HEWITT
architecture
landscape architecture
urban design

101 stewart street
suite 200
seattle, washington
98101

(206) 624-8154 phone
(206) 626-0541 fax

ORIGIN 206

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

BUILDING PERMIT SET

10/02/2020



PROJECT DIRECTORY

PROPOSAL TITLE	ORIGIN 206	
OWNER	206 PARTNERS, LLC 1225 S WELLER ST SUITE 500 SEATTLE, WA 98144	PHONE: 206.900.8605 FAX: CONTACT: DON MAR EMAIL: DONM@EDGEDEVELOPERS.NET
DEVELOPER	EDGE DEVELOPERS 1225 S WELLER ST SUITE 500 SEATTLE, WA 98144	PHONE: 206.900.8605 FAX: CONTACT: DON MAR EMAIL: DONM@EDGEDEVELOPERS.NET
CONTRACTOR	MARPAC CONSTRUCTION, LLC 1225 S Weller SUITE 500 Seattle, WA 98144	PHONE: 206.329.4922 FAX: 206.329.4766 CONTACT: NAT NGUYEN EMAIL: NATN@MARPAC.NET
ARCHITECT/ INTERIOR DESIGN	HEWITT ARCHITECTS 101 STEWART ST SUITE 200 SEATTLE, WA 98101	PHONE: 206.624.8154 FAX: 206.626.0541 CONTACT: ELI HARDI EMAIL: EHARDI@HEWITTSEATTLE.COM
LANDSCAPE ARCHITECT	HEWITT ARCHITECTS 101 STEWART ST SUITE 200 SEATTLE, WA 98101	PHONE: 206.624.8154 FAX: 206.626.0541 CONTACT: ALAN MCWAIN EMAIL: AMCWAIN@HEWITTSEATTLE.COM
SURVEYING	TRIAD / DAVID EVANS AND ASSOCIATES INC 20300 WOODINVILLE SNOHOMISH RD NE SUITE A WOODINVILLE, WA 98072	PHONE: 425.415.2000 FAX: 425.486.5059 CONTACT: BOB WALLIS EMAIL: BWALLIS@TRIADASSOCIATES.NET
SHORING	GROUND SUPPORT, PLLC 16932 WOODINVILLE REDMOND RD SUITE A210 WOODINVILLE, WA 98072	PHONE: 425.488.1143 FAX: 425.605.4057 CONTACT: JOHN BYRNE EMAIL: JOHNBYRNE@GROUNDSUPPORT.COM
GEOTECH	THE RILEY GROUP, INC 17522 BOTHELL WAY NORTHEAST BOTHELL, WA 98011	PHONE: 425.415.0551 FAX: 425.415.0311 CONTACT: KRISTINA M. WELLER EMAIL: N/A
CIVIL ENGINEER	SITEWISE DESIGN PLLC 219 FIRST AVE SOUTH SUITE 401 SEATTLE, WA 98104	PHONE: 206.402.4644 FAX: - CONTACT: MARC ERRICHETTI EMAIL: MARC@SITEWISEPLLC.COM
STRUCTURAL ENGINEER	BYKONEN CARTER QUINN 2033 SIXTH AVENUE SUITE 995 SEATTLE, WA 98121	PHONE: 206.264.7784 FAX: 206.264.7769 CONTACT: TOM BYKONEN EMAIL: TMB@BCQ-SE.COM
MECHANICAL/ ELECTRICAL/PLUMBING	TRES WEST ENGINEERS, INC. 2702 S 42ND SUITE 301 TACOMA, WA 98409	PHONE: 253.472.3300 FAX: 253.472.3463 CONTACT: DAVID MOORE EMAIL: DMM@TRESWEST.COM
ENVELOPE	HIGHLAND CONSTRUCTION CONSULTING SERVICES 15404 203RD AVENUE SOUTHEAST RENTON, WA 98059	PHONE: 425.503.2877 FAX: N/A CONTACT: HUGH MCKECHNIE EMAIL: HMCKECHNIE-HCCS@COMCAST.NET
ACCOUSTICAL	A3 ACOUSTIC, LLP 241 SOUTH LANDER STREET SUITE 200 SEATTLE, WA 98134	PHONE: 206.792.7796 FAX: N/A CONTACT: MOHAMED AIT ALLAOUA EMAIL: MOHAMED@A3ACOUSTICS.COM
ACCESSIBILITY	ENDELMAN & ASSOCIATES, PLLC ONE UNION SQUARE 600 UNIVERSITY ST SUITE 1515 SEATTLE, WA 98101	PHONE: 206.324.6462 FAX: 206.624.6469 CONTACT: EMAIL:

Plotted On:

DRAWING INDEX

GENERAL INFORMATION (T SHEETS)

T0.002	PROJECT DATA
T1.001	LAND USE NOTES
T1.003	BUILDING CODE COMPLIANCE INFORMATION
T1.004	LIFE SAFETY PLANS
T1.005	LIFE SAFETY PLANS
T1.006	TYPE III CONST. FIRE SEPARATION DIAGRAM - PLAN
T1.007	TYPE III CONST. FIRE SEPARATION DIAGRAM - SECTION
T1.008	TYPE III CONST. FIRE SEPARATION DIAGRAM - SECTION
T2.010	ENERGY CALCULATIONS
T3.001	ACCESSIBILITY NOTES / MOUNTING HEIGHTS / ELEC
T3.002	ACCESSIBILITY ROUTE AND DOORS
T3.003	ACCESSIBILITY PUBLIC / COMMON SPACES
T3.004	ACCESSIBILITY NOTES & DIAGRAMS - TYPE A UNITS
T3.005	ACCESSIBILITY NOTES & DIAGRAMS - TYPE B UNITS
T4.001	LAND USE PRE-SUBMITTAL MEETING MINUTES
T4.002	GFA (GROSS FLOOR AREA) CALCULATIONS
T4.003	LAND USE STREET FACADE DIAGRAMS
T4.004	LAND USE STREET FACADE & TRASH DIAGRAMS
T4.005	RESIDENTIAL COMMON REC & AVG GRADE PLANE CALCS

SURVEY

SV1.0	SURVEY
SV2.0	SURVEY

SHORING

SH1.0	COVER & SHORING NOTES
SH1.1	SHORING NOTES
SH2.0	SHORING PLAN
SH3.0	NORTH ELEVATION
SH3.1	UPPER EAST ELEVATION
SH3.2	LOWER EAST ELEVATION
SH3.3	SOUTH ELEVATION
SH3.4	WEST ELEVATION
SH3.A	PILE SCHEDULES
SH4.0	CROSS-SECTIONS
SH4.1	DESIGN DIAGRAMS
SH5.0	DETAILS

CIVIL

C1.0	COVER & NOTES
C2.0	SITE DEMO PLAN
C3.0	TESC AND TEMP. EXC. PLAN
C4.0	DRAINAGE AND UTILITY PLAN
C4.1	FOUNDATION DRAINAGE PLAN
C4.2	OSSM PLAN
C5.0	PAVING AND GRADING PLAN
C6.0	CIVIL DETAILS

SIP

SIP1	COVER SHEET & NOTES
SIP2	SIDEWALK PLAN - 5TH AVE S
SIP3	ALLEY PLAN - ALLEY N/O 5TH AVE S
SIP4	SECTIONS
SIP5	LANDSCAPE PLAN & SECTION, GREEN FACTOR & NOTES
SIP6	RIGHT OF WAY DETAILS

LANDSCAPE

L1.01	MATERIALS PLAN - AT GRADE
L1.02	MATERIALS PLAN - ROOF
L3.01	GRADING PLAN - AT GRADE
L3.02	GRADING PLAN - ROOF
L5.01	IRRIGATION PLAN - AT GRADE
L5.02	IRRIGATION PLAN - ROOF
L6.01	PLANTING SCHEDULE AND GREEN FACTOR CALCULATIONS
L6.02A	PLANTING PLAN - AT GRADE - TREES & GROUNDCOVER
L6.02B	PLANTING PLAN - AT GRADE - SHRUBS & PERENNIALS
L6.03A	PLANTING PLAN - ROOF - TREES & GROUNDCOVER
L6.03B	PLANTING PLAN - ROOF - SHRUBS & PERINNIALS
L7.01	SITE DETAILS
L7.02	SITE DETAILS
L7.03	SITE DETAILS
L7.04	IRRIGATION DETAILS
L7.05	IRRIGATION DETAILS
L7.06	PLANTING DETAILS

ARCHITECTURAL

D1.000	ARCHITECTURAL DEMOLITION FLOOR PLAN
A1.000	SITE PLAN-SOLID WASTE STORAGE PLAN
A1.001	SPLIT-LEVEL SITE PLAN
A1.101	LEVEL 01 FLOOR PLAN
A1.102	LEVEL 02 FLOOR PLAN
A1.103	LEVEL 03 FLOOR PLAN
A1.104	LEVEL 04 FLOOR PLAN
A1.105	LEVEL 05 FLOOR PLAN
A1.106	LEVEL 06 FLOOR PLAN
A1.107	LEVEL 07 FLOOR PLAN
A1.108	LEVEL 08 FLOOR PLAN
A1.109	ROOF LEVEL - FLOOR PLAN
A1.110	ROOF PLAN
A1.201	LEVEL 01 SLAB PLAN
A1.202	LEVEL 02 SLAB PLAN
A1.203	LEVEL 03 SLAB PLAN
A1.301	LEVEL 01 RCP
A1.302	LEVEL 02 RCP
A1.303	LEVEL 03 RCP
A1.304	LEVEL 04 RCP
A1.305	LEVEL 05 RCP
A1.306	LEVELS 06 - 08 RCP
A1.401	UNIT PLANS & RCPS - TYPE I
A1.402	UNIT PLANS & RCPS - TYPE I
A1.403	UNIT PLANS & RCPS - TYPE I
A1.404	UNIT PLANS & RCPS - TYPE III
A1.405	UNIT PLANS & RCPS - TYPE III
A1.406	UNIT PLANS & RCPS - TYPE III
A1.407	UNIT PLANS & RCPS - TYPE III - TYPE A UNITS
A1.408	UNIT PLANS & RCPS - TYPE III - TYPE A UNITS
A1.501	UNIT KITCHENS- PLANS AND ELEVATIONS
A1.504	UNIT BATHROOMS - PLANS AND ELEVATIONS
A1.505	UNIT BATHROOMS - PLANS AND ELEVATIONS
A1.506	UNIT BATHROOMS (TYPE A) - PLANS AND ELEVATIONS
A1.603	TRANSFORMER VAULT - FLOOR PLAN & ELEVATIONS
A2.101	NORTH ELEVATION
A2.102	WEST ELEVATION
A2.103	SOUTH ELEVATION
A2.104	EAST ELEVATION
A3.101	BUILDING SECTIONS - EAST/WEST
A3.102	BUILDING SECTIONS - EAST/WEST
A3.103	BUILDING SECTIONS - EAST/WEST
A3.104	BUILDING SECTIONS - NORTH/SOUTH
A3.105	BUILDING SECTIONS - NORTH/SOUTH
A3.106	BUILDING SECTIONS - NORTH/SOUTH
A3.301	WALL SECTIONS
A3.302	WALL SECTIONS
A3.303	WALL SECTIONS
A3.304	WALL SECTIONS
A4.101	STAIR & ELEVATOR PLANS
A4.102	STAIR SECTIONS
A4.105	ELEVATOR SECTIONS
A5.101	WALL ASSEMBLIES - EXTERIOR
A5.102	WALL ASSEMBLIES - INTERIOR
A5.201	FLOOR/ ROOF/ CLG ASSEMBLIES
A5.401	EXTERIOR SKIN DETAILS - SECTION
A5.402	EXTERIOR SKIN DETAILS - SECTION
A5.500	EXTERIOR DETAILS - WINDOW SEQUENCE
A5.501	EXTERIOR DETAILS - CANOPY
A5.502	EXTERIOR DETAILS - ROOF
A5.503	EXTERIOR DETAILS - SOFFIT
A5.506	EXTERIOR DETAILS - BELOW & AT GRADE
A6.101	DOOR SCHEDULE
A6.201	WINDOW SCHEDULE
A6.301	STOREFRONT SCHEDULE

STRUCTURAL

S1.00	GENERAL STRUCTURAL NOTES
S1.01	GENERAL STRUCTURAL NOTES
S1.02	GENERAL STRUCTURAL NOTES
S1.03	LOADING PLANS
S2.00	LEVEL 01 – FOUNDATION PLAN
S2.01	LEVEL 02 – POST-TENSIONED SLAB PLAN
S2.02	LEVEL 03 – POST-TENSIONED SLAB PLAN
S2.02a	LEVEL 03 – BEARING WALL PLAN
S2.03	LEVEL 04 – FRAMING PLAN
S2.04	LEVEL 05 – FRAMING PLAN
S2.05	LEVEL 06 – FRAMING PLAN
S2.06	LEVEL 07 – FRAMING PLAN
S2.07	LEVEL 08 – FRAMING PLAN
S2.08	ROOF FRAMING PLAN
S3.00	TYPICAL CONCRETE DETAILS
S3.01	CONCRETE FOUNDATION DETAILS
S3.02	CONCRETE DETAILS
S3.03	CONCRETE COLUMN SCHEDULE/ & MISC. CONCRETE DETAILS
S3.04	TYPICAL P.T. DETAILS
S3.05	TYPICAL P.T.DETAILS
S3.06	TYPICAL P.T.DETAILS
S4.00	CONCRETE WALL ELEVATIONS
S4.01	CONCRETE WALL DETAILS
S5.00	STEEL DETAILS
S6.00	TYPICAL WOOD DETAILS
S6.01	WOOD DETAILS
S6.02	WOOD DETAILS
S6.03	LATERAL WOOD DETAILS
S6.04	WOOD DETAILS

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OWNER:
206 PARTNERS, LLC

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SUITE 500
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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHENG STATE OF WASHINGTON

SHEET TITLE:
DRAWING INDEX

PROJECT NO: **17041**
DRAWING NO.: T0.001
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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Plotted On: **10/2/2020 8:28:25 PM**

A/C	AIR CONDITIONING
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT OR ADJUSTABLE
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AL	ALIGN
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	AREA OF REFUGE
APPROX	APPROXIMATE
ARCH	ARCHITECT OR ARCHITECTURAL
AV	AUDIO VISUAL

BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BOT	BOTTOM
BR	BEDROOM

C	CHANNEL
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CIP	CAST IN PLACE (CONCRETE)
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CNTL	CONTROL
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSM	CONVEX SAFETY MIRROR
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FOOT
CU YD	CUBIC YARD

DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DICA	DRILLED IN CONCRETE ANCHOR
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DP	DIMENSION POINT
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING

E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

FCC	FIRE COMMAND CENTER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FG	FIXED GLASS
FG	FINISH GRADE
FHVC	FIRE HOSE VALVE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOC	FACE OF CURB
FOC	FACE OF COLUMN
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER / INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RATING
FRMG	FRAMING
FT	FOOT / FEET
FTG	FOOTING
FV	FIELD VERIFY

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GFRC	GLASS FIBER REINFORCED CONCRETE
GSB	GYPSUM SHEATHING BOARD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HEX	HEXAGONAL
HGR	HANGER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING / VENTILATING / AIR CONDITIONING

ID	INSIDE DIAMETER
IDENT	IDENTIFICATION
IN	INCH
INSUL	INSULATION
INT	INTERIOR

JAN	JANITOR
JT	JOINT

KIT	KITCHEN

LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET (FOOT)
LGF	LIGHT GAUGE FRAMING
LH	LEFT HAND
LL	LIVE LOAD

MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MGR	MANAGER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTD	MOUNTED
MTL	METAL

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OVERHANG
OPNG	OPENING
OPP	OPPOSITE

PERP	PERPENDICULAR
PH	PENTHOUSE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED

R	RISER / RADIUS
R	RISER(S)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ	REQUIRED
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RAILROAD

SAFF	SELF ADHERED FLEXIBLE FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET

SHV	SHELVING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPEND(ED)
SW	SHEAR WALL
SYM	SYMMETRICAL
SYS	SYSTEM

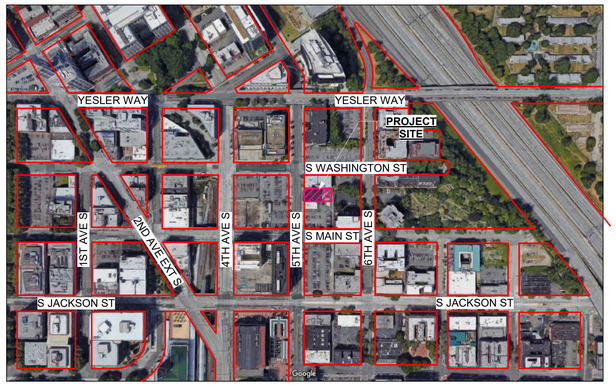
T	TREAD(S)
T&G	TONGUE AND GROOVE
TC	TRASH COMPACTOR
TEL	TELPHONE
THK	THICKNESS
TMPD	TEMPERED
TO	TOP OF
TOC	TOP OF CONCRETE
TOG	TOP OF GRADE
TV	TELEVISION
TYP	TYPICAL

UNO	UNLESS NOTED OTHERWISE

VB	VAPOR BARRIER
VERT	VERTICAL(LY)
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VPB	VENEER PLASTER BOARD

W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOFING
WR	WATER RESISTANT
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
WWF	WELDED WIRE FABRIC

VICINITY MAP



PROJECT INFORMATION

SDCI LAND USE NUMBER	3030760-LU
SDCI CONSTRUCTION NUMBER	6653595-CN
ECA EXEMPTION NUMBER	6671797-EX
PROJECT ADDRESS	206 5TH AVENUE SOUTH SEATTLE, WA 98104
PROJECT DESCRIPTION	DEMOLITION OF EXISTING 2 STORY STRUCTURE. INFILL BUILDING (MIXED-USE) WITH COMMERCIAL AT THE STREET LEVEL AND RESIDENTIAL/ AMENITY SPACES BEYOND AND ABOVE. 3 STORIES OF TYPE I CONSTRUCTION AND 5 STORIES OF TYPE III CONSTRUCTION ABOVE
ASSESOR'S PARCEL NUMBER	982070-0095
LEGAL DESCRIPTION	YESLER & MC INTOSHS SUPL MAYNARDS & 2 BLK 32 MAYNARDS PLAT, BLOCK 32, LOT 2
ZONING	IDR 45/125-240
OVERLAYS	Chinatown-International District (Urban Center Village)
STREET TYPES	**5th Avenue S:** Minor Arterial, Class I Pedestrian St **S Main Street:** Green Street (east of 5th), Class II Pedestrian St (west of 5th)
RELEVANT ZONING CODE AND DESIGN GUIDELINES	City of Seattle Municipal Code - Chapter 23 International Special Review District Guidelines
PROJECT PARCEL SIZE	7,200 SF

CAPACITY MATRIX

AREAS PROVIDED ARE BASED ON MEASUREMENTS TAKEN FROM ELECTRONIC MEDIA FOR PERMITTING THE PROJECT WITH THE CITY OF SEATTLE, AND PURPOSES CLIENT ESTIMATIONS. AS-BUILT BUILDING AREAS FOR USE IN ESTABLISHING SELLABLE OR RENTABLE AREAS SHOULD BE CONFIRMED BY A SURVEYOR.

	CONSTRUCTION			PARKING ***		AREAS						UNITS			
	NOMINAL FLOOR ELEVATION [FT]	TYPE IA GROSS BUILDING AREA	TYPE IIIA GROSS BUILDING AREA	PARKING - BICYCLES [LONG-TERM]	PARKING - BICYCLES [SHORT-TERM]	MECH - GFA	GROSS FLOOR AREA **	GROSS BUILDING AREA * [COMMERCIAL]	GROSS BUILDING AREA * [RESIDENTIAL]	INDOOR AMENITY AREA	EXTERIOR AMENITY AREA	TOTAL UNIT COUNT	1-BED [AVG SIZE: 635 SF]	STUDIO [AVG SIZE: 477 SF]	TYPE A UNITS [AVG SIZE: 532 SF]
ROOF	159.30						395				702				
L 08	149.30		6,479				6,058		6,479			10	2	7	1
L 07	139.46		6,479				6,058		6,479			10	2	8	-
L 06	129.66		6,479				6,058		6,479			10	2	7	1
L 05	119.85		6,390				5,933		6,390			10	2	7	1
L 04	110.05		6,390				5,933		6,390			10	2	8	-
L 03	100.25	6,401					5,793	52	6,349			8	1	6	1
L 02	90.25	6,327				1,124	5,329		6,327			7	3	4	-
L 01	75.25	5,628		62	4		5,358	1,797	3,831	1,390	956	1	-	1	-
		18,356	32,217	62	4	1124	46,915	1,849	48,724	1,390	1,658	**66**	14	48	4
						GROSS BLDG AREA GRAND TOTAL		**50,573**							

NOTES:
1. Reference T4.006 for Amenity calculations
2. See T1.001 for minimum bicycle parking requirements

* Area calculations performed using the ANSI/BOMA Z65.4-2010 Multi-Unit Residential Building Standards per the Owner's request
** Area calculations performed using SDCI standards and definitions (Inside face of exterior wall - assumes 6" wall thickness)
*** Vehicle parking is not required in this zone. See T1.001

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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

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PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: CB

4120 REGISTERED ARCHITECT PAUL K. SHIRA STATE OF WASHINGTON

SHEET TITLE:
PROJECT DATA

PROJECT NO: **17041**
DRAWING NO.: T0.002
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LAND USE ANALYSIS

Code Citation	Code Issue	Required / Allowed	Proposed	Notes / Sheet Reference
23.49.008	STRUCTURE HEIGHT			
23.49.008.A,C	Height in DMR	45' height limit for non-residential, 240' height limit for residential uses. Per SMC 23.86.006, E. structure height is measured from midpoint of property along 5th Ave S	Non-residential use extends up to 2'-2-1/2" above the average grade plane. The residential use extends 70'-8-3/4" above the non-residential use.	1/A3.102
23.49.008.D.1.a	Rooftop features (open railings, planters, skylights, clerestories, greenhouses, fire walls,parapets)	4' beyond height limit	Proposed planters and parapets are less than 4' high	1/A3.103
23.49.008.D.1.b	Solar Collectors (unlimited coverage)	7' beyond height limit, (unlimited coverage)	Not Applicable	
23.49.008.D.2.a	Rooftop features (solar collectors, stair penthouses, play equipment and open-mesh fencing, covered or enclosed common recreational area, mech equip)	15' beyond height limit; 35% max roof area	Overall building does not approach the maximum height limit. Rooftop features extend 13'-0" above the roof level.	1/A3.101, 1/A3.103
23.49.008.D.2.b.(2)	Elevator penthouse for 8' elevator cab	up to 23' above height limit	Not Applicable	
23.49.008.D.2.b.(3)	Elevator penthouse for more than 8' cab	up to 25' above height limit	Overall building does not approach the maximum height limit. Elevator penthouse extends 19'-6" above the roof level	1/A2.103
23.49.008.D.2.b.(4)	Elevator penthouse providing access to rooftop designed for useable open space	additional 10' above the amount permitted in subsections (2) and (3)	Overall building does not approach the maximum height limit. Elevator vestibule providing access to rooftop features extend 13'-0" above the roof level.	1/A2.103
23.49.008.D.3.b,c	Screening of rooftop features	Roof area enclosed by rooftop screening may exceed the max % of combined coverage of all rooftop features provided in subsection D2	-	
23.49.009	STREET LEVEL USE REQUIREMENTS			
23.49.009.A and Map 1G	Street-level uses	Street level uses required per Map 1G defer requirements to the Special Review District	See section 23.66.326 - Street-level uses	-
23.49.009.B	General Standards	A minimum of 75 perfect of the street frontage at street level must be occupied by street-level uses.	84.47% street-level usage provided at street frontage	4/T4.004
23.49.010	GENERAL REQUIREMENTS FOR RESIDENTIAL USE			
23.49.010.B.1	CRA area requirement	Min 5% of total gross floor area in residential use, but not more than lot area, available to all residents	Minimum required area: 2,316.7 SF. 3,106 SF provided	1 & 2/T1.006
23.49.010.B.2	CRA enclosed area	Max 50% of CRA can be enclosed	42.9% of provided area is enclosed	1 & 2/T1.006
23.49.010.B.3	CRA minumum dimensions and area	15' typical min dimension except 10' min at street level (see 23.86.030 Exhibits A & B), 250 sf min area	Width of exterior passageway is 12'-0" which connects to the public right-of-way on 5th Avenue S	1 & 2/T1.006
23.49.010.B.4	CRA open space at street level	Open space at street level shall be counted at twice the actual area	Exterior passageway has not been deteremined as public or private yet by the owner group	-
23.49.011	FLOOR AREA RATIO			
23.49.011 A1 Chart	General Standards	Base FAR: 1.5 Maximum FAR: 2 (as long as 50 percent or more of the total gross floor area on the lot is in residential use)	All proposed uses are exempt. Proposed FAR is 0"	-
23.49.011.B.1.b	Street-level use exemption	Street-level use is FAR exempt if: 13' minimum floor to floor height, 15' min depth and overhead weather protectioin per 23.49.018	Street-level use is 15'-0" floor to floor and is approximately 40'-0" deep. Street-level uses are not included in FAR calculations	1/A3.102 AND 1/A1.101
23.49.011.B.1.f	Residential use exemption	Residential use is FAR exempt	Residential use not included in FAR	-
23.49.011.B.1.k	Below grade exemption		Below grade use not included in FAR	-
23.49.011.B.2	Mechanical equipment allowance	3.5% deducted in computing chargeable gross floor area calculated after all exempt space has been deducted, roof mech equip can not be deducted	Not applicable	
23.49.018	OVERHEAD WEATHER PROTECTION & LIGHTING			
23.49.018.A	Overhead weather protection exceptions	Along entire street frontage of a lot except portions of façade that are: farther than 5' from street property line; abut a bonused open space amenity; separated from street property line by a landscaped area at least 2' wide; or are driveways into structures	Entire street frontage is not covered by overhead weather protection due to street tree locations (required per the PAR). Per design criteria mentioned in the 0-30% SIP Coordination meeting, SDOT and DON agreed that street trees take precedence over having overhead weather protection.	4/T4.004
23.49.018.B,C,D	Overhead weather protection requirements	Min 8' from building wall or 2' from curb line - whichever is less; no obstruction in sidewalk area; lower edge of protection to be min 10' and max 15' above sidewalk	8' from building wall provided and between 10' and 15' above sidewalk	1/T4.004
23.49.018.E	Lighting	Adequate lighting for pedestrians shall be provided	Lighting to be design/build	-
23.49.019	PARKING QUANTITY, LOCATION AND ACCESS			
23.49.019.A.1	Parking quantitiy, location and access	No parking is required on lots in downtown zones	No parking is proposed	-
23.49.022	MINIMUM SIDEWALK AND ALLEY WIDTH			
23.49.022.A.2	Minimum sidewalk and alley width	Sidewalk widths for certain streets within the IDR zone are addressed by the Special Review guidelines	A 6'-6-7/8" wide sidewalk (unobstructed) is provided (6'-0" required) per SDOT comments at the Land-Use Presubmittal Meeting	5/T4.004
23.49.022.B	Minimum sidewalk and alley width - dedications and setbacks	A setback or dedication may be required to meet alley improvement requirements	See section 23.53.030 - Alley improvements in all zones	-
23.49.025	ODOR, NOISE, LIGHT/GLARE, AND SOLID WASTE RECYCLABLE MATERIALS STANDARDS			
23.49.025.C	Lighting and glare	Exterior lighting shall be shielded and directed away from adjacent uses	Lighting to be design/build	-
23.49.025.D	Solid waste and recyclable materials storage space	Standards for solid waste and recyclable mataerials storage space	See section 23.54.040	-
23.49.210	INTERNATIONAL DISTRICT MIXED, STREET FACADE REQUIREMENTS			
23.49.210.D	Facade transparency requirements	Between 2ft and 8ft above the sidewalk, a minimum of 60 percent of the street-level facade (facing a Class I pedestrian street) must be transparent	78.53% of street-facing facade (5th Avenue S) is transparent	1/T4.005
23.49.210.E	Blank facade limits	Blank facade segments are limited to 15 ft in width and shall not exceed 40 percent of the width of the street-facing facade	Blank portions of the facade make up approximately 22% of the facade.	-
23.49.210.F	Landscaping standards	Street trees are required on all pedestrian classified streets and shall be planted according to the Right-of-Way Improvements Manual	Two street trees are provided per the PAR meeting notes.	See LA Drawings

LAND USE ANALYSIS

Code Citation	Code Issue	Required / Allowed	Proposed	Notes / Sheet Reference
23.49.242	INTERNATIONAL DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS			
23.49.242.C	Coverage limits	Upper-level coverage limits do not apply to structures 85 feet in height or less excluding rooftop features on lots of 8,000 square feet or less in IDR zones	Proposed structure is less than 85 feet in height and lot is 7,200 square feet	-
23.49.242.E.1	Facade modulation	For structures between 65 feet and 170 feet in height excluding rooftop features, 155 feet maximum length of unmodulated facade is allowed if less than 15 feet from street lot line	Structure is less than 155 feet in length and in width	-
23.49.250	INTERNATIONAL DISTRICT RESIDENTIAL, STREET FACADE REQUIREMENTS			
23.49.250.A	Street facade requirements, limits and standards	Street-facing facades that face Class I and Class II Pedestrian Streets in IDR zones must abide by Section 23.49.210	See section 23.49.210 - Street facade requirements, limits and standards	-
23.53.006	PEDESTRIAN ACCESS AND CIRCULATION			
23.53.006.A	General Requirements	Pedestrian access and circulation are required on all streets in all zones. Improvements shall meet the standards in the RIght-of-Way Improvements manual	Pedestrian access and unobstructed circulation is provided at 5th Avenue S	-
23.53.015	IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES			
23.53.015.A.1	General Requirements	If any development is proposed in residential zones, existing streets abutting the lot are required to be improved. A setback from the lot line, or dedication of right-of-way, may be required	Per exception 23.53.015.D.1.a, no improvement is required.	-
23.53.030	ALLEY IMPROVEMENTS IN ALL ZONES			
23.53.030.D	Minimum widths established	The minimum required width for an existing alley right-of-way shall be 20 feet in all downtown zones	See section 23.53.030.F.2	-
23.53.030.F.2	Existing alleys that do not meet minium width	A setback equal to half the distance between the current width and the minimum width shall be required.	A 2 foot setback is provided at Level 03 at grade with the existing alley	1/A1.103, A1.104, A1.105
23.54.015	REQUIRED PARKING AND MAXIMUM PARKING LIMITS			
23.54.015.K	Bicycle Parking	Long-term and short-term bicycle parking shall be provided per Table D.	Residential portion is provided with 67 long-term interior stalls and 4 short-term exterior stalls. Commercial portion is provided with 1 long-term interior stall and 2 short-term exterior stalls.	3/A1.001, 1/A1.101, 1/A1.103 and 1/L1.01
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE SPACE			
23.54.040.A.2	Solid waste and recyclable materials storage space	In downtown, multifamily, master planned community and commercial zones, storage space for solid waste and recyclabel materials containers shall be provided per Table A.	375 + (4*15) = 435 square feet required space for residential development. 82 * 0.5 = 41 square feet required space for non-residential development.	2/T4.005
23.66	SPECIAL REVIEW DISTRICTS			
23.66.030.C	Certificates of approval-Application, review and appeals	Required for a certificate of approval, if the proposal includes demolition, is a statement/description of the reasons for demolition and a description of the replacement structure	A Historic Assessment Property Report has been produced and issued to the ISRD Board for review and approval	-
23.66.320.A	Permitted Uses	All uses shall be permitted outright escept those specifically prohibited by Section 23.66.322 and those subject to special review under 23.66.324.	Residential and commercial uses only are proposed	-
23.66.326	Street-level uses	Preference shall be given to pedestrian-oriented retail shopping and service businesses. Street-level uses shall comply with exterior building finish requirements.	See section 23.66.336 - Exterior Building Finishes	-
23.66.332	HEIGHT AND ROOFTOP FEATURES			
23.66.332.B.1	Rooftop Features	The Special Review Board and the Director of Neighborhoods shall review rooftop features to preserve views from Kobe Terrace Park.	Site visits to Kobe Terrace Park were used to determine that no views are impacted by this project	ISRD Package digrams
23.66.332.B.3	Rooftop Features	Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage.	Proposed planters and parapets are less than 4' high	1/A3.103
23.66.332.B.5	Rooftop Features	Mechanical equipment that is set back at least 15 feet from the roof edge, minor communication utilities and devices and solar collectors may extend up to 15 feet above the maximum height limit provided that the combined coverage of all features listed does not exceed 15 percent of the roof area.	Mechanical scope to be design/build	-
23.66.332.B.6	Rooftop Features	Stair and elevator penthouses may extend above the height limit up to 15 feet provided that the combined rooftop coverage does not exceed 15 percent	Elevator penthouse extends 13'-0" above the roof level	1/A3.103
23.66.332.B.8	Rooftop Features	Rooftop screening must be approved by the Special Review Board. The amount of area enclosed by screening may exceed the maximum percentage of the combined coverage listed in Section 23.66.332.B.5	Rooftop screening to be developed at a later time	-
23.66.336	EXTERIOR BUILDING FINISHES			
23.66.336.C	Exterior building design outside the Asian Character District	Outside the Asian Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incoprorated into a design that provides visual interest and avoids large unbroken surface areas.	Masonry brick is proposed as the predominant material on the west facade. All materials under review for final approval by the ISRD Board	-
23.66.338	SIGNS			
23.66.338.A, C	Intent of sign standards, and message	Signs are limited to business signs that identify the name of the business and services and or establishement in use on the premises.	SIgnage to be developed at a later time.	-

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
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4120 REGISTERED ARCHITECT
PAUL K. OMERA
STATE OF WASHINGTON

SHEET TITLE:
LAND USE NOTES

PROJECT NO: **17041**
DRAWING NO.: **T1.001**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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BUILDING CODE NOTES - SBC:

CODES:
2015 SEATTLE BUILDING CODE (SBC)
2015 SEATTLE MECHANICAL CODE (SMC)
2015 UNIFORM PLUMBING CODE (UPC) WITH SEATTLE/KING CO AMENDMENTS
2017 SEATTLE ELECTRICAL CODE
2015 SEATTLE FIRE CODE (SFC)
CODES - ENERGY:
2015 WASHINGTON STATE ENERGY CODE (WSEC) - RESIDENTIAL
2015 SEATTLE ENERGY CODE
CODES - ACCESSIBILITY:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FAIR HOUSING AMENDMENT ACT 1988 (FHADM)
2015 SEATTLE BUILDING CODE, CHAPTER 11
ICC ANSI A117.1-2003, SAFE HARBOR REQUIREMENTS 1 & 2

SECTION 302 - OCCUPANCY CLASSIFICATION
A-3 ASSEMBLY
B BUSINESS
M RETAIL
R-2 MULTI-FAMILY RESIDENTIAL
S-1 STORAGE
S-2 LOADING

SECTION 403.6 - HEIGHT ABOVE FIRE DEPARTMENT ACCESS
241'-1 1/2" (LOWEST ACCESS FLOOR - LOBBY = 119'-6", HIGHEST FLOOR - LEVEL 14 = 360'-7 1/2")
ELEVATOR #3 SHALL BE DESIGNATED A FIRE SERVICE ACCESS ELEVATOR MEETING THE REQUIREMENTS OF SECTION 403.6.1

SECTION 504 AND TABLE 504.3 - ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES ABOVE GRADE PLANE

TYPE I-A:	UNLIMITED HEIGHT AND STORIES
TYPE III-A:	85'-0" AND 5 STORIES
GRADE PLANE:	83'-7-1/4"
AVG ROOF HEIGHT:	159'-3"
PROPOSED BUILDING HEIGHT:	174'-3"

8 STORIES ABOVE GRADE, 0 STORIES BELOW GRADE
(2 STORIES TYPE I-A, 6 STORIES TYPE III-A)

TABLE 506.2 - BUILDING AREA LIMITATIONS

TYPE I-A:	UNLIMITED
PROPOSED BUILDING AREA:	12,000 SF
TYPE III-A:	72,000 SF
PROPOSED BUILDING AREA:	38,600 SF

SECTION 508 - MIXED OCCUPANCIES
MIXED OCCUPANCY OCCURS IN TYPE I-A BUILDING, WITH UNLIMITED AREA AND HEIGHT.

SECTION 509 - INCIDENTAL USE AREAS
BOILER ROOM, TRANSFORMER, TRASH ROOM, FIRE PUMP ROOM, ELEVATOR CONTROL ROOM

SECTION 510 - SPECIAL PROVISIONS
(ORDINANCE 125161, NOW CODIFIED)
HEIGHT LIMITATION FOR BUILDINGS OF TYPE III-A CONSTRUCTION IN GROUP R-2, ALLOWED TO BE 6 STORIES AND 75 FT.

SEE SHEETS T1.008 - T1.010

TABLE 601, 602 AND CHAPTER 7 - FIRE RESISTANCE REQUIREMENTS
TYPE I-A BUILDING

3 HR	PRIMARY STRUCTURAL FRAME		
3 HR	EXTERIOR BEARING WALLS		
3 HR	INTERIOR BEARING WALLS		
	EXTERIOR NON-BEARING WALLS, TABLE 602		
	0' TO <5'	2 HR (OCCPANCY M, S-1)	1 HR (OCCPANCY R)
	5' TO <10'	2 HR (OCCPANCY M, S-1)	1 HR (OCCPANCY R)
	10' TO <30'	1 HR	
	>/= 30'	0 HR	
]0 HR	INTERIOR NON-BEARING WALLS		
2 HR	FLOOR CONSTRUCTION AND ASSOCIATED SEC. MEMBERS		
1 HR	ROOF CONSTRUCTION AND ASSOCIATED SEC. MEMBERS		

TYPE III-A BUILDING

1 HR	PRIMARY STRUCTURAL FRAME		
2 HR	EXTERIOR BEARING WALLS		
1 HR	INTERIOR BEARING WALLS		
	EXTERIOR NON-BEARING WALLS, TABLE 602		
	0' TO <5'	2 HR (OCCPANCY M, S-1)	1 HR (OCCPANCY R)
	5' TO <10'	1 HR	
	10' TO <30'	1 HR	
	>/= 30'	0 HR	
0 HR	INTERIOR NON-BEARING WALLS		
1 HR	FLOOR CONSTRUCTION AND ASSOCIATED SEC. MEMBERS		
1 HR	ROOF CONSTRUCTION AND ASSOCIATED SEC. MEMBERS		

2 HR	SHAFTS
3 HR	FIRE WALLS (OCCUPANCY M, R-2, S-1), TABLE 706.4
2 HR	FIRE WALLS (OCCUPANCY S-2), TABLE 706.4
2 HR	FIRE BARRIER
1 HR	FIRE PARTITION
1 HR	CORRIDORS
1 HR	RESIDENTIAL TENANT SEPARATION

SECTION 1004 - OCCUPANT LOAD
SEE SHEETS T1.004 - T1.005

SECTION 1005 - MEANS OF EGRESS SIZING
SEE SHEETS T1.004 - T1.005

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS
- PROVIDE ACCESSIBLE MEANS OF EGRESS PER 1009.1.
- ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO PUBLIC WAY PER 1009.2.
- CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS PER 1009.3, EXCEPTION 2.
- AREAS OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS PER 1009.3, EXCEPTION 5.
- ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGE IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEMS PER 1009.4, EXCEPTION 2.
- ELEVATORS SHALL BE CONNECTED TO STANDBY POWER PER 1007.4, CHAPTER 27 (ELETRICAL) AND THE SEATTLE ELECTRICAL CODE

SECTION 1008 - EMERGENCY EXIT LIGHTING
PROVIDE AT ALL STAIRWAYS, CORRIDORS, HALLS, PASSENGER ELEVATOR CARS, LOBBIES, ROOMS WITH OCCUPANT LOAD OF 100 OR MORE, DESIGNATED MEANS OF EGRESS PATHS IN AREAS REQUIRED TO PROVIDE SAFE EGRESS FROM THE PREMISES AND IMMEDIATELY OUTSIDE OF BUILDING EXITS. LOCATIONS AND ILLUMINATION LEVELS/STANDARDS SHALL BE PROVIDED PER SECTION 1008.

SECTION 1015 AND 1021 - REQUIRED NUMBER OF EXITS
SEE SHEETS T1.004 & T1.005

SECTION 1016 - EXIT TRAVEL DISTANCE
SEE SHEETS T1.004 & T1.000

SECTION 1206.3 COURTS
COURTS SHALL NOT BE LESS THAN 3 FEET IN WIDTH. *COURTS* HAVING WINDOWS OPENING ON OPPOSITE SIDES SHALL BE NOT LESS THAN 6 FEET IN WIDTH. *COURTS* SHALL BE NOT LESS THAN 10 FEET IN LENGTH UNLESS BOUNDED ON ONE END BY A *PUBLIC WAY* OR *YARD*. FOR BUILDINGS MORE THAN TWO *STORIES ABOVE GRADE PLANE*, THE *COURT* SHALL BE INCREASED 1 FOOT IN WIDTH AND 2 FEET IN LENGTH FOR EACH ADDITIONAL *STORY*.
10'-0" L x 6'-0" W min + 2ft x (5 stories above grade plane) + 1ft x (5 stories above grade plane) =**MINIMUM COURT SIZE: 20'-0" L x 11'-0" W**

SIGNAGE NOTES:

1. PROVIDE PREMISE IDENTIFICATION, BUILDING, UNIT NUMBERS OR ADDRESSES IN CONTRAST WITH THEIR BACKGROUND MATERIAL WITH PLACEMENT TO BE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE BUILDING PROPERTY. ALL LETTERS AND NUMBERS MUST BE 5" MINIMUM IN HEIGHT.
2. PROVIDE EXIT SIGNS WITH POWER BACKUP PER SBC SECTION 1013.
3. PROVIDE STAIRWAY SIGNAGE PER SBC SECTION 1023.9.
4. PROVIDE ELEVATOR LOBBY SIGNAGE PER SBC SECTION 1023.10.

ACCESSIBILITY NOTES:

ACCESSIBLE UNITS (PER SBC TABLE 1107.6.1.1) - R2 OCCUPANCY
TOTAL UNITS: **66** (51-75 UNIT RANGE)

PER SBC 1107.6.2.2.1, AT LEAST 5% OF UNITS SHALL BE TYPE A.
ALL OTHER UNITS SHALL BE TYPE B UNITS PER SBC 1107.6.2.2.2
66 UNITS * 5% = 3.3

TOTAL TYPE A UNITS: **4**

STUDIO	3
1 BR	1
TOTAL	4 TYPE A UNITS

why is this here? (SL comment)
MIN REQ'D ACCESSIBLE UNITS W/O ROLL-IN SHOWERS: 3
MIN REQ'D ACCESSIBLE UNITS WITH ROLL-IN SHOWER: 1

TYPE A UNITS
SEE UNIT PLANS SHEET A1.407 AND A1.408

TYPE B UNITS
ALL UNITS ARE TYPE B UNLESS NOTED AS TYPE A

OTHER FEATURES AND FACILITIES
REFER TO PLANS AND SHEETS T3.001 - T3.005

FIRE PROTECTION SYSTEM NOTES

FIRE PROTECTION SYSTEMS UNDER SEPARATE PERMIT

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
PROVIDE AUTOMATIC SPRINKLER SYSTEM PER SECTION 903. CONTROLS FOR THE SPRINKLER SYSTEM SHALL BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT PER 903.4.

SYSTEM TYPE:
SYSTEM SHALL BE NFPA 13 SPRINKLER SYSTEM, PER SECTION 903.3.1 AND 903.3.1.1.2.

RESIDENTIAL AREAS:
SYSTEMS PROTECTING DWELLING UNITS SHALL BE INSTALLED WITH QUICK-RESPONSE OR RESIDENTIAL SPRINKLER HEADS IN ACCORDANCE WITH SECTION 903.3.2.

STANDPIPE SYSTEMS:
PROVIDE CLASS 1 DRY STANDPIPE SYSTEMS AT AREAS REQUIRED BY SECTION 905.3.6 AND 905.4. IN EVERY STAIRWAY. AT EACH FLOOR LEVEL. AT EVERY EXIT PASSAGEWAY AT THE ENTRANCE FROM AN EXIT PASSAGEWAY TO OTHER AREAS OF THE BUILDING.

PROVIDE FIRE ALARM SYSTEMS, SMOKE ALARMS, AUTOMATIC HEAT DETECTION SYSTEMS AND CARBON MONOXIDE ALARMS PER SBC SECTION 907. SEE SECTION 907 AND SEATTLE FIRE CODE FOR FURTHER INFORMATION AND INSTALLATION REQUIREMENTS. SMOKE DETECTORS SHALL DRAW PRIMARY POWER FROM AND BE DIRECT WIRED TO THE BUILDING POWER/WIRING SYSTEM W/ BATTERY BACKUP AND OPERATION PER SBC.

PROVIDE SMOKE DAMPERS AT DUCT PENETRATIONS OF FIRE WALLS PER SBC SEC. 706 AND FIRE BARRIERS PER SBC SEC. 707.

SECTION 718 - CONCEALED SPACES
FIREBLOCKING AND DRAFT STOPPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 718.2 - 718.4
PROVIDE FIREBLOCKING PER SBC SECTION 717. DRAFT STOPPING NOT REQUIRED, PER 717.3.2, EXCEPTION 1.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS:
SFC INFORMATION BULLETIN # 9610, AND SEATTLE FIRE CODE SECTION 906. PROVIDE FIRE EXTINGUISHERS IN CABINETS AT THE FOLLOWING LOCATIONS:
- AT RESIDENTIAL AND PUBLIC AREAS: PROVIDE TYPE 2-A FIRE EXTINGUISHER(S) IN A RECESSED CABINET EACH 3,000 S.F.
- AT RETAIL AND STORAGE AREAS: PROVIDE A CLASS 2A EXTINGUISHER FOR EVERY 3,000 S.F.

MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER: 75 FT

PORTABLE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED PER SECTION 906.2 AND NFPA 10

ELEVATOR NOTES:

1. LOBBY NOT REQUIRED ADJACENT TO ELEVATOR SHAFTS PER 708.14.1 EXCEPTION 6. HOISTWAY PRESSURIZED PER SECTION 708.14.2.
2. HOISTWAY SMOKE CONTROL IS NOT REQUIRED WHEN HOISTWAY IS PRESSURIZED AND STANDBY POWER IS PROVIDED PER 3016.5.
3. ELEVATOR CAR SIZE SHALL PROVIDE FIRE DEPARTMENT EMERGENCY ACCESS TO ACCOMMODATE A STRETCHER PER 3016.12
4. PROVIDE ELEVATOR LOBBY SIGNAGE PER 3016.13
5. PROVIDE LANDING ILLUMINATION PER 3016.16

SEPARATE PERMITS:

THE FOLLOWING IS A LIST OF WORK UNDER SEPARATE PERMITS:
- ABATEMENT
- DEMOLITION
- ON-SITE/ OFF SITE UTILITIES AND ROW IMPROVEMENTS
- PLUMBING
- HVAC
- FIRE PROTECTION
- ELECTRICAL AND LIGHTING
- FIRE SPRINKLER
- FIRE ALARM SYSTEM

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIMA STATE OF WASHINGTON

SHEET TITLE:
BUILDING CODE COMPLIANCE INFORMATION

PROJECT NO: **17041**
DRAWING NO.: **T1.003**
SCALE: AS NOTED
DATE: **10/02/2020**
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OCCUPANCY LEGEND

△ 34' 26P PROVIDED EXIT WIDTH AND CALCULATED EXIT LOAD

1-HR RATED WALL

2-HR RATED WALL

3-HR RATED WALL

MEASURED COMMON PATH OF EGRESS TRAVEL (**CPT**) AND MAXIMUM ALLOWED (MAX.) — CPT = **X'-X"** MAX.= X'-X"

MEASURED MAXIMUM TRAVEL DISTANCE (**MTD**) AND MAZIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED — MTD = **X'-X"** MAX.= X'-X"

MEASURED DEAD END (**DE**) AND MAXIMUM DEAD END NOT TO EXCEED — DE = **X'-X"** MAX.= X'-X"

OCCUPANCY TAG

A-3 | 300 /OCC. | 10050 SF | 000

- OCCUPANCY TYPE
- AREA PER OCCUPANT OR FIXED SEATING NUMBER
- AREA OF SPACE
- NUMBER OF OCCUPANTS

FIRE EXTINGUISHER TYPES

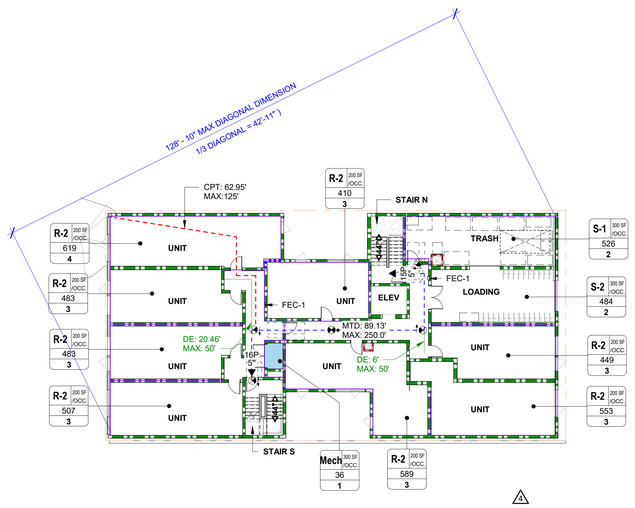
FEC-1 SEMI-RECESSED CABINET

EXIT SIGNS

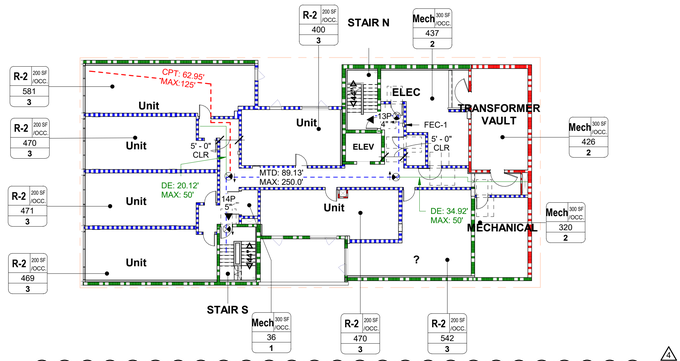
- CEILING-MOUNTED
- WALL-MOUNTED
- DIRECTIONAL ARROW
- EXIT TEXT FACE LOCATION INDICATOR

GENERAL NOTES:

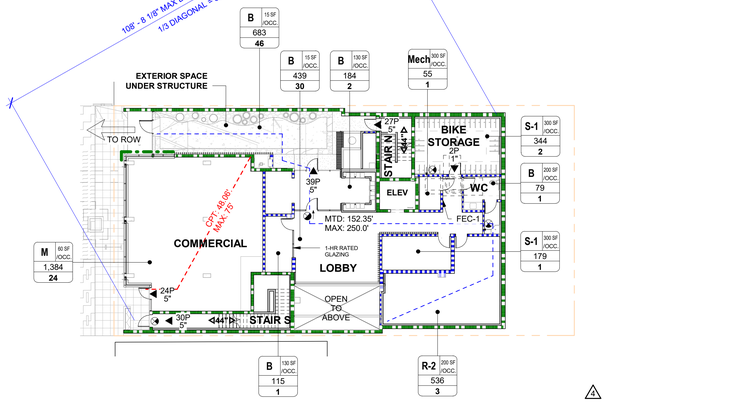
1. DESIGN OCCUPANT LOADS ARE CALCULATED IN ACCORDANCE WITH SBC SECTION 1004 AND TABLE 1004.1.2
2. MIN. EXIT SEPARATION CALCULATED PER SBC 1007.1, EXCEPTION 2
3. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS C402.5.1-8. CONSTRUCT AND TEST IN ACCORDANCE WITH THESE SECTIONS.



3 LEVEL 03
1/16" = 1'-0"



2 LEVEL 02
1/16" = 1'-0"



1 LEVEL 01
1/16" = 1'-0"

OCCUPANCY SCHEDULE - LEVEL 03

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS (KEY)	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	36 SF		300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	507 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	483 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	483 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	619 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	410 SF	GROSS	200 SF	3	0.4"	0.5"
RESIDENTIAL	R-2	449 SF	GROSS	200 SF	3	0.4"	0.5"
RESIDENTIAL	R-2	589 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	553 SF	GROSS	200 SF	3	0.5"	0.7"
STORAGE	S-1	526 SF		300 SF	2	0.3"	0.4"
ACCESSORY (S-2) STORAGE	S-2	484 SF	GROSS	300 SF	2	0.3"	0.4"
Grand total		5139 SF			29	4.4"	5.9"

OCCUPANCY SCHEDULE - LEVEL 02

OCCUPANCY FUNCTION	OCCUPANCY	AREA	Area Type	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH- DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	437 SF	GROSS	300 SF	2	0.3"	0.4"
MECHANICAL EQUIPMENT ROOM	Mech	320 SF	GROSS	300 SF	2	0.2"	0.3"
MECHANICAL EQUIPMENT ROOM	Mech	36 SF	GROSS	300 SF	1	0.1"	0.1"
MECHANICAL EQUIPMENT ROOM	Mech	426 SF		300 SF	2	0.3"	0.4"
MECHANICAL EQUIPMENT ROOM	Mech	49 SF		300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	469 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	471 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	470 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	581 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	400 SF	GROSS	200 SF	2	0.4"	0.5"
RESIDENTIAL	R-2	542 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	470 SF	GROSS	200 SF	3	0.4"	0.6"
Grand total		4671 SF			27	4.1"	5.4"

OCCUPANCY SCHEDULE - LEVEL 01

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
BUSINESS	B	683 SF		130 SF	6	0.9"	1.1"
BUSINESS	B	79 SF		130 SF	1	0.2"	0.2"
BUSINESS	B	115 SF		130 SF	1	0.2"	0.3"
BUSINESS	B	439 SF		130 SF	4	0.6"	0.8"
BUSINESS	B	184 SF		130 SF	2	0.3"	0.4"
MERCANTILE	M	1384 SF	GROSS	60 SF	24	3.5"	4.7"
MECHANICAL EQUIPMENT ROOM	Mech	55 SF		300 SF	1	0.1"	0.1"
MECHANICAL EQUIPMENT ROOM	Mech	221 SF		300 SF	1	0.2"	0.2"
RESIDENTIAL	R-2	536 SF	GROSS	200 SF	3	0.5"	0.6"
STORAGE	S-1	344 SF		300 SF	2	0.2"	0.3"
STORAGE	S-1	39 SF		300 SF	1	0.1"	0.1"
STORAGE	S-1	179 SF		300 SF	1	0.2"	0.2"
Grand total		4258 SF			46	6.9"	9.2"

UNIT DISTRIBUTION / UNIT COUNT

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
108	A-1	STUDIO
LEVEL 01 - COMMERCIAL: 1		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
204	B-1	1 BEDROOM
205	C-1	1 BEDROOM
206	D-1 SIM	STUDIO
207	D-1	STUDIO
208	D-1	STUDIO
209	E-1	1 BEDROOM
210	F-1	STUDIO
LEVEL 02: 7		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
303	H-3 SIM	STUDIO
304	J-3	STUDIO
305	K-3 TYPE A	1 BEDROOM
306	D-3 SIM	STUDIO
307	D-3	STUDIO
308	D-3	STUDIO
309	E-3	1 BEDROOM
310	F-3	1 BEDROOM
LEVEL 03: 8		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
401	G-3	STUDIO
402	H-3	STUDIO
403	H-3 SIM	STUDIO
404	J-3	STUDIO
405	K-3	1 BEDROOM
406	D-3 SIM	STUDIO
407	D-3	STUDIO
408	D-3	STUDIO
409	E-3	1 BEDROOM
410	F-3	1 BEDROOM
LEVEL 04: 10		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
501	G-3	STUDIO
502	H-3	STUDIO
503	H-3 SIM	STUDIO
504	J-3	STUDIO
505	K-3	1 BEDROOM
506	D-3 SIM	STUDIO
507	D-3	STUDIO
508	D-3	STUDIO
509	E-3	1 BEDROOM
510	F-3	1 BEDROOM
LEVEL 05: 10		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
601	G-3	STUDIO
602	H-3	STUDIO
603	H-3 SIM	STUDIO
604	J-3	STUDIO
605	K-3	1 BEDROOM
606	D-3 TYPE A	STUDIO
607	D-3	STUDIO
608	D-3	STUDIO
609	E-3	1 BEDROOM
610	F-3	1 BEDROOM
LEVEL 06: 10		

UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
701	G-3	STUDIO
702	H-3	STUDIO
703	H-3 SIM	STUDIO
704	J-3	STUDIO
705	K-3	1 BEDROOM
706	D-3 SIM	STUDIO
707	D-3	STUDIO
708	D-3	STUDIO
709	E-3	1 BEDROOM
710	F-3	1 BEDROOM
LEVEL 07: 10		

UNIT DISTRIBUTION SCHEDULE

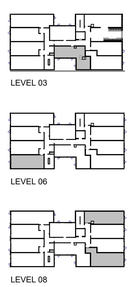
NUMBER	UNIT	UNIT TYPE
801	G-3 TYPE A	STUDIO
802	H-3	STUDIO
803	H-3 SIM	STUDIO
804	J-3 TYPE A	STUDIO
805	K-3	1 BEDROOM
806	D-3 SIM	STUDIO
807	D-3	STUDIO
808	D-3	STUDIO
809	E-3	1 BEDROOM
810	F-3	1 BEDROOM
LEVEL 08: 10		
Grand total: 66		

TYPE A - DISTRIBUTION

TYPE A UNIT DISTRIBUTION SCHEDULE

NUMBER	UNIT	UNIT TYPE
305	K-3 TYPE A	1 BEDROOM
LEVEL 03: 1		
606	D-3 TYPE A	STUDIO
LEVEL 06: 1		
801	G-3 TYPE A	STUDIO
804	J-3 TYPE A	STUDIO
LEVEL 08: 2		
Grand total: 4		

NOTE:
TOTAL UNIT COUNT = 66 UNITS
5% TYPE A REQUIRMENT
(66 X 5%) = 3.3 (4 UNITS MIN)
TOTYAL TYPE A COUNT = 4 UNITS



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OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHENG STATE OF WASHINGTON

SHEET TITLE:
LIFE SAFETY PLANS

PROJECT NO: **17041**
DRAWING NO.: **T1.004**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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Plotted On: **10/2/2020 8:28:29 PM**

OCCUPANCY LEGEND

△ 34" / 26P — PROVIDED EXIT WIDTH AND CALCULATED EXIT LOAD

1-HR RATED WALL

2-HR RATED WALL

3-HR RATED WALL

MEASURED COMMON PATH OF EGRESS TRAVEL (**CPT**) AND MAXIMUM ALLOWED (MAX.) — CPT = **X'-X"** MAX.= X'-X"

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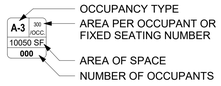
MEASURED DEAD END (**DE**) AND MAXIMUM DEAD END NOT TO EXCEED — DE = **X'-X"** MAX.= X'-X"

OCCUPANCY TAG



FIRE EXTINGUISHER TYPES

FEC-1 SEMI-RECESSED CABINET

EXIT SIGNS

CEILING-MOUNTED

WALL-MOUNTED

DIRECTIONAL ARROW

EXIT TEXT FACE LOCATION INDICATOR

GENERAL NOTES:

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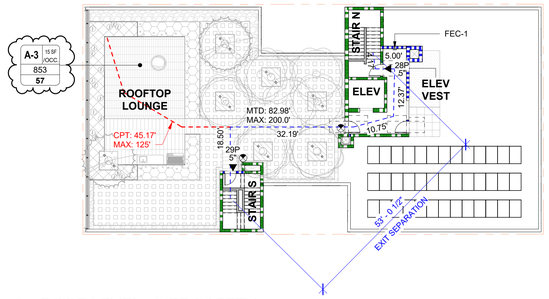
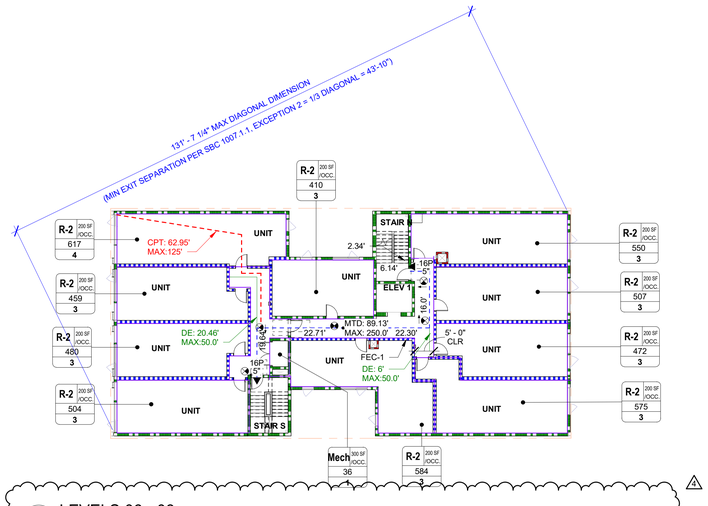
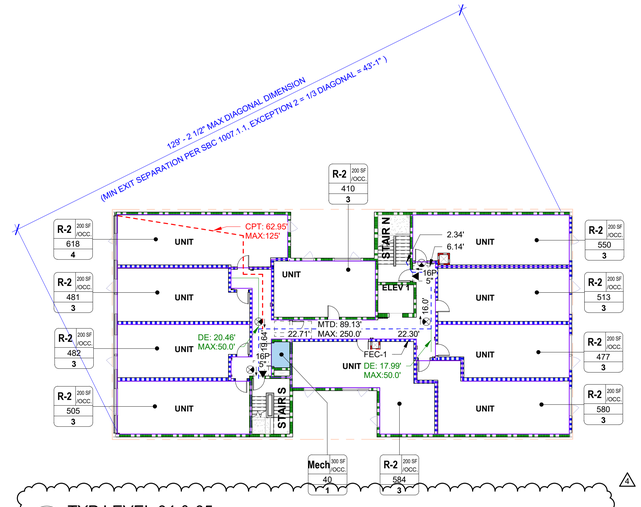


3 ROOF LEVEL - LIFE SAFETY
1/16" = 1'-0"



2 LEVELS 06 - 08
1/16" = 1'-0"



1 TYP LEVEL 04 & 05
1/16" = 1'-0"

OCCUPANCY SCHEDULE - ROOF LEVEL

OCCUPANCY FUNCTION	OCCUPANCY	AREA	Area Type	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH-DOOR	REQ'D EGRESS WIDTH - STAIRS
ASSEMBLY (A-3) WITHOUT FIXED SEATS - UNCONCENTRATED	A-3	853 SF		15 SF	57	8.6"	11.5"
Grand total		853 SF			57	8.6"	11.5"

TOTAL AREA WITHIN AIR BARRIER: 49,920 SF

OCCUPANCY SCHEDULE - LEVEL 06

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	40 SF	GROSS	300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	513 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	550 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	504 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	482 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	481 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	618 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	580 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	477 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	584 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	410 SF	GROSS	200 SF	3	0.4"	0.5"
Grand total		5236 SF			32	4.7"	6.3"

OCCUPANCY SCHEDULE - LEVEL 07

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	40 SF	GROSS	300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	513 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	550 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	505 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	482 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	481 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	618 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	580 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	477 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	584 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	410 SF	GROSS	200 SF	3	0.4"	0.5"
Grand total		5237 SF			32	4.7"	6.3"

NOTE:
AREA DIFFERENCE DUE TO CHANGE IN GLAZING DEPTH

OCCUPANCY SCHEDULE - LEVEL 08

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	36 SF	GROSS	300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	504 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	480 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	459 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	617 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	410 SF	GROSS	200 SF	3	0.4"	0.5"
RESIDENTIAL	R-2	507 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	550 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	584 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	472 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	575 SF	GROSS	200 SF	3	0.5"	0.7"
Grand total		5193 SF			31	4.7"	6.3"

OCCUPANCY SCHEDULE - LEVEL 04

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH-DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	40 SF	GROSS	300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	513 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	505 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	482 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	481 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	618 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	580 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	477 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	584 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	410 SF	GROSS	200 SF	3	0.4"	0.5"
RESIDENTIAL	R-2	550 SF	GROSS	200 SF	3	0.5"	0.6"
Grand total		5237 SF			32	4.7"	6.3"

OCCUPANCY SCHEDULE - LEVEL 05

OCCUPANCY FUNCTION	OCCUPANCY	AREA	NET OR GROSS	LOAD FACTOR	LOAD	REQ'D EGRESS WIDTH - DOOR	REQ'D EGRESS WIDTH - STAIRS
MECHANICAL EQUIPMENT ROOM	Mech	40 SF	GROSS	300 SF	1	0.1"	0.1"
RESIDENTIAL	R-2	513 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	505 SF	GROSS	200 SF	3	0.5"	0.6"
RESIDENTIAL	R-2	481 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	480 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	5077 SF	GROSS	200 SF	3	0.4"	0.5"
RESIDENTIAL	R-2	580 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	477 SF	GROSS	200 SF	3	0.4"	0.6"
RESIDENTIAL	R-2	584 SF	GROSS	200 SF	3	0.5"	0.7"
RESIDENTIAL	R-2	618 SF	GROSS	200 SF	4	0.5"	0.7"
RESIDENTIAL	R-2	550 SF	GROSS	200 SF	3	0.5"	0.6"
Grand total		5236 SF			32	4.7"	6.3"

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SEATTLE, WA 98104

OWNER: ? ? /OCC.
? ?

206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: B AC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SWEET STATE OF WASHINGTON

SHEET TITLE:
LIFE SAFETY PLANS

PROJECT NO: **17041**
DRAWING NO.: **T1.005**
SCALE: AS NOTED
DATE: **10/02/2020** SHEET OF

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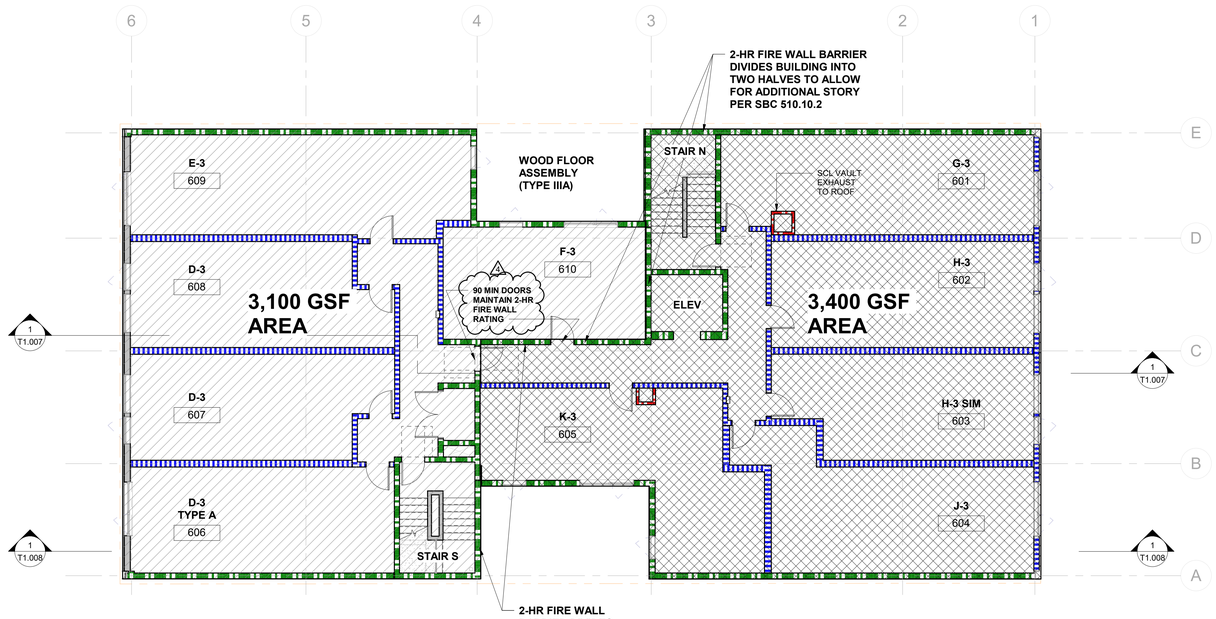

FIRE RATING LEGEND

1-HR RATED WALL OR FLOOR

2-HR RATED WALL OR FLOOR

3-HR RATED WALL OR FLOOR

PER SBC 2015

510.10 Group R-2 buildings of Type IIIA construction.

The height limitation for buildings of Type IIIA construction in Group R-2 shall be increased to six stories where all of the following conditions are met:

1. *The first story of Type IIIA construction is separated from stories above with a horizontal assembly having a fire-resistance rating of not less than 2 hours.*
2. *All stories of Type IIIA construction greater than 6,000 gross square feet shall be subdivided into compartments, by 2-hour fire-resistance rated fire walls, with areas of not more than 12,000 gross square feet.*
3. *Each compartment shall have an enclosed exit access stairway, and a standpipe in accordance with Section 905.*
4. *Unprotected vertical openings, including unenclosed exit access stairways, shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between stories of Type IIIA and Type IA construction.*
5. *Mezzanines shall not be allowed in any story of the Type IIIA construction.*

1 TYPE III CONST. FIRE SEPARATION - PLAN DIAGRAM - LEVELS 03-08

1/8" = 1'-0"

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ORIGIN 206

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: B AC
CHECKED BY: C B

4120 REGISTERED ARCHITECT PAUL A. OMERA STATE OF WASHINGTON

SHEET TITLE:
TYPE III CONST. FIRE SEPARATION DIAGRAM - PLAN

PROJECT NO: **17041**
DRAWING NO.: **T1.006**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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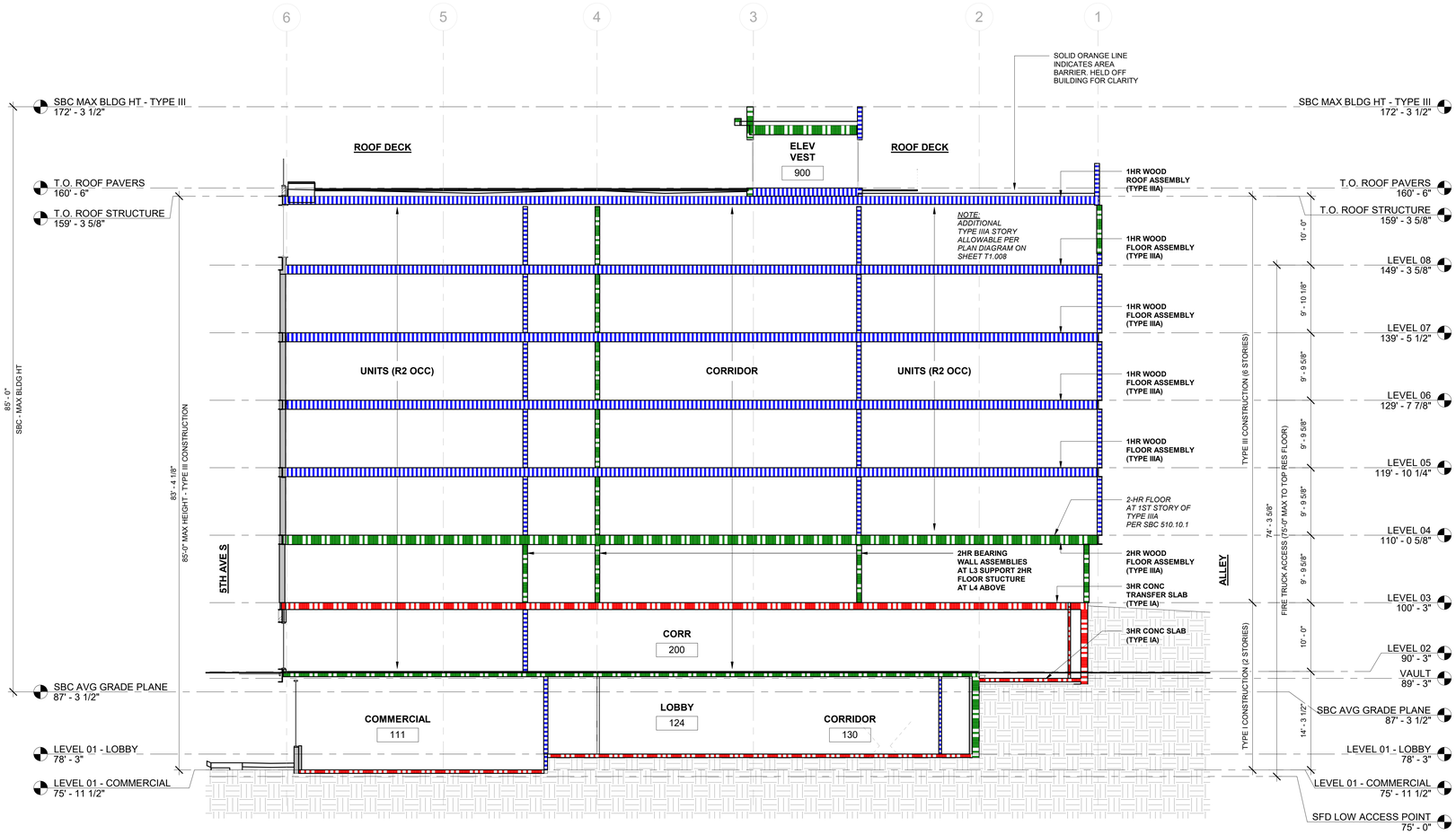

FIRE RATING LEGEND

1-HR RATED WALL OR FLOOR

2-HR RATED WALL OR FLOOR

3-HR RATED WALL OR FLOOR

GENERAL NOTES:

1. DESIGN OCCUPANT LOADS ARE CALCULATED IN ACCORDANCE WITH SBC SECTION 1004 AND TABLE 1004.1.2
2. MIN. EXIT SEPARATION CALCULATED PER SBC 1007.1, EXCEPTION 2
3. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS C402.5.1-8. CONSTRUCT AND TEST IN ACCORDANCE WITH THESE SECTIONS.

SECTION DIAGRAM ABOVE REPRESENTS TYPICAL FLOOR ASSEMBLIES THAT COMPLY WITH ITEM #1

PER SBC 2015

510.10 Group R-2 buildings of Type IIIA construction.

The height limitation for buildings of Type IIIA construction in Group R-2 shall be increased to six stories where all of the following conditions are met:

1. *The first story of Type IIIA construction is separated from stories above with a horizontal assembly having a fire-resistance rating of not less than 2 hours.*
2. *All stories of Type IIIA construction greater than 6,000 gross square feet shall be subdivided into compartments, by 2-hour fire-resistance rated fire walls, with areas of not more than 12,000 gross square feet.*
3. *Each compartment shall have an enclosed exit access stairway, and a standpipe in accordance with Section 905.*
4. *Unprotected vertical openings, including unenclosed exit access stairways, shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between stories of Type IIIA and Type IA construction.*
5. *Mezzanines shall not be allowed in any story of the Type IIIA construction.*

1 TYPE III CONST. FIRE SEPARATION - BLDG SECTION - EAST/ WEST

1/8" = 1'-0"

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REVISIONS:

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: B A C
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIOTA STATE OF WASHINGTON

SHEET TITLE:
TYPE III CONST. FIRE SEPARATION DIAGRAM - SECTION

PROJECT NO: **17041**
DRAWING NO.: **T1.007**
SCALE: AS NOTED
DATE: **10/02/2020**
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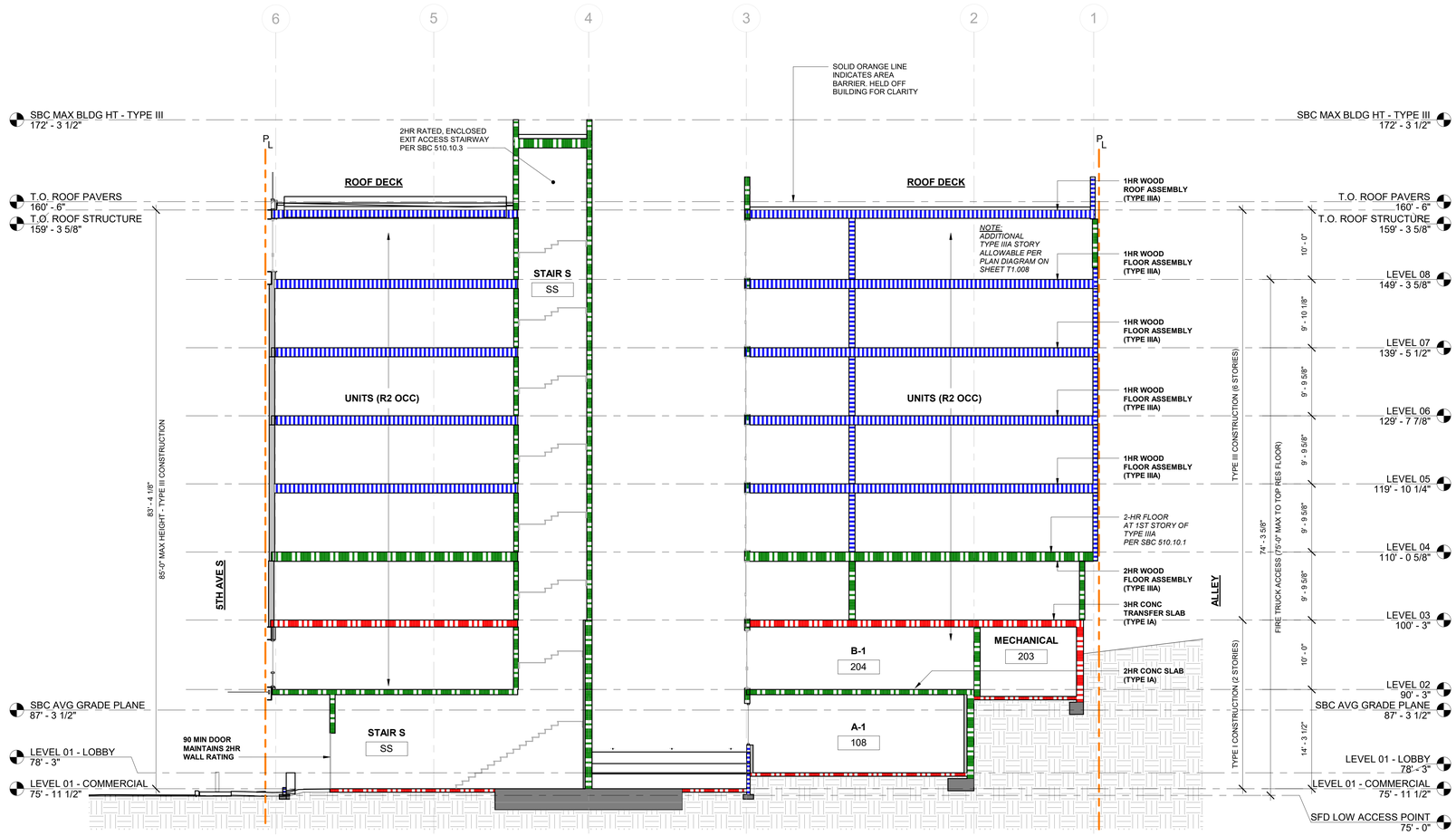

FIRE RATING LEGEND

- 1-HR RATED WALL OR FLOOR
- 2-HR RATED WALL OR FLOOR
- 3-HR RATED WALL OR FLOOR

1 TYPE III CONST. FIRE SEPARATION - BLDG SECTION - E/W - SOUTH LIGHT WELL

1/8" = 1'-0"

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MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEIA STATE OF WASHINGTON

SHEET TITLE:
TYPE III CONST. FIRE SEPARATION DIAGRAM - SECTION

PROJECT NO: **17041**
DRAWING NO.: T1.008
SCALE: AS NOTED
DATE: **10/02/2020**
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Project Summary — PROJ-SUM

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

General Info

This PROJ-SUM form shall be provided as a cover sheet for all compliance form submittals. Project Title shall match plans title block.

Project Title:	**206 Place**	Date	3/6/2020
Project Street Address:	**206 8th Avenue South**	For SDCI Use	
Project City, County, Zip:	**Seattle, WA 98104**		
Project Owner or Rep:	**206 Partners, LLC**		
Jurisdiction:			

Project Description

Select all that apply to the scope of project.

Select Addition + Existing or Alteration + Existing if combination of addition or alteration to demonstrate compliance per Section C502.1 or C503.1.

New Construction and Additions
- ☑ New Building
- ☐ Building Addition

Existing Building Retrofit
- ☐ Alteration
- ☐ Change of Occupancy
- ☐ Change in Space Conditioning
- ☐ Historic Building

Building Elements Scope - Select all that apply
- ☐ All
- ☑ Building Envelope
- ☐ Mechanical Systems
- ☐ Service Hot Water Systems
- ☐ Lighting Systems
- ☐ Electrical Systems

Occupancy Type

- ○ All Commercial
- ○ Group R - R2, R3, & R4 over 3 stories and all R1
- ◉ Mixed Use

Mixed Use *- Building is greater than three stories above grade and it has both Commercial and Group R occupancies.*

Mixed Occupancy *- Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to demonstrate compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.*

Space Conditioning Categories

Select all that apply to the scope of project

- ☑ Fully Conditioned
- ☐ Semi-heated[2]
- ☐ Refrigerated Spaces (Warehouse and/or Walk-in[1])
- ☐ Low Energy Space Category[3]

Eligible Low Energy Spaces
- ☐ Unconditioned
- ☐ Low energy heating/cooling capacity
- ☐ Wireless service equipment shelter
- ☐ Greenhouse[4]
- ☐ Equipment building

Floor Area and Stories

Floors Above Grade	Building Gross Conditioned Floor Area	Project Gross Conditioned Floor Area
8	49,920	49920.0

General Compliance Path

- ◉ Prescriptive/Component Performance
- ○ Total Building Performance
- ○ Target Performance Path

Prescriptive / Component Performance *- Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C407.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH.*

Total Building Performance *- Projects complying via total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C407.2, Item 2 for more information. Compliance forms to include with a TPB submittal: PROJ-SUM, ENV-CHK, LTG-EXT, LTG-CHK, and the Energy Analysis Summary.*

Target Performance Path *- Projects complying via the Target Performance Path (TPP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions of C401.3.3. Refer to Section C401.3 for more information. Compliance forms to include with a TPP submittal: PROJ-SUM, ENV-CHK, LTG-EXT, and LTG-CHK.*

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410. Warehouse coolers and freezers shall also comply with the envelope requirements in C402. C410 takes precedence for overlapping requirements.
Note 2 - Semi-heated Spaces - If heated with equipment other than electric resistance may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions.
Note 3 - Exemptions For Low Energy Spaces - Low Energy spaces are exempt from all provisions in WSEC Section C402 Building Envelope, however all other applicable provisions in the Code do apply including lighting, mechanical, service water heating, etc.
Note 4 - Eligible Space Conditioning For Low Energy Greenhouses - Greenhouses are defined as spaces that maintain a specialized sunlit environment that is used exclusively for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling, and any form of heating equipment, are allowed under the Low Energy Greenhouse category. Greenhouses with cooling equipment that requires a condensing unit are NOT eligible.

Project Summary, pg 2 — PROJ-SUM

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

General Info

Project Title:	**206 Place**	Date	3/6/2020

C406 Additional Efficiency Package Options Summary

A minimum of two Options are required for new construction, and change in space conditioning or occupancy projects.

Select all Options included in the current project scope. Also select Options complied with under previous projects (shell and core, other tenant

Buildings with multiple tenant spaces may comply with different options (mix & match).

Options are required for all space conditioning categories.

Include discipline specific information for C406 options in ENV-SUM and LTG-SUM.

Refer to SBCC website for official interpretations regarding C406 provisions.

Building level efficiency options:	Current Scope	Previous Projects
C406.8 Enhanced envelope performance	☐	☐
C406.9 Reduced air infiltration	☑	☐
C406.5 On-site renewable energy	☑	☐
Building area level efficiency options		
C406.2 More efficient HVAC equipment	☐	☐
C406.6 Dedicated outside air systems (DOAS)	☐	☐
C406.7 Reduced energy use in service water heating	☐	☐
C406.3 Reduced lighting power	☐	☐
C406.4 Enhanced digital lighting controls	☐	☐

C406 Comments:

Refrigerated Space Freezer Floors

Freezer Floors	CI	Plan/Detail #	U-factor Source & Table # [2]	Proposed UA U-factor	Proposed UA x Area (A)	Proposed UA = UA (U x A)	Target UA U-factor	Target UA x Area (A) =	Target UA UA (U x A)
R+									
R+							Freezer Floor		
R+									

	Area[1]	UA	Area[1]	UA
Page 2 Subtotal	3446	1889	3446	1938
Page 1 Subtotal	34900	1656	34900	1672
Project Total	40346	3545	40346	3610

TO COMPLY - The Proposed Total UA shall not exceed the Target Total UA.

Component Performance Compliance (UA) — **UA COMPLIES**

Refrigerated Space Windows In Doors [11, 12]

Glazing in Doors Doors in Door	Plan/Detail #	Description	Cooler / Freezer	Double Pane Glass	Triple Pane Glass	Inert Gas Filled	Heat Reflective Treated Glass

Envelope Summary — ENV-SUM

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Project Info

Project Title:	**206 Place**	Date	03/06/2020

*Compliance forms **do not require a password to use.** Instructional and calculating cells are write-protected.*

Applicant Information. Provide contact information for individual who can respond to inquiries about compliance form information provided.

Company Name:	
Company Address:	
Applicant Name:	
Applicant Phone:	
Applicant Email:	

For SDCI Use

Project Description

- ☑ New Building
- ☐ Addition
- ☐ Alteration
- ☐ No Envelope Scope

Envelope Project Scope

Select all that apply.

- ☐ All Commercial
- ☐ Group R - Commercial
- ☑ Mixed Use - Commercial + Group R
- ☐ Semi-heated
- ☐ Refrigerated Cooler
- ☐ Refrigerated Freezer
- ☐ Equipment Building

Envelope Description

Provide brief description of the project and relevant supporting documentation.

If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing, or Addition + Alteration + Existing project, provide a brief summary of the approach to whole building compliance.

Air Barrier Testing

Air barrier testing is required for all new construction projects. Testing criteria is 0.30 cfm/ft² under test pressure of 0.3 inch w.g. To comply with C406.9, demonstrate that measured air leakage does not exceed 0.25 cfm/ft² for Group-R and 0.22 cfm/ft² for all other occupancies.

- ☐ Air barrier testing per Section C402.5.1.2 included in project scope
- ☐ Additional Efficiency Package Option - C406.9 Reduced Air Infiltration
- ☐ Testing not required. Explanation:

Compliance Documentation Scope and Method

Scope of This Calculation

- ☑ New Building
- ☐ Addition
- ☐ Alteration
- ☐ No Envelope Scope

Target Insulation Allowance

Sets the title and calculations in the compliance forms. Selection required to enable forms.

- ◉ Fully Conditioned - Commercial, Group R, Mixed Use
- ○ Semi-heated
- ○ Refrigerated Cooler
- ○ Refrigerated Freezer

If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form Rows 16-55 and either an ENV-PRESCRIPTIVE form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.

Envelope Compliance Path

Selection required to enable forms.

- ○ Prescriptive
- ◉ Component Performance

Component Performance Calculation Adjustments

- ☐ Change of Occupancy (C503.2) / Conditioning (C505) - *10% higher UA allowed*
- ☐ Additional Efficiency Package Option - C406.8 Enhanced Envelope - *15% lower UA required*
- ☐ C411 Renewable Energy, Exception 3 - 15% lower UA & non-electric resistance heat required

Heating Energy Source

Refer to Section C402.4 for details and applicable exceptions

- ◉ Electric Resistance or Fossil Fuel
- ○ Other Heating Energy Source

Prior to 1/1/2018 all projects should specify Other Heating Energy

Envelope Summary, pg 2 — ENV-SUM

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Project Title:	**206 Place**	Date	03/06/2020

Additions — ○ Addition stand alone ○ Addition + Existing

Addition stand alone *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total addition envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C502.2.1 and C502.2.2 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for addition stand alone projects.*

Addition + existing *- Complete ENV-UA per instructions for addition + existing projects:*

Alterations + Fenestration and Skylight

- ☐ Replacement windows only, or resulting total building WWR ≤ original WWR
- ☐ Total building WWR increased by alteration
- ☐ Replacement skylights only, or resulting total building SRR ≤ original SRR
- ☐ Total building SRR increased by alteration

WWR and SRR not increased *- Vertical Fenestration and Skylight Area Calculation not required.*

WWR and/or SRR increased *- Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, vertical fenestration and skylight areas as EXISTING. Enter total altered envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SSR exceeds 5%, refer to C503.3.2 and C503.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.*

Vertical Fenestration and Skylight Area Calculation

Prescriptive Path *- Enter envelope of values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roof. For Additions and Alterations, refer to these sections in ENV-SUM for further instructions.*

Component Performance *- When this Envelope Compliance Path is selected, write-protection of this section is enabled. Enter envelope af values for all assemblies into the ENV-UA form. Envelope information from ENV-UA will auto-fill into this these fields.*

	Total Vertical Fenestration Area (rough opening)	NET Exterior Above Grade Wall Area	Total Skylight Area (rough opening)	NET Exterior Roof Area
New	**4992**	**26688**	**0**	**6790**
Existing	**0**	**0**	**0**	**0**
Total	**4,992**	**26,688**	**0**	**6,790**

Vertical Fenestration-to-Wall Ratio (VWR)	**15.8%**	Skylight-to-Roof Ratio (SRR)

Exempt Single Glass

Area

If complying prescriptively exempt area MUST also be included in total vertical fenestration in cell D30. If complying via component performance do not enter exempt glazing on ENV-UA or ENV- SHGC.

Always enter exempt glazing area here.

Vertical Fenestration Area Compliance — **Vertical Fenestration Area**: **VERTICAL FENESTRATION AREA COMPLIES WITH MAXIMUM ALLOWANCE**

Skylight Area Compliance — **Skylight Area**: **NO SKYLIGHT PROPOSED. COMPLIES WITH MAXIMUM ALLOWANCE.**

Maximum Prescriptive Vertical Fenestration (%) *30% per C402.3.1*

Vertical Fenestration Alternates

- ○ High performance fenestration U-factors and SHGC per C402.4.1.3
- ○ Dedicated outdoor air system per C402.4.1.4 and C403.6

Show locations of qualifying daylight zone areas and ℄ on project plans.

- ○ In buildings ≥ 3 stories, 25% or more of NET floor area is in daylight zones per C402.4.1.1
- ○ In buildings < 3 stories, 50% or more of CONDITIONED floor area is within DLZ per C402.4.1.1

For Daylight Zone Area Calculations -
a) Sidelight areas include primary + secondary daylight zone areas.
b) Include overlapping toplight and sidelight daylight zone areas under Toplight.
c) Net floor area definition in Chapter 2.

Daylight Zone Calculations

Daylight Zone Fenestration Alternate Not Selected. No Calculations Required	Sidelight Daylight Zone Area	Toplight Daylight Zone Area	Percent Daylight Zone Area

Street Level Retail

If C402.3.1 Street Level Retail glazing exception has taken for any portion of building read Street Level Retail instructions on Readme.

Street Level Retail with other areas
- Enter gross wall area per C402.3.1 exception requirements: **n/a**
- ○ Enter total window area in Street Level Retail qualified wall : **n/a**
- Area of window transferred from other areas: **n/a**

Component Performance Path, pg. 1 — ENV-UA

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Project Title:	**206 Place**	Date	03/04/2020
		For SDCI Use	

Target Insulation Allowance: **Fully Conditioned Space - Commercial, Group R, Mixed Use**

Calculation Adjustments None Applied

Fenestration Area as % gross above-grade wall area — **15.8%** Max. Target: **30.0%**

Skylight Area as % gross roof area — Max. Target: **5.0%**

Vertical Fenestration Alternates: **None Selected on ENV-SUM**

For Stand-alone Projects[13,14] Vertical Fenestration — Skylights — Net Wall — Net Roof — User Note

Envelope Component

	Cavity=CI	Plan/Detail #	U-factor Source & Table # [2]	Proposed UA U-factor	Proposed UA x Area (A)	Proposed UA = UA (U x A)	Target UA U-factor	Target UA x Area (A) =	Target UA UA (U x A)
Roofs, Above Deck	R=30	A5.201/R03	ASHRAE	0.019	6790	**129.0**	**0.026**	**6790**	**174.5**
	R+						Above Deck Insulation		U-0.026
	R+						**0.027**		
	R+						Metal Building		U-0.027
	R+						**0.027**		
	R+						Joist/single rafter		U-0.027
	R+						**0.021**		
	R+						Single raft, attic, other		U-0.021
	R+						**0.055**		
	R+						Steel/metal frame		U-0.055
	R+						**0.052**		
	R+						Metal Building		U-0.052
Above Grade Walls, Mass	R=21	A5.101/D302	SEC Appendix A Table A103.3.1(5)	0.054	19873	**1073.1**	**0.051**	**20718**	**1054.6**
	R=7.35	A5.101/C301	SEC Appendix A Table A105.3.6.1(2)	0.069	845	**58.3**	Wood Frame, other		U-0.051
	R=21	A5.101/D202	SEC Appendix A Table A103.3.1(5)	0.054	920	**49.7**	**0.057**	**5866**	**334.4**
	R=9.6	A5.102/C105	SEC Appendix A Table A103.3.6.1(1)	0.053	4946	**262.1**	Mass Wall		U-0.057
	R+						**0.200**		
	R+						Mass Transfer Deck		U-0.20
Below Grade Walls, Mass	R+						**0.054**		
	R+						Group R Wood/Oth Wall		U-0.054
	R=11.68	A5.101/A501	SEC Appendix A Table A104.1	0.054	1468	**79.3**	**0.070**	**1468**	**102.8**
	R+						Assumed to be Mass Wall		U-0.07
	R+								
Floors, Mass	R=3.32	A5.201/F02	SEC Appendix A Table A105.1(3)	0.077	58	**4.5**	**0.029**	**58**	**1.7**
	R+						Mass Floor		U-0.029
	R+						**0.029**		
	R+						Joist/Framing		U-0.20
	R+						**0.025**		
	R+						Joist/Framing		U-0.029

	Area[1]	UA	Area[1]	UA
Page 1 Subtotal	34900	1656	34900	1672

Component Performance Compliance (UA) — **UA COMPLIES**

Component Performance Path, pg. 2 — ENV-UA

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Project Title:	**206 Place**	Date	03/04/2020
		For Building Department Use	

Fenestration Area as % gross above-grade wall area — **15.8%** Max. Target: **30.0%**

Skylight Area as % gross roof area — Max. Target: **5.0%**

Building Component

	Ins. R	Plan/Detail #	F. factor Source & Table # [2]	Proposed UA F-factor	Proposed UA x Perimeter	Proposed UA = FP(F x P)	Target UA F-factor	Target UA x Perimeter =	Target UA FP (F x P)
Slab-on-grade Perimeter	R=	A5.201/F01	Appendix A Table A106.1	0.730	350	**255.5**	**0.540**	**350**	**189.0**
	R+						Slab-On-Grade		F-0.54
	R+						**0.550**		
	R+						Heated Slab-On-Grade		F-0.55
	R+								

	Schedule ID	U-factor Source [9,10]	Proposed UA U-factor	x Area (A)	= UA (U x A)	Target UA U-factor	x Area (A) =	UA (U x A)
Doors	[2] Door #102A,#111 type ES	U-factor show on sheet A6.101	0.310	48	**14.9**	**0.370**	**48**	**17.8**
Overhead Doors						Opaque Swing Doors		U-0.37
	Door #302A type E2	Appendix A Table A107.1(4)	0.340	56	**19.0**	**0.340**	**56**	**19.0**
						Opaque rollup & sliding		U-0.34
						0.26		
						Non-Metal Frame		U-0.26
Vertical Fenestration[5,6] Curtain Wall, Storefront, Non-Metal Framing	W03A,B; W04A,B,C,D	Manufacturer	0.30	1693	**507.9**	**0.31**	**2443**	**819.3**
	SF-201, 202, 203, 204	Manufacturer	0.30	225	**67.5**	Metal Frame, Fixed		U-0.31
	SF-100A,101A,102-108	Manufacturer	0.30	725	**217.5**			
						0.38	**2349**	**892.6**
	W05A	Manufacturer	0.35	90	**31.5**	Metal Frame, Operable		U-0.38
	W01A,B,C,D; W02A,B,C	Manufacturer	0.35	1884	**659.4**			
	SF-201, 202, 203, 204	Manufacturer	0.31	107	**33.2**			
	SF-101A,109,109C	Manufacturer	0.31	268	**83.1**			
						0.60		
Mid-entrance						Metal Frame, Entrance Dr.		U-0.60
Skylights[7] All Types						**0.45**		
						All types		U-0.45

Refrigerated Space Freezer Doors

Freezer Doors	CI	Plan/Detail #	U-factor Source & Table # [2]	Proposed UA U-factor	Proposed UA x Area (A)	Proposed UA = UA (U x A)	Target UA U-factor	Target UA x Area (A) =	Target UA UA (U x A)
R+									
R+							Freezer Floor		
R+									

	Area[1]	UA	Area[1]	UA
Page 2 Subtotal	3446	1889	3446	1938
Page 1 Subtotal	34900	1656	34900	1672
Project Total	40346	3545	40346	3610

TO COMPLY - The Proposed Total UA shall not exceed the Target Total UA.

Component Performance Compliance (UA) — **UA COMPLIES**

Refrigerated Space Windows In Doors [11, 12]

Glazing in Doors Doors in Door	Plan/Detail #	Description	Cooler / Freezer	Double Pane Glass	Triple Pane Glass	Inert Gas Filled	Heat Reflective Treated Glass

Envelope Requirements Summary, Part 1 — ENV-REQ

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Minimum Requirements for Prescriptive Compliance

*This table summarizes prescriptive compliance requirements for opaque elements and fenestration. **Refer to Tables C402.1.3, C402.1.4 and C402.4 in the 2015 Seattle Energy Code for important footnotes that apply to these tables.** Refer to Section C402 for all applicable requirements that apply for each envelope element type and applicable exceptions. Refer to Section C410 for all applicable information for refrigerated spaces.*

	Prescriptive Path	Table C402.1.3 [Notes 1,7] Insulation Minimum R-Value		Table C402.1.4 [Notes 1,2] Assembly Maximum U-factor	
	Occupancy Group	All Other	Group R	All Other	Group R
Opaque Elements					
Roofs					
Insulation Entirely above Deck		R-38 c.i.	R-38 c.i.	U-0.027	U-0.027
Metal Building (with thermal spacer block) [Note 3]		R-25 + R-22 Ls	R-25 + R-22 Ls	U-0.027	U-0.027
Attic and Other		R-49	R-49	U-0.021	U-0.021
Joist or single rafter		R-49	R-49	U-0.027	U-0.027
Walls, Above-grade					
Mass		Exterior R-16 c.i. or Interior R-13 + R6 c.i. wood stud, or Interior R-13+R-10 c.i. metal stud [Note 6]		U-0.057	U-0.057
Mass transfer deck slab edge		No R-Value for prescriptive compliance		U-0.200	U-0.200
Metal Building		R-19 c.i., or R-13 + R-13 c.i.		U-0.052	U-0.052
Steel Framed		R-13 + R-10c.i.	R-19 + R-8.5 c.i.	U-0.055	U-0.055
Wood Framed and Other		R-13 + R-7.5 c.i.	R-21 w/ int. frame	U-0.051	U-0.054
Below Grade Wall [Note 4]		Exterior: R-10 c.i. Interior: R-19 wood stud, or R-13 +R-6 c.i. metal stud		U-0.070	U-0.070
Floors					
Mass		R-30 c.i.	R-30 c.i.	U-0.029	U-0.029
Steel Joist		R-38 + R-4 c.i.	R-38 + R-4 c.i.	U-0.029	U-0.029
Wood Joist		R-38	R-38	U-0.025	U-0.025
Slab-On-Grade Floors					
Unheated		R-10 for 24 in. (from top of slab)		F-0.54	F-0.54
Heated [Note 5]		R-10 perimeter & under entire slab		F-0.55	F-0.55
Opaque Doors					
Swinging		No R-Value for prescriptive compliance		U-0.37	U-0.37
Nonswinging (Roll-up or sliding)		R-4.75		U-0.34	U-0.34
Fenestration		**Assembly Maximum U-factor** [Notes 1,2]			
		Table C402.4 - 0-30% of wall area, or 30%-40% per Section C402.4.1.1 DLZ or Section C402.4.1.4 DLZ		***Section C402.5.1.4 High Performance Fenestration Option - 0-40% of wall area***	
		Column A Electric Res. And Fossil Fuel	Column B Other Heating Fuel [Note 8]	Other Heating Fuel Only [Note 8]	
Vertical Fenestration					
Nonmetal framing		U-0.26	U-0.30	U-0.28	
Metal framing (fixed)		U-0.31	U-0.38	U-0.34	
Metal framing (operable)		U-0.38	U-0.40	U-0.36	
Entrance doors		U-0.60	U-0.60	U-0.60	
Skylights					
Skylights		U-0.50	U-0.50	U-0.50	
Fenestration		**Assembly Maximum SHGC Factor**			
Vertical Fenestration		PF<0.2: north - SHGC<0.53; all other SHGC< 0.35 0.2 ≤ PF < 0.5: north - SHGC<0.58; all other - SHGC<0.45 PF ≥ 0.5: north - SHGC<0.64; all other - SHGC<0.60		SHGC<0.35	
Skylights		SHGC<0.32		SHGC<0.35	
C410.2 Refrigerated Spaces Insulation		**Insulation Minimum R-Value**		**Assembly Maximum U-factor**	
Freezers - Walk-in and Warehouse					
Roof / Ceiling		R-32		U-0.030	
Wall		R-32		U-0.030	
Door		R-32		U-0.030	
Door - transparent reach-in		triple-pane, heat-reflective treated or gas fill			
Floor		R-28		U-0.035	
Coolers - Walk-in and Warehouse					
Roof / Ceiling		R-25		U-0.039	
Wall		R-25		U-0.039	
Door		R-25		U-0.039	
Door - transparent reach-in		double-pane, heat-reflective treated & gas fill, or comply with freezer door req.			
Floor		No Requirement			

Envelope Requirements Summary, Part 2 — ENV-REQ

2015 Seattle Energy Code Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 — Revised Nov 2017

Definitions:

La = Liner system – A continuous membrane installed below the purlins and uninterrupted by framing members. Uncompressed, unfaced insulation rests on top of the membrane between the purlins. Refer to Section A102.2.5.4.

c.i. = Continuous insulation – Insulation that is continuous across all structural members without thermal bridges other than service openings and penetrations by metal fasteners with a x-sectional area of less than 0.04% of the opaque surface area of the assembly. Components with more than 0.04% metal penetrations may be eligible to follow the alternate CI values below.

int = Intermediate framing -- Includes insulated headers, corners and interior partition wall to exterior wall intersections. Refer to Section A103.2 for framing definitions.

Footnote Summary:

Each table in the 2015 WSEC has footnotes applicable to specific information provided in the table. This footnote summary provides only abbreviated details from these footnotes. ***Refer to 2015 Seattle Energy Code for complete footnote information.***

Note 1 - Assembly descriptions can be found in Chapter 2 and Appendix A.
Note 2 - Use of assembly U-factors, C-factors and F-factors from Appendix A and Chapter 3 are required unless otherwise allowed by the provisions of this Code.
Note 3 - For metal building roofs where using R-value compliance method, a thermal spacer block with a minimum R-value of 3.5 is required. Otherwise use the U-factor compliance method.
Note 4 - Reserved.
Note 5 - Heated slab F-factors shall be determined specifically for heated slabs. Unheated slab F-factors shall not be used.
Note 6 - Reserved. (CMU walls must comply with full mass wall requirements in Seattle.)
Note 7 - Components with continuous insulation but with metal penetrations / connections may be eligible for alternate continuous insulation R-values if all provisions in applicable footnote are met. Refer to alternate prescriptive R-values in table below and Footnote G in Table C402.1.3 for eligibility requirements.
Note 8 - Prior to 1/1/2018 all systems qualify as Other Heating System (Column B in Table C402.4). After 1/1/2018 only systems identified in C402.4 as Other Heating Systems qualify; buildings with electric resistance or fossil fuel systems must comply with the Electric Resistance and Fossil Fuel System requirements. After 1/1/2018 the high performance glazing path is only allowed for Other Heating Systems.

Alternate continuous insulation nominal R-values

This alternate nominal R-value compliance option is allowed for projects complying with all of the following:
1. The ratio of the cross-sectional area, as measured in the plane of the surface, of metal penetrations of otherwise continuous insulation to the opaque surface area of the assembly is greater than 0.0004 (0.04%), but less than 0.0008 (0.08%), for use of Column B equivalents, and greater than or equal to 0.0008 (0.08%), but less than 0.0012 (0.12%), for use of Column C equivalents.
2. The metal penetrations of otherwise continuous insulation are isolated or discontinuous (e.g., brick ties or other discontinuous metal attachments, offset brackets supporting shelf angles that allow insulation to go between the shelf angle and the primary portions of the wall structure). No continuous metal elements (e.g., metal studs, z-giants, z-channels, shelf angles) penetrate the otherwise continuous portion of the insulation.
3. Building permit drawings shall contain details showing the locations and dimensions of all the metal penetrations (e.g., brick ties or other discontinuous metal attachments, offset brackets, etc.) of otherwise continuous insulation. In addition, calculations shall be provided showing the ratio of the cross-sectional area of metal penetrations of otherwise continuous insulation to the overall opaque wall area.

Column A Assemblies with continuous insulation (see definition)	Column B Alternate option for assemblies with metal penetrations, greater than 0.04% but less than 0.08%	Column C Alternate option for assemblies with metal penetrations, greater than or equal to 0.08% but less than 0.12%
R-0.5ci	R-11.5ci	R-15c
R-11.4ci	R-14.3ci	R-15.7ci
R-13.3ci	R-16.6ci	R-18.3ci
R-15.2ci	R-19.0ci	R-21ci
R-30ci	R-38ci	R-42ci
R-38ci	R-48ci	R-53ci
R-13 + R-7.5ci	R-13 + R-9.4ci	R-13 + R-10.3ci
R-13 + R-10ci	R-13 + R-12.5ci	R-13 + R-13.8ci
R-13 + R-12.5ci	R-13 + R-15.6ci	R-13 + R-17.2ci
R-13 + R-13ci	R-13 + R-16.3ci	R-13 + R-17.9ci
R-19 + R-8.5ci	R-19 + R-10.6ci	R-19 + R-11.7ci
R-19 + R-14ci	R-19 + R-17.5ci	R-19 + R-19.2ci
R-19 + R-16ci	R-19 + R-20ci	R-19 + R-22ci
R-20 + R-3.8ci	R-20 + R-4.8ci	R-20 + R-5.3ci
R-21 + R-5ci	R-21 + R-6.3ci	R-21 + R-6.9ci

Vertical Fenestration Target Area Adjustment Calculations

All projects utilizing the street level retail glazing option and those viewing window allowance with street level projects must submit the Maximum Target Vertical Fenestration Calculation.
If vertical fenestration area exceeds maximum allowed per Section C402.4.1, then Target Area Adjustment of all applicable envelope elements is required. This worksheet automatically calculates these adjustments and updates target areas in the ENV-UA and ENV-SHGC worksheets. Information shown in this worksheet is for reference only and is write-protected. Submit this Target Area Adjustment form with ENV-UA and ENV-SHGC forms.

VF = Vertical fenestration (exclude SLG)
SG = Exempt Single Glazing
AG = Above-grade wall (exclude SLW)
SLW = Street level gross wall below ceiling height and 20' per C402.3.1
NW = Net above grade wall including opaque doors (excludes fenestration)
Gross Exterior Above-Grade Wall Area= VF + NW
OR = Opaque doors (NOT USED IN CITY FORM - Include area with net wall)
SLG = Area of window in Street level qualified wall
SLT = Window area transferred to Street Level Retail wall from other areas

Proposed Areas

	Vertical Fenestration	Exempt Single Glaze	Street Level Retail Transfer	Net Above Grade Wall
Project Areas ->	VF= **4992.0**	SG=	SLT= **n/a**	NW= **26688.0**
Existing Non-project Areas ->	VF=			NW=

Maximum Target Vertical Fenestration Calculation

Gross Exterior AG Wall Area		Max Vert. Fen. % (C402.3.1)				Maximum Target Vert. Fen. Area
31680.0	X	**30.0%**	÷	100	=	**9504.0**

Base Target Vert. Fen. Area		Window area transferred to Street Level Retail (SLT)		Maximum Target Vert. Fen. Area	÷	Gross Exterior AG Wall	=	Maximum Target Vert. Fen %
9504.0	–	**9504.0**	=	**9504.0**	÷	**31680.0**	=	**30.0%**

Vertical Fenestration Component Performance Target Area Adjustment Calculation

Total Vertical Fenestration		Maximum Target	=	Delta Vertical Fenestration		0 ≤ greater	=	Excess Vertical Fenestration
4992.0	–	**9504.0**	=	**-4512.0**		**-4512.0**	=	

Project Vertical Fenestration		Excess Vertical Fenestration	=	Target Vertical Fenestration	÷	Total Vertical Fenestration	=	Target VF Multiplier
4992.0	–		=	**4992.0**	÷	**4992.0**	=	**1.00**

Net AG Wall Area		Excess Fenestration	=	Target Net Wall Area	÷	Net Wall	=	Target Net Wall Mult.
26688.0	+		=	**26688.0**	÷	**26688.0**	=	**1.00**

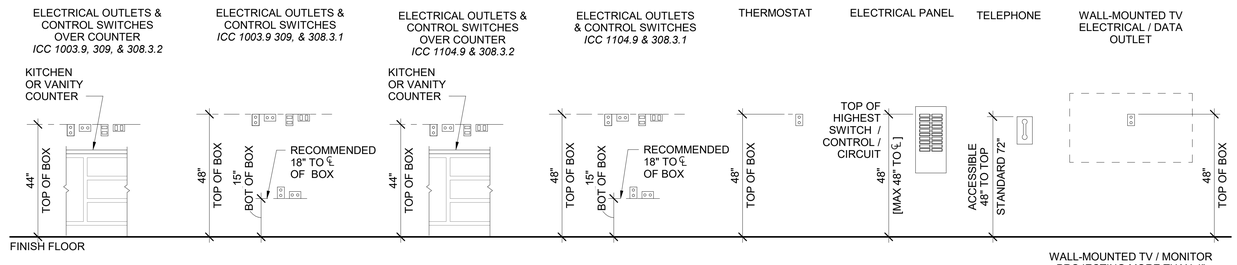
Multiplier applied to all Proposed Vertical Fenestration Areas to calculate Target Vertical Fenestration Area

Multiplier applied to all Proposed Opaque Above-Grade Wall Areas to calculate Target Above-Grade Wall Area

Target Areas - UA

Commercial

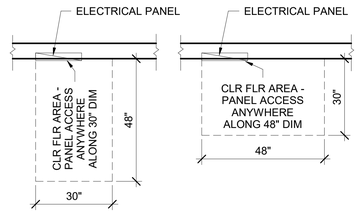
Vertical Fenestration	Proposed Area		Target VF Mult.		Target Area
Non-metal frame		X		=	
Metal frame, fixed	**2643.0**	X	**1.00**	=	**2643.0**
Metal frame, operable	**2349.0**	X	**1.00**	=	**2349.0**
Metal frame, entrance door		X		=	
Above-grade Wall	**Proposed Area**		**Target Net Wall Mult.**		**Target Area**
Steel Frame		X		=	
Metal Building		X		=	
Wood / Other frame	**20718.0**	X	**1.00**	=	**20718.0**
Mass	**5866.0**	X	**1.00**	=	**5866.0**
Mass Transfer Deck		X		=	
Group R Wood / Other frame		X		=	



NOTES:
1. SEE OPERABLE PARTS NOTES, T3.001

20 TYPE A / TYPE B UNITS - MOUNTING HEIGHTS - ELECTRICAL
1/2" = 1'-0"

ELECTRICAL PANEL IN RESIDENTIAL UNIT



8 TYPE A / B UNITS - ELECT PANEL ACCESS
1/2" = 1'-0"

GENERAL ACCESSIBILITY NOTES:

APPLICABLE CODES:

- FAIR HOUSING ACT (FHA) AS AMENDED IN 1988 / FHA DESIGN MANUAL (FHADM) AS REVISED IN 1998, TECHNICAL STANDARDS 1 - 2
  1. APPLICABLE TO COMMON AND PUBLIC USE AREAS (FHA SAFE HARBOR)
- FAIR HOUSING ACT (FHA) AS AMENDED IN 1988 / FHA DESIGN MANUAL (FHADM) AS REVISED IN 1998, TECHNICAL STANDARDS 3 - 7
  1. APPLICABLE TO RESIDENTIAL UNITS
- 2015 SEATTLE BUILDING CODE (SBC), CHAPTER 11 - ACCESSIBILITY, AS AMENDED BY WAC 51-50, AND WITH REFERENCE TO ICC A117.1 - 2009
  1. APPLICABLE TO RESIDENTIAL TYPE-A AND TYPE-B UNITS
- 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
  1. APPLICABLE TO SITE ARRIVAL FROM A PUBLIC RIGHT OF WAY
  2. APPLICABLE TO PLACES OF PUBLIC ACCOMMODATION
     A. RESIDENTIAL LEASING OFFICE AND ASSOCIATED WORK, TOILET AND STORAGE ROOMS
     B. RETAIL AND RETAIL PARKING FACILITIES

ALL CODE REFERENCES ON SHEET T3.001-T3.005 CITE THE CODES LISTED ABOVE.

OPERABLE PARTS:

1. OPERABLE PARTS (RESIDENTIAL UNIT ELECTRICAL DEVICES, PUBLIC OR COMMON SPACE ELECTRICAL DEVICES, HVAC DEVICES AND ACCESSORIES) SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. *ICC/ANSI 309*
2. PUBLIC / COMMON SPACE SWITCHES/CONTROLS FOR KITCHEN EXHAUST FAN, GARBAGE DISPOSAL, AND MICROWAVE CONTROLS SHALL BE WITHIN REQUIRED REACH RANGES. *ICC/ANSI 309*
3. TYPE A UNIT SWITCHES/CONTROLS FOR KITCHEN EXHAUST FAN, GARBAGE DISPOSAL, AND MICROWAVE CONTROLS SHALL BE WITHIN REQUIRED REACH RANGES. *ICC 1003.9*
4. ALL THERMOSTATS SHALL BE DIGITAL PUSH BUTTON TYPE, AND SHALL COMPLY WITH OPERABLE PARTS AND ALLOWABLE REACH RANGES
5. MASTER GAS SWITCH AND TIMERS AT BARBEQUES SHALL NOT BE TWIST TYPE, AND SHALL COMPLY WITH OPERABLE PARTS AND ALLOWABLE REACH RANGES
6. WHERE HANDLES, OPERATORS OR KEYED LOCKS ARE SHOWN, COORDINATE ROUGH-IN DIMENSIONS WITH SPECIFIC DEVICE OPERATING HEIGHTS FOR EACH DEVICE, AND INCLUDE MOUNTING HEIGHT INFORMATION AS PART OF PRODUCT SUBMITTAL DOCUMENTATION

PROTRUDING OBJECTS

1. ON CIRCULATION PATHS, PROTRUDING OBJECTS SUCH AS WALL SCONCES, ARTWORK, TV MONITORS, WALL HUNG OBJECTS OR OTHER OBJECTS MAY PROJECT MAX 4" INTO THE CIRCULATION PATH WHEN LOCATED 27" TO 80" AFF

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landscape architecture
urban design

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206 PARTNERS, LLC

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SUITE 500
SEATTLE, WA 98144

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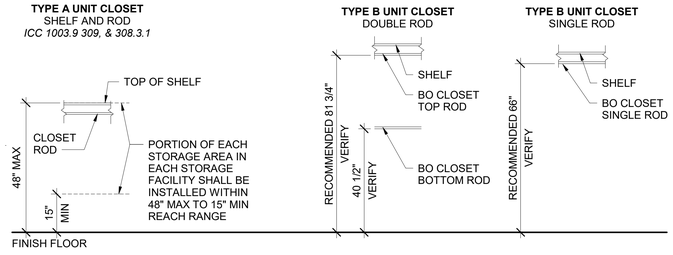
REVISIONS:

NO.	DESCRIPTION	BY	DATE

TYPE A UNIT CLOSET
SHELF AND ROD
ICC 1003.9 309, & 308.3.1

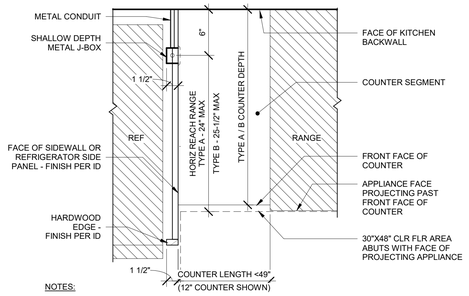
TYPE B UNIT CLOSET
DOUBLE ROD

TYPE B UNIT CLOSET
SINGLE ROD



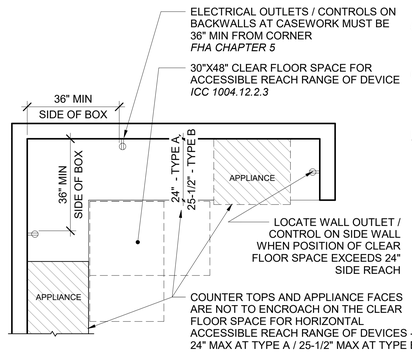
19 TYPE A / TYPE B UNITS - MOUNTING HEIGHTS - CLOSETS
1/2" = 1'-0"

ELECTRICAL OUTLETS / CONTROLS SIDE REACH RANGE - UNIT KITCHEN
FHADM 5.8 / ICC 1003.9, 1004.9



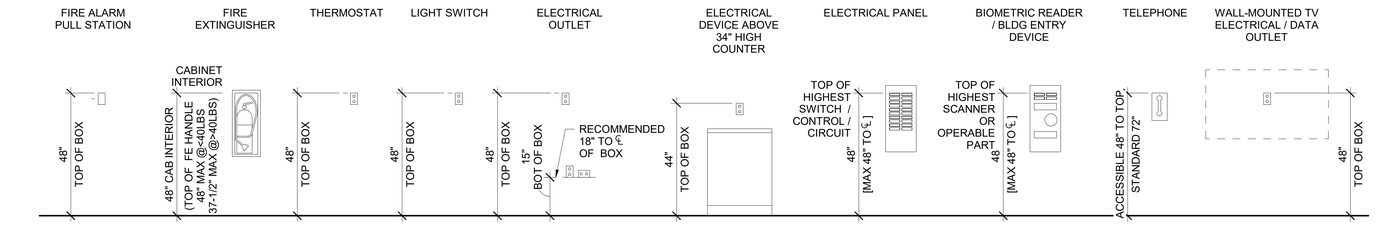
NOTES:
1. WHEN APPLIANCE FACE (RANGE SHOWN ABOVE) PROJECTS PAST FACE OF COUNTER, HORIZ REACH RANGE FOR OUTLET OR CONTROL SHALL NOT EXCEED 24" AT TYPE A / 25-1/2" AT TYPE B - CONDITION REQUIRES A SIDEWALL OR REFRIGERATOR SIDE-PANEL MOUNTED OUTLET OR CONTROL (SHOWN ABOVE)
2. OUTLET OR CONTROL MAY BE INSTALLED IN BACKWALL WHEN APPLIANCE FACE DOES NOT PROJECT PAST FACE OF COUNTER

ELECTRICAL OUTLETS / CONTROLS SIDE REACH RANGE - UNIT KITCHEN
FHADM 5.8 / ICC 1003.9, 1004.9



11 TYPE A / TYPE B - OUTLET/CONTROL AT REF SIDE-PANEL
1 1/2" = 1'-0"

7 TYPE A / B UNITS - KITCHEN CORNER OUTLETS / CONTROLS
1/2" = 1'-0"



NOTES:
1. SEE OPERABLE PARTS NOTES, T3.001

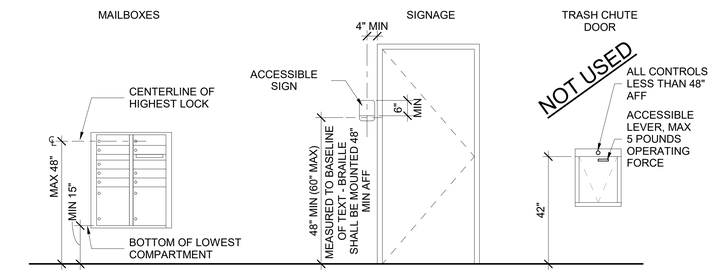
10 PUBLIC / COMMON SPACE - MOUNTING HEIGHTS - ELECTRICAL
1/2" = 1'-0"

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

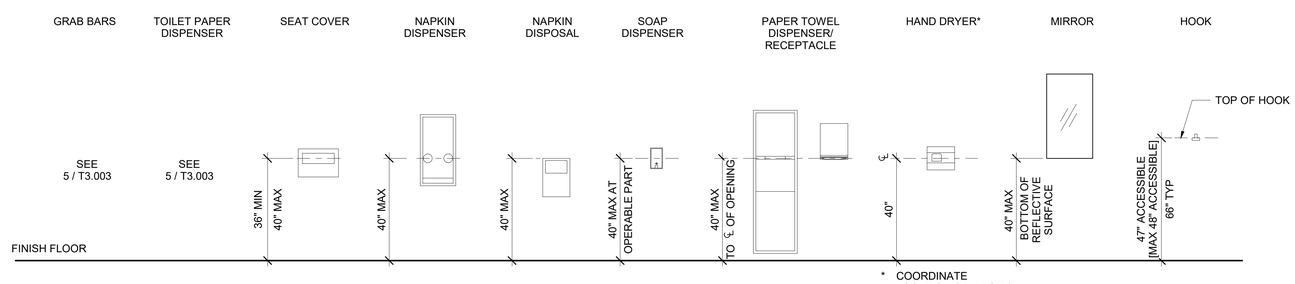
DRAWN BY: KRR
CHECKED BY: CB



NOTES:
1. SEE OPERABLE PARTS NOTES, T1.003
2. AN 18" x 18" CLEAR FLOOR SPACE, OUT OF THE DOOR SWING, IS REQ'D AT ALL SIGNAGE ADJACENT TO DOORS

18 TYPE A / TYPE B UNITS - MOUNTING HEIGHTS - BATH ACCESSORIES
1/2" = 1'-0"

17 PUBLIC / COMMON SPACE - MOUNTING HEIGHTS - MISCELLANEOUS
1/2" = 1'-0"



NOTES:
1. SEE OPERABLE PARTS NOTES, T3.001

9 PUBLIC / COMMON SPACE - MOUNTING HEIGHTS - TOILET ACCESSORIES
1/2" = 1'-0"



SHEET TITLE:
ACCESSIBILITY NOTES / MOUNTING HEIGHTS / ELEC

PROJECT NO: 17041
DRAWING NO.: T3.001
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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landscape architecture
urban design

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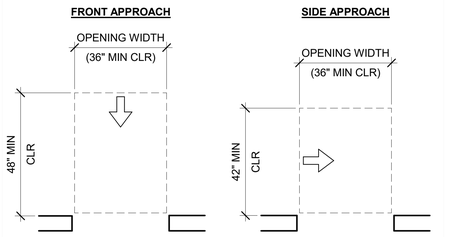
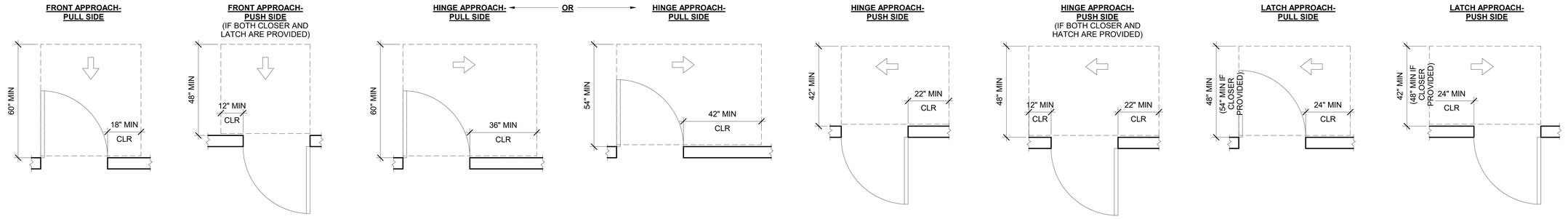
REVISIONS:

NO.	DESCRIPTION	BY	DATE



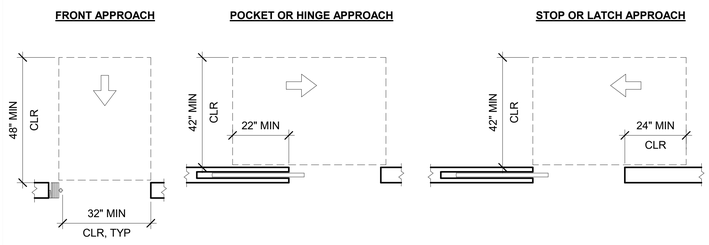
NOTE: WALL BASE NOT PERMITTED TO ENCROACH ON MANEUVERING CLEARANCES.

7 OPENINGS WITHOUT DOORS
1/2" = 1'-0"



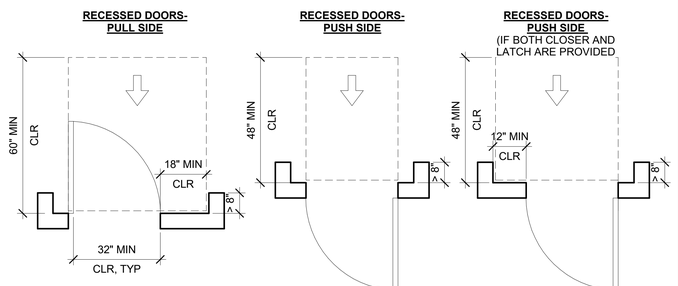
NOTE: WALL BASE NOT PERMITTED TO ENCROACH ON MANEUVERING CLEARANCES.

4 MANEUVERING CLEARANCE AT MANUAL SWING DOORS
1/2" = 1'-0"



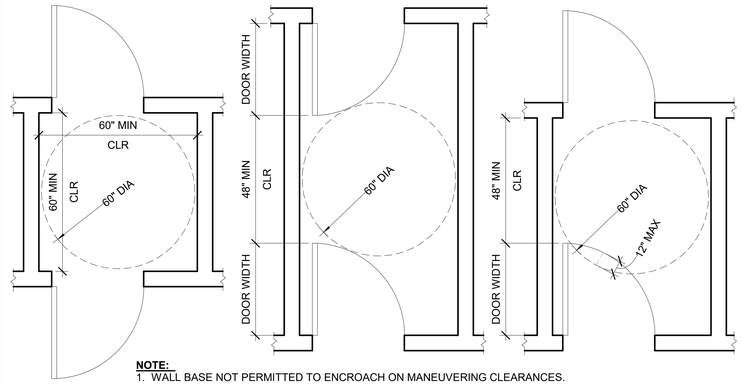
NOTE:
1. WALL BASE NOT PERMITTED TO ENCROACH ON MANEUVERING CLEARANCES.

3 MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS
1/2" = 1'-0"



NOTE:
1. WALL BASE NOT PERMITTED TO ENCROACH ON MANEUVERING CLEARANCES.
2. FORWARD APPROACH REQUIRED WHERE DOOR IS RECESSED >8".

2 MANEUVERING CLEARANCE AT RECESSED DOORS
1/2" = 1'-0"



NOTE:
1. WALL BASE NOT PERMITTED TO ENCROACH ON MANEUVERING CLEARANCES.

