MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0888

MADDUX NORTH

MT. BAKER HOUSING ASSOCIATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

MUP SET

MAY 16TH, 2019

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ORIGINAL SHEET SIZE 30" x 42"
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PROJECT TEAM

OWNER
MT. BAKER HOUSING ASSOCIATION
2916 S. MCCLELLAN STREET
SEATTLE, WA 98144
TEL NO. 206.257.2939

CONTACT: CONOR HANSEN
CONOR@MTBAKERHOUSING.ORG

ARCHITECT
MITHUN, INC.
1201 ALASKAN WAY, SUITE 200
SEATTLE, WA 98101
206.971.5550

CONTACT: DOUG LEIGH
DOUGL@MITHUN.COM

CIVIL ENGINEER
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
TEL NO. 206 343 0460

CONTACT: KEN WIERSEMA
KENW@CPLINC.COM

MECHANICAL ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036
TEL NO. 425. 741.1200

CONTACT: JOHN TOMAN
JTOMAN@EMERALDCITYENG.COM

OWNER'S REPRESENTATIVE
BEACON DEVELOPMENT GROUP
1680 S. ROBERTO MAESTAS
FESTIVAL ST.
SEATTLE, WA 98144
TEL NO.

CONTACT: JASON MANGES
JASONM@BEACONDEVGROUP.COM

LANDSCAPE ARCHITECT
MITHUN, INC.
1201 ALASKAN WAY, SUITE 200
SEATTLE, WA 98101
206.971.5550

CONTACT: DOUG LEIGH
DOUGL@MITHUN.COM

STRUCTURAL ENGINEER
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
TEL NO. 206.343.0460

CONTACT: CHRIS DUVALL
CHRISD@CPLINC.COM

PLUMBING ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036
TEL NO. 425. 741.1200

CONTACT: JOHN TOMAN
JTOMAN@EMERALDCITYENG.COM

SURVEYOR
CORE DESIGN
12100 NE 195TH STREET, SUITE 300
BOTHEL, WA 98011
TEL NO. 425.885.7877

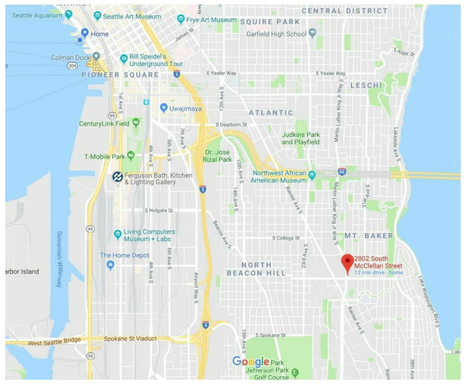
CONTACT: GLENN SPRAGUE
GXS@COREDESIGNINC.COM

INTERIOR DESIGN
MITHUN, INC.
1201 ALASKAN WAY, SUITE 200
SEATTLE, WA 98101
206.971.5550

CONTACT: DOUG LEIGH
DOUGL@MITHUN.COM

ELECTRICAL ENGINEER
CROSS ENGINEERS
923 MARTIN LUTHER KING JR. WAY
TACOMA, WA 98405
TEL NO. 253.759.0118

CONTACT: GENE WENTWORTH
GENEW@CROSSENGINEERS.COM



1 VICINITY MAP
NTS

2 LOCATION MAP
NTS

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" x 42".
3. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. STUD, CENTERLINE OF COLUMN GRIDLINE, UNLESS OTHERWISE NOTED.
4. VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) CONCRETE SLAB, T.O. GYPSUM CEMENT UNDERLAYMENT, TOP OF ROOF SHEATHING, UNLESS OTHERWISE NOTED.
5. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
7. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF MITHUN, INC. AND HAVE BEEN PREPARED FOR USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. IS PROHIBITED.
8. ALL APPLICABLE ASME CODES, SEATTLE BUILDING CODES, SEATTLE ELECTRICAL CODES AND ELEVATOR CODES ADOPTED BY REFERENCE APPLY. NOTE THAT EACH CONVEYANCE REQUIRES A SEPARATE PERMIT WITH DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR.
9. PROVIDE STAIRWAY PRESSURIZATION AS PER 2015 SBC S. 510.2, ITEM 10, & 909.20.6. STAIRWAY PRESSURIZATION SYSTEM SHALL COMPLY WITH SBC 909.20.6, ITEMS #1 THROUGH #7, WHICH INCLUDES THE FOLLOWING:
   A. ITEM 1: STAIRWAYS SHALL BE PRESSUREIZED TO A MINIMUM OF 0.15" OF WATER COLUMN RELATIVE TO THE MAIN OCCUPIED FLOOR AREA ON EACH FLOOR AND A MAXIMUM PRESSURE THAT COMPLIES WITH DOOR OPENING FORCE REQUIREMENTS PER SBC 1010.1.3.
   B. ITEM 2: STAIR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY POWER.
10. PROVIDE ELEVATOR HOISTWAY PRESSURIZATION IN ACCORDANCE WITH SBC 909.21.
11. PROVIDE ELEVATOR EMERGENCY OPERATION AND SIGNALING DEVICE COMPLYING WITH ASME 17.1, SECTION 2.27.
12. PROVIDE A LEGALLY REQUIRED STANDBY POWER SYSTEM IN ACCORDANCE WITH CHAPTER 27 AND THE SEATTLE ELECTRICA CODE.

PERMIT INFORMATION

JURISDICTION: CITY OF SEATTLE

RELATED PERMIT NUMBERS:
MASTER -USE PERMIT (MUP) NO.: 3028436-LU
VESTING DATE: **APRIL 19, 2019** 1

ZONING: LAND USE CODE OF THE CITY OF SEATTLE
BUILDING: 2015 SEATTLE BUILDING CODE
FIRE: 2015 SEATTLE FIRE CODE
MECHANICAL: 2015 SEATTLE MECHANICAL CODE
ELECTRICAL: 2017 SEATTLE ELECTRICAL CODE
PLUMBING: 2015 SEATTLE PLUMBING CODE
ENERGY: 2015 SEATTLE ENERGY CODE

CODE AS AMENDED AND ADOPTED BY THE STATE BUILDING CODE COUNCIL AND THE CITY OF SEATTLE

ZONE CLASSIFICATION: 1
SM-NR-75

ZONE DISTRICT:
MT. BAKER STATION OVERLAY DISTRICT

OCCUPANCY GROUPS:
GROUP R-2, GROUP M, GROUP S-2, GROUP A-3

TYPE OF CONTRUCTION:
TYPE TYPE 1-A/TYPE V-A PER SECTION 510.2 HORIZONTAL SEPARATION

FIRE PROTECTION:
SPRINKLERED PER NFPA 13

DEFERRED SUBMITTAL LIST

1. FIRE ALARM / PROTECTION
2. SIDE SEWER PERMIT FOR TEMPORARY DEWATERING
3. ELECTRICAL PERMIT
4. LOW VOLTAGE AND COMMUNICATION PERMIT
5. PLUMBING PERMIT
6. FIRE SPRINKLER DESIGN
7. GAS PIPING DESIGN
8. IRRIGATION (VERIFY)
9. ELEVATOR PERMIT
10. HOLD-DOWN SYSTEM
11. POST TENSIONING

PROJECT SUMMARY

7 STORY BUILDING, 101 RESIDENTIAL DWELLING UNITS, ONE PARTIAL LEVEL PARKING, ONE PARTIAL LEVEL COMMERCIAL

THE PROJECT CONTAINS THE FOLLOWING PROPOSED USES:

COMMERCIAL	4,568 SF
RESIDENTIAL	90,055 SF
AMENITY AREA	7233 SF

DEVELOPMENT STANDARD DEPARTURES REQUESTED:
NONE

PROJECT ADDRESS

2802 S MCCLELLAN STREET
SEATTLE, WA 98144

COUNTY: KING

PARCEL INFORMATION

2802 S McClellan Street:	0003600030
2806 S McClellan Street:	0003600032
2810 S McClellan Street:	0003600008
2864 S McClellan Street:	0003600031

LEGAL DESCRIPTION

THAT PORTION OF EDWARD HANFORD'S DONATION CLAIM NUMBER 44 IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 4 EAST; WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINTON, MORE PARTICULARLY DESCRIED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, STADIUM VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 61 IN KING COUNTY, WASHINGTON, THENCE N 88°50'48" W, ALONG THE SOUTH LINE OF SAID LOT 10 AND ITS WESTERLY PROLONGATION, 182.92 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF MARTIN LUTHER KING JR. WAY S. (EMPIRE WAY) BEING 40.00 FEET FROM THE SAID WAY; THENCE S 01°14'12" W, ALONG SAID EASTERLY MARGIN, 100.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF S. MCCLELLAN STREET, THENCE S 88°50'48" E, ALONG SAID NORTH MARGIN, 182.89 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF 29TH AENUE SOUTH; THENCE N 01°15'18" E, ALONG SAID WEST MARGIN, 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINS; +/- 18,290 SF (+/-0.4199 ARES) 2

MITHUN
SEATTLE // Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO // 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688
mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1
2	TBD	MUP CORRECTIONS #2
3	TBD	BLDG PERMIT CORRECTIONS #1

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
DRAFTER
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
PROJECT INFO

PROJECT NO.
1723500
DATE
03/21/19

SHEET NUMBER
G1.01
MUP SET

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ORIGINAL SHEET SIZE: 30" x 42"

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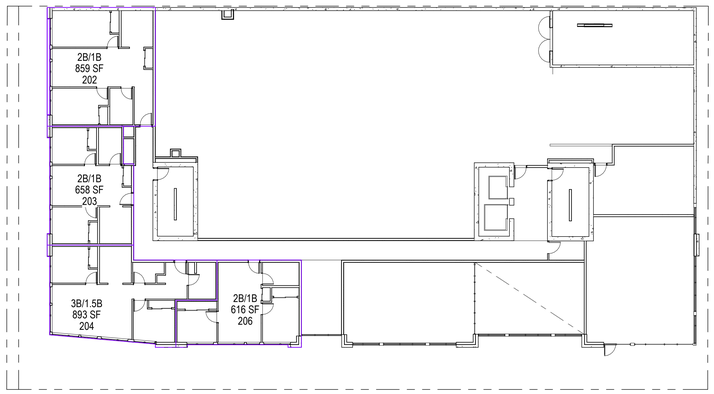
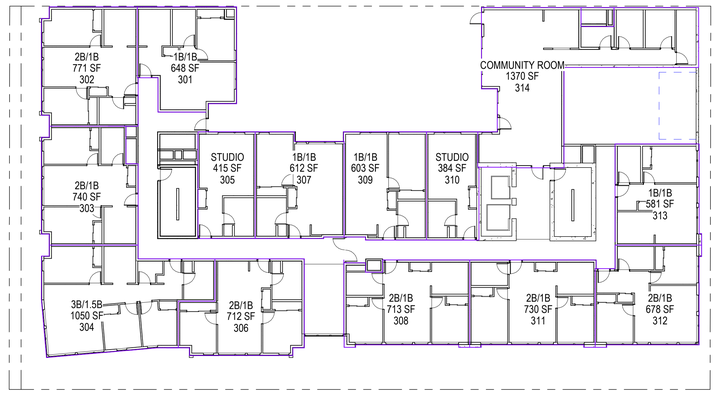


1 LEVEL 02 - GROSS UNIT AREA
1/16" = 1'-0"



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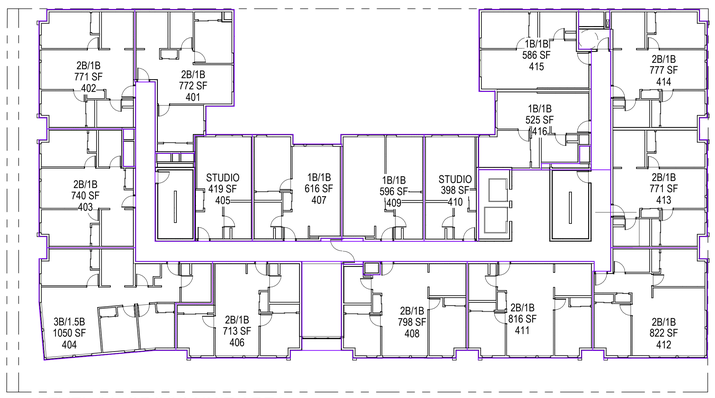
1/16" = 1'-0"



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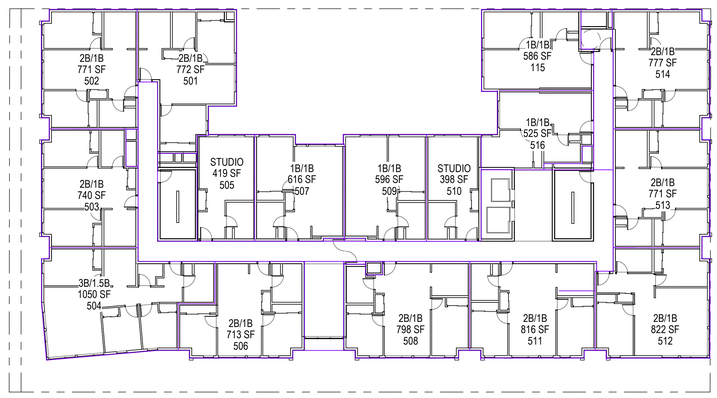
1/16" = 1'-0"



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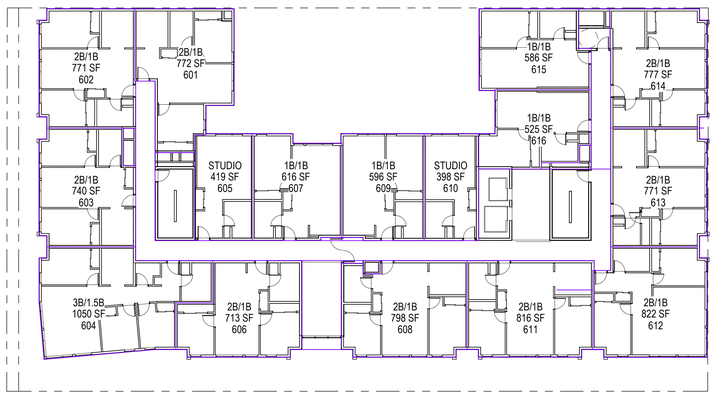
1/16" = 1'-0"



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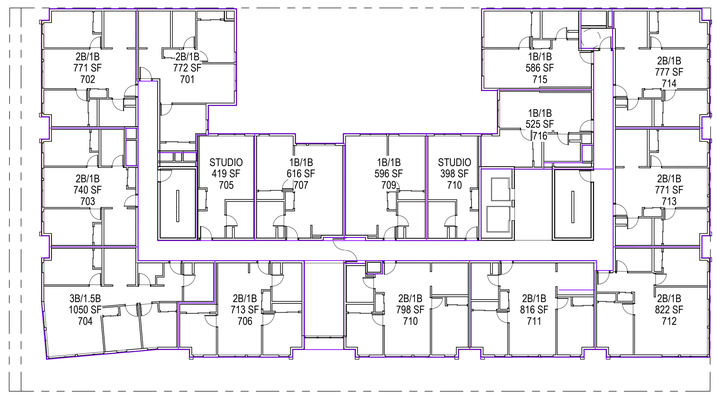
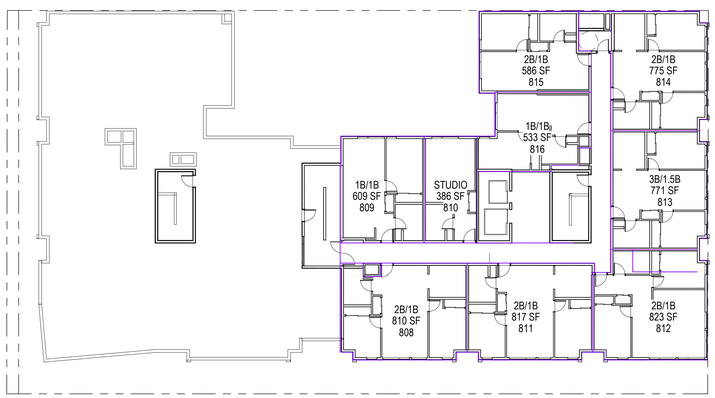
1/16" = 1'-0"



6 LEVEL 07_GROSS UNIT AREA
1/16" = 1'-0"



7 LEVEL 08_GROSS UNIT AREA
1/16" = 1'-0"

RESIDENTIAL UNIT GROSS AREA CALCS

Level	Number	Name	Area	RESIDENTIAL UNIT TYPE
LEVEL 02				
LEVEL 02	202	2B/1B	859 SF	
LEVEL 02	203	2B/1B	658 SF	
LEVEL 02	204	3B/1.5B	893 SF	
LEVEL 02	206	2B/1B	616 SF	
LEVEL 03				
LEVEL 03	301	1B/1B	648 SF	
LEVEL 03	302	2B/1B	771 SF	
LEVEL 03	303	2B/1B	740 SF	
LEVEL 03	304	3B/1.5B	1050 SF	
LEVEL 03	305	STUDIO	415 SF	
LEVEL 03	306	2B/1B	712 SF	
LEVEL 03	307	1B/1B	612 SF	
LEVEL 03	308	2B/1B	713 SF	
LEVEL 03	309	1B/1B	603 SF	
LEVEL 03	310	STUDIO	384 SF	
LEVEL 03	311	2B/1B	730 SF	
LEVEL 03	312	2B/1B	678 SF	
LEVEL 03	313	1B/1B	581 SF	
LEVEL 04				
LEVEL 04	401	2B/1B	772 SF	
LEVEL 04	402	2B/1B	771 SF	
LEVEL 04	403	2B/1B	740 SF	
LEVEL 04	404	3B/1.5B	1050 SF	
LEVEL 04	405	STUDIO	419 SF	
LEVEL 04	406	2B/1B	713 SF	
LEVEL 04	407	1B/1B	616 SF	
LEVEL 04	408	2B/1B	798 SF	
LEVEL 04	409	1B/1B	596 SF	
LEVEL 04	410	STUDIO	398 SF	
LEVEL 04	411	2B/1B	816 SF	
LEVEL 04	412	2B/1B	822 SF	
LEVEL 04	413	2B/1B	771 SF	
LEVEL 04	414	2B/1B	777 SF	
LEVEL 04	415	1B/1B	586 SF	
LEVEL 04	416	1B/1B	525 SF	
LEVEL 05				
LEVEL 05	115	1B/1B	586 SF	
LEVEL 05	501	2B/1B	772 SF	
LEVEL 05	502	2B/1B	771 SF	
LEVEL 05	503	2B/1B	740 SF	
LEVEL 05	504	3B/1.5B	1050 SF	
LEVEL 05	505	STUDIO	419 SF	
LEVEL 05	506	2B/1B	713 SF	
LEVEL 05	507	1B/1B	616 SF	
LEVEL 05	508	2B/1B	798 SF	
LEVEL 05	509	1B/1B	596 SF	
LEVEL 05	510	STUDIO	398 SF	
LEVEL 05	511	2B/1B	816 SF	
LEVEL 05	512	2B/1B	822 SF	
LEVEL 05	513	2B/1B	771 SF	
LEVEL 05	514	2B/1B	777 SF	
LEVEL 05	516	1B/1B	525 SF	
LEVEL 06				
LEVEL 06	601	2B/1B	772 SF	
LEVEL 06	602	2B/1B	771 SF	
LEVEL 06	603	2B/1B	740 SF	
LEVEL 06	604	3B/1.5B	1050 SF	
LEVEL 06	605	STUDIO	419 SF	
LEVEL 06	606	2B/1B	713 SF	
LEVEL 06	607	1B/1B	616 SF	
LEVEL 06	608	2B/1B	798 SF	
LEVEL 06	609	1B/1B	596 SF	
LEVEL 06	610	STUDIO	398 SF	
LEVEL 06	611	2B/1B	816 SF	
LEVEL 06	612	2B/1B	822 SF	
LEVEL 06	613	2B/1B	771 SF	
LEVEL 06	614	2B/1B	777 SF	
LEVEL 06	615	1B/1B	586 SF	
LEVEL 06	616	1B/1B	525 SF	
LEVEL 07				
LEVEL 07	701	2B/1B	772 SF	
LEVEL 07	702	2B/1B	771 SF	
LEVEL 07	703	2B/1B	740 SF	
LEVEL 07	704	3B/1.5B	1050 SF	
LEVEL 07	705	STUDIO	419 SF	
LEVEL 07	706	2B/1B	713 SF	
LEVEL 07	707	1B/1B	616 SF	
LEVEL 07	709	1B/1B	596 SF	
LEVEL 07	710	2B/1B	798 SF	
LEVEL 07	710	STUDIO	398 SF	
LEVEL 07	711	2B/1B	816 SF	
LEVEL 07	712	2B/1B	822 SF	
LEVEL 07	713	2B/1B	771 SF	
LEVEL 07	714	2B/1B	777 SF	
LEVEL 07	715	1B/1B	586 SF	
LEVEL 07	716	1B/1B	525 SF	
LEVEL 08				
LEVEL 08	808	2B/1B	810 SF	
LEVEL 08	809	1B/1B	609 SF	
LEVEL 08	810	STUDIO	386 SF	
LEVEL 08	811	2B/1B	817 SF	
LEVEL 08	812	2B/1B	823 SF	
LEVEL 08	813	3B/1.5B	771 SF	
LEVEL 08	814	2B/1B	775 SF	
LEVEL 08	815	2B/1B	586 SF	
LEVEL 08	816	1B/1B	533 SF	
Grand total: 90			62454 SF	

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO. DATE REVISION

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ARCHITECT SEAL

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TITLE
GROSS UNIT AREAS

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
G1.03
MUP SET

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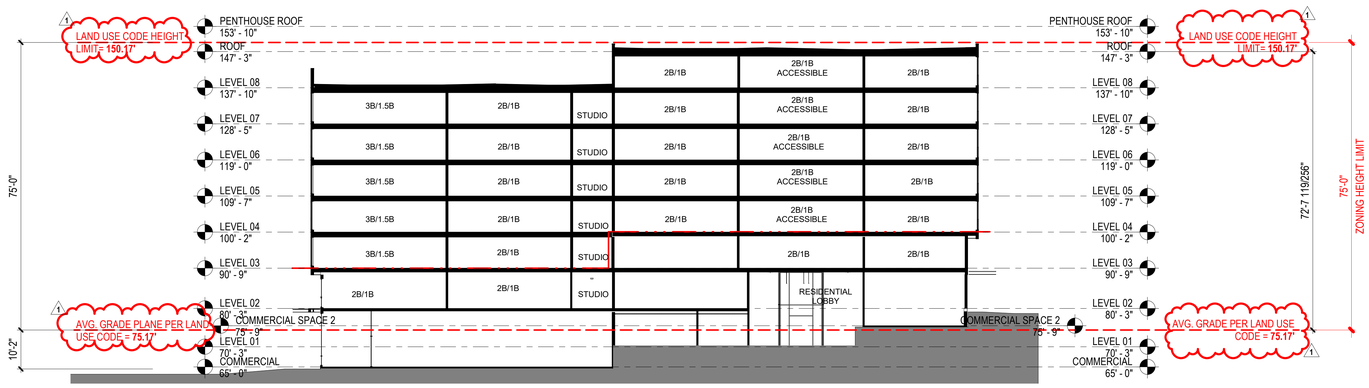
10/10/2019 11:46:17 AM

Maddux North Site

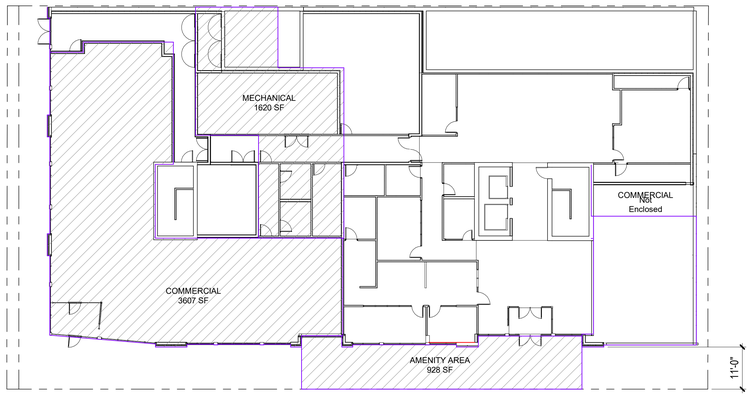
Address: 2802, 2806, 2810, 2864, S. McClellan Street
Zoning: SM-NR-75 (M) Seattle Mixed-North Rainier, Mt Baker Station Overlay District, Class-II Ped street along S. McClellan Street.
Development standard departures None requested through ADR:

Site area: 18,283 SF

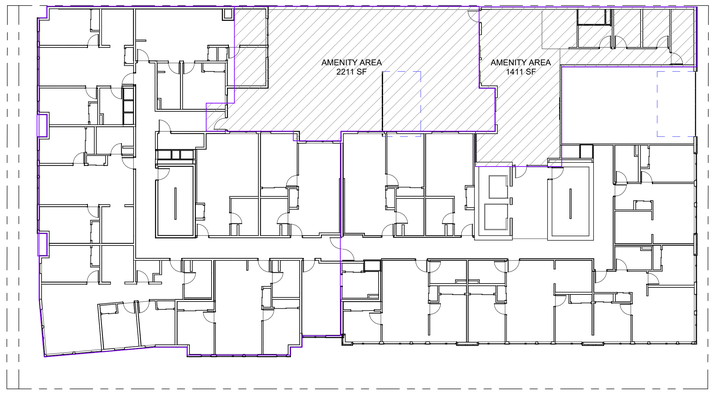
Section	Development Standard/Requirement	Proposed Development
23.48.025 Structure Height	23.48.025.A.1 Building height limit: 75 feet, measured to the highest point of a structure not excepted from applicable height limits, above the average grade level (ref 23.86.006).	*The project meets the requirements governing structure height. The project is 73'-6", less than 75' above average grade. Reference DWG 1, Sheet1/G2.01.*
	23.48.025.C.2 Additional 4' for parapet, guardrails, planters, skylights, greenhouses and firewalls. Note: Planters and insulation material may extend above the height limit if enclosed by parapet walls.	*Maximum structure height is measured to the top of the plywood roof sheathing. Insulation and green roof sit above the roof sheathing, but below the parapet height, lower than 4' above the height limit. Reference 1/G2.01.*
	23.48.025.C.3 Additional 7 feet for solar collectors with unlimited coverage	
	23.48.025.C.4 Additional 15' for solar collectors, stairs, elevators, mechanical, atriums, play equipment, minor communication facilities up to 25% maximum of roof area. May increase to 65% under conditions (screened mechanical, 10' setback from roof edge).	
23.48.020 Floor Area Ratio (FAR)		
	Base 3.5; 5.25 Max for affordable housing units (see below 23.48.420)	*100% affordable dwelling units. The project complies with requirements governing floor area ratio (FAR) Proposed FAR is 5.09 Refer FAR calculation on sheet G2.05. Please confirm requirement.*
	Minimum FAR 2 (lot abuts Class-II pedestrian street)	
	Per 23.48.021.C.1 Use bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area to achieve FAR beyond base FAR	
	23.48.020.B.3 Area exemptions: Floor area that is underground (completely); portions of a story that extned nor more than 4-feet above grade. Note, if parking is at or above grade, it counts toward FAR. 3.5% of the GFA may be deducted from the calc for mechanical equipment for structures that exceed 65'	
		Reference the calculation on sheet G2.05. Resulting FAR is 5.09
23.48.040 - Street-level development standards		
	S McClellan St is Class II Pedestrian Street (Map A. 23.48.440)	
	23.48.040.A.1 Pedestrian entries required from S McClellan Street.	*The proposed residential entry shall be located off of S McClellan Street. Commercial entries also occur off of S McClellan Street.*
	23.48.040.A.2 Minimum façade height is 25 feet on S McClellan Street. Minimum façade height is 15 feet elsewhere	*The project complies with minimum façade height requirements along all street frontages, including S McClellan Street. Façade exceeds 25'. Reference A3.01.*
	23.48.040.B.1 Transparency:	
	S. McClellan Street: 60% transparent between 2'-8' above grade; 45% if more than 7.5% slope (we are7.2%).	*The project meets with transparency requirements along S McClellan Street. Transparency is equal to 78.9% of the façade located between 2' and 8' above the sidewalk. Ref 2/G2.03.*
	30% transparent between 2'-8' above grade for non-designated streets.	*The project meets transparancy requirements along MLKJ Way S and along 29th Ave S. Garage entry is located along 29th Ave S, and is exempt from the frontage calculation. Length of transparent façade is equal to 77.4% along MLKJ Way S, and 57.5% along 29th Ave E. Ref. 1, 3/G2.03*
	23.48.040.B.2 Blank Façade Limits:	
	S. McClellan Street:	
	Blank façade limited to 15' wide.	*The project meets the blank façade limitations on S McClellan Street. Max width is 8'-3" Ref. 2/G2.02.*
	30' allowed by Director if provided/treated with "visual interest"	
	Total width may not exceed 40%.	*The total width of blank façade along S. McClellan Street is 19.9%. Ref. 2/G2.02*
	Elsewhere:	*The project meets the blank façade limitations on MLKJ Way S and along 29th Ave S. (Verify 29th Ave S).*
	Blank façade limited to 30' wide.	*Max width of blank façade is 16'-11", located along 29th Ave. E. Ref 1/G2.02*
	60' allowed by Director if provided/treated with "visual interest"	
	Total width may not exceed 70% if under 7.5% slope, 78% if over 7.5% slope.	*Total length of blank façade is 36.1% along 29th Ave. E. ref. 1/G2.02.*
	All blank façade separated by transparency of at least 2' wide.	
	Parking access: MLK & 29th most preferred. S. McClellan St. is least preferred	*Underground/screened parking is accessed from 29th Ave S.*
23.48.045 - Amenity area for residential uses	23.48.045.B 5% of the total gross floor area in residential use	*Amenity area is provided in the courtyard located at Level 3, at the lower roof terrace on the west side of the project at Level 8, and within the community room located at Level 3, and at Level 1 accessed from the sidewalk off of S. McClellan Street. Project includes 179% od minimum required amenity area. Ref tabular values on sheet G2.01.*
	23.48.045.C.2 50% of amenity area may be enclosed.	*Less than 50% of the required amenity area is enclosed/indoor. Ref sheet G2.01.*
	23.48.045.C.3 Minimum horizontal dimension is 15', except 10' allowed for street level, accessible from the street.	*11' width is provided for outdoor amenity space at the street. Reference 2/G2.01.*
	23.48.045.C.4 Minimum size of a required amenity area is 225 SF.	
	23.48.045.C.4 Amenity area provided as landscaped open area at street level counts double.	
23.48.50 - Madatory housing affordability (MHA requirements)	The provisions of Chapters 23.58B and 23.58C apply in all SM zones...	*100% of the proposed residential units are designated affordable.*
23.48.055 - Landscaping requirements	23.48.055.A.2 A Green Factor score of .30 or greater	*The project landscape design provides a Green Factor score of .30 or better. Ref. Green Factor calculation on sheet L0.00.*
	23.48.055.D.1 Street Trees are required.	*Ref sheet L1.00.*
23.48.075 - Light and glare standards	Subject to the light and glare standards of S23.47A.022	
	A. Exterior lighting must be shielded and directed away from adjacent uses...	*The project will shield exterior lighting away from adjacent properties per SMC 23.47A.02. Reference note on sheet G2.01*
23.48.080 – Required parking and loading	Table D 23.54.015. Bicycle parking at a ratio of one bicycel per unit for the first 50 units; 3/4 bicycle per unit thereafter. Short term parking 1/20 units required.	*The project contains bicycle parking at a ratio of one bicycle per unit for the first 50 units; 3/4 bicycle per unit thereafter. 89 bicycle parking spaces are provided at the Level 1, Short term parking is provided in the ROW. Refer to table on sheet G2.05 for calculation. Refer also to plan sheet A1.01*
	Loading per 23.54.035	
23.48.085 – Parking and loading location, access and curb cuts	Per 23.54.025 for accessory to non-residential uses.	
	Location of access to parking is a Type 1 Decision after consulting with the Director of Transportation.	*Parking is located underground and/or screened from the public ROW by other uses. Parking access is located off of 29th Ave S. Ref. Sheert A1.01.*
23.48.420 – FAR in North Rainier	Base FAR 3.5, Maximum FAR 5.25 PER TABLE A for 75' height limit.	*Proposed FAR is 5.09.*
23.48.440 – Street Level Development Standards	Apply along S McClellan Street per 23.48.040.	
23.54.040 - Solid waste and recyclable materials storage and access		
	23.54.040 Solid waste and recyclable materials storage and access	*Confirm that Section 23.54.040 applies in this zone.*
	Table A 23.54.040 375 SF plus 4 sf for each additional unit above 50. 90 Units (375 SF + (4 SF x 40)) = 535 SF min.	
	For non-residential use, 1-5,000 SF of commercial area 82 SF is required. (4,639 SF provided)	
23.58A.014 - Bonus residential floor area for affordable housing	Mixed-use development shall meet the residential requirement + 50% of the commercial requirement per Table A.	
	535 SF + (82 SF/2) = 576 SF min requred for mixed use	*517 SF trash and recycle room is provided on the Level 2 (Ref. A2.02). Additionally, (6) 40 SF trash and recycle rooms are provided on Levels 3-8(Ref. sheets A2.03-A2.08). Total trash and recyclce areas = 517 SF + (6 x 40 SF) = 757 SF. Ref. table on sheet G2.01.*
	Base FAR in the Station Area Overylay Disctrict = 5.75 for height limits of 65' for Commercial zones. Verify requirement for SM-NR zone	FAR is 5.18
23.58B.020 - Applicability and general requirements	B. Applicability. Except as provided according to subsection 23.58B.020.C, this Chapter shall apply to all development that includes more than 4,000 SF of gross floor area in commercial use through 1. Construction of a new structure	The project includes 4,568 SF in commercial use. Reference MHA-C performance calculation on sheet G2.05.
23.58C.020 - Mandatory Housing Affordability for Residential Development	B. Applicability. Except as provided according to subsection 23.58C.025.C, shall apply to the development that includes units, whether such development occurs through one or more of the following: 1. Construction of a new structure	The proposed development includes 91 residential designated affordable rental units (100%). Reference the MHA-R performance calculation on sheet G2.05. Just 6% of the residential units must be set-aside as affordable.



