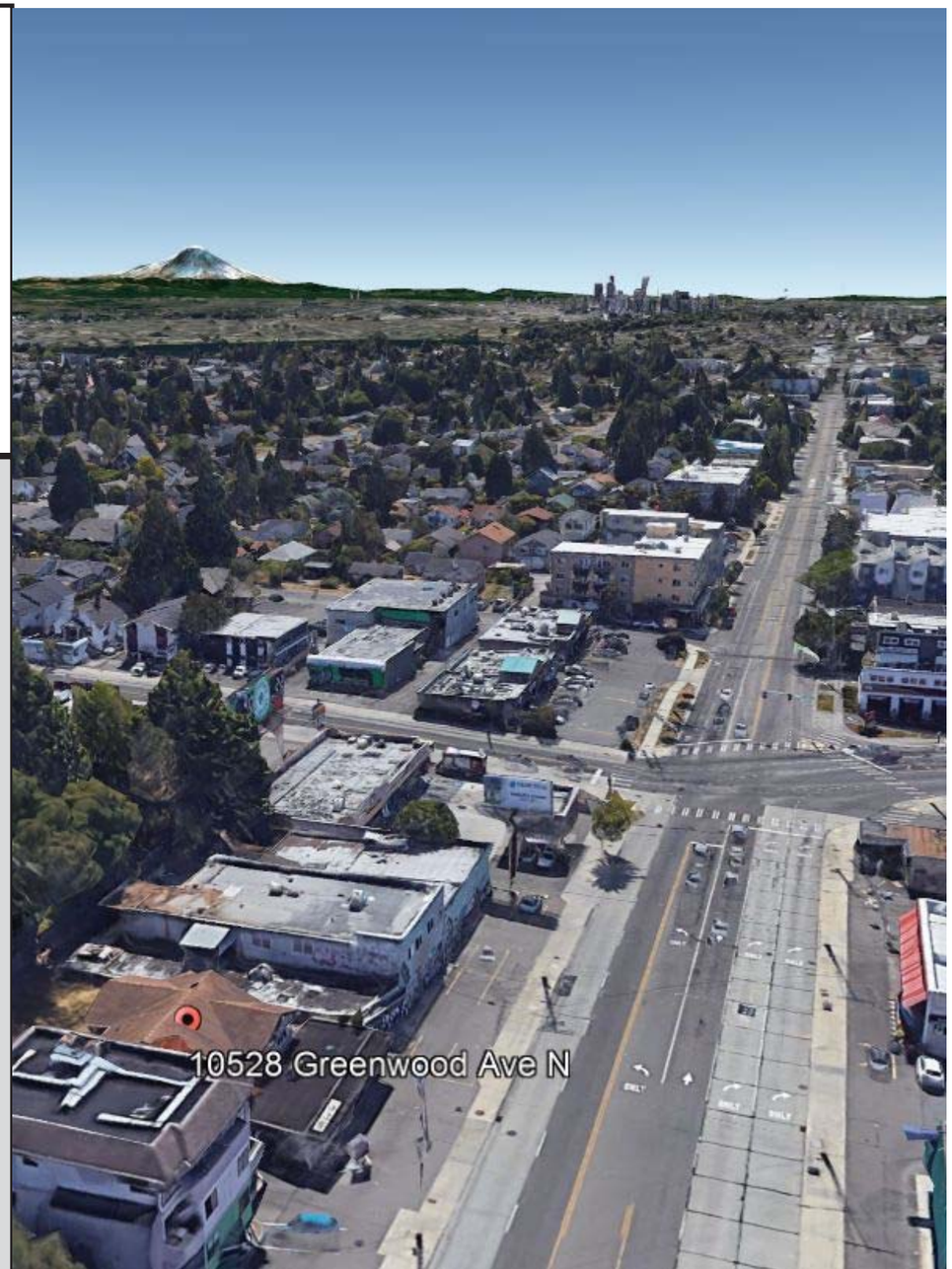
Early Design Guidance
for
Administrative Design Review
3038650-EG

SEP 2017

NOV 2021



OWNER:
SHOE LLC
12463 NE WOODINVILLE DR
WOODINVILLE, WA 98072

PROJECT:
10528 GREENWOOD AVE N
Seattle, WA 98133

ARCHITECT:
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner:
SHOE LLC
12463 NE WOODINVILLE DR
WOODINVILLE, WA 98072

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

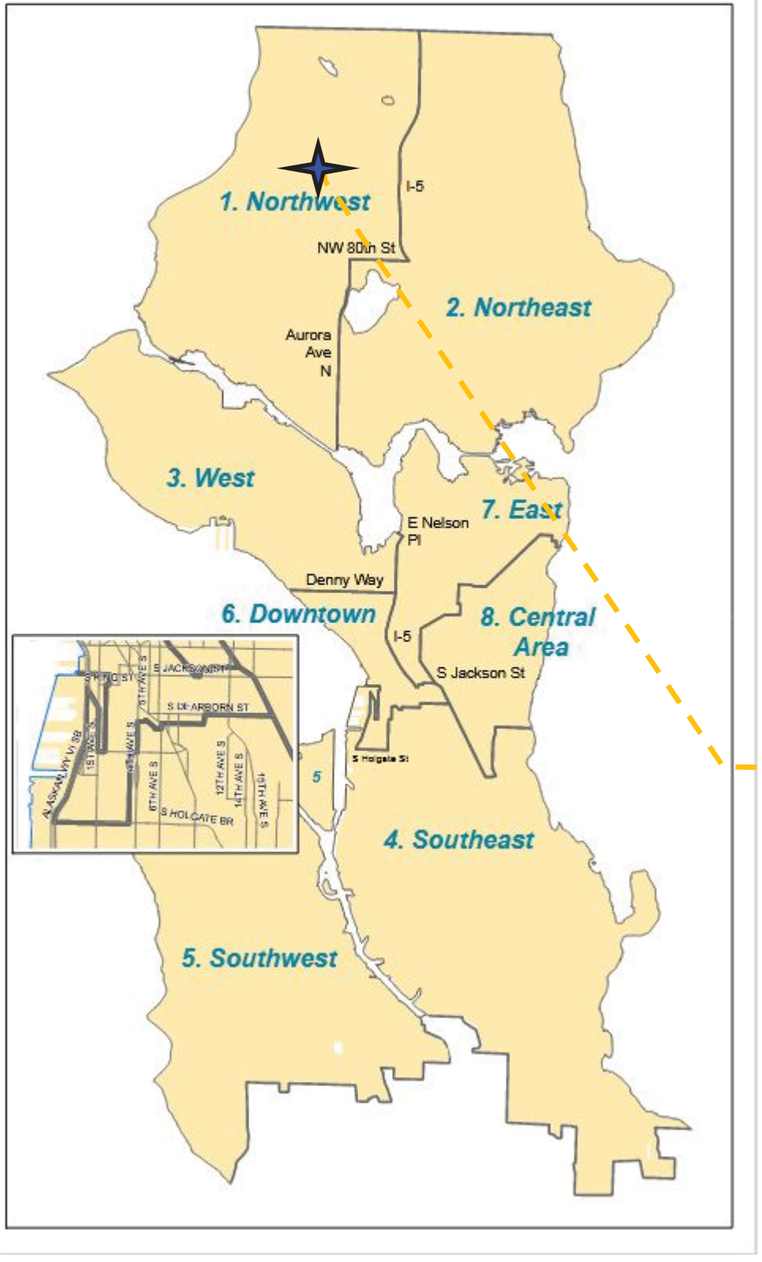
Landscape Architect:
GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

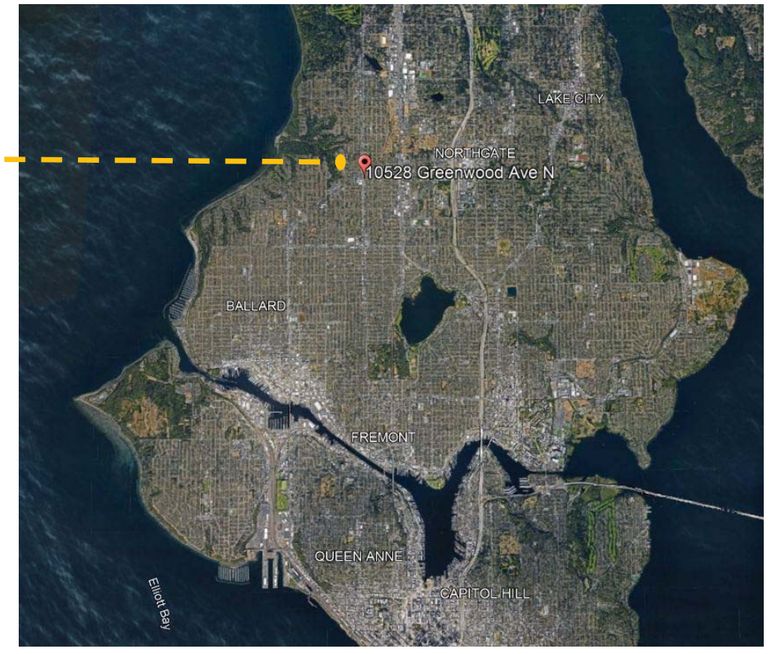
SDCI Project #3038650-EG
Contact: IRVING CHU

Existing Site:
Address: 10528 GREENWOOD AVE N
Location: BITTERLAKE NEIGHBORHOOD
Site Area: 7,200 sf
Existing Development: RETAIL & SFR

Project Proposal:
Existing Structures: to be demolished
Number of new Units: 46 new Apartment units
Number of Parking Stalls: 17 vehicle parking stalls.
Proposed Floor Area of building: 26,919 FAR sf
34,437 GROSS sf

Developmental Objective:
Demolish existing Retail Store (Sandy's Seafood Market & Barber Shop) and Single Family Residence and construct a new Apartment Building with 5 Residential Floors above 2 Levels of Parking with Lobby. Total of 46 New Residential Units.
Parking for 17 vehicular stalls, bicycle parking, solid waste and recycle provided.





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PROJECT DESCRIPTION

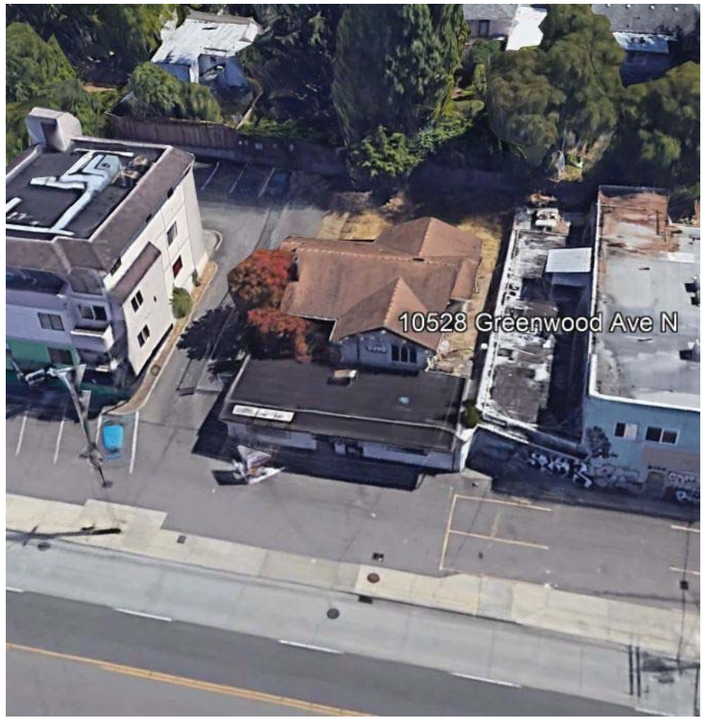
The subject site is currently a Retail Store fronting the street and a single family residential structure, behind the storefront, built in 1946 on an C1-55(M) zoned lot located in the Bitterlake Neighborhood, not in an Urban Village.
The project fronts on Greenwood Ave North to the West. The proposal is for a new Apartment building with 46 residential units in 5 floors above two levels of Parking for 17 cars.
Design Review is triggered due to the amount of proposed gross floor area of at least 8,000 SF but less than 35,000 SF, in the form of Administrative Design Review.
SEPA will be required for this development project as it is outside urban centers and urban villages, in C1 zoning, and is proposing more than 4 residential units.

Site Information:

City:	City of Seattle
Existing Zoning:	C1-55 (M)
Site Area:	7,200.0 SF
APN Number:	891100-0355

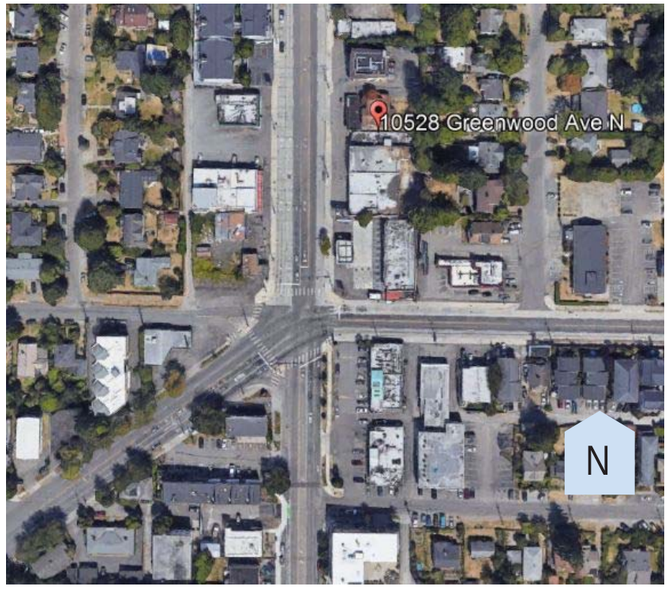
Legal Description of parent lot:

Lot 6, Block 4, View Lands Addition Division #2,



Public Outreach Summary

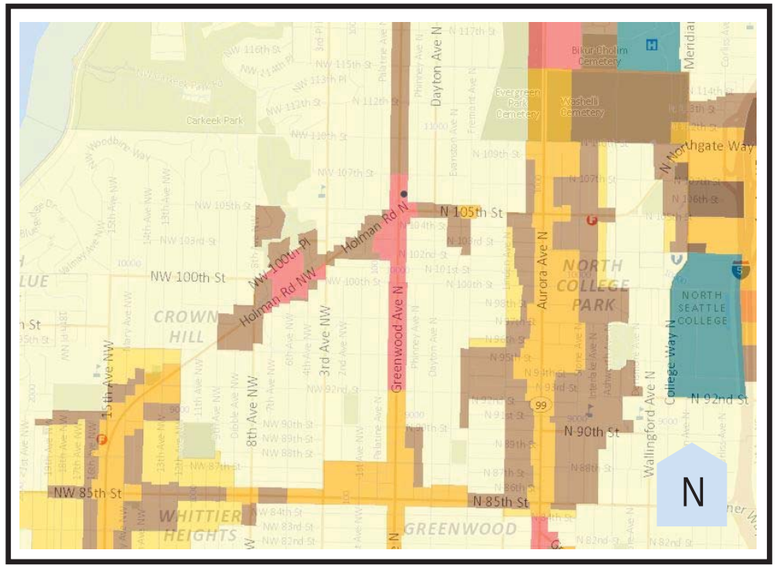
- Desire that the existing structures be demolished as soon as possible.
- Desire that the development stands out as a unique and landmark building.
- Desire that the development is affordable for residents and/or businesses
- Concerns that it will not be affordable.
- Concern that they will not like the way it looks.
- Concerns about construction noise/impact.

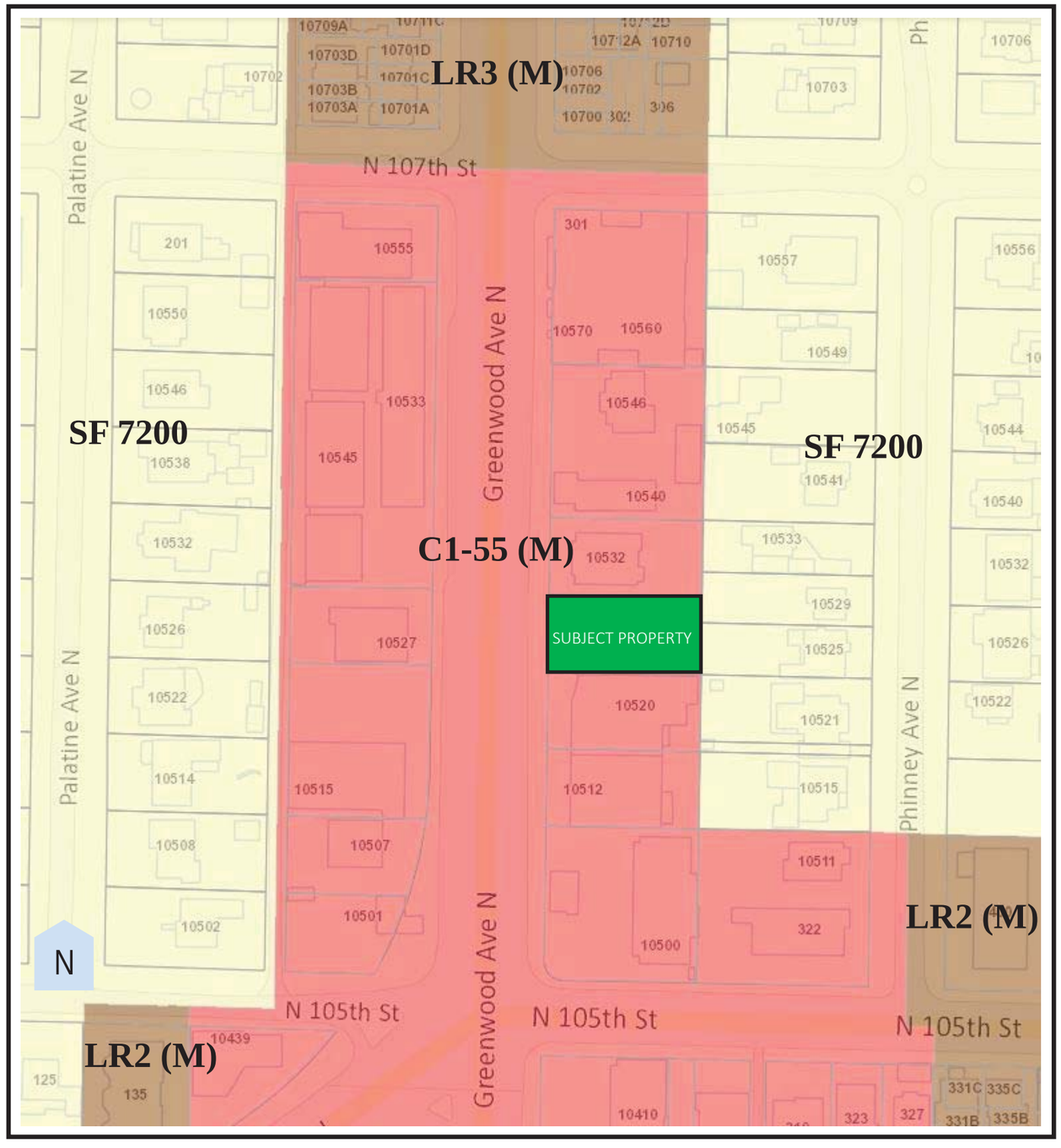


ZONING MAP

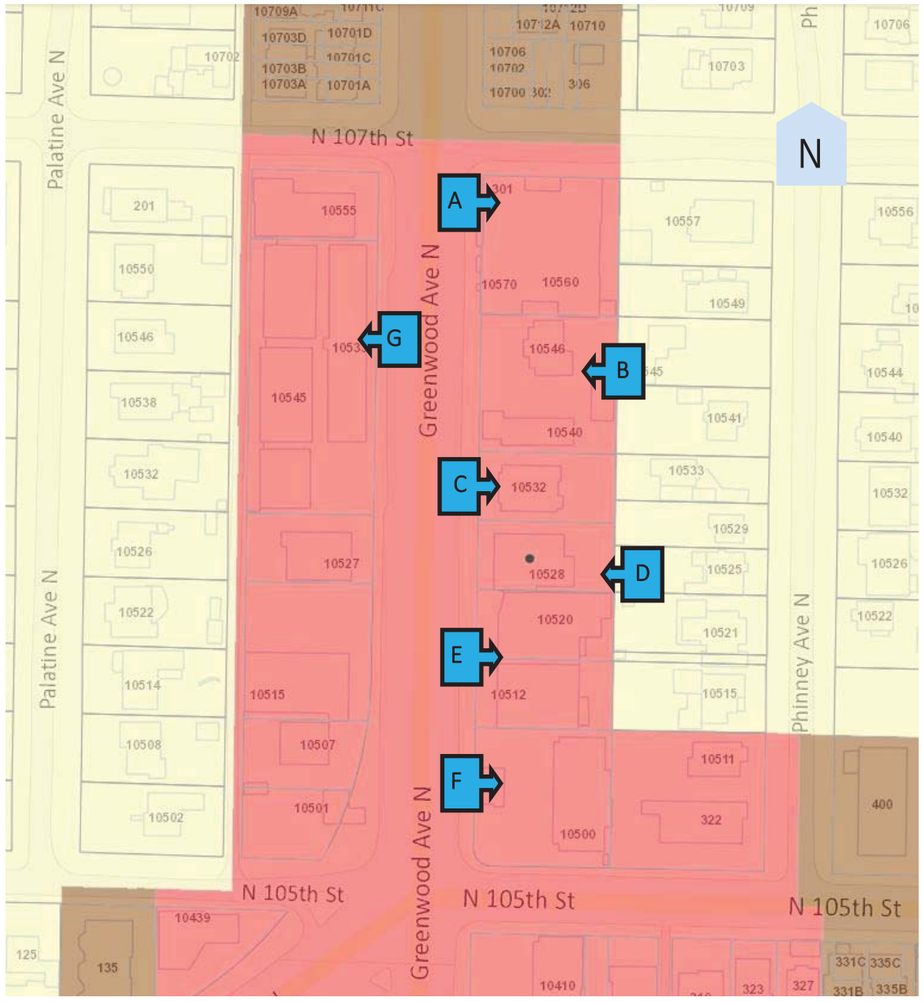
The site is in a C1-55 (M) zone. The Zoning changes to SF 7200 to the East.
Most uses in the C1-55 zone along Greenwood Ave North are mixed use, with Ground Floor Commercial and two to three floors of Residential Multifamily units above.
The SF 7200 zones are mainly Single Family Residences.
The Low-rise zones are mainly Townhouse Residences.
A new townhouse development is being developed on the lot directly to the south of the subject property and a new 4 story mixed use apartment building is being constructed two properties to the north.

- SINGLE FAMILY
- LR—LOWRISE
- C1-55 (M) - MIXED USE—RESIDENTIAL & COMMERCIAL
- NEIGHBORHOOD COMMERCIAL





EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—10570 Greenwood Ave N

B—10540 Greenwood Ave N—
Under Construction

C—10532 Greenwood Ave N

D—SUBJECT PROPERTY
10528 Greenwood Ave N

E—10512 Greenwood Ave N
Proposed New Townhouses

F—10500 Greenwood Ave N

G—10533 Greenwood Ave N

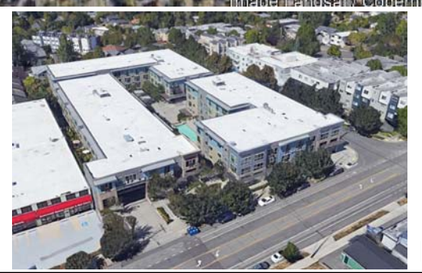
EXISTING NEIGHBORHOOD STYLE AND CONTEXT

A: Carkeek Park

B: Viewlands Elementary

C: Carkeek Park McAbee Entrance

D: QFC– 9999 Holman Rd NW



H: Leilani Apartment Homes

E: Ida Culver House Broadview

F: Evergreen Washeli Cemetery

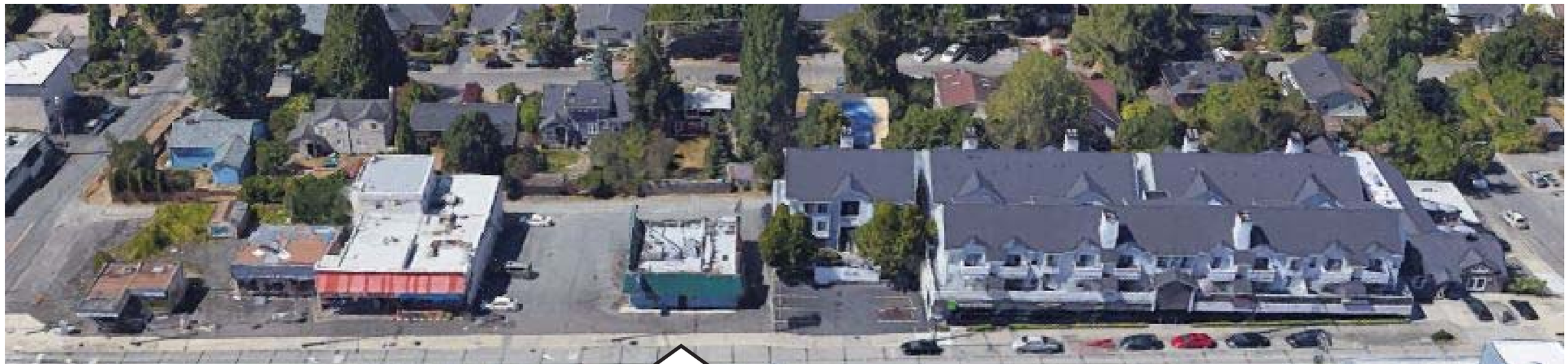
G: The Rickshaw Restaurant & Lounge

I: Oak Tree Village I: AMC Oak Tree 6

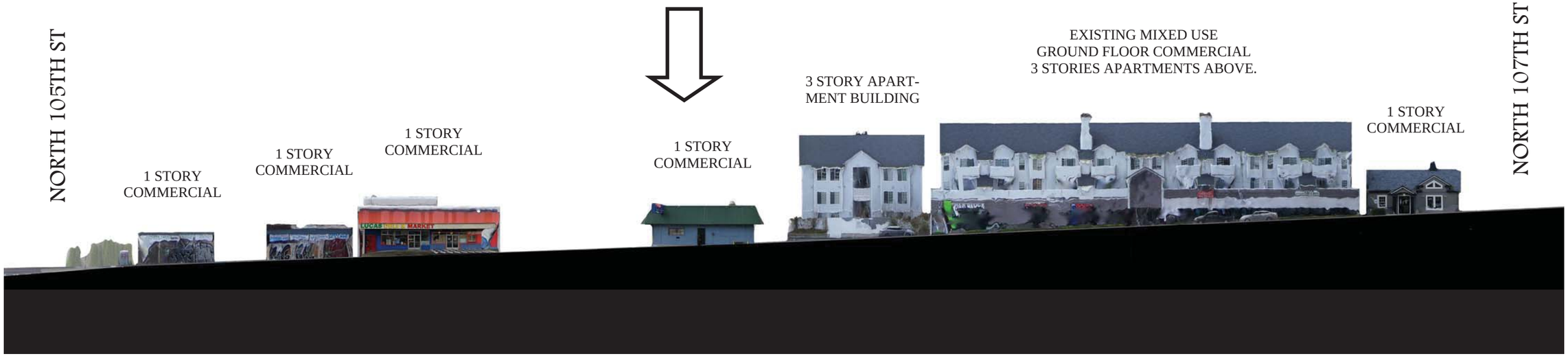
STREET ELEVATIONS—GREENWOOD AVE NORTH—EAST FACING

GREENWOOD AVE NORTH—EAST FACING

STREET ELEVATIONS—GREENWOOD AVE NORTH—WEST FACING



ACROSS FROM
SUBJECT PROPERTY



GREENWOOD AVE NORTH—WEST FACING

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	C1-55 (M) — The zoning to the East is SF 7200
Overlay TRANSIT MHA Lot Area	NONE Frequent Transit Area & Parking Flex Low Area 7,200.0 SF

COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.47A.004 Table A
Provided	Uses permitted include Residential Residential Units above Ground Floor Commercial are proposed.
Requirement	Street Level Development Standards — SMC 23.47A.008
	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. NON RESIDENTIAL USE SHALL AVG. 30' DEPTH, 15' MINIMUM. NON RESIDENTIAL TRANSPARENCY: Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
Requirement	Structure Height — SMC 23.47A.012
	The maximum permitted basic height limit is 55 feet. Sloped roof is allowed 15 feet additional height for qualifying roof top features, stair/elevator penthouse—with conditions.

