

DELRIDGE TOWNHOMES

Project # 3017864 : A 5-Unit Townhome Development

PARCEL # 177310-1160 : LEGAL DESCRIPTION: COTTAGE GROVE #2 PCL B SEATTLE SP #79-192 REC# 7911200896 SD SP DAF- LOTS 2-3 & 4 SD BLK 27
iCap Delridge Way, LLC



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H:\1427\UNIT CONCEPTS.DWG



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Delridge Townhomes

Seattle, Washington

iCap Delridge Way, LLC

Cover Sheet

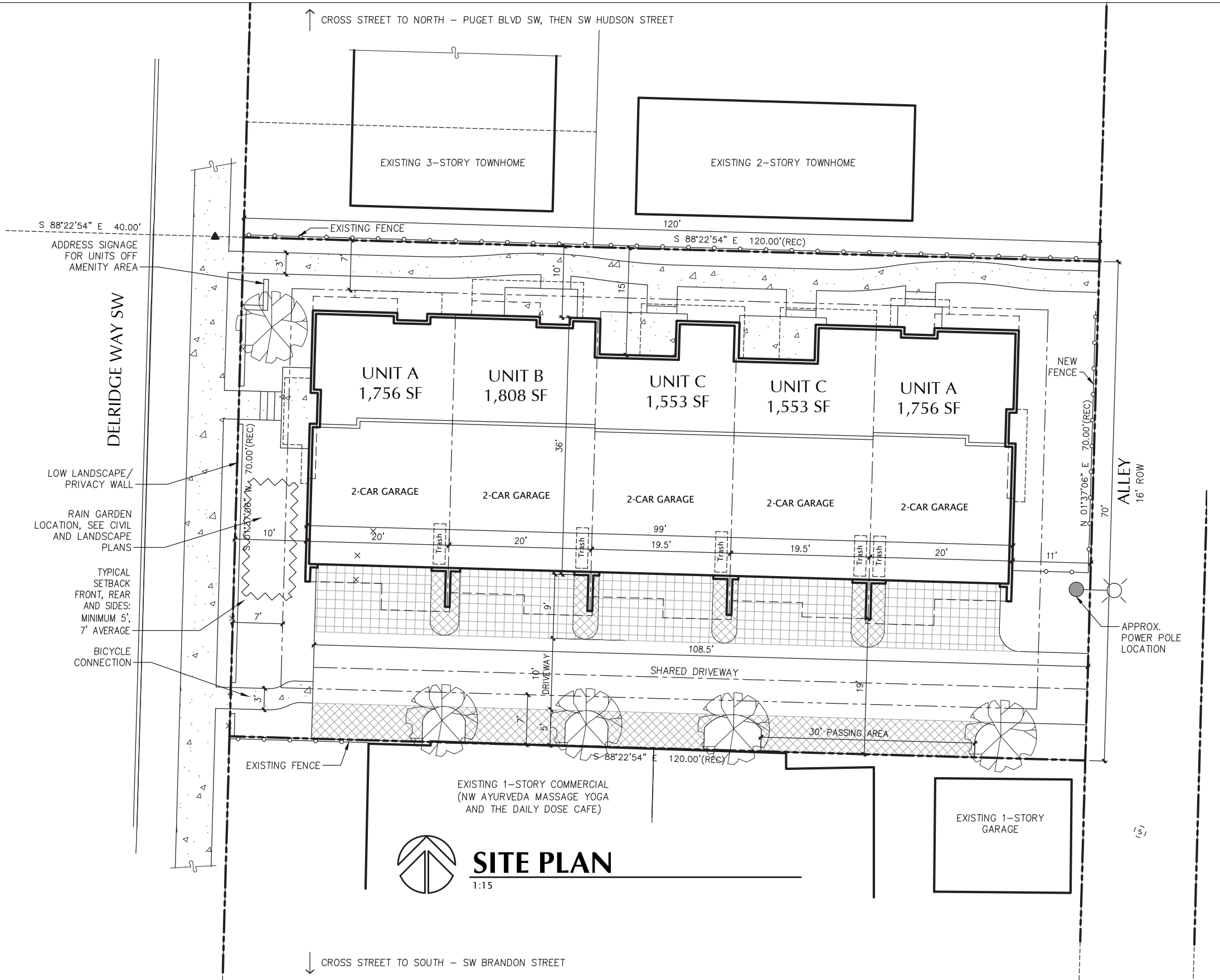
Scale:	Drawn By:	Date:	Date Plotted:
NTS	APT	11-04-2014	11-4-14

Sheet No.:

A1

Job No.:

14-27



SITE STATISTICS:

NUMBER OF UNITS = 5 RESIDENTIAL UNITS
 NUMBER OF PARKING STALLS = 10
 (2 PRIVATE GARAGE STALLS PER UNIT)

LOT SIZE = 8,400 SF
 ZONE = LR2

DENSITY LIMIT = 1/1,600 SF = 5.25 UNITS

FAR = 1.18
 MAX FAR IN LR2 ZONE IS 1.0, OR 1.2 IF THE PROJECT MEETS THE STANDARDS OF SUBSECTION 23.45.510.C (BUILTGREEN 4-STAR RATING)

OFF STREET PARKING PROVIDED = 2 CAR GARAGE PER UNIT

BICYCLE PARKING = WITHIN GARAGE PROVIDED FOR EACH UNIT

SETBACKS:
 FRONT YARD = 7' AVERAGE; 5' MINIMUM
 REAR YARD = 7' AVERAGE; 5' MINIMUM
 SIDE YARD (FACADE 40' OR GREATER) = 7' AVERAGE; 5' MINIMUM

LEGAL DESCRIPTION:

COTTAGE GROVE #2 PCL B SEATTLE SP #79-192
 REC# 7911200896 SD SP DAF- LOTS 2-3 & 4 SD BLK 27

Sheet No.:

A2

Job No.:
14-27

H:\1427\PRELIM SITE PLAN.DWG

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Delridge Townhomes
 Seattle, Washington
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Site Plan

Scale: 1:15	Drawn By: APT	Date: 11-04-2014	Date Plotted: 11-4-14
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Response to City of Seattle Department of Planning and Development - "Seattle Design Guidelines"

Context and Site

CS1. Natural Systems and Site Features

A. Energy Use:

- a. Building has been sighted in the east/west orientation to maximize daylighting and thermal opportunities. Specific energy systems are yet to be determined, however will meet current Seattle Energy Code requirements.

B. Sunlight and Natural Ventilation:

- a. The building has been designed and sited along the east-west axis in order to maximize daylighting opportunities. The main living areas and private decks face south to best utilize the natural light.
- b. Where possible, operable windows have been located to optimize cross-ventilation.
- c. Deciduous trees are planned for along the south property line to provide some privacy for the south-facing spaces of the units as well as shading of the south facade in summer while allowing natural light into the units during the winter months.

C. Topography:

- a. The building has been designed to step with the existing grade; "stepping-up" the hillside. The stepped condition adds modulation and interest to the façade design while minimizing ground disturbance.

D. Plants and Habitat:

- a. The existing site currently have 0% vegetation; either covered by structure or concrete paving. The proposed plan will add both permeable ground covers and planted areas.

E. Water:

- a. A rain garden is planned along the west property line to address storm water needs while adding interest to the landscape.
- b. A number of trees will be added through the landscape design.

CS2. Urban Pattern and Form

A. Location in the City and Neighborhood:

- a. In this transitioning neighborhood the physical context is less established than in other parts of the city; as such our goal is to create a design that will help build that context in a positive way

while drawing inspiration from elements that are present in the neighborhood. To achieve this we have designed the building and site to relate to its surroundings in terms of setback from the street and building height to contribute to the creation of a more defined street edge. The landscape treatment in the setback area will bring human scale to the project and will contribute to a sense of place.

B. Adjacent Sites, Streets and Open Spaces:

- a. The site has been laid out to provide open space between the building and the street to buffer views of the driveway access and enhance the street facing façade of the building itself.
- b. A low landscape wall is planned at the west property line to provide a visual distinction between the public realm of the sidewalk and the private realm of the unit's front and side yards. This element will promote a sense of security for the residents without impeding the opportunity for natural surveillance to take place.
- c. The main entry for the western-most unit faces onto Delridge Way and has been emphasized in the proposed design by including a covered raised porch.

C. Relationship to the Block:

- a. While this is a mid-block site, the properties to the south are currently developed with 1-story commercial and single family structures. Given the transition from 1-story to 3-story the project has a higher visibility factor when approached from the south which may very well last many years depending of the rate of redevelopment in this area. Because of this, additional detailing has been added to the south façade to add interest until additional redevelopment occurs.
- b. The proposed building has been designed to maintain a height similar to the property to the north, and has also been sighted in line with the neighboring structure setbacks to enhance the street-edge.

D. Height, Bulk and Scale:

- a. The site to the north is the same LR2 zone and has recently constructed (2006) 3-story townhomes. The site to the East is zoned SF-5000 and currently has the rear of a 3-story single family residence constructed in 2004 facing the site. The site to the south is currently occupied by a 1-story structure built in 1955 which currently houses a commercial use; however the site is zoned NC2-40 and could potentially be redeveloped as for commercial use with a structure of up to 40 feet in height. Given the surrounding sites' current use and zoning it was concluded that a 3-story townhome

building located on our site to the north with the driveway access on the south would be an appropriate response the existing neighbors while still protecting the rights of the future residents of this project. A three-story structure is in line with the neighboring residential uses while the extra space to the south of the building will provide a buffer from the NC2-40 zone.

- b. In addition to the buffer described above, the building was also sighted to the north of the site to relate to the existing 3-story residential structures to on the property to the north to maintain visual continuity of mass from the street.
- c. Our site is located on the edge of the LR2 zone and borders NC2-40 zone to the south and SF-5000 to the east. The existing single family residence to the east across the alley is three stories in height and set back roughly 25' from the alley. The property to the south is zoned NC2-40 and is currently under-developed. The bulk and scale of our proposed building is offset first by the orientation of the building. The façades facing west onto Delridge Way and facing east towards the single family zone are 41' wide and are modulated above the code requirements. By orienting the narrower dimension of the building towards the lower intensity SF-5000 zone the look of the façade is not much different that a 3-story single family home which currently sits on the lot to the east. The transition from our site's proposed residential use to the higher intensity zone to the south is addressed by having located the driveway access along the south property line; this are doubles as a buffer by providing the maximum setback of the units from the commercial use.
- d. The long north and south facing facades have been stepped between units to meet existing grade which breaks up the mass of the building. The building steps along with the varied roof forms and additional façade modulation help articulate the individual units and reduce the overall mass of the structure.
- e. The buildings to the north of the site are of similar use and scale with two units that have a side elevation facing onto our site with minimal windows. In respect to the adjacent units to the north we have designed our buildings with the main living spaces and exterior decks located facing off the south side of the building. To address privacy concerns even further along the north façade we have reduced some window sizes and located windows to be offset from those to the north as well as stepping back portions of the building in some places to add the sense of an additional buffer area.

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CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes:

- a. As an evolving neighborhood, our goal is to draw the 'groundwork factors' such as height, bulk and scale from the existing architectural context of the neighborhood, and then introduce new contemporary elements into the neighborhood through the exterior elevation and detailing of our design. With some current development happening along Delridge Way there are projects that we have identified and included in this design review package as our neighborhood character examples. The majority of new construction in the area is in the contemporary/modern vernacular which helped guide and inform our design process.

B. Local History and Culture:

- a. This site is in the Delridge Neighborhood plan area and more specifically in North Delridge or the Cottage Grove neighborhood area. There are no structures to be reused on this site.

Public Life

PL1. Open Space Connectivity

A. Network of Open Spaces:

- a. The common amenity area located along the length of the north property line is designed as a through-block connection that will feature enhanced landscaping and a court-yard like feel. The main entries of 4 of the units are accessed off this yard and have raised covered front porches that face onto this space.
- b. The western-most unit has the main entry oriented facing directly onto Delridge Way. This entry has been enhanced to include a covered raised porch that is accessed directly off the sidewalk which is intended to promote public interaction.

B. Walkways and Connections:

- a. Two new through-block connection opportunities have been added with the proposed plan. The pedestrian way located along the north property line meanders through the amenity area and connects directly in to the existing sidewalk system along Delridge Way and through to the alley to the east; this walkway provides access to the main entries of the four units not directly accessed off Delridge Way. The second connection point is proposed at the south property line which would allow pedestrians and cyclists to access the driveway directly from Delridge Way.

- b. Main entries for all units have been designed to be as prominent and visible as possible from the pedestrian way. While the western-most unit's entry directly faces onto Delridge Way, the remaining four units accessed of the common amenity area employ covered entry structures, raised porches, and doors facing west to make them readily identifiable from the street.

C. Outdoor Uses and Activities:

- a. The largest open space for the site has been located on the west of the building with limited obstruction to the south to allow plenty of natural lighting to the space. Seating is also planned for in the landscape plan.
- b. With limited vehicular traffic and no access off Delridge, the shared driveway can be considered as an outdoor activity area that provides hard surface for activities such as bike riding or basketball.

