Streamlined Design Review
3038190-EG







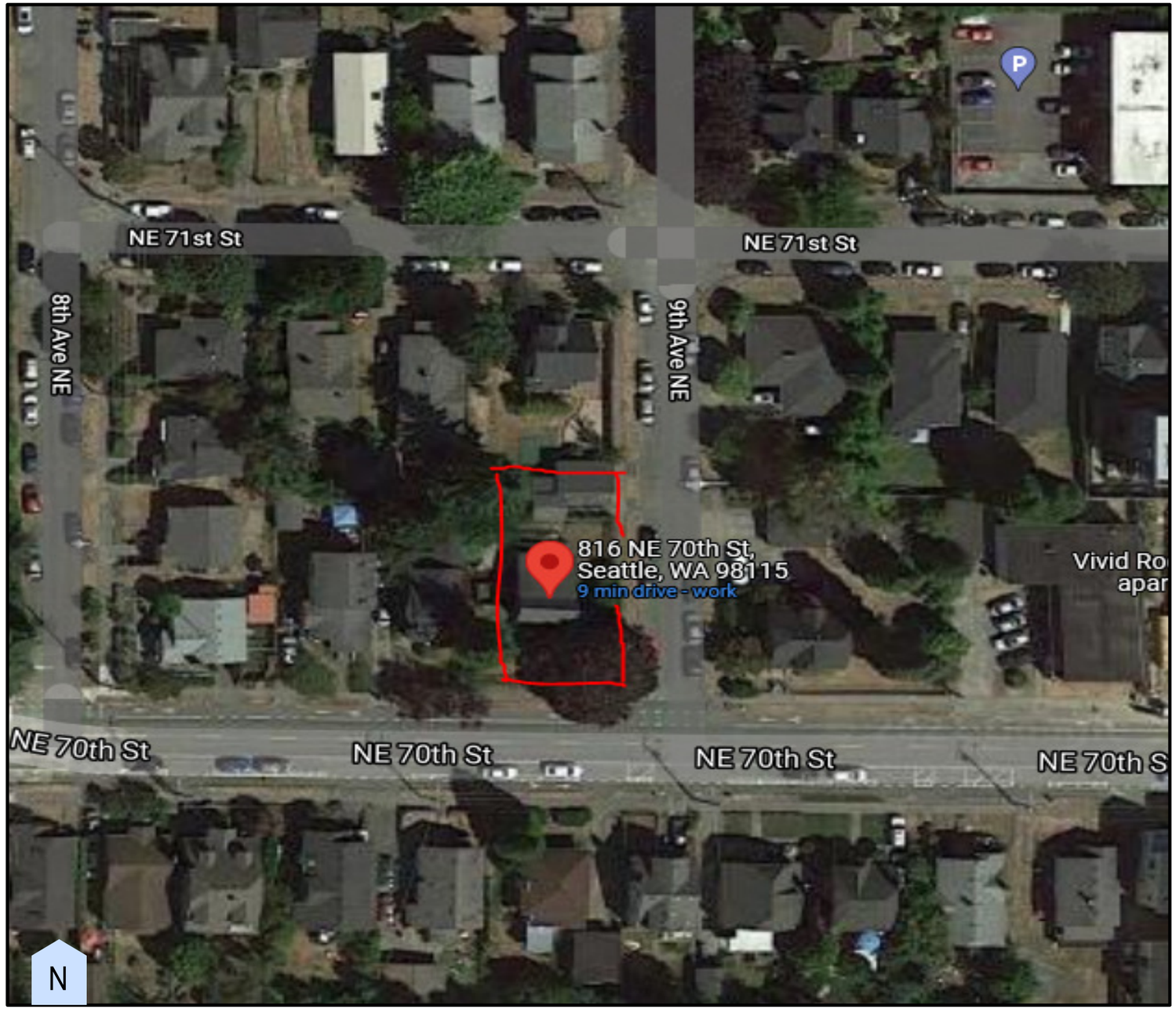
OWNER:
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
816 NE 70TH STREET
Seattle, WA 98115

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

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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

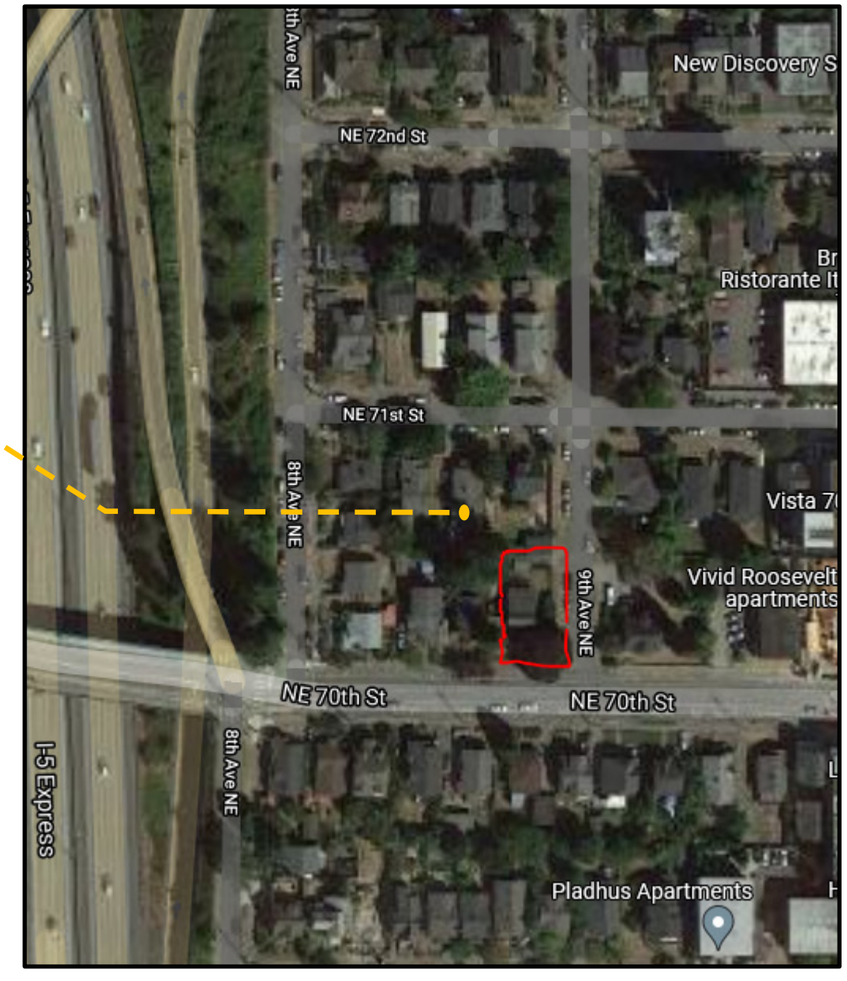
SDCI Project #3038190-EG
Contact: COREY BUTTRY

Existing Site:
Address: 816 NE 70TH ST
Location: ROOSEVELT NEIGHBORHOOD
Site Area: 5,980 sf
Existing Development: SFR, built 1900.

Project Proposal:
Existing Structure: to be demolished
Number of new Units: 6 new Row-house units
Number of Parking Stalls: 4 vehicle parking stalls.
Proposed Floor Area of building: 7,418 FAR sf

Developmental Objective:
Demolish existing single family residence with detached garage and construct one new row-house structure for a total of 6 residential units.
Parking for 4 surface vehicular stalls, bicycle parking and solid waste and recycle provided.





N

PROJECT DESCRIPTION

The subject site is currently a single family residential structure built in 1900 on an LR1(M1) zoned lot located in the Roosevelt Neighborhood in the Roosevelt Residential Urban Village.
The project is a corner lot which fronts on NE 70th Street to the South and 9th Ave NE to the East. The proposal is for a 6 unit Row-house structure with surface parking for 4 cars. Design Review is triggered due to development in the form of Streamlined Design Review.

Site Information:

City: **City of Seattle**
Existing Zoning: **LR1 (M1)**
Site Area: **5,980.0 SF**
APN Number: **9137102075**

Legal Description of parent lot:

Lots 5 and 6, Block 44, Wallingford's Park Division of Green Lake Addition to the City of Seattle, According to the plat thereof, Recorded in Volume 4 of plats, page 38, in King County, Washington.

Comprehensive Plan Land Use: Roosevelt Neighborhood Plan
Neighborhood Planning Area: Roosevelt Residential Urban Village

Public Outreach Summary

New units should be affordable for residents.

New units should fit into the neighborhood look.



N

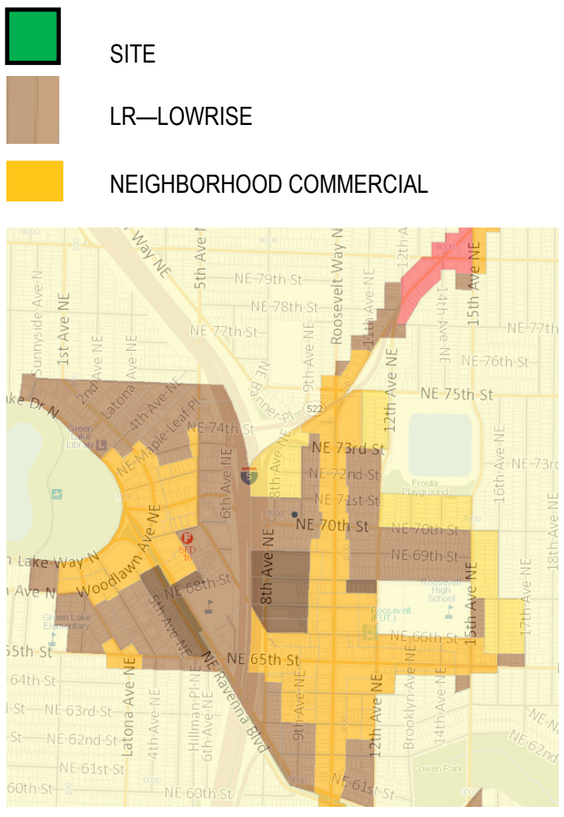
ZONING MAP

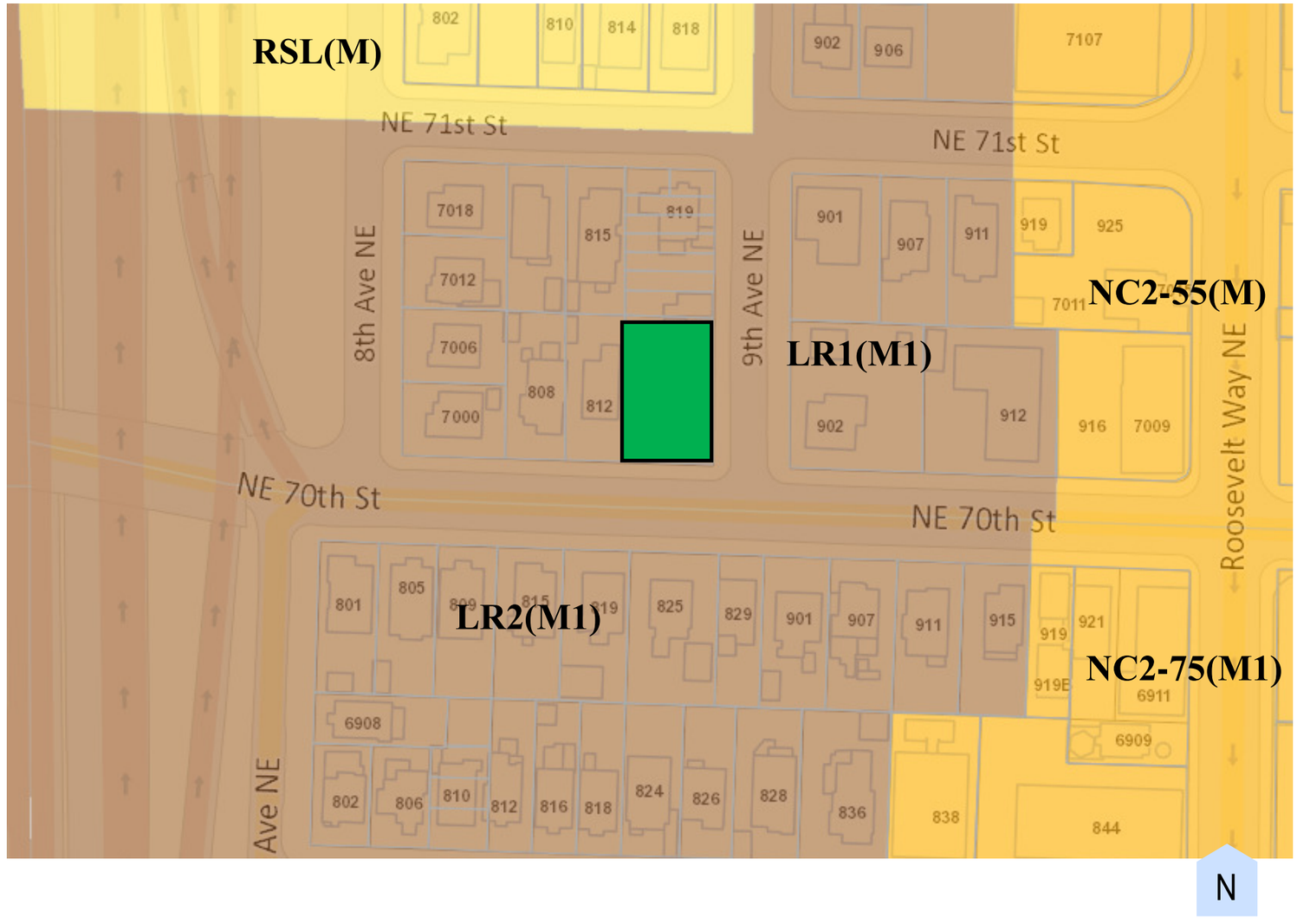
The site is in an LR 1 (M1) zone. The Zoning changes to LR2(M1) across NE 70th St to the South. NE 70th St is also a zone transition along Roosevelt Way NE from NC2-55(M) to NC2-75(M1). Most uses/ occupancy are residential with a mix of duplexes, single family buildings and apartments. This area has been zoned Lowrise and has many applications for townhouse style buildings/ developments. The lot directly to the North of the subject property has gone through Design Review to build 8 new row-house units.

