

PROJECT INFORMATION

PROJECT ADDRESS:	3422 CLAREMONT AVE S SEATTLE, WA
PARCEL NO.:	1282301505, 1282301455
PROPERTY OWNER	TAMEEM ANWAR
ARCHITECT/CONTACT:	BENNY KIM & LYDIA

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
ALL OF LOTS 16 AND 17, BLOCK 15, BYRON ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON
SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON

GENERAL DESCRIPTION

THE PURPOSE OF THE CURRENT PROJECT IS THE CONSTRUCTION OF A NEW APARTMENT BUILDING COMPOSED OF SMALL EFFICIENCY DWELLING UNITS (SEDU). THE PROJECT IS ADDRESSED TO YOUNG PROFESSIONALS AND STUDENTS WITH THE INTENTION OF PROVIDING THEM DWELLING UNITS WITH AN AFFORDABLE RENT.

PROGRAM SUMMARY

SITE AREA:	7200 S.F.
SITE TOPOGRAPHY:	A LARGE CONSTANT SLOPE WITH A TOTAL DIFFERENCE OF 23' MEASURED FROM THE PROPERTY LIMITS ADJACENT TO THE ACCESS ROADS.

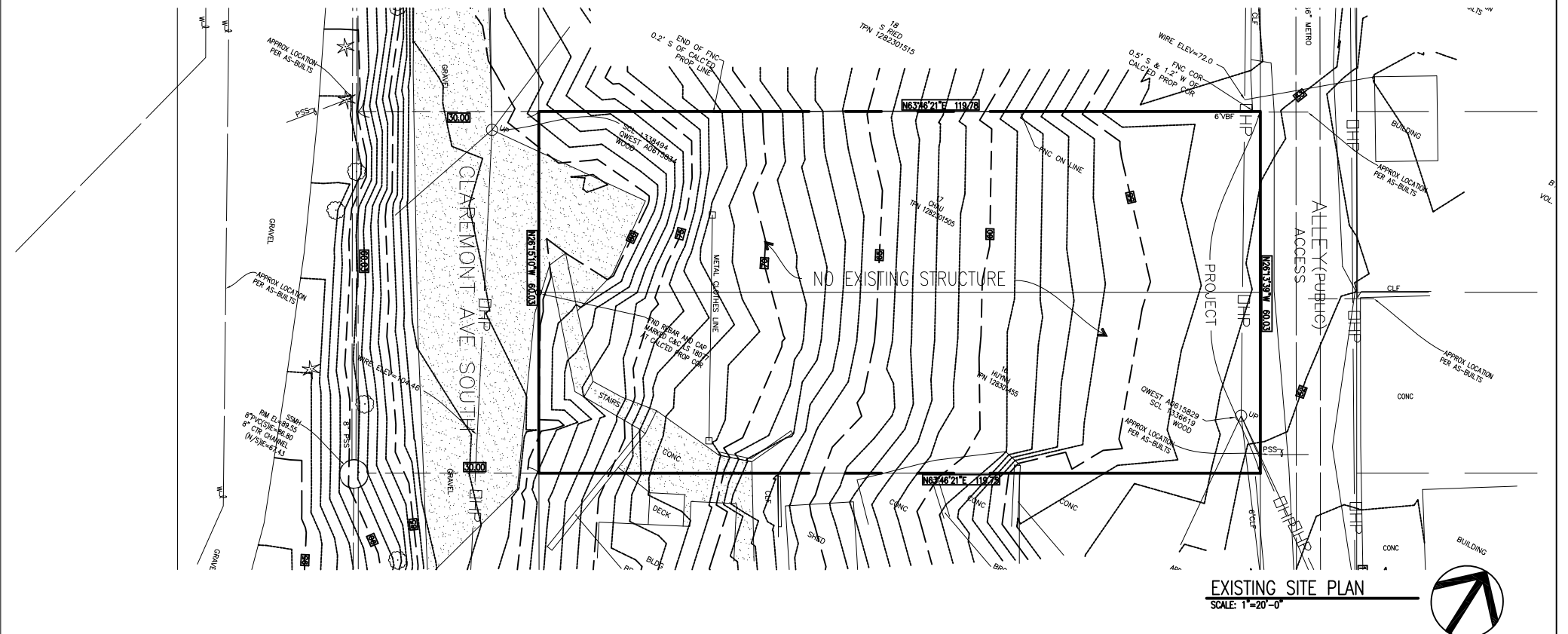
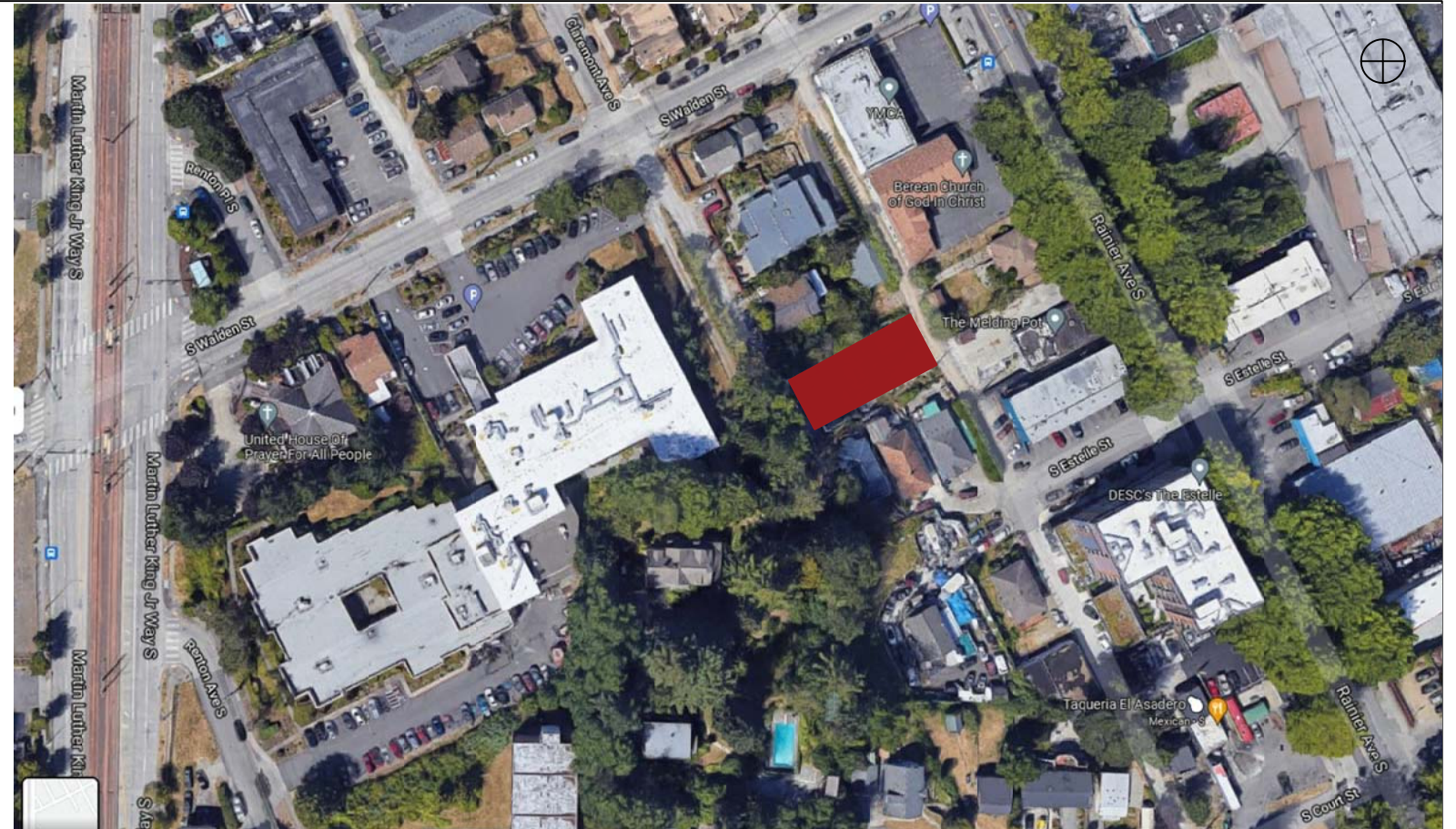
PROPOSED UNITS:	BASEMENT 6
	FIRST FLOOR: 10
	SECOND FLOOR: 10
	THIRD FLOOR: 10
	FOURTH FLOOR: 10
	TOTAL: 46 UNITS

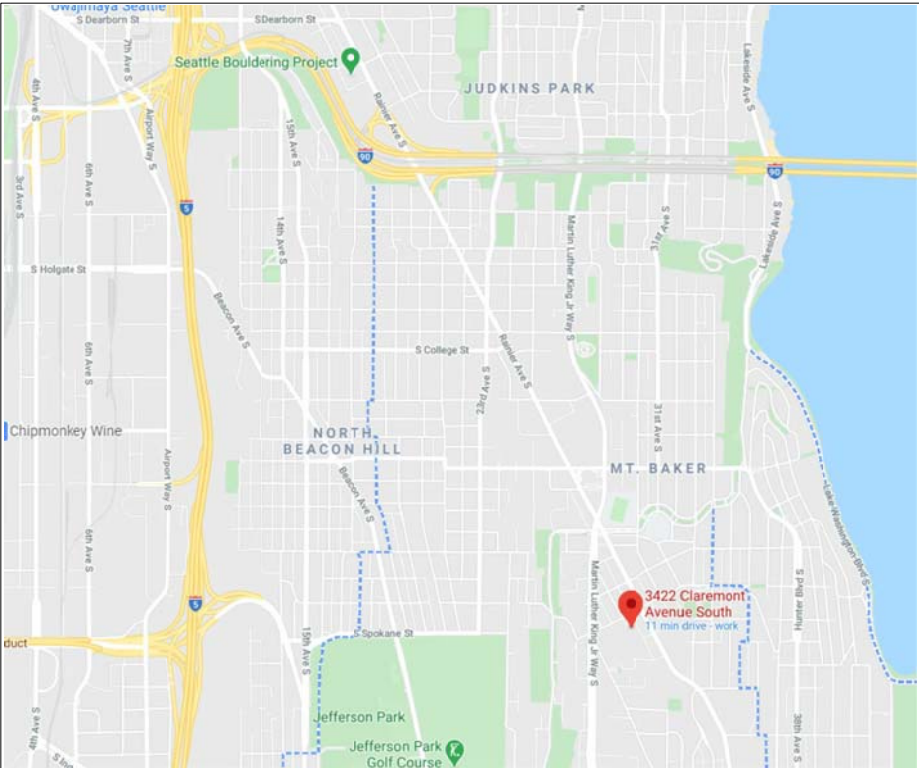
ZONING: LR3(M2)