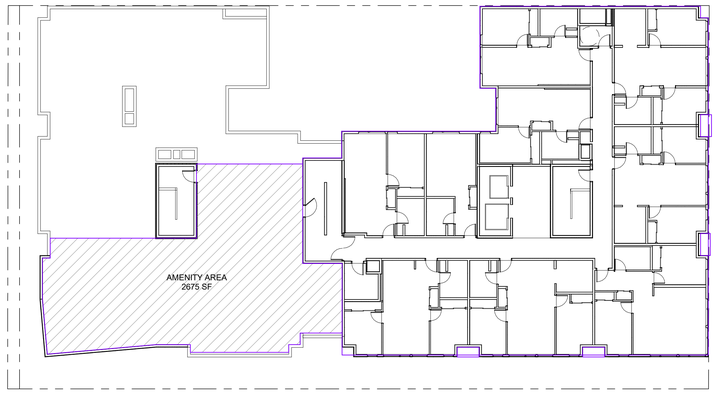
1 BUILDING SECTION_HEIGHT LIMITS - LAND USE
1/16" = 1'-0"



2 LEVEL 01 - AREA PLAN
1/16" = 1'-0"



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



4 LEVEL 08 - AREA PLAN
1/16" = 1'-0"

NOTE: THE PROJECT WILL SHIELD EXTERIOR LIGHTING AWAY FROM ADJACENT PROPERTIES PER THE REQUIREMENTS OF **SMC SECTION 23.47A.02.**

TRASH/RECYCLE STORAGE - MIN. AREA
(TABLE A 23.54.040)
90 RESIDENTIAL UNITS

	COMMERCIAL	RESIDENTIAL	TOTAL
REQUIRED	82 SF / 2	375 + (4 SF x 40)	**576**
PROPOSED			
LEVEL 1			
LEVEL 2	50	467	517
LEVEL 3		40	40
LEVEL 4		40	40
LEVEL 5		40	40
LEVEL 6		40	40
LEVEL 7		40	40
LEVEL 8		40	40
			757

AMENITY AREA CALCULATION

Gross Floor Area	94,623
Gross Commercial Area	4,568
Gross Residential Area	90,055
Mechanical Rooms	1,620
Gross Residential Area less Mechanical	88,435
Required Amenity Area	**4422**
Amenity Area Provided at Level 1	928
Amenity Area Provided at Level 3	2211
Amenity Area Provided at Level 3 (indoor)	1411
Amenity Area Provided at Level 8	2675
Total Amenity Area Provided	**7225**
Difference	3493.75
	79%

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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TITLE
LAND USE CODE SUMMARY

PROJECT NO.
1723500
DATE
10/14/19

SHEET NUMBER
G2.01
MUP SET

ORIGINAL SHEET SIZE 36" x 42"

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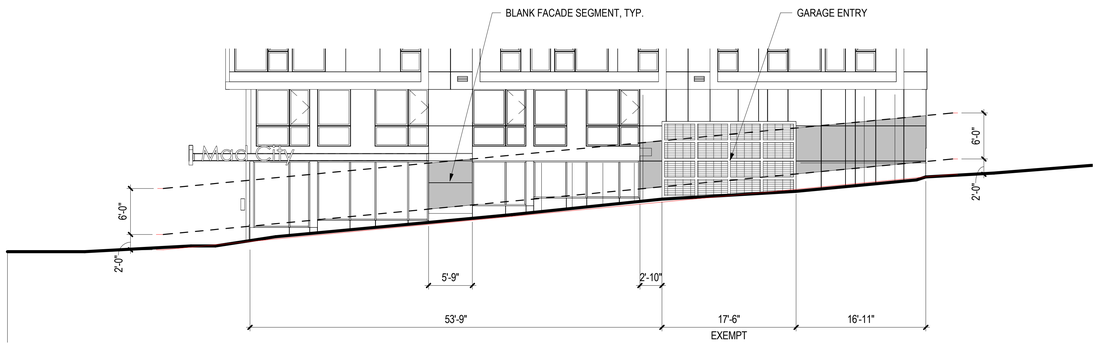
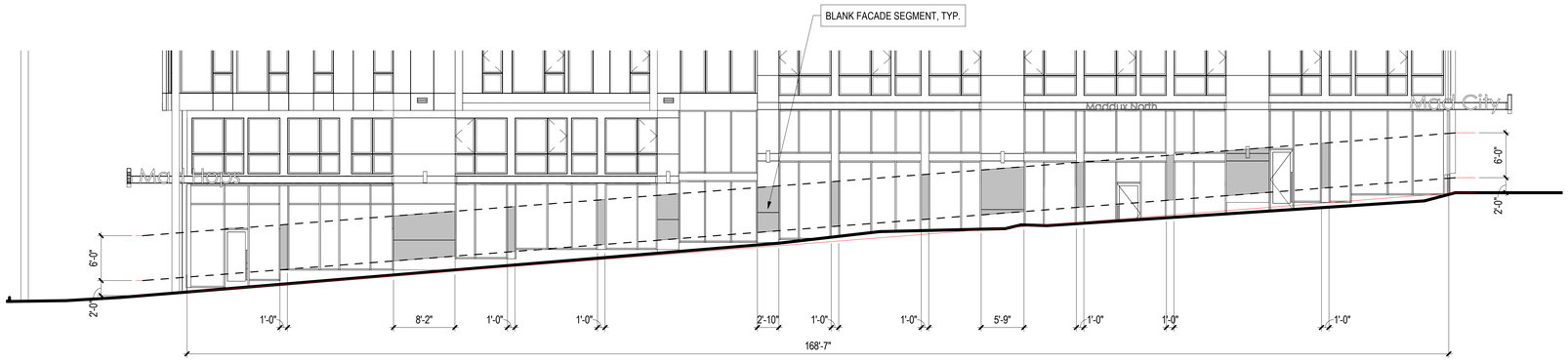


TOTAL LENGTH OF BLANK FACADE SEGMENTS: 25'-6"
TOTAL LENGTH OF STRUCTURE: 53'- 9" - 16'-11" = 70'-8"
PERCENT BLANK FACADE LENGTH: 36.1%

1 EAST BUILDING ELEVATION - BLANK FACADE

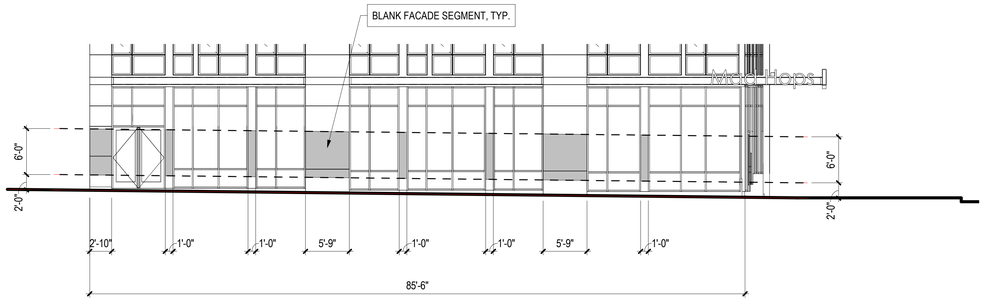
1/8" = 1'-0"



TOTAL LENGTH OF BLANK FACADE SEGMENTS: 33'-6"
TOTAL LENGTH OF STRUCTURE: 168'- 7"
PERCENT BLANK FACADE LENGTH: 19.9%

2 SOUTH BUILDING ELEVATION - BLANK FACADE

1/8" = 1'-0"



TOTAL LENGTH OF BLANK FACADE SEGMENTS: 19'-4"
TOTAL LENGTH OF STRUCTURE: 85'- 7"
PERCENT BLANK FACADE LENGTH: 22.6%

3 WEST BUILDING ELEVATION - BLANK FACADE

1/8" = 1'-0"

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PROJECT
MADDUX NORTH

LOCATION
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PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

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AT
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DL
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CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
STREET LEVEL DEVELOPMENT STANDARDS

PROJECT NO
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
G2.02
MUP SET

ORIGINAL SHEET SIZE 30" x 42"

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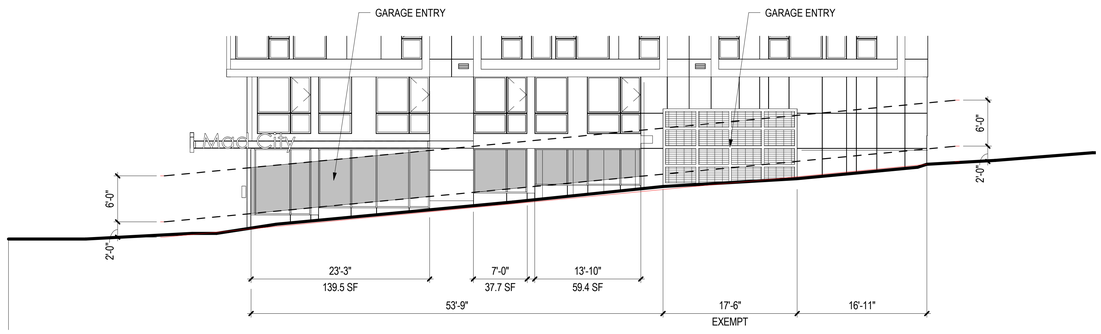
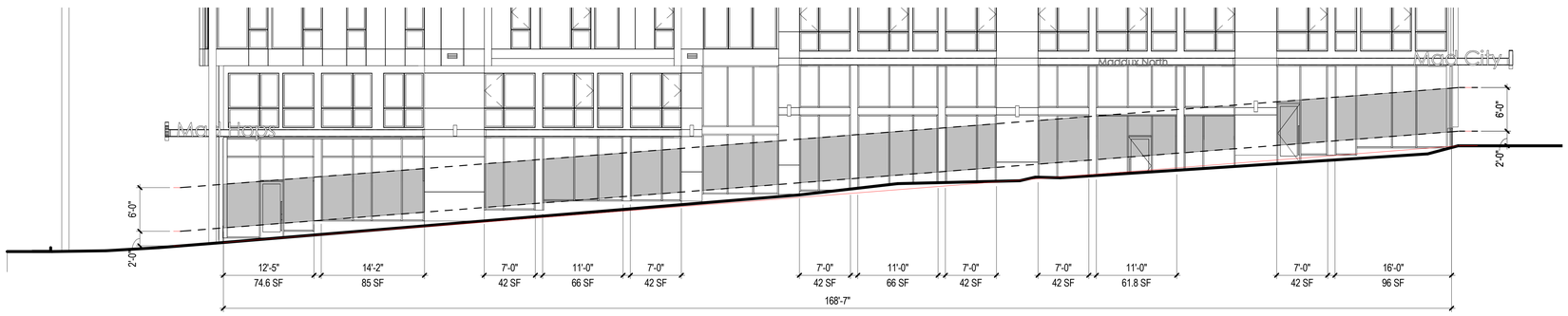


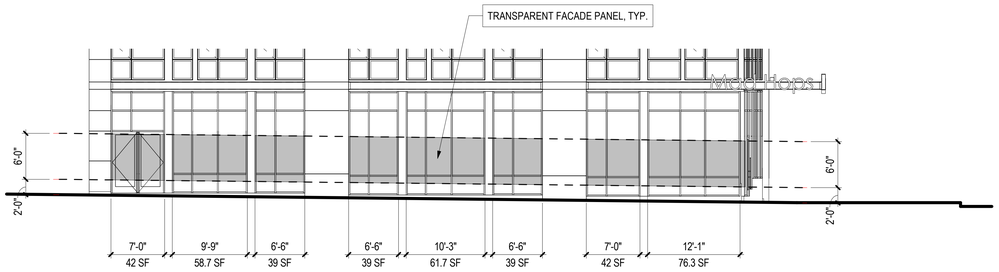
TOTAL AREA OF TRANSPARENT FACADE SEGMENTS: 236.6 SF
TOTAL LENGTH OF STRUCTURE: 53'- 9" - 16'-11" = 70'-8"
TOTAL AREA OF ZONE BETWEEN 2' AND 8' = 424 SF
PERCENT TRANSPARENT FACADE LENGTH: 55.8%

1 EAST BUILDING ELEVATION - FACADE TRANSPARENCY
1/8" = 1'-0"



TOTAL AREA OF TRANSPARENT FACADE SEGMENTS: 798.9 SF
TOTAL LENGTH OF STRUCTURE: 168'-7"
TOTAL AREA OF ZONE BETWEEN 2' AND 8' = 1012 SF
PERCENT TRANSPARENT FACADE LENGTH: 78.9%

2 SOUTH BUILDING ELEVATION - FACADE TRANSPARENCY
1/8" = 1'-0"



TOTAL AREA OF TRANSPARENT FACADE SEGMENTS: 397.7 SF
TOTAL LENGTH OF STRUCTURE: 85'-7"
TOTAL AREA OF ZONE BETWEEN 2' AND 8' = 514 SF
PERCENT TRANSPARENT FACADE LENGTH: 77.4%

3 WEST BUILDING ELEVATION - FACADE TRANSPARENCY
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 36" x 42"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
STREET LEVEL DEVELOPMENT STANDARDS

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
G2.03
MUP SET

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10/3/2019 5:13:35 PM

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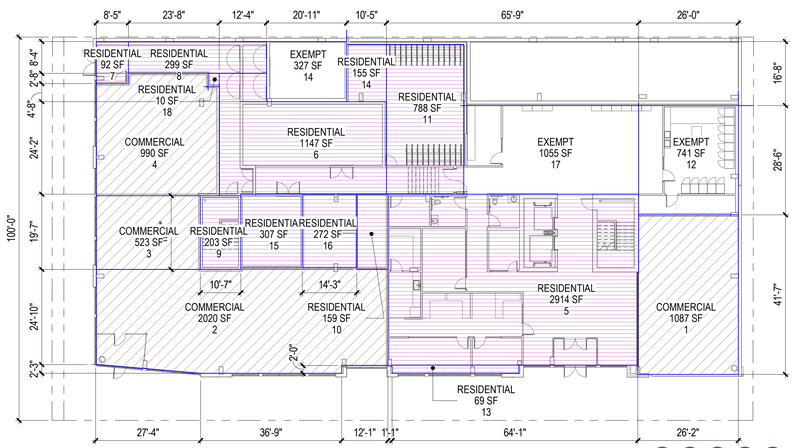
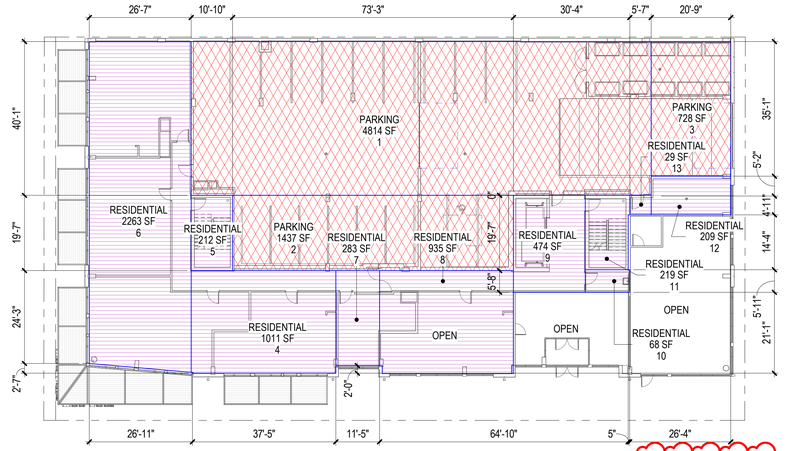
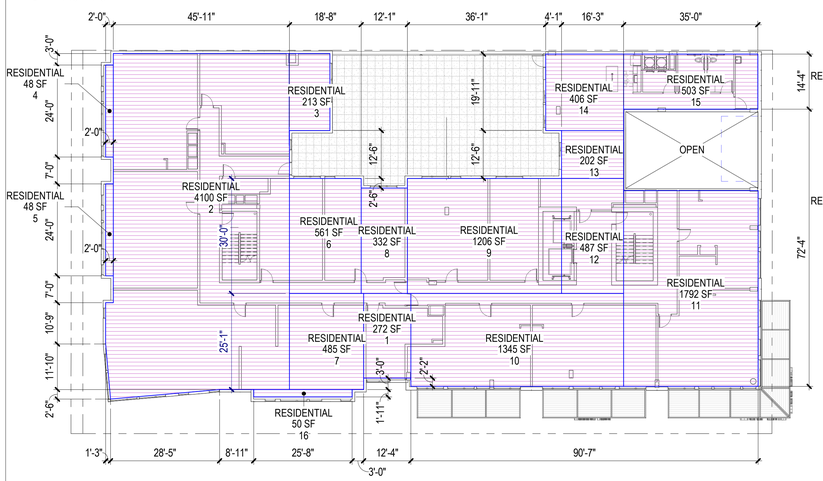
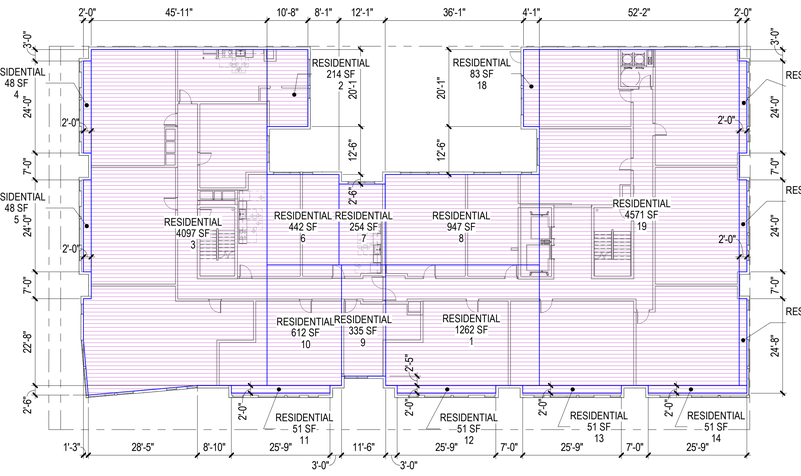




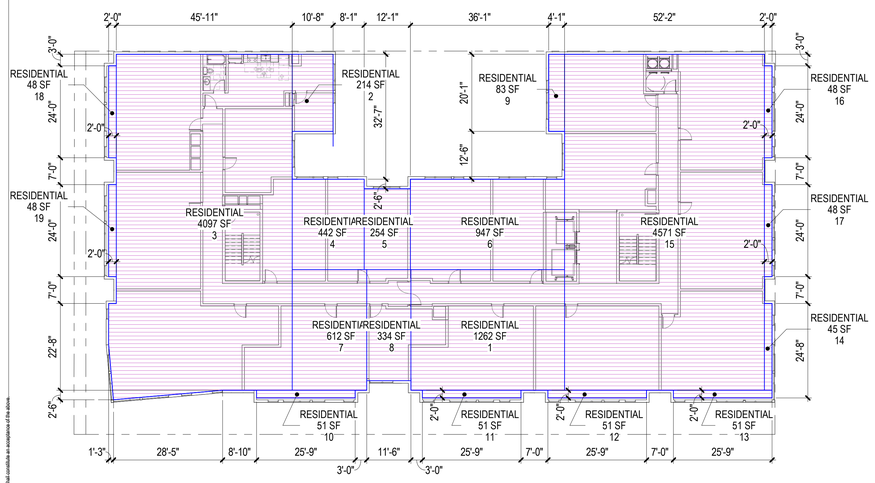
1 LEVEL 01
1/16" = 1'-0"



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



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



4 LEVEL 04
1/16" = 1'-0"

5 LEVEL 05
1/16" = 1'-0"

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 1

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 01						
	1	COMMERCIAL	135' - 7 1/2"	26' - 0"	41' - 9 3/4"	1,087
	2	COMMERCIAL	205' - 1 3/4"	26' - 7"	75' - 11 3/4"	2,020
	3	COMMERCIAL	92' - 9 1/2"	19' - 3"	27' - 1 3/4"	523
	4	COMMERCIAL	132' - 3 1/8"	22' - 11"	43' - 2 1/2"	990
	5	RESIDENTIAL	220' - 5 1/2"	43' - 11 7/8"	66' - 3"	2,914
	6	RESIDENTIAL	164' - 7"	17' - 9 3/8"	64' - 6 1/8"	1,147
	7	RESIDENTIAL	38' - 8 3/8"	8' - 4 1/2"	10' - 11 5/8"	92
	8	RESIDENTIAL	88' - 8 1/4"	8' - 3 5/8"	36' - 0 1/2"	299
	9	RESIDENTIAL	59' - 7"	10' - 6 1/2"	19' - 3"	203
	10	RESIDENTIAL	55' - 5 3/8"	8' - 1 3/8"	19' - 7 3/8"	159
	11	RESIDENTIAL	120' - 4 1/2"	19' - 3 1/8"	40' - 11 1/8"	788
	13	RESIDENTIAL	70' - 3"	2' - 1"	33' - 0 1/2"	69
	14	RESIDENTIAL	50' - 8"	10' - 4 5/8"	14' - 11 3/8"	155
	15	RESIDENTIAL	70' - 3 7/8"	16' - 0 5/8"	19' - 1 3/8"	307
	16	RESIDENTIAL	66' - 7 3/4"	14' - 2 5/8"	19' - 1 3/8"	272
	18	RESIDENTIAL	12' - 7 7/8"	2' - 11"	3' - 5"	10
GRAND TOTAL						11,035

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 2

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 02						
	1	PARKING	320' - 2 1/8"	40' - 1 1/2"	119' - 11 5/8"	4,814
	2	PARKING	185' - 8"	19' - 7 1/2"	73' - 2 1/2"	1,437
	3	PARKING	111' - 8 5/8"	20' - 8 7/8"	35' - 1 3/8"	728
	4	RESIDENTIAL	129' - 0 3/8"	26' - 9 3/4"	37' - 8 1/2"	1,011
	5	RESIDENTIAL	60' - 10 1/4"	10' - 9 3/4"	19' - 7 3/8"	212
	6	RESIDENTIAL	223' - 6 1/8"	26' - 6 3/4"	85' - 2 3/8"	2,263
	7	RESIDENTIAL	72' - 4 5/8"	11' - 5"	24' - 9 3/8"	283
	8	RESIDENTIAL	123' - 10 1/2"	26' - 1"	35' - 10 1/4"	935
	9	RESIDENTIAL	88' - 0 3/4"	18' - 9"	25' - 3 3/8"	474
	10	RESIDENTIAL	34' - 11 1/8"	5' - 10 5/8"	11' - 7"	68
	11	RESIDENTIAL	62' - 0 1/4"	10' - 10 7/8"	20' - 1 1/4"	219
	12	RESIDENTIAL	61' - 7 3/4"	10' - 1"	20' - 8 7/8"	209
	13	RESIDENTIAL	21' - 5 1/2"	5' - 1 3/4"	5' - 7"	29
GRAND TOTAL						12,682

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 3

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 03						
	1	RESIDENTIAL	68' - 9 7/8"	12' - 4"	22' - 0 7/8"	272
	2	RESIDENTIAL	272' - 6 1/4"	44' - 10 1/4"	91' - 4 3/4"	4,100
	3	RESIDENTIAL	61' - 4 1/4"	10' - 7 5/8"	20' - 0 1/2"	213
	4	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	5	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	6	RESIDENTIAL	97' - 5 1/4"	18' - 8 1/2"	30' - 0 1/8"	561
	7	RESIDENTIAL	88' - 9 1/2"	19' - 4 1/8"	25' - 0 5/8"	485
	8	RESIDENTIAL	79' - 1 3/4"	12' - 0 7/8"	27' - 6"	332
	9	RESIDENTIAL	140' - 4 7/8"	30' - 0 1/8"	40' - 2 1/4"	1,206
	10	RESIDENTIAL	159' - 4 1/2"	24' - 3 3/8"	55' - 4 3/4"	1,345
	11	RESIDENTIAL	172' - 4"	35' - 1"	51' - 1"	1,792
	12	RESIDENTIAL	92' - 4"	16' - 3 3/8"	29' - 10 3/4"	487
	13	RESIDENTIAL	57' - 4 3/4"	12' - 5 3/4"	16' - 2 1/2"	202
	14	RESIDENTIAL	80' - 6 7/8"	19' - 11 1/2"	20' - 4"	406
	15	RESIDENTIAL	98' - 8 5/8"	14' - 4 3/8"	35' - 0"	503
	16	RESIDENTIAL	55' - 2 5/8"	1' - 11 1/4"	25' - 8"	50
GRAND TOTAL						12,050

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 4

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 04						
	1	RESIDENTIAL	143' - 1 5/8"	31' - 5 7/8"	40' - 0 7/8"	1,262
	2	RESIDENTIAL	61' - 6 1/8"	10' - 7 7/8"	20' - 1 1/4"	214
	3	RESIDENTIAL	272' - 5 3/4"	44' - 9 5/8"	91' - 5 1/4"	4,097
	4	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	5	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	6	RESIDENTIAL	84' - 7 7/8"	18' - 9 1/8"	23' - 6 7/8"	442
	7	RESIDENTIAL	66' - 3 1/8"	12' - 0 7/8"	21' - 0 3/4"	254
	8	RESIDENTIAL	127' - 6 3/8"	23' - 6 7/8"	40' - 2 1/4"	947
	9	RESIDENTIAL	81' - 1 5/8"	11' - 6 1/4"	29' - 0 1/2"	335
	10	RESIDENTIAL	101' - 10"	19' - 5 1/8"	31' - 5 7/8"	612
	11	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	12	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	13	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	14	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	15	RESIDENTIAL	49' - 3 1/2"	2' - 0"	22' - 7 3/4"	45
	16	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	17	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	18	RESIDENTIAL	48' - 5 1/4"	4' - 1 1/2"	20' - 1 1/4"	83
	19	RESIDENTIAL	279' - 7 1/8"	52' - 1 7/8"	87' - 7 3/4"	4,571
GRAND TOTAL						13,260

