

## REFERENCE SYMBOLS

	<b>DRAWING TITLE</b>		<b>DOOR TYPE RATING</b>
	<b>SECTION OR DETAIL REFERENCE</b>		<b>SMOKE ALARM</b>
	<b>ELEVATION REFERENCE</b>		<b>FIRE EXTINGUISHER</b>
	<b>DETAIL REFERENCE</b>		<b>EXIT SIGN</b>
	<b>SPOT ELEVATION</b>		<b>EXIT LIGHTING</b>
	<b>DATUM</b>		<b>HOSE BIB</b>
	<b>CUT MARK</b>		<b>EXHAUST FAN</b>
	<b>GRID LINE</b>		<b>FAN TERMINATION</b>
	<b>CENTERLINE</b>		<b>FLOORING TRANSITION</b>
	<b>REVISION CLOUD AND TAG</b>		<b>DOOR THRESHOLD HEIGHT</b>
	<b>BARRIER FREE SYMBOL</b>		<b>RAMP ARROW WITH PERCENT SLOPE</b>
	<b>SOFFIT ABOVE OF DUCTS ABOVE</b>		<b>DECK OR ROOF SLOPE</b>
	<b>NORTH ARROW</b>		<b>ROOF PITCH RISE:RUN</b>
	<b>WATER HEATER W/OVERFLOW PAN</b>		<b>DECK OR ROOF DRAIN</b>
	<b>GARAGE DRAIN</b>		<b>ROOF DRAIN WITH OVERFLOW DRAIN</b>

## HATCH LEGEND

MATERIAL	LARGE SCALE SECTIONS
CONCRETE	
EARTH	
GRANULAR FILL	
STEEL	
CONTINUOUS ROUGH FRAMING	
BLOCKING	
PLYWOOD	
FINISHED WOOD	
RIGID INSULATION	
BATT INSULATION	
GWB	

## ABBREVIATIONS

A/C	AIR CONDITIONING	L	LONG, LEFT
ABV	ABOVE	LAM	LAMINATED
ADDL	ADDITIONAL	LAV	LAVATORY
ADJ	ADJUSTABLE	LB	LB
AFF	ABOVE FINISHED FLOOR	LRG	LARGE
ALT	ALTERNATE	MATL	MATERIAL
APPROX	APPROXIMATE(LY)	MAX	MAXIMUM
APT	APARTMENT	MECH	MECHANICAL
ARCH	ARCHITECT(URAL)	MED	MEDIUM
AWN	AWNING	MEZZ	MEZZANINE
BA	BATH	MFG	MANUFACTURER
BD	BEDROOM	MIN	MINIMUM
BF	BARRIER FREE	MISC	MISCELLANEOUS
BLDG	BUILDING	(N)	NEW
BM	BEAM	N	NORTH
BO	BOTTOM OF	N/A	NOT APPLICABLE
BSMT	BASEMENT	NIC	NOT IN CONTRACT
BTW	BETWEEN	NO	NUMBER
CAB	CABINET	NSF	NET SQUARE FEET
CB	CATCH BASIN	NTS	NOT TO SCALE
CIP	CAST IN PLACE	OC	ON CENTER
CL	CENTERLINE	OD	OUTSIDE DIAMETER
CLC	CLOSET	OFF	OFFICE
CLG	CEILING	OPP	OPPOSITE
CLR	CLEAR	O/H/D	OVERHEAD
CMU	CONCRETE MASONRY UNIT	PERF	PERFORATED
COL	COLUMN	PERIM	PERIMETER
CONC	CONCRETE	PERM	PERMEABLE, PERMANENT
CONSTR	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
COORD	COORDINATE	PLYWD	PLYWOOD
CORR	CORRIDOR	PR	PAIR
CPT	CARPET	PRELIM	PRELIMINARY
CSMT	CASEMENT	PKG	PARKING, PACKAGE
DEMO	DEMOLISH	PROJ	PROJECT
DIA	DIAMETER	PROP	PROPERTY
DN	DOWN	PSI	POUNDS/SQUARE INCH
DR	DOWN	PT	PRESSURE TREATED, POST
DS	DOWNSPOUT	R	RISER
DTL	DETAIL	R/A	RETURN AIR
D/W	DISHWASHER	RAD	RADIUS
DWG	DRAWING	RC	RESILIENT CHANNEL
(E)	EXISTING	RCP	REFLECTED CEILING PLAN
E	EAST	RD	ROUGH OPENING
EA	EACH	REF	REFLECTOR
EG	EGRESS	REQ	REQUIRED
EL	ELEVATION	REV	REVERSE, REVISION
ELEV	ELEVATOR, ELEVATION	RM	ROOM
ENCL	ENCLOSURE	RO	ROUGH OPENING
EJ	EXPANSION JOINT	S	SOUTH
EO	EDGE OF	S/A	SUPPLY AIR
EQ	EQUAL	SF	SQUARE FEET
EXH	EXHAUST	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SP	STANDPIPE
FDN	FOUNDATION	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SPKLR	SPRINKLER
FF	FINISHED FLOOR	SQ	SQUARE
FIN	FINISHED	SS	SANITARY SEWER, STAINLESS STEEL
FLR	FLOOR	STL	STEEL
FM	FACTORY MULLED	STC	SOUND TRANSMISSION COEFFICIENT
FO	FACE OF	STOR	STORAGE
FT	FEET	STRUCT	STRUCTURE, STRUCTURAL
FTG	FOOTING	TBD	TO BE DETERMINED
FURN	FURNITURE, FURNACE	TEMP	TEMPORARY
GA	GAUGE	TG	TEMPERED GLAZING
GALV	GALVANIZED	T&G	TONGUE & GROOVE
GC	GENERAL CONTRACTOR	TH	THICK(NESS)
GL	GLASS	TO	TOP OF
GSF	GROSS SQUARE FEET	TYP	TYPICAL
GWB	Gypsum WALLBOARD	UNO	UNTIL NOTED OTHERWISE
H	HIGH	UTIL	UTILITY
HB	HOSE BIB	VCT	VINYL COMPOSITE TILE
HDR	HEADER	VERT	VERTICAL
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HGT	HEIGHT	W	WEST, WIDE
HOR	HORIZONTAL	W/	WITH
HR	HOUR	W/D	WASHER/DRYER
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	WITHOUT	WITHOUT
ID	INSIDE DIAMETER	WC	WATER CLOSET
IN	INCH	WD	WOOD
INCL	INCLUDED, INCLUDING	WH	WATER HEATER
INS	INSULATION	WIN	WINDOW
INSUL	INSULATION	WB	WASHER BASKET
INT	INTERIOR		