SITE

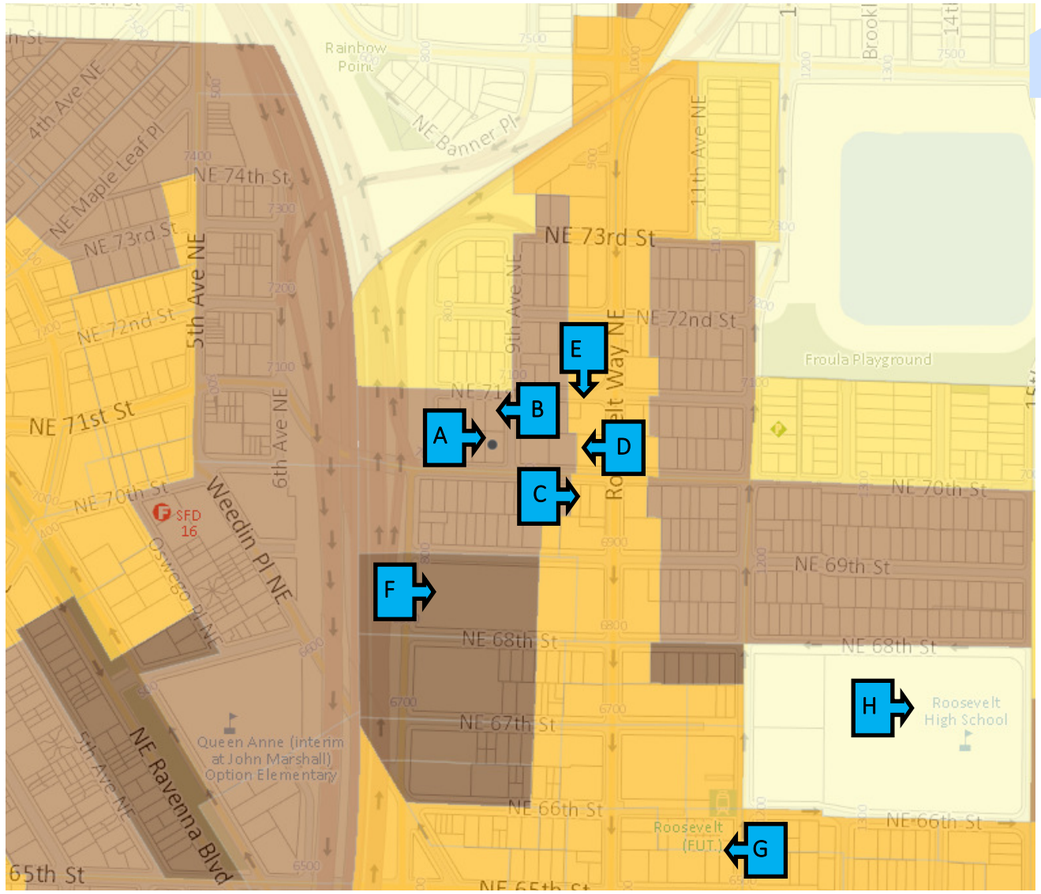
LR—LOWRISE

NEIGHBORHOOD COMMERCIAL





EXISTING NEIGHBORHOOD STYLE AND CONTEXT





A—816 NE 70TH ST – SITE



B—PROPOSED 819 NE 71ST ST



C—6921 ROOSEVELT WAY NE



D—7001 ROOSEVELT WAY NE



E—7011 ROOSEVELT WAY NE



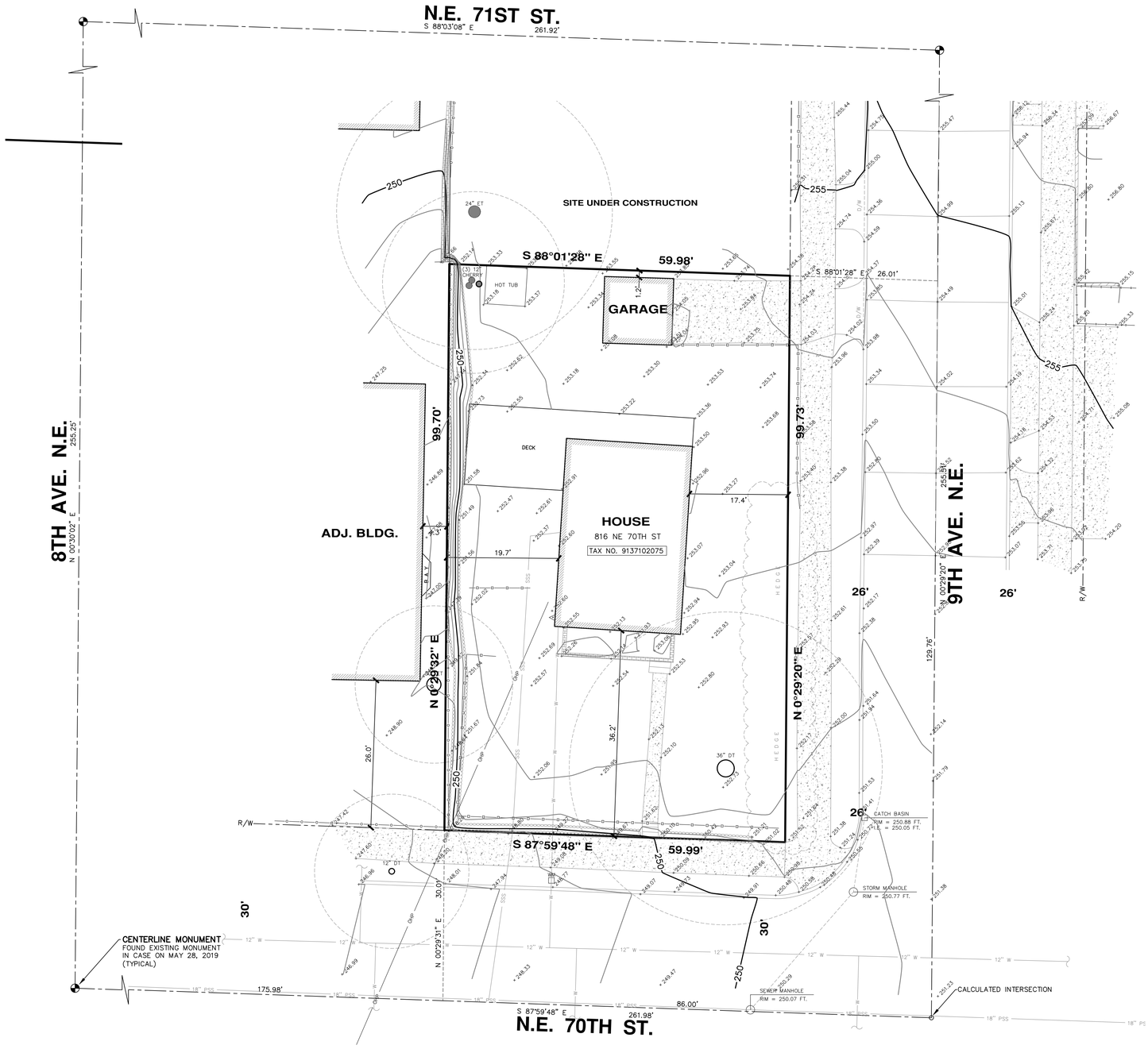
F—CALVARY CHRISTIAN ASSEMBLY



G—ROOSEVELT LIGHT RAIL STATION



H—ROOSEVELT HIGH SCHOOL



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. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAY 28, 2019.

   HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 5,980 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 SEWER CARD NO. 2060 & 6293-4 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 9137102075
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

LOTS 5 AND 6, BLOCK 44, WALLINGFORD'S PARK DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WA.

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

DATE: 03/24/2021

TOPOGRAPHIC SURVEY
816 N.E. 70TH STREET
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 #:	21-7079
DRAWING:	21-7079 TOPO.DWG
CLIENT:	MRN HOMES, LLC.
DATE:	03/24/2021
DRAWN BY:	RCS

STREET ELEVATIONS—NE 70TH STREET—NORTH FACING



SUBJECT PROPERTY

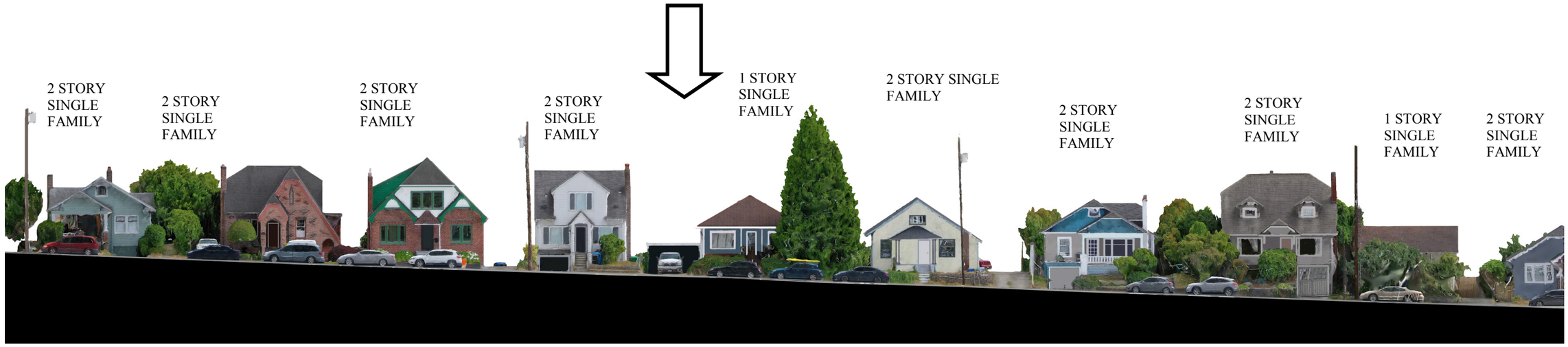


NE 70TH STREET—NORTH FACING

STREET ELEVATIONS—NE 70TH STREET—SOUTH FACING



ACROSS FROM
SUBJECT PROPERTY



NE 70TH STREET—SOUTH FACING

STREET ELEVATIONS—9TH AVE NE—WEST FACING



SUBJECT PROPERTY



9TH AVE NE—WEST FACING

STREET ELEVATIONS—9TH AVE NE—EAST FACING



ACROSS FROM
SUBJECT PROPERTY



9TH AVE NE—EAST FACING

ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR1 (M1) — The zoning to the South is LR2(M1)
Overlay **TRANSIT** **MHA** **Lot Area**	ROOSEVELT RESIDENTIAL URBAN VILLAGE Frequent Transit Area Medium Area 2,587.0 SF

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 Row houses is 1.3 Max FAR = 7,774 SF
Provided	The proposed FAR is 7,417.86 SF
	Density — SMC 23.45.512 Table A
Requirement	The maximum permitted density for Row house is—No Limit
Provided	6 units
	Structure Height — SMC 23.45.514 Table A
Requirement	The maximum permitted height limit for Row houses 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 Row houses: Front— 5’ Minimum Rear— 7’ Average, 5’ Minimum Side— 3.5’ Minimum
Provided	All proposed setbacks meet or exceeds all the requirements.
	Amenity Area — SMC 23.45.522
Requirement	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal is for ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
	Landscaping Standards — SMC 23.45.524
Requirement	The required amount of landscaping shall meet a Green Factor of .6
Provided	The 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 Row houses has No Limit. The maximum façade length for portions of structures within 15’ of a lot line that is not a rear nor 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	
Requirement	**Required Parking — SMC 23.54.015 Table B & D** 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. No 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 4 vehicular parking stalls located on grade, per SMC 23.45.510.C; and the required amount of bicycle parking shall be provided as well.
Requirement	**Solid Waste & Recycle — SMC 23.54.040** Storage requirements for 6 residential units is individual 2'x6' solid waste storage areas.
Provided	The proposal is for 6—6'x3' individual areas on site with collection locations in the ROW on 9th Ave NE.