PL2. Walkability

A. Accessibility:

- a. The sidewalk that runs parallel to Delridge is nearly flat in grade and is accessible to all visitors.

B. Safety and Security: Windows have been located on all facades and ample site lighting will encourage natural surveillance and crime prevention through environmental design.

C. Weather Protection: The building will handle storm water runoff from the roof through downspouts tied to footing drains and a foundation drain. This runoff will be directed to an on-site rain garden for retention/infiltration. All building entries are provided with a generous low roof to provide protection from the elements.

D. Wayfinding: In addition to each unit having its address indicated at the main entry door and garage door, signage will be provided on the landscape wall feature at the entrance from the public sidewalk along Delridge to the pedestrian way through the amenity area. See proposed main entry detail graphic provided on sheet A11 included in the package.

PL3. Street-Life Interaction

- A. Entries: The main entry of the end unit facing Delridge Way is located on the street-facing façade and is clearly identifiable with the raised porch and low roof cover. The four units accessed off of the pedestrian way through the amenity area are made visible by modulating the building façade and providing west-facing entry doors, raised porches with low roof covers and changes in siding material and color. See proposed main entry detail graphic provided on sheet A11 included in the package.

B. Residential Edges:

- a. The main floor of our building is designed to be slightly elevated from the street level to allow for a raised front entry porch which provides a visual sense of separation between the public realm of the sidewalk and the private realm of the unit entry. The landscape design includes a low wall feature located on the west property line. A two foot planting strip between the wall and back of sidewalk provides a transition strip through which the walk to the unit entry and pedestrian way through the amenity area would pass. By treating both walkways in a similar fashion, a similar sense of passage into a more private zone occurs for both the street-facing entry and the walkway to the remaining four units. Landscaping has also been designed at the building edge to further enhance the sense of privacy.

C. Retail Edges: Does not apply

PL4. Active Transportation

A. Entry Locations and Relationships: Walkway access to the unit main entries is provided on the north side of the site connecting directly to the sidewalk along Delridge Way and the rear alley. Vehicular access to the site is provided by a shared driveway which extends from the existing alley to the east of the site to the front façade of the building. The driveway does not connect through to Delridge Way, however a bike path connection is provided from the sidewalk along Delridge to the access drive to provide direct access for cyclists.

B. Planning Ahead for Bicyclists:

- a. Bicycle parking would occur in the private garages for each unit. Access is from the shared driveway either off the alley access or the bike path connection from Delridge Way.

C. Planning Ahead for Transit:

- a. This site is not of a size to add a transit stop. There are however two existing transit stops a half block south at Delridge Way SW and SW Brandon Street or 1.5 blocks north at Delridge Way SW and SW Hudson Street

Sheet No.:

A4

Job No.:

14-27

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Delridge Townhomes

Seattle, Washington

iCap Delridge, LLC

Project Narrative Design Guidelines Summary

Scale:

NTS

Drawn By:

APT

Date:

11-04-2014

Date Plotted:

11-4-14

Design Concept

DC1. Project Uses and Activities

A. Arrangement of Interior Uses:

- a. There are no interior public spaces; however private interior spaces have been laid out using similar considerations for connection and view potential.

B. Vehicular Access and Circulation:

- a. All curb-cuts will be eliminated directly off Delridge Way to promote safety and replaced with a planting strip and street trees meeting city design standards for spacing and species recommendations. Vehicular access instead will occur off of the existing alley to the east.

C. Parking and Service Uses:

- a. To minimize the visibility of parking, all parking spaces provided occur within private garages located under the building itself. Further, the garage doors are recessed from the floors above between 3 and 5 feet. Additional landscaping will be located to screen the west end of the driveway from public view off Delridge Way.
- b. Trash bins will be stored within the private garage of each unit and pulled to the alley on collection days.

DC2. Architectural Concept

A. Massing:

- a. The overall mass of the building is being broken in a few different ways. First the building has been designed to step between units with the existing grade; this provides vertical modulation and variety in both window locations and roof line across the overall façade. Second, the vertical plane of the facades has been modulated with recessed and extruded areas to vary the shadow characteristics as well as allow for natural transitions in materials and/or colors.
- b. The neighboring structures were also carefully considered in the location and massing of the proposed design. With residential uses to the north and east, care was taken to ensure the modulations and forms used in our structure related appropriately in scale to these neighbors. The height of the proposed design is also in keeping with the neighboring uses.

B. Architectural and Façade Composition:

- a. The concept and application of the exterior elevation design has been carried around all sides of the building, with no real "rear" elevation.

C. Secondary Architectural Features:

- a. Beyond the overall massing of the building, secondary detailing is present on all facades as well. Covered raised entry porches add detail at street level and the second level recessed decks double as the grounding of a prominent design element of the façade.
- b. The proposed design, while a different style than the immediate neighbors is not unfounded in the Delridge streetscape. A mile north or south of the site provides numerous examples that have been included with this package as neighborhood character examples found on sheet A11. The basic elements of floor-to-floor height and window patterns do however have similarities to the residential uses to the north and east.

D. Scale and Texture:

- a. As a residential building, items like window sizing has been related to the interior use to lend human scale; larger windows in the main living spaces, smaller in the bedrooms and smaller still in bathrooms, etc. Modulation and low roof elements have also been used in the exterior design of the building to lend a human scale to the pedestrian experience.

E. Form and Function:

- a. As a residential townhome building, the proposed design has visually articulated the individual units through the detailing of the exterior facades. Using repeating elements at a set interval helps the passerby identify each as an individual residence.

DC3. Open Space Concept

A. Building-Open Space Relationship:

- a. The exterior open spaces have been located to serve as a front yard for the units with raised front porches to enhance the connection.

B. Open Spaces Uses and Activities:

- a. An open space is located on the west end of the site which could be utilized by multiple residents for casual gathering of children playing. With limited vehicular use, the driveway on the south of the site can also double as a play space for activities better suited to hardscape (i.e. bike riding, basketball, etc.)

- C. Design: The landscape plan includes permanent seating at the west end located adjacent to the access drive to allow casual interaction of neighbors or supervision of children playing.

DC4. Exterior Elements and Finishes

A. Building Materials:

- a. The materials used for the exterior of the building will be durable and attractive. Materials proposed for use on this project are: fiber cement horizontal lap siding (two reveal depths), a fiber cement panel reveal system and fiber cement vertical accent siding. Wood/composite trim, vinyl windows and enclosed soffits on low roof elements are also planned.

- B. Signage: Unit addressing will be located at each unit main entry door and over the garage door. The main building address will be installed on the low landscape wall with additional signage at the pedestrian walkway connection indicating the units accessed of the amenity area.

C. Lighting:

- a. Pedestrian scale lighting along the pathway through the amenity area on the north side of the site along with individual porch lights will provide adequate lighting along the path to the main unit entries. Lighting on the south, driveway facing façade will be provided by lighting over the garage doors and deck lighting above. Any street lamps required by SDOT will be installed only Delridge Way within the existing ROW.

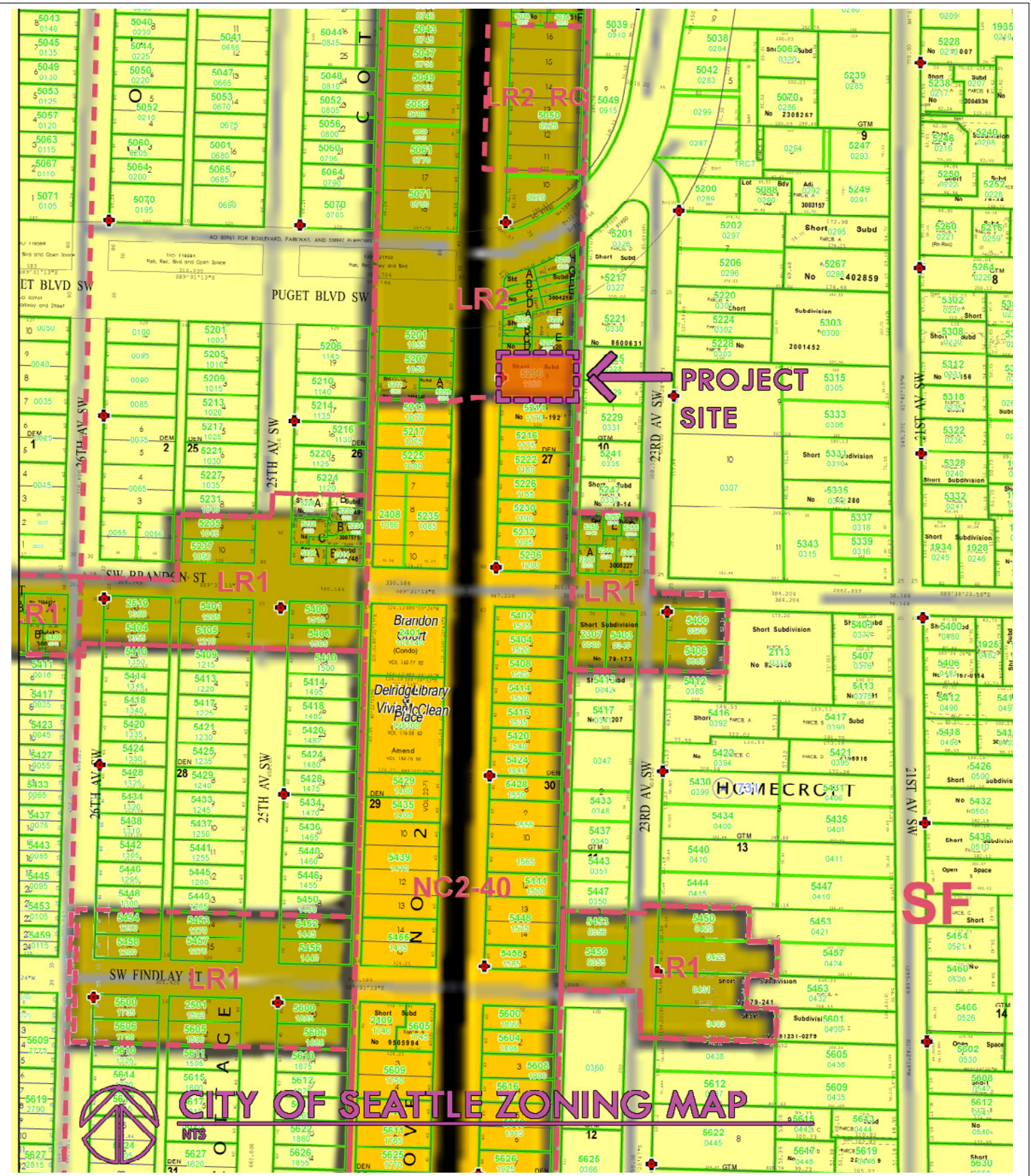
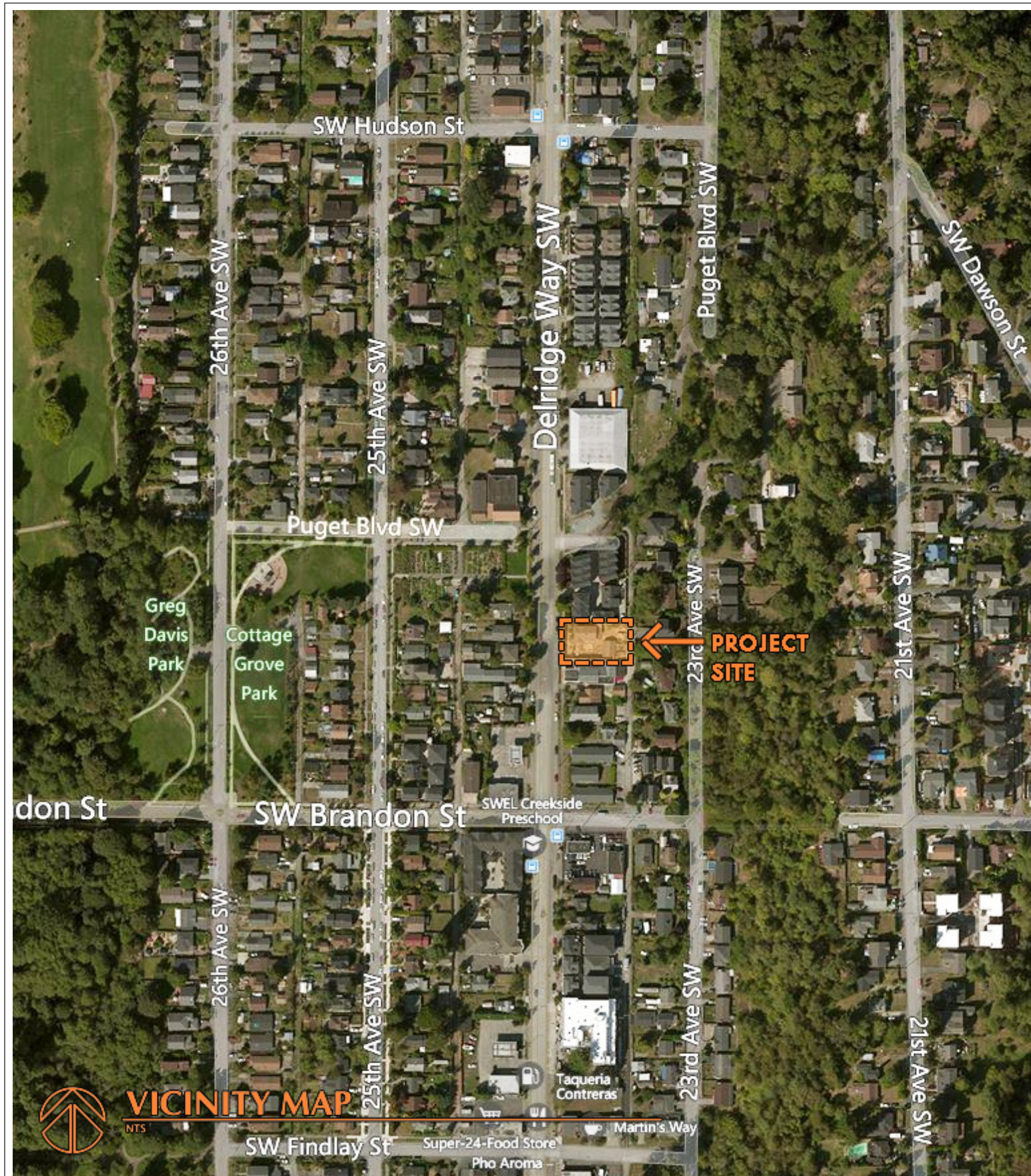
D. Trees, Landscape and Hardscape Materials:

