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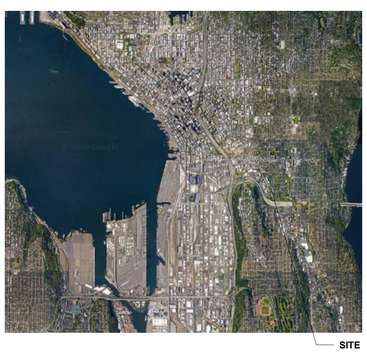
# 900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

## MUP CORRECTION CYCLE #5

## 04/08/2022



SITE

N
**VICINITY MAP**
N.T.S.

SITE

N
**LOCATION MAP**
N.T.S.

## ASSOCIATED RECORDS AND PERMITS

| | | |
|---|---|---|
| *PROJECT VESTED* | *08/27/2020** | *EDG APPLICATION*<br>*SMC VERSION VESTING TO BE CONFIRMED BY SDCI UPON COMPLETION OF MUP SUBMITTAL* |
| *BUILDING & LAND-USE PRE-APPLICATION* | *#004594-19PA* | *COMPLETED 09/19/2019* |
| *EARLY DESIGN GUIDANCE (EDG)* | *#3036456-EG* | *COMPLETED,*<br>*EDG2 REPORT RECEIVED 12/31/2020* |
| *LOT BOUNDARY ADJUSTMENT* | *#3037257-LU* | *CORRECTION CYCLE 3*<br>*SUBMITTED 03/15/2022*<br>*REVIEW IN PROGRESS* |
| *LPB CERTIFICATE OF APPROVAL* | *#DONH-COA-00035* | *SUPPORT LETTER RECEIVED 08/13/21*<br>*REVIEW IN PROGRESS* |
| *STREET IMPROVEMENT PLAN* | *#419398* | *90% RESUBMITTAL*<br>*IN PROGRESS* |
| **MASTER USE PERMIT (MUP)** | **#3035290-LU** | **CORRECTION CYCLE 5**<br>**THIS SUBMITTAL** |
| *DEMOLITION* | *#6749282-DM*<br>*900 RAINIER* | *PERMIT ISSUED*<br>*03/03/2022* |
| | *#6805890-DM*<br>*912 RAINIER* | *PERMIT ISSUED*<br>*03/07/2022* |
| | *#6805891-DM*<br>*1130 RAINIER* | *CORRECTION CYCLE 3*<br>*IN PROGRESS* |
| *SHORING / EXCAVATION* | *#6749281-CN* | *CORRECTION CYCLE 3*<br>*IN PROGRESS* |
| *CONSTRUCTION PERMIT* | *#6805872-PH* | *PHASED PERMITS* |
| *PHASE 1*<br>*FOUNDATION THROUGH BASE STRUCTURE* | | *CORRECTION CYCLE 2*<br>*IN PROGRESS* |
| *PHASE 2*<br>*SUPER STRUCTURE THROUGH*<br>*ARCHITECTURAL FULL OCCUPANCY* | | *CORRECTION CYCLE 2*<br>*IN PROGRESS* |
| *1130 RAINIER*<br>*BUILDING AND LAND USE*<br>*PRE-APPLICATION* | *#007627-21PA* | *INTAKE SUBMITTED*<br>*03/29/2022*<br>*REVIEW IN PROGRESS* |

## DEFERRED PERMIT SUBMITTALS

MECHANICAL, PLUMBING, ELECTRICAL
FIRE SUPPRESSION AND FIRE ALARM
SIGNAGE
CONVEYANCE

## LEGAL DESCRIPTION

**PARCEL B:**
THAT PORTION OF LOTS 23 THROUGH 32, INCLUSIVE, IN BLOCK 4, PLAT OF RAINIER BOULEVARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 59, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH CHARLES STREET AND RAINIER AVENUE SOUTH;

THENCE NORTH 63°44'56" EAST ALONG THE CENTERLINE OF SOUTH CHARLES STREET, A DISTANCE OF 139.92 FEET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY MARGIN OF THE ALLEY AS PLATTED IN SAID BLOCK 4;

THENCE SOUTH 26°12'36" EAST, ALONG SAID EXTENSION AND SAID SOUTHWEST MARGIN, A DISTANCE OF 440.24 FEET TO THE EASTERLY MOST CORNER OF A 2.00 FOOT STRIP CONVEYED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES UNDER KING COUNTY RECORDING NUMBER 20210727001462;

THENCE SOUTH 63°52'48" WEST, ALONG THE SOUTHEAST LINE OF SAID CONVEYANCE, A DISTANCE OF 2.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID CONVEYANCE;
THENCE NORTH 26°12'36" WEST, ALONG THE SOUTHWEST LINE OF SAID CONVEYANCE, 19.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 63°52'48" WEST, PARALLEL WITH SAID SOUTHWEST LINE, 18.00 FEET;

THENCE SOUTH 26°12'36" EAST, PARALLEL WITH SAID SOUTHWEST LINE, 4.00 FEET;

THENCE SOUTH 63°52'48" WEST, PARALLEL WITH SAID SOUTHWEST LINE, 79.98 FEET TO THE NORTHEAST MARGIN OF RAINIER AVENUE SOUTH;

THENCE NORTH 26°12'09" WEST, ALONG SAID NORTHEAST MARGIN, 395.01 FEET TO THE SOUTHEAST MARGIN OF SOUTH CHARLES STREET;

THENCE NORTH 63°44'56" EAST ALONG SAID SOUTHEAST MARGIN, 97.92 FEET TO THE WESTERLY MOST CORNER OF SAID CONVEYANCE;

THENCE SOUTH 26°12'36" EAST, ALONG THE SOUTHEAST LINE OF SAID CONVEYANCE, A DISTANCE OF 391.23 FEET TO THE POINT OF BEGINNING.

## PROPERTY/ZONING

ADDRESS: 900 RAINIER AVENUE SOUTH SEATTLE, WA 98114
TAX LOT NO: SITE CONSISTS OF 3 PARCELS:
- 713230-0445
- 713230-0435
- 713230-0370

ZONING: NC3-75 (M1)

LOT AREA: 64,995 SF

MAX. FAR: (5.5)(64,995 SF) = 357,472 SF

SITE PARCEL(S): 713230-0370, 713230-0435, 713230-0445
(SEE LEGAL DESCRIPTION)

OVERLAY: 23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE

PORTION OF SITE IS WITHIN:
PEAT SETTLEMENT PRONE AREA ENVOIRONMENTALLY CRITICAL AREA
LIQUIFACTION ZONE ENVIRONMENTALLY CRITICAL AREA

## PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO BUILD AN EIGHT-STORY MULTI-FAMILY APARTMENT BUILDING OVER A ONE-STORY PARKING GARAGE. THIS MULTI-FAMILY DEVELOPMENT WILL SUPPORT APPROXIMATELY 106 LODGING UNITS AND 292 APARTMENT UNITS, APPROXIMATELY 2,000 SF GROUND FLOOR RETAIL SPACES, 11,000 SF OF OUTDOOR AMENITY ROOFTOP DECKS AN STREET ACCESS COURTYARDS. THE GARAGE LEVEL WILL BE APPROXIMATELY 31,000 SF SF WITH DOUBLE STACKED PARKING (130 SPACES). THE TOTAL PROJECT WILL BE APPROXIMATELY 260,000 SF. SEE G1 SERIES FOR DETAILED AREA CALCULATIONS.

THE SITE AREA OF THE ADJACENT BLACK MANUFACTURING BUILDING IS INCLUDED IN THIS PROPOSAL FOR FAR CALCULATION PURPOSES, BUT THE PROJECT PROPOSES TO RETAIN THE EXISTING STRUCTURE AND NEW DEVELOPMENT WOULD OCCUR ON THE NORTH HALF OF THE BLOCK ONLY. SEE G1 SERIES FOR DETAILED AREA CALCULATIONS.

## DELEGATED DESIGN

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. ICC OR OTHER APPROVED REPORT / /LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

## SHEET INDEX


| SHEET NO. | SHEET NAME | MUP (3035290-LU) MUP INTAKE 1/5/21 | MUP CC1 7/7/21 | MUP CC2 10/8/21 | MUP CC4 2/18/22 | MUP CC5 4/8/22 |
|---|---|---|---|---|---|---|
| GENERAL | | | | | | |
| G0.00 | COVER SHEET | • | • | • | • | • |
| G1.00 | LAND USE CODE SUMMARY | • | • | • | • | • |
| G1.01 | LAND USE CODE SUMMARY | • | • | • | • | • |
| G1.02 | LAND USE CODE DIAGRAMS | • | • | • | • | • |
| G1.03 | LAND USE CODE DIAGRAMS | • | • | • | • | • |
| G1.04 | MHA PLANS | • | • | • | • | • |
| G1.05 | MHA CALCULATIONS | | | | • | • |
| G1.06 | MHA EXHIBIT WORKBOOK | | • | • | • | • |
| G1.07 | MHA EXHIBIT WORKBOOK | | • | • | • | • |
| G1.10 | FLOOR AREA PLANS | • | • | • | • | • |
| G1.11 | FLOOR AREA CALCULATIONS | • | • | • | • | • |
| G1.20 | POWER POLE EXHIBIT | | • | • | • | • |
| G1.21 | POWER POLE EXHIBIT | | • | • | • | • |
| G1.30 | SOLID WASTE PLANS | • | | • | • | • |
| SURVEY | | | | | | |
| 1 OF 1 | POWER POLE EXHIBITS | | • | • | • | • |
| 1 OF 2 | SURVEY | • | • | • | • | • |
| 2 OF 2 | SURVEY | • | • | • | • | • |
| SHORING (STRUCTURAL) (FOR REFERENCE ONLY) | | | | | | |
| SS1.0 | SHORING NOTES | | | | | • |
| SS1.1 | SHORING NOTES | | | | | • |
| SS2.0 | SHORING PLAN NORTH | | • | • | • | • |
| SS2.1 | SHORING PLAN SOUTH | | • | • | • | • |
| SS3.0 | SHORING ELEVATIONS | | | | | • |
| SS4.0 | SHORING DETAILS | | | | | • |
| SS5.0 | SHORING DETAILS | | | | | • |
| CIVIL (SITE) | | | | | | |
| C1.6 | GRADING AND UTILITY PLAN | • | • | • | • | • |
| C1.7 | GRADING AND UTILITY PLAN | • | • | • | • | • |
| LANDSCAPE | | | | | | |
| DR1.00 | LANDSCAPE PLAN - RENDERED | • | • | • | • | • |
| L0.00 | LANDSCAPE PLAN - TREE PLAN | • | • | • | • | • |
| L1.00 | LANDSCAPE PLAN - LEVEL 1 & 2 | • | • | • | • | • |
| L1.10 | LANDSCAPE PLAN - ROOF | • | • | • | • | • |
| L1.20 | ENLARGEMENT COURTYARDS | | • | • | • | • |
| L1.30 | LANDSCAPE SECTIONS | | • | • | • | • |
| L1.40 | LANDSCAPE DETAILS | • | • | • | • | • |
| L1.50 | LANDSCAPE DETAILS - ROOF | | • | • | • | • |
| L2.00 | SEATTLE GREEN FACTOR PLAN | • | • | • | • | • |
| L2.10 | SEATTLE GREEN FACTOR PLAN - ROOF | • | • | • | • | • |
| L3.00 | LANDSCAPE IRRIGATION | | | • | • | • |
| L3.10 | LANDSCAPE IRRIGATION DETAILS | | | • | • | • |
| L3.20 | LANDSCAPE IRRIGATION DETAILS - DRIP | | | • | • | • |
| ARCHITECTURAL | | | | | | |
| A1.00 | SITE PLAN | • | • | • | • | • |
| A1.04 | BLACK MANUFACTURING BLDG. | | • | • | • | • |
| A1.05 | BLACK MANUFACTURING BLDG. | | • | • | • | • |
| A2.00 | FLOOR PLAN - BASEMENT | • | • | • | • | • |
| A2.01 | FLOOR PLAN - LEVEL 1 | • | • | • | • | • |
| A2.02 | FLOOR PLAN - LEVEL 2 | • | • | • | • | • |
| A2.03 | FLOOR PLAN - LEVEL 3 | • | • | • | • | • |
| A2.04 | FLOOR PLAN - LEVEL 4 | • | • | • | • | • |
| A2.05 | FLOOR PLAN - LEVEL 5 | • | • | • | • | • |
| A2.06 | FLOOR PLAN - LEVEL 6 | • | • | • | • | • |
| A2.07 | FLOOR PLAN - LEVEL 7 | • | • | • | • | • |
| A2.08 | FLOOR PLAN - LEVEL 8 | • | • | • | • | • |
| A2.09 | FLOOR PLAN - ROOF | • | • | • | • | • |
| A2.12 | REFLECTED CEILING PLAN - LEVEL 2 | | | | | • |
| A3.01 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.01A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.02 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.02A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.03 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.03A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.04 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.04A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.05 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.05A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.06 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.06A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A3.07 | EXTERIOR ELEVATIONS | • | • | • | • | • |
| A3.07A | EXTERIOR ELEVATIONS - RENDERED | • | • | • | • | • |
| A4.01 | BUILDING SECTIONS | • | • | • | • | • |
| A4.02 | BUILDING SECTIONS | • | • | • | • | • |
| A4.03 | BUILDING SECTIONS | • | • | • | • | • |
| A4.04 | BUILDING SECTIONS | • | • | • | • | • |
| A4.20 | ENLARGED SECTIONS | | • | • | • | • |
| A8.04 | EXTERIOR DETAILS | | | • | • | • |
| A8.05 | EXTERIOR DETAILS | | | • | • | • |
| A8.06 | EXTERIOR OPENING DETAILS | | | • | • | • |
| A8.07 | EXTERIOR DETAILS | | | • | • | • |
| A8.14 | EXTERIOR WALL & ROOF DETAILS | | | | | • |
| A9.04 | CANOPY PLANS & DETAILS | | | | | • |
| STRUCTURAL | | | | | | |
| S2.00A | PILE PLAN - NORTH | | | • | • | • |
| S2.00B | PILE PLAN - SOUTH | | | • | • | • |
| S2.01A | FOUNDATION PLAN NORTH | | • | • | • | • |
| S2.01B | FOUNDATION PLAN SOUTH | | • | • | • | • |



JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 07/15/2021 | | SHORING & EXCAVATION CC1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

PROJECT NO.: 20047
PROJECT MGR.: CRF
DRAWN BY: RJP
CHECKED BY: RAM

COVER SHEET
G0.00

JACKSON | MAIN ARCHITECTURE P.S. © 2021

## OWNER / APPLICANT

**1130 RAINIER QOZB, LLC**
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SEATTLE, WA 98104
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## ARCHITECT

**JACKSON | MAIN ARCHITECTURE P.S.**
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## LANDSCAPE

**KKLA LANDSCAPE ARCHITECTS INC.**
111 W. JOHN STREET
SEATTLE, WA 98119
PHONE: (206) 323-6032
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CONTACT: KAREN KIEST

## CIVIL

**DECKER CE**
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## STRUCTURAL

**CT ENGINEERING**
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## ELECTRICAL

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CONTACT: ADRIAN M. STEIK

## PLUMBING

**COMPANY**
ADDRESS
ADDRESS
PHONE: (000) 000-0000
EMAIL: EMAIL ADDRESS
CONTACT: NAME

## GEOTECH

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## MECHANICAL

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CONTACT: -

## SURVEYOR

**BUSH, ROED & HITCHINGS, INC.**
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## HISTORIC

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## ACOUSTICS

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## GENERAL CONTRACTOR

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CONTACT: JAKE POLWARTH

## BUILDING ENVELOPE

**BEE CONSULTING**
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CONTACT: PATRICK MCMAHON

## INTERIOR DESIGN

**COUNTER BALANCE STUDIO**
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SHORELINE, WA 98177
PHONE: (206) 604-9901
EMAIL: LAURA@COUNTERBALANCESTUDIO.COM
CONTACT: LAURA LIBBY

4/6/2022 5:34:49 PM

# LAND USE CODE SUMMARY

| CODE SECTION | | | PROPOSED: |
|---|---|---|---|
| 23.30 | ZONE DESIGNATION | **NC3-75 (M1)** NEIGHBORHOOD COMMERCIAL 3 (MANDATORY HOUSING AFFORDABILITY 1 | |
| 23.47A.004 | PERMITTED USES | COMMERCIAL USE - LODGING AND RESIDENTIAL USE - APARTMENTS | |
| 23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS | | |
| 23.47A.008.A | BASIC STREET-LEVEL REQUIREMENTS | | |
| | BLANK FACADES<br>BLANK SEGMENTS BETWEEN 2' AND 8' ABOVE THE SIDEWALK MAY NOT EXCEED 20' IN WIDTH;<br>TOTAL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET. | | COMPLIES (SEE G1 SERIES - BLANK FACADE DIAGRAM AND CALCULATIONS) |
| | STREET LEVEL, STREET FACING FACADES<br>SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED. | | COMPLIES (SEE A1-A2 SERIES - SITE AND GROUND LEVEL FLOOR PLANS) |
| 23.47A.008.B | NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS | | |
| | TRANSPARENCY<br>60% OF THE STREET-FACING FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT;<br>NO PERMANENT SIGNAGE, WINDOW TINTING OR TREATMENTS, SHELVING, OTHER FF&E, OR STORED ITEMS SHALL COMPLETELY BLOCK VIEWS INTO AND OUT OF THE STRUCTURE BETWEEN 4' AND 7' ABOVE THE ADJACENT GRADE. | | COMPLIES (SEE G1 SERIES - TRANSPARENCY DIAGRAM AND CALCULATIONS) |
| | DEPTH PROVISIONS<br>NON-RESIDENTIAL USES GREATER THAN 600SF SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30' AND A MIN. DEPTH OF 15' FROM THE STREET-LEVEL STREET-FACING FACADE. | | COMPLIES (SEE G1 SERIES - DEPTH DIAGRAM) |
| | HEIGHT PROVISIONS<br>NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FTF HEIGHT OF AT LEAST 13'. | | COMPLIES (SEE G1 SERIES - HEIGHT DIAGRAM) |
| 23.47A.008.C.4 | ADDITIONAL PROVISIONS IN PEDESTRIAN DESIGNATED ZONES | | |
| | OVERHEAD WEATHER PROTECTION<br>THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION SHALL BE A MINIMUM OF 8 FEET AND A MAXIMUM OF 12 FEET ABOVE THE SIDEWALK FOR PROJECTIONS EXTENDING A MAXIMUM OF 6 FEET. | | COMPLIES (SEE A3, A4 SERIES - BUILDING ELEVATIONS AND SECTIONS) |
| 23.47A.008.D | RESIDENTIAL USES ALONG STREET-LEVEL, STREET-FACING FACADE | | |
| | AT LEAST 1 SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY | | COMPLIES (SEE A1-A2 SERIES - SITE AND GROUND LEVEL FLOOR PLANS) |
| 23.47A.012 | STRUCTURE HEIGHT | | |
| 23.47A.012.A.3 | PEAT SETTLEMENT-PRONE ENVIRONMENTALLY CRITICAL AREA | | |
| | MAY EXCEED APPLICABLE HEGHT LIMITS BY UP TO 3 FEET. IN ADDITION, 3 MORE FEET OF HEIGHT MAY BE ALLOWED FOR ANY WALL OF A STRUCTURE ON A SLOPED LOT, PROVIDED THAT ON THE UPHILL SIDES OF THE STRUCTURE, THE MAXIMUM ELEVATION OF THE STRUCTURE HEIGHT SHALL BE NO GREATER THAN THE HEIGHT ALLOWED BY THE FIRST SENTENCE OF THIS SUBSECTION.. THE DIRECTOR MAY APPLY THE ALLOWANCES ONLY IF THE FOLLOWING CONDITIONS ARE MET:<br>a. THE DIRECTOR FINDS THAT LOCATING A STORY OF PARKING UNDERGROUND IS INFEASIBLE DUE TO PHYSICAL SITE CONDITIONS SUCH AS A HIGH WATER TABLE;<br>b. THE DIRECTOR FINDS THAT THE ADDITIONAL HEIGHT ALLOWED FOR THE STRUCTURE IS NECESSARY TO ACCOMMODATE PARKING LOCATED PARTIALLY BELOW GRADE THAT EXTENDS NO MORE THAN 6 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, AND NO MORE THAN 3 FEET ABOVE THE HIGHEST EXISTING OR FINISHED GRADE ALONG THE STRUCTURE FOOTPRINT, WHICHEVER IS LOWER, AS MEASURED TO THE FINISHED FLOOR LEVEL ABOVE; AND<br>c. OTHER THAN THE ADDITIONAL STORY OF PARKING ALLOWED ACCORDING TO THIS SUBSECTION 23.47A.012.A.3, THE ADDITIONAL HEIGHT SHALL NOT ALLOW AN ADDITIONAL STORY BEYOND THE NUMBER OF STORIES THAT COULD BE BUILT UNDER THE OTHERWISE APPLICABLE HEIGHT LIMIT. | | APPLIES (SEE G1, A3, A4 SERIES - STRUCTURE HEIGHT AND AVERAGE GRADE CALCULATIONS, BUILDING ELEVATIONS, AND SECTIONS) |
| 23.47A.012.C | ROOFTOP FEATURES | | |
| | OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES, SOLARIUMS, PARAPETS, AND FIREWALLS MAY EXTEND AS HIGH AS THE HIGHEST RIDGE OF A PITCHED ROOF PERMITTED BY SUBSECTION 23.47A.012.B OR UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT, WHICHEVER IS HIGHER. INSULATION MATERIAL OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO 2 FEET IF ENCLOSED BY PARAPETS OR WALLS THAT COMPLY WITH THIS SUBSECTION 23.47A.012.C.2. ROOFTOP DECKS AND OTHER SIMILAR FEATURES MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO TWO FEET, AND OPEN RAILINGS OR PARAPETS REQUIRED BY THE BUILDING CODE AROUND THE PERIMETER OF ROOFTOP DECKS OR OTHER SIMILAR FEATURES MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY THE MINIMUM NECESSARY TO MEET BUILDING CODE REQUIREMENTS. | | APPLIES (SEE G1, A3, A4 SERIES - STRUCTURE HEIGHT AND AVERAGE GRADE CALCULATIONS, BUILDING ELEVATIONS, AND SECTIONS) |
| | SOLAR COLLECTORS<br>SOLAR COLLECTORS MAY EXTEND UP TO 7 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT, WITH UNLIMITED ROOFTOP COVERAGE. | | |
| | EXCEPT AS PROVIDED BELOW, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN THIS SUBSECTION 23.47A.012.C.4, INCLUDING WEATHER PROTECTION SUCH AS EAVES OR CANOPIES EXTENDING FROM ROOFTOP FEATURES, DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT:<br>• SOLAR COLLECTORS *(NOT ANTICIPATED TO EXTEND UP TO 15')*<br>• MECHANICAL EQUIPMENT<br>• STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET | | |
| | GREENHOUSES THAT ARE DEDICATED TO FOOD PRODUCTION ARE PERMITTED TO EXTEND 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN THIS SUBSECTION 23.47A.012.C DOES NOT EXCEED 50 PERCENT OF THE ROOF AREA, AND THE GREENHOUSE ADHERES TO THE SETBACK REQUIREMENTS IN SUBSECTION 23.47A.012.C.6. | | *NOT ANTICIPATED* |
| | THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.47A.012.C.6 SHALL BE LOCATED AT LEAST 10 FEET FROM THE NORTH LOT LINE:<br>• CLERESTORIES | | APPLIES (SEE A2 SERIES - ROOF PLAN) |
| 23.47A.013 | FLOOR AREA RATIO | | PROPOSED |
| | FAR LIMIT 5.5 | | FAR 4.4 |
| | LOT AREA 64,995 SF | ALLOWABLE FLOOR AREA 357,472 SF | FAR-ELIGIBLE FLOOR AREA 237,162 SF |
| | | | BLACK MANUFACTURING BUILDING EXISTING FLOOR AREA 49,004 SF |
| | | | TOTAL PROPOSED FAR BUILDING AREA 286,166 SF |
| 23.47A.013.B | THE FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARD FAR: | | |
| | 1. ALL STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND<br>2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS | | APPLIES (SEE G1 SERIES - FLOOR AREA PLANS) |
| | 4. ON A LOT CONTAINING A PEAT SETTLEMENT-PRONE ENVIRONMENTALLY CRITICAL AREA, ABOVE-GRADE PARKING WITHIN OR COVERED BY A STRUCTURE OR PORTION OF A STRUCTURE, IF THE DIRECTOR FINDS THAT LOCATING A STORY OF PARKING BELOW GRADE IS INFEASIBLE DUE TO PHYSICAL SITE CONDITIONS SUCH AS A HIGH WATER TABLE, IF EITHER:<br>a. THE ABOVE-GRADE PARKING EXTENDS NO MORE THAN 6 FEET ABOVE EXISTING OR FINISHED GRADE AND NO MORE THAN 3 FEET ABOVE THE HIGHEST EXISTING OR FINISHED GRADE ALONG THE STRUCTURE FOOTPRINT, WHICHEVER IS LOWER, AS MEASURED TO THE FINISHED FLOOR LEVEL OR ROOF ABOVE, PURSUANT TO SUBSECTION 23.47A.012.A.3; OR<br>b. ALL OF THE FOLLOWING CONDITIONS ARE MET:<br>1) NO ABOVE-GRADE PARKING IS EXEMPTED BY SUBSECTION 23.47A.013.B.4.A;<br>2) THE PARKING IS ACCESSORY TO A RESIDENTIAL USE ON THE LOT;<br>3) TOTAL PARKING ON THE LOT DOES NOT EXCEED ONE SPACE FOR EACH RESIDENTIAL DWELLING UNIT PLUS THE NUMBER OF SPACES REQUIRED FOR NON-RESIDENTIAL USES; AND<br>4) THE AMOUNT OF GROSS FLOOR AREA EXEMPTED BY THIS SUBSECTION 23.47A.013.B.4.B DOES NOT EXCEED 50 PERCENT OF THE AREA OF THE LOT<br>5. ROOFTOP GREENHOUSE AREAS MEETING THE STANDARDS OF SUBSECTIONS 23.47A.012.C.5 AND 23.47A.012.C.6<br>6. BICYCLE COMMUTER SHOWER FACILITIES REQUIRED BY SUBSECTION 23.54.015.K.8 | | *NOT ANTICIPATED* |

| CODE SECTION | | PROPOSED: |
|---|---|---|
| 23.47A.013.B | THE FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARD FAR (CONT'D): | |
| | 7. THE FLOOR AREA OF REQUIRED BICYCLE PARKING FOR SMALL EFFICIENCY DWELLING UNITS, IF THE BICYCLE PARKING IS LOCATED WITHIN THE STRUCTURE CONTAINING THE SMALL EFFICIENCY DWELLING UNITS. FLOOR AREA OF BICYCLE PARKING THAT IS PROVIDED BEYOND THE REQUIRED BICYCLE PARKING IS NOT EXEMPT FROM FAR LIMITS | APPLICABLE, TBD. |
| 23.47A.014 | SETBACK REQUIREMENTS | |
| 23.47A.014.A | ROOFTOP FEATURES<br>ARE NOT ALLOWED IN SETBACKS, EXCEPT THAT FOR UPPER-LEVEL SETBACKS | UPPER LEVEL SETBACK DEPARTURE REQUESTED (SEE G1 SERIES - DEPARTURES) |
| 23.47A.014.C | UPPER-LEVEL SETBACKS FOR STREET-FACING FACADES<br><br>1. PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.<br>3. WHERE A PORTION OF THE FACADE IS SET BACK MORE THAN 15 FEET, THE SETBACK DEPTH FOR THAT PORTION OF THE FACADE SHALL BE CONSIDERED 15 FEET FOR PURPOSES OF CALCULATING THE AVERAGE SETBACK. NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET. | OTHER SETBACK REQUIREMENTS:<br>PRELIMARY ASSESSMENT REPORT #004594-19PA<br>• ALLEY EAST OF SITE: 2FT DEDICATION IS REQUIRED PER SDOT<br>14FT RADIAL CLEARANCE BETWEEN POWERLINES & STRUCTURE PER SCL<br><br>SIDEWALK EASEMENT (REQUIRED PER CIVIL - DECKER)<br>• RAINIER AVE: 3.6 FT<br>• S CHARLES: 2 FT |
| 23.47A.014.D | FACADE MODULATION | |
| | FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. | COMPLIES - SEE A2 SERIES - FLOOR PLANS. |
| 23.47A.014.G | STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS | |
| | 1. DECKS AND BALCONIES<br>a. DECKS WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK<br>2. EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.<br><br>3. RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY, WHICH MEET SEATTLE BUILDING CODE, CHAPTER 11, ARE PERMITTED IN REQUIRED SETBACKS<br>4. UNCOVERED, UNENCLOSED PEDESTRIAN BRIDGES, NECESSARY FOR ACCESS AND LESS THAN 5 FEET IN WIDTH, ARE PERMITTED IN REQUIRED SETBACKS.<br>5. FENCES, BULKHEADS, FREESTANDING WALLS, AND OTHER SIMILAR STRUCTURES<br>6. SETBACK REQUIREMENTS DO NOT LIMIT UNDERGROUND STRUCTURES.<br>7. DETACHED SOLAR COLLECTORS<br>8. DUMPSTERS AND OTHER TRASH RECEPTACLES<br>9. GREEN STORMWATER INFRASTRUCTURE (GSI) FEATURES | COMPLIES - SEE A2, A3, A4 SERIES - BUILDING FLOOR PLANS, ELEVATIONS, SECTIONS<br><br>*NOT ANTICIPATED* |
| 23.47A.014.H | SETBACK REQUIREMENT FOR LOADING ADJACENT TO AN ALLEY | |
| | WHERE ACCESS TO A LOADING BERTH IS FROM THE ALLEY, AND TRUCK LOADING IS PARALLEL TO THE ALLEY, A SETBACK OF 12 FEET IS REQUIRED FOR THE LOADING BERTH, MEASURED FROM THE CENTERLINE OF THE ALLEY (EXHIBIT D FOR 23.47A.014). THIS SETBACK MUST BE MAINTAINED UP TO A HEIGHT OF 12 FEET. | *NOT ANTICIPATED* |
| 23.47A.014.I | IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS | |
| | A SETBACK MAY BE REQUIRED IN ORDER TO MEET THE PROVISIONS OF SECTION 23.53.015, IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES, AND SECTION 23.53.030, ALLEY IMPROVEMENTS IN ALL ZONES. | 2' ALLEY DEDICATION ANTICIPATED (SEE G1 SERIES - TYPE 1 DIRECTOR'S DECISION) |
| 23.47A.016 | LANDSCAPING AND SCREENING STANDARDS | |
| 23.47A.016.A | LANDSCAPING REQUIREMENTS | |
| | LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER PURSUANT TO SECTION 23.86.019 | COMPLIES (SEE LANDSCAPE PLANS) |
| 23.47A.016.B | STREET TREE REQUIREMENTS | |
| | 1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL. THE DIRECTOR, IN CONSULTATION WITH THE DIRECTOR OF TRANSPORTATION, WILL DETERMINE THE NUMBER, TYPE AND PLACEMENT OF STREET TREES TO BE PROVIDED.<br>3. WHEN AN EXISTING STRUCTURE IS PROPOSED TO BE EXPANDED BY MORE THAN 1,000 SQUARE FEET, ONE STREET TREE IS REQUIRED FOR EACH 500 SQUARE FEET OVER THE FIRST 1,000 SQUARE FEET OF ADDITIONAL STRUCTURE, UP TO THE MAXIMUM NUMBER OF TREES THAT WOULD BE REQUIRED FOR NEW CONSTRUCTION.<br>4. IF IT IS NOT FEASIBLE TO PLANT STREET TREES IN A RIGHT-OF-WAY PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING OTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION. IF, ACCORDING TO THE DIRECTOR OF TRANSPORTATION, A 5-FOOT SETBACK OR LANDSCAPED PLANTING STRIP IS NOT FEASIBLE, THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MAY REDUCE OR WAIVE THIS REQUIREMENT. | |
| 23.47A.016.C | GENERAL STANDARDS FOR SCREENING AND LANDSCAPING | |
| | 1. SCREENING SHALL CONSIST OF FENCES, WALLS, OR LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS. ANY TYPE OF SCREENING SHALL BE AT LEAST AS TALL AS THE HEIGHT SPECIFIED IN SUBSECTION 23.47A.016.D.<br>2. LANDSCAPED AREAS REQUIRED UNDER SUBSECTION 23.47A.016.D MUST MEET RULES PROMULGATED BY THE DIRECTOR PURSUANT TO SUBSECTION 23.47A.016.A.1. DECORATIVE FEATURES SUCH AS DECORATIVE PAVERS, SCULPTURES OR FOUNTAINS, OR PEDESTRIAN ACCESS MEETING THE SEATTLE BUILDING CODE, CHAPTER 11, MAY COVER A MAXIMUM OF 30 PERCENT OF EACH LANDSCAPED AREA USED TO SATISFY REQUIREMENTS UNDER SUBSECTION 23.47A.016.D. | |
| 23.47A.016.D | SCREENING AND LANDSCAPING REQUIREMENTS FOR SPECIFIC USES | |
| | 2. FENCES OR FREE-STANDING WALLS ASSOCIATED WITH UTILITY SERVICES USES MAY OBSTRUCT OR ALLOW VIEWS TO THE INTERIOR OF A SITE. WHERE SITE DIMENSIONS AND SITE CONDITIONS ALLOW, APPLICANTS ARE ENCOURAGED TO PROVIDE BOTH A LANDSCAPED SETBACK BETWEEN THE FENCE OR WALL AND THE RIGHT-OF-WAY, AND A FENCE OR WALL THAT PROVIDES VISUAL INTEREST FACING THE STREET LOT LINE, THROUGH THE HEIGHT, DESIGN OR CONSTRUCTION OF THE FENCE OR WALL, INCLUDING THE USE OF MATERIALS, ARCHITECTURAL DETAILING, ARTWORK, VEGETATED TRELLISES, DECORATIVE FENCING, OR SIMILAR FEATURES. ANY FENCE OR FREE-STANDING WALL FOR A UTILITY SERVICES USE MUST PROVIDE EITHER:<br>a) A 5-FOOT-DEEP LANDSCAPED AREA BETWEEN THE WALL OR FENCE AND THE STREET LOT LINE; OR<br>b) ARCHITECTURAL DETAILING, ARTWORK, VEGETATED TRELLISES, DECORATIVE FENCING, OR SIMILAR FEATURES TO PROVIDE VISUAL INTEREST FACING THE STREET LOT LINE, AS APPROVED BY THE DIRECTOR.<br>3. OTHER USES OR CIRCUMSTANCES. SCREENING AND LANDSCAPING IS REQUIRED ACCORDING TO TABLE B<br>C. GARBAGE CANS - 3-FOOT-HIGH SCREENING ALONG AREAS WHERE GARBAGE CANS ARE LOCATED<br>D. GARBAGE DUMPSTERS - 6-FOOT-HIGH SCREENING<br>N. PARKING GARAGE THAT IS 8 FEET OR MORE ABOVE GRADE - 3.5-FOOT SCREENING ALONG THE PERIMETER OF EACH FLOOR OF PARKING | |
| 23.47A.016.E | BREAKS | |
| | BREAKS IN REQUIRED SCREENING ARE PERMITTED TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS. BREAKS IN REQUIRED SCREENING FOR VEHICULAR ACCESS SHALL NOT EXCEED THE WIDTH OF PERMITTED CURB CUTS. | |
| 23.47A.017 | MANDATORY HOUSING AFFORDABILITY | |
| | SUBJECT TO THE PROVISIONS OF CHAPTERS 23.58B AND 23.58C | COMPLIES TO PERFORMANCE OPTION (SEE G1 SERIES - MHA PLANS AND CALCULATIONS) |

# APPLICABLE CODES

**SEATTLE CODES:**

| | |
|---|---|
| LAND USE: | 2020 SEATTLE MUNICIPAL CODE - TITLE 23 (SMC VERSION - **07/31/2020**) |
| BUILDING: | 2015 SEATTLE BUILDING CODE (SBC) |
| ACCESSIBILITY: | 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC A117.1) |
| ELECTRICAL: | 2017 NATIONAL ELECTRICAL CODE WITH SEATTLE AMENDMENTS (NEC) |
| ENERGY CODE: | 2015 SEATTLE ENERGY CODE (SEC) |
| FIRE CODE: | 2015 SEATTLE FIRE CODE (SFC) |
| FUEL GAS: | 2015 SEATTLE FUEL GAS CODE (SFGC) |
| MECHANICAL: | 2015 SEATTLE MECHANICAL CODE (SMC) |
| PLUMBING: | 2015 WASHINGTON STATE PLUMBING CODE WITH SEATTLE AMENDMENTS (WSPC) |

# SITE ADDRESS

**900 RAINIER**
900 RAINIER AVE S
SEATTLE, WA 98114

# LEGAL DESCRIPTION & P.L. DIMENSIONS

**LEGAL DESCRIPTION UPDATED PER LBA #3037257-LU:**

**PARCEL B:**
LOTS 23 THROUGH 32, INCLUSIVE, IN BLOCK 4, PLAT OF RAINIER BOULEVARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 59, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID LOT 23 DESCRIBED AS FOLLOWS:
BEGINING AT THE MOST EASTERLY CORNER OF SAID LOT 23;
THENCE NORTH 26°12'36" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 8.88 FEET;
THENCE SOUTH 63°52'48" WEST DISTANCE OF 20.00 FEET;
THENCE SOUTH 26°12'36" EAST A DISTANCE OF 4.00 FEET;
THEN SOUTH 63°52'48" WEST A DISTANCE OF 79.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 23;
THENCE SOUTH 26°12'09" EAST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 5.08 FEET TO THE MOST SOUTHERLY CORNER OF SAIF LOT 23;
THENCE NORTH 63°45'47" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING.

# HISTORICAL RESOURCE

PROJECT CONTRACTS WITH GENERAL, EXCAVATION, AND OTHER SUBCONTRACTORS SHALL INCLUDE REFERENCE TO REGULATIONS REGARDING ARCHAEOLOGICAL RESOURCES (CHAPTERS 27.34, 27.53, 27.44, 79.01, 79.90 RCW, AND CHAPTER 25.48 WAC AS APPLICABLE) AND THAT CONSTRUCTION CREWS SHALL BE REQUIRED TO COMPLY WITH THOSE REGULATIONS.


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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

1130 RAINIER QOZB, LLC

159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | CRF |
| CHECKED BY: | RAM |

LAND USE CODE SUMMARY

G1.00

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4/5/2022 4:56:16 PM

# LAND USE CODE SUMMARY

| CODE SECTION | | PROPOSED: |
|---|---|---|
| 23.47A.018 | NOISE STANDARDS | |
| | 2. EXTERIOR HEAT EXCHANGERS AND OTHER SIMILAR DEVICES (E.G., VENTILATION, AIR-CONDITIONING, REFRIGERATION) ARE CONSIDERED MAJOR NOISE GENERATORS.<br>3. WHEN A MAJOR NOISE GENERATOR IS PROPOSED, OR WHEN AN EXISTING MAJOR NOISE GENERATOR IS PROPOSED TO BE EXPANDED, A REPORT FROM AN ACOUSTICAL CONSULTANT SHALL BE REQUIRED TO DESCRIBE THE MEASURES TO BE TAKEN BY THE APPLICANT IN ORDER TO MEET NOISE STANDARDS FOR THE AREA. SUCH MEASURES MAY INCLUDE, FOR EXAMPLE, THE PROVISION OF BUFFERS, REDUCTION IN HOURS OF OPERATION, RELOCATION OF MECHANICAL EQUIPMENT, INCREASED SETBACKS AND USE OF SPECIFIED CONSTRUCTION TECHNIQUES OR BUILDING MATERIALS. MEASURES TO BE USED SHALL BE SPECIFIED ON THE PLANS. AFTER A PERMIT HAS BEEN ISSUED, ANY MEASURES THAT WERE REQUIRED BY THE PERMIT TO LIMIT NOISE SHALL BE MAINTAINED. | *A REPORT FROM AN ACOUSTICAL CONSULTANT WILL BE PROVIDED IN LINE WITH MECHANICAL DESIGN.* |
| 23.47A.020 | ODOR STANDARDS | PROPOSED |
| | A. THE VENTING OF ODORS, VAPORS, SMOKE, CINDERS, DUST, GAS, AND FUMES SHALL BE AT LEAST 10 FEET ABOVE FINISHED SIDEWALK GRADE, AND DIRECTED AWAY TO THE EXTENT POSSIBLE FROM USES WITHIN 50 FEET OF THE VENT. | *WILL COMPLY IN LINE WITH MECHANICAL DESIGN.* |
| | B. MAJOR ODOR SOURCES | *NOT ANTICIPATED* |
| 23.47A.022 | LIGHT AND GLARE STANDARDS | |
| | A. EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.<br>B. INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES.<br>C. TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAYS OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY SUBSTITUTE FOR A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF THREE (3) FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.<br>D.HEIGHT.<br>1.EXTERIOR LIGHTING ON POLES IS PERMITTED UP TO A MAXIMUM HEIGHT OF THIRTY (30) FEET FROM FINISHED GRADE. EXTERIOR LIGHTING ON POLES IS PERMITTED UP TO A HEIGHT OF FORTY (40) FEET FROM FINISHED GRADE, PROVIDED THAT THE RATIO OF WATTS TO AREA IS AT LEAST TWENTY (20) PERCENT BELOW THE MAXIMUM EXTERIOR LIGHTING LEVEL PERMITTED BY THE ENERGY CODE. | *WILL COMPLY IN LINE ELECTRICAL AND LIGHTING DESIGN.* |
| 23.47A.024 | AMENITY AREA | |
| | A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A. GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS. | TOTAL GFA IN RESIDENTIAL USE: 160,910 SF<br>5% MIN. REQUIRED: 8,046 SF<br>COMPLIES (SEE G1 SERIES - FLOOR AREA CALCULATIONS) |
| | B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE:<br>1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA.<br>2. AMENITY AREAS SHALL NOT BE ENCLOSED.<br>3. PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAXIMUM OF 50 PERCENT OF THE AMENITY AREA IF THE DESIGN OF THE WOONERF IS APPROVED THROUGH A DESIGN REVIEW PROCESS PURSUANT TO CHAPTER 23.41.<br>4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE. | |
| | 5. PRIVATE BALCONIES AND DECKS SHALL HAVE A MINIMUM AREA OF 60 SQUARE FEET, AND NO HORIZONTAL DIMENSION SHALL BE LESS THAN 6 FEET.<br>6. ROOFTOP AREAS EXCLUDED BECAUSE THEY ARE NEAR MINOR COMMUNICATION UTILITIES AND ACCESSORY COMMUNICATION DEVICES, PURSUANT TO SUBSECTION 23.57.012.C.1.D, DO NOT QUALIFY AS AMENITY AREAS. | *NOT ANTICIPATED* |
| 23.47A.027 | LANDMARK DISTRICTS AND DESIGNATED LANDMARK STRUCTURES | |
| | A. THE DIRECTOR, IN CONSULTATION WITH THE DIRECTOR OF THE DEPARTMENT OF NEIGHBORHOODS, MAY WAIVE OR ALLOW DEPARTURES FROM STANDARDS FOR STREET LEVEL DEVELOPMENT, RESIDENTIAL AMENITY AREAS, SETBACKS, FLOOR AREA RATIO LIMITS AND SCREENING AND LANDSCAPING FOR DESIGNATED LANDMARK STRUCTURES OR FOR DEVELOPMENT WITHIN A LANDMARK DISTRICT PURSUANT TO SEATTLE MUNICIPAL CODE, TITLE 25 OR WITHIN A SPECIAL REVIEW DISTRICT PURSUANT TO SEATTLE MUNICIPAL CODE, CHAPTER 23.66.<br>B. THE DIRECTOR'S DECISION TO WAIVE OR ALLOW DEPARTURES FROM DEVELOPMENT STANDARDS SHALL BE CONSISTENT WITH ADOPTED DISTRICT DESIGN AND DEVELOPMENT GUIDELINES AND SHALL BE CONSISTENT WITH THE RECOMMENDATIONS OF THE LANDMARKS PRESERVATION BOARD OR THE DIRECTOR OF NEIGHBORHOODS EXCEPT WHEN POTENTIAL ENVIRONMENTAL IMPACTS CLEARLY REQUIRE DENIAL OR GRANTING LESSER WAIVERS OR DEPARTURES. | *AN APPLICATION FOR CERTIFICATE OF APPROVAL HAS BEEN SUBMITTED TO THE LANDMARK'S PRESERVATION BOARD IN LINE WITH THIS DEVELOPMENT (SEE G0.00 COVER SHEET FOR STATUS OF ASSOCIATED RECORDS AND PERMITS)* |
| 23.47A.030 | REQUIRED PARKING AND LOADING. | |
| | A. OFF-STREET PARKING SPACES MAY BE REQUIRED AS PROVIDED IN SECTION 23.54.015, REQUIRED PARKING. | COMPLIES (SEE CODE SUMMARY SECTION 23.54.015) |
| | B. LOADING BERTHS ARE REQUIRED FOR CERTAIN COMMERCIAL USES ACCORDING TO THE REQUIREMENTS OF SECTION 23.54.035. | COMPLIES (SEE CODE SUMMARY SECTION 23.54.035) |
| 23.47A.032 | PARKING LOCATION AND ACCESS | |
| | A. ACCESS TO PARKING<br>1. THE FOLLOWING RULES APPLY, EXCEPT AS PROVIDED UNDER SUBSECTIONS 23.47A.032.A.2 AND 23.47A.032.D:<br>a. ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SUBSECTION 23.53.030.C<br>F. ACCESS TO A LOADING BERTH SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SUBSECTION 23.53.030.C.<br>G. PARKING SHALL BE SCREENED ACCORDING TO THE PROVISIONS OF SECTION 23.47A.016. | COMPLIES (SEE A1, A2, A3 SERIES - SITE AND GROUND LEVEL FLOOR PLANS, EAST BUILDING ELEVATION) |
| 23.53.035 | STRUCTURAL BUILDING OVERHANGS AND MINOR ARCHITECTURAL ENCROACHMENTS | |
| | A. MINOR ARCHITECTURAL ENCROACHMENTS.<br>4. VERTICAL CLEARANCE. CLEARANCE TO ANY MINOR ARCHITECTURAL ENCROACHMENT SHALL BE A MINIMUM OF 8 FEET ABOVE ALL SIDEWALK ELEVATIONS, OR 16 FEET ABOVE ALL ELEVATIONS OF AN ALLEY, OR GREATER WHEN REQUIRED BY OTHER REGULATIONS. | COMPLIES (SEE A3, A4 SERIES - BUILDING ELEVATIONS AND SECTIONS) |

| CODE SECTION | | | | PROPOSED: | | | |
|---|---|---|---|---|---|---|---|
| 23.54.015 | REQUIRED PARKING AND MAXIMUM PARKING LIMITS | | | PROVIDED | | | |
| | A. REQUIRED PARKING | | | | | | |
| | TABLE A REQUIRED PARKING FOR NON-RESIDENTIAL USES | | | | | | |
| | II. NON-RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS | | | | | | |
| | K. NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA. | NO MINIMUM REQUIREMENT | | NONE | | | |
| | TABLE B REQUIRED PARKING FOR RESIDENTIAL USES | | | | | | |
| | II. RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS | | | | | | |
| | M. ALL RESIDENTIAL USES WITHIN URBAN VILLAGES THAT ARE NOT WITHIN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA | NO MINIMUM REQUIREMENT | | 130 PARKING SPACES (SEE A1 SERIES - BASEMENT PLAN) | | | |
| | B. REQUIRED PARKING FOR SPECIFIC ZONES AND AREAS | | | | | | |
| | 4. THE DIRECTOR SHALL ADOPT BY RULE A MAP OF FREQUENT TRANSIT SERVICE AREAS BASED ON PROXIMITY TO A TRANSIT STATION OR STOP SERVED BY A FREQUENT TRANSIT ROUTE. THE DETERMINATION WHETHER A PROPOSED DEVELOPMENT SITE IS IN A SCHEDULED FREQUENT TRANSIT SERVICE AREA SHALL BE BASED ON THE FREQUENT TRANSIT SERVICE AREA MAP ADOPTED BY RULE THAT EXISTS ON THE DATE A PROJECT VESTS ACCORDING TO THE STANDARDS OF SECTION 23.76.026, PROVIDED THAT A RULE THAT TAKES EFFECT ON A DATE AFTER THE PROJECT VESTS MAY BE APPLIED TO DETERMINE WHETHER THE SITE IS IN A SCHEDULED FREQUENT TRANSIT SERVICE AREA, AT THE ELECTION OF THE PROJECT APPLICANT IN ACCORDANCE WITH SECTION 23.76.026.G. | | | SITE IS WITHIN CURRENT FREQUENT TRANSIT SERVICE AREA. | | | |
| | K. BICYCLE PARKING. | | | | | | |
| | THE MINIMUM NUMBER OF PARKING SPACES FOR BICYCLES REQUIRED FOR SPECIFIED USES IS SET FORTH IN TABLE D FOR 23.54.015. LONG-TERM PARKING FOR BICYCLES SHALL BE FOR BICYCLES PARKED FOUR OR MORE HOURS. SHORT-TERM PARKING FOR BICYCLES SHALL BE FOR BICYCLES PARKED LESS THAN FOUR HOURS. | | | | | | |
| | PER TABLE D PARKING FOR BICYCLES | | | | | | |
| | | LONG-TERM | SHORT-TERM | LONG-TERM | | SHORT-TERM | |
| | A.3. LODGING USES | 3 PER 40 RENTABLE ROOMS | 1 PER 20 RENTABLE ROOMS PLUS 1 PER 4,000 SF OF CONFERENCE AND MEETING ROOMS | (106 UNITS / 40) x 3 | = 2.65 x 3<br>= 8 STALLS | 106 UNITS / 20 | = 6 STALLS |
| | A.6. SALES AND SERVICES, GENERAL | 1 PER 4,000 SF | 1 PER 2,000 SF | 2,053 SF / 4,000 SF | = 1 STALLS | 2,053 SF / 2,000 SF | = 2 STALLS |
| | D.2. MULTI-FAMILY STRUCTURES | 1 PER D.U. | 1 PER 20 D.U. | 292 - 50 = 242 x (3/4) | = 182 + 50<br>= 232 STALLS | 292 UNITS / 20 | = 15 STALLS |
| | *3 - FOR RESIDENTIAL USES, AFTER THE FIRST 50 SPACES FOR BICYCLES ARE PROVIDED, ADDITIONAL SPACES ARE REQUIRED AT THREE-QUARTERS THE RATIO | | | TOTALS | | | |
| | | | | 241 REQUIRED | 313 PROVIDED | 23 REQUIRED | 24 PROVIDED |
| 23.54.030 | PARKING SPACE AND ACCESS STANDARDS | | | | | | |
| | A. PARKING SPACE DIMENSIONS | | | COMPLIES (SEE A2 SERIES - BASEMENT PLAN) | | | |
| | 2."MEDIUM VEHICLE" MEANS THE MINIMUM SIZE OF A MEDIUM VEHICLE PARKING SPACE SHALL BE 8 FEET IN WIDTH AND 16 FEET IN LENGTH. | | | | | | |
| | B. PARKING SPACE REQUIREMENTS. | | | | | | |
| | 1.RESIDENTIAL USES<br>b. WHEN MORE THAN FIVE PARKING SPACES ARE PROVIDED, A MINIMUM OF 60 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR MEDIUM VEHICLES. THE MINIMUM SIZE FOR A MEDIUM PARKING SPACE SHALL ALSO BE THE MAXIMUM SIZE. FORTY PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR ANY SIZE CATEGORY IN SUBSECTION 23.54.030.A | | | | | | |
| | D. DRIVEWAYS | | | | | | |
| | 1.RESIDENTIAL USES<br>C.DRIVEWAYS OF ANY LENGTH THAT SERVE MORE THAN 30 PARKING SPACES SHALL BE AT LEAST 10 FEET WIDE FOR ONE-WAY TRAFFIC AND AT LEAST 20 FEET WIDE FOR TWO-WAY TRAFFIC. | | | | | | |
| 23.54.035 | LOADING BERTH REQUIREMENTS AND SPACE STANDARDS | | | | | | |
| | A. QUANTITY OF LOADING SPACES. | | | | | | |
| | TABLE A | SQUARE FEET | REQ'D LOADING BERTHS | SQUARE FEET | LOADING BERTHS PROVIDED | | |
| | LOW DEMAND - LODGING | 60,001 TO 160,000 | 2 | 61,406 SF | 2 | | |
| | C. STANDARDS FOR LOADING BERTHS.<br>1. WIDTH AND CLEARANCE. EACH LOADING BERTH SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL PROVIDE NOT LESS THAN FOURTEEN (14) FEET VERTICAL CLEARANCE.<br>2. LENGTH.<br>b. LOW- AND MEDIUM-DEMAND USES. EACH LOADING BERTH FOR LOW- AND MEDIUM-DEMAND USES, EXCEPT THOSE USES IDENTIFIED IN SUBSECTION C2D, SHALL BE A MINIMUM OF THIRTY-FIVE (35) FEET IN LENGTH UNLESS REDUCED BY DETERMINATION OF THE DIRECTOR AS PROVIDED AT SUBSECTION C2C. | | | | | | |
| 23.54.040 | SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS | | | COMPLIES (SEE G1 SERIES - SOLID WASTE PLANS) | | | |


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| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | CRF |
| CHECKED BY: | RAM |

LAND USE CODE SUMMARY

G1.01

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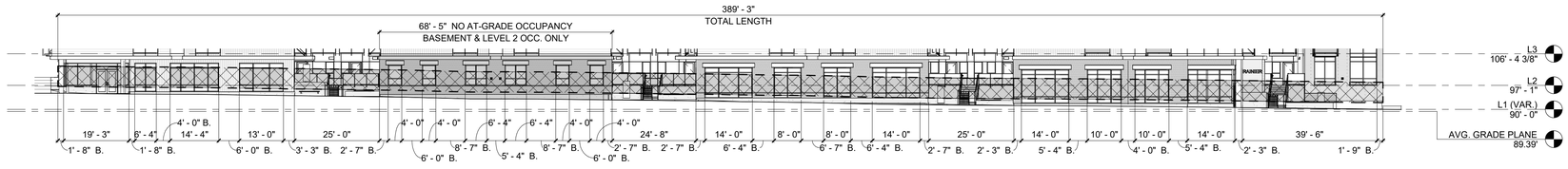
**23.47A.008.A BLANK FACADE**
BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK MAY NOT EXCEED 20' IN WIDTH.
THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.



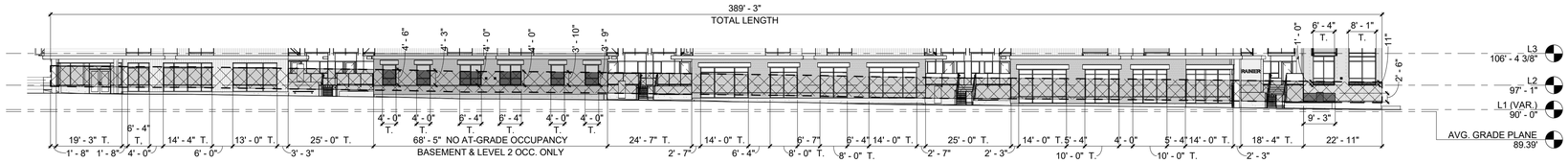

TOTAL FACADE LENGTH:
389'-3"

TOTAL BLANK FACADE LENGTH:
1'-8" + 1'-8" + 4-0" + 6'-0" + 3'-3" + 2'-7" + 6'-0" + 8'-7" + 5'-4" + 8'-7" + 6'-0" + 2'-7" + 2'-7" +
6'-4" + 6'-7" + 6'-4" + 2'-7" + 2'-3" + 6'-9" + 5'-4" + 4'-0" + 5'-4" + 2'-3" + 1'-9" = 108'-4"

BLANK FACADE PERCENTAGE:
108'-4" / 389'-3" => 1,300" / 4,671" = 27.8% < 40%
THEREFORE DESIGN MEETS REQUIREMENT

## STREET LEVEL DEVELOPMENT STANDARDS - WEST ELEVATION - BLANK FACADE

**23.47A.008.B NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS - TRANSPARENCY**
SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.
NO PERMANENT SIGNAGE, WINDOW TINTING OR TREATMENTS, SHELVING, OTHER FF&E, OR STORED ITEMS SHALL COMPLETELY BLOCK VIEWS INTO AND OUT OF THE STRUCTURE BETWEEN 4' AND 7' ABOVE THE ADJACENT GRADE.




TOTAL SF BETWEEN 2' AND 8' ABOVE GRADE, ALONG FACADE LENGTH:
389'-3" x 6'-0" = 2,336 SF

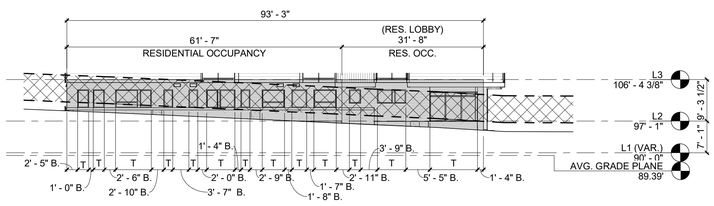
TOTAL TRANSPARENT / OPEN SF BETWEEN 2' AND 8' ABOVE GRADE, ALONG FACADE OPENING LENGTH:
(19'-3" + 6'-4" + 14'-4" + 13'-0" + 25'-0") x 6'-0" + (24'-7" + 14'-0" + 8'-0" + 8'-0" + 14'-0" + 25'-0" + 14'-0" + 10'-0" + 10'-0" + 14'-0"
+ 18'-4") x 6'-0"= 1,427 SF

TOTAL TRANSPARENT / OPEN SF, PARTIAL, BETWEEN 2' AND 8' ABOVE GRADE, ALONG FACADE OPENING LENGTH:
[4'-0" x 4'-6"] + [4'-0" x 4'-3"] +2x[4'-0" x 6'-4"] + [4'-0" x 3'-10"] + [4'-0" x 3'-9"] + [9'-3" x 2'-6"] + [6'-4" x 1'-0"] + [8'-1" x 0'-11"]
= 152.86 SF

TOTALTRANSPARENT SF:
1,427 + 152.86 = 1,579.86 SF

TRANSPARENT FACADE PERCENTAGE:
1,579.86 / 2,336 = 67.6 % > 60%
THEREFORE DESIGN MEETS REQUIREMENT

## STREET LEVEL DEVELOPMENT STANDARDS - WEST ELEVATION - TRANSPARENCY

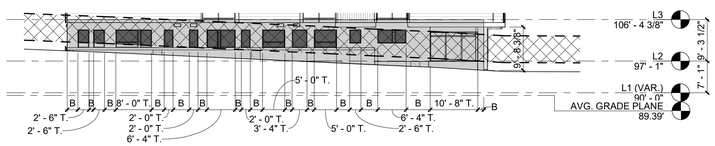



TOTAL STREET LEVEL FACADE LENTH:
93'-3"

TOTAL BLANK LENGTH:
2'-5" + 1'-0" + 2'-6" + 2'-10" + 3'-7" + 2'-0" + 1'-4" + 2'-9" + 1'-8" + 1'-7" + 2'-11" + 3'-9" + 5'-5" + 1'-4" = 35'-1"

BLANK FACADE PERCENTAGE:
35'-1" / 93'-3" = 37.6% < 40%
THEREFORE DESIGN MEETS CODE REQUIREMENT

## STREET LEVEL DEVELOPMENT STANDARDS - NORTH ELEVATION - BLANK FACADE

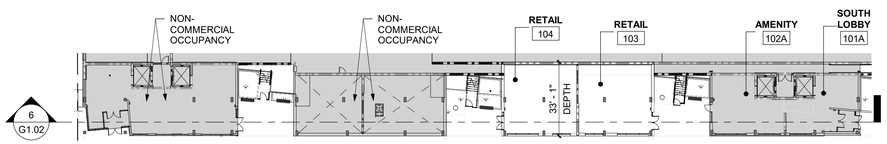



TOTAL STREET LEVEL FACADE LENTH:
93'-3"

TOTAL TRANSPARENT LENGTH:
2'-6" + 2'-6" + 8'-0" + 2'-0" + 2'-0" + 6'-4" + 2'-0" + 5'-0" + 3'-4" + 5'-0" + 2'-6" + 6'-4" + 10'-8" = 58'-2"

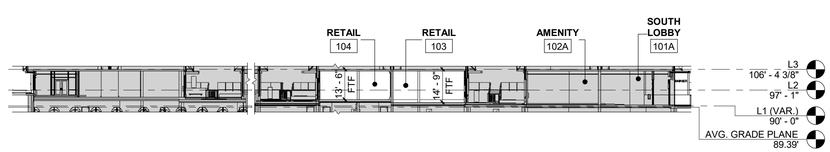
TRANSPARENT FACADE PERCENTAGE:
58'-2" / 93'-3" = 62.3% > 60%
THEREFORE DESIGN MEETS CODE REQUIREMENT

## STREET LEVEL DEVELOPMENT STANDARDS - NORTH ELEVATION - TRANSPARENCY




## NON-RESIDENTIAL DEPTH DIAGRAM - LEVEL 1

**SMC 23.47A.008.B.3 - DEPTH PROVISIONS**
NON-RESIDENTIAL USES GREATER THAN 600 SQUARE FEET SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE.




## NON-RESIDENTIAL HEIGHT DIAGRAM - LEVEL 1

**SMC 23.47A.008.B.4 - HEIGHT PROVISIONS**
NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.

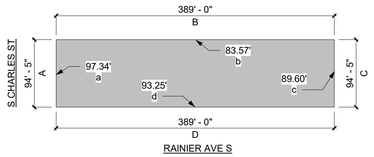
## STRUCTURE HEIGHT AND AVERAGE GRADE

**23.47.012 STRUCTURE HEIGHT**

| | |
|---|---|
| ALLOWED MAXIMUM BASE HEIGHT: | 75'-0" |
| 23.47.012.A.3 PEAT HEIGHT BONUS: | 3'-0" |
| 23.47.012.C.2 CLERESTORY HEIGHT BONUS: | 4'-0" |
| TOTAL MAXIMUM BASE BUILDING HEIGHT: | **82'-0" [ALLOWED] / 82'-0" [PROPOSED]** |
| 23.47.012.C.4 STAIR AND ELEVATOR PENTHOUSES: | 15' |
| TOTAL ALLOWABLE HEIGHT: | 97'-0" |

ALSO SEE ELEVATION SHEETS (A3.01-3.07A) FOR COMPLIANCE WITH LISTED HEIGHTS.

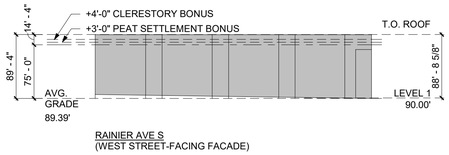
**AVERAGE GRADE PLAN DIAGRAM - PER SMC**



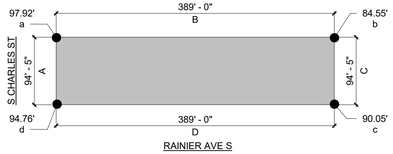

(a x A) + (b x B) + (c' x C) + (d x D)
A + B + C + D

(97.34' x 94'-5") + (83.57' x 389') + (89.6' x 94'-5") + (93.25' x 389') = **89.39' AVERAGE GRADE**
966'-10"

**AVERAGE GRADE ELEVATION DIAGRAM - PER SMC**



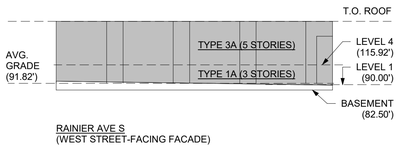

**AVERAGE GRADE PLAN DIAGRAM - PER SBC**




a + b + c + d

97.92' + 84.55' + 90.05' + 94.76' = **91.82' AVERAGE GRADE**
4

**AVERAGE GRADE ELEVATION DIAGRAM - PER SBC**





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| 02/26/2021 | | PH2 PERMIT INTAKE |
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| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
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LAND USE CODE DIAGRAMS

G1.02

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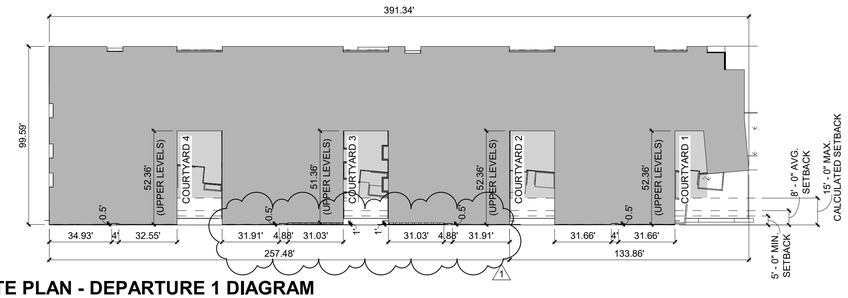
# DEPARTURE REQUESTED

| DEPARTURE DIAGRAM | CODE REQUIREMENT | PROPOSED DEPARTURE | RATIONALE |
|---|---|---|---|




## SITE PLAN - DEPARTURE 1 DIAGRAM

**DEPARTURE #1**

**UPPER-LEVEL SETBACKS (SMC 23.47A.014):** THE CODE REQUIRES AN AVERAGE UPPER-LEVEL SETBACK OF 8 FEET FOR PORTIONS OF STREET-FACING FACADES ABOVE A HEIGHT OF 65 FEET, UP TO THE HEIGHT LIMIT. THE CODE REQUIRES THAT NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

**AVERAGE SETBACK CALCULATIONS, EXPRESSED AS AN AREA:**

(8' X 391.3') SF = 3,130.4 SF
TOTAL STREET FRONTAGE OVER 65' TO BE SETBACK

OF THIS TOTAL, 1,797 PROVIDED

**PROPOSAL:**
THE CODE REQUIRES AN AVERAGE SETBACK OF 8' ALONG RAINIER AVE S. THE APPLICANT PROPOSES REDUCING AVERAGE SETBACK TO 4.59' ALONG RAINIER AVE S.; HOWEVER WHEN ACCOUNTING FOR FULL COURTYARD DEPTH, THE AVERAGE IS 13.5' AND EXCEEDS CODE

**AVERAGE SETBACK CALCULATION, OVER 65':**

STANDARD CALCULATIONS:
(34.93' x 0') + (4' x 0.5') + (32.55' x 0') + (26' x 15') + (31.91' x 0') + (4.88' x 0.5') + (31.03' x 1') + (26' x 15') + (31.03' x 1') + (4.88' x 0.5') + (31.91' x 0') + (26' x 15') + (31.66' x 0') + (4' x 0.5') + (31.66' x 0') + (41.8' x 15')

= 1,867.94 SF / 391.3' = 4.77' **4.77' AVG. SETBACK WHEN COURTYARD CALC. DEPTH CAPPED AT 15'**

DEPARTURE SEEKS TO PROVIDE 1,333.4 SF LESS FACADE SETBACK ON THE FRONTAGE THAN REQUIRED BY CODE, BASED ON THE CALC. METHOD IN THE CODE. BUT IN LIEU PROVIDES AN ADDITIONAL 3,497 SF OF SETBACK AT THE COURTYARDS THAT WILL BE USED BY RESIDENTS AND THE PUBLIC, AND INCREASE THE LIGHT, AIR, AND LIVABILITY OF A GREATER NUMBER OF UNITS.

**AVERAGE SETBACK CALCULATION, OVER 65':**

CALCULATIONS INCLUDING FULL COURTYARD DEPTH:
(34.93' x 0') + (4' x 0.5') + (32.55' x 0') + (26' x 52.36') + (31.91' x 0') + (4.88' x 0.5') + (31.03' x 1') + (26' x 51.36') + (31.03' x 1') + (4.88' x 0.5') + (31.91' x 0') + (26' x 52.36') + (31.66' x 0') + (4' x 0.5') + (31.66' x 0') + (41.8' x 28.5')

= 5,320.32 SF / 391.3' = 13.59' **13.59' AVG. SETBACK WHEN CALCULATED WITH FULL COURTYARD DEPTH**

**RESPONSE:**
THE PROJECT TEAM HAS DESIGNED THE COURTYARDS TO DEMONSTRATE THEIR APPROPRIATE SCALE, RELATIONSHIP TO RAINIER AVE.S. AND THE TRANSITION AT THE HISTORIC LANDMARK TO THE SOUTH. THE PROJECT TECHNICALLY REQUIRES A DEPARTURE, BUT FUNCTIONALLY PROVIDES MORE AREA IN SETBACKS THAT IS MORE MEANINGFUL, WHICH MEETS THE INTENT OF THE DESIGN GUIDELINES. THE PEDESTRIAN ORIENTED, HUMAN SCALE DESIGN APPROACH OF EACH COURTYARD IS A MORE SUCCESSFUL RESPONSE THAN AN ADDITIONAL 3' ROOFTOP SETBACK THAT MEETS THE ZONING ENVELOPE.

THE EAST AND SOUTH ELEVATIONS SHOW THE PEDESTRIAN SCALE ENTRANCES ORIENTED OT THE PRIMARY RAINIER AVE S. PATHS OF TRAVEL. THE STREET LEVEL COURTYARD RENDERINGS INCLUDED IN THE EDG PACKET FURTHER DEMONSTRATE HOW PEDESTRIANS, VISITORS, AND BUILDING RESIDENTS ALIKE WILL BE ABLE TO PHYSICALLY INTERACT WITH THE ADDED AREA AT THE STREET LEVEL THE COURTYARDS PROVIDE. THE FULL ZONING 8' SETBACK AT L8 WILL HAVE VERY NO IMPACT AT THE PEDESTRIAN LEVEL COMPARED TO THE PROJECT PROPOSAL.

**ADMINISTRATIVE RECOMMENDATIONS**
from SDCI REC Report dated January 21,2022

The recommendation summarized above was based on the design review packet dated Friday, October 01, 2021. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following preliminary conditions:

1. Refine the roofline along the Rainier Avenue façade to strengthen the legibility of the conceptual expression and provide options for staff to review (Central Area DC2-1. Building Layout and Massing, DC2-B-1. Façade Composition, DC2-D-1. Human Scale, DC2-E-1. Legibility and Flexibility).

2. Revise the application of exterior materials and colors along the Rainier Avenue S. frontage to strengthen the concept expression (Central Area DC2-1. Building Layout and Massing, DC2-B-1. Façade Composition, DC2-E-1. Legibility and Flexibility).

3. Remove the proposed canopies and cornice belt located above the second floor along the Rainier Avenue S. (PL2-C-2. Design Integration, DC2-B-1 Façade Composition).

4. Simplify and reorganize the use of materials and colors on the east façade to allow additional visual scale reduction along the zone transition to the east and provide options to staff that examine refinement of the following design aspects:

i. The organization of colors and light/dark colored materials to augment scale reduction (CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition).

ii. Employment of a muted color and shade within the vertically oriented recesses of the east façade (CS2-D-3. Zone Transitions, DC2-B-1. Façade Composition).

iii. Removal of the orange color within the three-story base in favor of a consistent base color (CS2-D-3. Zone Transitions, DC2-B-1. Façade Composition).

iv. Narrower balcony widths within the vertically-oriented recesses along the east façade (CS2-D-3. Zone Transitions, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

v. Placement of a cornice along the top of the base of the east façade (CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, Central Area DC2-1-c. Smaller and Varied Building Forms, DC2-B-1. Façade Composition).

vi. Additional refinement of the window pattern to enhance expression of the concept (CS2-D-3. Zone Transitions, DC2-B-1. Façade Composition).

5. Utilize materials along the base of the massing protrusions along Rainier Avenue S. that will enhance the façade depth, texture, durability of ground-level materials and also improve the legibility of the retail, lobby, and amenity spaces along the sidewalk. Provide studies of potential base materials such as brick and wood, which are specifically identified by Central Area Design Guidelines (DC2-D. Scale and Texture, Central Area DC4-3-b. Human Scale Materials, DC4-A-1. Exterior Finish Materials).

6. Improve the legibility and transparency of retail and common residential spaces along the Rainier Avenue S. frontage and provide design options to staff. Studies to resolve these issues should address the following:

i. Replacement of opaque or translucent glass with transparent glass along retail, residential lobby, and residential amenity spaces (PL2-B-3. Street-Level Transparency, PL2-D-1. Design as Wayfinding, Central Area PL3-1. Frontages).

ii. Lowering the residential sill height along the retail space (PL2-B-3. Street-Level Transparency, PL2-D-1. Design as Wayfinding, Central Area PL3-1. Frontages).

iii. Increasing the height of windows along all sides of the southern residential lobby space (PL2-B-3. Street-Level Transparency, PL2-D-1. Design as Wayfinding, Central Area PL3-1. Frontages).

7. Maintain ground-level soffits along the Rainier Avenue S. frontage as designed and extend the use of this wood soffit material to the adjacent façades. Provide additional study examining appropriate canopy dimensions within the courtyards to enhance entrance visibility while maintaining strong visual courtyard width (PL2-C. Weather Protection, PL3-A-2. Ensemble of Elements, DC2-C-2. Dual Purpose Elements, DC2-E-1. Legibility and Flexibility, Central Area DC4-3-b. Human Scale Materials, DC4-A-1. Exterior Finish Materials).

8. Revise the cornice design throughout the project design to improve continuity and legibility of cornices as scale-defining features. Cornice refinement should include examination of the following design issues:

i. Increasing cornice legibility through the elimination of breaks caused by features like balconies (Central Area DC2-1. Building Layout and Massing, DC2-A-2. Reducing Perceived Mass, DC2-B-1 Façade Composition, DC3-C-1. Visual Depth and Interest, DC2-D-1. Human Scale).

ii. Limiting cornice placement to locations where they help to define the top edges of discrete massing elements or accentuate horizontal façade step-backs (Central Area DC2-1. Building Layout and Massing, DC2-A-2. Reducing Perceived Mass, DC2-B-1 Façade Composition, DC3-C-1. Visual Depth and Interest, DC2-D-1. Human Scale).

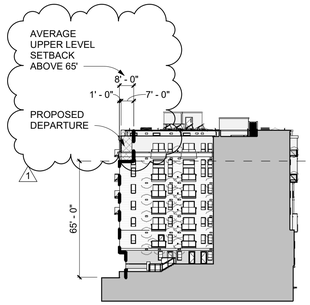
iii. Include cornice returns to ensure that cornices are legible as three-dimensional objects (Central Area DC2-1. Building Layout and Massing, DC2-A-2. Reducing Perceived Mass, DC2-B-1 Façade Composition, DC3-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, Central Area DC4-3. Building Details and Elements).

9. Provide additional detail for the design intent of artwork throughout the site, including design concept, theme, selected artist(s), and explain how the artwork will meet the intent of the intent language listed on Recommendation packet page 36 as well as applicable Design Guidelines (Central Area PL1-2-C. Enhance Gathering Spaces, Central Area PL3. Street-Level Interaction, DC3-C-2. Amenities and Features).

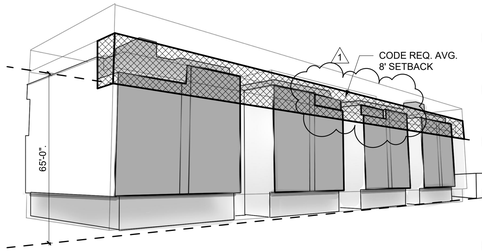
10. Demonstrate how the proposal responds to the Central Area Design Guidelines related to History and Heritage through the design of the proposed artwork and/or other design elements within the site, and provide options to staff to consider (Central Area A.1-1. History and Heritage).

11. Refine the courtyard and bicycle parking design to maintain continuity of the courtyard space for gathering and provide options to staff for review (Central Area PL1-2 Connection Back to the Community, PL4-B. Planning Ahead for Bicyclists).

## WEST ELEVATION - DEPARTURE 1 DIAGRAM

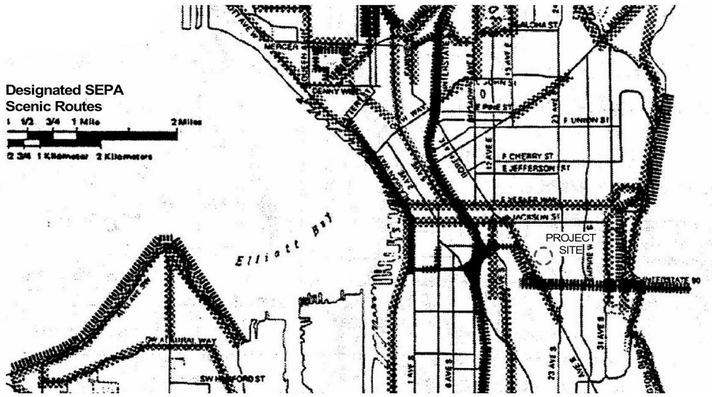



## SOUTH ELEVATION - DEPARTURE 1 DIAGRAM




## PERSPECTIVE - DEPARTURE 1 DIAGRAM

# PUBLIC VIEW PROTECTION




**LEGEND**

Scenic routes described by Seattle Engineering Department, Traffic Division map and designated by Ordinance 97025.

Scenic routes identified as protected view rights of way in the Seattle Mayor's April 1987 Open Space Policies Recommendation.

**EXHIBIT 1—SEPA SCENIC ROUTES MAP SOUTH SEATTLE**

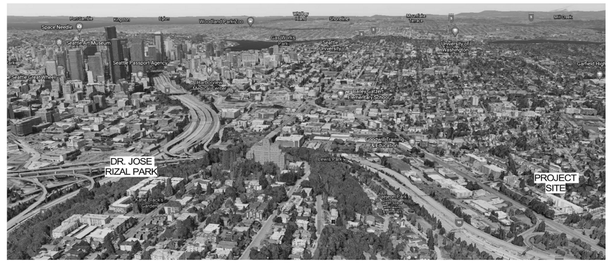



**IMAGE 2**

**IMAGE 1**

**25.05.675.P. Public View Protection**

PER 25.05.675 ATTACHMENT 1:
LIST OF DESIGNATED SCENIC AREAS
DR. JOZE RIZAL PARK IS LOCATED NEAR THE PROJECT SITE.