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 5

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 05						
	1	RESIDENTIAL	143' - 1 5/8"	31' - 5 7/8"	40' - 0 7/8"	1,262
	2	RESIDENTIAL	61' - 6 1/8"	10' - 7 7/8"	20' - 1 1/4"	214
	3	RESIDENTIAL	272' - 5 3/4"	44' - 9 5/8"	91' - 5 1/4"	4,097
	4	RESIDENTIAL	84' - 7 7/8"	18' - 9 1/8"	23' - 6 7/8"	442
	5	RESIDENTIAL	66' - 3 1/8"	12' - 0 7/8"	21' - 0 3/4"	254
	6	RESIDENTIAL	127' - 6 3/8"	23' - 6 7/8"	40' - 2 1/4"	947
	7	RESIDENTIAL	101' - 10"	19' - 5 1/8"	31' - 5 7/8"	612
	8	RESIDENTIAL	81' - 0 3/8"	11' - 6 1/4"	28' - 11 7/8"	334
	9	RESIDENTIAL	48' - 5 1/4"	4' - 1 1/2"	20' - 1 1/4"	83
	10	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	11	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	12	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	13	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	14	RESIDENTIAL	49' - 3 1/2"	2' - 0"	22' - 7 3/4"	45
	15	RESIDENTIAL	279' - 7 1/8"	52' - 1 7/8"	87' - 7 3/4"	4,571
	16	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	17	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	18	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	19	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
GRAND TOTAL						13,259

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ORIGINAL SHEET SIZE 36" x 42"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1

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AT
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PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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TITLE
FAR DIAGRAMS AND CALCULATIONS

PROJECT NO.
1723500
DATE
10/10/19

SHEET NUMBER
G2.04
MUP SET

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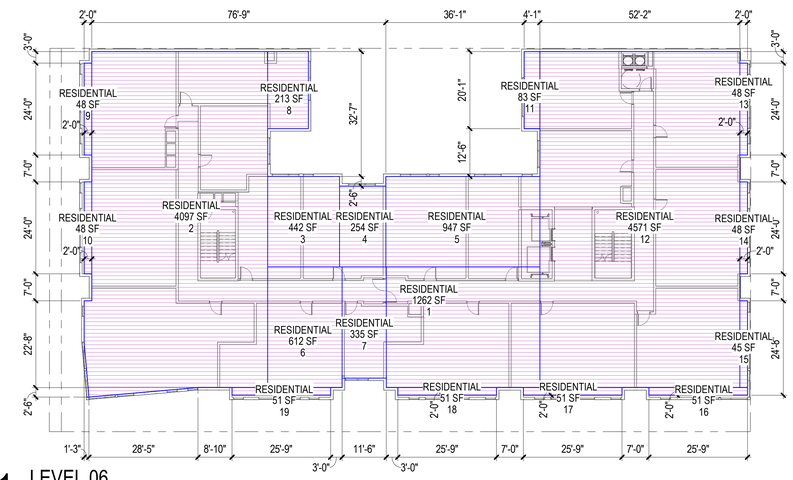
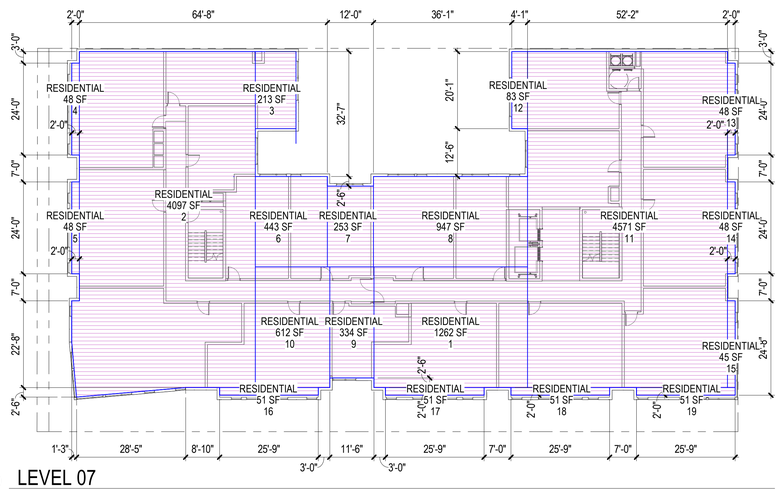


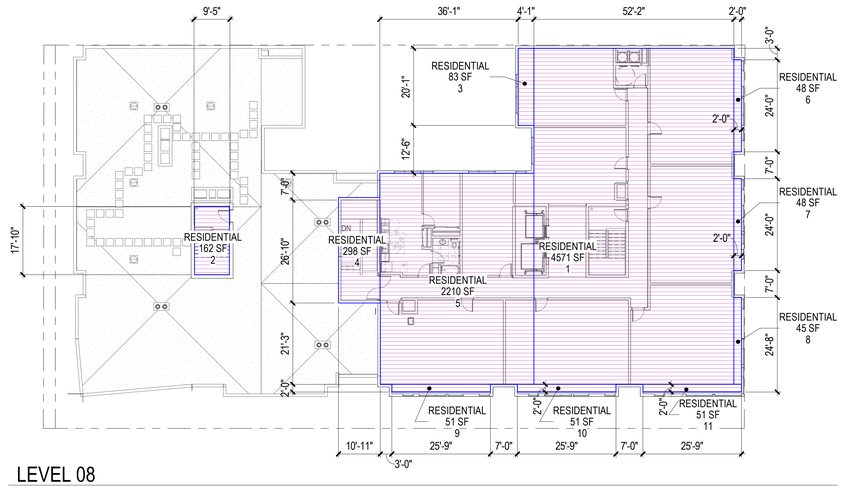
1 LEVEL 06

1/16" = 1'-0"



2 LEVEL 07

1/16" = 1'-0"



3 LEVEL 08

1/16" = 1'-0"

MHA-C Performance Option Summary Table

1	Zone	SM-NR 75 (M)
2	MHA area designation per Map A for 23.58.050 outside of downtown, SM-SLU, and SM-U zones	Medium
3	Associated PUDA with MHA-C requirements?	No
4	Total gross floor area in commercial use	4639
5	Total chargeable floor area in commercial use (must match FAR calculation)	4639
6	Chargeable floor area in commercial use excluded from MHA-C payment	4000
7	Floor area for MHA-C calculation	639
8	Performance calculation amount per code or PUDA	5%
9	Net unit area of MHA-C performance housing (SF)	31.95
10	MHA-C units to be provided	1
11	MHA-C performance unit(s) location	In the structure.*

* 100% of the proposed residential units are designated affordable as defined by 23.58B.

Total gross floor area in commercial use 4,639 SF
(See floor area diagrams, Level 1)
More than 4,000 GSF, therefor MHA-C applies

MHA-C Floor Area Calculation (See FAR Calculation) 4,639 SF
All commercial area is located at Level 1

MHA exemptions - 23.58B.040.A.1.b (4000 SF)

Total chargeable floor area for HHA calc 639 SF

MHA-R Performance Option Summary Table

1	Zone	SM-NR 75 (M)
2	MHA area designation per Map A for 23.58.050 outside of downtown, SM-SLU, and SM-U zones	Medium
3	Associated PUDA with MHA-C requirements?	No
4	Total number of residential and live-work units in the structure	91
5	Performance calculation amount per code or PUDA	6%
6	Total MHA-R performance units required	5.46
7	MHA-R performance units to be provided	6
8	MHA fraction of a unit to be addressed through payment	0
9	MHA-R payment provided for fraction of a unit	0

* 100% of the proposed residential units are designated affordable as defined by 23.58B.

Total number of "units" in structure 91 units
At least 1 unit, therefore MHA-R applies

Performance Amount Calculation
Total number of units 91 units
Performance Calc amount per 23.58C.050 6%
Total number MHA-R Units Required 5.46
Rounded units to be provided (minimum) 6 units
MHA-R Units provided 91 units

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 6

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 06						
	1	RESIDENTIAL	143' - 1 5/8"	31' - 5 7/8"	40' - 0 7/8"	1,262
	2	RESIDENTIAL	272' - 5 3/4"	44' - 9 5/8"	91' - 5 1/4"	4,097
	3	RESIDENTIAL	84' - 7 7/8"	18' - 9 1/8"	23' - 6 7/8"	442
	4	RESIDENTIAL	66' - 3 1/8"	12' - 0 7/8"	21' - 0 3/4"	254
	5	RESIDENTIAL	127' - 6 3/8"	23' - 6 7/8"	40' - 2 1/4"	947
	6	RESIDENTIAL	101' - 10"	19' - 5 1/8"	31' - 5 7/8"	612
	7	RESIDENTIAL	81' - 1 5/8"	11' - 6 1/4"	29' - 0 1/2"	335
	8	RESIDENTIAL	61' - 4 7/8"	10' - 7 1/4"	20' - 1 1/4"	213
	9	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	10	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	11	RESIDENTIAL	48' - 5 1/4"	4' - 1 1/2"	20' - 1 1/4"	83
	12	RESIDENTIAL	279' - 7 1/8"	52' - 1 7/8"	87' - 7 3/4"	4,571
	13	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	14	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	15	RESIDENTIAL	49' - 3 1/2"	2' - 0"	22' - 7 3/4"	45
	16	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	17	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	18	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	19	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
GRAND TOTAL						13,259

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 7

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 07						
	1	RESIDENTIAL	143' - 1 5/8"	31' - 5 7/8"	40' - 0 7/8"	1,262
	2	RESIDENTIAL	272' - 5 3/4"	44' - 9 5/8"	91' - 5 1/4"	4,097
	3	RESIDENTIAL	61' - 4 7/8"	10' - 7 1/4"	20' - 1 1/4"	213
	4	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	5	RESIDENTIAL	51' - 11 5/8"	2' - 0"	23' - 11 3/4"	48
	6	RESIDENTIAL	84' - 9 1/8"	18' - 9 3/4"	23' - 6 7/8"	443
	7	RESIDENTIAL	66' - 1 7/8"	12' - 0 1/4"	21' - 0 3/4"	253
	8	RESIDENTIAL	127' - 6 3/8"	23' - 6 7/8"	40' - 2 1/4"	947
	9	RESIDENTIAL	81' - 0 3/8"	11' - 6 1/4"	28' - 11 7/8"	334
	10	RESIDENTIAL	101' - 10"	19' - 5 1/8"	31' - 5 7/8"	612
	11	RESIDENTIAL	279' - 7 1/8"	52' - 1 7/8"	87' - 7 3/4"	4,571
	12	RESIDENTIAL	48' - 5 1/4"	4' - 1 1/2"	20' - 1 1/4"	83
	13	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	14	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	15	RESIDENTIAL	49' - 3 1/2"	2' - 0"	22' - 7 3/4"	45
	16	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	17	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	18	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	19	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
GRAND TOTAL						13,259

FLOOR AREA RATIO (FAR) CALCULATIONS - LEVEL 8

OCCUPANCY USE TYPE	AREA NO.	FAR TYPE	PERIMETER LENGTH	LENGTH	WIDTH	AREA (SQ.FT.)
LEVEL 08						
	1	RESIDENTIAL	279' - 7 1/8"	52' - 1 7/8"	87' - 7 3/4"	4,571
	2	RESIDENTIAL	53' - 9"	9' - 1"	17' - 9 1/2"	162
	3	RESIDENTIAL	48' - 5 1/4"	4' - 1 1/2"	20' - 1 1/4"	83
	4	RESIDENTIAL	76' - 8 7/8"	10' - 9 7/8"	27' - 6 5/8"	298
	5	RESIDENTIAL	190' - 4 7/8"	40' - 1 1/8"	55' - 1 1/4"	2,210
	6	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	7	RESIDENTIAL	51' - 11 1/2"	2' - 0"	23' - 11 3/4"	48
	8	RESIDENTIAL	49' - 3 1/2"	2' - 0"	22' - 7 3/4"	45
	9	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	10	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
	11	RESIDENTIAL	55' - 5 1/2"	2' - 0"	25' - 8 3/4"	51
GRAND TOTAL						7,619

FLOOR AREA RATIO (FAR) CALCULATIONS

BUILDING LEVEL	USE	AREA (SF)	LOT AREA	FAR
LEVEL 1	RESIDENTIAL	6,415	18283	0.35
LEVEL 1	COMMERCIAL	4,620	18283	0.25
LEVEL 2	RESIDENTIAL	5,703	18283	0.31
LEVEL 2	PARKING	6,979	18283	0.38
LEVEL 3	RESIDENTIAL	12,050	18283	0.66
LEVEL 4	RESIDENTIAL	13,259	18283	0.73
LEVEL 5	RESIDENTIAL	13,259	18283	0.73
LEVEL 6	RESIDENTIAL	13,259	18283	0.73
LEVEL 7	RESIDENTIAL	13,259	18283	0.73
LEVEL 8	RESIDENTIAL	7,619	18283	0.42
TOTAL		**96,422**		**5.27**

3.5% of total chargeable for mechanical per SMC... 3,375
Net chargeable FAR 93,047 **5.09**
MAXIMUM ALLOWABLE FAR 95,986 5.25

23.54.015.K - BICYCLE PARKING - TABLE D
https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IIILAUSRE_CH23.54QUDESTACOREPASOWAST_23.54.015REPAMAPALI

BICYCLE PARKING - TABLE D
PER SMC 23.54.015.K - TABLE D

PROPOSED USE	BIKE PARKING REQUIREMENTS		REQUIRED/PROVIDED		
	LONG-TERM	SHORT-TERM	USE AREA/UNITS	LONG-TERM	SHORT-TERM
RESIDENTIAL USES (3)					
MULTI-FAMILY STRUCTURES	1 PER DWELLING UNIT	1 PER 20 DWELLING UNITS	101	89	6
COMMERCIAL USES					
EATING AND DRINKING ESTABLISHMENT*	1 PER 5,000 SF	1 PER 1,000 SF	4,639	1	5
SALES AND SERVICES, GENERAL*	1 PER 4,000 SF	1 PER 2,000 SF		0	0
OFFICES	1 PER 2,000 SF	1 PER 10,000 SF	?		
			SUBTOTAL	90	11
TOTAL					**101**

(3) For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in this Table D for 23.54.015.
102 UNITS
101-50 = 51
.75x51 = 39
50 + 39 = 89
* COMMERCIAL TENANT USE UNKNOWN, MORE RESTRICTIVE OF POTENTIAL USES IS USED

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT BRUCE L. WILLIAMS STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
FAR DIAGRAMS AND CALCULATIONS

PROJECT NO.
1723500
DATE
10/14/19

SHEET NUMBER
G2.05
MUP SET

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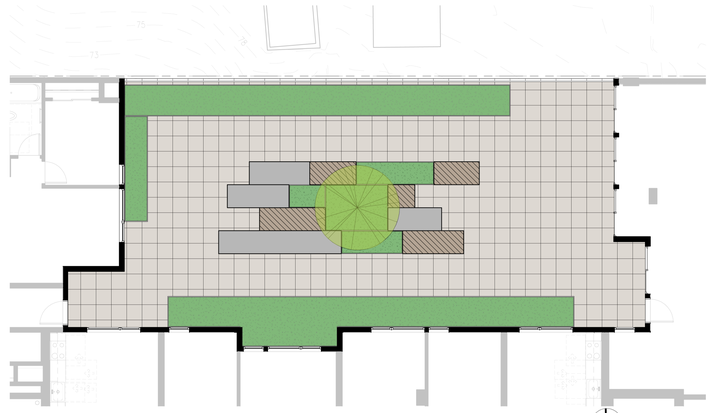
1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- CONCRETE PAVING - SIDEWALK (TYPE 1) SDOT STANDARD - 2 X 2
- CONCRETE PAVING - SIDEWALK (TYPE 2) SDOT STANDARD - 4 X 4
- CONCRETE PAVING - SIDEWALK (TYPE 3) SDOT STANDARD - 2 X 4
- LANDSCAPE PLANTING AREAS - SHRUB, GROUNDCOVERS, PERENNIALS ASSUME 12" IMPORTED TOPSIL
- WEATHERING STEEL PLANTERS
- 2' X 2' PEDASTAL CONCRETE UNIT PAVERS
- CONCRETE SEAT WALL - WIDTH AND HEIGHT VARIES
- WOOD SEAT WALL - WIDTH AND HEIGHT VARIES
- NEW TREES



2 LEVEL 03 DECK
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PROJECT
MADDUX SOUTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
MM, TL
CHECK
JP

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
LANDSCAPE IMPROVEMENT PLAN

PROJECT NO
1723500
DATE
05/10/19

SHEET NUMBER
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MASTER-USE PERMIT

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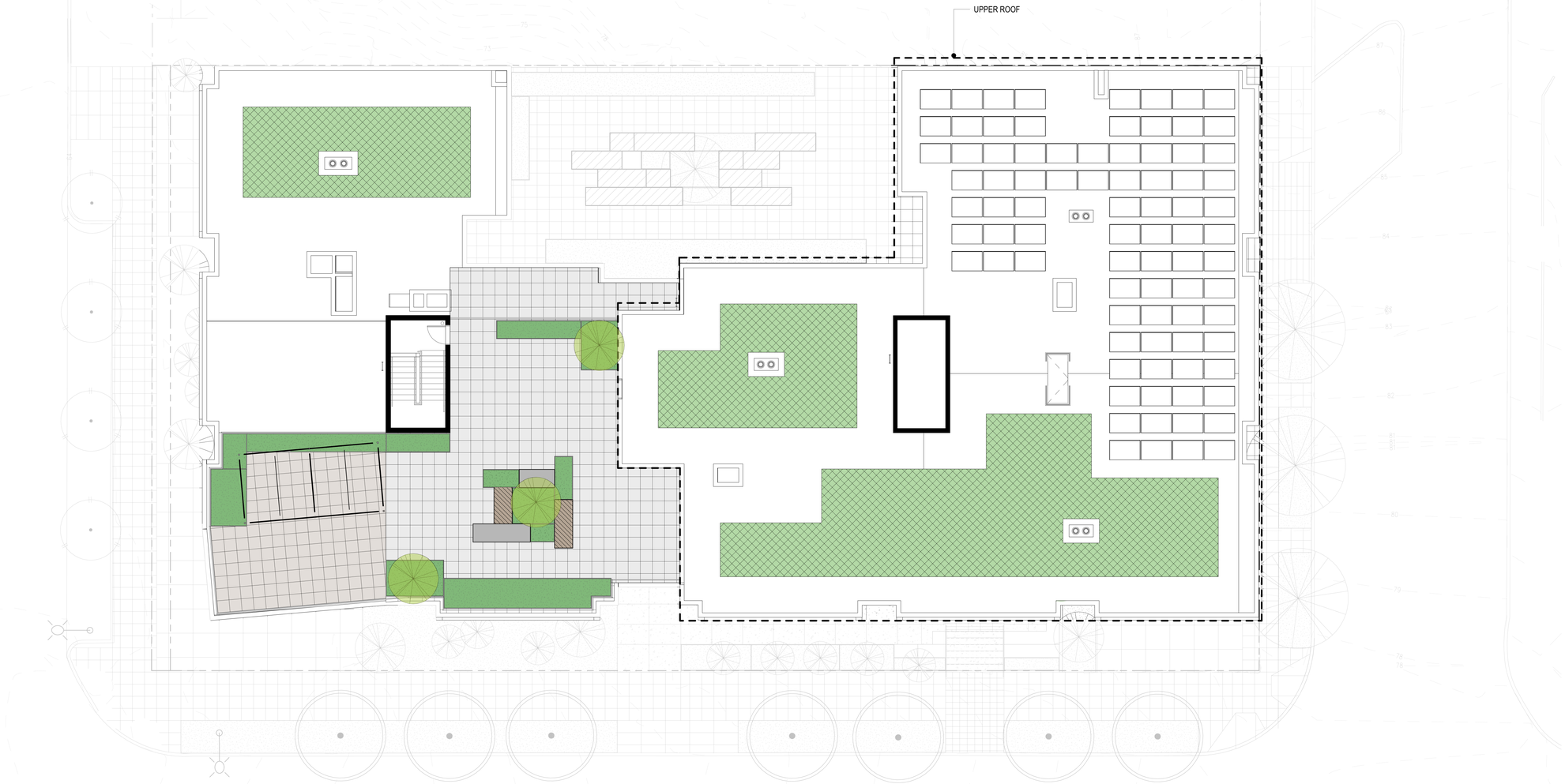

1 ROOF PLAN

1/8" = 1'-0"

0' 2' 4' 8'

LEGEND

- 2' X 2' PEDESTAL CONCRETE UNIT PAVERS (TYPE 1)
- 2' X 2' PEDESTAL CONCRETE UNIT PAVERS (TYPE 2)
- ROOF TOP PLANTING AREAS - SHRUB, GROUNDCOVERS, PERENNIALS LIGHTWEIGHT SOIL
- WEATHERING STEEL PLANTERS
- 4" EXTENSIVE GREEN ROOF
- NEW TREES
- CONCRETE SEAT WALL - WIDTH AND HEIGHT VARIES
- WOOD SEAT WALL - WIDTH AND HEIGHT VARIES
- SHADE STRUCTURE

ALL LANDSCAPE ZONES TO HAVE AUTOMATIC IRRIGATION

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PROJECT
MADDUX SOUTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
MM, TL
CHECK
JP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Debra Guenther
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
LANDSCAPE IMPROVEMENT PLAN

PROJECT NO.
1723500
DATE
05/10/19

SHEET NUMBER
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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

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ARCHITECT SEAL

3689
REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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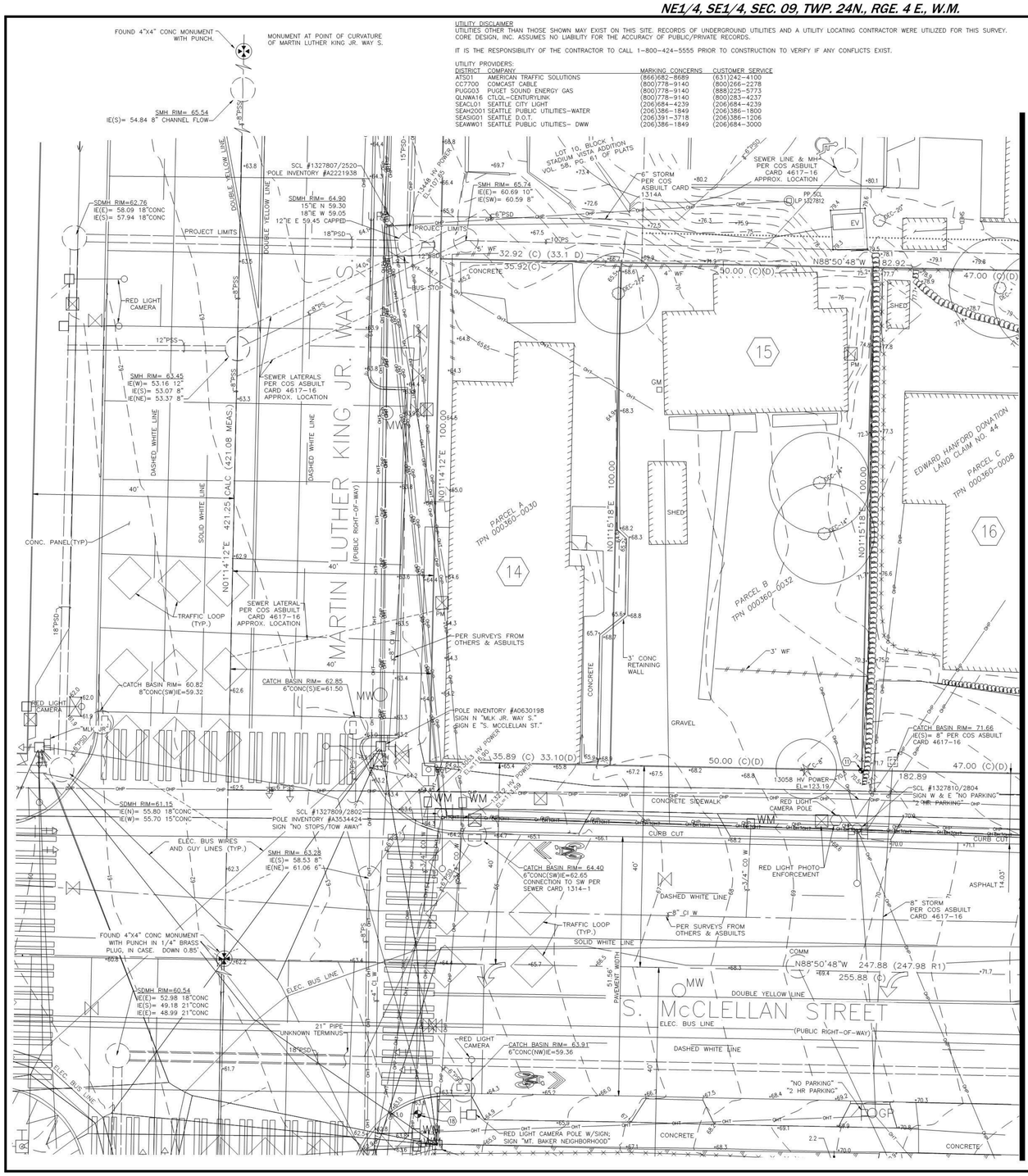

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CC7700	COMCAST_CABLE	(800)778-9140	(800)266-2278
PUG003	PUGET SOUND ENERGY GAS	(800)778-9140	(888)225-5773
QLNWA16	CTLQL-CENTURYLINK	(800)778-9140	(800)283-4237
SEACL01	SEATTLE CITY LIGHT	(206)684-4239	(206)684-4239
SEAH2001	SEATTLE PUBLIC UTILITIES-WATER	(206)386-1849	(206)386-1800
SEASIG01	SEATTLE D.O.T.	(206)391-3718	(206)386-1206
SEAWW01	SEATTLE PUBLIC UTILITIES- DWW	(206)386-1849	(206)684-3000

1. 10' VACATED ALLEY, ORDINANCE NO. 82695 (SUBJECT TO EASEMENT)
2. FOUND 1" COPPER MARKER LS#29267, S24°42'02"W 0.05' FROM PROP. CORNER
3. FOUND 1" NAIL W/ 1-1/2" STEEL WASHER LS#29267 ON PROP. CORNER
4. FOUND 5/8" REBAR WITH SMASHED YELLOW PLASTIC CAP, S88°59'38"E 0.09' FROM PROP. CORNER
5. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "ANDERSON PLS#29267" ON PROP. CORNER
6. FOUND LEAD AND TACK, S84°58'35"E 0.09' FROM PROP. CORNER
7. FOUND LEAD AND TACK, 0.33' SOUTH OF PROPERTY LINE EXTENSION
8. APPROXIMATE WATERLINE LOCATION AS SHOWN ON RECORD OF SURVEY 2008020890016.
9. 1-STORY MASONRY BUILDING, 2800 MARTIN LUTHER KING JR. WAY S., SEATTLE, WA 98144
10. NORTHWEST CORNER LOT 1, BLOCK 2, PETERS GARDENS VOL. 25, PG. 44
11. FOUND REBAR & CAP S57°13'45"W 0.13' FROM PROPERTY CORNER
12. FOUND LEAD AND TACK 0.05' WEST OF PROPERTY CORNER
13. FOUND LEAD AND TACK 0.62' SOUTH OF PROPERTY LINE EXTENSION
14. 1-STORY MASONRY BUILDING, 2802 S. McCLELLAN STREET, SEATTLE, WA 98144
15. 1-STORY MASONRY BUILDING, 2806 S. McCLELLAN STREET, SEATTLE, WA 98144
16. 2-STORY WOOD FRAME BUILDING, 2810 S. McCLELLAN STREET, SEATTLE, WA 98144
17. 1-STORY MASONRY BUILDING, 2864 S. McCLELLAN STREET, SEATTLE, WA 98144
18. SITE BENCHMARK: SCRIBED 'X' IN CONCRETE SIDEWALK, CORE DESIGN PT.#90; ELEV. = 63.94

PROJECT LEGAL DESCRIPTION

THAT PORTION OF EDWARD HANFORD'S DONATION CLAIM NUMBER 44 IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 4 EAST; WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, STADIUM VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON, THENCE N 88°50'48"W, ALONG THE SOUTH LINE OF SAID LOT 10 AND ITS WESTERLY PROLONGATION, 182.92 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF MARTIN LUTHER KING JR. WAY S. (EMPIRE WAY) BEING 40.00 FEET FROM THE CENTERLINE OF SAID WAY; THENCE S 01°14'12"W, ALONG SAID EASTERLY MARGIN, 100.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF S. MCCLELLAN STREET, THENCE S 88°50'48"E, ALONG SAID NORTH MARGIN, 182.89 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF 29TH AVENUE SOUTH; THENCE N 01°15'18"E, ALONG SAID WEST MARGIN, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±18,290 SF (±0.4199 ACRES)

BASIS OF BEARINGS

N01°15'18"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG 29TH AVENUE SOUTH AS SHOWN ON SHEET 2 PER GPS OBSERVATION.