DESIGN GUIDANCE RESPONSES– HIGHEST PRIORITY

CS1 Natural Systems & Site Features — **D. PLANTS AND HABITAT**

Our open space concept will strengthen existing wildlife habitat by protecting existing significant trees and provide planting of new, healthy, trees and native plant species that connect to the adjacent properties and the right-of-way. The landscape design takes advantage of special on-site conditions such as high-bank front yards typical of the area, with landscaping in front that creates a subtle transition between public and private spaces.
The large tree, to be protected, towards the front of the lot creates an opportunity to provide a large common amenity area consistent with other front yards found in the surrounding area.
The project is utilizing the expertise and experience of a Professional State of WA registered landscape architect. Planting and Landscape design elements will have a calculated Green Factor score to be maintained for the life of the project. Specific native plant species, drought tolerant shrubs and groundcover will be provided with planting details and construction notes. The ROW will be improved with a refreshed sidewalks and planting strips that will include healthy new street trees.

CS3 Architectural Context and Character — **A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES.**

This project is in a rapidly evolving area, transitioning from old single family to higher density multifamily developments. Due to gradual Zoning adjustments the site is now well entrenched in a multifamily area on the edge of the burgeoning Roosevelt commercial core. Much of the surrounding neighborhood area has been redeveloped or is being redeveloped with higher density in accordance with Seattle's size and planned development goals.
We propose row houses as a modern solution to inexpensive, efficient, and higher density housing in the area. Our designs blend the styles from the commercial core, the residential, and more modern multifamily structures creating compatibility between future developments and the historical architectural context of the area.
By proposing driveway access off of 9th Ave NE, and having only one of the units fronting on NE 70th street, the perceived bulk and scale of development along NE 70th is reduced and blends with the existing single family residences along this gateway entrance into the neighborhood.
We integrate indoor and outdoor space through the use of open planning, large glass areas, and rooftop deck terraces instead of porches that provide private amenity areas and higher multifamily density. The roof decks take advantage of natural light and the natural beauty of the Puget Sound region with mountain views on both sides, while the materials, glass and front facing entries activate the pedestrian realm at the sidewalk.

PL1 Open Space Connectivity — **B) WALKWAYS AND CONNECTIONS**

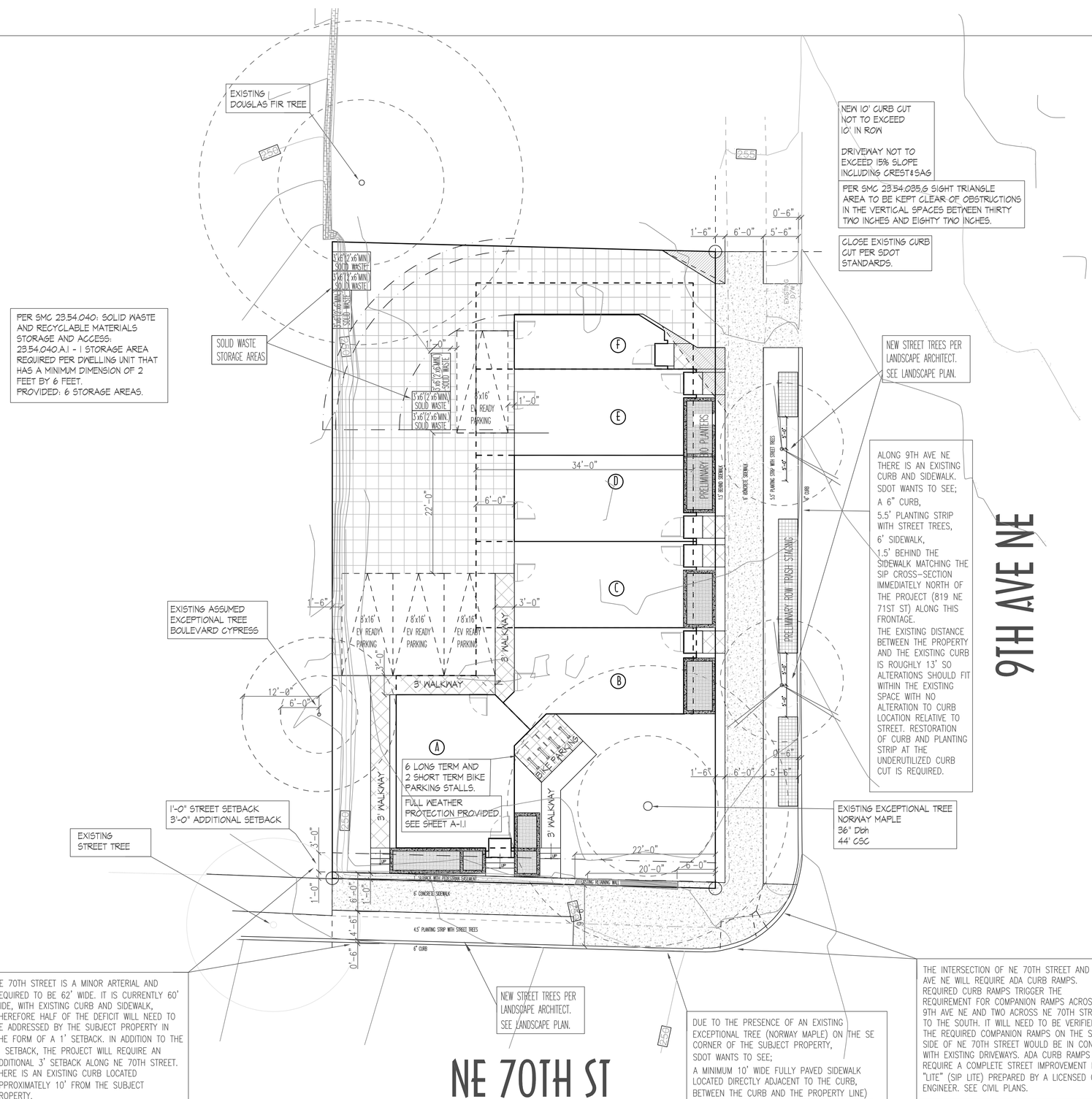
Direct access to each unit is provided creating a strong connection to the street. Parking is provided at the rear of the structure with well facilitated pedestrian circulation and Landscaping.

PL3. STREET LEVEL INTERACTION — **A. ENTRIES**

The project is designed to provide easily identifiable unit entries and prioritize pedestrian circulation over vehicle storage. Proposal provides a strong connection to the street.

DC2. ARCHITECTURAL CONCEPT — **B) ARCHITECTURAL AND FAÇADE COMPOSITION.**

The building design is made to fit with the surrounding context, connected to the historical designs of the residential areas, while utilizing modern designs and using trees and landscaping to connect to the street and surrounding natural habitat.
While the site is in a rapidly developing area, focusing on increased density and multifamily housing, there are still several single family residences along NE 70th Street that create one of the gateway entrances into the neighborhood from Green lake over the freeway.
By proposing driveway access off of 9th Ave NE on the furthest North side of the property, and having only one of the units fronting on NE 70th Street, the perceived bulk and scale of development along NE 70th Street is reduced and blends with the current remaining single family residences. Preserving the large existing Norway Maple on the SE corner of the lot also helps to reduce the presence of the projects perceived bulk and density along NE 70th Street.
The patterns, multi-paned fenestration, high quality materials and changing colors identifying all facades are attractive and well-proportioned, breaking up the overall mass into smaller parts and helping to readily determine interior functions and separation from the exterior. The materials are wrapped consistently, avoiding blank walls and maximize opportunities to engage the pedestrian and enable an active and vibrant street front with texture and human scale.



SITE PLAN

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

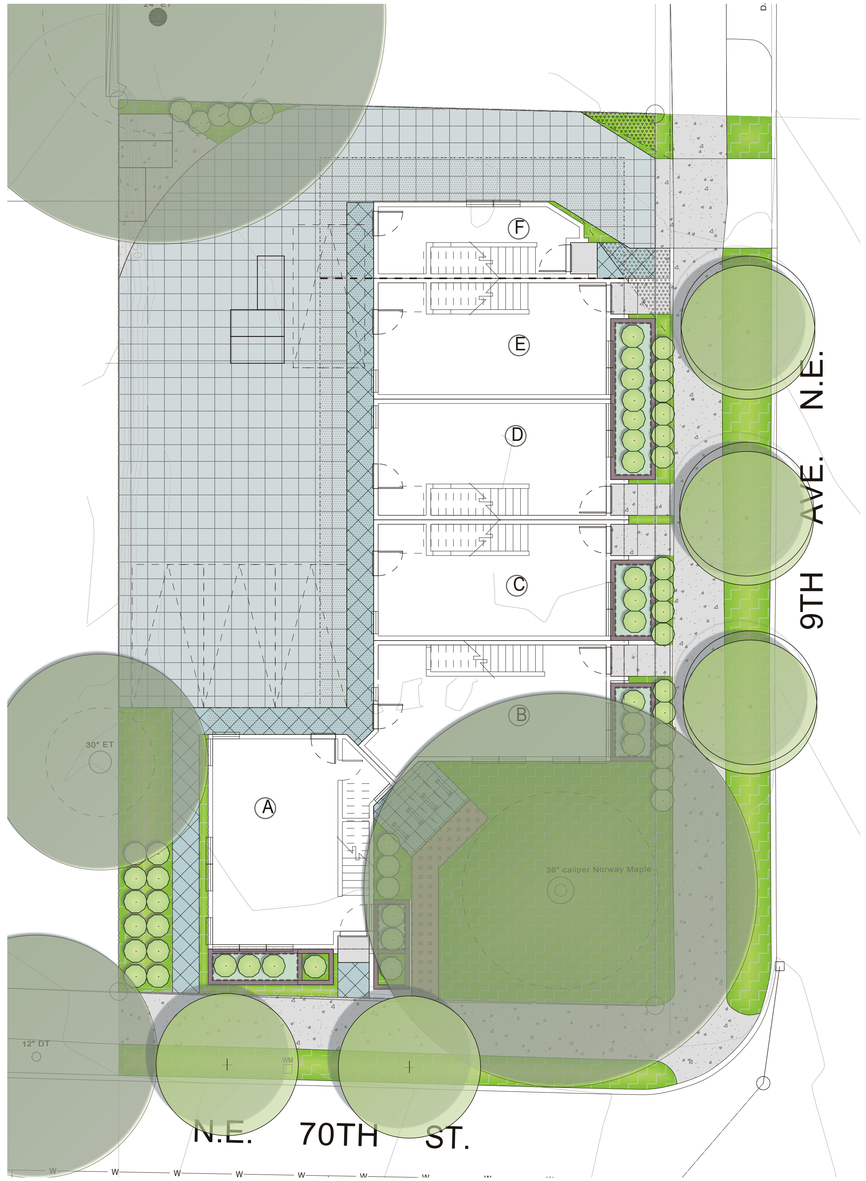
816 NE 70TH ST
SEATTLE, WA 98115

OWNER/CLIENT

MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212

APPROVAL STAMP

Date	10/2021
Scale	1/8"=1' 0"
Drawn	Rn An
SDCI #	3038190-EG
Sheet	15



1 LANDSCAPE PLANS
1/8" = 1'-0"
0 4 8 16

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM SMALL TREE		2-2.5" CAL
	STREET TREE FORM		
3	MEDIUM SMALL TREE		2-2.5" CAL
	STREET TREE FORM		
	EXISTING TREES, SHOWN WITH DRIP LINE AND INNER		
	PROTECTED ROOT ZONE		
* 56 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	BIORETENTION PLANTER		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

STREET TREE PLANTING REQUIRES A PRE-PLANTING INSPECTION – COORDINATE WITH LANDSCAPE ARCHITECT OF RECORD. SPECIES & SIZE SUBSTITUTION TO BE APPROVED BY LA OF RECORD AND SDOT URBAN FORESTRY. EMAIL DOT_LA@seattle.gov FOR FINAL INSPECTION AND PERMIT STREET TREES SIGN OFF.

