

4051 LETITA AVENUE SOUTH SEATTLE, WA 98118

PROJECT TEAM

OWNER: KAM SAHOTA-MIDDLETON
INNOVATION HOMES LLC
1191 OCEAN SHORES BLVD. SW.,
OCEAN SHORES, WA 98569
KAM@ICUEINVESTMENTS.COM
(360) 940-7028

SURVEYOR: BOYCE SURVEYING
BOB BOYCE, PLS
7003 188TH PL. SW.
LYNNWOOD, WA 98036
(206) 550-0729

GEOTECHNICAL: PANGEO
H. MICHAEL XUE, PE
3213 EASTLAKE AVE E, STE B
SEATTLE, WA 98102-7127
MXUE@PANGEO.COM
(206) 262-0370

CIVIL ENGINEER: DCG
TIMOTHY GABELEIN, PE
15029 BOTHELL WAY NE, SUITE 600
LAKE FOREST PARK, WA 98155
(206) 523-0024

STRUCTURAL ENGINEER: O.G. ENGINEERING, PLLC
OWEN GOULD
8645 22ND AVE SW
SEATTLE, WA 98106
OWEN@OGENGINEER.COM
(206) 290-4608

ARCHITECT: RONIN ARCHITECTS
WILLARD WILLIAMS, AIA, NCARB
7226 182ND STREET SW.,
EDMONDS, WA 98026
WILLARD@RONIN-
ARCHITECTS.COM
(415) 997-9143

PROJECT INFORMATION

PROJECT DESCRIPTION: DEMOLISH EXISTING SINGLE FAMILY RESIDENCE. CONSTRUCTION OF (2) NEW (3) STORY MULTI-FAMILY TOWN HOUSES, CONTAINING (3) & (2) UNITS EACH.

PROJECT ADDRESS: 4051 LETITIA AVENUE SOUTH SEATTLE, WA 98118

BUILDING USE: SINGLE FAMILY RESIDENTIAL TOWNHOUSES

APN: 053-245-160
Zone: LR-2
Flood Zone: N/A
HISTORIC CATEGORY: N/A
OVERLAYS: TRANSIT CORRDIOR
URBAN VILLAGE: COLUMBIA CITY RESIDENTIAL URBAN VILLAGE

ECA: STEEP SLOPE


PARKING PROVIDED: 5 SPACES
LOT AREA: 7,000 SQFT
LOT WIDTH: 70'
LOT LENGTH: 1000'
FAR: 1.2
ALLOWED SITE COVERAGE: 7,000 SQFT X 1.2 = 8,400 SQFT
PROPOSED SITE COVERAGE: 4,200 SQFT

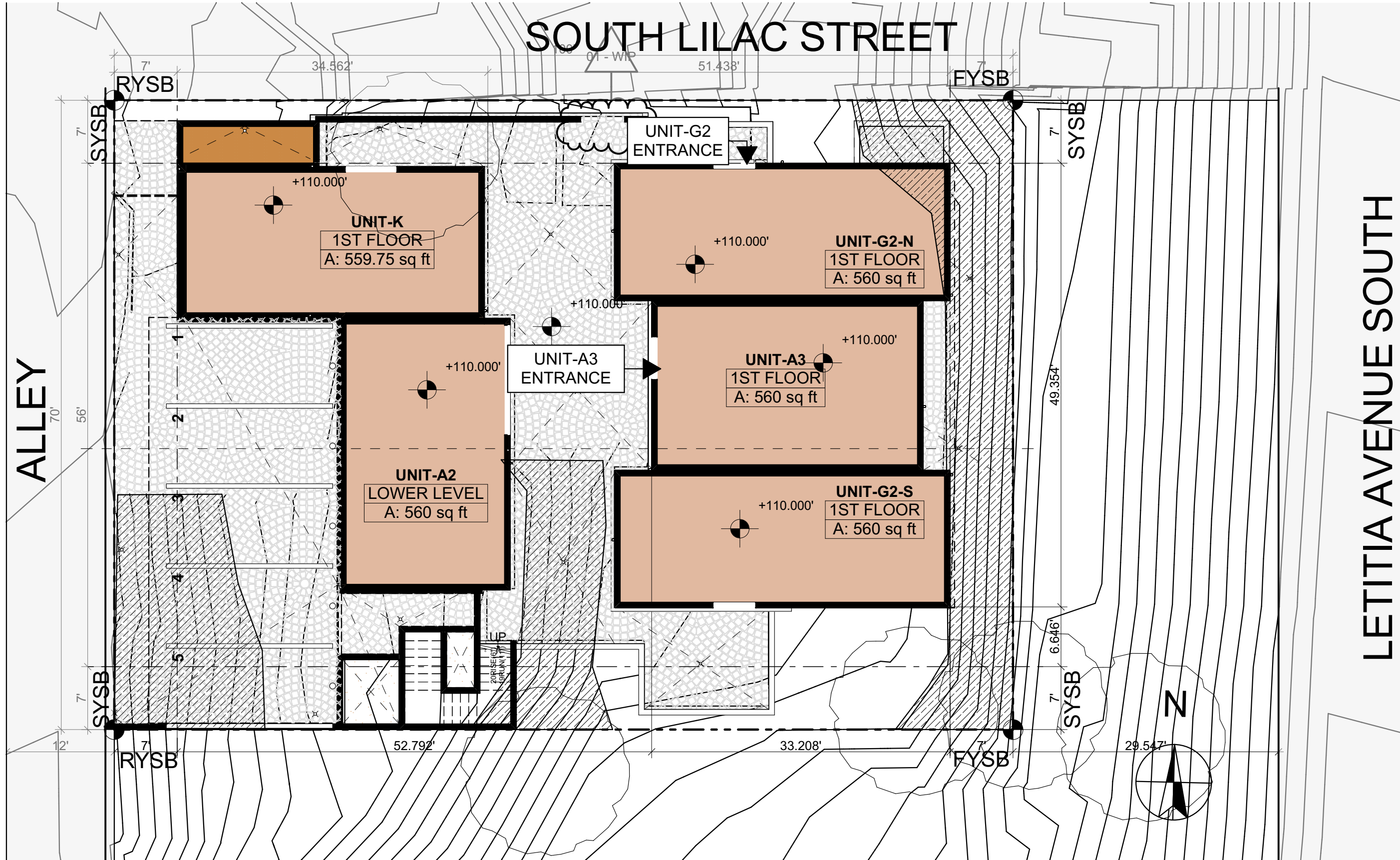
MAX HEIGHT: 30'
PROPOSED MAX HEIGHT: 30'

FRONT YARD SETBACK: 7'
REAR YARD SETBACK: 7'
SIDE YARD SETBACK: MIN. 5' AVERAGE 7'

EXISTING FLOOR AREA: 2,860 SQFT
PROPOSED FLOOR AREAS: 8,400 SQFT

UNIT K:	1680 SQFT	
LOWER LEVEL:	560 SQFT	
1ST FLOOR:	560 SQFT	
2ND FLOOR:	560 SQFT	
ROOF TERRACE:		
UNIT A2:	1680 SQFT	
LOWER LEVEL:	560 SQFT	
1ST FLOOR:	560 SQFT	
2ND FLOOR:	560 SQFT	
ROOF TERRACE:		
UNIT A3:	1680 SQFT	
LOWER LEVEL:	560 SQFT	
1ST FLOOR:	560 SQFT	
2ND FLOOR:	560 SQFT	
ROOF TERRACE:		
UNIT G2-S	1680 SQFT	
LOWER LEVEL:	560 SQFT	
1ST FLOOR:	560 SQFT	
2ND FLOOR:	560 SQFT	
ROOF TERRACE:		
UNIT G2-N	1680 SQFT	
LOWER LEVEL:	560 SQFT	
1ST FLOOR:	560 SQFT	
2ND FLOOR:	560 SQFT	
ROOF TERRACE:		
TOTAL CONDITIONED SPACE:	8,400 SQFT	
TOTAL NUMBER OF UNITS:	5	
CONSTRUCTION TYPE:	V-B	
OCCUPANCY GROUP:	R-3	

Date	6/29/2018	Reference / Sheet		Dwg. No.	SDR-00
Scale:		Project No.	APN 160-460-176-5	Field Notice No.	
Record No.	3032105-EG	Location	4051 LETITIA AVE S, SEATTLE, WA 98118	Title	COVER SHEET
 RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM					



1 **SITE PLAN**
SCALE: 3/32" = 1'-0"

Record No.	3032105-EG	Scale:	3/32" = 1'-0"	Date	6/29/2018
Location	4051 LETITIA AVE S, SEATTLE, WA	Project No.	APN 160-460-176-5	Reference / Sheet	
	98118	Field Notice No.		Dwg. No.	SDR-01
Title	1. SITE PLAN				

R//A
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 WILLARD E. WILLIAMS JR., AIA, NCARB
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 WILLARD@RONIN-ARCHITECTS.COM

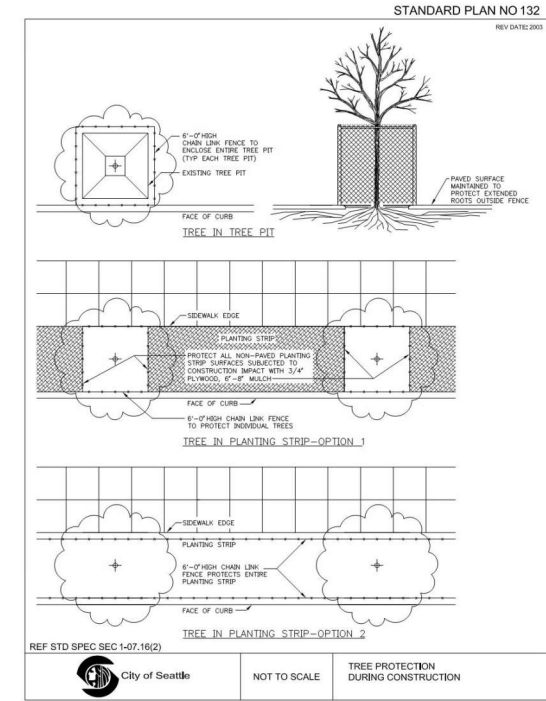
GENERAL NOTES:

- 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, erect Tree Protection around existing trees to be retained if noted. See Plan/Plant Schedule Notes.
- 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.
- 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.
- All New Plantings to be watered by hand or a 'Bidder Design' Automatic Irrigation System including Storm Bio-Planters (if applicable).

PLANTING NOTES:

- Soil Preparation:
On-Grade Planting Beds- See COS Std Plan Detail No.142.
Storm Bio-Planters/ Raingardens- Determine if existing soils can be amended to achieve desired percolation rates per guidelines set in the 'Rain Garden Handbook for Western Washington'. If existing soils are unsuitable, provide Bio-Retention Soil and mineral substrate per 2011 edition, City of Seattle Standard Specifications Section 9-14.1(3).
Coordinate location, soil preparation and planting operations for Street Trees and ROW planting with SDOT Arborist/ Urban Forester.
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer (if applicable).
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect, City and Owner.
- Mulch all ornamental beds with a minimum three inch (3") depth of approved coarse shredded bark 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls. Mulch for Bio-Planters/ Raingarden shall be a min. 2" depth of shredded or chipped wood mulch as approved by Owner's Representative.
- Stake trees per detail and 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 (including a min. of two lawn mowings if applicable).
- 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.