## SHEET LIST

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G0.05	ZONING CODE AREA	•
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DR1	RENDERED ELEVATIONS	•
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SURVEY	Survey	•
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L1	Planting Plan	•
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A0.1	SITE PLAN	•
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A2.2	EXTERIOR ELEVATIONS	•
A3.1	BUILDING SECTIONS	•

## VICINITY MAP



## UNIT TYPES

Sleeping Room Type A	LEVEL 3 - STREET	3
Sleeping Room Type A (MHA)	LEVEL 3 - STREET	1
Sleeping Room Type B	LEVEL 4 - STREET	5
Sleeping Room	LEVEL 4	12
Sleeping Room (MHA)	LEVEL 4	1
Sleeping Room	LEVEL 5	13
Sleeping Room (MHA)	LEVEL 5	1
Sleeping Room	LEVEL 6	10
Sleeping Room (MHA)	LEVEL 6	2
Sleeping Room	LEVEL 7	11
Sleeping Room (MHA)	LEVEL 7	1
Sleeping Room	LEVEL 8	11
Sleeping Room (MHA)	LEVEL 8	1



## PROJECT INFORMATION

<b>ADDRESS:</b>	2335 BOYLSTON AVE E SEATTLE, WA 98102
<b>OWNER:</b>	RAVELLO LLC
<b>LEGAL DESCRIPTION:</b>	GREENES ADD S 15 FT OF 7 & N 30 FT OF 6 PLat Block: 11 Plot Lot: 6-7
<b>PARCEL NO.:</b>	2902200756
<b>SITE AREA:</b>	4,950 SF

## PERMIT & REVIEW NUMBERS

REVIEW NO.  
 DPD EARLY DESIGN GUIDANCE: 3034692-EG  
 DPD MASTER USE PERMIT: 3035695-LU  
 DPD BUILDING PERMIT: 6759314-CN

## PROJECT DESCRIPTION

PROPOSED (72) UNIT CONGREGATE RESIDENCE BUILDING. NO PARKING INCLUDED. EXISTING BUILDINGS TO BE DEMOLISHED.

## ZONING CODE SUMMARY

SEE G SHEETS FOR ZONING CODE ANALYSIS AND DIAGRAMS  
**ZONING CODE:** SEATTLE MUNICIPAL LAND USE & ZONING CODE  
**ZONE:** MR (M1)  
**OVERLAYS:** EASTLAKE  
**URBAN VILLAGE:** RESIDENTIAL URBAN VILLAGE  
**ECA:** NONE  
**NUMBER OF UNITS:**

**PARKING (VEHICLE):** N/A  
**PARKING (BICYCLE):** 67 LONG-TERM; 4 SHORT-TERM  
**F.A.R.:** 4.5 x 4,950 SF = 22,275 SF MAX F.A.R.

## BUILDING CODE SUMMARY

**BUILDING CODE:** 2015 SEATTLE BUILDING CODE  
**PROPOSED USE:** CONGREGATE RESIDENCES  
**OCCUPANCY GROUP:** R-2  
**CONSTRUCTION TYPE:** TYPE VA OVER TYPE IA  
**SPRINKLER SYSTEM:** NFFPA13  
**BUILDING HEIGHT ALLOWED:** 70'-0" FT  
**BUILDING HEIGHT PROPOSED:** 64'-6" FT  
**STORIES ALLOWED:** 5 STORIES @ TYPE VA, UNLIMITED @ TYPE IA  
**STORIES PROPOSED:** 7 ABOVE GRADE  
**+ 1 BELOW GRADE**  
**ENERGY CODE:** 2015 SEATTLE ENERGY CODE