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

4" MEDIUM FIR BARK ACCESS PATH

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

SDR Submittal

REVISIONS BY

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

© GHA Landscape Architects 2021

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

APPROVAL

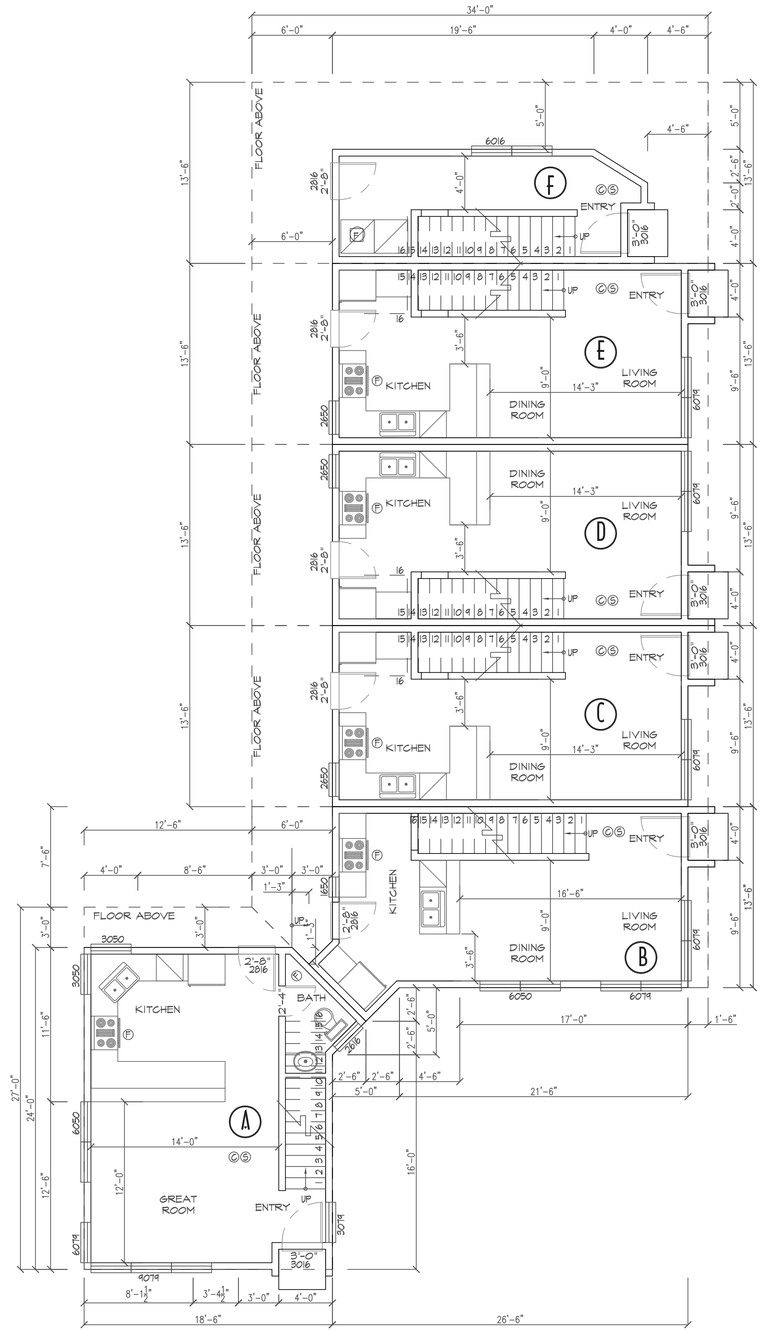
PROJECT AT
816 NE 70th St
LANDSCAPE PLAN

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

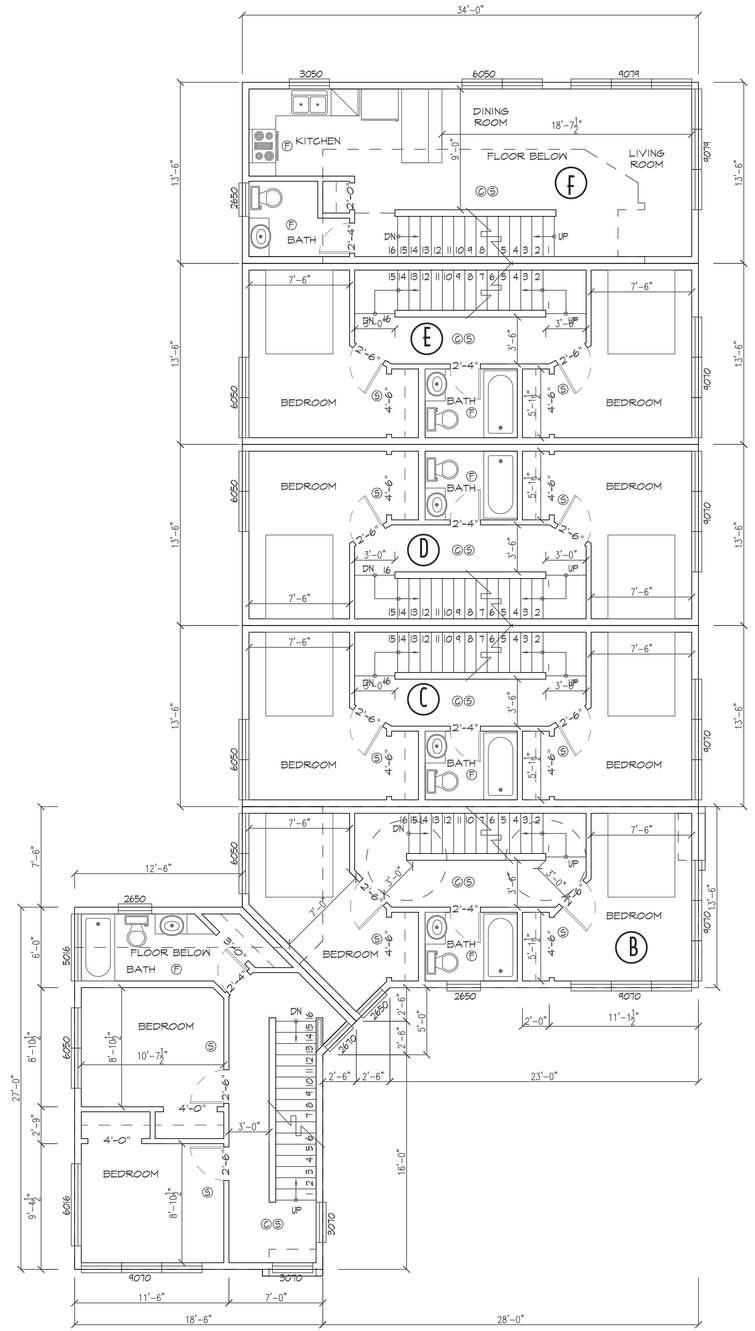
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JOB:
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1 of 1 SHEETS

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

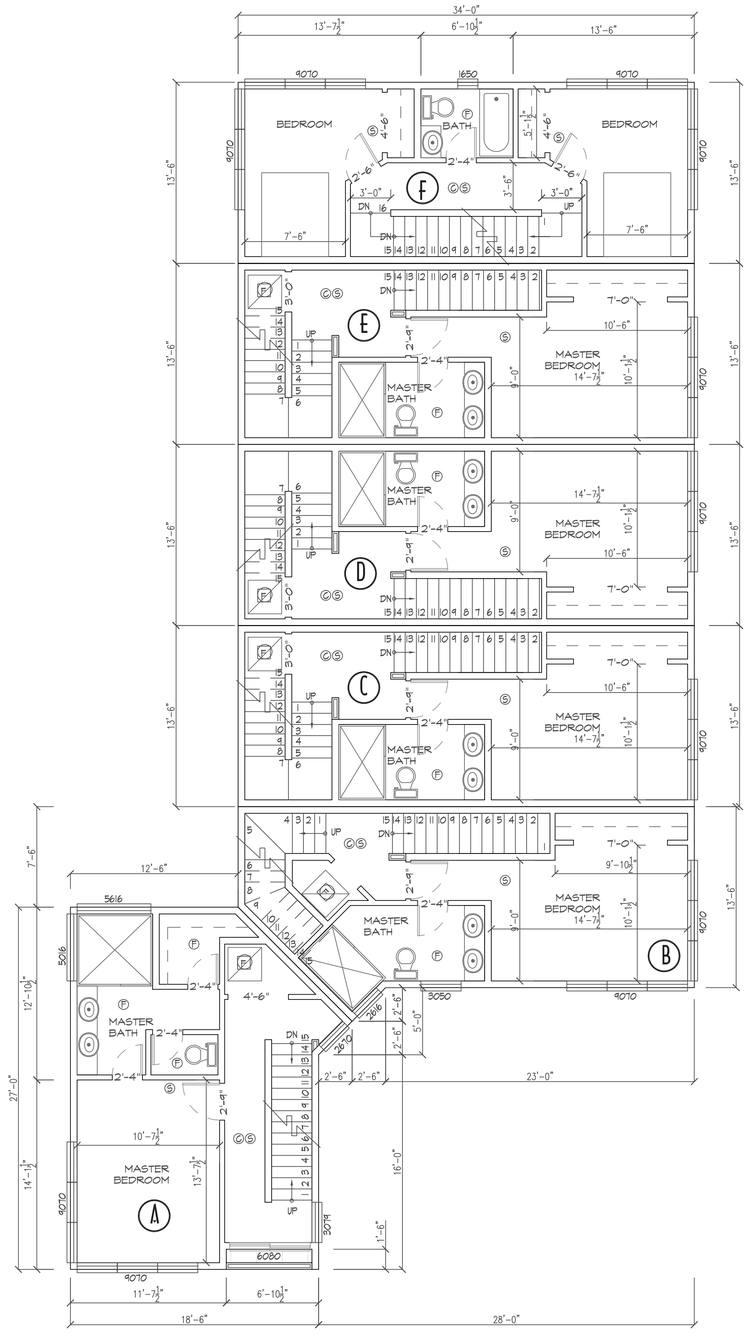
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SEATTLE, WA 98115

OWNER/CLIENT

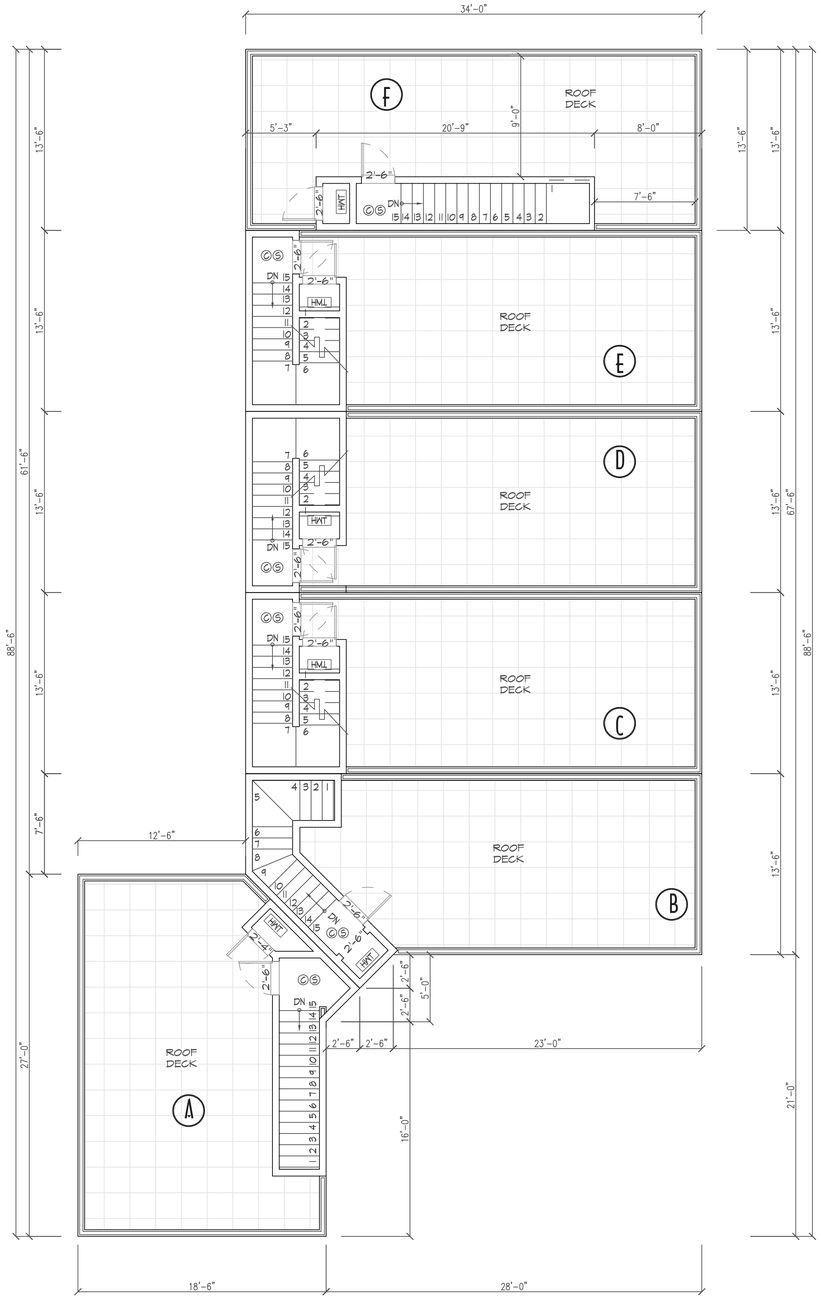
MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212