PARKING STALLS REQUIRED:	NONE
FLOOR AREA:	14,700 S.F
MAX FAR ALLOWED:	2.3 (7200X2.3) = 16,560 SF
PROPOSED BUILDING HEIGHT:	40'-0"
MAX HEIGHT ALLOWED:	50'-0"

FI	SF	APT	Const Type	Height (Ft)	SEDU	Req'd Parking
4	3,169	3,169	V-A	10	10	0
3	3,169	3,169	V-A	10	10	0
2	3,169	3,169	V-A	10	10	0
1	3,169	3,169	V-A	10	10	0
B	2,024	2,024	II-B	10	6	0
Total	14,700	14,700		40	46	0

DESIGN ADJUSTMENT:
NONE PROPOSED





ZONING MAP
THE PROJECT SITE IS ZONED FOR "LR3(M2)". ADJACENT PROPERTIES ARE LR3(M2) ON WEST, NORTH AND SOUTH. C175(M) ON EAST.

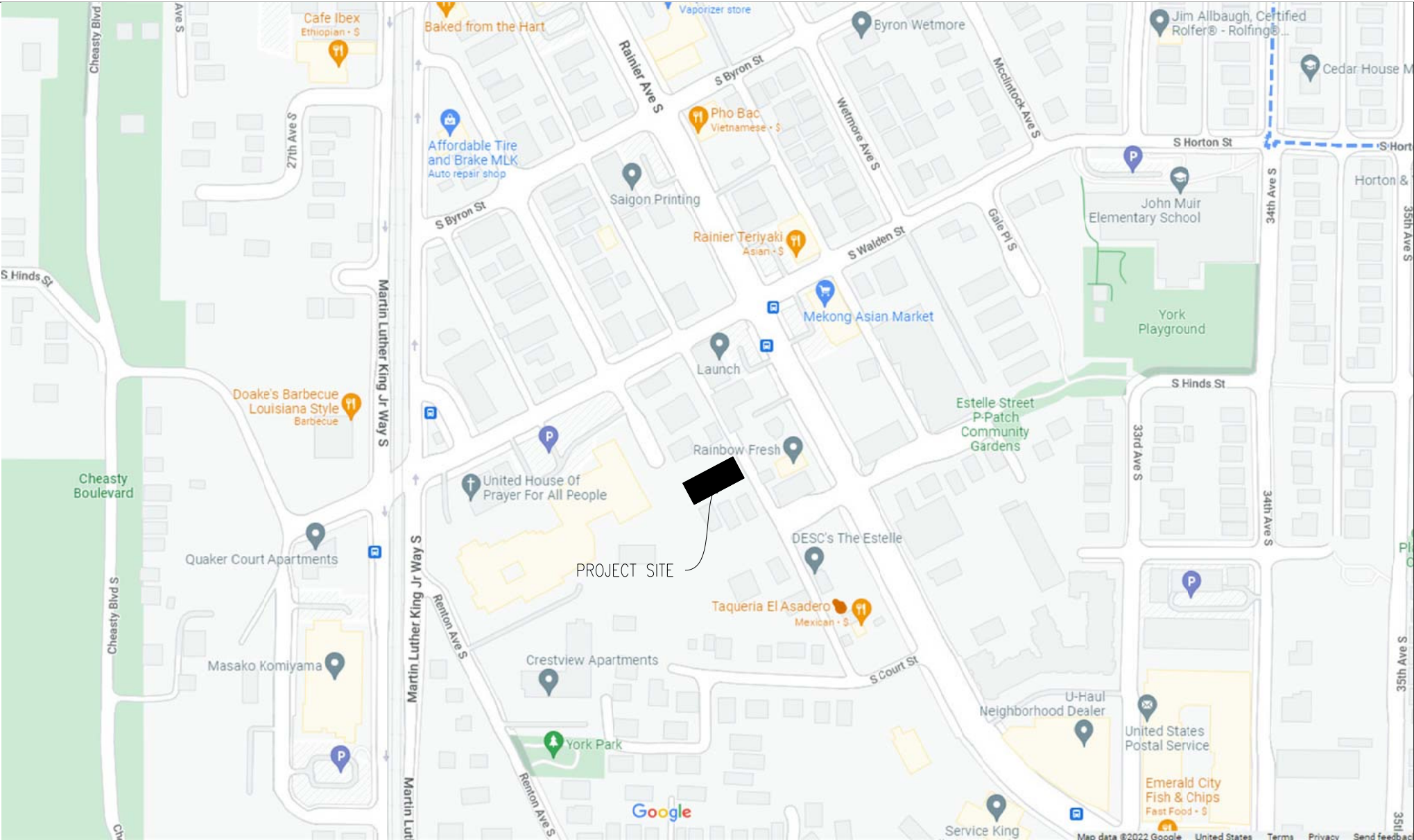
ACCESS OPPORTUNITIES AND CONSTRAINS

VEHICULAR ACCESS
S WALDEN ST OFF MLK JR WAY S AND ON A DEAD END STREET OF CLAREMONT AVE SOUTH AND ACCESS FROM ALLEY OFF RAINIER AVE S.

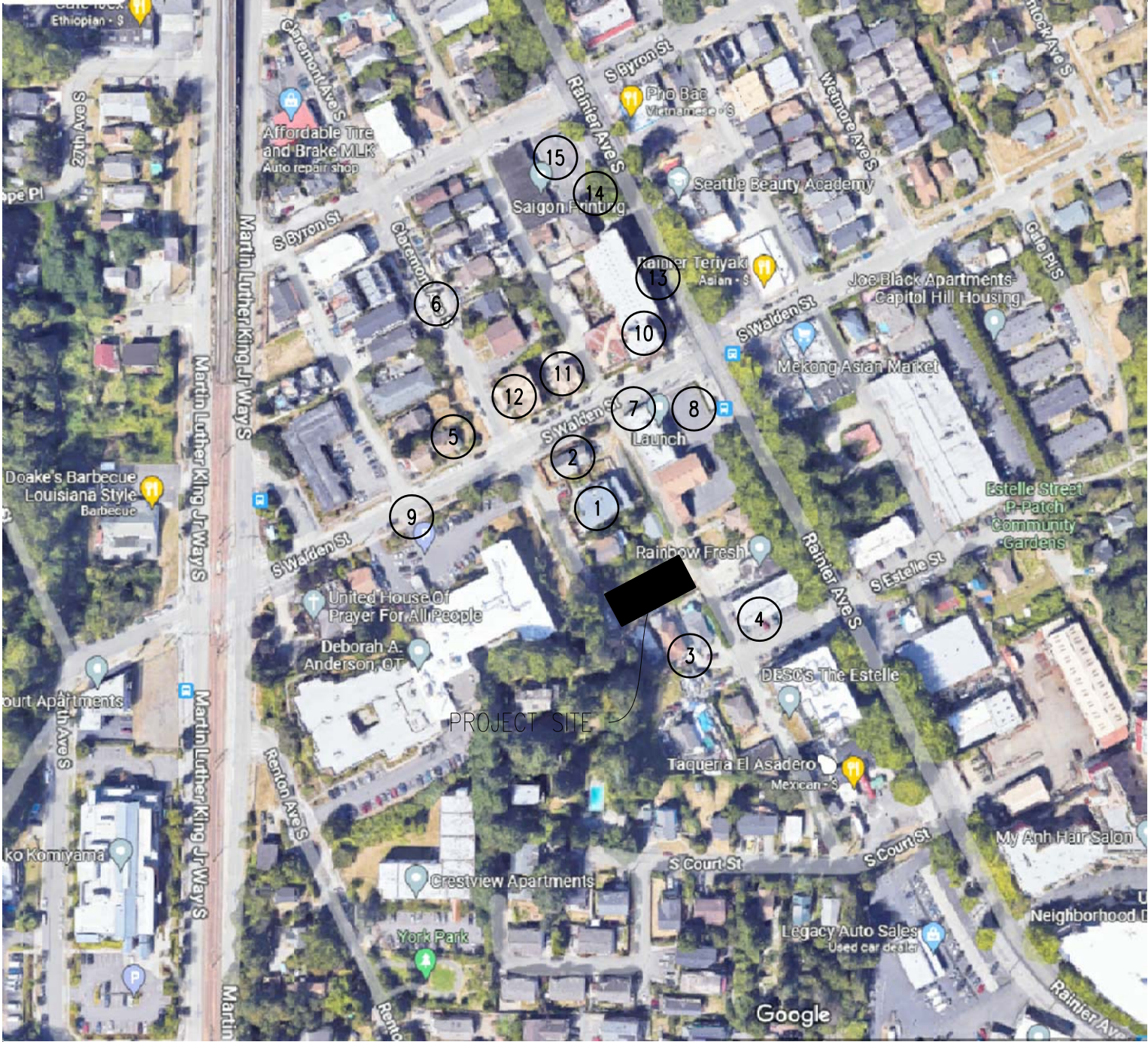
TRANSIT ACCESS
BUS STOPS CONNECTING TO SEATTLE METRO AREA ARE VERY WELL DISTRIBUTED WITHIN 5-MIN, WALKING DISTANCE. LIGHT RAIL STATION IS ALSO WITHIN 10 MIN WALKING.

