

CHARLESTOWN TOWNHOMES

4-DWELLING UNITS W/ 1-UNIT LIVEWORK

DPD PROJECT #6487428

3014 SW CHARLESTOWN ST

SEATTLE, WA 98126

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7815 REGISTERED ARCHITECT

JENNIFER WEDDERMANN
 STATE OF WASHINGTON

COMMERCIAL ZONING INFO

SMC 23.47A

LOT INFO

PROJECT DATA

PROJECT DIRECTORY

DRAWING INDEX

SMC 23.47A	REQUIRED:	PROPOSED:
23.47A.004 PERMITTED & PROHIBITED USES:	RESIDENTIAL USE IS PERMITTED IN C1-40 ZONE (INCLUDING LIVE/WORK UNIT)	5- UNIT RESIDENTIAL: 4 STORY BUILDING W/ ROOF DECK. INCLUDES (1) LIVE/WORK UNIT W/ COMMERCIAL SPACE AT STREET LEVEL.
23.47A.005 STREET LEVEL USES:	RESIDENTIAL USES AT STREET LEVEL.	RESIDENTIAL USE AT STREET LEVEL IS NOT RESTRICTED BECAUSE NOT IN A PEDESTRIAN DESIGNATED ZONE.
23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS:	STREET LEVEL DEVELOPMENT STANDARDS REQUIRE WINDOWS, ENTRYWAYS OR DOORWAYS, STAIRS, SCOOPS, OR PORCHES, DECKS OR BALCONIES, AND SCREENING AND LANDSCAPING FACADE ITSELF BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.	REQUIREMENT MET SEE SHEET A3.1
23.47A.012 STRUCTURE HEIGHT:	THE HEIGHT LIMIT FOR STRUCTURES IN NC ZONES AND C ZONES IS 30', 40', 60', 80' 125' OR 160', AS DESIGNATED ON THE OFFICIAL LAND USE MAP; CHAPTER 23.32 STRUCTURES MAY NOT EXCEED THE APPLICABLE HEIGHT LIMIT, EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION 23.47A.012. a. IN ZONES WITH A 30 OR 40 FOOT HEIGHT LIMIT. a. THE HEIGHT OF A STRUCTURE MAY EXCEED THE OTHERWISE APPLICABLE LIMIT BY UP TO 4', PROVIDED: 1) a. A FLOOR TO FLOOR HEIGHT OF 13' OR MORE IS PROVIDED FOR THE NON-RESIDENTIAL USES AT STREET LEVEL. (THIS APPLIES TO THE SECTION OF THE BUILDING THAT IS LIVE-WORK). c. ROOFTOP FEATURES: STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16'. ROOFTOP FEATURE MAY NOT EXCEED 25% OF THE AREA OF THE ROOF. (THIS APPLIES TO ALL (5) UNITS).	PROPOSED BUILDING DESIGN 40' MAX HEIGHT SEE SHEETS A3.1, A3.2, A3.3 AND A3.4
23.47A.013 FLOOR AREA RATIO:	TOTAL FAR PERMITTED FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES = 3.25 FOR A 40' H BUILDING, PROVIDED THAT THE FAR LIMIT FOR EITHER ALL RESIDENTIAL USES OR THE FAR LIMIT FOR ALL NON-RESIDENTIAL USES SHALL NOT EXCEED THE FAR LIMIT ESTABLISHED IN ROW 1 = 3 FOR A 40' H BUILDING.	SEE SHEET A2.5 FOR FAR DIAGRAM
23.47A.014 SETBACK REQUIREMENTS:	SETBACK ABUTTING A SIDE OR REAR LOT LINE OF A RESIDENTIALLY ZONED LOT	ZONE FOR PROJECT AREA IS C1-40
23.47A.024 AMENITY REQUIREMENTS:	5% OF GROSS RESIDENTIAL SQUARE FOOTAGE TO BE PROVIDED AS AMENITY SPACE.	SEE SHEET A2.5 FOR AMENITY SPACE DIAGRAM AT ROOF DECKS
23.54.040.A WASTE & RECYCLING:	RESIDENTIAL USES PROPOSED TO BE LOCATED ON SEPARATE PLATTED LOTS, FOR WHICH EACH DWELLING UNIT WILL BE BILLED SEPARATELY FOR UTILITIES, SHALL PROVIDE ONE STORAGE AREA PER DWELLING UNIT THAT HAS MINIMUM DIMENSIONS OF 2 FEET BY 6 FEET. NON-RESIDENTIAL USES UNDER 5,000 SF REQUIRE 82 SF OF STORAGE FOR WASTE.	THE (4) RESIDENTIAL UNITS HAVE WASTE AREA OFF OF CARPORT OF 30'x72" WITH SLIDING PANEL DOORS TO CONCEAL. THE LIVE WORK UNIT HAS WASTE AREA OFF WEST SIDE OF BUILDING OF 30'x72" WITH EXTERIOR DOORS TO ACCESS.
23.54.015 REQUIRED PARKING	PER SMC 23.54.015 D1, SINCE THE LIVE/WORK UNIT'S COMMERCIAL SPACE IS UNDER 1500 S.F., NO PARKING IS REQUIRED. THE REMAINDER OF THE UNIT IS UNDER 1500 S.F. TABLE B: ONE SPACE FOR A MOTOR VEHICLE IS REQUIRED PER DWELLING UNIT IN MULTI FAMILY RESIDENTIAL USES. TABLE D: BICYCLE PARKING REQUIRED: D.2. MULTIFAMILY RESIDENTIAL USES - PROVIDE 1 SPACE PER 4 DWELLING UNITS OF LONG TERM PARKING A.3. OFFICE USE - PROVIDE 1 PER 4000 SF OF SPACE OF LONG TERM PARKING & 1 PER 40,000 SF OF SPACE OF SHORT TERM PARKING	NO PARKING FOR THE LIVE/WORK UNIT IS PROPOSED. ONE STALL PER RESIDENTIAL UNIT IS PROPOSED. 3 BICYCLE PARKING LONG TERM SPACES ARE PROPOSED.

ZONING :
C1-40
 LOT AREA:
4,121-SF = (0.11 ACRES)
 PARCEL #:
762870-0276
 LEGAL DESCRIPTION:
LOT 6, BLOCK 3,
SEABOARD ADD

APPLICABLE CODES: 2015 SMC & 2015 IBC & 2015 IRC & 2015 SBC
 2015 SFC & 2015 SMC & 2015 SEC & 2009
 ICC A117.1 ACCESSIBILITY
 CONSTRUCTION TYPE: V-A, AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
 1-HOUR SEPARATION BETWEEN RESIDENTIAL UNITS; NFPA 13 SYSTEM
 OCCUPANCY CLASSIFICATION
 RESIDENTIAL CLASSIFICATION R-2

OWNER:
 BENDARE DUNDAT, INC.
 4701 SW ADMIRAL WAY, #19
 SEATTLE, WA 98116
 206-999-0994
 KIRKVL@HOTMAIL.COM

ARCHITECT:
 WEDDERMANN ARCHITECTURE,
 PLLC 1201 REGENTS BLVD, SUITE A
 FIRCREST, WA 98466
 253-973-6611

STRUCTURAL ENGINEER:
 NTP ENGINEERS 16507 NE 50TH ST
 REDMOND, WA 98052
 425-891-5111

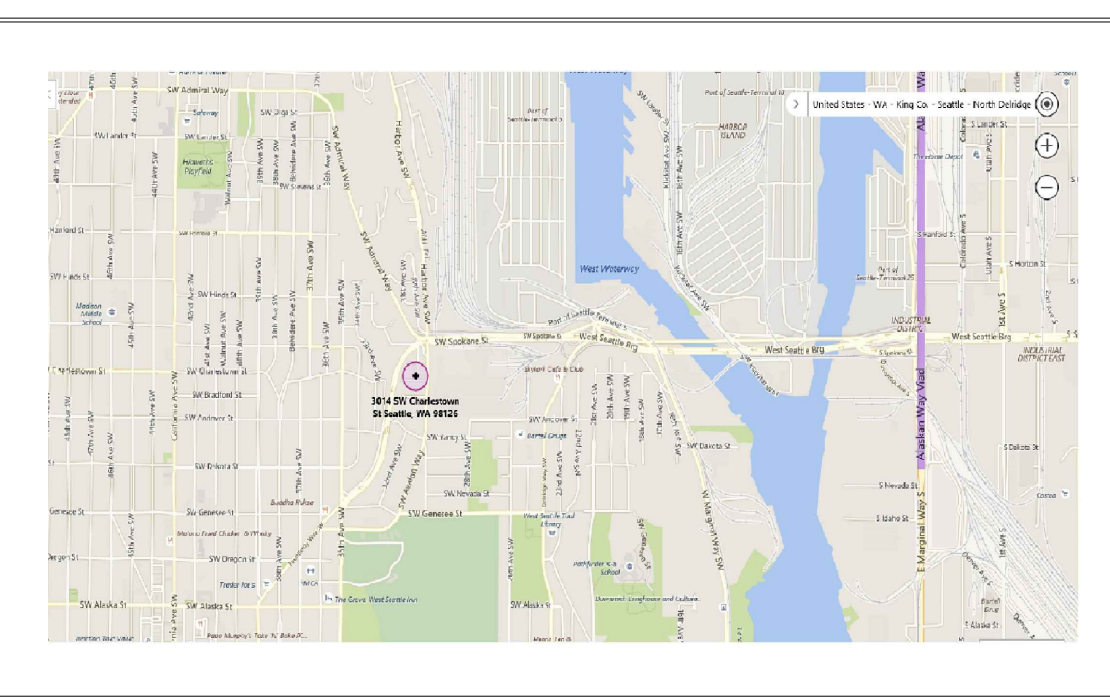
CIVIL ENGINEER:
 PBG, LLC.
 5130 S 166TH LANE
 SEATAC, WA 98188
 206-229-6422

SURVEYOR:
 CRONES & ASSOC. LAND
 SURVEYING
 23806 190TH AVE SE
 KENT, WA 98042
 425-432-5930

LANDSCAPE ARCHITECT:
 GLENN TAKAGI
 18550 FIRLANDS WAY N
 SEATTLE, WA 98133
 206-542-1600

COVER SHEET
 A1 2015 IBC ARCHITECTURAL
 SYNOPSIS / CONTEXT ANALYSIS
 A1.1 SITE PLAN
 A2.1 FIRST FLOOR PLAN
 A2.2 SECOND FLOOR PLAN
 A2.3 THIRD FLOOR PLAN
 A2.4 FOURTH FLOOR PLAN
 A2.5 ROOF PLAN
 A3.1 ELEVATIONS
 A3.2 ELEVATIONS
 A3.3 ELEVATIONS
 A3.4 SECTION
 A3.1C COLOR ELEVATIONS
 A3.2C COLOR ELEVATIONS
 A3.3C COLOR ELEVATIONS
 A4 3D RENDERING
 L1 - LANDSCAPE PLAN & NOTES
 L2 - GREEN FACTOR PLAN & DETAILS

VICINITY MAP



PROJECT DESCRIPTION:
 4 STORY - 4 TOWNHOUSE UNITS WITH 1 LIVE/WORK
 UNIT; PARKING FOR FOUR VEHICLES PROPOSED;
 EXISTING BUILDING TO BE DEMOLISHED

ABBREVIATIONS

ABV	ABOVE
ADD'L	ADDITIONAL
ALT	ALTERNATE
ALLUM	ALUMINUM
APPROX	APPROXIMATE(LY)
BLDG	BUILDING
BLW	BETWEEN
BTWN	BETWEEN
CL	CENTER LINE
CLC	CLEAR
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DIA	DIAMETER
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
EQ	EQUAL
EXTG	EXISTING
EXTER	EXTERIOR
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FEC	FIRE EXTINGUISHER IN CABINET
FC	FIBER CEMENT
FF	FACTORY FINISH
GALV	GALVANIZED
GLB	GLU-LAM BEAM
GLC	GLU-LAM COLUMN
GWB	GYPSUM WALLBOARD
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LAY	LAYER
MIN	MINIMUM
NIS	NOT TO SCALE
O	OVER
OC	ON CENTER
OP	OVERHANG
OPP	OPPOSITE
PTD	PRESSURE TREATED
PVC	PAINTED
SF	POLYVINYL CHLORIDE
SC	STAINED CONCRETE
SM	SQUARE FEET
ST	SIMILAR
ST	SHEET METAL
ST	STAINLESS STEEL
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WITH
WD	WOOD
WF	WIDE FLANGE
WRB	WEATHER RESISTANT BARRIER
WWF	WELDED WIRE FABRIC

PROJECT
 CHARLESTOWN TOWNHOMES
 3014 CHARLESTOWN ST
 SEATTLE, WA

TITLE
 COVER PAGE

DATE 2/28/17 PERMIT REVIEW SET
 5/29/17 REVISIONS PER
 SDCI COMMENT
 LETTERS CYCLE 1
 10/25/17 REVISIONS
 PER SDCI COMMENT
 LETTERS CYCLE 2

SHEET

COVER

2015 IBC ARCHITECTURAL SYNOPSIS

SECTION 310.4 RESIDENTIAL GROUP R-2 - OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, INCLUDING: APARTMENTS, BOARDING HOUSES, CONGREGATE LIVING FACILITIES, CONVENTS, DORMITORIES, FRATERNITIES AND SORORITIES, HOTELS, LIVE/WORK UNITS, MONASTERIES, MOTELS AND VACATION TIMESHARE PROPERTIES.

SECTION 419.1.1 - THE FOLLOWING SHALL APPLY TO ALL LIVE/WORK AREAS:

1. THE LIVE/WORK UNIT IS PERMITTED TO BE NOT GREATER THAN 3,000 SQUARE FEET IN AREA;
2. THE NON-RESIDENTIAL AREA IS PERMITTED TO BE NOT MORE THAN 50 PERCENT OF THE AREA OF EACH LIVE/WORK UNIT;
3. THE NON-RESIDENTIAL AREA FUNCTION SHALL BE LIMITED TO THE FIRST OR MAIN FLOOR OF THE LIVE/WORK UNIT; AND
4. NOT MORE THAN FIVE NON-RESIDENTIAL WORKERS OR EMPLOYEES ARE ALLOWED TO OCCUPY THE NON-RESIDENTIAL AREA AT ANY ONE TIME.

SECTION 419.2 - LIVE/WORK UNITS SHALL BE CLASSIFIED AS A GROUP R-2 OCCUPANCY. SEPARATION REQUIREMENTS FOUND IN SECTION 420 AND 508 SHALL NOT APPLY WITHIN THE LIVE/WORK UNIT WHERE THE LIVE/WORK UNIT IS IN COMPLIANCE WITH SECTION 419. NON-RESIDENTIAL USES THAT WOULD OTHERWISE BE CLASSIFIED AS EITHER A GROUP-R OR S OCCUPANCY SHALL NOT BE PERMITTED IN A LIVE/WORK UNIT.

SECTION 419.4 - FLOOR OPENINGS BETWEEN FLOOR LEVELS OF A LIVE/WORK UNIT ARE PERMITTED WITHOUT ENCLOSURE.

SECTION 419.9 - THE NON-RESIDENTIAL AREA OF THE LIVE/WORK UNIT SHALL BE PROVIDED WITH MINIMUM PLUMBING FACILITIES AS SPECIFIED BY CHAPTER 29, BASED ON THE FUNCTION OF THE NONRESIDENTIAL AREA, WHERE THE NONRESIDENTIAL AREA OF THE LIVE/WORK UNIT IS REQUIRED TO BE ACCESSIBLE BY SECTION 1107.6.2.1, THE PLUMBING FIXTURES SPECIFIED BY CHAPTER 29 SHALL BE ACCESSIBLE.

SECTION 420.2 SEPARATION WALLS - WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

SECTION 420.5 AUTOMATIC SPRINKLER SYSTEM - GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS - FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.9. SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.11.

SECTION 501.2 ADDRESS IDENTIFICATION - NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE REQUIRED BY FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL LOCATIONS TO FACILITATE EMERGENCY RESPONSE.

