

NOT FOR CONSTRUCTION

5420 CALIFORNIA AVE

5420 Seattle WA 98116

DRAFT

DATE: 02252020
PROJECT #: RPH
REF#: XXX
SCALE: 1/8" = 1'-0", 1" = 1'-0"

DESIGNED: CP
DRAWN/3D: JG/GM
REVIEWED: EB

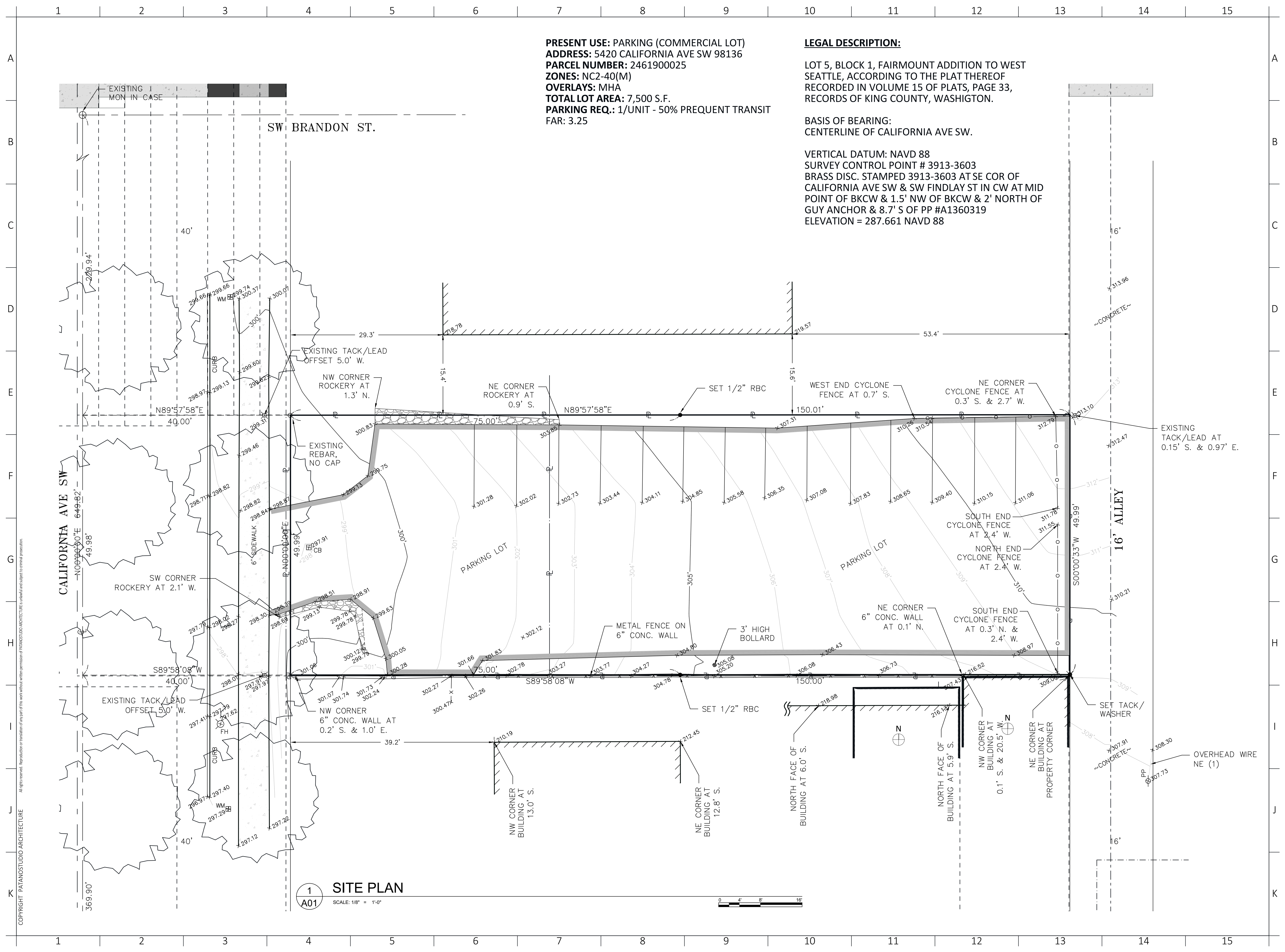
Floor Diagrams
A01

PRESENT USE: PARKING (COMMERCIAL LOT)
ADDRESS: 5420 CALIFORNIA AVE SW 98136
PARCEL NUMBER: 2461900025
ZONES: NC2-40(M)
OVERLAYS: MHA
TOTAL LOT AREA: 7,500 S.F.
PARKING REQ.: 1/UNIT - 50% PREQUENT TRANSIT
FAR: 3.25

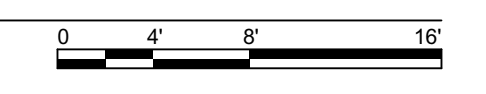
LEGAL DESCRIPTION:
LOT 5, BLOCK 1, FAIRMOUNT ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING:
CENTERLINE OF CALIFORNIA AVE SW.