- Upon completion, the Contractor shall request a 'Substantial Completion' of the installed work. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.
- 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.
- 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.



PLANT SCHEDULE

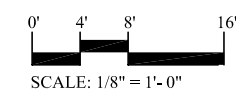
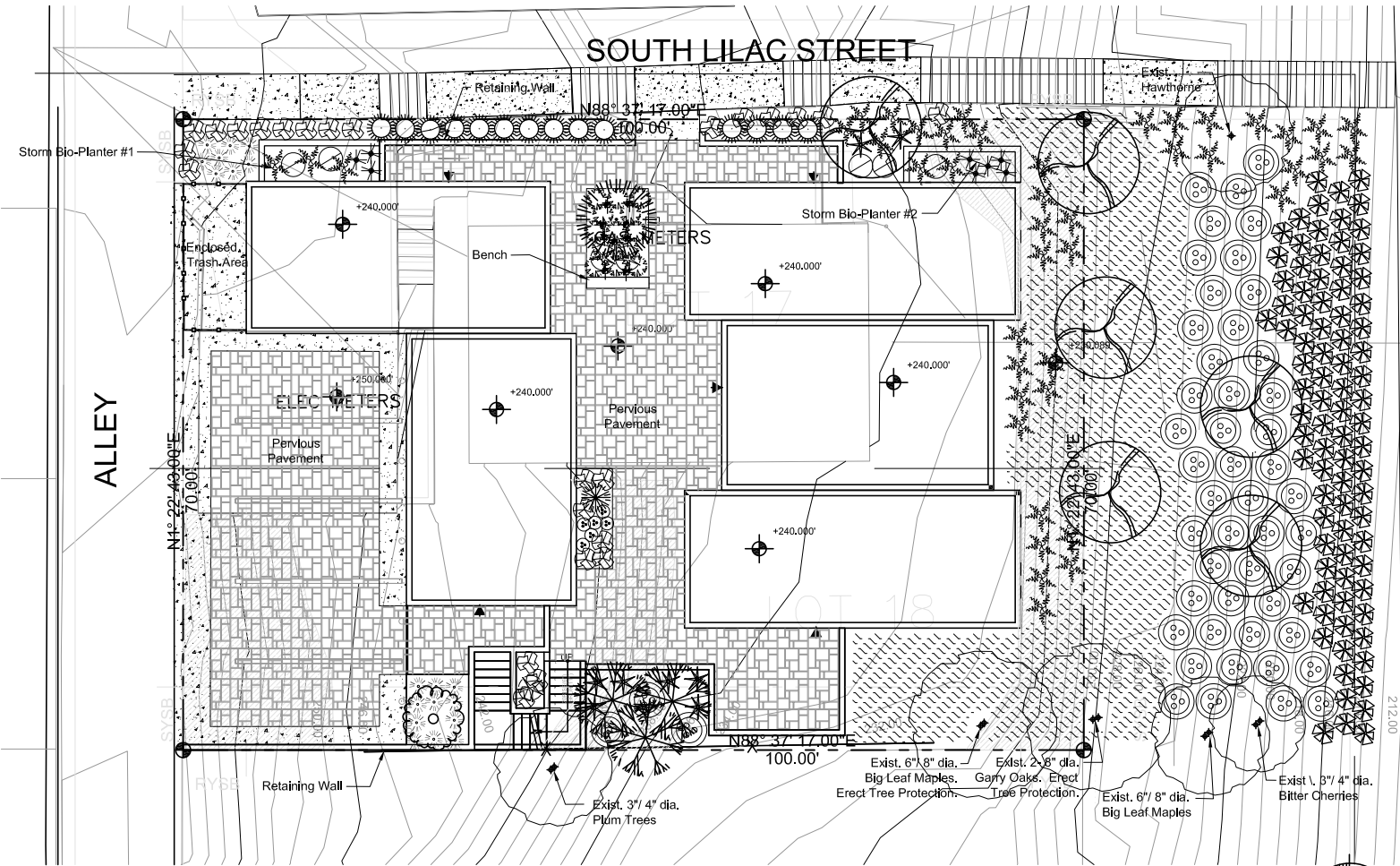
Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
6		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
3		Betula/ DAKOTA PINNACLE BIRCH	min. 2" cal.
1		Parrotia p. 'JL Columnar'/ PERSIAN SPIRE	min. 2-1/2" cal.
SHRUBS/ GRD. COVERS/ PERENNIALS:			
8		Carex o. 'Evergold'/ VARIGATED JAPAN. SEDGE	1 gal.
86		Cornus s. 'Kelseyi'/ RED TWIG DOGWOOD	2 gal. can
as required		Gaultheria shallon/ SALAL	1 gal. @ 30" o.c.
8		Hemerocallis 'Hyperion'/ DAYLILY	1 gal.
1		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal. can
8		Mahonia a. 'Compacta'/ TALL MAHONIA	min. 21" hgt.
1		Myrica californica/ PACIFIC WAX MYRTLE	min. 7 gal., tree form.
3		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
19		Pennisetum a. 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
44		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
13		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	2 gal.
26		Sarcococca humilis / LOW SARCOCOCCA	min. 12" spr., spreading forms.
6		Sedum 'Autumn Joy'/ SEDUM	1 gal.
50		Symphoricarpos albus/ SNOWBERRY	2 gal.
14		Thuja o. 'Smargard'/ ABORVITAE	min. 6'-0" hgt.
5		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.

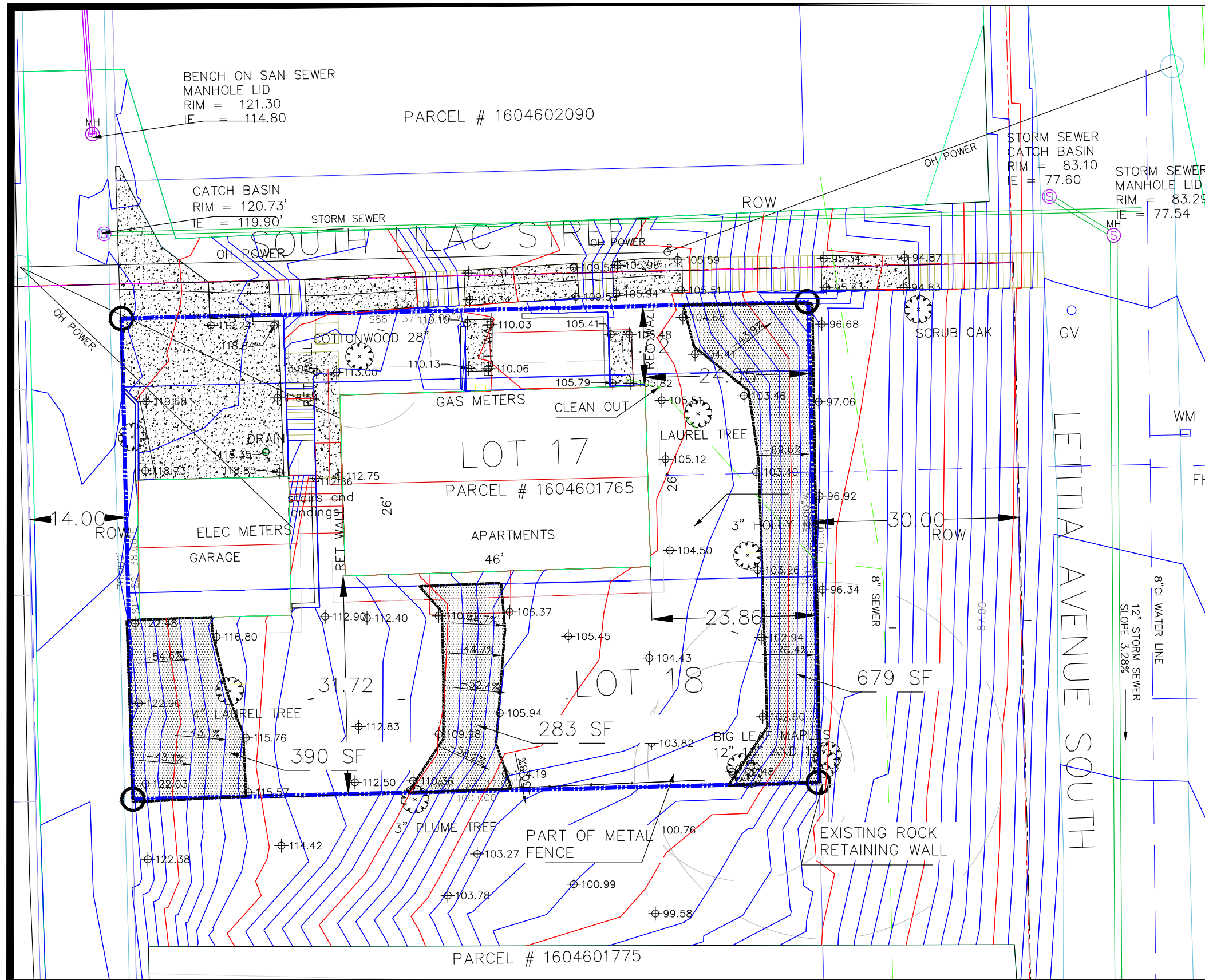
* Plant names shown in "bold" are native/ PNW adaptive/ drought tolerant.

* Prior to the beginning of any Right of Way Construction, notify SDOT Urban Forestry (206.684.5693) for inspection and approval of Tree placement and Soil Preparation.



Record No. 3032105-EG	Date 6/29/2018	Scale: 6" = 1'-0"	Reference / Sheet	Dwg. No. SDR-02
Location 4051 LETITIA AVE S, SEATTLE, WA 98118	Project No. APN 160-460-176-5			
Title LANDSCAPE PLAN				

RONIN ARCHITECTS
WILLARD E. WILLIAMS JR., AIA, NCARB
415-997-9143
WILLARD@RONIN-ARCHITECTS.COM



N

0 10' 20'

LEGAL DESCRIPTION:
 LOTS 17 AND 18, BLOCK 11 CLAREMONT ADDITION TO THE CITY OF SEATTLE, TOGETHER WITH THAT PORTION OF VACATED SOUTH LILAC STREET, AS PER RECORDED IN VOLUME 10 OF PLATS, PAGE(S) 68 S15, T24N, R4E WM, KING COUNTY, STATE OF WASHINGTON.