## PROJECT TEAM

**OWNER:**  
 REGIO LLC  
 2371 EASTLAKE AVE E, STE 100  
 SEATTLE, WA, 98102  
 CONTACT: GARY MULHAIR

**CIVIL ENGINEER:**  
 DAVIDO  
 9706 4TH AVE NE #300  
 TIM GABELEIN  
 (P) 206-523-0024

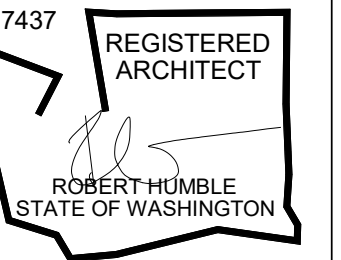
**ARCHITECT:**  
 HYBRID ARCHITECTURE  
 1205 E PIKE STREET, SUITE 2D  
 SEATTLE, WA 98122  
 CONTACT: ROBERT HUMBLE  
 (P) 206-267-9277  
 (E) permit@hybridarc.com

**STRUCTURAL ENGINEER:**  
 SWENSON SAY FAGET  
 2124 3RD AVE  
 ZANE KANYER  
 (P) 206-443-6212

**LANDSCAPE ARCHITECT:**  
 GLENN TAKAGI  
 18550 FIRLANDS WAY N, SUITE #102  
 SHORELINE, WA 98133  
 (P) (206) 546-1128

**GEOTECHNICAL ENGINEER:**  
 GEOTECH CONSULTANTS INC  
 2401 10TH AVE E  
 ROB WARD  
 (P) 425-747-5618

**HYBRID** architecture  
 1205 EAST PIKE STREET #2D  
 SEATTLE, WA 98122  
 206.267.9277  
 www.HybridARC.com



DATE	CONSTRUCTION	DATE	CONSTRUCTION	DATE	CONSTRUCTION
12.11.20					

**REGIO**  
 2235 BOYLSTON AVE  
 SEATTLE, WA 98102

3035695-LU  
 6759314-CN

**JOB NUMBER:**  
 H1922

**PROJECT DATA**

**G0.01**

12/11/2020 2:43:26 AM

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**GENERAL REQUIREMENTS**

- THE DRAWINGS ARE INTENDED TO ONLY PARTIALLY DESCRIBE THE SCOPE OF WORK FOR THE PROJECT. ANY WORK NOT SHOWN HERE, BUT REQUIRED BY CODE, OR THE SPECIFICATIONS, OR TO MAKE THE WORK COMPLETE, SHALL BE PROVIDED AS PART OF THE WORK.
- REFER TO THE LIST OF ABBREVIATIONS FOR COMMON ABBREVIATIONS USED IN THE DRAWINGS. IF AN ABBREVIATION IS NOT ON THE LIST, OR NOT COMMONLY USED, REFER TO THE ARCHITECT FOR CLARIFICATION.
- IT IS THE INTENT OF THE DOCUMENTS THAT ALL WORK COMPLIES WITH THE SEATTLE BUILDING CODE, SEATTLE MECHANICAL CODE, SEATTLE ELECTRICAL CODE, SEATTLE ENERGY CODE, SEATTLE FIRE CODE, SEATTLE LAND USE AND ZONING CODE, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, AND ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES IN EFFECT AT THE DATE OF PERMIT SUBMITTAL. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO GRANT APPROVAL FOR ANY CODE VIOLATION, ANY ERRORS, OMISSIONS, OR NON-COMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- BEFORE STARTING EACH PORTION OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATED TO THAT PORTION OF THE WORK, AS WELL AS OWNER-PROVIDED INFORMATION, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. ANY ERRORS, INCONSISTENCIES OR OMISSIONS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED AT ONCE.
- DIMENSIONS ARE SHOWN TO THE FACE OF CONCRETE, FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF FINISHED WALL AT INTERIOR WALLS, FACE OF FINISHED WALL AT EXISTING WALLS, AND EDGE OF OPENINGS, UNLESS DETAILED OR NOTED OTHERWISE ON DRAWINGS. REFER TO THE ARCHITECT IF CLARIFICATION IS NEEDED.
- REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN CASE OF DISCREPANCY, REFER TO THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK, AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. WORK SHOWN ON THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE, AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE, LEGAL, AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WITH THE EXCEPTION OF THE MASTER USE PERMIT AND THE BUILDING PERMIT.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH THE CITY OF SEATTLE DPD, SEATTLE CITY LIGHT, AND SEATTLE DEPARTMENT OF TRANSPORTATION.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR AND/OR ARCHITECT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PROJECT TEAM MEMBERS FOR THE PURPOSE OF ANSWERING INITIAL QUESTIONS, CLARIFYING AREAS OF CONCERN, AND FORMALIZING A CONSTRUCTION ADMINISTRATION PROCESS. THE MEETING(S) SHALL INCLUDE THE ARCHITECT, GENERAL CONTRACTOR, OWNER, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND WATER INTRUSION CONSULTANT.

