

ABBREVIATIONS			
ABV	ABOVE	FO	FACE OF FOUNDATION
ACT	ACOUSTIC CEILING TILE	FND	FOUNDATION
ADJ	ADJACENT	GA	GAUGE
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED
ALT	ALTERNATE	GWB	GYPSUM WALL BOARD
ALUM	ALUMINUM	HB	HOSE BIB
ANOD	ANODIZED	HC	HOLLOW CORE
ARCH	ARCHITECTURAL	HORIZ	HORIZONTAL
ASPH	ASPHALT	HR	HOUR
AVG	AVERAGE	INSUL	INSULATION
BLDG	BUILDING	INT	INTERIOR
BLKG	BLOCKING	MAX	MAXIMUM
BSMT	BASEMENT	MECH	MECHANICAL
BTW	BETWEEN	MIN	MINIMUM
BYND	BEYOND	MTL	METAL
BO	BOTTOM OF	NIC	NOT IN CONTRACT
BOT	BOTTOM	NUMB	NUMBER
CAB	CABINET	NOM	NOMINAL
CB	CATCH BASIN	NTS	NOT TO SCALE
CIP	CAST IN PLACE	OC	ON CENTER
CHNL	CHANNEL	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
CJ	CONTROL JOINT	OPP	OPPOSITE
CL	CENTERLINE	PL	PROPERTY LINE
CLG	CEILING	PLY	PLYWOOD
CLR	CLEAR	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY UNIT	PNT	PAINT OR PAINTED
COL	COLUMN	RCP	REFLECTED CEILING PLAN
CONC	CONCRETE	RD	ROOF DRAIN
CONT	CONTINUOUS	REQD	REQUIRED
CPT	CARPET	RM	ROOM
CTR	CENTER	R.O.W.	RIGHT OF WAY
DBL	DOUBLE	SF	SQUARE FEET
DEMO	DEMOLISH	SIM	SIMILAR
DIA	DIAMETER	SPEC	SPECIFIED
DIM	DIMENSION	SPK	SPRINKLER
DIR	DIRECTION	SS	STAINLESS STEEL
DN	DOWN	STC	SOUND TRANSMISSION COEFFICIENT
DW	DISHWASHER	STL	STEEL
EA	EACH	STRUCT	STRUCTURE OR STRUCTURAL
EG	EGRESS	T&G	TONGUE & GROOVE
EJ	EXPANSION JOINT	TELE	TELEPHONE
EL	ELEVATION	TEMP	TEMPERED
ELEC	ELECTRICAL	TO	TOP OF
ELEV	ELEVATOR OR ELEVATION	T/D	TELEPHONE/DATA
EQ	EQUAL	TYP	TYPICAL
EXIST. (E)	EXISTING	UON	UNLESS OTHERWISE NOTED
EXT	EXTERIOR	VIF	VERIFY IN FIELD
FAR	FLOOR AREA RATIO	VP	VISION PANEL
FD	FLOOR DRAIN	W/	WITH
FDC	FIRE DEPARTMENT CONNECTION	WD	WOOD
FE	FIRE EXTINGUISHER		
FFE	FINISHED FLOOR ELEVATION		
FLR	FLOOR		

SYMBOLS

DOOR DESIGNATION: 1.1, 3'-0" DOOR WIDTH, 8'-0" DOOR HEIGHT

WINDOW DESIGNATION: 1.1, 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT

DETAIL NUMBER SHEET NUMBER: XX, XX

1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING

1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 6 FRAMING

CAST-IN-PLACE CONCRETE WALL

PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG

PROVIDE CMU WALL

WASHING MACHINE

CLOTHES DRYER

SECTION MARKER

ON-DEMAND HOT WATER HEATER

TYPICAL STAIR

DIR. OF TRAVEL HANDRAIL (WHERE REQD)

SBC 1011.2 3'-5" MIN. WIDTH

15R @ 7 3/4"

14T @ 11"

SBC 1011.5.2 RISE AND TREAD DIMENSIONS (7" RISE, MAX. 11" TREAD, MIN.)

SBC 1011.3 PROVIDE 6"-8" CLEARANCE, MIN. PROVIDE MAX. 12'-0" VERTICAL RISE

PROVIDE MIN. 3'-0" LANDING WHERE OCCURS

CODES REFERENCED	HEIGHT AND AREA LIMITS - SBC
SEATTLE MUNICIPAL CODE 2015 SEATTLE BUILDING CODE 2015 SEATTLE ENERGY CODE	<p>CONSTRUCTION TYPE: IIIA / IA (HORIZONTAL BUILDING SEPARATION ALLOWANCE SBC 510.2)</p> <p>OCCUPANCY: R-2, S-1, S-2, A-2</p> <p>ALLOWABLE HEIGHT: SBC TABLE 504.3</p> <p>ALLOWABLE NUMBER OF STORIES: IIIA: 6 (BUILDING TO BE EQUIPPED WITH NFPA13 SPRINKLER SYSTEM) IA: UNLIMITED</p> <p>ALLOWABLE STORIES ABOVE GRADE PLANE: SBC TABLE 504.4</p> <p>ALLOWABLE AREA: SBC TABLE 506.2</p>
DESIGN REVIEW	<p>THIS PROJECT IS REVIEWED BY THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTION AS A DESIGN REVIEW PROJECT.</p> <p>AS SUCH, ALL EXTERIOR ELEMENTS INCLUDING, BY NOT LIMITED TO, MATERIALS, COLORS, FINISHES, AND PLANTINGS SHALL BE IMPLEMENTED AS INDICATED IN THE APPROVED PERMIT DRAWINGS.</p>

