

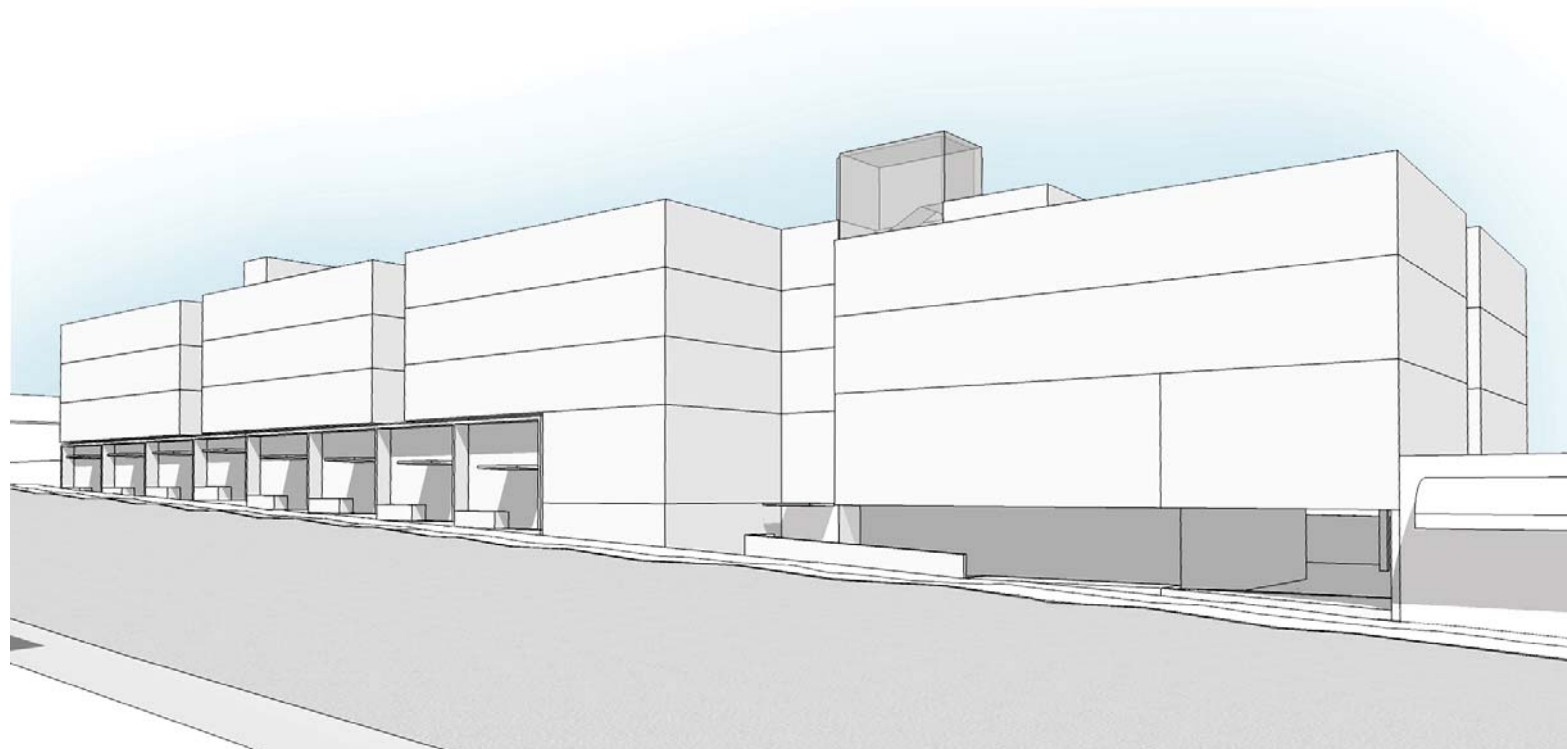


7016 15TH **caron**

01.13.2014 EARLY DESIGN GUIDANCE MEETING
7016 15th AVE. NW DPD PROJECT #:3016160

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Project Address:

7016 15TH Ave. NW
Seattle, WA.

Project Team

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Owner/client

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DPD Project Number

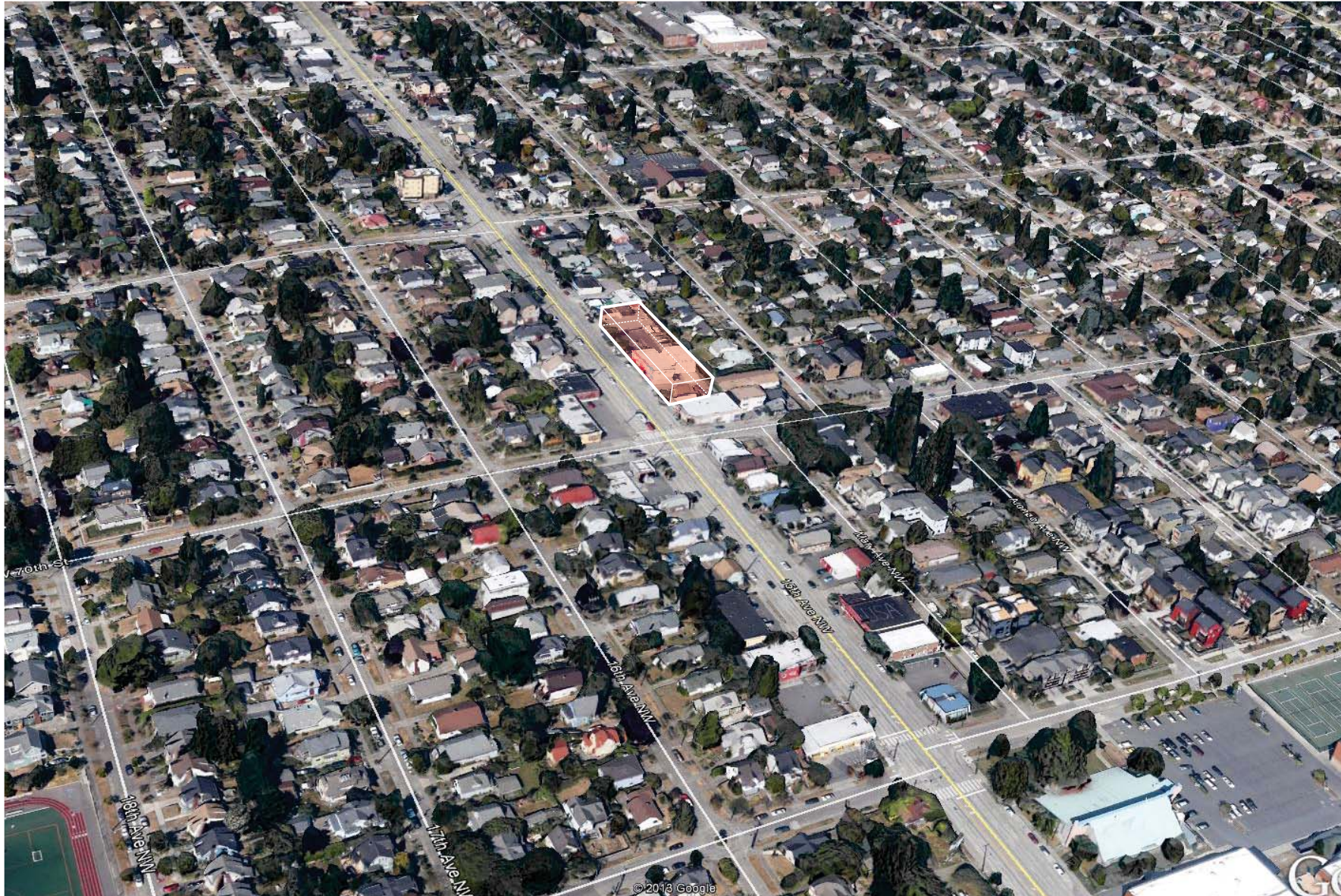
3016160

ZONING

NC2-40

Development Objectives

The proposed development will create a 4 stories urban mixed use building with, in the preferred option, 82 dwelling units, 8 live-work units, and 3,500 square feet of office/commercial space. 49 parking and bicycle stalls will be provided at ground/underground level within the building for the dwellings, office/commercial spaces and 25 bicycle stalls. The structure will follow the slope of the site and is divided into smaller sections including courts, live-work, a residential entrance lobby, and small commercial spaces. Amenity space for the residents will be located on the roof deck for entertaining and relaxing and providing views of the city to the south.



SITE DESCRIPTION

The site is located on 15th Ave. NW, just north of Ballard High School and approximately 1 mile north of NW Market St. 15th Ave. is a major arterial that connects Queen Anne to Ballard and bridges the Lake Washington Ship Canal. This stretch of 15th Ave. lies just outside the Urban Center of Ballard and includes a variety of commercial and multi-family structures ranging from small markets and restaurants, to townhomes and apartment buildings. The site is within a half mile of the Salmon Bay Park, due west and Salmon Bay School a few blocks southwest.

Vehicular traffic is quite heavy along 15th Ave. NW and there are numerous frequent transit options both north-south along the avenue and east-west along NW 65th St. two blocks south of the site.

The neighborhood is an eclectic combination of small mom-and-pop shops, professional offices, restaurants and cafes, mixed use and multifamily uses. One block east and one block west you will find single family homes with neatly manicured yards. The street boasts a variety of scales, styles, and materials.

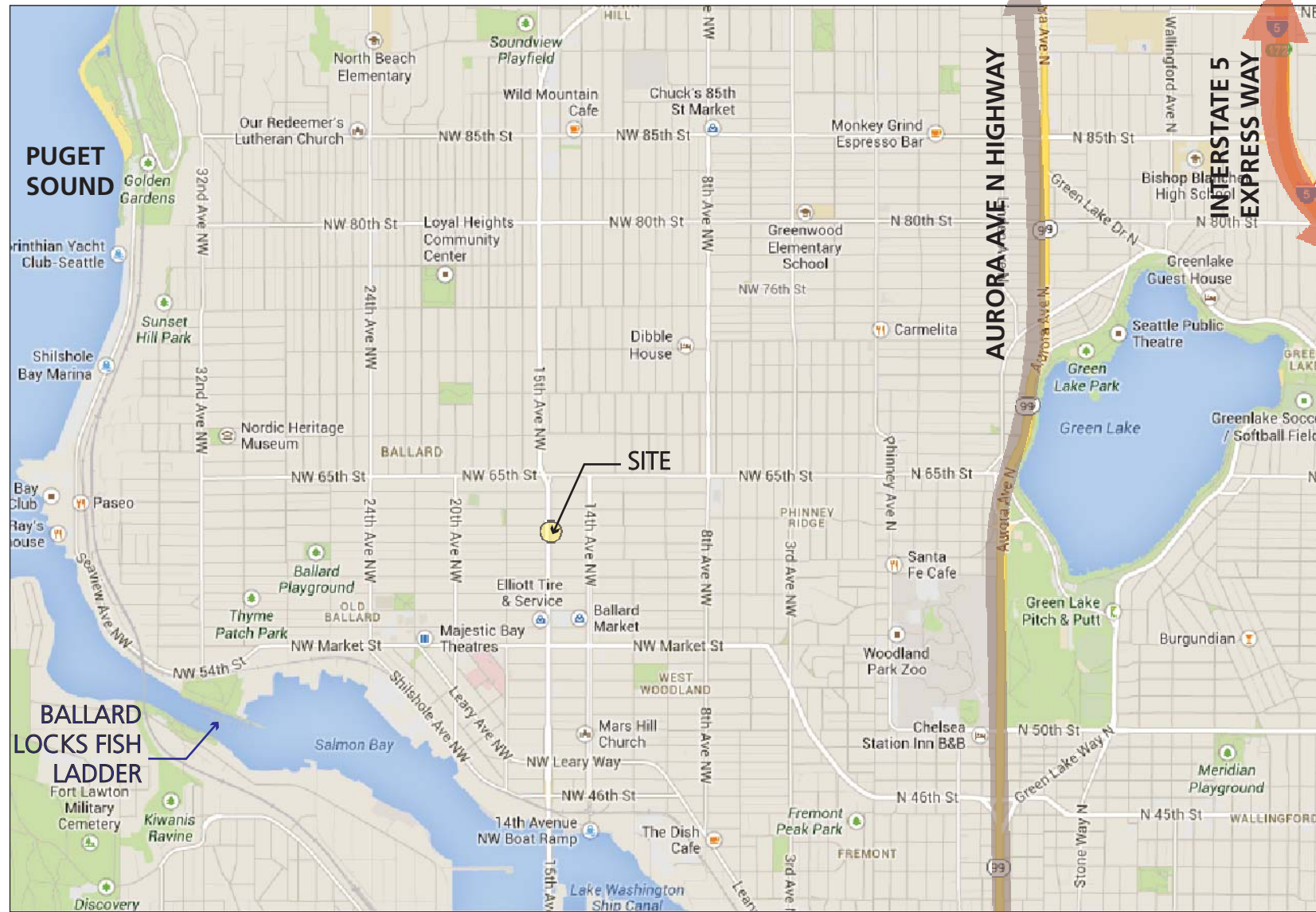


9 BLOCKS AXO



CONTEXT ANALYSIS

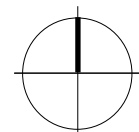
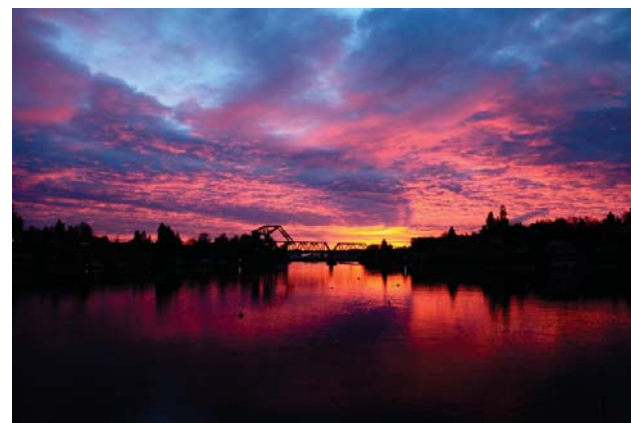




VICINITY MAP

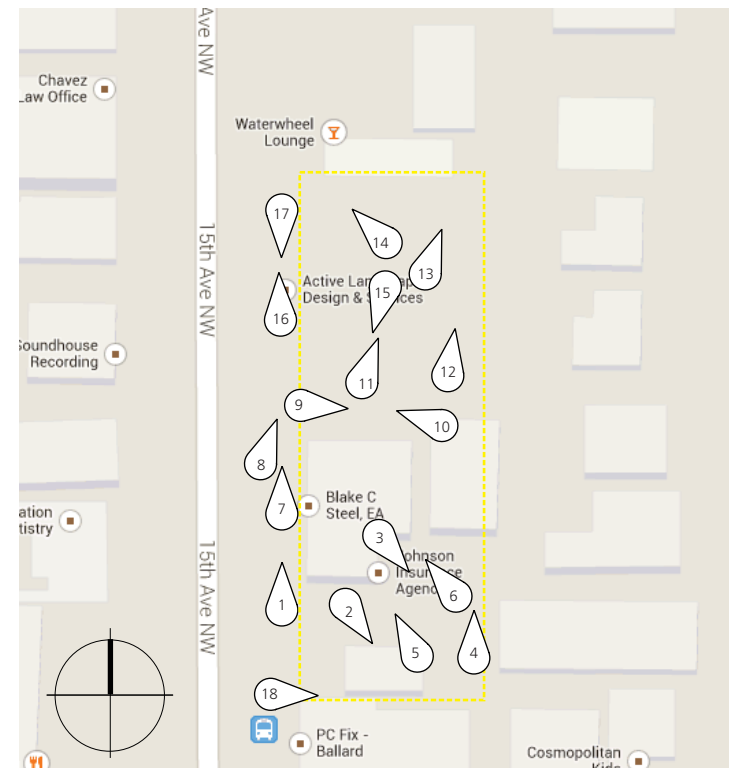
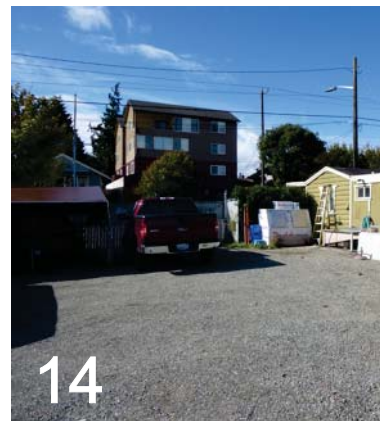
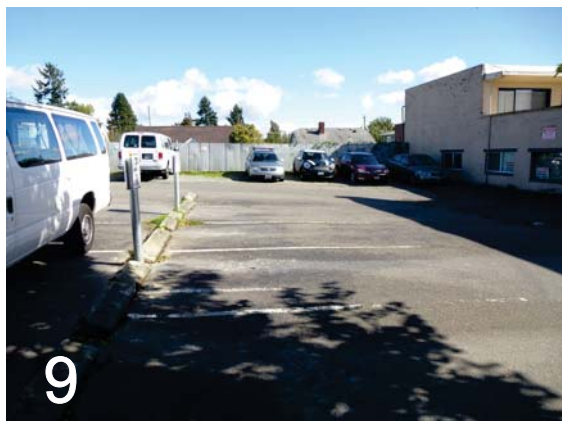


