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BUILDING HISTORY AND PROJECT SCOPE

946 BROADWAY E
SEATTLE, WA 98102

The house at 946 Broadway E is situated in the North Capitol Hill Neighborhood and within the Harvard-Belmont Landmark District just two blocks southwest of Volunteer Park. It was designed and built between 1916 and 1918 as a three-story, single-family dwelling with basement. Similar to many of the neighboring buildings, it features the Tudor revival architectural style.

As a Category 2 building, the historic property is compatible and contributes to the character and aperance of the District.

While the interior of the house has been modified over the years, its main facade still retains its original features. Many of the original windows and exterior storm windows remain. In 1958, the owner converted the house into a fourplex, dividing the primary and second floors into two one-bedroom apartments on each level. The main stairs remain, but a separate exterior wood stair was added to the back of the house as a second means of egress from the second floor. In 1984, a two-bedroom apartment was added to the attic, and the exterior wood-frame stair was extended to connect with the third floor.

In 1982, the house was included in the National Register of Historic Places as part of the Harvard-Belmont District boundary, recognized as a secondary building (Image 1).

PROJECT SCOPE

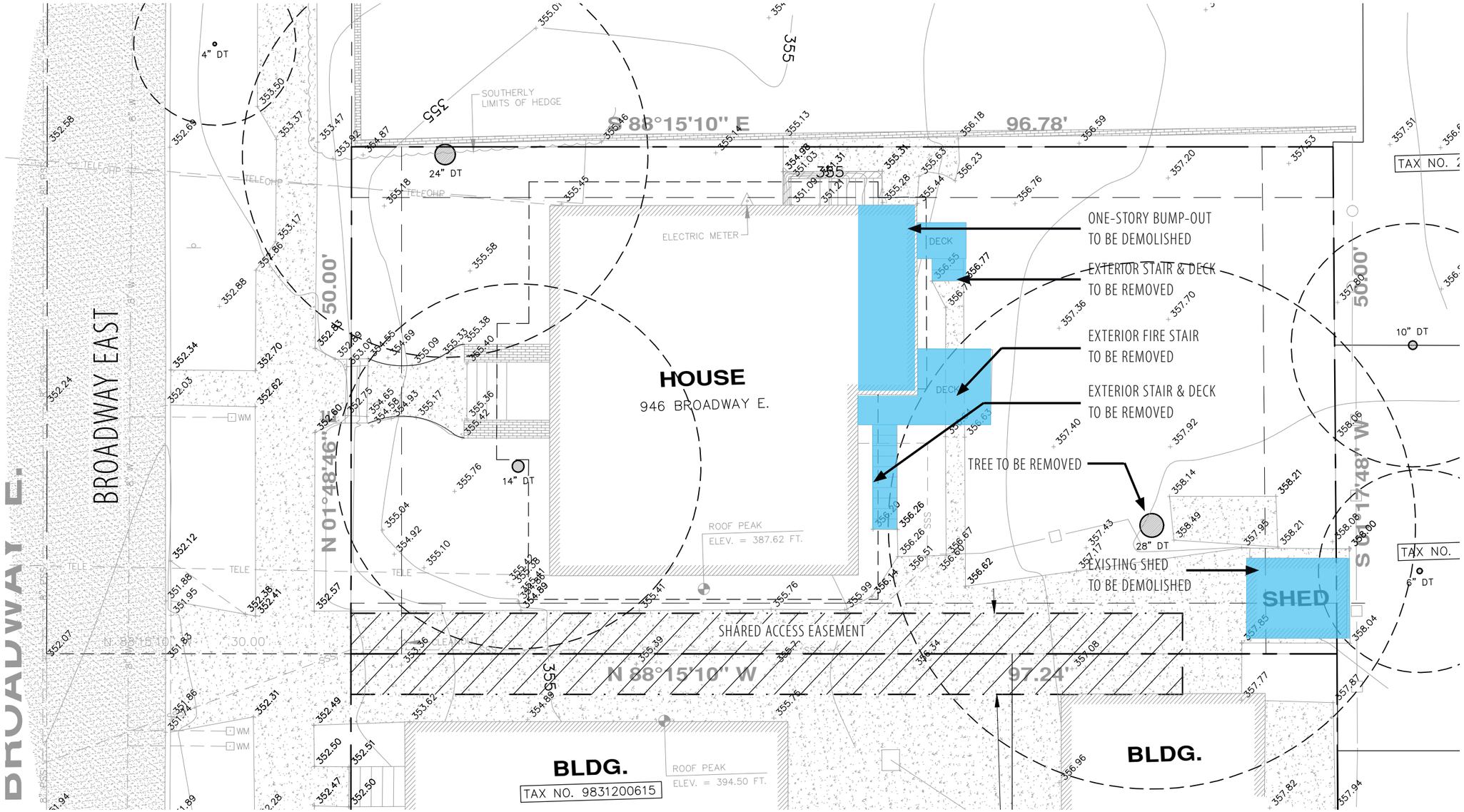
The project proposal is an interior alteration and a new attached addition to the existing five-plex, including:

- Removing the original interior stair to enlarge the existing units.
- Demolition of the East exterior stair. Removal is required to accomodate the proposed addition.
- Demolition of single story bump-out at North end of East facade of the existing structure. Removal is required to accomodate the proposed addition.
- Construction of a three-story addition to the East facade of the existing structure with six-dwelling units.
- Construction of a new attached exterior open stair as a second exit to the existing units on the first floor, entrance to the existing units on the second floor and attic, and an entrance to the units in the new three-story addition.

PROJECT LOCATION | AERIAL PHOTO



PROJECT LOCATION | SITE PLAN



LEGEND:

FOOTPRINT TO BE DEMOLISHED

EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

HISTORIC IMAGES



IIMAGE 1. NATIONAL REGISTER OF HISTORIC PLACES HARVARD-BELMONT DISTRICT MAP (1982)



IMAGE 2. SANDBORN FIRE INSURANCE MAP (1945)



IMAGE 3. KING COUNTY ASSESSOR'S RPOPERTY RECORD (1966)

EXISTING CONDITIONS STUDY



IIMAGE 4. WEST FACADE FROM BROADWAY E



IIMAGE 5. ENTRY PORCH DETAIL



IIMAGE 6. UPPER WINDOWS AT NORTH FACADE



IIMAGE 7. WEST FACADE DETAIL



IIMAGE 8. UNDERSIDE OF ENTRY PORCH



IIMAGE 9. EAST FACADE FROM BACKYARD

EXISTING CONDITIONS STUDY



IIMAGE 10. SOUTHWEST FACADE FROM BROADWAY E

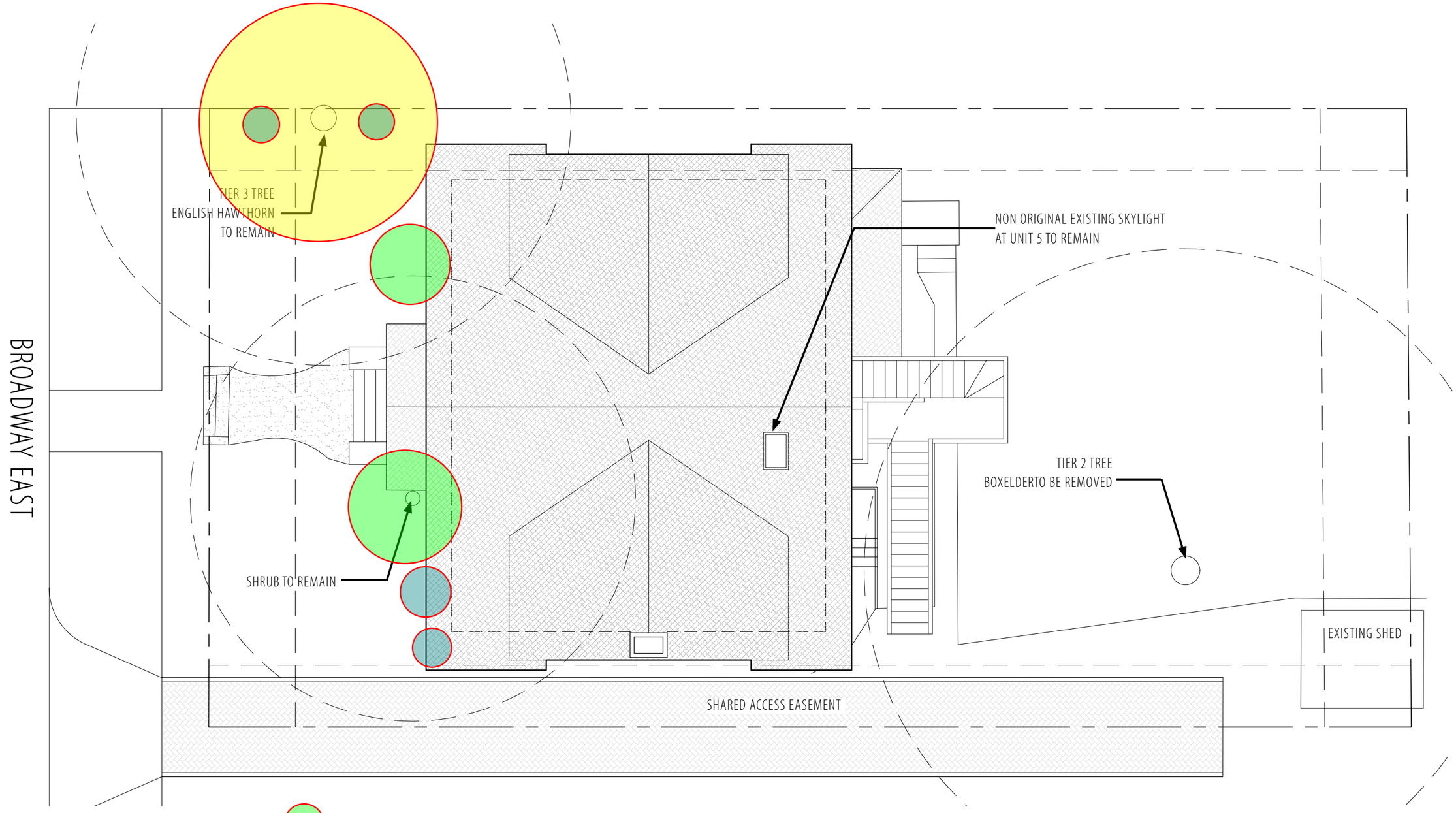


IIMAGE 11. SOUTHEAST



IIMAGE 12. NORTH FACADE

EXISTING CONDITIONS STUDY



EXISTING PORTUGAL LAUREL, PRUNUS LUSITANICA

EXISTING SHRUBS

EXISTING COMMON/ENGLISH HAWTHORN,
CRATAEGUS MONOGYNA JACQ.

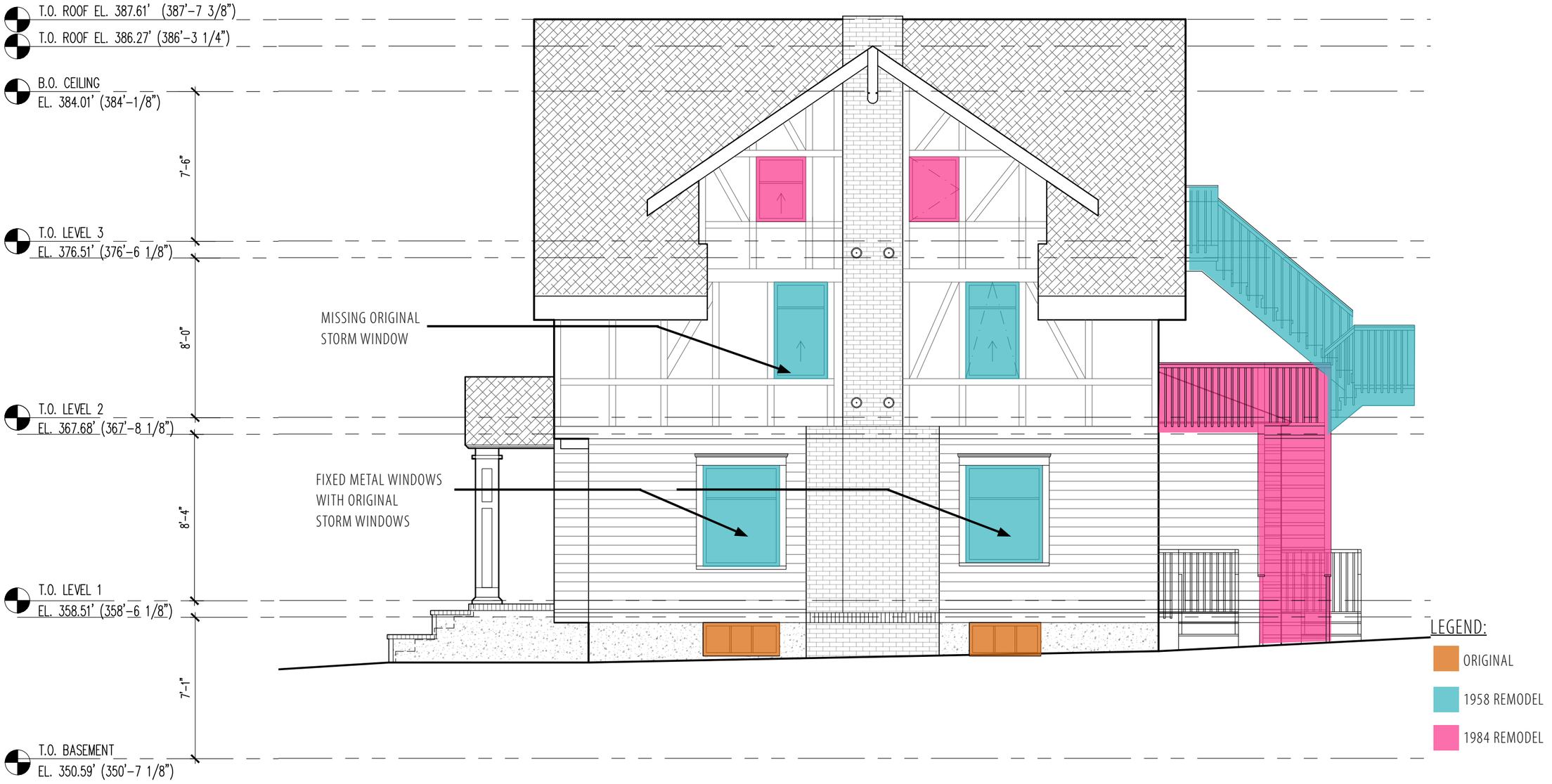
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS STUDY