TABLE 504.3 ALLOWABLE BUILDING HEIGHT - FOR OCCUPANCY R, TYPE VA CONSTRUCTION, SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.2. A 60 FOOT HIGH BUILDING IS ALLOWED.

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE - FOR GROUP R2 OCCUPANCY, TYPE VA CONSTRUCTION, SPRINKLERED IN ACCORDANCE WITH SECTION 903.3.1.2. A BUILDING OF 4 STORIES IS ALLOWED.

TABLE 506.2 ALLOWABLE AREA DETERMINATION - FOR CONSTRUCTION TYPE VA; OCCUPANCY CLASSIFICATION TYPE R-2; BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. 1313R; 12,000 S.F. PER FLOOR ALLOWED.

SECTION 508.1 GENERAL - EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1 WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 508.2, 508.3 OR 508.4, OR A COMBINATION OF THESE SECTIONS.

SECTION 508.2.4 SEPARATION - NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. EXCEPTION 2. GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

SECTION 508.3.3 SEPARATION - NO SEPARATION IS REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES. EXCEPTION 2. GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

SECTION 510.4 PARKING BENEATH GROUP R - THE FLOOR ASSEMBLY BETWEEN THE PARKING GARAGE AND THE GROUP R ABOVE SHALL COMPLY WITH THE TYPE OF CONSTRUCTION REQUIRED FOR THE PARKING GARAGE AND SHALL ALSO PROVIDE A FIRE-RESISTANCE RATING NOT LESS THAN THE MIXED OCCUPANCY SEPARATION REQUIRED IN SECTION 508.4

SECTION 510.7.1 FIRE SEPARATION - FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLES CONSTRUCTED IN ACCORDANCE WITH SECTION 711 BETWEEN THE PARKING OCCUPANCY AND THE UPPER OCCUPANCY SHALL CORRESPOND TO THE REQUIRED FIRE-RESISTANCE RATING PRESCRIBED IN TABLE 508.4 FOR THE USES INVOLVED.

SECTION 601 - TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS 1 HOUR FOR TYPE V-A 1 HOUR: PRIMARY STRUCTURAL FRAME, BEARING WALLS EXTERIOR & INTERIOR, NON-BEARING WALLS AND PARTITIONS EXTERIOR & INTERIOR, FLOOR CONSTRUCTION AND ROOF CONSTRUCTION.

TABLE 602 CONSTRUCTION CLASSIFICATION - TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE 1 CONSTRUCTION TYPE - ALL; OCCUPANCY TYPE R; FIRE-RESISTANCE RATING 1 HOUR: AT NORTH & WEST EXTERIOR WALLS ARE BETWEEN 0' AND 5' OF PROPERTY LINE AND ARE REQUIRED TO BE ONE-HOUR RATED. SOUTH AND EAST EXTERIOR WALLS ARE OPEN TO STREET.

SECTION 705.1.1 PARAPETS - PARAPETS SHALL HAVE THE SAME FIRE RATING AS THE WALL BELOW IT. INSIDE FACE TO BE NONCOMBUSTIBLE MATERIALS. HEIGHT TO BE 30" MINIMUM ABOVE ROOF AT WALL INTERSECTION UNLESS ACTING AS A GUARD.

SECTION 705.2 PROJECTIONS - CORNICES, EAVE OVERHANGS, EXTERIOR BALCONIES AND SIMILAR PROJECTIONS EXTENDING BEYOND THE EXTERIOR WALL SHALL CONFORM TO THE REQUIREMENTS OF THE EXTERIOR WALL THEY ARE PROJECTING FROM.

SECTION 705.2.2 TYPE V CONSTRUCTION - PROJECTIONS FROM WALLS OF TYPE V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL.

SECTION 705.8 OPENINGS - TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE & DEGREE OF OPENING PROTECTION:

- IF FIRE SEPARATION DISTANCE IS BETWEEN 3 AND 5 FEET, UNPROTECTED OPENINGS IN A SPRINKLERED BUILDING ARE ALLOWED UP TO 15% OF THE TOTAL WALL AREA.
- WEST WALL: 3601 S.F.; 230 S.F. OF OPENINGS SHOWN 1540 S.F. ALLOWED
- NORTH WALL: 1170 S.F.; 76 S.F. OF OPENINGS SHOWN 1176 S.F. ALLOWED

SECTION 708.3 FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR.

SECTION 708.4 CONTINUITY - FIRE PARTITIONS SHALL EXTEND FROM TOP OF FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, AND SHALL BE SECURELY ATTACHED THERETO. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE FIRE RESISTANCE RATING OF THE WALL SUPPORTED.

- EXCEPTION 6. - FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1, PROVIDED THAT SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOOR/CEILING AND ROOF/CEILING SPACES.

SECTION 902.2.11.2 SMOKE DETECTORS - SINGLE OR MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. ON THE CEILING OR WALL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT.

SECTION 907.2.11.5 INTERCONNECTION - ALL ALARMS TO BE INTERCONNECTED WITH INDIVIDUAL DWELLING UNIT.

SECTION 907.2.11.6 POWER SOURCE - SMOKE ALARMS TO RECEIVE PRIMARY POWER FROM BUILDING WIRING, & EQUIPPED WITH BATTERY BACKUP.

SECTION 1003 GENERAL MEANS OF EGRESS

SECTION 1003.2 CEILING HEIGHT - MEANS OF EGRESS TO HAVE CEILING HEIGHT OF 7'-6" OR MORE. EXCEPTION 4. STAIR HEADROOM TO BE 6'-8" MINIMUM.

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

RESIDENTIAL 200 GSF PER OCCUPANT
EACH FLOOR 555 GROSS SF THEREFORE OCCUPANT LOAD 3 OCCUPANTS

SECTION 1005.3.1 STAIRWAY WIDTH - 0.3 INCHES 3 OCCUPANTS 0.9 INCHES MINIMUM WIDTH

SECTION 1005.3.2 OTHER EGRESS COMPONENTS - 0.2 INCHES 3 OCCUPANTS 0.6 INCHES MINIMUM WIDTH

SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD

EXCEPTION 1. IN GROUP R-2 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH MAXIMUM OCCUPANCY OF 20 WHERE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM AND COMMON PATH OF EGRESS TRAVEL 125' OR LESS. EACH UNIT HAS OCCUPANT LOAD OF 12.

SECTION 1011.5.2 RISER HEIGHT & TREAD DEPTH - IN GROUP R2 OCCUPANCIES, MAXIMUM RISER HEIGHT 7-3/4", MINIMUM TREAD DEPTH 10". A NOSING PROJECTION BETWEEN 3/4" AND 1-1/4" SHALL BE PROVIDED IF TREAD DEPTH 11".

SECTION 1011.7.3 ENCLOSURES UNDER INTERIOR STAIRWAYS

EXCEPTION: IN R-2 OCCUPANCY, IN SINGLE DWELLING UNITS, SPACES UNDER STAIRS MAY BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

SECTION 1011.8 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE BE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. AT LIVE/WORK UNIT, FIRST FLOOR HEIGHT IS GREATER THAN 12', THEREFORE A LANDING IS PROVIDED AT 12' HEIGHT.

SECTION 1011.11 HANDRAILS

EXCEPTION 1. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.

SECTION 1011.12 STAIRWAY TO ROOF - IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE.

SECTION 1014.2 HEIGHT - HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR TREAD NOSINGS.

SECTION 1014.6 HANDRAIL EXTENSIONS

EXCEPTION 1. HANDRAILS WITHIN A DWELLING UNIT NEED EXTEND ONLY FROM TOP TO BOTTOM RISER.

SECTION 1015 GUARDS

SECTION 1015.3 HEIGHT - REQUIRED GUARDS SHALL NOT BE LESS THAN 42" HIGH, MEASURED VERTICALLY FROM ADJACENT WALKWAY SURFACES.

EXCEPTION 2. WITHIN INDIVIDUAL DWELLING UNITS IN R-2 OCCUPANCIES, GUARDS ON THE OPEN SIDE OF STAIRS SHALL BE 34" OR MORE MEASURED VERTICALLY FROM STAIR NOSINGS.

SECTION 1503.4 ROOF DRAINAGE

SECTION 1503.4 SECONDARY EMERGENCY OVERFLOW DRAINS OR SCUPPERS - WHERE ROOF DRAINS ARE REQUIRED, SECONDARY ROOF DRAINS SHALL BE PROVIDED WHERE THE ROOF PERIMETER EXTENDS ABOVE THE ROOF IN SUCH A WAY THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAIN ALLOWS BUILD UP FOR ANY REASON. INSTALLATION AND SIZING PER SECTIONS 1106 & 1108.

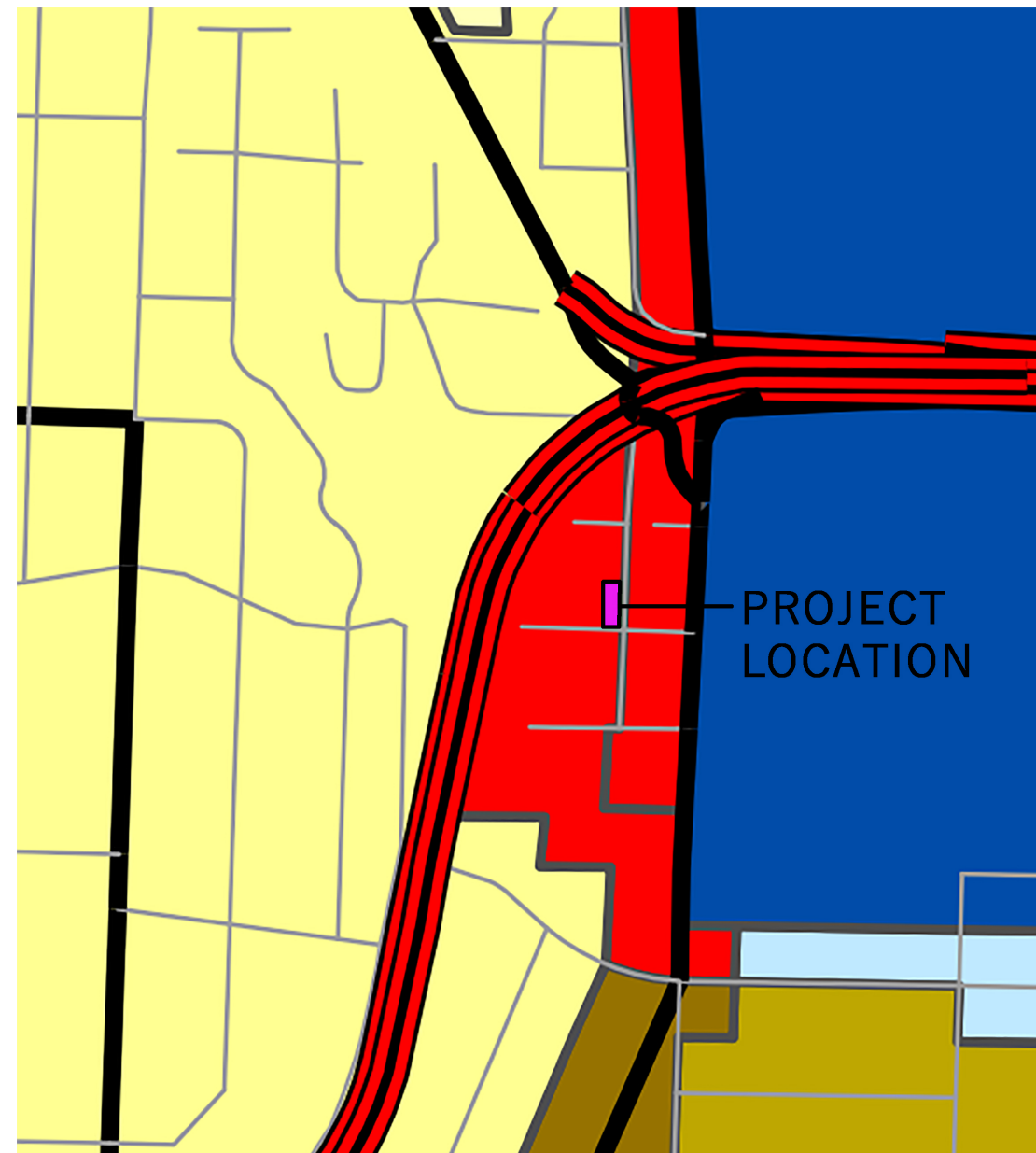
TABLE 1505.1 MINIMUM ROOF CLASSIFICATION - FOR TYPE VA CONSTRUCTION, CLASS B ROOF IS REQUIRED.

IRC 2015 SYNOPSIS:

SECTION R302.5 OPENINGS AT GARAGE - A 20 MINUTE FIRE RESISTANCE RATED DOOR EQUIPPED WITH SELF-CLOSING DEVICE IS REQUIRED AT THE OPENING BETWEEN RESIDENCE AND CARPORT SPACES.

TABLE R302.6 DWELLING / GARAGE FIRE SEPARATION

1. BETWEEN CARPORTS AND OTHER SPACES ON GROUND FLOOR: PROVIDE 1/2" GYPSUM ON GARAGE SIDE ON WALLS.
2. AT CEILING / FLOOR ABOVE CARPORTS, PROVIDE 5/8" GYPSUM AT CEILING AND COVERING STRUCTURAL MEMBERS.



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

Context Analysis:
While the homes in this area are generally single family homes, the vicinity to downtown Seattle suggests an imminent development of this neighborhood and likely a change to multifamily projects. Several parcels on this block are for sale. Two parcels to the west is a multifamily building. Alki Auto Repair is on the block directly across 30th (the alley). Two blocks to the east is an industrial area. The block to the southeast is occupied by a bar owned and operated by a catering company. The aesthetic of this project intends to wed the scale of the pedestrian experience with the modern industrial feeling of the area to the east. As the dominant feature of this area is the West Seattle bridge ramp bordering the small neighborhood to the north and west, the zoning for this entire neighborhood is Commercial. Live / Work is a perfect fit for this zone, to transition this neighborhood of houses and small commercial to housing with commercial.

