DRAWING INDEX

PROJECT DESCRIPTION

The proposed development is four storeys with 48 units of apartment housing and 28 below grade parking stalls.

UNIVERSITY APT

4302 7TH AVENUE NE, SEATTLE, WA

SECOND EARLY DESIGN GUIDANCE

OCTOBER 7, 2013

DPD # 3014789

OWNER

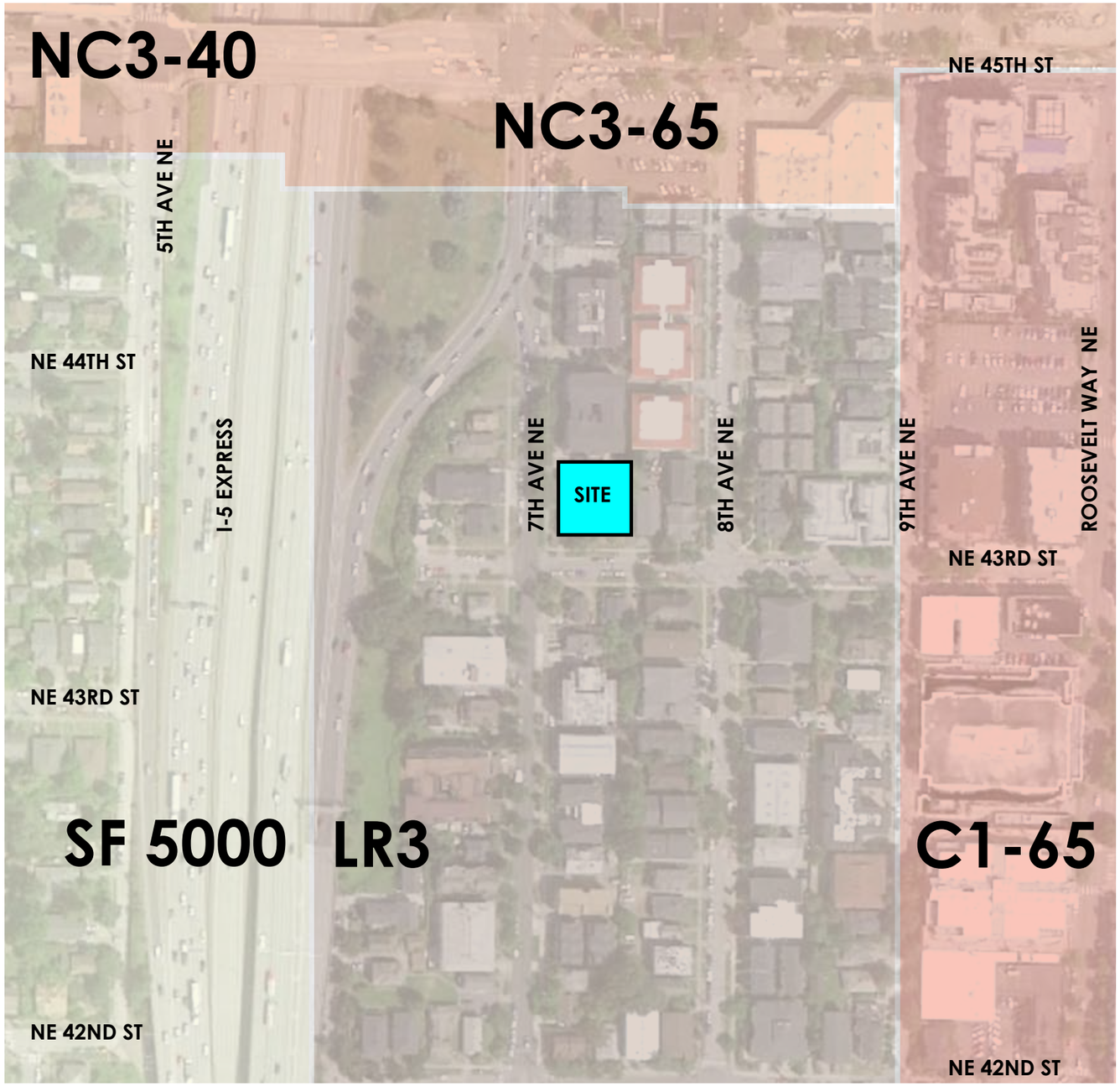
RONG YING WU
1824 77TH AVENUE NE
MEDINA WA 98039
PHONE: 408-216-3791

ARCHITECT

studio19 architects
705 2nd Avenue, Suite 505
Seattle, WA 98104
206-466-1225
htian@studio19architects.com

PROJECT INFORMATION

PROPERTY ADDRESS	4302 7TH AVENUE NE Seattle, WA 98105
PARCEL NUMBER	4092300425, 4092300405 and 4092300410.
ZONE	LR3
URBAN VILLAGE OVERLAY	University District Northwest (Urban Center Village)
PEDESTRIAN ZONE	No
MAPPED ECA	None
LOT AREA	10,000.57 SF
APPLICABLE DESIGN GUIDELINES	City of Seattle Design Guidelines University Community Design Guidelines
GREEN FACTOR	60%
AMENITY AREA REQUIRMENTS	25% (of lot area, with min 50% at ground level)
PARKING REQUIREMENTS	None (lot is within 1/4 miles of frequent transit service)
NUMBER OF RESIDENTIAL UNITS	47
NUMBER OF PARKING STALLS	19
FAR	1.5 or 2.0 with incentives Incentives = LEED silver or 4 star Built Green
BUILDING HEIGHT	40 FEET (+5 FT with 6:12 roof pitch; or +4' for partially below-grade floor)
TOTAL BUILDABLE AREA	20,000 SF
DEPARTURES	None



AERIAL VICINITY AND ZONING MAP

EXISTING SITE CONDITIONS

LOCATION
The proposed project is located on a corner site in the University District Northwest Neighborhood. The site is situated between 7th Avenue NE on the west, and 8th Avenue NE on the east; and bounded by NE 42nd Street on the South.

EXISTING USES & STRUCTURES
The project site is comprised of three parcels under singular ownership. The northern lot is occuppied by a wood framed, single family residence, with driveway curb cut on 7th Avenue NE. The southeast corner lot is also occupied by a wood framed single family residence, with driveway curb cut on NE 43rd street. The parcel situated east of the project site is vacant, with concrete foundation on site; with driveway curb cut on NE 43rd street.

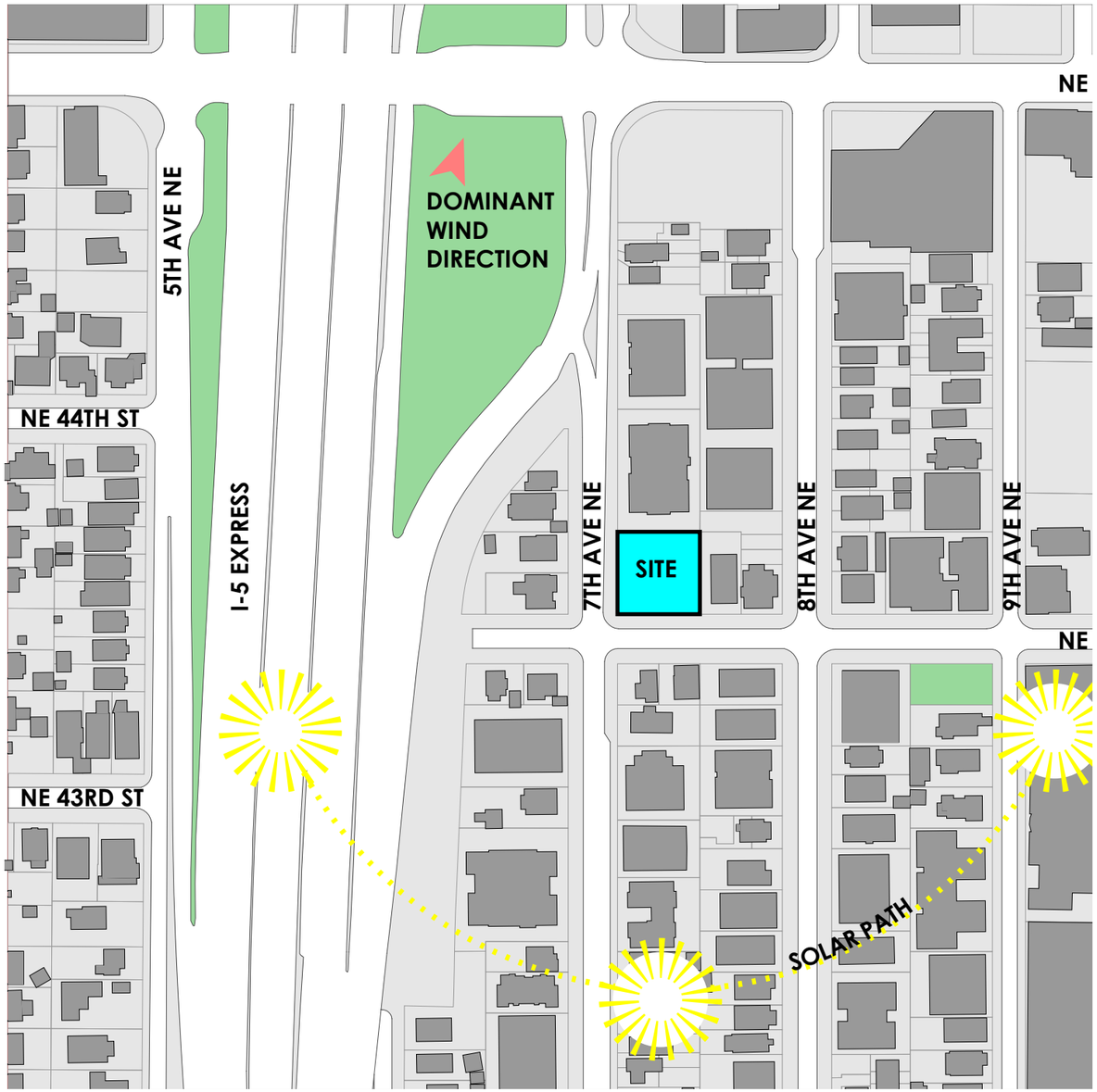
Existing structures and pavement located on site are proposed to be demolished.