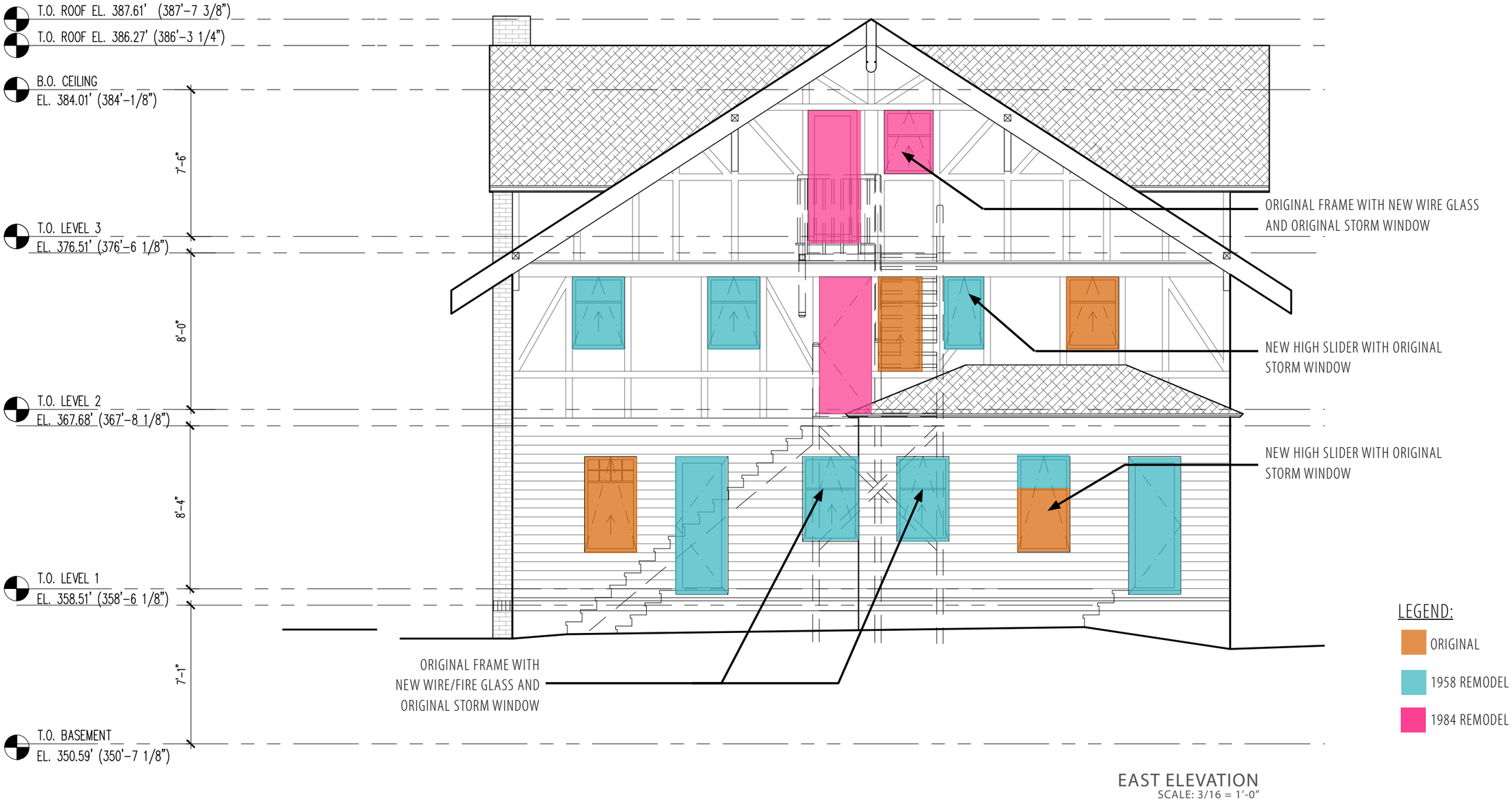
WEST ELEVATION
SCALE: 3/16 = 1'-0"

EXISTING CONDITIONS STUDY



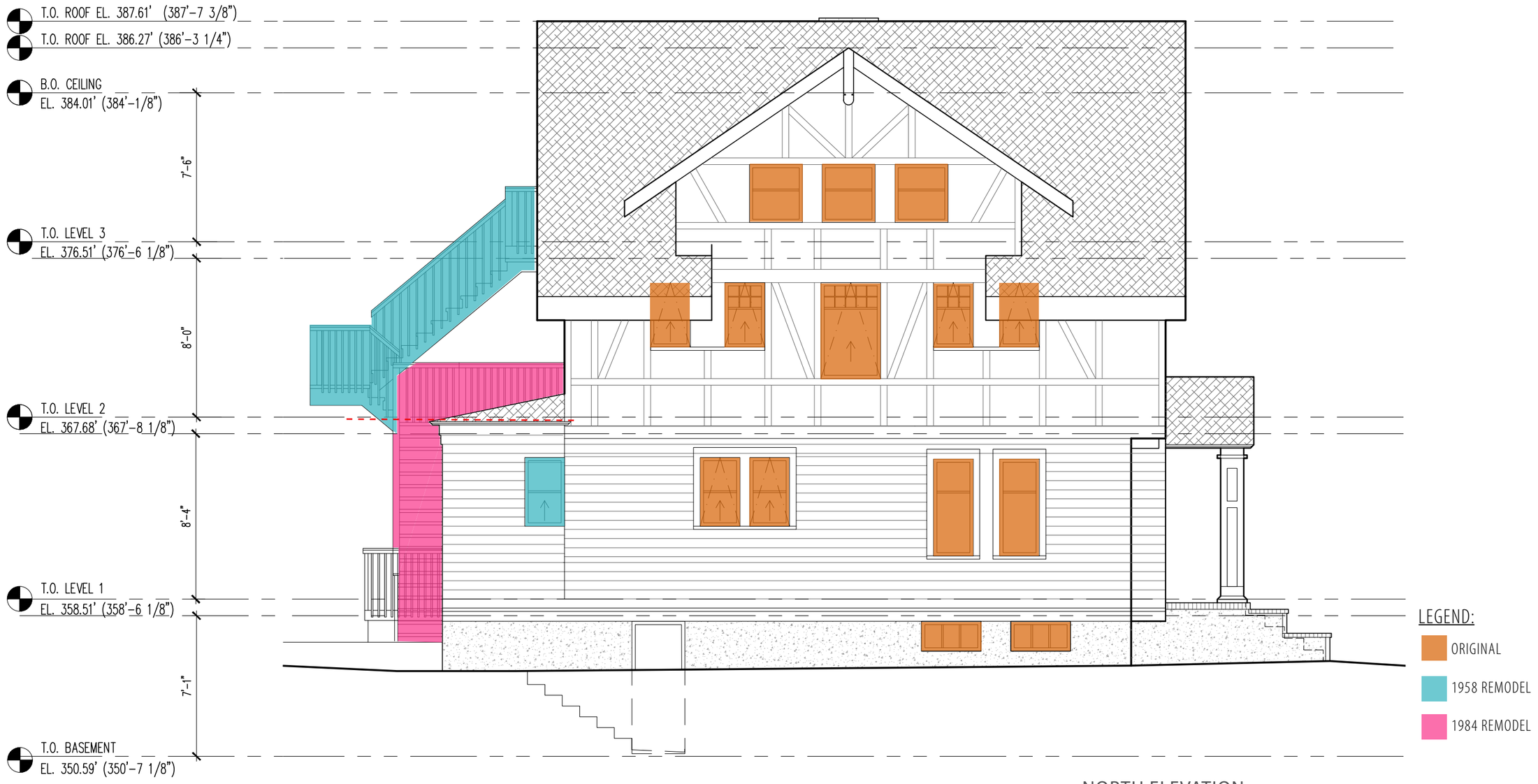
SOUTH ELEVATION
SCALE: 3/16 = 1'-0"

EXISTING CONDITIONS STUDY



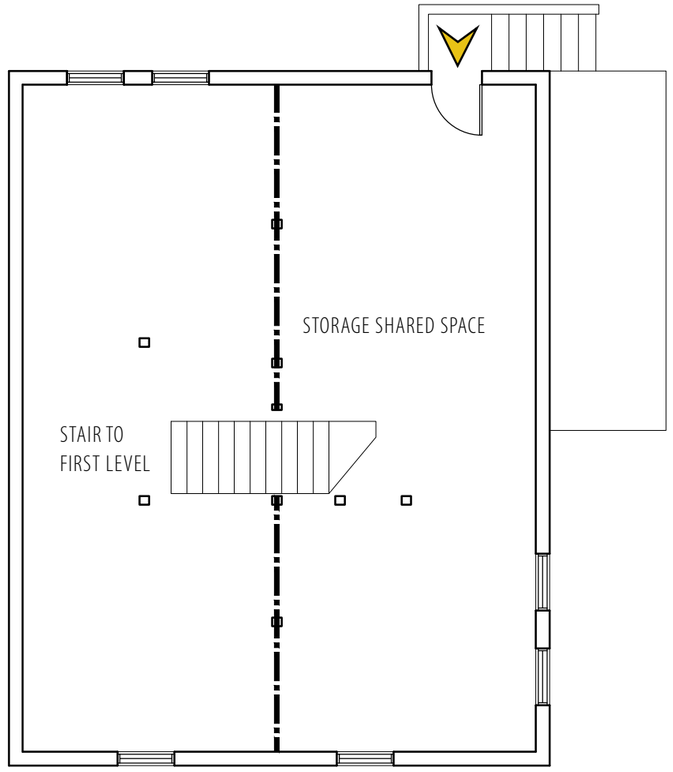
EAST ELEVATION
SCALE: 3/16 = 1'-0"

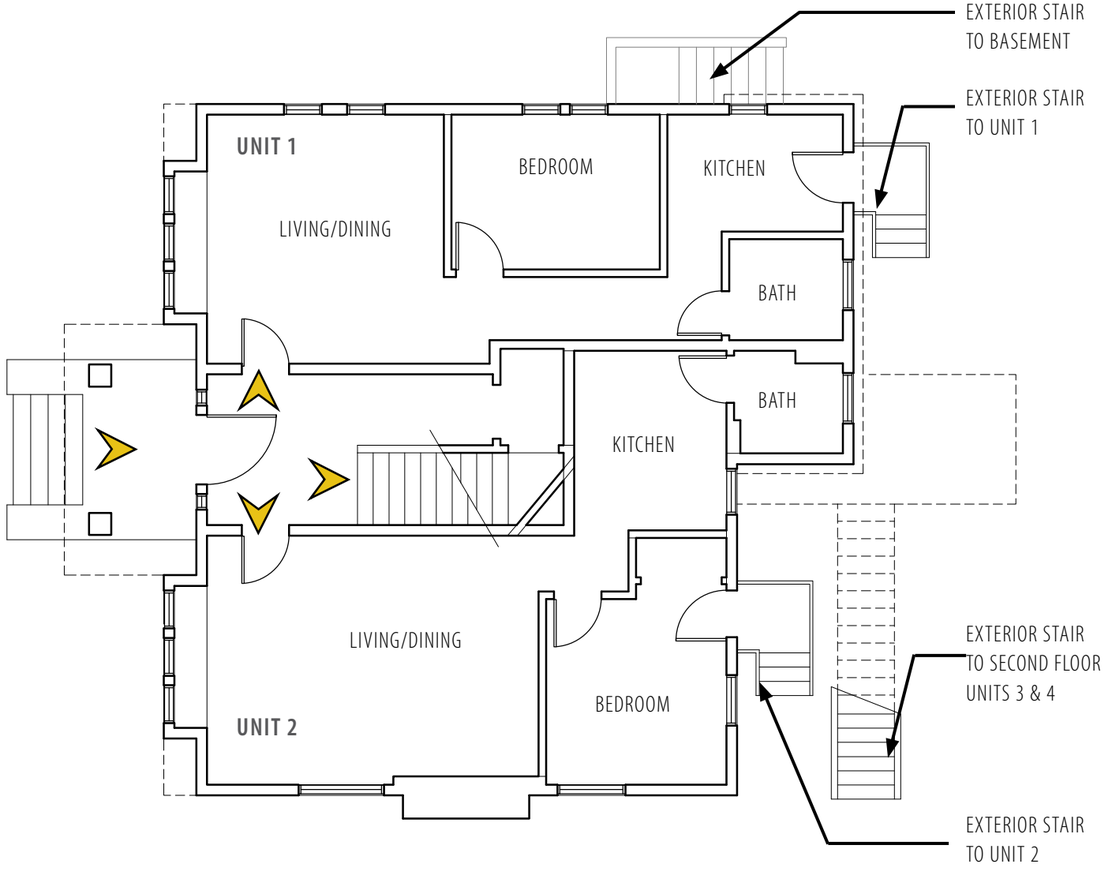
EXISTING CONDITIONS STUDY



NORTH ELEVATION
SCALE: 3/16 = 1'-0"

EXISTING CONDITIONS STUDY





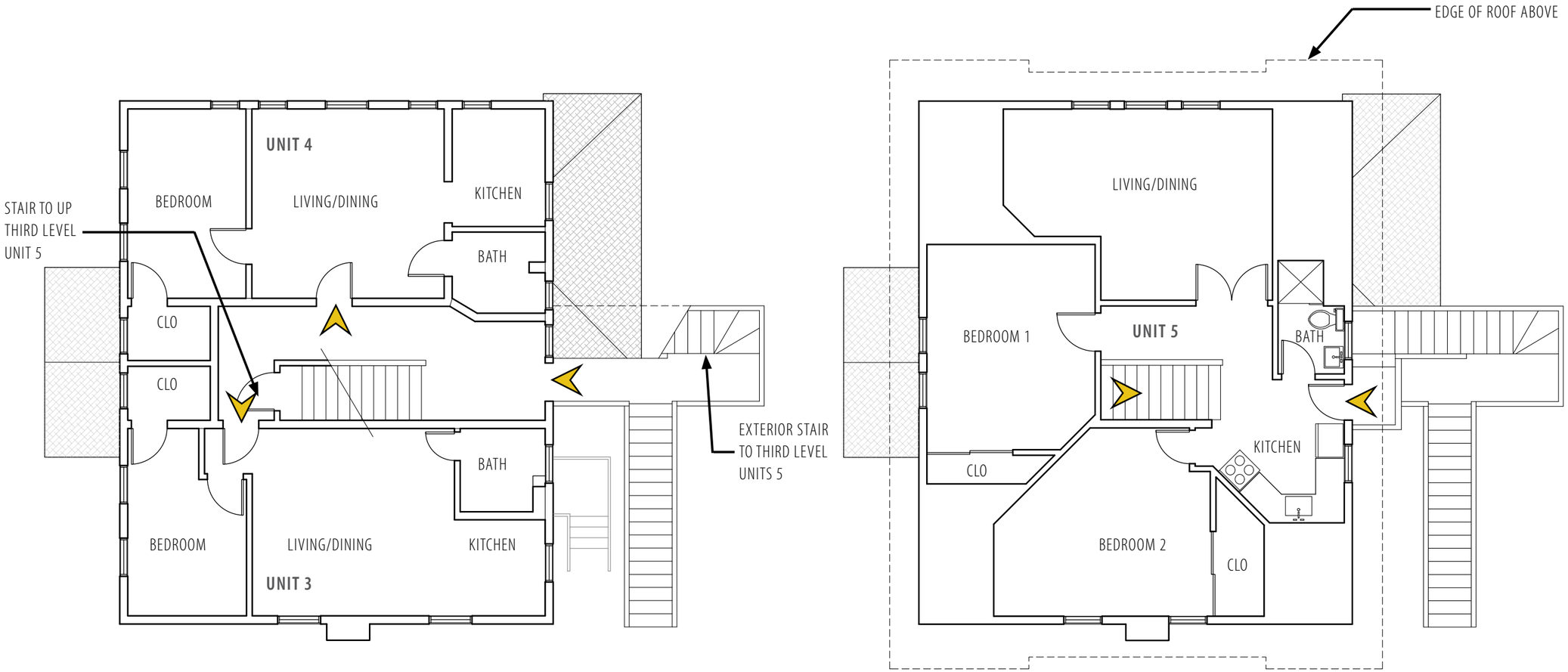
LEGEND:

ENTRY

EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8"= 1'-0"

EXISTING FIRST FLOOR PLAN
SCALE: 1/8"= 1'-0"

