Streamlined Design Review
3037089-EG

OWNER:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
N 39TH ST ROWHOUSES
3849 WOODLAWN AVE NORTH
Seattle, WA 98103

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

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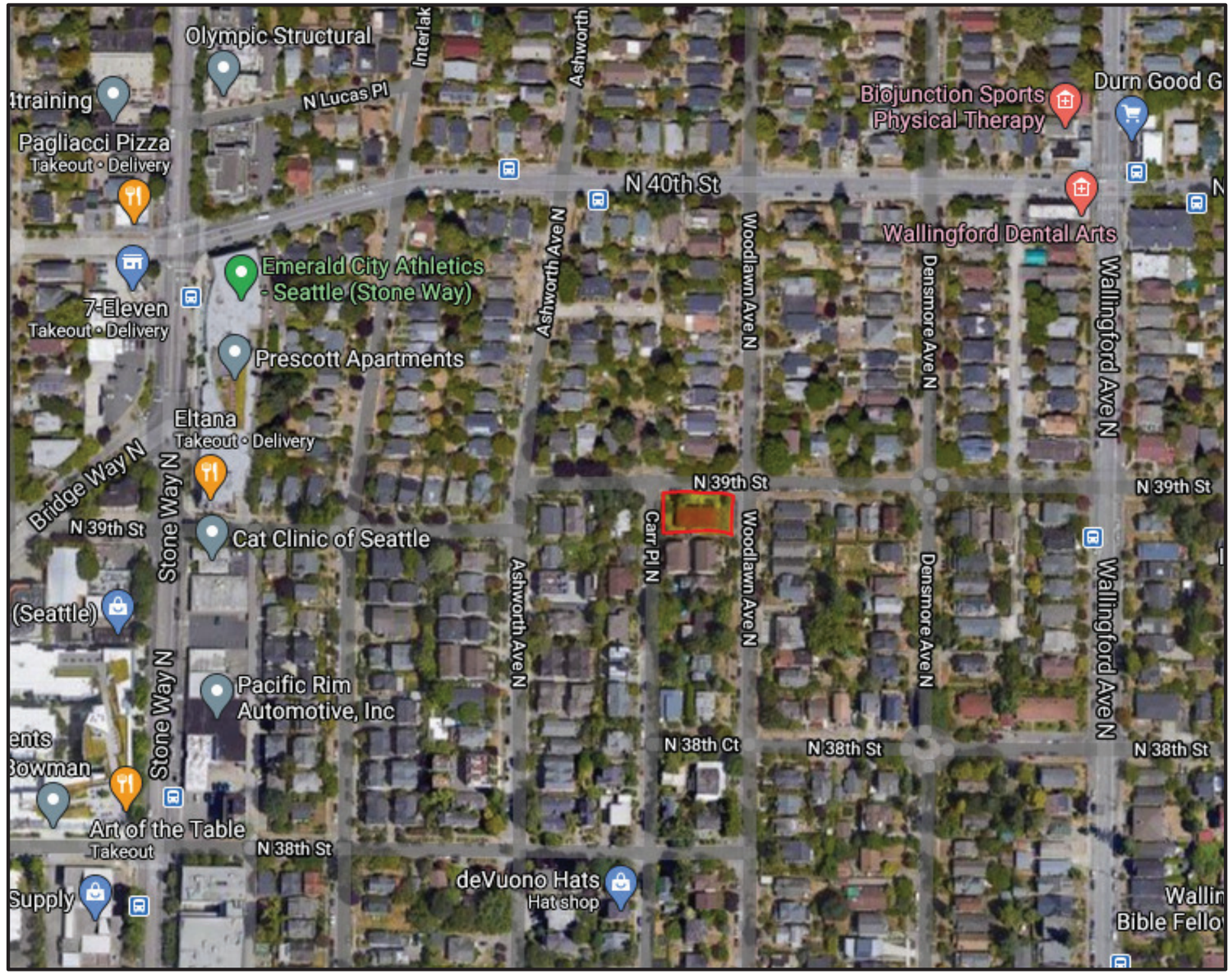

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
Contact: GREG WESTBROOK

Architect & Applicant:
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion

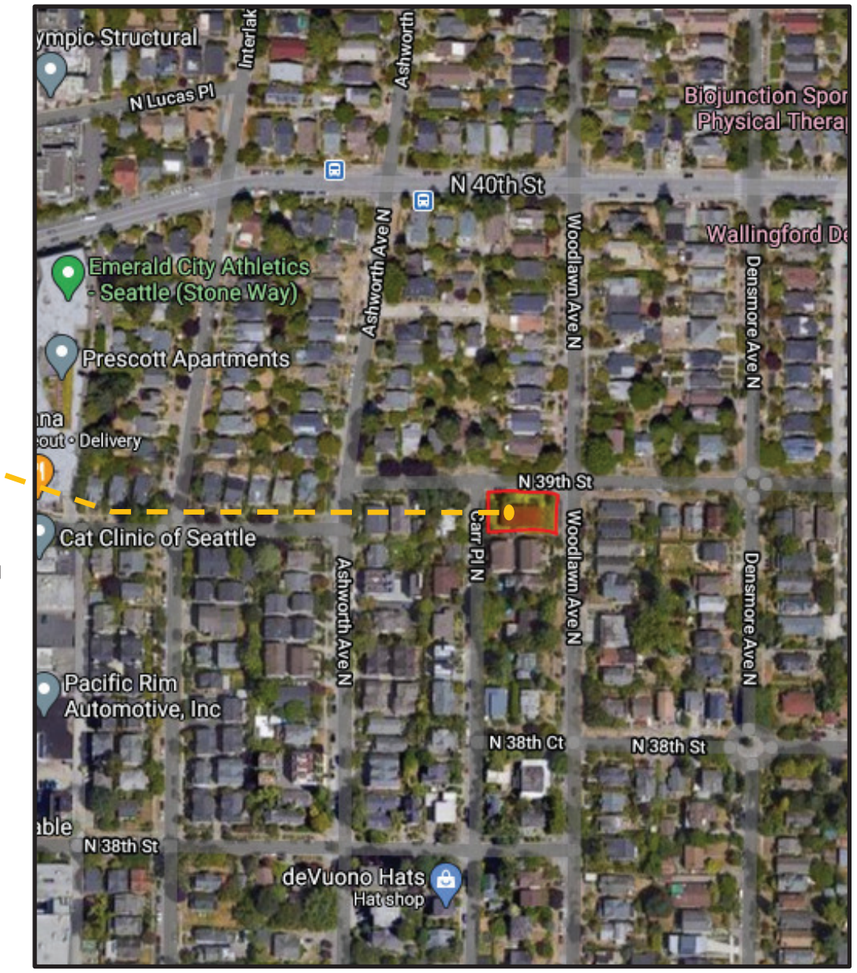
Landscape Architect:
GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3037089-EG
Contact: HOLLY GODARD

Existing Site:
Address: 3849 WOODLAWN AVE NORTH
Location: WALLINGFORD NEIGHBORHOOD
Site Area: 6,842 sf
Existing Development: duplex, built 1957.

Project Proposal:
Existing Structure: to be demolished
Number of new Units: 9 new rowhouse units
Number of Parking Stalls: 7 vehicle parking stalls.
Gross Floor Area of building: 9,779 gsf
FAR-Gross Floor Area: 8,853 gsf

Developmental Objective:
Demolish existing structure and construct one new rowhouse structure for a total of 9 residential units.
Parking for 7 surface vehicular stalls, bicycle parking and solid waste and recycle provided.
The existing Lowrise-1 Zone of the area will continue to increase in density.
Project is at the corner of a zone transition from LR-1 to Single Family.
Certain design characters will be used to blend the transition from the existing Wallingford craftsman bungalow residences to the more modern, higher density multifamily low-rise area.
All units will have street facing entries and upper floors will have the window mass to the streets to activate the pedestrian realm at the sidewalk.



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PROJECT DESCRIPTION

The subject site is currently a duplex residential structure built in 1957 on an LR1(M) zoned lot located in the Wallingford Neighborhood.
The project fronts on N 39th Street to the N, Woodlawn Ave N to the East, and Carr Place N to the West.
The proposal is for 9 unit row-houses in one structure with surface parking for 7 cars. Woodlawn Ave N is used for access to parking.

Site Information:

City:	**City of Seattle**
Existing Zoning:	**LR1 (M)**
Site Area:	**6,842 sf**
APN Number:	**0495500376**

Public Outreach Summary

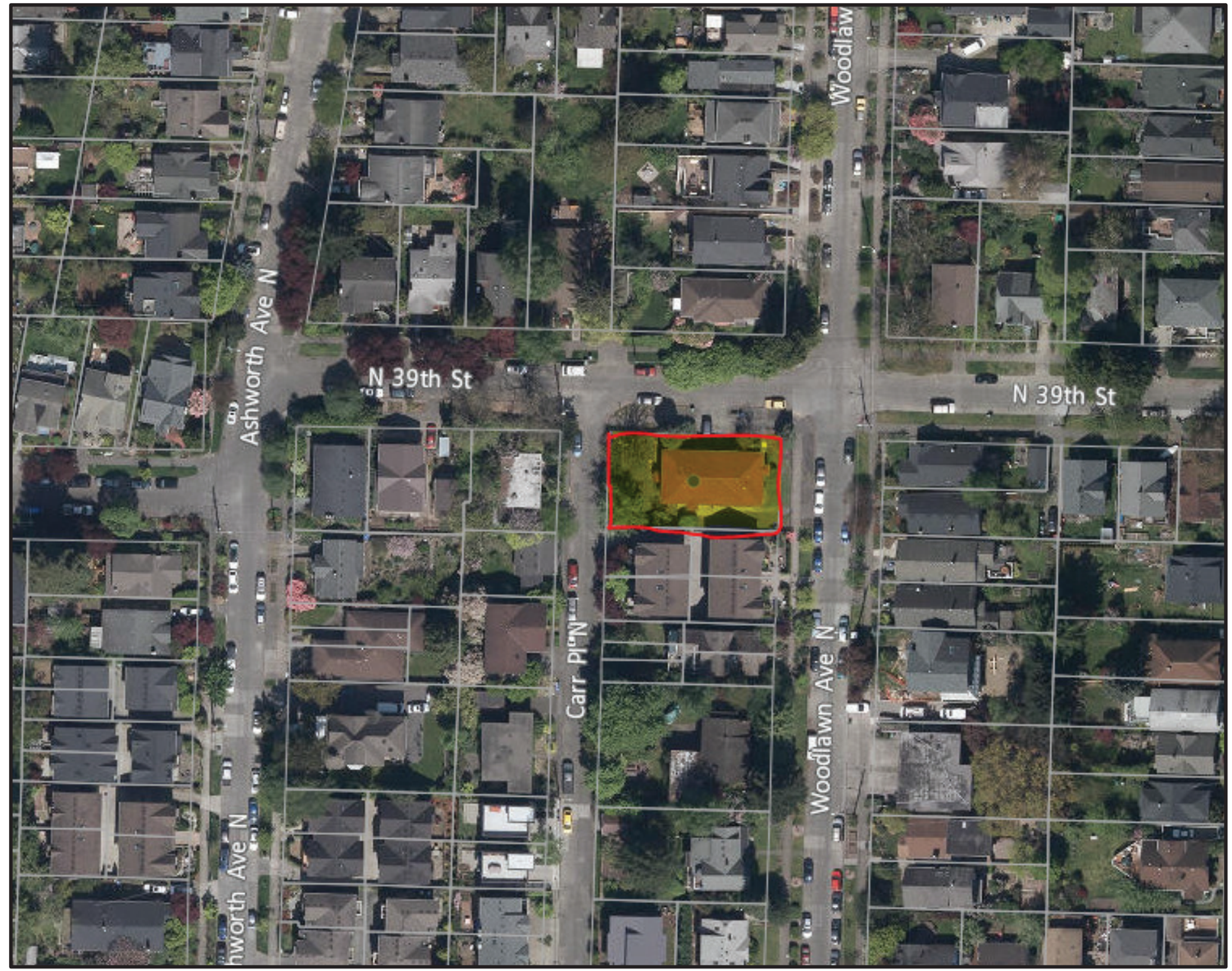
New units should be affordable for residents.