PHYSICAL FEATURES
The site is sloped from the north to the east of 7th avenue NE.

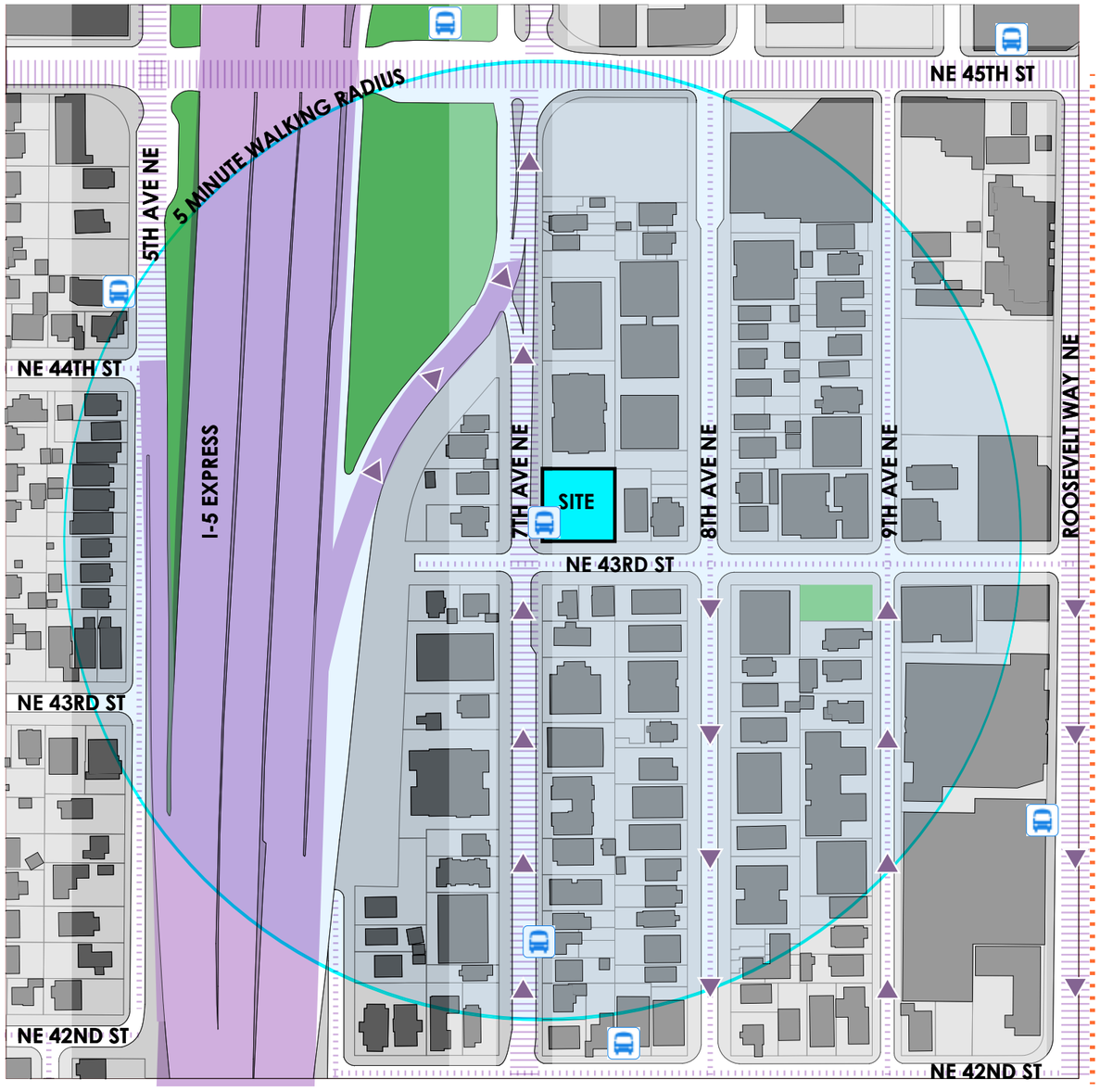
ADJACENCIES
Interstate 5 Express, Metro Public Transit, Christie Park, and several University of Wasthington buildings.

N

EXISTING SITE CONDITIONS



SOLAR EXPOSURE



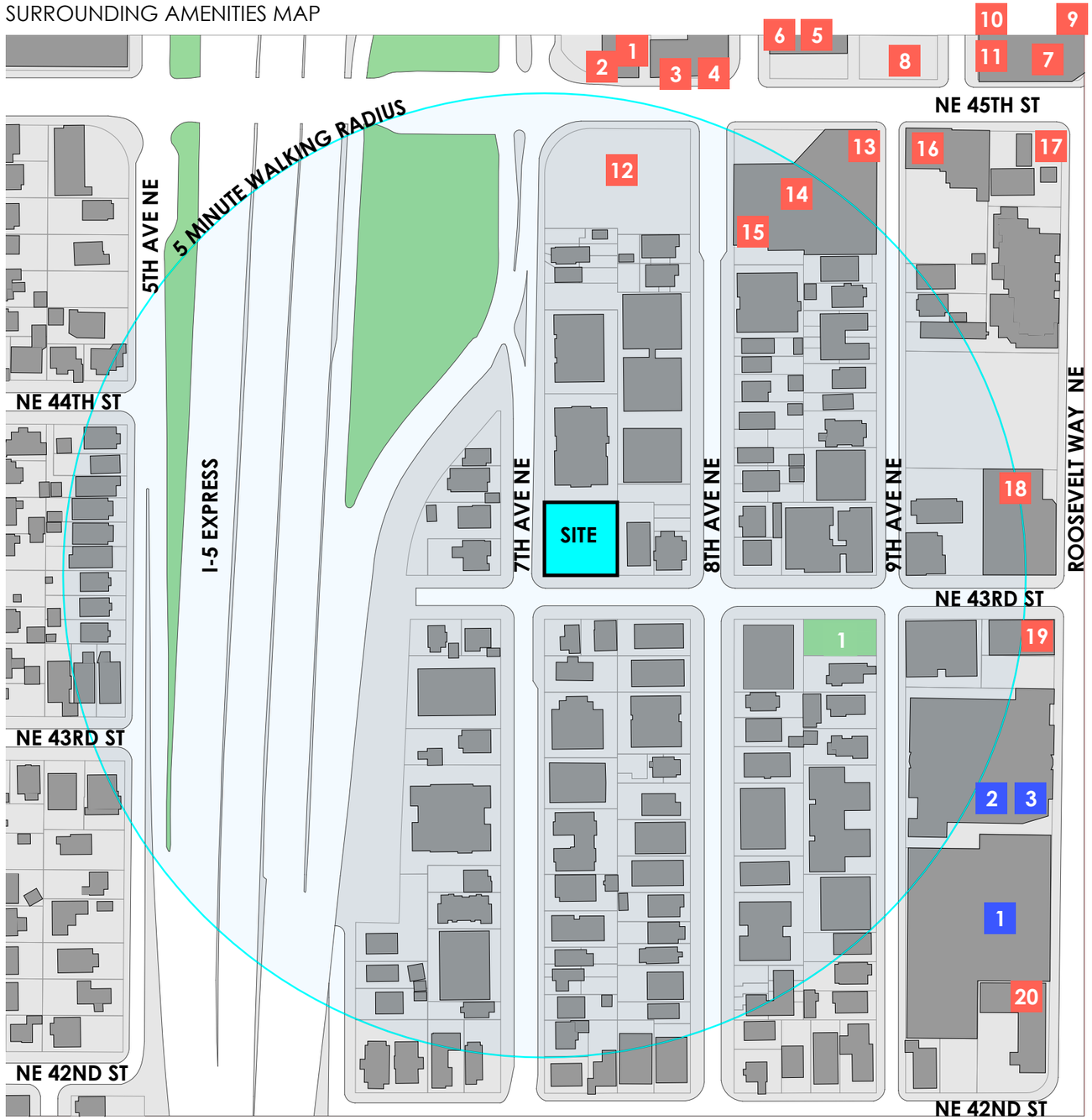
INTERSTATE HIGHWAY
MAJOR ARTERIAL
MINOR ARTERIAL
PUBLIC TRANSIT STOPS
DESIGNATEDD BIKE ROUTE

ONE-WAY STREETS

N

EXISTING SITE CONDITIONS

SURROUNDING AMENITIES MAP



SITE

PUBLIC

1. University of Washington Building
2. University of Washington Department Orthopaedics
3. University of Washington Medical Center

COMMERCIAL

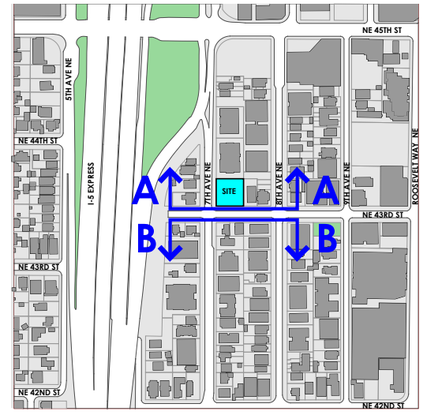
1. Companion Pet Clinic
2. Seattle Go Centre
3. Blue Moon Tavern
4. Fusion Ultra Louge
5. FedEx Office Print + Ship Center
6. Signma Law Group
7. Performance Bicycle
8. Diamond Parking
9. Yoga to the People
10. University Center Chiropractic
11. Landmark Metro Cinemas
12. Pacific Parking
13. The Mac Store
14. Petco Animal Supplies
15. Artist + Craftsman Supply
16. Seattle Naturopathic Center / Walla Chiropractic / Terrance P. Cliney General Family Dentistry / Apartments
17. Stadium Market / 76 Gas Station
18. Trinity Market / Apartments
19. 911 Media Arts Center
20. PCC Co-Op Office