AS SHOWN ON THE IMAGES 1 AND 2, THE SCENIC VIEW IS FROM THE PARK TO DOWNTOWN SEATTLE WHICH WILL NOT BE AFFECTED BY PROPOSED PROJECT IN 900 RAINIER S.

PER MAP OF DESIGNATED SEPA ACENIC ROUTES THE PROJECT SITE IS LOCATED NEAR TWO DESIGNATED SCENIC ROUTES. PER 25.05.675.P.c. "OBSTRUCTION OF PUBLIC VIEWS MAY OCCUR WHEN A PROPOSED STRUCTURE IS LOCATED IN CLOSE PROXIMITY TO THE STREET PROPERTY LINE, WHEN DEVELOPMENT OCCURS ON LOTS SITUATED AT THE FOOT OF A STREET THAT TERMINATES OR CHANGES DIRECTION BECAUSE OF A SHIFT IN THE STREET GRID PATTERN, OR WHEN DEVELOPMENT ALONG A STREET CREATES A CONTINUOUS WALL SEPARATING THE STREET FROM THE VIEW." THE LOT IS NOT SITUATED AT A SHIFT IN THE STREET GRID PATTERN, AND THE PROPOSED STRCUTURE IS NOT BLOCKING THE SCENIC ROUTES.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SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
| CHECKED BY: | RAM |

LAND USE CODE DIAGRAMS

G1.03


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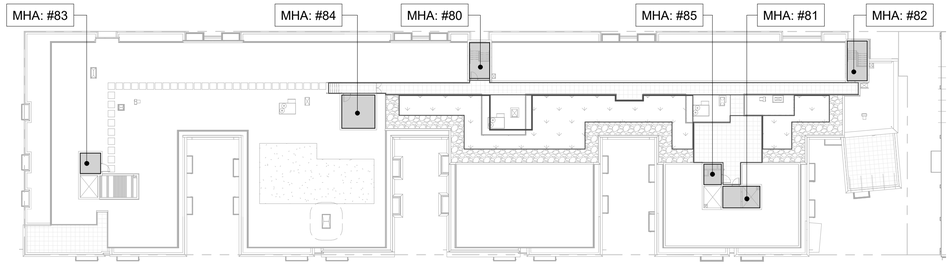
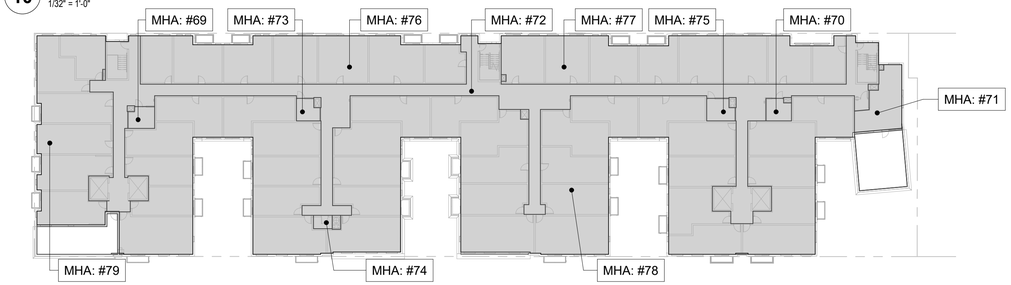
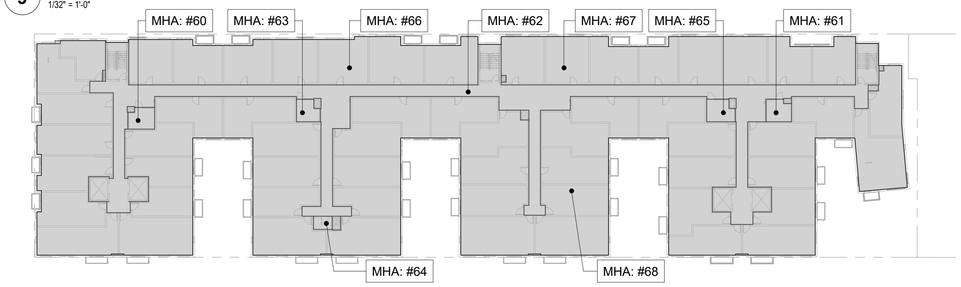


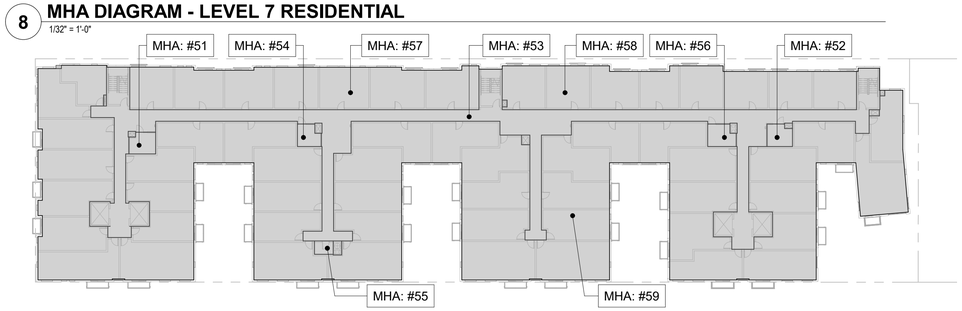

## 10 MHA DIAGRAM - ROOF LEVEL
1/32" = 1'-0"



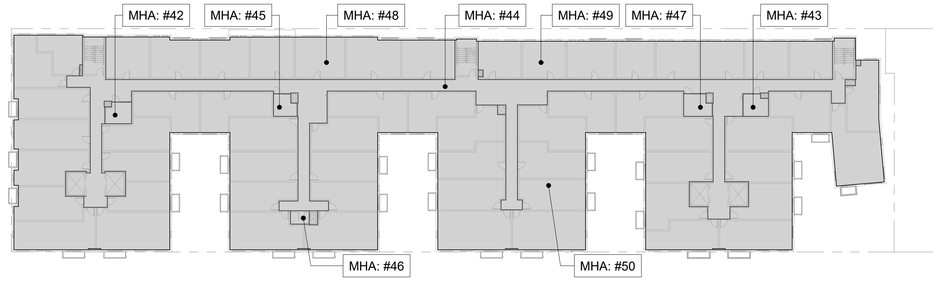

## 9 MHA DIAGRAM - LEVEL 8 RESIDENTIAL
1/32" = 1'-0"



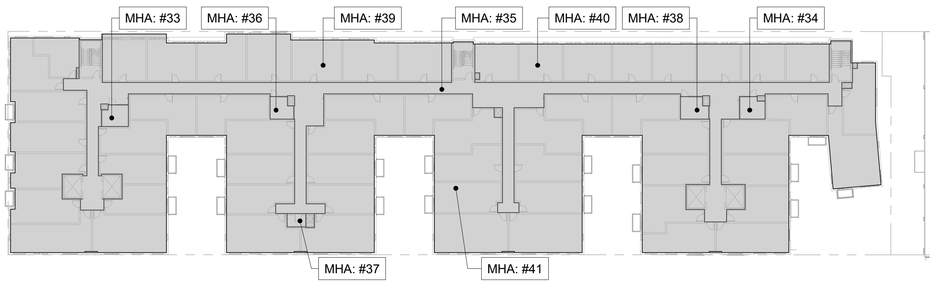

## 8 MHA DIAGRAM - LEVEL 7 RESIDENTIAL
1/32" = 1'-0"



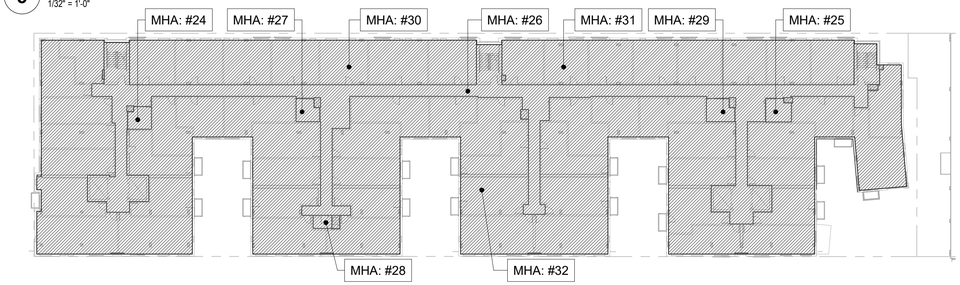

## 7 MHA DIAGRAM - LEVEL 6 RESIDENTIAL
1/32" = 1'-0"



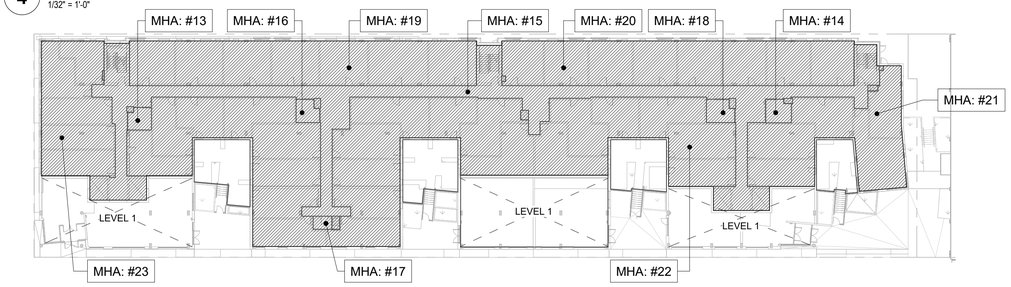

## 6 MHA DIAGRAM - LEVEL 5 RESIDENTIAL
1/32" = 1'-0"



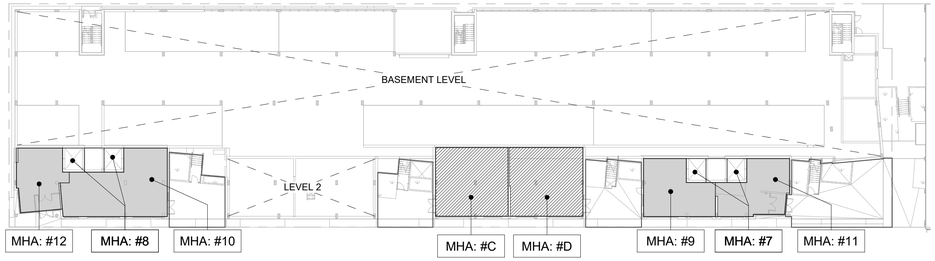

## 5 MHA DIAGRAM - LEVEL 4 RESIDENTIAL
1/32" = 1'-0"



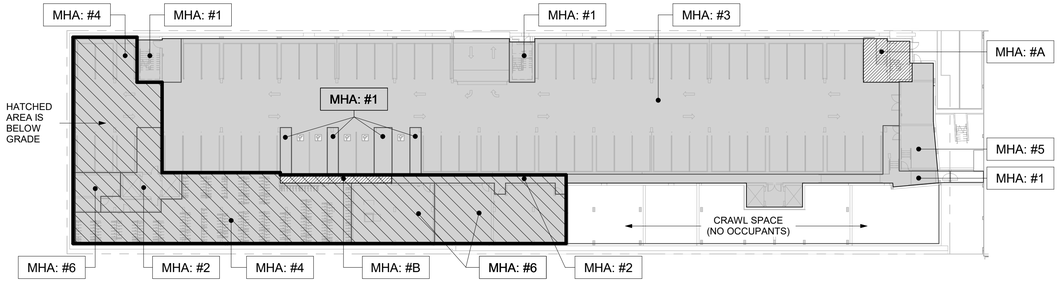

## 4 MHA DIAGRAM - LEVEL 3 LODGING
1/32" = 1'-0"




## 3 MHA DIAGRAM - LEVEL 2 LODGING
1/32" = 1'-0"




## 2 MHA DIAGRAM - LEVEL 1
1/32" = 1'-0"




## 1 MHA DIAGRAM - BASEMENT
1/32" = 1'-0"

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900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
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| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
| CHECKED BY: | RAM |

MHA PLANS

G1.04

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# MHA CALCULATIONS - RESIDENTIAL

## MHA-R, PERFORMANCE OPTION SUMMARY TABLE

| | | |
|---|---|---|
| 1 | ZONE | NC3-75 (M1) |
| 2 | MHA AREA DESIGNATION PER MAP A FOR 23.58C.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U ZONES | HIGH |
| 3 | ASSOCIATED PUDA WITH MHA-R REQUIREMENTS? | NO - M1 ONLY |
| 4 | TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE | DWELLING UNITS: 292 |
| 5 | PERFORMANCE CALCULATION AMOUNT OR PUDA | 10% |
| 6 | TOTAL MHA-R PERFORMANCE UNITS REQUIRED | 29.2 RESIDENTIAL UNITS |
| 7 | MHA-R PERFORMANCE UNITS TO BE PROVIDED | 31 RESIDENTIAL UNITS |
| 8 | MHA-R FRACTION OF A UNIT TO BE ADDRESSED THROUGH PAYMENT | 0 |
| 9 | MHA-R PAYMENT PROVIDED FOR FRACTION OF A UNIT | $0 |

## PERFORMANCE CALCULATION BREAKDOWN - RESIDENTIAL

| UNIT TYPE | UNIT COUNT | REQUIRED PERFORMING UNIT | ACTUAL PERFORMING UNIT |
|---|---|---|---|
| SEDU | 28 | 2.8 | 3 |
| EDU | 18 | 1.8 | 2 |
| OPEN ONE BEDROOM | 112 | 11.2 | 12 |
| ONE BEDROOM | 105 | 10.5 | 11 |
| TWO BEDROOM | 29 | 2.9 | 3 |
| TOTALS | 292 | 29.2 | 31 |

**MHA-C FLOOR AREA CALCULATION (SEE FLOOR AREA DIAGRAMS)**

| | | |
|---|---|---|
| BASEMENT LEVEL | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 1-6) | 21,999 SF |
| LEVEL 1 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 7-12) | 3,481 SF |
| LEVEL 2 | PRORATED COMMON AREAS IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 13-23) | 24,427 SF |
| LEVEL 3 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 24-32) | 30,912 SF |
| LEVEL 4 | PRORATED COMMON AREAS IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 33-41) | 30,688 SF |
| LEVEL 5 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 42-50) | 30,542 SF |
| LEVEL 6 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 51-59) | 30,725 SF |
| LEVEL 7 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 60-68) | 31,216 SF |
| LEVEL 8 | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 69-79) | 30,301 SF |
| ROOF LEVEL | GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAM: 80-85) | 841 SF |
| TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE | | 235,132 SF |

**MHA EXEMPTIONS - 23.58C.040.A.1**

| | |
|---|---|
| BELOW GRADE, NON-FAR-CHARGEABLE | 8,797 SF |
| TOTAL FLOOR AREA FOR MHA-R CALCULATION | 226,335 SF |

# MHA CALCULATIONS - COMMERCIAL

## MHA-C, PERFORMANCE OPTION SUMMARY TABLE

| | | |
|---|---|---|
| 1 | ZONE | ZONING DESIGNATION |
| 2 | MHA AREA DESIGNATION PER MAP A FOR SMC 23.58B.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U ZONES | HIGH |
| 3 | ASSOCIATED PUDA WITH MHA-C REQUIREMENTS? | NO - M1 ONLY |
| 4 | TOTAL GROSS FLOOR AREA IN COMMERCIAL USE | 58,143 SF |
| 5 | TOTAL CHARGEABLE FLOOR AREA IN COMMERCIAL USE | 57,776 SF |
| 6 | CHARGEABLE FLOOR AREA IN COMMERCIAL USE, EXCLUDED FROM MHA-C PAYMENT | 2,032 SF (SEE SMC 23.58B.050.A.1.b.1) |
| 7 | FLOOR AREA FOR MHA-C CALCULATION | 55,744 SF |
| 8 | PERFORMANCE CALCULATION AMOUNT PER CODE OR PUDA | 8% |
| 9 | NET UNIT AREA OF MHA-C PERFORMANCE HOUSING | 4,460 SF |
| 10 | MHA-C UNITS TO BE PROVIDED | 12 UNITS USING 395 SF AVERAGE |
| 11 | MHA-C PERFORMANCE UNIT(S) LOCATION | ON-SITE |

## PERFORMANCE CALCULATION BREAKDOWN - COMMERCIAL

| PROVIDED CHARGEABLE COMMERCIAL SQUARE FOOTAGE | PERFORMING REQUIREMENT | PERFORMING SQUARE FOOTAGE |
|---|---|---|
| 2,032 SF (RETAIL) + 10,563 SF (R1 MISC) + 45,364 SF (R1, UNITS) - 183 SF (BELOW GRADE) | 8% (EXCLUDING UP TO 4,000SF AT STREET LEVEL) | (57,776-2,032) x 8% |
| TOTAL: 57,776 SF | (PER SMC 23.58B.050) | =4,460 SF |

**MHA-C FLOOR AREA CALCULATION (SEE FLOOR AREA DIAGRAMS)**

| | | |
|---|---|---|
| BASEMENT LEVEL | FLOOR AREA (NON-CHARGEABLE AND CHARGEABLE, PER PLANS) (SEE FLOOR AREA DIAGRAM: A, B) | 584 SF |
| LEVEL 1 | FLOOR AREA (NON-CHARGEABLE, FOR REFERENCE ONLY) (SEE FLOOR AREA DIAGRAM: C, D) | 2,033 SF |
| LEVEL 2-8 | NO COMMERCIAL USE | |
| ROOF LEVEL | NO COMMERCIAL USE | |
| TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE | | 2,617 SF |

**MHA EXEMPTIONS - 23.58B.040.A.1**

| | |
|---|---|
| BELOW GRADE, NON-FAR-CHARGEABLE | 183 SF |
| STREET LEVEL RETAIL (UP TO 4,000 SF) | 2,033 SF |
| TOTAL FLOOR AREA FOR MHA-C CALCULATION | 401 SF |


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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

MHA CALCULATIONS

G1.05

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# MHA Exhibit Workbook - Part 1

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| 1 BED 1 BATH | | | | | | | |
| 1 BED 1 BATH | 11.12.S | 202 | 401 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.12.S | 302 | 401 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.12.W | 402 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.12.W | 502 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.12.W | 602 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.S | 203 | 367 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 303 | 367 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 403 | 316 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 503 | 316 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 603 | 316 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 204 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 304 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 404 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 504 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 604 | 316 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 205 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 305 | 369 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 405 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 505 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 605 | 316 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 206 | 371 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 306 | 371 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 406 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 506 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 606 | 364 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 207 | 371 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 307 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 208 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 308 | 369 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 408 | 349 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 508 | 349 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 608 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 209 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 309 | 369 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 409 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 509 | 316 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 609 | 364 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.10.S | 210 | 351 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.10.S | 310 | 351 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.10.PL.W | 410 | 308 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.10.PL.W | 510 | 308 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.10.PL.W | 610 | 356 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 211 | 409 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 311 | 409 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.4.PL.W | 411 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.4.PL.W | 511 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.4.PL.W | 611 | 417 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 212 | 503 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 312 | 503 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 412 | 429 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 512 | 429 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 612 | 429 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 213 | 408 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.S | 313 | 408 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 413 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 513 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.PL.W | 613 | 402 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.S | 214 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 314 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 414 | 407 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 514 | 356 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.PL.W | 614 | 356 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 215 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 315 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.5.PL.W | 415 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.5.PL.W | 515 | 378 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.5.PL.W | 615 | 378 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.2.S | 216 | 401 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.2.S | 316 | 401 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.5.PL.W | 416 | 379 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.5.PL.W | 516 | 379 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.5.PL.W | 616 | 379 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.1.S | 319 | 353 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.1.PL.W | 419 | 369 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.1.PL.W | 519 | 369 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.1.PL.W | 619 | 355 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.1.PL.W | 719 | 355 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.1.W | 819 | 387 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.11.W | 422 | 431 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.11.W | 522 | 431 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.11.W | 622 | 431 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.13.S | 323 | 403 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.14.W | 423 | 403 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.14.W | 523 | 403 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.14.W | 623 | 403 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.15.S | 324 | 604 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.17.W | 624 | 479 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.15.S | 325 | 549 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.20.S | 326 | 364 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.21.S | 234 | 370 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.23.S | 334 | 487 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.21.S | 235 | 372 SF | TYPE B | 1 | 0.75 | - |
| 1 BED 1 BATH | 11.23.S | 335 | 488 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.26.S | 343 | 480 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.26.S | 346 | 480 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.7.S | 353 | 381 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.7.W | 453 | 395 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.7.W | 553 | 395 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.7.W | 653 | 395 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.6.S | 354 | 361 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.6.W | 454 | 370 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.6.W | 554 | 370 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.6.W | 654 | 370 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.16.S | 355 | 406 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.16.W | 455 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH | 11.16.W | 555 | 427 SF | TYPE B | 1 | 0.75 | BALCONY |
| 1 BED 1 BATH | 11.16.W | 655 | 427 SF | TYPE B | 1 | 0.75 | BALCONY |

1 BED 1 BATH: 107

# MHA Exhibit Workbook - Part 1

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| 1 BED 1 BATH TYPE A | | | | | | | |
| 1 BED 1 BATH TYPE A | 11.9A.S | 217 | 386 SF | TYPE A | 1 | 1 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.9A.S | 317 | 386 SF | TYPE A | 1 | 1 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.2A.PL.W | 417 | 357 SF | TYPE A | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.2A.PL.W | 517 | 357 SF | TYPE A | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.2A.PL.W | 617 | 357 SF | TYPE A | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.2A.PL.W | 717 | 381 SF | TYPE A | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH TYPE A | 11.17A.W | 424 | 479 SF | TYPE A | 1 | 0.75 | JULIET BALCONY |
| 1 BED 1 BATH TYPE A | 11.17A.W | 524 | 479 SF | TYPE A | 1 | 0.75 | BALCONY |

1 BED 1 BATH TYPE A: 8

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 BED 1 BATH WITH LOFT | | | | | | | |
| 1 BED 1 BATH WITH LOFT | 11.12.L.W | 702 | 402 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 703 | 360 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 704 | 360 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 804 | 360 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 705 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 805 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 706 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 806 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 708 | 386 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 808 | 386 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 709 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 809 | 403 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.10.L.W | 710 | 394 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.10.L.W | 810 | 394 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.4.L.PL.W | 711 | 433 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 712 | 466 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 812 | 466 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 713 | 440 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2L.PL.W | 813 | 461 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 714 | 381 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.2.L.PL.W | 814 | 407 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.5.L.PL.W | 715 | 389 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.5.L.PL.W | 815 | 401 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.5.L.PL.W | 716 | 389 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.5.L.PL.W | 816 | 401 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.11.L.W | 722 | 427 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.11.L.W | 822 | 427 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.14.L.W | 723 | 403 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.14.L.W | 823 | 403 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.17.L.W | 724 | 479 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.7.L.W | 753 | 395 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.7.L.W | 853 | 395 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.6.L.W | 754 | 370 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.6.L.W | 854 | 370 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.16.L.W | 755 | 422 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| 1 BED 1 BATH WITH LOFT | 11.16.L.W | 855 | 422 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |

1 BED 1 BATH WITH LOFT: 36

SCHEDULE CONTINUES ON NEXT PAGE

# MHA Exhibit Workbook - Part 1

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| 2 BED 1 BATH | | | | | | | |
| 2 BED 1 BATH | 21.4.S | 201 | 565 SF | TYPE B | 2 | 0.75 | - |
| 2 BED 1 BATH | 21.4.W | 601 | 581 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.W | 425 | 560 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.1.W | 525 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.W | 625 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.2.W | 434 | 509 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.2.W | 534 | 509 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.2.W | 634 | 509 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.2.W | 435 | 509 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.2.W | 535 | 509 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.2.W | 635 | 509 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.S | 344 | 544 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.1.W | 444 | 560 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.1.W | 544 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.W | 644 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.S | 345 | 550 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.1.W | 445 | 560 SF | TYPE B | 2 | 0.75 | JULIET BALCONY |
| 2 BED 1 BATH | 21.1.W | 545 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |
| 2 BED 1 BATH | 21.1.W | 645 | 560 SF | TYPE B | 2 | 0.75 | BALCONY |

2 BED 1 BATH: 19

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2 BED 1 BATH TYPE A | | | | | | | |
| 2 BED 1 BATH TYPE A | 21.4A.S | 301 | 563 SF | TYPE A | 2 | 1 | BALCONY |
| 2 BED 1 BATH TYPE A | 21.4A.W | 401 | 581 SF | TYPE A | 2 | 1 | BALCONY |
| 2 BED 1 BATH TYPE A | 21.4A.W | 501 | 581 SF | TYPE A | 2 | 0.75 | BALCONY |

2 BED 1 BATH TYPE A: 3

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2 BED 1 BATH WITH LOFT | | | | | | | |
| 2 BED 1 BATH WITH LOFT | 21.4.L.W | 701 | 576 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.1.L.W | 725 | 560 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.2.L.W | 734 | 509 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.2.L.W | 834 | 509 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.2.L.W | 735 | 509 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.2.L.W | 835 | 477 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.1.L.W | 744 | 560 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.1.L.W | 844 | 528 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.1.L.W | 745 | 560 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |
| 2 BED 1 BATH WITH LOFT | 21.1.L.W | 845 | 560 SF | TYPE B | 2 | 0.75 | BALCONY, SLEEPING LOFT |

2 BED 1 BATH WITH LOFT: 10

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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
| CHECKED BY: | RAM |

MHA EXHIBIT WORKBOOK

G1.06

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4/5/2022 4:57:00 PM

# MHA Exhibit Workbook - Part 2

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| EFFICIENCY DWELLING UNIT | | | | | | | |
| EFFICIENCY DWELLING UNIT | EDU.9.S | 227 | 343 SF | TYPE B | 0 | 0.75 | PATIO |
| EFFICIENCY DWELLING UNIT | EDU.9.S | 327 | 343 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.8.S | 328 | 347 SF | TYPE B | 0 | 0.75 | - |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 229 | 326 SF | TYPE B | 0 | 0.75 | PATIO |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 329 | 327 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 433 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 533 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 633 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 436 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 536 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.2.W | 636 | 336 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 240 | 309 SF | TYPE B | 0 | 0.75 | PATIO |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 340 | 309 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.5.W | 442 | 401 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.5.W | 542 | 401 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.5.W | 642 | 401 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.5.W | 547 | 401 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.5.W | 647 | 401 SF | TYPE B | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 249 | 310 SF | TYPE B | 0 | 0.75 | PATIO |
| EFFICIENCY DWELLING UNIT | EDU.11.S | 349 | 310 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| EFFICIENCY DWELLING UNIT: 20 | | | | | | | |
| EFFICIENCY DWELLING UNIT TYPE A | | | | | | | |
| EFFICIENCY DWELLING UNIT TYPE A | EDU.8A.S | 228 | 347 SF | TYPE A | 0 | 0.75 | PATIO |
| EFFICIENCY DWELLING UNIT TYPE A | EDU.5A.W | 447 | 401 SF | TYPE A | 0 | 0.75 | BALCONY |
| EFFICIENCY DWELLING UNIT TYPE A: 2 | | | | | | | |
| EFFICIENCY DWELLING UNIT WITH LOFT | | | | | | | |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.2.L.W | 733 | 336 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.2.L.W | 833 | 336 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.2.L.W | 736 | 336 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.2.L.W | 836 | 336 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.5.L.W | 742 | 401 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT | EDU.5.L.W | 842 | 401 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| EFFICIENCY DWELLING UNIT WITH LOFT: 6 | | | | | | | |
| OPEN BED 1 BATH | | | | | | | |
| OPEN BED 1 BATH | 01.6.W | 420 | 420 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.6.W | 520 | 420 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.6.W | 620 | 420 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.6.W | 421 | 437 SF | TYPE B | 1 | 1 | - |
| OPEN BED 1 BATH | 01.6.W | 521 | 437 SF | TYPE B | 1 | 1 | - |
| OPEN BED 1 BATH | 01.6.W | 621 | 437 SF | TYPE B | 1 | 1 | - |
| OPEN BED 1 BATH | 01.1.W | 428 | 391 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.1.W | 528 | 391 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.1.W | 628 | 391 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.13.W | 429 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 529 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 629 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.11.S | 230 | 418 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.11.S | 330 | 417 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 430 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 530 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 630 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.1.S | 231 | 451 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.1.S | 331 | 451 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 431 | 435 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 531 | 435 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 631 | 435 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 432 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 532 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 632 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 437 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 537 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 637 | 380 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.1.S | 238 | 425 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.1.S | 338 | 425 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 438 | 411 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 538 | 411 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 638 | 411 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.13.S | 239 | 454 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.13.S | 339 | 454 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 439 | 461 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 539 | 461 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 639 | 461 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 839 | 461 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 440 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 540 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 640 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 840 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.10.S | 241 | 451 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.10.S | 341 | 451 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.4.W | 441 | 431 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.4.W | 541 | 431 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.4.W | 641 | 431 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.4.W | 841 | 431 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.7.S | 242 | 452 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.12.S | 342 | 406 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 443 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 543 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 643 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 446 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 546 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.8.W | 646 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.7.S | 247 | 452 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.12.S | 347 | 406 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.13.W | 449 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 549 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 649 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 849 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.S | 250 | 394 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.13.S | 350 | 394 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 450 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 550 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 650 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.13.W | 850 | 402 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH | 01.1.S | 251 | 446 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.1.S | 351 | 446 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 451 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 551 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 651 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 851 | 432 SF | TYPE B | 1 | 0.75 | - |

# MHA Exhibit Workbook - Part 2

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| OPEN BED 1 BATH | 01.3.W | 452 | 387 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 552 | 387 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 652 | 387 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 852 | 387 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 457 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 557 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.3.W | 657 | 390 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.1.S | 258 | 447 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.1.S | 358 | 447 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 458 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 558 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 658 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.3.W | 858 | 432 SF | TYPE B | 1 | 0.75 | - |
| OPEN BED 1 BATH | 01.13.S | 259 | 398 SF | TYPE B | 1 | 0.75 | PATIO |
| OPEN BED 1 BATH | 01.13.S | 359 | 398 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.13.W | 459 | 401 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.13.W | 559 | 401 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.13.W | 659 | 401 SF | TYPE B | 1 | 0.75 | BALCONY |
| OPEN BED 1 BATH | 01.13.W | 859 | 401 SF | TYPE B | 1 | 0.75 | JULIET BALCONY |
| OPEN BED 1 BATH: 94 | | | | | | | |
| OPEN BED 1 BATH TYPE A | | | | | | | |
| OPEN BED 1 BATH TYPE A | 01.10A.S | 248 | 435 SF | TYPE A | 1 | 1 | PATIO |
| OPEN BED 1 BATH TYPE A | 01.10A.S | 348 | 435 SF | TYPE A | 1 | 1 | - |
| OPEN BED 1 BATH TYPE A | 01.4A.W | 448 | 442 SF | TYPE A | 1 | 1 | - |
| OPEN BED 1 BATH TYPE A | 01.4A.W | 548 | 442 SF | TYPE A | 1 | 0.75 | - |
| OPEN BED 1 BATH TYPE A | 01.4A.W | 648 | 442 SF | TYPE A | 1 | 0.75 | - |
| OPEN BED 1 BATH TYPE A | 01.4A.W | 748 | 442 SF | TYPE A | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH TYPE A | 01.4.W | 848 | 442 SF | TYPE A | 1 | 0.75 | - |
| OPEN BED 1 BATH TYPE A: 7 | | | | | | | |
| OPEN BED 1 BATH WITH LOFT | | | | | | | |
| OPEN BED 1 BATH WITH LOFT | 01.6.L.W | 720 | 420 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.6.L.W | 820 | 420 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.6.L.W | 721 | 437 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.6.L.W | 821 | 437 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.1.L.W | 728 | 391 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.1.L.W | 828 | 391 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 729 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 829 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 730 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 830 | 427 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 731 | 435 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 831 | 435 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 732 | 380 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 832 | 380 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 737 | 380 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 837 | 380 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 738 | 411 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 838 | 411 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 739 | 461 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 740 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.4.L.W | 741 | 431 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.8.L.W | 743 | 390 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.8.L.W | 843 | 390 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.8.L.W | 746 | 390 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.8.L.W | 846 | 390 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | EDU.5.L.W | 747 | 401 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | EDU.5.L.W | 847 | 401 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 749 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 750 | 402 SF | TYPE B | 1 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 751 | 432 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 752 | 387 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 757 | 390 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 857 | 390 SF | TYPE B | 1 | 1 | JULIET BALCONY |
| OPEN BED 1 BATH WITH LOFT | 01.3.L.W | 758 | 432 SF | TYPE B | 1 | 0.75 | SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT | 01.13.L.W | 759 | 401 SF | TYPE B | 1 | 0.75 | BALCONY, SLEEPING LOFT |
| OPEN BED 1 BATH WITH LOFT: 35 | | | | | | | |

# MHA Exhibit Workbook - Part 2

| UNIT ID | SUB-TYPE | FLOOR PLAN ID | NRSF | ADA | BEDS | BATHS | AMENITIES |
|---|---|---|---|---|---|---|---|
| SMALL EFFICIENCY DWELLING UNIT | | | | | | | |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.2.PL.W | 407 | 283 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.2.PL.W | 507 | 283 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.2.PL.W | 607 | 293 SF | TYPE B | 0 | 0.75 | JULIET BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.1.S | 218 | 278 SF | TYPE B | 0 | 1 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.1.S | 318 | 287 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.1.PL.W | 418 | 275 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.1.PL.W | 518 | 275 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.1.PL.W | 618 | 275 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.3.S | 219 | 341 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.10.S | 320 | 345 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.8.S | 221 | 334 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.8.S | 321 | 338 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.8.S | 222 | 359 SF | TYPE B | 0 | 0.75 | - |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.8.S | 322 | 364 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.5.W | 426 | 294 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.5.W | 526 | 294 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.5.W | 626 | 294 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.4.W | 427 | 333 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.4.W | 527 | 333 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 232 | 349 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 332 | 349 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.6.S | 233 | 325 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.6.S | 333 | 325 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.6.S | 236 | 329 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.6.S | 336 | 329 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 237 | 349 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 337 | 349 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 252 | 345 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 352 | 345 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.7.S | 356 | 340 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.7.W | 456 | 344 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.7.W | 556 | 344 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.7.W | 656 | 344 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 257 | 345 SF | TYPE B | 0 | 0.75 | PATIO |
| SMALL EFFICIENCY DWELLING UNIT | SEDU.9.S | 357 | 345 SF | TYPE B | 0 | 0.75 | BALCONY |
| SMALL EFFICIENCY DWELLING UNIT: 35 | | | | | | | |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | | | | | | | |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | SEDU.4A.L.W | 817 | 284 SF | TYPE A | 0 | 1 | - |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | SEDU.10A.S | 220 | 346 SF | TYPE A | 0 | 1 | - |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | SEDU.4A.W | 627 | 333 SF | TYPE A | 0 | 1 | JULIET BALCONY |
| SMALL EFFICIENCY DWELLING UNIT TYPE A: 3 | | | | | | | |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | | | | | | | |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.6.L.W | 803 | 258 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.2.L.W | 707 | 301 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.2.L.W | 807 | 301 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.11.L.W | 811 | 293 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.1.L.PL.W | 718 | 275 SF | TYPE B | 0 | 0.75 | SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.1.L.W | 818 | 312 SF | TYPE B | 0 | 0.75 | SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.5.L.W | 726 | 294 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.5.L.W | 826 | 294 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.4.L.W | 727 | 333 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.4.L.W | 827 | 333 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.7.L.W | 756 | 344 SF | TYPE B | 0 | 0.75 | BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | SEDU.7.L.W | 856 | 344 SF | TYPE B | 0 | 0.75 | JULIET BALCONY, SLEEPING LOFT |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT: 12 | | | | | | | |

SCHEDULE CONTINUED FROM PREVIOUS PAGE

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1130 RAINIER QOZB, LLC

159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
| CHECKED BY: | RAM |

MHA EXHIBIT WORKBOOK

G1.07

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C:\Users\james.amaya\Documents\220113_20047_900-Rainier_R20_James.amaya@jacksonmain.com.rvt

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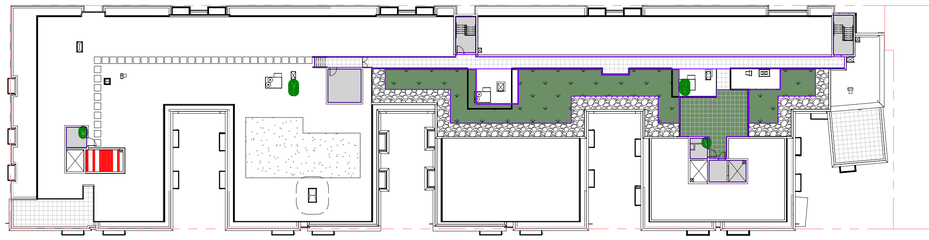
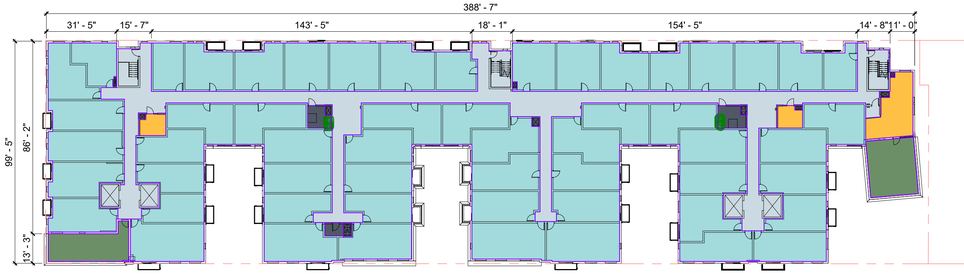


GROSS FLOOR AREA PLAN - ROOF LEVEL

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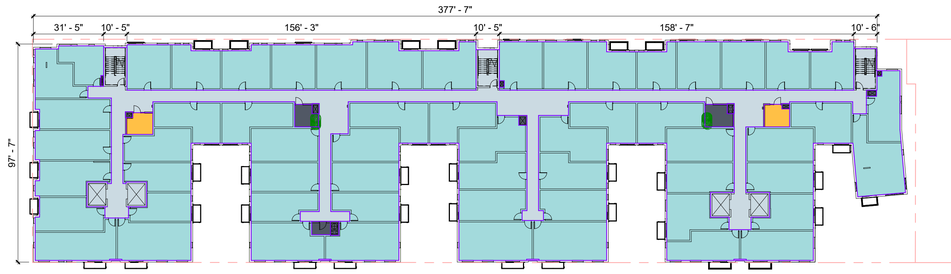


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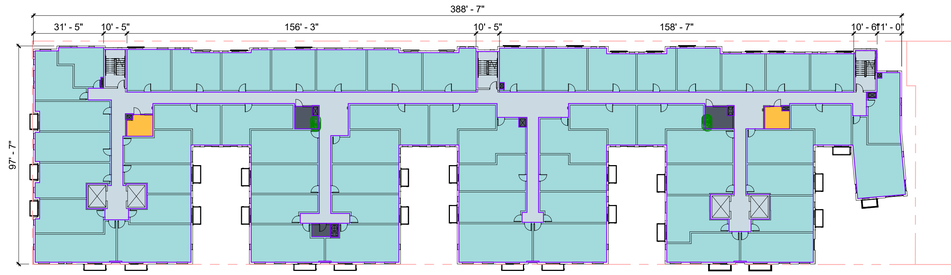


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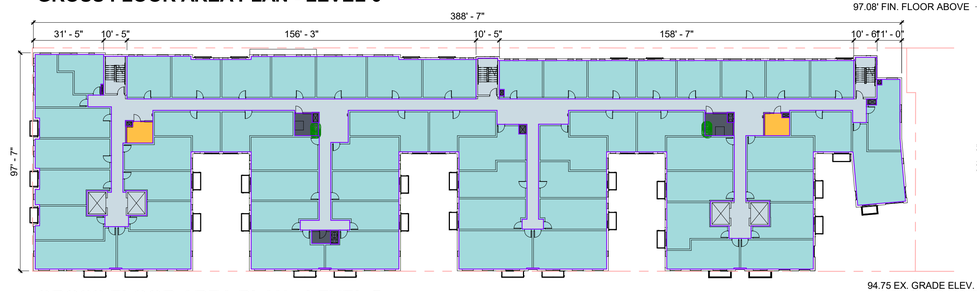


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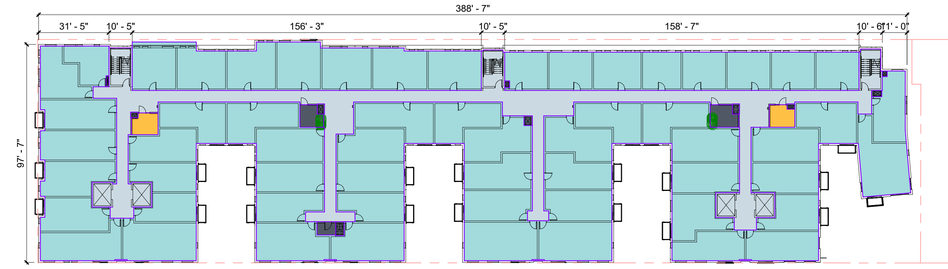


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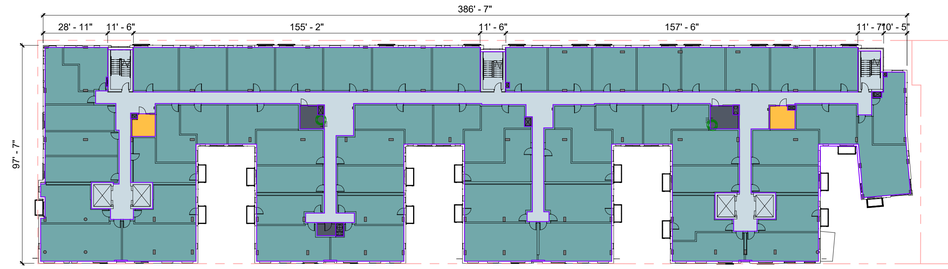
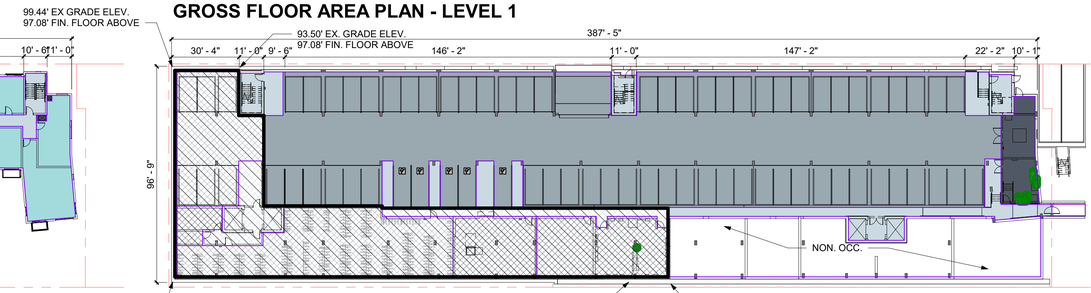



GROSS FLOOR AREA PLAN - LEVEL 3

GROSS FLOOR AREA PLAN - LEVEL 2

GROSS FLOOR AREA PLAN - LEVEL 1




GROSS FLOOR AREA PLAN - BASEMENT

FAR EXEMPT PER 23.47A.013.B:
1. ALL STORIES OR PORTIONS OF STORIES THAT ARE UNDERGROUND.
2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS

SEE G1.11 FOR GROSS AND FAR CALCULATIONS, AS WELL AS RELATED BREAKDOWNS.

## GFA KEY

- RESIDENTIAL
- LOBBY
- AMENITY - OUTDOOR/PUBLIC
- AMENITY - INDOOR
- LODGING
- RETAIL
- CIRCULATION
- CIRCULATION (FAR EXEMPT)
- PARKING
- PARKING (FAR EXEMPT)
- UTILITY
- UTILITY (FAR EXEMPT)

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SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR AREA PLANS

G1.10

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# FAR-MHA CALCULATION

| INCLUDED | USE | GROSS FLOOR AREA | MHA AREA LABEL | FAR CHARGEABLE FLOOR AREA | FAR CODE REFERENCE | INCLUDED IN MHA-C CALCULATION | MHA-C CODE REFERENCE | INCLUDED IN MHA-R CALCULATION | MHA-R CODE REFERENCE |
|---|---|---|---|---|---|---|---|---|---|
| R-1 MISC. | CIRCULATION | 401 SF | A | 401 SF | | 401 | 23.58A.050 - PERFORMANCE OPTION | 401 | |
| R-1 MISC. | CIRCULATION (FAR EXEMPT) | 183 SF | B | 0 SF | 23.47A.013.B (UNDERGROUND STORY) | 183 | 23.58A.050 - PERFORMANCE OPTION | 0 | 23.58C.040.A.1 (UNDERGROUND AREAS EXCLUDED) |
| R-2 MISC. | CIRCULATION | 2,237 SF | 1 | 2,237 SF | | 0 | NOT COMMERCIAL USE | 2238 | |
| R-2 MISC. | CIRCULATION (FAR EXEMPT) | 1,076 SF | 2 | 0 SF | 23.47A.013.B (UNDERGROUND STORY) | 0 | NOT COMMERCIAL USE | 0 | 23.58C.040.A.1 (UNDERGROUND AREAS EXCLUDED) |
| S-2 | PARKING | 18,650 SF | 3 | 18,650 SF | | 0 | NOT COMMERCIAL USE | 18650 | |
| S-2 | PARKING (FAR EXEMPT) | 4,870 SF | 4 | 0 SF | 23.47A.013.B (UNDERGROUND STORY) | 0 | NOT COMMERCIAL USE | 0 | 23.58C.040.A.1 (UNDERGROUND PARKING AREAS EXCLUDED) |
| S-2 | UTILITY | 710 SF | 5 | 710 SF | | 0 | NOT COMMERCIAL USE | 710 | |
| S-2 | UTILITY (FAR EXEMPT) | 2,851 SF | 6 | 0 SF | 23.47A.013.B (UNDERGROUND STORY) | 0 | NOT COMMERCIAL USE | 0 | 23.58C.040.A.1 (UNDERGROUND AREAS EXCLUDED) |
| BASEMENT | | 30,978 SF | | 21,998 SF | | 584 | | 21999 | |
| M | RETAIL | 1,001 SF | C | 1,001 SF | | 1001 | 23.58A.050 - PERFORMANCE OPTION | 0 | NOT RESIDENTIAL OR LIVE-WORK USE |
| M | RETAIL | 1,032 SF | D | 1,032 SF | | 1032 | 23.58A.050 - PERFORMANCE OPTION | 0 | NOT RESIDENTIAL OR LIVE-WORK USE |
| R-1 MISC. | CIRCULATION | 190 SF | 7 | 190 SF | | 0 | NOT COMMERCIAL USE | 190 | |
| R-2 MISC. | AMENITY - INDOOR | 698 SF | 9 | 698 SF | | 0 | NOT COMMERCIAL USE | 698 | |
| R-2 MISC. | AMENITY - INDOOR | 1,135 SF | 10 | 1,135 SF | | 0 | NOT COMMERCIAL USE | 1135 | |
| R-2 MISC. | CIRCULATION | 201 SF | 8 | 201 SF | | 0 | NOT COMMERCIAL USE | 201 | |
| R-2 MISC. | LOBBY | 681 SF | 11 | 681 SF | | 0 | NOT COMMERCIAL USE | 681 | |
| R-2 MISC. | LOBBY | 576 SF | 12 | 576 SF | | 0 | NOT COMMERCIAL USE | 576 | |
| L1 (VAR.) | | 5,513 SF | | 5,513 SF | | 2033 | | 3481 | |
| R-1 MISC. | AMENITY - INDOOR | 102 SF | 13 | 102 SF | | 0 | NOT COMMERCIAL USE | 102 | |
| R-1 MISC. | AMENITY - INDOOR | 115 SF | 14 | 115 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-1 MISC. | CIRCULATION | 4,202 SF | 15 | 4,202 SF | | 0 | NOT COMMERCIAL USE | 4202 | |
| R-1 MISC. | UTILITY | 106 SF | 15 | 106 SF | | 0 | NOT COMMERCIAL USE | 106 | |
| R-1 MISC. | UTILITY | 100 SF | 16 | 100 SF | | 0 | NOT COMMERCIAL USE | 100 | |
| R-1 MISC. | UTILITY | 49 SF | 17 | 49 SF | | 0 | NOT COMMERCIAL USE | 49 | |
| R-1 MISC. | UTILITY | 122 SF | 18 | 122 SF | | 0 | NOT COMMERCIAL USE | 122 | |
| R-1 UNITS | LODGING | 3,098 SF | 19 | 3,098 SF | | 0 | NOT COMMERCIAL USE | 3098 | |
| R-1 UNITS | LODGING | 3,140 SF | 20 | 3,140 SF | | 0 | NOT COMMERCIAL USE | 3140 | |
| R-1 UNITS | LODGING | 2,293 SF | 21 | 2,293 SF | | 0 | NOT COMMERCIAL USE | 2293 | |
| R-1 UNITS | LODGING | 9,275 SF | 22 | 9,275 SF | | 0 | NOT COMMERCIAL USE | 9275 | |
| R-1 UNITS | LODGING | 1,825 SF | 23 | 1,825 SF | | 0 | NOT COMMERCIAL USE | 1825 | |
| L2 | | 24,427 SF | | 24,427 SF | | 0 | | 24427 | |
| R-1 MISC. | AMENITY - INDOOR | 102 SF | 24 | 102 SF | | 0 | NOT COMMERCIAL USE | 102 | |
| R-1 MISC. | AMENITY - INDOOR | 115 SF | 25 | 115 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-1 MISC. | CIRCULATION | 4,613 SF | 26 | 4,613 SF | | 0 | NOT COMMERCIAL USE | 4613 | |
| R-1 MISC. | UTILITY | 106 SF | 23 | 106 SF | | 0 | NOT COMMERCIAL USE | 106 | |
| R-1 MISC. | UTILITY | 100 SF | 27 | 100 SF | | 0 | NOT COMMERCIAL USE | 100 | |
| R-1 MISC. | UTILITY | 49 SF | 28 | 49 SF | | 0 | NOT COMMERCIAL USE | 49 | |
| R-1 MISC. | UTILITY | 122 SF | 29 | 122 SF | | 0 | NOT COMMERCIAL USE | 122 | |
| R-1 UNITS | LODGING | 3,098 SF | 30 | 3,098 SF | | 0 | NOT COMMERCIAL USE | 3098 | |
| R-1 UNITS | LODGING | 3,140 SF | 31 | 3,140 SF | | 0 | NOT COMMERCIAL USE | 3140 | |
| R-1 UNITS | LODGING | 19,467 SF | 32 | 19,467 SF | | 0 | NOT COMMERCIAL USE | 19467 | |
| L3 | | 30,912 SF | | 30,912 SF | | 0 | | 30912 | |
| R-2 MISC. | AMENITY - INDOOR | 110 SF | 33 | 110 SF | | 0 | NOT COMMERCIAL USE | 110 | |
| R-2 MISC. | AMENITY - INDOOR | 108 SF | 34 | 108 SF | | 0 | NOT COMMERCIAL USE | 108 | |
| R-2 MISC. | CIRCULATION | 4,626 SF | 35 | 4,626 SF | | 0 | NOT COMMERCIAL USE | 4626 | |
| R-2 MISC. | UTILITY | 116 SF | 29 | 116 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-2 MISC. | UTILITY | 95 SF | 36 | 95 SF | | 0 | NOT COMMERCIAL USE | 95 | |
| R-2 MISC. | UTILITY | 50 SF | 37 | 50 SF | | 0 | NOT COMMERCIAL USE | 50 | |
| R-2 MISC. | UTILITY | 117 SF | 38 | 117 SF | | 0 | NOT COMMERCIAL USE | 117 | |
| R-2 UNITS | RESIDENTIAL | 3,040 SF | 39 | 3,040 SF | | 0 | NOT COMMERCIAL USE | 3040 | |
| R-2 UNITS | RESIDENTIAL | 2,716 SF | 40 | 2,716 SF | | 0 | NOT COMMERCIAL USE | 2716 | |
| R-2 UNITS | RESIDENTIAL | 19,709 SF | 41 | 19,709 SF | | 0 | NOT COMMERCIAL USE | 19709 | |
| L4 | | 30,687 SF | | 30,687 SF | | 0 | | 30686 | |
| R-2 MISC. | AMENITY - INDOOR | 110 SF | 42 | 110 SF | | 0 | NOT COMMERCIAL USE | 110 | |
| R-2 MISC. | AMENITY - INDOOR | 108 SF | 43 | 108 SF | | 0 | NOT COMMERCIAL USE | 108 | |
| R-2 MISC. | CIRCULATION | 4,632 SF | 44 | 4,632 SF | | 0 | NOT COMMERCIAL USE | 4632 | |
| R-2 MISC. | UTILITY | 116 SF | 25 | 116 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-2 MISC. | UTILITY | 95 SF | 45 | 95 SF | | 0 | NOT COMMERCIAL USE | 95 | |
| R-2 MISC. | UTILITY | 50 SF | 46 | 50 SF | | 0 | NOT COMMERCIAL USE | 50 | |
| R-2 MISC. | UTILITY | 118 SF | 47 | 118 SF | | 0 | NOT COMMERCIAL USE | 118 | |
| R-2 UNITS | RESIDENTIAL | 2,889 SF | 48 | 2,889 SF | | 0 | NOT COMMERCIAL USE | 2889 | |
| R-2 UNITS | RESIDENTIAL | 2,716 SF | 49 | 2,716 SF | | 0 | NOT COMMERCIAL USE | 2716 | |
| R-2 UNITS | RESIDENTIAL | 19,708 SF | 50 | 19,708 SF | | 0 | NOT COMMERCIAL USE | 19708 | |
| L5 | | 30,542 SF | | 30,542 SF | | 0 | | 30541 | |
| R-2 MISC. | AMENITY - INDOOR | 110 SF | 51 | 110 SF | | 0 | NOT COMMERCIAL USE | 110 | |
| R-2 MISC. | AMENITY - INDOOR | 108 SF | 52 | 108 SF | | 0 | NOT COMMERCIAL USE | 108 | |
| R-2 MISC. | CIRCULATION | 4,633 SF | 53 | 4,633 SF | | 0 | NOT COMMERCIAL USE | 4633 | |
| R-2 MISC. | UTILITY | 116 SF | 29 | 116 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-2 MISC. | UTILITY | 95 SF | 54 | 95 SF | | 0 | NOT COMMERCIAL USE | 95 | |
| R-2 MISC. | UTILITY | 50 SF | 55 | 50 SF | | 0 | NOT COMMERCIAL USE | 50 | |
| R-2 MISC. | UTILITY | 117 SF | 56 | 117 SF | | 0 | NOT COMMERCIAL USE | 117 | |
| R-2 UNITS | RESIDENTIAL | 2,905 SF | 57 | 2,905 SF | | 0 | NOT COMMERCIAL USE | 2905 | |
| R-2 UNITS | RESIDENTIAL | 2,896 SF | 58 | 2,896 SF | | 0 | NOT COMMERCIAL USE | 2896 | |
| R-2 UNITS | RESIDENTIAL | 19,694 SF | 59 | 19,694 SF | | 0 | NOT COMMERCIAL USE | 19694 | |
| L6 | | 30,724 SF | | 30,724 SF | | 0 | | 30723 | |
| R-2 MISC. | AMENITY - INDOOR | 110 SF | 60 | 110 SF | | 0 | NOT COMMERCIAL USE | 110 | |
| R-2 MISC. | AMENITY - INDOOR | 108 SF | 61 | 108 SF | | 0 | NOT COMMERCIAL USE | 108 | |
| R-2 MISC. | CIRCULATION | 4,634 SF | 62 | 4,634 SF | | 0 | NOT COMMERCIAL USE | 4634 | |
| R-2 MISC. | UTILITY | 116 SF | 33 | 116 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-2 MISC. | UTILITY | 96 SF | 63 | 96 SF | | 0 | NOT COMMERCIAL USE | 96 | |
| R-2 MISC. | UTILITY | 50 SF | 64 | 50 SF | | 0 | NOT COMMERCIAL USE | 50 | |
| R-2 MISC. | UTILITY | 117 SF | 65 | 117 SF | | 0 | NOT COMMERCIAL USE | 117 | |
| R-2 UNITS | RESIDENTIAL | 3,071 SF | 66 | 3,071 SF | | 0 | NOT COMMERCIAL USE | 3071 | |
| R-2 UNITS | RESIDENTIAL | 3,220 SF | 67 | 3,220 SF | | 0 | NOT COMMERCIAL USE | 3220 | |
| R-2 UNITS | RESIDENTIAL | 19,694 SF | 68 | 19,694 SF | | 0 | NOT COMMERCIAL USE | 19694 | |
| L7 | | 31,216 SF | | 31,216 SF | | 0 | | 31215 | |
| R-2 MISC. | AMENITY - INDOOR | 110 SF | 69 | 110 SF | | 0 | NOT COMMERCIAL USE | 110 | |
| R-2 MISC. | AMENITY - INDOOR | 108 SF | 70 | 108 SF | | 0 | NOT COMMERCIAL USE | 108 | |
| R-2 MISC. | AMENITY - INDOOR | 435 SF | 71 | 435 SF | | 0 | NOT COMMERCIAL USE | 435 | |
| R-2 MISC. | CIRCULATION | 4,977 SF | 72 | 4,977 SF | | 0 | NOT COMMERCIAL USE | 4977 | |
| R-2 MISC. | UTILITY | 116 SF | 37 | 116 SF | | 0 | NOT COMMERCIAL USE | 115 | |
| R-2 MISC. | UTILITY | 96 SF | 73 | 96 SF | | 0 | NOT COMMERCIAL USE | 96 | |
| R-2 MISC. | UTILITY | 50 SF | 74 | 50 SF | | 0 | NOT COMMERCIAL USE | 50 | |
| R-2 MISC. | UTILITY | 117 SF | 75 | 117 SF | | 0 | NOT COMMERCIAL USE | 117 | |
| R-2 UNITS | RESIDENTIAL | 2,928 SF | 76 | 2,928 SF | | 0 | NOT COMMERCIAL USE | 2928 | |
| R-2 UNITS | RESIDENTIAL | 3,130 SF | 77 | 3,130 SF | | 0 | NOT COMMERCIAL USE | 3130 | |
| R-2 UNITS | RESIDENTIAL | 15,619 SF | 78 | 15,619 SF | | 0 | NOT COMMERCIAL USE | 15619 | |
| R-2 UNITS | RESIDENTIAL | 2,548 SF | 79 | 2,548 SF | | 0 | NOT COMMERCIAL USE | 2548 | |
| L8 | | 30,233 SF | | 30,233 SF | | 0 | | 30233 | |
| R-2 MISC. | CIRCULATION | 144 SF | 80 | 144 SF | | 0 | NOT COMMERCIAL USE | 144 | |
| R-2 MISC. | CIRCULATION | 161 SF | 81 | 161 SF | | 0 | NOT COMMERCIAL USE | 161 | |
| R-2 MISC. | CIRCULATION | 160 SF | 82 | 160 SF | | 0 | NOT COMMERCIAL USE | 160 | |
| R-2 MISC. | UTILITY | 83 SF | 83 | 83 SF | | 0 | NOT COMMERCIAL USE | 83 | |
| R-2 MISC. | UTILITY | 222 SF | 84 | 222 SF | | 0 | NOT COMMERCIAL USE | 222 | |
| R-2 MISC. | UTILITY | 71 SF | 85 | 71 SF | | 0 | NOT COMMERCIAL USE | 71 | |
| ROOF | | 841 SF | | 841 SF | | 0 | | 841 | |
| | | 246,073 SF | | 237,094 SF | | 2617 | | 235058 | |

# FLOOR AREAS

## GROSS FLOOR AREA - COMMERCIAL

| OCCUPANCY TYPE | FUNCTION | AREA |
|---|---|---|
| M | RETAIL | 2,032 SF |
| R-1 MISC. | AMENITY - INDOOR | 432 SF |
| R-1 MISC. | CIRCULATION | 9,406 SF |
| R-1 MISC. | CIRCULATION (FAR EXEMPT) | 183 SF |
| R-1 MISC. | UTILITY | 754 SF |
| R-1 UNITS | LODGING | 45,337 SF |
| | | 58,145 SF |

## GROSS FLOOR AREA - RESIDENTIAL

| OCCUPANCY TYPE | FUNCTION | AREA |
|---|---|---|
| R-2 MISC. | AMENITY - INDOOR | 3,358 SF |
| R-2 MISC. | CIRCULATION | 26,404 SF |
| R-2 MISC. | CIRCULATION (FAR EXEMPT) | 1,076 SF |
| R-2 MISC. | LOBBY | 1,257 SF |
| R-2 MISC. | UTILITY | 2,270 SF |
| R-2 UNITS | RESIDENTIAL | 126,482 SF |
| | | 160,847 SF |

## FAR-CHARGEABLE AREA - COMMERCIAL

| OCCUPANCY TYPE | FUNCTION | AREA |
|---|---|---|
| M | RETAIL | 2,032 SF |
| R-1 MISC. | AMENITY - INDOOR | 432 SF |
| R-1 MISC. | CIRCULATION | 9,406 SF |
| R-1 MISC. | UTILITY | 754 SF |
| R-1 UNITS | LODGING | 45,337 SF |
| | | 57,963 SF |

## FAR-CHARGEABLE AREA - RESIDENTIAL

| OCCUPANCY TYPE | FUNCTION | AREA |
|---|---|---|
| R-2 MISC. | AMENITY - INDOOR | 3,358 SF |
| R-2 MISC. | CIRCULATION | 26,404 SF |
| R-2 MISC. | LOBBY | 1,257 SF |
| R-2 MISC. | UTILITY | 2,270 SF |
| R-2 UNITS | RESIDENTIAL | 126,482 SF |
| | | 159,771 SF |

## GROSS FLOOR AREA BY LEVEL

| LEVEL | AREA |
|---|---|
| BASEMENT | 30,978 SF |
| L1 (VAR.) | 5,513 SF |
| L2 | 24,427 SF |
| L3 | 30,912 SF |
| L4 | 30,687 SF |
| L5 | 30,542 SF |
| L6 | 30,724 SF |
| L7 | 31,216 SF |
| L8 | 30,233 SF |
| ROOF | 841 SF |
| | 246,073 SF |

## FAR-CHARGEABLE AREA - BY LEVEL

| LEVEL | AREA |
|---|---|
| BASEMENT | 21,998 SF |
| L1 (VAR.) | 5,513 SF |
| L2 | 24,427 SF |
| L3 | 30,912 SF |
| L4 | 30,687 SF |
| L5 | 30,542 SF |
| L6 | 30,724 SF |
| L7 | 31,216 SF |
| L8 | 30,233 SF |
| ROOF | 841 SF |
| | 237,094 SF |

## FAR-EXEMPT AREA

| OCCUPANCY | FUNCTION | AREA |
|---|---|---|
| BASEMENT | | |
| R-1 MISC. | CIRCULATION (FAR EXEMPT) | 183 SF |
| R-2 MISC. | CIRCULATION (FAR EXEMPT) | 1,076 SF |
| S-2 | PARKING (FAR EXEMPT) | 4,870 SF |
| S-2 | UTILITY (FAR EXEMPT) | 2,851 SF |
| | | 8,979 SF |

# AMENITIES BREAKDOWN

## GROSS FLOOR AREA BY AMENITY (OPEN)

| FUNCTION | AREA |
|---|---|
| L1 (VAR.) | |
| AMENITY - OUTDOOR/PUBLIC | 3,500 SF |
| L2 | |
| AMENITY - OUTDOOR/PUBLIC | 2,158 SF |
| L8 | |
| AMENITY - OUTDOOR/PUBLIC | 1,021 SF |
| ROOF | |
| AMENITY - OUTDOOR/PUBLIC | 2,969 SF |
| TOTAL AREA | 9,649 SF |

## GROSS FLOOR AREA - SOLID WASTE

| LEVEL | OCCUPANCY TYPE | AREA |
|---|---|---|
| BASEMENT | S-2 | 1,006 SF |
| L2 | R-1 MISC. | 71 SF |
| L3 | R-1 MISC. | 71 SF |
| L4 | R-2 MISC. | 74 SF |
| L5 | R-2 MISC. | 74 SF |
| L6 | R-2 MISC. | 74 SF |
| L7 | R-2 MISC. | 74 SF |
| L8 | R-2 MISC. | 74 SF |
| TOTAL AREA | | 1,515 SF |


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SEATTLE WA 98104

900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | CRF |
| CHECKED BY: | RAM |

FLOOR AREA CALCULATIONS

G1.11

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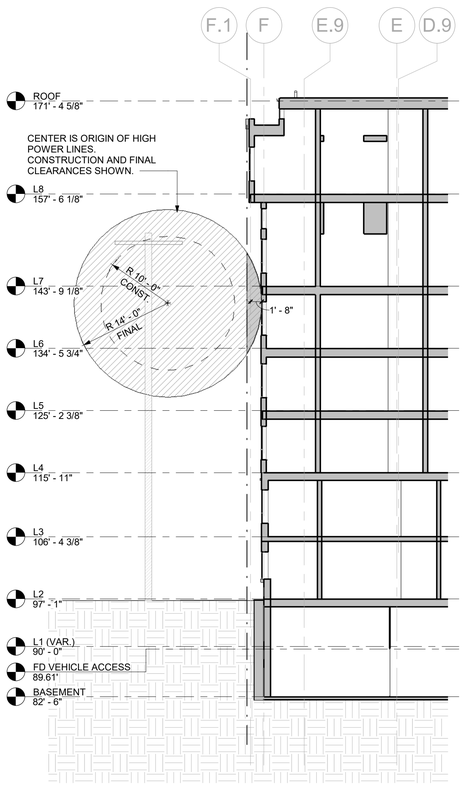
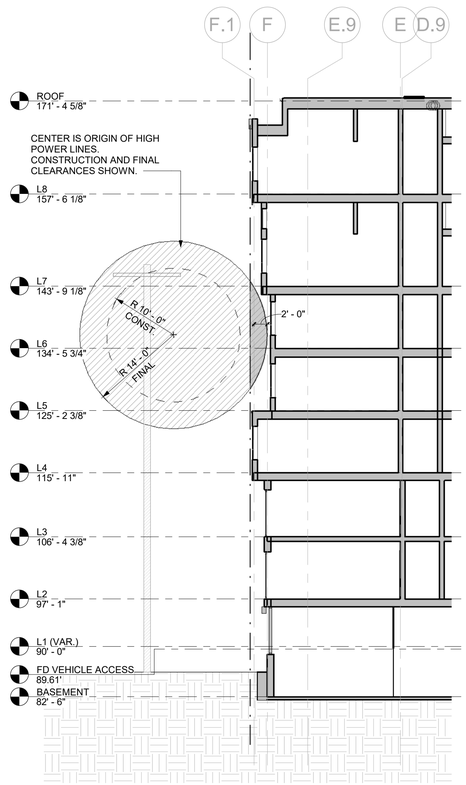
## 5 POWERLINE BUILDING ELEVATION IMPACT

1/16" = 1'-0"



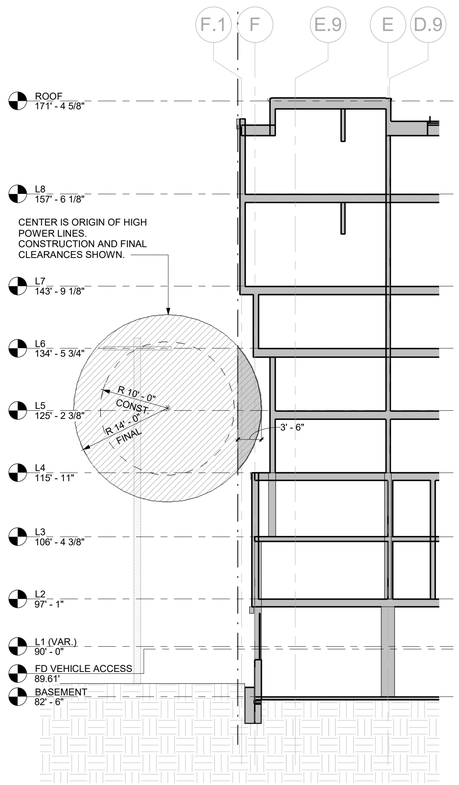

## 4 POWERPOLE SECTION - 4

3/32" = 1'-0"



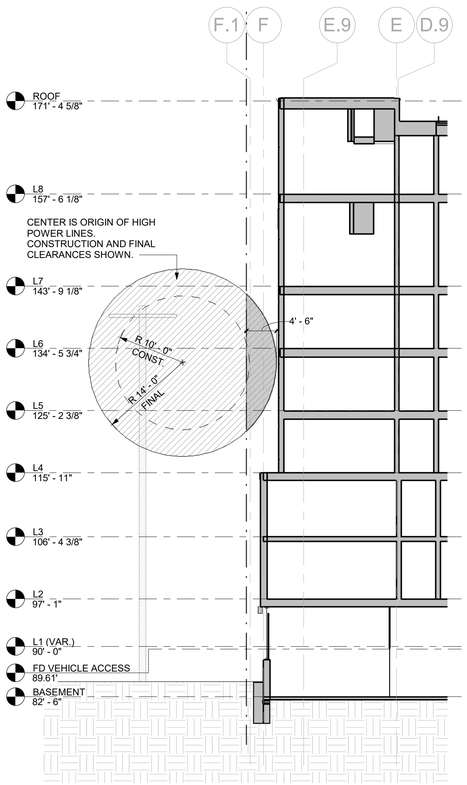

## 3 POWERPOLE SECTION - 3

3/32" = 1'-0"




## 2 POWERPOLE SECTION - 2

3/32" = 1'-0"




## 1 POWERPOLE SECTION - 1

3/32" = 1'-0"

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|---|---|---|
| 02/28/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
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| DRAWN BY: | ND |
| CHECKED BY: | RAM |

POWER POLE EXHIBIT

# G1.20

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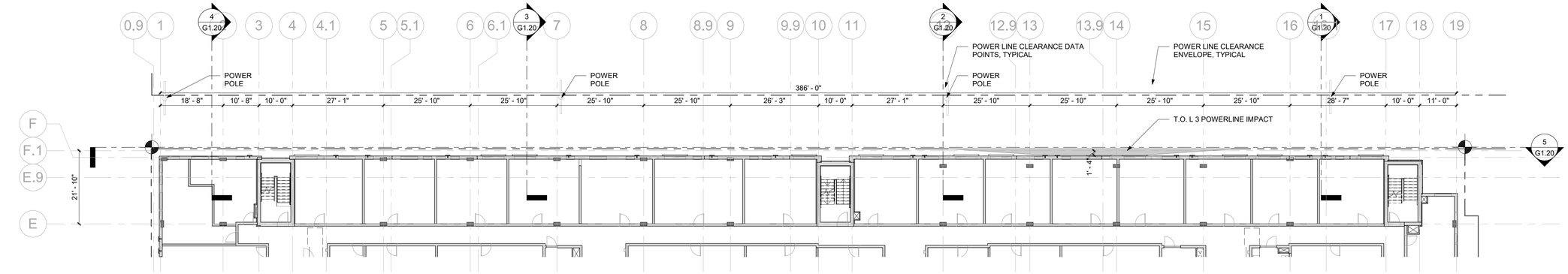
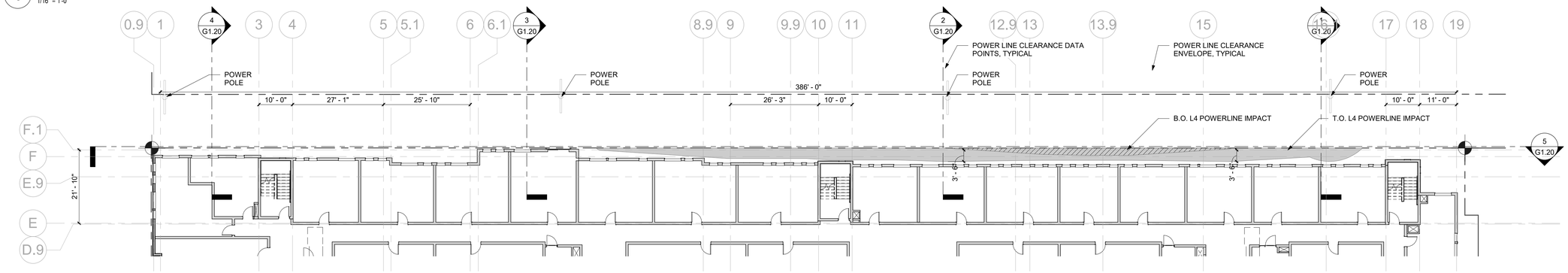


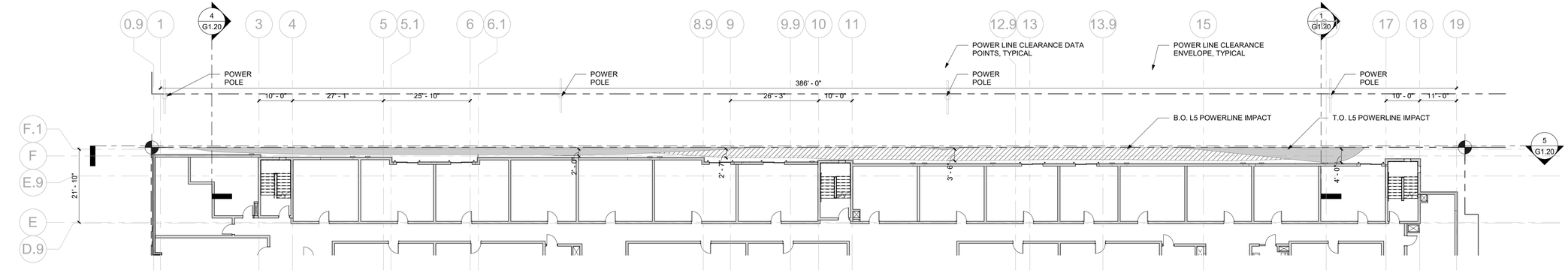

## 1 LEVEL 3 - POWERLINE IMPACTS

1/16" = 1'-0"



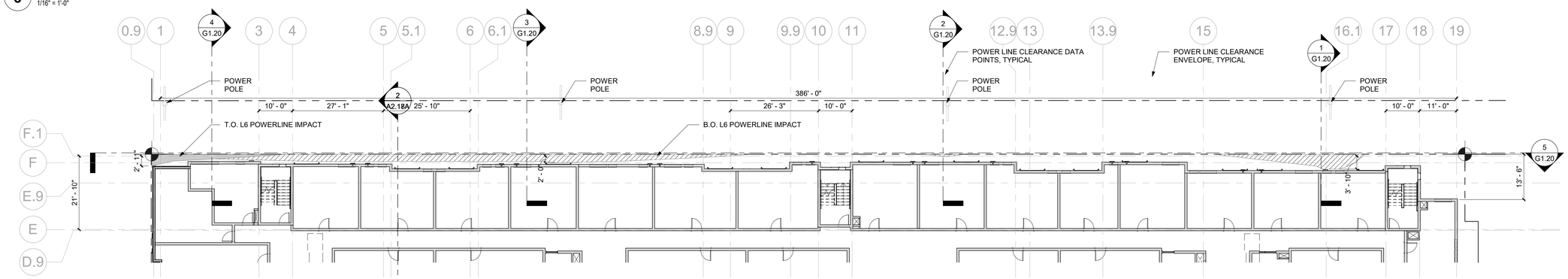

## 2 LEVEL 4 - POWERLINE IMPACTS

1/16" = 1'-0"




## 3 LEVEL 5 - POWERLINE IMPACTS

1/16" = 1'-0"




## 4 LEVEL 6 - POWERLINE IMPACTS

1/16" = 1'-0"

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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
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| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
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| PROJECT MGR.: | CF |
| DRAWN BY: | ND |
| CHECKED BY: | RM |

POWER POLE EXHIBIT

G1.21

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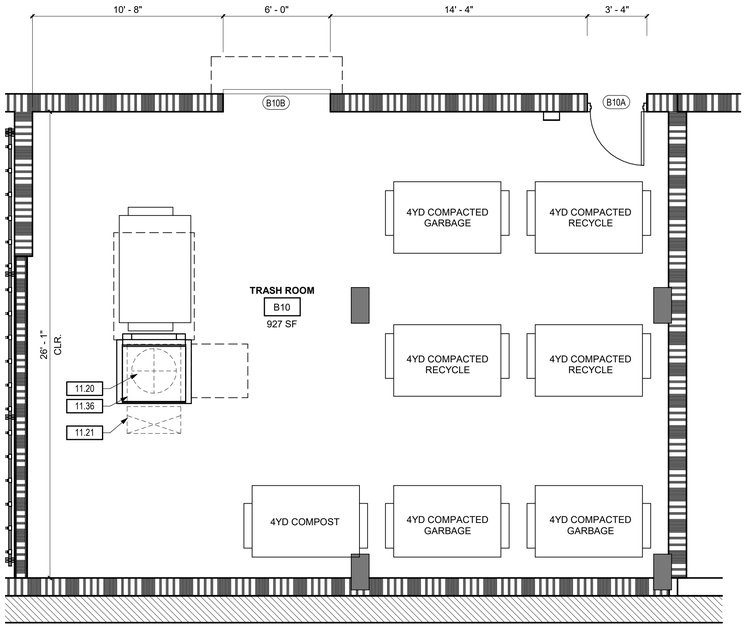
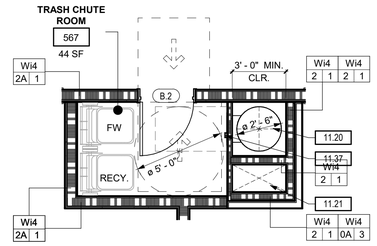
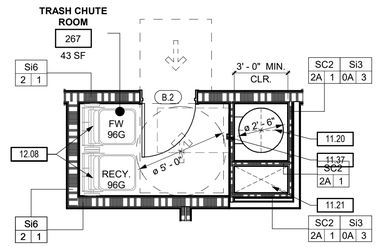


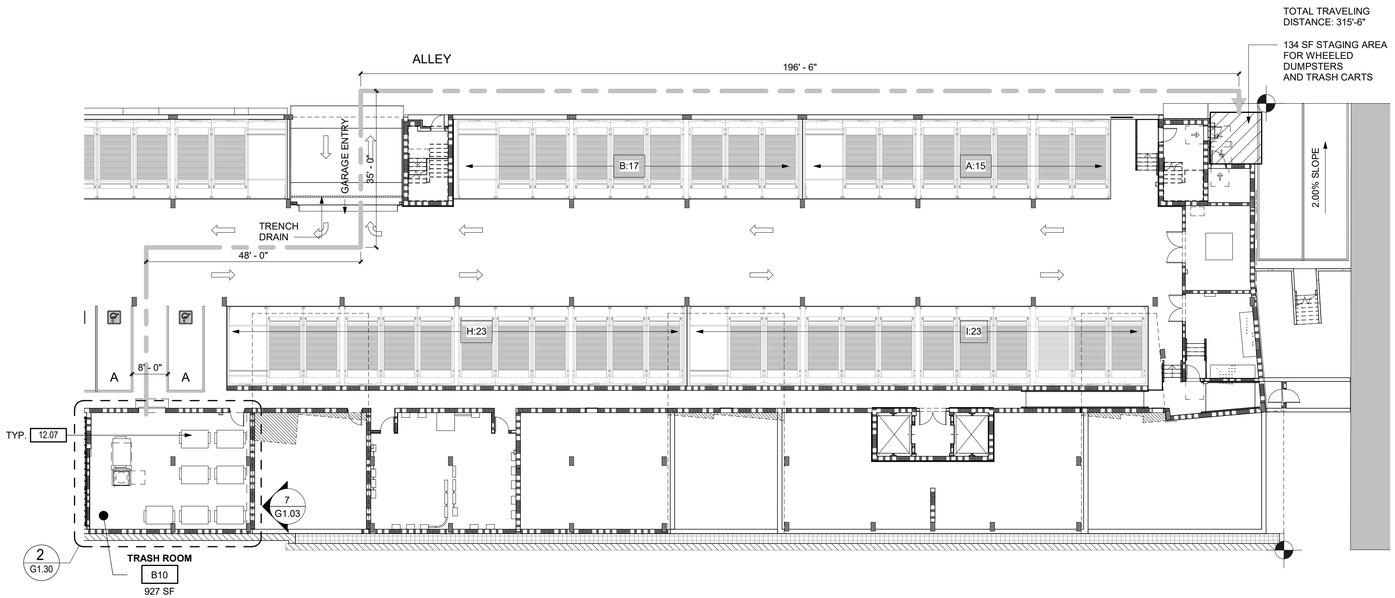

## 2 ENLARGED SOLID WASTE ROOM PLAN
1/4" = 1'-0"




## 3 ENLARGED SOLID WASTE ROOM PLAN @ TYPICAL FLOOR
1/4" = 1'-0"




## 4 ENLARGED SOLID WASTE ROOM PLAN @ LEVEL 2, 3
1/4" = 1'-0"




## 1 PARTIAL BASEMENT PLAN - STAGING DIAGRAM
1/16" = 1'-0"

## SHEET NOTES:

**SMC 23.54.040 SOLID WASTE RECYCLABLE MATERIALS STORAGE**

RESIDENTIAL
(SEE G1.1 SERIES FOR UNIT COUNT CALCULATIONS)
575 SF + 4 SF PER ADD'L UNIT ABOVE 100
PLUS 15% REDUCTION > 100 UNITS, STORAGE SPACE 20' MIN. HOR. DIM.