EXISTING CONDITIONS STUDY



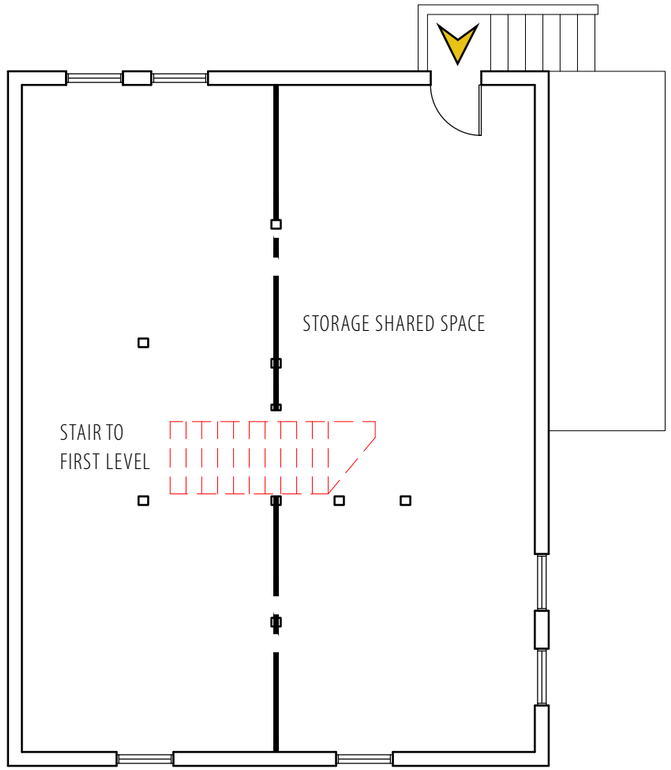
LEGEND:

ENTRY

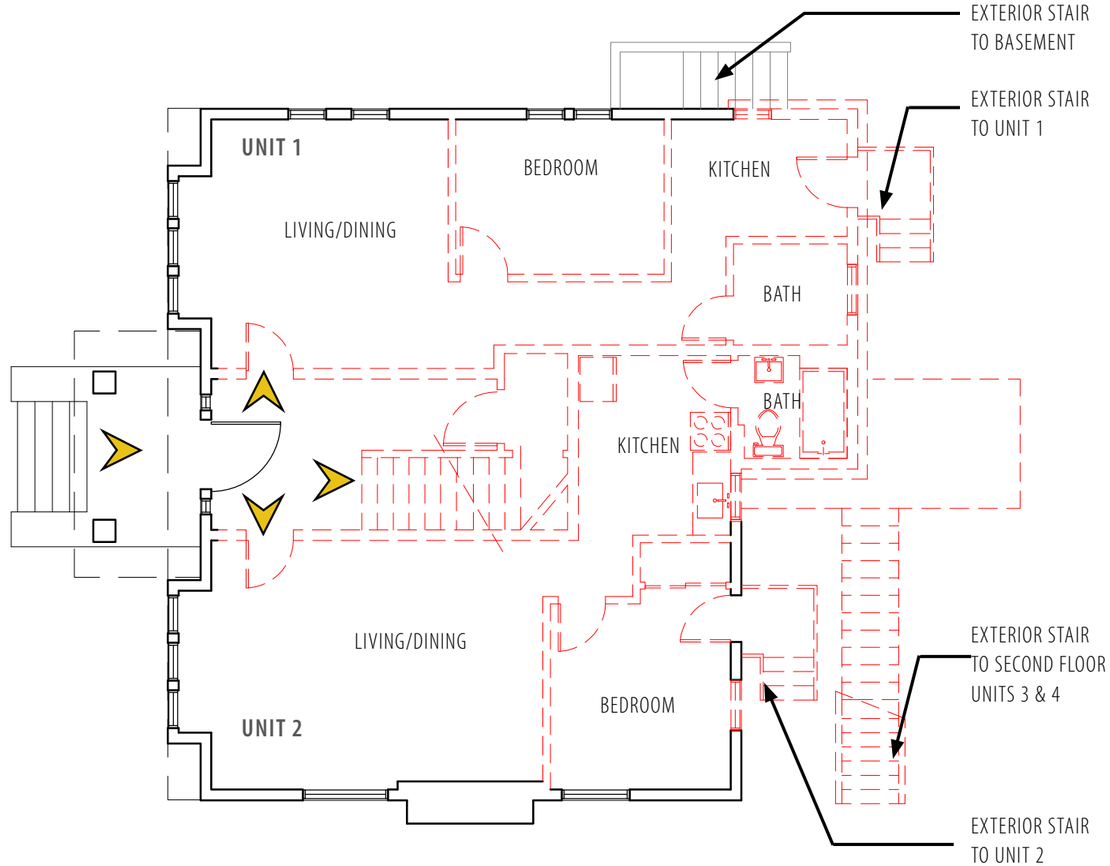
EXISTING SECOND FLOOR PLAN
SCALE: 1/8"= 1'-0"

EXISTING THIRD FLOOR PLAN
SCALE: 1/8"= 1'-0"

DEMOLITION PLAN



DEMO BASEMENT FLOOR PLAN
SCALE: 1/8"= 1'-0"



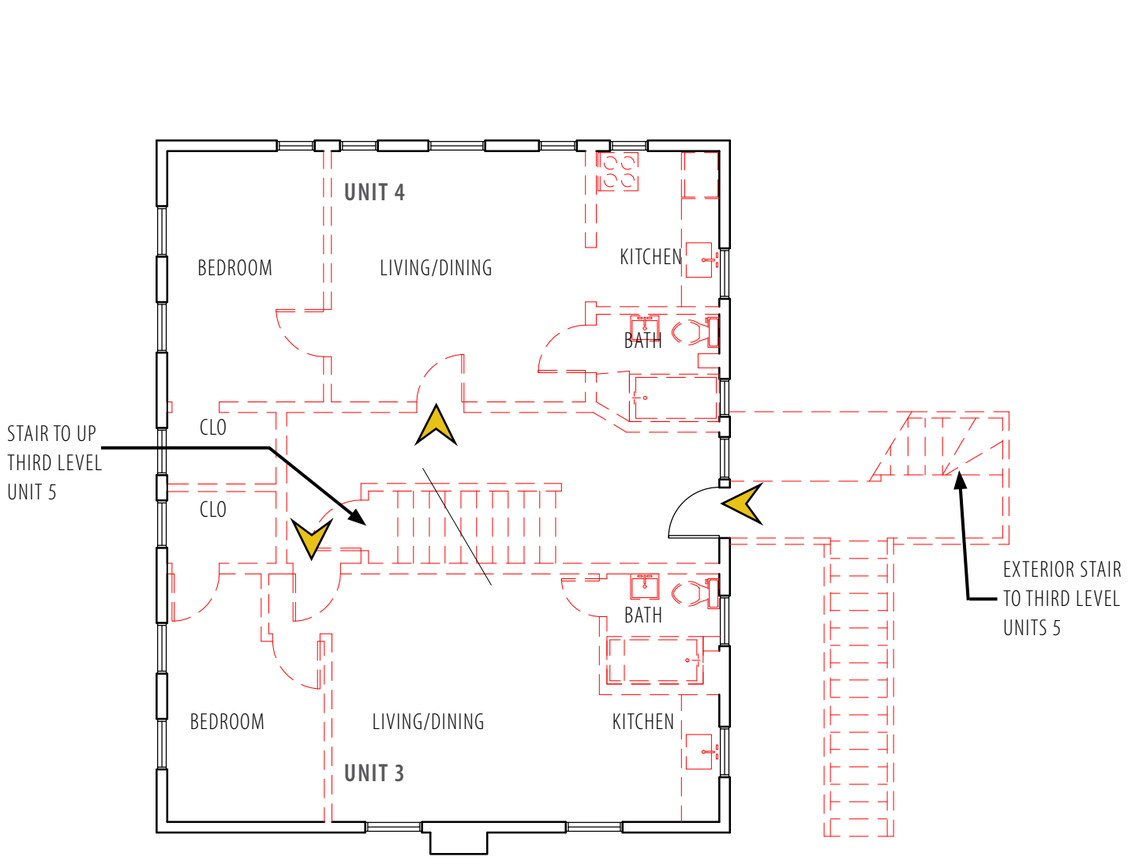
DEMO FIRST FLOOR PLAN
SCALE: 1/8"= 1'-0"

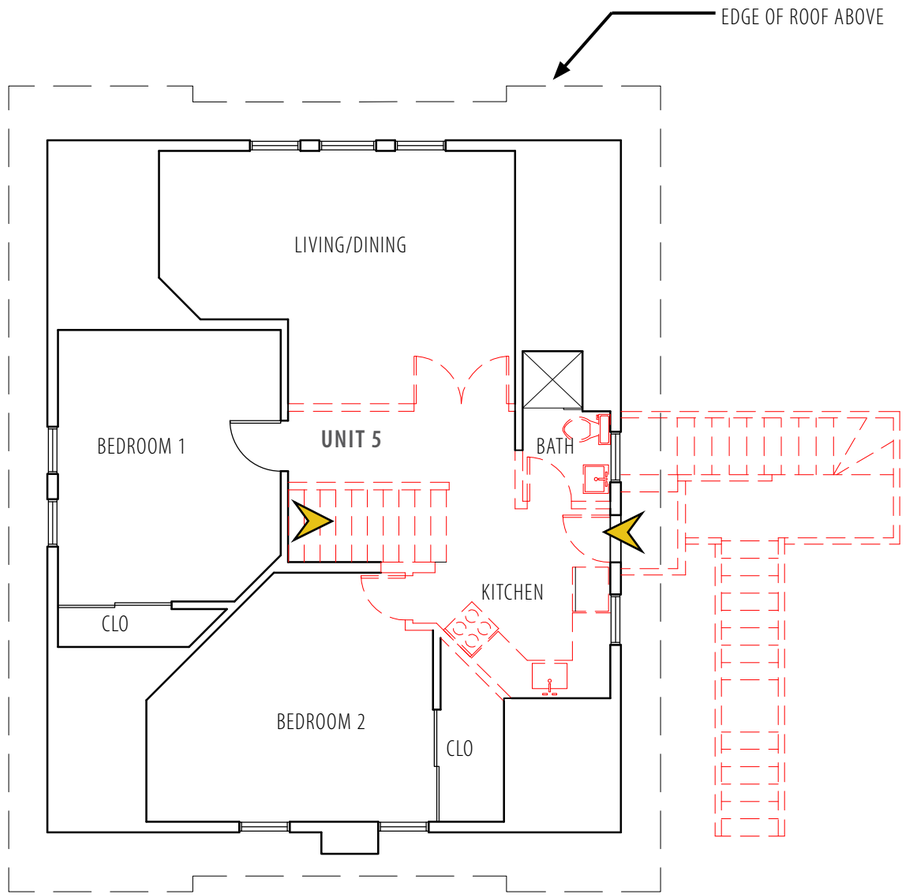
LEGEND:

ENTRY

EXISTING ELEMENTS TO BE DEMOLISHED

DEMOLITION PLAN





LEGEND:

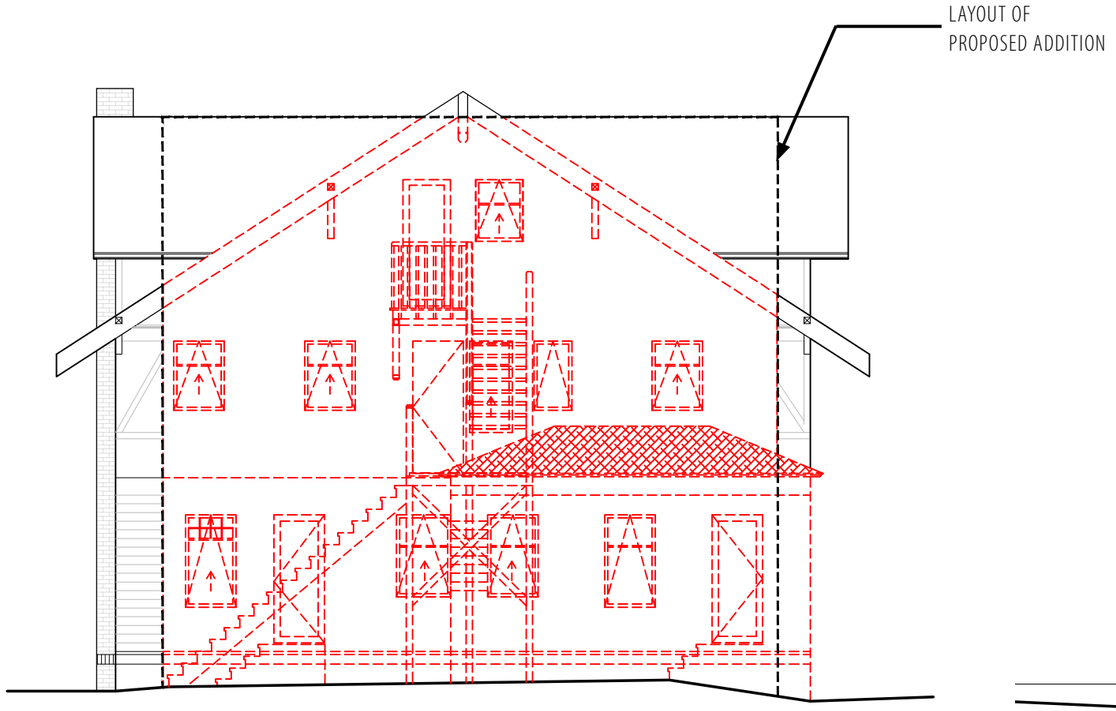
ENTRY

EXISTING ELEMENTS TO BE DEMOLISHED

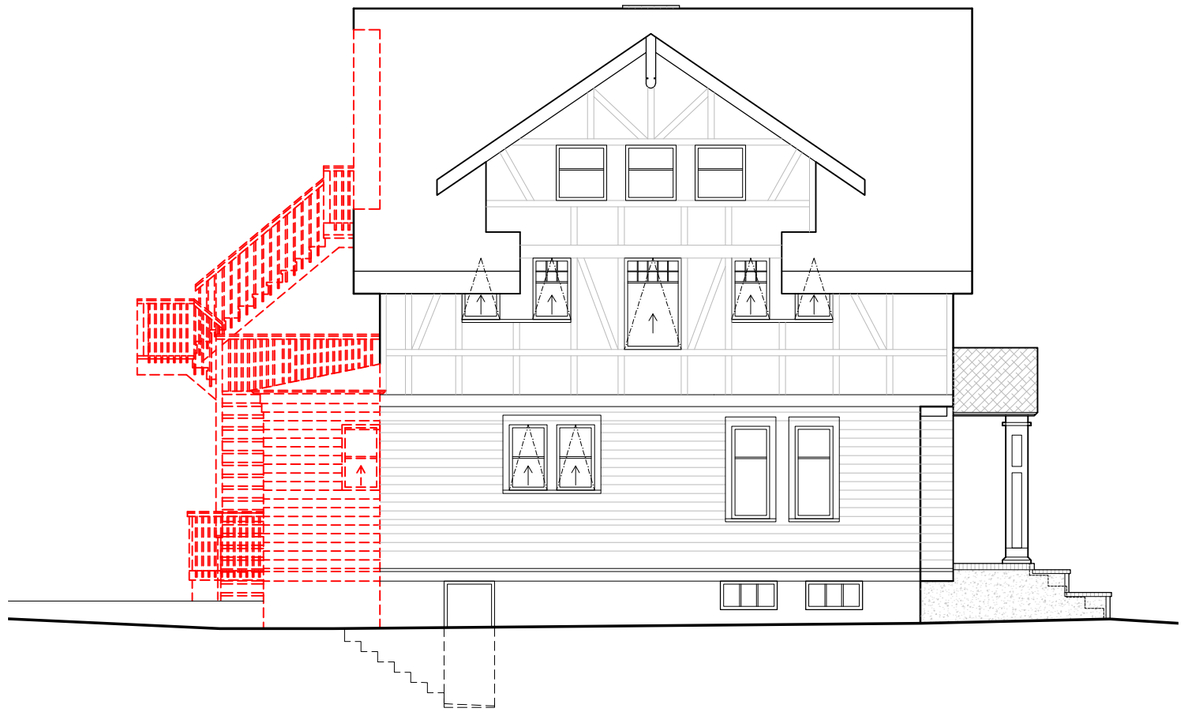
DEMO SECOND FLOOR PLAN
SCALE: 1/8"= 1'-0"