REFERENCES

(R1) PLAT OF STADIUM VISTA ADDITION, VOL. 58 OF PLATS, PG. 61., KING COUNTY, WASHINGTON.
(R2) PLAT OF PETERS GARDENS, VOL. 25, PG. 44, KING COUNTY, WASHINGTON.
(R3) RECORD OF SURVEY, REC. NO. 20080208900016, KING COUNTY, WASHINGTON.
(R4) RECORD OF SURVEY, REC. NO. 9811099006, KING COUNTY, WASHINGTON.
(R5) RECORD OF SURVEY, REC. NO. 9112109008, KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88

BENCHMARK

OWNER: CITY OF SEATTLE IDENTIFIER: 300
DESCRIPTION: BRASS CAP 0.5' WEST OF THE SOUTH POINT OF CURVATURE OF THE BACK OF CONCRETE WALK AND 6.3' EAST OF THE SOUTHEAST CORNER COLUMN OF BUS SHELTER IN THE SOUTHEAST CORNER INTERSECTION OF SOUTH MOUNT BAKER BOULEVARD AND RAINIER AVE. S.
ELEVATION = 50.99

OWNER: N/A IDENTIFIER: CORE DESIGN PT.#90
DESCRIPTION: SCRIBED 'X' IN CONCRETE SIDEWALK IN THE SE INTERSECTION OF MARTIN LUTHER KING JR. WAY S. AND SOUTH MCCLELLAN STREET, NE OF SIDEWALK RAMP, 2.5 FEET FROM BACK OF CURB, AND APPROXIMATELY 10.5 FEET WEST OF METAL LIGHT POLE.
ELEVATION = 63.94

HORIZONTAL DATUM

1. WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE (NAD 83/91) PER GPS DERIVED LOCATION

2. OWNER: N/AIDENTIFIER: CONTROL POINT 100 (CORE DESIGN)
DESCRIPTION: FOUND 2X2 CONCRETE MONUMENT WITH COPPER TACK DOWN 0.6' IN CASE AT THE NORTH END OF 29TH AVE. S.
N 215070.125, E 1279642.043, ELEV 127.268

3. OWNER: N/AIDENTIFIER: CONTROL POINT 101 (CORE DESIGN)
DESCRIPTION: FOUND 1/4" BRASS PLUG W/PUNCH IN CONC, DOWN 0.85' IN CASE AT THE INTERSECTION OF 29TH AVE. S. AND S. MCCLELLAN ST.
N 214391.255, E 1279627.171, ELEV 76.466

4. OWNER: N/A IDENTIFIER: CONTROL POINT 102 (CORE DESIGN)
DESCRIPTION: FOUND 1/4" BRASS PLUG W/PUNCH IN 4x4" CONC, DOWN 0.85' IN CASE AT THE INTERSECTION OF MLK JR. WAY S. AND S. MCCLELLAN ST.
N 214396.2448, E 1279379.3420, ELEV 61.38

LEGEND

	FOUND MONUMENT		PEDESTRIAN SIGNAL
	FOUND REBAR, AS NOTED		PEDESTRIAN PUSH BUTTON
	FOUND LEAD AND TACK, AS NOTED		PEDESTRIAN PUSH BUTTON PEDESTAL
LP	PARKING LIGHT POLE		VEHICLE SIGNAL HEAD WITH BACK PLATE
	CATCH BASIN ON CURB		SIGN, AS NOTED
	ROCKERY		BENCHMARK
MW	MONITORING WELL		ROCKERY
	POWER JUNCTION BOX		CATCH BASIN
	STORM DRAIN MANHOLE		STORM DRAIN LINE
WF	WOOD FENCE		SANITARY SEWER LINE
CLF	CHAIN LINK FENCE	OHP	OVERHEAD POWER LINE
	WOODEN POWER POLE WITH LIGHT	OHT	OVERHEAD COMMUNICATION LINE
	SANITARY SEWER MANHOLE		WATER LINE
	FIRE HYDRANT		CHAIN LINK FENCE
	WATER VALVE		WOOD FENCE
WM	WATER METER		ASPHALT
GM	GAS METER		HAND RAIL
	METAL POWER POLE WITH LIGHT	GP	GUY POLE
	DECIDUOUS TREE WITH TRUNK DIAMETER AND RADIUS SHOWN DEC-DECIDUOUS M-MAPLE		UTILITY POLE
	EVERGREEN TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS SHOWN C-CEDAR	GUP	GUY ANCHOR

SCALE: 1" = 10'
0 5 10 20

NO.	REVISIONS	DATE

DATE 01/30/2019
DESIGNED
DRAWN LDW
APPROVED
PROJECT MANAGER GLENN R. SPRAGUE, P.L.S.

SHEET 1 OF 2
PROJECT NUMBER 17094

BOUNDARY & TOPOGRAPHIC SURVEY
MADDUX
MT. BAKER HOUSING
1423 31ST AVENUE SOUTH
SEATTLE, WA 98144

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
12100 NE 195th Street, Suite 300
Bothell, Washington 98011
425.885.7877

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 30" x 42"

MITHUN

SEATTLE // Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO. DATE REVISION

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
SURVEY

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
1 OF 2
MUP SET

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5/16/2019 5:28:55 PM

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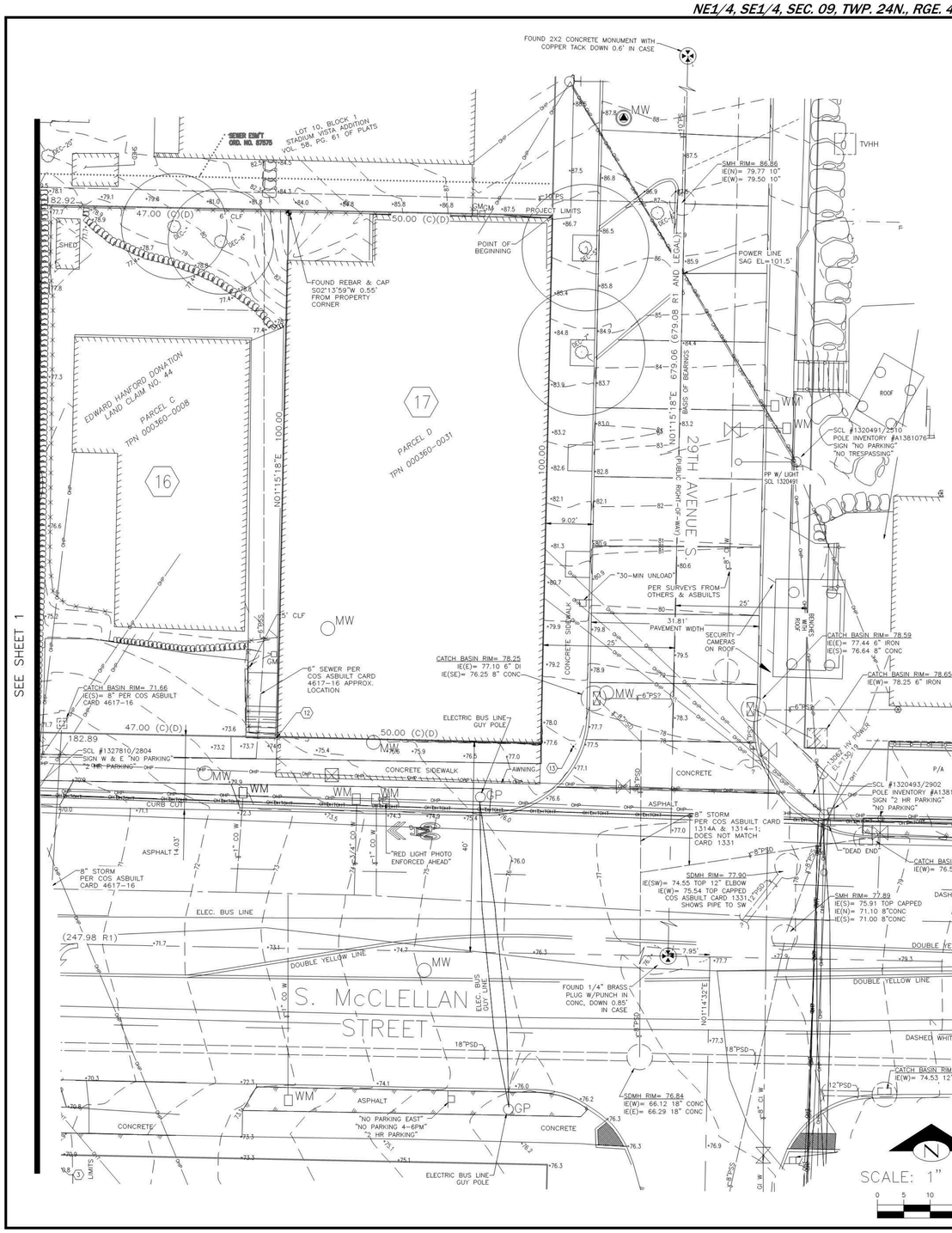
Your use of the attached/provided media, shall constitute an acceptance of the above.

5/16/2019 5:28:55 PM

NE1/4, SE1/4, SEC. 09, TWP. 24N., RGE. 4 E., W.M.



RESTRICTIONS

PER FIDELITY NATIONAL TITLE OF WASHINGTON, INC. ALTA 2006 STANDARD OWNER'S POLICY 20370552-410-CS4, DATED MAY 27, 2015:

EXCEPTIONS AFFECTING TPN 000360-0030:

1. PARAGRAPHS 1 THROUGH 3 NOT APPLICABLE TO SHOW ON THIS SURVEY.
4. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3253631.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR PERMIT TO CONSTRUCT A SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4277529.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SIDE SEWER EASEMENT 4 FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED, AND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4526208.
7. PARAGRAPHS 7 THROUGH 10 NOT APPLICABLE TO SHOW ON THIS SURVEY.

EXCEPTIONS AFFECTING TPN 000360-0032:

11. PARAGRAPH 11 NOT APPLICABLE TO SHOW ON THIS SURVEY.
12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR PERMIT TO CONSTRUCT A SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4277529.
13. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SIDE SEWER EASEMENT 4 FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED AND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4526208.
14. THIS SITE IS SUBJECT TO RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4526209.
15. PARAGRAPHS 15 THROUGH 17 NOT APPLICABLE TO SHOW ON THIS SURVEY.
18. THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9112109008. MATTERS INCLUDE

PER FIDELITY NATIONAL TITLE OF WASHINGTON, INC. ALTA 2006 STANDARD OWNER'S POLICY 20370554-410-CS4, DATED DECEMBER 22, 2014:

EXCEPTIONS AFFECTING TPN 000360-0008:

1. PARAGRAPHS 1 THROUGH 3 NOT APPLICABLE TO SHOW ON THIS SURVEY.
4. THIS SITE IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING NO PROTEST AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4291105.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF COVENANT IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4774305.
6. THIS SITE IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING INDEMNITY AND HOLD HARMLESS AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4995818.
7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SIDE SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF, SIX FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4985819.
8. THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY POSSIBLE ENCROACHMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9112109008.

PER FIDELITY NATIONAL TITLE OF WASHINGTON, INC. ALTA 2006 STANDARD OWNER'S POLICY 20370555-410-CS4, DATED JANUARY 27, 2015:

EXCEPTIONS AFFECTING TPN 000360-0031:

1. PARAGRAPHS 1 THROUGH 3 NOT APPLICABLE TO SHOW ON THIS SURVEY.
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF INDEMNITY AGREEMENT FOR PERMISSION TO OCCUPY PARKING STRIP OR SIDEWALK SPACE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2902079.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF INDEMNITY AGREEMENT FOR PERMISSION FOR PERMIT TO CONSTRUCT SIDE SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4995818.
6. THIS SITE IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS OF A SIDE SEWER EASEMENT 6 FEET IN WIDTH, LOCATED ALONG THE LINE OF THE LAND, AS CONSTRUCTED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4995819.
7. PARAGRAPHS 7 THROUGH 11 NOT APPLICABLE TO SHOW ON THIS SURVEY.
12. THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9112109008.

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5. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "ANDERSON PLS#29267" ON PROP. CORNER
6. FOUND LEAD AND TACK, S84°58'35"E 0.09' FROM PROP. CORNER
7. FOUND LEAD AND TACK, 0.33' SOUTH OF PROPERTY LINE EXTENSION
8. APPROXIMATE WATERLINE LOCATION AS SHOWN ON RECORD OF SURVEY 20080208900016.
9. 1-STORY MASONRY BUILDING, 2800 MARTIN LUTHER KING JR. WAY S., SEATTLE, WA 98144
10. NORTHWEST CORNER LOT 1, BLOCK 2, PETER'S GARDENS VOL. 25, PG. 44
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17. 1-STORY MASONRY BUILDING, 2864 S. McCLELLAN STREET, SEATTLE, WA 98144
18. SITE BENCHMARK: SCRIBED 'X' IN CONCRETE SIDEWALK, CORE DESIGN PT.#90; ELEV. = 63.94

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TITLE REPORTS AS LISTED IN RESTRICTIONS. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED TITLE COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON THE TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 22, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE 2015.

3. ALL DISTANCES ARE IN FEET.

4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

5. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY BASED ON UTILITY PAINT MARKINGS AND PUBLIC RECORDS. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

UTILITY DISCLAIMER

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL 1-800-424-5555 PRIOR TO CONSTRUCTION TO VERIFY IF ANY CONFLICTS EXIST.

UTILITY PROVIDERS:

DISTRICT	COMPANY	MARKING CONCERNS	CUSTOMER SERVICE
ATS01	AMERICAN TRAFFIC SOLUTIONS	(866)682-8689	(631)242-4100
CC7700	COMCAST CABLE	(800)778-9140	(800)266-2278
PUGG03	PUGET SOUND ENERGY GAS	(800)778-9140	(888)225-5773
QLNWA16	CTLQL-CENTURYLINK	(800)778-9140	(800)283-4237
SEACL01	SEATTLE CITY LIGHT	(206)684-4239	(206)684-4239
SEAH2001	SEATTLE PUBLIC UTILITIES-WATER	(206)386-1849	(206)386-1800
SEASIG01	SEATTLE D.O.T.	(206)391-3718	(206)386-1206
SEAWW01	SEATTLE PUBLIC UTILITIES- DWW	(206)386-1849	(206)684-3000

LEGEND

- FOUND MONUMENT
- FOUND REBAR, AS NOTED
- FOUND LEAD AND TACK, AS NOTED
- LP PARKING LIGHT POLE
- CATCH BASIN ON CURB
- ROCKERY
- MW MONITORING WELL
- POWER JUNCTION BOX
- STORM DRAIN MANHOLE
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- WOODEN POWER POLE WITH LIGHT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WM WATER METER
- GM GAS METER
- METAL POWER POLE WITH LIGHT
- DECIDUOUS TREE WITH TRUNK DIAMETER AND RADIUS SHOWN
  - DEC=DECIDUOUS
  - M=MAPLE
- EVERGREEN TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS SHOWN
  - C=CEDAR
- PEDESTRIAN SIGNAL
- PEDESTRIAN PUSH BUTTON
- PEDESTRIAN PUSH BUTTON PEDESTAL
- VEHICLE SIGNAL HEAD WITH BACK PLATE
- SIGN, AS NOTED
- BENCHMARK
- ROCKERY
- CATCH BASIN
- STORM DRAIN LINE
- SANITARY SEWER LINE
- OHP OVERHEAD POWER LINE
- OHT OVERHEAD COMMUNICATION LINE
- WATER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- ASPHALT
- HAND RAIL
- GP GUY POLE
- UTILITY POLE
- UP GUY ANCHOR

NO. | DATE | REVISIONS

REGISTERED LAND SURVEYOR BRUCE L. WILLIAMS 3689 STATE OF WASHINGTON

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
12100 NE 195th Street, Suite 300
Bothell, Washington 98011
425.885.7877

BOUNDARY & TOPOGRAPHIC SURVEY
MADDUX
MT. BAKER HOUSING
1423 31ST AVENUE SOUTH
SEATTLE, WA 98144

DATE 01/30/2019
DESIGNED
DRAWN LOW
APPROVED
GLENN R. SPRAGUE, P.L.S.
PROJECT MANAGER

SHEET 2 OF 2
PROJECT NUMBER 17094

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO. DATE REVISION

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT BRUCE L. WILLIAMS STATE OF WASHINGTON

SEATTLE DO / DPCD APPROVAL STAMP

TITLE
SURVEY

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
2 OF 2
MUP SET

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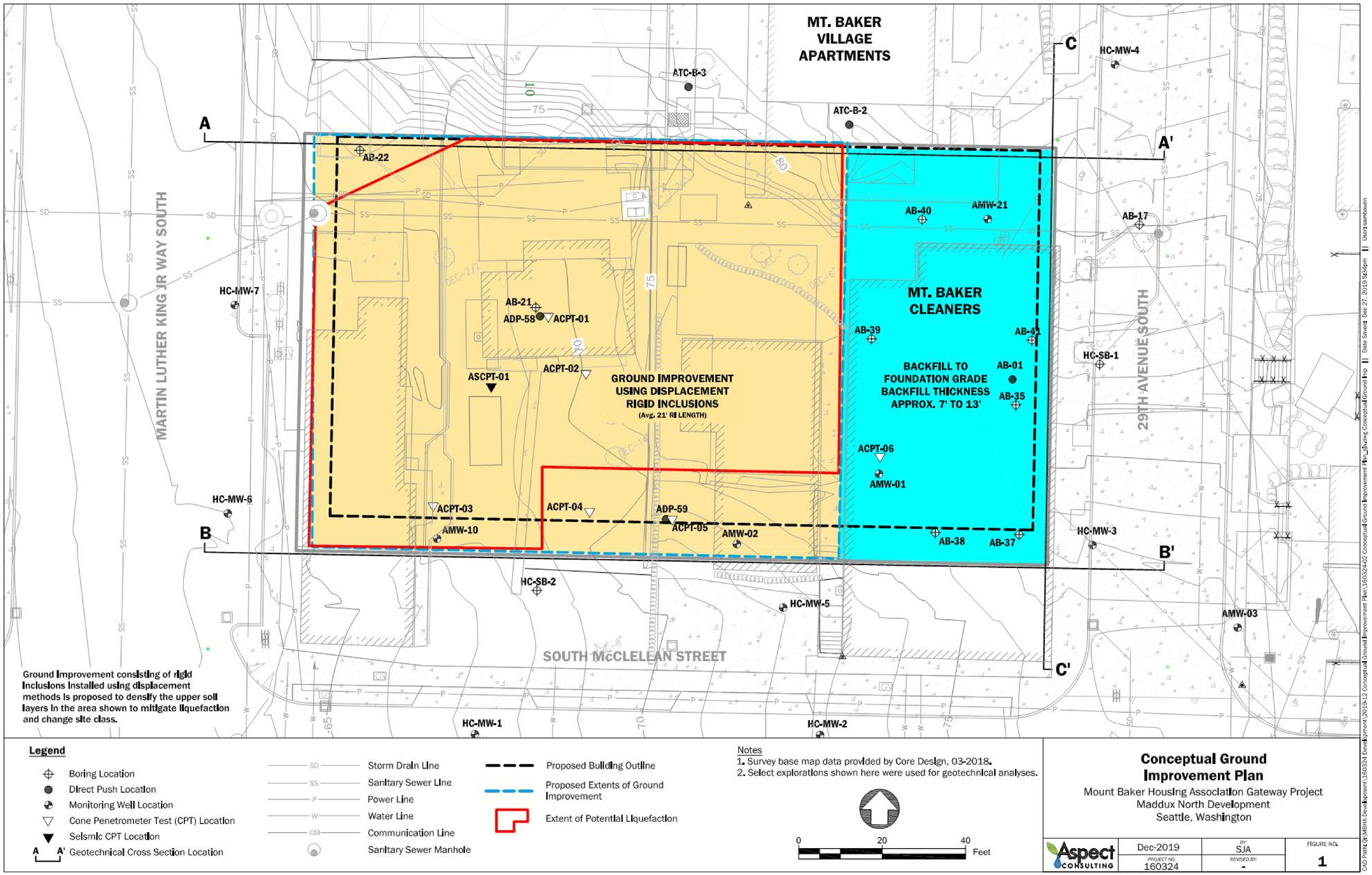

Legend

- Boring Location
- Direct Push Location
- Monitoring Well Location
- Cone Penetrometer Test (CPT) Location
- Seismic CPT Location
- A A' Geotechnical Cross Section Location
- SD Storm Drain Line
- SS Sanitary Sewer Line
- P Power Line
- W Water Line
- CM Communication Line
- Sanitary Sewer Manhole
- Proposed Building Outline
- Proposed Extents of Ground Improvement
- Extent of Potential Liquefaction

Notes
1. Survey base map data provided by Core Design, 03-2018.
2. Select explorations shown here were used for geotechnical analyses.

0 20 40 Feet

Conceptual Ground Improvement Plan

Mount Baker Housing Association Gateway Project
Maddux North Development
Seattle, Washington

Aspect Consulting	Dec-2019	BY: SJA	FIGURE NO. 1
	PROJECT NO. 160324	REVISED BY: -	

CAD Path: Q:\MBHA Development\160324 Development\2019-12 Conceptual Ground Improvement Plan\160324-02 Conceptual Ground Improvement Plan_25-plwg Conceptual Ground Improvement Plan | Date Saved: Dec 27, 2019 5:34pm | User: saimbausen

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Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688
mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO. DATE REVISION

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

SEATTLE DCI / DPD APPROVAL STAMP

TITLE
CONCEPTUAL GROUND IMPROVEMENT PLAN

PROJECT NO.
1723500
DATE
03/21/19

SHEET NUMBER
GEO 1
MUP SET

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ORIGINAL SHEET SIZE: 36" x 42"

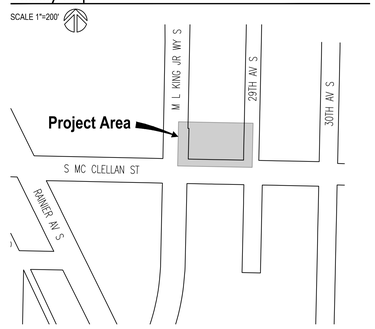
1/22/2020 10:46:31 AM

General Demolition Notes

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. MAY BE ENCOUNTERED DURING THE COURSE BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PRE-EXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PRE-EXISTING UNKNOWN SUBSURFACE CONDITIONS, OR AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
3. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND AND SHALL NOT MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR, AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE.
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED HAVE BEEN DISCONNECTED.
6. ERECT BARRIERS, SHORING AND THE LIKE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE. COORDINATE WORK WITH LOCAL UTILITY PURVEYORS.
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES: ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND ADJACENT FACILITIES; DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; MAINTAIN FIRE ACCESS ALONG ACCESS ROAD AT ALL TIMES; MEET ALL APPLICABLE CODES AND ORDINANCES.
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN.
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. REPAIR ANY DAMAGE TO ADJACENT STRUCTURES, UTILITIES, SITE, AND WORK OF THIS CONTRACT TO REMAIN AT NO ADDITIONAL COST TO OWNER.
11. SPRINKLE DEBRIS AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL. DO NOT SPRINKLE TO EXTENT THAT WOULD CAUSE FLOODING, CONTAMINATED RUNOFF, OR ICING.
12. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CARE SHALL BE TAKEN THAT DAMAGE DOES NOT OCCUR TO EXISTING PAVEMENT WHICH IS TO REMAIN IN PLACE AND THAT ALL PAVEMENT REMOVALS ARE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAW CUT AT THE BOUNDARIES OF THE AREA TO BE REMOVED.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES, INCLUDING OFFSETS AND GENERAL CONSTRUCTION STAKING. WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, ALL NECESSARY RELATED EQUIPMENT, SUPPLIES AND INSTRUMENTS SHALL BE ON SITE. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST TO OWNER FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.
14. TRAFFIC: DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES IF REQUIRED.
15. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL BENCHMARKS AND STAKES AND THE REPLACEMENT OF ANY THAT ARE DISPLACED OR MISSING.
16. THE REFUSE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM OR BODY OF WATER, WETLAND, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT.

Vicinity Map

SCALE 1"=200'



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Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 5 10 20

SCALE 1"=10'

Sheet Index

C1.00 DEMOLITION PLAN
C2.00 TESC PLAN
C2.01 BACKFILL PLAN
C2.10 TESC DETAILS
C3.00 CIVIL SITE PLAN
C3.01 CIVIL SITE DETAILS

Legend

N 79°37'06" E - 46.81' — PROPERTY LINE

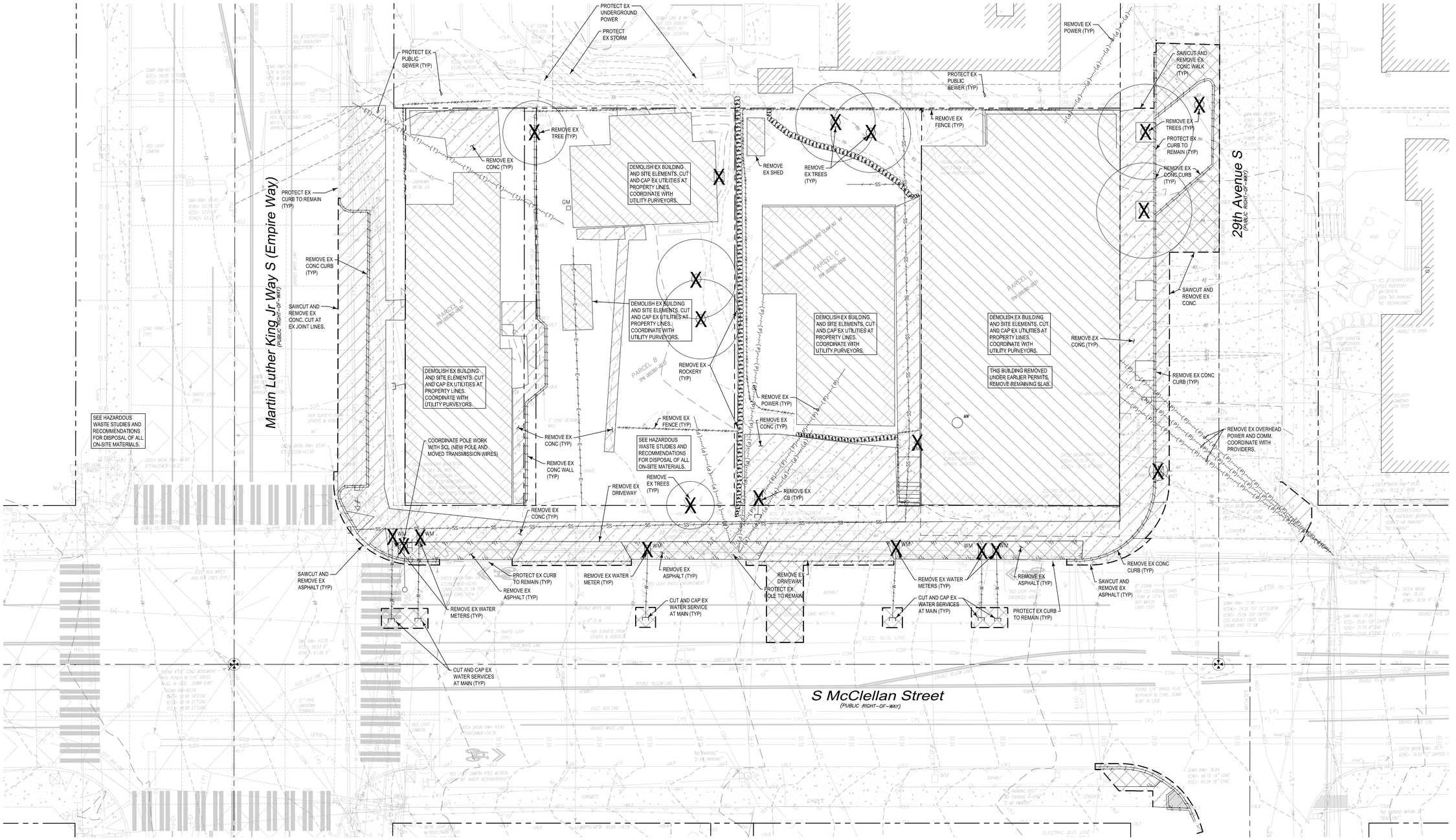
SAWCUT LINE

REMOVE ASPHALT PAVEMENT

REMOVE CONCRETE PAVEMENT

DEMOLISH BUILDING

REMOVE TREE(S)



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COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104

(206) 343-0460 www.cplinc.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

KENNETH A. WIEMAN — STATE OF WASHINGTON — 40431 — REGISTERED PROFESSIONAL ENGINEER — 10/10/19

NO.	DATE	REVISION
1	10/11/2019	MUP Correction

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
DEMOLITION PLAN

PROJECT NO.
C170027-01
DATE
05/16/2019 MUP SET

SHEET NUMBER
C1.00
MUP SET

ORIGINAL SHEET SIZE 36" x 48"

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Erosion And Sediment Control Notes

1. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS, AND CLEAR LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
2. PRIOR TO ANY WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF SEATTLE TO SCHEDULE A PRECONSTRUCTION MEETING.
3. PRIOR TO ANY SITE CONSTRUCTION (WHICH INCLUDES CLEARING/LOGGING OR GRADING THE SITE), CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AS REQUIRED.
4. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED.
5. ALL SITE WORK MUST COMPLY TO CHAPTER 70 OF THE UNIFORM BUILDING CODE (MOST RECENT EDITION). ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SEATTLE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
6. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
7. SEE STRUCTURAL DRAWING FOR FOUNDATION DESIGN.
8. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY PLASTIC SHEETING, AND FILTER FENCE.
9. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST.
10. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE EXISTING DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER QUALITY REQUIREMENTS.
11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS.
12. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
13. ANY AREA STRIPPED OF VEGETATION (INCLUDING ROADWAY EMBANKMENTS) WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 15 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (I.E. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.)
14. THE ESC FACILITIES ON INACTIVE SITE SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
15. ALL ESC FACILITIES SHALL CONFORM TO THE CITY OF SEATTLE CONSTRUCTION BEST MANAGEMENT PRACTICES MANUAL. A COPY OF THIS DOCUMENT SHALL BE ON-SITE DURING CONSTRUCTION. ALL ESC STRUCTURES REFERENCES DETAILS IN THIS MANUAL UNLESS OTHERWISE NOTED.
16. STOCKPILE OF SOIL INTENDED FOR USE AS FILL SHALL BE PROTECTED WITH PLASTIC SHEETING.
17. PROVIDE CONSTRUCTION DE-WATERING AS DIRECTED BY THE SOILS ENGINEER.
18. DISTURBED SOILS THAT ARE EXPOSED TO SURFACE RUNOFF SHALL BE STABILIZED WITH STRAW OR HYDROSEEDING AS DIRECTED BY THE SOILS ENGINEER.
19. APPROVAL BY DPD OF THE DRAINAGE AND TEMPORARY EROSION CONTROL PLANS DOES NOT INCLUDE APPROVAL OF THE GRADING ACTIVITIES SHOWN HEREIN. GRADING ACTIVITIES WITHIN THE ROW REQUIRES A STREET USE PERMIT FROM SEATTLE TRANSPORTATION GRADING ACTIVITIES ON ADJACENT PROPERTIES REQUIRES WRITTEN APPROVAL BY THE ADJACENT PROPERTY OWNER.
20. CATCH BASINS IN THE STREET SHALL BE INSPECTED BY THE CONTRACTOR DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCKS, SHALL BE CLEAN. THE CONTRACTOR SHALL CLEAN CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL METHODS IF NECESSARY AND AS DIRECTED BY THE SEATTLE ENGINEERING DEPARTMENT'S STREET USE INSPECTOR.
21. DEWATERING OF THE EXCAVATION HOLE THAT INCLUDES DISCHARGE TO THE CITY STREET OR SEWER SHALL BE IMPLEMENTED ONLY AFTER APPROVAL BY THE STREET USE INSPECTOR.
22. THE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES SHOWN ON THESE PLANS MAY BE ALTERED OR ADDED TO AS DETERMINED BY THE STREET USE INSPECTOR AND/OR THE DPD SITE INSPECTOR.
23. BMP EROSION CONTROL MEASURES MUST BE IN-PLACE AND APPROVED BY THE DPD SITE DEVELOPMENT INSPECTOR PRIOR TO DEMOLITION AND GRADING. CALL ART RICHARDSON @ (206) 233-3875 TO SCHEDULE AN INSPECTION.