NON-RESIDENTIAL
(SEE G1.1 SERIES FOR SQUARE FOOTAGE CALCULATIONS)
50,000 - 100,000 SF = 225 SF
MIXED USE REDUCTION: 225 SF x 50% = 113 SF

| | |
|---|---|
| RESIDENTIAL = 292 UNITS | = 575 + 4 * (292 - 100) = 1,343 - 15% |
| | = 1,142 SF |
| COMMERCIAL = 50,000 - 100,000 SF | = 113 SF |
| TOTAL AREA REQ'D | = **1,255 SF SOLID WASTE STORAGE** |
| TOTAL AREA PROVIDED | **= 1,368 SF** |
| ALLEY/PARKING LEVEL | = 914.4 SF |
| L2-L3 LODGING LEVEL | = 63.9 SF x 2 = 127.8 SF |
| L4-L8 RESIDENTIAL LEVELS | = 65.2 SF x 5 = 326 SF |

SOLID WASTE CONTAINERS
REQUIRED:
APARTMENTS = 1.0CY PER 10 UNITS PER WEEK = 245 UNITS = **24.5 CY/WK**
LODGING = 2CY PER 10 UNITS PER WEEK = 106 UNITS = **21.2 CY/WK**
COMMERCIAL = VARIES
THUS NEED TO PROVIDE MORE THAN 45.7 (24.5 + 21.2) CY/WK FOR RECYCLE AND GARBAGE.

PROVIDED:

| | | |
|---|---|---|
| RESIDENTIAL RECYCLE | = 3 (4YD) = 16YD X 3 COMPACTION | = 48.00 CY |
| RESIDENTIAL GARBAGE | = 3 (4YD) = 16YD X 3 COMPACTION | = 48.00 CY |
| RESIDENTIAL COMPOST | = 1 (4YD) + 7 (96G) | = 7.33 CY |
| TOTAL RESIDENTIAL | | = **62.66 CY** |
| COMMERCIAL RECYCLE | = 1 (96G) | = 0.48 CY |
| COMMERCIAL GARBAGE | = 1 (4YD) | = 4.00 CY |
| COMMERCIAL COMPOST | = 1 (96G) | = 0.48 CY |
| TOTAL COMMERCIAL | | = **4.96 CY** |

**SOLID WASTE STAGING AND COLLECTION:**
1. WHEELED DUMPSTERS AND TRASH CARTS ARE PLANNED TO BE STAGED IN ALLEY DIRECTLY BEHIND PROPERTY AND WILL BE ACCESSED BY THE DRIVER WITHIN 25' OF THE TRUCK. DUMPSTERS WILL BE BROUGHT BY MANAGEMENT TO THE ALLEY FOR STAGING.
2. 24' OF OVERHEAD CLEARANCE FOR FRONT LOAD SERVICE AND 14' OF OVERHEAD CLEARANCE FOR REAR LOAD SERVICE.
3. ALLEY TO BE ASPHALT PAVED.
4. GRADE OF COLLECTION AREA TO BE LEVEL (<2%).
5. ALLEY IS AT LEAST 10' WIDE.

## KEYNOTES:

| # | NOTE |
|---|---|
| 11.20 | TRASH CHUTE SYSTEM. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. |
| 11.21 | TRASH CHUTE VENTILATION. CAP OVERRUN, PER MANUFACTURER. |
| 11.36 | 90 MIN. SELF-CLOSING HOPPER DOOR. INSTALL AT TYPICAL HEIGHT SHOWN, U.N.O. BY MANUFACTURER. ENSURE INSTALLATION WITHIN 48" AFF MAX TO HIGHEST OPERABLE COMPONENT. |
| 11.37 | 90 MIN. DISCHARGE DOOR. BOD: COLUMBIA TYPE DS. HORIZONTAL ROLLING DOOR (HRD), SPRING LOADED, 165F. FUSIBLE LINK HOLDS OPEN. INSULATED B-LABEL CONSTRUCTION. |
| 12.07 | 4YD DUMPSTER |
| 12.08 | 96 GALLON CART - RESIDENTIAL RECYCLING / FOOD WASTE |

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| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
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SOLID WASTE PLANS

# G1.30

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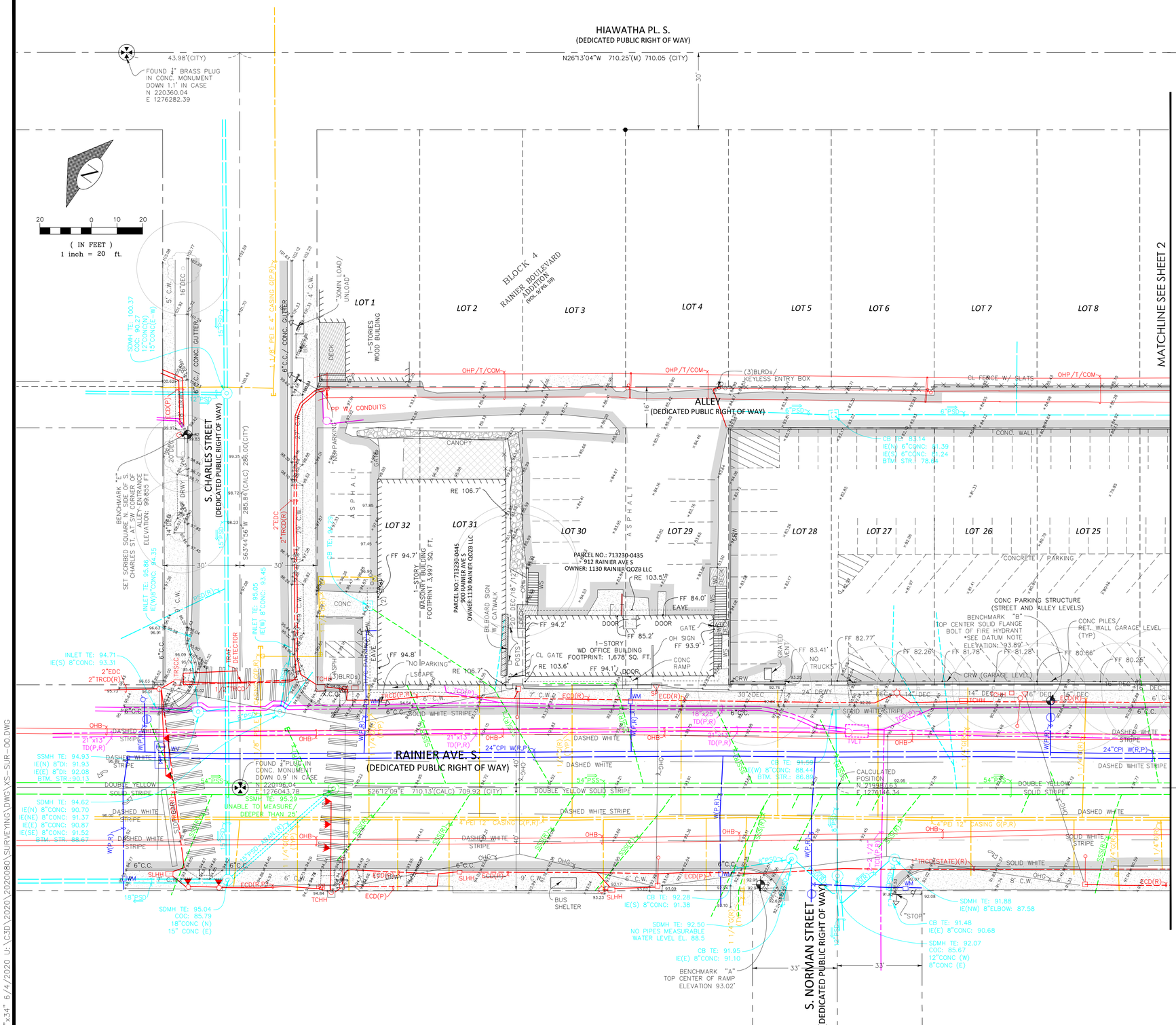



HORIZONTAL DATUM:
NAD 2011 (EPOCH 2010-00)

HORIZONTAL BENCHMARKS:

FOUND FOUND 1 3/4" BRASS PLUG IN CONC. MONUMENT DOWN 1.3' IN CASE
LOCATED 5' E. OF THE INTERSECTION OF S. BUSH PL. AND S HIAWATHA PL.(5' OFFSET MONUMENT)
N 219687.50
E 1276618.40

FOUND 1/2"PLUG IN CONC. MONUMENT DOWN 0.9' IN CASE
LOCATED AT THE INTERSECTION OF RAINIER AVE. S. AND S. CHARLES ST.
N 220196.04
E 1276043.78

FOUND BRASS DISK WITH PUNCH IN CONC. MONUMENT DOWN 0.5' (NO CASE),
LOCATED 10' S. OF THE INTERSECTION OF THE CENTERLINES OF S. NORMAN STREET AND POPLAR PL. S.
N 219826.85
E 1275842.71

FOUND BRASS DISK WITH PUNCH IN CONC. MONUMENT, DOWN 0.7' (NO CASE)
LOCATED AT THE INTERSECTION OF CENTERLINES OF POPLAR PL. S. AND S. BUSH PL.
N 219407.03
E 1276049.21

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARKS:

CITY OF SEATTLE POINT DESIGNATION "SNV-2506"
BRASS CAP LOCATED 20' S. AND 0.5' W. OF THE INTERSECTION OF BACKS OF WALKS AT THE SE CORNER OF S. CHARLES STREET AND RAINIER AVE. S.
ELEVATION: 94.758 FT

CITY OF SEATTLE POINT DESIGNATION "SNV-2508"
BRASS CAP LOCATED 10' S. AND 0.5' W. OF THE INTERSECTION BACKS OF WALKS AT THE SE CORNER OF THE INTERSECTION OF RAINIER AVE. S. AND S. BUSH PL.
ELEVATION: 86.914 FT

SITE BENCHMARKS:

BENCHMARK "A"
TOP CENTER OF WHEELCHAIR RAMP NW CORNER OF THE INTERSECTION OF RAINIER AVE. S. AND S. NORMAN ST.
ELEVATION: 93.02 FT

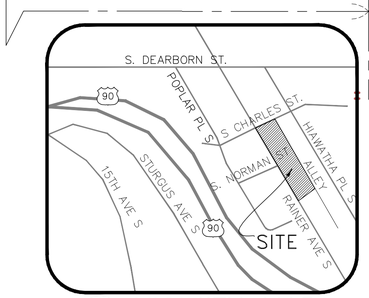
BENCHMARK "B"
TOP CENTER SOLID FLANGE BOLT OF FIRE HYDRANT
E. SIDE OF RAINIER AVE. S. OPPOSITE BUILDING 1101 RAINIER AVE. S.
*NOTE: USE SOLID CENTER BOLD, NOT A VALVE ADJUSTMENT BOLT (MOVABLE)
ELEVATION: 93.89 FT

BENCHMARK "C"
SET CHISELED SQUARE IN W. END TOP OF WALL AT THE LOADING DOCK W. SIDE OF BUILDING 1100 POPLAR PL. S.
ELEVATION: 79.48 FT

BENCHMARK "D"
TOP OF SET RR SPIKE IN UTILITY POLE IN THE GRAVEL ALLEY BETWEEN RAINIER AVE. S. AND POPLAR PL. S., S. OR S. NORMAN STREET, W. SIDE OF BUILDING 1101 RAINIER AVE. S.
ELEVATION: 80.70 FT

BENCHMARK "E"
SET SCRIBED SQUARE N. SIDE OF S. CHARLES ST. AT SW CORNER OF ALLEY ENTRANCE (BETWEEN RAINIER AVE. S. AND S. HIAWATHA PL)
ELEVATION: 99.855 FT

BENCHMARK "F"
SET SCRIBED SQUARE S. SIDE OF S. BUSH PL., 35' S. OF THE ALLEY ACCESS DRIVE AT THE TOP BACK OF CURB (BETWEEN RAINIER AVE. S. AND S. HIAWATHA PL)
ELEVATION: 88.810 FT




VICINITY MAP
NO SCALE

06/04/2020

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, WASHINGTON
98102-3513
(206) 323-4144
1-800-552-0363
FAX# (206) 323-7135

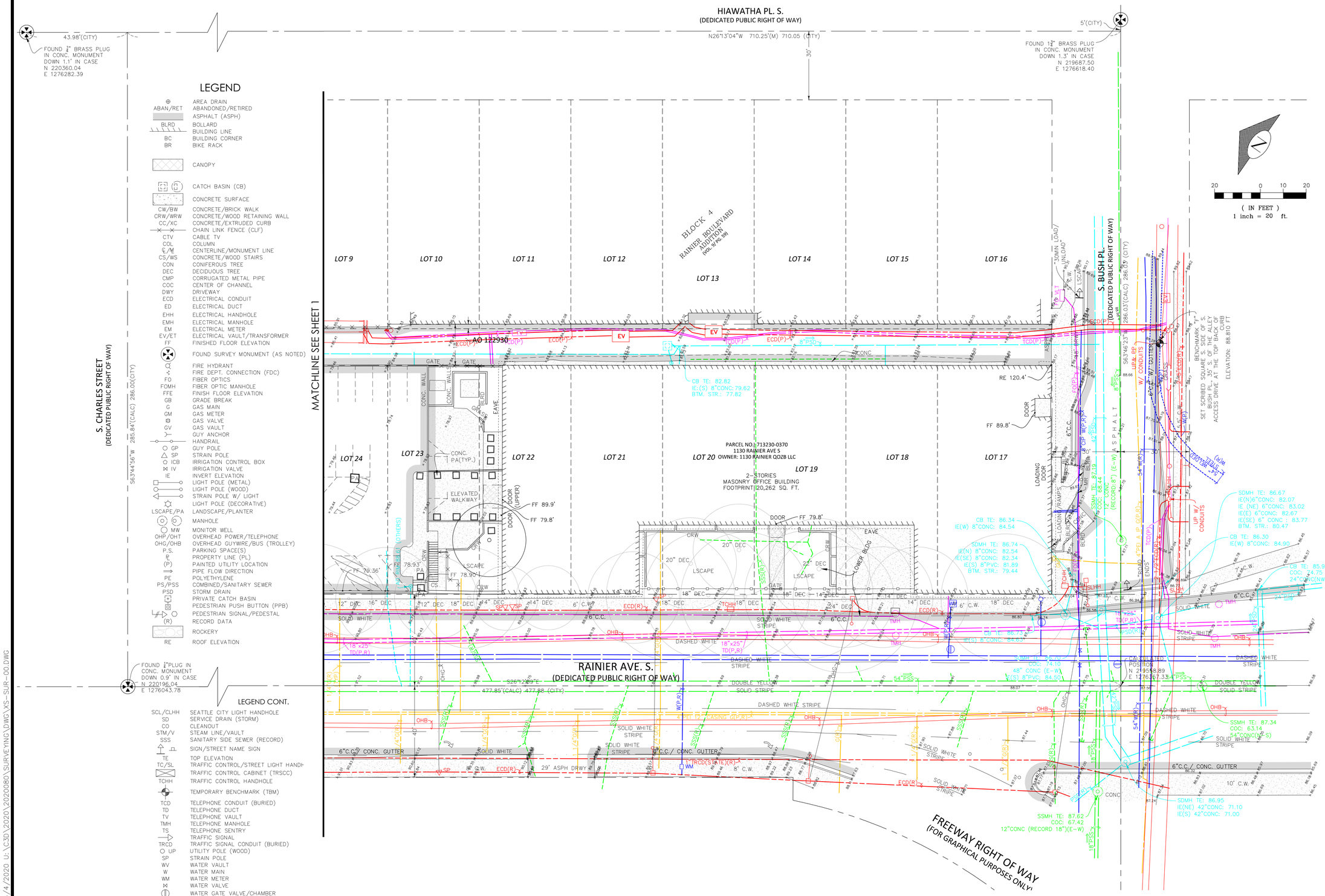
| NO | REVISION | DATE |
|---|---|---|
| 1 | HATCHING CORRECTION | 6/3/20 |

TOPOGRAPHIC AND BOUNDARY SURVEY
NITZE-STAGEN
900, 912, 1130 RAINIER AVE. S.
SEATTLE KING COUNTY WA

| drawn by | checked by |
|---|---|
| HDC | DAB |
| scale 1"=20' | date 5/14/20 |
| job no. 2020080.00 | |
| sheet 1 of 2 | |

22"x34" 6/4/2020 U:\C3D\2020\2020080\SURVEYING\DWG\XS-SUR-00.DWG

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




## LEGEND

| | |
|---|---|
| ⊕ | AREA DRAIN |
| ABAN/RET | ABANDONED/RETIRED |
| | ASPHALT (ASPH) |
| BLRD | BOLLARD |
| | BUILDING LINE |
| BC | BUILDING CORNER |
| BR | BIKE RACK |
| | CANOPY |
| | CATCH BASIN (CB) |
| | CONCRETE SURFACE |
| CW/BW | CONCRETE/BRICK WALK |
| CRW/WRW | CONCRETE/WOOD RETAINING WALL |
| CC/XC | CONCRETE/EXTRUDED CURB |
| | CHAIN LINK FENCE (CLF) |
| CTV | CABLE TV |
| COL | COLUMN |
| C/M | CENTERLINE/MONUMENT LINE |
| CS/WS | CONCRETE/WOOD STAIRS |
| CON | CONIFEROUS TREE |
| DEC | DECIDUOUS TREE |
| CMP | CORRUGATED METAL PIPE |
| COC | CENTER OF CHANNEL |
| DWY | DRIVEWAY |
| ECD | ELECTRICAL CONDUIT |
| ED | ELECTRICAL DUCT |
| EHH | ELECTRICAL HANDHOLE |
| EMH | ELECTRICAL MANHOLE |
| EM | ELECTRICAL METER |
| EV/ET | ELECTRICAL VAULT/TRANSFORMER |
| FF | FINISHED FLOOR ELEVATION |
| | FOUND SURVEY MONUMENT (AS NOTED) |
| | FIRE HYDRANT |
| | FIRE DEPT. CONNECTION (FDC) |
| FO | FIBER OPTICS |
| FOMH | FIBER OPTIC MANHOLE |
| FFE | FINISH FLOOR ELEVATION |
| GB | GRADE BREAK |
| G | GAS MAIN |
| GM | GAS METER |
| | GAS VALVE |
| GV | GAS VAULT |
| | GUY ANCHOR |
| | HANDRAIL |
| GP | GUY POLE |
| SP | STRAIN POLE |
| ICB | IRRIGATION CONTROL BOX |
| IV | IRRIGATION VALVE |
| IE | INVERT ELEVATION |
| | LIGHT POLE (METAL) |
| | LIGHT POLE (WOOD) |
| | STRAIN POLE W/ LIGHT |
| | LIGHT POLE (DECORATIVE) |
| LSCAPE/PA | LANDSCAPE/PLANTER |
| | MANHOLE |
| MW | MONITOR WELL |
| OHP/OHT | OVERHEAD POWER/TELEPHONE |
| OHG/OHB | OVERHEAD GUYWIRE/BUS (TROLLEY) |
| P.S. | PARKING SPACE(S) |
| R | PROPERTY LINE (PL) |
| (P) | PAINTED UTILITY LOCATION |
| | PIPE FLOW DIRECTION |
| PE | POLYETHYLENE |
| PS/PSS | COMBINED/SANITARY SEWER |
| PSD | STORM DRAIN |
| | PRIVATE CATCH BASIN |
| | PEDESTRIAN PUSH BUTTON (PPB) |
| | PEDESTRIAN SIGNAL/PEDESTAL |
| (R) | RECORD DATA |
| | ROCKERY |
| RE | ROOF ELEVATION |

FOUND 1/2"PLUG IN CONC. MONUMENT DOWN 0.9' IN CASE N 220196.04 E 1276043.78

## LEGEND CONT.

| | |
|---|---|
| SCL/CLHH | SEATTLE CITY LIGHT HANDHOLE |
| SD | SERVICE DRAIN (STORM) |
| CO | CLEANOUT |
| STM/V | STEAM LINE/VAULT |
| SSS | SANITARY SIDE SEWER (RECORD) |
| | SIGN/STREET NAME SIGN |
| TE | TOP ELEVATION |
| TC/SL | TRAFFIC CONTROL/STREET LIGHT HANDH |
| | TRAFFIC CONTROL CABINET (TRSCC) |
| TCHH | TRAFFIC CONTROL HANDHOLE |
| | TEMPORARY BENCHMARK (TBM) |
| TCD | TELEPHONE CONDUIT (BURIED) |
| TD | TELEPHONE DUCT |
| TV | TELEPHONE VAULT |
| TMH | TELEPHONE MANHOLE |
| TS | TELEPHONE SENTRY |
| | TRAFFIC SIGNAL |
| TRCD | TRAFFIC SIGNAL CONDUIT (BURIED) |
| UP | UTILITY POLE (WOOD) |
| SP | STRAIN POLE |
| WV | WATER VAULT |
| W | WATER MAIN |
| WM | WATER METER |
| | WATER VALVE |
| | WATER GATE VALVE/CHAMBER |
| VO/CO | VACATION/CONDEMNATION ORDINANCE |
| WE | WIRE ELEVATION |
| | WOOD FENCE (WF) |

22"x34" 6/4/2020 U:\C3D\2020\2020080\SURVEYING\DWG\XS-SUR-00.DWG

DAVID A. BECK STATE OF WASHINGTON 40375 REGISTERED PROFESSIONAL LAND SURVEYOR

06/04/2020

BUSH, ROED & HITCHINGS, INC. 1969 WASHINGTON SEAL


BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-552-0568
FAX# (206) 323-7135


BRH

| NO | REVISION | DATE |
|---|---|---|
| 1 | HATCHING CORRECTION | 6/3/20 |

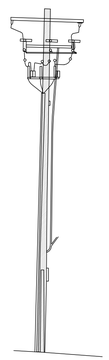
# TOPOGRAPHIC AND BOUNDARY SURVEY

# NITZE-STAGEN

900, 912, 1130 RAINIER AVE. S.

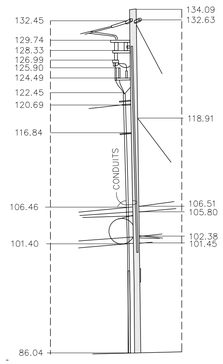
SEATTLE KING COUNTY WA

| | |
|---|---|
| drawn by HDC | checked by DAB |
| scale 1"=20' | date 5/14/20 |
| job no. 2020080.00 | |
| sheet 2 of 2 | |



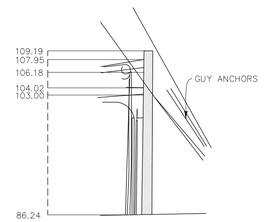
POWER POLE NO.: 1
LOOKING SOUTHWEST

1"=10'



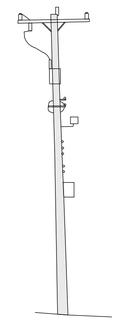

POWER POLE NO.: 1
LOOKING NORTHEAST

1"=10'




UTILITY POLE
LOOKING NORTHEAST

1"=10'



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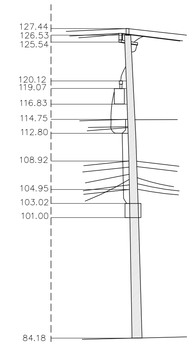
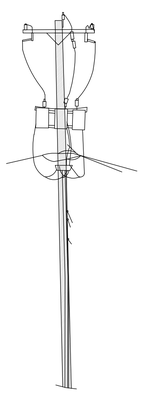
LOOKING SOUTHWEST

1"=10'



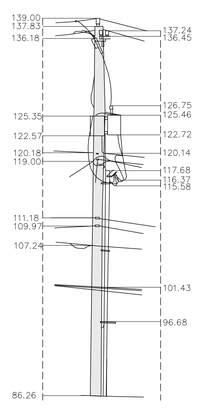

POWER POLE NO.: 2
LOOKING NORTHEAST

1"=10'



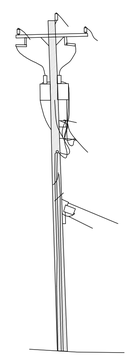
POWER POLE NO.: 3
LOOKING SOUTHWEST

1"=10'



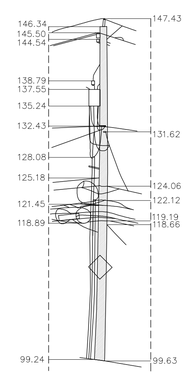

POWER POLE NO.: 3
LOOKING NORTHEAST

1"=10'



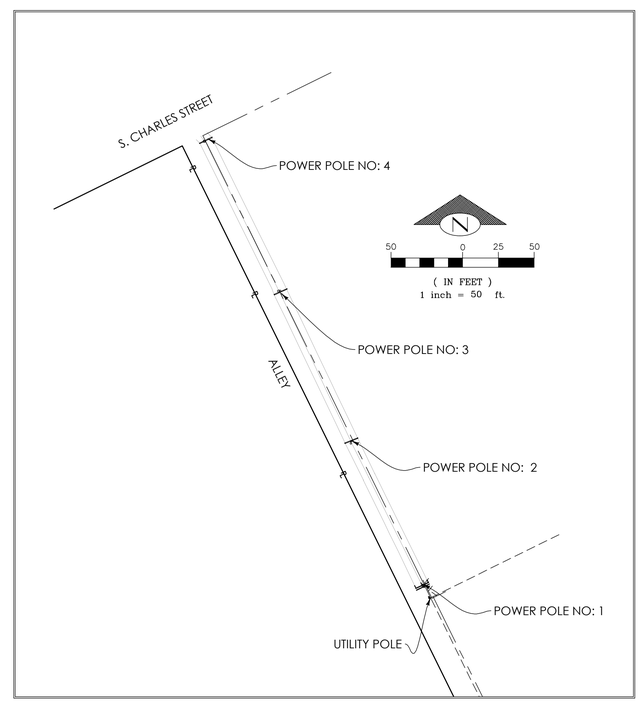
POWER POLE NO.: 4
LOOKING SOUTHWEST

1"=10'




POWER POLE NO.: 4
LOOKING NORTHEAST

1"=10'




24"x36" 5/20/2020 D:\CURRENT WORKING\2020080\XS_PP_EXBT.DWG

DAVID A. BELL
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
05/20/2020

BUSH, ROED & HITCHINGS, INC.
CORPORATE SEAL
1969
WASHINGTON


BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135


| NO. | REVISION | DATE |
|---|---|---|

POWER POLE EXHIBITS
NITZE-STAGEN
VICINITY OF S CHARLES ST AND HIAWATHA PL S
SEATTLE KING WAHINGTON

| drawn by | checked by |
|---|---|
| HDC | DAB |
| scale 1"=10' | date 5/19/20 |

job no. 2020080.00

sheet 1 of 1

## ABBREVIATIONS

| | |
|---|---|
| & | AND |
| @ | AT |
| ' | FEET (FOOT) |
| " | INCH (INCHES) |
| # | POUND(S), NUMBER |
| = | EQUAL(S) |
| A.B. | ANCHOR BOLT |
| ABV. | ABOVE |
| ADD. | ADDITIONAL |
| ADJ. | ADJACENT |
| ALUM. | ALUMINUM |
| ALT. | ALTERNATE |
| APPROX. | APPROXIMATE(LY) |
| ARCH. | ARCHITECT(URAL) |
| ASSY. | ASSEMBLY |
| B. (BTM.) | BOTTOM |
| BEL. | BELOW |
| BEN | BOUNDARY EDGE NAILING |
| B.F. | BRACED FRAME |
| BLDG. | BUILDING |
| BLK.(G.) | BLOCK (ING) |
| BLW. | BELOW |
| BM. | BEAM |
| BMU | BRICK MASONRY UNIT |
| BN | BOUNDARY NAILING |
| BNDRY. | BOUNDARY |
| B.O. | BOTTOM OF |
| B.O.E. | BOTTOM OF EXCAVATION |
| B.O.F. | BOTTOM OF FOOTING |
| BRDG. | BRIDGE, BRIDGING |
| BRG. | BEARING |
| BTWN. | BETWEEN |
| C | CAMBER |
| CAMB. | CAMBER(ED) |
| CANT. | CANTILEVER(ED) |
| CF | CUBIC FOOT |
| C.I.P. | CAST IN PLACE |
| C.J. | CONSTRUCTION JOINT |
| CL | CENTER LINE |
| CLG. | CEILING |
| CLR. | CLEAR |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CTSK. | COUNTERSINK |
| CTR. | CENTER(ED) |
| CY | CUBIC YARD |
| CMU | CONCRETE MASONRY UNIT |
| d | PENNY (NAILS) |
| DB | DROPPED BEAM |
| DBA | DEFORMED BAR ANCHORS |
| DBL. | DOUBLE |
| DCW | DEMAND CRITICAL WELD |
| DEPT. | DEPARTMENT |
| DET. | DETAIL |
| DF | DOUGLAS FIR |
| DIA. / Ø | DIAMETER |
| DIAG. | DIAGONAL |
| DIAPH. | DIAPHRAGM |
| DIM. | DIMENSION |
| DN. | DOWN |
| D.O. | DITTO (REPEAT) |
| DP. | DEEP |
| D.S. | DRAG STRUT |
| DWG. | DRAWING(S) |
| DWL. | DOWELS(S) |
| (E) | EXISTING |
| EA. | EACH |
| E.E. | EACH END |
| E.F. | EACH FACE |
| E.J. | EXPANSION JOINT |
| EL. | ELEVATION |
| ELEV. | ELEVATOR |
| EMBD. | EMBED(MENT) |
| EN | EDGE NAIL |
| ENG. | ENGINEER |
| EQ. | EQUAL |
| EQPT. | EQUIPMENT |
| E.W. | EACH WAY |
| EXP. | EXPANSION |
| EXST. | EXISTING |
| EXT. | EXTERIOR |
| FAB. | FABRICATION |
| FB | FLUSH BEAM |
| FDN. | FOUNDATION |
| F.F. | FINISH FLOOR |
| FIN. | FINISH(ED) |
| FLG. | FLANGE |
| FLR. | FLOOR |
| FN | FIELD (FACE) NAIL |
| F.O. | FINISHED OPENING |
| F.O.C. | FACE OF CONCRETE |
| F.O.M. | FACE OF MASONRY |
| F.O.S. | FACE OF STUD |
| F.O.W. | FACE OF WALL |
| FRM. | FRAME (FRAMING) |
| F.S. | FAR SIDE |
| FT. | FEET (FOOT) |
| FRTW | FIRE RETARDANT TREATED WOOD |
| FTG. | FOOTING |
| GA. | GAUGE |
| GALV. | GALVANIZE(D) |
| GB. | GRADE BEAM |
| GLB | GLUE LAMINATED BEAM |
| GRD. | GRADE |
| GWB | GYPSUM WALLBOARD |
| GYP. | GYPCRETE |
| HD | HOLDOWN |
| H.D.G. | HOT DIPPED GALVANIZED |
| HGR. | HANGER |
| HORIZ. | HORIZONTAL |
| HR | HEADER |
| H.S.B. | HIGH STRENGTH BOLT |
| HT. | HEIGHT |
| I.D. | INSIDE DIAMETER |
| I.E. | INVERT ELEVATION |
| I.F. | INSIDE FACE |
| IN. | INCH(ES) |
| INFO. | INFORMATION |
| INT. | INTERIOR |
| JST. | JOIST |
| JT. | JOINT |

## ABBREVIATIONS

| | |
|---|---|
| K | KIPS (1000 LB.) |
| LAT. | LATERAL |
| LB. | POUND(S) |
| L.B. | LAG BOLTS(S) |
| LG. | LONG(ITUDINAL) |
| LGTH. | LENGTH |
| LGMF. | LIGHT GAUGE METAL FRAMING |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LSH | LONG SLOTTED HOLE(S) |
| L.W. | LIGHT WEIGHT |
| MAT. | MATERIAL |
| MAX. | MAXIMUM |
| M.B. | MACHINE BOLT |
| MBM | METAL BUILDING MANUFACTURER |
| MECH. | MECHANICAL |
| M.E.J. | MASONRY EXPANSION JOINT |
| MEZZ. | MEZZANINE |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTL. | METAL |
| N.L.B. | NON-LOAD BEARING |
| NO. | NUMBER |
| N.S. | NEAR SIDE |
| N.T.S. | NOT TO SCALE |
| N.W.C. | NORMAL WEIGHT CONCRETE |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| O.F. | OUTSIDE FACE |
| O.H. | OPPOSITE HAND |
| OPNG. | OPENING |
| OPP. | OPPOSITE |
| ORNT. | ORIENTATION |
| OSB | ORIENTED STRAND BOARD |
| O.W.J. | OPEN WEB JOIST |
| PAR. | PARALLEL |
| P/C | PRECAST |
| PEN | PANEL EDGE NAIL |
| PERP. | PERPENDICULAR |
| PL. | PLATE |
| PL | PROPERTY LINE |
| PLMBG. | PLUMBING |
| PLYWD. | PLYWOOD |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| P.T. | PRESERVATIVE TREATED |
| PT | POST TENSION(ED) |
| QTY. | QUANTITY |
| R. (RAD.) | RADIUS |
| RE: (REF.) | REFERENCE |
| REINF. | REINFORCEMENT |
| REQ. | REQUIRED |
| R.F. | RIGID FRAME |
| R.O. | ROUGH OPENING |
| R.S. | ROUGH SAWN |
| SCH. | SCHEDULE |
| SCHED. | SCHEDULE |
| SCL | STRUCTURAL COMPOSITE WOOD |
| SHT. | SHEET |
| SIM. | SIMILAR |
| S.J. | SHRINKAGE CONTROL JOINT |
| SKW. | SKEW(ED) |
| S.O.G. | SLAB ON GRADE |
| SPC. | SPACE(S) (ING) |
| SPEC. | SPECIFICATION(S) |
| SQ. | SQUARE |
| STD. | STANDARD |
| STGR. | STAGGER |
| STIFF. | STIFFENER(S) |
| STIR. | STIRRUP(S) |
| STL. | STEEL |
| STRUC. | STRUCTURAL |
| STRUCT. | STRUCTURAL |
| SUSP. | SUSPENDED(TION) |
| SYMM. | SYMMETRICAL |
| T. | TOP |
| T.&B. | TOP AND BOTTOM |
| TEMP. | TEMPORARY |
| T.&G. | TONGUE AND GROOVE |
| THK. | THICK(NESS) |
| THRD. | THREADED |
| TN | TOE NAIL |
| T.O.S. | TOP OF (STEEL) (SHEATHING) (SLAB) |
| T.O.W. | TOP OF WALL |
| TRANSV. | TRANSVERSE |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| U/S | UNDERSIDE |
| V. | VERTICAL |
| VERT. | VERTICAL |
| VIF | VERIFY IN FIELD |
| W. | WIDE (WIDTH) |
| W/ | WITH |
| W/O | WITHOUT |
| WD. | WOOD |
| W.H.S. | WELDED HEADED STUDS |
| W.P. | WORK POINT |
| W.S. | WELDED STUD |
| WT. | WEIGHT |
| W.W.F. | WELDED WIRE FABRIC |
| X-STG | EXTRA STRONG |
| XX-STG | DOUBLE EXTRA STRONG |
| YD | YARD |

# SHORING NOTES

SHORING NOTES

CODE REQUIREMENTS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF SEATTLE, WASHINGTON.

ALL PILES, GROUT AND TIMBER LAGGING WITHIN THE CITY RIGHT-OF-WAY SHALL BE REMOVED TO A DEPTH OF 4 FEET BELOW THE FINISH GRADE AFTER THE SHORING IS NO LONGER REQUIRED FOR EXCAVATION STABILITY.

EASEMENTS
ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER.

DESIGN LOADS

DESIGN LOADS FOR THE SHORING SYSTEM ARE AS SPECIFIED IN PANGEO, INC. PROJECT NO. 19-307 DATED SEPTEMBER 2020 AND ARE AS INDICATED IN THE DETAILS.

THE SHORING SYSTEM IS TEMPORARY. TIEBACKS ARE TEMPORARY AND ARE TO BE DE-TENSIONED ONCE THE BUILDING CONCRETE WALLS AND SLABS ARE COMPLETE AND HAVE REACHED THEIR DESIGN STRENGTH.

UTILITIES AND ADJACENT PROPERTIES

STABILITY AND EROSION PROTECTION OF EXISTING & CUT SLOPES, AND THE COORDINATION OF THE EXCAVATION, SHORING AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES IS THE RESPONSIBILITY OF THE CONTRACTOR. LOCATE AND PLUG ALL SIDE SEWERS PRIOR TO DRILLING AND EXCAVATION.

ALL SIDE SEWERS CROSSING INTO THE EXCAVATION SHALL BE FIELD LOCATED PRIOR TO DRILLING AND EXCAVATION AND PERMANENTLY OR TEMPORARILY PLUGGED DURING CONSTRUCTION. ACTIVE SIDE SEWERS AND OTHER UTILITIES ON ADJACENT PROPERTY SHALL BE MAINTAINED IN OPERATING CONDITION DURING CONSTRUCTION. LOCATE AND DISCONNECT ALL UNDERGROUND POWER AND COMMUNICATION LINES CROSSING INTO THE EXCAVATION AREA PRIOR TO DRILLING & EXCAVATION. CONTRACTOR SHALL VERIFY OVERHEAD CLEARANCES PRIOR TO MOBILIZATION AND CONSTRUCTION.

UTILITIES REFERENCED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. INDICATED UTILITY LOCATIONS ARE ESTIMATED BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. SEGMENTS OF ABANDONED UTILITIES TO BE REMOVED HAVE NOT BEEN SHOWN ON THE PLANS. THE CONTRACTOR SHALL POTHOLE OR USE OTHER MEANS TO VERIFY THE EXACT LOCATION, DEPTH OF BURIAL (TOP AND BOTTOM OF UTILITY) AND WIDTH OF ALL UNDERGROUND UTILITIES OR STRUCTURES TO ENSURE ADEQUATE CLEARANCE FROM SOIL ANCHORS PRIOR TO SHORING AND TIEBACK INSTALLATION. THE TIEBACKS SHALL BE NO CLOSER THAN FIVE FEET AND SHALL NOT BE INSTALLED ABOVE ANY EXISTING UTILITY MAIN AND FACILITIES. HORIZONTAL LOCATION AND VERTICAL PROFILE FOR EACH UTILITY AND FACILITIES SHALL BE DETERMINED AT A MINIMUM OF EVERY 50 FEET ALONG THE UTILITY LINE AND AT EVERY JUNCTION STRUCTURE AND CHANGE OF ALIGNMENT.

A VIDEO INSPECTION AND RECORDING OF THE EXISTING SEWER AND STORM LINES IN THE RIGHT OF WAY IS REQUIRED TO DOCUMENT THE CONDITION PRIOR TO (PRE-PROJECT CONDITION) AND UPON COMPLETION OF THE SHORING CONSTRUCTION. A COPY OF PRE-PROJECT CONDITION SHALL BE SENT TO SPU AT (spu_dww_pipe_rehab@seattle.gov) PRIOR TO THE PRECONSTRUCTION MEETING AND POST PROJECT CONDITION SHALL BE SENT UPON PROJECT COMPLETION. THIS VIDEO SURVEY SHALL EXTEND IN THE ROW WITHIN 10 FEET (OR 20 FEET IF SUCH LINES ARE 30 FEET OR MORE OFF SITE PROPERTY LINE OF ANY PROPOSED SHORING ELEMENT.)

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING APPROPRIATE CLEARANCES FROM SEATTLE CITY LIGHT (SCL) UTILITIES, REFER TP SEATTLE CITY LIGHT CONSTRUCTION STANDARD. FOR SCL QUESTIONS, REQUESTING SCL CREW SAFETY STANDBY, COORDINATION OF SCL WORK, AND TO SCHEDULE INSPECTIONS, CONTACT AN ELECTRICAL SERVICE ENGINEER AT 206.233.2172.

DRAINAGE CONTROL

THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL ALL SURFACE WATER RUNOFF FLOW AND FLOWS FROM EXISTING SUBSURFACE DRAINAGE FEARTURES INCLUDING PERCHED WATER. SUCH WATER SHALL BE CAPTURED INDEPENDENTLY OF THE WALL DRAINAGE NETWORK AND CONVEYED TO AN OUTFALL STRUCTURE OR STORM SEWER. IN NO CASE SHALL THE CONTRACTOR ALLOW THE WALL SYSTEM TO BE EXPOSED TO HYDROSTATIC PRESSURES OR ALLOW SURFACE WATER TO FLOW INTO THE EXCAVATION.

PRE-CONSTRUCTION MEETINGS

A PRE-CONSTRUCTION MEETING WITH THE BUILDING DEPARTMENT (DPD) AND SDOT SHALL BE REQUIRED PRIOR TO THE START OF SHORING INSTALLATION. THE SDOT PRE-CONSTRUCITON MEETING WILL BE SEPARATE FROM THE DPD MEETING AND SHALL INCLUDE SHORING AND INSPECTION PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP THE MEETING AND COORDINATING WITHTHE SUBCONTRACTORS. ATTENDEES SHALL INCLUDE REPRESENTATIVES OF THE OWNER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS. THE GEOTECHNICAL ENGINEER OF RECORD, SURVEYORS AND SHORING STRUCTURAL ENGINEER.

MONITORING AND QUALITY CONTROL

THE OWNER SHALL PROVIDE MONITORING AND QUALITY CONTROL OF ALL SHORING WALLS INCLUDINGSOLDIER PILE WALLS, BERMS, AND ADJACENT GROUND SYRFACES AND BUILDINGS OF STRUCTURES AS FOLLOWS:

THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE FULL TIME OBSERVATION MONITORING OF THE EXCAVATION, SOLDIER PILE INSTALLATION, TIEBACK INSTALLATION, AND VERFICATION AND PROOF TESTING. INSTALLATION INCLUDES DRILLING OF PILE & TIE BACK HOLES AND PLACEMENT OF LEAN MIX AND STRUCTURAL GROUT. A COMPLETE AND ACCURATE RECORD SHALL BE KEPT OF ALL PILE & TIEBACK DEPTHS, QUANTITIES OF LEAN MIX & STRUCTURAL GROUT PER PILE AND TIEBACK AND ANY UNUSUAL CONDITIONS ENCOUNTERED.

A QUALIFIED TESTING AGENCY SHALL PERFORM WELDING INSPECTIONS AND STRUCTRAL GROUT SAMPLING AND TESTING.

THE CONTRACTOR SHALL PROVIDE TESTING EQUIPMENT THAT HAS BEEN CALIBRATED IN THE PAST 60 DAYS. MEASUREMENTS OF ANCHOR MOVEMENT SHALL BE OBTAINED WITH EQUIPMENT ACCURATE TO 0.001 INCH.

PRECONSTRUCTION BASELINE SURVEY:
A LICENSED SURVEYOR HIRED BY THE OWNER, SHALL ESTABLISH BASELINE READINGS OF BENCHMARKS AND MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL ALIGNMENT PRIOR TO EXCAVATION AND INSTALLATION OF THE SHORING SYSTEM. STATIONARY BENCHMARKS SHALL BE SET AT LEAST 40 FEET AWAY FROM THE MONITORING POINTS. MONITORING POINTS ESTABLISHED ALONG THE CURBLINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5 INCH OR AT SDOT REQUEST. THE MINIMUM MONITORING POINT SPACING ALONG THE TOP OF ALL SOIL NAIL WALLS SHALL BE 20 FEET AND AT THE TOP OF EVERY OTHER SOLDIER PILE. THE SURVEY SHALL HAVE AN ACCURACY OF 0.01 FEET. A VISUAL AND PHOTGRAPHIC SURVEY SHALL BE MADE OF ADJACENT BUILDINGS PRIOR TO CONSTRUCTION.

CONSTRUCTION SURVEY MONITORING:
VERTICAL AND HORIZONTAL DISPLACEMENTS OF THE BENCHMARKS AND MONITORING POINTS SHALL BE SURVEYED DURING CONSTRUCTION. THE FREQUENCY OF SURVEY MONITORING SHALL DEPEND ON THE AMOUNT OF TOTAL MOVEMENT OBSERVED TO DATE AT EACH LOCATION. FOR DISPLACEMENTS LESS THAN 1/2 INCH, THE MONITORING POINTS SHALL BE SURVEYED TWICE EVERY WEEK DURING THE CONSTRUCTION PERIOD. IF THE TOTAL MOVEMENT HAS EXCEEDED 1/2 INCH AT A MONITORING POINT, MEASUREMENTS SHALL BE INCREASED TO THREE TIMES A WEEK DURING THE CONSTRUCTION PERIOD. HOWEVER, IF WALL MOVEMENTS APPEAR TO HAVE STOPPED INCREASING AT ANY MONITIORING POINT, THEN MONITORING FREQUENCY SHALL BE REDUCED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. REDUCTIONS IN SURVEY FREQUENCY SHALL BE REVIEWED AND APPROVED BY THE DPD & SDOT. SURVEY MONITORING SHALL CONTINUE UNTIL THE PERMANENT BUILDING STRUCTURE, INCLUDING FLOOR SLABS, IS COMPLETE UP TO THE STREET GRADES AND AS SUCH TIME THAT THE GEOTECHNICAL ENGINEER AND THE CITY DETERMINE NO FURTHER MOVEMENT WILL OCCUR.

REPORTS:
SURVEY MONITORING RESULTS SHALL BE TRANSMITTED TO THE GEOTECHNICAL ENGINEER AND GENERAL CONTRACTOR WITHIN 24 HOURS OF EACH SURVEY. THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND A GRAPHICAL REPRESENTATION OF WALL MOVEMENT VERSUS TIME ALONG WITH THE SURVEY DATA TO GENERAL CONTRACTOR, SHORING INSTALLER, SHORING ENGINEER, DPD AND SDOT ON AT LEAST A WEEKLY BASIS.

CONSTRUCTION MONITORING:
THE GENERAL CONTRACTORS SHALL OBSERVE THE CONDITIONS ABOVE THE SHORING AND SOIL NAIL WALLS ON A DAILY BASIS FOR SIGNS OF GROUND OR BUILDING MOVEMENTS. THE GEOTECHNICAL, SHORING ENGINEER AND SDOT SHALL BE IMMEDIATELY & DIRECTLY NOTIFIED IF SIGNS OF MOVEMENT SUCH AS: NEW CRACKS IN STRUCTURES, INCREASED SIZE OF OLD CRACKS OR SEPARATION OF JOINTS IN STRUCTURES, FOUNDATIONS, STREETS OR PAVED AND UNPAVED SURFACES ARE OBSERVED.

THE SURVEYOR AND GENERAL CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER SHORING ENGINEER DPD AND SDOT IMMEDIATELY AND DIRECTLY IF MORE THAN O.5 INCH OF DISPLACEMENT OCCURS. AT THAT TIME THE GEOTECHNICAL ENGINEER AND SHORING ENGINEER SHALL PREPARE A REMEDIAL PLAN. REMEDIAL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEFLECTIONS FROM EXCEEDING 1.0 INCH.

DRILLLING AND EXCAVATION OPERATIONS SHALL BE IMMMEDIATELY SUSPENDED IF GROUND SUBSIDENCE IS OBSERVE, IF THE SHORING OF SOIL NAIL WALL ARE ADVERSELY AFFECTED, OR IF ADJACENT STRUCTURES ARE DAMAGED AS A RESULT OF THE DRILLING OR EXCAVATION OPERATION.

SHORING INSTALLATION AND EXCAVATION IN AREAS ADJACENT TO BUILDINGS:
THE SURVEYOR AND GENERAL CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER, SHORING ENGINEER AND DPD IMMEDIATELY AND DIRECTLY IF THE 0.5 INCH DAMAGE THRESHOLD IS APPROACHED. SHORING INSTALLATION AND EXCAVATION SHALL NOT CONTINUE UNTIL REMEDIAL ACTION IS TAKEN TO ENSURE THAT 0.5 INCH IS NOT EXCEEDED

MATERIALS

| | | |
|---|---|---|
| LEAN MIX CONCRETE | 1 1/2 SACK MIX | |
| STRUCTURAL GROUT | f'c = 3000 PSI (@ 5 DAYS), 9 SACK MIN. PUMPABLE, 8" MINIMUM SLUMP | |
| STRUCTURAL CONCRETE | f'c = 4000 PSI (@ 3 DAYS), (TOE OF PILE) | |
| STRUCTURAL STEEL | WF SECTIONS | ASTM A992 Fy = 50 KSI |
| | CHANNELS | ASTM A36 Fy = 36 KSI |
| | STEEL ANGLESASTM A36 Fy = 36 KSI | |
| | PLATE MATERIAL | ASTM A36 Fy = 36 KSI |
| | STRUCTURAL PIPE | ASTM A53 Fy = 35 KSI GRADE B |
| | STRUCTURAL BOLTS | ASTM A 325-N |
| | WELDED HEADED STUDS (WHS) ASTM A -108 | |

WELDING ELECTRODES E70-XX WITH CHARPY V-NOTCH TOUGHNESS OF AT LEAST 20 FT-LBS AT 0 DEGREES F.

| | | | |
|---|---|---|---|
| TIMBER LAGGING | HF NO. 2 4X12 | | |
| ANCHOR TENDONS | 0.6 IN. DIA., 7-WIRE STRAND ASTM A416 | | |
| | LOW RELAXATION | Fy = 270 KSI | Pu = 58.5 KIPS |

TIMBER LAGGING SHALL BE PRESERVATIVE TREATED WITH WATER BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1 (A OR F) TO A MINIMUM RETENTION OF 0.4 LBS/CU. FT. (0.21 LBS/CU. FT. FOR CA-B) ANY SAWN ENDS OF SUCH TREATED LAGGING SHALL BE FIELD TREATED WITH TWO BRUSHED COATS OF THE SAME PRESERVATIVE. LAGGING SHALL BE GAPPED PER THE GEOTECHNICAL ENGINEER TO PERMIT SEEPAGE.

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE 14TH EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL AND THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 360-10.

CORROSION PROTECTION

THE PILES AND TIEBACK ANCHORS FOR THIS BUILDING ARE TEMPORARY AND DO NOT REQUIRE CORROSION PROTECTION.

WELDING

WELDING SHALL CONFORM TO AWS D1-98 "STRUCTURAL WELDING CODE." WELDING ELECTRODES SHALL BE E70XX. ALL WELDING SHALL BE PERFORMED BY WABO AND AWS CERTIFIED WELDERS. ALL COMPLETE PENETRATION WELDS (CP) SHALL BE ULTRASONIC TESTED. ALL SINGLE PASS FILLET WELDS SHALL BE VISUALLY INSPECTED. MINIMUM WELD SIZE IS 1/4" CONTINUOUS FILLET.

SUBMITTALS

SUBMITTALS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION;

1. CONSTRUCTION SEQUENCE NARRATIVE & DESCRIPTION INCLUDING EQUIPMENT LIST AND KEY PERSONNEL.
2. LEAN CONCRETE MIX DESIGN
3. CERTIFIED STEEL MILL REPORTS
4. STRUCTURAL GROUT MIX DESIGN
5. STRUCTURAL STEEL AND EMBEDDED ITEMS

EXCAVATION

THE DISPOSAL SITE FOR EXCAVATION SPOILS, INCLUDING FACILITY NAME AND ADDRESS SHALL BE PROVIDED TO THE DPD SITE DEVELOPMENT INSPECTOR AT THE PRECONSTRUCTION MEETING.

EXCAVATION SHALL PROCEED TO A DEPTH NO GREATER THAN 2'-0" BELOW THE ELEVATION OF ANY TIEBACK BEFORE STRESSING OF THAT AND ADJACENT TIEBACKS. LOCAL EXCAVATION AT A SOLDIER PILE IS ALLOWED TO A 2'-0" DEPTH AND A 2'-0" WIDTH AT THE TIEBACK FOR INSTALLATION. TIEBACK MUST BE INSTALLED AND STRESSED BEFORE MAKING A SIMILAR LOCAL EXCAVATION AT AN ADJACENT SOLDIER PILE. EXCAVATION SHALL PROCEED TO A BOTTOM OF EXCAVATION (BOE) DEPTH NO GREATER THAN SHOWN ON THE PLANS.
THE CONTRACTOR SHALL LIMIT THE OPEN FACE OF THE EXCAVATION TO 4 FEET VERTICAL, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

REMOVE LEAN MIX FROM THE PILE TO ALLOW PLACEMENT OF STRUCTURAL CONCRETE. CARE BY THE EXCAVATOR SHALL BE TAKEN TO PREVENT EXCESSIVE POUNDING OR SHAKING OF THE SHORING WALL.

ANY VOIDS BETWEEN THE FACE OF THE EXCAVATION AND THE LAGGING SHALL BE FILLED WITH AN APPROVED PERMEABLE, FREE DRAINING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER.

INSTALLED ANCHORS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH EXCAVATION.

GROUNDWATER
THE GEOTECHNICAL REPORT INDICATES THAT THE GROUNDWATER TABLE MAY BE ENCOUNTERED ABOVE THE BOTTOM OF EXCAVATION ELEVATION AND LOCAL PERCHED GROUNDWATER MAY BE ENCOUNTERED. CONTRACTOR SHALL BE PREPARED FOR THE BOTTOM OF EXCAVATION TO POTENTIALLY BE BELOW THE GROUNDWATER TABLE. A DEWATERING SYSTEM, IF REQUIRED, SHALL BE INSTALLED AND SHALL BE IN OPERATION PRIOR TO SHORING WORK. REFER TO THE GEOTECHNICAL REPORT.

SOLDIER PILES
SOLDIER PILES ARE TO BE INSTALLED IN 24 INCH DIAMETER HOLES PER PLAN

ALL HOLES ARE TO BE DRILLED IN AN ACCEPTABLE MANNER WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES TO GEOTECHNICAL ENGINEERS SATISFACTION. ALTERNATE PILE PLACEMENT AT LEAST 24 HOURS TO ALLOW CONCRETE TO HARDENED PRIOR TO DRILLING ADHACENT PILES.

INSTALLATION TOLERANCES SHALL BE AS FOLLOWS;

| | |
|---|---|
| PLAN DIRECTION | 3 INCHES PARALLEL TO WALL |
| | 1 INCH PERPENDICULAR TO WALL |
| VERTICAL DIRECTION | 1 1/2% OF TOTAL LENGTH, 3" MAXIMUM IN ELEVATION |

GROUNDWATER IS LIKELY TO BE ENCOUNTERED DURING DRILLING FOR SOLDIER PILES. THE CONTRACTOR SHALL USE A BENTONITE SLURRY FOR KEEPING THE SIDEWALLS OF THE HOLES STABLE. THE SLURRY SHALL BE DISPLACED BY TREMIE CONCRETE OR LEAN MIX. ADDITIONALLY THE CONTRACTOR SHALL BE PREPARED TO USE TEMPORARY CASING OR OTHER METHODS TO KEEP THE SIDEWALLS OF THE HOLE OPEN WITHOUT SIGNIFICANT RAVELING OR CAVING.

ALL PILES, GROUT AND TIMBER LAGGING WITHIN THE CITY RIGHT-OF-WAY SHALL BE REMOVED TO A DEPTH OF 4 FEET BELOW THE FINISH GRADE AFTER THE SHORING IS NO LONGER REQUIRED FOR EXCAVATION STABILIT

TIEBACK INSTALLATION

CASING OR AUGERCAST METHOD SHALL BE USED FOR PRIMARY GROUTING OF TIEBACK ANCHORS TO MINIMIZE GROUND LOSS SHOULD CAVING SOIL CONDITIONS BE ENCOUNTERED. HOLES DRILLED FOR TIEBACKS SHALL BE GROUTED/FILLED PROMPTLY TO REDUCE THE POTENTIAL FOR LOSS OF GROUND.

THE GEOTECHNICAL ENGINEER WILL OBSERVE ALL TIEBACK HOLES AND APPROVE THEM PRIOR TO TIEBACK AND GROUT INSTALLATION. DO NOT FORCE THE TIEBACK INTO THE HOLE. LOOSE SOIL AND SLOUGH SHALL BE REMOVED FROM THE HOLES DRILLED FOR TIEBACK ANCHORS PRIOR TO INSTALLING THE TIEBACK.

TIEBACK ANCHORS SHALL ONLY HAVE THE BOND ZONE FILLED WITH STRUCTURAL GROUT. NO-LOAD ZONES SHALL BE IMMEDIATELY BACKFILLED WITH LEAN MIX CONCRETE TO PREVENT CAVING OF THE BORE HOLE.

SPACERS SHALL BE USED ALONG THE TIEBACK TENDON BOND LENGTH TO SEPARATE EACH OF THE STRANDS SO THAT THEY WILL BOND TO THE GROUT.

CENTRALIZERS SHALL BE PROVIDED TO ALLOW THE GROUT TO FLOW FREELY AND PROVIDE A MINIMUM OF 2 INCHES OF COVER OVER THE TENDON.

TIEBACKS ARE TEMPORARY AND ARE TO BE DE-TENSIONED ONCE THE BUILDING CONCRETE WALLS AND SLABS ARE COMPLETE AND HAVE REACHED THEIR DESIGN STRENGTH.

PERFORMANCE ANCHORS

THERE SHALL BE TWO (MINIMUM) PERFORMANCE ANCHORS IN EACH TYPE OF SOIL ENCOUNTERED AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND NOT LESS THAN TWO (MINIMUM) PERFORMANCE ANCHORS PER INSTALLATION METHOD.

PERFORMANCE VERIFICATION TESTS (200% TESTS)

1. VERIFICATION TESTS SHALL BE PERFORMED ON EACH PERFORMANCE ANCHOR TO 200% OF THE DESIGN LOAD.
2. VERIFICATION TESTS SHOULD NOT BE INITIATED UNTIL THE TIEBACK GROUT HAS ATTAINED AT LEAST 50 PERCENT OF THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
3. THE ANCHOR SHALL BE SEATED BY APPLYING AN ALIGNMENT LOAD. THE ALIGNMENT LOAD SHALL BE BETWEEN 2% AND 10% OF THE DESIGN LOAD. THE LOAD SHALL THEN BE HELD AND ZERO DEFLECTION READING TAKEN.
4. VERIFICATION TESTS SHALL BE PERFORMED BY INCREMENTALLY LOADING THE ANCHOR IN ACCORDANCE WITH THE SCHEDULE BELOW. THE ANCHOR MOVEMENT SHALL BE MEASURED, RECORDED TO THE NEAREST 0.001 INCH WITH RESPECT TO AN INDEPENDENT FIXED REFERENCE POINT AT THE ALIGNMENT LOAD AND AT EACH INCREMENT OF LOAD. THE SCHEDULE OF HOLD TIMES SHALL BE AS FOLLOWS:

| | |
|---|---|
| AL | 1 MINUTE |
| 0.25 DL | 1MINUTE OR UNTIL STABLE |
| 0.50 DL | 1MINUTE OR UNTIL STABLE |
| 0.75 DL | 1MINUTE OR UNTIL STABLE |
| 1.00 DL | 1MINUTE OR UNTIL STABLE |
| 1.25 DL | 1MINUTE OR UNTIL STABLE |
| 1.50 DL | 60 MINUTES |
| 1.75 DL | 1MINUTE OR UNTIL STABLE |
| 2.00 DL | 1MINUTE OR UNTIL STABLE |

AL = ALIGNMENT LOAD
DL = DESIGN LOAD

THE LOAD-HOLD PERIOD SHALL START AS SOON AS THE LOAD IS APPLIED AND THE ANCHOR MOVEMENT SHALL BE MEASURED AND RECORDED AT 1 MINUTE, 2, 3, 5, 6, 10, 20, 30, 50 AND 60 MINUTES.

5. THE ANCHOR SHALL THEN BE UNLOADED AND LOCKED-OFF AT 80% TO 90% OF THE DESIGN LOAD.

TIEBACK ACCEPTANCE CRITERIA FOR PERFORMANCE VERIFICATION

ACCEPTANCE CRITERIA FOR PERFORMANCE VERIFICATION SHALL INCLUDE THE FOLLOWING:

1. HOLD MAXIMUM PERFORMANCE VERIFICATION TEST LOAD FOR REQUIRED DURATION WITH LESS THAN 0.08 INCH OF CREEP PER LOG CYCLE OF TIME.
2. LINEAR OR DECREASING CREEP MOVEMENT RATE.
3. TOTAL MOVEMENT DURING PERFORMANCE TEST LOADING, FROM 50 TO 200% DL, EXCEEDS 80% OF THEORETICAL ELASTIC ELONGATION OF UNBONDED TENDON LENGTH.
4. TOTAL MOVEMENT DURING VERIFICATION TEST LOADING, DOES NOT EXCEED THEORETICAL ELASTIC ELONGATION OF UNBONDED TENDON LENGTH PLUS 50% OF BOND LENGTH.
5. PERFORMANCE OF THE ANCHOR HEAD/PILE CONNECTION IS ACCEPTABLE TO THE SHORING STRUCTURAL ENGINEER.

FAILURE OF AN ANCHOR TO MEET THE REQUIRED TEST ACCEPTANCE CRITERIA SHOULD BE BROUGHT TO THE ATTENTION OF THE SHORING STRUCTURAL ENGINEER. IN MOST CASES, WHERE TOTAL MOVEMENT IS WITHIN TOLERABLE RANGES, A REDUCED CAPACITY WILL BE ASSIGNED TO THE SUBJECT TIEBACK. IF TOTAL ANCHOR MOVEMENT IS IN EXCESS OF 6 INCHES, THE ANCHOR WILL BE ABANDONED AND A REPLACEMENT REQUIRED. THE ACCEPTABILITY OF EACH ANCHOR SHALL DEPEND ON A REVIEW AND APPROVAL OF THE TEST BY THE GEOTECHNICAL ENGINEER.

PRODUCTION ANCHORS

ALL OTHER ANCHORS ARE PRODUCTION ANCHORS.

PROOF TEST (130% TESTS)

1. PROOF TEST SHALL BE PERFORMED ON EACH PRODUCTION ANCHOR TO 130% OF THE DESIGN LOAD.
2. PROOF TESTS SHOULD NOT BE INITIATED UNTIL THE TIEBACK GROUT HAS ATTAINED AT LEAST 50 PERCENT OF THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
3. THE ANCHOR SHALL BE SEATED BY APPLYING AN ALIGNMENT LOAD. THE ALIGNMENT LOAD SHALL BE BETWEEN 2% AND 10% OF THE DESIGN LOAD. THE LOAD SHALL THEN BE HELD AND ZERO DEFLECTION READING TAKEN.
4. PROOF TESTS SHALL BE PERFORMED BY INCREMENTALLY LOADING THE ANCHOR IN ACCORDANCE WITH THE SCHEDULE BELOW. THE ANCHOR MOVEMENT SHALL BE MEASURED, RECORDED TO THE NEAREST 0.001 INCH WITH RESPECT TO AN INDEPENDENT FIXED REFERENCE POINT IN THE SAME MANNER AS FOR THE VERIFICATION TESTS AT THE ALIGNMENT LOAD AND AT EACH INCREMENT OF LOAD. THE SCHEDULE OF HOLD TIMES SHALL BE AS FOLLOWS:

| | |
|---|---|
| AL | 1 MINUTE |
| 0.25 DL | 1 MINUTE OR UNTIL STABLE |
| 0.50 DL | 1 MINUTE OR UNTIL STABLE |
| 0.75 DL | 1 MINUTE OR UNTIL STABLE |
| 1.00 DL | 1 MINUTE OR UNTIL STABLE |
| 1.30 DL | 10 MINUTES |

AL = ALIGNMENT LOAD
DL = DESIGN LOAD

THE MAXIMUM LOAD IN A PROOF TEST SHALL BE HELD FOR 10 MINUTES. THE LOAD HOLD PERIOD SHALL START AS SOON AS THE LOAD IS APPLIED AND THE ANCHOR MOVEMENT SHALL BE MEASURED AND RECORDED AT 1, 2, 3, 5, 6 AND 10 MINUTES. THE ANCHOR MOVEMENT BETWEEN 1 AND 10 MINUTES SHALL NOT EXCEED 0.04 INCHES PER LOG CYCLE OF TIME. IF THE ANCHOR MOVEMENT BETWEEN 1 AND 10 MINUTES EXCEEDS 0.04 INCHES, THE MAXIMUM LOAD SHALL BE HELD AN ADDITIONAL 50 MINUTES. IF THE LOAD HOLD IS EXTENDED, THE ANCHOR MOVEMENT SHALL BE RECORDED AT EACH LOAD INCREMENT. IF AN ANCHOR FAILS IN CREEP, RETESTING SHALL NOT BE ALLOWED.

5. THE ANCHOR SHALL BE UNLOADED AND LOCKED-OFF AT 90% TO 100% OF THE DESIGN LOAD.

TIEBACK ACCEPTANCE CRITERIA FOR PROOF TESTING

ACCEPTANCE CRITERIA FOR PROOF TESTING SHALL INCLUDE THE FOLLOWING:

1. HOLD MAXIMUM PROOF TEST LOAD FOR REQUIRED DURATION WITH LESS THAN 0.04 INCH OF CREEP PER LOG CYCLE OF TIME.
2. LINEAR OR DECREASING CREEP MOVEMENT RATE.
3. TOTAL MOVEMENT DURING PROOF TEST LOADING, FROM 50 TO 130% DESIGN LOAD, EXCEEDS 80% OF THEORETICAL ELASTIC ELONGATION OF UNBONDED TENDON LENGTH.
4. TOTAL MOVEMENT DURING PROOF TEST LOADING, DOES NOT EXCEED THEORETICAL ELASTIC ELONGATION OF UNBONDED TENDON LENGTH PLUS 50% OF BOND LENGTH.
5. PERFORMANCE OF THE ANCHOR HEAD/PILE CONNECTION IS ACCEPTABLE TO THE SHORING STRUCTURAL ENGINEER.

FAILURE OF AN ANCHOR TO MEET THE REQUIRED TEST ACCEPTANCE CRITERIA SHOULD BE BROUGHT TO THE ATTENTION OF THE SHORING STRUCTURAL ENGINEER. IN MOST CASES, WHERE TOTAL MOVEMENT IS WITHIN TOLERABLE RANGES, A REDUCED CAPACITY WILL BE ASSIGNED TO THE SUBJECT TIEBACK. IF TOTAL ANCHOR MOVEMENT IS IN EXCESS OF 6 INCHES, THE ANCHOR WILL BE ABANDONED AND SHALL BE REPLACED BY THE CONTRACTOR. THE ACCEPTABILITY OF EACH ANCHOR SHALL DEPEND ON A REVIEW AND APPROVAL OF THE TEST BY THE GEOTECHNICAL ENGINEER.

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

## Utility Conflict Note

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. RESOLVE ANY PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

## Shoring Drawing List

| SHEET | DESCRIPTION | Issued | Rev | Rev Date |
|---|---|---|---|---|
| SS1.0 | Shoring Notes | 10/21/2021 | 4 | 02/09/2022 |
| SS1.1 | Shoring Notes | 11/04/2021 | 4 | 02/09/2022 |
| SS2.0 | Shoring Plan North | 11/04/2021 | 4 | 02/09/2022 |
| SS2.1 | Shoring Plan South | 11/04/2021 | 4 | 02/09/2022 |
| SS3.0 | Shoring Elevations | 11/04/2021 | 4 | 02/09/2022 |
| SS4.0 | Details | 11/04/2021 | 4 | 02/09/2022 |
| SS5.0 | Details | 10/21/2021 | 4 | 02/09/2022 |

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www.ctengineering.com

CRAIG F ROBERTS, STATE OF WASHINGTON, PROFESSIONAL ENGINEER
10/21/2021

| No. | REVISION | DATE |
|---|---|---|
| 1 | PERMIT CORRECTIONS NO. 1 | 07/16/2021 |
| 4 | CONSTRUCTION REVISIONS | 02/09/2022 |
| | MUP SUBMITTAL | 04/01/2022 |

JOB #: 20072
ENG: MTN
CAD: DWH
SCALE:
KEY ISSUE DATES:
PERMIT: 01/11/2021

Shoring Notes
900 Apartments
900 Rainier Avenue S.
Seattle, Washington

SS1.0

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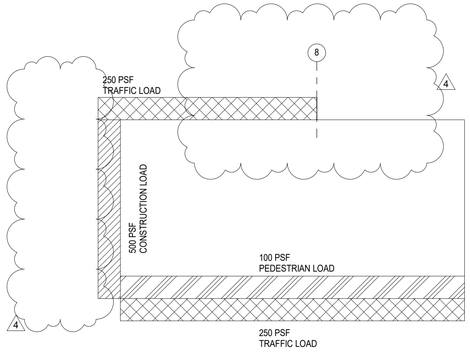
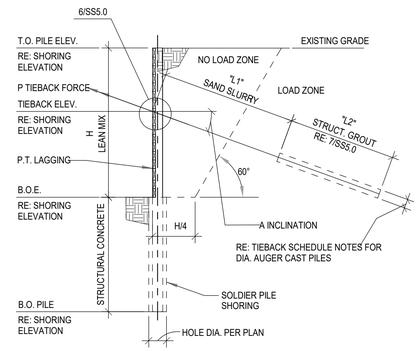


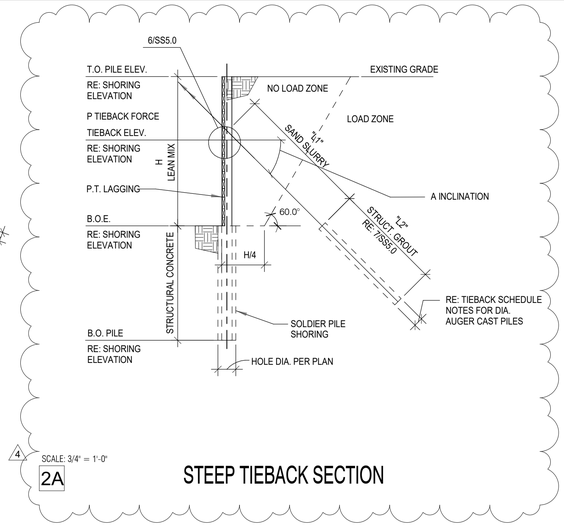

SCALE: NONE

1 SITE SURCHARGE LOADING DIAGRAM




SCALE: 3/4" = 1'-0"

2 TYPICAL TIEBACK SECTION




SCALE: 3/4" = 1'-0"

2A STEEP TIEBACK SECTION

SPECIAL INSPECTIONS, TESTING & STRUCTURAL OBSERVATION SCHEDULE

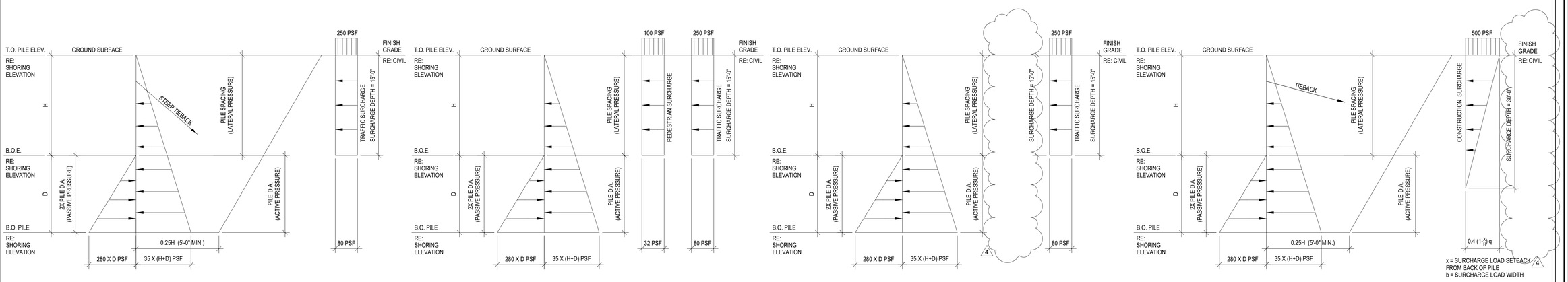
| INSPECTION ITEMS | CONTINUOUS | PERIODIC | TESTING | COMMENTS |
|---|---|---|---|---|
| SOIL & FOUNDATIONS (IBC 1705.6) | | | | |
| SITE PREPARATION, EXCAVATION & GRADING | | X | | GEOTECH |
| DEWATERING | | X | | GEOTECH |
| SUBSURFACE DRAINAGE | | X | | GEOTECH |
| FILL PLACEMENT & COMPACTION | X | | X | GEOTECH |
| SHEET PILE INSTALLATION | X | | | GEOTECH |
| SOLDIER PILE INSTALLATION | X | | | GEOTECH |
| DRILL,INSTALL,GROUT & STRESS TIEBACK ANCHORS | X | | X | GEOTECH |
| | | | | |
| CONCRETE CONSTRUCTION (IBC 1705.3) | | | | |
| VERIFICATION OF CONCRETE MIX DESIGN (TIEBACK GROUT) | | X | | |
| PREPARATION OF TEST SPECIMENS | | X | X | |
| CONCRETE PLACEMENT (TIEBACK GROUT) | X | | | |
| VERIFICATION OF CONCRETE STRENGTH (TIEBACK GROUT) | | X | X | (1) AT STRESSING<br>(1) AT 7 DAYS & (2) AT 28 DAYS (MINIMUM) |
| APPLICATION OF PRESTRESSING FORCES | X | | | |
| TRIMMING OF TENDON ENDS | X | | | |
| | | | | |
| | | | | |
| STEEL CONSTRUCTION (IBC 1705.2 & AISC 360) | | | | |
| | | | | |
| | | | | |
| WELDING (IBC 1705.2 & AWS D1.1) | | | | NOTE 4. |
| COMPLETE & PARTIAL PENETRATION | X | | X | NOTE 5. |
| MULTIPASS FILLET WELD | X | | | |
| SINGLE-PASS FILLET > 5/16" | X | | | |
| SINGLE-PASS FILLET < OR = 5/16" | | X | | |
| WELDED HEADED STUDS & DBA | | X | | |
| | | | | |
| | | | | |

INSPECTION SCHEDULE NOTES:

1. ITEMS MARKED WITH AN "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC 1704 BY A CERTIFIED SPECIAL INSPECTOR FROM AN AGENCY APPROVED BY THE BUILDING OFFICIAL.
2. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK IN AN APPROVED FABRICATOR'S PER IBC 1704.2.5.1. VERIFY APPROVAL WITH THE JURISDICTION PRIOR TO FABRICATION.
3. CONTINUOUS SPECIAL INSPECTION REQUIRES THE INSPECTOR TO BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED. PERIODIC SPECIAL INSPECTION ALLOWS INSPECTION AT THE INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH THE REQUIREMENTS.
4. ALL WELDS SHALL BE VISUALLY INSPECTED.
5. ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY.
6. THE SPECIAL INSPECTOR SHALL PROVIDE THE BUILDING OFFICIAL, OWNER, ARCHITECT, ENGINEER AND CONTRACTOR WITH COPIES OF ALL REPORTS AND TEST RESULTS (IBC 1704.2.4).