■ SINGLE FAMILY
 ■ MULTI FAMILY/MIXED USE
 ■ COMMERCIAL/RETAIL
 SURROUNDING USES



CONTEXT ANALYSIS

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SITE PHOTOS



1. 15th LOOKING EAST PART 1



2. 15th LOOKING WEST PART 1

STREETScape PHOTO MONTAGE

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← PROPOSED PROJECT SITE →



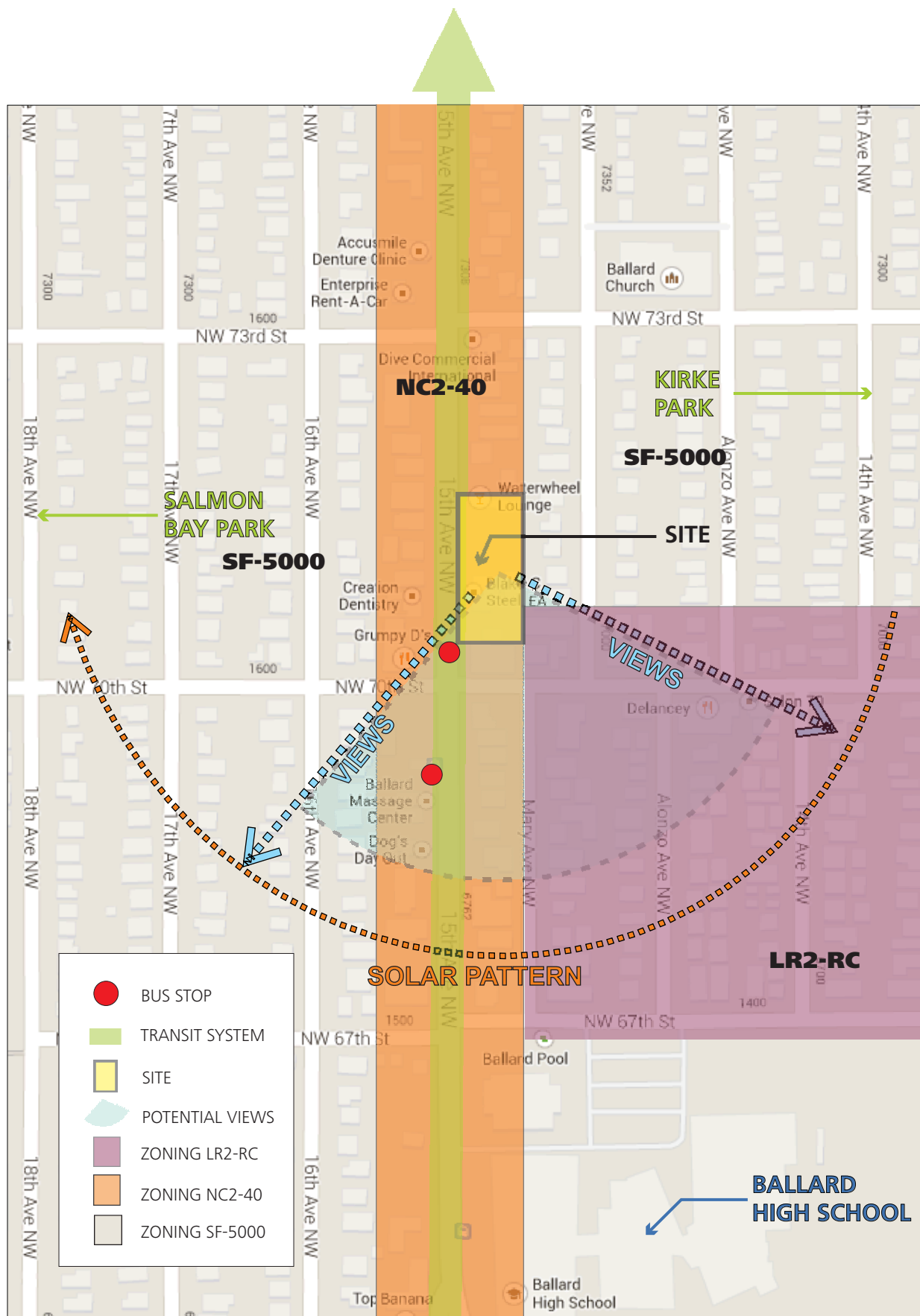
15th LOOKING EAST PART 2



15th LOOKING WEST PART 2



caron



EXISTING SITE CONDITIONS

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Site Size:

- 23,375 sf

Site Zoning:

- NC2-40

Permitted Uses:

- All residential and retail uses are permitted outright per Seattle Municipal Code 23.47A.004.A
- Live Work Units are also permitted outright per SMC 23.47A.004.G
- Office spaces are permitted but not to exceed 25,000 sf per SMC 23.47A.004 table A C.8
- Residential Uses may not occupy more than 20% of street-level street facing façade on an arterial, 15th Ave NW is designated as arterial per SMC 23.47A.005.D.2

Mixed Use Development:

- 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 and meet blank façade limits per SMC 23.47A.005.D
- Non-residential uses must extend an average of at least 30 feet and a minimum of 15 feet from street level. Non-residential uses must have a floor-to-floor height of 13 feet and meet transparency requirements per SMF 23.47A.008.B.
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. Per SMC 23.47A.008.D.2

Height Rooftop Features:

- The height limit of 40 feet may be raised by 4 feet if the first floor-to-floor height is 13 feet and/or a residential use is located on street-level, street-facing facade and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade, per SMC 23.47A.0121.a.a) & b).
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Per SMC 23.47A.012.C.2.

FAR:

- Above grade parking must be included in FAR, per SMC 23.47A.013.A
- Maximum FAR is 3.25 per SMC 23.47A.013.B

Setbacks:

- For a structure containing a residential use, a 15 feet setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone for portions of structures above 13 feet in height to a maximum of 40 feet. Per SMC 23.47A.014.3
- Decks with open railings may extend into the required setback, but are not permitted within five (5) feet of a lot in a residential zone, per 23.47A.014.E.1.a.
- A 5 feet landscaping strip should be required between residential zone and proposed parking?? Per SMC 23.47A.016.3.D.1.

Green Factor:

- Landscape that achieves a green factor score of 30% or greater is required, per 23.47A.016.A.2

Open space:

- Amenity areas including decks, balconies, terraces, roof gardens, plazas, and courtyards are required in an amount equal to 5 percent of the total gross floor area in residential use. Per SMC 23.47A.024
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

Car, Bicycle Parking and Access:

Use	Area / Units	Parking Required
Live/Work	0<1500 SF	Car: 1/unit >1500 sf Bicycle: 1/4 units
Office	4130 SF	Car: 1/1000 sf over 1500sf Bicycle: 1/4000 sf
Residential	82 Units	Car: 1/unit Bicycle: 1/4 units Parking provided

Parking Provided (Preferred Option)

Use	Car spaces =	Bicycle spaces =
Live/Work	n/a	2
Office	1	1
Residential	82	21
Total	84 stalls	25

Reduction of 50% allowed per SMC 23.54.020.F.2

82/2 = 41 stalls required

49 stalls provided

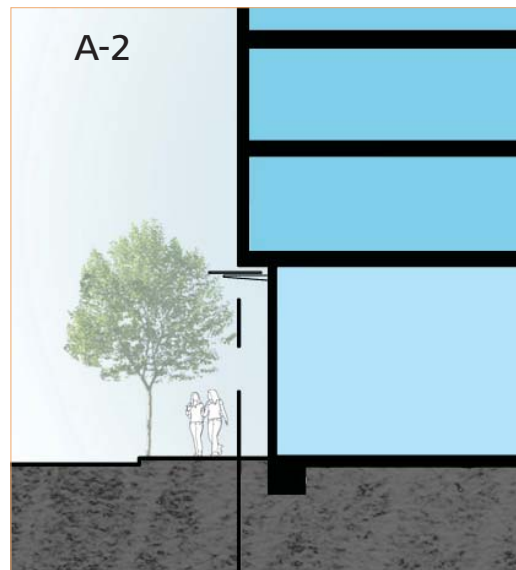


INSPIRATION IMAGES

A. Site Planning

A-1: Responding to site characteristics. The project site is sloping from south to north with an overall gain of approximately 8 ft. Residential lots to the east step down a few feet from the project's east lot line. The proposed design scheme incorporates modulation to step the building from south to north to accommodate the site's existing slope. Stepping of the structure provides opportunity to use a portion of the roof as outdoor amenity space with great southern views and solar exposure.

A-2: Streetscape compatibility. Design elements along the street level of the building reinforce the pedestrian oriented businesses and activity along 15th Ave. NW.



A-3: Entrances visible from the street. Residential entry to the building is highly visible from the right-of-way, and commercial uses are easily accessed from the sidewalk. The proposed design incorporates the use of glass storefronts for transparency and architectural elements such as canopies and signage to further identify each entrance. In addition, the residential entrance is architecturally marked with an elevator/stair tower that is set back from the street creating an entry court.

A-4: Human activity. The proposed entry court promotes pedestrian interaction in the semi-public space—see preferred design option C. Canopies and landscape beds are located at the street level to protect pedestrians from weather and provide visual interest. Open space on the roof deck is provided as common amenity space for the residents.

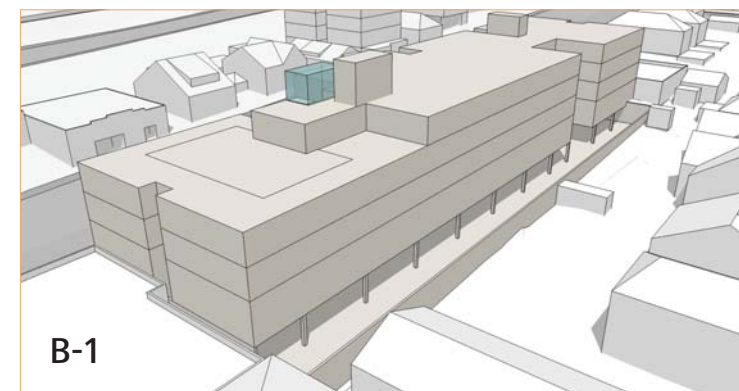
A-5: Respect for adjacent sites. Building modulation steps down in elevation at the south end to minimize the vertical impact to the existing 1 story structure to the south. The proposed building is set back 15' from the rear lot line abutting residential uses and the roof deck amenity space includes a landscaped buffer to improve privacy of the residential lots to the east. Building modulation including a court along the east façade helps to break up the massing and reduce the vertical impact on the residential lots. Parking at grade will be screened at the lot line.



A-7: Residential open space. Open space is incorporated into the proposed scheme through the use of courts on the east and west facades and a roof deck providing outdoor open space for resident's use.

B. Bulk, Height and Scale

B-1: Height, bulk and scale compatibility. The proposed design utilizes building modulation to break up the perceived scale and bulk within the context of adjacent sites and dissimilar zoning and uses. Modulation steps down along the street in elevation to reduce the height in relation to the lower structure to the south. The east façade is set back from the lot line where there is an existing retaining wall separating the lot from adjacent single family zoning.



C. Architectural Elements and Materials

C-2: Architectural concept and consistency. The proposed design scheme is modulated to create smaller proportioning which compliments the existing neighborhood scale. Modulation of the architecture has employed repetition to create a language that unifies the design while still providing smaller scale elements. The architectural features that divide the facades are used to delineate commercial space at the street level from the residential floors above.

C-3: Human scale. Commercial and live-work space at the street level are set back from the right-of-way and include landscaping to create a human scale space. Canopies at the edge of the right-of-way help to break up the height of the façade and bring the scale of the space on the street down to the pedestrian level.

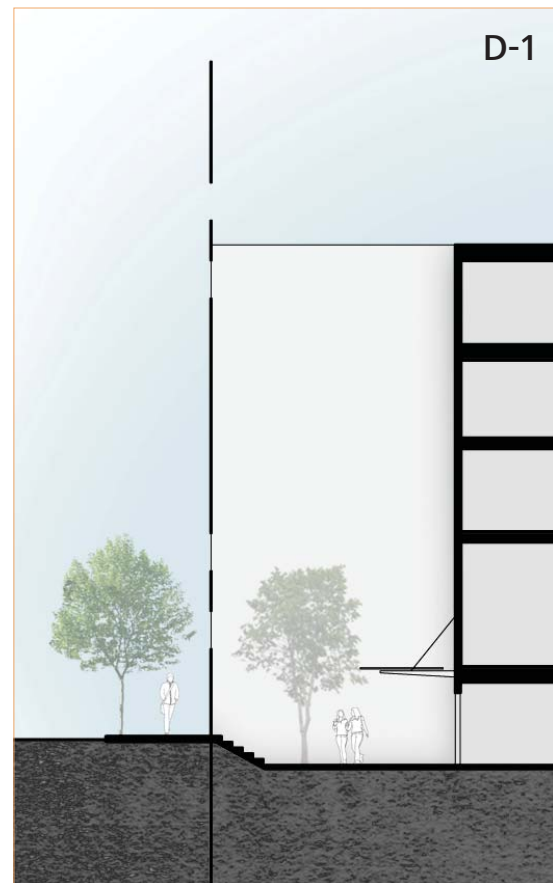
C-5: Structured parking entrances. The parking garage entry of the proposed design is located at the lowest elevation of the site to reduce its prominence. Focus on the commercial and residential entrances is achieved by setting the entrances back from the sidewalk, and including architectural design elements that appropriately highlight each type of entry.

APPLICATION OF SEATTLE DESIGN GUIDELINES FOR OPTION C (PREFERRED)

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D. Pedestrian Environment

D-1: Pedestrian open space and entrances. An entry court is proposed for the residential entrance to the building to create a separate entry for the residential portion of the project and to provide for an attractive and semi-public space off the sidewalk. The entry is protected from weather with a canopy and the use of glazing, openness, and lighting add security.



D-7: Personal safety and security. Numerous openings and storefront on the street-facing façade provide transparency with lends to greater visibility. Open spaces are designed to be open and well lit in order to aid in security. Clear lines of sight are provided for at the parking garage entrance.

D-9: Commercial signage. The design intent is to have commercial signage on the storefront canopies. Commercial signage will be unique to each business and be well lit. Residential signage will be clearly visible and located at the residential entry.

D-11: Commercial transparency. Live-work and business storefronts will utilize large transparent glazing systems along the street level. Combined use of lighting at exterior and interior of storefronts will improve safety at the right-of-way.