**SITE NOTES**

- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING SITE CONDITIONS, DISTANCES, AND TOPOGRAPHIC CONTOURS. SITE CONDITIONS SHOWN ARE FROM OWNER-PROVIDED INFORMATION, SURVEYS BY OTHERS, AND PUBLIC RECORDS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR EXISTING SITE INFORMATION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION BY RETAINING A UTILITY LOCATION SERVICE AND MARKING ALL UNDERGROUND UTILITY LOCATIONS. ANY UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE BASED ON AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE ONLY. UTILITIES MAY BE PRESENT BUT NOT SHOWN ON THE DRAWINGS. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE CONNECTION LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES. RELOCATION OF UTILITIES, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL EXECUTE AND COMPLETE ALL WORK ON ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY THAT IS REQUIRED BY CONSTRUCTION EASEMENT AGREEMENTS WITH NEIGHBORING PROPERTY OWNERS, PRIVATE CONTRACT DOCUMENTS WITH THE SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE PERMITS, OR ANY OTHER AGREEMENT OR CONTRACT. ALL IMPROVEMENTS AND REPAIRS TO SIDEWALKS, ALLEYS, STREETS AND NEIGHBORING PROPERTIES SHALL BE COORDINATED TO MINIMIZE THE IMPACT ON THE PUBLIC AND TO MAINTAIN ACCESS TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL MAKE ARRANGEMENTS AND SECURE NECESSARY PERMITS WHEN CONSTRUCTION REQUIRES STREET OR SIDEWALK CLOSURES.
- IF ANY HAZARDOUS MATERIAL, INCLUDING BUT NOT LIMITED TO ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB), IS ENCOUNTERED ON THE SITE BY THE CONTRACTOR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
- PRIOR TO BEGINNING ANY DEMOLITION WORK, THE OWNER OR CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT" TO THE PUGET SOUND CLEAN AIR AGENCY (PSCAA) AND FULFILL THEIR REQUIREMENTS.
- NEW WATER MAINS, FIRE HYDRANTS, AND TEMPORARY FIRE DEPARTMENT ACCESS SHALL BE INSTALLED, INSPECTED BY THE FIRE DEPARTMENT PRIOR TO THE COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.

**INTERIOR ENVIRONMENT NOTES**

- OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" PER SBC 1208.2.
- PROVIDE AN ATTIC ACCESS OPENING AT ALL ATTIC SPACES AT LEAST 30" HIGH. THE ACCESS OPENING SHALL BE A MINIMUM OF 20" X 30" WITH AT LEAST 30" OF HEADROOM AT OR ABOVE THE OPENING. SBC 1209.2.
- PROVIDE AN 18" X 24" MINIMUM ACCESS OPENING AT ALL CRAWL SPACES. SBC 1209.1.
- PUBLIC RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING UPWARD ONTO THE WALLS AT LEAST 4 INCHES PER SBC 1210.2.1. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 4 FEET ABOVE THE FLOOR PER SBC 1210.2.2.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE. SBC 1210.2.2.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. SBC 1210.2.3, 1210.2.4.
- AS A FORMALDEHYDE REDUCTION MEASURE, ALL STRUCTURAL COMPONENTS SUCH AS SOFT PLYWOOD, PARTICLE BOARD, WAFER BOARD AND OSB SHALL BE IDENTIFIED AS "EXPOSURE 1", "EXTERIOR", OR "HUD-APPROVED".
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723 WITH A MINIMUM OF CLASS C THROUGHOUT. CLASS C HAS A FLAME SPREAD INDEX OF 76-200 AND SMOKE-DEVELOPED INDEX OF 0-450. SBC 803.1.1.