SCALE: 3/4" = 1'-0"

3 SPECIAL INSPECTION SCHEDULE




EAST WALL (STEEP TIEBACK) | WEST WALL | EAST WALLS | NORTH AND WEST WALL (TIEBACKS)

SCALE: 3/4" = 1'-0"

4 SOIL PARAMETERS

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www.ctengineering.com

| No. | REVISION | DATE |
|---|---|---|
| 3 | CONSTRUCTION REVISIONS | 02/09/2022 |
| 4 | MUP SUBMITTAL | 04/01/2022 |

JOB #: 20072
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KEY ISSUE DATES:
PERMIT: 01/11/2021

# Shoring Notes

900 Apartments
900 Rainier Avenue S.
Seattle, Washington

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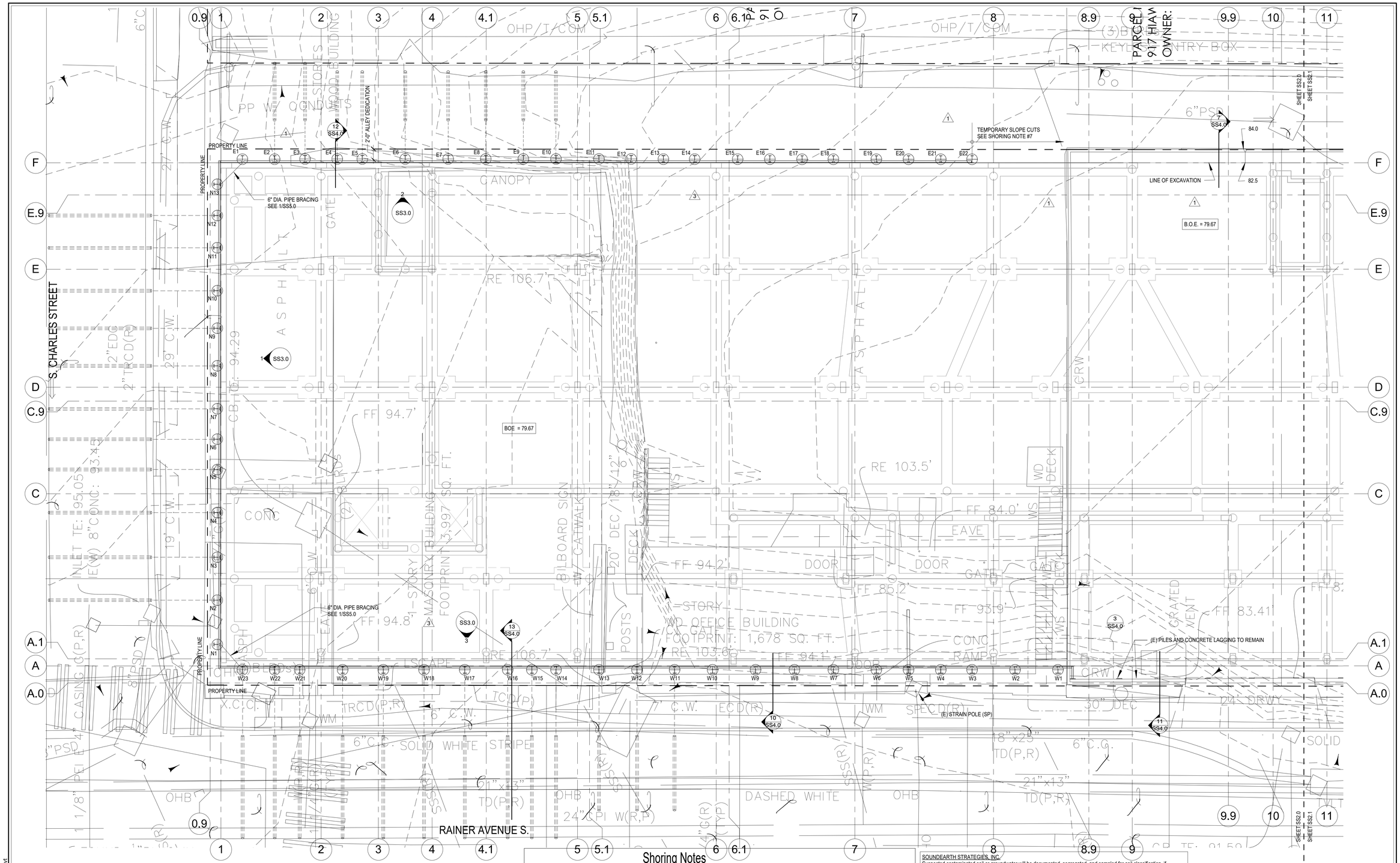


## Shoring Notes

1. VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. RE: ARCHITECT FOR GRID TO FACE OF SHORING. SEE WALL ELEVATIONS FOR SHORING LAYOUT TO GRIDS.
2. A PRECONSTRUCTION MEETING WITH THE CITY DOT (IN ADDITION TO THOSE REQUIRED BY THE BUILDING DEPARTMENT) SHALL BE REQUIRED PRIOR TO START OF CONSTRUCTION. THE OWNER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS, GEOTECHNICAL ENGINEER, SURVEYOR AND SHORING DESIGNER SHALL BE IN ATTENDANCE. GENERAL CONTRACTOR SHALL COORDINATE MEETING TIME WITH ATTENDEES AND CITY DOT.
3. ALL EXISTING UTILITIES, I.E., OVERHEAD POWER, COMMUNICATION LINES, ETC., AS WELL AS ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED AND PROTECTED THROUGHOUT CONSTRUCTION.
4. ALL EXISTING STORM, SEWER, GAS, ETC., LINES CROSSING INTO THE EXCAVATION SHALL BE FIELD LOCATED AND REROUTED OR CAPPED PRIOR TO INSTALLATION OF THE SHORING. POTHOLE TO VERIFY LOCATION OF UNDER SIDEWALK POWER AND PHONE.
5. ALL SHORING ELEMENTS IN THE ROW SHALL BE REMOVED TO A DEPTH OF AT LEAST 4 FEET BELOW FINISHED GRADE IN THE ROW ONCE THEY ARE NO LONGER NEEDED FOR CONSTRUCTION.
6. CONTRACTOR SHALL NOT STOCK PILE MATERIALS AND/OR EQUIPMENT ALONG THE TOP OF SHORING WALL THAT EXCEEDS 250 PSF U.N.O.. ALL LOADS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER AND SHORING DESIGNER PRIOR TO PLACEMENT. RE: CONSTRUCTION LOADING SECTION SHEET SS4.1.
7. MAXIMUM UNSUPPORTED SLOPE CUTS SHALL BE 1 HORIZONTAL: 1 VERTICAL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SOUNDEARTH STRATEGIES, INC.
Suspected contaminated soil or groundwater will be documented, segregated, and sampled for soil classification, if indications of impacts or treated wood debris are encountered during shoring installation activity or earthwork construction.

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If soil with additional impacts is generated from excavation activities during the Property development, it will be handled in accordance with applicable federal, state, and local regulations.

## Utility Conflict Note

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CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

GRAPHIC SCALE
-8' 0' 4' 8' 16'
(1/8" : 1'-0")

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

Shoring Plan - North

FOR SEATTLE DPD USE ONLY

FOR REFERENCE ONLY

3/29/2022 3:06:33 PM
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CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0818 (F)
www.ctengineering.com

11/04/2021

| No. | REVISION | DATE |
|---|---|---|
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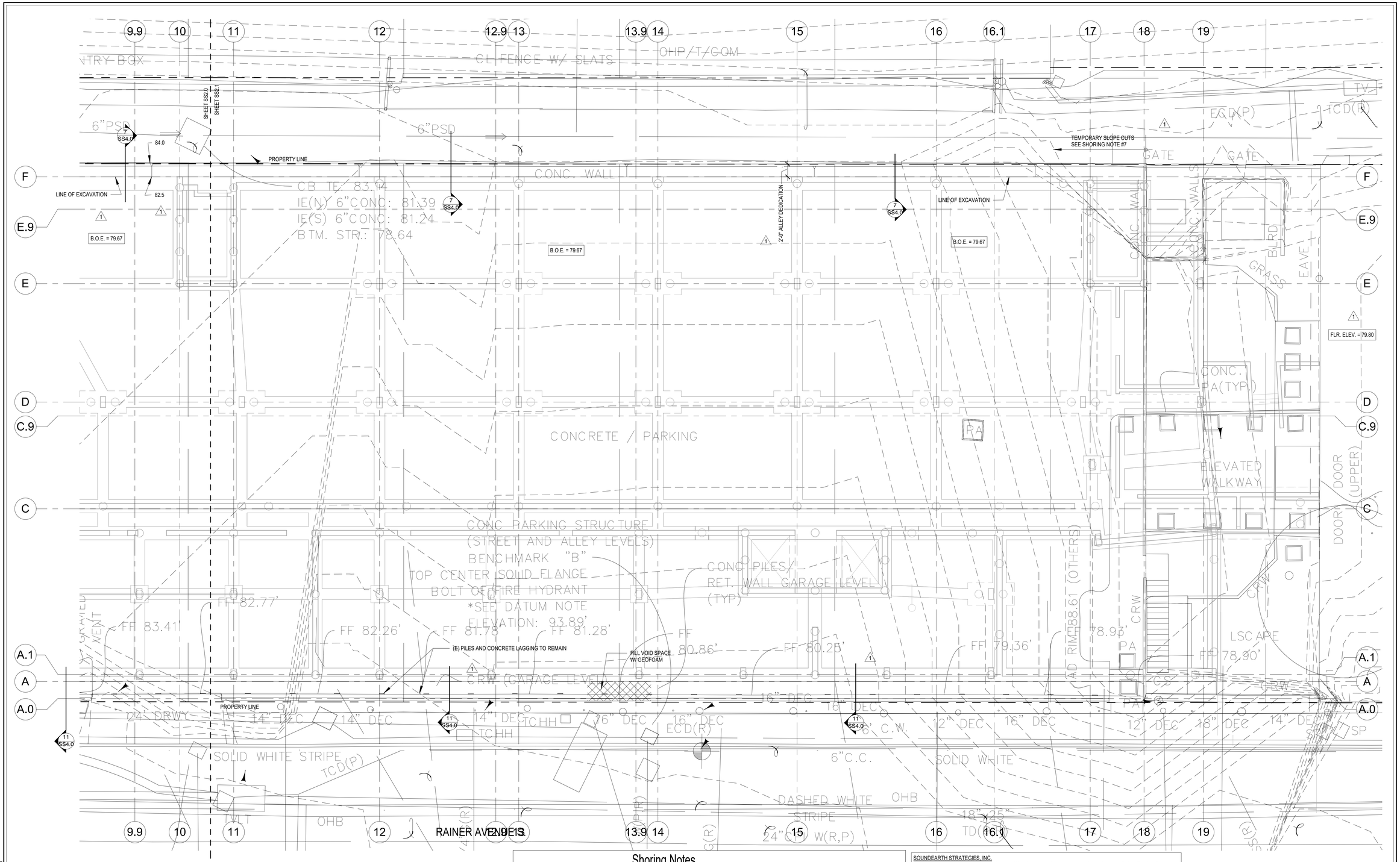
| 3 | PERMIT RESUBMITTAL NO 2 | 10/29/2021 |
| 4 | CONSTRUCTION REVISIONS | 02/09/2022 |
| | MUP SUBMITTAL | 04/01/2022 |

JOB #: 20072
ENG: MTN
CAD: DWH
SCALE: 1/8" = 1'-0"
KEY ISSUE DATES:
PERMIT: 01/11/2021

# Shoring Plan North

900 Apartments
900 Rainier Avenue S.
Seattle, Washington

SS2.0

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GRAPHIC SCALE

-8' 0' 4' 8' 16'

(1/8" : 1'-0")

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

1

Shoring Plan South

FOR SEATTLE DPD USE ONLY

FOR REFERENCE ONLY

3/29/2022 3:06:35 PM
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11/04/2021

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KEY ISSUE DATES:

PERMIT: 01/11/2021

# Shoring Plan South

900 Apartments
900 Rainier Avenue S.
Seattle, Washington

SS2.1

## North Tieback Pile Schedule

| PILE NO | PILE SIZE | HOLE DIA. | PILE LENGTH INFORMATION | | | TIEBACK INFORMATION | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | T.O. PILE ELEV. | B.O. PILE ELEV. | LENGTH | ANGLE | FORCE (K) | NO LOAD LENGTH | MIN. BOND LENGTH |
| N1 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | CORNER DIAGONAL BRACE | | | |
| N2 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.5 | 15.0 | 22.0 |
| N3 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.5 | 15.0 | 22.0 |
| N4 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.5 | 15.0 | 22.0 |
| N5 | W16X40 | 24" | 97.0 | 69.67 | 27.33 | 30° | 43.5 | 15.0 | 22.0 |
| N6 | W16X40 | 24" | 97.0 | 69.67 | 27.33 | 30° | 43.5 | 15.0 | 22.0 |
| N7 | W16X40 | 24" | 98.0 | 69.67 | 28.33 | 30° | 43.5 | 15.0 | 22.0 |
| N8 | W16X40 | 24" | 98.0 | 69.67 | 28.33 | 30° | 43.5 | 15.0 | 22.0 |
| N9 | W16X40 | 24" | 98.0 | 69.67 | 28.33 | 30° | 43.5 | 15.0 | 22.0 |
| N10 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | 30° | 43.5 | 15.0 | 22.0 |
| N11 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | 30° | 43.5 | 15.0 | 22.0 |
| N12 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | 30° | 43.5 | 15.0 | 22.0 |
| N13 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | CORNER DIAGONAL BRACE | | | |

TIEBACK SCHEDULE NOTES:

1. SEE SHORING NOTES SS1.0 FOR ADDITIONAL INFORMATION.
2. SEE SHORING ELEVATIONS.
3. SEE SHEET SS5.0 FOR TIEBACK DETAILS.
4. TIEBACK BOND LENGTHS ARE BASED ON THE FOLLOWING ALLOWABLE ADHESIONS:
   - SOIL UNIT 1 FILL: 1.25 KLF
   - SOIL UNIT 2 RECESSIONAL OUTWASH: 2.00 KLF
   - SOIL UNIT 3 PRE-FRASER DEPOSIT: 3.00 KLF
5. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

## East Tieback Pile Schedule

| PILE NO | PILE SIZE | HOLE DIA. | PILE LENGTH INFORMATION | | | TIEBACK INFORMATION | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | T.O. PILE ELEV. | B.O. PILE ELEV. | LENGTH | ANGLE | FORCE (K) | NO LOAD LENGTH | MIN. BOND LENGTH |
| E1 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | CORNER DIAGONAL BRACE | | | |
| E2 | W16X40 | 24" | 99.0 | 69.67 | 29.33 | 58° | 54.5 | 15.0 | 20.0 |
| E3 | W16X40 | 24" | 97.0 | 69.67 | 27.33 | 58° | 54.5 | 15.0 | 20.0 |
| E4 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 58° | 32.0 | 15.0 | 17.0 |
| E5 | W16X40 | 24" | 95.0 | 69.67 | 25.33 | 58° | 32.0 | 15.0 | 17.0 |
| E6 | W16X40 | 24" | 95.0 | 69.67 | 25.33 | 58° | 32.0 | 15.0 | 17.0 |
| E7 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 58° | 32.0 | 15.0 | 17.0 |
| E8 | W16X40 | 24" | 93.0 | 69.67 | 23.33 | 58° | 32.0 | 15.0 | 17.0 |
| E9 | W16X40 | 24" | 92.0 | 69.67 | 22.33 | 58° | 32.0 | 15.0 | 17.0 |
| E10 | W16X40 | 24" | 91.0 | 69.67 | 21.33 | 58° | 32.0 | 15.0 | 17.0 |

TIEBACK SCHEDULE NOTES:

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5. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

## East Elevation Pile Schedule

| PILE NO | PILE SIZE | HOLE DIA. | PILE LENGTH INFORMATION | | |
|---|---|---|---|---|---|
| | | | T.O. PILE ELEV. | B.O. PILE ELEV. | LENGTH |
| E11 | W16X45 | 24" | 89.0 | 62.67 | 26.33 |
| E12 | W16X45 | 24" | 89.0 | 62.67 | 26.33 |
| E13 | W16X45 | 24" | 88.0 | 62.67 | 25.33 |
| E14 | W16X45 | 24" | 88.0 | 62.67 | 25.33 |
| E15 | W16X26 | 24" | 87.0 | 65.67 | 21.33 |
| E16 | W16X26 | 24" | 87.0 | 65.67 | 21.33 |
| E17 | W16X26 | 24" | 87.0 | 65.67 | 21.33 |
| E18 | W16X26 | 24" | 86.0 | 65.67 | 20.33 |
| E19 | W16X26 | 24" | 86.0 | 65.67 | 20.33 |
| E20 | W16X26 | 24" | 86.0 | 65.67 | 20.33 |
| E21 | W16X26 | 24" | 86.0 | 65.67 | 20.33 |
| E22 | W16X26 | 24" | 86.0 | 65.67 | 20.33 |

## West Tieback Pile Schedule

| PILE NO | PILE SIZE | HOLE DIA. | PILE LENGTH INFORMATION | | | TIEBACK INFORMATION | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | T.O. PILE ELEV. | B.O. PILE ELEV. | LENGTH | ANGLE | FORCE (K) | NO LOAD LENGTH | MIN. BOND LENGTH |
| W11 | W16X40 | 24" | 93.0 | 69.67 | 23.33 | 30° | 29.0 | 15.0 | 16.0 |
| W12 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 30° | 29.0 | 15.0 | 16.0 |
| W13 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 30° | 29.0 | 15.0 | 16.0 |
| W14 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 30° | 43.0 | 15.0 | 22.0 |
| W15 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 30° | 43.0 | 15.0 | 22.0 |
| W16 | W16X40 | 24" | 94.0 | 69.67 | 24.33 | 30° | 43.0 | 15.0 | 22.0 |
| W17 | W16X40 | 24" | 95.0 | 69.67 | 25.33 | 30° | 43.0 | 15.0 | 22.0 |
| W18 | W16X40 | 24" | 95.0 | 69.67 | 25.33 | 30° | 43.0 | 15.0 | 22.0 |
| W19 | W16X40 | 24" | 95.0 | 69.67 | 25.33 | 30° | 43.0 | 15.0 | 22.0 |
| W20 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.0 | 15.0 | 22.0 |
| W21 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.0 | 15.0 | 22.0 |
| W22 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.0 | 15.0 | 22.0 |
| W23 | W16X40 | 24" | 96.0 | 69.67 | 26.33 | 30° | 43.0 | 15.0 | 22.0 |

TIEBACK SCHEDULE NOTES:

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   - SOIL UNIT 3 PRE-FRASER DEPOSIT: 3.00 KLF
5. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

## West Elevation Pile Schedule

| PILE NO | PILE SIZE | HOLE DIA. | PILE LENGTH INFORMATION | | |
|---|---|---|---|---|---|
| | | | T.O. PILE ELEV. | B.O. PILE ELEV. | LENGTH |
| W1 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W2 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W3 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W4 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W5 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W6 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W7 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W8 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W9 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |
| W10 | W16X67 | 24" | 92.0 | 59.67 | 32.33 |

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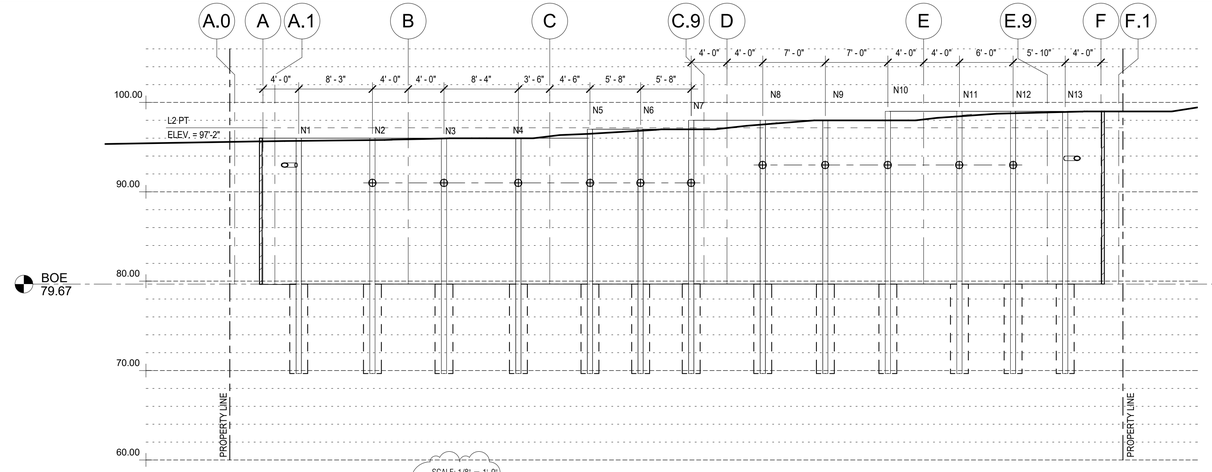
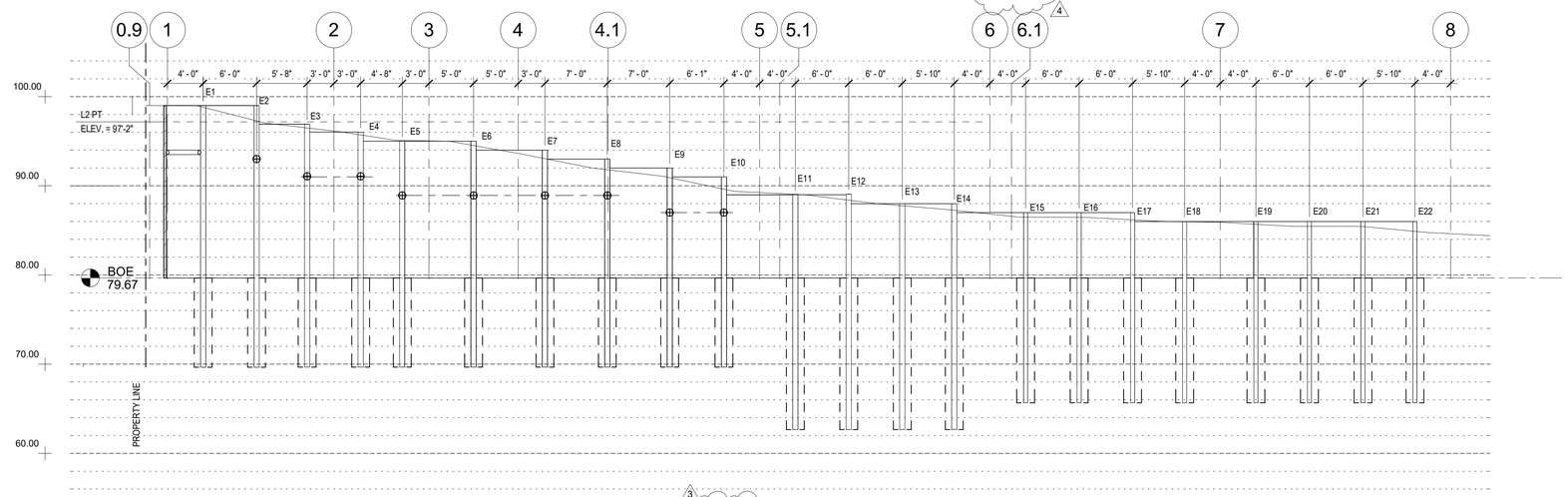
ALL PILES ARE 24" DIAMETER UNLESS NOTED OTHERWISE.




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

1

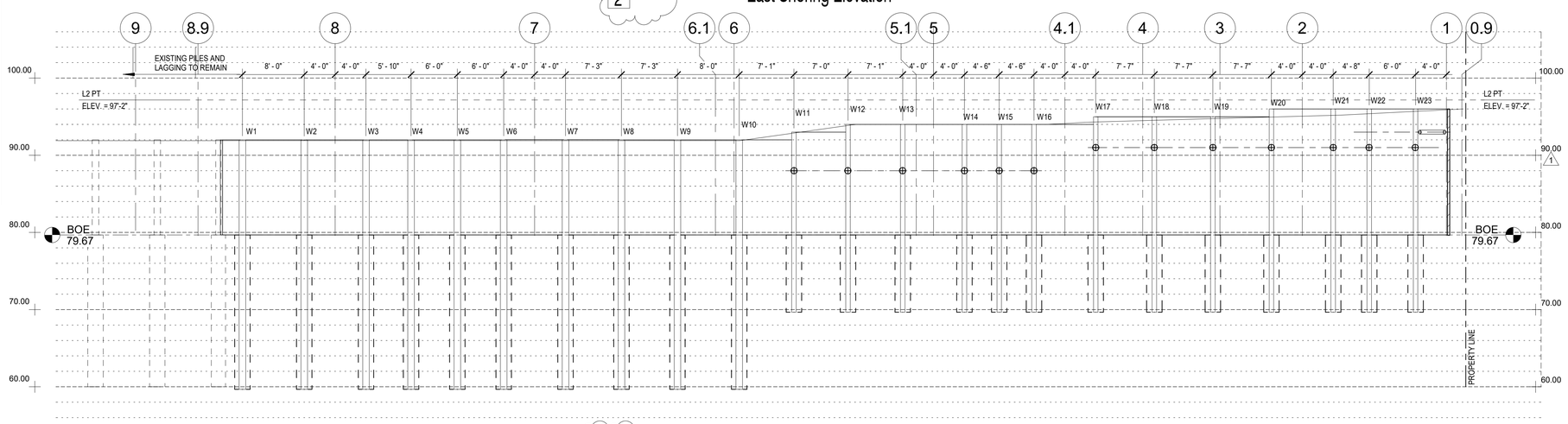
North Shoring Elevation




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

2

East Shoring Elevation

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3

West Shoring Elevation

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JOB #: 20072
ENG: MTN
CAD: DWH
SCALE: As indicated

KEY ISSUE DATES:

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# Shoring Elevations

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Seattle, Washington

SS3.0

3/29/2022 3:06:35 PM
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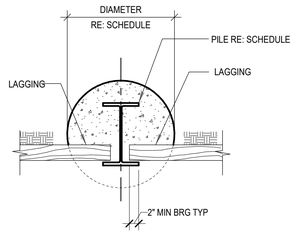
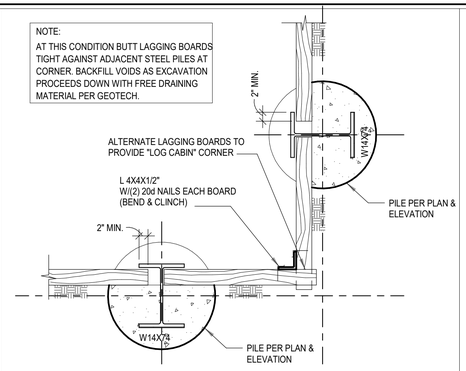


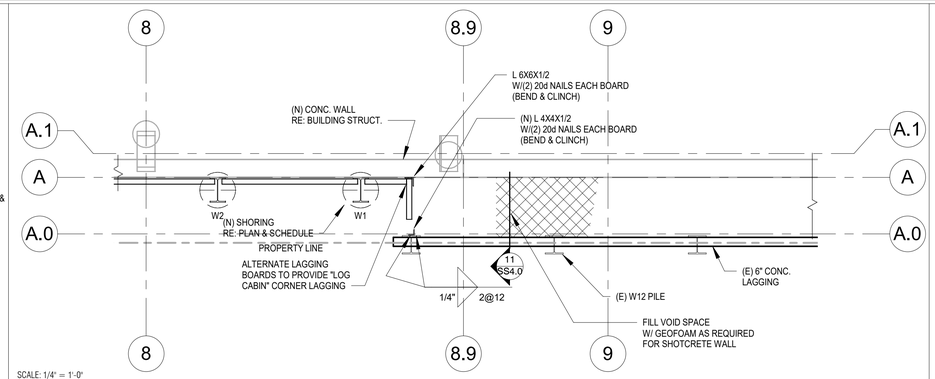

SCALE: 3/4" = 1'-0"

1 TYPICAL PILE DETAIL




SCALE: 3/4" = 1'-0"

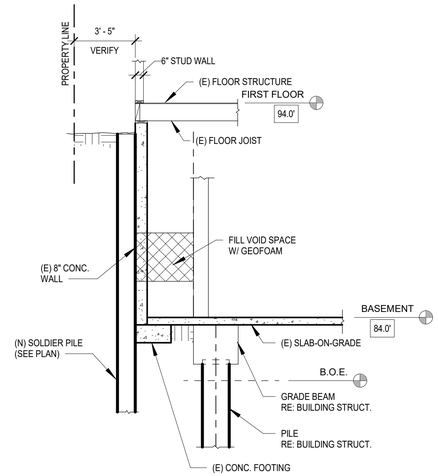
2 TYPICAL BUTTED CORNER DETAIL




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

3 Shoring Plan Transition Detail

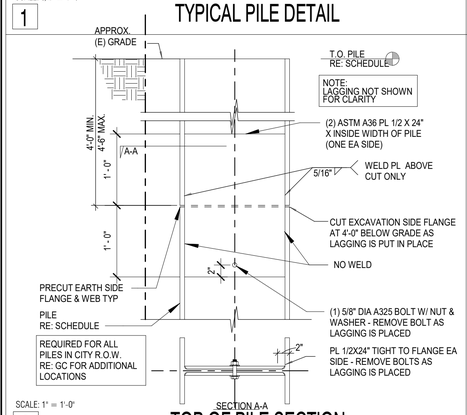
1. REMOVE STRUCTURE ABOVE THE FIRST LEVEL FLOOR DECK.
2. INSTALL TEMPORARY WALL BRACING AS SHOWN IN DETAIL 8/SS4.0.
3. REMOVE FIRST LEVEL FLOOR DECK.
4. INSTALL SHORING PILES. LOCATION SHOWN IN DETAIL BELOW.
5. REMOVE EXISTING CONCRETE WALL AS REQUIRED TO INSTALL LAGGING.




2

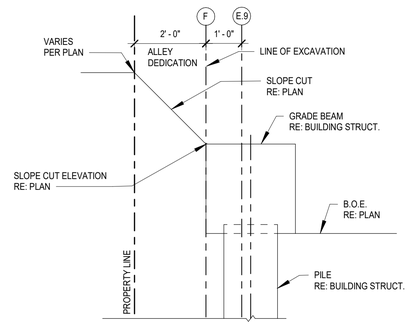
SCALE: 1/4" = 1'-0"

10 912 RAINIER AVE S EXISTING BUILDING WALL SECTION




SCALE: 1" = 1'-0"

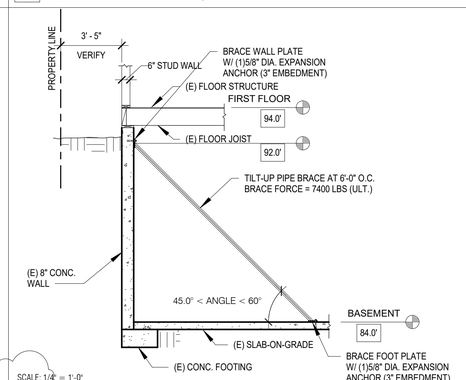
6 TOP OF PILE SECTION




1

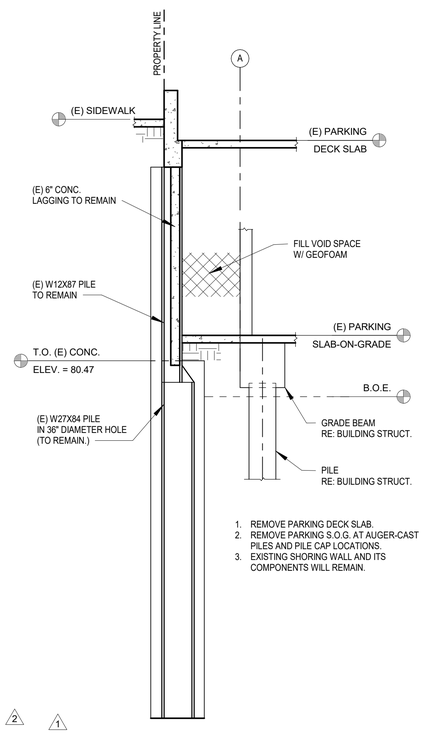
SCALE: 1/2" = 1'-0"

7 TEMPORARY SLOPE CUT




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

8 TEMPORARY BRACING @ 912 RAINIER BSMT WALL

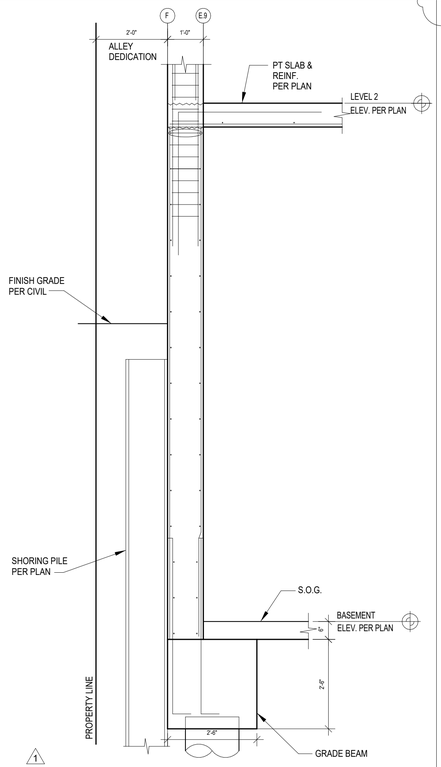



1. REMOVE PARKING DECK SLAB.
2. REMOVE PARKING S.O.G. AT AUGER-CAST PILES AND PILE CAP LOCATIONS.
3. EXISTING SHORING WALL AND ITS COMPONENTS WILL REMAIN.

2 1

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

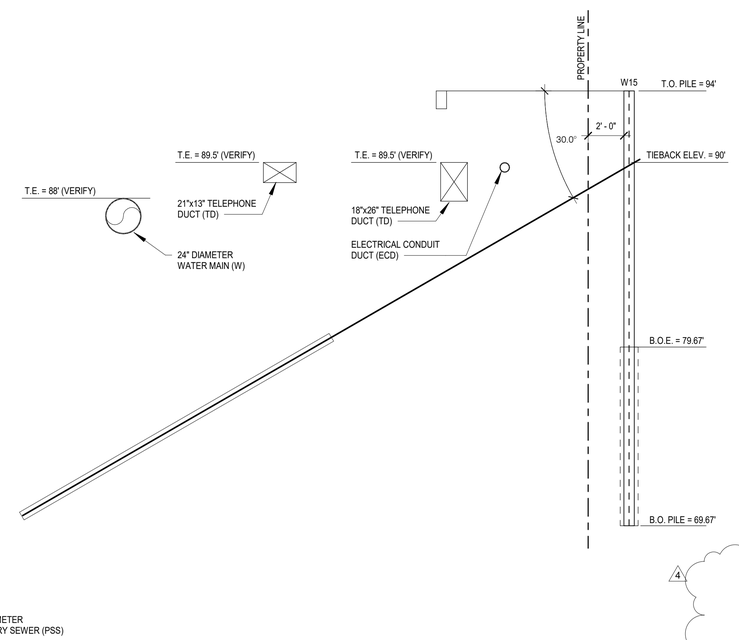
11 EXISTING PARKING STRUCTURE SHORING WALL




1

SCALE: 1/2" = 1'-0"

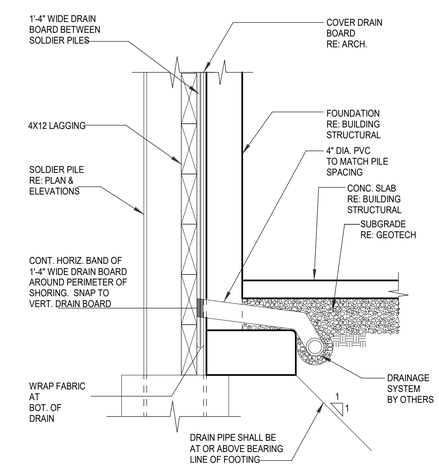
12 SECTION




3

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

13 SECTION




1. WHERE PVC PIPE PASSES THROUGH OR BENEATH WALLS, THE PVC PIPE SHALL BE PROTECTED BY A SLEEVE WITH A 1 INCH MINIMUM ANNULAR GAP AND THE GAP BETWEEN THE PVC PIPE AND THE SLEEVE SHALL BE SEALED WITH A FLEXIBLE SEALANT.
2. DOWNSPOUT LINES MUST NOT BE CONNECTED TO FOUNDATION DRAINS.
3. PVC PIPE SHALL CONFORM TO ASTM 3034, SDR 35.
4. PERFORATED DRAIN PIPE SHALL BE PVC, SCHEDULE 40, CONFORMING TO ASTM D 2729.

4

SCALE: 3/4" = 1'-0"

20 TYPICAL SECTION

FOR SEATTLE DPD USE ONLY

FOR REFERENCE ONLY

CT ENGINEERING INC.
Structural Engineers
160 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
www.ctengineering.com

STATE OF WASHINGTON
MARTIN T. NEWTON
STRUCTURAL ENGINEER
11/04/2021

| No. | REVISION | DATE |
|---|---|---|
| 1 | PERMIT CORRECTIONS NO. 1 | 07/19/2021 |
| 2 | DEMOLITION PERMIT CORRECTION NO.2 | 10/21/2021 |
| 3 | PERMIT RESUBMITTAL NO.2 | 10/29/2021 |
| | DEMOLITION PERMIT CORRECTION NO.3 | 12/02/2021 |
| 4 | CONSTRUCTION REVISIONS | 02/09/2022 |
| | MUP SUBMITTAL | 04/01/2022 |

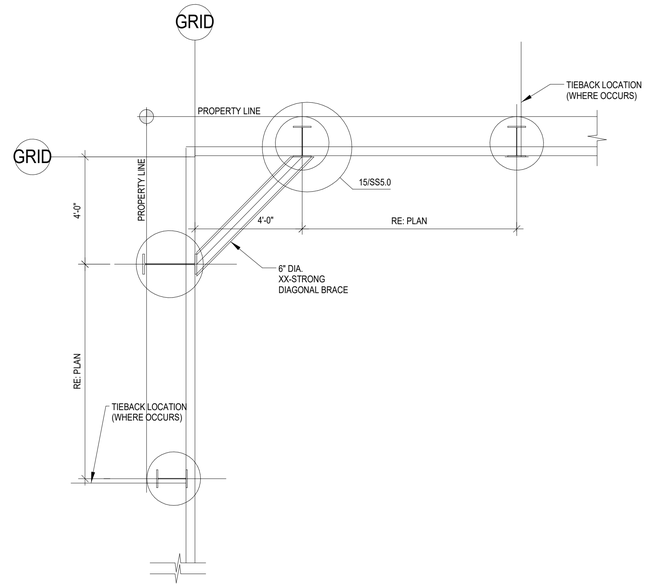
JOB #: 20072
ENG: MTN
CAD: DWH
SCALE: As indicated
KEY ISSUE DATES:
PERMIT: 01/11/2021

# Details

900 Apartments
900 Rainier Avenue S.
Seattle, Washington

SS4.0

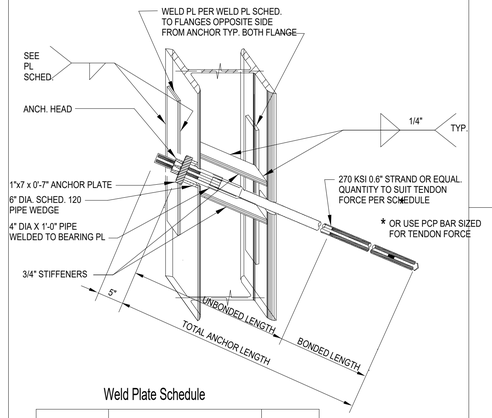
3/29/2022 3:06:37 PM
M:\20072 Oz Navigator\SHORING\20072 SS R20.rvt




SCALE: 3/4" = 1'-0"

1

## PARTIAL PLAN AT CORNER




Weld Plate Schedule

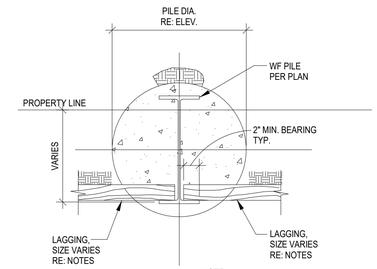
| PILE | PLATE | WELD |
|---|---|---|
| W14X | 5 1/2"X 3/4" X 2'-0" * | 5/16" |
| | | |
| | | |

* ASTM A572

SCALE: 3/4" = 1'-0"

6

## PILE REINFORCING AT TIEBACK

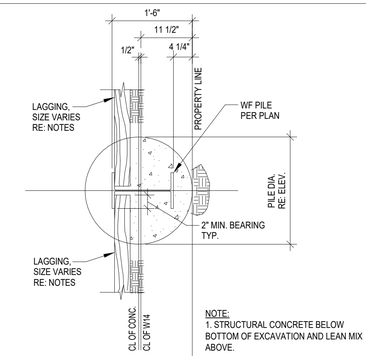



NOTE:
1. STRUCTURAL CONCRETE BELOW BOTTOM OF EXCAVATION AND LEAN MIX ABOVE.

SCALE: 3/4" = 1'-0"

9

## TYPICAL PILE DETAIL

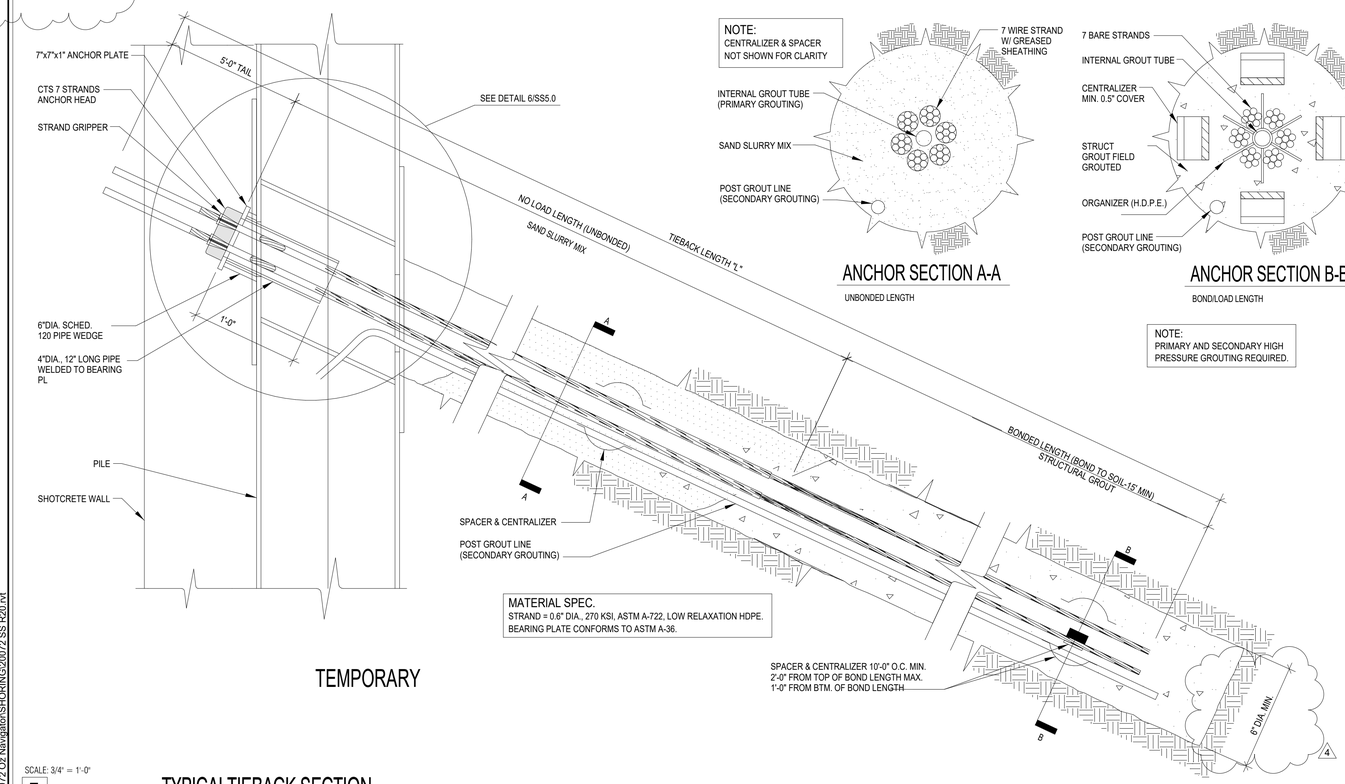



NOTE:
1. STRUCTURAL CONCRETE BELOW BOTTOM OF EXCAVATION AND LEAN MIX ABOVE.

SCALE: 3/4" = 1'-0"

10

## TYPICAL PILE DETAIL

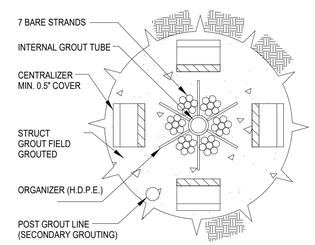



NOTE:
CENTRALIZER & SPACER
NOT SHOWN FOR CLARITY




ANCHOR SECTION A-A

UNBONDED LENGTH




ANCHOR SECTION B-B

BOND/LOAD LENGTH

NOTE:
PRIMARY AND SECONDARY HIGH
PRESSURE GROUTING REQUIRED.

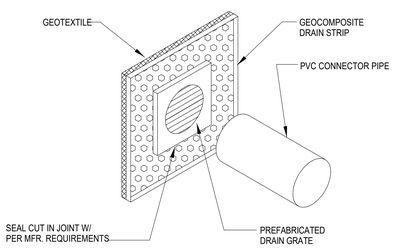
MATERIAL SPEC.
STRAND = 0.6" DIA., 270 KSI, ASTM A-722, LOW RELAXATION HDPE.
BEARING PLATE CONFORMS TO ASTM A-36.

TEMPORARY

SCALE: 3/4" = 1'-0"

7

## TYPICALTIEBACK SECTION




NOTE:
RE: CIVIL FOR SPACING AND ADDITIONAL INFO. NOT SHOWN HERE.

SCALE: 3/4" = 1'-0"

14

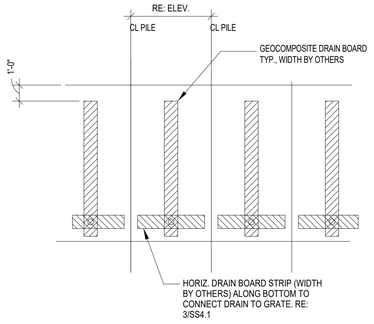
## DRAIN GRATE DETAIL




SCALE: 3/4" = 1'-0"

15

## TYPICAL PILE DETAIL at BRACING




SCALE: 3/4" = 1'-0"

20

## TYPICAL DRAIN BOARD DETAIL at SHORING

FOR SEATTLE DPD USE ONLY

FOR REFERENCE ONLY

CT ENGINEERING INC.
Structural Engineers
160 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0818 (F)
www.ctengineering.com

10/21/2021

| No. | REVISION | DATE |
|---|---|---|
| 1 | PERMIT CORRECTIONS NO. 1 | 07/15/2021 |
| 3 | CONSTRUCTION REVISIONS | 02/09/2022 |
| 4 | MUP SUBMITTAL | 04/01/2022 |

JOB #: 20072
ENG: MTN
CAD: DWH
SCALE: 3/4" = 1'-0"
KEY ISSUE DATES:
PERMIT: 01/11/2021

# Details
900 Apartments
900 Rainier Avenue S.
Seattle, Washington

SS5.0

3/29/2022 3:06:37 PM
M:\20072 Oz Navigator\SHORING\20072 SS R20.rvt

DWG INDEX:
X

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

S CHARLES ST

S CHARLES ST
(SEE SIP # 419398)

ALLEY

RAINIER AVE S
(SEE SIP # 419398)

S NORMAN ST

MATCHLINE-SEE SHEET C1.7 FOR CONTINUATION

1/2 ALLEY IMPROVEMENT
SEE SIP PLANS

24' ALLEY DEDICATION

96.13 | 90.47 | 86.64 | 85.79 | 85.10 | 84.37 | 83.91 | 83.43 | 83.79

99.66

TC=99.44
BC=98.94

TC=98.58
BC=98.08

98.80

NEW STREET TREE (TYP.)

BUILDING ABOVE (TYP.)

24' SIDEWALK EASEMENT

TC=97.71
BC=97.21

97.93

NEW SIDEWALK SEE SIP PLANS

TC=96.82
BC=96.32

97.04

NEW 6" COMBINATION DOMESTIC/FIRE VAULT AND SERVICE (BY SPU UNDER SEP PERMIT.)

NEW 12" WATER (UNDER SEPARATE PERMIT)

TC=95.89
BC=95.39

96.11

NEW SDCO RIM=95.85

37 LF 8" PVC SD @ 2.0% MIN

3.6' SIDEWALK EASEMENT

94.83 | 94.83 | 94.67 | 94.35 | 94.25 | 94.09 | 93.82 | 93.27 | 92.83 | 92.79 | 92.43 | 92.24

CAP EXIST. SIDE SEWER

NEW SSCO

PROTECT EXIST. CURB RAMP

BUILDING ABOVE (TYP.)

NEW SIDEWALK SEE SIP PLANS

BIKE RACK (TYP.)

EXTEND EXIST. 6" SSS @ 2% MIN. INSTALL NEW SSCO (UNDER SEPARATE PERMIT)

REMOVE EXIST. PEDESTRIAN LIGHT

BIORETENTION PLANTER #4 (2-CELLS)

BIORETENTION PLANTER #3 (2-CELLS)

GARAGE FF=83.33

GARAGE ENTRY/EXIT

(3)BLRDs/ KEYLESS ENTRY BOX

OHP/T/COM

CANOPY

GATE

ASPHALT

CONC

6"PSD

15"PSD

SDMH TE: 100.3
COC: 90.27
12"CONC(N)
15"CONC(E-W)

INLET
IE(W)8"CONC: 95.05

CB TE: 95.29

CB TE: 83.1
IE(N) 6"CONC
IE(S) 6"CONC
BTM. STR.:

TC=94.60 EX.
BC=94.21 EX.

TC=94.12 EX.
BC=93.72 EX.

TC=94.44 EX.
BC=93.98 EX.

TC=93.59 EX.
BC=93.15 EX.

TC=93.86 EX.
BC=93.45 EX.

TC=93.04 EX.
BC=92.56 EX.

TC=92.56
BC=92.06 EX.

TC=92.26 EX.
BC=91.56 EX.

TC=92.01 EX.
BC=91.46 EX.

18"x25" TCD

21"x13" TCD

24" CIP W

24" W

BALCONY ABOVE (TYP.)

EXIST. TREE TO BE SAVED (TYP.)

NEW STREET TREE (TYP.)

VIDEO & RELINE EXIST. 6" SSS (UNDER SEPARATE PERMIT)

RETIRE EXIST 3/4" WATER SERVICE (UNDER SEP. SPU PERMIT)

RETIRE EXIST 3/4" WATER SERVICE (UNDER SEP. SPU PERMIT)

REMOVE EXIST. DRIVEWAY & REPLACE W/TYPE 410C CURB

ALTERNATE SIDE SEWER, IF THOSE TO WEST ARE UNSOUND

VIDEO & RELINE EXIST. 6" SSS (UNDER SEPARATE PERMIT)

FOUND 1" PLUG IN CONC. MONUMENT DOWN 0.9' IN
N 420196.04
E 1276043.78

UNABLE TO MEASURE DEEPER THAN 25'

CALCULATED POSITION
N 218987.
E 1278146.34

SE(W) 8"CONC: 88.44
BTM. STR.: 86.89

54" BRK PSS

S26°12'09"E 710.13'(CALC) 709.82 (CITY)

DOUBLE YELLOW SOLID STRIPE

DASHED WHITE STRIPE

SOLID WHITE STRIPE

**FOOTING DRAINAGE NOTE:**
NO FOOTING DRAINS ALLOWED ON THIS PROJECT. DO NOT CONNECT ANY SUBSURFACE DRAINAGE FEATURES TO PUBLIC DRAINAGE SYSTEM.

**REUSE OF SIDE SEWERS:**
IF A SIDE SEWER IS TO BE REUSED, ENGINEER EVALUATION AND CERTIFICATION IS REQUIRED PRIOR TO APPLICATION FOR SIDE SEWER PERMIT.

GRAPHIC SCALE
10 0 5' 10' 20'
1" = 10'

Know what's below. Call 811 before you dig.


DECKER
Consulting Engineers
6535 37TH AVE. N.E.
SEATTLE, WA. 98115
ph 206.403.0933


# 900 RAINIER AVENUE SOUTH GRADING AND UTILITY PLAN

SEATTLE WASHINGTON

DRAWING FILE NAME: 2020008-SDCI Plan Set.DWG

PROJECT NO. 2020008

SCALE: 1" = 10'

JAY D. DECKER
STATE OF WASHINGTON
37196
REGISTERED PROFESSIONAL ENGINEER
04/05/2022

DESIGNED BY: HCS
DRAWN BY: HCS
LAST EDIT:
CHECKED BY: JDD
APPROVED BY: JDD
PLOT DATE:

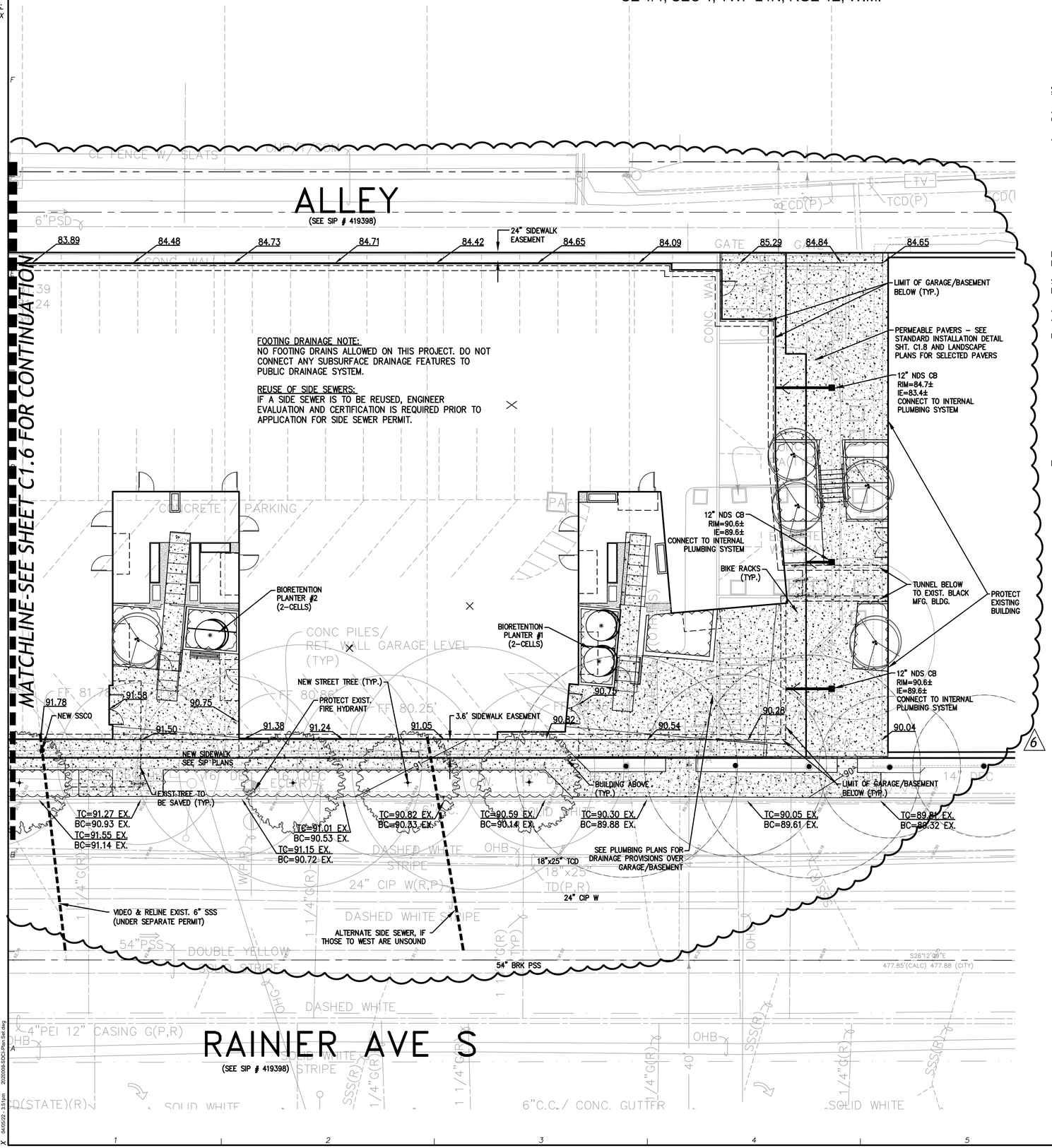
| DATE | BY | REV# | REVISION | CK'D | APPR. |
|---|---|---|---|---|---|
| 07/07/21 | HCS | 1 | REVISED PER DRAINAGE CORR. NOTICE #1 | | |
| 10/08/21 | HCS | 2 | MUP CORRECTION CYCLE #2 | | |
| 10/29/21 | HCS | 3 | SHORING CORRECTION CYCLE #2 | | |
| 11/18/21 | HCS | 4 | PHASE 1 CORRECTION CYCLE #1 | | |
| 12/02/21 | HCS | 5 | SHORING CORRECTION CYCLE #2 | | |
| 04/05/22 | HCS | 6 | REV. PER MUP #5 AND PH 1 CORR. CYCLE #2 | | |

SHEET
C1.6

X 04/05/22 - 3:51pm 2020008-SDCI Plan Set.dwg

DWG INDEX:
X

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




## SOIL AMENDMENT (DOE BMP T5-13)

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY HARD SURFACES, INCORPORATED INTO A DRAINAGE FACILITY, OR ENGINEERED AS STRUCTURAL FILL SHALL, AT PROJECT COMPLETION DEMONSTRATE THE FOLLOWING:

A TOPSOIL LAYER MEETING THESE REQUIREMENTS:

- AN ORGANIC MATTER CONTENT, AS MEASURED BY THE LOSS-ON-IGNITION TEST, OF A MINIMUM 8 PERCENT (TARGET 10 PERCENT) DRY WEIGHT IN PLANTING BEDS, OR A MINIMUM 4 PERCENT (TARGET 5 PERCENT) ORGANIC MATTER CONTENT IN TURF AREAS. ACCEPTABLE TEST METHODS FOR DETERMINING LOSS-ON-IGNITION SOIL ORGANIC MATTER INCLUDE THE MOST CURRENT VERSION OF ASTM D2974 (TEST METHODS FOR MOISTURE, ASH, AND ORGANIC MATTER OF PEAT AND OTHER ORGANIC SOILS) AND TMECC 05.07A (LOSS-ON-IGNITION ORGANIC MATTER METHOD).
- A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL.
- A MINIMUM DEPTH OF 8 INCHES.
- THESE REQUIREMENTS MAY BE MET WITH THE CITY OF SEATTLE STANDARD SPECIFICATIONS:
- 9-14.1(1) TOPSOIL TYPE A – IMPORTED; 9-14.1(2) REUSED AMENDED SITE SOIL;
- 9-14.1(4) PLANTING SOIL; OR 9-14.1(5) GENERAL TURF AREA SOIL.

ROOT ZONES WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS ARE EXEMPTED FROM THIS REQUIREMENT. FENCE AND PROTECT THESE ROOT ZONES FROM STRIPPING OF SOIL, GRADING, OR COMPACTION TO THE MAXIMUM EXTENT PRACTICAL.

SCARIFY SUBSOILS BELOW THE TOPSOIL LAYER AT LEAST 4 INCHES FOR A FINISHED MINIMUM DEPTH OF 12 INCHES OF UNCOMPACTED SOIL. INCORPORATE SOME OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

AFTER PLANTING: MULCH PLANTING BEDS WITH 2 TO 4 INCHES OF ORGANIC MATERIAL SUCH AS ARBORIST WOOD CHIPS, BARK, SHREDDED LEAVES, COMPOST, ETC.

USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:

- THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN ONLY BE MET USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350 SECTION 220. COMPOST MEETING THE CITY OF SEATTLE STANDARD SPECIFICATION 9.14.4(8) COMPOST IS RECOMMENDED BUT NOT REQUIRED. THE COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 40 PERCENT TO 65 PERCENT, AND A CARBON TO NITROGEN RATIO BELOW 25:1. AS AN EXCEPTION, THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
- CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS COMPOST SPECIFIED IN WAC 173-350 SECTION 220. REFER TO THE BUILDING SOIL MANUAL (STENN ET AL. 2012) OR WEBSITE (WWW.BUILDINGSOIL.ORG) FOR THE METHOD OF CALCULATING CUSTOM AMENDMENT RATES.

ENSURE THAT THE RESULTING SOIL IS CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

GRAPHIC SCALE
1" = 10'

Know what's below. Call 811 before you dig.


DECKER Consulting Engineers
6535 37TH AVE. N.E.
SEATTLE, WA. 98115
ph 206.403.0933


# 900 RAINIER AVENUE SOUTH GRADING AND UTILITY PLAN

SEATTLE WASHINGTON

DRAWING FILE NAME: 2020008-SDCI Plan Set.DWG

PROJECT NO. 2020008

SCALE: 1" = 10'

JAY D. DECKER
STATE OF WASHINGTON
31195
REGISTERED PROFESSIONAL ENGINEER
04/05/2022

DESIGNED BY: HCS
DRAWN BY: HCS
LAST EDIT:
CHECKED BY: JDD
APPROVED BY: JDD
PLOT DATE:

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| 10/29/21 | HCS | 3 | SHORING CORRECTION CYCLE #2 | | |
| 11/18/21 | HCS | 4 | PHASE 1, CORRECTION CYCLE #1 | | |
| 12/02/21 | HCS | 5 | SHORING CORRECTION CYCLE #2 | | |
| 04/05/22 | HCS | 6 | REV. PER MUP #5 AND PH 1 CORR. CYCLE #2 | | |

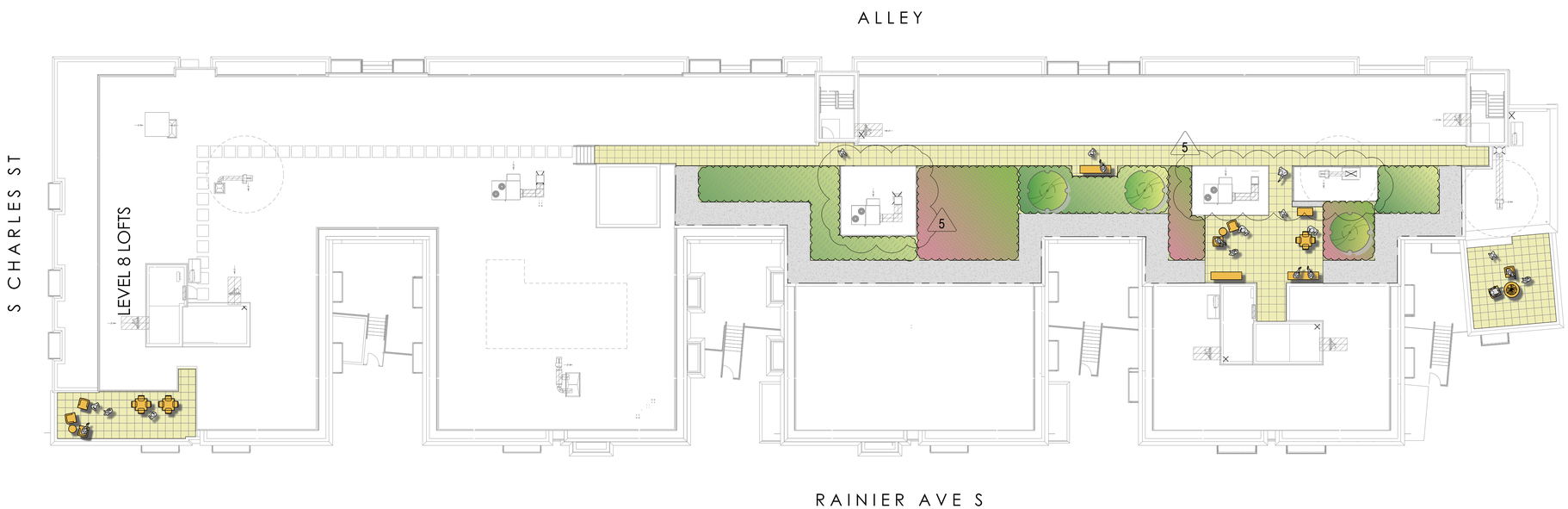
SHEET C1.7

X 04/05/22 - 3:51pm 2020008-SDCI Plan Set.dwg

C:\Users\Che.Fortaleza\Documents\200925_20047_900-Rainier_R20_Che.Fortaleza.rvt

1 Landscape Plan - Rendered
scale 1/16" = 1' - 0"

0 16 32




2 Landscape Plan - Rendered, Roof
scale 1/16" = 1' - 0"

0 16 32


Karen Kiest
Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032


STATE OF WASHINGTON
KAREN S. KIEST
NO. 850 EXP. 12/10/2020
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

1130 RAINIER QOZB, LLC

159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 11/20/2020 | | EDG #2 |
| 01/04/2020 | | MUP SUBMITTAL |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 05/17/2021 | | PRICING SET |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

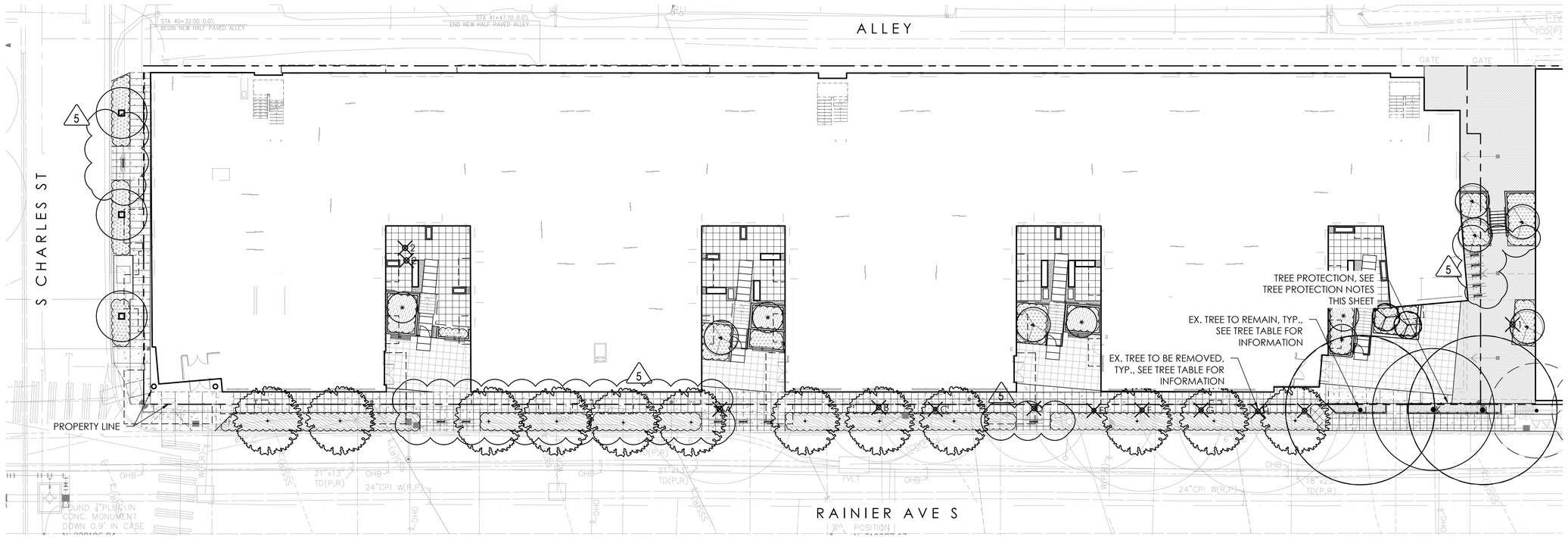
| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE PLAN - RENDERED

DR1.00

JACKSON | MAIN ARCHITECTURE P.S. © 2020

10/22/2020 12:58:12 PM




## 1 Tree Plan

scale 1/16" = 1' - 0"

0 16 32

## SIGNIFICANT TREES

o# EXISTING TREE TO REMAIN: REFER BELOW FOR IDENTIFICATION & SIZE.

X# EXISTING TREE TO BE REMOVED: REFER BELOW FOR IDENTIFICATION & SIZE.

| TREE # | SPECIES | COMMON NAME | DBH | EXCEPTIONAL | STATUS | HEALTH/STRUCTURE |
|---|---|---|---|---|---|---|
| ROW Trees, Status approved by SDOT UF. Shane DeWald 9/14/2020 | | | | | | |
| A | Quercus coccinea | Scarlet Oak | 27.0 | No | Remove | Good/Fair |
| B | Quercus coccinea | Scarlet Oak | 16.3 | No | Remove | Good/Good |
| C | Quercus coccinea | Scarlet Oak | 14.0 | No | Remove | Good/Good |
| D | Quercus coccinea | Scarlet Oak | 16.0 | No | Remove | Good/Good |
| E | Quercus coccinea | Scarlet Oak | 14.4 | No | Remove | Good/Good |
| F | Quercus coccinea | Scarlet Oak | 15.1 | No | Remove | Good/Good |
| G | Quercus coccinea | Scarlet Oak | 15.6 | No | Remove | Good/Fair |
| H | Quercus coccinea | Scarlet Oak | 16.5 | No | Remove | Good/Good |
| I | Quercus coccinea | Scarlet Oak | 17.2 | No | Remove | Good/Fair |
| J | Quercus coccinea | Scarlet Oak | 12.5 | No | Retain and Protect | Good/Fair |
| K | Quercus coccinea | Scarlet Oak | 15.4 | No | Retain and Protect | Good/Fair |
| L | Quercus coccinea | Scarlet Oak | 13.8 | No | Retain and Protect | Good/Fair |
| On-Site Trees | | | | | | |
| 1 | Pinus sylvestris | Scotts Pine | 18.0 | No | Remove | Good/Good |
| 2 | Acer macrophyllum | Bigleaf Maple | 10,7,10,8,8,12 | No | Remove | Fair/Fair |
| | | | | | | |

NOTE:
1. Tree identification per Arborist Report by Tree Solutions, Katie Hogan, June 25, 2020, revised July 9, 2020.

## TREE PROTECTION:

1. PER EMAIL DATED6/01/2021 FROM CINDY KOZAK/SDOT URBAN FORESTRY: THE LEVEL OF PROTECTION DEPENDS ON WHAT TYPE OF ACTIVITY IS UNDERTAKEN AROUND THE TREES, AND POSSIBLY CHANGES BY PHASE. SDOT UF WILL REVIEW WITH THE CONTRACTOR WHEN THEY REQUEST PERMIT ISSUANCE.

TREES TO REMAIN ARE TO BE PROTECTED & PRESERVED PER STD. PLANS 132B:
1. FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE.
2. FENCING MUST BE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
3. MODIFICATION BY APPROVAL OF PROJECT PLANNER ONLY.
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS, BUT NOT LIMITED TO: MATERIAL STORAGE/STOCKPILING, TRENCHING/TUNNELING, PARKING, DUMPING OR WASHING, EXCEPT AS NOTED.
5. COORDINATE INSPECTION OF TREE PROTECTION WITH SDOT URBAN FORESTRY.
6. PROVIDE DESIGN-PHASE POSTING FOR TREE REMOVAL.
7. AT EX. TREES TO REMAIN, FINAL DETERMINATION OF SIDEWALK WIDTH TO BE MADE DURING PROJECT CONSTRUCTION WHEN TREE ROOTS HAVE BEEN EXPOSED VIA EXPLORATORY EXCAVATION TO CONFIRM NEED FOR ANYTHING OTHER THAN 5' SIDEWALK WIDTH. INSTALL 5' WALK PER PLANS UNLESS OTHERWISE ALLOWED BY SDOT.

## SHEET INDEX:


| | |
|---|---|
| DR1.00 | LANDSCAPE PLAN - RENDERED |
| L0.00 | TREE PLAN |
| L1.00 | LANDSCAPE PLAN - LEVEL 1 & 2 |
| L1.10 | LANDSCAPE PLAN - ROOF |
| L1.20 | ENLARGEMENTS - COURTYARDS |
| L1.30 | LANDSCAPE SECTIONS |
| L1.40 | LANDSCAPE DETAILS |
| L1.50 | LANDSCAPE DETAILS - ROOF |
| L2.00 | SEATTLE GREEN FACTOR PLAN - LEVEL 1 |
| L2.10 | SEATTLE GREEN FACTOR PLAN - ROOF |
| L3.00 | LANDSCAPE IRRIGATION |
| L3.10 | LANDSCAPE IRRIGATION DETAILS |
| L3.20 | LANDSCAPE IRRIGATION DETAILS - DRIP |



Karen Kiest Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032


STATE OF WASHINGTON KAREN S. KIEST LICENSED LANDSCAPE ARCHITECT NO. 550 EXP. 12/10/2020

NOT FOR CONSTRUCTION UNLESS SEALED

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

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| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 2 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

TREE PLAN

L0.00

JACKSON | MAIN ARCHITECTURE P.S. © 2020

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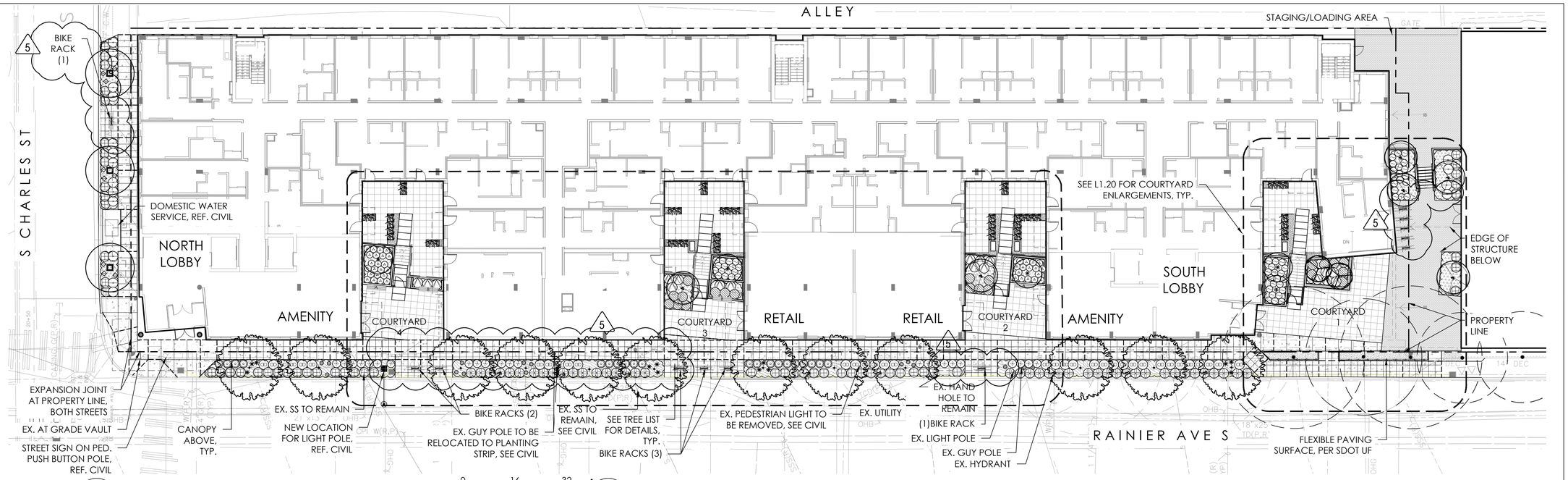


1 Landscape Plan
scale 1/16" = 1' - 0"

0 16 32

## LANDSCAPE NOTES:

1. PROJECT MEETS 0.30 SEATTLE GREEN FACTOR SCORE.
2. ALL PROPOSED PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND, AUTOMATIC IRRIGATION SYSTEM, WITH EXCEPTION OF PERMEABLE POROUS PAVEMENT AT EXISTING TREES.
3. SEE COS STD PLANS 100 SERIES FOR ADDITIONAL PLANTING REQUIREMENTS AND DETAILS.

## RIGHT-OF-WAY PLANTING AREAS:
## (PER COS STD PLAN 142)

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3" OF COMPOST TILLED INTO 8" DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ~~ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.~~ MULCH PER BELOW.
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.
6. REFER TO CITY OF SEATTLE STANDARD SPECIFICATIONS:
   8-02 TOPSOIL TYPE B.
   9-14.1 TOPSOIL TYPE A - IMPORTED, TOPSOIL TYPE B - REUSED AMENDED SITE SOIL. AND PLANTING SOIL,.