BICYCLE ACCESS
THERE IS NO BIKE LANES ON NEARBY ARTERIAL STREETS BUT THE ARTERIAL STREETS AND OTHER SECONDARY STREETS ARE COMMONLY USED BY BICYCLES.

PEDESTRIAN ACCESS
10-MIN WALKING TO COMMERCIAL, RETAIL DISTRICT. SIDEWALKS ARE BUILT ON BOTH SIDES OF MOST STREETS. ALL GRADE SLOPES ARE GENTLE AND EASY FOR WALKING



URBAN DESIGN ANALYSIS



NINE BLOCK AREA

ADJACENT PROPERTIES ON WEST, SOUTH AND NORTH ARE ZONED LR3(M2) WITH SINGLE FAMILY AND APARTMENTS. EAST ADJACENT PROPERTIES ARE ZONED C175(M) WITH APARTMENTS, MIXED USE AND STRIP MALLS.



1 SINGLE FAMILY



2 SINGLE FAMILY



3 SINGLE FAMILY



4 APARTMENTS



5 SINGLE FAMILY



6 APARTMENTS



7 LEARNING CENTER



8 CHURCH



9 APARTMENTS



10 APARTMENTS



11 APARTMENTS



12 APARTMENTS



13 APARTMENTS



14 APARTMENTS



15 STRIP MALL

Address: 3422 Claremont Ave S

	Citywide Design Guidelines	Highest Priority (all guidelines apply)	Notes	Response
Context and Site				
CS1. Natural Systems and Site Features	A. Energy Use	X	I encourage a project of this nature to achieve Built Green or LEED certification.	A. The owner decided not to pursue Built Green or LEED certification.
	B. Sunlight and Natural Ventilation			
	C. Topography			
	D. Plants and Habitat			
	E. Water			
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood			D. The building is modulated with ins and outs and ups and downs to break the big mass. The papapets walls are modulated with ups and downs. Exterior walls are modulated with ins and outs juliet balconies. Using horizontal reveals and different exterior materials to make the building more residential scale
	B. Adjacent Sites, Streets, and Open Spaces			
	C. Relationship to the Block			
	D. Height, Bulk, and Scale	X		
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes			
	B. Local History and Culture			
Public Life				
PL1. Open Space Connectivity	A. Network of Open Spaces			
	B. Walkways and Connections			
	C. Outdoor Uses and Activities			
PL2. Walkability	A. Accessibility		Enhance pedestrian activity, scale, and comfort. Create opportunities for lively, pedestrian oriented open spaces.	B. a big open space with landscaped amenity is provided at the building front entrance. The open space is inviting and provides safety and comfort.
	B. Safety and Security	X		
	C. Weather Protection			
	D. Wayfinding	X		
PL3. Street Level Interaction	A. Entries	X	Create a strong street presence with pedestrian scaled entry elements, opportunities for community interaction, and lush landscaping.	A. The building is located on a dead street and alley. Strong street presence is hard to achieve but open amenity space at the front entry will provide opportunities for community interaction.
	B. Retail Edges			
	C. Residential Edges			
PL4. Active Transit	A. Entry Locations and Relationships			
	B. Planning Ahead for Bicyclists			
	C. Planning Ahead for Transit			
Design Concept				
DC1. Project Uses and Activities	A. Arrangement of Interior Uses			
	B. Vehicular Access and Circulation			
	C. Parking and Service Uses			

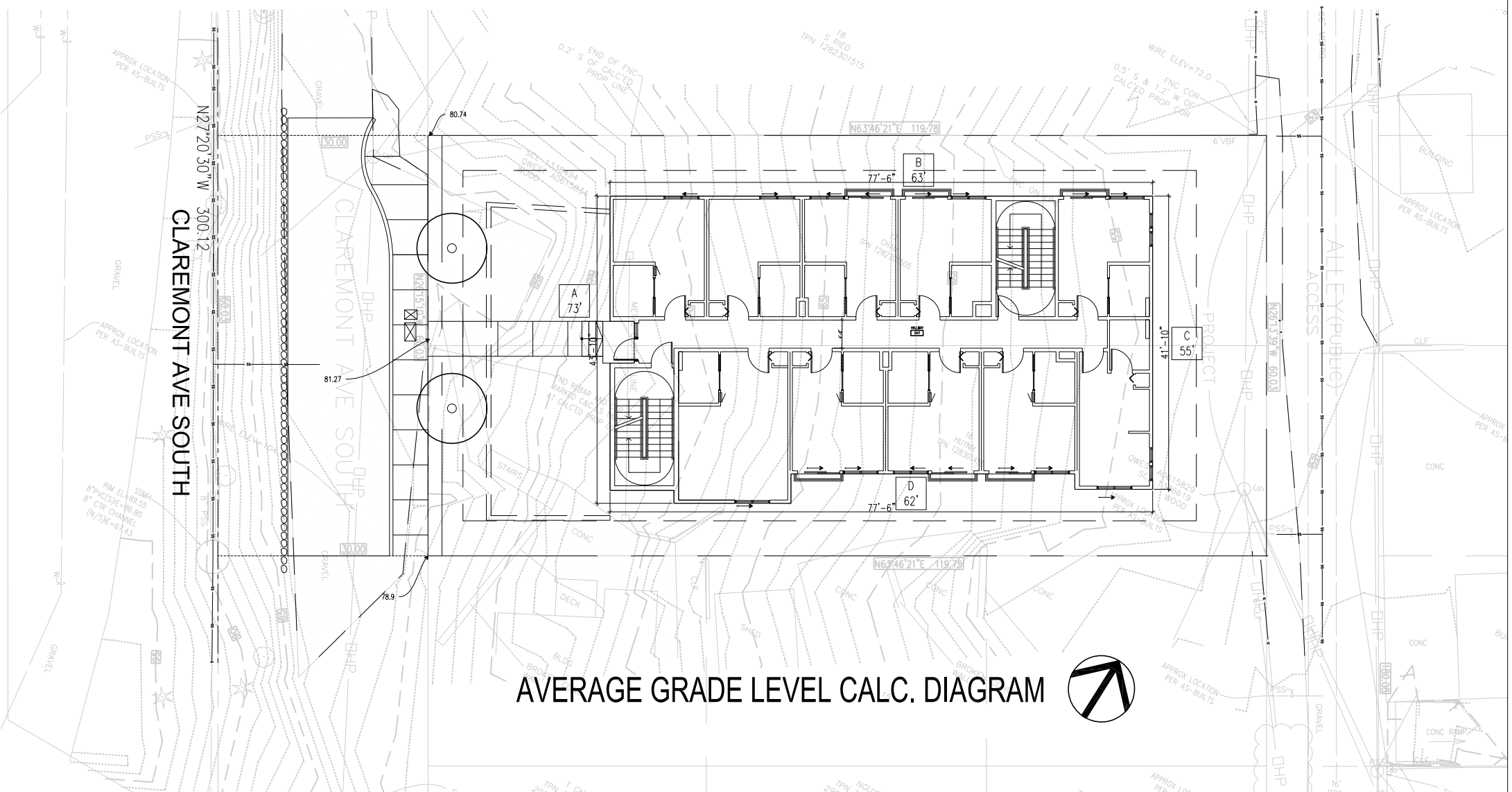
DESIGN GUIDELINES

DC2. Architectural Concept	A. Massing	X	Consider the composition as a whole and ensure all facades are attractive and well proportioned. Use secondary architectural elements to reduce the perceived mass of the building. Avoid large areas of blank façade and large amounts of fiber cement.	Modern architecture with bold front and back façade design with accent materials and metal canopies. And modulated residential building facades on the north and south side to capture sun and views. Building mass is modulated with ins and outs and ups and downs and materials variations. Using horizontal reveals and material varications makes the building more human scale and comfortable. Building facade modulations create shadows to the building and creates another layers of design element
	B. Architectural and Façade Composition	X		
	C. Secondary Architectural Features	X		
	D. Scale and Texture	X		
	E. Form and Function	X		
DC3. Open Space Concept	A. Building-Open Space Relationship			
	B. Open Spaces Uses and Activities			
	C. Design			
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	X	Use high quality materials, that are in keeping with the neighborhood context, offer residential character, and texture at the pedestrian scale.	Fiber-cement panel is used as the main exterior material for its durable and maintainable character. As accent materials, clear cedar siding to bring warmth to the exterior design and corrugated metal panel to bring in modern touches. Using metal canopies at the entries highlight the building entrances
	B. Signage			
	C. Lighting	X		
	D. Trees, Landscape and Hardscape Materials	X		

