



Harvard Belmont Landmark District Project Application:

Project Description:

This is an exterior landscaping and hardscaping project with the goal of improving the front yard into a usable and safe area for the homeowners and family to spend time, entertain, etc. This will involve widening the top portion of the driveway to facilitate being able to get in and out of a parked car, replacing the driveway surface with permeable pavers to improve drainage, replacing the structural retaining walls due to damage, and new retaining walls along the street to provide usable yard space and to tie into the architectural features of the neighborhood. There will be some landscaping between the new front retaining walls as well as some plantings in the yard to bring some greenery and flora to the yard. The project is proposed to start production this summer.

Existing Site Conditions:

The existing yard has been reviewed by a geotechnical engineer, structural engineer, and arborist to give their endorsement of this proposed plan with regards to the soils conditions, structural elements, and tree health. The retaining walls are not currently structurally sound enough to maintain the driveway condition hence the plan to replace them as part of this scope of work. The trees and soils are healthy and will not be impacted by this scope of work.

Features to be Removed/Replaced:

The features to be removed/replaced are the driveway, retaining walls, and existing lawn in favor of new permeable driveway pavers, new poured concrete retaining walls, and new native and low maintenance lawn alternatives.



Existing Site Photos:

- Photo of existing driveway condition



- Photo of existing cracks in retaining walls





Existing Site Photos:

- Existing front yard showing two major trees to remain unaffected



- Existing front yard showing small tree to be removed due to driveway widening





Existing Site Photos:

- Existing front yard showing view from across the street & sidewalk view





Neighboring Property Photos w/ similar features:

- Neighboring properties showing new smooth concrete retaining walls



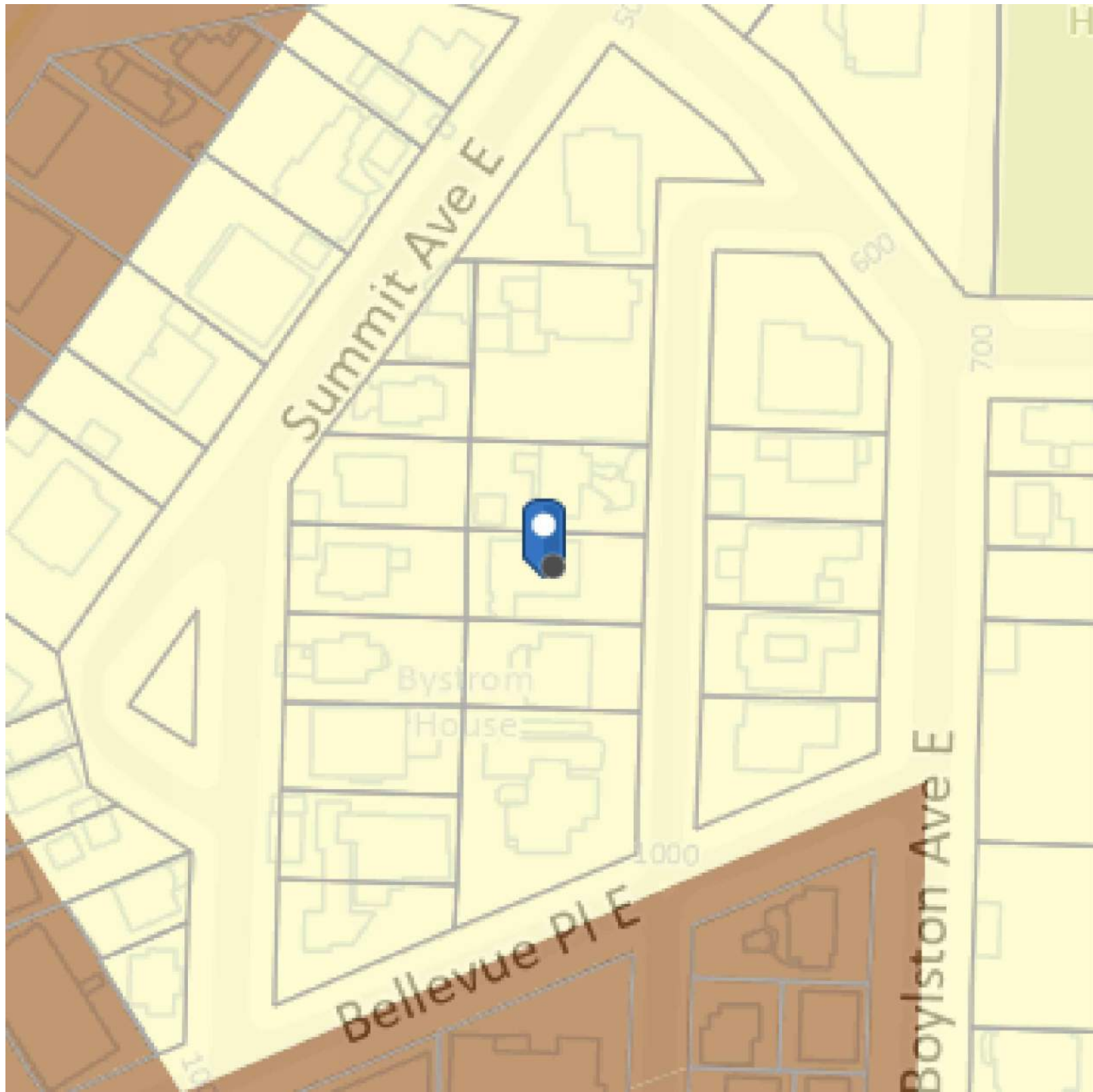


- Neighboring property showing smooth concrete retaining walls & paver driveway

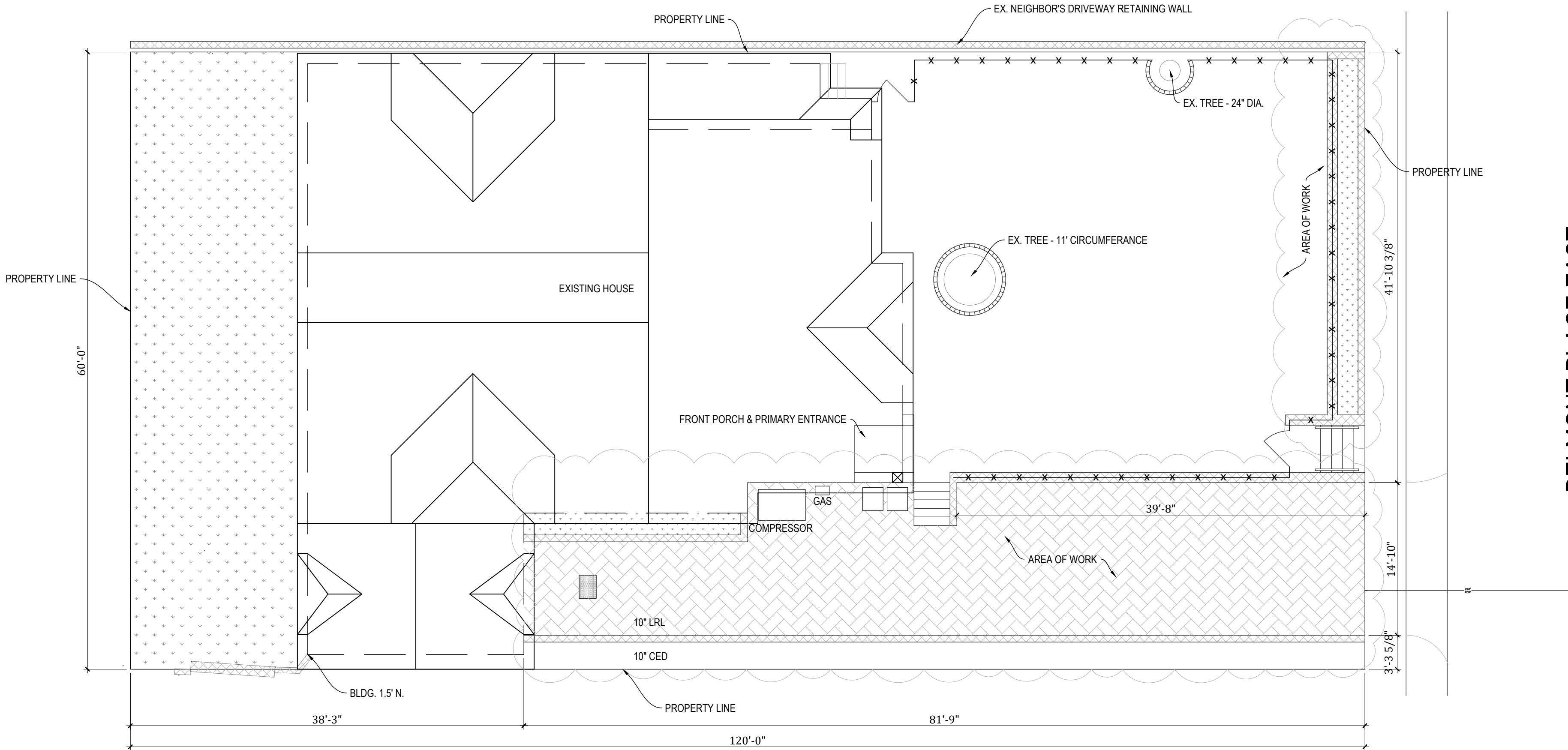
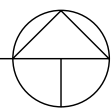


PROJECT INFORMATION

PROJECT OWNER:	JASON & KIMBERLY TKACHYK 1019 BELMONT PL E SEATTLE WA 98102
PROJECT DESIGNER:	SARABETH PEMBLE CRESCENT BUILDS 10317 GREENWOOD AVE N SUITE 100 SEATTLE WA 98133
PROJECT DESCRIPTION:	EXTERIOR DRIVEWAY & RETAINING WALLS REPLACEMENT
PROJECT ADDRESS:	1019 BELMONT PL E, SEATTLE, WA 98102
TAX LOT NUMBER:	216390-1620
LEGAL DESCRIPTION:	EAST PARK ADD PLAT BLOCK: 18 PLAT LOT: 4
LOT COVERAGE:	REPLACE CONCRETE DRIVEWAY W/ NEW IMPERVIOUS SURFACE DRIVEWAY

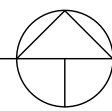


VICINITY PLAN



SITE PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS GIVEN ARE TO THE FACE OF STUD U.N.O