COMPLIANCE SUMMARY	
Requirement	FAR (Floor Area Ratio) — SMC 23.47.013
	The maximum permitted FAR for Mixed Use Building—55' Height Limit—is 3.75 Max FAR = 27,000 SF
Provided	The proposed FAR is 26,918.828 SF
Requirement	Setbacks — SMC 23.47.014
	An upper-level setback is required along any rear lot line that abuts a lot in a single-family zone: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet
Provided	All proposed setbacks meet or exceeds all the requirements.
Requirement	Amenity Area — SMC 23.47.024
	Residential Amenity Areas. Amenity Area—5 percent of the total gross floor area in residential use.
Provided	To be determined. Proposed amenity area to meet or exceed requirements.
Requirement	Landscaping Standards — SMC 23.47A.016
	The required amount of landscaping shall meet a Green Factor of 0.3 or higher. Street trees are required.
Provided	Proposed to meet or exceed requirements.
Requirement	Parking — SMC 23.47A.030, 23.54 & Table D for 23.54.015
	PARKING QUANTITY—RESIDENTIAL USES-TABLE B- I. 1 SPACE PER DWELLING UNIT, OR 1 SPACE FOR EACH 2 SMALL EFFICIENCY DWELLING UNITS. UP TO 50% REDUCTION ALLOWED FOR FREQUENT TRANSIT AREA.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Bicycle Parking — SMC 23.54.015 Table D 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
Requirement	Solid Waste & Recycle — SMC 23.54.040 Solid Waste and Recyclable Storage Space Required Table A—Residential Use (46 Units) Per SPU—Solid Waste: Un-compacted 2 yard dumpsters. Pick up from East travel lane on Greenwood Ave North. The center of the dumpster storage room needs to be within 50’ of the collection point on Greenwood. A street level room is recommended with a 6% or less slope. 45 units = 375 SF room required, min 12’ horizontal in both directions. Contractor safety standards, 2’ separation of dumpsters that abut each other, 4’ separation for those that face each other. Recycling – 7 cy/week – Potential of 2 times per week. Garbage – 5 cy/week Food & Yard Waste – 1 – 96 gallon cart weekly

CONTEXT AND SITE

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

A Energy Use

1 Energy Choices:

B Sunlight and Natural Ventilation

1 Sun and Wind

2 Daylight and Shading

3 Managing Solar Gain

C Topography

1 Land Form

2 Elevation Changes

D Plants and Habitat

1 On-Site Features

2 Off-Site Features

E Water

1 Natural Water Features

2 Adding Interest with Project Drainage

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A Location in the City and Neighborhood

1 Sense of Place:

Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

2 Architectural Presence:

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

B Adjacent Sites, Streets, and Open Spaces

1 Site Characteristics:

2 Connection to Street:

3 Character of Open Space:

C Relationship to the Block

1 Corner Sites:

2 Mid-Block Sites:

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

3 Full Block Sites:

D Height, Bulk, and Scale

1 Existing Development and Zoning:

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

2 Existing Site Features:

Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

3 Zone Transitions:

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Factors to consider:

a Distance to the edge of a less (or more) intensive zone;

b Differences in development standards between abutting zones;

c The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);

d Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and

e Shading to or from neighboring properties.

4 Massing Choices:

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

5 Respect for Adjacent Sites:

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A Emphasizing Positive Neighborhood Attributes

1 Fitting Old and New Together:

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

2 Contemporary Design:

3 Established Neighborhoods:

In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

4 Evolving Neighborhoods:

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B Local History and Culture

1 Placemaking:

2 Historical/Cultural References:

PUBLIC LIFE

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

A Network of Open Spaces

1 Enhancing Open Space:

2 Adding to Public Life:

B Walkways and Connections

1 Pedestrian Infrastructure:

2 Pedestrian Volumes:

3 Pedestrian Amenities:

C Outdoor Uses and Activities

1 Selecting Activity Areas:

2 Informal Community Uses:

3 Year-Round Activity:

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A Accessibility

1 Access for All:

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

2 Access Challenges:

Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

B Safety and Security

1 Eyes on the Street:

2 Lighting and Safety:

3 Street-Level Transparency:

C Weather Protection

1 Locations and Coverage:

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

2 Design Integration:

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

3 People-Friendly Spaces:

Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

D Wayfinding

1 Design as Wayfinding

PL3 Street-Level Interaction

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A Entries

1 Design Objectives:

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a Office/Commercial Lobbies

b Retail entries

c Common Entries to Multi-Story Residential Buildings

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

d Individual entries to ground-related housing

2 Ensemble of Elements:

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a Overhead shelter: canopies, porches, building extensions;

b Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;

c Ground surface: seating walls; special paving, landscaping, trees, lighting;

d Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

B Residential Edges

1 Security and Privacy:

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

2 Ground-level Residential:

3 Building with Live/Work Uses:

4 Interaction:

Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

C Retail Edges

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A Entry Locations and Relationships

1 Serving all Modes of Travel:

2 Connections to All Modes:

B Planning Ahead for Bicyclists

1 Early Planning:

Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

2 Bike Facilities:

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

3 Bike Connections:

C Planning Ahead for Transit

1 Influence on Project Design:

2 On-site Transit Stops:

3 Transit Connections

DESIGN CONCEPT

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

A Arrangement of Interior Uses

1 Visibility:

2 Gathering Places:

3 Flexibility:

4 Views and Connections:

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

B Vehicular Access and Circulation

1 Access Location and Design:

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;

b where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or

c employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

2 Facilities for Alternative Transportation:

C Parking and Service Uses

1 Below-Grade Parking:

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

2 Visual Impacts:

3 Multiple Uses:

4 Service Uses:

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A Massing

1 Site Characteristics and Uses:

2 Reducing Perceived Mass:

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B Architectural and Façade Composition

1 Façade Composition:

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

2 Blank Walls:

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

b green walls, landscaped areas or raised planters;
c wall setbacks or other indentations;
f terraces and landscaping where retaining walls above eye level are unavoidable.

C Secondary Architectural Features

1 Visual Depth and Interest:

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

2 Dual Purpose Elements:

Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

3 Fit with Neighboring Buildings:

Use design elements to achieve a successful fit between a building and its neighbors, such as:

a considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,

b using trees and landscaping to enhance the building design and fit with the surrounding context, and/or

c creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

D Scale and Texture

1 Human Scale:

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2 Texture:

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

E Form and Function

1 Legibility and Flexibility:

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

A Building-Open Space Relationship

1 Interior/Exterior Fit:

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

B Open Space Uses and Activities

1 Meeting User Needs:

2 Matching Uses to Conditions:

3 Connection to Other Open Space:

Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

4 Multifamily Open Space:

C Design

1 Reinforce Existing Open Space:

Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

2 Amenities and Features:

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

3 Support Natural Areas:

Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A Building Materials

1 Exterior Finish Materials:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

2 Climate Appropriateness:

Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

B Signage

1 Scale and Character:

2 Coordination with Project Design:

C Lighting

1 Functions:

2 Avoiding Glare:

D Trees, Landscape and Hardscape Materials

1 Choice of Plant Materials:

2 Hardscape Materials:

3 Long Range Planning:

4 Place Making:

E Project Assembly and Lifespan

1 Deconstruction:

RESPONSE TO DESIGN GUIDELINE PRIORITIES:

The current block is in the process of being redeveloped with several new applications vested in the previous 40’ height limit.

Two parcels to the north, at 10540 Greenwood Ave North, a new building is under construction that matches the tone and character established by the corner development at 10570 Greenwood Ave North.

This established character is;
Ground floor commercial space, and lobby entrance, with access to underground parking from North 107th St. Concrete walls with ample glazing and awnings covering portions of the ground right of way level. Modest landscaping with new curbs, sidewalk and street trees.
The second and third floors are residential units that extend out to the ground floor façade with minimal modulation and Juliet balconies.
The fourth floor is setback in order to maintain a fourteen foot radial clearance from the upper overhead power lines running on the East side of Greenwood Ave North. This step back in the building façade can also help to reduce the height, bulk and scale of the building from the Greenwood Ave North street frontage.

The development at 10570 Greenwood Ave North effectively maxed out their previous 40’ height limit from the calculated average grade for the site (resulting in the front of the building being just over 44 feet from the street level). Materials used include fiber cement panels and clapboard (horizontal lap siding), with three main color choices of light grey, blue/grey and tan.

This development will be the first to take advantage of the increased 55’ height limit, but will follow the existing established character, and offer additional upper level setbacks and articulation along the sides and rear of the building at the 5th and 6th floor to ameliorate the additional height, bulk and scale afforded by the current zoning. The largest setbacks are proposed on the East side of the building with decks to units focused away from the adjacent Sing Family Zoning for privacy.

Trees on the neighboring property to the East and natural topography provide a buffer to the SF 7200 zone from Greenwood Ave North. The lot slopes up to the East and we plan to use this natural topography change to provide a second level rear amenity area that increases and blends with the current natural buffer to the SF zone.

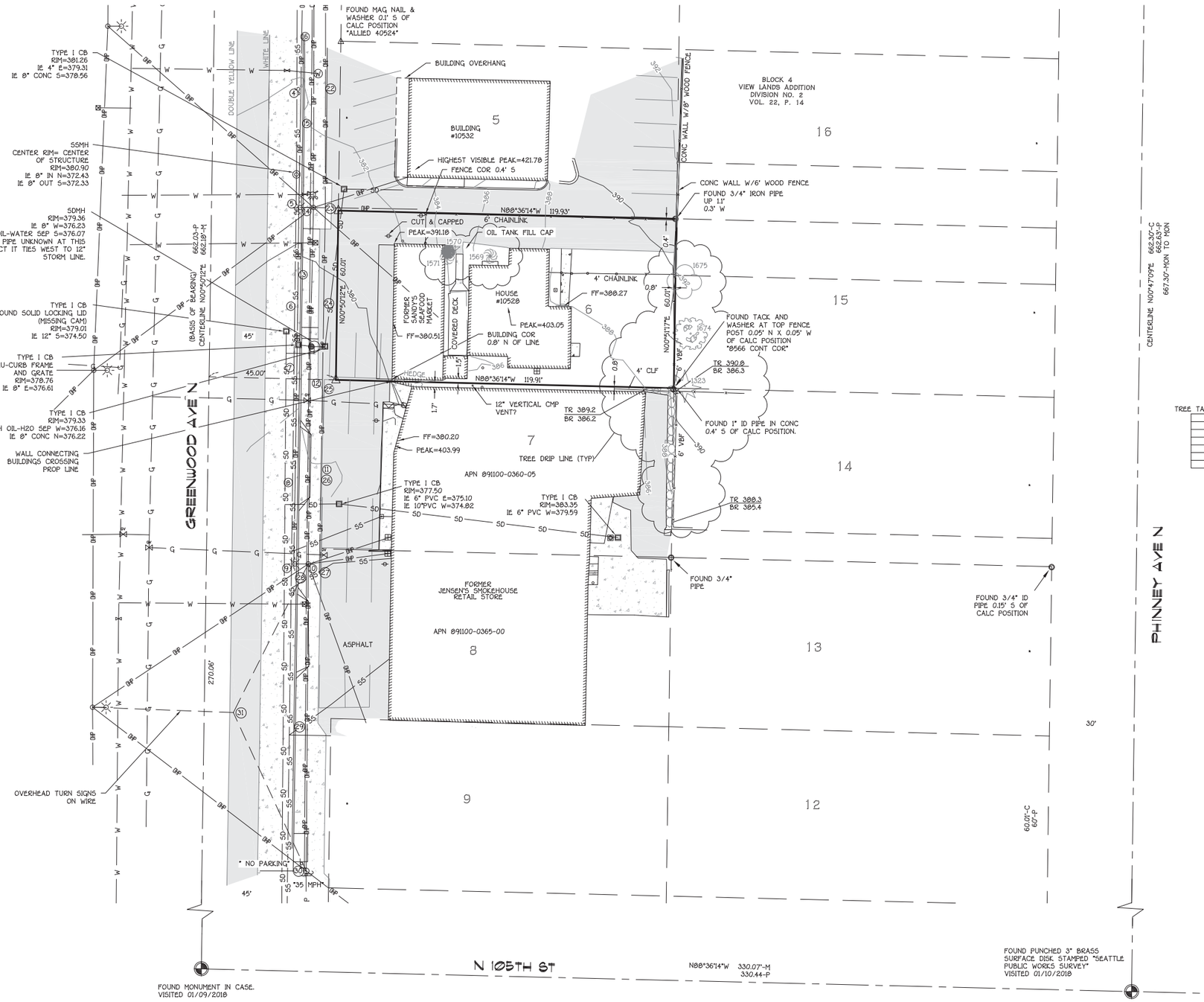
The proposed rooftop will offer solar panels, green roof area, and additional amenity area that will take unique advantage of iconic Northwest images lending Seattle some of its distinctive character. The height, natural topography and the proposed townhouse development to the South assure that this development will indeed have a “Broad View” of the neighborhood and Seattle.

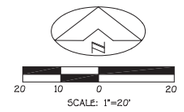
(CS2.A.1, CS2.A.2, CS2.C.2, CS2.D.1, CS2.D.2, CS2.D.3, CS2.D.4, CS2.D.5, CS3.A.1, CS3.A.3, CS3.A.4)

Additional Design Guideline priorities are;

(PL2.A.1, PL2.A.2, PL2.C.1, PL2.C.2, PL2.C.3, PL3.A.1, PL3.A.1, PL3.A.2, PL3.B.1, PL3.B.4, PL4.B.1, PL4.B.2, DC1.A.4, DC1.B.1, DC1.C.1, DC1.C.4, DC2.A.2, DC2.B.1, DC2.B.2, DC2.C.3, DC2.D.1, DC3.B.3, DC3.C, DC4.A)

A PORTION OF THE SW 1/4, SW 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.





TREE TABLE- TYPE, TRUNK DIAMETER (IN), DRIP LINE (FT)

Point	Description
1323	LOCUST 24 26
1569	VINE MAPLE 12 12
1570	CYPRESS 5 4
1571	VINE MAPLE 12 10
1674	MAPLE 12 12
1675	POPLAR 36 15

WIRE ELEVATION	
NUMBER @	Elevation
1	434.88
2	429.38
3	427.81
4	427.47
5	428.57
6	424.39
7	423.04
8	422.11
9	422.87
10	423.54
11	422.47
12	423.06
13	426.40
14	429.66
15	428.31
16	427.69
17	428.60
18	434.88
19	434.96
20	429.76
21	427.90
22	427.57
23	428.48
24	424.67
25	423.01
26	422.48
27	423.59
28	422.90
29	413.50
30	407.08
31	396.10

SURVEY NOTES

EQUIPMENT: 3" ELECTRONIC TOTAL STATION AND/OR SPECTRA PRECISION SP-60 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GPS

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

FIELD SURVEY DATE: AUGUST 20, 2021

NO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS & AS-BUILT MAPS

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

SITE DATA

SITE ADDRESS: 10528 GREENWOOD AVE NORTH SEATTLE, WA 98133

TAX PARCEL NUMBER: 8911000355

GROSS SITE AREA: 7,197 SF (0.165 ACRES)

LEGEND

- FOUND MONUMENT AS NOTED
- SET MAG NAIL & WASHER STAMPED LS 32441
- FOUND IRON PIPE OR REBAR AND CAP (RBC) AS NOTED
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GAS VALVE
- MAILBOX
- FENCE
- GATE POST

C - CALCULATED
M - MEASURED
S.C.L. - SEATTLE CITY LIGHT
C.O.S. - CITY OF SEATTLE
CLF - CHAIN LINK FENCE
VBF - VERTICAL BOARD FENCE
TR - TOP ROCKERY
BR - BOTTOM ROCKERY
TW - TOP WALL
BW - BOTTOM WALL

LEGAL DESCRIPTION

(PER PERSONAL REPRESENTATIVES DEED AFN 20090423001148)

LOT 6, BLOCK 4, VIEW LANDS ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARING

N 00°50'12" E ALONG THE MONUMENTED CENTERLINE OF GREENWOOD AVE N PER THE KCAS MAP FOR THE SW 1/4 OF 30-26-04.

SURVEY REFERENCES

P - VIEW LANDS ADDITION NO. 2, VOL. 22, P. 14
RECORD OF SURVEY AFN 8412319007
RECORD OF SURVEY AFN 20060123900010
RECORD OF SURVEY AFN 20021113900008
RECORD OF SURVEY AFN 20181015900004

DATUM

NAVD 88

BENCHMARK

VERTICAL DATUM: NAVD88
BENCHMARK: MONUMENT IN CASE AT N 107TH ST AND PHINNEY AVE N.
ELEVATION DERIVED FROM GPS METHODS.

EL= 404.92'

9-1-2021

MATTHEW J. SCHNEIDERS STATE OF WASHINGTON 32441 REGISTERED PROFESSIONAL LAND SURVEYOR

A.S.P.I.
LAND SURVEYING AND PLANNING
5205 S. 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

BOUNDARY/TOPOGRAPHIC SURVEY FOR SHOE, LLC

SW 1/4, SW 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.

CITY OF SEATTLE
KING COUNTY, WASHINGTON

PREP: 8-31-2021	
REV:	
DRAFT: AJM	
SURVEYOR: MJS	
1 OF 1	
21-396	

24

PROJECT NOTES:

OWNER:	SHOE LLC DARIUS GHODDOUSSI PHONE: 425-366-1289
PROJECT NAME:	
PROJECT ADDRESS:	10528 GREENWOOD AVE N
PARCEL #:	891100-0355
ZONING:	C1-55 (M) PARKING FLEXIBILITY AREA
OCCUPANCY:	
PARKING:	U-GARAGE
CONSTRUCTION:	TYPE V-B
LOT AREA:	7,200 SF
PROJECT ARCHITECT:	NOVION GROUP INC. 206.361.6133

DEMO PERMIT ONLY.

SEPERATE PERMITS REQUIRED FOR DESIGN REVIEW, SEPA, BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND CIVIL. ALL UNDER SEPARATE PERMIT APPLICATIONS.

PROJECT DESCRIPTION:

DEMOLISH EXISTING RETAIL (SANDY'S SEAFOOD MARKET & BARBER SHOP) & SFR HOUSE.

SDCI RECORD NUMBER 6862517-DM

NOTE:

SLAB ON GRADE TO REMAIN UNTIL CONSTRUCTION PERMIT ISSUED.

LEGAL DESCRIPTION:

LOT 6, BLOCK 4, VIEW LANDS ADDITION DIVISION #2, VOLUME 22, PAGE 14, SITUATE IN KING COUNTY, WA.

TREE TABLE– TYPE, TRUNK DIAMETER (IN), DRIP LINE (FT)

Point	Description
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1569	VINE MAPLE 12 12
1570	CYPRESS 5 4
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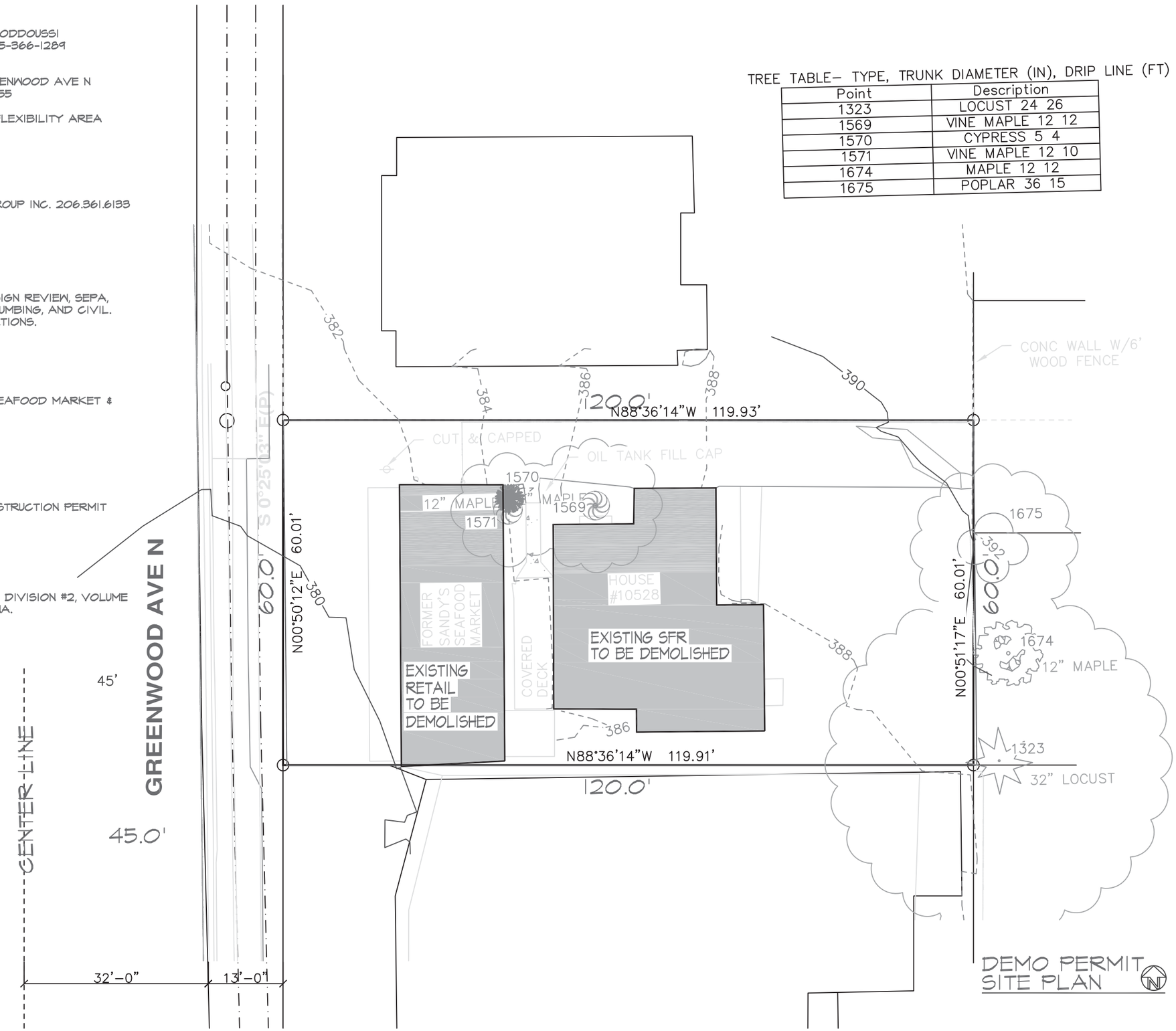


DEMO PERMIT SITE PLAN

REVISION	DATE

1997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

SHOE LLC
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	3/2022
Scale	
Drawn	Rn An
SDCI #	6862517-DM
Sheet	25

OPTION 1—CODE COMPLAINT

Small basement for storage.
One level of parking at ground level.
13 Parking stalls. Bike parking. Solid Waste storage room.
Four residential floors above main level with 36 units total.