GREEN SPACE

1. Christie Park

N

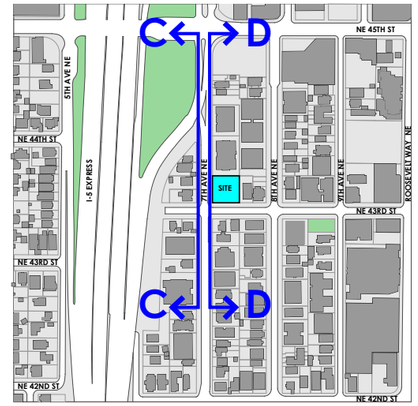
SITE ANALYSIS
STREETSCAPE



A COMPOSITE ELEVATION LOOKING NORTH

B COMPOSITE ELEVATION LOOKING NORTH

SITE ANALYSIS
STREETSCAPE



C COMPOSITE ELEVATION LOOKING WEST

D COMPOSITE ELEVATION LOOKING EAST

SITE ANALYSIS
SITE PHOTOS






A

D

B

VIEWS FROM THE SITE

C

SITE ANALYSIS
SITE PHOTOS













A
B
C
D

VIEWS INTO THE SITE

DESIGN GUIDELINES

CITY OF SEATTLE AND UNIVERSITY COMMUNITY DESIGN GUIDELINE PRIORITIES:

A. SITE PLANNING

A-2 STREETSCAPE COMPATIBILITY

- Reinforce pedestrian streetscape and protect public view corridors

A-4 HUMAN ACTIVITY

- New development should be sited and designed to encourage human activity on the street.
- Entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction.

A-5: RESPECT FOR ADJACENT SITES

- Reduce the number of windows and decks on the proposed building overlooking the neighbors.
- Take advantage of site design which might reduce impacts, for example by using adjacent ground floor area for an entry court.
- Minimize windows to living spaces which might infringe on the privacy of adjacent residents, but consider comfort of residents in the new building.
- Stagger windows to not align with adjacent windows.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

- The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 RESIDENTIAL OPEN SPACE

- Providing ground-level open space that:
  - Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.
  - Provides for the comfort, health, and recreation of residents.
  - Increases privacy and reduce visual impacts to all neighboring properties.
- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space

A-8 PARKING AND VEHICLE ACCESS

- Locate parking in lower level or less visible portions of site.
- Locate driveways so they are visually less dominant.

A-10 CORNER LOTS

- Buildings on corner lots to orient to the corner and adjacent street fronts
- Parking and automobile access should be located away from corners.

B. HEIGHT, BULK AND SCALE

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

- Creative use of architectural style, details, landscaping or other screening.
- Articulating the building's facades vertically or horizontally in intervals that conform to existing structures or platting pattern.
- Increasing building setbacks from the zone edge at ground level
- Limiting the length of, or otherwise modifying, facades

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
- Buildings should exhibit form and features identifying the functions within the building.

C-3 HUMAN SCALE

- Corner entrance designed to encourage better pedestrian circulation and to achieve a good human scale
- Better human scale can be achieved with these measures:
  - pedestrian-oriented open space, bay windows, group window units separated by moldings or jambs, window patterns, windows with small multiple panes of glass, upper story setbacks, a porch or covered entry, and visible chimneys

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

- Convenient and attractive access to the building's entry should be provided.

E. LANDSCAPING

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

- Soften the form of the building by screening blank walls, terracing retaining walls, etc.
- Increase privacy and security through screening and/or sharing.
- Provide a framework such as a trellis or arbor for plants to grow on.
- Incorporate a planter guard or low planter wall as part of the architecture.
- Distinctively landscape open areas created by building modulation.
- Incorporate upper story planter boxes or roof planters.
- Include a special feature such as a courtyard, fountain or pool.
- Emphasize entries with special planting in conjunction with decorative paving and/or lighting.
- Screen a building from view by its neighbors, or an existing use from the new building.

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DESIGN CUES

The site is located in the University District on the corner of 7th avenue and NE 43rd street. Here, the design cues are: community-focused pedestrian street thoroughfare and residential living.

The site's close proximity to the University Campus and its student demographics, informs the building design to cater towards an economical built, playful, and youthful pressence on the neighborhood block. Straddled by two major arterials, 7th avenue NE and NE 45th street, and its close adjacency to the Interstate 5 Express traffic, the project will attempt to create a public space within its site.

The design language of the project is inspired by the surrounding built landscape in and around the University of Washington campus. In addition, the main commercial street, University Way NE, hosts a wide range of businesses including retail, restaurants, cafes, and services.

Our design intent is to respond with a building design that continues to capitalize on opportunities and mitigate the site difficulties with architectural elements that help maintain and revitalize community security and visibility, and foster a pedestrian friendly and neighborly environment.

MATERIALS, TEXTURES, VERTICAL ELEMENTS, COLORS, COURTYARD, WINDOW TREATMENTS

ZONING CODE SUMMARY

REQUIREMENTS FOR LR3 ZONES

PERMITTED USES **23.45.504**
Residential

FLOOR AREA RATIO **23.45.510**
Table A 1.5 or 2.0
C.1 In LR zones, in order to qualify for the higher FAR limit shown in Table A, the following standards shall be met: LEED silver rating or Built Green 4-star rating
C.3b parking may be totally enclosed within the same structure
C.4c If access cannot be provided from an alley, access shall be from a street if the following conditions are met:
1) on corner lots, the driveway shall abut and run parallel to the rear lot line of the lot or aside lot line that is not a street lot line.
E. The following floor area is exempt from FAR limits:
E.4 Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower.

DENSITY LIMITS IN LOWRISE ZONES **23.45.512 (Table A)**
1/800 sf or unlimited
footnote(3) For apartments that meet the standards of subsection 23.25.510C, there is no density limit.

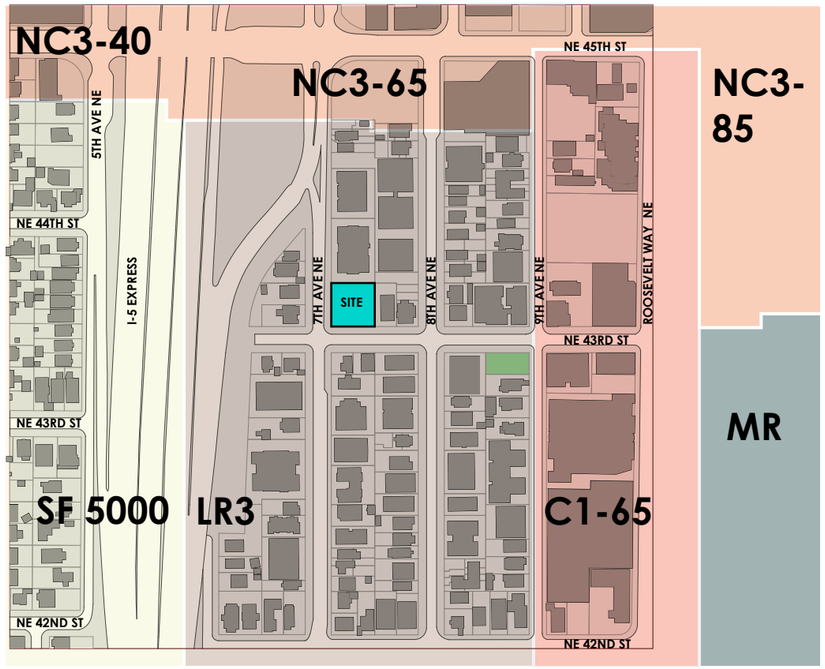
STRUCTURE HEIGHT **23.45.514**
Table A Maximum Height = 40'
F.2 The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40 foot height limit
F.4 The average height of the exterior facades of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

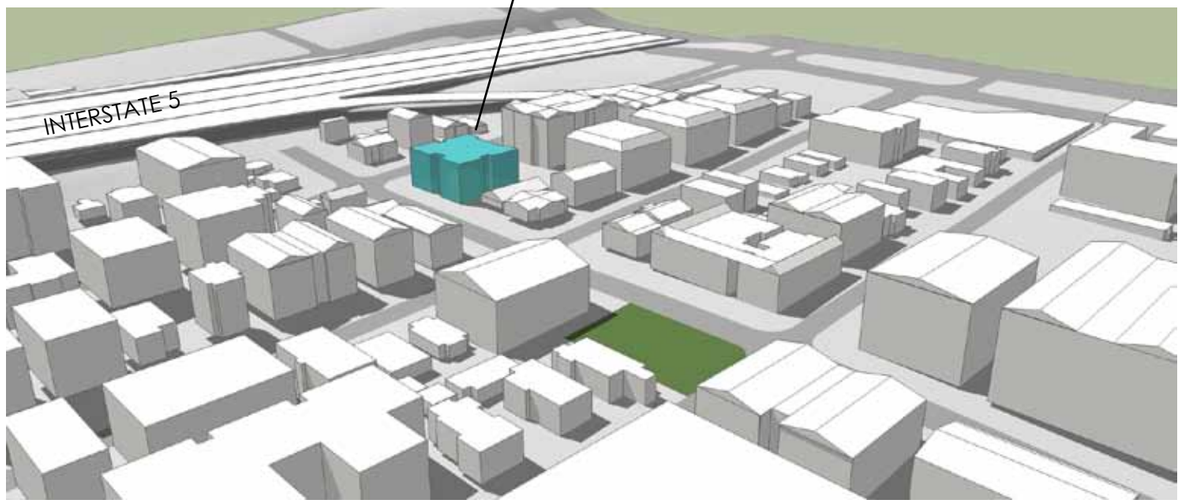
SETBACKS AND SEPARATIONS **23.45.518**
Table A Front = 5' min Side = 7' avg. 5' min Rear = 15' min if no alley