ALL TESC BMPS SHOWN SCHEMATICALLY. IT IS EXPECTED THAT SITE PHASING AND WEATHER CONDITIONS WILL REQUIRE DIFFERENT LOCATIONS AT DIFFERENT TIMES DURING THE WORK. COORDINATE EQUIPMENT LOCATIONS WITH WORK UNDERWAY. MAINTAIN PERIMETER CONTROLS SUCH THAT SOILS AND SITE WATER ARE NOT TRACKED OR DISPERSED OFF-SITE EXCEPT IN DESIGNATED LOCATIONS.

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CONTRACTOR PROVIDED TESC SYSTEM NOTE:
THE UTILITY/EARTHWORK CONTRACTOR SHALL PROVIDE A TESC SYSTEM AS REQ'D TO FILTER CONSTRUCTION RUNOFF SUCH THAT DISCHARGE FROM THE SITE IS NO GREATER THAN 25 NTU'S. THE TESC MEASURES SHOWN ARE A MIN REQUIREMENT AND SHALL BE ENHANCED, MAINTAINED AND REPLACED AS REQ'D TO MEET DISCHARGE REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THE SITE IS ADEQUATELY STABILIZED UNTIL PERMANENT STABILIZATION IS INSTALLED. IF ALLOWED BY KING COUNTY METRO, THE CONTRACTOR MAY DISCHARGE TO THE ON-SITE SEWER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE, DESIGN, OBTAIN C.O.S. AND KING COUNTY APPROVAL (BEFORE INSTALLATION OF THE TESC SYSTEM) AND MAINTAIN THE PROPOSED SYSTEM UNTIL THE SITE IS STABILIZED AT NO ADDITIONAL COST TO THE OWNER.

PEAK DISCHARGE RATE TO COMBINED SEWER IS 230 GPM WITH PERMISSION FROM KING COUNTY AND PERMIT FROM SDCI.

NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT.

GROUNDWATER AND CONSTRUCTION STORM WATER WILL REQUIRE TREATMENT FOR CONTAMINATION AND SEDIMENT BEFORE DISCHARGE TO PUBLIC STORM DRAIN. DUE TO CONTAMINATED SOILS, DISCHARGE TO SANITARY SEWER MAY BE POSSIBLE, WITH PERMIT FROM KING COUNTY METRO. PRE-TREATMENT WILL BE REQUIRED. SEE ENVIRONMENTAL REPORT FOR THIS SITE.

Earthwork Quantities

EXCAVATION (CUT)	8,162 CY
FILL	4,307 CY

SEE HAZARDOUS WASTE STUDIES AND RECOMMENDATIONS FOR DISPOSAL OF ALL ON-SITE SOIL MATERIALS

**THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDED BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEO-TECHNICAL REPORT.

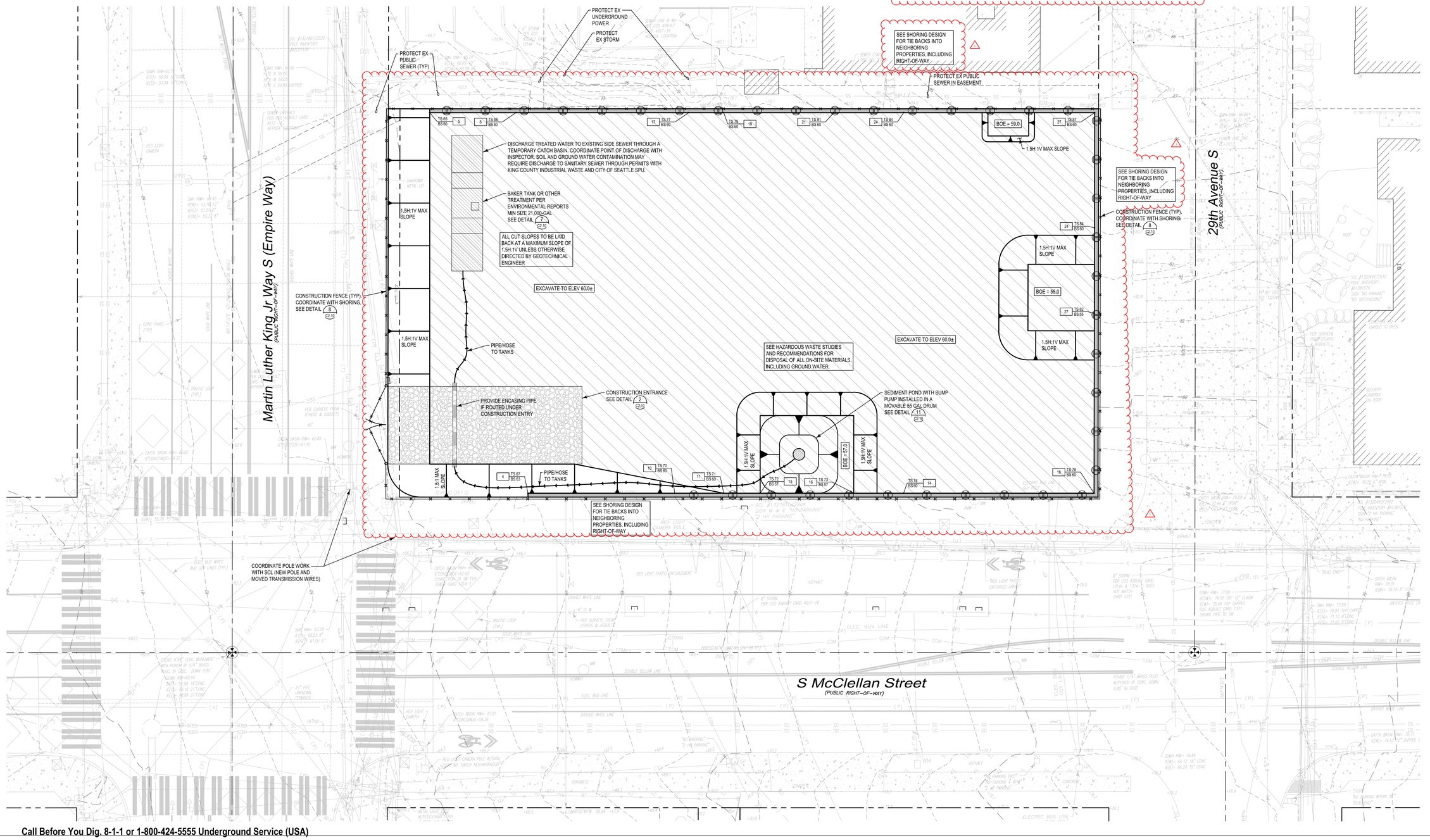
TEMPORARY CUT SLOPES:
IN ACCORDANCE WITH WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 296-155 (PART N-EXCAVATION, TRENCHING, AND SHORING) EXCAVATIONS IN TYPE 'C' SOILS SHALL LIMIT TEMPORARY CUT SLOPES TO 1.5H:1V, EXCAVATION IN TYPE 'B' SOILS MAY INCREASE SLOPES TO 1H:1V MAX.

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 5 10 20
SCALE 1"=10'

Legend

- PROPERTY LINE — N 79°33'06" E — 46.81'
- TEMPORARY CONSTRUCTION FENCING
- TEMPORARY CONSTRUCTION GATE
- TEMPORARY CONSTRUCTION ENTRANCE
- SHORING



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PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

KENNETH A. WEBSTER — STATE OF WASHINGTON — 40431 — REGISTERED PROFESSIONAL ENGINEER — 10/10/19

NO.	DATE	REVISION
1	10/11/2019	MUP Correction

PROJECT DIRECTOR
AT
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DL
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CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
TEMPORARY EROSION CONTROL PLAN

PROJECT NO.
C170027-01
DATE
05/16/2019 MUP SET

SHEET NUMBER
C2.00
MUP SET

ORIGINAL SHEET SIZE: 36" x 42"

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13. ANY AREA STRIPPED OF VEGETATION (INCLUDING ROADWAY EMBANKMENTS) WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 15 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (I.E. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.)
14. THE ESC FACILITIES ON INACTIVE SITE SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
15. ALL ESC FACILITIES SHALL CONFORM TO THE CITY OF SEATTLE CONSTRUCTION BEST MANAGEMENT PRACTICES MANUAL. A COPY OF THIS DOCUMENT SHALL BE ON-SITE DURING CONSTRUCTION. ALL ESC STRUCTURES REFERENCES DETAILS IN THIS MANUAL UNLESS OTHERWISE NOTED.
16. STOCKPILE OF SOIL INTENDED FOR USE AS FILL SHALL BE PROTECTED WITH PLASTIC SHEETING.
17. PROVIDE CONSTRUCTION DE-WATERING AS DIRECTED BY THE SOILS ENGINEER.
18. DISTURBED SOILS THAT ARE EXPOSED TO SURFACE RUNOFF SHALL BE STABILIZED WITH STRAW OR HYDROSEEDING AS DIRECTED BY THE SOILS ENGINEER.
19. APPROVAL BY DPD OF THE DRAINAGE AND TEMPORARY EROSION CONTROL PLANS DOES NOT INCLUDE APPROVAL OF THE GRADING ACTIVITIES SHOWN HEREIN. GRADING ACTIVITIES WITHIN THE ROW REQUIRES A STREET USE PERMIT FROM SEATTLE TRANSPORTATION GRADING ACTIVITIES ON ADJACENT PROPERTIES REQUIRES WRITTEN APPROVAL BY BY THE ADJACENT PROPERTY OWNER.
20. CATCH BASINS IN THE STREET SHALL BE INSPECTED BY THE CONTRACTOR DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCKS, SHALL BE CLEAN. THE CONTRACTOR SHALL CLEAN CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL METHODS IF NECESSARY AND AS DIRECTED BY THE SEATTLE ENGINEERING DEPARTMENT'S STREET USE INSPECTOR.
21. DEWATERING OF THE EXCAVATION HOLE THAT INCLUDES DISCHARGE TO THE CITY STREET OR SEWER SHALL BE IMPLEMENTED ONLY AFTER APPROVAL BY THE STREET USE INSPECTOR.
22. THE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES SHOWN ON THESE PLANS MAY BE ALTERED OR ADDED TO AS DETERMINED BY THE STREET USE INSPECTOR AND/OR THE DPD SITE INSPECTOR.
23. BMP EROSION CONTROL MEASURES MUST BE IN-PLACE AND APPROVED BY THE DPD SITE DEVELOPMENT INSPECTOR PRIOR TO DEMOLITION AND GRADING. CALL ART RICHARDSON @ (206) 233-3875 TO SCHEDULE AN INSPECTION.

COORDINATE BACKFILL WITH:
1) GROUND IMPROVEMENT DESIGN-BUILD.
2) STRUCTURAL FOUNDATION REQUIREMENTS
3) PLUMBING AND MECHANICAL UNDER SLAB REQUIREMENTS.

STREET IMPROVEMENTS TO BE PERFORMED UNDER SDOT # 407031. SCOPE SHOWN HERE FOR COORDINATION AND PLANNING PURPOSES. COORDINATE SIDEWALK REMOVAL W/ STREET USE PERMITS AND TRAFFIC PLANS. DO NOT CLOSE PUBLIC WALKS WITHOUT A STREET USE PERMIT, APPROVED TEMPORARY TRAFFIC CONTROL PLAN, AND AN ALTERNATE PATHWAY ESTABLISHED.

CONTRACTOR PROVIDED TESC SYSTEM NOTE:
THE UTILITY/EARTHWORK CONTRACTOR SHALL PROVIDE A TESC SYSTEM AS REQ'D TO FILTER CONSTRUCTION RUNOFF SUCH THAT DISCHARGE FROM THE SITE IS NO GREATER THAN 25 NTU'S. THE TESC MEASURES SHOWN ARE A MIN REQUIREMENT AND SHALL BE ENHANCED, MAINTAINED AND REPLACED AS REQ'D TO MEET DISCHARGE REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THE SITE IS ADEQUATELY STABILIZED UNTIL PERMANENT STABILIZATION IS INSTALLED. IF ALLOWED BY KING COUNTY METRO, THE CONTRACTOR MAY DISCHARGE TO THE ON-SITE SEWER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE, DESIGN, OBTAIN C.O.S. AND KING COUNTY APPROVAL (BEFORE INSTALLATION OF THE TESC SYSTEM) AND MAINTAIN THE PROPOSED SYSTEM UNTIL THE SITE IS STABILIZED AT NO ADDITIONAL COST TO THE OWNER.

PEAK DISCHARGE RATE TO COMBINED SEWER IS 230 GPM WITH PERMISSION FROM KING COUNTY AND PERMIT FROM SDCI.

NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT.

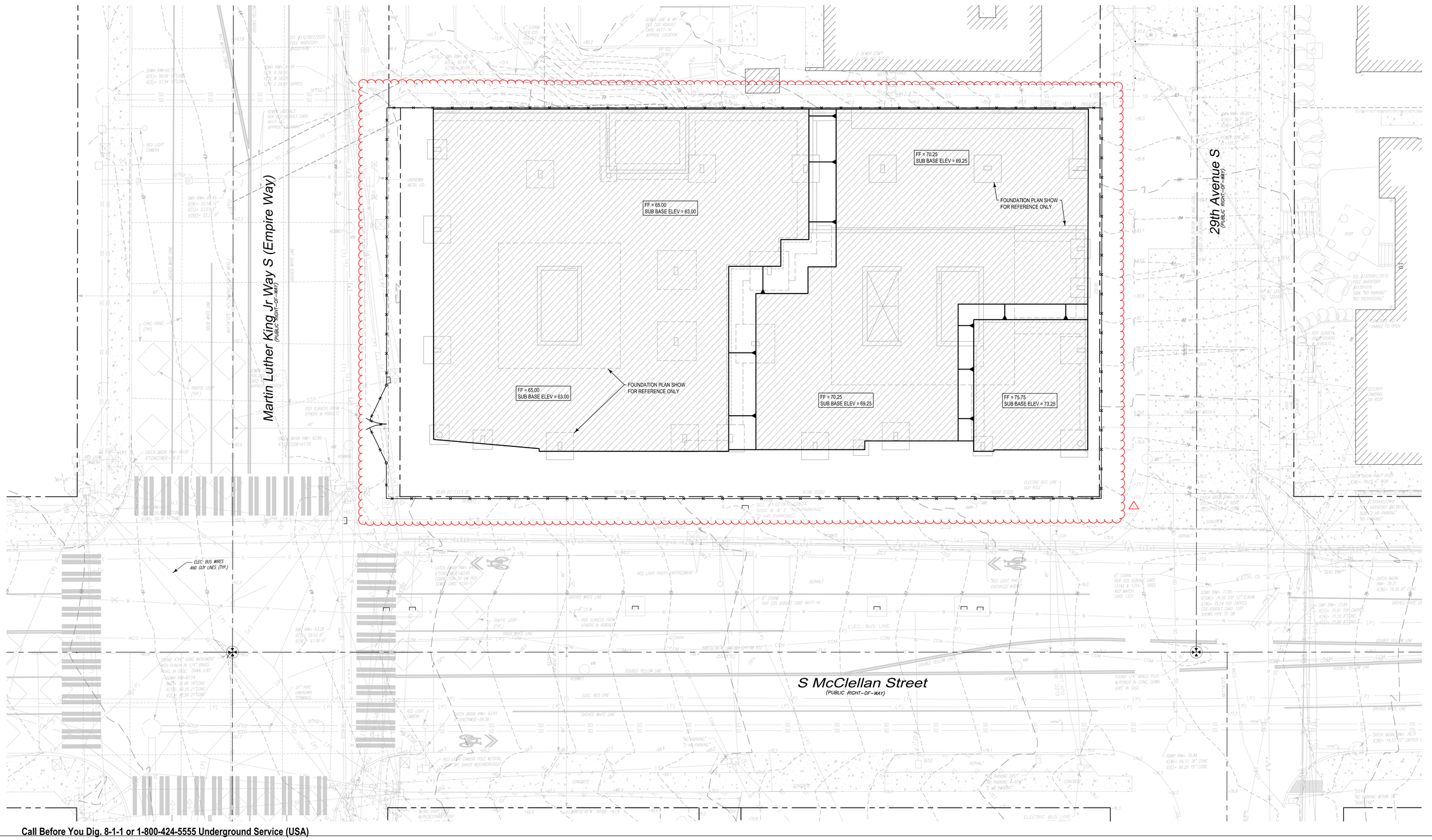
GROUNDWATER AND CONSTRUCTION STORM WATER WILL REQUIRE TREATMENT FOR CONTAMINATION AND SEDIMENT BEFORE DISCHARGE TO PUBLIC STORM DRAIN. DUE TO CONTAMINATED SOILS, DISCHARGE TO SANITARY SEWER MAY BE POSSIBLE, WITH PERMIT FROM KING COUNTY METRO. PRE-TREATMENT WILL BE REQUIRED.

Earthwork Quantities

EXCAVATION (CUT)	11,700 CY	SEE HAZARDOUS WASTE STUDIES AND RECOMMENDATIONS FOR DISPOSAL OF ALL ON-SITE SOIL MATERIALS
FILL	3,200 CY	

**THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. INCLUDED BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEO-TECHNICAL REPORT.

TEMPORARY CUT SLOPES:
IN ACCORDANCE WITH WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 296-155 (PART N-EXCAVATION, TRENCHING, AND SHORING)
EXCAVATIONS IN TYPE 'C' SOILS SHALL LIMIT TEMPORARY CUT SLOPES TO 1.5:1. EXCAVATION IN TYPE 'B' SOILS MAY INCREASE SLOPES TO 1:1 MAX.



Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 5 10 20
SCALE 1"=10'

Legend

- PROPERTY LINE
- TEMPORARY CONSTRUCTION FENCING
- TEMPORARY CONSTRUCTION GATE
- TEMPORARY CONSTRUCTION ENTRANCE
- SHORING
- TREE PROTECTION

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COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104

(206) 343-0460 www.cplinc.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

KENNETH A. WEEKS — STATE OF WASHINGTON — 40431 — REGISTERED PROFESSIONAL ENGINEER — 10/10/19

NO.	DATE	REVISION
1	10/11/2019	MUP Correction

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
BACKFILL PLAN

PROJECT NO
C170027-01
DATE
05/16/2019 MUP SET

SHEET NUMBER
C2.01
MUP SET

ORIGINAL SHEET SIZE 30" x 42"

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General Sewer and Drainage Notes

UNLESS OTHERWISE NOTED:

1. PIPE LESS THAN 12" DIAMETER SHALL BE CONCRETE PER ASTM C14 CLASS 3.
2. PIPE 12" AND 15" IN DIAMETER SHALL BE CONCRETE PER ASTM C14 CLASS V.
3. PIPE 18" IN DIAMETER AND LARGER SHALL BE CONCRETE PER ASTM C76 CLASS III.
4. DUCTILE IRON PIPE SHALL BE PER ANSI A21.51 CLASS 50 (MIN.) WITH PUSH-ON JOINTS. FITTINGS FOR DUCTILE IRON PIPE SHALL BE DUCTILE PER ANSI A21.10 OR ANSI A21.53 WITH PUSH-ON JOINTS.
5. PVC PIPE AND FITTINGS SHALL BE PER ASTM D 3034, SDR35, WITH RUBBER GASKET JOINTS. PVC PSS AND PSD PIPES SHALL BE TESTED FOR EXCESSIVE DEFLECTION WITH A MANDREL PER SECTION 7-17.3(4) OF THE SPECIFICATIONS.
6. SUB-SURFACE DRAIN (SSD) PIPE AND FITTINGS SHALL BE PVC PER ASTM D2241 SDR 21 (CLASS 200) WITH RUBBER GASKET JOINTS. PIPE SHALL HAVE SLOTTED PERFORATIONS. SLOTS ARE TO BE 0.040" WIDE BY 1.0" LONG AND SPACED 0.25" APART. SLOT LOCATIONS SHALL BE LOCATED PER DETAIL ON PLAN.
7. BEDDING SHALL BE CLASS B FOR ALL PIPE EXCEPT DUCTILE IRON PIPE, WHICH SHALL BE CLASS D. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MINERAL AGGREGATE TYPE 22. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS MEASURED BY ASTM D-698.
8. WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE PIPES.
9. CATCH BASIN CONNECTIONS, INLET CONNECTIONS, AND SERVICE DRAINS SHALL BE 8" DIAMETER PIPE.
10. TEES, CATCH BASIN CONNECTIONS, SIDE SEWERS, AND SERVICE DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 100%. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50%.
11. SERVICE DRAINS AND SIDE SEWERS SHALL BE CONNECTED/RECONNECTED AS APPROVED BY THE ENGINEER.
12. RELAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE ENGINEER.
13. FIELD LOCATED CATCH BASINS AND INLETS SHALL NOT BE IN ANY MARKED OR UNMARKED CROSSWALK.
14. SERVICE DRAINS AND SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE ENGINEER.
15. TEES ON NEW PIPE LESS THAN 24" IN DIAMETER SHALL BE PREFABRICATED. TEES ON EXISTING PIPE OR ON NEW PIPE WITHOUT PREFABRICATED TEES SHALL BE CONNECTED BY CORE DRILLING AND FLEXIBLE CONNECTION. SEE SPECIFICATION.
16. PIPE 12" IN DIAMETER AND LARGER TO BE ABANDONED SHALL BE FILLED WITH PORTLAND CEMENT AND SAND MIXTURE. SEE SPECIFICATIONS.
17. SOILS TEST BORING LOCATIONS ARE INDICATED ON THE PLANS. TEST DATA IS INCLUDED IN THE SPECIFICATIONS.
18. THE CONTRACTOR SHALL PROVIDE SUPPORTS FOR POWER POLES NEAR EXCAVATIONS PER SEATTLE CITY LIGHT STANDARDS.

Water Service Notes

1. APPLICATION FOR A NEW METERED WATER SERVICE AND PAYMENT OF ALL FEES IS REQUIRED BEFORE SERVICE WILL BE AVAILABLE.
2. APPLICANT WILL NEED A WATER AVAILABILITY CERTIFICATE (WAC) AND LEGAL DESCRIPTION OF PROPERTY WHEN SUBMITTING THE APPLICATION. TO OBTAIN A WAC, PLEASE CONTACT THE DEVELOPMENT SERVICES OFFICE AT (206) 684-3333 OR SPUWATERAVAILABILITY@SEATTLE.GOV.
3. ALL WATER SERVICES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY AND WITHIN THE FRONTAGE OF THE PARCEL BEING SERVED.
4. WATER SERVICES SERVING PARCELS WITHOUT FRONTAGE TO THE PUBLIC RIGHT OF WAY (SUCH AS UNIT LOT SUBDIVISIONS) OR LANDLOCKED PARCELS SHALL BE SERVED BY A PRIVATE WATER SERVICE EXTENDING FROM THE WATER METER TO THE PARCEL BEING SERVED. THE WATER SERVICE SHALL BE INSTALLED IN A DEDICATED EASEMENT. THE EASEMENT SHALL BE OBTAINED BY THE DEVELOPER, RECORDED, AND A COPY SHALL BE PROVIDED TO SEATTLE PUBLIC UTILITIES (SPU) AT THE TIME OF APPLICATION SUBMITTAL.
5. ALL WATER SERVICES PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH. CONTACT (206) 684-5800 TO REQUEST AN INSPECTION.
6. CUSTOMERS ARE REQUIRED TO INSTALL AN APPROVED AIR GAP OR REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA/RPDA) ON ALL WATER SERVICE CONNECTIONS POSING A HIGH HEALTH CROSS-CONNECTION HAZARD (PURSUANT TO WAC 246-290-490). BACKFLOW PREVENTION IS ALSO REQUIRED ON WATER SERVICE CONNECTIONS SUCH AS FIRE SERVICES, IRRIGATION SERVICES, BUILDINGS EXCEEDING THREE STORIES OR 30 FT. IN HEIGHT ABOVE THE METER (MEASURED TO THE HIGHEST WATER FIXTURE), AND MAY BE REQUIRED FOR OTHER WATER SERVICES. SPU AND KING COUNTY HEALTH DEPARTMENT (KCHD) ARE THE ADMINISTRATIVE AUTHORITIES ENGAGED IN A JOINT PROGRAM IDENTIFYING ACTUAL AND POTENTIAL CROSS-CONNECTIONS BETWEEN THE PUBLIC WATER SUPPLY AND POSSIBLE SOURCES OF CONTAMINATION. FOR ANSWERS TO SPECIFIC CROSS-CONNECTION CONTROL QUESTIONS OR TO REQUEST AN INSPECTION, PLEASE CALL (206) 684-3536.

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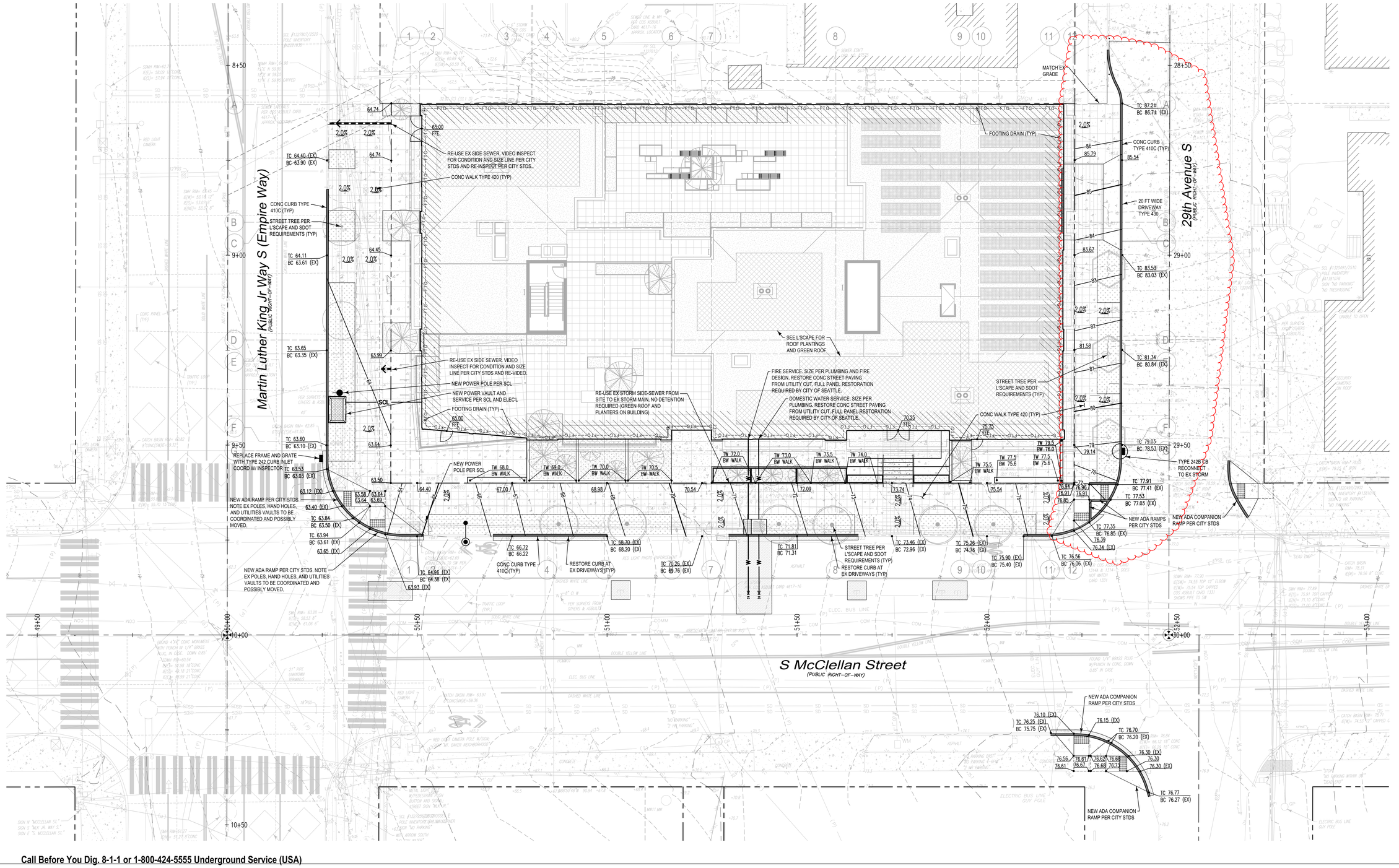
Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 5 10 20

SCALE 1"=10'

Legend

- PROPERTY LINE
- PROPOSED BUILDING
- CONCRETE PAVEMENT (EX / NEW)
- CRUSHED GRAVEL
- CONCRETE CURB (EX / NEW)
- SANITARY SEWER
- STORM DRAINAGE PIPE
- WATER LINE
- GREEN ROOF



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COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104

(206) 343-0460 www.cplinc.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

KENNETH A. WEEKS, STATE OF WASHINGTON, 40431, REGISTERED PROFESSIONAL ENGINEER, 10/10/19

NO.	DATE	REVISION
1	10/11/2019	MUP Correction

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
CIVIL SITE PLAN

PROJECT NO.
C170027-01
DATE
05/16/2019 MUP SET

SHEET NUMBER
C3.00
MUP SET

ORIGINAL SHEET SIZE 36" x 42"