OPTION 2—CODE COMPLAINT

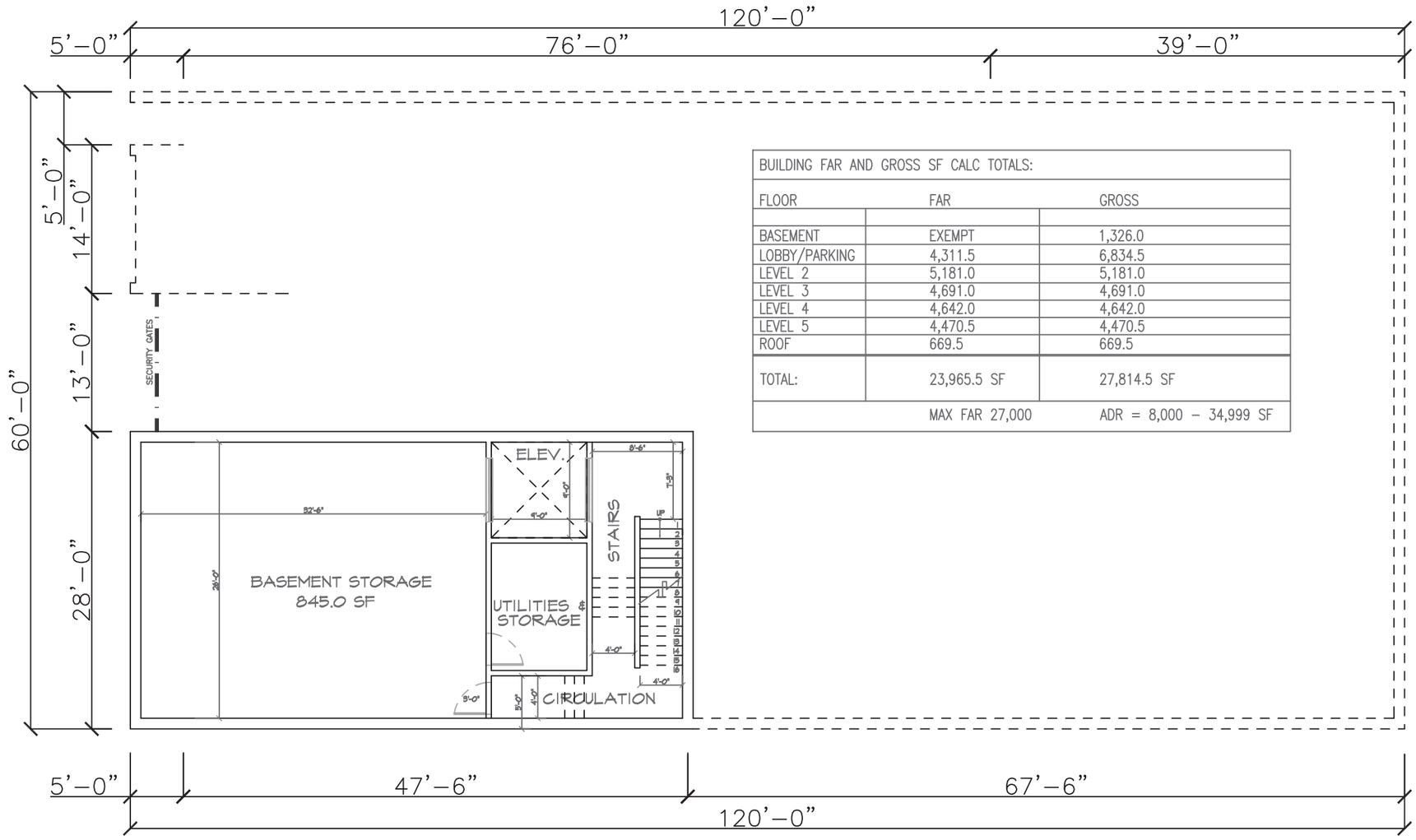
Additional lower level vehicle and bicycle parking with storage.
One level of parking and Lobby at ground level.
17 Parking stalls. Bike parking. Solid Waste storage room.
Five residential floors above main level with 45 units total.

Increased gradual setbacks on street faced.

OPTION 3—CODE COMPLAINT PREFERRED

Additional lower level vehicle and bicycle parking with storage.
One level of parking and Lobby at ground level.
Increased ground level sight triangle visibility.
Recessed facades with covered overhang.
17 Parking stalls. Bike parking. Solid Waste storage room.
Five residential floors above main level with 46 units total.
Increased upper level setbacks on all sides.
Reduced decks on neighbor facing facades at levels of interaction.
Focused design increasing privacy and view opportunities with anticipated neighboring new developments. Upper level views of Mt. Rainier and Downtown Seattle.

Option 1



BUILDING FAR AND GROSS SF CALC TOTALS:		
FLOOR	FAR	GROSS
BASEMENT	EXEMPT	1,326.0
LOBBY/PARKING	4,311.5	6,834.5
LEVEL 2	5,181.0	5,181.0
LEVEL 3	4,691.0	4,691.0
LEVEL 4	4,642.0	4,642.0
LEVEL 5	4,470.5	4,470.5
ROOF	669.5	669.5
TOTAL:	23,965.5 SF	27,814.5 SF
	MAX FAR 27,000	ADR = 8,000 – 34,999 SF

(B) BASEMENT LEVEL

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
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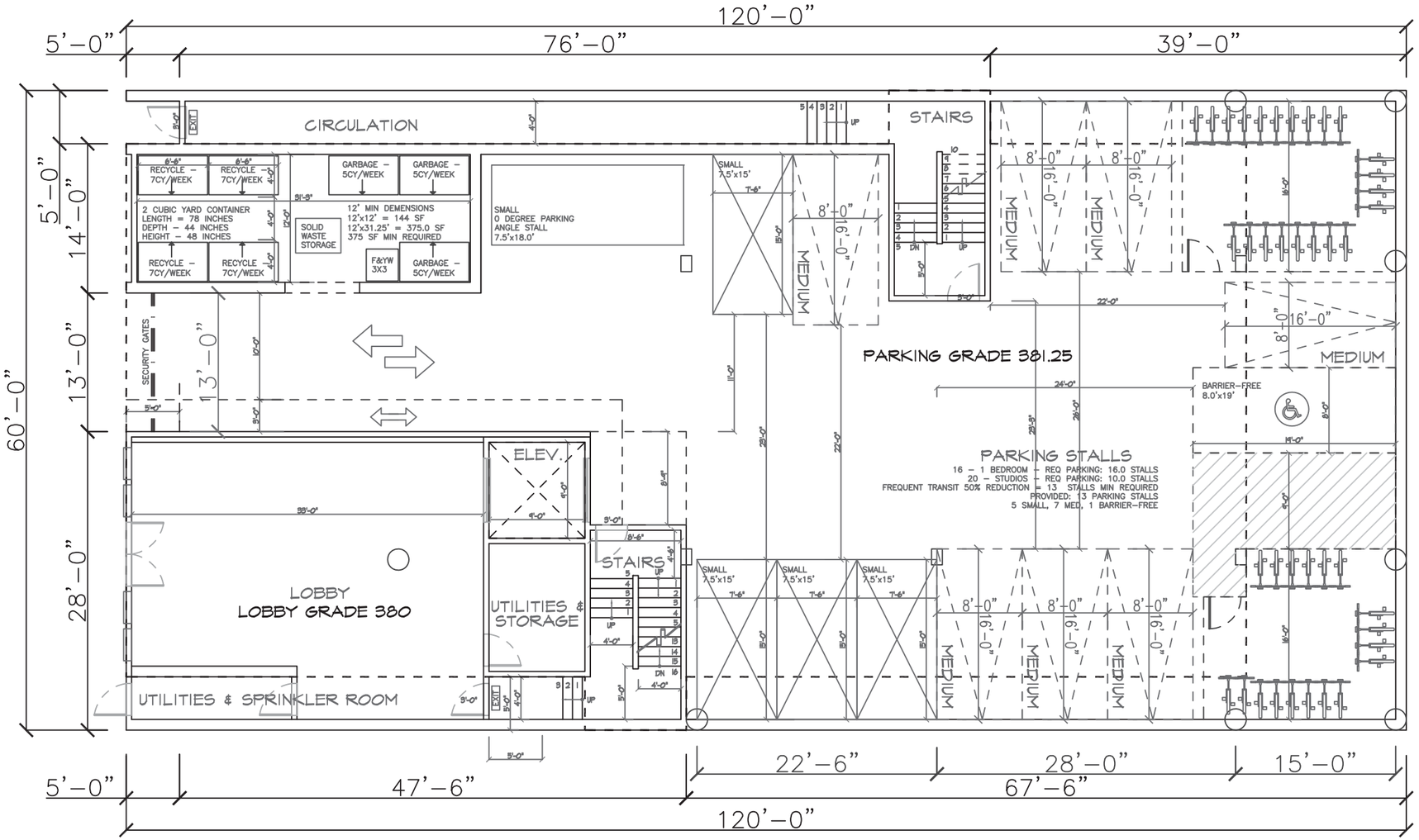
Drawn	Rn An
Job #	3038650-EG
Sheet	28



LOBBY / PARKING LEVEL

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
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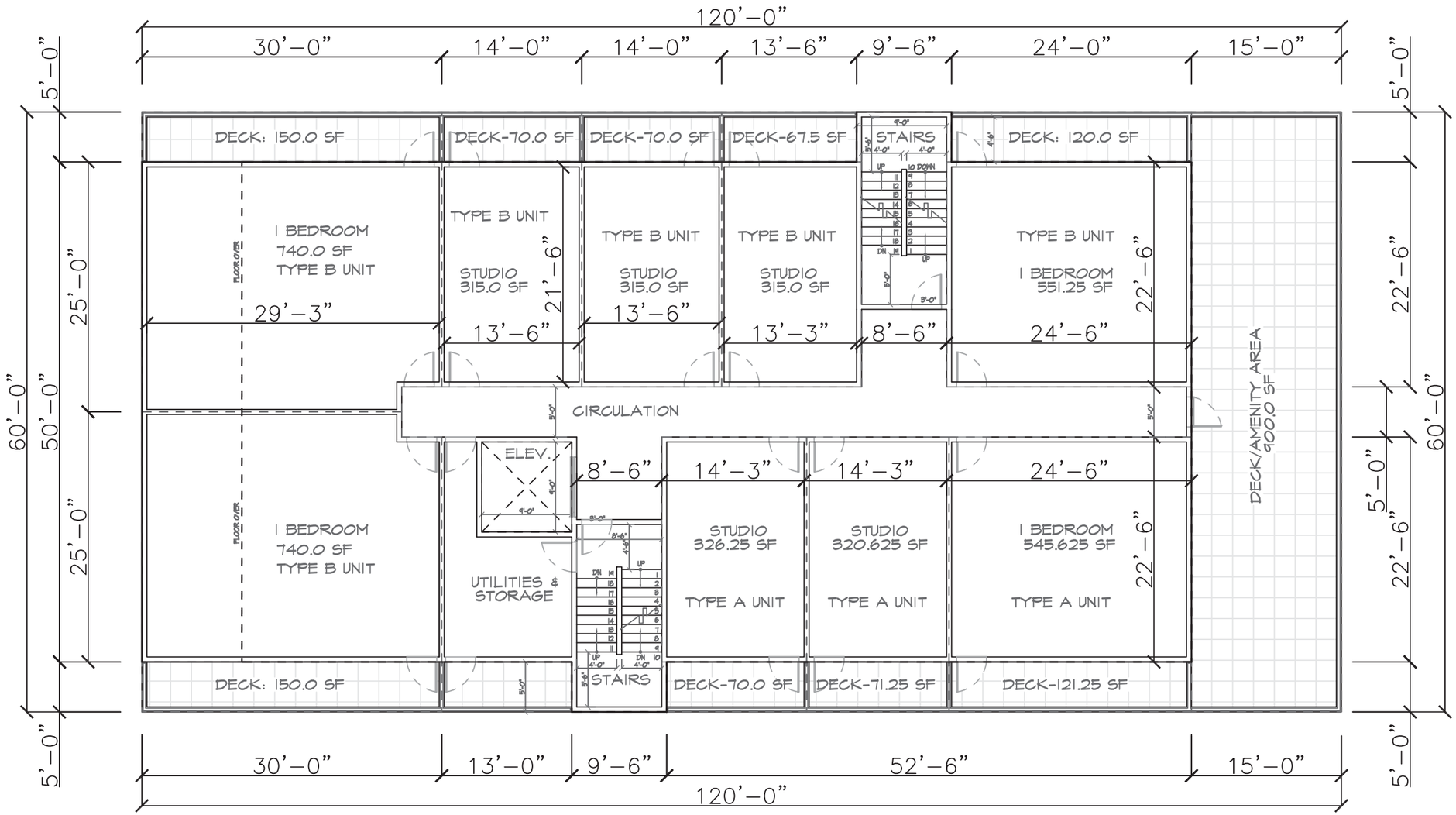
Drawn	Rn An
Job #	3038650-EG
Sheet	29



LEVEL 2

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
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Job #	3038650-EG
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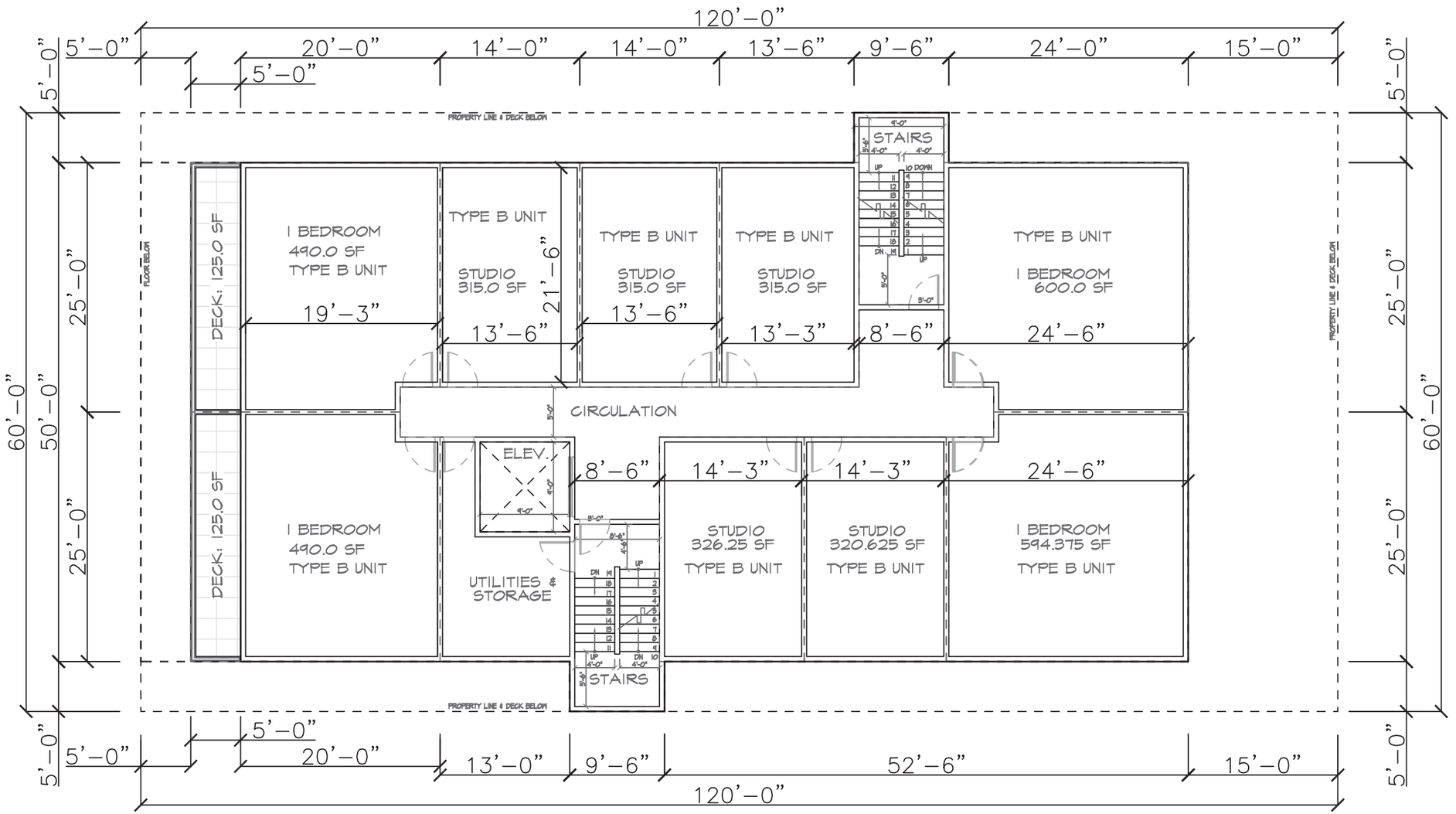

LEVEL 3

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
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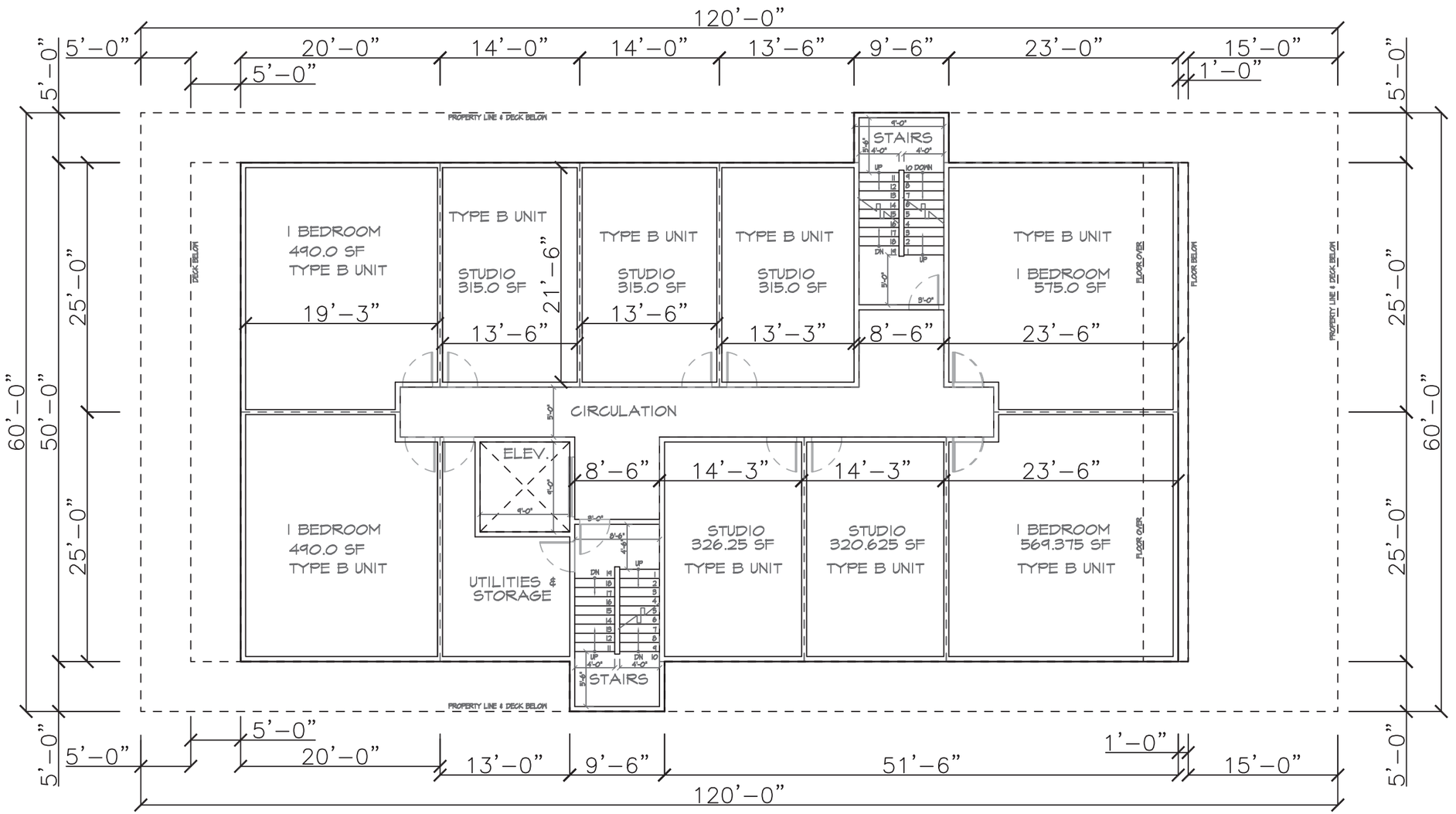
Job #	3038650-EG
Sheet	31



LEVEL 4

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
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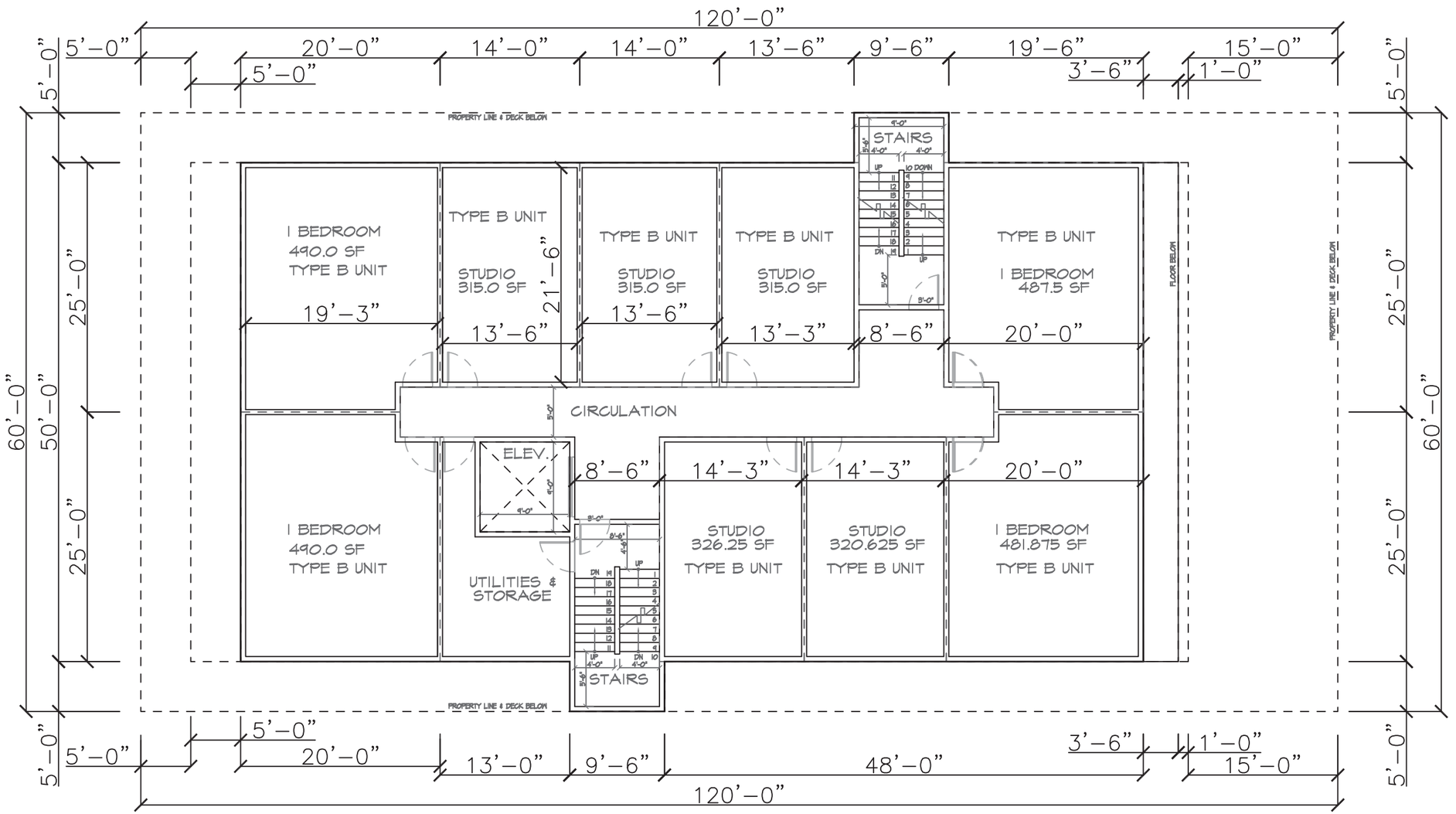


