



Harvard Belmont Landmark District Project Application:

Project Description:

This is an exterior landscaping and hardscaping project with the goal of improving the front yard into a usable and safe area for the homeowners and family to spend time, entertain, etc. This will involve widening the top portion of the driveway to facilitate being able to get in and out of a parked car, replacing the driveway surface with permeable pavers to improve drainage, replacing the structural retaining walls due to damage, and new retaining walls along the street to provide usable yard space and to tie into the architectural features of the neighborhood. There will be some landscaping between the new front retaining walls as well as some plantings in the yard to bring some greenery and flora to the yard. The project is proposed to start production this summer.

Existing Site Conditions:

The existing yard has been reviewed by a geotechnical engineer, structural engineer, and arborist to give their endorsement of this proposed plan with regards to the soils conditions, structural elements, and tree health. The retaining walls are not currently structurally sound enough to maintain the driveway condition hence the plan to replace them as part of this scope of work. The trees and soils are healthy and will not be impacted by this scope of work.

Features to be Removed/Replaced:

The features to be removed/replaced are the driveway, retaining walls, and existing lawn in favor of new permeable driveway pavers, new poured concrete retaining walls, and new native and low maintenance lawn alternatives.



Existing Site Photos:

- Photo of existing driveway condition



- Photo of existing cracks in retaining walls





Existing Site Photos:

- Existing front yard showing two major trees to remain unaffected



- Existing front yard showing small tree to be removed due to driveway widening





Existing Site Photos:

- Existing front yard showing view from across the street & sidewalk view





Neighboring Property Photos w/ similar features:

- Neighboring properties showing new smooth concrete retaining walls





- Neighboring property showing smooth concrete retaining walls & paver driveway



PROJECT INFORMATION

PROJECT OWNER: JASON & KIMBERLY TKACHYK
 1019 BELMONT PL E
 SEATTLE WA 98102

PROJECT DESIGNER: SARABETH PEMBLE
 CRESCENT BUILDS
 10317 GREENWOOD AVE N SUITE 100
 SEATTLE WA 98133

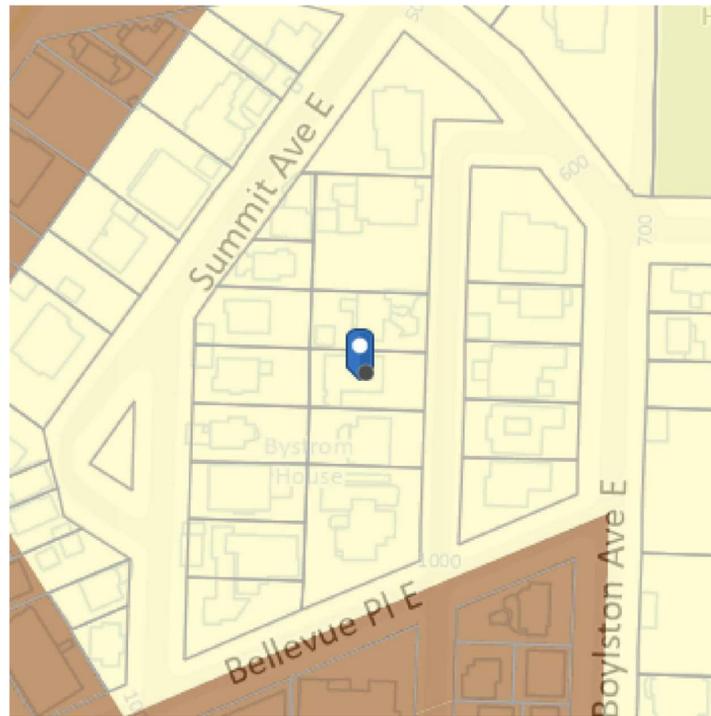
PROJECT DESCRIPTION: EXTERIOR DRIVEWAY & RETAINING WALLS REPLACEMENT

PROJECT ADDRESS: 1019 BELMONT PL E, SEATTLE, WA 98102