2210 Eastlake Ave E

57-Unit Apartment Building

Seattle, WA 98102

SHEET INDEX

ID	NAME
A0.00	General Notes
A0.10	Land Use Code - Height and Amenity Plan
A0.11	Land Use Code - Light and Glare Plans
A0.12	Land Use Code - Street Level Compliance
A0.14	Land Use Code - FAR / Use Diagrams
A0.15	Land Use Code - Meeting Minutes
A0.16	Land Use Code - Arborist Report
A0.17	Land Use Code - SEDU Compliance
A0.19	Land Use Code - SEDU Compliance
L.0	Landscape
L.1	Landscape
L.2	Landscape
L.3	Landscape
DR.01	Rendered Elevations
DR.02	Rendered Elevations
DR.03	Rendered Elevations
DR.04	Rendered Elevations
DR.05	Response to Guidance
DR.06	Response to Recommendation Conditions
A1.00	Survey
A1.01	Demolition Plan
A1.02	Excavation Plan
A1.10	Plot Plan
A2.10	Ground / First Floor Plan
A2.20	Second / Third Floor Plan
A2.30	Fourth / Fifth Floor Plan
A2.40	Sixth / Seventh Floor Plan
A2.50	Upper Roof / Penthouse Plan
A3.10	Building Elevations
A3.11	Building Elevations
A3.12	Building Elevations
A3.20	Building Sections
A3.21	Building Sections
A7.00	Enlarged Plans

SEATTLE ENERGY CODE

PER C406.1 THIS PROJECT WILL COMPLY WITH THE FOLLOWING:

- REDUCED LIGHTING POWER IN ACCORDANCE WITH SECTION C406.3 - **LTG-SUM AND LTG-SPACE FORMS NOTE 25% REDUCTION, PER LED LIGHTING.**
- ON-SITE RENEWABLE ENERGY IN ACCORDANCE WITH SECTION C406.7

PER C402.5.1.2 THIS PROJECT WILL COMPLY WITH THE FOLLOWING:

- THE COMPLETED BUILDING SHALL BE TESTED AND THE AIR LEAKAGE RATE SHALL NOT EXCEED 0.30 CFM/FT AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE AT THE UPPER 95 PERCENT CONFIDENCE INTERNAL IN ACCORDANCE WITH ASTM 779.

PER C404.9 THIS PROJECT WILL COMPLY WITH THE FOLLOWING:

- EACH INDIVIDUAL DWELLING UNIT IN A GROUP R-2 OCCUPANCY WITH CENTRAL SERVICE SHALL BE PROVIDED WITH A DOMESTIC HOT WATER HEATER METER TO ALLOW FOR DOMESTIC HOT WATER BILLING BASED ON ACTUAL DOMESTIC HOT WATER USAGE.

ZONING MAP (NOT TO SCALE)

VICINITY MAP (NOT TO SCALE)

PROJECT INFORMATION

ADDRESS	2210 EASTLAKE AVE E SEATTLE WA 98102
OWNER	EASTLAKE PARTNERS LLC 713 N 43RD STREET SEATTLE WA 98103
ARCHITECT	B9 ARCHITECTS 610 2ND AVE SEATTLE WA 98104
STRUCTURAL ENGINEER	MALSAM TSANG STRUCTURAL ENGINEERING 122 S JACKSON ST #210 SEATTLE WA 98104
CIVIL ENGINEER	BLUELINE GROUP 25 CENTRAL WAY KIRKLAND WA 98033
LANDSCAPE ARCHITECT	ROOT OF DESIGN P.O. BOX 232 STANWOOD WA 98292
LEGAL DESCRIPTION	LOT 15, BLOCK 9, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 7.50 FEET THEREOF CONDEMNED FOR EASTLAKE AVENUE IN KING COUNTY SUPERIOR COURT CASE NO. 56815, UNDER ORDINANCE NUMBER 148850F OF THE CITY OF SEATTLE.
KING COUNTY APN #	290220-0640
SDCI PROJECT #	3036179-LU 6772985-CN