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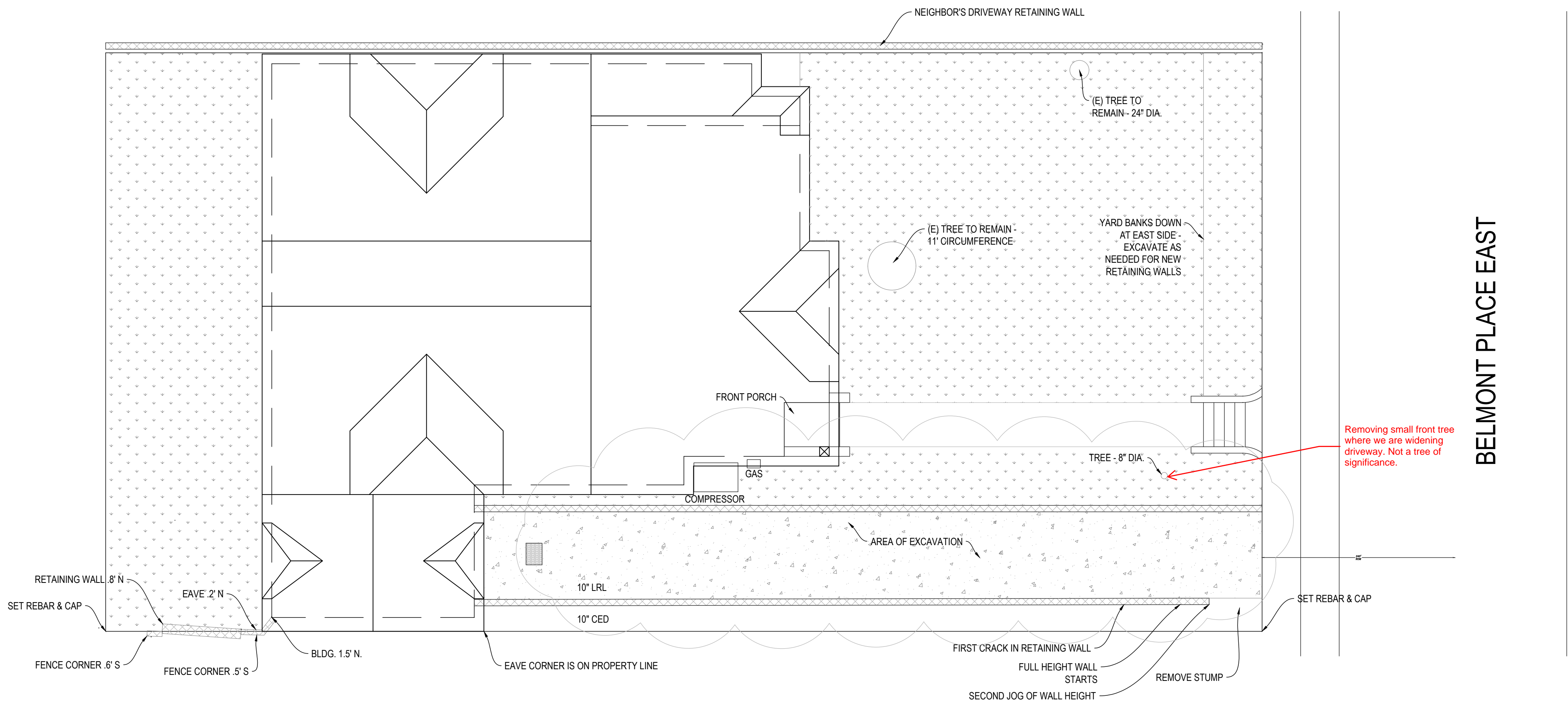
DATE: 02.03.25

PERMIT SET

SITE PLAN, VICINITY PLAN

SHEET SIZE NOTE:
24X36 - SCALE AS NOTED

A1.0



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"
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BELMONT PLACE EAST



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PERMIT SET
EXISTING PLANS

SHEET SIZE NOTE:
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A2.0



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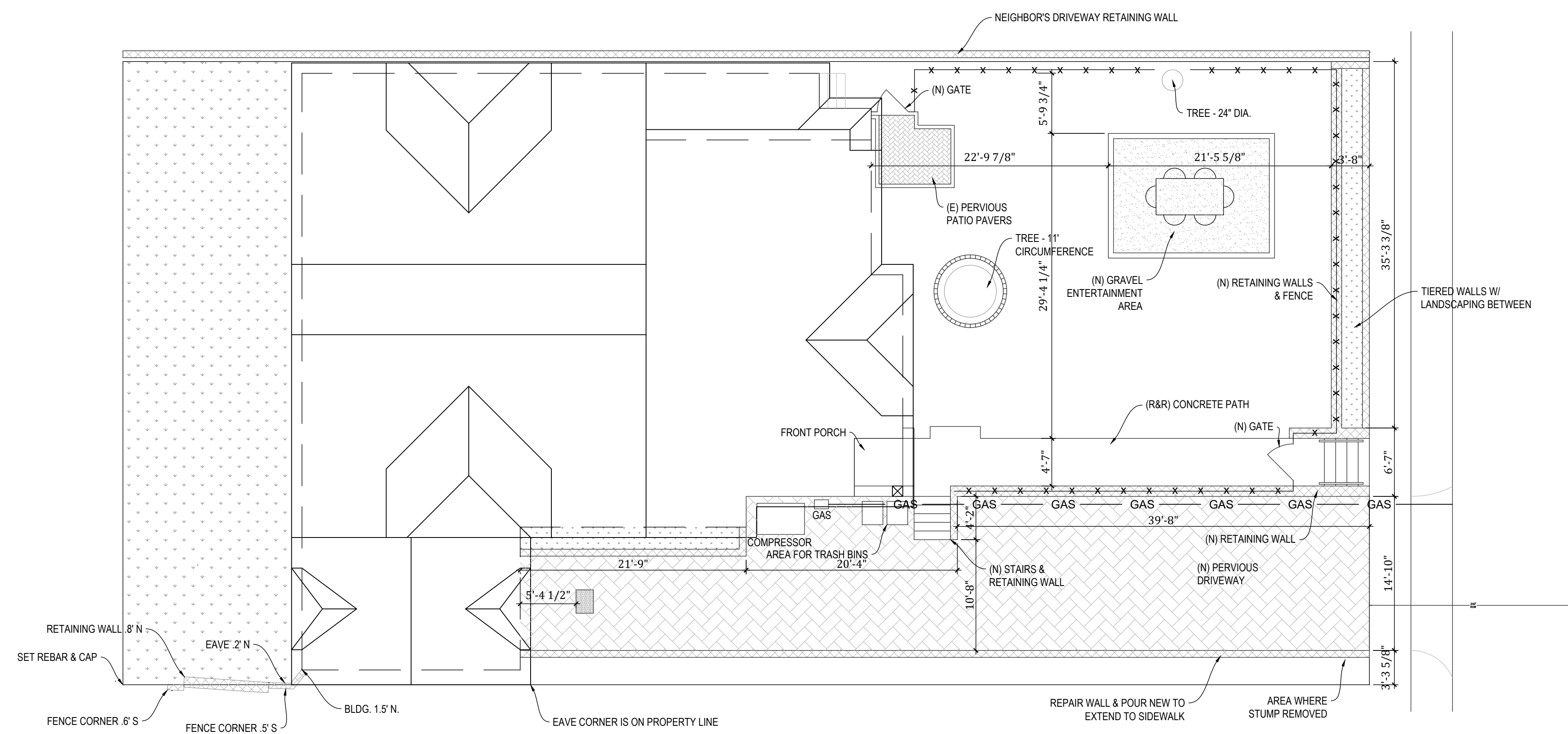
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PERMIT SET