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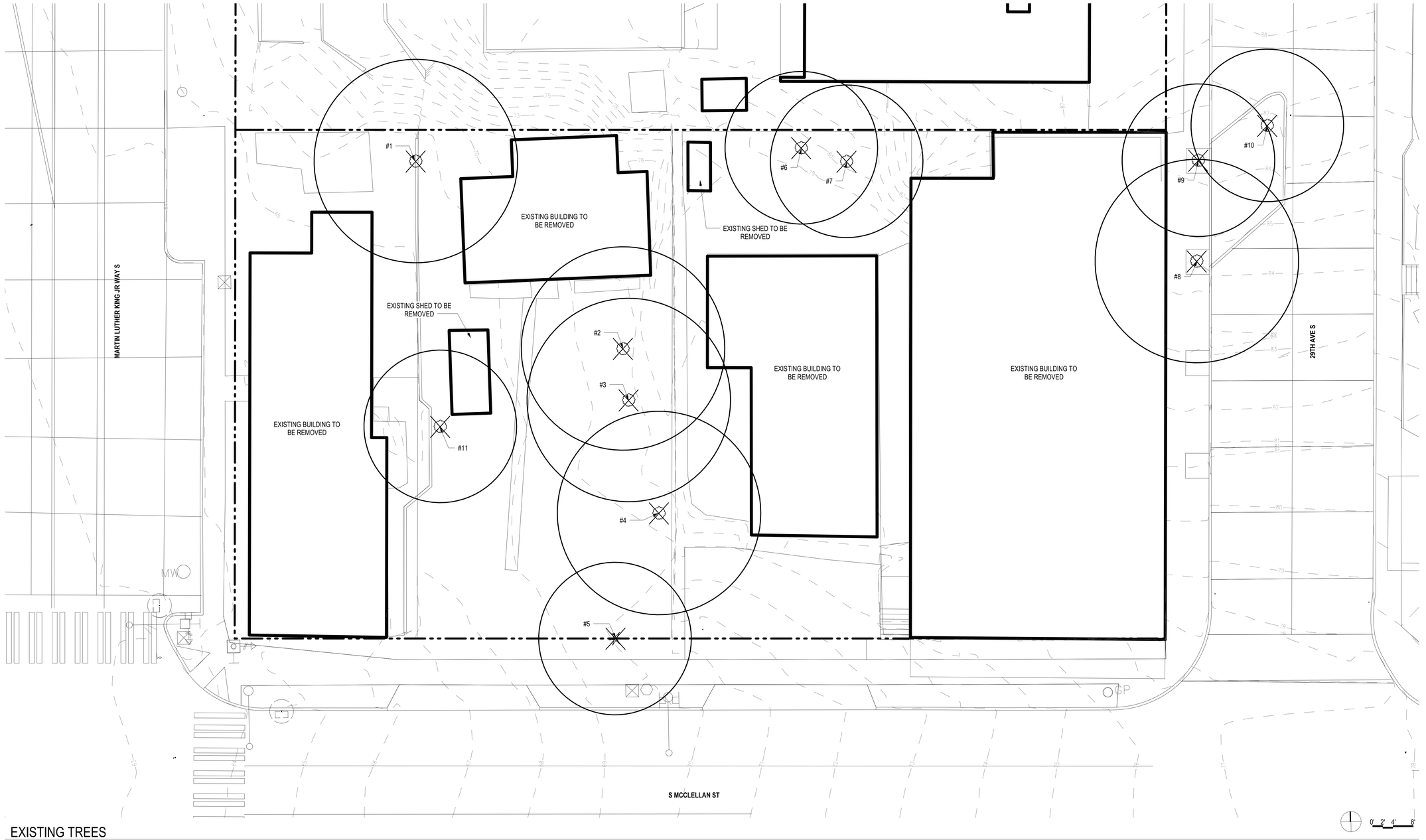
\\server\civil\...\2017\170027\MUP_SDCI\DCI_NORTH MADDUX_SITE.dwg, 10/10/2019 8:36 AM, PAM



1 EXISTING TREES
1/8" = 1'-0"

LEGEND

PROPERTY LINE

DECIDUOUS TREE TO BE REMOVED

CONIFER TREE TO BE REMOVED

AVERAGE DRIPLINE OF TREE

TREE TO BE REMOVED

EXISTING TREES

#	BOTANICAL NAME	COMMON NAME	AVG DRIPLINE (FT)	DBH(IN)	PRESERVATION CATEGORY	COMMENTS
TREES TO BE REMOVED						
1	Prunus cerisifera	FLOWERING PLUM	20	13.45	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT
2	Prunus cerisifera	FLOWERING PLUM	20	19	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, RISK OF FAILURE, CONSTRUCTION IMPACT
3	Prunus cerisifera	FLOWERING PLUM	20	18.44	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, RISK OF FAILURE, CONSTRUCTION IMPACT
4	Malus domestica	APPLE	20	10	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT
5	Juniperus scopulorum	JUNIPER	15	10.63	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT
6	Pyrus species	PEAR	15	6.5	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT
7	Prunus cerisifera	FLOWERING PLUM	15	9.9	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT
8	Gleditsia triacanthos	HONEY LOCUST	20	8	NON-SIGNIFICANT / MED PRES	CONSIDER REMOVAL AND REPLACEMENT
9	Gleditsia triacanthos	HONEY LOCUST	15	5	NON-SIGNIFICANT / MED PRES	CONSIDER REMOVAL AND REPLACEMENT
10	Gleditsia triacanthos	HONEY LOCUST	15	7	NON-SIGNIFICANT / MED PRES	CONSIDER REMOVAL AND REPLACEMENT
11	Prunus cerisifera	FLOWERING PLUM	15	8	NON-SIGNIFICANT / LOW PRES	REMOVE TREE, CONSTRUCTION IMPACT

NOT FOR CONSTRUCTION

10/7/2019 1:55:39 PM

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
TL, AJ
CHECK
JP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
EXISTING TREES

PROJECT NO.
1723500
DATE
08/09/19

SHEET NUMBER
L0.00
MASTER-USE PERMIT

ORIGINAL SHEET SIZE 30" x 42"

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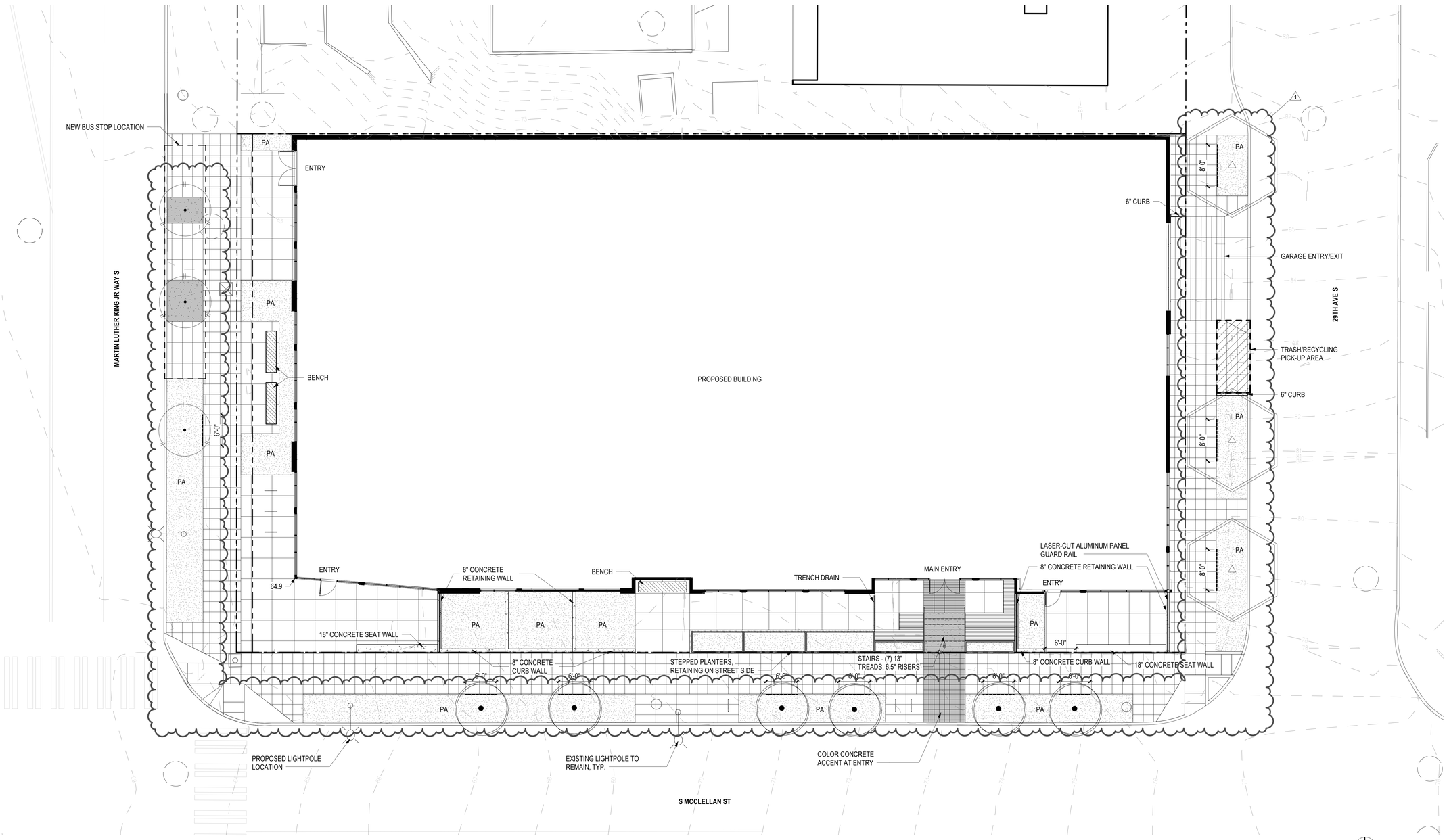

1 STREETSCAPE
1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- CONCRETE PAVING - SIDEWALK (TYPE 1) SDOT STANDARD - 2 X 2
- CONCRETE PAVING - SIDEWALK (TYPE 2) SDOT STANDARD - 4 X 4
- CONCRETE PAVING - SIDEWALK (TYPE 3) SDOT STANDARD - 2 X 4
- LANDSCAPE PLANTING AREAS - SHRUB, GROUNDCOVERS, PERENNIALS - ASSUME 12" IMPORTED TOPSIL
- FLEXIBLE POROUS PAVING
- P# — TOURNESOL WILSHIRE WEATHERING STEEL PLANTERS WITH PLANTING AREA; REF: SITE FURNITURE SCHEDULE THIS SHEET
- PA — PLANTING AREA
- 26" W CONCRETE SEAT WALL
- 26" W THERMORY WOOD DECK SEATING
- 24" W THERMORY WOOD BENCH
- LASER CUT ALUMINUM PANEL GUARDRAIL, QTY: 3
- ROOT BARRIER - 18" DEPTH (SEE PLAN FOR LENGTH)
- BIKE RACK - TOTAL OF 6
- NEW TREES

NOTES:
1. ALL PLANTING AREAS TO RECIEVE AUTOMATIC IRRIGATION.
2. SEE L3.01 FOR PLANT SCHEDULE
3. FINAL SPECIES AND LOCATION OF STREET TREE PER APPROVED SIP PLANS

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 30" x 42"

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DESIGN PARTNER

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DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
TL, AJ
CHECK
JP

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
Debra Guenther
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
STREETSCAPE PLAN

PROJECT NO.
1723500
DATE
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L1.00
MASTER-USE PERMIT

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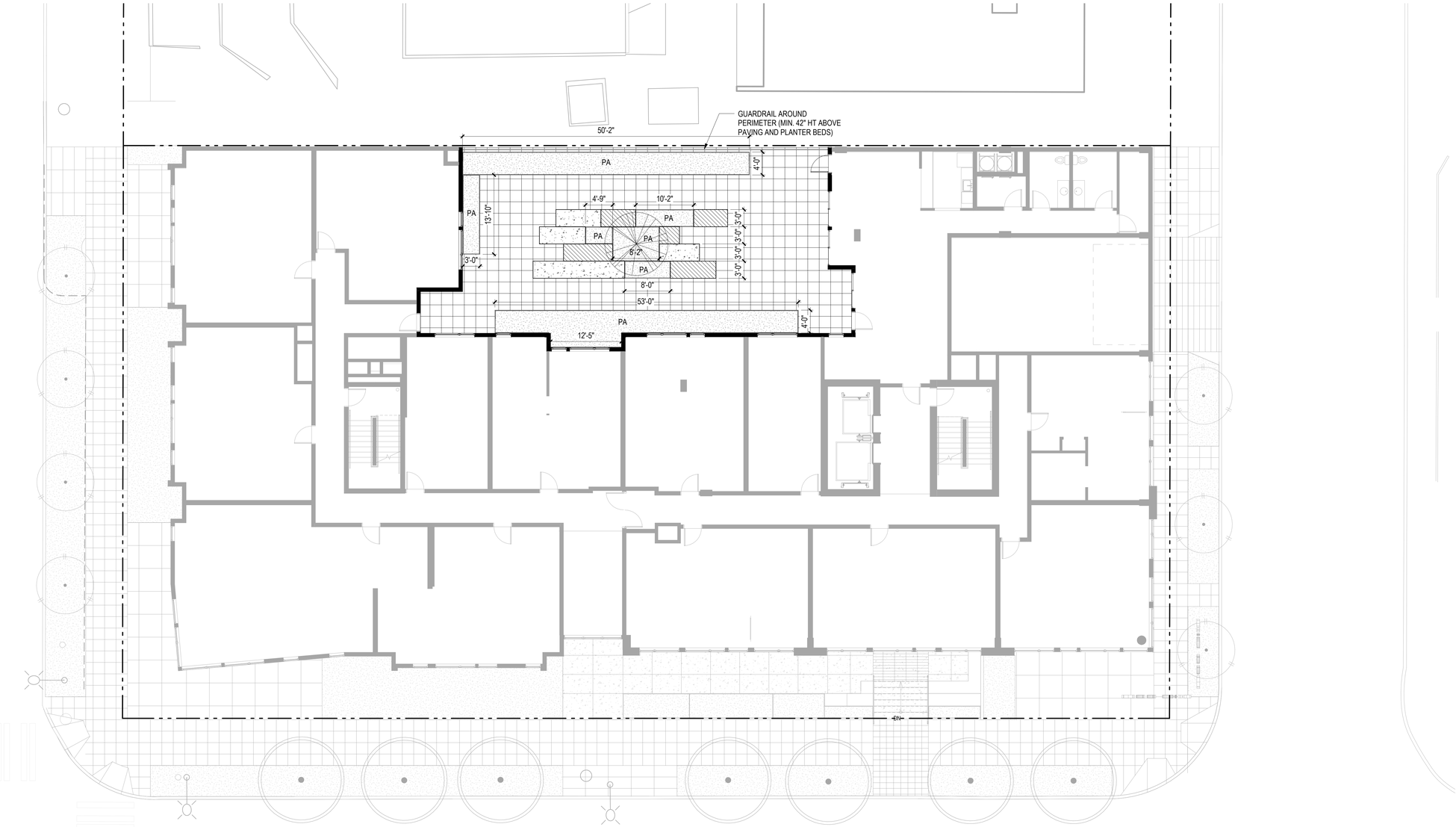

1 LEVEL 03 DECK

1/8" = 1'-0"

0' 2' 4' 8'

LEGEND

	2' X 2' PEDASTAL CONCRETE UNIT PAVERS
	WEATHERING STEEL PLANTERS WITH LIGHTWEIGHT SOIL
PA	PLANTING AREA
	36" W CONCRETE SEAT WALL - HT VARIES
	36" W WOOD SEAT WALL - HT VARIES
	NEW TREES

NOTES:
1. ALL PLANTING AREAS TO RECIEVE AUTOMATIC IRRIGATION
2. SEE L3.01 FOR PLANT SCHEDULE
3. PROVIDE CONTINUOUS DRAINAGE MAT UNDER ENTIRE ROOFTOP PAVER AND PLANTER ZONES TO ENSURE WATER MOVEMENT TO ROOF DRAINS

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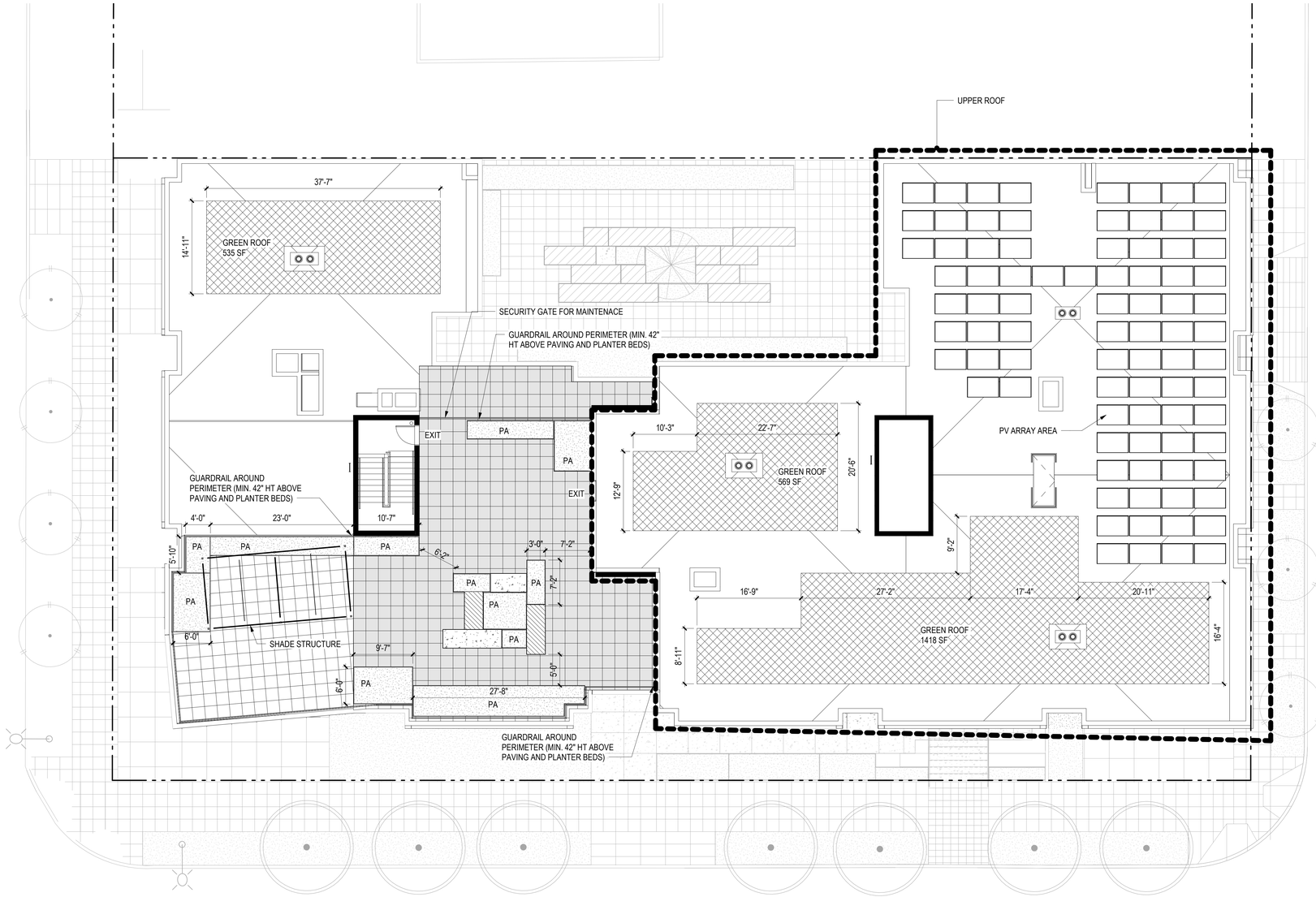

1 ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8'

LEGEND

- 2' X 2' PEDESTAL CONCRETE UNIT PAVERS (TYPE 1)
- 2' X 2' PEDESTAL CONCRETE UNIT PAVERS (TYPE 2)
- ROOF TOP PLANTING AREAS - SHRUB, GROUNDCOVERS, PERENNIALS LIGHTWEIGHT SOIL
- WEATHERING STEEL PLANTERS
- 4" EXTENSIVE GREEN ROOF
- PA — PLANTING AREA
- NEW TREES
- CONCRETE SEAT WALL - WIDTH AND HEIGHT VARIES
- WOOD SEAT WALL - WIDTH AND HEIGHT VARIES
- SHADE STRUCTURE

NOTES:
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2. SEE L3.01 FOR PLANT SCHEDULE
3. PROVIDE CONTINUOUS DRAINAGE MAT UNDER ENTIRE ROOFTOP PAVER AND PLANTER ZONES TO ENSURE WATER MOVEMENT TO ROOF DRAINS

NOT FOR CONSTRUCTION

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
MM, TL
CHECK
JP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
ROOF SITE PLAN

PROJECT NO.
1723500
DATE
05/16/19

SHEET NUMBER
L1.02
MASTER-USE PERMIT

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ORIGINAL SHEET SIZE 30" x 42"

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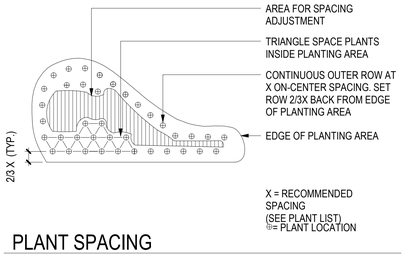
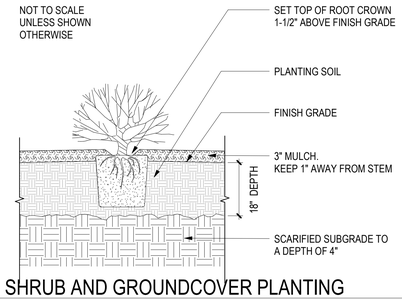
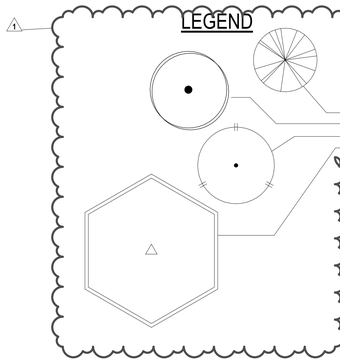


1 PLANT SPACING
1/2" = 1'-0"



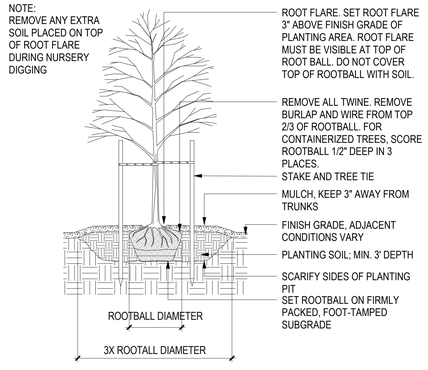
2 SHRUB AND GROUNDCOVER PLANTING
3/4" = 1'-0"



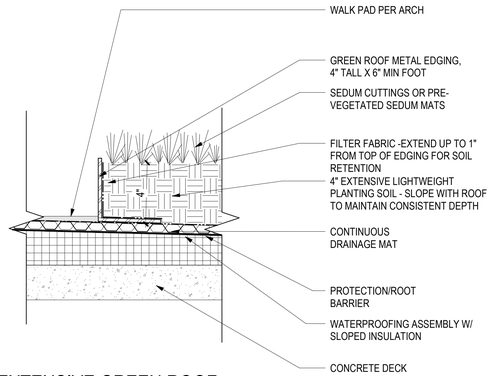
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMP %	NATIVE	COMMENTS
16	**TREES**						
4	Acer circimatum	VINE MAPLE	AS SHOWN	2" CAL		X	FULL AND UPRIGHT, SINGLE STEM
6	Magnolia x loebneri	LOEBNER MAGNOLIA	20' O.C.	2" CAL		X	FULL AND UPRIGHT, SINGLE STEM
3	Rhamnus purshiana	CASCARA BUCKTHORN	18' O.C.	2 1/2" CAL			FULL AND UPRIGHT
3	Zelkova serrata	JAPANESE ZELKOVA	AS SHOWN	2" CAL		X	FULL AND UPRIGHT
583	**STREETSCAPE**		**AREA (SF): 2283**		**100%**		
114	Athyrium filix-femina	LADY FERN	18" O.C.	1 GAL	10%	X	FULL AND BUSHY
29	Cornus stolonifera	RED OSIER DOGWOOD	36" O.C.	1 GAL	10%	X	FULL AND BUSHY
114	Deschampsia cespitosa	TURFTED HAIRGRASS	18" O.C.	1 GAL	10%	X	FULL AND BUSHY
114	Iris "Pacific Coast Hybrids"	PACIFIC COAST IRIS	18" O.C.	1 GAL	10%	X	FULL AND BUSHY
29	Philadelphus lewisii	MOCK-ORANGE	36" O.C.	1 GAL	10%	X	FULL AND BUSHY
59	Polystichum munitum	WESTERN SWORDFERN	36" O.C.	1 GAL	20%	X	FULL AND BUSHY
29	Rosa nutkana	NOOTKA ROSE	36" O.C.	1 GAL	10%	X	FULL AND BUSHY
66	Spiraea betulifolia	SHINY-LEAF SPIREA	24" O.C.	1 GAL	10%	X	FULL AND BUSHY
29	Symphoricarpos albus	SNOWBERRY	36" O.C.	1 GAL	10%	X	FULL AND BUSHY
185	**LEVEL 03 DECK**		**AREA (SF): 575**		**100%**		
30	Athyrium filix-femina	LADY FERN	18" O.C.	1 GAL	10%	X	FULL AND BUSHY
59	Deschampsia cespitosa	TURFTED HAIRGRASS	18" O.C.	1 GAL	20%	X	FULL AND BUSHY
59	Iris "Pacific Coast Hybrids"	PACIFIC COAST IRIS	18" O.C.	1 GAL	20%	X	FULL AND BUSHY
11	Philadelphus lewisii	MOCK-ORANGE	36" O.C.	1 GAL	15%	X	FULL AND BUSHY
15	Polystichum munitum	WESTERN SWORDFERN	36" O.C.	1 GAL	20%	X	FULL AND BUSHY
11	Rosa nutkana	NOOTKA ROSE	36" O.C.	1 GAL	15%	X	FULL AND BUSHY
170	**ROOF**		**AREA (SF): 528**		**100%**		
68	Deschampsia cespitosa	TURFTED HAIRGRASS	18" O.C.	1 GAL	25%	X	FULL AND BUSHY
68	Iris "Pacific Coast Hybrids"	PACIFIC COAST IRIS	18" O.C.	1 GAL	25%	X	FULL AND BUSHY
17	Philadelphus lewisii	MOCK-ORANGE	36" O.C.	1 GAL	25%	X	FULL AND BUSHY
17	Polystichum munitum	WESTERN SWORDFERN	36" O.C.	1 GAL	25%	X	FULL AND BUSHY
	GREENROOF		**AREA (SF): 2522**		**100%**		
	Sedum spp	SEDUM MATS			100%	X	

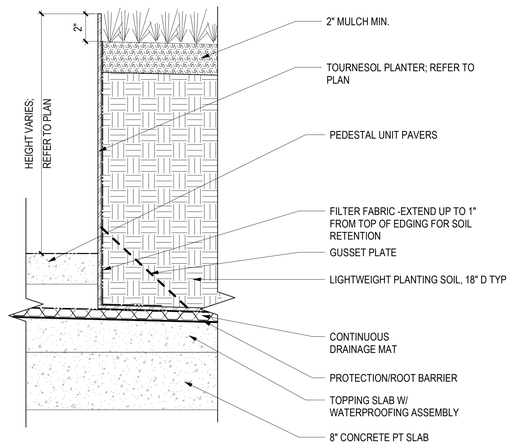
NOTES
1. PLANT SIZE AND SPACING DEMONSTRATE PLANT COVERAGE OF ALL PLANTING AREAS WITHIN THREE GROWING SEASONS WITH A COMBINATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS.
2. ALL PLANTING AREAS TO BE SUPPLIED WITH A PERMANENT OR TEMPORARY IRRIGATION SYSTEM FOR A MINIMUM OF (2) TWO GROWING SEASONS TO ENSURE ADEQUATE PLANT ESTABLISHMENT.