BASIC ZONING INFORMATION

ZONE	NC2-65 (M2)
URBAN CENTER	EASTLAKE RESIDENTIAL URBAN VILLAGE
LOT SIZE	6,135 SF
FAR SMC 23.47A.013	NC2-65 (M2) : 4.5, OUTSIDE OF STATION OVERLAY
ALLOWABLE FAR AREA:	6,135 SF X 4.5 = 27,607 SF
HEIGHT SMC 23.47A.012	65'-0" BASE HEIGHT
SETBACKS SMC 23.47A.014.B	AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN AN LR, MR, OR HR ZONE OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND LR, MR, OR HR IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT
AMENITY AREA SMC 23.47A.024	5% OF TOTAL GROSS FLOOR AREA, AMENITY AREAS SHALL NOT BE ENCLOSED
PARKING SMC 23.54.015	EXISTING 6 REQUIRED 0 PROPOSED 0
FREQUENT TRANSIT CORRIDOR	YES
DESIGN REVIEW SMC 23.41.004 TABLE A.B	ADMINISTRATIVE DESIGN REVIEW
PROJECT DESCRIPTION:	CONSTRUCT A RESIDENTIAL APARTMENT STRUCTURE WITH 8 STORIES ABOVE STREET LEVEL. THE STRUCTURE WILL HAVE (58) RESIDENTIAL UNITS AND (1) COMMERCIAL SPACE AT SIDEWALK LEVEL. THE EXISTING STRUCTURE WILL BE DEMOLISHED.
ACCESS: SMC 23.53, SMC 23.47A.032	EASTLAKE AVENUE E ALLEY CONNECTING FROM E BOSTON ST
APPLICABLE CODES	SEATTLE LAND USE CODE 2015 SEATTLE BUILDING CODE 2015 WASHINGTON STATE ENERGY CODE

BUILDING INFORMATION

AREAS NOTED BELOW ARE BUILDING CONDITIONED AREA AND ARE MEASURED TO THE OUTSIDE FACE OF THE WOOD FRAMING/ CONCRETE WALL. FOR SDCI FAR AND MHA CALCULATIONS REFER TO SHEETS A0.14

APARTMENT BUILDING CONDITIONED GROSS AREA			APARTMENT BUILDING CONDITIONED GROSS AREA		
STORY	Zone Category	AREA	STORY	Zone Category	AREA
GROUND FLOOR PLAN			FIFTH FLOOR PLAN		
CIRCULATION		1,142.60	CIRCULATION		815.76
COMMERCIAL		1,355.39	SERVICE		44.67
SERVICE		1,366.03	UNIT		3,882.57
		3,864.02 sq ft			4,743.00 sq ft
FIRST FLOOR PLAN			SIXTH FLOOR PLAN		
CIRCULATION		846.36	CIRCULATION		816.44
SERVICE		44.67	SERVICE		44.67
UNIT		3,753.84	UNIT		3,915.95
		4,644.87 sq ft			4,777.06 sq ft
SECOND FLOOR PLAN			SEVENTH FLOOR PLAN		
CIRCULATION		1,036.12	CIRCULATION		747.17
SERVICE		443.08	SERVICE		22.66
UNIT		3,247.83	UNIT		1,802.62
		4,727.03 sq ft			2,572.45 sq ft
THIRD FLOOR PLAN			UPPER ROOF PLAN		
CIRCULATION		816.44	CIRCULATION		231.78
SERVICE		44.67	SERVICE		73.19
UNIT		4,011.55	TOTAL		304.97 sq ft
		4,872.66 sq ft			35,230.21 sq ft
FOURTH FLOOR PLAN					
CIRCULATION		816.44			
SERVICE		44.67			
UNIT		3,863.04			
		4,724.15 sq ft			

Architect of Record

b9 architects

610 2nd Avenue
Seattle, WA 98104
206.297.1284
www.b9architects.com

Project:
2210 Eastlake Avenue E

Location:
2210 Eastlake Ave E
Seattle, WA 98102

SDCI Number: 3036179-LU
6772985-CN

Professional Stamp

Issue ID	Issue Name	Issue Date
	Master Use Permit	11/17/20
	Building Permit Set	1/15/21
1	MUP CORRECTIONS 1	4/20/21
2	MUP CORRECTIONS 2	7/16/21
3	BP CORRECTIONS 1	9/7/21
4	MUP CORRECTIONS 3	9/27/21