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THIRD FLOOR PLAN



ROOF FLOOR PLAN

REVISION	DATE

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RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
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PH(206)361.6133FAX361.6345

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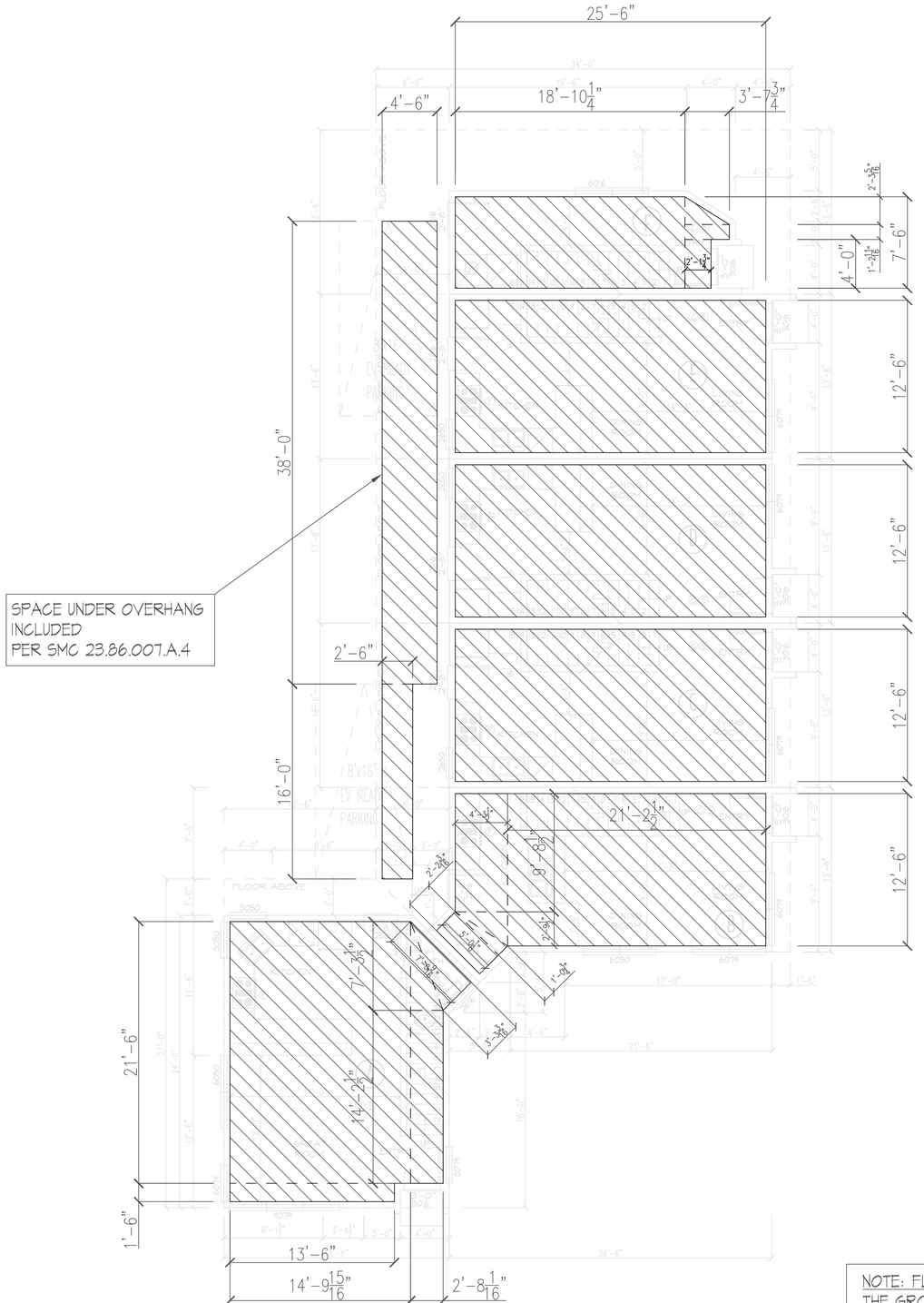
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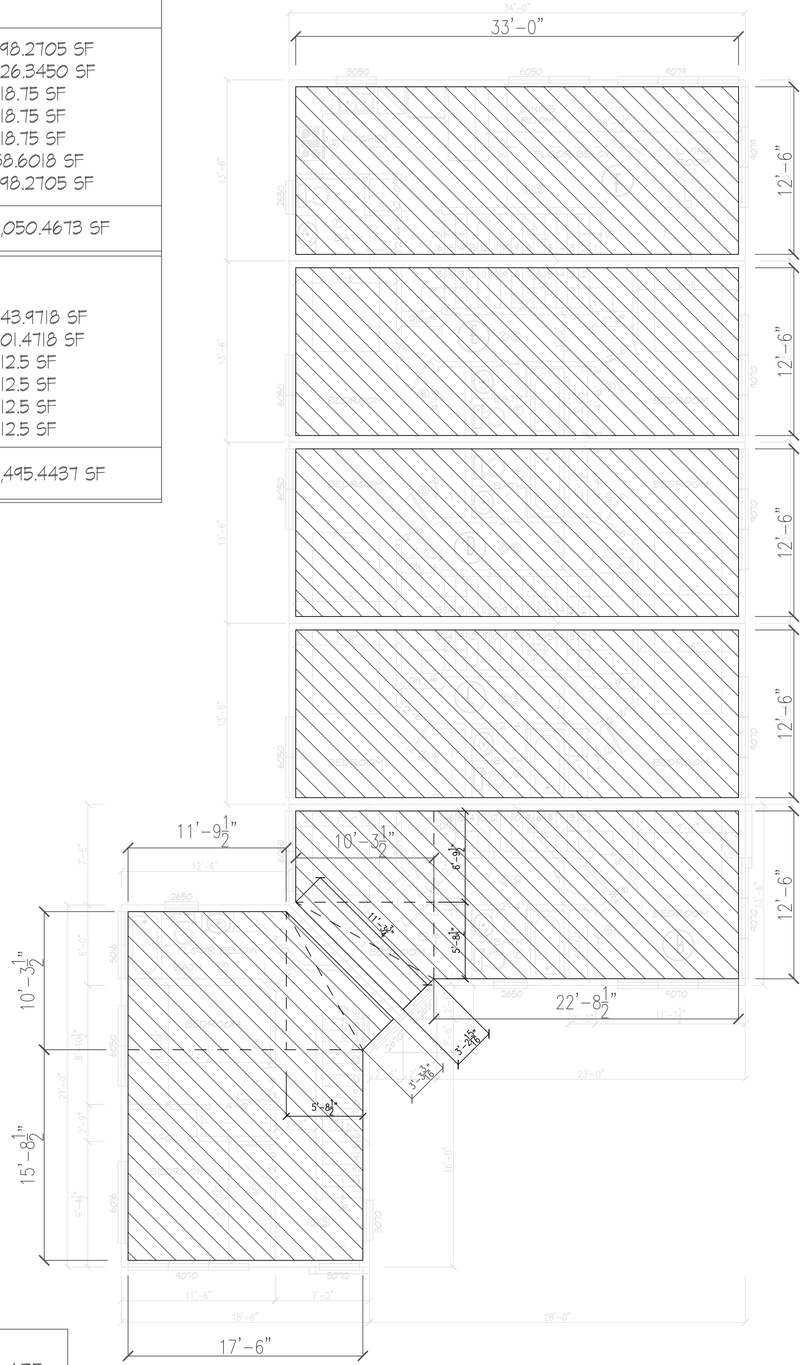
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SDCI #	3038190-EG
Sheet	18

FLOOR AREA RATIO CALCS:	
FIRST FLOOR:	
UNIT A:	398.2705 SF
UNIT B:	326.3450 SF
UNIT C:	318.75 SF
UNIT D:	318.75 SF
UNIT E:	318.75 SF
UNIT F:	158.6018 SF
UNDER OVERHANG:	398.2705 SF
FIRST FLOOR TOTAL:	2,050.4673 SF
SECOND FLOOR:	
UNIT A:	443.9718 SF
UNIT B:	401.4718 SF
UNIT C:	412.5 SF
UNIT D:	412.5 SF
UNIT E:	412.5 SF
UNIT F:	412.5 SF
SECOND FLOOR TOTAL:	2,495.4437 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE: FLOOR AREA DIAGRAMS.
THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS.

INTERIOR WALL FACE: _____

FAR SF CONTRIBUTING AREA:

FAR CALCULATIONS

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON
NOVION GROUP INC. ARCHITECTURE
8634B 3RD AVE NW
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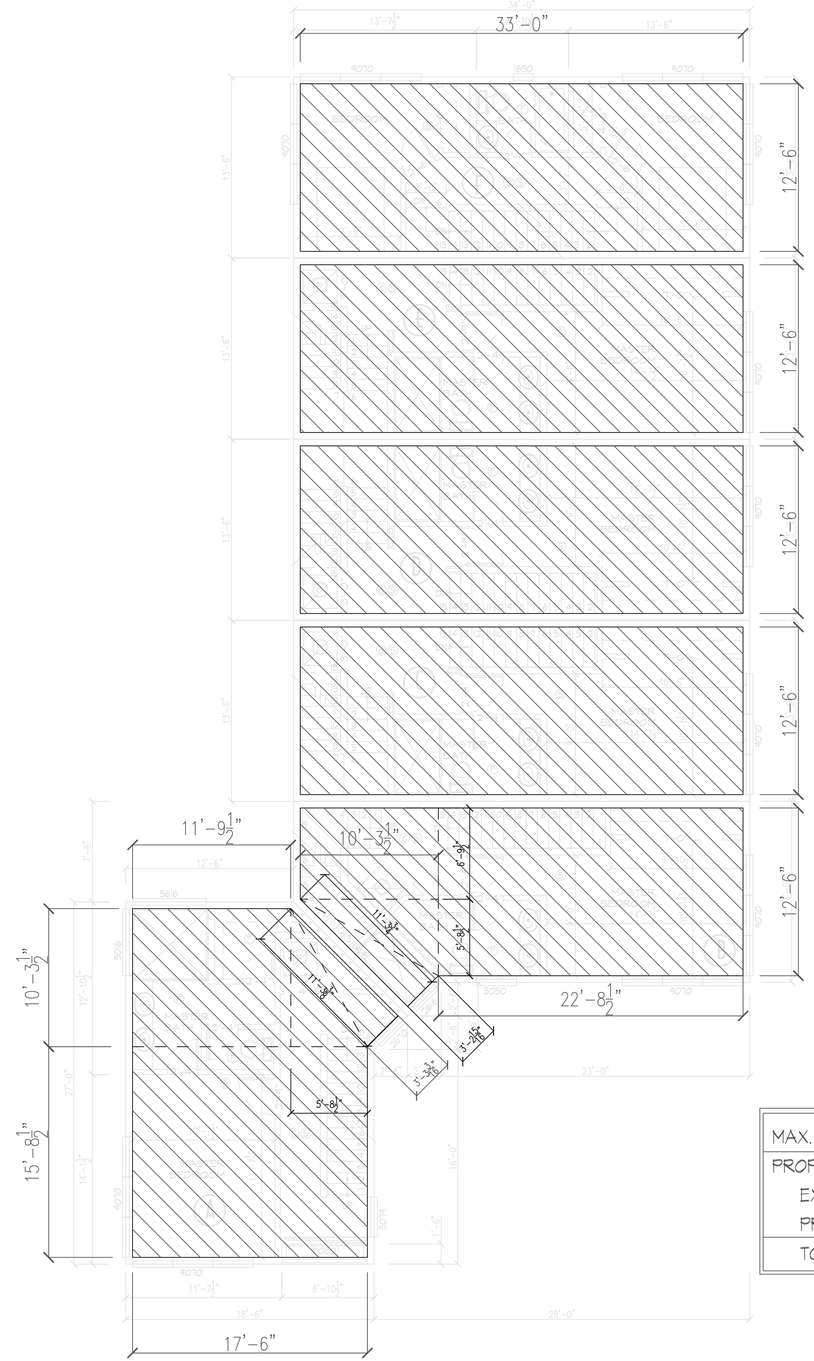
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PH: 206-985-0212

