

C:\Users\slaw.schmitz\Documents\21148 - Elements Georgetown - R01\_slaw.schmitz\CPNE-14

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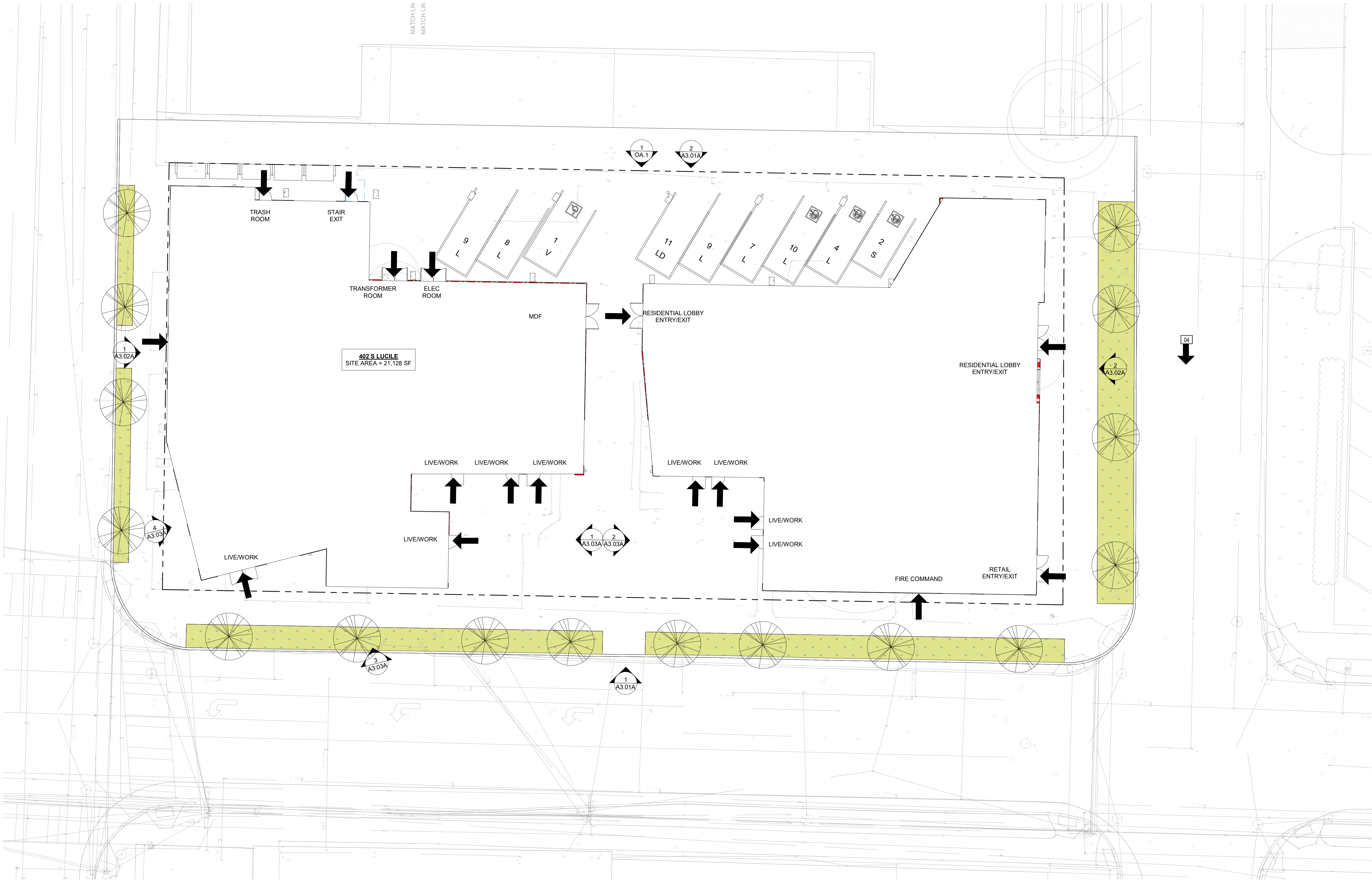
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TRUE NORTH

PROJECT NORTH

SITE PLAN

3/32" = 1'-0"



SITE ADDRESS

402 S LUCILE  
SEATTLE, WA

BUILDING SETBACKS

**SMC 23.47A.014 SETBACK REQUIREMENTS**

DEPARTURE REQUESTED FOR:  
UPPER LEVEL SETBACKS FOR STREET-FACING FACADES:

- PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS:

- EAVES CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.

**PRELIMINARY ASSESSMENT REPORT 005969-21PA**

- ALLEY NORTH OF SITE: 5FT DEDICATION IS REQUIRED PER SD
- SCL HIGH-VOLTAGE LINES: 14 FT RADIAL CLEARANCE BETWEEN POWERLINES & STRUCTURE

SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL. REFER TO CIVIL DRAWINGS.
- G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0".
- L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

KEYNOTES:

#	NOTE
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JM

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PROGRESS SET  
NOT FOR CONSTRUCTION

TWG DEVELOPMENT

ELEMENTS AT GEORGETOWN

DESCRIPTION

DATE

NO.

PROJECT NO.: 21148.00  
PROJECT MGR.: DSG  
DRAWN BY: DRW  
CHECKED BY: AOR

SITE PLAN

A1.00

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