- a. The landscape plan is a concept only at this stage in the design process. We are planning to include medium/large size trees in planting islands strategically along the south property line outside of the 10' driveway area and required backing/maneuvering area. Also planned is vegetative screening of the west end of the driveway. Please see landscape plan drawing sheets L1 and L2 included with this submittal package along with sheets L3 and L4 depicting the Green Factor calculations.

E. Project Assembly and Lifespan:

- a. The project will be designed to meet Built Green 4 star standards with specific methods fully considered and determined during the detailing process.

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Job No.: 14-27

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Seattle, Washington
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Zoning and Vicinity Map

Scale: NTS	Drawn By: APT	Date: 11-04-2014	Date Plotted: 11-4-14
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Proposed Developemnt Standard Adjustments Table

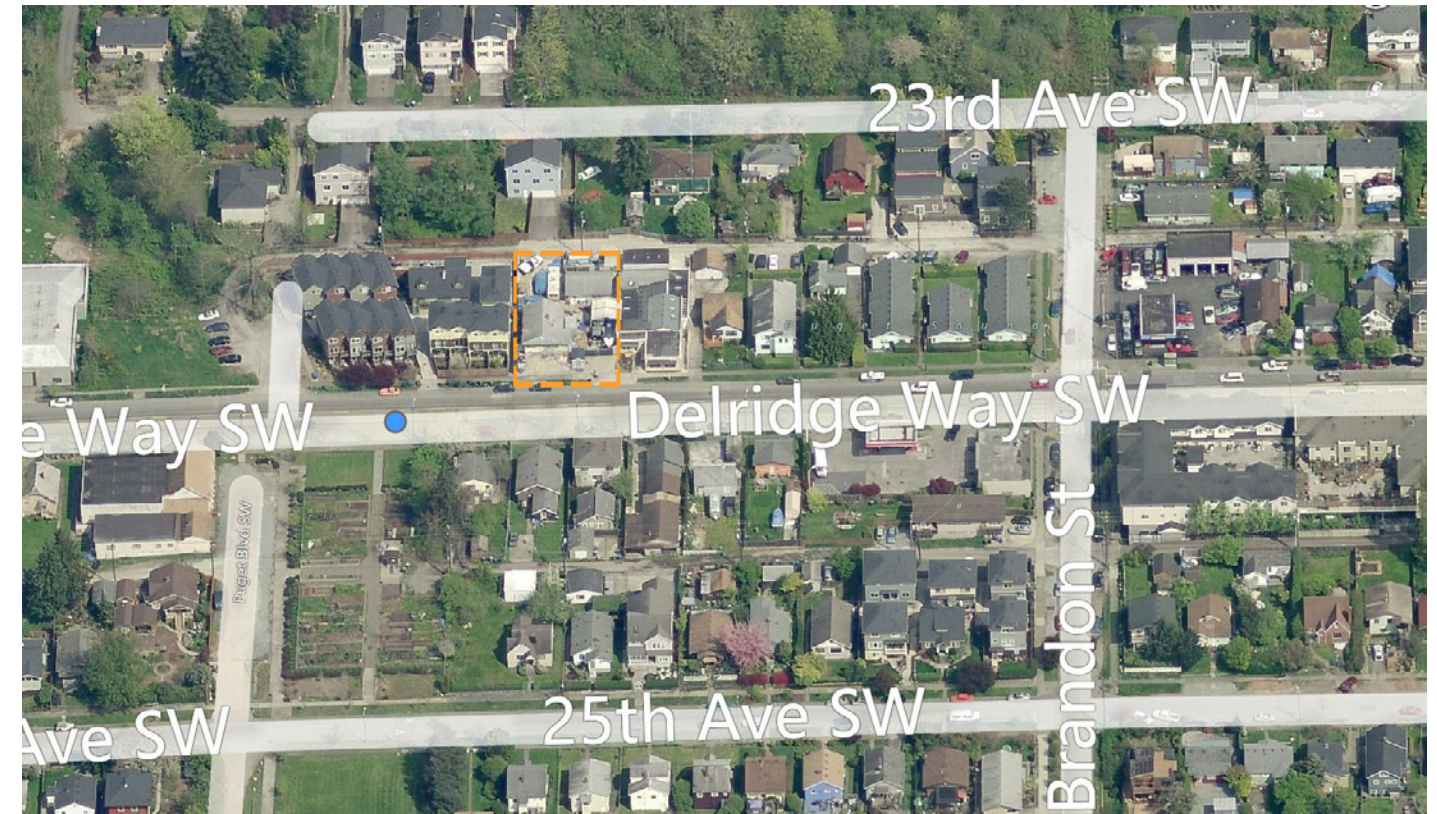
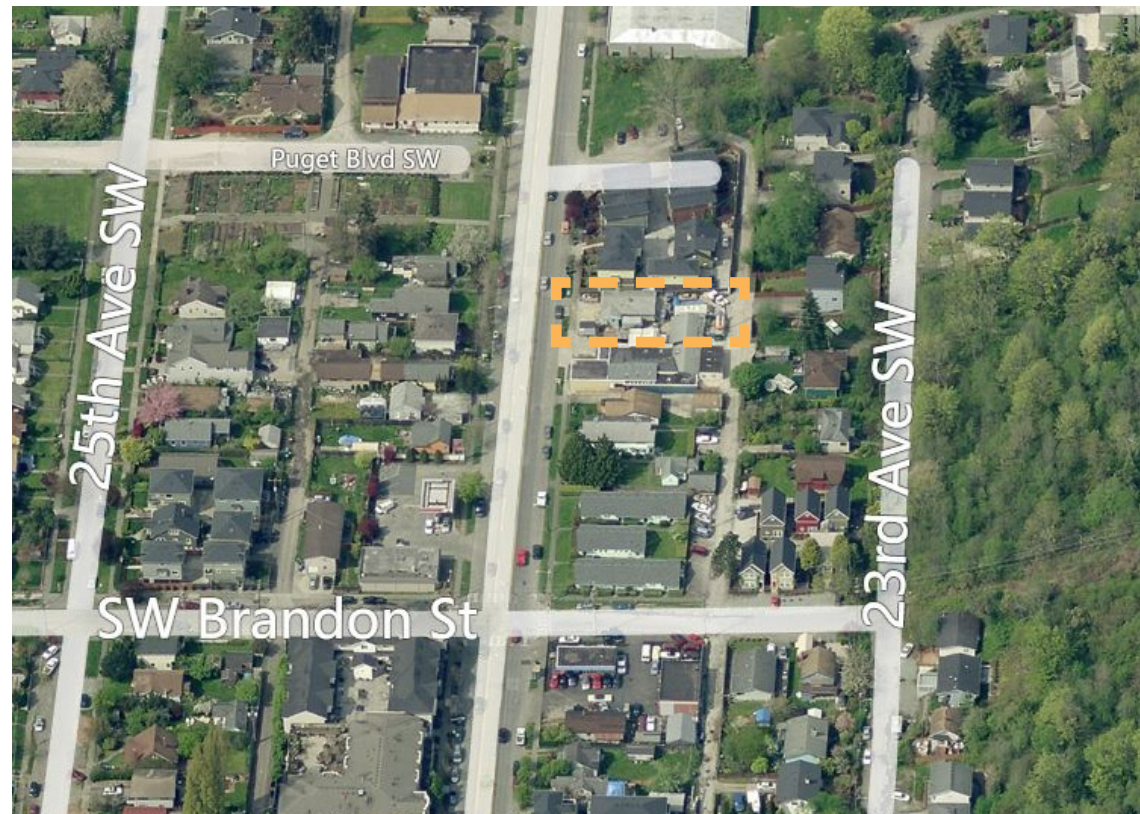
Code Section	Requirements	Proposed Adjustments	Reason for request
23.45.527.A: Structure width and facade length limits in LR zones	Structure width in LR zones may not exceed the width indicated on Table A for 23.45.527. (Width in feet for Townhouse Development in LR2 zone is 90 feet).	10% additional façade length (additional 9 feet) for a total façade length limit of 99 feet as allowed per SMC Section 23.41.018.D.4.d	<p>The additional length we are requesting would allow the property to be redeveloped to its highest and best use without changing the appearance of the project or detrimentally affecting the streetscape along Delridge Way or the alley-facing east façade.</p> <p>The benefit of this adjustment is being requested to take advantage of the lot depth; with the allowed 5 townhome units designed for the site the added length would allow enough width to each unit to provide each unit with a 2-car garage with living space on the ground level instead of a 1-car or tandem garage configuration.</p> <p>While benefiting the unit resident it would also help to better fulfill the design guidelines by removing all parking from view by providing it within the private garages. By designing the building to meet the structure width standards of Section 23.45.527 along both side yard property lines there is also no detrimental effect of the increased length to the properties to the north or south.</p> <p>The added length would also result in the west and east ends of the building still maintaining similar building setbacks to the street and alley as the properties to the north and south; additionally reinforcing the street presence along Delridge Way.</p>

City of Seattle
Generalized Zoning

as of August 2, 2014

Legend

- Incentive Zones
- Single Family 5000
- Single Family 7200
- Single Family 9600
- Residential Small Lot
- Lowrise
- Midrise
- Highrise
- Seattle Mixed
- Neighborhood Commercial
- Commercial



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Project Site - 5206 Delridge Way SW from across Delridge looking east



Neighboring properties - View from project site 5206 Delridge Way SW looking west across Delridge Way SW

Sheet No.:

A8

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Context Analysis
 Neighborhood Vicinity Site Photos

Scale: NTS

Drawn By: APT

Date: 11-04-2014

Date Plotted: 11-4-14



Property to the North, Zoned LR2



Property to the South, Zoned NC2-40



Project Site - 5206 Delridge Way SW from SW corner of Puget Blvd. SW and Delridge looking southeast



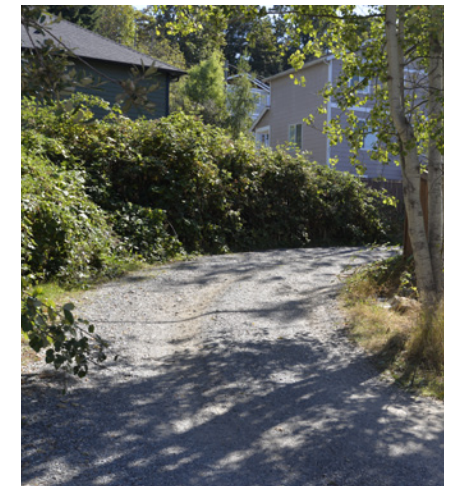
Current street frontage on Delridge Way SW looking South



Current street frontage on Delridge Way SW looking North



P-Patch community garden located across Delridge to the Northwest



Current alley access; north end



Alley from NE corner looking south



Alley from SE corner looking north



3-story single family residence east of alley



From Alley looking west at site

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View from Northwest corner



View From Southwest corner



View from Northeast corner



View from Southeast corner

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A10

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14-27

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Seattle, Washington

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Exterior Elevations

Proposed Building Design

Scale:

NTS

Drawn By:

APT

Date:

11-04-2014

Date Plotted:

11-4-14



Proposed West Elevation - Facing Delridge Way SW



Proposed South Elevation



Proposed North Elevation



Proposed Main Entry Detail - Facing Delridge Way SW

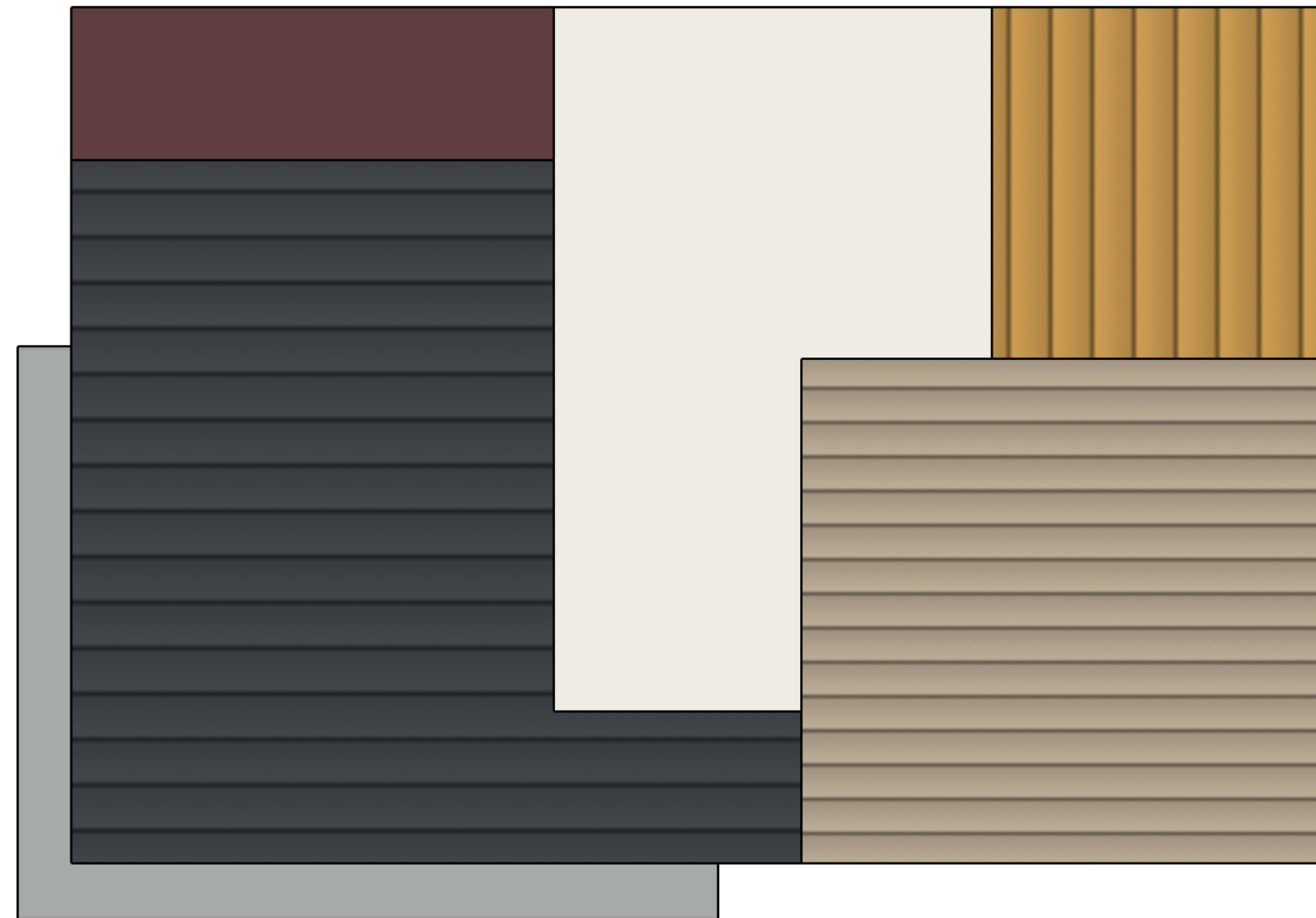
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Greek Villa - SW7551
Fiber Cement Panel Reveal System Siding

Cordovan - SW6027
Unit Entry Doors

Cyberspace - SW7076
7" Fiber Cement Lap Siding

Gris - SW7659
Trim and Fascia



Butternut - SW6389
Vertical Fiber Cement Siding

Khaki Shade - SW7533
5" Fiber Cement Lap Siding

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Sheet No.:
A12
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Proposed Materials
Exterior Building Finish Materials and Colors

Scale: NTS	Drawn By: APT	Date: 11-04-2014	Date Plotted: 11-4-14
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4525 and 4536 23rd Avenue SW



4518 Delridge Way SW



4522 Delridge Way SW



4146 25th Avenue SW



4844 and 4848 Delridge Way SW



4856 Delridge Way SW



4754 23rd Avenue SW



4106 25th Avenue SW



5434 Delridge Way SW - Cottage Grove Commons



4000 Delridge Way SW

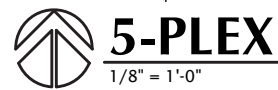
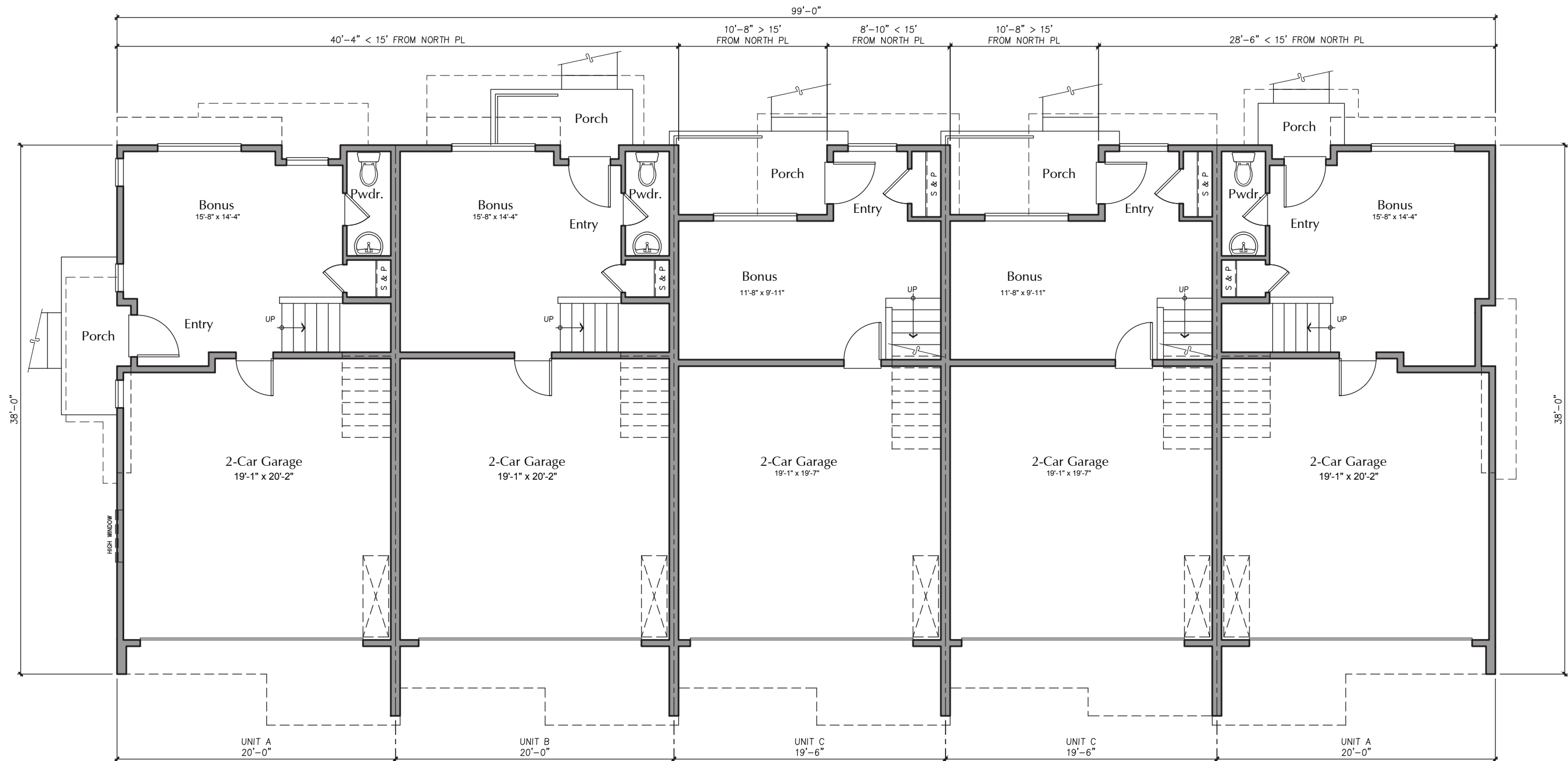


4040 26th Avenue SW - Youngstown Flats



2335 SW Alaska Street

H:\1427\UNIT CONCEPTS.DWG



LOWER LEVEL PLAN

1/8" = 1'-0"

AREA SUMMARY - UNIT A		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	376
Second Floor	649	0
Third Floor	715	0
Total SF	1,632	376

AREA SUMMARY - UNIT B		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	384
Second Floor	671	0
Third Floor	712	0
Total SF	1,651	384

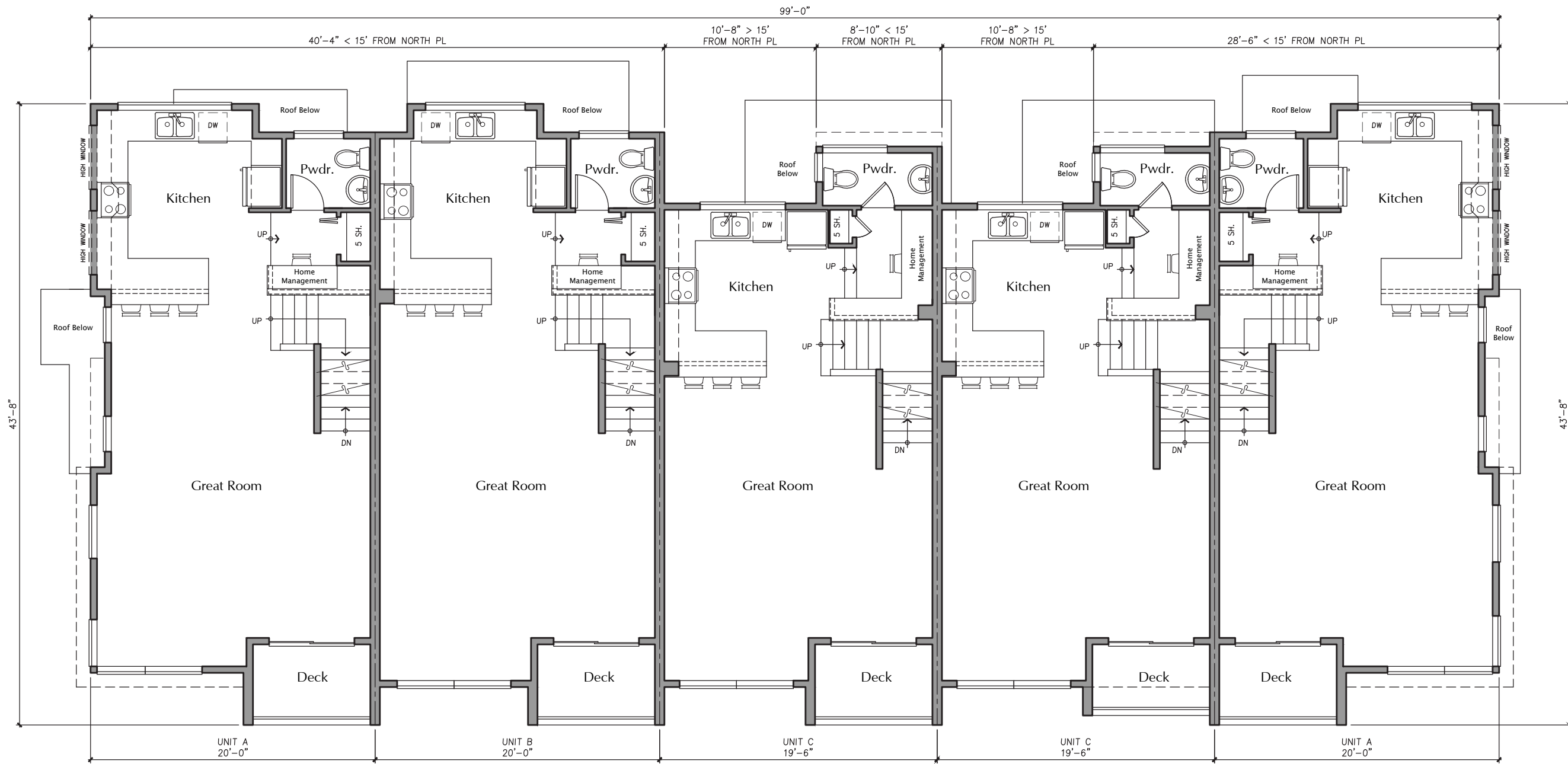
AREA SUMMARY - UNIT C		
	Heated	Unheated
	Net SF	Net SF
First Floor	221	364
Second Floor	572	0
Third Floor	612	0
Total SF	1,405	364

