

C1 SITE PLAN
1"=10'

KEY NOTES

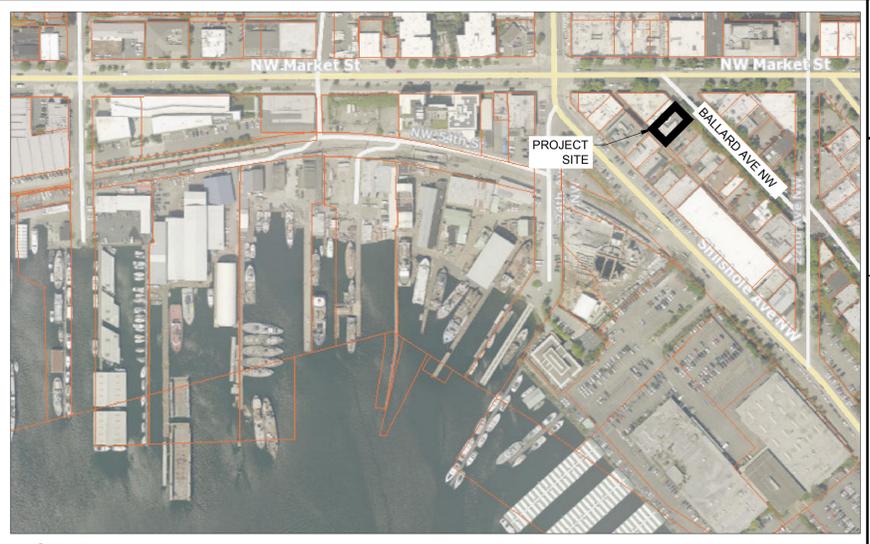
- 1 CANOPY OVERHEAD
- 2 EX. COMMERCIAL UNIT ENTRANCE

LEGEND

CONCRETE SIDEWALK/DRIVEWAY

SITE BREAKDOWN

TOTAL SF:	4,650	
EX. BUILDING ROOF	4,308	← NO INCREASE
EX. WALKWAYS	342	
EX. PERVIOUS	0	← NO REDUCTION
LOT COVERAGE	100%	← NO INCREASE



F7 VICINITY MAP
NTS

PROJECT INFORMATION

LOCATION: 5443 BALLARD AVE NW SEATTLE WA 98107
PARCEL: 2767702695
OWNER: C/O REDSIDE PARTNERS LLC
 1620 BROADWAY #201
 SEATTLE WA 98122
TENANT: LASH HOUSE LA INC DBA EYES ON ME
 VALERIA SUDILOVSKA
 8338 BEVERLY BLVD STE D
 LOS ANGELES CA 90048
 (323) 202-6653
 VALSUDILOVSKAYA@GMAIL.COM
CONTRACTOR: 2A CONSTRUCTION (2AONC)752JA
 14300 SE 171ST WAY APT A4
 RENTON, WA 98058
 HELLO@2AONC.COM
 (206) 339-3499
DRAWINGS BY: FELIKS MATVEEV EIT (425) 548-9900
 4500 HARBOUR POINTE BLVD #207
 MUKILTEO WA 98275

PERMITS

7123606-CN BUILDING PERMIT
 TBD ELECTRICAL PERMIT
 DONH-COA-01999 BALLARD HISTORICAL SOCIETY REVIEW
 TBD SDOT PERMIT

LEGAL DESCRIPTION

GILMAN PARK ADD LESS ALLEY PLAT BLOCK: 72 PLAT LOT: 3

GENERAL NOTES

SITE PLAN IS BASED ON CITY OF SEATTLE AND KING COUNTY GIS DATA.
 PROJECT PROPOSES A SIMPLE REMODEL OF THE EXISTING COMMERCIAL SUITE.
 NO PLUMBING ALTERATIONS ARE PLANNED.