NEW PLANS

SHEET SIZE NOTE:
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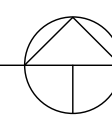
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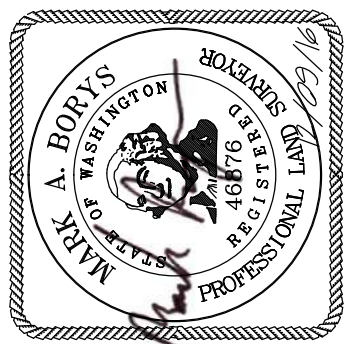
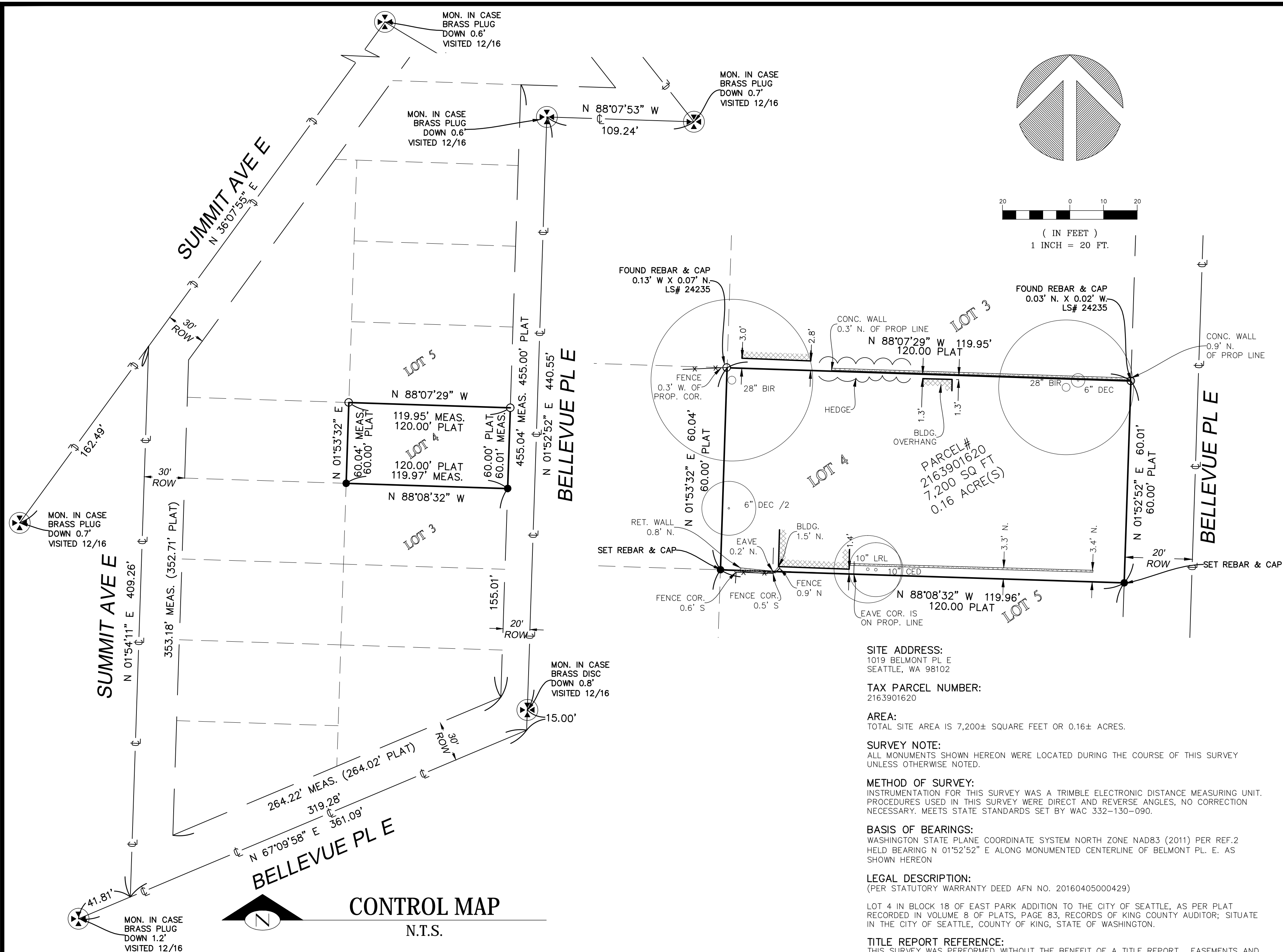
NEW SITE PLAN

SCALE: 1/8" = 1'-0"

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BELMONT PLACE EAST



WA

RECORD OF SURVEY

SE 1/4, NE 1/4, SEC. 29, T. 25N., R. 04E., W.M.