DEMO THIRD FLOOR PLAN
SCALE: 1/8"= 1'-0"

DEMOLITION PLAN



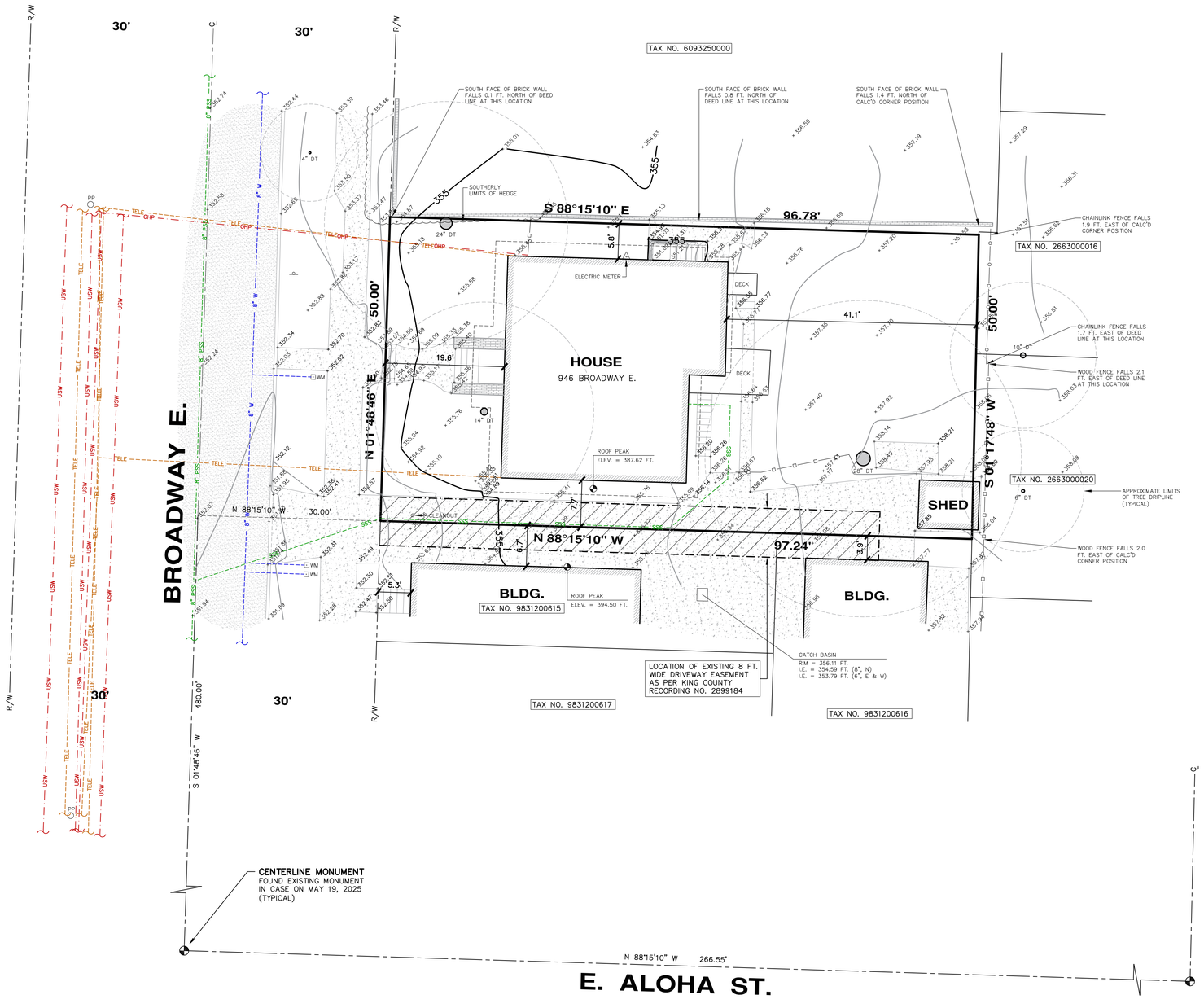
DEMO EAST ELEVATION
SCALE: 1/8"= 1'-0"



DEMO NORTH ELEVATON (SIM. SOUTH)
SCALE: 1/8"= 1'-0"

LEGEND:

EXISTING ELEMENTS TO BE DEMOLISHED



NORTH

SCALE: 1"=10'
0 5 10 20

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 5 SECOND TOTAL STATION. 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 = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAY 19, 2025.

   HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010), AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAY 19, 2025.
4. PARCEL AREA = 4,850 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIDELITY NATIONAL TITLE INSURANCE COMPANY OWNER'S POLICY NO. 24001799–SC, DATED DECEMBER 2, 2024.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 9831200620
8. TREES AS SHOWN HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ON–SITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN, A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIPLINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

DEED DESCRIPTION

LOT 10, BLOCK 5, SARA B. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WA.

LEGEND:

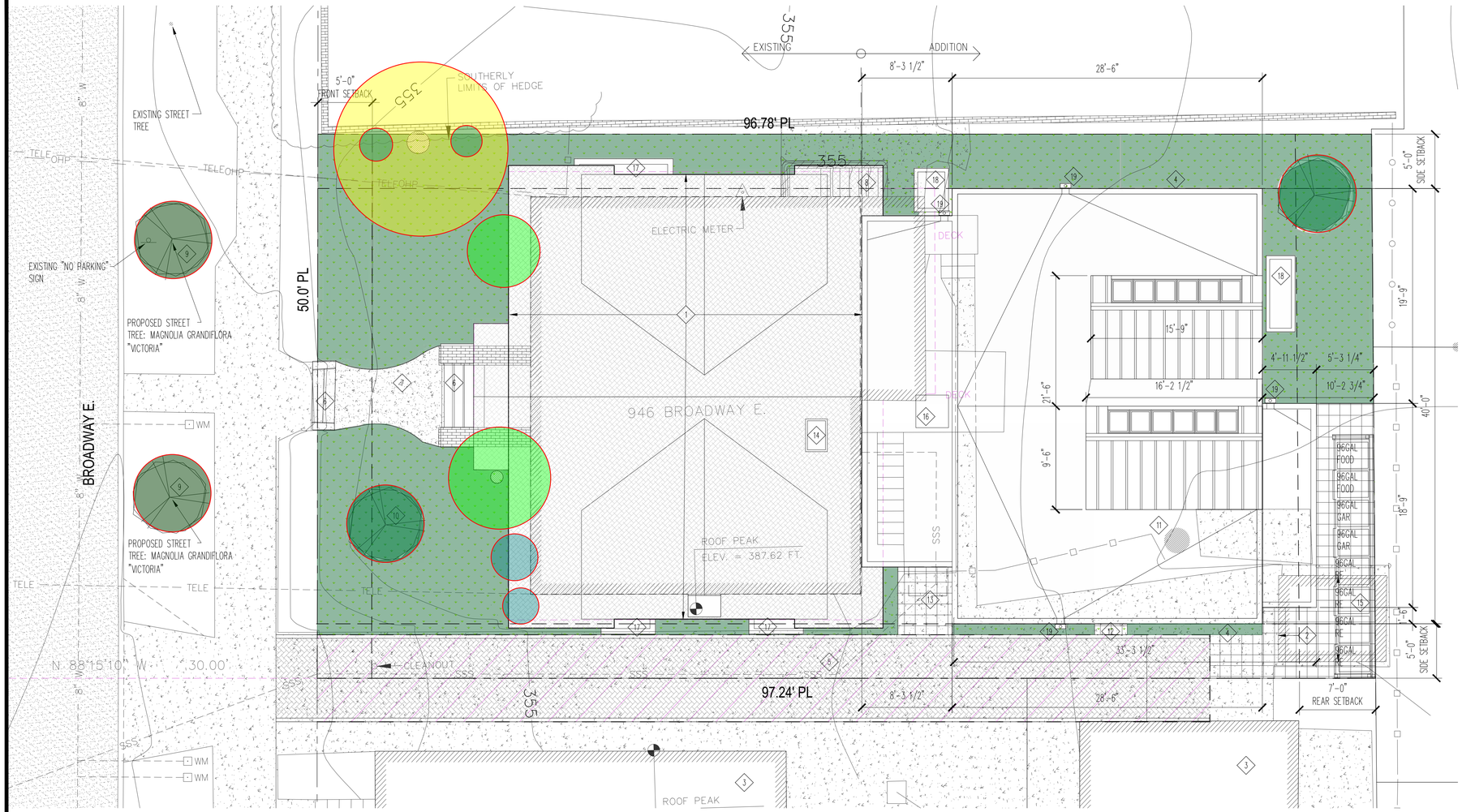
ROCKERY	–USW– OVERHEAD UNSHIELDED WIRE
CONCRETE PAVING	–OHP– OVERHEAD POWER LINE
ASPHALT PAVING	–TELE– OVERHEAD COMMUNICATIONS LINE
CHAIN LINK FENCE	–W– UNDERGROUND WATER LINE
WOODEN FENCE	–X" W– X" DIAMETER WATER MAIN
ELECTRIC METER	–SSS– UNDERGROUND SANITARY SIDE SEWER
WATER METER	–X" PSS– X" DIAMETER SEWER MAIN
MANHOLE COVER	X" DT X" DIA. DECIDUOUS TREE
CATCH BASIN	X" EV X" DIA. EVERGREEN TREE
POWER POLE PP	

BRANDON E. WINTERS STATE OF WASHINGTON 45802 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
946 BROADWAY E.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997

PROJECT #: 25–8556
DRAWING: 25–8556TOPO.DWG
CLIENT: KP BROADWAY LLC
DATE: 05–21–2025



GENERAL NOTES:

1. SEE SURVEY PLAN FOR REFERENCE AND ADDITIONAL INFORMATION.
2. DIMENSIONS ARE SHOWN FOR GENERAL SITE LAYOUT. SEE FLOOR PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION.

SITE PLAN KEY NOTES

1. OUTLINE OF EXISTING BUILDING TO REMAIN
2. OUTLINE OF EXISTING SHED TO BE REMOVED
3. ADJACENT EXISTING BUILDING
4. OUTLINE OF NEW BUILDING, MEASURED TO FRAMING
5. EXISTING SHARED DRIVEWAY; VEHICLE AND PEDESTRIAN EASEMENT AREA (PROVIDES ACCESS TO ADJ SOUTH PARCEL)
6. EXISTING ENTRANCE STEPS TO REMAIN
7. EXISTING PATHWAY TO REMAIN
8. EXISTING CONCRETE STEPS TO BASEMENT TO REMAIN
9. NEW STREET TREES AS REQUIRED BY SDOT; UNDER SEPARATE PERMIT
10. PROPOSED TREE, SEE G1.05
11. EXISTING TREE TO BE REMOVED
12. NEW PAVER ENTRANCE TO ADA UNIT 6
13. NEW PAVER ENTRANCE TO COMMON STAIR
14. EXISTING SKYLIGHT
15. SOLID WASTE ENCLOSURE
16. ROOF HATCH
17. WINDOW WELL AT GRADE
18. BIO-RETENTION PLANTER; SEE CIVIL
19. SCUPPER

AVERAGE REAR YARD SETBACK

NORTH:	19.75' x 10.06' =	198.69 SF
MIDDLE	5.42 x 18.75' =	101.63 SF
SOUTH:	1.5'x 10.375' =	15.56 SF
	TOTAL =	315.89 SF

TOTAL FACADE LENGTH: 40.0'
315.89 SF/40.0' = 7.9' AVG SETBACK

LANDSCAPE NOTES:

- STREET TREES TO BE PERMITTED UNDER SDOTTRLA0002370.
- CONTACT DOT_LA@SEATTLE.GOV FOR PERMIT ISSUANCE AND INSPECTION.
- TREES TO BE INSTALLED PER STANDARD PLAN 100A.
- TREE ESTABLISHMENT WATERING IS REQUIRED FOR 5 YEARS AFTER INSTALLATION.
- PLANTING AREAS AND ALL IMPACTED ROW SOILS TO BE AMENDED PER STANDARD PLAN 142.
- ENSURE ALL COMPACTED AND POOR QUALITY EXISTING SOIL IS EXPORTED AND INSTALL NEW PLANTING SOIL WITH PROPOSED TREES. STANDARD PLAN 142

STREET TREES:

COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
VICTORIA SOUTHERN MAGNOLIA	CULTIVAR	2" CALIPER MINIMUM	B&B STREET TREE FORM

1 PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"

NORTH

PROPOSED VINE MAPLE (ACER CIRCINATUM)

EXISTING PORTUGAL LAUREL, PRUNUS LUSITANICA

EXISTING SHRUBS

MAGNOLIA GRANDIFLORA 'VICTORIA'

EXISTING COMMON/ENGLISH HAWTHORN, CRATAEGUS MONOGYNA JACQ.

GRASS

N5

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10009 REGISTERED ARCHITECT SETH LENTON DALE STATE OF WASHINGTON

946 BROADWAY E

946 BROADWAY E
SEATTLE, WA 98102

MARK	REVISION	DATE
	PERMIT	05/16/2026
1	CORRECTIONS	10/25/2026
2		

SDCI STAMP:

PROJECT NUMBER:
2025.009

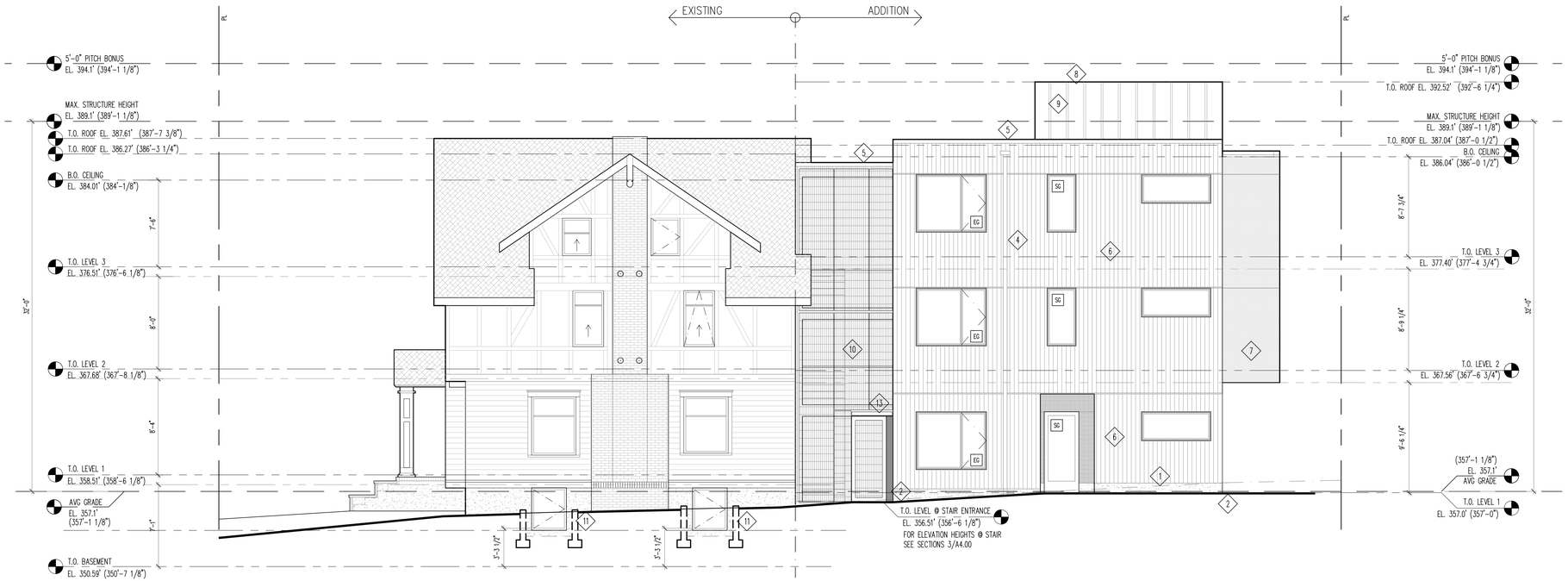
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.00



