

September 6, 2022

Permit No.	6868236-CN
Project Address	812 23 rd Ave Seattle, WA 98122
Landmarks Designation	Twenty-Third Avenue Rowhouses Group
Ordinance No.	106348 // 108732

CERTIFICATE OF APPROVAL

Application for Certificate of Approval from Landmarks Preservation Board for a proposed addition to an existing single family residence located at 812 23rd Ave which is part of the “23rd Ave Rowhouses Group”.

PROJECT DESCRIPTION:

Abbreviated Site History (post-1978)

In 1978 the Seattle Historic Preservation Office conducted a city-wide survey to document structures of significance. The survey listed a row of six contiguous residences on 23rd Ave known as the “23rd Avenue Rowhouse Group”. Originally built in 1893 the group of homes was identified as the last intact example inside the city of working-class housing built in the Victorian vernacular. In 1979 Ordinance #108732 was passed to define the “23rd Avenue Rowhouses Group” as a designated as a landmark. The group included six single family residences addressed at 812 - 828 23rd Ave. The ordinance imposed controls which stated that a Certificate of Approval must be obtained to “make alterations to the exteriors of all buildings and the entire site.” Approximately tens years later, based on available aerial photographic records, the original “rowhouse” structure located at 812 23rd Ave was demolished. The removal of the home appears to have occurred without proper approval and the lot sat vacant for 30+ years.

Proposal for New SFR (2007)

Submitted as the “Marion Residence” in 2007 a new home by Pb Elemental proposed a reinterpretation of the original historic form in a contemporary manner. The massing strategy for the new structure was to emulate the scale and setbacks of the northern neighbors and mimic the familiar glazing strategy seen on the front façades of all the rowhouses. There were two exterior materials proposed in the application – cedar siding and fiber cement panels.

The dominant exterior material on the street façade is 4” cedar boards stained in a natural tone which pairs with the narrow wood siding on the existing rowhouse group but with a modern the application of an open-joint rainscreen. The smooth fiber cement panels were also applied in an open-joint rainscreen fashion and arranged in a 2’ stacked pattern. The panel break lines are aligned with black framed windows. The front awning was a simple steel c-channel supported with a tie back rod. The upper attachment plate for the tie rod was held high on the cedar façade to create an exaggerated slope which matches the steep pitched roofs on the existing rowhouses.

Approved Materials from 2007 Certificate of Approval

The Landmarks Preservation Board issued an approval letter (*dated 9/24/2007*) for the construction of the new residence. The Certificate of Approval stated that the proposed new residence did not adversely affect the features or characteristics specified in Ordinance #108732 and that the proposed new construction would not destroy historic materials that characterize the property. The Certificate of Approval also confirmed that the proposed design was compatible with the massing, size, scale and architectural features of the 23rd Ave Houses Group.

Proposed Project – SFR Addition Summary // 2022

The current proposed project [6868263-CN] proposes a rear addition to the existing home with a small expansion on the first floor and a larger expansion on the second floor which extends over the existing rear surface parking. The addition is compliant with the underlying zoning – Residential Small Lot – and extends from portions of the existing east façade. The height of the rear addition is aligned with the lower parapet of the existing house and is approximately 7' below the allowable height limit. All exterior siding materials on the proposed addition are to match the exterior materials that were previously approved by the Landmarks Preservation Board in 2007.

New & Existing Exterior Materials

The proposed exterior materials for the addition will match those of the existing home which were given approval by the Landmarks Preservation Board in 2007 and constructed in 2009. The full scope of this project includes re-painting and re-staining the existing siding materials of the whole house adding life and longevity to the exteriors. The controls listed under Ordinance #108732 would apply to both existing and proposed siding materials and finishes.

Full Plan Set Submittal and Supportive Documentation

This submittal to the Landmarks Preservation Board includes a plan set which identifies existing conditions, specifies proposed exterior assemblies, provides visualization of the proposed addition, and rendered building elevations for both existing and proposed conditions. Some of these plan sheets have been included in the Building Permit submittal under record number 6868263-CN. The plan sheets labeled as "CA" are unique to this application for a Certificate of Approval. Along with the full plan set, the upload of this application also includes:

- National Register of Historic Places Inventory Nomination Forms
- Ordinance 108732
- Certificate of Approval issued for the construction of new residence in 2007

This application is being submitted as the final design and is intended to be thorough and complete. I trust the board will agree with a determination of completeness for this application. Thank you for your consideration and I look forward to the board's review of the project.

Sincerely,



Greg Squires | Principal
CONE ARCHITECTURE LLC

KEY ABBREVIATIONS

&	AND	MECH	MECHANICAL
(E)	EXISTING	MEMB	MEMBRANE
(N)	NEW	MEZZ	MEZZANINE
@	AT	MFR	MANUFACTURER
CL	CENTERLINE	MIN	MINIMUM
ACT	ACOUSTICAL CEILING TILE	MISC	MISCELLANEOUS
ADJ	ADJUSTABLE; ADJACENT	MO	MASONRY OPENING
AFF	ABOVE FINISH FLOOR	MTD	MOUNTED
ALT	ALTERNATE	MTL	METAL
ALUM	ALUMINUM	N	NORTH
APROX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECT	NIC	NOT IN CONTACT
		NTS	NOT TO SCALE
B/W	BETWEEN	OC	ON CENTER
BD	BOARD	OCC	OCCUPANCY
BIT	BITUMINOUS	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OPNG	OPENING
BO	BOTTOM OF ...		
CAB	CABINET	PERF	PERFORATED
CALC'S	CALCULATIONS	PERP	PERPENDICULAR
CANT	CANTILEVER	PL	PROPERTY LINE
CB	CATCH BASIN	PLAM	PLASTIC LAMINATE
CIP	CAST-IN-PLACE	PLAS	PLASTER
CL	CLOSET	PLYWD	PLYWOOD
CLG	CEILING	PR	PAIR
CLKG	CAULKING	PRCST	PRECAST
CLR	CLEAR	PROP	PROPERTY
CM	CARBON MONOXIDE DETECTOR	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
COL	COLUMN		
CONC	CONCRETE	R	RISER
CONST	CONSTRUCTION	RAD	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CORR	CORRIDOR	REFR	REFRIDGERATOR
CPT	CARPET; CARPETED	REINF	REINFORCED; REINFORCING
CTR	CENTER	REQ	REQUIRED
CY	CUBIC YARD	RESIL	RESILIENT
		REV	REVISION; REVISED
DEMO	DEMOLITION	RH	ROWHOUSE
DIA	DIAMETER	RO	ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT OF WAY
DR	DOOR		
DS	DOWNSPOUT	S	SOUTH
DTL	DETAIL	SD	SMOKE DETECTOR; STORM DRAIN
DW	DISHWASHER		
DWG	DRAWING	SECT	SECTION
		SF	SQUARE FOOT/FEET
E	EAST	SFR	SINGLE FAMILY RESIDENCE
EA	EACH	SH	SILL HEIGHT
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SHT MTL	SHEET METAL
ELEV	ELEVATOR; ELEVATION	SHTG	SHEATHING
ENCL	ENCLOSURE	SI	SQUARE INCH; INCHES
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB ON GRADE
EXIST	EXISTING	SPEC	SPECIFICATION
EXP	EXPANDED; EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SST	STAINLESS STEEL
		STBK	SETBACK
FDC	FIRE DEPARTMENT CONNECTION	STOR	STORAGE
FDN	FOUNDATION	STRUCT	STRUCTURAL
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FEC	FIRE EXTINGUISHER CABINET		
		T	THREAD
FF	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FH	FIRE HYDRANT, FULL HEIGHT	TG	TEMPERED GLASS
FIN	FINISH	TH	TOWNHOUSE
FLR	FLOOR	TO	TOP OF ...
FLUOR	FLUORESCENT	TO BM	TOP OF BEAM
FO	FACE OF ...	TOC	TOP OF CURB
FOB	FACE OF BEAM	TOP	TOP OF PLATE
FOC	FACE OF CONCRETE	TOW	TOP OF WALL
FOF	FACE OF FINISH FOUNDATION	TRTD	TREATED
FOIC	FINISHED BY OWNER - INSTALLED BY CONTRACTOR	TS	TUBE STEEL
		TYP	TYPICAL
FOS	FACE OF STUDS		
FRMG	FRAMING	UNO	UNLESS NOTED OTHERWISE
FT	FOOT; FEET		
FTG	FOOTING	VB	VINYL BASE
FURR	FURRING	VCT	VINYL COMPOSITION TILE
FUT	FUTURE	VEN	VENEER
		VERT	VERTICAL
		VEST	VESTIBULE
		VFY	VERIFY
GA	GAUGE		
GALV	GALVANIZED	W	WEST; WIDTH
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	W/O	WITHOUT
GLAM	GLUE-LAMINATED	WD	WOOD
GWB	GYPSPUM WALL BOARD	WHF	WHOLE HOUSE FAN
		WIC	WALK IN CLOSET
HC	HANDICAPPED	WRB	WEATHER RESISTIVE BARRIER
HDR	HEADER		
HDWD	HARDWOOD	WT	WEIGHT
HH	HEAD HEIGHT		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING/VENTILATING/AIR CONDITIONING		
HVL	HIGH VOLTAGE LINE		
HW	HOT WATER		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
INV	INVERT		
JST	JOIST		
LAM	LAMINATE; LAMINATED		
LAV	LAVATORY		
LF	LINEAR FOOT; FEET		
MAS	MASONRY		
MAX	MAXIMUM		

DRAWING INDEX - LPB

SHEET NUMBER	SHEET NAME
1 - GENERAL	
CA-00	TITLE SHEET & PROJECT DATA
CA-01	EXISTING HOUSE
2 - SURVEY	
TS	SURVEY
5 - LANDMARKS PRESERVATION BOARD	
CA-02	LANDMARKS PRESERVATION
CA-03	RENDERED EXTERIOR IMAGES
6 - ARCHITECTURAL	
A1-00	SITE PLAN
A2.00	EXISTING PLANS
A2.02	FLOOR PLAN
A2.03	ROOF PLAN
A3.00	EXISTING BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A3.02	EXISTING BUILDING ELEVATIONS
A3.03	BUILDING ELEVATIONS
A8.30	DETAILS - FRAMING +WINDOWS

PROJECT DATA

PROJECT ADDRESS:	812 23RD AVE, SEATTLE, WA 98122
JURISDICTION:	CITY OF SEATTLE
SDCI PROJECT NUMBER:	6868236-CN
DESCRIPTION OF WORK:	AN ADDITION (688 SF) TO AN EXISTING SINGLE FAMILY RESIDENCE WITH SURFACE PARKING VIA ACCESS EASEMENT.
PROPOSED USE:	CITY OF SEATTLE
PARCEL NUMBER:	9126102040
LEGAL DESCRIPTION:	WALLA WALLA ADD Plat Block: 21 Plat Lot: 6
LOT AREA (SF):	3575.00 SF
ZONE:	RSL (M)
URBAN VILLAGE:	23RD & UNION-JACKSON
HISTORIC LANDMARK:	YES // ORDINANCE #108732 CERT. OF APPROVAL REQUIRED (UNDER SEPARATE SUBMITTAL)
ECA:	NO
CONSTRUCTION TYPE: PER SMC TABLE 601 / SECTION 602	VB

PROJECT TEAM

OWNER:
GREG SQUIRES
812 23RD AVE
SEATTLE, WA 98122
(206)693-3133
SQUIRES@CONE-ARCH.COM

APPLICANT:
CONE ARCHITECTURE
2226 3RD AVE, SUITE 100
SEATTLE, WA 98121
(206) 693 - 3133
CONTACT: GREG SQUIRES



VIEW FROM 23RD AVE. IMAGE FOR ILLUSTRATIVE PURPOSES ONLY.

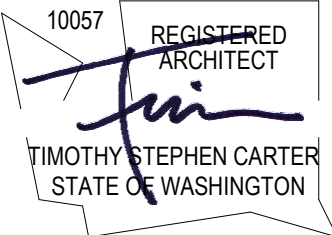


VICINITY PLAN

SCALE: NTS

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

TITLE SHEET &
PROJECT DATA

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

CA-00



SITE STUDY // EXISTING CONDITIONS IN 2007



STREETSCAPE RENDERING FOR NEW SFR - 2007 // #3006622

PROPOSAL FOR NEW SFR // 2007

SUBMITTED AS THE "MARION RESIDENCE" IN 2007 THE A NEW HOME BY PB ELEMENTAL PROPOSED A REINTERPRETATION OF THE ORIGINAL HISTORIC FORM IN A CONTEMPORARY MANNER. THE MASSING STRATEGY FOR THE NEW STRUCTURE WAS TO EMULATE THE SCALE AND SETBACKS OF THE NORTHERN NEIGHBORS AND MIMIC THE FAMILIAR GLAZING STRATEGY SEEN ON THE FRONT FACADES OF ALL THE ROWHOUSES. THERE WERE TWO EXTERIOR MATERIALS PROPOSED IN THE APPLICATION - CEDAR SIDING AND FIBER CEMENT PANELS.

THE DOMINANT EXTERIOR MATERIAL ON THE STREET FACADE IS 4" CEDAR BOARDS STAINED IN A NATURAL TONE WHICH PAIRS WITH THE NARROW WOOD SIDING ON THE EXISTING ROWHOUSE GROUP BUT WITH A MODERN THE APPLICATION OF AN OPEN-JOINT RAINSCREEN. THE SMOOTH FIBER CEMENT PANELS WERE ALSO APPLIED IN AN OPEN-JOINT RAINSCREEN FASHION AND ARRANGED IN A 2' STACKED PATTERN. THE PANEL BREAK LINES ARE ALIGNED WITH BLACK FRAMED WINDOWS. THE FRONT AWNING WAS A SIMPLE STEEL C-CHANNEL SUPPORTED WITH A TIE BACK ROD. THE UPPER ATTACHMENT PLATE FOR THE TIE ROD WAS HELD HIGH ON THE CEDAR FACADE TO CREATE AN EXAGGERATED SLOPE WHICH MATCHES THE STEEP PITCHED ROOFS ON THE EXISTING ROWHOUSES.

APPROVED MATERIALS FROM 2007 CERTIFICATE OF APPROVAL

THE LANDMARKS PRESERVATION BOARD ISSUED AN APPROVAL LETTER (DATED 9/24/2007) FOR THE CONSTRUCTION OF THE NEW RESIDENCE. THE CERTIFICATE OF APPROVAL STATED THAT THE PROPOSED NEW RESIDENCE DID NOT ADVERSELY AFFECT THE FEATURES OR CHARACTERISTICS SPECIFIED IN ORDINANCE #108732 AND THAT THE PROPOSED NEW CONSTRUCTION WOULD NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE CERTIFICATE OF APPROVAL ALSO CONFIRMED THAT THE PROPOSED DESIGN WAS COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES OF THE 23RD AVE HOUSES GROUP.

