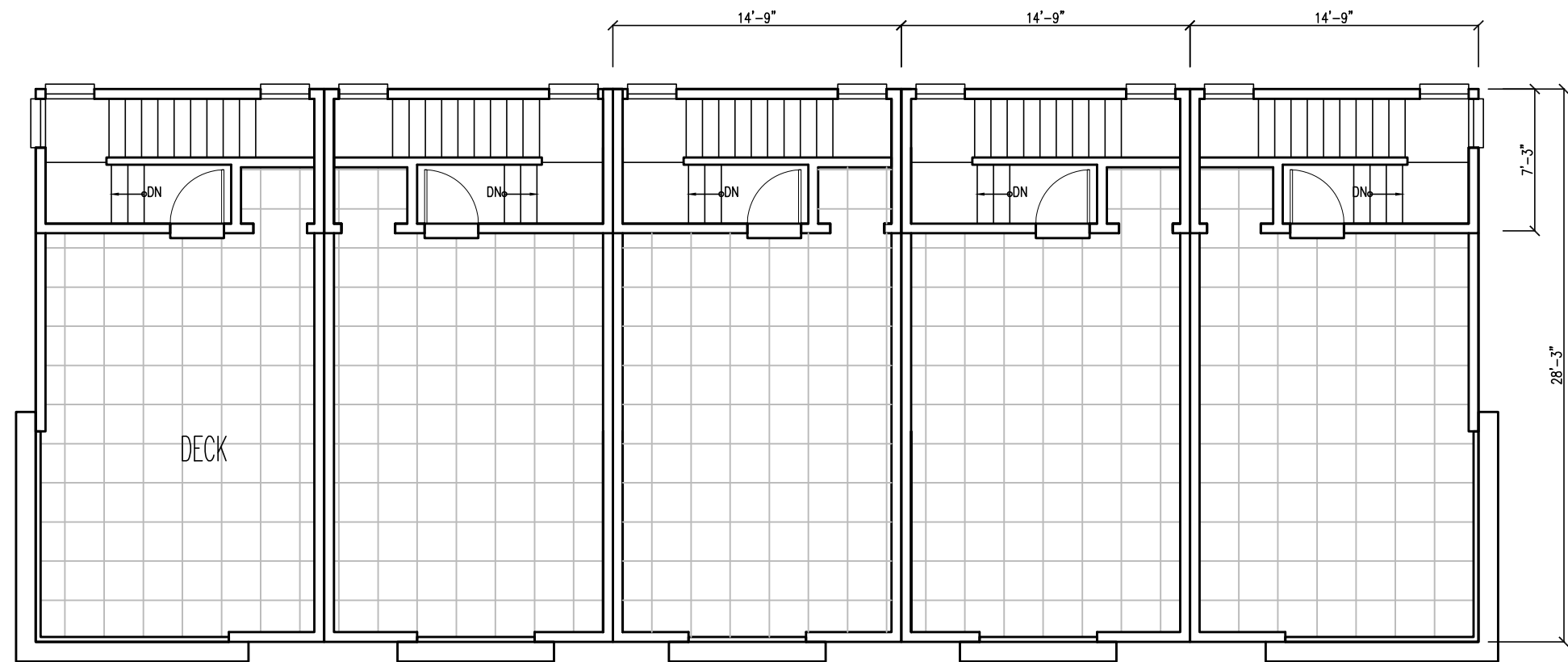
4

5

6

7

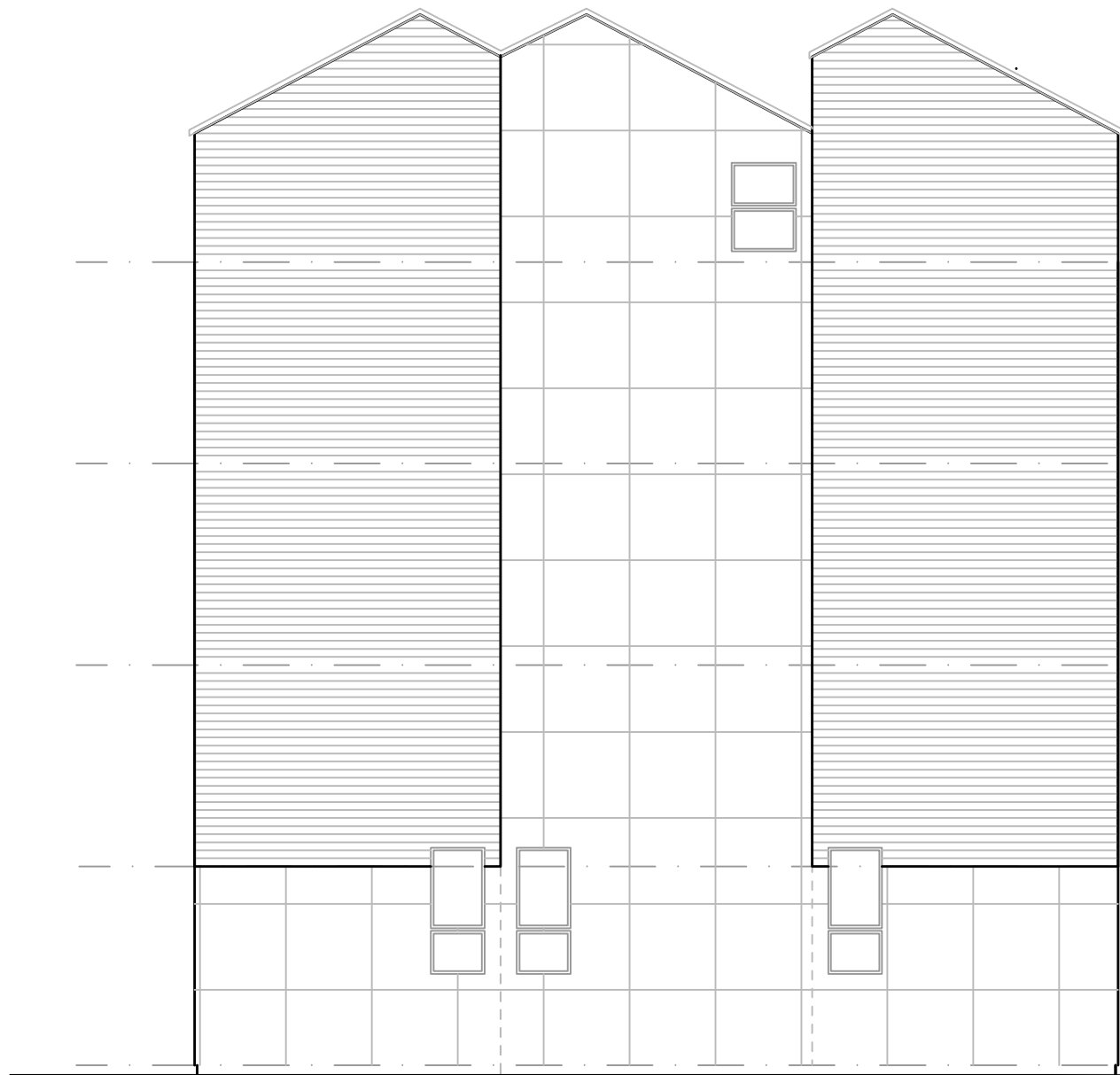
8



ROOF FLOOR PLAN



B



EAST ELEVATION- BLDG A



WEST ELEVATION- BLDG A



SOUTH ELEVATION- BLDG A

SOUTH ELEVATION- BLDG B

50' BASE HEIGHT LIMIT 238.0



EAST ELEVATION- BLDG B

ROOF PNTHSE 238.0

PENTHOUSE TP 232.0

ROOF FLOOR 226.0

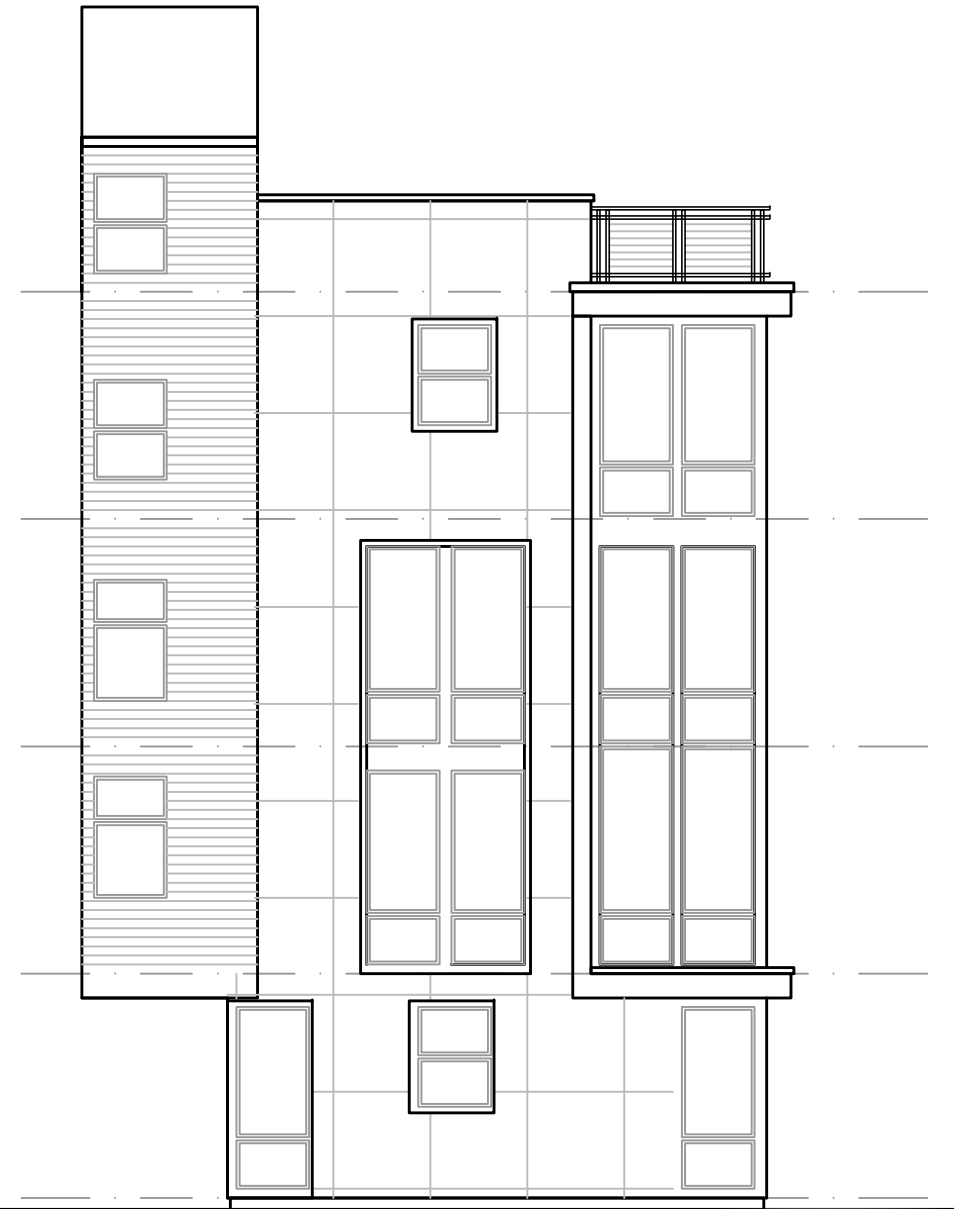