New units should be family friendly with two bedrooms or more.

New units should provide parking.

New units should fit into the neighborhood look.

There are many one- and two-story homes built in mostly the 20s and 30s.
The neighborhood developed during this period has many Craftsman bungalow residences.



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ZONING MAP

The site is in an LR 1 (M) zone. The areas directly South and West of the subject property are the same zone, LR1(M). The areas directly North and East of the subject property are SF 5000 zone. Most uses/ occupancy are residential with a mix of duplexes and single family buildings. This area has been zoned LR1 and has many applications for townhouse style buildings/ developments.

SITE

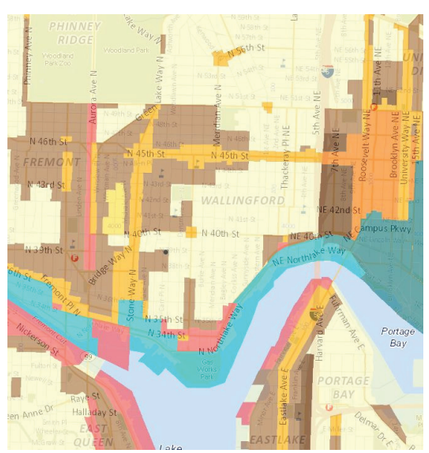
SF 5000—SINGLE FAMILY

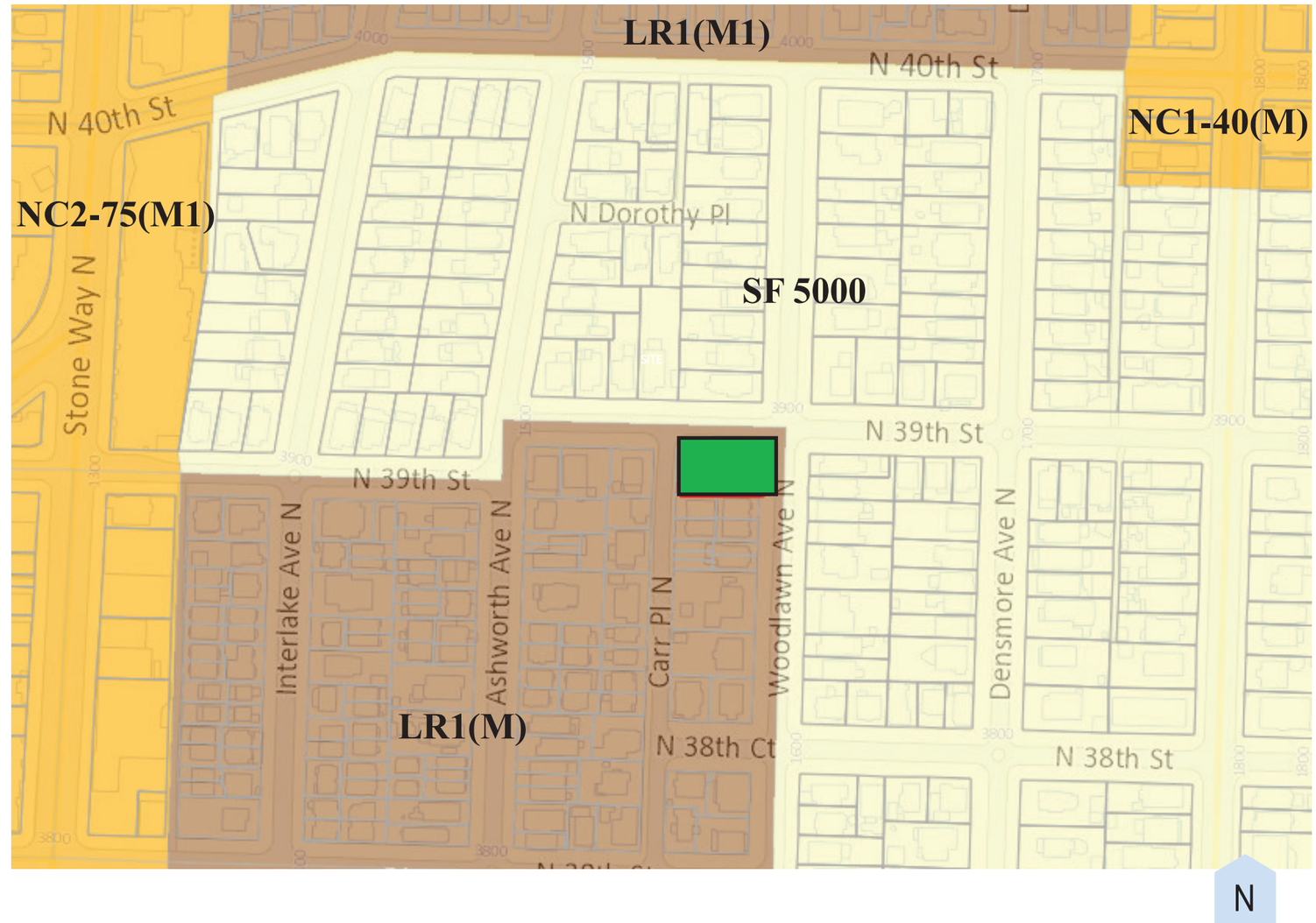
LR1(M)—LOWRISE 1

NC1-40(M)—NEIGHBORHOOD COMMERCIAL

NC2-75 (M1) — NEIGHBORHOOD COMERCIAL

LR1(M1)—LOWRISE 1





EXISTING NEIGHBORHOOD STYLE AND CONTEXT

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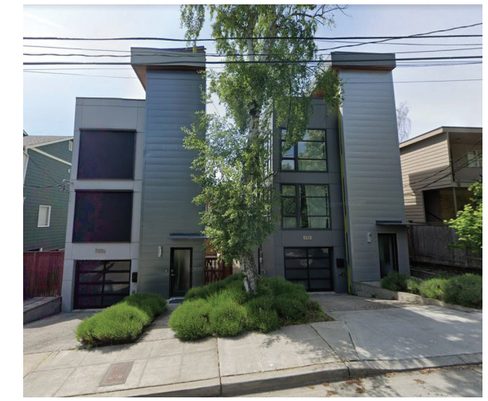
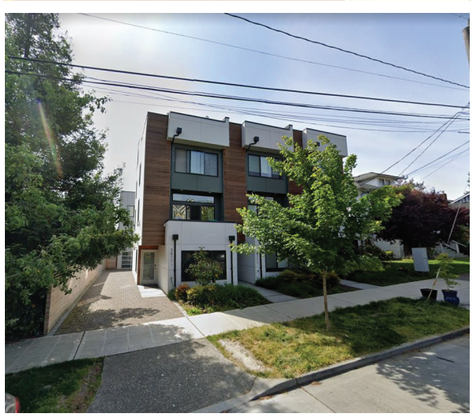
A—3849 WOODLAWN AVE N – SITE