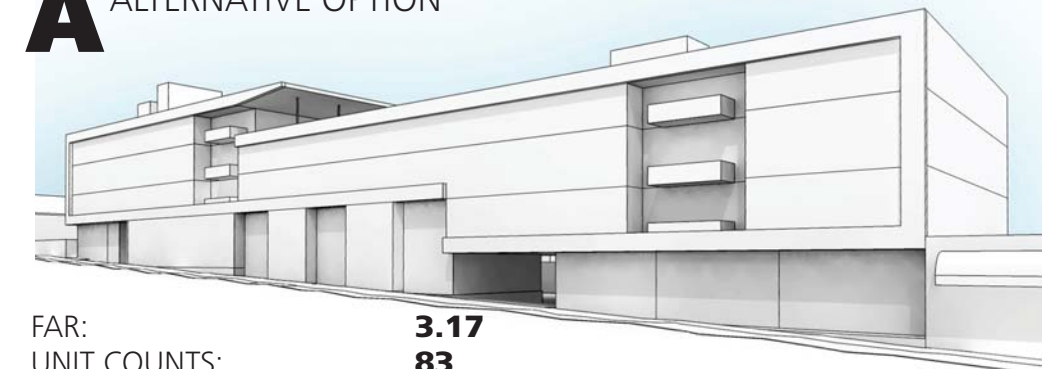
D-12: Residential entries and transitions. Security at the residential entrance to the building is provided at the street level by way of an open entry court that is well lit, set back from the sidewalk, and includes appropriate signage. Design elements that create a transition from the public right-of-way to the semi-public residential entrance are: attractive paving, landscaping, site furniture such as benches, transparency at the building entrance which promotes a secure and inviting entry, residential signage and address, and a canopy for weather protection.

E. Landscaping

E-2: Landscaping to enhance the building or site. Landscaping is proposed to be located at building entrances. The residential entry court will be landscaped to create an inviting and attractive semi-public transitions space to the residential entrance lobby. Landscape boxes will be located adjacent to the live-work units to enhance the entrances and may incorporate decorative paving. Landscaping including green roof, grasses and small shrubs, and trees will be part of the roof deck amenity design for improved outdoor space.

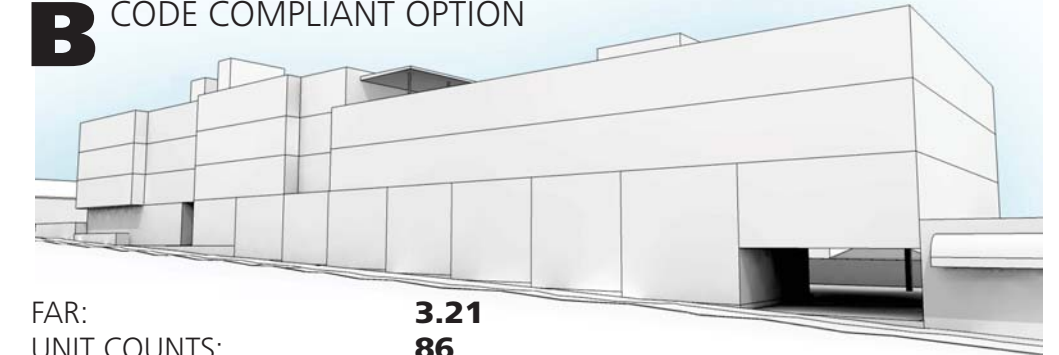
E-3. Landscape design to address special site conditions. Landscaped courts on the west and east facades will be used as a design elements that aids in building modulation. Landscape boxes will be used as transition elements along the street right-of-way to mitigate the existing slope at each live-work entrance.

A ALTERNATIVE OPTION



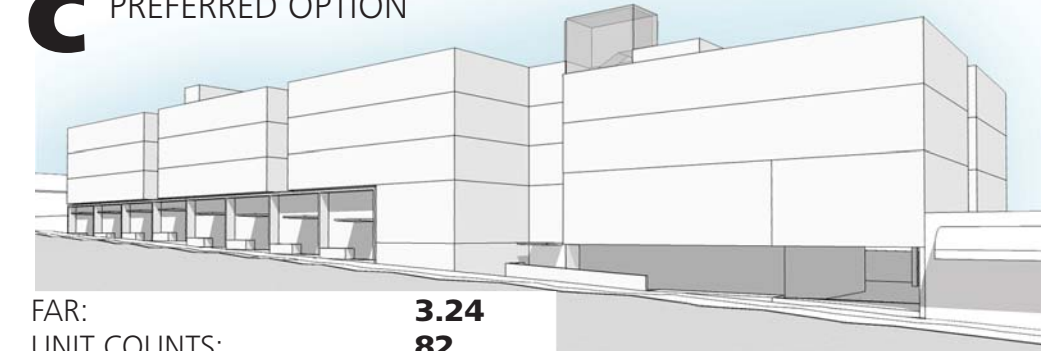
FAR: **3.17**
 UNIT COUNTS: **83**
 LIVE WORK/COMMERCIAL: **8**
 PARKING STALL: **58**
 TOTAL SQUARE FOOTAGE: **56,520**

B CODE COMPLIANT OPTION



FAR: **3.21**
 UNIT COUNTS: **86**
 LIVE WORK/COMMERCIAL: **7**
 PARKING STALL: **57**
 TOTAL SQUARE FOOTAGE: **57,850**

C PREFERRED OPTION

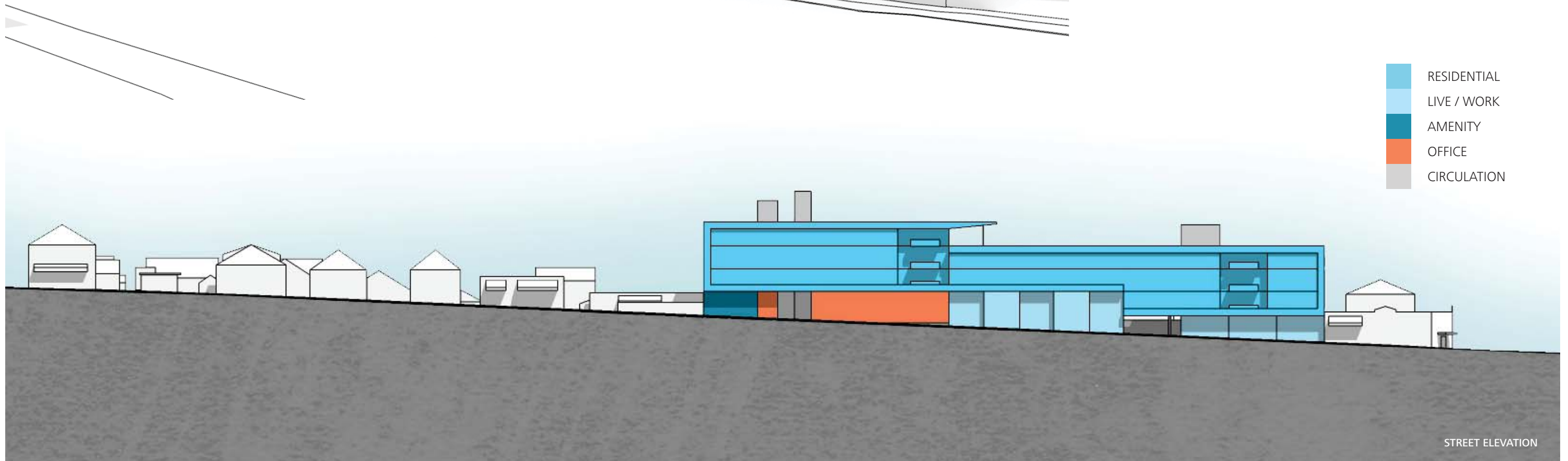


FAR: **3.24**
 UNIT COUNTS: **82**
 LIVE WORK/COMMERCIAL: **8**
 PARKING STALL: **49**
 TOTAL SQUARE FOOTAGE: **54,730**



A

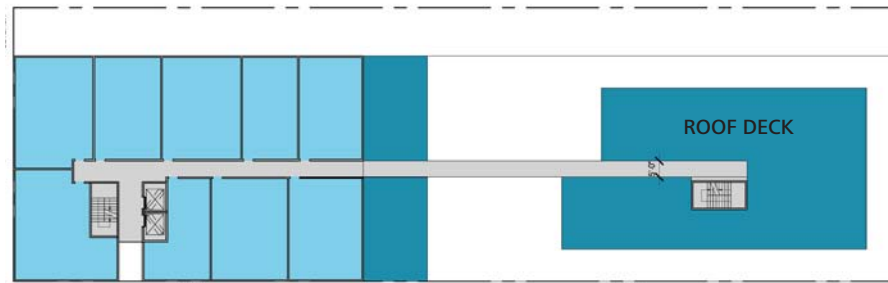
ALTERNATIVE OPTION



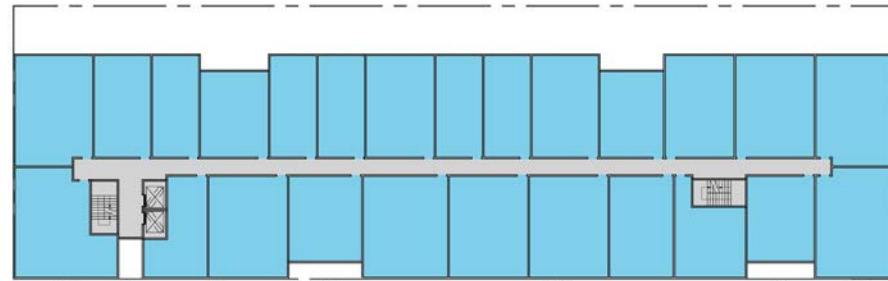
- RESIDENTIAL
- LIVE / WORK
- AMENITY
- OFFICE
- CIRCULATION

MASSING OPTION A (ALTERNATIVE)

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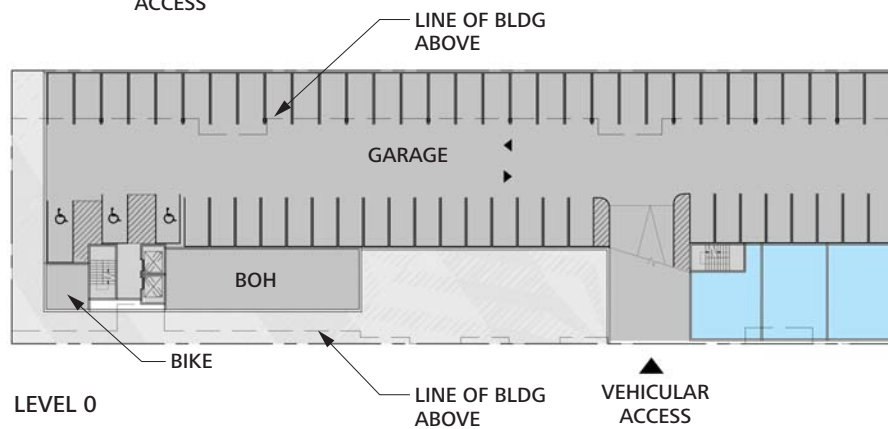
ROOF LEVEL



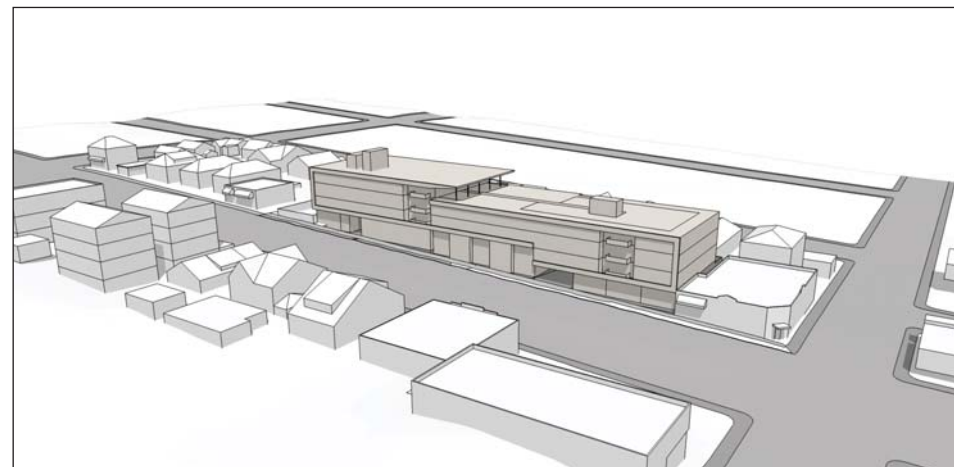
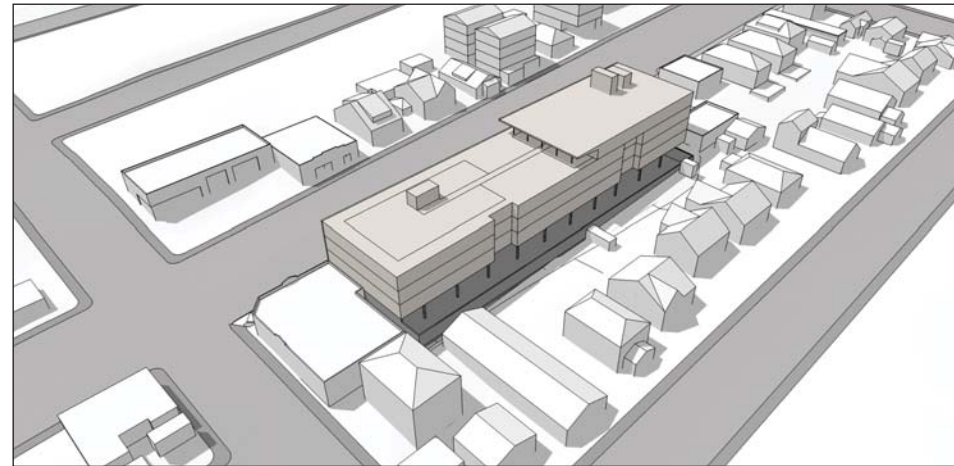
LEVELS 2-3



LEVEL 1
RESIDENTIAL ACCESS



LEVEL 0



Pros:

- This option propose a more cutting edge design which re?ects Ballard's eclectic built environment.
- Setback from street at the live-work level creates a more pleasant pedestrian experience.
- A distinct entrance for the residents is clearly identi?ed.
- Good number of residential units and live-work spaces.

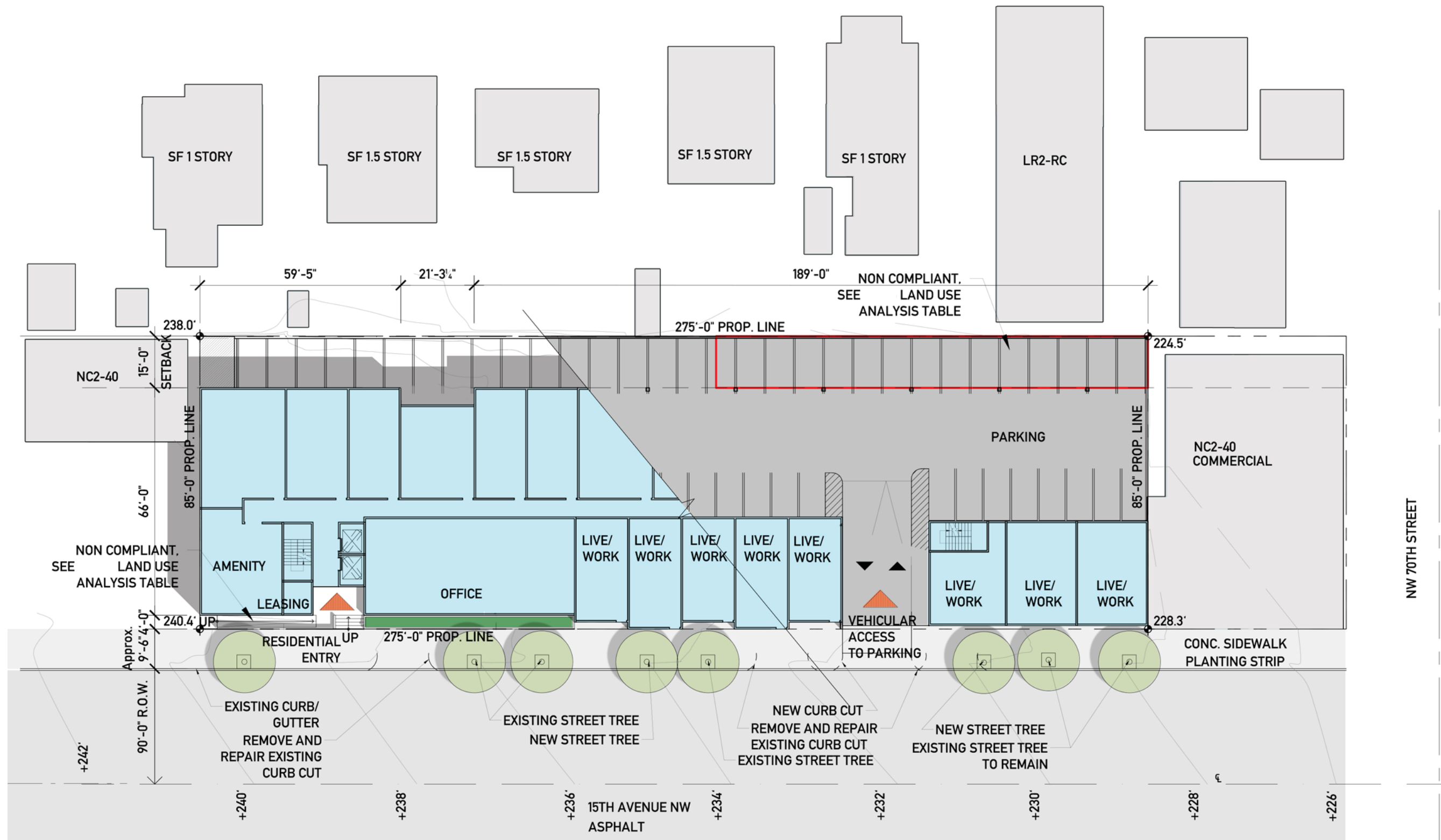
Cons:

- Massing on East side more imposing and less interesting.
- Asking for departure on the minimum depth required for live work/commercial spaces.