## ON-GRADE TOPSOIL:

1. TOPSOIL: TWO-WAY MIX, AVAILABLE AT CEDAR GROVE COMPOSTING, MAPLE VALLEY, WA, (877) 764-5748, OR APPROVED EQUAL.
2. PREPARATION: LOOSEN SUBGRADE SOIL TO MINIMUM DEPTH OF 8 INCHES W/CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES, GRAVEL, STICKS, ETC.
3. PLACEMENT: TOPSOIL MINIMUM DEPTH 8". SPREAD APPROX. 1/2 THE THICKNESS OF PLANTING SOIL MIX OVER LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 4-INCHES OF SUBGRADE. SPREAD REMAINDER TO MEET REQUIRED GRADES. HOLD 3" BELOW ADJACENT PAVED WALKS, CURBS, AND PLANTER WALLS.

## BIORETENTION SOILS:

1. REF CIVIL DWGS.

## MULCH:

1. BARK MULCH: PACIFIC GARDEN MULCH, CEDAR GROVE COMPOST, OR APPROVED EQUAL, AND SHALL BE NO LESS THAN 2 OR MORE THAN 4 YEARS OLD. MINIMUM DEPTH 2", EXCEPT AT GREEN ROOF AND WHERE NOTED OTHERWISE.

## GREEN ROOF

1. 'LIGHTWEIGHT SOIL MIX #2', AVAILABLE AT CEDAR GROVE COMPOSTING, MAPLE VALLEY, WA (877) 764-5748, OR APPROVED EQUAL. WEIGHT OF SOIL MUST BE UNDER 95 LBS/CU FT SATURATED DENSITY. SEE PLAN FOR DEPTHS.

## PLANTER TOPSOIL

1. 'LIGHTWEIGHT SOIL MIX #2', AVAILABLE AT CEDAR GROVE COMPOSTING, MAPLE VALLEY, WA (877) 764-5748, OR APPROVED EQUAL. WEIGHT OF SOIL MUST BE UNDER 95 LBS/CU FT SATURATED DENSITY. SEE PLAN FOR DEPTHS.

## MATERIALS LIST - RIGHT OF WAY

CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED THROUGH JOINTS
-**SAW CUT CONTROL JOINTS**
-SCORE PER PLAN

THROUGH JOINT

FLEXIBLE PAVING SURFACE TREATMENT
PER SHANE DEWALD/SDOT UF, 9/14/2020

BIKE RACK
TOFINO NO SCRATCH, SURFACE MOUNT, BY SPORTWORKS NORTHWEST INC., 425-483-7000. INSTALL PER MFG. INSTRUCTIONS.

TREE PROTECTION (RIGHT OF WAY)
PER CITY OF SEATTLE STANDARD DETAILS 132 & 133

## PLANT LIST

| BOTANICAL NAME | COMMON NAME | SIZE | COND. | SPACING |
|---|---|---|---|---|
| STREET TREES | | | | |
| QUERCUS FRAINETTO 'SCHMIDT' - PER SHANE DEWALD/SDOT UF, 9/14/2020 | FOREST GREEN OAK | 2-1/2" CAL. | B&B | PER PLAN |
| CORNUS KOUSA X NUTTALLII 'KN4-43' - PER SHANE DEWALD/SDOT UF, 9/14/2020 | STARLIGHT DOGWOOD | 2-1/2" CAL. | B&B | PER PLAN |
| ON-SITE TREES | | | | |
| PARROTIA PERSICA | PERSIAN IRONWOOD | 8'-10' HT. MULTI | B&B | PER PLAN |
| AMELANCHIER 'COLE'S SELECT' | 'COLE'S SELECT' HYBRID SERVICEBERRY | 8'-10' HT. MULTI | B&B | PER PLAN |
| LAGERSTROEMIA INDICA 'TUSCARORA' ** | TUSCARORA CRAPE MYRTLE | 8'-10' HT. MULTI | B&B | PER PLAN |
| SHRUBS & GROUNDCOVERS | | | | |
| CORNUS STOLONIFERA 'KELSEYI' * | 'KELSEYI' RED TWIG DOGWOOD | 1 GAL. | CONT. | 24" O.C. |
| BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' ** | 'WINTER GEM' JAPANESE BOXWOOD | 5 GAL. | CONT. | 36" O.C. |
| SPIRAEA X BUMALDA 'DENISTAR' ** | SUPERSTAR SPIRAEA | 5 GAL. | CONT. | 30" O.C. |
| ROSA ' SCARLET' FLOWER CARPET | 'SCARLET ' FLOWER CARPET ROSE | 5 GAL. | CONT. | 30" O.C. |
| ILEX CRENATA ** | JAPANESE HOLLY | 5 GAL. | CONT. | 36" O.C. |
| ILEX GLABRA 'STRONGBOX' | 'STRONGBOX' INKBERRY HOLLY | 5 GAL. | CONT. | 24" O.C. |
| NANDINA DOMESTICA 'GULF STREAM' ** | 'GULF STREAM' HEAVENLY BAMBOO | 5 GAL. | CONT. | 30" O.C. |
| PITTOSPORUM TOBIRA 'WHEELERI' | 'WHEELER'S DWARF' PITTOSPORUM | 5 GAL. | CONT. | 36" O.C. |
| VIBURNUM DAVIDII | DAVID'S VIBURNUM | 5 GAL. | CONT. | 36" O.C. |
| LARGE SHRUBS | | | | |
| OSMANTHUS X BURKWOODII | BURKWOOD OSMANTHUS | 5 GAL. | CONT. | 36" O.C. |
| PLANTERS, LEVEL 2 | | | | |
| TAXUS BACCATA 'FASTIGIATA' | IRISH YEW | 5 GAL. | CONT. | PER PLAN |
| ACCENT PERENNIALS | | | | |
| ASTILBE X 'VERSSILVERY PINK' * | YOUNIQUE SILVERY PINK ASTILBE | 1 GAL. | CONT. | 24" O.C. |
| RUDBECKIA FULGIDA 'GOLDSTURM' ** | 'GOLDSTURM' BLACK EYED SUSAN | 1 GAL. | CONT. | 24" O.C. |
| HELLEBORUS WINTER MAGIC 'SNOW LOVE' | WINTER MAGIC 'SNOW LOVE' HELLEBORE | 1 GAL. | CONT. | 24" O.C. |
| GROUNDCOVERS | | | | |
| 50% CAREX OBNUPTA | 50% SLOUGH SEDGE | 1 GAL. | CONT. | 18" O.C. |
| 25% IRIS TENAX | 25% OREGON IRIS | 1 GAL. | CONT. | 18" O.C. |
| 25% JUNCUS PATENS | 25% CALIFORNIA GREY RUSH | 1 GAL. | CONT. | 18" O.C. |
| LIROPE SPICATA | LIRIOPE | 1 GAL. | CONT. | 18" O.C. |
| 75% EPIMEDIUM ALPINUM ** | 75% EPIMEDIUM | 1 GAL. | CONT. | 18" O.C. |
| 25% POLYSTICHUM MUNITUM ** | 25% SWORD FERN | 1 GAL. | CONT. | 18" O.C. |
| MAHONIA REPENS * | CREEPING MAHONIA | 1 GAL. | CONT. | 24" O.C. |
| POLYSTICHUM MUNITUM | SWORD FERN | 1 GAL. | CONT. | 24" O.C. |
| GAULTHERIA SHALLON | SALAL | 1 GAL. | CONT. | 24" O.C. |

* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST

** DROUGHT TOLERANT PLANT REFERENCES:
- SUNSET WESTERN GARDEN BOOK
- GREAT PLANT PICKS, ELISABETH C. MILLER BOTANICAL GARDEN

## MATERIALS LIST - ON SITE

FLEXIBLE PAVING SURFACE TREATMENT
PER SHANE DEWALD/SDOT UF, 9/14/2020

CONCRETE PAVERS
24"X24" HYDRAPRESSED SLABS
W/APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

COLOR/FINISH: TEXADA - NATURAL

CONCRETE PAVERS
24"X48" PAVERS W/APPIAN WAY PEDESTAL SYSTEM, PAVER MFG. TBD

COLOR/FINISH: TBD

PEDESTAL SYSTEM
APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

PERMEABLE PAVERS & EDGE RESTRAINT
AQUAPAVE PERMEABLE PAVERS, (OR ALTERNATE)
COLOR/SIZE: CHARCOAL, STANDARD SERIES
RUNNING BOND PATTERN SHOWN.
BY ABBOTSFORD CONCRETE PRODUCTS, 1.866.888.2811

PEBBLE MULCH
7/8" CLEAN WASHED DRAIN ROCK,
2" MIN. DEPTH, 4" MAX. DEPTH

ME — METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC.
503.684.9123.

RAISED METAL PLANTERS:
24" HT. PLANTERS, 2'X2'X4'L, 2'X2'X6'L, & 2'X2'X8'L
BY TOURNESOL SITEWORKS
MATERIAL: TBD
COLOR: FLAT BLACK.

BENCH @ BIORETENTION PLANTERS
TIMBERFORM GREENWAY WALL-FACE SEAT, MODEL NO. 2144-6
MATERIAL: DOUGLAS FIR & STEEL, MOUNT TO SIDE OF BIORETENTION PLANTERS, PER. MFG. INSTRUCTIONS, TOP OF BENCH TO BE 16" ABOVE FIN. GRADE OF PAVERS, COORD. PENETRATIONS W/ WATERPROOFING

BENCH ON C.I.P WALL
TIMBERFORM GREENWAY WALL-TOP SEAT, MODEL NO. 2147-6 OR S
MATERIAL: DOUGLAS FIR & STEEL, MOUNT ON TOP OF C.I.P. WALL, PER. MFG. INSTRUCTIONS, TOP OF BENCH TO BE 16" ABOVE FIN. GRADE OF PAVERS, COORD. PENETRATIONS W/ WATERPROOFING

BIKE RACK
TOFINO NO SCRATCH, SURFACE MOUNT, BY SPORTWORKS NORTHWEST INC., 425-483-7000. INSTALL PER MFG. INSTRUCTIONS.

SITE FURNITURE
OWNER FURNISHED

Karen Kiest Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION UNTIL SEALED

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE PLAN - LEVEL 1 & 2

L1.00

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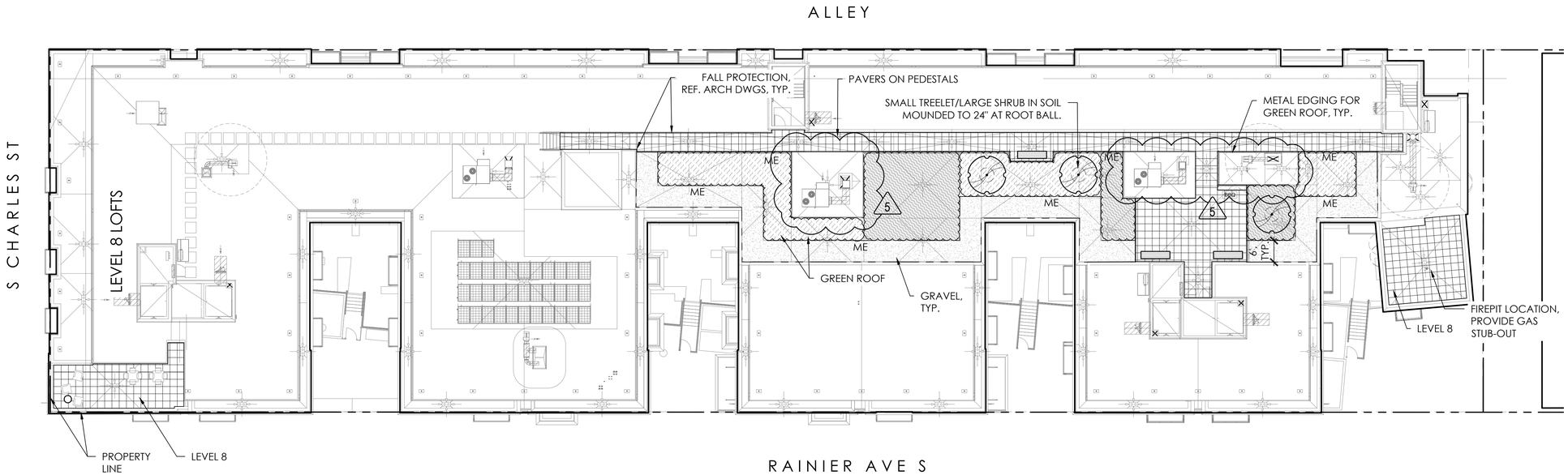


## 1 Landscape Plan - Roof

scale 1/16" = 1' - 0"

0 16 32

* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST

** DROUGHT TOLERANT PLANT REFERENCES:
- SUNSET WESTERN GARDEN BOOK
- GREAT PLANT PICKS, ELISABETH C. MILLER BOTANICAL GARDEN

## PLANT LIST - ROOF

| BOTANICAL NAME | COMMON NAME | SIZE | COND. | SPACING |
|---|---|---|---|---|
| ON-SITE TREES | | | | |
| LAGERSTROEMIA INDICA 'TUSCARORA' **, * | TUSCARORA CREPE MYRTLE | 8'-10' HT. | B&B | PER PLAN |

GREENROOF PLANTING

SEDUM TILE PREVEGETATED MATS**,
AVAILABLE FROM ETERA,
CONTACT DAVID GILMORE 360.661.2767
5.25" SOIL DEPTH, ADDL. MOUNDING WHERE INDICATED.

MIX: COLOR MAX

MIX: TUFF STUFF

## MATERIALS LIST - ROOF

CONCRETE PAVERS
24"X24" HYDRAPRESSED SLABS
W/APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

COLOR/FINISH: TEXADA - NATURAL

PEDESTAL SYSTEM
APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS 1.800.663.4091

GREEN ROOF
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
MULTILAYER SYSTEM BY COLUMBIA GREEN TECHNOLOGIES, INC. 503.684.9123.
INSTALL PER MFG. INSTRUCTION.

ME — METAL EDGING
GEOEDGE ALUMINUM RESTRAINT, AVAIL. FROM COLUMBIA GREEN TECHNOLOGIES, INC.
503.684.9123.

PEBBLE MULCH
7/8" DIA CLEAN-WASHED GRAVEL, AVAIL. FROM QUARRY S/E, INC., 525 SOUTH FRONT STREET, SEATTLE, WA 98108 206.522.8670,
2" MIN. DEPTH, 4" MAX. DEPTH

BENCH
WOOD BENCH, MFG. TBD

SITE FURNITURE
OWNER FURNISHED

Karen Kiest Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON — KAREN S. KIEST — NO. 550 — EXP. 12/10/2020 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION UNLESS SEALED

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
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| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

| | |
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| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE PLAN - ROOF

L1.10

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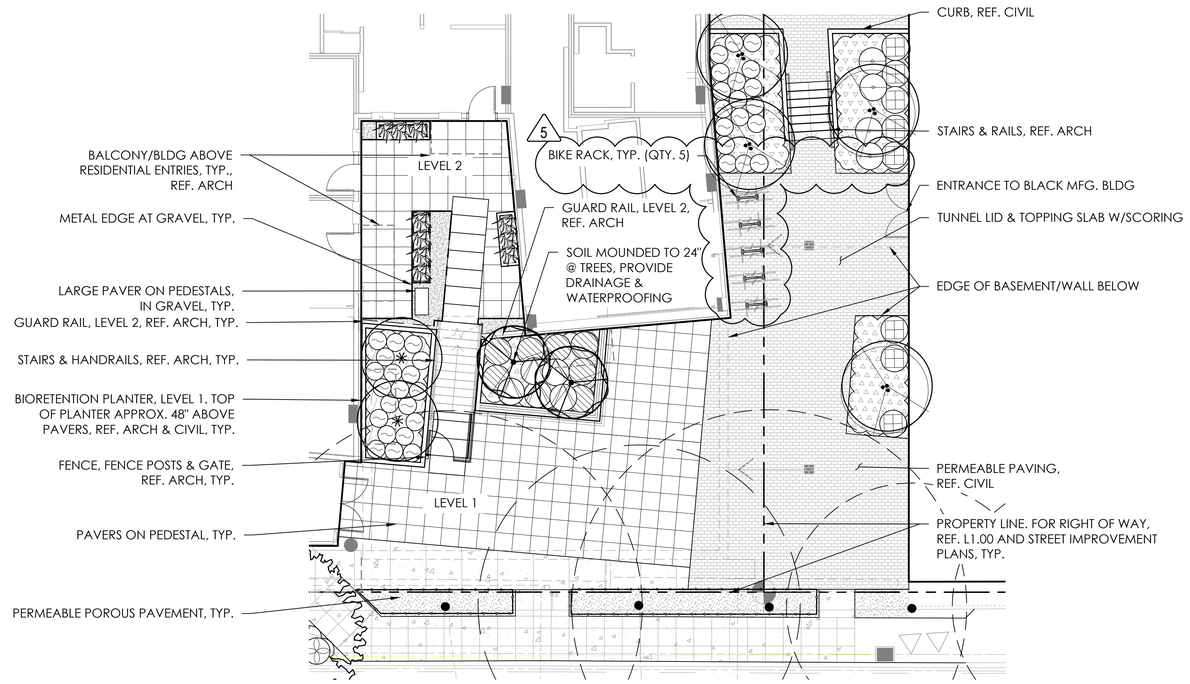


1 ENLARGEMENT - COURTYARD #1

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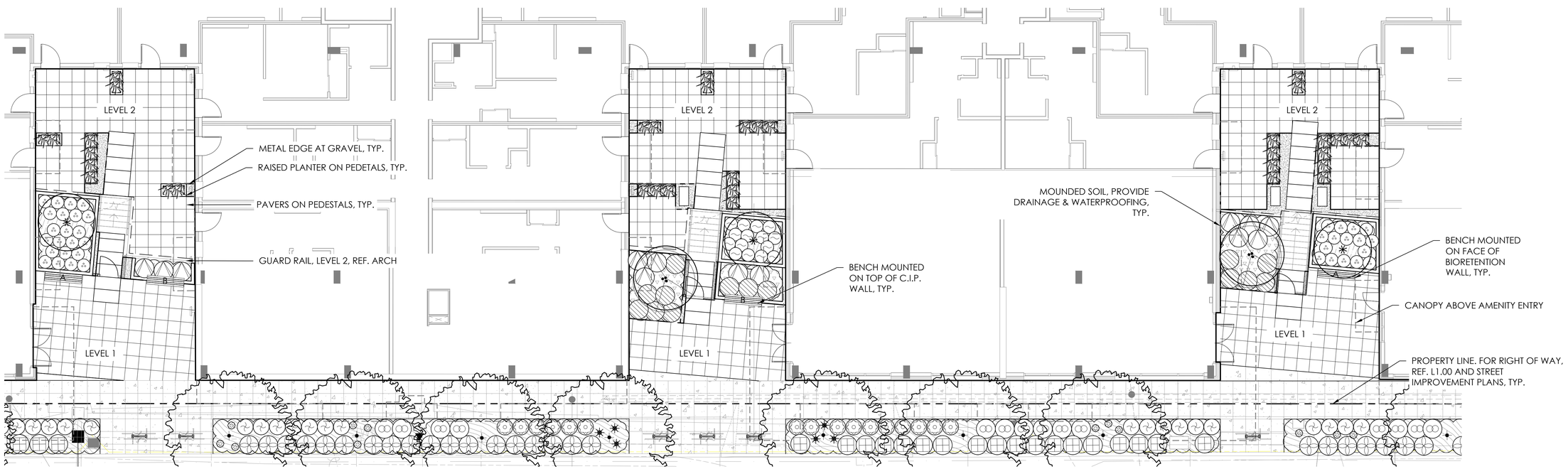
0 8 16




2 ENLARGEMENT - COURTYARD #4, 3, & 2

scale 1/8" = 1' - 0"

0 8 16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tel 206 323 6032


STATE OF WASHINGTON KAREN S. KIEST LICENSED LANDSCAPE ARCHITECT NO. 550 EXP. 12/10/2020

NOT FOR CONSTRUCTION

1130 RAINIER QOZB, LLC

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| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

ENLARGEMENTS - COURTYARDS

L1.20

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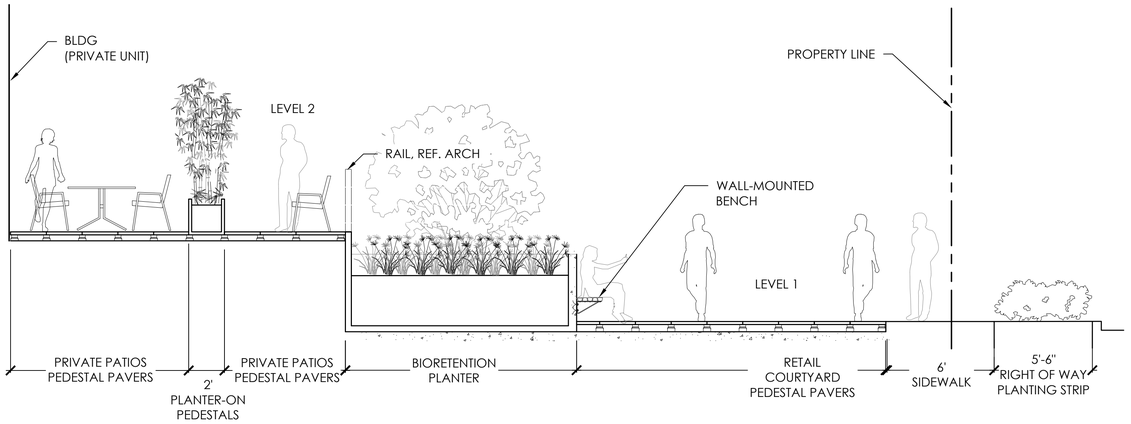


1 E-W SECTION @ COURTYARD 4

SCALE: NTS

Karen Kiest
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tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
LICENSED LANDSCAPE ARCHITECT
NO. 850 EXP. 12/10/2021

NOT FOR CONSTRUCTION
DRAFT VERSION

1130 RAINIER QOZB, LLC

159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER

900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 11/20/2020 | | EDG #2 |
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| 02/26/2021 | | PH2 PERMIT INTAKE |
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| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 2 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE
SECTIONS

L1.30

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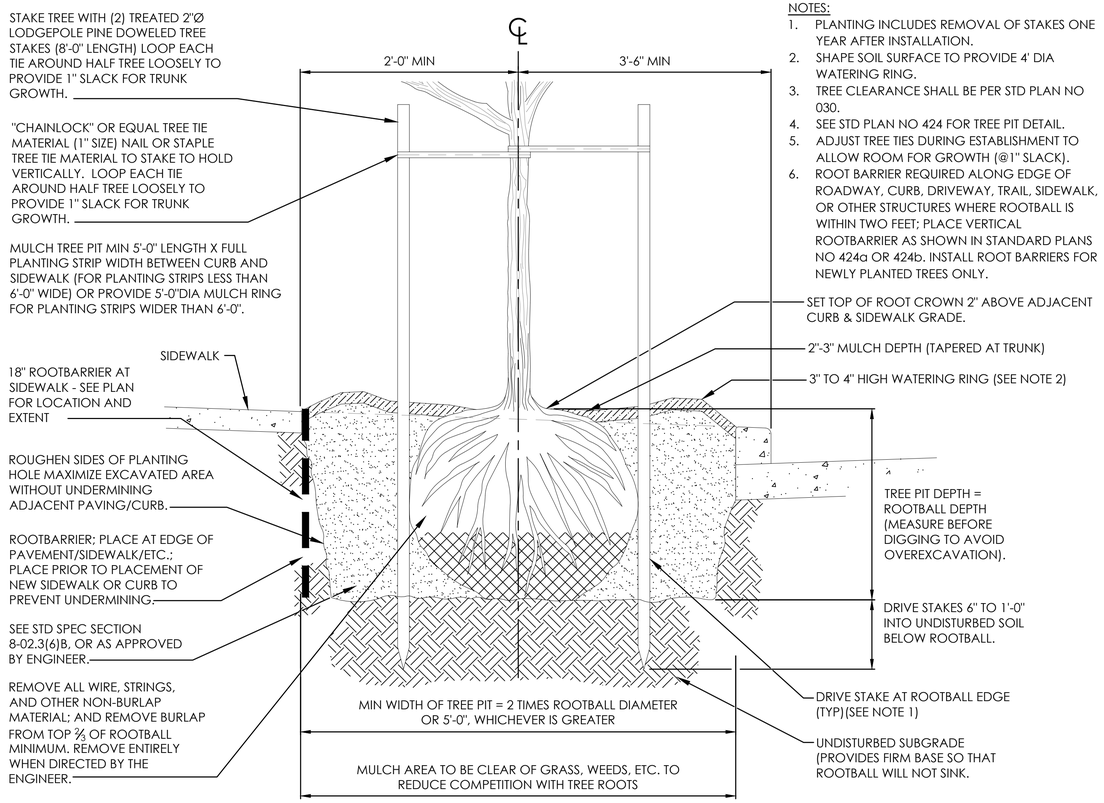
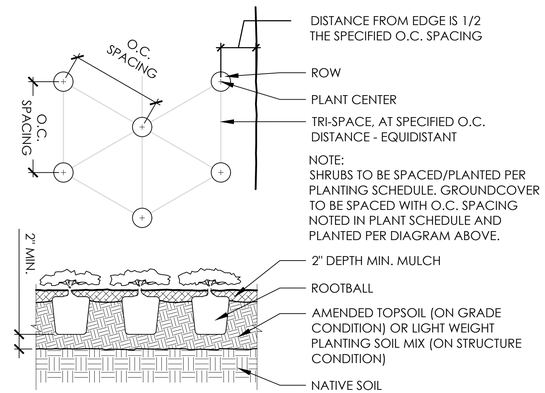



NOTES:
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD PLAN NO 030.
4. SEE STD PLAN NO 424 FOR TREE PIT DETAIL.
5. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK).
6. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; PLACE VERTICAL ROOTBARRIER AS SHOWN IN STANDARD PLANS NO 424a OR 424b. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.

## 1 DECIDUOUS TREE PLANTING IN PLANTING STRIP

SCALE: 1 1/2" = 1'-0"

REF COS STD SPEC SEC 8-02

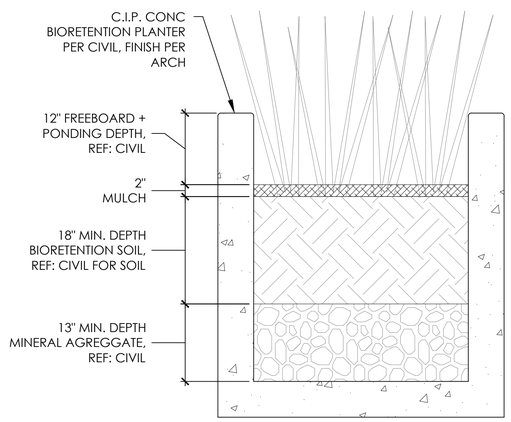



NOTE:
SHRUBS TO BE SPACED/PLANTED PER PLANTING SCHEDULE. GROUNDCOVER TO BE SPACED WITH O.C. SPACING NOTED IN PLANT SCHEDULE AND PLANTED PER DIAGRAM ABOVE.

## 2 SHRUB & GROUNDCOVER SPACING

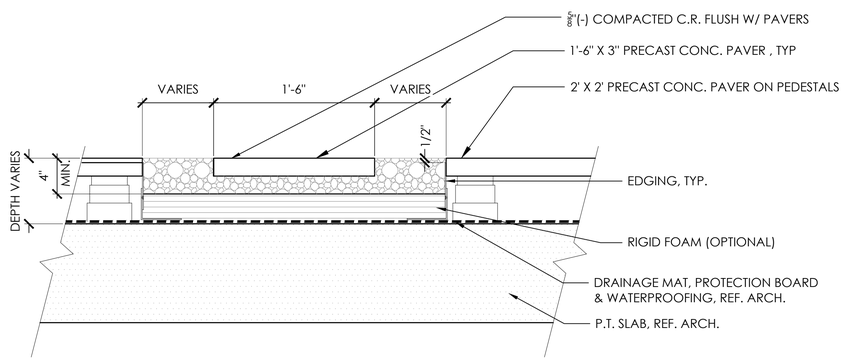
SCALE: 1" = 1'-0"

R900-L1.40 DETAILS.DWG



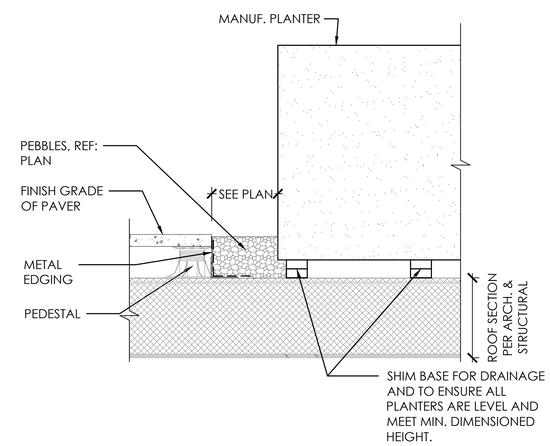

## 3 SOIL DEPTHS@ BIORETENTION PLANTER

SCALE: 1" = 1'-0"




## 4 PAVERS ON GRAVEL

SCALE: 1-1/2" = 1'-0"




## 5 PLANTER IN PEBBLES

SCALE: 1" = 1'-0"

R900-L1.40 DETAILS.DWG

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STATE OF WASHINGTON KAREN S. KIEST LICENSED LANDSCAPE ARCHITECT NO. 550 EXP. 12/10/2020

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| 02/17/2022 | | MUP CORRECTION CYCLE 3 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |

| | |
|---|---|
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LANDSCAPE DETAILS

L1.40

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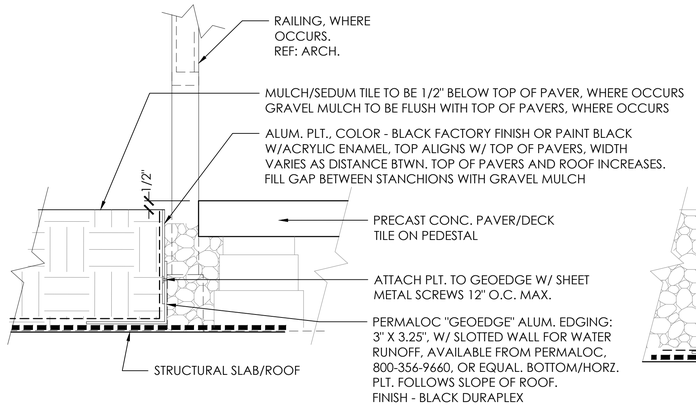
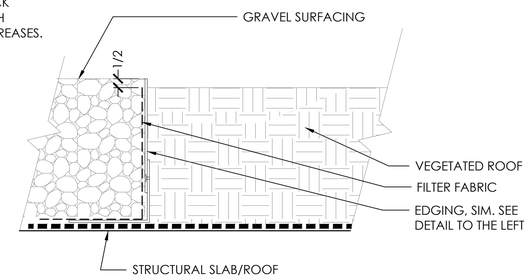
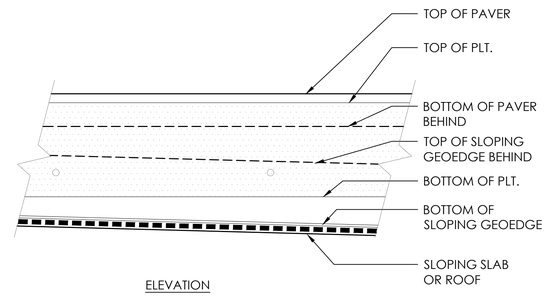



SECTION - TYPICAL




SECTION@ GRAVEL SURFACING



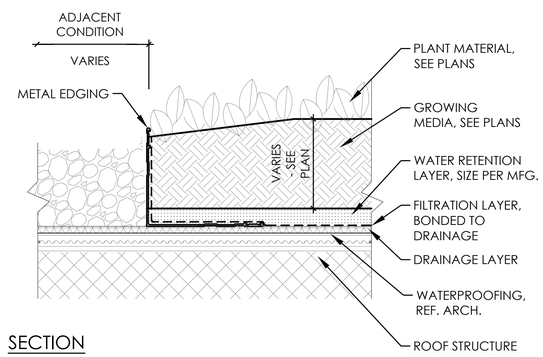

ELEVATION

NOTES:
1. PLACE STRUCTURAL FOAM BENEATH PEBBLES/GRAVEL/VEGETATED ROOF AS NECESSARY TO MEET FINISH GRADE AS SHOWN IN TYPICAL SECTION. SEE PLANS FOR MINIMUM DEPTH OF PEBBLES AND GRAVEL.

## 1 METAL EDGING FOR GREEN ROOF & GRAVEL

SCALE: 3" = 1'-0"

NOTES:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION ⅛" ±.
2. ALL METAL FASTENING COMPONENTS SHALL BE WEATHER AND CORROSION RESISTANT.




SECTION

## 2 LAYERED GREEN ROOF

SCALE: 3" = 1'-0"

R900-L1.40 DETAILS.DWG

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| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
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LANDSCAPE DETAILS - ROOF

L1.50

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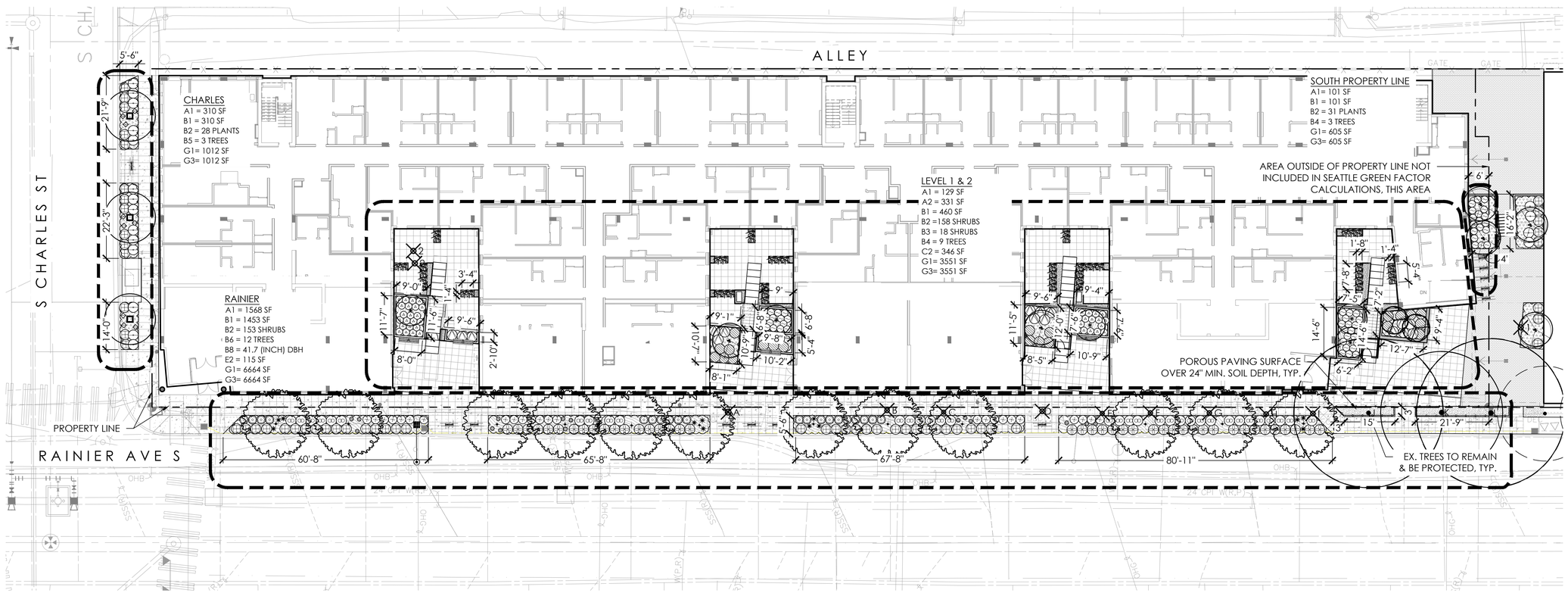


1 Seattle Green Factor Plan

scale 1/16" = 1' - 0"

0 16 32

5

KKLA revision 6/23/2020 to reflect values from Tables A & B at 23.86.019

## Green Factor Worksheet*

SEATTLE × green factor

| | | Planting Area | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Rainier | Charles | Level 1&2 | South PL | Roof | | TOTAL** |
| A1 | square feet | 1568 | 310 | 129 | 88 | | | 2095 |
| A2 | square feet | | | 331 | | | | 331 |
| B1 | square feet | 1453 | 310 | 460 | 88 | | | 2311 |
| B2 | # of plants | 153 | 28 | 158 | 18 | | | 357 |
| B3 | # of plants | | | 18 | | | | 18 |
| B4 | # of trees | | | 9 | 2 | | | 11 |
| B5 | # of trees | | 3 | | | | | 3 |
| B6 | # of trees | 12 | | | | | | 12 |
| B7 | # of trees | | | | | | | 0 |
| B8 | DBH (in) | 41.7 | | | | | | 41.7 |
| C1 | square feet | | | | | | | 0 |
| C2 | square feet | | | | | 2285 | | 2285 |
| C3 | square feet | | | 346 | | | | 346 |
| D | square feet | | | | | | | 0 |
| E1 | square feet | | | | | | | 0 |
| E2 | square feet | 115 | | | | | | 115 |
| F | square feet | | | | | | | 0 |
| G1 | square feet | 6664 | 1012 | 3551 | 400 | 2285 | | 13912 |
| G2 | square feet | | | | | | | 0 |
| G3 | square feet | 6664 | 1012 | 3551 | 400 | | | 11627 |
| G4 | square feet | | | | | | | 0 |

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

**** Enter totals on the Green Factor score sheet**

KKLA revision 6/22/2020 to reflect values from Tables A & B at 23.86.019

## Green Factor Score Sheet

SEATTLE × green factor

Project title: 900 Rainier
Zone: NC3-75 (M1)

Parcel size (enter this value first) * enter sq ft of parcel: 39,413

SCORE 0.300

| | 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 24" or greater | enter sq ft: 2095 | 0.6 | 1,257.0 |
| 2 | Bioretention facilities meeting standards of the Stormwater Code, Title 22, Subtitle VIII | enter sq ft: 331 | 1.0 | 331.0 |
| 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: 2311 | 0.1 | 231 |
| 2 | Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity at 9 sq ft per plant (typically planted no closer than 18" on center) | enter number of plants: 357 | 3213 | 0.3 | 964 |
| 3 | Large shrubs or other perennials at least 4 feet tall at maturity at 36 sq ft per plant | enter number of plants: 18 | 648 | 0.3 | 194 |
| 4 | Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree | enter number of plants: 11 | 825 | 0.3 | 248 |
| 5 | Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree | enter number of plants: 3 | 450 | 0.5 | 225.0 |
| 6 | 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: 12 | 3000 | 0.7 | 2,100.0 |
| 7 | Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree | enter number of plants: 0 | 0 | 0.9 | - |
| 8 | Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter | enter inches DBH: 42 | 834 | 1.0 | 834.0 |
| C | **Green roofs** | | | |
| 1 | Planted over at least 2 inches but less than 4 inches of growth medium | enter sq ft: 0 | 0.4 | - |
| 2 | Planted over at least 4 inches but less than 8 inches of growth medium | enter sq ft: 2285 | 0.6 | 1,371.0 |
| 3 | Planted over at least 8 inches of growth medium | enter sq ft: 346 | 0.8 | 276.8 |
| D | **Vegetated walls in C and NC zones only** | enter sq ft: 0 | 0.4 | - |
| E | **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: 115 | 0.5 | 57.5 |
| F | **Structural soil systems** | enter sq ft: 0 | 0.5 | - |
| | sub-total of sq ft = | 16,453 | | |
| G | **Bonuses** | | | |
| 1 | Drought-tolerant or native plant species | enter sq ft: 13912 | 0.1 | 1,391.2 |
| 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: 11627 | 0.2 | 2,325 |
| 4 | Landscaping in food cultivation | enter sq ft: 0 | 0.1 | - |
| | | Green Factor numerator = | | 11,806 |

**** 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)***

## SEATTLE GREEN FACTOR NOTES:

PER CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS DIRECTOR'S RULE 11-2020, THE FOLLOWING LANDSCAPE INFORMATION:

1. IN REQUIRED LANDSCAPE AREAS, AT LEAST 50% OF ALL PLANTINGS MUST BE DROUGHT TOLERANT.
2. PROJECT MEETS 0.30 SEATTLE GREEN FACTOR SCORE, SEE SPREADSHEET FOR CALCULATIONS.
3. DIMENSIONS USED ONLY FOR GREEN FACTOR CALCULATIONS. SEE LANDSCAPE PLANS AND DETAILS FOR CONSTRUCTION DIMENSIONS. SEE ALSO CIVIL & ARCHITECTURAL DWGS.
4. ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE.


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STATE OF WASHINGTON KAREN S. KIEST LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION UNLESS SEALED

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|---|---|
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SEATTLE GREEN FACTOR PLAN

L2.00

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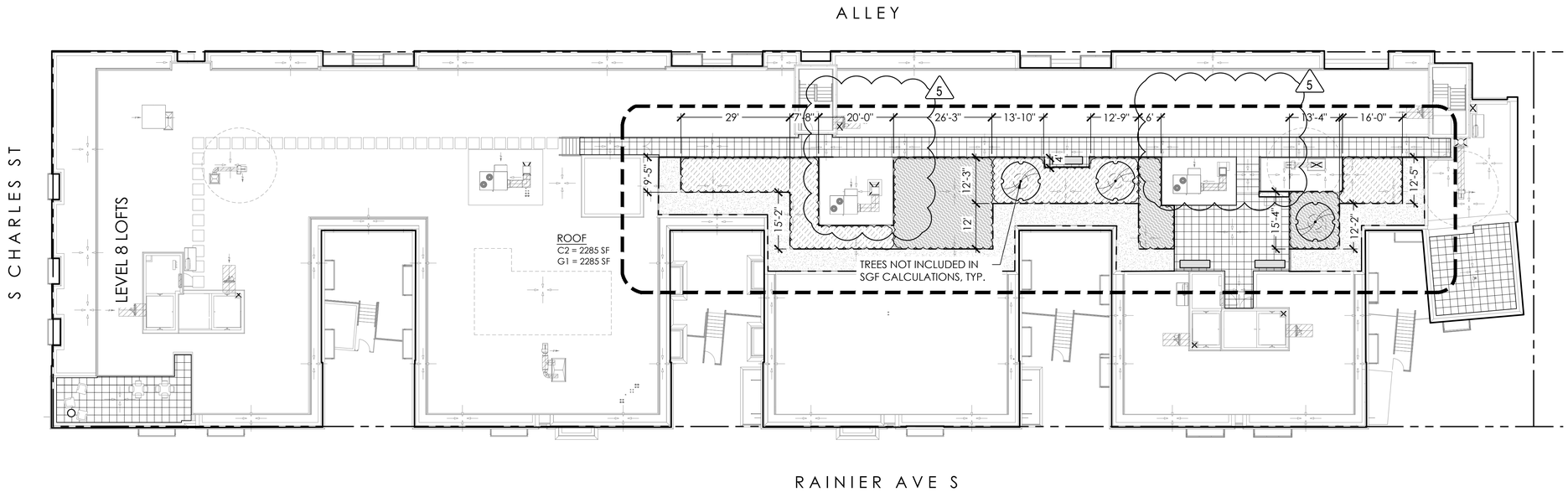


1 Seattle Green Factor Plan - Roof

scale 1/16" = 1' - 0"

0 16 32

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| 02/17/2022 | | MUP CORRECTION CYCLE 2 |

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|---|---|
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SEATTLE GREEN
FACTOR PLAN-ROOF

L2.10

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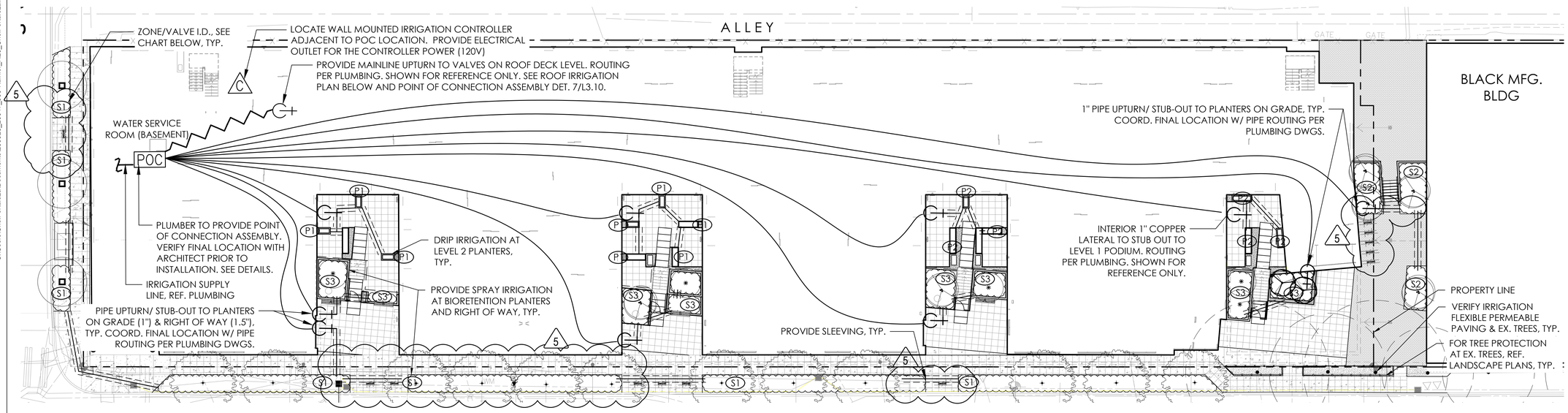
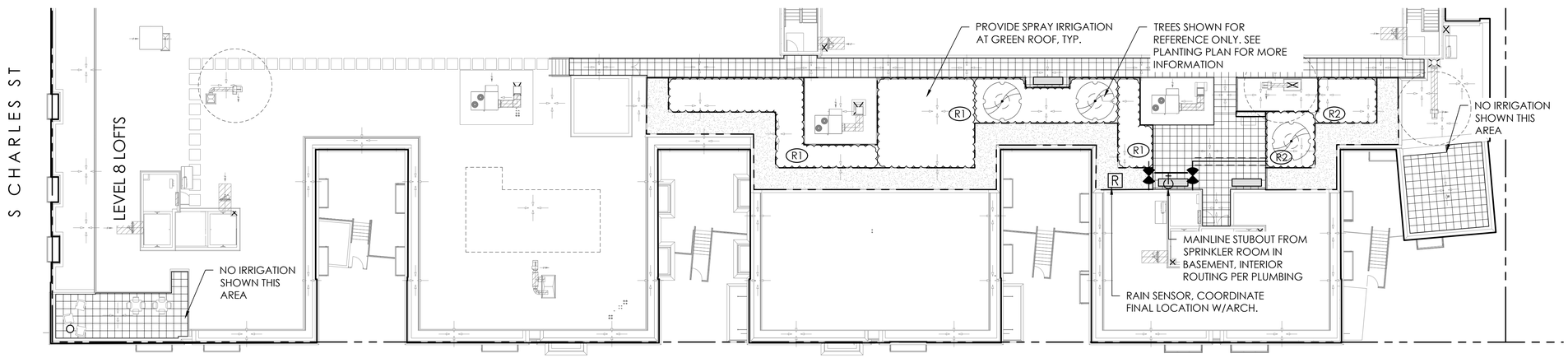



## 1 Landscape Irrigation - Levels 1 & 2

scale 1/16" = 1' - 0"




## 2 Landscape Irrigation - Roof

scale 1/16" = 1' - 0"

### PIPE SIZING CHART - CL 200

| GALLONS / MIN. | PIPE SIZE | KEY |
|---|---|---|
| 0 - 7 | 3/4 INCH | |
| 7 - 14 | 1 INCH | |
| 14 - 24 | 1-1/4 INCH | |
| 24 - 34 | 1-1/2 INCH | |
| 34 - 54 | 2 INCH | |

### IRRIGATION NOTES

1. ALL PROPOSED PLANTING AREAS WILL BE WATERED WITH A COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM .
2. IRRIGATION SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE OF THE SPRINKLERS AND THE MAXIMUM FLOW DEMAND OF **XX.XX GPM** FOR STATIONS PROPOSED. GPM TO BE DETERMINED AT A LATER SUBMITTAL. THE ESTIMATED STATIC PRESSURE FOR THE POINT OF CONNECTION IS **100 PSI AT THE STREET LEVEL, SEE MECH.** THE CONTRACTOR SHALL **VERIFY** POINT OF CONNECTION LOCATION AND **WATER PRESSURE PRIOR TO CONSTRUCTION**.
3. LOCATION OF POINT OF CONNECTION, MAINLINE AND SLEEVES AS SHOWN ARE SCHEMATIC. LOCATE MAINLINE AND VALVES TO AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM AND PLANTING, UTILITIES, PAVEMENTS AND ARCHITECTURAL FEATURES.
4. DO NOT WILLFULLY DESIGN AND INSTALL THE SPRINKLER SYSTEM WHERE IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC, UNLESS OTHERWISE NOTED.
6. WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
7. SIZE PIPE ACCORDING TO PIPE SIZING CHART.
8. INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS. REFER TO PLUMBING PLANS.
9. IN ADDITION TO THE PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS AND TO CLOCK LOCATION AT INTERIOR OF BUILDING.
10. ROUTE COMMON AND CONTROL WIRE FROM THE CONTROLLER TO CONTROL VALVES. CONNECT TO MAINLINE, EXCEPT AT SLEEVES. PROVIDE ONE SPARE WIRE FROM THE CONTROLLER TO THE FARTHEST VALVE ON THE SITE AND AT THE ENDS OF THE MAINLINE RUNS
11. THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION FOR BLOW-OUT.
12. COORDINATE RAIN SENSOR LOCATION WITH ARCHITECT. WIRELESS RAIN SENSOR MAY BE USED IF LINE-OF-SIGHT OF CONTROLLER LOCATION IS DETERMINED TO BE COMPATIBLE. OTHERWISE, USE WIRED SENSOR AS SPECIFIED.

### IRRIGATION EQUIPMENT LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| POC | POINT OF CONNECTION ASSEMBLY: SEE SHEET L3.10, DET. 7 |
| | MAINLINE: COPPER PIPE INTERIOR TO BUILDING OR PER MECHANICAL, 1" SIZE UNLESS OTHERWISE NOTED. |
| | LATERAL LINE - PVC CLASS 200, SIZE PER PIPE SIZING CHART. |
| | DRIPLINE - NETAFIM TECHLINE CV TLCV6-12XX |
| | SLEEVE - PVC SCH 40, SIZE = 2 x LINE SIZE, 2" MIN |
| C | CONTROLLER - RAINBIRD ESP-LXME, 8 STATION BASE WITH EXPANSION MODULES FOR TOTAL STATION COUNT, LOCKABLE METAL ENCLOSURE, WALL MOUNT PER PLAN |
| | PIPE UPTURN/DOWNTURN |
| | REMOTE CONTROL VALVE - RAINBIRD PEB, SIZE PER PLAN |
| | DRIP VALVE ASSEMBLY - TORO DZK-700-1-LF, 1" LOW FLOW DRIP ZONE KIT |
| R | RAIN SENSOR - RAINBIRD RSD WIRED SENSOR, SEE ROOF PLAN |

1804 SPRAY BODIES (4" POP-UPS) TO BE USED AT GREEN ROOF PLANTERS. POP-UP BODY TO BE FLUSH WITH ADJACENT GRADE IN PLANTER.

SPRAY SPRINKLERS:

- RAINBIRD 1812-SAM-PRS-MPR-5Q, 5H, 5F
- RAINBIRD 1812-SAM-PRS-MPR-8Q, 8H, 8F
- RAINBIRD 1812-SAM-PRS-MPR-10Q, 10H, 10F
- RAINBIRD 1812-SAM-PRS-MPR-12Q, 12H, 12F
- RAINBIRD 1812-SAM-PRS-MPR-SST
- RAINBIRD 1812-SAM-PRS-MPR-LCS/RCS
- RAINBIRD 1812-SAM-PRS-MPR-SQ


Karen Kiest Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032


STATE OF WASHINGTON KAREN S. KIEST REGISTERED LANDSCAPE ARCHITECT LA 850 EXP. 12/10/2020

NOT FOR CONSTRUCTION UNLESS SEALED

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 11/20/2020 | | EDG #2 |
| 01/04/2020 | | MUP SUBMITTAL |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 05/17/2021 | | PRICING SET |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 3 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE IRRIGATION

L3.00

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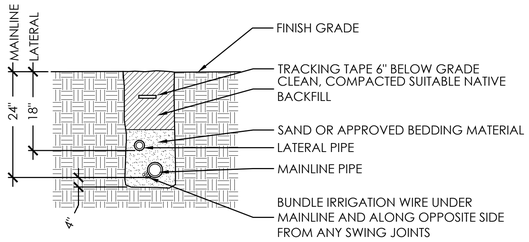
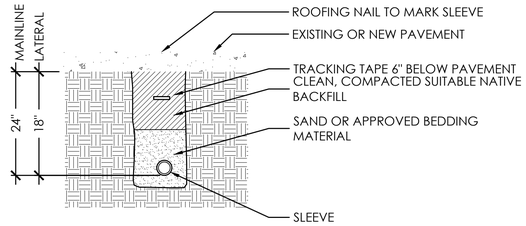
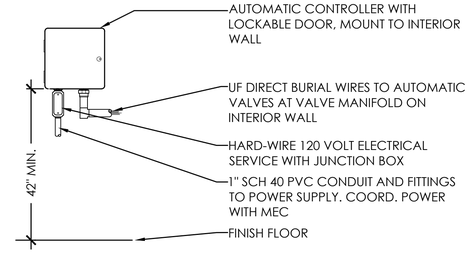



1 IRRIGATION TRENCH
SCALE: NTS



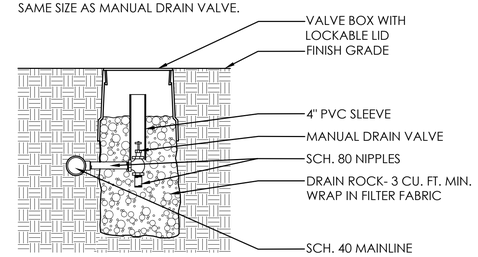

2 IRRIGATION SLEEVE
SCALE: NTS



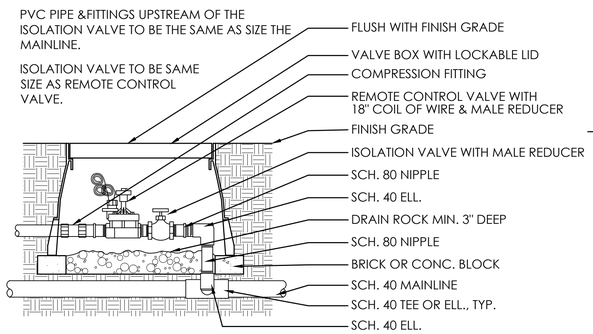

NOTES:
1. ALL WIRE TO BE INSTALLED PER LOCAL ELECTRICAL CODE
2. VERIFY LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

3 WALL-MOUNTED IRRIGATION CONTROLLER
SCALE: NTS

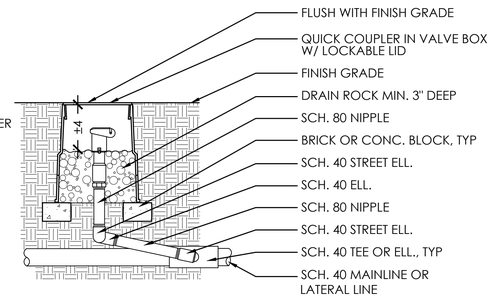
NOTE:
SCH 80 NIPPLES & FITTINGS TO BE SAME SIZE AS MANUAL DRAIN VALVE.




4 MANUAL DRAIN VALVE
SCALE: NTS

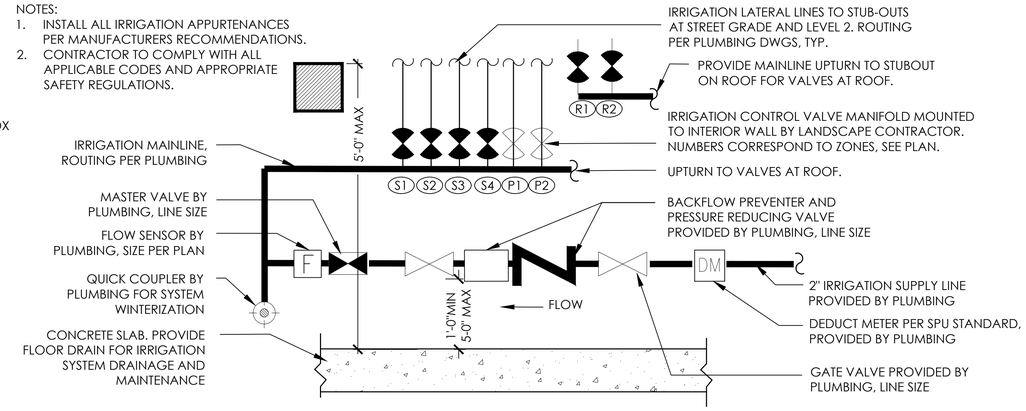



5 REMOTE CONTROL VALVE
SCALE: NTS

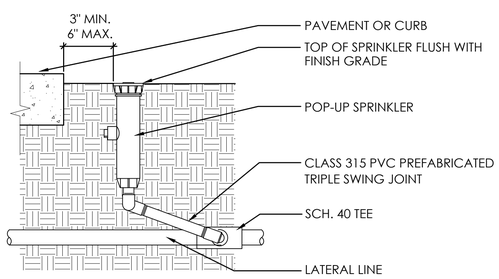



6 QUICK COUPLER
SCALE: NTS

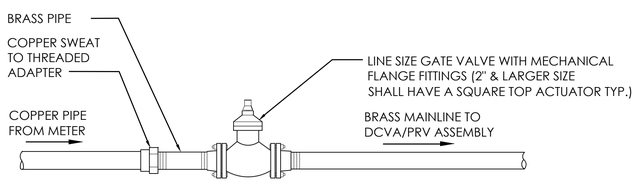
NOTES:
1. INSTALL ALL IRRIGATION APPURTENANCES PER MANUFACTURERS RECOMMENDATIONS.
2. CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.



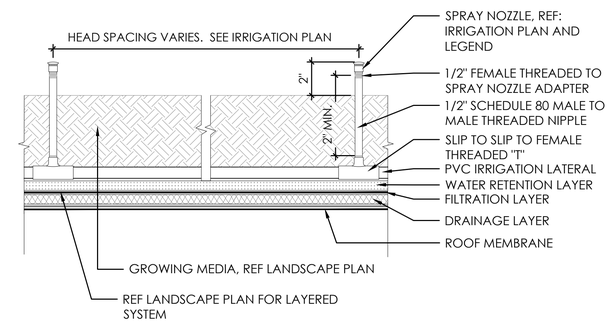

7 POINT OF CONNECTION ASSEMBLY
SCALE: NTS




8 POP-UP SPRINKLER
SCALE: NTS




9 GATE VALVE
SCALE: NTS




10 OVERHEAD SPRAY @ VEG. ROOF
SCALE: 3" = 1'-0"

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STATE OF WASHINGTON
KAREN S. KIEST
NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
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| 11/20/2020 | | EDG #2 |
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| 10/08/2021 | | PH II CORRECTION CYCLE 1 |
| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE IRRIGATION DETAILS

L3.10

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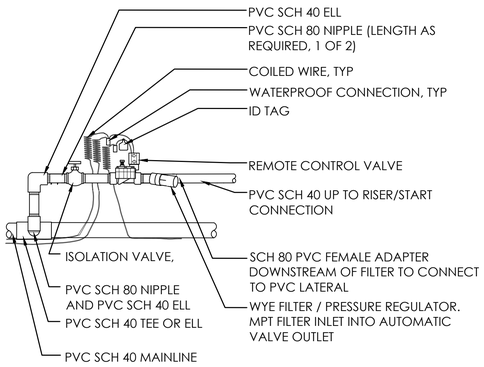
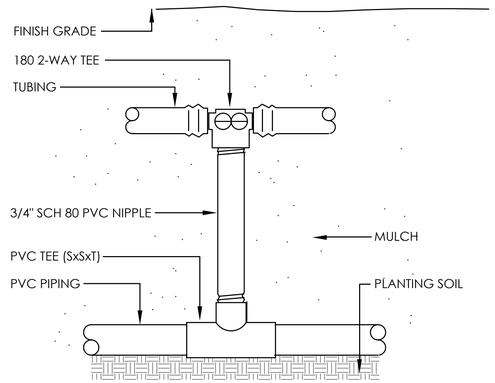
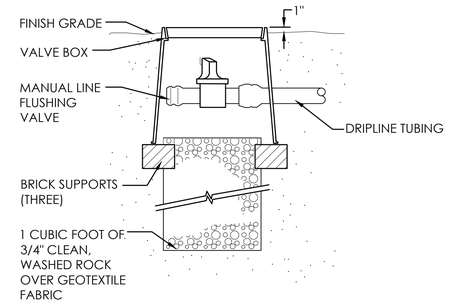


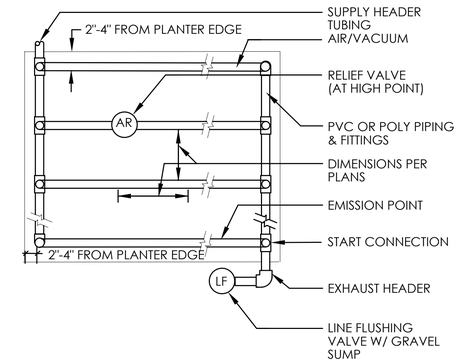

1 DRIP CONTROL VALVE W/ FILTER & PRV
SCALE: NTS



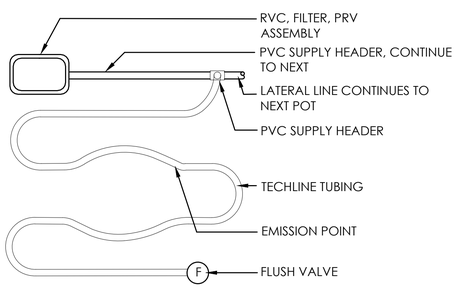

2 DRIPLINE START CONNECTION
SCALE: NTS




3 DRIPLINE FLUSH VALVE
SCALE: NTS




4 DRIPLINE SAMPLE LAYOUT
SCALE: NTS




5 SAMPLE TECHLINE LAYOUT AT POTS
SCALE: NTS

Karen Kiest
Landscape Architects
111 west john street suite 305
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
NO. 550
EXP. 12/10/20
LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
DRAWING ISSUE

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 11/20/2020 | | EDG #2 |
| 01/04/2020 | | MUP SUBMITTAL |
| 02/26/2021 | | PH2 PERMIT INTAKE |
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| 02/17/2022 | | MUP CORRECTION CYCLE 4 |
| 02/17/2022 | | MUP CORRECTION CYCLE 5 |

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | KK |
| DRAWN BY: | DH |
| CHECKED BY: | KK |

LANDSCAPE IRRIGATION DETAILS - DRIP

L3.20

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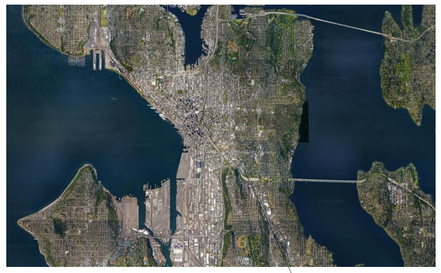
## VICINITY MAP



SITE

## LEGAL DESCRIPTION & P.L. DIMENSIONS

**LEGAL DESCRIPTION UPDATED PER LBA #3037257-LU:**

**PARCEL B:**
LOTS 23 THROUGH 32, INCLUSIVE, IN BLOCK 4, PLAT OF RAINIER BOULEVARD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 59, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID LOT 23 DESCRIBED AS FOLLOWS:
BEGINING AT THE MOST EASTERLY CORNER OF SAID LOT 23;
THENCE NORTH 26°12'36" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 8.88 FEET;
THENCE SOUTH 63°52'48" WEST DISTANCE OF 20.00 FEET;
THENCE SOUTH 26°12'36" EAST A DISTANCE OF 4.00 FEET;
THEN SOUTH 63°52'48" WEST A DISTANCE OF 79.98 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 23;
THENCE SOUTH 26°12'09" EAST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 5.08 FEET TO THE MOST SOUTHERLY CORNER OF SAIF LOT 23;
THENCE NORTH 63°45'47" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING.

## SITE ADDRESS

**900 RAINIER**
900 RAINIER AVE S
SEATTLE, WA 98114

## OWNER

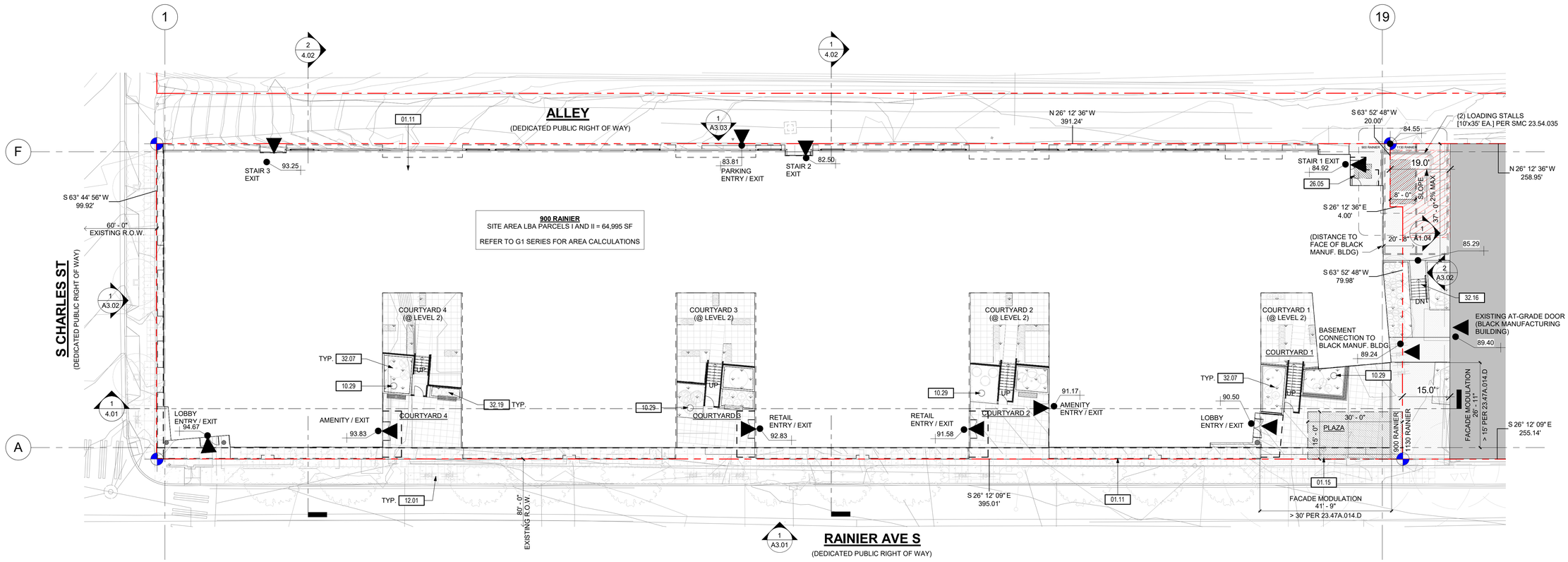
**1130 RAINIER QOZB, LLC**
159 S. JACKSON STREET, SUITE 300
SEATTLE, WA 98104
PHONE: (206) 889-5949
EMAIL: LORI@NSCO.COM
CONTACT: LORI MCEWUEN

## KEYNOTES:

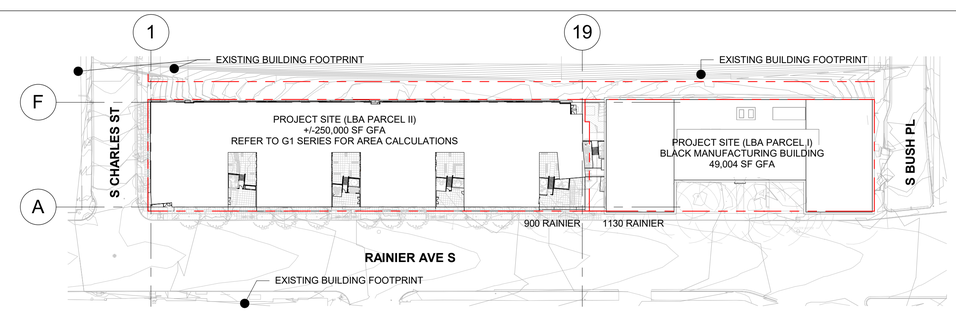
| # | NOTE |
|---|---|
| 01.11 | LINE OF BUILDING OVERHANG ABOVE, REF. HIGHER LEVEL PLANS |
| 01.15 | 30' WIDE BY 15' DEEP SETBACK PER SMC 23.47A.014 |
| 10.29 | SCULPTURAL ART |
| 12.01 | BICYCLE RACK SYSTEM, REF. LANDSCAPE FOR DETAILS |
| 26.05 | ELECTRICAL PULL BOX TO BE RELOCATED INTO ALLEY |
| 32.07 | BIO-RETENTION PLANTER PER CIVIL PLANS |
| 32.16 | CONCRETE SITE STAIRS PER PLANS AND DETAILS; PROVIDE 1-1/2" STEEL PIPE HANDRAIL EACH SIDE WITH 12" EXTENSIONS BEYOND TOP AND BOTTOM RISERS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION |
| 32.19 | NON-BIORETENTION GREEN FACTOR LANDSCAPING. SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION. |

## SHEET NOTES:

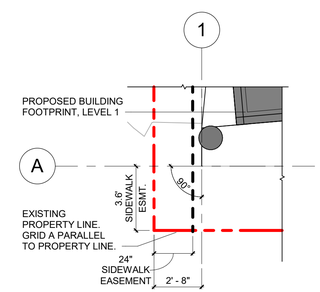
A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED, REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE
M. IN DETERMINING FINAL SPOT ELEVATIONS ALONG BUILDING PERIMETER, CONTRACTOR TO FIELD VERIFY EXISTING AND FINAL CONDITIONS OF THE RIGHT OF WAY GRADES.




**1 SITE PLAN**
1/16" = 1'-0"
TRUE NORTH
PROJECT NORTH




**3 SITE PLAN WITH BLACK MANUFACTURING BUILDING**
1/64" = 1'-0"
PROJECT NORTH




**2 NORTHWEST CORNER**
1/4" = 1'-0"

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 07/15/2021 | | SHORING & EXCAVATION CC1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | RJP |
| CHECKED BY: | RAM |

SITE PLAN

A1.00

JACKSON | MAIN ARCHITECTURE P.S. © 2021

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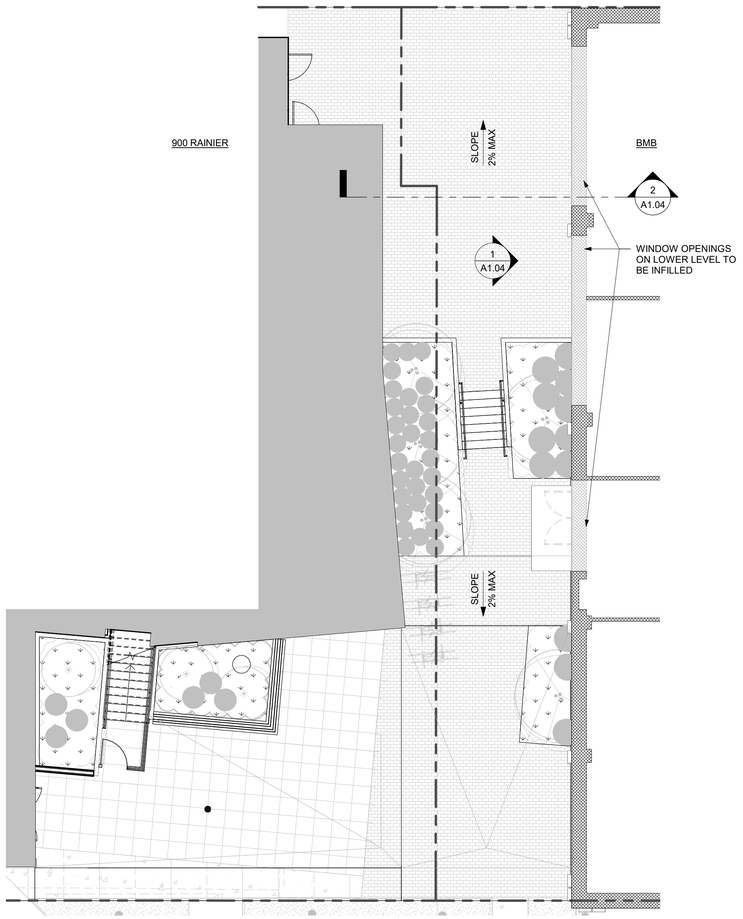
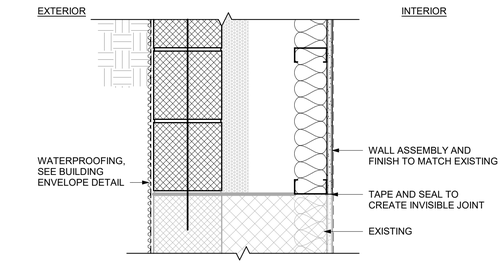
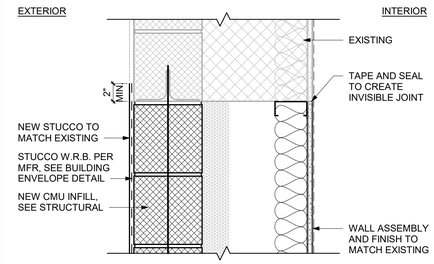



## 3 BMB EXTERIOR CONNECTION PLAN
1/8" = 1'-0"




NOTE:
NEW COMPONENTS TO MATCH WITH EXISTING ASSEMBLY AND FINISH TO THE GREATEST EXTENT POSSIBLE

## 8 BMB - NEW WINDOW INFILL (SILL)
1 1/2" = 1'-0"




NOTE:
NEW COMPONENTS TO MATCH WITH EXISTING ASSEMBLY AND FINISH TO THE GREATEST EXTENT POSSIBLE

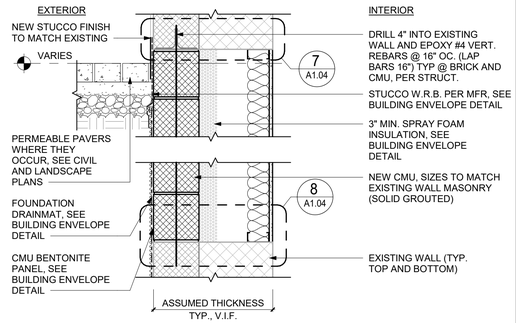
## 7 BMB - NEW WINDOW INFILL (HEAD)
1 1/2" = 1'-0"

## SHEET NOTES:

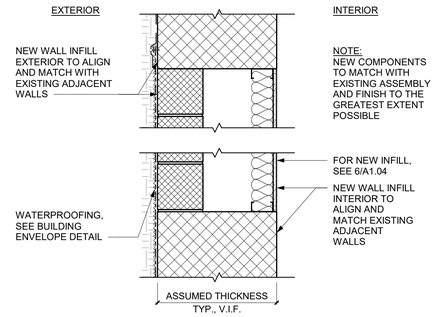
A. SEE STRUCTURAL FOR TUNNEL SPECIFICATIONS AND LID.
B. FOR WATERPROOFING, SEE BUILDING ENVELEOPE.

## KEYNOTES:

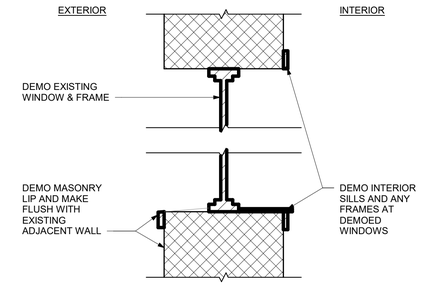
| # | NOTE |
|---|---|



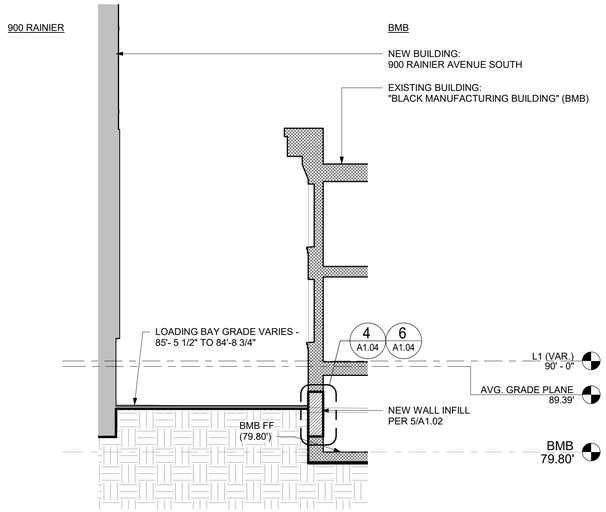

## 6 BMB - NEW CAVITY WALL INFILL
1" = 1'-0"



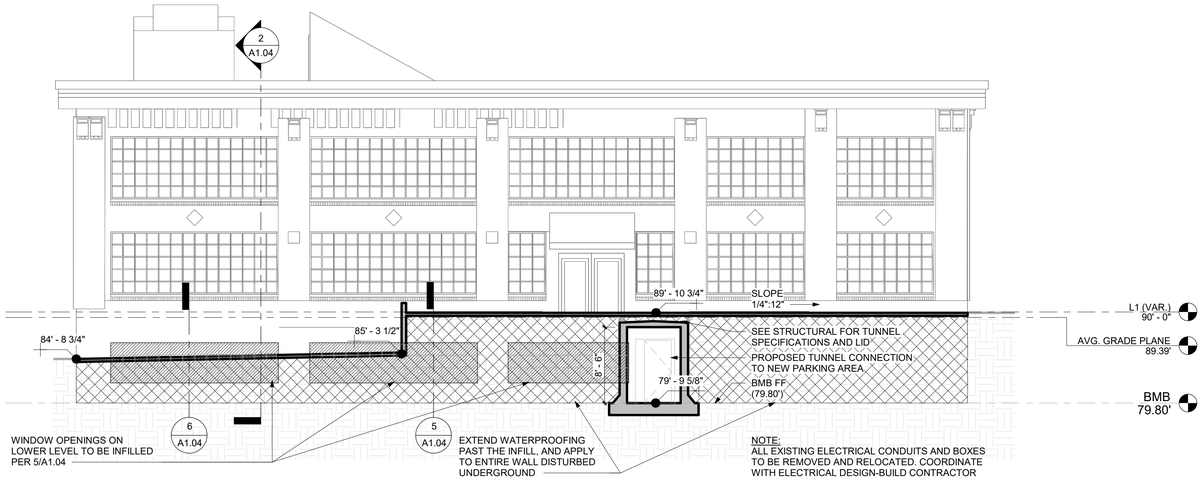

## 5 BMB - NEW WINDOW INFILL (UNDERGROUND)
1" = 1'-0"




## 4 BMB - DEMO WINDOW
1" = 1'-0"




## 2 BMB - NORTH WALL SECTION
1/8" = 1'-0"




## 1 BMB - NORTH ELEVATION
1/8" = 1'-0"

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

BLACK MANUFACTURING BLDG.