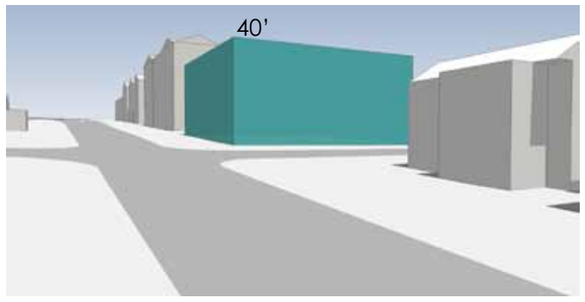
AMENITY AREA **23.45.522**
A.1 The required amount of amentiy area for apartments is equal to 25% of the lot area.
A.2 A minimum of 50% of the required amentiy area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510 E.5 may be counted as amenity area provided at ground level.
A.4 Amenity area required at ground level may be provided as common space.
D.1 All units shall have access to commoon area
D.2.a An amenity area shall not be enclosed within a structure
D.5.a No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal distance of 10'.
D.5.b.1 At least 50% of common amenity area provided at ground level shall be landscaped with grass, groundcover, bushes and/or trees.
D.5.b.2 Elements that enhance the usability of the space for residents shall be provided
D.5.c The common amenity area at ground level shall be accessible to all residents.

STRUCTURE WIDTH AND FACADE LIMITS **23.45.527**
Table A Maximum Width = 150'
B.1 The maximum combined lenght of all portions of facades within 15' of alot line that is neither a rear lot line or alley lot line shall not exceed 65% of the lenght of that lot line, except as specified in subsection 23.45.527.B.2.

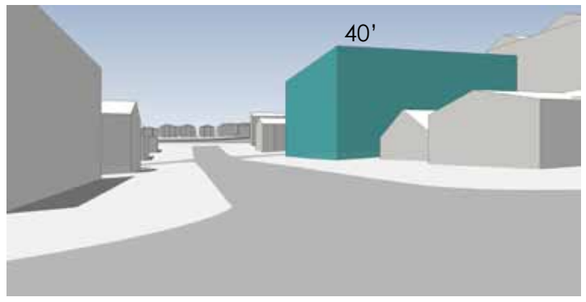
ZONING ANALYSIS







ALLOWABLE ZONING ENVELOPE LOOKING NORTH



ALLOWABLE ZONING ENVELOPE LOOKING WEST

ALLOWABLE ZONING ENVELOPE LOOKING SOUTH

ALLOWABLE ZONING ENVELOPE LOOKING EAST

EDG 1 SUMMARY

DESIGN SCHEME: ALTERNATE 1

PROS:

- the primary residential lobby entry is conveniently located to provide easy access
- parking access is located in the rear lot, away from the corner

CONS:

- building setbacks from NE 43rd and 7th Ave Ne are minimal
- majority of units are oriented towards I-5 and solar gain is not optimized.
- building massing at corner is bulky.

SITE PLAN WITH SHADOWS (MARCH 21 @ 2:00PM)

DESIGN SCHEME: ALTERNATE 2

CONS:

- the primary residential entry is inconveiniently located off of 7th Ave Ne
- the ground level open space and a majority of units are oriented towards I-5 and solar gain is not optimized.
- parking access is located off NE 43rd

SITE PLAN WITH SHADOWS (MARCH 21 @ 2:00PM)

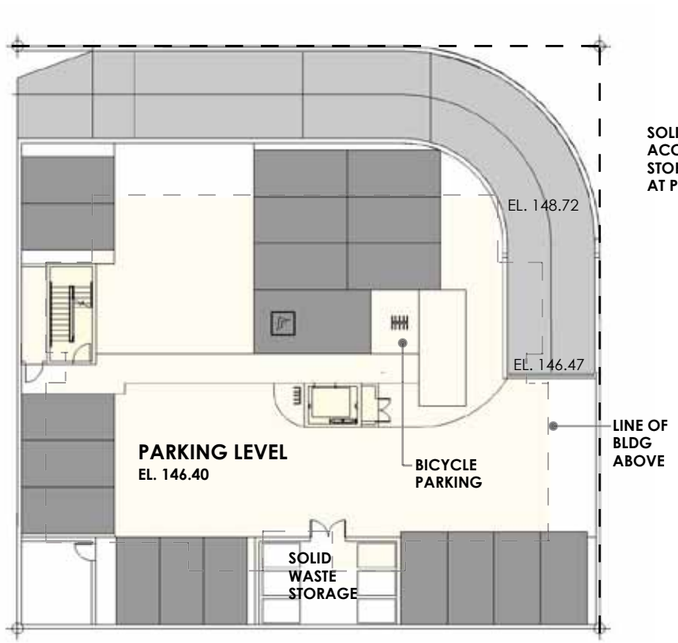
EDG 1 SUMMARY

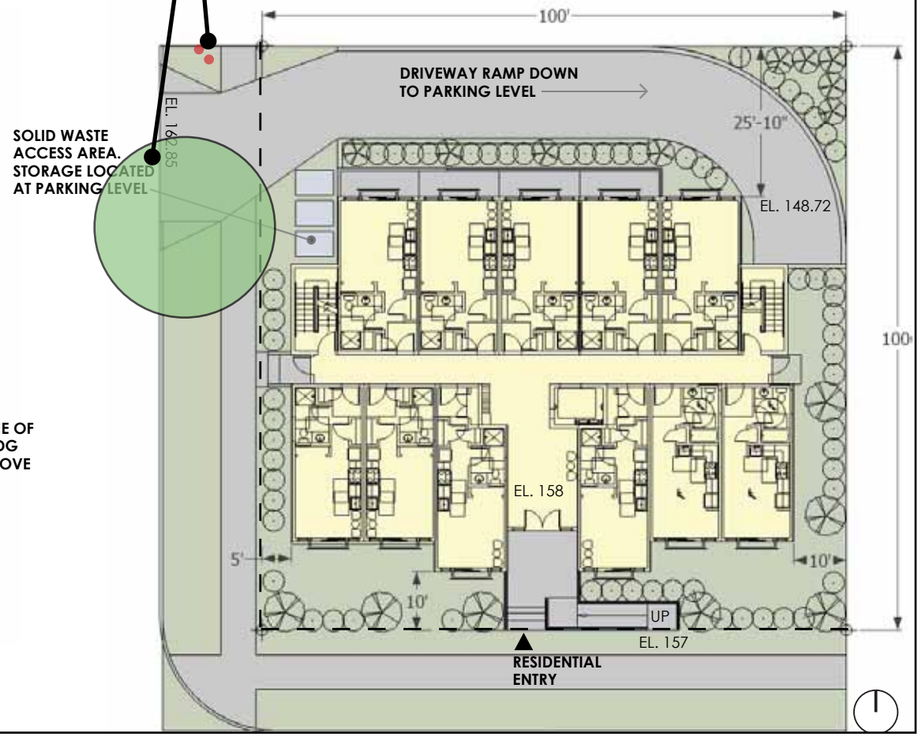
DRIVEWAY LOCATION WAS DETERMINED TO BE UNFEASIBLE DUE TO INSUFFICIENT CLEARANCE BETWEEN EXISTING STREET TREE AND POWER POLES. MINIMUM CLEARANCES WERE PROVIDED BY SDOT AND SEATTLE CITY LIGHT.

DESIGN SCHEME: ALTERNATE 3 (PREFERRED)

PROS:

- the setback from NE 43rd provides ground floor open space that encourages human activity and neighborly interaction, creating a safe transition between the street and building.
- the primary residential lobby entry is highly visible and conveniently located to provide easy access to the neighborhood
- unit layout is efficient and optimizes solar orientation
- parking access is located in the rear lot, away from the corner





OPTION 1

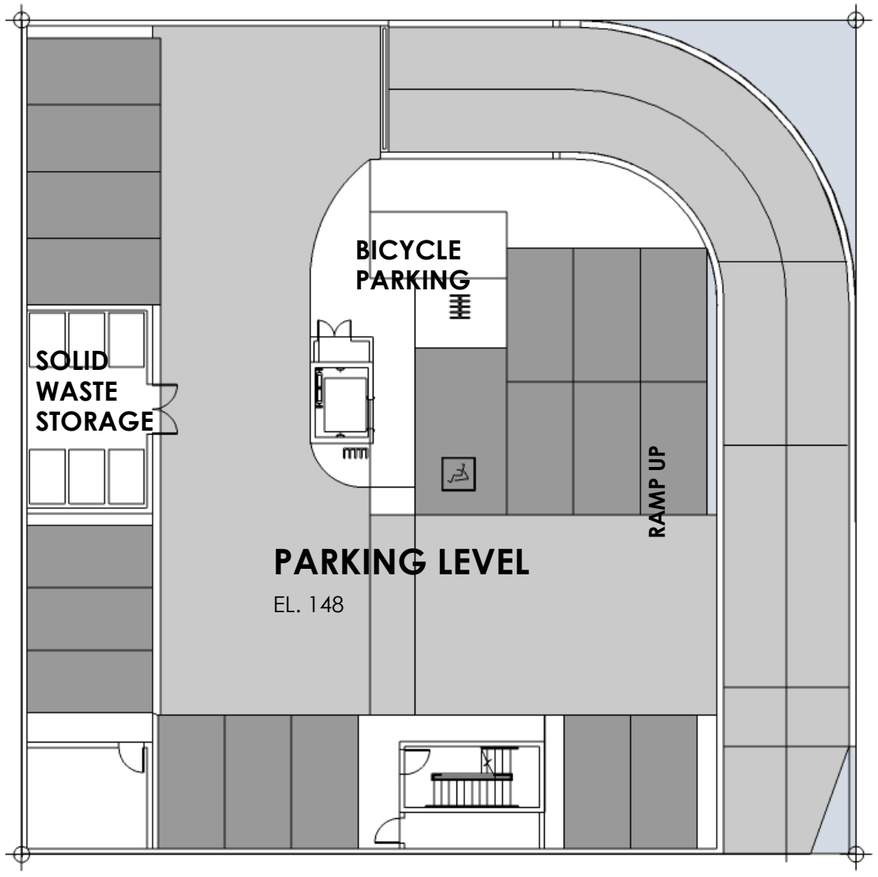
PROS:

- efficient layout with double loaded corridor

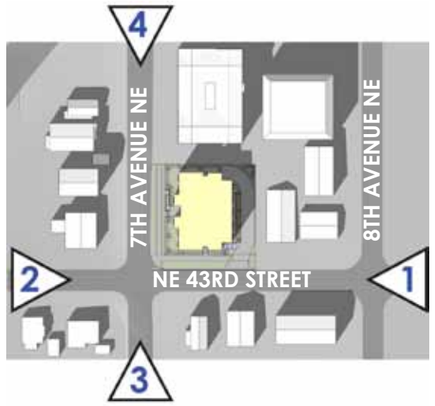
CONS:

- the primary residential entry is inconveiniently located off of 7th Ave Ne
- the ground level open space and a majority of units are oriented towards I-5

BUILDING AREA = 19,788 SF
RESIDENTIAL UNITS = 47
PARKING STALLS = 19



OPTION 1
STREET VIEW PERSPECTIVES



1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST

2. VIEW FROM I-5 AND NE 43RD LOOKING EAST

3. VIEW FROM 7TH AVE NE LOOKING NORTH

4. VIEW FROM 7TH AVE NE LOOKING SOUTH

OPTION 2 (PREFERRED)

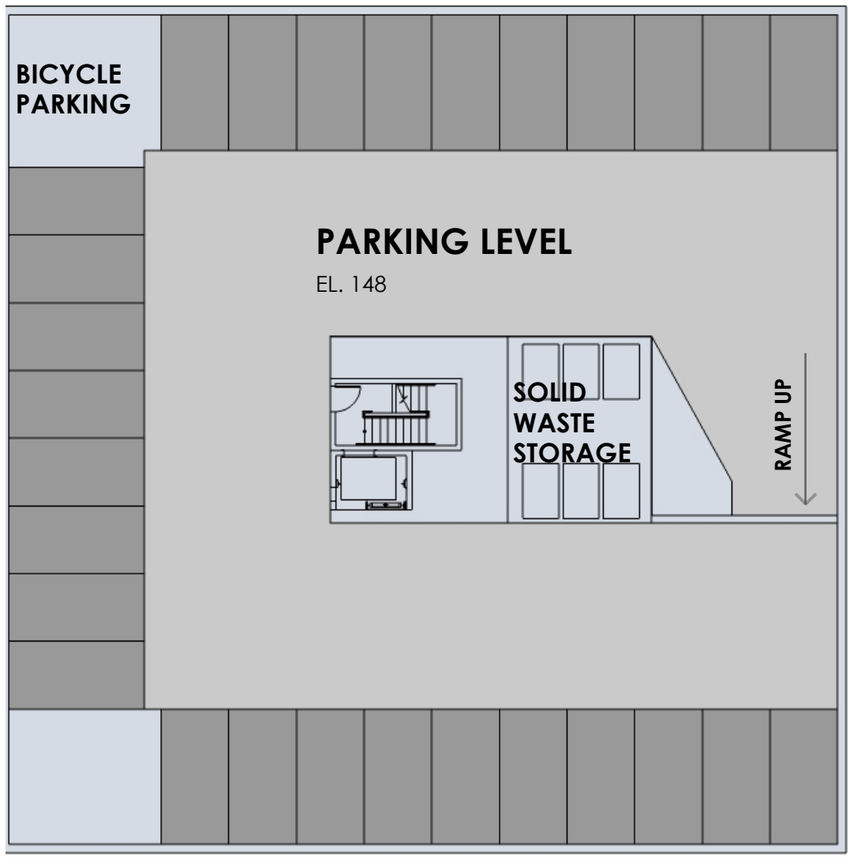
PROS:

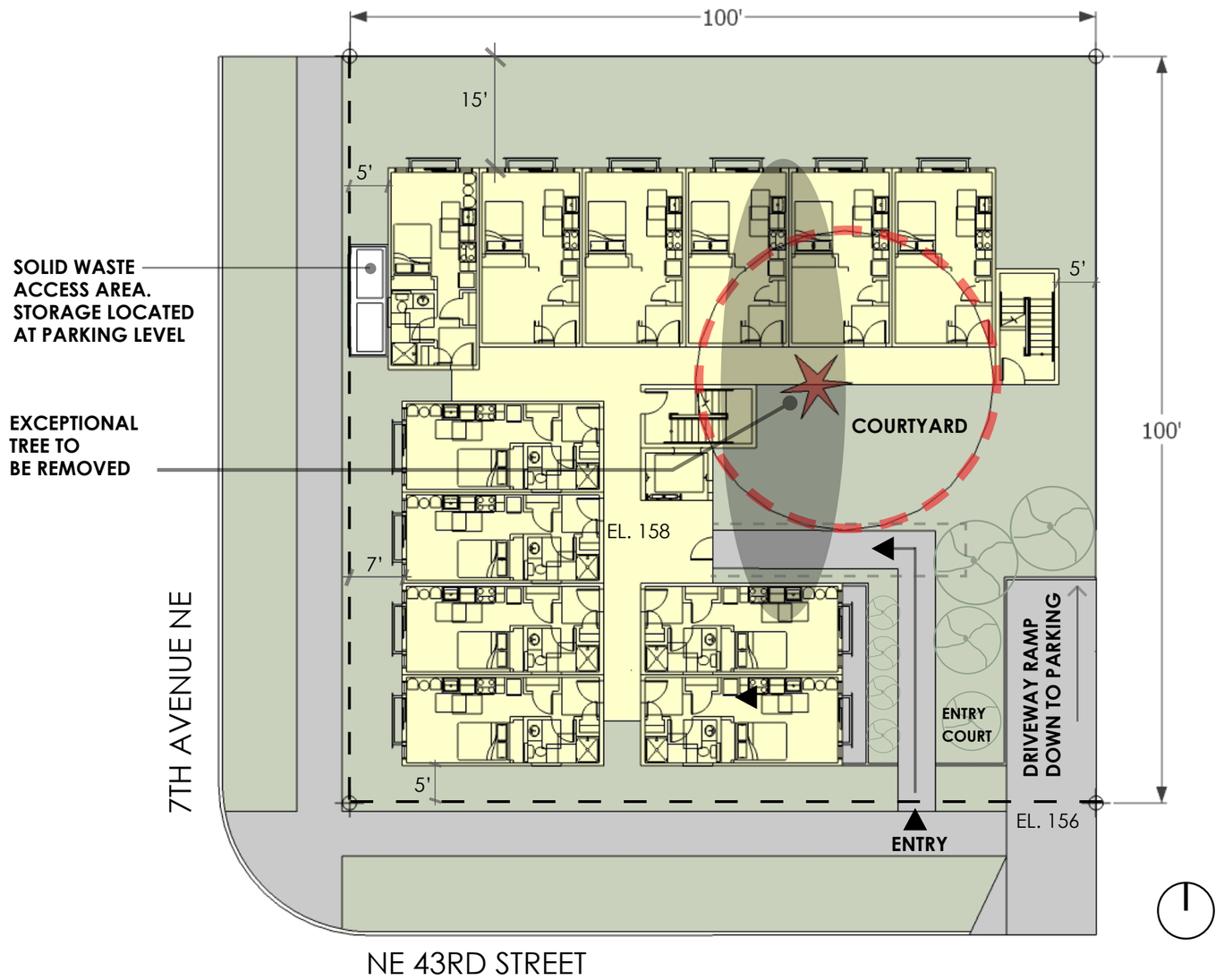
- stong courtyard scheme concept with functional open space and good solar orientation
- urban edge that firmly grounds the corner
- vehicular access located away from the corner

CONS:

- no south facing units

BUILDING AREA = 19,976 SF
RESIDENTIAL UNITS = 48
PARKING STALLS = 28





OPTION 2 (PREFERRED)


NORTH


EAST


WEST


SOUTH

A-3 Entrances Visible From the Street
A-6 Transition Between Residence and Street
D-1 Pedestrian Open Spaces and Entrances

The entry court is featured prominently on NE 43rd Street. It provides a transition from the street with a clear path through the main courtyard and a covered walkway to the building entrance.

A-7 Residential Open Space
E-2 Landscaping to Enhance the Building and or Site

From the University Guidekines: *"The ground-level open space should be designed as a plaza, courtyard, play area...or similar occupiable site feature."*

The courtyard scheme offers multiple benefits to both the residents and neighbors as well as enhancing the site and the architecture.