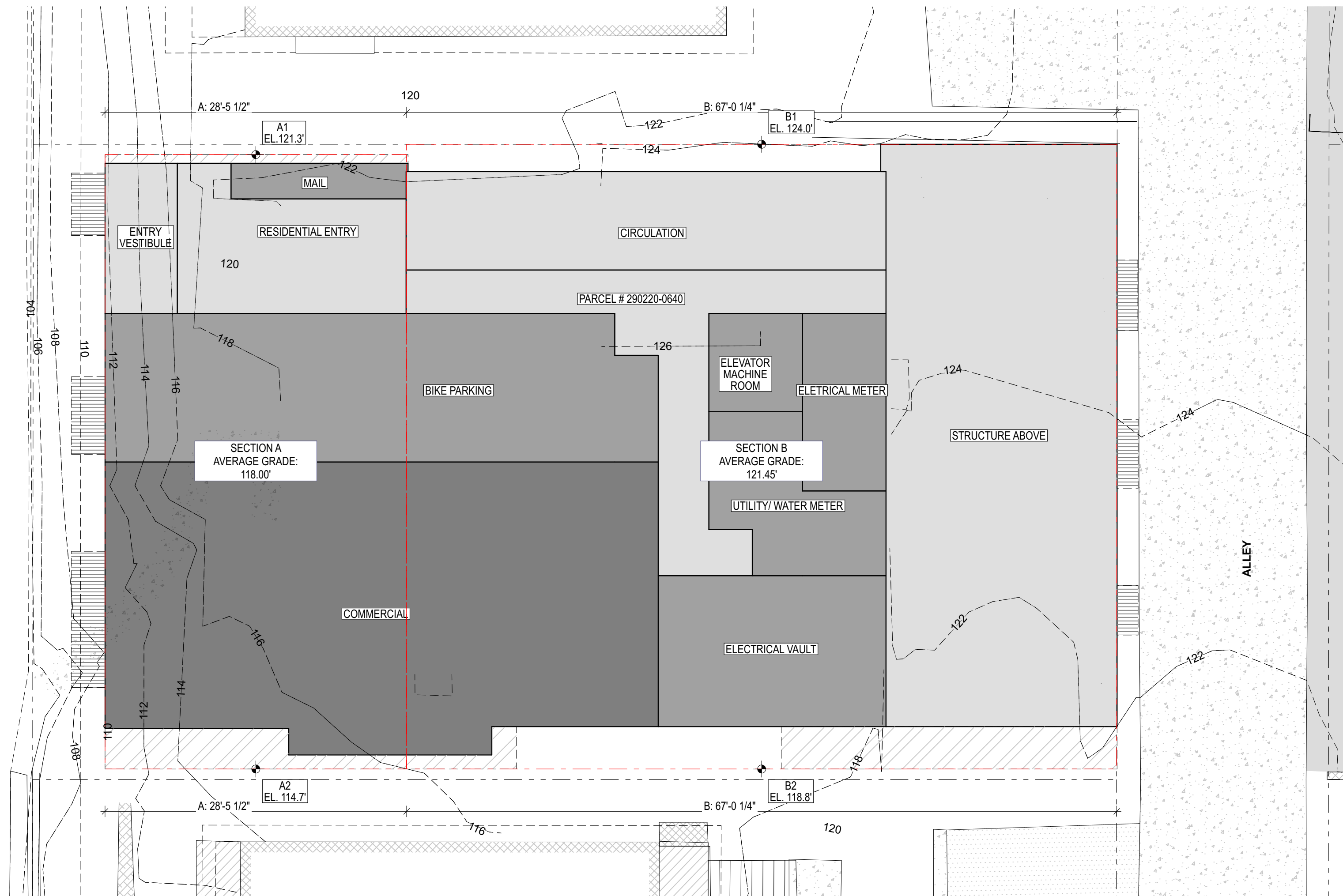
City Stamp

General Notes

A0.00

© 2021 b9 architects

EASTLAKE AVE E



HEIGHT PLAN CALCULATION

MAXIMUM HEIGHT LIMITS PER 23.47A.012:
THE HEIGHT LIMIT FOR STRUCTURES IN NC ZONES OR C ZONES IS AS DESIGNATED ON THE OFFICIAL LAND USE MAP

HEIGHT MEASUREMENT CALCULATION BASED ON DIRECTOR'S RULE 4-2012, OPTION TO THE GENERAL RULE:

SECTION 1: $\frac{(A1 \times a) + (A2 \times a)}{a+b}$ = AVERAGE GRADE A SECTION 2: $\frac{(B1 \times b) + (B2 \times b)}{b+d}$ = AVERAGE GRADE B

AVERAGE GRADE CALCULATION:

A: $\frac{(121.3' \times 28.46') + (114.7' \times 28.46')}{28.46' + 28.46'} = 118'$ B: $\frac{(124.0' \times 67.02') + (118.8' \times 67.02')}{67.02' + 67.02'} = 121.40'$

MAXIMUM ALLOWABLE HEIGHT:

A:
 $118' + 65.00' = 183' = 183'-0"$ PER SMC 23.47A.012.A
 $118' + 69.00' = 187' = 187'-0"$ PER SMC 23.47A.012.C.2
 $118' + 80.00' = 198' = 198'-0"$ PER SMC 23.47A.012.C.4

B:
 $121.45' + 65.00' = 186.45' = 186' - 5 \frac{3}{8}"$ PER SMC 23.47A.012.A
 $121.45' + 69.00' = 190.45' = 190' - 5 \frac{3}{8}"$ PER SMC 23.47A.012.C.2
 $121.45' + 80.00' = 201.45' = 201' - 5 \frac{3}{8}"$ PER SMC 23.47A.012.C.4