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SDCI #	3038190-EG
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THIRD FLOOR PLAN

FLOOR AREA RATIO CALCS:	
THIRD FLOOR:	
UNIT A:	443.9718 SF
UNIT B:	401.4718 SF
UNIT C:	412.5 SF
UNIT D:	412.5 SF
UNIT E:	412.5 SF
UNIT F:	412.5 SF
THIRD FLOOR TOTAL:	2,495.4437 SF
ROOF FLOOR:	
UNIT A:	61.0043 SF
UNIT B:	59.9669 SF
UNIT C:	69.0 SF
UNIT D:	69.0 SF
UNIT E:	69.0 SF
UNIT F:	59.625 SF
ROOF FLOOR TOTAL:	387.5962 SF

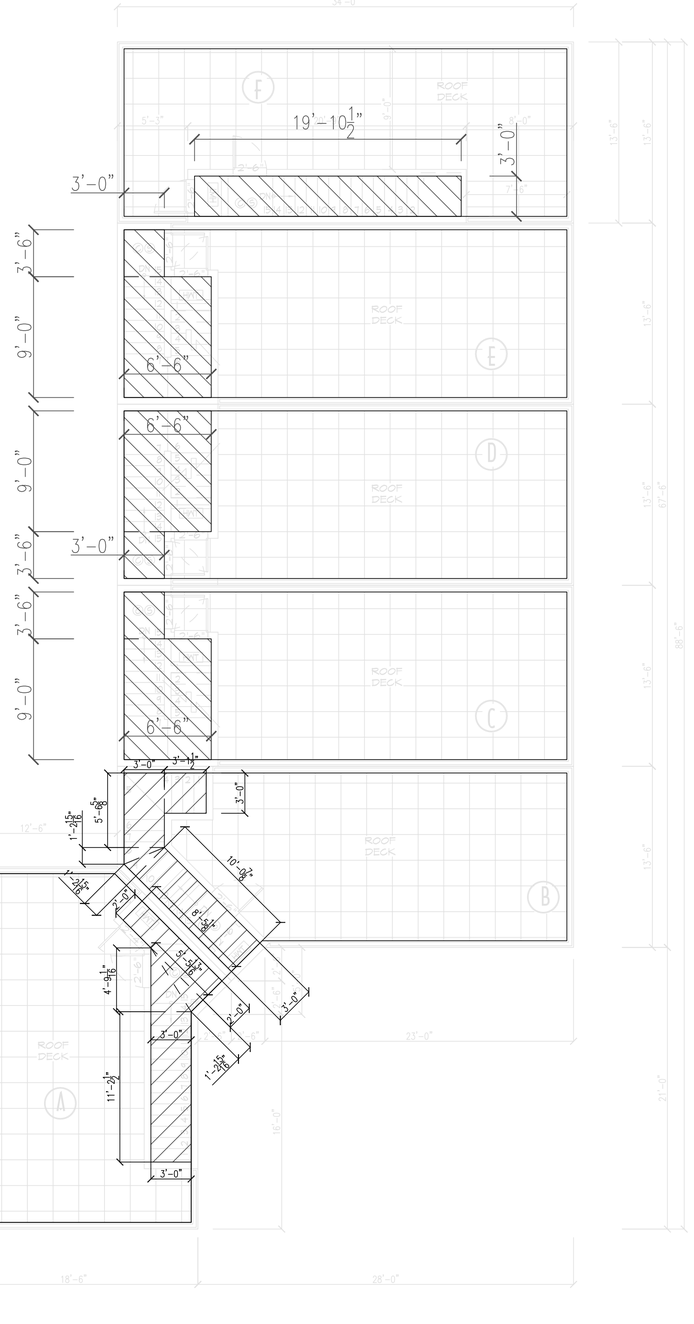
FLOOR AREA RATIO CALCS:	
FIRST FLOOR TOTAL:	2,050.4673 SF
SECOND FLOOR TOTAL:	2,495.4437 SF
THIRD FLOOR TOTAL:	2,495.4437 SF
ROOF FLOOR TOTAL:	387.5962 SF
TOTAL FLOOR AREA:	7,428.9509 SF

MAX. FAR: 1.3 x 5,980 SF = 7,774.0 SF FAR MAX	
PROPOSED FLOOR AREA:	
EXISTING:	0 SF
PROPOSED NEW:	7,428.95 SF
TOTAL:	7,428.95 SF

NOTE: FLOOR AREA DIAGRAMS.
THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS.

INTERIOR WALL FACE: _____

FAR SF CONTRIBUTING AREA:



ROOF FLOOR PLAN

FAR CALCULATIONS

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

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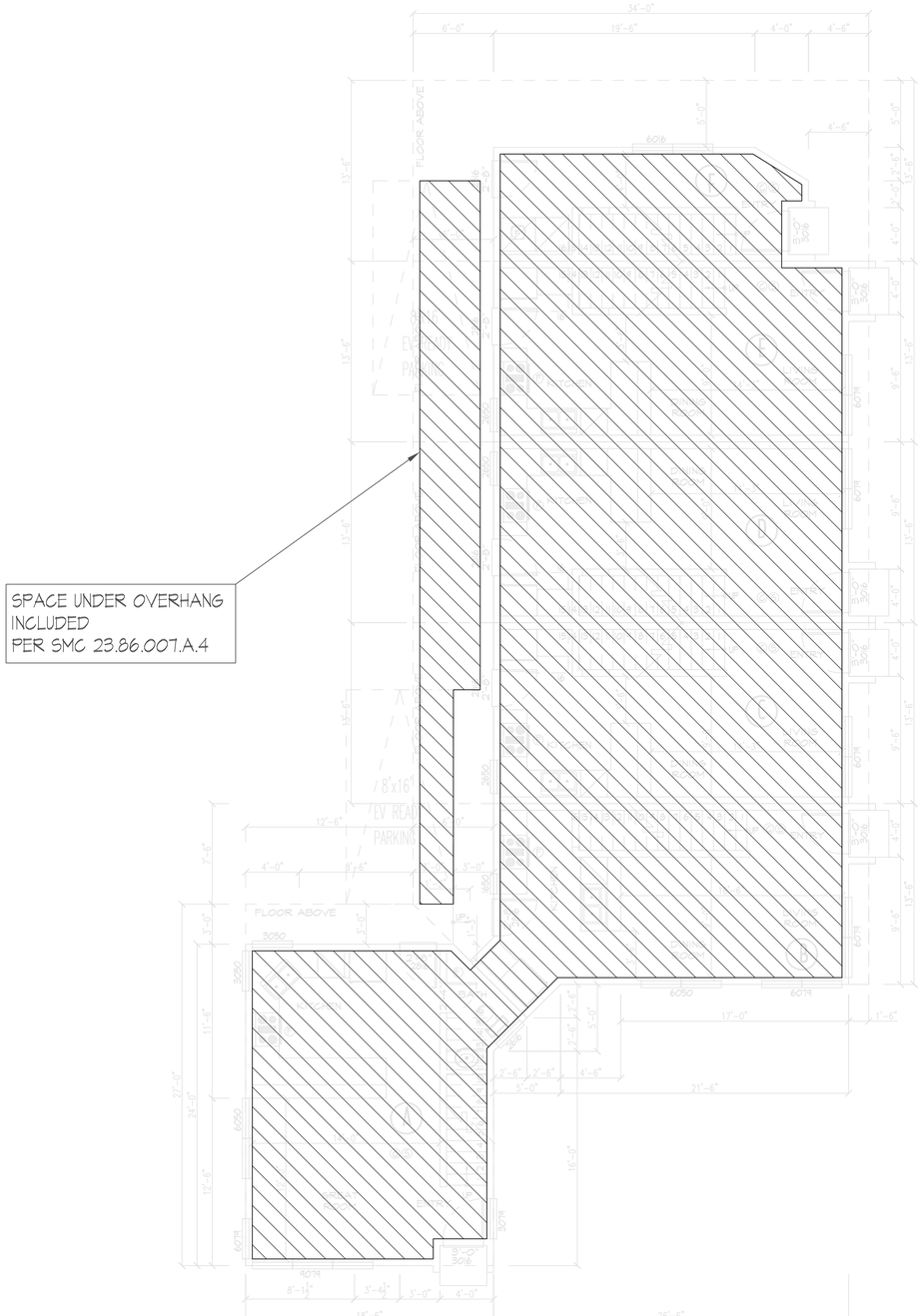
816 NE 70TH ST
SEATTLE, WA 98115

OWNER/CLIENT

MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
PH: 206-985-0212

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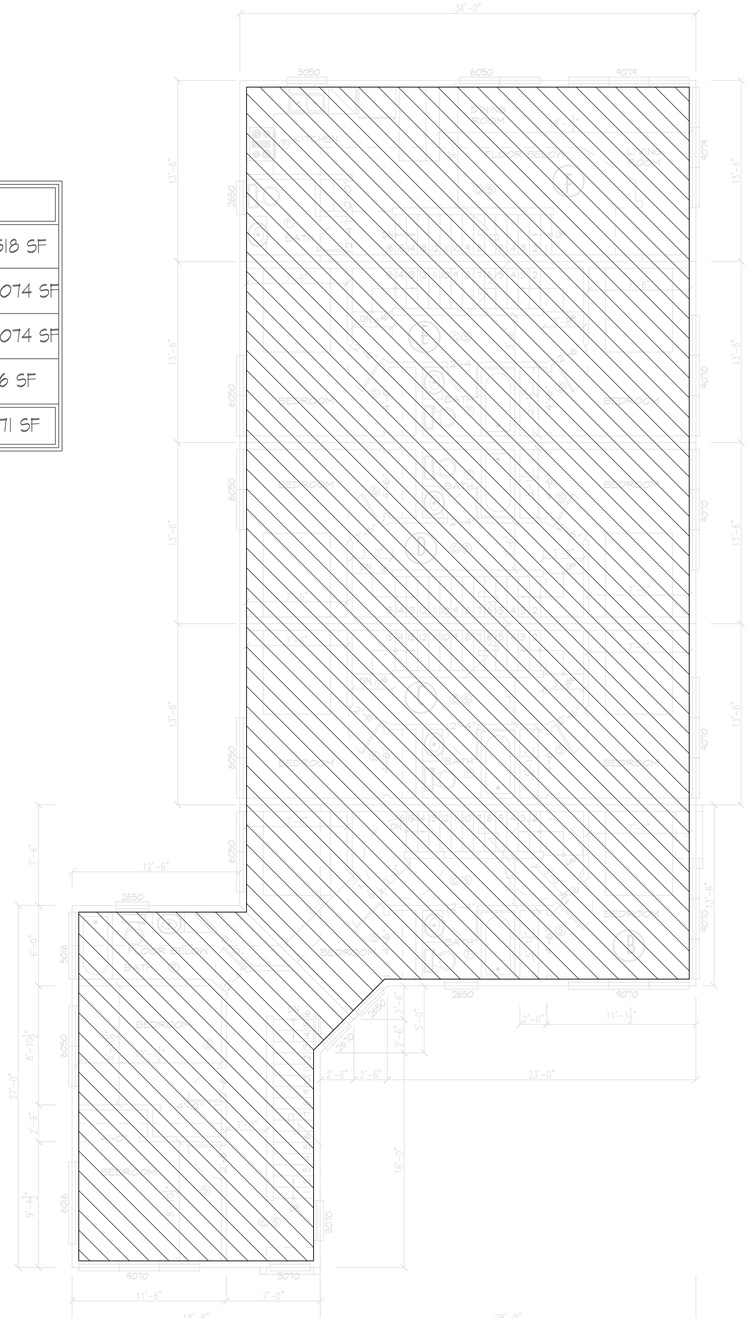
FIRST FLOOR PLAN

GROSS FLOOR AREA CALCS:	
FIRST FLOOR TOTAL:	2,152.8518 SF
SECOND FLOOR TOTAL:	2,638.5074 SF
THIRD FLOOR TOTAL:	2,638.5074 SF
ROOF FLOOR TOTAL:	411.6406 SF
TOTAL GROSS FLOOR AREA:	7,841.5071 SF

INTERIOR WALL FACE: ———

GROSS SF CONTRIBUTING AREA:

NOTE: GROSS FLOOR AREA DIAGRAMS.
THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS.