A-10 Corner Lots
C-2 Architectural Concept

The L-shaped building massing anchors the corner at NE 43rd and 7th Ave NE resulting in a strong urban edge along the street while firmly holding the corner. The plan allows for pleasing exterior proportions which decreases the bulk of the mass. The articulated rhythm of residential units along the street edge breaks the massing down even further to lend a sense of human scale

From the previous EDG meeting: the Board advised the applicant to strengthen the street edges of the structure.


1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST


2. VIEW FROM I-5 AND NE 43RD LOOKING EAST


3. VIEW FROM 7TH AVE NE LOOKING NORTH

OPTION 3 - TREE PRESERVATION

PROS:

•large open space and good solar orientation

•continuous urban street edge with strong corner

CONS:

•long, uninterrupted west facade

•below grade parking is not feasible

•Reduced set backs compromise tenant privacy and public/ private transition

1. VIEW FROM 8TH AVE NE AND NE 43RD LOOKING WEST

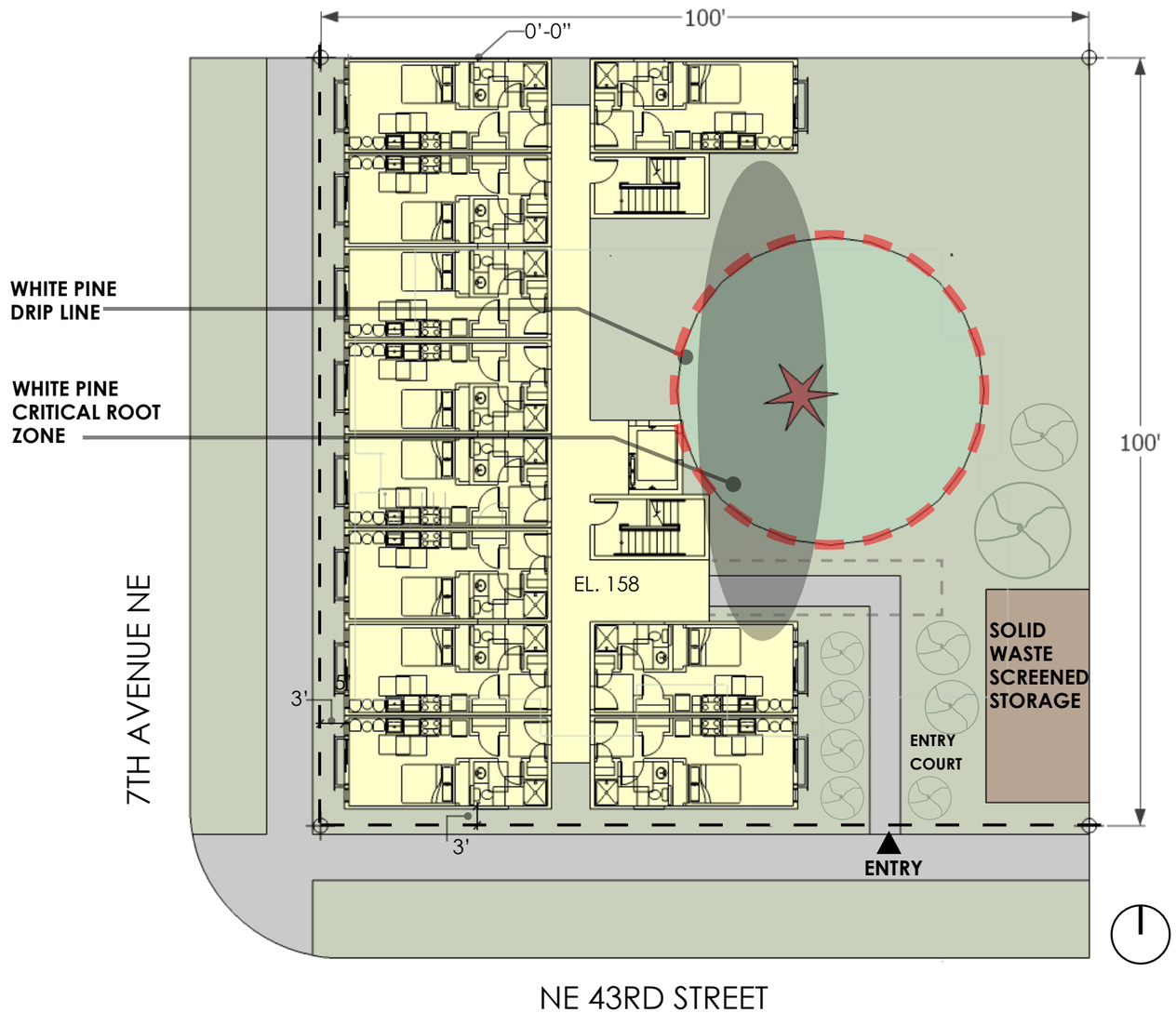
2. VIEW FROM I-5 AND NE 43RD LOOKING EAST

3. VIEW FROM 7TH AVE NE LOOKING NORTH

BUILDING AREA = 18,240 SF

RESIDENTIAL UNITS = 44

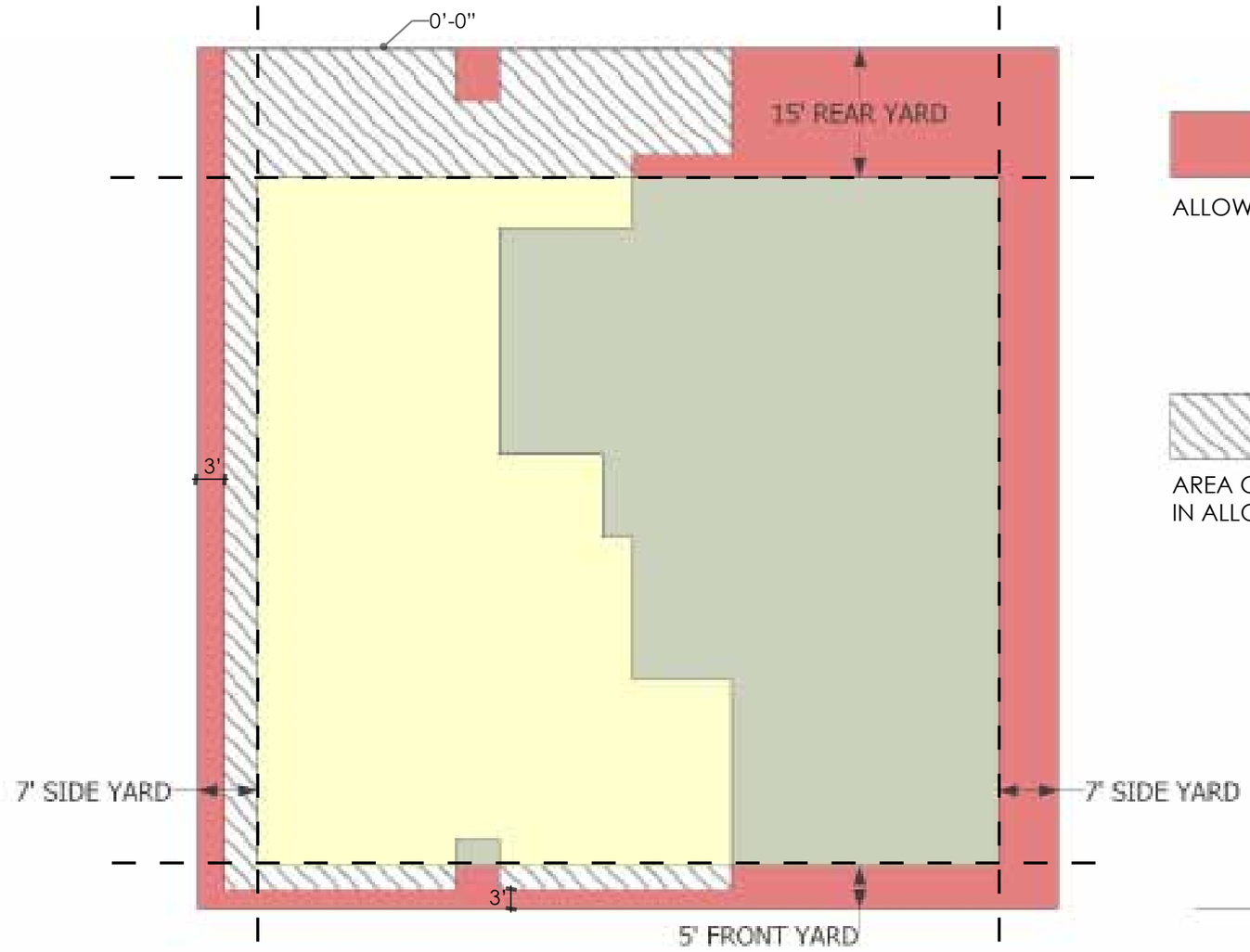
PARKING STALLS = 0



OPTION 3 - TREE PRESERVATION

DEPARTURES

Departure	Code Requirement	Requested Departure:	Justification
1. Rear, Front and Side yard setbacks	SMC 23.45.518 Setbacks and Separations Table A. LR zones required setbacks **Front = 5'-0" min.** **Rear = 15'-0" if no alley** **Side = 7'-0" ave, 5'-0" min**	**Front = 3'-0"** **Rear = 0'-0"** **Side (west, street lot line) = 3'**	In order to preserve the White Pine, the massing of the building was pushed to the west and stretched in the north and south directions to allow for more building area.

