PROJECT INFO.

SCOPE OF WORK:

CONSTRUCT (3) BUILDINGS CONTAINING (6) LIVE/WORK TOWNHOUSES AND (8) RESIDENTIAL TOWNHOUSES, PER PLANS AND AS FOLLOWS:

· (3) LIVE/WORK TOWNHOUSES TO EACH CONTAIN 1735± SF AGLA, 500± SF WORK SUITE AND (2) COVERED, UNENCLOSED PARKING SPACES.

· (3) LIVE/WORK TOWNHOUSES TO EACH CONTAIN 1220± SF AGLA, 600± SF WORK SUITE AND (2) COVERED, UNENCLOSED PARKING SPACES.

· (8) RESIDENTIAL TOWNHOUSES TO EACH CONTAIN 990± SF AGLA AND 495± SF GARAGE.

RECONFIGURE (E) BOUNDARY LINE VIA BOUNDARY LINE ADJUSTMENT.

RELOCATE (E) STRUCTURES TO BE DEMOLISHED.

ESTABLISH USES AND OCCUPY, PER PLANS.

LEGAL DESCRIPTION

PARCEL A:

SEC 26 TWP 27 RGE 03RT-5) N 55 FT FDT BAAP 30 FT W & 123 FT S OF NE COR S 1/2 NE 1/4 NE 1/4 TH RUN W 130 FT TH S 132 FT TH E 130 FT TH N 123 FT TO PUB SUBJ ESE PUD

PARCEL B:

SEC 26 TWP 27 RGE 03 BAAP 30 FT W & 132 FT S OF NE COR S 1/2 NE 1/4 NE 1/4 NE 1/4 TH RUN W 130 FT THE S 132 FT TH E 130 FT TH N 132 FT TPB LESS N 55 FT THOF SUBJ ESE PUD IF ANY

LOT AREA AND ZONING

LOT AREA: 0.39 AC (17,160± SF) TOTAL

ZONING: BD3

PROJECT DIRECTORY

OWNER AND DEVELOPER

SEATTLE LUXURY HOMES

557 ROY STREET #125

SEATTLE, WA  98109

ARCHITECT  APPLICANT

CITIZEN DESIGN

10 DRAVUS STREET

SEATTLE, WA 98109

CONTACT: JACOB YOUNG

TEL: 206.853.8055

EMAIL: JYOUNG@COLLABORATIVECO.COM

CIVIL ENGINEER  SURVEYOR

DAVIDO CONSULTING GROUP

15029 BOTHELL WAY NE #600

LAKE FOREST PARK, WA  98155

CONTACT: TIM GABELEIN, PE

TEL: 206.523.0024

EMAIL: TIM@DCGENGR.COM

LANDSCAPE ARCHITECT

TBD

GENERAL CONTRACTOR

TBD

DRAWING INDEX

A1.1 CONCEPTUAL SITE PLAN

A1.2 CONCEPTUAL SITE SECTIONS

A1.3 VICINITY MAP

A2.1 BUILDINGS A&B FLOOR PLANS

A2.2 BUILDING C FLOOR PLANS

A3.1 RENDERINGS

A3.2 CHARACTER STUDY

C01 CONCEPTUAL GRADING AND UTILITY PLAN

1 OF 1 SURVEY
PHASE 1A (ELEVATOR):
(3) 3-STORY LIVE/WORK TH
FOOTPRINT AREA: 1830± SF
AVG (E) GRADE: 83.3±
AGLA: 1735± SF (EA)
WORK SUITE: 500± SF (EA)

PHASE 1B:
(3) 3-STORY LIVE/WORK TH
FOOTPRINT AREA: 1830± SF
AVG (E) GRADE: 83.4±
AGLA: 1220± SF (EA)
WORK SUITE: 602± SF (EA)
PHASE 1C:
(8) 3-STORY TH (INC. BSMT)
FOOTPRINT AREA: 3960± SF
AVG (E) GRADE: 78.3±
AGLA: 1320± SF (EA)
GARAGE/BSMT: 495± SF (EA)

(8) 2 BEDROOM UNITS

BUILDING C FLOOR PLANS
**CONCEPTUAL DRAINAGE & UTILITY PLAN**

**SCALE IN FEET**

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**KEY NOTES:**

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**ABBREVIATIONS:**

- LB = LAND SURVEYORS
- DP = DRAIN RAIN
- RL = PROPERTY LINE
- PV = POINT OF VERTICAL
- PI = POINT OF INTERSECTION
- ES = EASEMENT
- E = ELEVATION
- FG = FINISHED GRADE
- SB = SUBURBAN
- SD = SDN
- SN = SDN
- SSM = STREET STORM MAIN
- SDW = STREET DRAIN WAGON
- DB = DRIVEWAY
- SV = SURFACE
- LN = LINE
- LT = LINE TO
- LG = LINE OF GRADE
- CI = CHECK IN
- CT = CHECK OUT
- TM = TEMPORARY MARKER
- PS = PIPE STRIKE
- DB = DRIVEWAY
- LN = LINE
- LT = LINE TO
- LG = LINE OF GRADE
- CI = CHECK IN
- CT = CHECK OUT
- TM = TEMPORARY MARKER
- PS = PIPE STRIKE

**LEGEND:**

- CONCRETE
- ASPHALT ROADINGWAY
- LANDSCAPE
- PERMEABLE PAVEMENT SURFACING

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**GENERAL NOTES:**

1. ALL STORMWATER TO BE INFILTRATED ON-SITE. WATER QUALITY TREATMENT TO BE PROVIDED BY NATIVE SOILS MEETING SOIL PHYSICAL AND CHEMICAL SUITABILITY PROPERTIES FOR TREATMENT OR ENGINEERED SOILS LAYER IN ACCORDANCE WITH SDC VOLUME 1, CHAPTER 3, SECTION 300, WASTE WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

2. ALL UNITS WILL BE EQUIPPED WITH A 5 HP FLOW-THROUGH FIRE SPRINKLER SYSTEM.