PLANNING/ZONING

SITE IS LOCATED IN ZONE NC2P-65

CODE COMPLIANCE

SEATTLE ZONING CODE
 2021 SBC
 2021 WSEC

ENVIROMENT CRITICAL AREAS (ECA)

NONE AVAILABLE WITHIN 300'

TESC MEASURES

THERE IS NO LAND DISTURBANCE IS PLANNED IN THIS PROJECT.

DRAWINGS LIST

- SP1 - SITE PLAN, GENERAL INFORMATION
- RP1 - GROUND FLOOR REMODEL PLAN
- RP2 - MASORY WALL DETAILS
- RP3 - OUTSIDE SIGN DETAILS
- RP4 - ADA WATERCLOSET IMPROVEMENTS DETAILS

eyes on me

REV	DATE	DESCRIPTION
REV01	12/28/2025	INITIAL RELEASE
REV02	03/15/2026	CITY COMMENTS
REV00	02/25/2026	CITY COMMENTS
MARK		

ISSUE DATE:	DESIGNED BY:	FILE NAME:	ANSI D
3/16/2026 11:31 PM	FELIKS MATVEEV EIT	BLN_SP_000DWG	
COMMENT:	SUBMITTED BY:	SIZE:	ANSI D
	FELIKS MATVEEV EIT		

CLIENT:	CONTRACTOR:
LASH HOUSE LA INC (DBA EYES ON ME) 8338 BEVERLY BLVD STE D LOS ANGELES CA 90048 VALERIA SUDILOVSKA (323) 202-6653 VALSUDILOVSKAYA@GMAIL.COM	2A CONSTRUCTION 14300 SE 171ST WAY APT A4 RENTON, WA 98058 HELLO@2AONC.COM (206) 339-3499

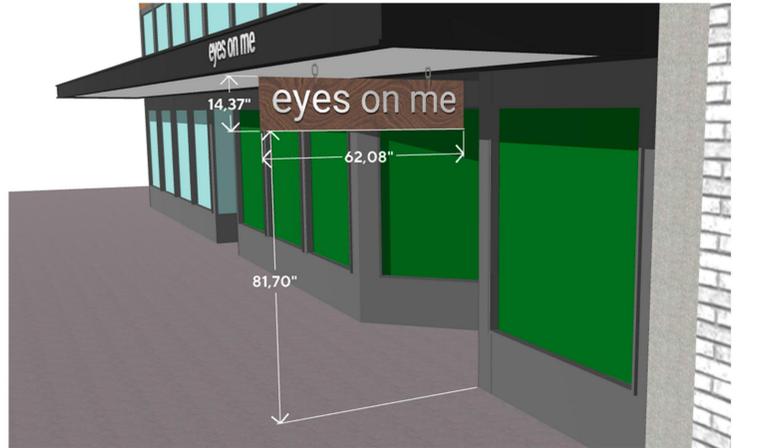
7123606-CN
 5447 BALLARD AVE NW SEATTLE, WA 98103
NAIL SALON REMODEL
 SITE PLAN, GENERAL INFORMATION