CONTAINS 6996.405 SF (0.161 AC)

HOUSE	1,170 SF
GARAGE	445 SF
CONCRETE	800.0 SF
SLOPE > 40%	1,352 SF

BASIS OF BEARING
 BETWEEN MONUMENTS ON 34TH AVENUE SOUTH FOUND MONUMENT IN CASE WITH BRASS PIN AND FOUND TACK IN LEAD N01° 22' 41"W ACCORDING TO RECORD OF SURVEY, BOOK 348, PAGE 190, RECORDS OF KING COUNTY

DATUM:
 NAVD 88 BASED ON GPS OBSERVATIONS ON 2/3/2018

EQUIPMENT USED
 LEICA 1103 TOTAL STATION
 LEICA GPS GS-14

NOTES:
 SEWER AND WATER UTILITIES ARE APPROXIMATE BASED ON CITY OF SEATTLE GIS INFORMATION DATED 2/2/2018

- REFERENCE DOCUMENTS**
- CLAREMONT ADDITION TO THE CITY OF SEATTLE KING COUNTY RECORDS VOL 102 OF PLATS, PAGE 68
- RECORD OF SURVEY, BOOK 348, PAGE 190, RECORDS OF KING COUNTY WASHINGTON
 - RECORD OF SURVEY, BOOK 160, PAGE 273, RECORDS OF KING COUNTY WASHINGTON
 - RECORD OF SURVEY, BOOK 67, PAGE 116, RECORDS OF KING COUNTY WASHINGTON
 - RECORD OF SURVEY, BOOK 221, PAGE 94, RECORDS OF KING COUNTY WASHINGTON
 - CITY OF SEATTLE QUATER SECTION MAP, SW 15-24-04 MAP CREATED 3/16/2017

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF Kam Sahota-Middleton ON July 17, 2017



BOYCE SURVEYING

7003 188TH PL SW
 LYNNWOOD, WA 98036

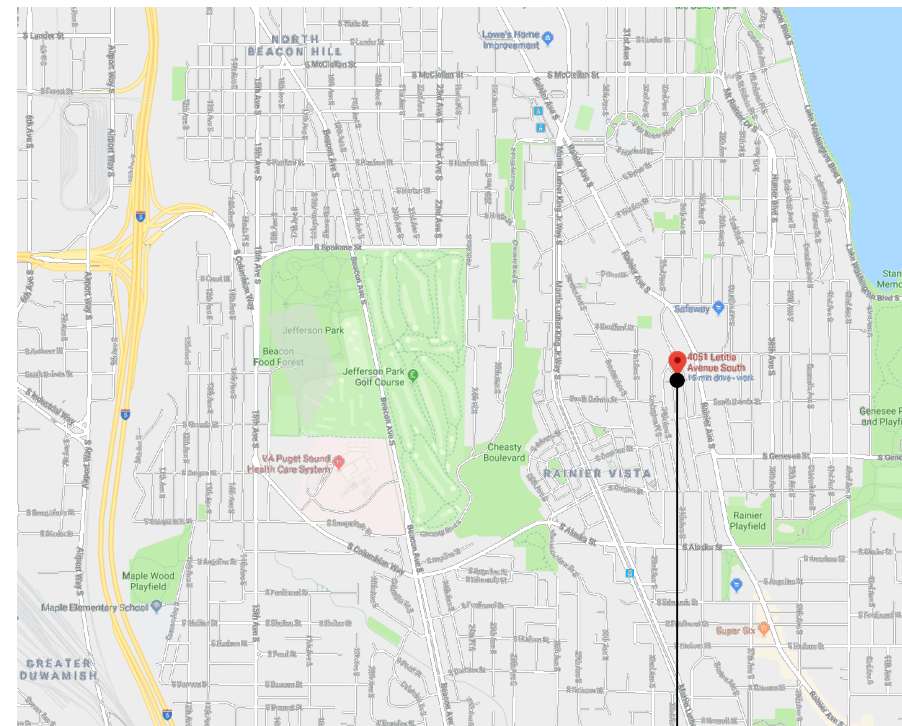
(206) 550-0729

SITE TOPO
FOR INNOVATION HOMES, LLC
 4051 LETITIA AVE. S
 WITHIN NW ¼, SW ¼ OF SECTION 15, T24N, R4E, W.M.

DRAWN BY: RJB.	DATE: 07-23-2017	PROJ NO: 17-003
SCALE: 1" = 10'	REV: 01-04-2018 REV: 02-03-2018	SHT: 1 OF 1

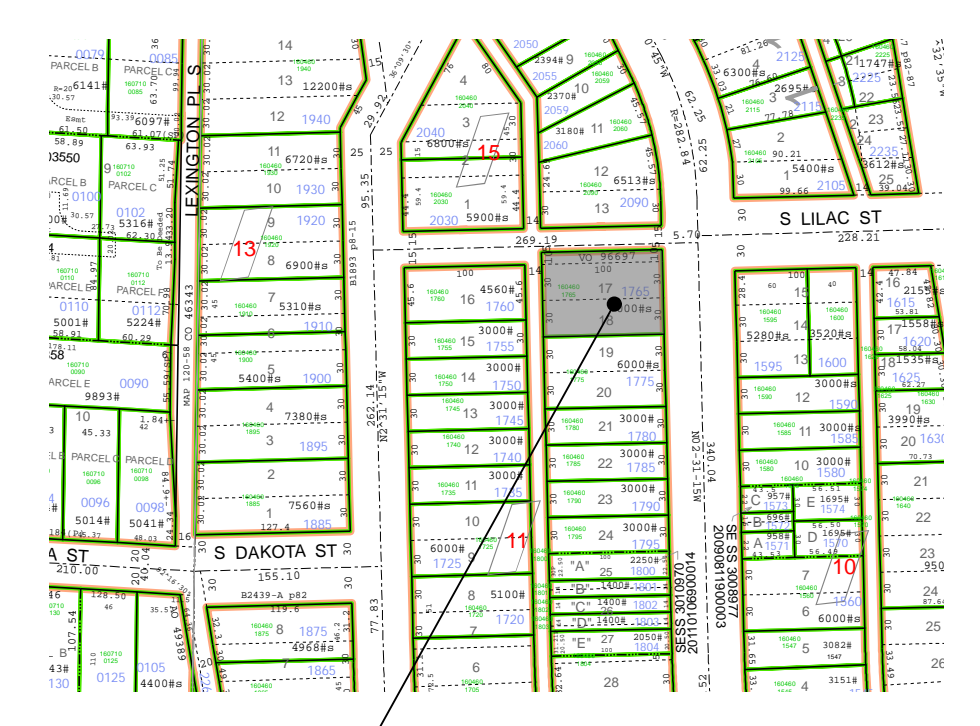
Date	6/29/2018
Reference / Sheet	
Scale:	1:1.60
Project No.	APN 160-460-176-5
Field Notice No.	
Record No.	3032105-EG
Location	4051 LETITIA AVE S, SEATTLE, WA
Title	SURVEY
Dwg. No.	SDR-03

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 WILLARD E. WILLIAMS JR., AIA, NCARB
 415-997-9143
 WILLARD@RONIN-ARCHITECTS.COM



PROJECT LOCATION

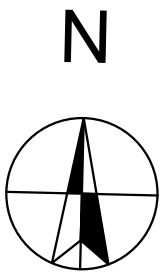
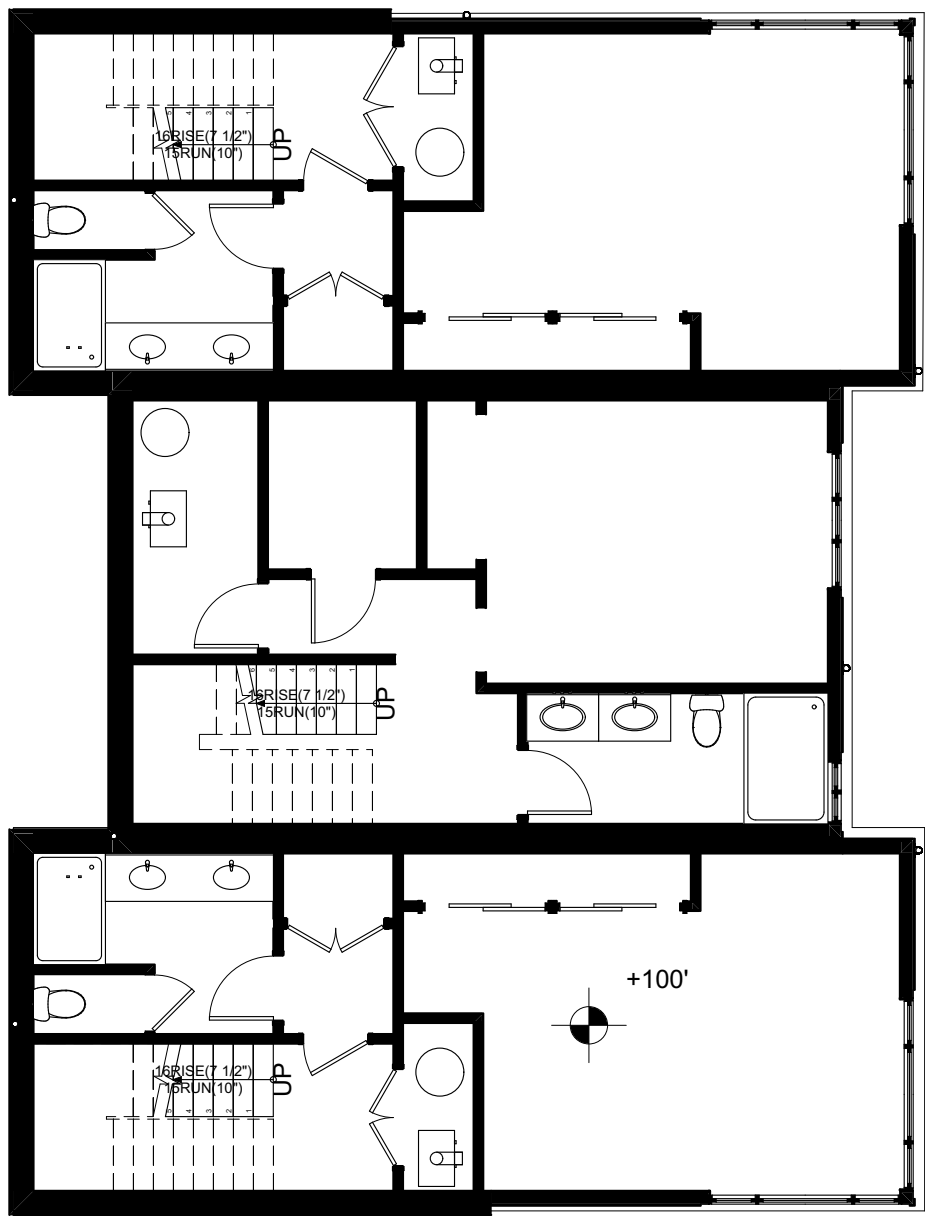
1 VICINITY MAP



PROJECT LOCATION

2 VICINITY MAP

Record No.	3032105-EG	Date	6/29/2018
Location	4051 LETTITIA AVE S, SEATTLE, WA	Scale:	1:1.20
98118		Project No.	APN 160-460-176-5
Title	CONTEXT	Field Notice No.	
		Dwg. No.	SDR-04