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REGISTERED ARCHITECT
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STATE OF WASHINGTON

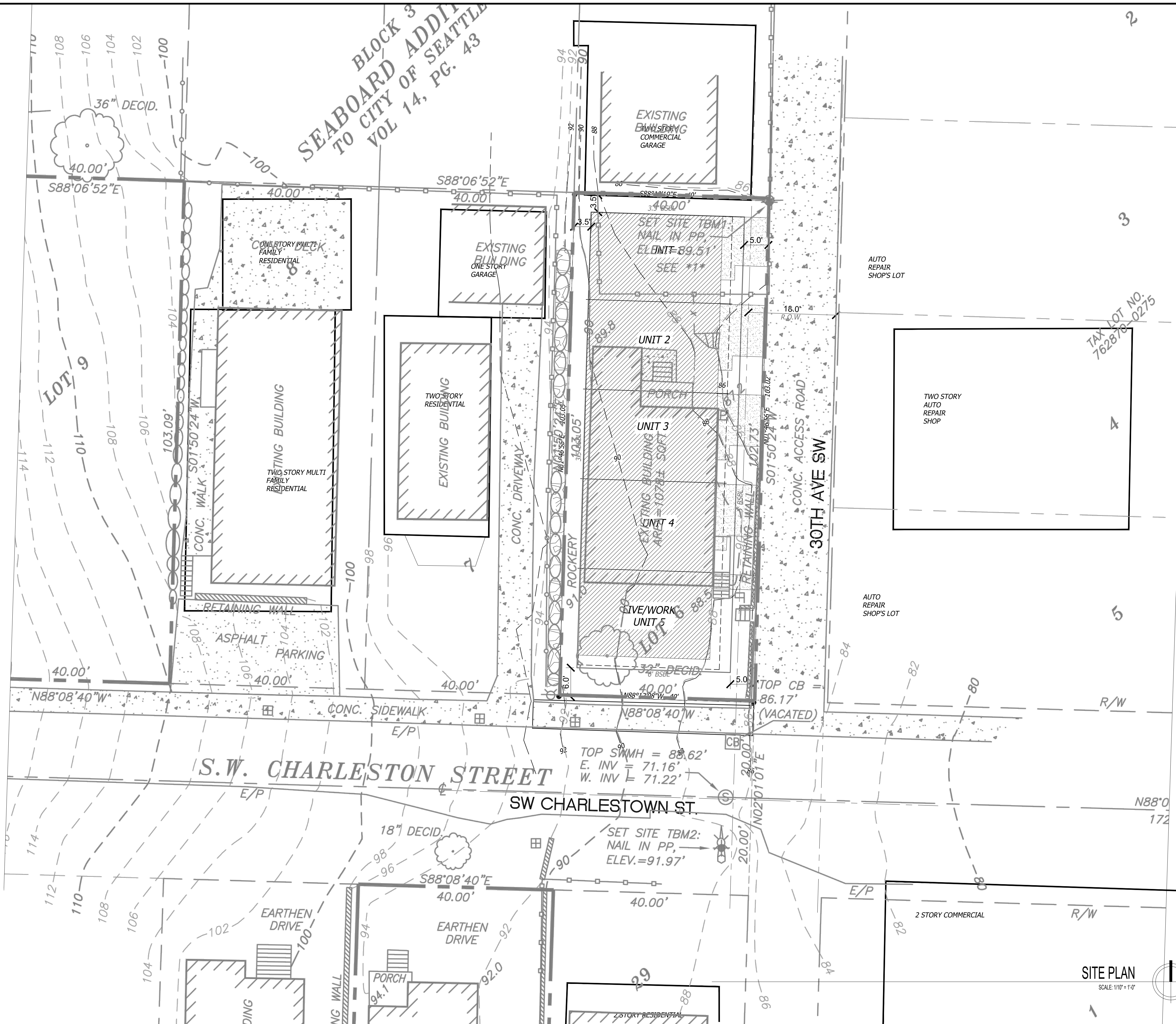
PROJECT
CHARLESTOWN TOWNHOMES
3014 CHARLESTOWN ST
SEATTLE, WA

TITLE
CODE SYNOPSIS

DATE
2-28-17 PERMIT REVIEW SET

SHEET

A1



BLOCK 3
SEABOARD ADDITION
TO CITY OF SEATTLE
VOL 14, PG. 43

WEDDERMANN ARCHITECTURE, PLLC
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REGISTERED ARCHITECT
7815
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STATE OF WASHINGTON

PROJECT
CHARLESTOWN TOWNHOMES
3014 CHARLESTOWN ST
SEATTLE, WA

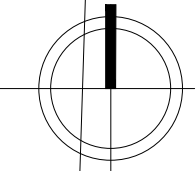
TITLE
SITE PLAN

DATE
2-28-17 PERMIT REVIEW SET

SHEET

A1.1

SITE PLAN
SCALE: 1/10" = 1'-0"



DESIGN GUIDELINES

PRIORITY DESIGN GUIDELINES FOR 3014 SW CHARLESTOWN STREET:

CONTEXT AND SITE:

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.B – SUNLIGHT AND NATURAL VENTILATION

- SUN AND WIND:** THE PROPOSED BUILDING IS ORIENTED IN ITS LONG AXIS NORTH TO SOUTH. AS A RESULT, MORNING SUNLIGHT EXPOSURE IS MAXIMIZED ON THE EAST SIDE, WHERE WE HAVE THE MOST GLAZING AND VIEW. AS THIS PROJECT IS MOSTLY HOUSING, NATURAL VENTILATION IS ACHIEVED TO A LARGE EXTENT WITH EGRESS WINDOWS FOR BEDROOMS AND ADDITIONAL CASEMENT WINDOWS THROUGHOUT LIVING SPACES. A SIGNIFICANT PORTION OF THE EAST SIDE OF THE BUILDING IS GLAZING AND GLASS DOORS TO BALCONIES, SLIDERS AND BEDROOM CASEMENTS ON THE WEST SIDE ALLOW FOR CROSS VENTILATION. THE BUILDING IS ON A CORNER WITH EXTENSIVE CLEAR SPACE TO THE SOUTH AND EAST, SO SOUTHERN EXPOSURE IS ALSO MAXIMIZED.
- DAYLIGHT AND SHADING:** TO THE NORTH OUR PROJECT WILL SHADE A COMMERCIAL GARAGE BUILDING WITH NO WINDOWS. TO THE WEST, OUR PROJECT WILL PROTECT A SINGLE FAMILY RESIDENCE FROM DIRECT MORNING SUN. SHADING DEVICES ARE LOCATED ON OUR BUILDING ON THE ROOF DECK LEVEL TO GIVE MAXIMUM ALLOWED PROTECTION FROM THE ELEMENTS. INSET BALCONIES AT THE FOURTH FLOOR AND INSET FRONT DOORS ON THE STREET LEVEL PROTECT FROM WIND, SUN AND WEATHER.
- MANAGING SOLAR GAIN:** THE SHORT SIDE OF THE BUILDING FACES SOUTH, AND THE WEST SIDE HAS MINIMAL GLAZING TO PROVIDE AS MUCH PRIVACY AS POSSIBLE FROM THE NEIGHBORS TO THE WEST. NEW DECIDUOUS PLANTINGS ARE ALL LOCATED ON THE WEST AND SOUTH SIDES TO BUFFER FROM THE STREET AND NEIGHBORS, AS WELL AS PROVIDE SOME SOLAR PROTECTION.

CS1.C TOPOGRAPHY

- LAND FORM:** THE BUILDING RESPONDS TO THE NATURAL TOPOGRAPHY BY MAINTAINING MORE PRIVATE SPACES ON THE UPHILL SIDE OF THE LOT. CARPORTS OCCUPY THE DOWNHILL SIDE OF THE LOT, FACING 30TH.
- ELEVATION CHANGES:** THE SITE IS RELATIVELY FLAT. THERE IS A DROP AT THE EDGE OF THE WEST PROPERTY LINE IN THE FORM OF AN EXISTING ROCK RETAINING WALL TO REMAIN. THIS LENDS THE NEW GREEN SPACE SOME PRIVACY AND THE POTENTIAL FOR INDIVIDUAL YARD SPACES.

CS2 URBAN PATTERN AND FORM

CS2.C RELATIONSHIP TO THE BLOCK

- CORNER SITES:** AS THIS PROJECT INCORPORATES A LIVE-WORK UNIT, THE COMMERCIAL SPACE OCCUPIES THE PRIME LOCATION AT THE CORNER OF 30TH AND CHARLESTOWN. THIS RESULTS IN A WELCOMING PEDESTRIAN EXPERIENCE WITH MAXIMUM GLAZING AT THE STREET LEVEL. THE SPACE IS BUILT TO THE EDGE OF THE BLOCK TO "PROVIDE A STRONG URBAN EDGE."

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- FITTING OLD AND NEW TOGETHER:** THE EXISTING FABRIC OF THE NEIGHBORHOOD IS EQUAL PARTS SINGLE FAMILY RESIDENTIAL AND INDUSTRIAL. ALTHOUGH ITS ZONED COMMERCIAL, THERE IS AN ECLECTIC MIX OF USES HERE. WE DESIGNED THE NEW BUILDING TO TIE OLD TO NEW: MODERN INDUSTRIAL IN FORM AND RESIDENTIAL IN MATERIALS, AND A MORE MODERN COLOR PALETTE.
- CONTEMPORARY DESIGN:** THE DEMOGRAPHIC FOR THIS PROJECT IS DEFINITELY A YOUNGER AND MORE WORLDLY DIVERSE POPULATION. WE DESIGNED THE PROJECT TO APPEAL TO A BROAD SPECTRUM OF USERS BUT THOSE WHO WOULD APPRECIATE A MODERN AESTHETIC.
- EVOLVING NEIGHBORHOODS:** THIS NEIGHBORHOOD IS DEFINITELY IN A STATE OF TRANSITION. MOST OF THE SINGLE FAMILY HOUSES ARE IN A STATE OF DISREPAIR. THE APARTMENTS TWO DOORS DOWN ARE IN FAIR CONDITION AT BEST. THE COMMERCIAL BUILDINGS TO THE EAST AND SOUTHEAST ARE RUN DOWN. THE INDUSTRIAL AREA TO THE EAST IS UTILITARIAN AND AGING. THIS PROJECT COULD BE THE IMPETUS FOR ADDITIONAL POSITIVE DEVELOPMENT FOR THIS NEIGHBORHOOD. SEVERAL PROJECTS ARE ON THE BOARDS FOR SITES IN THIS AREA, FOR SIMILAR BUILDING USES AND TYPE.

PUBLIC LIFE:

PL1 CONNECTIVITY

PL1.C OUTDOOR USES AND ACTIVITIES

- SELECTING ACTIVITY AREA:** THE ENTIRE ROOF HAS BEEN DESIGNED AS ROOF DECKS FOR EACH UNIT. AS THE PROJECT IS AT THE MAXIMUM HEIGHT OF OTHER STRUCTURES IN THIS AREA, VIEWS WILL BE ACHIEVED IN ALL DIRECTIONS, MOSTLY FOCUSING TO THE EAST AND SOUTH. SOME DOWNTOWN GLIMPSES COULD BE ACHIEVED.
- INFORMAL COMMUNITY USES:** WITH THE COMMERCIAL SPACE ON THE SOUTHEAST CORNER, INCLUDING A LARGE GLASS GARAGE DOOR, PEDESTRIAN ACTIVITY WILL BE ENCOURAGED ON THIS BLOCK.
- YEAR-ROUND ACTIVITY:** PLANTINGS AND A BICYCLE RACK ON THE SOUTH SIDE OF THE BUILDING CREATE A SPACE FOR YEAR-ROUND REFLECTION.

PL2 WALKABILITY

PL2.A ACCESSIBILITY

- ACCESS FOR ALL:** ALL COMMERCIAL SPACE IS ACCESSIBLE AND INCLUDES AN ACCESSIBLE RESTROOM FOR PUBLIC USE.
- ACCESS CHALLENGES:** ALL EXTERIOR PEDESTRIAN SURFACES WILL BE AT A MAXIMUM SLOPE OF 2% FOR PUBLIC SIDEWALKS. THIS ALLOWS FOR ANY VISITOR TO ANY BUILDING OCCUPANT TO GET TO EACH OF THE FRONT DOORS OF THE UNITS WITHOUT ANY STAIRS TO CLIMB AT ALL.

DESIGN CONCEPT:

DC1 PROJECT USES AND ACTIVITIES

DC1.A: ARRANGEMENT OF INTERIOR USES

- VISIBILITY:** ALL ENTRIES DIRECTLY FACE THE STREET. THE WORK SPACE OF THE LIVE/WORK UNIT IS COMPLETELY TRANSPARENT AND INCORPORATES A GLASS GARAGE DOOR AND ENTRY DOOR.
- GATHERING PLACES:** THE PROJECT SITE IS ON A CORNER, AND THE COMMERCIAL SPACE IS LOCATED ON THIS CORNER, ENCOURAGING PEDESTRIAN TRAFFIC HERE.
- FLEXIBILITY:** THE BUILDING OFFERS CARPORTS FOR EACH UNIT EXCEPT THE LIVE WORK. THESE CARPORTS COULD BE CONVERTED TO COMMERCIAL SPACES IN THE FUTURE AS THE ZONING CODE WOULD ALLOW.
- VIEWS AND CONNECTION:** THE UNITS ARE PLANNED WITH OPEN FLOOR PLANS IN LIVING SPACES. VIEWS ARE MAXIMIZED TO THE EAST.

DC2 ARCHITECTURAL CONCEPT

DC2.D SCALE AND TEXTURE

- HUMAN SCALE:** THIS BUILDING IS DESIGNED AS A HOUSING PROJECT FIRST AND THE COMMERCIAL SPACE IS SECONDARY TO THAT FUNCTION. THEREFORE DOORWAYS AND WINDOWS ARE SCALED ACCORDINGLY TO FIT HUMANS FOR LIVING. DOORWAYS AT UNITS ARE INSET TO CREATE SPACES FOR INDIVIDUALS TO ENTER EACH UNIT.
- TEXTURE:** A VARIETY OF SIDING STYLES IS PROPOSED TO AVOID BLANK FLAT WALLS. COLOR DIFFERENTIATES UNITS AND ACCENTUATES WINDOWS.

DC2.E FORM AND FUNCTION

- LEGIBILITY AND FLEXIBILITY:** ENTRY POINTS ARE VERY OBVIOUS IN THIS DESIGN. HOWEVER, UNITS COULD BE CONVERTED IN THE FUTURE TO INCORPORATE MORE COMMERCIAL SPACE AND GO TO A LIVE/WORK CONFIGURATION, IN WHICH CASE, ENTRIES TO BUSINESSES COULD SWAP OUT SOLID CORE DOORS TO GLASS ENTRIES.

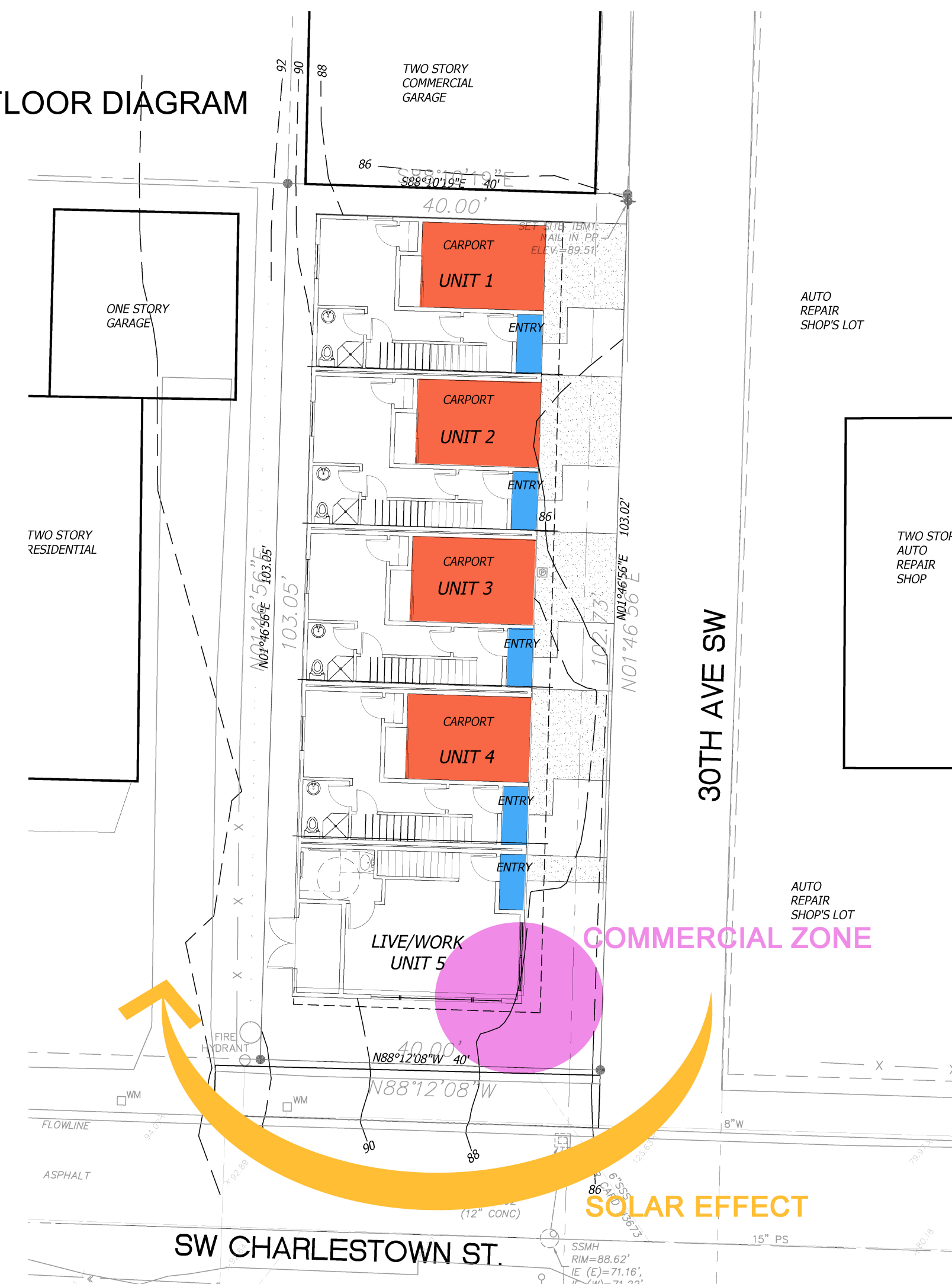
DC4 EXTERIOR ELEMENTS AND FINISHES

DC4.A BUILDING MATERIALS

- EXTERIOR FINISH MATERIALS:** PATTERNS ARE MADE WITH DIFFERENT SIDING MATERIALS IN DIFFERENT COLORS. ALL FIBER CEMENT SIDING IS PROPOSED FOR DURABILITY AND PAINTABILITY.
- CLIMATE APPROPRIATENESS:** BALCONIES AND SHADING DEVICES ARE INCLUDED FOR PROTECTION FROM THE ELEMENTS. ALL MATERIALS ARE CHOSEN TO WITHSTAND SEATTLE WEATHER.