VERTICAL DATUM: NAVD 88
SURVEY CONTROL POINT # 3913-3603
BRASS DISC, STAMPED 3913-3603 AT SE COR OF CALIFORNIA AVE SW & SW FINDLAY ST IN CW AT MID POINT OF BKCW & 1.5' NW OF BKCW & 2' NORTH OF GUY ANCHOR & 8.7' S OF PP #A1360319
ELEVATION = 287.661 NAVD 88

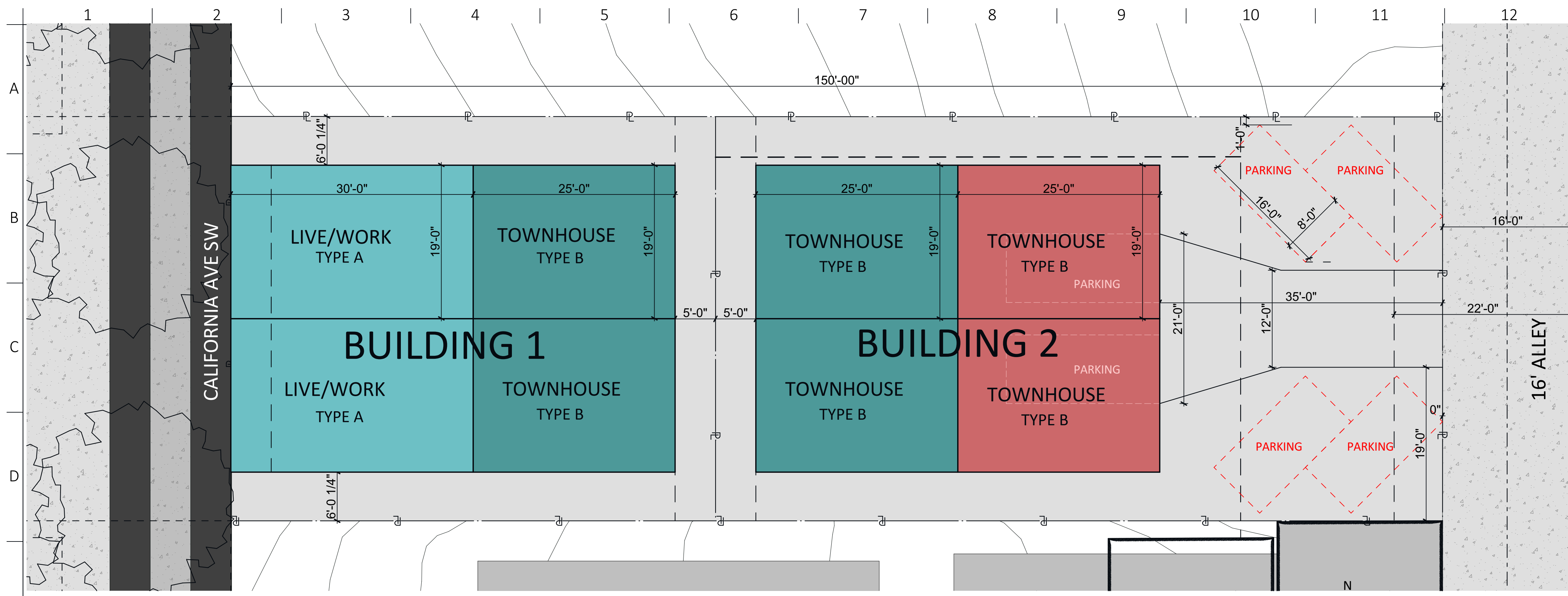


1 SITE PLAN
SCALE: 1/8" = 1'-0"



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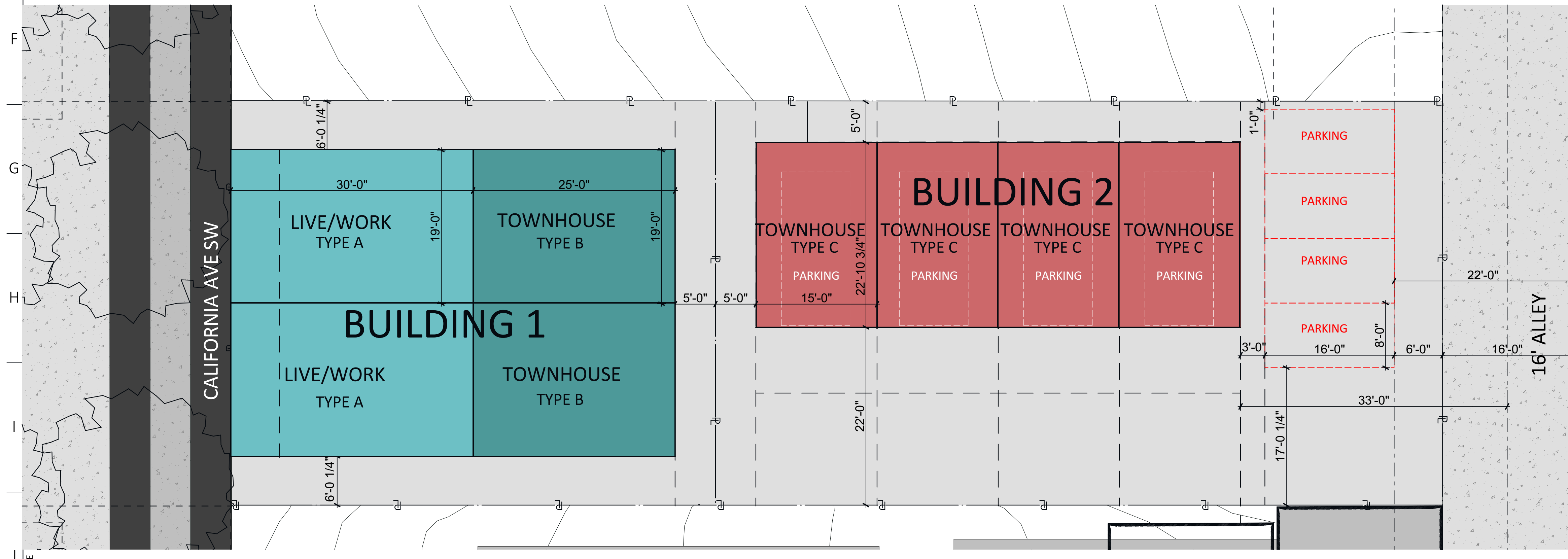


OPTION 1

- **LIVE/WORK | TYPE A:**
(2) 1,995 S.F. = 3,990 S.F. TOTAL
COMMERCIAL: 570 S.F. EACH
RESIDENTIAL: 1,425 S.F. EACH
 - **TOWNHOUSE | TYPE B:**
(4) 1,900 S.F. = 7,600 S.F. TOTAL
 - **TOWNHOUSE | TYPE C:**
(2) 1,900 S.F. = 3,800 S.F. TOTAL
PARKING: 1 PRIVATE GARAGE FOR EACH
 - PARKING:** 4 PARKING SPOTS OFF ALLEY
- BUILDING 1 = 7,790 S.F.**
BUILDING 2 = 7,600 S.F.
TOTAL = 15,390 S.F.

CLIENT:
Blue Pen
603 Stewart Suite 500 Seattle WA 98101
Christopher Patano
2067343870

ARCHITECT:
Patano Studio Architecture
603 Stewart Suite 500 Seattle Wa 98101
Grace Moreyra
2067343870 ext 129



OPTION 2

- **LIVE/WORK | TYPE A:**
(2) 1,995 S.F. = 3,990 S.F. TOTAL
COMMERCIAL= 570 S.F. EACH
RESIDENTIAL = 1,425 S.F. EACH
 - **TOWNHOUSE | TYPE B:**
(2) 1,900 S.F. = 3,800 S.F. TOTAL
 - **TOWNHOUSE | TYPE C:**
(4) 1,740 S.F. = 6,960 S.F. TOTAL
PARKING= 1 PRIVATE GARAGE FOR EACH
 - PARKING=** 4 PARKING SPOTS OFF ALLEY
- BUILDING 1 = 7,790 S.F.**
BUILDING 2 = 6,960 S.F.
TOTAL = 14,750 S.F.

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