SHEET NUMBER:
SP1

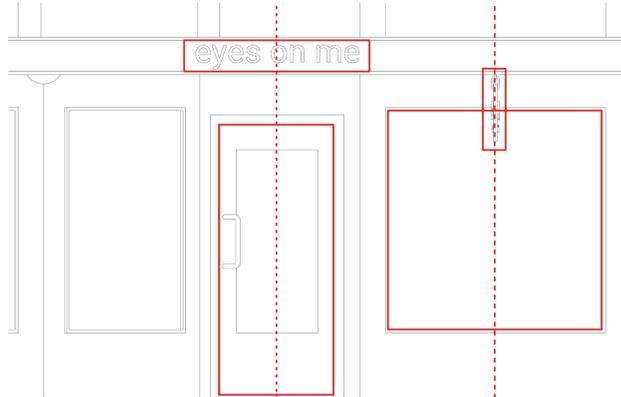
G



F



E



alignment

E5 OUTSIDE SIGN ELEVATIONS
NTS

BLADE SIGN

BLADE SIGN SIZE NOT TO EXCEED 8 SF. NO ILLUMINATION IS ALLOWED. SIGN TO BE MADE FROM 2" THICK SOLID WOOD PIECE PAINTED WITH MATE BLACK. LETTERING TO BE CURVED INTO THE WOODEN BLOCK 1/4" DEEP AND TO BE PAINTED WITH MATE WHITE. SUPPORTING CHAINS TO BE PAINTED MATE BLACK AND TO BE FASTENED TO THE CANOPY WITH SWALLOW TYPE HANGER WITH METAL SELF-TAPPING SCREWS.

CANOPY LETTERING

WHITE MATE PAINTED LETTERS TO BE CUT OUT FROM 1/4" STEEL PLATE. LETTERS TO BE GLUED ON THE CANOPY SURFACE WITH POLYURETHANE GLUE.

GENERAL NOTES

ONLY VISIBLE CHANGES TO THE EXTERIOR STOREFRONT AND THE FIRST THREE FEET OF THE STORE INTERIOR REQUIRE CERTIFICATE OF APPROVAL. OTHER ALTERATIONS SUCH AS THE INTERIOR REMODEL DO NOT REQUIRE A CERTIFICATE OF APPROVAL.

ALL SIGNS ON OR HANGING FROM BUILDINGS, WINDOWS, OR APPLIED TO WINDOWS, ARE SUBJECT TO REVIEW BY THE DISTRICT BOARD.

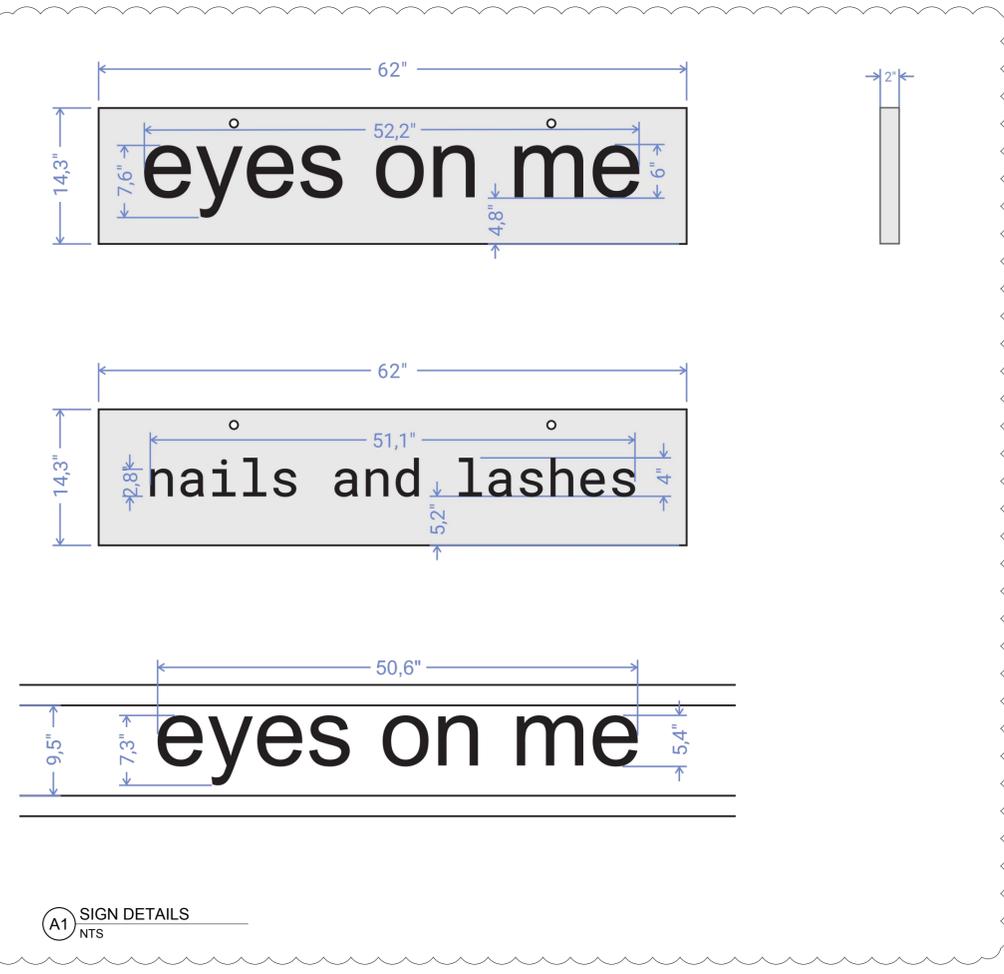
THIS SIGN IS NOT ILLUMINATED NOR WILL BE CONNECTED TO ELECTRICAL POWER SOURCE.