LEVEL 4

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

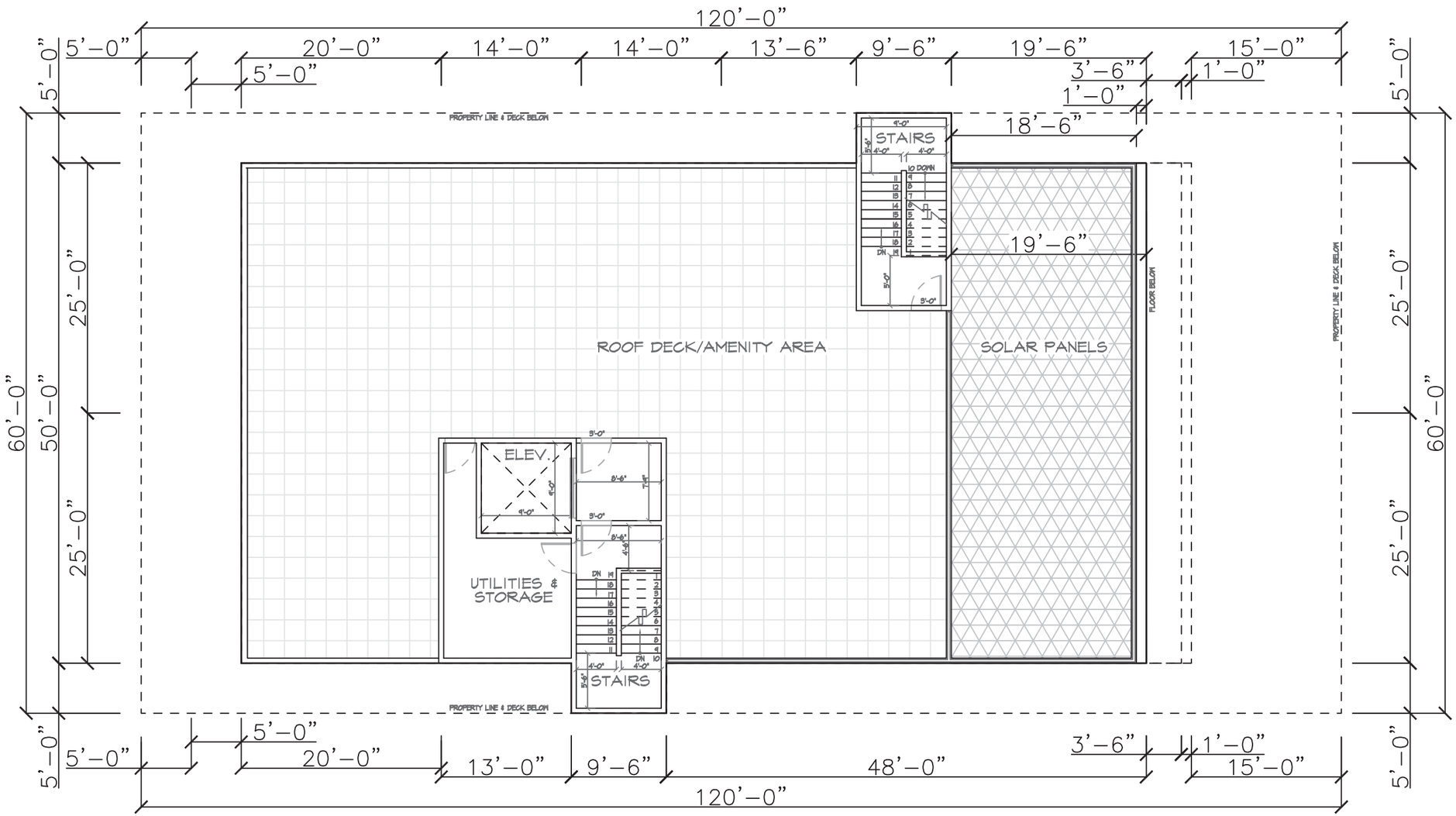
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	33



ROOF DECK

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
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Job #	3038650-EG
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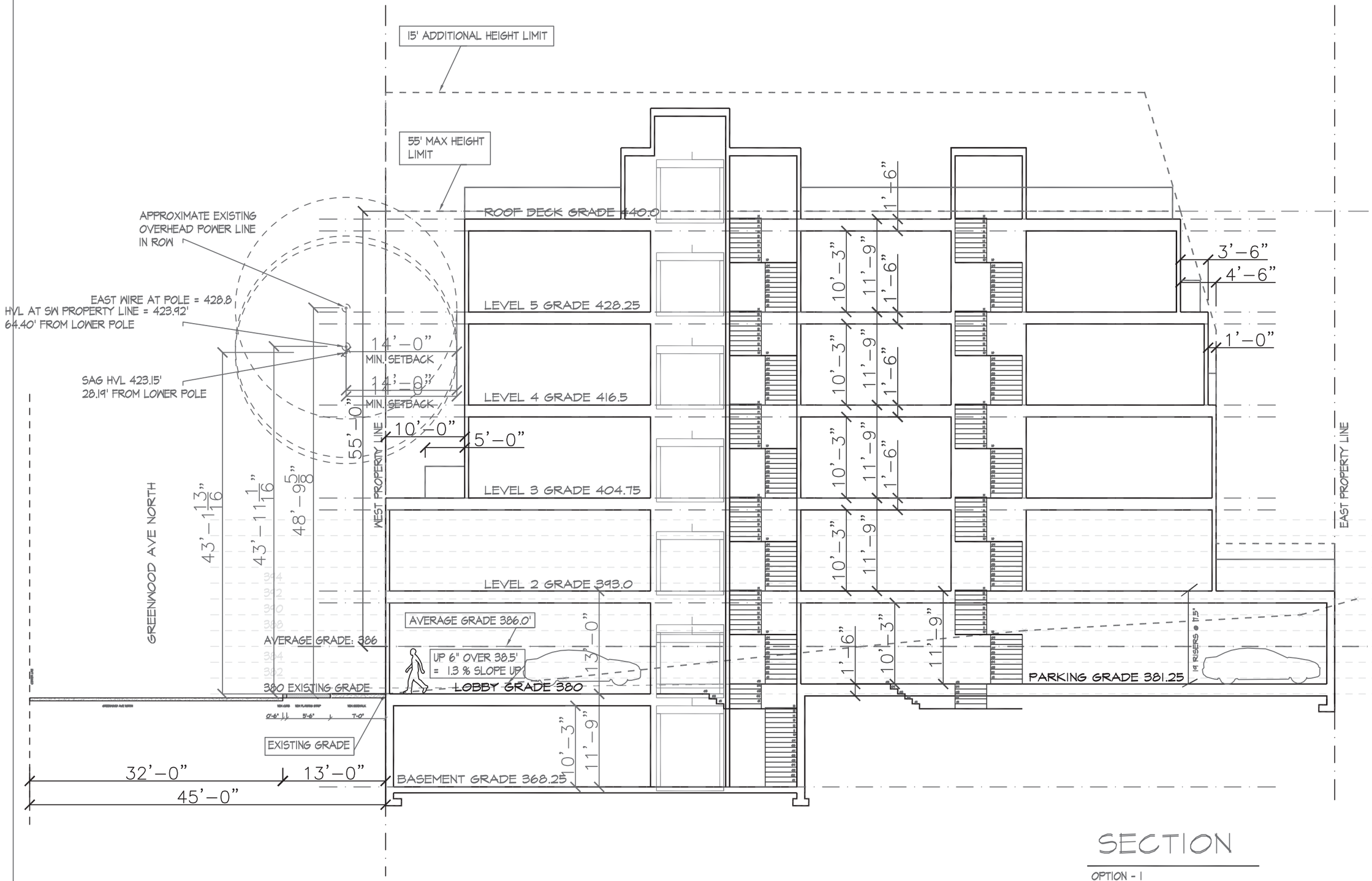


SECTION

OPTION - 1

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

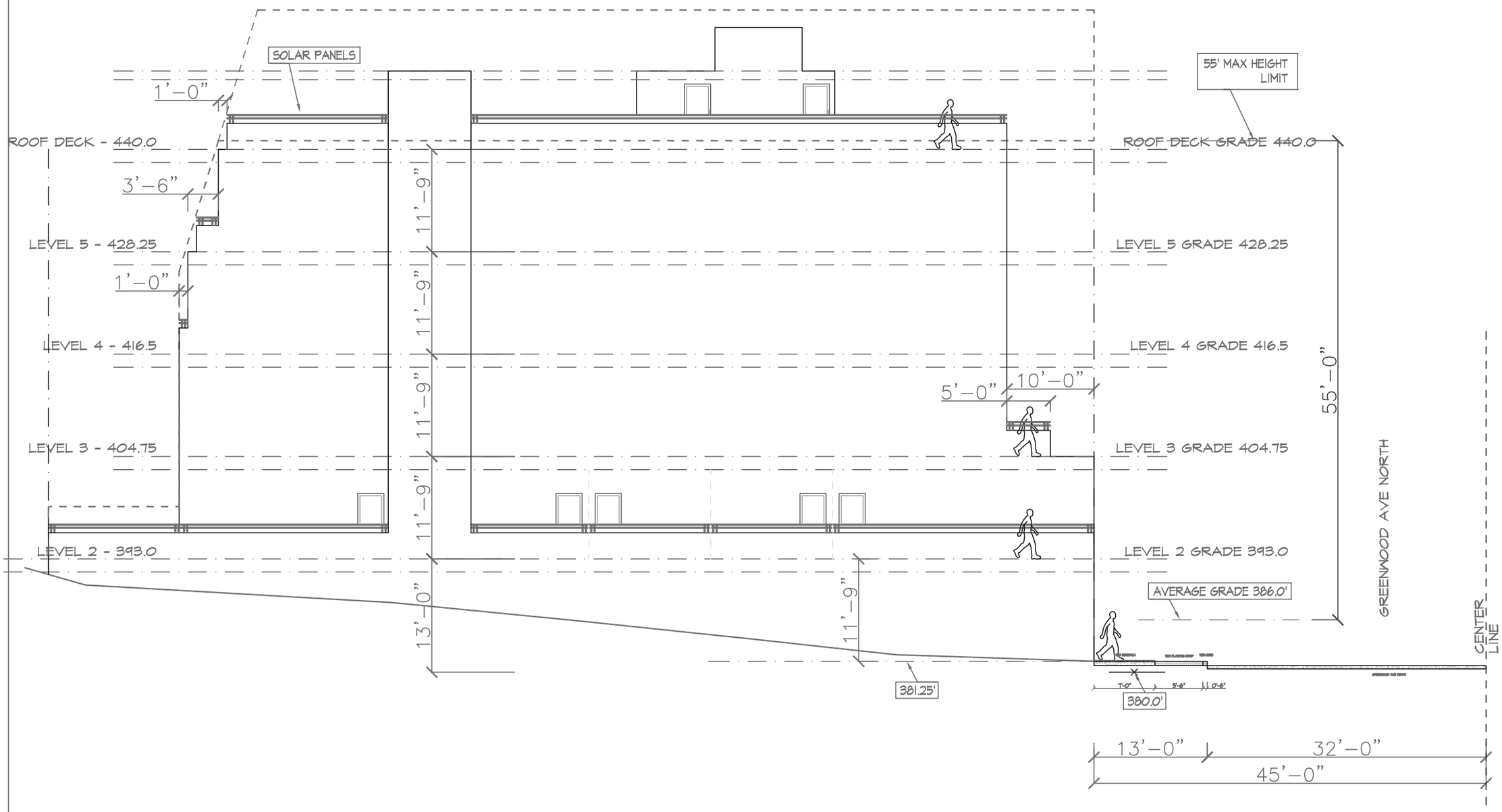
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 35



NORTH ELEVATION

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-E6
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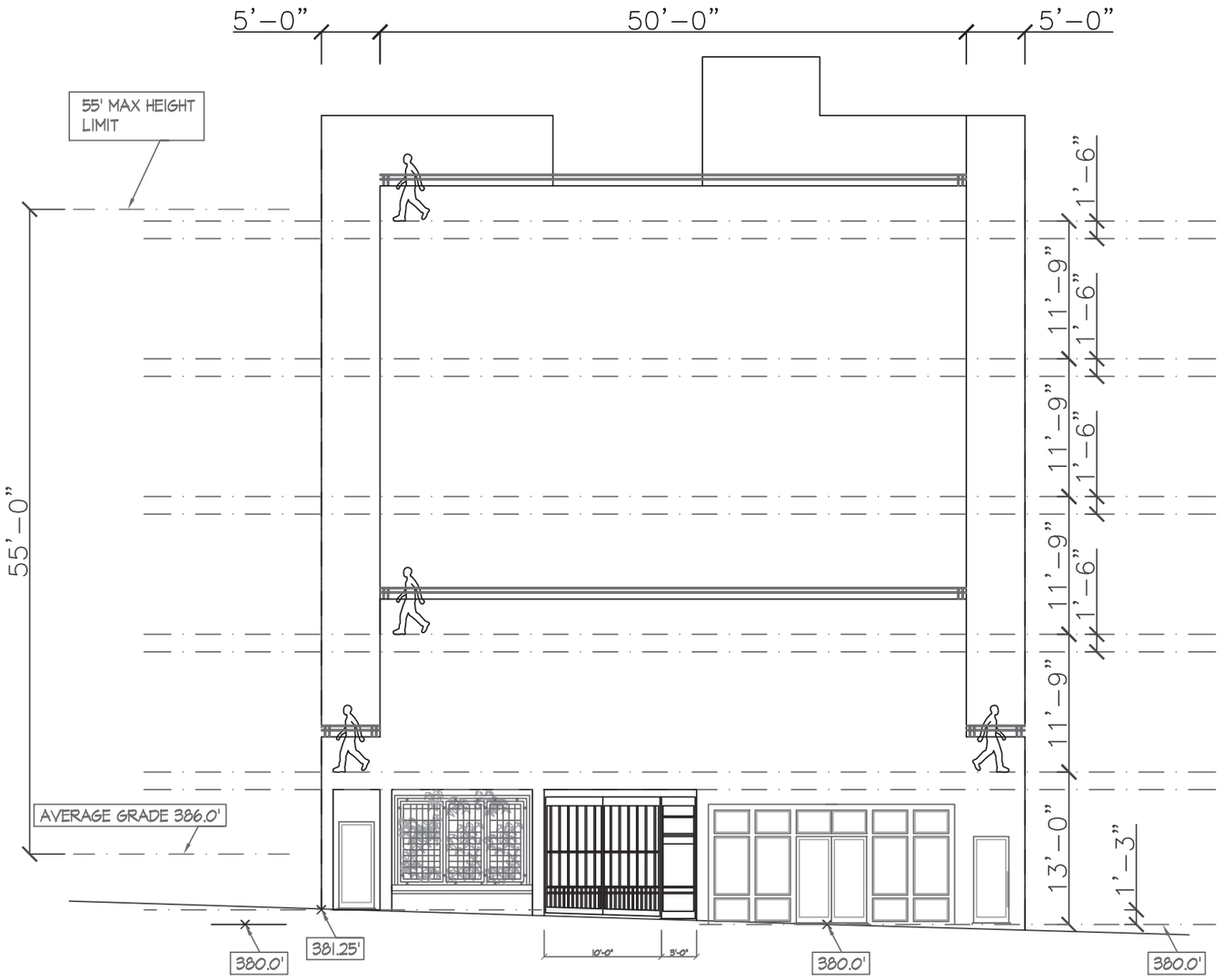


WEST ELEVATION

OPTION - 1

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

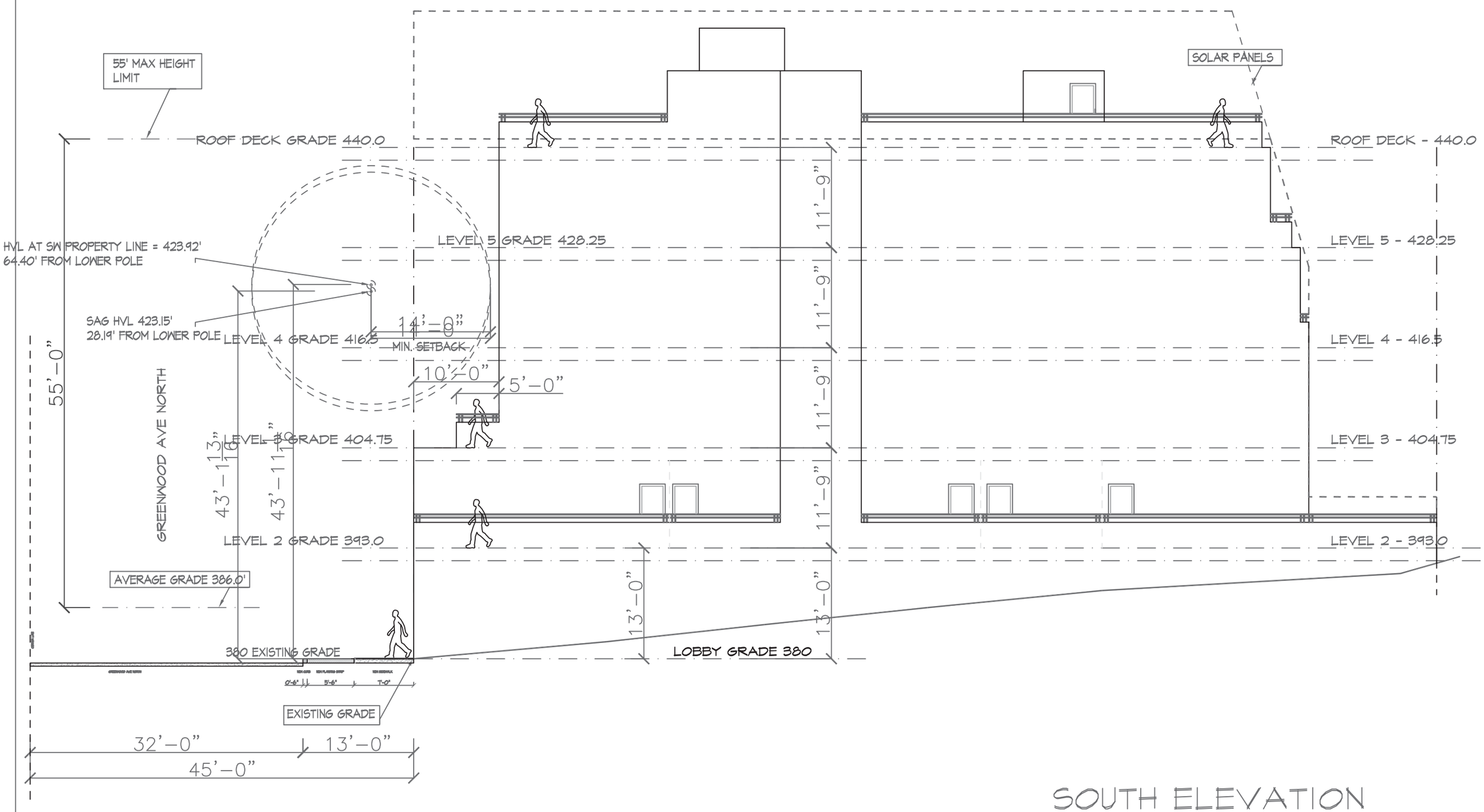
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 37



SOUTH ELEVATION

OPTION - 1

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

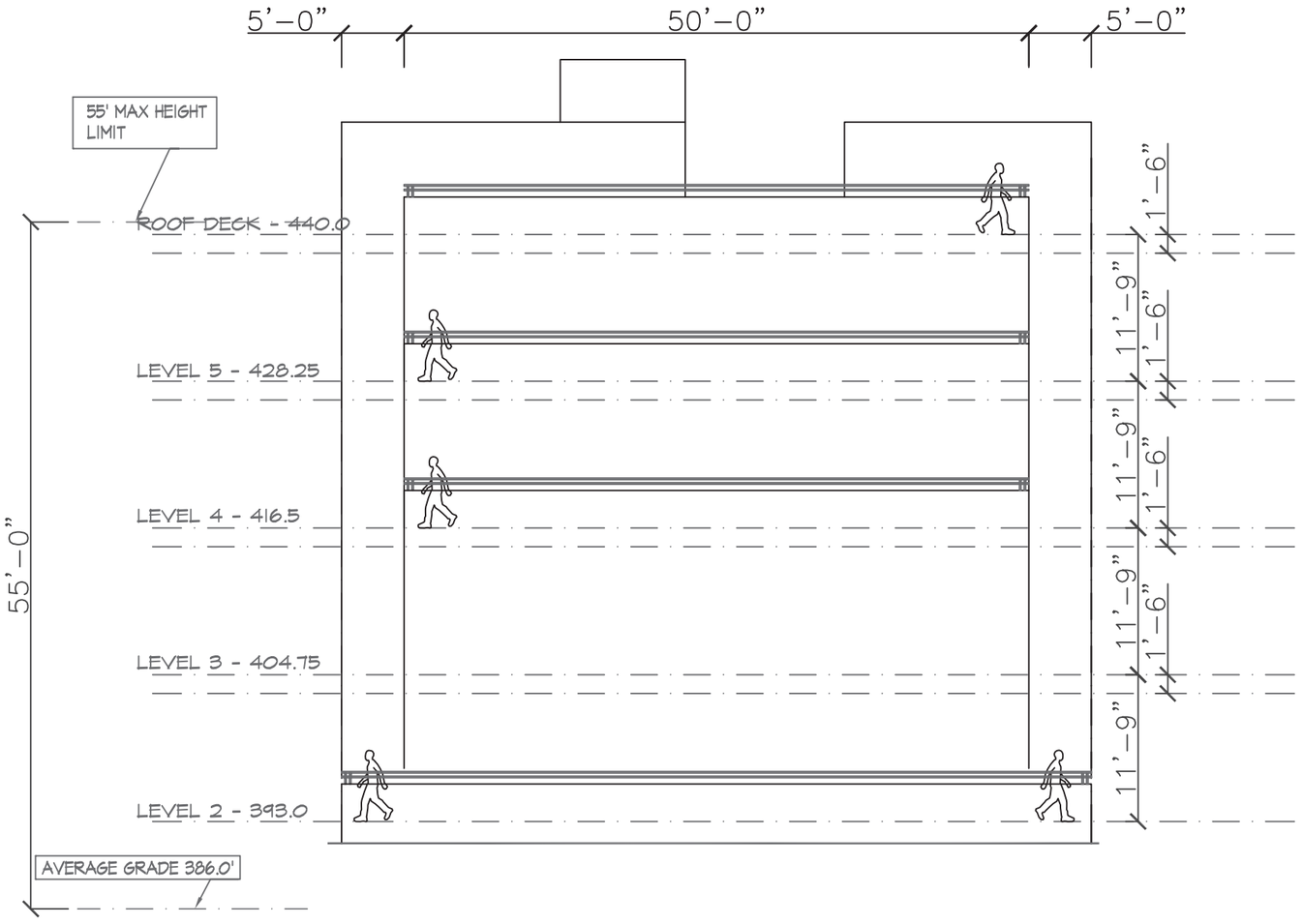
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	38



EAST ELEVATION

OPTION - 1

REVISION | DATE

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RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

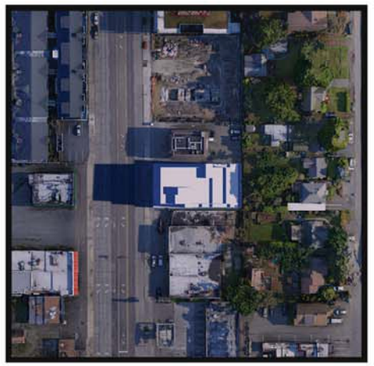
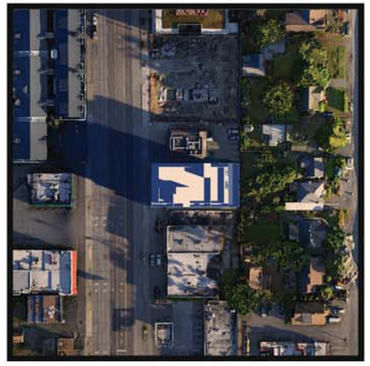
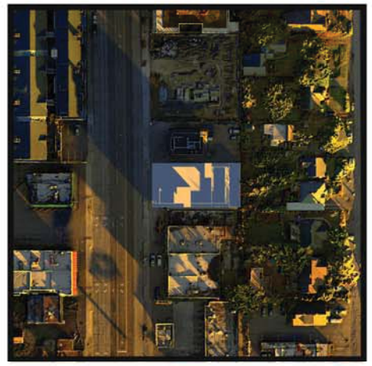
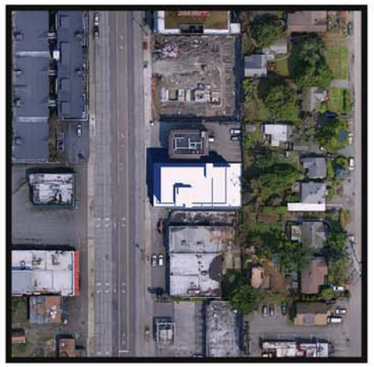
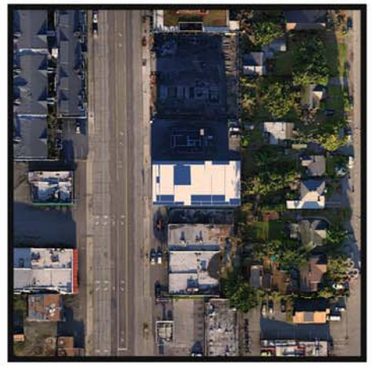
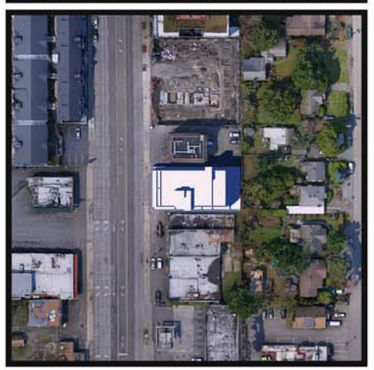
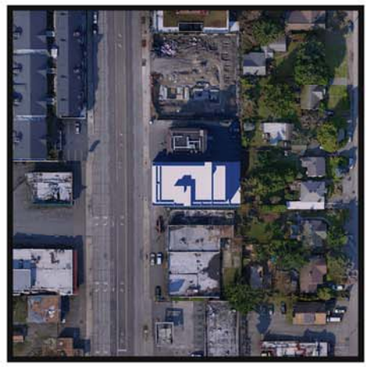
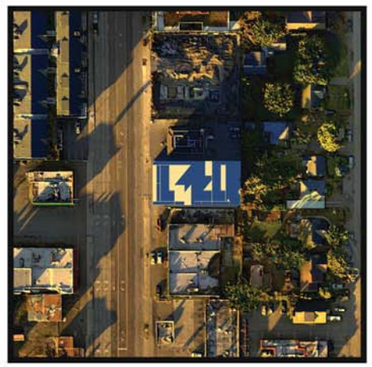
PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