EXISTING EXTERIOR SPECIFICATIONS

FIBER CEMENT SIDING SPECIFICATION

- 5/16" Smooth Architectural Panel, 2' wide
- Open-Joint Rainscreen
- Finished with Exterior Acrylic Latex Paint: Sherwin Williams Super Paint - True White

CEDAR SIDING SPECIFICATION

- 1x4 S4S Clear Cedar
- Open-Joint Rainscreen
- Attached with Exposed Stainless Ringshank Nail
- Finished with Semi-Transparent Stain: Sherwin Williams Woodscapes - Cedarbark



23RD AVE - STREET FACING FACADE



FRONT ENTRY DOOR AND STEPS



SOUTH FACADE - VIEW FROM SE CORNER



WEST FACADE - REAR ENTRY

BRIEF SITE HISTORY

IN 1978 THE SEATTLE HISTORIC PRESERVATION OFFICE CONDUCTED A CITY-WIDE SURVEY TO DOCUMENT STRUCTURES OF SIGNIFICANCE. THE SURVEY LISTED A ROW OF SIX CONTIGUOUS RESIDENCES ON 23RD AVE KNOWN AS THE "23RD AVENUE ROWHOUSE GROUP". ORIGINALLY BUILT IN 1893 THE GROUP OF HOMES WAS IDENTIFIED AS THE LAST INTACT EXAMPLE INSIDE THE CITY OF WORKING-CLASS HOUSING BUILT IN THE VICTORIAN VERNACULAR. IN 1979 ORDINANCE #108732 WAS PASSED TO DEFINE THE "23RD AVENUE ROWHOUSES GROUP" AS A DESIGNATED AS A LANDMARK. THE GROUP INCLUDED SIX SINGLE FAMILY RESIDENCES ADDRESSED AT 812 - 828 23RD AVE. THE ORDINANCE IMPOSED CONTROLS WHICH STATED THAT A CERTIFICATE OF APPROVAL MUST BE OBTAINED TO "MAKE ALTERATIONS TO THE EXTERIORS OF ALL BUILDINGS AND THE ENTIRE SITE." APPROXIMATELY TENS YEARS LATER, BASED ON AVAILABLE AERIAL PHOTOGRAPHIC RECORDS, THE ORIGINAL "ROWHOUSE" STRUCTURE LOCATED AT 812 23RD AVE WAS DEMOLISHED. THE REMOVAL OF THE HOME APPEARS TO HAVE OCCURRED WITHOUT PROPER APPROVAL AND THE LOT SAT VACANT FOR 30+ YEARS.

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

EXISTING HOUSE

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

CA-01



EXISTING SFR - STREET FRONT

SCALE: NTS



PROPOSED ADDITION - STREET FRONT

SCALE: NTS



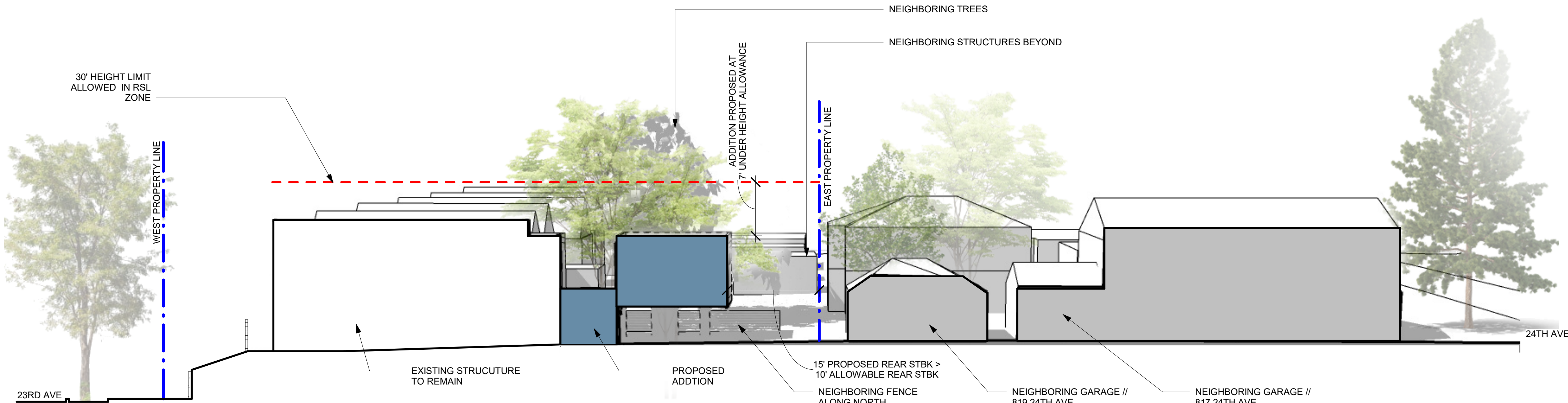
EXISTING STREETScape - "23RD AVE ROWHOUSE GROUP"

SCALE: NTS

PROPOSED PROJECT

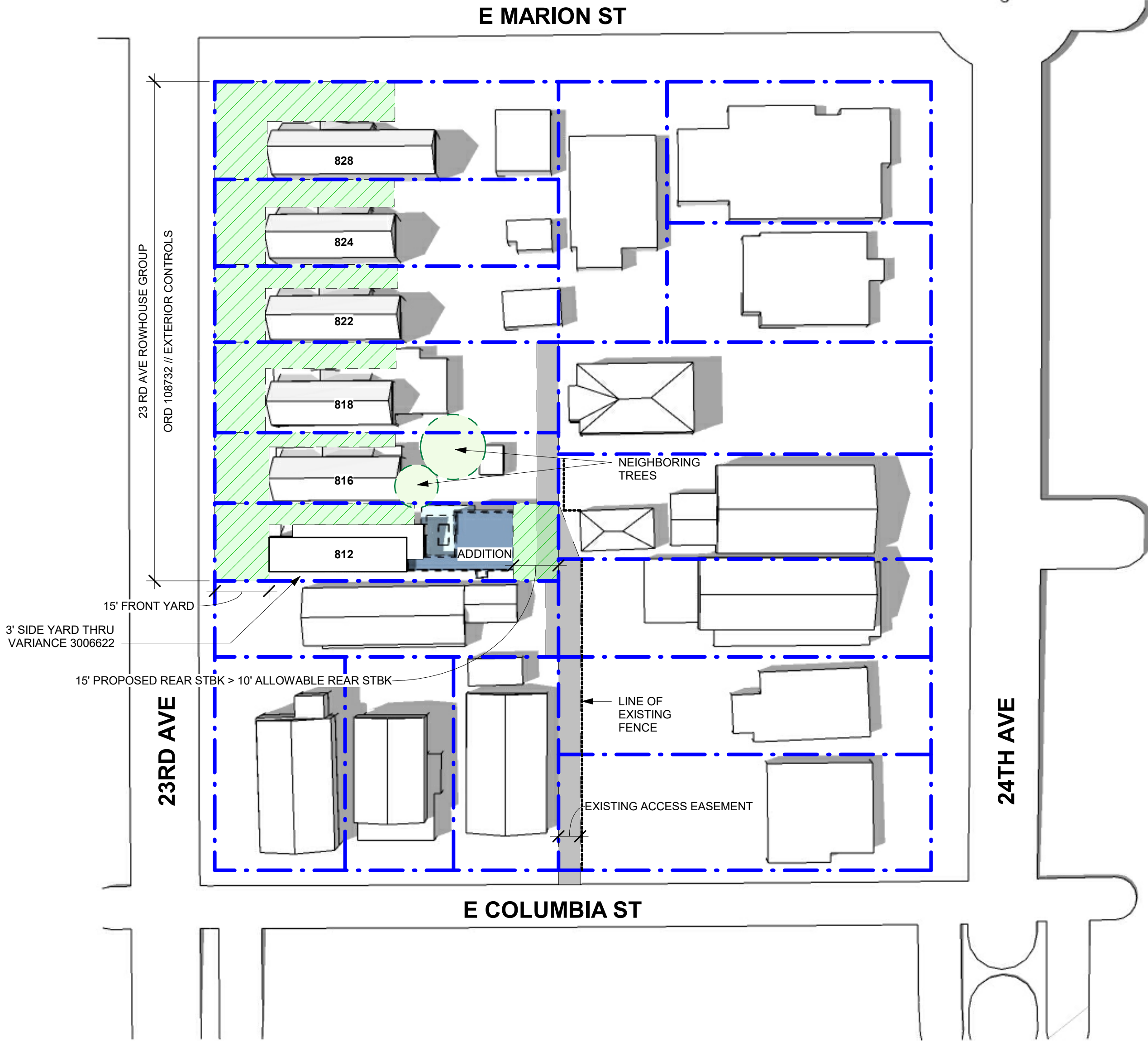
SFR Addition Summary // 2022

THE PROJECT PROPOSES A REAR ADDITION TO THE EXISTING HOME WITH A SMALL EXPANSION ON THE FIRST FLOOR AND A LARGER EXPANSION ON THE SECOND FLOOR THAT EXTENDS OVER THE REAR SURFACE PARKING. THE ADDITION IS COMPLIANT WITH THE UNDERLYING ZONING - RESIDENTIAL SMALL LOT - AND EXTENDS FROM PORTIONS OF THE EXISTING EAST FACADE. THE HEIGHT OF THE REAR ADDITION IS ALIGNED WITH THE LOWER PARAPET OF THE EXISTING HOUSE AND IS APPROXIMATELY 7' BELOW THE ALLOWABLE HEIGHT LIMIT. ALL EXTERIOR SIDING MATERIALS ON THE PROPOSED ADDITION ARE TO MATCH THE EXTERIOR MATERIALS THAT WERE PREVIOUSLY APPROVED BY THE LANDMARKS PRESERVATION BOARD IN 2007.



EXISTING CONTEXT DIAGRAM - BLOCK SECTION

SCALE: NTS



EXISTING CONTEXT DIAGRAM - BLOCK PLAN

SCALE: NTS

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

LANDMARKS
PRESERVATION

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

CA-02

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDING# 20110321000198)

LOT 6, BLOCK 21, WALLA WALLA ADDITION TO THE CITY SEATTLE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF
PLATS, PAGE(S) 81, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NORTH BETWEEN SURVEY MONUMENTS FOUND ON CENTERLINE OF
24TH AVE, PER R1.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 450, PG. 92,
RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 119, PG. 11,
RECORDS OF KING COUNTY, WASHINGTON.




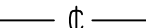



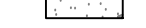



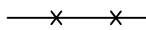

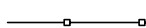







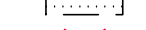


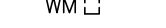

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

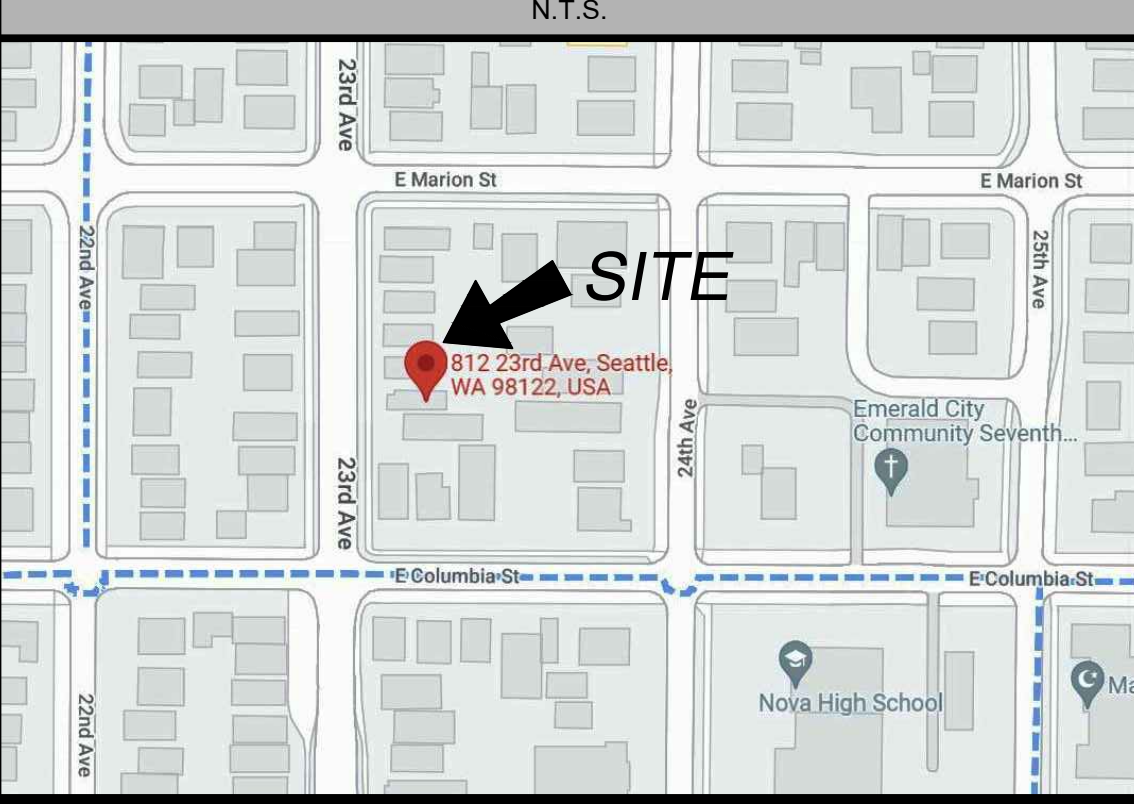
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN
MAY OF 2022. THE FIELD DATA WAS COLLECTED AND
RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC
THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD.
WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN
FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT
ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE
COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS
DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY
OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE
PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING
MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED
BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION
SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL
PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN
OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR
LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY
INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF
UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE
CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE
SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 912610-2040.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 3,575 \pm S.F.
(0.08 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST
THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE
MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE
NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD
MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND
TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS.
ALL ANGULAR AND LINEAR RELATIONS ARE ACCURATE AND
MEET THE STANDARDS SET BY WAC 332-130-090.