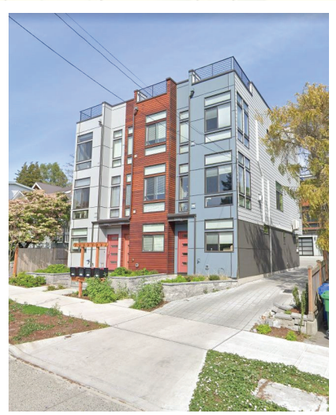
B—3825 & 3827 CARR PL N

C—1522 N 38TH CT

D—3800 INTERLAKE AVE N



E—3811 ASHWORTH AVE N

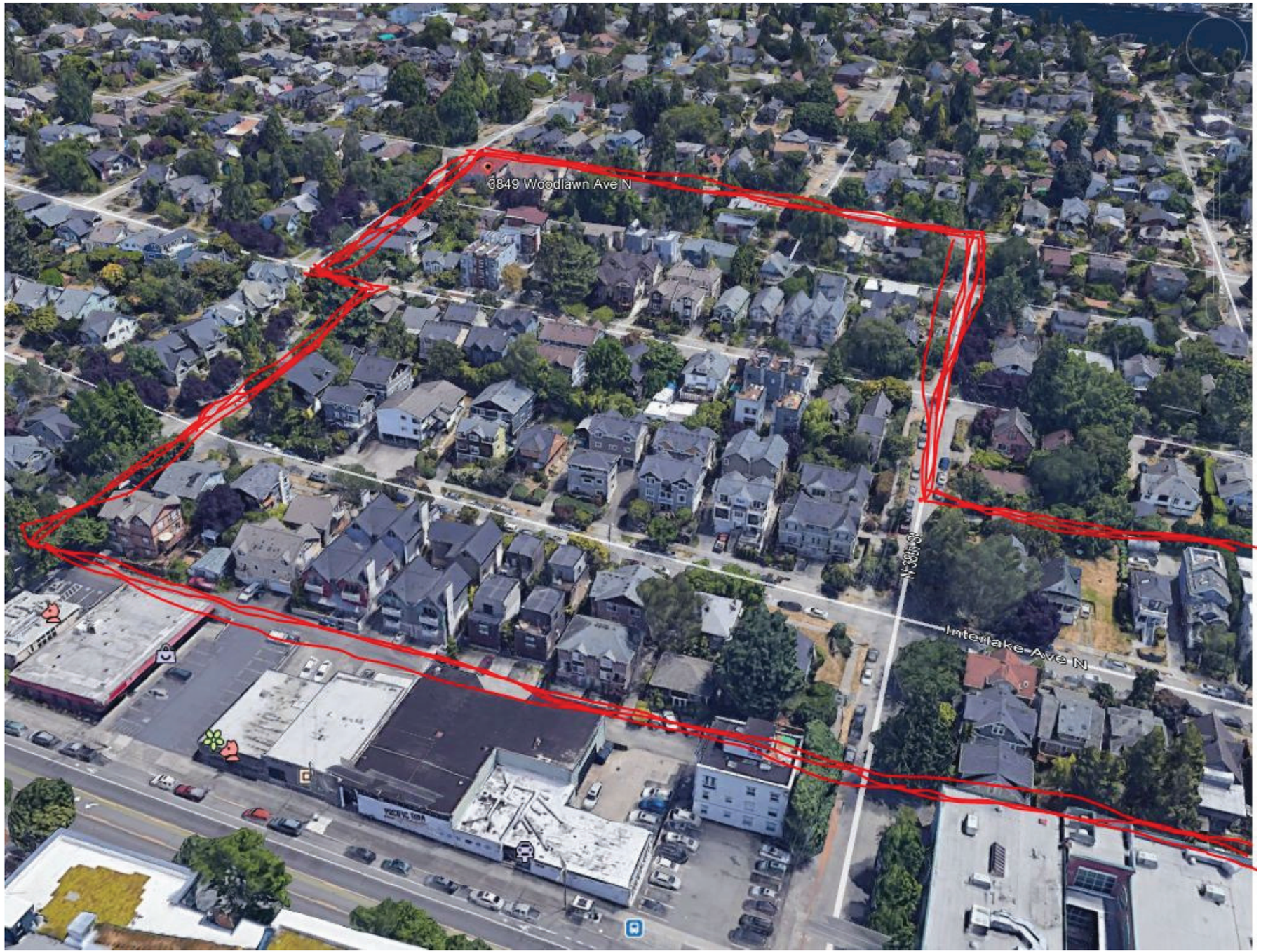


F—3840 ASHWORTH AVE N

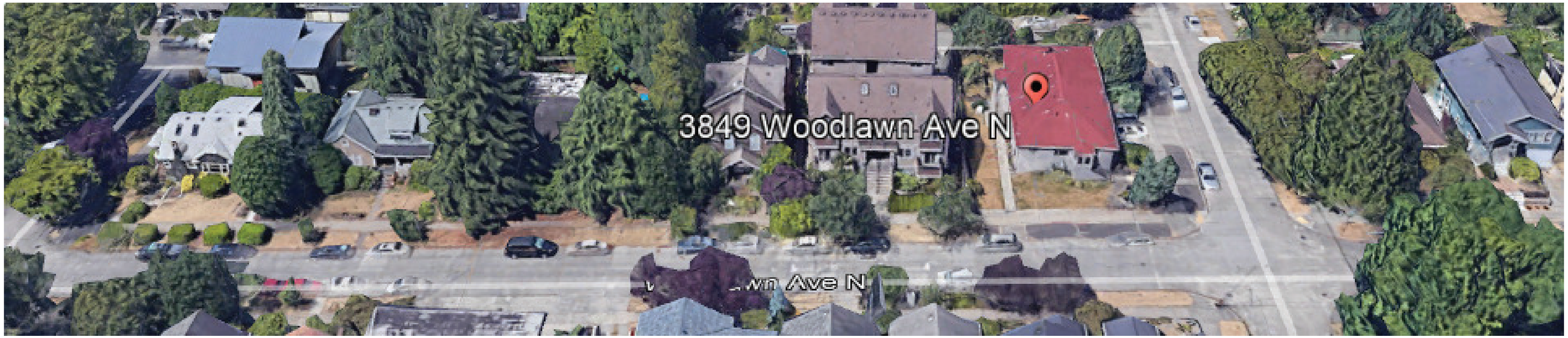
G—3812 INTERLAKE AVE N

H—3829 ASHWORTH AVE N

BIRDS EYE LOOKING —LOOKING NORTH-EAST AT L-1 ZONING

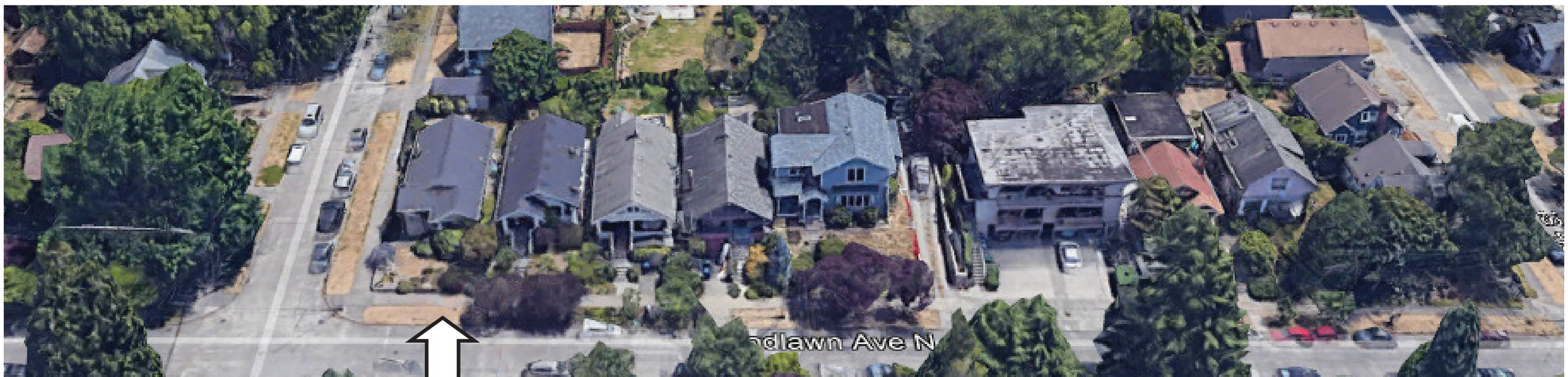


STREET ELEVATIONS—WOODLAWN AVE NORTH—WEST FRONTAGE



WOODLAWN AVE NORTH—WEST FRONTAGE

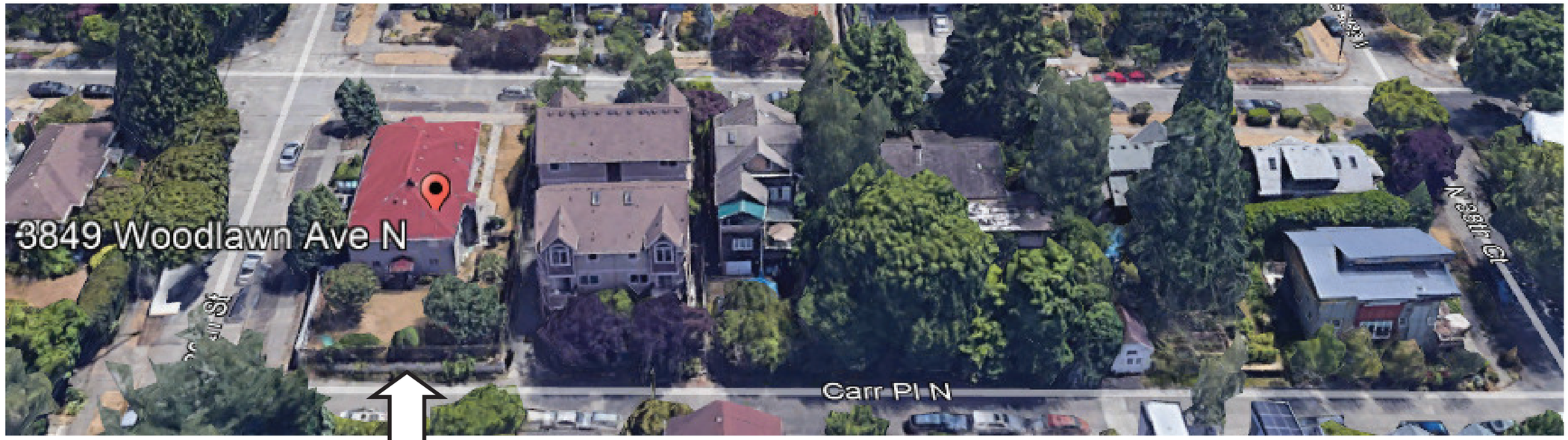
STREET ELEVATIONS—WOODLAWN AVE NORTH—EAST FRONTAGE

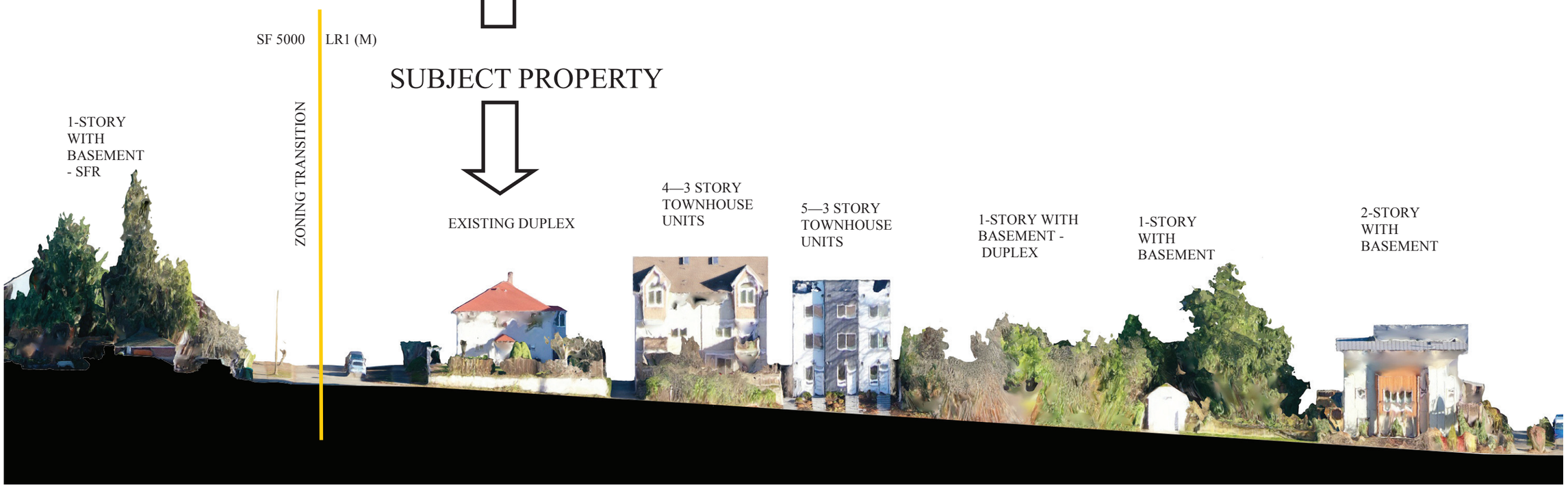


ACROSS FROM
SUBJECT PROPERTY

WOODLAWN AVE NORTH—EAST FRONTAGE

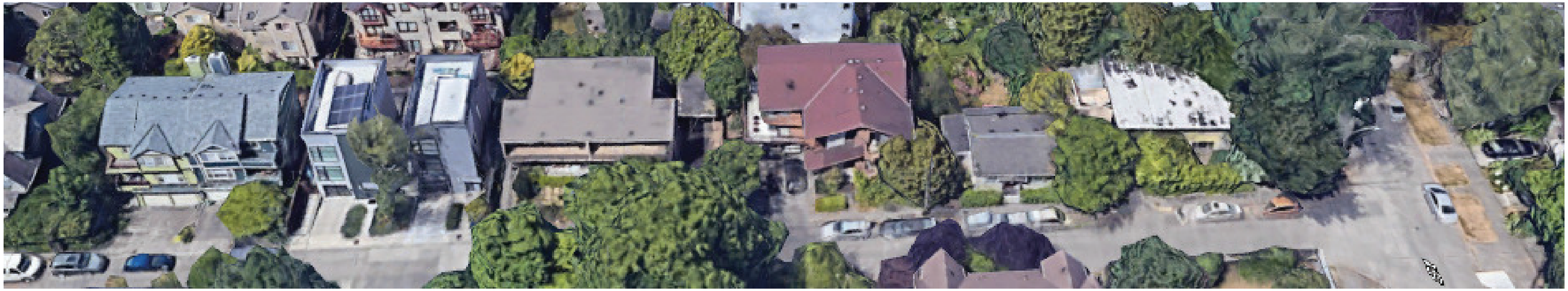
STREET ELEVATIONS—CARR PL NORTH—EAST FRONTAGE

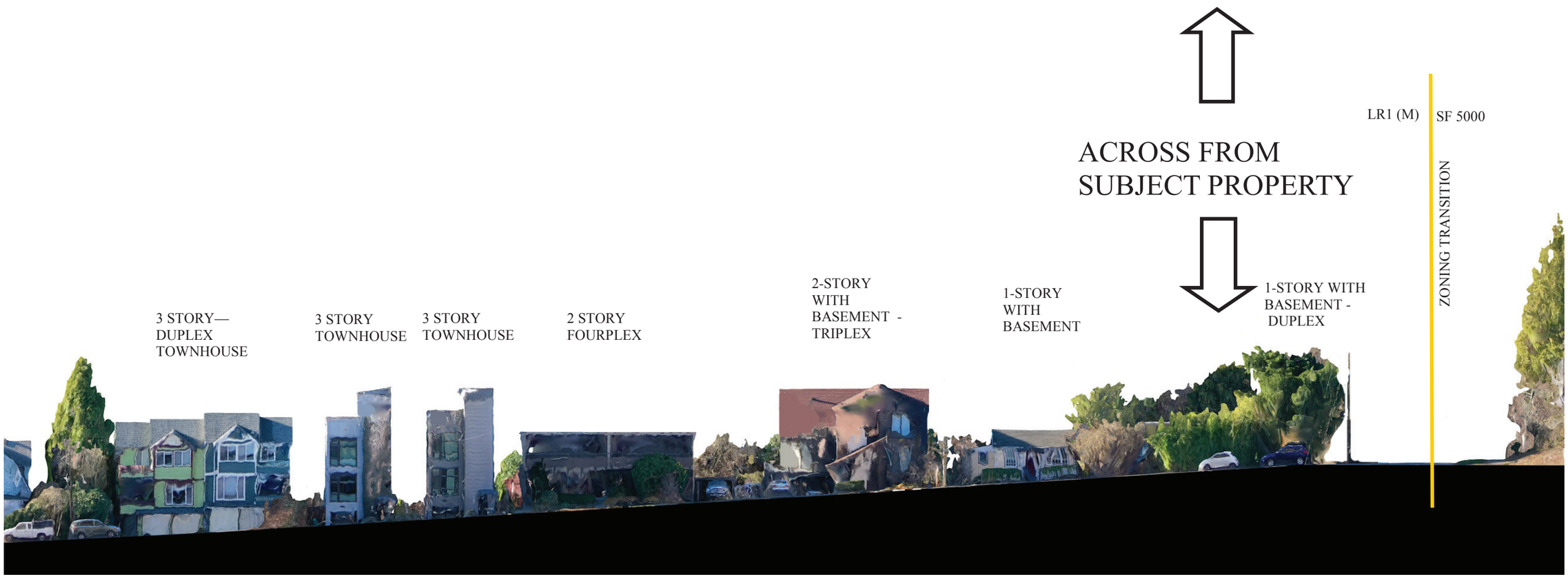




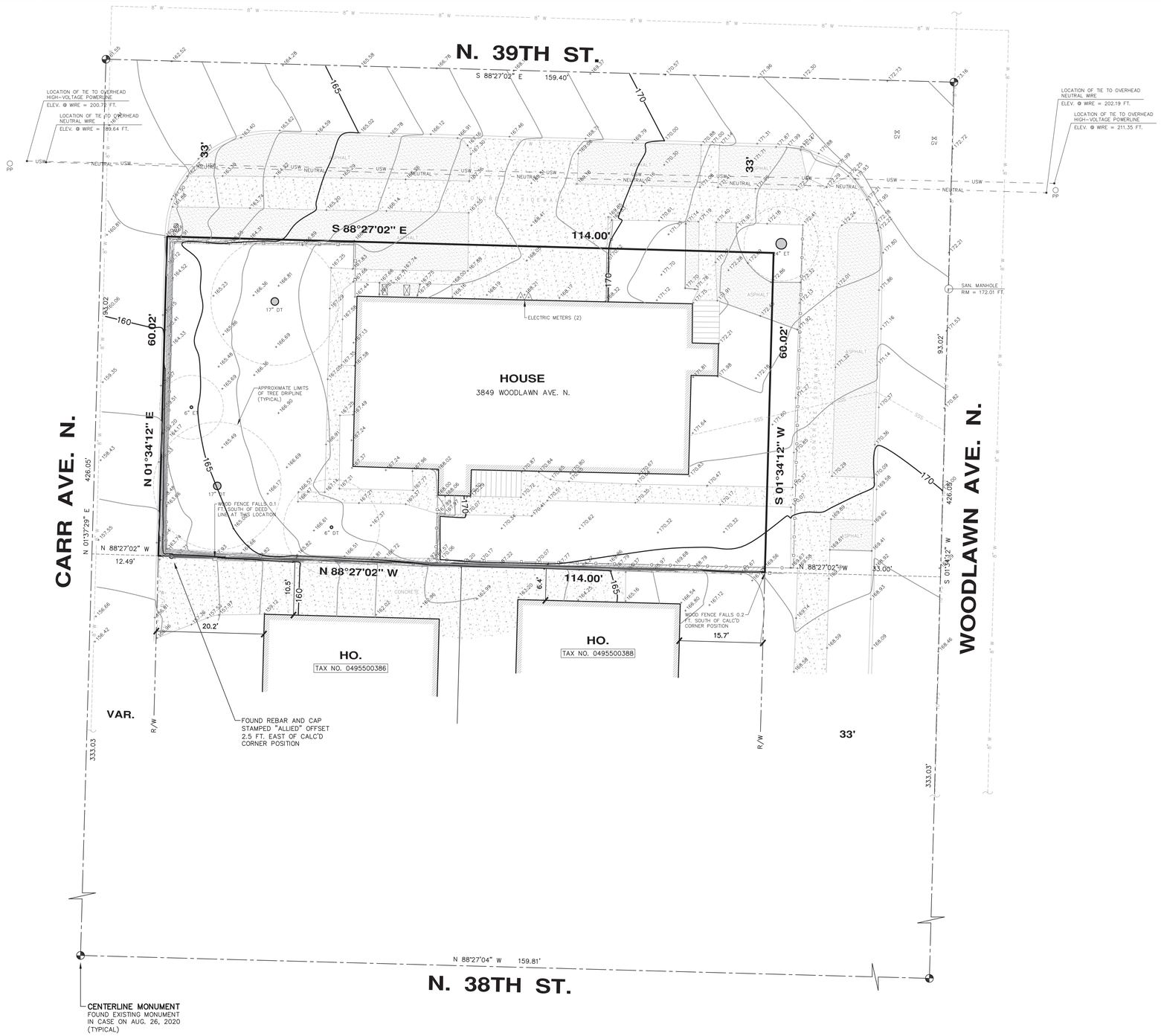
CARR PL NORTH—EAST FRONTAGE

STREET ELEVATIONS—CARR PL NORTH—WEST FRONTAGE





CARR PL NORTH—WEST FRONTAGE



NORTH

SCALE: 1"=10'

0 5 10 20

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.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 26, 2020.
4. PARCEL AREA = 6,842 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 0495500376
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOTS 1 AND 2, BLOCK 40, BALLARD'S SUPPLEMENT PLAT OF LAKE UNION BLOCK 26, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WA.

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 8/31/20

TOPOGRAPHIC SURVEY
3849 WOODLAWN AVE. N.
SEATTLE, WASHINGTON

CHADWICK & WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	20-6850
DRAWING:	20-6850TOPO.DWG
CLIENT:	MRN HOMES, LLC.
DATE:	08-31-2020
DRAWN BY:	SAL

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR1 (M) — The zoning to the South, West are the same zone– LR1(M). The zoning to the North and East are SF-5000.
Overlay	Frequent Transit Area
TRANSIT	Medium Area
MHA	6,842 sf
Lot Area	

COMPLIANCE SUMMARY	
	Permitted Uses — SMC 23.45.504 Table A
Requirement	Uses permitted include Residential
Provided	Residential row houses are proposed.
	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
Requirement	The maximum permitted FAR for rowhouses is 1.3
Provided	The proposed FAR for the proposal is 1.3
	Density — SMC 23.45.512 Table A
Requirement	The maximum permitted density for rowhouses is no limit.
Provided	9 units
	Structure Height — SMC 23.45.514 Table A
Requirement	The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is <30' to the roof, <40' 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— 3.5' Minimum
Provided	All proposed setbacks meet or exceeds all the requirements. Except on North side, side setback, seeking Adjustment to 3'.
	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 proposal provides 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 No Limit The maximum façade length for portions of structures within 15' of a lot line that is not a rear lor street 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	23.54.020 - Parking quantity exceptions—Transit reduction F.2.a. - In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area. 9 stalls x 0.5 = 4.5 vehicle parking required. 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 7 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 9 residential units is either individual 2'x6' solid waste storage areas or 150sf of shared storage area
Provided	The proposal is for 9 individual areas on site with collection location at the street(s).

DESIGN REVIEW ADJUSTMENT ANALYSIS MATRIX