1 TWO DOORS IN A SERIES
1/2" = 1'-0"

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL K. SHEMA
STATE OF WASHINGTON

SHEET TITLE:
ACCESSIBILITY ROUTE AND DOORS

PROJECT NO: **17041**
DRAWING NO.: **T3.002**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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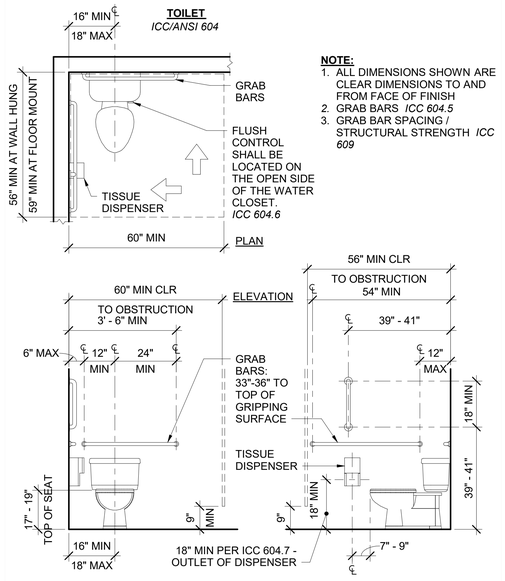
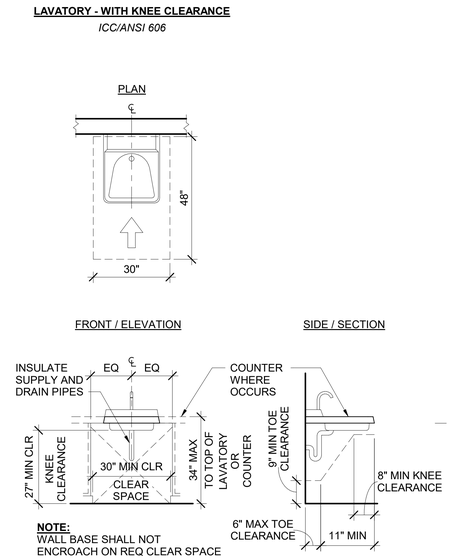
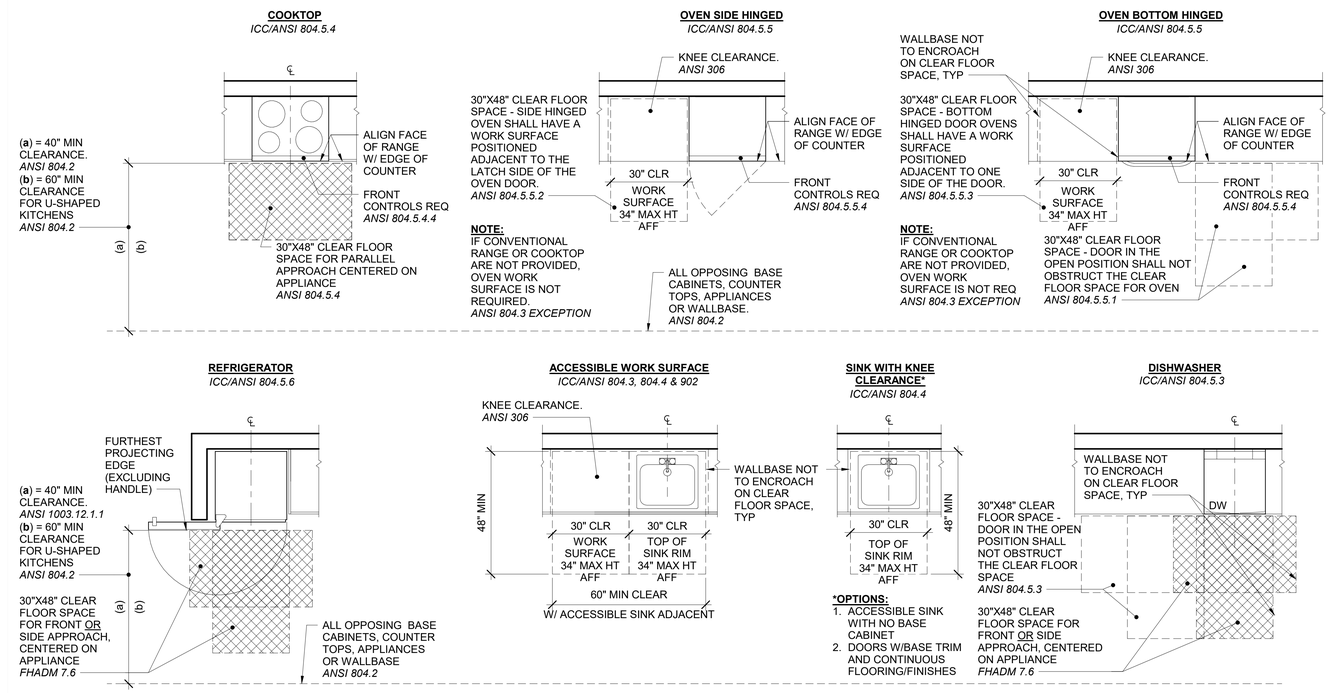


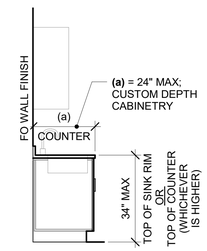
7 PUBLIC / COMMON SPACE - TOILET CLEARANCES
1/2" = 1'-0"



3 PUBLIC / COMMON SPACE - LAV CLEARANCES
1/2" = 1'-0"



13 PUBLIC / COMMON SPACE - APPLIANCE CLEARANCES
1/2" = 1'-0"



ANSI 804

1 PUBLIC / COMMON SPACE - COUNTER
1/2" = 1'-0"

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DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIMA STATE OF WASHINGTON

SHEET TITLE:
ACCESSIBILITY
PUBLIC / COMMON SPACES

PROJECT NO: 17041
DRAWING NO.: T3.003
SCALE: AS NOTED
DATE: 10/02/2020
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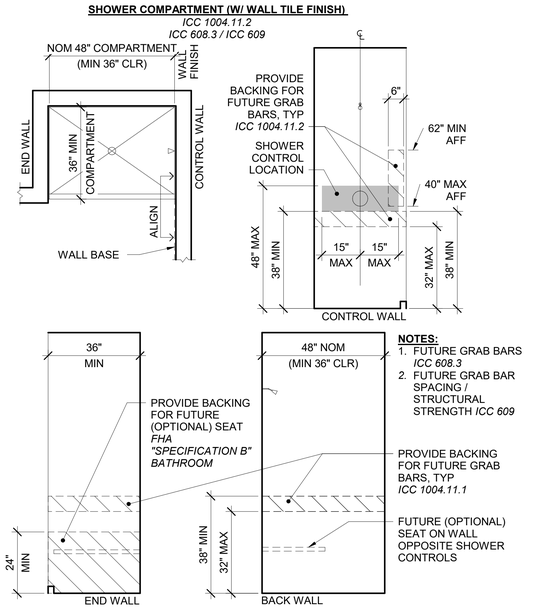
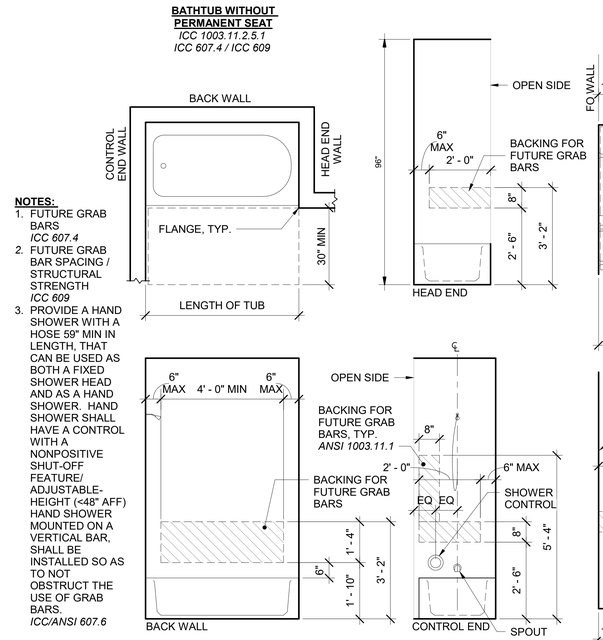
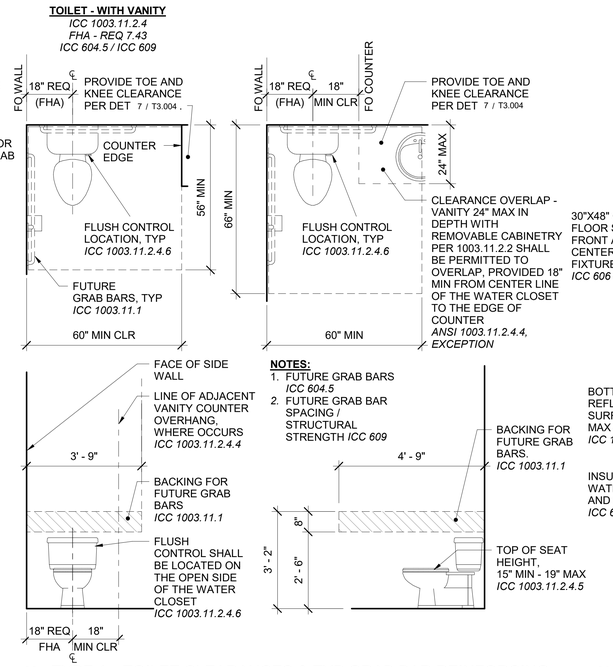


NOTE: SHOWERS IN MASTER BATHROOMS ARE NOT REQ TO PROVIDE CLR FLR SPACE AND SHOWER CONTROLS MEETING TYPE-A REQUIREMENTS - BATHTUB IS THE PRIMARY BATHING FACILITY IN MASTER BATHROOMS FOR THIS PROJECT

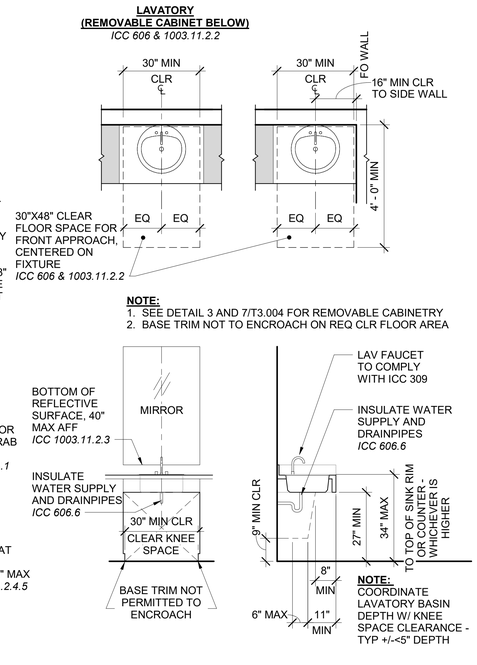
19 SHOWER GRAB REINFORCING
1/2" = 1'-0"



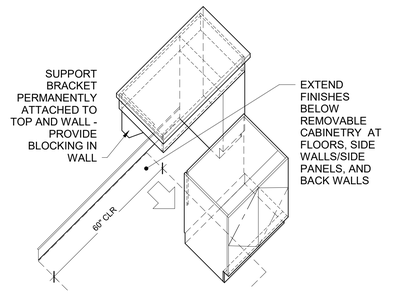
15 TYPE A - BATHTUB CLEARANCES & TYP GRAB BAR REINFORCING
1/2" = 1'-0"



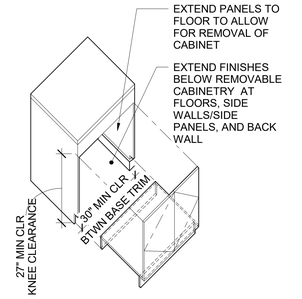
11 TYPE A - TOILET CLEARANCES & TYP GRAB BAR REINFORCING
1/2" = 1'-0"



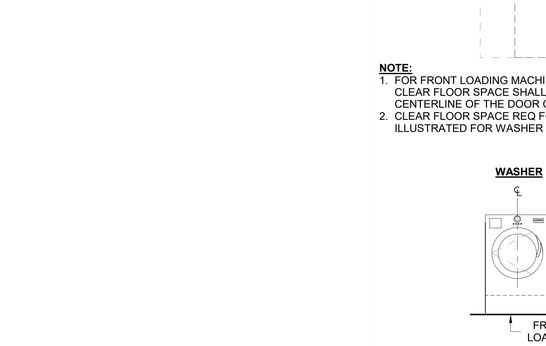
4 TYPE A - LAVATORY CLEARANCES
1/2" = 1'-0"



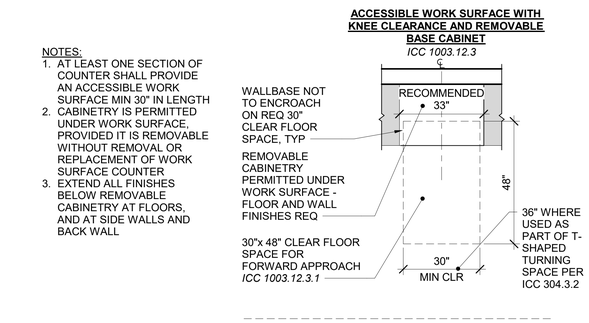
7 TYPE A - REMOVABLE CAB - AT TOILET CLEARANCE
1/2" = 1'-0"



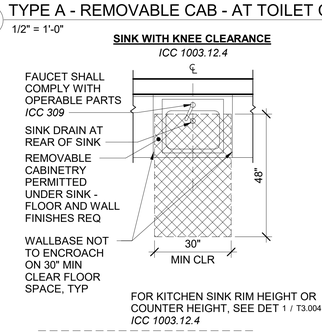
3 TYPE A - REMOVABLE CABINET
1/2" = 1'-0"



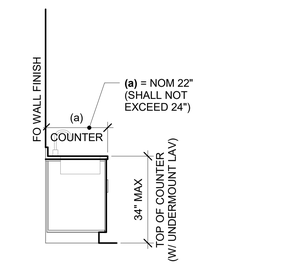
14 TYPE A - SIDE BY SIDE LAUNDRY EQUIPMENT
1/2" = 1'-0"



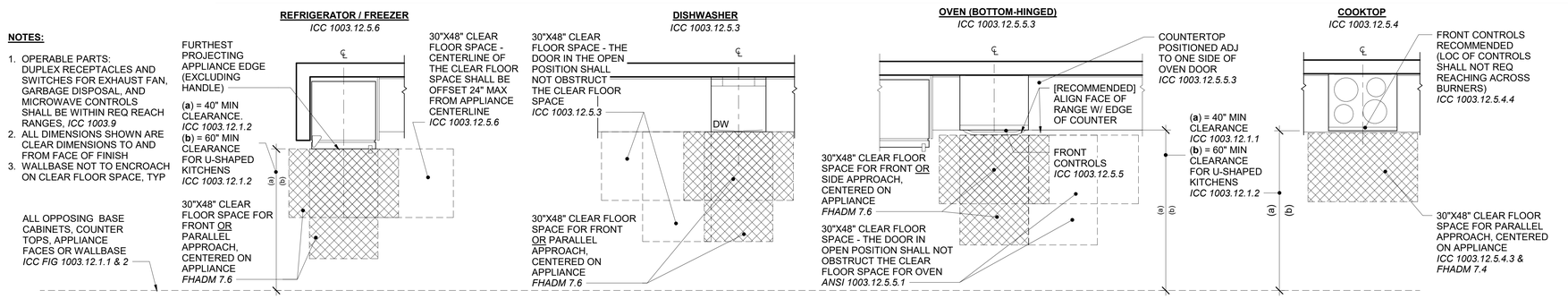
10 TYPE A - KITCHEN ACCESSIBLE WORK SURFACE
1/2" = 1'-0"



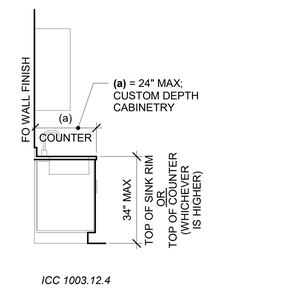
6 TYPE A - KITCHEN SINK
1/2" = 1'-0"



2 TYPE A - BATH VANITY COUNTER
1/2" = 1'-0"



17 TYPE A - KITCHEN APPLIANCE CLEARANCES
1/2" = 1'-0"



1 TYPE A - KITCHEN COUNTER
1/2" = 1'-0"

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REVISIONS:

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MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIMA STATE OF WASHINGTON

SHEET TITLE:
ACCESSIBILITY NOTES & DIAGRAMS - TYPE A UNITS

PROJECT NO: **17041**
DRAWING NO.: **T3.004**
SCALE: AS NOTED
DATE: **10/02/2020**
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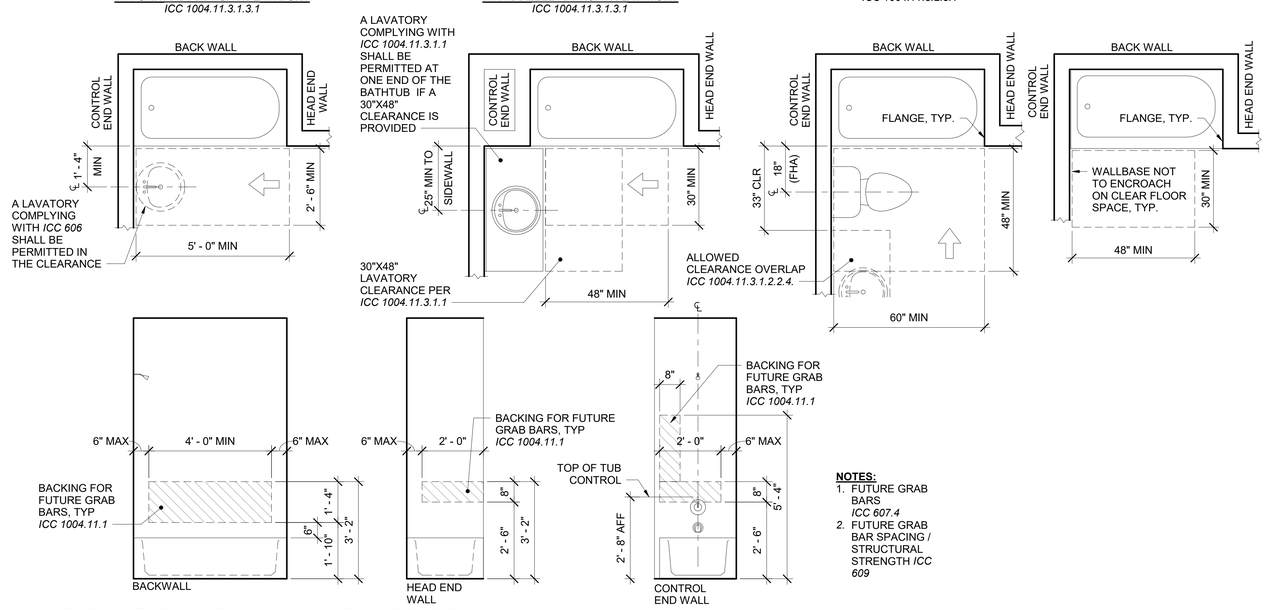
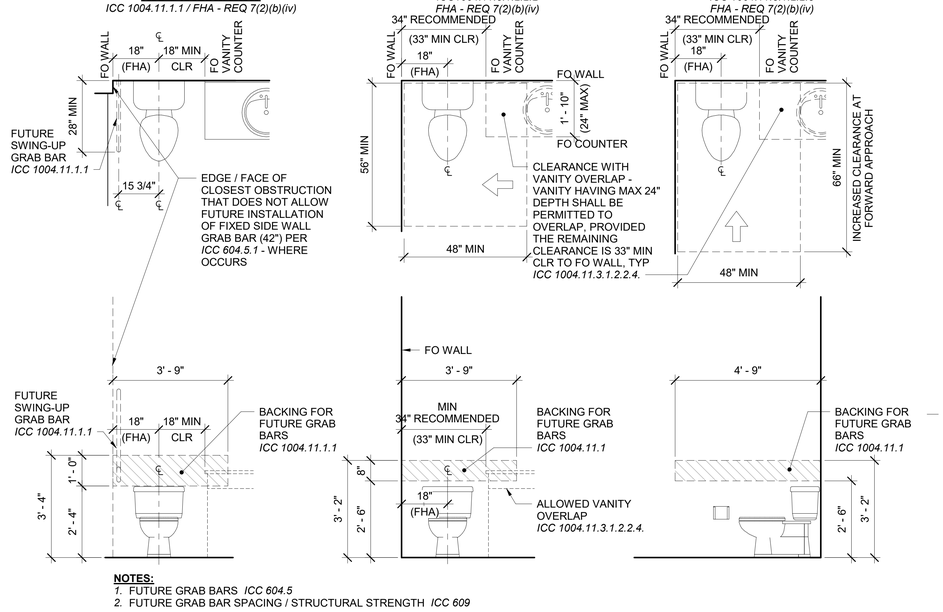
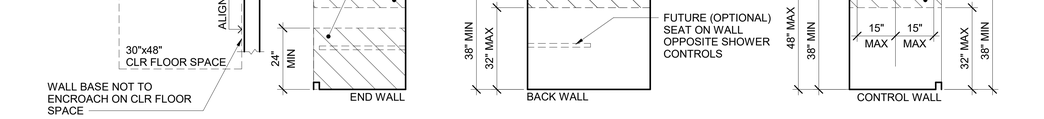


20 TYPE B - BATHTUB CLEARANCES & TYP GRAB BAR REINFORCING
1/2" = 1'-0"

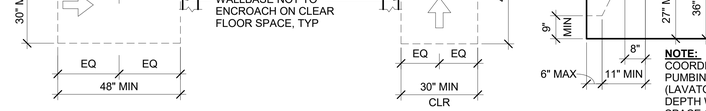


NOTES:
1. FUTURE GRAB BARS ICC 604.5
2. FUTURE GRAB BAR SPACING / STRUCTURAL STRENGTH ICC 609

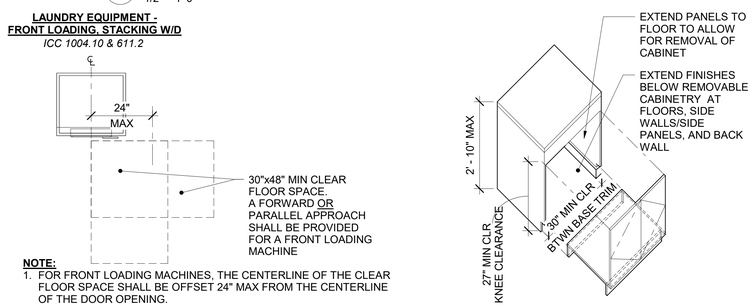
8 TYPE B - TOILET CLEARANCES & TYP GRAB BAR REINFORCING
1/2" = 1'-0"



19 TYPE B - PRE-FAB 48" SHOWER - CLEARANCES & BACKING
1/2" = 1'-0"



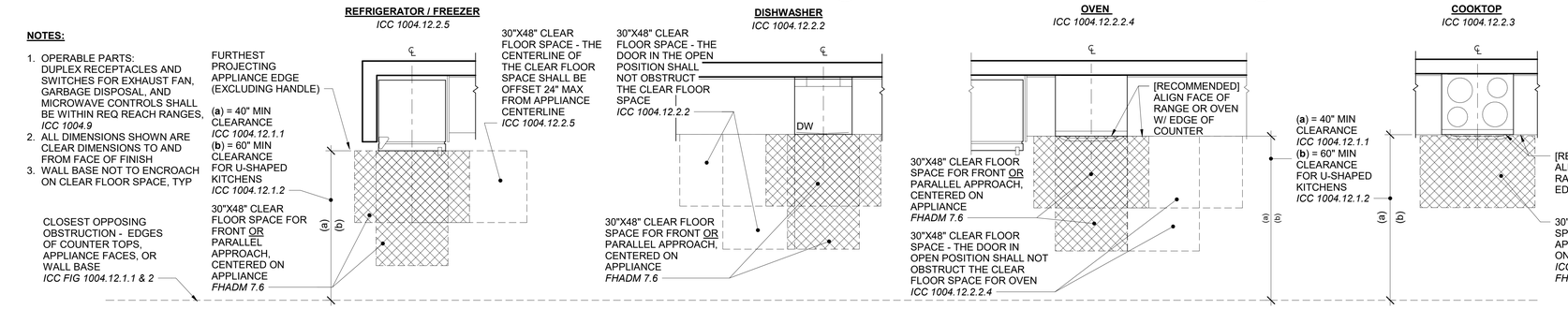
11 TYPE B - LAVATORY CLEARANCES
1/2" = 1'-0"



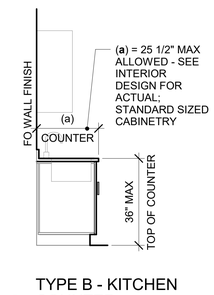
10 TYPE B - LAUNDRY EQUIP CLEARANCES
1/2" = 1'-0"

6 TYPE B - REMOVABLE CABINET
1/2" = 1'-0"

2 TYPE B - BATH VANITY COUNTER
1/2" = 1'-0"



17 TYPE B - KITCHEN APPLIANCE CLEARANCES
1/2" = 1'-0"



1 TYPE B - KITCHEN COUNTER
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BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
ACCESSIBILITY NOTES & DIAGRAMS - TYPE B UNITS

PROJECT NO: 17041
DRAWING NO.: T3.005
SCALE: AS NOTED
DATE: 10/02/2020
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#3030760 LAND USE PRE-SUBMITTAL MEETING MINUTES
[MEETING NOTES REVIEWED AND EDITED BY TG / RF / TS / EE]
Date: 3/14/4018
Time: 10:30-11:45 am

Attendees:

- Tami Garrett (TG) City of Seattle, Discretionary Land Use
- Rebecca Frestedt (RF) City of Seattle, Department of Neighborhoods
- Travis Saunders (TS) City of Seattle, Zoning
- Emily Ehlers (EE) City of Seattle, SDOT
- Julia Nagele (JN) Hewitt Architects
- Eli Hardi (EH) Hewitt Architects (Primary Contact)
- Kirsten Rossi (KR) Hewitt Architects

1. TG said the applicant will complete a draft version of the minutes and distribute to all attendees. She will collect all comments, consolidate into a single document, and distribute to the applicant for review and approval
2. EH asked if the minutes could be updated if future meetings were necessary to discuss code related issues. TG, RF and TS agreed this was acceptable.

CONTEXT

3. EH introduced the project site at 206 5th Avenue South. Asked for confirmation that the adjacent building to the north (The Ascona) is contributing and expected to remain for the foreseeable future. The site to the south is a surface parking lot with a small office and could be developed in the future. RF confirmed that there are no plans to redevelop, that she's aware of. The contributing/non-contributing status of the building has not been officially determined, since it's outside of the National Register District. It is likely to be considered contributing based on its age and overall integrity.
4. EH indicated that the available map (Map B for 23.66.326) appears to show the Asian Character District at the south property edge, but is not clear as lot lines are not shown. RF agrees that, based on SMC 23.66.326 Map B, the site is located just outside of the Asian Design Character District.

RIGHT-OF-WAY

5. EH noted that the Preliminary Assessment Report (PAR) indicates 5th Avenue South as a Green Street. Neither SDOT Map Figure 6-6 from the ROW Manual, Map B for 23.66.326, or SDOT's Seattle Streets Illustrated website indicate this as a green street. All agreed this was an error and that Green Street requirements do not apply.
6. EH said the PAR indicates alley widening is required, however the alley does not and cannot go through due to grade and access issues at South Washington Street, and that the steep slope and existing buildings on the east side of the alley will prevent widening from occurring on that side. EH asked if the requirement still stands. EE/TS said that a Street/Alley Improvement Exception (SIP) (TIP 205) could be requested to eliminate alley improvement requirements, if applicable criteria are met. TS recommended this be applied for immediately to avoid delays to the full SIP application and also warned if the alley

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cannot go through, a turnaround may be required. EE said that a turnaround is not required in a dead end alley if the vehicle can back onto the street and it is not an arterial. SDCI will confirm alley improvement and turnaround requirements. SPU would give their own requirements for access based on trash pickup. JN confirmed that South Main Street has no classification east of 4th Avenue South per Seattle Roadway Classification Map.

7. EE indicated that street trees are required in this location, and that the right of way requirements for a 5'-6" planting strip and a 6'-0" minimum sidewalk, plus a 6" curb, would be required. Street trees should be planted adjacent to the curb to buffer people walking from people driving and create a more welcoming pedestrian environment. In this case, if the sidewalk encroaches into the property, it must be maintained for 8'-0" above grade and then the building may push back out to the property line. EH asked if this requirement still stands, knowing that The Ascona on the north will not move and will result in an inconsistent right of way. EE said yes. RF said it will need to be weighed with the district's guidelines. Alternatively, the applicant can set their entire building back 5' to accommodate street trees on private property. Sidewalks and street trees cannot be excepted.
8. EH indicated that the project plans to relocate the existing power pole at the SW property corner, to the south approximately 14'-0". SCL has reviewed the proposal on site and believes it will not prove to be an issue. EE said proper distances (7.5') must be maintained from the existing curb cut on 5th Avenue South which accesses the parking lot.

ECA

9. TG indicated the project is located in a Steep Slope ECA. An exemption application should be submitted as soon as possible. Additional info or requirements for the exemption package can be obtained from the Geotechnical Coaching at SDCI. Tip 327A also speaks to the issue.

DESIGN REVIEW/SEPA

10. RF stated that due to the nature of the project as a mid-block infill project, preliminary design review is not necessary. The project may apply immediately for their Certificate of Approval.
11. TG said that per Director's Rule 7-2018, SEPA thresholds have been changed and the project may be exempt from SEPA. However, different/lower SEPA thresholds apply when a proposal includes replacement of an existing structure or demolition of an existing structure with recognized historical significance per SMC 23.05.008.6 and .7 (see footnote). The existing structure is not identified as a City Landmark. DON is the resource that explains if the property is or could be considered having recognized historical significance. SDCI assumes that discussion regarding the possibility that the existing structure would be considered historically significant would occur during the ISRD design review meetings. SDCI will request that DON's feedback concerning the existing structure's status be provided prior to submission of the MUP application to SDCI to determine if SEPA will be required.
12. RF added that the Department of Neighborhoods can now review and approve departure requests.

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BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEMA STATE OF WASHINGTON

SHEET TITLE:
LAND USE PRE-SUBMITTAL MEETING MINUTES

PROJECT NO: 17041
DRAWING NO.: T4.001
SCALE: AS NOTED
DATE: 10/02/2020
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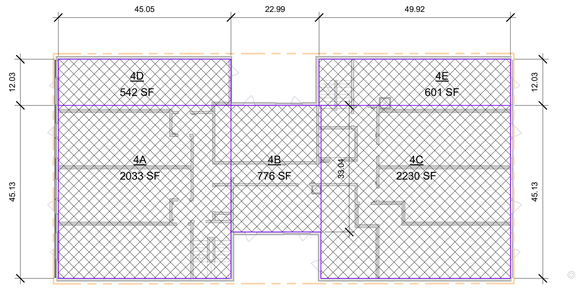
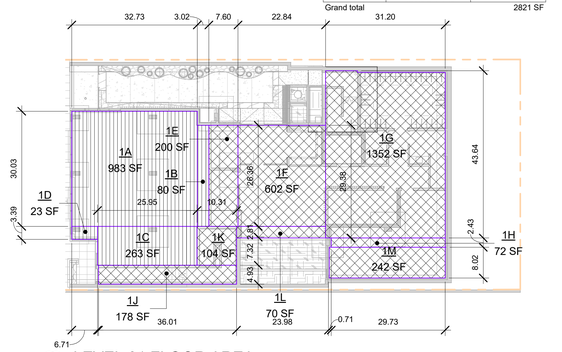
AREA SCHEDULE L04-05 RESIDENTIAL		
Name	Area Type	Area
4A	RESIDENTIAL	2033 SF
4B	RESIDENTIAL	776 SF
4C	RESIDENTIAL	2230 SF
4D	RESIDENTIAL	542 SF
4E	RESIDENTIAL	601 SF
Grand total		6182 SF
		x 2 LEVELS
		12364 SF



7 LEVEL 04 - 05 FLOOR AREA
1/16" = 1'-0"

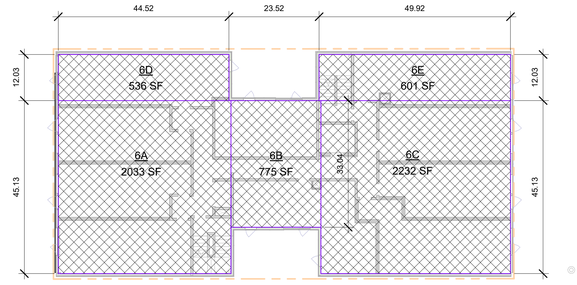
AREA SCHEDULE - L01 NON-RESIDENTIAL		
Name	Area Type	Area
1A	NON-RESIDENTIAL	983 SF
1B	NON-RESIDENTIAL	80 SF
1C	NON-RESIDENTIAL	263 SF
1D	NON-RESIDENTIAL	23 SF
Grand total		1348 SF

AREA SCHEDULE L01 RESIDENTIAL		
Name	Area Type	Area
1E	RESIDENTIAL	200 SF
1F	RESIDENTIAL	602 SF
1G	RESIDENTIAL	1352 SF
1H	RESIDENTIAL	72 SF
1J	RESIDENTIAL	178 SF
1K	RESIDENTIAL	104 SF
1L	RESIDENTIAL	70 SF
1M	RESIDENTIAL	242 SF
Grand total		2821 SF



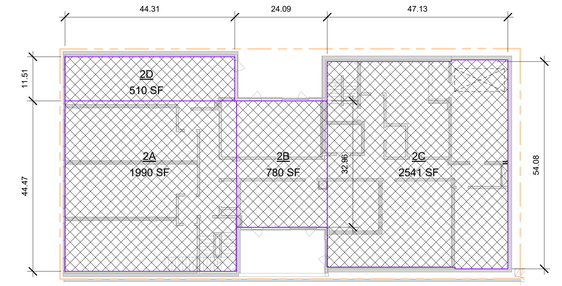
6 LEVEL 01 FLOOR AREA
1/16" = 1'-0"

AREA SCHEDULE L06-08 RESIDENTIAL		
Name	Area Type	Area
6A	RESIDENTIAL	2033 SF
6B	RESIDENTIAL	775 SF
6C	RESIDENTIAL	2232 SF
6D	RESIDENTIAL	536 SF
6E	RESIDENTIAL	601 SF
Grand total		6176 SF
		x 3 LEVELS
		18528 SF



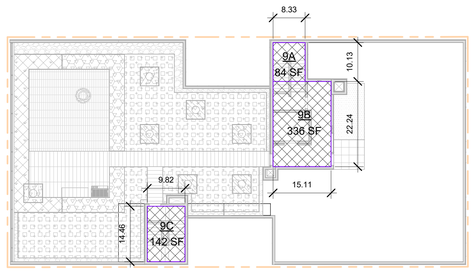
5 LEVEL 06 - 08 FLOOR AREA
1/16" = 1'-0"

AREA SCHEDULE L02 RESIDENTIAL		
Name	Area Type	Area
2A	RESIDENTIAL	1990 SF
2B	RESIDENTIAL	780 SF
2C	RESIDENTIAL	2541 SF
2D	RESIDENTIAL	510 SF
Grand total		5820 SF



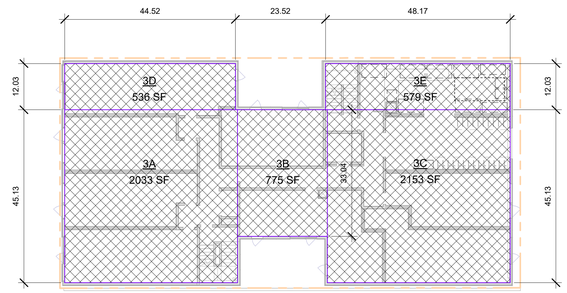
4 LEVEL 02 FLOOR AREA
1/16" = 1'-0"

AREA SCHEDULE ROOF RESIDENTIAL		
Name	Area Type	Area
9A	RESIDENTIAL	84 SF
9B	RESIDENTIAL	336 SF
9C	RESIDENTIAL	142 SF
Grand total		563 SF



2 ROOF FLOOR AREA
1/16" = 1'-0"

AREA SCHEDULE L03 RESIDENTIAL		
Name	Area Type	Area
3A	RESIDENTIAL	2033 SF
3B	RESIDENTIAL	775 SF
3C	RESIDENTIAL	2153 SF
3D	RESIDENTIAL	536 SF
3E	RESIDENTIAL	579 SF
Grand total		6076 SF



1 LEVEL 03 FLOOR AREA
1/16" = 1'-0"

AREA MEASUREMENT NOTES

PER SMC 23.84A.014 -"G", GROSS FLOOR AREAS CALCULATIONS ARE MEASURED TO THE INSIDE FACE OF PERIMETER WALLS.

LOT COVERAGE CALCULATIONS ARE MEASURED TO THE OUTSIDE FACE OF WALLS, PARAPETS, OR BALCONIES BECAUSE OF COMPLEX GEOMETRIES. AREAS HAVE BEEN CALCULATED BY COMPUTER. (SEE DIAGRAMS FOR DEFINITION OF AREAS, SEE LARGE SCALE PLANS FOR GENERAL DIMENSIONING).

AREA TYPE LEGEND

NON-RESIDENTIAL (FAR EXEMPT)

RESIDENTIAL (FAR EXEMPT)

FLOOR AREA DIAGRAM CALCULATIONS

LEVEL 1	2,841	SF
LEVEL 2	5,843	SF
LEVEL 3	6,076	SF
LEVEL 4-5	12,352	SF
LEVEL 6-8	18,528	SF
ROOF LEVEL	542	SF
TOTAL	46,182	SF

MANDATORY HOUSING AFFORDABILITY SUMMARY

MHA-R, PAYMENT OPTION, 23.58C.040

FORMULA

MHA-R PAYMENT = [(X1+ X2) - Y] x Z

X1 = total gross floor area in residential use.
X2 = total gross floor area of live work units.
Y = floor area of res/live-work parking underground excluded from MHA calc.
Z = MHA-R payment calculation amount per square foot.

MHA-R PAYMENT = [(46,182 SF + 0SF) - 0SF] x $23.47
MHA-R PAYMENT = $1,083,891.54

SUMMARY TABLE

ZONE	IDR 45/125-240
MHA AREA DESIGNATION PER MAP A FOR 23.58C.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U 85 ZONES	N/A
ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	66 DWELL'G UNITS
GROSS FLOOR AREA - RESIDENTIAL USE	46,182 SF
GROSS FLOOR AREA - LIVE-WORK UNITS	N/A
GROSS FLOOR AREA IN RESIDENTIAL OR LIVE-WORK USE EXCLUDED FROM MHA-R PAYMENT	N/A
FLOOR AREA FOR MHA-R CALCULATION	46,182 SF
PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	$23.47
MHA-R PAYMENT PROVIDED	$1,083,891.54

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHIDA STATE OF WASHINGTON

SHEET TITLE:
GFA (GROSS FLOOR AREA) CALCULATIONS

PROJECT NO: **17041**
DRAWING NO.: T4.002
SCALE: AS NOTED
DATE: **10/02/2020**
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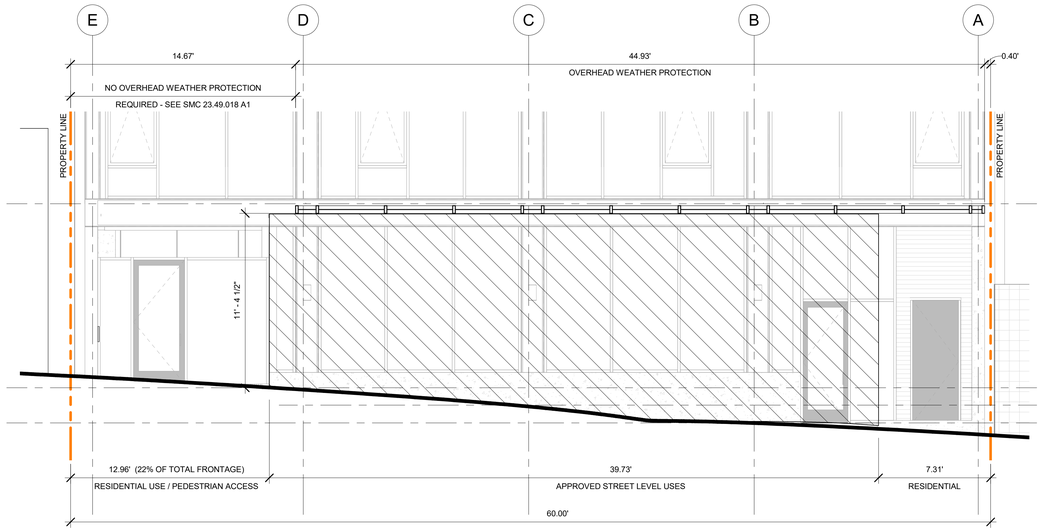
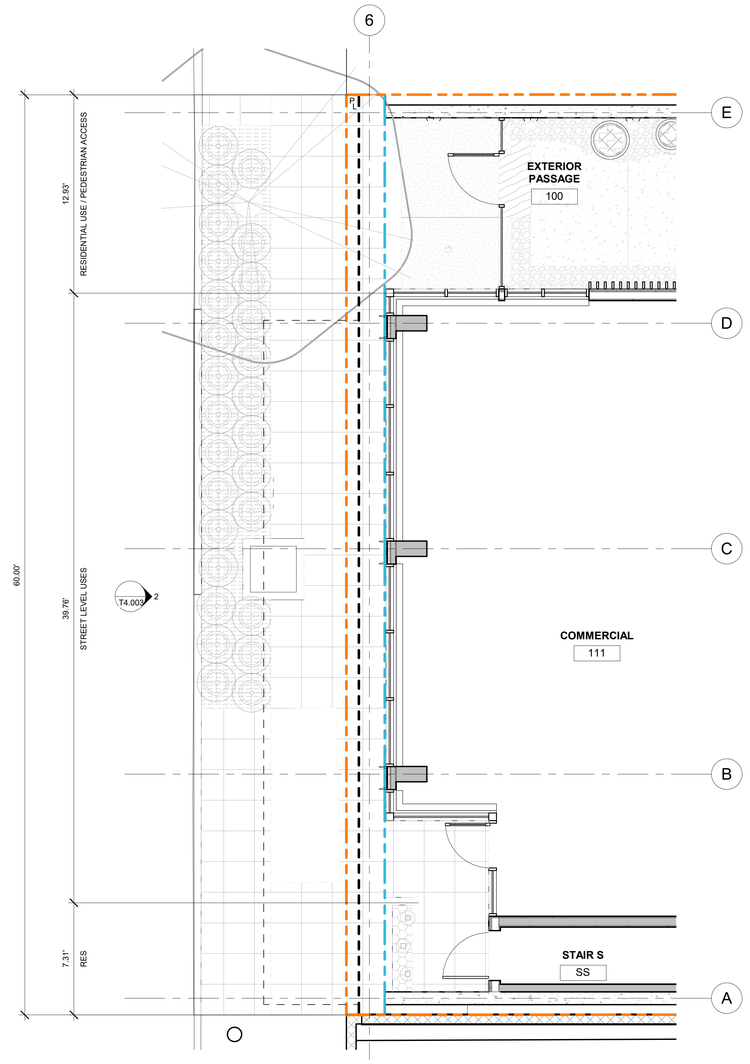


STREET LEVEL USE CALCS:
39.76' + 7.31' = 47.07' 39.76' / 47.07' = **84.47%**

OUTDOOR COMMON RECREATION AREA (12.93') NOT INCLUDED IN FRONTAGE CALCULATIONS PER SMC 23.49.009.B.1.c.3

2 WEATHER PROTECTION & STREET LEVEL USAGE-WEST ELEVATION
1/4" = 1'-0"



1 L01 STREET LEVEL USAGE
1/4" = 1'-0"

LAND-USE DIAGRAM NOTES:

SEE T1.001MUP FOR DETAILED SMC SECTION REQUIREMENTS

STREET LEVEL USE CALCS:
39.76' + 7.31' = 47.07'
39.76' / 47.07' = **84.47%**

OUTDOOR COMMON RECREATION AREA (12.93') NOT INCLUDED IN FRONTAGE CALCULATIONS PER SMC 23.49.009.B.1.c.3

STREET LEVEL USES PER *SMC 23.49.009 - B*
MINIMUM STREET FRONTAGE REQUIRED : 75%

DIAGRAM KEY LEGEND

STREET LEVEL USES

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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: B AC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SVEDA STATE OF WASHINGTON

SHEET TITLE:
LAND USE STREET FACADE DIAGRAMS

PROJECT NO: **17041**
DRAWING NO.: **T4.003**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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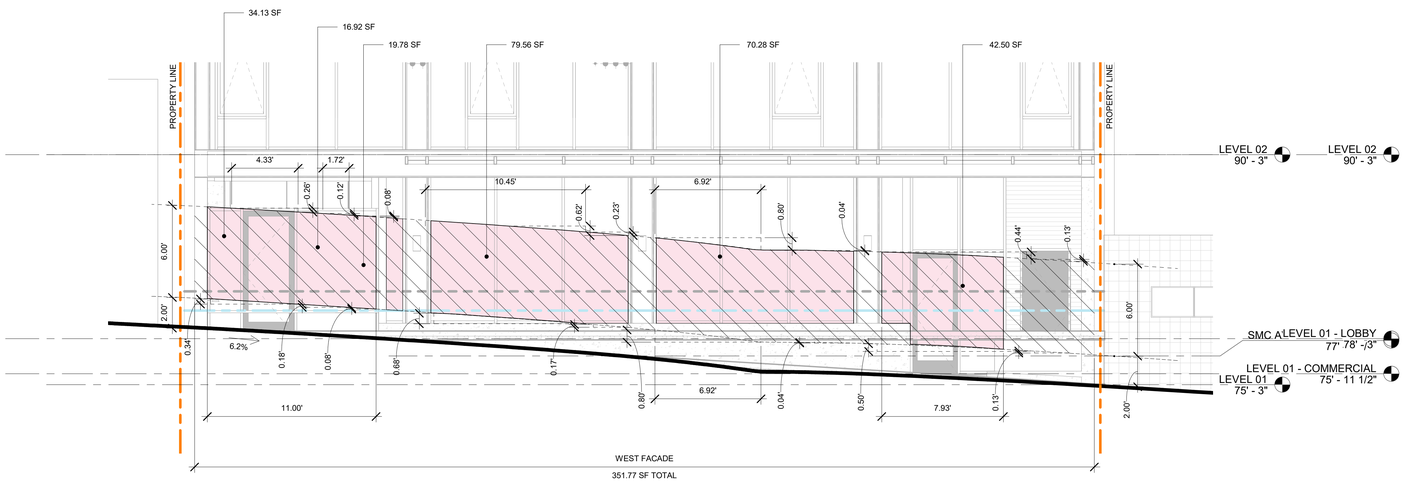
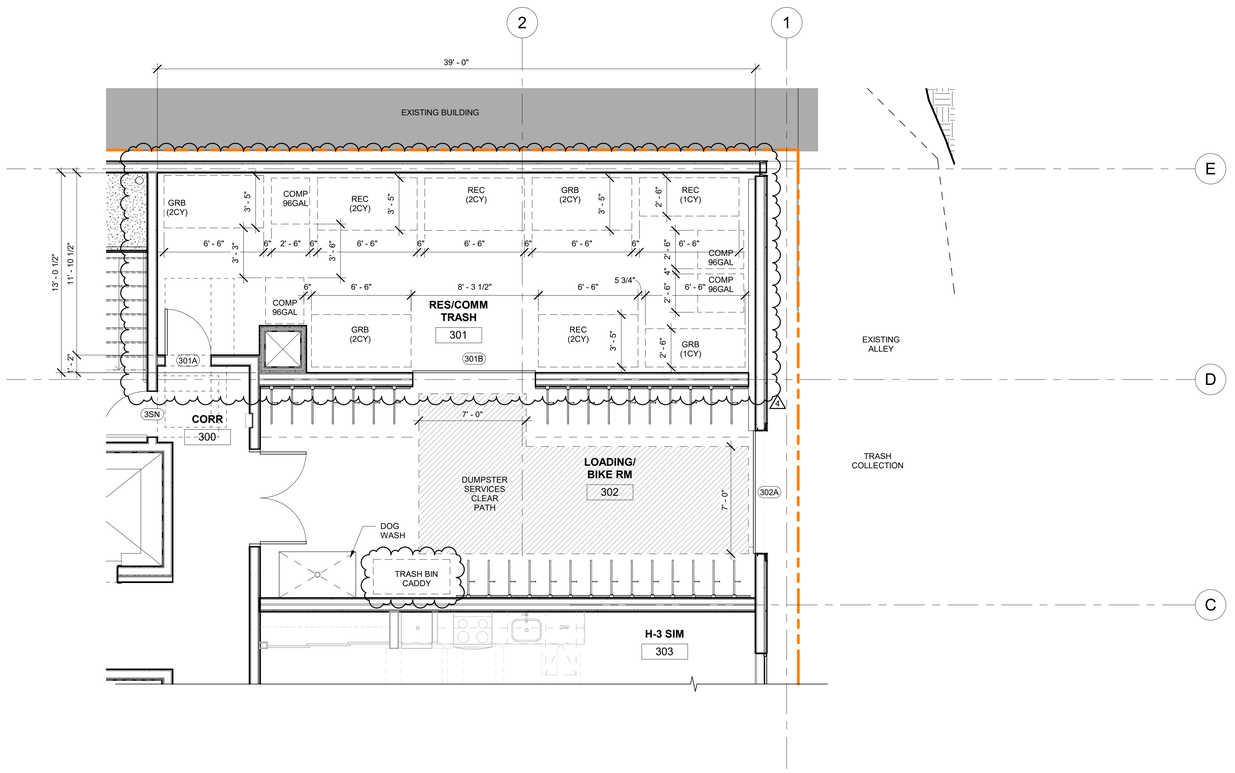


1 TRANSPARENCY DIAGRAM - WEST ELEVATION
1/4" = 1'-0"



2 ENLARGED TRASH FLOOR PLAN
1/4" = 1'-0"

LAND-USE DIAGRAM NOTES:

SEE T1.001 FOR DETAILED SMC SECTION REQUIREMENTS

WEST FACADE TRANSPARENCY PER *SMC 23.49.210 - D*

TOTAL AREA OF STREET FACING FACADE: 351.77 SF
TOTAL AREA OF TRANSPARENT FACADE: 265.19 SF
ACTUAL PERCENTAGE OF TRANSPARENT FACADE: **75.39%** (265.19 SF / 351.77 SF)
MINIMUM ALLOWABLE PERCENTAGE OF TRANSPARENT FACADE: 60% @ CLASS I PEDESTRIAN STREETS

KEY

AFFECTED REGION

TRANSPARENT FACADE

SPU RECOMMENDATIONS FOR COMMERCIAL CONTAINER SIZE

USE	VOLUME	QUANTITY	TOTALS
Garbage	2 CU YD	2x/wk	2 CU YD
Recycling	2 CU YD	2x/wk	2 CU YD
Compost	96 G	2	192 G

SPU RECOMMENDATIONS FOR RESIDENTIAL CONTAINER SIZE

USE	VOLUME	QUANTITY	TOTALS
Garbage	2 CU YD	2x/wk	10 CU YD
	1 CU YD	1x/wk	
Recycling	2 CU YD	2x/wk	10 CU YD
	1 CU YD	1x/wk	
Compost	96 G	2x/wk	192 G

SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS *PER SMC 23.54.040*

RESIDENTIAL DEVELOPMENT

DEVELOPMENT UNIT COUNT = *66 Dwelling Units*

REQ'D MIN. SHARED SOLID WASTE AREA = *(For 51-100 Dwelling Units)*
375 SF + 4 SF for each add'l unit above 50
375 SF + (4 SF x 16 add'l units) = 439 SF

PROVIDED SHARED SOLID WASTE AREA = *538 SF*

NON-RESIDENTIAL DEVELOPMENT

DEVELOPMENT AREA = *1,379 SF*

REQ'D MIN. SHARED SOLID WASTE AREA = *(For 0-5,000 SF)*
82 SF x 50% for non-residential in Mixed-Use = 41 SF

PROVIDED SHARED SOLID WASTE AREA = *Total Provided Area - Req'd Residential Min. Area*
538 SF - 439 SF = 99 SF

TRASH ROOM NOTES:

1. REFER TO SBC 1107.3, FHADM 2.16 AND ANSI 308 AND 309 FOR ACCESSIBILITY REQUIREMENTS IN THE TRASH ROOM.

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIDA STATE OF WASHINGTON

SHEET TITLE:
LAND USE STREET FACADE & TRASH DIAGRAMS

PROJECT NO: **17041**
DRAWING NO.: T4.004
SCALE: AS NOTED
DATE: **10/02/2020**
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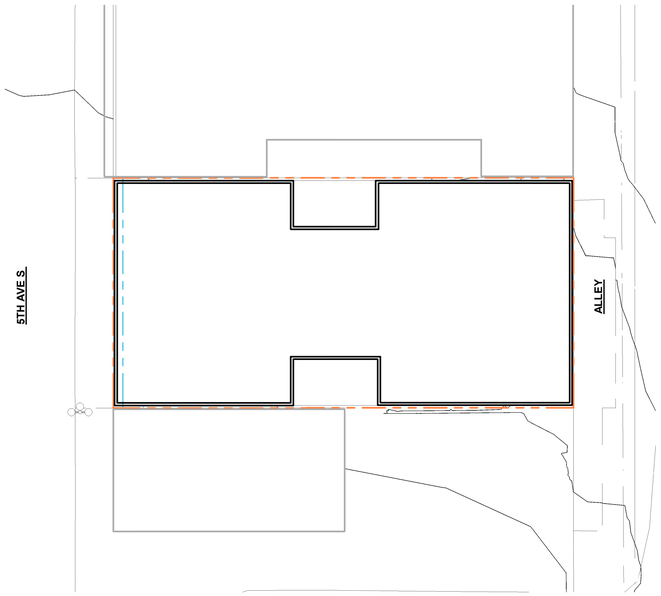


3 GRADE PLANE SITE PLAN - SMC
1/16" = 1'-0"

SLOPE CALCULATION

5TH AVENUE S

78.92'
- 75.20'
3.72'

3.72' / 60.00' = x / 100

X = 6.2% SLOPE

AVERAGE GRADE PLANE IS TAKEN AT MIDPOINT OF MAJOR STREET LINE PER SMC, SECTION 23.86.006.E.3.a

AVERAGE GRADE PLANE = 77.16'

SBC AVERAGE GRADE PLANE CALCULATION:

AVERAGE GRADE PLANE IS TAKEN AS A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS PER THE SBC

AVERAGE GRADE PLANE = 87.29'

GRADE PLANE CALCULATION (ASSUMING AN UNEVEN SLOPE):

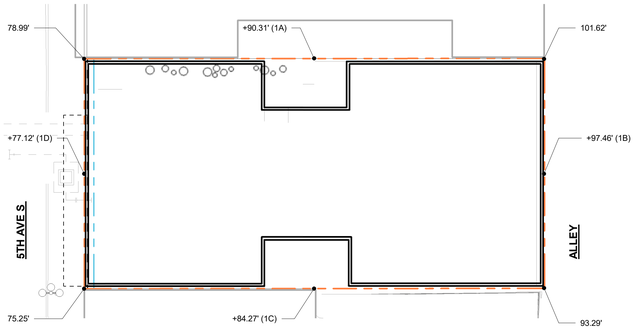
SEGMENT	LENGTH (FT)	AVG ELEV AT MID PT (FT)	LENGTH x ELEV AT MID PT (FT SQ)
1A	120.07	90.31	10,843.52
1B	60.00	97.46	5,847.60
1C	120.09	84.27	10,119.98
1D	60.91	77.12	4,627.97
TOTAL (Y1) =	360.17	TOTAL (X1) =	31,439.08

GRADE PLANE = X1/Y1= 87.29

GRADE PLANE CALCULATION (ASSUMING AN EVEN SLOPE):

	CORNER ELEVS
	78.99
	101.62
	93.29
	75.25
TOTAL (Z1) =	349.15

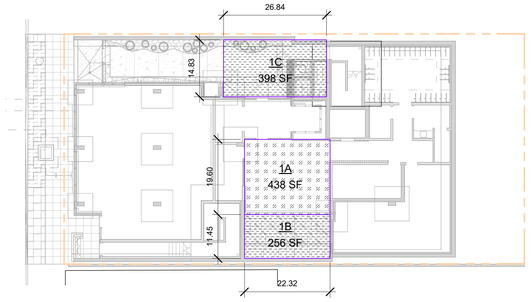
GRADE PLANE = Z1 / 4 = 87.29



4 GRADE PLANE SITE PLAN - SBC
1/16" = 1'-0"

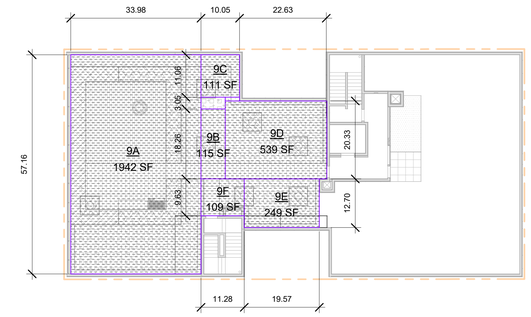
AREA SCHEDULE - L01 OUTDOOR AMENITY		
Name	Area Type	Area
1B	OUTDOOR AMENITY	256 SF
1C	OUTDOOR AMENITY	398 SF
Grand total		654 SF

AREA SCHEDULE - L01 INDOOR AMENITY		
Name	Area Type	Area
1A	INDOOR AMENITY	438 SF
Grand total		438 SF



1 LEVEL 01 COMMON RECREATION AREA
1/16" = 1'-0"

AREA SCHEDULE - ROOF OUTDOOR AMENITY		
Name	Area Type	Area
9A	OUTDOOR AMENITY	1942 SF
9B	OUTDOOR AMENITY	115 SF
9C	OUTDOOR AMENITY	111 SF
9D	OUTDOOR AMENITY	539 SF
9E	OUTDOOR AMENITY	249 SF
9F	OUTDOOR AMENITY	109 SF
Grand total		3065 SF



2 ROOF LEVEL COMMON RECREATION AREA
1/16" = 1'-0"

AREA MEASUREMENT NOTES

PER SMC 23.84A.014 -"G". GROSS FLOOR AREAS CALCULATIONS ARE MEASURED TO THE INSIDE FACE OF PERIMETER WALLS.

LOT COVERAGE CALCULATIONS ARE MEASURED TO THE OUTSIDE FACE OF WALLS, PARAPETS, OR BALCONIES BECAUSE OF COMPLEX GEOMETRIES. AREAS HAVE BEEN CALCULATED BY COMPUTER. (SEE DIAGRAMS FOR DEFINITION OF AREAS, SEE LARGE SCALE PLANS FOR GENERAL DIMENSIONING).

AMENITY AREA TYPE LEGEND

OUTDOOR

INDOOR

COMMON RECREATION AREA

23.49.010.B - AN AREA EQUIVALENT TO 5% OF THE TOTAL GROSS FLOOR AREA SHALL BE PROVIDED. A MAXIMUM 50% OF THE COMMON RECREATION AREA MAY BE ENCLOSED.

TOTAL GROSS FLOOR AREA	47,617 SF (SEE T4.003 FOR CALCULATIONS)
AMENITY AREA REQUIRED (5%)	5% x 47,617 SF = 2,381 SF
AMENITY AREA PROVIDED	**4,157 SF** (438 SF ENCLOSED) (3,719 SF OUTDOOR) 438 / 4,157 = 11%

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL X SHIDA
STATE OF WASHINGTON

SHEET TITLE:
RESIDENTIAL COMMON REC & AVG GRADE PLANE CALCS

PROJECT NO: **17041**
DRAWING NO.: T4.005
SCALE: AS NOTED
DATE: **10/02/2020**
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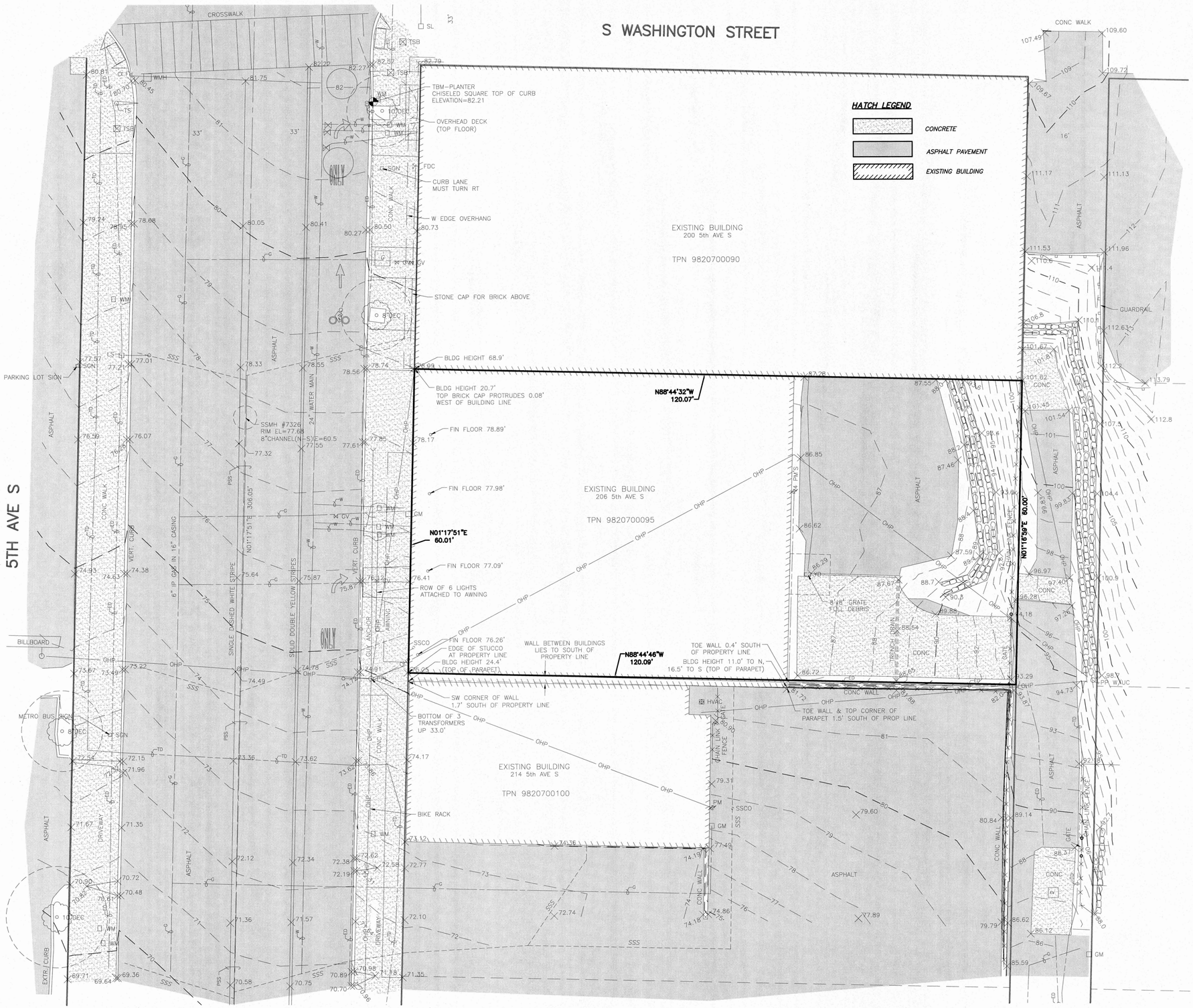

HATCH LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- EXISTING BUILDING

N

10 5 0 10 20

SCALE IN FEET

CONTOUR INTERVAL = 1'

VERTICAL DATUM: NAVD 1988

ORIGINAL BENCHMARK:
SOURCE: WSDOT
ID#: GP17005-52
DESCRIPTION: SURFACE BRASS DISK IN SIDEWALK
LOCATION: SW CORNER OF 6th AVE AND YESLER WAY
ELEVATION: 164.93'

SITE BENCHMARKS:
TBM-PLANTER
DESCRIPTION: CHISELED SQUARE TOP OF CURB
LOCATION: EAST SIDE OF 5TH, SOUTH OF WASHINGTON ST.
ELEVATION: 82.21

TBM-F/H
DESCRIPTION: CHISELED 'X' TOP OF FIRE HYDRANT
LOCATION: NE CORNER INTERSECTION 5th AND MAIN
ELEVATION: 70.22

HORIZONTAL DATUM: NAD 83/91

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1/2" BRASS PLUG IN CONC IN CASE, DOWN 1.0'
LOACTION: INTERSECTION 5th AVE S. AND S. WASHINGTON ST.
NORTHING: 222759.663
EASTING: 1271772.561

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1-3/4" BRASS DISK IN CONC IN CASE, DOWN 0.7'
LOACTION: 4.5' WEST OF INTERSECTION 5th AVE S. AND S. MAIN ST.
NORTHING: 222453.785
EASTING: 1271761.132

SYMBOL LEGEND

SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
FDC	FDC	FIRE DEPT. CONNECTION
FH	FH	FIRE HYDRANT
WM	WM	WATER METER
WV	WV	WATER VALVE
WMH	WMH	WATER MANHOLE
GM	GM	GAS METER
GV	GV	GAS VALVE
HVAC	HVAC	H.V. AIR COND. SYSTEM
PP/UC	PP/UC	POWER POLE w/UNDERGROUND CONDUIT
PPL	PPL	POWER POLE w/LIGHT
GUY	GUY	UTILITY POLE ANCHOR
PM	PM	POWER METER
PV	PV	POWER VAULT
TMH	TMH	TELEPHONE MANHOLE
SL	SL	STREET LIGHT
TS	TS	TRAFFIC SIGNAL
TSB	TSB	TRAFFIC SIGNAL BOX
SGN	SGN	*SIGN*
		ROCKERY
MIC	MIC	FOUND MONUMENT IN CASE
		SPOT ELEVATION
		DECIDUOUS TREE (DEC)
PSS	PSS	SANITARY SEWER LINE
W	W	WATER LINE
OHP	OHP	POWER OVERHEAD
ED	ED	POWER BURIED
TD	TD	TELEPHONE BURIED
G	G	*GAS*
		FENCE LINE
		GUARDRAIL

GENERAL NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE BETWEEN DECEMBER 28, 2017 AND JANUARY 6, 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. UTILITY LOCATIONS SHOWN ON THIS SURVEY DRAWING ARE BASED UPON FIELD LOCATION OF EXISTING UTILITY STRUCTURES, FIELD LOCATION OF CONDUCTIBLE UNDERGROUND UTILITIES BASED ON PAINT MARKS OR OTHER MARKINGS ESTABLISHED BY A UTILITY LOCATE SERVICE AND UTILITY LOCATIONS BASED ON UTILITY MAPS PROVIDED BY UTILITY PURVEYORS. OTHER UNDERGROUND UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS DONE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.
4. NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

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TOPOGRAPHIC SURVEY FOR YOOK SENG INVESTMENT CO, LLC
206 5th AVENUE S
CITY OF SEATTLE, WASHINGTON

NO.	DATE	REVISION	BY	CK

GREGORY T. JUNEAU, PLS
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 01/12/18

SCALE: HORIZ.: 1"=10' VERT.:

ROBERT E. WALLIS — STATE OF WASHINGTON — 18102 — REGISTERED PROFESSIONAL LAND SURVEYOR

JAN 12, 2018

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UNLESS SIGNED AND DATED

JOB NO. YSIC00000001

SHEET NO. 1 OF 2

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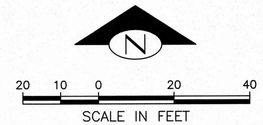

CITY OF SEATTLE DATUM

VERTICAL DATUM: NAVD 1988

ORIGINAL BENCHMARK:
SOURCE: WSDOT
ID#: GP17005-52
DESCRIPTION: SURFACE BRASS DISK IN SIDEWALK
LOCATION: SW CORNER OF 6th AVE AND YESLER WAY
ELEVATION: 164.93'

SITE BENCHMARKS:
TBM-PLANTER
DESCRIPTION: CHISELED SQUARE TOP OF CURB
LOCATION: EAST SIDE OF 5TH, SOUTH OF WASHINGTON ST.
ELEVATION: 82.21

TBM-F/H
DESCRIPTION: CHISELED 'X' TOP OF FIRE HYDRANT
LOCATION: NE CORNER INTERSECTION 5th AND MAIN
ELEVATION: 70.22

HORIZONTAL DATUM: NAD 83/91

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1/2" BRASS PLUG IN CONC IN CASE, DOWN 1.0'
LOACTION: INTERSECTION 5th AVE S. AND S. WASHINGTON ST.
NORTHING: 222759.663
EASTING: 1271772.561

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1-3/4" BRASS DISK IN CONC IN CASE, DOWN 0.7'
LOACTION: 4.5' WEST OF INTERSECTION 5th AVE S. AND S. MAIN ST.
NORTHING: 222453.785
EASTING: 1271761.132

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TOPOGRAPHIC SURVEY
FOR
YOOK SENG INVESTMENT CO, LLC
206 5th AVENUE S
CITY OF SEATTLE, WASHINGTON

BY | CK

NO. | DATE | REVISION

GREGORY T. JUNEAU, PLS
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 01/12/18
SCALE: HORIZ.: 1"=10' VERT.:

ROBERT E. WALLIS — STATE OF WASHINGTON — 18102 — REGISTERED PROFESSIONAL LAND SURVEYOR
JAN 12, 2018

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. YSIC00000001

SHEET NO. 2 OF 2

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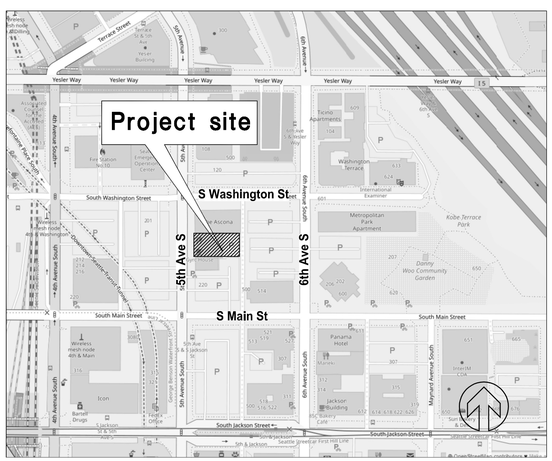
HEWITT ARCHITECTS, INC.

206 5th AVENUE SOUTH

SEATTLE, WASHINGTON

TEMPORARY SHORING WALL PLANS

SHEET NUMBER	SHEET TITLE
SH1.0-1.1	COVER & SHORING NOTES
SH2.0	SHORING PLANS
SH3.0-3.4	SHORING ELEVATIONS
SH4.0-4.1	CROSS-SECTIONS AND DESIGN DIAGRAMS
SH5.0	DETAILS



VICINITY MAP

SHORING WALL NOTES:

GENERAL:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES, OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING APPROPRIATE CLEARANCES FROM UTILITIES. FOR ACCEPTABLE CLEARANCES FROM SEATTLE CITY LIGHT UTILITIES, SEE "SEATTLE CITY LIGHT CONSTRUCTION STANDARD U2-10/NDK-50. (7) WORKING AROUND CITY LIGHT CABLES AND CONDUITS: DURING NEW CONSTRUCTION AROUND EXISTING CITY LIGHT CABLES AND CONDUITS, HAND DIGGING IS REQUIRED WITHIN THE RED, LOCATE-LINES UNTIL THE DUCT BANKS ARE EXPOSED. USE OF AN EARTH AUGER FOR CONSTRUCTION WILL REQUIRE CASE-BY-CASE DIRECT SUPERVISION BY CITY LIGHT. DURING CONSTRUCTION PROJECTS, INSTALLATIONS OF SHORING, SHORING PILES AND SHORING LAGGING SHALL MAINTAIN A SEPARATION FROM CITY LIGHT CONDUITS, DUCT BANKS, VAULTS AND MANHOLES OF NO LESS THAN ONE FOOT FOR THE DURATION OF CONSTRUCTION." FOR SCL QUESTIONS, REQUESTING SEATTLE CITY LIGHT CREW SAFETY STANDBY, COORDINATION OF SCL WORK AND TO SCHEDULE INSPECTIONS, PLEASE CONTACT YOUR ELECTRICAL SERVICE ENGINEER, GERARD LEGALL, AT 206-233-2172.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL TEMPORARY CUT SLOPES.

A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF THE WORK AND SHALL BE ATTENDED BY THE OWNER'S REPRESENTATIVES, THE ENGINEER, THE GENERAL CONTRACTOR, THE EXCAVATION SUBCONTRACTOR, THE SHORING SPECIALTY SUBCONTRACTOR, THE GEOTECHNICAL SPECIAL INSPECTOR, THE SDOT REPRESENTATIVE, AND THE SDCI SITE INSPECTOR. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, TO COORDINATE THE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND RESPONSIBILITIES.

A PRE-CONSTRUCTION MEETING, SEPARATE FROM ANY PRE-CONSTRUCTION MEETING WITH SDCI, SHALL BE HELD PRIOR TO THE START OF EXCAVATIONS ADJACENT TO THE PUBLIC RIGHT-OF-WAY, AND SHALL BE ATTENDED BY REPRESENTATIVES OF THE OWNER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS, THE PROJECT GEOTECHNICAL ENGINEER, PROJECT SURVEYORS, AND SDOT SHORING REVIEW AND INSPECTION PERSONNEL. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED TO CLARIFY THE REQUIREMENTS FOR THE WORK, TO COORDINATE THE CONSTRUCTION ACTIVITIES, AND TO IDENTIFY CONTRACTUAL RELATIONSHIPS AND RESPONSIBILITIES.

PRE-CONSTRUCTION REVIEW:

SIX WEEKS PRIOR TO ORDERING SHORING SYSTEM MATERIALS, NOTIFY GROUND SUPPORT PLLC SO THAT THE EXCAVATION PLAN CAN BE CHECKED FOR CHANGES.

REFERENCE DATA:

ALL EXISTING SITE DATA, EXISTING AND PROPOSED TOPOGRAPHICAL DATA, AND EXISTING AND PROPOSED UTILITY DATA; AND PROPOSED SHORING WALL LOCATIONS ARE BASED ON:

- THE BUILDING INFORMATION MODEL FILE NAMED "17041-5TH & MAIN-ARCH-R18.RVT", FILE DATED FEBRUARY 27, 2020 PREPARED BY HEWITT ARCHITECTS, INC.
- SELECTED PAGES FROM THE PLAN SET TITLED "206 PLACE, 206 5TH AVENUE SOUTH, SEATTLE, WA 98104", DATED NOVEMBER 22, 2019 (FILES DATED JUNE 30, 2020), PREPARED BY BYRONEN CARTER QUINN.
- THE DRAWING TITLED "TOPOGRAPHIC SURVEY FOR YOOK SENG INVESTMENT CO, LLC, CITY OF SEATTLE, WASHINGTON", DATED JANUARY 12, 2018, PREPARED BY TRIAD ASSOCIATES.
- CITY OF SEATTLE SEWER CARD 942.

3

BUILDING CODES, DESIGN MANUALS, AND SPECIFICATIONS:

2015 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF SEATTLE

1998 FHWA SUMMARY REPORT OF RESEARCH ON PERMANENT GROUND ANCHOR WALLS

GEOTECHNICAL ENGINEERING CIRCULAR NO. 4, "GROUND ANCHORS AND ANCHORED SYSTEMS", FHWA, DATED JUNE 1999

DESIGN LIVE LOADS:

TRAFFIC/CONSTRUCTION SURCHARGE = SEE SHEET SH4.1

DESIGN CALCULATIONS:

THE SOLDIER PILE SHORING WALL DESIGN CALCULATIONS ARE CONTAINED IN THE REPORT TITLED: "DESIGN MEMORANDUM, 206 5TH AVENUE SOUTH (PROJECT NO. 18-45) - REVISION 2", PREPARED BY GROUND SUPPORT PLLC FOR HEWITT ARCHITECTS, INC, DATED MARCH 12, 2020.

SUBSURFACE DESIGN:

ALL SUBSURFACE DESIGN PARAMETERS USED IN THE SHORING DESIGN ARE BASED ON THE SUBSURFACE CHARACTERIZATION PRESENTED IN THE REPORT "GEOTECHNICAL ENGINEERING REPORT, FIFTH AVENUE MIXED USE, 206 5TH AVENUE SOUTH, SEATTLE, WA", PREPARED BY THE RILEY GROUP, INC., DATED OCTOBER 17, 2017. THE SHORING DESIGN PARAMETERS AND EARTH PRESSURE DIAGRAMS ARE PRESENTED ON THE PLANS.

SEISMIC DESIGN PARAMETERS:

NOT APPLICABLE.

CONTROLLED-DENSITY-FILL (CDF)::

ALL CONTROLLED-DENSITY-FILL (CDF) SHALL HAVE A MINIMUM OF 1.5 SACKS (141 LB) OF CEMENT PER CUBIC YARD OF CONCRETE.

TYPE I, II, OR III PORTLAND CEMENT CONFORMING TO ASTM C150 / AASHTO M85 SHALL BE USED FOR CDF.

SLUMP FOR ALL CONCRETE SHALL NOT BE LESS THAN 5 INCHES AND NO GREATER THAN 9 INCHES.

ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C494 / AASHTO M194, SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE APPROVED BY THE ENGINEER.

AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 / AASHTO M6 FOR FINE AGGREGATES AND AASHTO M80, CLASS B FOR COARSE AGGREGATES.

TIMBER LAGGING:

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED, IN GOOD CONDITION, AND SHALL BE HEM-FIR NO. 2 OR BETTER, WITH AN ALLOWABLE FLEXURAL STRESS FB=1020 PSI (4-INCH LAGGING) (WHICH INCLUDES ALL APPLICABLE FLAT-USE AND SIZE FACTORS).

ALL LAGGING BOARDS SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH AWPA STANDARD U1-05 (FOR END USE CLASSIFICATION UC4), TO A MINIMUM RETENTION OF 0.40 PCF, USING THE CCA PROCESS (COMMERCIAL PRODUCT NAME OSMOSE OR APPROVED EQUAL). ALTERNATIVE TREATMENT PROCESSES MAY BE SUBMITTED TO GROUND SUPPORT PLLC FOR APPROVAL.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992 (F_y=50 KSI (MIN)), AND PLATES SHALL CONFORM TO ASTM A36, UNLESS SHOWN OTHERWISE ON THE PLANS, OR APPROVED OTHERWISE BY THE ENGINEER.

STRUCTURAL WELDING:

MINIMUM WELD SIZE 1/4 INCH CONTINUOUS FILLET. MINIMUM WELD LENGTH 2 INCHES. ALL WELDING TO CONFORM TO AWS D1.1. USE E70XX ELECTRODES.

SHORING ELEMENT LAYOUT:

LAYOUT OF SHORING ELEMENTS PERPENDICULAR TO THE BUILDING WALLS SHALL BE BASED ON THE ARCHITECTURAL PLANS TAKING INTO ACCOUNT PERTINENT BUILDING ELEMENTS (E.G., WATERPROOFING) NOT SHOWN ON THESE PLANS.

DESCRIPTION	REV	DATE	REVIEW	DRAWN	DESIGN
BUILDING PERMIT SET	0	3/18/2019	CJM	JSS	RJB
RESPONSE TO COMMENTS	1	10/30/2019	CJM	JSS	RJB
FOUNDATION PLAN	2	3/12/2020	CJM	JSS	RJB
COMMENT RESPONSE	3	6/30/2020	CJM	JSS	RJB

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16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
PH: (425) 488-1143 Fax: (425) 605-4057

206 PLACE

TEMPORARY SHORING WALL
COVER & SHORING NOTES

PROJ. NO. 18-45

SHEET NUMBER

SH1.0

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WATERPROOFING:

THE SHORING SYSTEM IS TEMPORARY IN NATURE, IS CONSTRUCTED EXTERNAL TO THE BUILDING ENVELOPE OF THE PERMANENT STRUCTURE, AND SHALL NOT BE CONSTRUED AS CONTRIBUTING ANY LONG-TERM UTILITY TO THE PERMANENT STRUCTURE. THIS INCLUDES ISSUES RELATING TO DRAINAGE/WATER-PROOFING OF THE PERMANENT BASEMENT WALLS. IF THE STRUCTURAL ENGINEER INTENDS TO INCORPORATE ANY ELEMENTS OF THE SHORING SYSTEM INTO THE PERMANENT BUILDING DESIGN (INCLUDING DRAINAGE/WATER-PROOFING COMPONENTS), HE SHALL INDEPENDENTLY EVALUATE THEIR UTILITY FOR INCLUSION AS PART OF THE PERMANENT DESIGN.

DRILLED SOLDIER PILES:

THE MINIMUM REQUIRED STRUCTURAL STEEL SHAPES FOR THE SOLDIER PILES ARE INDICATED IN THE SCHEDULES. ALTERNATIVE STEEL SECTIONS MAY BE USED PROVIDED THAT THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF EACH ALTERNATIVE STEEL SECTION ARE EQUAL TO OR GREATER THAN THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF THE CORRESPONDING STEEL SECTION SHOWN ON THE PLANS.

SHAFTS SHALL BE CONSTRUCTED SO THAT THE CENTER AT THE TOP OF THE SHAFT IS WITHIN +/- 3 INCHES OF THE PLAN LOCATION. SHAFT PLUMBNESS MAY VARY UP TO 1 PERCENT OF PILE LENGTH.

THE STEEL SOLDIER PILES SHALL BE PLACED SO THAT THE CENTER LINE OF THE PILE IS WITHIN +/- 1 INCH OF THE PLAN LOCATION. THE STEEL SOLDIER PILE SHALL BE PLUMB CONSISTENT WITH MAXIMUM DEVIATION INTO/OUT-OF THE EXCAVATION AS DEFINED BY THE STRUCTURAL ENGINEER AND GENERAL CONTRACTOR. THE TOP ELEVATION OF THE STEEL SOLDIER PILE SHALL BE WITHIN +/- 3 INCHES OF THE PLAN ELEVATION.

SHAFTS SHALL BE EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE PLANS. THE EXCAVATION SHALL BE COMPLETED IN A CONTINUOUS OPERATION USING EQUIPMENT CAPABLE OF EXCAVATING THROUGH THE TYPE OF MATERIAL EXPECTED TO BE ENCOUNTERED.

IF THE SHAFT EXCAVATION IS STOPPED WITH THE APPROVAL OF THE ENGINEER, THE SHAFT SHALL BE SECURED BY INSTALLATION OF A SAFETY COVER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE SHAFT AND SURROUNDING SOIL AND THE STABILITY OF THE SIDE WALLS. A TEMPORARY CASING SHALL BE USED IF NECESSARY TO ENSURE SUCH SAFETY AND STABILITY.

WHERE CAVING CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL SELECT A METHOD TO PREVENT GROUND MOVEMENT. THE CONTRACTOR MAY ELECT TO PLACE A TEMPORARY CASING.

THE CONTRACTOR SHALL USE APPROPRIATE MEANS (SUCH AS A CLEANOUT BUCKET), TO CLEAN THE BOTTOM OF THE EXCAVATION SUCH THAT NO MORE THAN 2 INCHES OF LOOSE OR DISTURBED MATERIAL IS PRESENT.

UNLESS SHOWN OTHERWISE ON THE PLANS, EXCAVATION OF SHAFTS SHALL NOT COMMENCE UNTIL A MINIMUM OF 12 HOURS AFTER THE CDF FOR THE ADJACENT SHAFTS HAS BEEN PLACED.

TEMPORARY CASINGS FOR THE SHAFTS SHALL BE REMOVED. A MINIMUM 5 FOOT HEAD OF CONCRETE MUST BE MAINTAINED TO BALANCE THE SOIL AND WATER PRESSURE AT THE BOTTOM OF THE CASING DURING REMOVAL. THE CASING SHALL BE SMOOTH.

SHAFT CDF SHALL BE PLACED AS SHOWN ON THE PLANS. SHAFT CDF SHALL BE PLACED IN ONE CONTINUOUS OPERATION TO THE TOP OF THE SHAFT.

IF WATER IS NOT PRESENT, THE CDF SHALL BE DEPOSITED BY A METHOD WHICH PREVENTS AGGREGATE SEGREGATION.

IF WATER IS PRESENT, THE CDF SHALL BE DEPOSITED BY TREMIE PLACEMENT METHODS.

REMOVABLE SOLDIER PILE BEAM TOPS:

IF USED, REMOVABLE SOLDIER PILE BEAM TOPS NOT TO BE USED IN AREAS OF HEAVY CONSTRUCTION LOADING. GENERAL CONTRACTOR TO COORDINATE LOGISTICS PLAN WITH SHORING ENGINEER PRIOR TO BEGINNING INSTALLATION OF SHORING.

REMOVAL OF SHORING ELEMENTS

PER SEATTLE MUNICIPAL CODE, SECTION SMC 15.44.170, "RESTRICTION ON ENCROACHMENTS BY SHORING":

"ALL SOLDIER PILES OR OTHER SHORING MATERIALS SITUATED WITHIN FOUR (4) VERTICAL FEET OR LESS OF THE ESTABLISHED GRADE OF A PUBLIC PLACE SHALL BE REMOVED AT OR PRIOR TO COMPLETION OF CONSTRUCTION OF A PROJECT FOR WHICH AN EXCAVATION OR FILL PERMIT WAS GRANTED".

EXCAVATION, LAGGING, BACKFILL:

THE CONTRACTOR SHALL EXCAVATE THE WALL FACE AND INSTALL LAGGING IN SUCH A MANNER AS TO MAINTAIN A SAFE WORK PLACE AND AVOID EXCESSIVE SLOUGHING AND OVERBREAK. AS A MINIMUM, PRIOR TO PLACING THE SUBSEQUENT SET OF TIMBER LAGGING, DO NOT EXCAVATE MORE THAN 4 FEET BELOW THE CURRENT DEPTH OF LAGGED WALL FACE. IF FACE STABILITY CONDITIONS REQUIRE, THIS HEIGHT MUST BE REDUCED.

LAGGING SHALL BE INSTALLED FROM THE TOP OF THE PILE PROCEEDING DOWNWARD. THE TIMBER LAGGING SHALL MAKE DIRECT CONTACT WITH THE SOIL. VOIDS BEHIND THE LAGGING SHALL BE FILLED WITH FREE-DRAINING BACKFILL. LEAVE GAPS (1/4-INCH TYP) BETWEEN LAGGING FOR DRAINAGE. CDF MAY BE USED AS BACKFILL IN LOCALIZED AREAS.

MONITORING:

PER THE REQUIREMENTS OF THE GEOTECHNICAL SPECIAL INSPECTOR, THE SHORING MONITORING PROGRAM SHALL CONSIST OF THE FOLLOWING:

- PRE-CONSTRUCTION SURVEY (VIDEO OR PHOTOGRAPHIC SURVEY) OF ADJACENT STREETS, UTILITIES AND BUILDINGS, TO BE SUBMITTED IMMEDIATELY TO SDOT AND SDCI. OPTICAL SURVEY POINTS SHALL BE INSTALLED ON ALL ADJACENT ROADWAY CENTERLINES WITH SPACING NO GREATER THAN 50 FEET OR AS RECOMMENDED BY THE ENGINEER.
- ALL SEWER AND STORM LINES IN THE ROW WITHIN 10 FEET (OR WITHIN 20 FEET IF SUCH LINES ARE 30 FEET OR MORE OFF SITE PROPERTY LINE) OF ANY PROPOSED SHORING ELEMENT SHALL BE VIDEOTAPED OF PRE-PROJECT CONDITION AND A COPY SENT TO SPU (SPU_DWW_PIPE_REHAB@SEATTLE.GOV) PRIOR TO PRECONSTRUCTION MEETING. SIMILAR VIDEOTAPE OF POST-PROJECT CONDITION IS ALSO REQUIRED AND SENT TO SPU AT SAME EMAIL ADDRESS.
- OPTICAL SURVEY OF MONITORING POINTS TO BE COMPLETED TWICE WEEKLY DURING CONSTRUCTION, AND AT LEAST EVERY OTHER WEEK (OR AS DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR WITH THE CONCURRENCE OF SDOT) FOLLOWING COMPLETION OF THE EXCAVATION AND BEFORE THE INTERIOR BUILDING FLOORS REACH THE GROUND SURFACE. MONITORING SHALL INCLUDE VERTICAL AND HORIZONTAL SURVEY MEASUREMENTS TO AN ACCURACY OF 0.01 FEET. BASELINE READINGS OF ALL MONITORING POINTS ARE TO BE TAKEN PRIOR TO THE START OF CONSTRUCTION. ALL RESULTS ARE TO BE SENT TO THE GEOTECHNICAL SPECIAL INSPECTOR WITHIN 24 HOURS AND TO SDCI AND SDOT WEEKLY. A LICENSED SURVEYOR CONTRACTED DIRECTLY WITH THE OWNER (NOT THE CONTRACTOR OR AN AGENT OF THE CONTRACTOR) MUST PERFORM THE MONITORING AT LEAST ONCE PER WEEK.
- OPTICAL SURVEY POINTS SHALL BE ESTABLISHED AT THE TOP OF THE SHORING WALL AROUND THE PERIMETER OF THE EXCAVATION. ESTABLISH MONITORING POINTS ON TOP OF EVERY OTHER PILE. MONITORING POINTS SHALL BE ESTABLISHED ON EXISTING SETTLEMENT-SENSITIVE STRUCTURES LOCATED CLOSER TO THE EXCAVATION THAN A HORIZONTAL DISTANCE EQUAL TO THE EXCAVATION DEPTH, PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF SHORING SYSTEMS.
- SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER REVIEW AND APPROVAL BY SDCI AND SDOT.
- ADDITIONAL SURVEY POINTS SHALL BE ESTABLISHED ALONG THE CURBLINE OF ADJACENT ROADWAYS, AND SPACED AT 20 FEET HORIZONTALLY. THESE POINTS NEED BE MONITORED IF SHORING WALL MOVEMENTS REACH 0.5-INCHES, OR AT SDOT REQUEST.
- THE GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING DRILLING FOR AND INSTALLATION OF SOLDIER PILES AND TIEBACKS, AND DURING LOAD TESTING AND TENSIONING OF TIEBACKS. A REPRESENTATIVE OF THE SHORING WALL DESIGNER MAY ALSO BE PRESENT, BUT NOT INSTEAD OF THE GEOTECHNICAL SPECIAL INSPECTOR.
- THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE, A GRAPHICAL REPRESENTATION OF WALL MOVEMENT, AND SURVEY DATA TO SDCI AND SDOT ON AT LEAST A WEEKLY BASIS. IMMEDIATELY AND DIRECTLY NOTIFY SDCI AND SDOT IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS.
- IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, WALL DESIGNER, SDCI, AND SDOT IF 0.5-INCHES OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS OR WHEN TOTAL MOVEMENTS REACH 0.5-INCHES. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO 1 INCH. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM AND SDOT (AS INDICATED ABOVE).

SPECIAL INSPECTION OF THE SHORING WALLS:

IN ACCORDANCE WITH SECTION 1704 OF IBC (2015), SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING SHORING ITEMS OR PROCESSES: SOLDIER PILE INSTALLATION, AND GROUND ANCHOR INSTALLATION AND TESTING.

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
RJB	JBS	CJH	3/8/2019	0	BUILDING PERMIT SET
RJB	JBS	CJH	10/30/2019	1	RESPONSE TO COMMENTS
RJB	JBS	CJH	3/12/2020	2	FOUNDATION PLAN
RJB	JBS	CJH	6/30/2020	3	COMMENT RESPONSE

REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — CHRISTOPHER J. HALEY

REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — ROBIN BYRNE

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206 PLACE
TEMPORARY SHORING WALL SHORING NOTES

PROJ. NO. 18-45

SHEET NUMBER

SH1.1

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LEGEND

P1 — SOLDIER PILE

B — BUILDING GRID LOCATION

RAKER ASSEMBLY

FACE OF SHORING WALL

EXISTING GRADE CONTOUR

PROPOSED BUILDING WALL

0 10 20 FEET

N

WALL KEY PLAN

5TH AVE S WEST WALL

SOUTH WALL

NORTH WALL

LOWER EAST WALL

ALLEY UPPER EAST WALL

N

5TH AVE S

S WASHINGTON STREET

WEST WALL

SOUTH WALL

NORTH WALL

LOWER EAST WALL

UPPER EAST WALL

S7 S6 S5 S4 S3 S2 S1

N1 N2 N3 N4 N5 N6 N7 N8 N9 N10

EL8 EL7 EL6 EL5 EL4 EL3 EL2 EL1

E9 E8 E7 E6 E5 E4 E3 E2 E1

STEP FTG

6" SLAB ON GRADE

DEEPER PLAN

SH2.0

SHEET NUMBER

PROJ. NO. 18-45

206 PLACE

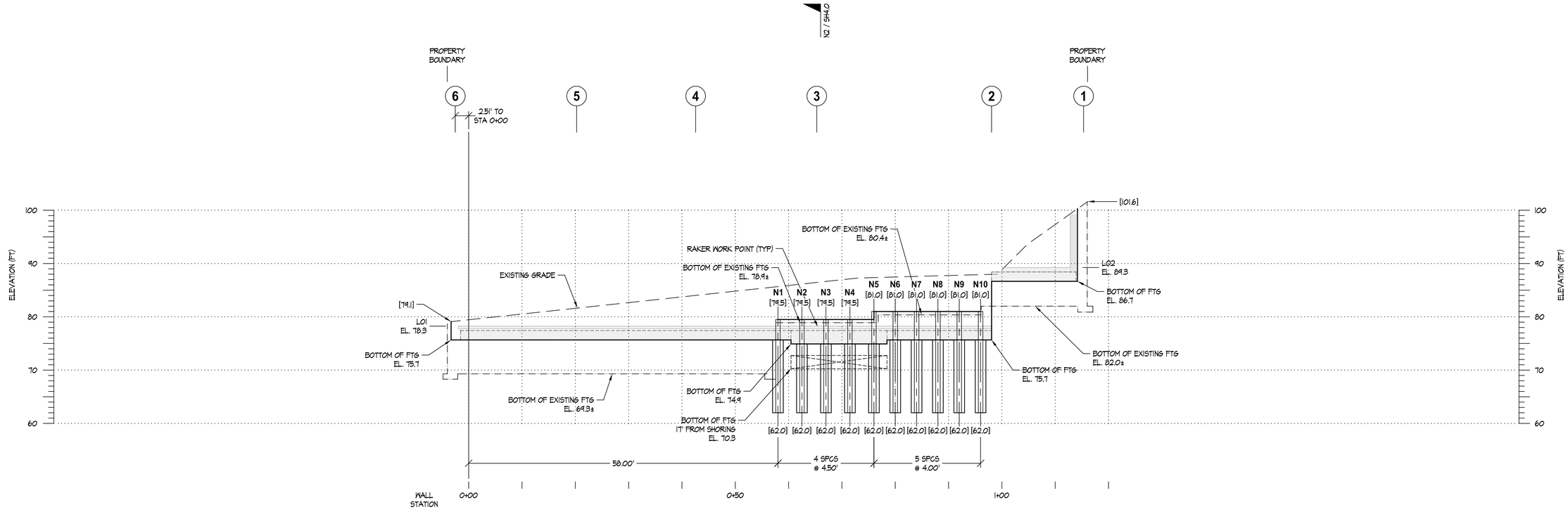
TEMPORARY SHORING WALL
SHORING PLAN

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

CHRIS J. WOLSCHLAG — STATE OF WASHINGTON — 20497 — REGISTERED PROFESSIONAL ENGINEER — 6/30/20

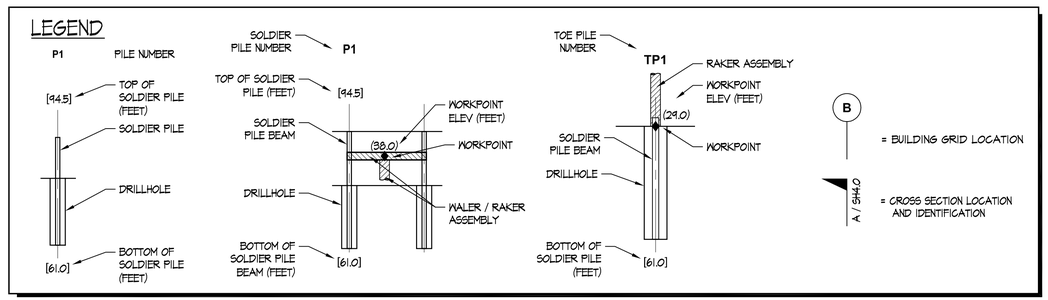
R. JOHN BYRNE — STATE OF WASHINGTON — 19434 — REGISTERED PROFESSIONAL ENGINEER — 6/30/20

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
RJB	JSS	CJW	3/18/2019	0	BUILDING PERMIT SET
RJB	JSS	CJW	10/30/2019	1	RESPONSE TO COMMENTS
RJB	JSS	CJW	3/12/2020	2	FOUNDATION PLAN
RJB	JSS	CJW	6/30/2020	3	COMMENT RESPONSE

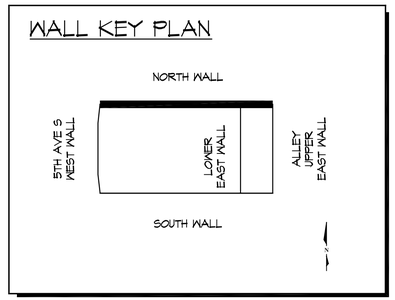


NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

LEGEND



WALL KEY PLAN



0 10 20
FEET

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
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RJB	JSS	CJH	10/30/2019	1	RESPONSE TO COMMENTS
RJB	JSS	CJH	3/12/2020	2	FOUNDATION PLAN
RJB	JSS	CJH	6/30/2020	3	COMMENT RESPONSE

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206 PLACE

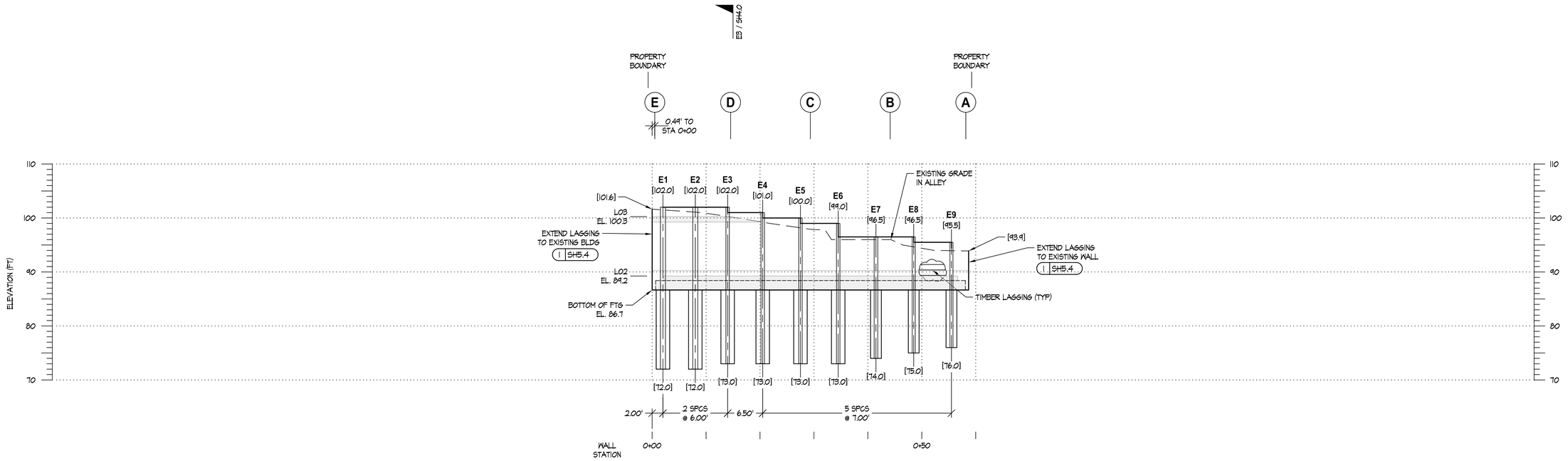
TEMPORARY SHORING WALL NORTH ELEVATION

PROJ. NO. 18-45

SHEET NUMBER

SH3.0

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18456h03aR3.dwg, 6/30/2020 8:56:57 AM



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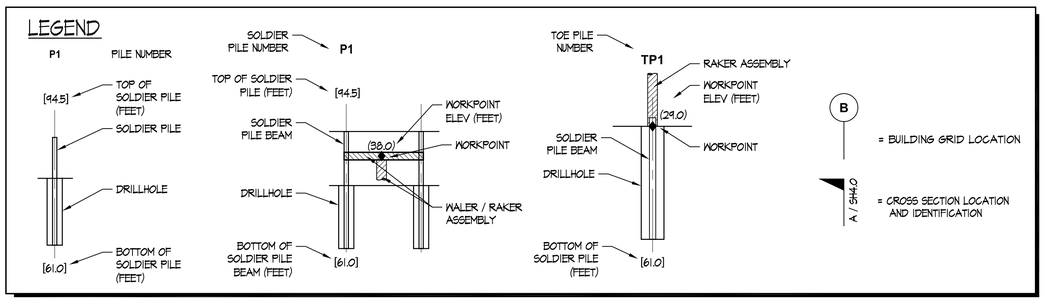

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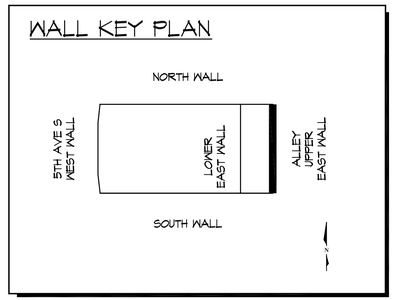

0 10 20
FEET

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
RJB	JSS	CJH	3/18/2019	0	BUILDING PERMIT SET
RJB	JSS	CJH	10/30/2019	1	RESPONSE TO COMMENTS
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RJB	JSS	CJH	6/30/2020	3	COMMENT RESPONSE

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206 PLACE

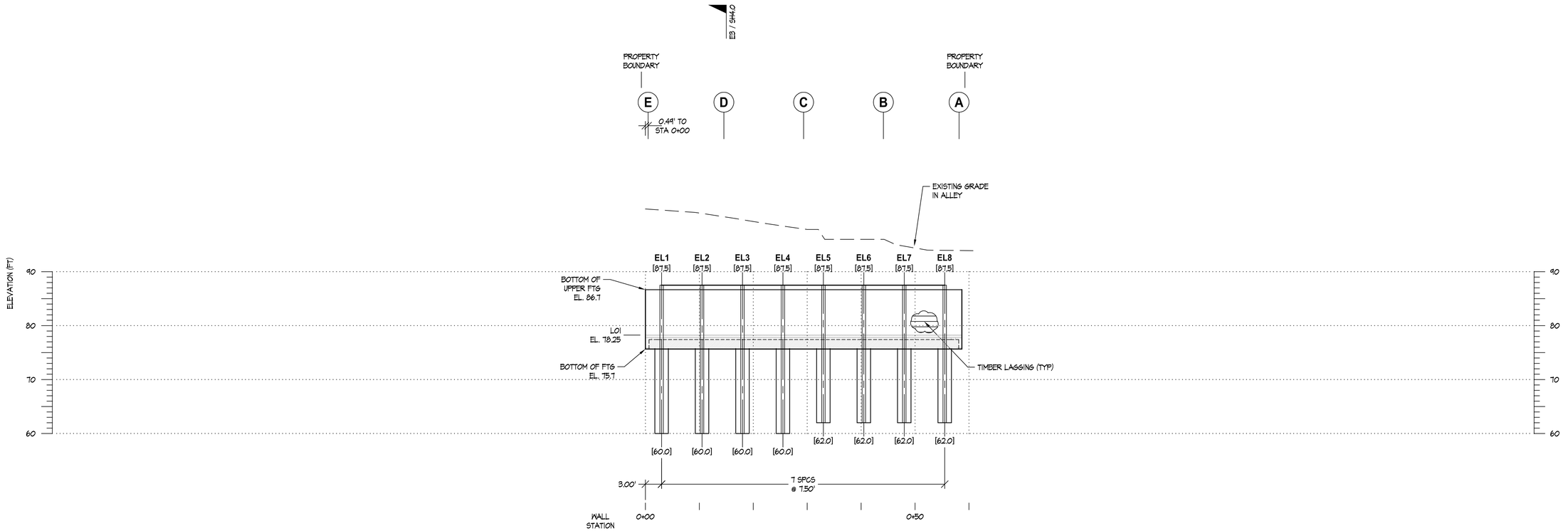
TEMPORARY SHORING WALL UPPER EAST ELEVATION

PROJ. NO. 18-45

SHEET NUMBER

SH3.1

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18456h03bR3.dwg, 6/30/2020 8:57:02 AM



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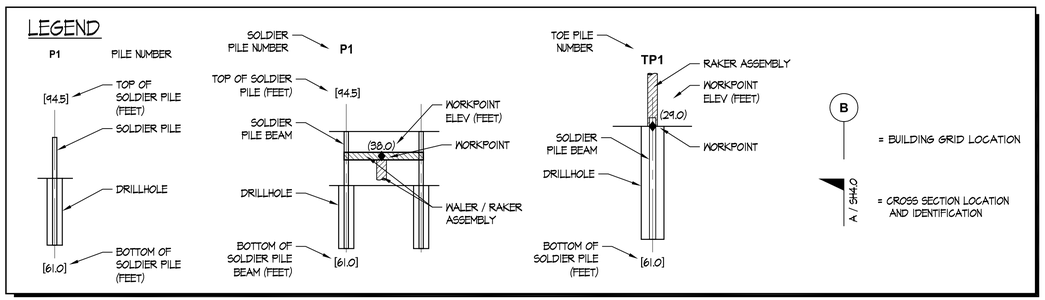
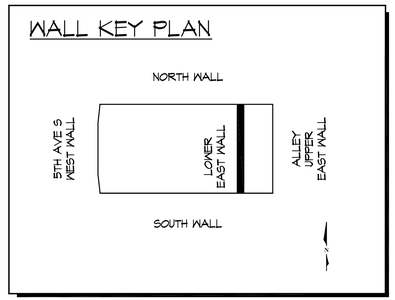


WALL KEY PLAN



0 10 20
FEET

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
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RJB	JSS	CJH	10/30/2019	1	RESPONSE TO COMMENTS
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RJB	JSS	CJH	6/30/2020	3	COMMENT RESPONSE

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206 PLACE

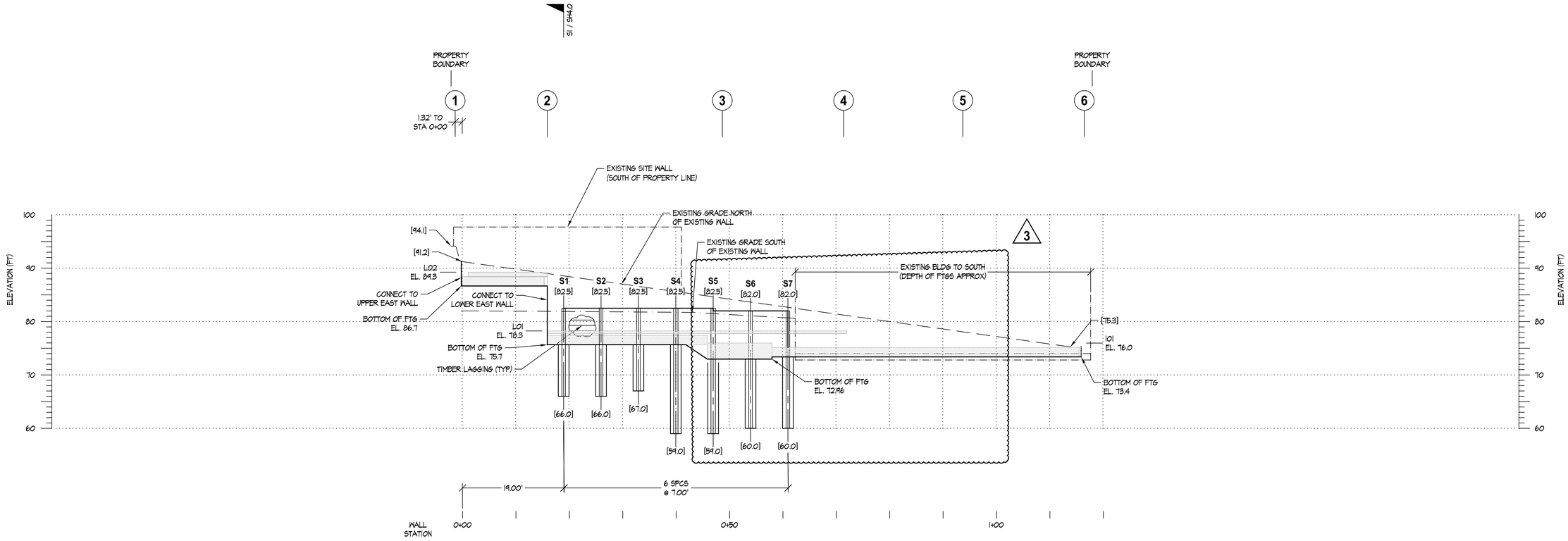
TEMPORARY SHORING WALL LOWER EAST ELEVATION

PROJ. NO. 18-45

SHEET NUMBER

SH3.2

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18454sh03cR3.dwg, 6/30/2020 8:57:08 AM



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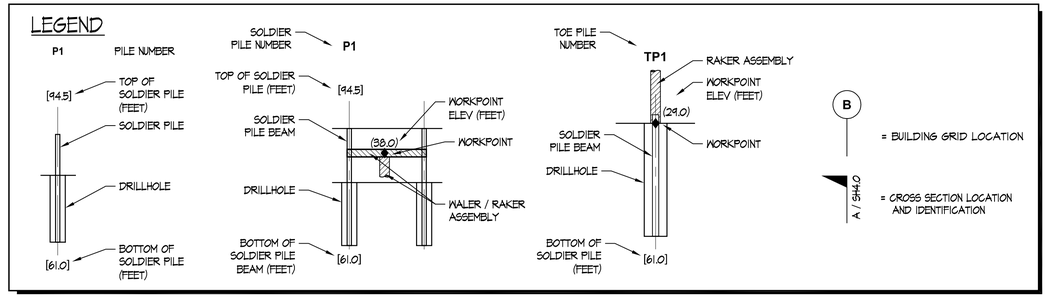
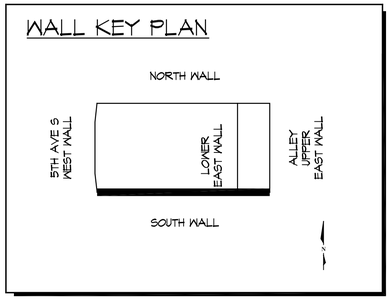
LEGEND



WALL KEY PLAN



0 10 20
FEET

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
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206 PLACE

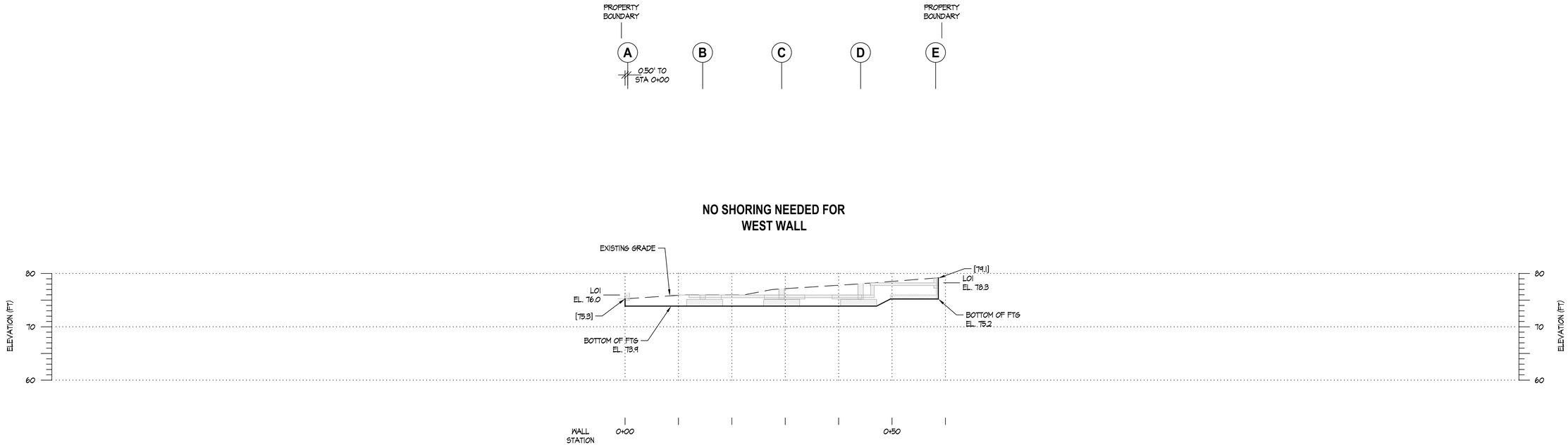
TEMPORARY SHORING WALL SOUTH ELEVATION

PROJ. NO. 18-45

SHEET NUMBER

SH3.3

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\1845sh03dR3.dwg, 6/30/2020 8:57:13 AM



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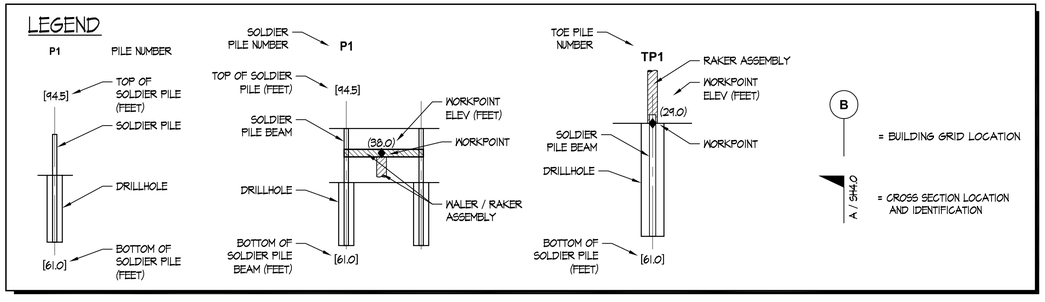

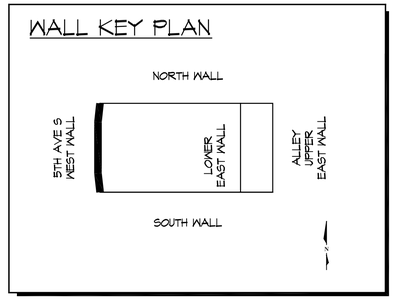

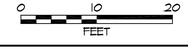

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
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RJB	JSS	CJM	10/30/2019	1	RESPONSE TO COMMENTS
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RJB	JSS	CJM	6/30/2020	3	COMMENT RESPONSE

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206 PLACE

TEMPORARY SHORING WALL WEST ELEVATION

PROJ. NO. 18-45

SHEET NUMBER

SH3.4

3

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18456h03eR3.dwg, 6/30/2020 8:57:19 AM

PILE SCHEDULE - NORTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)
N1	0+58.0	W10X60	79.5	62.0	17.5	2.0
N2	0+62.5	W10X60	79.5	62.0	17.5	2.0
N3	0+67.0	W10X60	79.5	62.0	17.5	2.0
N4	0+71.5	W10X60	79.5	62.0	17.5	2.0
N5	0+76.0	W10X60	81.0	62.0	19.0	2.0
N6	0+80.0	W10X100	81.0	62.0	19.0	2.0
N7	0+84.0	W10X100	81.0	62.0	19.0	2.0
N8	0+88.0	W10X100	81.0	62.0	19.0	2.0
N9	0+92.0	W10X100	81.0	62.0	19.0	2.0
N10	0+96.0	W10X100	81.0	62.0	19.0	2.0

PILE SCHEDULE - SOUTH WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)
S1	0+19.0	W10X33	82.5	66.0	16.5	2.0
S2	0+26.0	W10X33	82.5	66.0	16.5	2.0
S3	0+33.0	W10X33	82.5	67.0	15.5	2.0
S4	0+40.0	W10X77	82.5	59.0	23.5	2.0
S5	0+47.0	W10X77	82.5	59.0	23.5	2.0
S6	0+54.0	W10X60	82.0	60.0	22.0	2.0
S7	0+61.0	W10X54	82.0	60.0	22.0	2.0

PILES S8 TO S11 REMOVED FROM DESIGN.

3

PILE SCHEDULE - UPPER EAST WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)
E1	0+02.0	W18X97	102.0	72.0	30.0	2.5
E2	0+08.0	W18X86	102.0	72.0	30.0	2.5
E3	0+14.0	W18X71	102.0	73.0	29.0	2.5
E4	0+20.5	W18X65	101.0	73.0	28.0	2.5
E5	0+27.5	W18X50	100.0	73.0	27.0	2.5
E6	0+34.5	W18X50	99.0	73.0	26.0	2.5
E7	0+41.5	W14X43	96.5	74.0	22.5	2.0
E8	0+48.5	W14X34	96.5	75.0	21.5	2.0
E9	0+55.5	W14X34	95.5	76.0	19.5	2.0

PILE SCHEDULE - LOWER EAST WALL

PILE NUMBER	WALL STA	STEEL SECTION	PILE TOP ELEV (FT)	PILE BOT ELEV (FT)	PILE LENGTH (FT)	MIN. DRILL-HOLE DIA (FT)
EL1	0+03.0	W18X50	87.5	60.0	27.5	2.5
EL2	0+10.5	W18X50	87.5	60.0	27.5	2.5
EL3	0+18.0	W18X50	87.5	60.0	27.5	2.5
EL4	0+25.5	W18X50	87.5	60.0	27.5	2.5
EL5	0+33.0	W18X50	87.5	62.0	25.5	2.5
EL6	0+40.5	W18X50	87.5	62.0	25.5	2.5
EL7	0+48.0	W18X50	87.5	62.0	25.5	2.5
EL8	0+55.5	W18X50	87.5	62.0	25.5	2.5

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
RJB	JBS	CJH	3/18/2019	0	BUILDING PERMIT SET
RJB	JBS	CJH	10/30/2019	1	RESPONSE TO COMMENTS
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206 PLACE

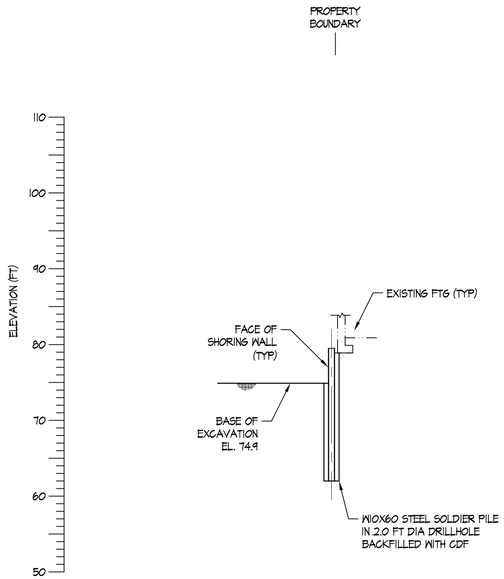
TEMPORARY SHORING WALL PILE SCHEDULES

PROJ. NO. 18-45

SHEET NUMBER

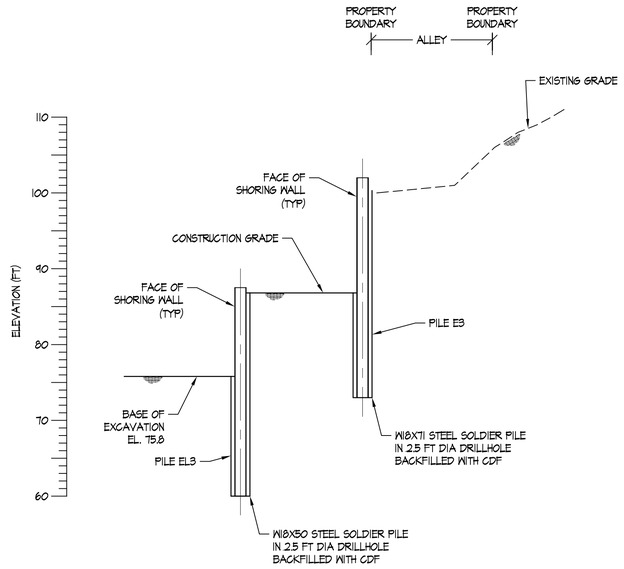
SH3.A

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18455sh03schaR3.dwg, 6/30/2020 8:57:23 AM



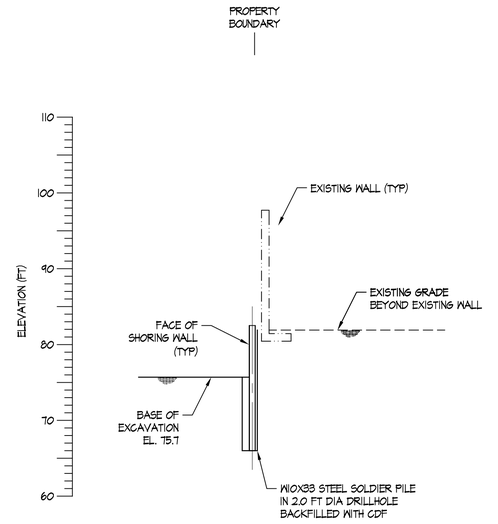
N2 / SH4.0 — NORTH WALL CROSS-SECTION AT PILES N2 AND TP1

0 10 FEET



E3 / SH4.0 — EAST WALL CROSS-SECTION AT PILES E3 AND EL3

0 10 FEET



S1 / SH4.0 — SOUTH WALL CROSS-SECTION AT PILE S1

0 10 FEET

DESCRIPTION	REV	DATE	REVIEW	DRAWN	DESIGN
BUILDING PERMIT SET	0	3/18/2019	CJH	JSS	RJB
RESPONSE TO COMMENTS	1	10/30/2019	CJH	JSS	RJB
FOUNDATION PLAN	2	3/12/2020	CJH	JSS	RJB
COMMENT RESPONSE	3	6/30/2020	CJH	JSS	RJB

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206 PLACE

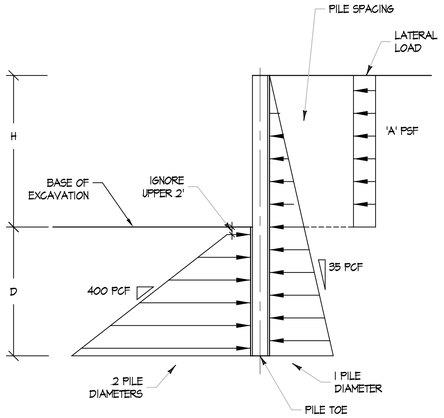
TEMPORARY SHORING WALL CROSS-SECTIONS

PROJ. NO. 18-45

SHEET NUMBER

SH4.0

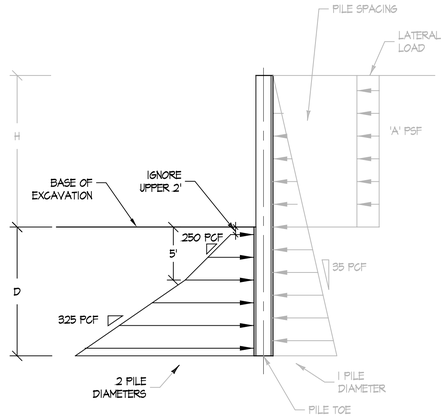
D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18458h04aR3.dwg, 6/30/2020 8:57:26 AM



PILE NOS.	'A' (PCF)
N1 TO N5	1250
N6 TO N10	1500
E1 TO E9	100
S1	115
S2	100
S3	85
S4 TO S7	75
S8 TO S11	500
EL1 TO EL8	75
W1 TO W6	100

NOTES:

- TOE EMBEDMENT DETERMINED BY ACHIEVING FORCE AND MOMENT BALANCE AT TOE OF PILE
- PILE TOE:
  ALLOWABLE END BEARING, q_a = 15 KSF;
  ALLOWABLE SKIN FRICTION, f_a = 1.5 KSF
- PASSIVE APPLIES TO NORTH WALL PILES, UPPER EAST WALL PILES, AND SOUTH WALL PILES, AND LOWER EAST WALL PILES EL4 TO EL8



NOTE:

- PASSIVE APPLIES TO LOWER EAST WALL PILES EL1 TO EL4

1 / SH4.1 WALL PRESSURE DIAGRAMS SOLDIER PILE WALLS

NOT TO SCALE

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
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206 PLACE

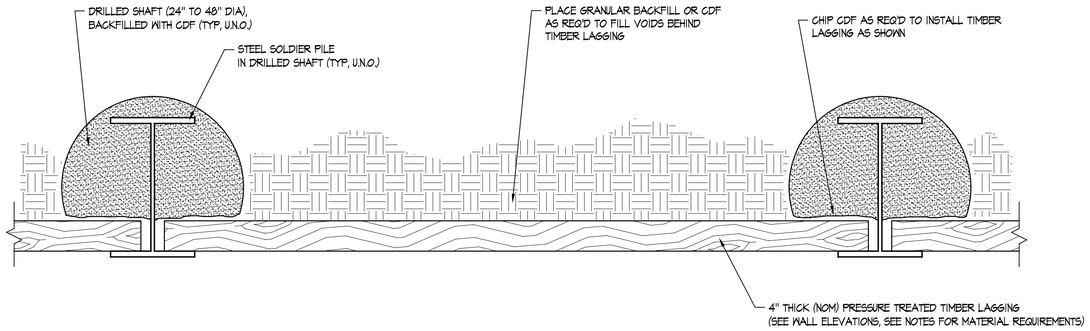
TEMPORARY SHORING WALL DESIGN DIAGRAMS

PROJ. NO. 18-45

SHEET NUMBER

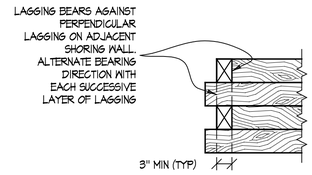
SH4.1

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18458h04bR3.dwg, 6/30/2020 8:57:30 AM

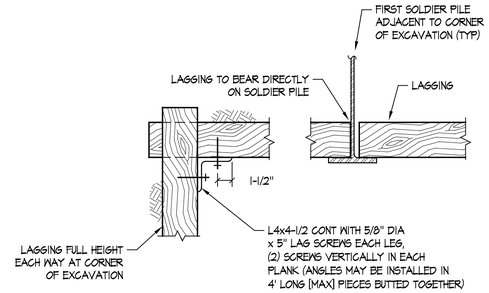


1 / SH5.0 — PILE / SHAFT / LAGGING DETAIL

NOT TO SCALE



ELEVATION



NOTE: THIS METHOD ONLY APPLIES TO INTERIOR CORNERS WITH INCLUDED ANGLE OF 90°±10°.

PLAN

2 / SH5.0 — TYPICAL INTERIOR CORNER LAGGING SUPPORT DETAIL

NOT TO SCALE

DESCRIPTION	REV	DATE	REVIEW	DRAWN	DESIGN
BUILDING PERMIT SET	0	3/18/2019	CJH	JSS	RJB
RESPONSE TO COMMENTS	1	10/30/2019	CJH	JSS	RJB
FOUNDATION PLAN	2	3/12/2020	CJH	JSS	RJB
COMMENT RESPONSE	3	6/30/2020	CJH	JSS	RJB

Ground Support PLLC
16932 Woodinville Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143 Fax: (425) 605-4057

206 PLACE

TEMPORARY SHORING WALL DETAILS

PROJ. NO. 18-45

SHEET NUMBER

SH5.0

D:\Jobs\2018\18-45 (206 Place-WA-Hewitt Architects)\(shoring)\(permitting)\R3 (20200630)\18458h05aR3.dwg, 6/30/2020 8:57:35 AM

206 5TH AVE S
SEATTLE, WASHINGTON

GENERAL NOTES

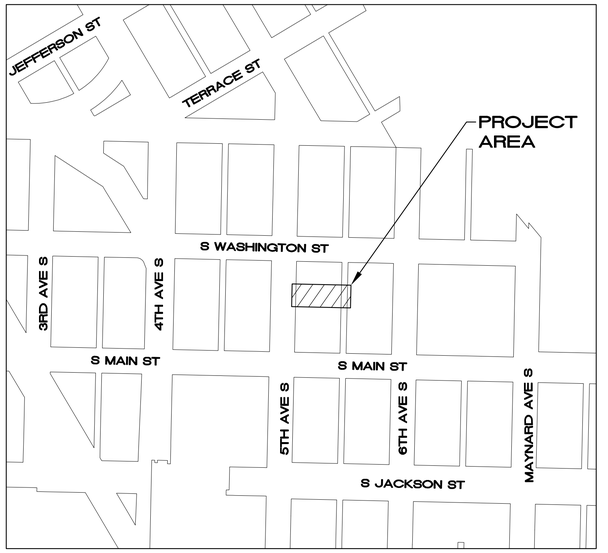
1. ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
6. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION.
8. THE APPROVED PLANS SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 01-2017 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION.
9. DATUM: NAVD 88 AND NAD83 (1991).
10. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.
11. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
12. THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
13. THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-08.3(2) OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
14. THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
15. THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
16. THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
17. IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
18. THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
19. SPU-DWW MUST PERFORM ALL CORE DRILL OPERATIONS INTO EXISTING MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM 48 HOURS IN ADVANCE.
20. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS AND ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE.
21. THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.
22. BACKFILL MATERIAL USED IN PUBLIC RIGHT-OF-WAY SHALL MEET STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY SEATTLE DEPARTMENT OF TRANSPORTATION.
23. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
24. THE PERMITTEE SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
25. THE PERMITTEE SHALL KEEP ALL PAVED SURFACES IN THE RIGHT OF WAY CLEAN BY SWEEPING PER SECTION 8-01.3(4).
26. ALL DISTURBED SOILS SHALL BE AMENDED PER STANDRD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
27. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
28. PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
29. COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
30. ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
31. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
32. PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
33. CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
34. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.

GENERAL SEWER AND DRAINAGE NOTES

1. THE STORM DRAINAGE AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM SDOT, DPD, OR BOTH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL CONNECTION POINTS PRIOR TO CONSTRUCTION.
3. SERVICE DRAIN PIPE AND FITTINGS SHALL BE PVC PER ASTM D3034.
4. BEDDING SHALL BE CLASS B FOR ALL PIPE EXCEPT DUCTILE IRON PIPE, WHICH SHALL BE CLASS D. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MINERAL AGGREGATE TYPE 22. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS MEASURED BY ASTM D-698.
5. WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE UTILITIES.
6. CATCH BASIN CONNECTIONS, INLET CONNECTIONS, AND SERVICE DRAINS SHALL BE 6" DIAMETER PIPE.
7. TEES, CATCH BASIN CONNECTIONS, SIDE SEWERS, AND SERVICE DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLPE OF 50%, U.N.O. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE 5% AND A MAXIMUM SLOPE OF 50%.
8. SERVICE DRAINS AND SIDE SEWERS CONNECTED/RECONNECTED AS APPROVED BY STREET USE INSPECTOR.
9. RE-LAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE ENGINEER.
10. SERVICE DRAINS AND SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE STREET USE INSPECTOR.
11. TEES ON NEW PIPE LESS THAN 24" IN DIAMETER SHALL BE PREFABRICATED. TEES ON EXISTING PIPE OR ON NEW PIPE WITHOUT PREFABRICATED TEES SHALL BE CONNECTED BY BY CORE DRILLING AND FLEXIBLE CONNECTION.
12. THE CONTRACTOR SHALL PROVIDE SUPPORTS FOR POWER POLES NEAR EXCAVATIONS PER SEATTLE CITY LIGHT.
13. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS DURING TRENCH EXCAVATION TO PROTECT EXISTING UTILITIES FROM DAMAGE AND SETTLEMENT.
14. THE CONTRACTOR SHALL PROVIDE EROSION/SEDIMENTATION CONTROL FACILITIES AS NEEDED TO PREVENT EROSION AND STOP SEDIMENT-LADEN WATERS FROM LEAVING THE SITE.

EROSION/SEDIMENTATION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. 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.
3. 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.
4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE CITY OF SEATTLE TO ENSURE THEIR CONTINUED FUNCTIONING.
5. BETWEEN MAY 1ST AND SEPTEMBER 30TH ANY AREA STRIPPED OF VEGETATION, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.) BETWEEN OCTOBER 1ST AND APRIL 30TH THE PERIOD SHALL BE 2 DAYS.
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT AS REQUIRED TO KEEP STREETS CLEAN. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT.
9. NO SEDIMENT SHALL BE TRACKED ONTO PAVED STREETS OR ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE. IN THE EVENT OF FAILURE OF THE TESC SYSTEM RESULTING IN SEDIMENT TRACKING ONTO PAVEMENT, THE CONTRACTOR SHALL IMPLEMENT MEASURES IMMEDIATELY TO CORRECT THE SITUATION. THE CONTRACTOR SHALL EMPLOY EMERGENCY MEASURES TO REMOVED SEDIMENT FROM PAVED SURFACES, AS NEEDED. STREET SWEEPING SHALL BE CONSIDERED AN EMERGENCY MEASURE AND NOT A BASIC COMPONENT OF THE TESC SYSTEM. SEDIMENT TRACKED ONTO PAVED SURFACES SHALL NOT BE WASHED INTO STORM DRAINS OR OTHER UTILITY INLETS.
10. GRADING MUST BE STABLIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT TO BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.
11. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE OWNER'S REPRESENTATIVES (GEOTECHNICAL SPECIAL INSPECTOR, GENERAL CONTRACTOR, AND EXCAVATION CONTRACTOR) AND DPD SITE INSPECTOR. CONTACT 206/684-8860 TO ARRANGE MEETING.



VICINITY MAP

SCALE: 1" = 200'

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	LA	LANDSCAPE
APPROX	APPROXIMATE	LF	LINEAL FEET
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ATB	ASPHALT TREATED BASE	MJ	MECHINICAL JOINT
CB	CATCH BASIN	N	NORTH
CEM	PORTLAND CEMENT	OC	ON CENTER
CL	CLASS	OD	OUTSIDE DIAMETER
CONC	CONCRETE	POC	POINT OF CONNECTION
COS	CITY OF SEATTLE	PROP	PROPOSED
COORD	COORDINATE	PVMT	PAVEMENT
CSTC	CRUSHED SURFACING TOP COURSE	REF	REFERENCE
DEMO	DEMOLITION	REM	REMOVE
DIA	DIAMETER	REQ	REQUIRED
E	EAST	S	SOUTH
ELEC	ELECTRICAL	SCH	SCHEDULE
ELEV	ELEVATION	SD	STORM DRAIN
EX, EXIST	EXISTING	SDOT	SEATTLE DEPARTMENT OF TRANSPORTATION
FDC	FIRE DEPARTMENT CONNECTION	SPKLR	FIRE SPRINKLER
FF	FINISH FLOOR	SPU	SEATTLE PUBLIC UTILITIES
FG	FINISHED GRADE	SQ	SQUARE
FL	FLANGE	SS	SANITARY SEWER
GA	GAUGE	STRUCT	STRUCTURAL
GV	GATE VALVE	TYP	TYPICAL
HMA	HOT MIX ASPHALT	UNO	UNLESS NOTED OTHERWISE
IE	INVERT ELEVATION	W	WEST
L	LENGTH	W/	WITH
		WA	WATER

WATER SERVICE NOTES

1. ALL WATER SERVICE PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH.
2. FOR INFORMATION AND INSPECTION, PHONE WATER SERVICE AT 684-5800.
3. WATER SERVICE INSTALLATION SHALL BE IN ACCORDANCE WITH COS SPECIFICATIONS SECTION 7-11.
4. PROVIDE FITTINGS, BENDS, BLOCKING AS REQUIRED TO MAKE SERVICE CONNECTION. COORDINATE WORK WITH PLUMBING CONTRACTOR.

SHEET INDEX

C1.0	COVER AND NOTES
C2.0	SITE DEMO PLAN
C3.0	TESC AND TEMP EXC PLAN
C4.0	DRAINAGE AND UTILITY PLAN
C4.1	FOUNDATION DRAINAGE PLAN
C4.2	OSSM PLAN
C5.0	PAVING AND GRADING PLAN
C6.0	CIVIL DETAILS

CALL 2 BUSINESS DAYS BEFORE YOU DIG! 811

sitewise design PLLC
A CIVIL ENGINEERING COMPANY
219 First Avenue S, Suite 401
Seattle WA 98104
206 402 4644

MARC J. ERRICHETTI
STATE OF WASHINGTON
30714
REGISTERED PROFESSIONAL ENGINEER

REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMT CORR #3

PROJECT: 18011
SUBMITTAL: PERMIT/CD SET

206 PLACE

COVER AND NOTES

DESIGN: RY
DRAFT: RY
CHECK: MJE
DATE: 03/06/2020
SCALE: 1"=10'

sheet: C1.0
of: 8

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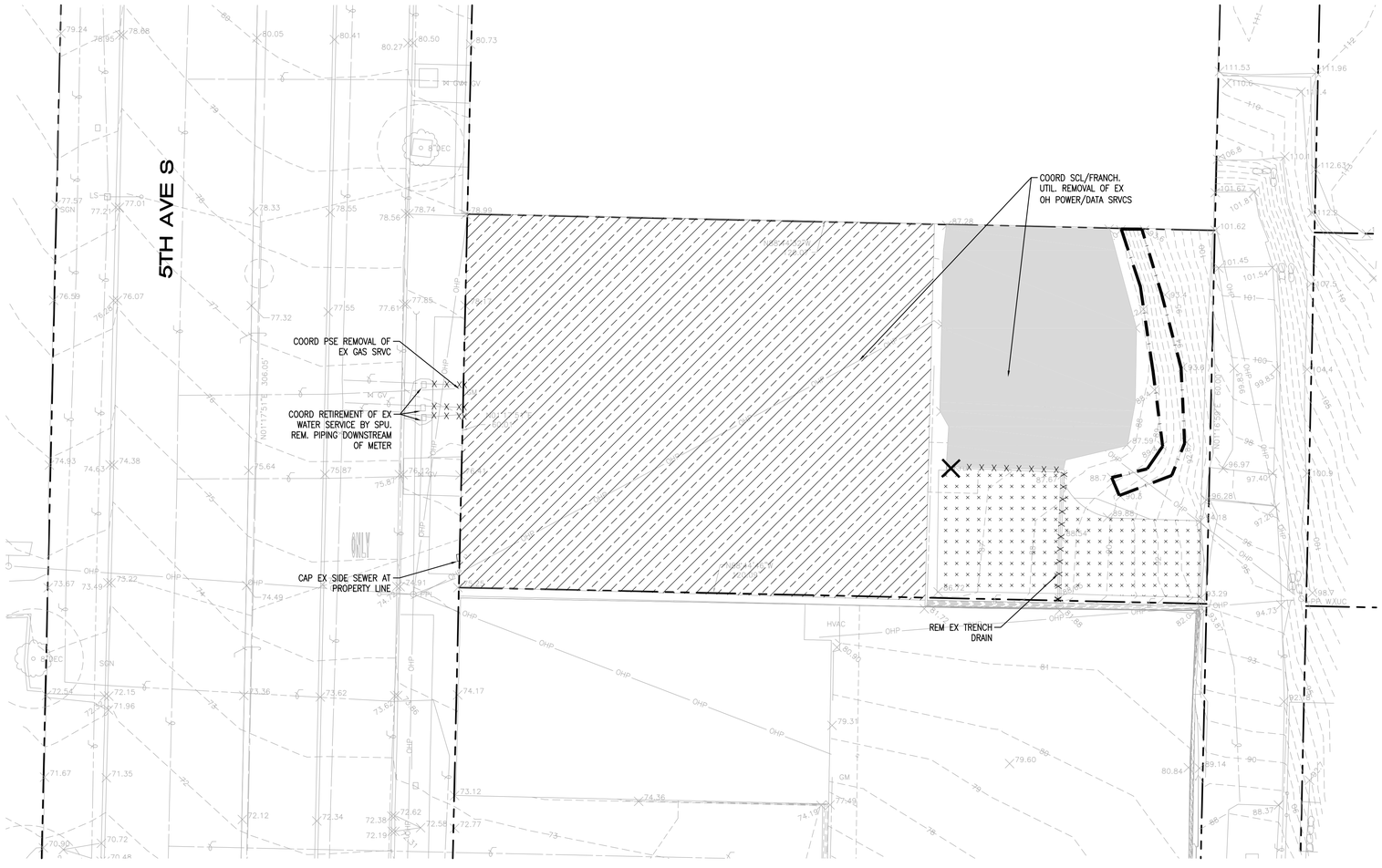

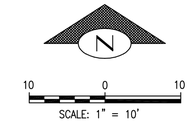

LEGEND

- REM. EX. STRUCTURE
- REM. EX. ROCKERY
- REM. EX. SERVICES
- REM. EX. BLDG, REF ARCH
- REM. EX. ASPHALT SURFACING
- REM. EX. CONC. SURFACING

NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES.
2. COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS. TEMPORARILY MAINTAIN EXISTING UTILITY SYSTEMS AS REQUIRED TO CONVEY FLOWS FROM PORTIONS OF SITE OUTSIDE CONSTRUCTION AREAS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS AND OWNERS USE OF FACILITIES.
3. ONLY MAJOR DEMOLITION ITEMS ARE INDICATED IN THIS PLAN. REMOVE ADDITIONAL EXISTING FEATURES AS REQUIRED FOR CONSTRUCTION OF NEW IMPROVEMENTS.
4. REFER TO ARCH DWGS FOR BUILDING DEMOLITION AND ADDITIONAL SITE DEMO.
5. REFER TO ELECTRICAL AND LANDSCAPE ARCH DWGS FOR ELECTRICAL AND ADDITIONAL SITE AND IRRIGATION DEMO.
6. PRESERVE AND PROTECT ALL EX. UTILITIES AND SURFACE IMPROVEMENTS NOT INDICATED FOR REMOVAL. SAWCUT ALL SURFACING AND IMPROVEMENTS TO BE REMOVED AT LIMITS OF REMOVAL.
7. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. WATER AND SEWER FACILITIES SHALL BE REMOVED AND ABANDONED IN ACCORDANCE WITH CITY OF SEATTLE STANDARDS

CALL 2 BUSINESS DAYS
BEFORE YOU DIG! 811

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A CIVIL ENGINEERING COMPANY
219 First Avenue S., Suite 401
Seattle WA 98104
206 402 4644

MARC J. ERRICHETTI
STATE OF WASHINGTON
30714
REGISTERED PROFESSIONAL ENGINEER

REV. NO.	DATE	DESCRIPTION
	07/02/2020	BLDG. PRMIT CORR. #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

206 PLACE

SITE DEMO PLAN

DESIGN: RY

DRAFT: RY

CHECK: MJE

DATE: 03/06/2020

SCALE: 1"=10'

sheet: C2.0

of: 8

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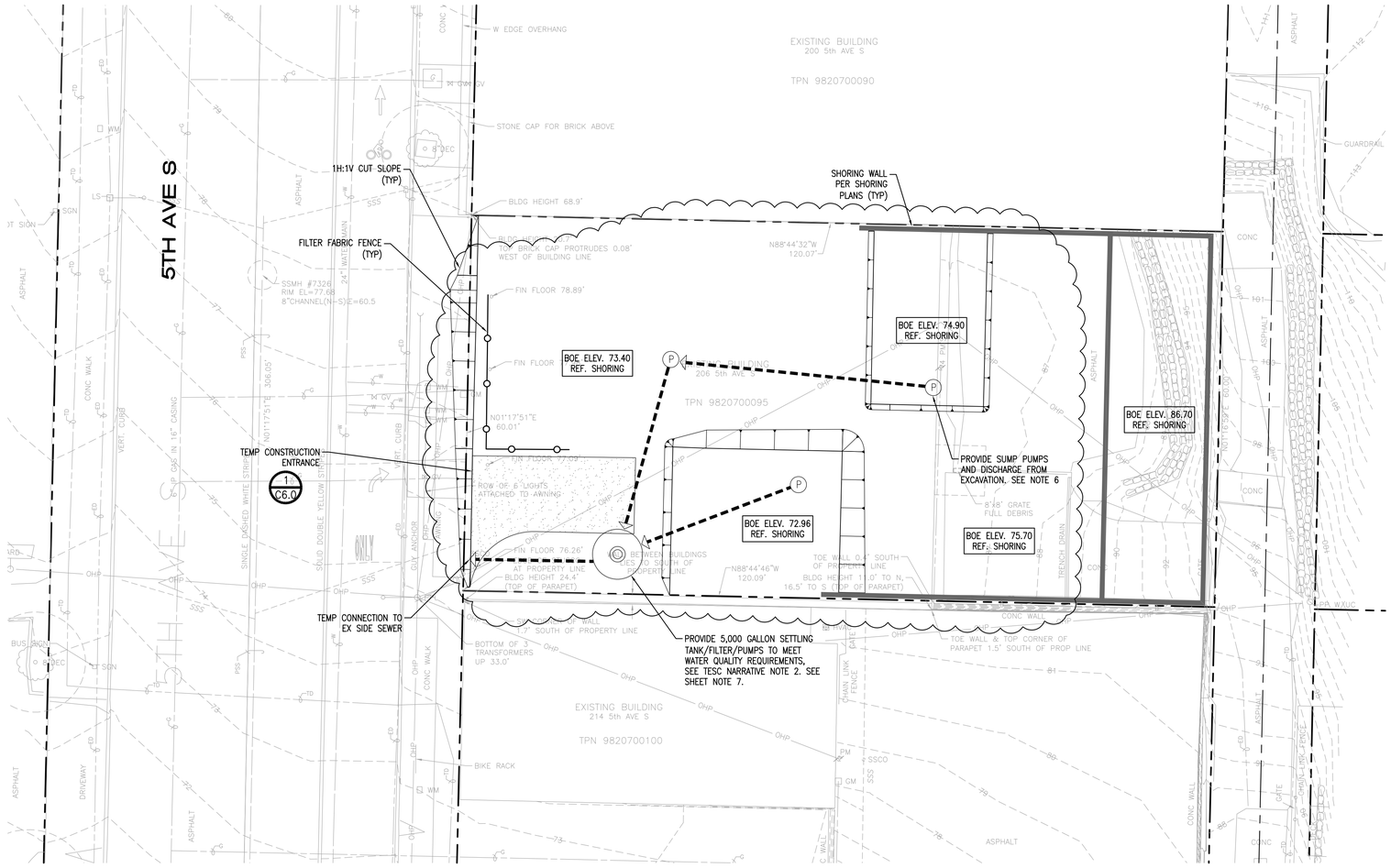

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10 0 10

SCALE: 1" = 10'

LEGEND

CATCH BASIN PROTECTION

FILTER FABRIC FENCE 2 C6.0

TESC NARRATIVE

1. REFER TO PROJECT DRAINAGE REPORT FOR TESC NARRATIVE.
2. SETTLING TANK SIZE INDICATED ON PLANS SATISFIES THE REQUIREMENT OF BMP E3.50–PORTABLE SETTLING TANK, VOL. 2, 2016 CITY OF SEATTLE STORMWATER MANUAL AND KC METRO REQUIREMENTS:
   - SDCI SIZING: SETTLING TANK SIZE INDICATED IS BASED ON 2 YEAR FLOW RATE OF 24 GPM. REQUIRED TANK SIZE (CF) = 24 X 16 = 384 CF = 2,872 GAL. PROPOSED TANK VOLUME = 5,000 GAL.
   - KC METRO SIZING: THE MAXIMUM BATCH DISCHARGE RATE FROM THE SETTLING TANK IS 230 GPM WITH 2" RAINFALL IN A 24 HOUR PERIOD. 24HR. VOLUME = 8,994 GAL., BATCH DISCHARGED AT 230 GPM 2X/DAY. REQUIRED TANK SIZE = 4,500 GAL. PROPOSED TANK VOLUME = 5,000 GAL.

NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES.
2. THIS PLAN REPRESENTS ANTICIPATED EXTENTS OF TEMPORARY LAYBACK SLOPES NECESSARY FOR FOOTING AND FOUNDATION CONSTRUCTION. ACTUAL LAYBACK EXTENTS SHALL BE FIELD DETERMINED AND MAY REQUIRE MODIFICATION FROM THE EXTENTS INDICATED.
3. ALL GRADING SHALL NE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.
4. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES IN AREA OF EXCAVATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TWO WEEKS PRIOR TO PERFORMING ANY TEMP. SHORING OR EXCAVATION WORK.
5. MAINTAIN/RELOCATE TESC MEASURES AND PROVIDE ADDITIONAL TESC MEASURES AS REQUIRED TO STABILIZE EXPOSED SOILS, MINIMIZE SEDIMENT TRANSPORT ON SITE, AND MEET ALL SITE DISCHARGE AND PERMIT REQUIREMENTS. ADDITIONAL FACILITIES BEYOND THOSE INDICATED ON THIS PLAN MAY BE REQUIRED, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE AND PROVIDE ADDITIONAL MEASURES THAT ARE NECESSITATED DUE TO THEIR OPERATIONS AND SEQUENCING OF THE WORK. ALL TESC MEASURES SHALL BE REMOVED FOLLOWING SITE STABILIZATION WITH FINAL PAVING AND PLANTING.
6. THE CONTRACTOR SHALL PROVIDE SUMPS, PUMPS, STORMWATER TREATMENT SYSTEMS AND INTERCEPTOR SWALES NECESSARY FOR DEWATERING. NUMBER, LOCATION AND SIZE OF TEMPORARY SUMPS, PUMPS AND SWALES SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH HIS OPERATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH CITY OF SEATTLE DIRECTOR'S RULE #3–2004, AND SHALL PROCURE ALL SIDE SEWER PERMITS AND REQUIRED APPROVALS FROM COS AND KING COUNTY FOR CONSTRUCTION DEWATERING/STORMWATER DISCHARGES. CONTRACTOR SHALL DESIGN AND PROVIDE ADDITIONAL TEMPORARY STORAGE AND WATER QUALITY TREATMENT FACILITIES, INCLUDING BUT NOT LIMITED TO PRETREATMENT AND STORAGE TANKS, SAND FILTRATION, CHEMICAL TREATMENT SYSTEMS, PIPING, PUMPS, AND ANY OTHER FACILITIES REQUIRED TO MEET THE PERMIT WATER QUALITY REQUIREMENTS FOR ALL SITE DISCHARGES, IF REQUIRED. NUMBER, TYPE AND LOCATION OF TREATMENT SYSTEMS SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH THEIR OPERATIONS.
8. COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS. TEMPORARILY MAINTAIN EXISTING UTILITY SYSTEMS AS REQUIRED TO CONVEY FLOWS FROM PORTIONS OF SITE OUTSIDE CONSTRUCTION AREAS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS AND OWNERS USE OF FACILITIES.
9. NOT ALL REQUIRED CB PROTECTION IS INDICATED ON THIS PLAN. INSTALL CB PROTECTION ON ALL EX CB'S TO REMAIN DURING CONSTRUCTION AND ALL INSTALLED CB'S. MAINTAIN PROTECTION UNTIL TRIBUTARY SURFACES ARE STABILIZED.
10. GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT WRITTEN PERMISSION FROM SDCI GEOTECHNICAL ENGINEERING.