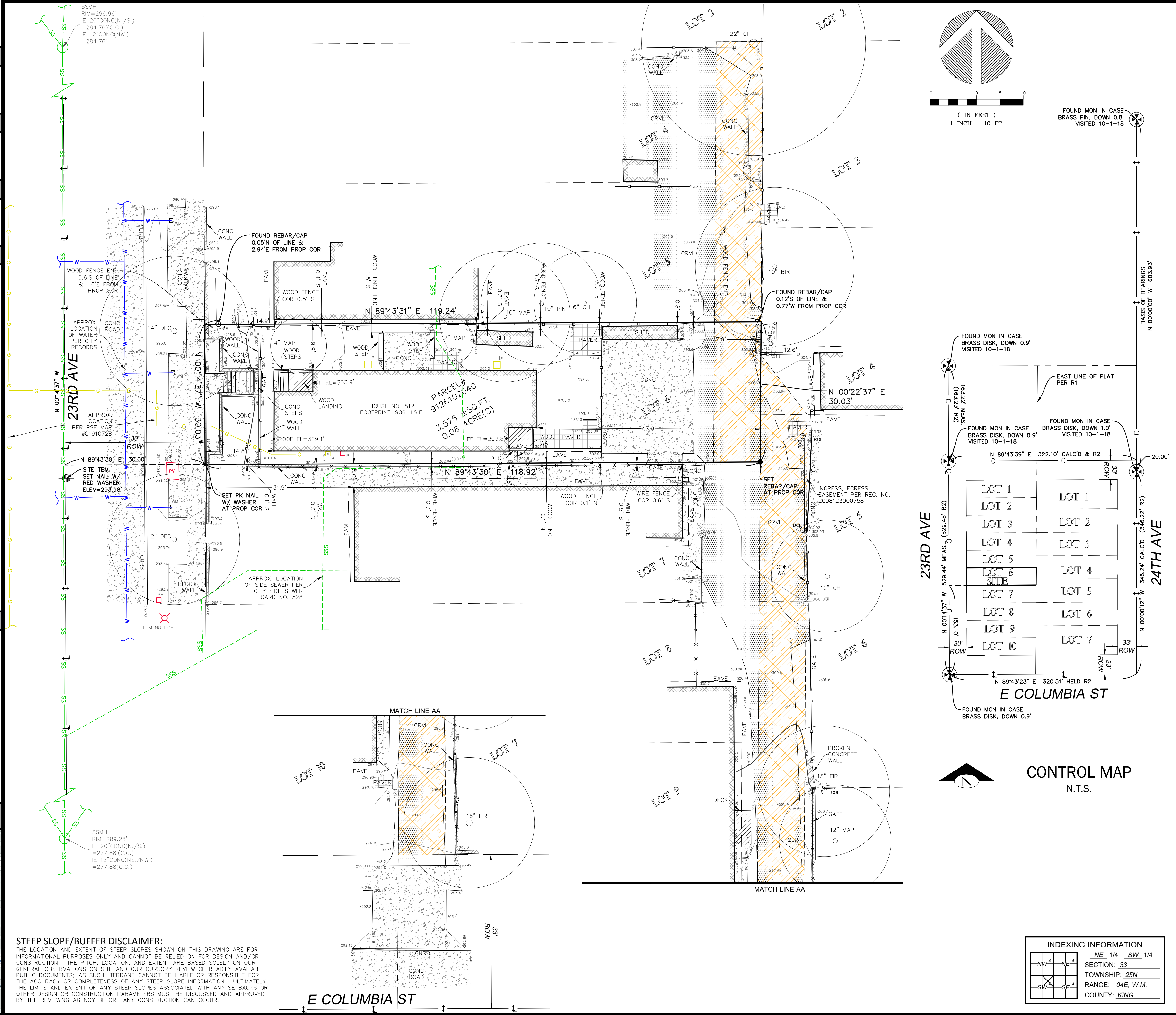
LEGEND

BOL O	BOLLARD		PAVER SURFACE
	BUILDING	PH 	POWER HAND HOLE
	CENTERLINE ROW	P 	POWER METER
CO 	CLEANOUT	PV 	POWER VAULT
	CONCRETE SURFACE		REBAR & CAP (SET)
	DECK		REBAR AS NOTED (FOUND)
	FENCE LINE (CHAIN LINK)		RETAINING WALL
	FENCE LINE (WOOD)		SEWER LINE
HX 	HEAT EXCHANGER		SEWER MANHOLE
G 	GAS METER		WATER LINE
	GRAVEL SURFACE	SIZE TYPE 	TREE (AS NOTED)
LUM 	LUMINAIRE	WM 	WATER METER
	NAIL AS NOTED		INGRESS, EGRESS EASEMENT
	MONUMENT (IN CASE, FOUND)		REC. NO. 2008123000758

VICINITY MAP



TOPOGRAPHIC & BOUNDARY SURVEY



STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE. A DETAILED REVIEW OF READILY AVAILABLE "AS-BUILT" DOCUMENTS, SUCH AS, ETC., TERRAIN, CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION, ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READELY AVAILABLE PUBLIC DOCUMENTS. SUCH TERRAIN CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 9126102040

SQUIRES-812 23RD AVE

812 23RD AVE
SEATTLE, WA 98122

ANE
e.net

TERP
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrann

JOB NUMBER:	220591
DATE:	04/15/22
DRAFTED BY:	IDV/GKD
CHECKED BY:	JGM/DRT
SCALE:	1" = 10'
REVISION HISTORY	

SHEET NUMBER



3 NE CORNER



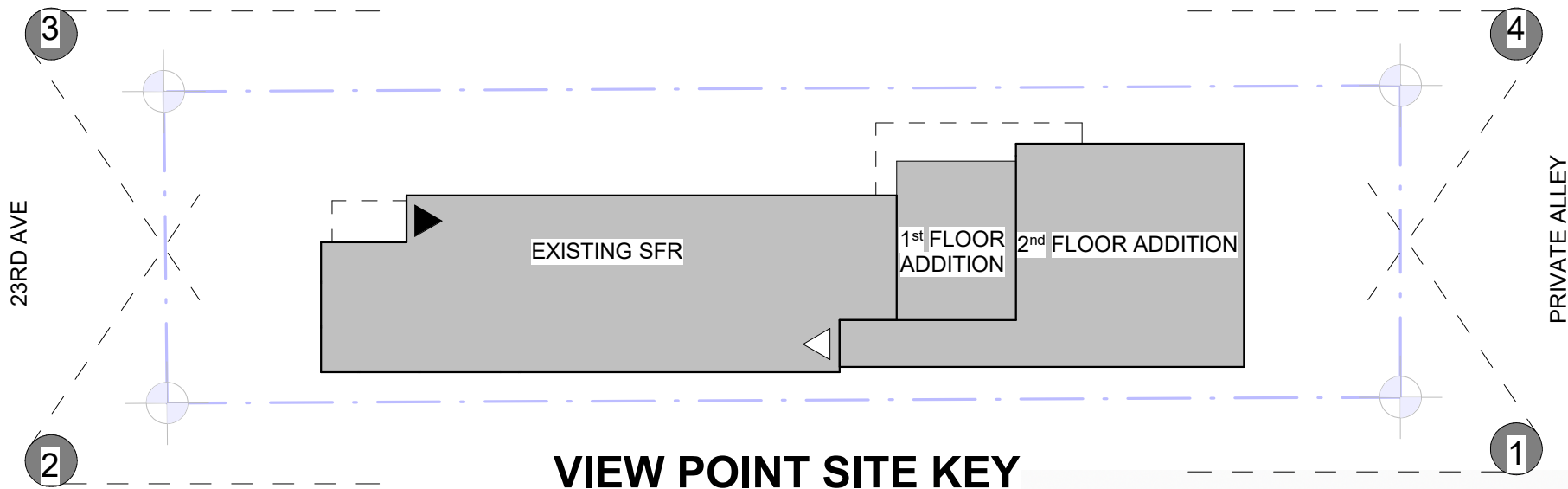
FIBER CEMENT SMOOTH PANEL
1 // CA-01



CEDAR RAINSCREEN
4" CLEAR CEDAR
2 // CA-01



4 NW CORNER
SCALE: 1/4" = 1'-0"



VIEW POINT SITE KEY



2 SE CORNER



1 SW CORNER

NEW & EXISTING EXTERIOR MATERIALS

THE PROPOSED EXTERIOR MATERIALS FOR THE ADDITION WILL MATCH THOSE OF THE EXISTING HOME WHICH WERE GIVEN APPROVAL BY THE LANDMARKS PRESERVATION BOARD IN 2007 AND CONSTRUCTED IN 2009. THE FULL SCOPE OF THIS PROJECT INCLUDES RE-PAINTING AND RE-STAINING THE EXISTING SIDING MATERIALS OF THE WHOLE HOUSE ADDING LIFE AND LONGEVITY TO THE EXTERIORS. THE CONTROLS LISTED UNDER ORDINANCE # 108732 WOULD APPLY TO BOTH EXISTING AND PROPOSED SIDING MATERIALS AND FINISHES. SEE EXTERIOR ASSEMBLIES ON CA-01

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022

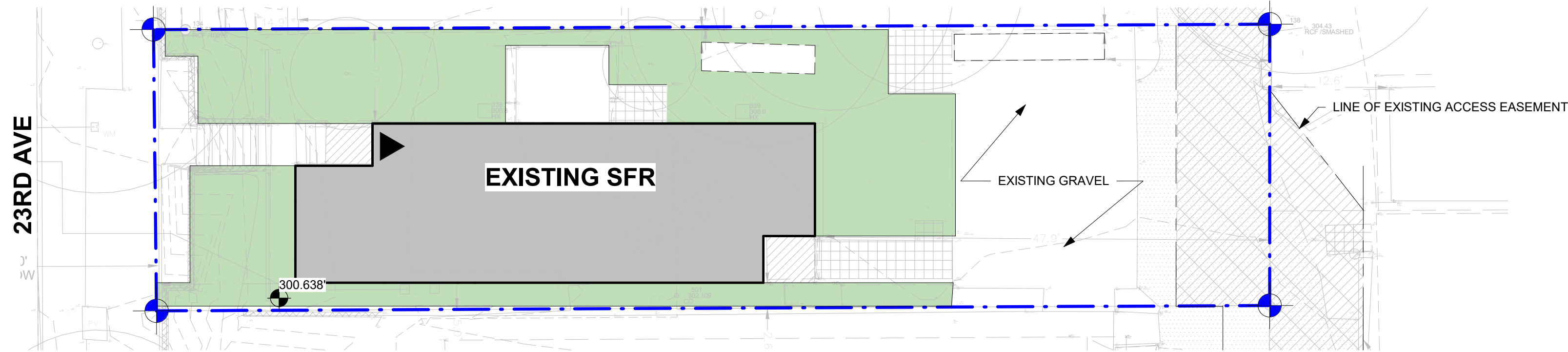


812 23RD AVE
ADDITION

RENDERED
EXTERIOR IMAGES

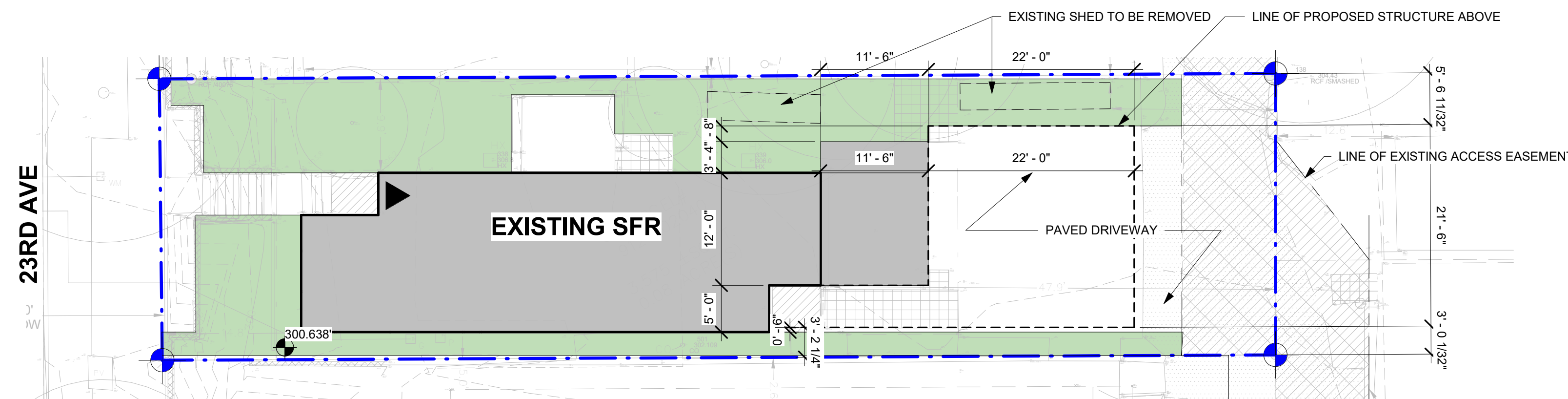
SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

CA-03



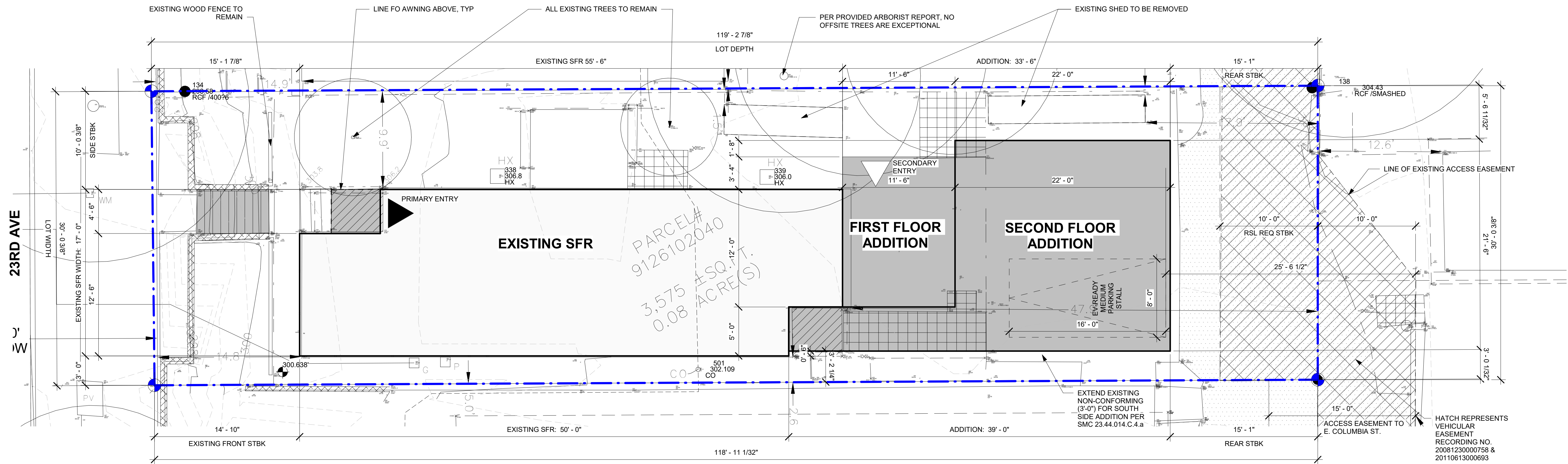
2 SITE PLAN - EXISTING LANDSCAPE

SCALE: 1" = 10'-0"



2 SITE PLAN - PROPOSED LANDSCAPE

SCALE: 1" = 10'-0"



1 SITE PLAN

SCALE: 3/16" = 1'-0"

SITE PLAN NOTES

1. PER SMC 23.45.534 ALL LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT BUILDINGS.
2. PROTECT ALL TREES TO REMAIN PER LANDSCAPE PLANS. ANY NECESSARY PRUNING TO BE DONE IN CONSULTATION WITH CERTIFIED ARBORIST.
3. ALL GRADING TO CONFORM TO SEATTLE GRADING CODE SMC 22.170.
4. ANY PERMANENT WORK COMPLETED IN THE ROW MUST BE DONE TO SDOT STANDARDS CONSISTEN WITH THE RIGHT-OF-WAY IMPROVEMENTS MANUAL

GRADING NOTES

1. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED INTO THE STREET, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT FULLY REMOVE ALL SEDIMENT FROM THE PAVEMENT.
2. SEATTLE DCI REQUIRES A PRE-CONSTRUCTION MEETING BETWEEN OWNERS REPRESENTATIVES, THE GENERAL CONTRACTOR, EXCAVATOR, AND DPO SITE INSPECTOR
3. TEMPORARY ENCROACHMENT ACROSS PROPERTY LINES DUE TO CONSTRUCTION IS ALLOWED WITHOUT A WRITTEN PERMISSION GRANTED BY OWNERS OF NEIGHBORING PROPERTIES AND SUBMITTED TO SEATTLE DCI.