ADJUSTMENT ITEM NUMBER	
23.41.018.D.3(a)	SETBACKS AND SEPERATION REQUIRNMENTS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT.
CODE SECTION AND REQUIRNMENT	
23.45.518—TABLE A SETBACKS AND SEPERATIONS SIDE SETBACK ROWHOUSES	THE REQUIRED SIDE SETBACK FOR ROWHOUSE IS 3.5 FEET.
AMOUNT OF REQUESTED ADJUSTMENT	
REQUIRED: 3.5' PROVIDED: 3.0' CAN REDUCE SIDE SETBACK BY 50% MAX	WE REQUEST A SIDE SETBACK ADJUSTMENT TO THE NORTH SIDE OF THE DEVELOPMENT. WE ARE PROVIDING A 3.0 FOOT MINIMUM SIDE SETBACK. THIS SETBACK IS A 14.29% REDUCTION (OUT OF THE 50% REDUCTION MAX)

ADJUSTMENT REASONING	
CS2: URBAN PATTERN AND FORM C.3.—RELATION TO THE BLOCK D.4— HEIGHT, BULK, AND SCALE	BY ALLOWING A 14.29% REDUCTION IN THE MINIMUM REQUIRED SIDE SETBACK ON THE NORTH SIDE OF THE PROPERTY WE ARE ABLE TO PROVIDE BETTER MODULATION OF THE NORTH FACDE. THIS EFFECTIVELY ALLOWS US TO BETTER BREAK UP AN OTHERWISE LONG FAÇADE AND AVIOD A MONOLITHIC PRESENCE. IT PROVIDES A BETTER SENSE OF INDIVIDUAL UNIT IDENTITY, DETAIL AND HUMAN SCALE AT THE STREET LEVEL AND INTRODUCES A REPEATING ELEMENT THAT ADDS VARIETY AND RHYTHM TO THE FAÇADE AND OVERALL BUILDING DESIGN.
APPLICABLE DESIGN PAGES	
	SEE SITE PLAN AND BUILDING FLOOR PLANS.

DESIGN GUIDANCE RESPONSES– HIGHEST PRIORITY

CS1 Natural Systems & Site Features	
B. SUNLIGHT AND NATURAL VENTILATION **C. TOPOGRAPHY** **D. PLANTS AND HABITAT** **E. WATER**	THE SITE SLOPES DOWNHILL TOWARDS THE WEST. WE WILL USE THE NATURAL TOPOGRAPHY TO INFORM THE PROJECT DESIGN AND STEP DOWN USING THE EXISTING TOPOGRAPHY AWAY FROM THE MAINLY SF 5000 ZONE TO REDUCE PROJECT BULK AND SCALE. BY MAINLY ORIENTING THE BUILDING EAST TO WEST WE MAXIMISE DAYLIGHT FOR INTERIOR AND EXTERIOR SPACES. ROW IS IMPROVED WITH NEW SIDEWALK, PLANTING STRIP AND CURBS. THIS WILL BE LANDSCAPED AND STREET TREES PROVIDED. RAIN GARDENS ADD INTEREST VIA PROJECT DRAINAGE.

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.**	THE SITE IS IN A RAPIDLY CHANGING NEIGHBORHOOD. THE SITE IS AT THE TIP OF A ZONE CHANGE FROM L1 TO SF-5000. MANY TOWNHOUSE PROJECTS ARE PROPOSED AND OR/ UNDER CONSTRUCTION IN THE L1 ZONED AREA. THE HEIGHT, BULK AND SCALE PROPOSED STEPS DOWN AWAY FRO M THE SF-5000 ZONING, AND IS APPROPRIATE GIVEN THE ZONE TRANSITION. WE HAVE ADDED SOME SLOPED ROOFS TO BETTER BLEND WITH THE OLDER SINGLE FAMILY RESIDENCES IN THE IMMEDIATE AREA.

PL2 WALKABILITY	
A) ACCESSIBILITY	THE UNIT ENTRIES ARE ELEVATED ABOVE THE STREET/ SIDEWALK. DIRECT ACCESS TO EACH UNIT IS PROVIDED FROM THE STREETS. PARKING IS PROVIDED AT THE INTERIOR OF THE STRUCTURE.

PL3. STREET LEVEL INTERACTION	
A. ENTRIES	THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING ALL THREE STREETS

PL4. ACTIVE TRANSIT	
A) ENTRY LOCATIONS AND RELATIONSHIPS	THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING ALL THREE STREETS. THE ENTRIES ARE ELEVATED .

DC1. PROJECT USES AND ACTIVITIES	
C) PARKING AND SERVICE USES	PARKING IS PROVIDED IN AN INTERIOR COURT BEHIND THE STRUCTURE AND ACCESS IS PROVIDED FROM WOODLAWN AVE N. SOLID WASTE, RECYCLE AND YARD WASTE WILL BE ACCESSED ALSO FROM 9TH NW. STAGGING WILL BE ON THE STREET

DC2. ARCHITECTURAL CONCEPT	
A) MASSING **B) ARCHITECTURAL AND FAÇADE COMPOSITION.** **C) SECONDARY ARCHITECTURAL FEATURE.** **D) SCALE AND TEXTURE.** **E) FORM AND FUNCTION**	THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING ALL THREE STREETS. LARGE EXPANSE OF GLASS, MATERIAL AND COLOR CHANGE, FEATURES, ROOFS, ALL CONTRIBUTE TO REDUCING THE SCALE AND MASSING.