A1.04

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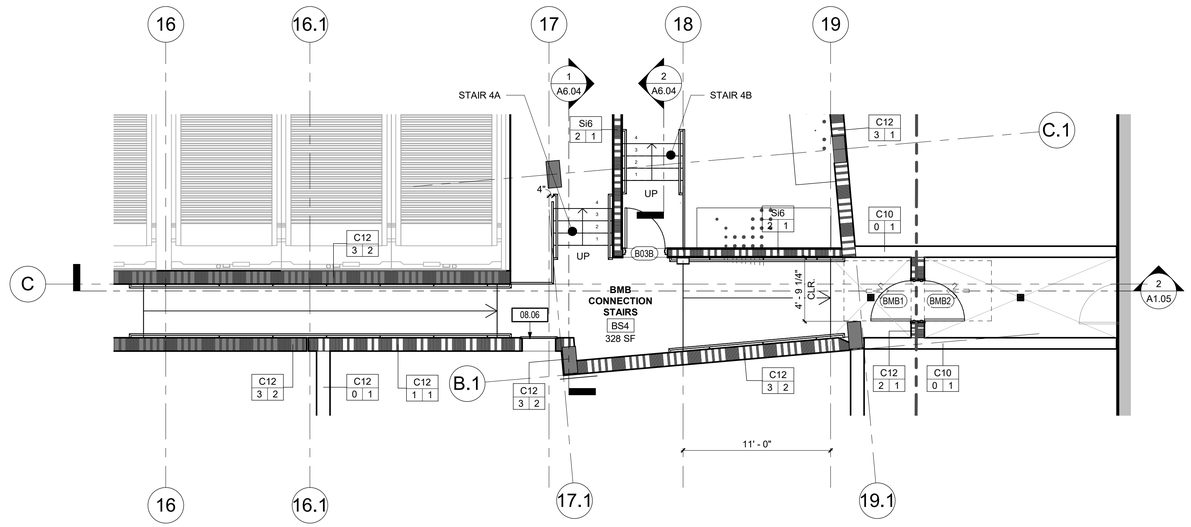
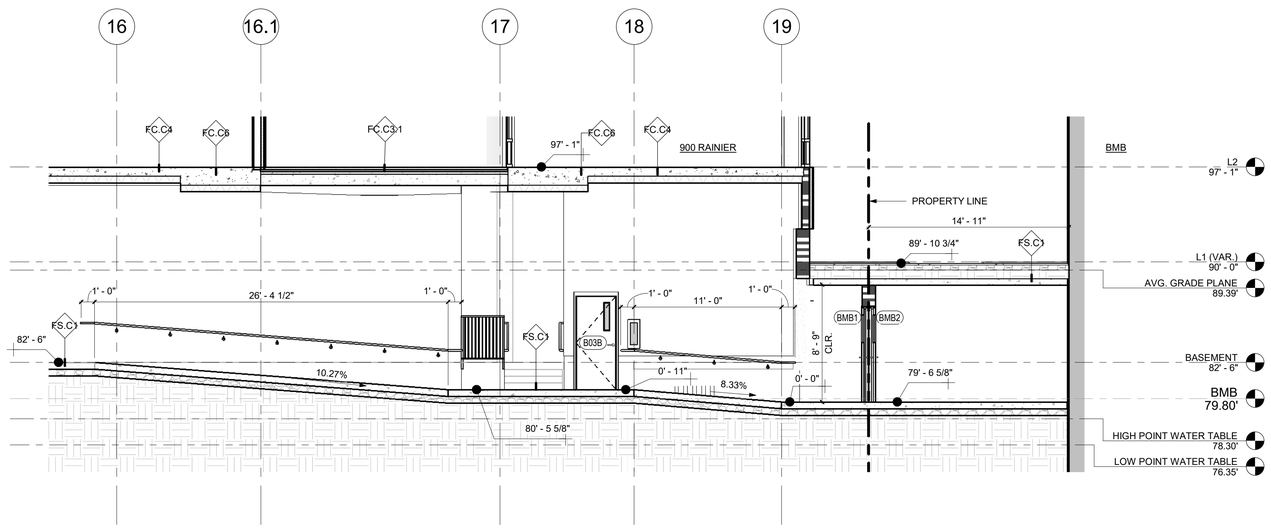
## KEYNOTES:

| # | NOTE |
|---|---|
| 08.06 | ACCESS HATCH, 30" X 30" MIN. |




**1** BASEMENT STAIR AND BLACK MANUFACTURING BUILDING CONNECTION
3/16" = 1'-0"




**2** SECTION THROUGH RAMP AND BMB TUNNEL
3/16" = 1'-0"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900 RAINIER AVE. S.
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| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

BLACK MANUFACTURING BLDG.

A1.05

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## PARKING:

**PARKING SPACE AND ACCESS STANDARDS**
PER SMC 23.54.030 PARKING SPACE AND ACCESS STANDARDS. ALL SPACES SHALL MEET THE MINIMUM SIZE OF A MEDIUM VEHICLE PARKING SPACE (8 FEET IN WIDTH AND 16 FEET IN LENGTH).

**EV PARKING**
RESIDENTIAL USES
20% MIN. (REQUIRED - PER SMC 23.54.030.L.1.C)
**20% (PROVIDED) - 26 SPACES (GROUPS C & D)**

ACCESSIBLE
1 SPACE MIN. (REQUIRED - PER SMC 23.54.030.L.6)
**1 SPACE (PROVIDED)**

NON-RESIDENTIAL
10% MIN. (REQUIRED - PER SMC 23.54.030.L.2)
**(NONE PROVIDED)**

### PARKING COUNTS

| GROUP | |
|---|---|
| A | 15 |
| B | 17 |
| C | 11 |
| D | 15 |
| E | 5 |
| F | 5 |
| G | 11 |
| H | 23 |
| I | 23 |
| ADA | 5 |

GROUPS A TO G = 125 MEDIUM SIZE DOUBLE STACKED PARKING SPACES

ACCESSIBLE = (2% REQUIRED) 5 PARKING SPACES PROPOSED

125 + 5 = 130

**TOTAL: 130 RESIDENTIAL (R-2) PARKING SPACES**

## LEGEND:

EXISTING SHORING

## KEY:

OVERFRAMED ON TOP OF THE LOWER CONCRETE DECK

| # | NOTE |
|---|---|
| 03.10 | SLOPE SURROUNDING FLOOR SLAB TO DRAIN, (1/4"-12") |
| 05.15 | STAIRS CONTINUE ABOVE THIS LANDING. SEE ENLARGED STAIR PLANS AND SECTION. |
| 08.06 | ACCESS HATCH, 30" X 30" MIN. |
| 14.08 | PARKING STACKER SYSTEM. TWO LEVELS WITH LIFTING AND SLIDING PLATFORMS. (BASIS OF DESIGN: WOHR COMBI-LIFT) |
| 21.04 | 2-HR FIRE SEPARATION BETWEEN 900 RAINIER AND 1130 RAINIER |
| 22.15 | DRAIN TO SUMP |
| 22.16 | AREA DRAIN TO OIL-WATER SEPARATOR, TO SEWER. SLOPE SURROUNDING SLAB TO DRAIN, (1/4":12"). ALSO SEE PLUMBING DRAWINGS. |
| 22.17 | FLOOR DRAIN. SEE PLUMBING DRAWINGS. |
| 22.18 | DRY SUMP PER SCL REQUIREMENTS AND SBC 428.9. LOCATE PER SCL APPROVED LAYOUT. SEE ELECTRICAL PLANS. SLOPE FLOOR SLAB TO SUMP. ALSO SEE STRUCTURAL PLANS. |
| 22.19 | SUMP PUMP SERVICING BMB CONNECTION TUNNEL AND DECK DRAINS ABOVE. |
| 23.06 | SCL VENTILATION OPENING LOCATED 10 FEET MIN. AWAY FROM OPENINGS AND PROPERTY LINE. CONTRACTOR TO PROVIDE 3-HR FIRE DAMPER AT VENTILATION INTAKE OPENINGS. SEE MECHANICAL FOR SIZING (TO BE SUBMITTED UNDER SEPARATE PERMIT). |
| 23.08 | SCL EXHAUST SHAFT, 3 HR RATED. SEE MECHANICAL FOR MIN. SIZING. |
| 26.05 | ELECTRICAL PULL BOX TO BE RELOCATED INTO ALLEY |
| 26.06 | EXISTING TRANSFORMER LOCATION WHICH IS UNDER LBA LINE. SHIFT THE LBA AROUND THE TRANSFORMER. CHANGE TO 500KVA. ENTIRELY PLACE IN 3 HOUR VAULT BELOW GRADE. NO VENTING OR SECONDARY CONTAINMENT REQUIRED. SEE ELECTRICAL PLANS. |
| 26.07 | PROVIDE HOUSEKEEPING PADS WHERE REQUIRED BY ELECTRICAL. SEE ELECTRICAL PLANS. |
| 31.08 | EXISTING SHORING WALL. SEE SHORING PLANS. REFERENCE SDCI RECORD #6749281-CN SHORING PERMIT. |
| 31.09 | NEW SHORING WALL. SEE SHORING PLANS. REFERENCE SDCI RECORD #6749281-CN SHORING PERMIT. |
| 31.10 | FOAM FILL CAVITY. SEE SHORING PLANS. REFERENCE SDCI RECORD #6749281-CN SHORING PERMIT. |

## SHEET NOTES:

A. REFER TO G0 SERIES FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
G. FOR FRAMED WALLS- LOCATE HINGE SIDE OF ALL DOORS 4-1/2" FROM PERPENDICULAR FRAMING U.N.O.
H. FOR MASONRY WALLS- LOCATE HINGE SIDE OF DOOR 8" FROM PERPENDICULAR WALL U.N.O.
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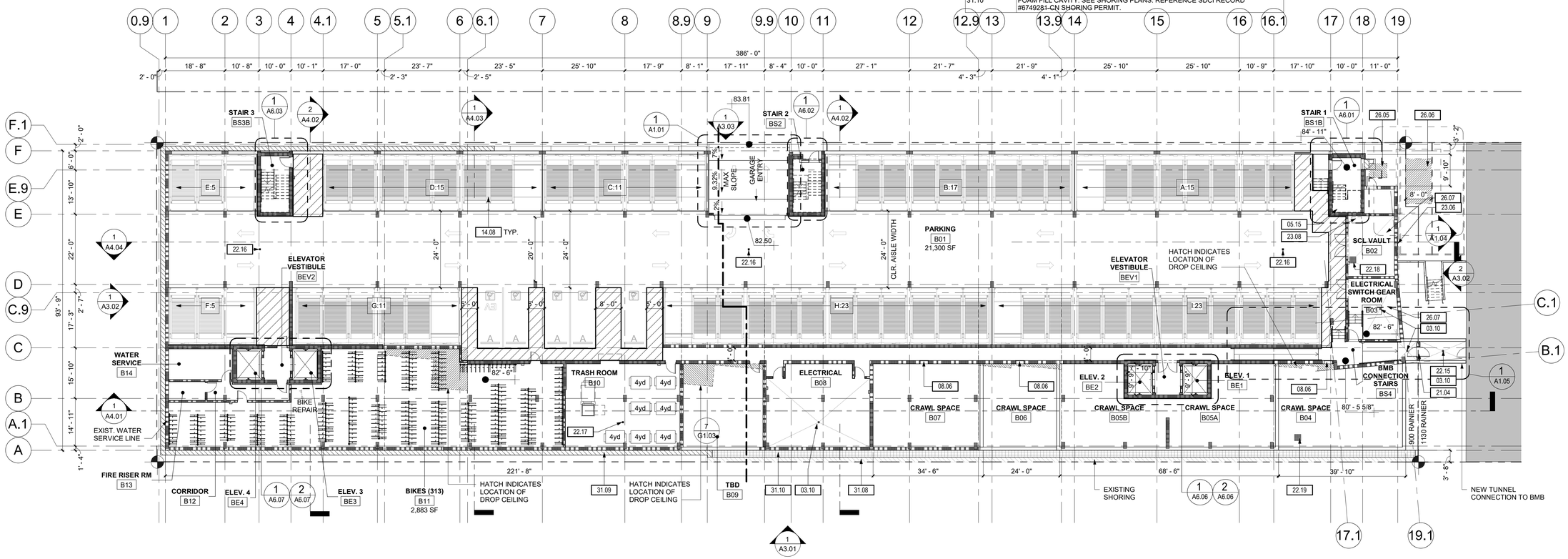


1 **BASEMENT**
1/16" = 1'-0"
PROJECT NORTH


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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
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| CHECKED BY: | RAM |

FLOOR PLAN - BASEMENT

# A2.00

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## KEYNOTES:

| # | NOTE |
|---|---|
| 02.12 | RAMP DOWN TO BLACK MANUFACTURING BUILDING BASEMENT CONNECTION TUNNEL |

## SHEET NOTES:

A. REFER TO G0 SERIES FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
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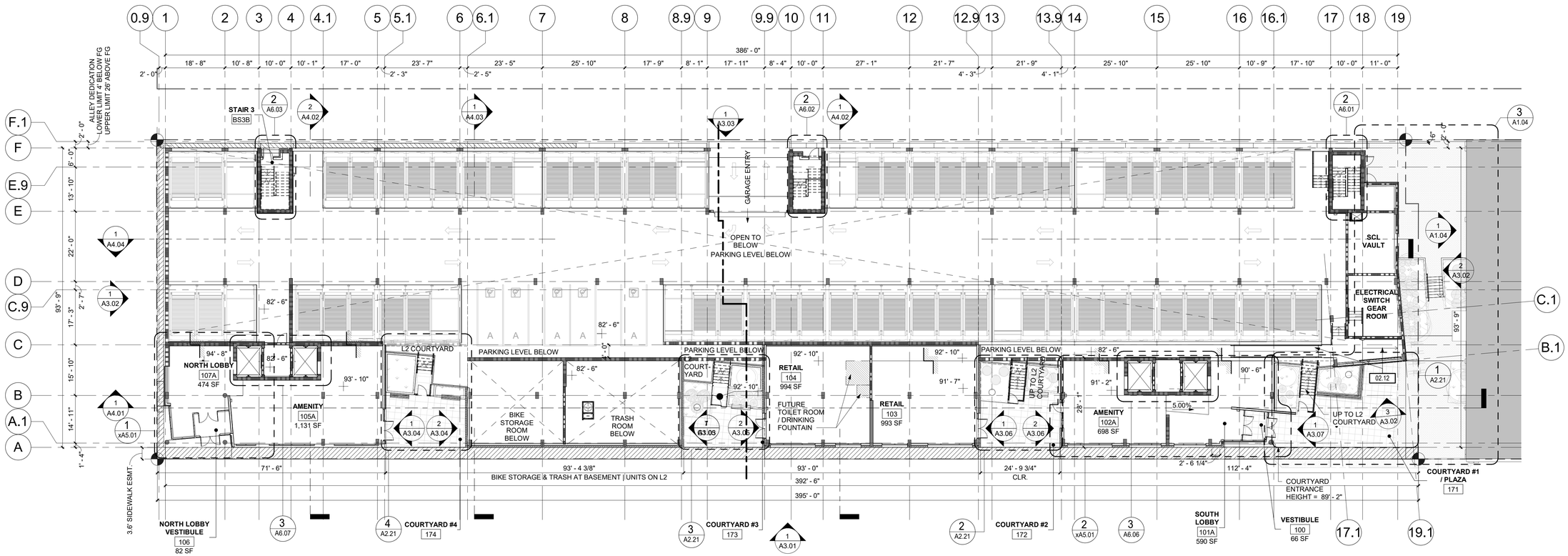


PROJECT NORTH

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


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900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 1

# A2.01

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## UNIT NAMING LEGEND

NUMBER OF BEDROOMS*
NUMBER OF BATHROOMS
UNIT LAYOUT DIFFERENTIAL (LAYOUT NUMBER)
UNIT LAYOUT SUB-TYPE DIFFERENTIAL (TYPE A UNIT, HAS ATTACHED LOFT SPACE)
UNIT *FOOTPRINT* DIFFERENTIAL (POWERLINE)**
CONSTRUCTION TYPE (WOOD / STEEL)**

**11.8.L.PL.W**
**716L**

INDICATES LOFT SPACE OF ASSOCIATED SAME-NUMBERED UNIT (OPTIONAL)
STACK NUMBER
FLOOR LEVEL DETERMINES THIS DIGIT

* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L2

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L2 | | | |
| 1 BED 1 BATH | 17 | 36% | 6,605 SF |
| 1 BED 1 BATH TYPE A | 1 | 2% | 386 SF |
| 2 BED 1 BATH | 1 | 2% | 565 SF |
| EFFICIENCY DWELLING UNIT | 4 | 9% | 1,289 SF |
| EFFICIENCY DWELLING UNIT TYPE A | 1 | 2% | 347 SF |
| OPEN BED 1 BATH | 11 | 23% | 4,786 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 435 SF |
| SMALL EFFICIENCY DWELLING UNIT | 10 | 21% | 3,353 SF |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | 1 | 2% | 346 SF |
| | 47 | 100% | 18,113 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

A. REFER TO G0 SERIES FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
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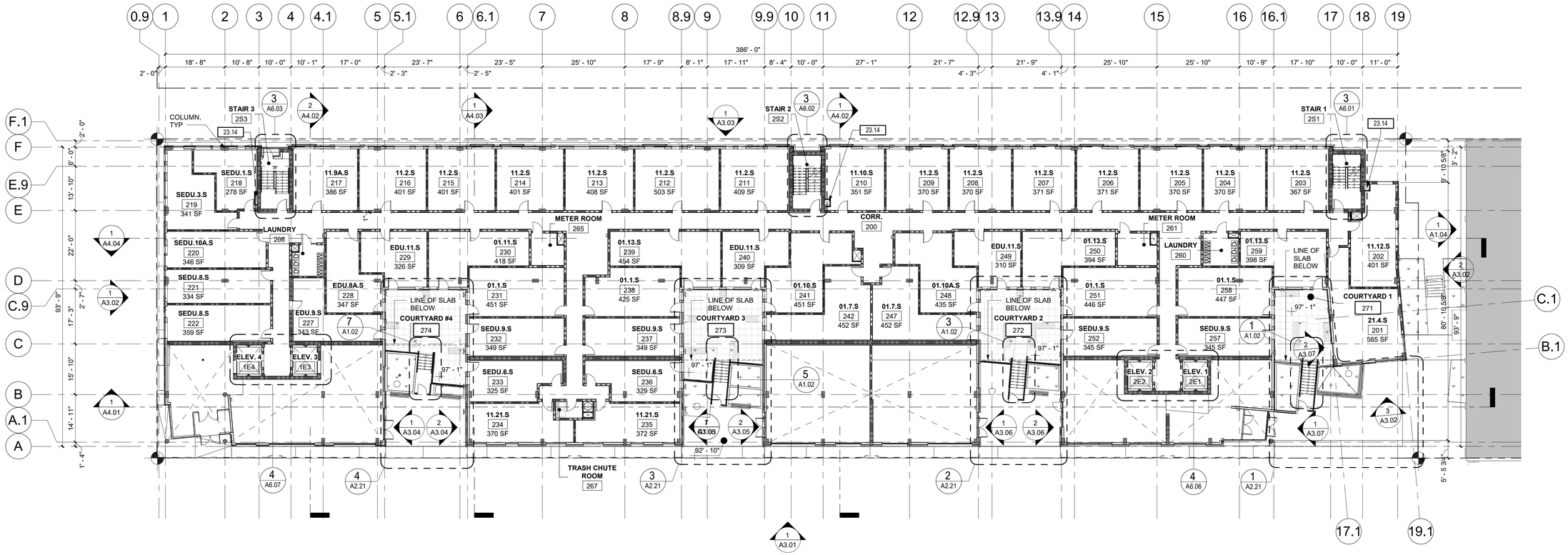


1 LEVEL 2 - R1 TRANSIENT LODGING
1/16" = 1'-0"

PROJECT NORTH


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| DATE | NO. | DESCRIPTION |
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| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
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| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
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| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 2

A2.02

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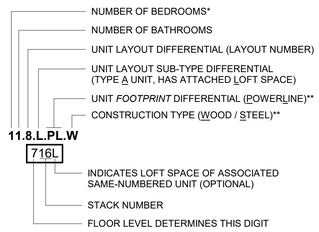
## UNIT NAMING LEGEND




* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L3

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L3 | | | |
| 1 BED 1 BATH | 27 | 46% | 11,216 SF |
| 1 BED 1 BATH TYPE A | 1 | 2% | 386 SF |
| 2 BED 1 BATH | 2 | 3% | 1,094 SF |
| 2 BED 1 BATH TYPE A | 1 | 2% | 563 SF |
| EFFICIENCY DWELLING UNIT | 5 | 8% | 1,637 SF |
| OPEN BED 1 BATH | 11 | 19% | 4,694 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 435 SF |
| SMALL EFFICIENCY DWELLING UNIT | 11 | 19% | 3,715 SF |
| | 59 | 100% | 23,740 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
| 11.24 | WALL-MOUNTED BALCONY, INCLUDING RAILING AND DIAGONAL ROD BRACKET ATTACHMENTS (SEE 12/A8.07). TYPICAL DEPTH: 3'-8" (3'0" ALONG RAINIER AVE). |
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

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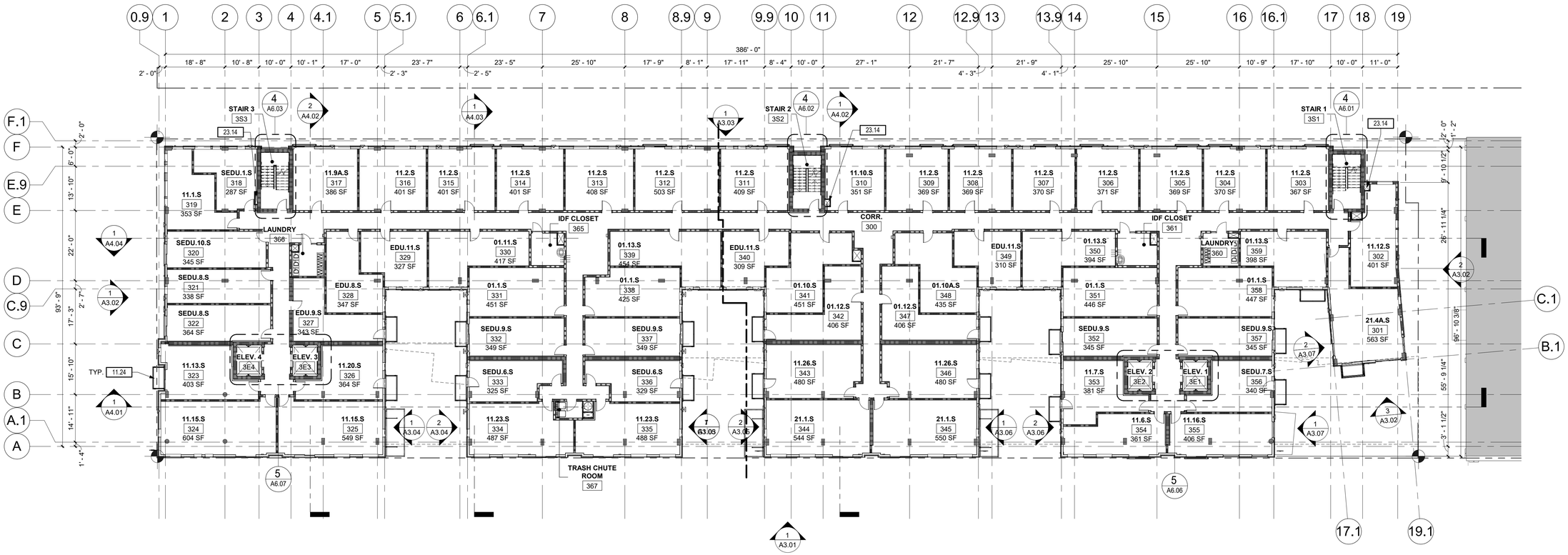


## 1 LEVEL 3 - R1 TRANSIENT LODGING

1/16" = 1'-0"

PROJECT NORTH


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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
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FLOOR PLAN - LEVEL 3

# A2.03

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## UNIT NAMING LEGEND

NUMBER OF BEDROOMS*
NUMBER OF BATHROOMS
UNIT LAYOUT DIFFERENTIAL (LAYOUT NUMBER)
UNIT LAYOUT SUB-TYPE DIFFERENTIAL (TYPE A UNIT, HAS ATTACHED LOFT SPACE)
UNIT *FOOTPRINT* DIFFERENTIAL (POWERLINE)**
CONSTRUCTION TYPE (WOOD / STEEL)**

**11.8.L.PL.W**
**716L**

INDICATES LOFT SPACE OF ASSOCIATED SAME-NUMBERED UNIT (OPTIONAL)
STACK NUMBER
FLOOR LEVEL DETERMINES THIS DIGIT

* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L4

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L4 | | | |
| 1 BED 1 BATH | 20 | 34% | 7,455 SF |
| 1 BED 1 BATH TYPE A | 2 | 3% | 837 SF |
| 2 BED 1 BATH | 5 | 8% | 2,699 SF |
| 2 BED 1 BATH TYPE A | 1 | 2% | 581 SF |
| EFFICIENCY DWELLING UNIT | 3 | 5% | 1,073 SF |
| EFFICIENCY DWELLING UNIT TYPE A | 1 | 2% | 401 SF |
| OPEN BED 1 BATH | 21 | 36% | 8,603 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 442 SF |
| SMALL EFFICIENCY DWELLING UNIT | 5 | 8% | 1,529 SF |
| | 59 | 100% | 23,620 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
| 11.25 | REFERENCE LANDSCAPE SHEETS FOR LANDSCAPE DRAINAGE DETAILS, TYP |
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

A. REFER TO G0 SERIES FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
G. FOR FRAMED WALLS- LOCATE HINGE SIDE OF ALL DOORS 4-1/2" FROM PERPENDICULAR FRAMING U.N.O.
H. FOR MASONRY WALLS- LOCATE HINGE SIDE OF DOOR 8" FROM PERPENDICULAR WALL U.N.O.
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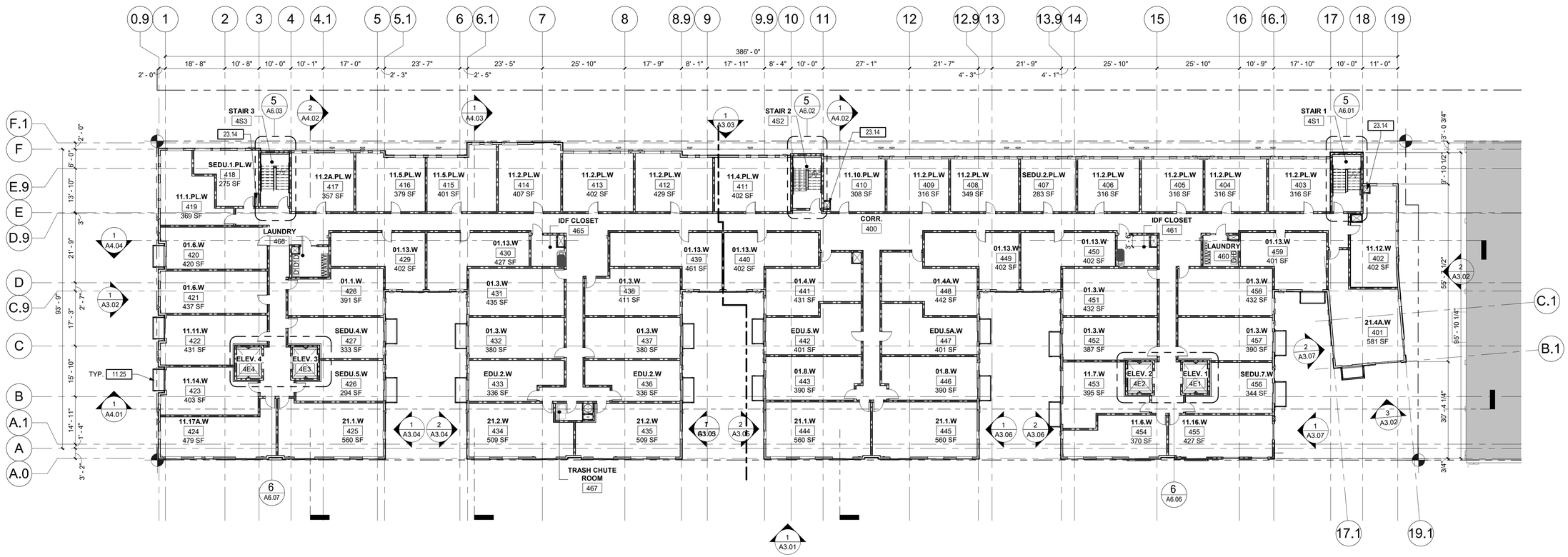


1 LEVEL 4 - R2 RESIDENTIAL APARTMENTS
1/16" = 1'-0"
PROJECT NORTH

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311 FIRST AVENUE SOUTH
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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

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900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

PROJECT NO.: 20047
PROJECT MGR.: CRF
DRAWN BY: JA
CHECKED BY: RAM

FLOOR PLAN - LEVEL 4

A2.04

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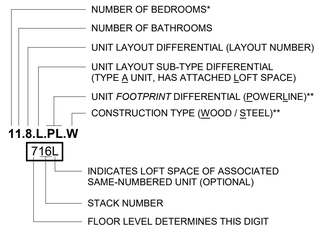
## UNIT NAMING LEGEND




* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L5

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L5 | | | |
| 1 BED 1 BATH | 20 | 34% | 7,380 SF |
| 1 BED 1 BATH TYPE A | 2 | 3% | 837 SF |
| 2 BED 1 BATH | 5 | 8% | 2,699 SF |
| 2 BED 1 BATH TYPE A | 1 | 2% | 581 SF |
| EFFICIENCY DWELLING UNIT | 4 | 7% | 1,474 SF |
| OPEN BED 1 BATH | 21 | 36% | 8,603 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 442 SF |
| SMALL EFFICIENCY DWELLING UNIT | 5 | 8% | 1,529 SF |
| | 59 | 100% | 23,545 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
| 11.25 | REFERENCE LANDSCAPE SHEETS FOR LANDSCAPE DRAINAGE DETAILS, TYP |
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

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B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
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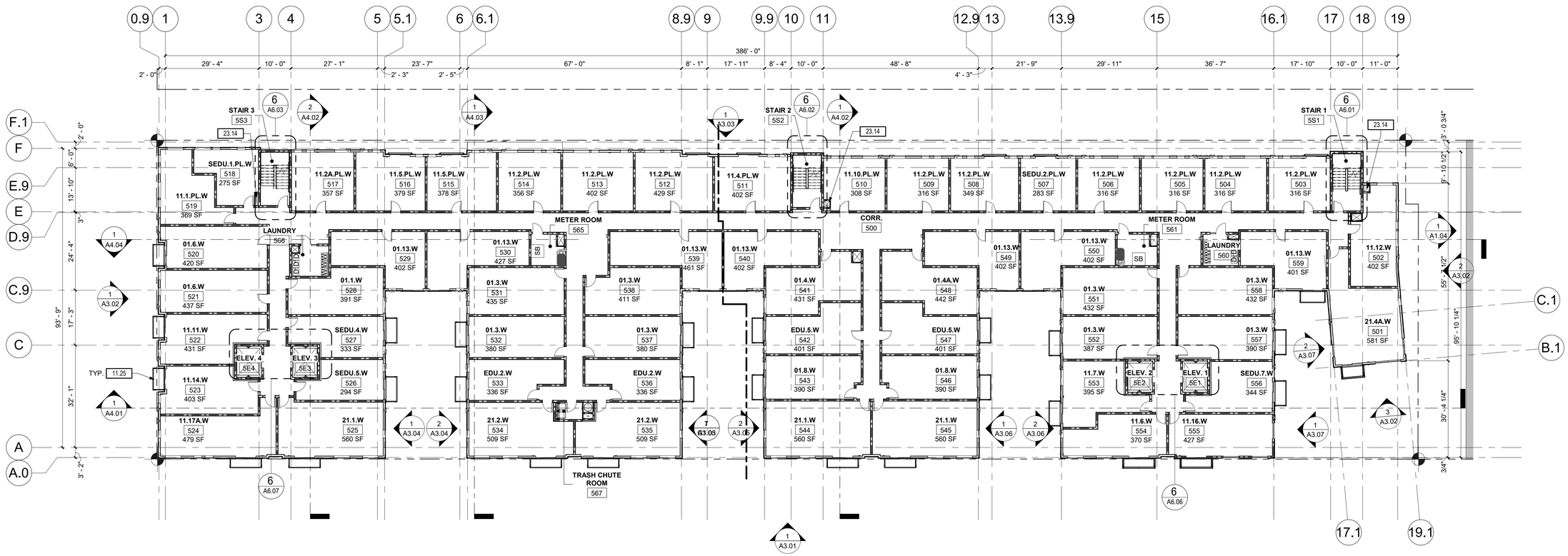


1 LEVEL 5 - R2 RESIDENTIAL APARTMENTS
1/16" = 1'-0"

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SEATTLE WA 98104

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900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
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| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 5

A2.05

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## UNIT NAMING LEGEND

NUMBER OF BEDROOMS*
NUMBER OF BATHROOMS
UNIT LAYOUT DIFFERENTIAL (LAYOUT NUMBER)
UNIT LAYOUT SUB-TYPE DIFFERENTIAL (TYPE A UNIT, HAS ATTACHED LOFT SPACE)
UNIT *FOOTPRINT* DIFFERENTIAL (POWERLINE)**
CONSTRUCTION TYPE (WOOD / STEEL)**

**11.8.L.PL.W**
**716L**

INDICATES LOFT SPACE OF ASSOCIATED SAME-NUMBERED UNIT (OPTIONAL)
STACK NUMBER
FLOOR LEVEL DETERMINES THIS DIGIT

* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L6

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L6 | | | |
| 1 BED 1 BATH | 21 | 36% | 8,026 SF |
| 1 BED 1 BATH TYPE A | 1 | 2% | 357 SF |
| 2 BED 1 BATH | 6 | 10% | 3,280 SF |
| EFFICIENCY DWELLING UNIT | 4 | 7% | 1,474 SF |
| OPEN BED 1 BATH | 21 | 36% | 8,603 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 442 SF |
| SMALL EFFICIENCY DWELLING UNIT | 4 | 7% | 1,206 SF |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | 1 | 2% | 333 SF |
| | 59 | 100% | 23,721 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
| 11.25 | REFERENCE LANDSCAPE SHEETS FOR LANDSCAPE DRAINAGE DETAILS, TYP |
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

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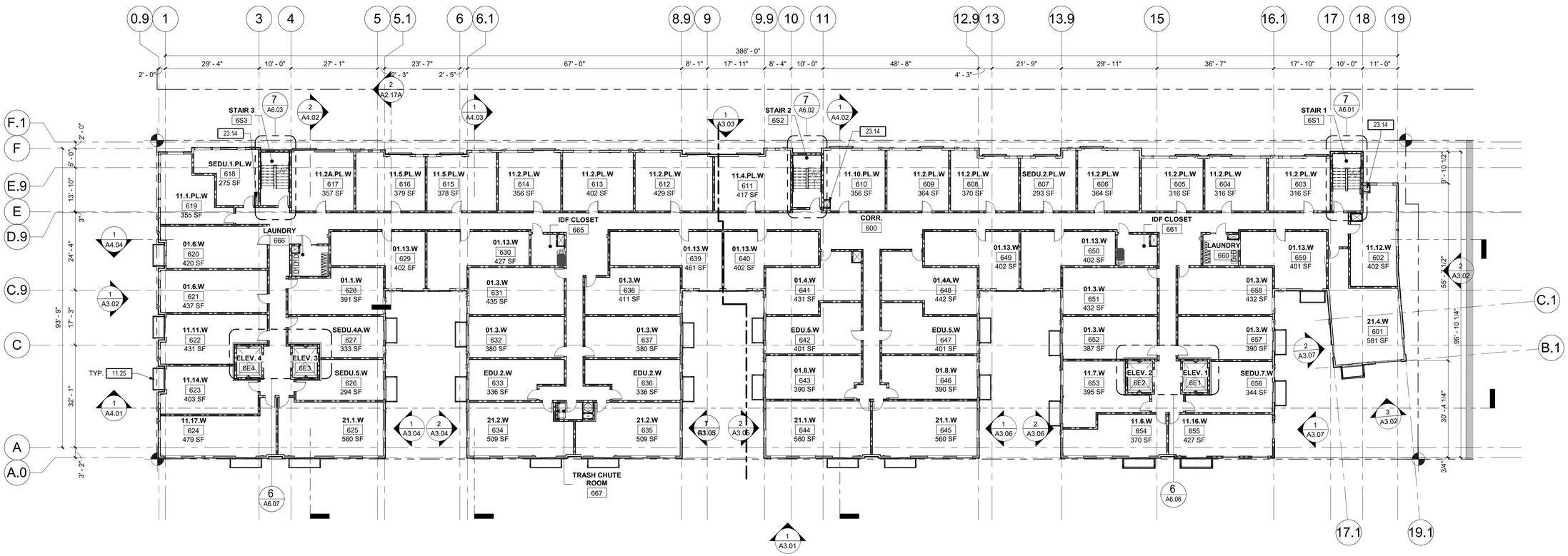


1 LEVEL 6 - R2 RESIDENTIAL APARTMENTS
1/16" = 1'-0"

PROJECT NORTH


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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

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|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
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| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 6

# A2.06

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## UNIT NAMING LEGEND

- NUMBER OF BEDROOMS*
- NUMBER OF BATHROOMS
- UNIT LAYOUT DIFFERENTIAL (LAYOUT NUMBER)
- UNIT LAYOUT SUB-TYPE DIFFERENTIAL (TYPE A UNIT, HAS ATTACHED LOFT SPACE)
- UNIT *FOOTPRINT* DIFFERENTIAL (POWERLINE)**
- CONSTRUCTION TYPE (WOOD / STEEL)**

**11.8.L.PL.W**
**716L**

- INDICATES LOFT SPACE OF ASSOCIATED SAME-NUMBERED UNIT (OPTIONAL)
- STACK NUMBER
- FLOOR LEVEL DETERMINES THIS DIGIT

* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L7

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L7 | | | |
| 1 BED 1 BATH | 1 | 2% | 355 SF |
| 1 BED 1 BATH TYPE A | 1 | 2% | 381 SF |
| 1 BED 1 BATH WITH LOFT | 20 | 34% | 8,105 SF |
| 2 BED 1 BATH WITH LOFT | 6 | 10% | 3,275 SF |
| EFFICIENCY DWELLING UNIT WITH LOFT | 3 | 5% | 1,073 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 442 SF |
| OPEN BED 1 BATH WITH LOFT | 22 | 37% | 9,004 SF |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | 5 | 8% | 1,547 SF |
| | 59 | 100% | 24,183 SF |

### UNIT COUNTS - L7 LOFT

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L7 LOFT | | | |
| 1 BED 1 BATH LOFT | 20 | 36% | 1,958 SF |
| 2 BED 1 BATH LOFT | 6 | 11% | 563 SF |
| EFFICIENCY DWELLING UNIT LOFT | 4 | 7% | 389 SF |
| OPEN BED 1 BATH LOFT | 21 | 38% | 2,046 SF |
| SMALL EFFICIENCY DWELLING UNIT LOFT | 5 | 9% | 486 SF |
| | 56 | 100% | 5,441 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
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| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

## SHEET NOTES:

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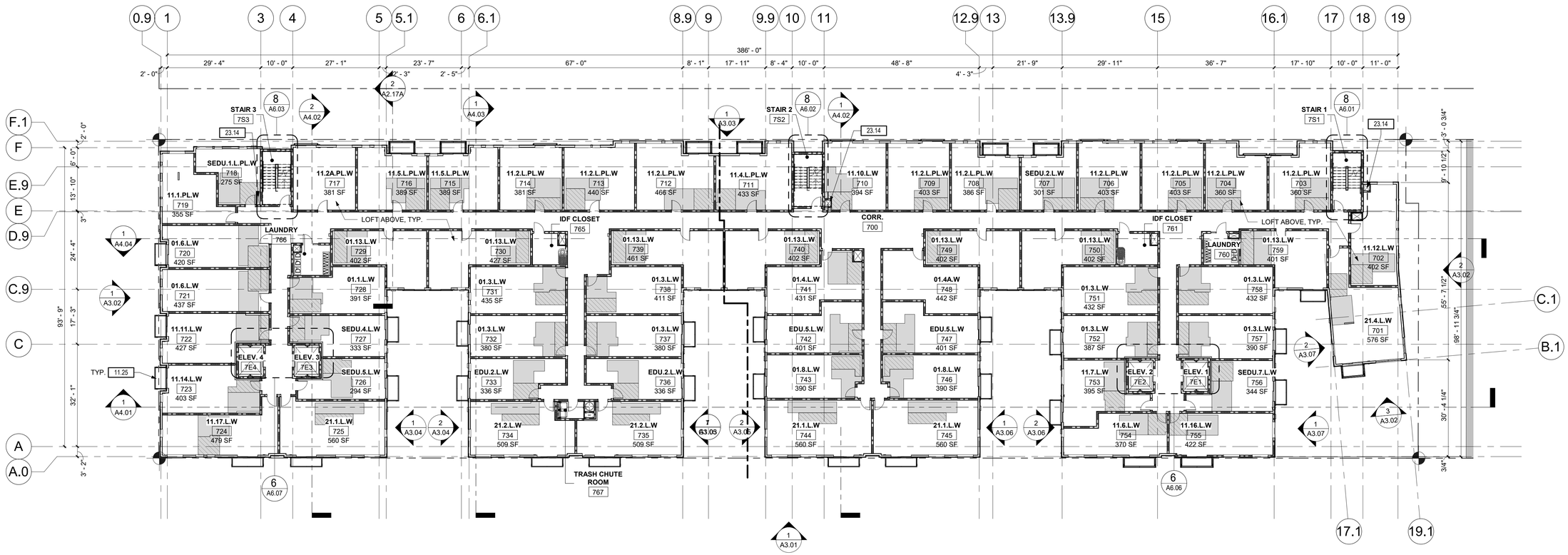
## LOFT HATCH LEGEND

- INDICATES EXTENTS OF OPEN LOFT AREA ABOVE (NO MORE THAN 60SF)
- INDICATES EXTENTS OF CONCEALED SPACE LOFT AREA ABOVE

NOTE: REFER TO ENLARGED UNIT PLANS FOR LOFT LAYOUTS




## 1 LEVEL 7 - R2 RESIDENTIAL APARTMENTS

1/16" = 1'-0"

PROJECT NORTH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159 S. JACKSON ST. SUITE 300
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SEATTLE WA 98114

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|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
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| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |


6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON


| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 7

# A2.07


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## UNIT NAMING LEGEND

- NUMBER OF BEDROOMS*
- NUMBER OF BATHROOMS
- UNIT LAYOUT DIFFERENTIAL (LAYOUT NUMBER)
- UNIT LAYOUT SUB-TYPE DIFFERENTIAL (TYPE A UNIT, HAS ATTACHED LOFT SPACE)
- UNIT *FOOTPRINT* DIFFERENTIAL (POWERLINE)**
- CONSTRUCTION TYPE (WOOD / STEEL)**

**11.8.L.PL.W**

**716L**

- INDICATES LOFT SPACE OF ASSOCIATED SAME-NUMBERED UNIT (OPTIONAL)
- STACK NUMBER
- FLOOR LEVEL DETERMINES THIS DIGIT

* BEDROOM COUNT / LABELS:
- "0" IS OPEN BED
- "SEDU" = SMALL EFFICIENCY DWELLING UNIT (<320 SF)
- "EDU" = EFFICIENCY DWELLING UNIT (≥320 SF)

** POWERLINE & CONSTRUCTION TYPE:
"PL" AND "W" INDICATORS NOT INCLUDED FOR LOFT ROOM / SF TAGGING. SEE PRIMARY UNIT NAME.

## UNIT COUNTS:

### UNIT COUNTS - L8

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L8 | | | |
| 1 BED 1 BATH | 1 | 2% | 387 SF |
| 1 BED 1 BATH WITH LOFT | 16 | 29% | 6,501 SF |
| 2 BED 1 BATH WITH LOFT | 4 | 7% | 2,073 SF |
| EFFICIENCY DWELLING UNIT WITH LOFT | 3 | 5% | 1,073 SF |
| OPEN BED 1 BATH | 9 | 16% | 3,749 SF |
| OPEN BED 1 BATH TYPE A | 1 | 2% | 442 SF |
| OPEN BED 1 BATH WITH LOFT | 13 | 24% | 5,255 SF |
| SMALL EFFICIENCY DWELLING UNIT TYPE A | 1 | 2% | 284 SF |
| SMALL EFFICIENCY DWELLING UNIT WITH LOFT | 7 | 13% | 2,134 SF |
| | 55 | 100% | 21,898 SF |

### UNIT COUNTS - L8 LOFT

| UNIT TYPE | COUNT | TYPE % | AREA |
|---|---|---|---|
| L8 LOFT | | | |
| 1 BED 1 BATH LOFT | 20 | 47% | 1,902 SF |
| 2 BED 1 BATH LOFT | 2 | 5% | 185 SF |
| EFFICIENCY DWELLING UNIT LOFT | 4 | 9% | 336 SF |
| OPEN BED 1 BATH LOFT | 12 | 26% | 1,117 SF |
| SMALL EFFICIENCY DWELLING UNIT LOFT | 6 | 14% | 579 SF |
| | 44 | 100% | 4,119 SF |

## KEYNOTES:

| # | NOTE |
|---|---|
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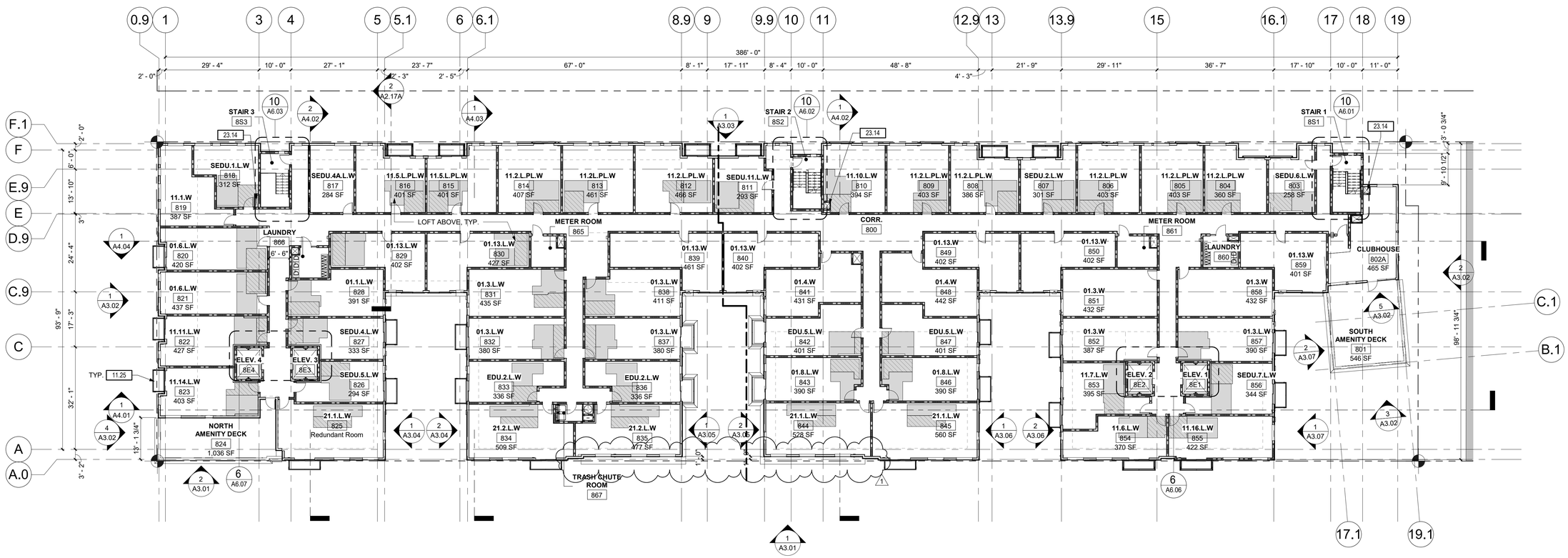
## LOFT HATCH LEGEND

INDICATES EXTENTS OF OPEN LOFT AREA ABOVE (NO MORE THAN 60SF)

INDICATES EXTENTS OF CONCEALED SPACE LOFT AREA ABOVE

NOTE: REFER TO ENLARGED UNIT PLANS FOR LOFT LAYOUTS




1 LEVEL 8 - R2 RESIDENTIAL APARTMENTS
1/16" = 1'-0"

PROJECT NORTH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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - LEVEL 8

# A2.08

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## ENERGY NOTES:

PER 2015 SEATTLE ENERGY CODE SECTION:

C411 RENEWABLE (SOLAR) ENERGY SYSTEM REQUIRED AT TIME OF CONSTRUCTION
**SYSTEM SIZE PER SEATTLE SDCI CAM #422**

LARGEST 5-STORIES ABOVE GRADE:
LVL 4/5: 31,557 SF
LVL 6: 31,937 SF
LVL 7: 32,524 SF
LVL 8: 32,579 SF
= 160,154 SF

$\frac{160,154\ SF}{1,000}$ X 70 = **11,210.78 WATTS (11.21 kW PV SYSTEM REQUIRED)**

REFER TO ELECTRICAL PLANS FOR SOLAR ENERGY SYSTEMS.

## KEYNOTES:

| # | NOTE |
|---|---|
| 07.20 | MINIMUM OF 6'-0" CLASS A ROOFING SEPARATION FROM ROOF PENTHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES PER 2015 SFC 317.3 |
| 11.21 | TRASH CHUTE VENTILATION. CAP OVERRUN, PER MANUFACTURER. |
| 11.25 | REFERENCE LANDSCAPE SHEETS FOR LANDSCAPE DRAINAGE DETAILS, TYP |
| 11.27 | PERMANENT FALL RESTRAINT DEVICE BY EXTERIOR BUILDING MAINTENANCE SYSTEMS CONTRACTOR PER SBC 1015.6-7. PROVIDE SUBMITTALS WITH FINAL LOCATIONS FOR STRUCTURAL COORDINATION. |
| 23.11 | SOLAR ZONE FOR SOLAR PANEL REQUIREMENTS PER SEC C411. ESTIMATED 34 PANELS 760SF TOTAL. SEE BE900 FOR ON-SITE RENEWABLE ENERGY SYSTEM SIZING. |
| 23.12 | SCL VENTILATION OPENING LOCATED 10 FEET MIN. AWAY FROM OPENINGS AND PROPERTY LINE. |
| 23.13 | ELEVATOR PRESSURIZATION PER SBC 713.14.3, ITEM 4. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |
| 23.14 | STAIR PRESSURIZATION PER SBC 510.2, ITEM 11. TO BE PROVIDED IN THE MECHANICAL PLANS UNDER SEPARATE PERMIT. |

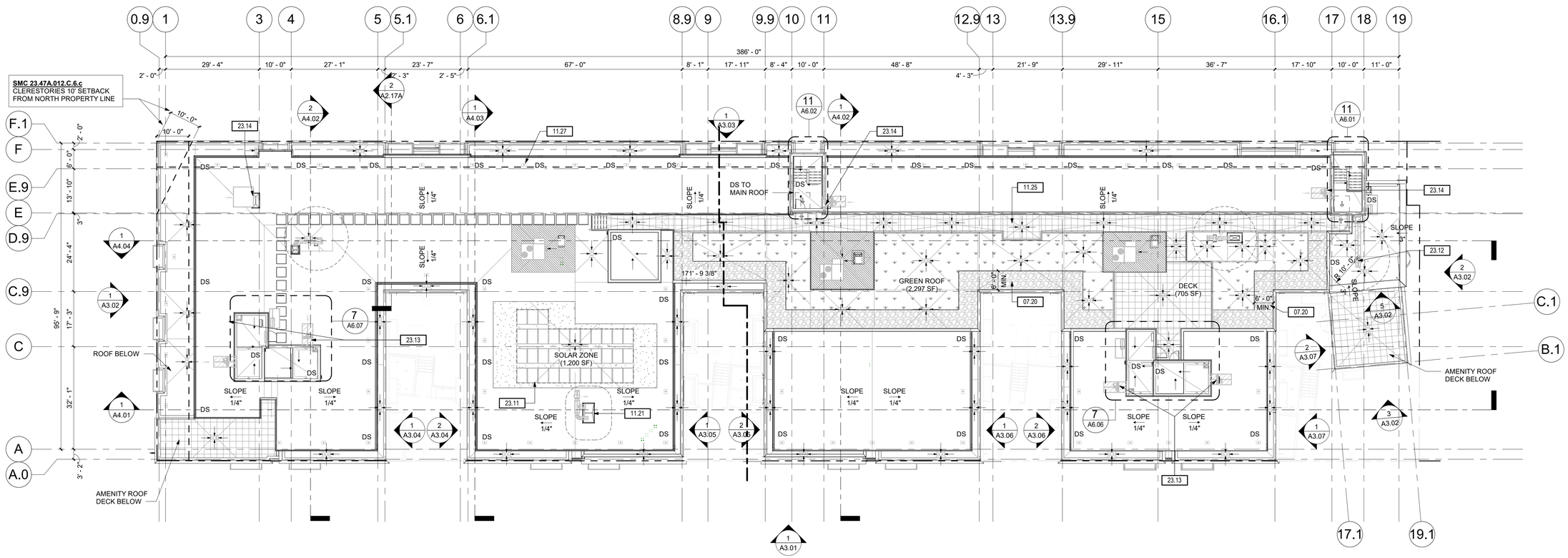
## ROOF PLAN LEGEND:

MECHANICAL AREA EQUIPMENT ENCLOSED BY SCREEN

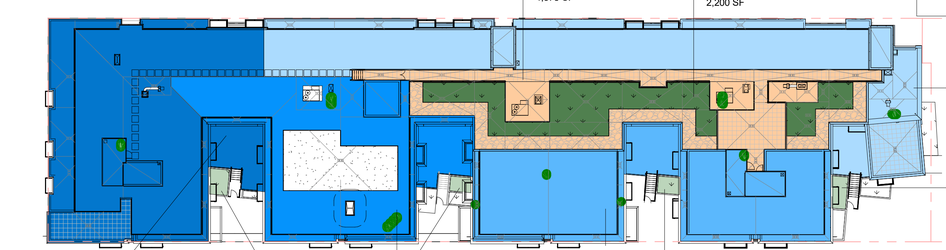
PROPOSED ROOF DAVIT LOCATIONS (16'-0" O.C.B.W.)

## SHEET NOTES:

1. ALL DOWNSPOUTS (DS) LEAD TO THE ADJACENT LOWER ROOF DISCHARGING ONTO SPLASH BLOCKS
2. ROOF DAVITS TO BE WITHIN 5' OF THE PERIMETER




1 ROOF
1/16" = 1'-0"
PROJECT NORTH




TRIBUTARY AREA x 1.2% = BIO-PLANTER AREA [REQUIRED]
27,198 SF x 1.2% = 326.38 SF [REQUIRED]
328 SF [PROVIDED]

## ROOF PLAN - OVERALL DRAINAGE KEY
1/32" = 1'-0"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| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

FLOOR PLAN - ROOF

A2.09

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## REFLECTED CEILING PLAN LEGEND

| | |
|---|---|
| | BOTTOM OF FLOOR/ROOF - CEILING STRUCTURE ABOVE |
| | GYPSUM CEILING/SOFFIT, ≥7'-6" A.F.F. METAL STUD FRAMED |
| | GYPSUM CEILING/SOFFIT, METAL STUD FRAMED @ CORRIDOR |
| | GYPSUM CEILING/SOFFIT, METAL STUD FRAMED @ CLERESTORY |
| | METAL SOFFIT SLATS W/ SYNTHETIC WOOD FINISH, TYP. |

NOTE:
SOFFIT WIDTH EXTENSIONS TO EXTERIOR WALL ARE 16" MIN., TYP.

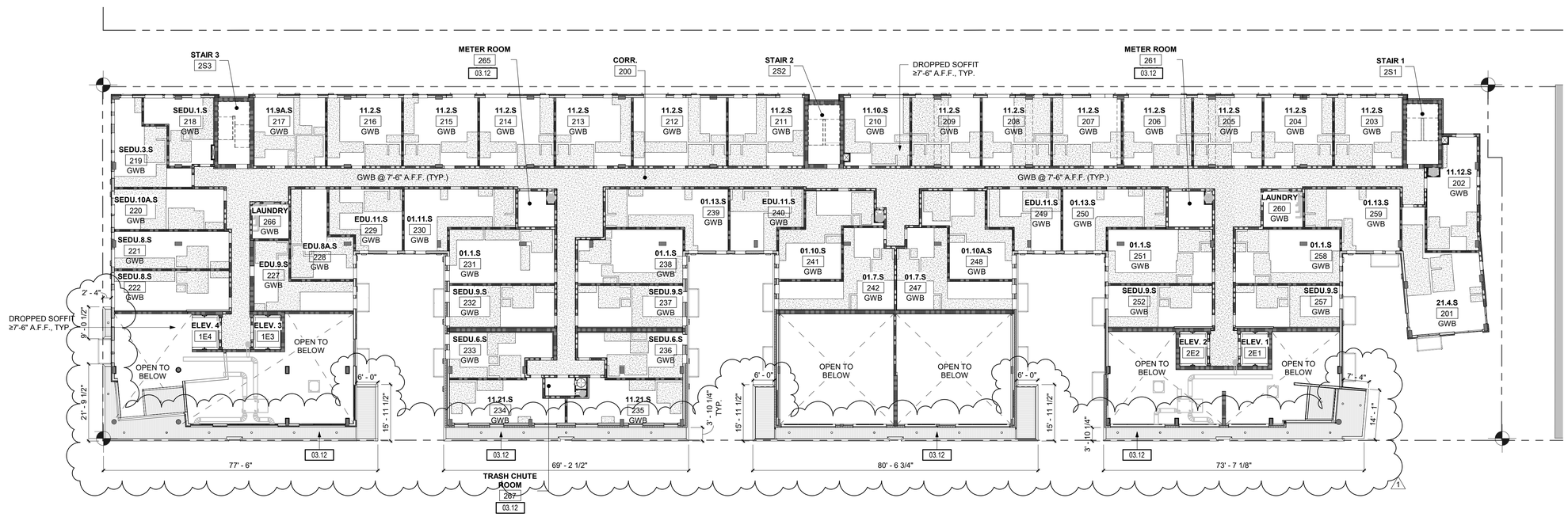
## KEYNOTES:

| # | NOTE |
|---|---|
| 03.12 | SEE STRUCTURAL DRAWINGS FOR SLAB THICKNESSES AND SUBSEQUENT CLEAR HEIGHT. |

NOTE:
MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, FIRE PROTECTION SYSTEMS ARE DESIGNED/BUILD AND WILL BE SUBMITTED AS PART OF A SEPARATE SUBMITTAL.

## SHEET NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR ALL ABOVE CEILING HANGER BARS, TRANSFORMERS, UNIT HEATERS AND OTHER NECESSARY ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION IN COMPLIANCE WITH BUILDING CODE.
B. ALL LIGHT FIXTURES SHALL BE (IC-RATED) INSULATED CONTACT, UNLESS OTHERWISE REQUIRED BY BUILDING CODE, AND SHALL MAINTAIN REQUIRED FIRE RATING OF WALL/FLOOR/CEILING ASSEMBLY WHERE IT IS INSTALLED.
C. RECESSED FIXTURES TO HAVE A LENS WHERE REQUIRED BY BUILDING CODE.
D. AT SOFFITS ABOVE KITCHEN CABINETS, EXTEND SOFFITS 2" PAST EDGE OF CABINETS.
E. REFER TO MECHANICAL DRAWINGS FOR ALL HVAC LOCATIONS, REFERENCE MECHANICAL DRAWINGS.
F. LIGHTING IS SHOWN FOR REFERENCE ONLY / DESIGN INTENT, COORDINATE LIGHTING LOCATIONS WITH MECHANICAL LAYOUT, REFERENCE ELECTRICAL DRAWINGS.
G. ALL WALLS EXTEND TO UNDERSIDE OF STRUCTURE, UNLESS OTHERWISE NOTED.
H. PRIOR TO ORDERING OR INSTALLING, ALL EXITING SIGNAGE LOCATIONS AND QUANTITIES APPROVED BY LOCAL FIRE MARSHALL. VERIFY WITH ARCHITECT.
I. PAINT ALL GYPSUM CEILINGS THROUGHOUT.
J. EGRESS LIGHTING BY CONTRACTOR. REFER TO ELECTRICAL DRAWINGS.
K. CENTER LIGHT FIXTURES WITHIN ROOM, CORRIDOR, &/OR SOFFIT, UNLESS OTHERWISE NOTED WHERE DIMENSIONS ARE PROVIDED THEY ARE FROM FACE OF FINISH TO CENTERLINE OF FIXTURES UNLESS OTHERWISE NOTED.
L. SOFFITS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
M. BUILDING SHALL COMPLY WITH SEC C406.3 **REDUCED LIGHTING POWER**. REFERENCE ELECTRICAL DRAWINGS.
N. MOISTURE RESISTANT GYPSUM TO BE USED AT BATHROOMS.
O. PER SBC 1207.2, OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286 MM) A.F.F. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) A.F.F. CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM) A.F.F.
P. PER SBC 1207.2.1, ANY ROOM WITH A FURRED CEILING SHALL BE REQUIRED TO HAVE THE MINIMUM CEILING HEIGHT IN TWO-THIRDS OF THE AREA THEREOF, BUT IN NO CASE SHALL THE HEIGHT OF THE FURRED CEILING BE LESS THAN 7 FEET (2134 MM).




PROJECT NORTH

1 **REFLECTED CEILING PLAN - LEVEL 02**
1/16" = 1'-0"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SEATTLE WA 98104

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900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | Designer |
| DRAWN BY: | WL |
| CHECKED BY: | Checker |

REFLECTED CEILING PLAN - LEVEL 2

A2.12

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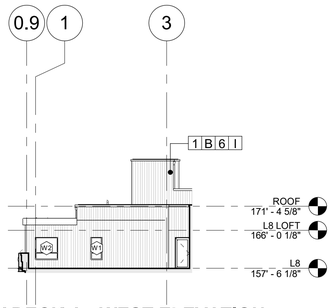
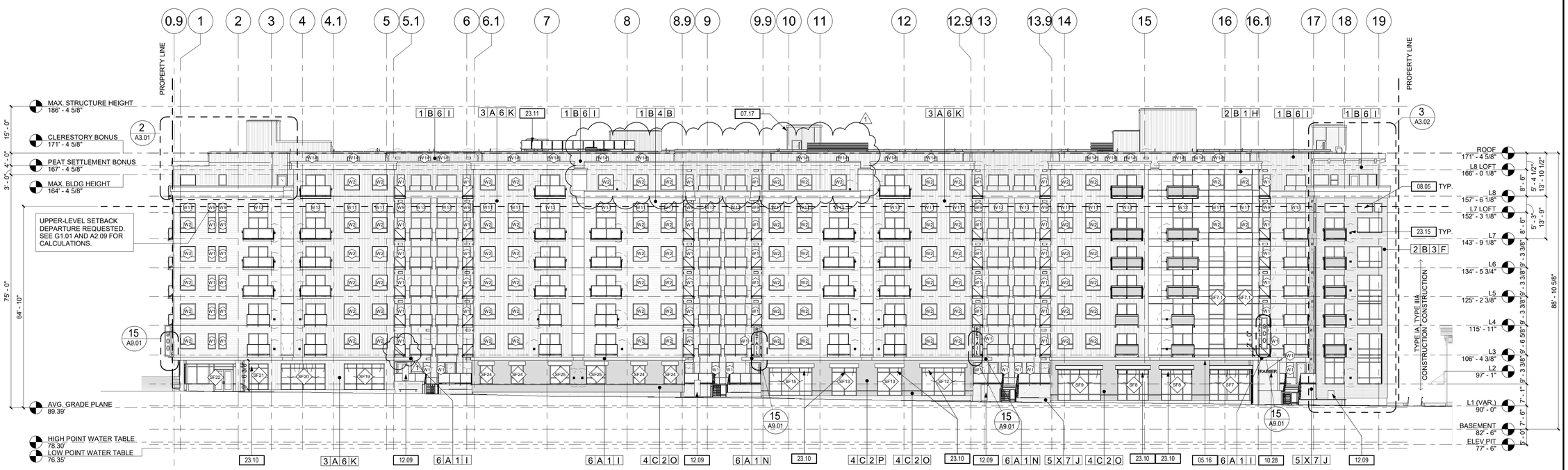



## 2 AMENITY DECK A - WEST ELEVATION
1/16" = 1'-0"




## 1 WEST ELEVATION
1/16" = 1'-0"

## SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED. ACTUAL SAMPLES OF ALL EXTERIOR MATERIALS AND FINISHES SHALL BE SUBMITTED BY THE CONTRACTOR TO BE REVIEWED AND APPROVED BY ARCHITECT.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. ALL EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS SCHEDULED TO RECEIVE PAINT FINISH SHALL BE CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT. U.N.O, ALL EXPOSED CONCRETE FINISHES SHALL HAVE NATURAL, UNIFORM, SMOOTH FINISH. ALL EXTERIOR EXPOSED CONCRETE SHALL BE SEALED AND PROTECTED WITH ANTI-GRAFFITI COATING. BOARD FORMS FOR EXTERIOR EXPOSED CONCRETE SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES. COLOR SELECTED BY ARCHITECT.
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
Q. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.

## KEYNOTES:

| # | NOTE |
|---|---|
| 05.16 | METAL SOFFIT SLATS, W/ SYNTHETIC WOOD FINISH AT ALL OVERHANGS ALONG RAINIER AVE S. AND S. CHARLES ST. SEE RCP. |
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 08.05 | WINDOWS TAGS SHOWN ON ANGLED ELEVATIONS, ELSEWHERE IN DRAWING SET |
| 10.28 | BUILDING SIGNAGE RECESSED IN CONCRETE WALL, TO BE LIGHT WASHED FROM BASE. |
| 12.09 | ARTWORK, TBD |
| 23.10 | MECHANICAL LOUVER. SEE MECHANICAL FOR DETAILS. |
| 23.11 | SOLAR ZONE FOR SOLAR PANEL REQUIREMENTS PER SEC C411. ESTIMATED 34 PANELS 760SF TOTAL. SEE BE900 FOR ON-SITE RENEWABLE ENERGY SYSTEM SIZING. |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

# X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
5. HORIZONTAL 12" EXPOSURE
6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
A. PANTONE 7517C
B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
D. SW7083 DARKROOM
E. SW7067 CITYSCAPE
F. SW7599 BRICK PAVER
G. SW7064 PASSIVE
H. SW6629 JALAPENO
I. SW9565 FORGED STEEL
J. NATURAL
K. COOL WEATHERED COPPER
L. COOL ZINC GRAY
M. COOL OLD TOWN GRAY
N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
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| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

A3.01

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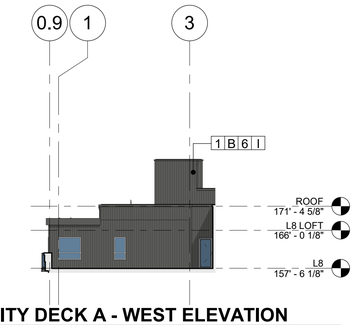


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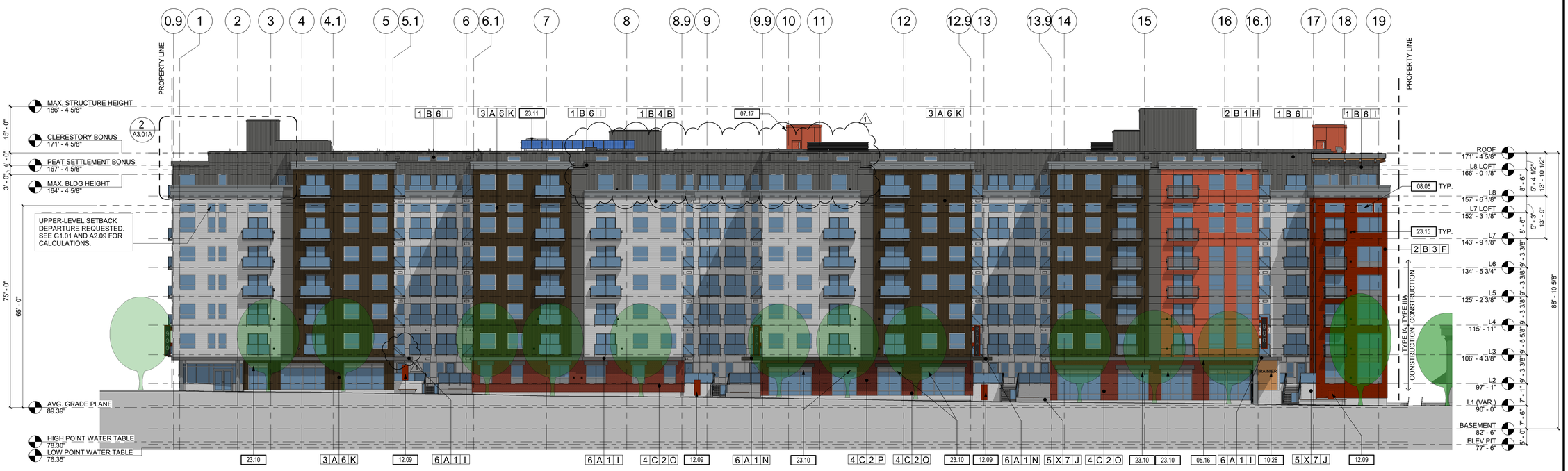
1/16" = 1'-0"

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## MATERIAL LEGEND:

# X # X
PRODUCT — MANF. — COLOR — PROFILE

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2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
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B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
5. HORIZONTAL 12" EXPOSURE
6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
A. PANTONE 7517C
B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
D. SW7083 DARKROOM
E. SW7067 CITYSCAPE
F. SW7599 BRICK PAVER
G. SW7064 PASSIVE
H. SW6629 JALAPENO
I. SW9565 FORGED STEEL
J. NATURAL
K. COOL WEATHERED COPPER
L. COOL ZINC GRAY
M. COOL OLD TOWN GRAY
N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

# A3.01A

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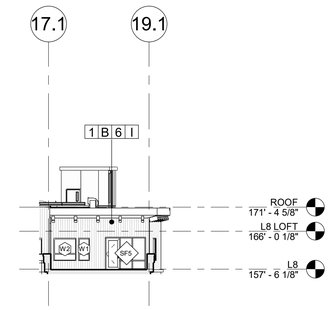
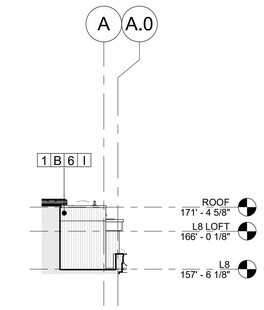
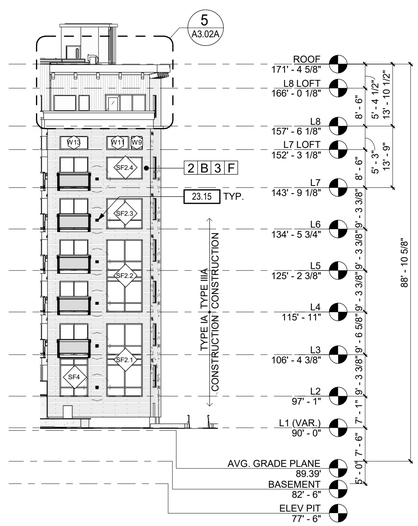


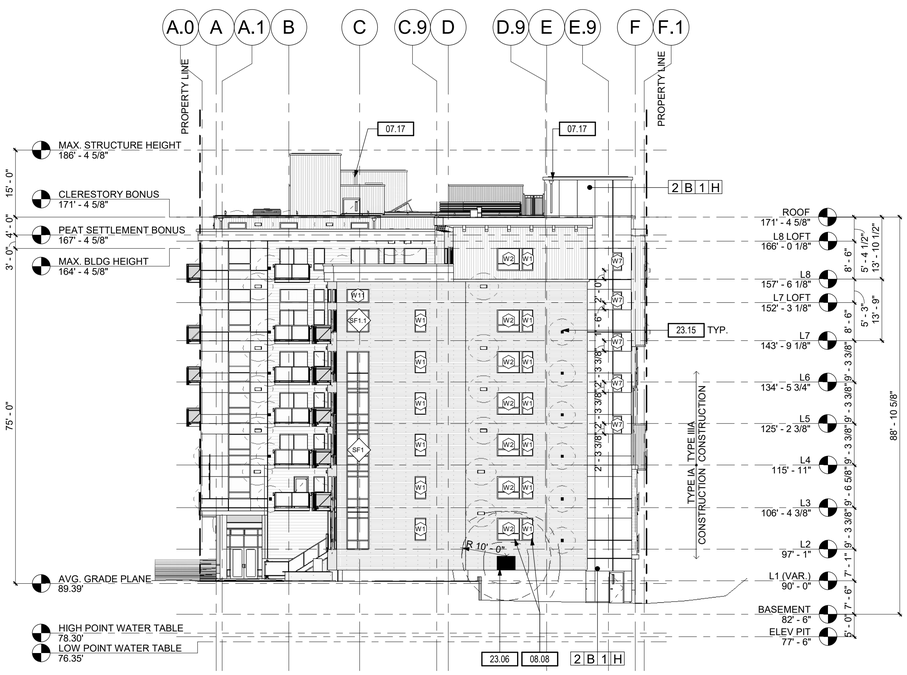

5 **AMENITY DECK B - WEST ELEVATION**
1/16" = 1'-0"



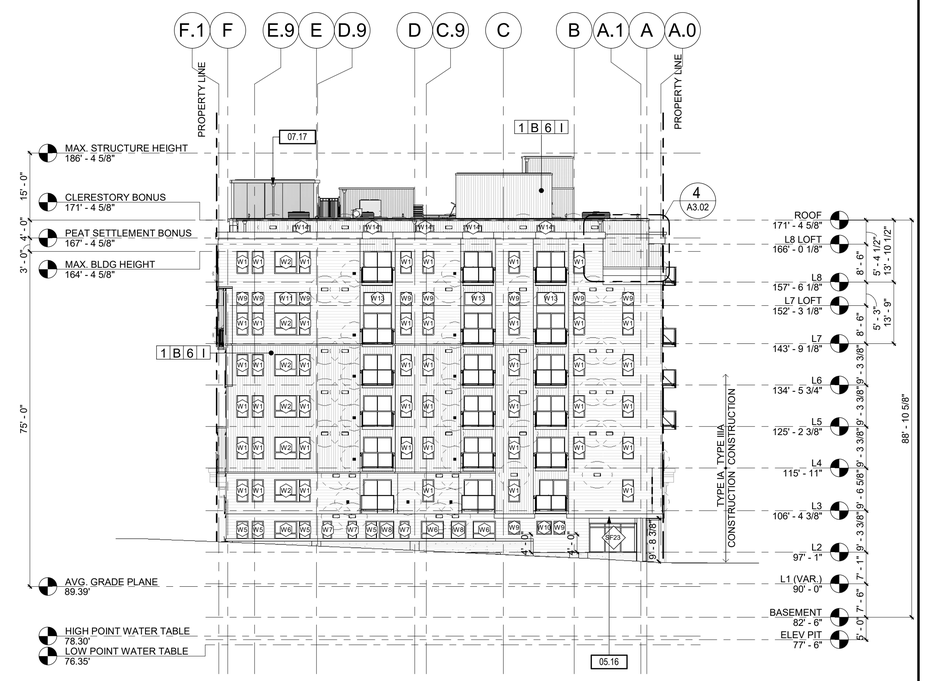

4 **AMENITY DECK A - NORTH ELEVATION**
1/16" = 1'-0"




3 **SOUTHWEST ELEVATION**
1/16" = 1'-0"




2 **SOUTH ELEVATION**
1/16" = 1'-0"




1 **NORTH ELEVATION**
1/16" = 1'-0"

## SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED. ACTUAL SAMPLES OF ALL EXTERIOR MATERIALS AND FINISHES SHALL BE SUBMITTED BY THE CONTRACTOR TO BE REVIEWED AND APPROVED BY ARCHITECT.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. ALL EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS SCHEDULED TO RECEIVE PAINT FINISH SHALL BE CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT. U.N.O, ALL EXPOSED CONCRETE FINISHES SHALL HAVE NATURAL, UNIFORM, SMOOTH FINISH. ALL EXTERIOR EXPOSED CONCRETE SHALL BE SEALED AND PROTECTED WITH ANTI-GRAFFITI COATING. BOARD FORMS FOR EXTERIOR EXPOSED CONCRETE SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES. COLOR SELECTED BY ARCHITECT.
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
Q. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.