HEIGHT PLAN LEGEND

- RESIDENTIAL USE FOOTPRINT AT GRADE
- COMMERCIAL USE FOOTPRINT AT GRADE
- RESIDENTIAL USE FOOTPRINT ABOVE GRADE
- DECK FOOTPRINT ABOVE GRADE

Architect of Record

b9 architects
 610 2nd Avenue
 Seattle, WA 98104
 206.297.1284
 www.b9architects.com

Project:
2210 Eastlake Avenue E

Location:
 2210 Eastlake Ave E
 Seattle, WA 98102

SDCI Number: 3036179-LU
 6772985-CN

AMENITY AREA NOTES AND CALCULATIONS

01. PROVIDE SEATING AND WEATHER PROTECTION AT AMENITY AREAS

PER SMC.23.47A.024 THE REQUIRED AMOUNT OF AMENITY AREA IS EQUAL TO 5% OF THE TOTAL GROSS RESIDENTIAL USE.

MINIMUM REQUIRED AREA: 0.05 X 33,662.43 SF = 1,683.12 SF

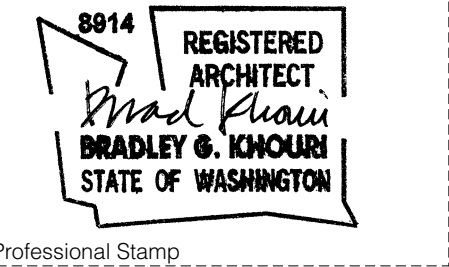
PROPOSED AREA: = 2,511.33 SF

RESIDENTIAL GROSS AREA FOR AMENITY	
FLOOR (STORY)	RESIDENTIAL USE GROSS AREA FOR AMENITY CALC.
GROUND FLOOR PLAN	3,680.10
FIRST FLOOR PLAN	4,408.81
SECOND FLOOR PLAN	4,456.90
THIRD FLOOR PLAN	4,687.21
FOURTH FLOOR PLAN	4,545.62
FIFTH FLOOR PLAN	4,564.37
SIXTH FLOOR PLAN	4,596.02
SEVENTH FLOOR PLAN	2,453.64
UPPER ROOF PLAN	269.76
	33,662.43 sq ft

AMENITY AREA	
Element ID	AREA
A1	1,635.78
A2	511.69
A3	66.65
A4	53.20
A5	107.79
A6	136.22
	2,511.33 sq ft

AMENITY AREA PLAN LEGEND

- RESIDENTIAL USE FOOTPRINT AT GRADE
- COMMERCIAL USE FOOTPRINT AT GRADE
- RESIDENTIAL USE FOOTPRINT ABOVE GRADE
- DECK FOOTPRINT ABOVE GRADE
- SECOND FLOOR AMENITY AREA
- ROOFTOP AMENITY AREA



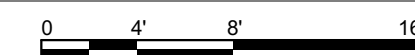
Issue ID	Issue Name	Issue Date
	Master Use Permit	11/17/20
	Building Permit Set	1/15/21
1	MUP CORRECTIONS 1	4/20/21
2	MUP CORRECTIONS 2	7/16/21
3	BP CORRECTIONS 1	9/7/21
4	MUP CORRECTIONS 3	9/27/21