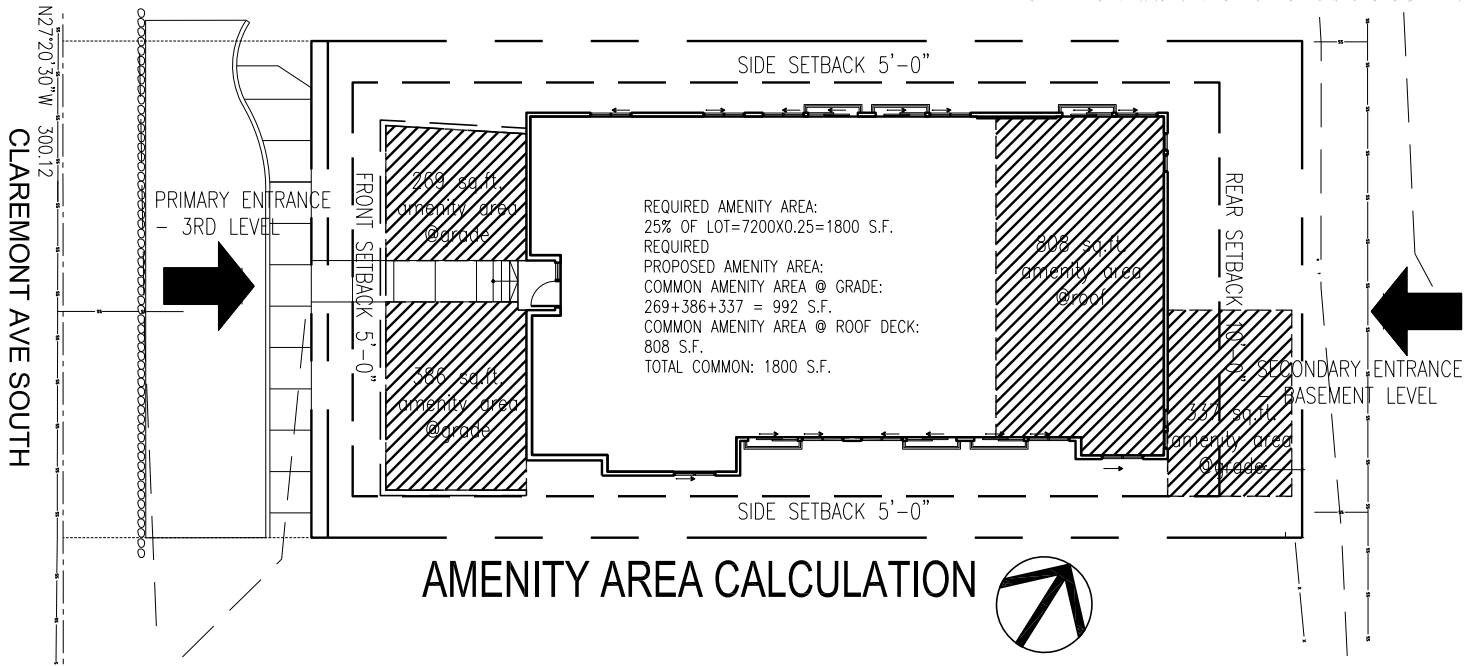
	Site Reconnaissance	Notes	Responses
1.	ROW Improvements (See PAR)		
	Curb, gutter, sidewalk	Design Right of way between property line and sidewalk to enhance public right of way and transition.	SIP was submitted and under review by SDOT.
2.	Trees (large& significant trees, grove)	For all trees on site, identify tree genus, species and size (dbh). <i>An arborist report may be required.</i>	Existing trees were removed 4-5 years ago
3.	Structures on site	Demoed.	Existing structure was removed 4-5 years ago
4.	Conditions effecting access: safety hazards, topography.	n/a	

NO.	LENGTH(L)	ELEVATION(E)	LXE
A	43.83	73'	3199.6
B	77.5	63'	4882.5
C	41.83	55'	2300.7
D	77.5	62'	4805.0
	240.66		15187.8

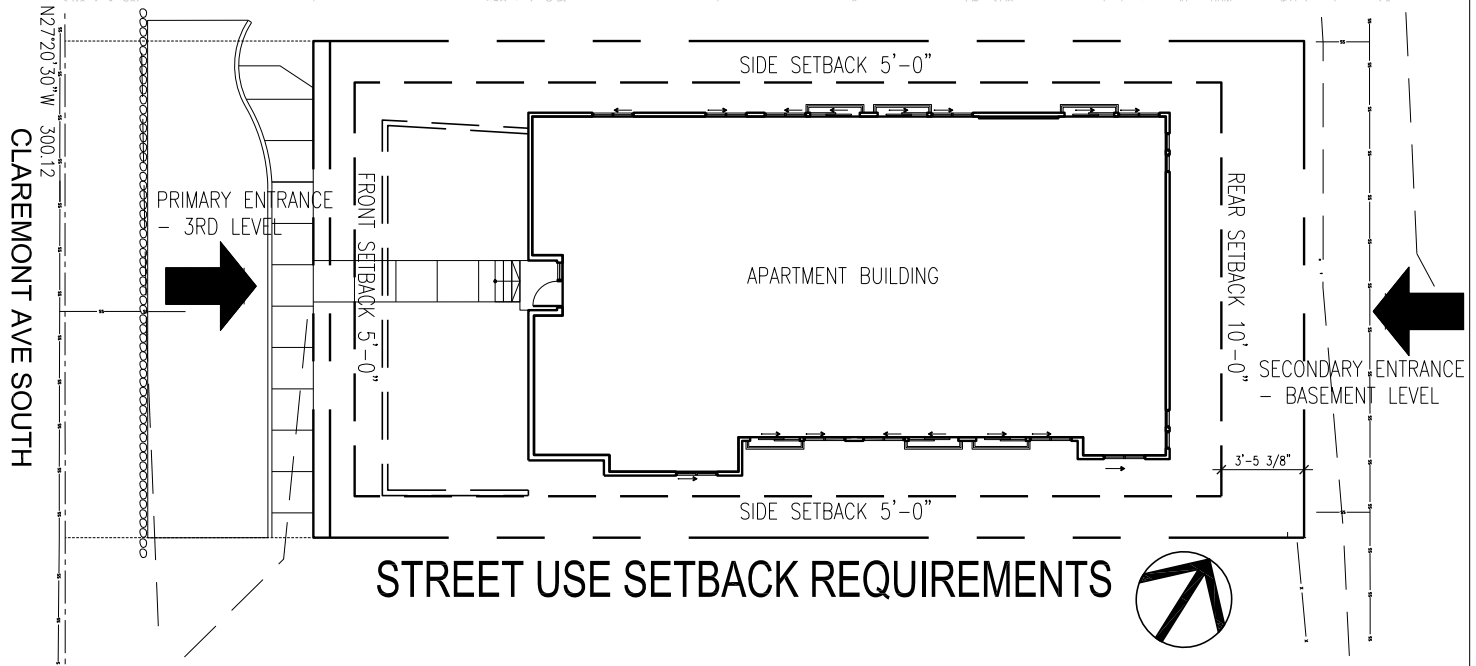
15187.8/240.66 = 63.1' AVERAGE GRADE LEVEL
AVERAGE GRADE LEVEL = 63.1'