LANDSCAPING NOTES

1. EXISTING LANDSCAPE LOCATED ON THE FRONT YARD TO REMAIN
2. ALL EXISTING TREES LOCATED ON SITE TO REMAIN
3. GREEN HATCH REPRESENTS LANDSCAPED AREAS AT THE GROUND

PROJECT DATA

812 23RD AVE
SEATTLE, WA 98122

DPD PROJECT #: 6868236-CN

ZONE: RSL

OVERLAY ZONING: N/A

LOT SIZE: 3574SF
USE TYPE: SINGLE FAMILY RESIDENTIAL (R-3)

PROJECT DESCRIPTION:

REAR ADDITION TO EXISTING SFR

LEGAL DESCRIPTION:

WALLA WALLA ADD

PLat Block: 21

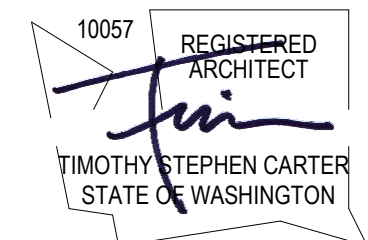
TAX ID NUMBER:

912610-2040

CONE
ARCHITECTURE
1319 N 49TH ST, SEATTLE, WA 98103 TEL. (206) 693-3133

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

SITE PLAN

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

A1-00

CONE Project Number	2200
---------------------	------

EXISTING BUILDING AREA

EXISTING SFR	
FIRST FLOOR	890 SF
SECOND FLOOR	768 SF
	1658 SF

EXISTING SFR NOTES

- CALCULATIONS ARE FOR MARKETABLE SQUAREFOOTAGES AND DO NOT REFLECT GROSS FLOOR AREA AS DEFINED BY SMC 23.84A.014
- SEE G0.02 FOR FAR AND NET UNIT SIZE CALCULATIONS
- EXISTING SFR CONSTRUCTED IN 2009 UNDER CONSTRUCTION NUMBER #6102279-CN AND VARIANCE UNDER MUP# 3006622-LU

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
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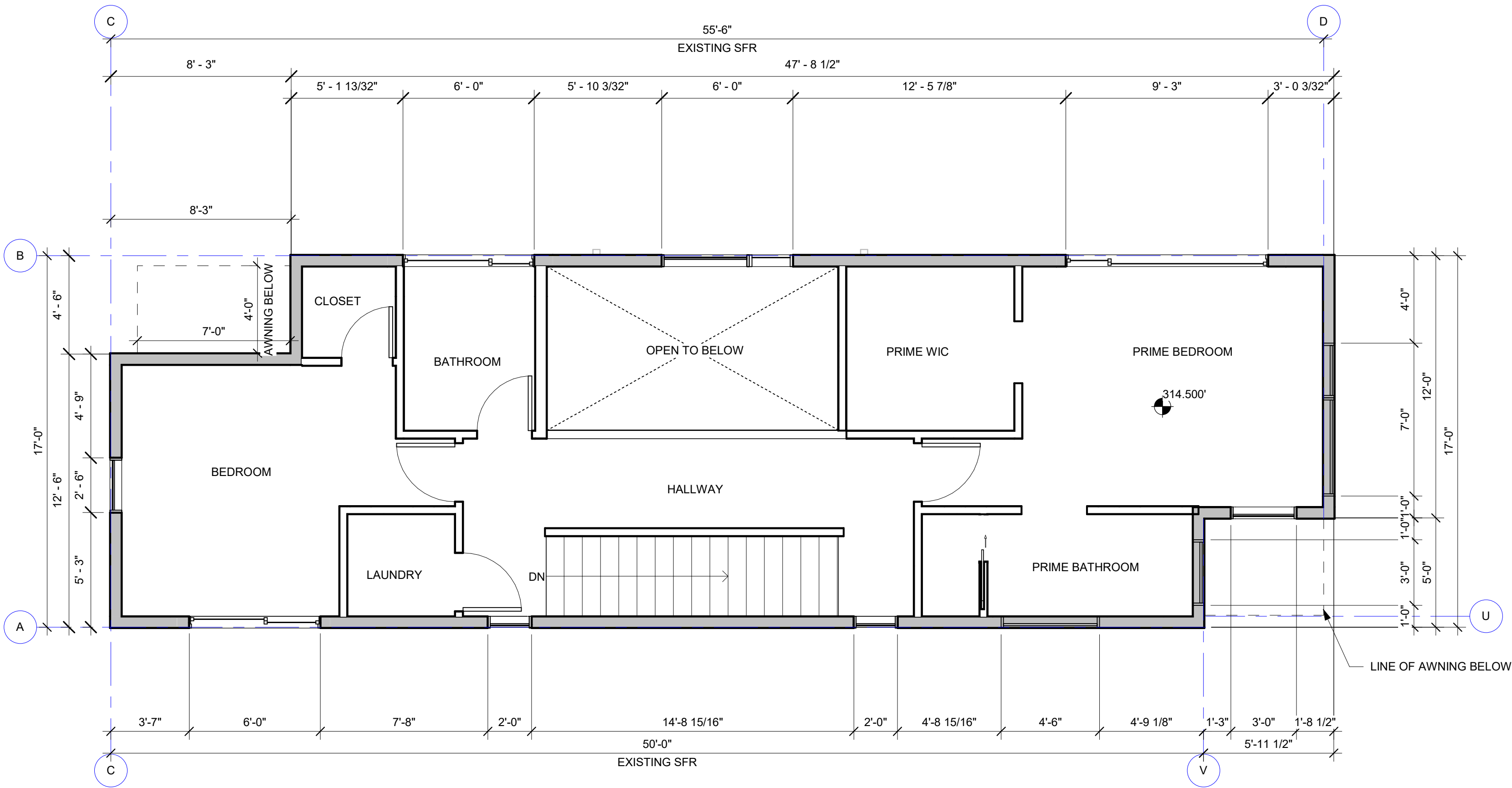


812 23RD AVE
ADDITION

EXISTING PLANS

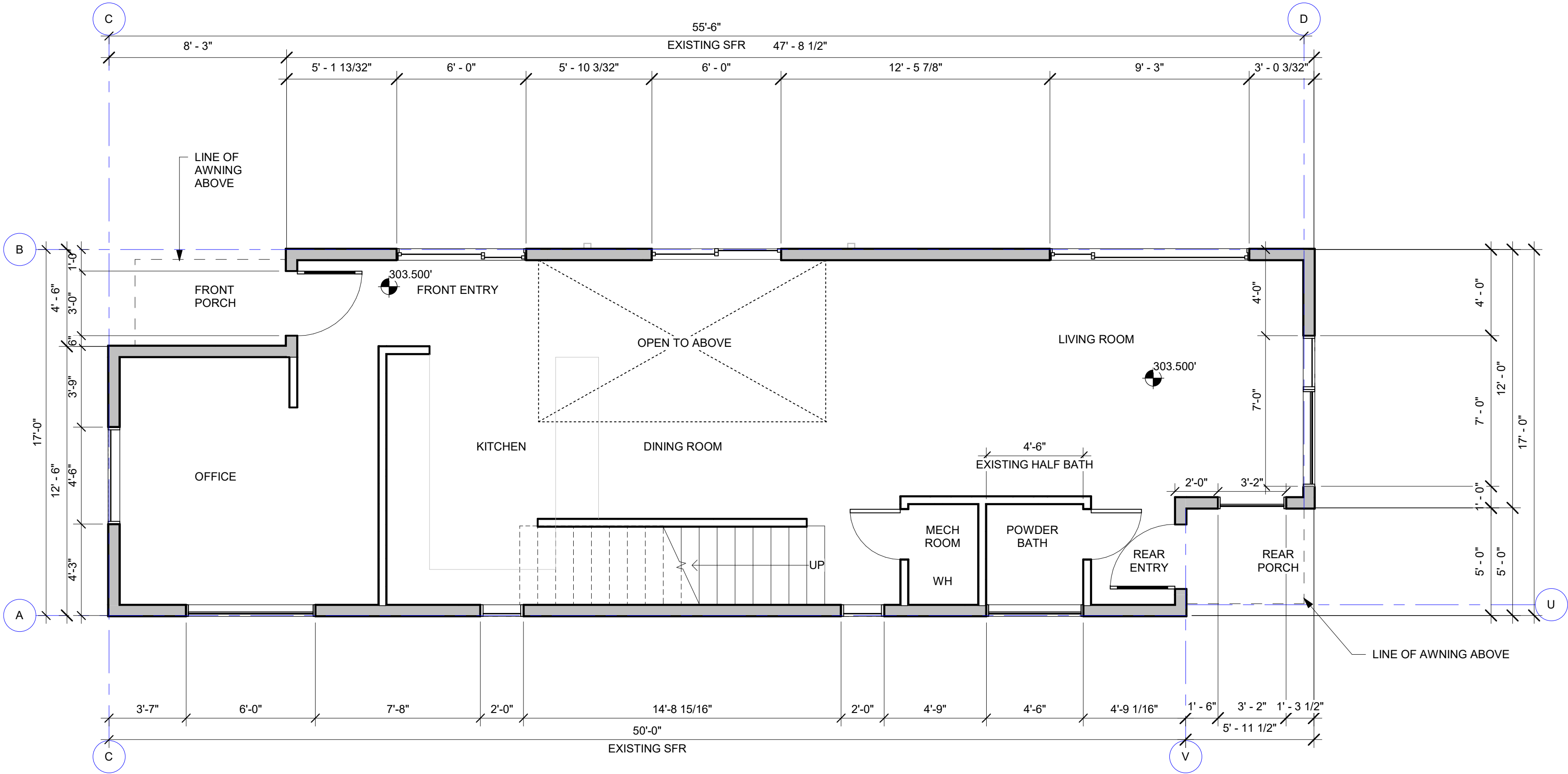
SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	Author
Checked by	Checker

A2.00



2 SECOND FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

TOTAL BUILDING AREA

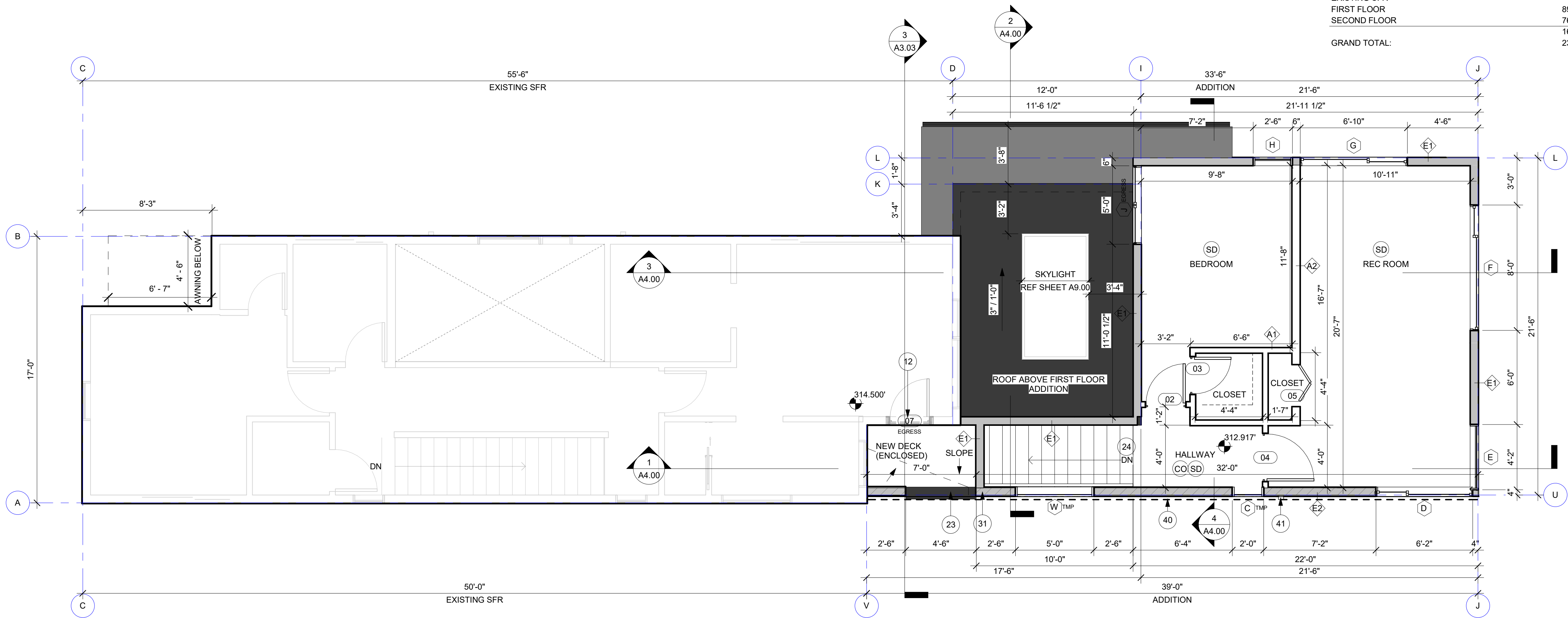
ADDITION	180 SF
FIRST FLOOR	526 SF
SECOND FLOOR	706 SF
EXISTING SFR	890 SF
FIRST FLOOR	768 SF
SECOND FLOOR	1658 SF
GRAND TOTAL:	2364 SF

TYPICAL FLOOR PLAN NOTES

- REFER TO SHEET A8.00 FOR ALL WALL AND FLOOR ASSEMBLIES.
- REFER TO STRUCTURAL SHEETS FOR ALL COLUMN, BEAM, JOIST SCHEDULES.
- ALL INTERIOR WALLS TO BE 2x4 @ 16" OC (UNO).
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC (UNO).
- INSULATED EXTERIOR WALLS TO BE MIN R-21, HEADERS MIN R-10 PER SEC 6-1, FOOTNOTE 7.
- PROVIDE BACKING IN ALL WALLS AS REQUIRED FOR REQUIRED GRABBARS, HANDRAILS, SHELVES, CABINETS, BRACKETS, ETC.
- PROVIDE FIREBLOCKING OVER SUPPORTS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- ALL WINDOWS TO BE FLUSH HEADERS UNO.
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS.
- PROVIDE TEMPERED SAFETY GLAZING PER SRC R308 IN ALL DOORS, TYP.