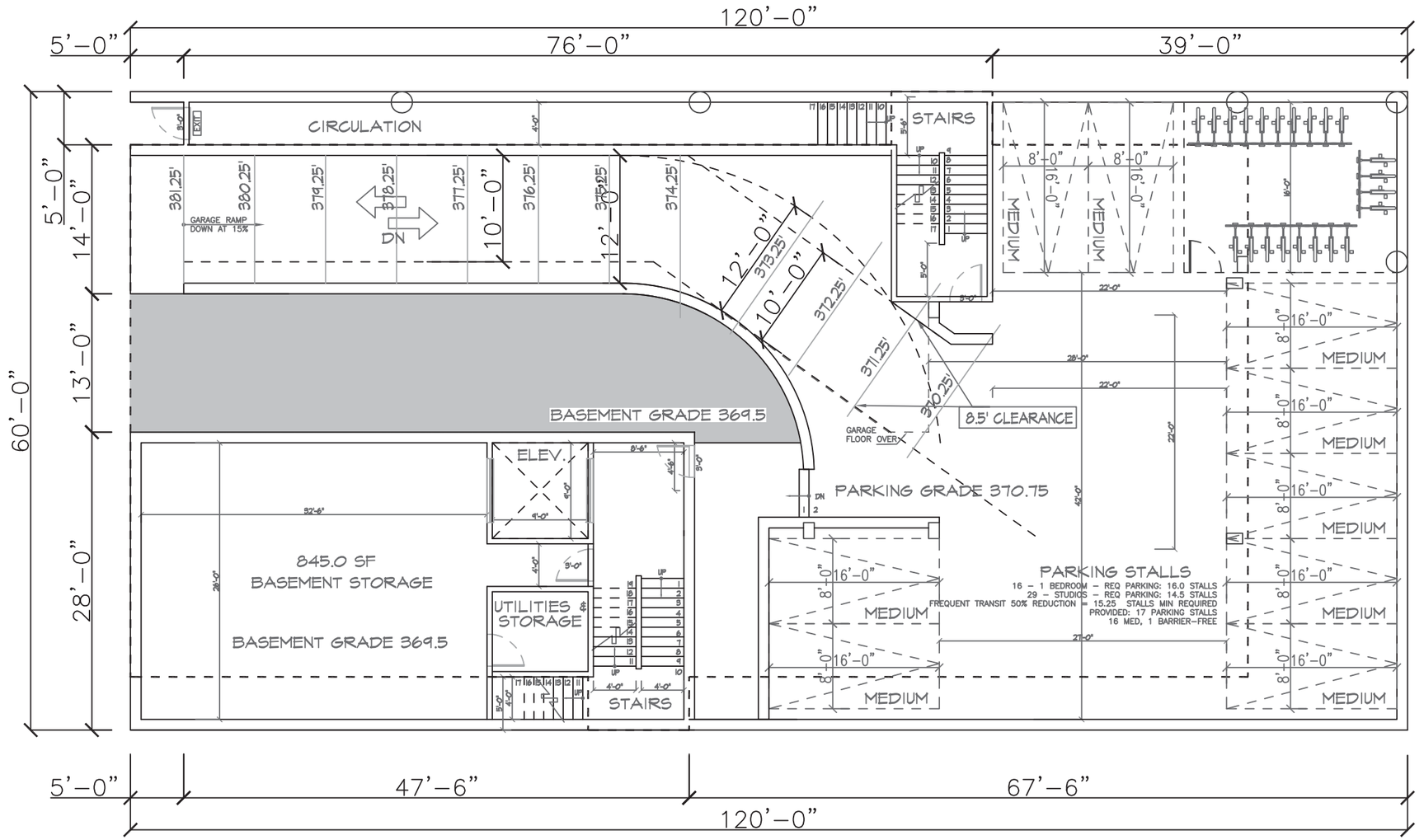
APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 39

OPTION 1—SUN STUDY

	Summer Solstice	Spring/Fall Equinox	Winter Solstice
9 am			
12 pm			
3 pm			

Option 2



BUILDING FAR AND GROSS SF CALC TOTALS:		
FLOOR	FAR	GROSS
BASEMENT/P2	EXEMPT	5,571.8516 SF
LOBBY/P1	3,126.7188	5,642.8438 SF
LEVEL 2	4,936.0	4,936.0
LEVEL 3	4,764.5	4,764.5
LEVEL 4	4,593.0	4,593.0
LEVEL 5	4,250.0	4,250.0
LEVEL 6	4,078.5	4,078.5
ROOF	669.5	669.5
TOTAL:	26,418.2188 SF	34,506.1954 SF
	MAX FAR 27,000	ADR = 8,000 – 34,999 SF

(P2)
LOWER PARKING LEVEL

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

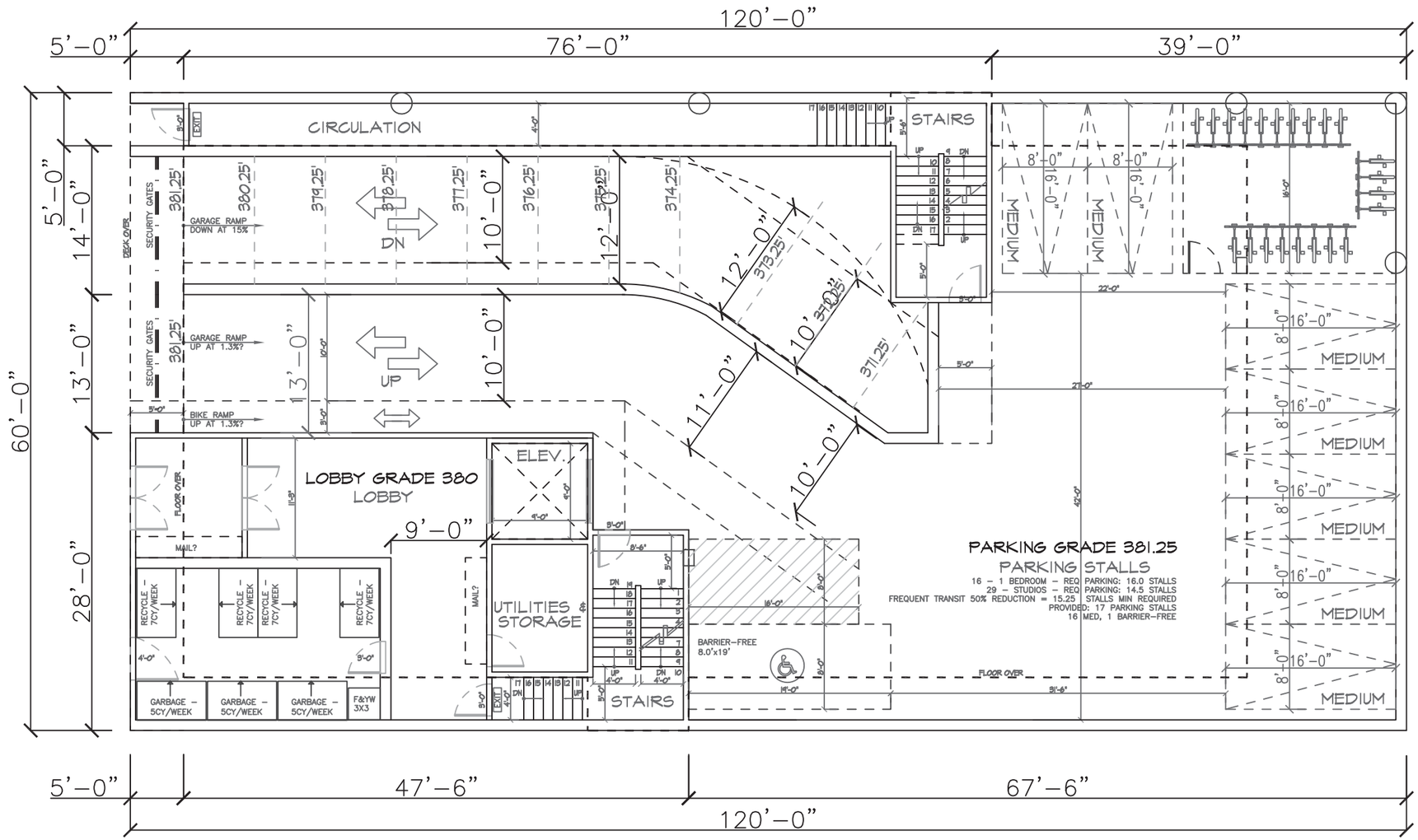
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	42



(L/P1)

LOBBY / PARKING LEVEL

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

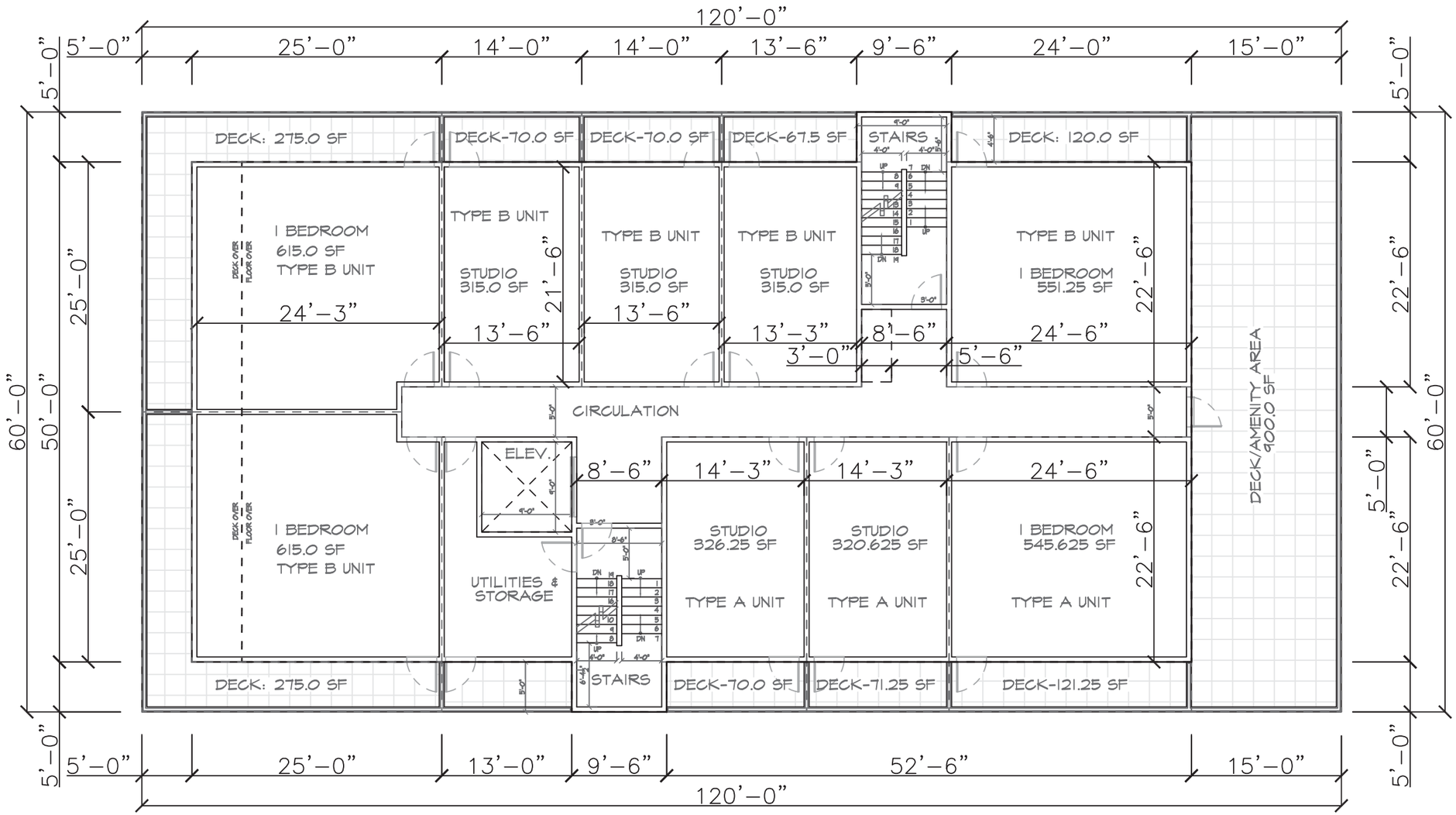
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	43



LEVEL 2

OPTION - 2

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

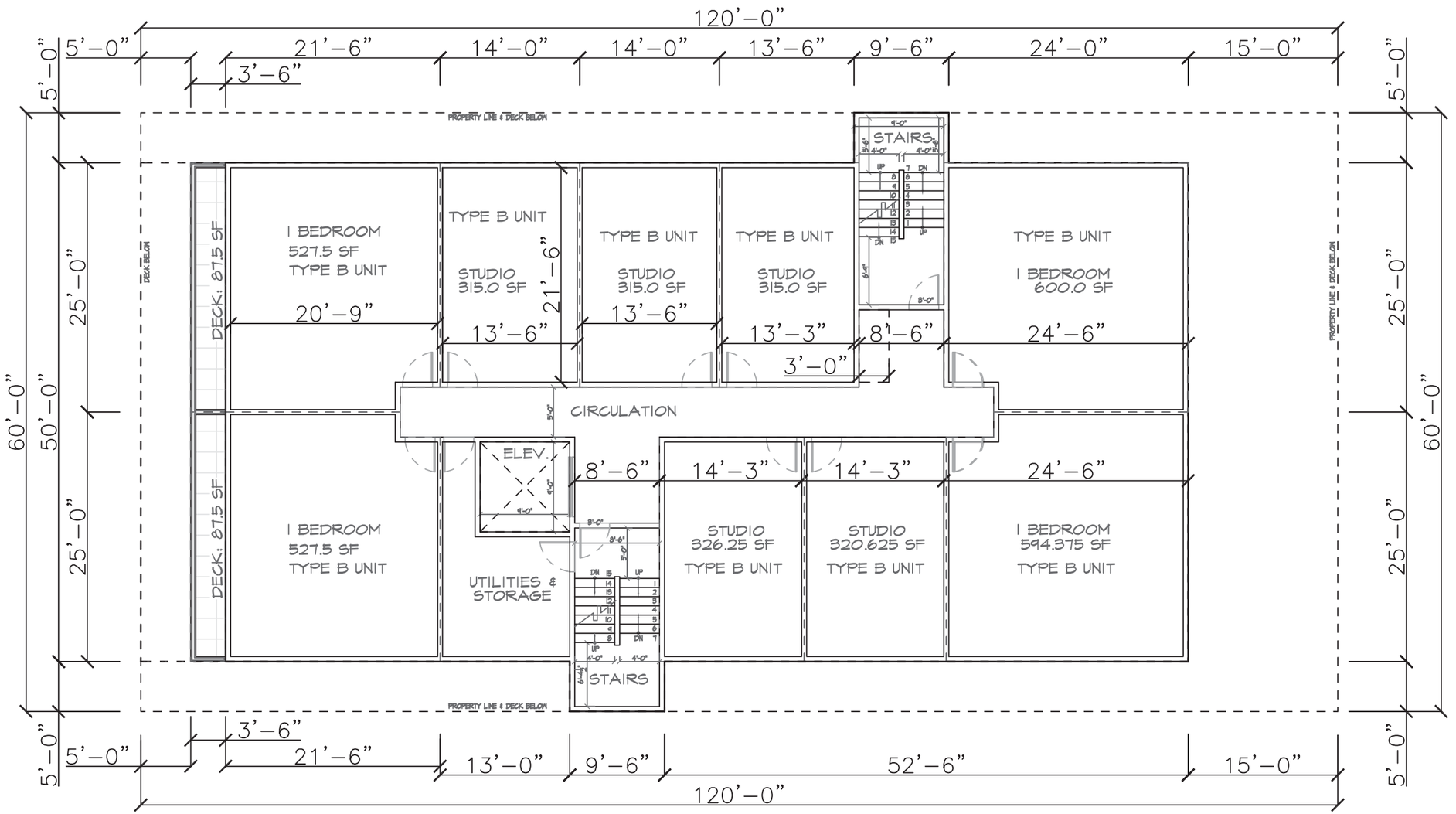
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 44



LEVEL 3

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

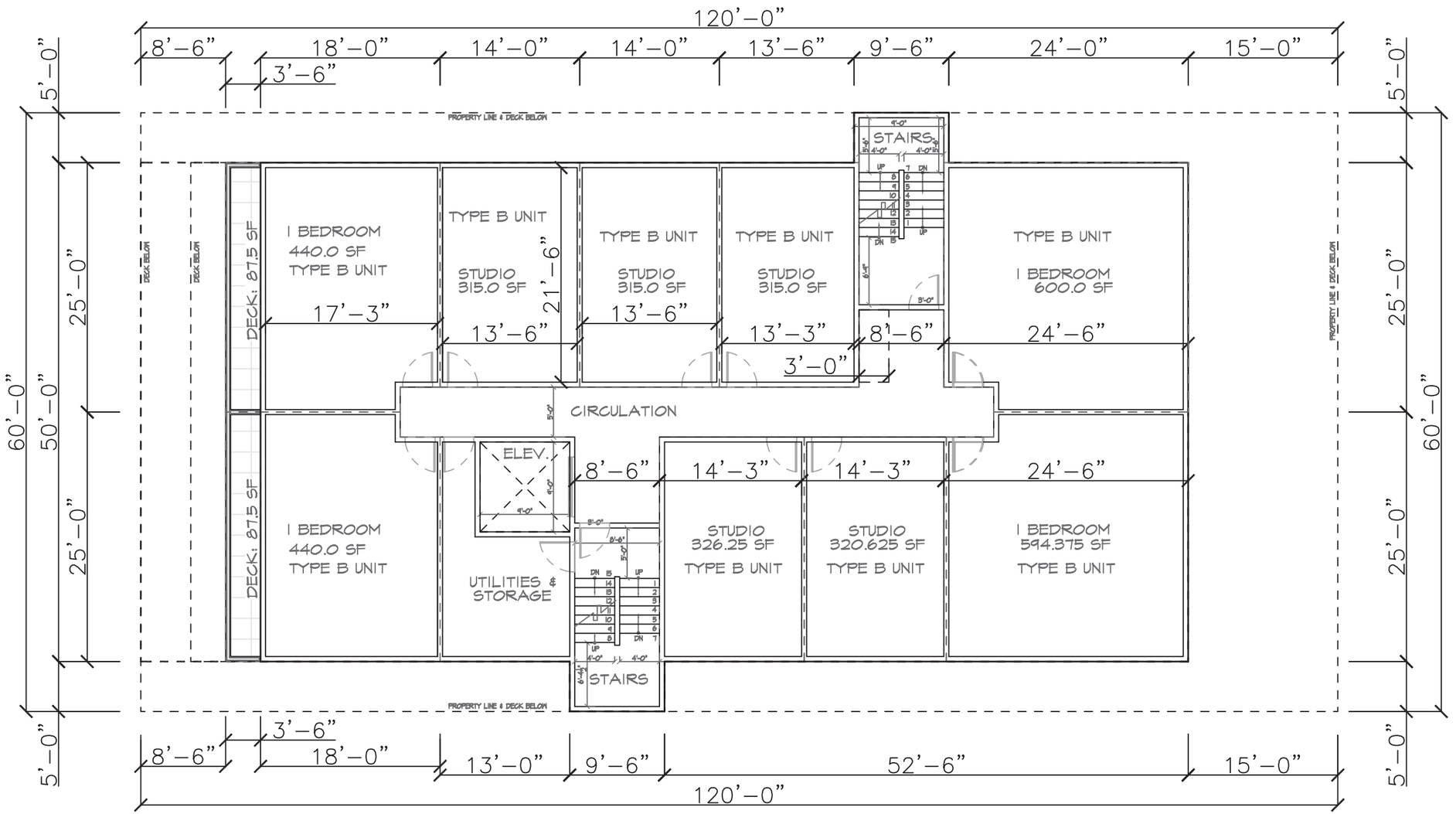
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	45



LEVEL 4

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

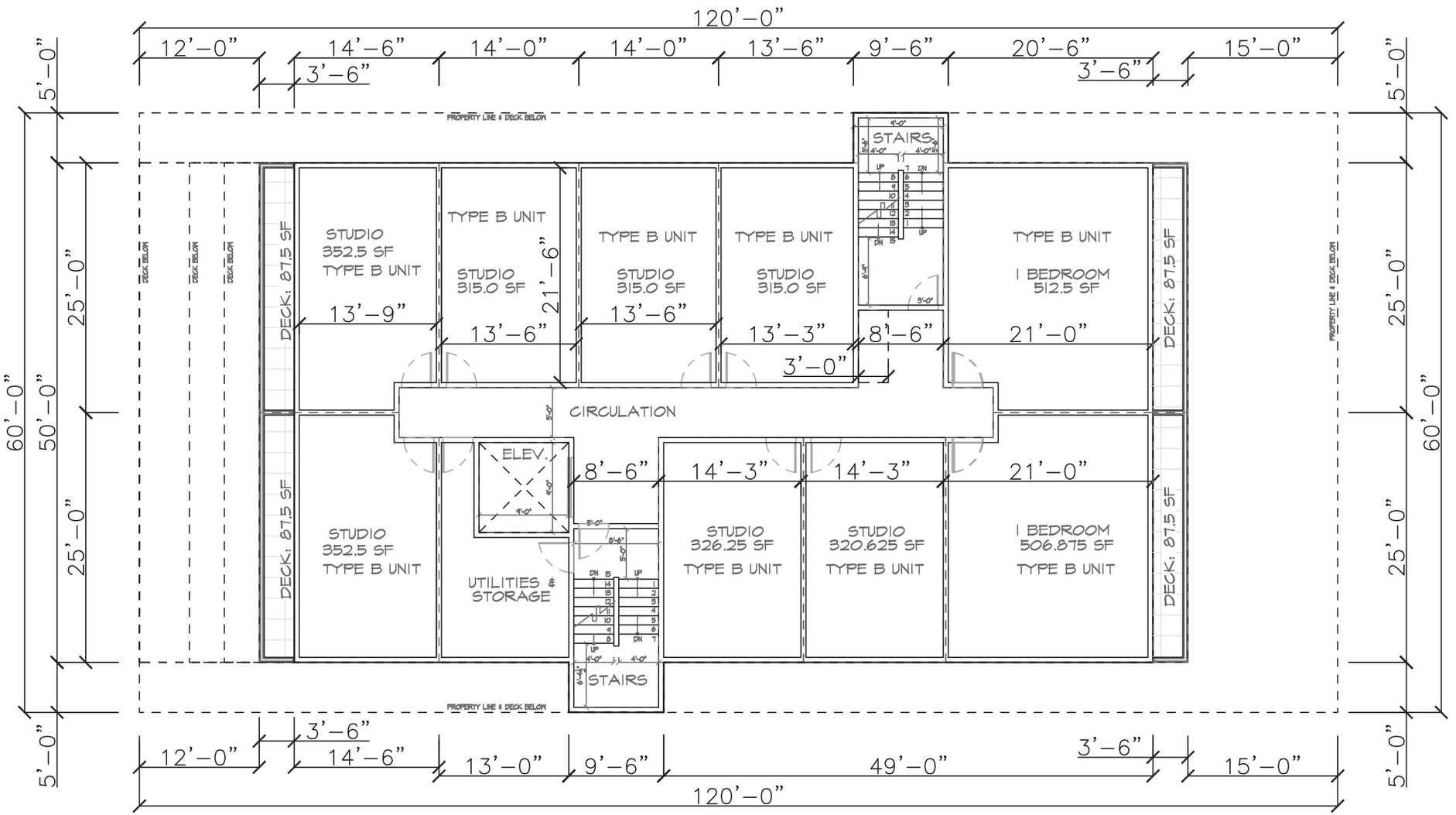
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	46



LEVEL 5

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

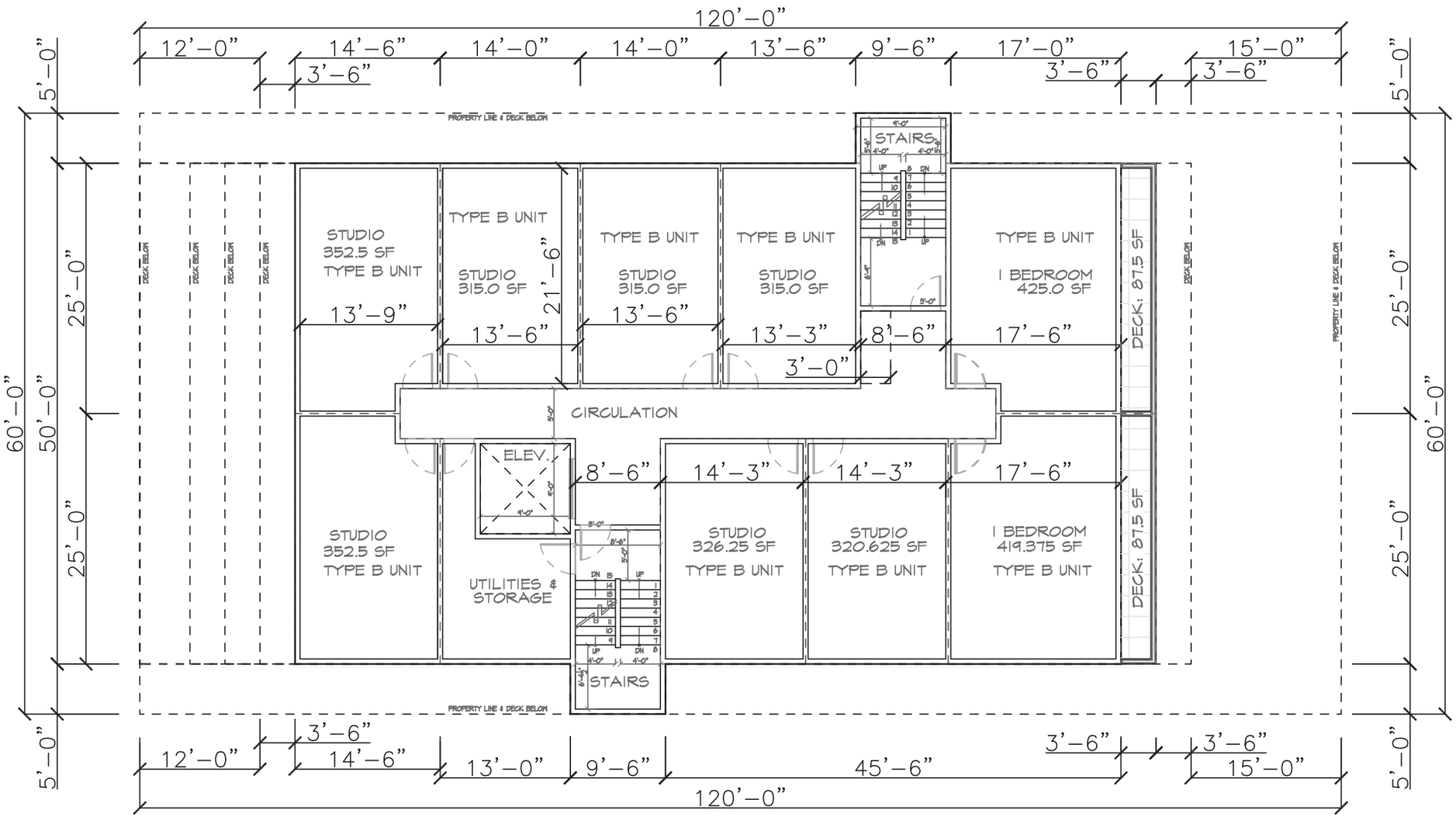
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	47