GROUND FLOOR DIAGRAM



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TITLE DESIGN GUIDELINES

DATE 9/24/18

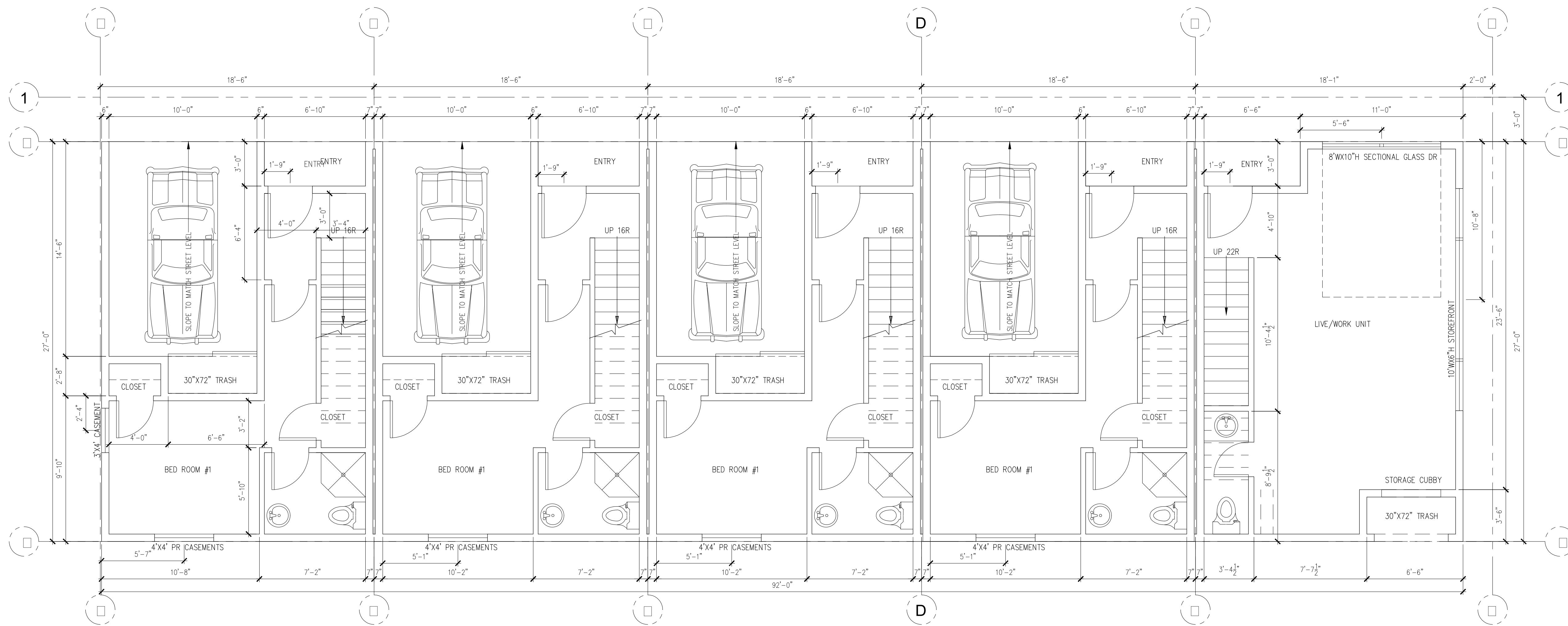
SHEET A1.2

LEGEND:

- ⊙^{110V}_{CM} CARBON MONOXIDE DETECTOR
- ⊙^{110V}_{SD} SMOKE DETECTOR (HARDWIRED)
- ⊕₂ EXHAUST FAN
- ⊕₃ WHOLE HOUSE FAN

NOTES:

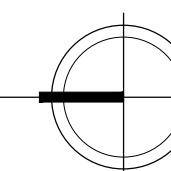
1. ALL WALL TYPES TO BE 2X6 STUDS AT 16" O.C. W/ 5/8" TYPE 'X' GWB EITHER SIDE, U.N.O.
2. DEMISING WALLS BETWEEN UNITS TO BE TWO ROWS OF 2X6 STUDS WITH 5/8" DENSGLOSS GOLD ON INSIDE FACES OF STUDS, 5/8" TYPE 'X' GWB ON UNIT FACES; 2" BETWEEN.
3. INTERIOR NON-BEARING WALLS MAY BE CONSTRUCTED USING 2X4'S AS STRUCTURAL DRAWINGS ALLOW, W/ 1/2" TYPE 'X' GWB ON EITHER SIDE.
4. REFER TO STRUCTURAL DRAWINGS FOR SIZE, LOCATION, AND CONSTRUCTION OF SHEAR WALLS.
5. ALL DIMENSIONS ARE TO FACE OF STUD FOR EXTERIOR WALLS, AND TO FACE OF GWB FOR INTERIOR WALLS TO PROVIDE CODE REQUIRED CLEARANCES.
6. PROVIDE 1 HOUR SEPARATION BETWEEN UNITS, AND BETWEEN CAR AREAS AND UNITS ABOVE. PROVIDE 20 MINUTE FIRE RATED DOORS AT PENETRATIONS IN THESE SYSTEMS.
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10. BATT INSULATION IS REQUIRED BETWEEN FLOORS AND IN WALLS AT TOILET ROOMS AND LAUNDRY AREAS TO PROVIDE SOUND ISOLATION.
11. PROVIDE WATER RESISTANT GWB AT KITCHENS AND BATHROOMS.
12. EXTERIOR MAN DOORS TO BE SOLID PAINTED WOOD 36"x80", ALL INTERIOR DOORS TO BE 2 PANEL 30"x80". PROVIDE LEVER HARDWARE THROUGHOUT. PROVIDE WEATHERSTRIPPING AND THRESHOLDS AS REQUIRED TO PREVENT WATER INTRUSION.
13. PROVIDE BRONZE ANODIZED THERMALLY BROKEN STOREFRONT SYSTEM AND INSULATED GLASS THROUGHOUT LIVE WORK UNIT GROUND LEVEL. PROVIDE BRONZE ANODIZED WINDOWS AND SLIDING GLASS DOORS ON ALL UNITS.
14. ALL CEILINGS TO RECEIVE 1/2" GWB ON UNDERSIDE OF STRUCTURE (EXCEPT AT LID ABOVE CARPORTS.) COORDINATE LIGHTING WITH OWNER.
15. PENETRATIONS IN FIRE RATED SEPARATIONS FOR LIGHTING TO RECEIVE GWB "TENT".



338 S.F. COMMERCIAL SPACE

FIRST FLOOR PLAN

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



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TITLE
 FIRST FLOOR PLAN

DATE
 2.28.17 PERMIT REVIEW SET

SHEET

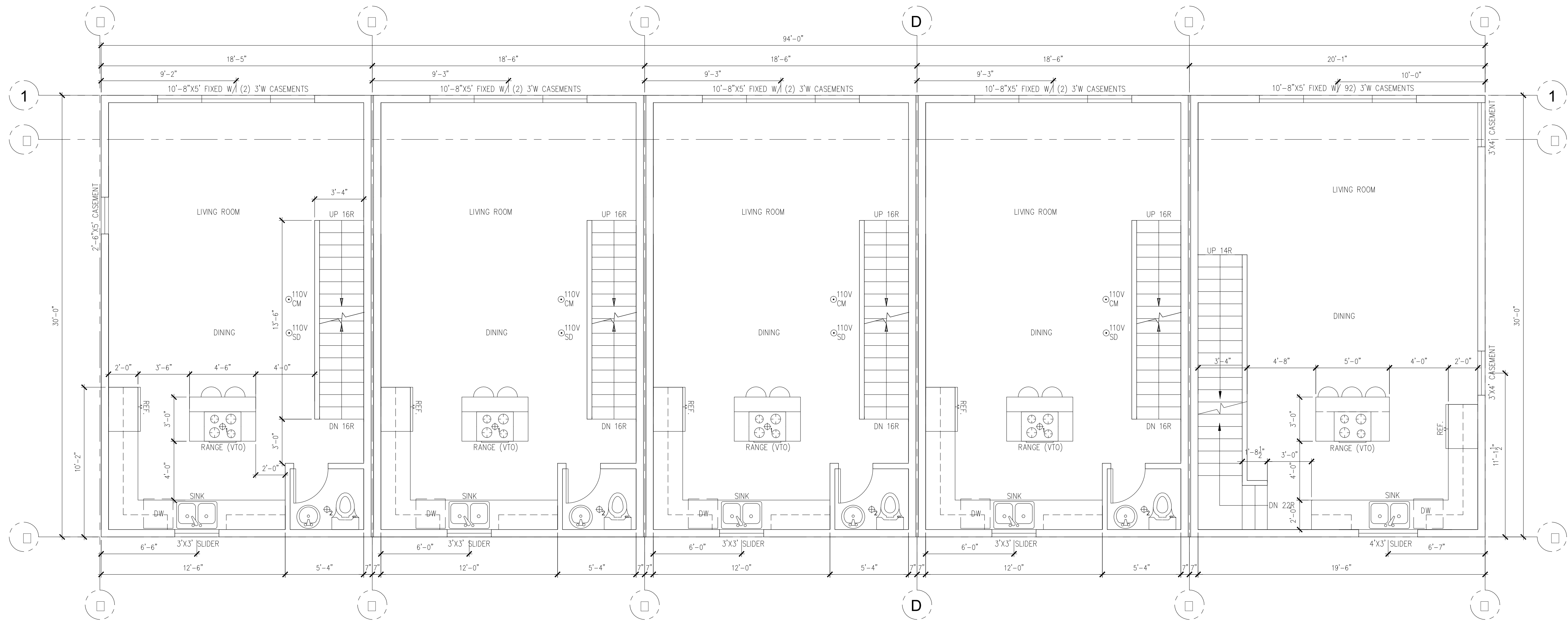
A2.1

LEGEND:

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- ⊙^{110V}_{SD} SMOKE DETECTOR (HARDWIRED)
- ⊕₂ EXHAUST FAN
- ⊕₃ WHOLE HOUSE FAN

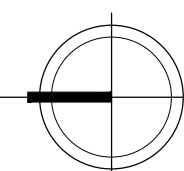
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SECOND FLOOR PLAN

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



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TITLE
 SECOND FLOOR PLAN

DATE
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SHEET

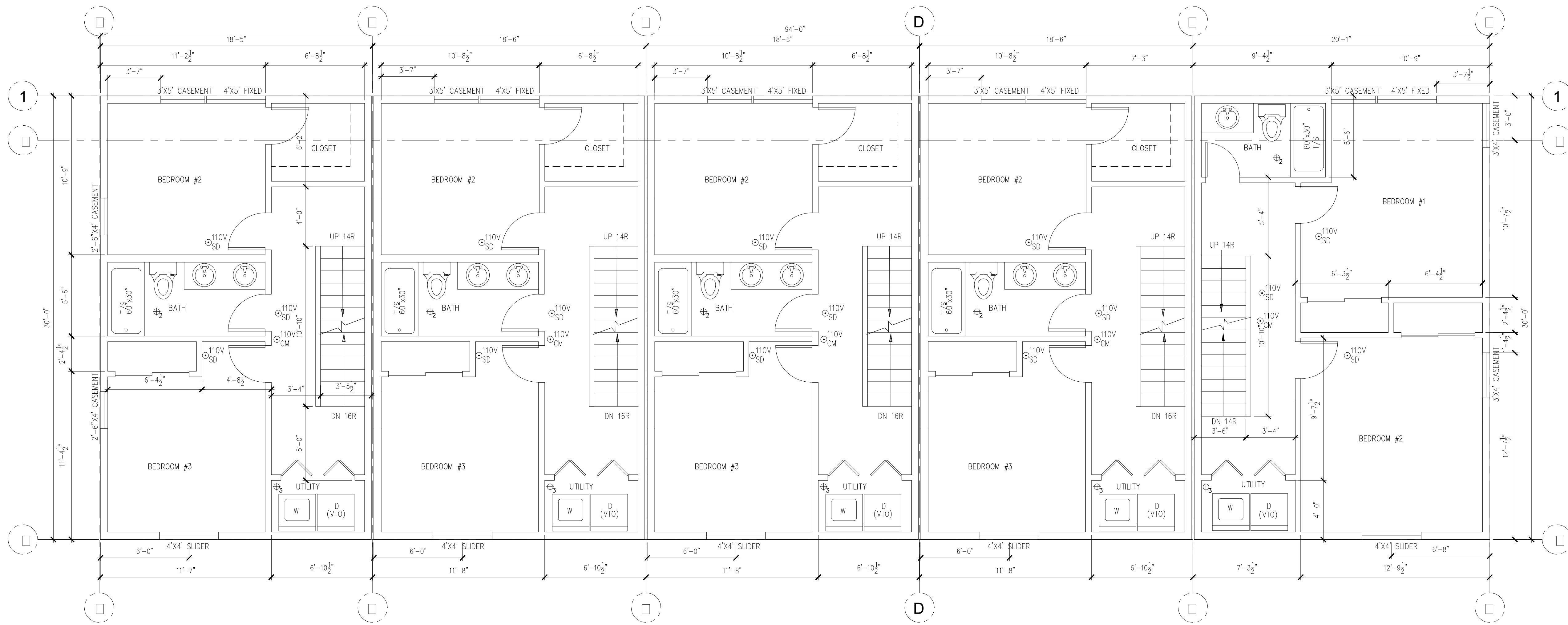
A2.2

LEGEND:

- ⊙^{110V}_{CM} CARBON MONOXIDE DETECTOR
- ⊙^{110V}_{SD} SMOKE DETECTOR (HARDWIRED)
- ⊕₂ EXHAUST FAN
- ⊕₃ WHOLE HOUSE FAN

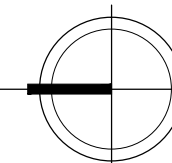
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THIRD FLOOR PLAN