Design Concept: The Wrap

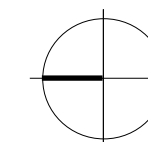
This design solution re?ects the notion of site movement/function variation by modulation. It transfers its variable topography to the form by separating the residential and commercial/live-work resulting in a two parts broken "bar".

The use of different materials and esthetic will also reinforce this notion by "wrapping" the residential away from the commercial/of?ce. Inside the "wrap" is a protected outdoor roof top space for the residents to use.

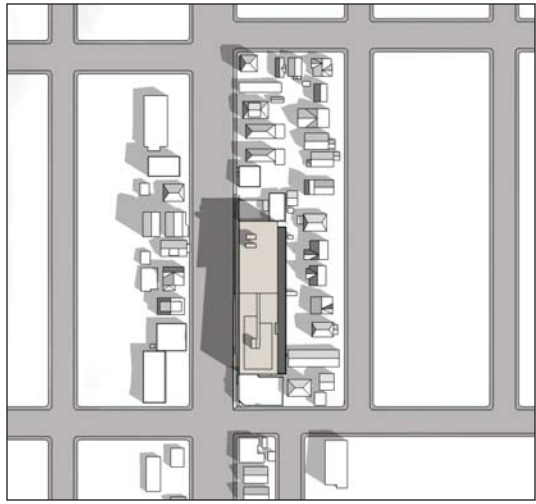


SITE PLAN OPTION A

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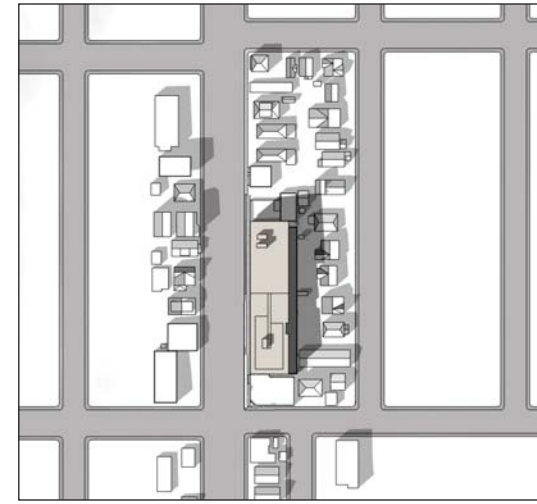
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3/21 9AM



3/21 12PM



3/21 3PM

EQUINOX



6/21 9AM

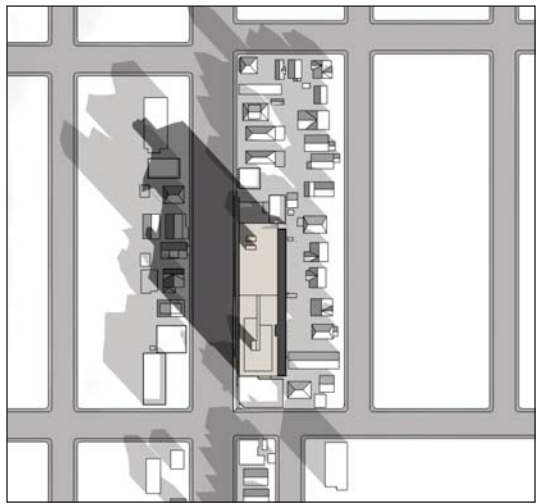


6/21 12PM

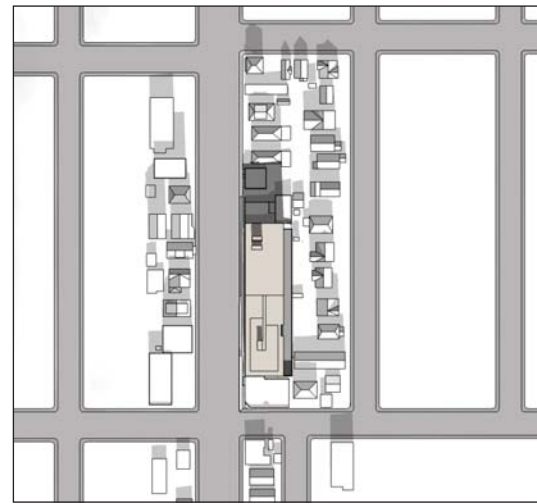


6/21 3PM

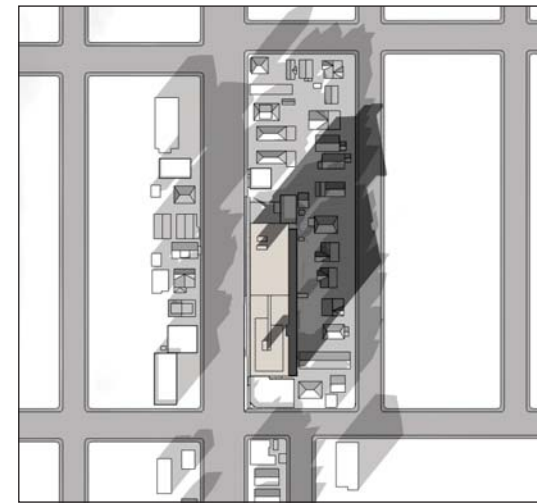
SUMMER SOLSTICE



12/21 9AM



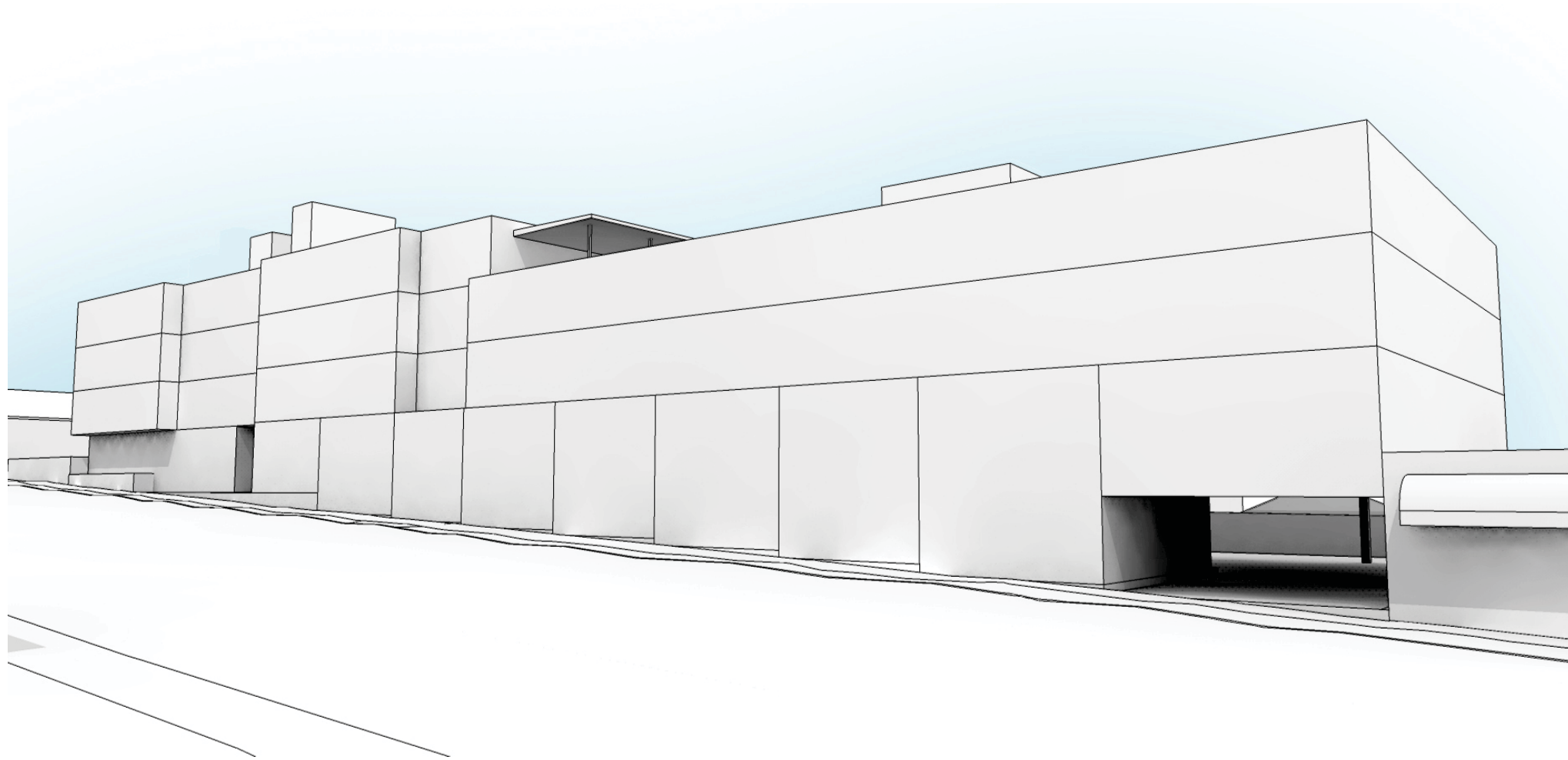
12/21 12PM



12/21 3PM

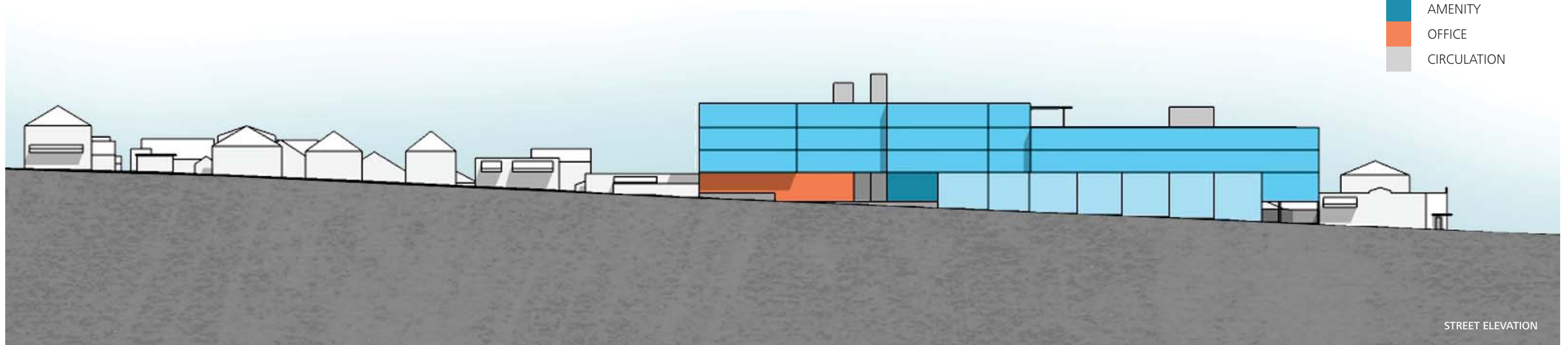
WINTER SOLSTICE

SHADOW STUDIES OPTION A



B

CODE COMPLIANT OPTION

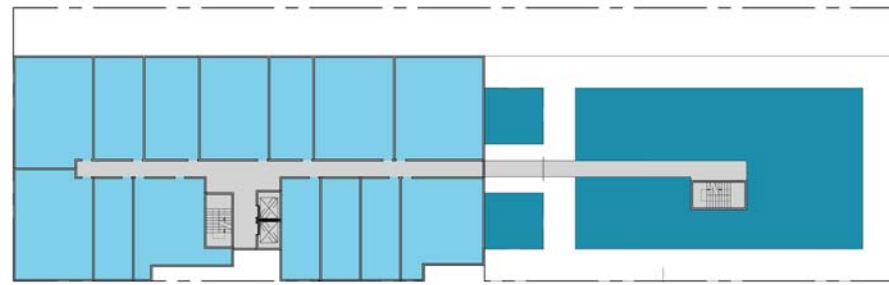


- RESIDENTIAL
- LIVE / WORK
- AMENITY
- OFFICE
- CIRCULATION

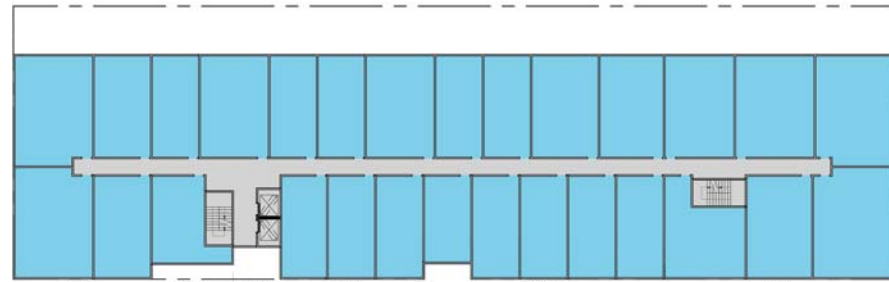
STREET ELEVATION

MASSING OPTION B (CODE COMPLIANT)