Sheet No.:
A14
Job No.:
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Proposed Building Plan
Lower Level Plan
Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 11-04-2014
Date Plotted: 11-4-14

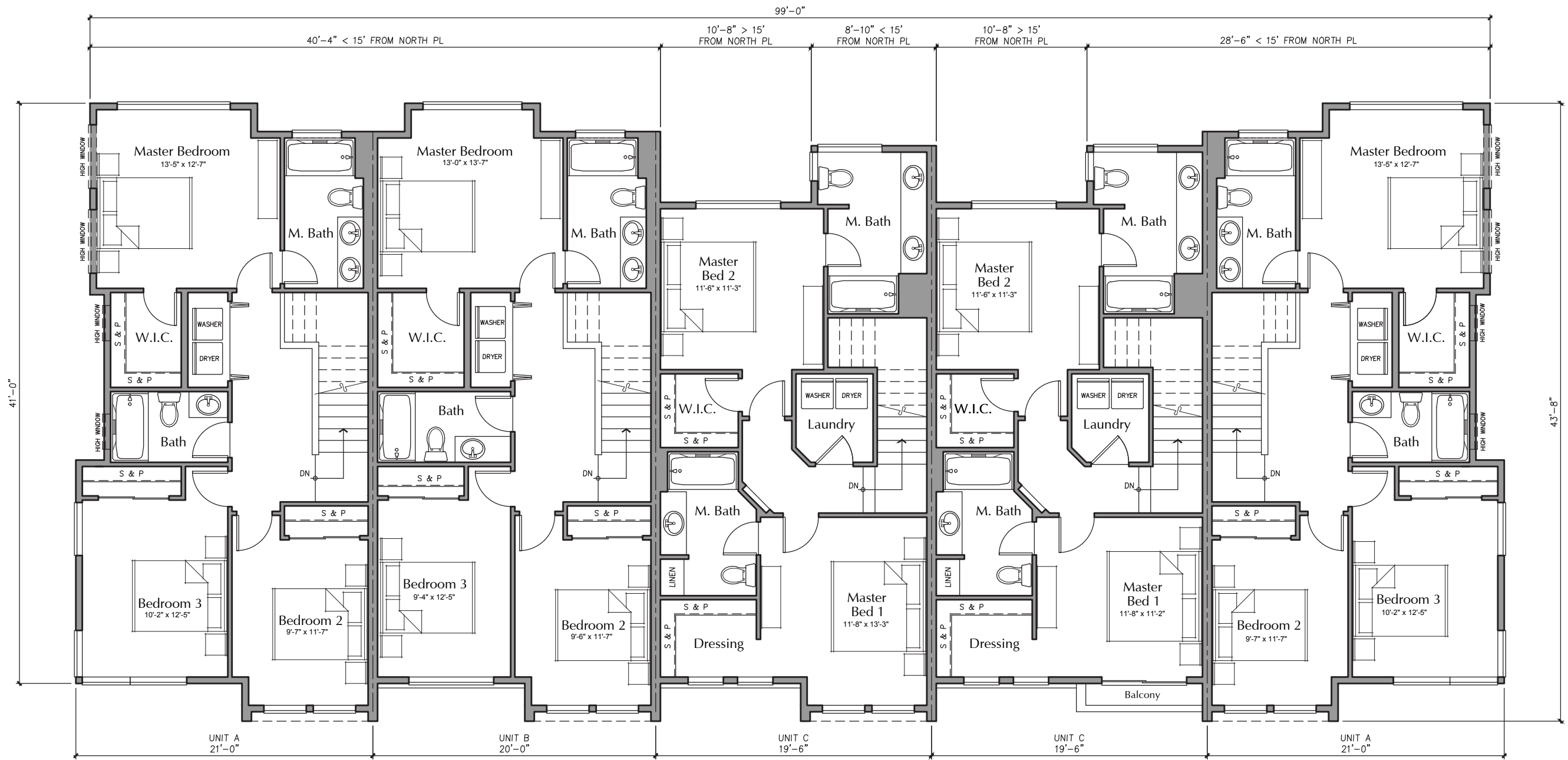



5-PLEX MIDDLE LEVEL PLAN
1/8" = 1'-0"

AREA SUMMARY - UNIT A		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	376
Second Floor	649	0
Third Floor	715	0
Total SF	1,632	376

AREA SUMMARY - UNIT B		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	384
Second Floor	671	0
Third Floor	712	0
Total SF	1,651	384

AREA SUMMARY - UNIT C		
	Heated	Unheated
	Net SF	Net SF
First Floor	221	364
Second Floor	572	0
Third Floor	612	0
Total SF	1,405	364




5-PLEX
 1/8" = 1'-0"

UPPER LEVEL PLAN

AREA SUMMARY - UNIT A		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	376
Second Floor	649	0
Third Floor	715	0
Total SF	1,632	376

AREA SUMMARY - UNIT B		
	Heated	Unheated
	Net SF	Net SF
First Floor	268	384
Second Floor	671	0
Third Floor	712	0
Total SF	1,651	384

AREA SUMMARY - UNIT C		
	Heated	Unheated
	Net SF	Net SF
First Floor	221	364
Second Floor	572	0
Third Floor	612	0
Total SF	1,405	364

Sheet No.:
A16
Job No.:
14-27

H:\1427\UNIT CONCEPTS.DWG



Milbrandt Architects, Inc., P.S.
 25 Central Way, Suite 210, Kirkland, Washington 98033
 Phone: 425-454-7130 Fax: 425-658-1208
 Website: <http://www.milbrandtarch.com>

Delridge Townhomes
 Seattle, Washington
iCap Delridge, LLC

Proposed Building Plan
 Upper Level Plan

Scale: 1/8" = 1'-0" Drawn By: APT Date: 11-04-2014 Date Plotted: 11-4-14

FACADE LENGTH CALCULATION:

LENGTH OF NORTH LOT LINE = 120'

MAXIMUM LENGTH OF FACADE WITHIN 15' OF LOT LINE
(NOT ABUTTING A STREET OR ALLEY) = 65%
= 78' MAX. (120' x 65%)

LENGTH OF FACADE SECTIONS WITHIN 15' OF NORTH LOT LINE =
A + B + C = X
40'-4" + 8'-10" + 28'-6" = 77'-8" = 64.7%

LENGTH OF FACADE SECTIONS WITHIN 15' OF SOUTH LOT LINE = 0

FACADE LENGTH LEGEND



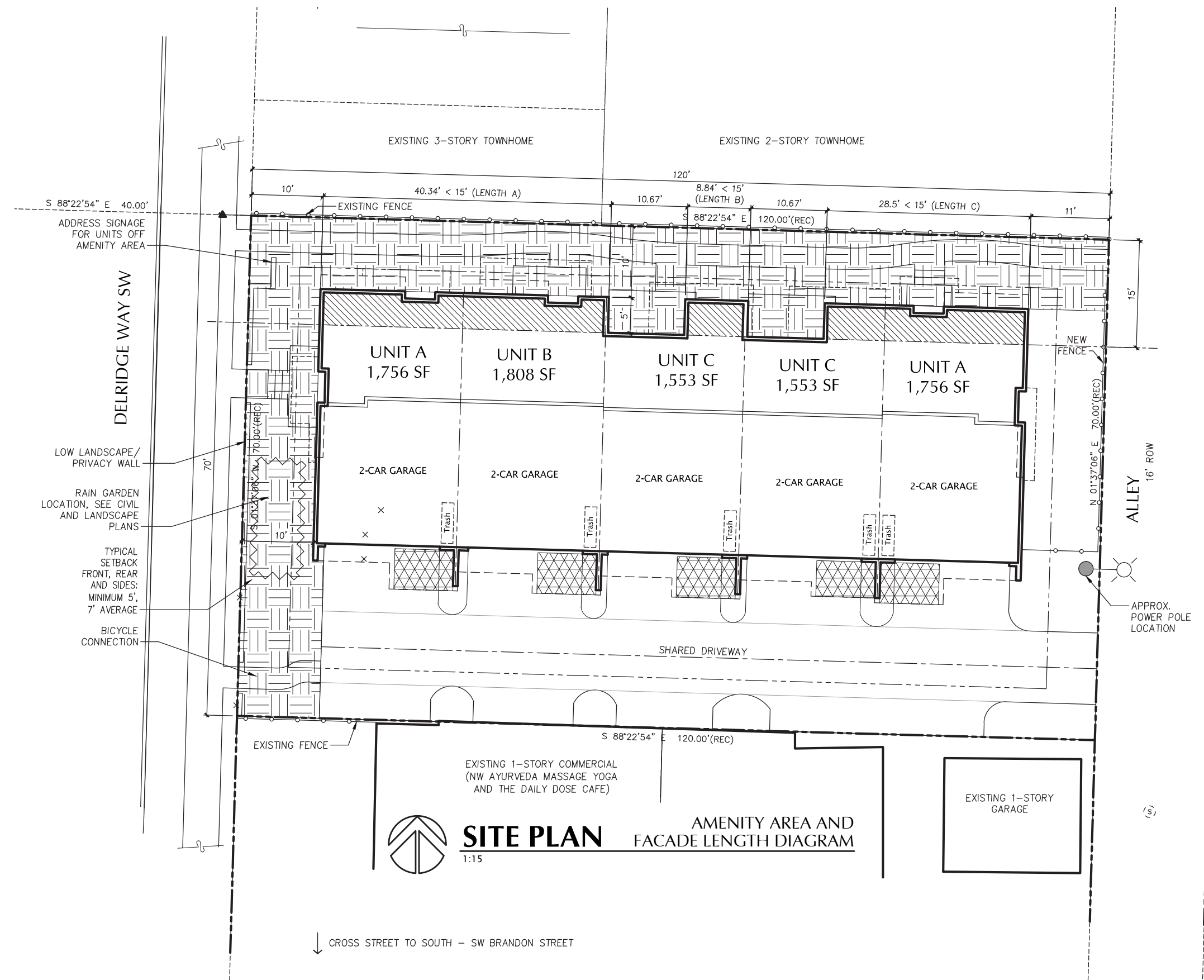
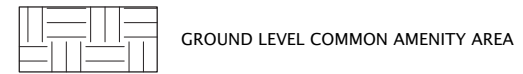
AMENITY AREA CALCULATION:

25% OF LOT AREA REQUIRED FOR AMENITY AREA
PER SMC 23.45.522.A.1

LOT AREA = 8,400 SF
REQUIRED AMENITY AREA = 2,100 SF

COMMON AMENITY AREA PROVIDED:
GROUND LEVEL AMENITY AREA = 2,179 SF
PRIVATE DECKS = 46 SF PER UNIT
TOTAL AMENITY AREA PROVIDED = 2,409 SF

AMENITY AREA LEGEND



SITE PLAN AMENITY AREA AND FACADE LENGTH DIAGRAM
1:15

H:\1427\PRELIM SITE PLAN.DWG



HINOKI CYPRESS

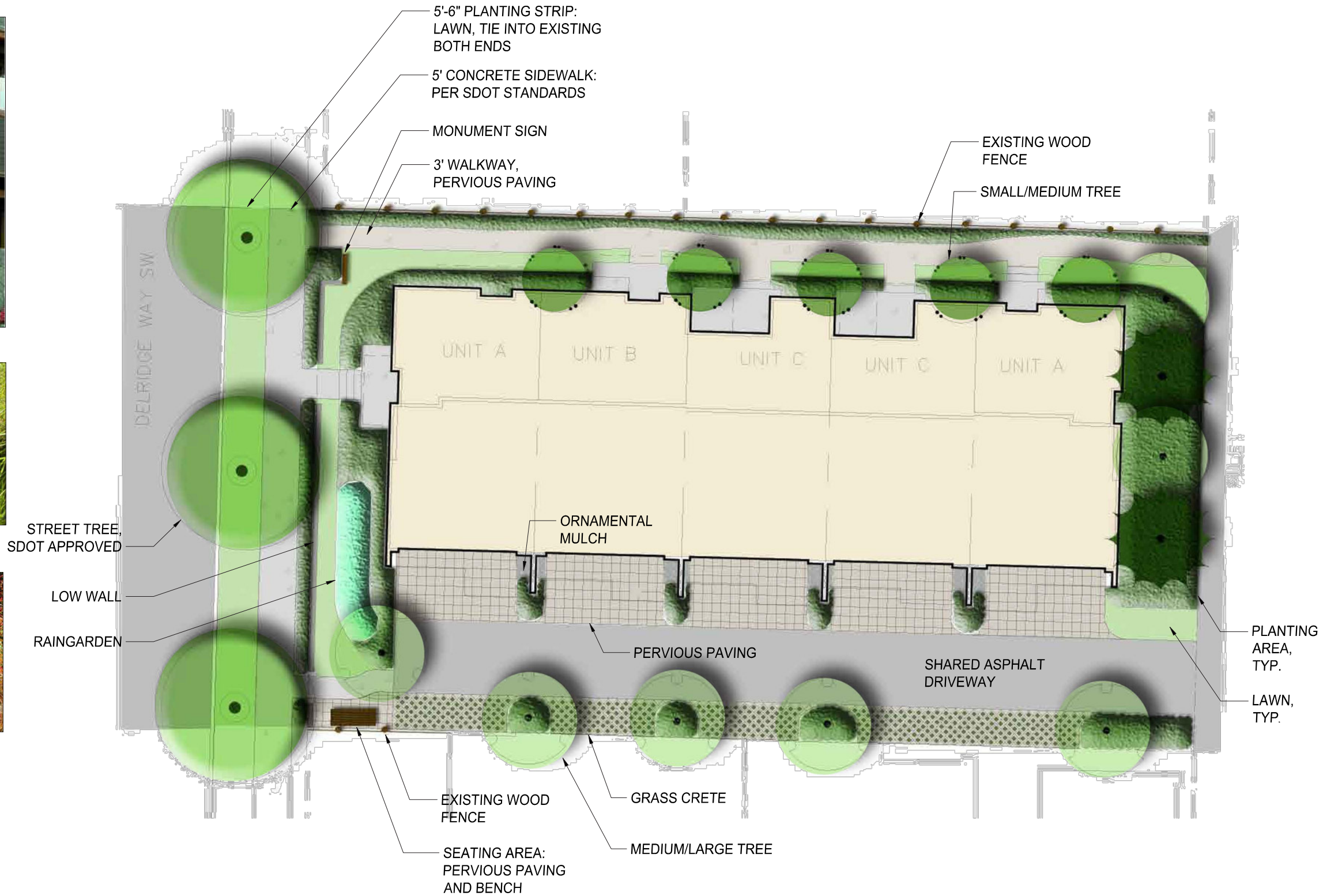


SAWBEAK SEDGE



ORANGE SEDGE

Tina Vincent
LANDSCAPE ARCHITECT
P.O. Box 1744
Edmonds, WA 98020
206.913.9216



CORNUS 'EDDIE'S WHITE WONDER'