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206 402 4644

MARC J. ERRICHETTI
STATE OF WASHINGTON
30714
REGISTERED PROFESSIONAL ENGINEER

REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMIT CORR #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

206 PLACE

TESC AND TEMP. EXC. PLAN

DESIGN: RY

DRAFT: RY

CHECK: MJE

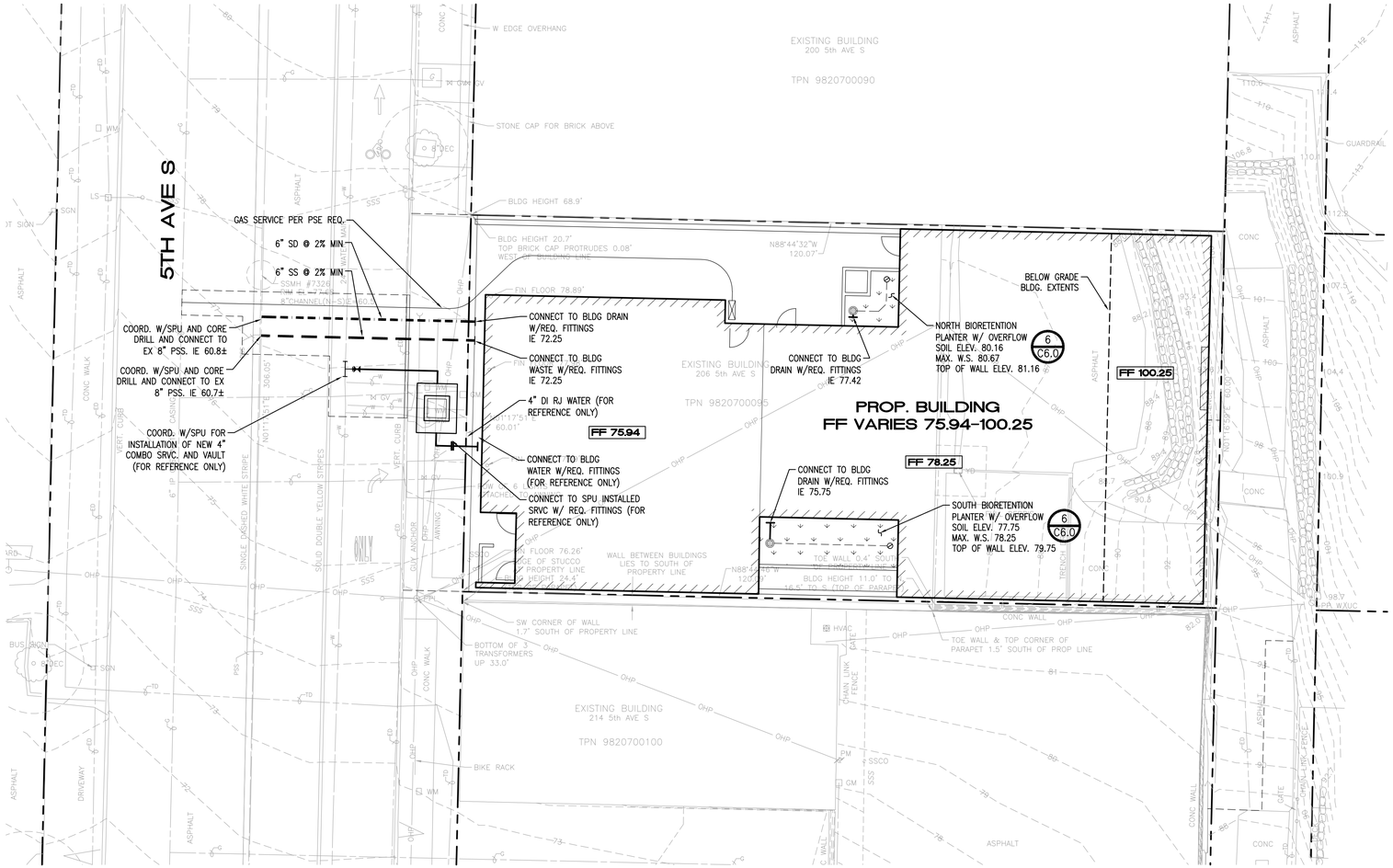
DATE: 03/06/2020

SCALE: 1"=10'

sheet: C3.0

of: 8

File: C:\Data\18011 Wong MJ\PLANS\WMJ-TESC.dwg ID: marc Date: 01-Jul-20 8:22:16am



LEGEND

- WATER SERVICE (FOR REF. ONLY)
- SANITARY SEWER SERVICE
- STORM DRAIN SERVICE

NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES.
2. SEE DETAIL 3 SHEET C6.0 FOR TYPICAL TRENCH SECTION.
3. VERIFY INVERTS OF ALL EX. SYSTEMS AT PROPOSED POC'S TO NEW LINES PRIOR TO CONSTRUCTION OF ANY NEW PIPING, AND NOTIFY ENGINEER OF ANY DISCREPANCIES AT LEAST 4 WORKING DAYS PRIOR TO STARTING PIPE LAYING OPERATIONS.
4. COORDINATE BLDG. SYSTEM CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECH/FIRE CONTRACTOR. PROVIDE ALL REQ. FITTINGS FOR CONNECTION.
5. COORDINATE ALL UTILITY INTERRUPTIONS WITH AFFECTED FACILITY OWNERS. PROVIDE MINIMUM 2 WEEKS ADVANCE NOTICE OF ALL INTERRUPTIONS.
6. STORM DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 50% U.N.O.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS DURING TRENCH EXCAVATION TO PROTECT EXISTING UTILITIES FROM DAMAGE AND SETTLEMENT.
8. RESTORATION FOR ALL UTILITY CUTS IN EXISTING PVMT SHALL BE PER SDOT DIRECTORS RULE 1-2017 IN THE ROW. CONTRACTOR SHALL COORDINATE WITH SDOT AS REQUIRED AND SHALL PAY ALL COSTS FOR RESTORATION.

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SCALE: 1" = 10'

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REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMT CORR #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

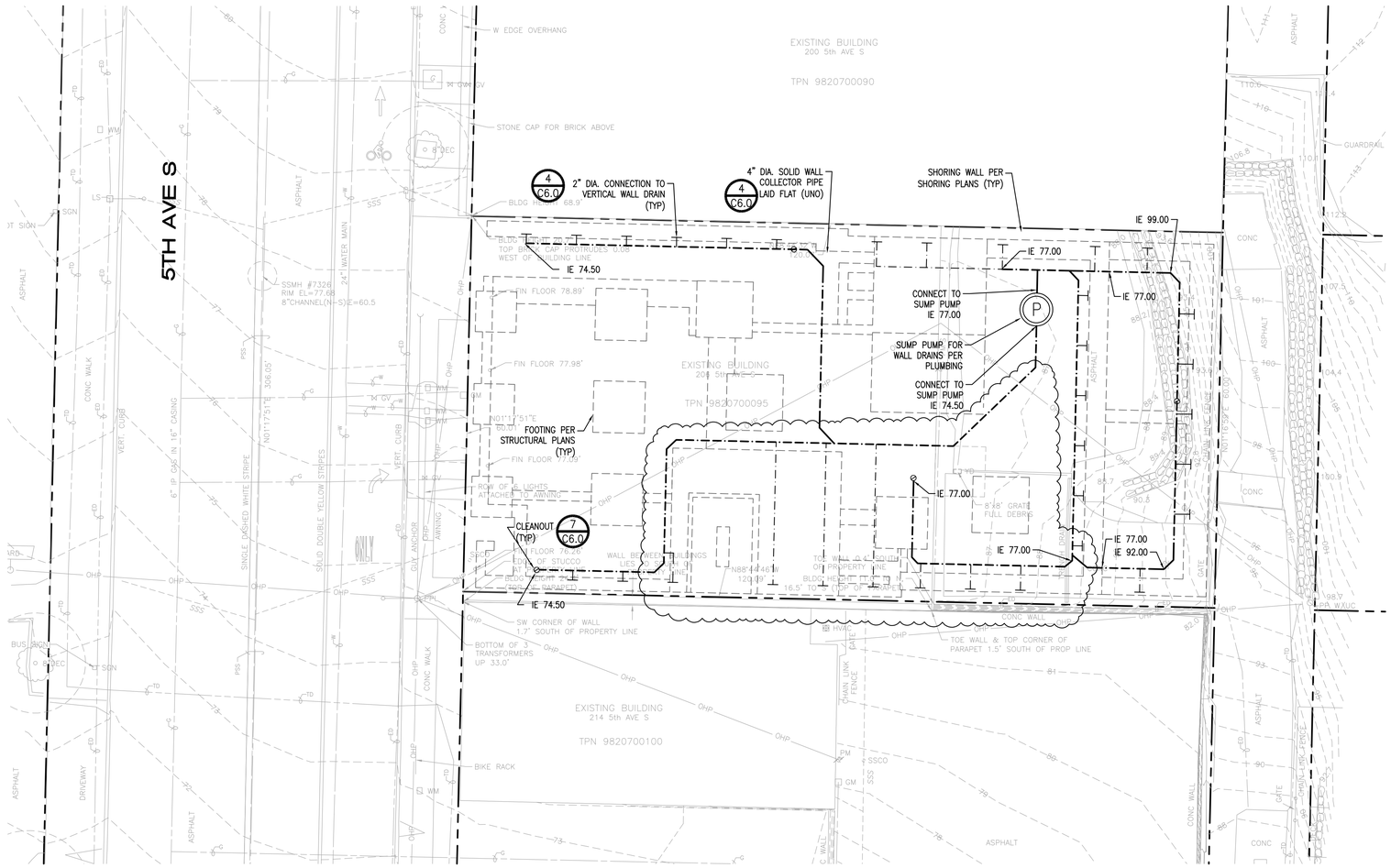
206 PLACE

DRAINAGE AND UTILITY PLAN

DESIGN: RY
DRAFT: RY
CHECK: MJE
DATE: 03/06/2020
SCALE: 1"=10'

sheet: C4.0
of: 8

File: C:\Data\18011 Wong MU\PLANS\WMU-UTIL.dwg ID: morc Date: 01-Jul-20 8:23:02am



NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES.
2. COORDINATE ALL CONNECTION LOCATION, INVERTS AND PIPE SLOPES WITH PLUMBING.

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N

10 0 10

SCALE: 1" = 10'

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REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMT CORR #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

206 PLACE

FOUNDATION DRAINAGE PLAN

DESIGN: RY

DRAFT: RY

CHECK: MJE

DATE: 03/06/2020

SCALE: 1"=10'

sheet: C4.1

of: 8

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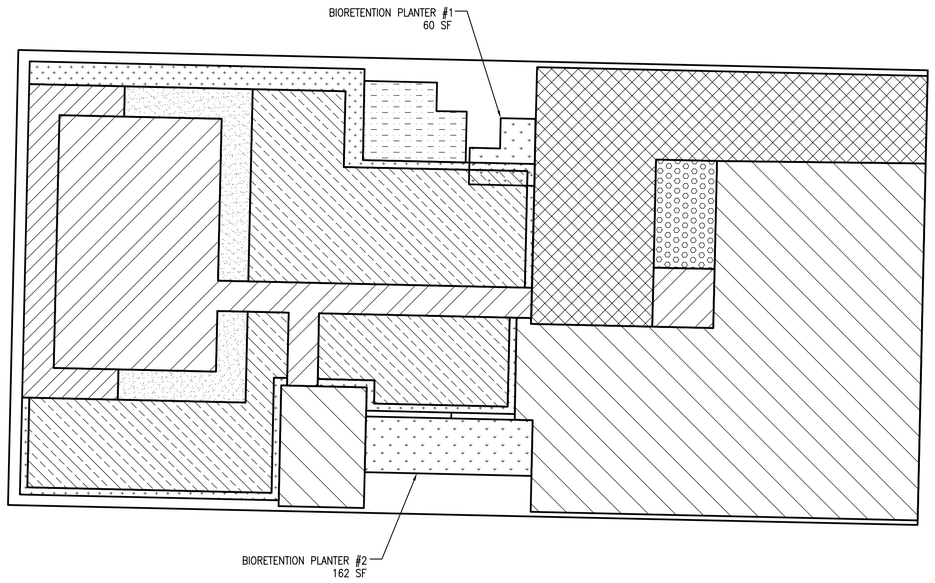

On-site Stormwater Management - List Approach Calculator
Site and Drainage Control Summary

Version 07-28-2017

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address	206 5th Ave S	SDCI Project Number	6653595-CN
Primary Contact	Marc Errichetti	SDOT Project Number	
Project Type	Parcel-Based	Primary Contact E-mail or Phone	206-402-4644

Total Site Area	7,209	sf
Total New plus Replaced Hard Surface Area	6,451	sf
Existing Hard Surface Area to Remain	0	sf
Total New and/or Replaced Lawn and Landscaping	758	sf
Undisturbed and protected site area	0	sf
Was the project lot created or reduced in size after Jan 1, 2016?	No	

Project Engineer	Marc Errichetti	Engineer E-mail	marc@sitewisepllc.com

On-site Stormwater Management required for ≥ 1,500 sf of new plus replaced area.

On-site Performance Standard will be used (professional engineer required)? No

Site Information

Note: If required for your project, reference the Preliminary Assessment Report (PAR) to complete this section. If the total areas proposed are different form those provided in the PAR, requirements may change.

Approved Point of Stormwater Discharge	Public Combined Sewer Main
Drainage Basin	Combined Sewer Service Area
Is the downstream drainage system considered Capacity Constrained by SPU?	No
Approved Point of Wastewater Discharge	Public Combined Sewer Main
Approved Point of Sub-Surface Discharge	Public Combined Sewer Main
Flow Control is required	No
Flow Control Standard	
Water Treatment for pollution-generating surfaces is required	No
Select required treatment	☐ Oil Control ☐ Phosphorus ☐ Enhanced ☐ Basic
Total Pollution Generating Hard Surface Area	sf
Total Pollution Generating Pervious Surface Area	sf
Source Control is required	No
Environmentally Critical Areas	No

☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☐ Liquefaction ☐ Flood Prone
☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat

Temporary dewatering required	No	Permanent dewatering required	
Is there known soil and/or groundwater contamination on this site?			No
A licensed professional recommends dispersion not be used anywhere within the project site due to reasonable concerns of erosion, slope failure, or flooding.			No

Infiltration Information

Is infiltration investigation required?	No	Why?	Other
Is infiltration on the site feasible?		Explain:	Cannot meet required horizontal setbacks
Site Measured Infiltration Rate	x Infiltration Rate Correction Factor	0.5	= 0 Site Design Inf Rate

On-site Stormwater Management

Number of roof areas	8
Number of other surface areas	1

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof:Green roof	Vegetated Roof System #1	237	784 sf	4 inch Single-Course
2	Roof:Sedum Mat	Vegetated Roof System #2	1,397	1,397 sf	4 inch Single-Course
3	Roof:Planted area	Vegetated Roof System #3	252	461 sf	4 inch Single-Course
4	Roof:Amenity area	None Feasible	982	-	
5	Roof:Beach cobbles edge	None Feasible	293	-	
6	Roof:North	Non-Infiltrating Bioretention #1	960	54 sf	Vertical sides 6 inch
7	Roof:South	Non-Infiltrating Bioretention #2	2,088	117 sf	Vertical sides 6 inch
8	Roof:Pet Area	None Feasible	115	-	
9	Surface:Walkway	New or Retained Trees	127	-	1 New Evergreen

Total New/Replaced Roof Area	6,324	Total Roof Area Managed	6,324
Total New/Replaced Other Surface Area	127	Total Other Surface Managed	127
Total Area Managed	6,451	Total Volume Managed On Site	36,386 gal
Estimated compost required for soil amendment	4.6996 cy	*Volume of compost required for soil amendment will be verified by the DPD Site Inspector for SDCI permitted projects.*	

seattle.gov

N

10 0 10

SCALE: 1" = 10'

LEGEND

SURFACE 1: ROOF AREA (GREEN ROOF)
AREA: 237 SF
SEE DETAIL 8/L7.06

SURFACE 2: ROOF AREA (SEDUM ROOF)
AREA: 1,397 SF
SEE DETAIL 9/L7.06

SURFACE 3: ROOF AREA (PLANTED AREA)
AREA: 252 SF
SEE DETAIL 12/L7.06

SURFACE 4: ROOF AREA (AMENITY AREA)
AREA: 982 SF

SURFACE 5: ROOF AREA (BEACH COBBLES)
AREA: 293 SF

SURFACE 6: ROOF AREA (NORTH)
AREA: 960 SF

SURFACE 7: ROOF AREA (SOUTH)
AREA: 2,088 SF

SURFACE 8: ROOF AREA (PET AREA)
AREA: 115 SF

SURFACE 9: NON ROOF AREA (WALKWAY)
AREA: 127 SF

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STATE OF WASHINGTON
30714
REGISTERED
PROFESSIONAL ENGINEER

REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMIT CORR #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

206 PLACE

OSSM PLAN

DESIGN: RY
DRAFT: RY
CHECK: MJE
DATE: 03/06/2020
SCALE: 1"=10'

sheet: C4.2
of: 8

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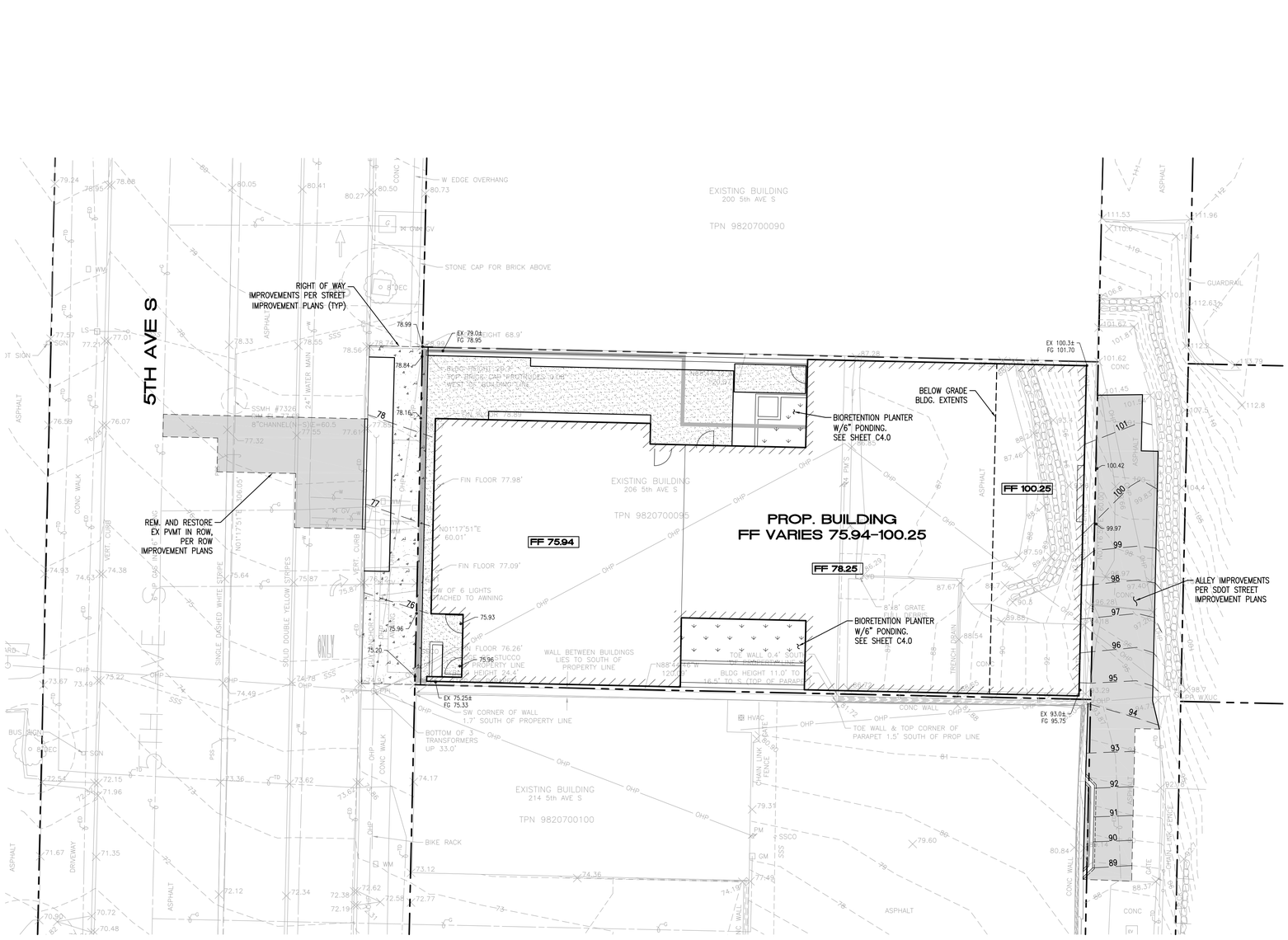

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10 0 10

SCALE: 1" = 10'

LEGEND

- ASPHALT CONC PAVEMENT PER SIP PLANS
- CEM. CONC SIDEWALK PER SIP PLANS
- SURFACING PER LA PLANS
- EX XX.XX / FG XX.XX — EXISITNG F.G. ELEVATION / PROPOSED F.G. ELEVATION
- XX.XX — PROPOSED F.G. ELEVATION
- 175 — PROP. F.G. CONTOUR

NOTES

1. SEE SHEET C1.0 FOR GENERAL NOTES.
2. ALL EARTHWORK AND SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
3. SEE ARCH/LA PLANS FOR ADDITIONAL SURFACING INFO AND SPECIAL FINISHES/SCORING.
4. FINISH GRADE INDICATED IS FINAL SURFACE ELEVATION FOLLOWING PLACEMENT OF ALL SURFACING MATERIALS.
5. GRADE ALL AREAS TO PROVIDE DRAINAGE AWAY FROM THE BUILDINGS. FINE GRADE AREAS TO DIRECT DRAINAGE TO DRAINAGE STRUCTURES.
6. COORDINATE GRADING AROUND BUILDING WITH ARCHITECTURAL DWGS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. RESTORATION FOR ALL UTILITY CUTS IN EXISTING PAVMT SHALL BE PER SDOT DIRECTORS RULE 1-2017 IN THE ROW. CONTRACTOR SHALL COORDINATE WITH SDOT AS REQUIRED AND SHALL PAY ALL COSTS FOR RESTORATION.

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REV NO	DATE	DESCRIPTION
	07/02/2020	BLDG PRMIT CORR #3

PROJECT: 18011

SUBMITTAL: PERMIT/CD SET

206 PLACE

PAVING AND GRADING PLAN

DESIGN: RY

DRAFT: RY

CHECK: MJE

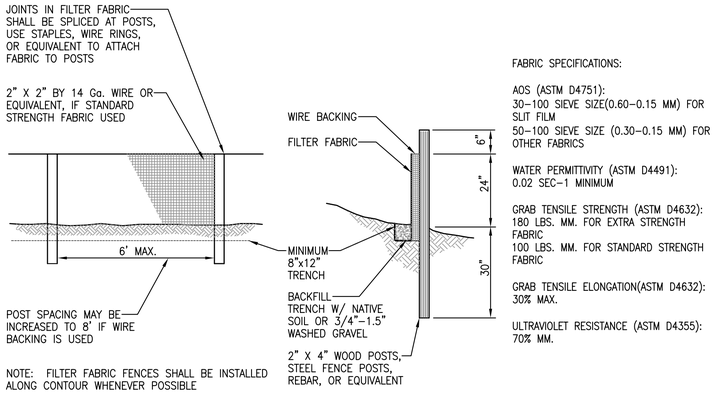
DATE: 03/06/2020

SCALE: 1"=10'

sheet: C5.0

of: 8

File: C:\Data\18011 Wong MU\PLANS\WMU-GRAD.dwg ID: marc Date: 01-Jul-20 8:27:30am



FABRIC SPECIFICATIONS:

AOS (ASTM D4751):
30-100 SIEVE SIZE(0.60-0.15 MM) FOR SLIT FILM
50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRICS

WATER PERMITTIVITY (ASTM D4491):
0.02 SEC-1 MINIMUM

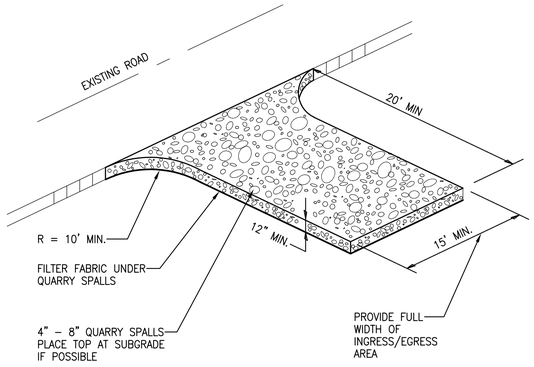
GRAB TENSILE STRENGTH (ASTM D4632):
180 LBS. MM. FOR EXTRA STRENGTH FABRIC
100 LBS. MM. FOR STANDARD STRENGTH FABRIC

GRAB TENSILE ELONGATION(ASTM D4632):
30% MAX.

ULTRAVIOLET RESISTANCE (ASTM D4355):
70% MM.

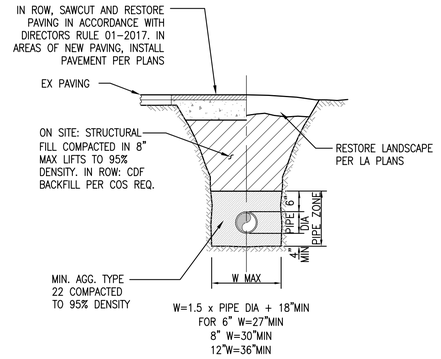
1 C6.0 FILTER FABRIC FENCE

NTS



2 C6.0 STABILIZED CONSTRUCTION ENTRANCE

NTS



3 C6.0 TYPICAL TRENCH SECTION

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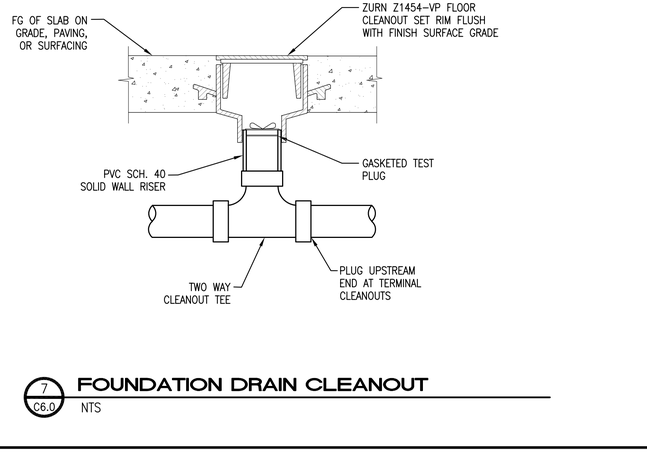

4 C6.0 INTERIOR COLLECTOR DRAIN

NTS

5 C6.0 CLEANOUT

NTS

6 C6.0 BIORETENTION PLANTER WITH UNDERDRAIN

NTS

7 C6.0 FOUNDATION DRAIN CLEANOUT

NTS

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	07/02/2020	BLDG PRMT CORR #3

PROJECT: 18011
SUBMITTAL: PERMIT/CD SET

206 PLACE

CIVIL DETAILS

DESIGN: RY
DRAFT: RY
CHECK: MJE
DATE: 03/06/2020
SCALE: NTS

sheet: C6.0
of: 8

File: C:\Data\18011 Wong MU\PLANS\WMU-DET.dwg ID: marc Date: 01-Jul-20 8:28:15am

206 5TH AVE S
SEATTLE, WASHINGTON

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01–2017 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
6. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION.
8. THE APPROVED PLANS SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 01–2017 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION.
9. DATUM: NAVD 88 AND NAD83 (1991).
10. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.
11. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
12. THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
13. THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1–08.3(2) OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
14. THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206–386–1495) AT LEAST TWENTY–FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
15. THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
16. THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1–800–424–5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
17. IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
18. THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
19. SPU–DWW MUST PERFORM ALL CORE DRILL OPERATIONS INTO EXISTING MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU–DWW. TO SCHEDULE CORE CUTS CONTACT SPU–DWW AT 206–615–0511 A MINIMUM 48 HOURS IN ADVANCE.
20. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS AND ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE.
21. THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.
22. BACKFILL MATERIAL USED IN PUBLIC RIGHT–OF–WAY SHALL MEET STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY SEATTLE DEPARTMENT OF TRANSPORTATION.
23. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT–OF–WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
24. THE PERMITTEE SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
25. THE PERMITTEE SHALL KEEP ALL PAVED SURFACES IN THE RIGHT OF WAY CLEAN BY SWEEPING PER SECTION 8–01.3(4).
26. ALL DISTURBED SOILS SHALL BE AMENDED PER STANDRD PLAN 142 AND SECTION 8–02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
27. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN–STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
28. PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684–2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
29. COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684–5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
30. ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
31. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
32. PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
33. CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
34. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.

DATUM

HORIZONTAL DATUM: NAD 83/91

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1/2" BRASS PLUG IN CONC IN CASE, DOWN 1.0'
LOACTION: INTERSECTION 5TH AVE S. AND S. WASHINGTON ST.
NORTHING: 222759.663
EASTING: 1271772.561

OWNER: CITY OF SEATTLE
DESCRIPTION: PUNCH IN 1–3/4" BRASS DISK IN CONC IN CASE, DOWN 0.7'
LOACTION: 4.5' WEST OF INTERSECTION 5TH AVE S. AND S. MAIN ST.
NORTHING: 222453.785
EASTING: 1271761.132

VERTICAL DATUM: NAVD88

ORIGINAL BENCHMARK:
SOURCE: WSDOT
ID#: GP17005–52
DESCRIPTION: SURFACE BRASS DISK IN SIDEWALK
LOCATION: SW CORNER OF 6TH AVE AND YESLER WAY
ELEVATION: 164.93'

SITE BENCHMARKS:
TBM–PLANTER
DESCRIPTION: CHISELED SQUARE TOP OF CURB
LOCATION: EAST SIDE OF 5TH, SOUTH OF WASHINGTON ST.
ELEVATION: 82.21

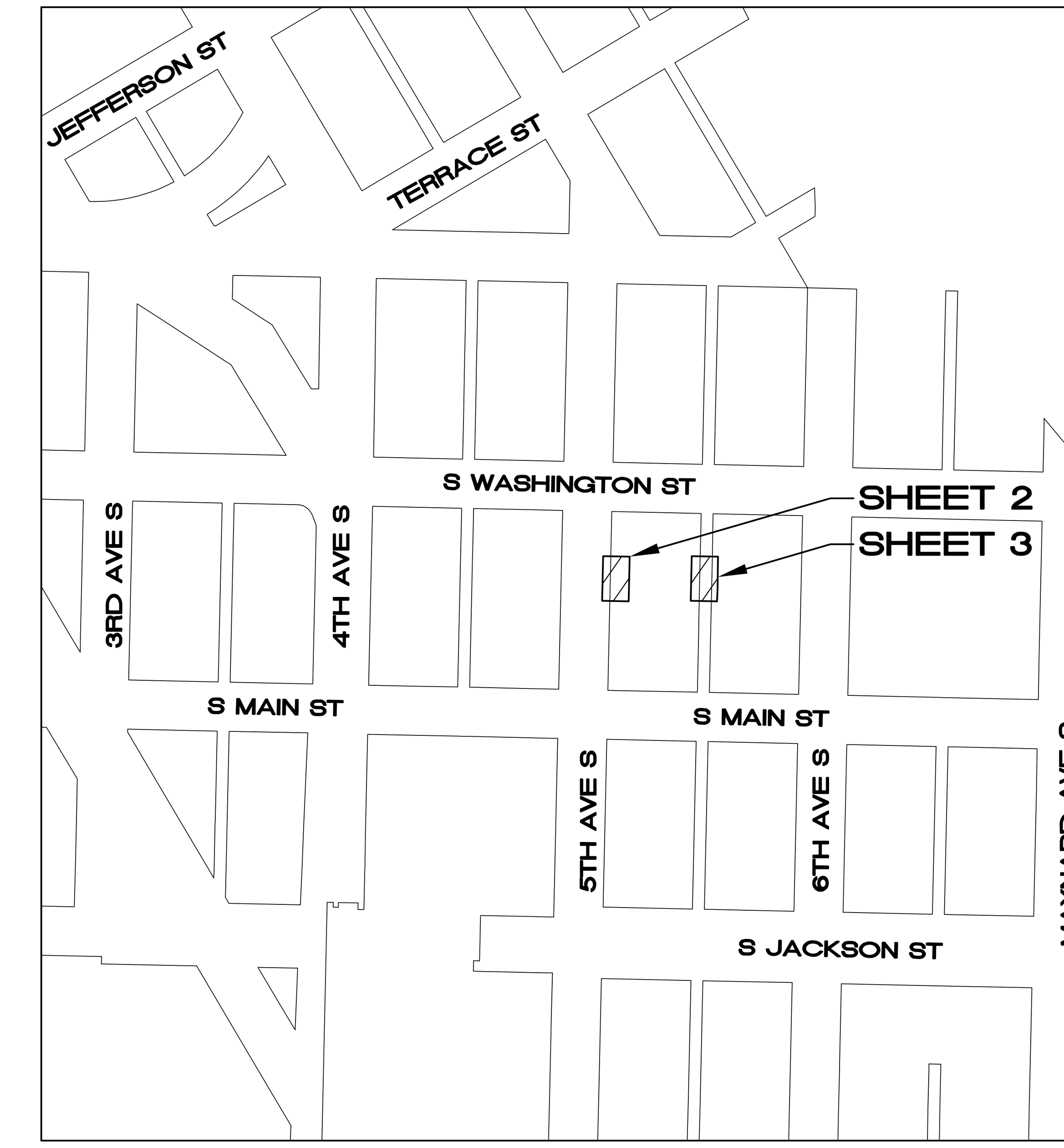
TBM–F/H
DESCRIPTION: CHISELED 'X' TOP OF FIRE HYDRANT
LOCATION: NE CORNER INTERSECTION 5TH AND MAIN
ELEVATION: 70.22

ABBREVIATIONS

BOW	BACK OF WALK
FF	FINISHED FLOOR
FOW	FRONT OF WALK
FL	FLOW LINE
TOC	TOP OF CURB
PL	PROPERTY LINE
ROW(N)	ROW TO THE NORTH
ROW(S)	ROW TO THE SOUTH

SHEET INDEX

SHEET 1	COVER AND NOTES
SHEET 2	SIDEWALK PLAN – 5TH AVE S
SHEET 3	ALLEY PLAN
SHEET 4	SECTIONS
SHEET 5–6	LANDSCAPE PLANS



VICINITY MAP

SCALE: 1" = 200'

WATER SERVICE NOTES

1. APPLICATION FOR A NEW METERED WATER SERVICE AND ALL FEES PAID, IS REQUIRED 28 CALENDER DAYS BEFORE SERVICE WILL BE AVAILABLE. OWNER WILL NEED WATER AVAILABILITY CERTIFICATE, LEGAL DESCRIPTION OF PROPERTY AND THREE (3) COPIES OF IMPROVEMENT PLANS WHEN MAKING APPLICATION.
2. ALL WATER SERVICE PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH.
3. FOR INFORMATION AND INSPECTION, PHONE WATER SERVICE AT 684–5800.
4. WATER SERVICE PIPING SHALL BE COPPER OR DUCTILE IRON PER COS SPECIFICATIONS 9–30.
5. WATER SERVICE INSTALLATION SHALL BE IN ACCORDANCE WITH COS SPECIFICATIONS SECTION 7–11.
6. PROVIDE FITTINGS, BENDS, BLOCKING AS REQUIRED TO MAKE SERVICE CONNECTION. COORDINATE WORK WITH PLUMBING CONTRACTOR.

90% SIP PLAN (NOT FOR CONSTRUCTION) – 4/8/20

DATE	MARK	NATURE	MADE	CHK'D	REV'D

REVISIONS

File: Z:\2018 Project Documents\18011 Wong MU\PLANS\WMU–SIP–COVER.dwg ID: marc Date: 07–Apr–20 10:42:01am

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206 402 4644

REVIEWED BY SPU/WATER ENGINEERING
.... 20.....
REVIEWED BY SPU/DRAINAGE
.... 20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING
.... 20.....

NAME OR INITIALS AND DATE		
DESIGNED	TG	4/8/20
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REVISED AS–BUILT..............................

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City of Seattle
Seattle Department of Transportation

WORK ORDER NO: –
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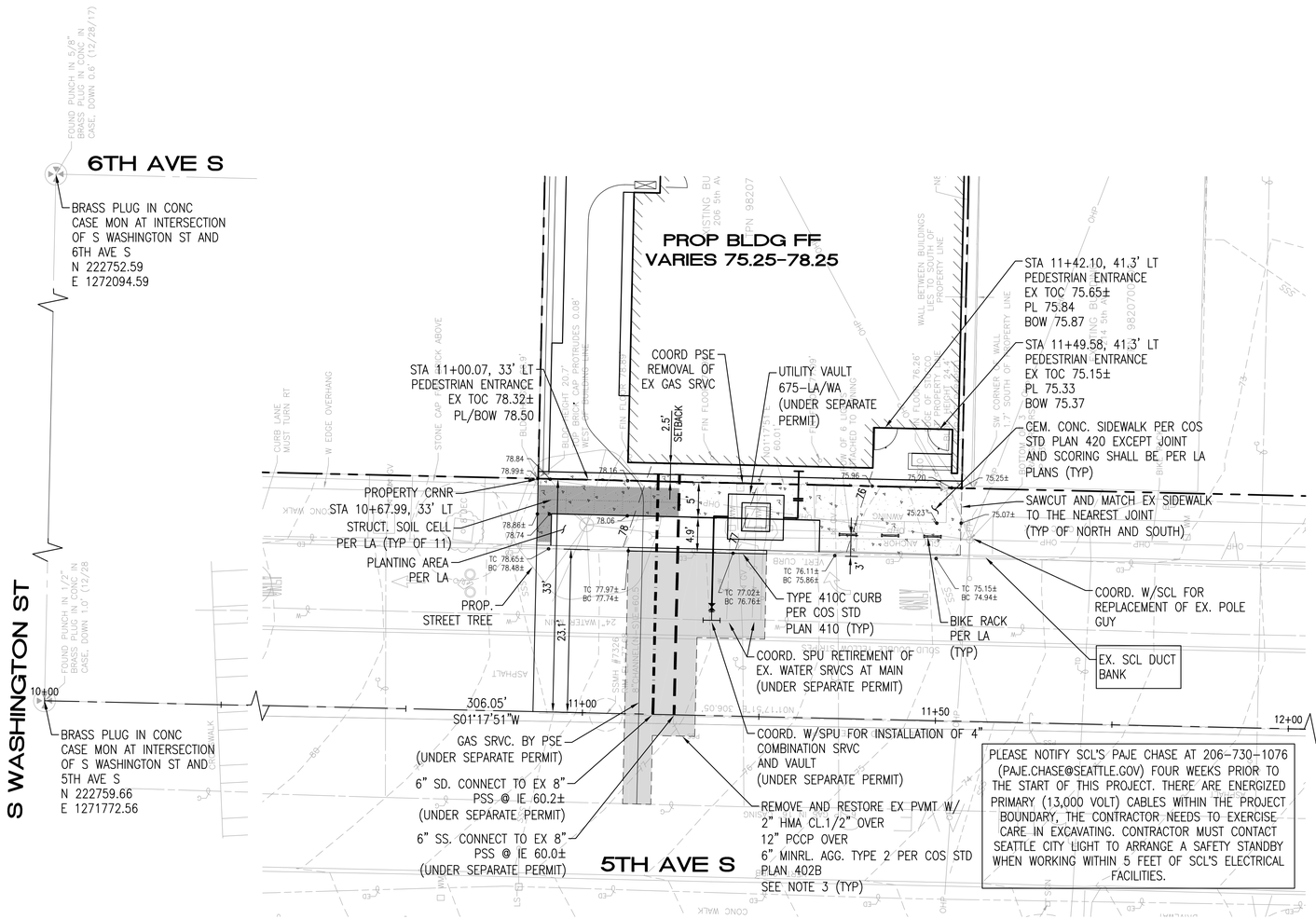
INSPECTORS'S BOOK

206 PLACE

SDCI PROJECT – 6653595

206 5TH AVE S
COVER AND NOTES

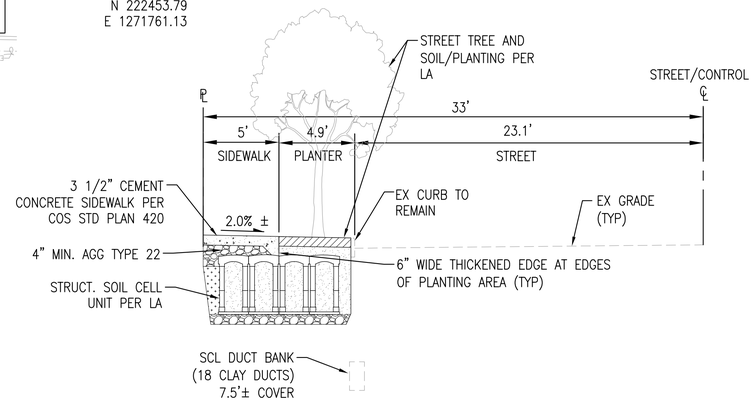
SDOT PROJECT NO. 391629
VAULT PLAN NO. –
VAULT SERIAL NO. –
SHEET 1 OF 6



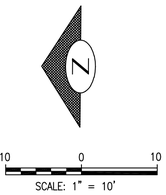
PLEASE NOTIFY SCL'S PAJE CHASE AT 206-730-1076 (PAJE.CHASE@SEATTLE.GOV) FOUR WEEKS PRIOR TO THE START OF THIS PROJECT. THERE ARE ENERGIZED PRIMARY (13,000 VOLT) CABLES WITHIN THE PROJECT BOUNDARY, THE CONTRACTOR NEEDS TO EXERCISE CARE IN EXCAVATING. CONTRACTOR MUST CONTACT SEATTLE CITY LIGHT TO ARRANGE A SAFETY STANDBY WHEN WORKING WITHIN 5 FEET OF SCL'S ELECTRICAL FACILITIES.

STREET TREE TABLE	
STA LOCATION	TYPE
STA 11+00.00, 26.6' LT	QUERCUS COCCINEA – SCARLET OAK

BIKE RACK TABLE
STA 11+37, 26.06'± LT
STA 11+43, 26.06'± LT
STA 11+49, 26.06'± LT



1/2 TYPICAL SECTION
NTS



DATUM

NAVD 88 – SEE SITE SURVEY FOR BENCHMARK AND ADDITIONAL INFORMATION.

NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. REMOVE EX IMPROVEMENTS AS REQUIRED FOR NEW CONSTRUCTION.
3. RESTORATION FOR ALL UTILITY CUTS IN EXISTING PVMT SHALL BE PER SDOT DIRECTORS RULE 01-2017 IN THE ROW. CONTRACTOR SHALL COORDINATE WITH SDOT AS REQUIRED AND SHALL PAY ALL COSTS FOR RESTORATION.

90% SIP PLAN (NOT FOR CONSTRUCTION) - 4/8/20

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

File: Z:\2018\Project Documents\18011 #Imp Mtl\PLANS\#Mtl-SIP-STR.dwg By: marcc Date: 07-Apr-20 5:02:18pm

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REVIEWED BY SPU/WATER ENGINEERING	20....
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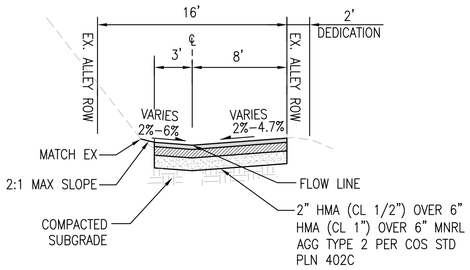
206 PLACE
SDCI PROJECT – 6653595

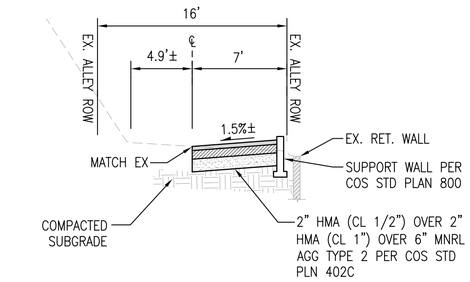
206 5TH AVE S
SIDEWALK PLAN
5TH AVE S

SDOT PROJECT NO.	391629
VAULT PLAN NO.	–
VAULT SERIAL NO.	–
SHEET	2 OF 6



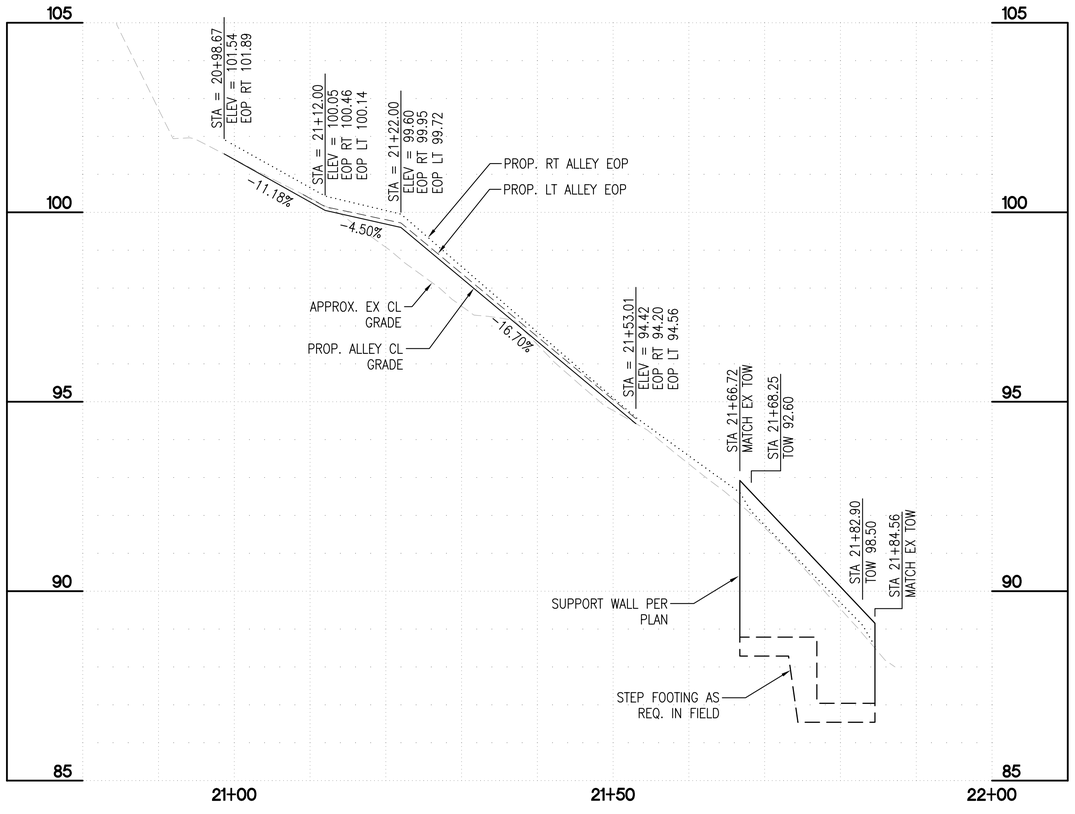
TYPICAL SECTION

NTS (LOOKING SOUTH)



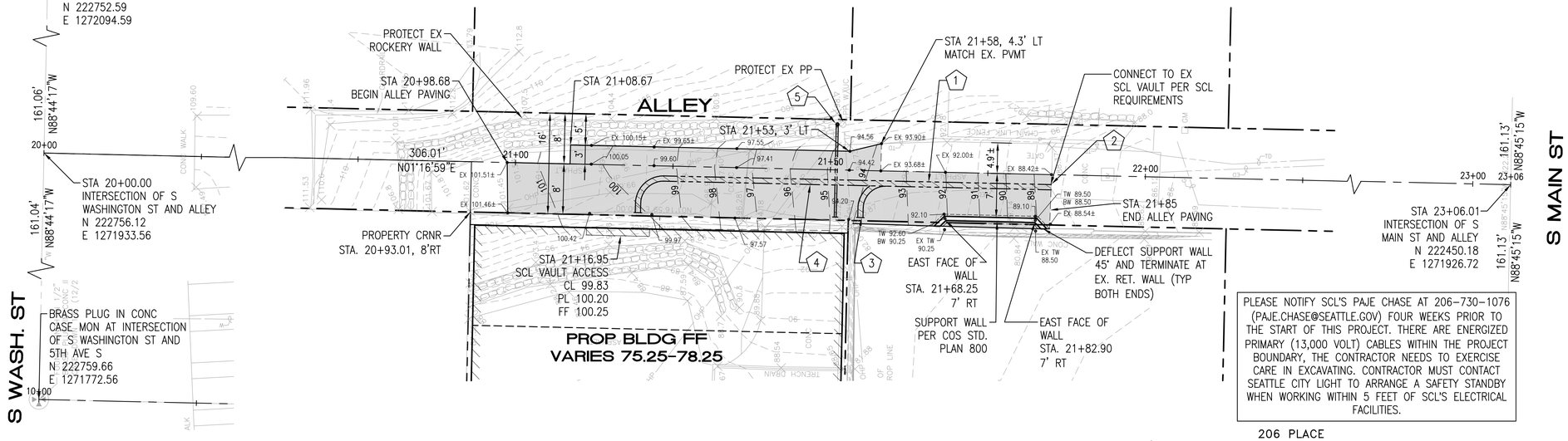
TYPICAL SECTION AT SUPPORT WALL

NTS (LOOKING SOUTH)



PROFILE

SCALE: HORZ. 1" = 10' VERT. 1" = 2'



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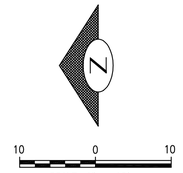
DATUM

NAVD 88 – SEE SITE SURVEY FOR BENCHMARK AND ADDITIONAL INFORMATION.



NOTES

1. SEE SHEET 1 FOR GENERAL NOTES. SEE TYPICAL SECTIONS, THIS SHEET.
2. REMOVE EX IMPROVEMENTS AS REQUIRED FOR NEW CONSTRUCTION.
3. RESTORATION FOR ALL UTILITY CUTS IN EXISTING PVMT SHALL BE PER SDOT DIRECTORS RULE 01–2017 IN THE ROW. CONTRACTOR SHALL COORDINATE WITH SDOT AS REQUIRED AND SHALL PAY ALL COSTS FOR RESTORATION.

(X) TEL/ELEC NOTES (UNDER SEP. PERMIT)

1. (2) 4" ECD (SCL TEMP.)
   (2) 2" ECD (SCL PERM.)
   (6) 4" ECD (SCL PERM.)
2. CONNECT TO SCL VAULT PER SCL REQ.
3. (2) 4" ECD (SCL TEMP.)
4. (2) 2" ECD (SCL PERM.)
   (6) 4" ECD (SCL PERM.)
5. (1) 4" RISER AND CONDUIT (CLINK)

90% SIP PLAN (NOT FOR CONSTRUCTION) – 4/8/20

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

File: Z:\2018 Project Documents\18011 Prop MIT\CAD\Mkr_SP-ALLEY.dwg 8/ mark Date: 07-Apr-20 11:03:45am

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WORK ORDER NO: –
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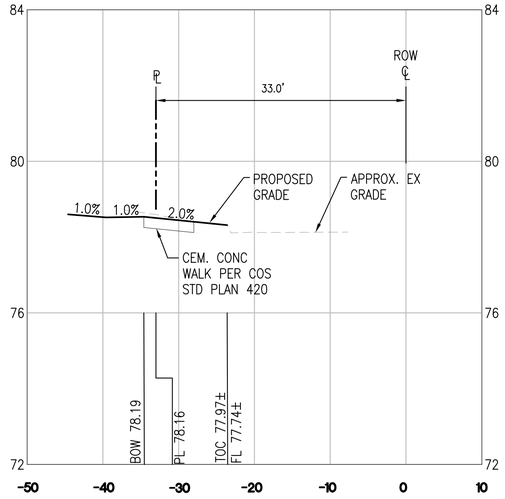
206 5TH AVE S
ALLEY PLAN
ALLEY N/O 5TH AVE S

206 PLACE

SDCI PROJECT – 6653595

SDOT PROJECT NO.	391629
VAULT PLAN NO.	–
VAULT SERIAL NO.	–
SHEET	3 OF 6

STA 11+00.07



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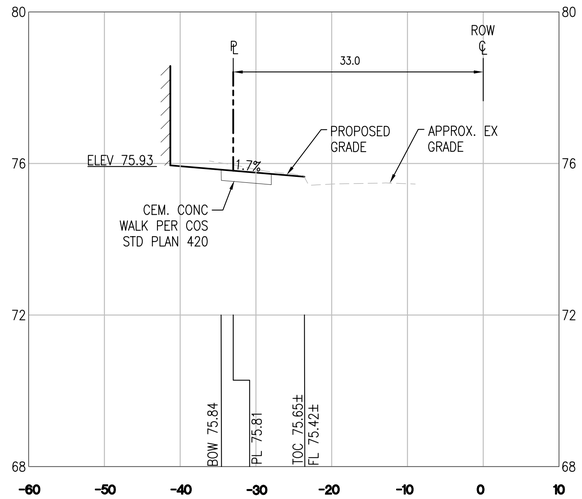

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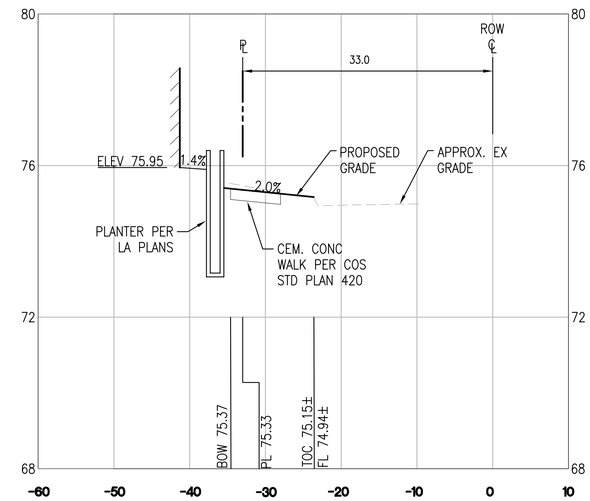

FIFTH AVE ENTRANCE SECTIONS

SCALE: HORZ. 1" = 10' VERT. 1" = 2'

90% SIP PLAN (NOT FOR CONSTRUCTION) - 4/8/20

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

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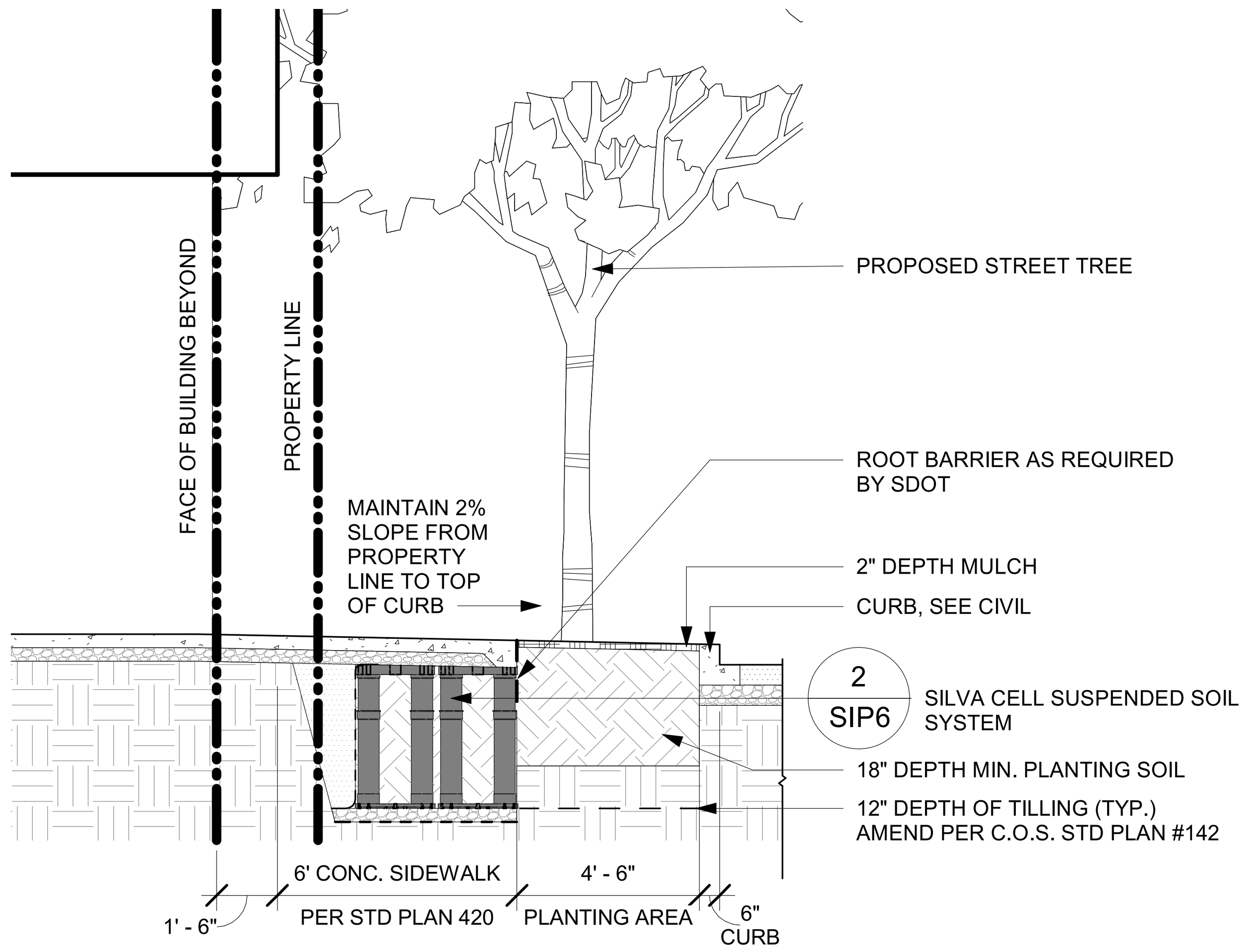
206 PLACE

SDCI PROJECT – 6653595

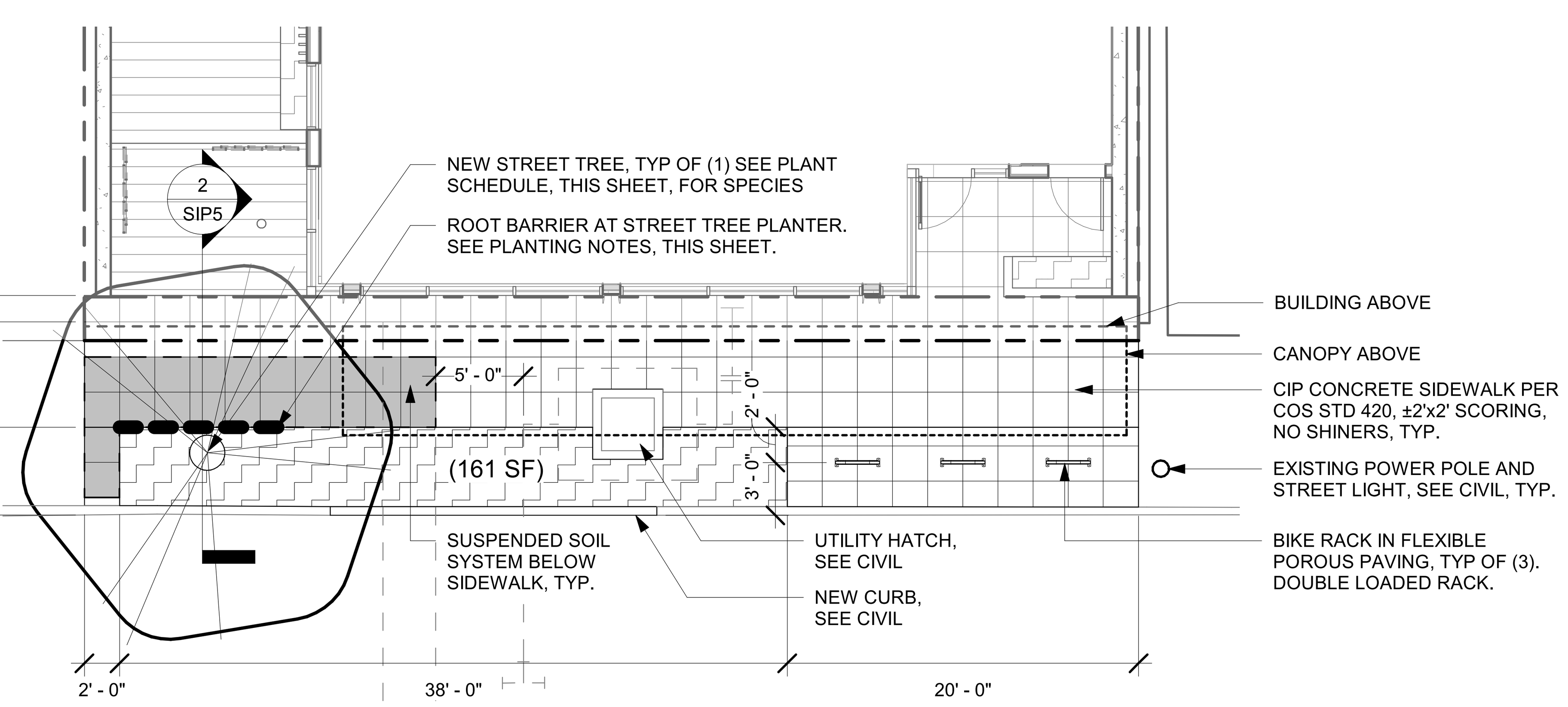
206 5TH AVE S
SECTIONS

SDOT PROJECT NO.	391629
VAULT PLAN NO.	–
VAULT SERIAL NO.	–
SHEET	4 OF 6



2 SECTION - 5TH AVENUE S

1/4" = 1'-0"



1 PLAN - 5TH AVENUE S

1/8" = 1'-0"

0 4'-0" 8'-0"

Revised 4/8/09

Green Factor Worksheet*

SEATTLE×green factor

PROJECT NAME		Planting Area: GRADE LEVEL - ROW	GRADE LEVEL - ON PROP	ROOF LEVEL	TOTAL**
A1	square feet			223	223
A2	square feet	161	144	325	630
A3	square feet		233		233
B1	square feet	161	377	548	1086
B2	# of plants	8	26	38	73
B3	# of trees		1		1
B4	# of trees				0
B5	# of trees				0
B6	# of trees	1			1
B7	inches DBH				0
C1	square feet				0
C2	square feet			1404	1404
D	square feet				0
E	square feet				0
F1	square feet				0
F2	square feet				0
G	square feet				0
H1	square feet	64	173	252	490
H2	square feet				0
H3	square feet	608			608
H4	square feet				0

* See Green Factor score sheet for category definitions

Revised 12/28/10

Green Factor Score Sheet

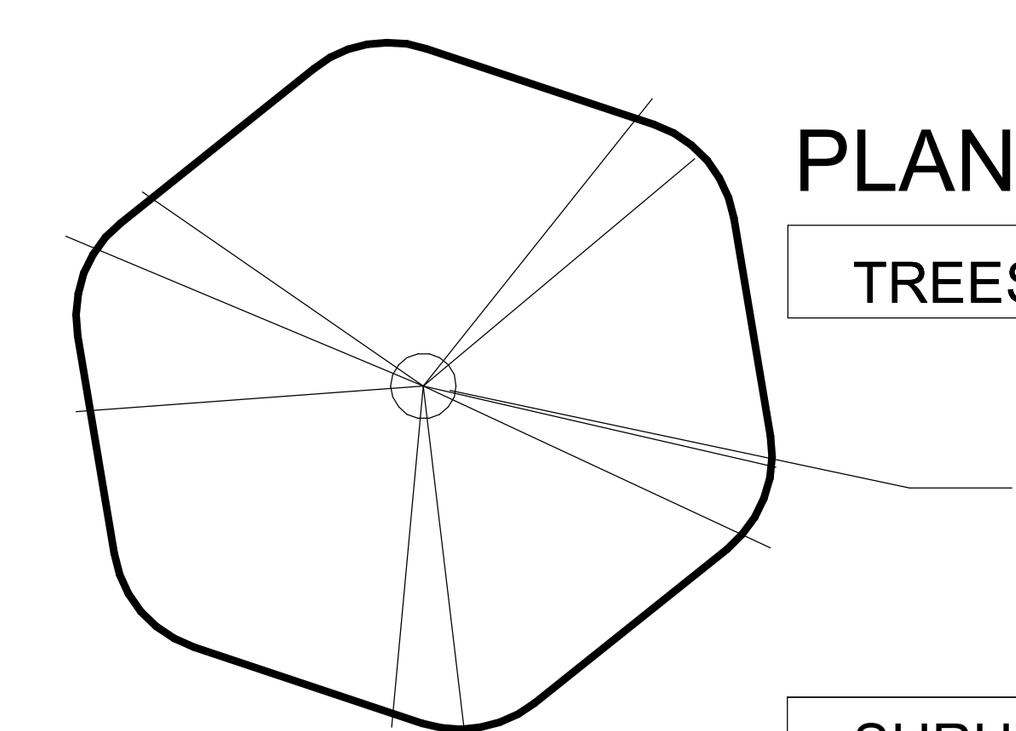
SEATTLE×green factor

Project title: 206 5th Ave S

Parcel size (enter this value first) * 7,200 (enter sq ft of parcel) — SCORE 0.314

	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"	enter sq ft: 223		0.1	22
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 630		0.6	378.0
3	Bioretention facilities	enter sq ft: 233		1.0	233.0
B	Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1086		0.1	109
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 73	873.6	0.3	262
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 1	75	0.3	23
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 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	enter number of plants: 1	350	0.4	140.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0	0	0.8	-
C	Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft: 1404		0.7	982.8
D	Vegetated walls	enter sq ft: 0		0.7	-
E	Approved water features	enter sq ft: 0		0.7	-
F	Permeable paving				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0		0.5	-
G	Structural soil systems	enter sq ft: 0		0.2	-
	sub-total of sq ft =	4,875			
H	Bonuses				
1	Drought-tolerant or native plant species	enter sq ft: 490		0.1	49.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 608		0.1	61
4	Landscaping in food cultivation	enter sq ft: 0		0.1	-
				Green Factor numerator =	2,259

* 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)



PLANT SCHEDULE - STREET LEVEL AND ROOF LEVEL

TREES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Quercus coccinea	Scarlet Oak	3-1/2 CAL.	PER PLAN	SINGLE STEM, SYMMETRICAL CANOPY, 5' BRANCHING HEIGHT

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	30" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican Orange	24" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Cornus alba 'Elegantissima'	Tartarian Dogwood	30" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Cornus stolonifera 'Arctic Fire'	Arctic Fire Red-twig Dogwood	24" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Fothergilla 'Mt. Airy'	Dwarf Fothergilla	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Hebe 'Red Edge'	Red Edge Hebe	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Hydrangea quercifolia 'Snow Queen'	Snow Queen Oak-leaf Hydrangea	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Lonicera pileata 'Moss Green'	Moss Green Privet Honeysuckle	30" MIN SP, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Rosa 'Bonica'	Bonica Rose	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Sarcoccocca ruscifolia	Sweet Box	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Senecio greyi	Daisy Bush	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Euphorbia robbiae	Robb's Spurge	#1 POT	24" O.C.	
Heuchera x 'Obsidian'	Obsidian Coral Bells	#1 POT	18" O.C.	
Liriope spicata	Creeping Liriope	#1 POT	18" O.C.	
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 POT	18" O.C.	
Pachysandra terminalis	Japanese Pachysandra	#1 POT	18" O.C.	

GENERAL HARDSCAPE NOTES

1. DISCREPANCIES BETWEEN SITE CONDITIONS AND PLANS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL JOINTS TO BE TOOLED, DO NOT LEAVE ANY TOOL MARKS WHEN JOINTING (NO SHINERS).
3. PRE-CONSTRUCTION MEETING BETWEEN LANDSCAPE ARCHITECT AND CONTRACTOR TO OCCUR PRIOR TO INSTALLATION OF PAVING.
4. PROVIDE EXPANSION JOINT AT BACK OF CURB AND AT R.O.W LINE AS INDICATED ON THE JOINTING PLAN, TYP.
5. SEE CIVIL DWGS FOR ON GRADE PAVEMENT SECTIONS.

NOTES

1. SEE SHEET 5 FOR PLANT SCHEDULE
2. SEE SHEET 5 FOR SIDEWALK SCORING AND JOINTING PLAN. SEE CIVIL FOR TREE PIT LAYOUT
3. SEE SHEET 5 FOR HARDSCAPE AND PLANTING NOTES, SPECIFICATIONS, AND DETAILS
4. SEE SHEET 5 FOR TYPICAL STREET SECTION
5. SEE SHEET 5 FOR GREEN FACTOR CALCULATIONS.
6. ANNUAL USE PERMIT REQUIRED FOR ALL PRIVATE ENCROACHMENTS IN THE R.O.W. ANNUAL PERMIT NO. TO BE DETERMINED

PLANTING SOIL SPECIFICATION

A. SEE PLANTING SOIL SPECIFICATION, SDOT STANDARD SPEC 9.14.1(4)A AND CITY OF SEATTLE STORMWATER MANUAL CHAPTER 4.4 FOR PLANTING SOIL REQUIREMENTS.
B. MANUFACTURER: PACIFIC TOPSOIL, TWO-WAY SOIL MIX, OR APPROVED EQUAL TYPICALLY MEETS THE AFOREMENTIONED REQUIREMENTS. OBTAIN AND SUBMIT TESTING TO CONFIRM LATEST SOIL SPEC CONTINUES TO MEET REQUIREMENTS PRIOR TO INSTALLATION.
C. COMPOSITION MIXTURE OF PURE COMPOST; AND SAND, SANDY LOAM OR SILTY SAND WHICH IS HIGH IN ORGANIC CONTENT, COMPRISED OF FULLY COMPOSTED AND MATURE ORGANIC MATERIALS. FREE OF FRESH SAWDUST/WOOD PRODUCTS; COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY.

1. SCREEN SIZE:	7/16" MAXIMUM
2. TOTAL"NITROGEN	.25% MINIMUM
3. ORGANIC MATTER	10%
4. PH RANGE	5.5-7.5
5. CONDUCTIVITY	5MMHOS/CM MAXIMUM

MULCH SPECIFICATION

A. SEE MULCH AND AMENDMENTS, SDOT STANDARD SPEC 9.14.4
B. "PACIFIC GARDEN MULCH" AS PROVIDED BY PACIFIC TOPSOILS, INC., OR APPROVED EQUAL, TYPICALLY MEETS THE AFOREMENTIONED REQUIREMENTS. OBTAIN AND SUBMIT TESTING TO CONFIRM LATEST MULCH SPEC CONTINUES TO MEET REQUIREMENTS PRIOR TO INSTALLATION.
   1. ORGANIC MULCH FOR GROUND COVER BEDS AND TREE AND SHRUB SAUCERS AND/OR BEDS.
   2. INSTALL TO A DEPTH OF 2 INCHES MIN.

GENERAL PLANTING NOTES

1. PROVIDE MULCH THROUGHOUT ENTIRE PLANTED AREA TO A DEPTH OF 2 INCHES. SEE SPECIFICATION THIS SHEET.
2. ALL PLANTERS TO BE FLUSH WITH GRADE.
3. SEE CIVIL DWGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES OR METERS, AND STRUCTURES LOCATED WITHIN THE PLANTING STRIP.
4. ALL PLANTS SHALL BE INSTALLED PER CITY OF SEATTLE STANDARD PLANS 100A, 110 AND 112.
5. ALL ALL PLANTING BEDS IN THE R.O.W. EITHER AMEND EXISTING SITE TOPSOIL OR SUBSOIL, OR IMPORT NEW TOPSOIL AS FOLLOWS, PER CHAPTER 4.4 OF THE CITY OF SEATTLE STORMWATER MANUAL: IN PLANTING BEDS WITH EXISTING SITE TOPSOIL, PLACE 3 INCHES OF COMPOST AND TILL INTO AN 8 INCH DEPTH. IN PLANTING BEDS WHERE SOIL IS TO BE COMPOSED OF ALL IMPORT TOPSOIL, PROVIDE 8" DEPTH OF TOPSOIL. SEE TOPSOIL SPECIFICATION ON THIS PAGE. SUBSOIL SHALL BE SCARIFIED (LOOSENED) 4 INCHES BELOW IMPORT LAYER, TO PRODUCE 12-INCH DEPTH OF UNCOMPACTED SOIL. AFTER PLANTING 2 INCHES OF COMPOST MULCH SHALL BE APPLIED TO PLANTING BEDS, SEE MULCH SPECIFICATION THIS PAGE. NO PLANTING IS TO OCCUR WITHIN 2'-0" OF NEW TREE CENTER, TYP. PROVIDE MULCH ONLY PER SPECIFICATION.
6. ALL PLANTING AREAS IN THE R.O.W. ARE INCLUDED IN SITE GREEN FACTOR CALCULATIONS. SEE SHEET 5 FOR CALCULATIONS.
7. PROVIDE DRIP IRRIGATION AT ALL PLANTING AREAS ON GRADE.
8. PROVIDE 18" DEEP X 8'-0" LONG ROOT BARRIER ALONG SIDEWALK SIDE OF ALL TREE PLANTINGS.
9. CONTACT SDOT URBAN FORESTRY AT 206-684-5693 PRIOR TO TREE INSTALLATION

REV'D	CHK'D	MADE	NATURE / REVISION	MARK	DATE

Plotted On: 4/7/2020 4:50:21 PM

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KRIS R. SNIDER
CERTIFICATE NO.463

90% Complete Street Improvement Plan - NOT FOR CONSTRUCTION

206 PLACE

SDCI PROJECT # 6653595

HEWITT
architecture
landscape architecture
urban design

101 stewart street
suite 200
seattle, washington 98101

(206) 624-8154 phone
(206) 626-0541 fax

Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING .... 20.....

REVIEWED BY SPU/DRAINAGE .... 20.....

APPROVED BY SDOT STREET IMPROVEMENT PERMITTING .... 20.....

NAME OR INITIALS AND DATE		INITIALS AND DATE
DESIGNED . CMc	04/08/20	REVIEWED:
CHECKED . KS	04/08/20	
DRAWN . KC	04/08/20	PROJECT MANAGER
CHECKED . KS	04/08/20	
DESIGN REVIEW	04/08/20	REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. ______ APPROVED ______
FUND: ______
SCALE: INSPECTOR'S BOOK ______

206 5TH AVENUE SOUTH

LANDSCAPE PLAN + SECTION, GREEN FACTOR + NOTES

SDOT PROJECT NO. 391629
VAULT PLAN NO. -
VAULT SERIAL NO. -
SHEET 5 OF 6

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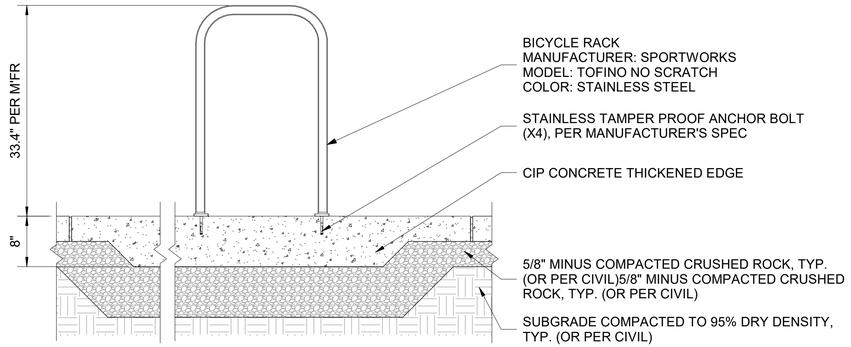
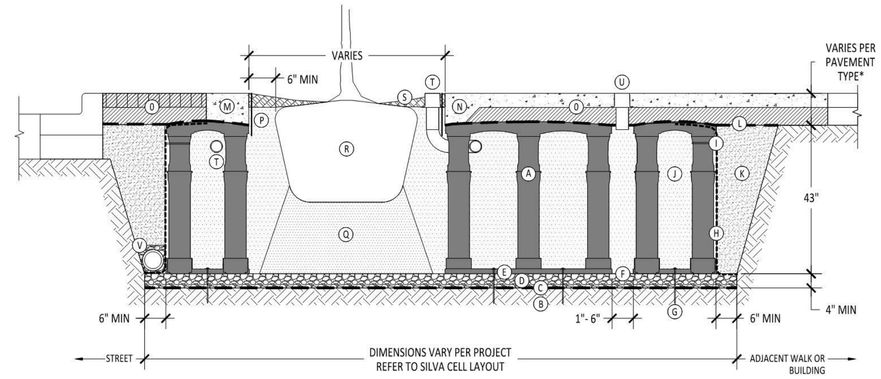


4 BICYCLE RACK - TYPICAL SECTION

1" = 1'-0"



SILVA CELL SYSTEM 3X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

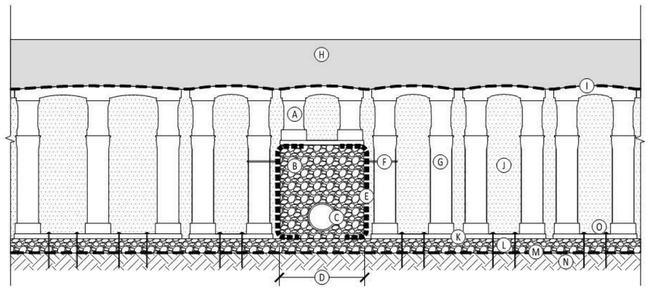
PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

2 SILVA CELL - TYPICAL SECTION

3/16" = 1'-0"



SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE B - SECTION

NOT TO SCALE

KEY PLAN

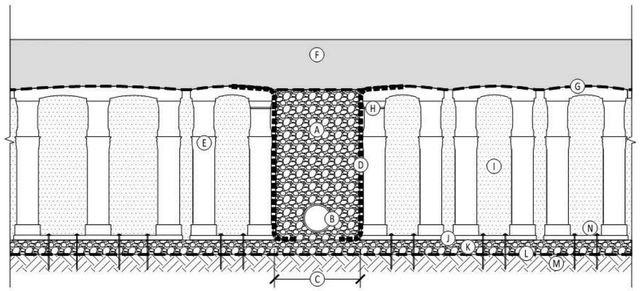
- (A) BRIDGING SILVA CELL, SEE NOTE 2
- (B) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (C) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 4
- (D) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (E) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 6" (150 mm) EXCESS (BETWEEN AGGREGATE AND BRIDGING CELL)
- (F) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (G) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (H) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (I) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (K) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (L) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (M) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (N) SUBGRADE, COMPACTED TO 95% PROCTOR
- (O) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE BRIDGING CELL ABOVE THE AGGREGATE MAY BE 1x or 2x AS REQUIRED BY THE PROJECT. SHOWN HERE IS A 1x SILVA CELL.
3. THIS BRIDGING DETAIL MAY BE USED WITH 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS. BRIDGING CELLS WILL BE EITHER 1x OR 2x, PER PROJECT SPECIFICATIONS.
4. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
5. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
6. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS.

3 SILVA CELL - UTILITY BRIDGE TYPE 2

3/16" = 1'-0"



SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE A - SECTION

NOT TO SCALE

KEY PLAN

- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (G) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (I) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (J) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (K) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (L) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (M) SUBGRADE, COMPACTED TO 95% PROCTOR
- (N) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
6. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. DO NOT SCALE DRAWINGS.

1 SILVA CELL - UTILITY BRIDGE TYPE 1

3/16" = 1'-0"

DATE	MARK	NATURE REVISION	MADE	CHK'D	REV'D

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
KRISTA R. KUDER
CERTIFICATE NO.463

Plotted On: 4/7/2020 4:50:21 PM

90% Complete Street Improvement Plan - NOT FOR CONSTRUCTION

HEWITT architecture landscape architecture urban design
101 stewart suite 200
98101 seattle, washington
(206) 624-8154 phone
(206) 626-0541 fa
x

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	
.....	20.....
REVIEWED BY SPU/DRAINAGE	
.....	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	
.....	20.....

NAME OR INITIALS AND DATE		
DESIGNED - CMc	04/08/20	
CHECKED - KS	04/08/20	
DRAWN - KC	04/08/20	
CHECKED - KS	04/08/20	
DESIGN REVIEW	04/08/20	

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE	
REVIEWED:	
.....	
PROJECT MANAGER	
REVISED AS-BUILT	

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. _____ APPROVED _____
FUND: _____
SCALE: INSPECTOR'S BOOK _____

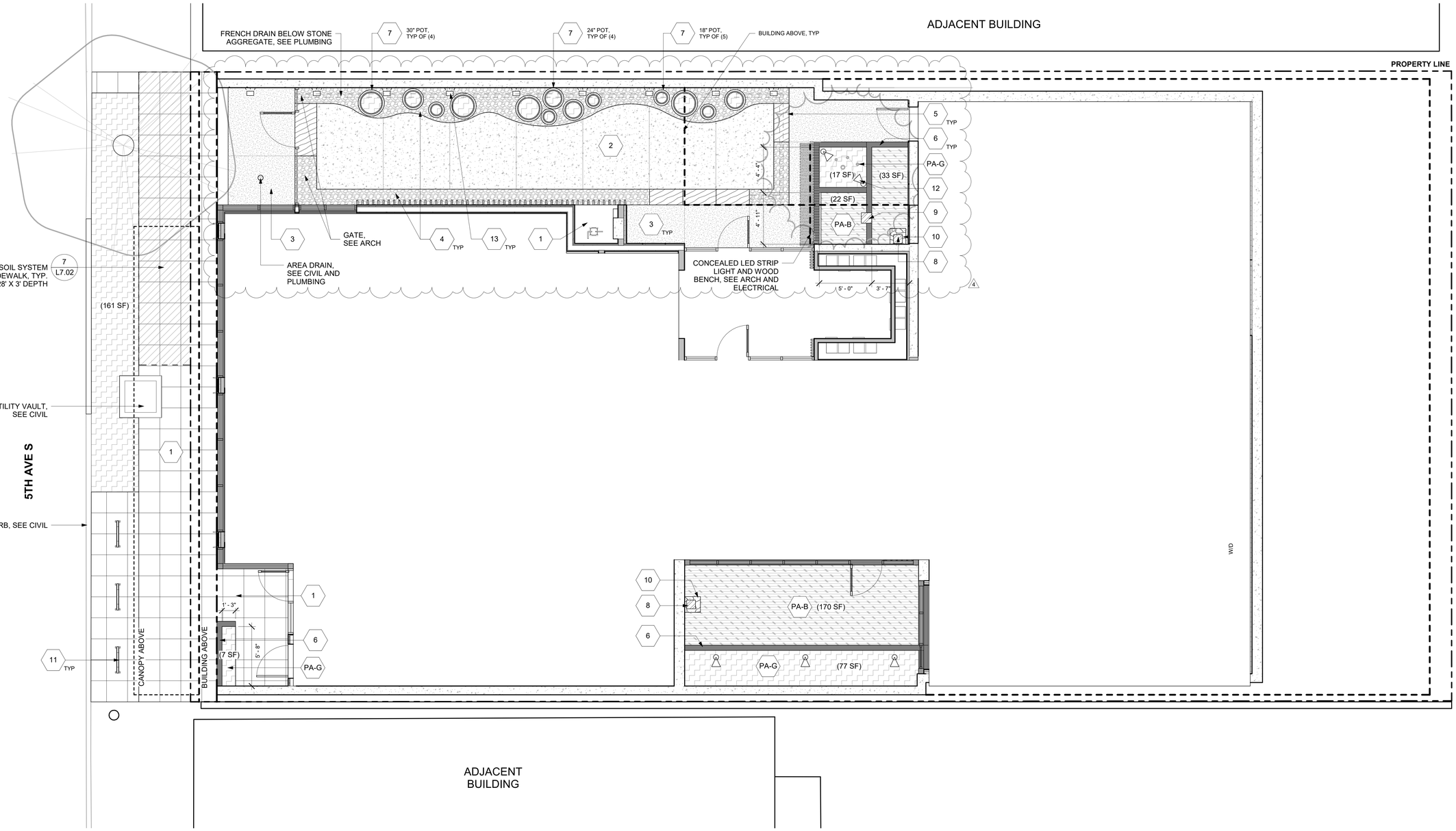
206 PLACE

SDCI PROJECT # 6653595

206 5TH AVENUE SOUTH

RIGHT OF WAY DETAILS

SDOT PROJECT NO.	391629
VAULT PLAN NO.	-
VAULT SERIAL NO.	-
SHEET	6 OF 6



1 MATERIALS PLAN - LEVEL 01
1/4" = 1'-0"

LEGEND - LEVEL 01

1 L7.01	1	TYPE 1 CIP CONCRETE PAVEMENT PER C.O.S. STANDARD 2' X 2' SCORE PATTERN. (TOOLED JOINTS)	2 L7.01	6	CIP CONCRETE WALL, 6" WIDTH ON GRADE. SEE GRADING PLANS FOR HEIGHTS.	3 L7.03	11	"TOFINO NO SCRATCH" BIKE RACK BY SPORTWORKS. (2) PARKING SPACES PROVIDED PER RACK.	7 L7.06	PA-G	PLANTING AREA - ON GRADE, TOPPED W/ 2" DEPTH MULCH, TYP.
1 L7.01	2	TYPE 2 CIP SPECIALTY CONCRETE PAVEMENT WITH INTEGRAL COLOR AND EXPOSED AGGREGATE FINISH. SAW CUT SCORING AS SHOWN.	4 L7.03	7	18" Ø, 24" Ø, AND 30" Ø TERRA COTTA POTS WITH RIDGED PATTERN AND ETCHED FINISH	14 L7.06	12	LED TREE UPLIGHTS, SEE ELECTRICAL	2 L7.02	PA-B	PLANTING AREA - BIORETENTION, SEE CIVIL
1 L7.01	3	TYPE 3 CIP SPECIALTY CONCRETE PAVEMENT WITH INTEGRAL COLOR AND EXPOSED AGGREGATE FINISH. SAW CUT SCORING AS SHOWN.		8	12" METAL SCUPPER AT DOWNSPOUTS FEEDING BIORETENTION PLANTERS, TYP.		13	LED WALL UPLIGHTS, SEE ELECTRICAL			
5 L7.01	4	STONE AGGREGATE, TYPE 1. MIN. 4" DEPTH, TYP.	3 L7.02	9	12" METAL WIER AT WALL BETWEEN BIORETENTION CELLS, TYP.						
4 L7.01	5	STONE SLAB PAVING INLAY	5 L7.02	10	GRAVEL SPLASH PAD WITH METAL EDGING AT BIORETENTION PLANTERS						

SEE PLANTING SCHEDULE ON SHEET L6.01 FOR TREE SPECIES

MATERIALS NOTES

1. REFER TO STREET IMPROVEMENT PLANS (SIP) FOR ALL IMPROVEMENTS IN THE R.O.W. SEE SIP LANDSCAPE SHEETS SIP4 AND SIP5. INCLUDED FOR REFERENCE ONLY.
2. REFER TO CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, VAULTS, AND STRUCTURES LOCATED IN THE R.O.W.
3. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION IN THE R.O.W. SEE ARCH. DWGS. FOR TOPPING SLAB AND TOP OF PAVER FINISHED GRADES.
4. LAYOUT PLANS FOR ALL PLANTER DIMENSIONS FORTHCOMING, PENDING SUBCONTRACTOR SHOP DRAWINGS.
5. LAYOUT PLANS FOR ALL SCORING AND JOINTING OF PAVED AREAS FORTHCOMING, PENDING SUBCONTRACTOR SHOP DRAWINGS.
6. REFER TO L7.01 - L7.03 FOR SITE DETAILS.
7. ALL SITE FURNISHINGS INCLUDING BUT NOT LIMITED TO TABLES, CHAIRS, AND TRASH RECEPTACLES ARE TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED (OFCI), TYP. FINAL LOCATIONS AND QUANTITIES TO BE DETERMINED.
8. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION/INSTALLATION.

Plotted On: **10/2/2020 11:25:55 AM**

HEWITT
architecture
landscape architecture
urban design

101 stewart street
suite 200
seattle, washington
98101

(206) 624-8154 phone
(206) 626-0541 fax

206 PLACE

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS

1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20
4	BUILDING PERMIT CORRECTIONS NO. 4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN KC | CHECKED KS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTA SNIDER
CERTIFICATE NO.463

SHEET
MATERIALS PLAN - AT GRADE

PROJECT NO: **17041.50**
DRAWING NO.: **L1.01**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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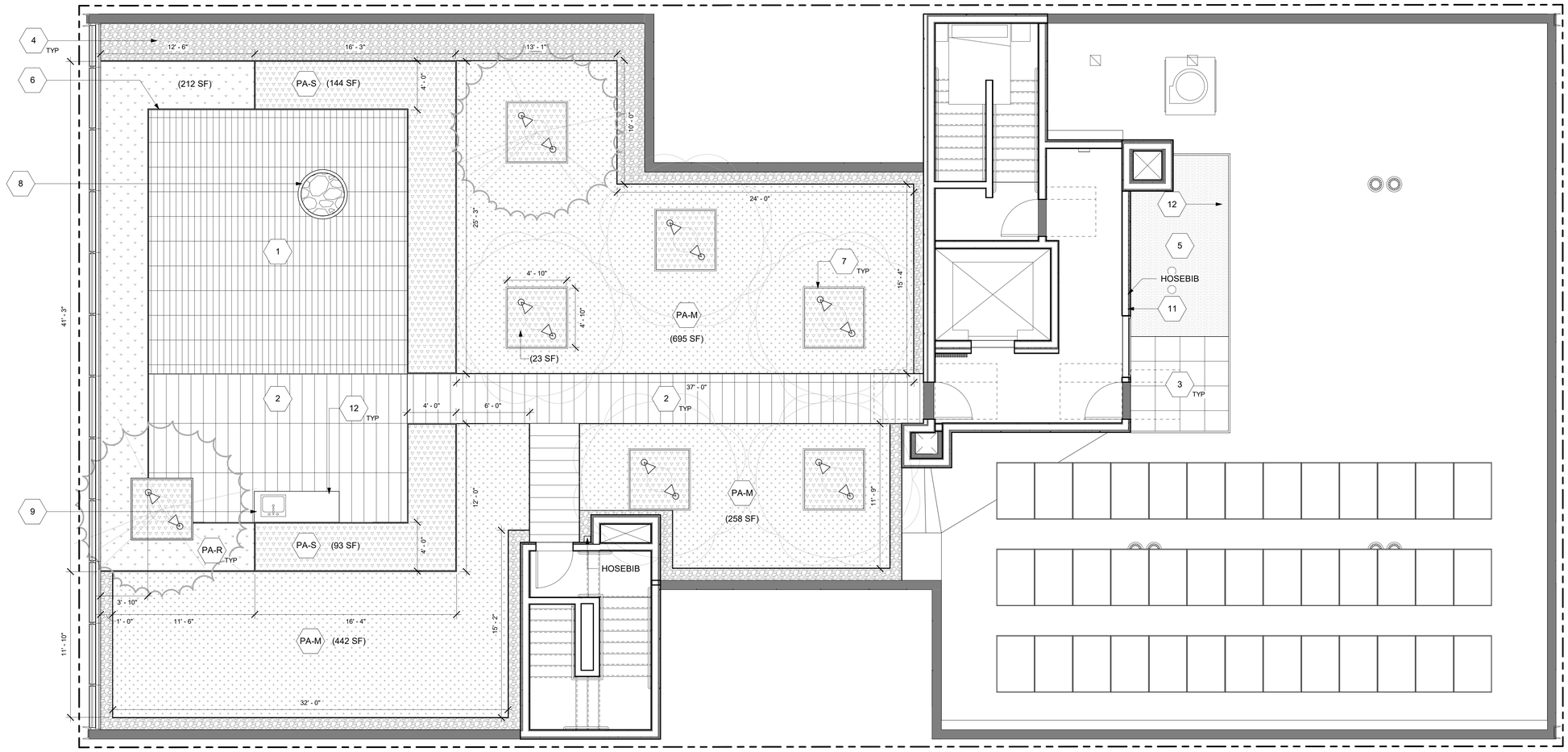

1 MATERIALS PLAN - ROOF
1/4" = 1'-0"

LEGEND - ROOF

6 L7.01	1	3' X 4' IPE WOOD PAVERS ON PEDESTAL SYSTEM	1 L7.02	6	1/4" THICK METAL PLANTER, POWDERCOATED BLACK. HTS VARY	11	DOG RUN CHEMIGATION BUTTON
6 L7.01	2	16" X 48" PORCELAIN PAVER ON PEDESTAL SYSTEM	1 L7.03	7	48" W x 48" L x 36" HT TREE PLANTER	12	FENCE AT DOG RUN, SEE ARCH
6 L7.01	3	24" X 24" PRECAST CONCRETE PAVER ON PEDESTAL SYSTEM	2 L7.03	8	GAS FIRE PIT, PLUMB GAS LINE AND PROVIDE TIMER, OFCI	14 L7.06	12 LED TREE UPLIGHTS, SEE ELECTRICAL
13 L7.06	4	STONE AGGREGATE WITH METAL EDGING AS REQUIRED, MIN. 4" DEPTH		9	OUTDOOR KITCHEN WITH 4" THICK x CONTINUOUS POLISHED AND SEALED CONCRETE COUNTER TOP & BACKSPLASH, STAINLESS STEEL CABINETS, BEVERAGE SINK, AND INTEGRAL LIGHTING.		
7 L7.01	5	ARTIFICIAL TURF ON PEDESTAL SYSTEM. INCLUDES IRRIGATION AND CHEMIGATION SYSTEM		10	GAS GRILL, PLUMB GAS LINE		

12 L7.06	PA-S	PLANTING AREA - ON STRUCTURE WITH MIN 24" SOIL DEPTH	SEE PLANTING SCHEDULE ON SHEET L6.01 FOR TREE SPECIES
8 L7.06	PA-R	INTENSIVE GREEN ROOF WITH 12" MIN. SOIL DEPTH	
9 L7.06	PA-M	EXTENSIVE SEDUM MAT, 6" SOIL DEPTH	

MATERIALS NOTES

1. REFER TO STREET IMPROVEMENT PLANS (SIP) FOR ALL IMPROVEMENTS IN THE R.O.W. SEE SIP LANDSCAPE SHEETS SIP4 AND SIP5. INCLUDED FOR REFERENCE ONLY.
2. REFER TO CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, VAULTS, AND STRUCTURES LOCATED IN THE R.O.W.
3. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION IN THE R.O.W. SEE ARCH. DWGS. FOR TOPPING SLAB AND TOP OF PAVER FINISHED GRADES.
4. LAYOUT PLANS FOR ALL PLANTER DIMENSIONS FORTHCOMING, PENDING SUBCONTRACTOR SHOP DRAWINGS.
5. LAYOUT PLANS FOR ALL SCORING AND JOINTING OF PAVED AREAS FORTHCOMING, PENDING SUBCONTRACTOR SHOP DRAWINGS.
6. REFER TO L7.01 - L7.03 FOR SITE DETAILS.
7. ALL SITE FURNISHINGS INCLUDING BUT NOT LIMITED TO TABLES, CHAIRS, AND TRASH RECEPTACLES ARE TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED (OFCI), TYP. FINAL LOCATIONS AND QUANTITIES TO BE DETERMINED.
8. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION/INSTALLATION.

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206 PLACE

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EDGE DEVELOPERS

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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN: KC
CHECKED: RKS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTE SNIDER
CERTIFICATE NO.463

SHEET
MATERIALS PLAN - ROOF

PROJECT NO: **17041.50**
DRAWING NO.: **L1.02**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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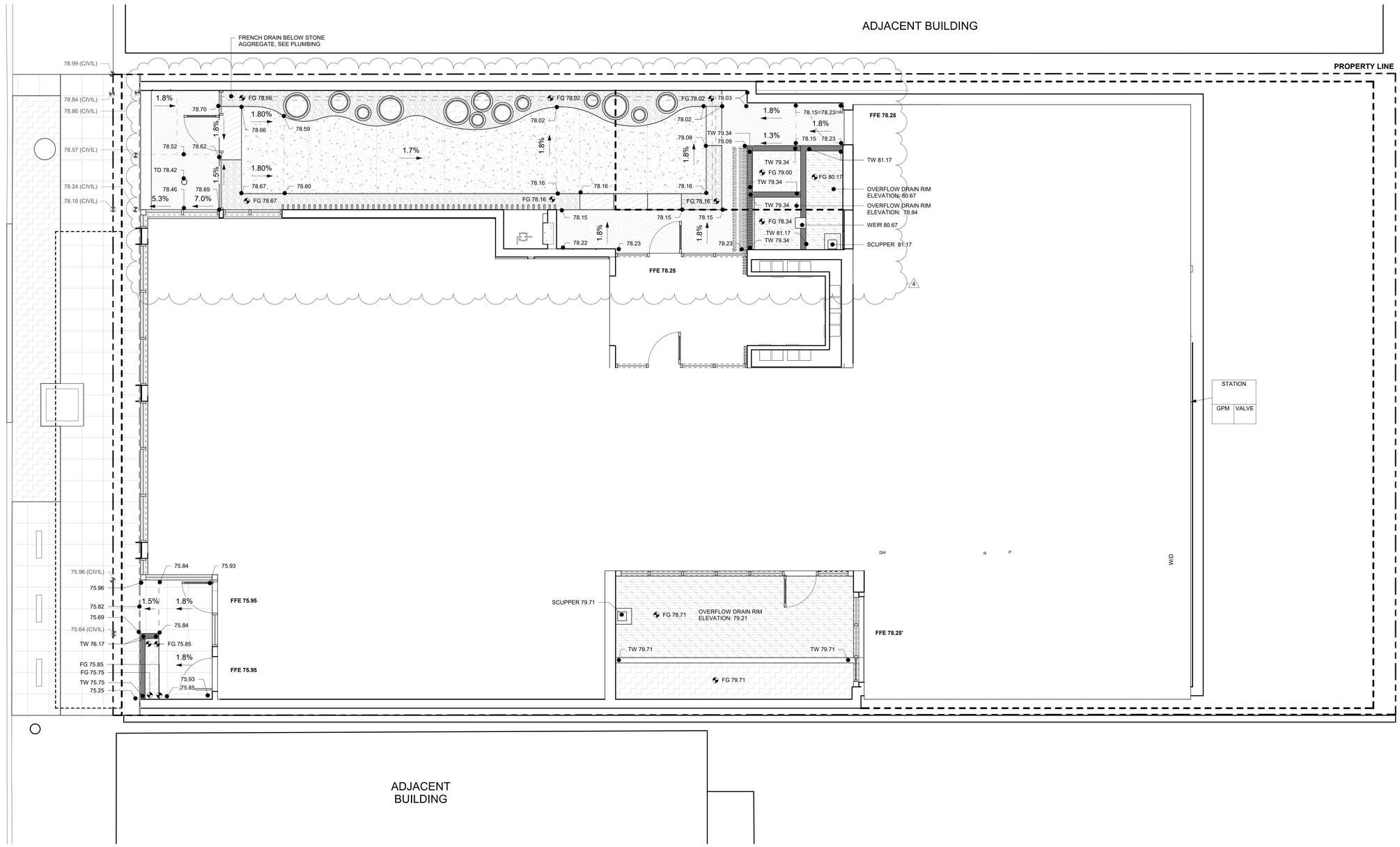

1 GRADING PLAN - LEVEL 01
1/4" = 1'-0"

LEGEND - GRADING

FFE 116.00	FINISH FLOOR ELEVATION
116.00	SPOT ELEVATION
TW 117.00	TOP OF WALL
TS 117.00	TOP OF STAIR
BS 117.00	BOTTOM OF STAIR
TB 117.00	TOP OF BENCH
TD 117.00	TOP OF DRAIN
FG 117.00	FINISH GRADE
TD 117.00	CIVIL SPOT (FOR REFERENCE ONLY)

GRADING NOTES

1. REFERENCE CIVIL SIP SHEETS FOR ALL GRADING AND LAYOUT IN THE R.O.W.
2. CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES. DO NOT PERFORM ANY EXCAVATION OR OTHER GRADING OPERATIONS PRIOR TO THEIR LOCATION.
3. SLOPE FINISHED SURFACE A MINIMUM OF 2% AWAY FROM THE BUILDING ON ALL SIDES UNLESS NOTED OTHERWISE.
4. BOTTOM OF WALL REFERS TO FINISH SURFACE GRADE AT THE BASE OF THE WALL. PROVIDE ADEQUATE COVER FOR FOOTING AND SUBBASE DEPTH BELOW BOTTOM OF WALL GRADE.
5. COORDINATE FINE GRADING AND SURFACE DRAINAGE WITH LANDSCAPE INSTALLATION. SEE MATERIALS PLANS AND ARCHITECTURAL PLANS FOR HARDSCAPE, WALLS, STEPS, LANDSCAPE FEATURES, AND PLANTING AREAS.
6. REFER TO SHEETS L7.01-L7.06 FOR SITE DETAILS.
7. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION / INSTALLATION.

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DRAWN: KC
CHECKED: rks

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTE K. SNIDER
CERTIFICATE NO.463

SHEET
GRADING PLAN - AT GRADE

PROJECT NO: **17041.50**
DRAWING NO.: L3.01
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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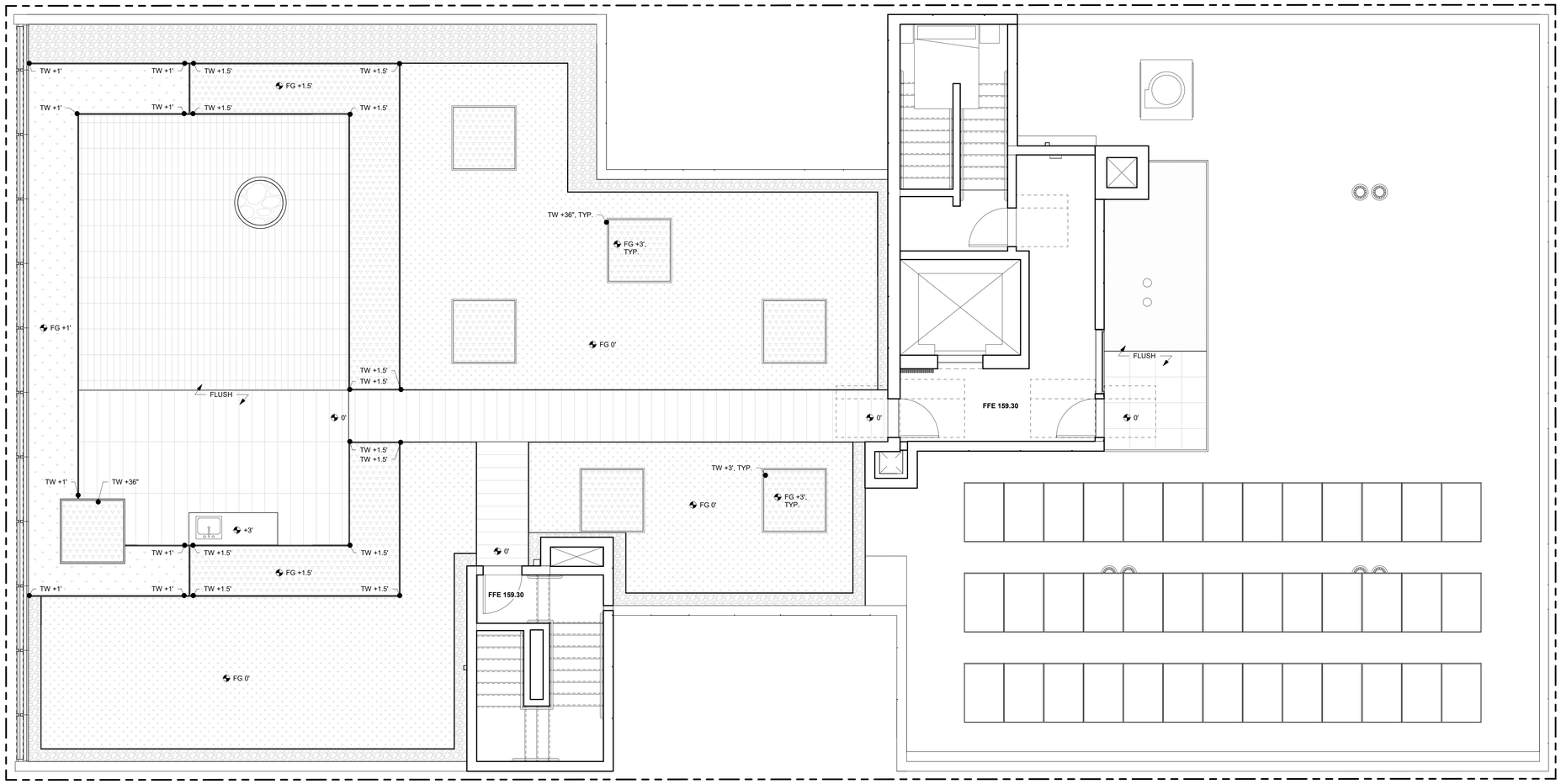

1 GRADING PLAN - ROOF
1/4" = 1'-0"

LEGEND - GRADING

FFE 116.00	FINISH FLOOR ELEVATION
116.00	SPOT ELEVATION
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6. REFER TO SHEETS L7.01-L7.06 FOR SITE DETAILS.
7. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION / INSTALLATION.

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DRAWN: KC
CHECKED: rks

STATE OF
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LANDSCAPE ARCHITECT
KRIS K. SNIDER
CERTIFICATE NO.463

SHEET
GRADING PLAN - ROOF

PROJECT NO: **17041.50**
DRAWING NO.: L3.02
SCALE: AS NOTED
DATE **10/02/2020**
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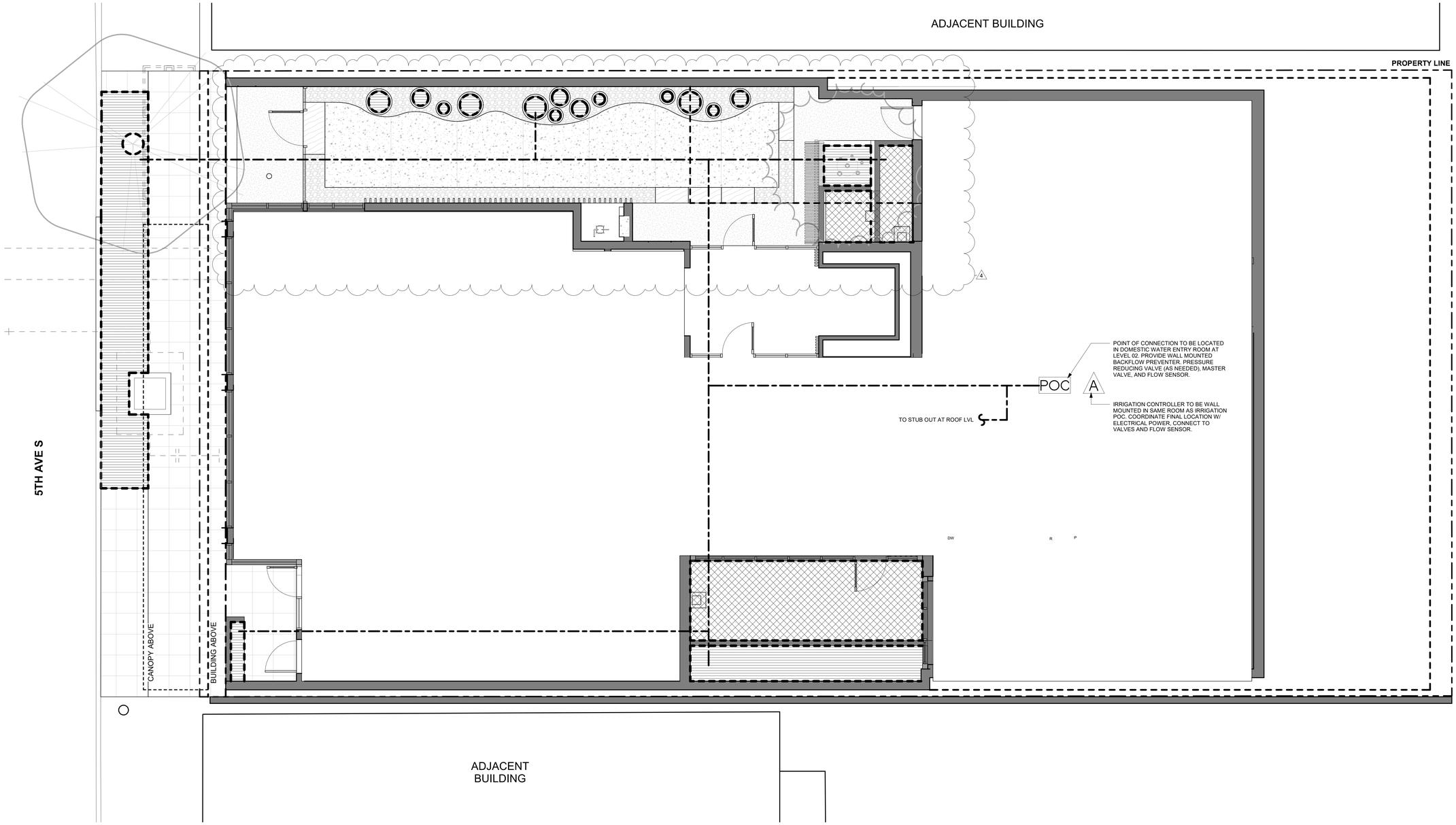

1 IRRIGATION PLAN - LEVEL 01
1/4" = 1'-0"

IRRIGATION LEGEND

- P108 / POC — IRRIGATION POINT OF CONNECTION - AT GRADE
- D — DEDUCT METER PER SPU STANDARDS
- GATE VALVE
- PR — PRESURE REDUCING VALVE & STRAINER (USE WHEN PSI EXCEEDS 80PSI)
- BACKFLOW PREVENTER
- M — MASTER VALVE
- F — FLOW SENSOR
- R — HARD-WIRED RAIN SENSOR (ONE PER CONTROLLER, XX TOTAL)
- QUICK COUPLER
- A — IRRIGATION CONTROLLER - LEVEL P01 (P108)

ROTOR — IRRIGATION TYPE
STATION 4 — VALVE SEQUENCE # AND CONTROLLER ID
GPM 14.0 | VALVE 1" — VALVE SIZE
GALLONS PER MINUTE

- DRIP ZONE KIT: RAIN BIRD XCZ-075-PRF FOR 0-5 GPM ZONES; RAIN BIRD XCZ-100-PRF FOR 5-15 GPM ZONES
- AUTOMATIC CONTROL VALVE
- BUBBLERS (2 PER TREE AS SHOWN)
- PIPE UPTURN / DOWNTURN, SEE PLUMBING DWGS FOR LOCATION AND SIZE
- AIR VACUUM RELIEF VALVE - LOCATE AT HIGH POINT OF DRIPLINE CIRCUIT
- LINE FLUSHING & SHUT-OFF VALVE - LOCATE AT LOW POINT OF DRIPLINE CIRCUIT
- SCH 40 PVC SLEEVE (2X LINE SIZE, 4" MIN)
- COPPER OR CPVC SCH 40 MAINLINE (INTERIOR ONLY), SIZE PER PLUMBING DWGS
- SCH 40 PVC MAINLINE, SEE PIPE SIZING CHART
- COPPER OR CPVC LATERAL (INTERIOR ONLY), SIZE PER PLUMBING DRAWINGS
- SCH 40 PVC LATERAL, SEE PIPE SIZING CHART
- RAINBIRD XFS SUB-SURFACE DRIPLINE EVENLY SPACED ±14"-18" IN PLANTERS (18" MAX) WITH 0.6GPH EMITTERS @ 12" OC
- MATCHED PRECIPITATION RATE SPRAY HEADS WITH HEAD TO HEAD COVERAGE

SPRAY HEAD KEY

SYMBOL			DESCRIPTION
90-210	210-270	360	
			MP ROTATOR MP1000 W/ HUNTER MPR 40-XX-CV
			MP ROTATOR MP2000 W/ HUNTER MPR 40-XX-CV
			MP ROTATOR MP3000 W/ HUNTER MPR 40-XX-CV
STRIP - L	STRIP - C	STRIP - R	
			MP ROTATOR MPSS515 + MPSS530 W/ HUNTER MPR 40-XX-CV

NOTE: PROVIDE 12" POP-UP HEIGHT AT BIORETENTION PLANTING AREAS AND 4" POP-UP HEIGHT AT PET RELIEF AREA.

DRIP IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL ADHERE TO MANUFACTURER SPECIFICATIONS REGARDING DESIGN AND INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
2. ADJUST DRIPPER SPACING FOR INDIVIDUAL PLANTING REQUIREMENTS.
3. OPERATING PRESSURE RANGE 8-50 PSI, SYSTEM DESIGNED FOR 30 PSI.

DRIP IRRIGATION ZONE INFORMATION

1. DRIP LINE SPACING ±14-18", EVENLY SPACED IN PLANTERS (18" MAX.)
2. EMITTER SPACING 12"
3. EMITTER DISCHARGE 0.6GPH
4. MAXIMUM LATERAL LENGTH TO BE 365 FT AT 35 PSI.

IRRIGATION NOTES

1. PROVIDE POP-UP SPRAY IRRIGATION OR SUB-SURFACE DRIP IRRIGATION AT ALL LANDSCAPE AREAS AS SHOWN.
2. PROVIDE TWO BUBBLERS AT ALL NEW TREES AS SHOWN.
3. PROVIDE (1) POINT OF CONNECTION INCLUDING PRESSURE REDUCING VALVE (AS NECESSARY), DOUBLE CHECK BACKFLOW ASSEMBLY, AND MASTER VALVE WHERE NOTED ON PLANS. MAINLINE TO BE 1 1/2" SIZE.
4. PROVIDE IRRIGATION CONTROLLERS AS NOTED ON PLAN, INTERIOR TO BUILDING.
5. PROVIDE 120 V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION(S).
6. PROVIDE WIRED RAIN SENSORS MOUNTED AT ROOF LEVEL CONNECTED TO APPROPRIATE CONTROLLER. FINAL LOCATION OF RAIN SENSOR TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
7. ENSURE INSTALLATION OF SLEEVES/WIRE CHASES TO CONTROLLER LOCATION AS NECESSARY.
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9. SEE SHEET L7.02 & L7.03 FOR IRRIGATION DETAILS.

POINT OF CONNECTION NOTES

1. PROVIDE DEDUCT METERS PER SPU STANDARDS. COORDINATE FINAL LOCATION WITH PLUMBING.
2. POINT OF CONNECTION EQUIPMENT TO INCLUDE MAIN SHUT-OFF VALVE, DEDUCT METER, PRESSURE REDUCING VALVE, DOUBLE CHECK BACKFLOW ASSEMBLY, MASTER VALVE AND QUICK COUPLER (DOWNSTREAM OF DEDUCT METER) FOR EACH P.O.C..
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4. FOR PET AREA CHEMIGATION SYSTEM PROVIDE REDUCED PRESSURE BACKFLOW ASSEMBLY AT P.O.C. AND ASSOCIATED EQUIPMENT AS SHOWN IN DETAILS.

WINTERIZATION INFORMATION

1. ALL ZONES TO BE WINTERIZED UNLESS OTHERWISE MARKED ON PLANS
2. ALL VALVES, MAIN LINES AND LATERAL LINES TO BE USED FOR YEAR ROUND OPERATION ARE TO BE PROVIDED HEAT TRACE OR INSULATION TO WARD AGAINST FREEZE DAMAGE
3. SEE SPECS FOR FULL WINTERIZATION NOTES AND PROCESSES

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ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN KC | CHECKED KS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTA K. SNIDER
CERTIFICATE NO.463

SHEET
IRRIGATION PLAN - AT GRADE

PROJECT NO: 17041.50
DRAWING NO.: L5.01
SCALE: AS NOTED
DATE 10/02/2020
SHEET OF

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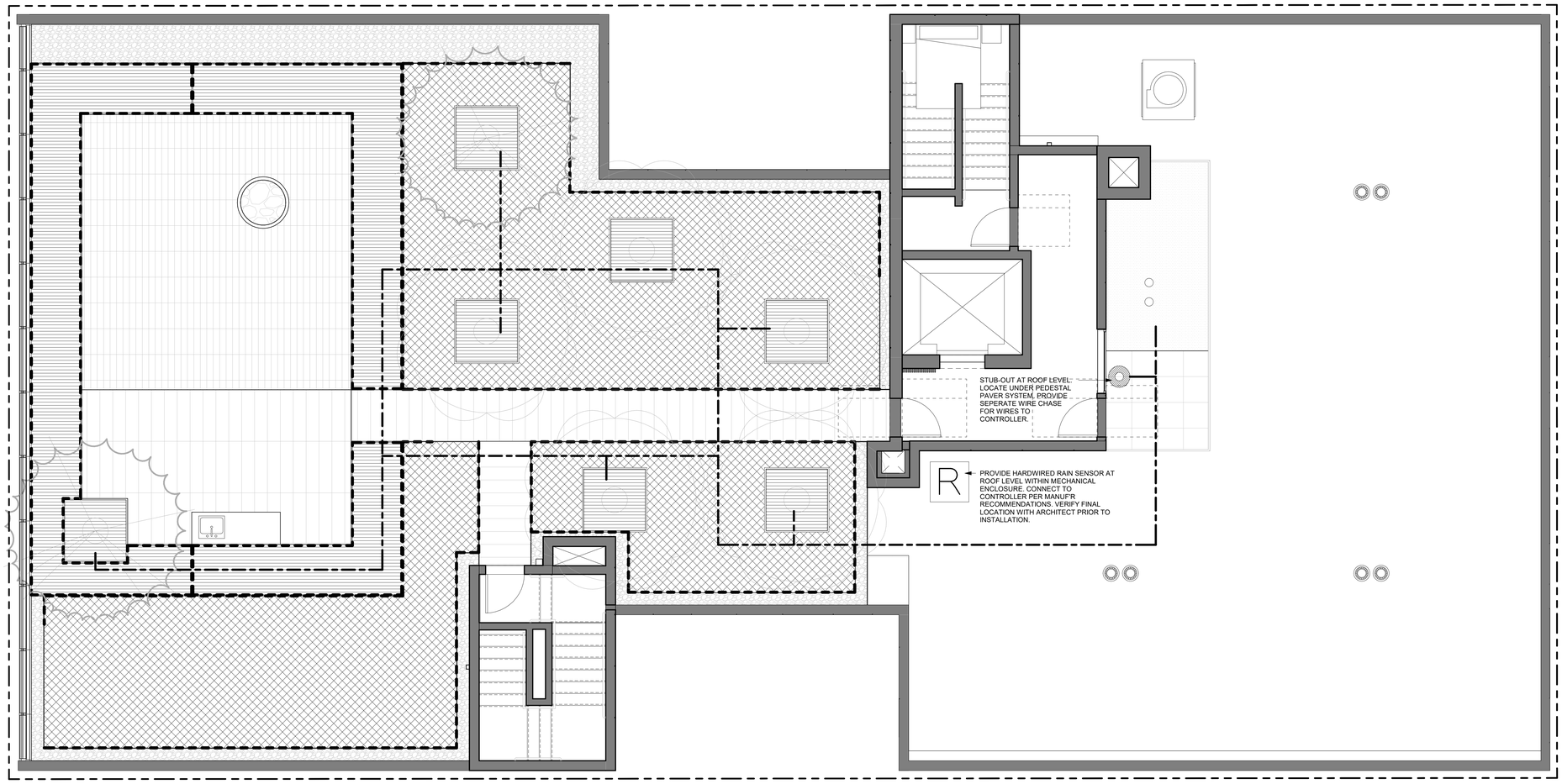

1 IRRIGATION PLAN - ROOF
1/4" = 1'-0"

IRRIGATION LEGEND

- P108 — IRRIGATION POINT OF CONNECTION - AT GRADE
- D — DEDUCT METER PER SPU STANDARDS
- GATE VALVE
- PR — PRESURE REDUCING VALVE & STRAINER (USE WHEN PSI EXCEEDS 80PSI)
- BACKFLOW PREVENTER
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- QUICK COUPLER
- A — IRRIGATION CONTROLLER - LEVEL P01 (P108)

ROTOR — IRRIGATION TYPE
STATION 4 — VALVE SEQUENCE # AND CONTROLLER ID
GPM 14.0 / VALVE 1" — VALVE SIZE
GALLONS PER MINUTE

- DRIP ZONE KIT: RAIN BIRD XCZ-075-PRF FOR 0-5 GPM ZONES; RAIN BIRD XCZ-100-PRF FOR 5-15 GPM ZONES
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SPRAY HEAD KEY

SYMBOL			DESCRIPTION
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DRIP IRRIGATION NOTES

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2. ADJUST DRIPPER SPACING FOR INDIVIDUAL PLANTING REQUIREMENTS.
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REGISTERED
LANDSCAPE ARCHITECT
KRISTA K. SNIDER
CERTIFICATE NO.463

SHEET
IRRIGATION PLAN - ROOF

PROJECT NO: **17041.50**
DRAWING NO.: L5.02
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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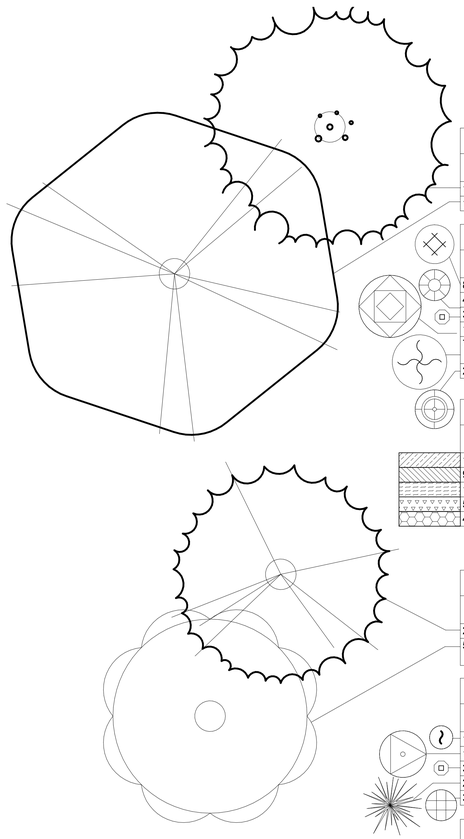


PLANTING SCHEDULE - AT GRADE - TREES

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
1	Acer shirasawanum 'Aureum'	Golden full moon maple		PER PLAN		B3
1	Quercus coccinea	Scarlet oak		PER PLAN		B6

PLANTING SCHEDULE - AT GRADE - SHRUBS AND PERENNIALS

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
8	Acanthus mollis	Bear's breeches				
40	Farfugium japonicum var. giganteum	Farfugium	#5 POT	PER PLAN		
34	Hemerocallis 'Stella de Oro'	Stella de Oro daylily	#2 POT	PER PLAN		
1	Hydrangea quercifolia 'Snow Queen'	Snow Queen oakleaf hydrangea	#5 POT	PER PLAN		B2
7	Phyllostachys nigra	Black bamboo	#5 POT, 10-12' HT.	PER PLAN	BRANCHES LIMBED UP TO 6' AND ABOVE	B2
27	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo hawthorn	#5 POT	PER PLAN		B2

PLANTING SCHEDULE - AT GRADE - GROUNDCOVER

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
11	Blechnum spicant *	Deer fern	#2 pot	18" o.c.		
9	Liriope muscari 'Monroe's White' *	Monroe's White lilyturf	#2 pot	18" o.c.		
121	Liriope spicata *	Spreading lilyturf	#2 pot	18" o.c.		
58	Polystichum setiferum *	Soft shield fern	#5 pot	24" o.c.		B2
4	Prunus laurocerasus *	Mt Vernon laurel	#2 pot	18" o.c.		B2

PLANTING SCHEDULE - ROOF - TREES

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
2	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	10-12' ht.	PER PLAN		B3
5	Amelanchier × grandiflora 'Autumn Brilliance'	Autumn brilliance serviceberry	10-12' ht.	PER PLAN		B3

PLANTING SCHEDULE - ROOF - SHRUBS AND PERENNIALS

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
17	Agapanthus inapertus 'HinGrkop'	Purple Potion® agapanthus	#2 POT	PER PLAN		B2
18	Choisya ternata 'Sundance'	Sundance Mexican orange	#5 POT	PER PLAN		B2
31	Hemerocallis 'Stella de Oro'	Stella de Oro daylily	#2 POT	PER PLAN		
2	Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	#5 POT	PER PLAN		B2
38	Nassella tenuissima	Mexican feather grass	#5 POT	PER PLAN		B2

PLANTING SCHEDULE - ROOF - GROUNDCOVER

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	GREEN FACTOR GROUP
1248	All Seasons Sedum Green Roof Mix *	Pregrown sedum mat	n/a	n/a	QTY SHOWN IS IN SQUARE FEET	
20	Bergenia 'Bressingham White' *	Bressingham White heartleaf bergenia	#2 pot	18" o.c.		
108	Fragaria chiloensis *	Beach strawberry	#1 pot	18" o.c.		
51	Liriope muscari 'Monroe's White' *	Monroe's White lilyturf	#2 pot	18" o.c.		
121	Prunus laurocerasus *	Mt Vernon laurel	#2 pot	18" o.c.		B2

LANDSCAPE INFORMATION AS REQUIRED BY DIRECTOR'S RULE 10-2011:

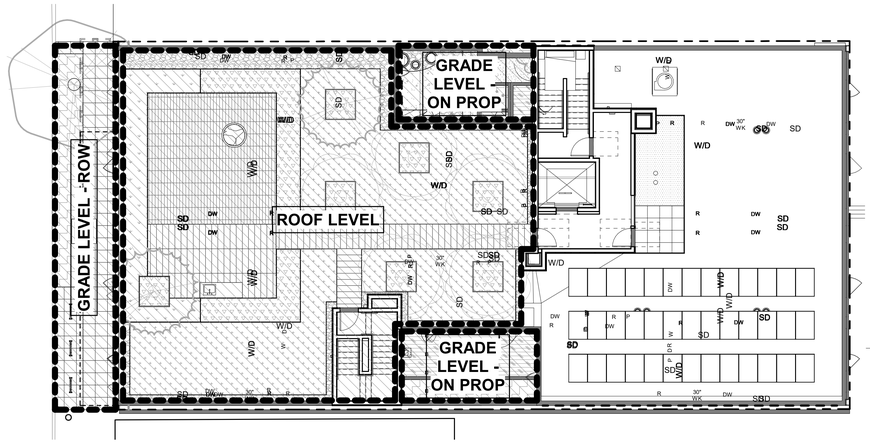
1. LOT DIMENSIONS; ~120.09' X ~60.01' AND SIZE; 7,200 S.F.
2. LOCATION AND AREAS OF ALL LANDSCAPING; See SHEETS L1.01 & L1.02.
3. LOCATION, SIZE, AND SPECIES OF ALL PLANTS USED TO MEET REQUIREMENTS: See SHEETS L6.01.
4. BOTH COMMON AND BOTANICAL NAMES OF ALL PLANT MATERIAL: SEE SHEET L6.01.
5. IF EXISTING TREES WILL BE PRESERVED, SHOW LOCATION, TRUNK DIAMETER AT BREAST HEIGHT (4.5 FEET ABOVE GRADE), CANOPY RADIUS DRAWN TO SCALE, AND SPECIES: NO EXISTING TREES TO BE PRESERVED. TREES ARE NOT YET INSTALLED, SO CANOPY RADIUS IS NOT SHOWN.
6. PLANS DEMONSTRATING HOW PRESERVED TREES AND OTHER PLANTS WILL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION: ALL EXISTING TREES TO REMAIN TO BE PROTECTED PER CITY OF SEATTLE STANDARD PLANS 132 B AND 133.
7. FOR ROOFTOP, CONTAINER LANDSCAPING: A SCHEMATIC IRRIGATION AND DRAINAGE PLAN; SIZE AND DEPTH OF PLANT CONTAINERS (COMPLYING WITH STANDARDS FROM SUBSECTION A.1 OF THIS RULE FOR TREES IN CONTAINERS): SEE SHEETS L5.01 - L5.02.
8. FOR STREET TREES: WIDTH OF PLANTING STRIP; LOCATION OF EXISTING UTILITY LINES, POLES, METERS OR OTHER STRUCTURES LOCATED IN THE PLANTING STRIP; AND SPECIES AND DIAMETER OF THE TREES: SEE CIVIL SHEETS.
9. LOCATION AND SIZE OF ANY TREES TO BE REMOVED: SEE CIVIL SHEETS.
10. SPECIFICATIONS FOR SOIL IMPROVEMENT: PER COS STANDARD FOR R.O.W. PLANTING AND FORTHCOMING FOR ON-SITE.
11. SIGNATURE OF LANDSCAPE PROFESSIONAL (DEFINED IN SUBSECTION C.1), VERIFYING THAT PLANTINGS AND OTHER LANDSCAPE ELEMENTS ARE APPROPRIATELY SITED AND SPECIFIED, AND THAT LANDSCAPE ELEMENTS MEET THE REQUIREMENTS OF THIS DIRECTOR'S RULE: FORTHCOMING.
12. TOTAL SQUARE FOOTAGE OF REQUIRED AND PROVIDED OPEN SPACE/RESIDENTIAL AMENITY AREA (IF APPLICABLE), AS WELL AS TOTAL SQUARE FOOTAGE OF REQUIRED AND PROVIDED LANDSCAPE AREA:
13. REQUIRED OPEN SPACE = N/A
14. PROVIDED OPEN SPACE = N/A
15. REQUIRED LANDSCAPE AREA = MEET 0.300 GREEN FACTOR
16. PROPOSED LANDSCAPE AREA = 0.405 GREEN FACTOR W/ 2,474 S.F. OF TOTAL LANDSCAPE AREA

Revised 4/8/09

Green Factor Worksheet* SEATTLE×green factor

PROJECT NAME		Planting Area: GRADE LEVEL - ROW	GRADE LEVEL ON PROP	ROOF LEVEL	TOTAL**
A1	square feet			212	212
A2	square feet	161	106	398	665
A3	square feet		203		203
B1	square feet	161	309	610	1080
B2	# of plants	27	70	143	240
B3	# of trees		1		1
B4	# of trees				0
B5	# of trees				0
B6	# of trees	1			1
B7	inches DBH				0
C1	square feet				0
C2	square feet			1394	1394
D	square feet				0
E	square feet				0
F1	square feet				0
F2	square feet				0
G	square feet				0
H1	square feet	121	287	582	990
H2	square feet				0
H3	square feet	835			835
H4	square feet				0

*** See Green Factor score sheet for category definitions**



1 GREEN FACTOR PLAN
1" = 10'-0"

GREEN FACTOR ASSUMPTIONS:

1. CALCULATION INCLUDES ALL PLANTING AT GRADE LEVEL, AND EXTENSIVE GREEN ROOF & INTENSIVE PLANTING AREAS AT ROOF LEVEL.TREES AT ROOF LEVEL EXCLUDED FROM CALCULATION.
2. ALL PLANTING AREAS TO BE PROVIDED WITH HIGH EFFECIENCY IRRIGATION SYSTEM.
3. ALL PLANTING AREAS TO RECIEVE 2" DEPTH MULCH.
4. ASSUMES 25% OF A2 INCLUDES DROUGHT TOLERANT OR NATIVE PLANT SPECIES (TREES NOT INCLUDED).

Revised 12/28/10

Green Factor Score Sheet SEATTLE×green factor

Project title: 206 5th Ave S

Parcel size *(enter this value first)* * enter sq ft of parcel: 7,200 — SCORE: 0.405

	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"	enter sq ft: 212	0.1	21
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 665	0.6	399.0
3	Bioretention facilities	enter sq ft: 203	1.0	203.0
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1080	0.1	108
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 240 — 2880	0.3	864
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 1 — 75	0.3	23
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0 — 0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 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	enter number of plants: 1 — 350	0.4	140.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 — 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 1394	0.7	975.8
D	**Vegetated walls**	enter sq ft: 0	0.7	-
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0	0.5	-
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 6,859		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 990	0.1	99.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 835	0.1	84
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		2.916

**** 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)***

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REVISIONS

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2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20

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BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
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DRAWN: KC — CHECKED: AMC

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTA R. SNIDER
CERTIFICATE NO.463

SHEET
PLANTING SCHEDULE AND GREEN FACTOR CALCULATIONS

PROJECT NO: **17041.50**
DRAWING NO.: **L6.01**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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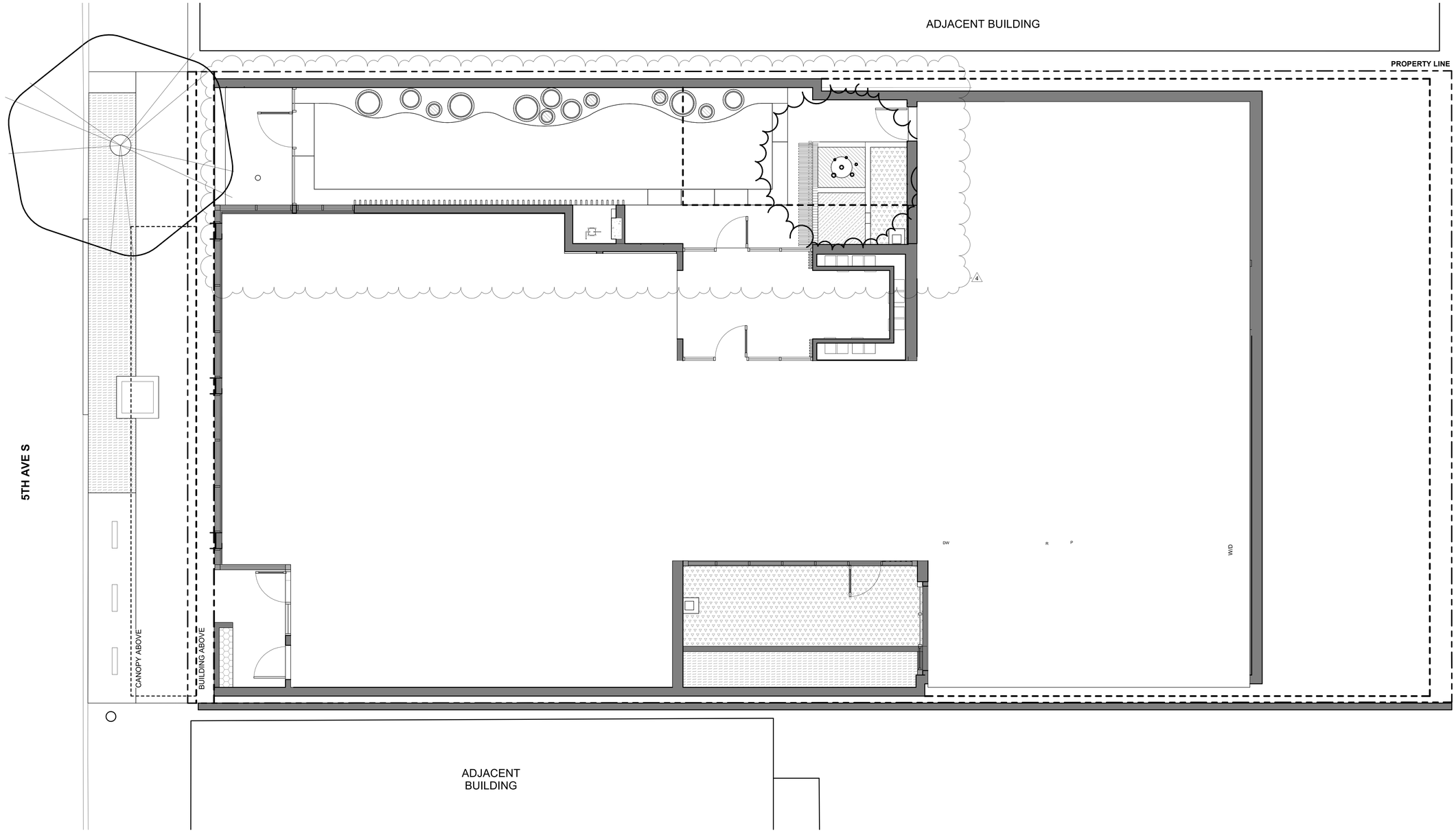

1 PLANTING PLAN - AT GRADE - TREES & GROUNDCOVER
1/4" = 1'-0"

PLANTING NOTES

1. REFER TO STREET IMPROVEMENT PLANS (SIP) FOR ALL PLANTING IN THE R.O.W. SEE SIP LANDSCAPE SHEETS (FORTHCOMING)
2. REFER TO CIVIL DRAWINGS FOR UTILITY INFORMATION.
3. REFER TO SHEET L6.01 FOR PLANT SCHEDULE AND L7.01 FOR PLANTING DETAILS.
4. REFER TO SHEET L6.01 FOR GREEN FACTOR CALCULATIONS.
5. PROVIDE 2" DEPTH OF COMPOST MULCH AT ALL PLANTED AREAS.
6. ALL PLANTED AREAS TO RECEIVE PERMANENT IRRIGATION. REFER TO IRRIGATION NOTES THIS SHEET.
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8. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION/INSTALLATION.