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ROOF LEVEL



LEVELS 2-3

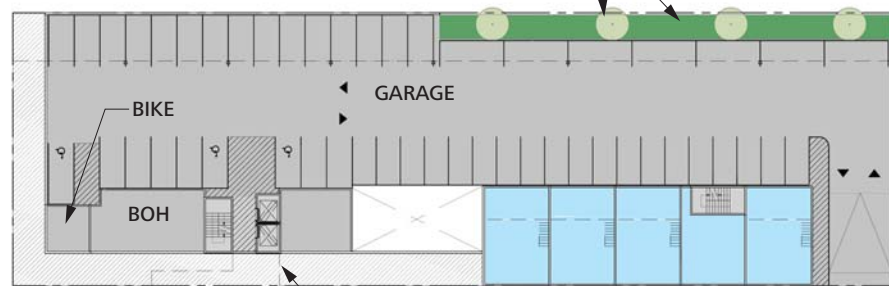


LEVEL 1

RESIDENTIAL ACCESS

BUILDING LINE ABOVE

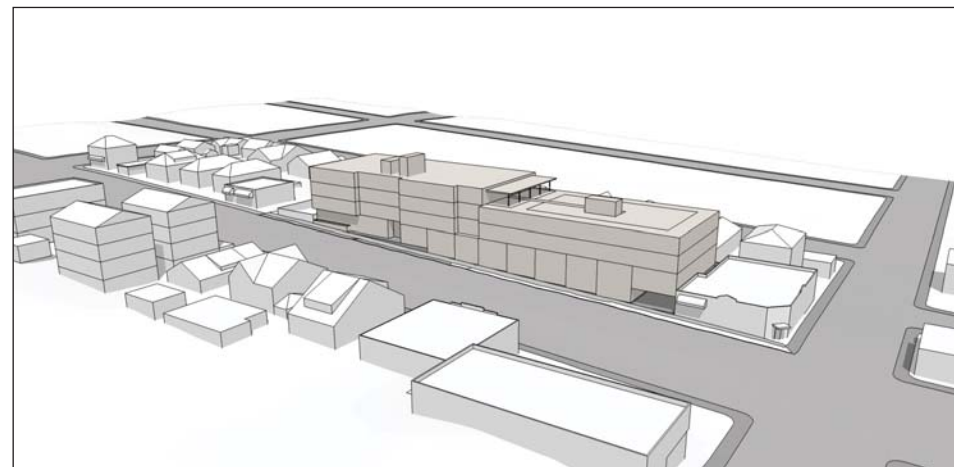
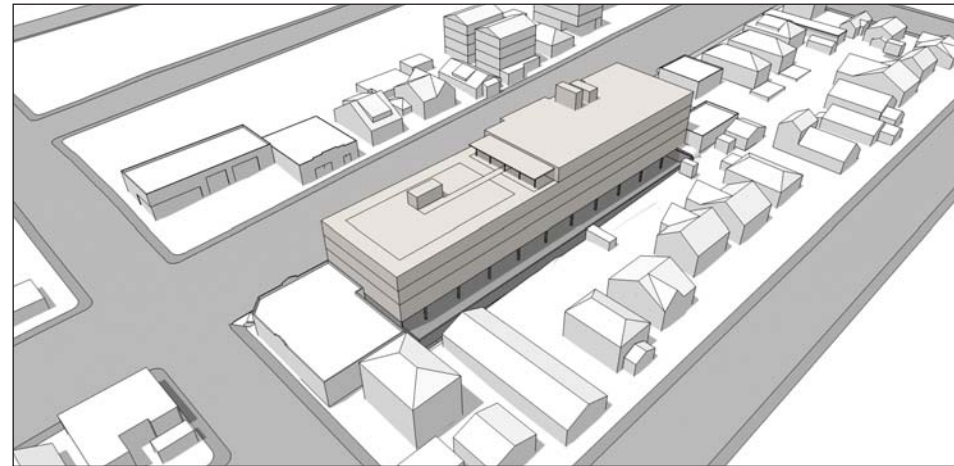
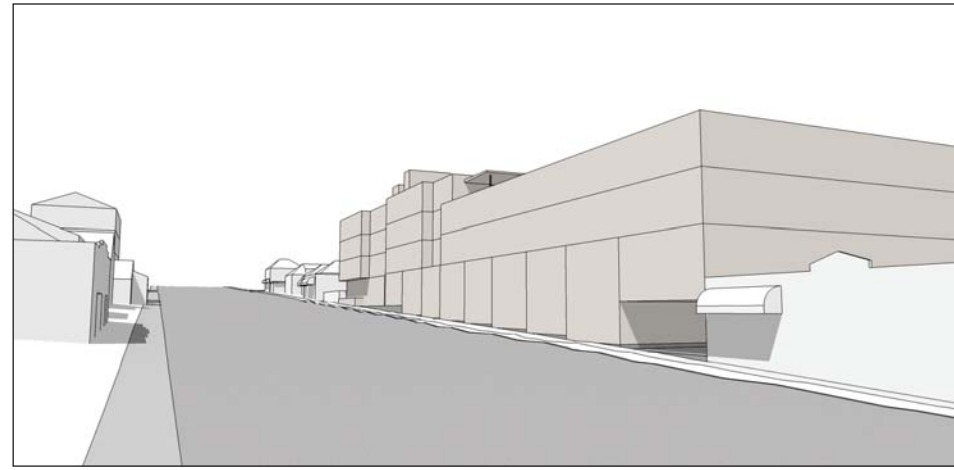
LANDSCAPE BUFFER PER SMC 23.47A.016.D.1



LEVEL 0

BUILDING LINE ABOVE

VEHICULAR ACCESS

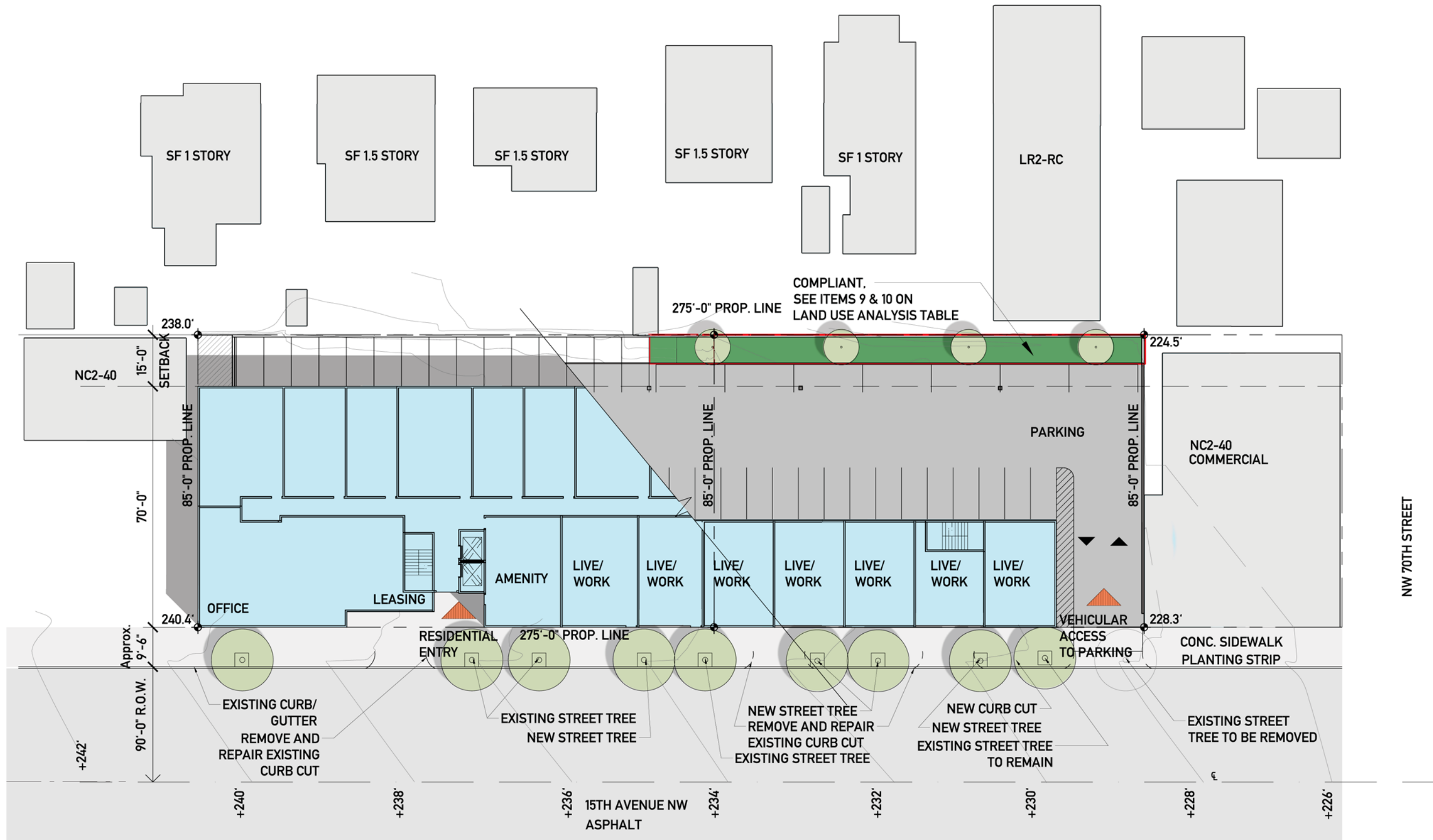


PROS:

- Code compliant.
- Good outdoor public spaces and amenities.
- The highest square footage of all options for residential usage.

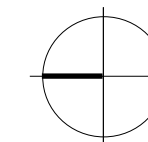
CONS:

- Limited modulation on the West side (street side)
- No release at sidewalk from Live Work, Commercial and Office spaces; building built up to property line.
- Residential lobby entrance not clearly separated.



SITE PLAN OPTION B

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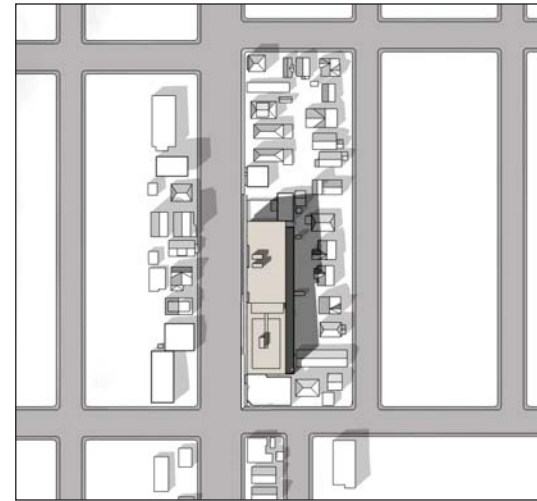
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3/21 9AM