SECOND FLOOR PLAN

GROSS SF CALCULATIONS

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

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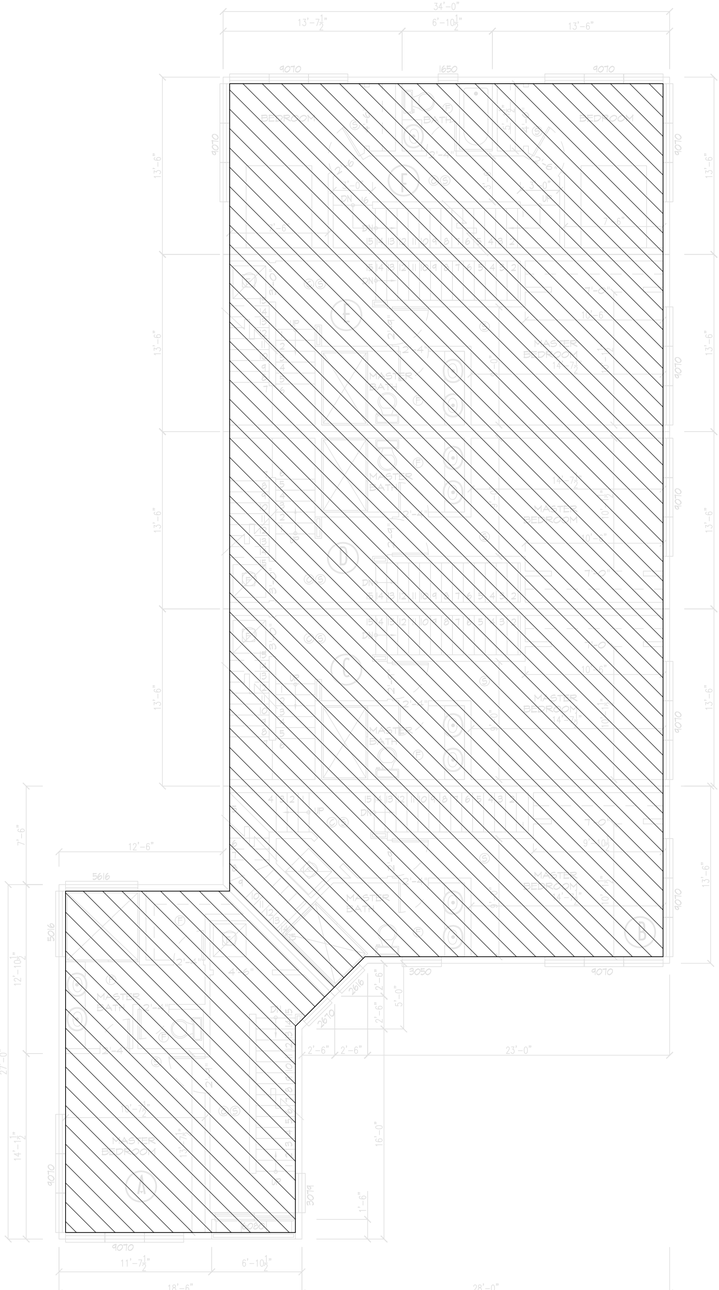
816 NE 70TH ST
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OWNER/CLIENT

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THIRD FLOOR PLAN

GROSS FLOOR AREA CALCS:	
FIRST FLOOR TOTAL:	2,152.8518 SF
SECOND FLOOR TOTAL:	2,638.5074 SF
THIRD FLOOR TOTAL:	2,638.5074 SF
ROOF FLOOR TOTAL:	411.6406 SF
TOTAL GROSS FLOOR AREA:	7,841.5071 SF

PROPOSED GROSS FLOOR AREA:

EXISTING:	0 SF
PROPOSED NEW:	7,841.5071 SF GROSS
TOTAL:	7,841.5 SF GROSS

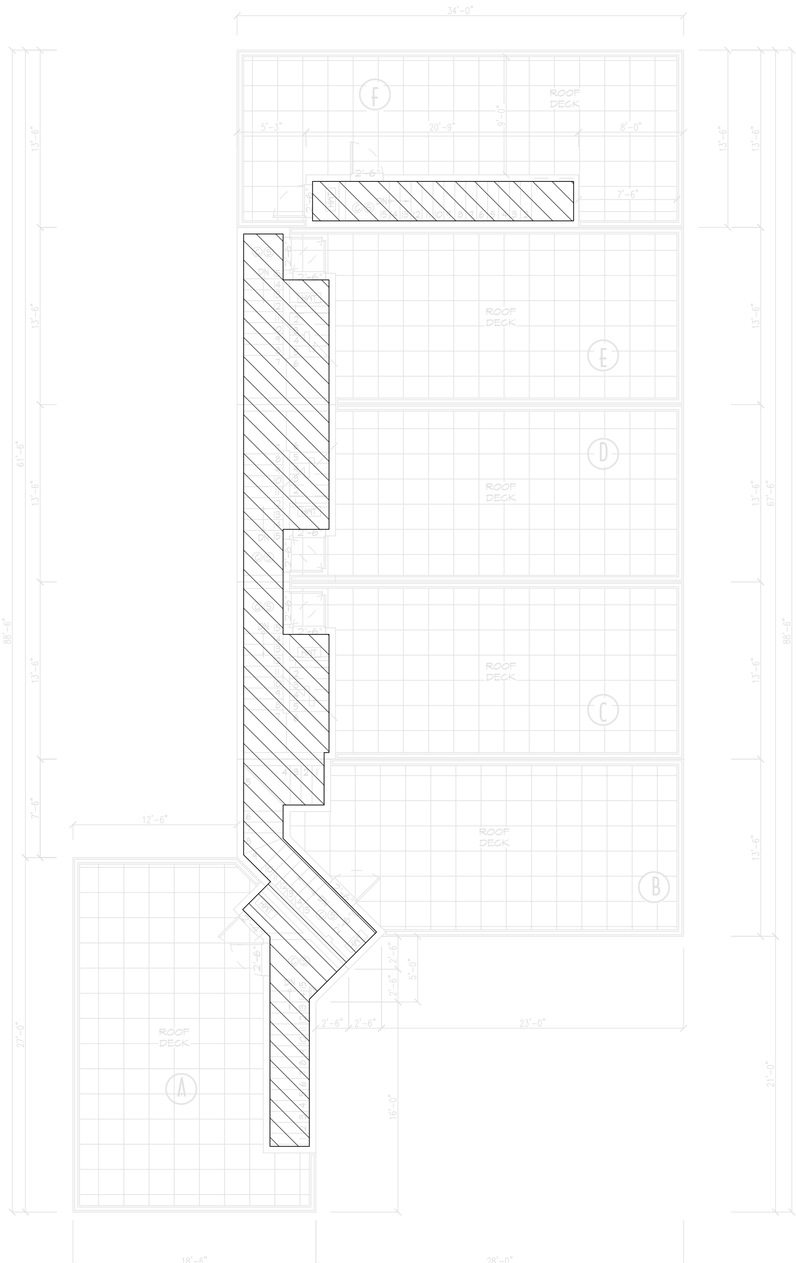
CURRENT ZONE: LR1 (M1) - ADOPTED 2019
PREVIOUS ZONE: SF 5000

TABLE A FOR SMC 23.41.004
FOOTNOTES TO TABLE A FOR 23.41.004
#2 - The following development is subject to streamlined design review: (1) development that is at least 5,000 square feet but less than 8,000 square feet and (2) is proposed on a lot that was rezoned from a Single-family zone to a Lowrise 1 (LR1) zone or Lowrise 2 (LR2) zone, within five years after November 4, 2017. This requirement shall only apply to applications for new development submitted on or before December 31, 2023.

INTERIOR WALL FACE: _____

GROSS SF CONTRIBUTING AREA:

NOTE: GROSS FLOOR AREA DIAGRAMS.
THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS.



ROOF FLOOR PLAN

GROSS SF CALCULATIONS

REVISION	DATE

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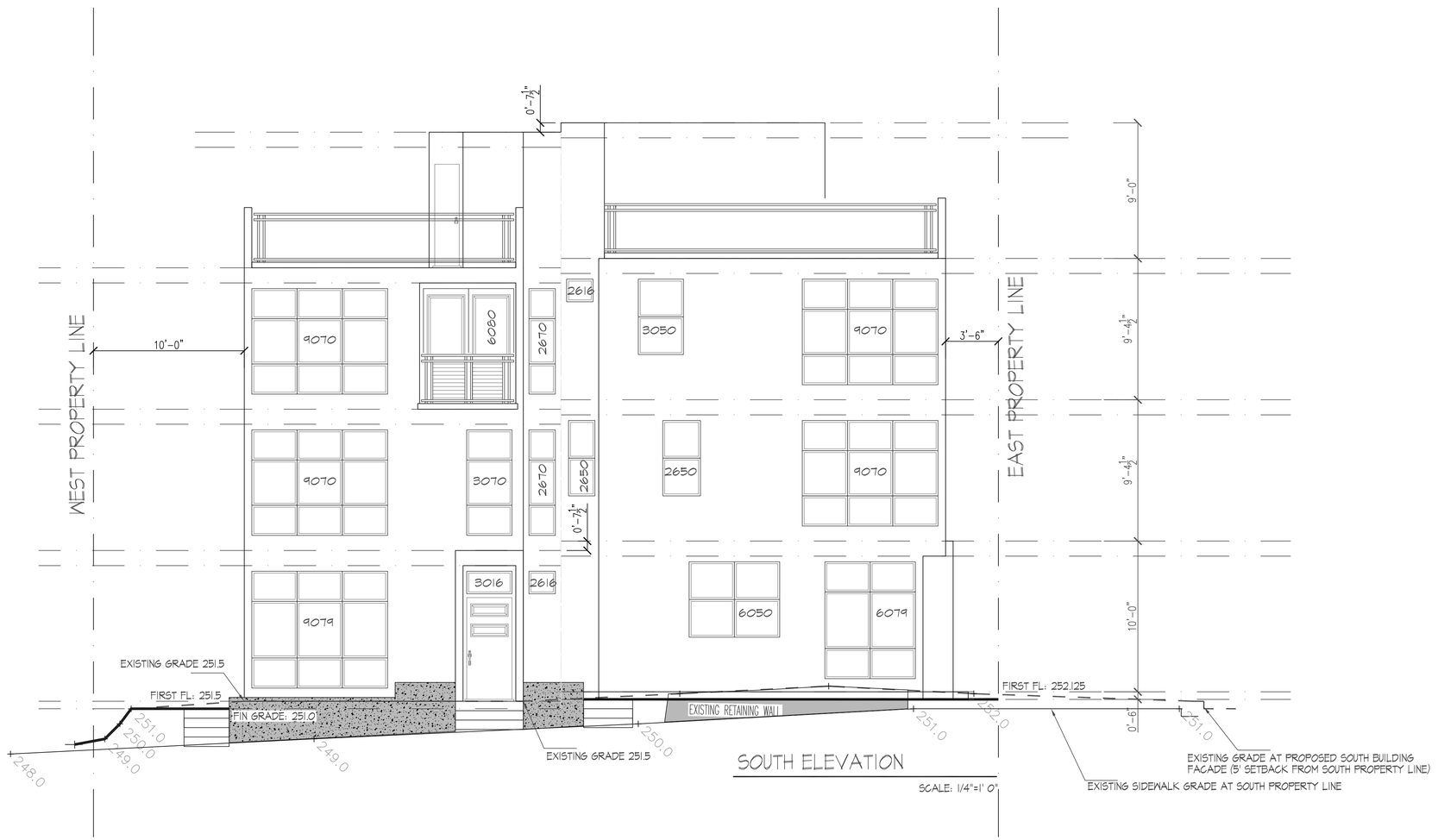
NOVION GROUP INC. ARCHITECTURE
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SOUTH ELEVATION

SCALE: 1/4"=1' 0"

REVISION	DATE

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EAST ELEVATION

SCALE: 1/4"=1' 0"