SEPARATE SDOT PERMIT WILL BE REQUIRED FOR SIGN AT CANOPY ENCROACHMENT TO THE RIGHT-OF-WAY.



C6 EXISTING FACADE CONDITIONS
NTS

D



A1 SIGN DETAILS
NTS



C5 SWALLOW TYPE HANGER
NTS



A6 PROPOSED FACADE CONDITIONS
NTS

eyes on me

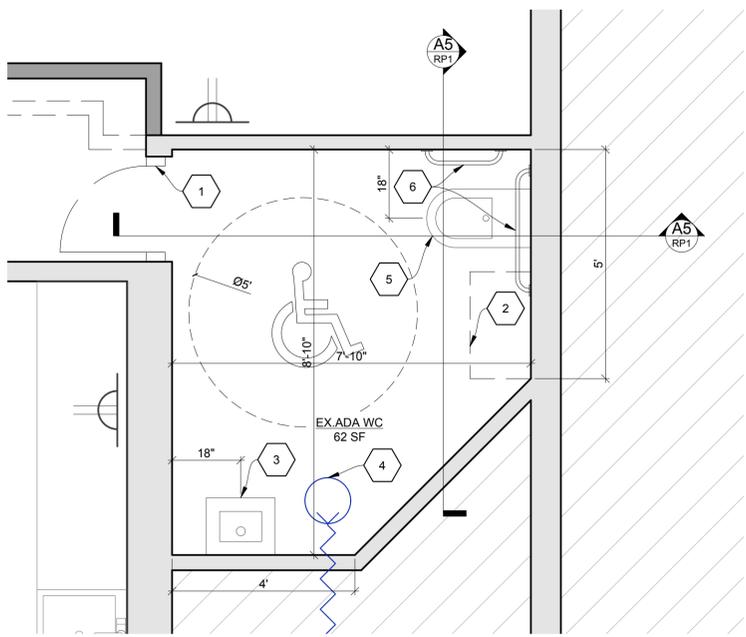
ISSUE DATE:	3/16/2026 11:31 PM
DESIGNED BY:	FELIKS MATVEEV EIT
DRAWN BY:	FELIKS MATVEEV EIT
CHECKED BY:	VALERIA SUDILOVSKA
SUBMITTED BY:	FELIKS MATVEEV EIT
FILENAME:	BNL_PP_063.DWG
CITY COMMENTS:	REV02
INITIAL RELEASE:	REV01
DATE:	12/28/2025
DESCRIPTION:	MARK

CLIENT:	LASH HOUSE LA INC (DBA EYES ON ME) 8338 BEVERLY BLVD STE D LOS ANGELES CA 90048 VALERIA SUDILOVSKA (323) 202-6653 VALSUDILOVSKAYA@GMAIL.COM
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5447 BALLARD AVE NW SEATTLE, WA 98103
NAIL SALON REMODEL
OUTSIDE SIGN DETAILS