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4	BUILDING PERMIT CORRECTIONS NO. 4		10.02.20

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SHEET
PLANTING PLAN - AT GRADE - TREES & GROUNDCOVER

PROJECT NO: **17041.50**
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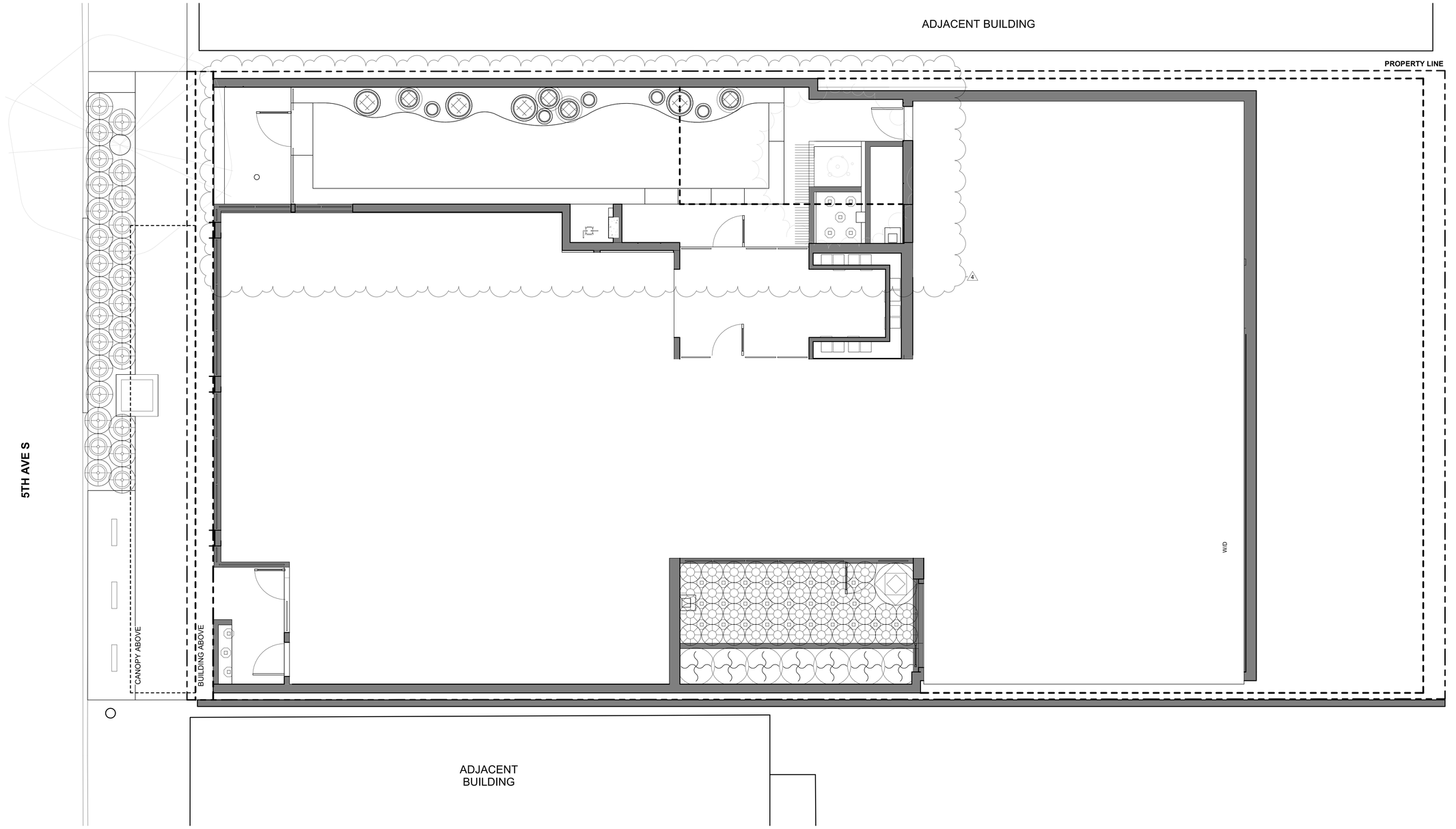

1 PLANTING PLAN - AT GRADE - SHRUBS & PERENNIALS

1/4" = 1'-0"

PLANTING NOTES

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SHEET
PLANTING PLAN - AT GRADE - SHRUBS & PERENNIALS

PROJECT NO: **17041.50**
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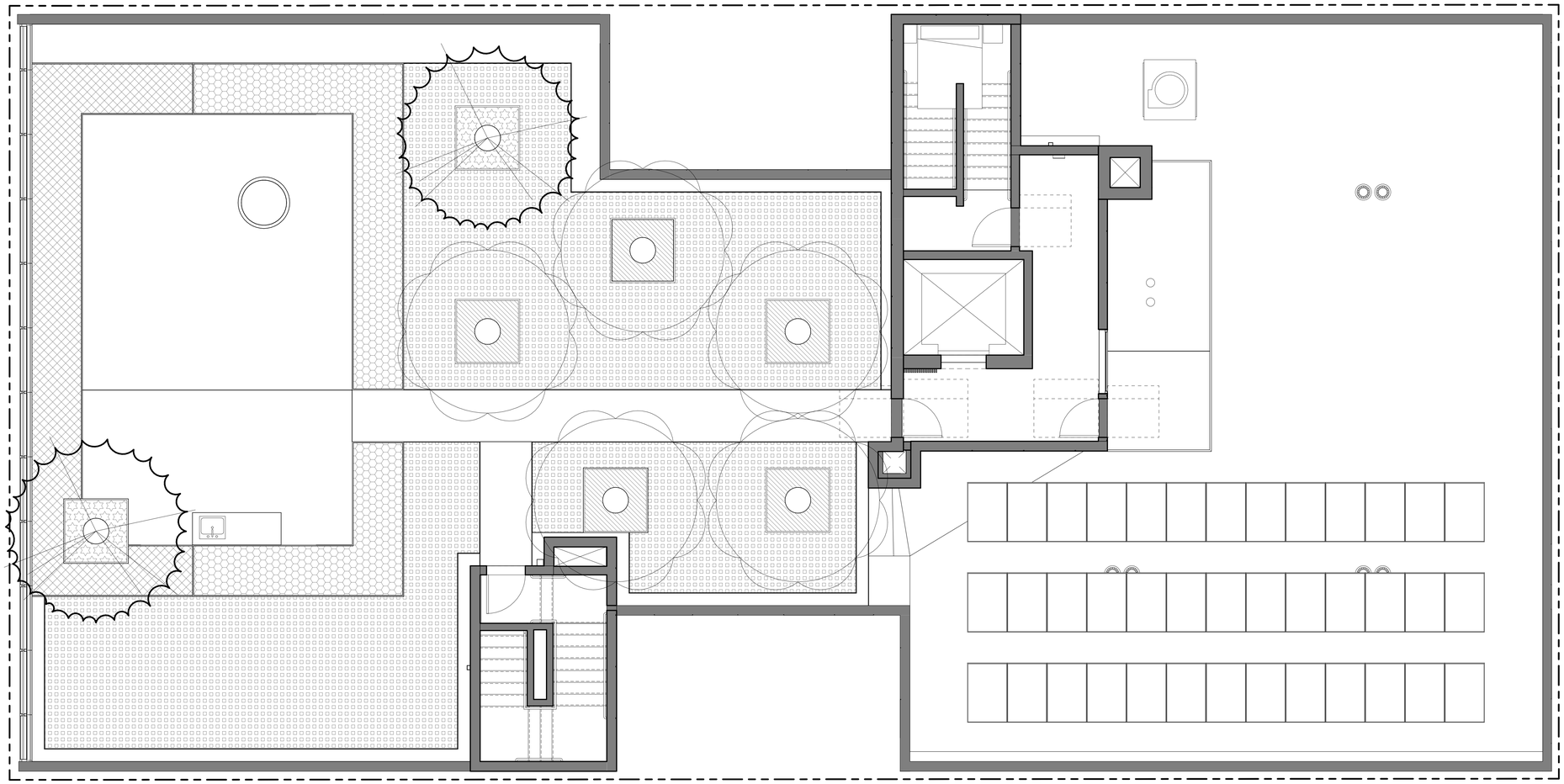

1 PLANTING PLAN - ROOF - TREES & GROUNDCOVER
1/4" = 1'-0"

PLANTING NOTES

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SHEET
PLANTING PLAN - ROOF - TREES & GROUNDCOVER

PROJECT NO: **17041.50**
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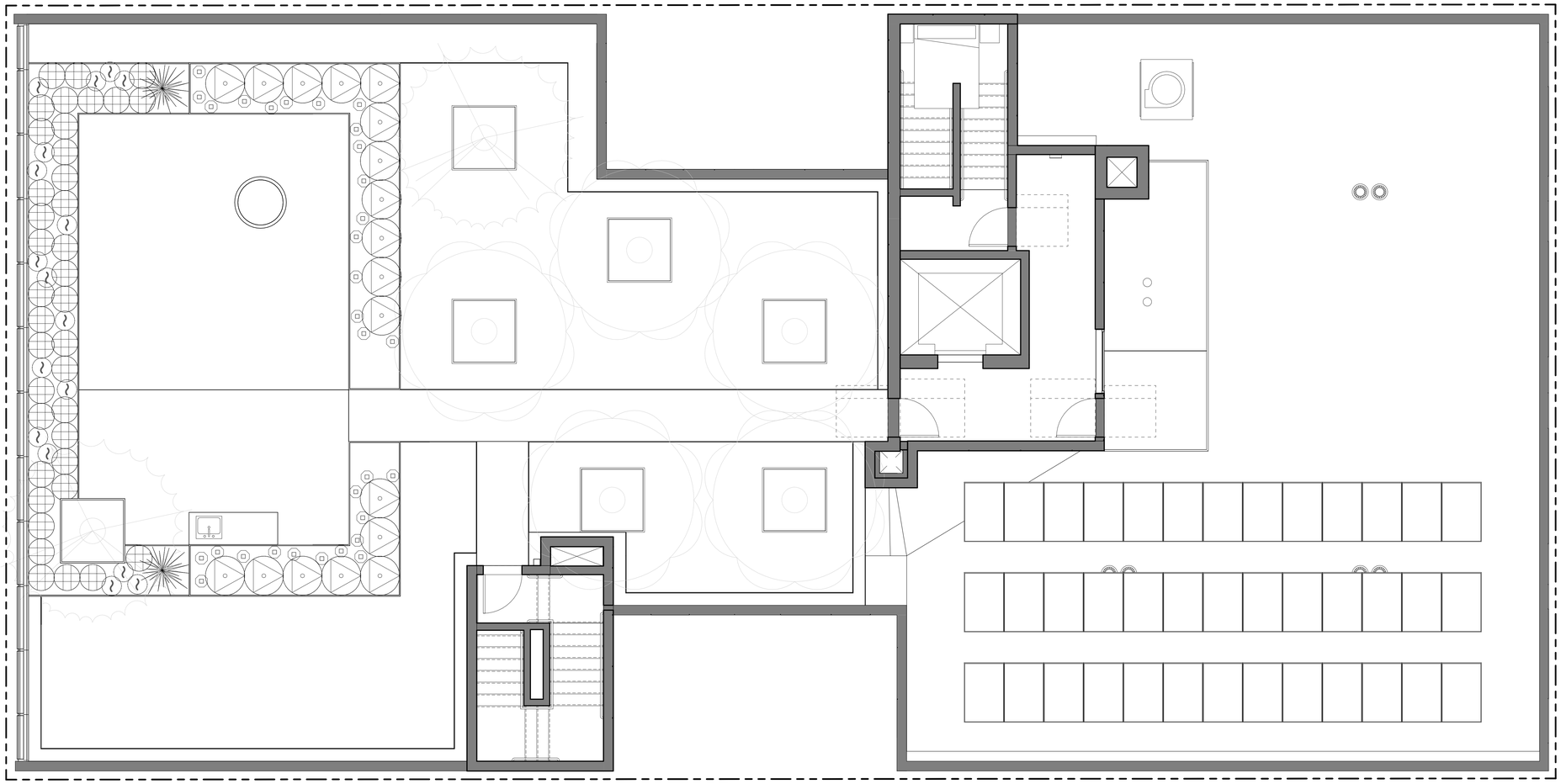

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SHEET
PLANTING PLAN - ROOF - SHRUBS & PERENNIALS

PROJECT NO: **17041.50**
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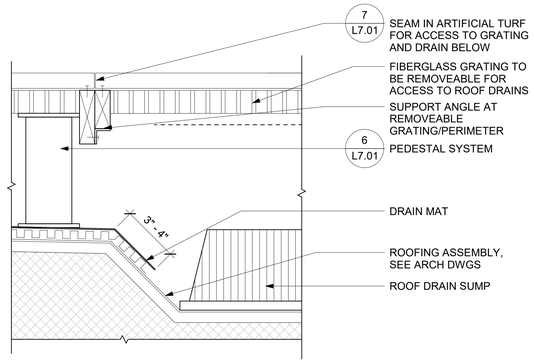
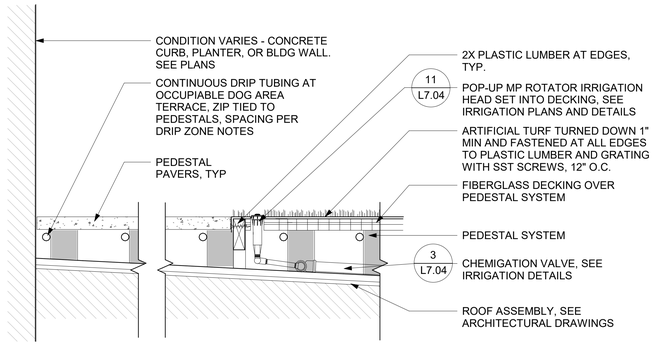


8 DOG RUN @ ROOF DRAIN SUMP

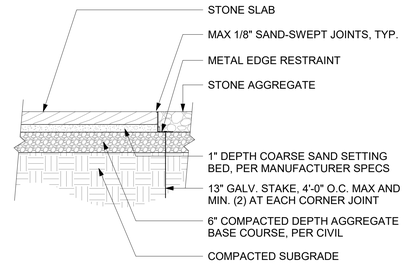
3" = 1'-0"



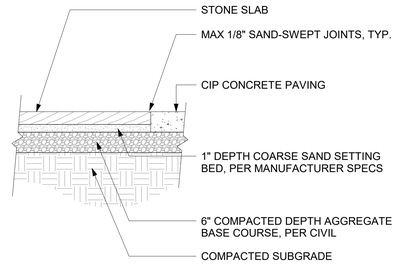
7 ARTIFICIAL TURF & PAVERS WITH DRIP AND POP-UPS

1 1/2" = 1'-0"

CONDITION 1: ADJACENT TO STONE AGGREGATE

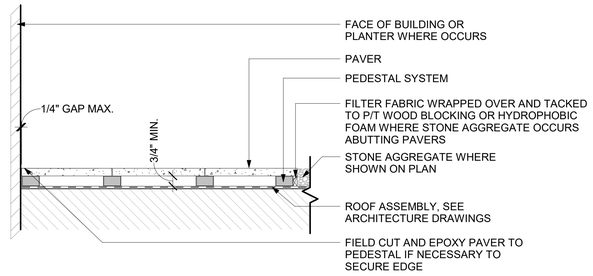


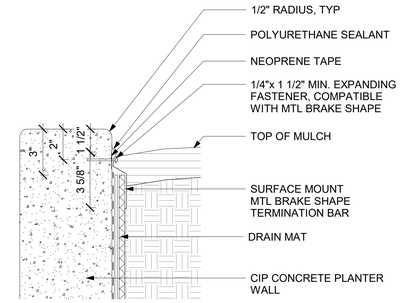
CONDITION 2: ADJACENT TO CONCRETE PAVING



4 SAND SET STONE SLAB

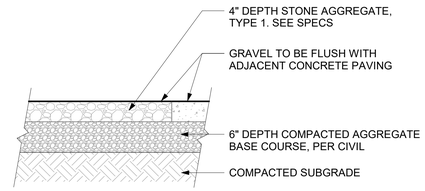
1" = 1'-0"





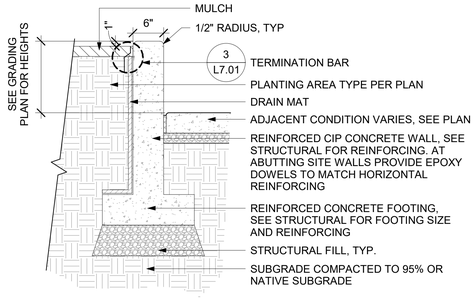
6 PEDESTAL PAVER ON STRUCTURE

1" = 1'-0"



3 CIP CONCRETE WALL - TERMINATION BAR

3" = 1'-0"

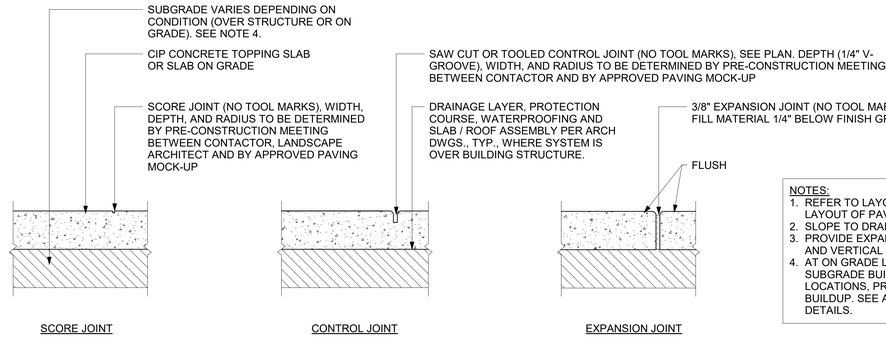


5 STONE AGGREGATE

1" = 1'-0"

2 CIP CONCRETE WALL ON GRADE

1" = 1'-0"



NOTES:
1. REFER TO LAYOUT PLANS FOR JOINTING AND LAYOUT OF PAVEMENTS ON-SITE (FORTHCOMING).
2. SLOPE TO DRAIN.
3. PROVIDE EXPANSION JOINTS AT EDGE OF PAVING AND VERTICAL ELEMENTS.
4. AT ON GRADE LOCATIONS, SEE CIVIL FOR SUBGRADE BUILDUP. AT OVER STRUCTURE LOCATIONS, PROVIDE HYDROPHOBIC FOAM BUILDUP. SEE ARCH DRAWINGS FOR FOAM BUILDUP DETAILS.

1 CIP CONCRETE PAVING AND TOPPING SLAB JOINTING DETAIL

3/4" = 1'-0"

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206 PLACE

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS

1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN: KC
CHECKED: rks

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTA R. SNIDER
CERTIFICATE NO.463

SHEET
SITE DETAILS

PROJECT NO: **17041.50**
DRAWING NO.: **L7.01**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET
OF

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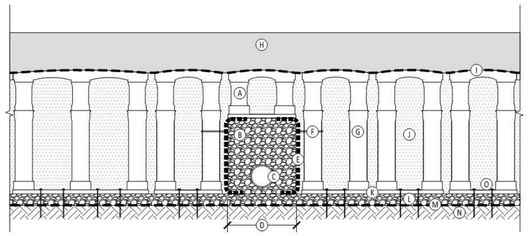


SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE B - SECTION
NOT TO SCALE

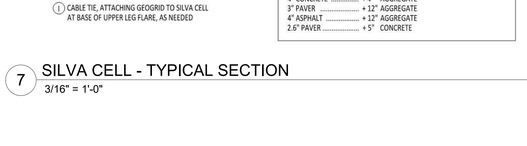
KEY PLAN

- (A) BRIDGING SILVA CELL, SEE NOTE 2
- (B) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (C) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 4
- (D) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (E) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 6" (150 mm) EXCESS (BETWEEN AGGREGATE AND BRIDGING CELL)
- (F) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (G) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (H) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (I) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (K) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (L) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (M) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (N) SUBGRADE, COMPACTED TO 95% PROCTOR
- (O) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE BRIDGING CELL ABOVE THE AGGREGATE MAY BE 1x or 2x AS REQUIRED BY THE PROJECT. SHOWN HERE IS A 1x SILVA CELL.
3. THIS BRIDGING DETAIL MAY BE USED WITH 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS. BRIDGING CELLS WILL BE EITHER 1x OR 2x, PER PROJECT SPECIFICATIONS.
4. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
5. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
6. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS.

9 SILVA CELL - UTILITY BRIDGE TYPE 2
3/16" = 1'-0"



SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE A - SECTION
NOT TO SCALE

KEY PLAN

- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (G) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (I) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (J) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (K) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (L) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (M) SUBGRADE, COMPACTED TO 95% PROCTOR
- (N) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
6. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. DO NOT SCALE DRAWINGS.

8 SILVA CELL - UTILITY BRIDGE TYPE 1
3/16" = 1'-0"

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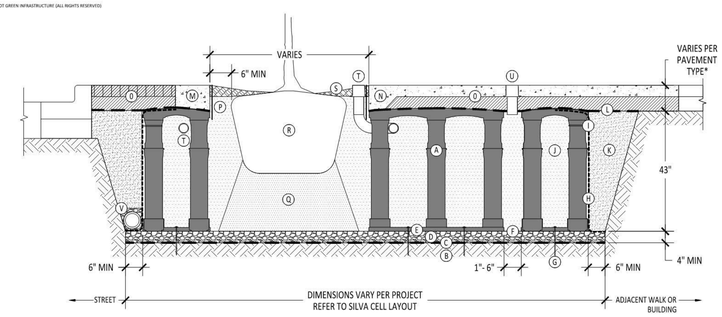


SILVA CELL SYSTEM 3X
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

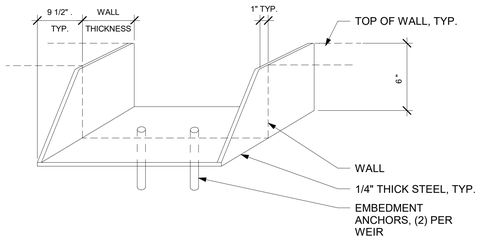
*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

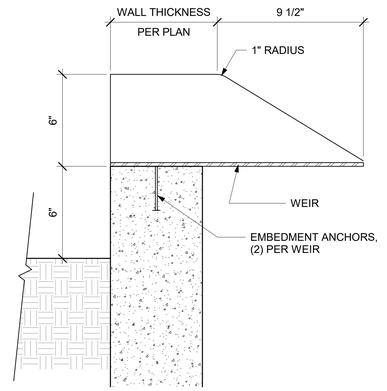
NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

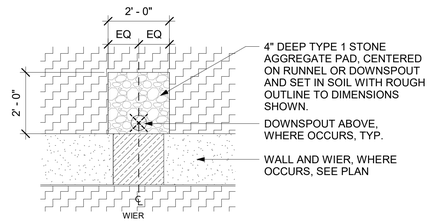
7 SILVA CELL - TYPICAL SECTION
3/16" = 1'-0"



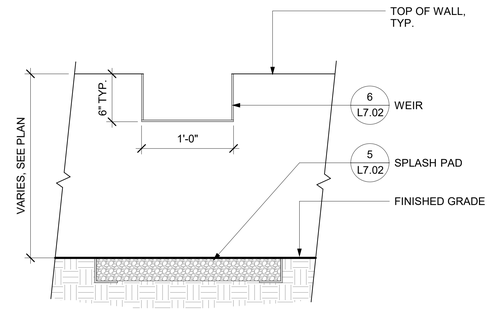
6 WEIR
3" = 1'-0"



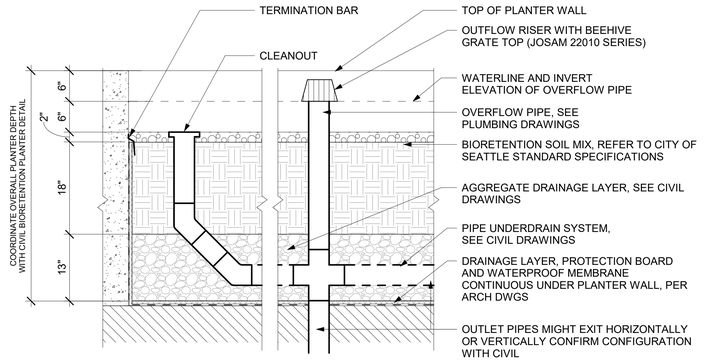
4 SECTION - WEIR AT BIO RETENTION PLANTER
3" = 1'-0"



5 BIORETENTION SPLASH PAD TYP PLAN
1/2" = 1'-0"



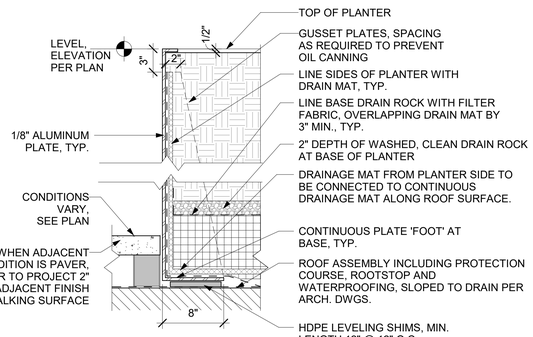
3 SECTION/ELEVATION - WEIR AT BIO RETENTION PLANTER
1 1/2" = 1'-0"



NOTE:

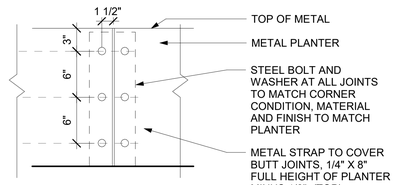
1. VERTICAL DIMENSIONS SHOWN REFLECT REQUIRED HEIGHTS FOR STORMWATER MITIGATION COMPLIANCE AT THE TIME OF PROJECT VESTING IN LOCAL CODES
2. REFER TO CIVIL FOR ALL DIMENSIONS WITHIN BIORETENTION CELL AS WELL AS REQUIRED PIPE CONFIGURATION
3. PRIOR TO PLANTING, BIORETENTION CELLS AND SOILS SHALL BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE. ALL SOIL MIX TICKETS SHALL BE SUBMITTED AT OR BEFORE THIS SCHEDULED INSPECTION.
4. PROTECT ALL BIORETENTION CELLS FROM ACCUMULATING SEDIMENTS AND COMPACTION. ANY IMPACTED BIORETENTION CELL SHALL BE RESTORED TO FULLY FUNCTIONING CONDITION BY REMOVAL OF SEDIMENT LADEN SOILS, OVER EXCAVATION AS APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE AND REPLACEMENT WITH NEW BIORETENTION SOIL TO THE FINAL GRADE.

2 SECTION AT BIORETENTION PLANTER
1" = 1'-0"



SECTION

PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION. REFER TO SPECS 05 0525.



FRONT ELEVATION VIEW: CONDITIONS AT JOINT

1 FABRICATED METAL PLANTER ON-STRUCTURE
1 1/2" = 1'-0"

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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

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1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN: KC
CHECKED: fxs

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTA SNIDER
CERTIFICATE NO.463

SHEET
SITE DETAILS

PROJECT NO: **17041.50**
DRAWING NO.: **L7.02**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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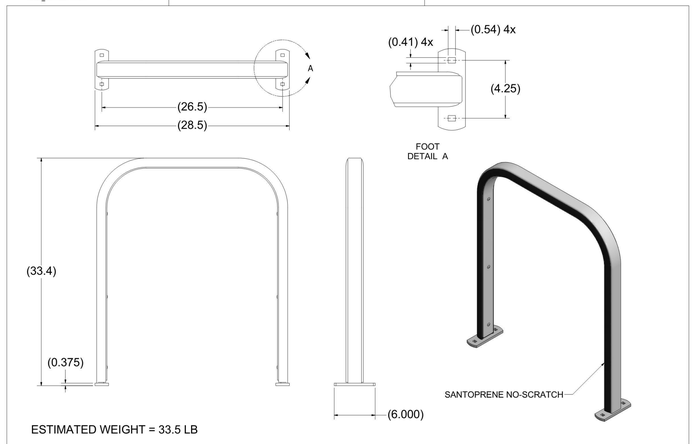
sportworks | Tofino No Scratch™, Surface Mount Bike Rack | Technical Drawing



Sportworks Northwest Inc. | 15540 Wood Red Rd NE, Bldg A-200 | Woodinville, WA 98072 | www.sportworks.com
Contact: Tel: 425-483-7000 | Fax: 425-488-9001 | salesandsupport@sportworks.com
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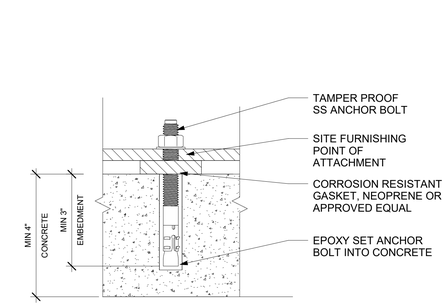
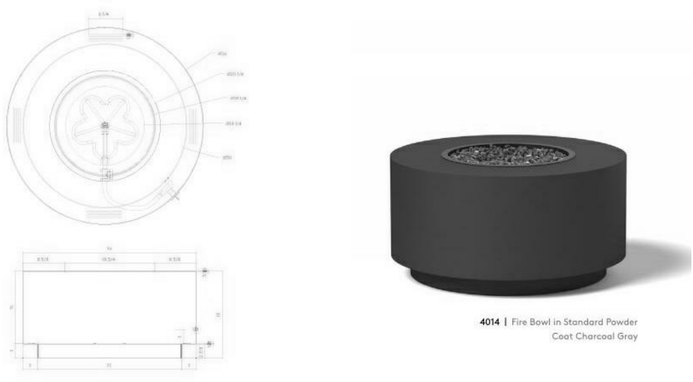
3 BICYCLE RACK - SPORTWORKS TOFINO
1" = 1'-0"



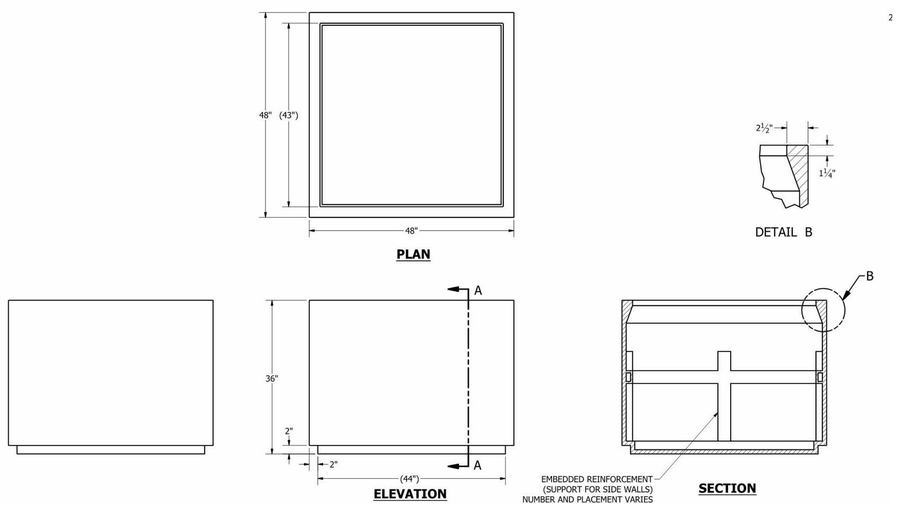
5 ANCHOR BOLT
6" = 1'-0"



2 ORE - 4014 FIRE PIT
1" = 1'-0"



4 TERRA COTTA POTS
1/8" = 1'-0"



1 TOURNESOL - WR4800 FIBERGLASS PLANTER
1/2" = 1'-0"

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DRAWN: KC
CHECKED: KS

STATE OF
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REGISTERED
LANDSCAPE ARCHITECT
KRISTA SNIDER
CERTIFICATE NO.463

SHEET
SITE DETAILS

PROJECT NO: 17041.50
DRAWING NO.: L7.03
SCALE: AS NOTED
DATE 10/02/2020
SHEET
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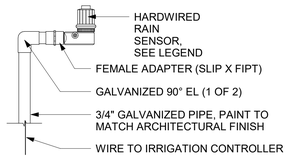
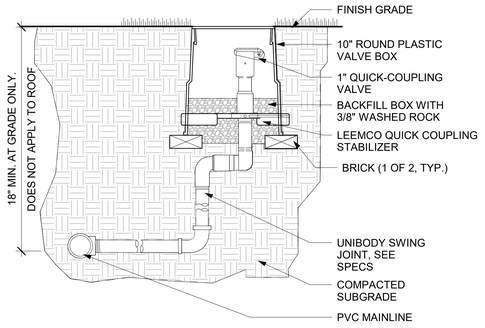
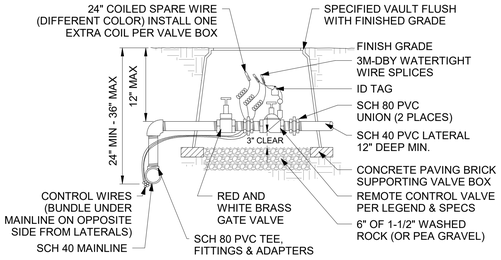


13 HARDWIRED RAIN SENSOR
3" = 1'-0"



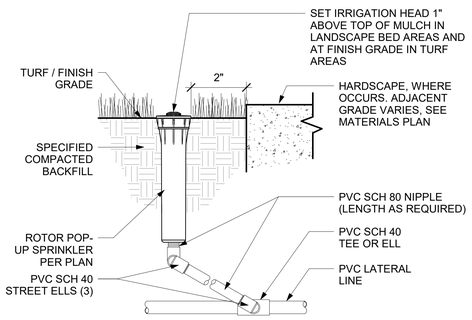
8 QUICK COUPLER
1/2" = 1'-0"

N.T.S

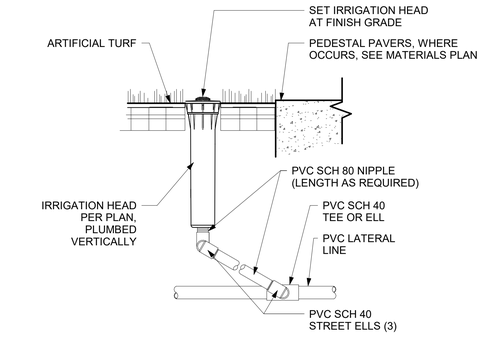


NOTE:
1. CUT 'U' SHAPED NOTCHES IN BOTH SIDES OF VALVE BOX THAT ALLOW 2" MIN CLEARANCE FROM TOP OF PIPE TO TOP OF CUT-OUT.
2. USE TEFLON TAPE ON ALL THREADED FITTINGS.
3. ONLY ONE AUTOMATIC VALVE PER VALVE BOX.
4. VALVE BOX TO REST ON CONCRETE PAVER BRICKS, NO PRESSURE TO BE PLACED ON MAINLINE OR LATERAL LINE.

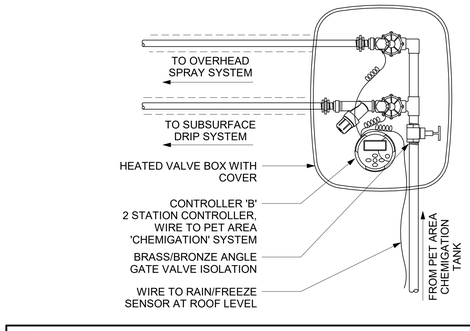
4 AUTOMATIC CONTROL VALVE
3/4" = 1'-0"



12 SWING ARM & HEAD ASSEMBLY
3" = 1'-0"

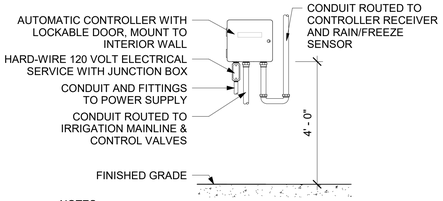


11 MP ROTATOR SPRINKLER AT ARTIFICIAL TURF
3" = 1'-0"

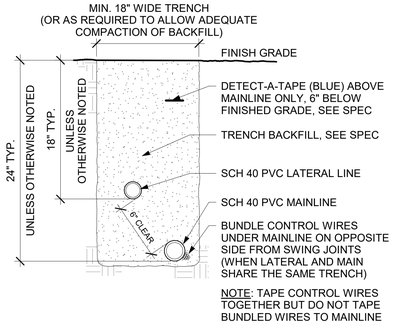


NOTE:
IRRIGATION VALVES AS PART OF PET AREA CHEMIGATION SYSTEM ARE INTENDED TO RUN YEAR-ROUND. ALL PIPING SERVICING THESE VALVES AND LATERALS THAT ARE IN UNHEATED AREAS ARE TO BE FULLY INSULATED OR PROVIDED WITH HEAT TRACE.

3 CHEMIGATION SYSTEM VALVE LAYOUT (EXTERIOR)
1/4" = 1'-0"

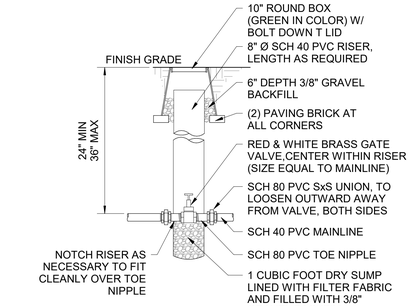


NOTES:
1. ALL WIRES TO BE INSTALLED PER LOCAL ELECTRICAL CODES.
2. CONFIRM FIELD LOCATE WITH OWNERS REP PRIOR TO INSTALLATION. COORDINATE LOCATION WITH ARCH AND MECH.

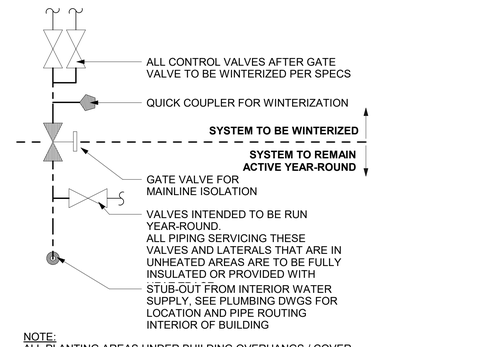


NOTE: TAPE CONTROL WIRES TOGETHER BUT DO NOT TAPE BUNDLED WIRES TO MAINLINE

10 IRRIGATION TRENCH UNDER PATHWAY OR SIDEWALK
1 1/2" = 1'-0"



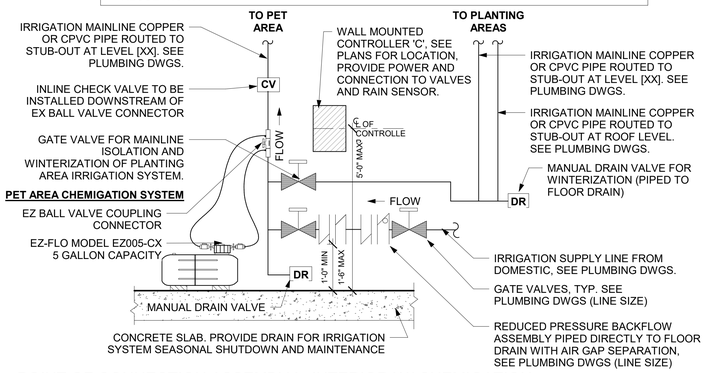
7 GATE VALVE
1" = 1'-0"



NOTE:
ALL PLANTING AREAS UNDER BUILDING OVERHANGS / COVER TO RECEIVE SUPPLEMENTAL IRRIGATION YEAR-ROUND. SEE PLAN FOR LOCATIONS.

5 STUB-OUT WINTERIZATION DIAGRAM
1/4" = 1'-0"

NOTES:
1. INSTALL ALL IRRIGATION ELEMENTS PER MANUFACTURERS' RECOMMENDATIONS.
2. CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.



2 INTERIOR CONTROLLER (WALL MOUNT)
1/2" = 1'-0"

9 IRRIGATION TRENCH
1 1/2" = 1'-0"

1 POINT OF CONNECTION ASSEMBLY - INTERIOR W/ CHEMIGATION
3/4" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	BY	DATE
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2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN: KC | CHECKED: ks

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
KRISTA SNIDER
CERTIFICATE NO.463

SHEET
IRRIGATION DETAILS

PROJECT NO: **17041.50**
DRAWING NO.: **L7.04**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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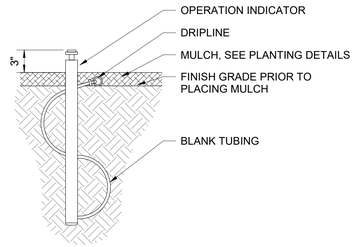
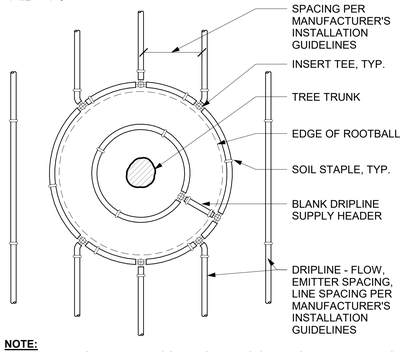
Plotted On: **10/2/2020 11:26:19 AM**

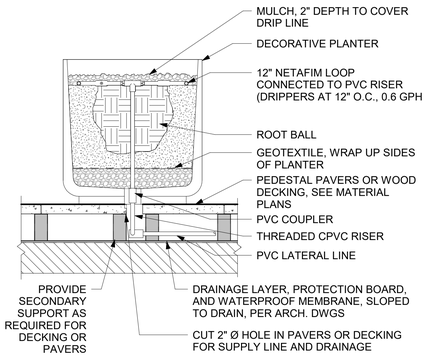


14 DRIPLINE OPERATION INDICATOR
1 1/2" = 1'-0"

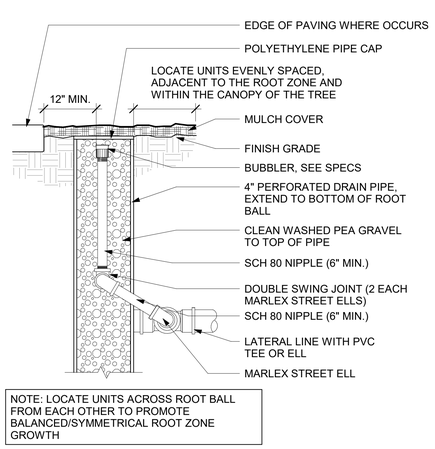


NOTE:
1. INSTALL FIRST DRIPLINE LOOP TWO-THIRDS OUT FROM THE TRUNK TO THE EDGE OF ROOT BALL. INSTALL SECOND DRIPLINE LOOP AT A POINT JUST BEYOND THE EDGE OF ROOTBALL ON NATIVE SOIL.
2. INSTALL DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL DRIPLINE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.

13 TREE DRIPLINE LAYOUT (WHEN BUBBLERS ARE NOT PROVIDED)
1/2" = 1'-0"

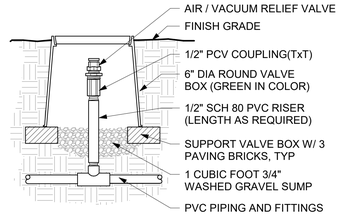


12 DRIPLINE AT POTS
3/4" = 1'-0"

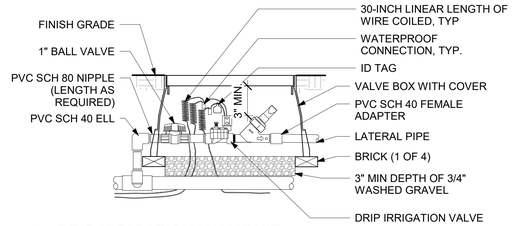


NOTE: LOCATE UNITS ACROSS ROOT BALL FROM EACH OTHER TO PROMOTE BALANCED/SYMMETRICAL ROOT ZONE GROWTH

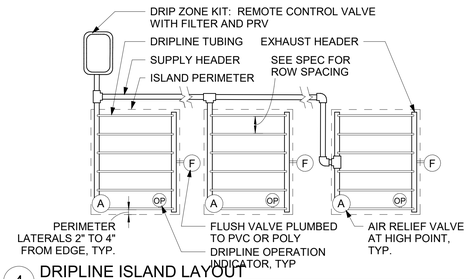
11 BUBBLER AT TREES
1/2" = 1'-0"



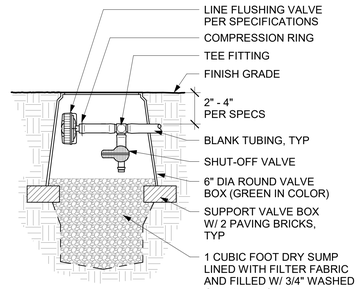
10 AIR/VACUUM RELIEF VALVE
1/2" = 1'-0"



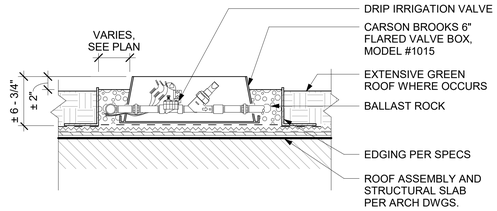
7 DRIP IRRIGATION VALVE KIT
1/2" = 1'-0"



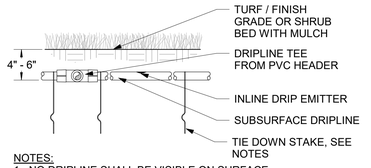
4 DRIPLINE ISLAND LAYOUT
1/2" = 1'-0"



9 LINE FLUSHING VALVE
1/2" = 1'-0"

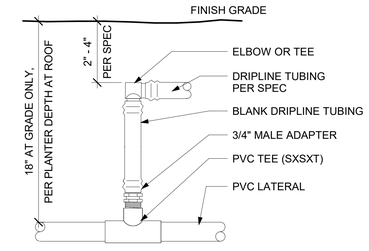


6 IRRIGATION VALVE BOX - SHALLOW
1 1/2" = 1'-0"

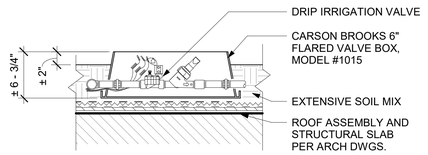


NOTES:
1. NO DRIPLINE SHALL BE VISIBLE ON SURFACE.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY. DOES NOT APPLY AT EXTENSIVE GREEN ROOF.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF CHANGE OF DIRECTION.

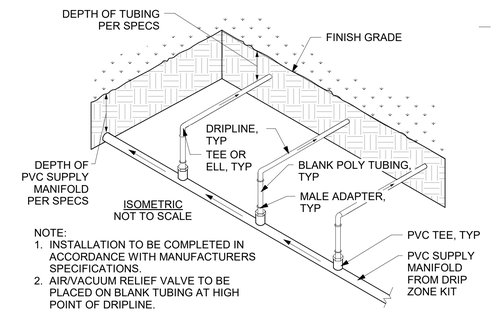
3 SUB-SURFACE DRIPLINE BURIAL
1" = 1'-0"



8 DRIPLINE START CONNECTION1
3/4" = 1'-0"

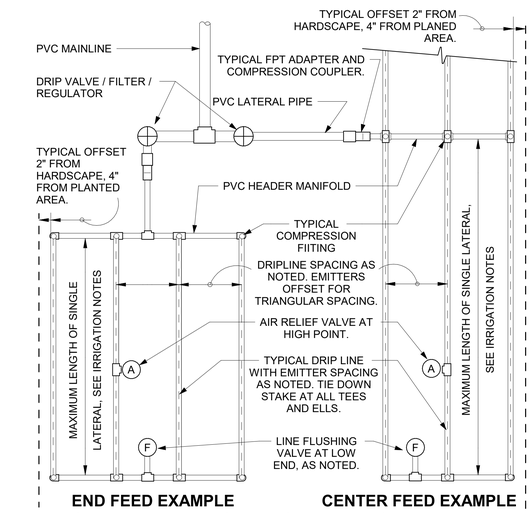


5 IRRIGATION VALVE BOX IN EXTENSIVE GREEN ROOF
1 1/2" = 1'-0"

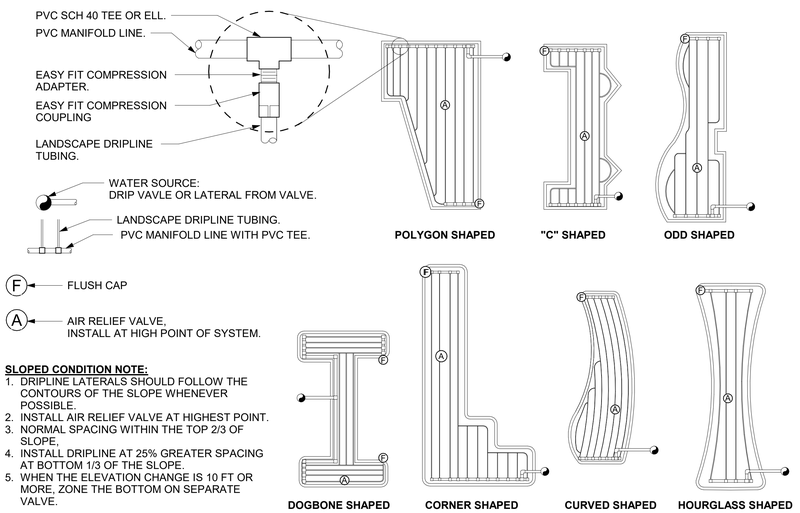


NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. AIR/VACUUM RELIEF VALVE TO BE PLACED ON BLANK TUBING AT HIGH POINT OF DRIPLINE.

2 SUB-HEADER INSTALLATION
1/2" = 1'-0"



1 TYPICAL DRIP LINE LAYOUT REQUIREMENTS
1" = 1'-0"



SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT BOTTOM 1/3 OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ON SEPARATE VALVE.

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BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
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DRAWN: KC
CHECKED: RKS

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KEVIN SNIDER
CERTIFICATE NO.463

SHEET
IRRIGATION DETAILS

PROJECT NO: **17041.50**
DRAWING NO.: **L7.05**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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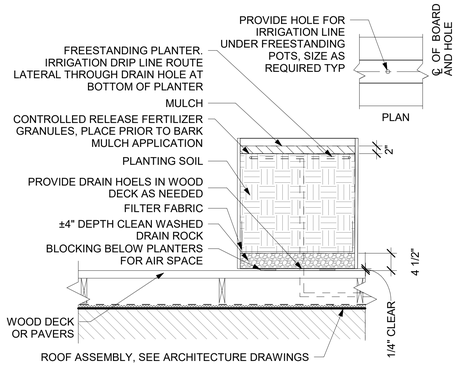
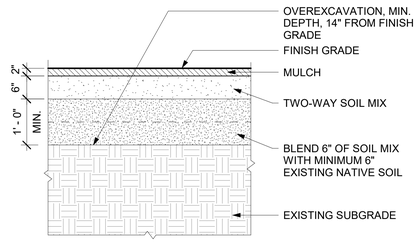
Plotted On: **10/2/2020 11:26:22 AM**

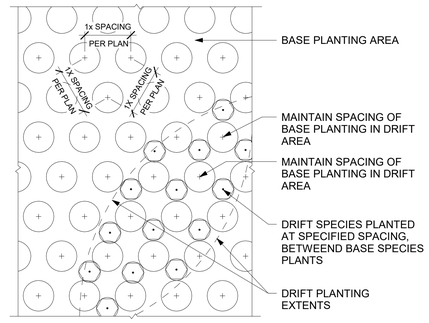


11 FREESTANDING PLANTER WITH SOIL
3/4" = 1'-0"

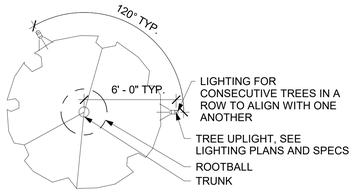


NOTES:
1. AT TREES, ENSURE COMPOSITE SOIL INSTALLED TO 6" BELOW DEPTH OF ROOTBALL AND FOR FULL WIDTH OF PIT (2X ROOTBALL Ø)
2. ALL COMPACTED SOIL MUST BE TILLED AT LEAST 6". THIS INCLUDES SOIL THAT HAS EXPERIENCED VEHICULAR LOADING AFTER SOIL HAS BEEN INSTALLED.

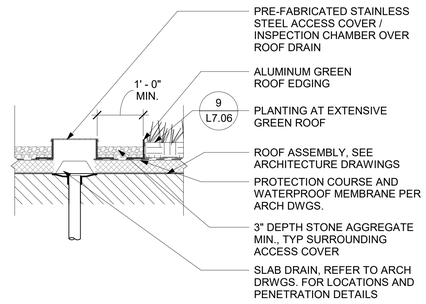
7 SOIL PREPARATION - PLANTED AREAS ON GRADE
3/4" = 1'-0"



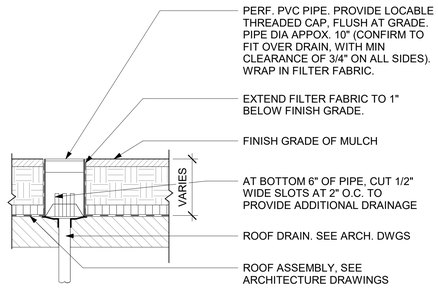
3 DRIFT PLANTING DIAGRAM
1/2" = 1'-0"



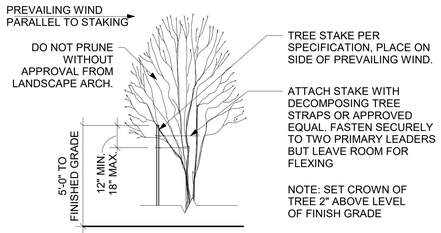
14 TREE UPLIGHT
1/4" = 1'-0"



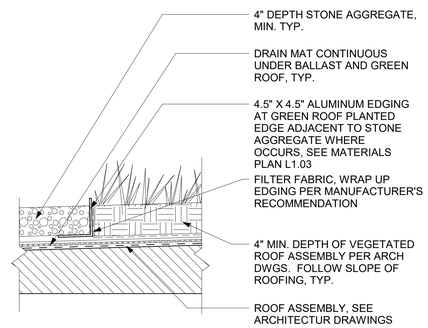
10 DRAIN CLEANOUT AT EXTENSIVE GREEN ROOF
3/4" = 1'-0"



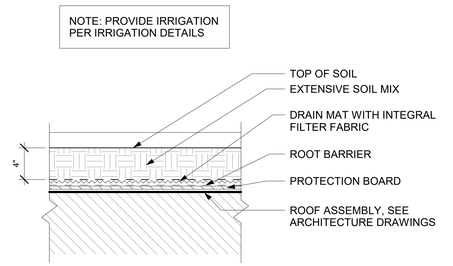
6 DRAIN CLEANOUT AT PLANTER ON STRUCTURE
3/4" = 1'-0"



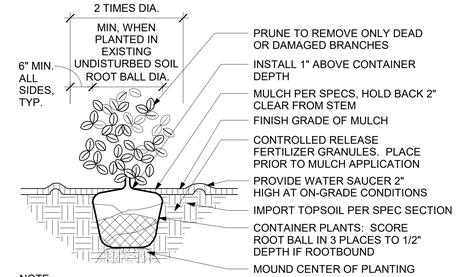
2 MULTI-STEM TREE STAKING ON GRADE
3/4" = 1'-0"



13 EXTENSIVE GREEN ROOF EDGE AT STONE AGGREGATE
1 1/2" = 1'-0"



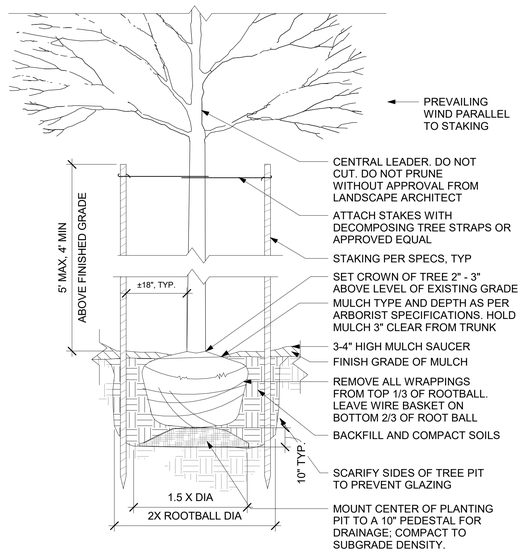
9 EXTENSIVE PLANTING
1 1/2" = 1'-0"



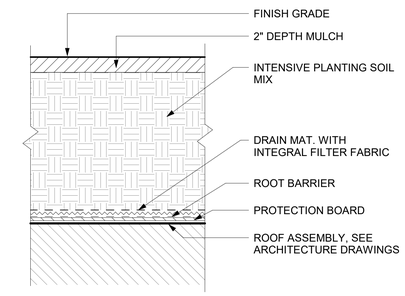
NOTE:
REMOVE UNTREATED BURLAP FROM TOP 1/3 OF ROOTBALL. REMOVE TREATED BURLAP OR WIRE BASKETS COMPLETELY

5 SHRUB PLANTING
3/4" = 1'-0"

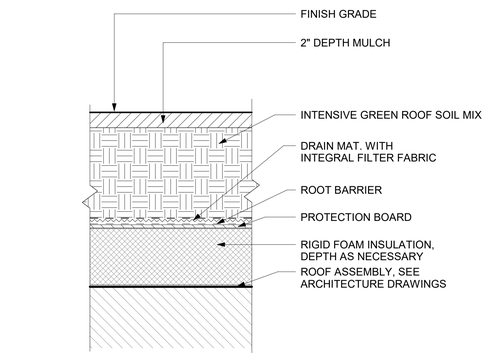
NOTES:
1. DIG PLANTING PITS DOWN AND OUTWARD SO THAT WATER WILL NOT COLLECT DIRECTLY BELOW ROOTBALL
2. SOAK PLANTING PIT PRIOR TO PLANTING
3. UNCOIL TWISTED OR CIRCULATING ROOTS PRIOR TO PLANTING. CUT OFF ANY PERMANENTLY KINKED ROOTS
4. REMOVE ANY AND ALL PLASTIC FROM ROOTBALL PRIOR TO PLANTING



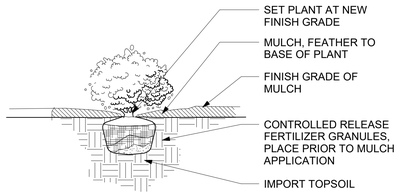
1 TREE PLANTING AND STAKING
1 1/2" = 1'-0"



12 INTENSIVE PLANTING AREA SECTION
1 1/2" = 1'-0"



8 INTENSIVE PLANTING - WITH FOAM
1 1/2" = 1'-0"



4 GROUNDCOVER PLANTING
3/4" = 1'-0"

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KRISTE K. SNIDER
CERTIFICATE NO.463

SHEET
PLANTING DETAILS

PROJECT NO: **17041.50**
DRAWING NO.: **L7.06**
SCALE: AS NOTED
DATE **10/02/2020**
SHEET OF

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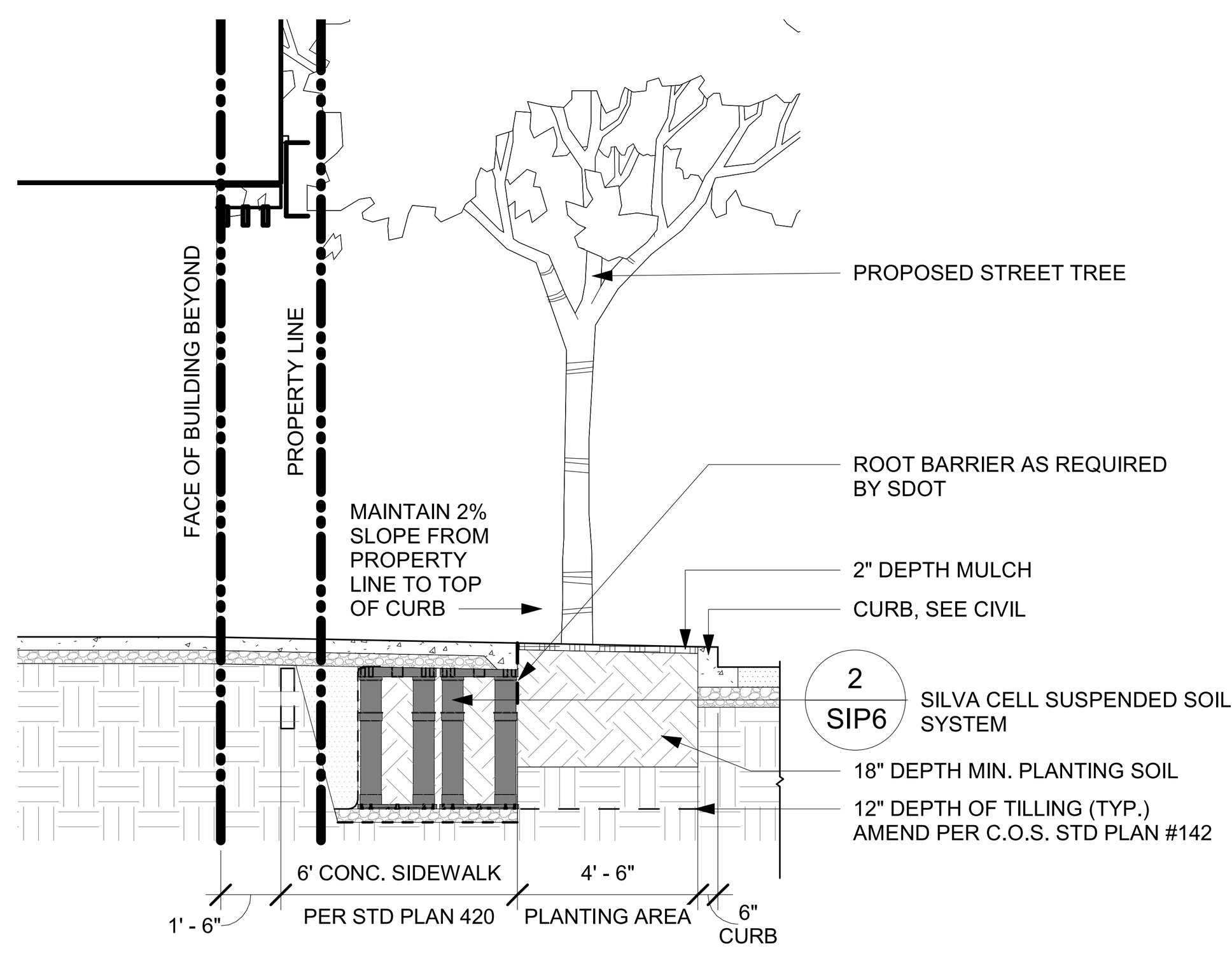
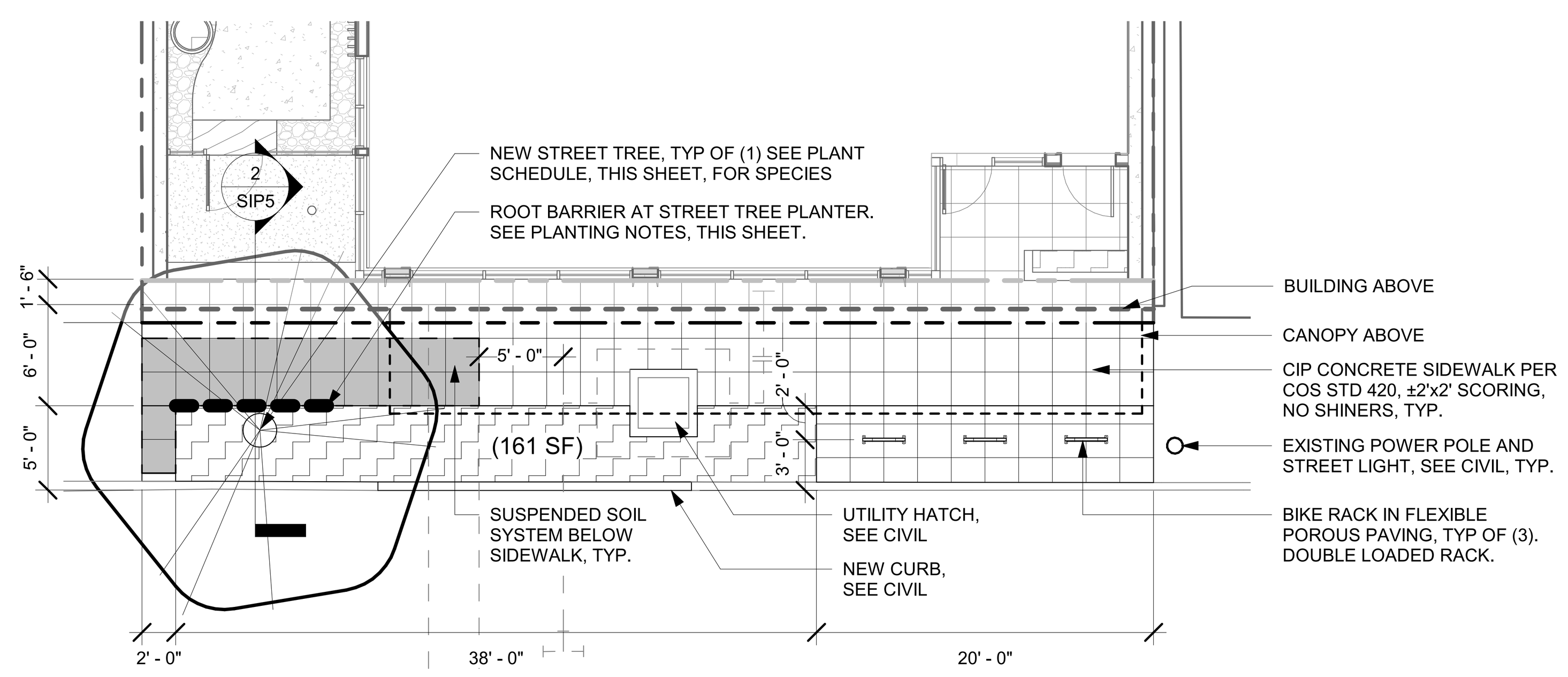
101 stewart street
suite 200
seattle, washington 98101

(206) 624-8154 phone
(206) 626-0541 fax

206 PLACE
206 5TH AVENUE SOUTH
SEATTLE, WA 98104



2 SECTION - 5TH AVENUE S
1/4" = 1'-0"



1 PLAN - 5TH AVENUE S
1/8" = 1'-0"

0 4'-0" 8'-0"

Revised 4/8/09

Green Factor Worksheet*
SEATTLE×green factor

PROJECT NAME		GRADE LEVEL - ROW	GRADE LEVEL - ON PROP	ROOF LEVEL	TOTAL**
A1	square feet			212	212
A2	square feet	161	106	398	665
A3	square feet		203		203
B1	square feet	161	309	610	1080
B2	# of plants	27	70	143	240
B3	# of trees		1		1
B4	# of trees				0
B5	# of trees				0
B6	# of trees	1			1
B7	inches DBH				0
C1	square feet				0
C2	square feet			1394	1394
D	square feet				0
E	square feet				0
F1	square feet				0
F2	square feet				0
G	square feet				0
H1	square feet	121	287	582	990
H2	square feet				0
H3	square feet	835			835
H4	square feet				0

(Planting Area: GRADE LEVEL - ROW, GRADE LEVEL - ON PROP, ROOF LEVEL)

* See Green Factor score sheet for category definitions

Revised 12/28/10

Green Factor Score Sheet
SEATTLE×green factor

Project title: 206 5th Ave S

Parcel size (enter this value first) * (enter sq ft of parcel): 7,200 — SCORE 0.405

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"	212		0.1	21
2 Landscaped areas with a soil depth of 24" or greater	665		0.6	399.0
3 Bioretention facilities	203		1.0	203.0
B Plantings (credit for plants in landscaped areas from Section A)				
1 Mulch, ground covers, or other plants less than 2' tall at maturity	1080		0.1	108
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	240	2880	0.3	864
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	1	75	0.3	23
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	0	0	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	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	1	350	0.4	140.0
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	0	0	0.8	-
C Green roofs				
1 Over at least 2" and less than 4" of growth medium	0		0.4	-
2 Over at least 4" of growth medium	1394		0.7	975.8
D Vegetated walls	0		0.7	-
E Approved water features	0		0.7	-
F Permeable paving				
1 Permeable paving over at least 6" and less than 24" of soil or gravel	0		0.2	-
2 Permeable paving over at least 24" of soil or gravel	0		0.5	-
G Structural soil systems	0		0.2	-
sub-total of sq ft =	6,859			
H Bonuses				
1 Drought-tolerant or native plant species	990		0.1	99.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0		0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	835		0.1	84
4 Landscaping in food cultivation	0		0.1	-
			Green Factor numerator =	2,916

* 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)

PLANT SCHEDULE - STREET LEVEL AND ROOF LEVEL

TREES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Quercus coccinea	Scarlet Oak	3-1/2 CAL.	PER PLAN	SINGLE STEM, SYMMETRICAL CANOPY, 5' BRANCHING HEIGHT

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	30" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican Orange	24" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Cornus alba 'Elegantissima'	Tartarian Dogwood	30" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Cornus stolonifera 'Arctic Fire'	Arctic Fire Red-twig Dogwood	24" MIN. HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Fothergilla 'Mt. Airy'	Dwarf Fothergilla	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Hebe 'Red Edge'	Red Edge Hebe	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Hydrangea quercifolia 'Snow Queen'	Snow Queen Oak-leaf Hydrangea	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Lonicera pileata 'Moss Green'	Moss Green Privet Honeysuckle	30" MIN SP, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Rosa 'Bonica'	Bonica Rose	24" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Sarcococca ruscifolia	Sweet Box	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN
Senecio greyi	Daisy Bush	30" MIN HT, #5 POT	PER PLAN	UNDERPLANT PER PLAN

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Euphorbia robbiae	Robb's Spurge	#1 POT	24" O.C.	
Heuchera x 'Obsidian'	Obsidian Coral Bells	#1 POT	18" O.C.	
Liriope spicata	Creeping Liriope	#1 POT	18" O.C.	
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 POT	18" O.C.	
Pachysandra terminalis	Japanese Pachysandra	#1 POT	18" O.C.	

GENERAL HARDSCAPE NOTES
1. DISCREPANCIES BETWEEN SITE CONDITIONS AND PLANS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL JOINTS TO BE TOOLED, DO NOT LEAVE ANY TOOL MARKS WHEN JOINTING (NO SHINERS).
3. PRE-CONSTRUCTION MEETING BETWEEN LANDSCAPE ARCHITECT AND CONTRACTOR TO OCCUR PRIOR TO INSTALLATION OF PAVING.
4. PROVIDE EXPANSION JOINT AT BACK OF CURB AND AT R.O.W LINE AS INDICATED ON THE JOINTING PLAN, TYP.
5. SEE CIVIL DWGS FOR ON GRADE PAVEMENT SECTIONS.

NOTES
1. SEE SHEET 5 FOR PLANT SCHEDULE
2. SEE SHEET 5 FOR SIDEWALK SCORING AND JOINTING PLAN. SEE CIVIL FOR TREE PIT LAYOUT
3. SEE SHEET 5 FOR HARDSCAPE AND PLANTING NOTES, SPECIFICATIONS, AND DETAILS
4. SEE SHEET 5 FOR TYPICAL STREET SECTION
5. SEE SHEET 5 FOR GREEN FACTOR CALCULATIONS.
6. ANNUAL USE PERMIT REQUIRED FOR ALL PRIVATE ENCROACHMENTS IN THE R.O.W. ANNUAL PERMIT NO. TO BE DETERMINED

PLANTING SOIL SPECIFICATION
A. SEE PLANTING SOIL SPECIFICATION, SDOT STANDARD SPEC 9.14.1(4)A AND CITY OF SEATTLE STORMWATER MANUAL CHAPTER 4.4 FOR PLANTING SOIL REQUIREMENTS.
B. MANUFACTURER: PACIFIC TOPSOIL, TWO-WAY SOIL MIX, OR APPROVED EQUAL TYPICALLY MEETS THE AFOREMENTIONED REQUIREMENTS. OBTAIN AND SUBMIT TESTING TO CONFIRM LATEST SOIL SPEC CONTINUES TO MEET REQUIREMENTS PRIOR TO INSTALLATION.
C. COMPOSITION MIXTURE OF PURE COMPOST; AND SAND, SANDY LOAM OR SILTY SAND WHICH IS HIGH IN ORGANIC CONTENT, COMPRISED OF FULLY COMPOSTED AND MATURE ORGANIC MATERIALS. FREE OF FRESH SAWDUST/WOOD PRODUCTS; COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY.

1.	SCREEN SIZE:	7/16" MAXIMUM
2.	TOTAL"NITROGEN	.25% MINIMUM
3.	ORGANIC MATTER	10%
4.	PH RANGE	5.5-7.5
5.	CONDUCTIVITY	5MMHOS/CM MAXIMUM

MULCH SPECIFICATION
A. SEE MULCH AND AMENDMENTS, SDOT STANDARD SPEC 9.14.4
B. "PACIFIC GARDEN MULCH" AS PROVIDED BY PACIFIC TOPSOILS, INC., OR APPROVED EQUAL, TYPICALLY MEETS THE AFOREMENTIONED REQUIREMENTS. OBTAIN AND SUBMIT TESTING TO CONFIRM LATEST MULCH SPEC CONTINUES TO MEET REQUIREMENTS PRIOR TO INSTALLATION.
   1. ORGANIC MULCH FOR GROUND COVER BEDS AND TREE AND SHRUB SAUCERS AND/OR BEDS.
   2. INSTALL TO A DEPTH OF 2 INCHES MIN.

GENERAL PLANTING NOTES
1. PROVIDE MULCH THROUGHOUT ENTIRE PLANTED AREA TO A DEPTH OF 2 INCHES. SEE SPECIFICATION THIS SHEET.
2. ALL PLANTERS TO BE FLUSH WITH GRADE.
3. SEE CIVIL DWGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES OR METERS, AND STRUCTURES LOCATED WITHIN THE PLANTING STRIP.
4. ALL PLANTS SHALL BE INSTALLED PER CITY OF SEATTLE STANDARD PLANS 100A, 110 AND 112.
5. ALL ALL PLANTING BEDS IN THE R.O.W. EITHER AMEND EXISTING SITE TOPSOIL OR SUBSOIL, OR IMPORT NEW TOPSOIL AS FOLLOWS, PER CHAPTER 4.4 OF THE CITY OF SEATTLE STORMWATER MANUAL: IN PLANTING BEDS WITH EXISTING SITE TOPSOIL, PLACE 3 INCHES OF COMPOST AND TILL INTO AN 8 INCH DEPTH. IN PLANTING BEDS WHERE SOIL IS TO BE COMPOSED OF ALL IMPORT TOPSOIL, PROVIDE 8" DEPTH OF TOPSOIL. SEE TOPSOIL SPECIFICATION ON THIS PAGE. SUBSOIL SHALL BE SCARIFIED (LOOSENED) 4 INCHES BELOW IMPORT LAYER, TO PRODUCE 12-INCH DEPTH OF UNCOMPACTED SOIL. AFTER PLANTING 2 INCHES OF COMPOST MULCH SHALL BE APPLIED TO PLANTING BEDS, SEE MULCH SPECIFICATION THIS PAGE. NO PLANTING IS TO OCCUR WITHIN 2'-0" OF NEW TREE CENTER, TYP. PROVIDE MULCH ONLY PER SPECIFICATION.
6. ALL PLANTING AREAS IN THE R.O.W. ARE INCLUDED IN SITE GREEN FACTOR CALCULATIONS. SEE SHEET 5 FOR CALCULATIONS.
7. PROVIDE DRIP IRRIGATION AT ALL PLANTING AREAS ON GRADE.
8. PROVIDE 18" DEEP X 8'-0" LONG ROOT BARRIER ALONG SIDEWALK SIDE OF ALL TREE PLANTINGS.
9. CONTACT SDOT URBAN FORESTRY AT 206-684-5693 PRIOR TO TREE INSTALLATION

OWNER:
EDGE DEVELOPERS
1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20
4	BUILDING PERMIT CORRECTIONS NO. 4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN BY: KC
CHECKED BY: KS

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KRIS R. SNIDER
CERTIFICATE NO.463

SHEET TITLE:
LANDSCAPE PLAN + SECTION, GREEN FACTOR + NOTES

PROJECT NO: **17041.50**
DRAWING NO.: SIP5
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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REV'D	CHK'D	MADE	NATURE REVISION	MARK	DATE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KRIS R. SNIDER
CERTIFICATE NO.463

Plotted On: 10/2/2020 11:26:25 AM

90% Complete Street Improvement Plan - NOT FOR CONSTRUCTION

HEWITT architecture landscape architecture urban design
101 suite 200 stewart street seattle, washington 98101
(206) 624-8154 phone
(206) 626-0541 fax

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING .... 20.....
REVIEWED BY SPU/DRAINAGE .... 20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING .... 20.....

NAME OR INITIALS AND DATE		INITIALS AND DATE
DESIGNED CMc	04/08/20	REVIEWED:
CHECKED KS	04/08/20	
DRAWN KC	04/08/20	PROJECT MANAGER
CHECKED KS	04/08/20	
DESIGN REVIEW	04/08/20	REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. ______ APPROVED ______
FUND: ______
SCALE: INSPECTOR'S BOOK ______

206 PLACE
SDCI PROJECT # 6653595

206 5TH AVENUE SOUTH
LANDSCAPE PLAN + SECTION, GREEN FACTOR + NOTES

SDOT PROJECT NO. 391629
VAULT PLAN NO. -
VAULT SERIAL NO. -
SHEET 5 OF 6

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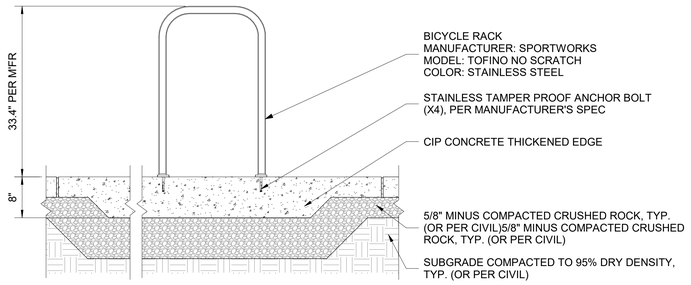
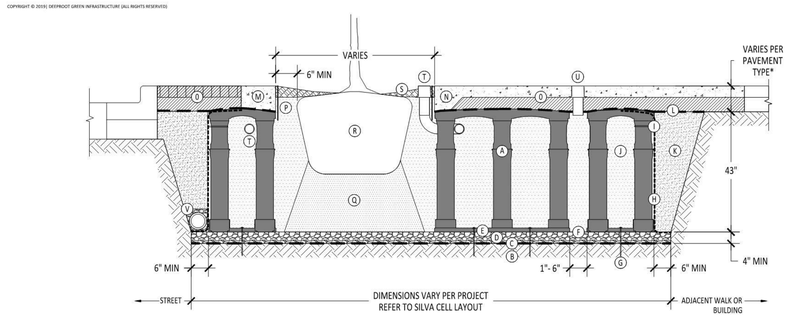


4 BICYCLE RACK - TYPICAL SECTION
1" = 1'-0"



SILVA CELL SYSTEM 3X
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

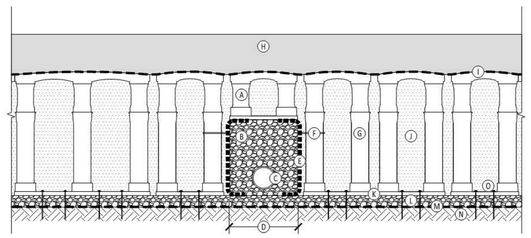
2 SILVA CELL - TYPICAL SECTION - SIP
3/16" = 1'-0"

KEY PLAN

- (A) BRIDGING SILVA CELL, SEE NOTE 2
- (B) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (C) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 4
- (D) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (E) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 6" (150 mm) EXCESS (BETWEEN AGGREGATE AND BRIDGING CELL)
- (F) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (G) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (H) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (I) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (K) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (L) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (M) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (N) SUBGRADE, COMPACTED TO 95% PROCTOR
- (O) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE BRIDGING CELL ABOVE THE AGGREGATE MAY BE 1x or 2x AS REQUIRED BY THE PROJECT. SHOWN HERE IS A 1x SILVA CELL.
3. THIS BRIDGING DETAIL MAY BE USED WITH 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS. BRIDGING CELLS WILL BE EITHER 1x OR 2x, PER PROJECT SPECIFICATIONS.
4. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
5. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
6. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
8. DO NOT SCALE DRAWINGS.



SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE B - SECTION
NOT TO SCALE

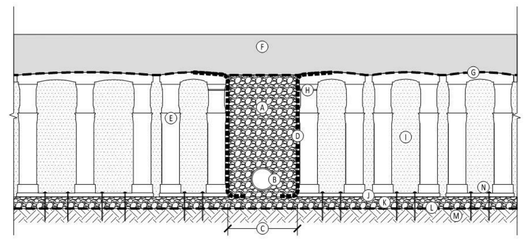
3 SILVA CELL - UTILITY BRIDGE TYPE 2 - SIP
3/16" = 1'-0"

KEY PLAN

- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" - 24" (100mm - 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE, SEE NOTE 1
- (G) GEOTEXTILE, PER PROJECT SPECIFICATIONS
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- (I) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70-80% PROCTOR.
- (J) 1" TO 4" (25mm - 100mm) SPACING BETWEEN SILVA CELLS AT BASE
- (K) 4" (100mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (L) GEOTEXTILE, PLACED BELOW AGGREGATE SUB BASE
- (M) SUBGRADE, COMPACTED TO 95% PROCTOR
- (N) PIN, PER SILVA CELL SPECIFICATIONS

NOTES

1. THIS BRIDGING WITH AGGREGATE DETAIL MAY BE USED WITH ANY SILVA CELL STANDARD PAVING PROFILE (CONCRETE, PAVERS, ASPHALT, POROUS PAVEMENTS). PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE AND WILL VARY PER PROJECT SPECIFICATIONS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS. ALL CONFLICTING ELEMENTS (E.G. PIPE, BASE MATERIAL AND DEPTH, COVER) ARE ILLUSTRATIVE ONLY AND ARE PER PROJECT SPECIFICATIONS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA, PARKING LOT, AND / OR PEDESTRIAN APPLICATIONS.
6. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. DO NOT SCALE DRAWINGS.



SILVA CELLS SUPPLEMENTAL DETAILS - BRIDGING WITH AGGREGATE A - SECTION
NOT TO SCALE

1 SILVA CELL - UTILITY BRIDGE TYPE 1 - SIP
3/16" = 1'-0"

90% Complete Street Improvement Plan - NOT FOR CONSTRUCTION

206 PLACE

SDCI PROJECT # 6653595

HEWITT
architecture
landscape architecture
urban design
101 stewart street
suite 200
seattle, washington
98101
(206) 624-8154 phone
(206) 626-0541 fax

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20....	DESIGNED CMc 04/08/20	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED .KS. 04/08/20	PROJECT MANAGER
20....	DRAWN .. KC 04/08/20	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	CHECKED .KS. 04/08/20	
20....	DESIGN REVIEW 04/08/20	REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. _____ APPROVED _____
FUND: _____
SCALE: INSPECTOR'S BOOK _____

206 5TH AVENUE SOUTH
RIGHT OF WAY DETAILS

SDOT PROJECT NO. 391629
VAULT PLAN NO. -
VAULT SERIAL NO. -
SHEET 6 OF 6

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO.463

Plotted On: 10/2/2020 11:26:25 AM

DATE	MARK	NATURE	REVISION	CHK'D	REV'D

FOR REFERENCE ONLY

Plotted On: 10/2/2020 11:26:25 AM

FOR REFERENCE ONLY

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seattle, washington
98101
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(206) 626-0541 fax

206 PLACE
206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS
1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		03.06.20
3	BUILDING PERMIT CORRECTIONS NO. 3		07.02.20
4	BUILDING PERMIT CORRECTIONS NO. 4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET CORR #4

DRAWN BY: KC
CHECKED BY: KS

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO.463

SHEET TITLE:
RIGHT OF WAY DETAILS

PROJECT NO: 17041.50
DRAWING NO.: SIP6
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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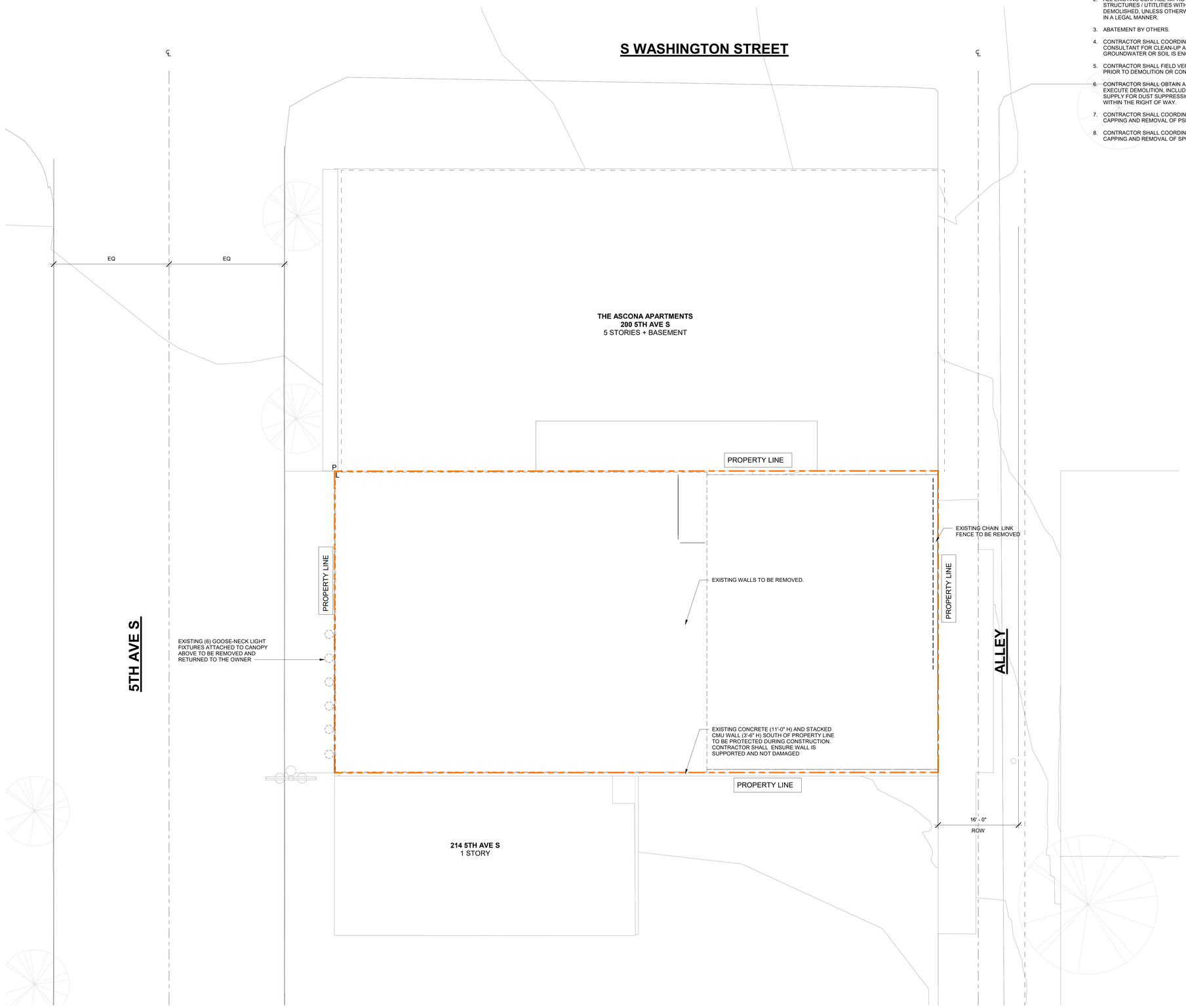
FOR REFERENCE ONLY

DEMOLITION PLAN NOTES:

1. SEE SURVEY ON A0.201 FOR EXISTING UTITLITY LOCATIONS.
2. ALL EXISTING SURFACE IMPROVEMENTS AND UNDERGROUND STRUCTURES / UTITLITIES WITHIN THE LIMITS OF THE SITE SHALL BE DEMOLISHED, UNLESS OTHERWISE NOTED, AND DISPOSED OF OFF SITE IN A LEGAL MANNER.
3. ABATEMENT BY OTHERS.
4. CONTRACTOR SHALL COORDINATE WITH PROJECT ENVIRONMENTAL CONSULTANT FOR CLEAN-UP AND/OR REMOVAL IF CONTAMINATED GROUNDWATER OR SOIL IS ENCOUNTERED.
5. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR NECESSARY PERMITS TO EXECUTE DEMOLITION, INCLUDING PERMIT TO USE PUBLIC WATER SUPPLY FOR DUST SUPPRESSION AND STREET USE PERMIT FOR AREAS WITHIN THE RIGHT OF WAY.
7. CONTRACTOR SHALL COORDINATE WITH PSE FOR ALL ABANDONING, CAPPING AND REMOVAL OF PSE'S GAS SERVICES AS INDICATED.
8. CONTRACTOR SHALL COORDINATE WITH SPU FOR ALL ABANDONING, CAPPING AND REMOVAL OF SPU'S WATER SERVICES AS INDICATED.



1 ARCHITECTURAL DEMOLITION SITE PLAN
1/8" = 1'-0"

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OWNER:
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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIDA STATE OF WASHINGTON

SHEET TITLE:
ARCHITECTURAL DEMOLITION FLOOR PLAN

PROJECT NO: 17041
DRAWING NO.: D1.000
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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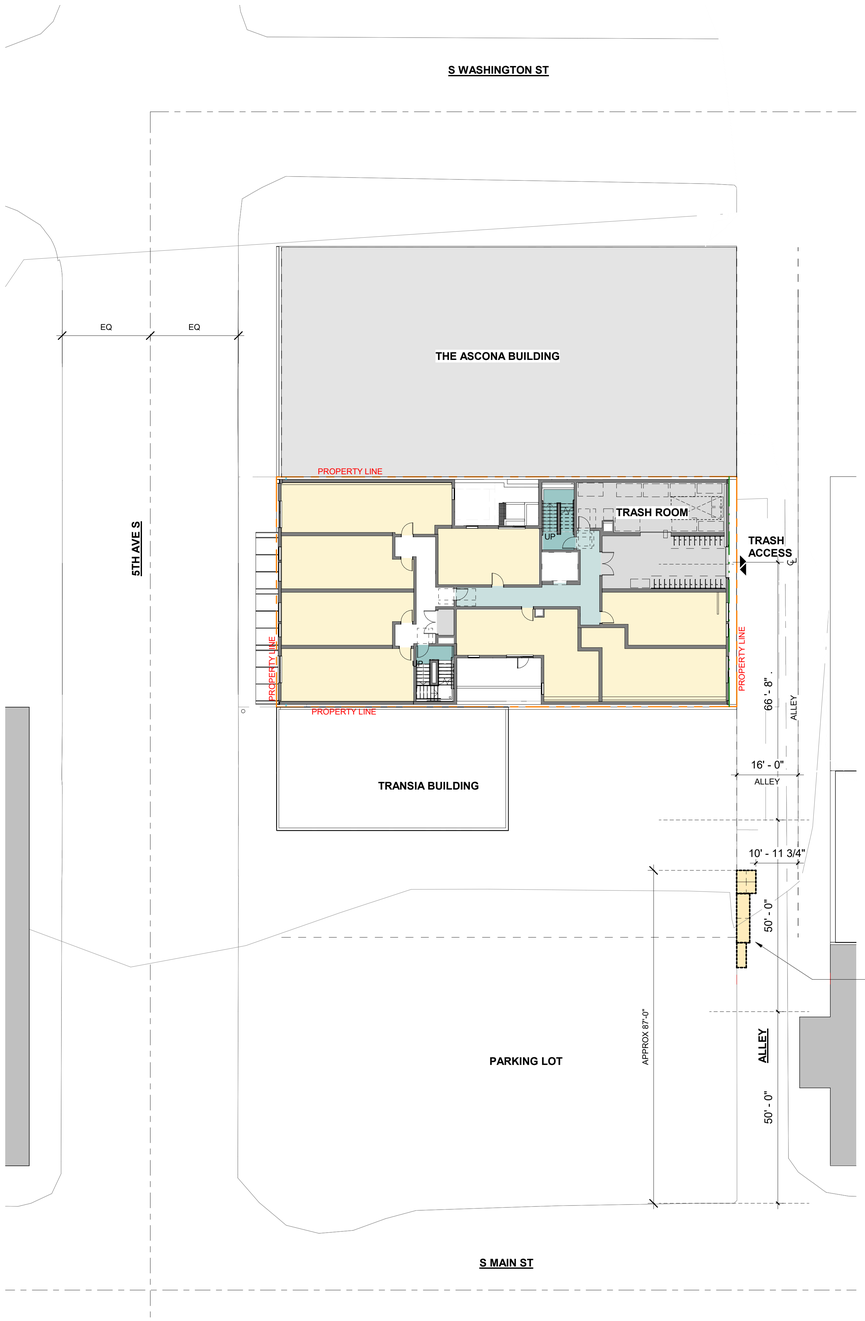

1 SITE PLAN
1/16" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

SDCI STAMP:

4120 REGISTERED ARCHITECT PAUL K SHIDA STATE OF WASHINGTON

SHEET TITLE:
SITE PLAN-SOLID WASTE STORAGE PLAN

PROJECT NO: **17041**
DRAWING NO.: A1.000
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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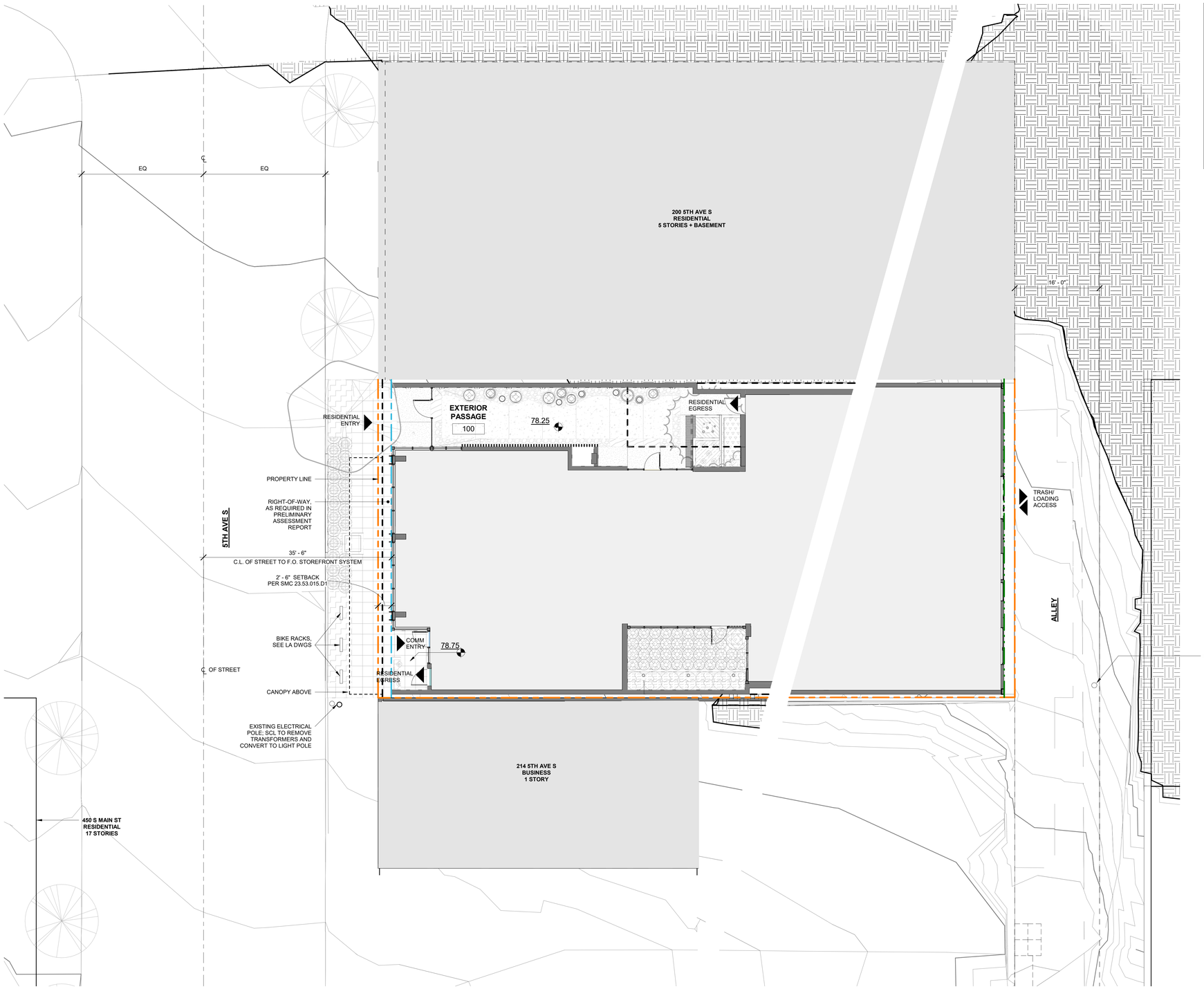

1 L01 SITE PLAN
1/8" = 1'-0"

2 L03 SITE PLAN
1/8" = 1'-0"

PROJECT ADDRESS:
206 5TH AVENUE SOUTH, SEATTLE, WA 98104

LEGAL DESCRIPTION:
YESLER & MC INTOSHS SUPL MAYNARDS & 2 BLK 32 MAYNARDS PLAT, BLOCK 32, LOT 2

PARCEL NUMBERS:
982070-0095

SITE PLAN NOTES:

1. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED RIGHT-OF-WAY IMPROVEMENTS, TOPOGRAPHICAL INFORMATION, AND UTILITY CONNECTIONS.
2. REFER TO LANDSCAPE DWGS FOR TREE INFORMATION AND PLANTING PLAN

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
SPLIT-LEVEL SITE PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.001**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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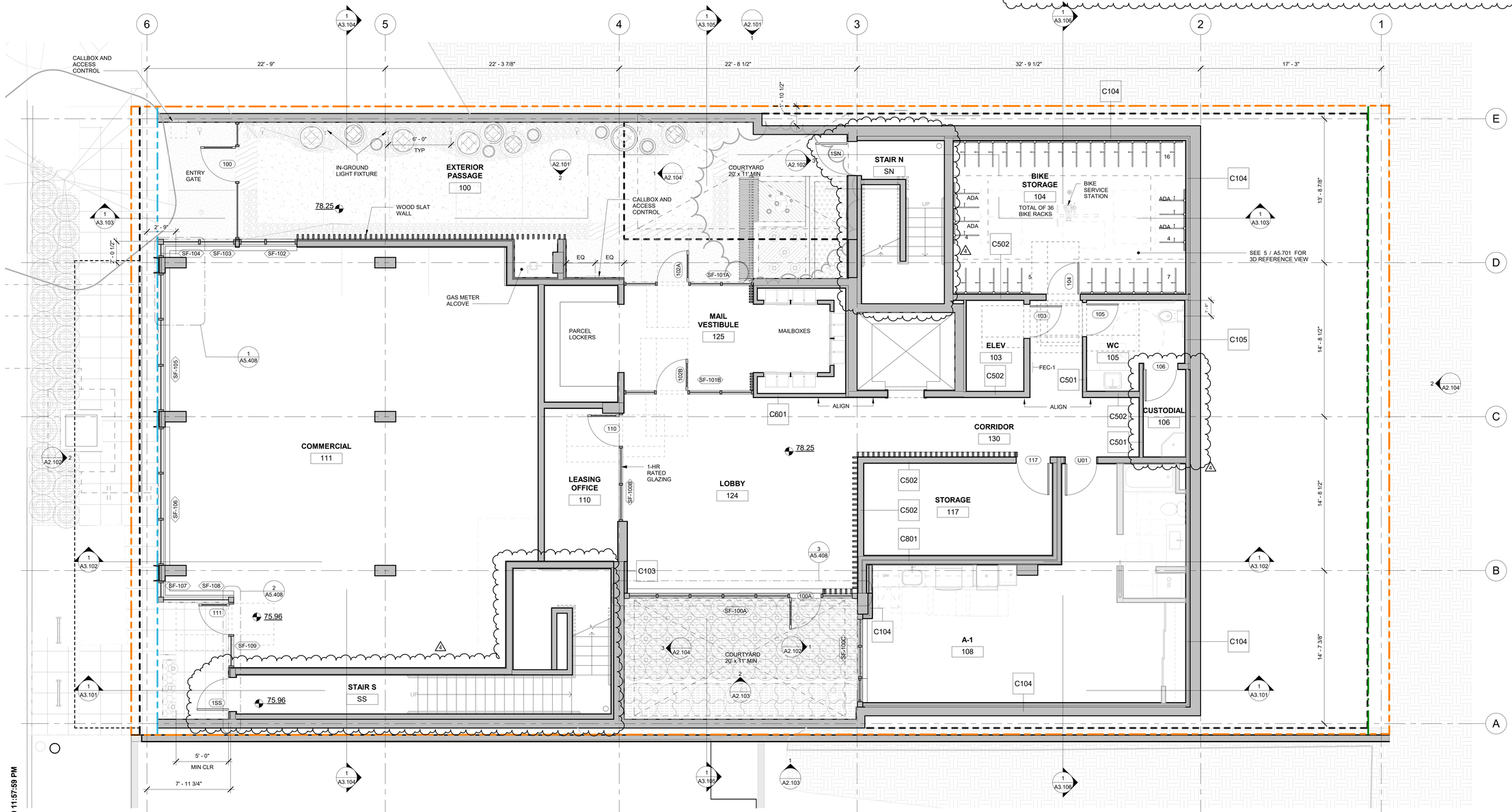
PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNO.
2. SEE SHEETS **A5.101** AND **A5.102** FOR WALL ASSEMBLIES.
3. REFER TO SHEETS **A4.101** AND **A4.105** FOR ENLARGED PLANS AT STAIRS AND ELEVATORS, RESPECTIVELY.
4. ALL EXTERIOR PERIMETER WALLS ARE:
   TYPE **A501** (AT TYPE IA CONSTRUCTION LEVELS, BELOW GRADE), UNO
   TYPE **C304** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D302** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
5. ALL CORRIDOR WALLS ARE:
   TYPE **C805** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D804** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
6. ALL UNIT PARTY WALLS ARE:
   TYPE **C801** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D503** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
7. ON-SITE RENEWABLE ENERGY SYSTEM RATING:
   RESIDENTIAL = 0.25w x 49,920sf = 12,480 watts
   OTHER = 70w/1,000sf x 49,920sf = 3,495 watts
   TOTAL = 15,975 watts
8. PER C404.9, EACH DWELLING UNIT SHALL BE PROVIDED WITH A DOMESTIC HOT WATER METER TO ALLOW FOR BILLING BASED ON ACTUAL DOMESTIC USAGE.
9. THE BUILDING SHALL COMPLY WITH THE ADDITIONAL EFFICIENCY OPTIONS OF C406.1 BY UTILIZING ON SITE RENEWABLE ENERY PER C406.5 AND REDUCED LIGHTING POWER PER C406.3.
10. THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS. CONTROLS SHALL MEET THE REQUIREMENTS OUTLINED UNDER C403.2.3.
11. SHORT AND LONG TERM BYCICLE PARING IS PROVIDED ACCORDING TO SMC 23.54.015K TABLE D.
REQUIRED: RESIDENTIAL:66 LONG TERM AND 4 SHORT TERM; COMMERCIAL: 1 LONG TERM AND 2 SHORT TERM.

RESIDENTIAL: 67 LONG TERM AND 4 SHORT TERM BYCICLE PARKING PROVIDED ON LO1 AND L03.
COMMERCIAL: 1 LONG TERM AND 2 SHORT TERM BYCICLE PARKING ARE PROVIDED IN THE RIGHT OF WAY ON 5TH AVE SOUTH.



1 LEVEL 01 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIRA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 01 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.101**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNO.
2. SEE SHEETS **A5.101** AND **A5.102** FOR WALL ASSEMBLIES.
3. REFER TO SHEETS **A4.101** AND **A4.105** FOR ENLARGED PLANS AT STAIRS AND ELEVATORS, RESPECTIVELY.
4. ALL EXTERIOR PERIMETER WALLS ARE:
   TYPE **A501** (AT TYPE IA CONSTRUCTION LEVELS, BELOW GRADE), UNO
   TYPE **C304** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D302** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
5. ALL CORRIDOR WALLS ARE:
   TYPE **C805** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D804** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
6. ALL UNIT PARTY WALLS ARE:
   TYPE **C801** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D503** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
7. ON-SITE RENEWABLE ENERGY SYSTEM RATING:
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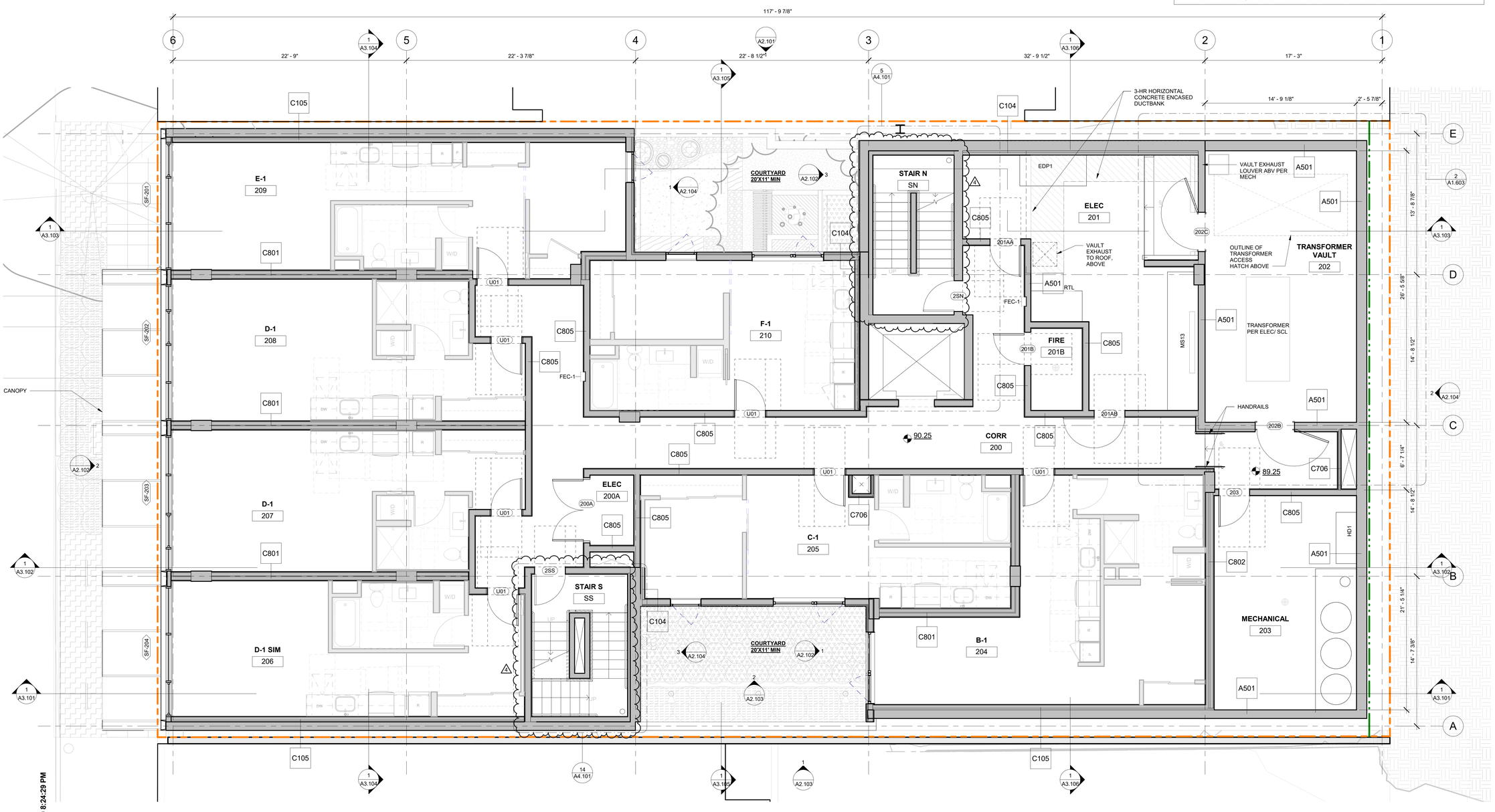
8. PER C404.9, EACH DWELLING UNIT SHALL BE PROVIDED WITH A DOMESTIC HOT WATER METER TO ALLOW FOR BILLING BASED ON ACTUAL DOMESTIC USAGE.
9. THE BUILDING SHALL COMPLY WITH THE ADDITIONAL EFFICIENCY OPTIONS OF C406.1 BY UTILIZING ON SITE RENEWABLE ENERY PER C406.5 AND REDUCED LIGHTING POWER PER C406.3.
10. THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS. CONTROLS SHALL MEET THE REQUIREMENTS OUTLINED UNDER C403.2.3.



1 LEVEL 02 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEMA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 02 FLOOR PLAN

PROJECT NO: 17041
DRAWING NO.: A1.102
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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PLAN NOTES

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2. SEE SHEETS **A5.101** AND **A5.102** FOR WALL ASSEMBLIES.
3. REFER TO SHEETS **A4.101** AND **A4.105** FOR ENLARGED PLANS AT STAIRS AND ELEVATORS, RESPECTIVELY.
4. ALL EXTERIOR PERIMETER WALLS ARE:
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   TYPE **C304** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D302** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
5. ALL CORRIDOR WALLS ARE:
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   TYPE **D804** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
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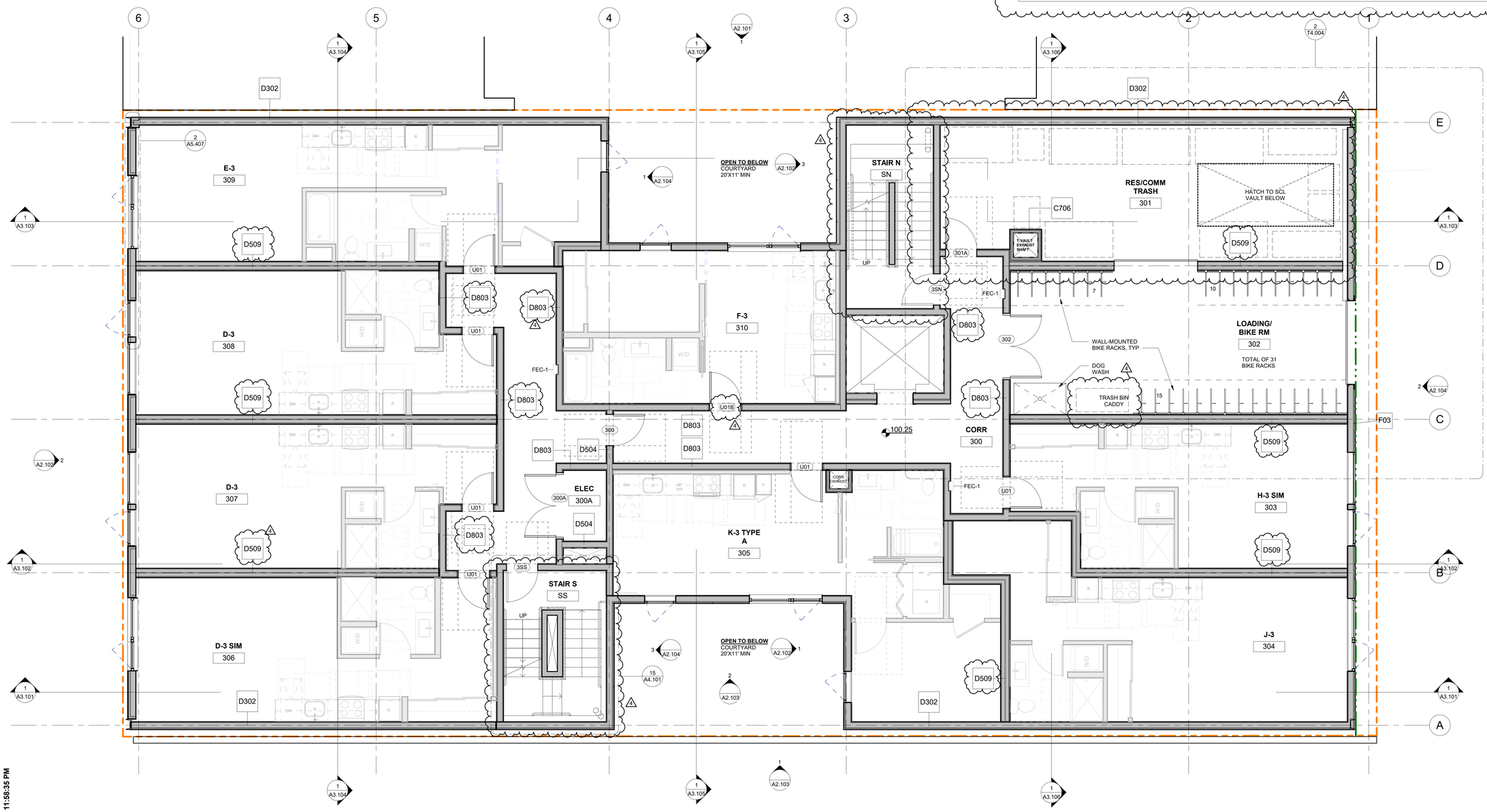

1 LEVEL 03 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL K SHEPA
STATE OF WASHINGTON

SHEET TITLE:
LEVEL 03 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.103**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNO.
2. SEE SHEETS **A5.101** AND **A5.102** FOR WALL ASSEMBLIES.
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   TYPE **D302** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
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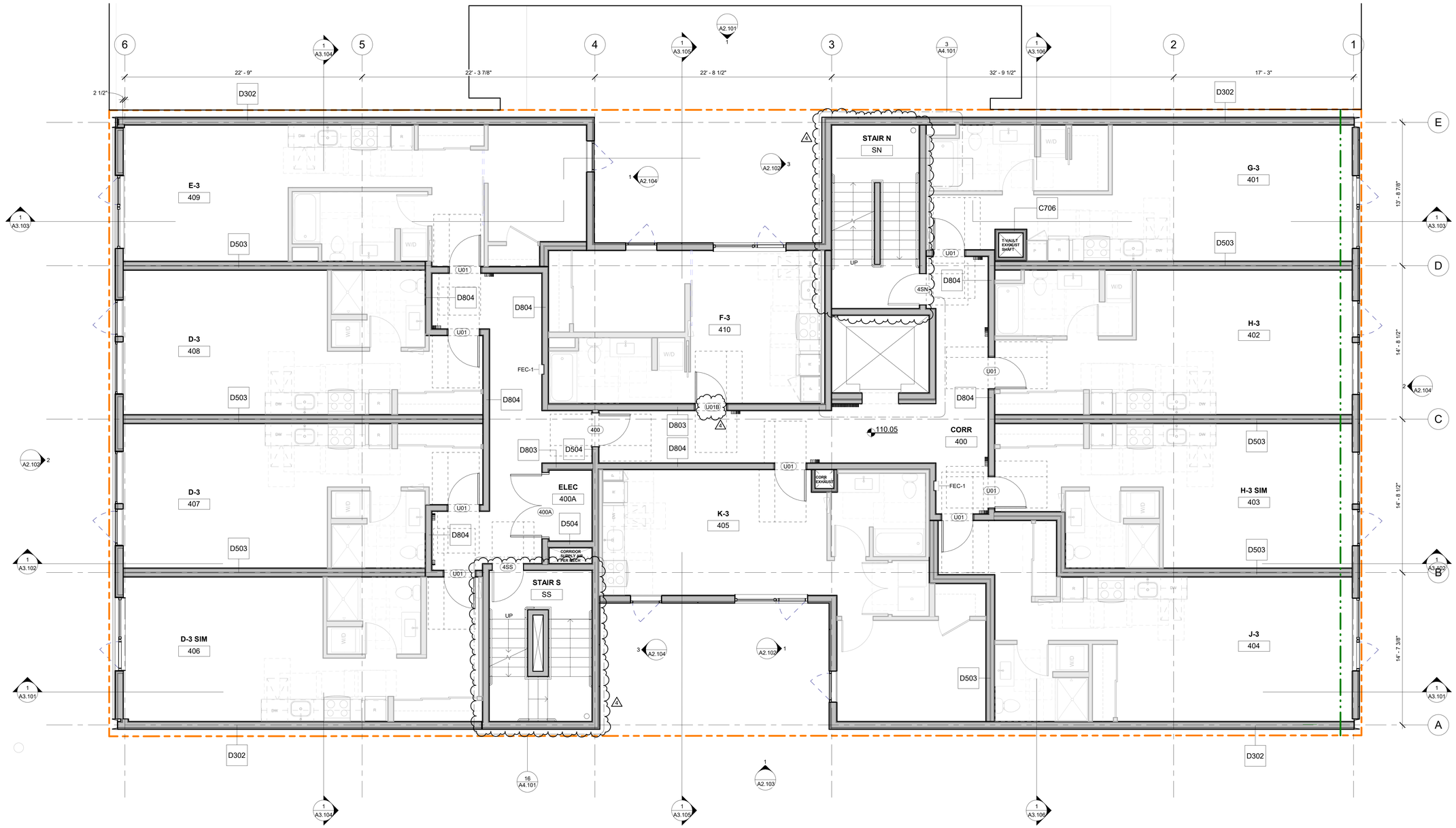

1 LEVEL 04 - FLOOR PLAN
1/4" = 1'-0"

Plotted On: **10/2/2020 8:24:32 PM**

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REVISIONS:

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1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL K SHEKA
STATE OF WASHINGTON

SHEET TITLE:
LEVEL 04 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.104**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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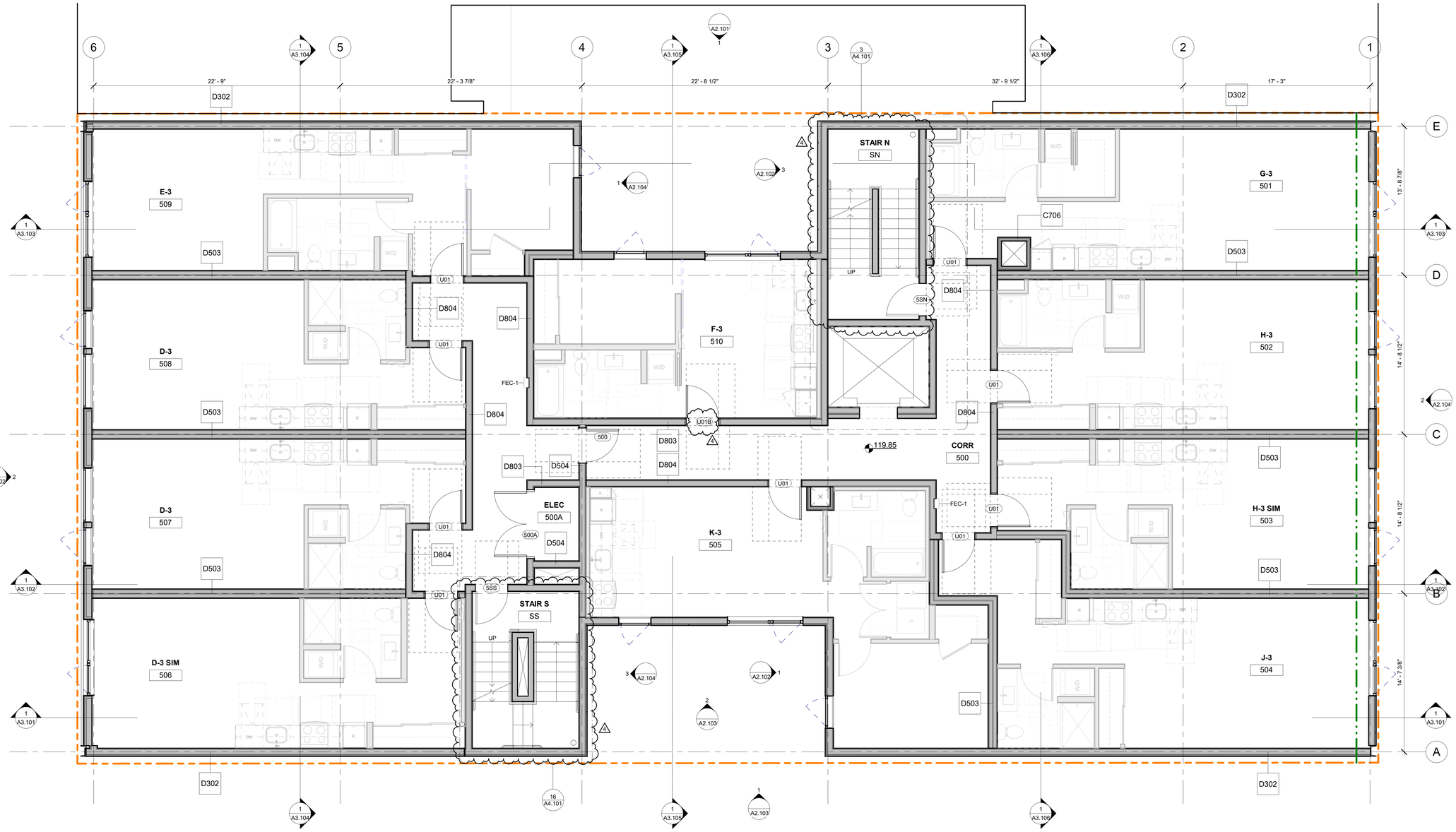
PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNO.
2. SEE SHEETS **A5.101** AND **A5.102** FOR WALL ASSEMBLIES.
3. REFER TO SHEETS **A4.101** AND **A4.105** FOR ENLARGED PLANS AT STAIRS AND ELEVATORS, RESPECTIVELY.
4. ALL EXTERIOR PERIMETER WALLS ARE:
   TYPE **A501** (AT TYPE IA CONSTRUCTION LEVELS, BELOW GRADE), UNO
   TYPE **C304** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D302** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
5. ALL CORRIDOR WALLS ARE:
   TYPE **C805** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D804** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
6. ALL UNIT PARTY WALLS ARE:
   TYPE **C801** (AT TYPE IA CONSTRUCTION LEVELS), UNO
   TYPE **D503** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
7. ON-SITE RENEWABLE ENERGY SYSTEM RATING:
   RESIDENTIAL = 0.25w x 49,920sf = 12,480 watts
   OTHER = 70w/1,000sf x 49,920sf = 3,495 watts
   TOTAL = 15,975 watts
8. PER C404.9, EACH DWELLING UNIT SHALL BE PROVIDED WITH A DOMESTIC HOT WATER METER TO ALLOW FOR BILLING BASED ON ACTUAL DOMESTIC USAGE.
9. THE BUILDING SHALL COMPLY WITH THE ADDITIONAL EFFICIENCY OPTIONS OF C406.1 BY UTILIZING ON SITE RENEWABLE ENERY PER C406.5 AND REDUCED LIGHTING POWER PER C406.3.
10. THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS. CONTROLS SHALL MEET THE REQUIREMENTS OUTLINED UNDER C403.2.3.



1 LEVEL 05 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHEPA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 05 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.105**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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   TYPE **D804** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
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   TYPE **D503** (AT TYPE IIIA CONSTRUCTION LEVELS), UNO
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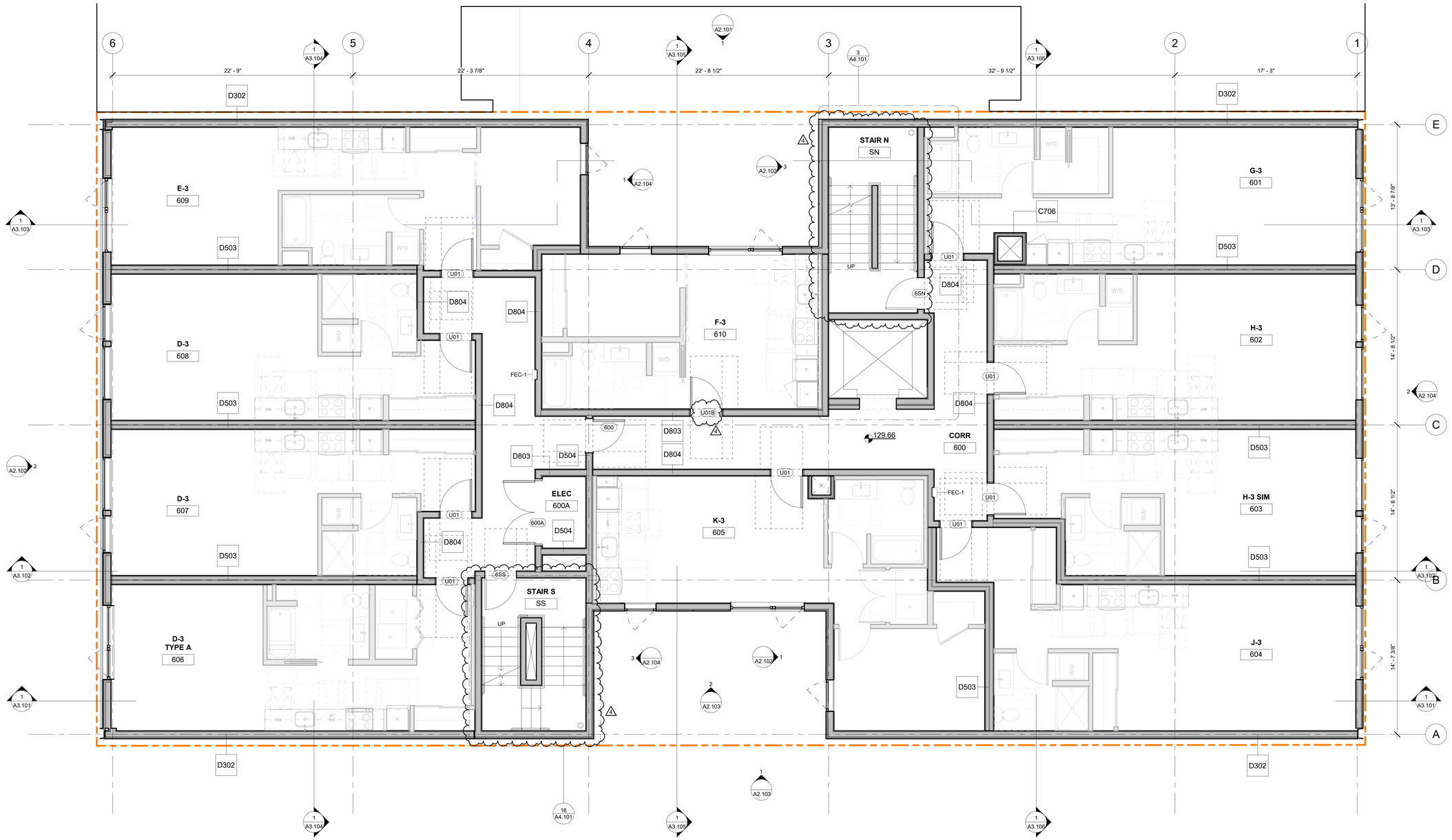

1 LEVEL 06 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
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DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

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4120 REGISTERED ARCHITECT PAUL K SHIDA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 06 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.106**
SCALE: AS NOTED
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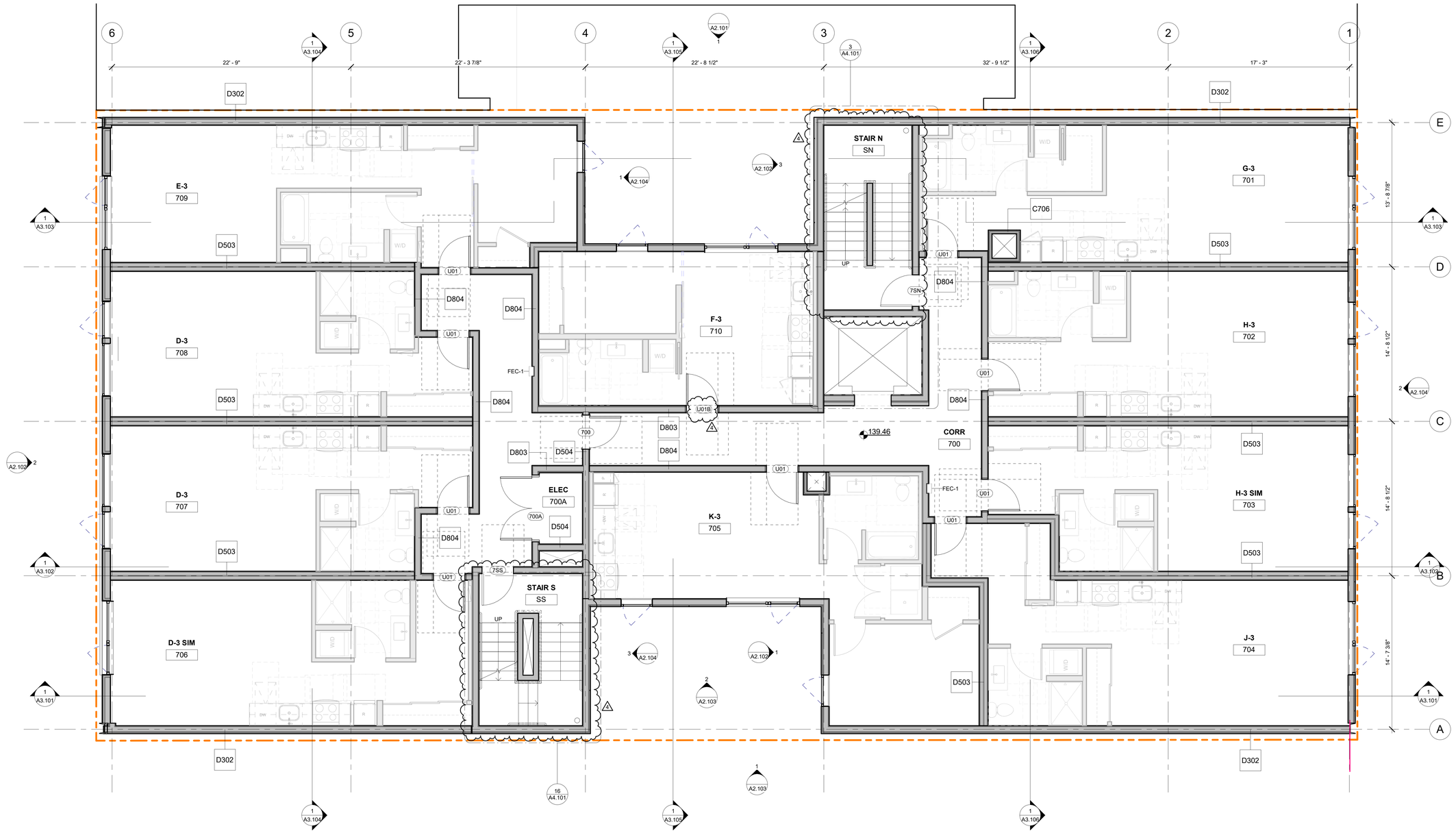

1 LEVEL 07 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

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1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
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ISSUE INFORMATION:

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DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

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SHEET TITLE:
LEVEL 07 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.107**
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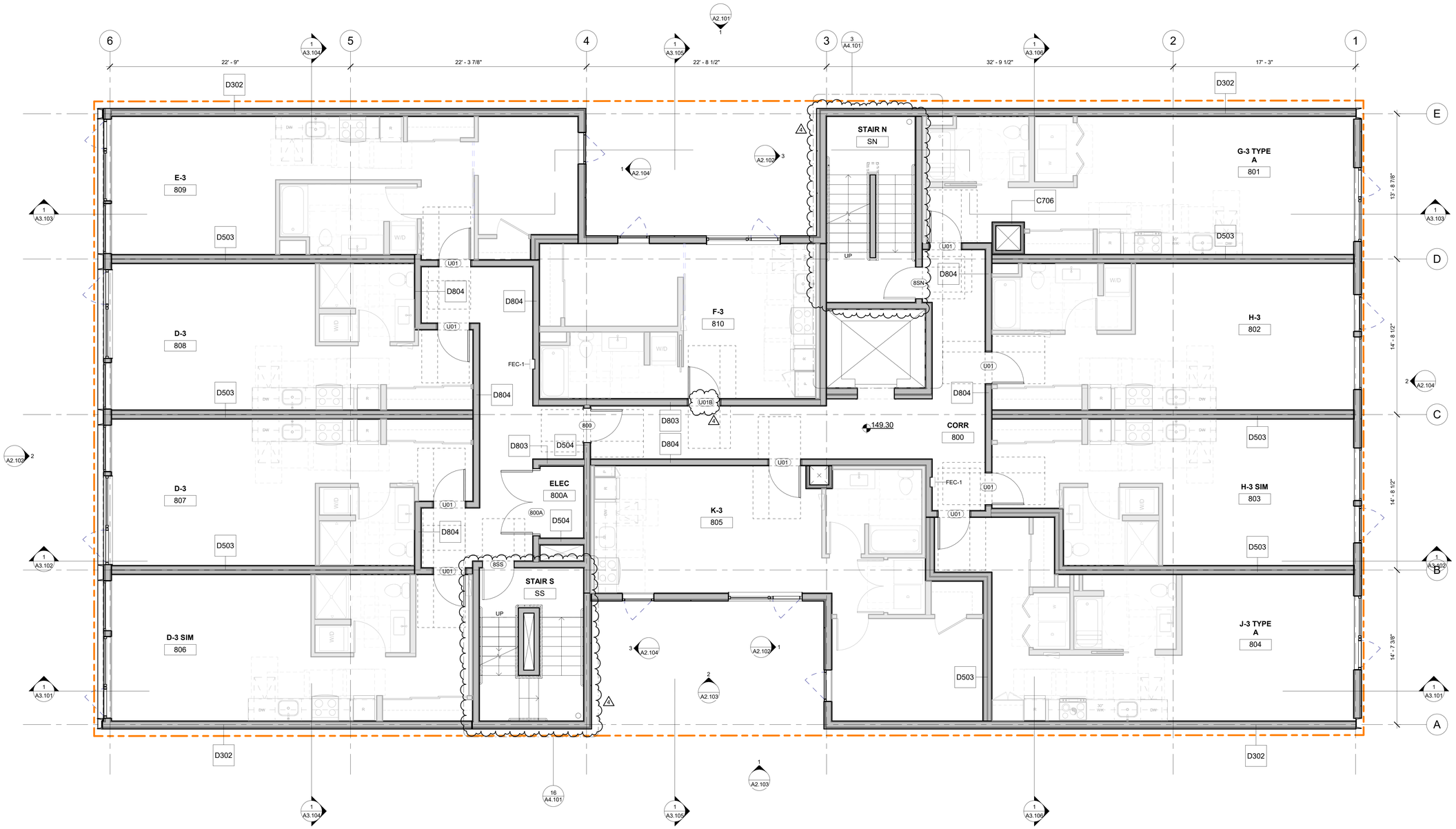

1 LEVEL 08 - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

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2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
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SHEET TITLE:
LEVEL 08 FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.108**
SCALE: AS NOTED
DATE: **10/02/2020**
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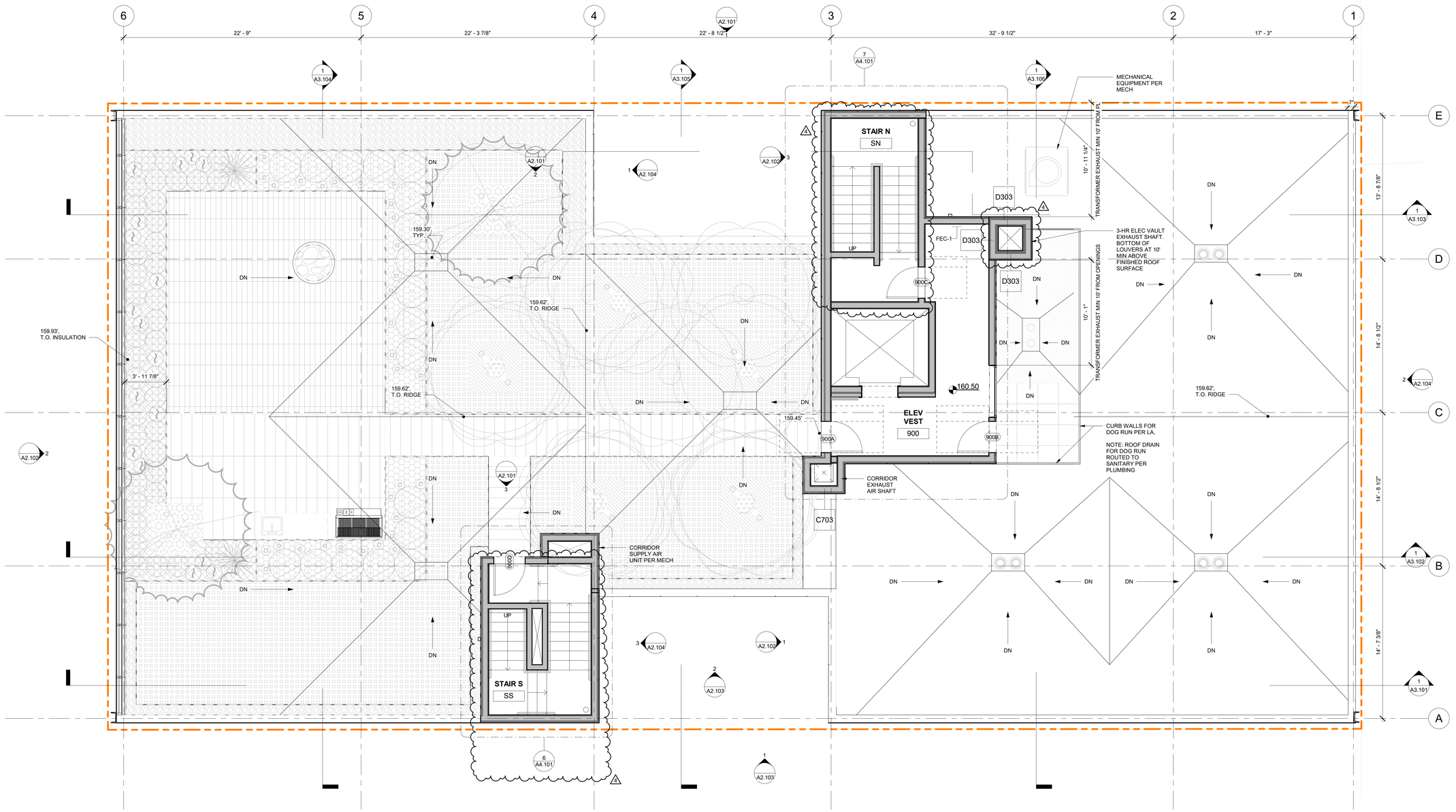

1 ROOF LEVEL - FLOOR PLAN
1/4" = 1'-0"

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REVISIONS:

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2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
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SHEET TITLE:
ROOF LEVEL - FLOOR PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.109**
SCALE: AS NOTED
DATE: **10/02/2020**
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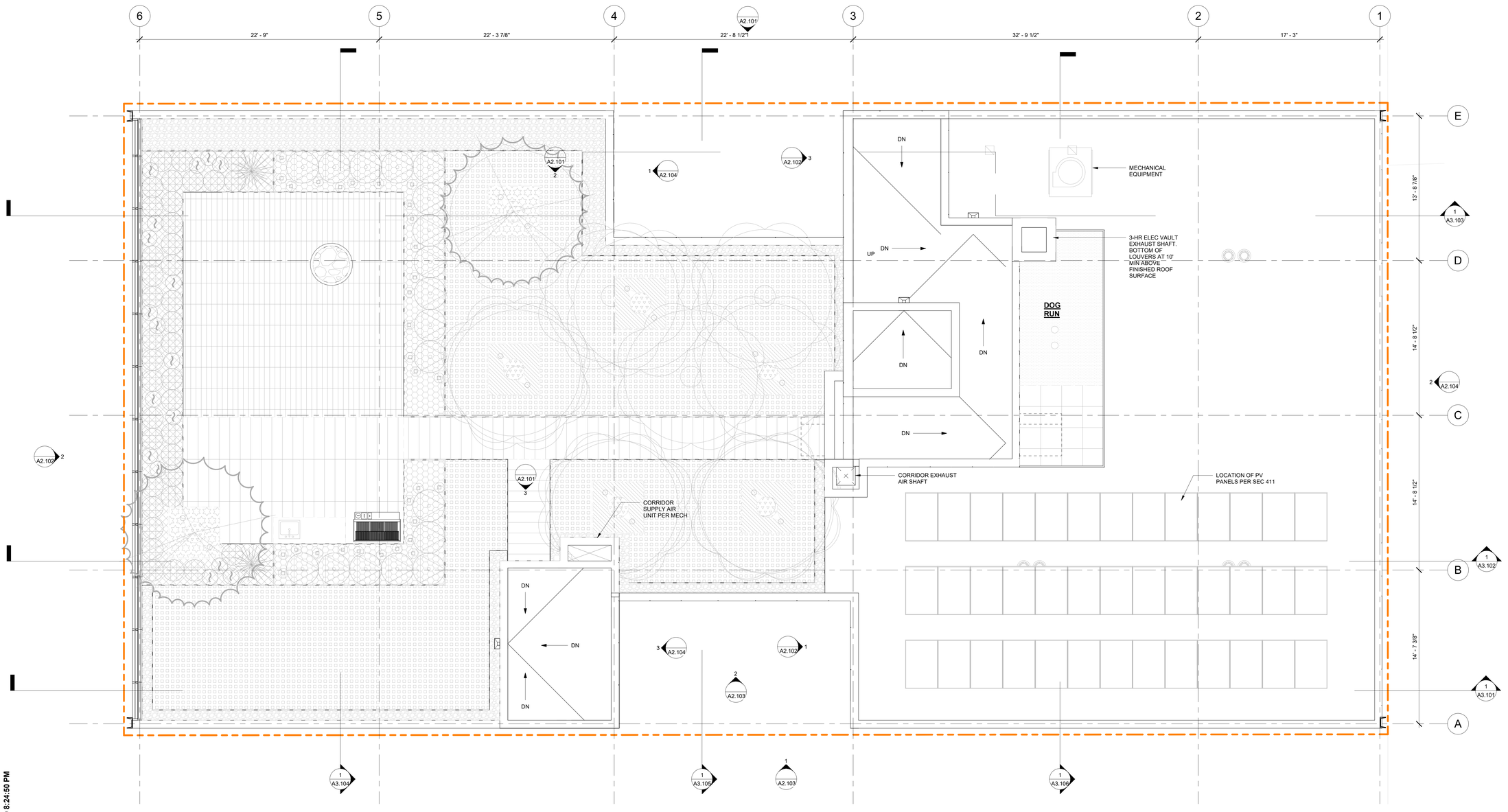

1 ROOF PLAN
1/4" = 1'-0"

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BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
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4120 REGISTERED ARCHITECT PAUL K. SHENG STATE OF WASHINGTON

SHEET TITLE:
ROOF PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.110**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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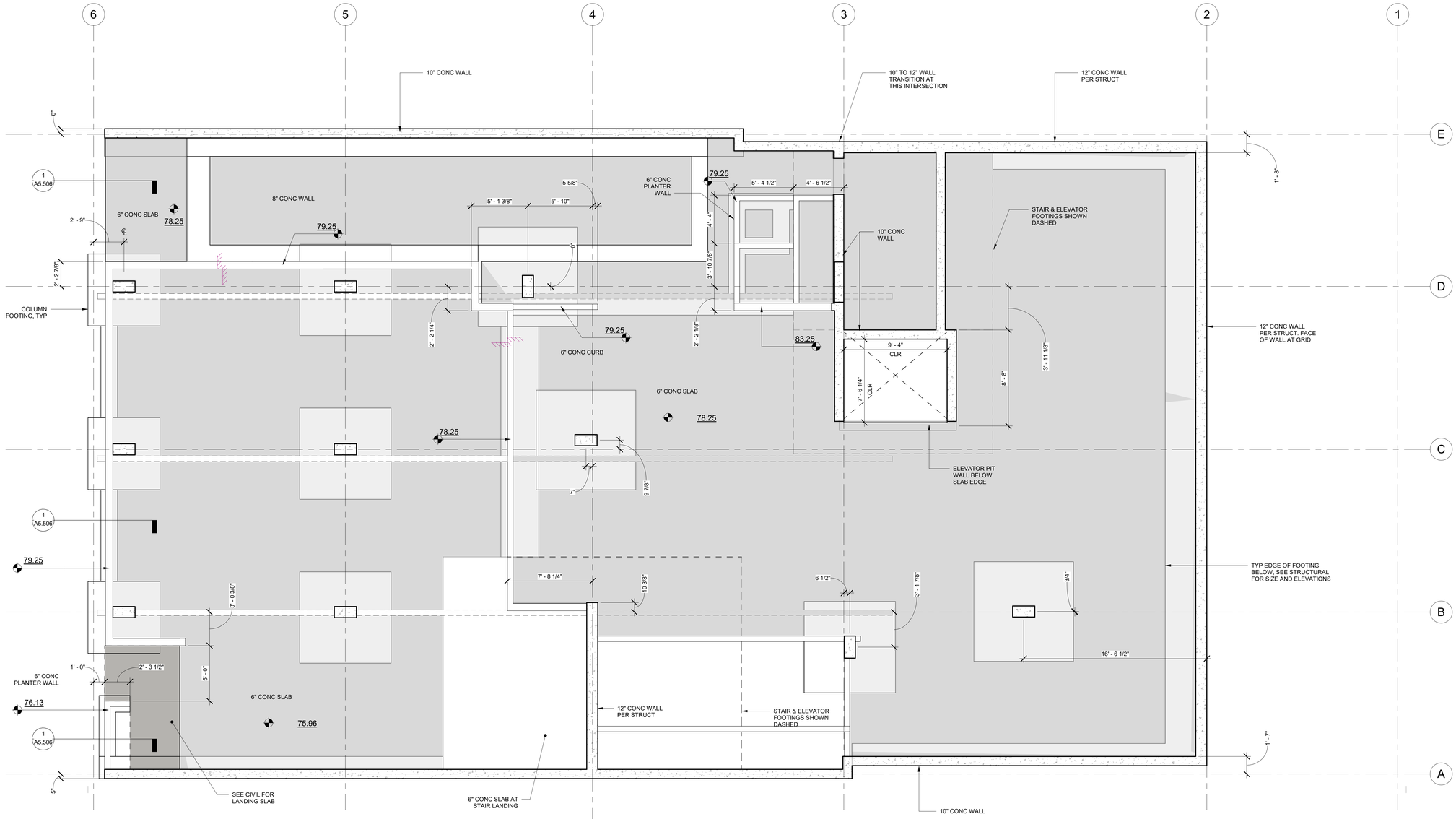
GENERAL NOTES:

1. VERIFY ALL CONCRETE ASSEMBLY SIZES AND ELEVATIONS WITH STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS TO FACE OF CONCRETE UNLESS NOTED AS CENTERLINE.