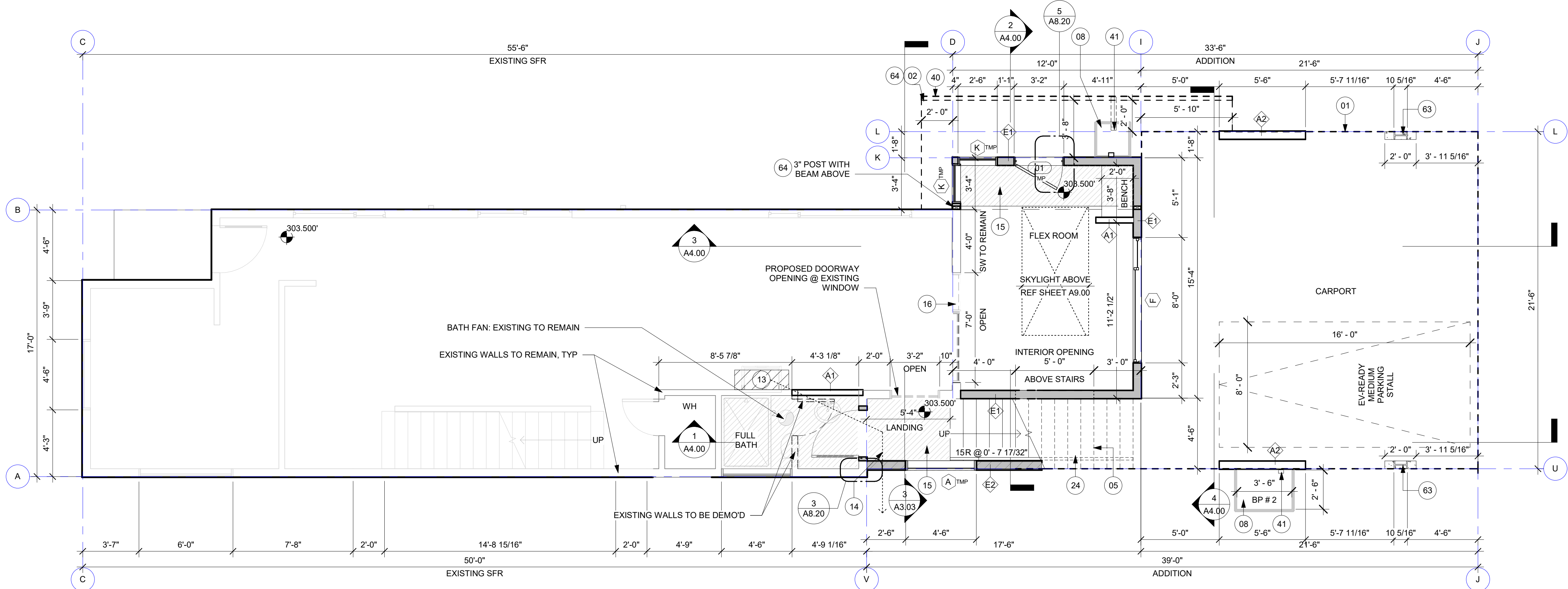
KEYNOTE LEGEND

- 01 LINE OF BUILDING ABOVE
- 02 LINE OF AWNING ABOVE
- 05 LINE OF STAIR ABOVE
- 08 BIORETENTION PLANTER
- 12 NEW DOOR REPLACES EGRESS WINDOW // MAINTAIN EGRESS REQUIREMENTS FROM BEDROOM
- 13 FIREPLACE: INSTALL 'UL' LISTED AND APPROVED DIRECT VENT GAS FIREPLACE PER MANUFACTURER SPECIFICATION. PROVIDE NON-COMBUSTABLE MATERIALS WITHIN 12"
- 14 EXHAUST PATH FROM FIREPLACE
- 15 HATCH REPRESENTS DROPPED SOFFIT
- 16 REMOVE EXISTING WINDOW / CREATE OPENING TO NEW CONDITIONED SPACE
- 23 FALL PROTECTION: PROVIDE 36" HIGH SOLID WALL AS GUARDRAIL PER SRC R312.1.2
- 24 REFER TO STAIR NOTES ON G0.01 FOR ALL STAIR REQUIREMENTS
- 31 EXTERIOR WALL PROTECTION: 1-HOUR PROTECTION REQUIRED WITHIN 5' OF ASSUMED PROPERTY LINE FOR NON-SPRINKLERED BUILDINGS / WITHIN 3' FOR SPRINKLERED BUILDINGS (SRC TABLES R302.1(1) AND (2))
- 40 LINE OF GUTTER ABOVE, TYP
- 41 DOWNSPOUT TO CITY-APPROVED POINT OF DISCHARGE INDEPENDENT OF FOOTING DRAIN REQUIREMENTS
- 63 TYPICAL W 10x26 STEEL COLUMN-REFER TO STRUCTURAL SHEETS
- 64 REFER TO STRUCTURAL SHEETS



2 SECOND FLOOR PLAN // ADDITION

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN // ADDITION

SCALE: 1/4" = 1'-0"

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

FLOOR PLAN

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

A2.02

TYPICAL ROOF NOTES

- REFER TO ARCH PLAN FOR ALL FIRE RATING LOCATIONS.
- REFER TO ARCH PLAN FOR SLOPE DIRECTION, PITCH, AND CRICKET LOCATIONS
- ALL MANUFACTURED TRUSSES:
- REFER TO STRUCTURAL DRAWINGS FOR REQUIRED ROOF LOADS AND TRUSS MANUFACTURER REQUIREMENTS.
- SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.
- SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATIONS.
- SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- DS = DOWNSPOUT TIGHT-LINED TO APPROVED DRAINAGE LOCATION AND INDEPENDENT OF FOOTING DRAIN.
- REFER TO SHEET A8.00 TO VERIFY VENTED OR UNVENTED ASSEMBLY REQUIREMENTS.

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022

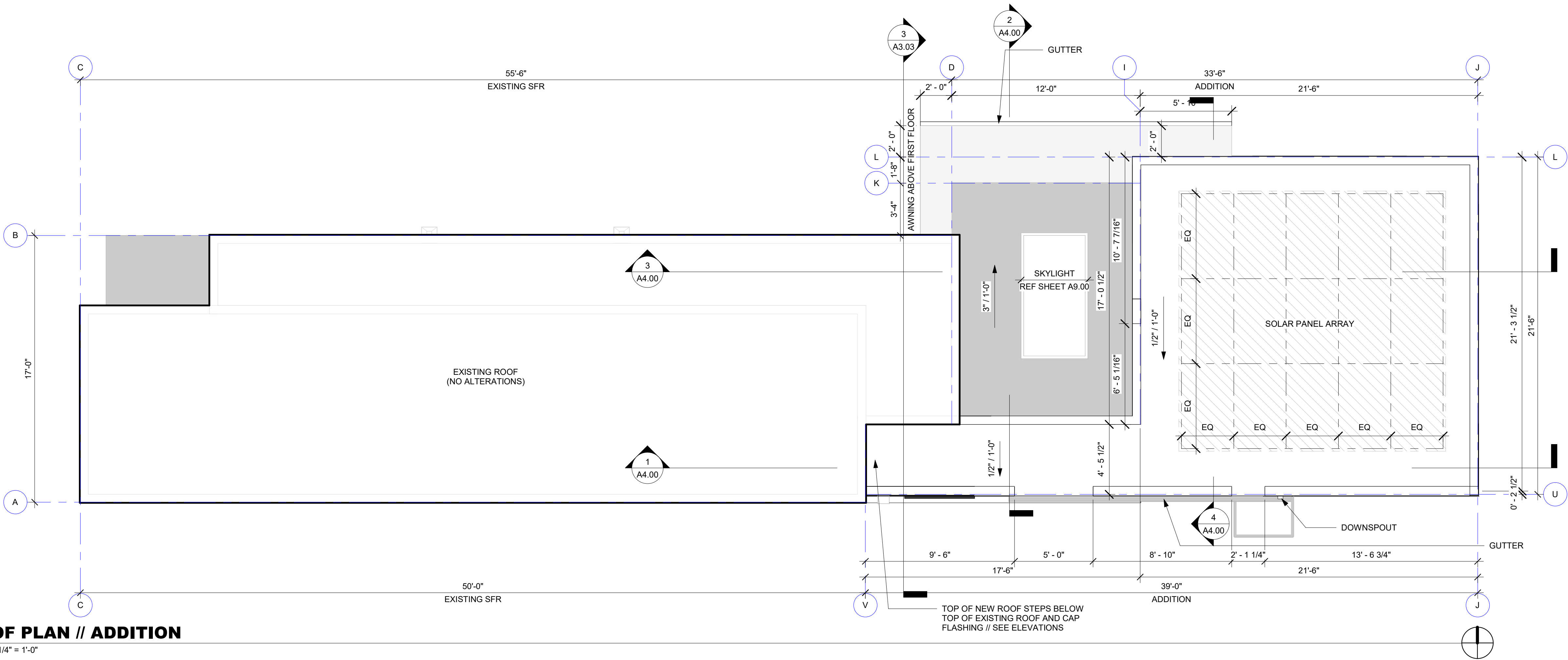


812 23RD AVE
ADDITION

ROOF PLAN

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

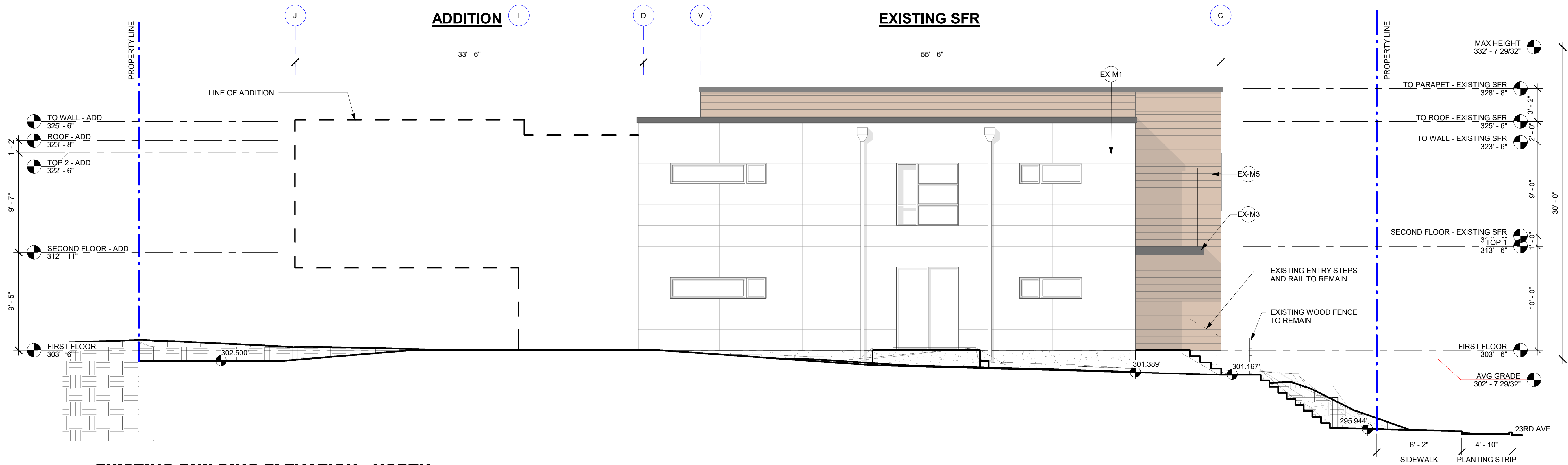
A2.03



1 ROOF PLAN // ADDITION
SCALE: 1/4" = 1'-0"

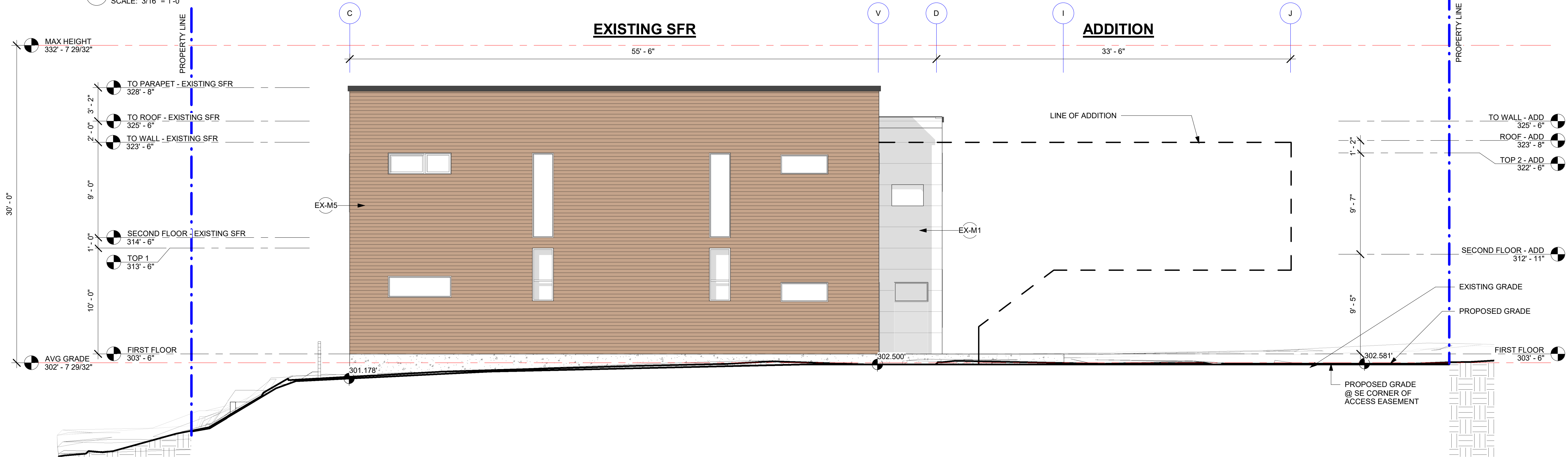
KEYNOTE LEGEND

EXISTING MATERIALS	
EX-M1	PANEL - FIBER CEMENT
EX-M3	STEEL PANEL
EX-M5	CEDAR HORIZONTAL SIDING



2 EXISTING BUILDING ELEVATION - NORTH

SCALE: 3/16" = 1'-0"