DESIGN GUIDANCE RESPONSES

DC1 Project Uses and Activities	
B) Vehicular Access and Circulation	VEHICLE AND BIKE PARKING IS PROVIDED FROM WOODLAWN AVE N. SOLID WASTE, RECYCLE AND YARD WASTE WILL BE ACCESSED ALSO FROM WOODLAWN AVE N.

DC2 Architectural Concept	
D) Scale and Texture	THE PROJECT IS DESIGNED TO PROVIDE ENTRIES FROM THE UNITS FRONTING THREE 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 INTERIOR PARKING COURT OF THE BUILDINGS. SMALLER PRIVATE 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), PLANTING STRIPS, SIDEWALKS AND ADA RAMPS.

PROJECT NOTES

OWNER	MRN HOMES LLC 7556 12TH AVE NE SEATTLE, WA 98115 PH: 206-985-0212
PROPERTY	3849 WOODLAWN AVE N
PARCEL NO.	049550-0376
ZONING	LR1(M)
URBAN VILLAGE	NO
FREQUENT TRANSIT	YES
MHA:	MEDIUM
LOT AREA	6,842.0 SF
ECA	NO
DENSITY	LR1(M) TOWNHOUSE-1/1300- ROWHOUSE- NO LIMIT
FAR	1.3 6,842.0 x 1.3 = 8,894.6 SF MAX FAR
PROPOSED FAR	8,863.375 SF (SEE SHEET A-4.1)
HEIGHT	30' 3 STORIES
PARKING	1 PER UNIT- CAN REDUCE 50% = 5 STALLS
AMENITY AREA	25% x 6,842 = 1,710.5 SF TOTAL
	50% x 1,710.5 = 855.25 SF AT GROUND LEVEL
PROVIDED AMENITY AREA:	GROUND LEVEL 928.3906 SF
	ROOFTOP LEVEL 1,998.0 SF
TOTAL PROVIDED AMENITY AREA:	2,926.3906 SF (SEE SHEET A-1.1)

REQUIRED: SDR & SEPA

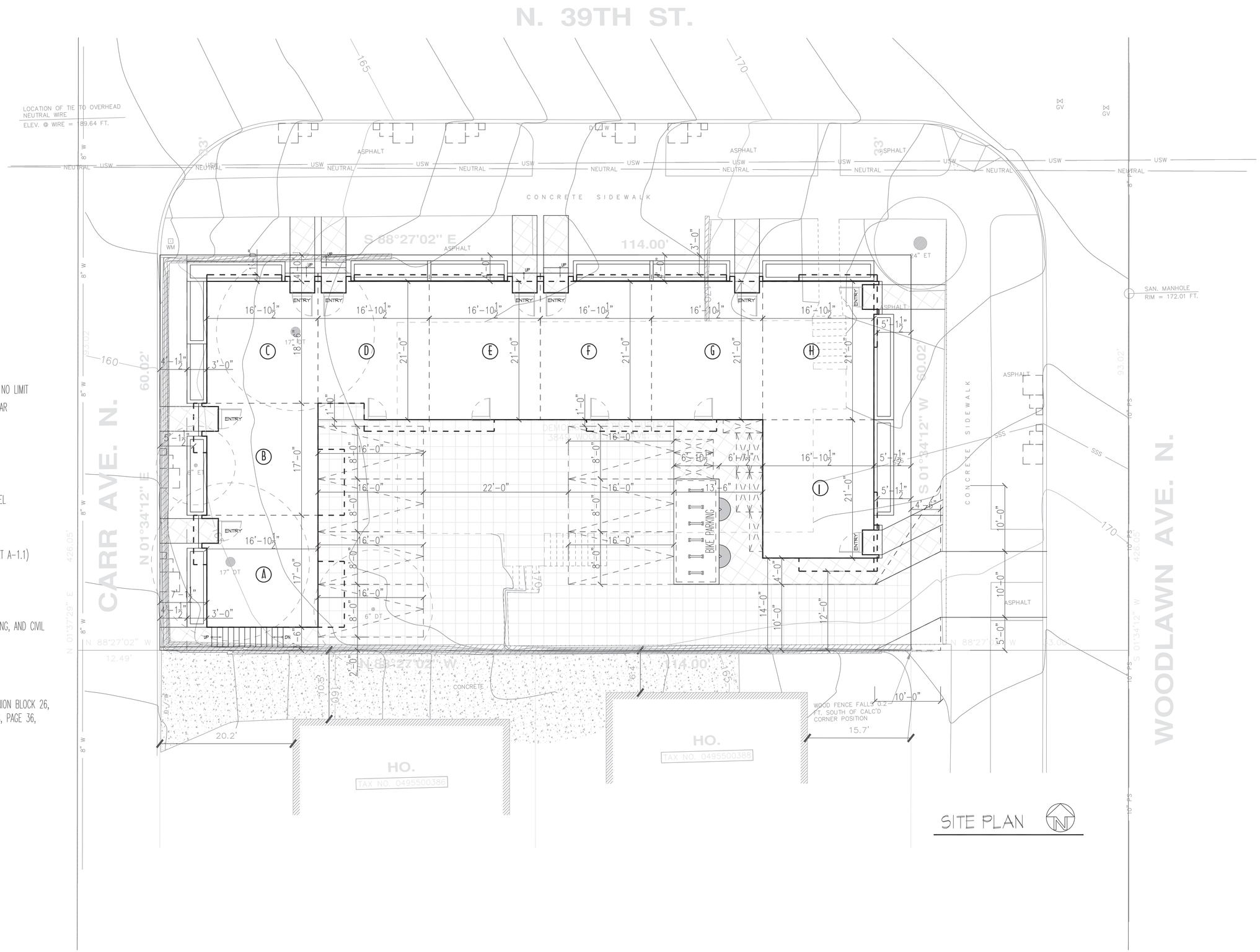
PROJECT ARCHITECT: NOVION GROUP INC 206.361.6133

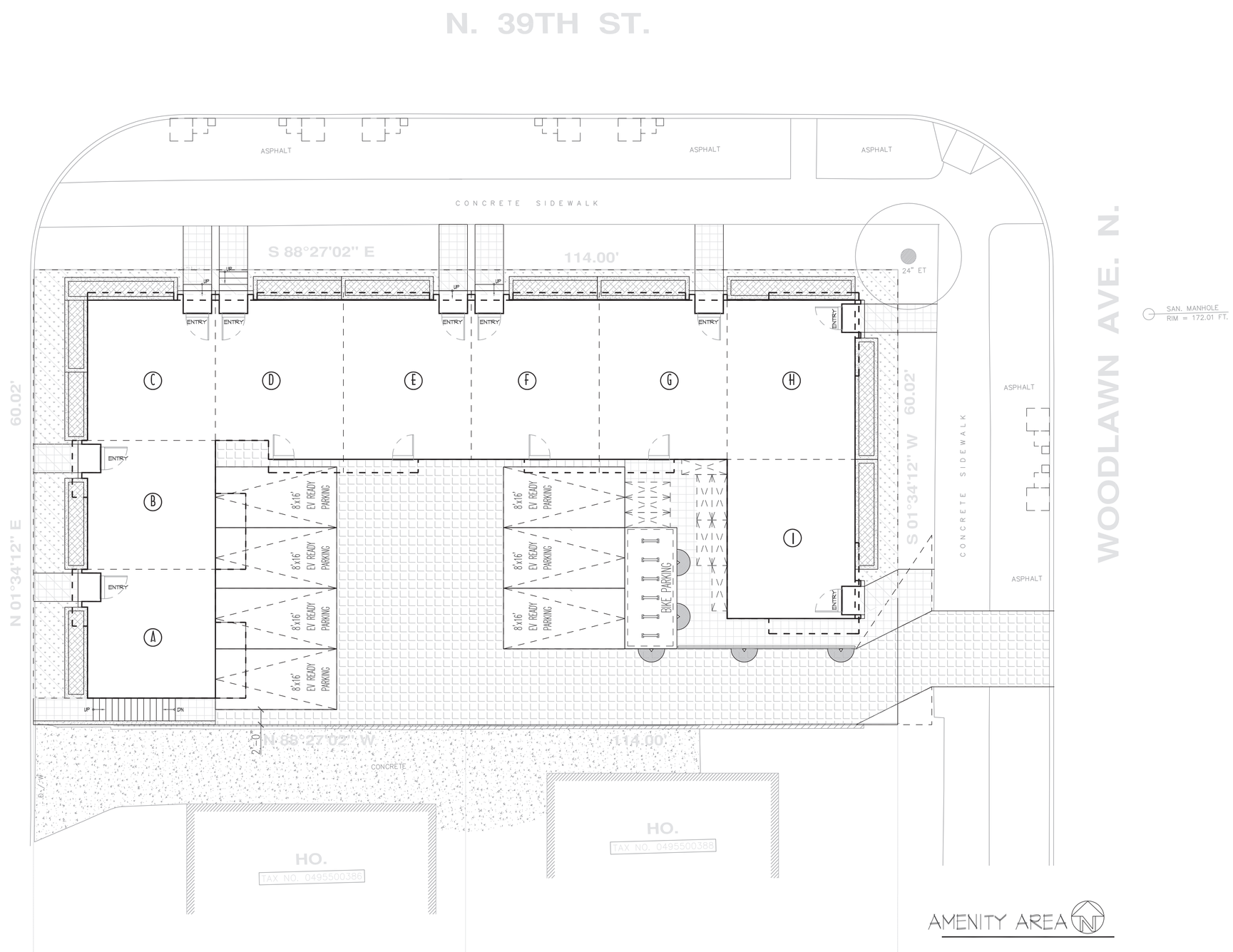
STRUCTURAL ENGINEER: SSS 425.778.1023

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

PROPERTY DESCRIPTION

LOTS 1 AND 2, BLOCK 40, BALLARD'S SUPPLEMENT PLAT OF LAKE UNION BLOCK 26, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, WA.