City Stamp

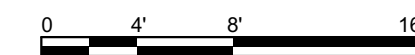
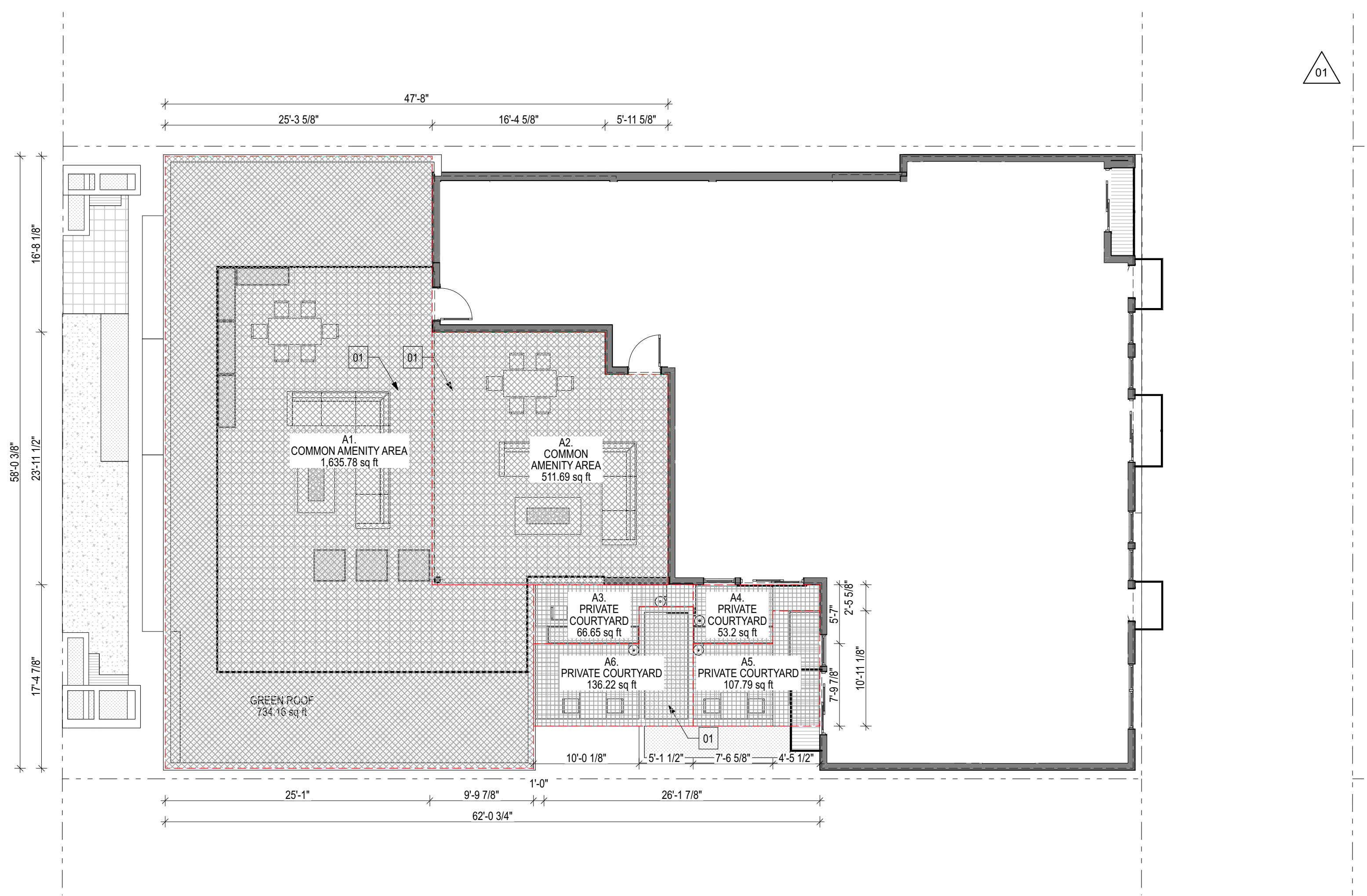
Land Use Code -
 Height and
 Amenity Plan