LEVEL 6

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

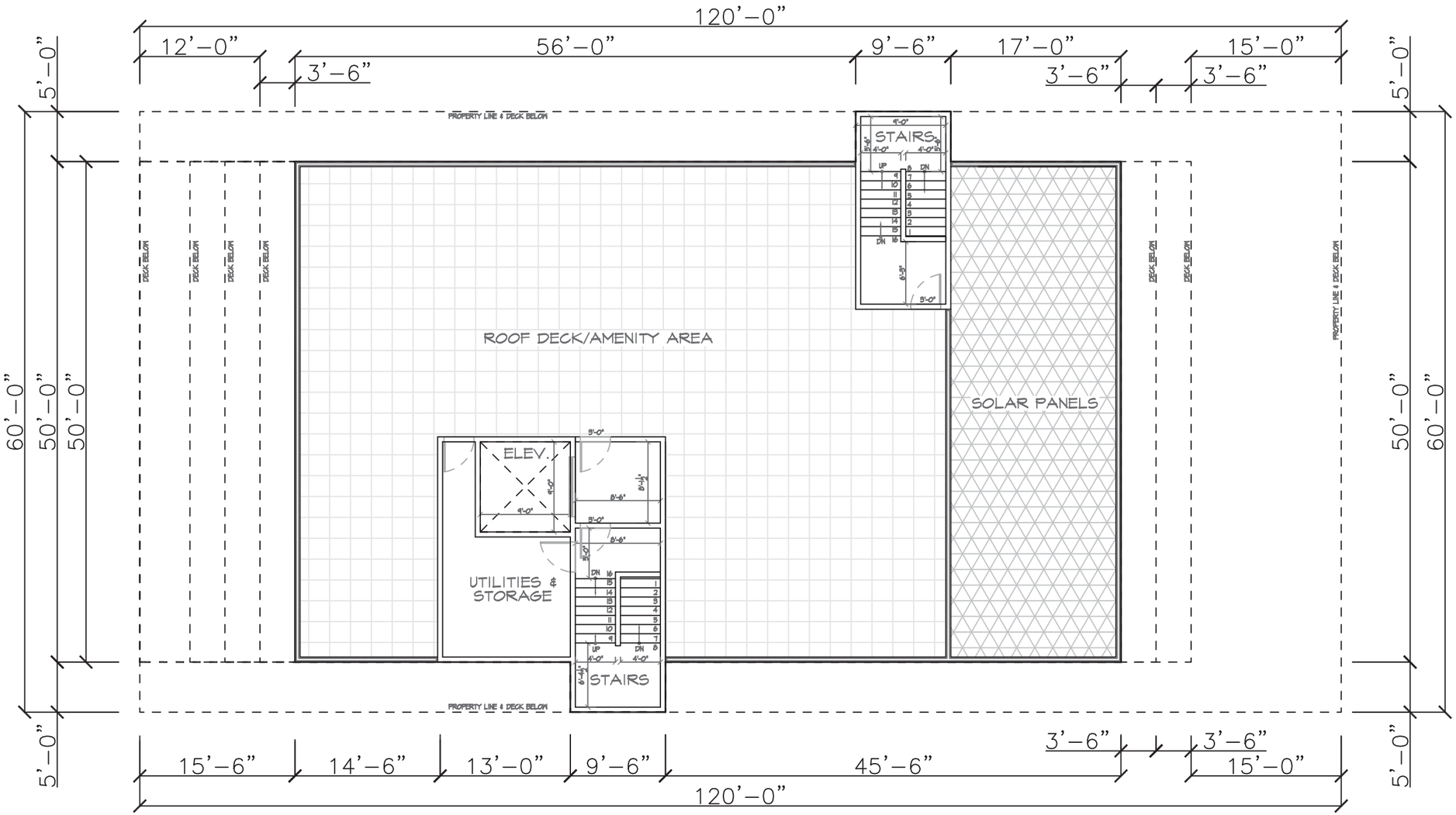
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	48



ROOF DECK

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

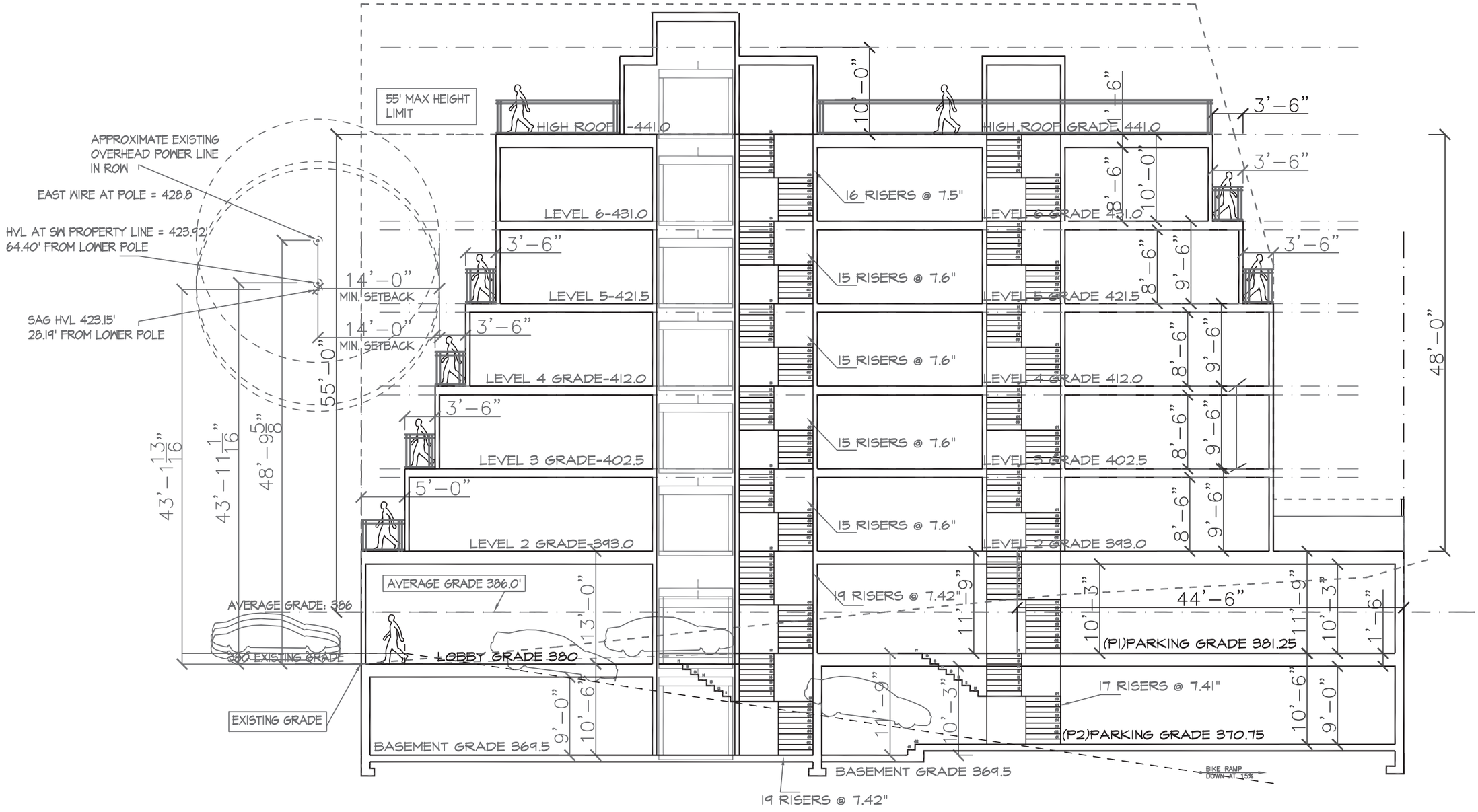
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	49



SECTION

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

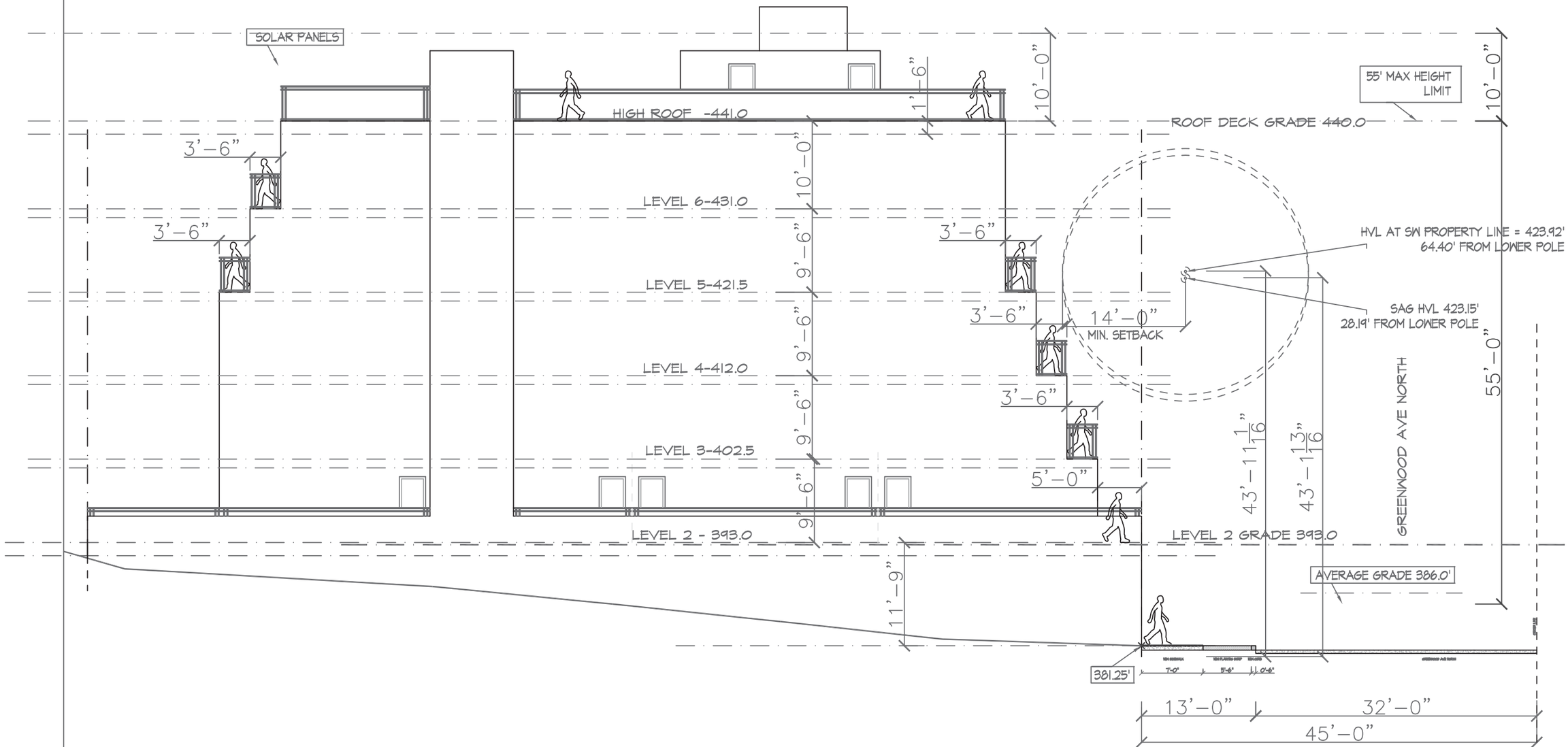
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	50



NORTH ELEVATION

OPTION - 2

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

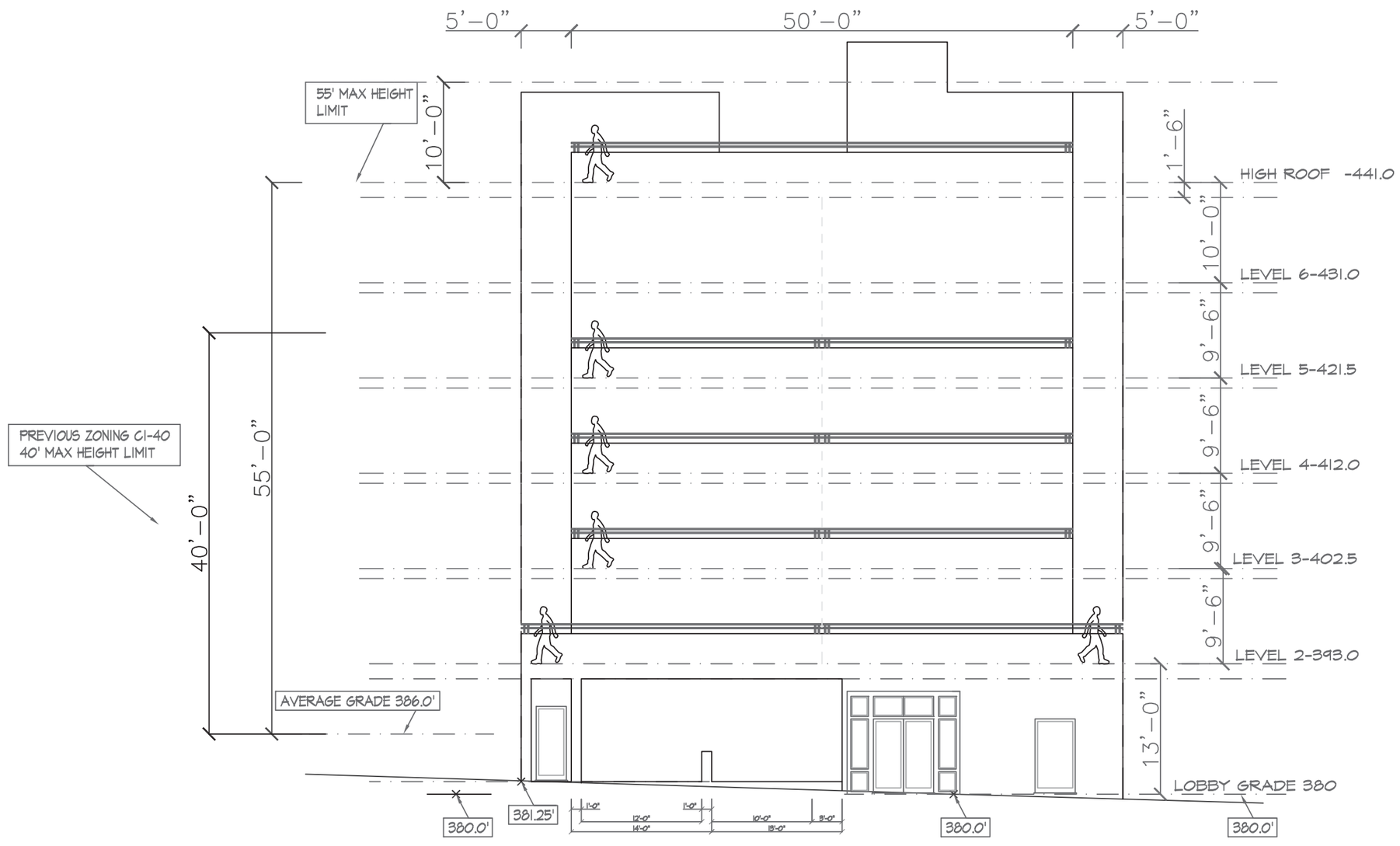
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-E6
Sheet 51



WEST ELEVATION

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

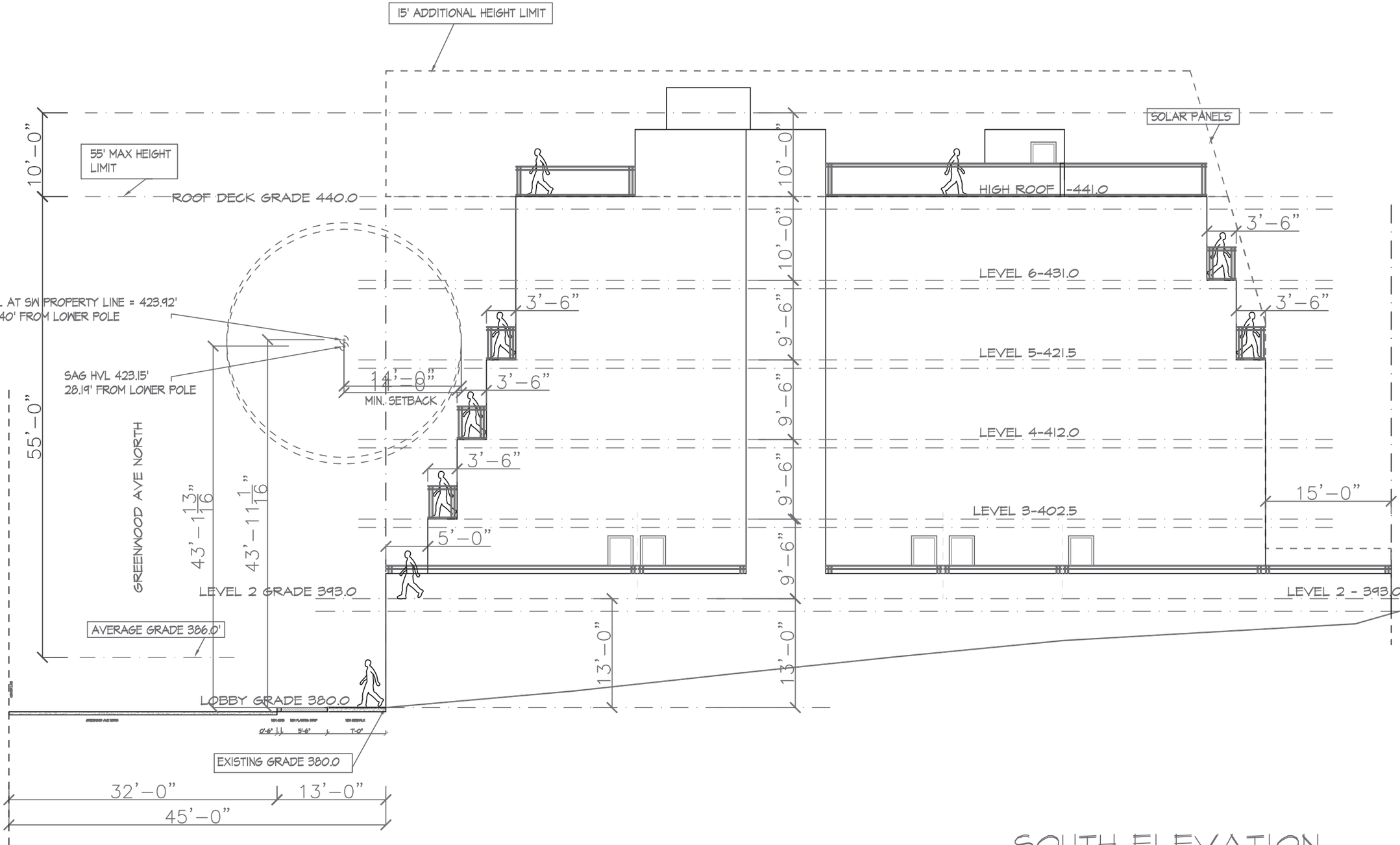
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 52



SOUTH ELEVATION

OPTION - 2

REVISION	DATE

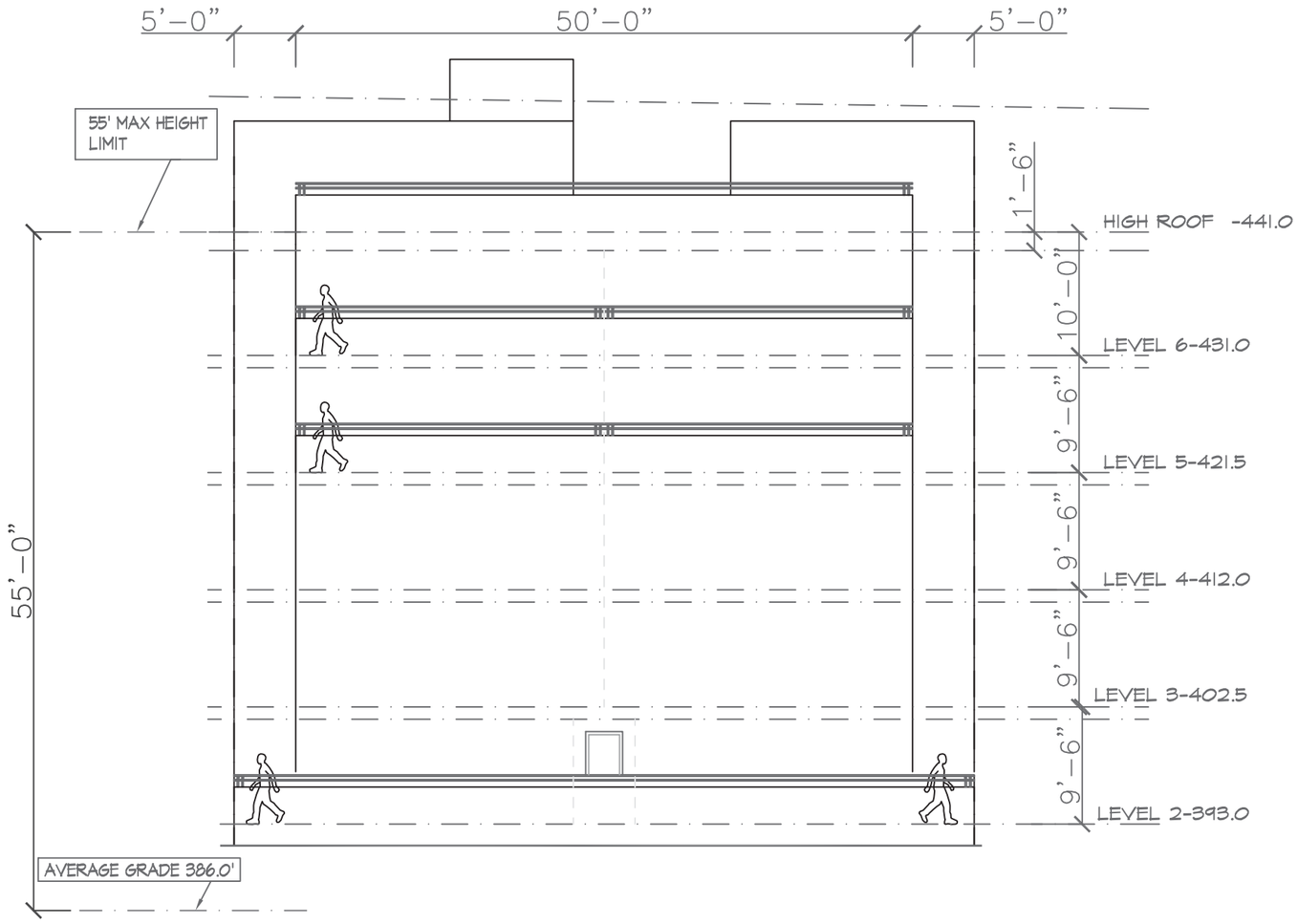
4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-E6
Sheet	53