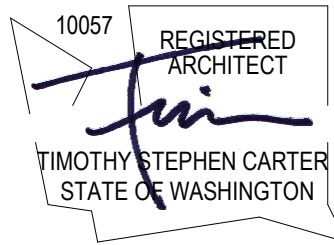


1 EXISTING BUILDING ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

EXISTING BUILDING
ELEVATIONS

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

A3.00

KEYNOTE LEGEND

ELEMENTS	
E4	CAP FLASHING
E5	DOWNSPOUT
E6	FIREPLACE VENT
E7	BLACK WINDOWS
E8	STEEL I BEAM PER STRUCTURAL

FINISHES	
F2	PAINTED - GUN METAL GRAY
F4	PAINTED - TO MATCH EXISTING PANEL SIDING
FM	PAINTED TO MATCH ADJACENT MATERIAL

MATERIALS	
M1	PANEL - FIBER CEMENT
M2	INFILL - FIBER CEMENT
M3	STEEL PANEL
M4	FASCIA BOARD - FIBER CEMENT
M5	CEDAR HORIZONTAL SIDING (MATCH EXISTING CEDAR SIDING)

EXISTING MATERIALS	
EX-M1	PANEL - FIBER CEMENT
EX-M3	STEEL PANEL
EX-M5	CEDAR HORIZONTAL SIDING



2 BUILDING ELEVATION - NORTH

SCALE: 3/16" = 1'-0"

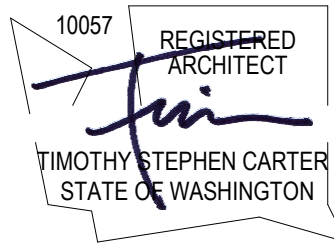


1 BUILDING ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

BUILDING
ELEVATIONS

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

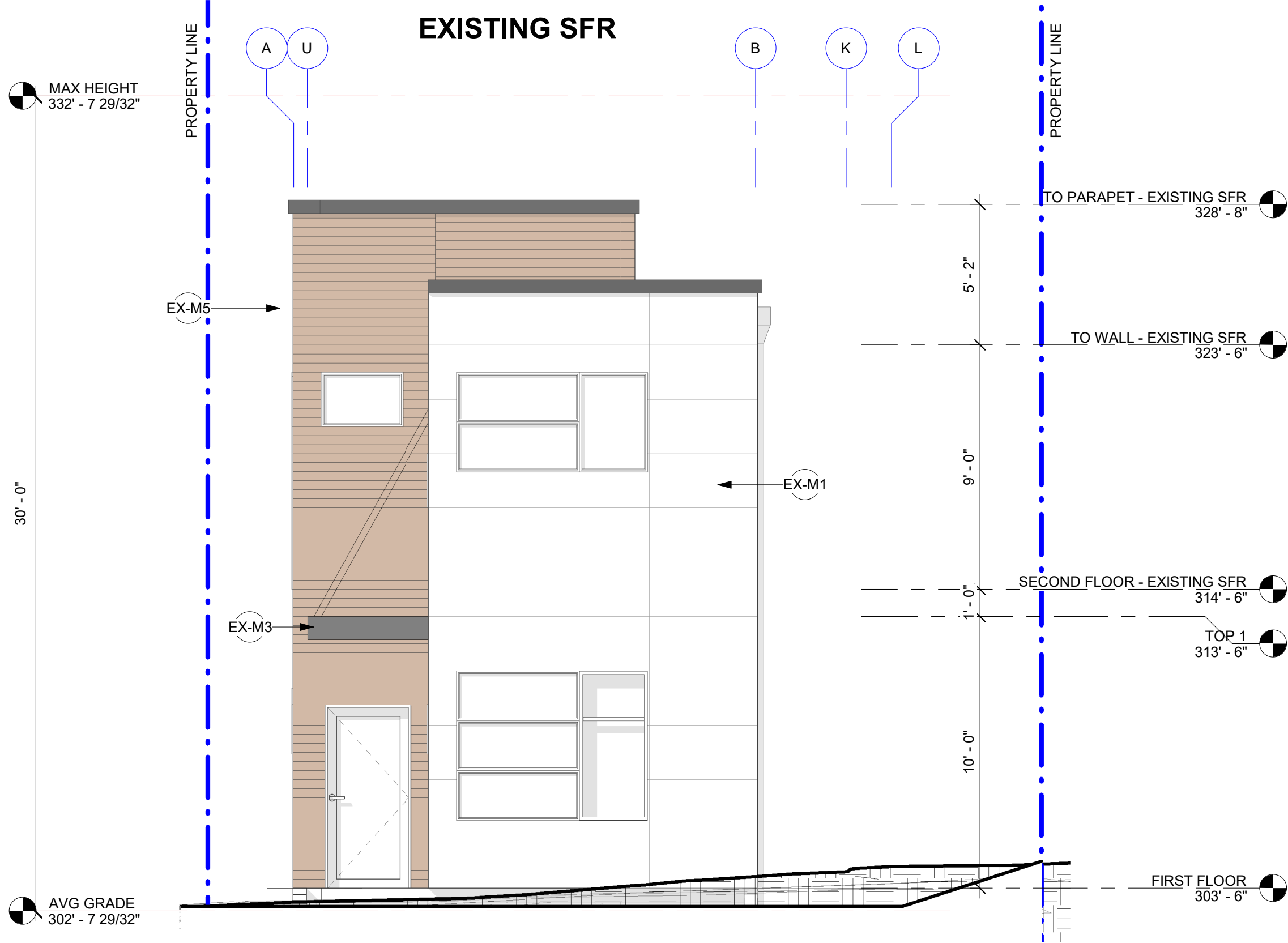
A3.01

KEYNOTE LEGEND

EXISTING MATERIALS

EX-M1 PANEL - FIBER CEMENT
EX-M3 STEEL PANEL
EX-M5 CEDAR HORIZONTAL SIDING

CONE
ARCHITECTURE
1319 N 49TH ST, SEATTLE, WA 98103 TEL. (206) 693-3133



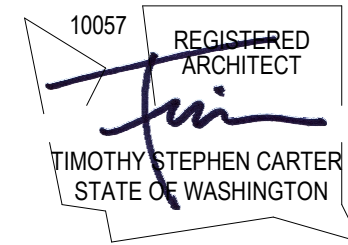
1 EXISTING BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 EXISTING BUILDING ELEVATION - WEST
SCALE: 1/4" = 1'-0"

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

EXISTING BUILDING
ELEVATIONS

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

A3.02

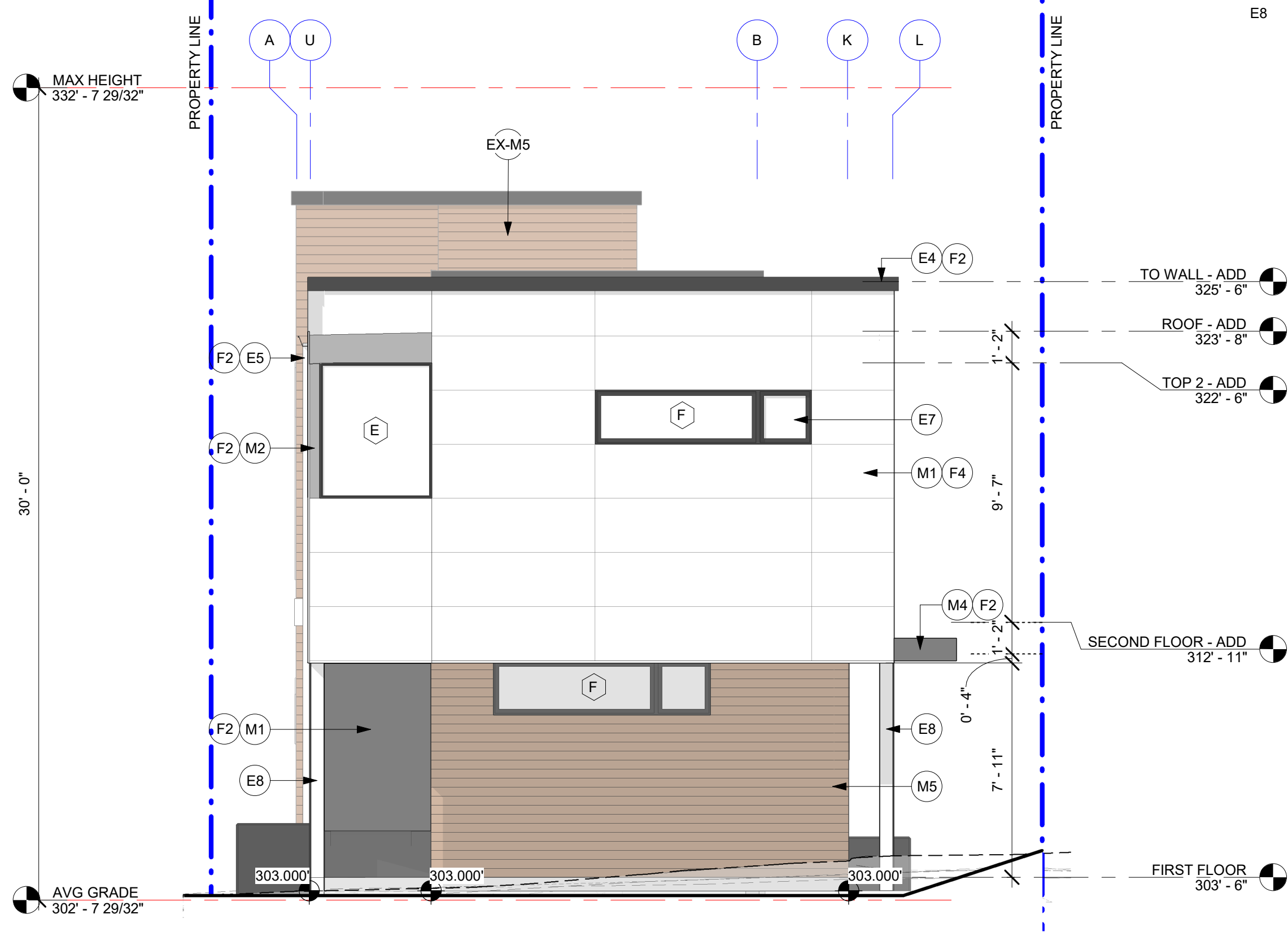
KEYNOTE LEGEND

ELEMENTS	
E4	CAP FLASHING
E5	DOWNSPOUT
E7	BLACK WINDOWS
E8	STEEL I BEAM PER STRUCTURAL

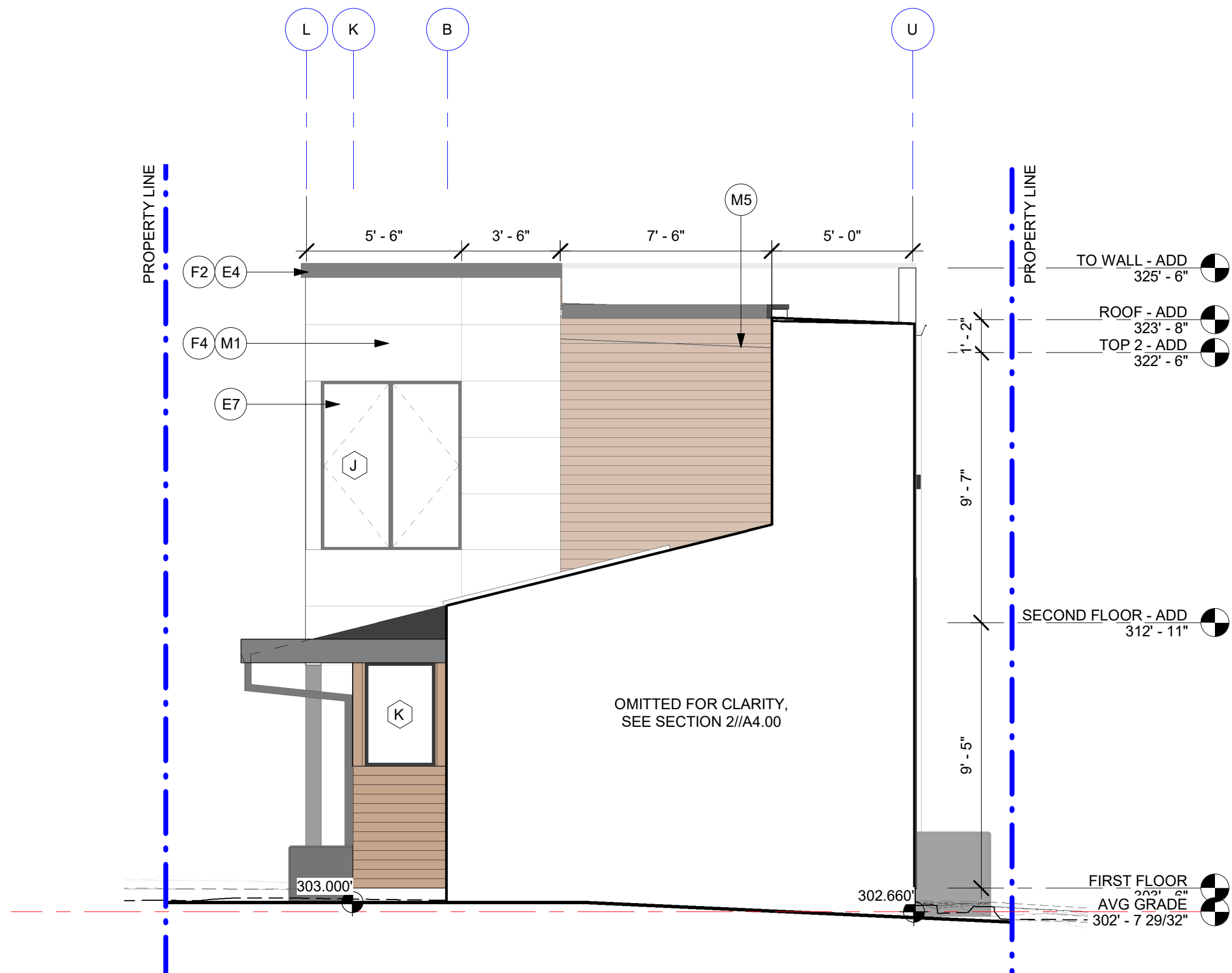
FINISHES	
F2	PAINTED - GUN METAL GRAY
F4	PAINTED - TO MATCH EXISTING PANEL SIDING

MATERIALS	
M1	PANEL - FIBER CEMENT
M2	INFILL - FIBER CEMENT
M4	FASCIA BOARD - FIBER CEMENT
M5	CEDAR HORIZONTAL SIDING (MATCH EXISTING CEDAR SIDING)