DAVID'S VIBURNUM

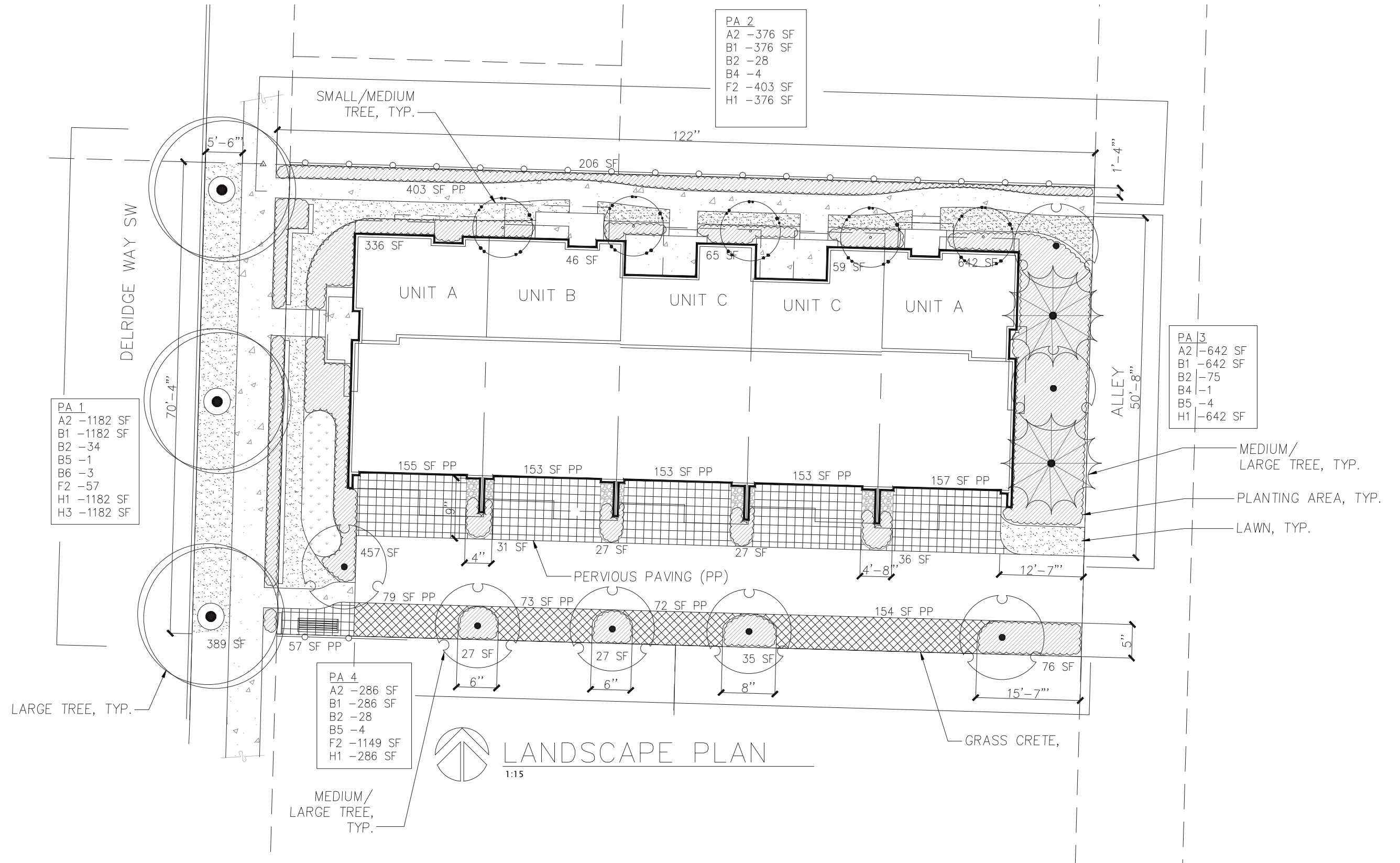


LAVENDER



VARIEGATED RED TWIG DOGWOOD





Tina Vincent
 LANDSCAPE ARCHITECT

P.O. Box 1744
 Edmonds, WA 98020
 206.913.9216

Milbrandt Architects, Inc., P.S.

25 Central Way, Suite 210, Kirkland, Washington 98033
 Phone: 425-454-7130 Fax: 425-658-1208 Website: <http://www.milbrandtarch.com>

Delridge Townhomes
 Seattle, Washington
iCap Delridge, LLC

PRELIMINARY
LANDSCAPE PLAN / GREEN FACTOR

Scale: AS SHOWN Drawn By: TV Date: 10-17-14 Date Plotted: -

Sheet No.: **L2**
 Job No.: 14-27

Revised 4/8/09

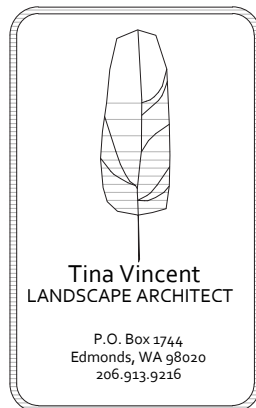
Green Factor Worksheet*

SEATTLE *green factor*

		Planting Area					TOTAL**
		1	2	3	4		
A1	square feet						0
A2	square feet	1182	376	642	286		2486
A3	square feet						0
B1	square feet	1182	376	642	286		2486
B2	# of plants	34	28	75	28		165
B3	# of trees						0
B4	# of trees		4	1			5
B5	# of trees	1		4	4		9
B6	# of trees	3					3
B7	# of trees						0
C1	square feet						0
C2	square feet						0
D	square feet						0
E	square feet						0
F1	square feet						0
F2	square feet	57	403		1149		1609
G	square feet						0
H1	square feet	1182	376	642	286		2486
H2	square feet						0
H3	square feet	1182					1182
H4	square feet						0

* See Green Factor score sheet for category definitions
 ** Enter totals on the Green Factor score sheet

NOTES:
 1. MAINTENANCE PLAN TO BE PROVIDED.



Revised 12/28/10

Green Factor Score Sheet

SEATTLE *green factor*

Project title: DELDRIDGE TOWNHOMES

Parcel size (enter this value first) * enter sq ft of parcel

SCORE 0.601

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	<input type="text" value="0"/> enter sq ft	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="2486"/> enter sq ft	0.6	1,491.6
3 Bioretention facilities	<input type="text" value="0"/> enter sq ft	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	<input type="text" value="2486"/> enter sq ft	0.1	249
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="165"/> enter number of plants	1980	0.3
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<input type="text" value="0"/> enter number of plants	0	0.3
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<input type="text" value="5"/> enter number of plants	750	0.3
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<input type="text" value="9"/> enter number of plants	2250	0.4
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<input type="text" value="3"/> enter number of plants	1050	0.4
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	<input type="text" value="0"/> enter inches DBH	0	0.8
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	<input type="text" value="0"/> enter sq ft	0.4	-
2 Over at least 4" of growth medium	<input type="text" value="0"/> enter sq ft	0.7	-
D Vegetated walls			
	<input type="text" value="0"/> enter sq ft	0.7	-
E Approved water features			
	<input type="text" value="0"/> enter sq ft	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/> enter sq ft	0.2	-
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="1609"/> enter sq ft	0.5	804.5
G Structural soil systems			
	<input type="text" value="0"/> enter sq ft	0.2	-
sub-total of sq ft = 12,611			
H Bonuses			
1 Drought-tolerant or native plant species	<input type="text" value="2486"/> enter sq ft	0.1	248.6
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<input type="text" value="0"/> enter sq ft	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	<input type="text" value="1,182"/> enter sq ft	0.1	118
4 Landscaping in food cultivation	<input type="text" value="0"/> enter sq ft	0.1	-
Green Factor numerator = 5,051			

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

SURVEYOR'S NOTES

INSTRUMENT USED, LEICE 1203 3" ROBOTIC TOTAL STATION & LEICA GS14 DUEL FREQUENCY RTK GPS. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED IN FEBRUARY OF 2014.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM ACCURACY AND PRECISION REQUIREMENTS SET FORTH IN WAC 332-130-090.

UTILITIES AS SHOWN ON THESE PLANS ARE PER OBSERVED SURFACE EVIDENCE, ALL UTILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.

THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS AS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY ORDER NO. 520710727 DATED JANUARY 29TH, 2014.

THE BOUNDARIES AS SHOWN HERE WERE CALCULATED USING THE FOLLOWING REFERENCES:
 RECORD OF SURVEY RECORDING NUMBER 20060927900004.
 CITY OF SEATTLE SHORT PLAT RECORDING NUMBER 20100205900007.
 CITY OF SEATTLE SHORT PLAT NUMBER 79-192 RECORDING NUMBER 7911200896.
 PLAT OF COTTAGE GROVE NUMBER TWO RECORDING NUMBER 191809061242597.

RECORDS OF KING COUNTY, WASHINGTON

HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE, BASED ON RTK GPS OBSERVATION AND THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 WASHINGTON STATE PLANE NORTH ZONE, BASED ON RTK GPS OBSERVATION AND THE WASHINGTON STATE REFERENCE NETWORK.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
 PARCEL B, CITY OF SEATTLE SHORT PLAT NO. 79-192, RECORDED UNDER RECORDING NO. 7911200896,
 RECORDS OF KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