TKACHYK / HAGAN RESIDENCE

PARCEL NO. 2163901620

IO19 BELMONI

SEATTLE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2016. AT _____ M.
IN BOOK _____ OF SURVEYS. AT PAGE _____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. OF RECORDS

REFERENCES

JOB NO.: **161405**

DRAFTED BY: RCM

CHECKED BY: MAB/TMM

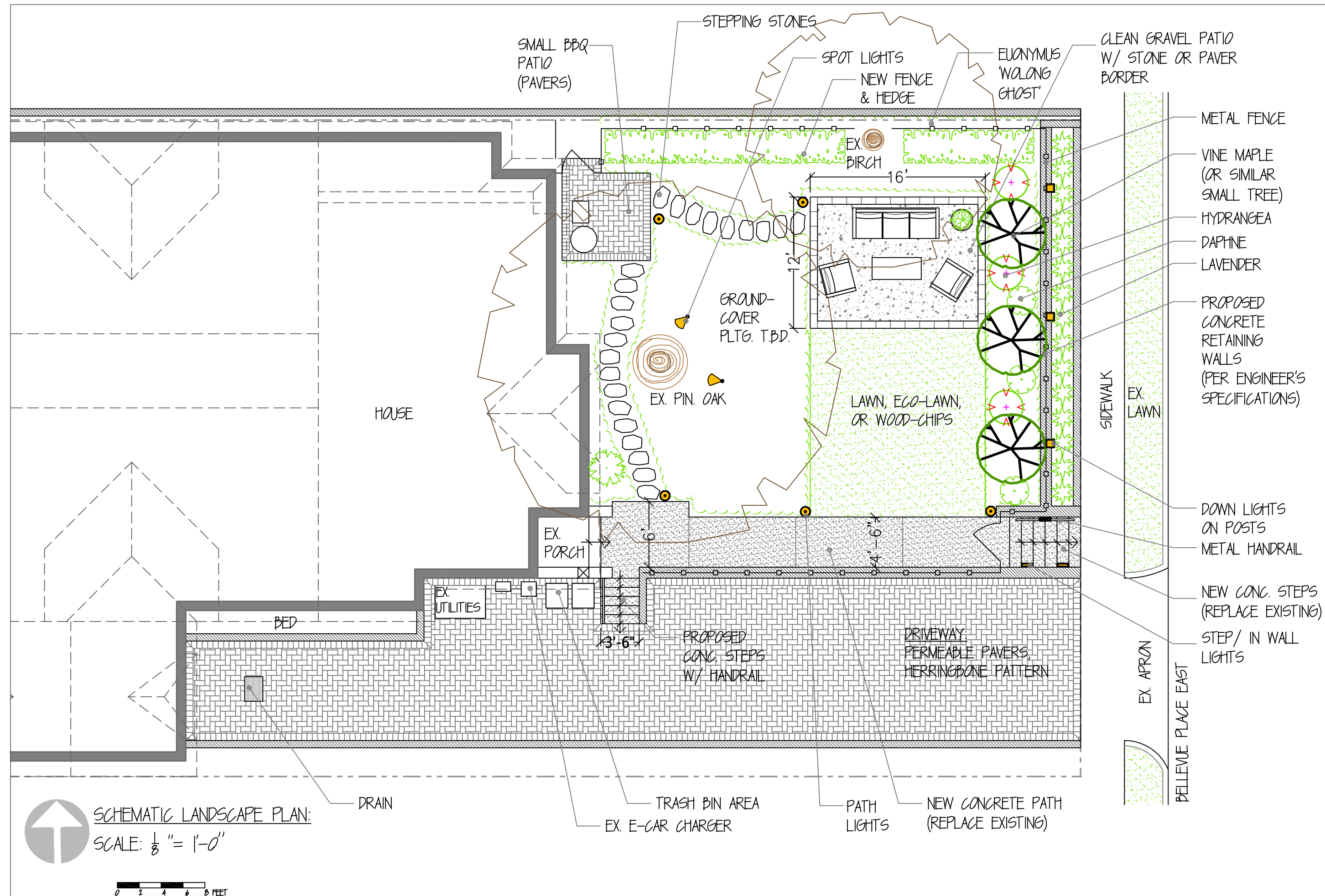
SCALE: 1" = 20'