1 WEST ELEVATION – EXISTING

SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES

1. EXISTING GRADE
2. PROPOSED GRADE
3. EXISTING GUARDRAIL
4. GUTTER AND DOWNSPOUT
5. 4" METAL COPING
6. ±6" VERTICAL SIDING
7. EXPOSED STUCCO FINISH
8. ROOF MONITOR
9. STANDING SEAM SLOPED ROOF
10. EXTERIOR OPEN STAIR; METAL FRAME WITH CONCRETE STEPS AND CONTINUOUS 36" METAL GUARDRAIL
11. CONCRETE WINDOW WELL
12. EXISTING STAIR TO BASEMENT
13. 30" METAL AWNING

EG EGRESS WINDOW

SG SAFETY GLAZING

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STATE OF WASHINGTON

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SEATTLE, WA 98102

MARK	REVISION	DATE
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1	CORRECTIONS	10/25/2026
2		

SDCI STAMP:

PROJECT NUMBER:

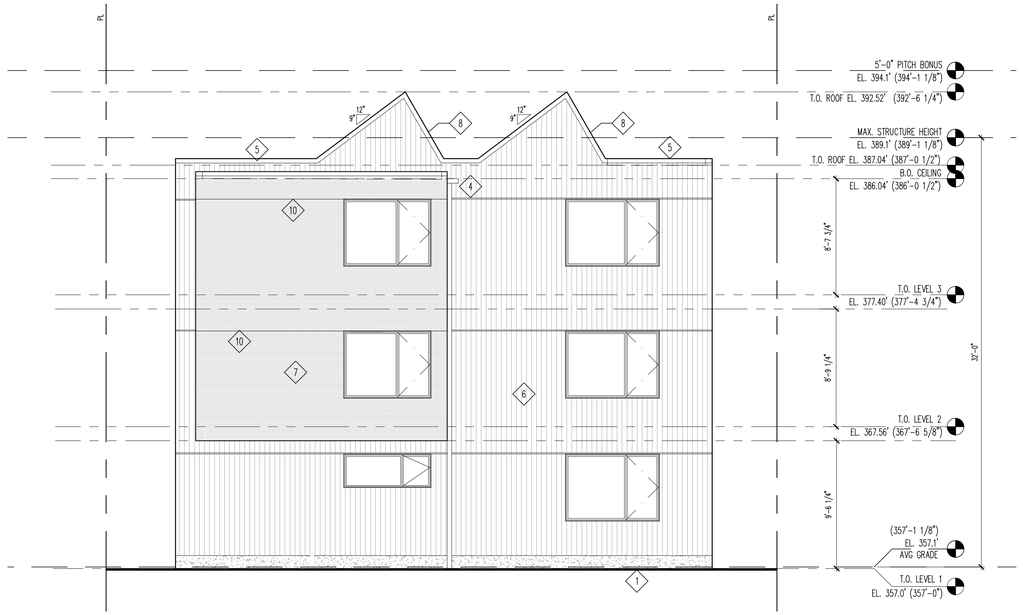
2025.009

SHEET TITLE:

ELEVATIONS
WEST & SOUTH

SHEET NUMBER:

A3.00



1 EAST ELEVATION

SCALE: 3/16"=1'-0"



2 NORTH ELEVATION

SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES

1. EXISTING GRADE
2. PROPOSED GRADE
3. EXISTING GUARDRAIL
4. GUTTER AND DOWNSPOUT
5. 4" METAL COPING
6. ±6" VERTICAL SIDING
7. EXPOSED STUCCO FINISH
8. ROOF MONITOR
9. STANDING SEAM SLOPED ROOF
10. STUCCO CONTROL JOINT
11. CONCRETE WINDOW WELL
12. EXISTING STAIR TO BASEMENT

EG EGRESS WINDOW

SG SAFETY GLAZING

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SEATTLE, WA 98102

MARK	REVISION	DATE
	PERMIT	05/16/2026
1	CORRECTIONS	10/25/2026
2		

SDCI STAMP:

PROJECT NUMBER:

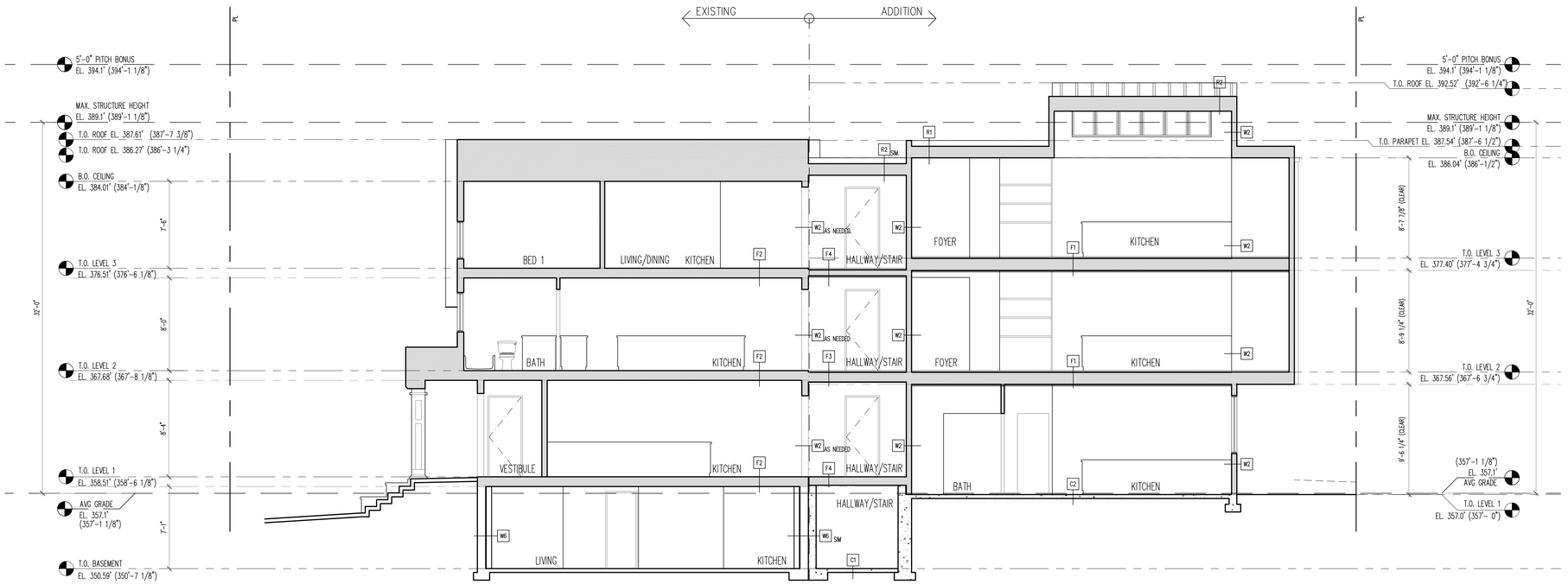
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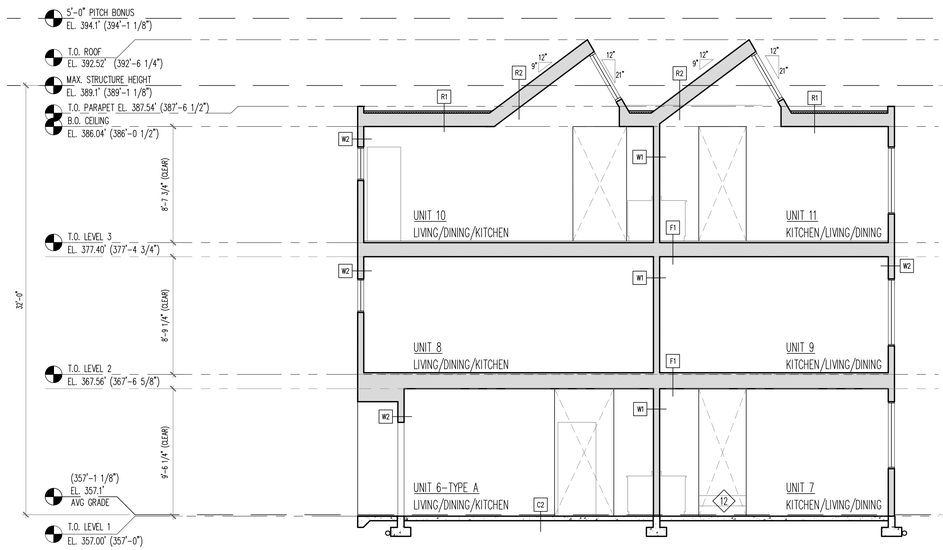
ELEVATIONS
EAST & NORTH

SHEET NUMBER:

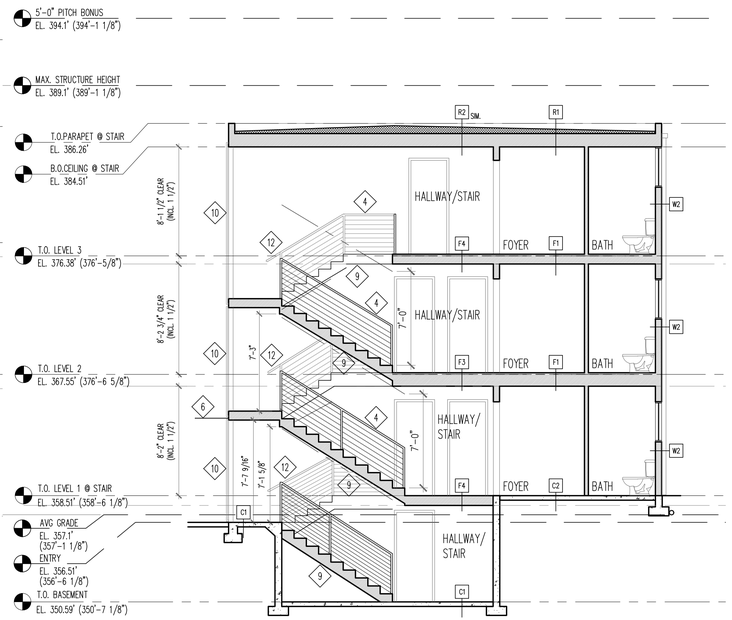
A3.01



1 SECTION
SCALE: 3/16"=1'-0"



2 SECTION
SCALE: 3/16"=1'-0"



3 SECTION
SCALE: 3/16"=1'-0"

SECTION KEY NOTES

1. EXISTING GRADE
2. PROPOSED GRADE
3. 36" GUARDRAIL
4. GUARDRAIL; SEE NOTE 22.6/ A2.0
5. 30" METAL AWNING
6. DOWNSPOUT
7. GUTTER
8. STAIR BEYOND
9. METAL STAIR
10. GALVANIZED BAR GRATE 50%/77% OPENING
11. CONCRETE STAIR
12. 12" HANDRAIL EXTENSION, TYPICAL

N5

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SEATTLE, WA 98102

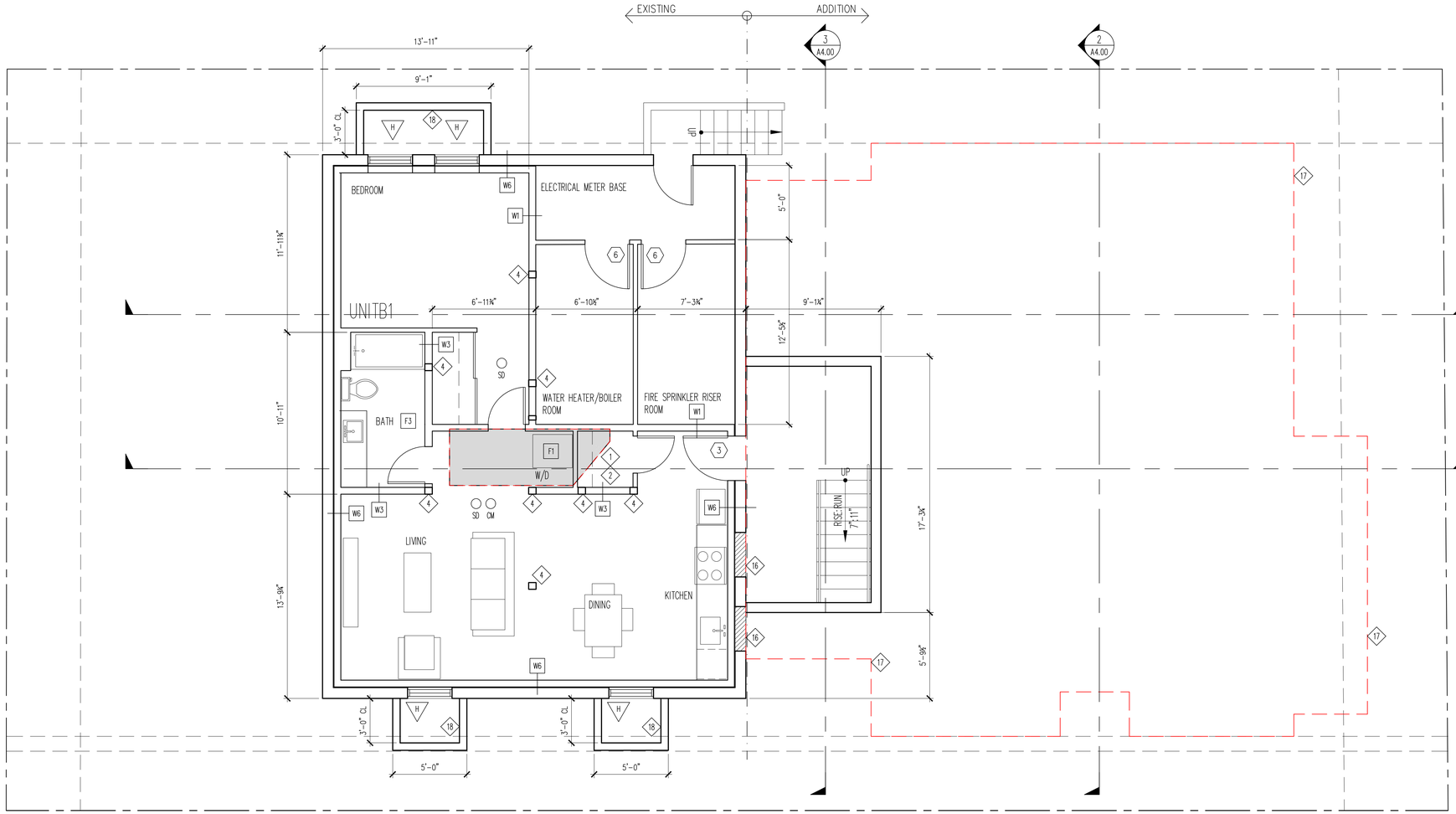
MARK	REVISION	DATE
	PERMIT	05/16/2026
1	CORRECTIONS	10/25/2026
2		

SDCI STAMP:

PROJECT NUMBER:
2025.009

SHEET TITLE:
SECTIONS

SHEET NUMBER:
A4.00



1 NEW FLOOR PLAN –BASEMENT

SCALE: 1/4"=1'-0"

NORTH

FLOOR PLAN KEY NOTES:

1. OUTLINE OF FLOOR ABOVE
2. AREA OF REPLACED FLOOR JOIST AND FINISHED FLOOR FOR ASSEMBLY SEE F2/A8.00
3. EXISTING CHIMNEY
4. EXISTING POST
5. NEW CONCRETE PATHWAY
6. EXISTING CONCRETE AND MASONRY STAIR
7. EXISTING CONCRETE STAIR TO THE BASEMENT
8. EXTERIOR OPEN STAIR; METAL FRAME WITH CONCRETE STEPS AND CONTINUOUS 36" METAL GUARDRAIL
9. METAL FENCE AND ENTRANCE GATE
10. EXTERIOR OPENING INFILL WITH WALL TYPE W18
11. 30" METAL AWNING ABOVE
12. ROOF MONITOR ABOVE
13. CHANGE IN CEILING HEIGHT
14. FULLY INFILL EXTERIOR WALL CAVITY WITH BATT INSULATION AT EXISTING CONSTRUCTION, WHERE OPENED
15. ROOF HATCH ABOVE
16. INFILL EXISTING BASEMENT WINDOW OPENINGS WITH CONCRETE
17. OUTLINE OF NEW CONSTRUCTION/ADDITION ABOVE
18. CONCRETE WINDOW WELL, MINIMUM 3'-0" DEEP, PROVIDE DRAIN

LEGEND:

- NEW WALLS AND COLUMNS
- EXISTING WALLS

GENERAL NOTES:

1. SEE SURVEY AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING WINDOWS WILL REMAIN UNLESS OTHERWISE SPECIFIED IN THE FLOOR PLANS.
3. SEE ELEVATIONS FOR EGRESS, SAFETY GLAZING AND WINDOW FUNCTION.