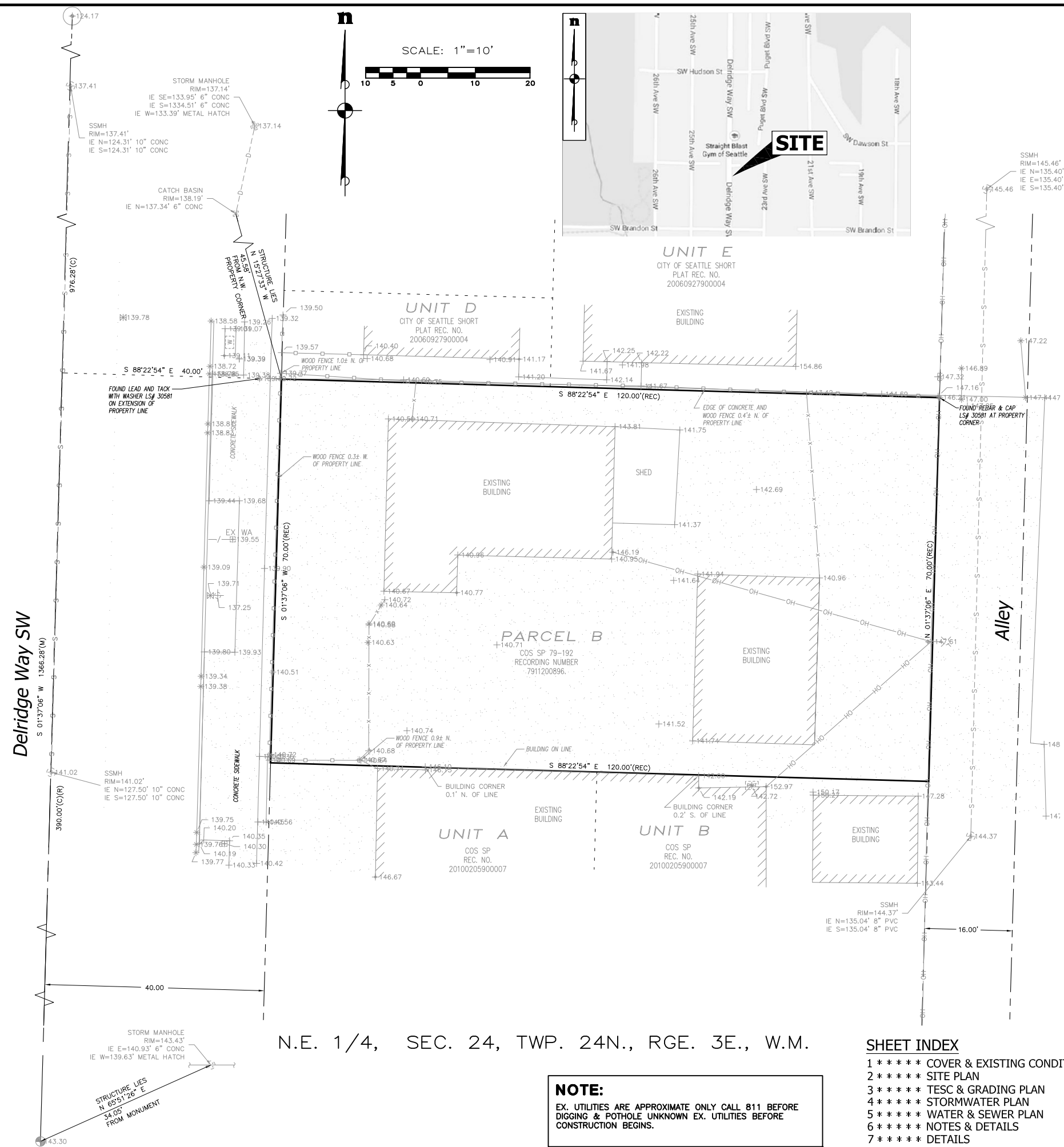
EASEMENTS

2. EASEMENTS OR CLAIMS OF EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT DISCLOSED BY THE PUBLIC RECORDS.
10. RIGHTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
14. RIGHTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
16. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF COTTAGE GROVE NUMBER TWO; REFER TO THE PLAT FOR FULL PARTICULARS.
17. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 FOR : SIDE SEWER
 RECORDED : SEPTEMBER 11, 1956 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4728545
 AFFECTS : 4 FEET, ALONG THE LINE AS CONSTRUCTED

19. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED : SHORT PLAT
 RECORDED : NOVEMBER 20, 1979 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7911200896

SURVEY LEGEND

- FOUND CASED CONCRETE MONUMENT WITH BRASS PIN
- FOUND REBAR & CAP AS SHOWN
- TEMPORARY BENCHMARK/PKINAL IN ASPHALT
- FIRE HYDRANT
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- POWER VAULT
- UTILITY LIGHT POLE
- SANITARY SEWER MANHOLE
- FENCE GATE POST
- SANITARY SEWER LINE
- 6" VERTICAL CURB
- RIGHT OF WAY LINES
- RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- CONCRETE SURFACE

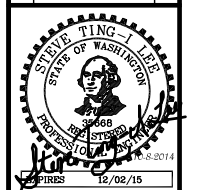


N.E. 1/4, SEC. 24, TWP. 24N., RGE. 3E., W.M.

NOTE:
 EX. UTILITIES ARE APPROXIMATE ONLY CALL 811 BEFORE DIGGING & POTHOLE UNKNOWN EX. UTILITIES BEFORE CONSTRUCTION BEGINS.

- SHEET INDEX**
- 1 ***** COVER & EXISTING CONDITIONS
 - 2 ***** SITE PLAN
 - 3 ***** TESC & GRADING PLAN
 - 4 ***** STORMWATER PLAN
 - 5 ***** WATER & SEWER PLAN
 - 6 ***** NOTES & DETAILS
 - 7 ***** DETAILS

REVISIONS			
NO.	DESCRIPTION/DATE	BY	



PREFERRED ENGINEERING, LLC
 CIVIL ENGINEERING - PROJECT MGT. - ADV. HYDRAULICS
 11627 SE 58TH STREET PH (206) 501-5708
 BELLEVUE, WA 98006
 EMAIL: STEVE@PELLC.ORG

WASHINGTON

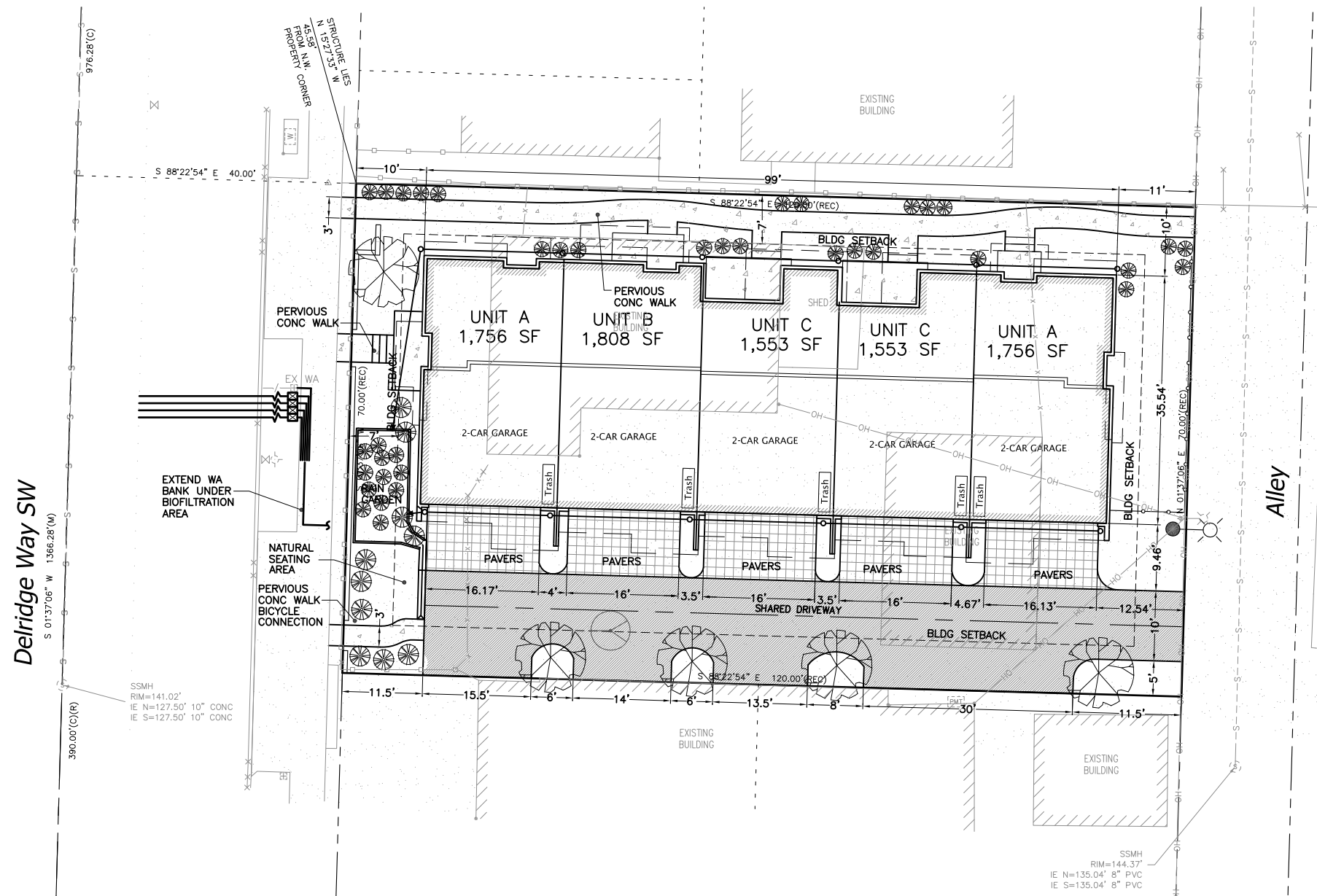
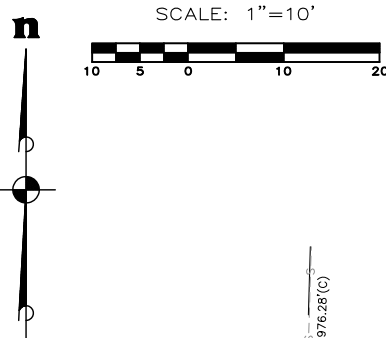
EXISTING CONDITIONS
 DELDRIDGE TOWNHOMES
 SEATTLE

JOB NO.:	2014-302
DWG. NAME:	MAIN_CVILDWG
DESIGNED BY:	STL
DRAWN BY:	JK
CHECKED BY:	STL
DATE:	10/3/14
DATE OF PRINT:	
C-1	
1 of 7 SHEETS	

VICINITY MAP
 SITE ADDRESS:
 5206 DELDRIDGE WAY SW
 SEATTLE, WA 98106
 PARCEL NO.: 1773101160
 ZONING: LR2
 OCCUPANCY: MULTI FAMILY

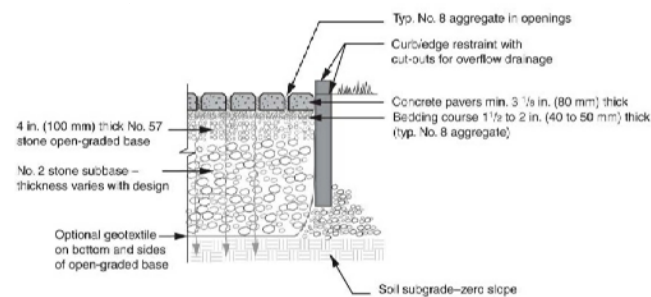
PROJECT CONTACTS
 OWNER:
 ICAP EQUITY, LLC
 10900 NE 8TH STREET, STE 1000
 BELLEVUE, WA 98004
 425.372.7114
 SURVEYOR:
 INFORMED LAND SURVEY
 EVAN WAHLSTROM, PLS
 1944 PACIFIC AVE STE 302
 TACOMA, WA 98402
 253.627.2070
 PLANNER:
 PK ENTERPRISES
 PHIL KITZES
 23035 SE 263RD STREET
 MAPLE VALLEY, WA 98038
 206.227.7445
 ARCHITECT:
 MILBRANDT ARCHITECTS
 ANNA THOMPSON/BOB WEIBEL
 25 CENTRAL WAY#210
 KIRKLAND, WA
 425.454.7130
 ENGINEER:
 PREFERRED ENGINEERING
 STEVEN LEE, PE
 11627 SE 58TH STREET
 BELLEVUE, WA 98006
 206.501.5708

N.E. 1/4, SEC. 24, TWP. 24N., RGE. 3E., W.M.



PERVIOUS SIDEWALK

NTS



PAVER SECTION

NTS

- 3 1/2" COMPACTED DEPTH HMA
- 3" COMPACTED DEPTH CRUSHED SURFACING TOP COURSE
- 4" COMPACTED DEPTH CRUSHED SURFACING BASE COURSE

ASPHALT DRIVEWAY SECTION

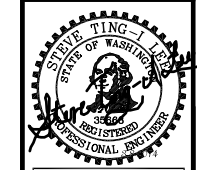
NTS

LANDUSE AREA CALCULATION

	ON-SITE
IMPERVIOUS AREA (SQ-FT):	6,664
POLLUTION GENERATING IMPERVIOUS (SQ-FT):	1,840
ROOF IMPERVIOUS (SQ-FT):	4,351
PERVIOUS AREA (SQ-FT):	?
GRASS/LANDSCAPING (SQ-FT):	1,736

NOTE:
EX. UTILITIES ARE APPROXIMATE ONLY CALL 811 BEFORE DIGGING & POT HOLE UNKNOWN EX. UTILITIES BEFORE CONSTRUCTION BEGINS.

REVISIONS		
NO.	DESCRIPTION/DATE	BY



PREFERRED ENGINEERING, LLC
 CIVIL ENGINEERING - PROJECT MGT. - ADV. HYDRAULICS
 11627 SE 56TH STREET PH (206) 501-5708
 BELLEVUE, WA 98006
 EMAIL: STEVE@PELLC.ORG

WASHINGTON

SITE PLAN
DELDRIDGE TOWNHOMES
 SEATTLE

JOB NO.: 2014-302
 DWG. NAME: MAIN_CIVIL.DWG
 DESIGNED BY: STL
 DRAWN BY: JK
 CHECKED BY: STL
 DATE: 10/3/14
C-2
 2 OF 7 SHEETS

- REPRESENT THE SITE IN PLAN VIEW ON THIS SHEET AND LABEL ALL AREAS OF THE SITE AS ONE OF THE FOLLOWING: AI, ND, O, OR D (SEE DEFINITIONS BELOW.) INCLUDE THE CORRESPONDING SQUARE FOOTAGES (SF) ON THIS PLAN SHEET. DO NOT REFERENCE AN ALTERNATIVE PLAN SHEET.
- COMPLETE THE POST CONSTRUCTION COMPOST CALCULATION WORKSHEET.