1 OF 1

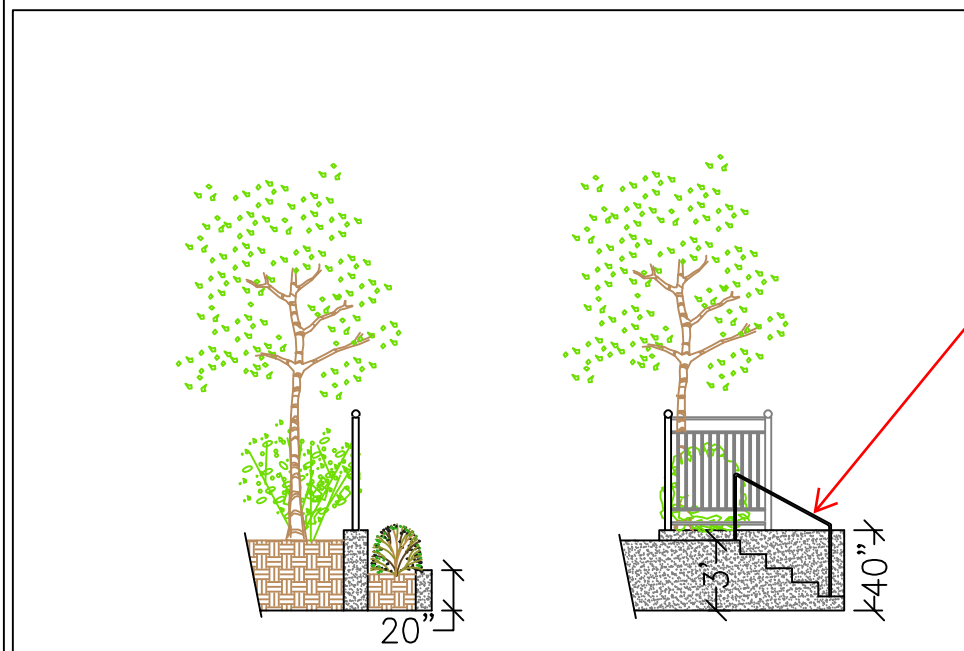
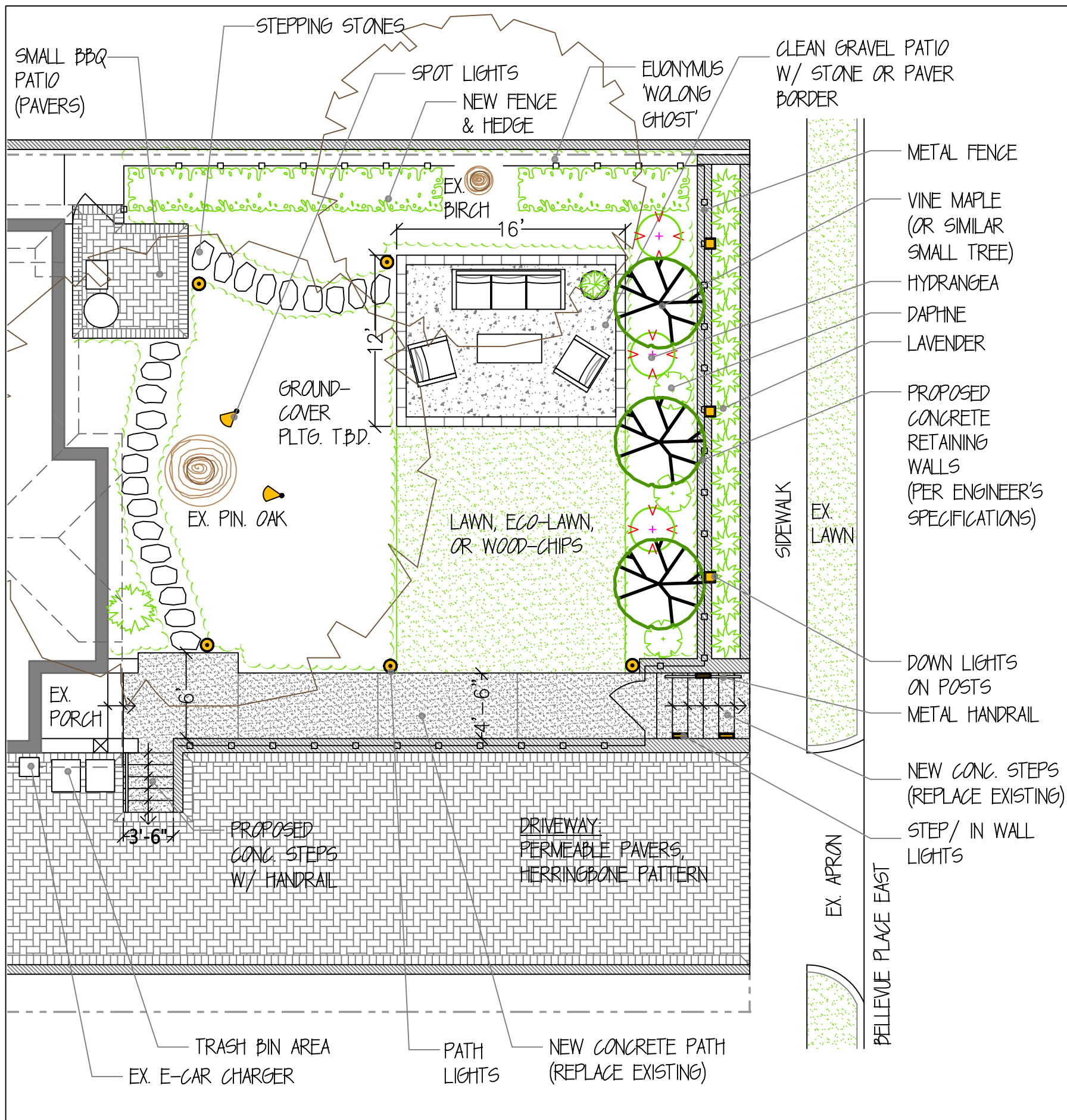