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



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 THIRD FLOOR PLAN

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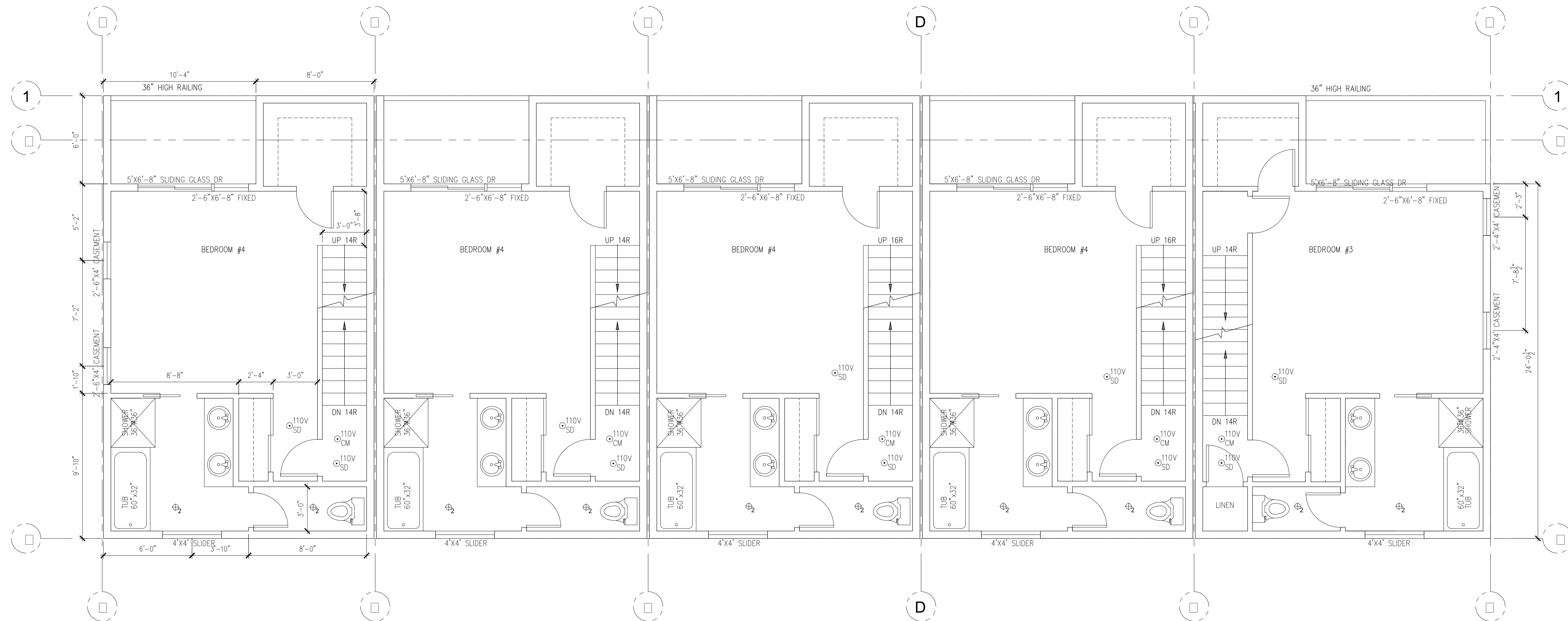
A2.3

LEGEND:

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- ⊕₃ WHOLE HOUSE FAN

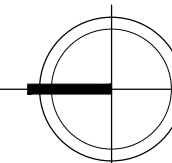
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FOURTH FLOOR PLAN

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



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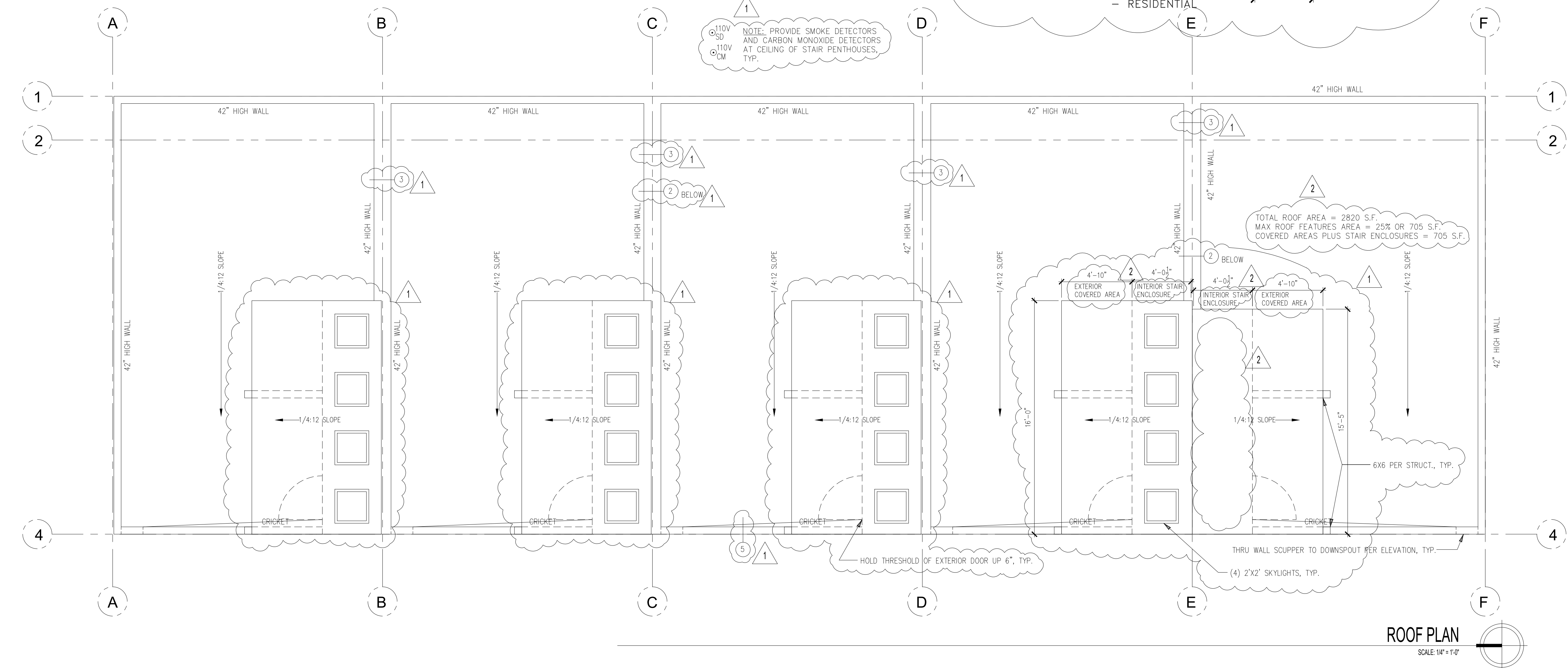
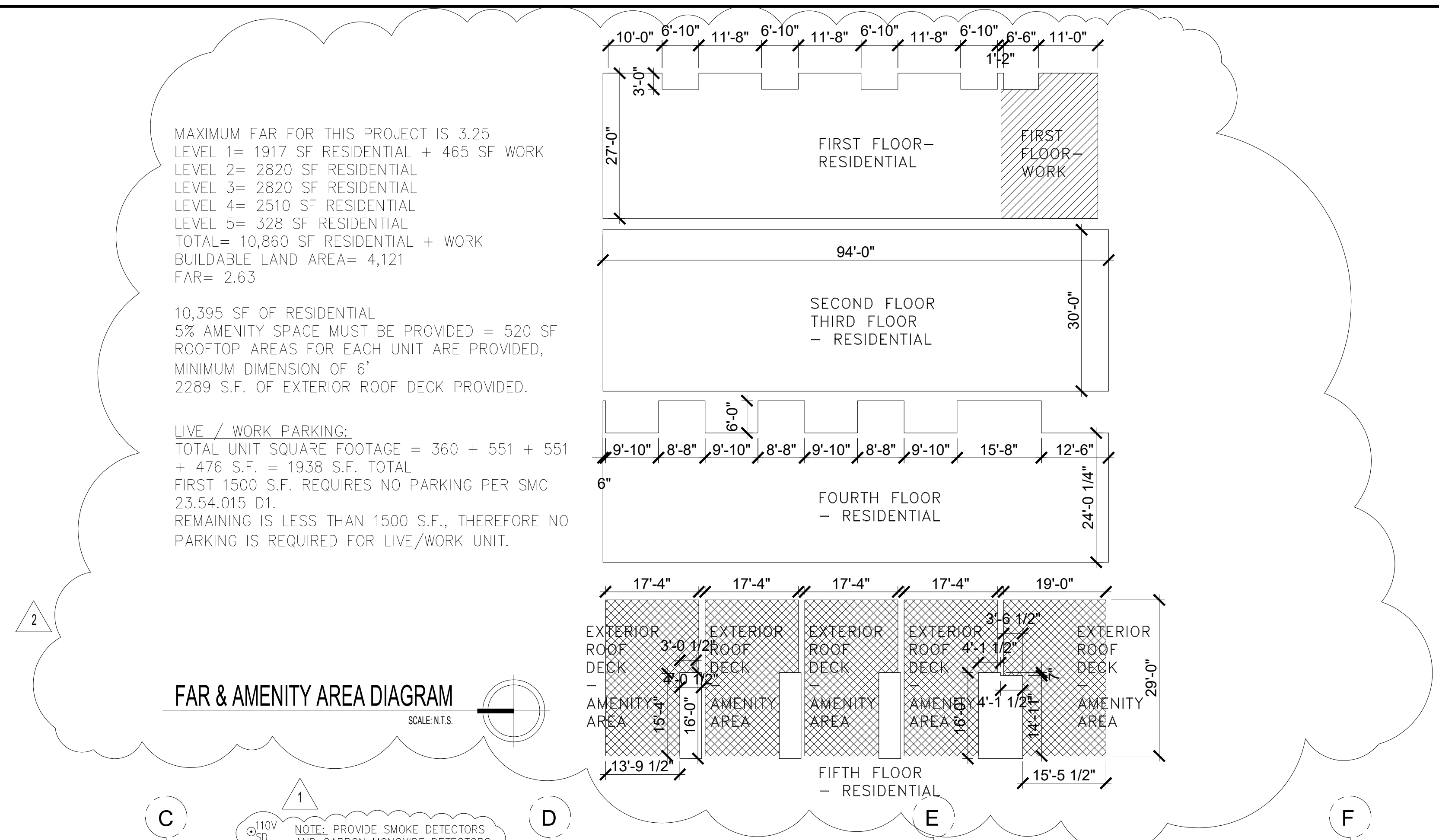
PROJECT
 CHARLESTOWN TOWNHOMES
 3014 CHARLESTOWN ST
 SEATTLE, WA

TITLE
 FOURTH FLOOR PLAN

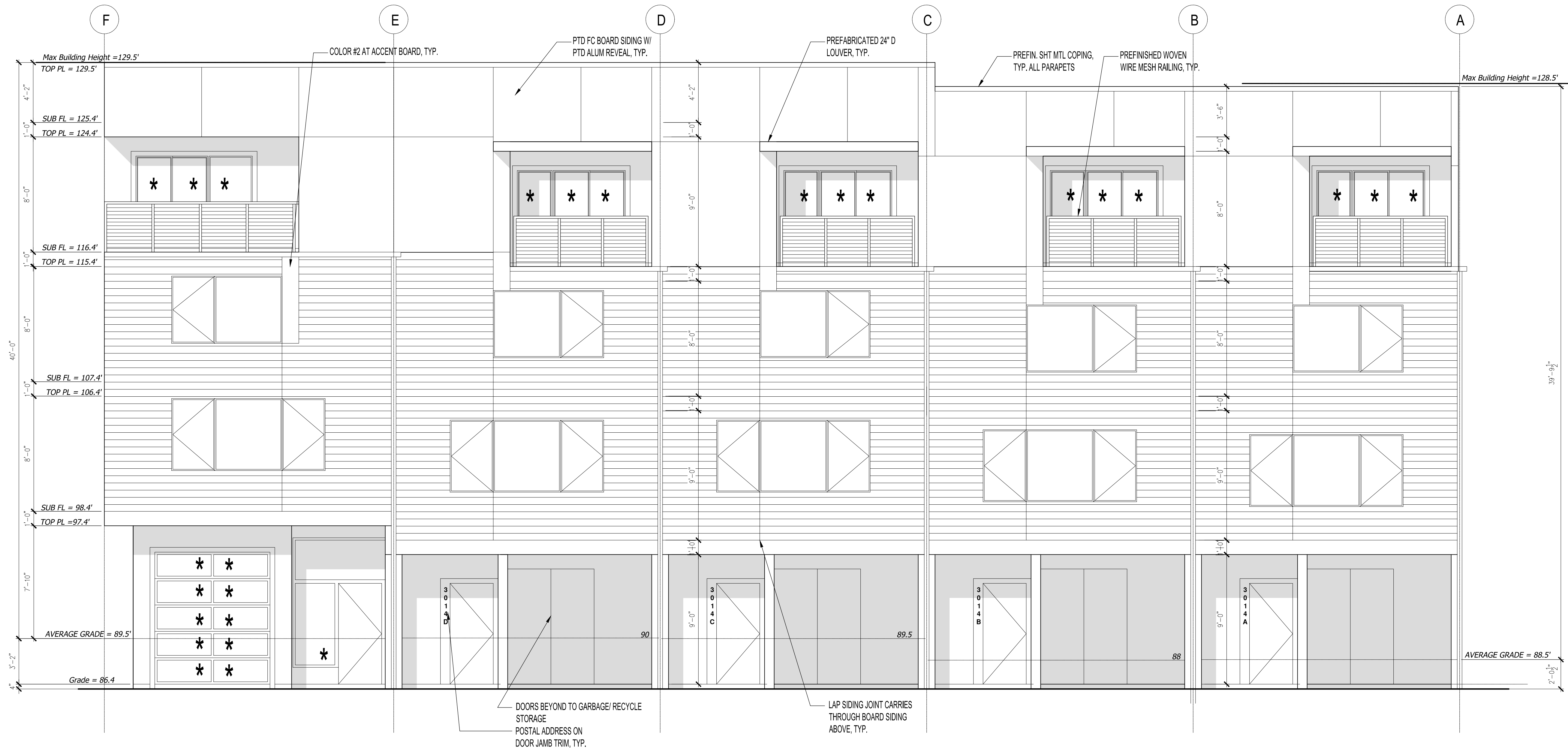
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SHEET

A2.4



NOTES:
 * DENOTES SAFETY GLAZING



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

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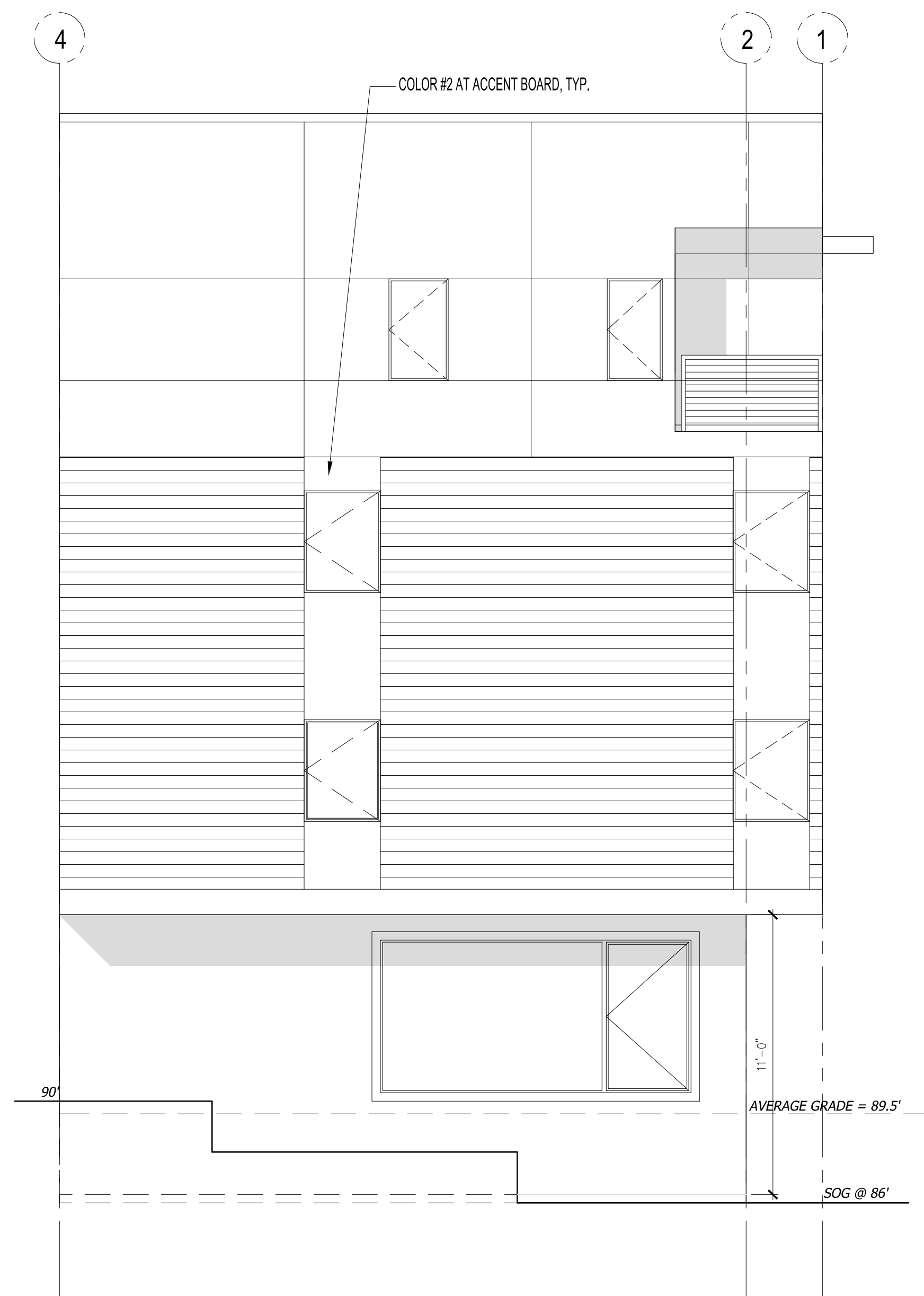
PROJECT
 CHARLESTOWN TOWNHOMES
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TITLE
ELEVATIONS