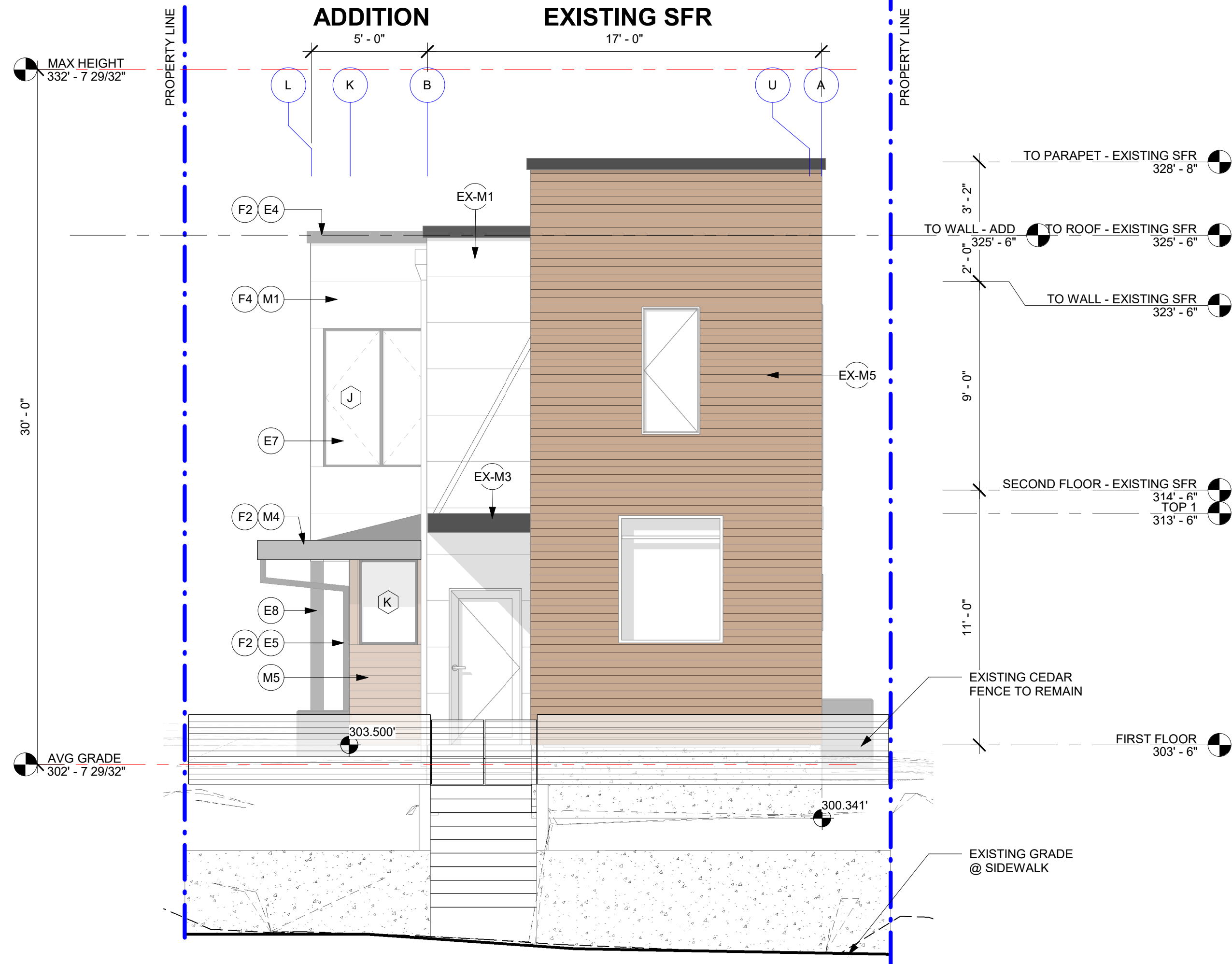
EXISTING MATERIALS	
EX-M1	PANEL - FIBER CEMENT
EX-M3	STEEL PANEL
EX-M5	CEDAR HORIZONTAL SIDING



1 BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



3 ADDITION ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION - WEST
SCALE: 1/4" = 1'-0"

SDCI Approval Stamp

MARK	DESCRIPTION	DATE
	BUILDING PERMIT INTAKE	09/07/2022



812 23RD AVE
ADDITION

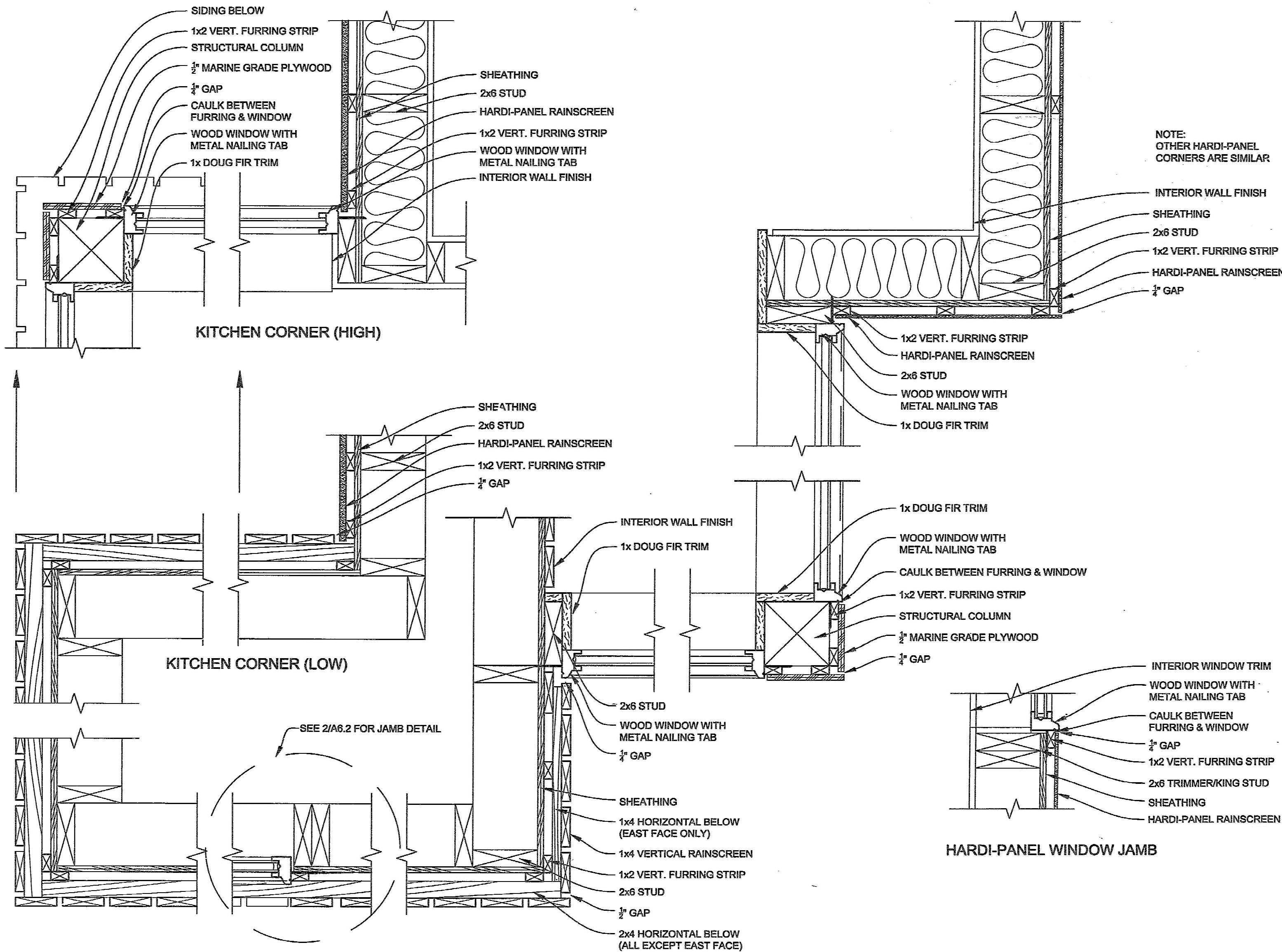
BUILDING
ELEVATIONS

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

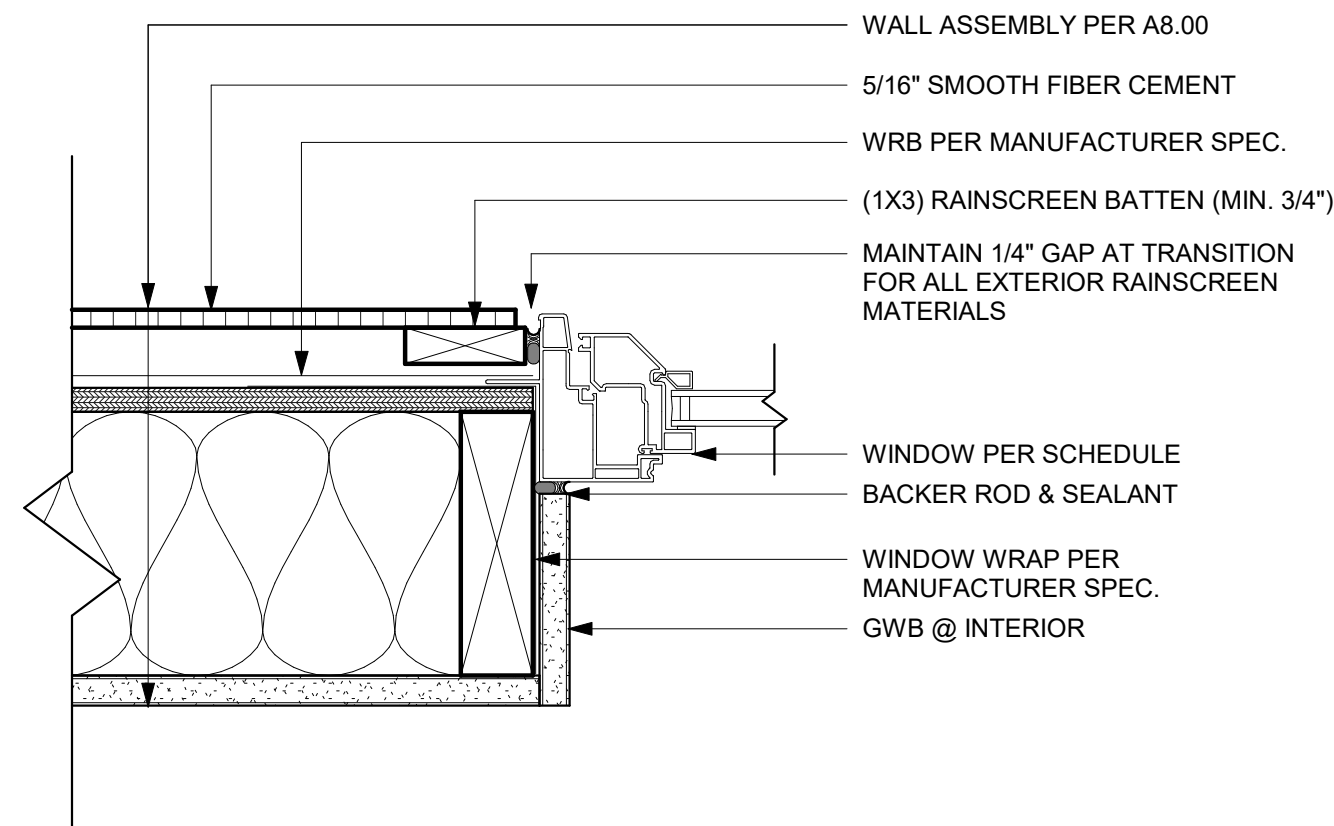
A3.03

GENEAL NOTE:

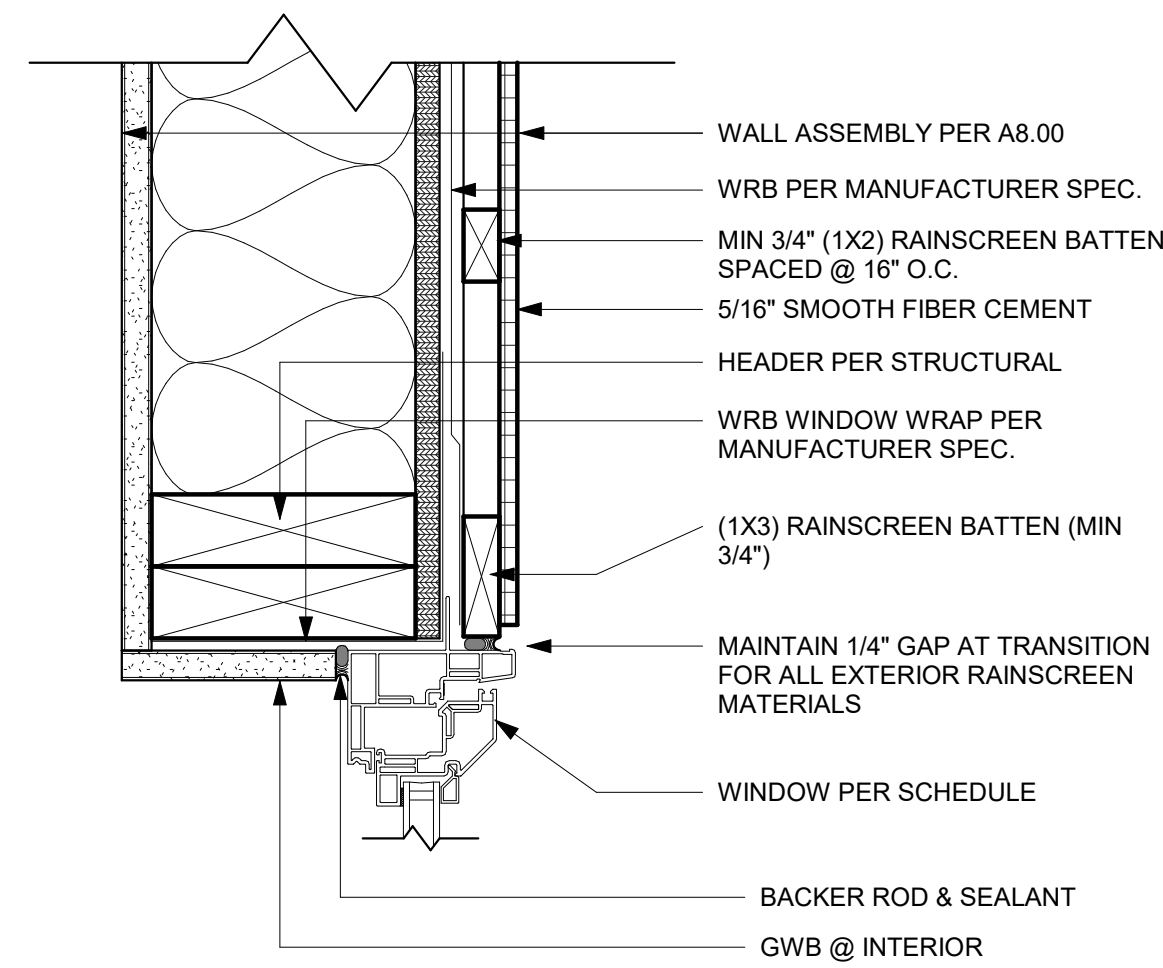
ALL EXISTING EXTERIOR SIDING MATERIALS ARE CONTROLLED UNDER ORDINANCE #108732. SIMILAR AND MATCHING DETAILS SHALL BE RETAINED FOR THE PROPOSED ADDITION.