THIRD FLOOR 216.625

MEZZ FLOOR 207.25

SEC FLOOR 197.875

FIRST FLOOR 188.5

50' BASE HEIGHT LIMIT 238.0



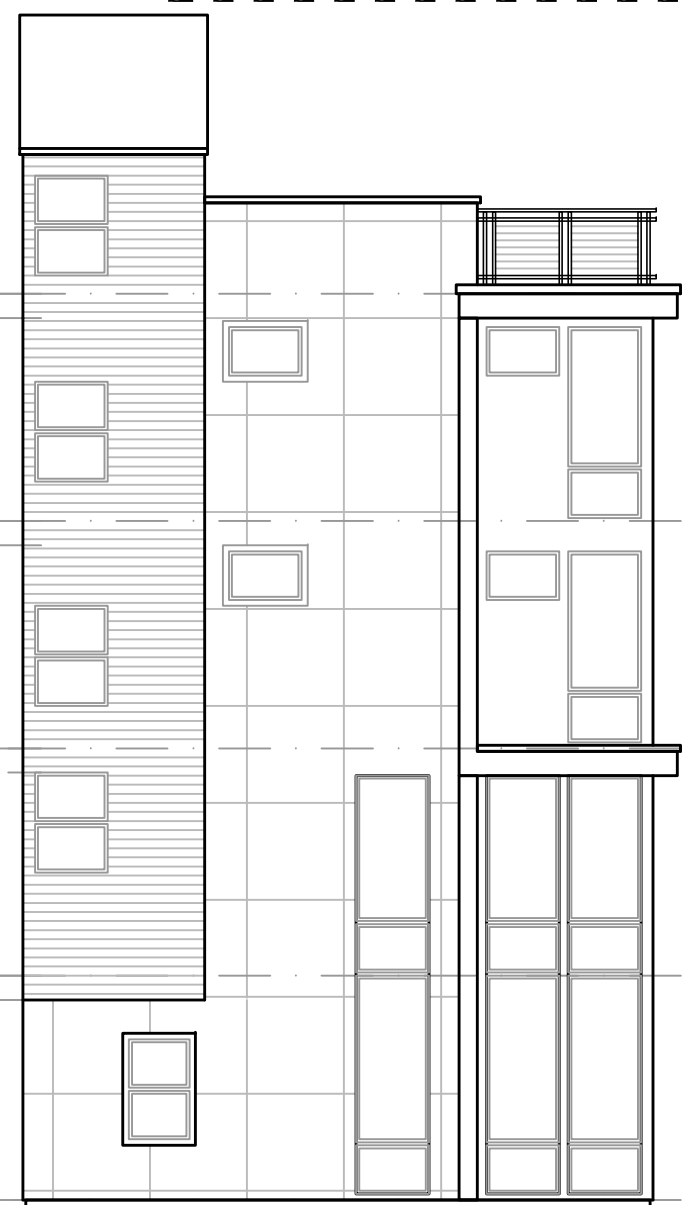
WEST ELEVATION- BLDG B

ROOF PNTHSE 238.0
 PENTHOUSE TP 232.0
 ROOF FLOOR 226.0
 THIRD FLOOR 216.625
 MEZZ FLOOR 207.25
 SEC FLOOR 197.875
 FIRST FLOOR 188.5



NORTH ELEVATION- BLDG 2

50' BASE HEIGHT LIMIT 238.0



NORTH ELEVATION- BLDG 1

SOUTH ELEVATION- BUILDING 1 & 2

MATERIALS LEGEND:

1. METAL ROOF - STANDING SEAM-DRK BROWN
2. METAL RAIL - POWDER COAT DRK GREY
3. VINYL WINDOW - DRK GREY
4. FIBER CEMENT TRIM - MED. GREY
5. FIBER CEMENT PANEL SIDING -
6. FIBER CEMENT WOOD SIDING - CEDAR TONE
7. WOOD SOFFITS - NATURAL CEDAR
8. CONCRETE PLANTERS - NATURAL COLOR



BUILDING A

BUILDING B

BUILDING B –WEST ELEVATION

BUILDING A –EAST ELEVATION



MATERIALS LEGEND:

1. METAL ROOF - STANDING SEAM-DRK BROWN
2. METAL RAIL - POWDER COAT DRK GREY
3. VINYL WINDOW - DRK GREY
4. FIBER CEMENT TRIM - MED. GREY
5. FIBER CEMENT PANEL SIDING -
6. FIBER CEMENT WOOD SIDING - CEDAR TONE
7. WOOD SOFFITS - NATURAL CEDAR
8. CONCRETE PLANTERS - NATURAL COLOR