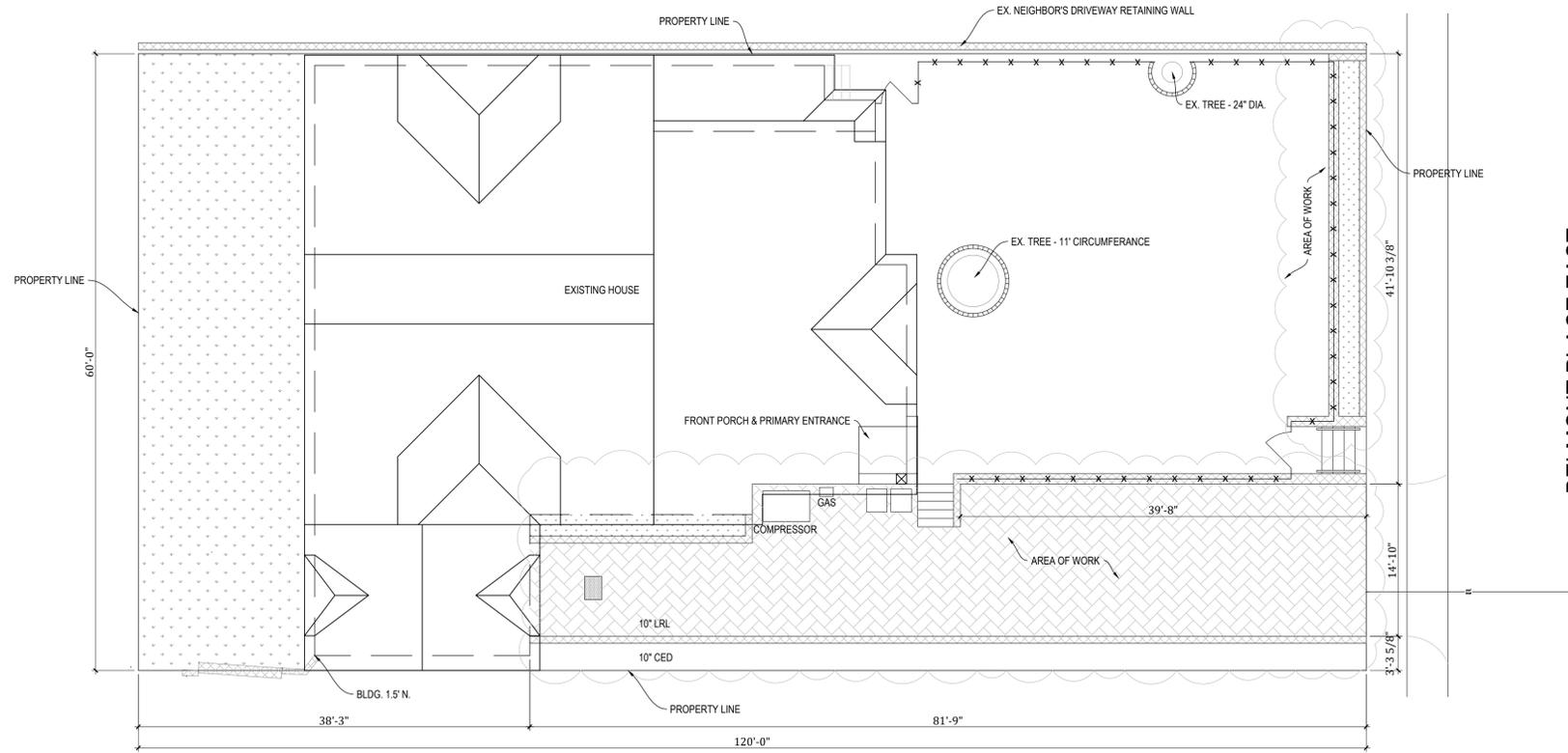
TAX LOT NUMBER: 216390-1620

LEGAL DESCRIPTION: EAST PARK ADD
 PLAT BLOCK: 18
 PLAT LOT: 4

LOT COVERAGE: REPLACE CONCRETE DRIVEWAY W/ NEW IMPERVIOUS SURFACE DRIVEWAY



VICINITY PLAN



SITE PLAN

SCALE: 1/8" = 1'-0"
 NOTE: ALL DIMENSIONS GIVEN ARE TO THE FACE OF STUD U.N.O



10317 GREENWOOD AVE N
 SUITE 100
 SEATTLE WA 98133
 206.362.3882
 CRESCENTBUILDS.COM

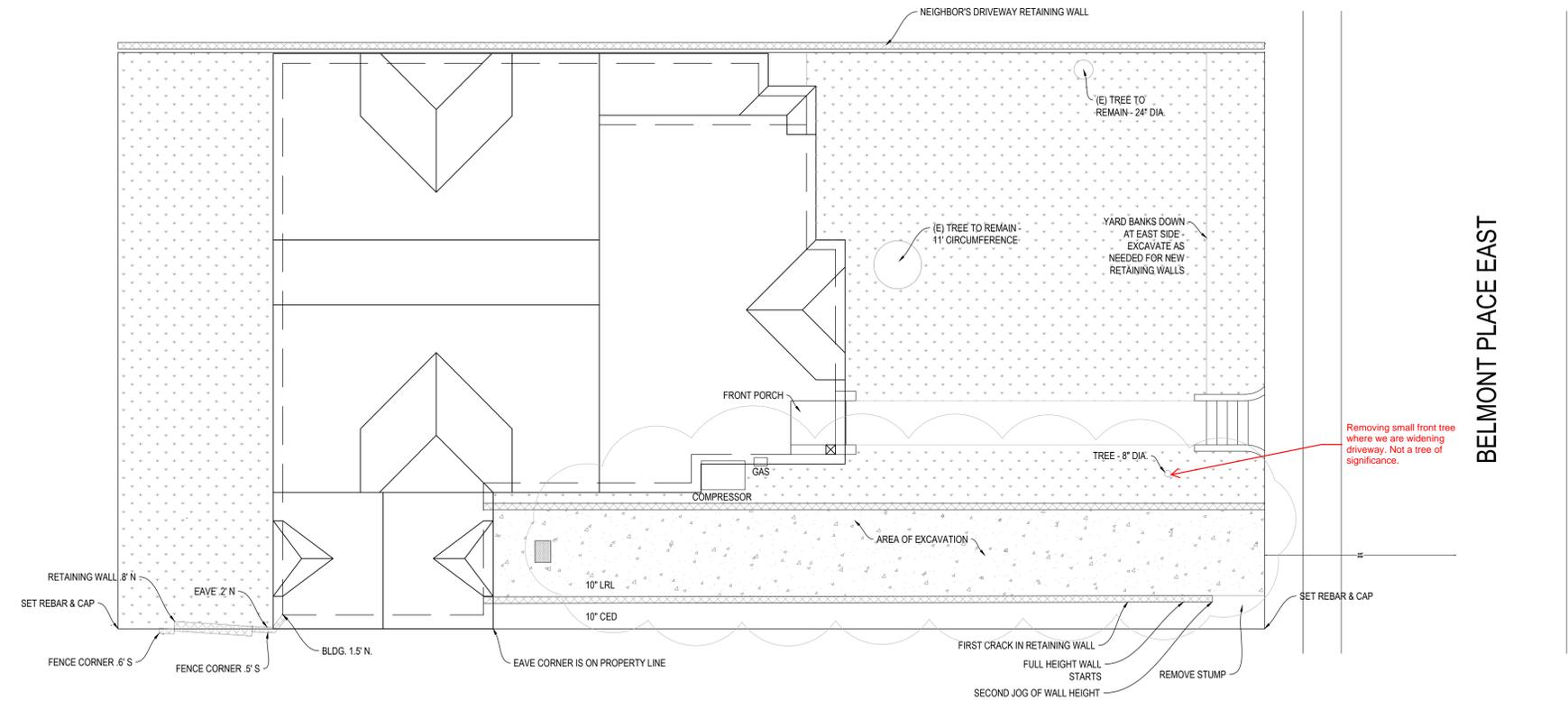
TKACHYK
 1019 BELMONT PL E
 SEATTLE WA 98102