**ACCESSIBILITY NOTES**

- ACCESSIBLE ROUTES SHALL BE PROVIDED FROM ACCESSIBLE PARKING, PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH ACCESSIBLE PORTION OF THE BUILDING AND SHALL CONNECT EACH ACCESSIBLE LEVEL. SBC 1104.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING ENTRANCES WITH THE PRIMARY ENTRANCE OF EACH DWELLING UNIT AND WITH THE EXTERIOR AND INTERIOR SPACES THAT SERVE THE UNITS. SBC 1107.4.
- CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, LOCATED IN ACCESSIBLE SPACES OR ALONG ACCESSIBLE ROUTES SHALL BE ACCESSIBLE. SBC 1109.13.
- INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE TACTILE.
- DIRECTIONAL AND INFORMATIONAL SIGNS OTHER THAN BUILDING DIRECTORIES SHALL CONTAIN VISUAL CHARACTERISTICS COMPLYING WITH ICC A117.1. SBC 1110.
- REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SBC 1111. THESE AREAS INCLUDE, BUT ARE NOT LIMITED TO, ACCESSIBLE PARKING SPACES (IF > 4), ACCESSIBLE AREAS OF REFUGE, ACCESSIBLE ENTRANCES WHERE ALL ENTRANCES ARE NOT ACCESSIBLE, AND UNISEX TOILETS AND BATHING ROOMS.
- INTERIOR AREAS OF REFUGE AND EXTERIOR AREAS OF ASSISTED RESCUE SHALL BE PROVIDED WITH TWO-WAY COMMUNICATION SYSTEM TO A CENTRAL CONTROL POINT. IF CONTROL POINT NOT CONSTANTLY ATTENDED, AREA OF REFUGE SHALL ALSO HAVE CONTROLLED ACCESS TO A PUBLIC TELEPHONE SYSTEM.
- TWO-WAY COMMUNICATION SYSTEM SHALL HAVE BOTH AUDIBLE AND VISUAL SIGNALS AND INSTRUCTIONS POSTED ADJACENT TO THE SYSTEM CONTROLS. INSTRUCTIONS SHALL INSTRUCT HOW TO USE TWO-WAY COMMUNICATION SYSTEM, DIRECT USERS TO OTHER MEANS OF EGRESS, INFORM USERS HOW TO SUMMON ASSISTANCE, AND STATE THAT PERSONS ABLE TO USE STAIRS SHOULD DO SO ASAP, UNLESS ASSISTING OTHERS.
- REQUIREMENTS FOR DWELLING UNITS:
  - THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS, WITHIN THE UNIT, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS, THE ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF AT LEAST 36 INCHES, EXCEPT THAT SEGMENTS LESS THAN 24 INCHES IN LENGTH MAY HAVE A CLEAR WIDTH OF 32 INCHES.
  - IN TYPE A UNITS, TURNING SPACES SHALL BE REQUIRED IN ALL ROOMS, WITH THE EXCEPTION OF BATHROOMS IN A UNIT THAT ALREADY HAS AT LEAST ONE BATHROOM MEETING ALL THE REQUIREMENTS OF ANSI 1003.3.2. TURNING SPACE SHALL BE EITHER A CIRCULAR OR T-SHAPED SPACE. CIRCULAR SPACE SHALL BE 60" IN DIAMETER. T-SHAPED SPACE SHALL FIT WITHIN A 60" X 60" SQUARE, WITH THE WIDTH OF EACH ARM AND BASE 36" MINIMUM.
  - THE PRIMARY ENTRANCE DOOR TO ALL UNITS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH ANSI 1003.2
  - IN TYPE A UNITS, ALL DOORWAYS INTENDED FOR PASSAGE SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH ANSI 404, ICC A117.1. BATHROOMS IN A UNIT THAT ALREADY HAS AT LEAST ONE BATHROOM MEETING ALL THE REQUIREMENTS OF ANSI 1003.11 DO NOT HAVE TO COMPLY WITH THE MANEUVERING CLEARANCES ON THE BATHROOM SIDE OF THE DOOR.
  - CHANGES IN LEVEL OF 1/4" OR LESS ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE OF 1:2. THRESHOLDS SHALL NOT BE GREATER THAN 1/2" EXCEPT THAT THEY MAY BE 3/4" AT EXTERIOR SLIDING DOORS.
  - IN TYPE A UNITS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE AND BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 308, ICC A117.1. THEY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE MAXIMUM FORCE REQUIRED TO ACTIVATE THE PARTS SHALL BE 5 POUNDS.
  - IN TYPE B UNITS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE AND BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308, ICC A117.1.
  - "CLEAR FLOOR SPACE" IS 30"x48" PER ANSI 305.3.
  - OPERABLE PARTS SHALL BE PLACED BETWEEN 15" AND 48" ABOVE THE FLOOR IN AN AREA WITH UNOBSTRUCTED FORWARD OR SIDE REACH. WHEN THERE IS AN OBSTRUCTION OF 24" MAX WIDTH AND 34" MAX HEIGHT, THE OPERABLE PARTS SHALL BE NO HIGHER THAN 46" ABOVE THE FLOOR. WHEN THERE IS AN OBSTRUCTION OF 25" MAX WIDTH IN A SPACE ALLOWING A FORWARD APPROACH, THE OPERABLE PARTS SHALL BE NO HIGHER THAN 44" ABOVE THE FLOOR. ANSI 308, ICC A117.1.
  - BATHROOMS REQUIRE CLEAR FLOOR SPACES, CLEARANCES AROUND, BETWEEN, AND ADJACENT TO FIXTURES, REINFORCING FOR GRAB BARS, AND OTHER ITEMS SHOWN IN THE DRAWINGS. THE CONTRACTOR OR OWNER SHALL NOT MAKE DIMENSIONAL CHANGES TO ANY KITCHEN WITHOUT THE APPROVAL OF THE ARCHITECT.
  - KITCHENS REQUIRE CLEAR FLOOR SPACES, CLEARANCES AROUND, BETWEEN, AND ADJACENT TO FIXTURES, APPLIANCES, CABINETS, COUNTERS AND WALLS, AND OTHER ITEMS SHOWN IN THE DRAWINGS. THE CONTRACTOR OR OWNER SHALL NOT MAKE DIMENSIONAL CHANGES TO ANY KITCHEN WITHOUT THE APPROVAL OF THE ARCHITECT.
  - IN TYPE A UNITS, WASHING MACHINES AND CLOTHES DRYERS REQUIRE A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, CENTERED ON EACH APPLIANCE. ALL OPERABLE PARTS SHALL COMPLY WITH SECTION 309, ICC A117.1, INCLUDING THE REACH RANGES SPECIFIED IN ANSI 308, ICC A117.1. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT BETWEEN 15" AND 34" ABOVE THE FLOOR.
  - IN TYPE B UNITS, WASHING MACHINES AND CLOTHES DRYERS REQUIRE A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, CENTERED ON EACH APPLIANCE. IF NECESSARY FOR GREATER ACCESSIBILITY, THE CLOSET DOORS MAY BE REMOVED AND THE APPLIANCES MOVED FORWARD TO FLUSH OUT WITH THE ADJACENT WALLS.