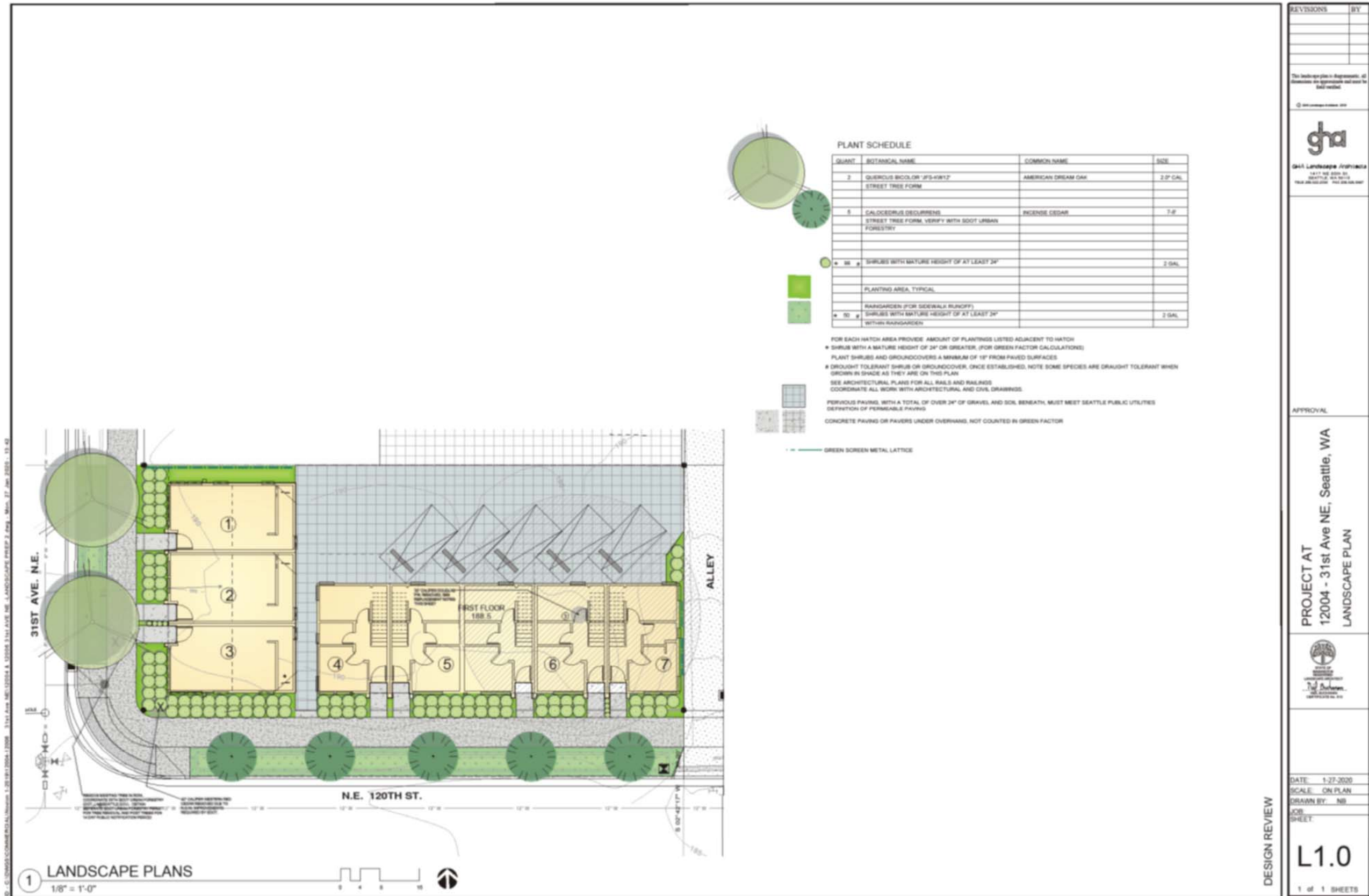


BUILDING A & B- NE ANGLE



BUILDING A & B- NW ANGLE





REVISIONS	BY

The Landscape Plan is a representation of the design and is not a contract. All dimensions are approximate and subject to field verification.

gha
GH&L Landscape Architecture
1417 NE 20th St
Seattle, WA 98102
TEL: 206.325.1234 FAX: 206.325.1235

APPROVAL

PROJECT AT
12004 - 31st Ave NE, Seattle, WA
LANDSCAPE PLAN

DATE: 1-27-2020
SCALE: ON PLAN
DRAWN BY: NG
JOB SHEET

L1.0
1 of 1 SHEETS

COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Documentation of Compliance with the Community Outreach Plan

Project Address: 12004 31st Ave NE, Seattle, WA

SDCI Record Number: 3034416-EG

Project Description: Demolish the existing single family structure with detached garage and Construct one new eight unit Row-house Structure for a total of 8 units. Hopefully the following materials is sufficient to document compliance with our Community Outreach plan.

Our approved plan consisted of methods;

1. C: High-Impact Method:

Direct Mailing to residences and businesses within approximately 500 foot radius of site.

2. C: High-Impact Method:

Interactive website (with public commenting function).

(Still available online. <http://www.noviongroup.com/12004-31st-ave-ne/4594692025>)

3. C High-Impact Method:

Hosting a community meeting. The meeting was open to the public as well as the meeting information was included on the direct mailing letter and advertised on the website. The meeting was at the Lake City Library on Saturday, August 31st, 2019 from 11:30 AM – 12:30 PM.

(Reserved from 11:00 AM – 1:00 PM to allow time for setup and cleanup.)