1

-1. LOWER LEVEL

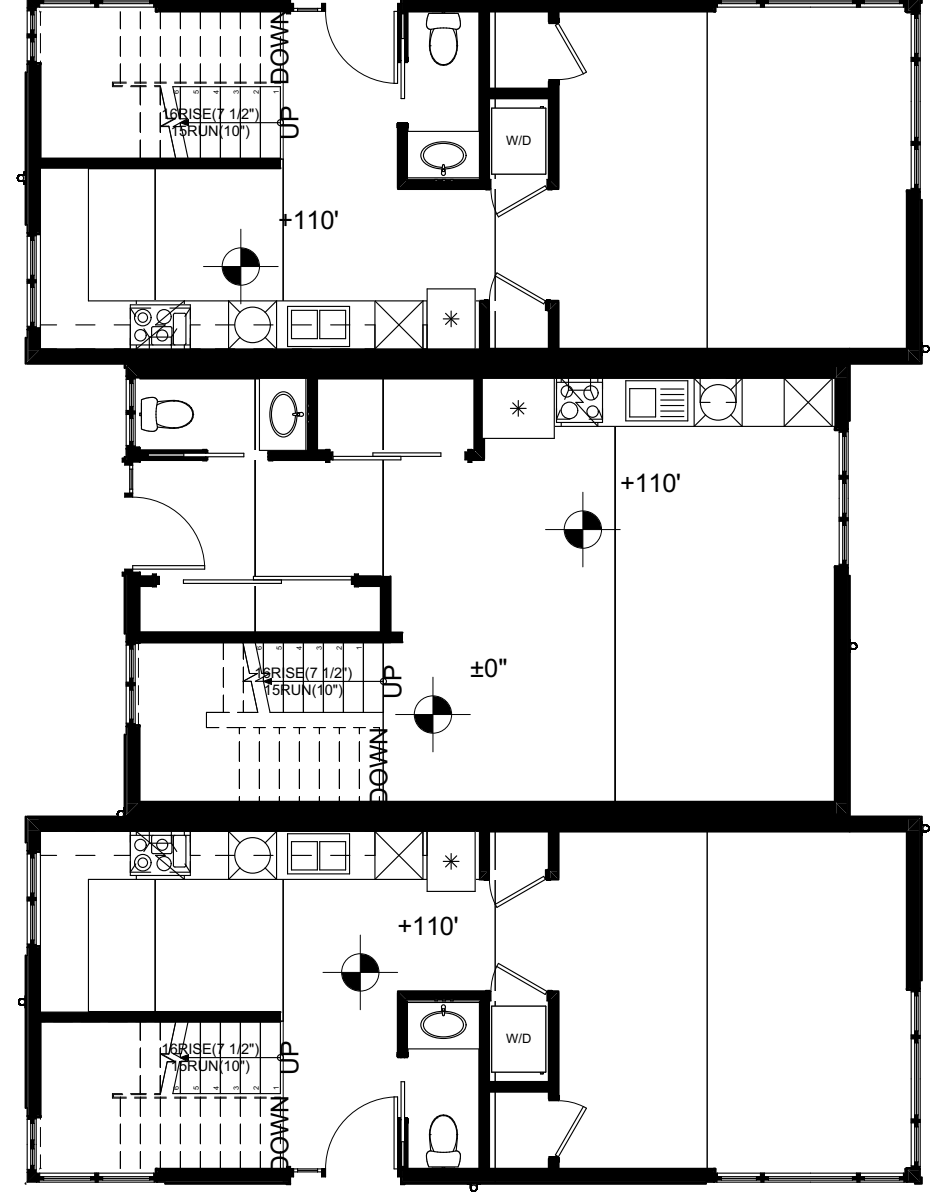
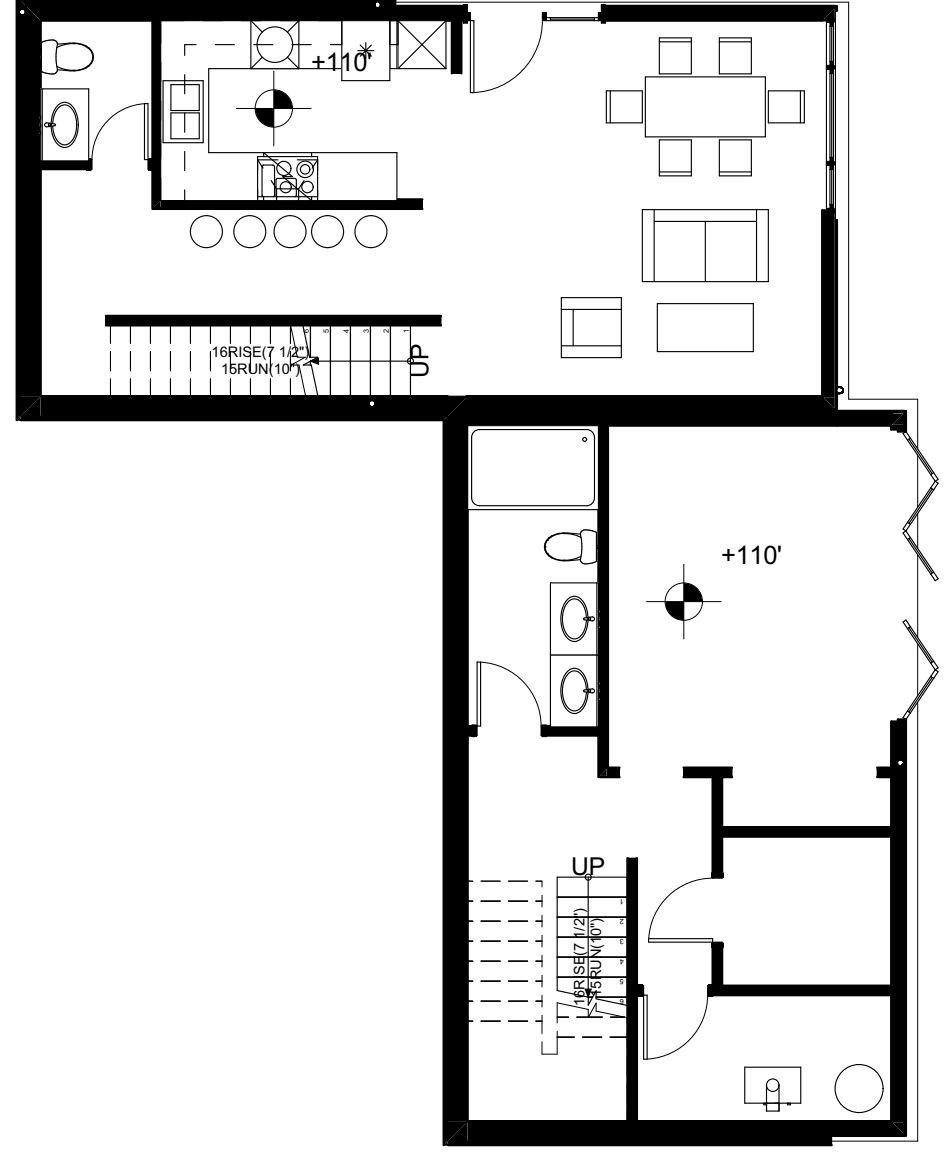
SCALE: 1/8" = 1'-0"

<p>RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM</p>		<p>Record No. 3032105-EG</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Date 6/29/2018</p>
<p>Location 4051 LETITIA AVE S, SEATTLE, WA 98118</p>		<p>Project No. APN 160-460-176-5</p>	<p>Field Notice No.</p>	<p>Reference / Sheet</p>
<p>Title -1. LOWER LEVEL</p>		<p>Dwg. No. SDR-05.1</p>		