REVISION	DATE

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SEATTLE WASH 98117
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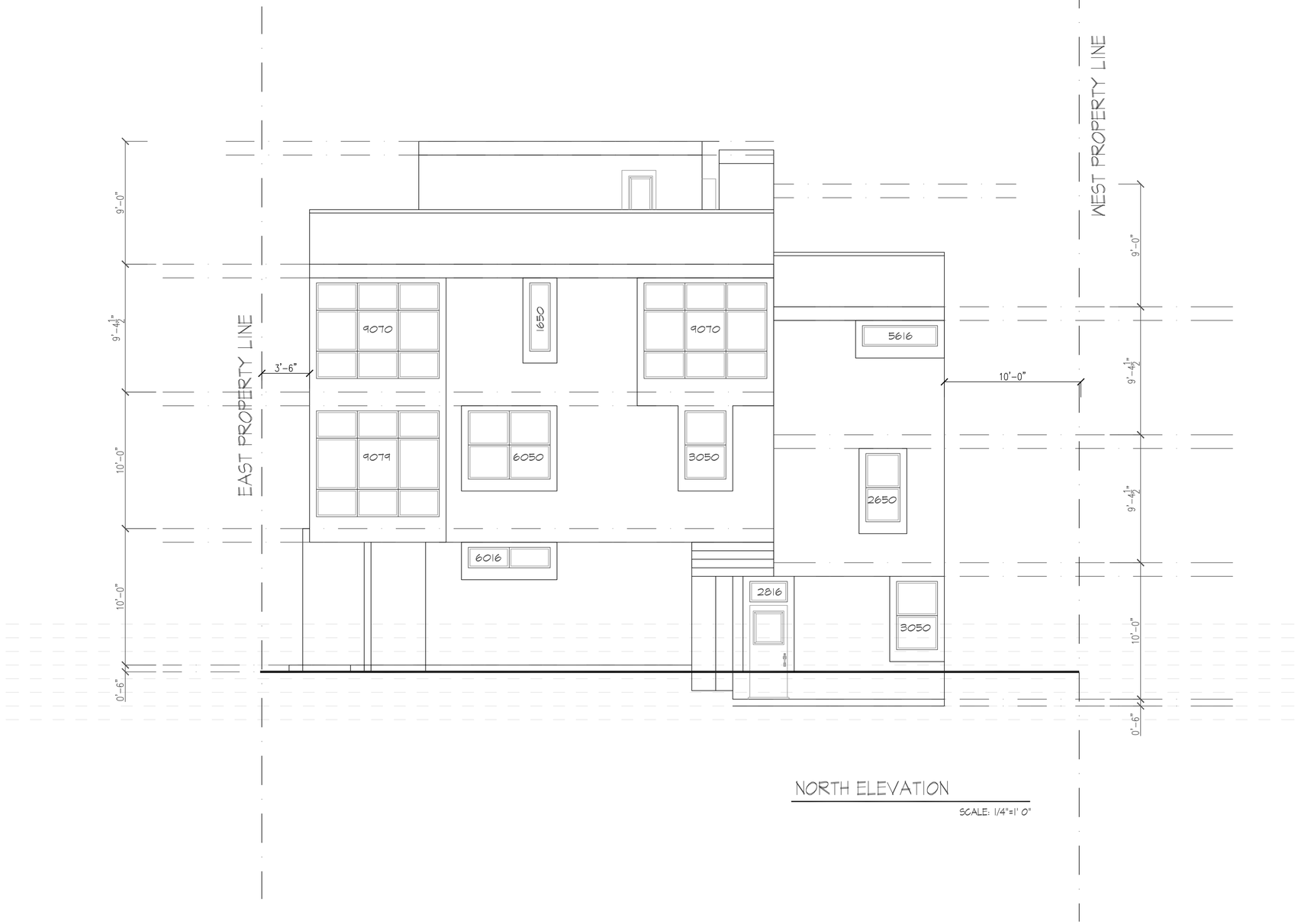
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NORTH ELEVATION

SCALE: 1/4"=1' 0"

REVISION	DATE

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STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE
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SEATTLE WASH 98117
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WEST ELEVATION

SCALE: 1/4"=1' 0"

REVISION	DATE

4997 REGISTERED ARCHITECT
RODRIGO E. NOVION
STATE OF WASHINGTON

NOVION GROUP INC. ARCHITECTURE

8634B 3RD AVE NW
SEATTLE WASH 98117
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PROJECT ADDRESS

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Eco-Priora Permeable Pavers - Grey



Uni Eco-Stone® Pavers - Grey



Antique Brick 2919 – Brick Veneering



Allura's Smooth Fiber Cement Lap Siding

Allura's Fiber Cement Smooth Vertical Panel Siding

Nob Hill Sage
450

Santa Monica Blue
776

Rockport Gray	Sweet Spring
HC-105	1500

1-Loop Wave Style Bike Rack - Black



SOUTH ELEVATION



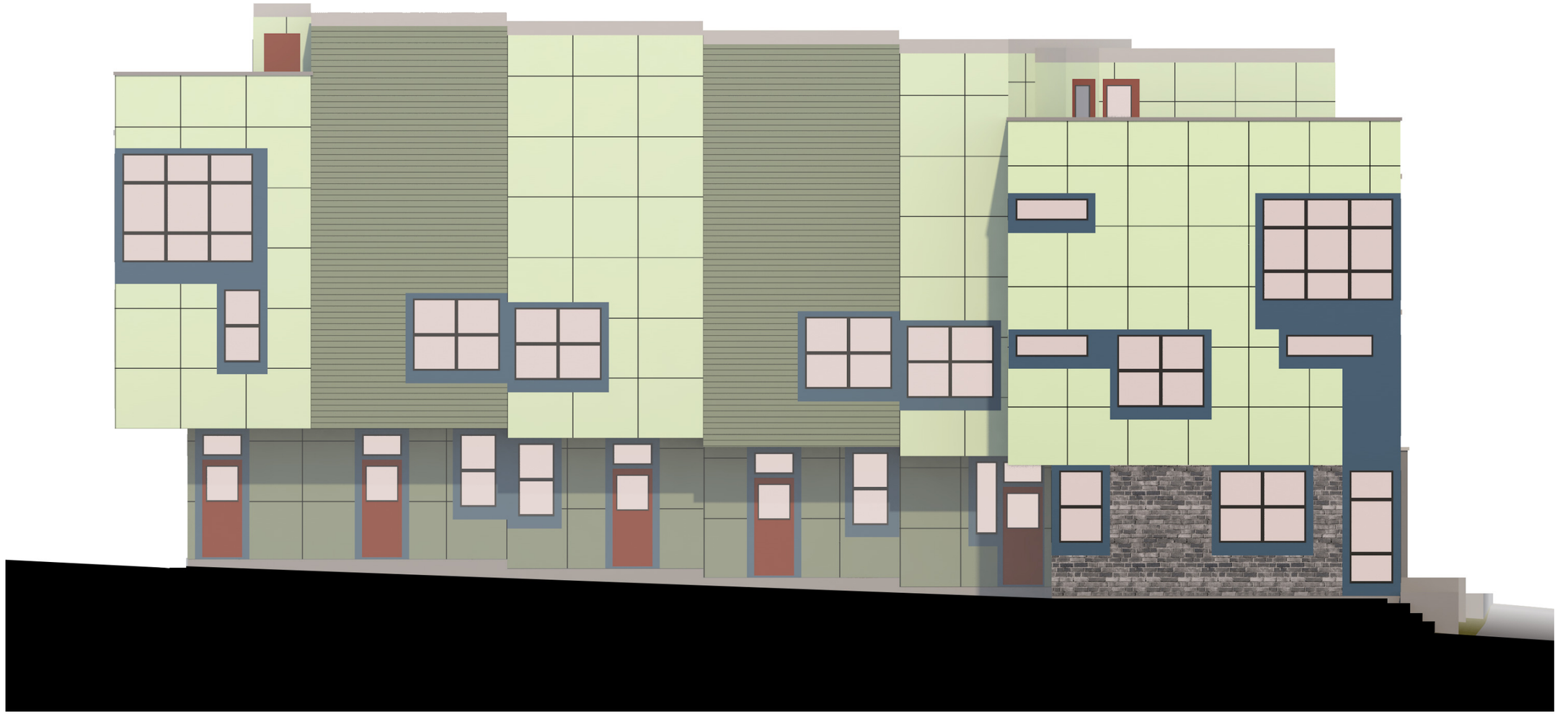
EAST ELEVATION



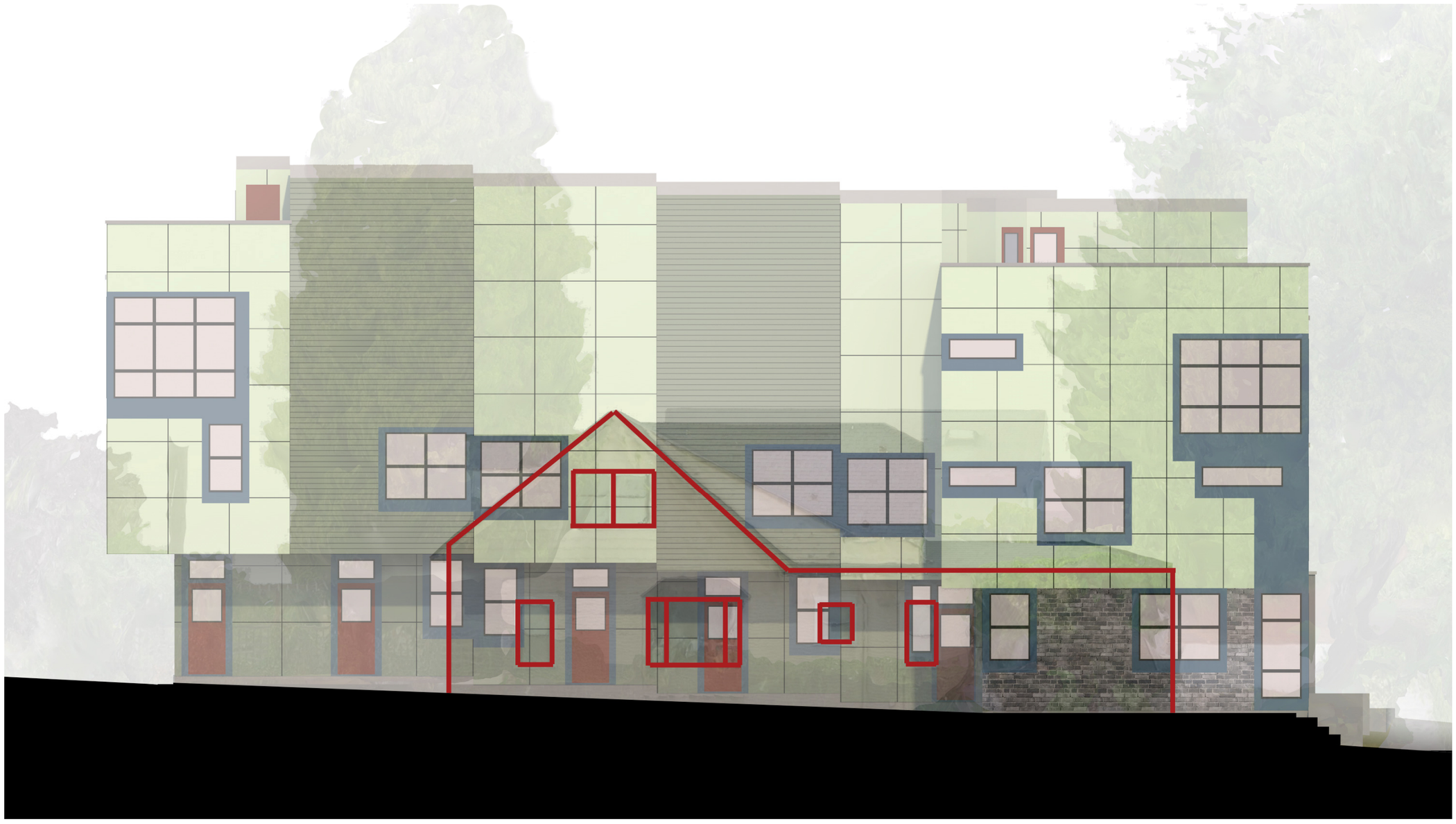
NORTH ELEVATION



WEST ELEVATION



PRIVACY DIAGRAM—WESTERN NEIGHBOR



NW FACING ANGLE



NW FACING ANGLE



SW FACING ANGLE



SE FACING ANGLE



VICINITY OVERLAYS





SOUTH ELEVATION—NE 70TH ST



BIKE PARKING





REAR PARKING COURT