1 LEVEL 01 SLAB PLAN
1/4" = 1'-0"

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REVISIONS:

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2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
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MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEIA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 01 SLAB PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.201**
SCALE: AS NOTED
DATE: **10/02/2020**
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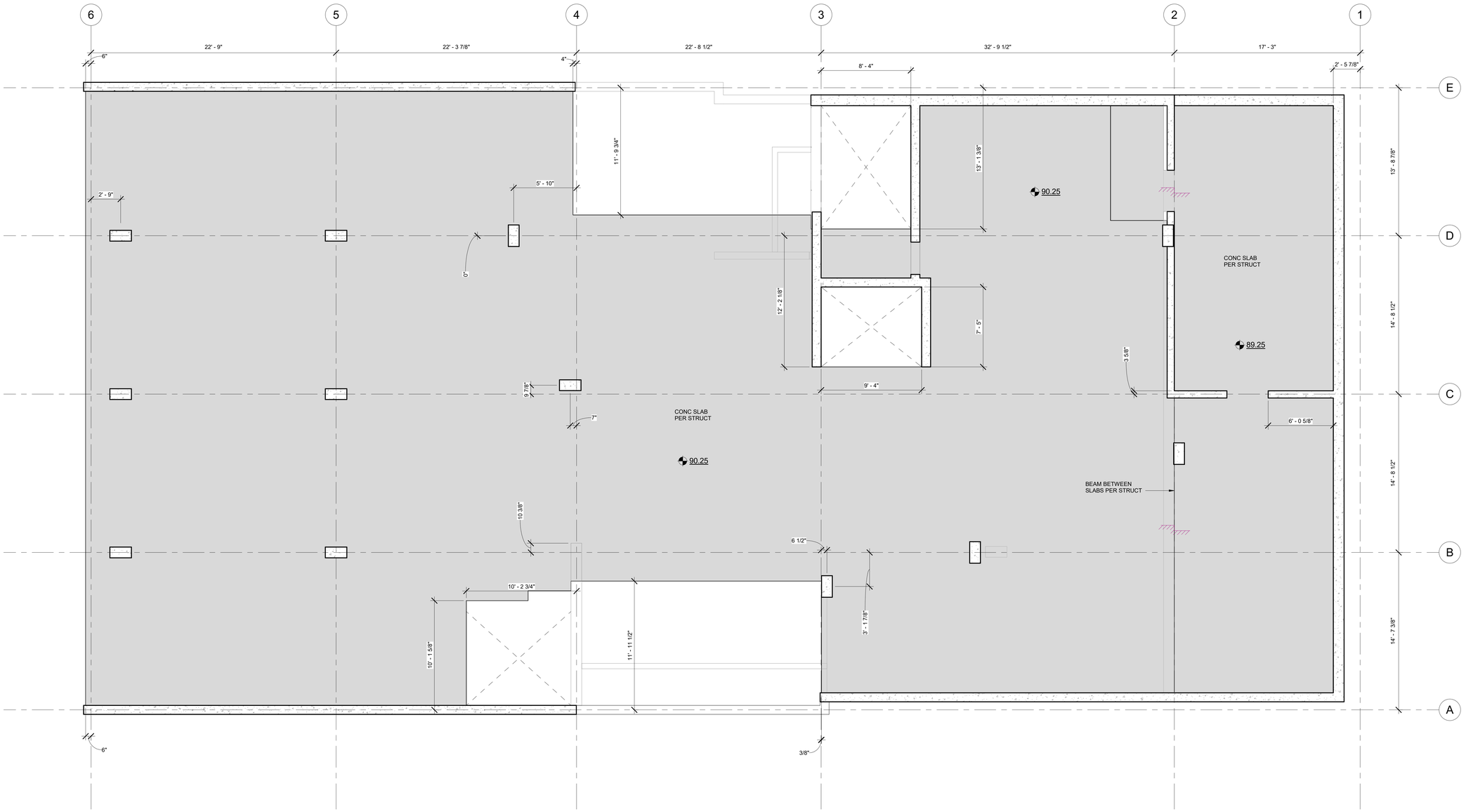

1 LEVEL 02 SLAB PLAN
1/4" = 1'-0"

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206 5TH AVENUE SOUTH
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OWNER:
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1225 S WELLER ST
SUITE 500
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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 02 SLAB PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.202**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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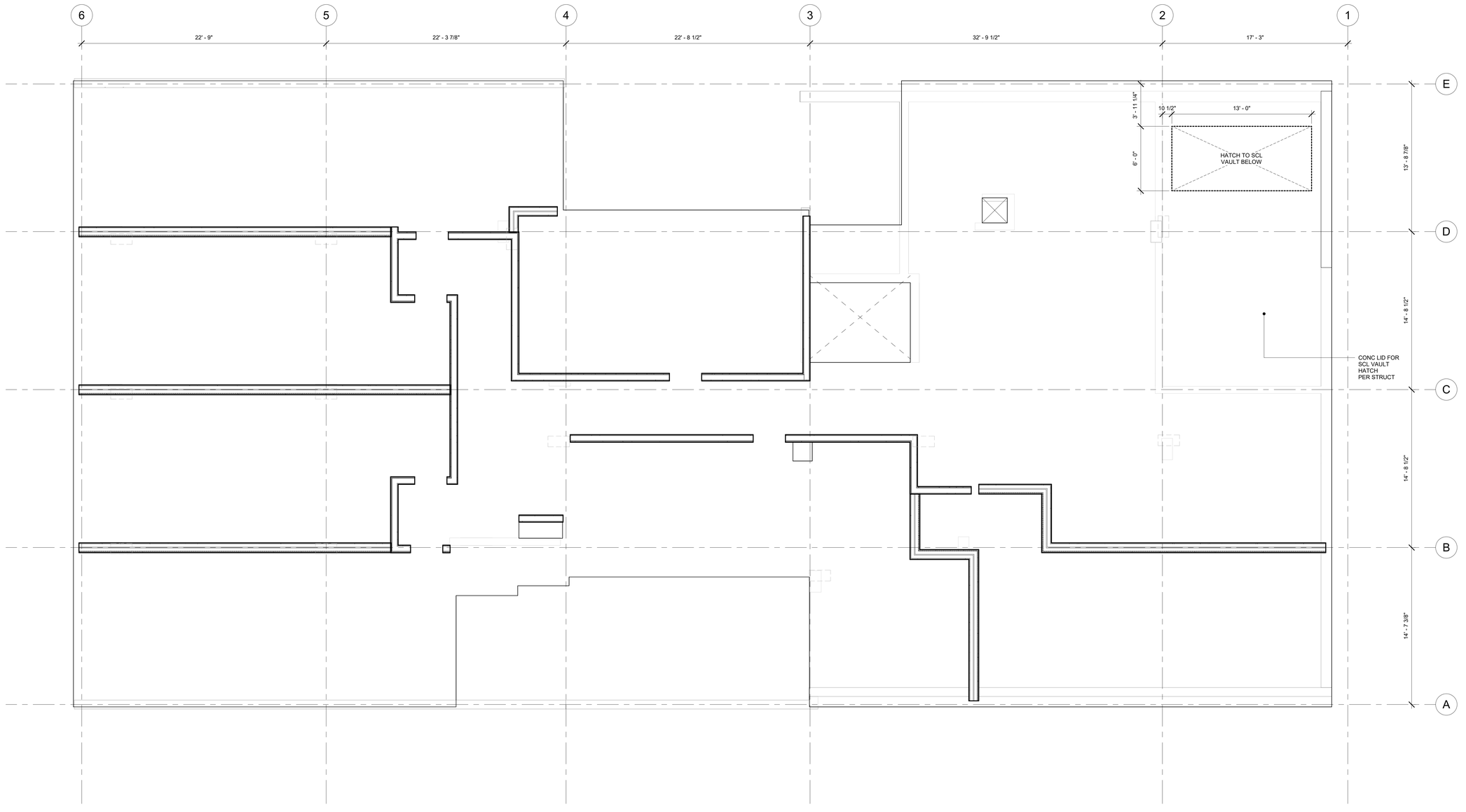
Plotted On: **10/2/2020 8:24:53 PM**

GENERAL NOTES:

1. VERIFY ALL CONCRETE ASSEMBLY SIZES AND ELEVATIONS WITH STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS TO FACE OF CONCRETE UNLESS NOTED AS CENTERLINE.



1 LEVEL 03 SLAB PLAN
1/4" = 1'-0"

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REVISIONS:

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
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DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL K. SHERA
STATE OF WASHINGTON

SHEET TITLE:
LEVEL 03 SLAB PLAN

PROJECT NO: **17041**
DRAWING NO.: **A1.203**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

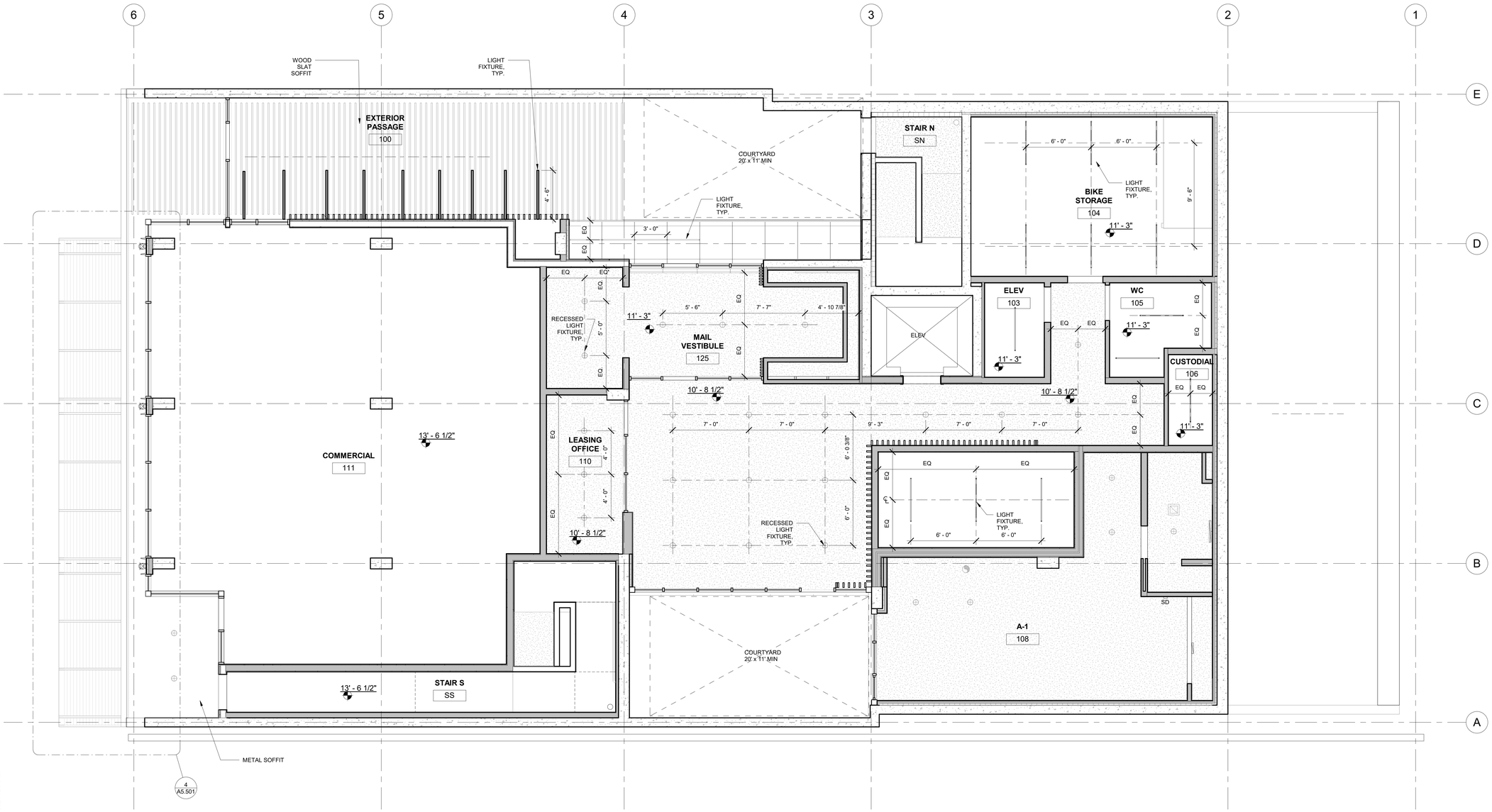
- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

RCP LEGEND

- GYPSUM BOARD SOFFIT, ELEVATIONS VARY
- METAL GRATING
- METAL PANEL SOFFIT
- CONCRETE. SPOT PREPPED - TYP

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
2. EXTERIOR PASSAGEWAY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND FEATURE LANDSCAPE LIGHTING.
3. LOBBY AND AMENITY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND SPECIALTY FIXTURES.
4. RESIDENTIAL CORRIDORS: RECESSED OVERHEAD LIGHTING.
5. UNIT ENTRIES: SCONCES OR OTHER SPECIALTY LIGHTING AT ENTRIES.
6. UNIT LIGHTING: RECESSED OVERHEAD LIGHTING THROUGHOUT, BATHROOM SCONCE OVER VANITY AND UNDER-CABINET LIGHTING IN KITCHEN.
7. POSSIBLE SCONCE BY OWNER.
8. ROOFTOP AMENITY: CATENARY AND UNDER-BENCH / PATH LIGHTING.
9. LIGHTING DIMS TAKEN FROM CL OF FIXTURE, UNO.
10. **NOTE: LIGHT FIXTURES SHOWN ARE FOR PRICING ONLY. HEWITT IS NOT THE ELECTRICAL ENGINEER OF RECORD. ALL LIGHTING LAYOUTS SHOULD BE VERIFIED FOR CODE COMPLIANCE.**
11. PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES.
BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
12. FOR UNIT RCP LAYOUTS, SEE SHEETS A1.401 - A1.408



1 LEVEL 01 RCP
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEIA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 01 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.301**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

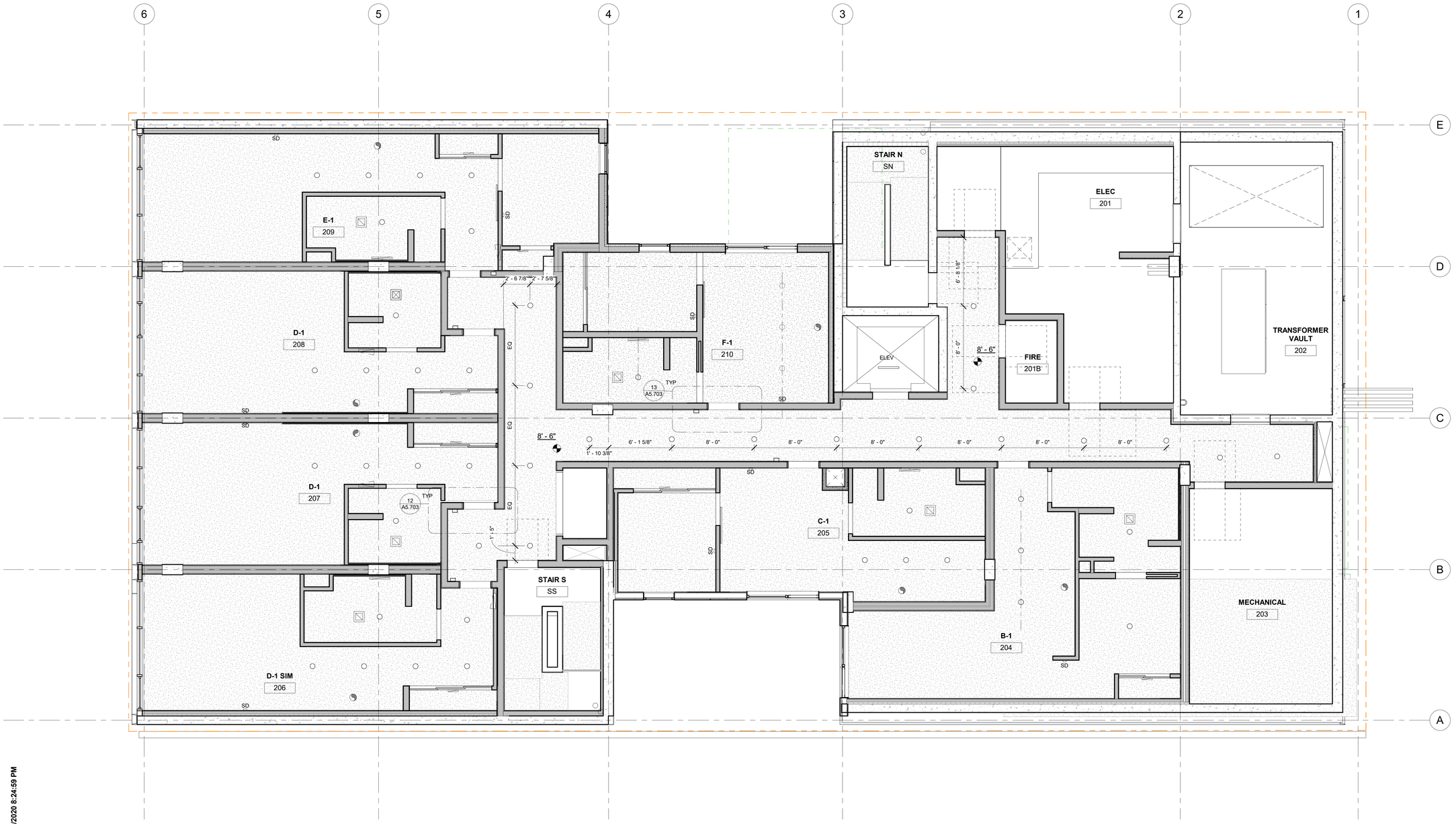
⊕	RECESSED CAN LIGHT FIXTURE, 6"
	WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
	WALL-MOUNTED, SCONCE FIXTURE
	UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
SD	WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
	KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
	BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
	WALL MOUNTED CLOSET LIGHT
	EXTERIOR WALL-MOUNTED SCONCE
	SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
WHF	WHOLE HOUSE FAN

RCP LEGEND

	GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
2. EXTERIOR PASSAGEWAY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND FEATURE LANDSCAPE LIGHTING.
3. LOBBY AND AMENITY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND SPECIALTY FIXTURES.
4. RESIDENTIAL CORRIDORS: RECESSED OVERHEAD LIGHTING.
5. UNIT ENTRIES: SCONCES OR OTHER SPECIALTY LIGHTING AT ENTRIES.
6. UNIT LIGHTING: RECESSED OVERHEAD LIGHTING THROUGHOUT, BATHROOM SCONCE OVER VANITY AND UNDER-CABINET LIGHTING IN KITCHEN.
7. POSSIBLE SCONCE BY OWNER.
8. ROOFTOP AMENITY: CATENARY AND UNDER-BENCH / PATH LIGHTING.
9. LIGHTING DIMS TAKEN FROM CL OF FIXTURE, UNO.
10. **NOTE: LIGHT FIXTURES SHOWN ARE FOR PRICING ONLY. HEWITT IS NOT THE ELECTRICAL ENGINEER OF RECORD. ALL LIGHTING LAYOUTS SHOULD BE VERIFIED FOR CODE COMPLIANCE.**
11. PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES.
BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
12. FOR UNIT RCP LAYOUTS, SEE SHEETS A1.401 - A1.408



1 LEVEL 02 RCP
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHERA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 02 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.302**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

RCP LEGEND

- GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
2. EXTERIOR PASSAGEWAY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND FEATURE LANDSCAPE LIGHTING.
3. LOBBY AND AMENITY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND SPECIALTY FIXTURES.
4. RESIDENTIAL CORRIDORS: RECESSED OVERHEAD LIGHTING.
5. UNIT ENTRIES: SCONCES OR OTHER SPECIALTY LIGHTING AT ENTRIES.
6. UNIT LIGHTING: RECESSED OVERHEAD LIGHTING THROUGHOUT, BATHROOM SCONCE OVER VANITY AND UNDER-CABINET LIGHTING IN KITCHEN.
7. POSSIBLE SCONCE BY OWNER.
8. ROOFTOP AMENITY: CATENARY AND UNDER-BENCH / PATH LIGHTING.
9. LIGHTING DIMS TAKEN FROM CL OF FIXTURE, UNO.
10. **NOTE: LIGHT FIXTURES SHOWN ARE FOR PRICING ONLY. HEWITT IS NOT THE ELECTRICAL ENGINEER OF RECORD. ALL LIGHTING LAYOUTS SHOULD BE VERIFIED FOR CODE COMPLIANCE.**
11. PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES.
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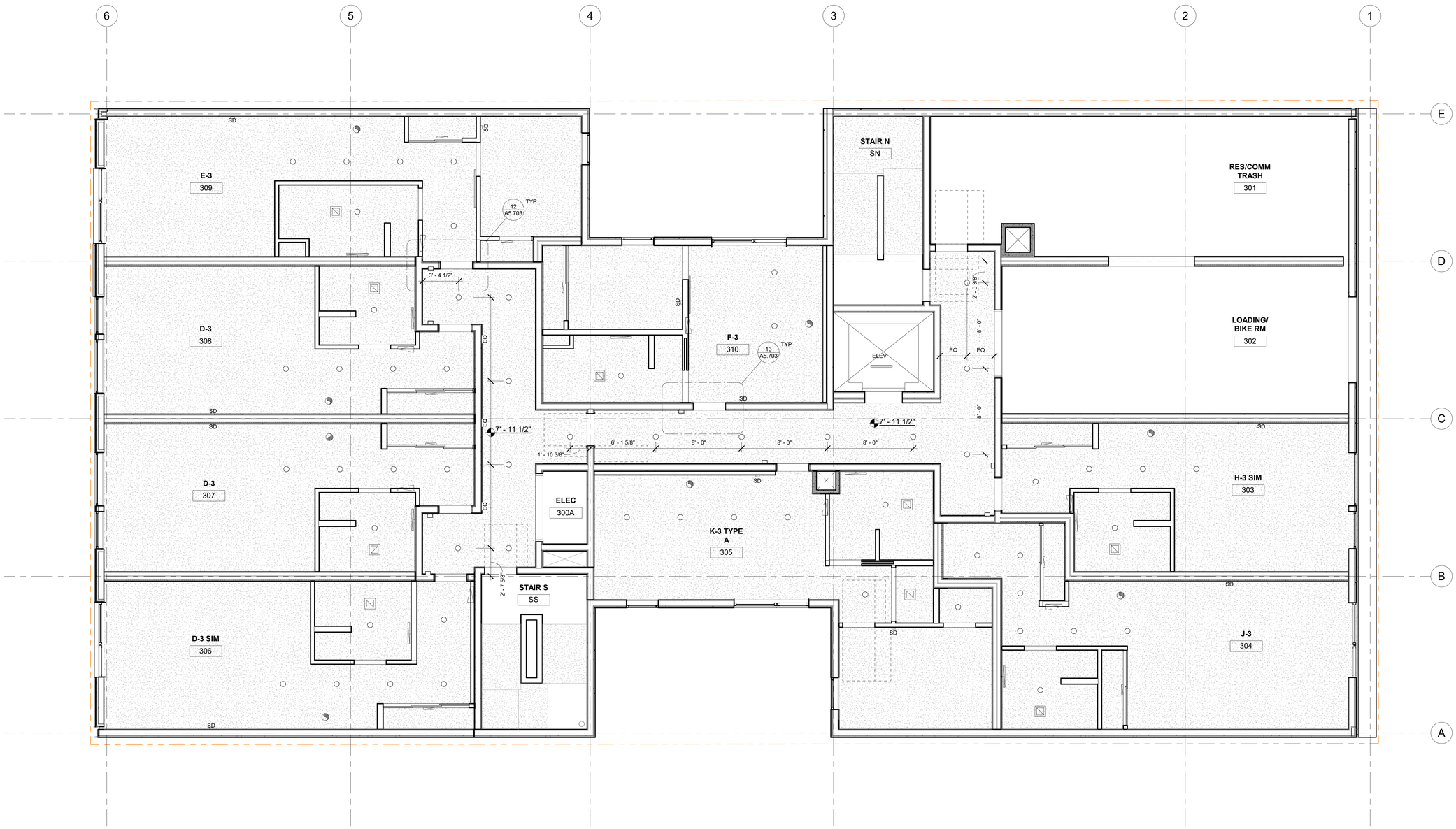
12. FOR UNIT RCP LAYOUTS, SEE SHEETS A1.401 - A1.408



1 LEVEL 03 RCP
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIRA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 03 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.303**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

RCP LEGEND

- GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
2. EXTERIOR PASSAGEWAY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND FEATURE LANDSCAPE LIGHTING.
3. LOBBY AND AMENITY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND SPECIALTY FIXTURES.
4. RESIDENTIAL CORRIDORS: RECESSED OVERHEAD LIGHTING.
5. UNIT ENTRIES: SCONCES OR OTHER SPECIALTY LIGHTING AT ENTRIES.
6. UNIT LIGHTING: RECESSED OVERHEAD LIGHTING THROUGHOUT, BATHROOM SCONCE OVER VANITY AND UNDER-CABINET LIGHTING IN KITCHEN.
7. POSSIBLE SCONCE BY OWNER.
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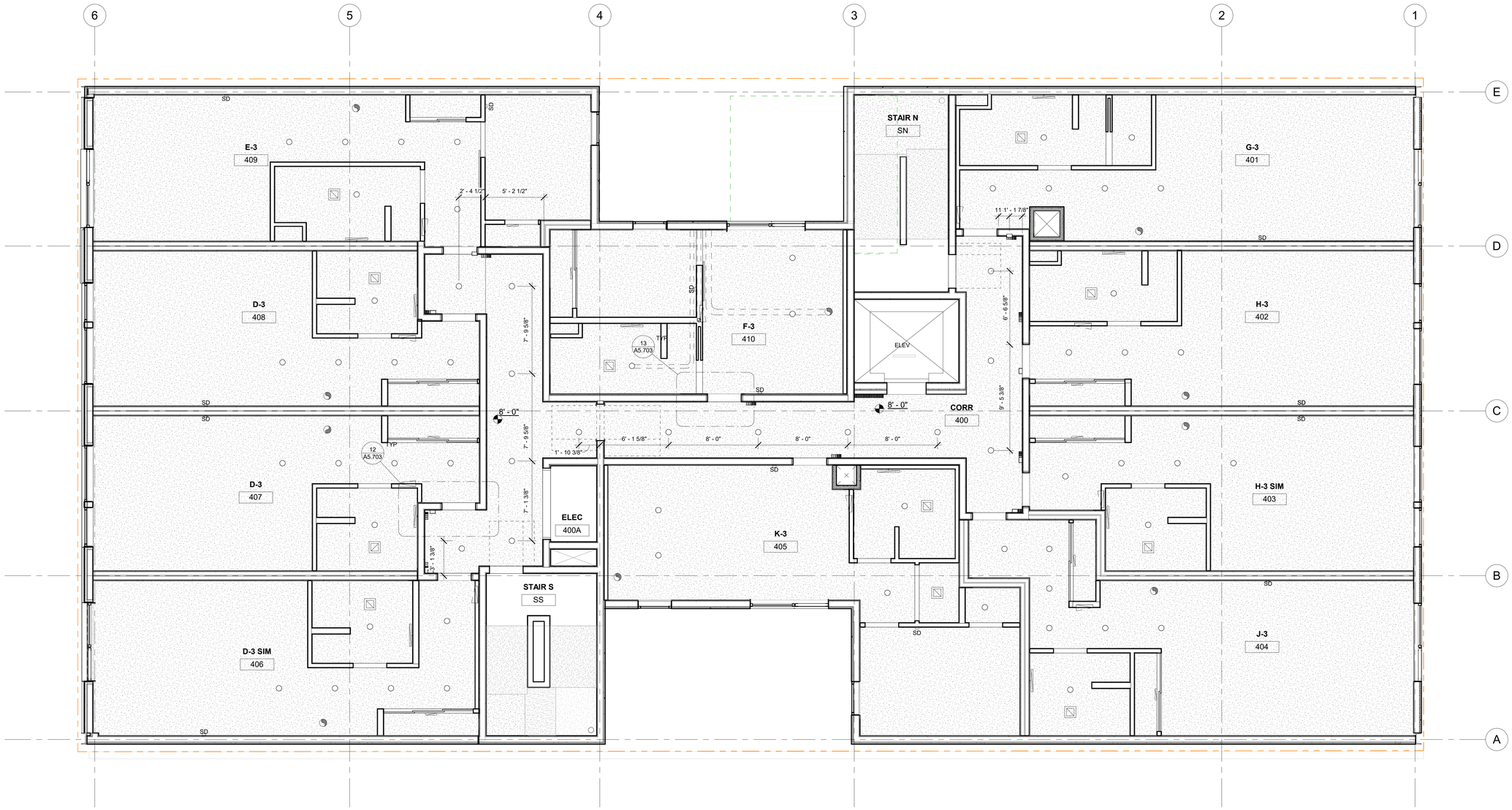

1 LEVEL 04 RCP
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
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MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHERA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 04 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.304**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

RCP LEGEND

- GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
2. EXTERIOR PASSAGEWAY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND FEATURE LANDSCAPE LIGHTING.
3. LOBBY AND AMENITY: RECESSED OVERHEAD LIGHTING, COVE LIGHTING AND SPECIALTY FIXTURES.
4. RESIDENTIAL CORRIDORS: RECESSED OVERHEAD LIGHTING.
5. UNIT ENTRIES: SCONCES OR OTHER SPECIALTY LIGHTING AT ENTRIES.
6. UNIT LIGHTING: RECESSED OVERHEAD LIGHTING THROUGHOUT, BATHROOM SCONCE OVER VANITY AND UNDER-CABINET LIGHTING IN KITCHEN.
7. POSSIBLE SCONCE BY OWNER.
8. ROOFTOP AMENITY: CATENARY AND UNDER-BENCH / PATH LIGHTING.
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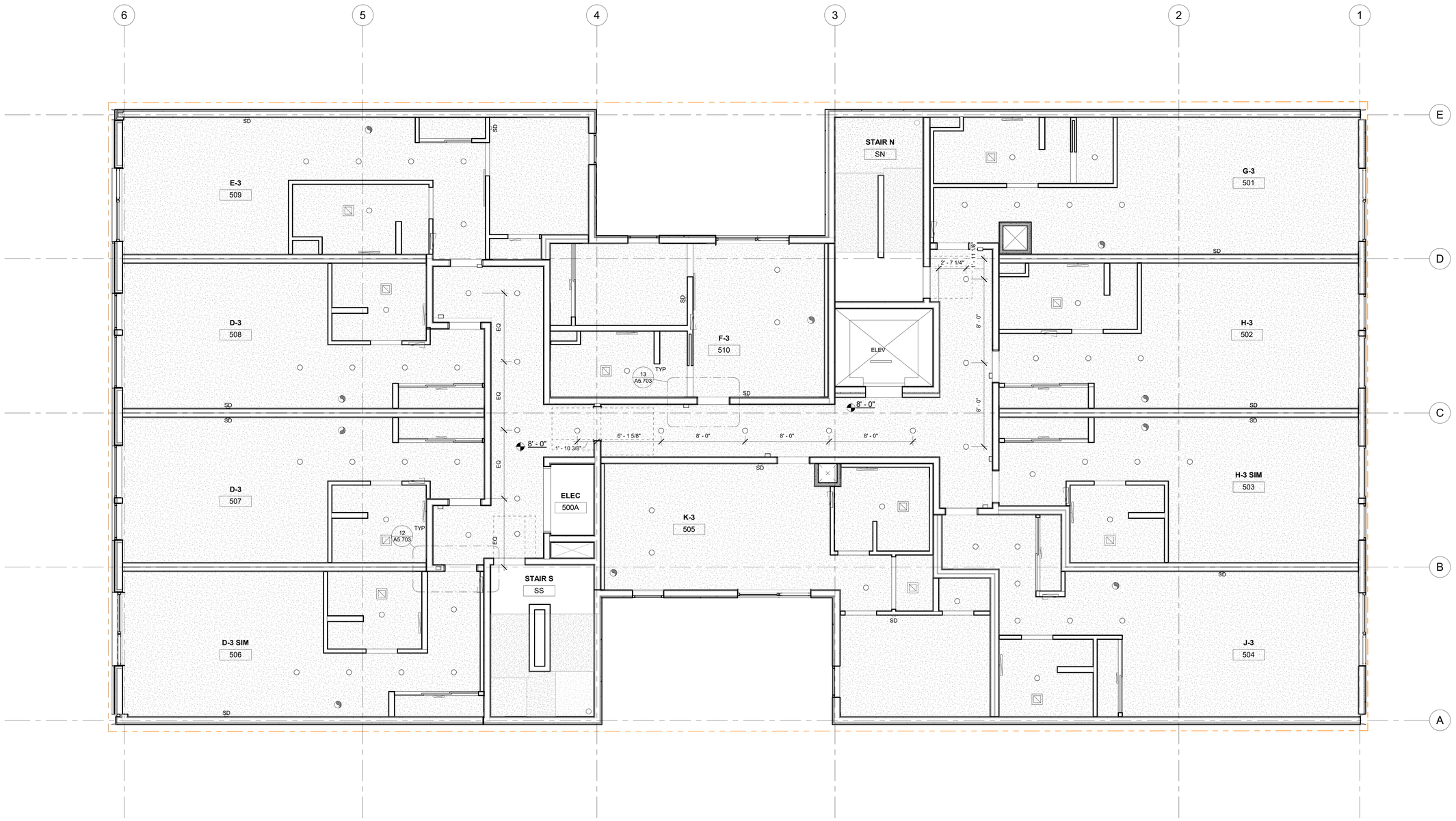
12. FOR UNIT RCP LAYOUTS, SEE SHEETS A1.401 - A1.408



1 LEVEL 05 RCP
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
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BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHEPA STATE OF WASHINGTON

SHEET TITLE:
LEVEL 05 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.305**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
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- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

RCP LEGEND

- GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

RCP NOTES: BASIS OF DESIGN

1. ALL LIGHTING TO BE LED FIXTURES, THROUGHOUT.
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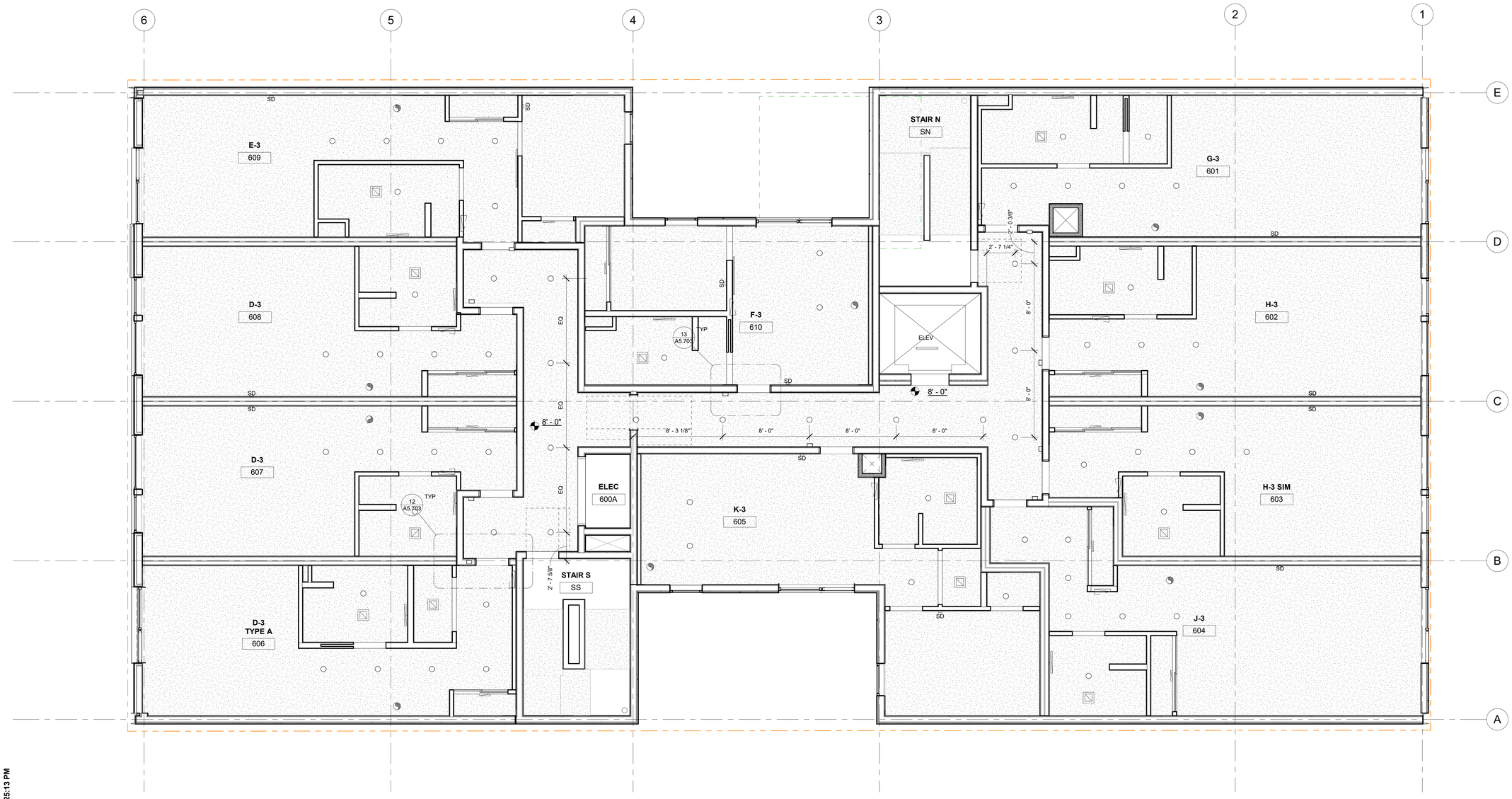
8. ROOFTOP AMENITY: CATENARY AND UNDER-BENCH / PATH LIGHTING.
9. LIGHTING DIMS TAKEN FROM CL OF FIXTURE, UNO.
10. **NOTE: LIGHT FIXTURES SHOWN ARE FOR PRICING ONLY. HEWITT IS NOT THE ELECTRICAL ENGINEER OF RECORD. ALL LIGHTING LAYOUTS SHOULD BE VERIFIED FOR CODE COMPLIANCE.**
11. PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS: OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES.
BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
12. FOR UNIT RCP LAYOUTS, SEE SHEETS A1.401 - A1.408



1 LEVEL 06 - 08 RCP
1/4" = 1'-0"

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architecture
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urban design

101 stewart street
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ORIGIN 206

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIRA STATE OF WASHINGTON

SHEET TITLE:
LEVELS 06 - 08 RCP

PROJECT NO: **17041**
DRAWING NO.: **A1.306**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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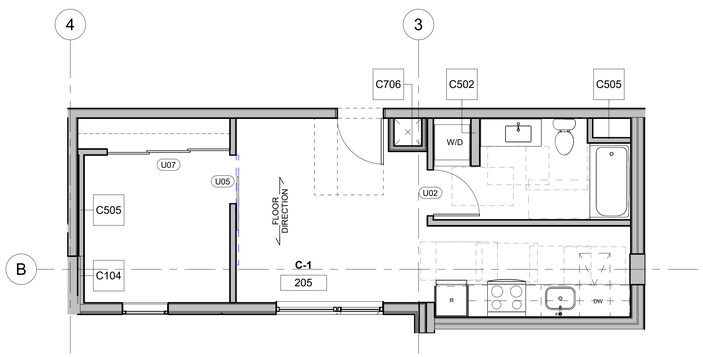
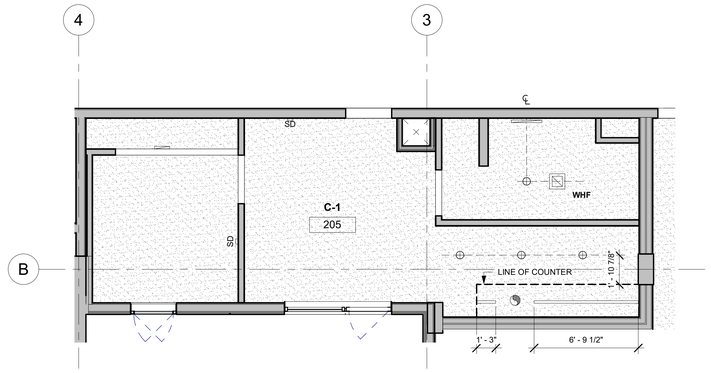
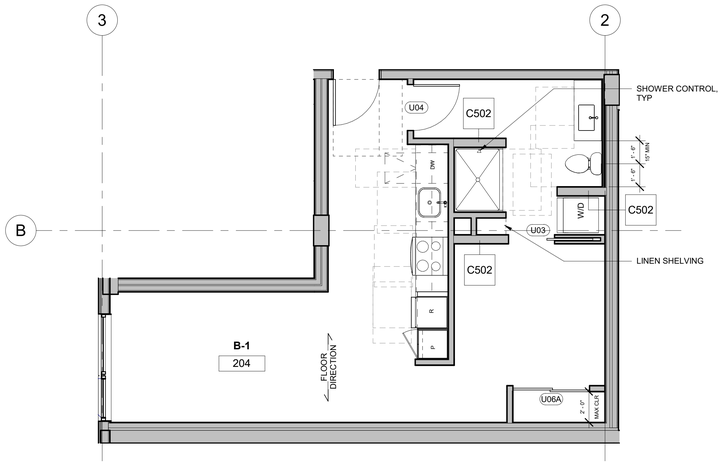
Plotted On: **10/2/2020 8:25:13 PM**



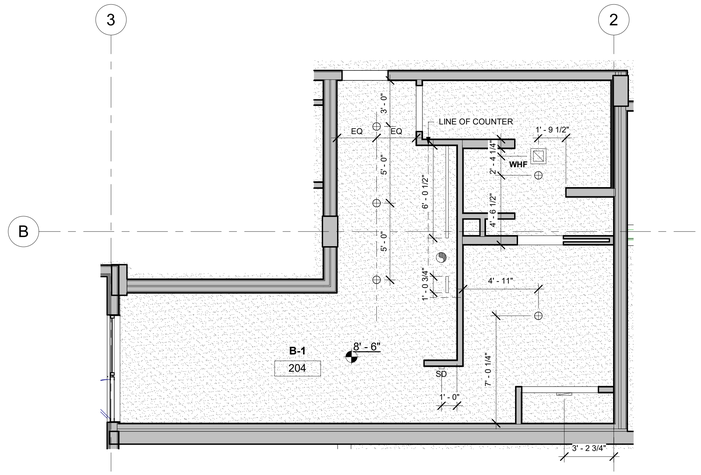
6 UNIT C-1 (1B)
1/4" = 1'-0"



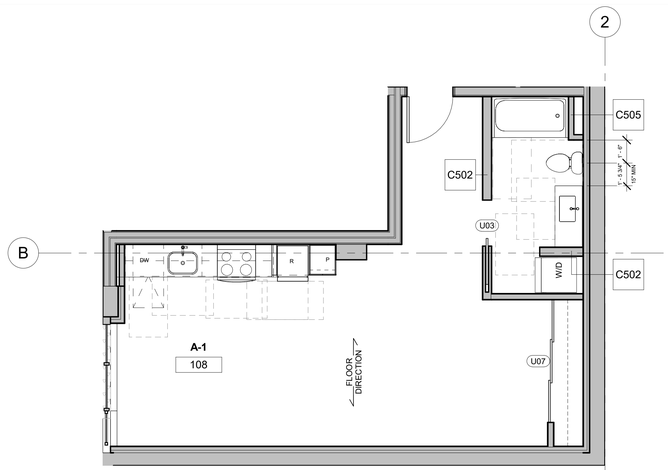
5 UNIT C-1 RCP (1B)
1/4" = 1'-0"



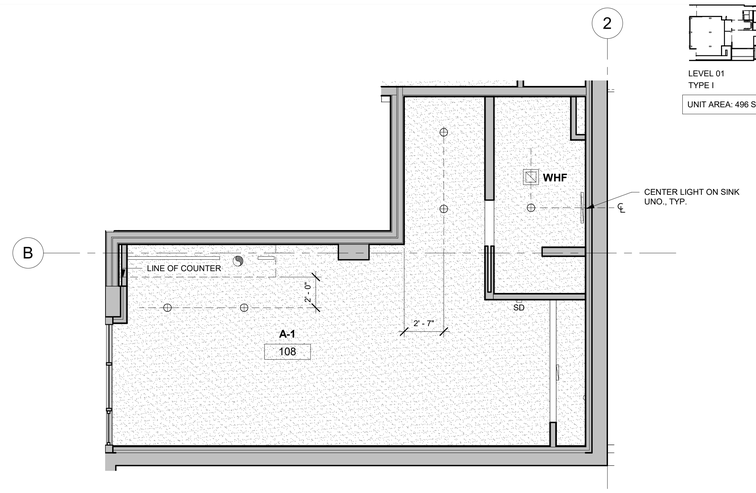
4 UNIT B-1 (1B)
1/4" = 1'-0"



3 UNIT B-1 RCP (1B)
1/4" = 1'-0"



2 UNIT A-1 (STUDIO)
1/4" = 1'-0"



1 UNIT A-1 RCP (STUDIO)
1/4" = 1'-0"



LEVEL 02
TYPE I
UNIT AREA: 476 SF

UNIT C-1
205
QTY: 1

TYP KITCHEN TYPE: 3
TYP BATHROOM TYPE: 3



LEVEL 02
TYPE I
UNIT AREA: 557 SF

UNIT B-1
204
QTY: 1

TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 2

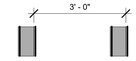
LEVEL 01
TYPE I
UNIT AREA: 496 SF

UNIT A-1
108
QTY: 1

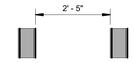
TYP KITCHEN TYPE: 1
TYP BATHROOM TYPE: 1

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
5. REFER TO OVERALL BUILDING FLOOR PLANS FOR WALL ASSEMBLY TYPES AT PERIMETER OF UNIT AND BUILDING (DEMISING, CORRIDOR, EXTERIOR, ETC.)
6. TYPICAL UNIT WALL ASSEMBLY TYPES ARE:
   A. TYPE **C501** AT TYPE IA CONSTRUCTION, UNO
   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
10. FOR ALL STUDIO UNIT CLOSETS, ROD & SHELF ABOVE, TYP.
11. ALL BATHROOMS REQUIRE GRAB BAR REINFORCING AT BATHTUBS AND TOILETS.
12. PROVIDE MOISTURE RESISTANT WALL COVERING AT ALL TUB / SHOWER LOCATIONS TO A MIN 70" ABOVE DRAIN OUTLET.
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
17. EXHAUST:
   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
   B. LAUNDRY EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   D. IN ALL UNITS WITH LAUNDRY AREA INCLUDED IN THE BATHROOM, THE BATH FAN WILL SERVE AS THE WHOLE HOUSE FAN.
   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. UNIT EXHAUST RUNS TO BE IN TJI SPACE AT WOOD FRAME LEVELS UNLESS A SOFFIT DROP HAS BEEN INDICATED.
3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
8. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS OVER CHASES/FURRED-OUT SPACES TO PREVENT THE WALL CAVITY FROM COMMUNICATING WITH THE FLOOR/CEILING CAVITY. FIRESTOP ALL PENETRATIONS OF FIRE-RATED FLOOR/CEILING ASSEMBLIES.
9. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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OWNER:
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REVISIONS:

NO.	DESCRIPTION	BY	DATE
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

SDCI STAMP:

4120 REGISTERED ARCHITECT PAUL K SHEKA STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE I

PROJECT NO: **17041**
DRAWING NO.: **A1.401**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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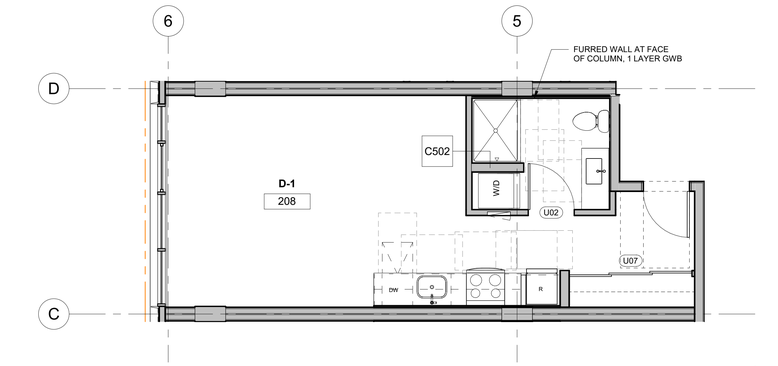
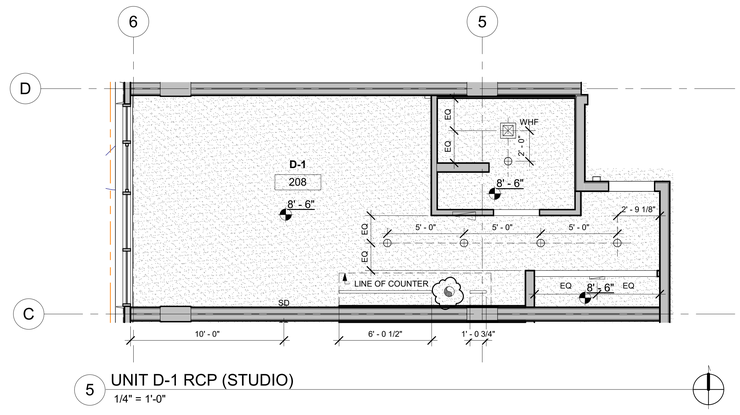


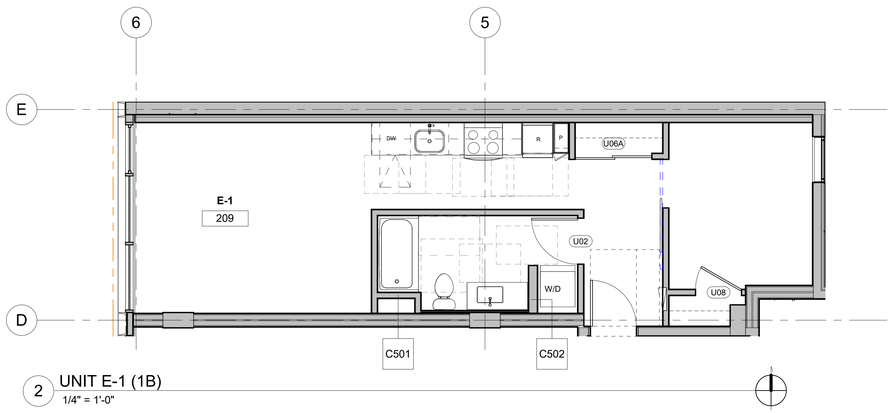
6 UNIT D-1 (STUDIO)
1/4" = 1'-0"



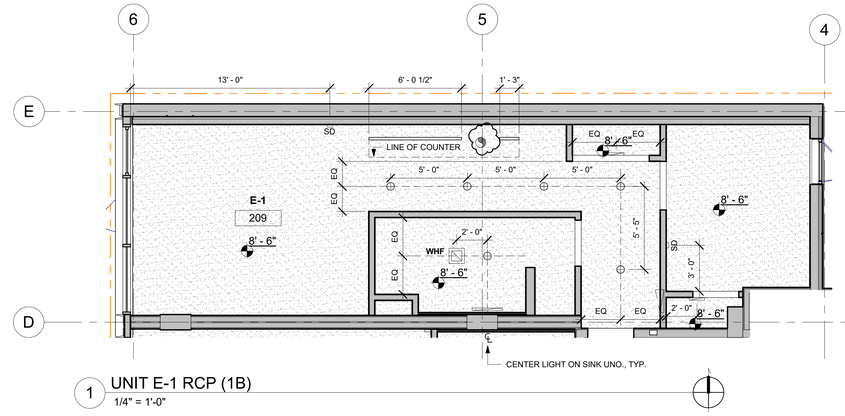
5 UNIT D-1 RCP (STUDIO)
1/4" = 1'-0"

4 UNIT D-1 SIM (STUDIO)
1/4" = 1'-0"

3 UNIT D-1 SIM RCP (STUDIO)
1/4" = 1'-0"



2 UNIT E-1 (1B)
1/4" = 1'-0"



1 UNIT E-1 RCP (1B)
1/4" = 1'-0"



LEVEL 02

UNIT AREA: 478 SF

UNIT D-1
207
208

QTY: 2

TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 4



LEVEL 02

UNIT AREA: 480 SF

UNIT D-1 SIM
206

QTY: 1

TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 3



LEVEL 02
TYPE I

UNIT AREA: 590 SF

UNIT E-1
209

QTY: 1

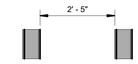
TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 3

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



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4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
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   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
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14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
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   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
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   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
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UNIT RCP NOTES:

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3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
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6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
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10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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REVISIONS:

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3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

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BUILDING PERMIT SET	**03/13/19**

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DRAWN BY: Author
CHECKED BY: Checker

SDCI STAMP:

4120 REGISTERED ARCHITECT PAUL A. SHEMA STATE OF WASHINGTON

4

SHEET TITLE:
UNIT PLANS & RCPS - TYPE I

PROJECT NO: **17041**
DRAWING NO.: **A1.402**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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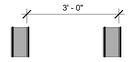
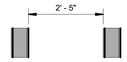
UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
5. REFER TO OVERALL BUILDING FLOOR PLANS FOR WALL ASSEMBLY TYPES AT PERIMETER OF UNIT AND BUILDING (DEMISING, CORRIDOR, EXTERIOR, ETC.)
6. TYPICAL UNIT WALL ASSEMBLY TYPES ARE:
   A. TYPE **C501** AT TYPE IA CONSTRUCTION, UNO
   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
10. FOR ALL STUDIO UNIT CLOSETS, ROD & SHELF ABOVE, TYP.
11. ALL BATHROOMS REQUIRE GRAB BAR REINFORCING AT BATHTUBS AND TOILETS.
12. PROVIDE MOISTURE RESISTANT WALL COVERING AT ALL TUB / SHOWER LOCATIONS TO A MIN 70" ABOVE DRAIN OUTLET.
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
17. EXHAUST:
   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
   B. LAUNDRY EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   D. IN ALL UNITS WITH LAUNDRY AREA INCLUDED IN THE BATHROOM, THE BATH FAN WILL SERVE AS THE WHOLE HOUSE FAN.
   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. UNIT EXHAUST RUNS TO BE IN TJI SPACE AT WOOD FRAME LEVELS UNLESS A SOFFIT DROP HAS BEEN INDICATED.
3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
8. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS OVER CHASES/FURRED-OUT SPACES TO PREVENT THE WALL CAVITY FROM COMMUNICATING WITH THE FLOOR/CEILING CAVITY. FIRESTOP ALL PENETRATIONS OF FIRE-RATED FLOOR/CEILING ASSEMBLIES.
9. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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urban design

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206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHEA STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE I

PROJECT NO: **17041**
DRAWING NO.: **A1.403**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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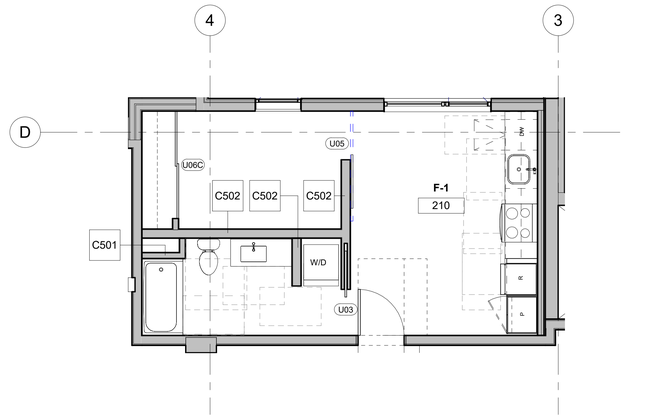
Plotted On: **10/2/2020 8:25:16 PM**



2 UNIT F-1 (1B)
1/4" = 1'-0"

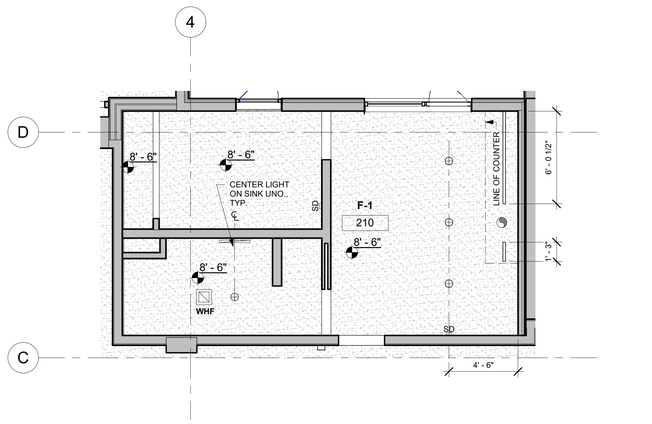


UNIT AREA: 398SF

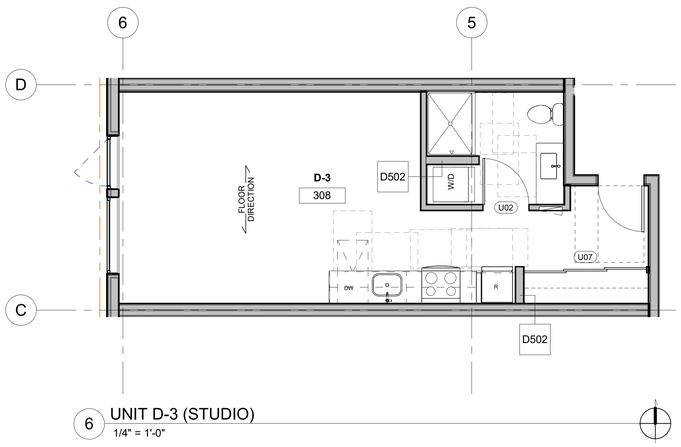
UNIT F-1
210

QTY: 1

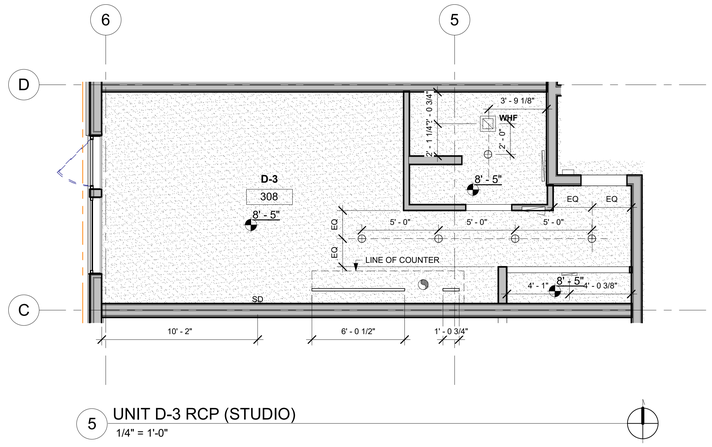
TYP KITCHEN TYPE: 4
TYP BATHROOM TYPE: 3



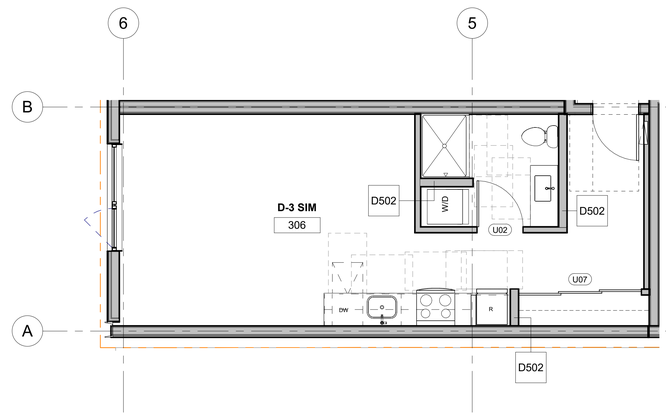
1 UNIT F-1 RCP (1B)
1/4" = 1'-0"



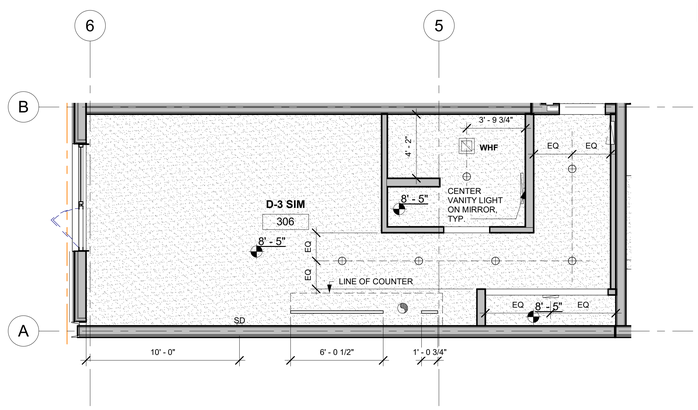
6 UNIT D-3 (STUDIO)
1/4" = 1'-0"



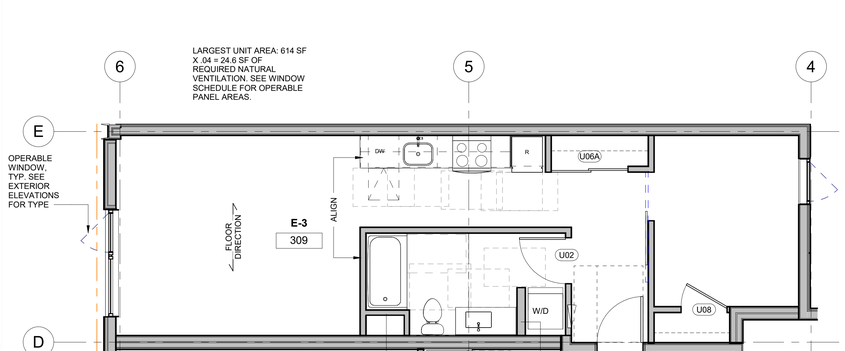
5 UNIT D-3 RCP (STUDIO)
1/4" = 1'-0"



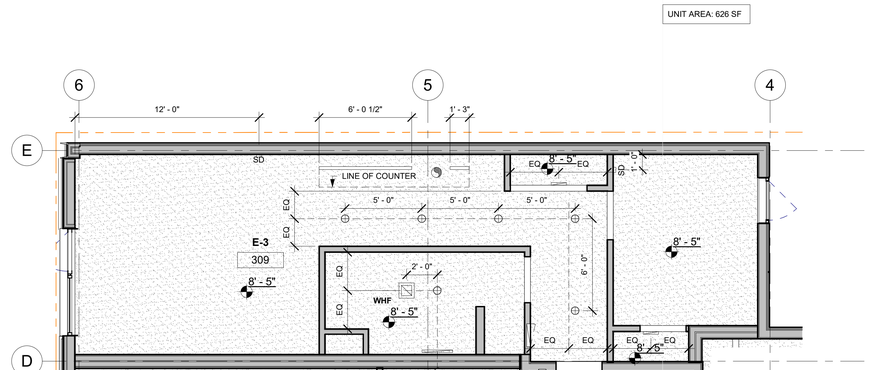
4 UNIT D-3 SIM (STUDIO)
1/4" = 1'-0"



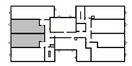
3 UNIT D-3 SIM RCP (STUDIO)
1/4" = 1'-0"



2 UNIT E-3 (1B)
1/4" = 1'-0"



1 UNIT E-3 RCP (1B)
1/4" = 1'-0"



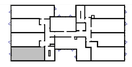
LEVELS 03, 04, 05, 06, 07, 08
TYPE III

UNIT AREA: 489 SF

UNIT D-3
307
308
407
408
507
508
607
608
707
708
807
808

QTY: 12

TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 4



LEVELS 03, 04, 05, 06, 07, 08
TYPE III

UNIT AREA: 495 SF

UNIT D-3 SIM
306
406
506
706
806

QTY: 5

TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 4



LEVELS 03, 04, 05, 06, 07, 08
TYPE III

UNIT AREA: 626 SF

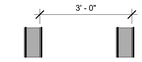
UNIT E-3
309
409
509
609
709
809

QTY: 6

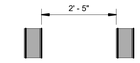
TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 3

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
5. REFER TO OVERALL BUILDING FLOOR PLANS FOR WALL ASSEMBLY TYPES AT PERIMETER OF UNIT AND BUILDING (DEMISING, CORRIDOR, EXTERIOR, ETC.)
6. TYPICAL UNIT WALL ASSEMBLY TYPES ARE:
   A. TYPE **C501** AT TYPE IA CONSTRUCTION, UNO
   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
10. FOR ALL STUDIO UNIT CLOSETS, ROD & SHELF ABOVE, TYP.
11. ALL BATHROOMS REQUIRE GRAB BAR REINFORCING AT BATHTUBS AND TOILETS.
12. PROVIDE MOISTURE RESISTANT WALL COVERING AT ALL TUB / SHOWER LOCATIONS TO A MIN 70" ABOVE DRAIN OUTLET.
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
17. EXHAUST:
   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
   B. LAUNDRY EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   D. IN ALL UNITS WITH LAUNDRY AREA INCLUDED IN THE BATHROOM, THE BATH FAN WILL SERVE AS THE WHOLE HOUSE FAN.
   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. UNIT EXHAUST RUNS TO BE IN TJI SPACE AT WOOD FRAME LEVELS UNLESS A SOFFIT DROP HAS BEEN INDICATED.
3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
8. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS OVER CHASES/FURRED-OUT SPACES TO PREVENT THE WALL CAVITY FROM COMMUNICATING WITH THE FLOOR/CEILING CAVITY. FIRESTOP ALL PENETRATIONS OF FIRE-RATED FLOOR/CEILING ASSEMBLIES.
9. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEPA STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE III

PROJECT NO: **17041**
DRAWING NO.: **A1.404**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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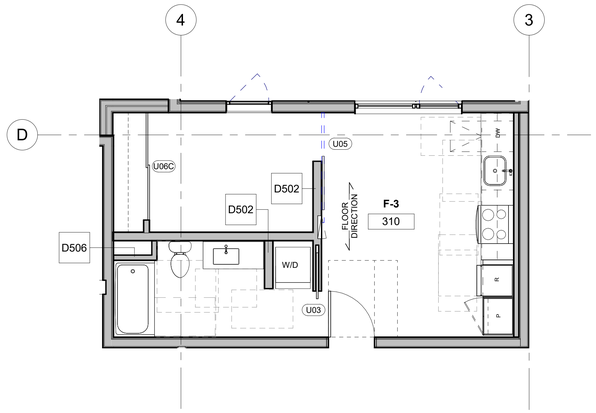
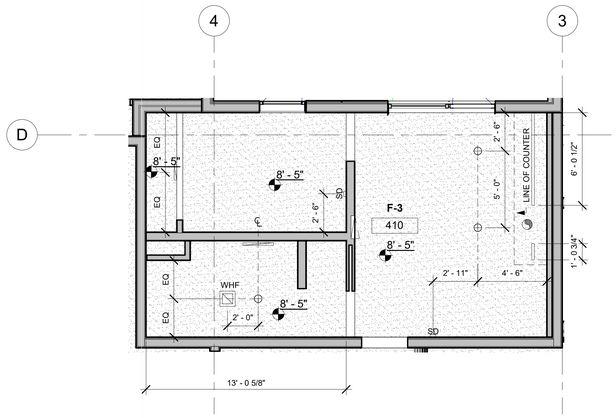
Plotted On: **10/2/2020 8:25:18 PM**



6 UNIT F-3 (STUDIO)
1/4" = 1'-0"



5 UNIT F-3 (STUDIO) RCP
1/4" = 1'-0"



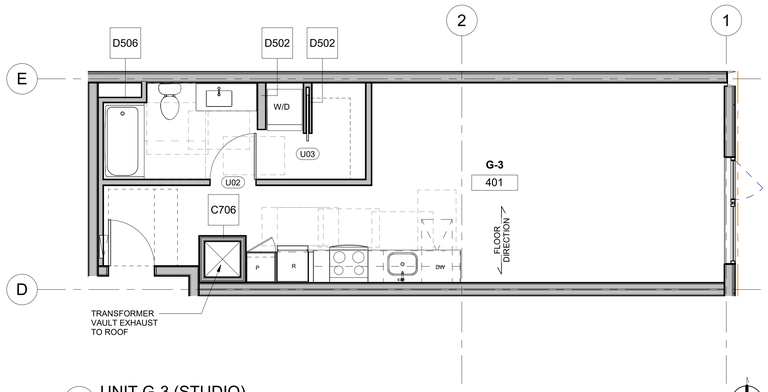
LEVELS 04, 05, 06, 07, 08
TYPE III

UNIT AREA: 410 SF

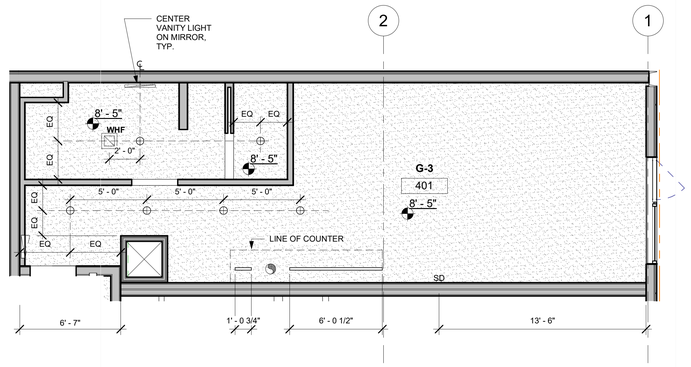
UNIT F-3
310
410
510
610
710
810

QTY: 6

TYP KITCHEN TYPE: 4
TYP BATHROOM TYPE: 3



4 UNIT G-3 (STUDIO)
1/4" = 1'-0"



3 UNIT G-3 RCP (STUDIO)
1/4" = 1'-0"



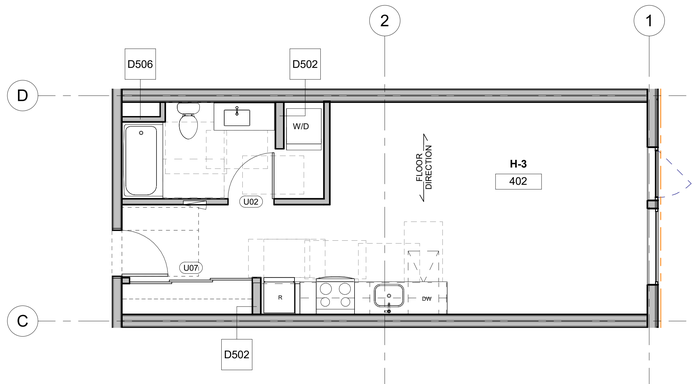
LEVELS 04, 05, 06, 07
TYPE III

UNIT AREA: 565 SF

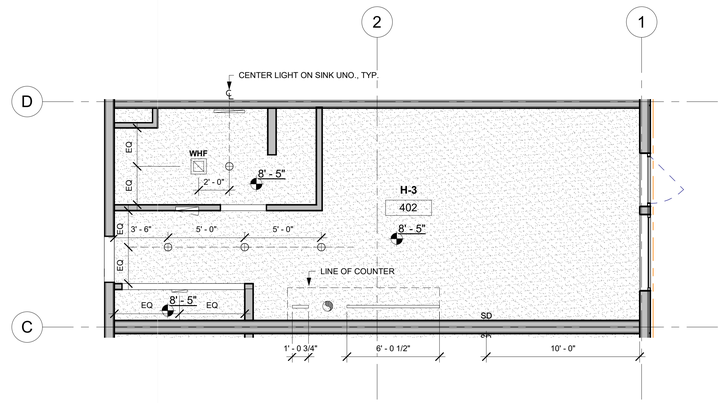
UNIT G-3
401
501
601
701

QTY: 4

TYP KITCHEN TYPE: 4
TYP BATHROOM TYPE: 3



2 UNIT H-3 (STUDIO)
1/4" = 1'-0"



1 UNIT H-3 RCP (STUDIO)
1/4" = 1'-0"



LEVELS 04, 05, 06, 07, 08
TYPE III

UNIT AREA: 515 SF

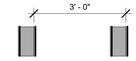
UNIT H-3
402
502
602
702
802

QTY: 5

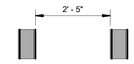
TYP KITCHEN TYPE: 2
TYP BATHROOM TYPE: 3

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
5. REFER TO OVERALL BUILDING FLOOR PLANS FOR WALL ASSEMBLY TYPES AT PERIMETER OF UNIT AND BUILDING (DEMISING, CORRIDOR, EXTERIOR, ETC.)
6. TYPICAL UNIT WALL ASSEMBLY TYPES ARE:
   A. TYPE **C501** AT TYPE IA CONSTRUCTION, UNO
   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
10. FOR ALL STUDIO UNIT CLOSETS, ROD & SHELF ABOVE, TYP.
11. ALL BATHROOMS REQUIRE GRAB BAR REINFORCING AT BATHTUBS AND TOILETS.
12. PROVIDE MOISTURE RESISTANT WALL COVERING AT ALL TUB / SHOWER LOCATIONS TO A MIN 70" ABOVE DRAIN OUTLET.
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
17. EXHAUST:
   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
   B. LAUNDRY EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   D. IN ALL UNITS WITH LAUNDRY AREA INCLUDED IN THE BATHROOM, THE BATH FAN WILL SERVE AS THE WHOLE HOUSE FAN.
   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. UNIT EXHAUST RUNS TO BE IN TJI SPACE AT WOOD FRAME LEVELS UNLESS A SOFFIT DROP HAS BEEN INDICATED.
3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
8. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS OVER CHASES/FURRED-OUT SPACES TO PREVENT THE WALL CAVITY FROM COMMUNICATING WITH THE FLOOR/CEILING CAVITY. FIRESTOP ALL PENETRATIONS OF FIRE-RATED FLOOR/CEILING ASSEMBLIES.
9. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

HEWITT
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landscape architecture
urban design

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206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL F. SHIDA STATE OF WASHINGTON

4

SHEET TITLE:
UNIT PLANS & RCPS - TYPE III

PROJECT NO: **17041**
DRAWING NO.: **A1.405**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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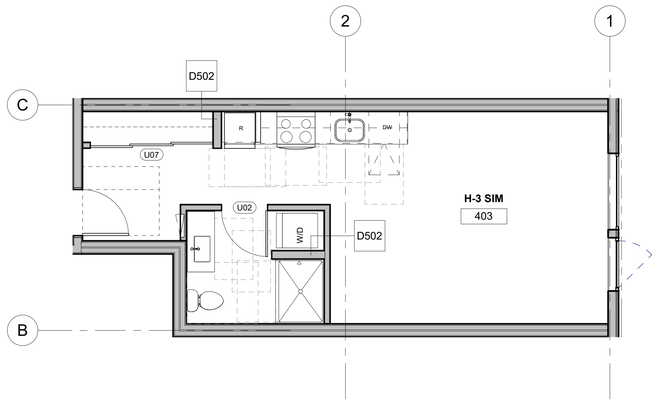
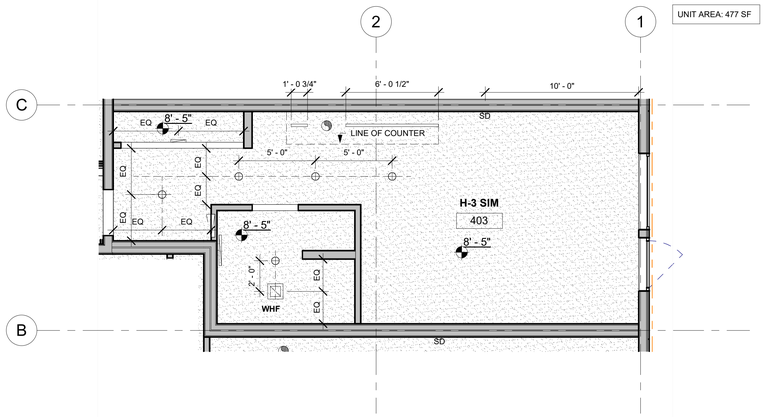
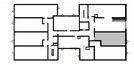
Plotted On: **10/2/2020 8:25:19 PM**



6 UNIT H-3 SIM (STUDIO)
1/4" = 1'-0"



5 UNIT H-3 SIM RCP (STUDIO)
1/4" = 1'-0"

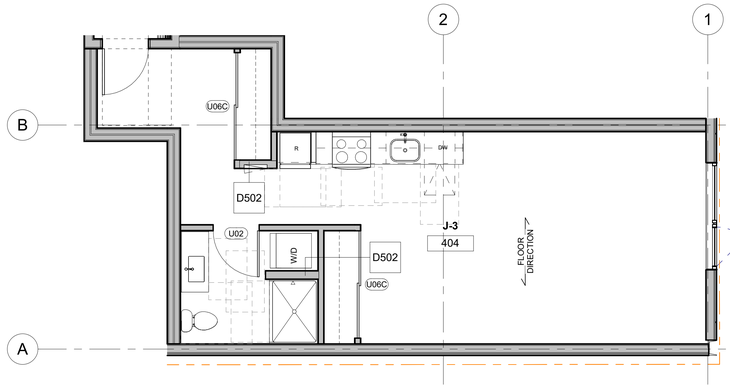


LEVEL 03, 04, 05, 06, 07, 08
TYPE III

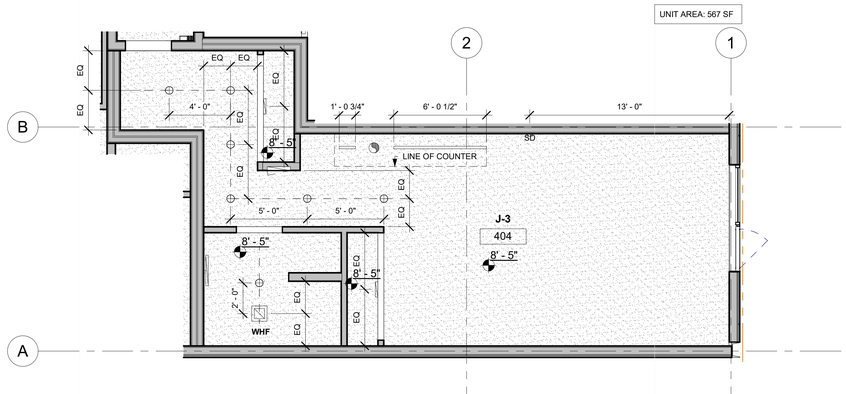
UNIT AREA: 477 SF

UNIT H-3 SIM
303
403
503
603
703
803

QTY: 6



4 UNIT J-3 (STUDIO)
1/4" = 1'-0"



3 UNIT J-3 RCP (STUDIO)
1/4" = 1'-0"

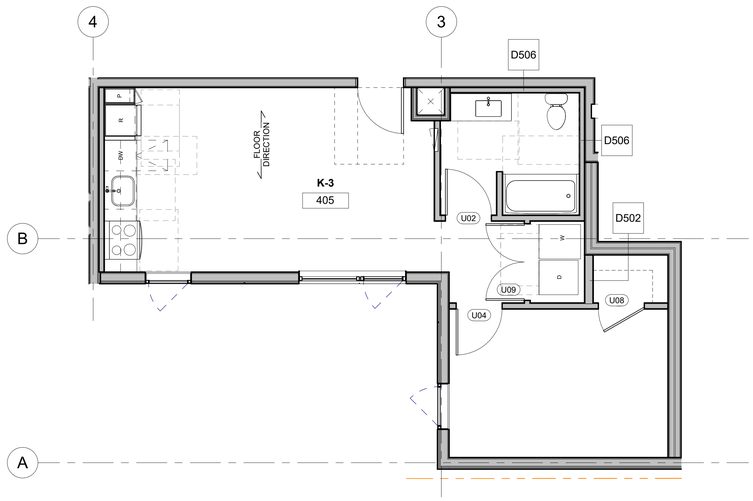


LEVEL 03, 04, 05, 06, 07
TYPE III

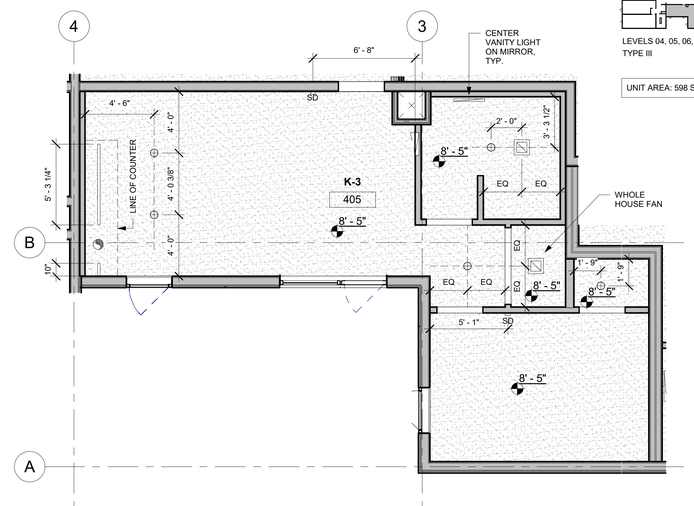
UNIT AREA: 567 SF

UNIT J-3
304
404
504
604
704

QTY: 5



2 UNIT K-3 (1B)
1/4" = 1'-0"



1 UNIT K-3 RCP (1B)
1/4" = 1'-0"



LEVELS 04, 05, 06, 07, 08
TYPE III

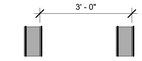
UNIT AREA: 598 SF

UNIT K-3
405
505
605
705
805

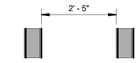
QTY: 5

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS



3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
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   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
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14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
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UNIT RCP NOTES:

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3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS. TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
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7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
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10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

HEWITT
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urban design

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suite 200
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206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHOJI STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE III

PROJECT NO: **17041**
DRAWING NO.: **A1.406**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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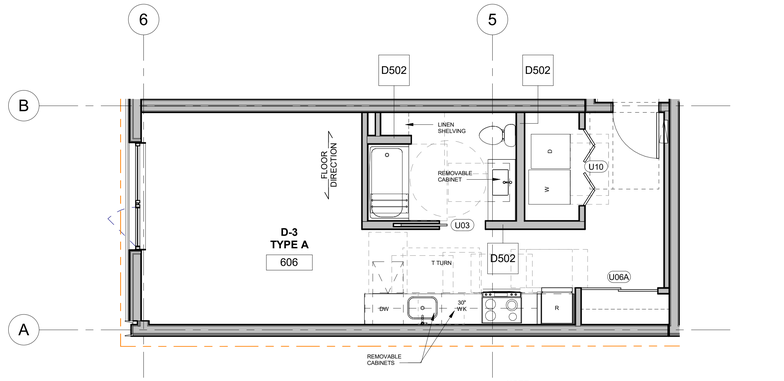
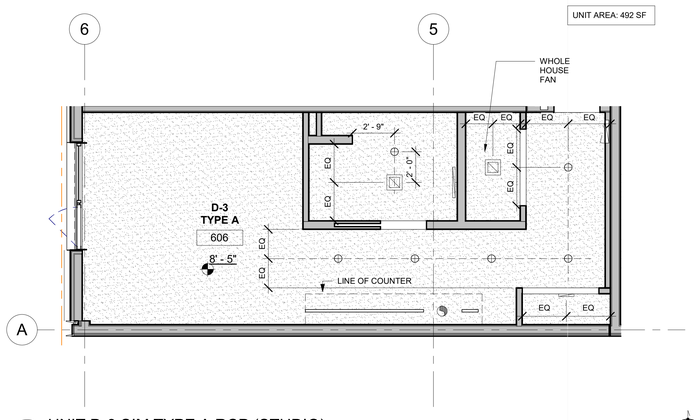
Plotted On: **10/2/2020 8:25:20 PM**



NOTE:
FOR TYPE A REQUIREMENTS SEE T3.004

6 UNIT D-3 SIM TYPE A (STUDIO) TYPE A
1/4" = 1'-0"



5 UNIT D-3 SIM TYPE A RCP (STUDIO)
1/4" = 1'-0"

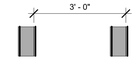


UNIT AREA: 492 SF

UNIT D-3 SIM - TYPE A

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.



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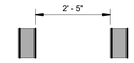

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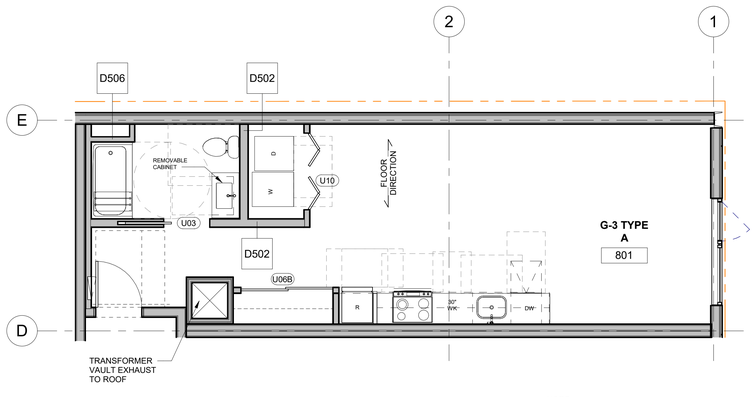
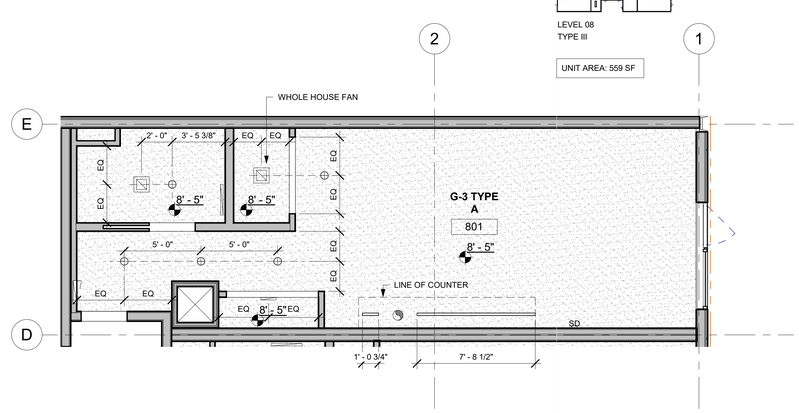
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
16. UNIT VENTILATION WILL BE THROUGH OPERABLE WINDOWS. UNITS 1BA AND XXX REPRESENT THE LARGEST UNITS AND ARE PROVIDED WITH CALCULATIONS PER SMC 402.2. SEE WINDOW SCHEDULE ON A6.201 FOR OPERABLE PANEL SIZING.
17. EXHAUST:
   A. ALL KITCHEN EXHAUST HOODS SHALL BE SWITCHED ON AND HAVE 100 CFM FLOW RATE.
   B. LAUNDRY EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   C. BATHROOM EXHAUST FAN SHALL OPERATE CONTINUOUSLY AT 50 CFM. AND BE 1.0 SONE NOISE RATING PER SMC 403.4.6.5 FAN NOISE SECTION.
   D. IN ALL UNITS WITH LAUNDRY AREA INCLUDED IN THE BATHROOM, THE BATH FAN WILL SERVE AS THE WHOLE HOUSE FAN.
   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

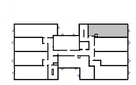


NOTE:
FOR TYPE A REQUIREMENTS SEE T3.004

4 UNIT G-3 (STUDIO) TYPE A
1/4" = 1'-0"

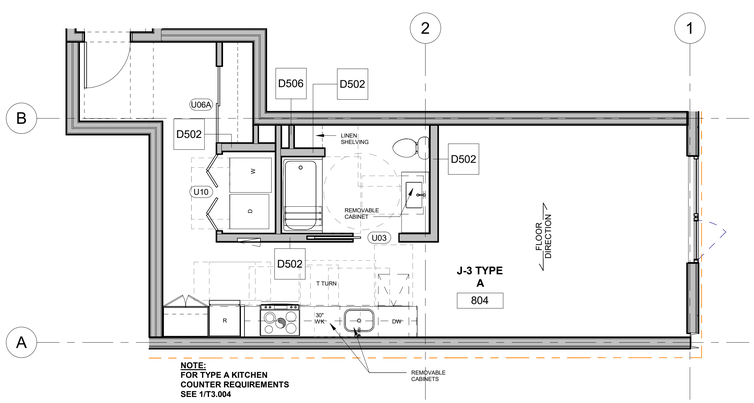


3 UNIT G-3 RCP (STUDIO) TYPE A
1/4" = 1'-0"



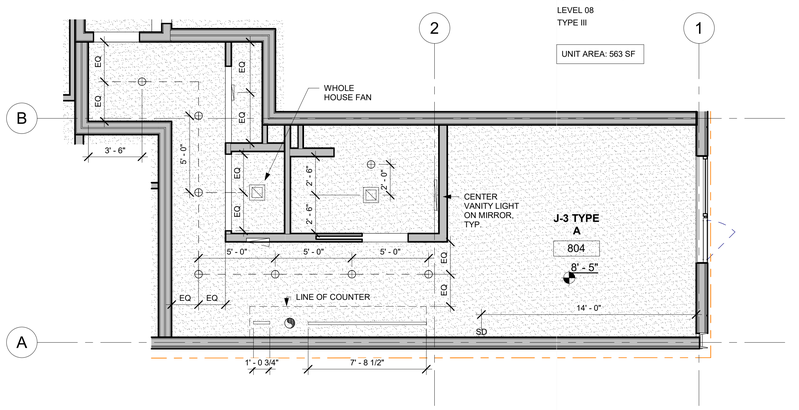
UNIT AREA: 559 SF

UNIT G-3 - TYPE A
801
QTY: 1

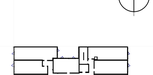


NOTE:
FOR TYPE A KITCHEN COUNTER REQUIREMENTS SEE 1/T3.004

8 UNIT J-3 (STUDIO) TYPE A
1/4" = 1'-0"



9 UNIT J-3 RCP (STUDIO) TYPE A
1/4" = 1'-0"



UNIT AREA: 563 SF

UNIT J-3 TYPE A
804
QTY: 1

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. UNIT EXHAUST RUNS TO BE IN T.JI SPACE AT WOOD FRAME LEVELS UNLESS A SOFFIT DROP HAS BEEN INDICATED.
3. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
4. UNO, FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/OR ROOM.
5. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS.
6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
8. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS OVER CHASES/FURRED-OUT SPACES TO PREVENT THE WALL CAVITY FROM COMMUNICATING WITH THE FLOOR/CEILING CAVITY. FIRESTOP ALL PENETRATIONS OF FIRE-RATED FLOOR/CEILING ASSEMBLIES.
9. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
10. SMOKE DETECTORS ARE COMBO CARBON MONOXIDE DETECTORS.

RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
- BATHROOM AND LAUNDRY EXHAUST FAN (50 CFM, RUN CONTINUOSLY 1.0 SONE)
- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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206 PARTNERS, LLC

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHIRA STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE III - TYPE A UNITS

PROJECT NO: **17041**
DRAWING NO.: **A1.407**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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Plotted On: **10/2/2020 8:25:22 PM**

UNIT PLAN NOTES:

1. DIMS OF THE TYPE BELOW ARE TO FACE OF STUD, UNO.

2. ROOM SIZE AND HALLWAY WIDTH DIMS ARE TO FACE OF WALL FINISH, ROUNDED TO NEAREST INCH, UNO. FINISH DIMS ARE FRO, UNLESS NOTED AS CLEAR REQS

3. UNIT AREAS ARE MEASURED TO THE CENTERLINE OF DEMISING WALLS AND OUTER FACE OF STUD AT CORRIDOR WALLS AND EXTERIOR WALLS. NOT INTENDED FOR RENTABLE SQUARE FOOTAGE OR NET AREAS.
4. WINDOW LOCATIONS VARY; SEE OVERALL BUILDING FLOOR PLANS AND ELEVATIONS FOR TYPES AND CONFIGURATION.
5. REFER TO OVERALL BUILDING FLOOR PLANS FOR WALL ASSEMBLY TYPES AT PERIMETER OF UNIT AND BUILDING (DEMISING, CORRIDOR, EXTERIOR, ETC.)
6. TYPICAL UNIT WALL ASSEMBLY TYPES ARE:
   A. TYPE **C501** AT TYPE IA CONSTRUCTION, UNO
   B. TYPE **C502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
   C. TYPE **D501** AT TYPE VA CONSTRUCTION, UNO
   D. TYPE **D502** AT PLUMBING LOCATIONS AT TYPE IA CONSTRUCTION, UNO
7. SEE SHEET **A5.101** FOR WALL ASSEMBLIES.
8. REFER TO SHEET **T3.001 - T3.005** FOR TYPE A & B ACCESSIBILITY REQUIREMENTS. ALL RESIDENTIAL UNITS SHALL BE TYPE B, UNO.
9. FOR TYPE A UNITS, REFER TO **15/T3.004** FOR TUB LAYOUT. REFER TO **4/T3.004** FOR SINK LAYOUT.
10. FOR ALL STUDIO UNIT CLOSETS, ROD & SHELF ABOVE, TYP.
11. ALL BATHROOMS REQUIRE GRAB BAR REINFORCING AT BATHTUBS AND TOILETS.
12. PROVIDE MOISTURE RESISTANT WALL COVERING AT ALL TUB / SHOWER LOCATIONS TO A MIN 70" ABOVE DRAIN OUTLET.
13. BATHROOMS WITH TUBS SHALL HAVE WATERPROOF JOINT BETWEEN TUB AND ADJACENT WALL.
14. PROVIDE COMPLETE ONE HOUR GWB ASSEMBLY BEHIND BUILT-IN TUB SURROUNDS AT CORRIDORS AND DEMISING WALLS.
15. DOORS AND CASED OPENINGS ADJ TO WALL INTERSECTIONS TO BE 4" INCHES FROM ADJ WALL TO EDGE OF FINISH OPENING, UNO. UNIT ENTRY DOORS TO BE LOCATED 4" INCHES FROM ADJACENT WALL ON HINGE SIDE, UNO. ALL OTHER UNIT DOORS AND CASED OPENINGS TO BE CENTERED BETWEEN WALLS, UNO.
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   E. IN ALL UNITS WITH A LAUNDRY CLOSET SEPARATED FROM THE BATHROOM, THE LAUNDRY CLOSET FAN WILL SERVE AS THE WHOLE HOUSE FAN.

UNIT RCP NOTES:

1. *PER SBC 2015 SECTION 1208.2 MINIMUM CEILING HEIGHTS:* OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AND 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
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6. ALL WALL-MOUNTED FIXTURES TO PROJECT 4" MAXIMUM FROM WALL FACE OR BE 6'-8" MINIMUM TO THE UNDERSIDE OF THE FIXTURE AFF.
7. FIRE-RATED CEILINGS SHALL ALWAYS BE CONTINUOUS ABOVE DROPPED CEILINGS WITH FASTENING AND JOINT TAPE AS REQ'D FOR SPECIFIED RATING.
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RCP LEGEND

GYPSUM BOARD SOFFIT - TYP IN RESIDENTIAL UNITS

LIGHTING FIXTURE LEGEND

- RECESSED CAN LIGHT FIXTURE, 6"
- WALL-MOUNTED VANITY FIXTURE, LENGTH VARIES
- WALL-MOUNTED, SCONCE FIXTURE
- UNDER CABINET-MOUNTED STRIP LIGHT FIXTURE, LENGTH VARIES
- SD — WALL-MOUNTED SMOKE DETECTOR/ **CARBON MONOXIDE DETECTOR**
- KITCHEN EXHAUST FAN (100 CFM, SWITCH/RUN INTERMITTENTLY, 1.0 SONE)
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- WALL MOUNTED CLOSET LIGHT
- EXTERIOR WALL-MOUNTED SCONCE
- SURFACE-MOUNTED LINEAR FIXTURE, 4-0"L
- WHF — WHOLE HOUSE FAN

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OWNER:
206 PARTNERS, LLC

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
UNIT PLANS & RCPS - TYPE III - TYPE A UNITS

PROJECT NO: **17041**
DRAWING NO.: **A1.408**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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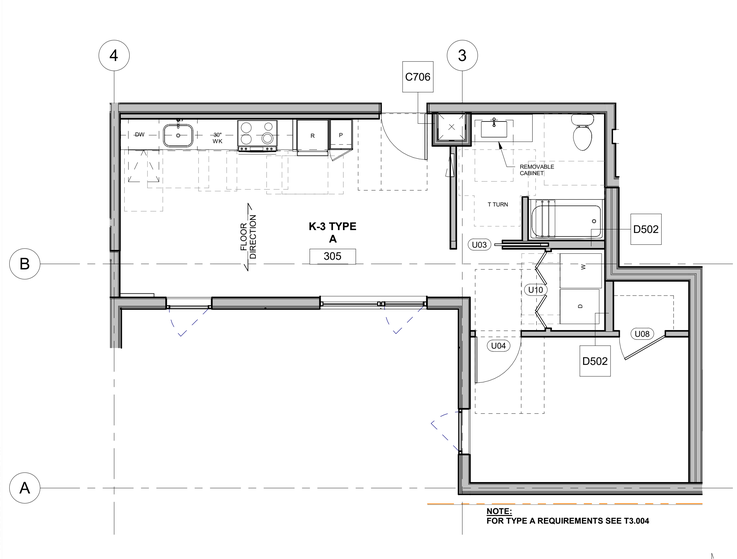
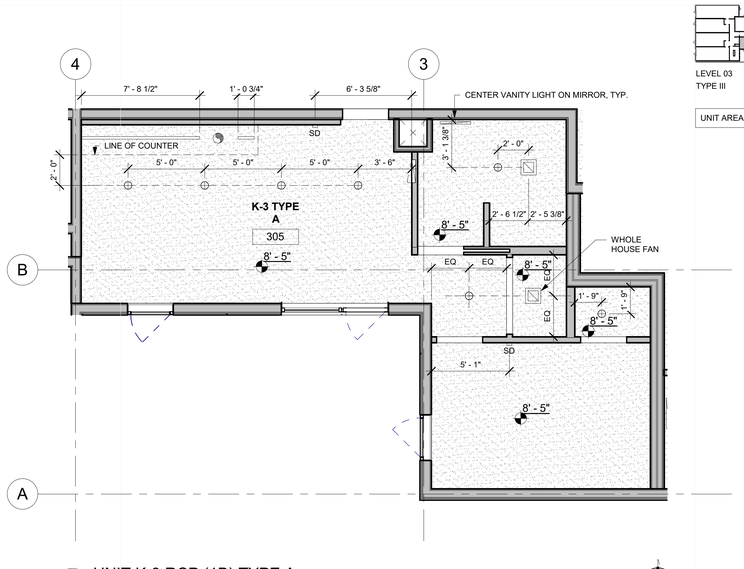


2 UNIT K-3 (1B) TYPE A
1/4" = 1'-0"



1 UNIT K-3 RCP (1B) TYPE A
1/4" = 1'-0"

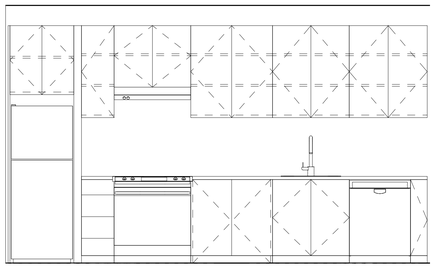


LEVEL 03
TYPE III

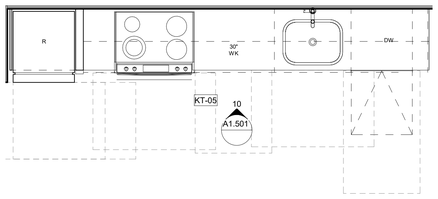
UNIT AREA: 596 SF

UNIT K-3 - TYPE A
305
QTY: 1

Plotted On: **10/2/2020 8:25:22 PM**

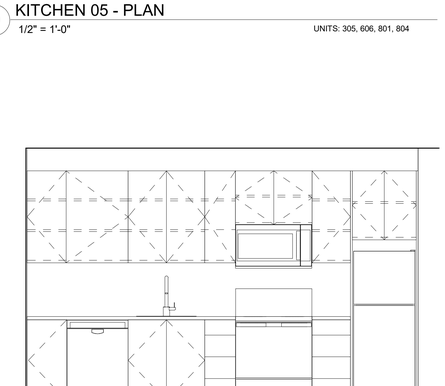


10 KITCHEN 05 - ELEVATION
1/2" = 1'-0"

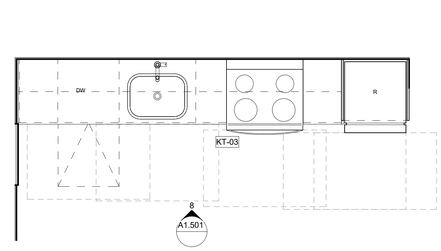


9 KITCHEN 05 - PLAN
1/2" = 1'-0"

UNITS: 305, 606, 801, 804

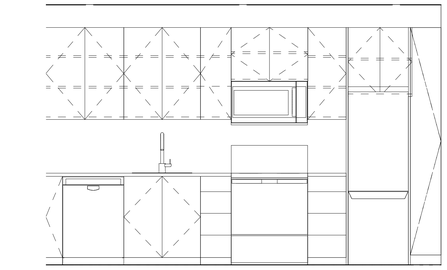


8 KITCHEN 3 - ELEVATION - S
1/2" = 1'-0"

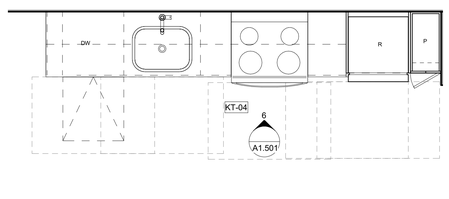


7 KITCHEN 03 - PLAN
1/2" = 1'-0"

UNITS: 205

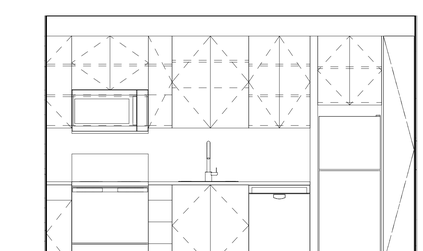


6 KITCHEN 04 - ELEVATION
1/2" = 1'-0"

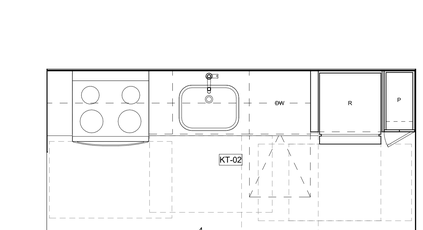


5 KITCHEN 04 - PLAN
1/2" = 1'-0"

UNITS: 209

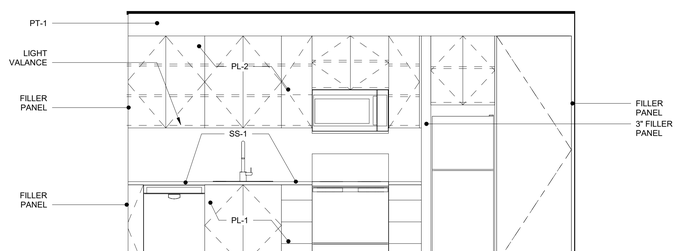


4 KITCHEN 02 - ELEVATION
1/2" = 1'-0"

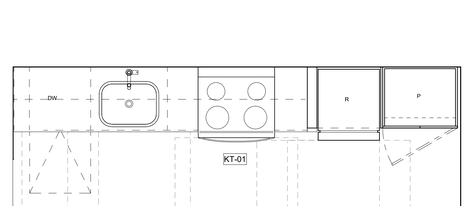


3 KITCHEN 02 - PLAN
1/2" = 1'-0"

UNITS: 405, 505, 605, 705,805



2 KITCHEN 01 - ELEVATION
1/2" = 1'-0"



1 KITCHEN 01 - PLAN
1/2" = 1'-0"

TYPICAL IN ALL UNITS, UNO.

UNIT KITCHEN AND BATHROOM NOTES:

1. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN UNIT KITCHENS
   A. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE B, SEE 17 / T3.005
   B. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE A, SEE 17 / T3.004
   C. FOR ELECTRICAL DEVICES AT KITCHENS, SEE 20, 11, AND 7 / T3.001
2. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN TYPE B UNIT BATHROOMS
   A. FOR GRAB BAR REINFORCING AT TOILETS, SEE 8 / T3.005
   B. FOR GRAB BAR REINFORCING AT BATHTUBS, SEE 20 / T3.005
   C. FOR GRAB BAR REINFORCING AT SHOWERS, SEE 19 / T3.005
   D. FOR TOILET CL FROM FO WALL, SEE 8 / T3.005
   E. FOR TOILET CL FROM FO TUB (W/O WALL PROJECTION), SEE 20 / T3.005
3. CEILING HEIGHT AND SOFFIT CONDITIONS AT KITCHENS VARY PER UNIT. SEE UNIT PLANS (SHEETS A1.401 - A1.408).
4. PROVIDE BLOCKING FOR SECURE ATTACHMENT OF ALL WALL-HUNG ELEMENTS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.
   A. AT TYPE-A KITCHENS, PROVIDE BLOCKING TO ALLOW FOR FUTURE REPOSITIONING OF UPPER CABINETS TO A CABINET HEAD HEIGHT OF 7'-0".
5. SEE UNIT FINISH SCHEDULE (SHEET ID6.301) FOR MORE INFORMATION ON KITCHEN FINISHES, FIXTURES AND APPLIANCES.
6. DIMENSIONS ARE FROM FINISHED SURFACE, UNO. VERIFY ALL DIMENSIONS IN FIELD.
7. HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
8. FILLER PANEL DIMENSIONS VARY AS NEEDED.
9. HARDWARE TO BE CENTERED ON DRAWER FACE UNO.

INTERIOR FINISH NOTES:

1. REFER TO SHEET 1 / A6.401 FOR INTERIOR FINISH SPECIFICATIONS
2. ALL DOOR FRAMES INSIDE EACH DWELLING UNIT TO BE SAME COLOR AS ADJACENT WALL, UNO
3. METAL EDGE TRIM AT UNIT BATHROOMS: SCHLUTER SYSTEMS, PROFILE: SCHIENE
4. PAINT ALL GWB AND EXPOSED CEILINGS AS INDICATED ON DRAWINGS.
5. VERIFY ALL APPLIANCE DIMENSIONS WITH MANUFACTURERS.
6. SHOWER PANS TO BE BUILT-UP ON SITE.

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NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SWEIN STATE OF WASHINGTON

4

SHEET TITLE:
UNIT KITCHENS- PLANS AND ELEVATIONS

PROJECT NO: **17041**
DRAWING NO.: **A1.501**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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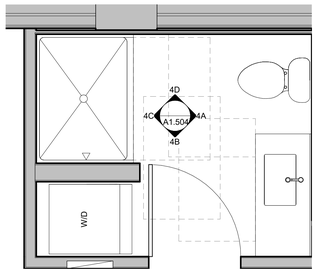
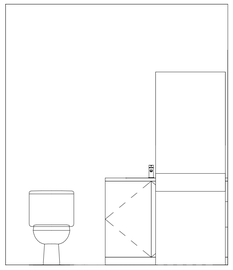
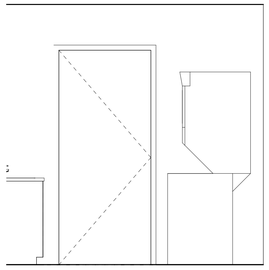
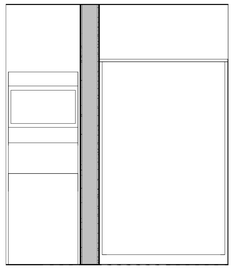
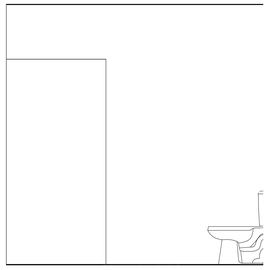
Plotted On: **10/2/2020 8:25:23 PM**







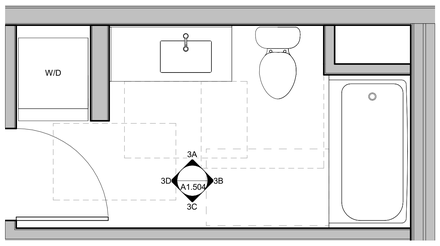


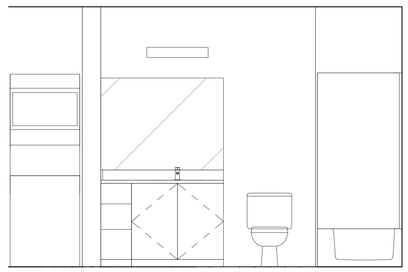


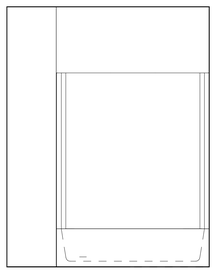
4 BATHROOM D-1 - PLAN

1/2" = 1'-0"

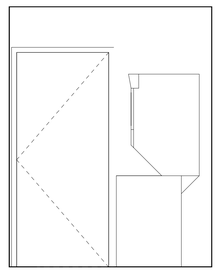
TYPICAL IN ALL UNITS UNO.







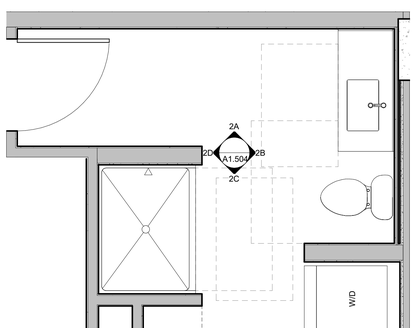


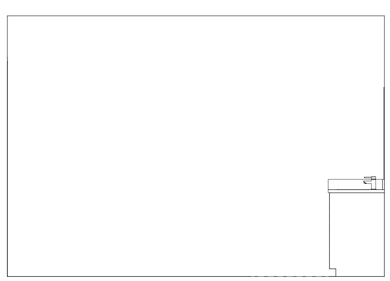


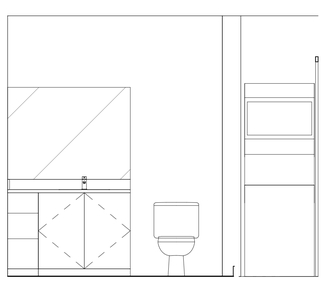
3 BATHROOM C-1 - PLAN

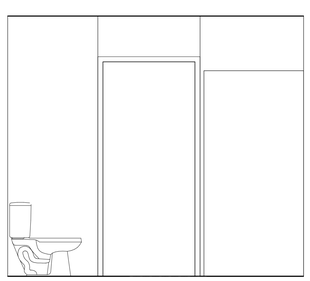
1/2" = 1'-0"

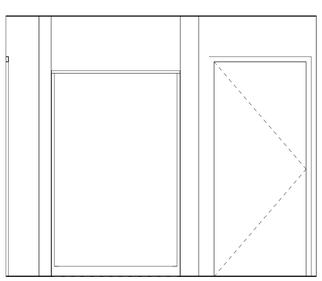
UNITS 205, 206, 209, 309, 409, 509, 609, 709, 809







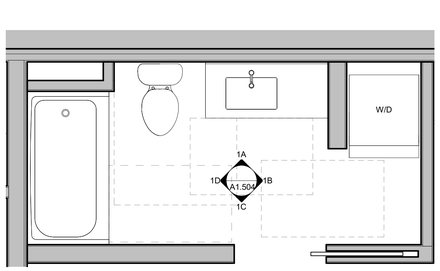


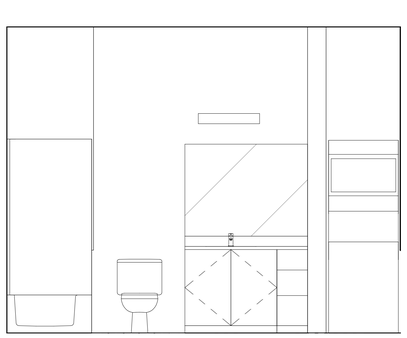


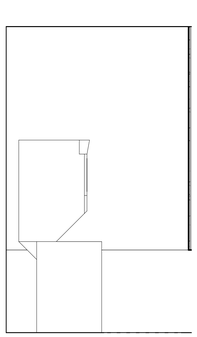
2 BATHROOM B-1 - PLAN

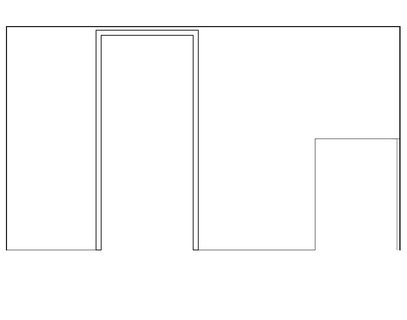
1/2" = 1'-0"

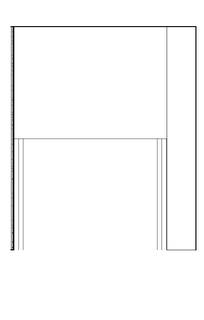
UNIT 204











1 BATHROOM A-1 - PLAN

1/2" = 1'-0"

UNIT 108

UNIT KITCHEN AND BATHROOM NOTES:

1. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN UNIT KITCHENS
   A. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE B, SEE 17 / T3.005
   B. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE A, SEE 17 / T3.004
   C. FOR ELECTRICAL DEVICES AT KITCHENS, SEE 20, 11, AND 7 / T3.001
2. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN TYPE B UNIT BATHROOMS
   A. FOR GRAB BAR REINFORCING AT TOILETS, SEE 8 / T3.005
   B. FOR GRAB BAR REINFORCING AT BATHTUBS, SEE 20 / T3.005
   C. FOR GRAB BAR REINFORCING AT SHOWERS, SEE 19 / T3.005
   D. FOR TOILET CL FROM FO WALL, SEE 8 / T3.005
   E. FOR TOILET CL FROM FO TUB (W/O WALL PROJECTION), SEE 20 / T3.005
3. CEILING HEIGHT AND SOFFIT CONDITIONS AT KITCHENS VARY PER UNIT. SEE UNIT PLANS (SHEETS A1.401 - A1.408).
4. PROVIDE BLOCKING FOR SECURE ATTACHMENT OF ALL WALL-HUNG ELEMENTS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.
   A. AT TYPE-A KITCHENS, PROVIDE BLOCKING TO ALLOW FOR FUTURE REPOSITIONING OF UPPER CABINETS TO A CABINET HEAD HEIGHT OF 7'-0".
5. SEE UNIT FINISH SCHEDULE (SHEET ID6.301) FOR MORE INFORMATION ON KITCHEN FINISHES, FIXTURES AND APPLIANCES.
6. DIMENSIONS ARE FROM FINISHED SURFACE, UNO. VERIFY ALL DIMENSIONS IN FIELD.
7. HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
8. FILLER PANEL DIMENSIONS VARY AS NEEDED.
9. HARDWARE TO BE CENTERED ON DRAWER FACE UNO.

INTERIOR FINISH NOTES:

1. REFER TO SHEET 1 / A6.401 FOR INTERIOR FINISH SPECIFICATIONS
2. ALL DOOR FRAMES INSIDE EACH DWELLING UNIT TO BE SAME COLOR AS ADJACENT WALL, UNO
3. METAL EDGE TRIM AT UNIT BATHROOMS: SCHLUTER SYSTEMS, PROFILE: SCHIENE
4. PAINT ALL GWB AND EXPOSED CEILINGS AS INDICATED ON DRAWINGS.
5. VERIFY ALL APPLIANCE DIMENSIONS WITH MANUFACTURERS.
6. SHOWER PANS TO BE BUILT-UP ON SITE.

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206 PARTNERS, LLC

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SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SWEET STATE OF WASHINGTON

SHEET TITLE:
UNIT BATHROOMS - PLANS AND ELEVATIONS

PROJECT NO: 17041
DRAWING NO.: A1.504
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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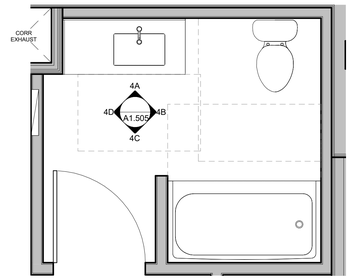
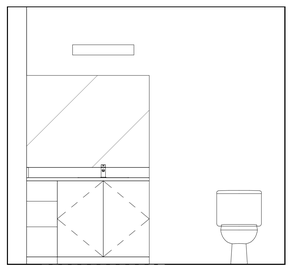


4 BATHROOM K-3 - PLAN
1/2" = 1'-0"

UNITS: 405, 505, 605, 705, 805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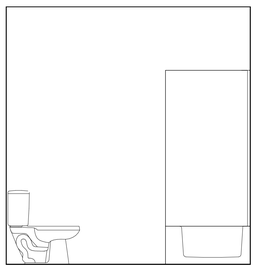
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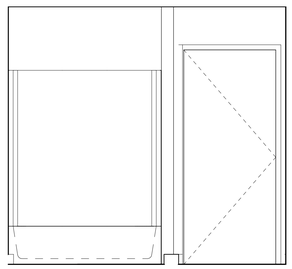
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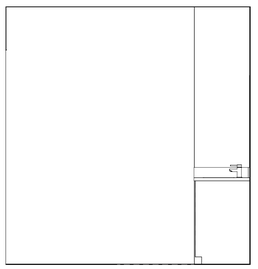
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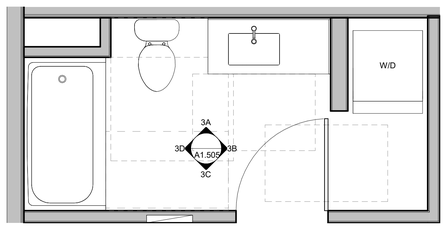
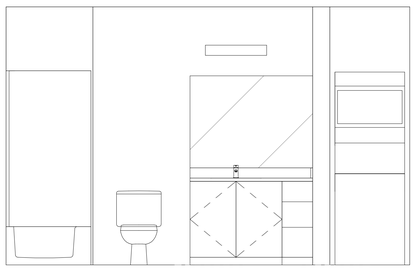


3 BATHROOM H-3 - PLAN
1/2" = 1'-0"

UNITS: 402, 502, 602, 702, 802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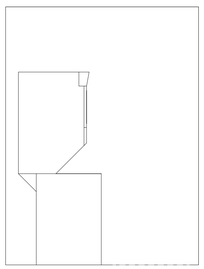
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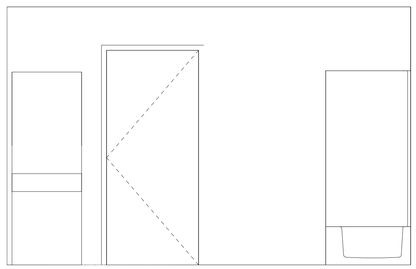
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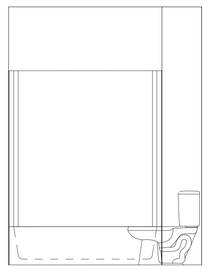
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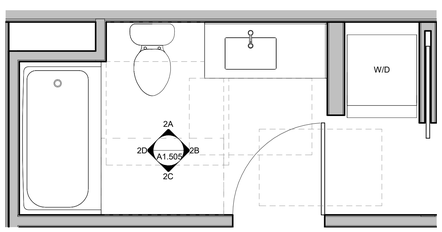
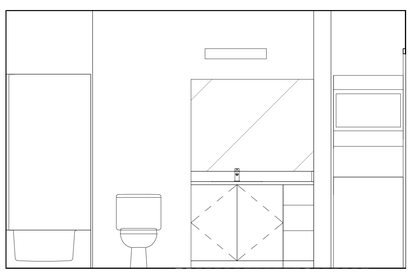


2 BATHROOM G-3 - PLAN
1/2" = 1'-0"

UNITS: 401, 501, 601, 701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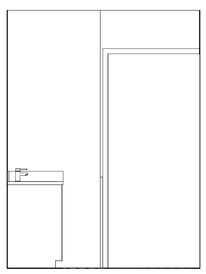
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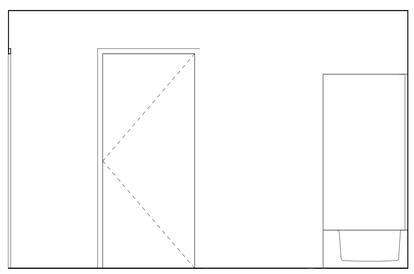
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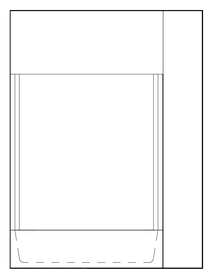
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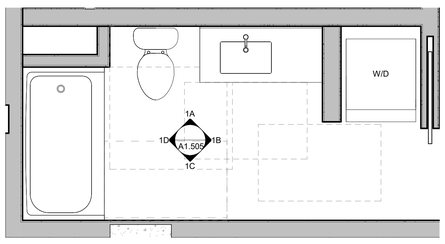
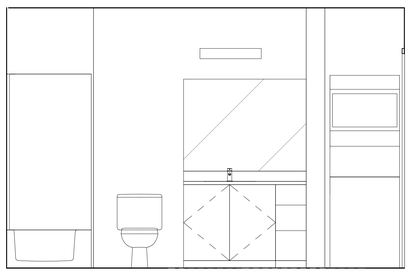


1 BATHROOM F-1 - PLAN
1/2" = 1'-0"

UNITS: 210, 310, 410, 510, 610, 710, 810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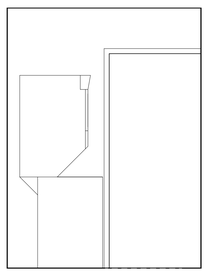
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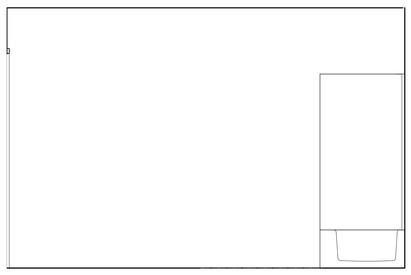
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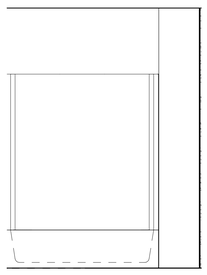
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UNIT KITCHEN AND BATHROOM NOTES:

1. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN UNIT KITCHENS
   A. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE B, SEE 17 / T3.005
   B. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE A, SEE 17 / T3.004
   C. FOR ELECTRICAL DEVICES AT KITCHENS, SEE 20, 11, AND 7 / T3.001
2. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN TYPE B UNIT BATHROOMS
   A. FOR GRAB BAR REINFORCING AT TOILETS, SEE 8 / T3.005
   B. FOR GRAB BAR REINFORCING AT BATHTUBS, SEE 20 / T3.005
   C. FOR GRAB BAR REINFORCING AT SHOWERS, SEE 19 / T3.005
   D. FOR TOILET CL FROM FO WALL, SEE 8 / T3.005
   E. FOR TOILET CL FROM FO TUB (W/O WALL PROJECTION), SEE 20 / T3.005
3. CEILING HEIGHT AND SOFFIT CONDITIONS AT KITCHENS VARY PER UNIT. SEE UNIT PLANS (SHEETS A1.401 - A1.408).
4. PROVIDE BLOCKING FOR SECURE ATTACHMENT OF ALL WALL-HUNG ELEMENTS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.
   A. AT TYPE-A KITCHENS, PROVIDE BLOCKING TO ALLOW FOR FUTURE REPOSITIONING OF UPPER CABINETS TO A CABINET HEAD HEIGHT OF 7'-0".
5. SEE UNIT FINISH SCHEDULE (SHEET ID6.301) FOR MORE INFORMATION ON KITCHEN FINISHES, FIXTURES AND APPLIANCES.
6. DIMENSIONS ARE FROM FINISHED SURFACE, UNO. VERIFY ALL DIMENSIONS IN FIELD.
7. HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
8. FILLER PANEL DIMENSIONS VARY AS NEEDED.
9. HARDWARE TO BE CENTERED ON DRAWER FACE UNO.

INTERIOR FINISH NOTES:

1. REFER TO SHEET 1 / A6.401 FOR INTERIOR FINISH SPECIFICATIONS
2. ALL DOOR FRAMES INSIDE EACH DWELLING UNIT TO BE SAME COLOR AS ADJACENT WALL, UNO
3. METAL EDGE TRIM AT UNIT BATHROOMS: SCHLUTER SYSTEMS, PROFILE: SCHIENE
4. PAINT ALL GWB AND EXPOSED CEILINGS AS INDICATED ON DRAWINGS.
5. VERIFY ALL APPLIANCE DIMENSIONS WITH MANUFACTURERS.
6. SHOWER PANS TO BE BUILT-UP ON SITE.

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206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHEIK STATE OF WASHINGTON

SHEET TITLE:
UNIT BATHROOMS - PLANS AND ELEVATIONS

PROJECT NO: 17041
DRAWING NO.: A1.505
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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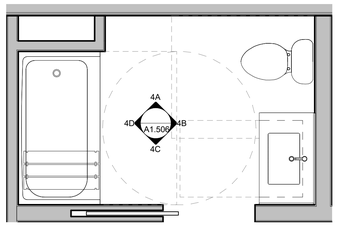
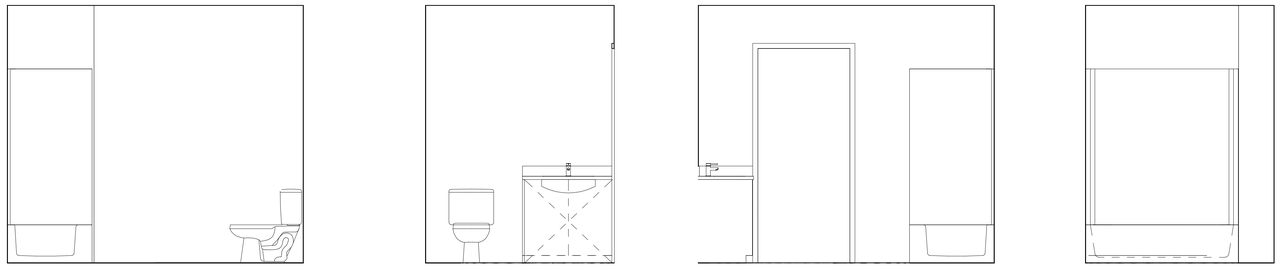
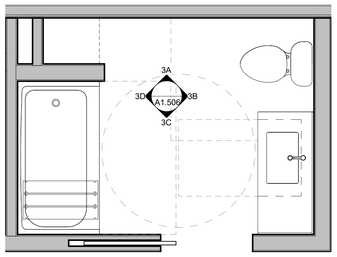


4 BATHROOM G-3 (TYPE A) - PLAN
1/2" = 1'-0"

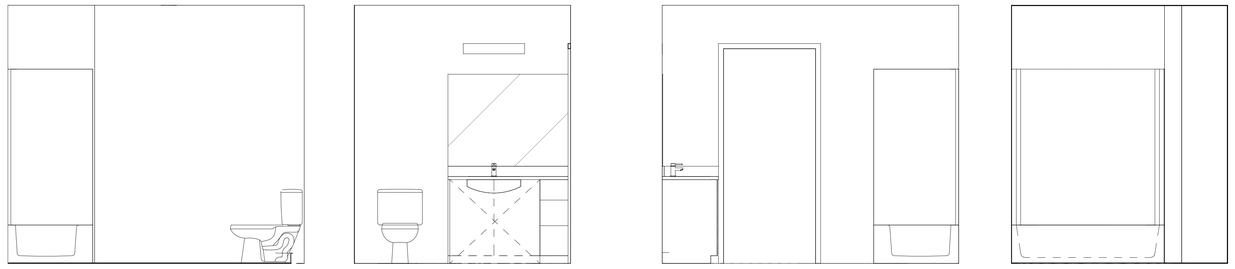
UNIT: 801

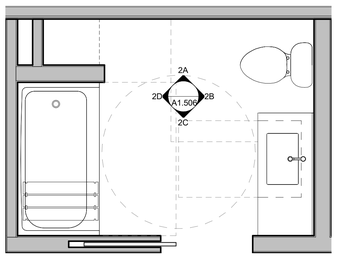




3 BATHROOM J-3 (TYPE A) - PLAN
1/2" = 1'-0"

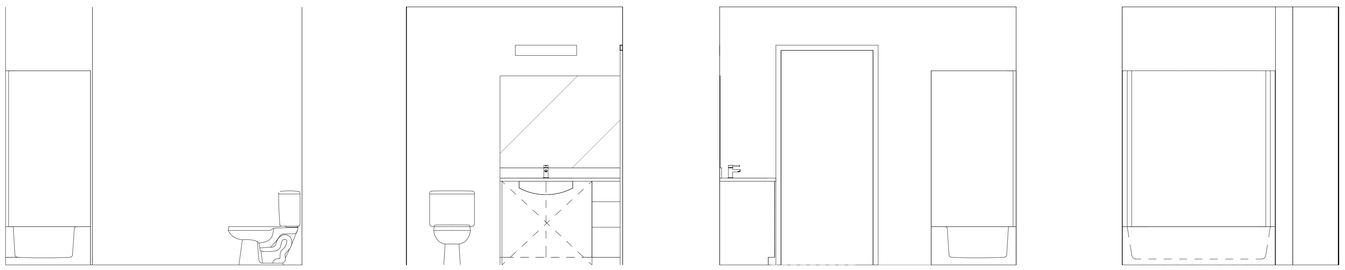
UNIT: 804

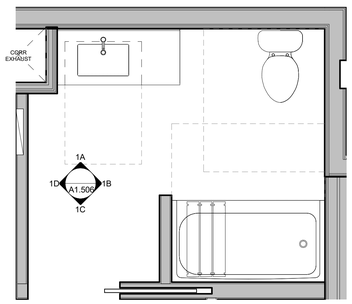




2 BATHROOM D-3 (TYPE A) - PLAN
1/2" = 1'-0"

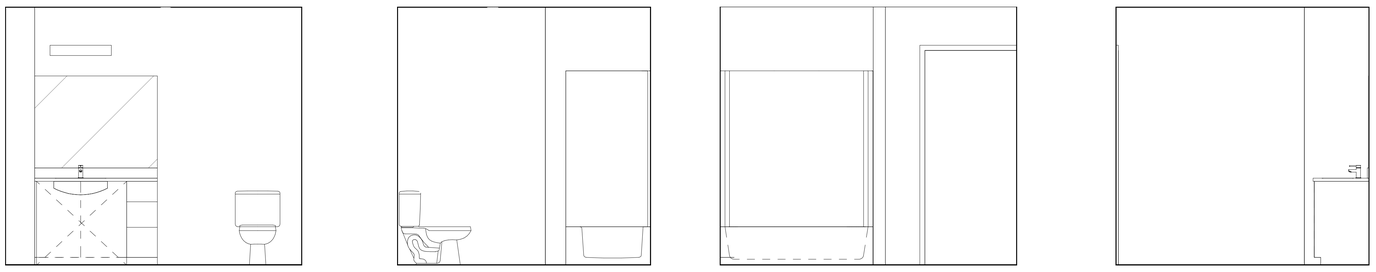
UNIT: 606





A BATHROOM K-3 (TYPE A) - PLAN
1/2" = 1'-0"

UNIT: 305



UNIT KITCHEN AND BATHROOM NOTES:

1. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN UNIT KITCHENS
   A. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE B, SEE 17 / T3.005
   B. FOR CLR FLR AREAS AT KITCHEN APPLIANCES - TYPE A, SEE 17 / T3.004
   C. FOR ELECTRICAL DEVICES AT KITCHENS, SEE 20, 11, AND 7 / T3.001
2. SEE T-SHEETS FOR ACCESSIBILITY REQUIREMENTS IN TYPE B UNIT BATHROOMS
   A. FOR GRAB BAR REINFORCING AT TOILETS, SEE 8 / T3.005
   B. FOR GRAB BAR REINFORCING AT BATHTUBS, SEE 20 / T3.005
   C. FOR GRAB BAR REINFORCING AT SHOWERS, SEE 19 / T3.005
   D. FOR TOILET CL FROM FO WALL, SEE 8 / T3.005
   E. FOR TOILET CL FROM FO TUB (W/O WALL PROJECTION), SEE 20 / T3.005
3. CEILING HEIGHT AND SOFFIT CONDITIONS AT KITCHENS VARY PER UNIT. SEE UNIT PLANS (SHEETS A1.401 - A1.408).
4. PROVIDE BLOCKING FOR SECURE ATTACHMENT OF ALL WALL-HUNG ELEMENTS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.
   A. AT TYPE-A KITCHENS, PROVIDE BLOCKING TO ALLOW FOR FUTURE REPOSITIONING OF UPPER CABINETS TO A CABINET HEAD HEIGHT OF 7'-0".
5. SEE UNIT FINISH SCHEDULE (SHEET ID6.301) FOR MORE INFORMATION ON KITCHEN FINISHES, FIXTURES AND APPLIANCES.
6. DIMENSIONS ARE FROM FINISHED SURFACE, UNO. VERIFY ALL DIMENSIONS IN FIELD.
7. HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
8. FILLER PANEL DIMENSIONS VARY AS NEEDED.
9. HARDWARE TO BE CENTERED ON DRAWER FACE UNO.

INTERIOR FINISH NOTES:

1. REFER TO SHEET 1 / A6.401 FOR INTERIOR FINISH SPECIFICATIONS
2. ALL DOOR FRAMES INSIDE EACH DWELLING UNIT TO BE SAME COLOR AS ADJACENT WALL, UNO
3. METAL EDGE TRIM AT UNIT BATHROOMS: SCHLUTER SYSTEMS, PROFILE: SCHIENE
4. PAINT ALL GWB AND EXPOSED CEILINGS AS INDICATED ON DRAWINGS.
5. VERIFY ALL APPLIANCE DIMENSIONS WITH MANUFACTURERS.
6. SHOWER PANS TO BE BUILT-UP ON SITE.