AVERAGE GRADE LEVEL CALC. DIAGRAM



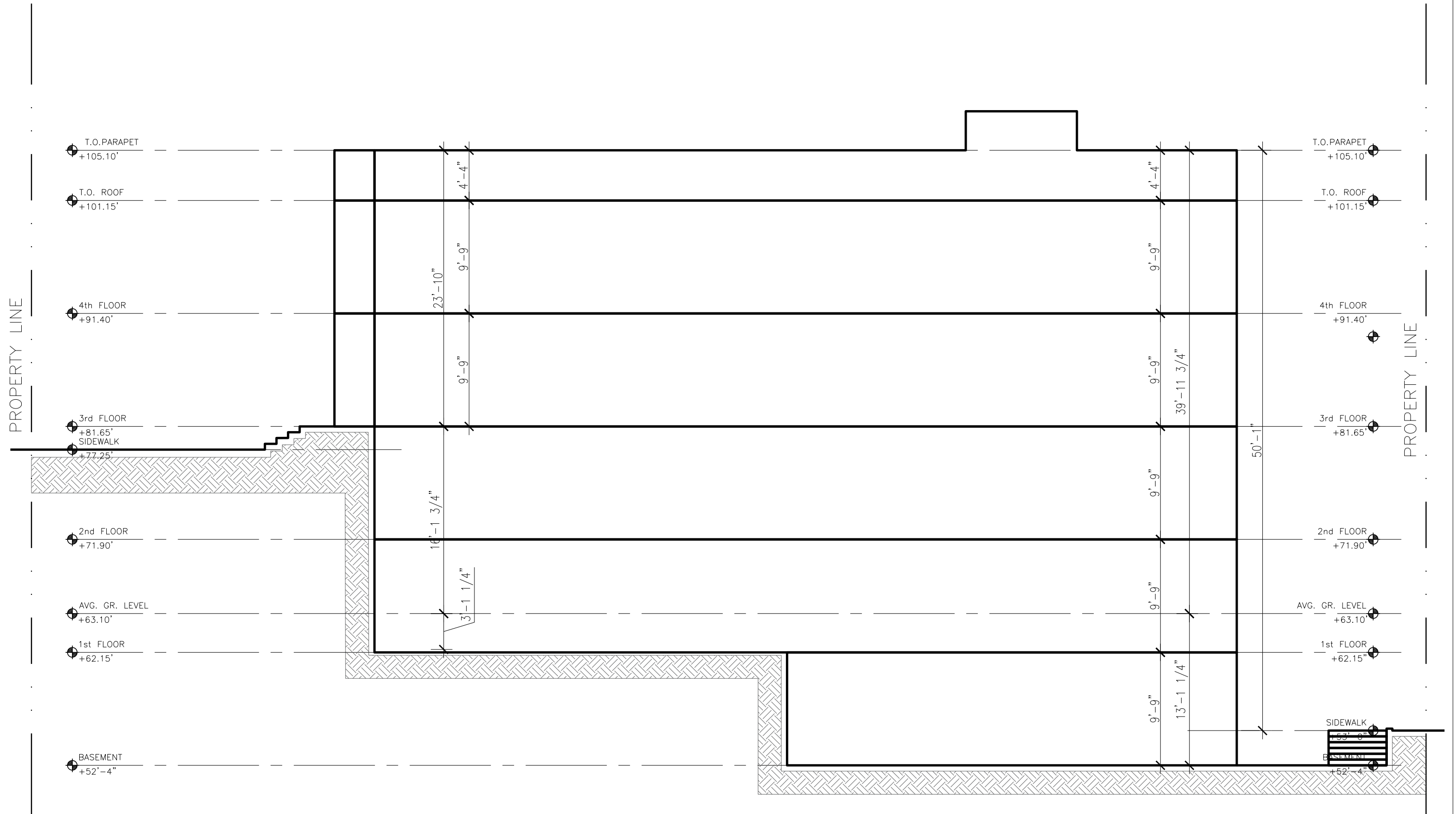
AMENITY AREA CALCULATION



STREET USE SETBACK REQUIREMENTS



SECTION

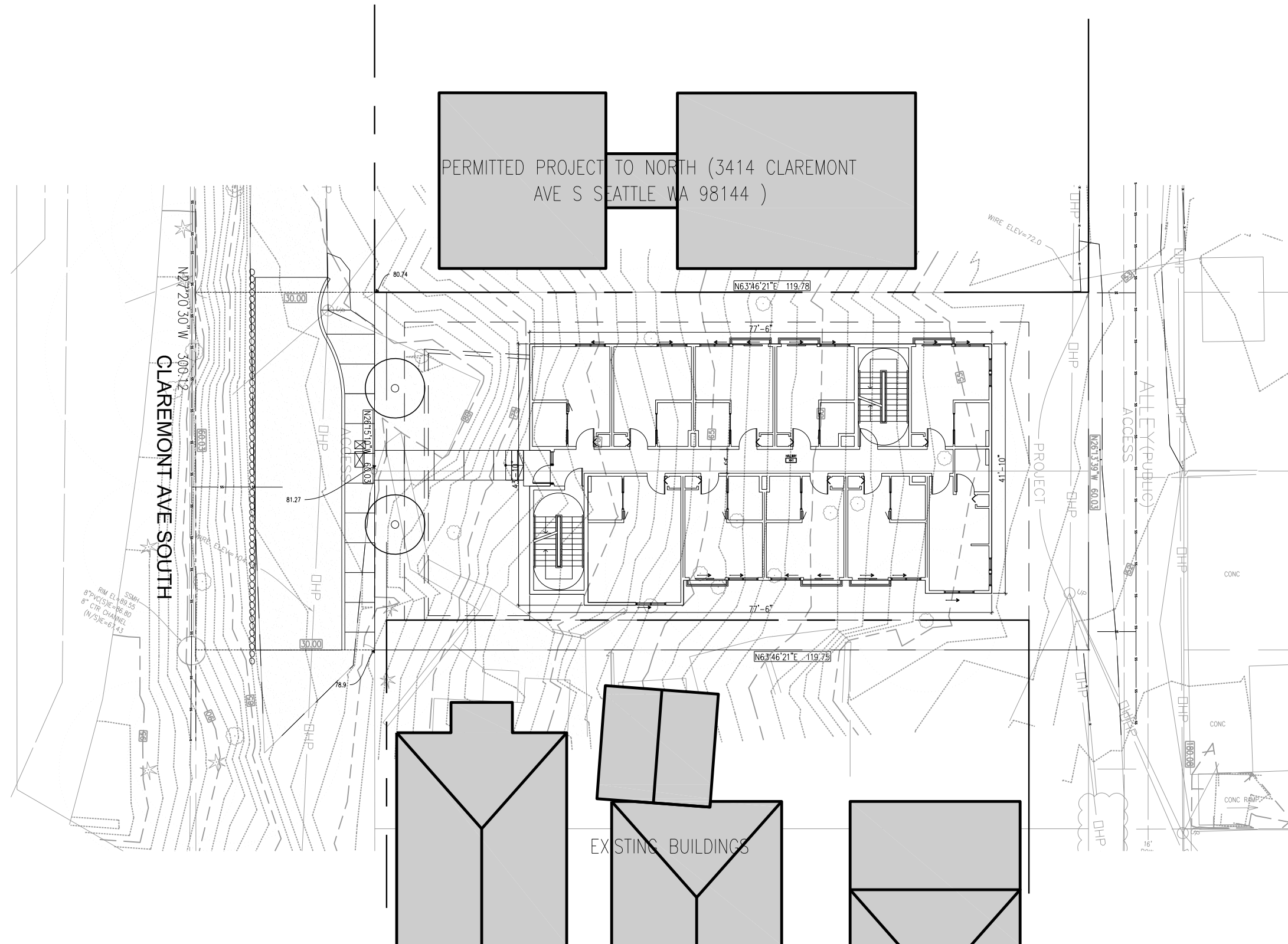


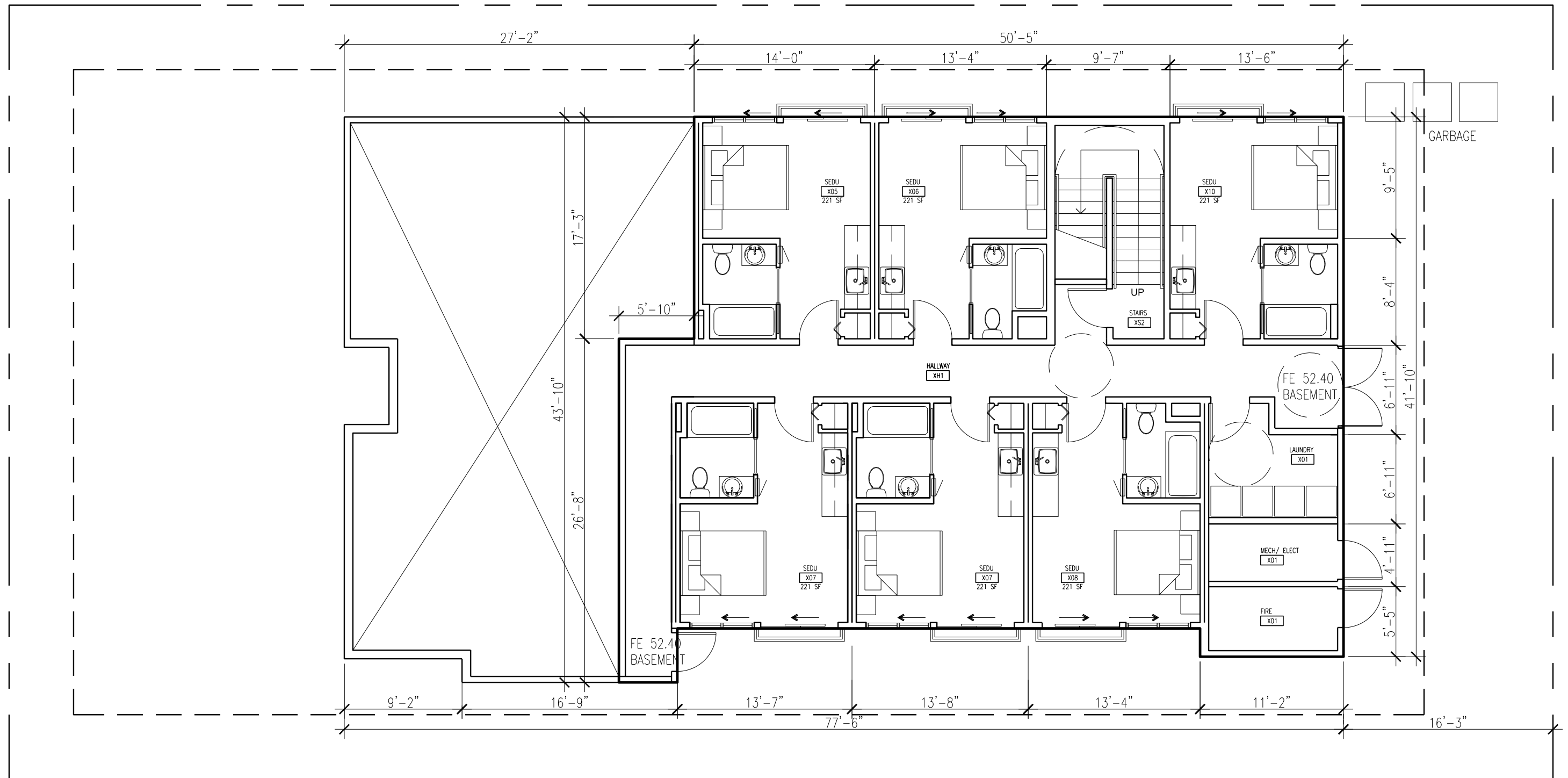
WINDOW PLACEMENT





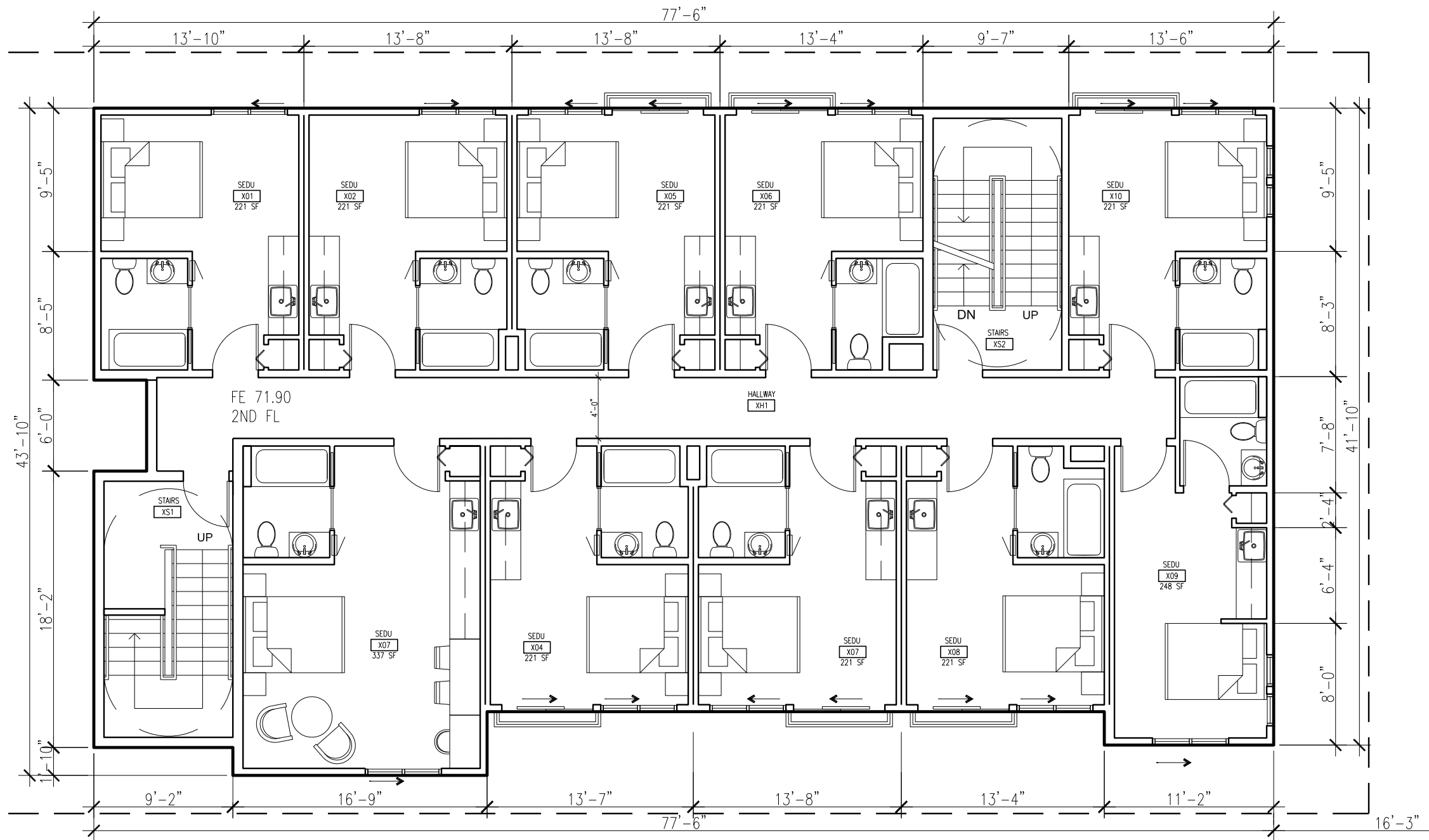
PERMITTED PROJECT TO NORTH (3414 CLAREMONT
AVE S SEATTLE WA 98144)