N. 39TH ST.
ASPHALT
ASPHALT
ASPHALT
CONCRETE SIDEWALK
S 88°27'02" E
114.00'
24" ET
SAN. MANHOLE
RIM = 172.01 FT.
WOODLAWN AVE. N.
ASPHALT
CONCRETE SIDEWALK
ASPHALT
60.02'
60.02'
N 01°34'12" E
S 01°34'12" W
ENTRY
UP
DN
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D
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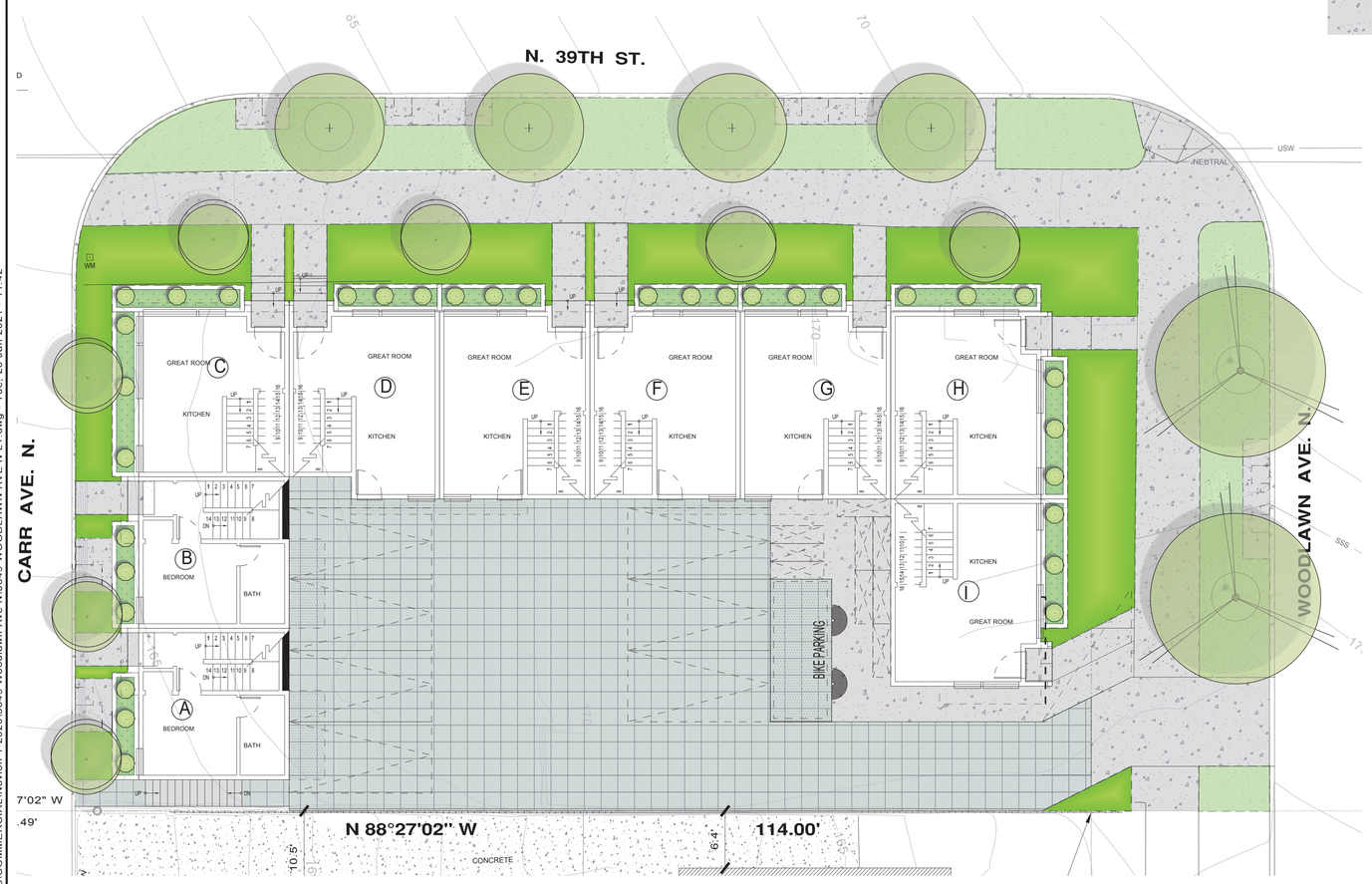
A
I
8'x16' EV READY PARKING
BIKE PARKING
2'-0"
N 88°27'02" W
114.00'
CONCRETE
HO.
TAX NO. 0495500386
HO.
TAX NO. 0495500388
AMENITY AREA
N



1 LANDSCAPE PLANS

1/8" = 1'-0"

0 4 8 16

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM LARGE STREET TREE		
			1.5" CAL
4	SMALL STREET TREE		
7	SMALL COLUMNAR TREE		
* 33 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	PREMIUM RYE GRASS SOD		
	BIORETENTION PLANTER		

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

SDR SUBMITTAL

REVISIONS	BY

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

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

APPROVAL

PROJECT AT
3849 Woodlawn Ave N, Seattle, WA
LANDSCAPE PLAN

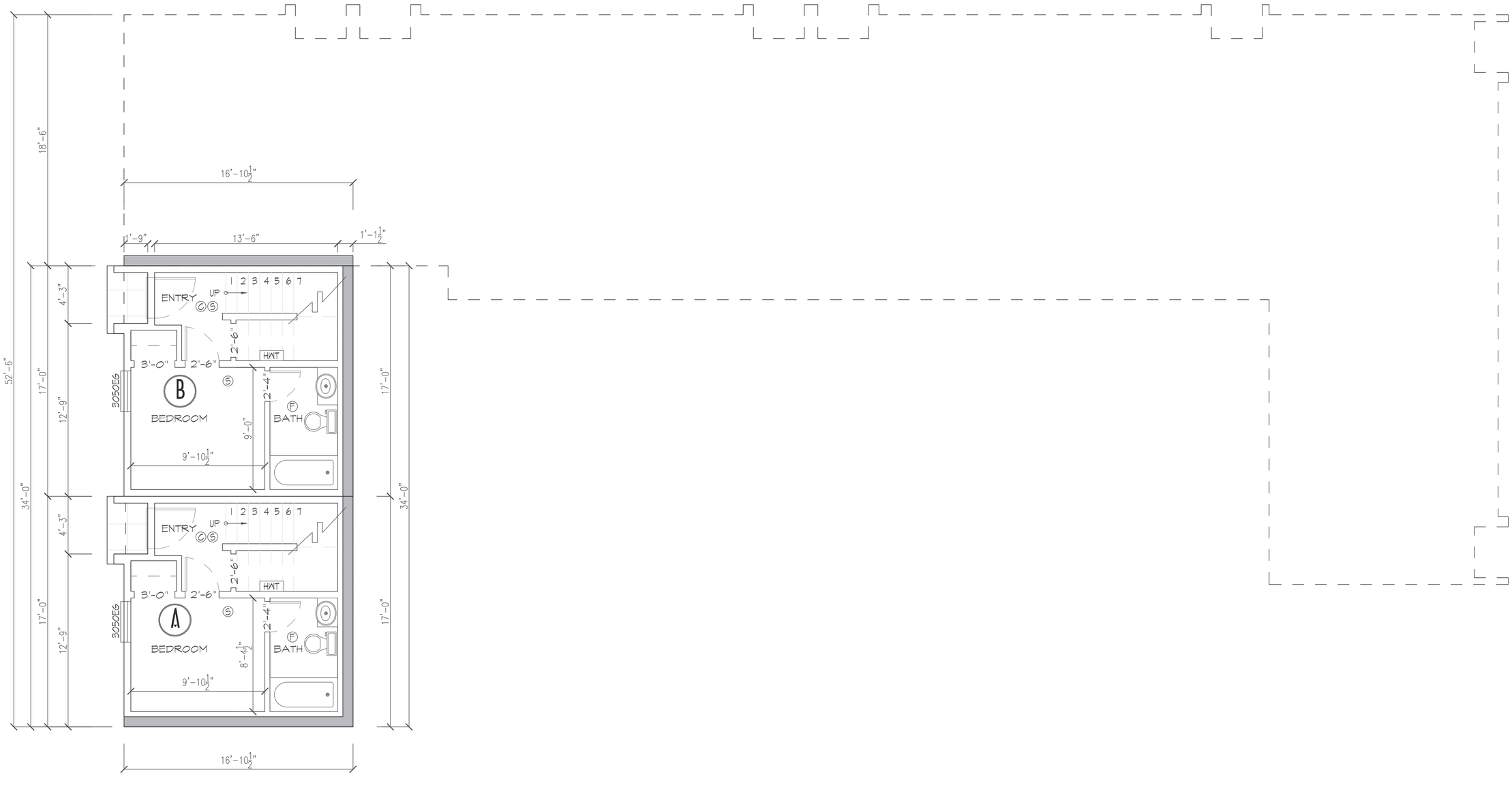
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 1-26-2021
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.0

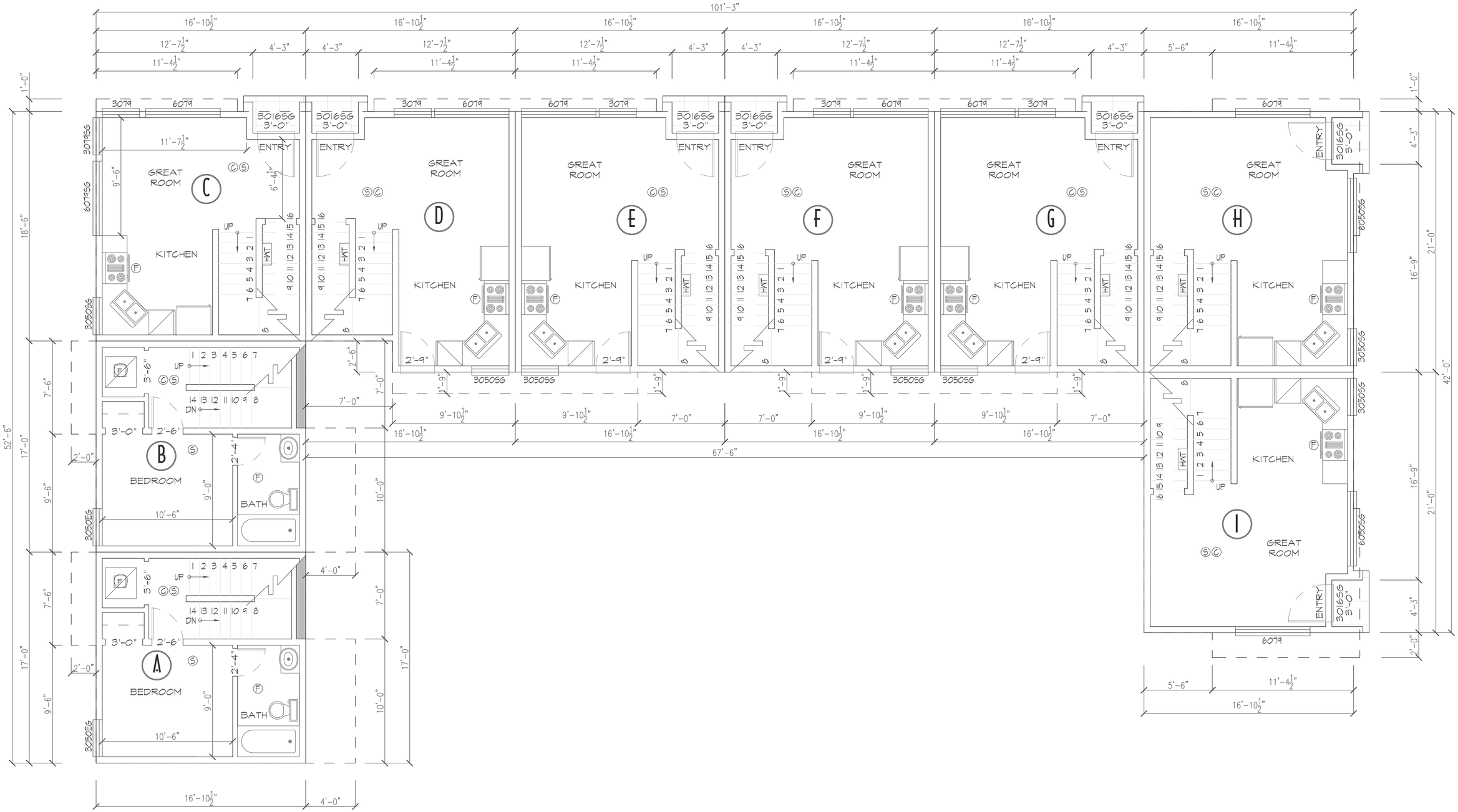
1 of 1 SHEETS

ID - C:\DWGS\COMMERCIAL\Novion 1-2020\3849 Woodlawn Ave N\3849 WOODLAWN AVE N L1.dwg - Tue, 26 Jan 2021 - 11:42