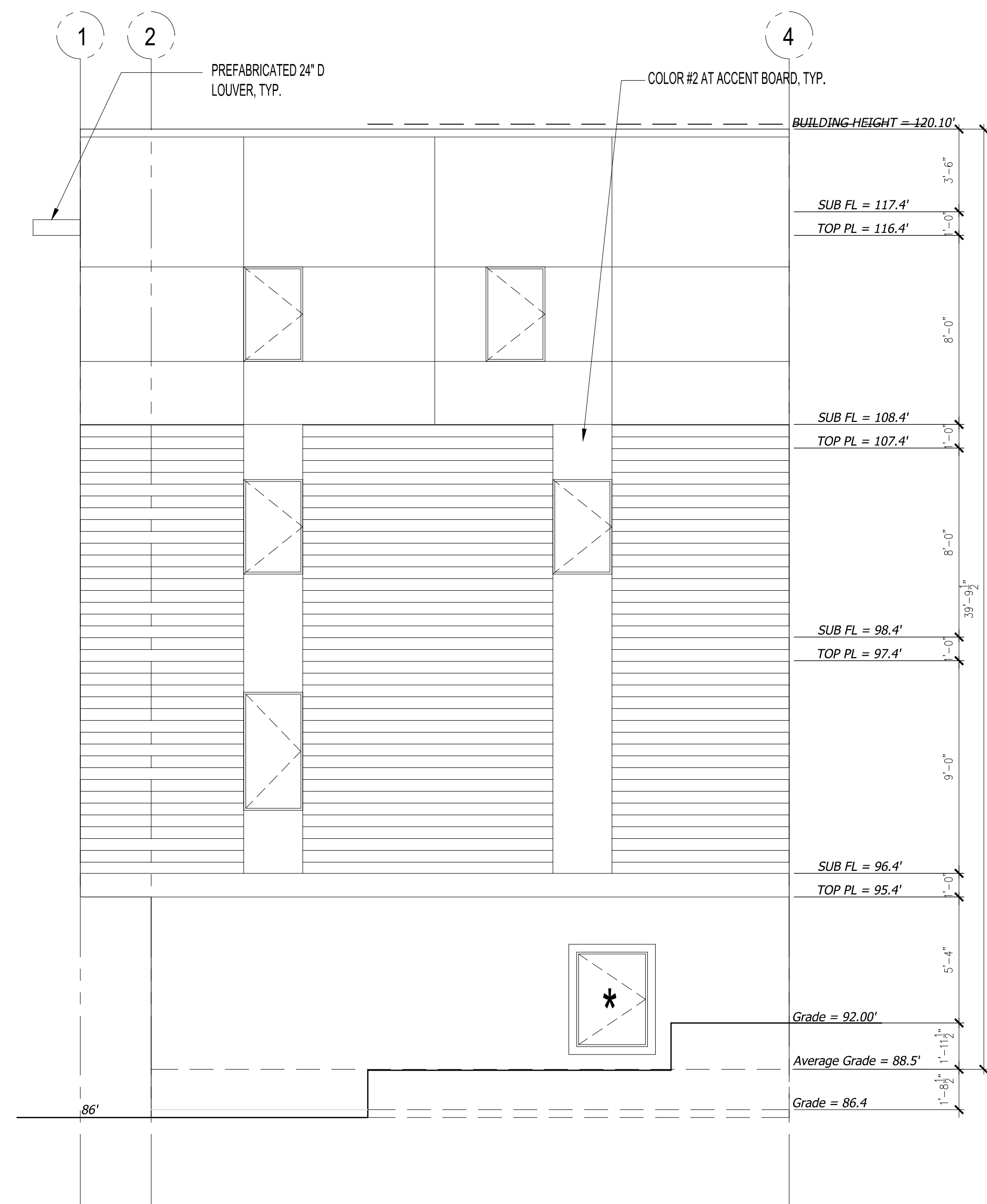
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A3.1



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



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

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REGISTERED ARCHITECT
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STATE OF WASHINGTON

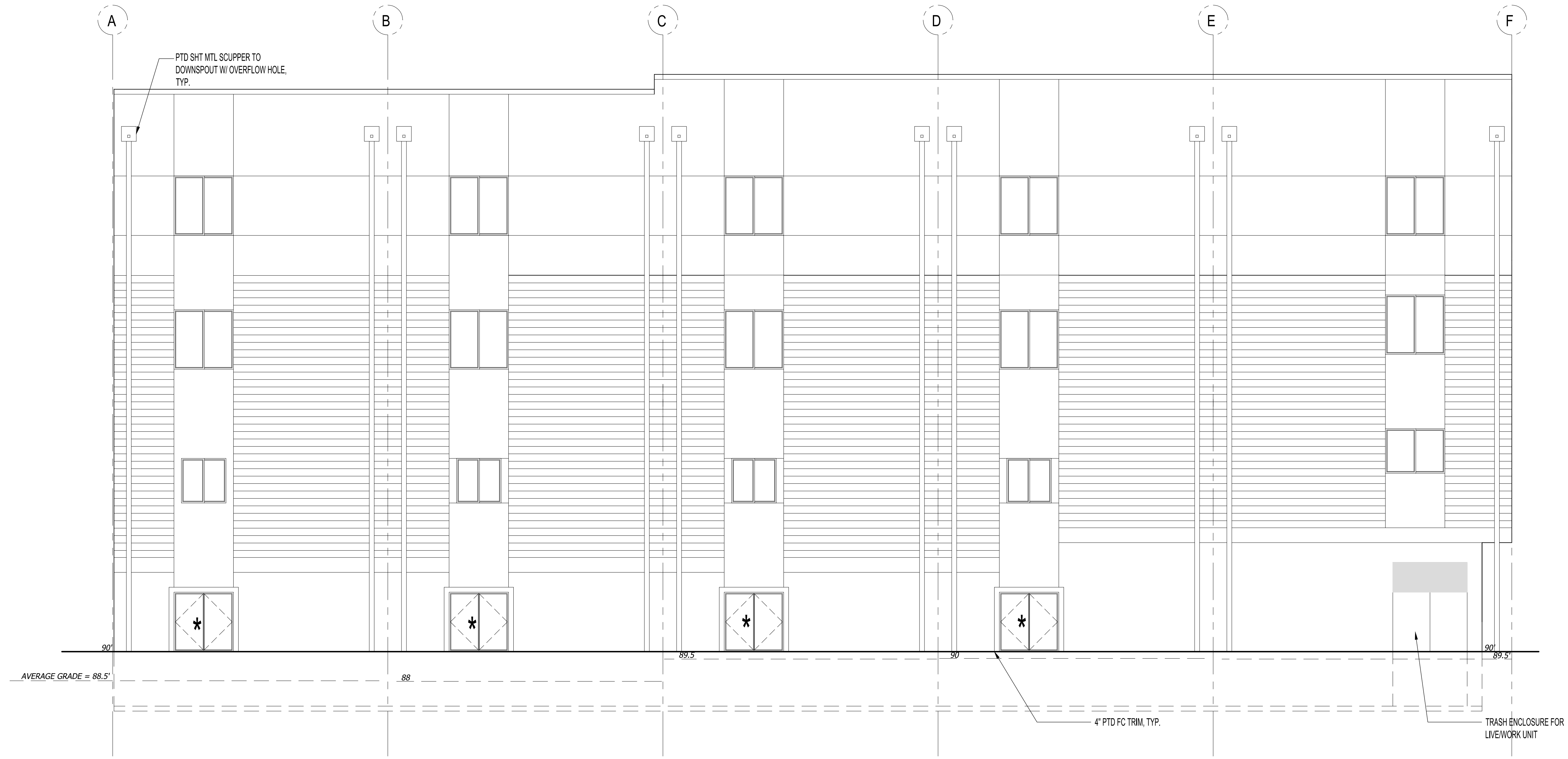
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jennifer@weddermann.com

A3.2



PTD SHT MTL SCUPPER TO
DOWNSPOUT W/ OVERFLOW HOLE,
TYP.

4" PTD FC TRIM, TYP.

TRASH ENCLOSURE FOR
LIVEWORK UNIT

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

WEDDERMANN ARCHITECTURE, PLLC
JENNIFER WEDDERMANN, AIA, LEED AP
1201 REGENTS BLVD, SUITE A
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253-973-6611
jennifer@weddermann.com

7815 REGISTERED ARCHITECT
Jennifer Weddermann
JENNIFER WEDDERMANN
STATE OF WASHINGTON

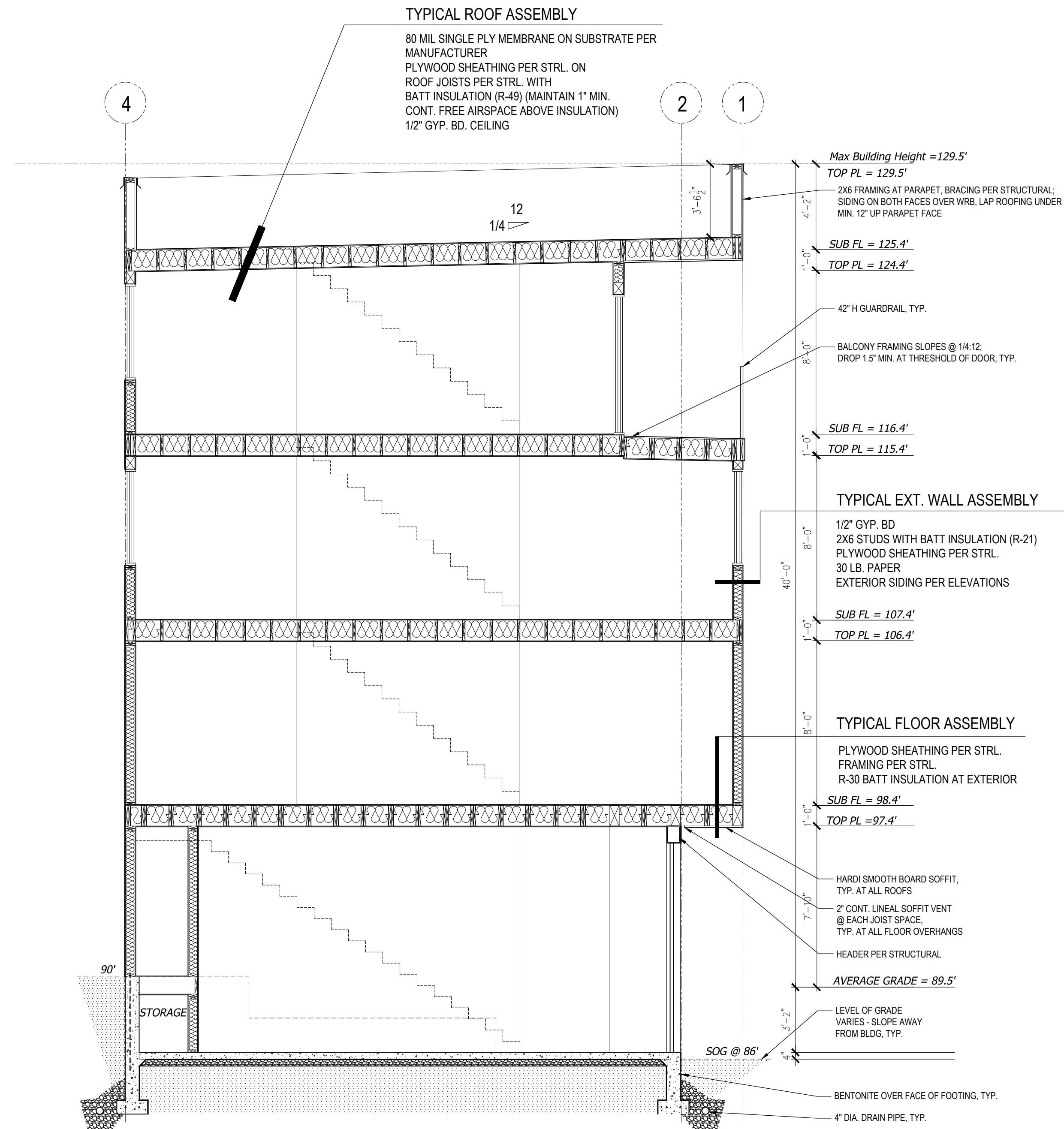
PROJECT
CHARLESTOWN TOWNHOMES
3014 CHARLESTOWN ST
SEATTLE, WA

TITLE
ELEVATIONS

DATE
2.28.17 PERMIT REVIEW SET

SHEET

A3.3



SECTION LOOKING NORTH (AT LIVE/WORK)

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

1

WEDDERMANN ARCHITECTURE, PLLC
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7815 REGISTERED ARCHITECT
 Jennifer Weddermann
 JENNIFER WEDDERMANN
 (STATE OF WASHINGTON)

PROJECT
 CHARLESTOWN TOWNHOMES
 3014 CHARLESTOWN ST
 SEATTLE, WA

TITLE
 SECTION

DATE
 2.28.17 PERMIT REVIEW SET

SHEET

A3.4



PARTIAL ROOF
DECK COVER
TYP.