1-29-2025
Designed by: AB

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1019 BELMONT PL E
SEATTLE, WA 98102

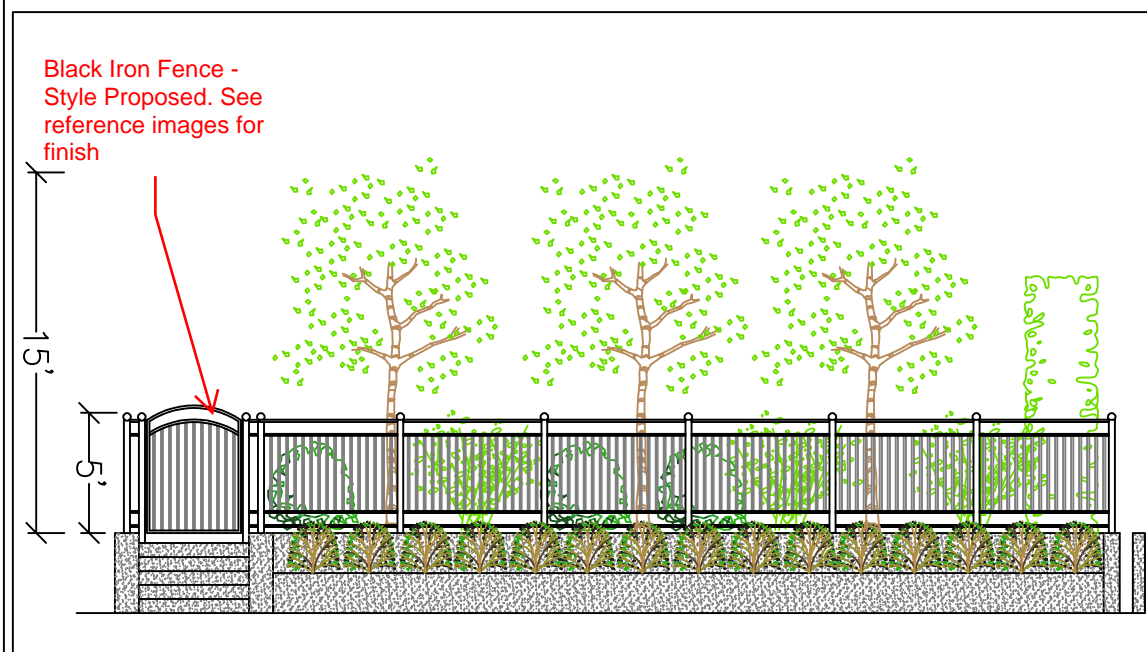


PRINTS TO SCALE ON 11x17"



SOUTH SECTION & ELEVATION:

SCALE: $\frac{1}{8}$ " = 1'-0"



EAST ELEVATION:

SCALE: $\frac{1}{8}$ " = 1'-0"

1-30-2025
Designed by: AB

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SCHEMATIC LANDSCAPE PLAN:

SCALE: $\frac{1}{8}$ " = 1'-0"



PRINTS TO SCALE ON 11x17"



Vine Maple



Hydrangea



Daphne



Lavender

All poured concrete to be finished to match steps in image - gray, smooth finish.



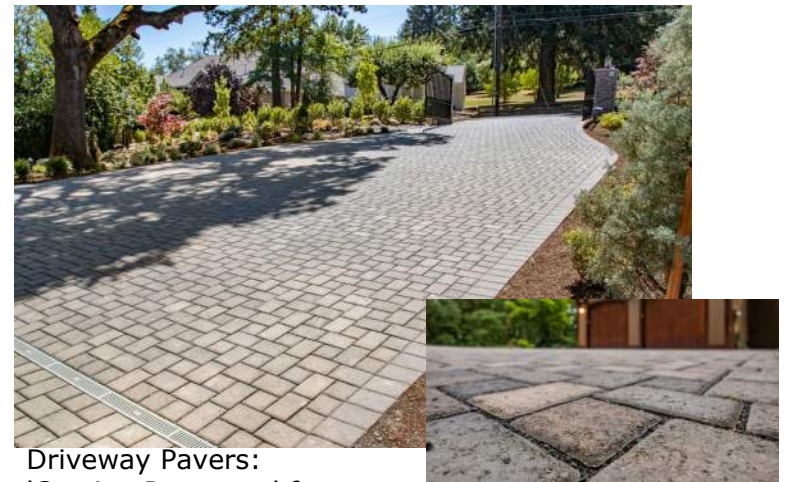
Concrete staircase & wall



Metal fence & gate ~~(style)~~
Black iron fence finish for full yard & gates.



Simple metal handrail
Stair Handrail finish for front steps.



Driveway Pavers:
'Camino Permeare' from
Western Interlock
Pattern:
Herringbone with soldier course border



FB Spot/ Up Light

Spotlight to be installed at base of large tree by house.



A-HS Step/ in Wall Light

Lighting to be installed on interiors of retaining walls on front steps.