POST CONSTRUCTION COMPOST CALCULATION WORKSHEET:
(SEE DEFINITIONS BELOW)

1. TOTAL SITE AREA (LOT SIZE)	8400 SF
2. IMPERVIOUS AREA (AI)	6554 SF
3. NON DISTURBANCE AREA (ND)	0 SF
4. OTHER AREA (D)	1735 SF
5. ADD ITEMS 2-4	8400 SF
6. SUBTRACT LINE 5 FROM LINE 1	0 SF
7. MULTIPLY LINE 6 BY 0.0052	0 SF

NOTE: RECEIPT FOR THE REQUIRED COMPOST IMPORT MUST BE SHOWN TO THE DPD SITE INSPECTOR AT THE SITE FINAL INSPECTION.

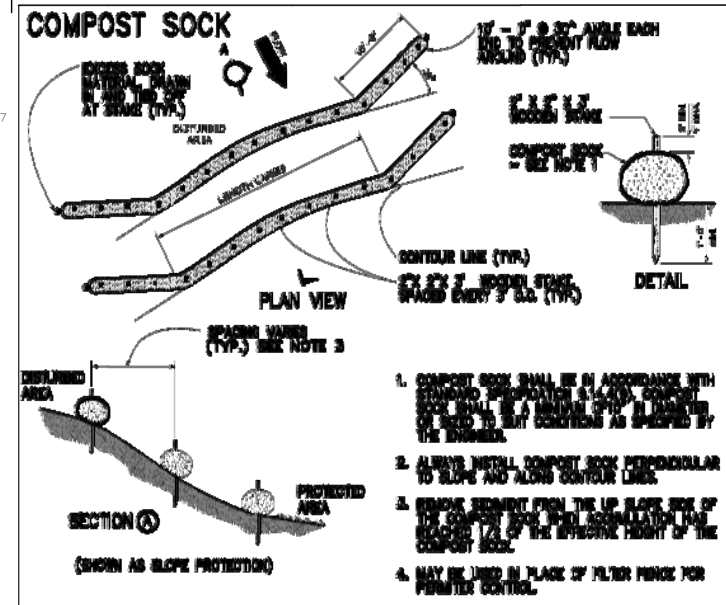
- TOTAL SITE AREA:** SIZE OF THE LOT, EXPRESSED IN SQUARE FEET.
- IMPERVIOUS AREA (AI):** THE TOTAL SQUARE FOOTAGE OF NEW AND/OR REPLACED IMPERVIOUS AREA. IMPERVIOUS AREAS ARE THOSE THAT WILL NOT BE VEGETATED SUCH AS BUILDING ROOF AREA, DRIVEWAYS, WALKWAYS, PATIOS, ETC. LABEL THESE AREAS AS (AI) ON THE PLAN SHEET AND NOTE THE TOTAL SQUARE FOOTAGE ON THE COMPOST CALCULATION WORKSHEET.
- NON-DISTURBED AREA (ND):** VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY (SEE D) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICULAR TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) ON THE PLAN SHEET AND NOTE THE TOTAL SQUARE FOOTAGE ON THE COMPOST CALCULATION WORKSHEET.
- OTHER (O):** OTHER REPRESENTS EXISTING IMPERVIOUS SURFACE TO REMAIN, DRAINAGE FACILITIES, ENGINEERED STRUCTURAL FILL AREAS, RAIN GARDENS, ETC. LABEL THESE AREAS AS (O) ON THE PLAN SHEET AND NOTE THE TOTAL SQUARE FOOTAGE ON THE COMPOST CALCULATION WORKSHEET.

- DISTURBED AREA (D):** AREA (TURF AND LANDSCAPE) THAT MUST BE AMENDED WITH A MINIMUM OF 2 INCHES OF COMPOST AND BE LOOSENEED SO IT WILL BE PROBED TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (D) ON THE PLAN SHEET AND NOTE THE TOTAL SQUARE FOOTAGE ON THE COMPOST CALCULATION WORKSHEET.



TESC NOTE(S):

- GRADING MUST BE STABILIZED BY OCTOBER 31ST.
- NO EXCAVATION OR FILL CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.



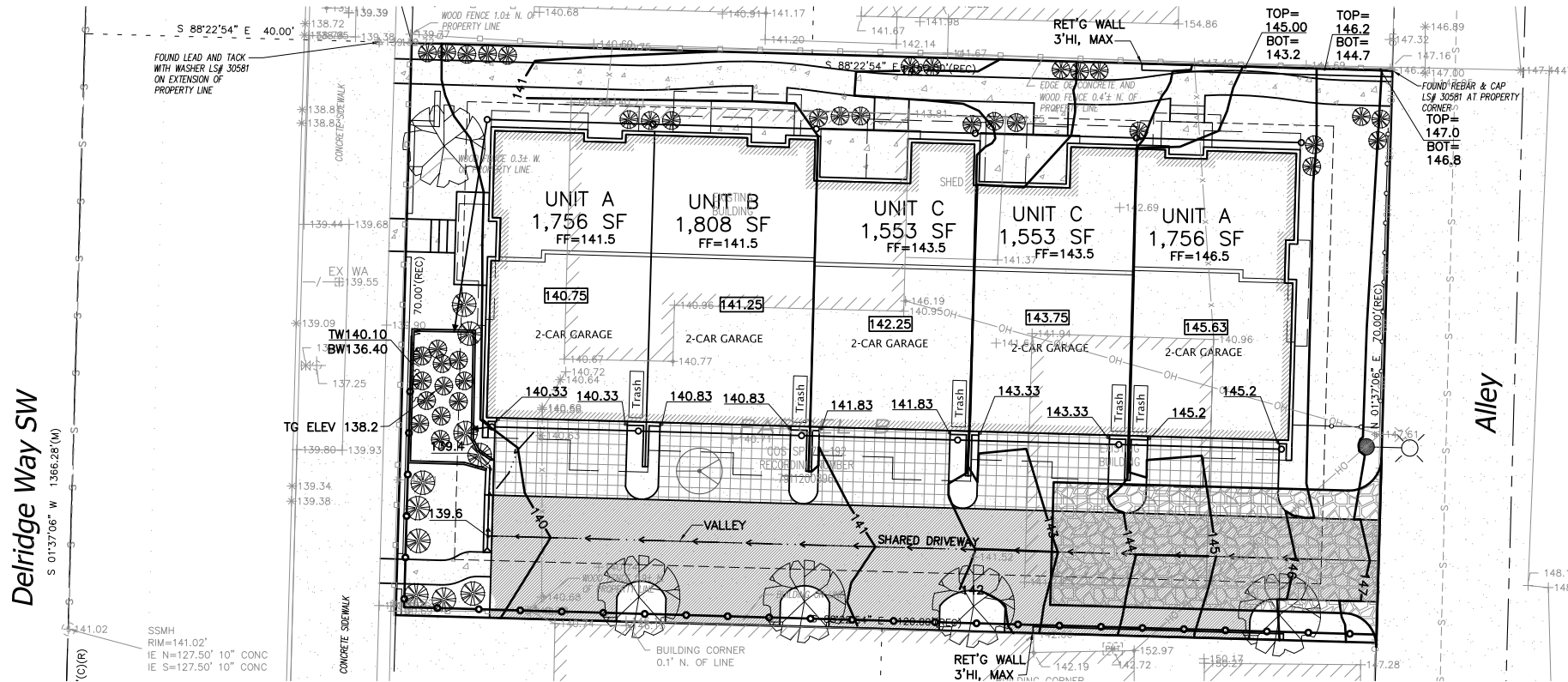
- CONCRETE SOIL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINE.
- REMOVE SEDIMENT FROM THE UP-SLOPE SIDE OF THE SOCK AT THE END OF THE DISTURBED LENGTH OF THE COMPOST SOCK.
- MAY BE USED IN PLACE OF FILTER FENCE FOR PROTECTED AREAS.

CONSTRUCTION SEQUENCE:

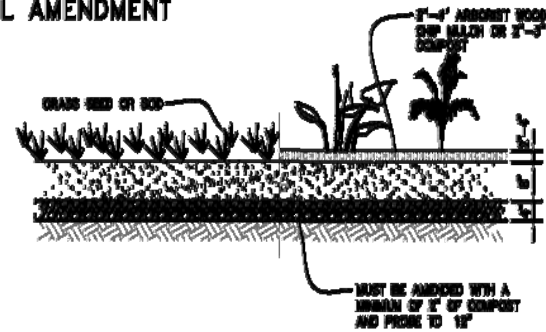
- ARRANGE AND ATTEND PRECONSTRUCTION MEETING WITH CITY OF SEATTLE INSPECTOR. DPD WILL ISSUE THE SIDE SEWER PERMIT (INCLUDING SERVICE DRAINS, PUMPS, ETC.).
 - FLAG CLEARING LIMITS.
 - INSTALL FILTER FENCE.
 - CLEAR SITE.
 - INSTALL SEDIMENT CONTROL SYSTEMS, AS SPECIFIED.
 - INSTALL TEMPORARY SITE DRAINAGE SYSTEM.
 - PERFORM GRADING AND INSTALL UTILITIES.
 - SEED OR SURFACE DISTURBED AREAS.
 - CLEAN OUT STORM DRAIN SYSTEM.
 - REMOVE SILT FENCES AND OTHER SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN STABILIZED AND THE CITY'S INSPECTOR HAS APPROVED THE REMOVAL.
- *CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 206-684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT FOR THIS ITEM.**
- **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 OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT.**
- ***OBTAIN APPROVAL FROM SPU AT 206-684-4615 PRIOR TO DISCHARGE OF ANY STORM OR GROUND WATER INTO THE STREET OR PUBLIC STORM DRAIN SYSTEMS. IF NO APPROVAL IS OBTAINED, SILT LADEN STORM WATER SHALL BE STORED ON SITE IN TANKS AND HAULED TO AN APPROVED DISPOSAL LOCATION OR DRAINED TO STORM DRAIN SYSTEM AFTER SILTS HAVE SETTLED OUT.**

NOTE:

EX. UTILITIES ARE APPROXIMATE ONLY CALL 811 BEFORE DIGGING & POTHOLE UNKNOWN EX. UTILITIES BEFORE CONSTRUCTION BEGINS.



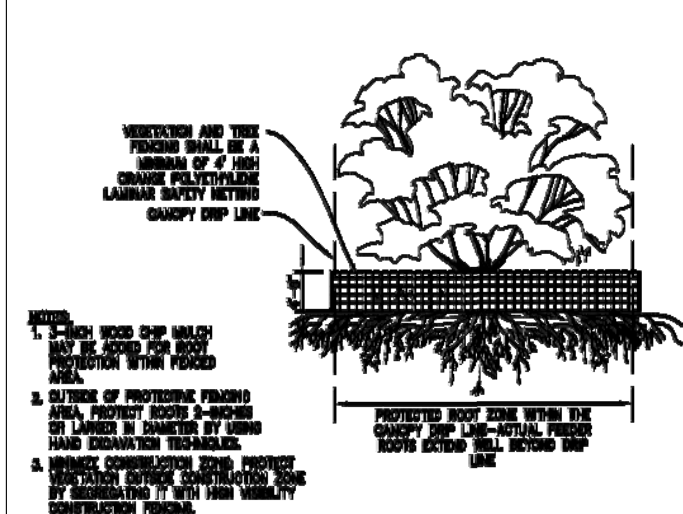
SOIL AMENDMENT



NOTE:

- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
- SOIL AMENDMENT CALCULATIONS SHALL BE SHOWN ON THE POST-CONSTRUCTION COMPOST CALCULATION WORKSHEET.
- SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.

PRESERVING VEGETATION



NOTE:

- 3'-HIGH WOOD SHIP WALCH MAY BE USED FOR ROOT PROTECTION WITHIN PAVED AREAS.
- OUTLINE OF PROTECTIVE FENCING AREA, PROTECT ROOTS 3'-MINIMUM IN DIAMETER BY HAND HAND EXCAVATION TECHNIQUES.
- MINIMUM CONSTRUCTION ZONE PROTECT ROOTS WITHIN 3'-MINIMUM CONSTRUCTION ZONE BY STABILIZING IT WITH HIGH STABILITY CONSTRUCTION FENCING.

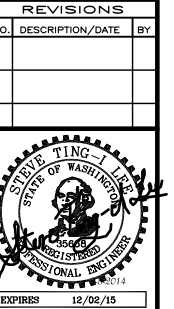
SPECIAL EROSION/SEDIMENTATION CONTROL (ESC) NOTES:

- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE CITY OF SEATTLE TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 15 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- PLACE FILTER FABRIC UNDER CB GRATES UNTIL SITE IS STABILIZED.
- ADJUST LOCATION OF SEDIMENT POND AS REQUIRED DURING CONSTRUCTION (IF APPLICABLE).

CONSTRUCTION STORMWATER CONTROL PLAN
& POST CONSTRUCTION SOIL MANAGEMENT PLAN

TESC & GRADING PLAN

DELRIDGE TOWNHOMES



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