

**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' 0" S 30 FT OF 12, PLAT BLOCK 1, PLAT LOT 11-12.

LAKE UNION ADDITION, E 40 FT OF W 80' 0" OF 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

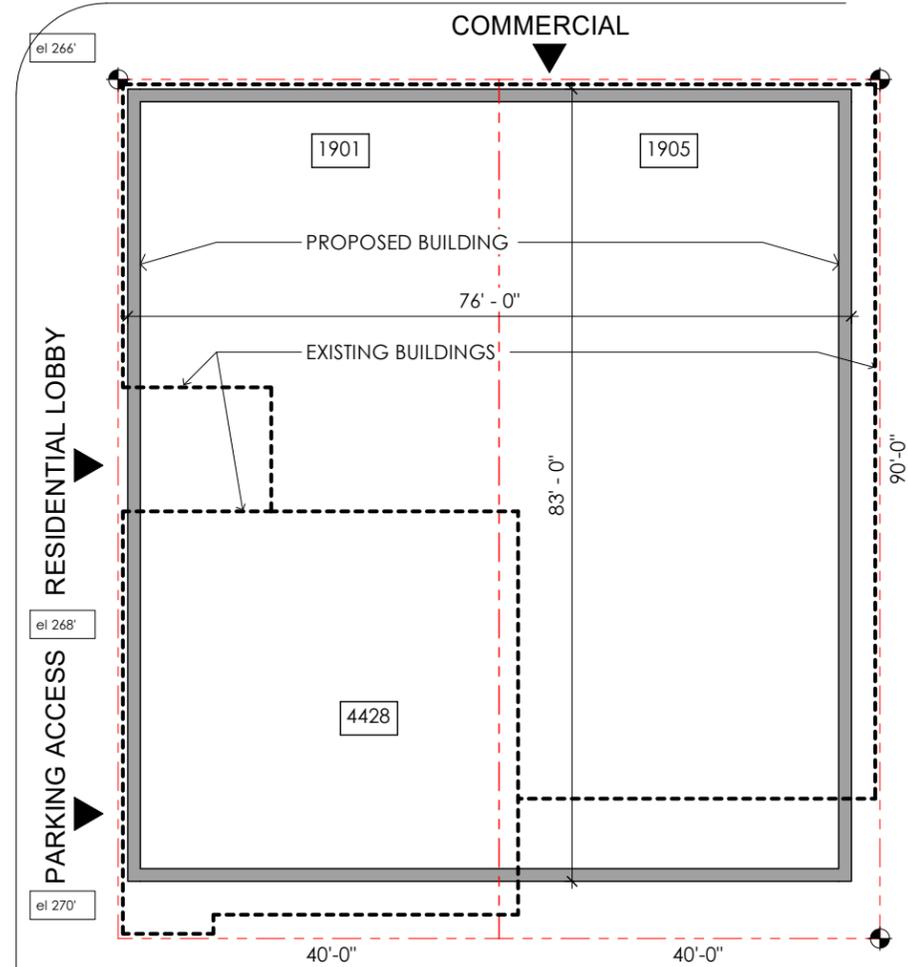
**TYPE OF CONSTRUCTION:**  
PARKING: TYPE IA  
RESIDENTIAL: TYPE VA  
SPRINKLERS: NFPA 13

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

**NO. OF UNITS:** TBD  
**TOTAL BUILDING AREA:** TBD

BURKE AVEN

N 45th St



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

**d/Arch Lic**  
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DATE: \_\_\_\_\_ COMMENT: \_\_\_\_\_

45th & Burke

SITE PLAN

BY: MD/RB  
d/Arch Lic #:2102  
Seattle, WA

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