**EGRESS NOTES**

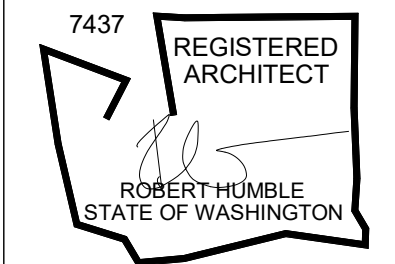
- FOR AN ACCESSIBLE MEANS OF EGRESS, THE WIDTH OF STAIRWAYS MUST BE A MINIMUM OF 48 INCHES CLEAR BETWEEN HANDRAILS, UNLESS THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. SBC 1009.3. OTHERWISE, STAIRS MUST BE A MINIMUM OF 44 INCHES WIDE. SBC 1011.2
- STAIRWAYS MUST HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SBC 1011.3.
- STAIR RISER HEIGHTS MUST BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS MUST BE 11 INCHES MINIMUM. SBC 1011.5.2.
- STAIR TREADS AND RISERS MUST BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD MUST BE 3/8" MAX. IN ANY FLIGHT OF STAIRS. SBC 1011.5.4.
- STAIRWAYS MUST HAVE HANDRAILS ON EACH SIDE, WITH A UNIFORM HEIGHT BETWEEN 34" AND 38" ABOVE THE STAIR-TREAD NOSING PER SBC 1014.2. HANDRAILS MUST BE CONTINUOUS PER SBC 1014.4.
- HANDRAILS ARE TO BE GRASPABLE, WITH A DIAMETER BETWEEN 1 1/4 INCHES AND 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION BETWEEN 4 INCHES AND 6 1/4 INCHES WITH A MAX. CROSS-SECTION DIMENSION OF 2 1/4 INCHES AND A MIN. EDGE RADIUS OF 0.01 INCH. SBC 1014.3.
- HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS, OR THEY SHALL RETURN TO A WALL OR THE WALKING SURFACE. AT THE TOP OF A STAIRWAY, HANDRAILS MUST EXTEND HORIZONTALLY 12 INCHES BEYOND THE TOP RISER. AT THE BOTTOM OF THE STAIRWAY, HANDRAILS MUST CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. SBC 1014.6.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AND AS SHOWN IN THE DRAWINGS. SBC 1015.2.
- HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SET FORTH IN SBC 1607.8.
- GUARDS MUST BE A MINIMUM OF 42" HIGH. SBC 1015.3.
- OPEN GUARDS SHALL BE DESIGNED AND CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 36". FROM 36" TO 42", A 4-3/8" DIAMETER SPHERE SHALL NOT PASS. SBC 1015.4.
- STAIRWAY SIGNS SHALL DESIGNATE THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE, THE IDENTIFICATION OF THE STAIR, THE STORY AND DIRECTION TO THE EXIT DISCHARGE, WHETHER THERE IS ROOF ACCESS FOR THE DEPARTMENT, AND WHETHER THE ROOF IS ACCESSED BY ROOF HATCH. INTERIOR VERTICAL EXIT ENCLOSURES CONNECTING MORE THAN 3 STORIES SHALL HAVE STAIRWAY SIGNAGE AT EACH FLOOR LANDING. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE DOORS ARE IN BOTH OPEN AND CLOSED POSITIONS. SBC 1023.9.
- EXIT SIGNS ARE REQUIRED AT EACH EXIT, EXIT ACCESS DOOR, AND ALONG THE ACCESS TO THE EXIT. NO POINT IN AN EXIT ACCESS CORRIDOR SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. EXIT SIGNS SHALL BE VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. SBC 1013.1.
- TACTILE EXIT SIGNS SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, EXIT PASSAGEWAY AND THE EXIT DISCHARGE COMPLYING TO ICC A117.1.
- PLACARDS READING "NOT AN EXIT" OR INDICATING THE USE OF THE SPACE BEYOND ARE REQUIRED AT ALL DOORWAYS, PASSAGEWAYS AND STAIRWAYS WHICH MAY BE MISTAKEN FOR EXITS. SBC 1013.7.
- THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND AT EVERY POINT IN THE MEANS OF EGRESS. SBC 1013.3.
- PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED EXCEPT FOR EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT PRESSURIZATION, SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION AND ELECTRICAL RACEWAY SERVING THE EXIT ENCLOSURE AND TERMINATING AT A STEEL BOX 16 SQUARE INCHES MAXIMUM. PENETRATIONS MUST BE PROTECTED PER SBC 714. SBC 1024.6.

**SOUND TRANSMISSION NOTES:**

- AIR-BORNE SOUND: WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES INCLUDING SOFFITS, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC. UNIT ENTRY DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. UNIT ENTRY DOOR ASSEMBLIES SHALL HAVE A STC OF NOT LESS THAN 28. SBC 1207.2.
- STRUCTURE-BORNE SOUND: FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE AN IMPACT INSULATION CLASS (ICC) RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED) PER 1207.3.
- JOINTS IN THE PERIMETER OF WALLS OR FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL BE ACOUSTICALLY SEALED WITH A PERMANENT RESILIENT MATERIAL APPROVED FOR SUCH PURPOSE. CONDUITS, DUCTS, PIPES AND VENTS WITHIN SUCH WALL OR FLOOR/CEILING ASSEMBLIES CAUSING VIBRATION SHALL BE REASONABLY ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF SUPPORT. ALL OPENINGS THROUGH WHICH SUCH ITEMS PASS SHALL HAVE THE EXCESS OPENING FULLY SEALED. SBC 1207.3.
- ELECTRICAL OUTLET BOXES SHALL NOT BE PLACED BACK-TO-BACK AND SHALL BE OFFSET BY NOT LESS THAN 12 INCHES FROM OUTLETS IN THE OPPOSITE WALL SURFACE. THE BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY AT LEAST 2" THICK MATERIAL FIBER INSULATION. SBC 1207.3.
- SPACES OR SHAFTS CONTAINING AIR CONDITIONING, REFRIGERATION OR VENTILATING EQUIPMENT, ELEVATOR MACHINERY, OR OTHER MECHANICAL EQUIPMENT SHALL BE SEPARATED BOTH VERTICALLY AND HORIZONTALLY FROM ADJOINING DWELLING UNITS BY CONSTRUCTION DESIGNED TO PROVIDE A MINIMUM STC RATING OF 50. SBC 1207.6.
- DESIGN AND MATERIALS FOR SOUND TRANSMISSION CONTROL SHALL NOT IMPAIR THE FIRE-RESISTANT INTEGRITY OF SEPARATING WALLS OR FLOOR/CEILING ASSEMBLIES. SBC 1207.7.