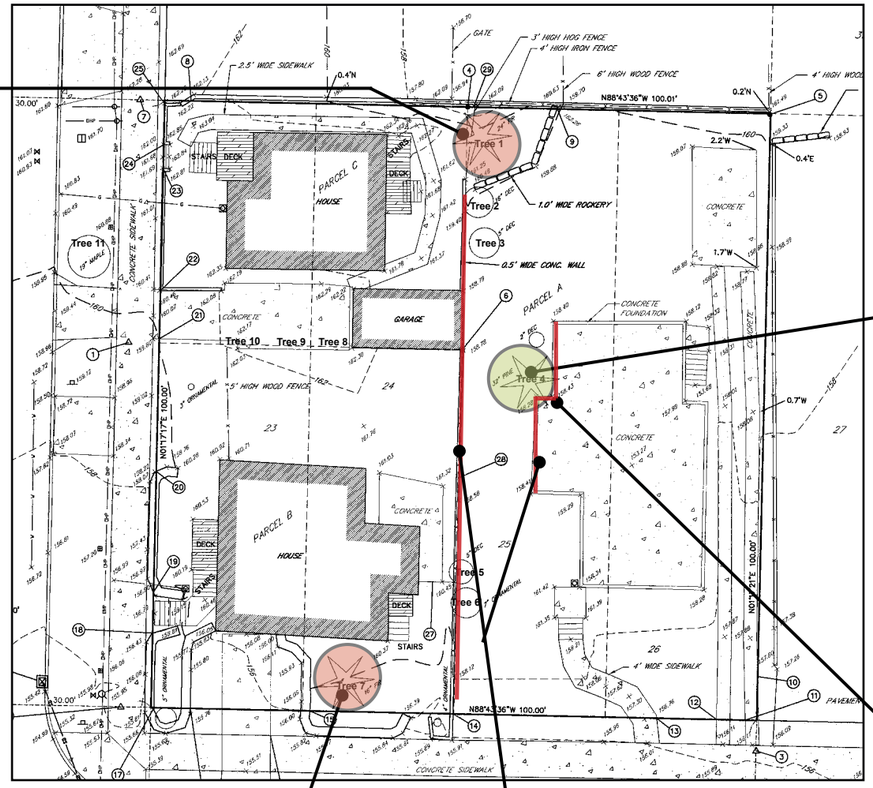


ALLOWABLE SETBACK AREA

AREA OF STRUCTURE THAT ENCROACHES
IN ALLOWABLE SETBACK AREA

EXCEPTIONAL TREES - EXISTING SITE CONDITIONS

WESTERN HEMLOCK: HAZARDOUS, TO BE REMOVED



TREE # 6: MULTI-STEMMED YEW SHRUB DEEMED NOT EXCEPTIONAL PER DPD TREE REVIEWER

EXISTING FOUNDATION WALLS THAT HAVE CONSTRICTED ROOT ZONE OF THE WHITE PINE

32" WHITE PINE

EXISTING FOUNDATION WALL TO PARTIALLY REMAIN AS NECESSARY TO PRESERVE WHITE PINE

Tree Data

Tree #	Species	DBH[1]	DLR[2]	Condition[3]	Comments
1	*Tsuga heterophylla* Western Hemlock	25"	14'	Poor	Size meets **Exceptional** designation, but tree is dying and removal is recommended.
2	*Sorbus aucuparia* Mtn. Ash	17"	22'	Good	
3	*Laburnum watereri* Golden Chain Tree	8", 3"	11'	Good	
4	Pinus monticola Western White Pine	32"	16'	Good	**Exceptional** Retaining wall is 4'6" east of mid trunk & 2'6" southeast of mid trunk.
5	*Laburnum watereri* Golden Chain Tree	3 @ 6"	10'	Good	
6	*Taxus sp.* (maybe Media) Hybrid Yew	10", 3@7", 2@6", 4"	17'	Good	**Exceptional.** Yew is multi-stemmed & wide-spreading.
7	*Pseudotsuga menziesii* Douglas Fir	17"	13'	Good	
8	*Ilex aquifolium* English Holly	8"	NA	Good	Invasive species
9	*Ilex aquifolium* English Holly	7", 2@ 5", 3"	NA	Good	Invasive species
10	*Ilex aquifolium* English Holly	7", 5", 3", 2"	NA	Good	Invasive species
11	*Acer rubrum,* Red Maple	21"	30' to South, 22' to East	Good	

EXCEPTIONAL TREES - ARBORIST REPORT

ARBORIST REPORT REGARDING WESTERN HEMLOCK:

SUE NICOL
Horticulturist
ISA Certified Arborist
LEED Accredited Professional

July 5, 2013

Studio 19
Attn: Lori Hammersmith
705 Second Ave. Suite 505, Seattle, WA 98104

Re: Arborist's Assessment of Trees on Guanghui Liu Project
4302 7th Avenue NE, Seattle, WA

This Arborist's Report provides data on all trees over six inches in diameter located on the above property. The following conclusions and findings are based upon a July 3 site visit, current arboricultural best management practices, and my education and professional knowledge gained during 33 years of tree and landscape management in the Puget Sound area.

Methodology
Trees were identified and given numbers but not tagged on the site. Numbers and tree information are placed in the table below and on Comment blocks on a pdf of the property survey which accompanies this report. Because English ivy is growing up the trunks of all trees on site, it was impossible to determine trunk and bark health. Condition ratings were based upon observable characteristics, such as foliage color and density and percentage of dead wood in canopy.

General Observations
All trees appear to be healthy except for Tree 1, Western Hemlock, which is dying and has a high risk of failure. English ivy should be removed from any tree to remain. Two trees meet the size and condition requirements to be considered Exceptional. The white pine could adapt to new construction if building design takes into account the existing close retaining wall. Tree roots have adapted to existing site conditions in which no roots are growing east of the tree.

Risk Assessment of Western Hemlock
The assessment uses a standard for Tree Risk Assessment established by the International Society of Arboriculture. It includes visual inspection of the root zone, root crown, trunk, scaffold branches, twigs, foliage, and overall canopy health and vigor. The tree was evaluated based on the following factors:

- What is the potential for this tree to fail
- Size of the part of the tree most likely to fail, such as a limb, trunk, or entire tree
- "Target" or object most likely to be damaged or injured by the failure, such as a building or person or both

Risk Rating for the Western Hemlock:

- Probability of Failure = 5 (whole tree is dying. Major leaders are dead)
- Size of Defective Part = 3 (whole-tree failure)
- Target Area = 4 (residences close by)
- Risk Rating = 12 out of 12

ARBORIST REPORT REGARDING WHITE PINE:

SUE NICOL
Horticulturist
ISA Certified Arborist
LEED Accredited Professional

September 24, 2013

Studio 19
Attn: Lora Hammersmith
705 Second Ave. Suite 505, Seattle, WA 98104

Re: Exceptional White Pine on Guanghui Liu Project:
4302 7th Avenue NE, Seattle, WA

This Arborist's Report documents an assessment of the 32" diameter White Pine located on the above property. This tree is currently in good health. ***However, this tree is not a good candidate for preservation** for the following reasons:

- An existing basement retaining wall has severely restricted its root zone to the east. An existing above-ground retaining wall has restricted its root zone to the west. Construction to build an underground parking garage, plus changes in grade to build housing, will probably kill it even with the best intentions.
- White pines between 60 and 80 years of age frequently die from white pine blister rust and blue stain disease, even with no added stresses. There is no guarantee that this tree will not die from these causes in the next few years anyway.

The Critical Root Zone (CRZ) is usually determined either by 1) establishing the Drip Line Radius as the tree protection zone or 2) by using the Diameter at Breast Height (4.5 feet above grade) and multiplying that figure by one foot of distance for every inch diameter. These methods assume that the root system is fairly symmetrical around the circumference of the trunk and relates in some way to the visible canopy.

However, in the case of this white pine, the root zone has been severely constricted by a retaining wall that lines a hole approximately six feet deep on its east side roughly 54 inches from the center of the trunk. The wall takes a jog to the west at a point 30 inches from the trunk to the south. Its root system is therefore extremely constricted to the east. On the tree's west side there is a four foot high concrete retaining wall, 12 feet to the west, which further restricts the root system of this tree.

It is therefore assumed that the majority of roots run north and south within this twelve-foot wide zone. Therefore, the CRZ is estimated to be 32 feet north and 32 feet south of the trunk, and within the twelve-foot space from the west edge of the basement retaining wall to the above-ground wall to the west.

Arborist's Report for Guanghui Liu project at 4302 7th Avenue NE, Seattle

Tree Data

Tree #	Species	DBH[1]	DLR[2]	Condition[3]	Comments
4	*Pinus monticola* Western White Pine	32"	E–22' N–19' W–18' S–21'	Good	**Exceptional** Retaining wall is 4'6" east of mid trunk & 2'6" southeast of mid trunk.

Recommendation
It is my opinion that the 32 inch White Pine is not a good candidate for preservation, given the goal to develop this property as multi-family housing. Please take the tree out, build the new buildings and underground parking garage, and then plant a new landscape better adapted to the future.

Assumptions & Limiting Conditions

1. Field examinations of the site were made on July 3, 2013. Observations and conclusions are as of that date.
2. This inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.

This report submitted by,

Sue Nicol

ISA Certified Arborist #PN 5979A
ISA Tree Risk Assessment Qualified

[1] DBH = Diameter at Breast Height, 4.5 feet above grade
[2] DLR = Drip Line Radius
[3] Condition is rated from Excellent, Good, Fair, and Poor

LANDSCAPE AND LEED
INSPIRATION

SITE ANALYSIS
SURVEY

NW1/4, NE1/4 SEC. 17 ,TWP. 25N. ,RGE. 4E. ,W.M.