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

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BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL A. SWEET
STATE OF WASHINGTON

SHEET TITLE:
UNIT BATHROOMS (TYPE A) - PLANS AND ELEVATIONS

PROJECT NO: 17041
DRAWING NO.: A1.506
SCALE: AS NOTED
DATE: 10/02/2020
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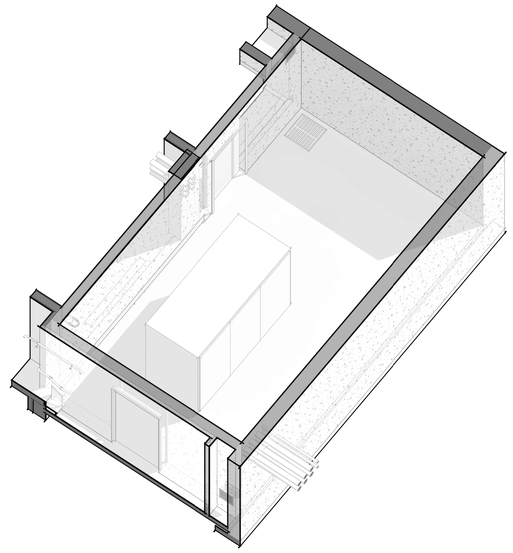
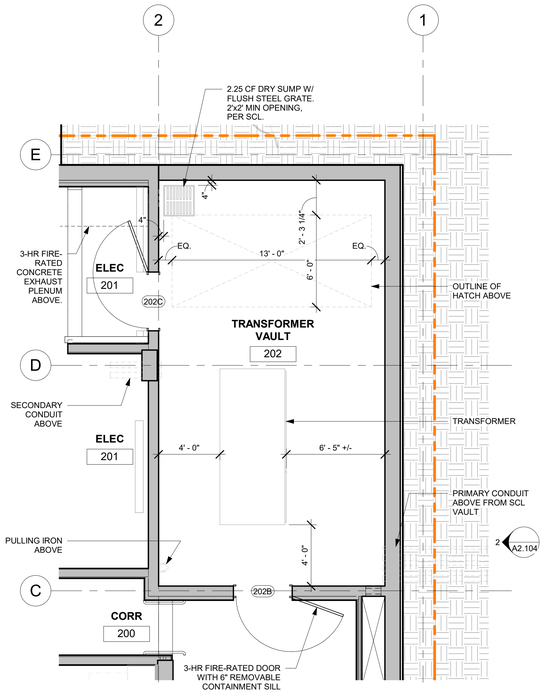
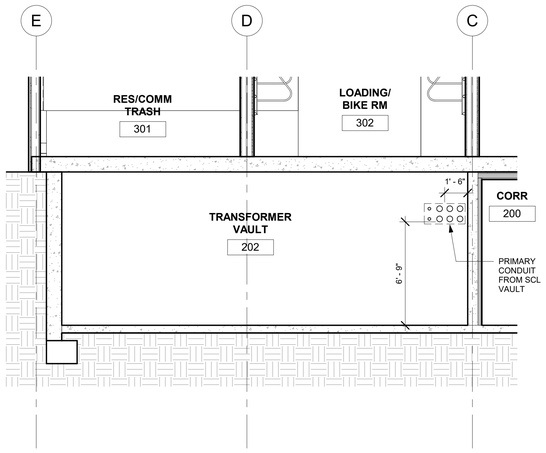


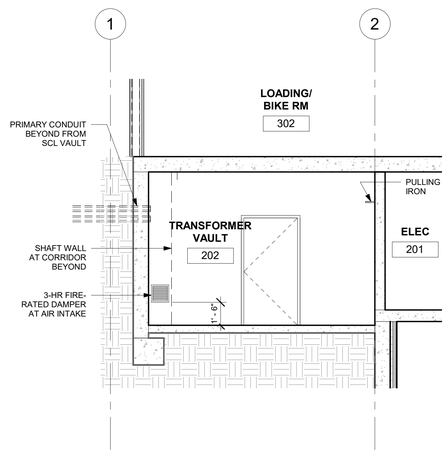
4 TRANSFORMER VAULT 3D REFERENCE VIEW



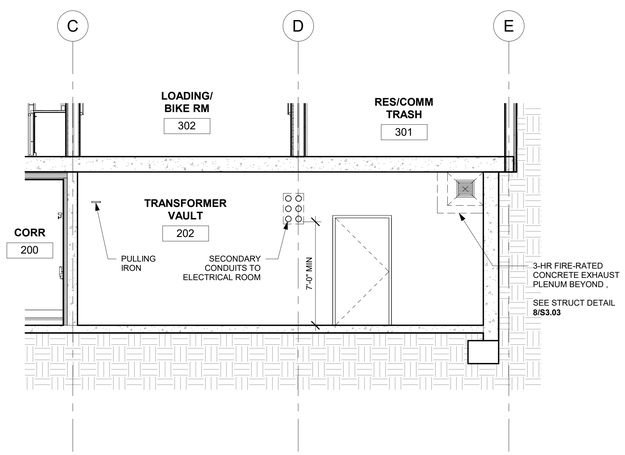
2 ENLARGED TRANSFORMER VAULT FLOOR PLAN
1/4" = 1'-0"



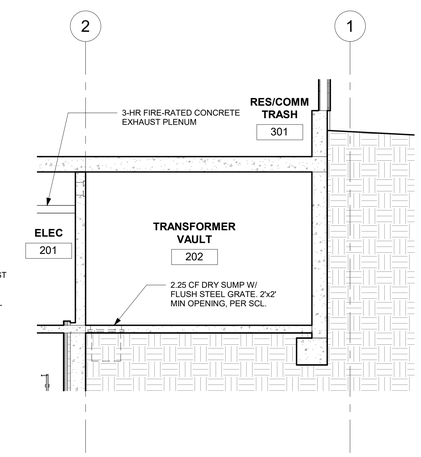
6 TRANSFORMER VAULT - WEST ELEVATION
1/4" = 1'-0"



5 TRANSFORMER VAULT - NORTH ELEVATION
1/4" = 1'-0"



3 TRANSFORMER VAULT - EAST ELEVATION
1/4" = 1'-0"



1 TRANSFORMER VAULT - SOUTH ELEVATION
1/4" = 1'-0"

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
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BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. OVERA STATE OF WASHINGTON

SHEET TITLE:
TRANSFORMER VAULT - FLOOR PLAN & ELEVATIONS

PROJECT NO: **17041**
DRAWING NO.: **A1.603**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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EXTERIOR MATERIALS LEGEND

EXTERIOR WALL MATERIALS

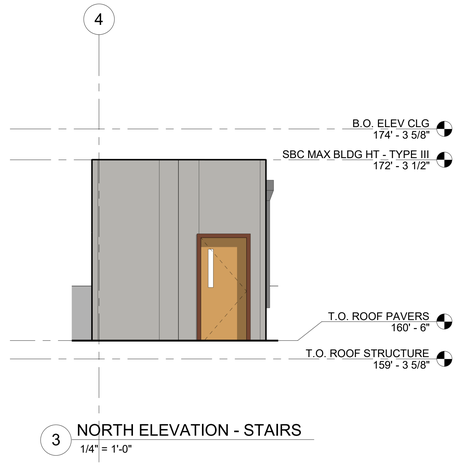
FCP-1	FIBER CEMENT PANEL - COLOR: WILLOW CC-542 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
FCP-2	FIBER CEMENT PANEL - COLOR: BALTIC GRAY 1467 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
BR-1	BRICK - COLOR: AUTUMN BLEND, TEXTURE: MISSION (MFR: MUTUAL MATERIALS)
CIP-1	CAST-IN-PLACE CONCRETE
MP-1	METAL FRAMEWORK, BLACK

CANOPY

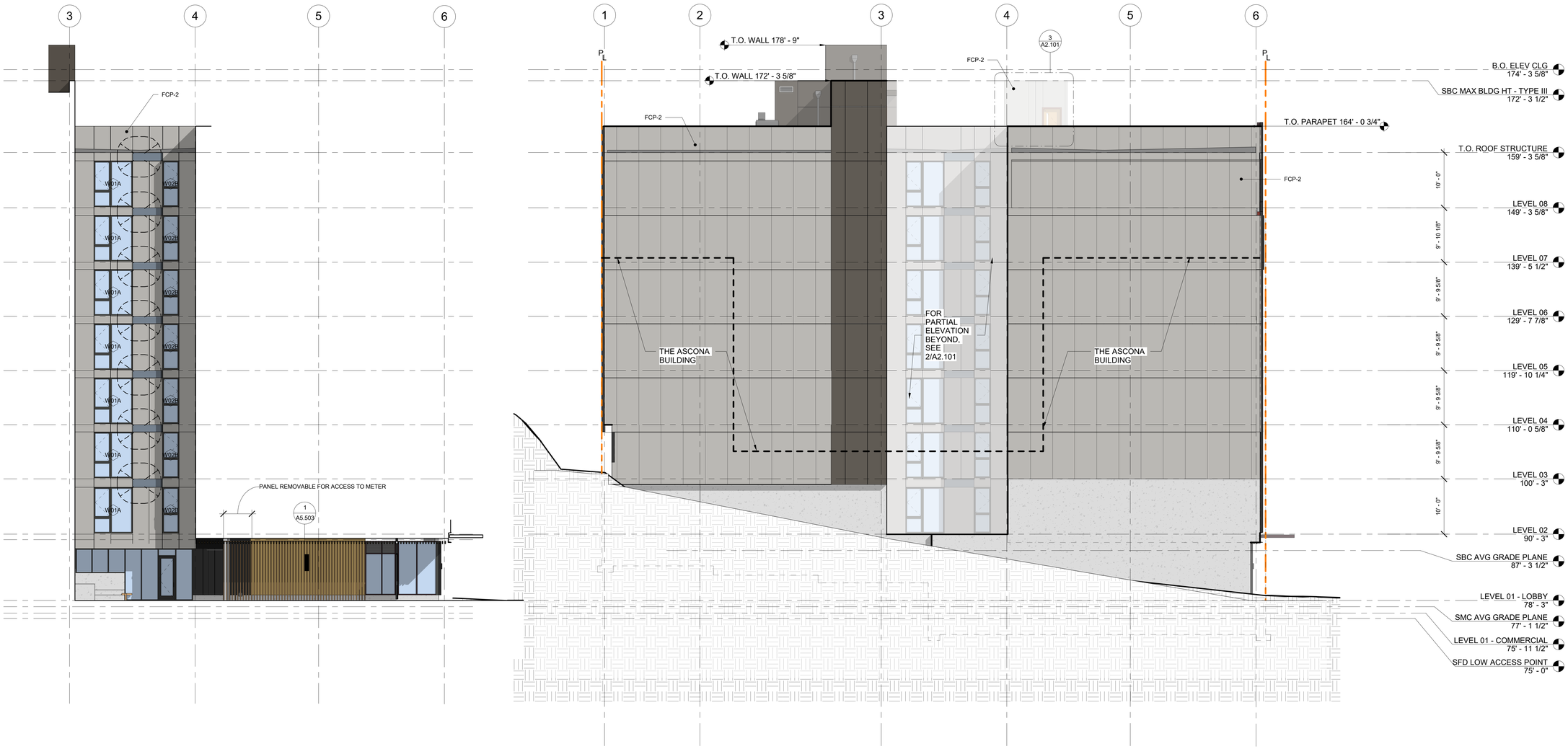
CP-1	METAL AND GLASS CANOPY - COLOR: BLACK

EXTERIOR ELEVATION NOTES

1. DASHED LINES AT UNIT VENTING INDICATE 3" CLEARANCE PER SMC XXX



3 NORTH ELEVATION - STAIRS
1/4" = 1'-0"



2 NORTH ELEVATION - ENTRY
1/8" = 1'-0"

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

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1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
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4120 REGISTERED ARCHITECT PAUL A SHIDA STATE OF WASHINGTON

SHEET TITLE:
NORTH ELEVATION

PROJECT NO: **17041**
DRAWING NO.: **A2.101**
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EXTERIOR MATERIALS LEGEND

EXTERIOR WALL MATERIALS

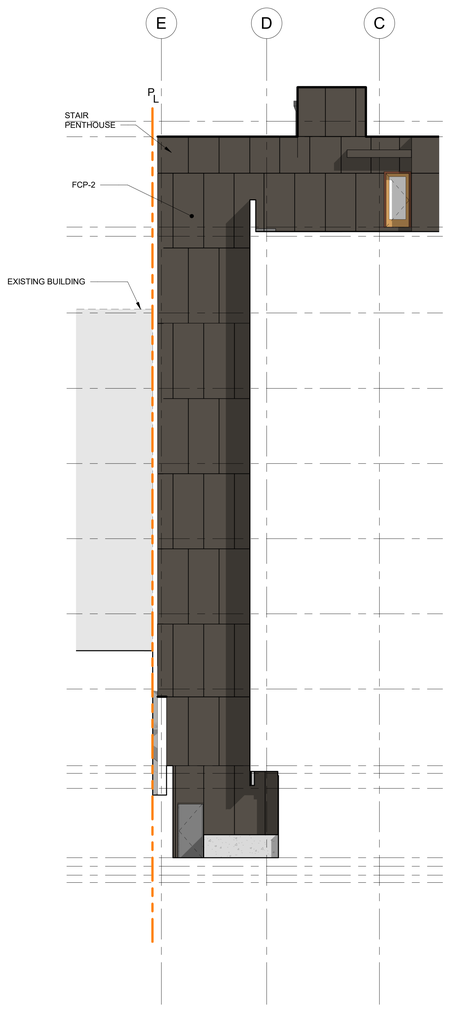
FCP-1	FIBER CEMENT PANEL - COLOR: WILLOW CC-542 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
FCP-2	FIBER CEMENT PANEL - COLOR: BALTIC GRAY 1467 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
BR-1	BRICK - COLOR: AUTUMN BLEND, TEXTURE: MISSION (MFR: MUTUAL MATERIALS)
CIP-1	CAST-IN-PLACE CONCRETE
MP-1	METAL FRAMEWORK, BLACK

CANOPY

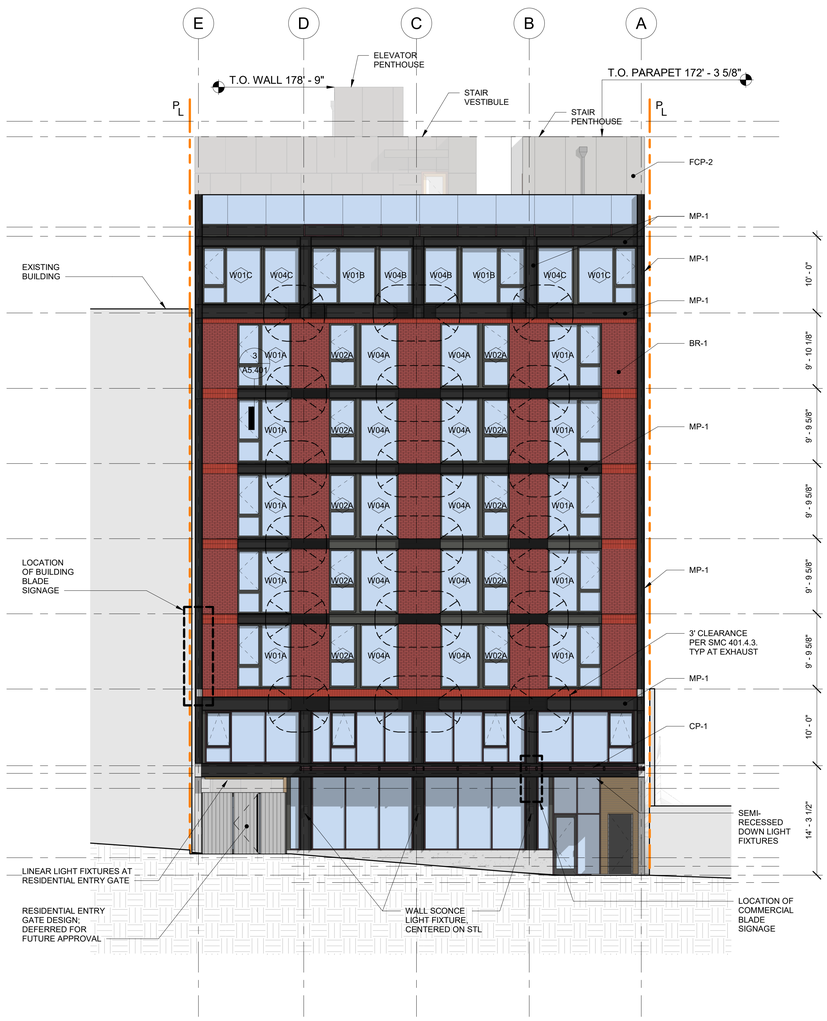
CP-1	METAL AND GLASS CANOPY - COLOR: BLACK

EXTERIOR ELEVATION NOTES

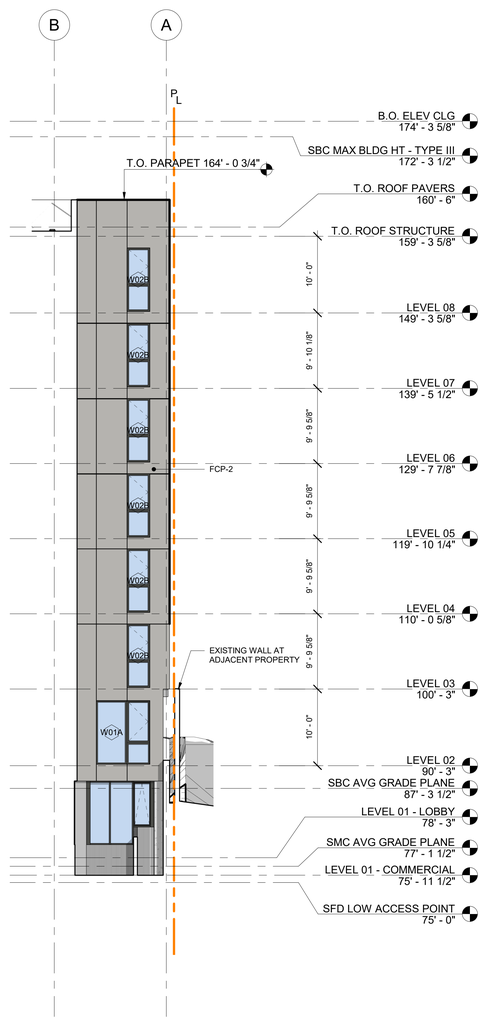
1. DASHED LINES AT UNIT VENTING INDICATE 3' CLEARANCE PER SMC XXX



3 WEST ELEVATION - NORTH LIGHT WELL
1/8" = 1'-0"



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



1 WEST ELEVATION - SOUTH LIGHT WELL
1/8" = 1'-0"

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BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
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DRAWN BY: KRR
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4120 REGISTERED ARCHITECT PAUL F. SHEA STATE OF WASHINGTON

SHEET TITLE:
WEST ELEVATION

PROJECT NO: 17041
DRAWING NO.: A2.102
SCALE: AS NOTED
DATE: 10/02/2020
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EXTERIOR MATERIALS LEGEND

EXTERIOR WALL MATERIALS

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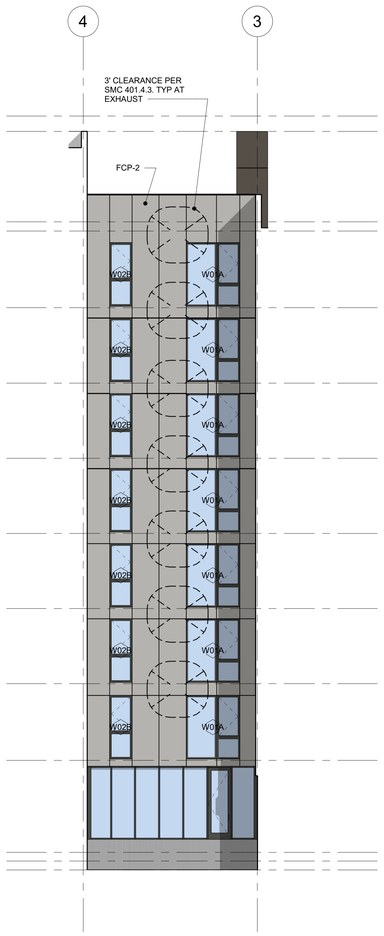
FCP-2	FIBER CEMENT PANEL - COLOR: BALTIC GRAY 1467 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
BR-1	BRICK - COLOR: AUTUMN BLEND, TEXTURE: MISSION (MFR: MUTUAL MATERIALS)
CIP-1	CAST-IN-PLACE CONCRETE
MP-1	METAL FRAMEWORK, BLACK

CANOPY

CP-1	METAL AND GLASS CANOPY - COLOR: BLACK

EXTERIOR ELEVATION NOTES

1. DASHED LINES AT UNIT VENTING INDICATE 3' CLEARANCE PER SMC XXX



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



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

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DOCUMENT SET TYPE:
BUILDING PERMIT SET

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4120 REGISTERED ARCHITECT PAUL K. SHERA STATE OF WASHINGTON

SHEET TITLE:
SOUTH ELEVATION

PROJECT NO: **17041**
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EXTERIOR MATERIALS LEGEND

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FCP-1	FIBER CEMENT PANEL - COLOR: WILLOW CC-542 (BENJAMIN MOORE). ORIENT PLANK PATTERN PER ELEVATION
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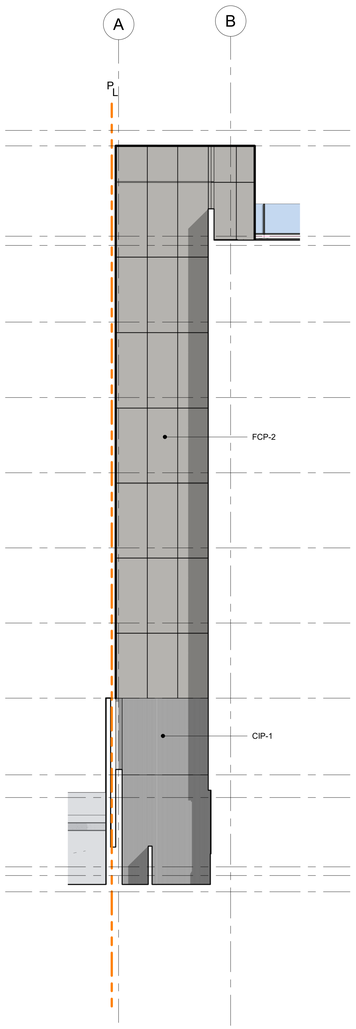
BR-1	BRICK - COLOR: AUTUMN BLEND, TEXTURE: MISSION (MFR: MUTUAL MATERIALS)
CIP-1	CAST-IN-PLACE CONCRETE
MP-1	METAL FRAMEWORK, BLACK

CANOPY

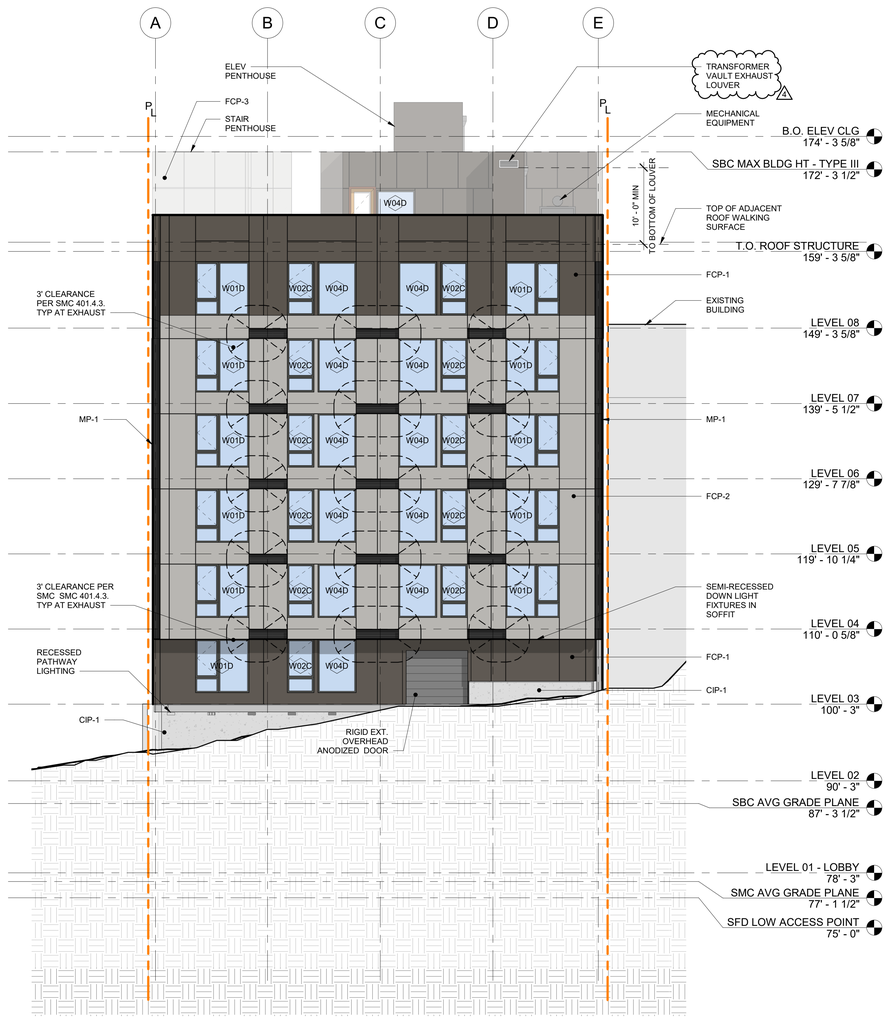
CP-1	METAL AND GLASS CANOPY - COLOR: BLACK

EXTERIOR ELEVATION NOTES

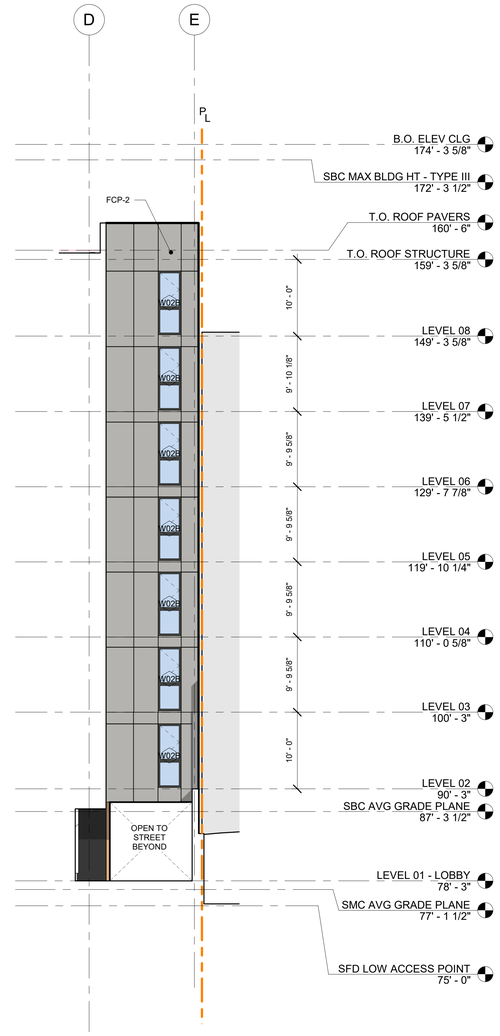
1. DASHED LINES AT UNIT VENTING INDICATE 3' CLEARANCE PER SMC XXX



3 EAST ELEVATION - SOUTH LIGHT WELL
1/8" = 1'-0"



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



1 EAST ELEVATION - NORTH LIGHT WELL
1/8" = 1'-0"

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DRAWN BY: KRR
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4120 REGISTERED ARCHITECT PAUL K SHIRA STATE OF WASHINGTON

SHEET TITLE:
EAST ELEVATION

PROJECT NO: **17041**
DRAWING NO.: A2.104
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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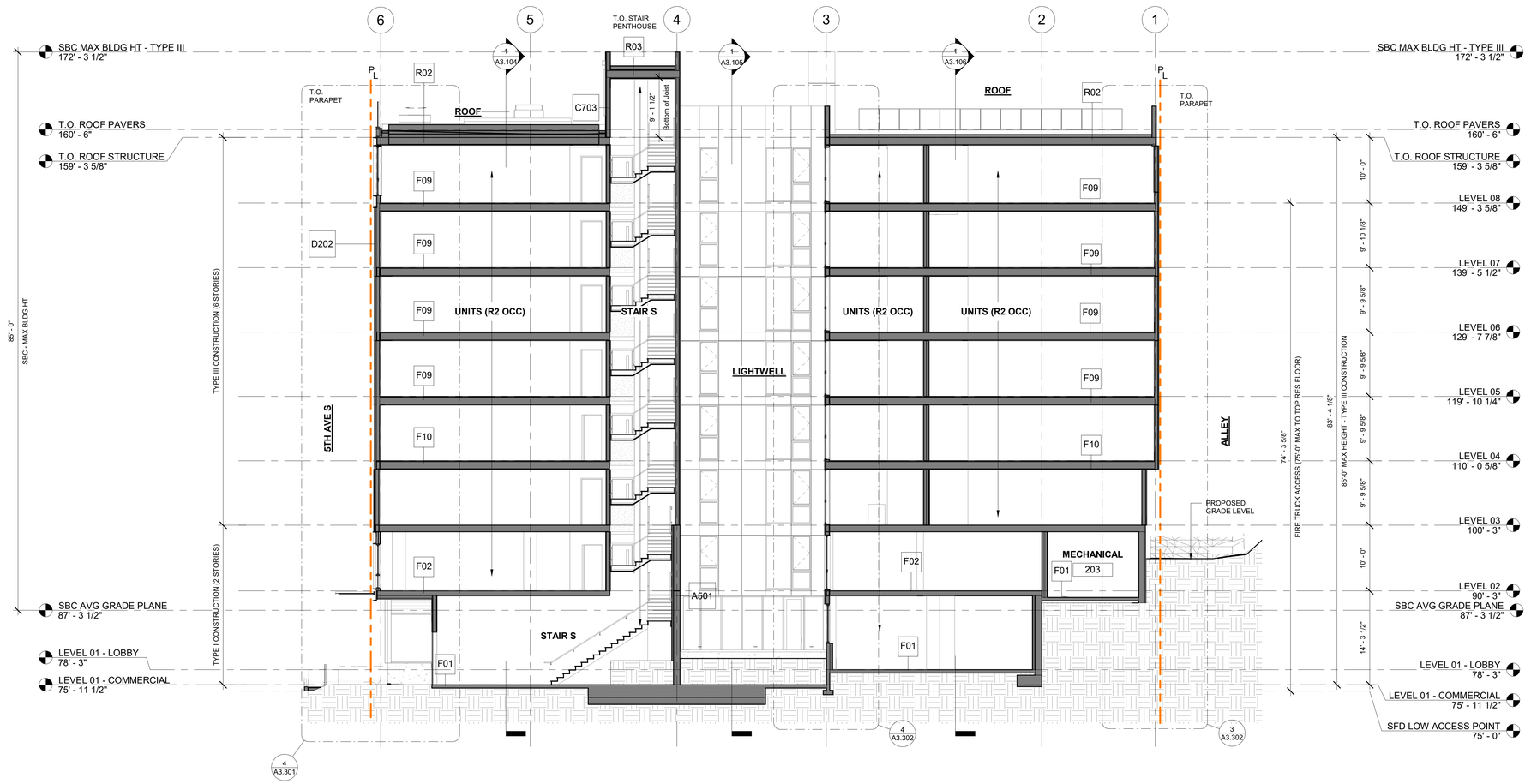

1 EAST-WEST BUILDING SECTION @ SOUTH LIGHT WELL
1/8" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: CB

4120 REGISTERED ARCHITECT
PAUL A. SHEMA
STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - EAST/WEST

PROJECT NO: 17041
DRAWING NO.: A3.101
SCALE: AS NOTED
DATE: 10/02/2020
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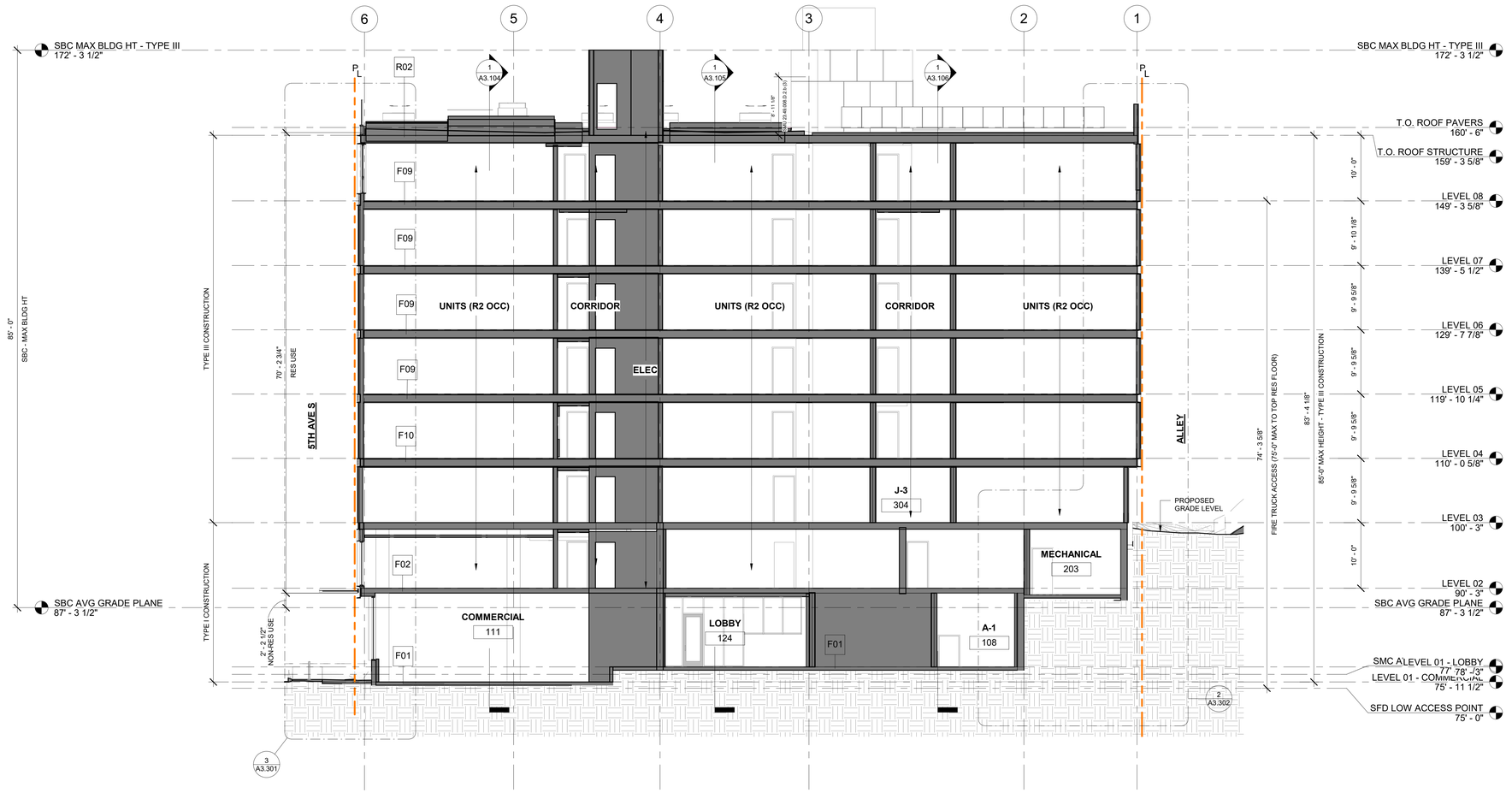

1 EAST-WEST BUILDING SECTION @ GRID LINE B
1/8" = 1'-0"

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REVISIONS:

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MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
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DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - EAST/WEST

PROJECT NO: 17041
DRAWING NO.: A3.102
SCALE: AS NOTED
DATE: 10/02/2020
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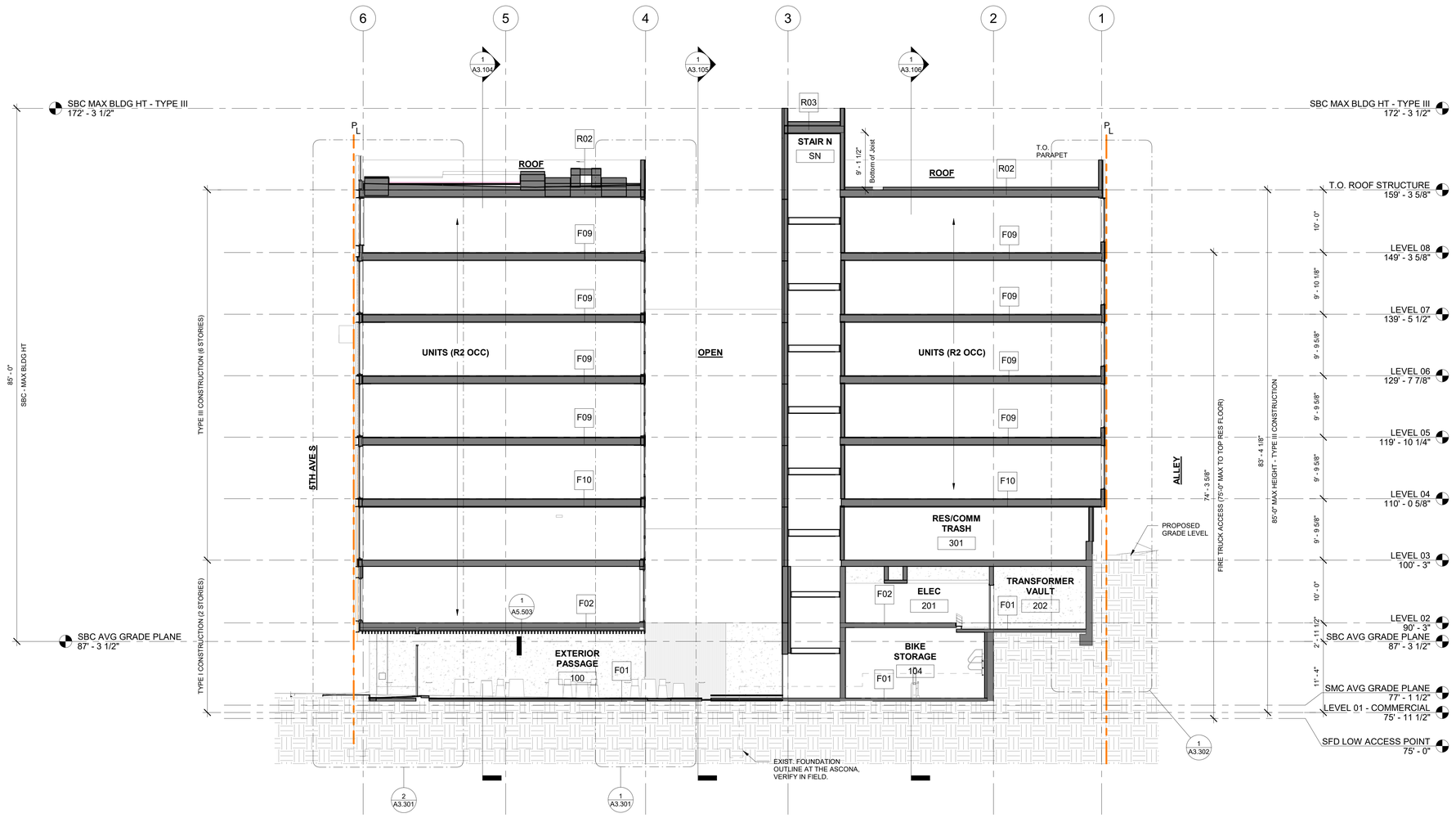

1 EAST-WEST BUILDING SECTION @ NORTH LIGHT WELL
1/8" = 1'-0"

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MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
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DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - EAST/WEST

PROJECT NO: 17041
DRAWING NO.: A3.103
SCALE: AS NOTED
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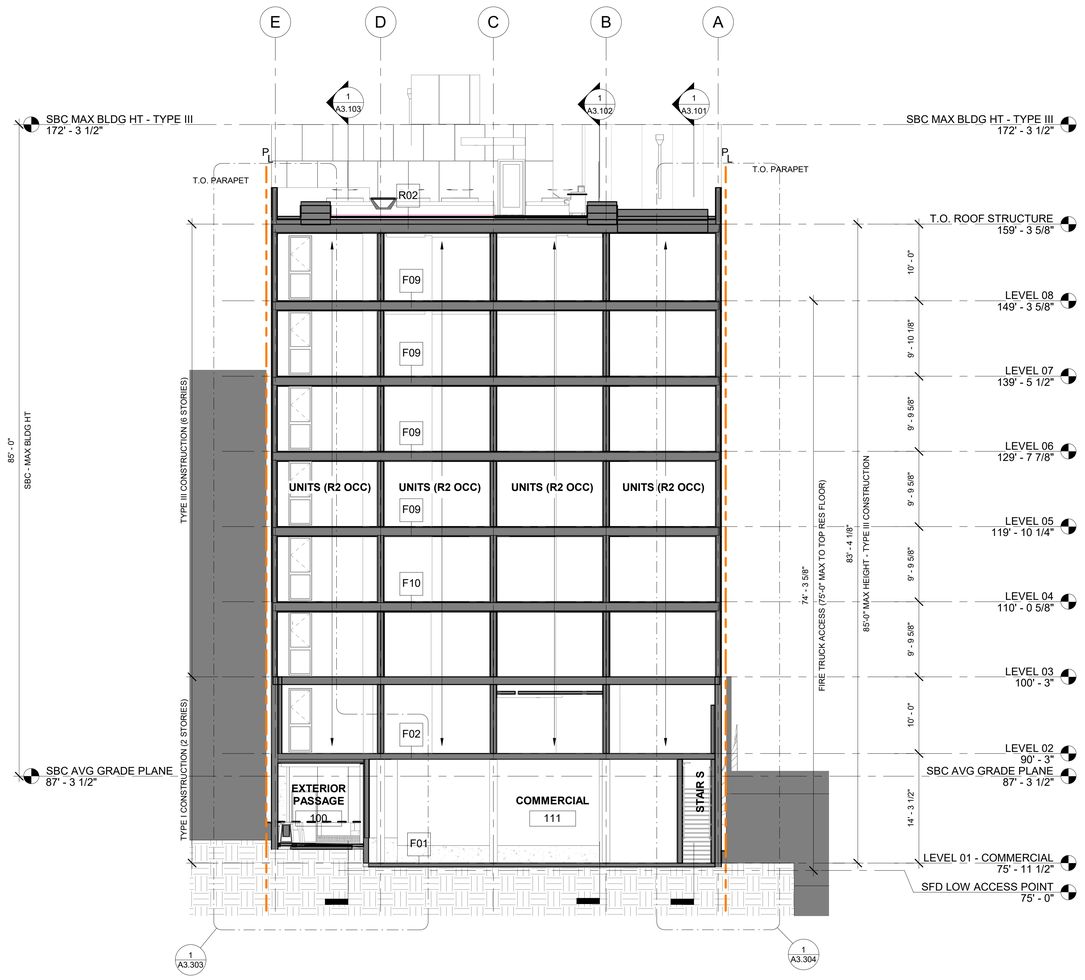

1 NORTH-SOUTH BUILDING SECTION @ GRID LINE 5
1/8" = 1'-0"

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DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

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4120 REGISTERED ARCHITECT PAUL A. SVEDA STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - NORTH/SOUTH

PROJECT NO: **17041**
DRAWING NO.: A3.104
SCALE: AS NOTED
DATE: **10/02/2020**
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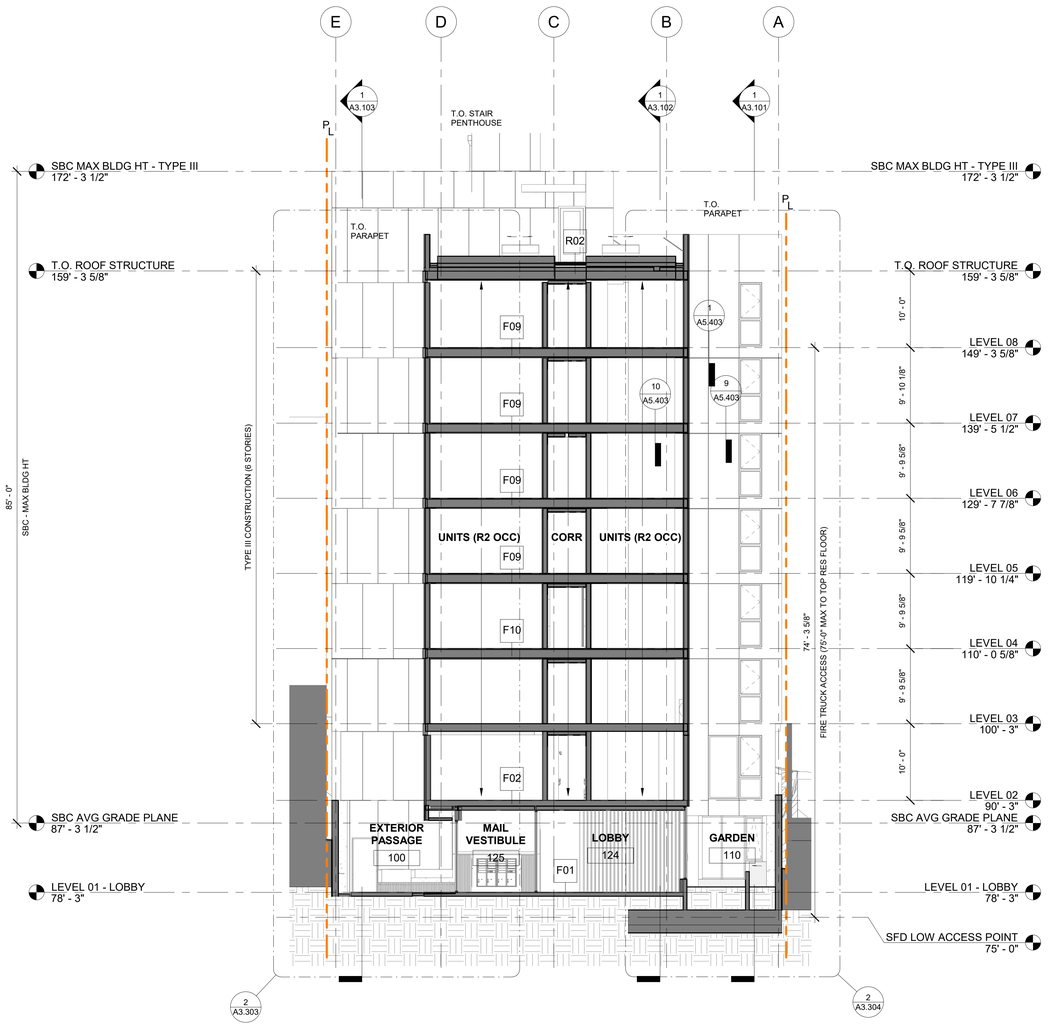

1 NORTH-SOUTH BUILDING SECTION @ LIGHT WELLS
1/8" = 1'-0"

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100% SCHEMATIC DESIGN SET	05/21/18
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MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SVIDA STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - NORTH/SOUTH

PROJECT NO: 17041
DRAWING NO.: A3.105
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1 NORTH-SOUTH BUILDING SECTION @ GRID LINE 2
1/8" = 1'-0"

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1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19

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4120 REGISTERED ARCHITECT PAUL A. SHERA STATE OF WASHINGTON

SHEET TITLE:
BUILDING SECTIONS - NORTH/SOUTH

PROJECT NO: 17041
DRAWING NO.: A3.106
SCALE: AS NOTED
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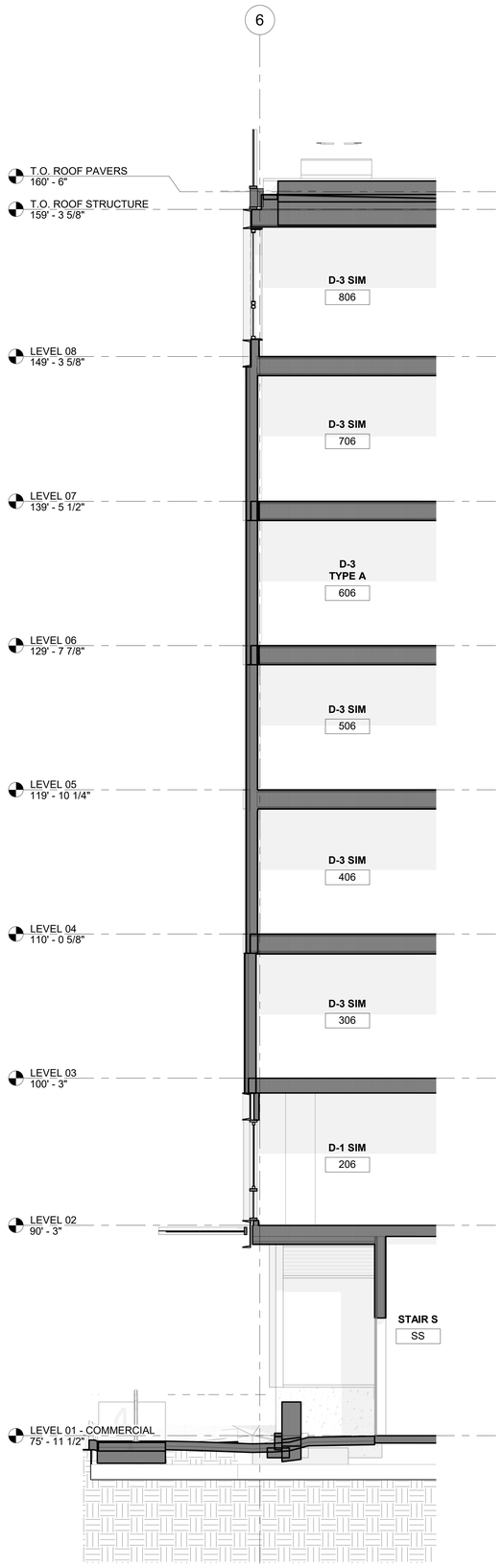
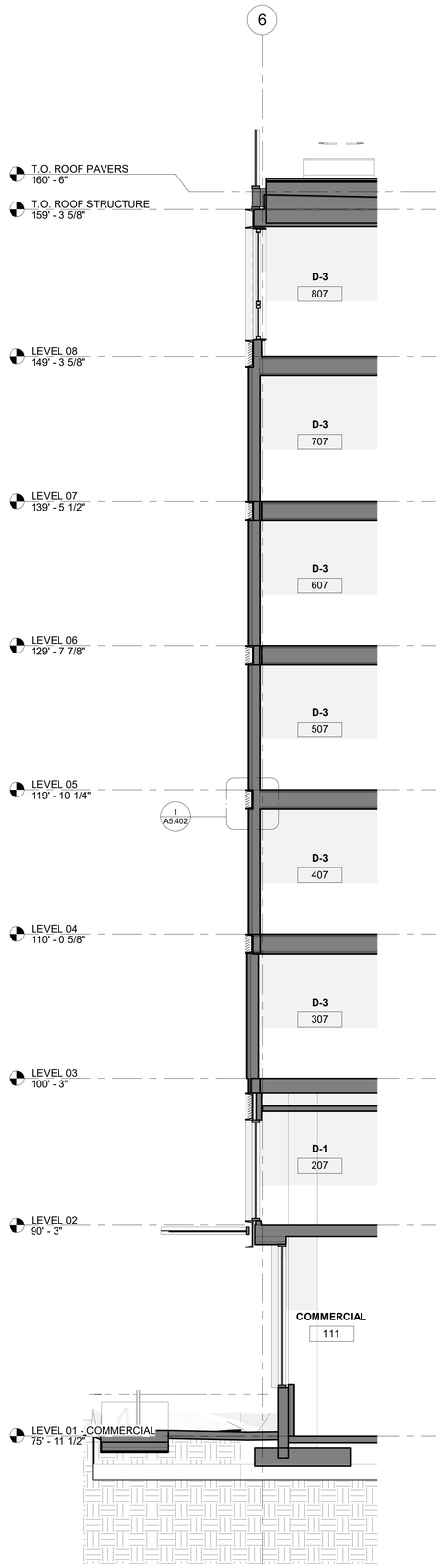
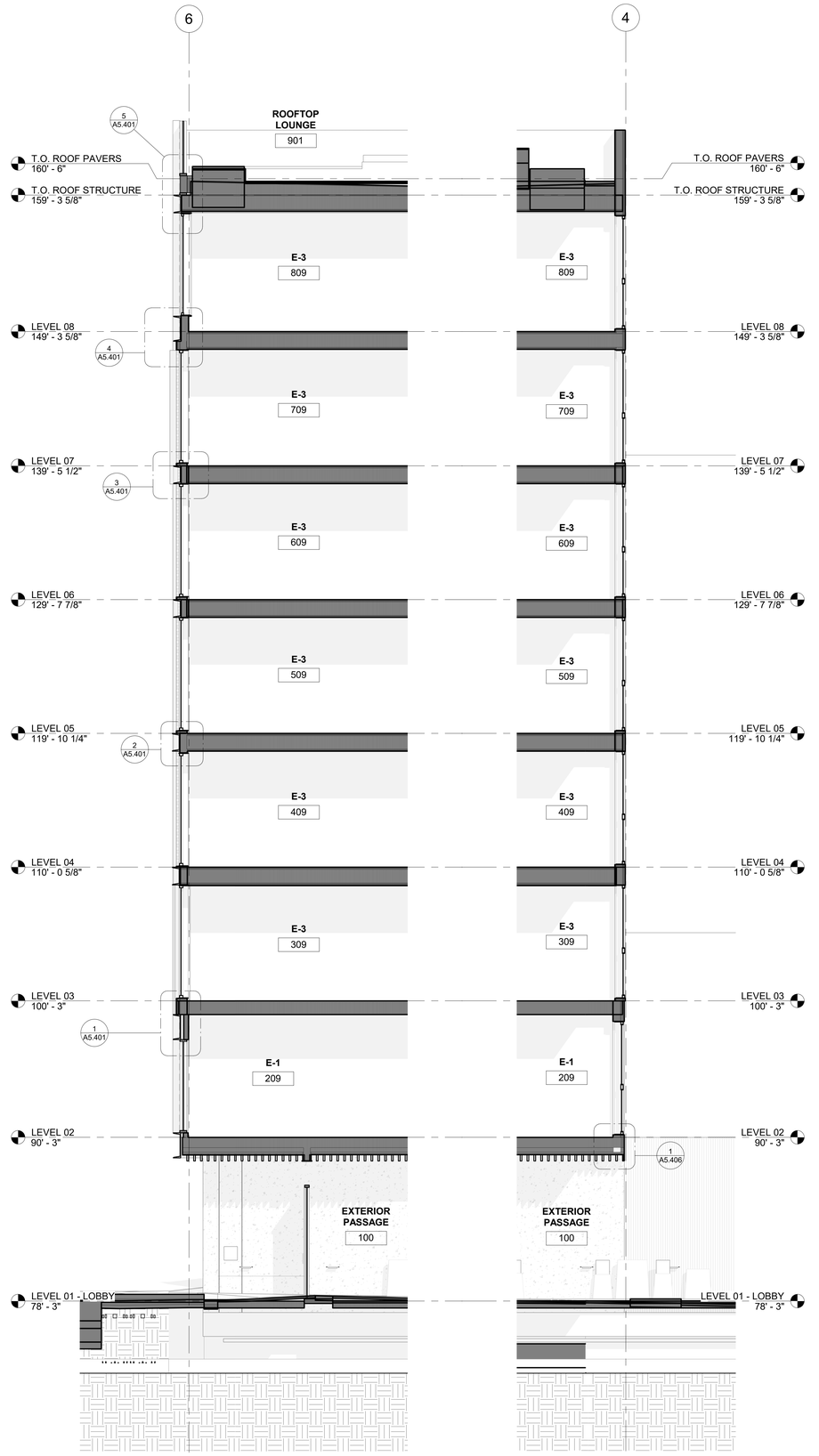


4 Wall Sect - West Facade (Brick Only)
1/4" = 1'-0"



3 Wall Sect - West Facade (Brick+Channel)
1/4" = 1'-0"



2 Wall Sect - West Facade (Glazing)
1/4" = 1'-0"

1 Wall Sect - North Lightwell (West Facade)
1/4" = 1'-0"

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4120 REGISTERED ARCHITECT PAUL A SHERA STATE OF WASHINGTON

SHEET TITLE:
WALL SECTIONS

PROJECT NO: 17041
DRAWING NO.: A3.301
SCALE: AS NOTED
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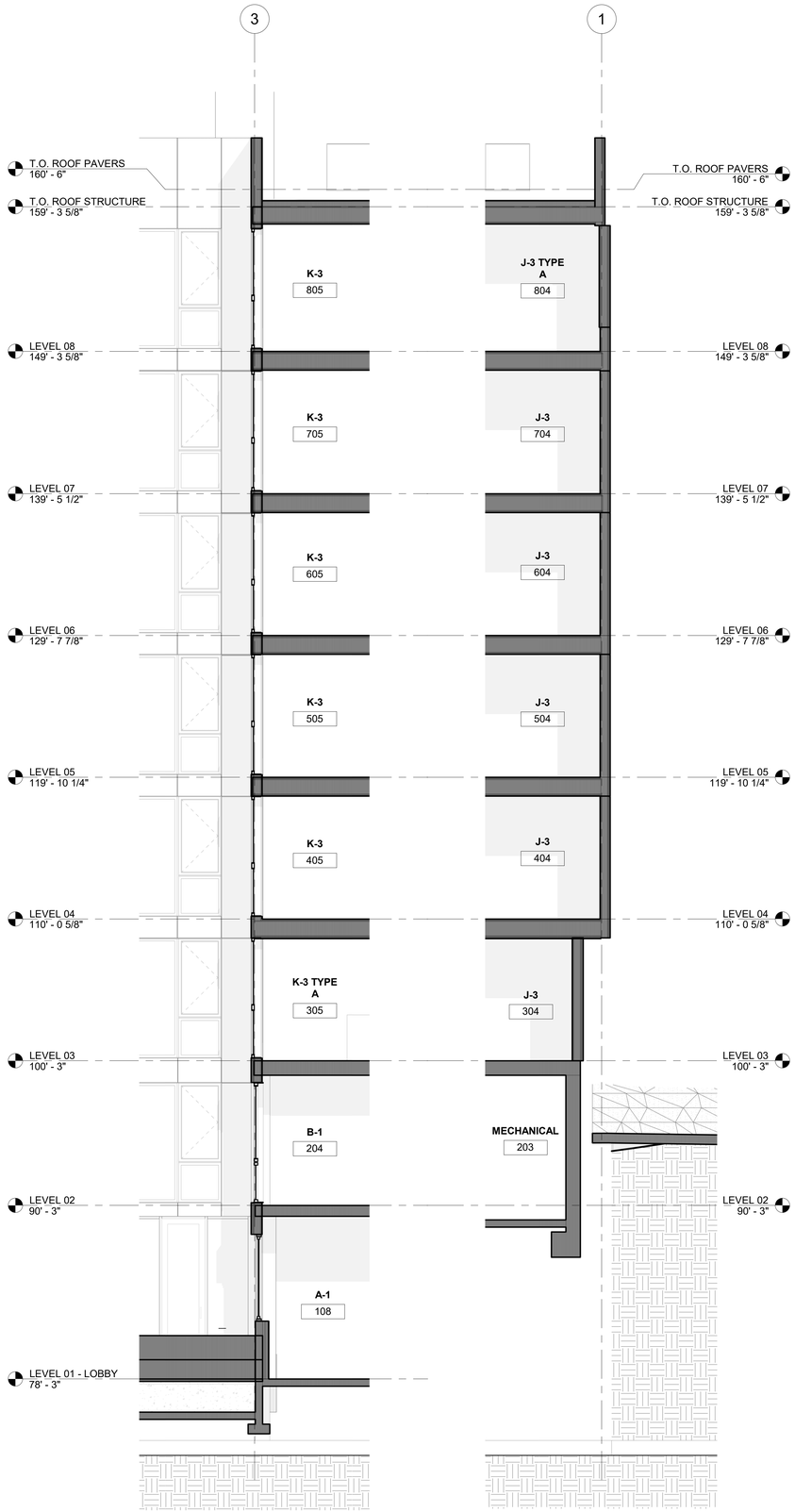
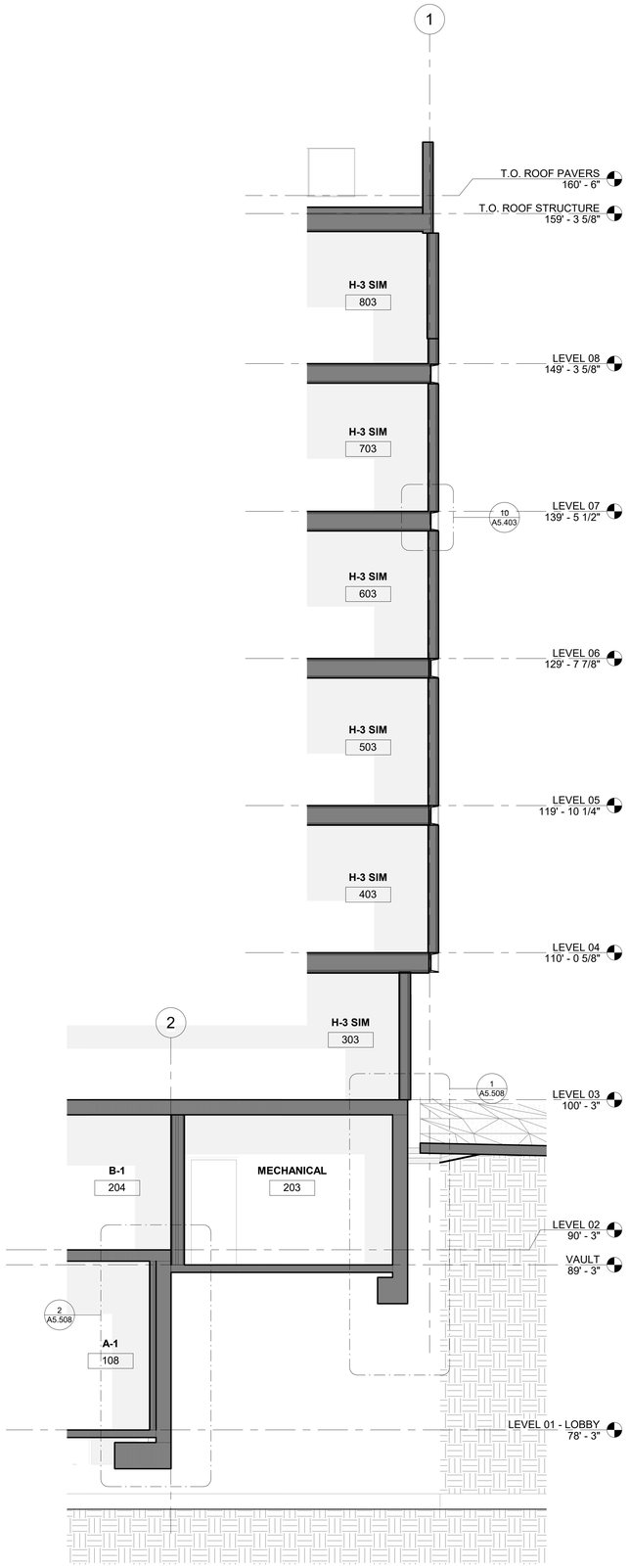


4 Wall Sect - South Lightwell (East Facade)
1/4" = 1'-0"



3 Wall Sect - East Facade (Fiber Cement Only)
1/4" = 1'-0"

2 Wall Sect - East Facade (Fiber Cement + Channels)
1/4" = 1'-0"

1 Wall Sect - East Facade (Glazing)
1/4" = 1'-0"

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BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

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4120 REGISTERED ARCHITECT PAUL A. SHIRA STATE OF WASHINGTON

SHEET TITLE:
WALL SECTIONS

PROJECT NO: 17041
DRAWING NO.: A3.302
SCALE: AS NOTED
DATE: 10/02/2020
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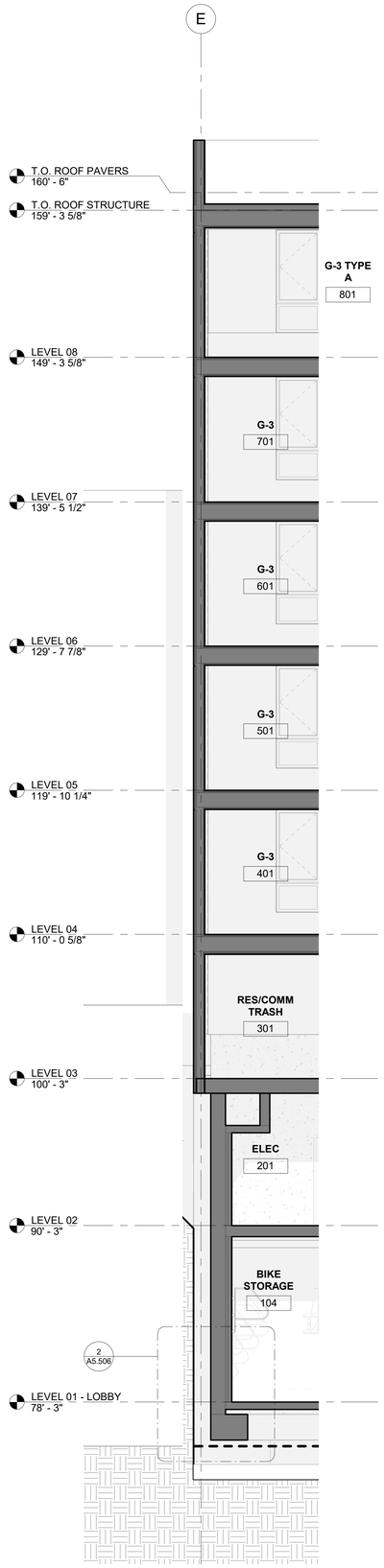
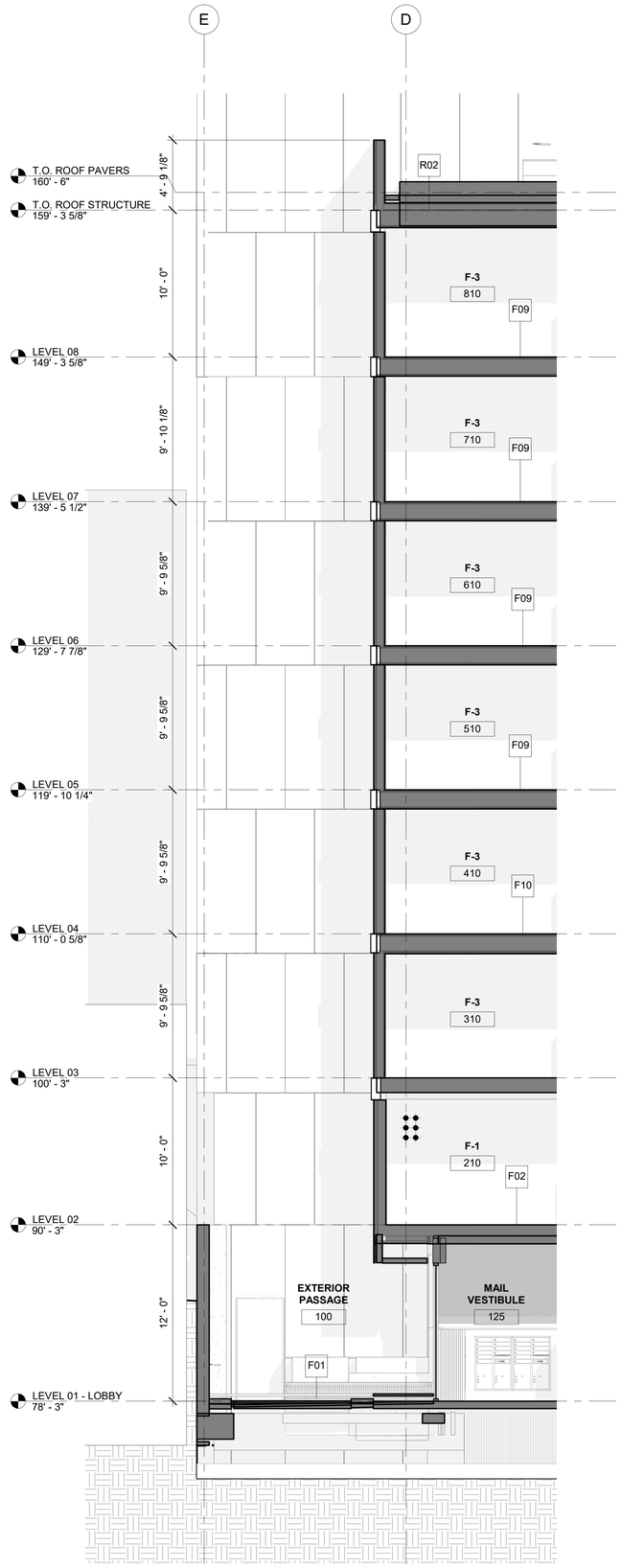
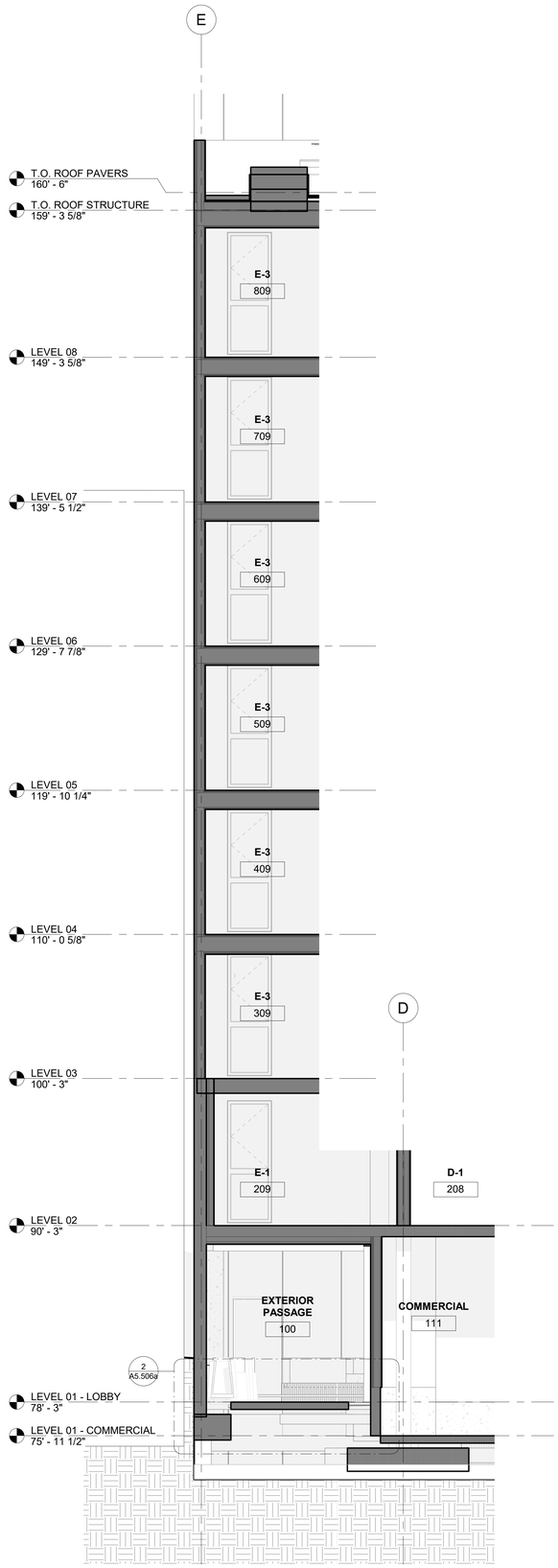


3 Wall Sect - North Facade (East End)
1/4" = 1'-0"



2 Wall Sect - North Lightwell (South Facade)
1/4" = 1'-0"



1 Wall Sect - North Facade (Ext.Passage)
1/4" = 1'-0"

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4120 REGISTERED ARCHITECT PAUL A SHIDA STATE OF WASHINGTON

SHEET TITLE:
WALL SECTIONS

PROJECT NO: **17041**
DRAWING NO.: **A3.303**
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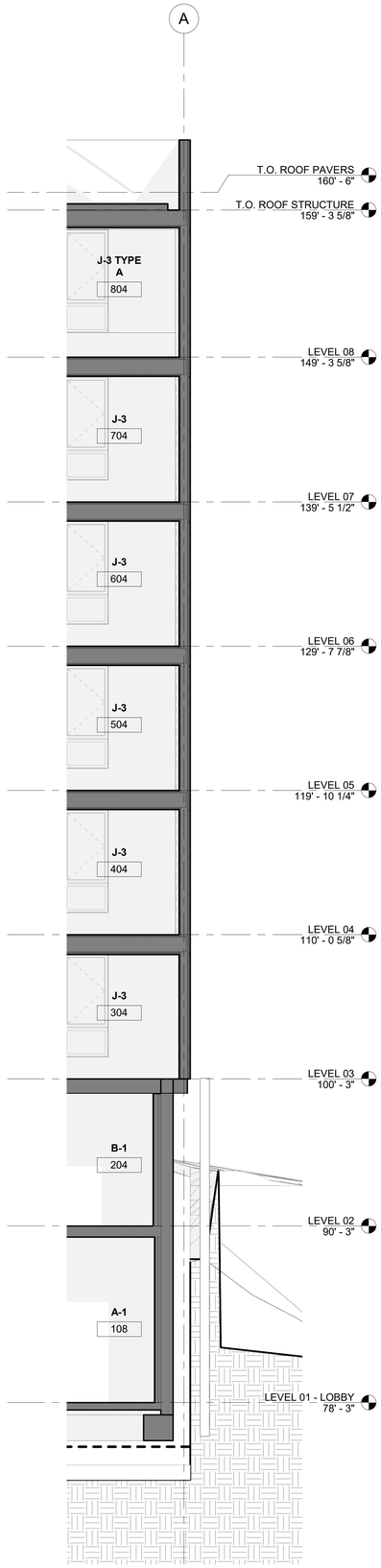
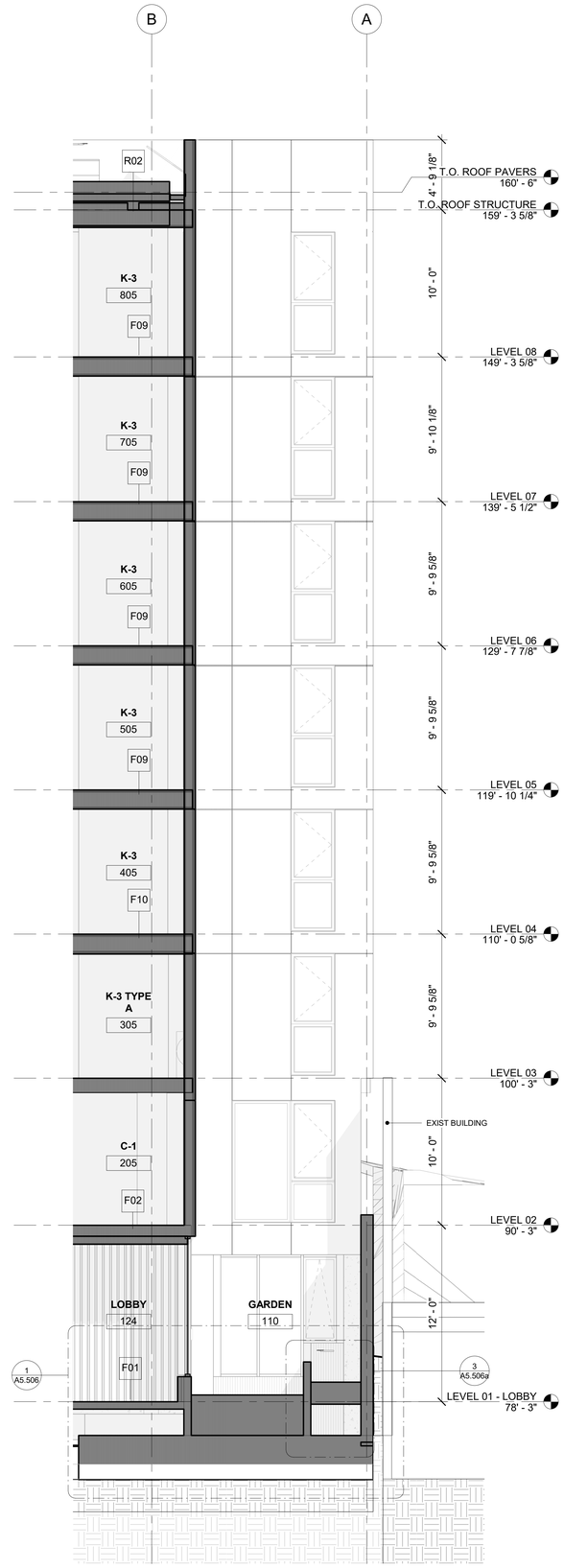
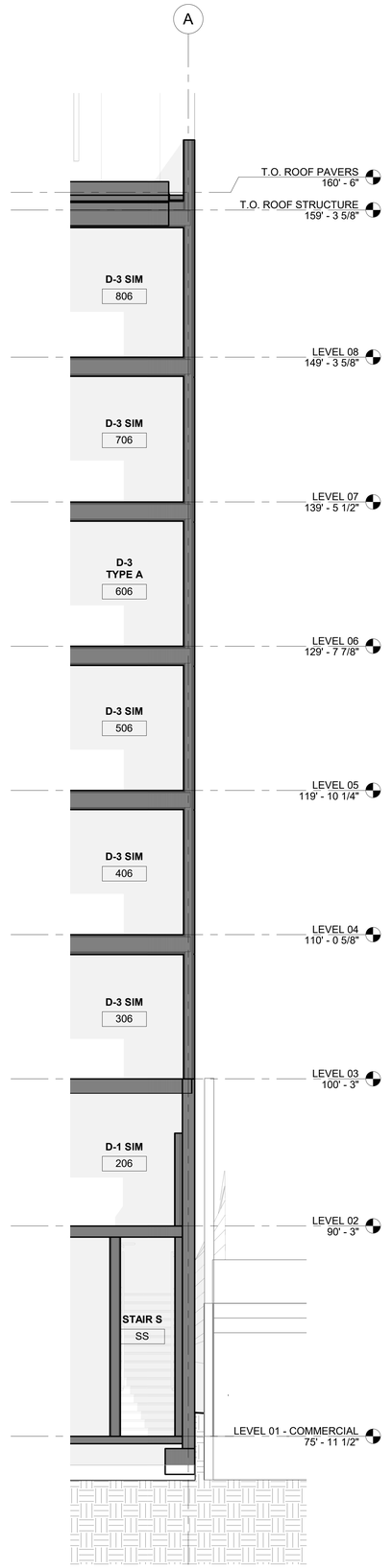


3 Wall Sect - South Facade (East End)
1/4" = 1'-0"



2 Wall Sect - South Lightwell (North Facade)
1/4" = 1'-0"



1 Wall Sect - South Facade (West End)
1/4" = 1'-0"

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DOCUMENT SET TYPE:
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4120 REGISTERED ARCHITECT PAUL A SWIFT STATE OF WASHINGTON

SHEET TITLE:
WALL SECTIONS

PROJECT NO: 17041
DRAWING NO.: A3.304
SCALE: AS NOTED
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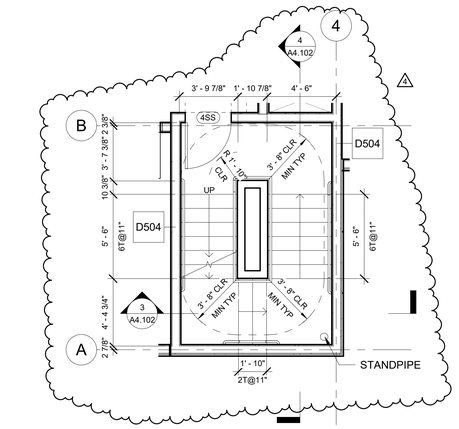
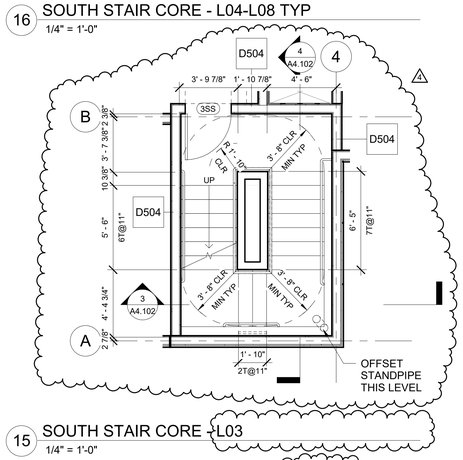
STAIR & ELEVATOR NOTES:

1. SBC 3020.3 LOCATION OF EQUIPMENT. MOTOR CONTROLLERS, MOTION CONTROLLERS, AND DRIVES SHALL NOT BE LOCATED WITHIN HOISTWAYS.
2. ASME RULE 2.2.2. WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MAY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT.
3. SBC 3016.15.2. VENTILATION POWER. VENT FANS FOR ELEVATORS WITHOUT AIR CONDITIONING SHALL NOT CONSUME OVER 0.33 WATTS PER CFM OPERATING AT MAXIMUM SPEED.
4. SBC 3016.5. PROVIDE HOISTWAY SMOKE CONTROL. PROVIDE MOTORIZED DAMPERS AS REQUIRED BY 3016.5.8.4
5. SBC 3016.3. COMPLY WITH SEISMIC REQUIREMENTS.
6. ASME RULE 2.7.4. PROVIDE 7'-0" CLEAR HEADROOM IN CONTROL/EQUIPMENT ROOM.
7. SBC 3016.4. AND CHAPTER 11; ACCOMMODATE PEOPLE WITH DISABILITIES.
8. ASME SECTION 2.4 AND 3.4. PROVIDE PROPER TOP CAR RUNBYS, CLEARANCES AND REFUGE SPACE.
9. SBC 3020. PROVIDE FIRE RATING PER SEATTLE AMENDMENTS. GROUT BEHIND ALL HOISTWAY PENETRATIONS FOR PIPES, FIXTURES, ETC.
10. SBC 3016.5 ELEVATOR HOISIWAYS SHALL NOT BE VENTED OR PRESSURIZED THROUGH ELEVATOR MACHINE ROOMS.
11. SBC 3016.5.4 VENTILATION AND PRESSURIZATION EQUIPMENT, DUCTS, ETC. CANNOT BE LOCATED IN ELEVATOR MACHINE ROOMS, HOISTWAYS, OR SPACES.
12. SBC 106 PROVIDE CALCULATIONS AND DRAWINGS TO SDCI FOR APPROVAL OF THE STRESSES AS NOTED IN THE APPLICABLE RULES OF ASME SECTION 2.9.
13. ASME SECTION 2.6. PROVIDE CALCULATIONS TO OPD FOR APPROVAL OF THE ABILITY OF THE PIT FLOOR AND STRUCTURE TO WITHSTAND THE ELEVATOR BUFFER ENGAGEMENT REACTIONS.
14. ASME 2.27.1. PROVIDE MEANS OF 'TWO-WAY CONVERSATION' BETWEEN EACH ELEVATOR AND A READILY ACCESSIBLE POINT (MAIN ELEVATOR LOBBY) OUTSIDE OF THE HOISTWAY.
15. SBC 1009.8. PROVIDE A 'TWO-WAY COMMUNICATION' SYSTEM AT EACH ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR ABOVE AND BELOW THE EXIT DISCHARGE LEVEL (ALL LEVELS EXCEPT LEVEL 1 FOR THIS PROJECT).
16. ASME 2.27.1.1.2 THIS STRUCTURE IS CONSIDERED AS UNATTENDED AND AN ADDITIONAL EMERGENCY SIGNALING DEVICE SHALL BE PROVIDED (PHONE TO ANSWERING SERVICE).
17. ASME 2.27.1.1.5 PROVIDE AN EMERGENCY POWER SUPPLY FOR THE DEVICES REQUIRED BY 2.27.1. THE SUPPLY SHALL BE CAPABLE OF OPERATING THE AUDIBLE DEVICE FOR AT LEAST ONE HOUR AND THE MEANS OF A 'TWO-WAY CONVERSATION' FOR AT LEAST FOUR HOURS.
18. SBC 3016.9. INSTALL APPROVED KEY RETAINER BOX, KEYED TO THE SECURE CITY KEY.
19. SBC 3016.10 KEYS REQUIRED FOR THE OPERATION OF ELEVATOR, FIRE EMERGENCY SERVICE, THE MACHINE ROOM AND THE MECHANICAL HOISTWAY ACCESS KEY SHALL BE TAGGED AND KEPT IN THE KEY BOX.
20. COMPLY WITH APPLICABLE ASME CODES, SEATTLE BUILDING CODES, SEATTLE ELECTRICAL CODES AND ELEVATOR CODES ADOPTED BY REFERENCE. EACH CONVEYANCE REQUIRES A SEPERATE PERMIT WITH DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR. 3020.4.
21. PASSENGER ELEVATORS SHALL BE ACCESSIBLE AND COMPLY WITH ICC 117.1, CHAPTER 296-96 OF THE WASHINGTON ADMINISTRATIVE CODE AND SBC CHAPTER 30. SBC 1109.6.
22. THE INSTALLATION OF PIPES, DUCTS, CONDUITS, WIRING, AND THE STORAGE OF MATERIALS NOT REQUIRED FOR THE OPERATION OF THE ELEVATOR ARE PROHIBITED IN MACHINE ROOMS AND HOISTWAYS. SBC 3010.1. & SBC 3022
23. ALL NEW ELEVATORS AND THEIR INSTALLATION SHALL CONFORM WITH ASME A17.1 AS AMENDED IN SBC SECTION 3016 AND REQUIREMENTS OF SBC SECTIONS 3017, 3018 AND 3019.
24. ELEVATOR HOISTWAY ENCLOSURES SHALL BE CONSTRUCTED AS SHAFT ENCLOSURES WITH A FIRE-RESISTANCE RATING OF 2 HOURS. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SBC SECTION 706 AND 707.
25. ELEVATOR INSTALLATIONS SHALL COMPLY WITH ASME A17.1 SECTION 8.4 FOR SEISMIC CONSIDERATIONS. THE PROVISIONS FOR SEISMIC ZONE 3 SHALL APPLY. SBC 3016.3.
26. **THE PROJECT IS USING ELEVATOR HOISTWAY PRESSURIZATION IN LIEU OF ELEVATOR LOBBIES PER SBC 713.14.3 EXCEPTION 4 TO PROVIDE HOISTWAY OPENING PROTECTION.**
27. ELEVATORS SHALL BE PRESSURIZED TO A MINIMUM OF 0.10" AND A MAXIMUM OF 0.25" WATER COLUMN RELATIVE TO ADJACENT OCCUPIED SPACE ON EACH FLOOR IN COMPLIANCE WITH SBC 909.21.1
28. PRESSURIZATION SYSTEMS CONTAINING DUCTS SHALL BE PROTECTED WITH THE SAME FIRE RATING AS REQUIRED FOR ELEVATOR HOISTWAY ENCLOSURE PER SBC 909.21.3
29. FAN SYSTEM SHALL BE PROTECTED WITH THE SAME FIRE RESTISTENCE RATING REQUIRED FOR THE ELEVATOR HOISTWAY ENCLOSURE PER SBC 909.21.4
30. FAN SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 72 PER SBC 909.21.4.2
31. A SEPERATE FAN SYSTEM SHALL BE USED FOR EACH ELEVATOR HOISTWAY PER SBC 909.21.4.3
32. THE FAN SYSTEM SHALL BE PROVIDED WITH THE CAPACITY TO PRESSURIZE THE ELEVATOR HOISTWAY AS DETERMINED BY A REGISTERED DESIGN PROFESSIONAL PER SBC 909.21.4.4
33. ELEVATOR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY POWER PER SBC 909.21.5
34. ELEVATOR PRESSURIZATION SHALL BE ACTIVATED BY EITHER THE BUILDING FIRE ALARM SYSTEM OR BY ELEVATOR LOBBY SMOKE DETECTORS. SBC 909.21.6
35. ELEVATOR MACHINE ROOMS SHALL BE PRESSURIZED PER SBC 909.21.7
36. HOISTWAY PRESSURIZATION SYSTEMS SHALL COMPLY WITH SECTIONS 909.10 THROUGH 909.19
37. **THE ELEVATOR IS USED AS PART OF AN ACCESSIBLE MEANS OF EGRESS. AREAS OF REFUGE ARE NOT REQUIRED BECAUSE THE BUILDINGS ARE EQUIPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.**
38. AT LEAST ONE ELEVATOR CAR SHALL BE SIZED TO ACCOMMODATE A 24"x84" AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION. SBC 3016.12. THE SAME CAR SHALL BE SUPPLIED WITH POWER FROM A LEGALLY REQUIRED STANDBY OR EMERGENCY SYSTEM.
39. ELEVATOR CONTROLS AND MACHINERY OTHER THAN DRIVING MACHINES AND GOVERNORS SHALL BE LOCATED IN A ROOM DEDICATED EXCLUSIVELY TO ELEVATOR EQUIPMENT. ELEVATOR EQUIPMENT AND MACHINE ROOMS SHALL BE ENCLOSED BY FIRE BARRIERS WITH A 1 HOUR RATING. SBC 3020.2. ELEVATOR MACHINE ROOM PROTECTION SHALL BE IN ACCORDANCE WITH DPD DIRECTOR'S RULE 21-97.
40. PROVIDE WORKING CLEARANCES INSIDE THE EQUIPMENT OR MACHINERY ROOM AS SPECIFIED IN SBC SECTION 3020.5
41. PROVIDE A FIXED VERTICAL LADDER OF NON-COMBUSTIBLE MATERIAL IN EACH ELEVATOR PIT. THE RUNGS, STEPS, OR CLEATS SHALL BE AT LEAST 16" WIDE. THE NEAREST POINT OF THE LADDER SHALL BE WITHIN 39" HORIZONTALLY FROM THE MEANS TO UNLOCK THE EGRESS DOOR FROM THE PIT. THE PIT SHALL ONLY BE ACCESSIBLE TO ELEVATOR PERSONNEL. SBC 3023.1. & ASME 2.2.4.2 & 2.2.4.3
42. PROVIDE A SUMP PUMP IN THE ELEVATOR PIT PER CITY OF SEATTLE REQUIREMENTS.
43. ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SBC CHAPTER 27, AND THE SEATTLE ELECTRICAL CODE.
44. STAIRWAY PRESSURIZATION SYSTEM SHALL COMPLY WITH SBC 909.20.6 ITEMS #1 THROUGH #7 WHICH INCLUDES THE FOLLOWING:
    - A. ITEM 1: STAIRWAYS SHALL BE PRESSURIZED TO A MINIMUM OF 0.15" OF WATER COLUMN RELATIVE TO THE MAIN OCCUPIED FLOOR AREA ON EACH FLOOR AND A MAXIMUM PRESSURE THAT COMPLIES WITH DOOR OPENING FORCE REQUIREMENTS PER SBC 1010.1.3.
    - B. ITEM 2: STAIRWAY PRESSURIZATION SHALL BE ACTIVATED BY A FIRE ALARM ORIGINATING ANYWHERE IN THE BUILDING.
    - C. ITEM 5: STAIR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY



16 SOUTH STAIR CORE - L04-L08 TYP
1/4" = 1'-0"



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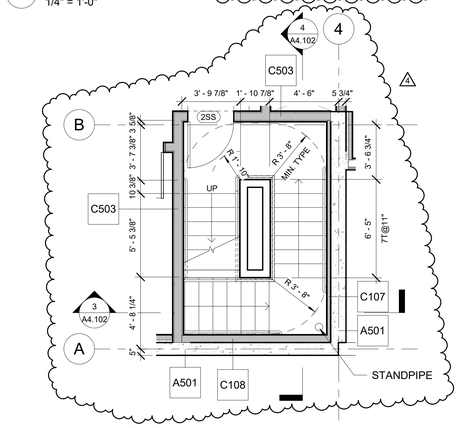
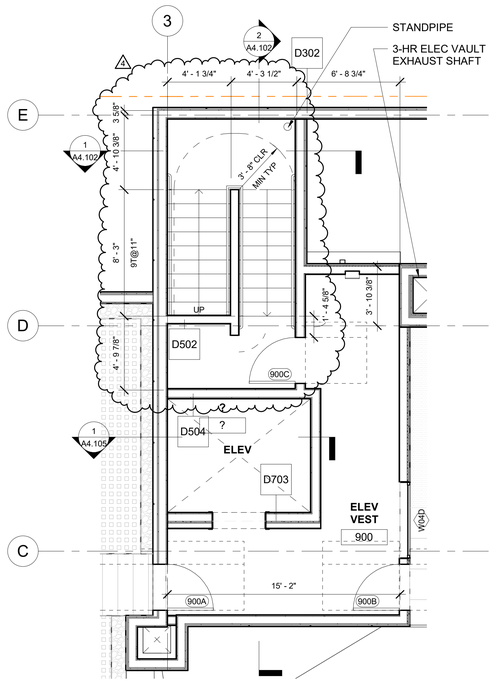
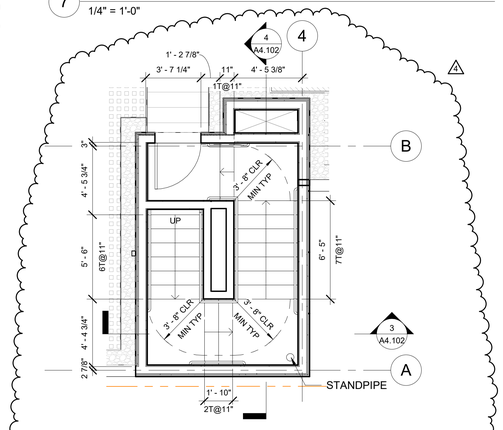


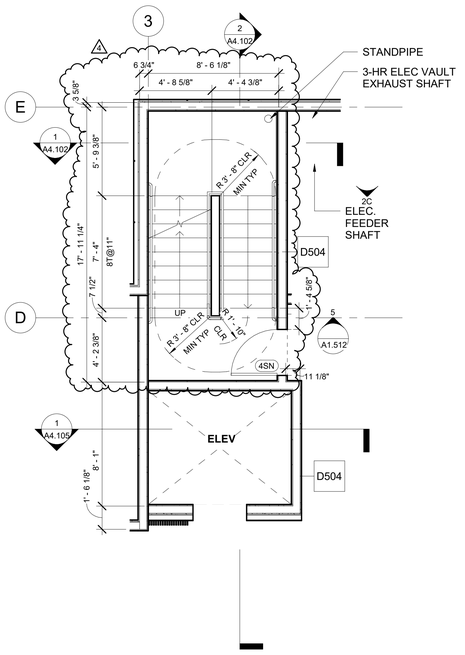
14 SOUTH STAIR CORE - L02
1/4" = 1'-0"



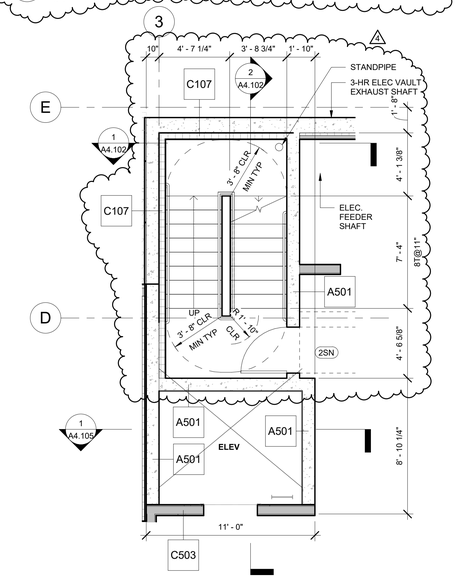
7 NORTH STAIR AND ELEVATOR CORE ROOF
1/4" = 1'-0"



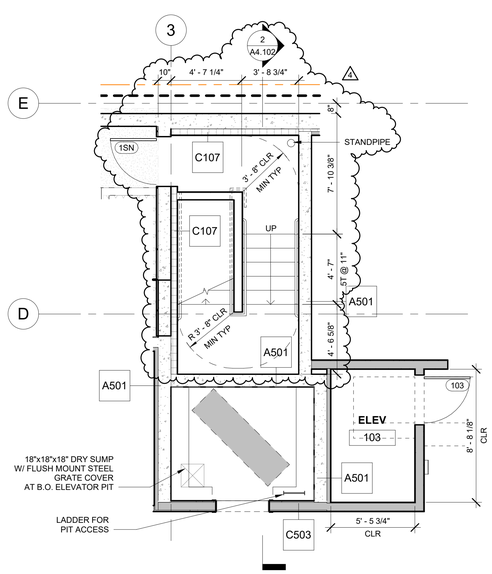
6 SOUTH STAIR - ROOF LEVEL
1/4" = 1'-0"



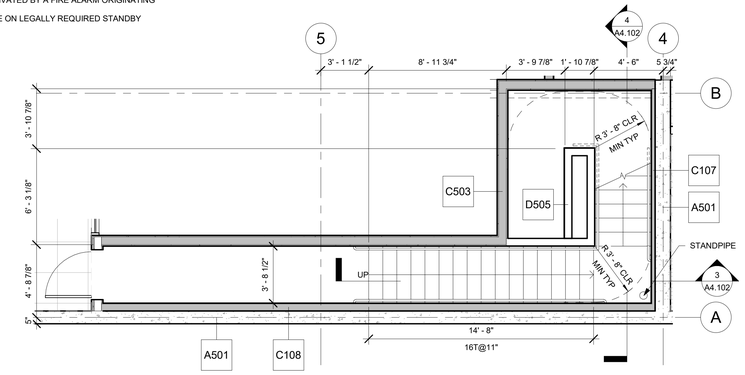
3 NORTH STAIR AND ELEVATOR CORE L03-L08 TYP
1/4" = 1'-0"



5 NORTH STAIR AND ELEVATOR CORE - LEVEL 02
1/4" = 1'-0"



1 NORTH STAIR AND ELEVATOR CORE - LEVEL 01
1/4" = 1'-0"



13 SOUTH STAIR - L01
1/4" = 1'-0"

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OWNER:
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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K SHIDA STATE OF WASHINGTON

SHEET TITLE:
STAIR & ELEVATOR PLANS

PROJECT NO: 17041
DRAWING NO.: A4.101
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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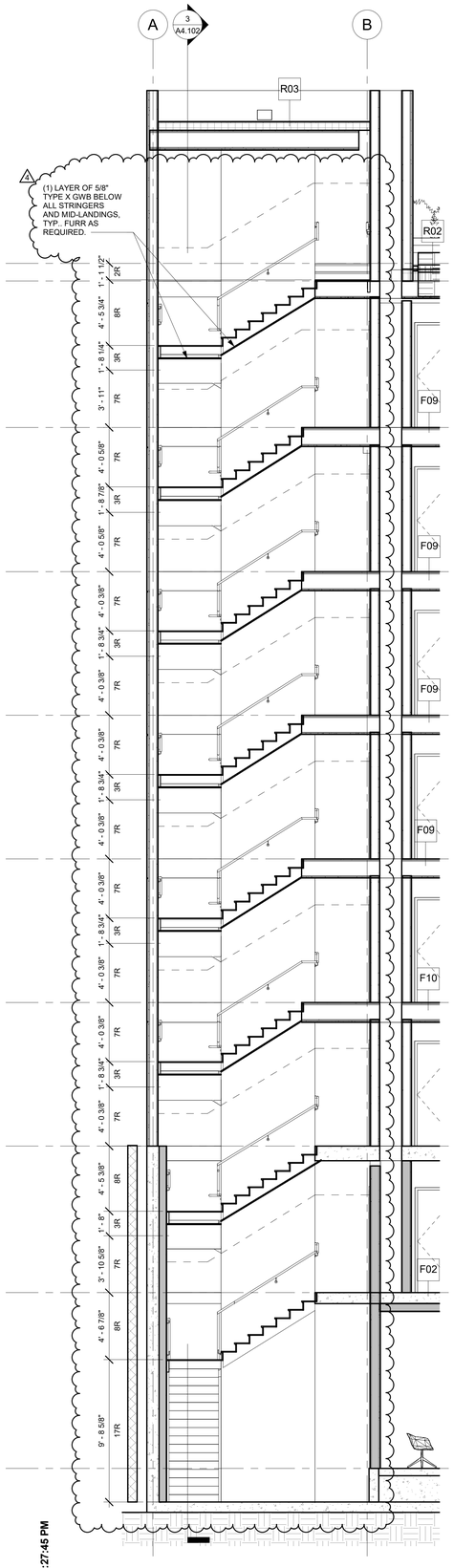
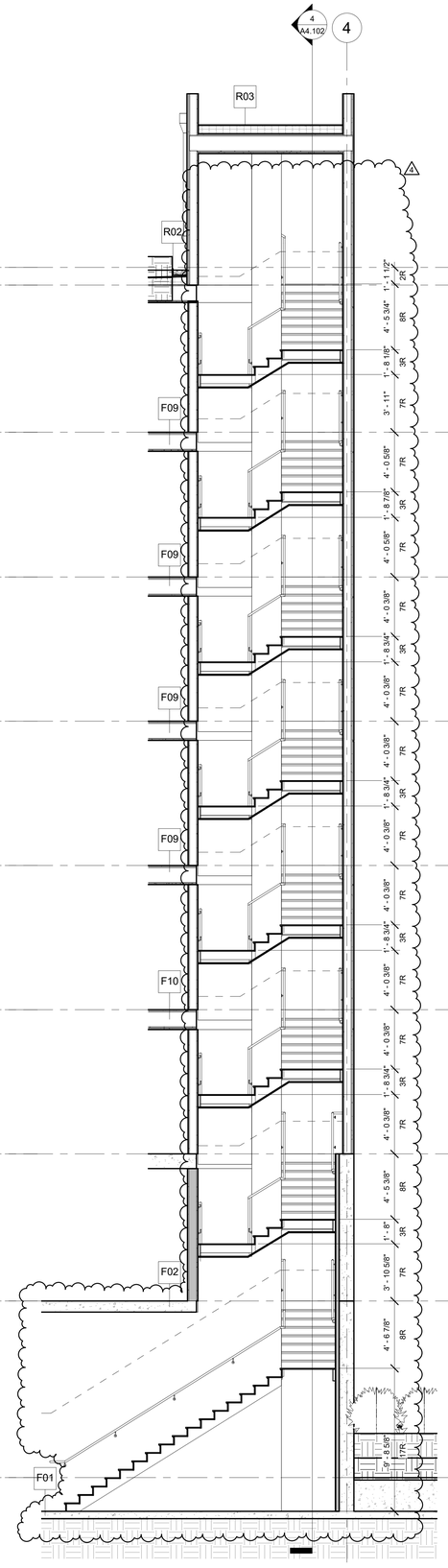
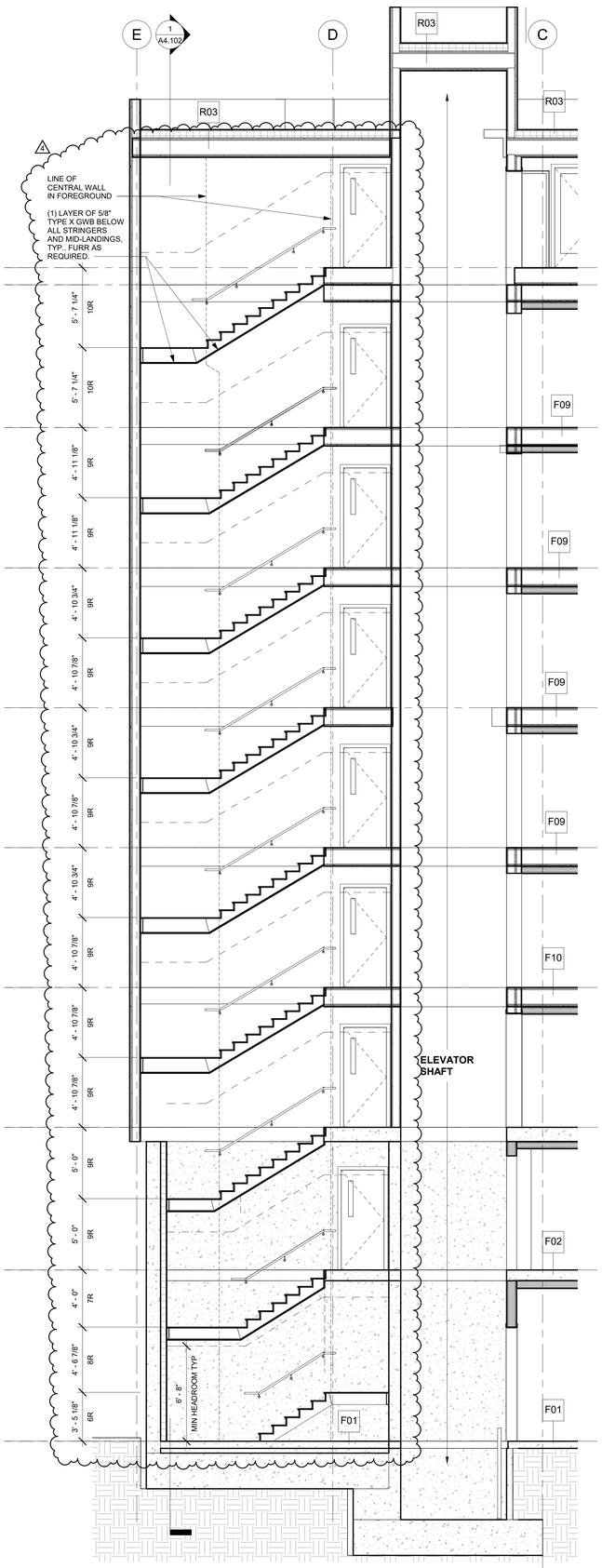


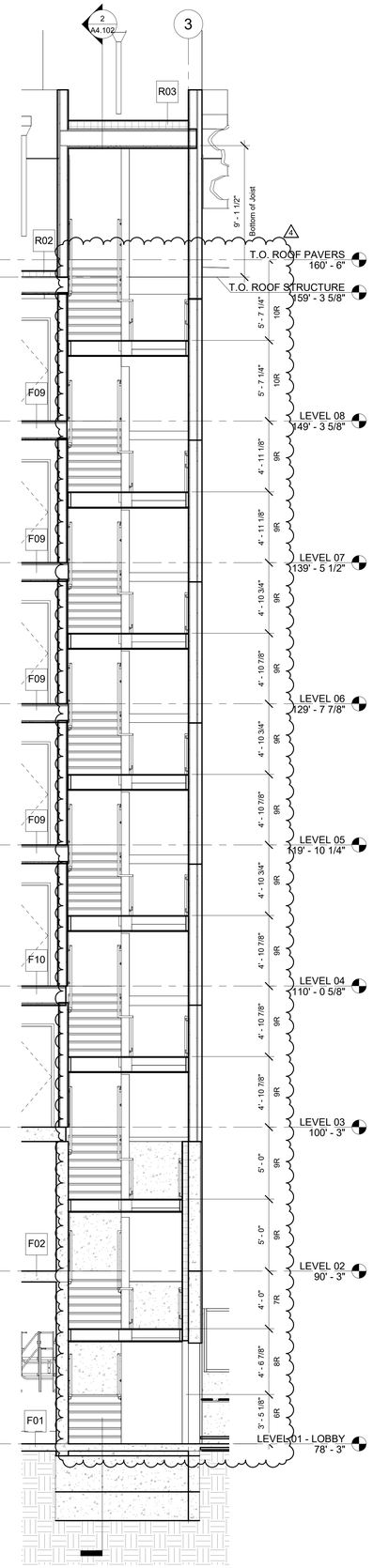
4 SOUTH STAIR CORE - N-S SECTION FACING WEST
1/4" = 1'-0"



3 SOUTH STAIR CORE - E-W FACING NORTH
1/4" = 1'-0"



2 NORTH STAIR CORE - N-S SECTION FACING EAST
1/4" = 1'-0"



1 NORTH STAIR CORE - E-W SECTION FACING SOUTH
1/4" = 1'-0"

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: BAC
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEMA STATE OF WASHINGTON

SHEET TITLE:
STAIR SECTIONS

PROJECT NO: 17041
DRAWING NO.: A4.102
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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ELEVATOR GENERAL NOTES

1) SBC SECTION 3022.1 AND ASME A17.1 SECTION 2.8, PIPES, DUCTS, CONDUITS, AND EQUIPMENT NOT USED FOR THE OPERATION OF THE ELEVATORS ARE PROHIBITED IN MACHINE ROOMS CONTROL ROOMS AND HOISIWAYS.

2) SBC 3020.3 LOCATION OF EQUIPMENT. MOTOR CONTROLLERS, MOTION CONTROLLERS, AND DRIVES SHALL NOT BE LOCATED WITHIN HOISTWAYS.

3) ASME RULE 2.2.2. WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MAY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT.

4) SBC 3023, ASME RULE A17.1 2.2.4. PROVIDE PIT LADDER.

5) SBC 3016.15.2. VENTILATION POWER. VENT FANS FOR ELEVATORS WITHOUT AIR CONDITIONING SHALL NOT CONSUME OVER 0.33 WATTS PER CFM OPERATING AT MAXIMUM SPEED.

6) SBC 3016.5. PROVIDE HOISTWAY SMOKECONTROL. PROVIDE MOTORIZED DAMPERS AS REQUIRED BY 3016.5.8.4

7) SBC 3016.3. COMPLY WITH SEISMIC REQUIREMENTS.

8) ASME RULE 2.7.4. PROVIDE 7'-0" CLEAR HEADROOM IN CONTROL/EQUIPMENT ROOM.

9) SBC 3016.4. AND CHAPTER 11; ACCOMMODATE PEOPLE WITH DISABILITIES.

10) ASME SECTION 2.4 AND 3.4. PROVIDE PROPER TOP CAR RUNBYS, CLEARANCES AND REFUGE SPACE.

12) SBC 3020. PROVIDE FIRE RATING PER SEATTLE AMENDMENTS. GROUT BEHIND ALL HOISTWAY PENETRATIONS FOR PIPES, FIXTURES, ETC.

13) SBC 3016.5 ELEVATOR HOISIWAYS SHALL NOT BE VENTED OR PRESSURIZED THROUGH ELEVATOR MACHINE ROOMS. NOTE: PRESSURIZATION IS NOT REQUIRED ON THIS PROJECT

14) SBC 3016.5.4 VENTILATION AND PRESSURIZATION EQUIPMENT, DUCTS, ETC. CANNOT BE LOCATED IN ELEVATOR MACHINE ROOMS, HOISIWAYS, OR SPACES. NOTE: PRESSURIZATION IS NOT REQUIRED FOR THIS PROJECT.

15) SBC 106 PROVIDE CALCULATIONS AND DRAWINGS TO DPD FOR APPROVAL OF THE STRESSES AS NOTED IN THE APPLICABLE RULES OF ASME SECTION 2.9.

16) ASME SECTION 2.6. PROVIDE CALCULATIONS TO OPD FOR APPROVAL OF THE ABILITY OF THE PIT FLOOR AND STRUCTURE TO WITHSTAND THE ELEVATOR BUFFER ENGAGEMENT REACTIONS.

17) ASME 2.27.1. PROVIDE MEANS OF 'TWO-WAY CONVERSATION' BETWEEN EACH ELEVATOR AND A READILY ACCESSIBLE POINT (MAIN ELEVATOR LOBBY) OUTSIDE OF THE HOISIWAY.

18) SBC 1007.8. PROVIDE A 'TWO-WAY COMMUNICATION' SYSTEM AT EACH ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR ABOVE AND BELOW THE EXIT DISCHARGE LEVEL (ALL LEVELS EXCEPT LEVEL 1 FOR THIS PROJECT).

20) ASME 2.27.1.1.2 THIS STRUCTURE IS CONSIDERED AS UNATTENDED AND AN ADDITIONAL EMERGENCY SIGNALING DEVICE SHALL BE PROVIDED (PHONE TO ANSWERING SERVICE).

21) ASME 2.27.1.1.5 PROVIDE AN EMERGENCY POWER SUPPLY FOR THE DEVICES REQUIRED BY 2.27.1. THE SUPPLY SHALL BE CAPABLE OF OPERATING THE AUDIBLE DEVICE FOR AT LEAST ONE HOUR AND THE MEANS OF A 'TWO-WAY CONVERSATION' FOR AT LEAST FOUR HOURS.

22) SBC 3016.9. INSTALL APPROVED KEY RETAINER BOX, KEYED TO THE SECURE CITY KEY.

23) SBC 3016.10 KEYS REQUIRED FOR THE OPERATION OF ELEVATOR, FIRE EMERGENCY SERVICE, THE MACHINE ROOM AND THE MECHANICAL HOISTWAY ACCESS KEY SHALL BE TAGGED AND KEPT IN THE KEY BOX.

24) COMPLY WITH APPLICABLE ASME CODES, SEATTLE BUILDING CODES, SEATTLE ELECTRICAL CODES AND ELEVATOR CODES ADOPTED BY REFERENCE. EACH CONVEYANCE REQUIRES A SEPERATE PERMIT WITH DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR. 3020.4.

25) PASSENGER ELEVATORS SHALL BE ACCESSIBLE AND COMPLY WITH ICC 117.1, CHAPTER 296-96 OF THE WASHINGTON ADMINISTRATIVE CODE AND SBC CHAPTER 30. SBC 1109.6.

26) THE INSTALLATION OF PIPES, DUCTS, CONDUITS, WIRING, AND THE STORAGE OF MATERIALS NOT REQUIRED FOR THE OPERATION OF THE ELEVATOR ARE PROHIBITED IN MACHINE ROOMS AND HOISTWAYS. SBC 3010.1. & SBC 3022

27) ALL NEW ELEVATORS AND THEIR INSTALLATION SHALL CONFORM WITH ASME A17.1 AS AMENDED IN SBC SECTION 3016 AND REQUIREMENTS OF SBC SECTIONS 3017, 3018 AND 3019.

28) ELEVATOR HOISTWAY ENCLOSURES SHALL BE CONSTRUCTED AS SHAFT ENCLOSURES WITH A FIRE-RESISTANCE RATING OF 2 HOURS. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SBC SECTION 706 AND 707.

29) ELEVATOR INSTALLATIONS SHALL COMPLY WITH ASME A17.1 SECTION 8.4 FOR SEISMIC CONSIDERATIONS. THE PROVISIONS FOR SEISMIC ZONE 3 SHALL APPLY. SBC 3016.3.

30) THIS PROJECT IS NOT GROUP I-3 OCCUPANCY, IT DOES NOT HAVE OCCUPIED FLOORS HIGHER THAN 75' ABOVE THE LOWEST LEVEL OF FIRE DEPATRMENT ACCESS AND IT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SBC 903.3.1.1. THEREFORE ELEVATOR LOBBIES ARE NOT REQUIRED PER SBC707.17.1 EXCEPTION 4. THE PROJECT IS NOT USING PRESSURIZATION IN LIEU OF LOBBIES. THE ELEVATOR IS BEING USED AS AN ACCESSIBLE MEANS OF EGRESS, BUT THE ELEVATORS ARE LOCATED IN AN AREA OF REFUGE FORMED BY A SMOKE BARRIER. THEREFORE, ELEVATOR SHAFTS ARE NOT REQUIRED TO BE PRESSURIZED FOR THIS PROJECT.

31) AT LEAST ONE ELEVATOR CAR SHALL BE SIZED TO ACCOMMODATE A 24"x84" AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION. SBC 3016.12. THE SAME CAR SHALL BE SUPPLIED WITH POWER FROM A LEGALLY REQUIRED STANDBY OR EMERGENCY SYSTEM.

32) ELEVATOR CONTROLS AND MACHINERY OTHER THAN DRIVING MACHINES AND GOVERNORS SHALL BE LOCATED IN A ROOM DEDICATED EXCLUSNELY TO ELEVATOR EQUIPMENT. ELEVATOR EQUIPMENT AND MACHINE ROOMS SHALL BE ENCLOSED BY FIRE BARRIERS WITH A 1 HOUR RATING. SBC 3020.2. ELEVATOR MACHINE ROOM PROTECTION SHALL BE IN ACCORDANCE WITH DPD DIRECTOR'S RULE 21-97.

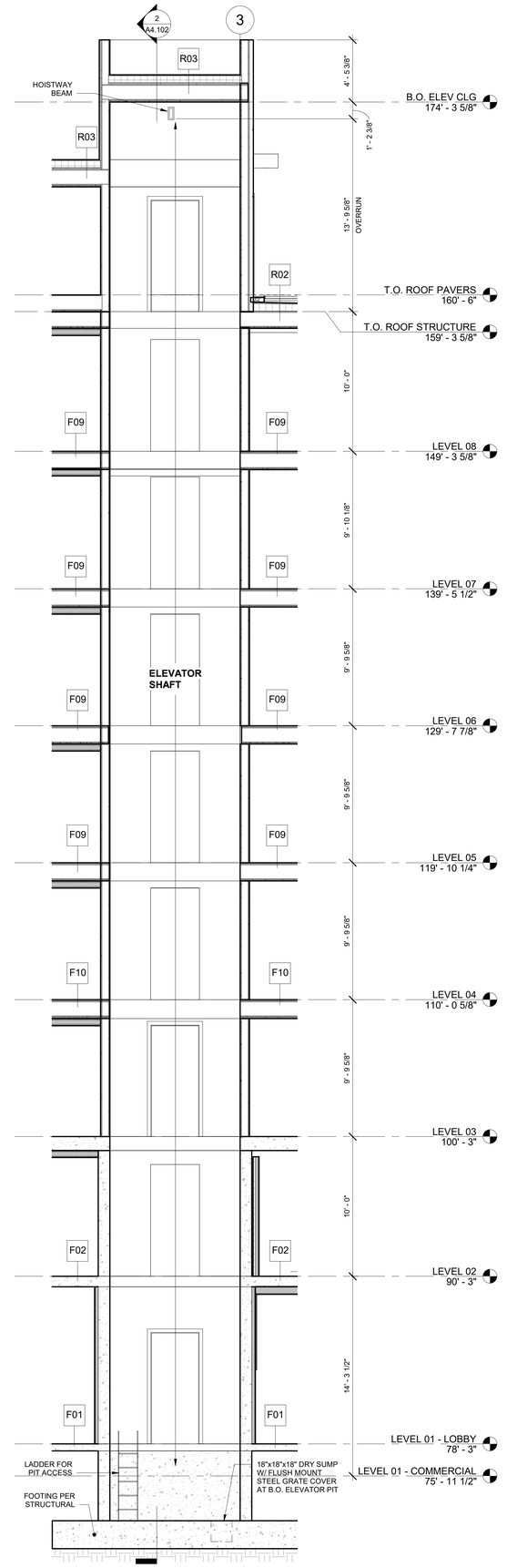
33) PROVIDE WORKING CLEARANCES INSIDE THE EQUIPMENT OR MACHINERY ROOM AS SPECIFIED IN SBC SECTION 3020.5

34) PROVIDE A FIXED VERTICAL LADDER OF NON-COMBUSTIBLE MATERIAL IN EACH ELEVATOR PIT. THE RUNGS, STEPS, OR CLEATS SHALL BE AT LEAST 16" WIDE. THE NEAREST POINT OF THE LADDER SHALL BE WITHIN 39" HORIZONTALLY FROM THE MEANS TO UNLOCK THE EGRESS DOOR FROM THE PIT. THE PIT SHALL ONLY BE ACCESSIBLE TO ELEVATOR PERSONNEL. SBC 3023.1. & ASME 2.2.4.2 & 2.2.4.3

35) PROVIDE A PUMP SUMP IN THE ELEVATOR PIT PER CITY OF SEATILE REQUIREMENTS.

36) THE ELEVATOR SHALL BE AN ACCESSIBLE MEANS OF EGRESS COMPLYING WITH SBC SECTION 1007.4 AND SBC 1007.21.

37) ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SBC SECTIONS 2702, 3003 AND 1007.4.



1 ELEVATOR CORE - E-W SECTION FACING SOUTH
1/4" = 1'-0"

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. FIORITA STATE OF WASHINGTON

SHEET TITLE:
ELEVATOR SECTIONS

PROJECT NO: 17041
DRAWING NO.: A4.105
SCALE: AS NOTED
DATE: 10/02/2020
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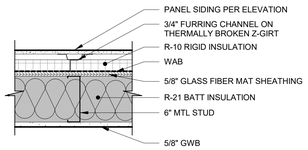
UNRATED & ONE-HOUR RATED	ONE-HOUR RATED	TWO-HOUR RATED



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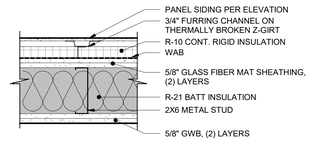
PANEL SIDING ON RAINSCREEN
0/1 HR
UL V454



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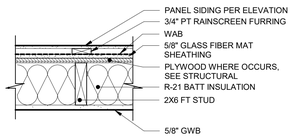
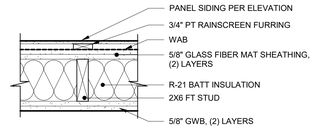
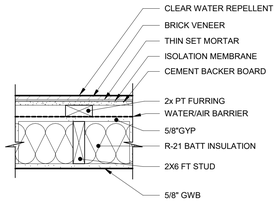


D D301 1 STC 34 --
PANEL SIDING AT RAINSCREEN
1 HR
UL U303

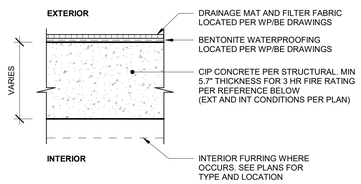


D D302 2 -- --
PANEL SIDING ON RAINSCREEN
2 HR
UL U301



D D202 0/1 -- --
BRICK VENEER
0/1 HR
UL 263

CONCRETE



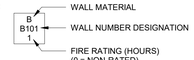
A A501 3 -- --
CONCRETE WALL
3 HR
SBC TABLE 721.1(2) ITEM 4-1.1

NOTES:

1. INSTALL CONTINUOUS AIR BARRIER AT EXTERIOR WALL AND WINDOW WALL ASSEMBLIES PER WSEC SECTION 1314.6.
2. FIRE-RATED ASSEMBLIES ARE BASED ON IBC, UL OR GYPSUM ASSOC (GA) TEST DATA & ARE TO BE CONSTRUCTED IN ACCORDANCE W/ THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS INDICATED FOR REQD COMPONENTS & ASSEMBLY. EXTENTS OF ASSEMBLIES ARE SHOWN ON THE PLANS & SECTIONS.
3. FIRE-RATED AND ACOUSTICAL WALLS TO BE FULL HEIGHT TO STRUCTURE AND INCLUDE FIRE-RATED OR ACOUSTICAL SEALANTS AS AN INTEGRAL PART OF THESE ASSEMBLIES. OTHER WALLS AT CONTRACTORS DISCRETION. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES REQD TO HAVE PROTECTED OPENINGS SHALL BE FIRESTOPPED OR PROVIDED W/ APPROVED SMOKE & / OR FIRE DAMPERS.
4. FIRE-RATED WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT TO EXCEED 16 SQ INCHES PROVIDED THE AGGREGATE AREA OF ALL BOXES DOES NOT EXCEED 100 SQ INCHES FOR ANY 100 SQ FT OF PARTITION.
5. INSTALL MR (MOISTURE-RESISTANT) GWB AT ALL WET LOCATIONS:
6. BLOCKING IS REQD AT THE FOLLOWING LOCATIONS: CABINETS & COUNTERS, DOOR HARDWARE, TOILET & BATHROOM ACCESSORY LOCATIONS, PLUMBING FIXTURES, ELECTRICAL FIXTURES, WOOD BASE, HANDRAILS MOUNTED TO WALL, GRAB BAR & FUTURE GRAB BAR LOCATIONS, OTHER ACCESSORIES, EQUIPMENT & LOCATIONS WHERE REQD PER MFR RECOMMENDATIONS OR INDUSTRY STANDARDS.
7. INTERIOR FINISH AND PAINT ARE BY TENANT AT COMMERCIAL SPACE.
8. ALL PARTITIONS STUDS OR FURRING STRIPS SHALL BE 1'-4" OC UNO.
9. ALL INLINE METAL STUDS AT PARTITIONS THAT ENCLOSE STRUCTURAL BRACING WILL REQUIRE SLOPED RUNNER RACKS AND ANGLE CUT STUDS.
10. ALL RECESSED PANELS, HOSE CABINETS & FIRE EXTINGUISHERS MOUNTED IN FIRE RATED OR ACOUSTICALLY SENSITIVE WALLS SHALL BE LINED WITH MIN ONE (1) LAYER 5/8" GWB.
11. ACOUSTICAL ASSEMBLIES ARE BASED UPON TEST PROCEDURES LISTED IN THE PROJECT SPECIFICATIONS.
12. ALL ASSEMBLIES ARE TO MEET INTERMEDIATE FRAMING CRITERIA.

LEGEND:

WALL TYPE DESIGNATION: (TYPICAL ALL TYPES)

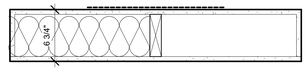


WALL MATERIAL: (TYPICAL ALL TYPES)

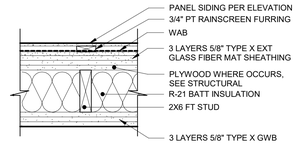
A CONCRETE
B MASONRY
C METAL STUDS
D WOOD STUDS

WALL NUMBER: (TYPICAL ALL TYPES)

000 - CORE / BELOW GRADE
100 - EXTERIOR FURRED
200 - EXTERIOR SHAFT
300 - EXTERIOR WALL, OTHERS
400 - EXTERIOR PARAPET
500 - INTERIOR PARTITIONS
600 - INTERIOR FURRED
700 - INTERIOR SHAFT
800 - INTERIOR DEMISING, CORRIDOR
900 - INTERIOR FIRE PROTECTION



B 203 1 -- --
EXT WD - WALL AT METAL CHANNEL
1 HR
UL 263



D D303 3 STC 34 --
EXT FIBER-CEMENT - WOOD
3 HR
UL XXX

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OWNER:
206 PARTNERS, LLC

1225 S WELLER ST
SUITE 500
SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY:
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. FUREK STATE OF WASHINGTON

SHEET TITLE:
WALL ASSEMBLIES - EXTERIOR

PROJECT NO: **17041**
DRAWING NO.: **A5.101**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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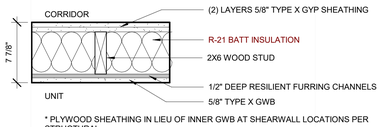
Plotted On: **10/2/2020 8:27:51 PM**

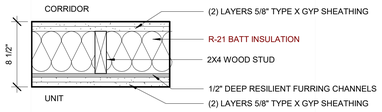


* PLYWOOD SHEATHING IN LIEU OF INNER GWB AT SHEARWALL LOCATIONS PER STRUCTURAL

** ON CONCRETE SLAB, BOTTOM OF FIRST LAYER OF GWB ON EA SIDE OF STUD TO BE SEALED W/ RESILIENT CAULK

D D804 1 — **INT CORRIDOR**

STC 50-54 — 1 HR
NRCC TL 93-116, IRC-IR-76 — GA-WP 3245

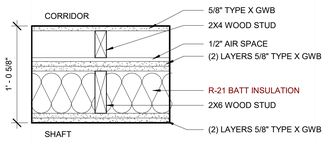


* PLYWOOD SHEATHING IN LIEU OF INNER GWB AT SHEARWALL LOCATIONS PER STRUCTURAL

** ON CONCRETE SLAB, BOTTOM OF FIRST LAYER OF GWB ON EA SIDE OF STUD TO BE SEALED W/ RESILIENT CAULK

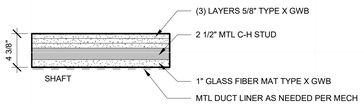
D D803 2 — **INT CORRIDOR**

STC 50-54 — 2 HR
NRCC TL 93-116, IRC-IR-76 — GA-WP 4136



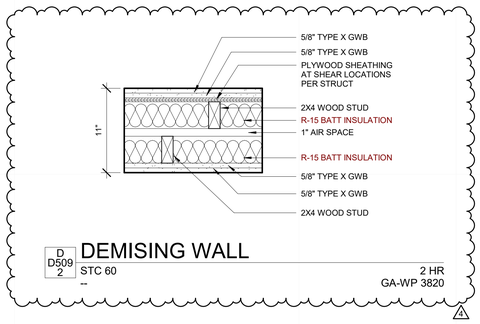
D D703 2 — **INT SHAFT - ELEV / FURRED - WOOD**

2 HR
GA-WP 4230, ITS J20-06170.3



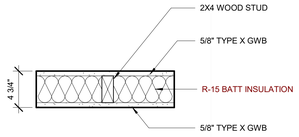
C C706 3 — **INT PARTITIONS**

\-- — 3 HR
\-- — GA-WP 7422, ITS Design GP/WA 180-01



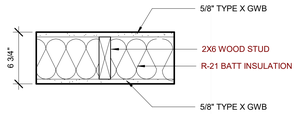
D D509 2 — **DEMISING WALL**

STC 60 — 2 HR
\-- — GA-WP 3820



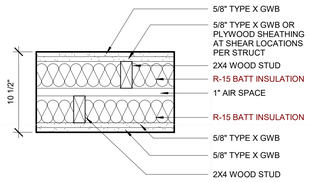
D D501 0 — **INT PARTITION**

\-- — 0 HR
\-- — --



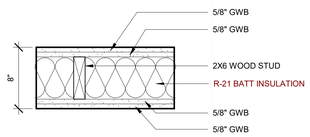
D D502 0 — **INT PARTITION**

\-- — 0 HR
\-- — --



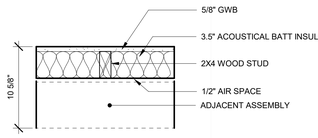
D D503 1 — **DEMISING WALL**

STC 60 — 1 HR
\-- — GA-WP 3370



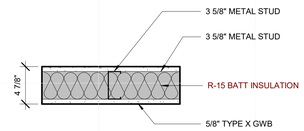
D D504 2 — **INT PARTITION**

\-- — 2 HR
\-- — GA-WP 4230, ITS J20-06170.3



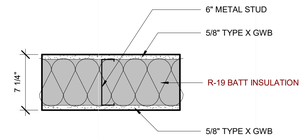
D D506 0 — **INT PARTITION**

\-- — 0 HR
\-- — --



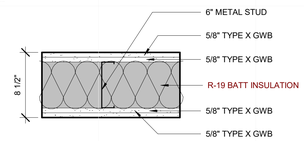
C C501 0 — **INT PARTINTION**

\-- — 0 HR
\-- — --



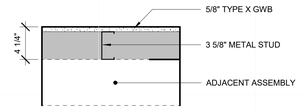
C C502 1 — **INT PARTITIONS**

STC 49 — 1 HR
\-- — --



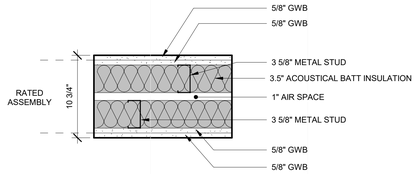
C C503 2 — **INT PARTITIONS**

STC 55-59 — 2 HR
NRCC 818-NV — UL U425 - UL 263



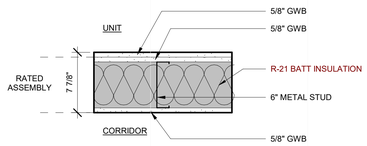
C C505 0 — **INT PARTITIONS - RIGID**

\-- — 0 HR
\-- — --



C C801 1 — **DEMISING WALL**

STC 60 — 1 HR
NRCC TL-93-304 — UL V490



C C805 1 — **INT CORRIDOR**

STC 50-54 — 1 HR
NRCC 817-NV — GA-WP 1052

NOTES:

1. INSTALL CONTINUOUS AIR BARRIER AT EXTERIOR WALL AND WINDOW WALL ASSEMBLIES PER WSEC SECTION 1314.6.
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5. INSTALL MR (MOISTURE-RESISTANT) GWB AT ALL WET LOCATIONS:
6. BLOCKING IS REQD AT THE FOLLOWING LOCATIONS: CABINETS & COUNTERS, DOOR HARDWARE, TOILET & BATHROOM ACCESSORY LOCATIONS, PLUMBING FIXTURES, ELECTRICAL FIXTURES, WOOD BASE, HANDRAILS MOUNTED TO WALL, GRAB BAR & FUTURE GRAB BAR LOCATIONS, OTHER ACCESSORIES, EQUIPMENT & LOCATIONS WHERE REQD PER MFR RECOMMENDATIONS OR INDUSTRY STANDARDS.
7. INTERIOR FINISH AND PAINT ARE BY TENANT AT COMMERCIAL SPACE.
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11. ACOUSTICAL ASSEMBLIES ARE BASED UPON TEST PROCEDURES LISTED IN THE PROJECT SPECIFICATIONS.
12. ALL ASSEMBLIES ARE TO MEET INTERMEDIATE FRAMING CRITERIA.