**CONSTRUCTION FIRE PROTECTION NOTES**

- PROVIDE FIRE SAFETY DURING CONSTRUCTION WORK IN ACCORDANCE WITH SFC CHAPTER 33 THAT INCLUDES TEMPORARY HEATING EQUIPMENT, PRECAUTIONS AGAINST FIRE, FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE GASES, EXPLOSIVE MATERIALS, OWNER'S RESPONSIBILITY FOR FIRE PROTECTION, FIRE REPORTING, ACCESS FOR FIREFIGHTING, WATER SUPPLY FOR FIRE PROTECTION, STANDPIPES, AUTOMATIC SPRINKLER SYSTEMS, PORTABLE FIRE EXTINGUISHERS, MOTORIZED CONSTRUCTION EQUIPMENT, AND SAFEGUARDING ROOFING OPERATIONS.
- PROVIDE CLASS 2A FIRE EXTINGUISHERS PURSUANT TO SFC SECTION 3315 DURING CONSTRUCTION AT THE FOLLOWING LOCATIONS:
  - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE STORED OR USED.
  - IN EVERY STORAGE AND CONSTRUCTION OFFICE SHED.
  - WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
  - IN EVERY ROOM OR SPACE WITHIN THE BUILDING USED FOR STORAGE, A DRESSING ROOM, OR A WORKSHOP.
  - TEMPORARY ENCLOSURES.
  - WITHIN 30 FEET OF HOT WORK.
- PROVIDE A CONSTRUCTION STANDPIPE PURSUANT TO SFC SECTION 3313 AND NFPA 14 CHAPTER 12. THE CONSTRUCTION STANDPIPE SYSTEM SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SYSTEMS SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO HAVE 2-1/2 INCH OUTLETS WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
- EGRESS, SEPARATION, FIRE PROTECTION SYSTEMS, AND EMERGENCY ACCESS SHALL CONFORM TO THE REQUIREMENTS OF SFC CHAPTER 33 DURING CONSTRUCTION. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS TO OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION PHASE WORK AND ALSO APPLIES TO IMPACTS UPON NEIGHBORING BUILDINGS AS WELL AS SPACES WITHIN THESE BUILDINGS.
- NO STORAGE OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS, CUTTING OR WELDING OPERATIONS, ROOFING OPERATIONS OR USE OF FLAMMABLE GAS FOR TEMPORARY HEATING OR DRYING SHALL BE CONDUCTED ON ANY CONSTRUCTION SITE WITHOUT FIRST HAVING OBTAINED A SPECIFIC PERMIT FROM THE SEATTLE FIRE DEPARTMENT FOR THESE HAZARDOUS ACTIVITIES. PLEASE CALL (206) 386-1450 FOR PERMIT INFORMATION.
- IF THERE IS AN EXISTING UNUSED UNDERGROUND HEATING OIL TANK AT THE SITE, IT SHALL BE DECOMMISSIONED AND REMOVED FROM THE SITE PURSUANT TO SFC CHAPTER 57 AND SFD ADMINISTRATIVE RULE 34.02.02. SUCH WORK SHALL ONLY BE CONDUCTED BY A CERTIFIED UNDERGROUND STORAGE TANK DECOMMISSIONER, AND REQUIRES A SEATTLE FIRE DEPARTMENT PERMIT. CALL (206) 386-1450 FOR PERMIT INFORMATION.



LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		

REGIO  
2235 BOYLSTON AVE  
SEATTLE, WA 98102

3035695-LU  
6759314-CN

JOB NUMBER:  
H1922

GENERAL  
NOTES

G0.02

12/11/2020 2:43:26 AM



**Preliminary Assessment Report  
Project 002687-19PA, 2335 BOYLSTON AVE E**

Assessment Completed: 6/5/2019

**Project Description:** Proposed (75) unit congregate residence building. No parking included. Existing buildings to be demolished.

**Primary Applicant:** [Robert Humble](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project requires a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

**Next Steps**

- Review the requirements in this report and contact the staff members listed below with questions.
- If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See SDCI Client Assistance Memo 2313 for guidance about the 60% complete approval process.**
- Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

**Questions About This Report**

If you have questions about the information in this report, contact the appropriate city staff member for each section.