EAST ELEVATION

OPTION - 2

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

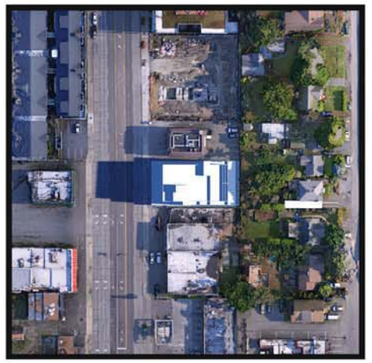
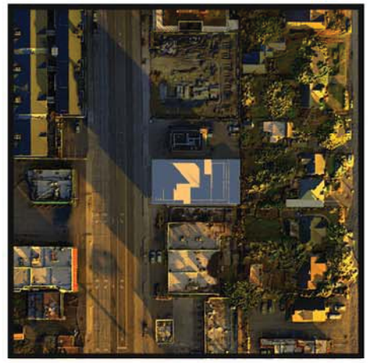
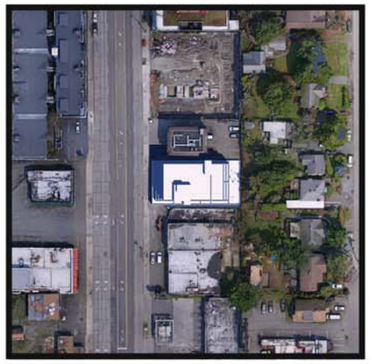
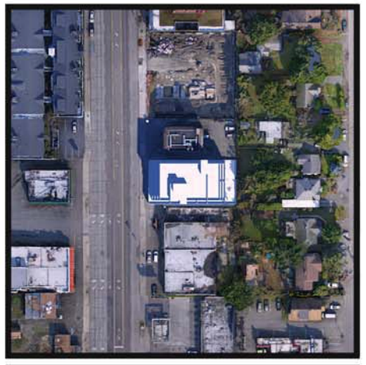
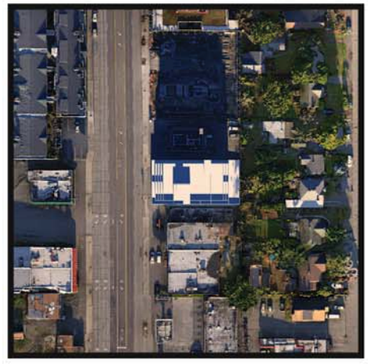
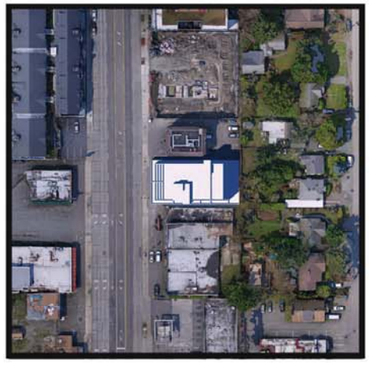
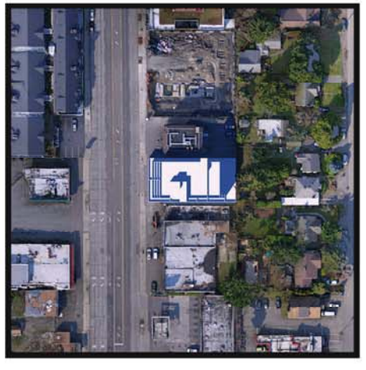
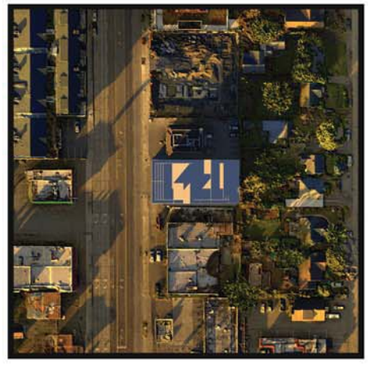
OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

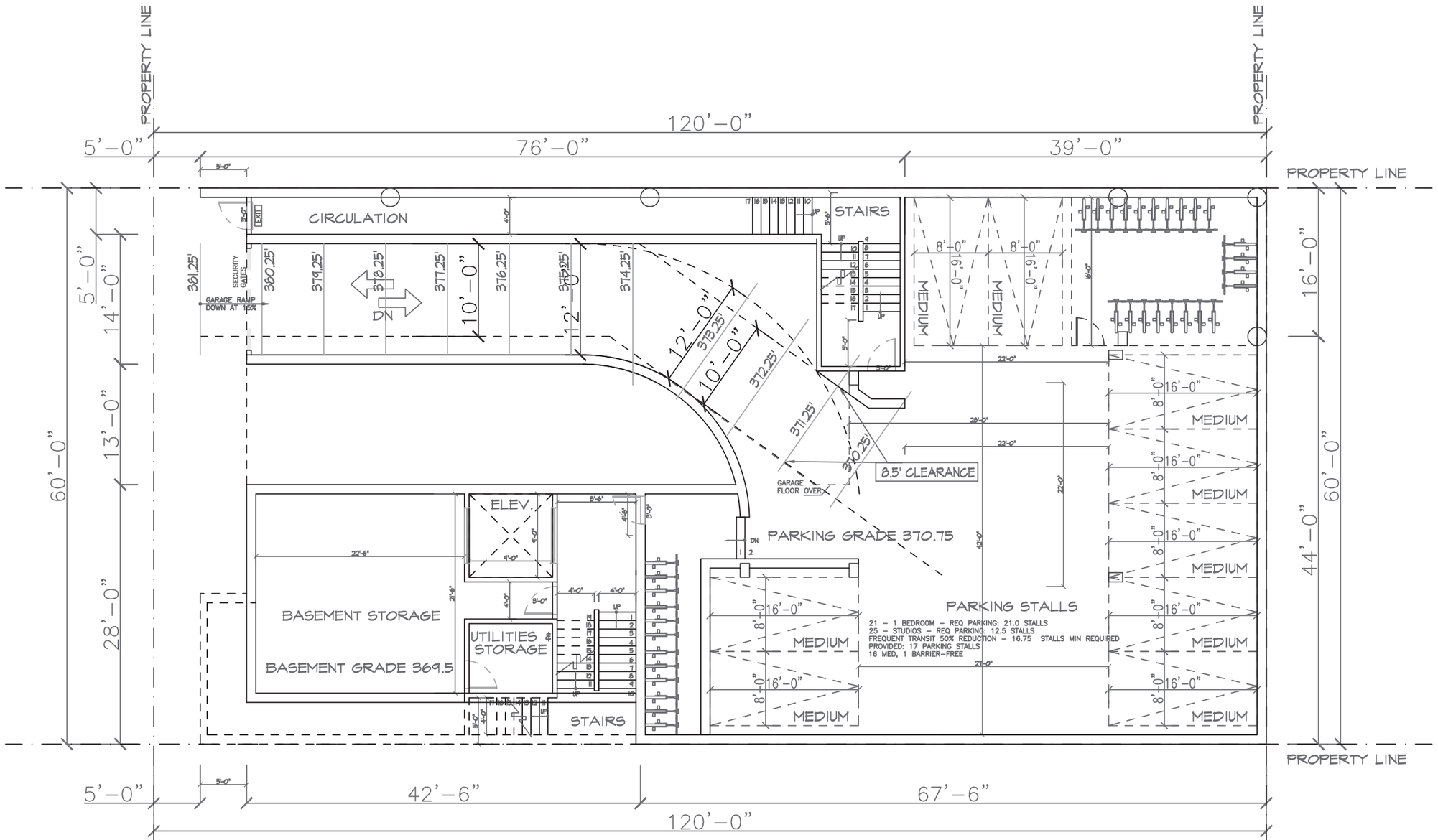
APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	54

OPTION 2—SUN STUDY

	Summer Solstice	Spring/Fall Equinox	Winter Solstice
9 am			
12 pm			
3 pm			

Option 3



BUILDING FAR AND GROSS SF CALC TOTALS:		
FLOOR	FAR	GROSS
BASEMENT/P2	EXEMPT	5,002.4844 SF
LOBBY/P1	2,773.8437	5,289.8906 SF
LEVEL 2	5,276.5	5,276.5 SF
LEVEL 3	5,310.5	5,310.5 SF
LEVEL 4	4,911.5	4,911.5 SF
LEVEL 5	4,328.3077	4,328.3077 SF
LEVEL 6	3,676.039	3,676.039 SF
ROOF	642.1376	642.1376 SF
TOTAL:	26,918.828 SF	34,437.3593 SF
	MAX FAR 27,000	ADR = 8,000 – 34,999 SF

(P2) LOWER PARKING LEVEL

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

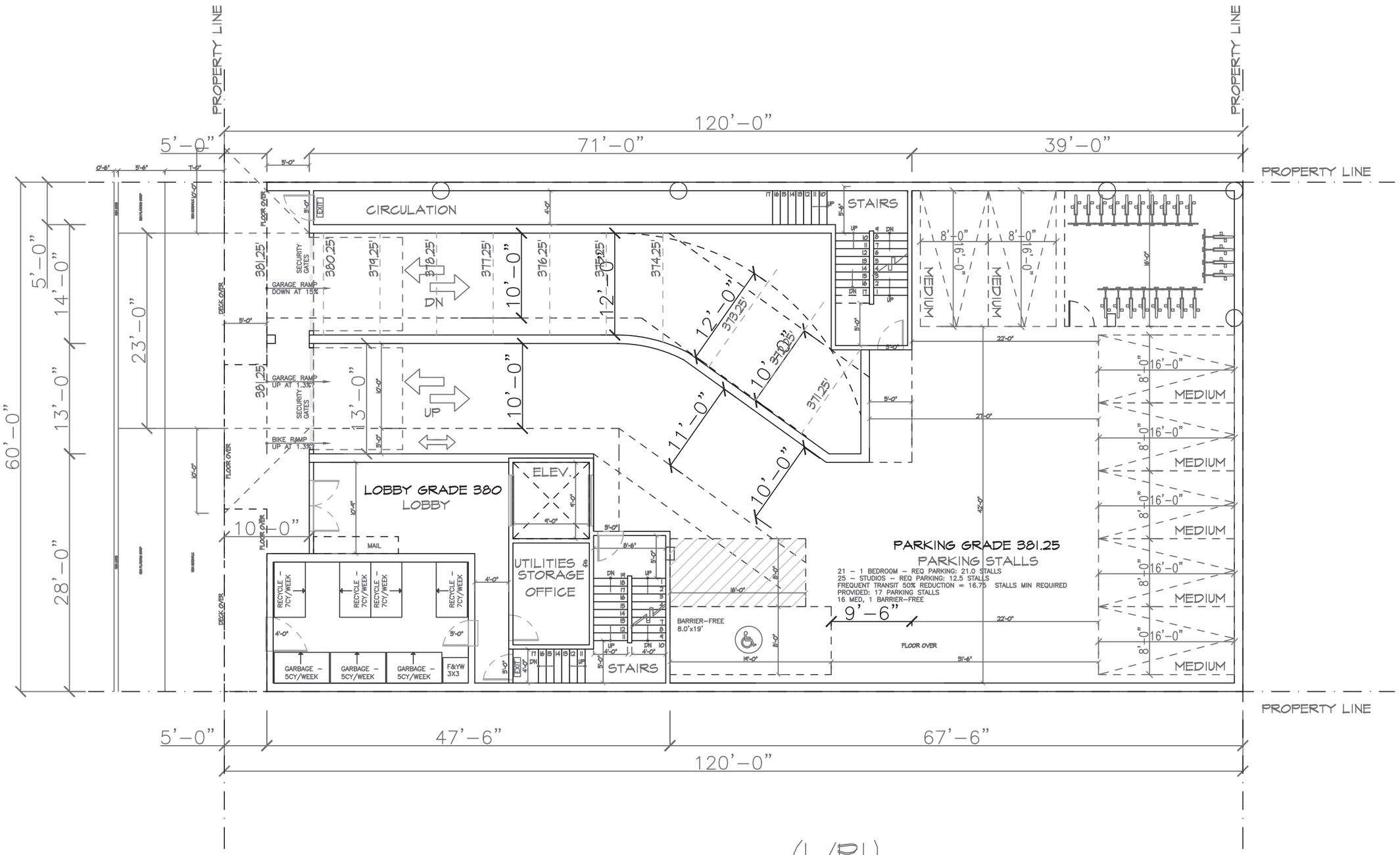
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-E6
Sheet	57



(L/P1)

LOBBY / PARKING LEVEL

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

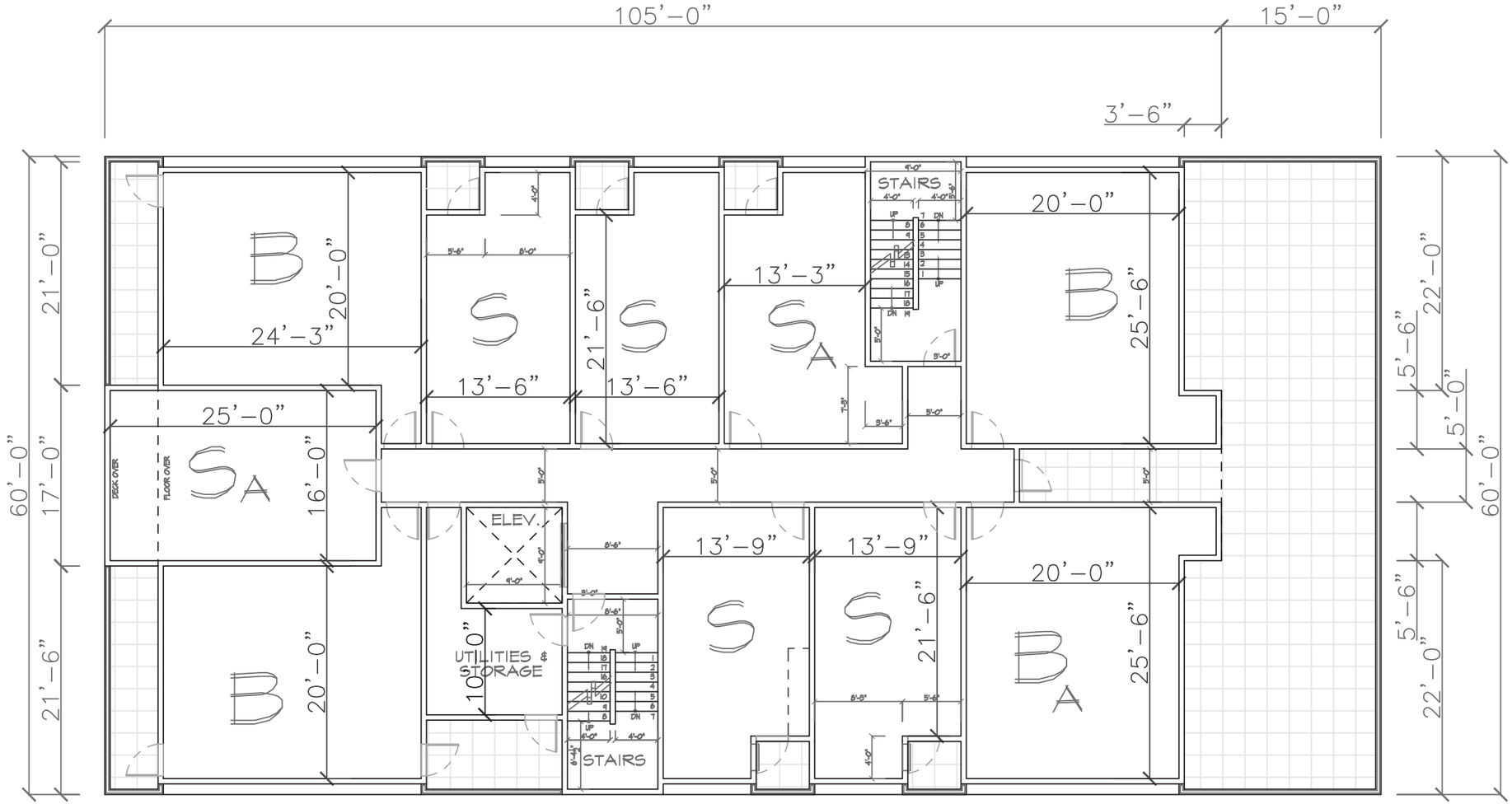
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	58



LEVEL 2

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

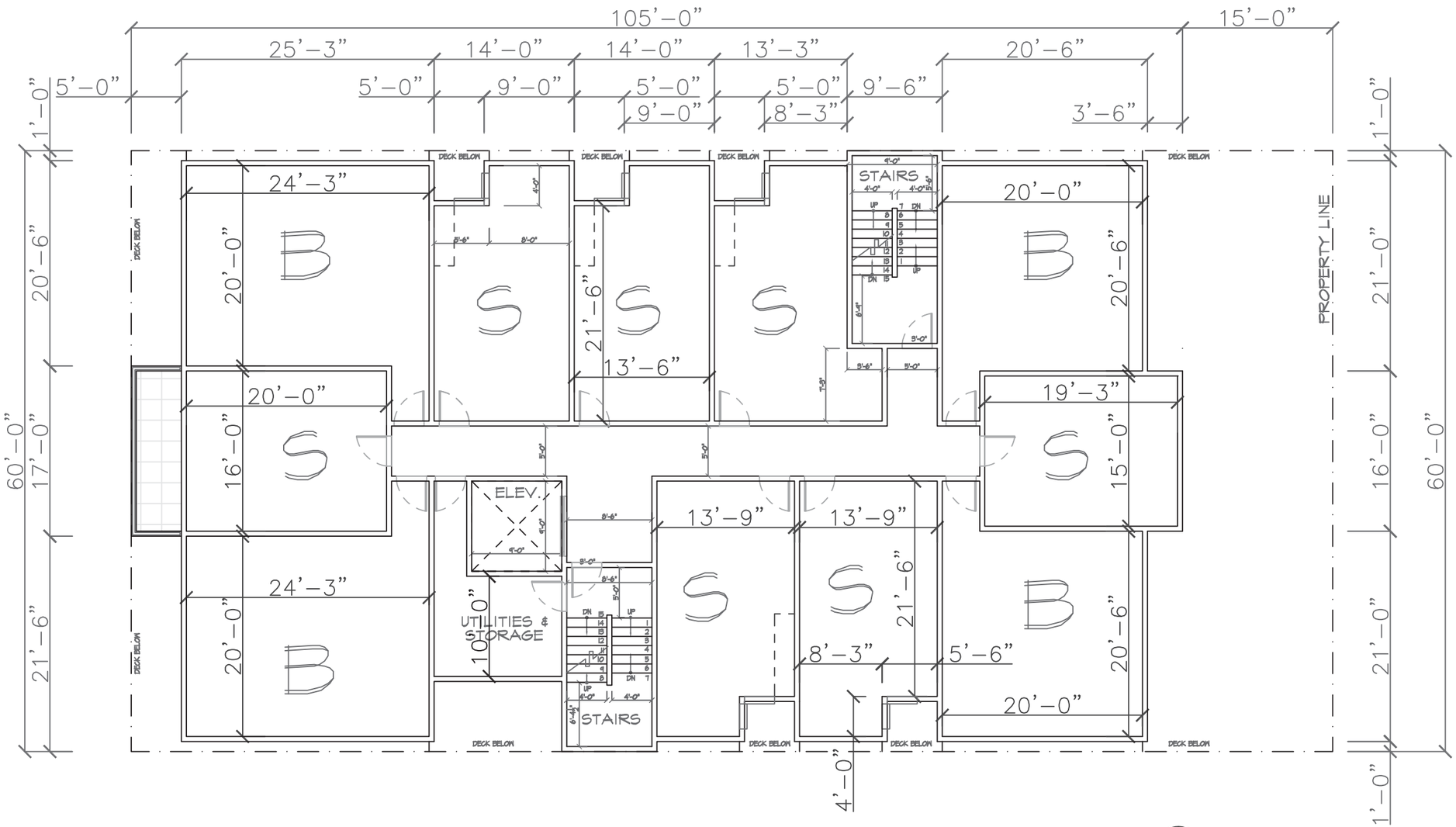
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	59



LEVEL 3

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

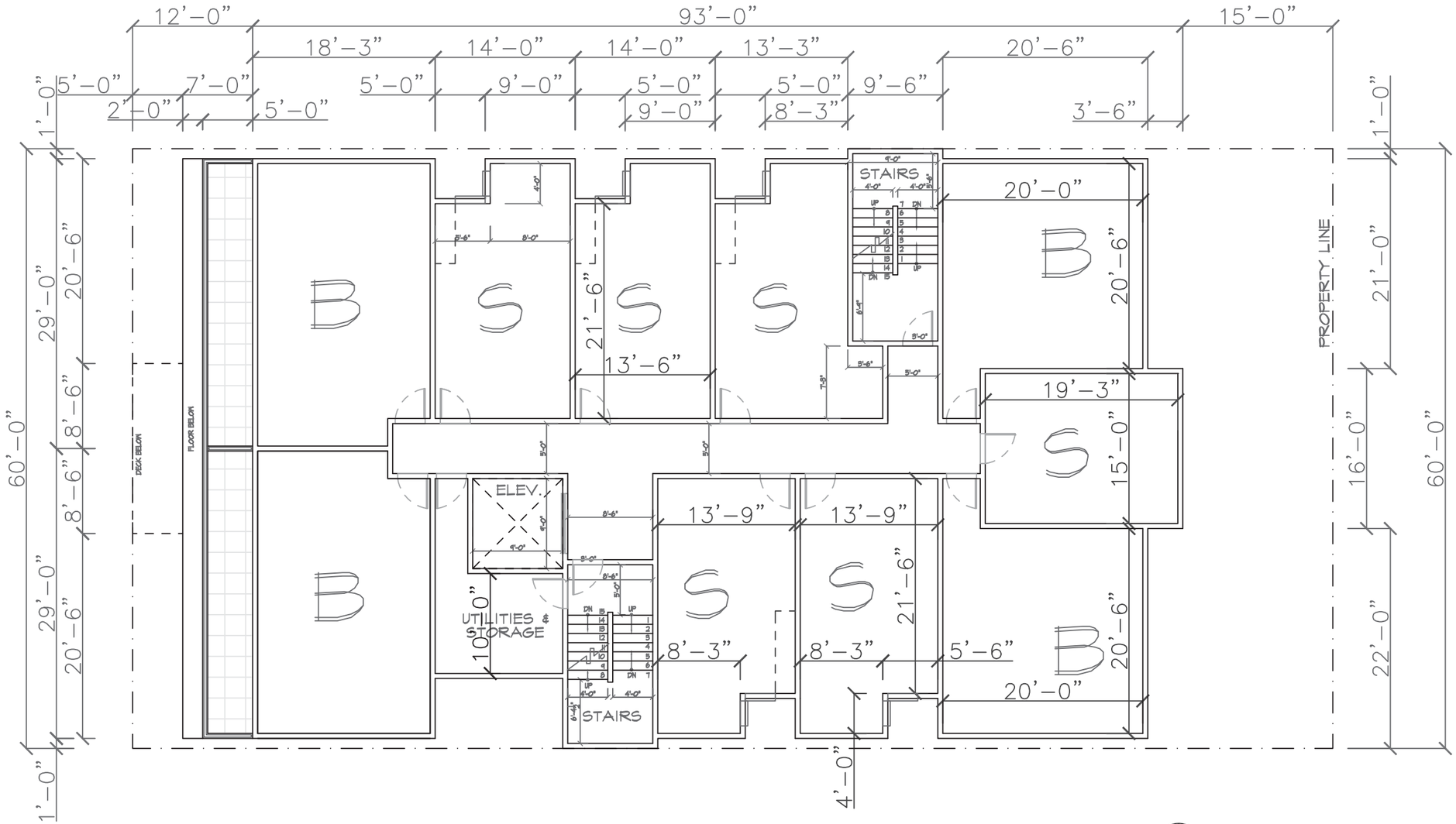
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	60



LEVEL 4

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	61

LEVEL 5

OPTION - 3

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

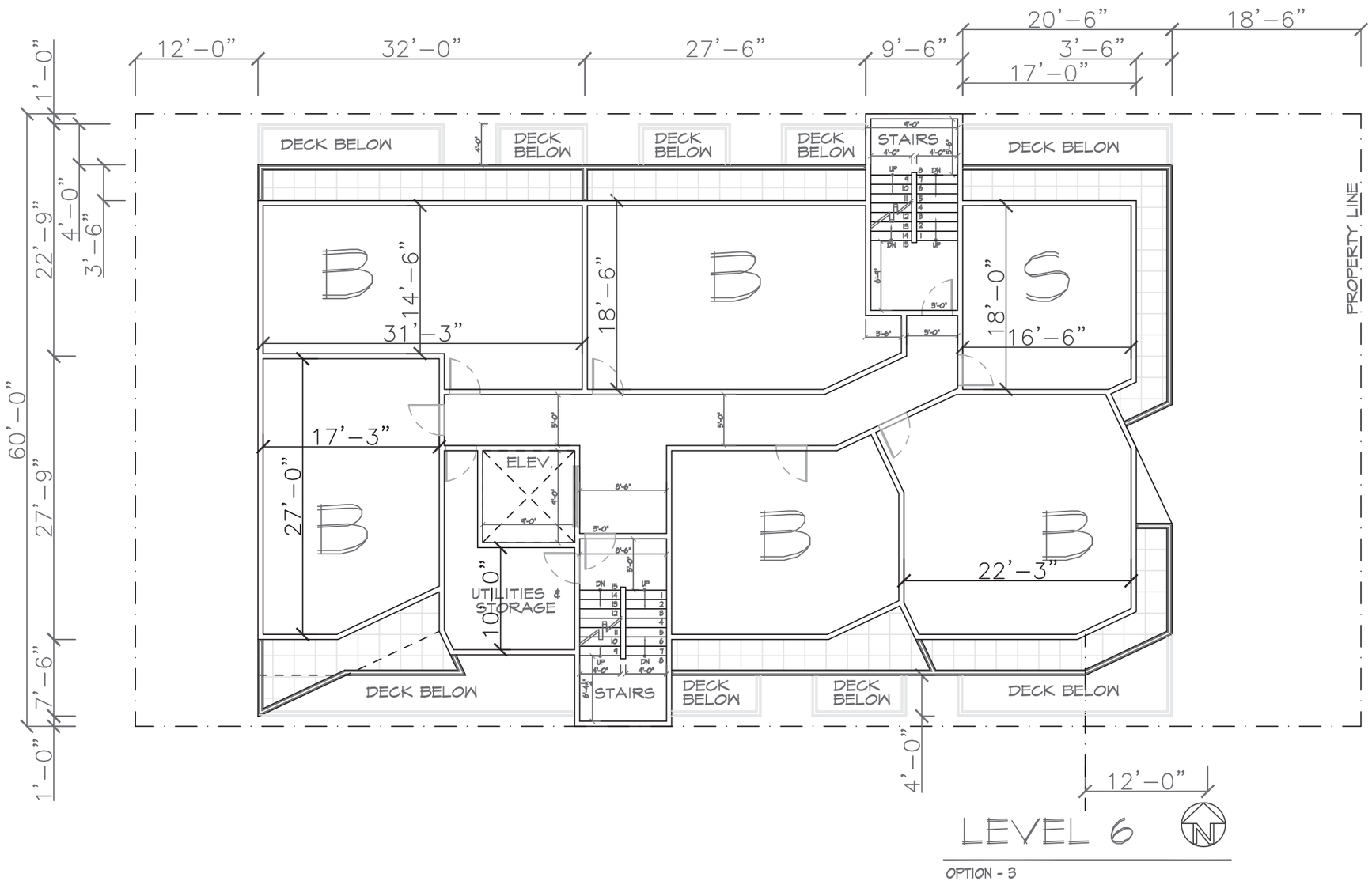
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 62