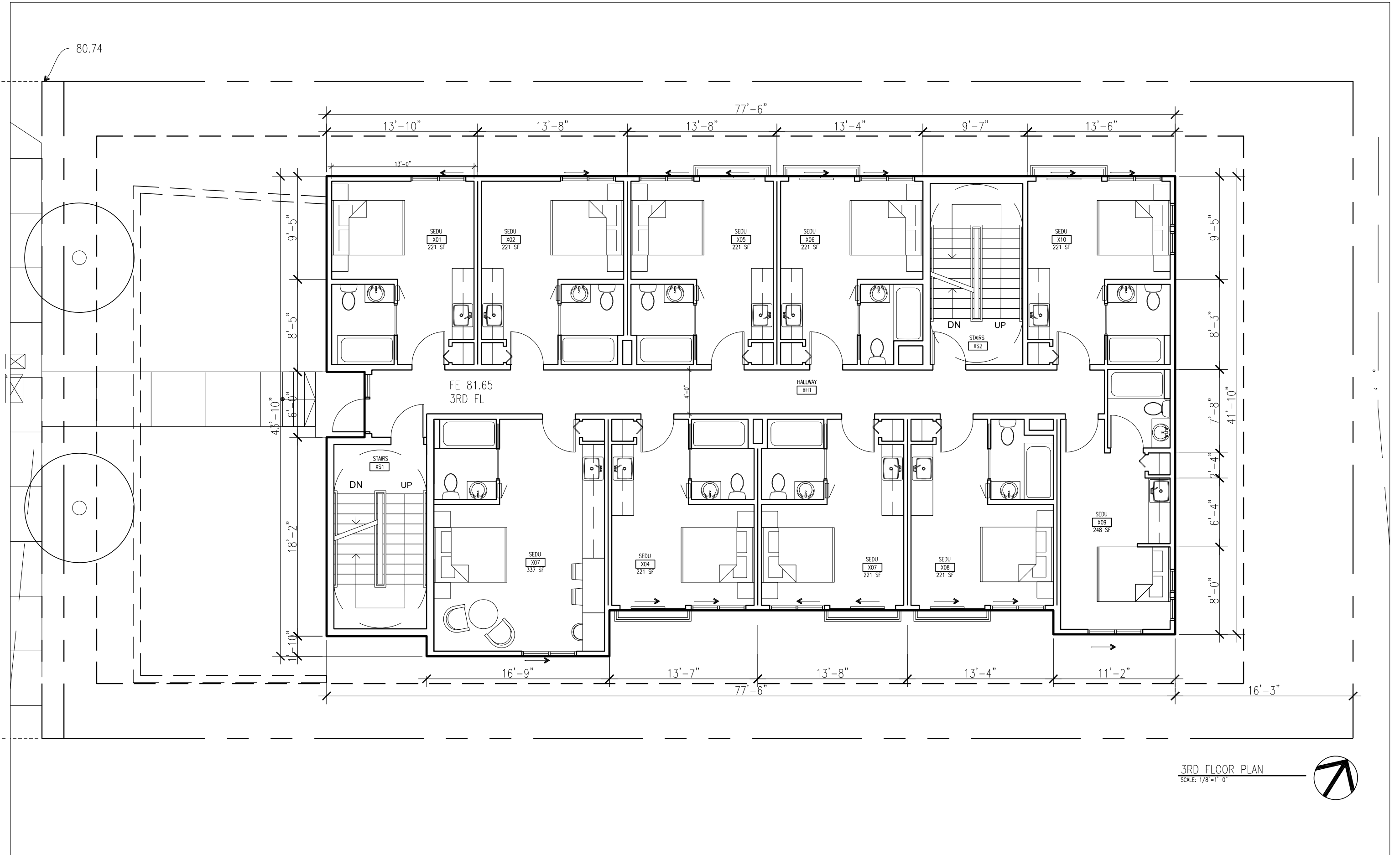
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"





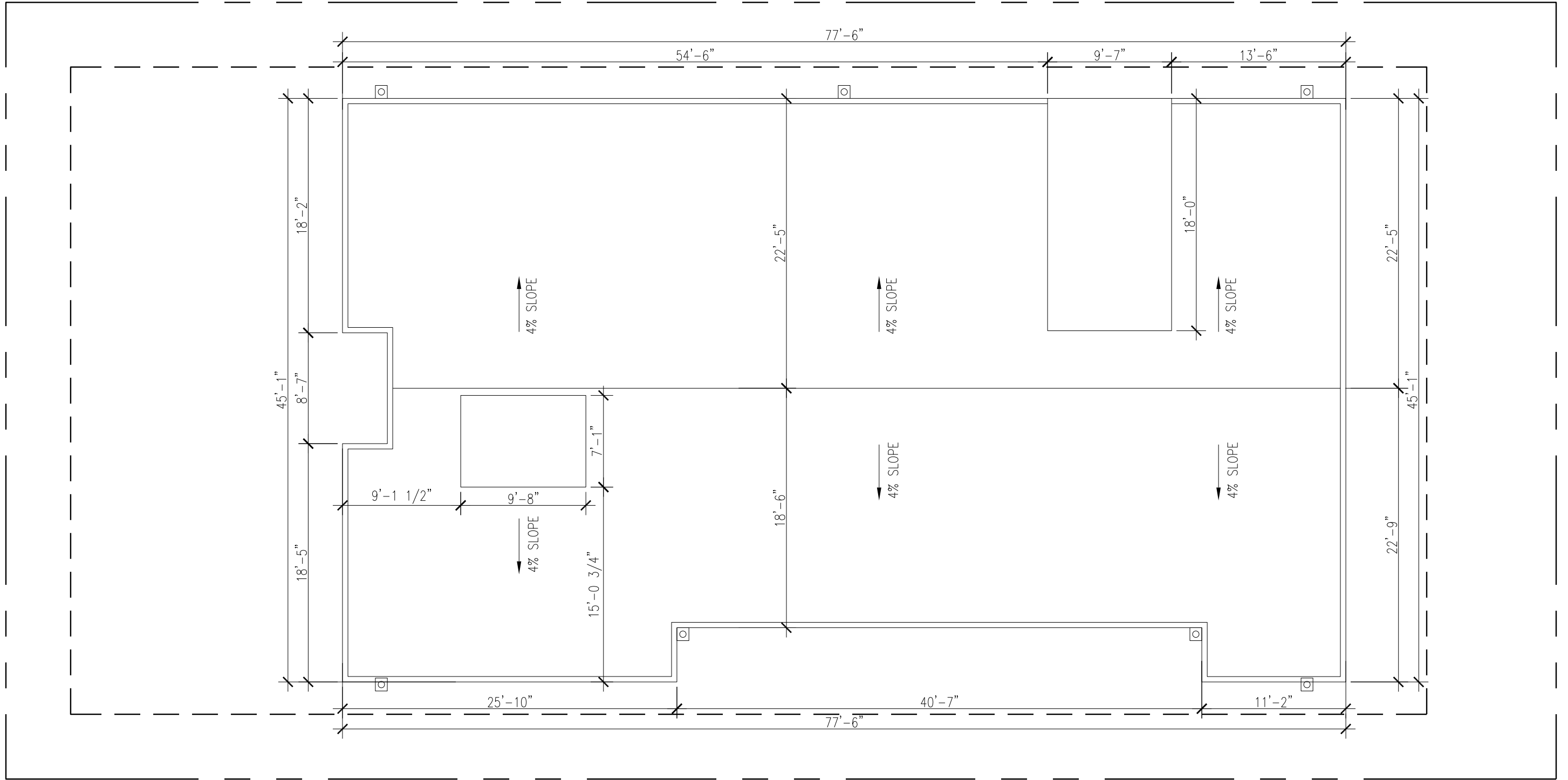
1ST AND 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"





3RD FLOOR PLAN
SCALE: 1/8"=1'-0"





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





RIGHT ELEVATION



LEFT ELEVATION





CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY. SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AS DESCRIBED AT <http://www.seattle.gov/sdci/inspections/site-development-inspections>
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPs SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPs INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPs ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPs METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW. THE BMPs SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

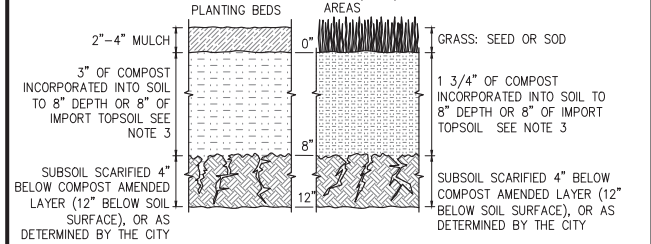
POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) OR ND (NON-DISTURBED AREA).