LEGEND:

WALL TYPE DESIGNATION: (TYPICAL ALL TYPES)

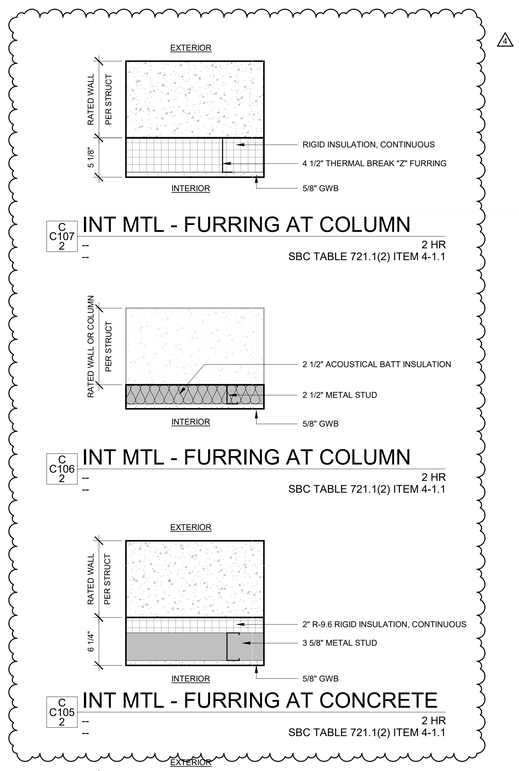
B B101 1
- WALL MATERIAL
- WALL NUMBER DESIGNATION
- FIRE RATING (HOURS) (0 = NON-RATED)

WALL MATERIAL: (TYPICAL ALL TYPES)

A CONCRETE
B MASONRY
C METAL STUDS
D WOOD STUDS

WALL NUMBER: (TYPICAL ALL TYPES)

000 - CORE / BELOW GRADE
100 - EXTERIOR FURRED
200 - EXTERIOR SHAFT
300 - EXTERIOR WALL, OTHERS
400 - EXTERIOR PARAPET
500 - INTERIOR PARTITIONS
600 - INTERIOR FURRED
700 - INTERIOR SHAFT
800 - INTERIOR DEMISING, CORRIDOR
900 - INTERIOR FIRE PROTECTION



C C107 2 — **INT MTL - FURRING AT COLUMN**

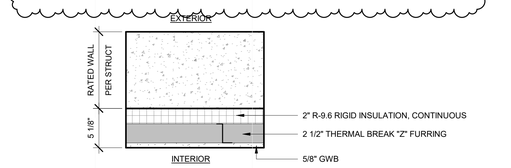
\-- — 2 HR
\-- — SBC TABLE 721.1(2) ITEM 4-1.1

C C106 2 — **INT MTL - FURRING AT COLUMN**

\-- — 2 HR
\-- — SBC TABLE 721.1(2) ITEM 4-1.1

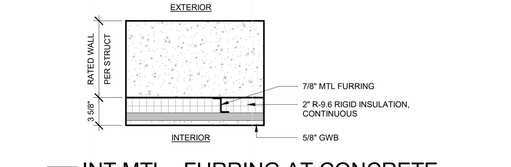
C C105 2 — **INT MTL - FURRING AT CONCRETE**

\-- — 2 HR
\-- — SBC TABLE 721.1(2) ITEM 4-1.1



C C104 2 — **INT MTL - FURRING AT CONCRETE**

\-- — 2 HR
\-- — SBC TABLE 721.1(2) ITEM 4-1.1



C C103 2 — **INT MTL - FURRING AT CONCRETE**

\-- — 2 HR
\-- — SBC TABLE 721.1(2) ITEM 4-1.1

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHOJI STATE OF WASHINGTON

SHEET TITLE:
WALL ASSEMBLIES - INTERIOR

PROJECT NO: **17041**
DRAWING NO.: **A5.102**
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHIDA STATE OF WASHINGTON

SHEET TITLE:
FLOOR/ ROOF/ CLG ASSEMBLIES

PROJECT NO: **17041**
DRAWING NO.: **A5.201**
SCALE: AS NOTED
DATE: **10/02/2020**
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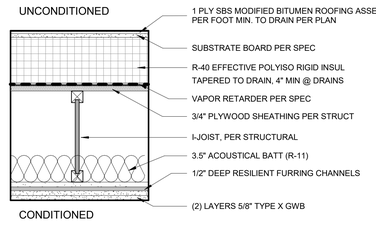
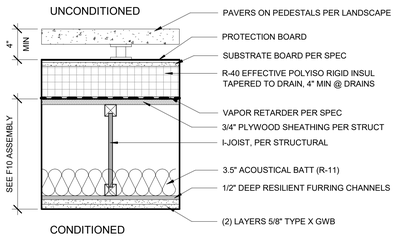
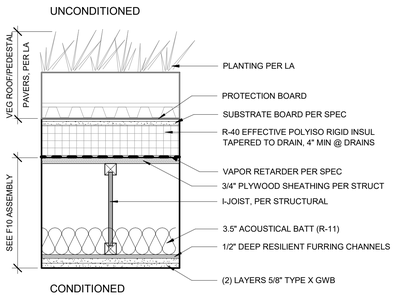


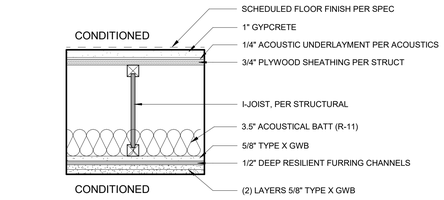
R03 WOOD FRAME ROOF
2HR
UL L538



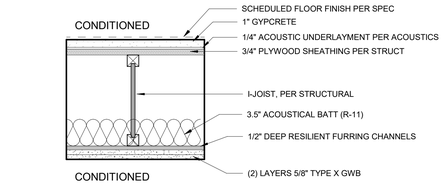
R02 WOOD FRAME ROOF - FINISH PER LA
1HR
UL L570



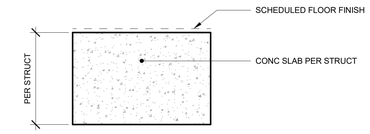
R02 WOOD FRAME ROOF - FINISH PER LA
1HR
UL L570



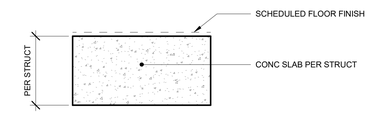
F10 FLOOR/CEILING - WOOD FRAME
2HR
UL L538



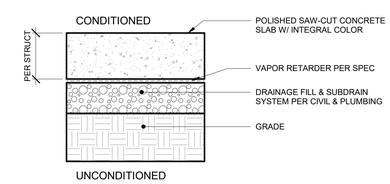
F09 FLOOR/CEILING - WOOD FRAME
1HR
UL L570



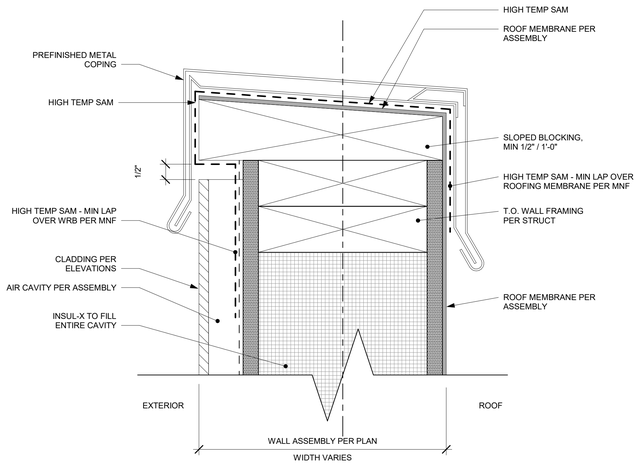
F03 CONCRETE TRANSFER SLAB
3HR
SBC TABLE 721.1(3) ITEM 4-1.1



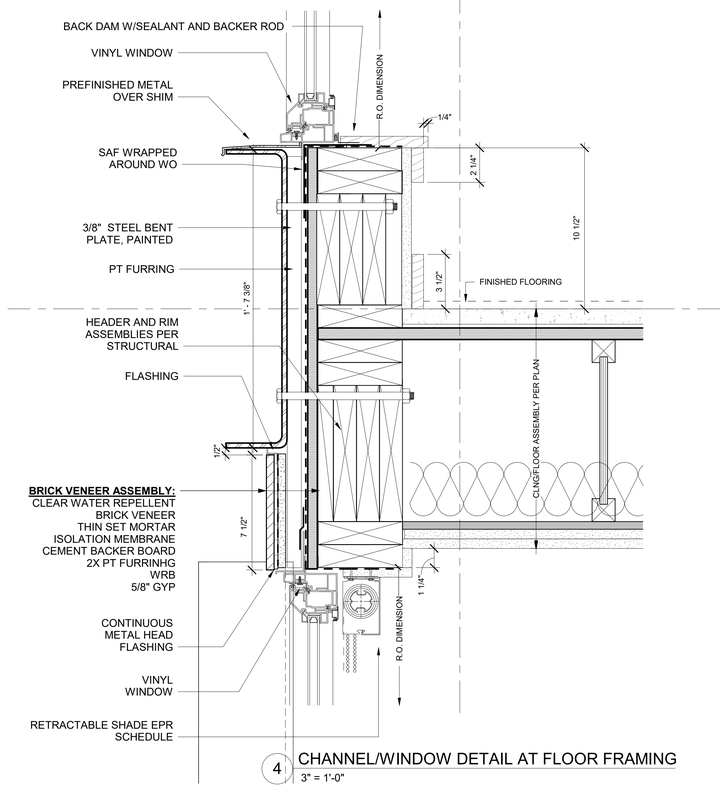
F02 CONCRETE SLAB
2HR
SBC TABLE 721.1(3) ITEM 4-1.1



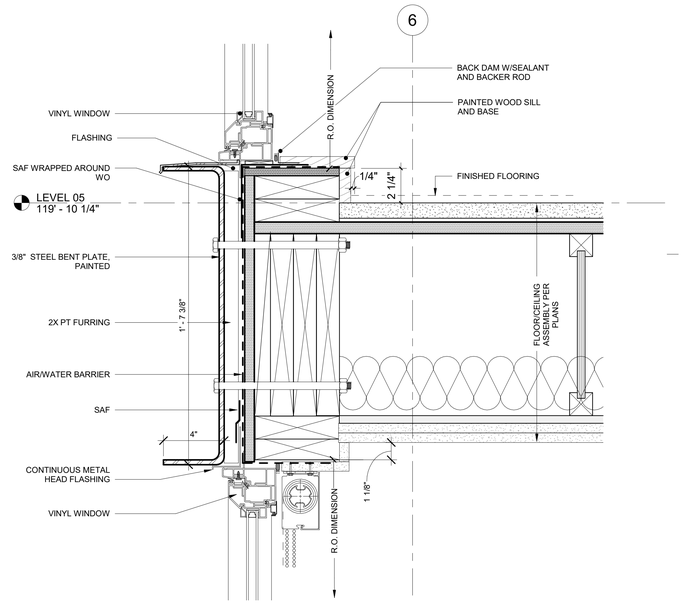
F01 CONCRETE SLAB ON GRADE
NR



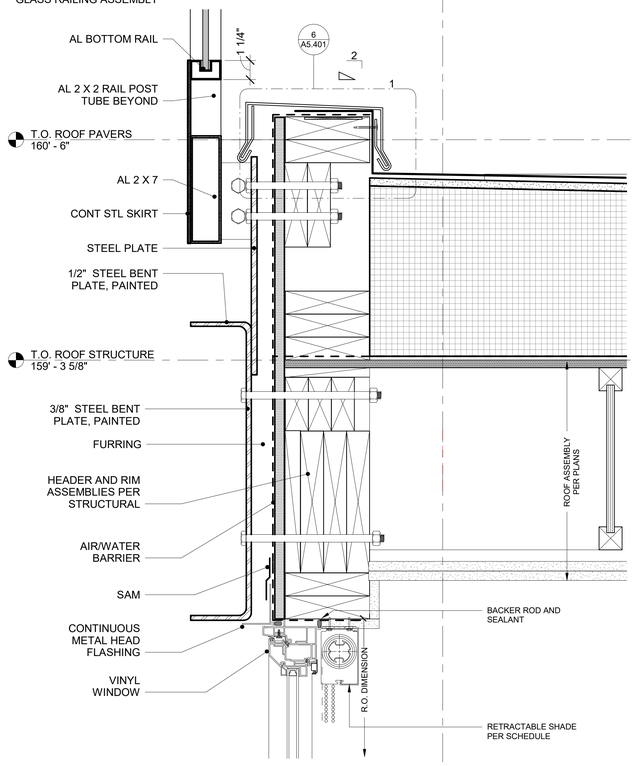
6 TYPICAL PARAPET CAP
6" = 1'-0"



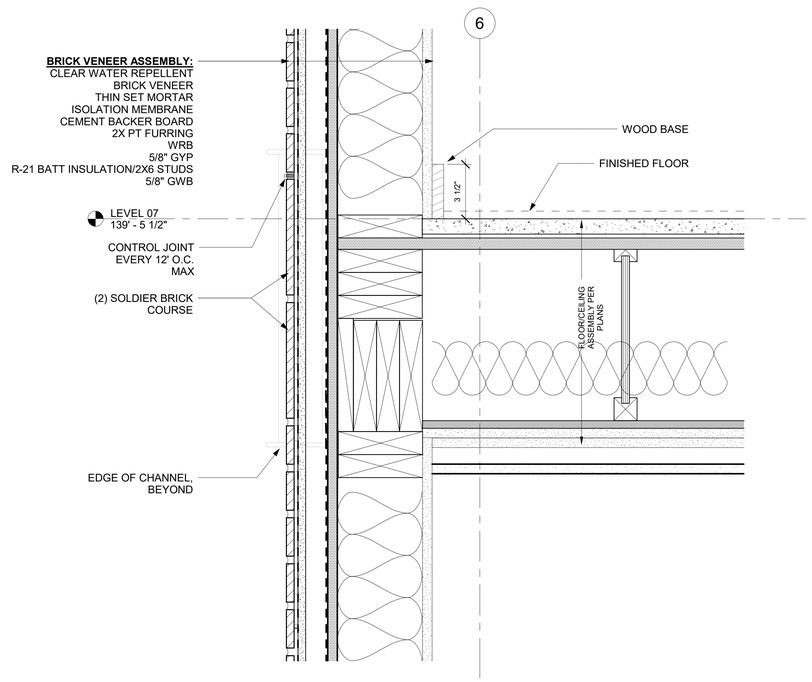
4 CHANNEL/WINDOW DETAIL AT FLOOR FRAMING
3" = 1'-0"



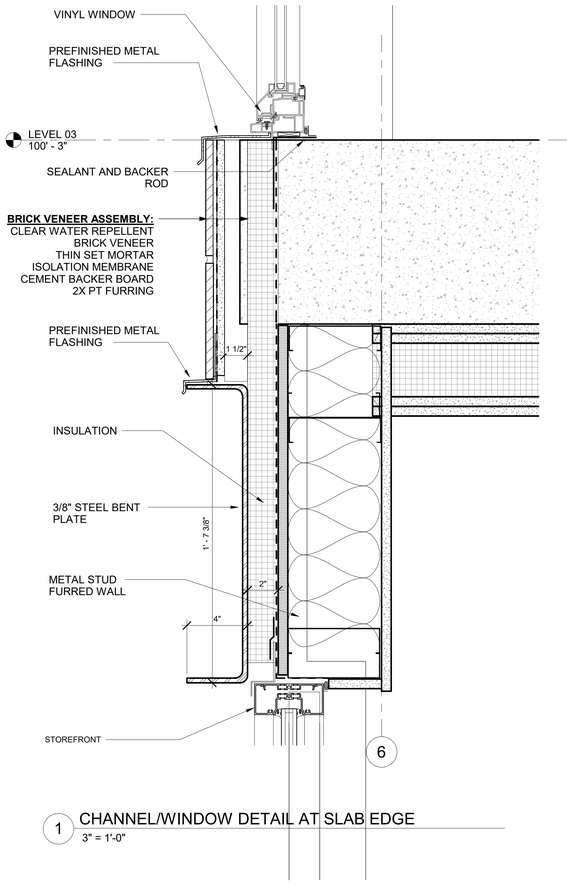
2 CHANNEL/WINDOW DETAIL AT FLOOR FRAMING
3" = 1'-0"



5 CHANNEL/GUARDRAIL DETAIL AT ROOF FRAMING
3" = 1'-0"



3 SOLDIER BRICK DETAIL AT W FACADE
3" = 1'-0"



1 CHANNEL/WINDOW DETAIL AT SLAB EDGE
3" = 1'-0"

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4120 REGISTERED ARCHITECT
PAUL A. SHIDA
STATE OF WASHINGTON

SHEET TITLE:
EXTERIOR SKIN DETAILS - SECTION

PROJECT NO: 17041
DRAWING NO.: A5.401
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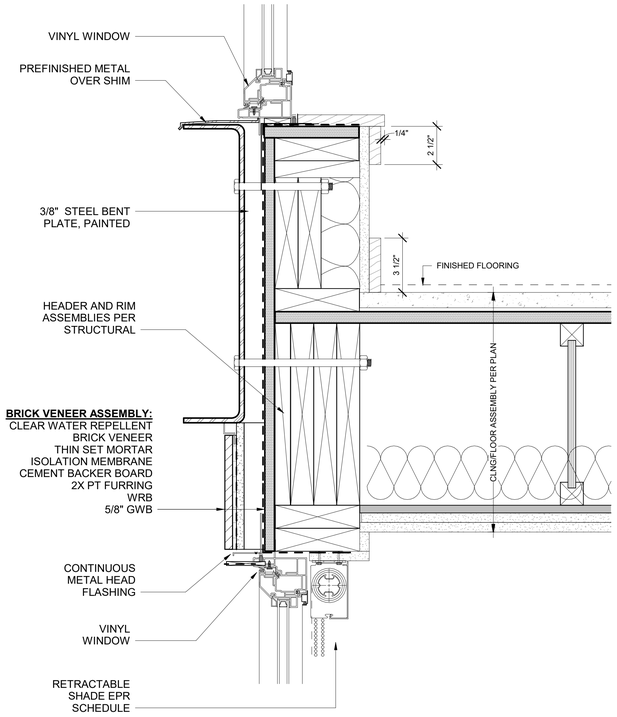
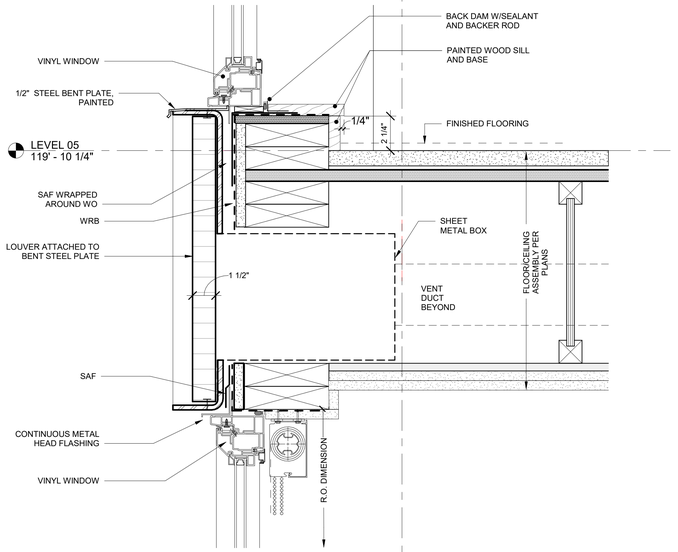


2 CHANNEL/WINDOW DETAIL AT FLOOR FRAMING
3" = 1'-0"



1 CHANNEL/LOUVER DETAIL AT FLOOR FRAMING
3" = 1'-0"

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4120 REGISTERED ARCHITECT PAUL K. SHENA STATE OF WASHINGTON

SHEET TITLE:
EXTERIOR SKIN DETAILS - SECTION

PROJECT NO: 17041
DRAWING NO.: A5.402
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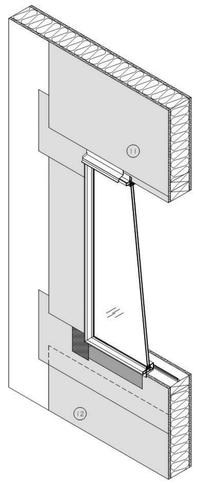
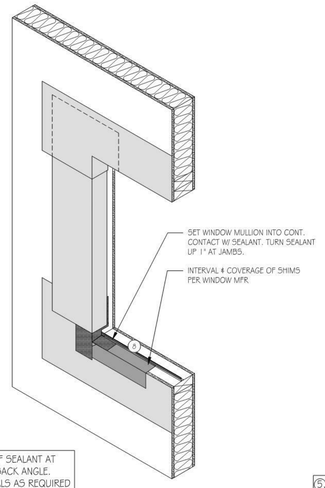
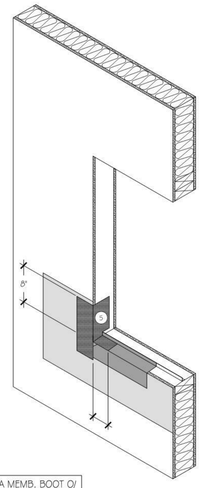


(1) INSTALL FIELD ADHERED AB MEMB. POSITIVELY O/ METAL HEAD FLASHING

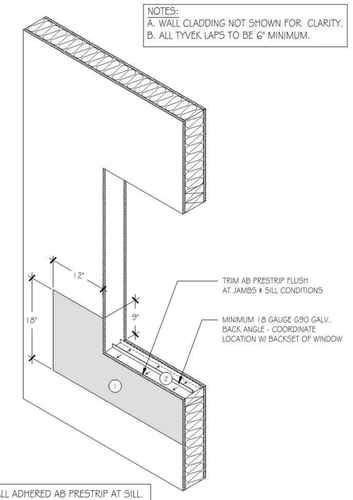
(2) TUCK FIELD AB MEMB. AT SILL U/ SILL AB PRESTRIP.



(8) INSTALL CONT. BEAD OF SEALANT AT OUTSIDE FACE OF METAL BACK ANGLE. INSTALL SHIMS AT INTERVALS AS REQUIRED PER WINDOW MFR.

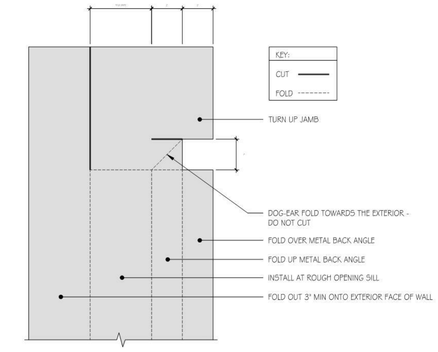


(5) INSTALL JAMB SA MEMB. BOOT O/ SA MEMB. AT SILL & GUSSET - LAP O/ & ADHERE TO JAMB CONDITION

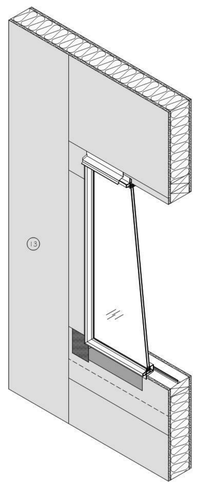


(1) INSTALL ADHERED AB PRESTRIP AT SILL. LEAVE RELEASE PAPER ON BOTTOM OF PRESTRIP TO ALLOW FOR FUTURE TIE-IN TO FIELD MEMBRANE.

(2) INSTALL METAL BACK ANGLE.



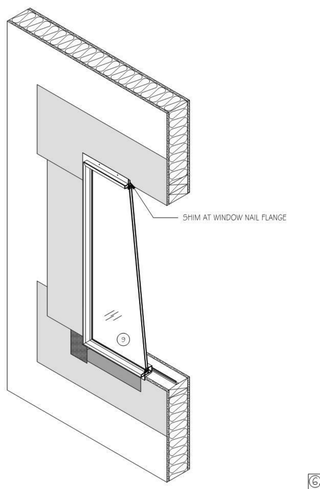
4 SAM FLASHING AT SILL (LEFT JAMB), TYP. [RIGHT SIDE = MIRROR]
A5.3 / SCALE: 3"=1'-0"

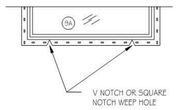


(3) INSTALL ADHERED FIELD AB MEMBRANE O/ AB PRESTRIP AT JAMBS

(4) INSTALL CONT. BACKER ROD & SEALANT (INTERIOR AIR BARRIER) JOINT AT JAMBS & HEAD PER WINDOW DETAILS (NOT SHOWN)

(5) INSTALL CONT. BACKER ROD & SEALANT BETWEEN (RAINSCREEN SEAL) EXT. WINDOW FRAME AND ADJACENT CLADDING. (NOT SHOWN)

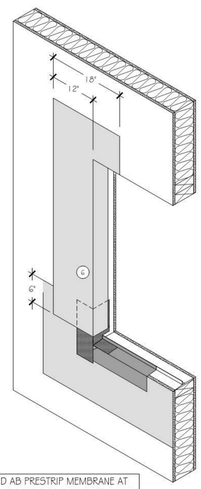




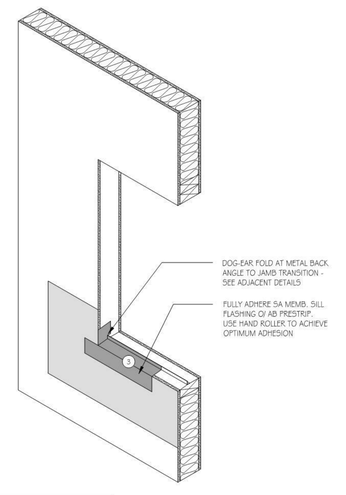
(9) INSTALL NEW WINDOW UNIT ONTO 1/4" MIN. SHIMS, CONT. SHIMS AT HEAD AND JAMBS AND INTERMITTENT SHIMS PER MFR AT SILL.

(9A) FASTEN PER MFR. DO NOT FASTEN THROUGH NAIL FLANGE AT HEAD.

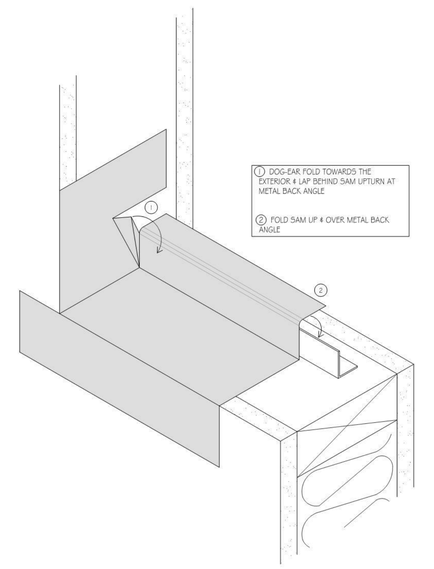
(9B) V-NOTCHES APPLIED TO WINDOW SILL FLANGE BY MANUFACTURER, 3-INCH FROM EACH WINDOW EDGE.



(6) INSTALL ADHERED AB PRESTRIP MEMBRANE AT JAMB STARTING AT 1" ABOVE TOP OF METAL BACK ANGLE - MAINTAIN POSITIVE LAP O/ SA MEMB. AT SILL CONDITION.

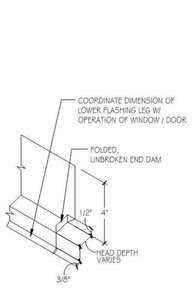


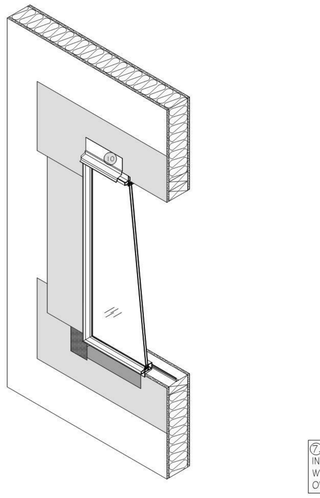
(3) INSTALL SA MEMB. FLASHING AT SILL CONDITION.



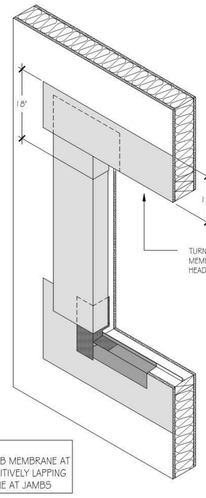
(1) DOG-EAR FOLD TOWARDS THE EXTERIOR & LAP BEHIND SAM UPTURN AT METAL BACK ANGLE

(2) FOLD SAM UP & OVER METAL BACK ANGLE

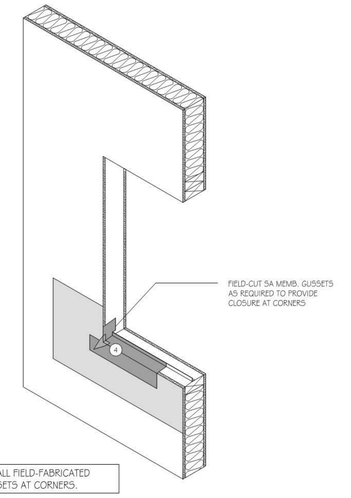




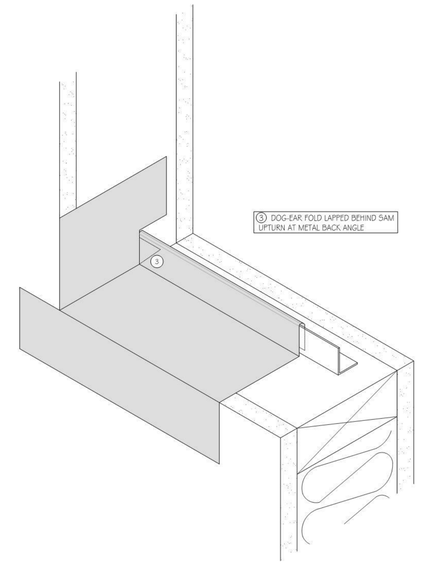
(10) INSTALL FLASHING (FINISH PER ARCH) - EXTEND END DAMS PAST JAMB CONDITION AS REQUIRED TO EXTEND BEYOND SEALANT JOINTS AT JAMBS (NOT SHOWN).



(7) INSTALL ADHERED AB MEMBRANE AT WINDOW HEAD POSITIVELY LAPPING OVER AB MEMBRANE AT JAMBS



(4) INSTALL FIELD-FABRICATED GUSSETS AT CORNERS.



(3) DOG-EAR FOLD LAPPED BEHIND SAM UPTURN AT METAL BACK ANGLE

5 WINDOW / DOOR MEMBRANE FLASHING SEQUENCE, TYP.
8E-300 / SCALE: 3"=1'-0"

1 SAM FLASHING AT SILL (LEFT JAMB), TYP.
8E-300 / SCALE: 3"=1'-0"

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CHECKED BY: Checker

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SHEET TITLE:
EXTERIOR DETAILS - WINDOW SEQUENCE

PROJECT NO: **17041**
DRAWING NO.: **A5.500**
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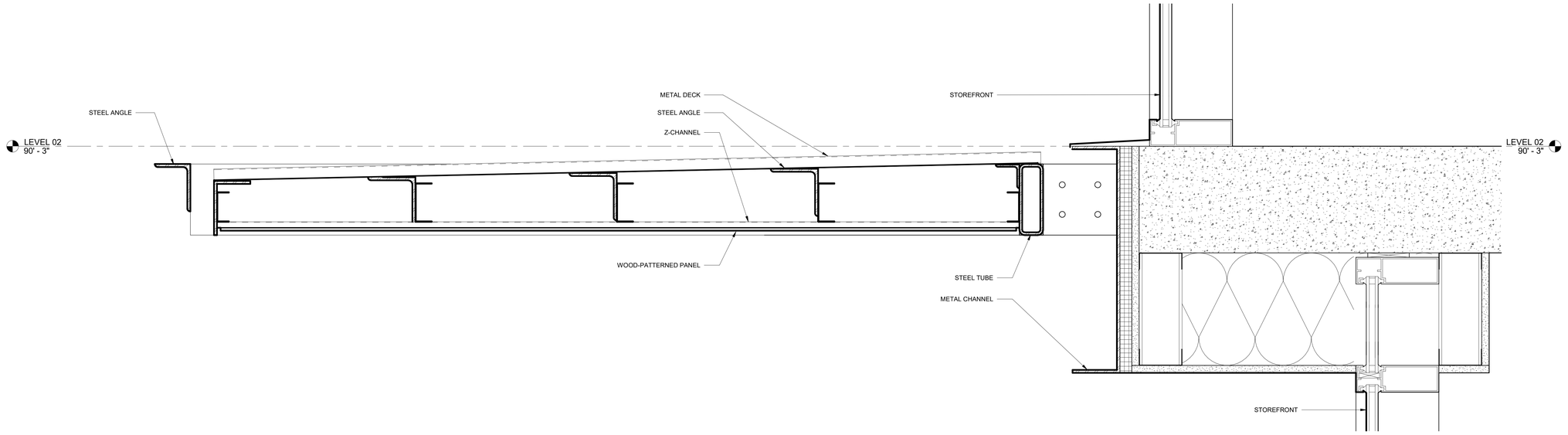
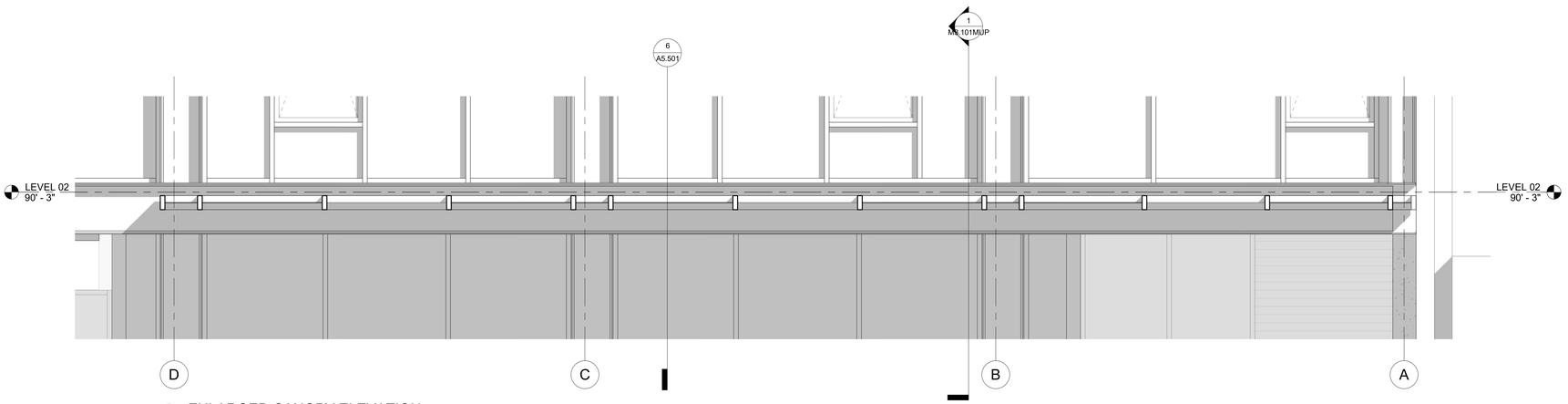
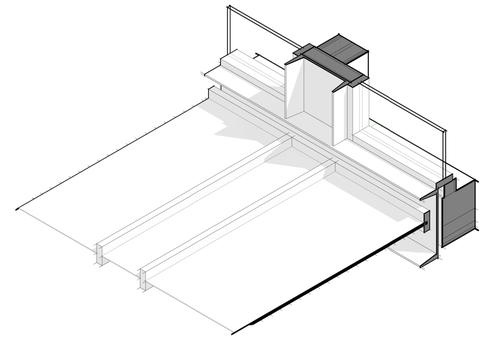


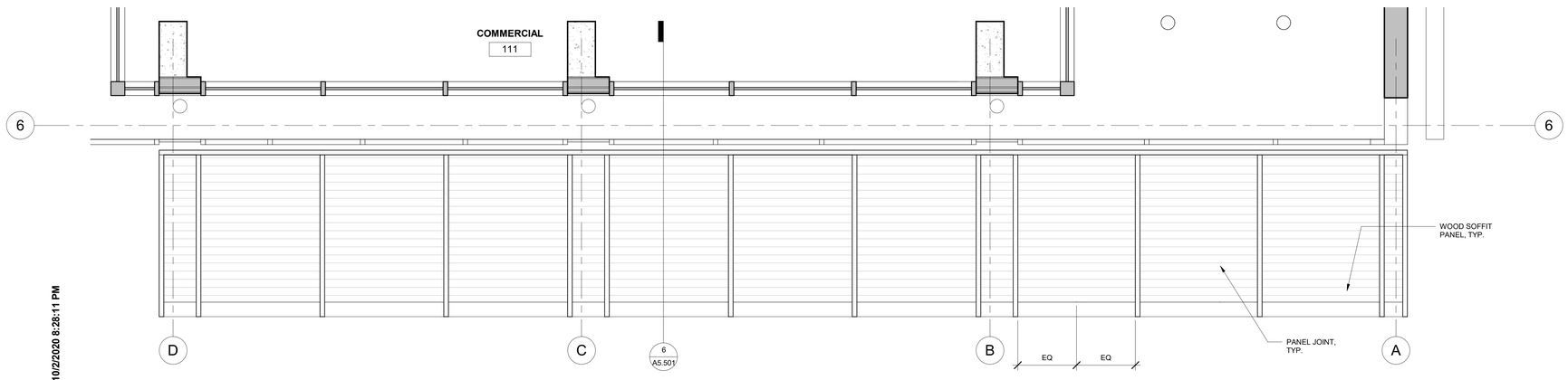
6 CANOPY SECTION DETAIL
3" = 1'-0"



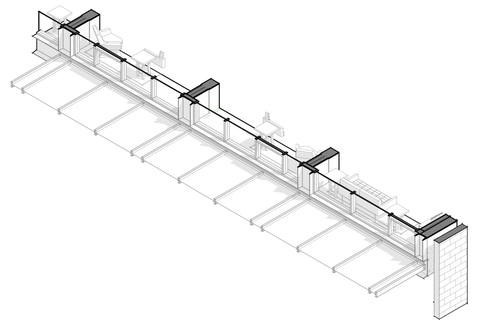
5 ENLARGED CANOPY ELEVATION
1/2" = 1'-0"



2 CANOPY 3D REFERENCE VIEW - SECTION DETAIL



4 ENLARGED CANOPY CEILING PLAN
1/2" = 1'-0"



1 CANOPY 3D REFERENCE VIEW

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SHEET TITLE:
EXTERIOR DETAILS - CANOPY

PROJECT NO: 17041
DRAWING NO.: A5.501
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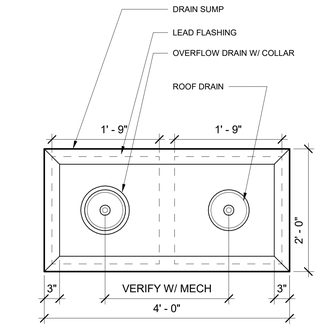
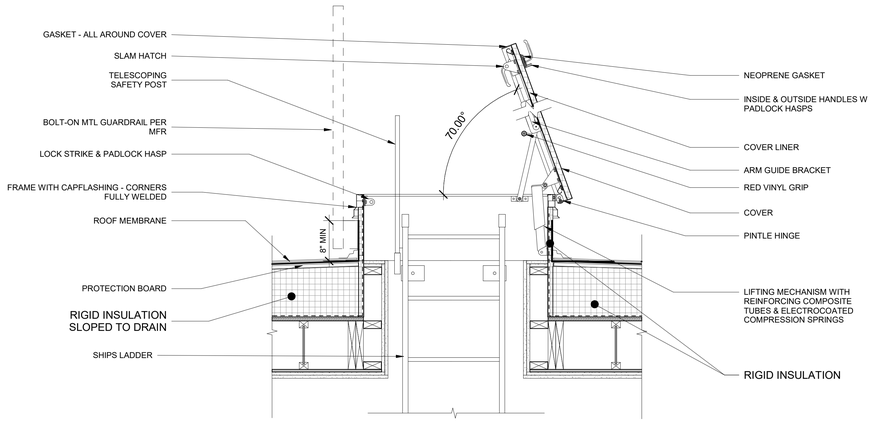
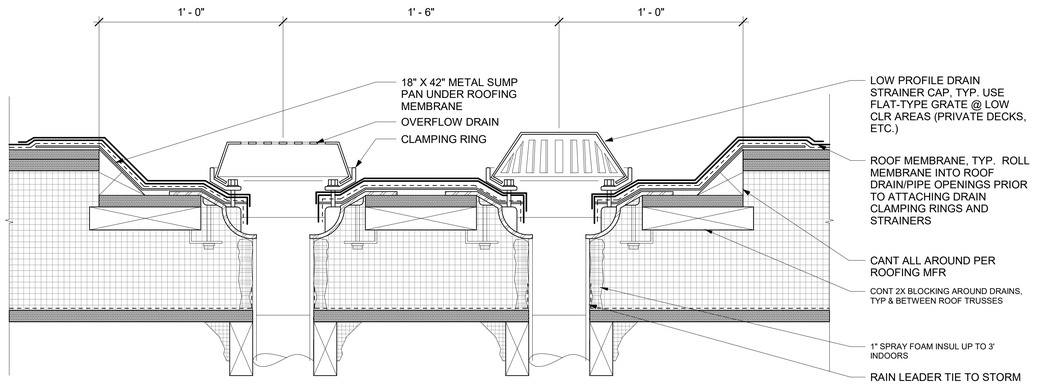


3 ROOF DRAIN PLAN
1" = 1'-0"



2 ROOF HATCH
1" = 1'-0"



1 ROOF DRAIN SECTION
3" = 1'-0"

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OWNER:
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SUITE 500
SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHIRA STATE OF WASHINGTON

SHEET TITLE:
EXTERIOR DETAILS - ROOF

PROJECT NO: **17041**
DRAWING NO.: A5.502
SCALE: AS NOTED
DATE: **10/02/2020**
SHEET OF

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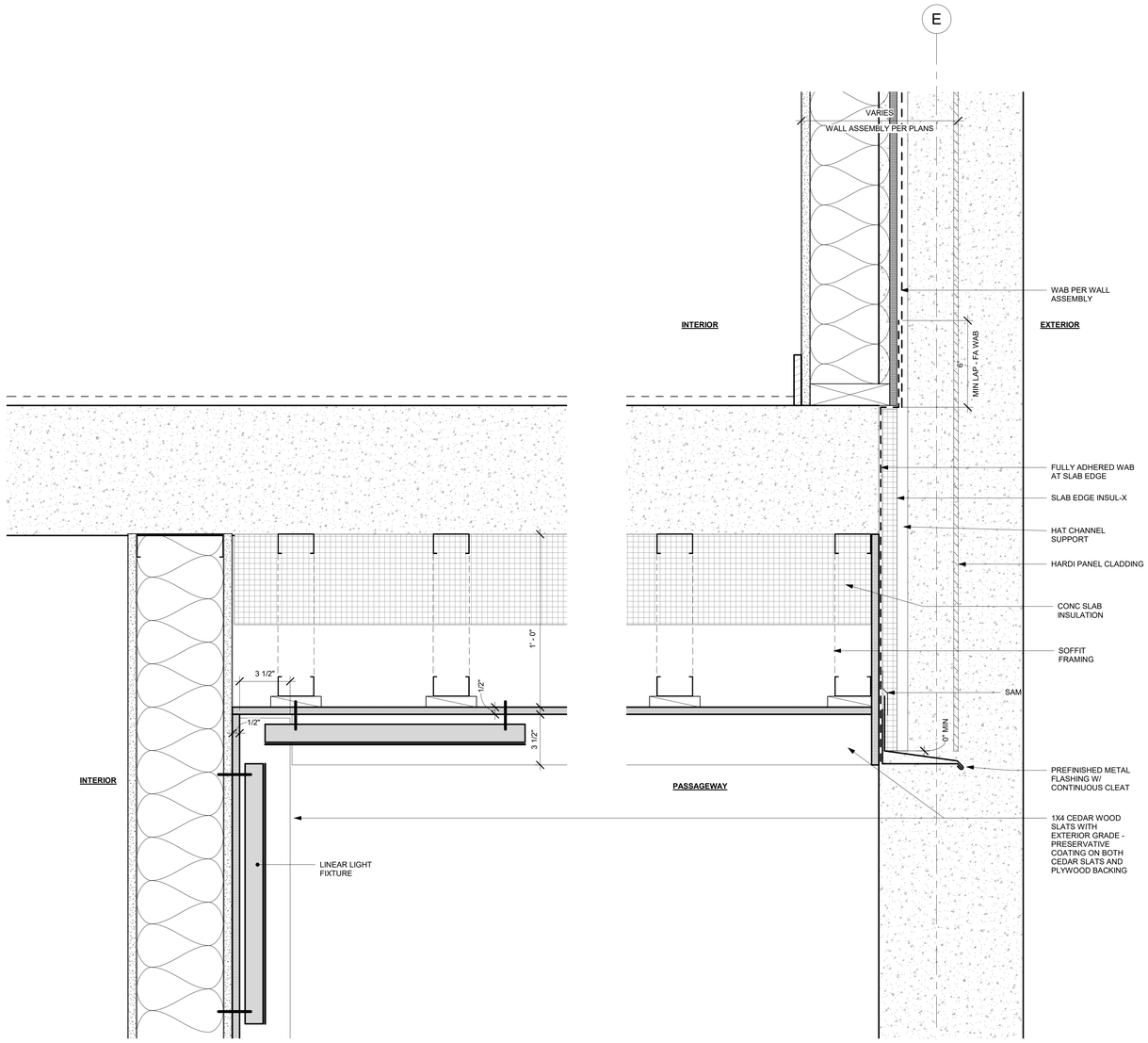
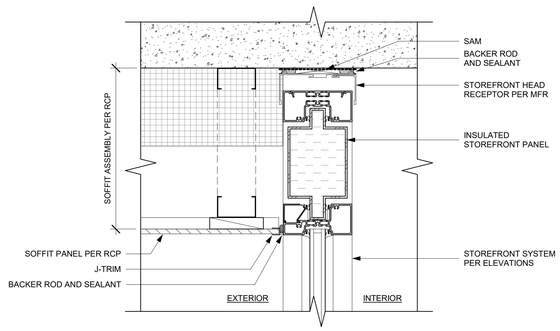


1 SOFFIT @ PASSAGEWAY

3" = 1'-0"



2 FIBER CEMENT SOFFIT SLAB @ STOREFRONT HEAD

3" = 1'-0"

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT
PAUL K. SHEMA
STATE OF WASHINGTON

SHEET TITLE:
EXTERIOR DETAILS - SOFFIT

PROJECT NO: 17041
DRAWING NO.: A5.503
SCALE: AS NOTED
DATE: 10/02/2020
SHEET OF

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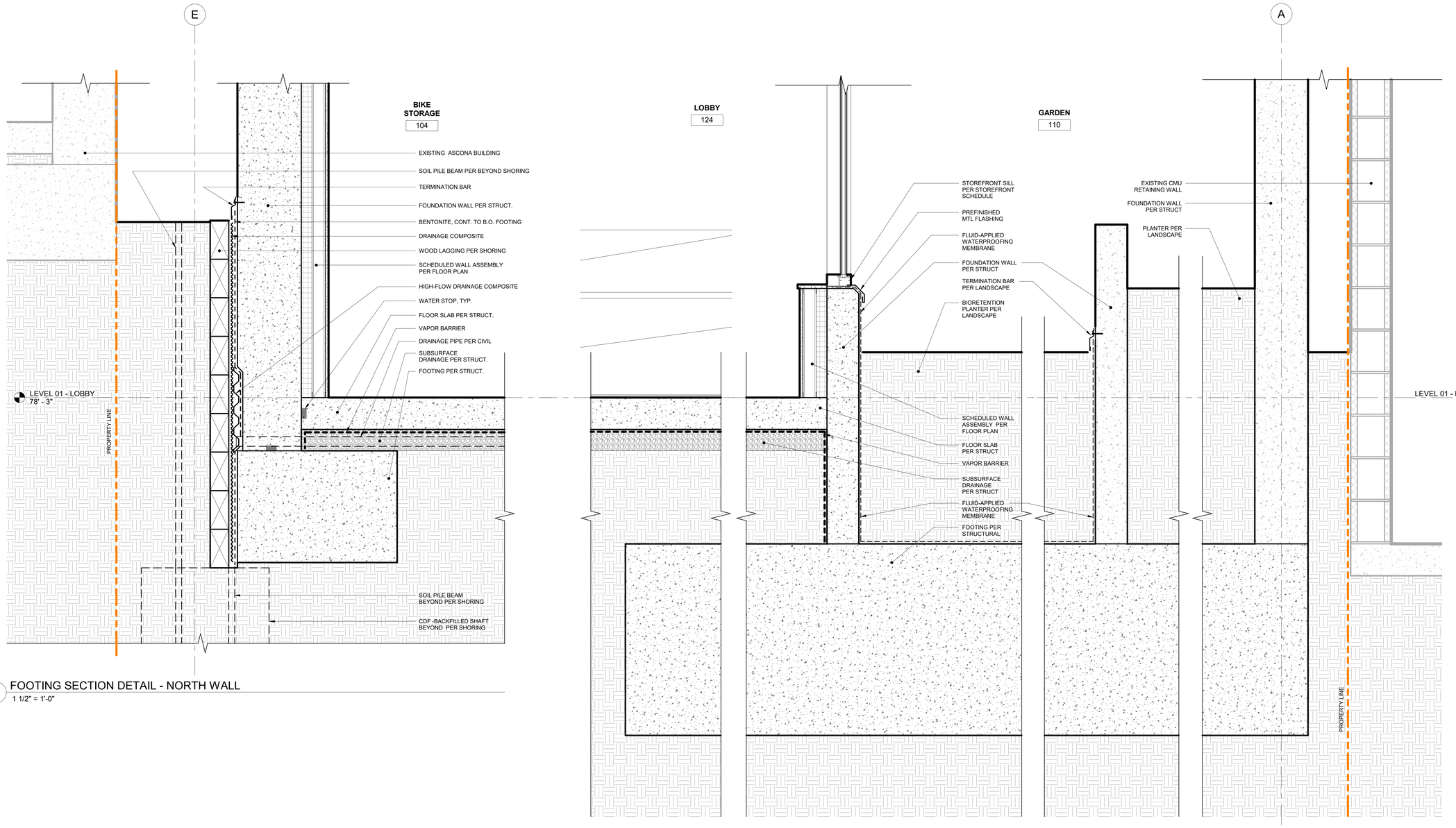

2 FOOTING SECTION DETAIL - NORTH WALL
1 1/2" = 1'-0"

1 FOOTING SECTION DETAIL - SOUTH WALL
1 1/2" = 1'-0"

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ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: Author
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SHEA STATE OF WASHINGTON

SHEET TITLE:
EXTERIOR DETAILS - BELOW & AT GRADE

PROJECT NO: **17041**
DRAWING NO.: **A5.506**
SCALE: AS NOTED
DATE: **10/02/2020**
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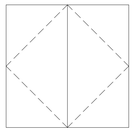
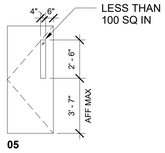
DOOR TYPES - COMMON



01



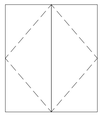
02



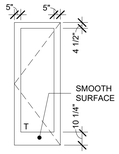
05



E2
(EXTERIOR)

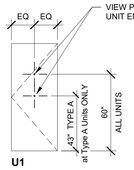


E3

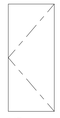


E5
(EXTERIOR)

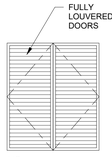
DOOR TYPES - UNITS



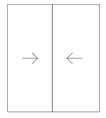
U1
FLUSH



U2
FLUSH



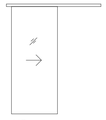
U3
DOUBLE FLUSH
W/ LOUVERS



U4
BI-PASS



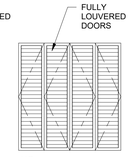
U5
POCKET



U6
BARN

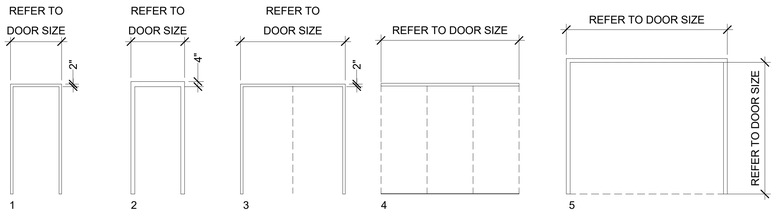


U7
FLUSH W/
LOUVER



U8
BI-FOLD
W/ LOUVERS

FRAME TYPES



DOOR AND HARDWARE NOTES:

A. ALL REQUIRED FIRE-RATED DOORS SHALL BEAR A FIRE LABEL FROM A RECOGNIZED RATING AGENCY AND BE EQUIPPED WITH APPROVED LATCHES, GASKETS AND SELF-CLOSING DEVICES
B. EXIT DOORS, EXCEPT DWELLING UNIT DOORS, SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, OR EFFORT IN COMPLIANCE WITH SBC 1008.1.8
C. ENTRANCE DOORS TO RESIDENTIAL UNITS SHALL BE WITHOUT GLASS, SOLID CORE, AND SHALL HAVE KEYED, SINGLE-CYLINDER, ONE-INCH DEADBOLT LOCK - EACH DOOR SHALL HAVE AN OBSERVATION PORT 60" ABOVE THE FINISH FLOOR - TYPE-A UNITS SHALL HAVE A SECOND OBSERVATION PORT 43" ABOVE THE FINISH FLOOR
D. MAXIMUM THRESHOLD HEIGHT SHALL NOT EXCEED 1/2" ALONG ACCESSIBLE ROUTE OF TRAVEL AND A THRESHOLD BEVEL OF 1:2 MAXIMUM IS REQUIRED FOR A LEVEL CHANGE OVER 1/4" PER ICC A117.1, SECTION 303
E. MAXIMUM OPENING FORCE FOR INTERIOR SWINGING EGRESS DOORS (OTHER THAN FIRE DOORS) SHALL NOT EXCEED 5 POUNDS PER SBC SECTION 1008.1.3 - MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL NOT EXCEED 8-1/2 LBS
F. GLAZED DOORS AND GLAZED SIDELIGHTS TO HAVE SAFETY GLASS AND/OR FIRE RATED GLAZING
G. POCKET DOOR HARDWARE FOR COMMON USE, PUBLIC USE AND TYPE-A RESIDENTIAL UNITS SHALL BE EXPOSED ON BOTH SIDES

KEY NOTES - HARDWARE

1	WEATHERSTRIPPING
2	SMOKE SEAL
3	AUTO DOOR BOTTOM
4	PANIC HARDWARE
5	LOCK DISABLED UPON FIRE ALARM
6	CLOSER - OVERHEAD
7	-NOT USED-
8	-NOT USED-
9	VIEW OBSERVATION PORT AND DEADBOLT LOCK
10	PRIVACY LOCK WITH "OCCUPIED" INDICATOR
11	STOREFRONT LOCKSET
12	180 DEGREE DOOR SWING REQUIRED
13	PREPPED FOR SCL CORES

ADDITIONAL ABBREVIATIONS

A	ANNODIZED
AL	ALUMINUM
AL-G	ALUMINUM - GLAZED
HC-WD	HOLLOW CORE - WOOD
HM	HOLLOW METAL
HM-G	HOLLOW METAL - GLAZED
P	PAINTED
PF	PRE-FINISHED
SC-WD	SOLID CORE - WOOD
ST	STEEL
STL-G	STEEL - GLAZED
TRAN	TRANSPARENT
T	TEMPERED SAFETY GLASS
WD	WOOD
WD-G	WOOD - GLAZED

DOOR SCHEDULE - COMMON

DOOR NUMBER	LOCATION	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE HEIGHT	SIZE WIDTH	SIZE THICKNESS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	HARDWARE GROUP	HARDWARE KEY NOTES	ELECTRICAL REQUIREMENTS	COMMENTS
LEVEL 01 - COMMERCIAL																		
1SS	EXIT STAIR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	1, 4, 5, 6	HOLD OPEN	U = 0.16
100	ENTRANCE GATE	1	STL	PC	8' - 1"	3' - 4"	2"		STL	P				NR	HDW-13		CARD READER	
100A	GARDEN	E5	HM-G	P	9' - 4 1/2"	3' - 0"	2 1/4"	1	HM	P				NR				
102A	VESTIBULE	2	AL-G	A	8' - 0"	3' - 0"	2 1/4"	1	AL	A				NR	HDW-16	1, 5, 6	CARD READER	U = 0.310, SHGC = 0.35
102B	VESTIBULE	2	AL-G	P	8' - 0"	3' - 0"	2 1/4"	1	HM	A				NR	HDW-16	5, 6	CARD READER	U = 0.310, SHGC = 0.35
106	CUSTODIAL	1	HM	P	7' - 0"	3' - 0"	1 3/8"	1	HM	P				NR	HDW-14			
110	LEASING OFFICE	08	AL-G	A	7' - 0"	3' - 0"	2 1/4"	1	AL	A				20 MIN	HDW-31	6, 11		
111	COMMERCIAL	4	AL-G	A	7' - 11"	2' - 11"	2 1/4"	1	AL	A				NR	HDW-15	11		
117	STORAGE	1	HM	P	7' - 0"	3' - 0"	1 3/8"	1	HM	P				NR	HDW-14			
LEVEL 01 - LOBBY																		
1SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-21	1, 4, 5, 6		U = 0.16
103	ELEV	1	HM	P	7' - 0"	3' - 0"	1 3/8"	1	HM	P				NR	HDW-14	2, 6		
104	BIKE STORAGE	6	HM	P	7' - 0"	3' - 0"	1 3/8"	1	HM	P				NR	HDW-19	2, 6	CARD READER	
105	WC	7	HM	P	7' - 0"	3' - 0"	1 3/8"	1	HM	P				NR	HDW-17	2,6		
LEVEL 02																		
2SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
2SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
200A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
201AA	ELEC	03	HM	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				45 MIN	HDW-32	2, 4, 6		
201AB	ELEC	03	HM	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				45 MIN	HDW-32	2, 4, 6		
201B	FIRE	04	HM	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				45 MIN	HDW-14	2, 4, 6		
202B	ELEC VAULT	02	HM	PC	7' - 0"	3' - 6"	1 3/4"	1	HM	P				180 MIN	HDW-20	2, 4, 6, 13		6" REMOVABLE CONTAINMENT SILL
202C	ELEC VAULT	02	HM	PC	7' - 0"	3' - 6"	1 3/4"	1	HM	P				180 MIN	HDW-20	2, 4, 6, 13		
203	MECHANICAL	04	HM	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				45 MIN	HDW-14	2, 6		
LEVEL 03																		
3SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
3SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
300	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
300A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
301A	TRASH ROOM	06	HM	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				45 MIN	HDW-19		CARD READER	
301B	TRASH ROOM	E2	STL	PC	7' - 0"	8' - 0"	1 1/2"		STL	P							CARD READER	
302	LOADING	07	STL	P	7' - 0"	6' - 0"	1 3/4"		STL	P				45 MIN	HDW-23		CARD READER, BOTH SIDES	
302A	LOADING	E2	STL	PC	7' - 0"	8' - 0"	1 1/2"		STL	P							CARD READER	U = 0.340
LEVEL 04																		
4SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
4SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
400	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
400A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
LEVEL 05																		
5SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
5SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
500	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
500A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
LEVEL 06																		
6SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
6SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
600	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
600A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
LEVEL 07																		
7SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
7SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
700	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
700A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
LEVEL 08																		
8SN	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
8SS	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-12	2, 6		
800	CORRIDOR	05	HM	P	8' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-24	2, 6	HOLD OPEN	ELEC HOLD-OPEN CONNECTED TO FIRE ALARM
800A	ELEC	02	HM	P	7' - 0"	6' - 0"	1 3/4"	3	HM	P				90 MIN	HDW-22			
T.O. ROOF STRUCTURE																		
900C	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-33	2, 6		
900D	EXIT STAIR	05	HM-G	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN	HDW-33	2, 6		
T.O. ROOF PAVERS																		
900A	VESTIBULE	E5	AL-G	A	7' - 0"	3' - 0"	1 3/4"		AL	A				NR	HDW-35		CARD READER	U = 0.310, SHGC = 0,35
900B	VESTIBULE	E5	AL-G	A	7' - 0"	3' - 0"	1 3/4"		AL	A				NR	HDW-35		CARD READER	U = 0.310, SHGC = 0,35

DOOR SCHEDULE - UNITS

DOOR NUMBER	LOCATION	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE HEIGHT	SIZE WIDTH	SIZE THICKNESS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	HARDWARE KEY NOTES	COMMENTS
U01	UNIT ENTRY	U1	SC-WD	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				20 MIN		2, 6, 9, SEE NOTE C
U01B	UNIT ENTRY (A)	U1	SC-WD	P	7' - 0"	3' - 0"	1 3/4"	1	HM	P				90 MIN		2, 6, 9, SEE NOTE C
U02	UNIT BATHROOM	U2	HC-WD	P	7' - 0"	3' - 0"	1 3/8"	1	WD	P				NR		
U03	UNIT BATHROOM - POCKET	U5	HC-WD	P	7' - 0"	3' - 0"	1 3/8"	1	WD	P				NR		
U04	UNIT BEDROOM	U2	HC-WD	P	7' - 0"	3' - 0"	1 3/8"	1	WD	P				NR	HDW-3	
U05	UNIT BEDROOM - BARN	U6	AL-G	A	7' - 0"	3' - 6"	1 3/8"	5	AL	A				NR		
U06A	UNIT CLOSET - SLIDING - 2 PANEL	U4	HC-WD	P	7' - 0"	5' - 0"	1 3/8"	4	WD	P				NR		
U06B	UNIT CLOSET - SLIDING - 2 PANEL	U4	HC-WD	P	7' - 0"	6' - 0"	1 3/8"	4	WD	P				NR	HDW-5	
U06C	UNIT CLOSET - SLIDING - 2 PANEL	U4	HC-WD	P	7' - 0"	7' - 0"	1 3/8"	4	WD	P				NR	HDW-6	
U07	UNIT CLOSET - SLIDING - 3 PANEL	U4	HC-WD	P	7' - 0"	8' - 0"	1 3/8"	4	WD	P				NR		
U08	UNIT CLOSET	U2	HC-WD	P	7' - 0"	3' - 0"	1 3/8"	1	WD	P				NR	HDW-4	
U09	UNIT W/D	U3	HC-WD	P	7' - 0"	5' - 0"	1 3/8"	3	WD	P				NR	HDW-5	
U10	UNIT CLOSET - DOUBLE BI-FOLD	U8	HC-WD	P	7' - 0"	2' - 6"	1 3/8"	4	WD	P				NR		

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1	PF	11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3	PF	7.2.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
PRICING SET	**10/17/18**
DESIGN DEVELOPMENT SET	**12/21/18**
MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**

DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL K. SHERA STATE OF WASHINGTON

SHEET TITLE:
DOOR SCHEDULE

PROJECT NO: **17041**
DRAWING NO.: **A6.101**
SCALE: AS NOTED
DATE: **10/02/2020**
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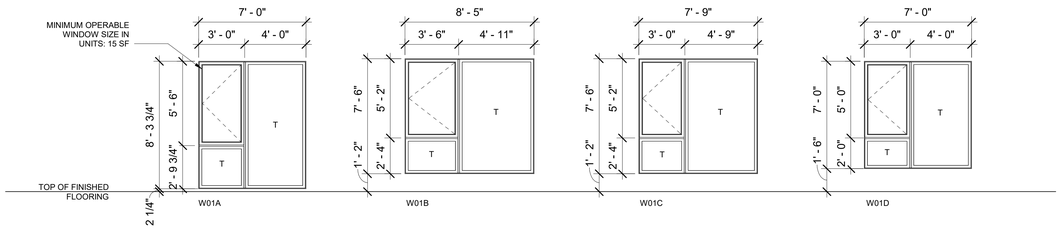
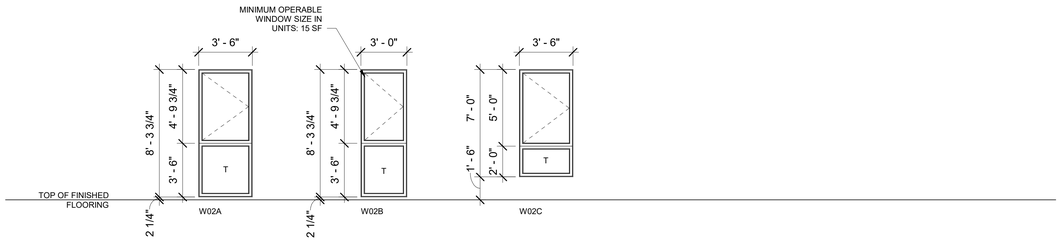
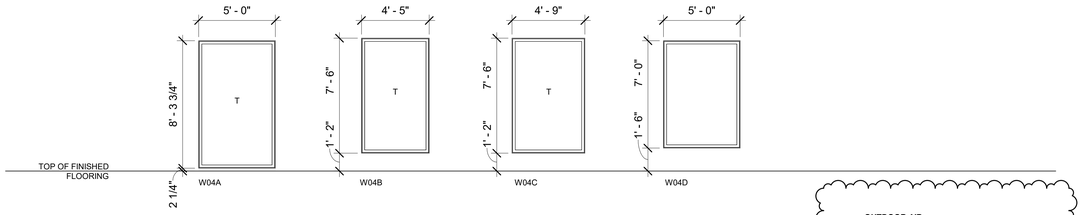
WINDOW SCHEDULE

MARK	DIMENSION WIDTH	DIMENSION HEIGHT	AREA	OPERATION	FRAME	FINISH	SOLAR HEAT GAIN COEFFICIENT	SOURCE	REMARK
V01I					VINYL	BLACK	0.86 0.27		U = 0.26
W01A	7' - 0"	8' - 3 3/4"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W01B	8' - 5"	7' - 6"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W01C	7' - 9"	7' - 6"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W01D	7' - 0"	7' - 0"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W02A	3' - 6"	8' - 6"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W02B	3' - 0"	8' - 6"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W02C	3' - 6"	8' - 6"		FIXED, CASEMENT	VINYL	BLACK	0.27		U = 0.26
W04A	5' - 0"	8' - 3 3/4"		FIXED	VINYL	BLACK	0.27		U = 0.26
W04B	4' - 5"	7' - 6"		FIXED	VINYL	BLACK	0.27		U = 0.26
W04C	4' - 9"	7' - 6"		FIXED	VINYL	BLACK	0.27		U = 0.26
W04D	5' - 0"	7' - 0"		FIXED	VINYL	BLACK	0.27		U = 0.26
					VINYL	BLACK	0.27		U = 0.26
					VINYL	BLACK	0.27		







OUTDOOR AIR

1. OUTSIDE AIR INTAKE FOR THE WHOLE HOUSE VENTILATION SYSTEM IS PROVIDED WITH TRICKLE VENTS IN THE WINDOWS
2. UNITS WILL REQUIRE 4 OR 5 TRICKLE VENTS (ASSUMING EACH TRICKLE VENT IS 4 SQUARE INCHES) DEPENDING ON SF.
3. 1-BEDROOM UNITS WILL HAVE TRICKLE VENTS IN THEIR WINDOWS BOTH IN THE BEDROOM AND THE LIVING ROOM
4. THE TOTAL NUMBER OF TRICKLE VENTS IN EACH CONDO WILL BE 5 (IF THE UNIT IS >500 SF) OR 4 (IF <500 SF).

WINDOW LEGEND

WINDOW SCHEDULE NOTES

1. WINDOW ELEVATIONS ARE DRAWN IN THESE SCHEDULES ARE VIEWED FROM THE EXTERIOR.
2. EMERGENCY EGRESS AND RESCUE WINDOWS ("EGRESS WINDOWS") ARE NOT REQUIRED FOR R-2 OCCUPANCIES WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIRMENTS OF NFPA 13. SBC 1026.1.
3. OPENABLE WINDOWS SHALL HAVE OPERABLE INSIDE LATCHING DEVICES PER SBC 419.5.1.8.
4. ALL WINDOW DIMENSIONS ABOVE ARE TO ROUGH OPENING (R.O.) OF FRAMING.
5. SAFETY GLAZING (SG) SHALL BE PROVIDED IN HAZARDOUS LOCATIONS, INCLUDING THE FOLLOWING LOCATIONS AS SPECIFIED IN SBC 2406.3. EACH PANE OF SAFETY GLAZING SHALL BE IDENTIFIED WITH A PERMANENT LABEL.
   A. GLAZING IN ALL DOORS, AND WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR.
   B. GLAZING PANELS LARGER THAN 9SF WITH SILLS LESS THAN 18" ABOVE THE FINISHED FLOOR AND A TOP EDGE GREATER THAN 36" ABOVE THE FINISHED FLOOR.
   C. GLAZING PANELS WITH SILLS LESS THAN 60" ABOVE THE STANDING SURFACE OF A BATH TUB OR SHOWER.
   D. GLAZING IN ALL BATH AND SHOWER DOORS AND ENCLOSURES.
   E. GLAZING IN ALL GUARDS AND RAILINGS.
   F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
   G. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.
   H. ALL WINDOW AND GLAZED DOORS SHALL BE NFRC CERTIFIED AND LABELED.
6. WINDOW HARDWARE SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 309.4 AND SHALL BE LOCATED IN THE REACH RANGES DESCRIBED IN ICC/ANSI A117.1 SECTION 308.
7. ALL OPERABLE WINDOWS WITH SILLS LOWER THAN 42 INCHES AFF SHALL BE EQUIPPED WITH DEVICES TO LIMIT THE OPERATION SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH ANY PART OF THE WINDOW OPENING.
8. REFER TO MATERIALS LEGEND FOR PANEL/GLASS COLORS & PATTERNS, TYP ALL WINDOW WALL SHEETS.
9. SEE ENERGY CODE CALCULATION SHEETS FOR U-VALUE INFORMATION.
10. NAIL FLANGE AT SILL SHALL BE 'V' NOTCHED FOR DRAINAGE AT VINYL WINDOWS.
11. TRICKLE VENTS IN VINYL WINDOWS TO BE PROVIDED PER DESIGN-BUILDING MECHANICAL ENGINEER AND ASSOCIATED FRESH AIR CODE REQUIREMENTS.
12. WINDOWS SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO WITHSTAND WIND EFFECTS AS DESCRIBED IN SBC 1609.
13. ALL WINDOWS TO BE IN ACCORDANCE WITH SBC 1205.2 NATURAL LIGHT, 1205.3 ARTIFICIAL LIGHT AND 1203.5 NATURAL VENTILATION.
14. REFER TO ELEVATION DRAWINGS FOR DIRECTION OF OPENINGS.
15. W03 AND W04 WINDOW TYPES: *THE WINDOW OPENING WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPH*ERE

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
2	BUILDING PERMIT CORRECTIONS NO.2	PF	3.6.20
4	BUILDING PERMIT CORRECTIONS NO.4		10.02.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	**05/21/18**
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BUILDING PERMIT SET	**03/13/19**

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4120 REGISTERED ARCHITECT PAUL K SHEEK STATE OF WASHINGTON

SHEET TITLE:
WINDOW SCHEDULE

PROJECT NO: **17041**
DRAWING NO.: A6.201
SCALE: AS NOTED
DATE: **10/02/2020**
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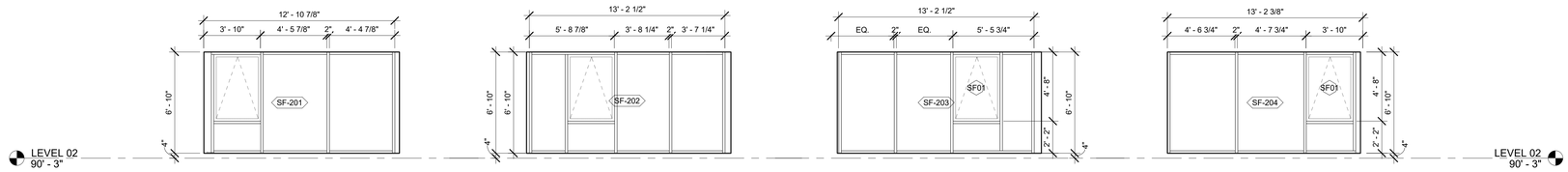
STOREFRONT NOTES :

1. BASIS OF DESIGN IS ARCADIA:
   A. TC 670 FOR L01 AND L08 - 2-1/4" x 6" PROFILE
   B. TC 470 FOR L02 - 2-1/4" x 4-1/2" PROFILE
2. TYPICAL VALUES FOR ALL STOREFRONTS ARE:
   A. U VALUE = 0.30 (FIXED PANELS), 0.31 (OPERABLE PANELS)
   B. SHGC VALUE = 0.31
3. SAFETY GLAZING (SG) SHALL BE PROVIDED IN HAZARDOUS LOCATIONS, INCLUDING THE FOLLOWING LOCATIONS AS SPECIFIED IN SBC 2406.3. EACH PANE OF SAFETY GLAZING SHALL BE IDENTIFIED WITH A PERMANENT LABEL.
   A. GLAZING IN ALL DOORS, AND WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR.
   B. GLAZING PANELS LARGER THAN 9SF WITH SILLS LESS THAN 18" ABOVE THE FINISHED FLOOR AND A TOP EDGE GREATER THAN 36" ABOVE THE FINISHED FLOOR.
   C. GLAZING PANELS WITH SILLS LESS THAN 60" ABOVE THE STANDING SURFACE OF A BATH TUB OR SHOWER.
   D. GLAZING IN ALL BATH AND SHOWER DOORS AND ENCLOSURES
   E. GLAZING IN ALL GUARDS AND RAILINGS
   F. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE
   G. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.



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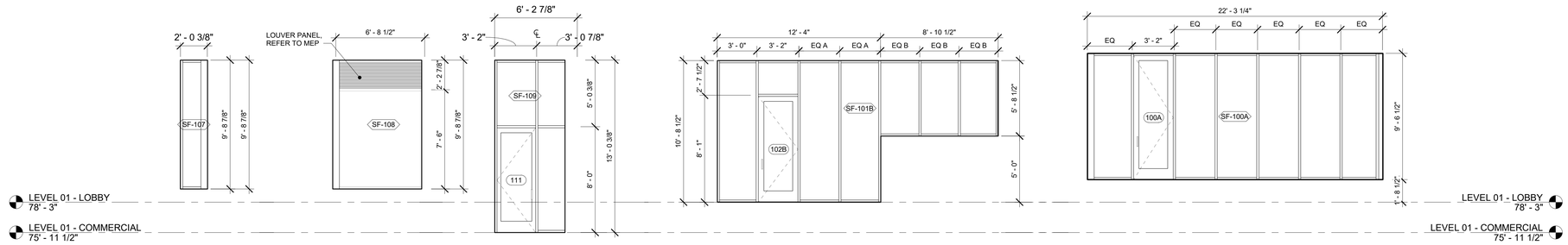

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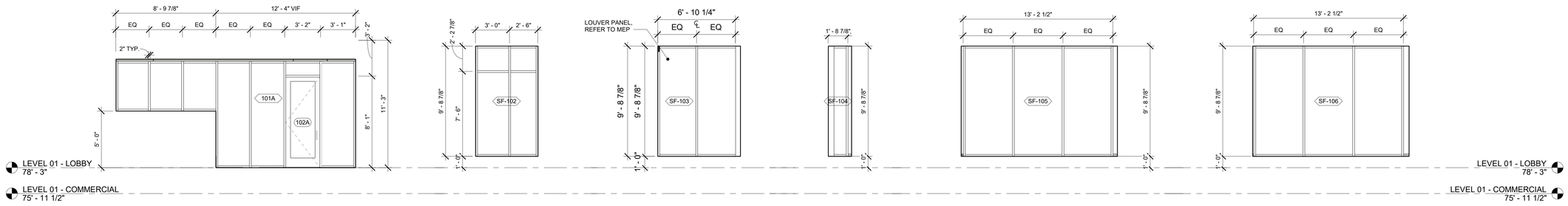

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2-HOUR FIRE-RATED 2-HOUR FIRE-RATED 2-HOUR FIRE-RATED

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DOCUMENT SET TYPE:
BUILDING PERMIT SET

DRAWN BY: KRR
CHECKED BY: Checker

4120 REGISTERED ARCHITECT PAUL A. SWEIN STATE OF WASHINGTON

SHEET TITLE:
STOREFRONT SCHEDULE

PROJECT NO: **17041**
DRAWING NO.: **A6.301**
SCALE: AS NOTED
DATE: **10/02/2020**
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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2015 SEATTLE BUILDING CODE (SBC).

2. DESIGN LOADING CRITERIA

SNOW LOAD	Pg= 20 PSF, Pf = 25 PSF
ROOF LIVE LOAD (PUBLIC ACCESSIBLE)	100 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RETAIL)	100 PSF OR 1,000 LBS.
STAIR LIVE LOAD	100 PSF OR 300 LBS
CORRIDOR LIVE LOAD	100 PSF
MECHANICAL UNITS	WEIGHTS FURNISHED BY MANUFACTURER
WIND (MAIN WIND FORCE RESISTING SYSTEM)	Vult = 110 MPH Vasd = 85 MPH Kzt = 1.0 EXPOSURE B, GCpi = ±0.18
	ULTIMATE LOADS
GROSS WIND PRESSURES (COMPONENTS AND CLADDING) (REFER TO ASCE 7-10 CHAPTER 30.7 & TABLE 30.7-2)	ZONE 1 = -35.5 PSF ZONE 2 = -55.7 PSF ZONE 3 = -75.9 PSF ZONE 4 = 24.3/-24.3 PSF ZONE 5 = 24.3/-44.5 PSF
TWO STAGE SEISMIC ANALYSIS PER ASCE 7-10 SECTION 12.2.3.1 DESIGN PARAMETERS (BASED ON USGS "EARTHQUAKE GROUND MOTION PARAMETERS v5.0.8)	Ss= 1.372, Sds = 0.915 S1= 0.532, Sd1 = 0.461 Ie= 1.0, SITE CLASS C SEISMIC DESIGN CATEGORY= D RISK CATEGORY = II
STAGE 1 – WOOD FRAMED UPPER STRUCTURE (EQUIVALENT LATERAL FORCE PROCEDURE)	R = 6.5 FOR LIGHT FRAMED WALLS WITH WOOD SHEARWALLS REDUNDANCY FACTOR =1.0 Cs = 0.14, BASE SHEAR = 171 KIPS
STAGE 2 – CONCRETE LOWER STRUCTURE (DYNAMIC ANALYSIS)	R = 5.0 FOR CONCRETE SHEARWALLS REDUNDANCY FACTOR =1.3 Cs = 0.183, BASE SHEAR = 822.7 KIPS

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. ELEVATOR EQUIPMENT MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR EACH ELEVATOR INDICATING THE LOADING AND SUPPORT REQUIREMENTS TO BE INCLUDED IN THE DESIGN OF THE BASIC STRUCTURE. AS A MINIMUM THE ELEVATOR SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING:
   a. MAGNITUDE, LOCATION, AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. WHERE MULTIPLE ELEVATORS ARE HOUSED WITHIN A SINGLE SHAFT SHOP DRAWINGS SHALL CLEARLY INDICATE LOADS ARE TO BE APPLIED SIMULTANEOUSLY FROM BOTH ELEVATORS TO THE SUPPORTING MEMBERS.
   b. REQUIRED SPREADER BEAM WIDTH, LOCATION, DESIGN LOADS, AND DEFLECTION CRITERIA.
   c. REQUIRED RAIL SUPPORT WIDTH, LOCATION, DESIGN LOADS, AND DEFLECTION CRITERIA.
   d. MACHINE ROOM LOADS AND DEFLECTION CRITERIA (WHERE APPLICABLE).

11. MECHANICAL / ELECTRICAL / PLUMBING: CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE LOCATION, LOADS, AND ANCHORAGE OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER ATTACHMENTS IN EXCESS OF 50 POUNDS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO INSTALLATION. ALL DETAILS NECESSARY FOR ATTACHING THESE SYSTEMS TO THE BASE BUILDING STRUCTURE, INCLUDING THE DESIGN AND DETAILING OF THE DESIGNATED SEISMIC SYSTEMS AS REQUIRED BY SECTION 1705.12.3 OF THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE SUPPLIER OF THAT EQUIPMENT AND MUST BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

12. SHOP DRAWINGS FOR
   A. REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION)
   B. POST-TENSIONED CONCRETE (REFER TO POST TENSIONED CONCRETE SECTION FOR ADDITIONAL REQUIREMENTS)
   C. STRUCTURAL STEEL
   D. PLYWOOD WEB JOISTS
   E. WOOD HOLDOWN SYSTEM
   F. COLD-FORMED STEEL STUD WALLS

SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. CONTRACTOR SHALL ALSO SUBMIT SHOP DRAWINGS TO THE BUILDING DEPART AS REQUIRED. SHOP DRAWINGS FOR CONNECTOR PLATE WOOD ROOF TRUSSES SHALL ALSO BE SUBMITTED TO THE MECHANICAL ENGINEER FOR COORDINATION.

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

13. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE, MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL, THERETO.

SHOP DRAWINGS SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

DEFERRED SUBMITTALS FOR BUILDING COMPONENTS INCLUDING STAIRS, HANDRAILS, COLD-FORMED STEEL STUD FRAMING (EXTERIOR & INTERIOR WALLS) AND EXTERIOR CLADDING SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP FOR THE STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

14. SPECIAL INSPECTION:

THE FOLLOWING CONSTRUCTION TYPES ARE TO BE REVIEWED BY A SPECIAL INSPECTOR DESIGNATED BY THE OWNER OR ARCHITECT. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2012 INTERNATIONAL BUILDING CODE. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

SOILS: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.6 AND AS DIRECTED BY THE SOILS ENGINEER.

REQUIRED VERIFICATION AND INSPECTION
SOILS (IBC TABLE 1705.6)

DESCRIPTION		TYPE OF VERIFICATION / INSPECTION
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		PERIODIC
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		PERIODIC
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		PERIODIC
VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL		CONTINUOUS
PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		PERIODIC

STEEL CONSTRUCTION AND WELDING: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.2.

REQUIRED VERIFICATION AND INSPECTION
STEEL CONSTRUCTION (IBC TABLE 1705.2)

DESCRIPTION		TYPE OF VERIFICATION / INSPECTION
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS	IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN APPROVED CONSTRUCTION DOCUMENTS	PERIODIC
	MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	PERIODIC
INSPECTION OF HIGH-STRENGTH BOLTING	SNUG-TIGHT JOINTS	PERIODIC
	PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT, OR DIRECT TENSION METHODS OF INSTALLATION	PERIODIC
	PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	CONTINUOUS
MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK	FOR STRUCTURAL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360	PERIODIC
	FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	PERIODIC
	MANUFACTURER'S CERTIFIED TEST REPORTS	PERIODIC
MATERIAL VERIFICATION OF WELD FILLER MATERIALS	IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DRAWINGS	PERIODIC
	MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	PERIODIC
INSPECTION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK WELDING	COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS	CONTINUOUS
	MULTIPASS FILLET WELDS	CONTINUOUS
	SINGLE PASS FILLET WELDS > 5/16"	CONTINUOUS
	PLUG AND SLOT WELDS	CONTINUOUS
	SINGLE PASS FILLET WELDS ≤ 5/16"	PERIODIC
	FLOOR AND ROOF DECK WELDS	PERIODIC

CONCRETE CONSTRUCTION: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.3.

REQUIRED VERIFICATION AND INSPECTION
CONCRETE CONSTRUCTION (IBC TABLE 1705.3)

DESCRIPTION		TYPE OF VERIFICATION / INSPECTION
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT		PERIODIC
INSPECTION OF REINFORCING STEEL WELDING		REFER TO STEEL CONSTRUCTION
INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE		CONTINUOUS
INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE		PERIODIC
VERIFYING USE OF REQUIRED DESIGN MIX		PERIODIC
AT TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS	SLUMP	CONTINUOUS
	AIR CONTENT	CONTINUOUS
	TEMPERATURE	CONTINUOUS
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES		CONTINUOUS
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		PERIODIC
INSPECTION OF PRESTRESSED CONCRETE	APPLICATION OF PRESTRESSING FORCE	CONTINUOUS
	GROUTING OF BONDED PRESTRESSING TENDONS IN SEISMIC-FORCE RESISTING SYSTEM	CONTINUOUS
VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		PERIODIC
INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		PERIODIC

WOOD CONSTRUCTION: SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE SECTION 1705.5.

FABRICATION OF STRUCTURAL ELEMENTS AND ASSEMBLIES: SPECIAL INSPECTION SHALL BE PROVIDED AT FABRICATION FACILITIES PER SECTION 1705 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES AND SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS, PROJECT SPECIFICATIONS, AND APPROVED CONSTRUCTION DOCUMENTS.

SPECIAL INSPECTIONS PER SECTION 1705 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED WHERE THE WORK IS COMPLETED BY A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. UPON COMPLETION OF FABRICATION THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE ARCHITECT AND BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

FABRICATORS FOR STRUCTURAL STEEL WORK SHALL BE CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION OR SHALL INCLUDE IN THEIR BIDS THE AMOUNT NECESSARY TO COVER THE COST OF SPECIAL INSPECTIONS BY AN INDEPENDENT TESTING AGENCY. THE FABRICATOR SHALL COOPERATE WITH THE INSPECTION AGENCY AND SHALL MAKE AVAILABLE ALL RECORDS AND DOCUMENTS THAT FOCUS ON THE GENERAL MANAGEMENT, ENGINEERING, DRAFTING, PROCUREMENT, OPERATIONS, AND QUALITY CONTROL INVOLVED IN FABRICATION. THE FABRICATOR SHALL ALLOW ACCESS TO THE INSPECTION AGENCY AS NECESSARY TO VERIFY THE ACTUAL FABRICATION.

SHEAR STUD REINFORCEMENT ASSEMBLIES: PROVIDE SPECIAL INSPECTION IN ACCORDANCE WITH THE PRODUCTS ICC-ES REPORT AND MANUFACTURERS PUBLISHED RECOMMENDATIONS.

POST INSTALLED ANCHORS: PERIODIC SPECIAL INSPECTION IN ACCORDANCE WITH THE PRODUCTS APPROVED ICC-ES REPORT.

15. SPECIAL INSPECTIONS FOR WIND AND SEISMIC RESISTANCE

IN ADDITION TO THE SPECIAL INSPECTION REQUIREMENTS LISTED ABOVE THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE DESIGNATED LATERAL FORCE RESISTING SYSTEM.
1. STRUCTURAL WOOD
   A. CONTINUOUS SPECIAL INSPECTION OF FIELD GLUING OPERATIONS
   B. PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE LATERAL-LOAD- RESISTING SYSTEM. THIS INCLUDES SHEAR WALLS, DIAPHRAGMS, BRACES, HOLDOWNS, AND SHEAR PANELS.

THE CONTRACTOR RESPONSIBLE FOR EACH ITEM NOTED ABOVE SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK AS REQUIRED BY SECTION 1704.4 OF THE INTERNATIONAL BUILDING CODE.

16. STATEMENT OF SPECIAL INSPECTIONS
A STATEMENT OF SPECIAL INSPECTION AS REQUIRED BY SECTION 1704.2.3 OF THE INTERNATIONAL BUILDING CODE SHALL BE PREPARED BY THE ARCHITECT. THE STATEMENT OF SPECIAL INSPECTIONS SHALL IDENTIFY THE FOLLOWING:

1. MATERIALS, SYSTEMS, COMPONENTS, AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING.
2. TYPE, FREQUENCY, AND EXTENT OF EACH SPECIAL INSPECTION
3. TYPE, FREQUENCY, AND EXTENT OF EACH TEST

17. STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION SHALL CONFORM TO SECTION 1704.5 OF THE 2012 INTERNATIONAL BUILDING CODE. STRUCTURAL OBSERVATIONS SHALL BE MADE AT THE FOLLOWING STAGES IN THE CONSTRUCTION:

1. REVIEW OF REINFORCING STEEL PRIOR TO PLACING CONCRETE.
2. PERIODIC REVIEW OF MASONRY CONSTRUCTION.
3. PERIODIC REVIEW OF STEEL CONSTRUCTION.
4. REVIEW OF FRAMED SHEAR WALLS AND CONNECTORS PRIOR TO COVERING.

THE STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL DESIGNATED BY THE OWNER. THE REGISTERED PROFESSIONAL SHALL SUBMIT A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF THE REQUIRED STRUCTURAL OBSERVATIONS PRIOR TO COMMENCEMENT OF WORK.

THE REGISTERED DESIGN PROFESSIONAL SHALL OBSERVE THE INDICATED WORK FOR GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE OBSERVATION REPORTS.

THE REGISTERED PROFESSIONAL SHALL FURNISH OBSERVATION REPORTS FOR EACH SITE OBSERVATION TO THE ARCHITECT FOR DISTRIBUTION TO THE BUILDING OFFICIAL, CONTRACTOR, AND OWNER. AT THE CONCLUSION OF THE WORK THE REGISTERED PROFESSIONAL SHALL SUBMIT A WRITTEN STATEMENT INDICATING THAT THE REQUIRED OBSERVATIONS HAVE BEEN PERFORMED AND IDENTIFYING, TO THE BEST OF THE REGISTERED PROFESSIONALS KNOWLEDGE, ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.

SHEET INDEX

S1.00 GENERAL STRUCTURAL NOTES
S1.01 GENERAL STRUCTURAL NOTES
S1.02 GENERAL STRUCTURAL NOTES
S1.03 LOADING PLANS

S2.00 LEVEL 01 – FOUNDATION PLAN
S2.01 LEVEL 02 – POST-TENSIONED SLAB PLAN
S2.02 LEVEL 03 – POST-TENSIONED SLAB PLAN
S2.02a LEVEL 03 – BEARING WALL PLAN
S2.03 LEVEL 04 – FRAMING PLAN
S2.04 LEVEL 05 – FRAMING PLAN
S2.05 LEVEL 06 – FRAMING PLAN
S2.06 LEVEL 07 – FRAMING PLAN
S2.07 LEVEL 08 – FRAMING PLAN
S2.08 ROOF FRAMING PLAN

S3.00 TYPICAL CONCRETE DETAILS
S3.01 CONCRETE FOUNDATION DETAILS
S3.02 CONCRETE DETAILS
S3.03 CONCRETE COLUMN SCHEDULE/ & MISC CONCRETE DETAILS
S3.04 TYPICAL P.T. DETAILS
S3.05 TYPICAL P.T. DETAILS
S3.06 TYPICAL P.T. DETAILS

S4.00 CONCRETE WALL ELEVATIONS
S4.01 CONCRETE WALL DETAILS

S5.00 STEEL DETAILS

S6.00 TYPICAL WOOD DETAILS
S6.01 WOOD DETAILS
S6.02 WOOD DETAILS
S6.03 LATERAL WOOD DETAILS
S6.04 WOOD DETAILS

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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
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DRAWN BY: AC
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THOMAS M. BYKONEN
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REGISTERED
STRUCTURAL
PROFESSIONAL ENGINEER

SHEET TITLE:
GENERAL STRUCTURAL NOTES

PROJECT NO: 17041
DRAWING NO.: S1.00
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

18. REQUIRED MATERIAL TESTING

REQUIRED TESTING FOR SPECIAL INSPECTION			
SYSTEM OR MATERIAL	CODE REFERENCE	ASTM REFERENCE	FREQUENCY
CONCRETE STRENGTH CONCRETE AIR CONTENT CONCRETE SLUMP CONCRETE TEMPERATURE	IBC SECTION 1705.3	ASTM C39 ASTM C231 ASTM C143 ASTM C1064	EACH 150 CUBIC YARDS FOR LESS THAN EACH 500 SF OF SLAB OR WALL PLACED EACH DAY
CONCRETE REINFORCEMENT	IBC SECTION 1705.12	ASTM A615	CERTIFIED MILL TEST REPORTS SHALL BE PROVIDED
VERIFICATION OF SLUMP FLOW AND STABILITY INDEX (VSI)AS DELIVERED TO THE SITE FOR SELF CONSOLIDATING GROUT	ACI530.1–11 ARTICLE 1.5B.1.B.3	ASTM C1611/ C1611M	DURING CONSTRUCTION
SHOTCRETE PRE–CONSTRUCTION TESTS	1910.5		REQUIRED FOR EACH NOZLEMAN
SHOTCRETE STRENGTH	1910.10		ONCE EACH SHIFT BUT NO LESS THAN ONE SAMPLE FOR EVERY 50 CUBIC YARDS OF SHOTCRETE

19. EXTERIOR CLADDING AND CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE PLANS. MANUFACTURER SHALL SUBMIT DETAIL DRAWINGS AND CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A REGISTERED STRUCTURAL ENGINEER, STATE OF WASHINGTON. MANUFACTURER'S ENGINEER SHALL BE RESPONSIBLE FOR DESIGN, CODE CONFORMANCE, AND CONNECTION OF EXTERIOR CLADDING PANELS TO BASIC STRUCTURE. ENGINEER OF RECORD TAKES NOT RESPONSIBILITY FOR PRODUCT DESIGN, MANUFACTURE, DELIVERY AND HANDLING, OR CONNECTION TO BASIC STRUCTURE. SHOP DRAWINGS SHALL BEAR THE REVIEW STAMP OF THE DESIGNING ENGINEER'S FIRM PRIOR TO REVIEW BY THE ENGINEER OF RECORD. ALL NECESSARY BRACING, TIES, ANCHORAGE, DISTRIBUTION MEMBERS, AND SIMILAR ELEMENTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH SUBMITTED DRAWINGS AND CALCULATIONS.

GEOTECHNICAL

20. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTRIBUTED EARTH (DENSE NATIVE SOILS) AT LEAST 18" BELOW LOWEST ADJACENT FINISH GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE BEARING PRESSURE	5,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	(50 PCF/35 PCF)
LATERAL EARTH PRESSURE (SEISMIC)	7H PSF
PASSIVE EARTH PRESSURE (INCLUDES FACTOR OF SAFETY = 1.5)	250 PCF
COEFFICIENT OF FRICTION (INCLUDES FACTOR OF SAFETY = 1.5)	0.30

SOILS REPORT REFERENCE: PROJECT NUMBER 2017–195 PREPARED BY THE RILEY GROUP DATED OCTOBER 17, 2017.

ALL PILE SIZES, EXCEPT 2–INCH DIAMETER PILES, SHALL BE SUBJECT TO ASTM LOAD TESTING ON A MINIMUM OF 3% OF PILES, UP TO 5 PILES MAXIMUM (1 MINIMUM). TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARD D1143–81 FOR PILES TO 200% OF DESIGN LOAD UNDER STATIC AXIAL COMPRESSIVE LOAD.

PIPE PILES: IT IS RECOGNIZED THAT THE SEATTLE BUILDING CODE REQUIRES 8 INCH MINIMUM DIAMETER PIPE FOR PIPE PILE INSTALLATION. THE APPROPRIATE ANALYSIS/EVALUATION AND TESTING REQUIREMENTS IN CONFORMANCE WITH DIRECTORS RULE 10–2009 ARE PROVIDED TO ALLOW FOR USE OF PILES LESS THAN 8 INCHES IN DIAMETER AS REQUIRED BY SECTION 104.9 OF THE SEATTLE BUILDING CODE.

PER DIRECTOR'S RULE 10–2009 THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) REQUIRE SPECIAL INSPECTIONS FOR PIN PILE INSTALLATION.

AS INDICATED IN THE GEOTECHNICAL REPORT PIPE PILES DRIVEN TO REFUSAL USING THE HAMMER AND DRIVING RATE SHOWN BELOW MAY BE ASSIGNED THE FOLLOWING COMPRESSIVE CAPACITIES.

PILE DIAMETER	FINAL DRIVING RATE	JACKHAMMER WEIGHT	CAPACITY
3–INCH DIAMETER PILE	2 SEC/INCH FOR 3 CONSECUTIVE INCHES	2000 POUND HAMMER	6 TONS

THE DRIVING CRITERIA FOR 3–INCH DIAMETER PILES, IS VALID ONLY FOR HYDRAULIC HAMMERS MOUNTED ON SLIDING LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING INSTALLATION.

MINIMUM PILE EMBEDMENT SHALL NOT BE LESS THAN 6'–0". INDIVIDUAL PILE SECTIONS SHALL BE CONNECTED USING SLEEVED COUPLERS.

STEEL PIPE SHALL CONFORM TO ASTM A–53, TYPE E OR S, GRADE B, Fy = 35 KSI. MINIMUM PILE WEIGHT FOR 3–DIAMETER PIPE SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. PIPE PILES SHALL BE GALVANIZED.

PILE INSTALLATION AND TESTING SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER.

CONCRETE

21. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 301–11. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (fc)	MAXIMUM WATER / CEMENT RATIO
A. SLABS ON GRADE TOPPING SLABS SLABS ON METAL DECK STAIR LANDINGS AND TREADS	3,000 PSI	0.45
B. CONCRETE WALLS	5,500 PSI	0.45
C. POST TENSIONED CONCRETE	5,500 PSI	0.40
D. CONCRETE COLUMNS	5,500 PSI	0.45
E. ALL STRUCTURAL CONCRETE EXCEPT AS NOTED	4,000 PSI	0.45
F. CRANE FOOTING	5,000 PSI	0.45
G. CONTROLLED DENSITY FILL (CDF)	1,000 PSI	---

MIX DESIGNS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 5 OF ACI 318–11. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR–ENTRAINED WITH AN AIR–ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT FOR FROST–RESISTANT CONCRETE SHALL BE 5% IN ACCORDANCE EXPOSURE CLASS F1 PER ACI 318–11 TABLE 4.3.1 AND TABLE 4.4.1.

LIMIT THE CONCRETE SHRINKAGE AT POST_TENSIONED SLABS TO 0.00030 INCHES PER INCH (INCLUDING ALL ADMIXTURES), THE CONTRACTOR SHALL SUBMIT SHRINKAGE TEST RESULTS OF MIX, CONDUCTED PER ASTC–C157M, A MINIMUM OF 4 WEEKS PRIOR TO USE.

CONCRETE MAY BE PLACED BY THE "SHOTCRETE" METHOD, PROVIDED THE APPROVALS, TESTS, AND INSPECTIONS REQUIRED BY BUILDING DEPARTMENT ARE OBTAINED. SHOTCRETE MATERIALS, EQUIPMENT, PROCEDURES, PROPORTIONS, BATCHING AND MIXING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 506R–05, ACI 506.2–95, ACI 506.4R–94 AND INTERNATIONAL BUILDING CODE SECTION 1910.

THE "SHOTCRETE" METHOD SHALL NOT BE USED WITHOUT MAKING SPECIAL ARRANGEMENTS THROUGH OWNER AND ENGINEER UNLESS STRUCTURAL DRAWINGS ARE SPECIFICALLY DETAILED TO ACCOMMODATE SHOTCRETING.

22. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:

ELEMENT	TYPE OF REINFORCEMENT	ASTM	YIELD STRENGTH (Fy)
SLABS	UNLESS NOTED OTHERWISE	A615	GRADE 60 60 KSI
COLUMNS	VERTICAL	A706	GRADE 60 60 KSI
	TIES	A615	GRADE 60 60 KSI
	SPIRALS	A615	GRADE 60 60 KSI
BEAMS/GRADE BEAMS	LONGITUDINAL	A615	GRADE 60 60 KSI
	TIES	A615	GRADE 60 60 KSI
WALLS	VERTICAL	A706	GRADE 60 60 KSI
	HORIZONTAL	A615	GRADE 60 60 KSI
	DOWELS (SLAB/FOUNDATION)	A706	GRADE 60 60 KSI
BOUNDARY ELEMENTS	VERTICAL	A706	GRADE 60 60 KSI
	TIES	A615	GRADE 60 60 KSI
COUPLING BEAMS	LONGITUDINAL	A706	GRADE 60 60 KSI
	TIES	A615	GRADE 60 60 KSI
	DIAGONAL	A706	GRADE 60 60 KSI
FOUNDATIONS	UNLESS NOTED OTHERWISE	A615	GRADE 60 60 KSI
MISCELLANEOUS	UNLESS NOTED OTHERWISE	A615	GRADE 60 60 KSI
WELDED WIRE FABRIC	UNLESS NOTED OTHERWISE	A185	

EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE ASTM A615 (INCLUDING SUPPLEMENT S1) GRADE 40, Fy = 40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO A706. WELDING OF REINFORCING BARS SHALL COMPLY WITH THE PROCEDURES SPECIFIED IN AWS D1.4.

23. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP–66–04 AND 318–11. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

24. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e., WALLS BELOW GROUND) OR WEATHER (#6 BARS OR LARGER)	2"
(#5 BARS OR SMALLER)	1–1/2"
COLUMN TIES AND BEAM STIRRUPS	1–1/2"
SLABS AND WALLS (INTERIOR FACE)	GREATER OF (BAR DIAMETER PLUS 1/8") OR 3/4"

25. SLABS–ON–GRADE: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 6 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

26. CAST–IN–PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST–IN–PLACE AND PRECAST. SEE ELEVATOR DRAWINGS FOR ADDITIONAL EMBED REQUIREMENTS.

27. NON–SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

28. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICC–ES APPROVED SYSTEM (SUCH AS LENTON, FOX–HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC–ES REPORT OF THE SPLICE USED.

29. HEADED SHEAR STUD REINFORCEMENT ASSEMBLIES:
- A. SHALL BE POSITIONED CORRECTLY AROUND THE COLUMNS AND SET IN ACCORDANCE WITH THE APPROVED PLANS AND DETAILS.
- B. CONCRETE COVER SHALL COMPLY WITH APPROVED DETAILS.
- C. MANUFACTURER SHALL PROVIDE A CERTIFICATE OF COMPLIANCE THAT THE ASSEMBLY MATERIAL CONFORMS TO ASTM A 1044–05. IN ADDITION MANUFACTURER SHALL PROVIDE A CERTIFIED MILL TEST REPORT FOR THE MATERIAL USED TO MANUFACTURER THE HEADED STUDS AND BASE RAIL MATERIAL OF THE FINISHED ASSEMBLY.
- D. MANUFACTURER SHALL PROVIDE TENSILE TESTING DATA FOR RAIL ASSEMBLIES PER ASTM A 1044–05 SECTION 6 UPON REQUEST.
- E. HEADED STUD RAIL ASSEMBLIES SHALL BE MANUFACTURED UNDER AN APPROVED QUALITY CONTROL PROGRAM WITH DOCUMENTATION COMPLYING WITH THE ICC–ES CRITERIA FOR QUALITY DOCUMENTATION (ACIO) SUBMITTED FOR EACH FACILITY.
- F. INSTALLATION OF HEADED SHEAR STUD REINFORCEMENT ASSEMBLIES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF ACI 318–11.
- G. CONTRACTOR SHALL DETERMINE THAT THE PROPER PART IS BEING USED IN THE CORRECT APPLICATION AND HAS BEEN FABRICATED BY THE APPROVED MANUFACTURER.
- H. SUBSTITUTION OF HEADED SHEAR STUD REINFORCEMENT ASSEMBLIES OTHER THAN THOSE INDICATED ON THE APPROVED PLANS AND DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. REQUESTS FOR SUBSTITUTION SHALL INCLUDE CURRENT ICC–ES REPORTS. SUBSTITUTIONS SHALL COMPLY WITH CURRENT ICC ACCEPTANCE CRITERIA FOR HEADED SHEAR STUD REINFORCEMENT ASSEMBLIES FOR CONCRETE SLABS AND FOOTING (AC395).

30. POST–TENSIONING GENERAL NOTES:

A. SPECIFICATIONS: ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

B. PRE–CONSTRUCTION MEETING: SHALL BE ARRANGED BY CONTRACTOR AS REQUIRED BY THE BUILDING DEPARTMENT. THIS MEETING SHALL BE ATTENDED BY THE CONTRACTOR, STRUCTURAL ENGINEER OF RECORD, ANY SUBCONTRACTORS INVOLVED WITH POST–TENSIONING WORK, AND REPRESENTATIVES FROM THE SPECIAL INSPECTION AGENCY AND THE BUILDING OFFICIAL. CONTACT LOCAL BUILDING DEPARTMENT FOR ADDITIONAL REQUIREMENTS.

C. FORCE DESIGNATION: POST–TENSIONING IS DESIGNATED ON THE STRUCTURAL PLANS WITH THE TOTAL FINAL EFFECTIVE FORCES REQUIRED AFTER ALL SHORT AND LONG TERM LOSSES. POST–TENSIONING SUPPLIER SHALL PROVIDE FRICTION AND LONG TERM LOSS CALCULATIONS FOR REVIEW BY THE ENGINEER OF RECORD.

D. PRESTRESSING STEEL: SHALL BE 1/2" DIAMETER SEVEN WIRE LOW–RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A416, FREE FROM CORROSION AND HAVING A GUARANTEED MINIMUM ULTIMATE TENSILE STRENGTH OF 270 KSI. STRAND SHALL BE SHOP COATED WITH COMPOUND TO PREVENT BOND, REDUCE FRICTION, AND RESIST CORROSION AND BE ENCASED IN SLIPPAGE SHEATHING. TEARS IN SHEATHING GREATER THAN SIX INCHES IN LENGTH SHALL BE PATCHED BEFORE CONCRETE POURING. TENDON FABRICATION PROCEDURE SHALL CONFORM TO THE POST–TENSIONING INSTITUTE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS."

E. ANCHORAGES: ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 CHAPTER 18) OR PRESTRESSED CONCRETE INSTITUTE "PCI STANDARD BUILDING CODE FOR PRESTRESSED CONCRETE."

F. SHEATHING: UNBONDED TENDONS SHALL BE ENCASED IN A SLIPPAGE SHEATHING WHICH SHALL BE MANUFACTURED BY A PROCESS THAT PROVIDES WATERTIGHT ENCASEMENT OF THE CORROSION INHIBITING COATING MATERIAL. SHEATHING SHALL BE OF SUFFICIENT STRENGTH AND DURABILITY TO RESIST DAMAGE DURING NORMAL FABRICATION, TRANSPORTATION, INSTALLATION, AND CONCRETE PLACEMENT OPERATIONS. MINIMUM SHEATHING THICKNESS SHALL BE 0.05 INCHES. TEARS IN THE SHEATHING SHALL BE REPAIRED BY REPLACING THE COATING AND RESTORING THE WATERTIGHTNESS.

G. CONCRETE: GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED IN THE VICINITY OF TENDONS OR ANCHORS. TENSIONING OPERATIONS SHALL NOT COMMENCE UNTIL TEST OF CYLINDERS, CURED UNDER JOBSITE CONDITIONS, INDICATES THAT CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

H. TENDON PLACEMENT: TENDONS SHALL BE DRAPED TO A PARABOLIC PROFILE BETWEEN SUPPORTS AS INDICATED IN DETAILS AND SHALL CONFORM TO THE CONTROL POINTS SHOWN ON THE PROFILE. DIMENSIONS SHOWN ON DETAILS AND PLANS LOCATE THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS. LOW POINTS ARE AT MIDSPAN UNLESS NOTED OTHERWISE. ADEQUATE SUPPORT BARS AND CHAIRS SHALL BE FURNISHED TO HOLD TENDONS IN PLACE DURING THE CONCRETE PLACEMENT. CHAIRS ARE REQUIRED AT ALL INTERSECTIONS OF DISTRIBUTED TENDON GROUPS AND SUPPORT BARS. CHAIRS FOR SUPPORT BARS AT BANDED TENDONS SHALL BE SPACED NOT MORE THAN 2'–0" O.C. (TWO CHAIR MINIMUM). VERTICAL TENDON DIMENSIONS SHALL NOT VARY MORE THAN 1/4" (3/8" FOR CONCRETE THICKER THAN 8") FROM THE DIMENSIONS SHOWN, EXCEPT THAT 3/4" MINIMUM CONCRETE COVER SHALL BE MAINTAINED AT ALL TIMES. DEVIATIONS IN SPACING OR LOCATION OF SLAB TENDONS WHERE REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. WHERE TENDONS SEEM TO INTERFERE WITH EACH OTHER, ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE. TWISTING OR ENTWINING OF INDIVIDUAL TENDONS WITHIN A GROUP SHALL NOT BE PERMITTED. ENTWINING OF TENDON GROUPS WITHIN BEAMS SHALL NOT BE PERMITTED. WHERE MILD STEEL INTERFERES WITH TENDON LOCATIONS, PROPER TENDON LOCATION HAS PRIORITY. TWISTING OR ENTWINING OF INDIVIDUAL WIRES OR STRANDS WITHIN A BUNDLE SHALL NOT BE PERMITTED.

I. TENDON LOCATIONS: SHALL BE MARKED ON THE UNDERSIDE OF ALL POST–TENSIONED SLABS WITH DURABLE MARKING MATERIAL. MARKING SHALL BE SUFFICIENT TO IDENTIFY ZONES WHERE TENDON LOCATIONS EXIST TO ALLOW FOR FUTURE DRILLING OF SLABS WITHOUT DAMAGING TENDONS.

J. SHORING: AT ALL POST–TENSIONED CONCRETE SHALL REMAIN IN PLACE UNTIL TENDONS ARE STRESSED. SHORING AT CLOSURE STRIPS AND POUR STRIPS SHALL REMAIN IN PLACE UNTIL CONCRETE IN STRIP HAS REACHED DESIGN STRENGTH.

K. SHOP DRAWINGS: SHOWING ALL DETAILS OF TENDON PLACEMENT, END ANCHORAGE, CONNECTIONS, BLOCKOUTS OF ALL HOLES, INSERTS, AND OTHER POST–TENSIONING DETAILS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW A MINIMUM OF FOUR WEEKS PRIOR TO TENDON FABRICATION. DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

L. CONDUIT: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER SHOWING SIZE, LOCATION, AND EXTENT OF ALL CONDUITS TO BE PLACED IN POST–TENSIONED CONCRETE. ENGINEER SHALL REVIEW DRAWINGS, PRIOR TO PLACEMENT OF CONDUIT, FOR IMPACT OF CONDUIT PLACEMENT ON STRUCTURAL INTEGRITY OF CONCRETE. SEE POST–TENSIONING DETAILS FOR RESTRICTIONS ON SIZE AND PLACEMENT OF CONDUIT.

M. BLOCKOUTS: CONTRACTOR SHALL SUBMIT TO STRUCTURAL ENGINEER LOCATIONS AND SIZES OF ALL BLOCKOUTS LOCATED WITHIN DROP PANEL. SUBMITTAL SHALL OCCUR PRIOR TO PLACEMENT OF BLOCKOUTS.

N. STRESSING OPERATIONS: JOB SITE INSTRUCTION OF CONTRACTOR'S PERSONNEL IN ALL PLACING AND STRESSING OPERATIONS SHALL BE PROVIDED BY POST–TENSIONING SUPPLIER AS REQUIRED. RECORDS SHALL BE KEPT BY A QUALIFIED AGENCY OF ALL JACKING FORCES AND ELONGATIONS AND SHALL BE SUBMITTED PROMPTLY TO THE STRUCTURAL ENGINEER. MEASURED ELONGATIONS DEVIATING UP TO 7% FROM REQUIRED ELONGATIONS ARE ACCEPTABLE. IF MEASURED ELONGATIONS EXCEED TOLERANCE, CONTACT TENDON SUPPLIER AND STRUCTURAL ENGINEER. TENDON TAILS SHALL NOT BE CUT PRIOR TO REVIEW OF ELONGATION REPORTS BY STRUCTURAL ENGINEER. AFTER TENDONS ARE CUT, COAT STRESSING ANCHORAGE WITH CORROSION PREVENTATIVE MATERIAL AND FILL STRESSING RECESS WITH NON–SHRINK GROUT.

O. INSERTS: FOR SUSPENDED MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK SHALL BE CAST–IN–PLACE. IF ADDITIONAL FASTENERS ARE REQUIRED, POST INSTALLED FASTENERS WILL BE PERMITTED ONLY WHERE IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED SO AS TO AVOID DAMAGING THE TENDONS.

P. PENETRATION WITHIN ANCHORAGE ZONES SHALL BE REINFORCED WITH SCHEDULE 40. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL REQUIREMENTS.

POST INSTALLED ANCHORS

31. POST–INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER–OF–RECORD PRIOR TO INSTALLING POST–INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST–IN–PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST–INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC–ES REPORT. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER–OF–RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. SUBSTITUTIONS SHALL HAVE CURRENT ICC–ES APPROVAL.

A. CONCRETE ANCHORS
1. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC–ES AC193. PRE–APPROVED MECHANICAL ANCHORS INCLUDE:
   - a. SIMPSON STRONG–TIE "STRONG–BOLT" (ICC–ES ESR–1771)
   - b. SIMPSON STRONG–TIE "TITEN–HD" (ICC–ES ESR–2713)
   - c. HILTI "KWIK BOLT TZ" (ICC–ES ESR–1917)
2. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC–ES AC308. PRE–APPROVED ADHESIVE ANCHORS INCLUDE:
   - a. SIMPSON STRONG–TIE "SET–XP" (ICC–ES ESR–2508)
   - b. SIMPSON STRONG–TIE "AT–XP" (IAPMO UES ER–263)
   - c. HILTI "HIT–RE 500–SD" (ICC–ES ESR–2322)

B. ANCHORAGE TO SOLID–GROUTED CONCRETE MASONRY
1. MECHANICAL AND CONCRETE SCREW ANCHORS FOR USE IN SOLID–GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC–ES AC01 OR AC106, RESPECTIVELY. PRE–APPROVED MECHANICAL AND CONCRETE SCREW ANCHORS INCLUDE:
   - a. SIMPSON STRONG–TIE "WEDGE–ALL" (ICC–ES ESR–1396)
   - b. SIMPSON STRONG–TIE "TITEN–HD" (ICC–ES ESR–1056)
   - c. HILTI "HIT–HY 150" (ICC–ES ESR–1967)
   - d. HILTI "KWIK BOLT–3" (ICC–ES ESR–1385)
2. ADHESIVE ANCHORS FOR USE IN SOLID–GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC–ES AC58. PRE–APPROVED ADHESIVE ANCHORS INCLUDE:
   - a. SIMPSON STRONG–TIE "SET" (ICC–ES ESR–1772)
   - b. SIMPSON STRONG–TIE "ACRYLIC–TIE" (ICC–ES ER–5791)
   - c. HILTI "HIT–HY 20" (ICC–ES ESR–4815)

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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
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SHEET TITLE:
GENERAL STRUCTURAL NOTES

PROJECT NO: 17041
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SCALE: AS NOTED
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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

35. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH TMS 602/ACI 530/ASCE6 THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS AND CONTACT LAP SPLICES SHALL BE EQUAL TO THE BAR DIAMETER OR ONE INCH MINIMUM. NO MORE THAN TWO BARS SHALL BE BUNDLED TOGETHER. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH TMS 602/ACI 530/ASCE6.

STEEL

36. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

1. AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
2. AISC 303-10 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
3. AISC 341.10 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
4. AISC 358-10 PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS
5. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
6. NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
7. AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE D1.1 AND D1.4

37. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. PLATES, ANGLES, AND RODS	A36	36 KSI
B. WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
C. PIPE COLUMNS	A53 (TYPE E OR S. GRADE B)	35 KSI
D. STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
E. ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	
G. THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR A307 GRADE C	36 KSI

38. ALL BEAM PENETRATIONS NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

39. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED MARCH 18, 2005. ANY STEEL THAT IS EXPOSED TO VIEW UPON COMPLETION OF THE PROJECT SHALL BE CONSIDERED ARCHITECTURALLY EXPOSED. SEE PROJECT SPECIFICATIONS FOR SPECIFIC FABRICATION AND ERECTION REQUIREMENTS.

40. ALL A-325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER AISC SPECIFICATIONS. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. WHERE DESIGNATED SLIP CRITICAL CONNECTION BOLTS SHALL BE APPROVED SELF LOAD INDICATING TYPES AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONNECTED PLIES IN SLIP CRITICAL CONNECTIONS SHALL BE PREPARED TO MEET THE REQUIREMENTS FOR CLASS A FRAYING SURFACES.

41. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

WOOD

42. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS: (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
STUDS PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR NO. 2, Fb = 850 PSI, FC = 1,400 PSI

43. PARALLEL STRAND LUMBER (PSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED I.C.C.-E.S. EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: Fb = 2900 PSI, E = 2,200,000 PSI, Fv = 290 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

44. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

45. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

46. PREFABRICATED PLYWOOD TAPERED WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY REDBUILT ENGINEERED WOOD PRODUCTS. ALTERNATE JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

47. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-10 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

48. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC-ES APPROVAL.

PROPOSED USE		AWPA USE CATEGORY
RESIDENTIAL DECKS	DECKING	3B
	JOISTS ABOVE GROUND	3B
	JOISTS IN CONTACT w/ GROUND	4A
	POSTS	4A
	RAILING	3B
	LEDGERS	3B
SAWN LUMBER	ABOVE GROUND	3B
	GROUND CONTACT	4A
PERMANENT WOOD FOUNDATIONS	SAWN LUMBER	4B
	PLYWOOD	4B
PLYWOOD	DAMP ABOVE GROUND	2
	EXTERIOR ABOVE GROUND	3B
	GROUND CONTACT	4A
POLES	ROUND	4B
	SAWN	3B
FENCING	PICKETS, SLATS AND TRIM	3B
	SAWN POSTS	4A
	ROUND POSTS	4A
	RAILS	3B
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2
LEDGERS	IN CONTACT WITH CONCRETE OR MASONRY	2

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

49. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON AND MAXIMUM NUMBER OF NAILS AS SPECIFIED BY THE MANUFACTURER SHALL BE PROVIDED. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS UNLESS NOTED OTHERWISE.

ALL CONNECTIONS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS C-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

50. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

51. FIRE-RETARDANT-TREATED MATERIALS

FIRE-RETARDANT-TREATED LUMBER AND PLYWOOD BY PRESSURE PROCESS: ALL EXTERIOR STUD WALLS AND SHEATHING IS TO BE FIRE TREADED. USE PRODUCTS WITH A FLAME-SPREAD INDEX OF 25 OR LESS WHEN TESTED ACCORDING TO ASTM E84, AND WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS EXTENDED AN ADDITIONAL 20 MINUTES, AND WITH THE FLAME FRONT NOT EXTENDING MORE THAN 10.5 FEET BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST.

1. TREATMENT SHALL NOT PROMOTE CORROSION OF METAL FASTENERS.
2. DESIGN VALUE ADJUSTMENT FACTORS: TREATED LUMBER SHALL BE TESTED ACCORDING TO ASTM D5664.

52. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 11.1.2 AND 11.1.3 OF THE 2012 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.11 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1-3/8"
2X6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE BLOCKING AT ALL PARALLEL PARTITIONS. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

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CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN
STATE OF WASHINGTON
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SHEET TITLE:
GENERAL STRUCTURAL NOTES

PROJECT NO: 17041
DRAWING NO.: S1.02
SCALE: AS NOTED
DATE: 08/04/2020
SHEET OF

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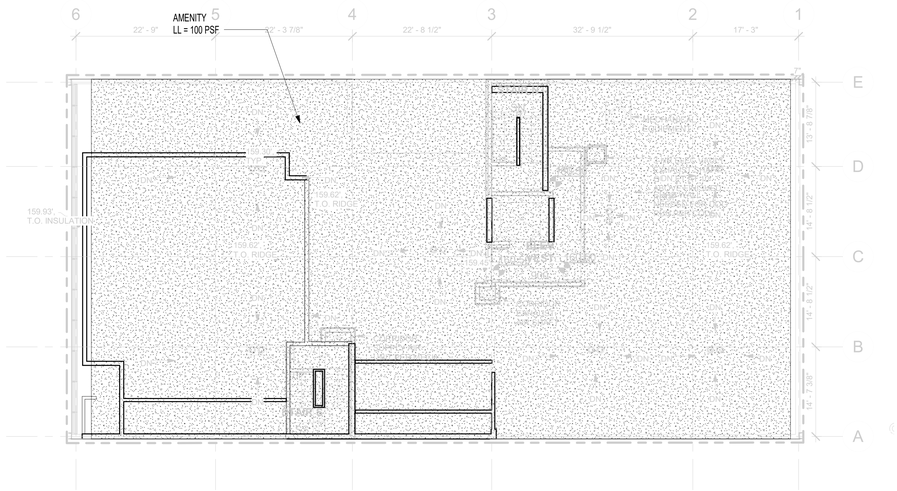
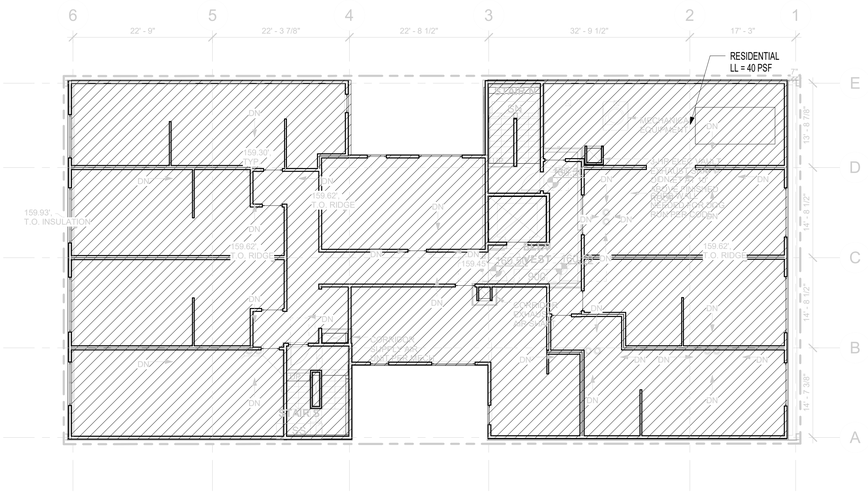


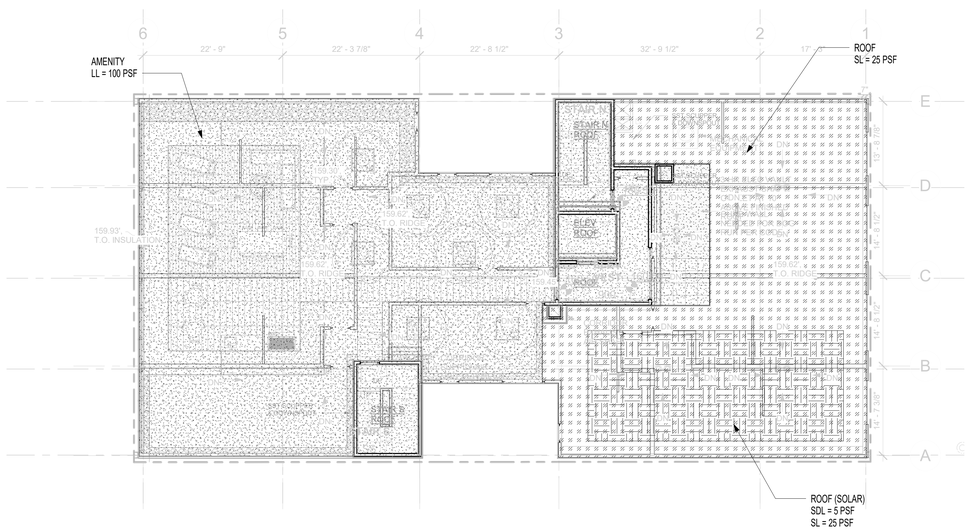
1 LEVEL 01
1" = 10'-0"



2 LEVEL 02
1" = 10'-0"



3 LEVEL 03-08
1" = 10'-0"



4 ROOF
1" = 10'-0"

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THOMAS M. BYKONEN
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PROFESSIONAL ENGINEER

SHEET TITLE:
LOADING PLANS

PROJECT NO: 17041
DRAWING NO.: S1.03
SCALE: AS NOTED
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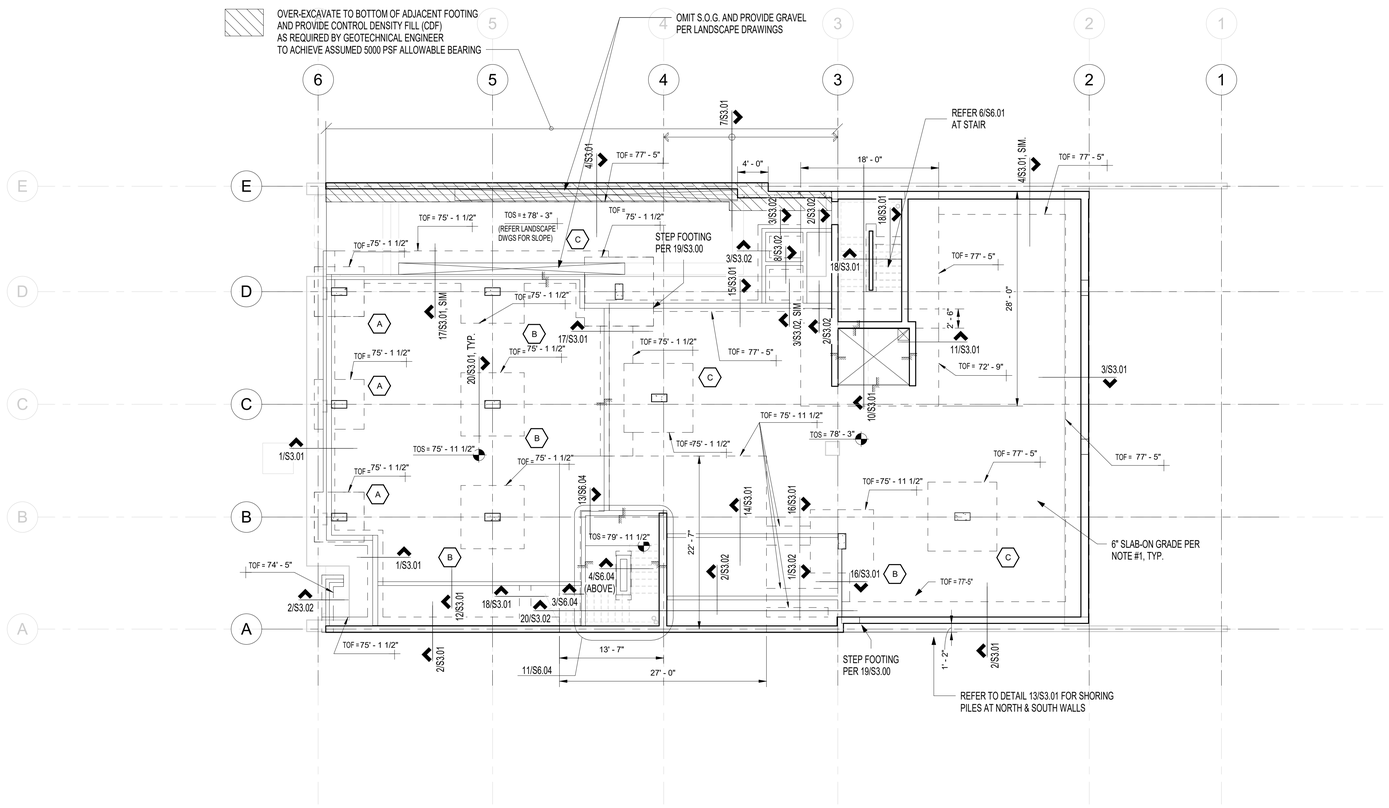

1 LEVEL 01 FOUNDATION PLAN
1/8" = 1'-0"

LEGEND

- xx'-xx" TOP-OF-SLAB ELEVATON
- xx'-xx" TOP-OF-FOOTING ELEVATION
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- (X) FOOTING CALLOUT PER SCHEDULE 19/S3.01

FOUNDATION PLAN NOTES

1. ALL SLABS-ON-GRADE SHALL BE 6" REINFORCED WITH #4 @ 18"o.c. EACH WAY U.N.O. PROVIDE MINIMUM 10-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS. SLABS SHALL BE SUPPORTED ON A MINIMUM 4 INCHES OF FREE DRAINING MATERIAL. CONTRACTOR SHALL COORDINATE LOCATION OF SLAB JOINTS PER 15/S3.00 WITH THE ARCHITECT. PROVIDE COLUMN ISOLATION JOINTS PER 18/S3.00. AREAS OF TOPPING SUPPORTED BY THE MAT SLAB SHALL BE SUPPORTED ON EPS46 GEOFOAM.
2. REFER TO ARCHITECTURAL PLANS FOR SLAB ELEVATIONS AND SPECIAL CONCRETE WORK IN ELEVATOR CORE AND STAIR AREAS. PROVIDE JOINTING SIMILAR TO REMAINING SLAB SUBJECT TO ARCHITECTURAL CONSIDERATIONS (SEE 15/S3.00).
3. REFER TO MECHANICAL /CIVIL DRAWINGS FOR UNDER SLAB PIPING.
4. PROVIDE EMBEDS IN THE CONCRETE WALLS/SLAB EDGES TO SUPPORT ELEVATOR EQUIPMENT AND ATTACHMENTS. ELEVATOR HOIST BEAMS, ELEVATOR RAILS, ECT. EMBEDS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD AS NOTED IN THE GENERAL STRUCTURAL NOTES SHEETS. (S1.00 THRU S1.02)
5. REFER ARCHITECTURAL SHEETS A1.201 FOR SLAB DIMENSIONS AND ADDITIONAL TOP OF SLAB/CURB ELEVATIONS.
6. REFER SHEET S5.00 AND GENERAL STRUCTURAL NOTES FOR TYPICAL COLD-FORMED STEEL NOTES AND DETAILS.
7. FOUNDATION DESIGN IS BASED ON FOOTINGS BEARING ON DENSE / VERY DENSE NATIVE SOILS WITH MINIMUM ALLOWABLE BEARING PRESSURE = 5000 PSF. WHERE NECESSARY OVER EXCAVATE AS REQUIRED TO REACH DENSE NATIVE SOILS AND PROVIDE CONTROLLED DENSITY FILL (CDF) TO ACHIEVE ASSUMED ALLOWABLE BEARING PRESSURE. CONTRACTOR SHALL COORDINATE EXTENT OF CDF WITH GEOTECHNICAL ENGINEER.
8. REFER TO DETAILS 10 & 20/S3.03 FOR COLUMN SCHEDULE AND DETAIL.

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SHEET TITLE:
LEVEL 01 - FOUNDATION PLAN

PROJECT NO: 17041
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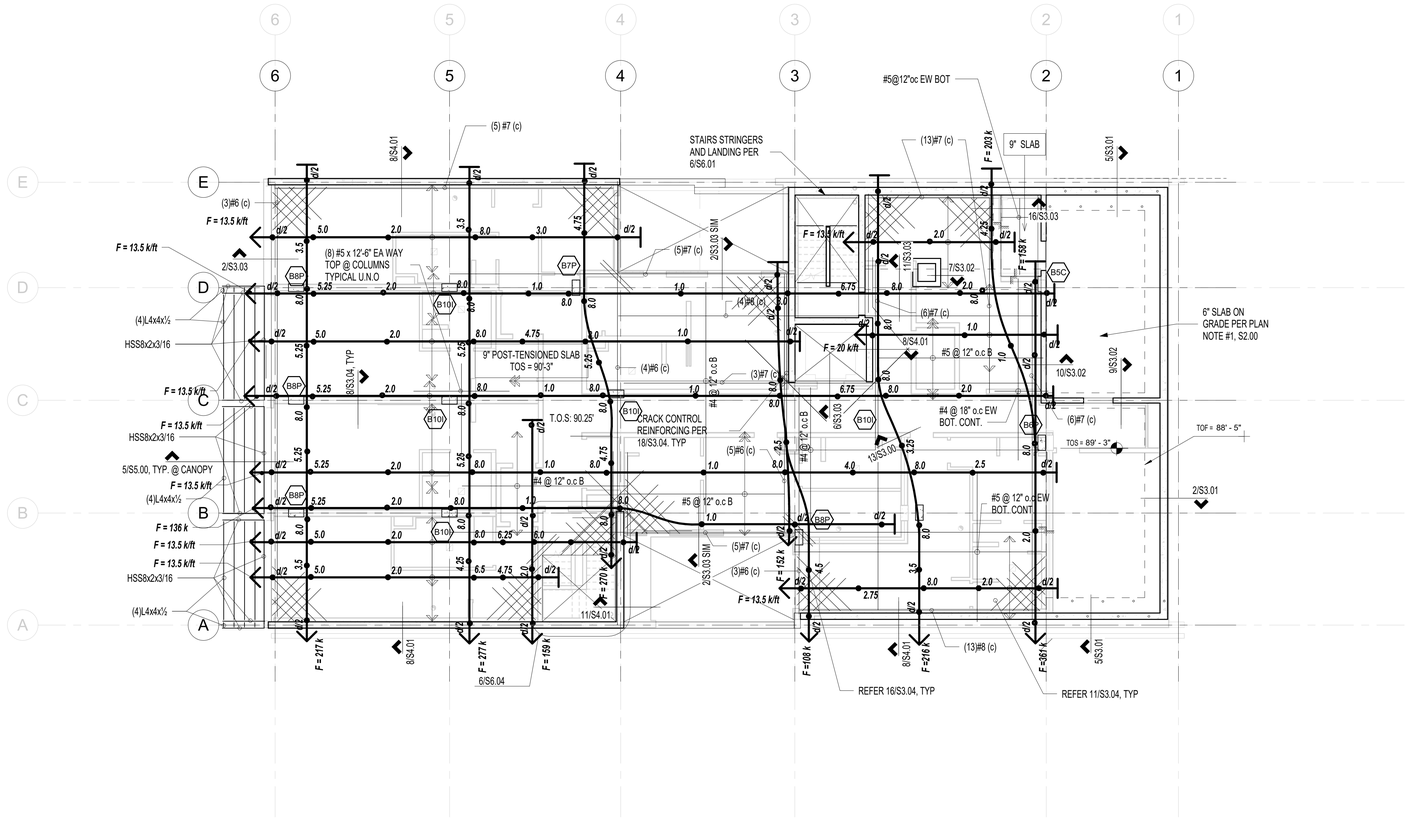

1 LEVEL 02 POST-TENSIONED SLAB PLAN
1/8" = 1'-0"

LEGEND:

- TENDON STRESSING END
- TENDON ANCHORING END
- X.X TENDON OFFSET
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- XX'-XX" TOP OF CONCRETE ELEVATION
- F=XXXk, F=X.X k/ft — FINAL EFFECTIVE PRESTRESS FORCE (KIPS) (F-XXX k - KIPS PER FOOT)
- XXX — INDICATES STUDRAIL PER SCHEDULE 20/S3.05
- X/SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- (c) — INDICATES DIAPHRAGM CHORD/COLLECTOR REINFORCEMENT. BARS SHALL BE CONTINUOUS WITH LAP SPLICES STAGGERED. BARS SHALL BE LOCATED AT 3"oc WITHIN MIDDLE 1/3 OF SLAB DEPTH UNLESS NOTED OTHERWISE

POST-TENSIONING PLAN NOTES: (TYPICAL UNLESS NOTED OTHERWISE)

1. STRUCTURAL SLAB THICKNESS AND FINISH TOP OF STRUCTURAL SLAB ELEVATION ARE SHOWN ON PLAN.
2. SLAB IS DESIGNED FOR A 2-HOUR SEPARATION. PROVIDE 1" CLEAR COVER TO MILD REINFORCEMENT AT BOTTOM OF SLAB AND 1" CLEAR COVER TO TOP OF SLAB TYPICAL.
3. REFER TO SHEET S1.01 FOR POST-TENSIONING NOTES AND SHEETS S3.04, S3.05, AND S3.06 FOR TYPICAL POST-TENSIONING DETAILS
4. STRESS MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
5. REFER 10/S3.06 FOR CRITERIA REGARDING PLACEMENT OF CONDUIT IN POST- TENSIONED SLAB. REFER TO DETAIL 9/S3.06 FOR CRITERIA REGARDING BLOCK OUTS & PENETRATIONS IN POST-TENSIONED SLAB
6. SLAB PENETRATION ADJACENT TO CONCRETE COLUMNS ARE NOT PERMITTED WITHOUT APPROVED OF STRUCTURAL ENGINEER
7. ALL TENDONS ARE TO BE ENCAPSULATED.
8. PROVIDE EMBEDS IN THE CONCRETE WALLS/SLAB EDGES TO SUPPORT ELEVATOR ATTACHMENTS, HOIST BEAMS, ELEVATOR RAILS, ECT. EMBEDS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD AS NOTED IN THE GENERAL STRUCTURAL NOTES.
9. REFER ARCHITECTURAL SHEETS A1.202&A1.203 FOR SLAB DIMENSIONS AND ADDITIONAL TOP OF SLAB/CURB ELEVATIONS.
10. REFER TO DETAIL 20 AND COLUMN SCHEDULE OF SHEET S3.0. FOR COLUMNS.

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SHEET TITLE:
LEVEL 02 - POST-TENSIONED SLAB PLAN

PROJECT NO: 17041
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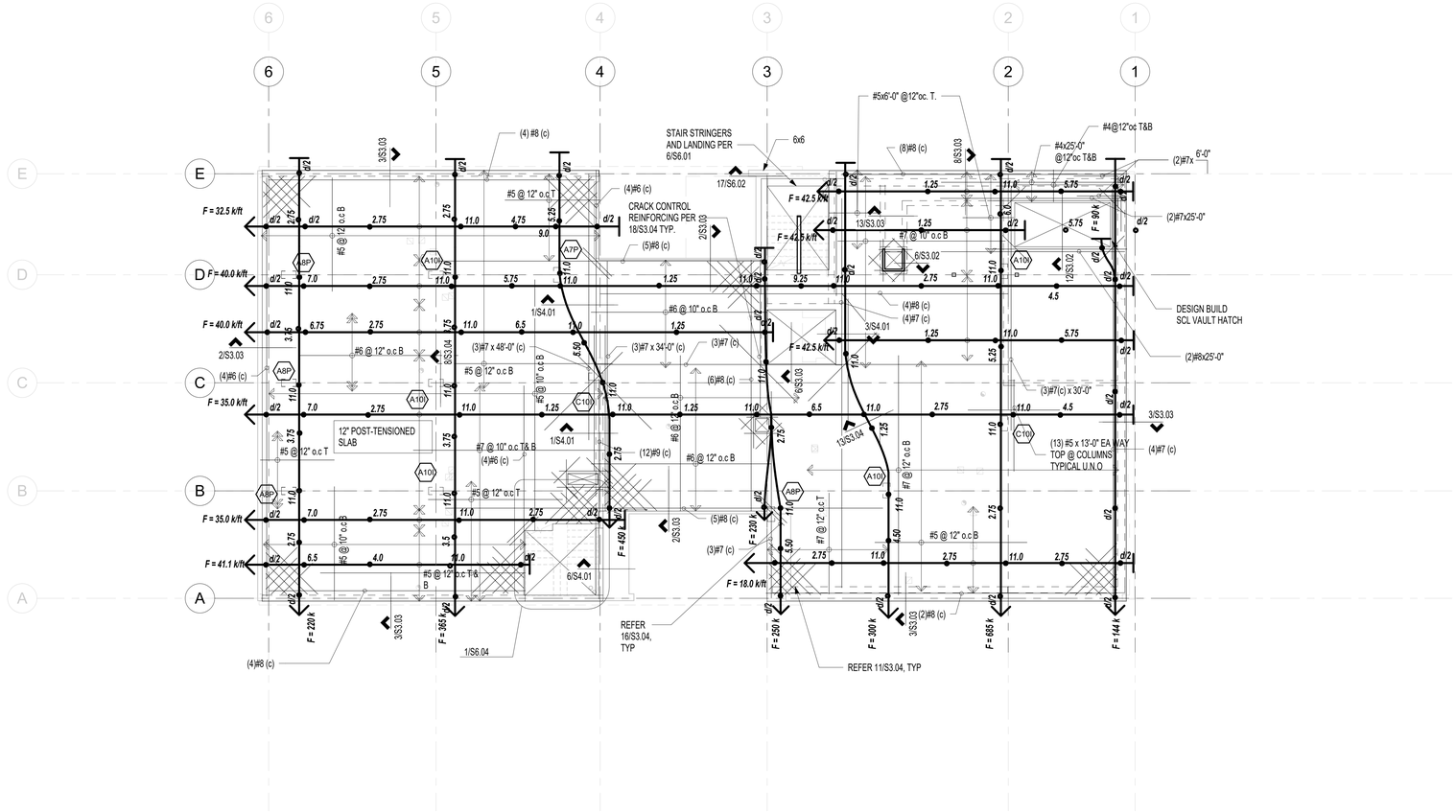

1 LEVEL 03 POST-TENSIONED SLAB PLAN
1/8" = 1'-0"

LEGEND:

- TENDON STRESSING END
- TENDON ANCHORING END
- X.X — TENDON OFFSET
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- xx'-xx" — TOP OF CONCRETE ELEVATION
- F=XXXk / F=X.X k/ft — FINAL EFFECTIVE PRESTRESS FORCE (KIPS) (F-XXX k - KIPS PER FOOT)
- (XXX) — INDICATES STUDRAIL PER SCHEDULE 20/S3.05
- X/SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- (c) — INDICATES DIAPHRAGM CHORD/COLLECTOR REINFORCEMENT. BARS SHALL BE CONTINUOUS WITH LAP SPLICES STAGGERED. BARS SHALL BE LOCATED AT 3"oc WITHIN MIDDLE 1/3 OF SLAB DEPTH UNLESS NOTED OTHERWISE

POST-TENSIONING PLAN NOTES: (TYPICAL UNLESS NOTED OTHERWISE)

1. STRUCTURAL SLAB THICKNESS AND FINISH TOP OF STRUCTURAL SLAB ELEVATION ARE SHOWN ON PLAN.
2. SLAB IS DESIGNED FOR A 3-HOUR SEPARATION. PROVIDE 1" CLEAR COVER TO MILD REINFORCEMENT AT BOTTOM OF SLAB AND 1" CLEAR COVER TO TOP OF SLAB TYPICAL.
3. REFER TO SHEET S1.01 FOR POST-TENSIONING NOTES AND SHEETS S3.04, S3.05, AND S3.06 FOR TYPICAL POST-TENSIONING DETAILS
4. STRESS MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
5. REFER 10/S3.06 FOR CRITERIA REGARDING PLACEMENT OF CONDUIT IN POST- TENSIONED SLAB. REFER TO DETAIL 9/S3.06 FOR CRITERIA REGARDING BLOCK OUTS & PENETRATIONS IN POST-TENSIONED SLAB
6. SLAB PENETRATION ADJACENT TO CONCRETE COLUMNS ARE NOT PERMITTED WITHOUT APPROVED OF STRUCTURAL ENGINEER
7. ALL TENDONS ARE TO BE ENCAPSULATED.
8. PROVIDE EMBEDS IN THE CONCRETE WALLS/SLAB EDGES TO SUPPORT ELEVATOR ATTACHMENTS, HOIST BEAMS, ELEVATOR RAILS, ECT. EMBEDS SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER OF RECORD AS NOTED IN THE GENERAL STRUCTURAL NOTES.
9. REFER ARCHITECTURAL SHEETS FOR SLAB DIMENSIONS AND ADDITIONAL TOP OF SLAB/CURB ELEVATIONS.

