

# 5419 EXISTING KAYU FACADE & 5417 VACANT LOT



AXIOM DESIGN BUILD  
5424 BALLARD AVENUE NW  
SEATTLE, WA 98107  
(206) 283-9535



9256 REGISTERED ARCHITECT  
JOHN ALFRED CASHBARR  
STATE OF WASHINGTON

CASHBARR PROPOSAL  
5419/5417 BALLARD AVE NW SEATTLE WA 98107

PROJECT NUMBER:  
2675

PROPOSAL-V. 4

DRAWING SET DATE:  
04/02/20

REVISIONS:

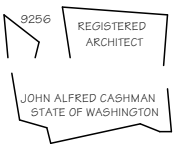
1  
SITE PHOTOS



# AS BUILT CONDITIONS

THE FOLLOWING DOCUMENTS  
ARE THE AS-BUILT PLANS AND DETAILS FOR THE  
EXISTING KAVU BUILDING AT 5419 BALLARD AVE.

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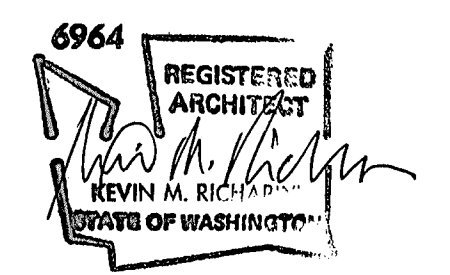
REVISIONS:

2  
AS BUILT





ARCHITECT:  
 RICHARTZ STUDIOS, INC.  
 66 BELL STREET, UNIT NO. ONE  
 SEATTLE, WA 98121  
 T: (206)784-9652  
 F: (206)239-0851



KAVU

5419 BALLARD AVE NW  
 SEATTLE, WA 98119

PERMIT  
 DRAWINGS

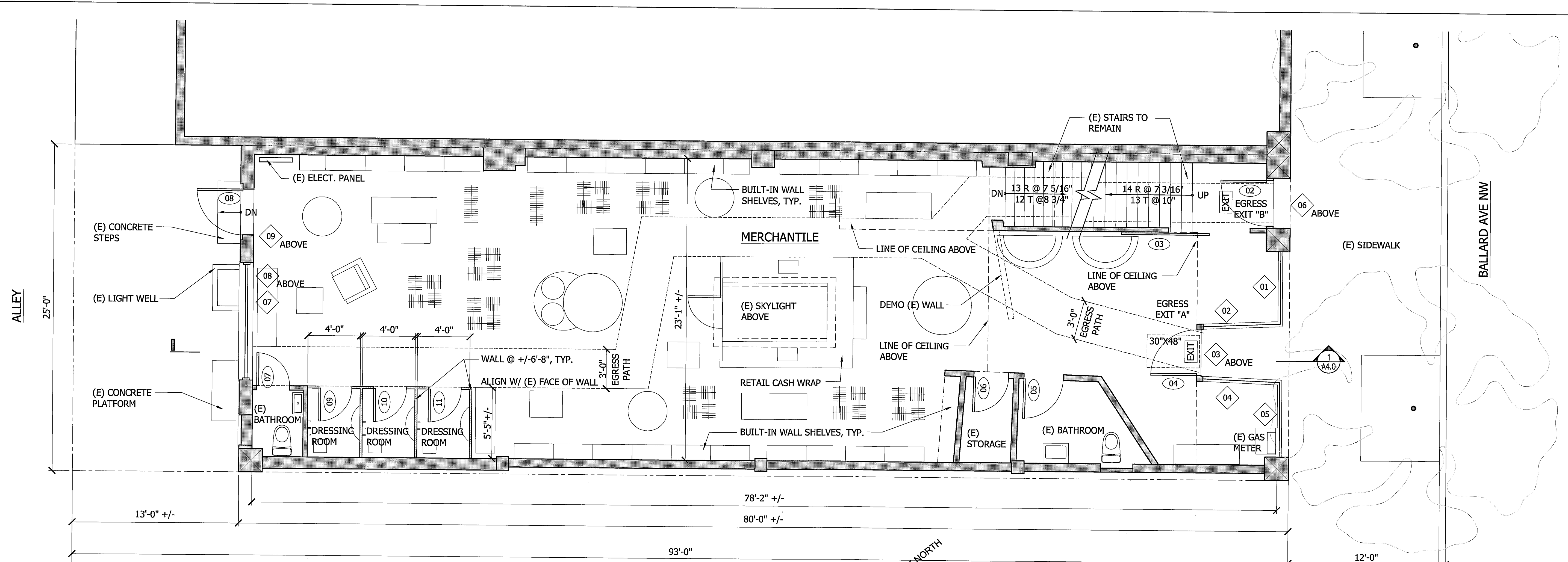
DATE: DECEMBER 17, 2008  
 PROJECT#:  
 REF#:  
 SCALE: AS NOTED

JAN 16 2009  
 RECEIVED  
 DEC 22 2008  
 DEPT OF PLANNING AND DEVELOPMENT

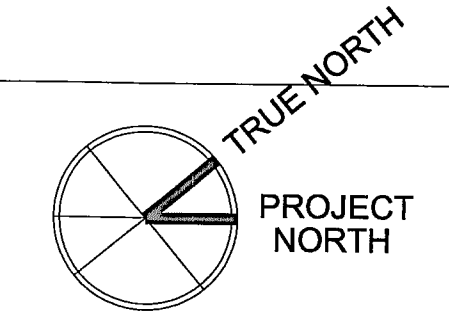
DESIGNED: KR  
 DRAWN: LD  
 REVIEWED: KR