3/21 12PM

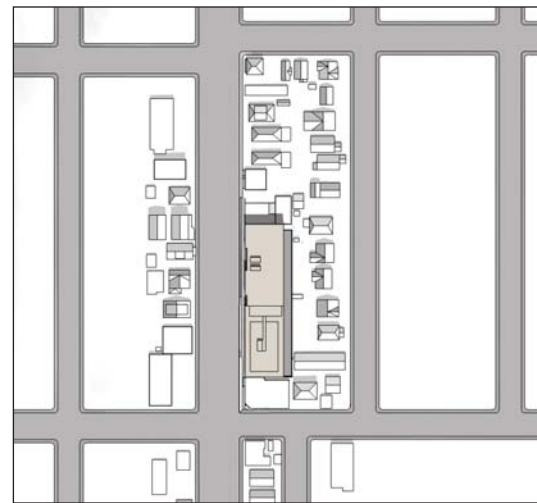


3/21 3PM

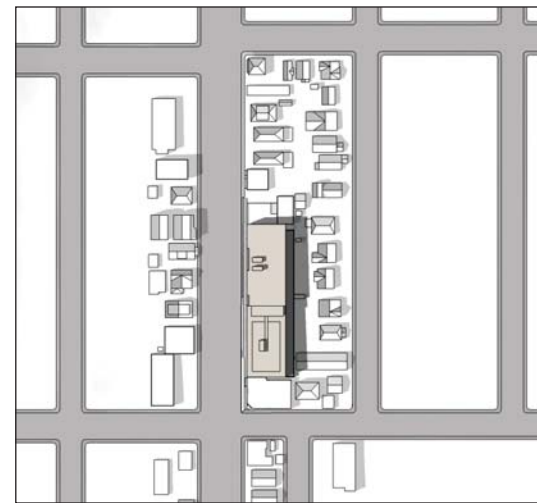
EQUINOX



6/21 9AM

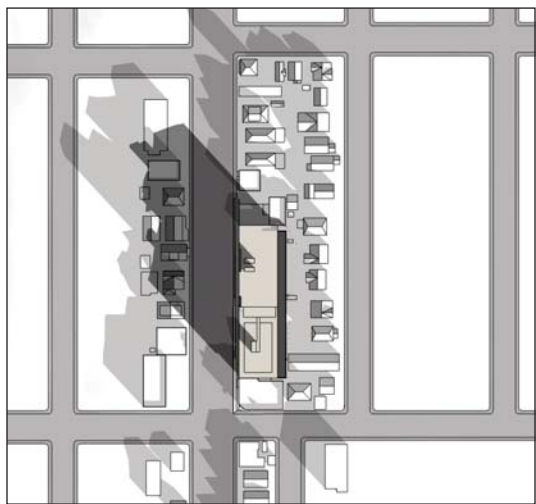


6/21 12PM

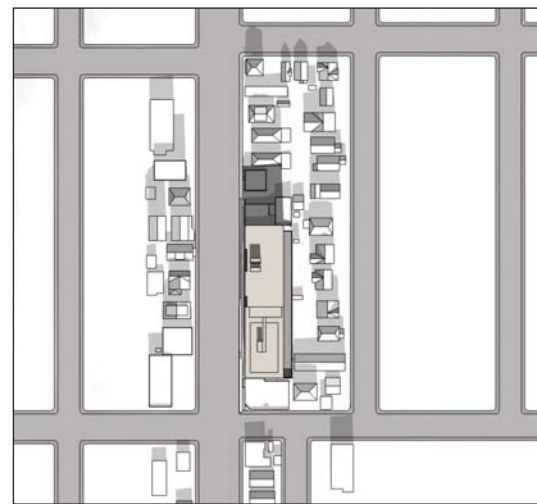


6/21 3PM

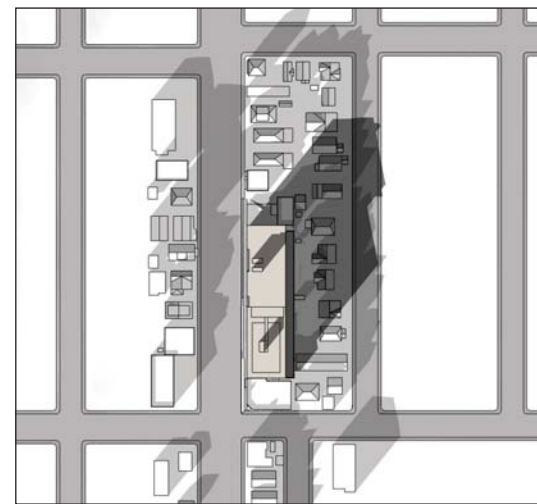
SUMMER SOLSTICE



12/21 9AM



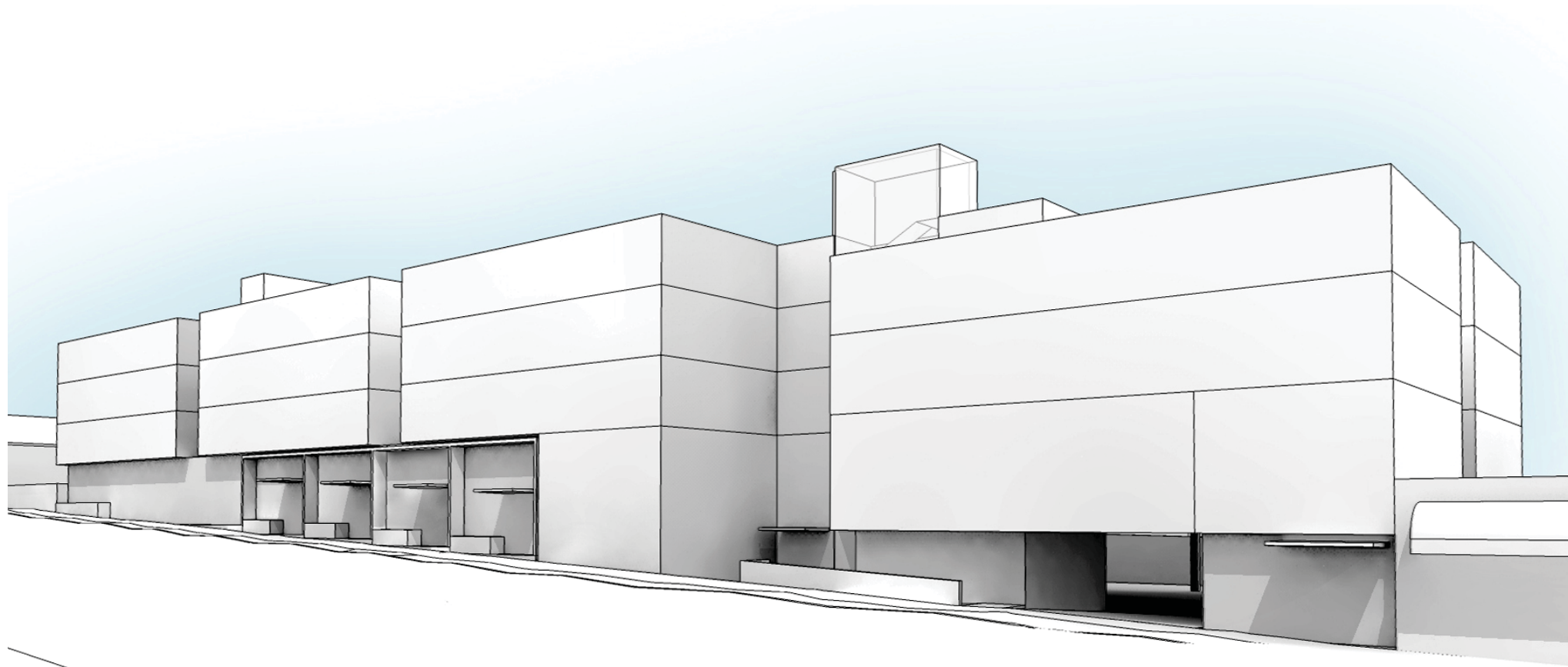
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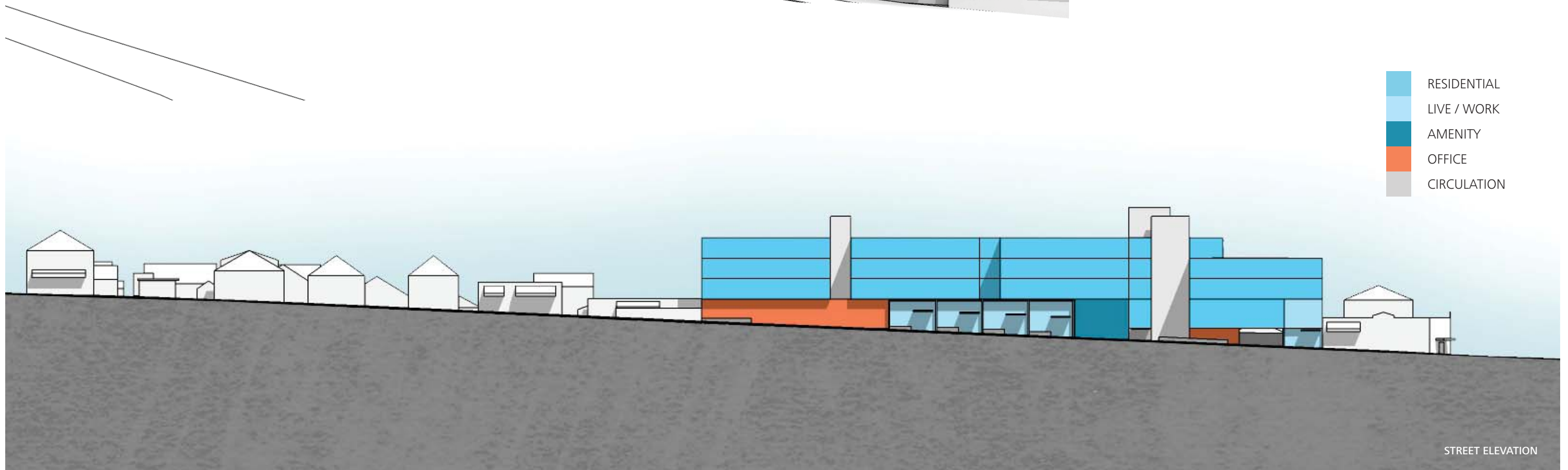
12/21 3PM

WINTER SOLSTICE

SHADOW STUDIES OPTION B



C
**PREFERRED
 OPTION**



- RESIDENTIAL
- LIVE / WORK
- AMENITY
- OFFICE
- CIRCULATION

STREET ELEVATION

MASSING OPTION C (PREFERRED)

01.13.2014 EARLY DESIGN GUIDANCE MEETING
 7016 15th AVE. NW DPD PROJECT #:3016160



ROOF LEVEL



LEVELS 2-3

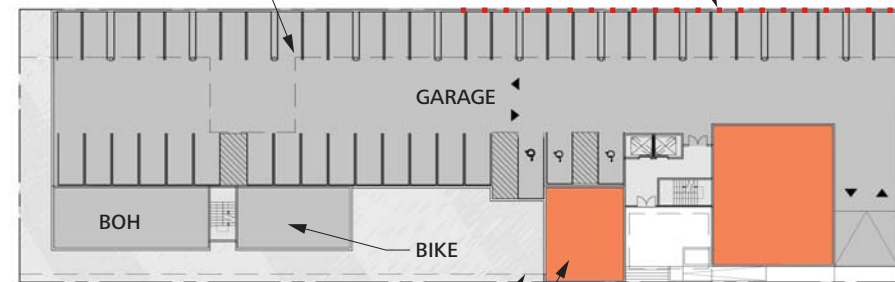


LEVEL 1

LINE OF BLDG ABOVE

PROPOSED ALTERNATIVE LANDSCAPE SCREENING SIMILAR TO GREEN SCREEN AT RETAINING WALL.

LINE OF BLDG ABOVE



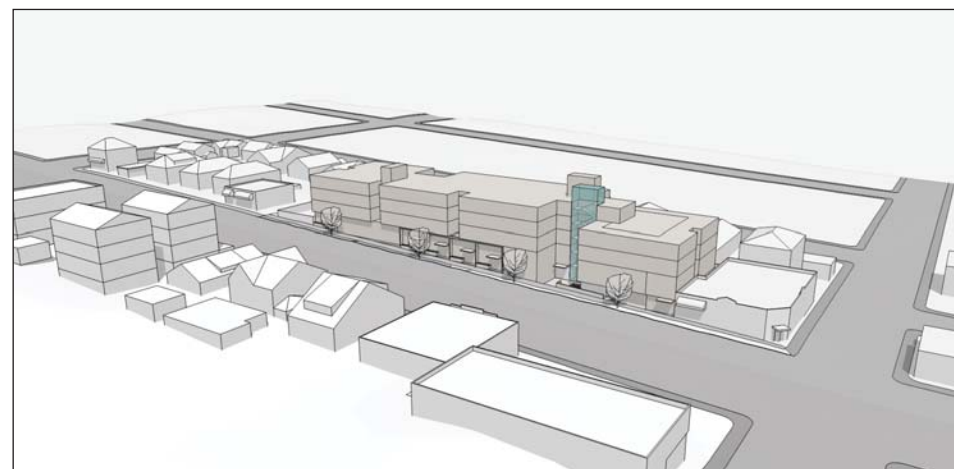
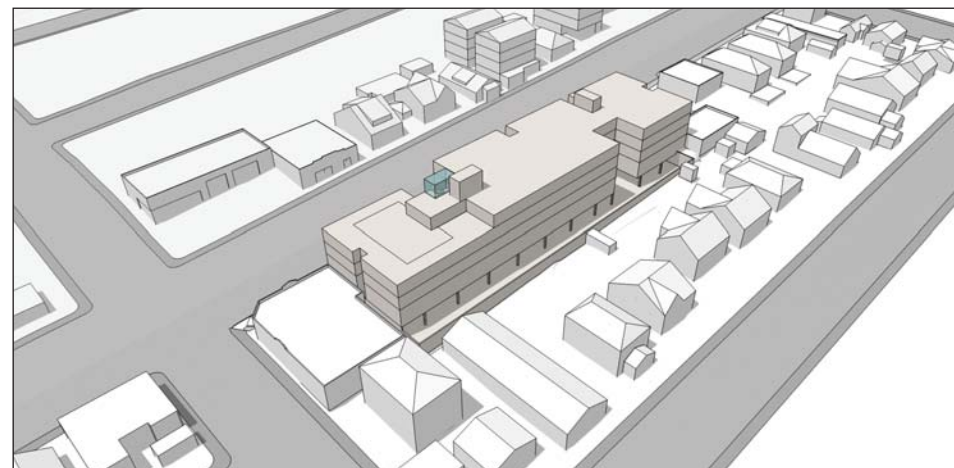
LEVEL 0

LINE OF BLDG ABOVE

RESIDENTIAL ACCESS

VEHICULAR ACCESS

LEASING



PROS:

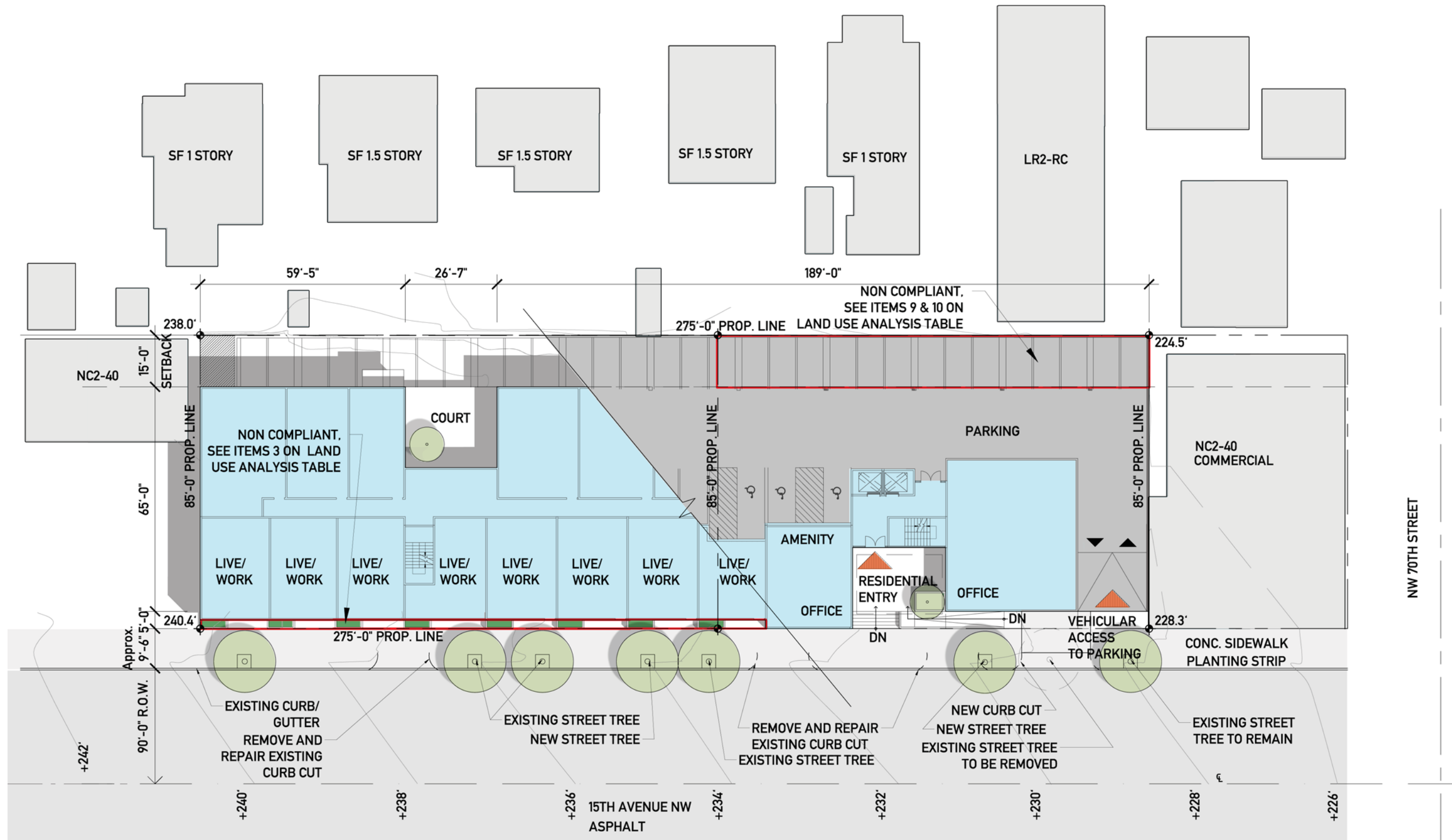
- Good pedestrian experience a street/sidewalk and entries.
- Good modulation at street and at rear diminishing massing impact on neighborhood.
- Good separation between residential and live work/commercial entries.
- Good outdoor/green spaces and landscaping areas.
- Good modulation at street side reflecting a better integration with existing neighborhoods scale and conditions.

CONS:

- Needing departures on the minimum depth requirement for live-work/commercial spaces and at rear parking landscaping strategies like a green screen.

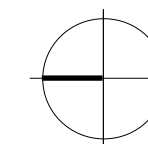
Design Concept: The Courtyard

This design option as a courtyard to connect the building to the street by opening one of its side with a courtyard. Its large massing is broken into smaller components creating a scale and size that relate to the surrounding buildings.



SITE PLAN OPTION C (PREFERRED)

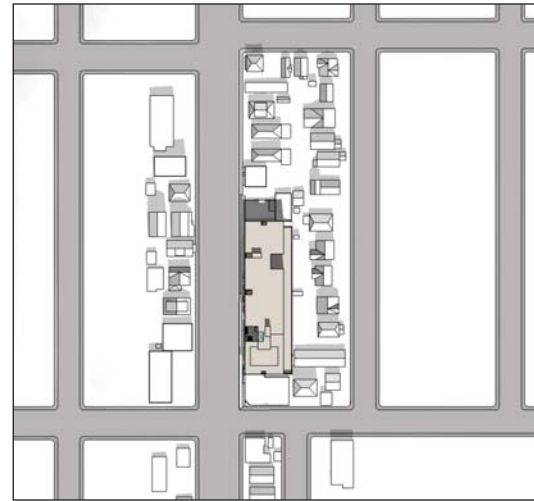
01.13.2014 EARLY DESIGN GUIDANCE MEETING
 7016 15th AVE. NW DPD PROJECT #:3016160



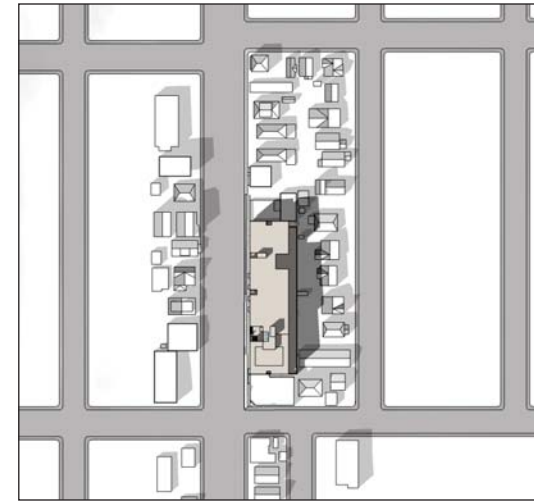
SCALE: 1" = 30'-0"