1

1. 1st FLOOR

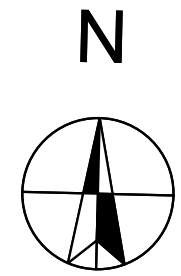
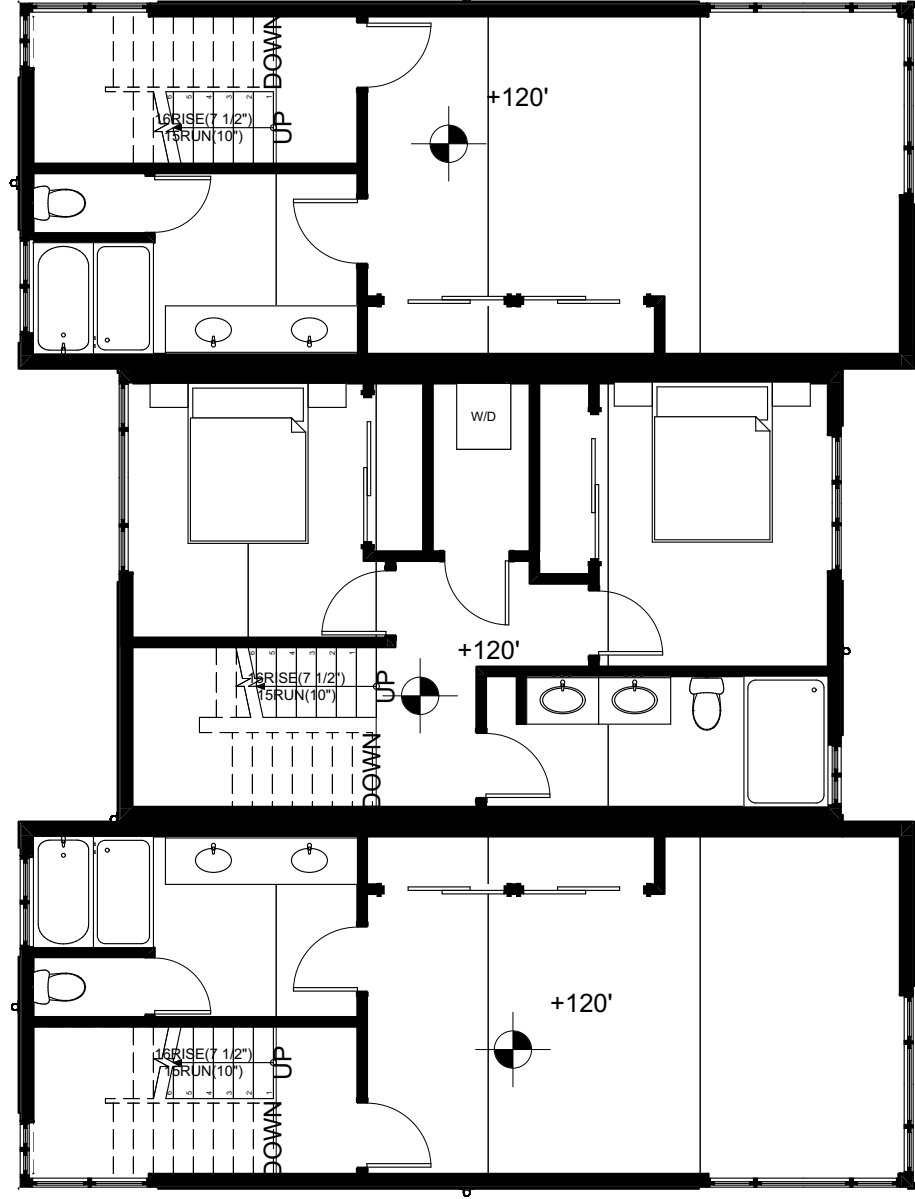
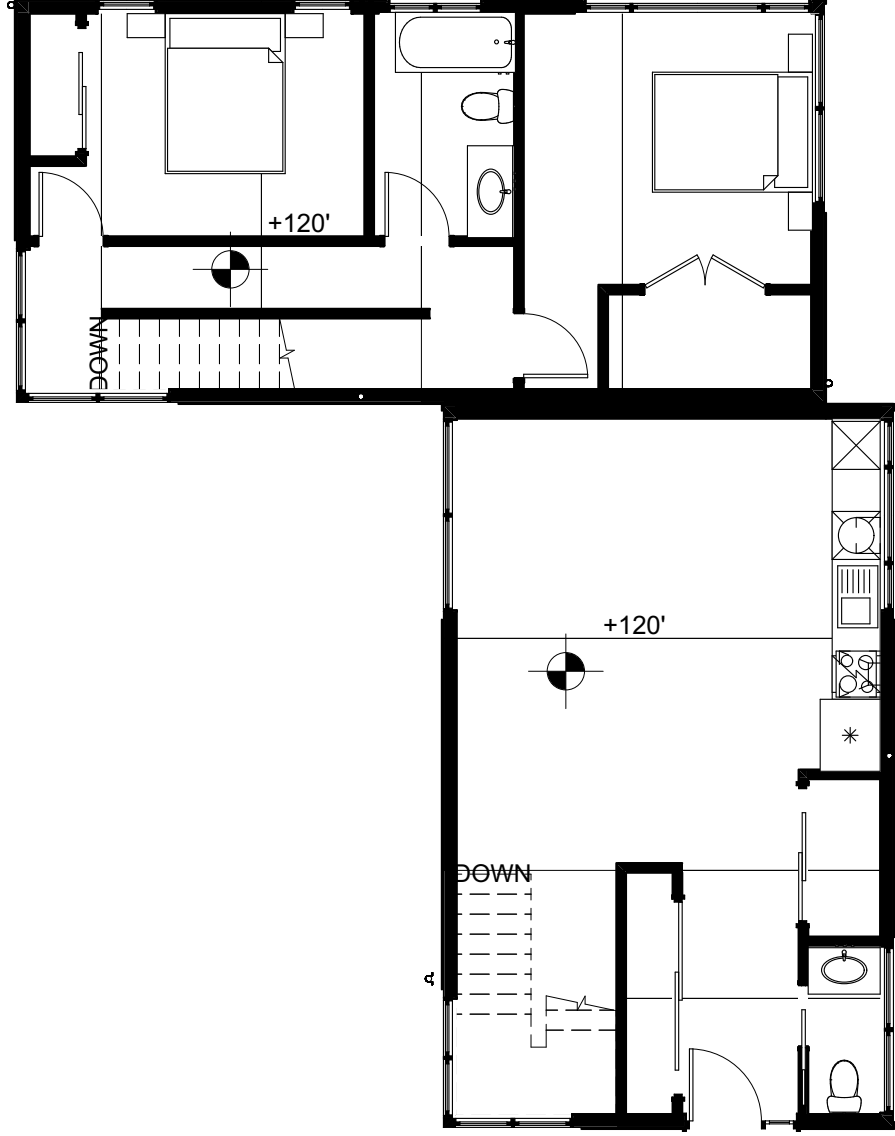
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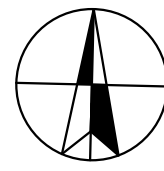
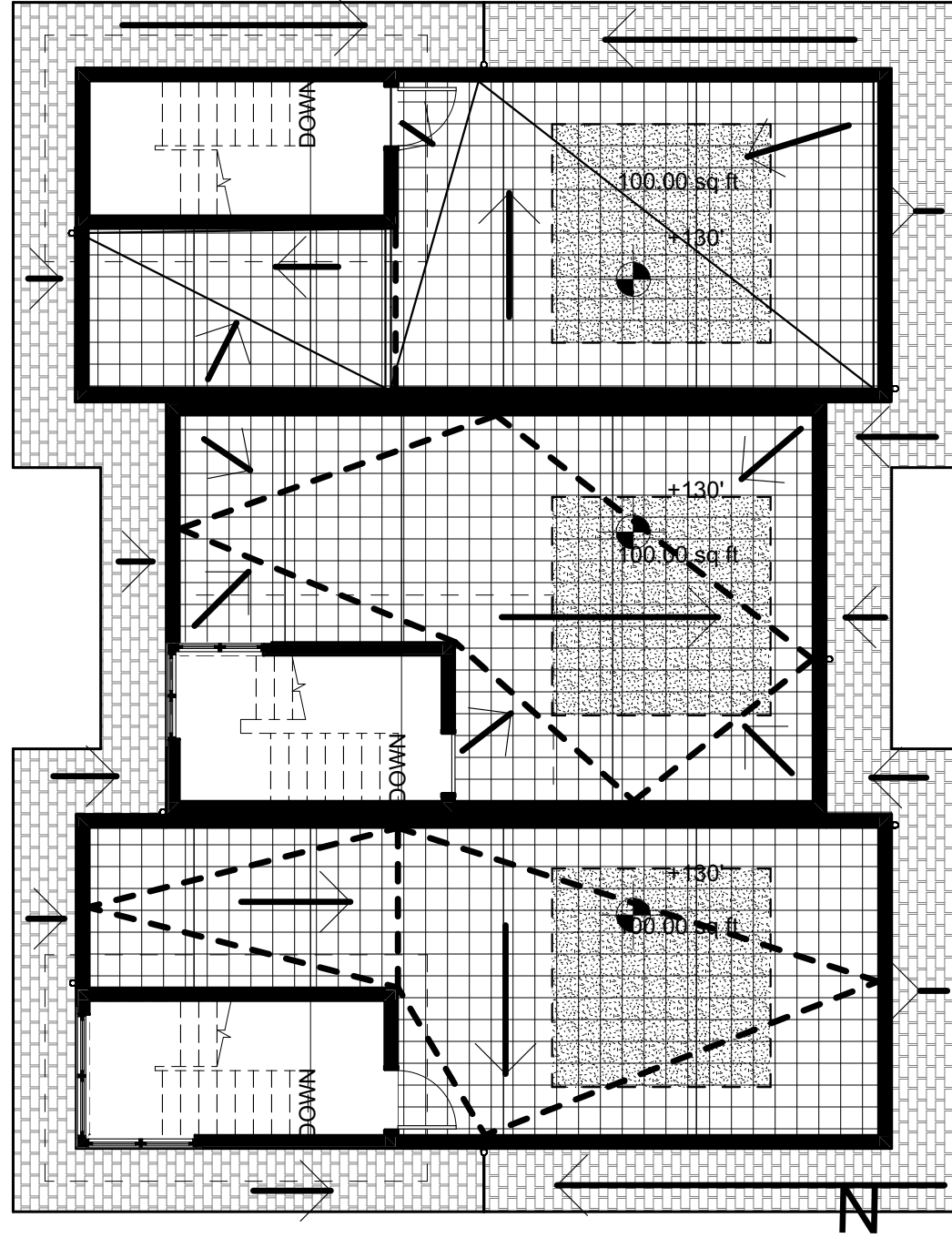
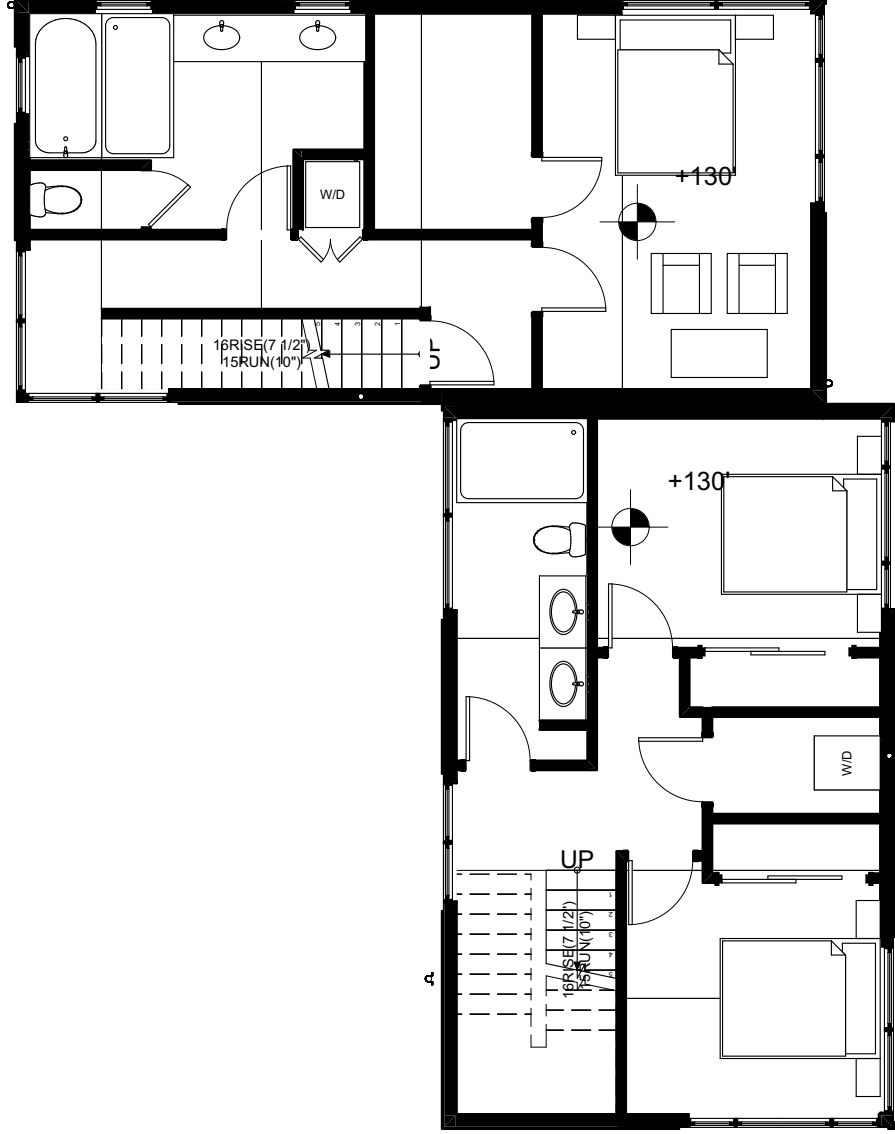
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2. 2nd FLOOR