LOWER & MAIN  
 LEVEL FLOOR PLAN

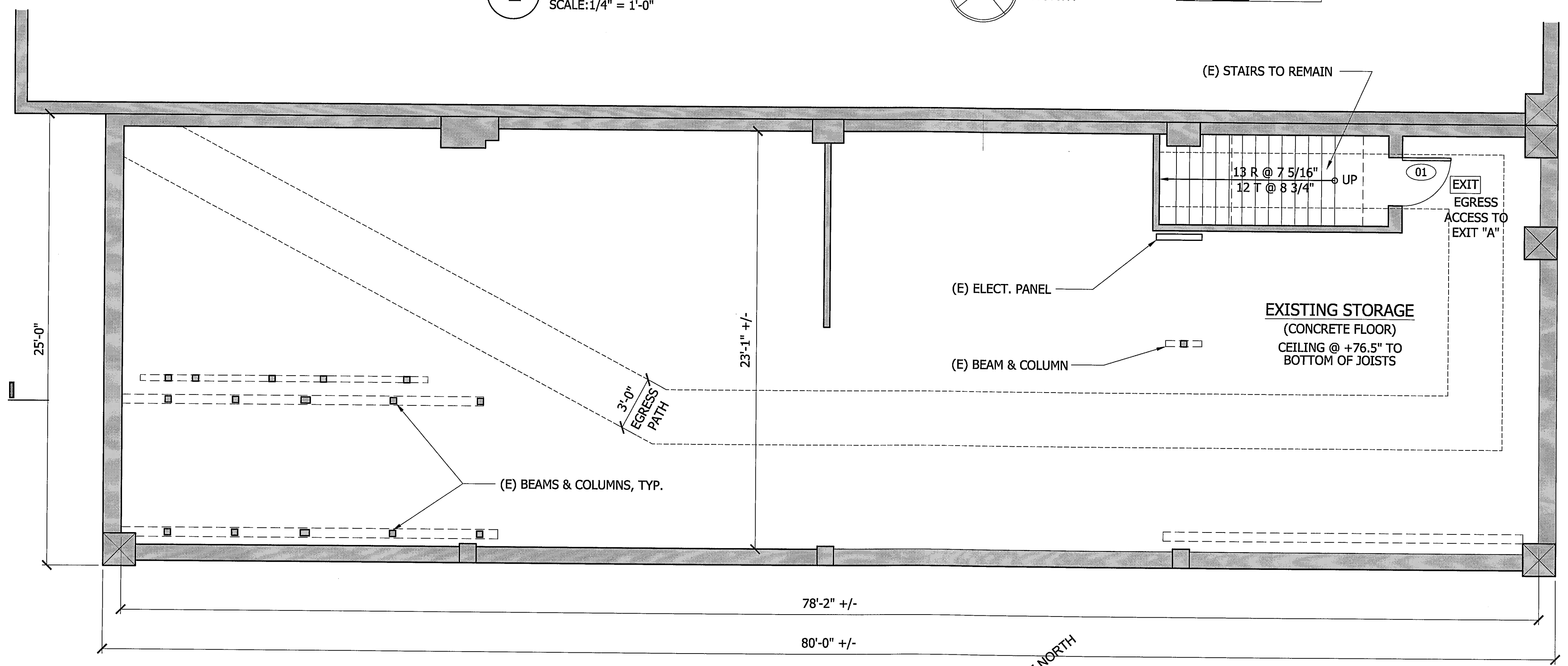
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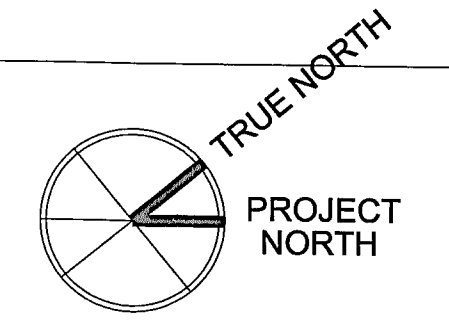
2 MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



0 1' 2' 4' 8'



1 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



0 1' 2' 4' 8'

LEGEND:

- EXISTING WALL TO REMAIN
- NEW FRAMED PARTIAL HEIGHT WALL
- WALL TO BE DEMOLISHED
- EMERGENCY EXIT LIGHTING SIGN

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WINDOW	SIZE (W X H)	OPERATION	AREA (SQ. FT.)	U-VALUE	REMARKS
01	5'-8 1/2" X 8'-9" +/-	FIXED	50 SF +/-	MAX .40	TEMPERED GLAZING
02	6'-0" X 8'-9" +/-	FIXED	52.5 SF +/-	MAX .40	TEMPERED GLAZING
03	3'-6" X 1'-7" +/-	AWNING	5.5 SF +/-	MAX .40	TEMPERED GLAZING
04	6'-0" X 8'-9" +/-	FIXED	52.5 SF +/-	MAX .40	TEMPERED GLAZING
05	5'-8 1/2" X 8'-9" +/-	FIXED	50 SF +/-	MAX .40	TEMPERED GLAZING
06	3'-6" X 2'-6 1/2" +/-	FIXED	8.9 SF +/-		EXISTING TO REMAIN
07	8'-8" X 7'-4 3/4" +/-	FIXED	64.1 SF +/-	MAX .40	
08	8'-8" X 3'-2" +/-	FIXED	27.4 SF +/-	MAX .40	
09	3'-6" X 3'-9" +/-	FIXED	13.1 SF +/-	MAX .40	TEMPERED GLAZING
10	3'-6" X 4'-4" +/-	FIXED	15.1 SF +/-		EXISTING TO REMAIN
11	15'-4 1/2" X 4'-4" +/-	FIXED	66.6 SF +/-		EXISTING TO REMAIN
TOTAL			405.7 SF		

NOTES:

- 1) FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING WINDOWS
- 2) SHOP DRAWINGS TO BE REVIEWED AND APPROVED PRIOR TO PRODUCTION

DOOR	SIZE (W X H)	MATERIAL	U-VALUE	REMARKS	HARDWARE
01	2'-8" X 6'-3" +/-	METAL		EXISTING DOOR	
02	3'-6" X 7'-6" +/-	WOOD		EXISTING DOOR	
03	6'-3" X 7'-4" +/-	WOOD		EXISTING SLIDING BARN DOOR	
04	3'-6" X 7'-6" +/-	WOOD	MAX .60	STOREFRONT SWING DOOR - EGRESS DOOR - TEMPERED SAFETY GLASS	
05	3'-0" X 6'-8" +/-	WOOD		EXISTING DOOR	
06	2'-8" X 6'-8" +/-	WOOD		EXISTING DOOR	
07	2'-6" X 6'-8" +/-	WOOD		EXISTING DOOR	
08	3'-6" X 8'-0" +/-	METAL		EXISTING DOOR	
09	2'-6" X 5'-0"	WOOD		NEW DRESSING ROOM DOOR	
10	2'-6" X 5'-0"	WOOD		NEW DRESSING ROOM DOOR	
11	2'-6" X 5'-0"	WOOD		NEW DRESSING ROOM DOOR	

NOTES:

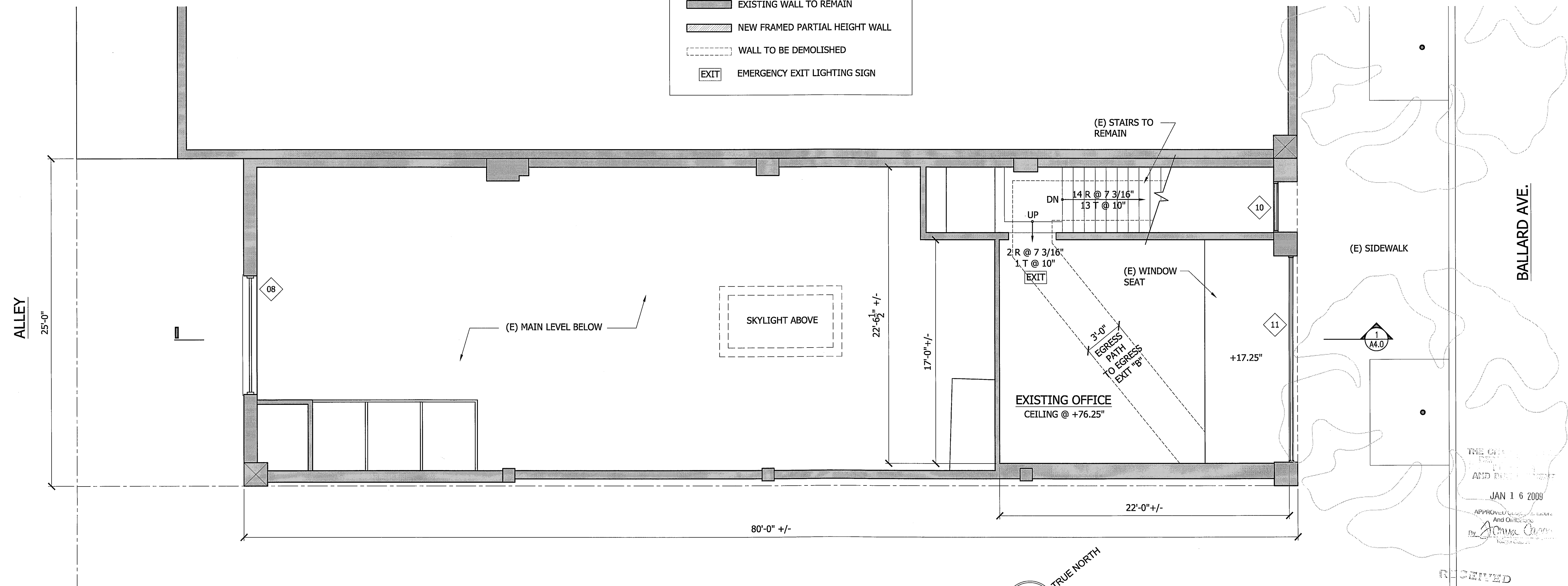
- 1) ALL DOOR LEAVES TO BE 1-3/4" THICK UNLESS OTHERWISE NOTED
- 2) FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING DOORS
- 3) SHOP DRAWINGS TO BE REVIEWED AND APPROVED PRIOR TO PRODUCTION
- 4) HARDWARE TO BE SELECTED BY OWNER

3 WINDOW SCHEDULE

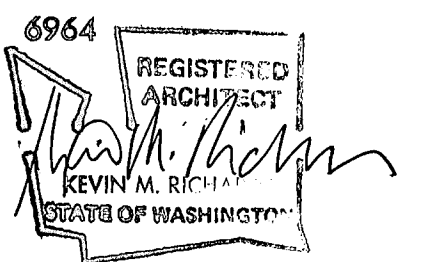
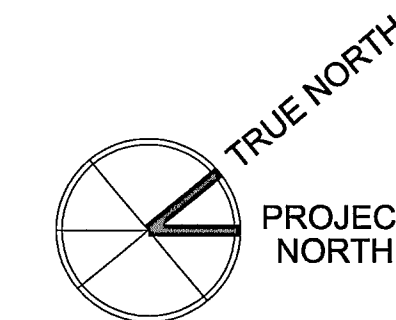
2 DOOR SCHEDULE

LEGEND:

- EXISTING WALL TO REMAIN
- NEW FRAMED PARTIAL HEIGHT WALL
- WALL TO BE DEMOLISHED
- EXIT EMERGENCY EXIT LIGHTING SIGN



1 UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



KAVU

5419 BALLARD AVE NW  
 SEATTLE, WA 98119

PERMIT  
 DRAWINGS

DATE: DECEMBER 17, 2008  
 PROJECT#:   
 REF#:   
 SCALE: AS NOTED

THE CITY OF SEATTLE  
 DEPT. OF PLANNING AND DEVELOPMENT  
 JAN 16 2009  
 APPROVED FOR THE CITY CLERK  
 AND CHIEF OF PERMITS  
 BY: JAMAL OSMAN