PAINTED
F.C. PANEL
SIDING W/
REVEALS

CABLE
RAILS

PAINTED
F.C. LAP
SIDING

CASEMENT
WINDOW

1 WEST
1/8" = 1'-0"

ARCHITECTURE

WEDDERMANN

JENNIFER WEDDERMANN, AIA, LEED AP
1201 REGENTS BLVD., SUITE A
FIRCREST WA 98466
253-973-6611
jennifer@weddermann.com

REGISTERED
ARCHITECT

7815

JENNIFER WEDDERMANN
STATE OF WASHINGTON

PROJECT

CHARLESTOWN
TOWNHOMES
3014 Charlestown ST
SEATTLE, WA

TITLE

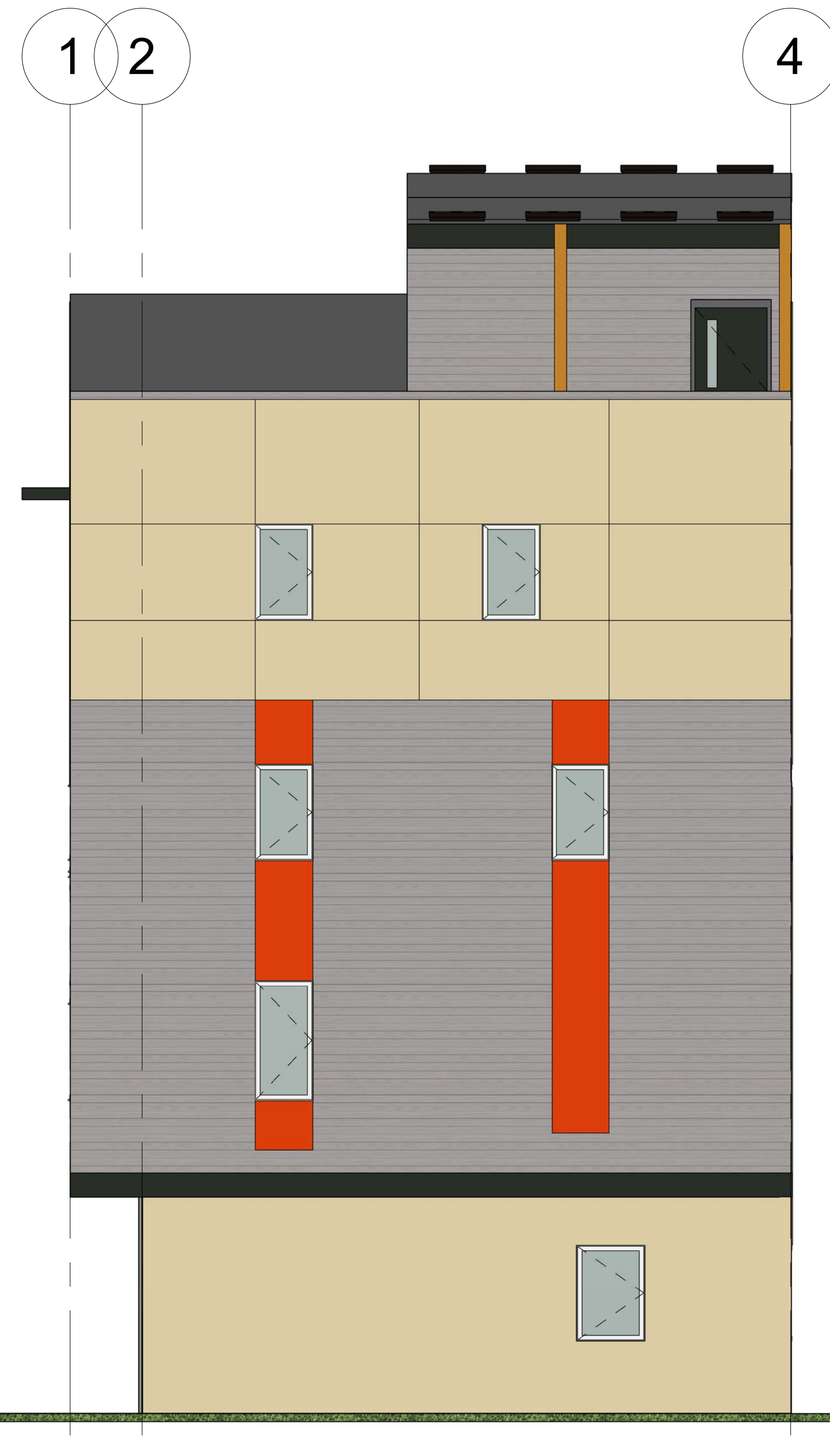
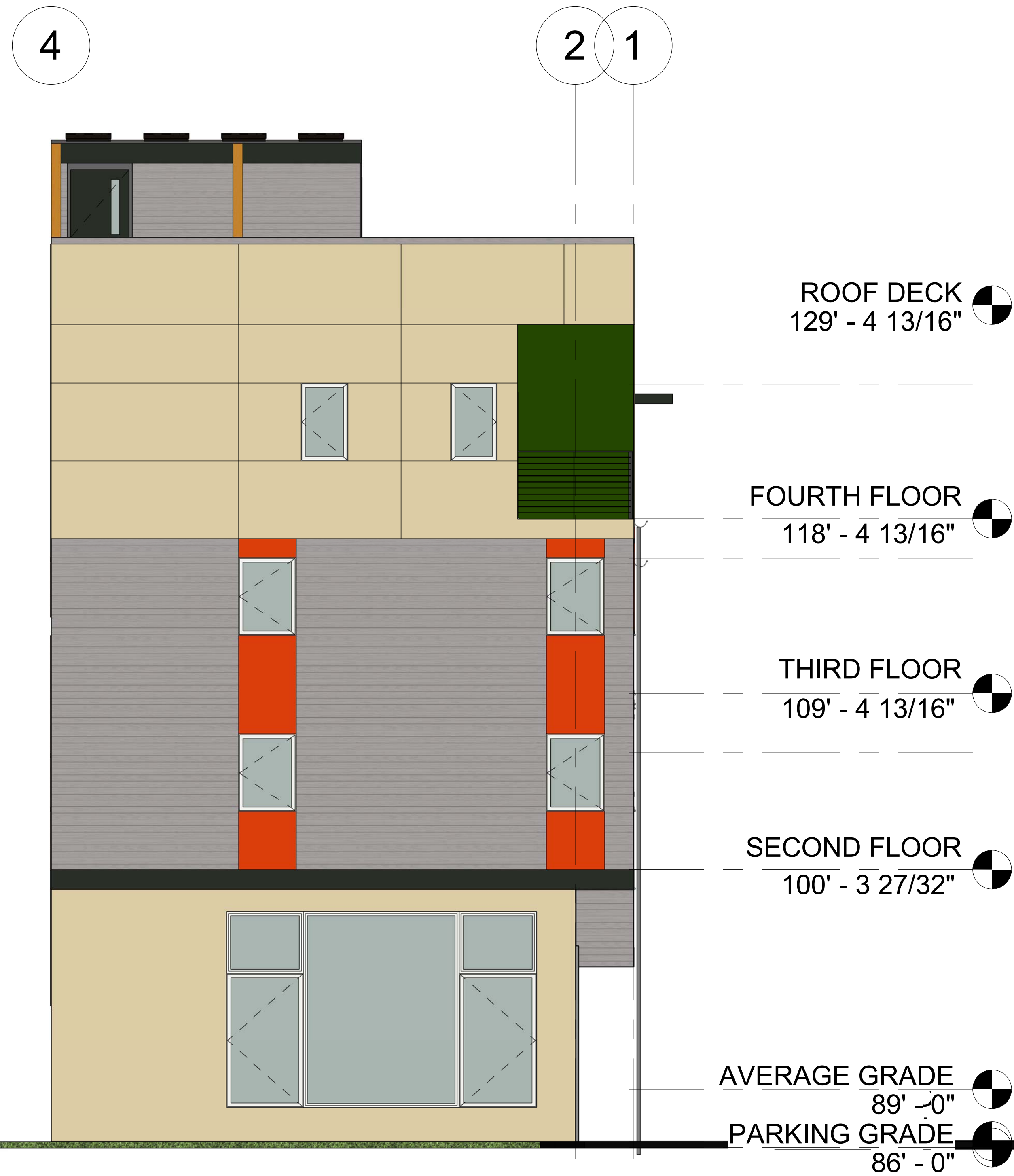
ELEVATIONS

DATE

05/29/18

SHEET

A3.1C



1 NORTH
1/8" = 1'-0"

2 SOUTH
1/8" = 1'-0"

WEDDERMANN ARCHITECTURE
 WEDDERMANN ARCHITECTURE
 JENNIFER WEDDERMANN, AIA, LEED AP
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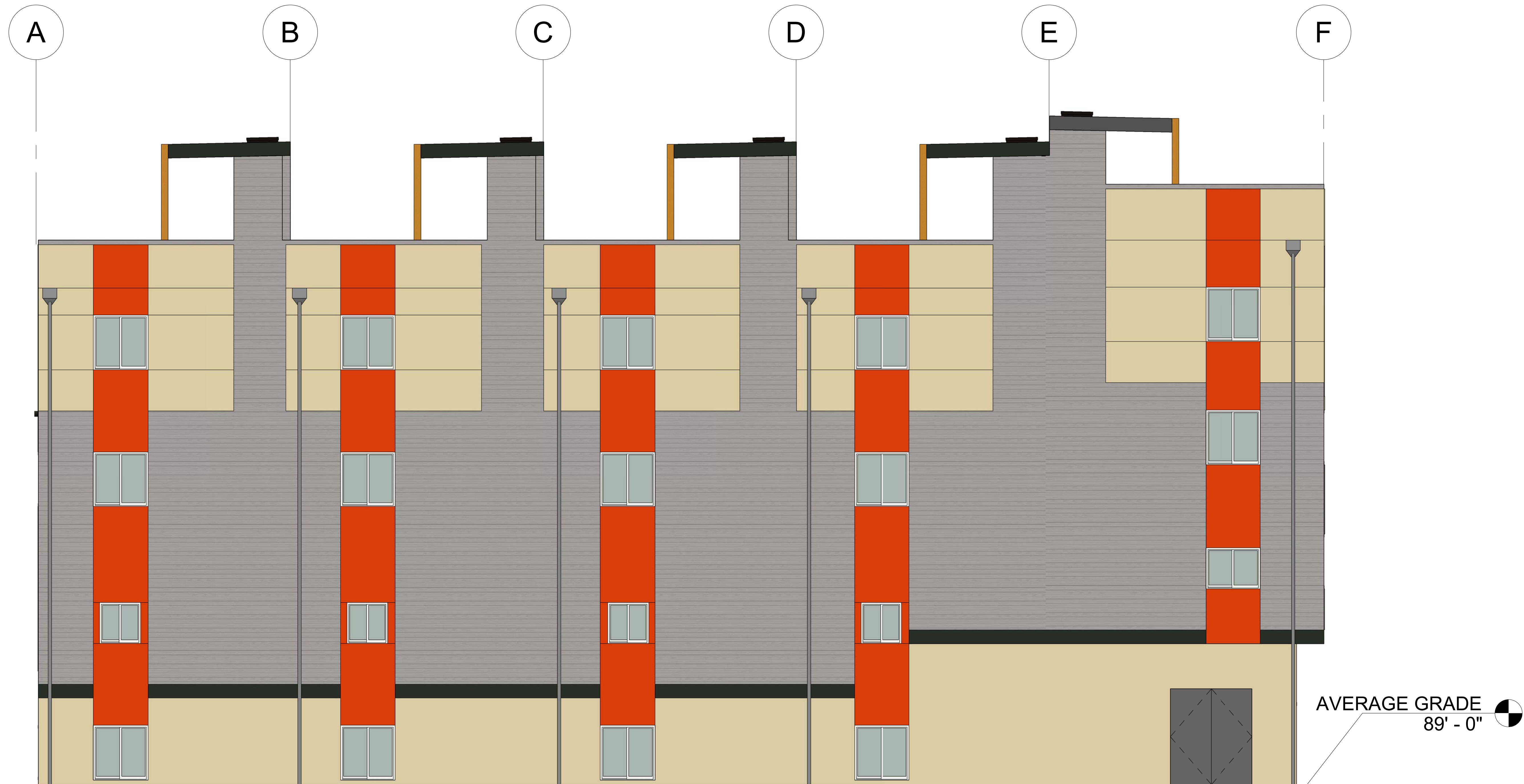
7815 REGISTERED ARCHITECT
 JENNIFER WEDDERMANN
 STATE OF WASHINGTON

PROJECT
 CHARLESTOWN TOWNHOMES
 3014 Charlestown ST
 SEATTLE, WA

TITLE
 ELEVATIONS

DATE
 05/29/18

SHEET
A3.2C



1 EAST
1/8" = 1'-0"

WEDDERMANN ARCHITECTURE

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7815 REGISTERED ARCHITECT

JENNIFER WEDDERMANN
STATE OF WASHINGTON

PROJECT
CHARLESTOWN TOWNHOMES
3014 Charlestown ST
SEATTLE, WA

TITLE
ELEVATIONS

DATE
05/29/18

SHEET
A3.3C



PLANTING NOTES:

- In general, Planting soil for shrubs/ groundcovers shall be an approved Compost cultivated into the existing prepared subgrade. For New Street Trees, meet standards as outlined in City of Seattle Std. Plan No. 142- Soil Amendment and Depth.
- Soil Preparation Other Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of eight inches (8"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost over entire bed and till again to a minimum depth of ten inches (10") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost and till again (total of 4" of added Compost).
- Soil for Bioretention Cell shall be an approved 'Biofiltration Soil Mix' as approved. Provide soil test fertility recommendations and textural analysis. Depth of soil to be determined by soil test of existing soil. Plan for a min. depth of 24" of Biofiltration Soil Mix.
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
- Mulch all beds with a minimum 2 inch (2") depth of approved coarse-shredded bark 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces' walls. Mulch for Bio-Retention Planters shall be a min. 2" depth of approved Composted Material.
- Stake trees as directed by Landscape Architect.
- Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days.
- The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.

Replacement of Plantings: Remove from site and replace with new planting, at Contractors expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.

8. Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings if applicable).

9. Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.

GENERAL NOTES:

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- Prior to beginning any construction activities, arrange an on-site pre-construction meeting with Owner's Representative / Arborist to discuss and review Tree Protection Measures around existing trees to be retained.
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Prior to new ROW street tree planting, coordinate with SDOT Urban Forester (206.684.5693) the soil preparation, inspection of planting pits and plant locations.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/constructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.
- New Landscape Plantings will be watered by either a Bidder Design Automatic Irrigation System or hand watered (including Storm Bio-Retention Planters if applicable) until plant material is established (two growing seasons).

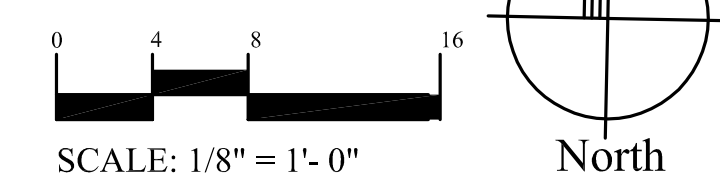
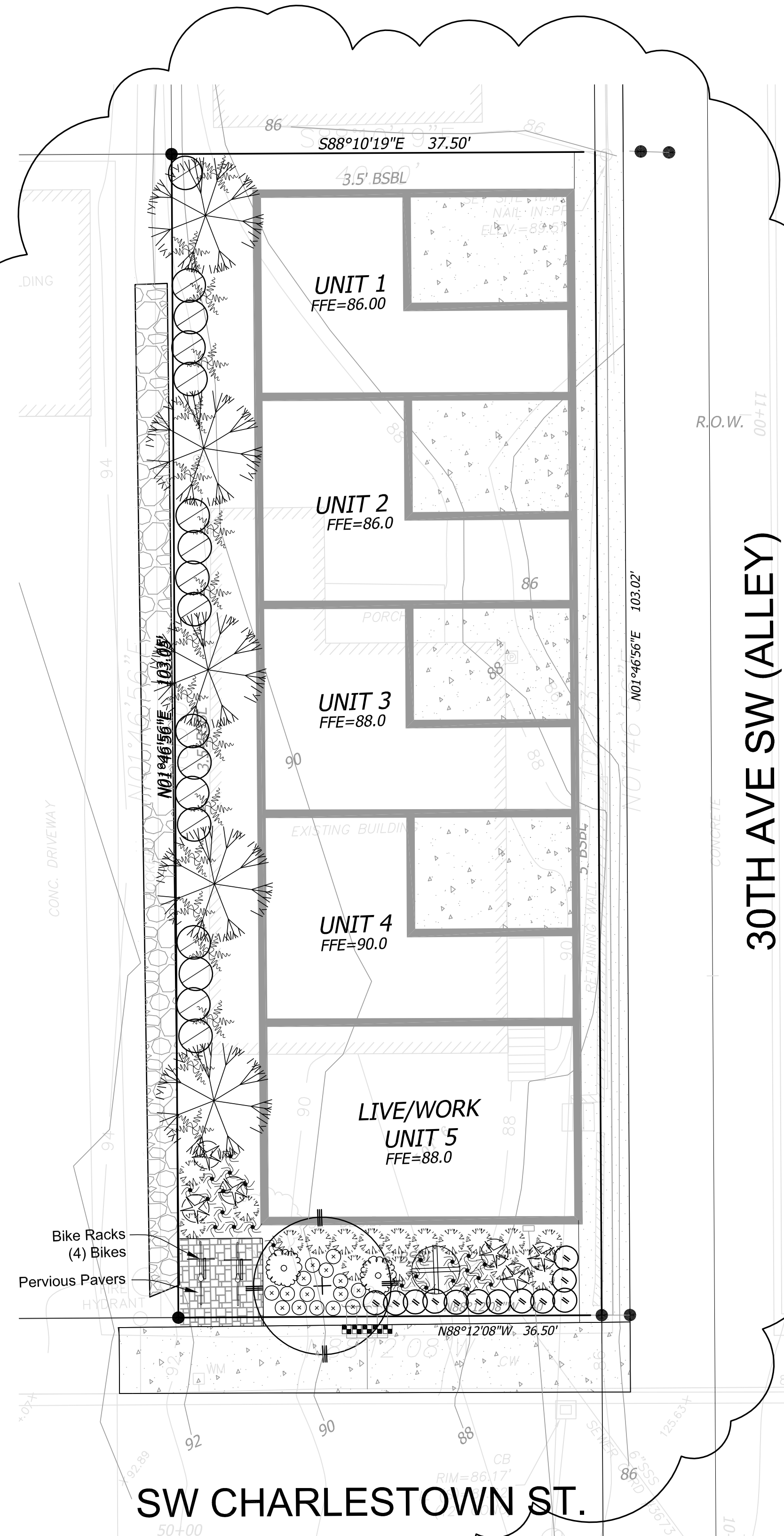
PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
T R E E S :			
5		Pyrus c. 'Capital' / FLOWERING PEAR	min. 1.5" cal., single trunk
1		Zelkova s. 'Musashino' / HYBRID ZELKOVA	min. 2.5" cal., street tree form
S H R U B S / P E R E N N I A L S :			
12		Buxus s. 'Sufruiticosa' / DWARF BOXWOOD	min. 15" hgt., spr.
1		Choisya t. 'Sundance' / MEXICAN ORANGE	min. 30" hgt.
2		Cistus hybridus / WHITE ROCKROSE	2 gal.
22		Pennisetum a. 'Hamelyn' / DWRF FOUNTAIN GRASS	1 gal.
18		Prunus l. 'Mt. Vernon' / DWARF ENGL. LAUEL	min. 12" spr.
6		Nandina d. 'Compacta' / HEAVENLY BAMBOO	min. 24" hgt.
18		Polystichum munitum / WESTERN SWORDFERN	min. 5 fronds @ 12" o.c.
15		Sedum 'Autumn Joy' / STONECROP	1 gal.
17		Vaccinium ovatum / EVERGREEN HUCKLEBERRY	min. 24" hgt.