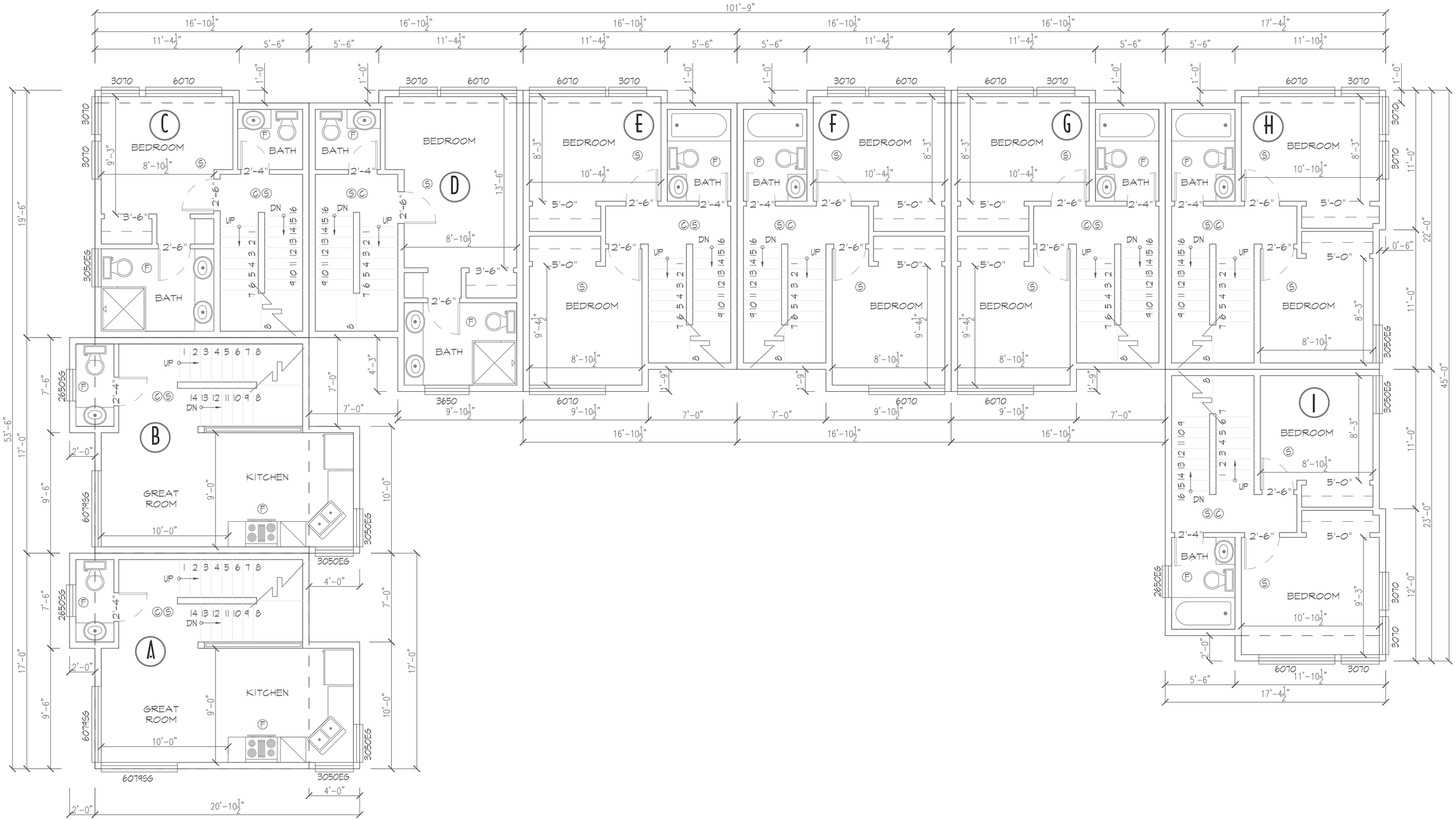
BASEMENT FLOOR PLAN

SCALE: 1/8"=1' 0"



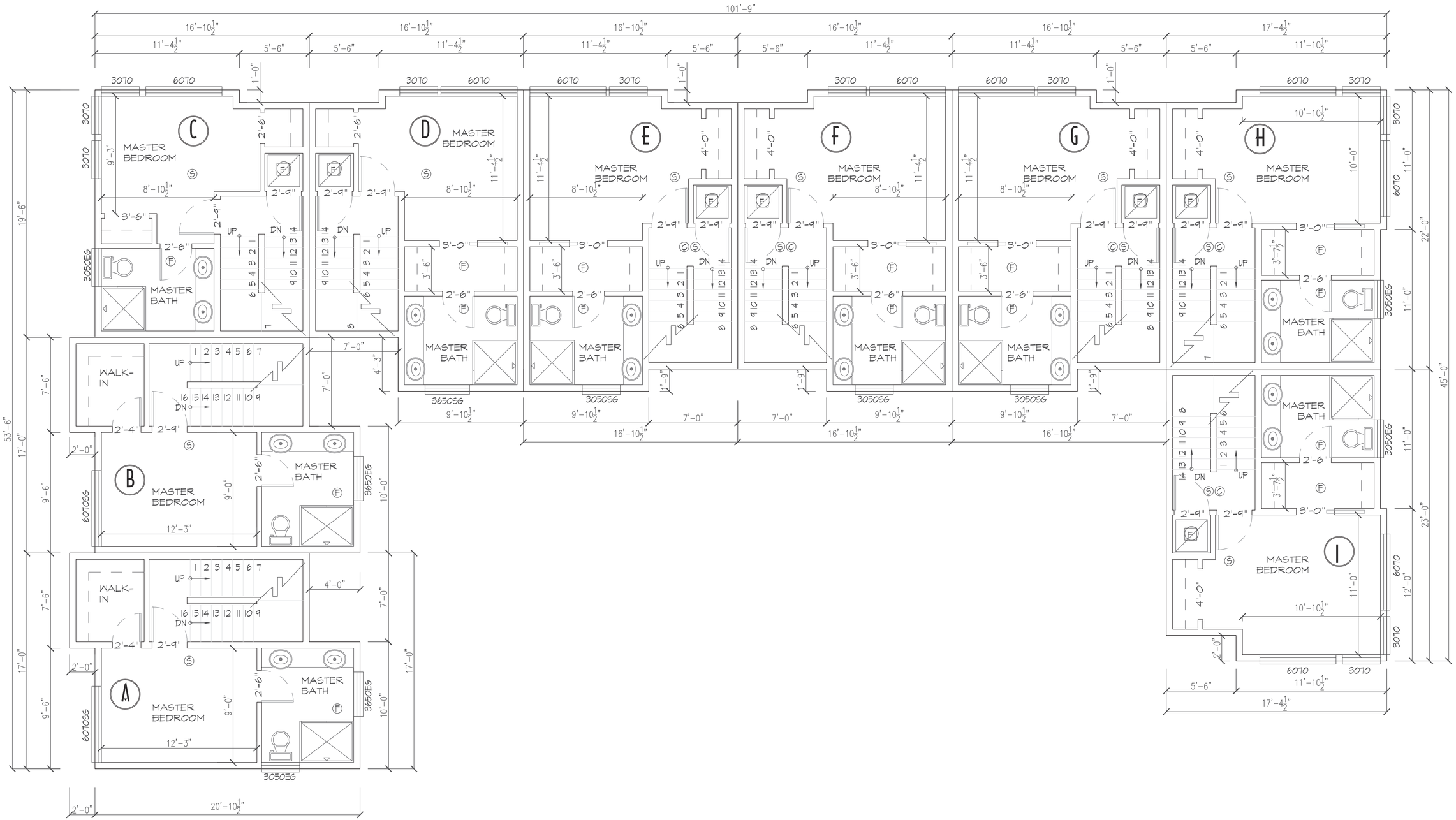
FIRST FLOOR PLAN

SCALE: 1/8"=1' 0"



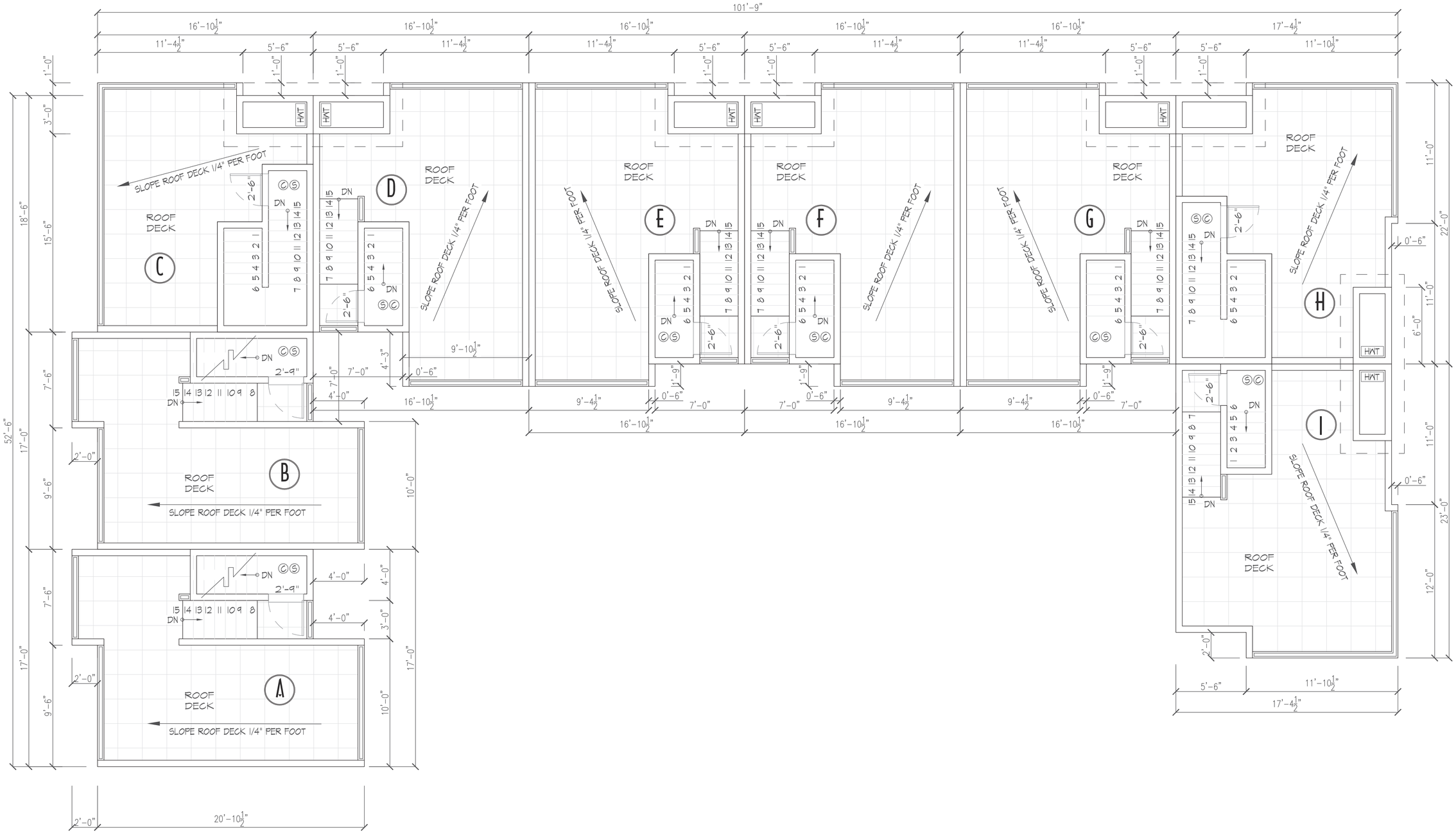
SECOND FLOOR PLAN

SCALE: 1/8"=1' 0"