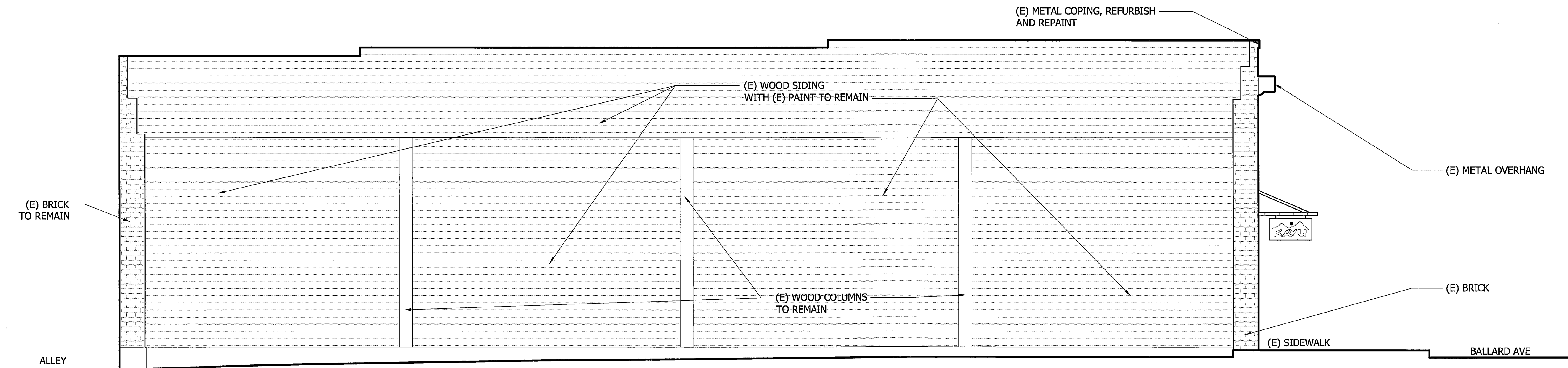
RECEIVED  
 DEC 23 2008  
 DEPT. OF PLANNING AND DEVELOPMENT

DESIGNED: KR  
 DRAWN: LD  
 REVIEWED: KR

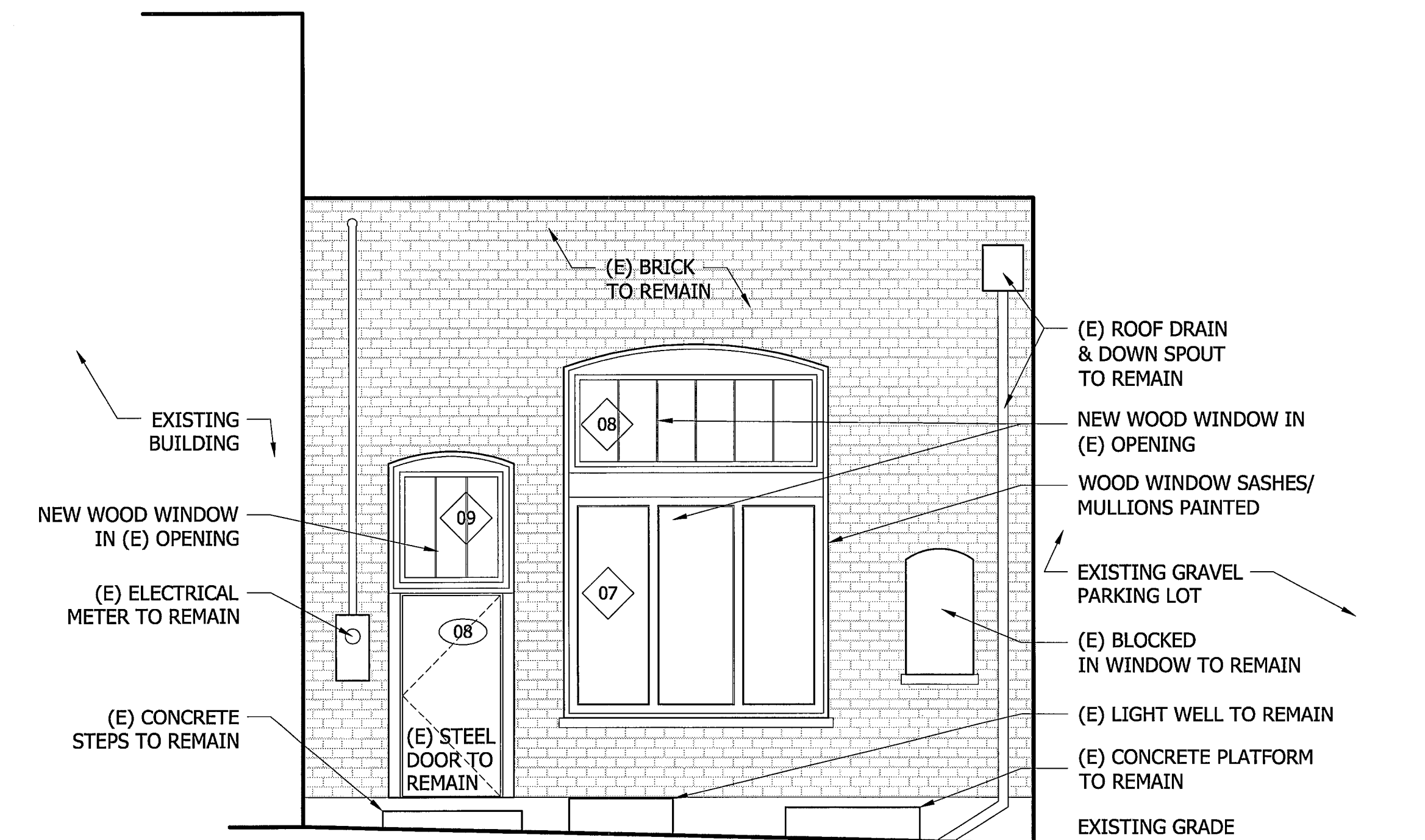
UPPER LEVEL  
 FLOOR PLAN  
 & SCHEDULES