N5

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10009 REGISTERED ARCHITECT
SETH LENTON DALE
STATE OF WASHINGTON

946 BROADWAY E

946 BROADWAY E
SEATTLE, WA 98102

MARK	REVISION	DATE
	PERMIT	05/16/2026
1	CORRECTIONS	10/25/2026
2		

SDCI STAMP:

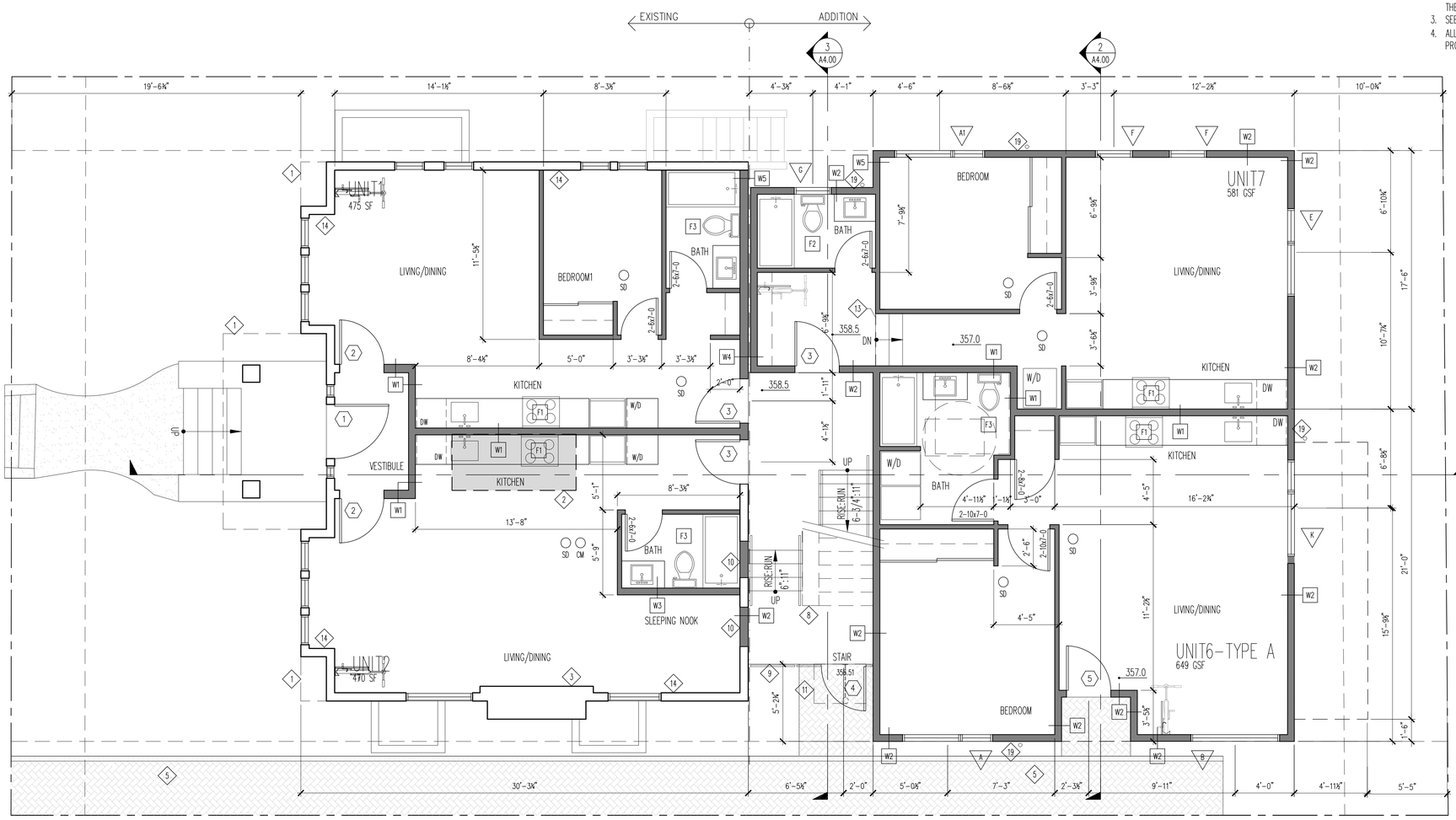
PROJECT NUMBER:
2025.009

SHEET TITLE:
NEW FLOOR PLAN
LEVEL1

SHEET NUMBER:
A2.01

GENERAL NOTES:

1. SEE SURVEY AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING WINDOWS WILL REMAIN UNLESS OTHERWISE SPECIFIED IN THE FLOOR PLANS.
3. SEE ELEVATIONS FOR EGRESS, SAFETY GLAZING AND WINDOW FUNCTION.
4. ALL NEW INTERIOR WALLS 2X4@16" OC UNLESS NOTED OTHERWISE. PROVIDE SOUND INSULATION AT WALLS WITH PLUMBING.



1 PROPOSED FLOOR PLAN –FIRST LEVEL

SCALE: 1/4"=1'-0"

NORTH

FLOOR PLAN KEY NOTES:

1. OUTLINE OF FLOOR ABOVE
2. AREA OF REPLACED FLOOR JOIST AND FINISHED FLOOR FOR ASSEMBLY SEE F2/A8.00
3. EXISTING CHIMNEY
4. EXISTING POST
5. NEW CONCRETE PATHWAY
6. EXISTING CONCRETE AND MASONRY STAIR
7. EXISTING CONCRETE STAIR TO THE BASEMENT
8. EXTERIOR OPEN STAIR; METAL FRAME WITH CONCRETE STEPS AND CONTINUOUS 36" METAL GUARDRAIL
9. METAL FENCE AND ENTRANCE GATE
10. EXTERIOR OPENING INFILL WITH WALL TYPE W18
11. 30" METAL AWNING ABOVE
12. ROOF MONITOR ABOVE
13. CHANGE IN CEILING HEIGHT
14. FULLY INFILL EXTERIOR WALL CAVITY WITH BATT INSULATION AT EXISTING CONSTRUCTION, WHERE OPENED
15. ROOF HATCH ABOVE
16. INFILL EXISTING BASEMENT WINDOW OPENINGS WITH CONCRETE
17. OUTLINE OF NEW CONSTRUCTION/ADDITION ABOVE
18. CONCRETE WINDOW WELL, MINIMUM 3'-0" DEEP, PROVIDE DRAIN
19. DOWNSPOUT

LEGEND:

- NEW WALLS AND COLUMNS
- EXISTING WALLS

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SEATTLE, WA 98102

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	PERMIT	05/16/202
1	CORRECTIONS	10/25/202
2		

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PROJECT NUMBER:

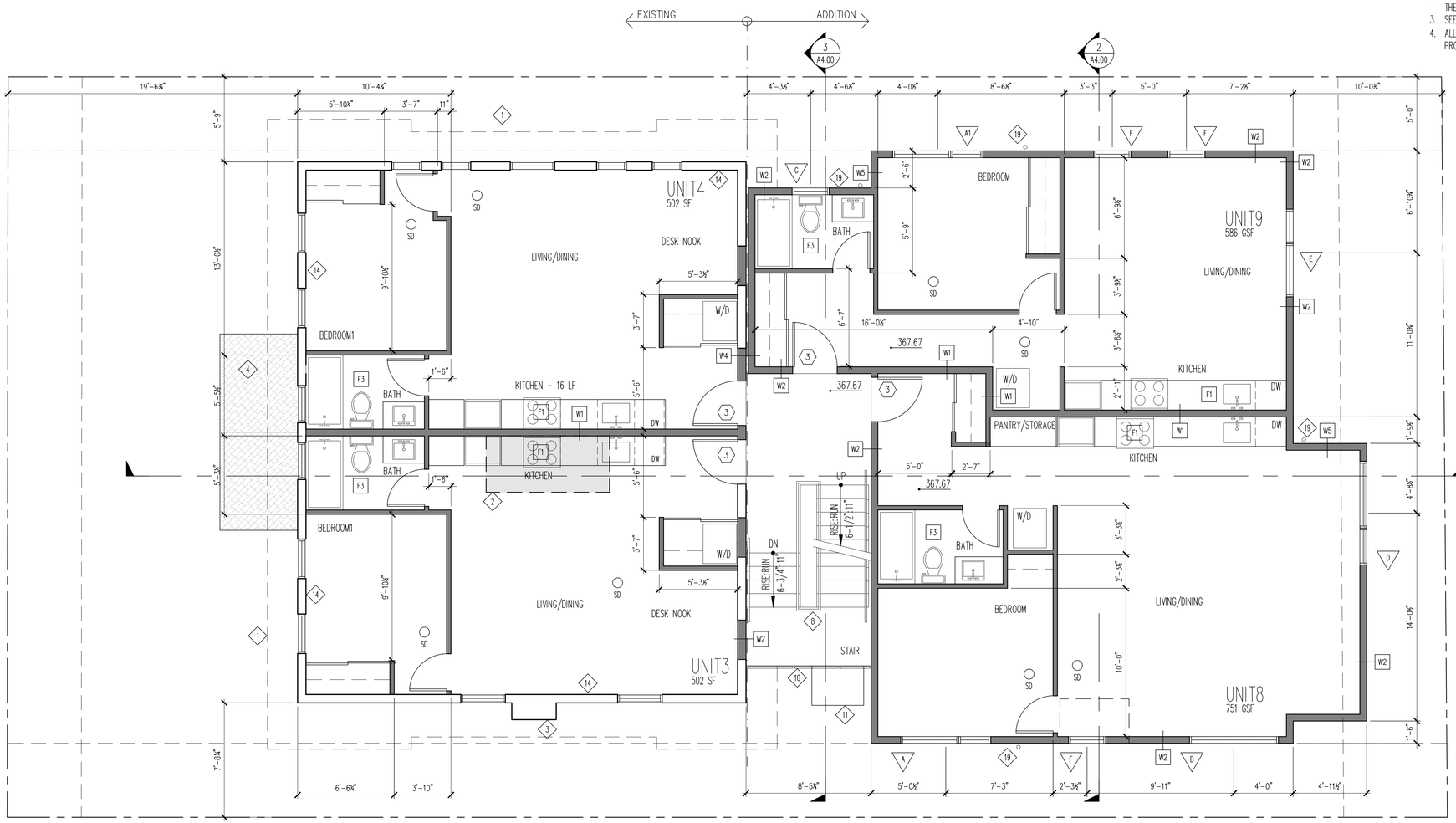
2025.009

SHEET TITLE:

NEW FLOOR PLAN
LEVEL1

SHEET NUMBER:

A2.02



1 PROPOSED FLOOR PLAN – SECOND LEVEL

SCALE: 1/4"=1'-0"

NORTH

FLOOR PLAN KEY NOTES:

1. OUTLINE OF FLOOR ABOVE
2. AREA OF REPLACED FLOOR JOIST AND FINISHED FLOOR FOR ASSEMBLY SEE F2/A8.00
3. EXISTING CHIMNEY
4. EXISTING POST
5. NEW CONCRETE PATHWAY
6. EXISTING CONCRETE AND MASONRY STAIR
7. EXISTING CONCRETE STAIR TO THE BASEMENT
8. EXTERIOR OPEN STAIR; METAL FRAME WITH CONCRETE STEPS AND CONTINUOUS 36" METAL GUARDRAIL
9. METAL FENCE AND ENTRANCE GATE
10. EXTERIOR OPENING INFILL WITH WALL TYPE W18
11. 30" METAL AWNING ABOVE
12. ROOF MONITOR ABOVE
13. CHANGE IN CEILING HEIGHT
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15. ROOF HATCH ABOVE
16. INFILL EXISTING BASEMENT WINDOW OPENINGS WITH CONCRETE
17. OUTLINE OF NEW CONSTRUCTION/ADDITION ABOVE
18. CONCRETE WINDOW WELL, MINIMUM 3'-0" DEEP, PROVIDE DRAIN
19. DOWNSPOUT

LEGEND:

- NEW WALLS AND COLUMNS
- EXISTING WALLS

GENERAL NOTES:

1. SEE SURVEY AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING WINDOWS WILL REMAIN UNLESS OTHERWISE SPECIFIED IN THE FLOOR PLANS.
3. SEE ELEVATIONS FOR EGRESS, SAFETY GLAZING AND WINDOW FUNCTION.
4. ALL NEW INTERIOR WALLS 2X4@16" OC UNLESS NOTED OTHERWISE. PROVIDE SOUND INSULATION AT WALLS WITH PLUMBING.