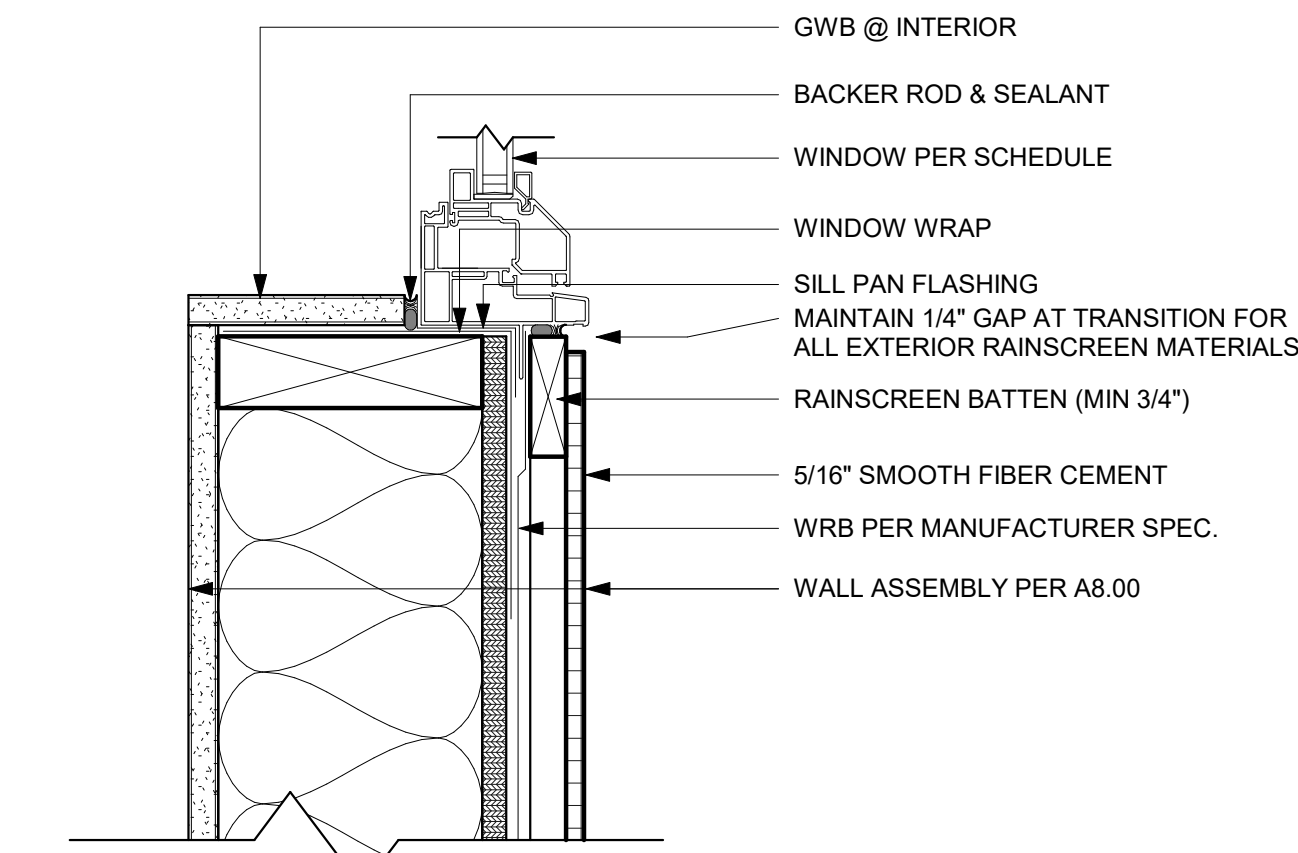
5 EXISTING SIDING DETAILS
SCALE: NTS



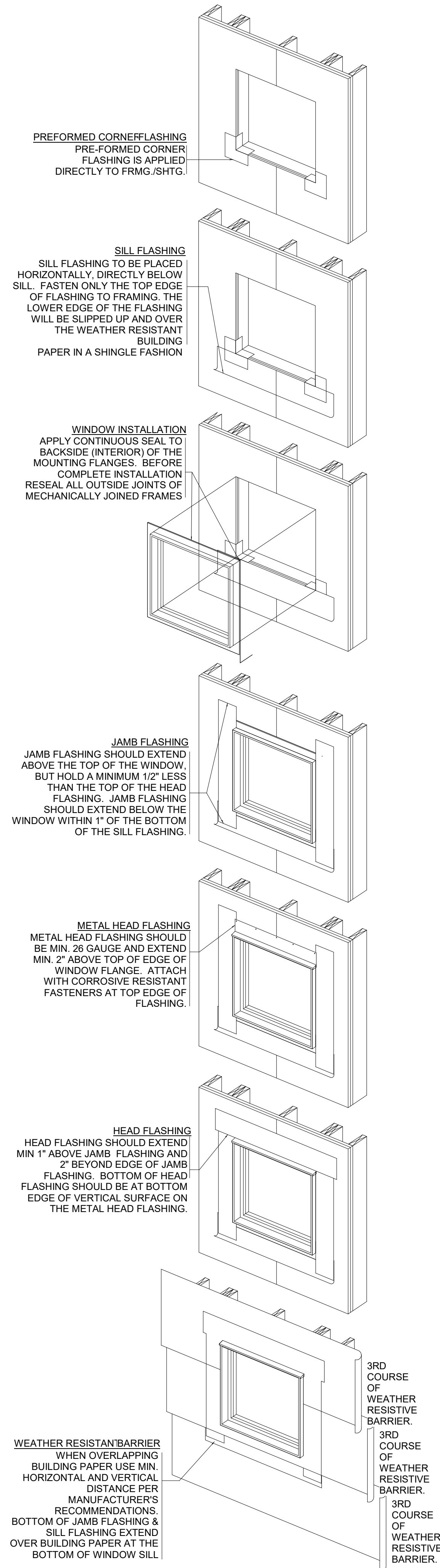
4 TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



3 TYPICAL WINDOW HEAD
SCALE: 3" = 1'-0"



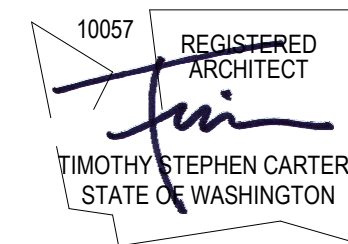
2 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



1 TYPICAL WINDOW INSTALLATION
SCALE: 1/2" = 1'-0"

SDCI Approval Stamp

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	BUILDING PERMIT INTAKE	09/07/2022

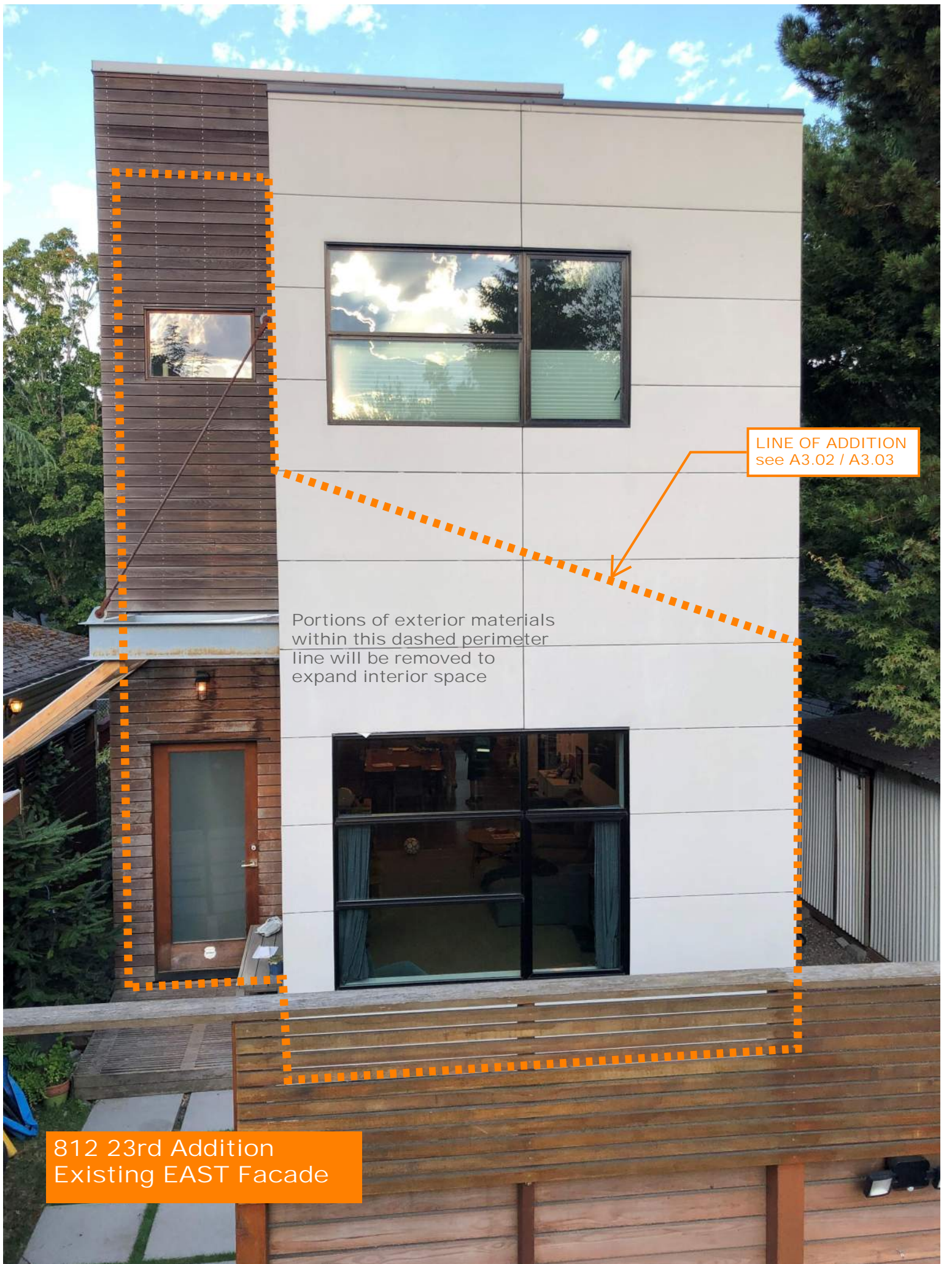


812 23RD AVE
ADDITION

DETAILS - FRAMING
+WINDOWS

SDCI Project Numbers	6868236-CN
Issue Date	09/07/2022
Drawn by	MC
Checked by	GS

A8.30



LINE OF ADDITION
see A3.02 / A3.03

Portions of exterior materials
within this dashed perimeter
line will be removed to
expand interior space

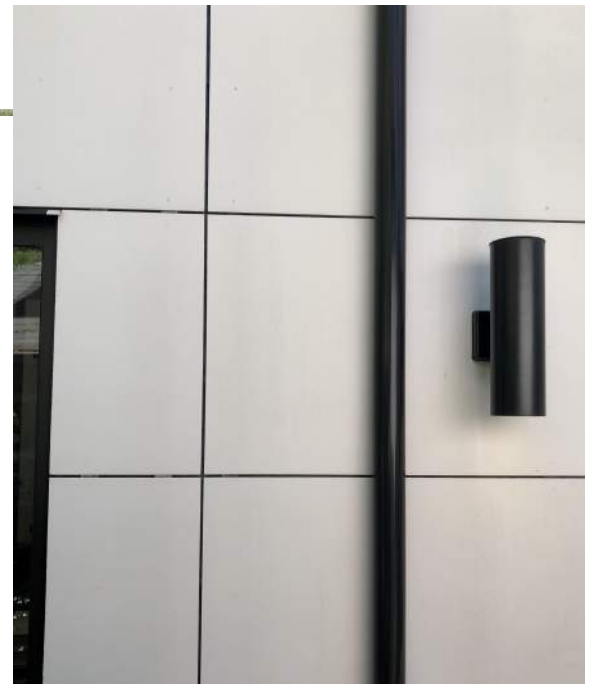
812 23rd Addition
Existing EAST Facade



Existing Streetscape along 23rd Ave



Fiber Cement Panel & Cedar Rainscreen Transition



Fiber Cement Panel - True White

EXISTING EXTERIOR SPECIFICATIONS

FIBER CEMENT SIDING SPECIFICATION

- 5/16" Smooth Architectural Panel, 2' wide
- Open-Joint Rainscreen
- Finished with Exterior Acrylic Latex Paint: Sherwin Williams Super Paint - True White

CEDAR SIDING SPECIFICATION

- 1x4 S4S Clear Cedar
- Open-Joint Rainscreen
- Attached with Exposed Stainless Ringshank Nail
- Finished with Semi-Transparent Stain: Sherwin Williams Woodscapes - Cedarbark



Cedar Rainscreen - Cedarbark

812 23rd Ave Addition
Proposed Color Samples // Match Existing Materials & Finishes
see CA-01



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 91649 Seattle WA 98124-1649
Street Address: 700 5th Ave Suite 1700

LPB 319/07

CERTIFICATE OF APPROVAL

812 23rd Ave
23rd Avenue Houses Group

On September 19, 2007, the Landmarks Preservation Board voted to grant a Certificate of Approval for the proposed new construction on the vacant lot, as per the attached submittal.

Features and Characteristics for which a Certificate of Approval is required:
See Ordinance #108732

Summary of proposed changes: Proposed new construction on vacant lot

I hereby issue a Certificate of Approval for the proposed new construction on the vacant lot.
This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 108732 as the proposed new construction does not destroy historic materials that characterize the property, and
2. The design is compatible with the massing, size and scale and architectural features of the 23rd Avenue Houses Group, as per Standard #9 of the Secretary of Interior's Standards for Rehabilitation:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The other factors in SMC 25.12.750 are not applicable to this application.

This action is pursuant to SMC 25.12 and does not waive the owner's obligations with regard to other permits and plans.

Issued: September 24, 2007

Stephen Lee,
Chair



By: Elizabeth Chave
Landmarks Preservation Board Coordinator

cc: Mark Hazlip
Diane Sugimura, DPD
Cheryl Mosteller, DPD
Stephen Lee, Chair, LPB

NOTICE TO APPLICANT:

Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Landmarks Preservation Board prior to implementation.

APPEAL PROCEDURE

In accordance with SMC 25.12.740, any interested person may appeal to the Hearing Examiner the decision of the Board to grant, deny or attach conditions to a certificate of approval by serving written notice of appeal upon the Board and filing such notice and a copy of the Board's decision with the Hearing Examiner (Office of the Hearing Examiner, Seattle Municipal Tower, 700 5th Ave., 40th Floor) within 14 days after such grant, denial or conditional grant. The written appeal must clearly state the appellant's objections to the decision, and must be accompanied by a \$50.00 filing fee. The written appeal and filing fee must reach the Office of the Hearing Examiner prior to 5:00 p.m. on the last day of the appeal period.