A2.1

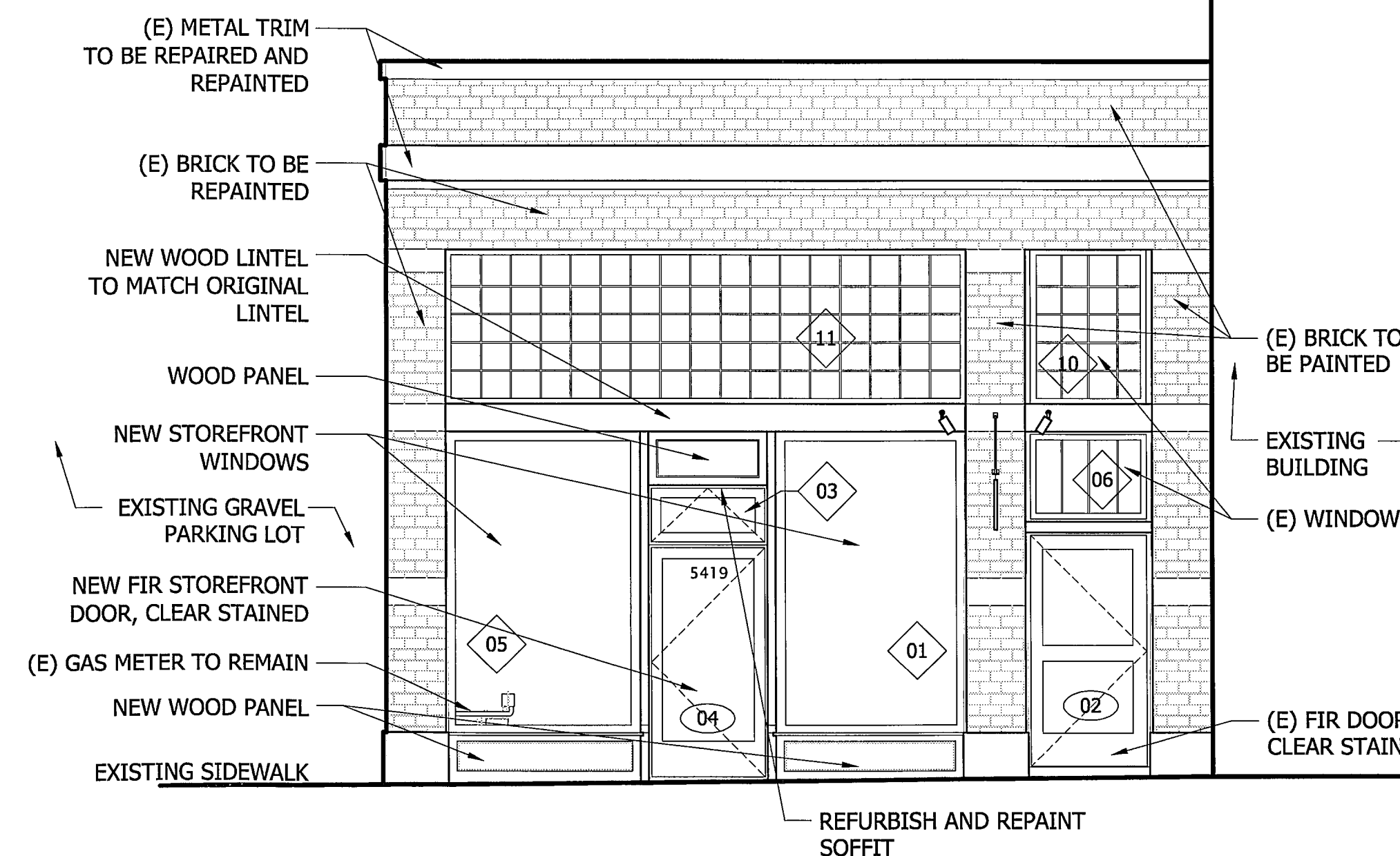




**3 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

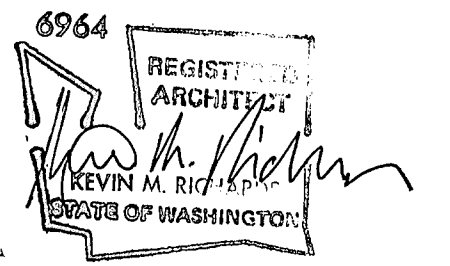


**1 NORTH EXTERIOR**  
SCALE: 1/4" = 1'-0"



THE CITY OF SEATTLE  
DEPARTMENT OF  
PERMITS AND INSPECTION  
JAN 16 2009  
RECEIVED  
DEC 22 2008  
DEPT OF PERMITS AND INSPECTION

RECEIVED  
DEC 22 2008  
DEPT OF PERMITS AND INSPECTION



**KAVU**

5419 BALLARD AVE NW  
SEATTLE, WA 98119

**PERMIT  
DRAWINGS**

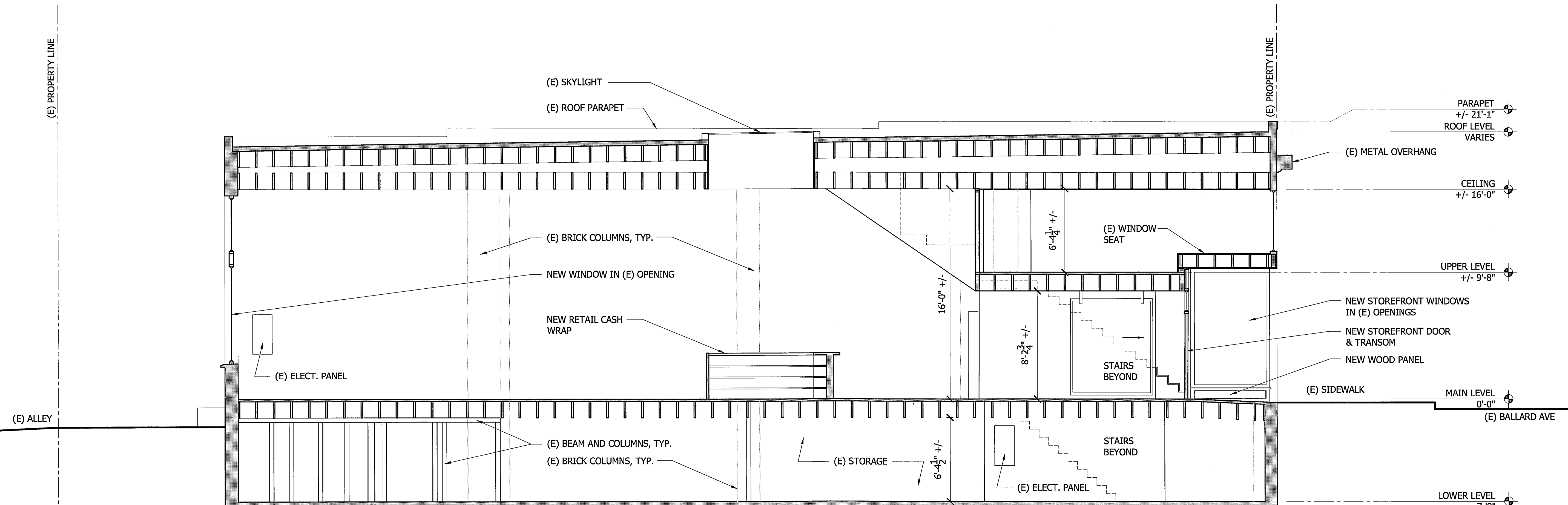
DATE: DECEMBER 17, 2008  
PROJECT#: REF#:  
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DESIGNED: KR  
DRAWN: LD  
REVIEWED: KR

**BUILDING  
SECTION**

**A4.0**

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**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



THE CITY OF SEATTLE  
LAND DEVELOPMENT  
AND BUILDING DEPARTMENT  
JAN 16 2009  
APPROVED FOR PERMIT  
AND ORIGINATOR  
BY *ADAM CUNY*  
RECEIVED  
DEC 22 2008  
DEPT. OF CITY AND COUNTY

**TAX LOT NUMBER**

PARCEL #276770-2720

AND

#276770-2721

**ADDRESS OF PROPERTY**

5419/5417 BALLARD AVE NW SEATTLE WA 98107

**LEGAL DESCRIPTION**

GILMAN PARK ADD SE 1/2 LESS ALLEY  
PLat Block: 72 Plat Lot: 8

**OWNERS OF PROPERTIES**

VISIBILITY PARTNERS LLC & AXIOM SKINNY LOT LLC

**PREPARED BY**

ANNALEA OVERA  
AXIOM DESIGN BUILD  
5424 BALLARD AVE NW SUITE #204  
SEATTLE, WA 98107  
T (206) 283-9535  
F (206) 283-2082  
aovera@axiomdesignbuild.com

**SCOPE OF WORK**

PROPOSAL FOR NEW, FOUR STORY MIXED USE BUILDING SPANNING BOTH LOTS.  
EXISTING FACADE ON KAVU TO REMAIN. DEMO (E) N,S,W, EXTERIOR WALLS AND INTERIOR. CONSTRUCT NEW RETAIL, OFFICE, AND RESIDENTIAL SPACES.

**ZONING**

NC2P-65

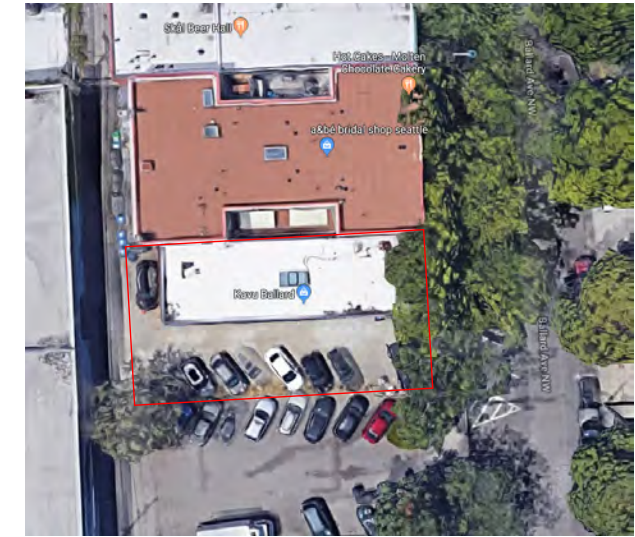
**BUILDING HEIGHT**

(E) KAVU FACADE HEIGHT 21'-4 1/4"  
PROPOSED ADDITION 48'  
PROPOSED ADDITION w PARAPETS 51'-6"