## KEYNOTES:

| # | NOTE |
|---|---|
| 05.16 | METAL SOFFIT SLATS, W/ SYNTHETIC WOOD FINISH AT ALL OVERHANGS ALONG RAINIER AVE S. AND S. CHARLES ST. SEE RCP. |
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 08.08 | NON-OPERABLE WINDOW |
| 23.06 | SCL VENTILATION OPENING LOCATED 10 FEET MIN. AWAY FROM OPENINGS AND PROPERTY LINE. CONTRACTOR TO PROVIDE 3-HR FIRE DAMPER AT VENTILATION INTAKE OPENINGS. SEE MECHANICAL FOR SIZING (TO BE SUBMITTED UNDER SEPARATE PERMIT). |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

# X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
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N. COOL MIDNIGHT BRONZE
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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
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| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

# A3.02

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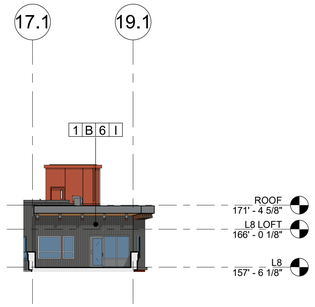
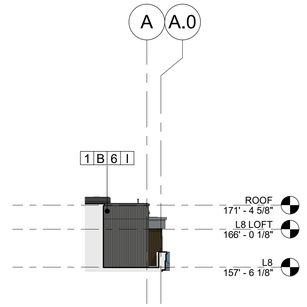
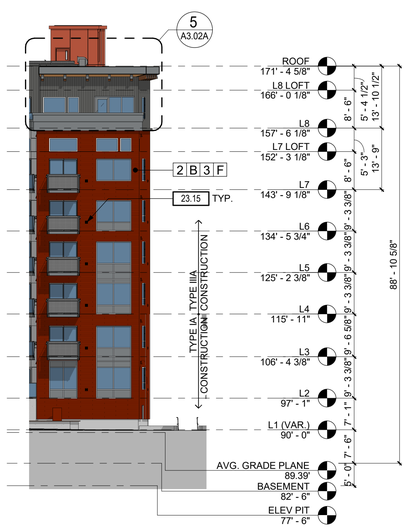


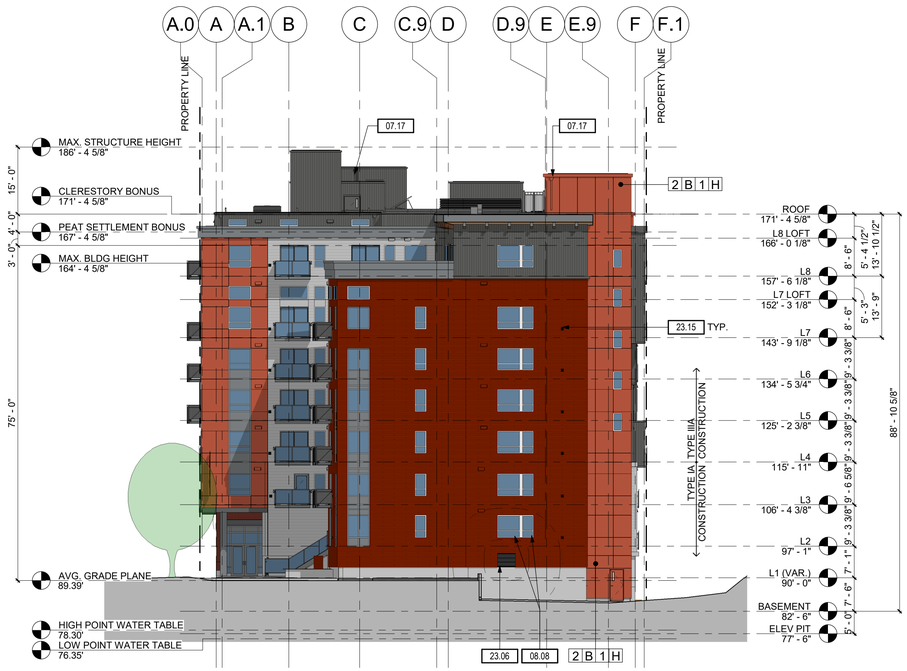

## 5 AMENITY DECK B - WEST ELEVATION
1/16" = 1'-0"




## 4 AMENITY DECK A - NORTH ELEVATION
1/16" = 1'-0"




## 3 SOUTHWEST ELEVATION
1/16" = 1'-0"




## 2 SOUTH ELEVATION
1/16" = 1'-0"

## 1 NORTH ELEVATION
1/16" = 1'-0"

## SHEET NOTES:

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I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
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N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
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## KEYNOTES:

| # | NOTE |
|---|---|
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| 08.08 | NON-OPERABLE WINDOW |
| 23.06 | SCL VENTILATION OPENING LOCATED 10 FEET MIN. AWAY FROM OPENINGS AND PROPERTY LINE. CONTRACTOR TO PROVIDE 3-HR FIRE DAMPER AT VENTILATION INTAKE OPENINGS. SEE MECHANICAL FOR SIZING (TO BE SUBMITTED UNDER SEPARATE PERMIT). |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

# X # X
PRODUCT — MANF. — COLOR — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
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6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
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B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
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F. SW7599 BRICK PAVER
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N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

A3.02A

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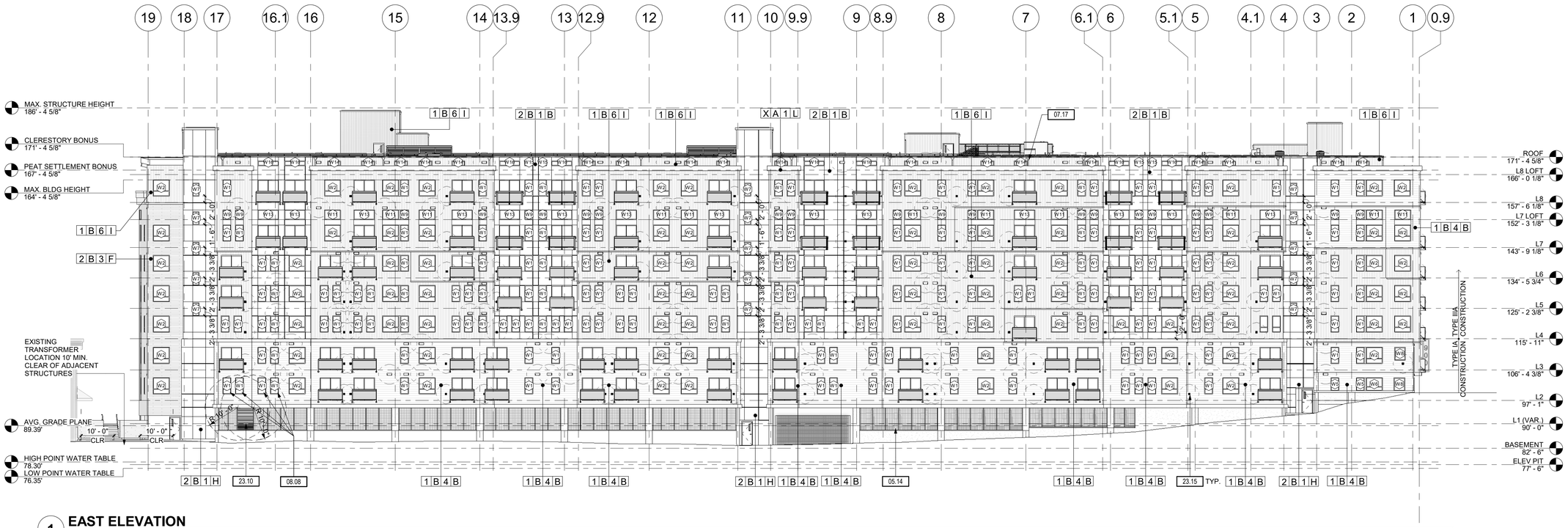


1 **EAST ELEVATION**
1/16" = 1'-0"

## SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
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## KEYNOTES:

| # | NOTE |
|---|---|
| 05.14 | WELDED WIRE MESH - APPROX. 1.5 SQ IN. OPENINGS |
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 08.08 | NON-OPERABLE WINDOW |
| 23.10 | MECHANICAL LOUVER. SEE MECHANICAL FOR DETAILS. |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

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2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
5. HORIZONTAL 12" EXPOSURE
6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
A. PANTONE 7517C
B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
D. SW7083 DARKROOM
E. SW7067 CITYSCAPE
F. SW7599 BRICK PAVER
G. SW7064 PASSIVE
H. SW6629 JALAPENO
I. SW9565 FORGED STEEL
J. NATURAL
K. COOL WEATHERED COPPER
L. COOL ZINC GRAY
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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
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| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

A3.03

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1 **EAST ELEVATION**
1/16" = 1'-0"

## SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED. ACTUAL SAMPLES OF ALL EXTERIOR MATERIALS AND FINISHES SHALL BE SUBMITTED BY THE CONTRACTOR TO BE REVIEWED AND APPROVED BY ARCHITECT.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. ALL EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS SCHEDULED TO RECEIVE PAINT FINISH SHALL BE CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT. U.N.O, ALL EXPOSED CONCRETE FINISHES SHALL HAVE NATURAL, UNIFORM, SMOOTH FINISH. ALL EXTERIOR EXPOSED CONCRETE SHALL BE SEALED AND PROTECTED WITH ANTI-GRAFFITI COATING. BOARD FORMS FOR EXTERIOR EXPOSED CONCRETE SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES. COLOR SELECTED BY ARCHITECT.
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
Q. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.

## KEYNOTES:

| # | NOTE |
|---|---|
| 05.14 | WELDED WIRE MESH - APPROX. 1.5 SQ IN. OPENINGS |
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 08.08 | NON-OPERABLE WINDOW |
| 23.10 | MECHANICAL LOUVER. SEE MECHANICAL FOR DETAILS. |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

# X # X
PRODUCT — MANF. — COLOR — PROFILE

PRODUCT
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2. CEMENT PANEL SIDING
3. METAL BOX RIB
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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

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| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/10/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

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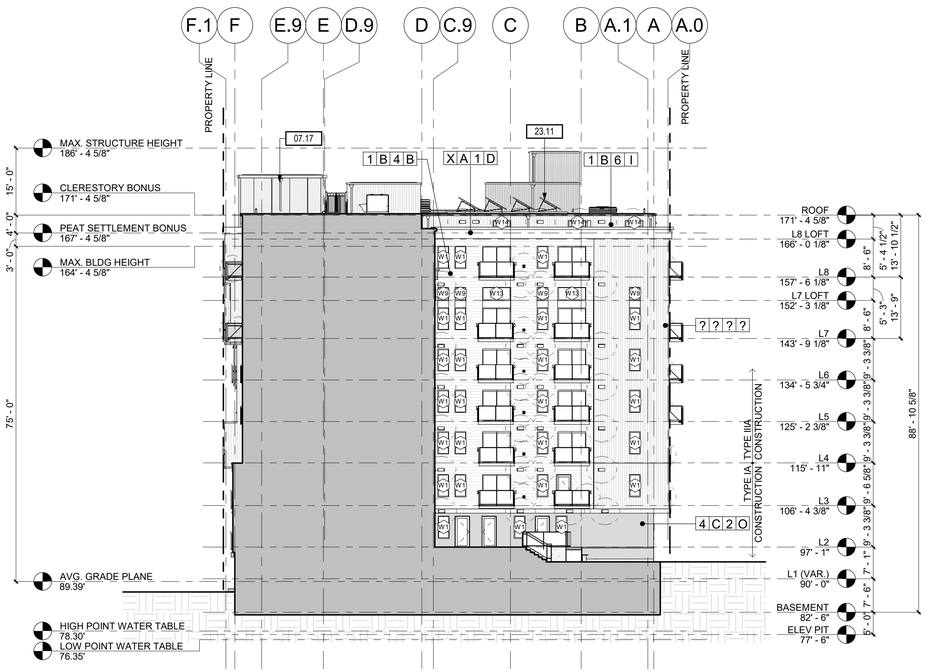
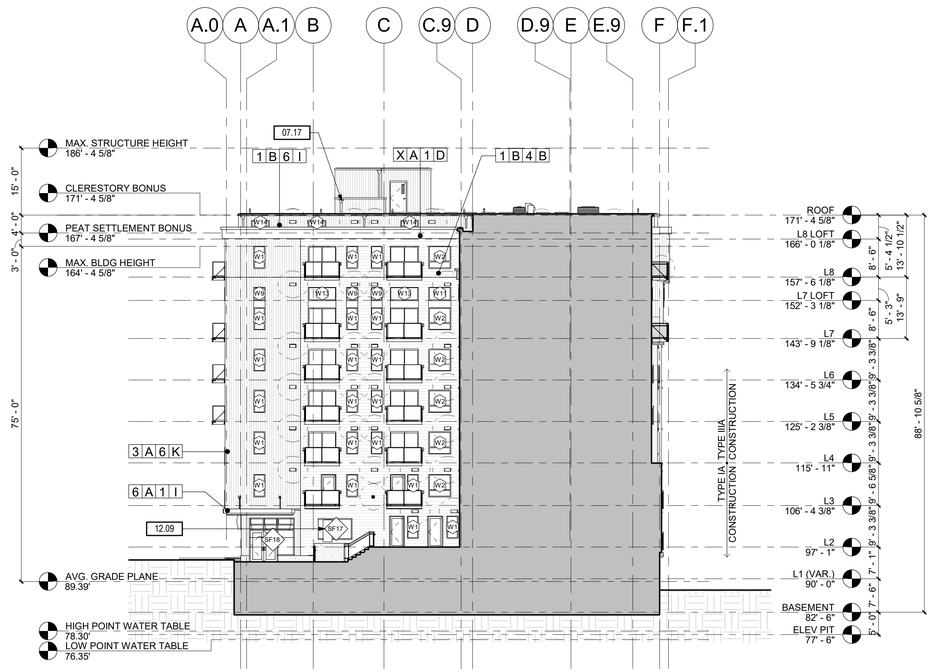



## 2 NORTH ELEVATION - COURTYARD 4

1/16" = 1'-0"




## 1 SOUTH ELEVATION - COURTYARD 4

1/16" = 1'-0"

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## KEYNOTES:

| # | NOTE |
|---|---|
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 12.09 | ARTWORK, TBD |
| 23.11 | SOLAR ZONE FOR SOLAR PANEL REQUIREMENTS PER SEC C411. ESTIMATED 34 PANELS 760SF TOTAL. SEE BE900 FOR ON-SITE RENEWABLE ENERGY SYSTEM SIZING. |

## MATERIAL LEGEND:

# X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
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4. DECORATIVE MASONRY
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N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
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| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

# A3.04

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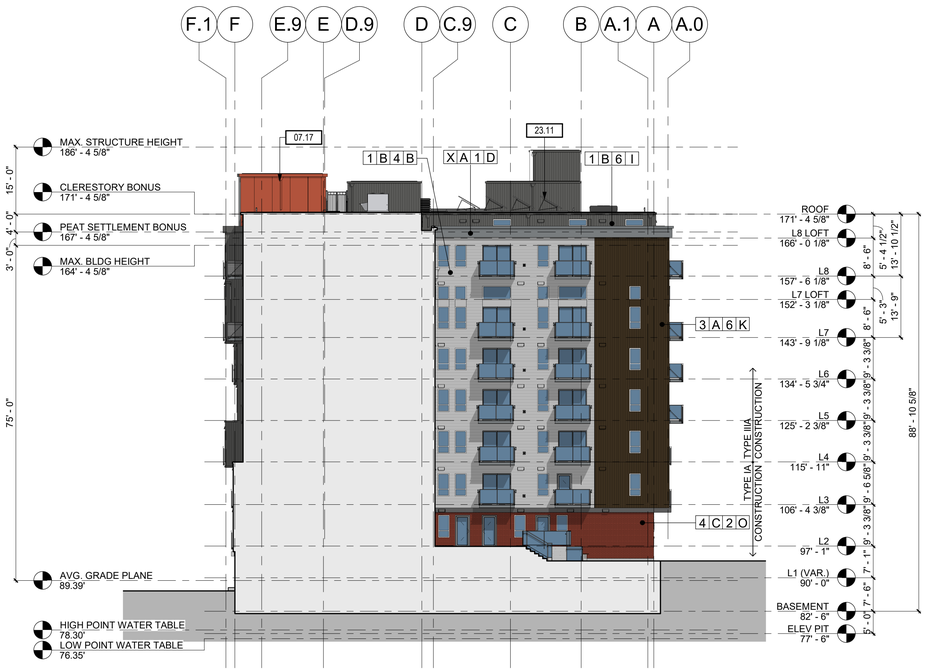
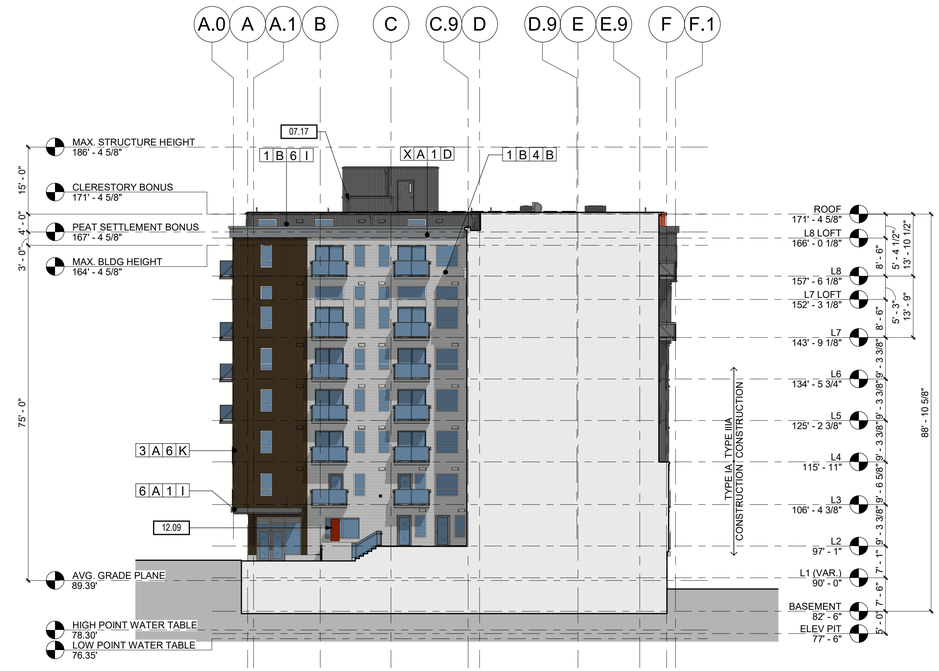



## 2 NORTH ELEVATION - COURTYARD 4

1/16" = 1'-0"




## 1 SOUTH ELEVATION - COURTYARD 4

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| 11/24/2021 | | SHORING & EXCAVATION CC2 |
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| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | WL/JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

A3.04A

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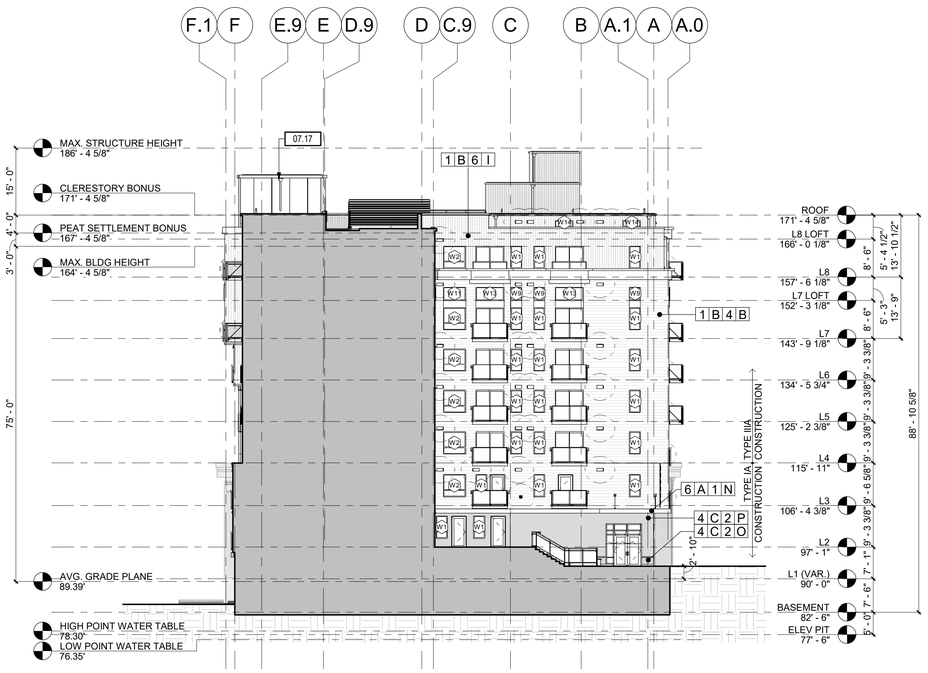
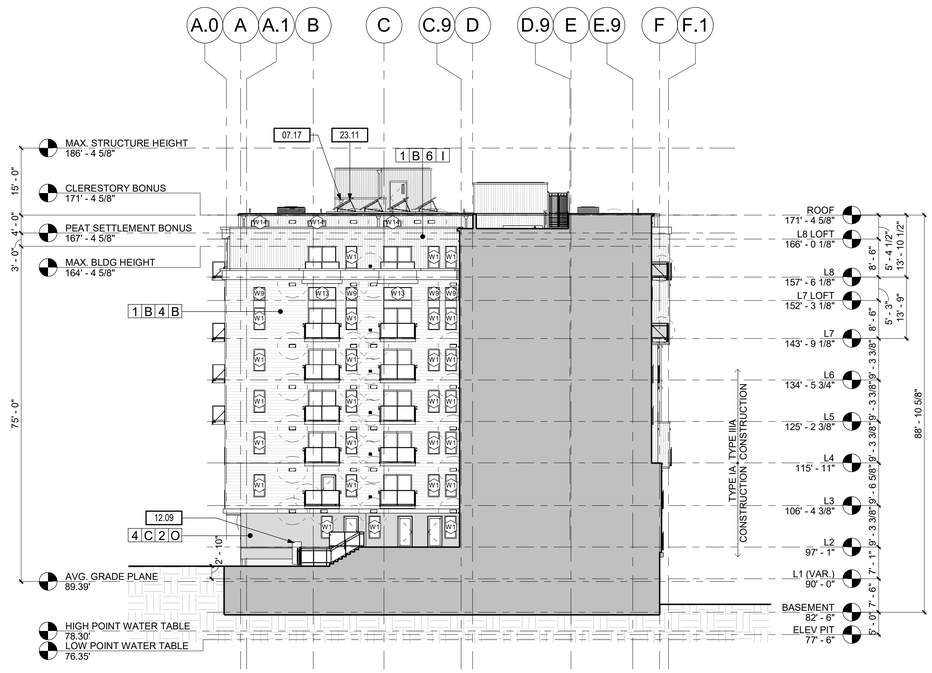



## 2 NORTH ELEVATION - COURTYARD 3

1/16" = 1'-0"




## 1 SOUTH ELEVATION - COURTYARD 3

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E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED. ACTUAL SAMPLES OF ALL EXTERIOR MATERIALS AND FINISHES SHALL BE SUBMITTED BY THE CONTRACTOR TO BE REVIEWED AND APPROVED BY ARCHITECT.
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L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. ALL EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS SCHEDULED TO RECEIVE PAINT FINISH SHALL BE CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT. U.N.O. ALL EXPOSED CONCRETE FINISHES SHALL HAVE NATURAL, UNIFORM, SMOOTH FINISH. ALL EXTERIOR EXPOSED CONCRETE SHALL BE SEALED AND PROTECTED WITH ANTI-GRAFFITI COATING. BOARD FORMS FOR EXTERIOR EXPOSED CONCRETE SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
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| 12.09 | ARTWORK, TBD |
| 23.11 | SOLAR ZONE FOR SOLAR PANEL REQUIREMENTS PER SEC C411. ESTIMATED 34 PANELS 760SF TOTAL. SEE BE900 FOR ON-SITE RENEWABLE ENERGY SYSTEM SIZING. |

## MATERIAL LEGEND:

# X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
5. HORIZONTAL 12" EXPOSURE
6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
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B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
D. SW7083 DARKROOM
E. SW7067 CITYSCAPE
F. SW7599 BRICK PAVER
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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
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| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

A3.05

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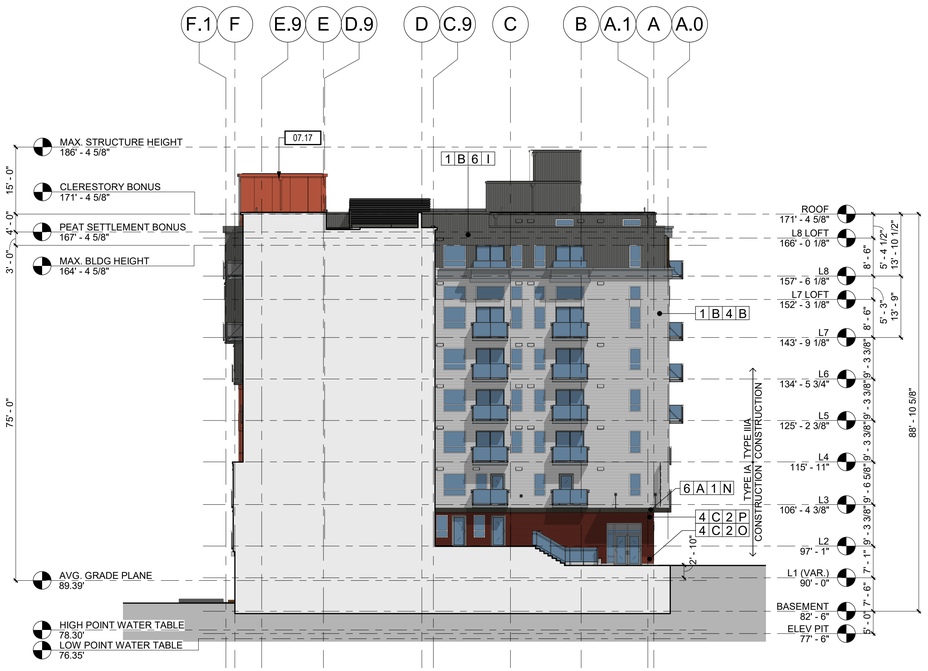
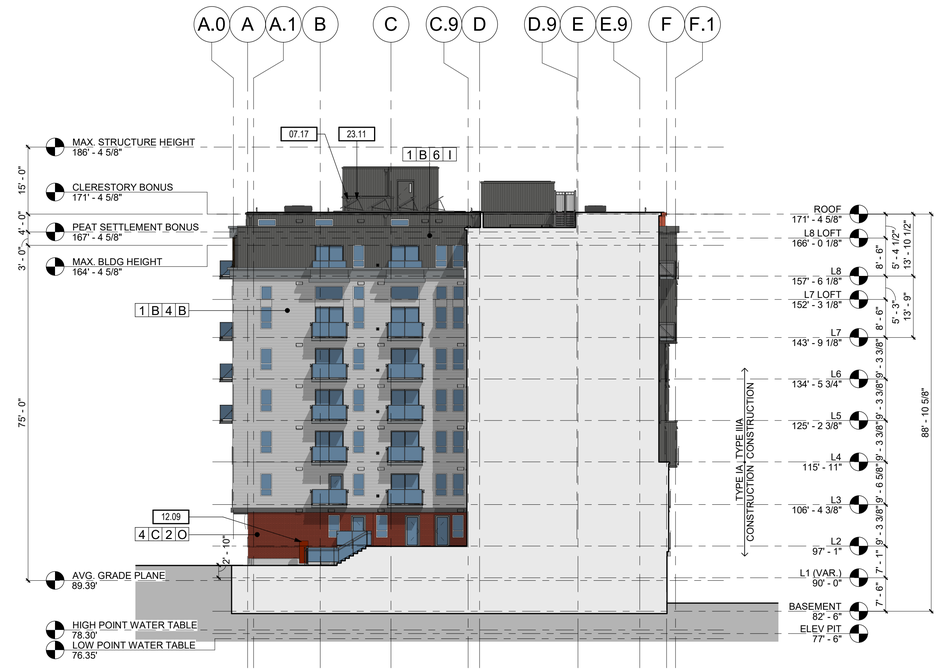



## 2 NORTH ELEVATION - COURTYARD 3

1/16" = 1'-0"

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VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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900 RAINIER
900 RAINIER AVE. S.
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| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

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PROJECT NO.: 20047
PROJECT MGR.: CRF
DRAWN BY: WL/JA
CHECKED BY: RAM

EXTERIOR ELEVATIONS - RENDERED

A3.05A

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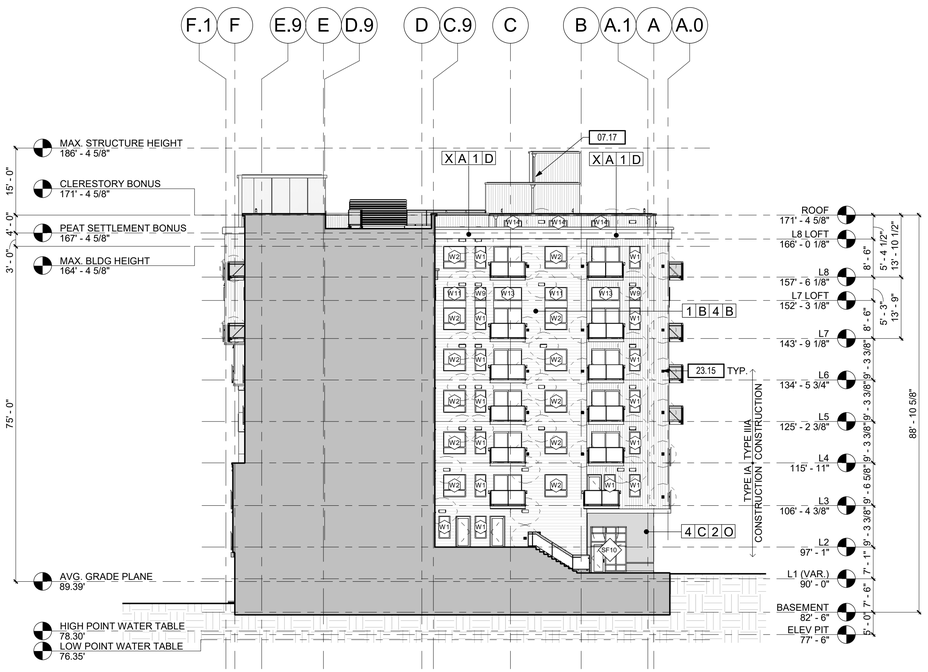


## 2 NORTH ELEVATION - COURTYARD 2

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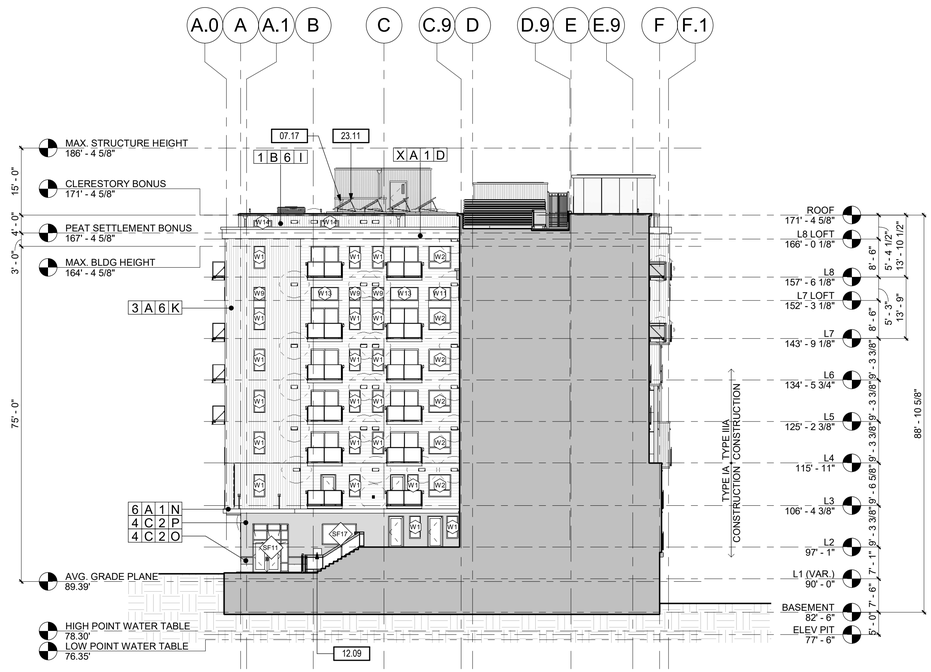


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| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

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WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

A3.06

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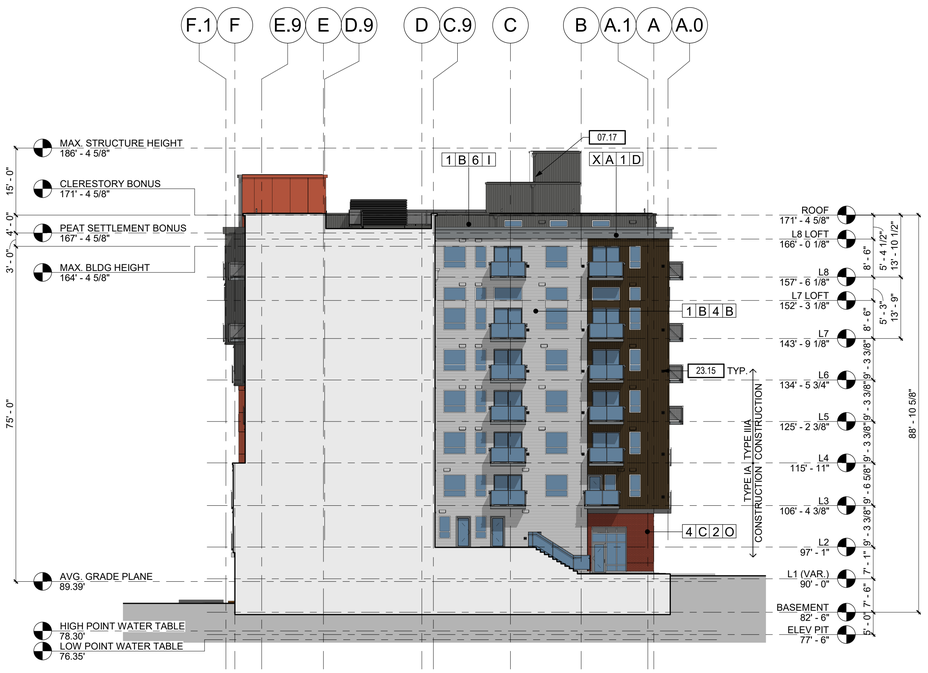


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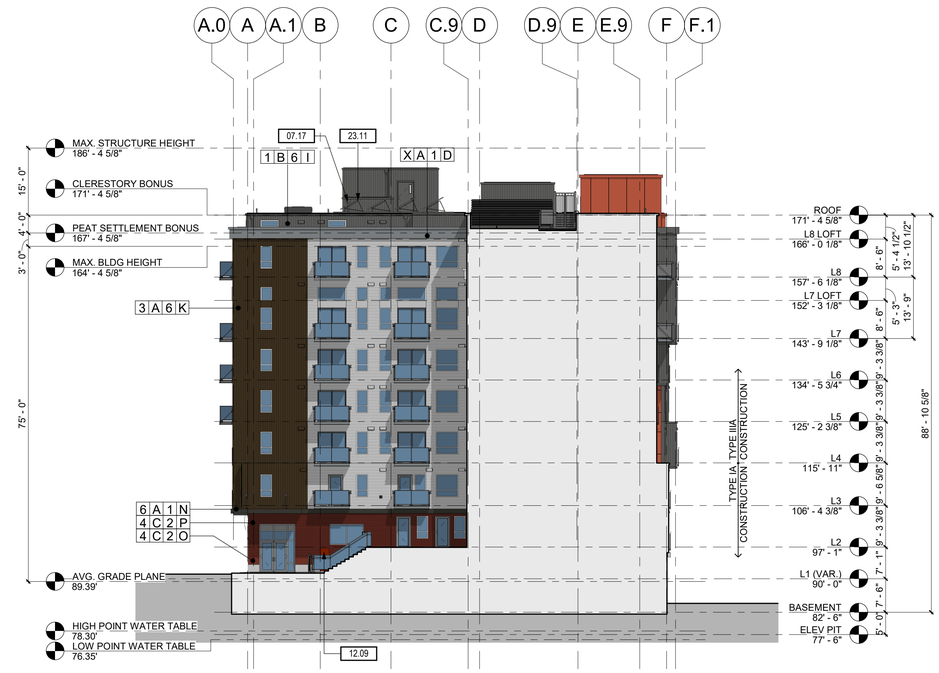
1/16" = 1'-0"

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| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |
| 12.09 | ARTWORK, TBD |
| 23.11 | SOLAR ZONE FOR SOLAR PANEL REQUIREMENTS PER SEC C411. ESTIMATED 34 PANELS 760SF TOTAL. SEE BE900 FOR ON-SITE RENEWABLE ENERGY SYSTEM SIZING. |
| 23.15 | A/C PORT WITH DAMPER, AND MUST MEET ACOUSTICAL REQUIREMENTS, 3 FEET AWAY FROM OPERABLE WINDOWS AND DOORS. PORTABLE A/C UNIT PROVIDED BY FUTURE RESIDENT SHALL NOT EXCEED 10,000 BTU (TYP.). ELECTRICAL BY D/B SUBCONTRACTOR, TO BE SUBMITTED UNDER SEPARATE PERMIT. |

## MATERIAL LEGEND:

# X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
3. METAL BOX RIB
4. DECORATIVE MASONRY
5. CONCRETE
6. GALVALUME METAL

MANUFACTURER (AS BASIS OF DESIGN)
A. AEP SPAN
B. JAMES HARDIE
C. BELDEN

PROFILE
1. SMOOTH
2. NATURAL
3. HORIZONTAL 4" EXPOSURE
4. HORIZONTAL 8" EXPOSURE
5. HORIZONTAL 12" EXPOSURE
6. VERTICAL 6"
7. HORIZONTAL BOARD FORM

COLOR
A. PANTONE 7517C
B. SW6260 UNIQUE GRAY
C. SW7674 PEPPERCORN
D. SW7083 DARKROOM
E. SW7067 CITYSCAPE
F. SW7599 BRICK PAVER
G. SW7064 PASSIVE
H. SW6629 JALAPENO
I. SW9565 FORGED STEEL
J. NATURAL
K. COOL WEATHERED COPPER
L. COOL ZINC GRAY
M. COOL OLD TOWN GRAY
N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | WL/JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

A3.06A

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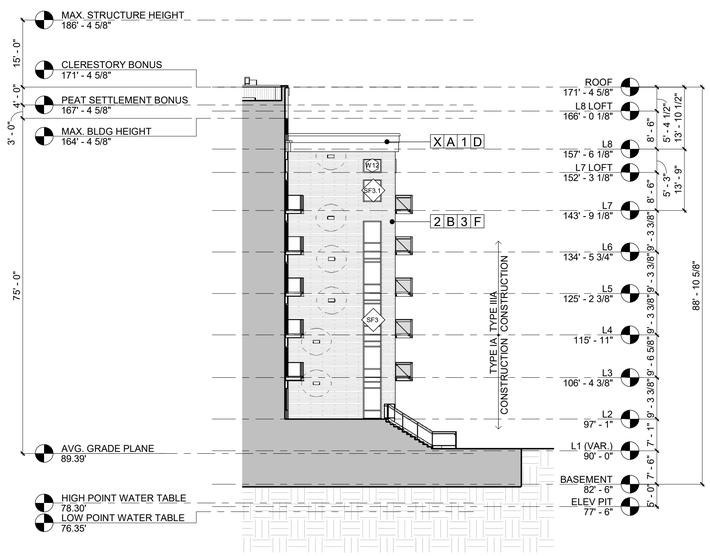
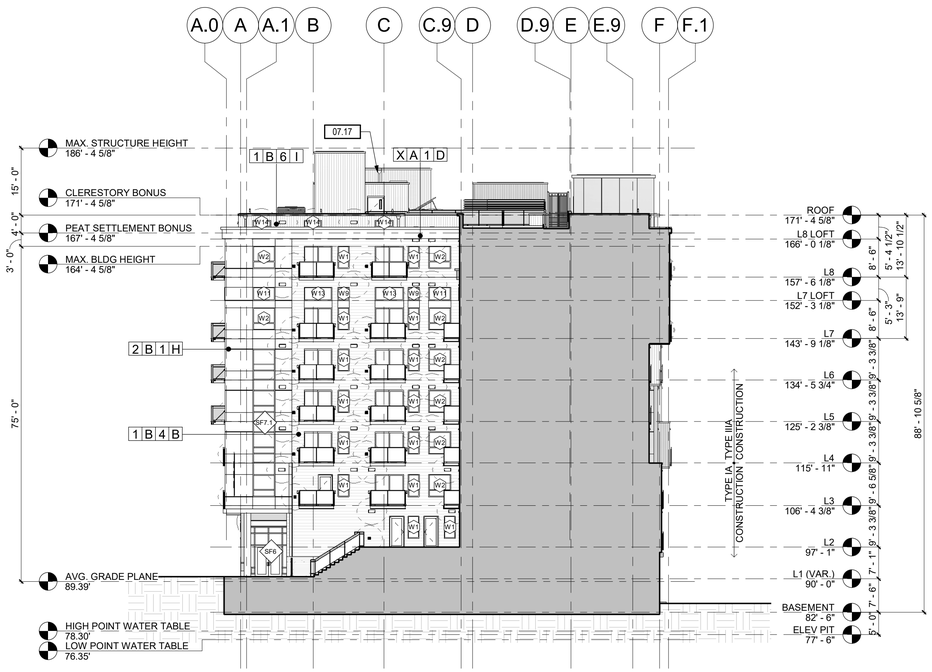



## 2 NORTH ELEVATION - COURTYARD 1

1/16" = 1'-0"




## 1 SOUTH ELEVATION - COURTYARD 1

1/16" = 1'-0"

## SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED. ACTUAL SAMPLES OF ALL EXTERIOR MATERIALS AND FINISHES SHALL BE SUBMITTED BY THE CONTRACTOR TO BE REVIEWED AND APPROVED BY ARCHITECT.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. ALL EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS SCHEDULED TO RECEIVE PAINT FINISH SHALL BE CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT. U.N.O. ALL EXPOSED CONCRETE FINISHES SHALL HAVE NATURAL, UNIFORM, SMOOTH FINISH. ALL EXTERIOR EXPOSED CONCRETE SHALL BE SEALED AND PROTECTED WITH ANTI-GRAFFITI COATING. BOARD FORMS FOR EXTERIOR EXPOSED CONCRETE SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY ARCHITECT.
P. WITHIN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES. COLOR SELECTED BY ARCHITECT.
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP . U.N.O. PER SPECIFICATIONS.
Q. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.

## KEYNOTES:

| # | NOTE |
|---|---|
| 07.17 | ALL DOWN SPOUTS AND SCUPPERS TO BE FACTORY PAINTED TO MATCH ADJACENT WALL. |

## MATERIAL LEGEND:

# X # X
PRODUCT — MANF. — COLOR — PROFILE

PRODUCT
1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
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COLOR
A. PANTONE 7517C
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P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/19/2021 | | PH1 PERMIT INTAKE |
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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS

A3.07

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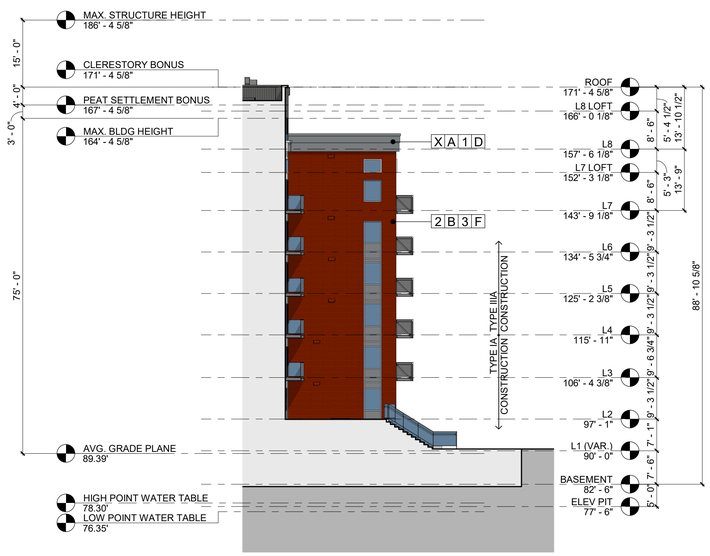
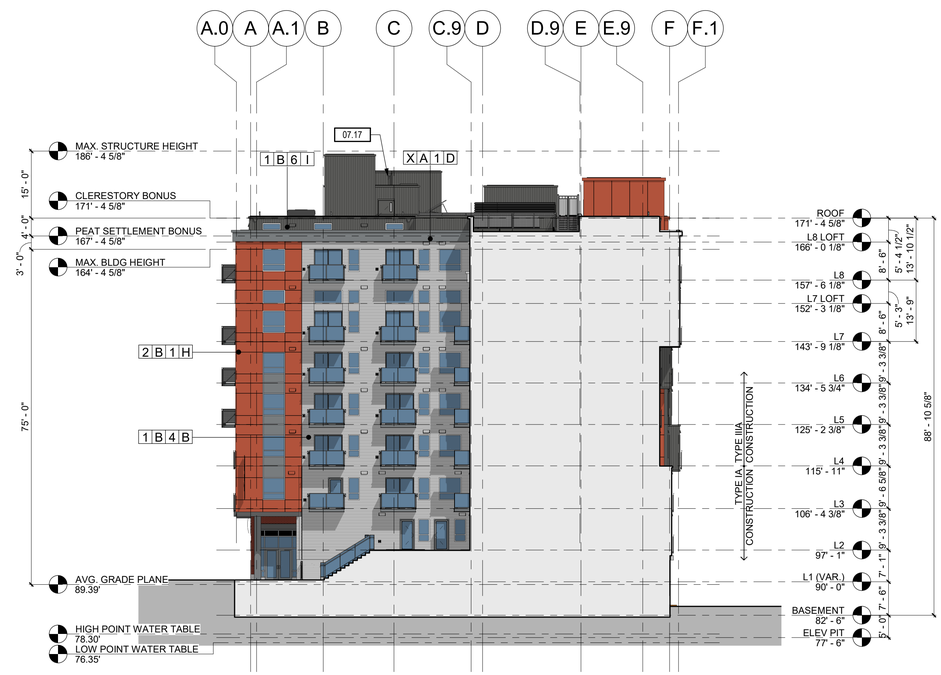



## 2 NORTH ELEVATION - COURTYARD 1

1/16" = 1'-0"

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   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
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## KEYNOTES:

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## MATERIAL LEGEND:

# X # X
PRODUCT — MANF. — COLOR — PROFILE

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1. CEMENT BOARD LAP SIDING
2. CEMENT PANEL SIDING
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A. AEP SPAN
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J. NATURAL
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L. COOL ZINC GRAY
M. COOL OLD TOWN GRAY
N. COOL MIDNIGHT BRONZE
O. NO. 9 RED RANGE
P. NO. 9 BLEND VERTICAL

WINDOWS
VINYL FRAMES - WHITE EXTERIOR / WHITE INTERIOR

SLIDING DOORS
LIGHT GRAY (TO MATCH STOREFRONT FRAMES)

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SEATTLE WA 98104

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SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 01/05/2021 | | MUP INTAKE |
| 01/11/2021 | | SHORING & EXCAVATION INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 11/24/2021 | | SHORING & EXCAVATION CC2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/06/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | WL/JA |
| CHECKED BY: | RAM |

EXTERIOR ELEVATIONS - RENDERED

A3.07A

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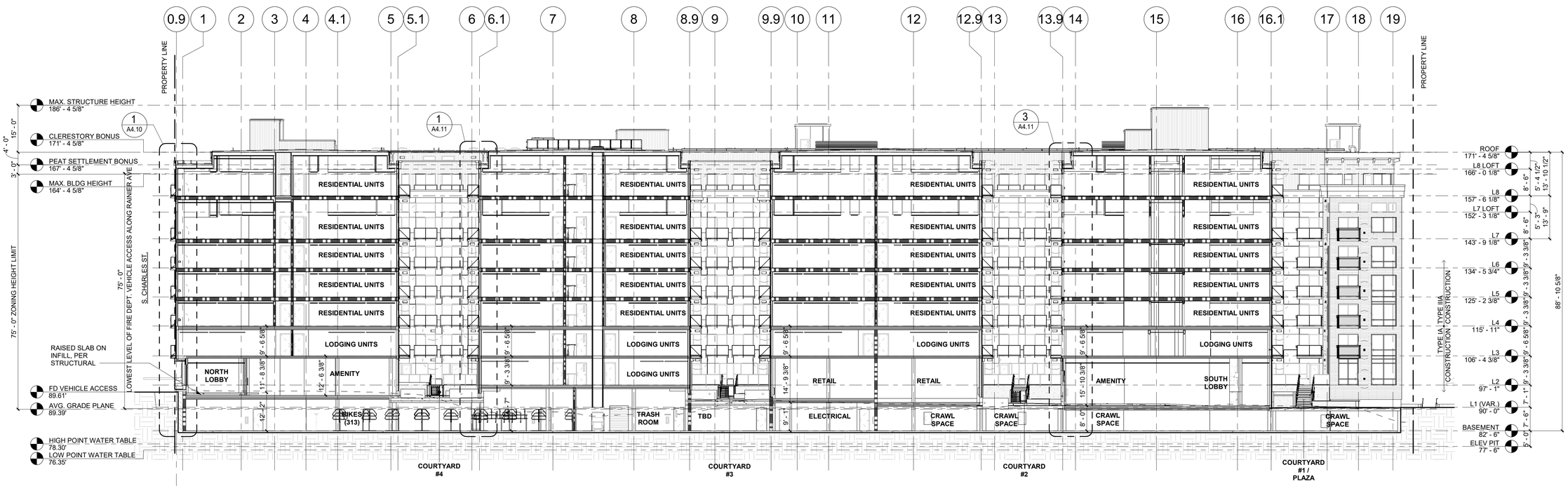
## KEYNOTES:

| # | NOTE |
|---|---|

## FIRE RATING LEGEND

- 1-HOUR FIRE RESISTANCE RATED ASSEMBLY @ CORRIDOR AND @ UNIT SEPARATION
- 2-HOUR FIRE RESISTANCE RATED ASSEMBLY @ SHAFT ENCLOSURES AND @ STAIRWELLS
- 3-HOUR HORIZONTAL SEPARATION
- SHAFT




1 **LONGITUDINAL SECTION - NORTH/ SOUTH**
1/16" = 1'-0"

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BUILDING SECTIONS

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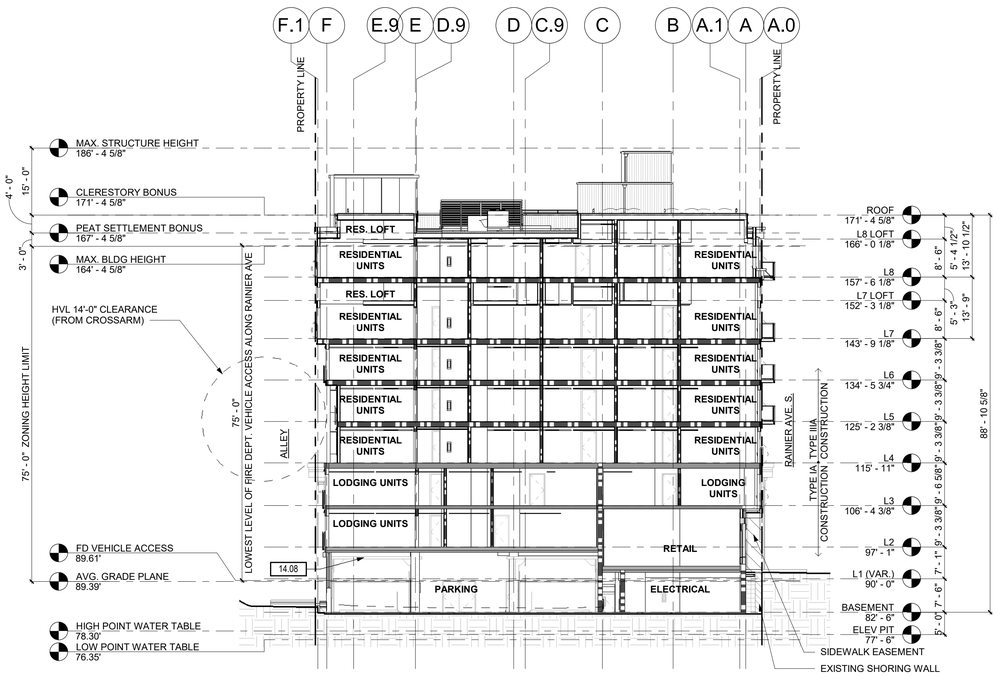
## KEYNOTES:

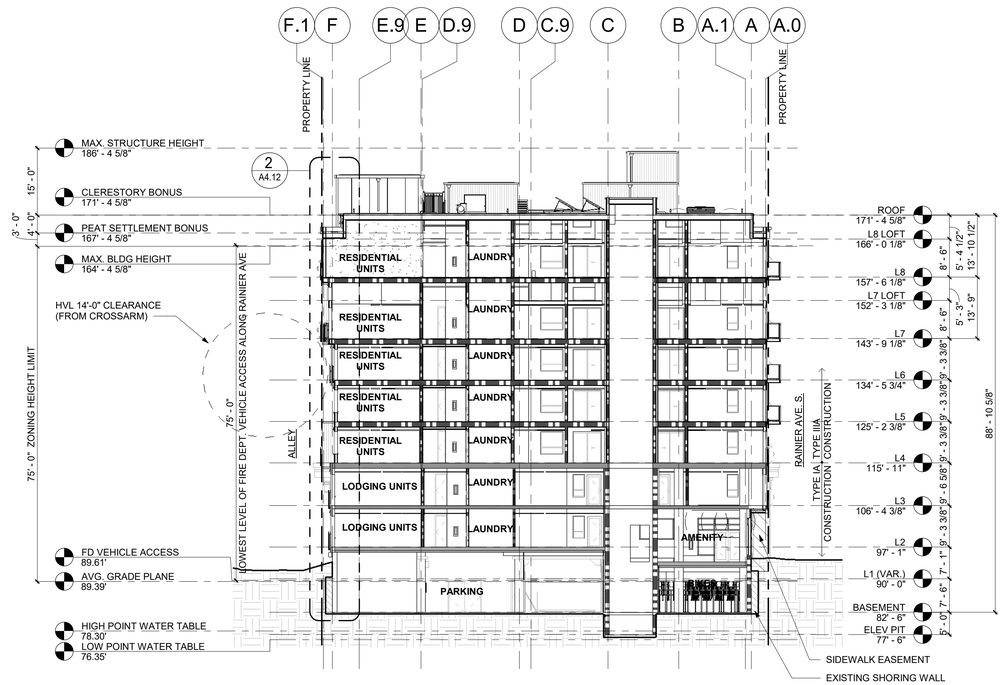
| # | NOTE |
|---|---|
| 14.08 | PARKING STACKER SYSTEM. TWO LEVELS WITH LIFTING AND SLIDING PLATFORMS. (BASIS OF DESIGN: WOHR COMBI-LIFT) |

## FIRE RATING LEGEND

- 1-HOUR FIRE RESISTANCE RATED ASSEMBLY @ CORRIDOR AND @ UNIT SEPARATION
- 2-HOUR FIRE RESISTANCE RATED ASSEMBLY @ SHAFT ENCLOSURES AND @ STAIRWELLS
- 3-HOUR HORIZONTAL SEPARATION
- SHAFT




**1 CROSS SECTION - EAST/ WEST 1**
1/16" = 1'-0"




**2 STACKING SECTION - EAST/WEST**
1/16" = 1'-0"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6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

BUILDING SECTIONS

A4.02

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## KEYNOTES:

| # | NOTE |
|---|---|

## FIRE RATING LEGEND

- 1-HOUR FIRE RESISTANCE RATED ASSEMBLY @ CORRIDOR AND @ UNIT SEPARATION
- 2-HOUR FIRE RESISTANCE RATED ASSEMBLY @ SHAFT ENCLOSURES AND @ STAIRWELLS
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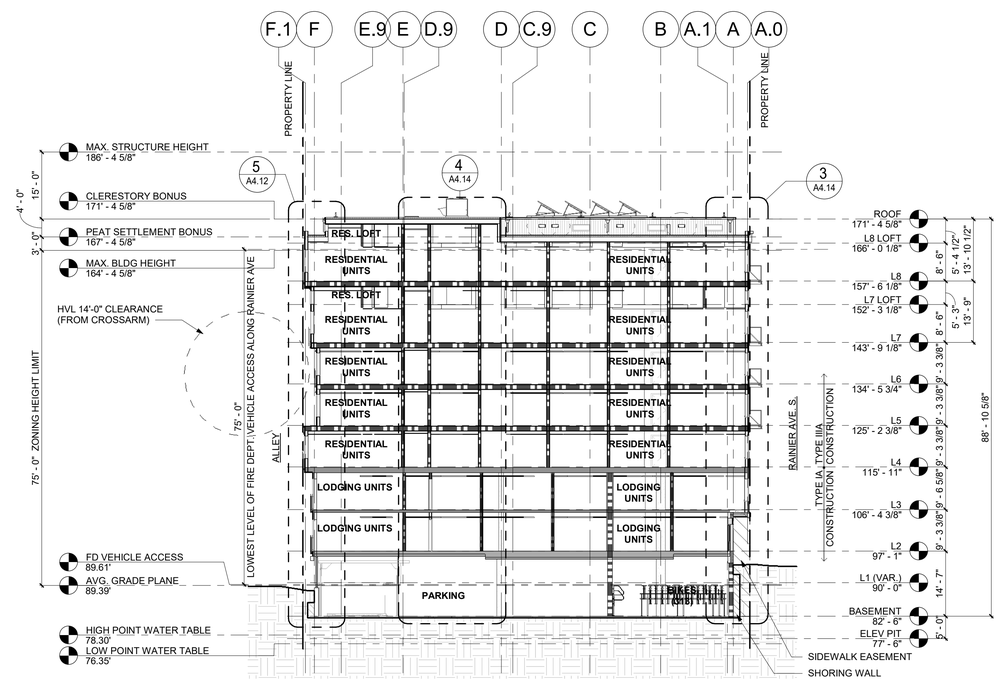
- SHAFT




1 **CROSS SECTION - EAST/WEST THTU COURTYARD**
1/16" = 1'-0"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BUILDING SECTIONS

A4.03

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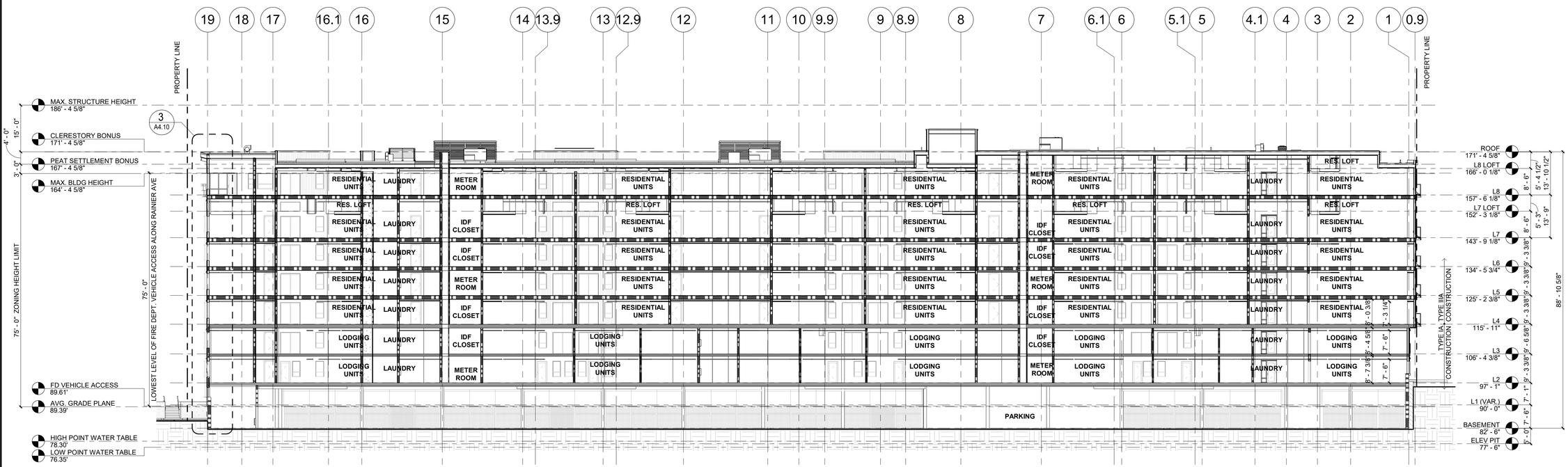
## KEYNOTES:

| # | NOTE |
|---|---|

## FIRE RATING LEGEND

- 1-HOUR FIRE RESISTANCE RATED ASSEMBLY @ CORRIDOR AND @ UNIT SEPARATION
- 2-HOUR FIRE RESISTANCE RATED ASSEMBLY @ SHAFT ENCLOSURES AND @ STAIRWELLS
- 3-HOUR HORIZONTAL SEPARATION
- SHAFT




1 **LONGITUDINAL SECTION - THROUGH GARAGE**
1/16" = 1'-0"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1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/19/2021 | | PH1 PERMIT INTAKE |
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 11/18/2021 | | PH1 CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

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| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

BUILDING SECTIONS

# A4.04

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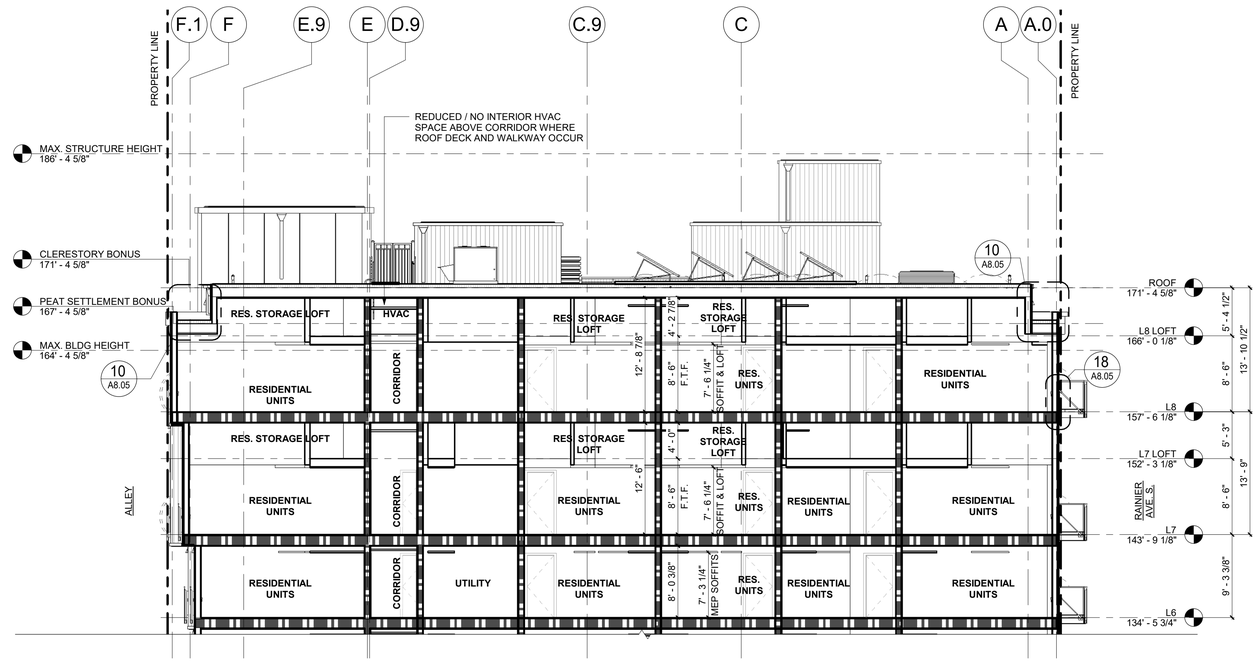
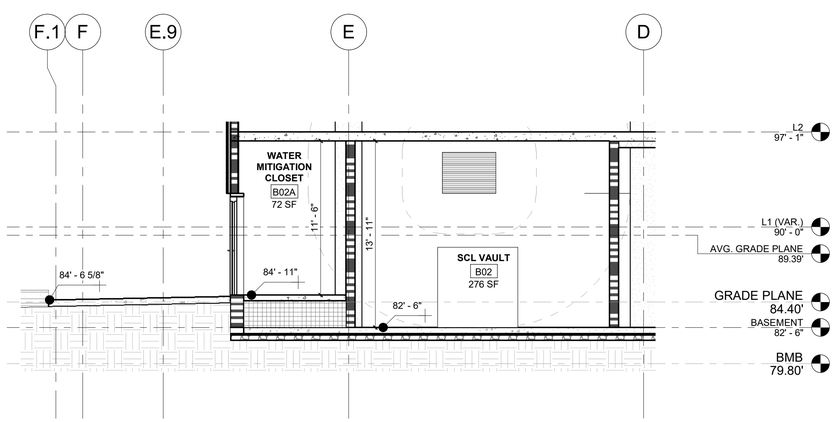
| # | NOTE |
|---|---|
| 03.16 | CONCRETE PAVERS - BASIS OF DESIGN: ABBOTSFORD CONCRETE PRODUCTS, COLOR/FINISH: TEXADA - NATURAL. SEE LANDSCAPE DRAWINGS. |




## 2 ENLARGED CROSS SECTION - EAST/ WEST

1/8" = 1'-0"




## 3 SECTION @ SCL VAULT

3/16" = 1'-0"

## 1 ENLARGED SECTION AT COURTYARD

1/4" = 1'-0"

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| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/28/2021 | | PH2 PERMIT INTAKE |
| 07/07/2021 | | MUP CORRECTION CYCLE 1 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CF |
| DRAWN BY: | WL |
| CHECKED BY: | RAM |

ENLARGED SECTIONS

A4.20

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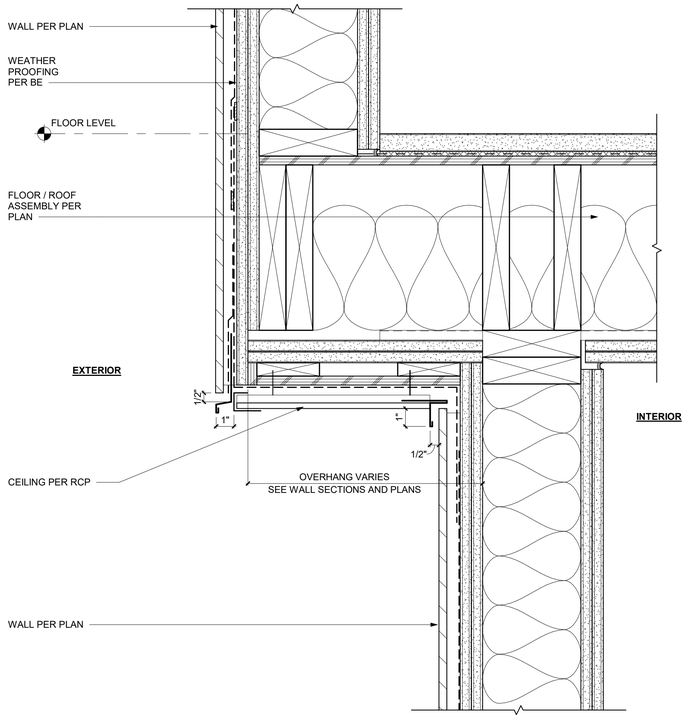
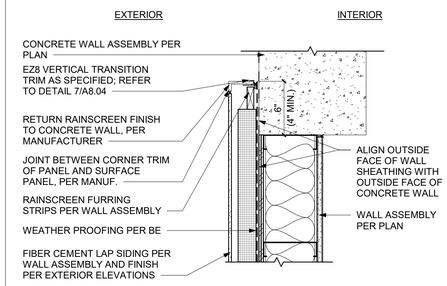
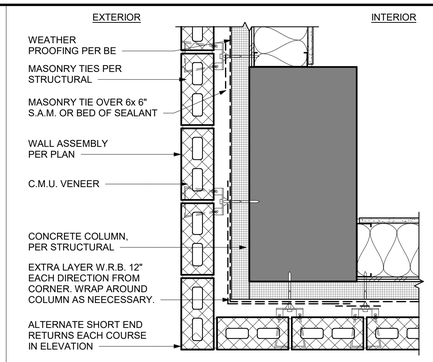


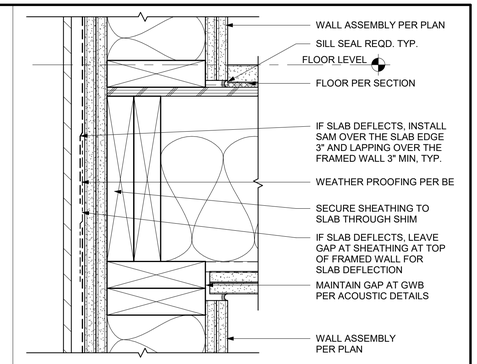

## 18 OVERHANG DETAIL AT ALLEY
3" = 1'-0"



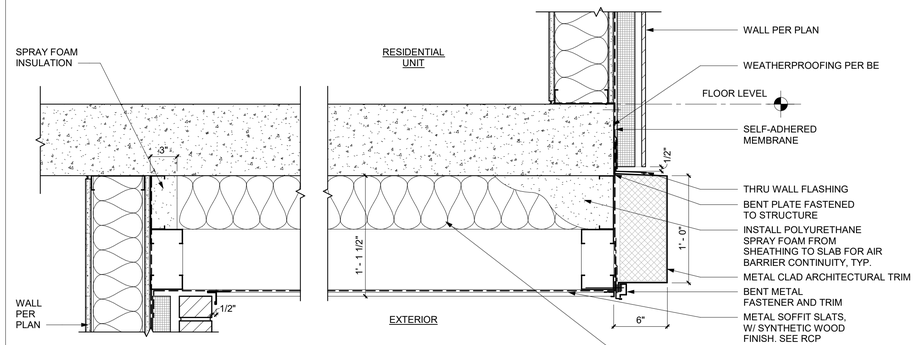

## 9 PLAN - F.C. RETURN TO CONCRETE
1 1/2" = 1'-0"



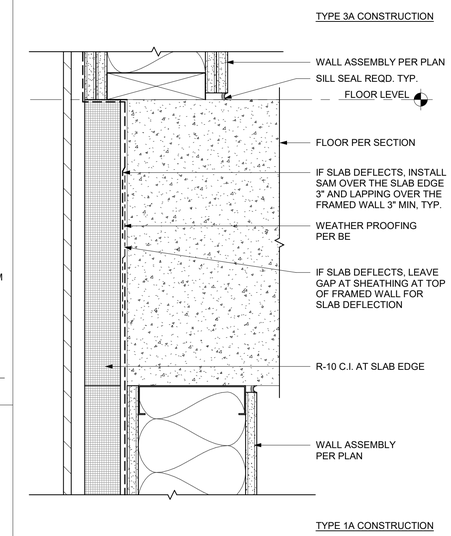

## 5 BRICK CORNER AT COLUMN
1 1/2" = 1'-0"



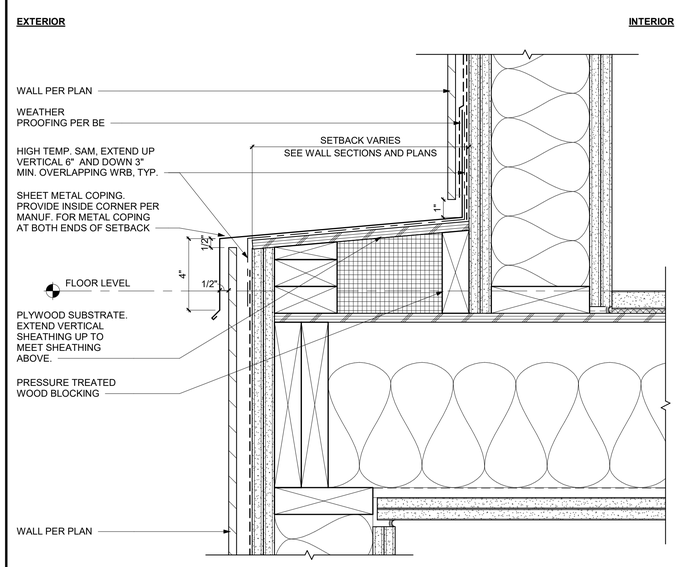

## 1 FLOOR TRANSITION @ WOOD FLOORS
3" = 1'-0"



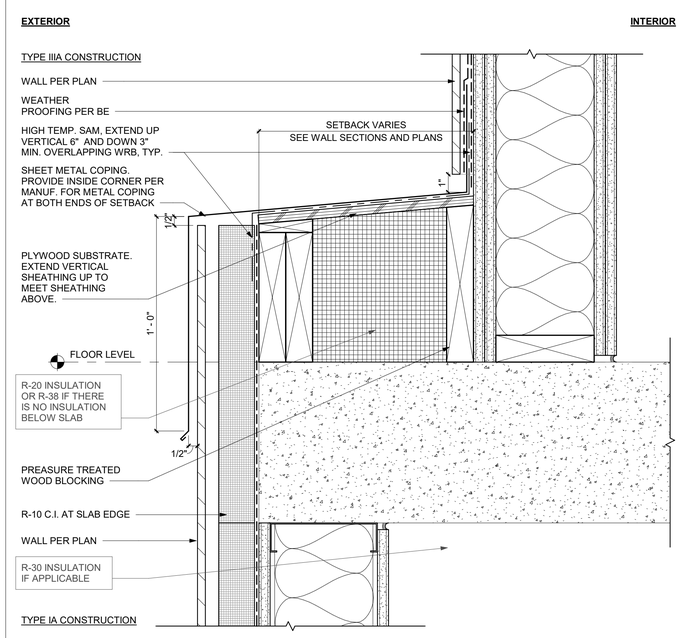

## 10 OVERHANG AT CONCRETE SLAB
1 1/2" = 1'-0"



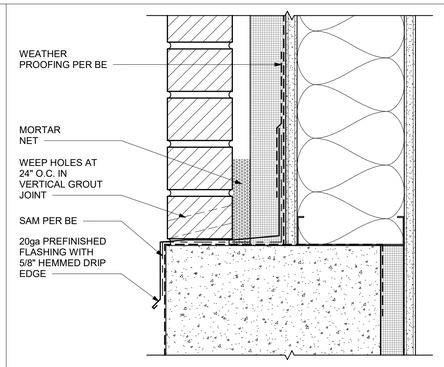

## 2 FLOOR TRANSITION @ CONSTRUCT. TYPES
3" = 1'-0"



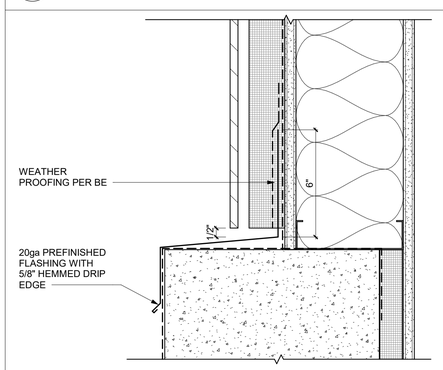

## 20 FLOOR TRANSITION @ WOOD SETBACK
3" = 1'-0"



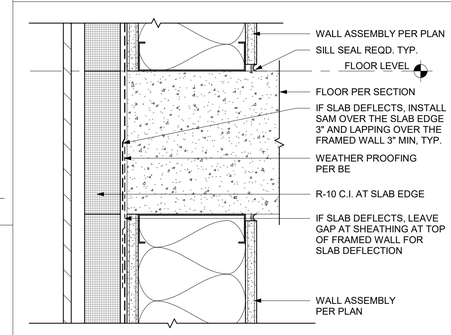

## 12 FLOOR TRANSITION @ CONST. TYPE SETBACK
3" = 1'-0"



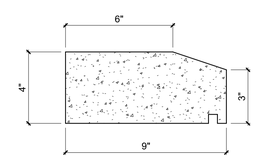

## 6 CMU VENEER @ CONCRETE CURB
3" = 1'-0"




## 7 MATERIAL TRANSITION @ CONC. CURB
3" = 1'-0"




## 3 FLOOR TRANSITION @ CONCRETE FLOORS
3" = 1'-0"




## 4 PRECAST SILL W/ DRIP EDGE PROFILE
3" = 1'-0"

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|---|---|
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| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR DETAILS