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

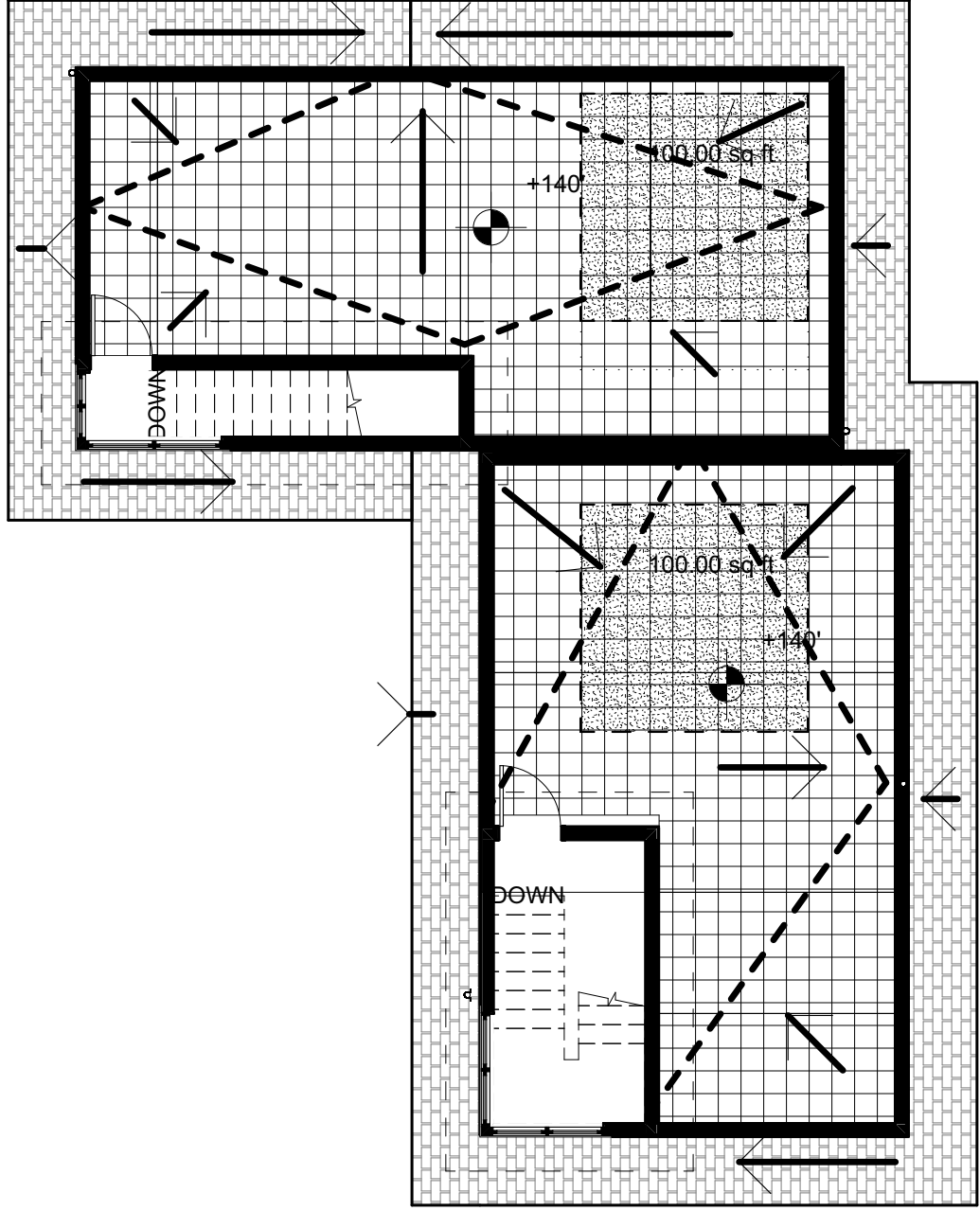


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	Location 4051 LETITIA AVE S, SEATTLE, WA 98118	Project No. APN 160-460-176-5	Reference / Sheet
	Title 2nd FLOOR PLAN	Field Notice No.	Dwg. No. SDR-05.3

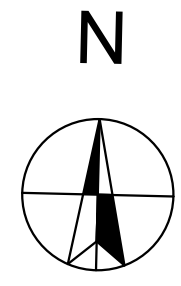


1 3. 3rd FLOOR
SCALE: 1/8" = 1'-0"

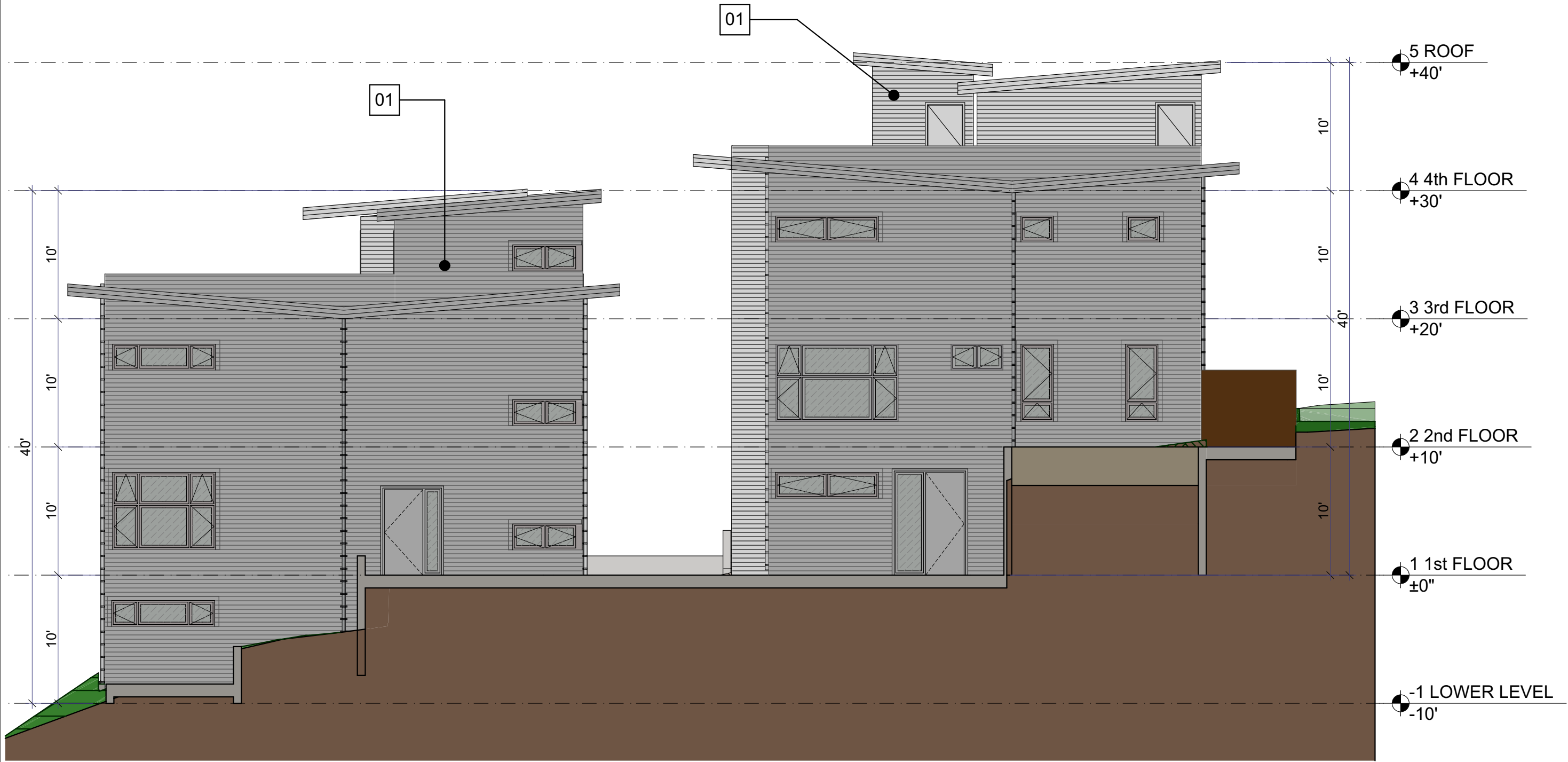
<p>RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM</p>		<p>Record No. 3032105-EG Location 4051 LETITIA AVE S, SEATTLE, WA 98118 Title 3. 3rd FLOOR</p>	<p>Scale: 1/8" = 1'-0" Project No. APN 160-460-176-5 Field Notice No.</p>	<p>Date 6/29/2018 Reference / Sheet Dwg. No. SDR-05.4</p>
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1 4. 4th FLOOR
SCALE: 1/8" = 1'-0"



RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM	Record No. 3032105-EG	Date 6/29/2018
	Location 4051 LETITIA AVE S, SEATTLE, WA 98118	Scale: 1/8" = 1'-0"
	Title 4. 4th FLOOR	Project No. APN 160-460-176-5 Field Notice No.
		Reference / Sheet
		Dwg. No. SDR-05.5



1 N NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

KEY NOTES:
 1. ARTIC WHITE HARDI BOARD OR
 SIMILAR FINISH

Record No.	3032105-EG	Date	6/29/2018
Location	4051 LETITIA AVE S, SEATTLE, WA	Scale:	1/8" = 1'-0"
98118		Project No.	APN 160-460-176-5
Title	N NORTH ELEVATION	Field Notice No.	
RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM		Dwg. No.	SDR-06.1
		Reference / Sheet	



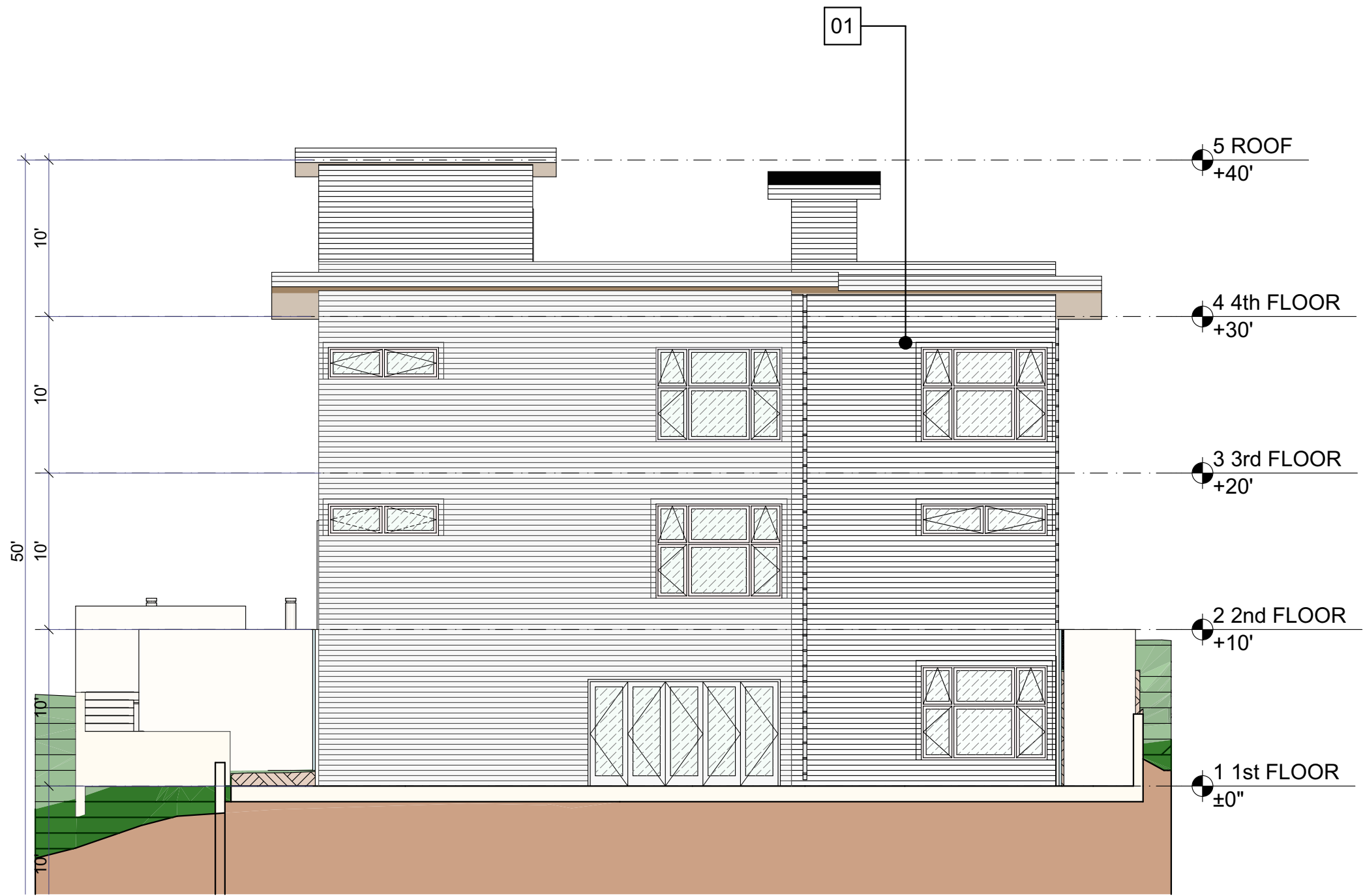
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E EAST ELEVATION