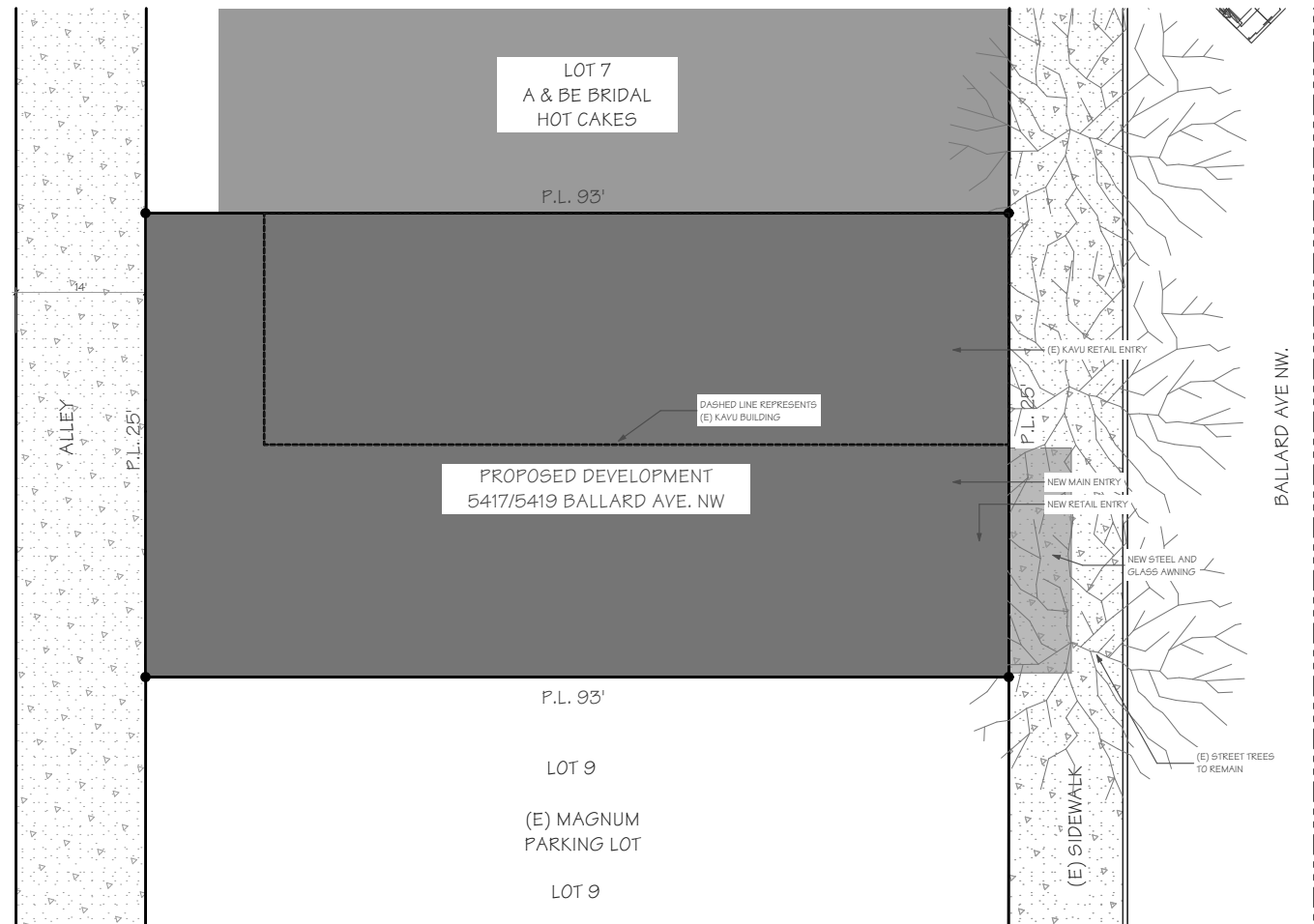
**GROSS FLOOR AREA**

PARKING GARAGE	991 SF
MAIN FLOOR	3251 SF TOTAL RETAIL
2ND FLOOR	3994 SF TOTAL OFFICE
2ND FLOOR DECK	285 SF
3RD FLOOR	3994 SF TOTAL OFFICE
4TH FLOOR	3740 SF TOTAL RESIDENTIAL
4TH FLOOR DECK	228 SF
ROOF DECK	3740 SF COMMON SPACE

TOTAL GROSS FLOOR AREA=20,223 SF



LOCATION MAP  
NOT TO SCALE



1 SITE PLAN  
SCALE: 1" = 20'

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2675

PROPOSAL-V. 4

DRAWING SET DATE:  
04/02/20

REVISIONS:

2  
COVER SHEET





○ EXISTING FACADE TO REMAIN  
NOT TO SCALE



○ EXISTING DROPPED CEILING AT ENTRY TO REMAIN  
NOT TO SCALE

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5424 BALLARD AVENUE NW  
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ARCHITECT  
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STATE OF WASHINGTON

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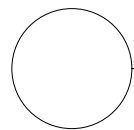
PROPOSAL-V. 4

DRAWING SET DATE:  
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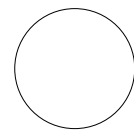
REVISIONS:

3  
EXISTING TO  
REMAIN





EXISTING DROPPED CEILING AT ENTRY TO REMAIN  
NOT TO SCALE



EXISTING DROPPED CEILING AT ENTRY TO REMAIN  
NOT TO SCALE

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04/02/20

REVISIONS:

4  
EXISTING TO REMAIN



# PROPOSED MASSING

-HISTORIC FACADE AT 5419 TO BE RETAINED

-EXISTING DROPPED CEILING AT ENTRY TO BE RETAINED

-NEW CEILING ON FIRST FLOOR TO BE 16'-0" TO MATCH THE EXISTING INTERIOR CEILING HEIGHT

-ALL OTHER CEILINGS AT 9'-4"

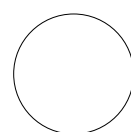
-15'-0" SETBACK FROM EXISTING STRUCTURE

-4 STORY STRUCTURE

-50' TO TOP OF ROOF w/3'-0" PARAPET ON ROOF DECK

-BRICK FACADE WITH WOOD FRAMED STOREFRONT WINDOWS AND WOOD WINDOW TRIM

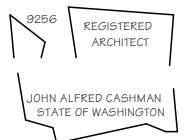
-TRIM DETAILS AND COLORS SET THE ADDITION AND NEW STRUCTURE APART AND GIVE THEM THEIR OWN CHARACTER, WHILE STILL REMAINING COHESIVE