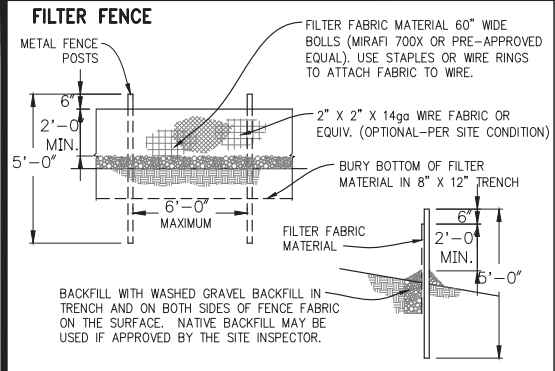
- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE.

SOIL AMENDMENT



- NOTES:
1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
 2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
 3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

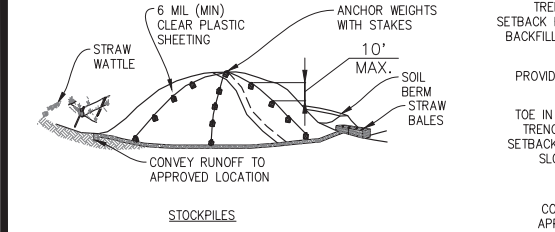
SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)



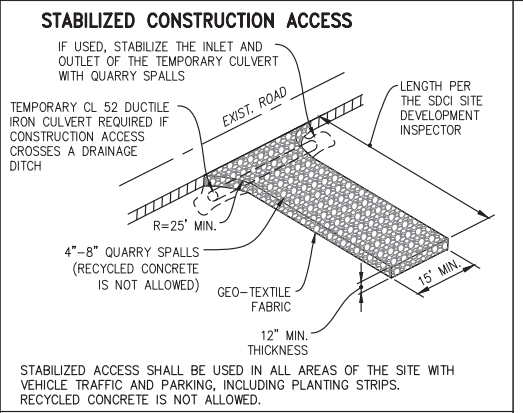
NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

STOCKPILE AND EXPOSED SLOPE COVERING



SYMBOL: (SP)



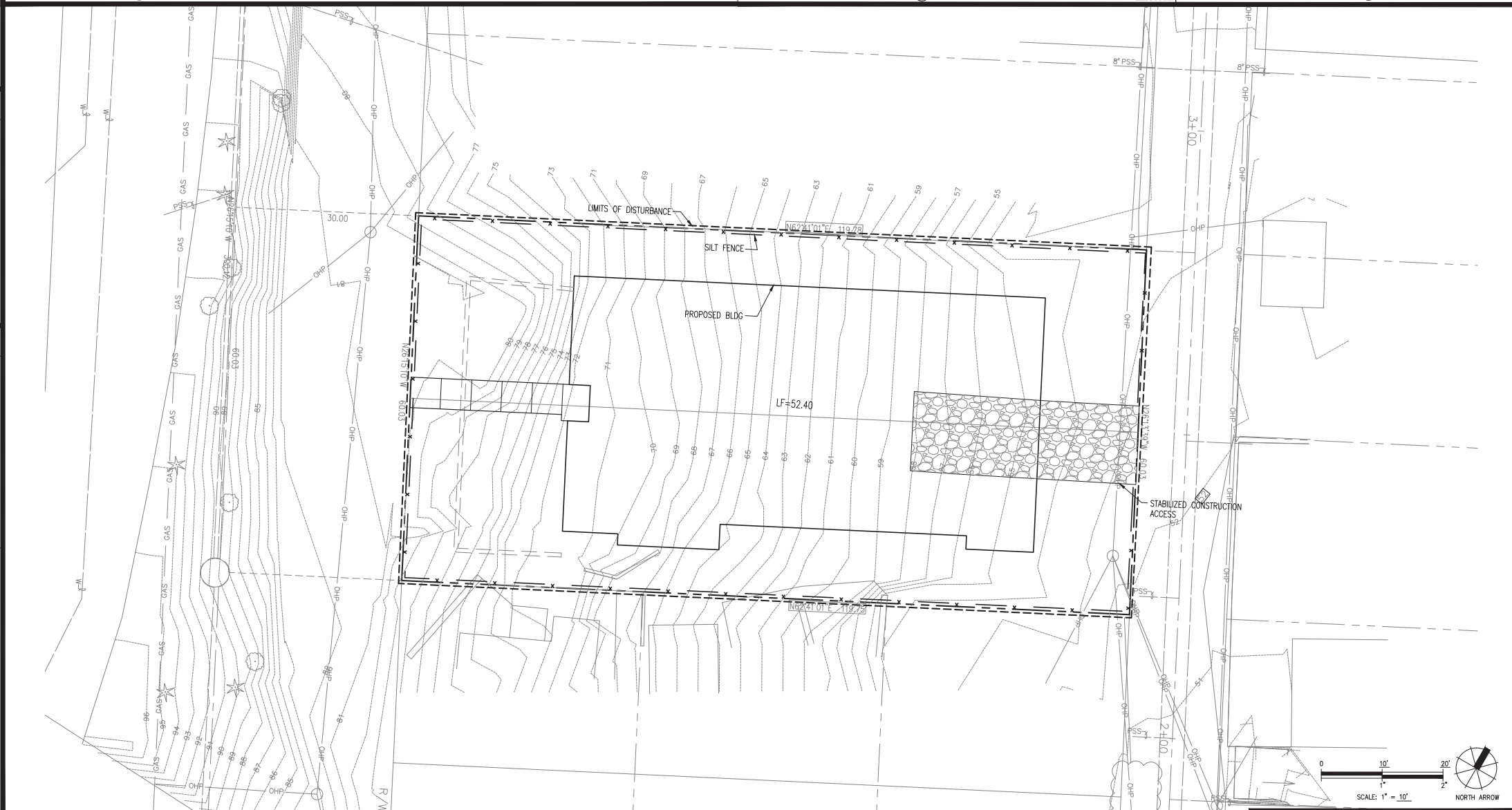
SYMBOL: (CE)

TREE & VEGETATION PROTECTION

- TREE PROTECTION FENCING AND SIGN
1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
 2. MINIMUM 6' HIGH
 3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
 4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
 5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
 6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
 7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
 8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
 9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
 10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS
- VEGETATION PROTECTION (DOES NOT APPLY TO TREES)
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
 2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
- CANOPY DRIP LINE DEFINES TREE & VEGETATION PROTECTION AREA
- REQUIRED SIGNAGE
- CHAIN LINK FENCING
- DRIVEN FENCE POSTS AT 8' MAX INTERVALS
- 6'-0" MIN.
- LINK TO REQUIRED TREE PROTECTION SIGNAGE:
- SYMBOL: (VEG)

COMPOST SOCK

- EXCESS SOCK MATERIAL, DRAWN IN AND TIED OFF AT STAKE (TYP.)
- DISTURBED AREA
- PLAN VIEW
- LENGTH VARIES
- 10'-0" @ 30° ANGLE EACH END TO PREVENT FLOW AROUND (TYP.)
- CONTOUR LINE (TYP.)
- 2" X 2" X 3' WOODEN STAKE, SPACED EVERY 3' O.C. (TYP.)
- SECTION
- SPACING VARIES (TYP.) SEE NOTE 3
- 2" X 2" X 3' WOODEN STAKE
- COMPOST SOCK SEE NOTE 1
- 3" MIN. 4" MAX.
- 1' - 0" MIN.
- DETAIL
- (SHOWN AS SLOPE PROTECTION)
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
 2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
 3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
 4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.
- SYMBOL: (CS)



CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

DPD APPROVAL STAMP

TEMPLATE VERSION: 2021-06-18

CITY OF SEATTLE

DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

STANDARD CONSTRUCTION STORMWATER CONTROL AND POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN

APPLICANT PLAN SET

SDCI PERMIT NO.: 6850587-CN

ADDRESS: 3422 CLAREMONT AVE S SEATTLE, WA

DESIGNED BY: CMC

DRAWN BY: CMC

CHECKED BY: AN

DATE: 12/21/2021

STANDARD CSC/SOIL PLAN

SHEET CSC

THIS PLAN SHALL SHOW A SITE PLAN INCLUDING ALL DRAINAGE FEATURES (HARD SURFACES, BMPS, DRAIN LINES, CATCH BASINS, INLETS, PUMPS, ETC.) AND ALL SIDE SEWER FEATURES (SERVICE DRAIN SIDE SEWERS AND SANITARY SIDE SEWERS AND THEIR APPROVED POINTS OF CONNECTION).

SITE AND DRAINAGE CONTROL SUMMARY SHEET

SEE THE INSTRUCTIONS TAB IN THE EXCEL FILE FOR GUIDANCE TO SELECT AND DOCUMENT THE ON-SITE STORMWATER MANAGEMENT BMPs IF REQUIRED.



PLANTING GENERAL NOTES

- BIORETENTION CELLS, PLANTERS AND RAIN GARDEN NOTES

- VEGETATED ROOF NOTES

- ## STORMWATER FACILITIES/CONTROL OPERATIONS & MAINTENANCE REQUIREMENTS

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE "REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER)" DIRECTORS' RULE DPD 4-2011/2011-004 AND PER THE "2021 SEATTLE STORMWATER MANUAL" DIRECTORS' RULE SDCI 10-2021/SPU DWW-200.

3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE DIRECTOR'S RULE 4-2011V.M AND SMC 21.16.240.

4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER, A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND THE CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.