LEVEL 6

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

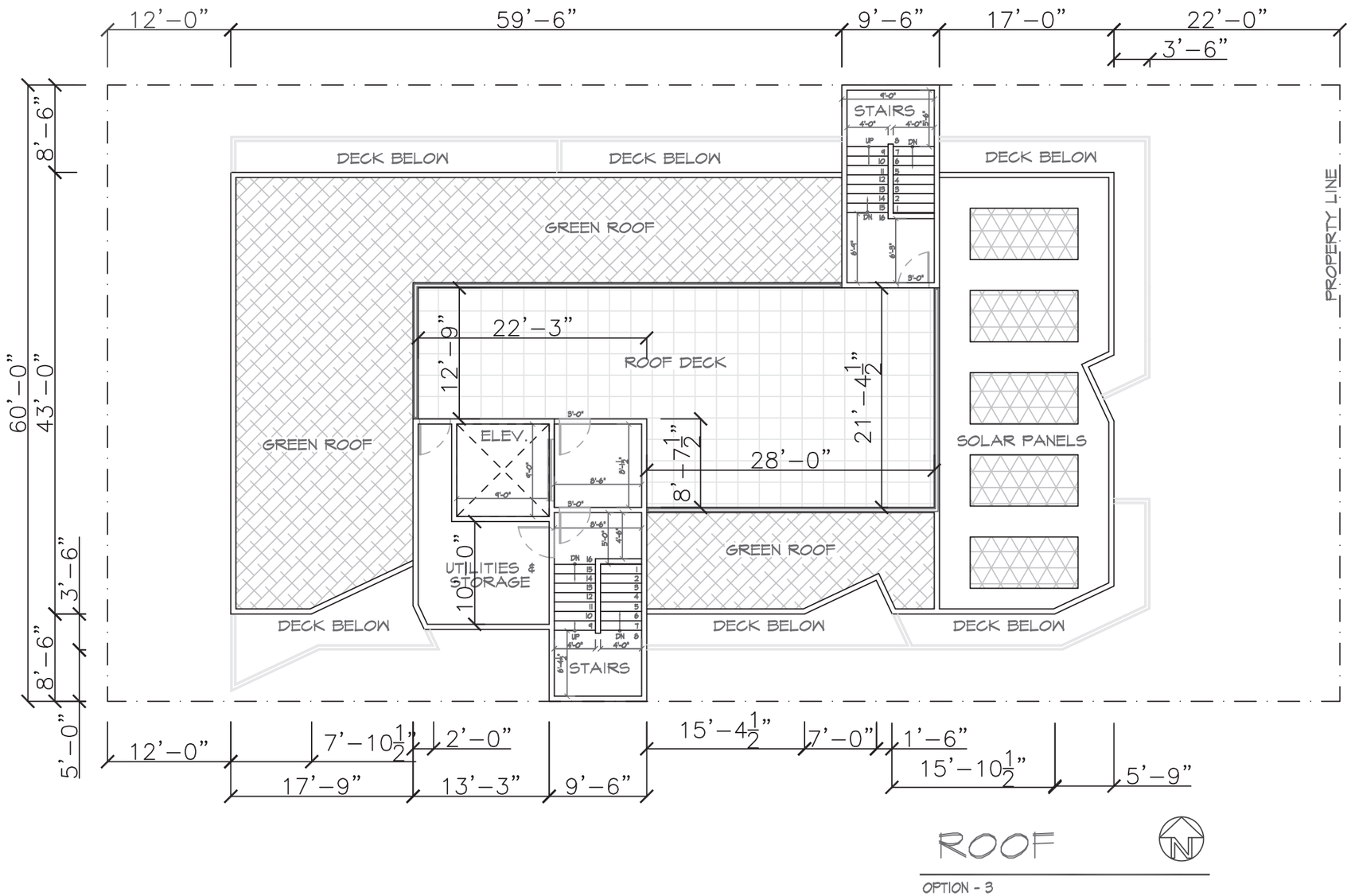
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	63



ROOF

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

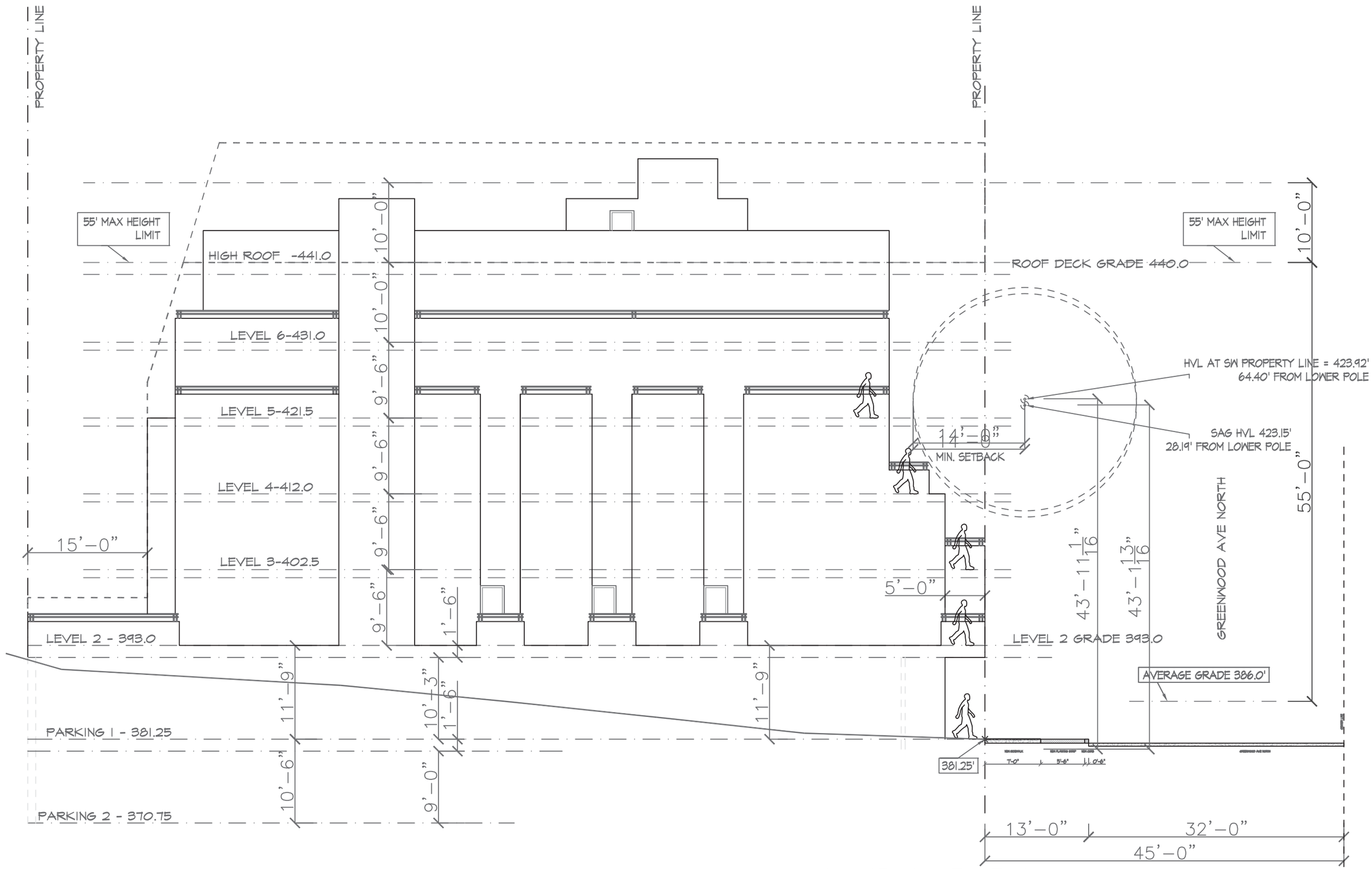
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-E6
Sheet	64



NORTH ELEVATION

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

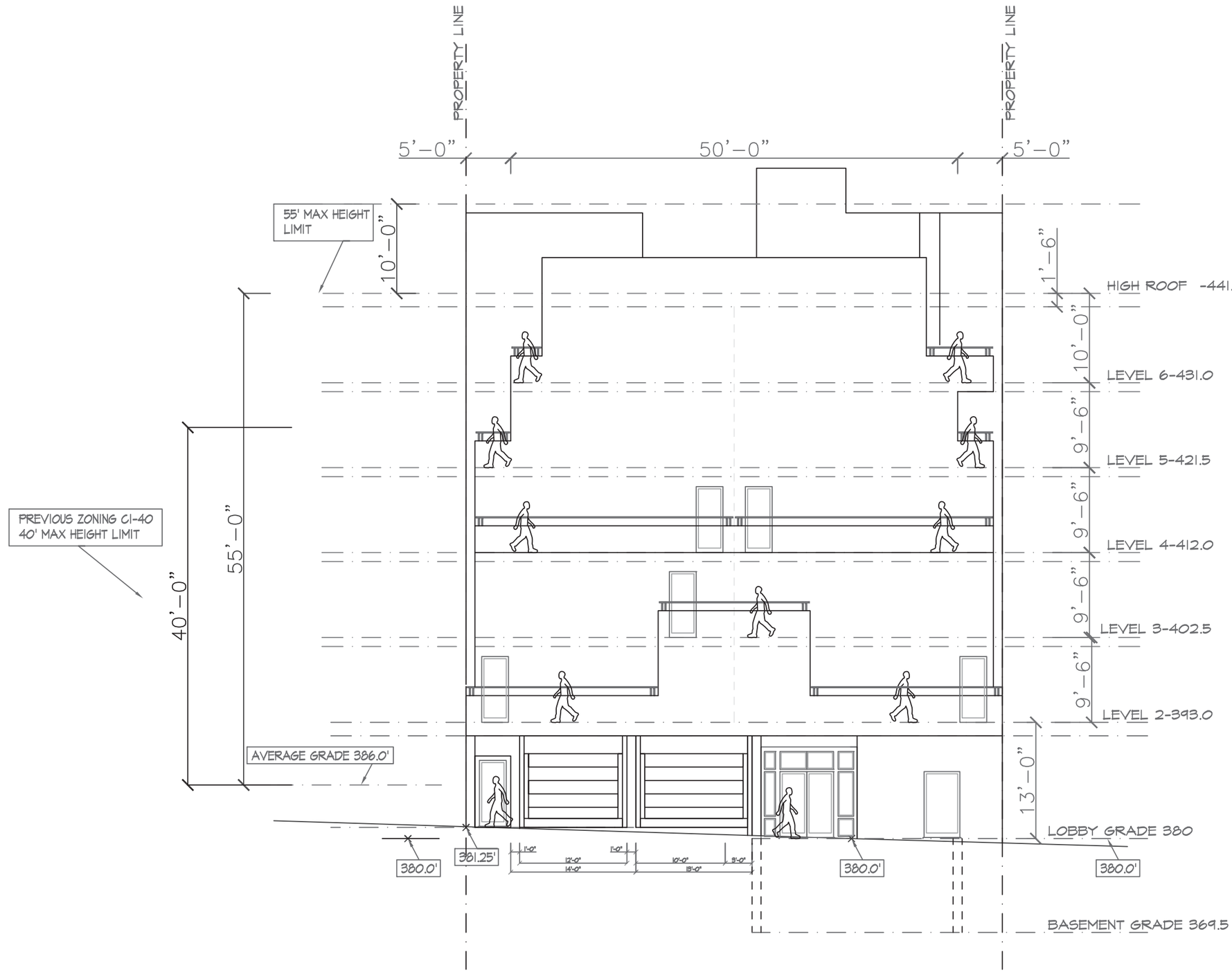
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	65



WEST ELEVATION

OPTION - 3

REVISION | DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

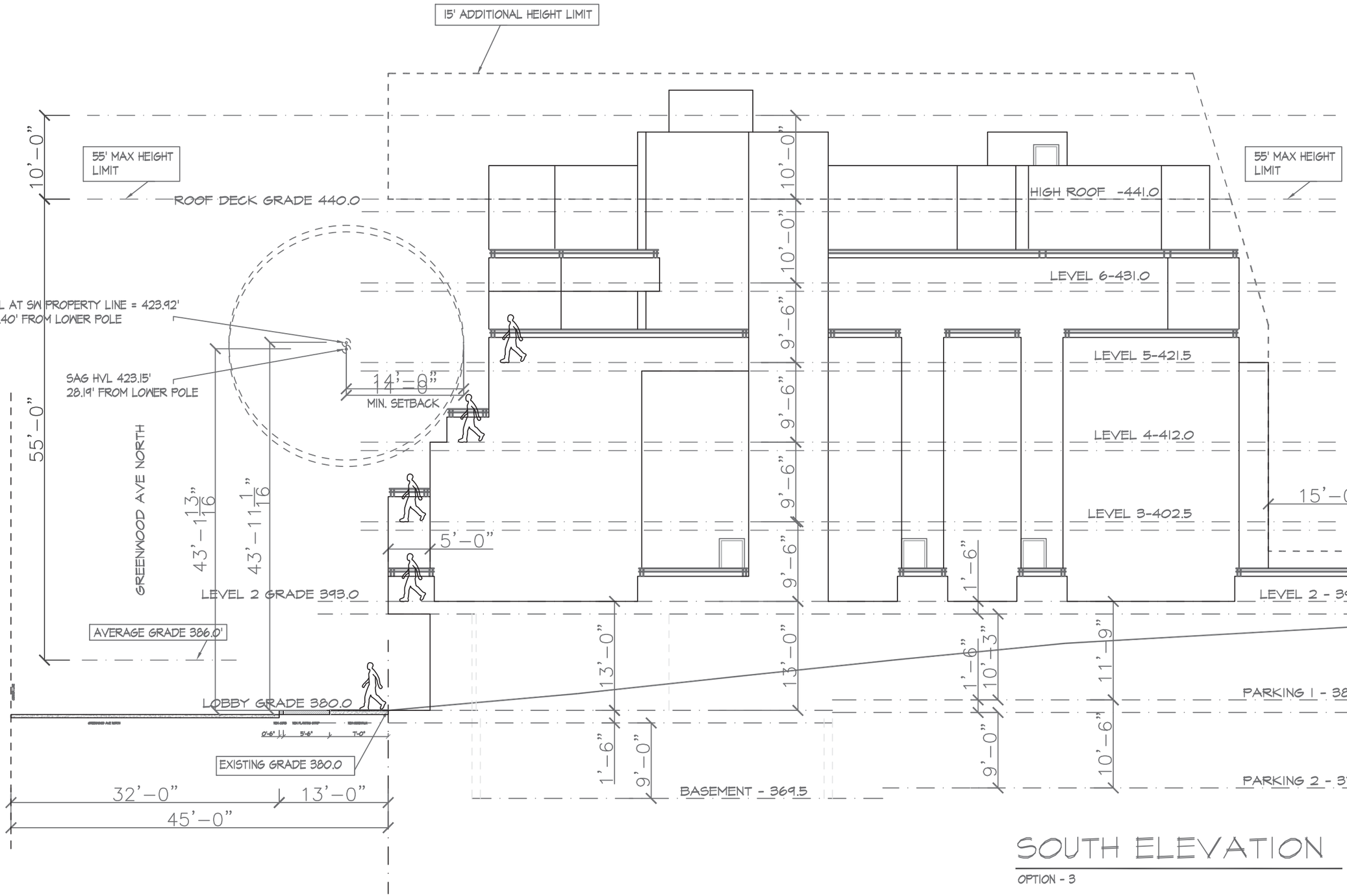
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date 01/2022
Scale
Drawn Rn An
Job # 3038650-EG
Sheet 66



PROPERTY LINE

SOUTH ELEVATION

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

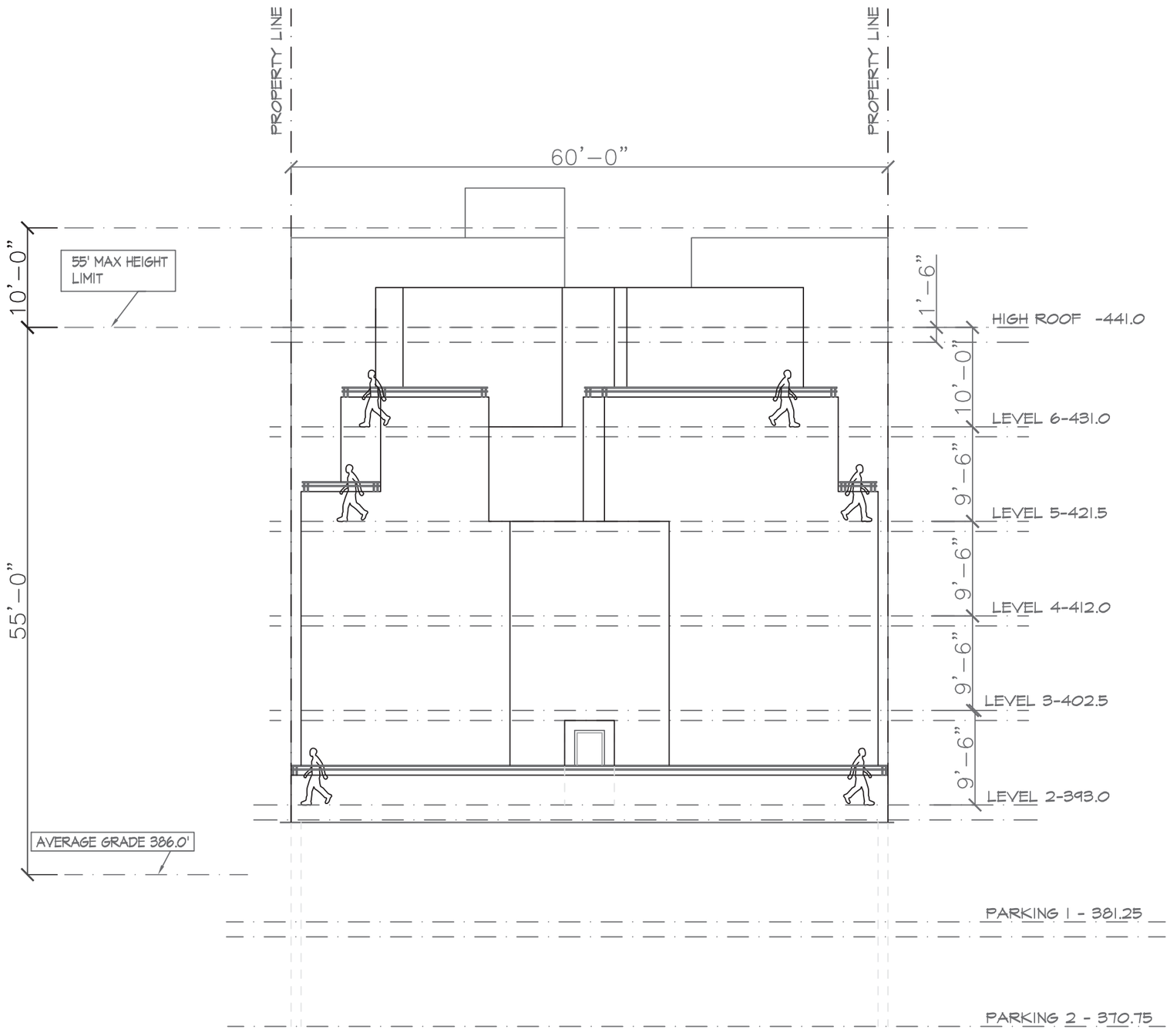
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	67



EAST ELEVATION

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

PROJECT ADDRESS

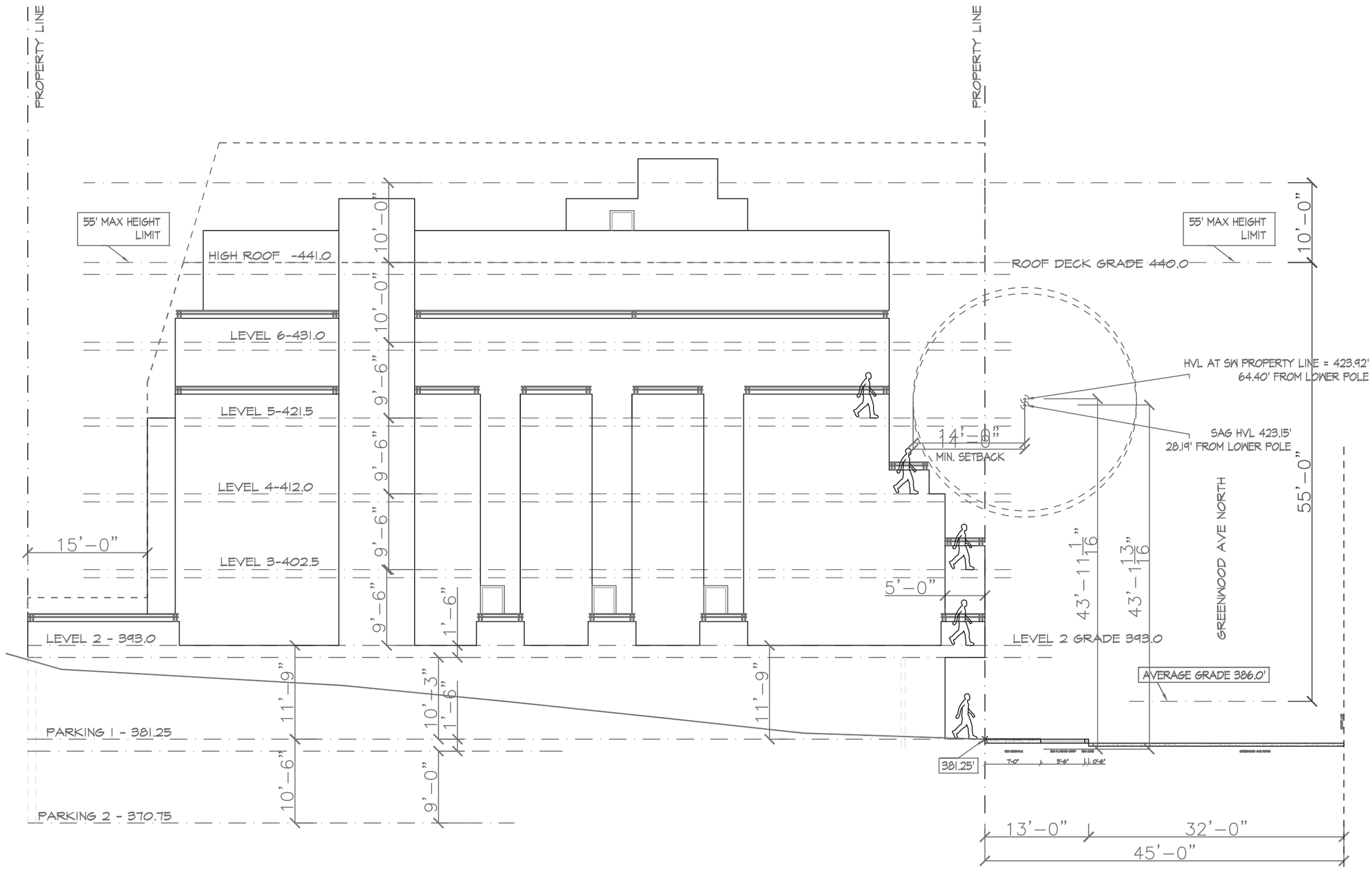
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT

DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	68



NORTH ELEVATION

OPTION - 3

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
SEATTLE WASH 98117
PH(206)361.6133FAX361.6345

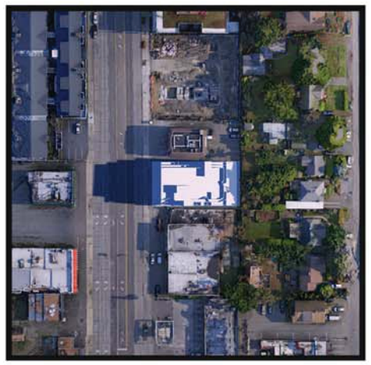
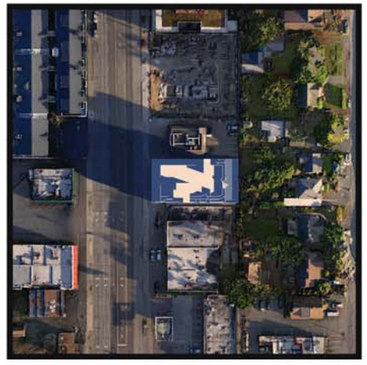
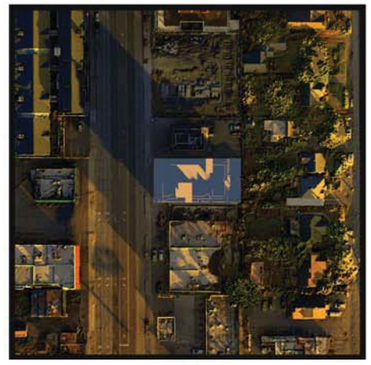
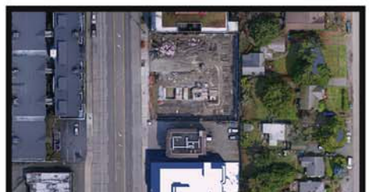
PROJECT ADDRESS
10528 GREENWOOD AVE N
SEATTLE, WA 98133

OWNER/CLIENT
DARIUS A. GHODDOUSSI
PHONE: 425-366-1289

APPROVAL STAMP

Date	01/2022
Scale	
Drawn	Rn An
Job #	3038650-EG
Sheet	69

OPTION 3—SUN STUDY

	Summer Solstice	Spring/Fall Equinox	Winter Solstice
9 am			
12 pm			
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