DATE: 02.03.25

PERMIT SET
 SITE PLAN, VICINITY PLAN

SHEET SIZE NOTE:
 24X36 - SCALE AS NOTED

A1.0

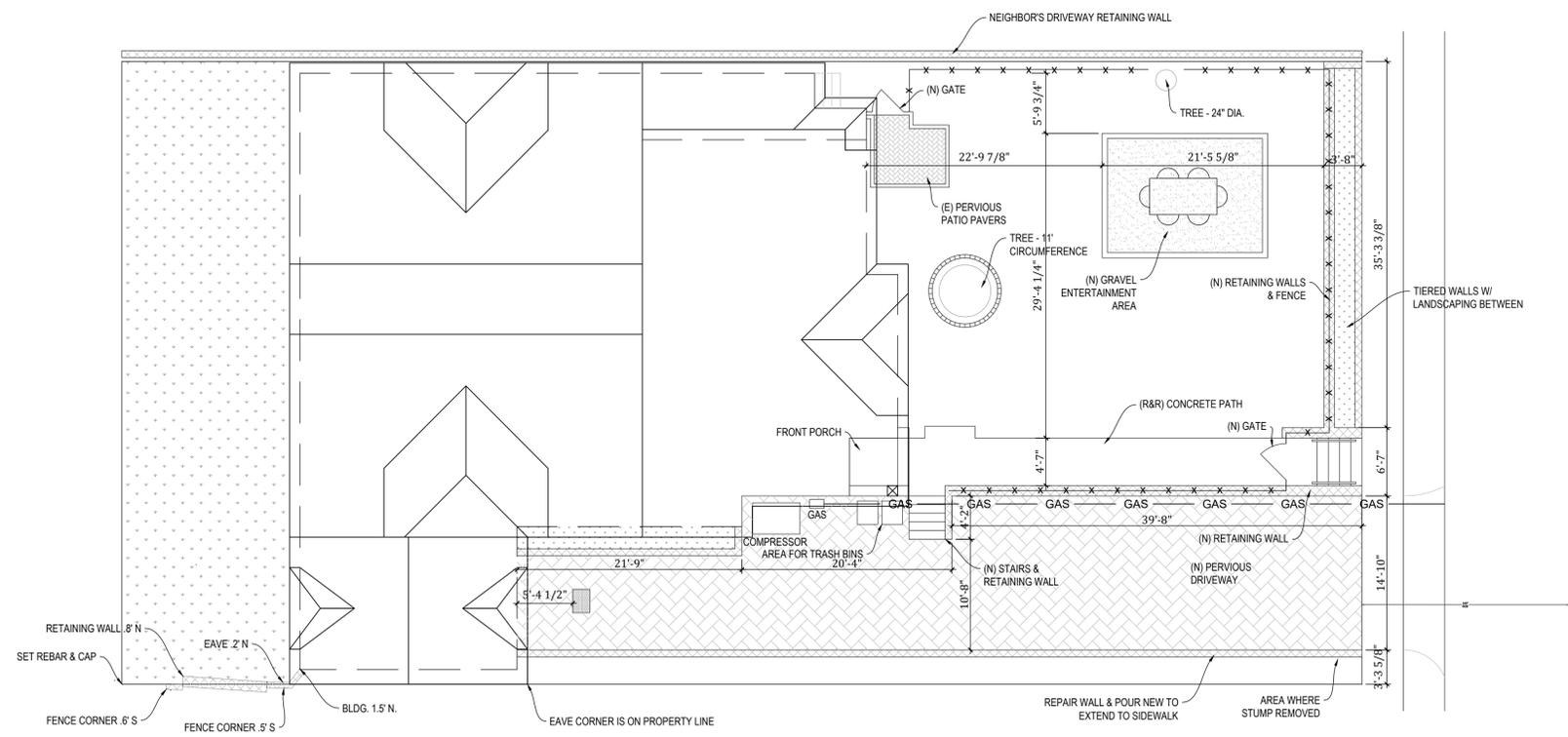


EXISTING SITE PLAN

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

NOTE: ALL DIMENSIONS GIVEN ARE TO THE FACE OF STUD U.N.O





BELMONT PLACE EAST

NEW SITE PLAN

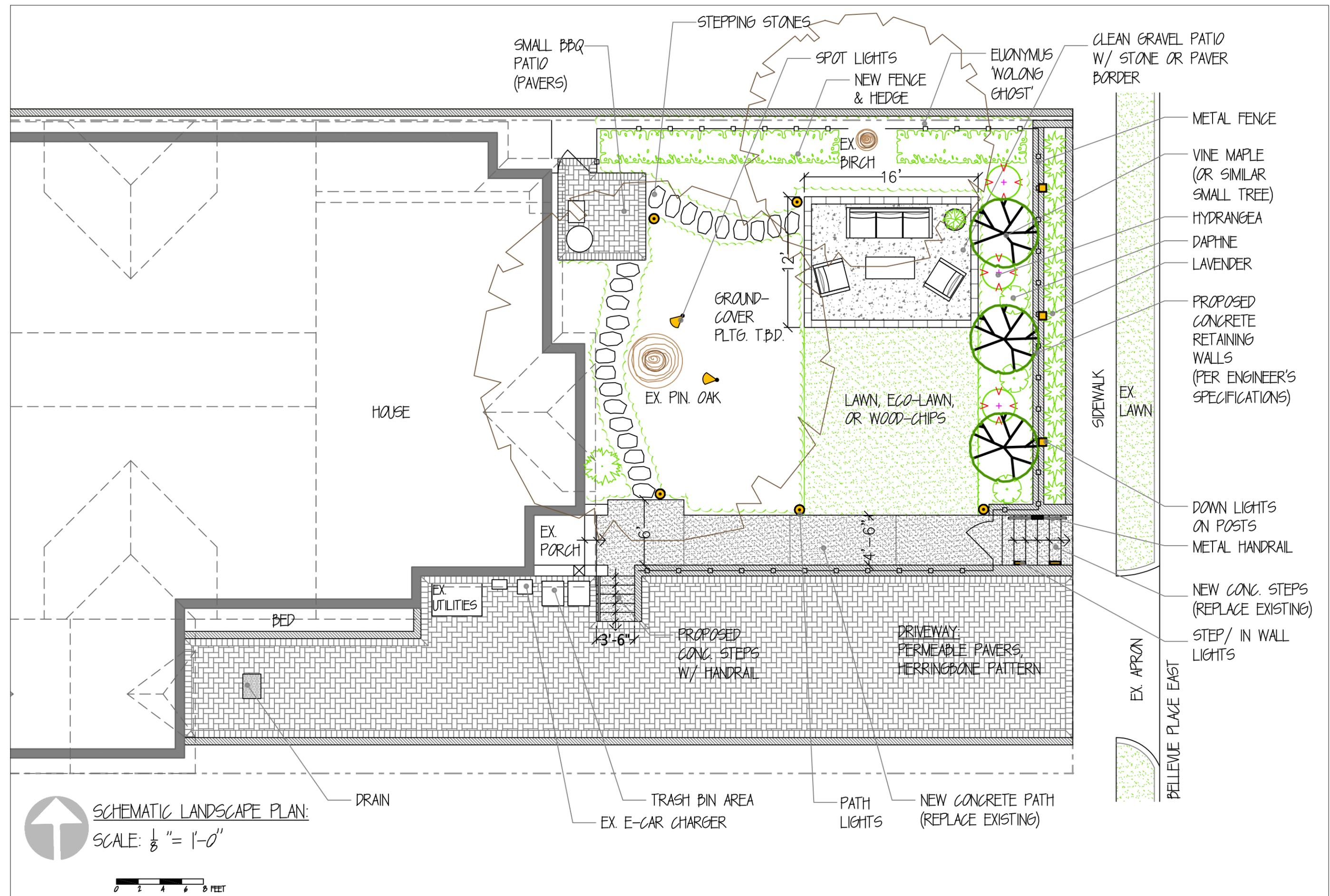
SCALE: 1/8" = 1'-0"
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1-29-2025
Designed by: AB

