

SITE INFORMATION:

LOCATION: 1901 & 1905 N 45TH ST AND 4428 BURKE AVE N  
Seattle, WASHINGTON

ZONING: NC2P-55(M)

SITE AREA: 7,200 SF

LOT COVERAGE: 87.6%

LEGAL DESCRIPTIONS:  
LAKE UNION ADDITION, W 40 FT OF 11 & W 40' 0F S 30 FT OF 12, PLAT  
BLOCK 1, PLAT LOT 11-12,  
  
LAKE UNION ADDITION, E 40 FT OF W 80' 0F 11 & E 40 FT OF W 80  
FT OF S 30 FT OF 12. PLAT BLOCK 1, PLAT LOT 11-12

PRACEL #’S: 408330-0130  
408330-0125

OWNER:  
ROSE BURKE LLC  
2825 EASTLAKE AVE E, STE 200  
SEATTLE, WA 98102

PROJECT DESCRIPTION:  
NEW CONSTRUCTION OF A 5-STORY MIXED-USE PROJECT WITH  
STREET LEVEL COMMERCIAL SPACE ON N 45TH ST, RESIDENTIAL  
UNITS ON UPPER LEVEL FLOORS AND PARKING BELOW GRADE

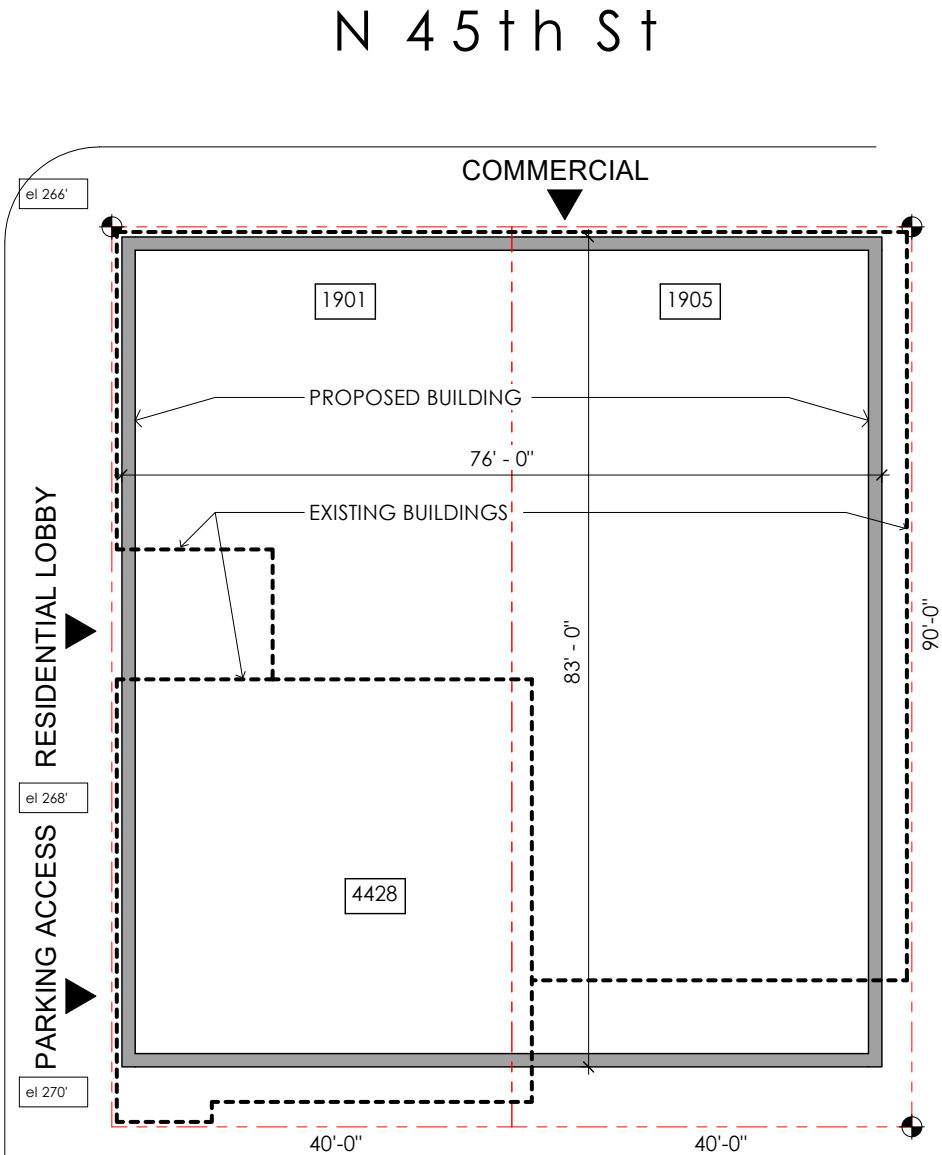
PROPOSED OCCUPANCY:  
PARKING GARAGE: S-2  
COMMERCIAL: M  
RESIDENTIAL: R-2

TYPE OF CONSTRUCTION:  
PARKING: TYPE 1A  
RESIDENTIAL: TYPE VA  
SPRINKLERS: NFPA 13

NO. OF STORIES: 5 ABOVE GRADE;  
1 LEVEL PARKING BELOW.

NO. OF UNITS: TBD  
TOTAL BUILDING AREA: TBD

BURKE AVEN



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