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SHEET TITLE:
LEVEL 03 - POST-TENSIONED SLAB PLAN

PROJECT NO: **17041**
DRAWING NO.: **S2.02**
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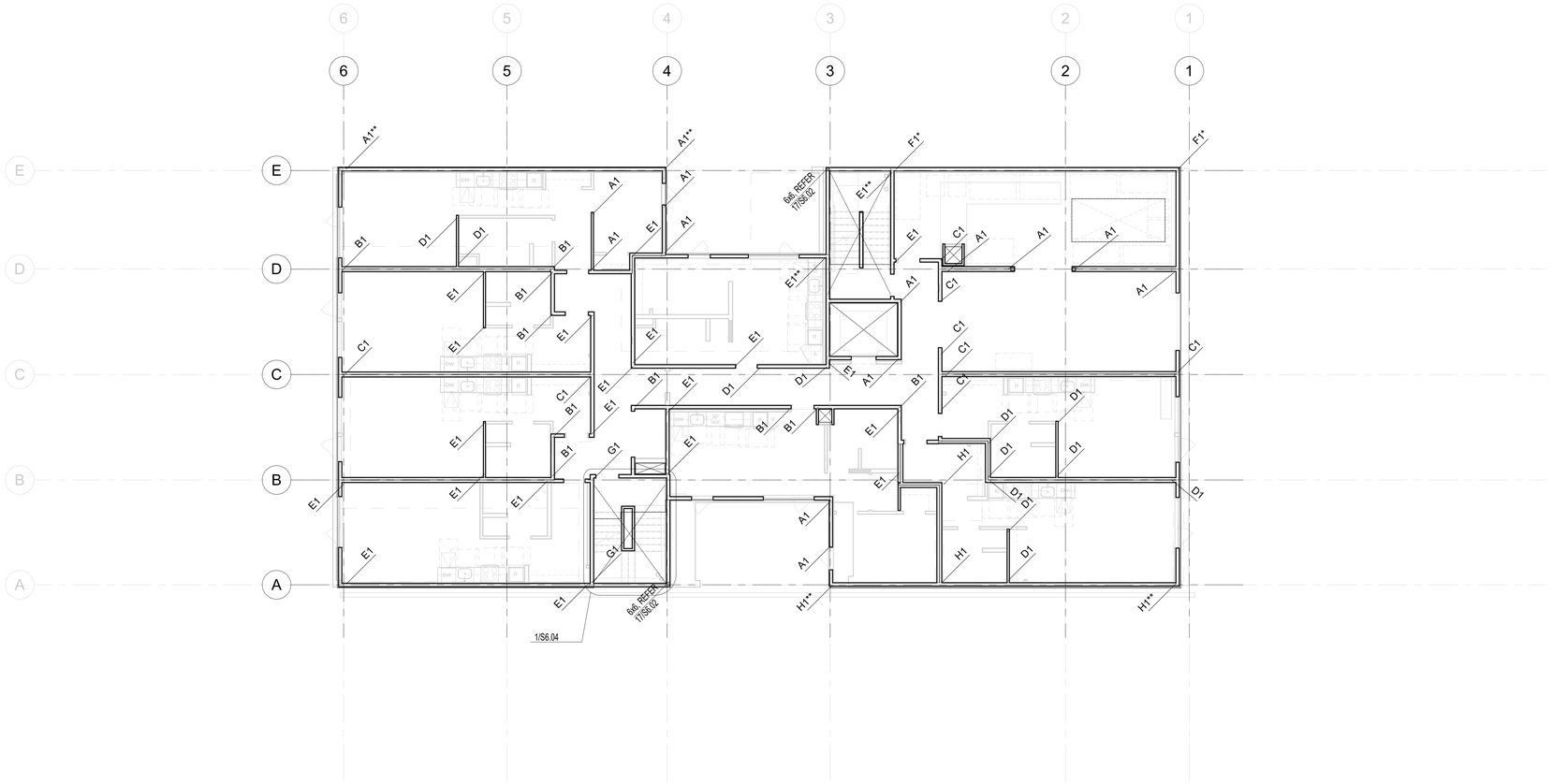

1 LEVEL 03 BEARING WALL PLAN
1/8" = 1'-0"

LEGEND

X1 — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION. ATTACH TO PT SLAB PER 19 & 20/S3.06

X1* — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION. ATTACH TO PT SLAB PER 2/S3.06

X1** — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION. ATTACH TO PT SLAB PER 3/S3.06

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SHEET TITLE:
LEVEL 03 - BEARING WALL PLAN

PROJECT NO: 17041
DRAWING NO.: S2.02a
SCALE: AS NOTED
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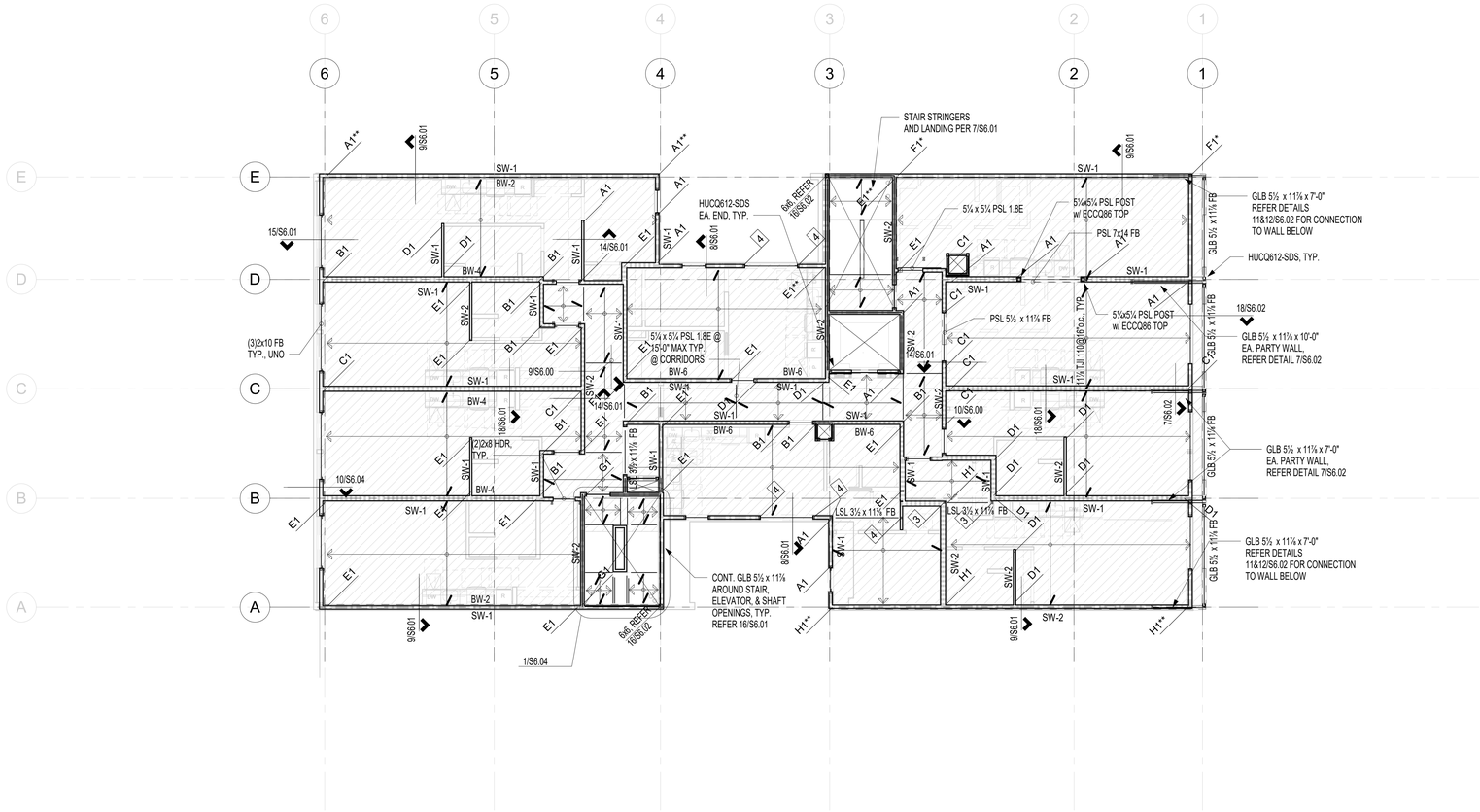

1 LEVEL 04 FRAMING PLAN
1/8" = 1'-0"

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB — INDICATES FLUSH BEAM
- HDR — INDICATES HEADER
- STUD STACK BELOW w/ X 2x4 STUDS BELOW
- X1 — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION.
- X/SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- SPAN AND EXTENTS
- SPAN AND EXTENTS THRU-OUT

TYPICAL WOOD FRAMING PLAN NOTES

1. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). BLOCK DIAPHRAGM PER DETAIL 1/S6.03. NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 4"oc AND AT PANEL EDGES 12"oc TO ALL INTERMEDIATE FRAMING. FLOOR IS DESIGNED FOR 1" GYPCRETE TOPPING.
2. ROOF SHEATHING SHALL BE 19/32" TONGUE AND GROOVE APA RATED STRUCTURAL SHEATHING (SPAN RATING 40/20). NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. BLOCK DIAPHRAGM PER DETAIL 1/S6.03. NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AT PANEL EDGES 12"oc TO ALL INTERMEDIATE FRAMING.
3. SW-X INDICATES SHEAR WALL PER 20/S6.03. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
4. BEARING WALLS SHALL BE AS FOLLOWS: U.N.O.
   (REFER 20/S6.00 FOR SCHEDULE)
   EXTERIOR WALL SHALL BE BW-1, UNO
   PARTY WALLS SHALL BE BW-3, UNO
   CORRIDOR WALLS SHALL BE BW-5, UNO
   INTERIOR BEARING WALL SHALL BE BW-7, UNO
5. ALL HEADERS AND BEAMS ARE MARKED ON PLAN. REFER NOTE 6 FOR SUPPORT REQUIREMENTS.
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. ELEVATOR RAIL BRACKETS SHALL BE ATTACHED @ FLOOR LINES. REFER GENERAL NOTE 10/S1.00 & DETAIL 1&3/S6.02 FOR ADDITIONAL INFORMATION.
8. COORDINATE ELECTRICAL PANELS AND WALL BOXES WITH FRAMING. REFER DETAIL 15/S6.00.
9. PROVIDE DESIGN/BUILD HANDRAILS/GUARDRAILS. HANDRAILS/GUARDRAILS MUST BE DESIGNED IN ACCORDANCE WITH IRC TABLE R301.5 & IBC 1607.8.1. HANDRAIL/GUARDRAIL MUST INCLUDE ATTACHMENT TO THE STRUCTURE.
10. ALL EXTERIOR WALLS, PLATES, BLOCKING, AND SHEATHING TO BE FIRE-TREATED. REFER TO NOTE #51 ON S1.02

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
LEVEL 04 - FRAMING PLAN

PROJECT NO: 17041
DRAWING NO.: S2.03
SCALE: AS NOTED
DATE: 09/25/2020
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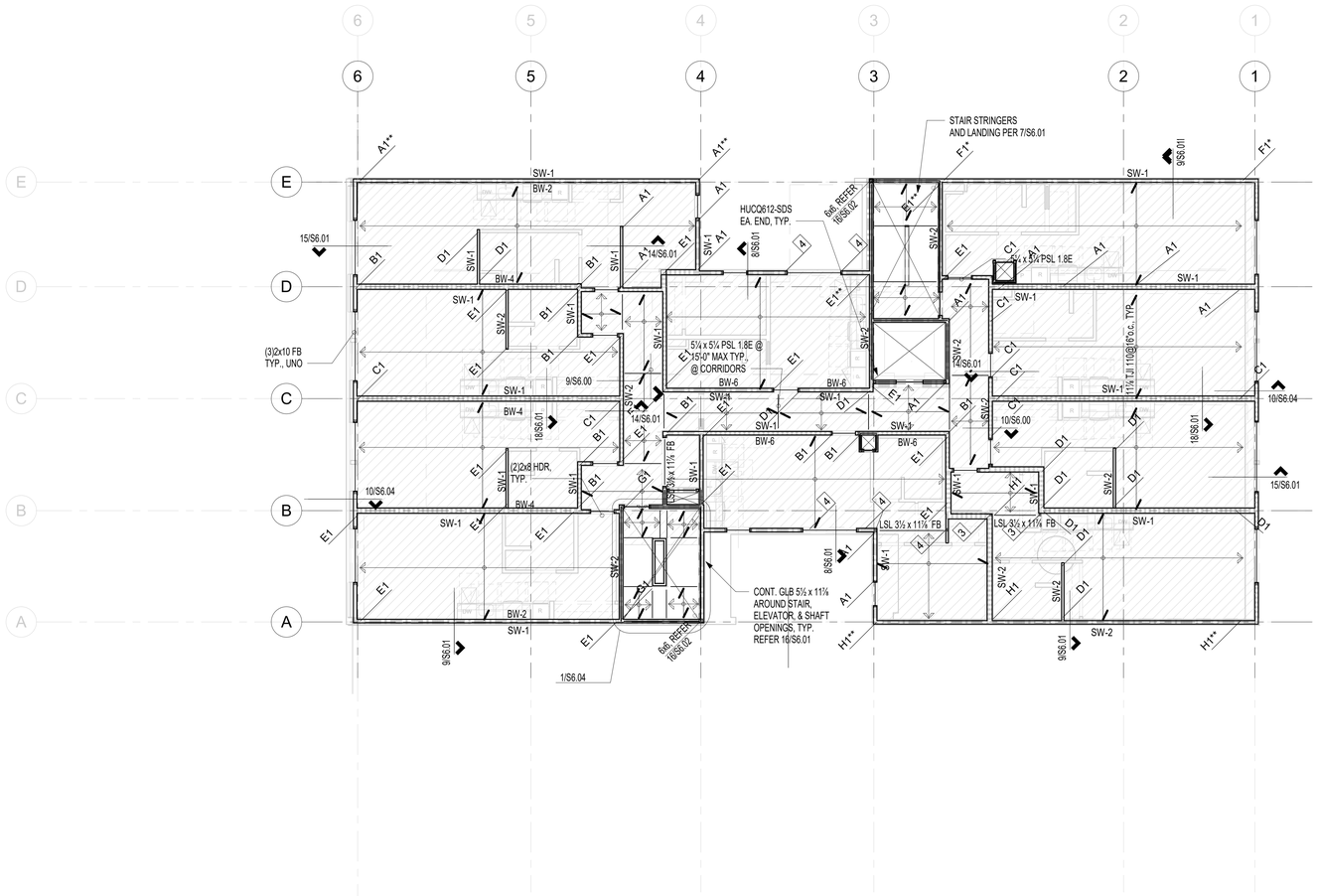

1 LEVEL 05 FRAMING PLAN
1/8" = 1'-0"

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB — INDICATES FLUSH BEAM
- HDR — INDICATES HEADER
- STUD STACK BELOW w/ X 2x4 STUDS BELOW
- X1 — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION.
- X/SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- SPAN AND EXTENTS
- SPAN AND EXTENTS THRU-OUT

TYPICAL WOOD FRAMING PLAN NOTES

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2	BUILDING PERMIT CORRECTIONS NO. 2		3.6.20

ISSUE INFORMATION:

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MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN — STATE OF WASHINGTON — STRUCTURAL — PROFESSIONAL ENGINEER

SHEET TITLE:
LEVEL 05 - FRAMING PLAN

PROJECT NO: 17041
DRAWING NO.: S2.04
SCALE: AS NOTED
DATE: 09/25/2020
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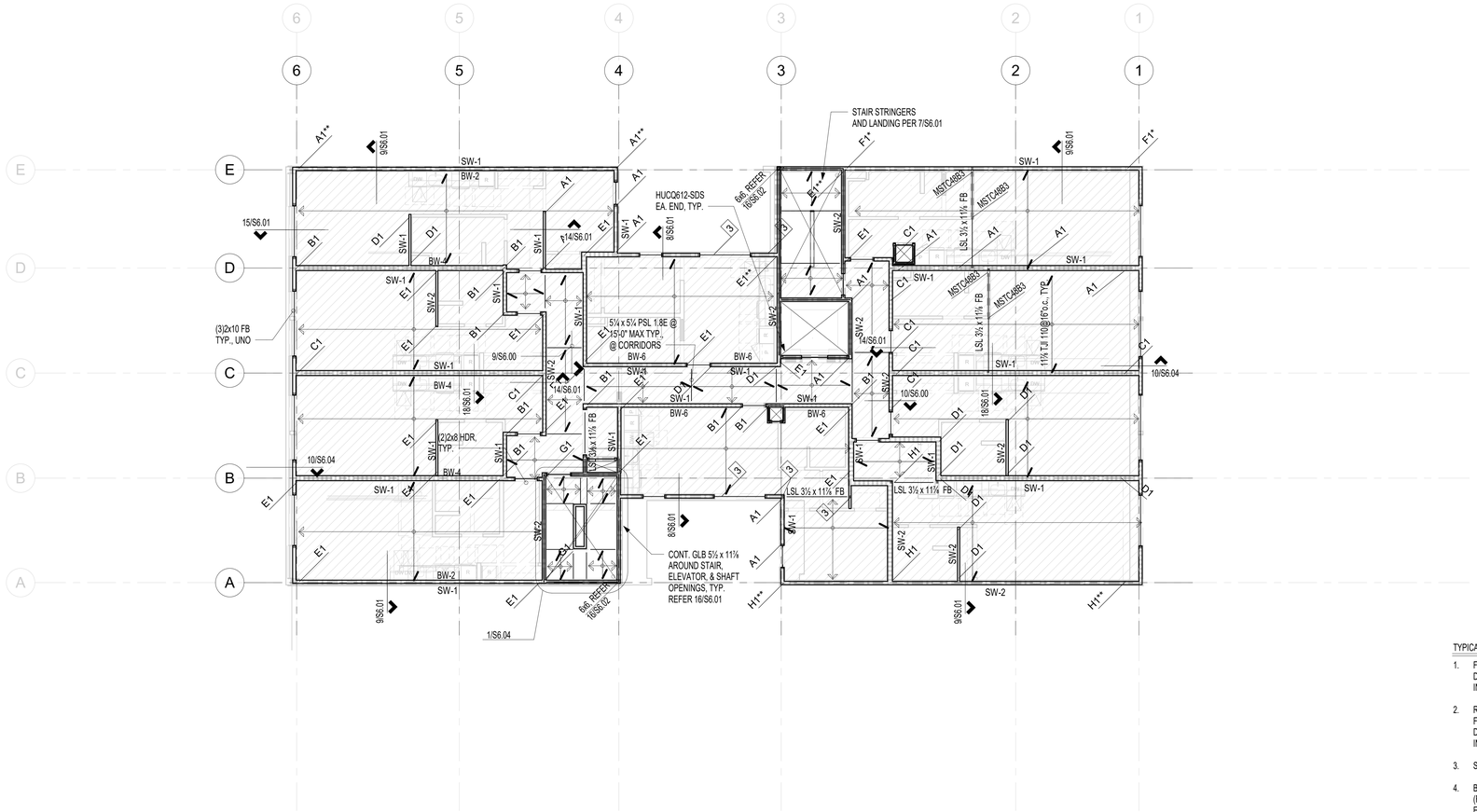

1 LEVEL 06 FRAMING PLAN
1/8" = 1'-0"

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB — INDICATES FLUSH BEAM
- HDR — INDICATES HEADER
- STUD STACK BELOW w/ X 2x4 STUDS BELOW
- X1 — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION.
- X/SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- SPAN AND EXTENTS
- SPAN AND EXTENTS THRU-OUT

TYPICAL WOOD FRAMING PLAN NOTES

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   CORRIDOR WALLS SHALL BE BW-5, UNO
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5. ALL HEADERS AND BEAMS ARE MARKED ON PLAN. REFER NOTE 6 FOR SUPPORT REQUIREMENTS.
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1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
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MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN STATE OF WASHINGTON 19966 REGISTERED STRUCTURAL PROFESSIONAL ENGINEER

SHEET TITLE:
LEVEL 06 - FRAMING PLAN

PROJECT NO: 17041
DRAWING NO.: S2.05
SCALE: AS NOTED
DATE: 09/25/2020
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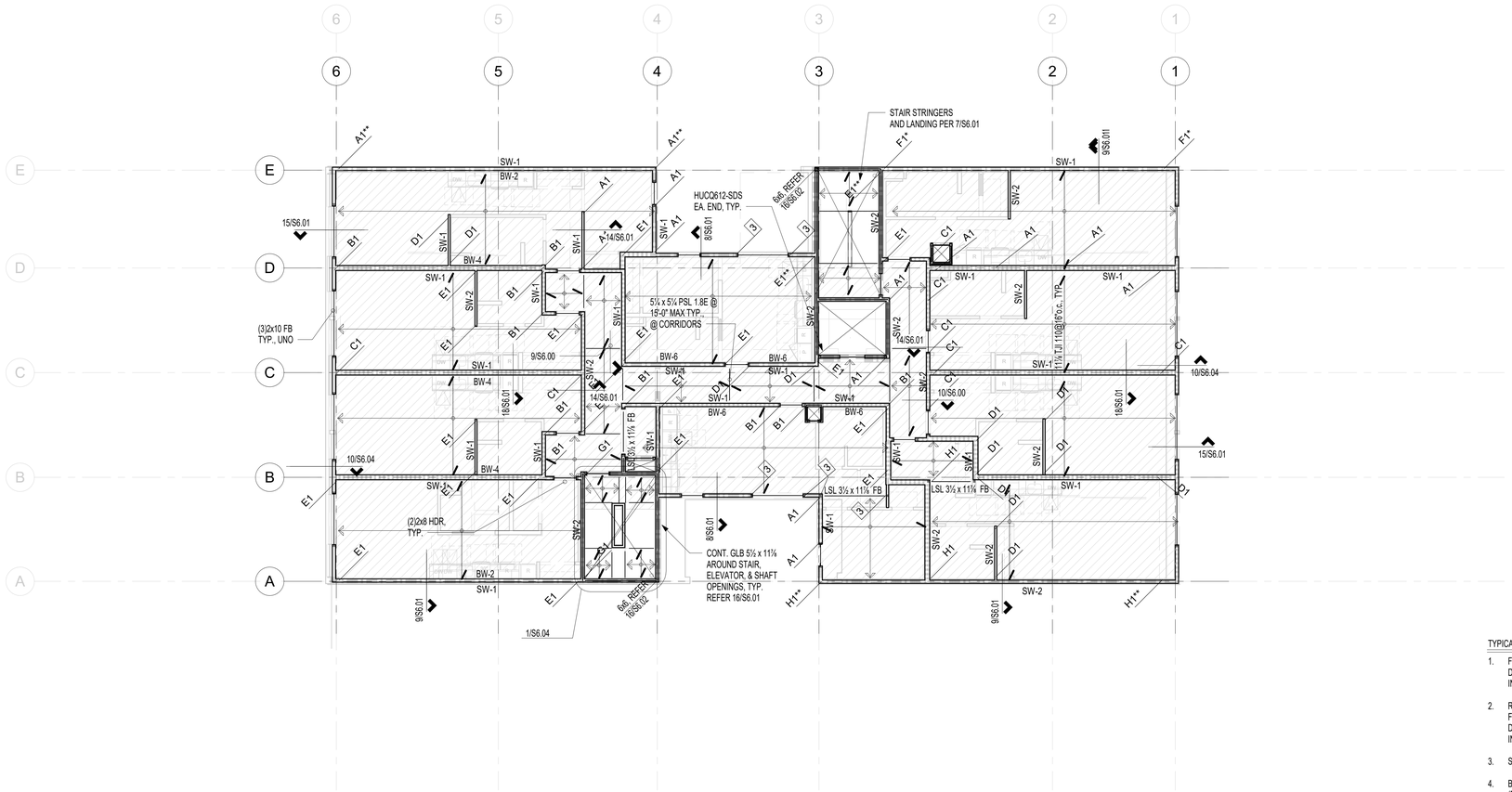

1 LEVEL 07 FRAMING PLAN
1/8" = 1'-0"

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB — INDICATES FLUSH BEAM
- HDR — INDICATES HEADER
- STUD STACK BELOW w/ X 2x4 STUDS BELOW
- X1 — INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION.
- X/S.XX — INDICATES DETAIL X ON SHEET S.XX
- SPAN AND EXTENTS
- SPAN AND EXTENTS THRU-OUT

TYPICAL WOOD FRAMING PLAN NOTES

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2	BUILDING PERMIT CORRECTIONS NO. 2		3.6.20

ISSUE INFORMATION:

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BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN STATE OF WASHINGTON 20161 REGISTERED STRUCTURAL PROFESSIONAL ENGINEER

SHEET TITLE:
LEVEL 07 - FRAMING PLAN

PROJECT NO: 17041
DRAWING NO.: S2.06
SCALE: AS NOTED
DATE: 09/25/2020
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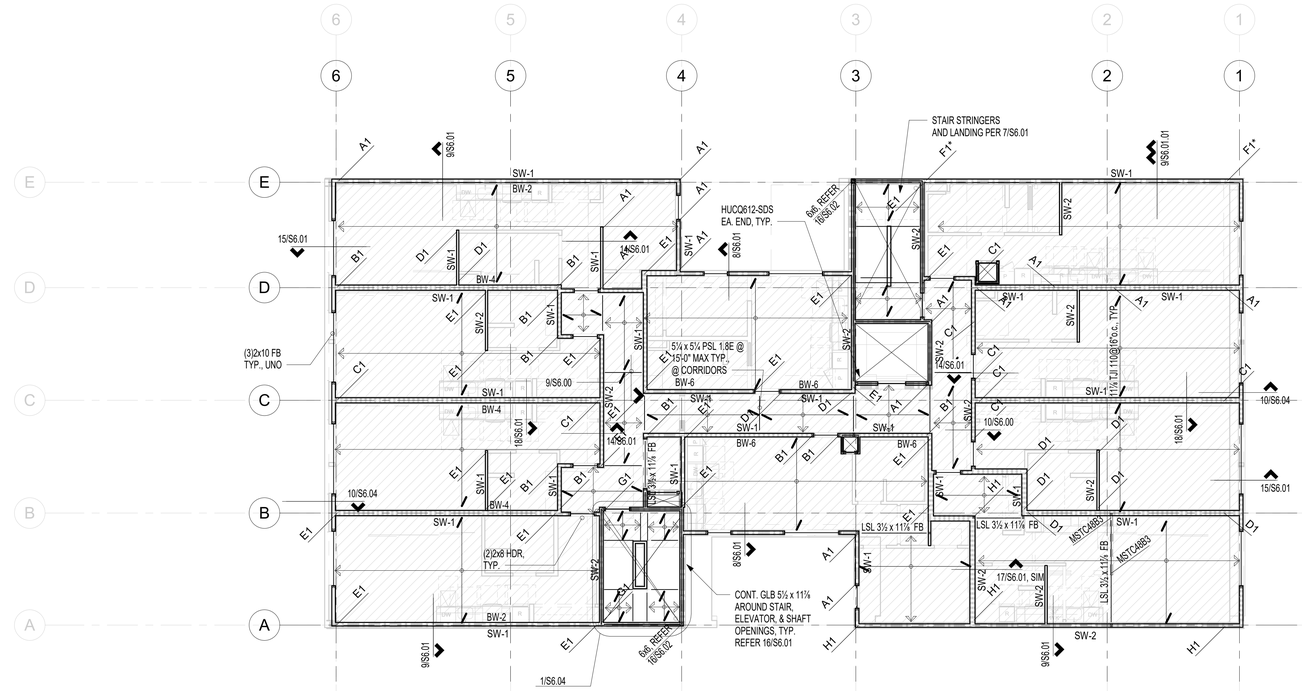

1 LEVEL 08 FRAMING PLAN
1/8" = 1'-0"

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB — INDICATES FLUSH BEAM
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MUP DRAWINGS	**02/04/19**
BUILDING PERMIT SET	**03/13/19**
CD PROGRESS SET	**08/07/20**

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN — STATE OF WASHINGTON — STRUCTURAL — PROFESSIONAL ENGINEER

SHEET TITLE:
LEVEL 08 - FRAMING PLAN

PROJECT NO: **17041**
DRAWING NO.: **S2.07**
SCALE: AS NOTED
DATE: **09/25/2020**
SHEET OF

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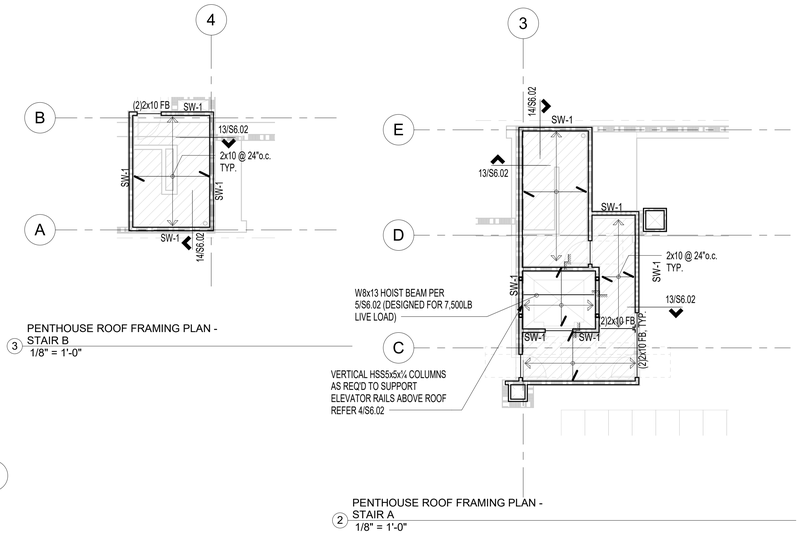
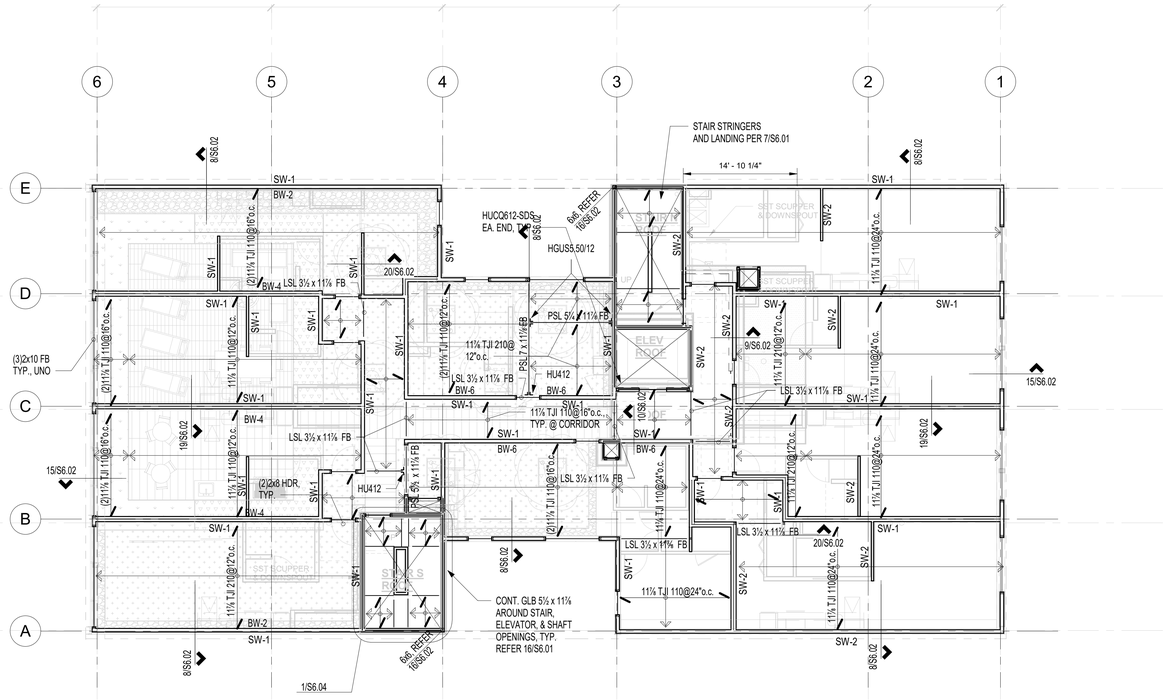


3 PENTHOUSE ROOF FRAMING PLAN - STAIR B
1/8" = 1'-0"

2 PENTHOUSE ROOF FRAMING PLAN - STAIR A
1/8" = 1'-0"



1 ROOF FRAMING PLAN
1/8" = 1'-0"

LEGEND

HANGER	STUD STACK BELOW w/ X 2x4 STUDS BELOW
WALL/ COLUMN BELOW	
WALL/ COLUMN ABOVE	X1 INDICATES HOLDDOWN AT THE END OF SHEARWALL ABOVE. REFER TO DETAIL 11/S6.03 FOR ADDTIONAL INFORMATION.
ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION	
FB INDICATES FLUSH BEAM	X/SX.XX INDICATES DETAIL X ON SHEET SX.XX
HDR INDICATES HEADER	SPAN AND EXTENTS
	SPAN AND EXTENTS THRU-OUT

TYPICAL WOOD FRAMING PLAN NOTES

1. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). BLOCK DIAPHRAGM PER DETAIL 1/S6.03. NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 4"oc AND AT PANEL EDGES 12"oc TO ALL INTERMEDIATE FRAMING. FLOOR IS DESIGNED FOR 1" GYPCRETE TOPPING.
2. ROOF SHEATHING SHALL BE 19/32" TONGUE AND GROOVE APA RATED STRUCTURAL SHEATHING (SPAN RATING 40/20). NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. BLOCK DIAPHRAGM PER DETAIL 1/S6.03. NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AT PANEL EDGES 12"oc TO ALL INTERMEDIATE FRAMING.
3. SW-X INDICATES SHEAR WALL PER 20/S6.03. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
4. BEARING WALLS SHALL BE AS FOLLOWS: U.N.O.
   (REFER 20/S6.00 FOR SCHEDULE)
   EXTERIOR WALL SHALL BE BW-1, UNO
   PARTY WALLS SHALL BE BW-3, UNO
   CORRIDOR WALLS SHALL BE BW-5, UNO
   INTERIOR BEARING WALL SHALL BE BW-7, UNO
5. ALL HEADERS AND BEAMS ARE MARKED ON PLAN. REFER NOTE 6 FOR SUPPORT REQUIREMENTS.
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. ELEVATOR RAIL BRACKETS SHALL BE ATTACHED @ FLOOR LINES. REFER GENERAL NOTE 10/S1.00 & DETAIL 1&3/S6.02 FOR ADDITIONAL INFORMATION.
8. COORDINATE ELECTRICAL PANELS AND WALL BOXES WITH FRAMING. REFER DETAIL 15/S6.00.
9. PROVIDE DESIGN/BUILD HANDRAILS/GUARDRAILS. HANDRAILS/GUARDRAILS MUST BE DESIGNED IN ACCORDANCE WITH IRC TABLE R301.5 & IBC 1607.8.1. HANDRAIL/GUARDRAIL MUST INCLUDE ATTACHMENT TO THE STRUCTURE.
10. ALL EXTERIOR WALLS, PLATES, BLOCKING, AND SHEATHING TO BE FIRE-TREATED. REFER TO NOTE #51 ON S1.02

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BYKONEN CARTER QUINN
STRUCTURAL ENGINEERING

206 PLACE

206 5TH AVENUE SOUTH SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS

1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO. 1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO. 2		3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN STATE OF WASHINGTON 19811 STRUCTURAL PROFESSIONAL ENGINEER

SHEET TITLE:
ROOF FRAMING PLAN

PROJECT NO: 17041
DRAWING NO.: S2.08
SCALE: AS NOTED
DATE: 09/25/2020
SHEET OF

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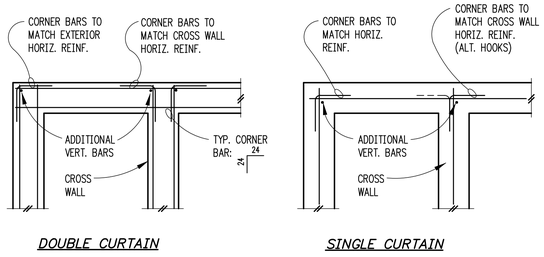
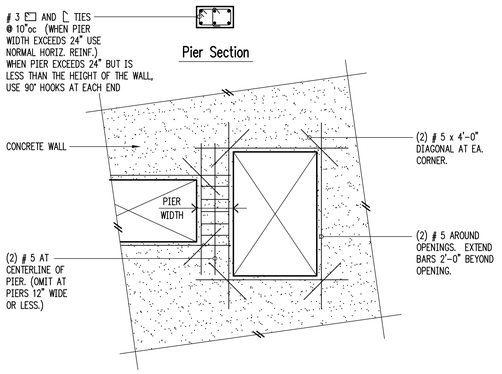


DOUBLE CURTAIN

SINGLE CURTAIN

TYPICAL CORNER BARS AT CONCRETE WALLS

1



NOTE:

1. REINFORCING SHOWN IS MINIMUM. SEE PLANS FOR ANY ADDITIONAL REQUIRED REINFORCING.
2. PROVIDE FOR ANY OPENING SIX SQUARE FEET OR LARGER UNLESS OTHERWISE NOTED ON PLANS, ELEVATIONS, OR DETAILS.

Typical Opening Reinforcing at Concrete Walls

6

8

Reinforcing Splice and Development Length Schedule

FOR f'c = 4000 psi, GRADE 60 REINF.

I

MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d)

BAR SIZE	TOP BARS	OTHER BARS
# 3	18"	14"
# 4	25"	19"
# 5	31"	24"
# 6	37"	28"
# 7	54"	42"
# 8	62"	47"
# 9	69"	53"
# 10	77"	59"
# 11	85"	65"

II

MINIMUM CLASS B LAP SPLICE LENGTHS (ℓ_s)

BAR SIZE	TOP BARS	OTHER BARS
# 3	24"	18"
# 4	32"	25"
# 5	40"	31"
# 6	48"	37"
# 7	70"	54"
# 8	80"	62"
# 9	90"	69"
# 10	100"	77"
# 11	110"	85"

"TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 2 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%.

III

MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

BAR SIZE	LENGTH
# 3	6"
# 4	7"
# 5	8"
# 6	10"
# 7	12"
# 8	13"
# 9	15"
# 10	17"
# 11	18"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".

9

Reinforcing Splice and Development Length Schedule

FOR f'c = 5500 psi, GRADE 60 REINF.

I

MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓ_d)

BAR SIZE	TOP BARS	OTHER BARS
# 3	16"	12"
# 4	21"	16"
# 5	26"	20"
# 6	32"	24"
# 7	46"	35"
# 8	53"	40"
# 9	59"	46"
# 10	66"	51"
# 11	72"	56"

II

MINIMUM CLASS B LAP SPLICE LENGTHS (ℓ_s)

BAR SIZE	TOP BARS	OTHER BARS
# 3	21"	16"
# 4	27"	21"
# 5	34"	26"
# 6	41"	32"
# 7	60"	46"
# 8	68"	53"
# 9	77"	59"
# 10	85"	66"
# 11	94"	72"

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III

MINIMUM EMBEDMENT LENGTHS (ℓ_{dh}) FOR STANDARD END HOOKS

BAR SIZE	LENGTH
# 3	6"
# 4	6"
# 5	7"
# 6	8"
# 7	10"
# 8	11"
# 9	13"
# 10	14"
# 11	16"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2½".
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2".

10

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DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22494 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
TYPICAL CONCRETE DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.00
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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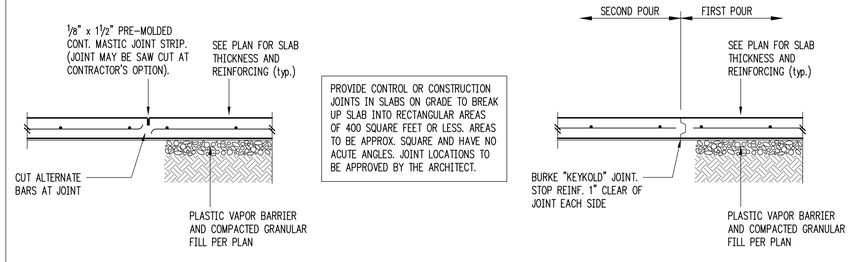


Control Joint

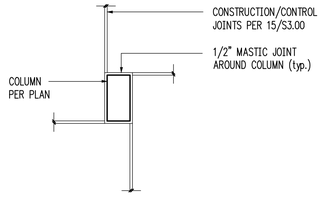
Construction Joint

Typical Slab Joints 15

11

12

13

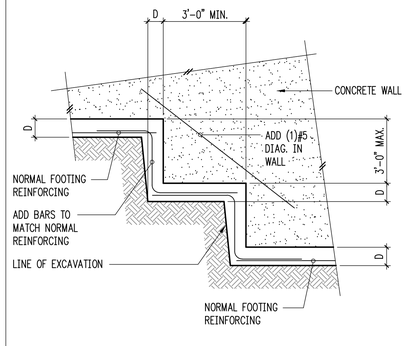


Plan View

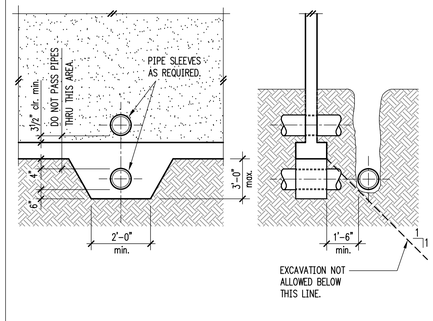
Typical Slab Isolation Joint 18

16

17



Typical Stepped Footing 19



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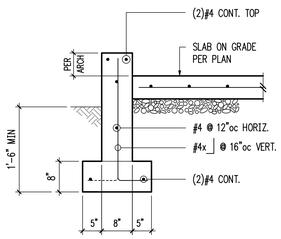
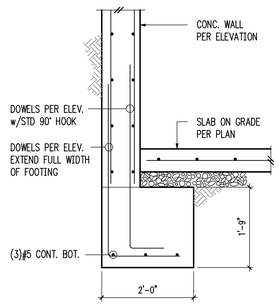
Pipe and Trench Location Conditions 20

19

20



Scale : 3/4" = 1'-0" **1**



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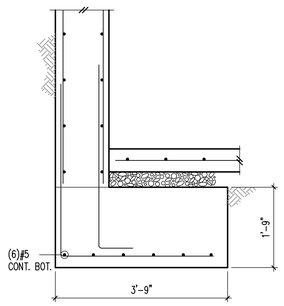
REFER TO 2/S3.01 FOR CALLOUTS IN COMMON



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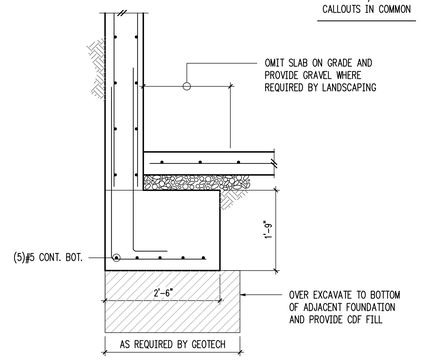
REFER TO 2/S3.01 FOR CALLOUTS IN COMMON



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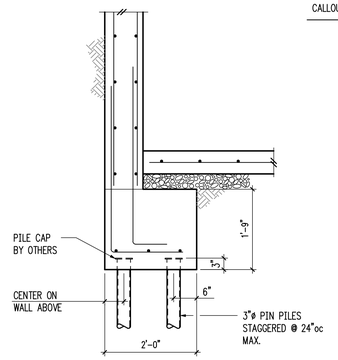
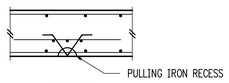
REFER TO 2/S3.01 FOR CALLOUTS IN COMMON

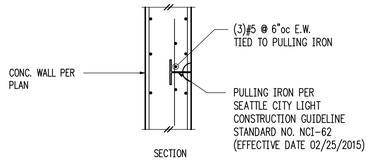


Scale : 3/4" = 1'-0" **5**

LOCATE PULLING IRON PER SEATTLE CITY LIGHT CONSTRUCTION GUIDELINE



PLAN VIEW



SECTION

Scale : 3/4" = 1'-0" **6**

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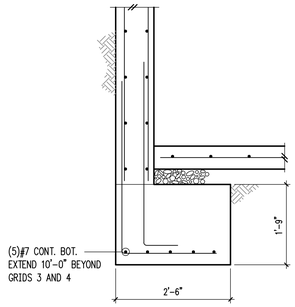

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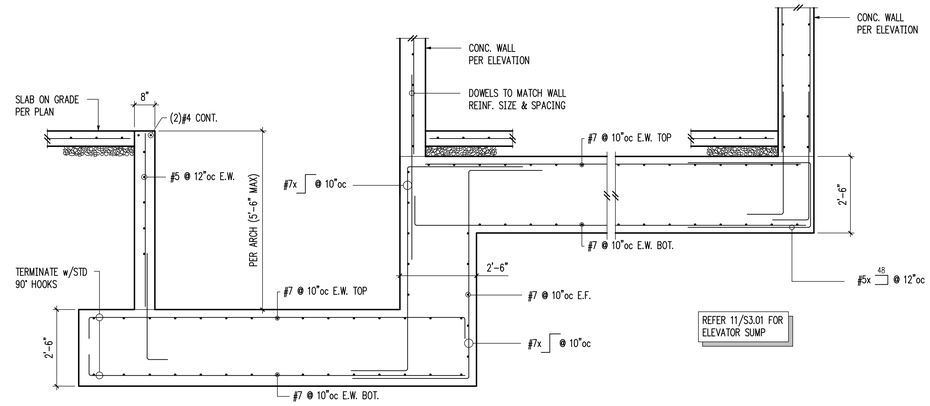

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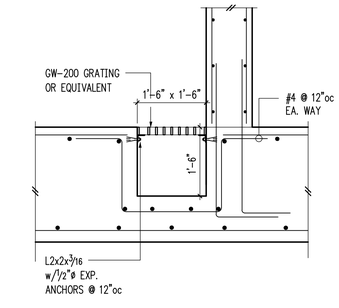
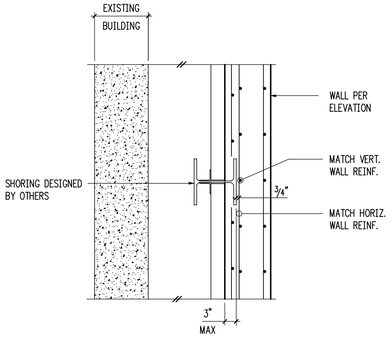


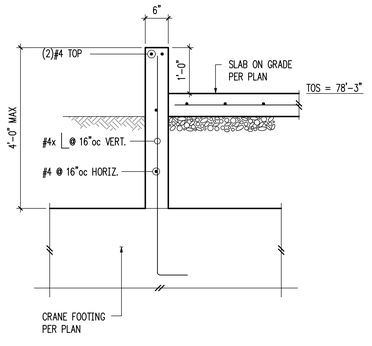
Scale : 3/4" = 1'-0" **Typical Sump 11**

Scale : 3/4" = 1'-0" **12**



PLAN VIEW

Scale : 3/4" = 1'-0" **13**



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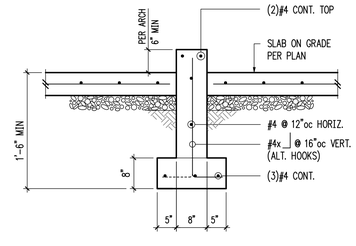

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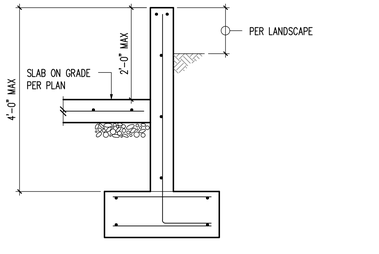
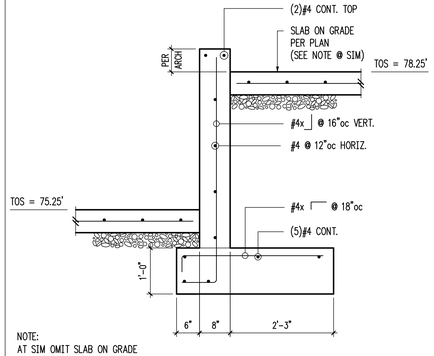
REFER TO 1/S3.02 FOR CALLOUTS IN COMMON

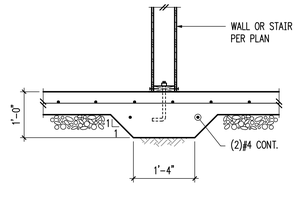


Scale : 3/4" = 1'-0" **16**



NOTE:
AT SIM OMIT SLAB ON GRADE AND PROVIDE GRAVEL WHERE REQUIRED BY LANDSCAPING

Scale : 3/4" = 1'-0" **17**

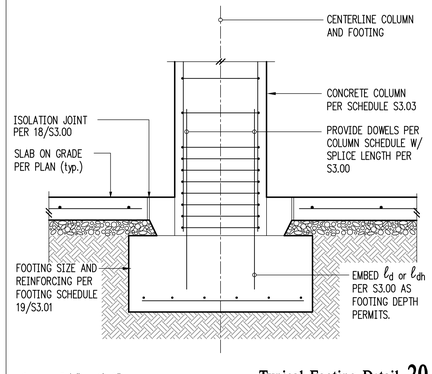


Scale : 3/4" = 1'-0" **18**

Footing Schedule

PLAN MARK	SIZE	DEPTH	REINFORCING
A	6'-6" x 6'-6"	15"	(6)#7 E.W. BOT.
B	8'-3" x 8'-3"	19"	(8)#7 E.W. BOT.
C	9'-0" x 9'-0"	21"	(8)#8 E.W. BOT.

Footing Schedule 19



Scale : 3/4" = 1'-0" **Typical Footing Detail 20**

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DOCUMENT SET TYPE:
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DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN 22494 STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
CONCRETE FOUNDATION DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.01
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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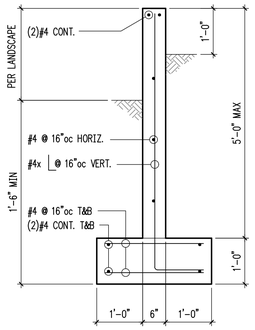

Scale : 3/4" = 1'-0"

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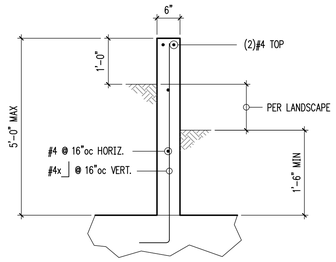

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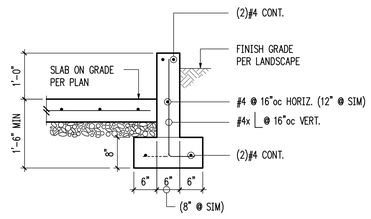

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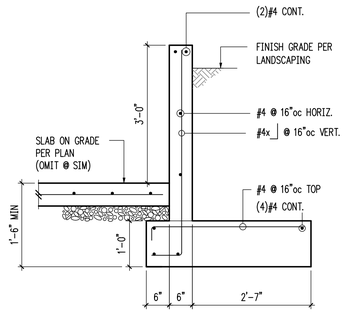

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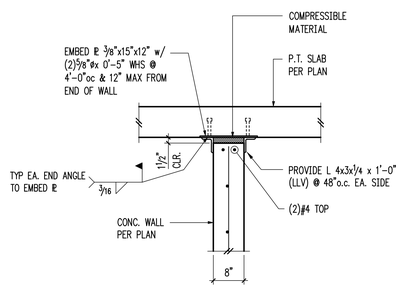

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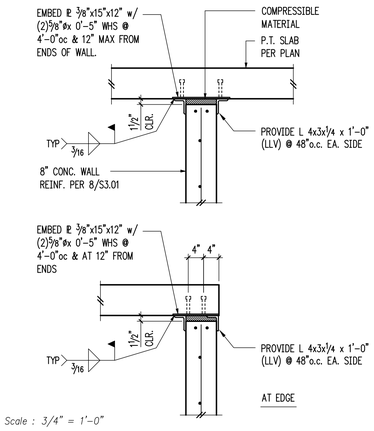
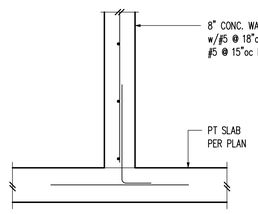


Scale : 3/4" = 1'-0"

6

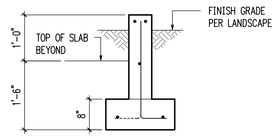
REFER DETAIL 6/S3.02 SIM
FOR CONNECTION TO PT
SLAB ABOVE



Scale : 3/4" = 1'-0"

7

REFER TO 3/S3.02 FOR
CALLOUTS IN COMMON



Scale : 3/4" = 1'-0"

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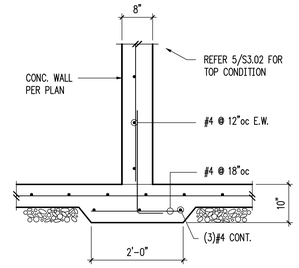
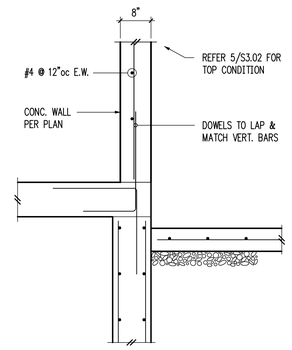


Scale : 3/4" = 1'-0"

9



Scale : 3/4" = 1'-0"

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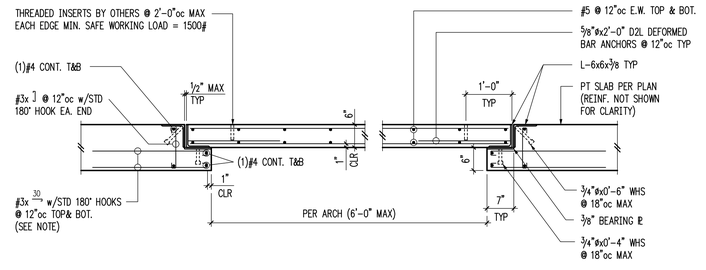


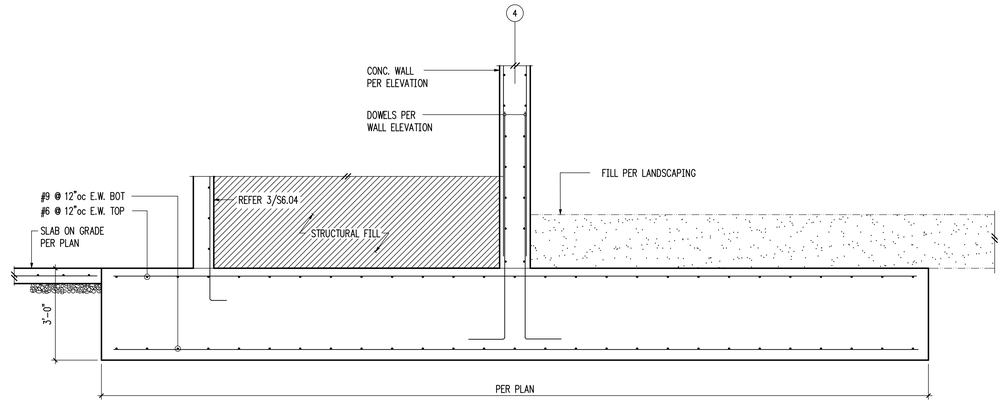
Scale : 3/4" = 1'-0"

16

NOTE:
WHERE INSUFFICIENT SPACE IS AVAILABLE TO PROVIDE THE MIN. STRAIGHT LENGTH AS SHOWN THE BAR MAY BE EXTENDED A MIN OF 12" INTO MAIN SLAB AND TERMINATED w/STANDARD 90° HOOK.

12

17



Scale : 1/2" = 1'-0"

20

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206 PLACE

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EDGE DEVELOPERS

1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2		3.6.20
3	BUILDING PERMIT CORRECTIONS NO.3		7.2.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22494 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
CONCRETE DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.02
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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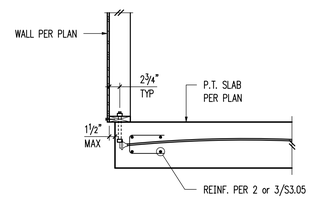

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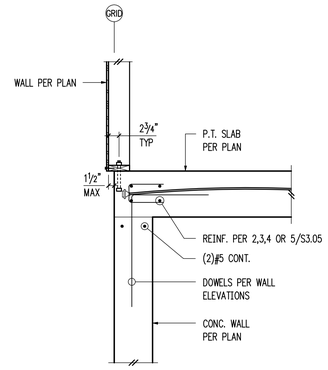


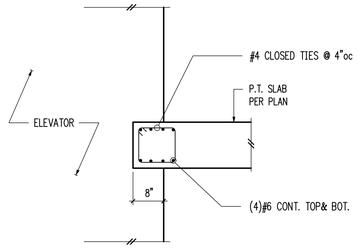
Scale : 3/4" = 1'-0"

3

COLUMN LOCATION	5.8–B 5.8–C 5.8–D	5.0–B 5.0–C 5.0–D	4.3–D.1	4.1–C.1	2.9–4.8 2.4–B.1	2.0–D.1 2.0–B.7	
LVL 03	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24	
LVL 02	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24 PILASTER	
LVL 01	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24	12 x 24 PILASTER	
	(6)#7	(6)#7	(6)#7	(6)#7	(6)#7	(6)#7	
	#4 @ 5"oc —>	#4 @ 5"oc —>	#4 @ 5"oc —>	#4 @ 5"oc —>	#4 @ 5"oc —>	#4 @ 5"oc —>	
	#4 @ 3"oc —>	#4 @ 3"oc —>	#4 @ 3"oc —>	#4 @ 3"oc —>	#4 @ 3"oc —>	#4 @ 3"oc —>	
	COL. SIZE	COL. SIZE	COL. SIZE	COL. SIZE	COL. SIZE	COL. SIZE	
	VERT. REINF.	VERT. REINF.	VERT. REINF.	VERT. REINF.	VERT. REINF.	VERT. REINF.	
	ZONE 1 :	ZONE 1 :	ZONE 1 :	ZONE 1 :	ZONE 1 :	ZONE 1 :	
	ZONE 2 :	ZONE 2 :	ZONE 2 :	ZONE 2 :	ZONE 2 :	ZONE 2 :	

PROVIDE LAP SPLICES AS REQUIRED FOR CONSTRUCTABILITY REFER 20/S3.03 FOR CRITERIA.

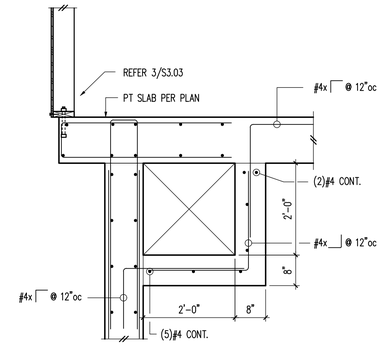
Column Schedule 10



Scale : 3/4" = 1'-0"

6

7



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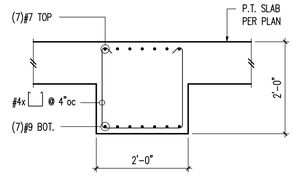
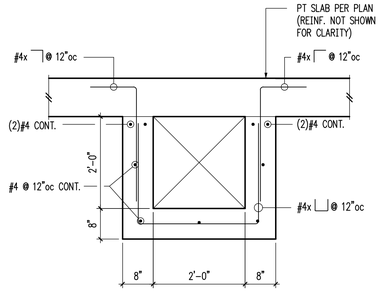


Scale : 3/4" = 1'-0"

11

12



Scale : 3/4" = 1'-0"

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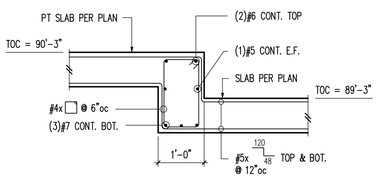
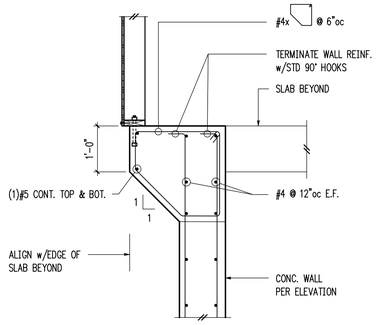


Scale : 3/4" = 1'-0"

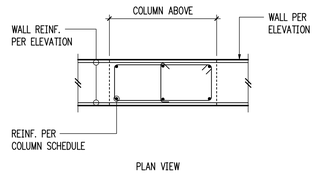
16

REFER TO 3/S3.03 FOR CALLOUTS IN COMMON



Scale : 3/4" = 1'-0"

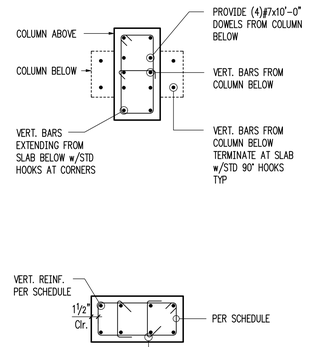
17



NOTE: EXTEND VERTICAL DOWELS INTO WALL FOOTING SIMILAR TO ADJACENT WALL REINF.

Scale : 3/4" = 1'-0"

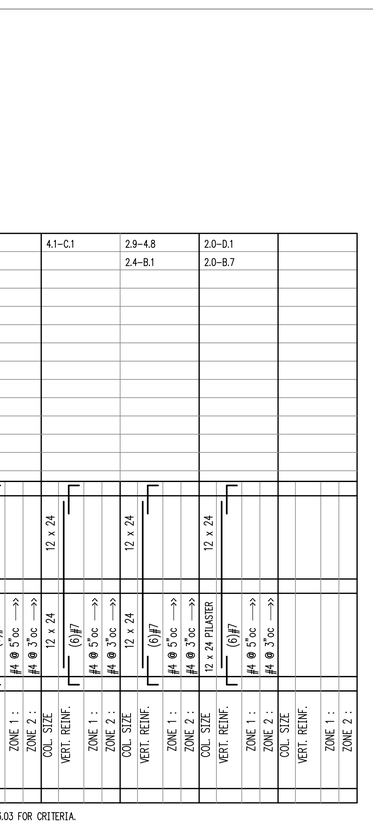
18



Column Section

Scale : 3/4" = 1'-0"

19



20

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CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22000 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

SHEET TITLE:
CONCRETE COLUMN SCHEDULE / & MISC. CONCRETE DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.03
SCALE: AS NOTED
DATE: 08/04/2020
SHEET OF

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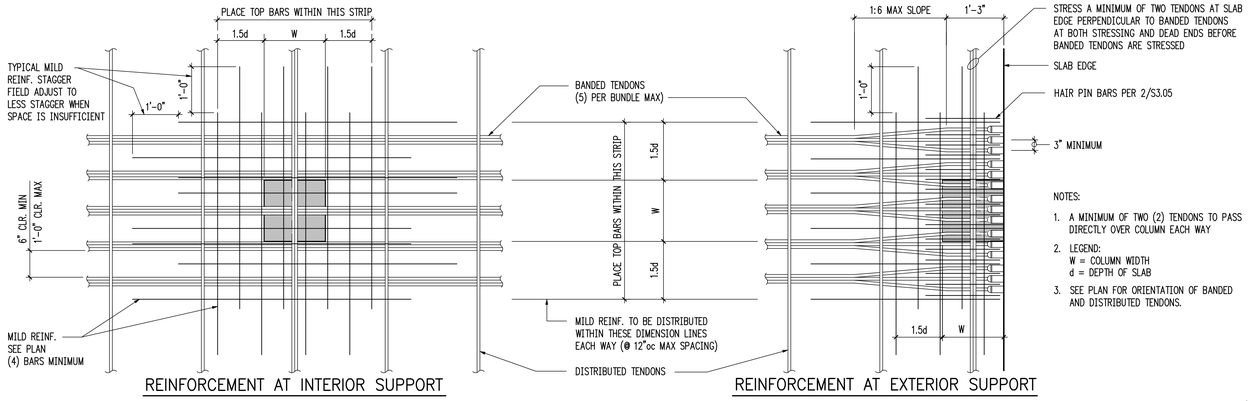
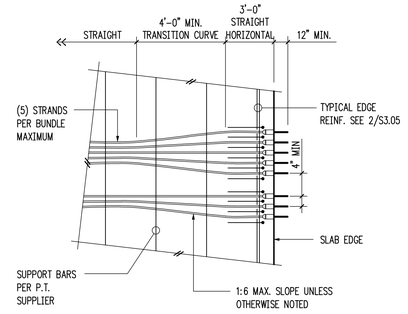
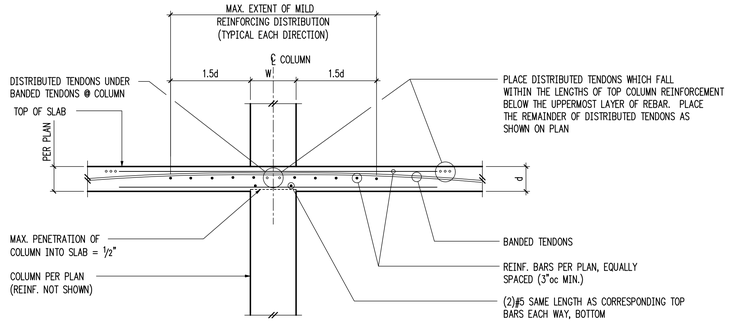


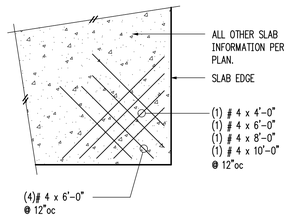
Typical Post-Tensioned Reinforcement at Support For Two-Way Slabs 3



Post-Tensioning Strand Flare @ Banded Tendons 6

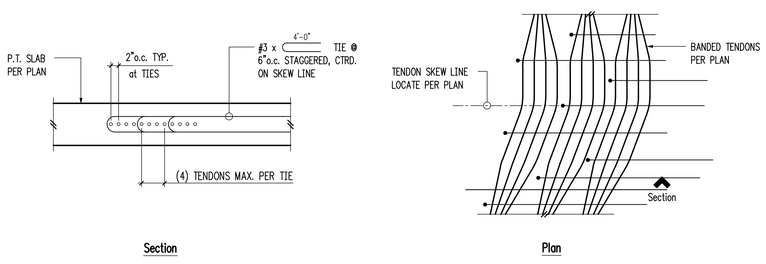


Typical Interior Column 8

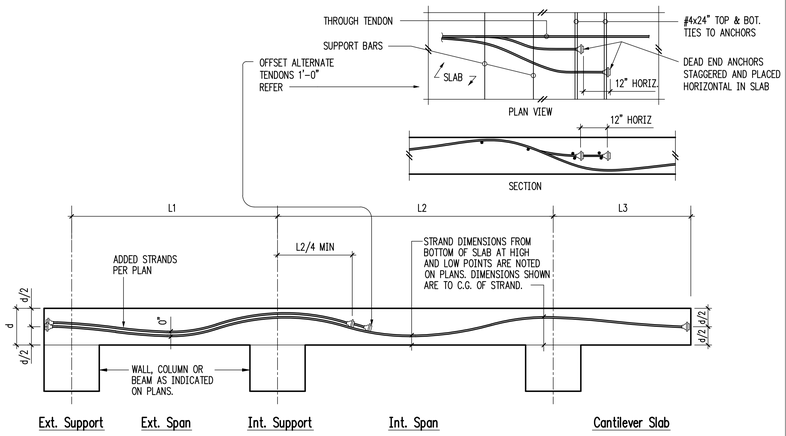


Corner Reinforcing at Post-Tensioned Slab Edge 11

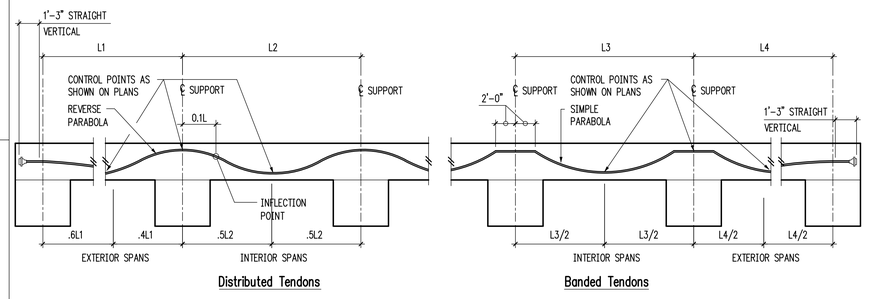
NOTE:
TIES TO EXTEND 12" BEYOND SKEWED TENDONS



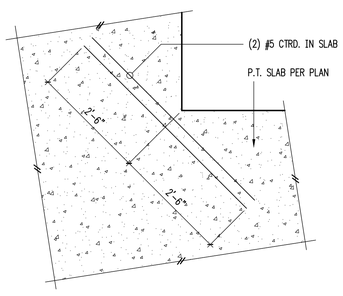
Reinforcing at Skewed Banded Tendons (When Tendons Skewed Horizontally more than 1:6) 13



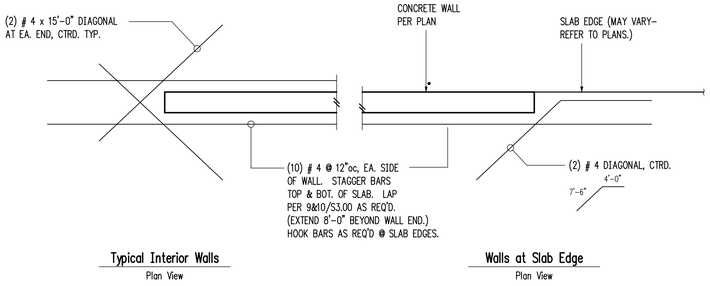
Post-Tensioning Elevation 15



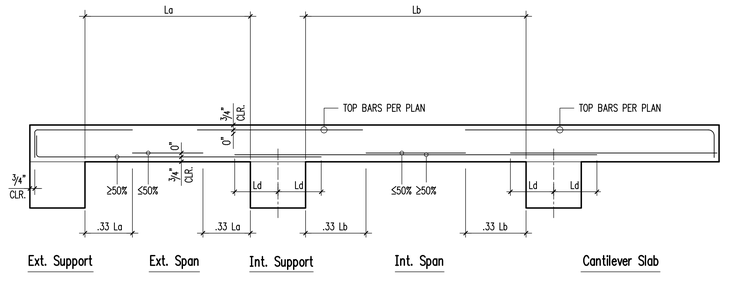
NOTE:
1. P.T. REQUIREMENTS AND STRAND DIMENSIONS PER PLAN.
2. STRAND LOW POINTS ARE LOCATED MIDWAY BETWEEN HIGH POINTS UNLESS OTHERWISE NOTED.
3. STRAND LOW POINTS AT EXTERIOR SPANS ARE LOCATED 0.4L1 FROM C.L. OF EXTERIOR SUPPORTS (SEE ELEVATIONS).
4. DRAPE STRAND IN PARABOLIC PROFILE BETWEEN HIGH AND LOW POINTS. SEE ELEVATION FOR REQUIREMENTS AT DISTRIBUTED AND BANDED TENDONS.



Re-Entrant Corner Reinforcing at Post-Tensioned Slab 16



Crack Control Reinforcing at All Concrete Walls 18



NOTE:
1. MILD REINFORCING REQUIREMENTS PER PLAN.

REFER 8/S3.04 FOR ADDITIONAL STEEL @ COLUMNS

Post-Tensioned Mild Reinforcing Elevation 20

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CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22484 STRUCTURAL PROFESSIONAL ENGINEER

SHEET TITLE:
TYPICAL P.T. DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.04
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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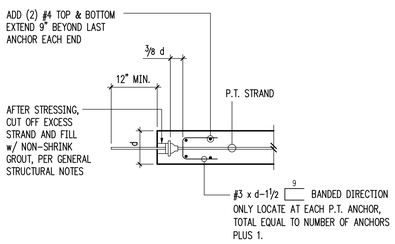
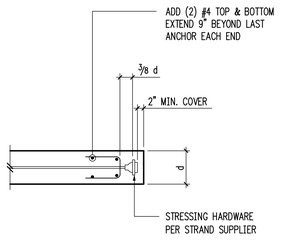
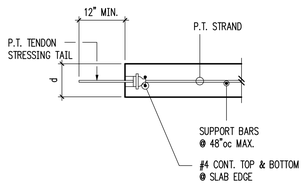


1

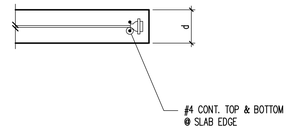
Stressing End @ Banded Tendons 2



Dead End @ Banded Tendons 3



Stressing End @ Distributed Tendons 4



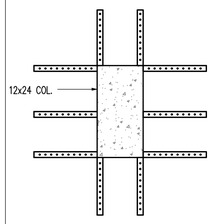
Dead End @ Distributed Tendons 5

6

7

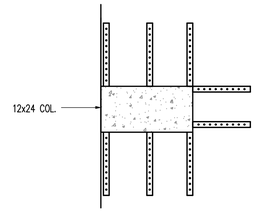
8

Interior Column

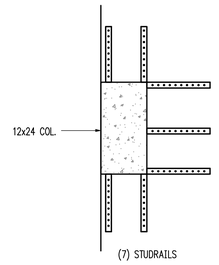


(10) STUDRAILS

Perimeter Column



(8) STUDRAILS



(7) STUDRAILS

SHEAR REINFORCEMENT AT THE SLAB COLUMN CONNECTION , AS SHOWN ON THE DRAWINGS AND DETAILS, SHALL BE STUDRAILS AS MANUFACTURED BY THE FOLLOWING MANUFACTURER: AND PRODUCT SHALL HAVE AN APPROVED ICC-EVALUATION REPORT.

DECON U.S.A.
SONOMA, CA 95476
TOLL FREE: (866) 322-6687

THE SHEAR STUDS USED IN THE FABRICATION OF STUDRAILS SHALL BE LOW CARBON STEEL, IN ACCORDANCE WITH ASTM-A 108, GRADES 1010 THROUGH 1020. THE STRENGTH AND DUCTILITY REQUIREMENTS ARE:

YEILD STRENGTH:	50,000 PSI MINIMUM
TENSILE STRENGTH:	60,000 PSI MINIMUM
ELONGATION:	20% IN 2", MINIMUM
REDUCTION OF AREA:	50% MINIMUM

THE RAILS USED IN STUDRAILS MUST BE FORMED FROM ACCEPTABLE MATERIALS PER AWS D1.1 OR FROM CSA44W STEEL. THE STRENGTH AND DURABILITY REQUIREMENTS ARE:

YEILD STRENGTH:	44,000 PSI MINIMUM
TENSILE STRENGTH:	65,000 PSI MINIMUM
ELONGATION:	20% IN 8", MINIMUM

THE STUDS SHALL BE WELDED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1 OR CSA STANDARDS W59 AS CERTIFIED BY THE CANADIAN WELDING BUREAU.

Studrail Schedule

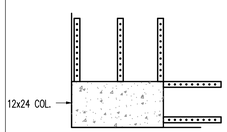
MARK	STUDRAIL
A	(10) 5/8"ø STUDS @ 4 1/2"oc, So = 5"
B	(7) 5/8"ø STUDS @ 5 3/4"oc, So = 4"
C	(13) 5/8"ø STUDS @ 3 5/8"oc, So = 5"

11

12

13

Corner Column



(5) STUDRAILS

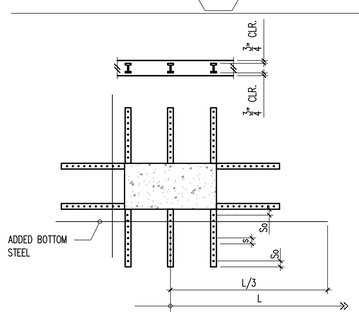
X # I/P/C = STUDRAIL TYPE
X = STUDRAIL TYPE PER SCHEDULE.
# = NUMBER OF RAILS PER PLAN
I/P/C/ = COLUMN CONDITION, INTERIOR, PERIMETER, CORNER

A10I

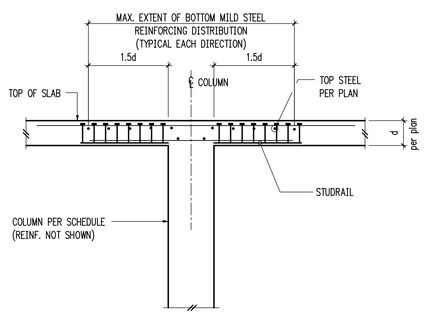
16

17

18



TYPICAL COLUMN PLAN



TYPICAL COLUMN

Typical Stud Rail Conditions 20

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STRUCTURAL ENGINEERING

206 PLACE

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS

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SUITE 500
SEATTLE, WA 98144

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22484 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
TYPICAL P.T. DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.05
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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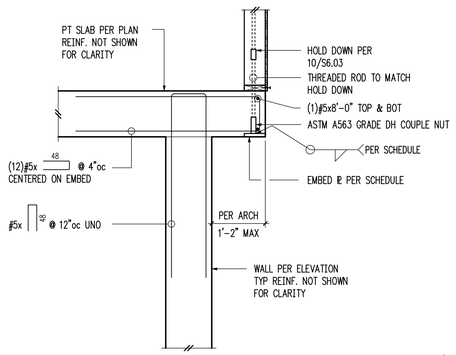
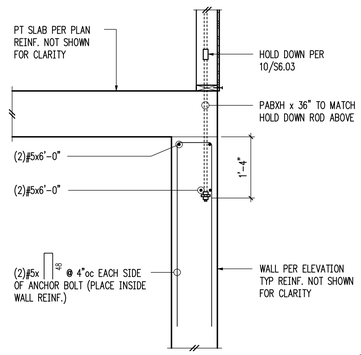
ROD SIZE	MATERIAL	WELD SIZE	EMBED PLATE
½"ø–1¼"ø	A36	5/16"	5½"x5½"x7/8" (GRADE 50 (Fy=50 ksi)
½"ø–⅞"ø	A449	⅜"	5½"x5½"x7/8" (GRADE 50 (Fy=50 ksi)
¾"ø–⅞"ø	A449	½"	5½"x5½"x7/8" (GRADE 50 (Fy=50 ksi)
1"ø	A449	5/8"	5½"x8x1¼" (GRADE 50 (Fy=50 ksi)



Scale : 3/4" = 1'-0"

2



Scale : 3/4" = 1'-0"

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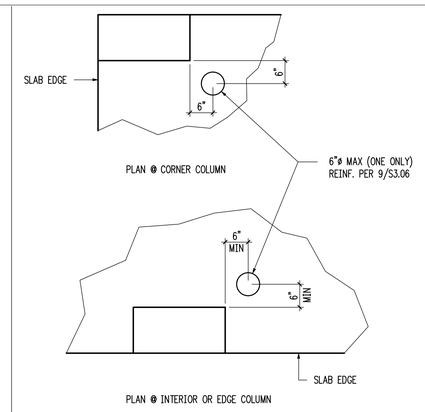
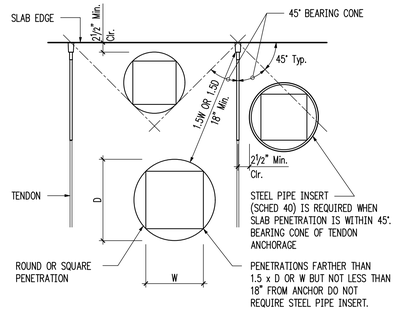


Opening @ Post Tensioned Slab @ Column

4



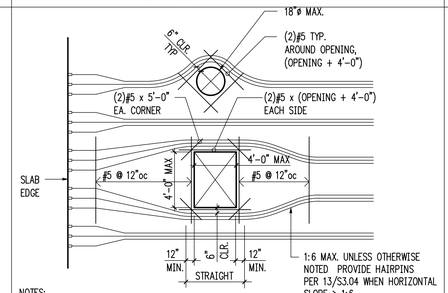
NOTE: PENETRATIONS WITH DIMENSIONS GREATER THAN 12" REQUIRE ADDITIONAL REINFORCEMENT PER 9/S3.06

Reinforcement at Anchorage Zone Penetrations

5

6

7

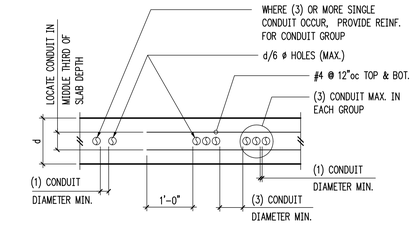


NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.
2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.
3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.
4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

Post-Tensioning at Slab Openings

9

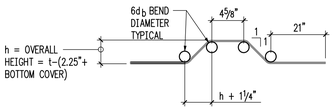


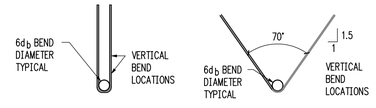
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING PLACEMENT OF CONDUIT IN POST-TENSIONED SLAB (SEE GENERAL STRUCTURAL NOTES).
2. SEE DIAGRAM ABOVE FOR CONDUIT PLACEMENT RESTRICTIONS. PROVIDE REINFORCING AS REQUIRED IN DIAGRAM. CONDUIT PLACEMENT NOT MEETING CRITERIA SHOWN IN DIAGRAM SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.
3. DO NOT PLACE CONDUIT WITHIN A DISTANCE EQUAL TO THE SLAB DEPTH FROM COLUMN FACE.

10

11

12

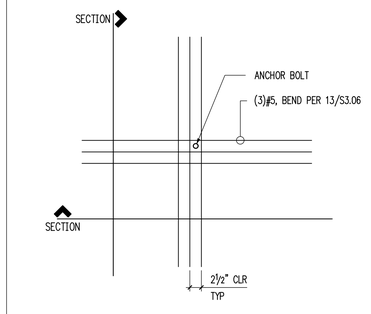




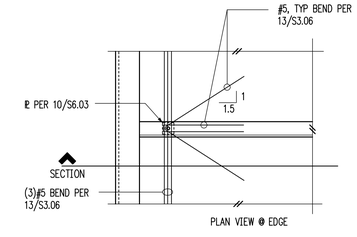
Scale : N.T.S.

Anchor Reinforcement at Edges

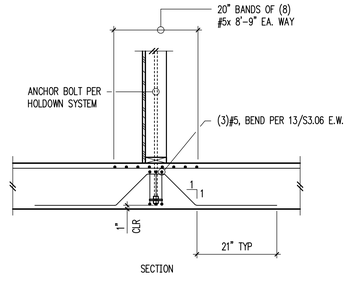
13



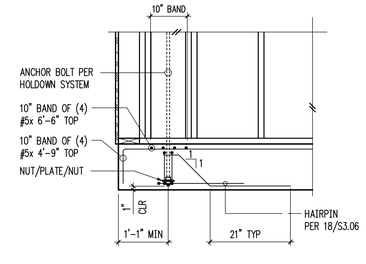
PLAN VIEW @ INTERIOR



PLAN VIEW @ EDGE



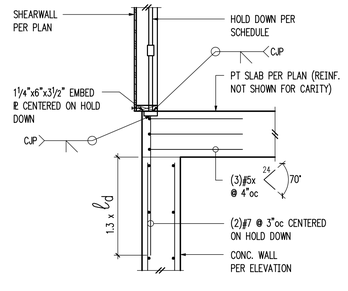
SECTION



SECTION

Holdown Attachment @ Exterior

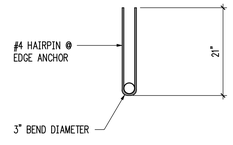
20



Scale : N.T.S.

17

16



Scale : N.T.S.

18

Scale : 3/4" = 1'-0"

Holdown Attachment @ Interior

19

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REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19
2	BUILDING PERMIT CORRECTIONS NO.2		3.6.20

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22494 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
TYPICAL P.T. DETAILS

PROJECT NO: 17041
DRAWING NO.: S3.06
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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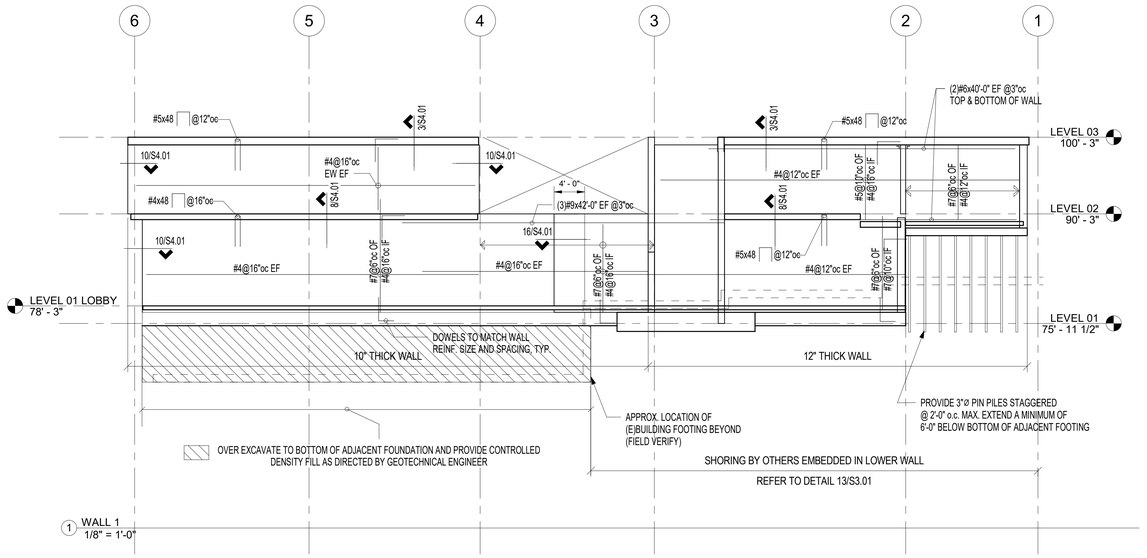
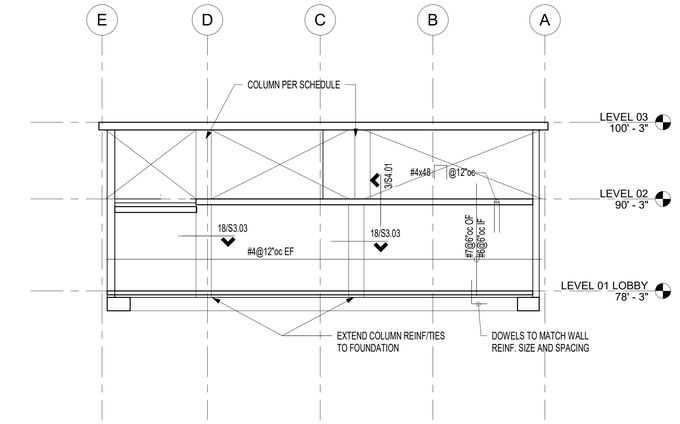
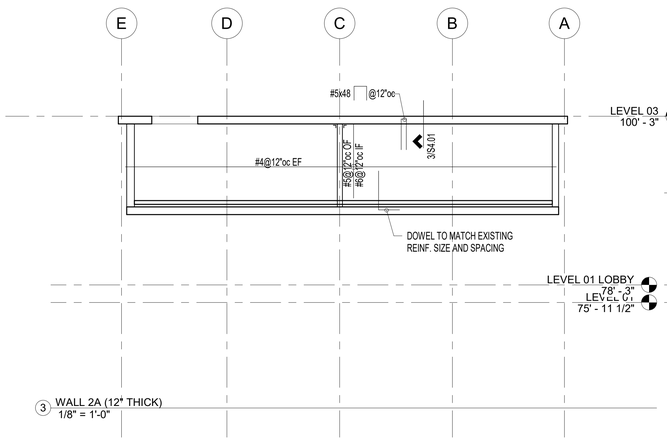


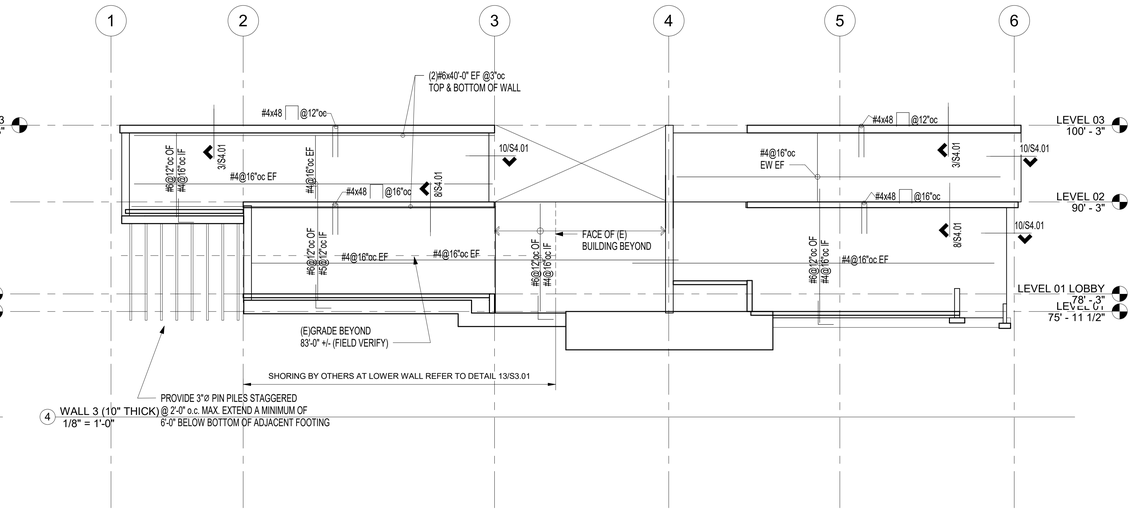
1 WALL 1
1/8" = 1'-0"



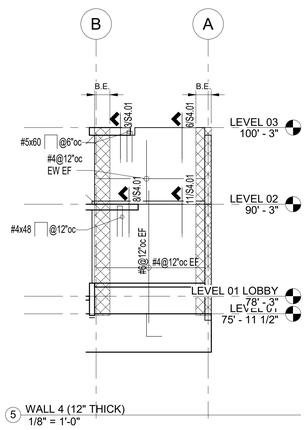
2 WALL 2 (12" THICK)
1/8" = 1'-0"



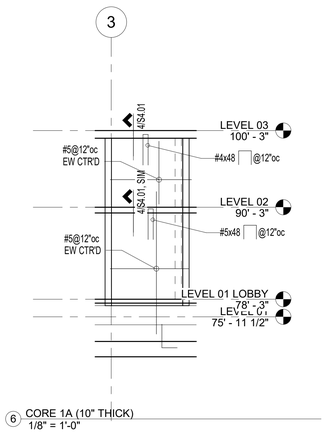
3 WALL 2A (12" THICK)
1/8" = 1'-0"



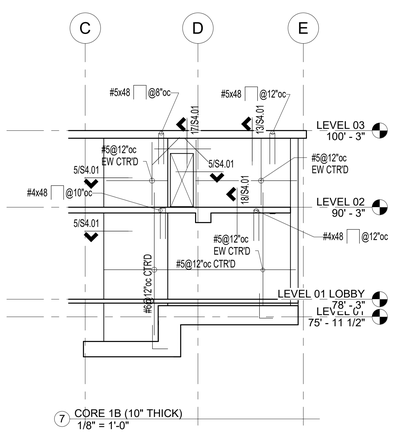
4 WALL 3 (10" THICK)
1/8" = 1'-0"



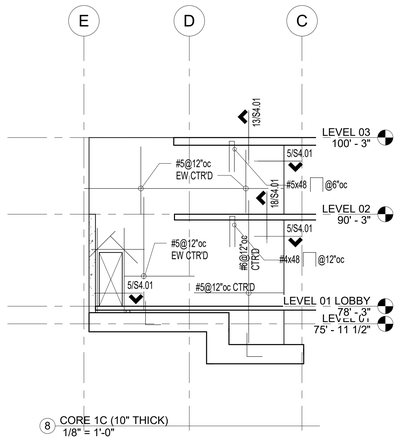
5 WALL 4 (12" THICK)
1/8" = 1'-0"



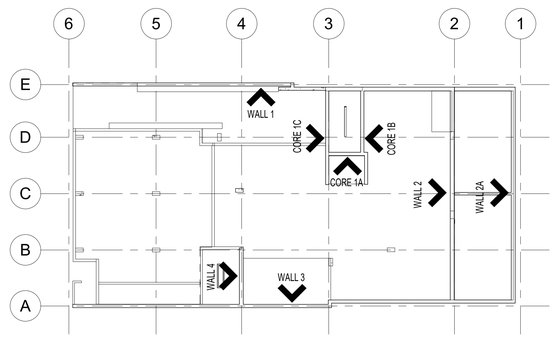
6 CORE 1A (10" THICK)
1/8" = 1'-0"



7 CORE 1B (10" THICK)
1/8" = 1'-0"



8 CORE 1C (10" THICK)
1/8" = 1'-0"



TYPICAL ELEVATION NOTES:

1. I.F. INDICATES INSIDE FACE.
2. O.F. INDICATES OUTSIDE FACE.
3. E.F. INDICATES EACH FACE.
4. E.W. INDICATES EACH WAY.
5. CTR'D INDICATES CENTERED.
6. * INDICATES ROUGHEN SURFACE TO A 1/4" MINIMUM AMPLITUDE.
7. B.E. INDICATES BOUNDARY ELEMENT REINFORCED PER DETAIL 20/S4.01. BOUNDARY ELEMENT TIES SHALL EXTEND MINIMUM 12" INTO FOUNDATIONS.
8. UNLESS OTHERWISE NOTED PROVIDE FOUNDATION DOWELS TO MATCH VERTICAL REINFORCEMENT SIZE AND SPACING.
9. REFER TO 8/S3.00 FOR ADDITIONAL REINF. REQUIREMENTS AT PENETRATIONS.
10. PROVIDE EDGE REINFORCEMENT PER 10/S4.01 OR 5/S4.01 AT EDGES OF OPENINGS AND FREE ENDS OF WALLS U.N.O.
11. REFER TO 3/S3.00 FOR TYPICAL CORNER BARS

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REVISIONS:

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BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RH, KAM, ATC
CHECKED BY: TMB

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22402 — REGISTERED STRUCTURAL PROFESSIONAL ENGINEER

SHEET TITLE:
CONCRETE WALL ELEVATIONS

PROJECT NO: 17041
DRAWING NO.: S4.00
SCALE: AS NOTED
DATE: 09/25/2020
SHEET OF

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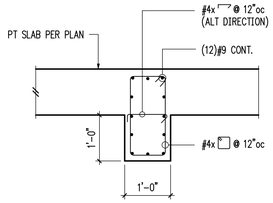
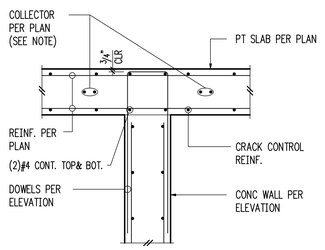
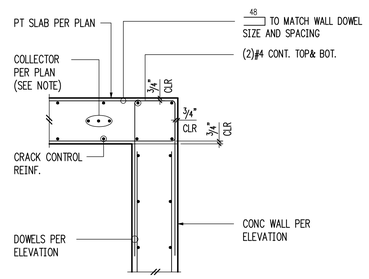


Scale : 3/4" = 1'-0" 1



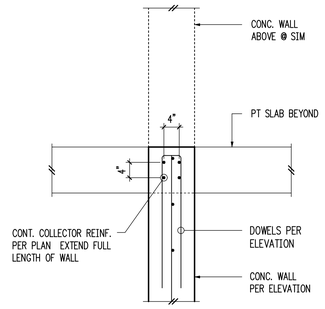
NOTE: NUMBER OF BARS VARIES PER PLAN BARS LOCATED ON ONE SIDE OF WALL AT SIM.

2

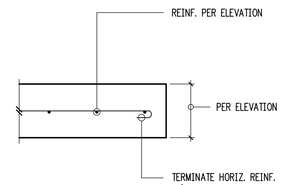


NOTE: NUMBER OF BARS VARIES PER PLAN

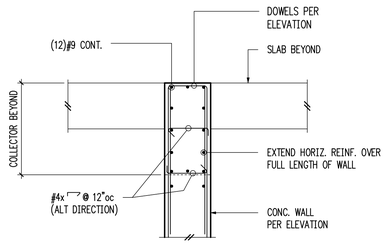
3



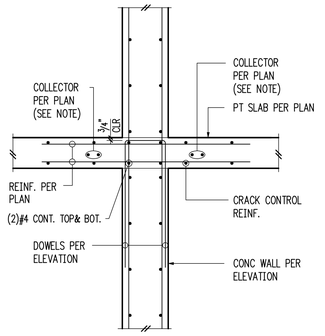
Scale : 3/4" = 1'-0" 4



Scale : N.T.S. 5

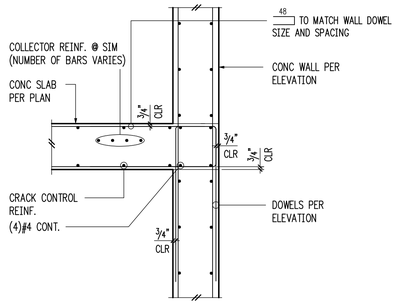


Scale : 3/4" = 1'-0" 6



NOTE: NUMBER OF BARS VARIES PER PLAN (OMIT @ SIM)

7



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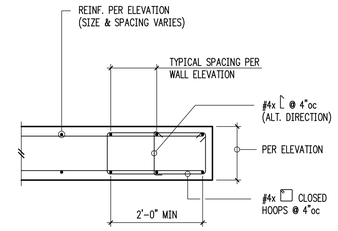
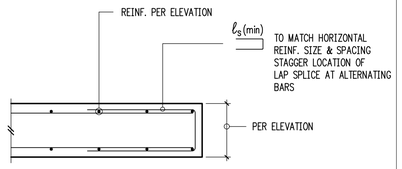


Scale : N.T.S. 9



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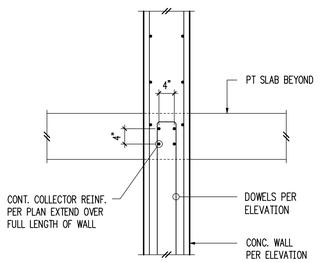
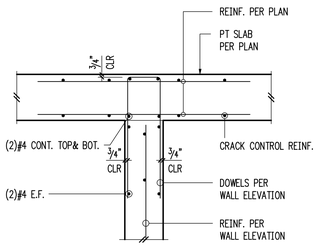
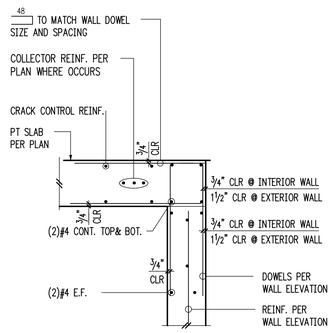


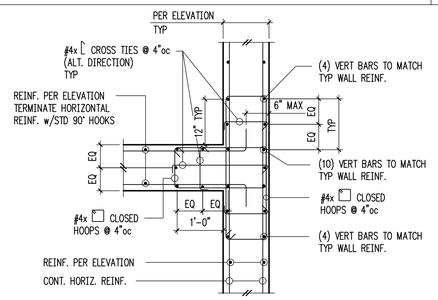
Scale : 3/4" = 1'-0" 11



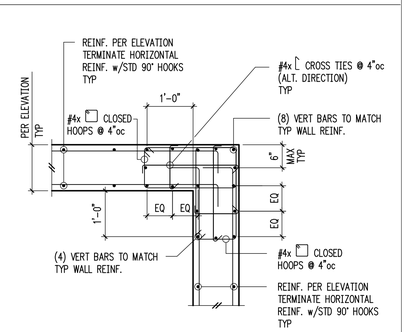
Scale : 3/4" = 1'-0" 12



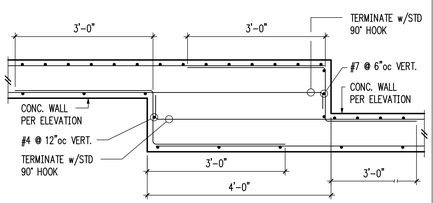
Scale : 3/4" = 1'-0" 13



(a) TYPICAL B.E. @ WALL INTERSECTION



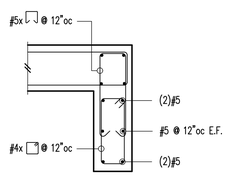
(b) TYPICAL B.E. @ CORNER



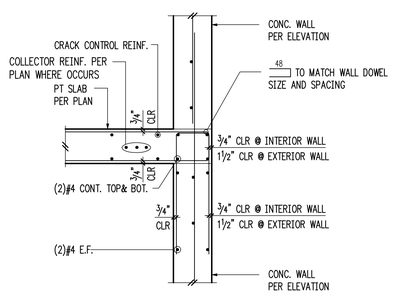
PLAN VIEW

Scale : 3/4" = 1'-0" 16

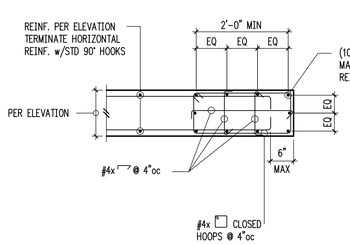
REFER TO 13/S4.01 FOR CALLOUTS IN COMMON



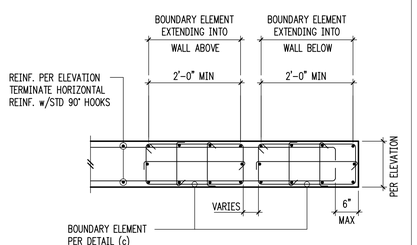
Scale : 3/4" = 1'-0" 17



Scale : 3/4" = 1'-0" 18



Scale : N.T.S. (c) TYPICAL B.E. @ END OF WALL



(d) TYPICAL B.E. @ HORIZONTAL OFFSET

NOTE:
1. EXTEND TIES 12" MIN INTO FOUNDATIONS.
2. EMBED VERTICAL REINFORCING ℓ_d OR ℓ_{dh} PER S3.00 AS FOOTING DEPTH PERMITS.

20

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STRUCTURAL ENGINEERING

206 PLACE

206 5TH AVENUE SOUTH
SEATTLE, WA 98104

OWNER:
EDGE DEVELOPERS

1255 S WELLER ST
SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22494 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
CONCRETE WALL DETAILS

PROJECT NO: 17041
DRAWING NO.: S4.01
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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1

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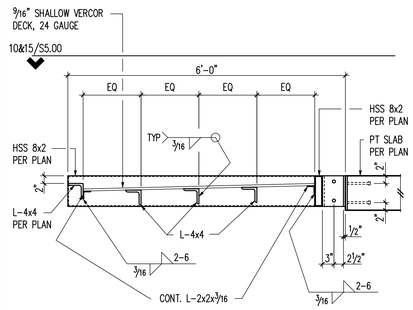

Scale : 3/4" = 1'-0"

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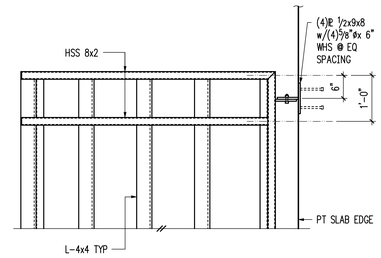

Scale : 3/4" = 1'-0"

Canopy Plan @ Ends 10

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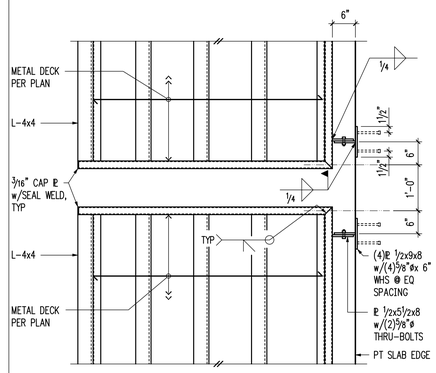

Scale : 3/4" = 1'-0"

Canopy Plan 15

16

17

18

19

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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22400 — STRUCTURAL — PROFESSIONAL ENGINEER

SHEET TITLE:
STEEL DETAILS

PROJECT NO: 17041
DRAWING NO.: S5.00
SCALE: AS NOTED
DATE: 08/04/2020
SHEET OF

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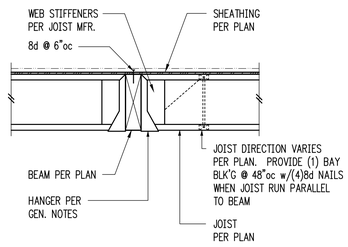
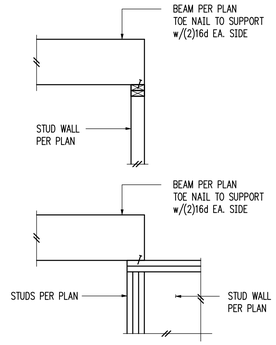
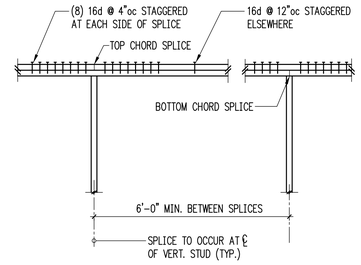


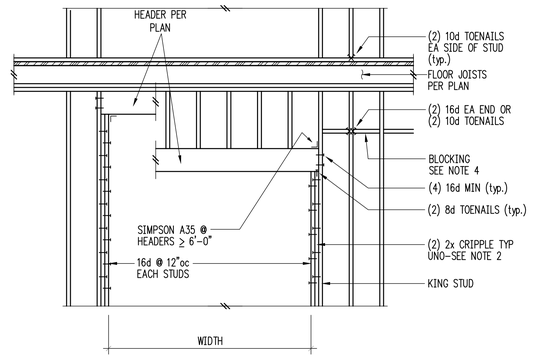
Typical Beam 1 *Scale : N.T.S.*



Typical Beam To Stud Connection 2



Typical Top Plate Splice - Side View 3



NOTES:

1. HEADERS PER PLAN
2. PROVIDE (2) 2x CRIPPLE STUDS MINIMUM TYPICAL, U.O.N.
3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS
4. 2x SOLID BLOCKING REQUIRED AT CEILING LINE, ALL PANEL EDGES, AND @ 8'-0"oc MAX.

Typical Wall Opening Framing Elevation 5

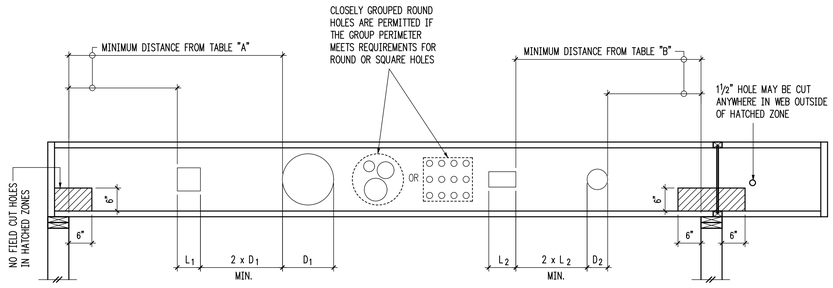


TABLE A – END SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

DEPTH	TJI	○ ROUND HOLE SIZE							□ SQUARE OR RECTANGULAR HOLE SIZE						
		2"	3"	4"	5"	6½"	7"	8⅞"	2"	3"	4"	5"	6½"	7"	8⅞"
11⅞"	110	1'–0"	1'–0"	1'–0"	1'–0"	2'–6"	2'–6"	5'–0"	1'–0"	1'–0"	1'–6"	2'–6"	4'–6"	4'–6"	6'–0"
	210	1'–0"	1'–0"	1'–0"	1'–6"	2'–6"	3'–0"	5'–6"	1'–0"	1'–0"	2'–0"	3'–0"	5'–0"	5'–6"	6'–6"
	360	1'–0"	1'–0"	1'–6"	2'–6"	4'–6"	5'–0"	7'–0"	1'–0"	1'–0"	2'–6"	4'–0"	6'–6"	6'–6"	7'–6"
	560	1'–0"	1'–0"	1'–6"	3'–0"	5'–0"	5'–6"	8'–0"	1'–0"	2'–0"	3'–6"	5'–0"	7'–0"	7'–6"	8'–0"

TABLE B – INTERMEDIATE OR CANTILEVER SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

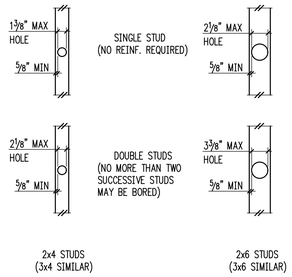
DEPTH	TJI	○ ROUND HOLE SIZE							□ SQUARE OR RECTANGULAR HOLE SIZE						
		2"	3"	4"	5"	6½"	7"	8⅞"	2"	3"	4"	5"	6½"	7"	8⅞"
11⅞"	110	1'–0"	1'–0"	1'–6"	2'–6"	4'–0"	4'–0"	8'–0"	1'–0"	1'–6"	2'–6"	4'–0"	6'–6"	7'–0"	9'–0"
	210	1'–0"	1'–0"	2'–0"	3'–0"	4'–6"	5'–0"	9'–0"	1'–0"	2'–0"	3'–0"	4'–6"	7'–6"	8'–0"	10'–0"
	360	2'–0"	3'–0"	4'–0"	5'–6"	7'–0"	7'–6"	11'–0"	2'–0"	3'–6"	5'–0"	7'–0"	9'–6"	9'–6"	11'–0"
	560	1'–6"	3'–0"	4'–6"	5'–6"	8'–0"	8'–6"	12'–0"	3'–0"	4'–6"	6'–0"	8'–0"	10'–6"	11'–0"	12'–0"

GENERAL NOTES

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE ⅛" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON-CENTER, THEY DO NOT AFFECT HOLE PLACEMENT.
- DO NOT CUT OR NOTCH FLANGE.

Scale : N.T.S. 12

NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.

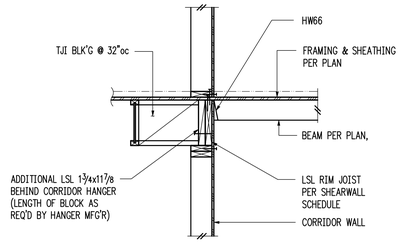


NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.

Scale : N.T.S. **Holes Allowed Through Studs** 8

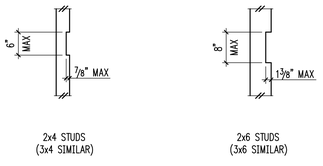


Section Thru Corridor Beam 9



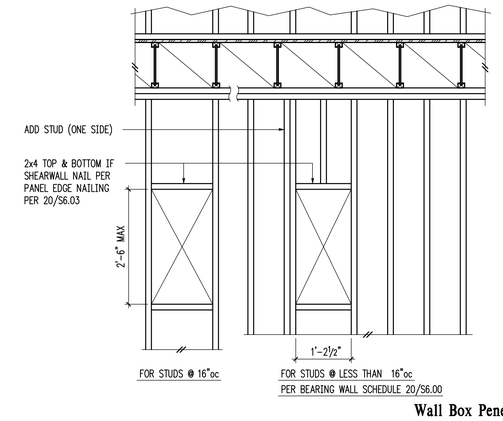
Section Thru Corridor Wall 10

NOTE: NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

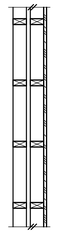


ANY NOTCH OR HOLE THRU STUDS EXCEEDING ABOVE DETAIL SHALL GET E.O.R. APPROVAL FOR POSSIBLE REINFORCING REQUIREMENTS PRIOR TO DRILLING/NOTCHING

Scale : N.T.S. **Allowable Notches In Studs** 13



Scale : 3/4" = 1'-0" **Wall Box Penetration Detail** 15



PARTY WALL

BEARING WALL SCHEDULE

WALL LEVEL	EXTERIOR WALL		PARTY WALLS ①		CORRIDOR WALLS		INTERIOR WALLS
	BW–1	BW–2	BW–3	BW–4	BW–5	BW–6	BW–7
ROOF	2x6 @ 16"oc.	2x6 @ 16"oc.	2x4 @ 16"oc.	2x4 @ 16"oc.	2x6 @ 16"oc.	2x6 @ 16"oc.	2x4 @ 16"oc.
LEVEL 08	2x6 @ 16"oc.	2x6 @ 16"oc.	2x4 @ 16"oc.	2x4 @ 16"oc.	2x6 @ 16"oc.	2x6 @ 16"oc.	2x4 @ 16"oc.
LEVEL 07	2x6 @ 16"oc.	2x6 @ 12"oc.	2x4 @ 16"oc.	2x4 @ 12"oc.	2x6 @ 16"oc.	2x6 @ 12"oc.	2x4 @ 16"oc.
LEVEL 06	2x6 @ 16"oc.	2x6 @ 12"oc.	2x4 @ 12"oc.	2x4 @ 12"oc.	2x6 @ 16"oc.	2x6 @ 12"oc.	2x4 @ 16"oc.
LEVEL 05	2x6 @ 16"oc.	2x6 @ 12"oc.	2x4 @ 12"oc.	2x4 @ 8"oc.	2x6 @ 16"oc.	2x6 @ 8"oc.	2x4 @ 16"oc.
LEVEL 04	2x6 @ 12"oc.	2x6 @ 8"oc.	2x4 @ 8"oc.	2x4 @ 8"oc.	2x6 @ 16"oc.	2x6 @ 8"oc.	2x4 @ 16"oc.

① REFERS TO EACH WALL OF THE PARTY WALL

Bearing Wall Schedule 20

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if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22494 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
TYPICAL WOOD DETAILS

PROJECT NO: 17041
DRAWING NO.: S6.00
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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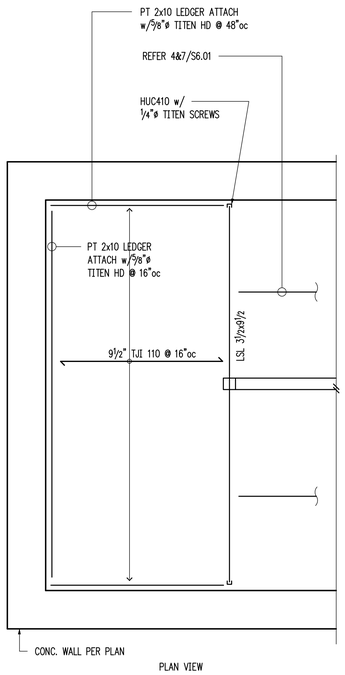
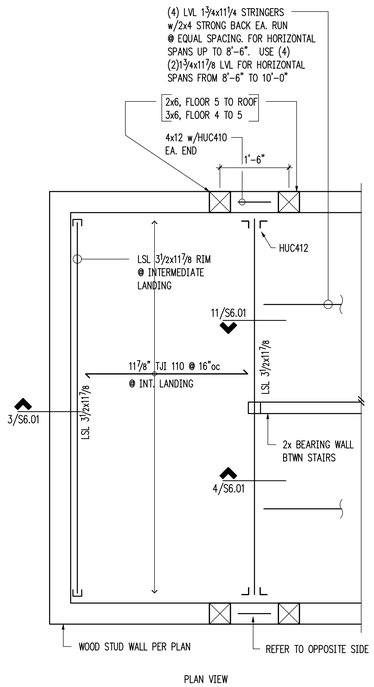
REFER TO 7/S6.01 FOR REMAINDER



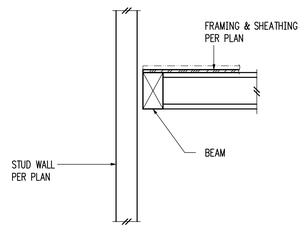
PLAN VIEW

Scale : N.T.S. 6

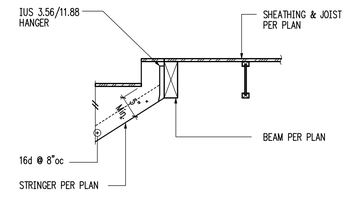


PLAN VIEW

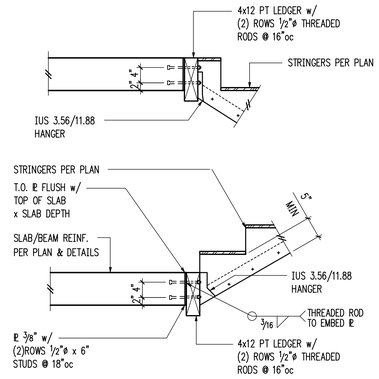
Scale : N.T.S. 7



Scale : 3/4" = 1'-0" 3

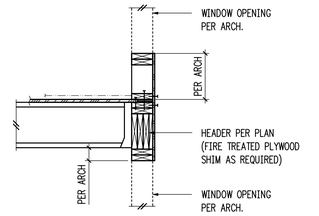


Wood Stair to Wood Landing 4

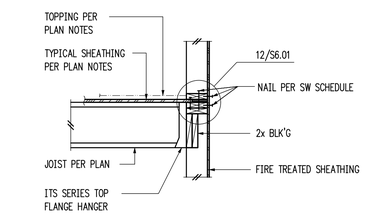


Wood Stair to Concrete Landing 5

REFER TO 9/S6.01 FOR CALLOUTS IN COMMON



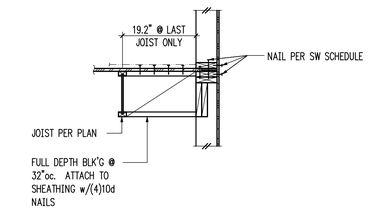
Scale : 3/4" = 1'-0" 8



NOTE: ALL EXTERIOR WALL FRAMING SHALL BE FIRE RETARDANT TREATED MATERIAL.

Scale : 3/4" = 1'-0" 9

REFER TO 9/S6.01 FOR CALLOUTS IN COMMON



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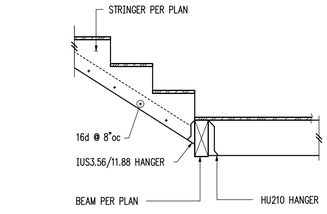
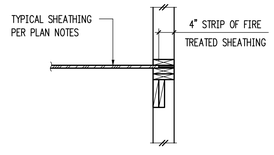


Wood Stair to Wood Landing 11



Scale : 3/4" = 1'-0" 12

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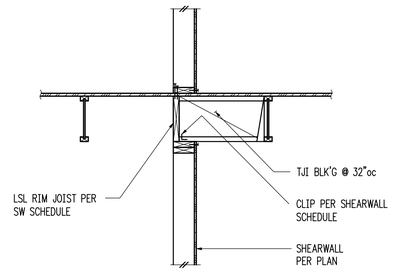

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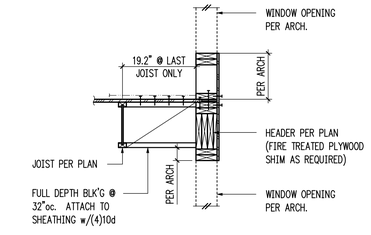
REFER TO 10/S6.01 FOR CALLOUTS IN COMMON



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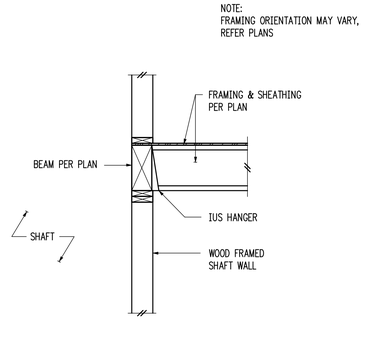

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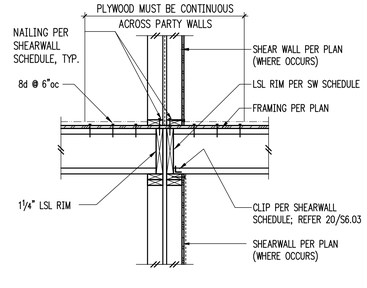

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NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

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BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN — STATE OF WASHINGTON — 22494 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
WOOD DETAILS

PROJECT NO: 17041
DRAWING NO.: S6.01
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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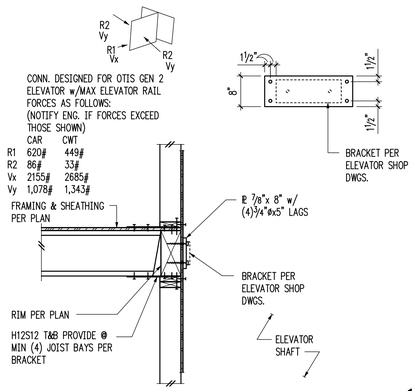

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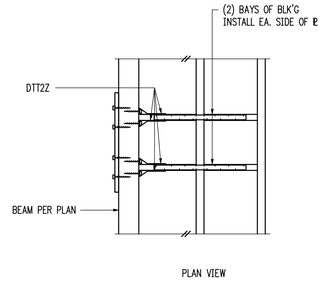

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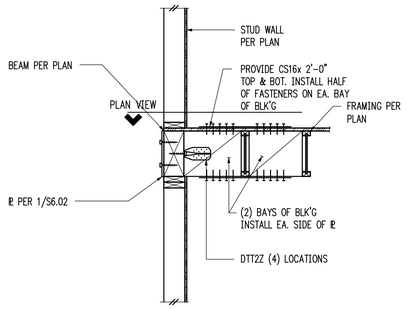
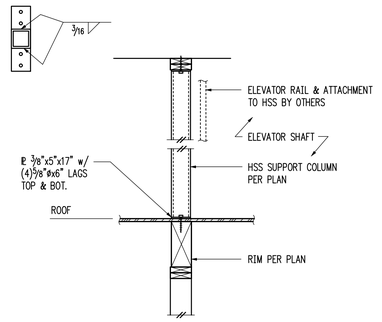
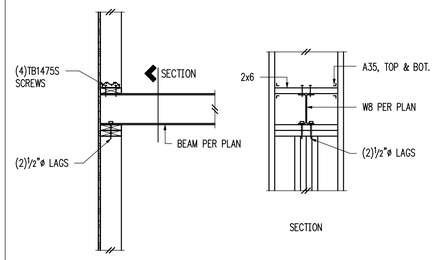


Typ. Elevator Bracket w/ Parallel Framing 3

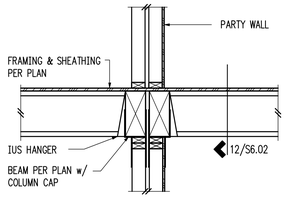


Scale : 3/4" = 1'-0" 4



Scale : 3/4" = 1'-0" **Hoist Beam Support** 5

6



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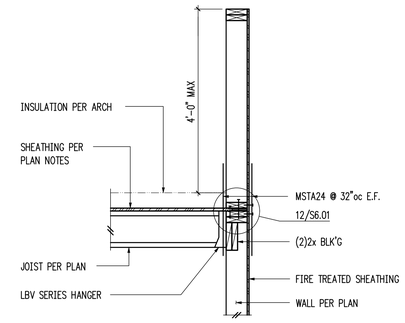

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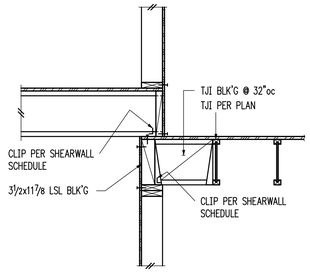

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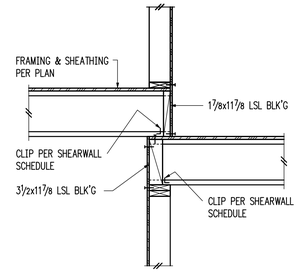

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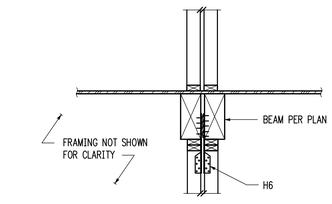

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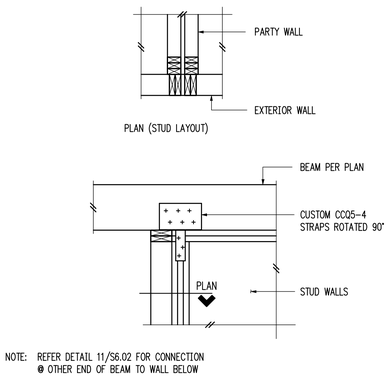

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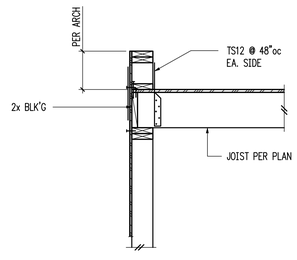

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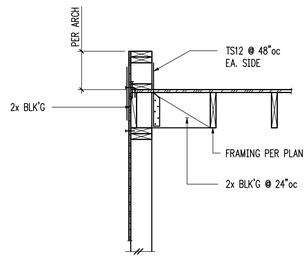

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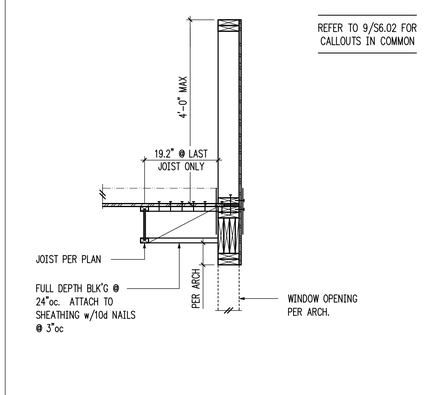

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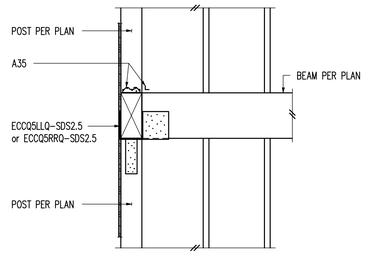

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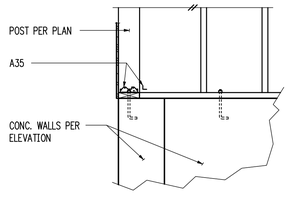

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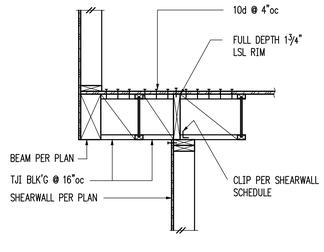

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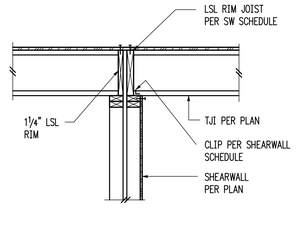

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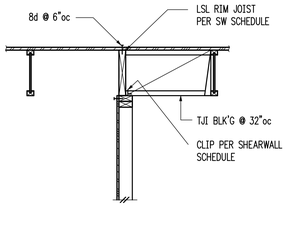

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SDCI STAMP:

THOMAS M. BYKONEN STATE OF WASHINGTON 22494 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
WOOD DETAILS

PROJECT NO: 17041
DRAWING NO.: S6.02
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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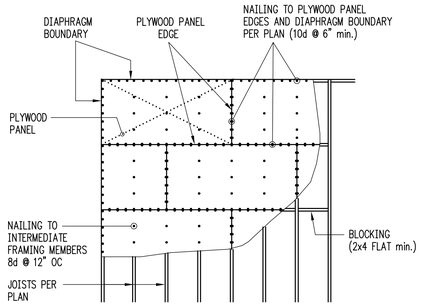

NOTE:
BEARING AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYP

Typical Blocked Sheathing Layout 1

2

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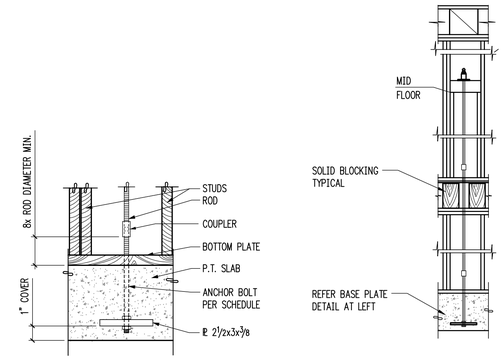


Holdown/Anchor Bolt Size Schedule

TENSION LOAD	ROD SIZE (INCHES)	ROD REMARKS	TOTAL # OF 2x6 STUDS REQUIRED ⑧	TOTAL # OF 2x4 STUDS REQUIRED ⑧
4,470 LBS	1/2" DIA.	ASTM A 36	2	4
7,120 LBS	5/8" DIA.	ASTM A 36	2	4
10,540 LBS	3/4" DIA.	ASTM A 36	4	6
14,540 LBS	7/8" DIA.	ASTM A 36	4	8
19,080 LBS	1" DIA.	ASTM A 36	4	10
21,070 LBS	3/4" DIA.	ASTM A 449	6	12
29,090 LBS	7/8" DIA.	ASTM A 449	6	16
38,160 LBS	1" DIA.	ASTM A 449	8	20
42,080 LBS	1⅛" DIA.	ASTM A 449	10	22
53,420 LBS	1¼" DIA.	ASTM A 449	12	26

NOTES :

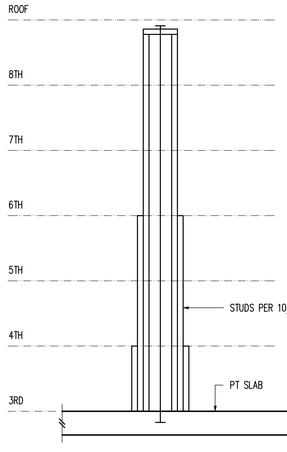
1. REFER TO PLANS FOR REQUIRED HOLDOWN FORCE. LOADS SHOWN ON PLANS ARE TENSION (UPLIFT) FORCES INCREASE FORCES BY 10% FOR COMPRESSION FORCES.
2. MANUFACTURER OF HOLDOWN SYSTEM IS TO SUBMIT COMPLETE DRAWINGS AND SUPPOTING CALCULATIONS STAMPED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF WASHINGTON.
3. DETAILS ARE BASED ON THE EARTHBOUND SYSTEM. ALTERNATE SYSTEMS WILL BE CONSIDERED UPON SUBMITTAL OF SUBSTITUTION REQUEST.
4. STAMPED SHOP DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED TO THE CITY OF SEATTLE D.P.D.
5. ADDITIONAL STUDS MAY BE REQUIRED FOR COMPRESSION LOADS AT ENDS OF WALL AS DESIGNED BY MANUFACTURER.
6. NOT USED
7. COORDINATE ELECTRICAL SWITCH LOCATION WITH ADDED STUDS & ROD SYSTEM.
8. NUMBER OF STUDS REQUIRED, SPLIT EQUALLY ON EITHER SIDE OF HOLDOWN, UNLESS DESIGNED BY HOLDOWN MFGR. (BASED ON DF#2 2x6 STUDS).
9. ALLOW FOR BUILDING SHRINKAGE AND CONSOLIDATION OF 0.20" PER FLOOR.
10. ROD DEFORMATION SHALL NOT EXCEED 0.2".

Typical Rod Holdown System Details and Schedule 10

HOLDOWN SCHEDULE

	A1	B1	C1	D1	E1	F1	G1	H1
ROOF	–	–	–	–	–	–	–	–
8TH	1.3K	1.4K	1.4K	1.5K	3.0K	3.0K	3.0K	3.4K
7th	2.8K	2.9K	3.0K	3.5K	7.1K	7.2K	7.5K	9.2K
6th	4.6K	4.6K	5.7K	6.5K	11.9K	12.3K	13.3K	15.9K
5th	6.4K	6.8K	9.0K	10.2K	16.9K	17.8K	19.8K	24.0K
4th	7.8K	9.2K	12.8K	14.3K	21.6K	23.1K	26.6K	32.8K
3rd	8.6K	11.9K	16.6K	19.2K	25.5K	27.6K	34.0K	40.3K

NOTES:
1. VALUES SHOWN ARE ASD.
2. REFER 10/S6.03 FOR ADDITIONAL INFORMATION.



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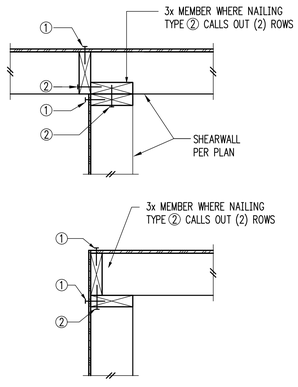
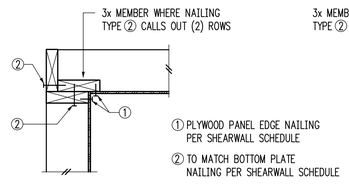
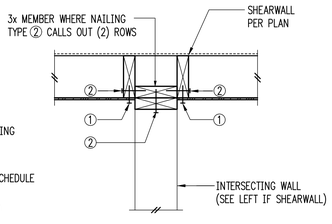
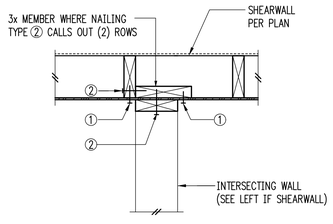




Shearwall Intersection





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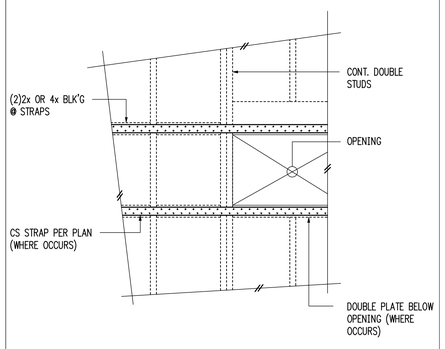
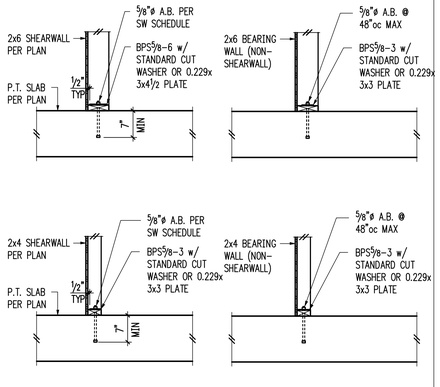


Strap Around Openings 15



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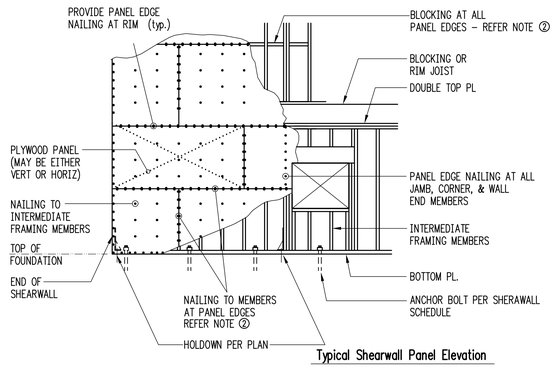

Typical Shearwall Panel Elevation

SHEAR WALL SCHEDULE

SW #	SHEATHING ⑥	BLOCKING	PANEL EDGE NAILING ①	ATTACHMENT TO TOP PLATE ③	BOTTOM PLATE ATTACHMENT			CAPACITY (plf) SEISMIC
					LSL RIM JOIST REQ'D.	FACENAILING TO WOOD BELOW ④	ANCHOR BOLTING TO CONC. BELOW ⑤	
SW1	15/32" APA RATED SHEATHING	YES	10d @ 4"oc ②	CLIP @ 20"oc	2x/1¾" LSL	16d @ 4¾"oc	⅝"ø @ 48"oc	510 PLF
SW2	15/32" APA RATED SHEATHING	YES	10d @ 2"oc ②	CLIP @ 12"oc	2x/3½" LSL ④	(2) ROWS 16d @ 5¾"oc	⅝"ø @ 24"oc	870 PLF

① NAILS SHALL BE 10d BOX. NAILING APPLIES TO ALL PANEL EDGES (BLOCK ALL UNSUPPORTED PANEL EDGES), TOP & BOTTOM PLATES AND BLOCKING. NAIL TO INTERMEDIATE FRAMING MEMBERS @ 10d @ 12"oc.

② FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

③ CLIP SHALL BE EITHER A35 OR LTP4.

④ NAILS SHALL BE 16d BOX (0.135ø x 3½")

⑤ PROVIDE 3"x3"x0.229" PLATE WASHER AT ALL ANCHOR BOLTS. ANCHOR BOLTS SHALL BE POSITIONED SUCH THAT PLATE EDGE OF PLATE WASHER IS WITH ½" OF THE EDGE OF THE BOTTOM PLATE. (PLATE WASHERS MAY BE DIAGONALLY SLOTTED WITH A WIDTH OF UP THE 13/16" AND A LENGTH NOT TO EXCEED 1¾")

⑥ ALL SHEATHING TO BE O.S.B.

20

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2	BUILDING PERMIT CORRECTIONS NO.2		3.6.20

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SHEET TITLE:
LATERAL WOOD DETAILS

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DRAWING NO.: S6.03
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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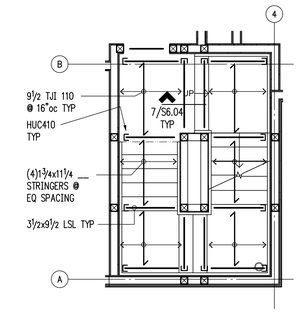
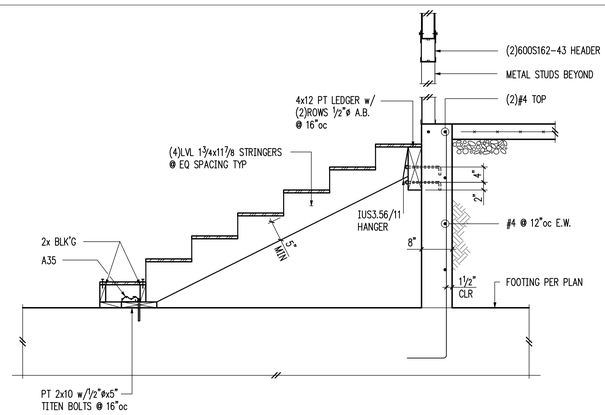


Scale : 1/4" = 1'-0"

South Stair Core-L03 & Roof Typ 1



Scale : 3/4" = 1'-0"

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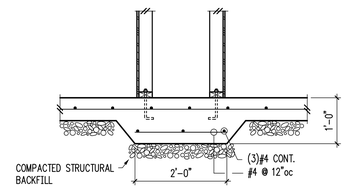

Scale : 3/4" = 1'-0"

4

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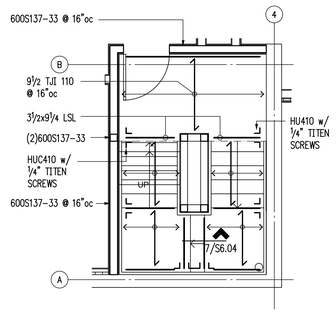
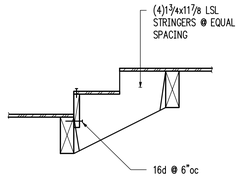


Scale : 1/4" = 1'-0"

South Stair Core-L02 6



Scale : 3/4" = 1'-0"

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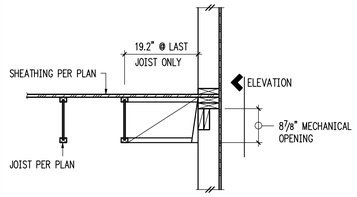
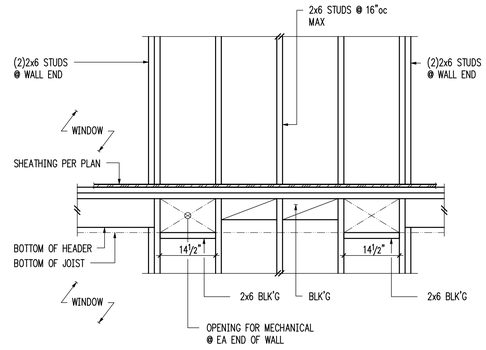
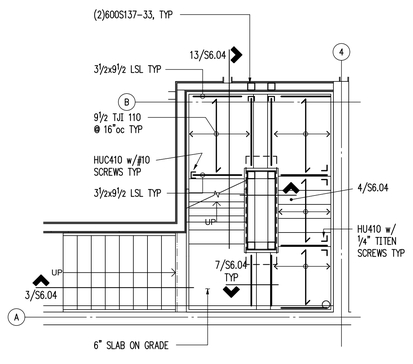




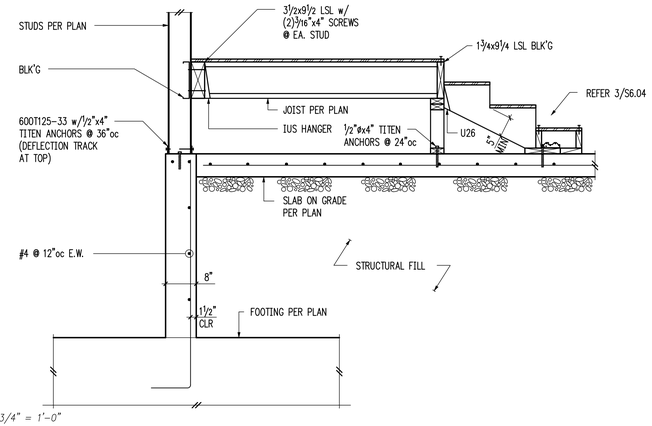
Scale : 3/4" = 1'-0"

Elevation @ Mechanical Openings 10



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

South Stair Core-L01 11



Scale : 3/4" = 1'-0"

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EDGE DEVELOPERS

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SUITE 500
SEATTLE, WA 98144

if this drawing is not 30" x 42", it is a reduced print - scale accordingly

REVISIONS:

NO.	DESCRIPTION	BY	DATE
1	BUILDING PERMIT CORRECTIONS NO.1		11.22.19

ISSUE INFORMATION:

DESCRIPTION	DATE
100% SCHEMATIC DESIGN SET	05/21/18
PRICING SET	10/17/18
DESIGN DEVELOPMENT SET	12/21/18
MUP DRAWINGS	02/04/19
BUILDING PERMIT SET	03/13/19
CD PROGRESS SET	08/07/20

DOCUMENT SET TYPE:
BUILDING PERMIT CD SET

DRAWN BY: RI AC
CHECKED BY: TMB

SDCI STAMP:

THOMAS M. BYKONEN
STATE OF WASHINGTON
22494
STRUCTURAL
PROFESSIONAL ENGINEER

SHEET TITLE:
WOOD DETAILS

PROJECT NO: 17041
DRAWING NO.: S6.04
SCALE: AS NOTED
DATE 08/04/2020
SHEET OF

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