* Plant sizes are specified per the American Standard for Nursery Stock, Publication— May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant names shown in '**bold**' are native/ PNW Adaptive. On this project, all plant material is considered native/ PNW Adaptive.



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3014 SW Charlestown Street
 Seattle, WA

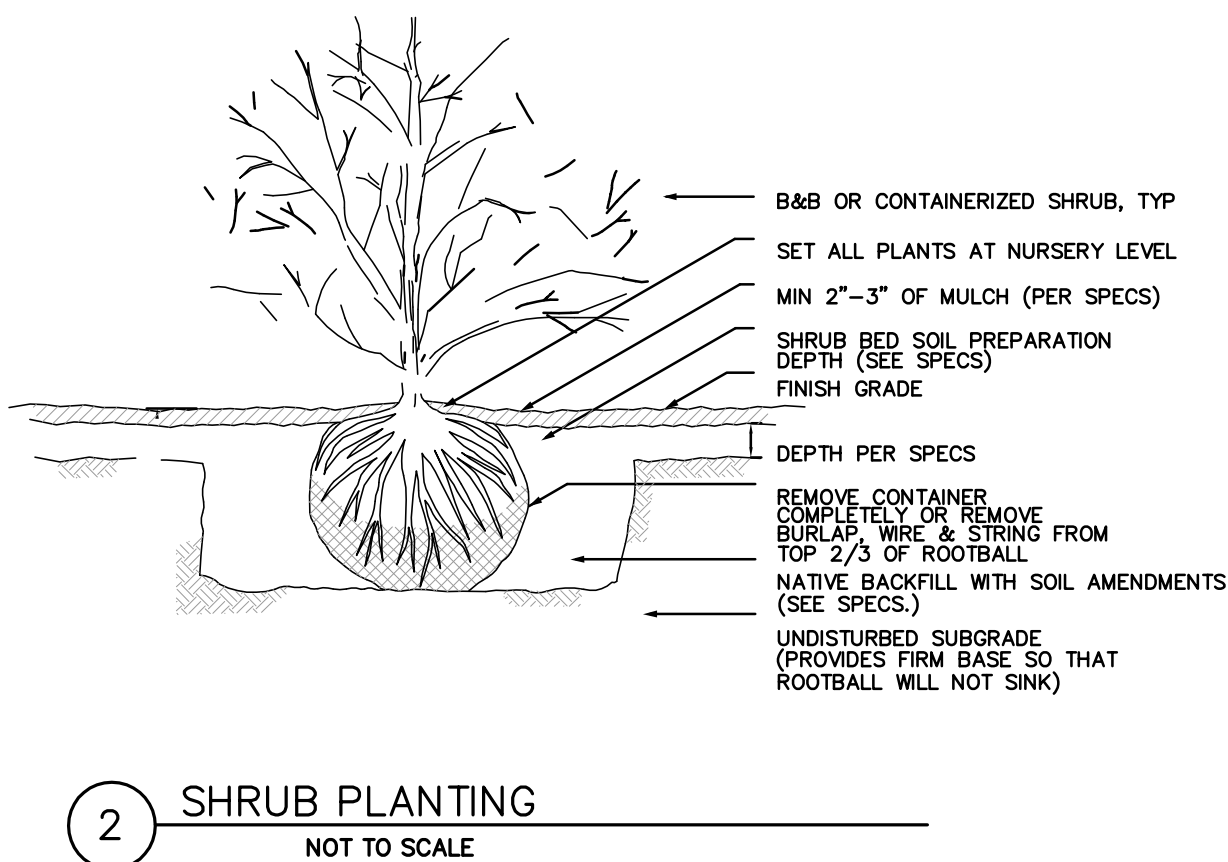
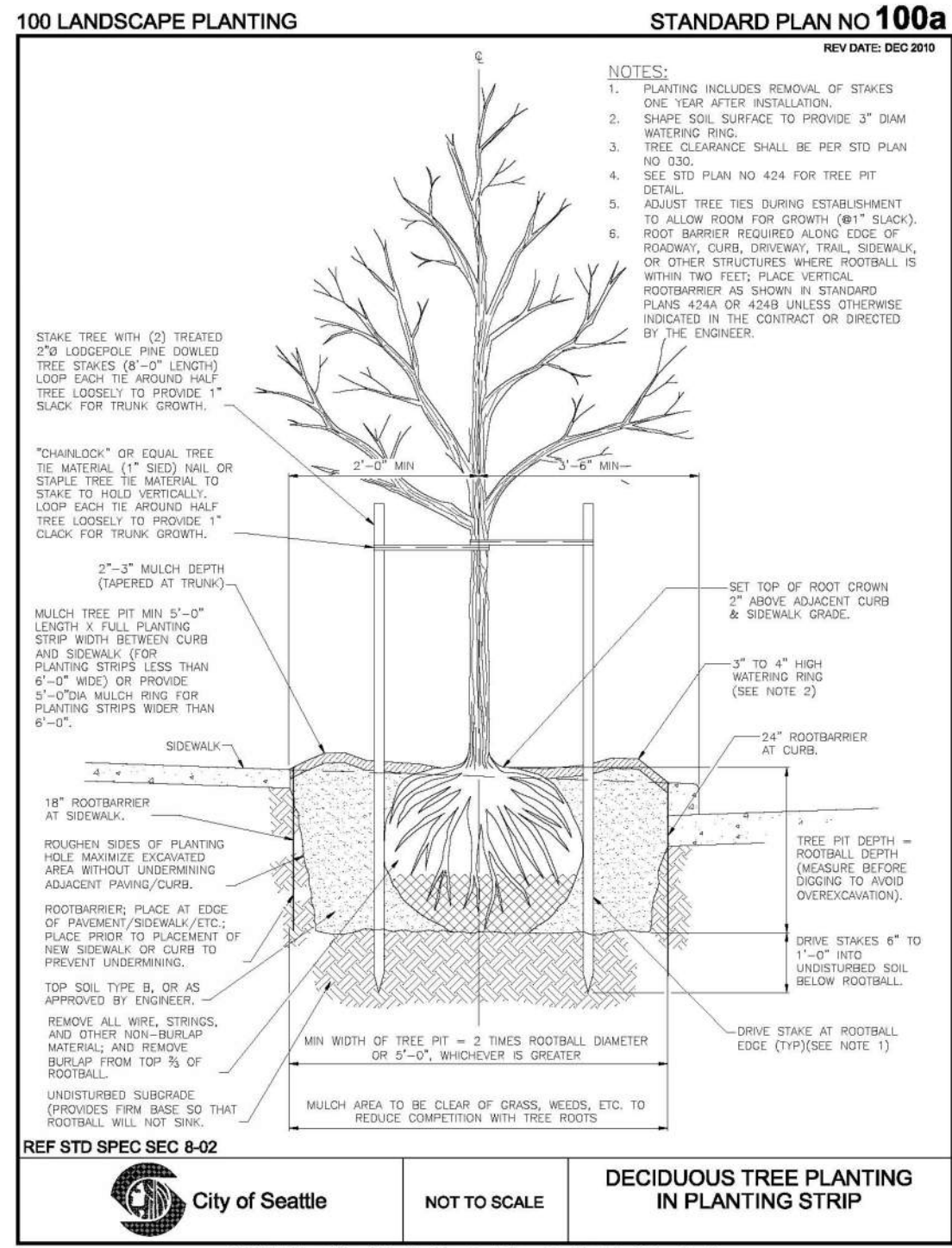


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 Landscape Architect
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 FAX: (206) 546-1128

Landscape Plan
/ Notes

Project No.:	
Drawn:	GT
Checked:	GT
Drawing Issue:	2.2.17
	4.6.18
Revisions:	
▲ 4.6.18_CorrNotice3	

Sheet
L1
 of 2



Revised 4/8/09 **Green Factor Worksheet*** SEATTLE *green factor*

	Planting Area	Planting Area				TOTAL**
		1	2	3	4	
A1	square feet					0
A2	square feet	360	660			1020
A3	square feet					0
B1	square feet	104	268			372
B2	# of plants	78	33			111
B3	# of trees					0
B4	# of trees	2	4			6
B5	# of trees					0
B6	# of trees					0
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	56				56
G	square feet					0
H1	square feet	1500	732			2232
H2	square feet					0
H3	square feet	1500				1500
H4	square feet					0

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

Revised 12/28/09 **Green Factor Score Sheet** SEATTLE *green factor*

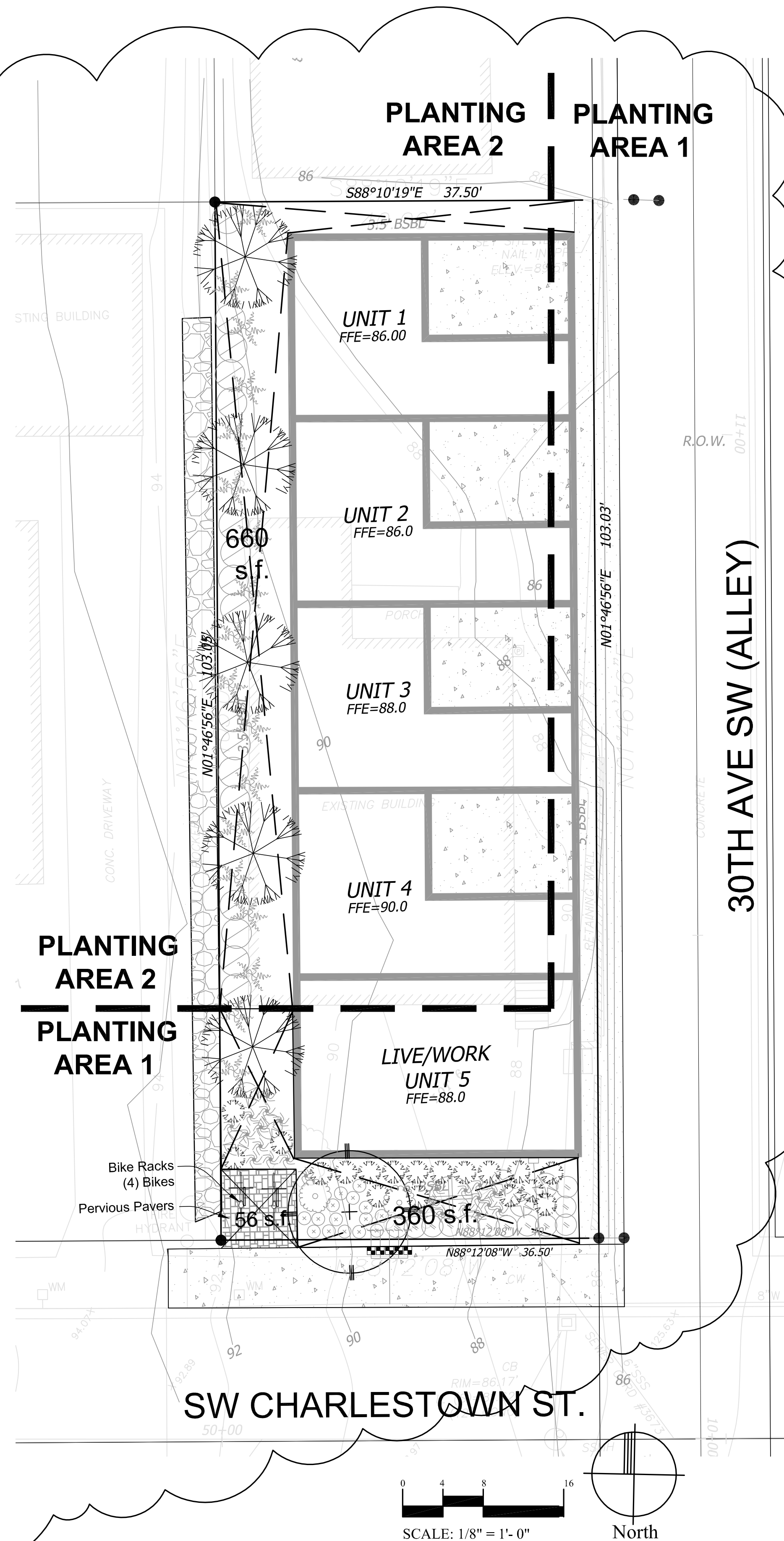
Project title: _____

Parcel size (enter this value first) enter sq ft of parcel SCORE **0.457**

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="1020"/>	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="1020"/>	0.6	612.0
B Bioretention facilities			
1 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="372"/>	0.1	37
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="111"/>	1332	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"/>	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="6"/>	900	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="0"/>	0	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="0"/>	0	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"/>	0	0.8
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	<input type="text" value="0"/>	0.4	-
2 Over at least 4" of growth medium	<input type="text" value="0"/>	0.7	-
D Vegetated walls			
1 Over at least 2" and less than 4" of growth medium	<input type="text" value="0"/>	0.7	-
E Approved water features			
1 Permeable paving	<input type="text" value="0"/>	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"/>	0.2	-
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="56"/>	0.5	28.0
G Structural soil systems			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.2	-
H Bonuses			
1 Drought-tolerant or native plant species	<input type="text" value="2232"/>	0.1	223.2
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<input type="text" value="0"/>	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	<input type="text" value="1,500"/>	0.1	150
4 Landscaping in food cultivation	<input type="text" value="0"/>	0.1	-

sub-total of sq ft = 3,660 Green Factor numerator = 1,720

* 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)



Green Factor Elements Plan Notes:

1. All shrubs are shown shaded to gray. Groundcovers and Trees are shown in heavier/ darker line weights.
2. All planting in Area 1 considered 'visible to the passerby'.

3014 Sw Charlestown Street
Seattle, WA



STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
Glenn Takagi
GLENN TAKAGI
CERTIFICATE NO. 331

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'Green Factor' Plan
/ Details

Project No.: _____
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4.6.18
Revisions:
4.6.18_CorrNotice3

Sheet
L2
of 2