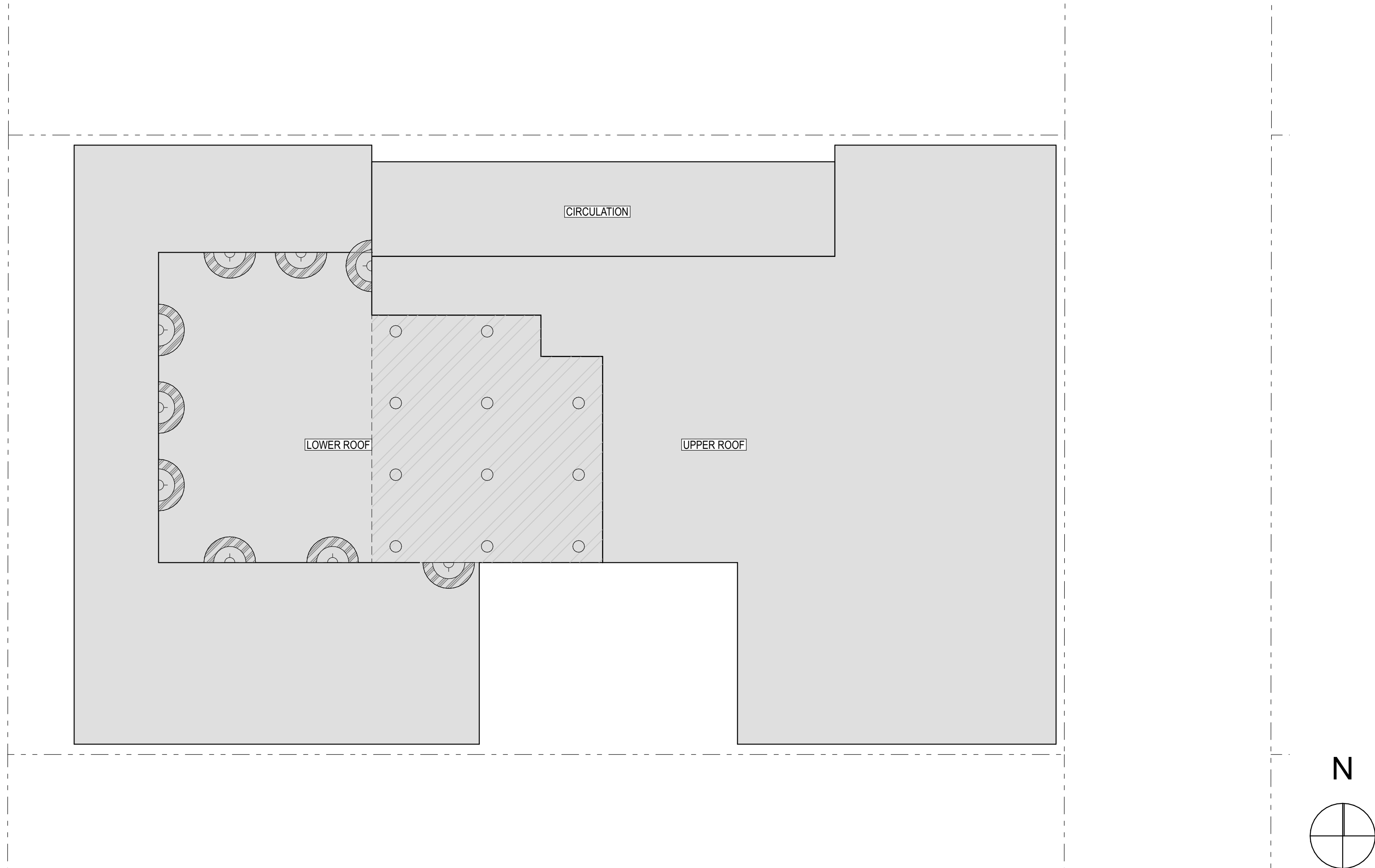
A0.10

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

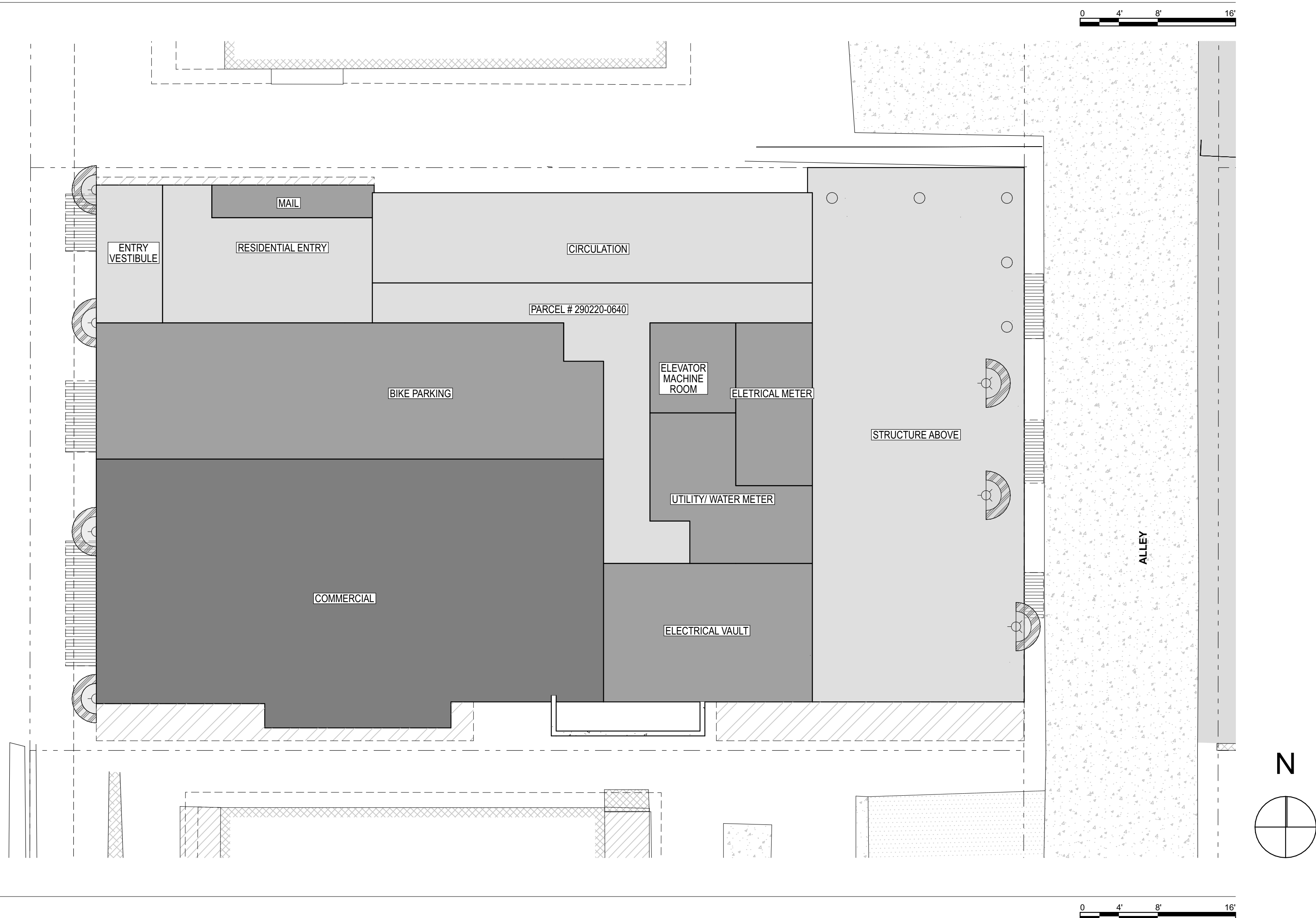


1 COMPOSITE AMENITY AREA PLAN
 SCALE: 1/8" = 1'-0"





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

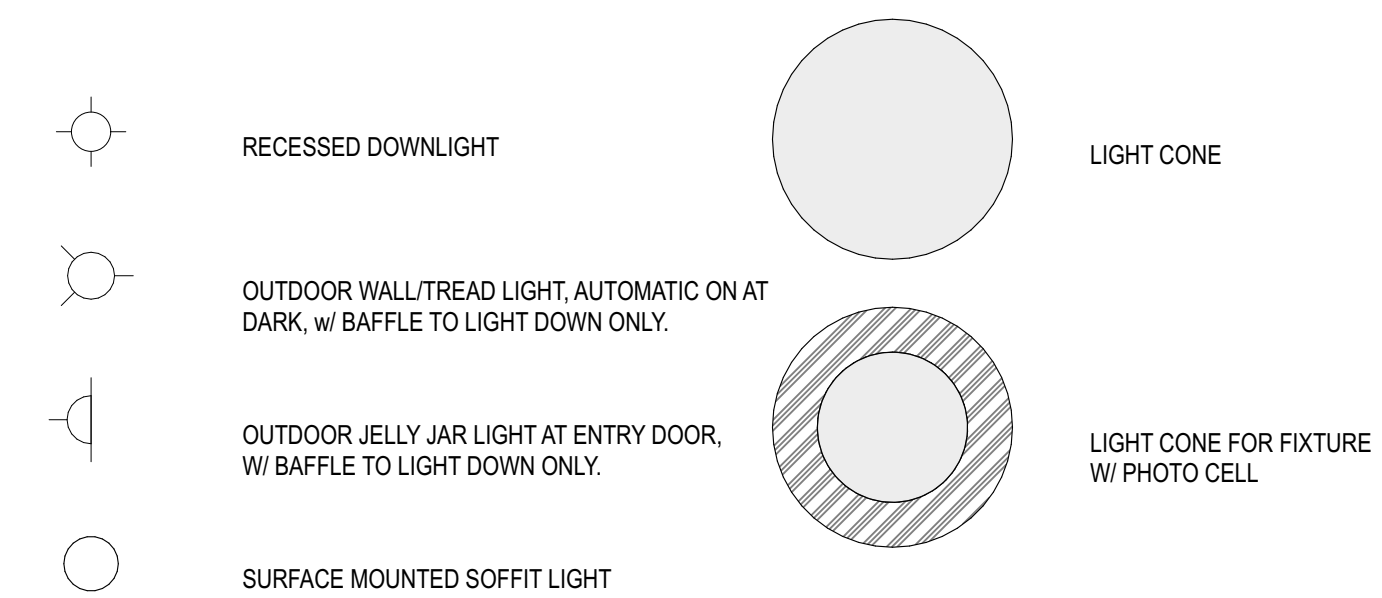


1 LIGHT / GLARE PLAN
SCALE: 1/8" = 1'-0"

LIGHT AND GLARE PLAN NOTES

- EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTY, TYP.

LIGHT AND GLARE PLAN LEGEND

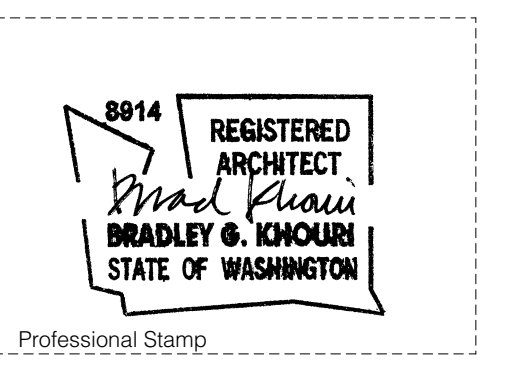


Architect of Record
b9 architects
610 2nd Avenue
Seattle, WA 98104
206.297.1284
www.b9architects.com

Project:
2210 Eastlake Avenue E

Location:
2210 Eastlake Ave E
Seattle, WA 98102

SDCI Number: 3036179-LU
6772985-CN



Issue ID	Issue Name	Issue Date
	Master Use Permit	11/17/20
	Building Permit Set	1/15/21
1	MUP CORRECTIONS 1	4/20/21
2	MUP CORRECTIONS 2	7/16/21
3	BP CORRECTIONS 1	9/7/21
4	MUP CORRECTIONS 3	9/27/21



Land Use Code - Light and Glare Plans
A0.11