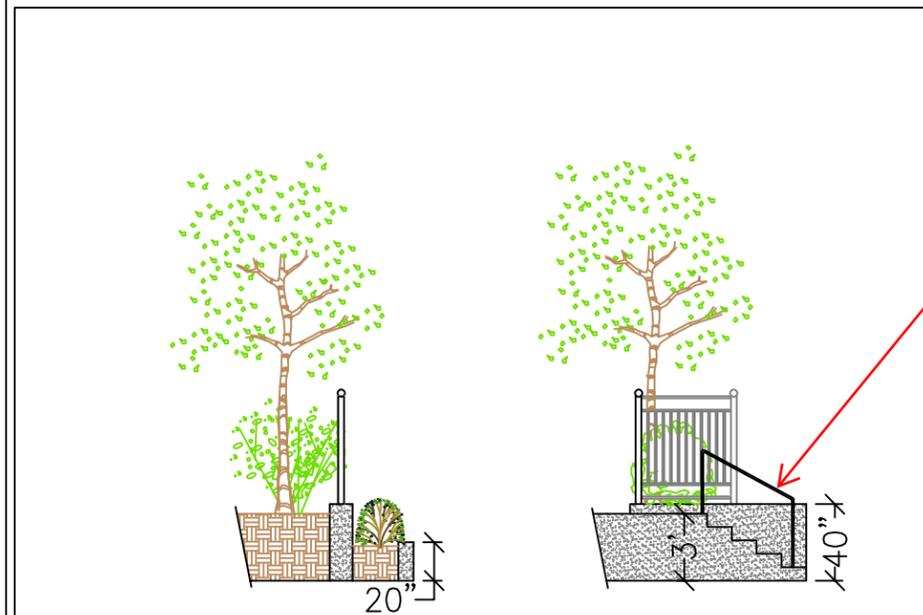
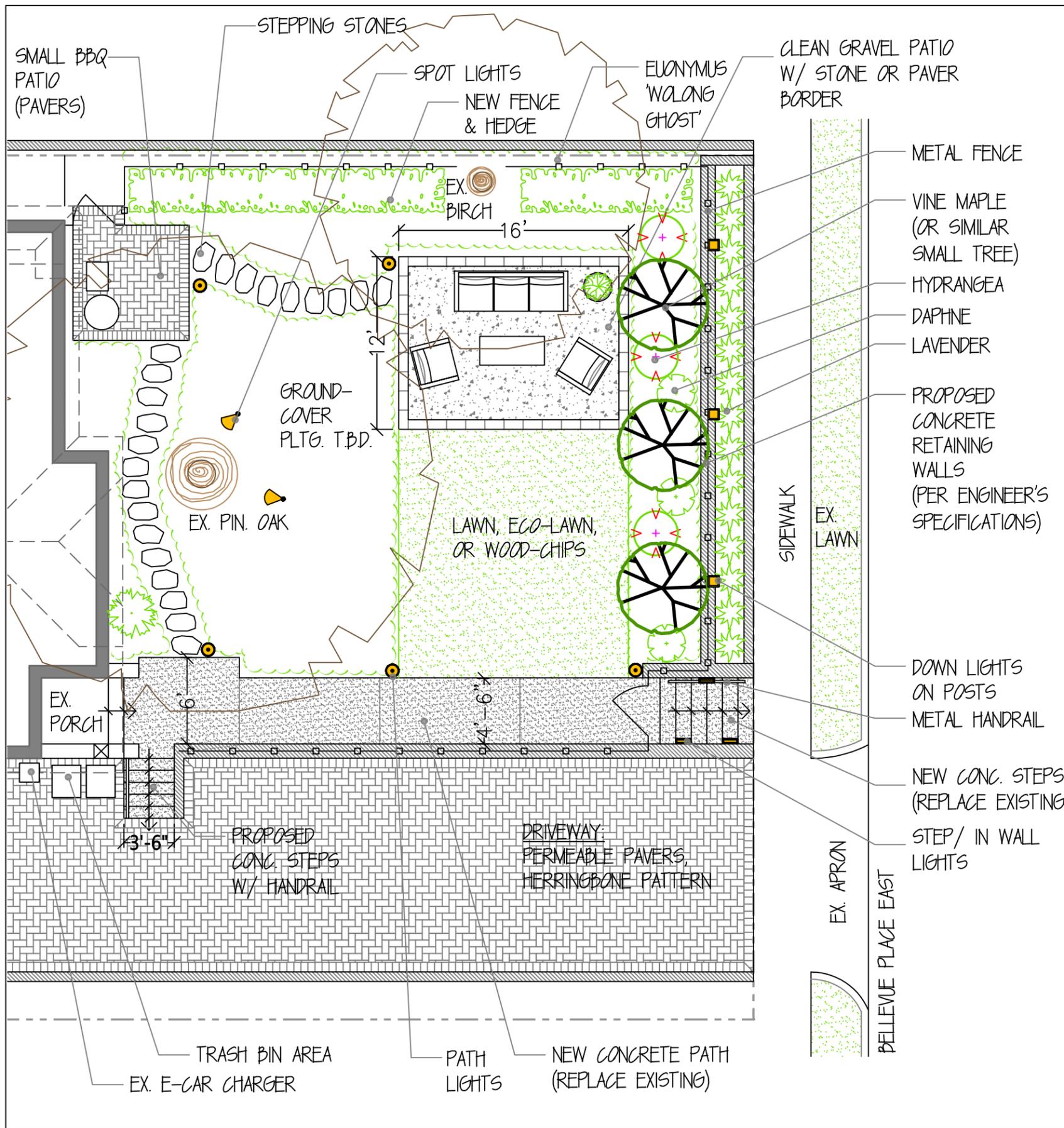
TKACHYK RESIDENCE
1019 BELMONT PL E
SEATTLE, WA 98102