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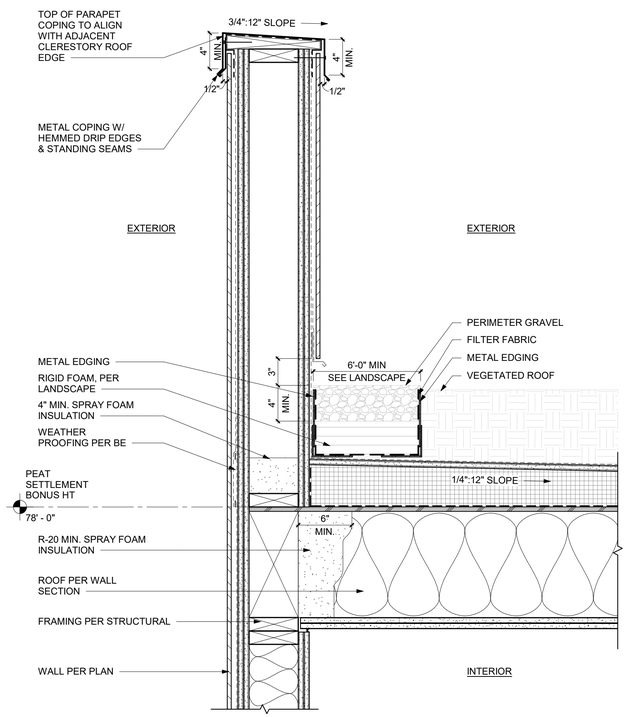
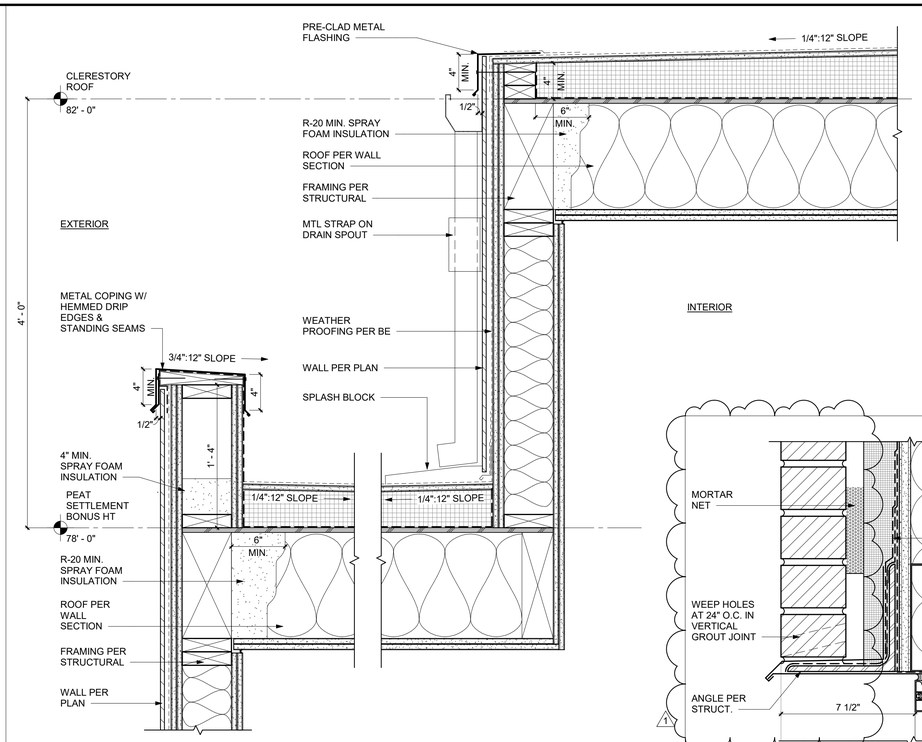
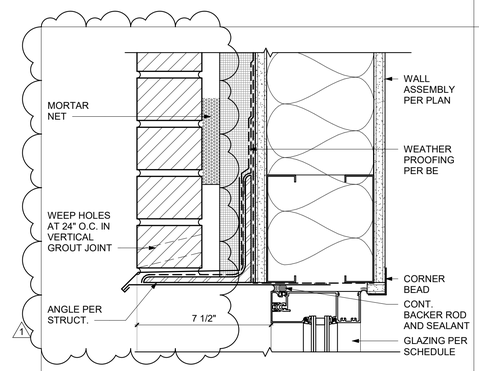


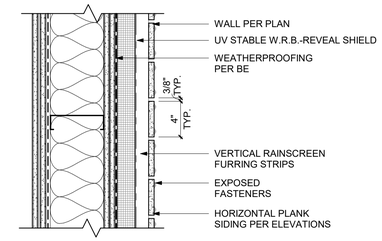

## 18 SECTION @ ROOF PARAPET
1 1/2" = 1'-0"




## 10 TYP ROOF SECTION @ CLERESTORY
1 1/2" = 1'-0"

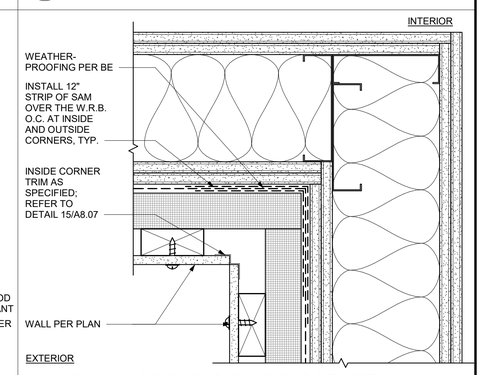



## 6 STOREFRONT HEAD @ BRICK
3" = 1'-0"

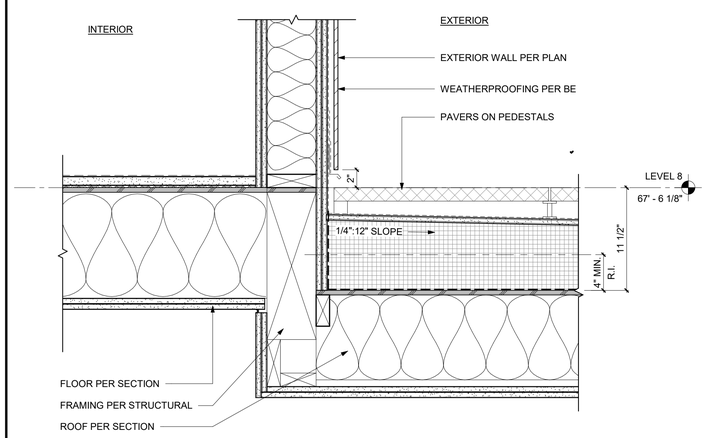



NOTE:
REFER TO SIDING MANUFACTURER FOR ATTACHMENT DETAILS

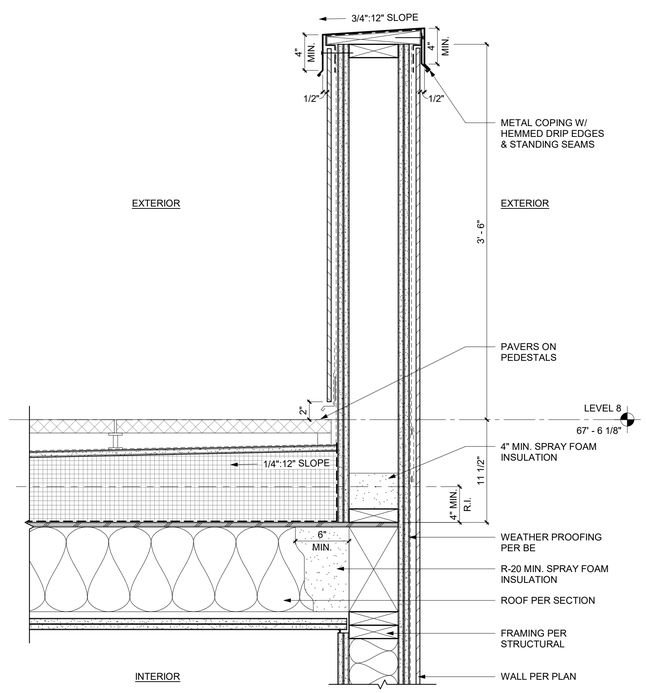
## 1 HORIZONTAL PLANK SIDING DETAIL
1 1/2" = 1'-0"



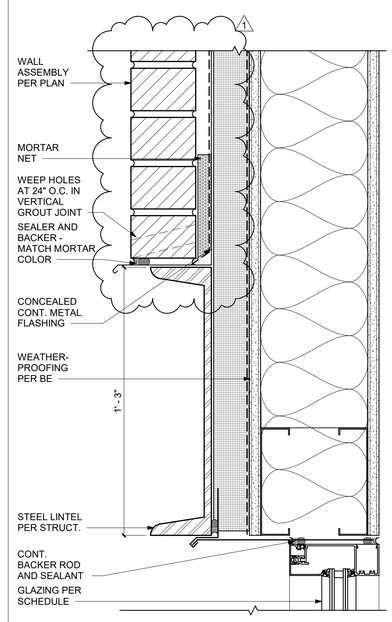

## 2 PLANK SIDING @ INSIDE CORNER
3" = 1'-0"



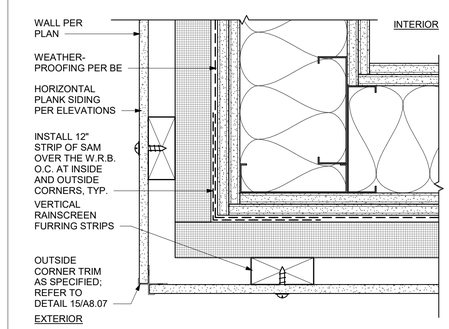

## 20 SECTION @ LEVEL 8 DECK STEP
1 1/2" = 1'-0"



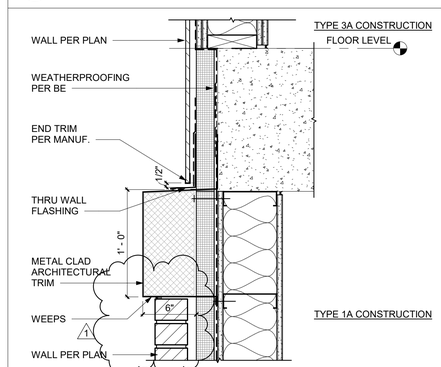

## 12 SECTION @ LEVEL 8 DECK PARAPET
1 1/2" = 1'-0"




## 8 STOREFRONT HEAD W/ STEEL LINTEL
3" = 1'-0"




## 3 PLANK SIDING @ OUTSIDE CORNER
3" = 1'-0"




## 4 BRICK TO PANEL/SIDING
1 1/2" = 1'-0"

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| DATE | NO. | DESCRIPTION |
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| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
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| | |
|---|---|
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| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR DETAILS

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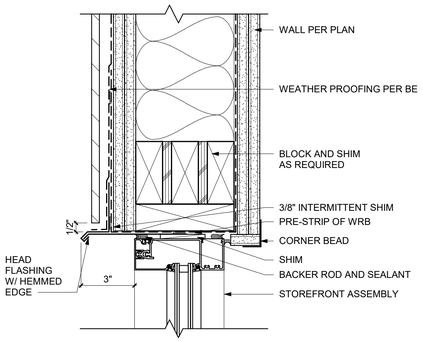
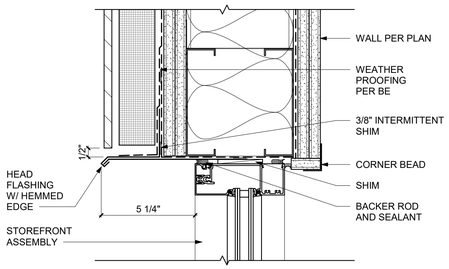
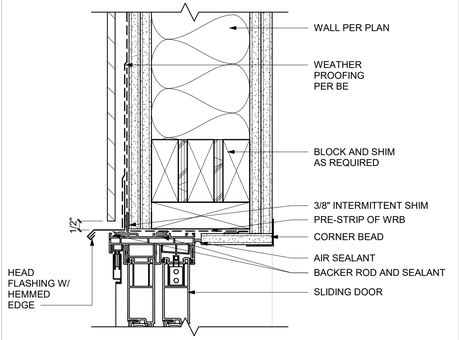


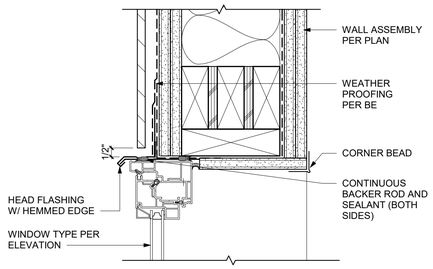

## 17 STOREFRONT HEAD @ WD STUD
3" = 1'-0"



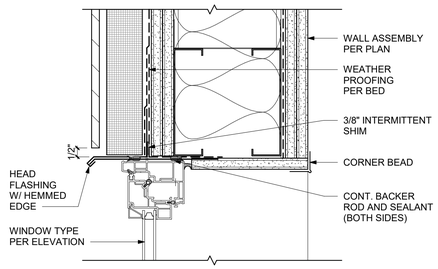

## 13 STOREFRONT HEAD @ MTL STUD
3" = 1'-0"



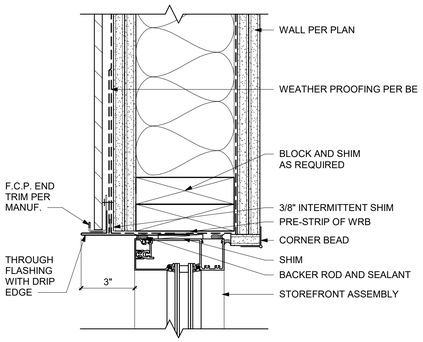

## 9 SLIDING DOOR HEAD @ WD STUD
3" = 1'-0"



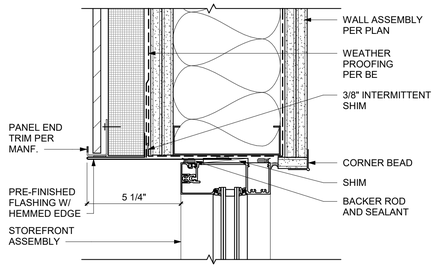

## 5 WINDOW WOOD STUD HEAD
3" = 1'-0"



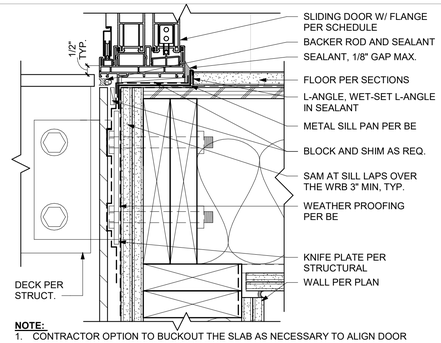

## 1 WINDOW METAL STUD HEAD
3" = 1'-0"




## 18 STOREFRONT JAMB @ WD STUD
3" = 1'-0"

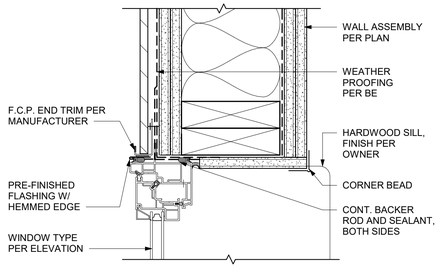



## 14 STOREFRONT JAMB @ MTL STUD
3" = 1'-0"

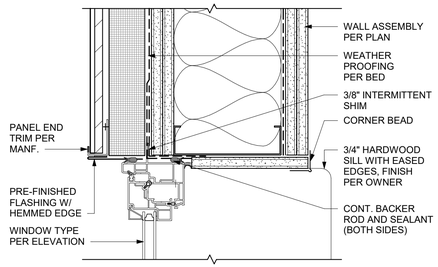



**NOTE:**
1. CONTRACTOR OPTION TO BUCKOUT THE SLAB AS NECESSARY TO ALIGN DOOR THRESHOLD WITH INTERIOR FLOOR FINISH
2. INSTALL ROD AND SEALANT WHERE KNIFE PLATE PENETRATES SIDING

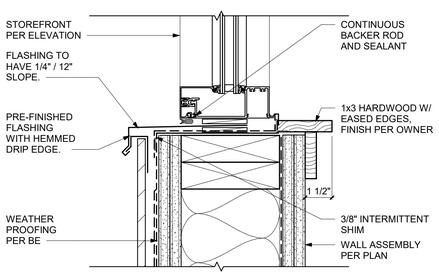
## 10 SLIDING DOOR SILL @ WOOD FLOOR
3" = 1'-0"



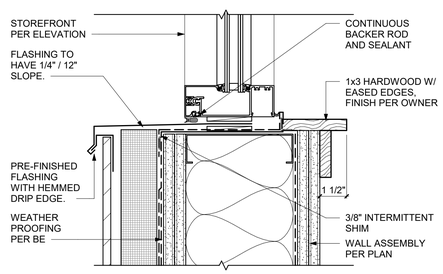

## 6 WINDOW WOOD STUD JAMB
3" = 1'-0"



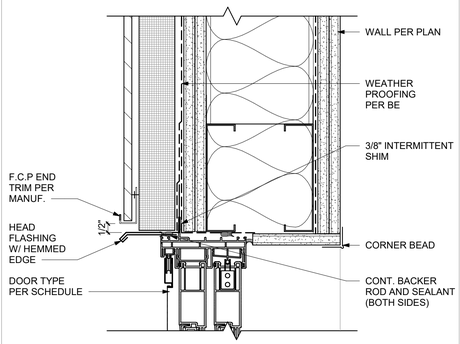

## 2 WINDOW METAL STUD JAMB
3" = 1'-0"



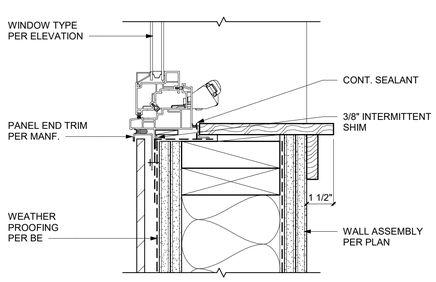

## 19 STOREFRONT SILL @ WD STUD
3" = 1'-0"



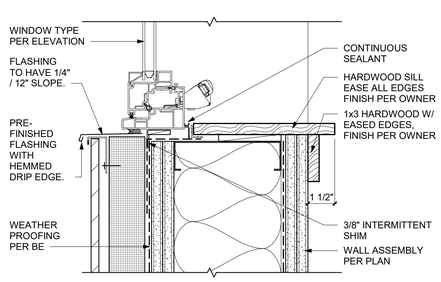

## 15 STOREFRONT SILL @ WD MTL STUD
3" = 1'-0"



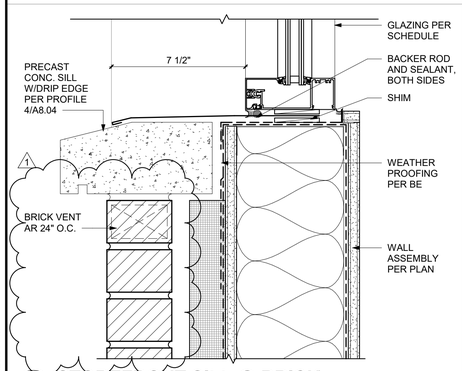

## 11 SLIDING DOOR HEAD @ MTL STUD
3" = 1'-0"



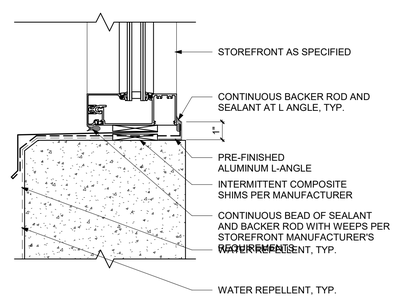

## 7 WINDOW WOOD STUD SILL
3" = 1'-0"



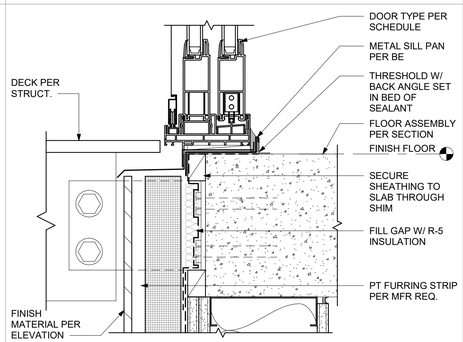

## 3 WINDOW METAL STUD SILL
3" = 1'-0"



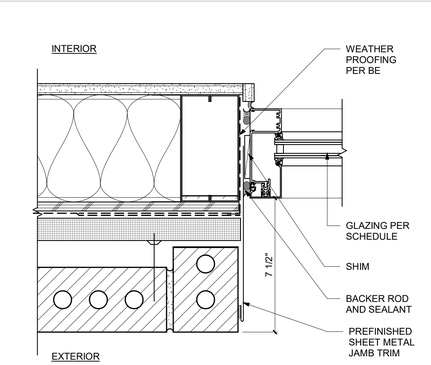

## 20 STOREFRONT SILL @ BRICK
3" = 1'-0"



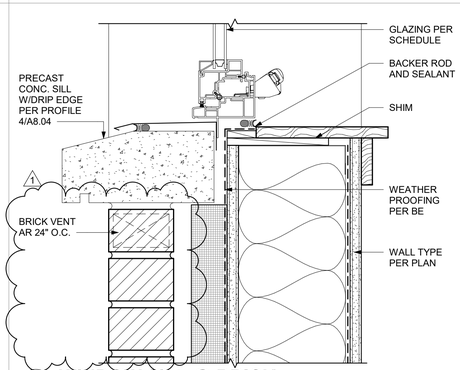

## 16 STOREFRONT JAMB/SILL @ CONCRETE
3" = 1'-0"




## 12 SLIDING DOOR THRESHOLD @ CONC.
3" = 1'-0"




## 8 STOREFRONT JAMB @ BRICK
3" = 1'-0"




## 4 WINDOW SILL @ BRICK
3" = 1'-0"

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SEATTLE WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/26/2021 | | PH2 PERMIT INTAKE |
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 02/18/2022 | | MUP CORRECTION CYCLE 4 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR OPENING DETAILS

# A8.06

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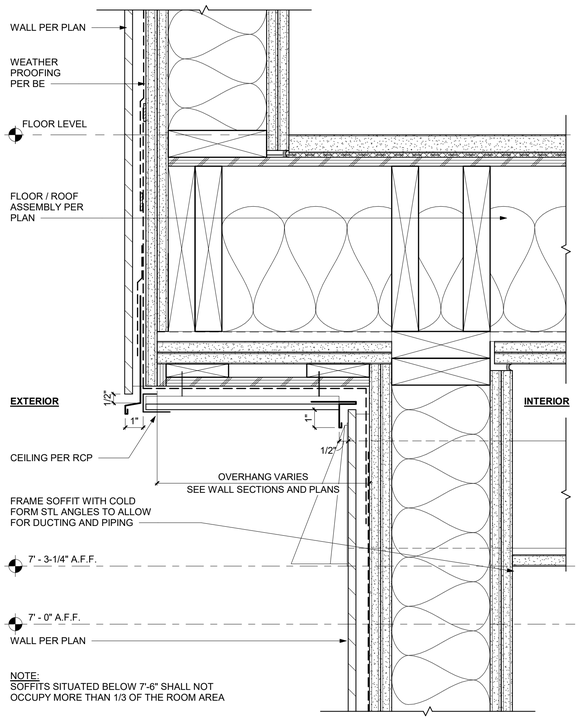
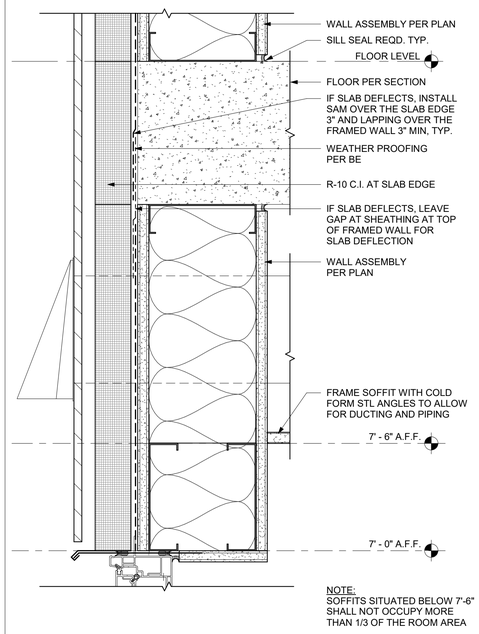
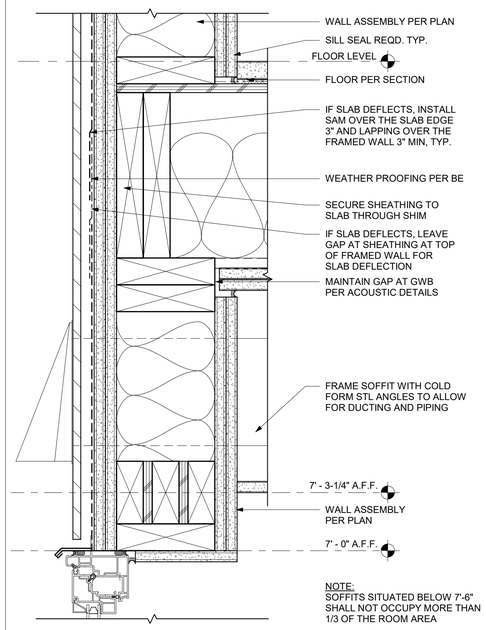


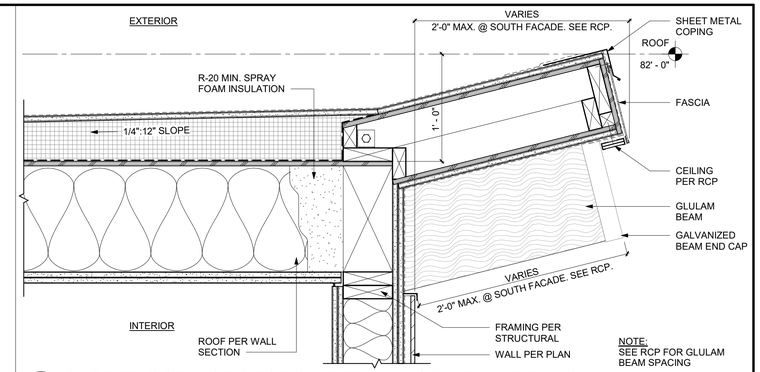

## 18 EXT. VENTING @ ALLEY OVERHANG
3" = 1'-0"



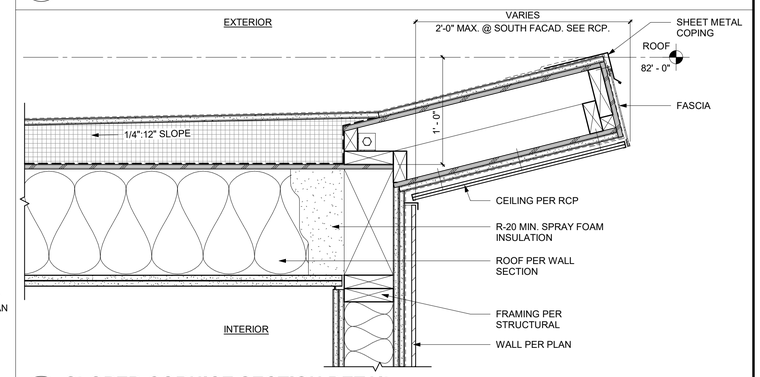

## 14 EXT. VENTING @ METAL WALLS
3" = 1'-0"



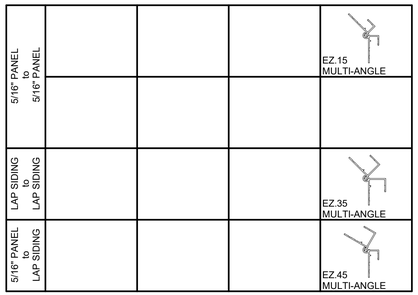

## 10 EXT. VENTING @ WOOD WALLS
3" = 1'-0"



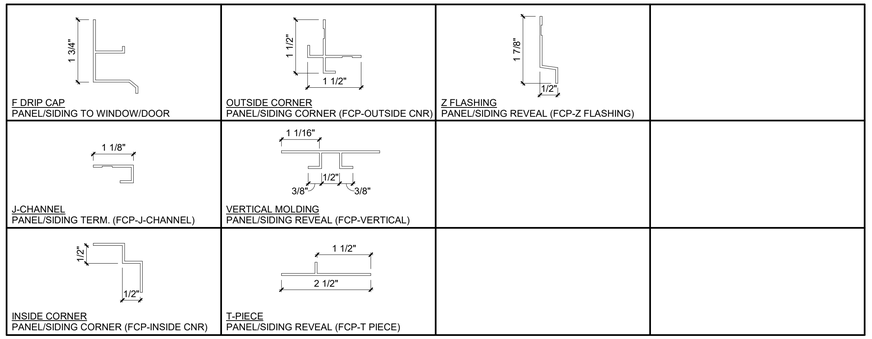

## 5 SLOPED CORNICE SECTION DETAIL W/ GLULAM BEAMS
1 1/2" = 1'-0"



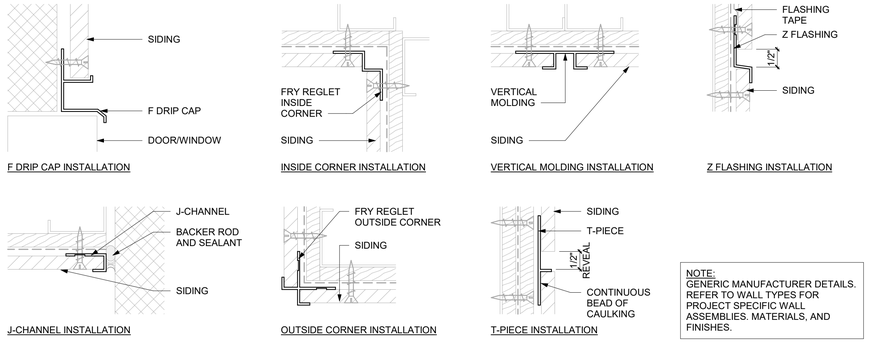

## 6 SLOPED CORNICE SECTION DETAIL
1 1/2" = 1'-0"




## 19 EASY TRIM REVEALS OUTSIDE CORNERS
3" = 1'-0"

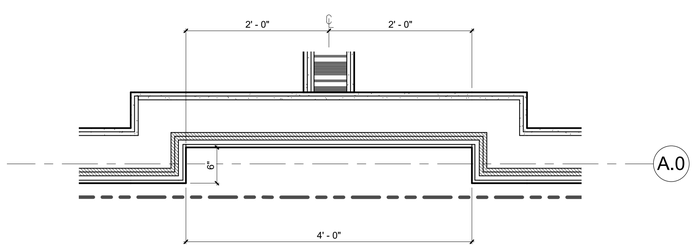



## 15 FRY REGLET TRANSITIONS
6" = 1'-0"

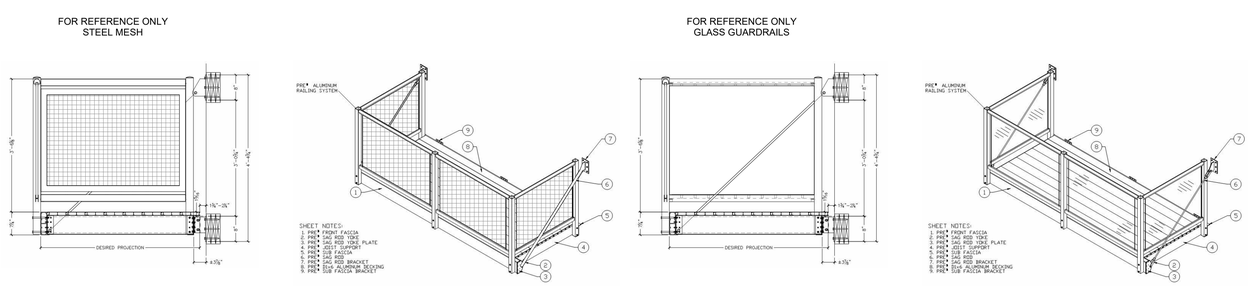



NOTE:
GENERIC MANUFACTURER DETAILS. REFER TO WALL TYPES FOR PROJECT SPECIFIC WALL ASSEMBLIES. MATERIALS, AND FINISHES.

## FRY REGLET TRANSITION INSTALLATION




## 20 PLAN - TYPICAL HINGE DETAIL SETBACK
1" = 1'-0"




## 12 BALCONY CONST. DETAIL
1" = 1'-0"

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| DATE | NO. | DESCRIPTION |
|---|---|---|
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
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| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

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|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR DETAILS

# A8.07

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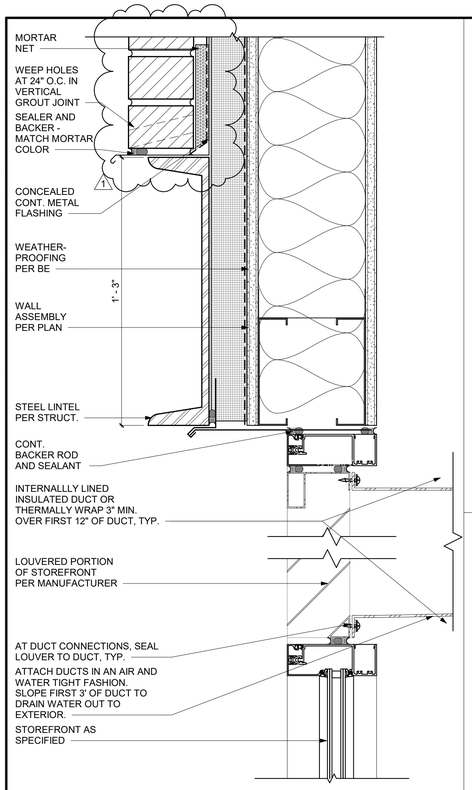
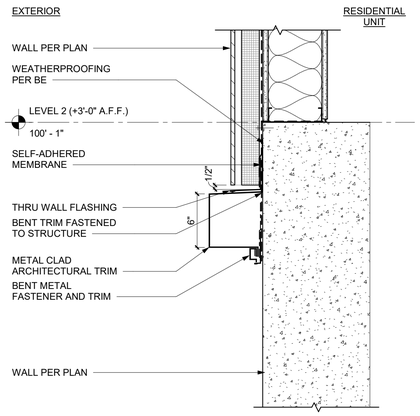
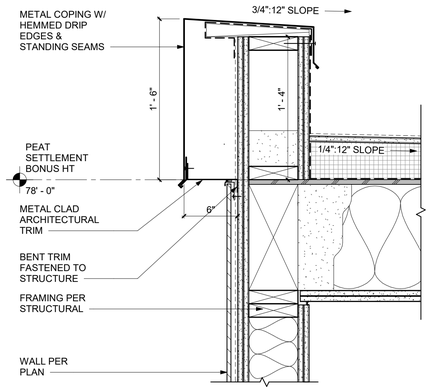


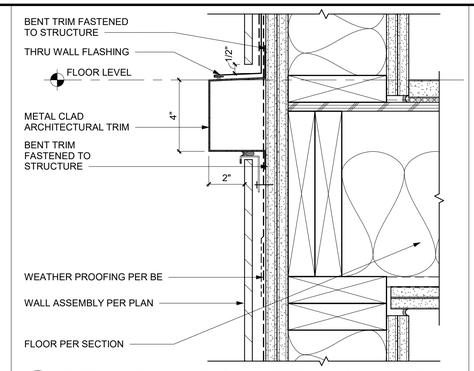

## 12 STOREFRONT HEAD W/ LOUVERS
3" = 1'-0"



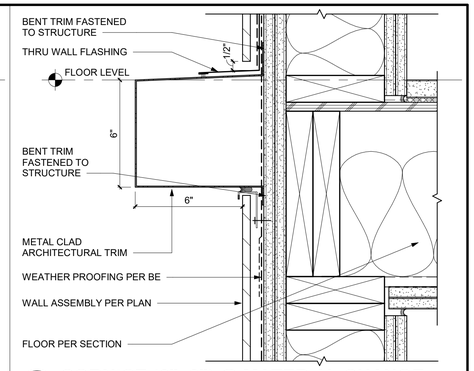

## 9 CORNICE @ NW CORNER CONC. TRANS.
1 1/2" = 1'-0"



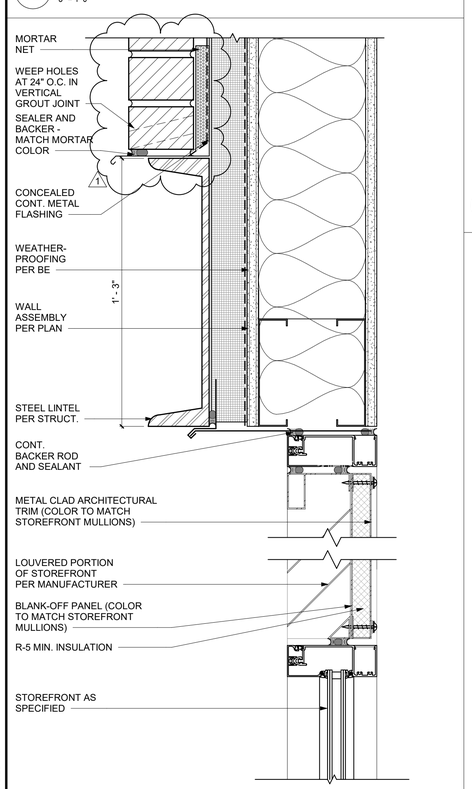

## 6 CORNICE @ ALLEY & S CHARLES
1 1/2" = 1'-0"



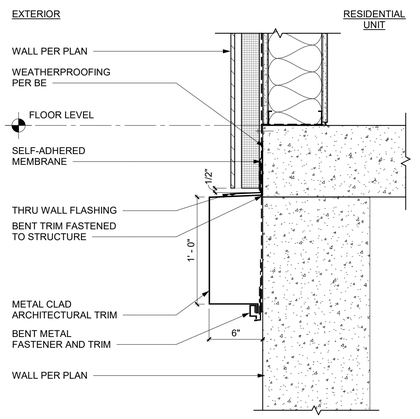

## 3 CORNICE (2"x4") @ MATERIAL CHANGE
3" = 1'-0"



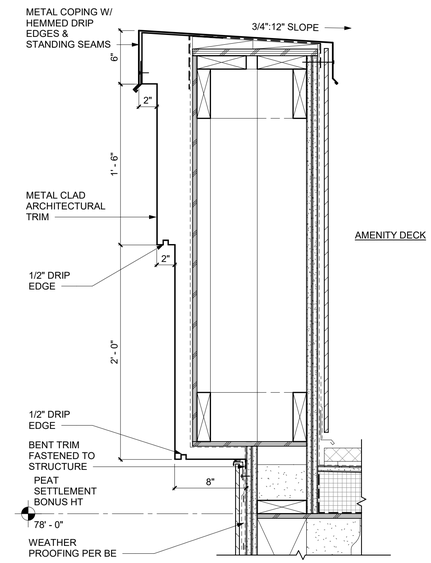

## 1 CORNICE (6"x6") @ MATERIAL CHANGE
3" = 1'-0"



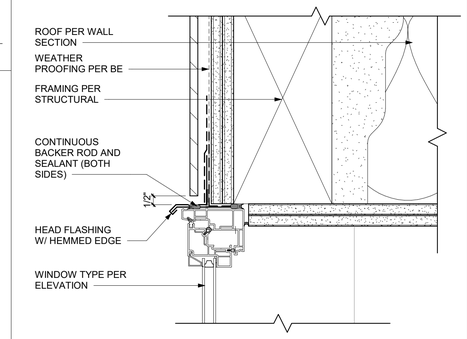

## 13 STOREFRONT HEAD W/ SOLID PANEL
3" = 1'-0"



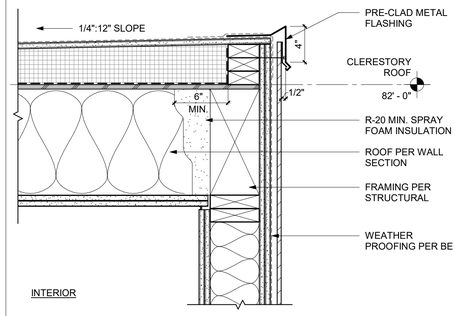

## 10 CORNICE @ ALLEY CONC. TRANSITION
1 1/2" = 1'-0"



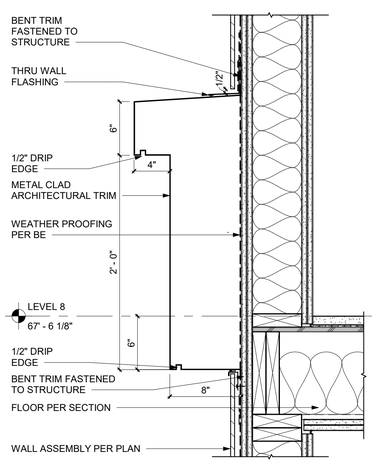

## 7 CORNICE @ AMENITY PARAPET
1 1/2" = 1'-0"



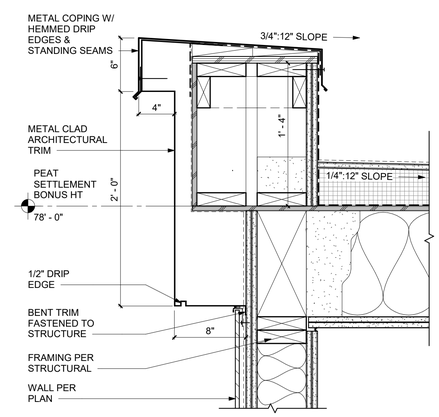

## 4 CLERESTORY WINDOW HEAD DETAIL
3" = 1'-0"



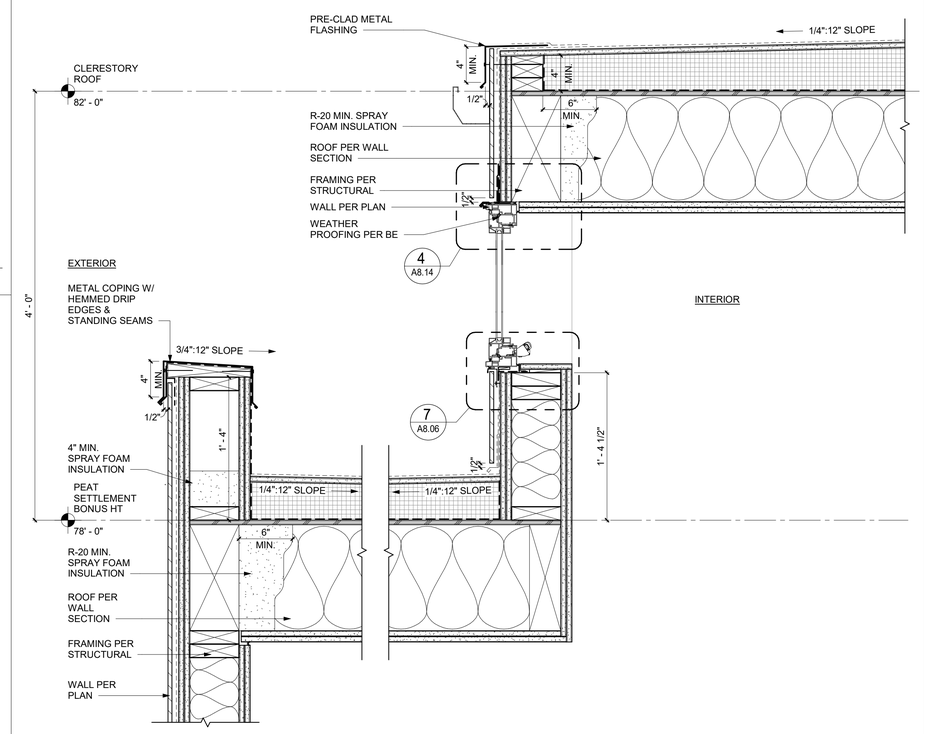

## 2 CLERESTORY SECTION @ HIGH POINT
1 1/2" = 1'-0"




## 11 CORNICE @ MATERIAL CHANGE
1 1/2" = 1'-0"




## 8 CORNICE @ COURTYARDS 1, 2, 4, & RAINIER AVE S
1 1/2" = 1'-0"




## 5 TYP ROOF SECTION @ CLERESTORY WINDOWS
1 1/2" = 1'-0"

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|---|---|---|
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

EXTERIOR WALL & ROOF DETAILS

# A8.14

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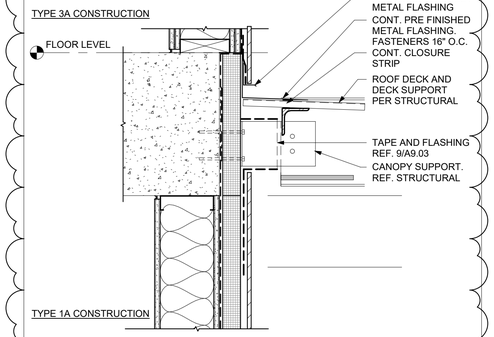
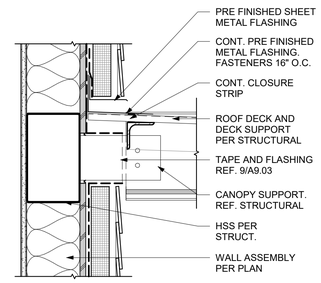
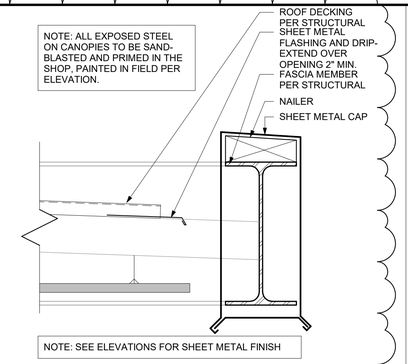



**14 CANOPY DETAIL @ UPPER CONNECTION**
1 1/2" = 1'-0"

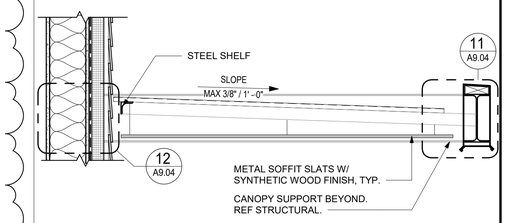



**12 CANOPY SUPPORT DETAIL**
1 1/2" = 1'-0"

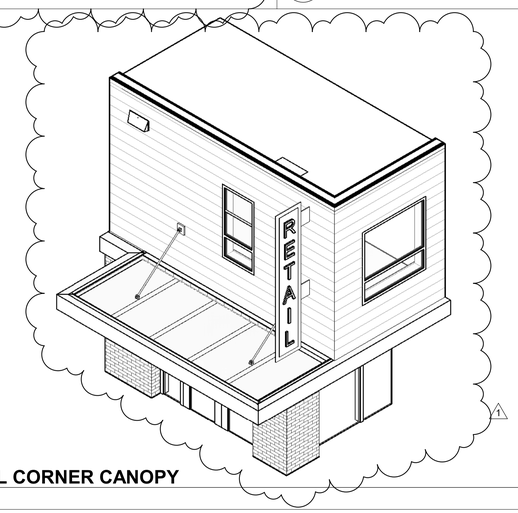



**11 CANOPY DRIP EDGE**
3" = 1'-0"

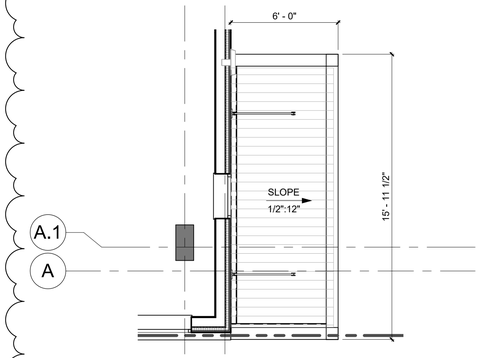
NOTES:
1. ALL FRAMING MEMBERS ARE PER STRUCTURAL AND SHALL BE PRIMED AND PAINTED.



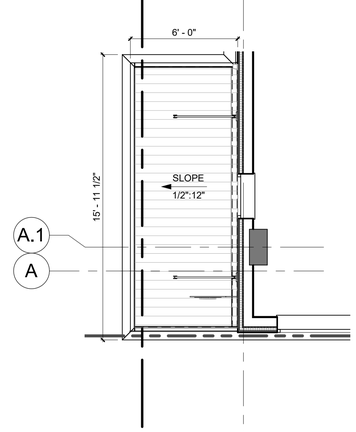

**10 CANOPY SECTION**
1" = 1'-0"



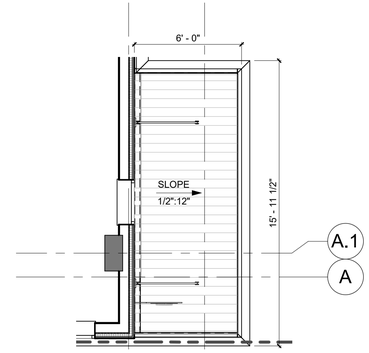

**9 ISO - TYPICAL CORNER CANOPY**



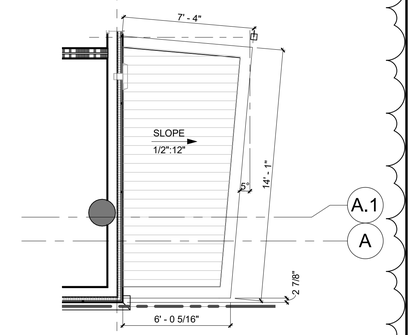

**4 CANOPY PLAN @ COURTYARD 1**
1/4" = 1'-0"




**3 CANOPY PLAN @ COURTYARD 3**
1/4" = 1'-0"




**2 CANOPY PLAN @ COURTYARD 2**
1/4" = 1'-0"




**1 CANOPY PLAN @ PLAZA**
1/4" = 1'-0"

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| DATE | NO. | DESCRIPTION |
|---|---|---|
| 10/08/2021 | | MUP CORRECTION CYCLE 2 |
| 12/09/2021 | | PH2 CORRECTION CYCLE 1 |
| 04/08/2022 | 1 | MUP CORRECTION CYCLE 5 |

6462 REGISTERED ARCHITECT ROBIN A. MURPHY STATE OF WASHINGTON

| | |
|---|---|
| PROJECT NO.: | 20047 |
| PROJECT MGR.: | CRF |
| DRAWN BY: | JA |
| CHECKED BY: | RAM |

CANOPY PLANS & DETAILS

# A9.04

JACKSON | MAIN ARCHITECTURE P.S. © 2021

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## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 1 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 2 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 3 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 5 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 6 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 7 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 8 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 9 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 10 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 11 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 12 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 14 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 15 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 16 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 17 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 18 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 19 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 20 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 21 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 22 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 23 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 24 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 25 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 26 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 27 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 28 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 29 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 30 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 31 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 32 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 33 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 34 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 35 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 36 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 37 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 38 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 39 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 40 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 41 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 42 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 43 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 44 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 45 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 46 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 47 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 48 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 49 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 50 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 51 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 52 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 53 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 54 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 55 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 56 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 57 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 58 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 59 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 60 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 61 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 62 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 63 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 64 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 65 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 66 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 67 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 68 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 69 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 70 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 71 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 72 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 73 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 74 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 75 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 76 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 77 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 78 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 79 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 80 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 81 | 18" DIA CONCRETE PILE | 79.75' | 22.50' |
| 82 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 83 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 84 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 85 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 86 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 87 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 88 | 18" DIA CONCRETE PILE | 78.83' | 17.50' |
| 89 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 90 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 91 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 92 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 93 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 94 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 95 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 96 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 97 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 98 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 99 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 100 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 101 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 102 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 103 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 104 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 105 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 106 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 107 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 108 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 109 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 110 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 111 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 112 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 113 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 114 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 115 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 116 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 117 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 118 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 119 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 120 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 121 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 122 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 123 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 124 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 125 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 126 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 127 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 128 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 129 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 130 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 131 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 132 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 133 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 134 | 18" DIA CONCRETE PILE | 78.75' | 17.50' |
| 135 | 18" DIA CONCRETE PILE | 77.75' | 17.50' |
| 136 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 137 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 138 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 139 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 140 | 18" DIA CONCRETE PILE | 78.75' | 17.50' |
| 141 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 142 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 143 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 144 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 145 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 146 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 147 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 148 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 149 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 150 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 151 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 152 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

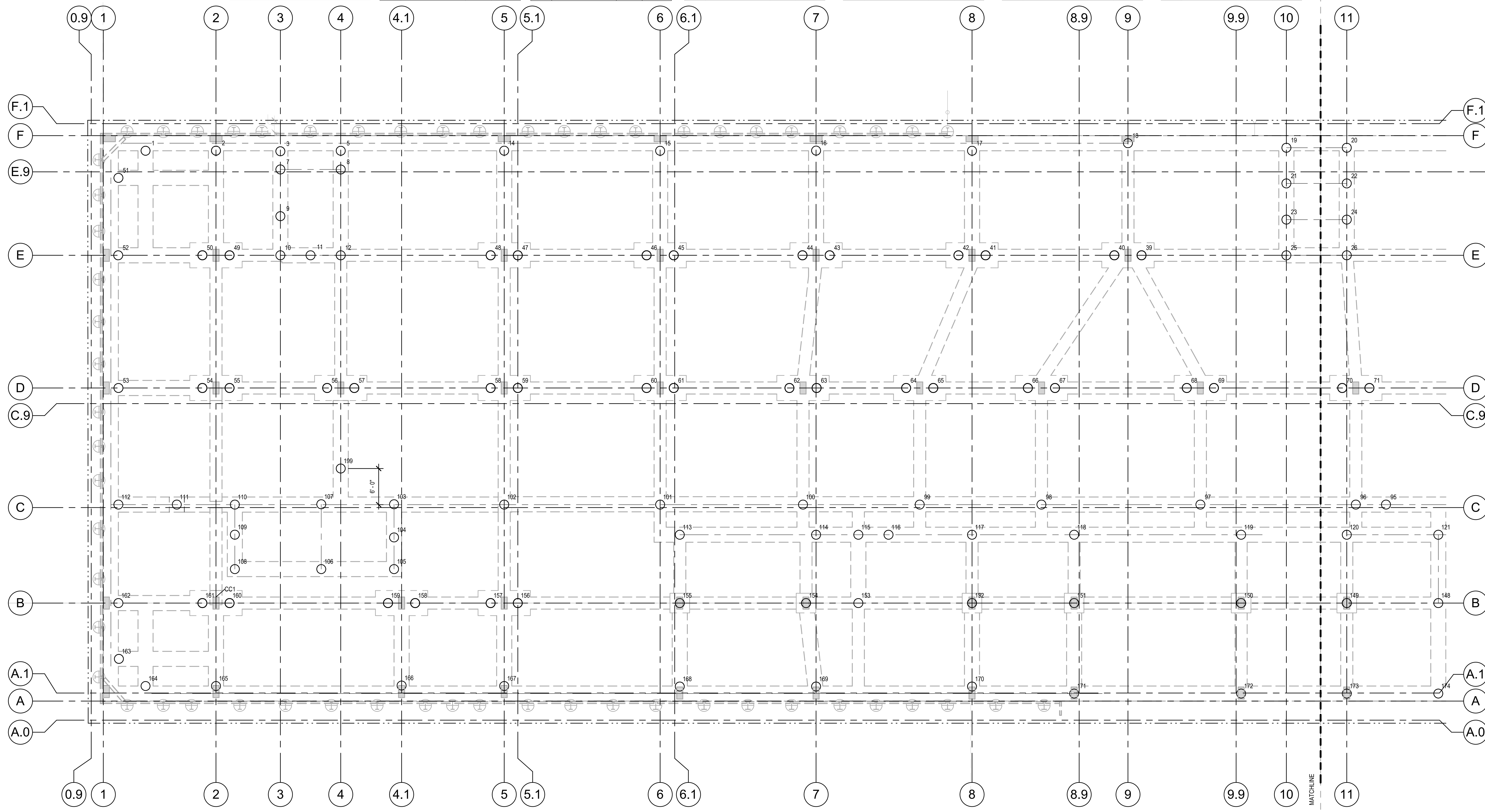
| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 153 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 154 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 155 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 156 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 157 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 158 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 159 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 160 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 161 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 162 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 163 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 164 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 165 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 166 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 167 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 168 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 169 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 170 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 171 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 172 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 173 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 174 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 175 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 176 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 177 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 178 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 179 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 180 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 181 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 182 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 183 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 184 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 185 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 186 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 187 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 188 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 189 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 190 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 191 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 192 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 193 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 194 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 195 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 196 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 197 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 198 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 199 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 200 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 201 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 202 | 18" DIA CONCRETE PILE | 77.75' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|




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

1 Pile Plan - North

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
CTE JOB NO. 20072

CD 90%
01/04/2022

1130 RAINER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE, WA 98104

900 RAINER
900 RAINER AVE. S.
SEATTLE , WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 04/01/2022 | | MUP SUBMITTAL |

02/19/2021

PROJECT NO.: 20072
PROJECT MGR.: Designer
DRAWN BY: Author
CHECKED BY: Checker

Pile Plan - North

S2.00a

JACKSON | MAIN ARCHITECTURE P.S. © 2020

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## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 1 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 2 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 6 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 7 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 8 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 9 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 10 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 11 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 12 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 14 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 15 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 16 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 17 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 18 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 19 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 20 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 21 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 22 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 23 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 24 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 25 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 26 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 27 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 28 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 29 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 33 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 43 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 45 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 47 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 48 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 49 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 50 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 51 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 52 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 53 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 54 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 55 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 56 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 57 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 58 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 59 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
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| 61 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 62 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 63 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 64 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 65 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 66 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 67 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 68 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 69 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 70 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 71 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 72 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 73 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 74 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 75 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 76 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 77 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 78 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 79 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 80 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 81 | 18" DIA CONCRETE PILE | 79.75' | 22.50' |
| 82 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 83 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 84 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 85 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 86 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 87 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 88 | 18" DIA CONCRETE PILE | 78.83' | 17.50' |
| 89 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 90 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 91 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 92 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 93 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 94 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 95 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 96 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 97 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 98 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 99 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 100 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 101 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 102 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 103 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 104 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 105 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 106 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 107 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 108 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 109 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 110 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 111 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 112 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 113 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 114 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 115 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 116 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 117 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 118 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 119 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 120 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 121 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 122 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 123 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 124 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 125 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 126 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 127 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 128 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 129 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 130 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 131 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 132 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 133 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 134 | 18" DIA CONCRETE PILE | 78.75' | 17.50' |
| 135 | 18" DIA CONCRETE PILE | 77.75' | 17.50' |
| 136 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 137 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 138 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 139 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 140 | 18" DIA CONCRETE PILE | 78.75' | 17.50' |
| 141 | 18" DIA CONCRETE PILE | 76.83' | 17.50' |
| 142 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 143 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 144 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 145 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 146 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 147 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 148 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 149 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 150 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 151 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 152 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |

## Pile Schedule

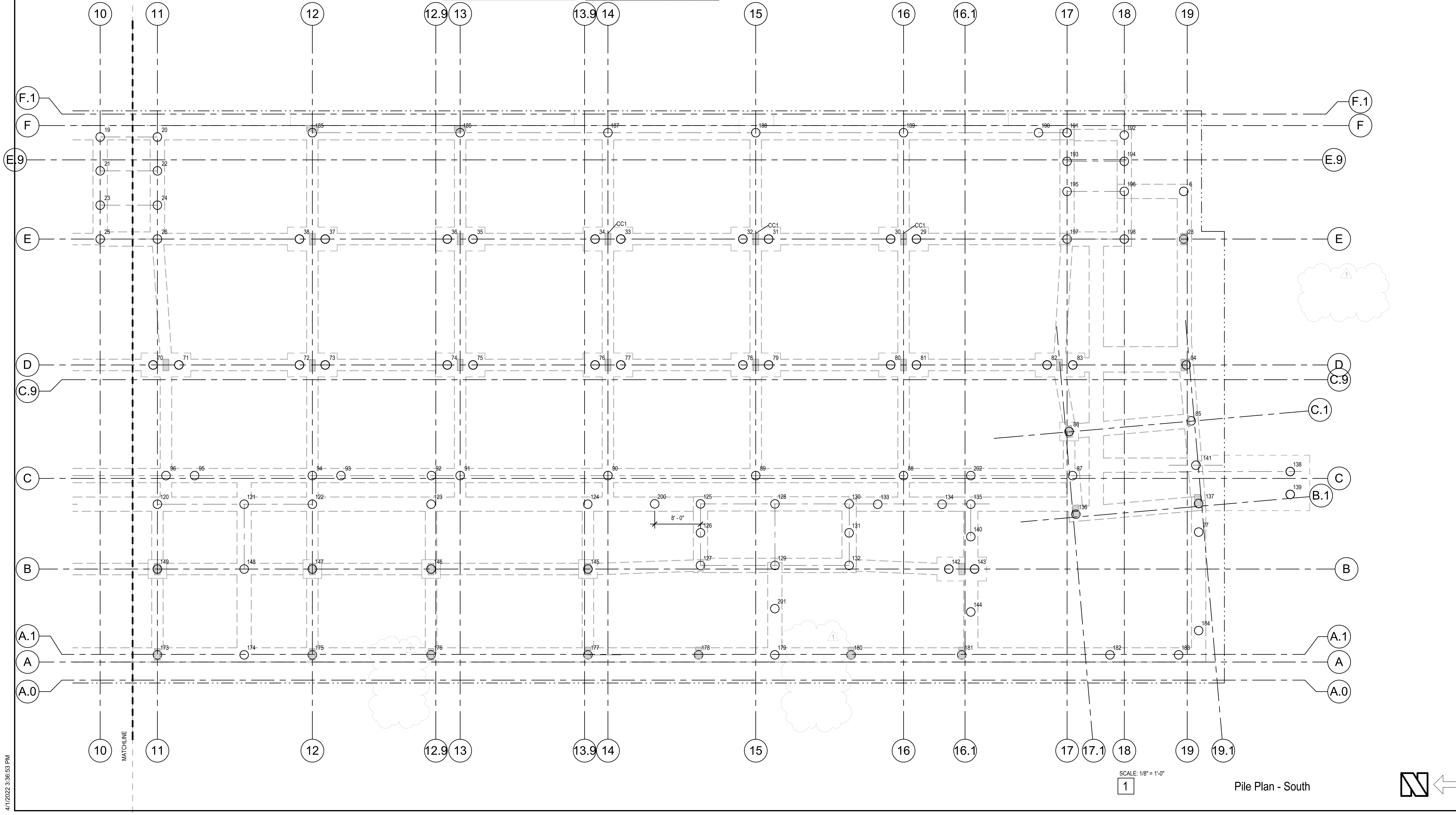
| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 153 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 154 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 155 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 156 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 157 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 158 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 159 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 160 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 161 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 162 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 163 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 164 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 165 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 166 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 167 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 168 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 169 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 170 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 171 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 172 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 173 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 174 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 175 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 176 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 177 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|
| 178 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 179 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 180 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 181 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 182 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 183 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 184 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 185 | 18" DIA CONCRETE PILE | 79.83' | 22.50' |
| 186 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 187 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 188 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 189 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 190 | 18" DIA CONCRETE PILE | 79.75' | 17.50' |
| 191 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 192 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 193 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 194 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 195 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 196 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 197 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 198 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 199 | 18" DIA CONCRETE PILE | 75.33' | 22.50' |
| 200 | 18" DIA CONCRETE PILE | 75.33' | 17.50' |
| 201 | 18" DIA CONCRETE PILE | 79.83' | 17.50' |
| 202 | 18" DIA CONCRETE PILE | 77.75' | 17.50' |

## Pile Schedule

| Mark | Family | T.O. Pile | B.O. Pile |
|---|---|---|---|




1 Pile Plan - South

CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.4512 (V) 206.285.0618 (F)
CTE JOB NO. 20072

CD 90%
01/04/2022

1130 RAINIER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE, WA 98104

900 RAINIER
900 RAINIER AVE. S.
SEATTLE , WA 98114

| DATE | NO | DESCRIPTION |
|---|---|---|
| 04/01/2022 | | MUP SUBMITTAL |

02/19/2021

| | |
|---|---|
| PROJECT NO.: | 20072 |
| PROJECT MGR.: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

Pile Plan - South

S2.00b

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## GRAPHIC SCALE

-8' 0' 4' 8' 16'

(1" : 8'-0")

## Foundation Notes

1. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS, TYPICAL U.N.O..
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. SEE ARCHITECTURAL SHEETS FOR WALL AND FLOOR DRAIN LOCATIONS.
4. SEE COLUMN SCHEDULE SHEET S6.03 FOR COLUMN SIZES AND REINFORCING NOT NOTED ON PLAN. SEE DETAIL **2 / S6.03** FOR TYPICAL COLUMN DETAILS.
5. SEE **6 / S6.01** FOR STEPPED FOOTINGS.
6. TOP OF FOOTING SHALL BE 6" MINIMUM BELOW TOP OF FINISH FLOOR, TYPICAL U.N.O..
7. TOP OF FOOTING ELEVATION VARIES PER PLAN.
8. SEE **6 / S6.01** FOR UTILITY PENETRATION THROUGH FOUNDATION WALL.

## Foundation Legend

F2.0 — FOOTING TYPE RE: SCHEDULE THIS SHEET

C1 — CONCRETE COLUMN TYPE RE: **18 / S6.03**

HSS BP — STEEL COLUMN TYPE BASE PLATE TYPE RE:

(E) EXISTING

(N) NEW

WX — CONCRETE SHEARWALL RE: SCHEDULE THIS SHEET

(325.33') TOP OF FOOTING ELEVATION

CMU WALL RE: SHEET

**Note:**
ALL SECTION CUTS ARE TYPICAL

CALL 48 HOURS BEFORE YOU DIG 1-800-424-555

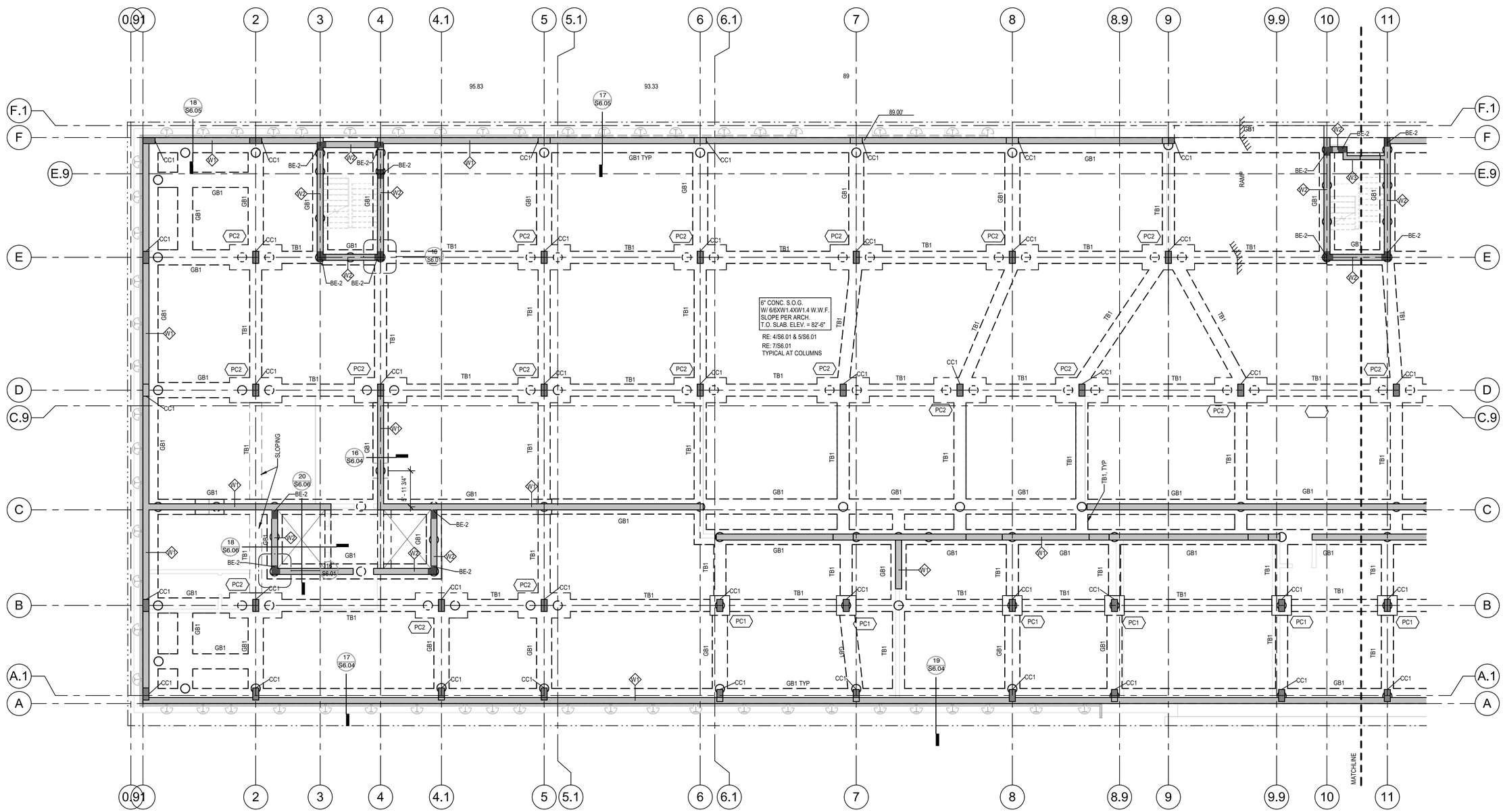
**Note:**
SHORING NOT SHOWN
RE: PERMIT NO. XXX
TYPICAL AT EXTERIOR WALLS

## Foundation Schedule

| MARK | DEPTH | SIZE | REINFORCING | DETAILS |
|---|---|---|---|---|
| PC1 | 30" | 3'-6" X 3'-6" | (7) #5 TIES EACH WAY | 1/S6.03 |
| PC2 | 52" | 8'-8" X 4'-2" | (12) #8 LONG. TOP & BOTTOM W/ HOOK & (20) #6 LAT. W/ HOOK | 3/S6.03 |
| GB1 | 30" | 2'-6" X CONT. | (7) #7 CONT. TOP & BOTTOM & #5 TIES AT 12" O.C. | 6/S6.03 |
| TB1 | 30" | 2'-0" X CONT. | (4) #7 CONT. TOP & BOTTOM &#5 TIES AT 12" O.C. | 7/S6.03 |
| | | | | |

## Concrete Shearwall Schedule

| WALL TYPE | WALL THICKNESS | WALL REINFORCEMENT |
|---|---|---|
| W1 | 12" | #5 @ 12" O.C. E.F. VERT. & #5 @ 12" O.C. E.F. HORIZ. |
| W2 | 12" | #6 @ 6" O.C. E.F. VERT. & #5 @ 12" O.C. E.F. HORIZ. |
| W3 | 8" | #5 @ 16" O.C. CENT. VERT. & #4 @ 10" O.C. CENT. HORIZ. |




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

1 Foundation Plan - North


CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street Suite 302 Seattle, WA 98109
206.285.0512 (V) 206.285.0618 (F)
CTE JOB NO. 20072


CD 90%
01/04/2022

1130 RAINER QOZB, LLC
159 S. JACKSON ST. SUITE 300
SEATTLE, WA 98104

900 RAINER
900 RAINER AVE. S.
SEATTLE , WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 04/01/2022 | | MUP SUBMITTAL |

STATE OF WASHINGTON — DAVID W. HOLMES — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
02/19/2021

| | |
|---|---|
| PROJECT NO.: | 20072 |
| PROJECT MGR.: | SWK |
| DRAWN BY: | DWH |
| CHECKED BY: | SWK |

Foundation Plan North

S2.01a

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## GRAPHIC SCALE

-8' 0' 4' 8' 16'

(1" : 8'-0")

## Foundation Notes

1. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS, TYPICAL U.N.O..
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. SEE ARCHITECTURAL SHEETS FOR WALL AND FLOOR DRAIN LOCATIONS.
4. SEE COLUMN SCHEDULE SHEET S6.03 FOR COLUMN SIZES AND REINFORCING NOT NOTED ON PLAN. SEE DETAIL **2 / S6.03** FOR TYPICAL COLUMN DETAILS.
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7. TOP OF FOOTING ELEVATION VARIES PER PLAN.
8. SEE **6 / S6.01** FOR UTILITY PENETRATION THROUGH FOUNDATION WALL.

## Foundation Legend

F2.0 — FOOTING TYPE RE: SCHEDULE THIS SHEET

C1 — CONCRETE COLUMN TYPE RE: **18 / S6.03**

HSS / BP — STEEL COLUMN TYPE BASE PLATE TYPE RE:

(E) EXISTING

(N) NEW

WX — CONCRETE SHEARWALL RE: SCHEDULE THIS SHEET

(325.33') TOP OF FOOTING ELEVATION

CMU WALL RE: SHEET

**Note:**
ALL SECTION CUTS ARE TYPICAL

CALL 48 HOURS BEFORE YOU DIG 1-800-424-555

**Note:**
SHORING NOT SHOWN
RE: PERMIT NO. XXX
TYPICAL AT EXTERIOR WALLS

## Foundation Schedule

| MARK | DEPTH | SIZE | REINFORCING | DETAILS |
|---|---|---|---|---|
| PC1 | 30" | 3'-6" X 3'-6" | (7) #5 TIES EACH WAY | 1/S6.03 |
| PC2 | 52" | 8'-8" X 4'-2" | (12) #8 LONG. TOP & BOTTOM W/ HOOK & (20) #6 LAT. W/ HOOK | 3/S6.03 |
| GB1 | 30" | 2'-6" X CONT. | (7) #7 CONT. TOP & BOTTOM & #5 TIES AT 12" O.C. | 6/S6.03 |
| TB1 | 30" | 2'-0" X CONT. | (4) #7 CONT. TOP & BOTTOM &#5 TIES AT 12" O.C. | 7/S6.03 |
| | | | | |

## Concrete Shearwall Schedule

| WALL TYPE | WALL THICKNESS | WALL REINFORCEMENT |
|---|---|---|
| W1 | 12" | #5 @ 12" O.C. E.F. VERT. & #5 @ 12" O.C. E.F. HORIZ. |
| W2 | 12" | #6 @ 6" O.C. E.F. VERT. & #5 @ 12" O.C. E.F. HORIZ. |
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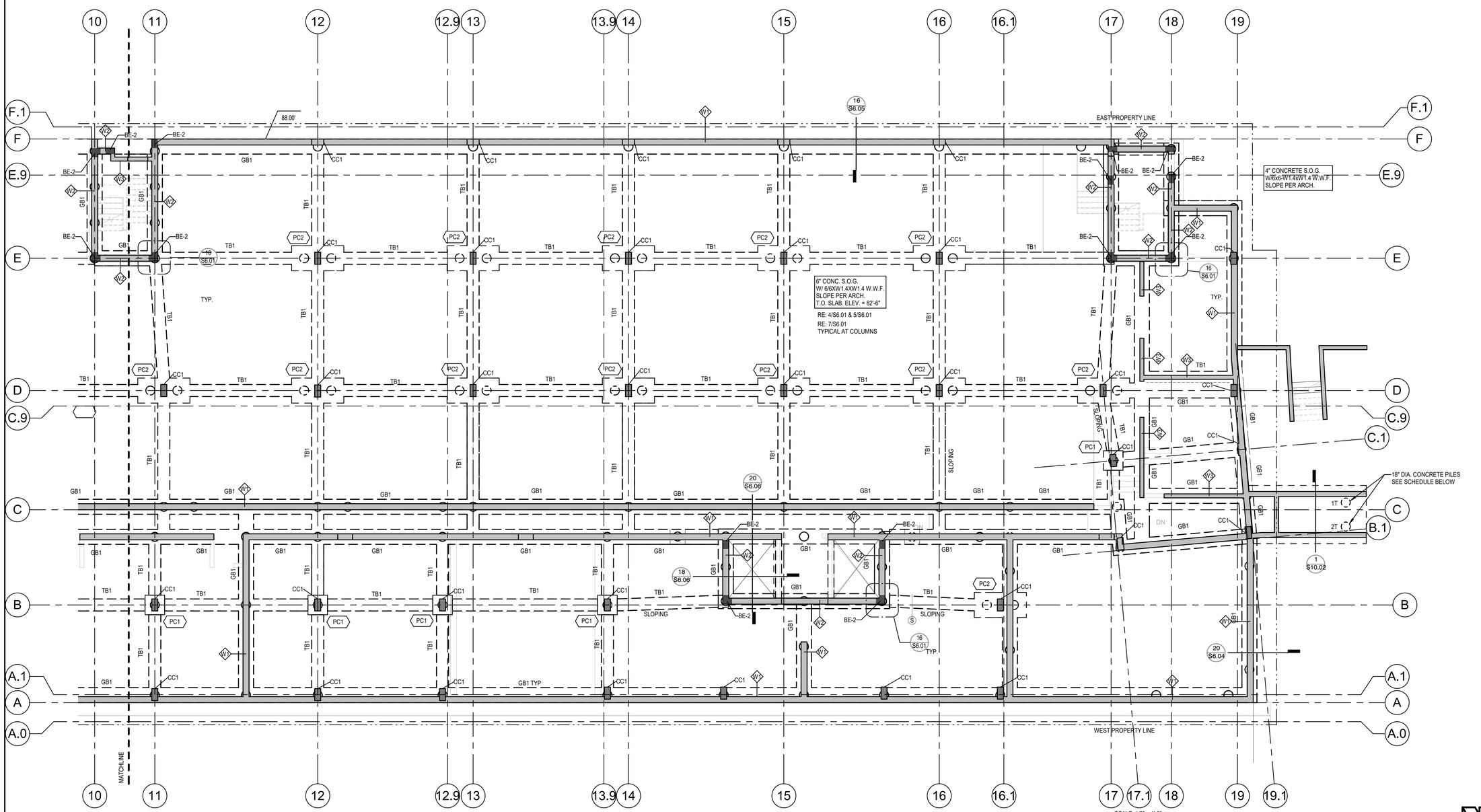


SCALE: 1/8" = 1'-0"

1 Foundation Plan - South


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Structural Engineers
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CTE JOB NO. 20072


CD 90%
01/04/2022

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900 RAINER AVE. S.
SEATTLE , WA 98114

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 04/01/2022 | | MUP SUBMITTAL |

STATE OF WASHINGTON — STEVEN W. KOLB — 18810 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER
02/19/2021

| | |
|---|---|
| PROJECT NO.: | 20072 |
| PROJECT MGR.: | SWK |
| DRAWN BY: | DWH |
| CHECKED BY: | SWK |

Foundation Plan South

# S2.01b

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