No one attended the outreach meeting.

No comments were submitted in any format.

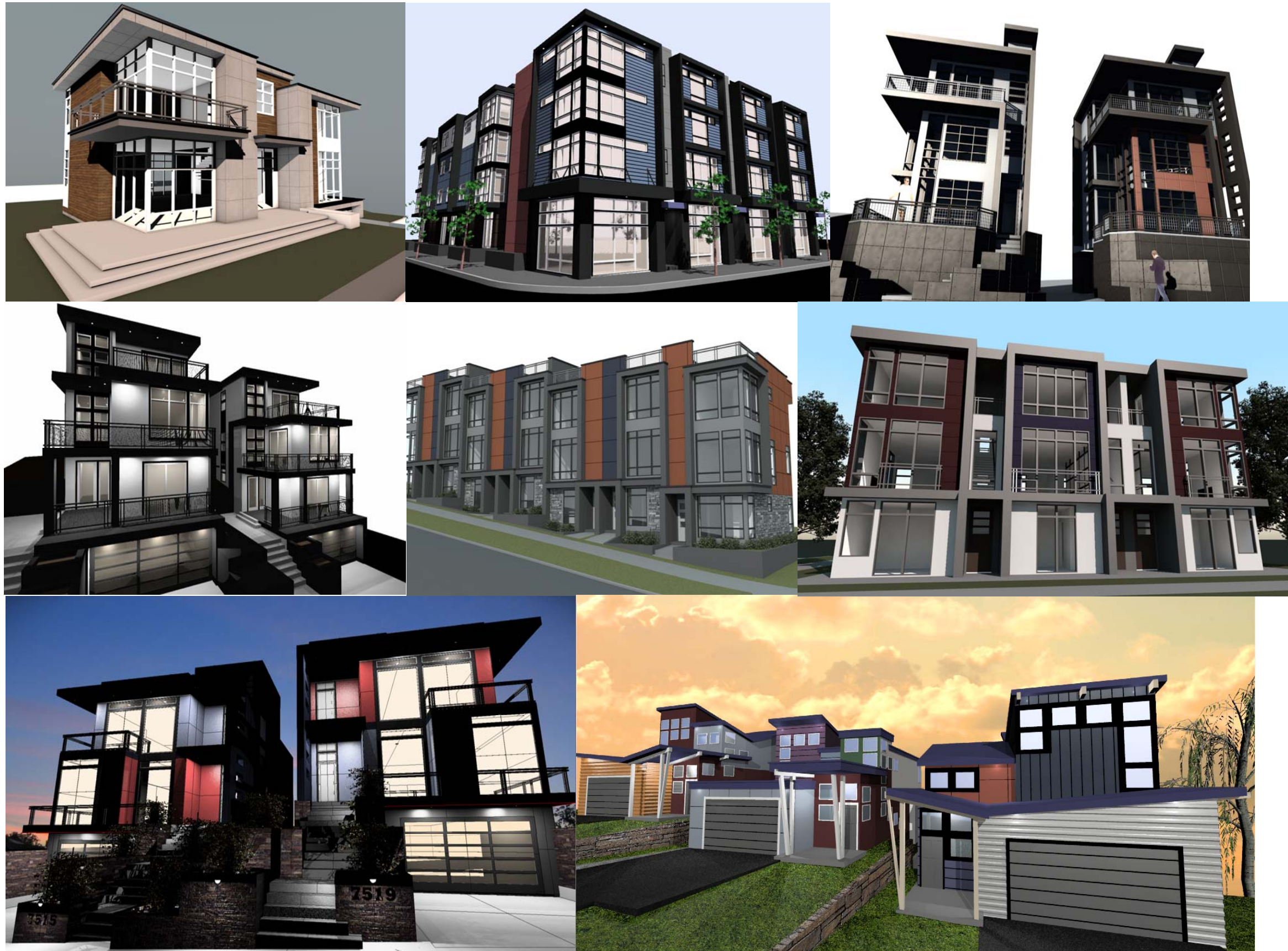
Community Outreach Feedback

NO ONE ATTENDED THE MEETING.

THERE WAS NO FEEDBACK / COMMENTS SUBMITTED IN ANY FORMAT.

Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Lake City Library

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM



35 OWNER—EBM RE II, LLC

PROJECT- I2004 31ST AVE NE-3034416-EG

ARCHITECT-NOVION GROUP INC

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