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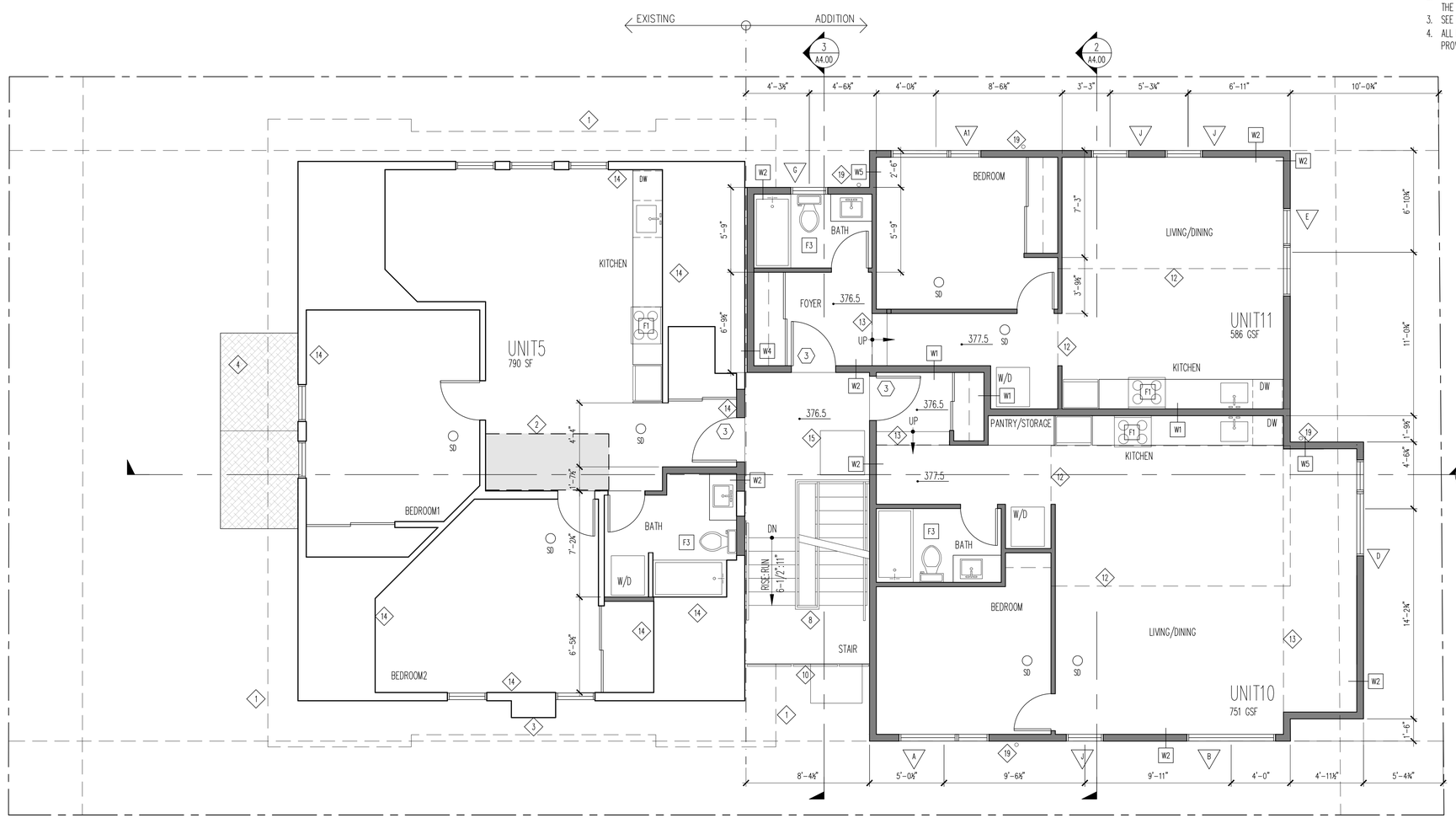
PROJECT NUMBER:
2025.009

SHEET TITLE:
NEW FLOOR PLAN
LEVEL2

SHEET NUMBER:
A2.03

GENERAL NOTES:

1. SEE SURVEY AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING WINDOWS WILL REMAIN UNLESS OTHERWISE SPECIFIED IN THE FLOOR PLANS.
3. SEE ELEVATIONS FOR EGRESS, SAFETY GLAZING AND WINDOW FUNCTION.
4. ALL NEW INTERIOR WALLS 2X4@16" OC UNLESS NOTED OTHERWISE. PROVIDE SOUND INSULATION AT WALLS WITH PLUMBING.



1 PROPOSED FLOOR PLAN – THIRD LEVEL

SCALE: 1/4"=1'-0"

NORTH

FLOOR PLAN KEY NOTES:

1. OUTLINE OF FLOOR ABOVE
2. AREA OF REPLACED FLOOR JOIST AND FINISHED FLOOR FOR ASSEMBLY SEE F2/A8.00
3. EXISTING CHIMNEY
4. EXISTING POST
5. NEW CONCRETE PATHWAY
6. EXISTING CONCRETE AND MASONRY STAIR
7. EXISTING CONCRETE STAIR TO THE BASEMENT
8. EXTERIOR OPEN STAIR; METAL FRAME WITH CONCRETE STEPS AND CONTINUOUS 36" METAL GUARDRAIL
9. METAL FENCE AND ENTRANCE GATE
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17. OUTLINE OF NEW CONSTRUCTION/ADDITION ABOVE
18. CONCRETE WINDOW WELL, MINIMUM 3'-0" DEEP, PROVIDE DRAIN
19. DOWNSPOUT

LEGEND:

- NEW WALLS AND COLUMNS
- EXISTING WALLS

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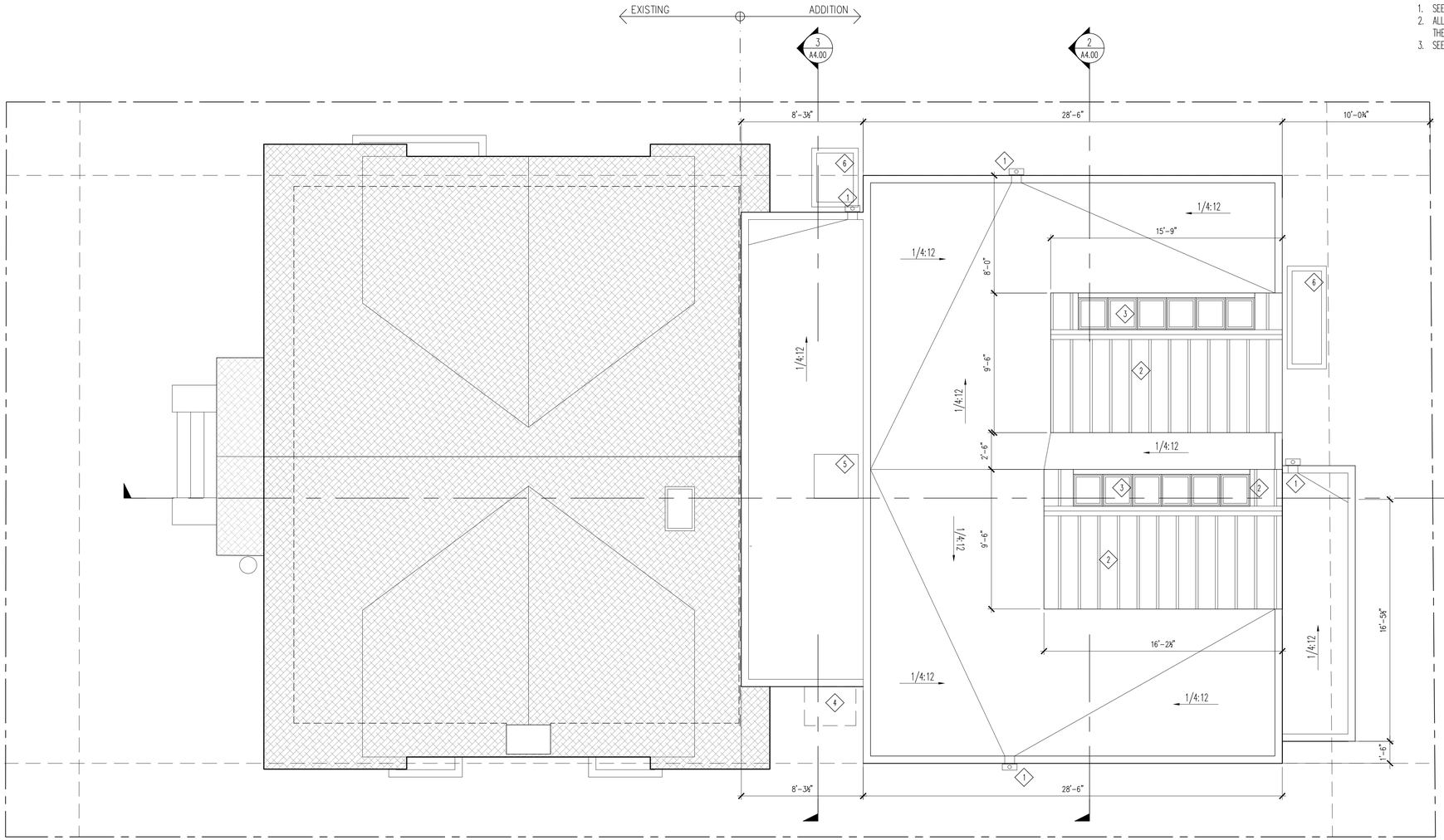
2025.009

SHEET TITLE:

NEW FLOOR PLAN
LEVEL3

SHEET NUMBER:

A2.04



GENERAL NOTES:

1. SEE SURVEY AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING WINDOWS WILL REMAIN UNLESS OTHERWISE SPECIFIED IN THE FLOOR PLANS.
3. SEE ELEVATIONS FOR EGRESS, SAFETY GLAZING AND WINDOW FUNCTION.

1 ROOF PLAN

SCALE: 1/4"=1'-0"

NORTH

ROOF PLAN KEY NOTES:

1. DOWNSPOUT & SCUPPER
2. STANDING SEAM METAL ROOF SLOPED ROOF & SKYLIGHT
3. ROOF MONITOR
4. 30" METAL AWNING BELOW
5. ROOF HATCH
6. BIO-PLANTER AT GRADE

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SDCI STAMP:

PROJECT NUMBER:
2025.009

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.05

DIAGRAMS



AERIAL VIEW WITH PROPOSED ROOF PLAN
SCALE: NTS

DIAGRAMS



BROADWAY EAST

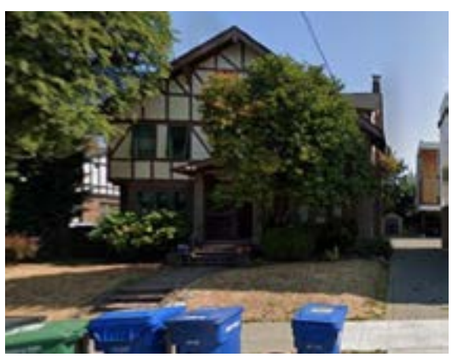
A SIGHT LINE STUDY - VIEW FROM E. PROSPECT ST.
SCALE: NTS



B VIEW FROM DRIVEWAY ENTRANCE







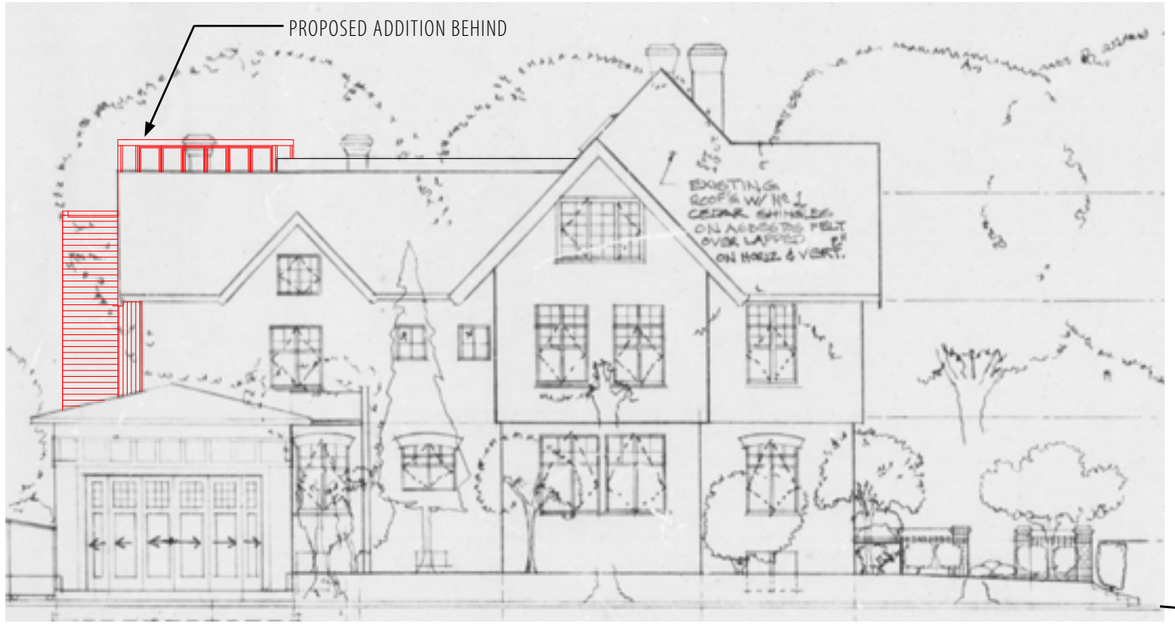
WEST FACADE 946 BROADWAY E.

DIAGRAMS





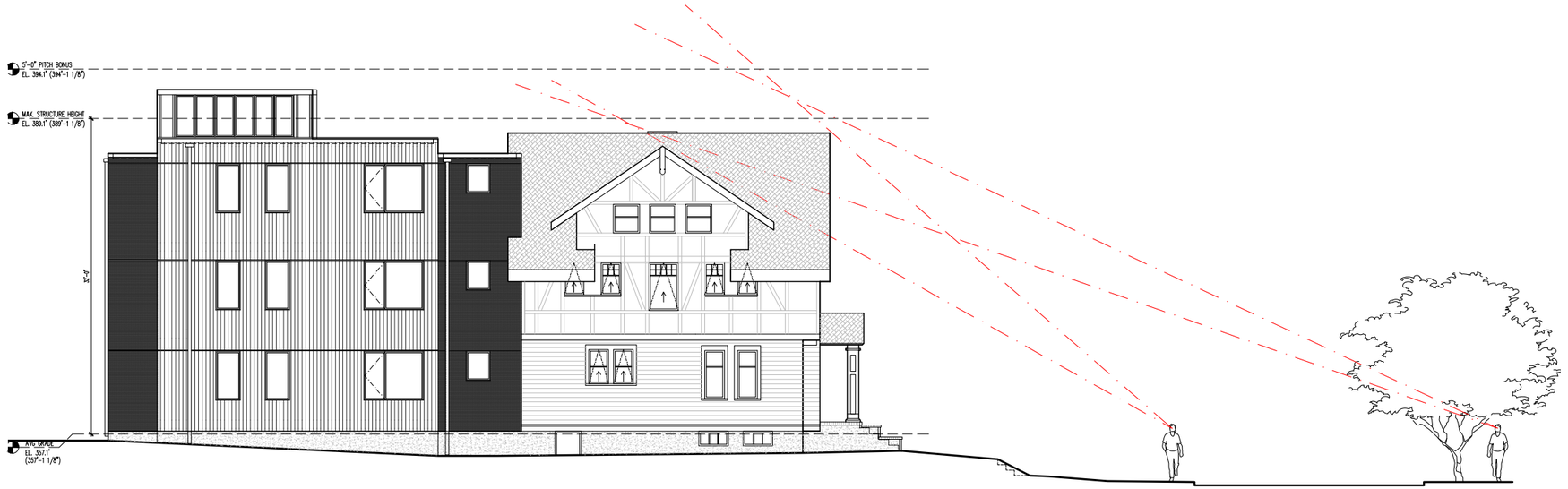
NORTH FACADE 954 BROADWAY E.