- AS-BUILT MEASUREMENTS / NOTES

SDCI SIDE SEWER AND DRAINAGE PERMIT #

1. DISTANCE FROM

1. DISTANCE FROM
CENTERLINE OF
DOWSTREAM MH TO
CENTERLINE OF NEW
SERVICE CONNECTION _____

2. SIDE SEWER INTERSECTION
WITH PROPERTY LINE -
DEPTH

3. SIDE SEWER INTERSECTION
WITH PROPERTY LINE -
DISTANCE _____

☐ PIPE LINER INSTALLED ON PRIVATE PROPERTY

☐ PIPE LINER INSTALLED IN THE RIGHT-OF-WAY

BIORETENTION PLANTER (NON-INFILTRATING)



1. SHOW BIORETENTION PLANTER AREA & WALL DIMENSIONS ON THE DRAINAGE CONTROL PLAN.
2. ALTERNATIVE PLANTER WALL/BOTTOM MATERIALS ARE ALLOWED (EG. STEEL PLATES). IF THE MATERIAL IS NOT WATER-TIGHT, AN IMPERMEABLE LINER IS REQUIRED AND MUST EXTEND TO THE MAXIMUM WATER LEVEL. ADDITIONAL WATERPROOFING IS RECOMMEND FOR PLANTERS THAT ABUT BUILDINGS.
3. PLANTER BOTTOM SHALL HAVE A MINIMUM WIDTH OF 2 FEET (INSIDE DIMENSION) IN ANY DIRECTION.
4. SLOTTED DRAIN PIPE SHALL RUN THE LENGTH (LONG DIMENSION) OF THE PLANTER.
5. MINIMUM FREEBOARD SHALL BE 6". FOR PLANTERS WITH 10,000 SF OF CONTRIBUTING AREA OR MORE ADDITIONAL FREEBOARD MAY BE REQUIRED TO ENSURE TOP OF FREEBOARD IS 6" ABOVE THE 25-YEAR WATER LEVEL.
6. BMP SHALL CONNECT TO AN EXISTING OR NEW CB WITH A MINIMUM OF A 2' SUMP AND DOWN TURNED ELBOW.
7. SEE SEATTLE STORMWATER MANUAL VOL. 3, SEC. 5.8.2 AND 5.4.4 FOR ADDITIONAL REQUIREMENTS.

DETAIL VERSION 2021-07-01

SYMBOL
(BP)

SYMBOL
(PPS)



1. PERMEABLE PAVEMENT SURFACE AREA DIMENSIONS & PAVEMENT SLOPE MUST BE SHOWN ON DRAINAGE CONTROL PLAN VIEW.
2. AGGREGATE SUBBASE SHALL BE CLEAN, CRUSHED GRAVEL – SEATTLE TYPE 22 OR 24 FOR WALKWAYS, & SEATTLE TYPE 13 FOR VEHICULAR APPLICATIONS.
3. THE LEVELING COURSE SHALL BE A FREE DRAINING AGGREGATE, & SHALL NOT RESTRICT THE INFILTRATION RATE THROUGH THE SYSTEM. FRACTURED JOINTING SAND IS NOT ALLOWED.
4. CHECK DAMS ARE REQUIRED IF SUBGRADE SLOPE IS GREATER THAN 5%, OR IF DESIGN REQUIRES A SET AGGREGATE RESERVOIR BASE.
5. PERMEABLE PAVEMENT SURFACES HAVE NO SETBACK REQUIREMENTS.
6. EDGE RESTRAINT FOR PAVERS SHALL BE A FORMED CONCRETE BORDER EXTENDING TO THE BOTTOM OF THE AGGREGATE OR MANUFACTURED PRODUCT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR INTENDED USE.
7. SEE SEATTLE STORMWATER MANUAL VOL. 3, SEC. 5.6.2, FOR ADDITIONAL REQUIREMENTS.

DETAIL VERSION 2021-07-01

ABBREVIATIONS

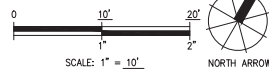
SSS SANITARY SIDE SEWER

SD STORM SERVICE DRAIN/ DRAINAGE SIDE SEWER

ABBREVIATIONS

SSS SANITARY SIDE SEWER
SD STORM SERVICE DRAIN/ DRAINAGE SIDE SEWER
FD FOOTING DRAIN
PSD STORM DRAIN MAINLINE
PS PUBLIC COMBINED MAINLINE
PSS PUBLIC SANITARY SEWER MAINLINE

DRAINAGE AND WASTEWATER CONTROL PLAN



DPD APPROVAL STAMP

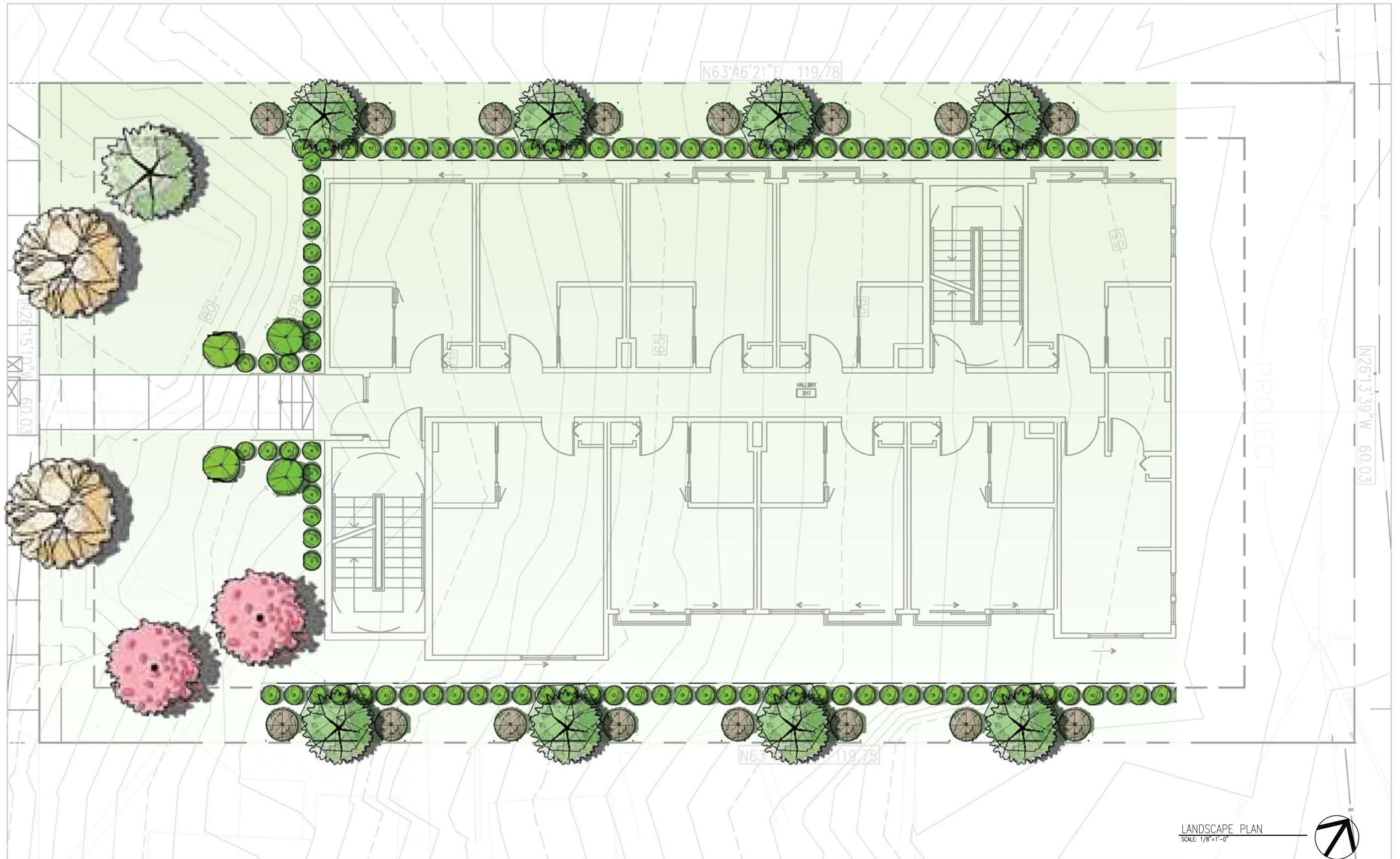


ADDRESS:
3422 CLAREMONT AVE S
SEATTLE, WA

DESIGNED BY: CMC

DRAWN BY: CMC

DATE: 12/21/2021



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

PLANT SCHEDULE

TREES

BOTANICAL NAME



ACER CIRCINATUM
VINE MAPLE

ACER GRISEUM
PAPERBARK MAPLE
APPROVED BY
LANDSCAPE ARCHITECT

GLEDITSIA TRIACANTHOS 'DRAVES'
HONEY LOCUST

GYMNOCLADUS DIOICA
KENTUCKY COFFEE TREE

KOELREUTERIA PANICULATA 'JFS-SUNLEAF'
SUMMERBURST GOLDENRAIN TREE

NYSSA SYLVATICA 'BLACK TUPELO'
SOUR GUM

SHRUBS

BOTANICAL NAME



AZALEA KURUME HYBRID 'CORAL BELLS'
KURUME AZALEA

AZALEA X 'EVEREST'
EVEREST AZALEA

CLEMATIS ARMANDII
EVERGREEN CLEMATIS



FRAGARIA CHILOENSIS
COAST STRAWBERRY



HELIOTRICHON SEMPERVIRENS
BLUE OAT GRASS



RIBES SANGUINEUM
RED FLOWERING CURRANT



RIBES SANGUINEUM
RED FLOWERING CURRANT



KURUME AZALEA



EVEREST AZALEA



EVERGREEN CLEMATIS



COAST STRAWBERRY



VINE MAPLE



PAPERBARK MAPLE



HONEY LOCUST



KENTUCKY COFFEE
TREE



SUMMERBURST GOLD-
ENRAIN TREE



BLACK TUPELO



BLUE OAT GRASS



RED FLOWERING CUR-
RANT