PROPOSED MASSING

NOT TO SCALE

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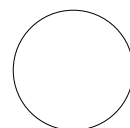
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5

3D MASSING






 PROPOSED MASSING  
 NOT TO SCALE

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 ARCHITECT  
 JOHN ALFRED CASHMAN  
 STATE OF WASHINGTON

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PROPOSAL-V. 4

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 04/02/20

REVISIONS:

6  
 3D MASSING



POTENTIAL FOR HISTORIC  
BALLARD MURAL



○ PROPOSED MASSING  
NOT TO SCALE

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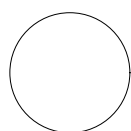
PROPOSAL-V. 4

DRAWING SET DATE:  
04/02/20

REVISIONS:

7  
3D MASSING





PROPOSED MASSING  
NOT TO SCALE

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REVISIONS:

8

3D MASSING





1 EXT. ELEVATION - EAST  
SCALE: 1/8" = 1'-0"

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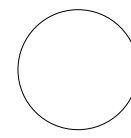
DRAWING SET DATE:  
04/02/20

REVISIONS:

10  
EXT. ELEV.






 EXT. ELEV. - WEST  
 SCALE: 1/8" = 1'-0"

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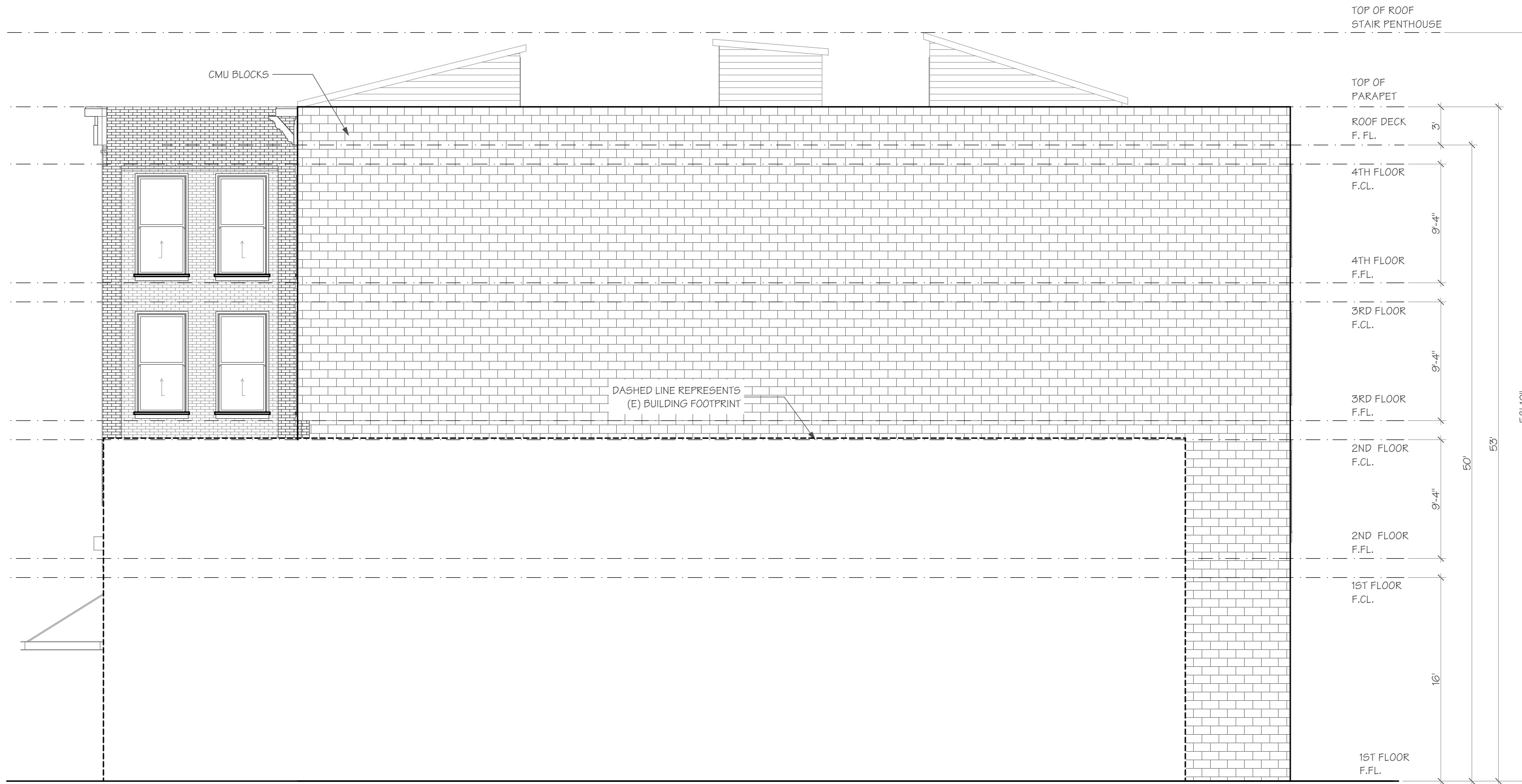
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11  
 EXT. ELEV.