C ELEVATION STUDY - EAST PROSPECT ST.
SCALE: NTS



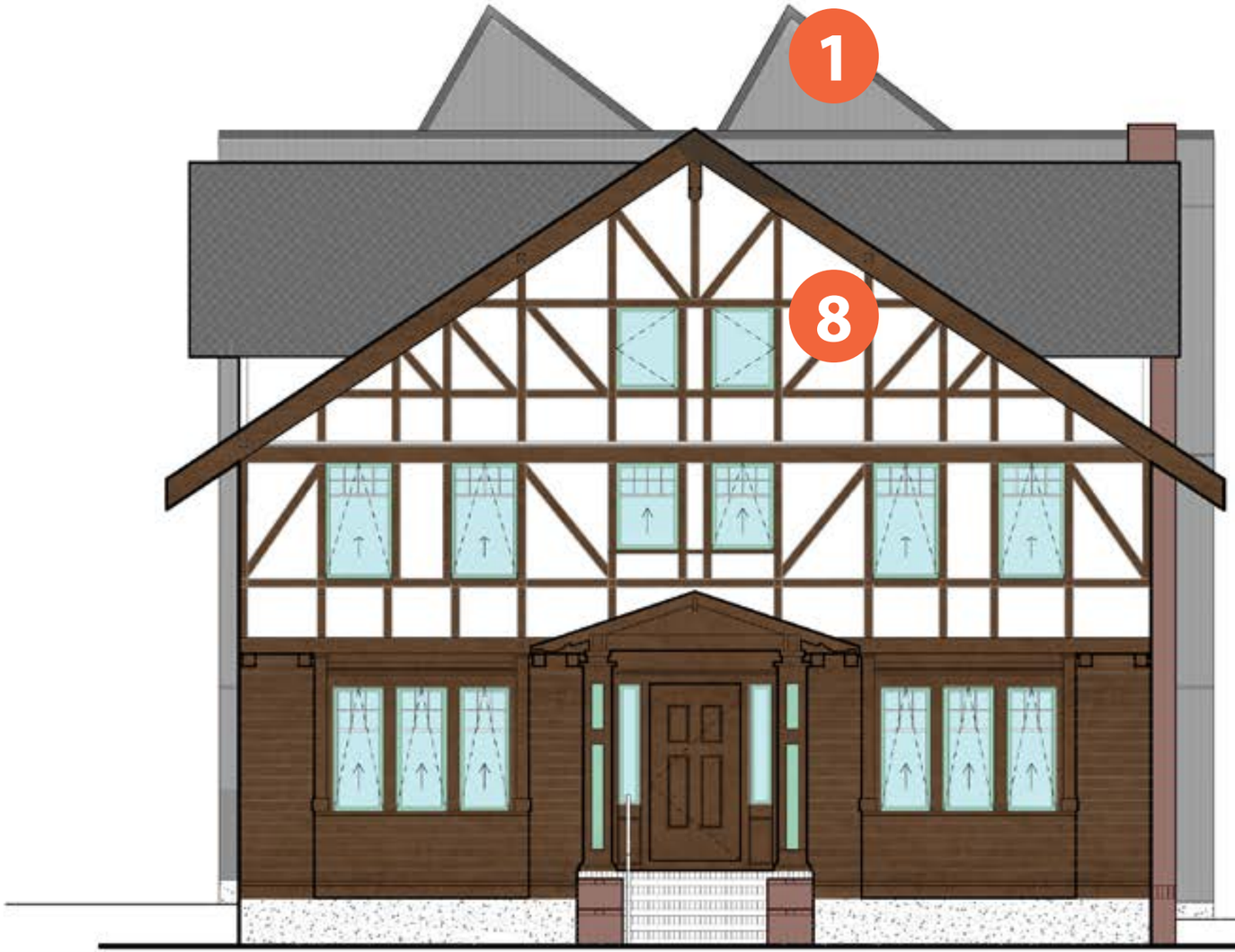
D VIEW FROM 10TH AVE E (EAST ELEVATION)



EAST PROSPECT ST.

SIGHT LINE STUDY - VIEW FROM BROADWAY E.
SCALE: NTS

PROPOSED MATERIALS - RENDERS

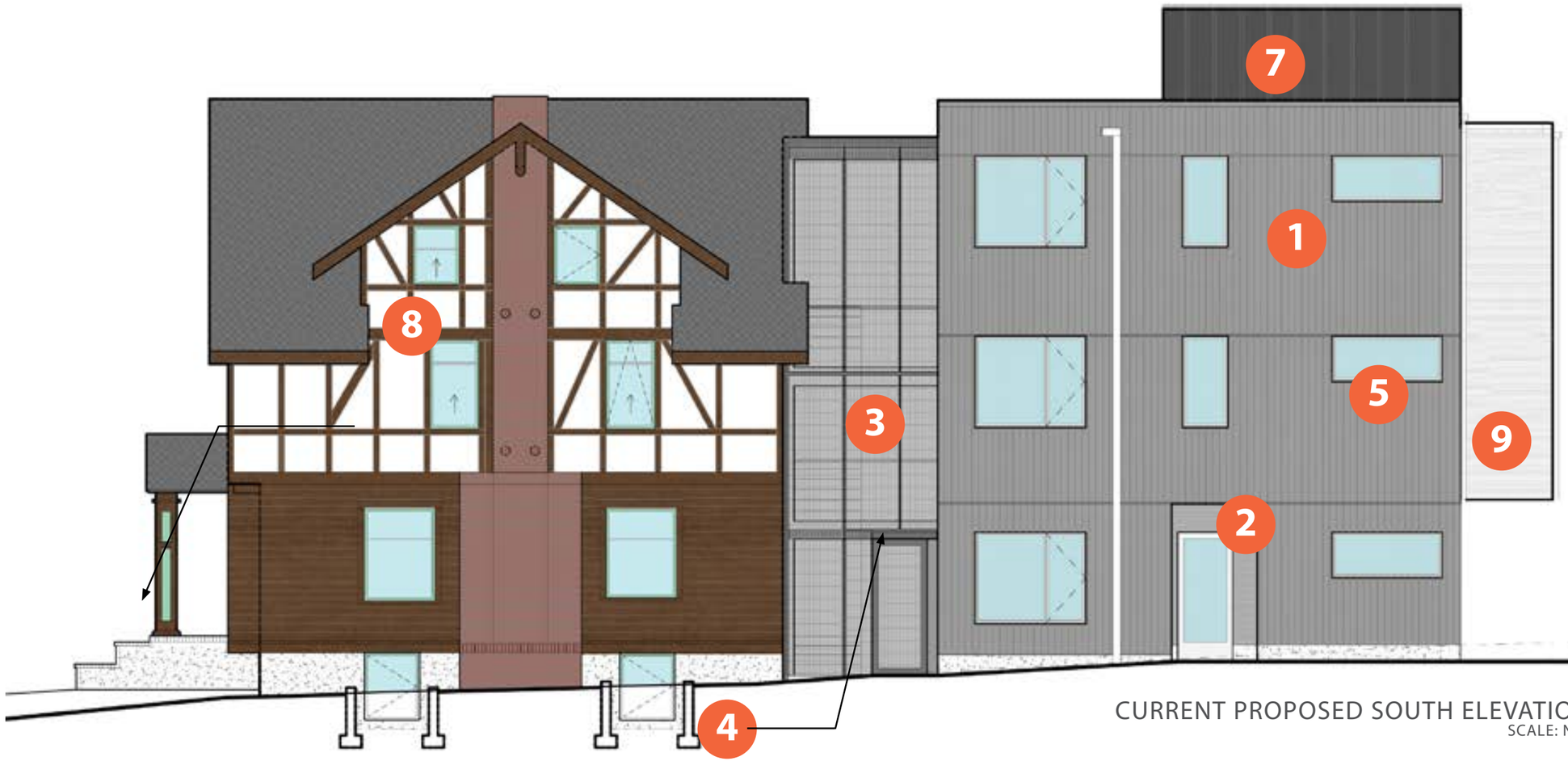


CURRENT PROPOSED WEST ELEVATION
SCALE: NTS



PREVEIOUS WEST ELEVATION

PROPOSED MATERIALS - RENDERS



CURRENT PROPOSED SOUTH ELEVATION
SCALE: NTS

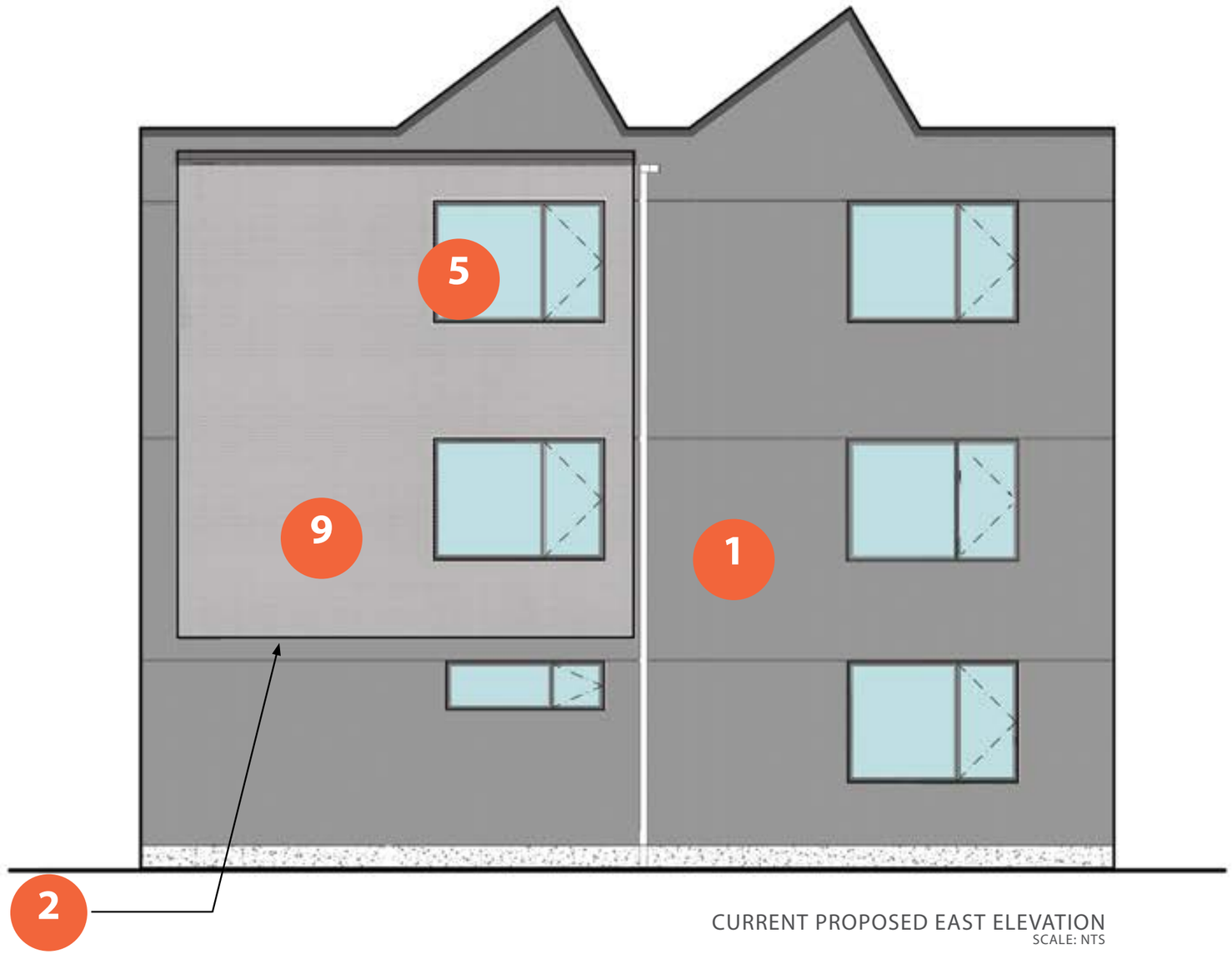


PREVEIOUS SOUTH ELEVATION

PROPOSED MATERIALS - RENDERS

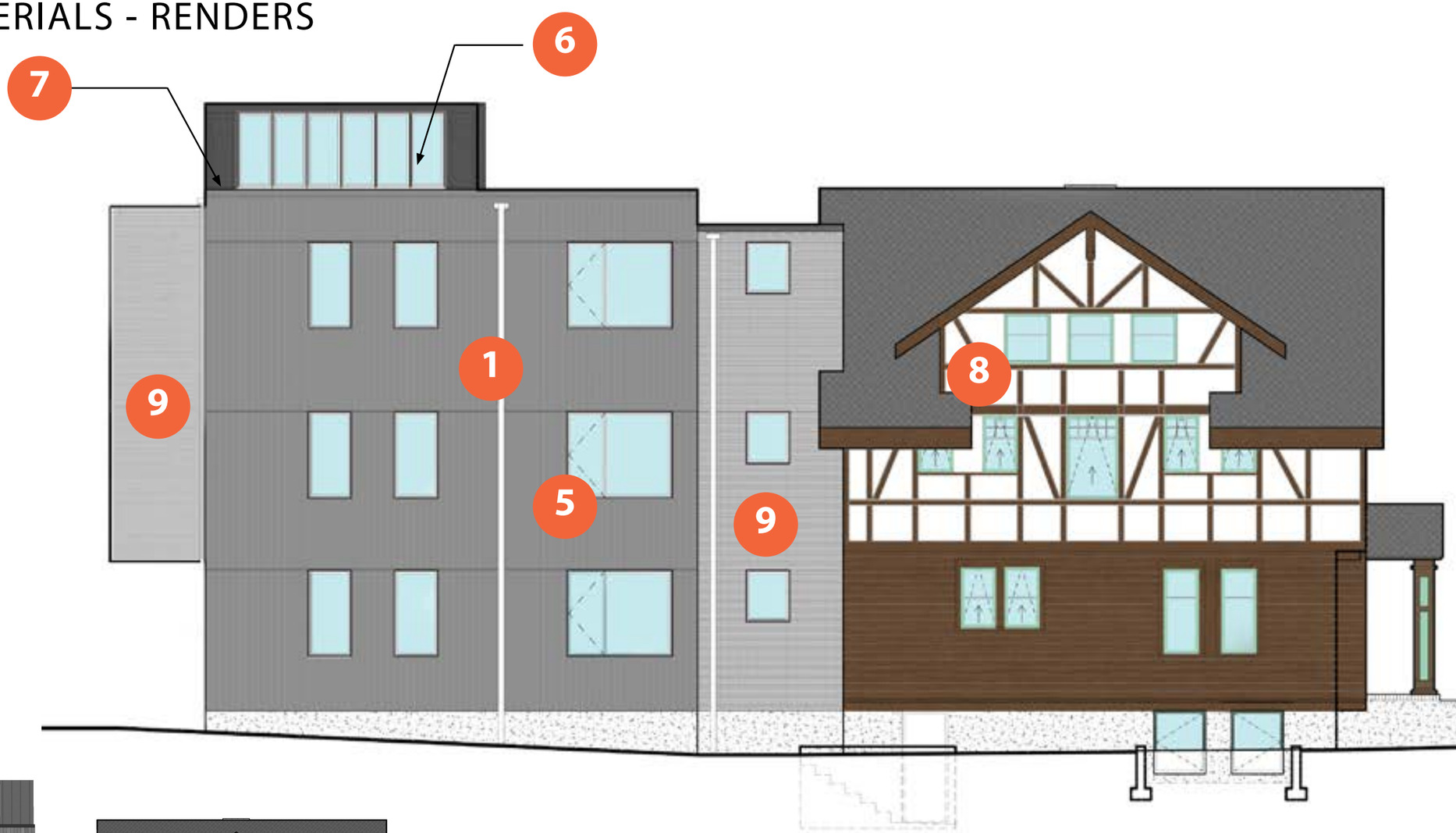


PREVEIOUS EAST ELEVATION



CURRENT PROPOSED EAST ELEVATION
SCALE: NTS

PROPOSED MATERIALS - RENDERS



CURRENT PROPOSED NORTH ELEVATION
SCALE: NTS



PREVEIOUS NORTH ELEVATION

PROPOSED MATERIALS

1 Vertical Wood Siding
Hewn Keydony Patagonia Gray

2 Exterior Soffit
Hardi Sofit- Smooth Primod- White

3 Common Stair at South Wall
McNichols GCM - 1 - 100 Close Mesh
1"x3/16", Galvanized

4 Entrance Exterior Light Fixture
Westgate ACC - WMA - 30 - Black

5 New Windows & Doors
VPI Endurance Series Deep Backset
Black Exterior

6 Skylights
Custom to match VPI Endurance Series
Black

7 Standing Seam Metal Roof
Design Span HP 12" Net Coverage
Neutral Matte Basalt
Midnight Bronze

8 Existing Building Colors
Benjamin Moore
Stucco: Smoke Embers 1466
Wood: Falcon Brown 1238
Window Frame: Northern Lights 586

9 Exterior Siding
Stucco - 20 30 Fine Sand Coat
Benjamin Moore - Smoke Embers 1466