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

KEY NOTES:
 1. ARTIC WHITE HARDI BOARD OR
 SIMILAR FINISH

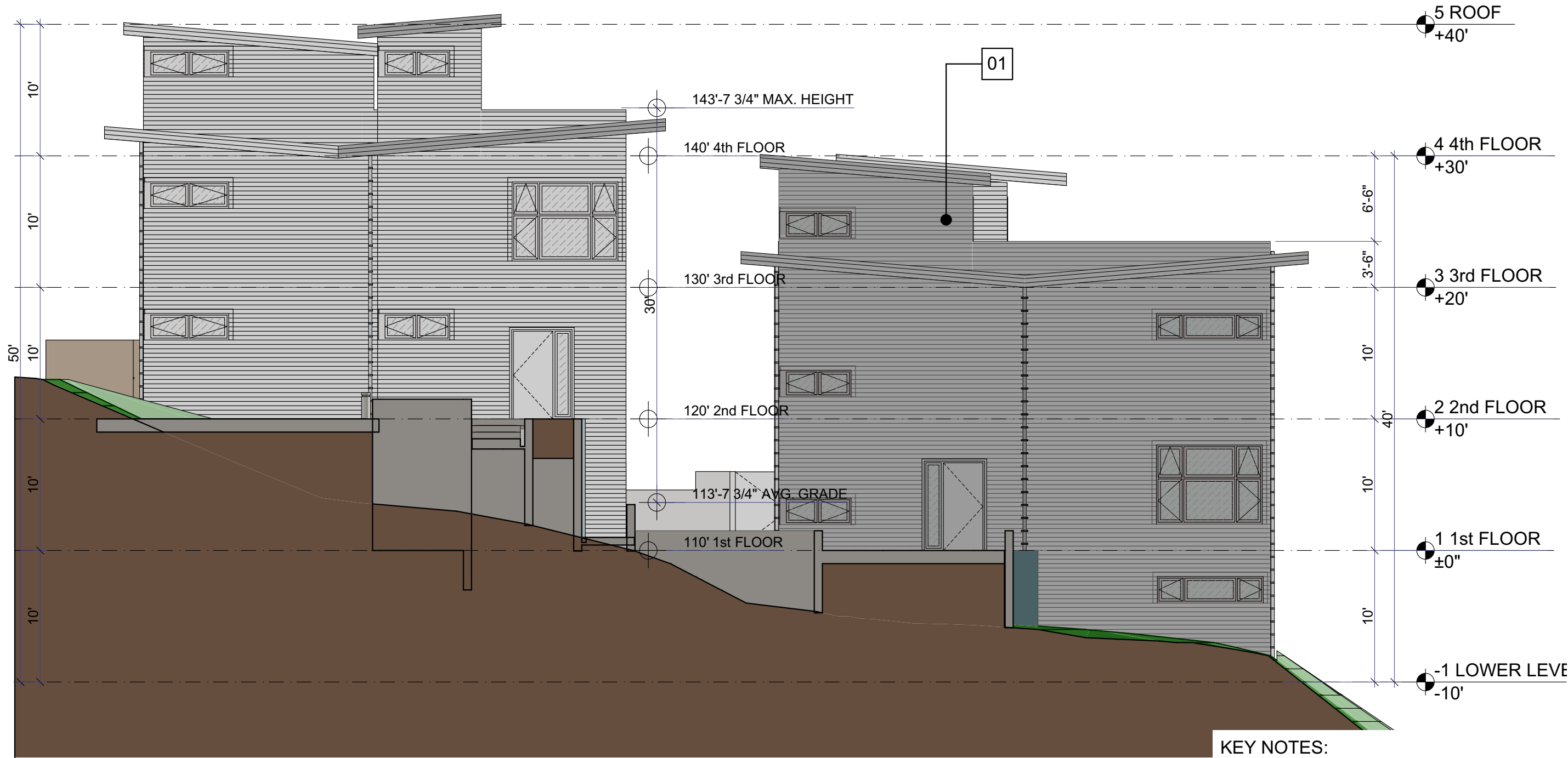
RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM	Record No.	3032105-EG	Scale:	1/8" = 1'-0"	Date	6/29/2018
	Location	4051 LETITIA AVE S, SEATTLE, WA 98118	Project No.	APN 160-460-176-5	Reference / Sheet	
	Title	E EAST ELEVATION		Field Notice No.	Dwg. No.	SDR-06.2



1 E2 SOUTH ELEVATION (2)
SCALE: 1/8" = 1'-0"

KEY NOTES:
1. ARTIC WHITE HARDI BOARD OR
SIMILAR FINISH

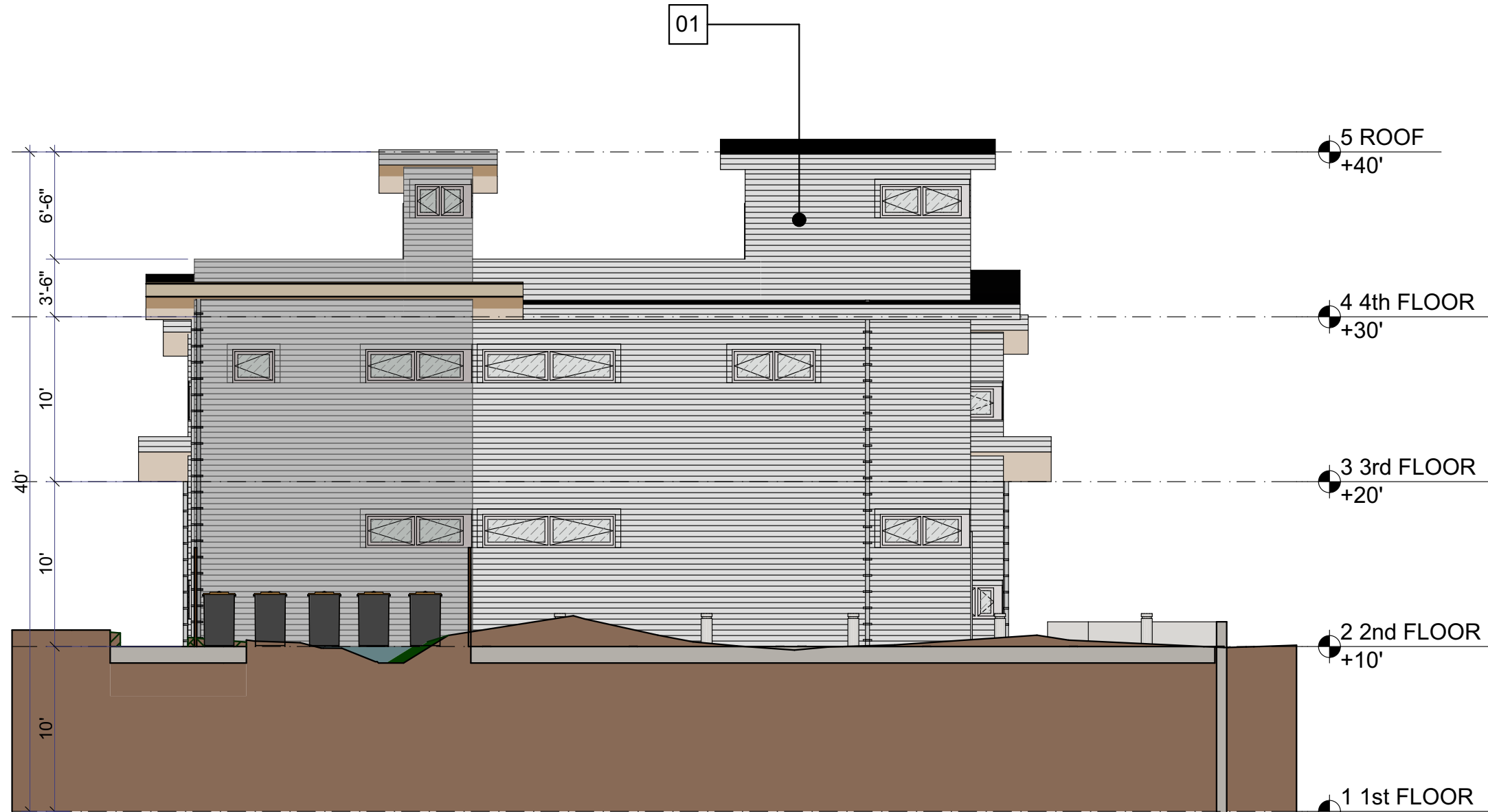
R//A RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM	Record No. 3032105-EG Location 4051 LETITIA AVE S, SEATTLE, WA 98118 Title E2 SOUTH ELEVATION (2)	Scale: 1/8" = 1'-0" Project No. APN 160-460-176-5 Field Notice No.	Date 6/29/2018 Reference / Sheet Dwg. No. SDR-06.3
	Date 6/29/2018 Reference / Sheet Dwg. No. SDR-06.3		



1 S SOUTH ELEVATION (1)
SCALE: 1/8" = 1'-0"

KEY NOTES:
1. ARTIC WHITE HARDI BOARD OR
SIMILAR FINISH

Record No.	3032105-EG	Date	6/29/2018
Location	4051 LETITIA AVE S, SEATTLE, WA	Scale:	1/8" = 1'-0"
Project No.	98118	Project No.	APN 160-460-176-5
Title	S SOUTH ELEVATION (1)	Field Notice No.	
RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM		Dwg. No.	SDR-06.4
		Reference / Sheet	