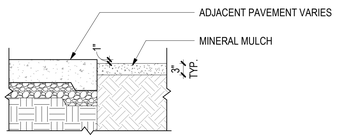
3 TREE PLANTING
3/8" = 1'-0"



4 4" EXTENSIVE GREEN ROOF
3" = 1'-0"



5 FIBERGLASS PLANTER
3" = 1'-0"



6 MULCH AT PAVEMENT
3/4" = 1'-0"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	10/11/2019	MUP CORRECTIONS

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
TL, AJ
CHECK
JP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
PLANTING DETAILS AND SCHEDULE

PROJECT NO.
1723500
DATE
08/09/19

SHEET NUMBER
L3.01
MASTER-USE PERMIT

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1 STREETSCAPE

1/8" = 1'-0"

LEGEND

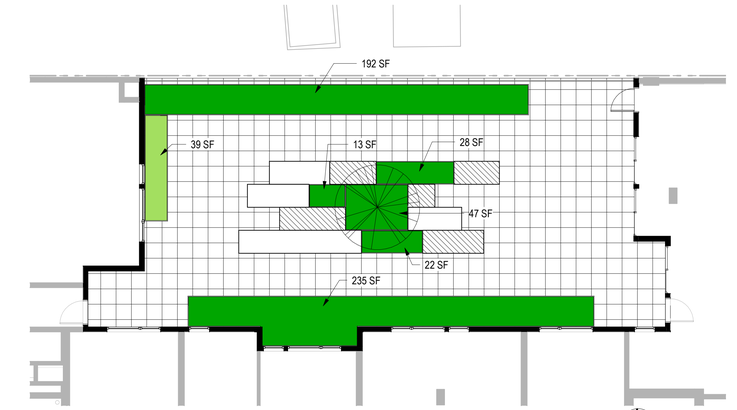
PROPERTY LINE

LANDSCAPE AREA WITH SOIL DEPTH OF LESS THAN 24"

LANDSCAPE AREA WITH SOIL DEPTH OF 24" OR GREATER

MEDIUM / LARGE TREE
(CANOPY SPREAD 21'-25' DIAMETER)

SMALL TREE
(CANOPY SPREAD 8'-15' DIAMETER)



2 LEVEL 03 DECK

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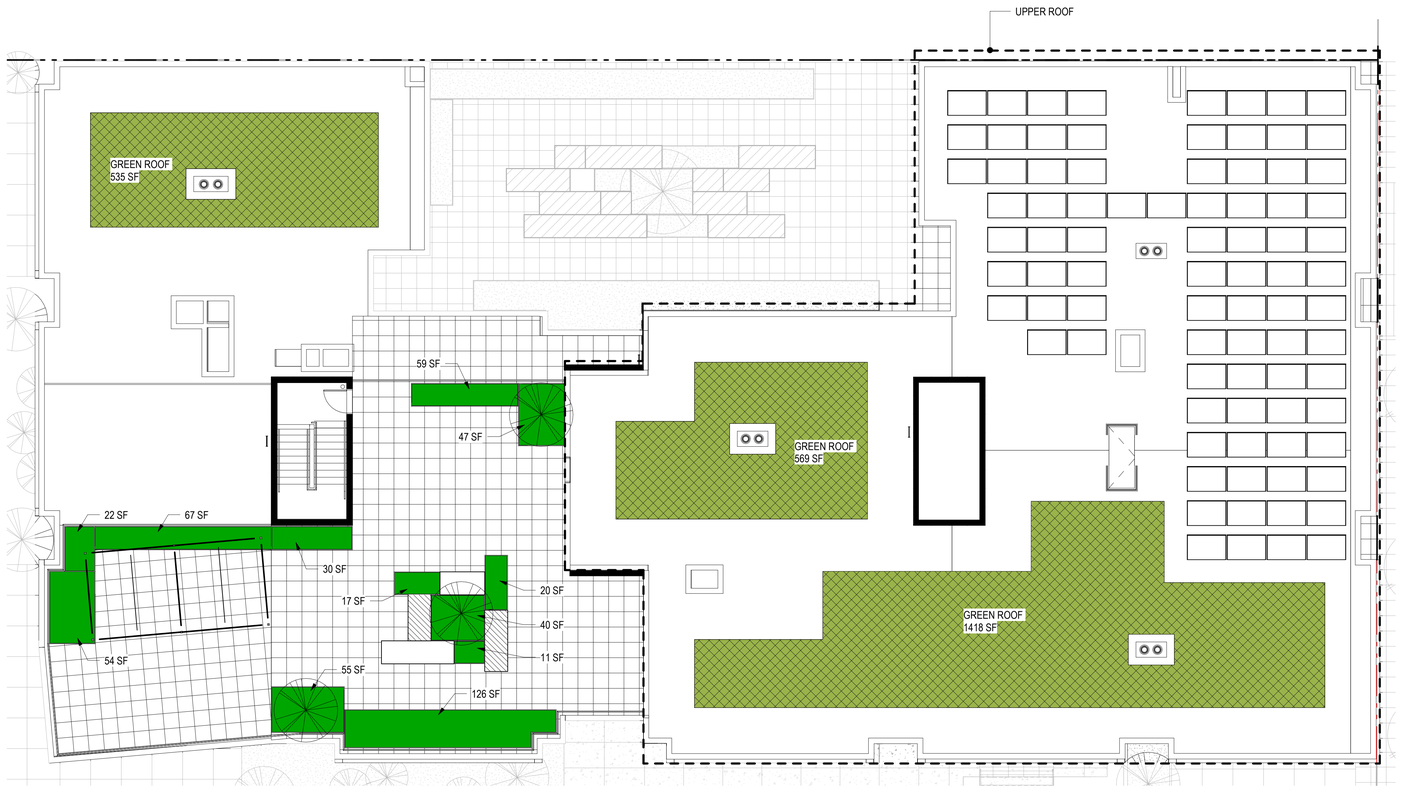

1 ROOF PLAN
1/8" = 1'-0"

LEGEND

PROPERTY LINE

LANDSCAPE AREAS WITH SOIL DEPTH OF 24" OR GREATER

GREEN ROOF - OVER AT LEAST 4" OF GROWTH MEDIUM

SMALL TREE
(CANOPY SPREAD 8'-15' DIAMETER)

Revised 4/8/09

Green Factor Worksheet*

SEATTLE×green factor

		Planting Area			
		Streetscape	Level 03 Deck	Roof	TOTAL**
A1	square feet	35	39		74
A2	square feet	2718	536	528	3782
A3	square feet				0
B1	square feet	2753	575	528	3856
B2	# of plants	713	185	170	1068
B3	# of trees	7	1	3	11
B4	# of trees				0
B5	# of trees	7			7
B6	# of trees				0
B7	# of trees				0
C1	square feet				0
C2	square feet			2522	2522
D	square feet				0
E	square feet				0
F1	square feet				0
F2	square feet				0
G	square feet				0
H1	square feet	2753	575	3050	6378
H2	square feet				0
H3	square feet	2753			2753
H4	square feet				0

Revised 12/29/10

Green Factor Score Sheet

SEATTLE×green factor

Project title:

Parcel size *(enter this value first)* * 18,283 (enter sq ft of parcel)

SCORE 0.554

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 74	0.1	7
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 3782	0.6	2,269.2
3	Bioretention facilities	enter sq ft: 0	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 3856	0.1	386
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 1068 / 12816	0.3	3,845
3	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
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0 / 0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 7 / 1750	0.4	700.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 / 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 / 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 2522	0.7	1,765.4
D	**Vegetated walls**	enter sq ft: 0	0.7	-
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0	0.5	-
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 25,625		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 6378	0.1	637.8
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: 2,753	0.1	275
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		10,133

Do not count public rights-of-way in parcel size calculation.

****You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)***

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PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
DL
PROJECT LANDSCAPE ARCHITECT
DG
PROJECT TEAM MEMBERS
MM, TL
CHECK
JP

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
GREEN FACTOR SITE PLAN AND SCORE SHEET

PROJECT NO.
1723500
DATE
05/16/19

SHEET NUMBER
L4.02
MASTER-USE PERMIT

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ORIGINAL SHEET SIZE 30" x 42"

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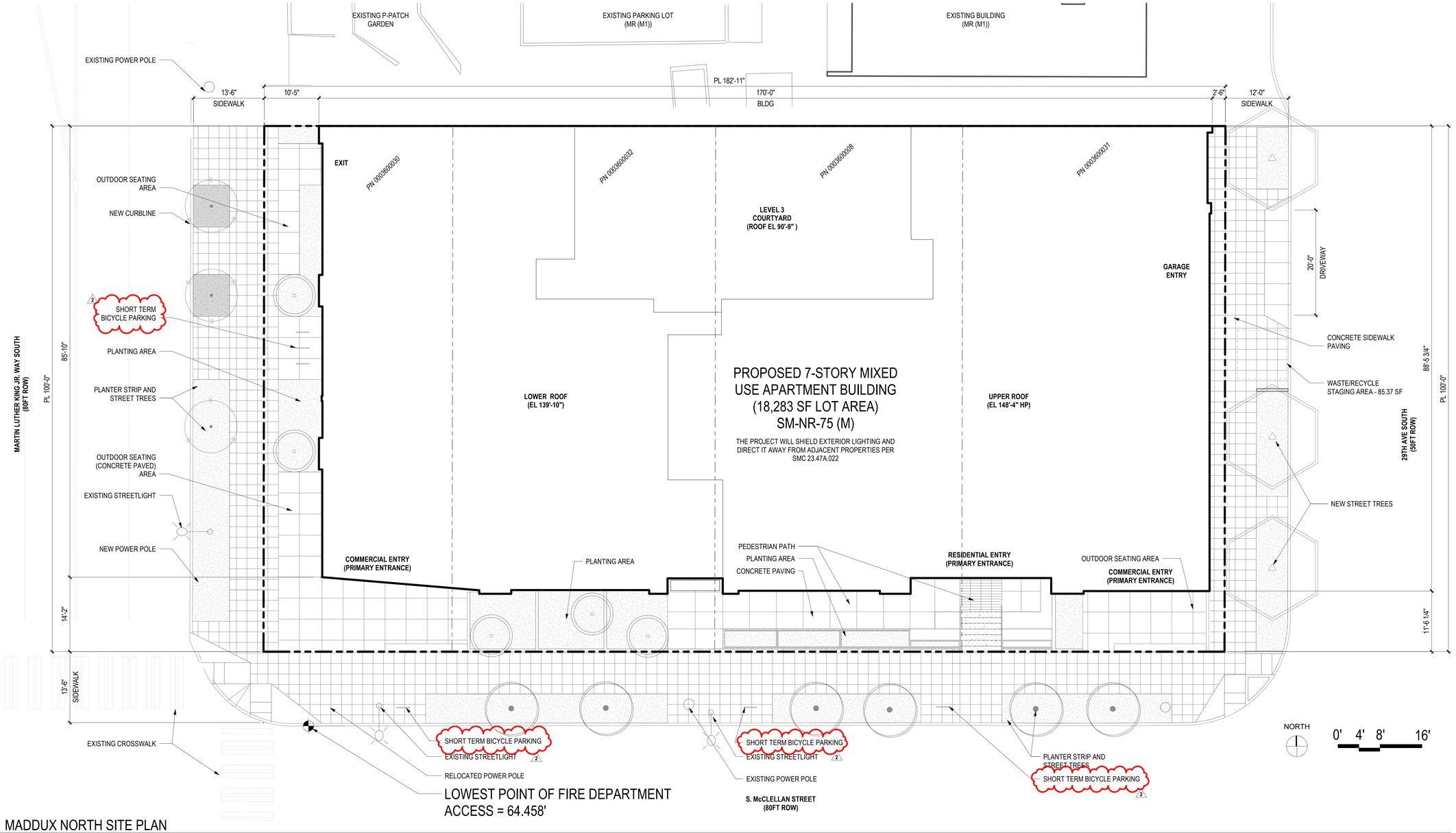

1 MADDUX NORTH SITE PLAN
1/8" = 1'-0"

PROJECT ADDRESS

2802 S MCCLELLAN STREET
SEATTLE, WA 98144
COUNTY: KING

OWNER

MT BAKER HOUSING ASSOCIATION
2916 S MCCLELLAN STREET
SEATTLE WA 98144
TEL NO 206-257-2939
CONTACT: CONOR HANSEN

PARCEL INFORMATION

ADDRESS	KING COUNTY ASSESSOR PARCEL NO.
2802 S MCCLELLAN STREET:	0003600030
2806 S MCCLELLAN STREET:	0003600032
2810 S MCCLELLAN STREET:	0003600008
2864 S MCCLELLAN STREET:	0003600031

LEGAL DESCRIPTION

THAT PORTION OF EDWARD HANFORD'S DONATION CLAIM NUMBER 44 IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 4 EAST; WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINTON, MORE PARTICULARLY DESCRIED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, STADIUM VISTA ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58 OF PLATS, PAGE 61 IN KING COUNTY, WASHINGTON, THENCE N 88°50'48" W, ALONG THE SOUTH LINE OF SAID LOT 10 AND ITS WESTERLY PROLONGATION, 182.92 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF MARTIN LUTHER KING JR. WAY S. (EMPIRE WAY) BEING 40.00 FEET FROM THE STREET, THENCE S 88° 50'48" E, ALONG SIAD NORTH MARGIN, 182.89 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF 29TH AENUE SOUTH; THENCE N 01°15'18" E, ALONG SAID WEST MARGIN, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS; +/- 18,290 SF (+/-0.4199 ARES)

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Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1
2	12.30.2019	MUP CORRECTIONS #2
4	12.13.2019	DEMO PERMIT CORRECTIONS

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
ARCHITECTURAL SITE PLAN

PROJECT NO.
1723500
DATE
5/16/19 MUP SET

SHEET NUMBER
A1.01
MUP SET

ORIGINAL SHEET SIZE 30" X 42"

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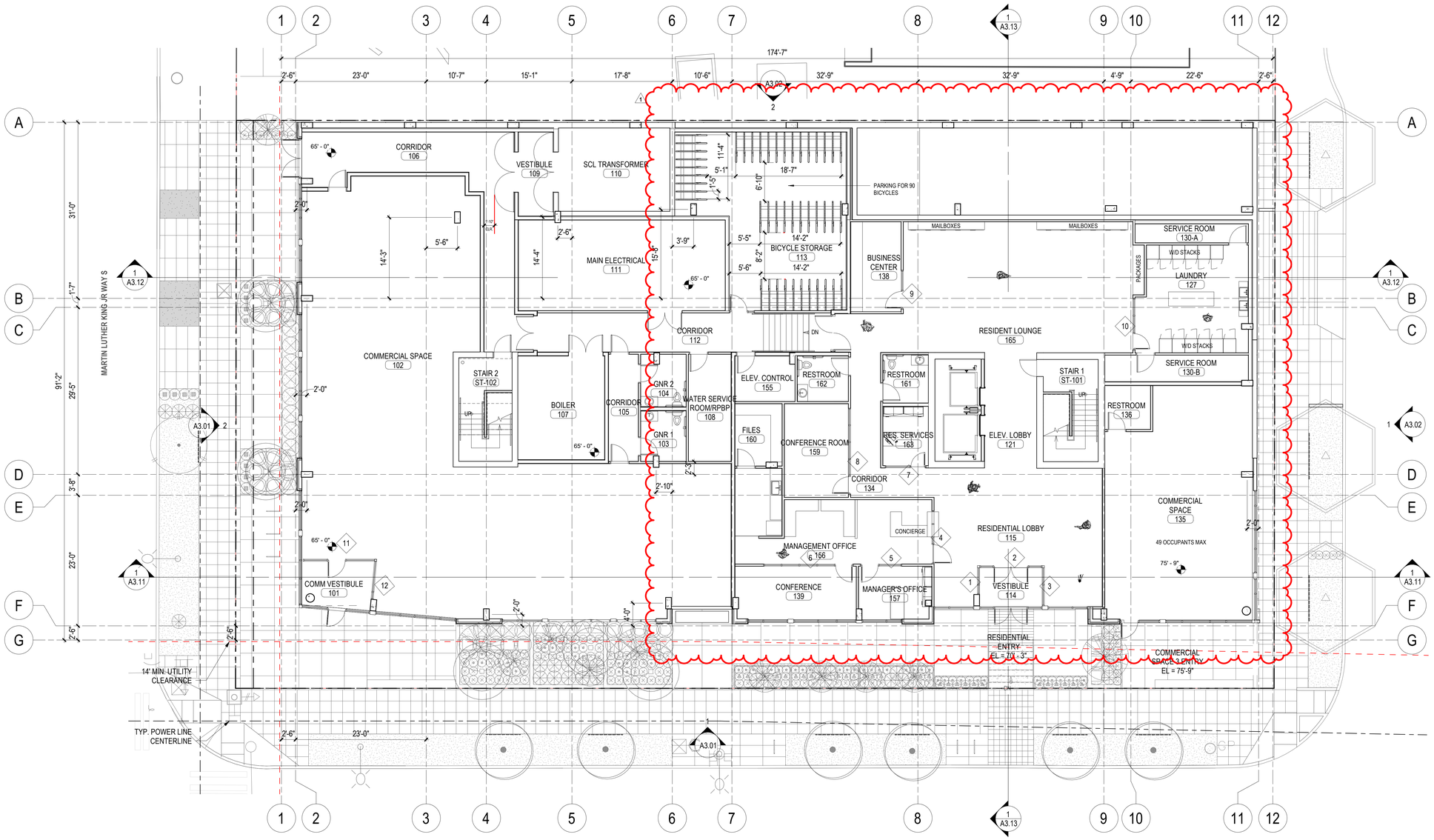


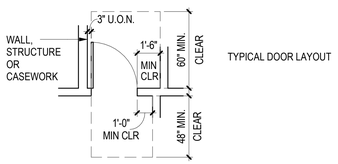
1 LEVEL 01 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

PLAN SHEET LEGEND



TYPICAL DOOR LAYOUT

W # — ALL EXTERIOR WALLS TYPE U.O.N.

P # — ALL INTERIOR PARTITIONS TYPE U.O.N.

P # — ALL CORRIDOR PARTITIONS TYPE U.O.N.

P # — ALL UNIT PARTY/DEMISING WALLS PARTITIONS TYPE U.O.N.

PLAN NOTES

1. SEE SHEET G1.02 FOR ABBREVIATION LIST AND DEFINITION.
2. SEE SHEET A5.02 FOR EXTERIOR WALL ASSEMBLIES.
3. SEE SHEETS A9.01 AND A9.0# FOR INTERIOR PARTITION ASSEMBLIES.
4. SEE SHEETS A6.01 - A6.02 FOR ENLARGED STAIR PLANS.
5. SEE SHEETS A8.03 - A8.10 FOR UNIT PLANS.
6. SEE SHEET A10.01 FOR DOOR TYPES & SCHEDULE.
7. SEE SHEETS A10.04 - A10.07 FOR WINDOW TYPES.
8. CRITICAL CLEARANCES ARE DESIGNATED "CLEAR", "CLR" AND ARE TO FINISH FACE OF PARTITION.
9. DIFFERING PARTITION TYPES SHALL ALIGN SO WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS, U.O.N.
10. DOORS, WINDOWS AND RELITES ARE TYPICALLY POSITIONED MIDPOINT OF THE SPAN OF THE WALL OR REFER TO PLAN SHEET LEGEND FOR TYPICAL DOOR LAYOUT OR UNLESS NOTED IN PLAN. DIMENSIONS TO THE CENTERLINE OF THE OPENING. REFER TO DOOR AND WINDOW SCHEDULE FOR SIZE AND TYPE.
11. PROVIDE/VERIFY A 3" CLEAR MIN DIMENSION BETWEEN R.O. AND NEAREST PERPENDICULAR WALL AT ALL INTERIOR DOORS, UNLESS NOTED OTHERWISE, OR WHERE DOOR IS INTENDED TO BE CENTERED.
12. MECHANICAL, ELECTRICAL AND PLUBMING SUBCONTRACTORS TO COMPLY WITH FIREBLOCKING AND FIRE STOPPING REQUIREMENTS AT ALL PENTRATIONS OF RATED WALLS.
13. SEE UNIT PLANS FOR INTERIOR WALL TYPES.
14. PROVIDE 2-WAY COMMUNICATION DEVICE INSIDE ELEVATOR LOBBY AT EACH FLOOR (EXCEPT STREET LEVEL).
15. LOCATE WASHING MACHINE VALVE BOX IN WALL AT SIDE OF WASHER FOR SHUT OFF ACCESS.
16. ALL UNIT REFRIGERATORS TO FREELY OPEN AT 110 DEGREES.
17. PROVIDE NON-CUMBUSTIBLE FRAMING AT SHAFTS SURROUDING TYPE-1 GREASE DUCTS.

FOR INFORMATION ONLY

ORIGINAL SHEET SIZE: 36" x 42"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO	DATE	REVISION
1	09.13.2019	MUP CORRECTIONS #1

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT, KK
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

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TITLE
LEVEL 01 OVERALL FLOOR PLAN

PROJECT NO.
1723500
DATE
10/14/19

SHEET NUMBER
A2.01
MUP SET

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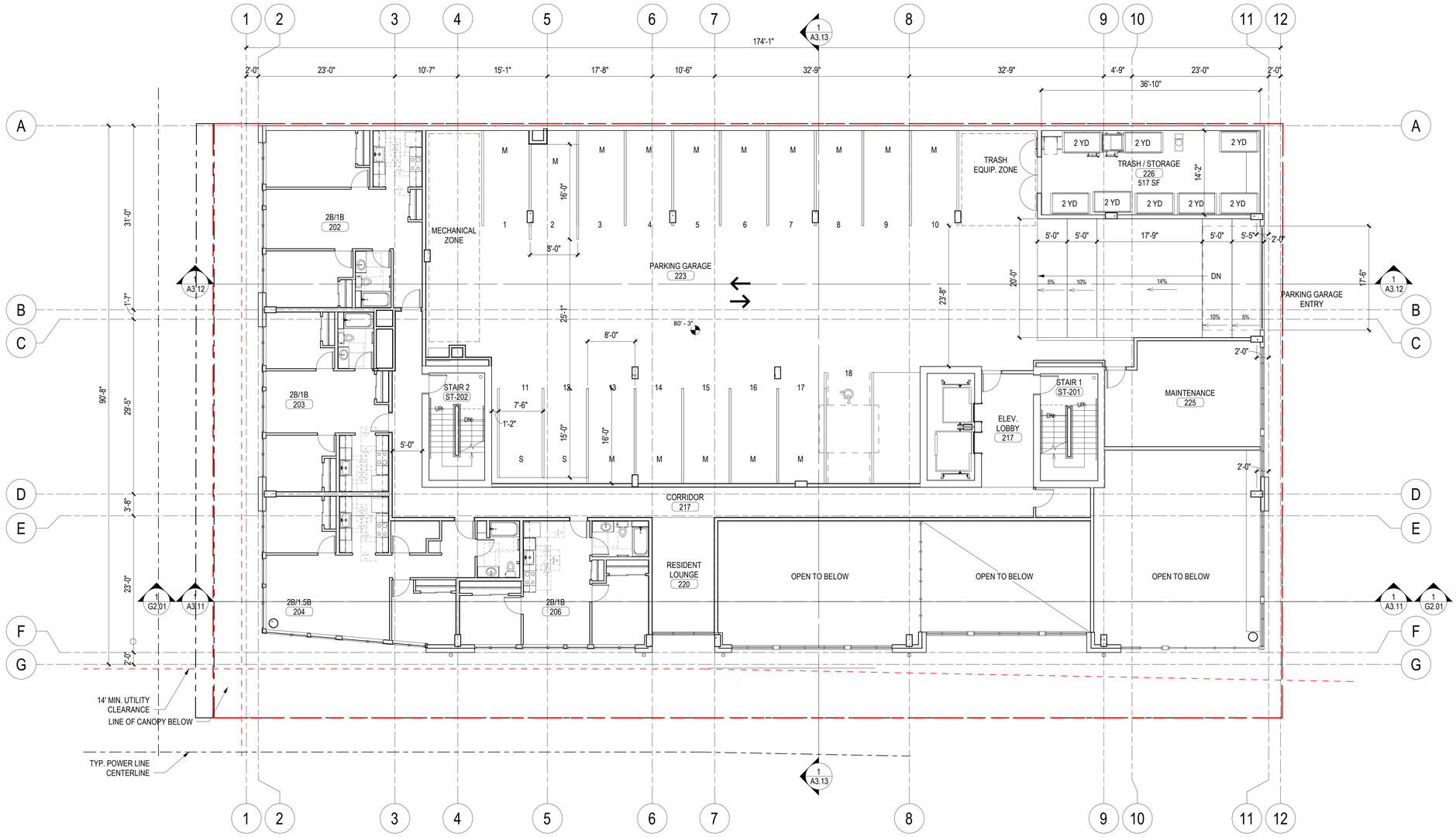


1 LEVEL 02 - OVERALL FLOOR PLAN
1/8" = 1'-0"

NORTH

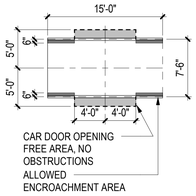
0' 4' 8' 16'

SEATTLE (SMC) PARKING STALL DIAGRAM

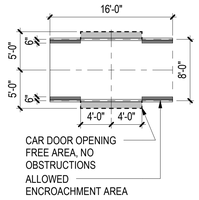
TYPICAL STALL DIMENSIONS, UNLESS OTHERWISE NOTED ON PLANS:

PARKING SPACE STANDARDS	SMC 23.54.030
PARKING SPACE DIMENSIONS	SMC 23.54.030.A

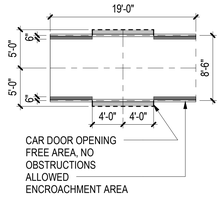
SMALL



MEDIUM



LARGE



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ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

PROJECT DIRECTOR
AT
PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
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CHECK
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ARCHITECT SEAL

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LEVEL 02 OVERALL FLOOR PLAN

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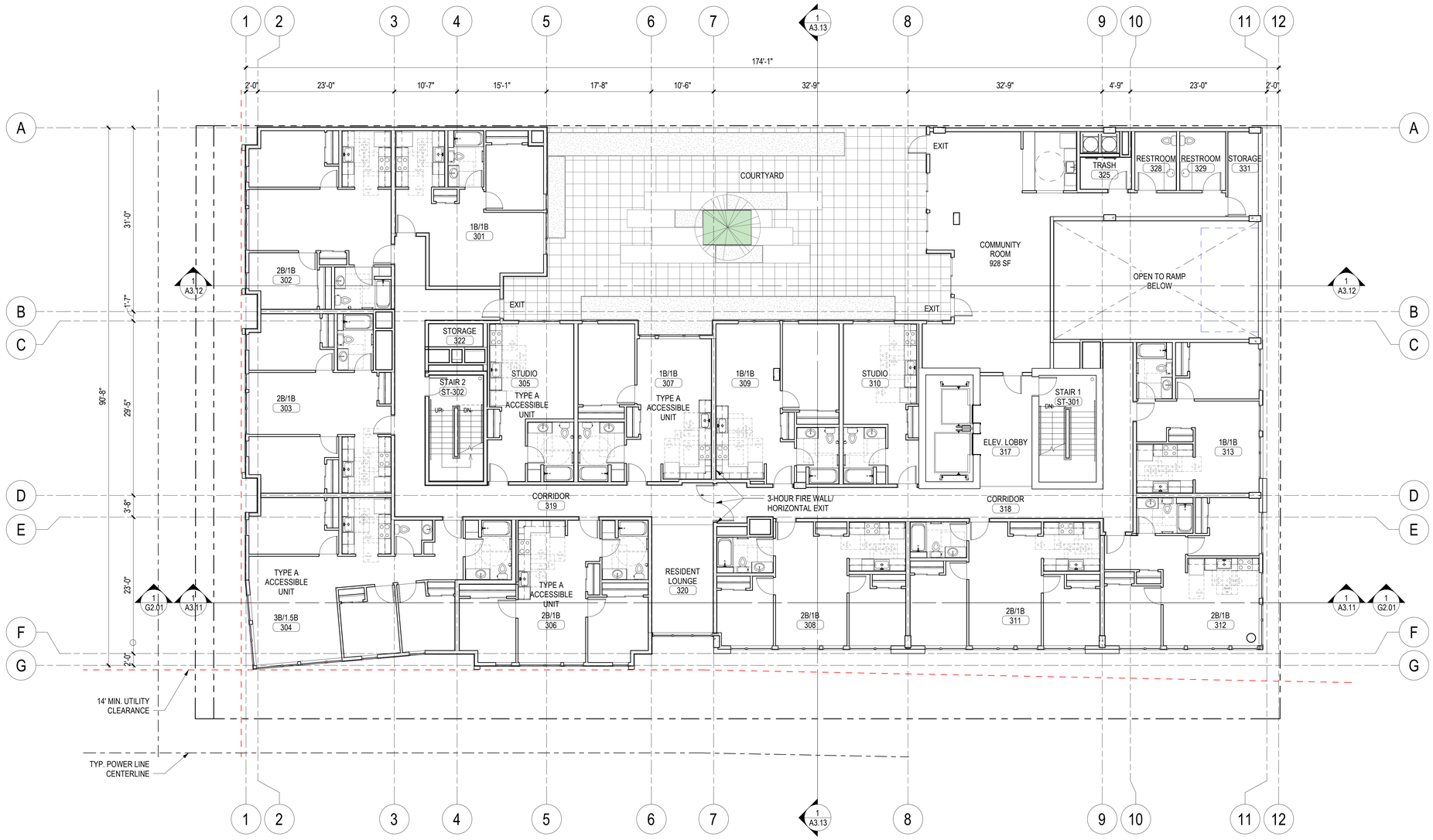

1 LEVEL 03 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 36" x 42"

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LOCATION
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SEATTLE, WA 98144

PREPARED FOR
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PROJECT TEAM MEMBERS
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STATE OF WASHINGTON

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TITLE
LEVEL 03 OVERALL FLOOR PLAN

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1723500
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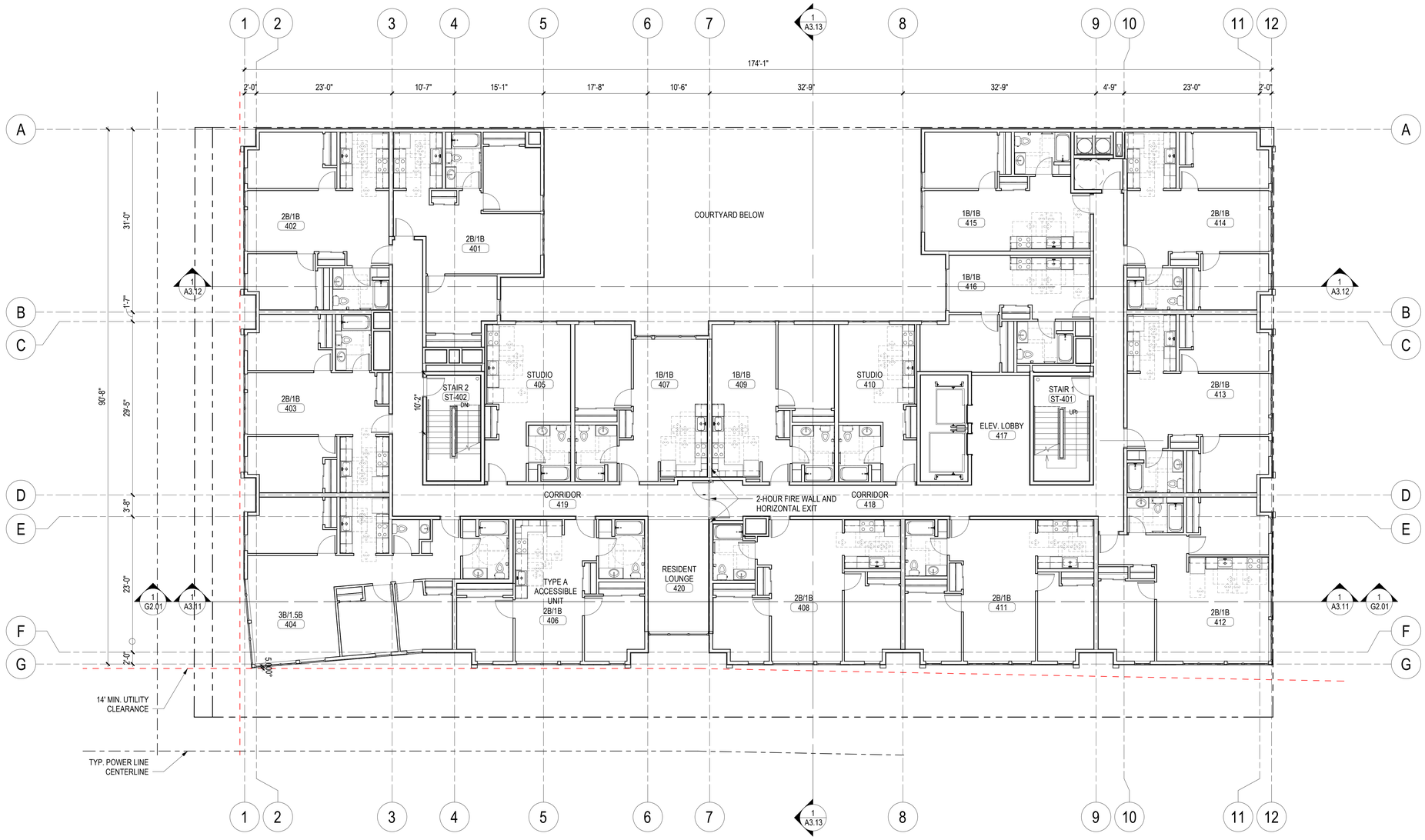