SCALE: 1"=10'
CONTOUR INTERVAL = 2'

INSTRUMENT DATA: LEICA TCR 703 AUTO (1" DIRECT READING THEODOLITE WITH E.D.M)

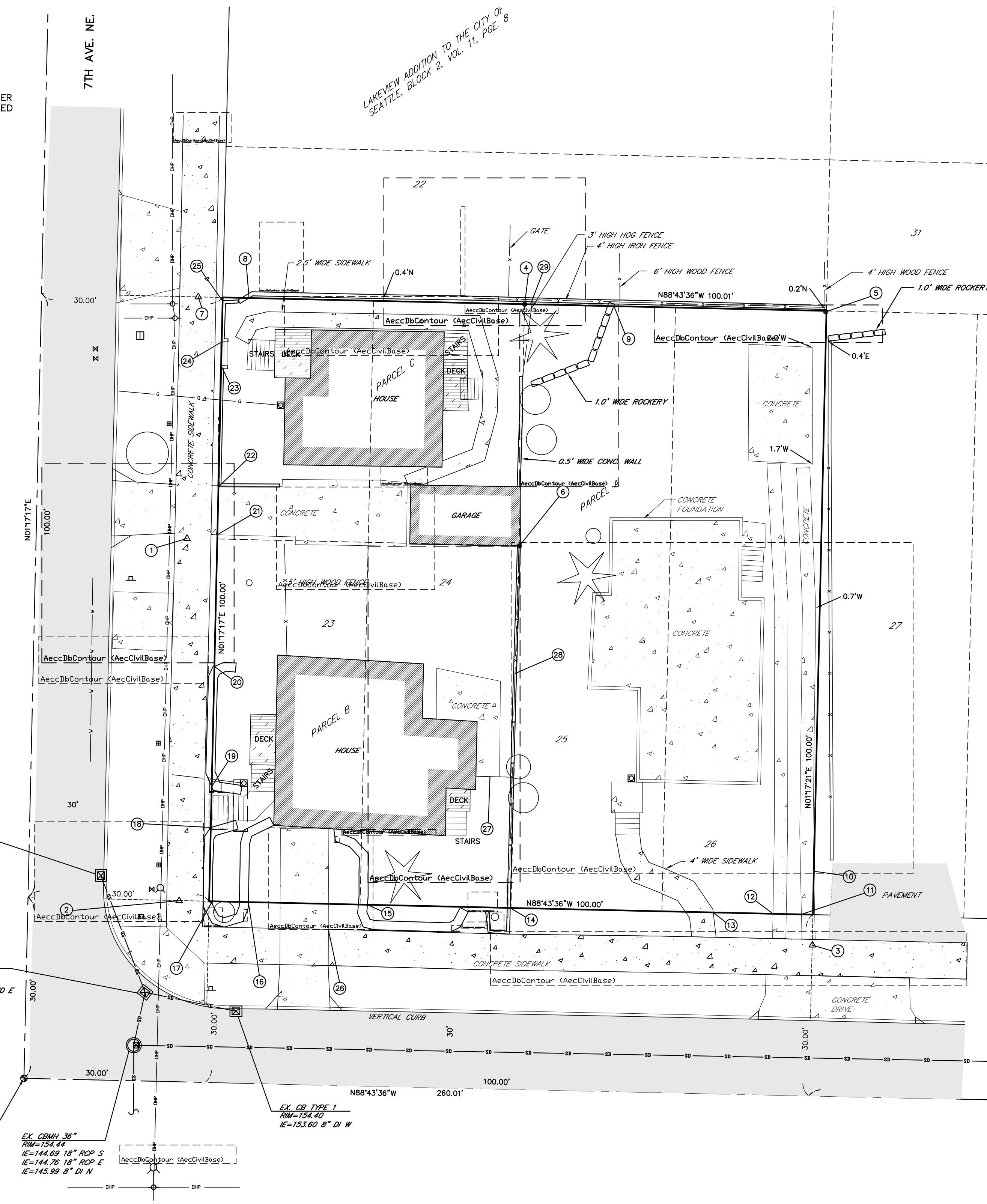
PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

THIS MAP IS A REPRESENTATION OF THE CONDITIONS AT THE TIME THE FIELD SURVEY WAS PERFORMED.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ANY EASEMENTS, RESTRICTIONS OR BENEFITS ARE NOT SHOWN HEREON.

LEGEND

- GAS METER
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- JUNCTION BOX
- STREET SIGN
- -SD- STORM LINE
- -W- WATER LINE PAINT STRIPE
- -G- GAS LINE PAINT STRIPE
- -OHP- OVER HEAD POWER
- EXISTING CB, TYPE 1
- EXISTING CB, TYPE 2
- FOUND CONC. MON. IN CASE
- FOUND REBAR AS NOTED
- FOUND TACK WITH SHINER
- EXISTING LIGHT POLE



VICINITY MAP

SCALE: 1"=1000'

DATUM: NAVD 88
BENCH: CITY OF SEATTLE CONTROL POINT NUMBER 0017, 2" BRASS DISC 0.5' NE OF LIGHT POLE AT THE NORTHEAST QUADRANT OF THE INTX OF NE 45TH ST. AND 12TH AVE NE. ELEVATION=183.30

SITE BENCH: CITY OF SEATTLE CONTROL POINT NUMBER 0002, 2" BRASS DISC 15' NORTH OF THE INTERSECTION OF BACK OF CONCRETE WALK, 4" WEST OF BACK OF CONCRETE WALK AT THE NORTHEAST QUAD. OF NE 45TH ST. AND 12TH AVE NE INTERSECTION. ELEVATION=183.57

BASIS OF BEARINGS:
FROM THE MON. IN CASE AT THE INTX OF 7TH AVE NE AND NE 43RD ST. TO THE MON. IN CASE AT THE INTX OF 8TH AVE NE AND NE 43RD ST.
BEARING = N88°43'36"W
PER ROS AF. NO. 20070919900003

LEGAL DESCRIPTION:
PARCEL A:

LOTS 25 AND 26, BLOCK 2, LAKE VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

PARCEL B:

TOGETHER WITH THE SOUTH 60 FEET OF LOTS 23 AND 24 IN BLOCK 2 OF LAKEVIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C:

TOGETHER WITH THE NORTH 40 FEET OF LOTS 23 AND 24 IN BLOCK 2 OF LAKEVIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 4092300425, 4092300405 AND 4092300410.

1. FND. TACK W/ SHINER PLS 37534 5.01'W X 0.03'S OF PROP. CORNER 5/6/11
2. FND. TACK W/ SHINER PLS 37534 4.96'W X 0.03'S OF PROP. CORNER 5/6/11
3. FND. TACK W/ SHINER PLS 37534 0.04'E X 5.05'S OF PROP. CORNER 5/6/11
4. FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.02'E X 0.01'S OF PROP. CORNER 5/6/11
5. FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.12'W X 0.15'S OF PROP. CORNER 5/6/11
6. FND. 5/8" REBAR W/ CAP BT SURVEYOR LS 87534 0.04'E X 0.04'S OF PROP. CORNER 5/6/11
7. FND. 4.0' OFFSET TACK W/ LEAD
8. 0.5' WIDE CONC. WALL CROSSES N. PROP. LINE 4.4' E OF NW PROP. CORNER
9. 1.0' WIDE ROCKERY CROSSES N. PROP. LINE 35.2' W OF NE PROP. CORNER
10. 2.2' WIDE CONC. CROSSES E. PROP. LINE 7.2' N OF SE PROP. CORNER
11. 2.2' WIDE CONC. CROSSES S. PROP. LINE 1.9' W OF SE PROP. CORNER
12. 2.2' WIDE CONC. CROSSES S. PROP. LINE 6.6' W. OF SE PROP. CORNER
13. 4' WIDE CONC. WALKWAY CROSSES S. PROP. LINE 16.5' W. OF SE PROP. CORNER
14. 0.5' WIDE CONC. WALL CROSSES S. PROP. LINE 49.9' E. OF SW PROP. CORNER
15. 1.5' WIDE CONC. WALL CROSSES S. PROP. LINE 26.2' E. OF SW PROP. CORNER
16. 1.5' WIDE CONC. WALL CROSSES S. PROP. LINE 6.5' E. OF SW PROP. CORNER
17. 1.5' WIDE CONC. WALL IS SITUATED ON SW PROP. CORNER
18. 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 12.2' N. OF SW PROP. CORNER
19. 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 19.0' N. OF SW PROP. CORNER
20. 1.5' WIDE CONC. WALL CROSSES W. PROP. LINE 38.9' N. OF SW PROP. CORNER
21. CONC. DRIVEWAY CROSSES W. PROP. LINE 39.3' S OF NW PROP. CORNER
22. CONC. DRIVEWAY AND 0.5' WIDE CONC. WALL CROSSES W. PROP. LINE 31.4' S. OF NW PROP. CORNER
23. 0.5' WIDE CONC. WALL CORNER AND 4.0' WIDE STAIRS ARE ON THE W. PROP. LINE WHICH IS 11.3' S. OF NW. PROP. CORNER
24. 0.5' WIDE CONC. WALL CORNER AND 4.0' WIDE STAIRS ARE ON THE W. PROP. LINE WHICH IS 7.4' S. OF NW. PROP. CORNER
25. 0.5' WIDE CONC. WALL CORNER IS ON THE W. PROP. LINE 0.6' S. OF NW PROP. CORNER
26. 8' WIDE CONC. DRIVE CROSSES S. PROP. LINE 11.8' AND 19.8' E. OF SW PROP. CORNER
27. 6' WOOD FENCE W/ GATE ATTACHED TO HOUSE
28. 3' HOG FENCE ON TOP OF CONC. WALL
29. 3' HOG FENCE CROSSES N. PROP. LINE 49.0' W OF NE PROP. CORNER

GROUP FOUR Inc.
Land Surveying | Civil Engineering
Land Use Planning | Biological Sciences

TOPOGRAPHIC SURVEY FOR TODD LOZIER
CITY OF SEATTLE, WASHINGTON

DANIEL K. ROUPE
PROFESSIONAL LAND SURVEYOR

SHEET	OF
1	1

11-3018