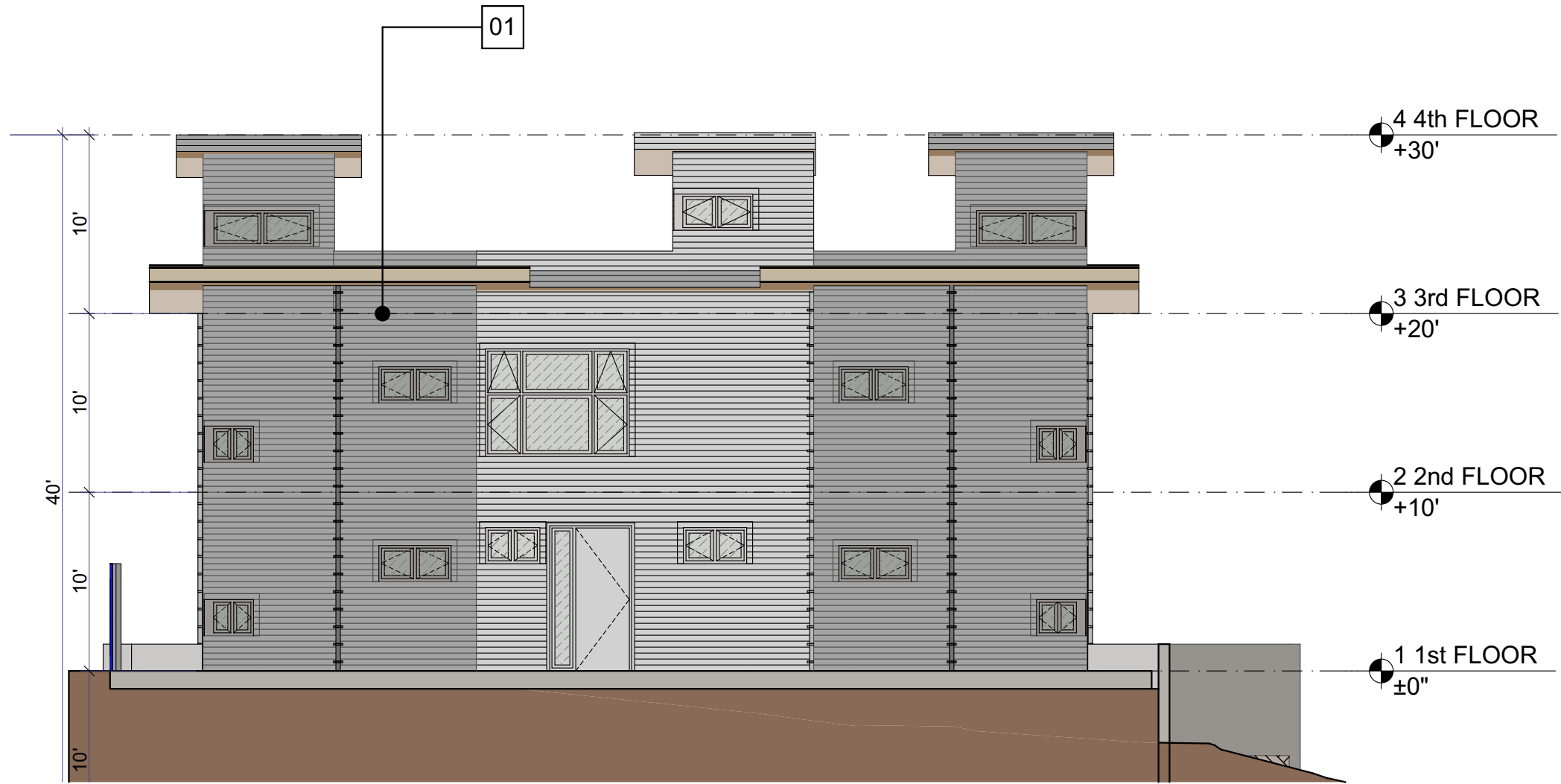


1 W WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES:
1. ARTIC WHITE HARDI BOARD OR
SIMILAR FINISH

Record No. 3032105-EG	Scale: 1/8" = 1'-0"	Date 6/29/2018
Location 4051 LETITIA AVE S, SEATTLE, WA 98118	Project No. APN 160-460-176-5	Reference / Sheet
Title W WEST ELEVATION	Field Notice No.	Dwg. No. SDR-06.5
RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM		

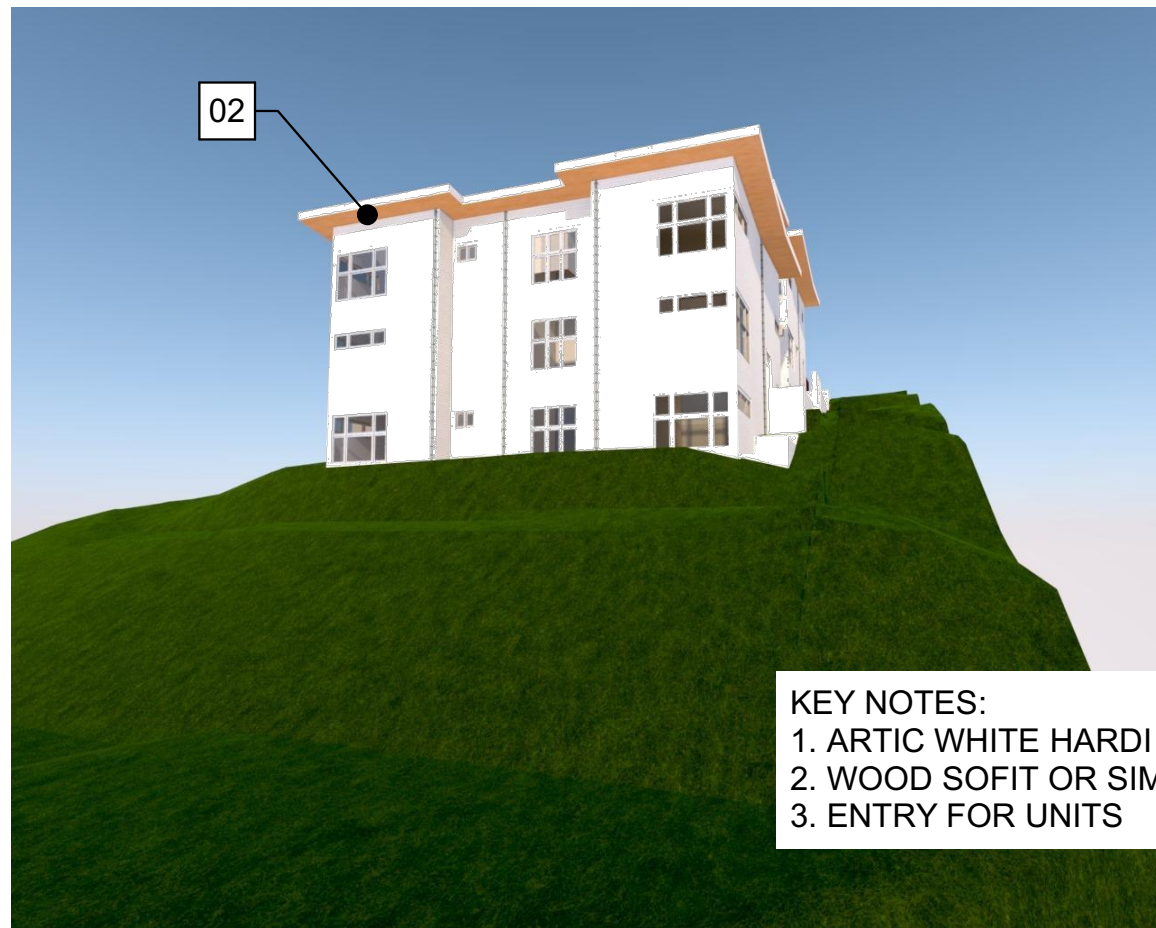




1 W2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

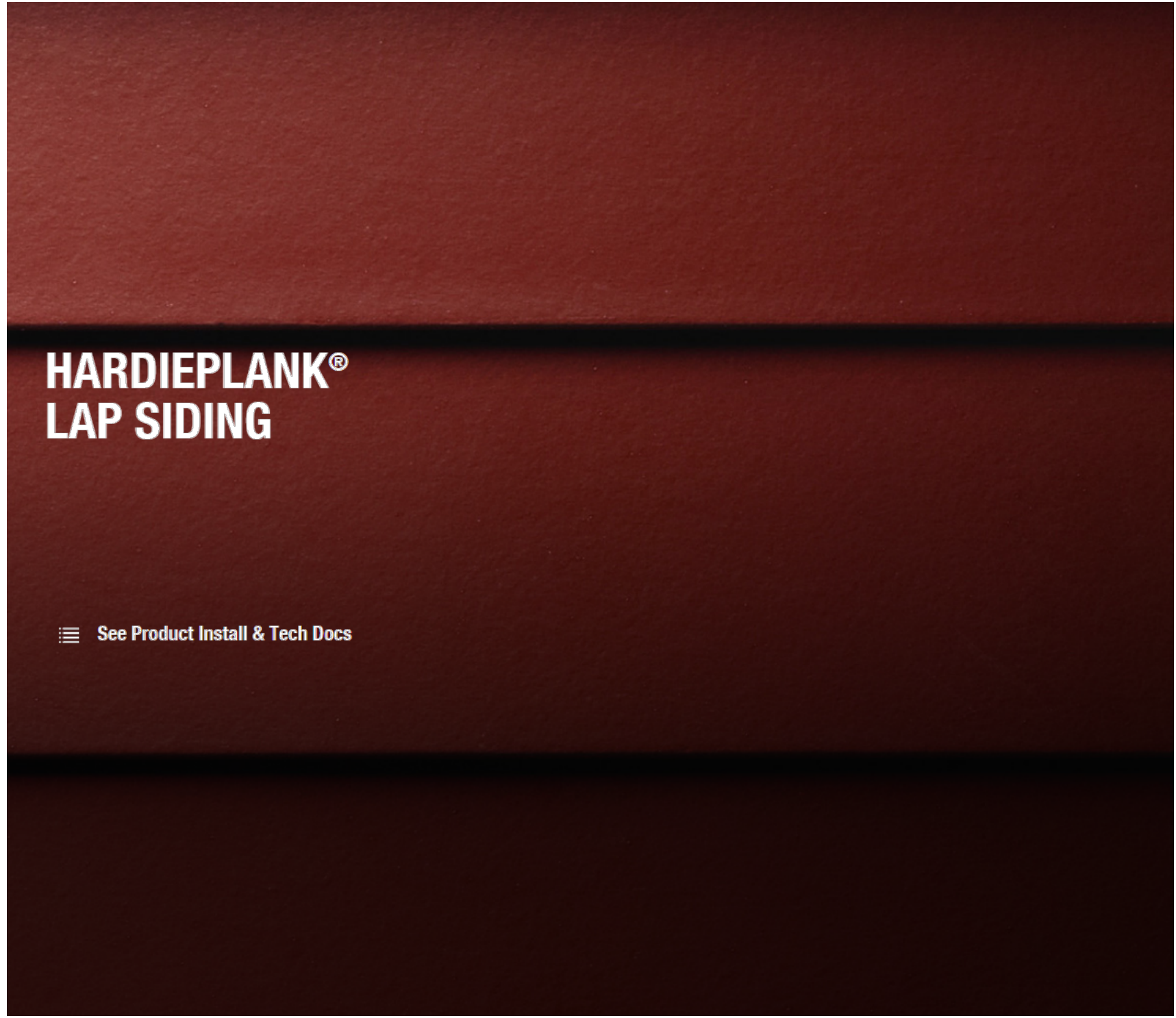
KEY NOTES:
1. ARTIC WHITE HARDI BOARD OR
SIMILAR FINISH

Record No.	3032105-EG	Scale:	1/8" = 1'-0"	Date	6/29/2018
Location	4051 LETITIA AVE S, SEATTLE, WA	Project No.	APN 160-460-176-5	Reference / Sheet	
Title	W2 SOUTH ELEVATION	Field Notice No.		Dwg. No.	SDR-06.6
RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM					



KEY NOTES:
 1. ARTIC WHITE HARDI BOARD
 2. WOOD SOFIT OR SIMILAR FINISH
 3. ENTRY FOR UNITS

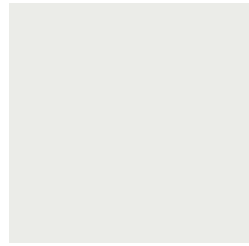
Record No.	3032105-EG	Date	6/29/2018
Location	4051 LETITIA AVE S, SEATTLE, WA	Project No.	APN 160-460-176-5
	98118	Field Notice No.	
Title	RENDERINGS	Dwg. No.	SDR-06.7
Scale:		Reference / Sheet	



**HARDIEPLANK®
LAP SIDING**

☰ See Product Install & Tech Docs

1 EXT. SIDING
SCALE: 1/16" = 1'-0"



Arctic White

2 EXT. COLOR SELECTION
SCALE: 1/4" = 1'-0"

R//A RONIN ARCHITECTS WILLARD E. WILLIAMS JR., AIA, NCARB 415-997-9143 WILLARD@RONIN-ARCHITECTS.COM	Record No. 3032105-EG	Scale: 1/16" = 1'-0"	Date 6/29/2018
	Location 4051 LETITIA AVE S, SEATTLE, WA 98118	Project No. = 120160-460-176-5	Reference / Sheet
	Title SDR001 MATERIALS BOARD	Field Notice No.	Dwg. No. SDR-07