3/21 9AM

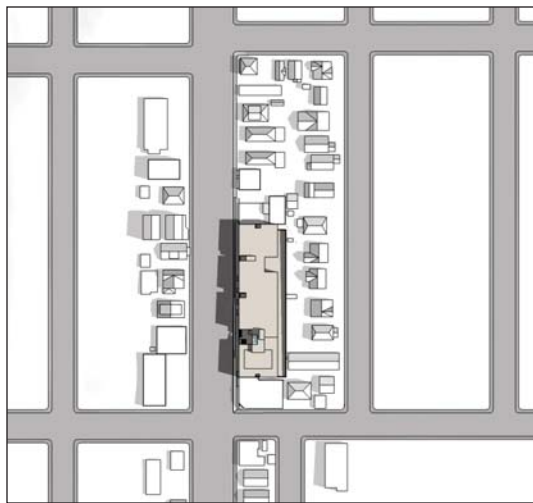


3/21 12PM



3/21 3PM

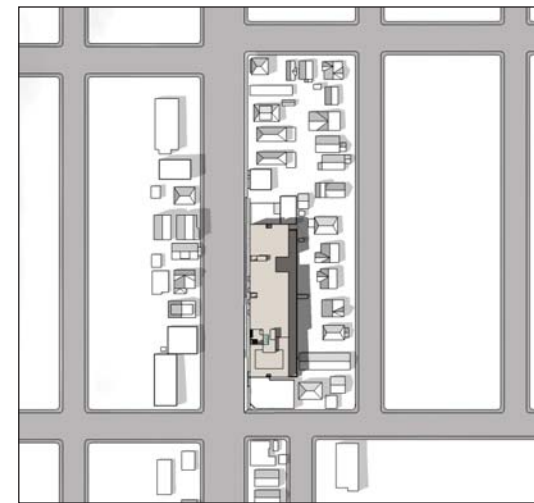
EQUINOX



6/21 9AM

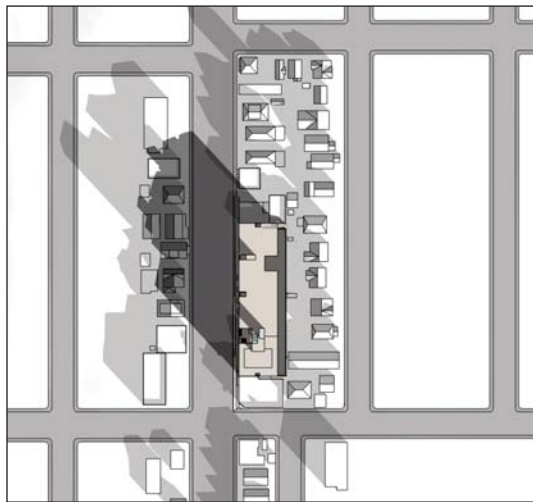


6/21 12PM

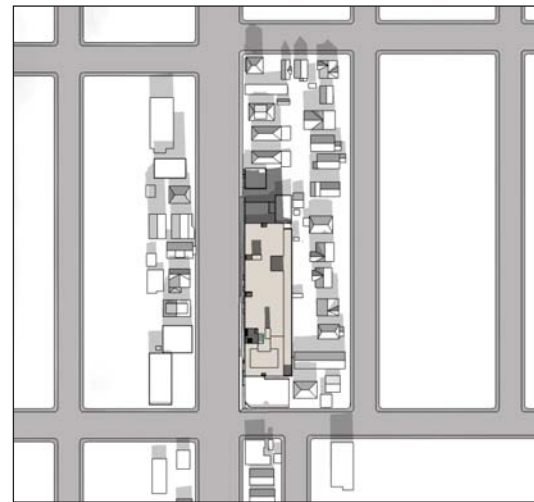


6/21 3PM

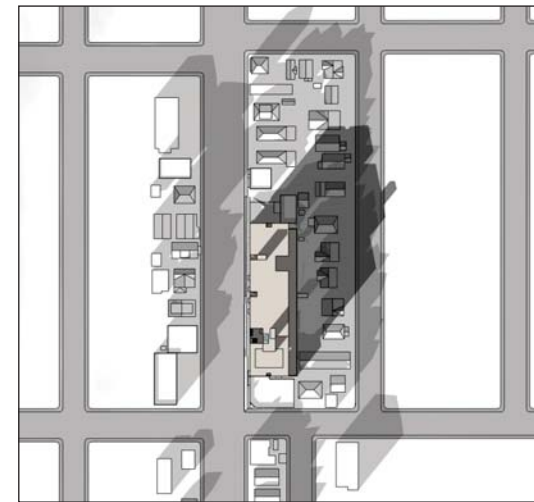
SUMMER SOLSTICE



12/21 9AM



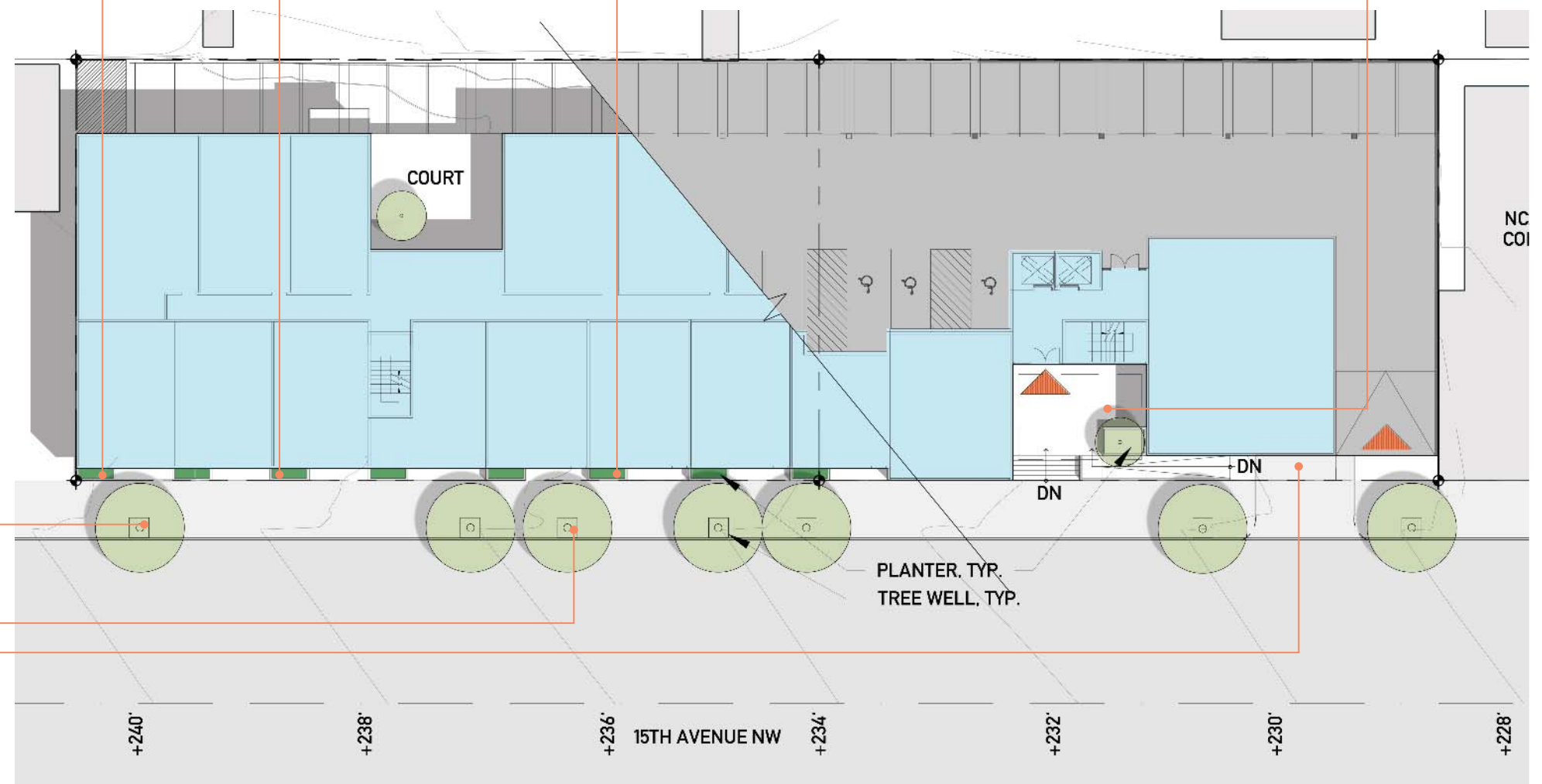
12/21 12PM



12/21 3PM

WINTER SOLSTICE

SHADOW STUDIES OPTION C (PREFERRED)

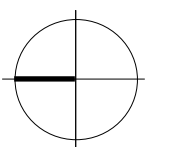


OPTION C-PREFERRED PLAN

GROUND LEVEL LANDSCAPE PLAN

SCALE: 1"= 30'-0"

01.13.2014 EARLY DESIGN GUIDANCE MEETING
7016 15th AVE. NW DPD PROJECT #:3016160

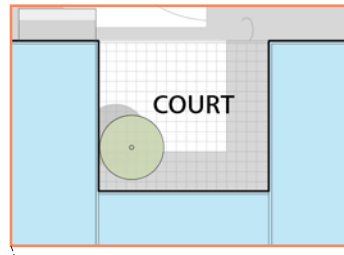




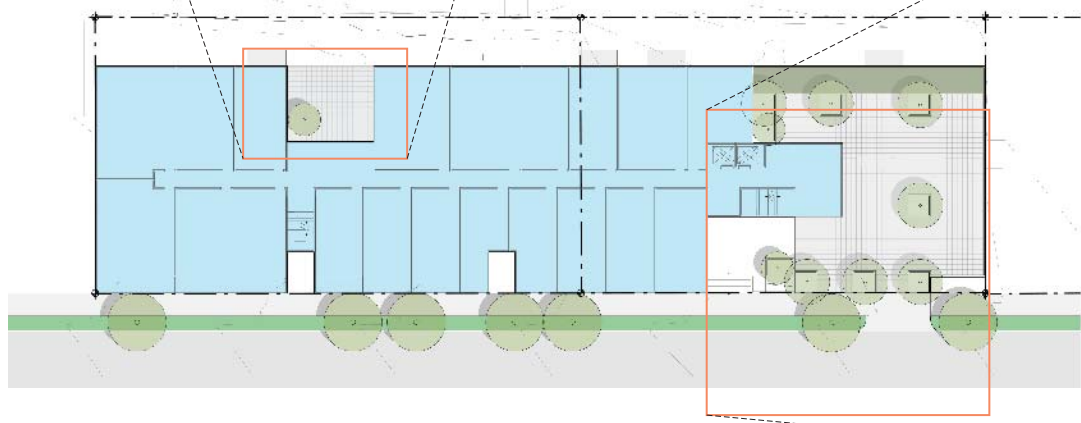
Landscaped Open Space

The proposed project will replace the sidewalk, planting strip and street trees along the full length of the site. Landscape planters will be introduced in intervals adjacent live-work and business entrances.

An entry court will be set back off the right-of-way and will include landscaping such as grasses and shrubs in low planters and small trees. Benches and decorative paving combined with the landscaping will create a welcoming space for pedestrian traffic to step off the path and transition to the entrance of the building. Similar to the entry court, the design includes another landscaped court on the east side of the building for residential use.

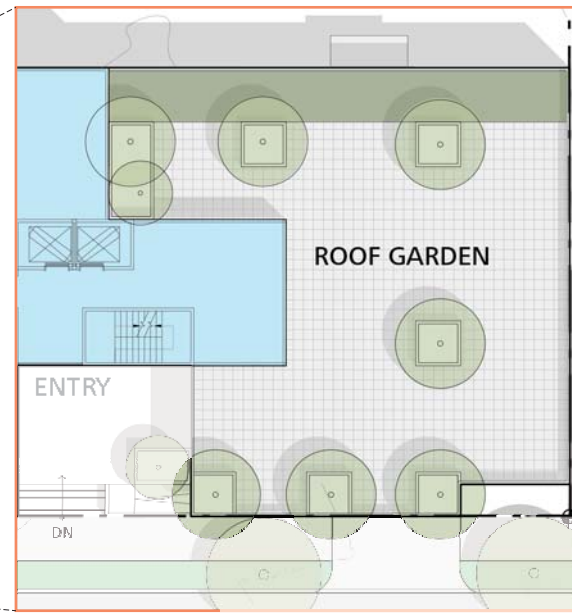


SCALE: 1" = 30'-0"



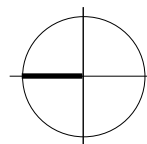
OPTION C-PREFERRED PLAN

The roof deck will be the largest common open space in the project. Landscaping for this common amenity space includes a green roof which creates a privacy buffer for the residential lots to the east to maintain privacy. The design includes planters with varying small and medium size plants and a few small trees. A colorful roof paving system will be employed to create hang-out nooks, and game playing areas.



SCALE: 1" = 30'-0"

ROOF LANDSCAPE PLAN

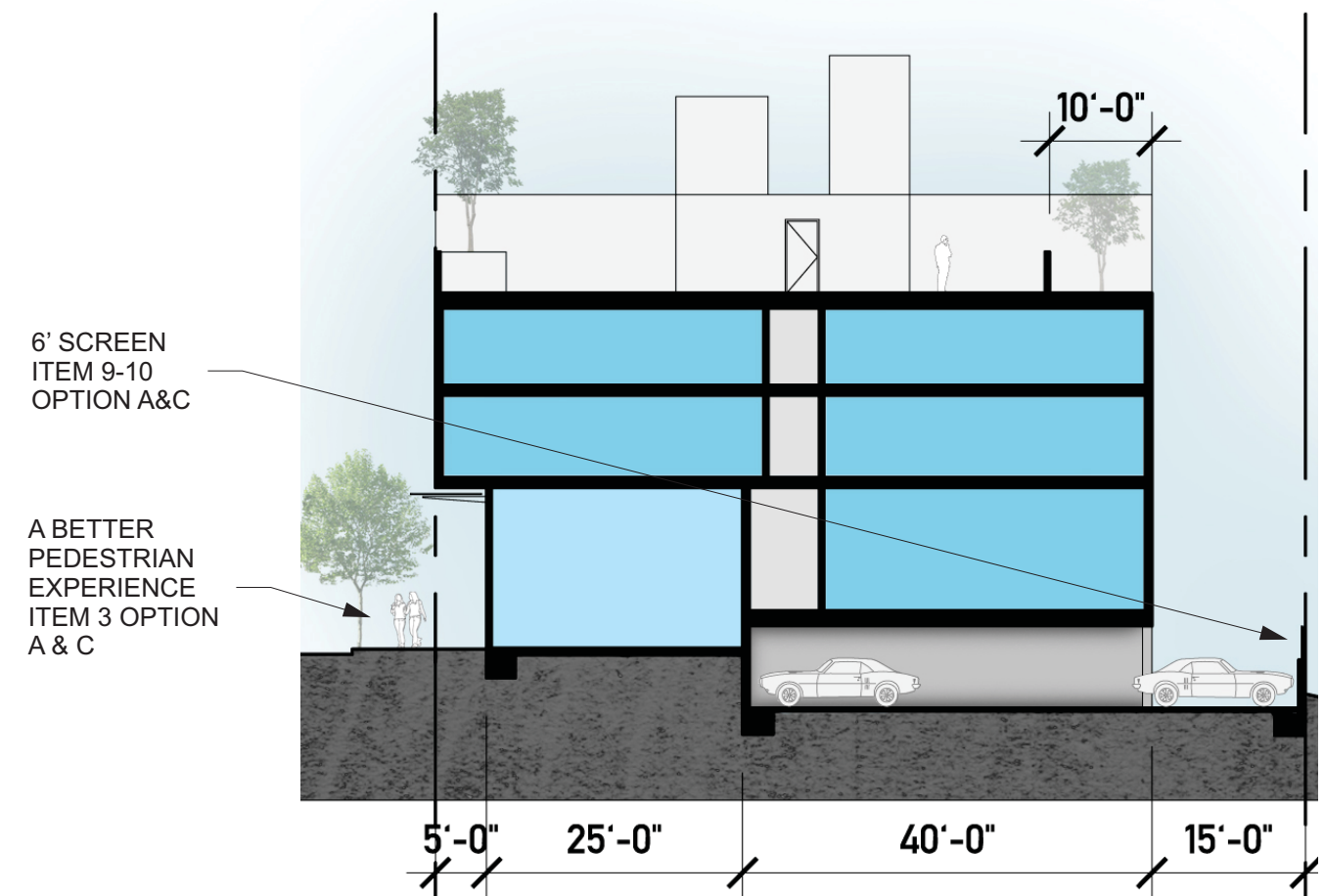


Item	SMC Requirement	Option A Alternative	Option B/Code	Option C Preferred	Departures	Justifications
1	23.47A.004 Permitted And	Compliant	Compliant	Compliant		
2	23.47A.005 Street Level Uses	Compliant	Compliant	Compliant		
3	23.47A.008 Street Level Development Standards	Non Compliant to the 30' depth rule	Compliant	Non Compliant to the 30' depth rule	A reduction to 25' of the required 30' depth at live work/commercial	To create a better pedestrian experience. Refer to Seattle Design Guidelines: A-2, A-3, A-4, C-3
4	23.47A.011 Outdoor Activities	Compliant	Compliant	Compliant		
5	23.47A.012 Structure Height	Compliant	Compliant	Compliant		
6	23.47A.013 Floor Area Ratio	Compliant	Compliant	Compliant		
7	23.47A.014 Setback Requirements	Compliant	Compliant	Compliant		
8	23.47A.016 Landscaping &	Compliant	Compliant	Compliant		
9	23.47A016.D.1 ,a&b Landscaping & Screening Standards	Non Compliant	Compliant	Non Compliant	No tree every 10 stalls. Provide green screen.	To achieve a good parking ratio solution. Refer to Seattle Desin Guidelines: A-5
10	23.47A016.D.1 ,c, 1&2 Landscaping & Screening Standards	Non Compliant	Compliant	Non Compliant	No 5' width landscape strip. Provide green Screen.	To achieve a good parking ratio solution. Refer to Seattle Desin Guidelines: A-5
11	23.47A.022 Light And Glare Standards	Compliant	Compliant	Compliant		
12	23.47A.024 Amenity Area	Compliant	Compliant	Compliant		
13	23.47A.032 Parking Location And Access	Compliant	Compliant	Compliant		
14	23.54.015 Required Parking	Compliant	Compliant	Compliant		
15	23.54.020 Parking Quantity Ex.	Compliant	Compliant	Compliant		
16	23.54.040 Solid Waste And Rec.	Compliant	Compliant	Compliant		