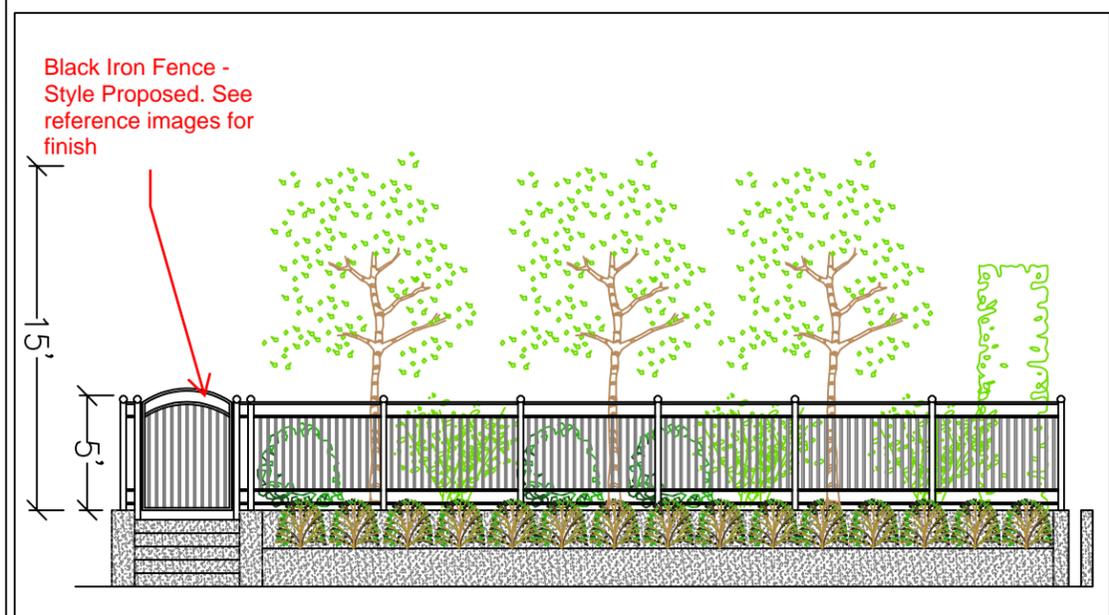
SCHEMATIC LANDSCAPE PLAN:
SCALE: 1/8" = 1'-0"



PRINTS TO SCALE ON 11x17"



SOUTH SECTION & ELEVATION:
SCALE: 1/8" = 1'-0"



EAST ELEVATION:
SCALE: 1/8" = 1'-0"



SCHEMATIC LANDSCAPE PLAN:
SCALE: 1/8" = 1'-0"



PRINTS TO SCALE ON 11x17"