SHEET NUMBER:
RP3

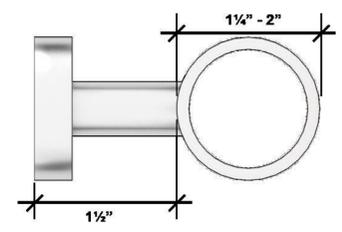
G
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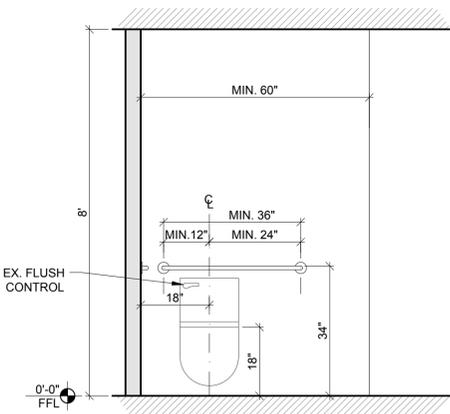
E1 ADA WATERCLOSET PLAN
1/2"=1'-0" (1:24)

KEY NOTES

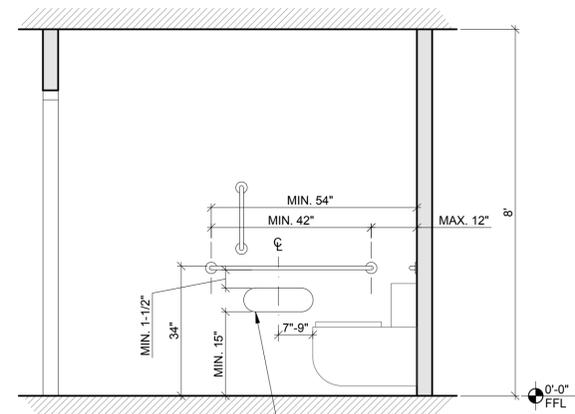
- 1 EX. DOOR TO REMAIN UNDISTURBED
- 2 STORAGE CABINETS TO BE REMOVED
- 3 VANITY TO REMAIN, CHECK RIM HEIGHT TO BE 34"
- 4 EXHAUST VENTILATION SEE SHEET RP1. MIN. 4" DIA. 50 CFS
- 5 TOILET BOWL TO REMAIN, VERIFY ADA COMPLIANCE IN FIELD
- 6 EX. GRAB BAR ADA COMPLIANCE TO BE VERIFIED IN FIELD



D4 GRAB BAR HANDLE DETAIL
NTS



A1 ADA TOILET
1/2"=1'-0" (1:24)



A4 ADA TOILET
1/2"=1'-0" (1:24)



B6 CURRENT STATE OF ADA WATERCLOSET
NTS

eyes on me

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3/16/2026 11:31 PM	FELIKS MATVEEV EIT	LASH HOUSE LA INC (DBA EYES ON ME) 8338 BEVERLY BLVD STE D LOS ANGELES CA 90048
COMMENT:	DRAWN BY:	CONTRACTOR:
	FELIKS MATVEEV EIT	2A CONSTRUCTION 14300 SE 171ST WAY APT A4 RENTON, WA 98058 HELLO@2ACONSTRUCTION.COM (206) 338-3489
FILENAME:	CHECKED BY:	CONTRACTOR:
BUL_PP_R03.DWG	VALERIA SUDILOVSKA	
SIZE:	SUBMITTED BY:	CONTRACTOR:
ANSI D	FELIKS MATVEEV EIT	
REVISIONS:	REVISIONS:	REVISIONS:
REV02 CITY COMMENTS	REV01 CITY COMMENTS	REV00 INITIAL RELEASE
03/17/2026	02/25/2026	12/28/2025
DATE	DESCRIPTION	MARK

7123606-CN
5447 BALLARD AVE NW SEATTLE, WA 98103
NAIL SALON REMODEL
ADA WATERCLOSET IMPROVEMENTS DETAILS

SHEET NUMBER:
RP4