CA Path Light

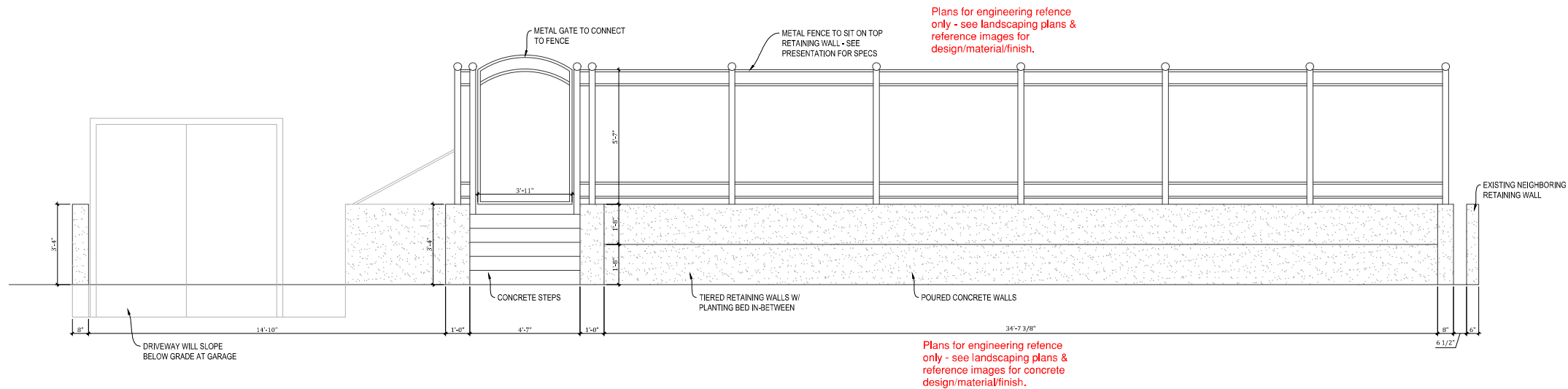


Path lights to be installed along front path inside yard.



NL Down Light

Down lights to be affixed to top of fence posts below round toppers - no pergola in scope.



EXTERIOR ELEVATION: EAST FACING

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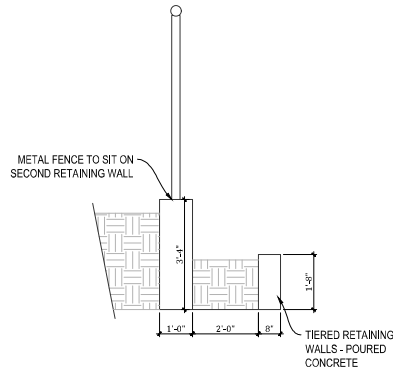
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PERMIT SET
EXTERIOR ELEVATIONS

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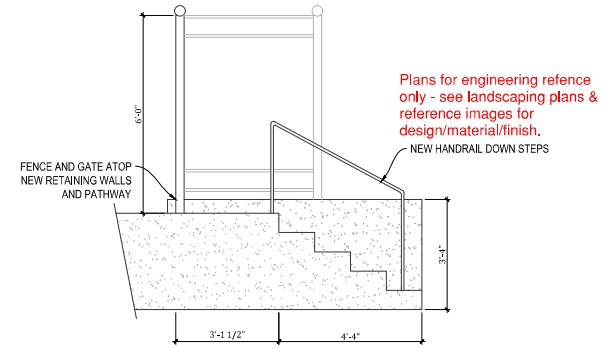
A4.0



EXTERIOR SECTION CUT: EAST RETAINING WALLS

SCALE: 3/8" = 1'-0"

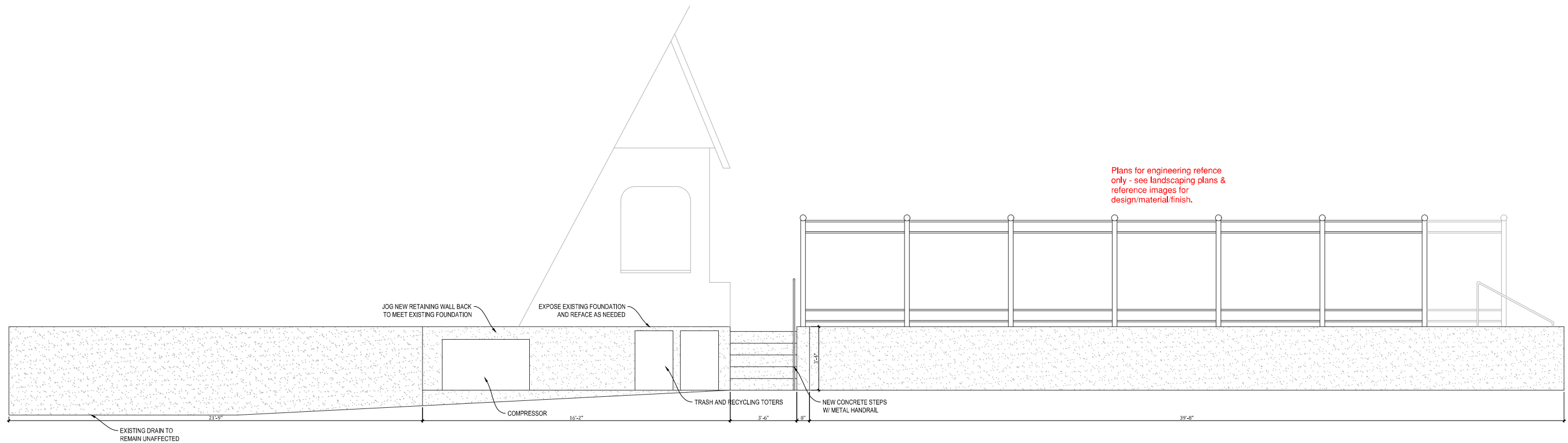
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EXTERIOR SECTION CUT: EAST STAIRS

SCALE: 3/8" = 1'-0"

NOTE: ALL DIMENSIONS GIVEN ARE TO THE FACE OF STUD U.N.O



EXTERIOR ELEVATION: SOUTH FACING

SCALE: 3/8" = 1'-0"

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A4.1