1-30-2025
Designed by: AB

TKACHYK RESIDENCE
1019 BELMONT PLE
SEATTLE, WA 98102



Vine Maple



Hydrangea



Daphne

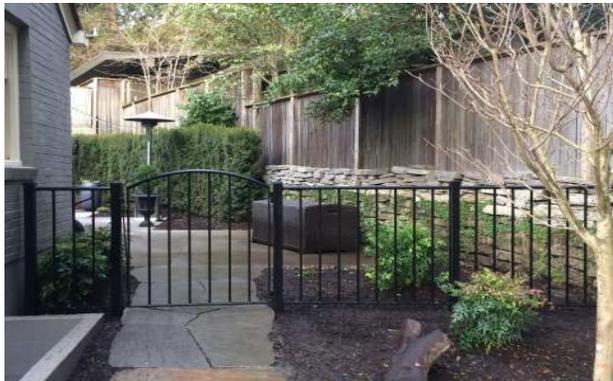


Lavender

All poured concrete to be finished to match steps in image - gray, smooth finish.



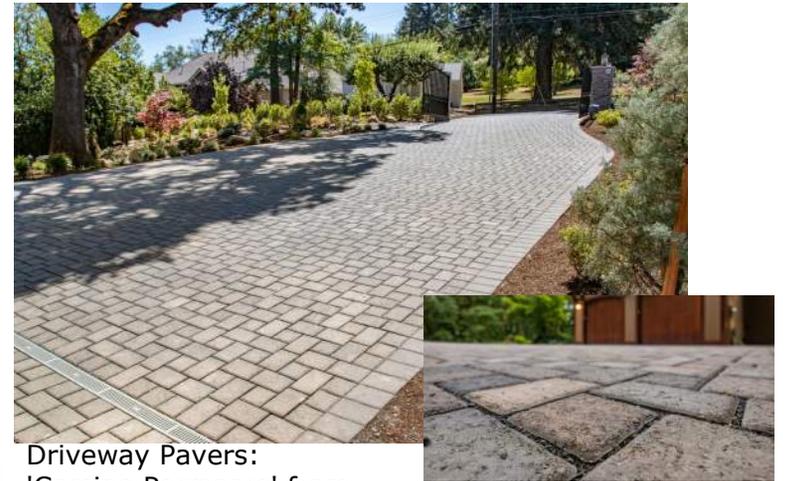
Concrete staircase & wall



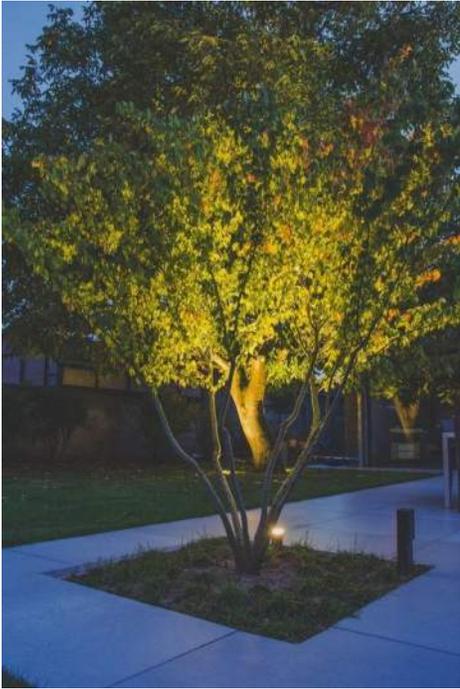
Metal fence & gate (style) -
Black iron fence finish for full yard & gates.



Simple metal handrail
Stair Handrail finish for front steps.



Driveway Pavers:
'Camino Permeare' from
Western Interlock
Pattern:
Herringbone with soldier course border



FB Spot/ Up Light

Spotlight to be installed at base of large tree by house.



A-HS Step/ in Wall Light

Lighting to be installed on interiors of retaining walls on front steps.