LAND USE ANALYSIS TABLE

DEPARTURES

01.13.2014 EARLY DESIGN GUIDANCE MEETING
7016 15th AVE. NW DPD PROJECT #:3016160





Muriel's Landing
5240 University Ave NE, Seattle, Washington

REFERENCE PROJECTS BY THE ARCHITECT



Avalon
3078 SW Avalon Way, West Seattle, Washington



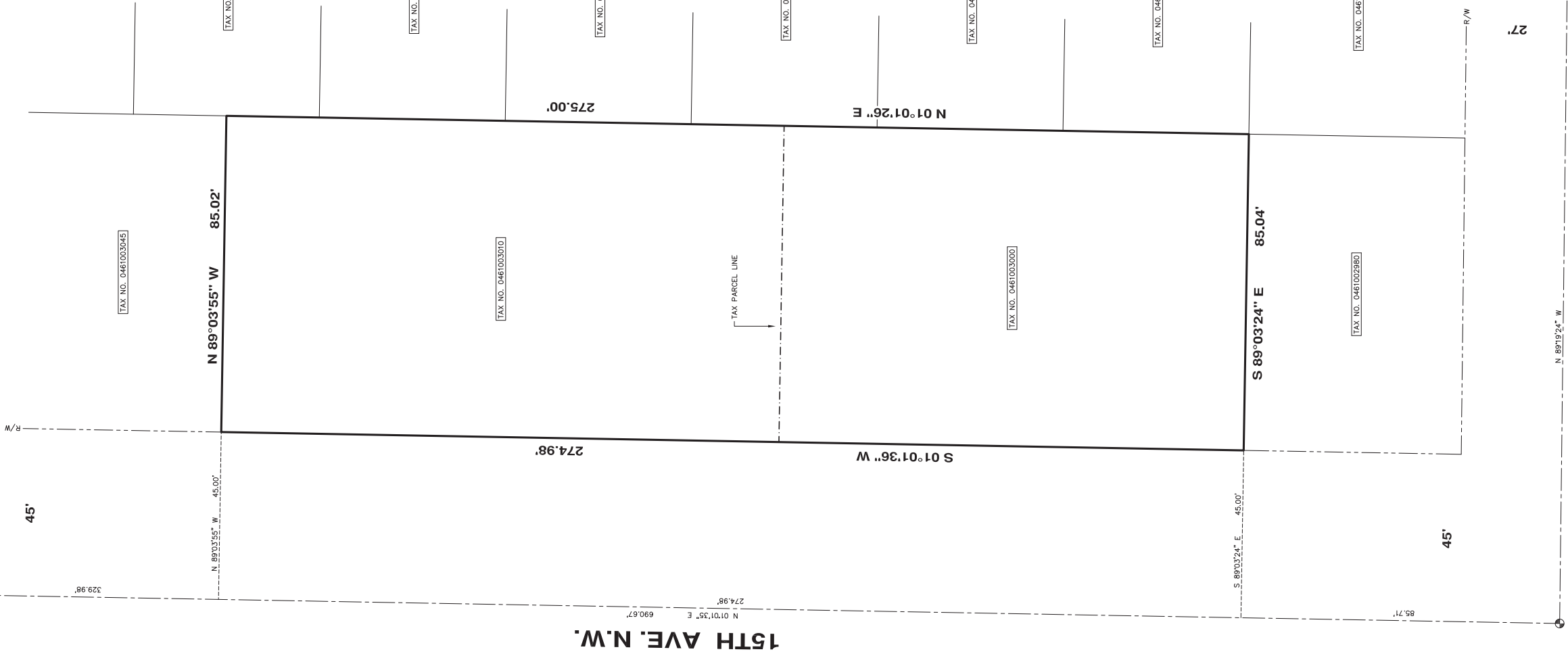
22nd and Union
2203 E., Union Street, Seattle, Washington

caron

CENTERLINE MONUMENT
FOUND EXISTING MONUMENT
IN CASE OF OCT. 10, 2013
(TYPICAL)

N.W. 73RD ST.

S 89°07'29" E



SCALE: 1"=16'

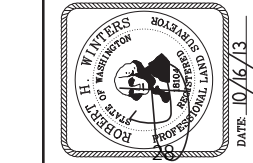
NOTES

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. ELEVATION DATUM = NAVD88, ELEVATION 225.172 FT. AS PER BENCH MARK NO. SMPB-14 AS SHOWN AND DESCRIBED IN W.G.S. SURVEY DATA WAREHOUSE - SURVEY CONTROL POINT STANDARD DATA SHEET.
4. PARCEL AREA = 6,500 SQ. FT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASMENTS 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. 2895 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.

PROPERTY DESCRIPTION

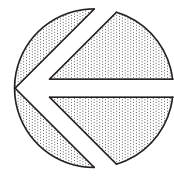
TAX PCL. NO. 0461003000
 LOTS 28, 29, 30, 31 AND 32, ALL IN BLOCK 11, BALLARD PARK ADDITION IN THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.
 EXCEPT THE WEST 15 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING 15TH AVENUE N.W. IN SUPERIOR COURT CAUSE NO. 206194 AS PROVIDED FOR UNDER ORDINANCE NO. 52039.

TAX PCL. NO. 0461003010
 LOTS 33, 34, 35, 36, 37 AND 38, ALL IN BLOCK 11, BALLARD PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.
 EXCEPT THE WEST 15 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE FOR WIDENING 15TH AVENUE N.W. IN SUPERIOR COURT CAUSE NO. 206194 AS PROVIDED FOR UNDER ORDINANCE NO. 52039.

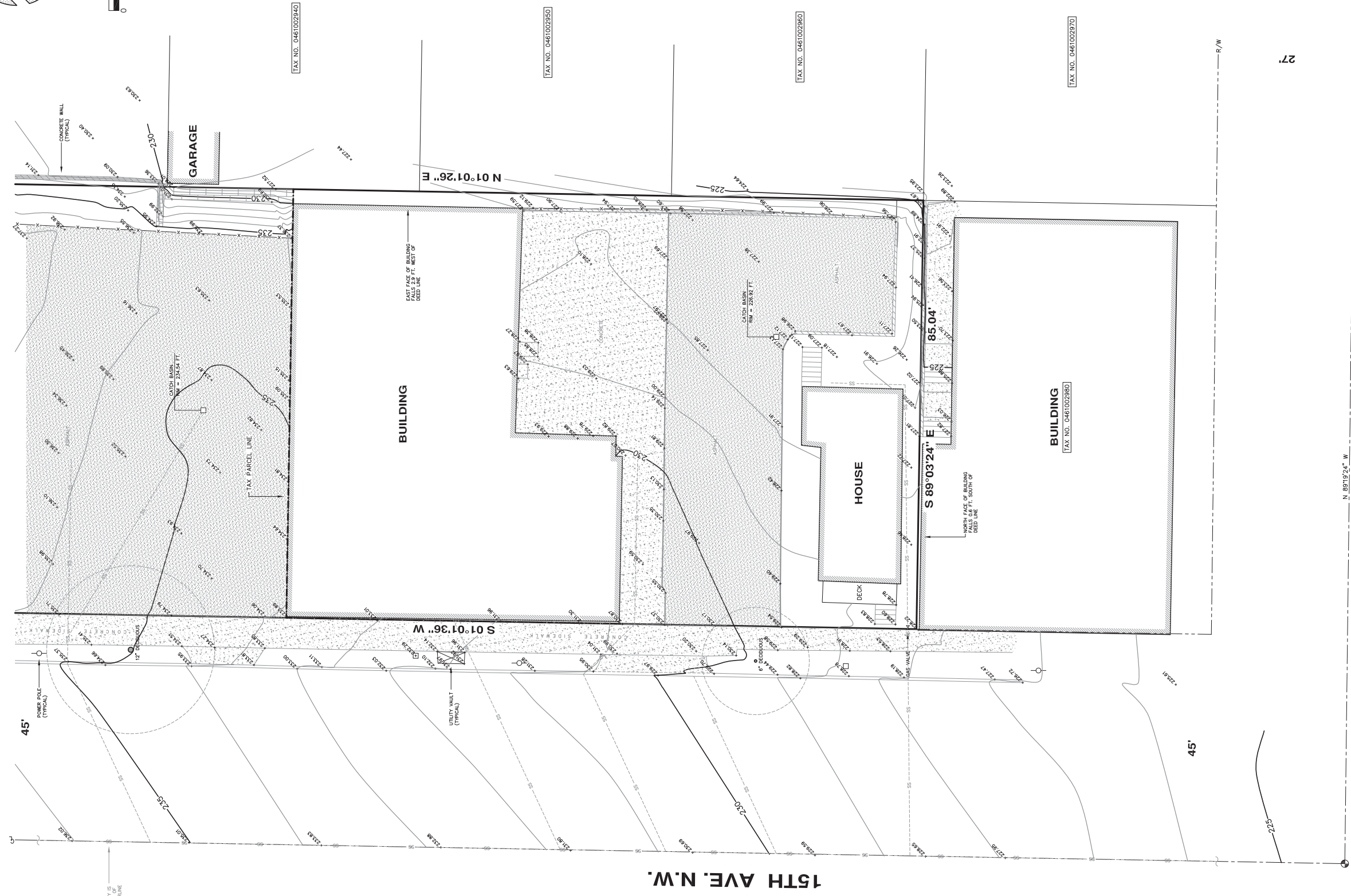


TOPOGRAPHIC SURVEY
7030 15TH AVE. N.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS &
LAND SURVEYING AND MAPPING
 1422 N.W. 86TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM



SCALE: 1" = 10'
0 5 10 20



N 89°19'24\" W
N.W. 70TH ST.

27'

SHEET 2 OF 3



TOPOGRAPHIC SURVEY

7030 15TH AVE. N.W.

SEATTLE, WASHINGTON

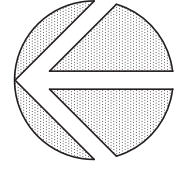
CHADWICK WINTERS &
LAND SURVEYING AND MAPPING
1422 N.W. 86TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 13-4723
DRAWING: 13-4723TOP02.DWG
CLIENT: GEORGE JOHNSON

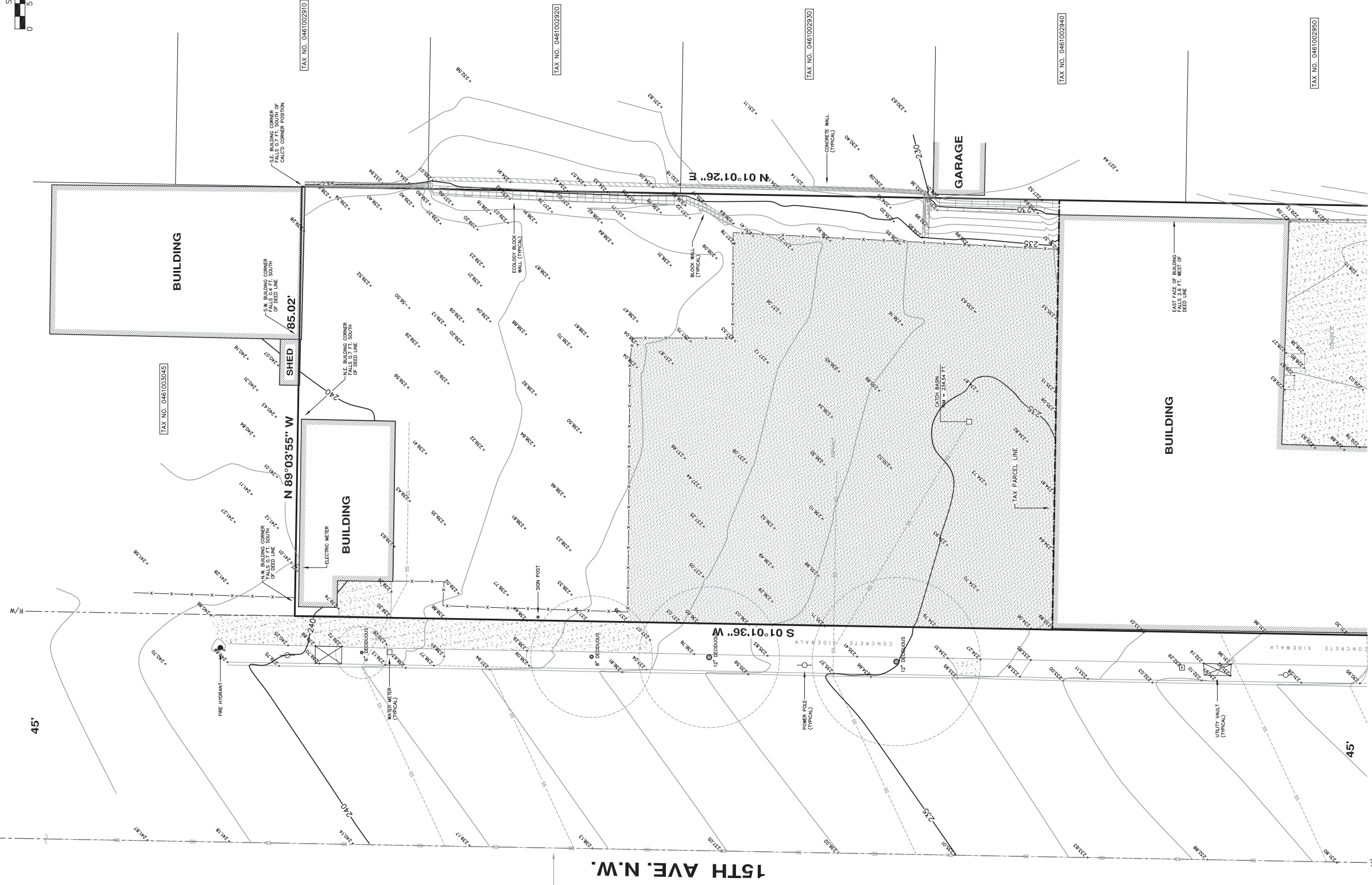
CENTERLINE MONUMENT
 IN CASE ON OCT. 10, 2013
 (TYPICAL)

N.W. 73RD ST.

S 89°04'29" E



SCALE: 1" = 10'
 0 5 10 20



15TH AVE. N.W.

S 01°01'36" W

N 01°01'26" E



DATE: 10/16/13

TOPOGRAPHIC SURVEY
7030 15TH AVE. N.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS &
 LAND SURVEYING AND MAPPING
 1422 N.W. 86TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 13-4723
 DRAWING: 13-4723TOP03.DWG
 CLIENT: GEORGE JOHNSON