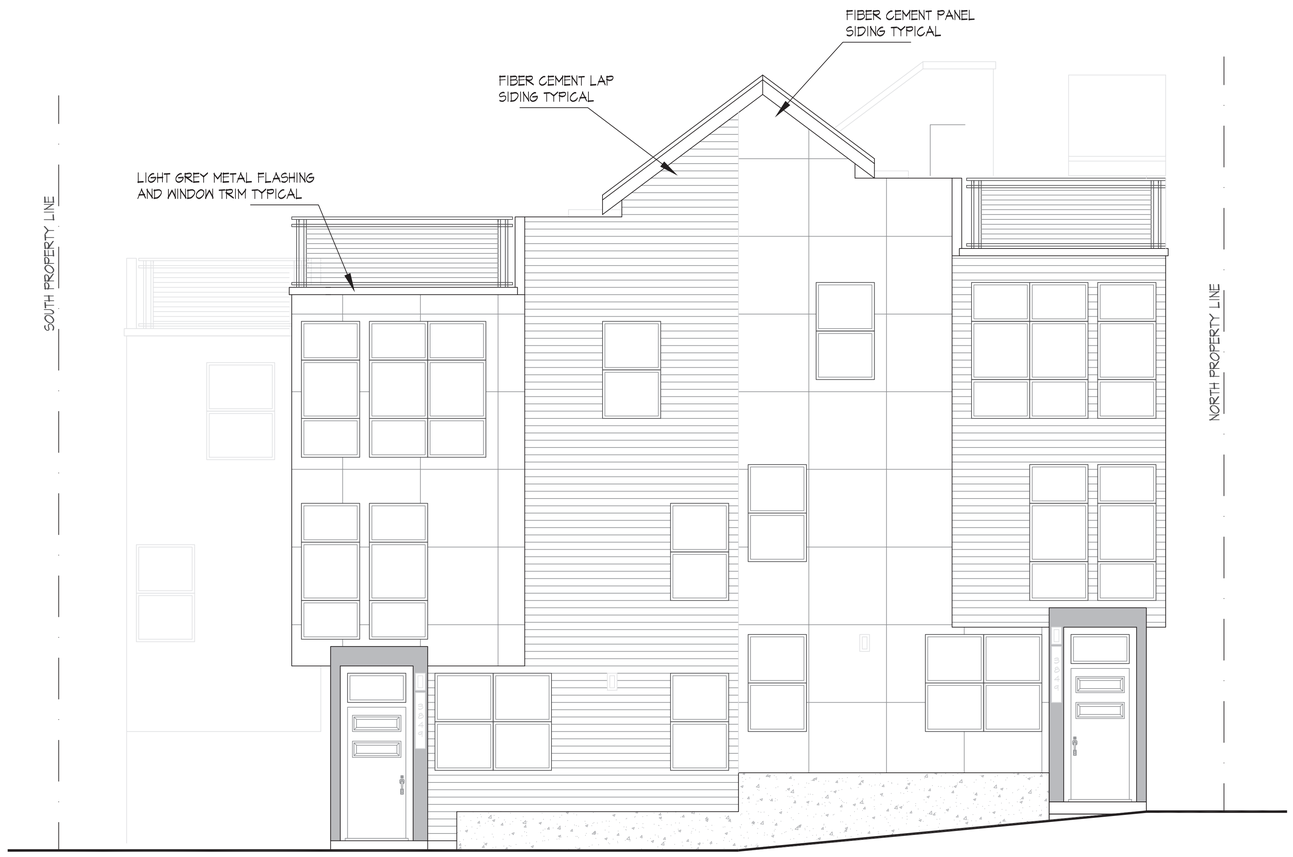
THIRD FLOOR PLAN

SCALE: 1/8"=1' 0"



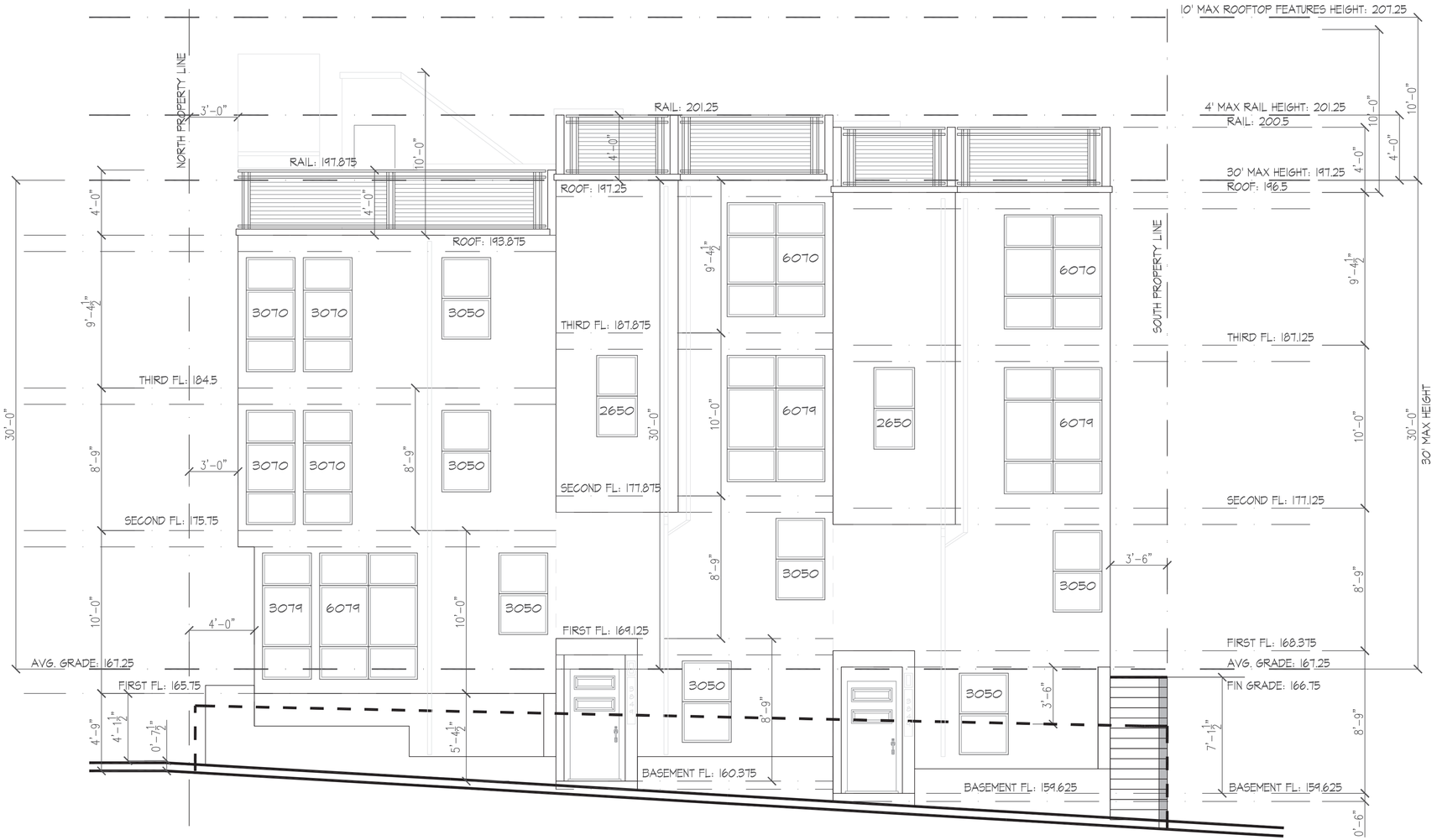
ROOF DECK PLAN

SCALE: 1/8"=1' 0"



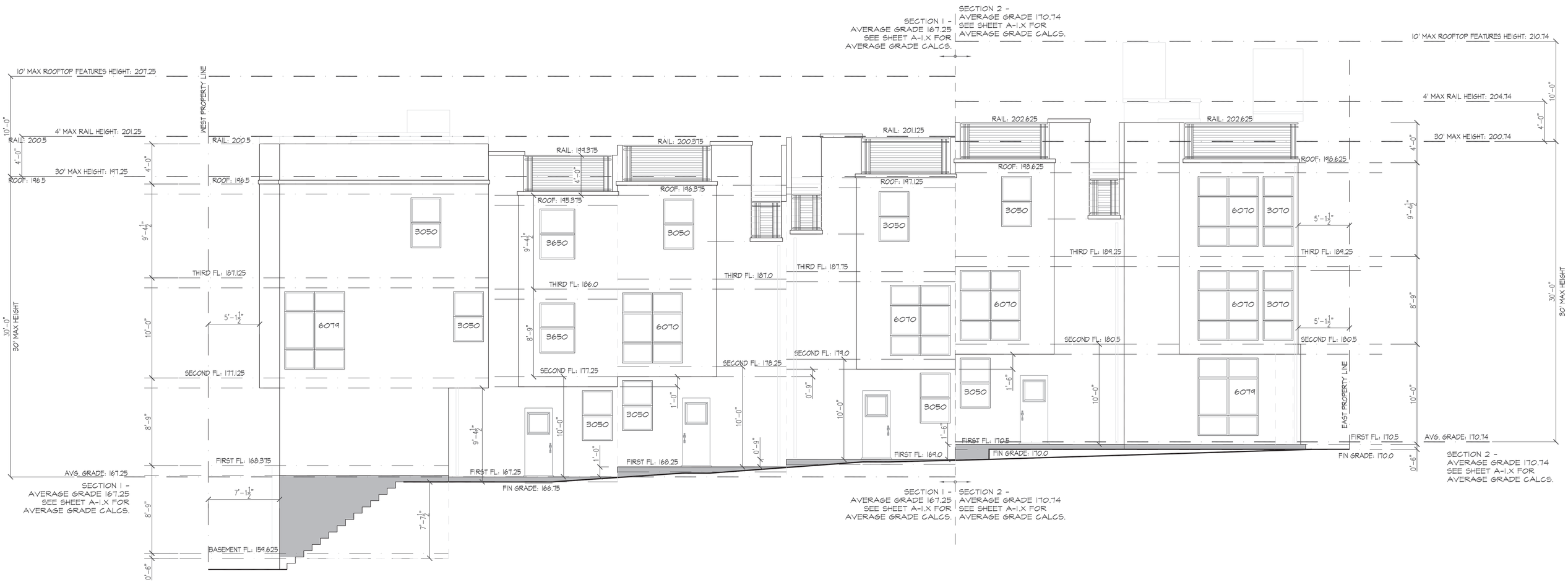
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SECTION 1 -
AVERAGE GRADE 167.25
SEE SHEET A-1.X FOR
AVERAGE GRADE CALCS.



SOUTH ELEVATION

NORTH 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

EAST ELEVATION

SOUTH ELEVATION

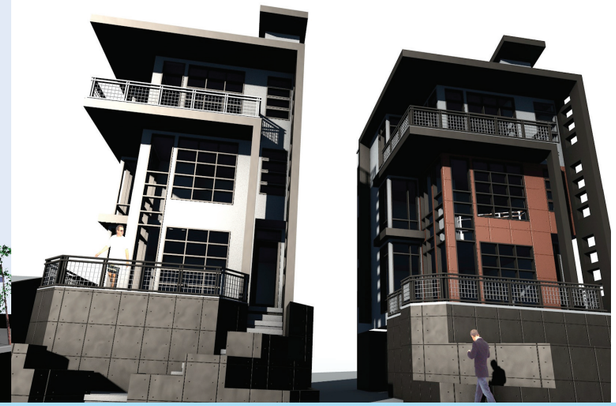
WEST ELEVATION

SW ANGLE

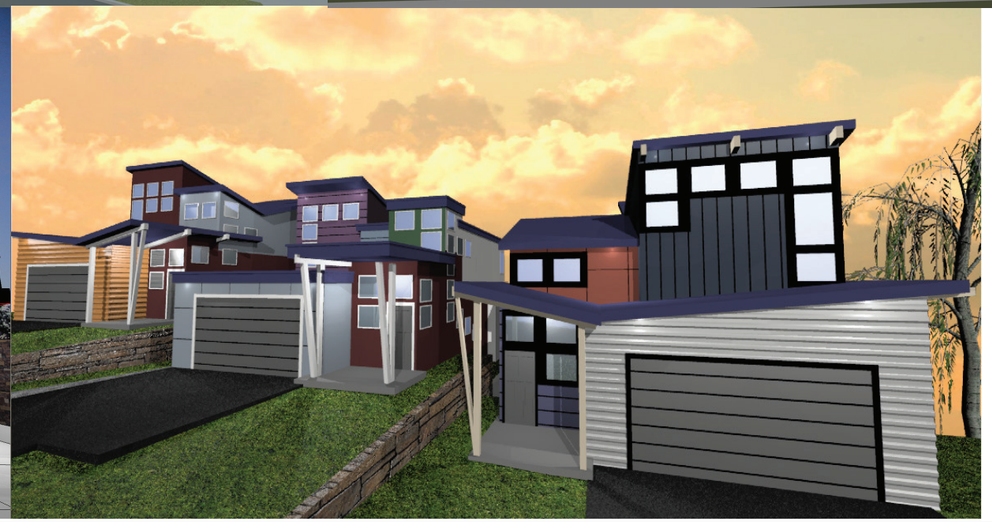
SE ANGLE

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM









OWNER–MRN HOMES, LLC | PROJECT- 3849 WOODLAWN AVE N - 3037089-EG | ARCHITECT-NOVION GROUP INC