CA Path Light

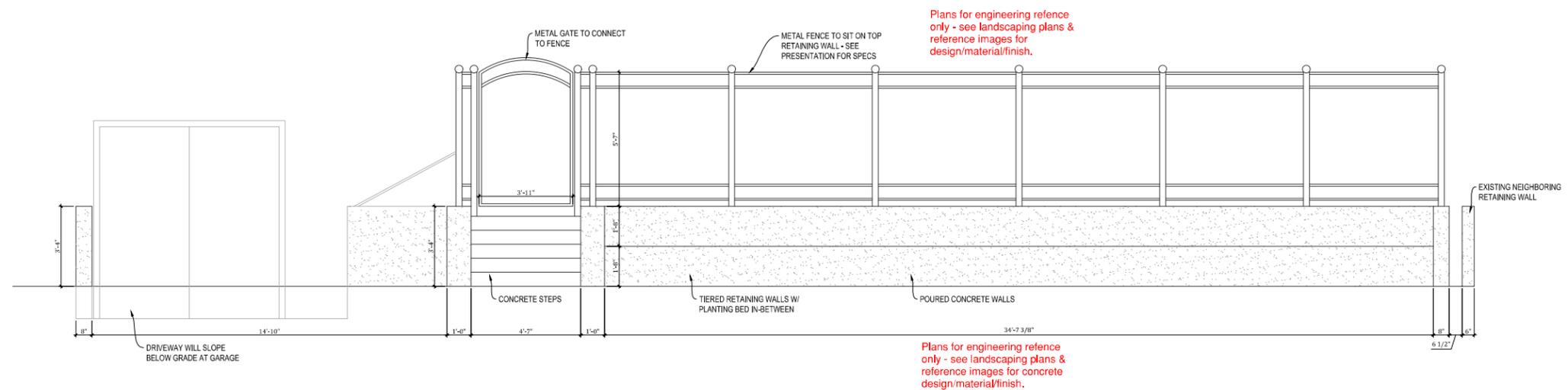


Path lights to be installed along front path inside yard.



NL Down Light

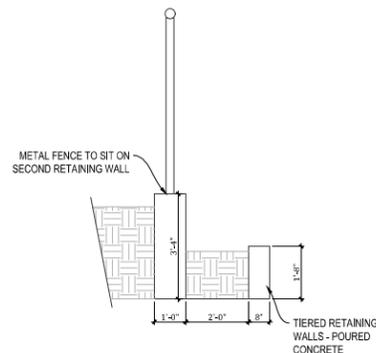
Down lights to be affixed to top of fence posts below round toppers - no pergola in scope.



EXTERIOR ELEVATION: EAST FACING

SCALE: 3/8" = 1'-0"

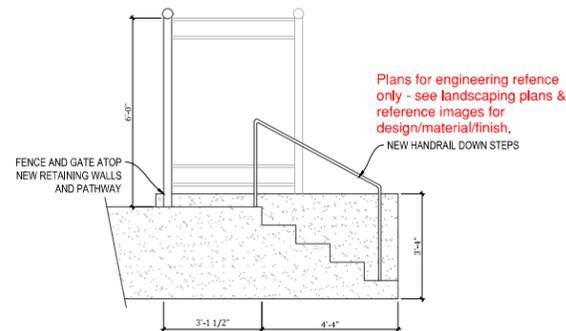
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EXTERIOR SECTION CUT: EAST RETAINING WALLS

SCALE: 3/8" = 1'-0"

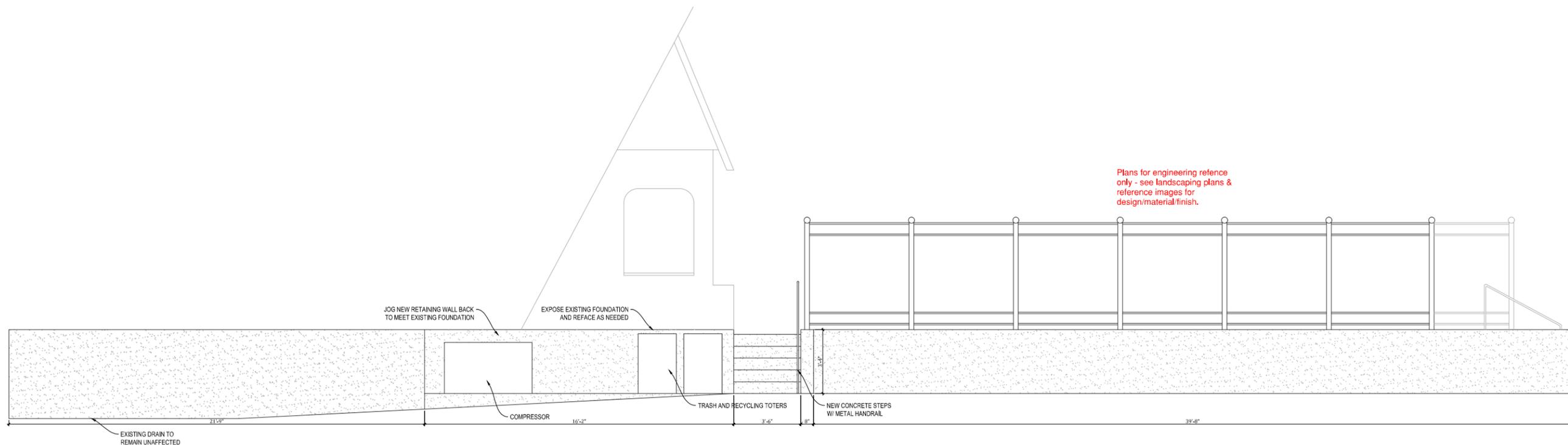
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EXTERIOR SECTION CUT: EAST STAIRS

SCALE: 3/8" = 1'-0"

NOTE: ALL DIMENSIONS GIVEN ARE TO THE FACE OF STUD U.N.O



EXTERIOR ELEVATION: SOUTH FACING

SCALE: 3/8" = 1'-0"

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