1 LEVEL 04 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

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CHECK
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ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
LEVEL 04 OVERALL FLOOR PLAN (LEVEL 05, 06 & 07 SIMILAR)

PROJECT NO.
1723500

DATE
05/16/19 MUP SET

SHEET NUMBER
A2.04

MUP SET

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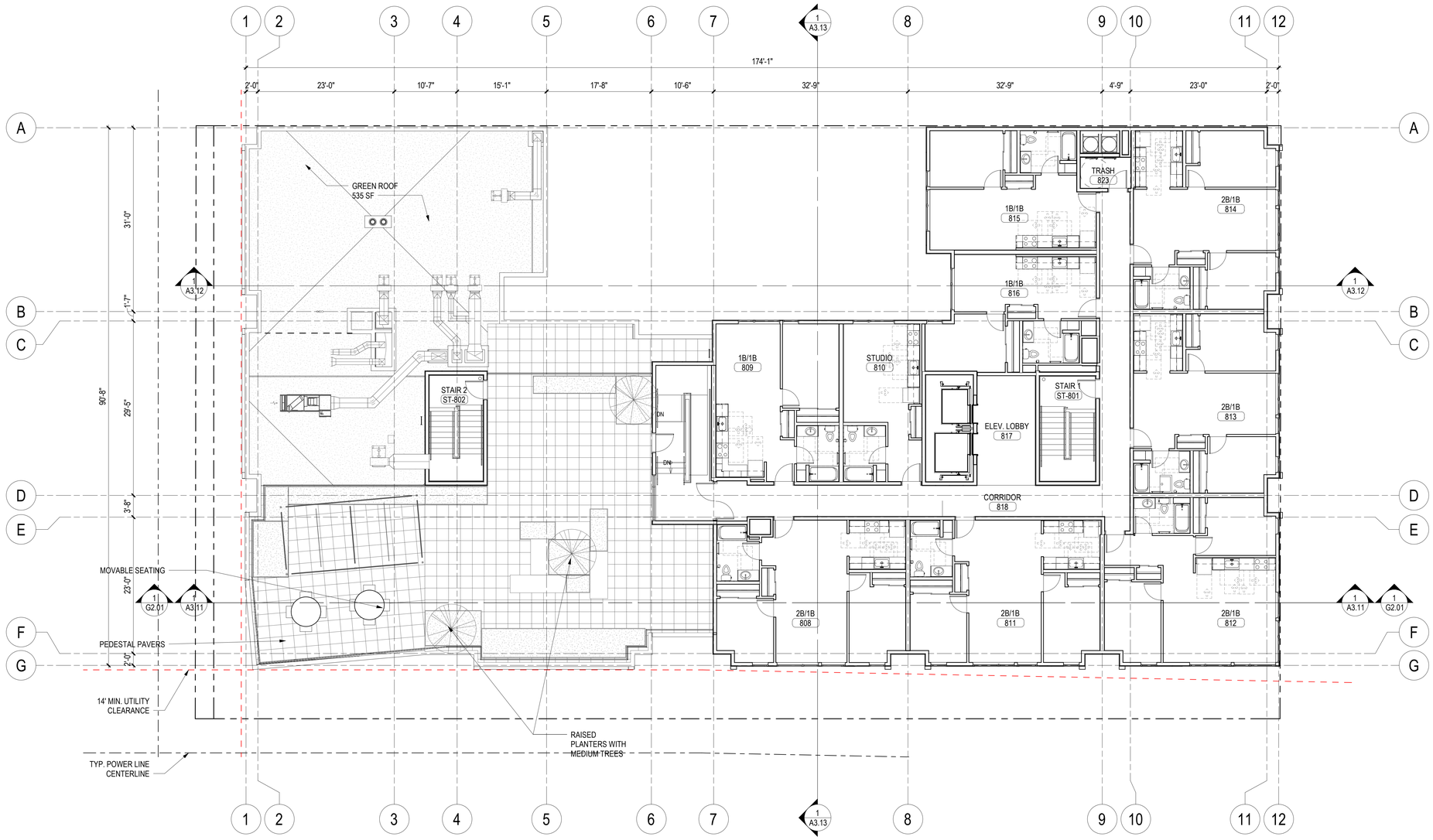
ORIGINAL SHEET SIZE: 36" x 42"

5/16/2019 5:23:10 PM



1 LEVEL 08 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 36" x 42"

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Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

PROJECT DIRECTOR
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PROJECT MANAGER
DL
PROJECT ARCHITECT
GG
PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
LEVEL 08 OVERALL FLOOR PLAN & ROOF PLAN

PROJECT NO.
1723500

DATE
05/16/19 MUP SET

SHEET NUMBER
A2.08

MUP SET

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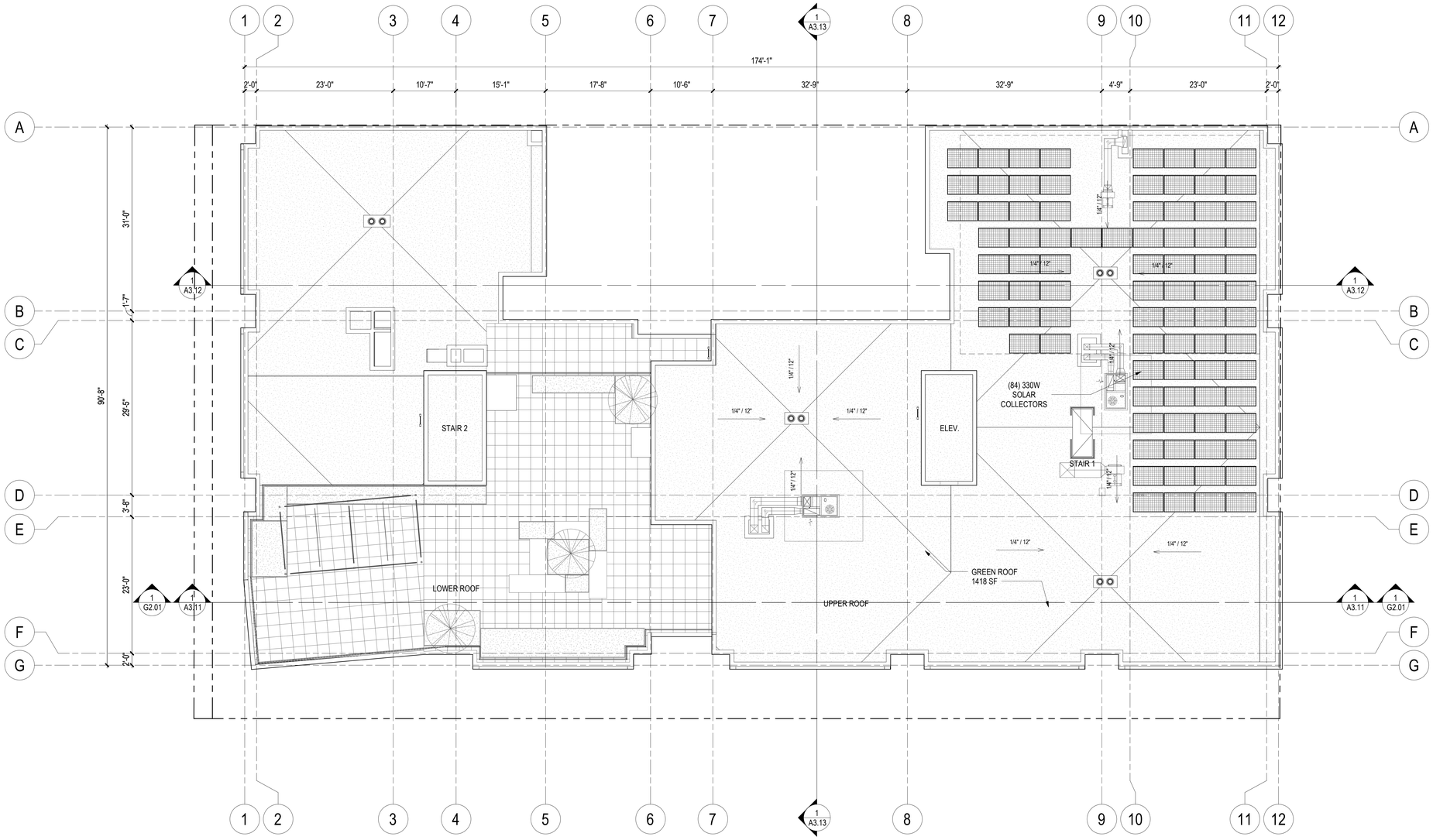

1 UPPER ROOF - OVERALL PLAN

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 36" x 42"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

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PROJECT DESIGNER
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3689 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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TITLE
ROOF PLAN

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
A2.09
MUP SET

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1 SOUTH BUILDING ELEVATION

1/8" = 1'-0"

2 WEST BUILDING ELEVATION

1/8" = 1'-0"

SHEET KEYNOTES

NO.	DESCRIPTION
0301	CONCRETE WALLS WITH REVEALS, TYPICAL
0504	PRE-PRIMED METAL TRIM BETWEEN WINDOWS, PAINTED TO MATCH WINDOW COLOR, TYPICAL
0508	ALUMINUM GUARDRAIL ASSEMBLY, TYPICAL
0511	WEATHERING STEEL SIDING, CP-1
0512	ROOF ACCESS LADDER, PRIMED AND PAINTED, EQUIPPED WITH SECURITY CABINET
0705	FIBER CEMENT SIDING, FCP-1, PAINTED, TYPICAL
0709	METAL EXHAUST VENT FLUSH LOUVER, PAINTED TO MATCH ADJACENT WALL, TYPICAL
0801	ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING, PRE-FINISHED, TYPICAL
0802	ALUMINUM BRAKE SHAPE, PRE-FINISHED TO MATCH STOREFRONT, TYPICAL
0803	VINYL WINDOW SYSTEM WITH CLEAR GLAZING, TYPICAL
0808	ALUMINUM EXTERIOR DOOR WITH ACCENT COLOR, TYPICAL
0817	PRE-FINISHED ALUMINUM BRAKESHAPE, COLOR TO MATCH STOREFRONT MULLION, TYPICAL

0' 4' 8' 16'

NOT FOR CONSTRUCTION

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STATE OF WASHINGTON

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TITLE
BUILDING ELEVATIONS

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
A3.01
MUP SET

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ORIGINAL SHEET SIZE: 36" x 42"

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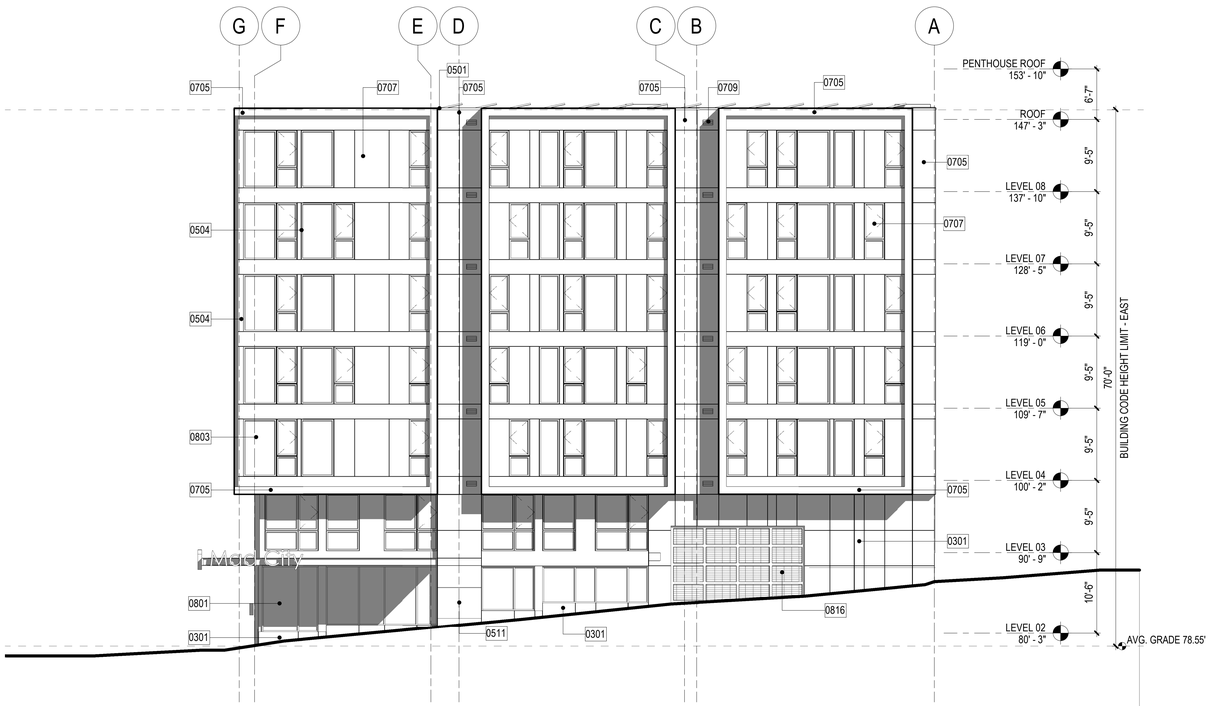
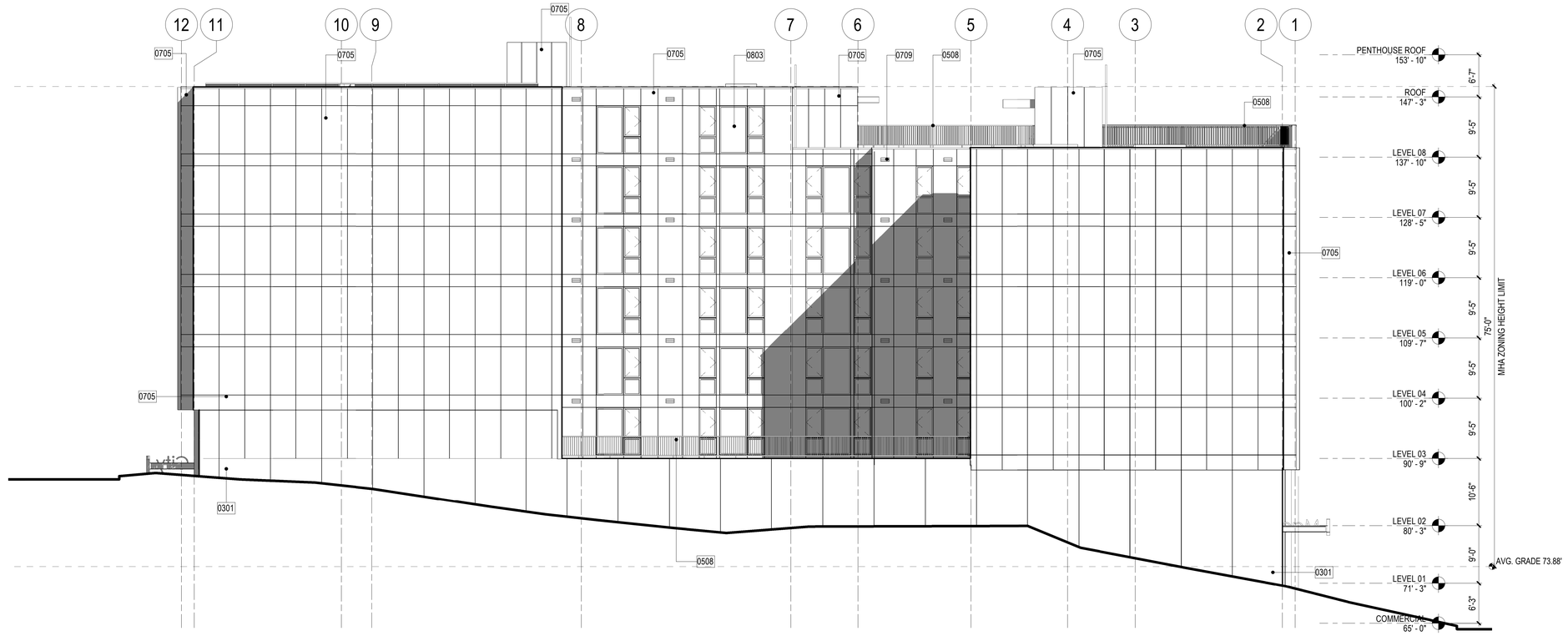


1 EAST BUILDING ELEVATION
1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

SHEET KEYNOTES

NO.	DESCRIPTION
0301	CONCRETE WALLS WITH REVEALS, TYPICAL
0501	PRE-PRIMED METAL COPING TO MATCH ADJACENT BRICK OR FIBER CEMENT PANEL COLOR, TYPICAL
0504	PRE-PRIMED METAL TRIM BETWEEN WINDOWS, PAINTED TO MATCH WINDOW COLOR, TYPICAL
0508	ALUMINUM GUARDRAIL ASSEMBLY, TYPICAL
0511	WEATHERING STEEL SIDING, CP-1
0705	FIBER CEMENT SIDING, FCP-1, PAINTED, TYPICAL
0707	FIBER CEMENT SIDING, FCP-3, PAINTED ACCENT COLOR, TYPICAL
0709	METAL EXHAUST VENT FLUSH LOUVER, PAINTED TO MATCH ADJACENT WALL, TYPICAL
0801	ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING, PRE-FINISHED, TYPICAL
0803	VINYL WINDOW SYSTEM WITH CLEAR GLAZING, TYPICAL
0816	OVERHEAD SECTIONAL DOOR WITH PERFORATED METAL PANEL

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

PROJECT DIRECTOR
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PROJECT ARCHITECT
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PROJECT DESIGNER
CH
PROJECT TEAM MEMBERS
BT
CHECK
KB

ARCHITECT SEAL

3689 REGISTERED ARCHITECT
BRUCE L. WILLIAMS
STATE OF WASHINGTON

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
BUILDING ELEVATIONS

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
A3.02
MUP SET

ORIGINAL SHEET SIZE: 36" x 42"

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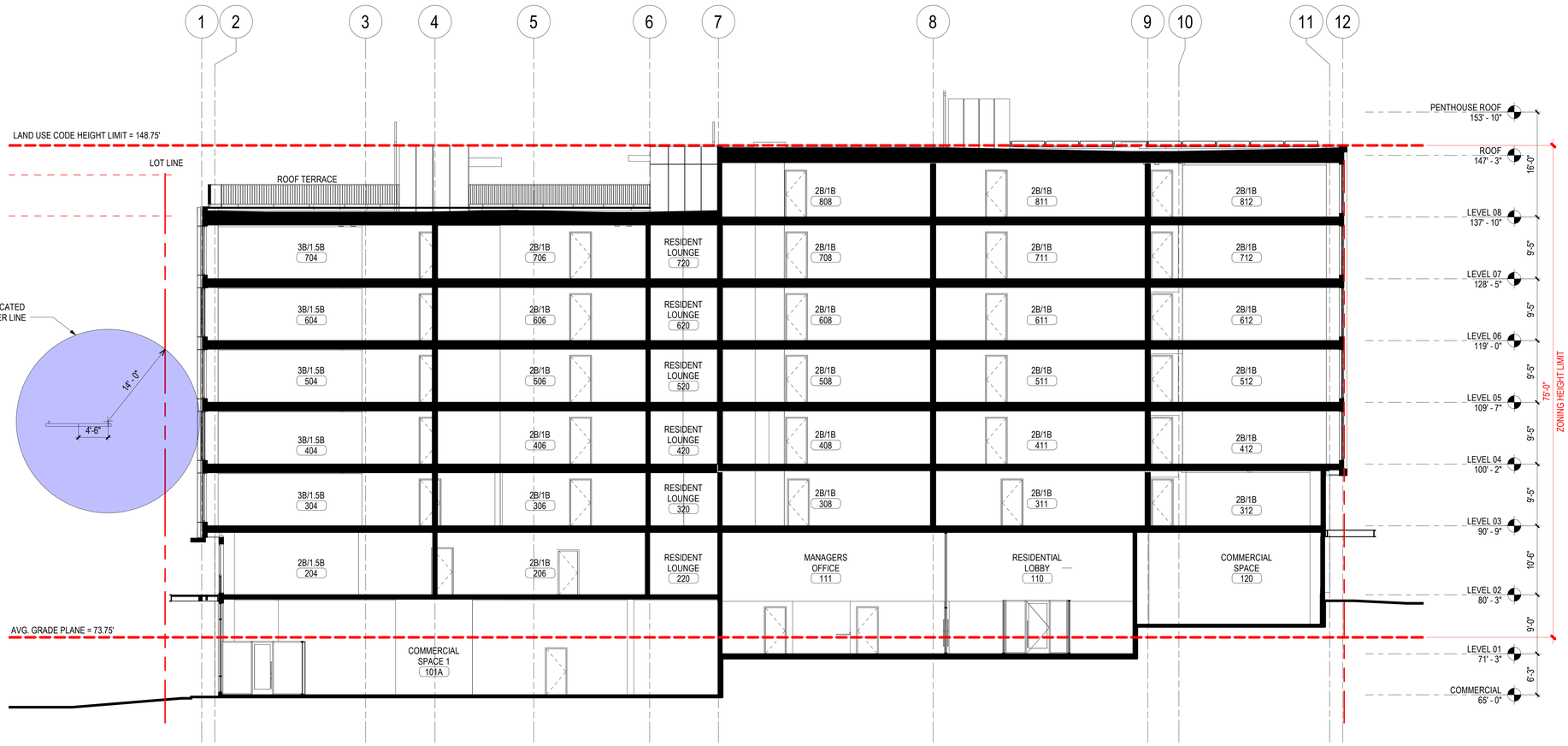

1 BUILDING SECTION 01

1/8" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

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BRUCE L. WILLIAMS
STATE OF WASHINGTON

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TITLE
BUILDING SECTION 01

PROJECT NO.
1723500
DATE
05/16/19 MUP SET

SHEET NUMBER
A3.11
MUP SET

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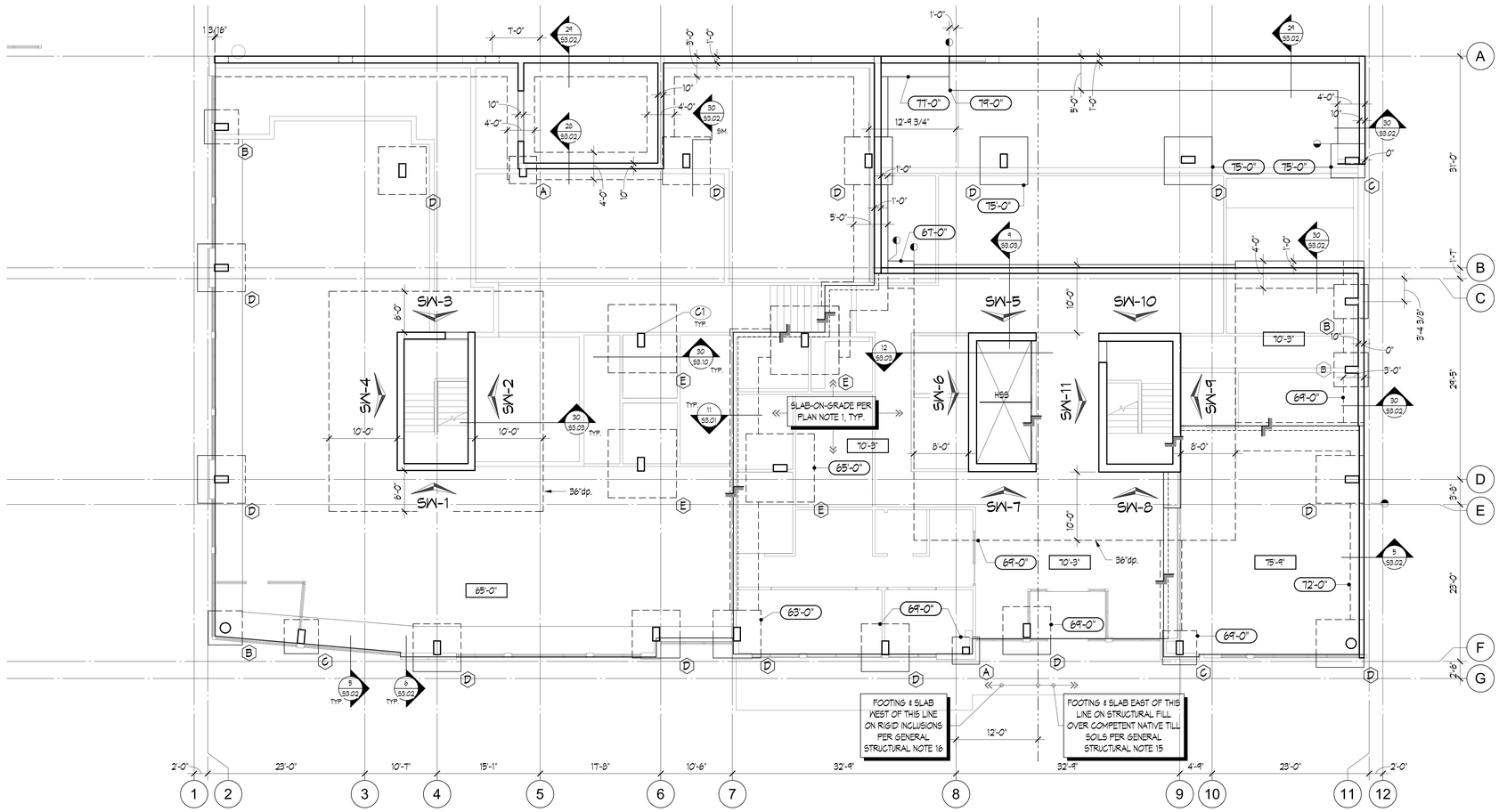


1 LEVEL 01 / FOUDNATION PLAN

1/8" = 1'-0"

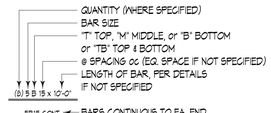
NORTH

0' 4' 8' 16'

LEGEND:

- x'-x" — TOP OF SLAB ELEVATION
- x'-x" — TOP OF FOOTING ELEVATION
- CX — COLUMN MARK PER SCHEDULE OF 29/S3.10
- X — FOOTING MARK PER 30/S3.10
- high / low — STEP IN FOOTING PER ____
- STEP IN TOP OF SLAB
- PLANTER WALL THIS LEVEL
- 4" SLAB-ON-GRADE PER PLAN NOTE 1

Bar Legend:



SEISMIC FORCE RESISTING SYSTEM LEGEND:

SW-x — SHEAR WALL PER ELEVATION OF SHEET S3.20

PLAN NOTES:

1. SLAB ELEVATION VARIES PER PLAN AND ARCHITECTURAL PLAN. SLAB-ON-GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM AT CENTER, WHERE SLAB IS LOCATED OVER TILL SOILS OR STRUCTURAL FILL OVER TILL (EXTENTS HATCHED PER LEGEND). THE REMAINING LEVEL 01 SLAB-ON-GRADE SHALL BE 6" THICK WITH #4 @ 12"oc EA. WAY AT CENTER WHERE SLAB IS LOCATED OVER RIGID INCLUSIONS. AT THESE AREAS OVER EXCAVATE AND BACKFILL BELOW SLAB-ON-GRADE PER GEOTECHNICAL RECOMMENDATIONS. SEE PLAN FOR TRANSITION FROM 4" TO 6" THICKNESS. PROVIDE VAPOR BARRIER PER SPECIFICATIONS BELOW SLAB AT INTERIOR SPACES OVER FREE-DRAINING CAPILLARY BREAK MATERIAL PER GEOTECHNICAL REPORT.

   SEE ARCHITECTURAL DRAWINGS FOR SLAB DEPRESSION AND SLOPE REQUIREMENTS

2. PROVIDE CONSTRUCTION/CONTROL JOINTS IN SLABS ON GRADE TO DIVIDE SLAB INTO RECTANGULAR AREAS 225 SQUARE FEET OR LESS. AREAS SHALL BE APPROXIMATELY SQUARE AND HAVE NO ACUTE ANGLES. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. JOINT LOCATIONS MUST BE APPROVED BY THE ARCHITECT. SEE 6/S3.01.

3. TOPS OF ALL FOOTINGS SHOWN IN THIS PLAN SHALL BE AT ELEVATION 64'-0", U.O.N. OVER EXCAVATE AND PLACE SUITABLE COMPACTED FILL AS DIRECTED BY OWNER APPROVED GEOTECHNICAL ENGINEER WHERE REQUIRED.

4. SEE ARCHITECTURAL/MECHANICAL/CIVIL/UTILITIES DRAWINGS FOR UNDERSLAB PIPING. COORDINATE FOUNDATION DEPTHS AND PIPING IN ACCORDANCE WITH 28/S3.01.

5. ALL STAIRS AND LANDINGS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS ARE DESIGN BUILD COMPONENTS. ALL DESIGN BUILD STEEL COMPONENTS SHALL BE DESIGNED, DETAILED, AND SUPPLIED BY THE STEEL FABRICATOR - SEE GENERAL STRUCTURAL NOTE I(GSN-11)I FOR REQUIREMENTS INCLUDING ACCOMMODATION FOR STRUCTURAL DISPLACEMENTS. SUPPLY AND INSTALL COMPLETE STAIR SYSTEMS INCLUDING TREADS, RISERS, AND INTERMEDIATE LANDINGS. ANY NON-STEEL COMPONENTS INCLUDING FOOTINGS SHALL BE DESIGNED PER GENERAL STRUCTURAL NOTE I(GSN-11)I AND SHALL BE SUPPLIED AND INSTALLED BY SUPPLIERS AND SUBCONTRACTORS AS DIRECTED BY THE GENERAL CONTRACTOR.

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MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

PROJECT
MADDUX NORTH

LOCATION
2802 S MCCLELLAN ST
SEATTLE, WA 98144

PREPARED FOR
MT. BAKER HOUSING ASSOCIATION

NO.	DATE	REVISION

PROJECT DIRECTOR

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

SEATTLE DCI / DPCD APPROVAL STAMP

TITLE
LEVEL 01 FOUNDATION PLAN

PROJECT NO.
S170027-03
DATE
10/14/219

SHEET NUMBER
S2.01
MUP CORRECTIONS SET

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ORIGINAL SHEET SIZE 30" x 42"

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