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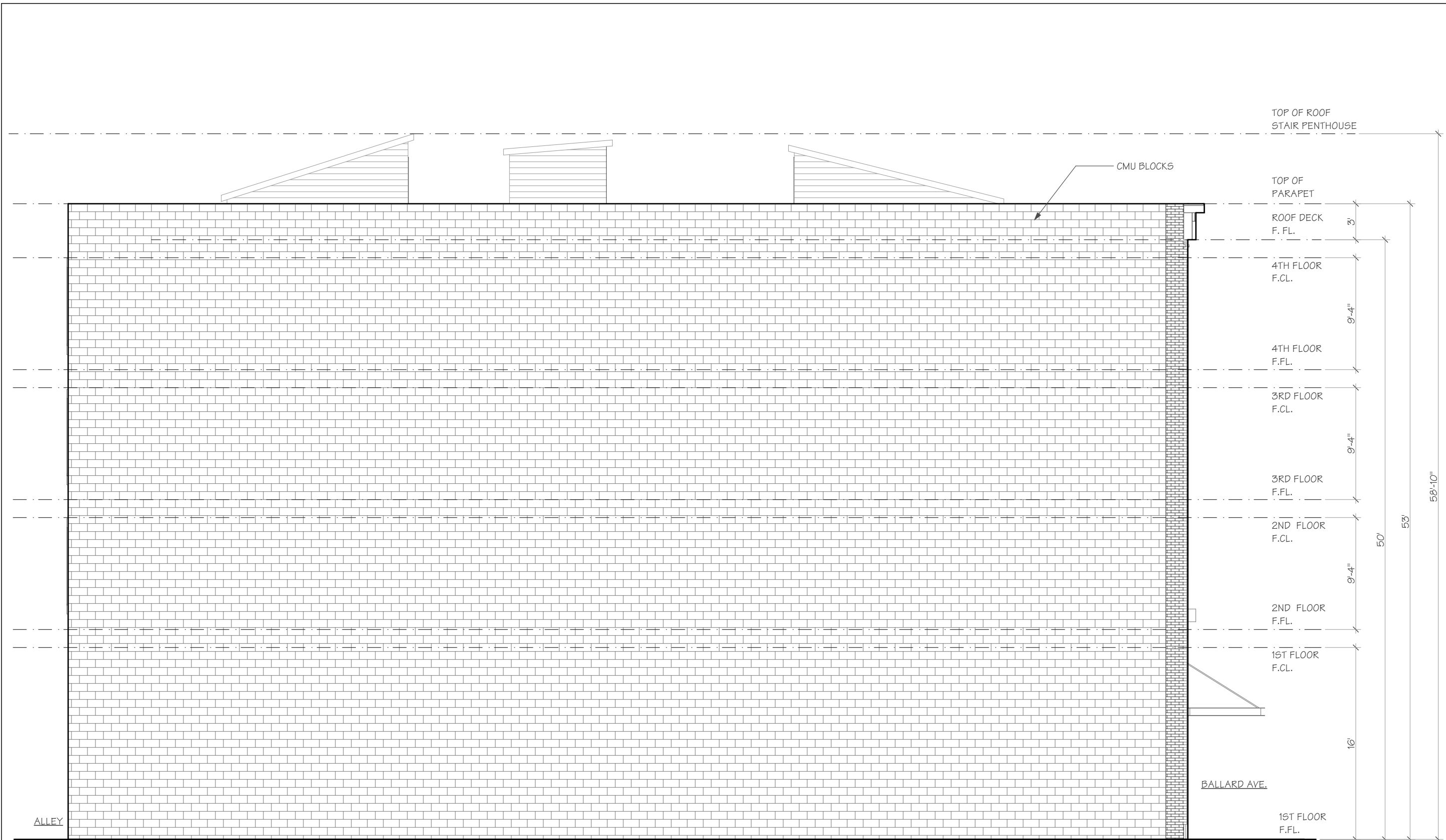
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 04/02/20

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12  
 EXT. ELEV.

1 EXT. ELEVATION - NORTH  
 SCALE: 1/8" = 1'-0"





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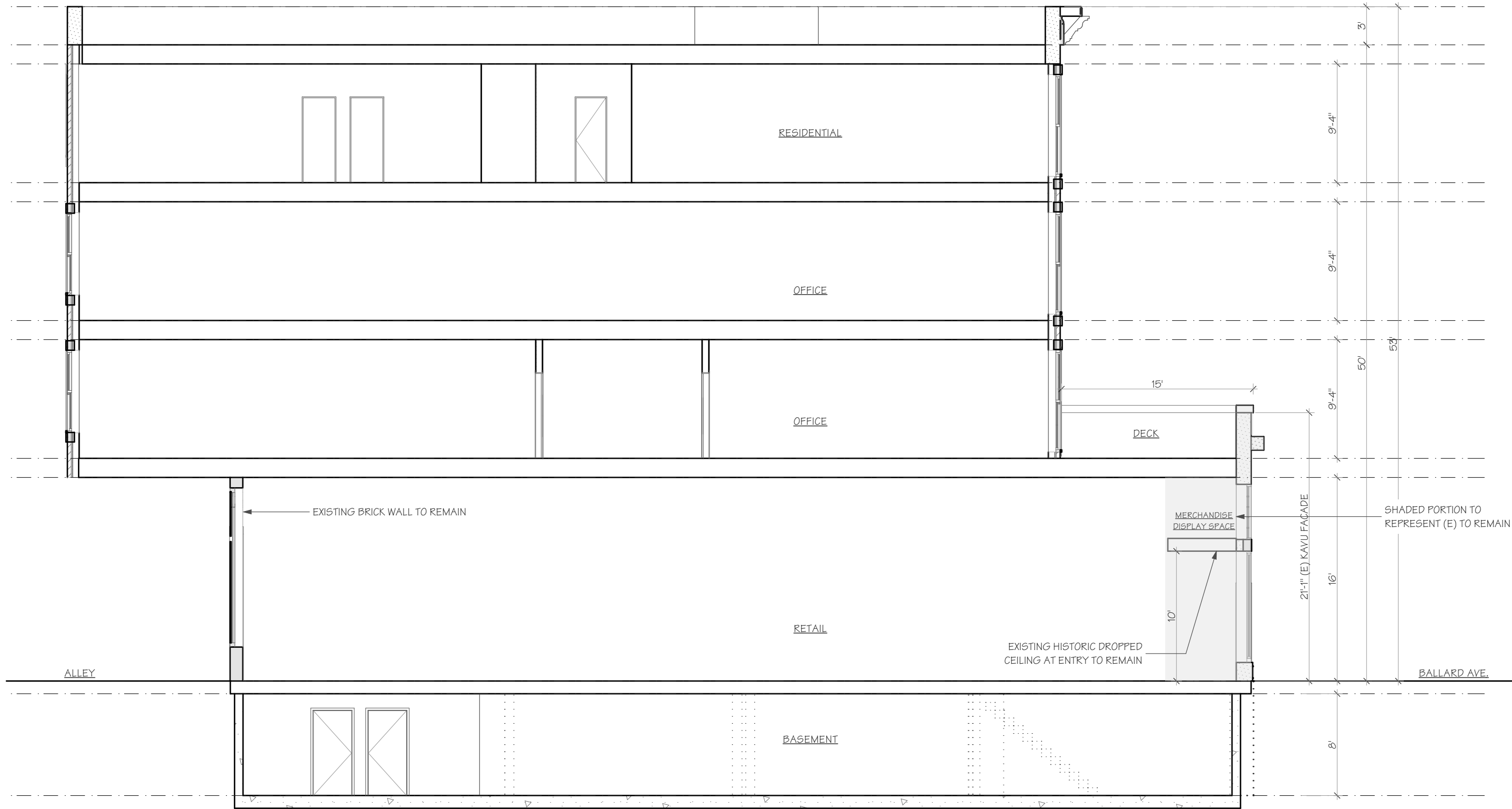
REVISIONS:

13  
 EXT. ELEV.

1

EXT. ELEVATION - SOUTH  
 SCALE: 1/8" = 1'-0"





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PROPOSAL-V. 3

DRAWING SET DATE:  
 2/27/20

REVISIONS:

14  
 BLDG. SECTION

1 BUILDING SECTION-NORTH SIDE (KAVU)  
 SCALE: 1/8" = 1'-0"