**SDCI Drainage Requirements**

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

**SDCI Land Use Requirements**

Emily Loftsted, (206) 396-0097, [Emily.Loftsted@seattle.gov](mailto:Emily.Loftsted@seattle.gov)

**SDCI Preapplication Site Visit Requirements**

Christopher Bennett, (206) 233-7234, [christopher.bennett@seattle.gov](mailto:christopher.bennett@seattle.gov)

**Seattle City Light Requirements**

Thomas Graveli, [Thomas.Graveli@seattle.gov](mailto:Thomas.Graveli@seattle.gov)

**Seattle Department of Transportation Requirements**

Emily Ehlers, (206) 518-4608, [Emily.Ehlers@seattle.gov](mailto:Emily.Ehlers@seattle.gov)

**Seattle Public Utilities Requirements**

Steve Kienick, (206) 233-7234, [Steve@seattle.gov](mailto:Steve@seattle.gov)

**Water Availability**

**Seattle Public Utilities Drainage/Sewer Availability Requirements**

**Other Resources**

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

**Requirements**

**SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.  
\*\*The new 2018 Stormwater and Side Sewer Code is effective on January 1, 2018. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Review to determine drainage requirements.\*\*

**Existing Public Drainage Infrastructure**

Combined sewer main location: **Boylston Ave E**  
Combined sewer main size: **8-inches**

**Drainage**

**Infiltration Investigation Required: Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMPs. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the SDCI Stormwater Code website.  
<http://www.seattle.gov/dps/codes/rules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

**Project Type and Drainage Basin**

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Combined sewer**

Project Type: **Parcel-based**  
Drainage Basin: **Public combined sewer**

**Drainage Control Compliance**

**Drainage Review Required: Yes**

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWCC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

**Soil Amendment Required: Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the **Post Construction Soil Management Plan on the Standard CSC/SOIL Plan**.

**On-site Stormwater Management Required: Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bio-retention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per [SMC 22.805.050.B](#), and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

**Flow Control Required: No\***

Based on the information provided, adherence to Flow Control Standards is not required for this project.

\*Note: If groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, [SMC Section 22.805.050.A.6](#) and [SMC Section 22.805.060.A.6](#).

**Water Quality**

No requirements

**King County Capacity Charge:**

All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

**Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge (DPD Director's Rule 4-2011, [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\)](#)) is located at the following: **Combined system**,

**SDCI Land Use Code Requirements**

**Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

**BOYLSTON AVE E**

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#). Street trees shall be provided in the planting strip according to [Seattle Department of Transportation Tree Planting Standards](#). Contact SDOT Urban Forestry (for residential projects: (206) 684-7818; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

A 1 foot setback is required. Please label on Site Plan.

A 3 foot setback is required in addition to setback listed above. Please label on site plan.

**Alley Requirements**

**WEST ALLEY**

Based on the submitted documents, no alley improvements are required per [SMC 23.53.030](#).

**Land Use**

Based on the project scope, SEPA may be required. See DPD Director's Rule 7-2014, [State Environmental Policy Act \(SEPA\) Exemptions From Environmental Review Requirements When Establishing, Changing or Expanding A Use](#) for more details. It appears that your project will require Design Review. A pre-submittal conference will be required. Please see [SMC 23.41](#) for more information about Design Review.

For Full and Administrative Design Reviews, see [Tip 238](#), [Design Review: General Information, Application Instructions, and Submittal Requirements](#).

For Streamlined Design Review, see [Tip 238B](#), [Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements](#).

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the [Seattle Services Portal](#).

An arborist report may be required. See [Tip 242](#), [Tree Protection Regulations in Seattle](#) for more detail.

Alley access may be required.

**Other Requirements**

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permits/Default.aspx](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/Default.aspx)).

**Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Assessment Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

**ECA Mapping Unit and Type**

Non-ECA

**Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Where area of proposed encroachment on the submitted drawings and detailed cross-sections. If temporary cuts greater than 1ft:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

**Existing ROW Conditions**

**BOYLSTON AVE E**

Street conditions:  
Concrete paving  
Asphalt paving  
Visible pavement width is: 25'F  
Curb conditions:  
Curb adjacent to site:  
Concrete  
Approximate curb height: 2" inches  
A storm inlet is located <350 ft from the site and prior to crossing a public right of way.  
It appears that drainage from that discharge point will remain in the gutter line of the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

**WEST ALLEY**

Concrete paving  
Downstream inlet prior to crossing sidewalk

**Potential Impacts to Seattle Parks Property**

No parks property in vicinity

**Tree Protection**

Existing trees appear to be shown accurately on the site plan

**Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-3](#)).

**Show the following on the Construction Stormwater Control and Soil Amendment Standard Plan:**

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:  
Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.  
Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).  
Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.  
Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-9900 or [online](#).

**Seattle City Light Requirements**

**Street/Alley Requirements**

**WEST ALLEY**

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(1)(ii). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system.

Other requirements: Based on our assessment of the size of your project, you may need a transformer on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. SCL has access, clearance, size and location requirements for vaults and pads. There is no three-phase power available at this project site. City Light has no distribution along Boylston Ave E and distribution along the alley is single-phase only. Per SCL Requirements For Electric Service Connection, Chapter 3.3, page 10, the maximum allowable single-phase secondary service entrance rating is 600 amps.

**Conservation**

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Form

insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information, contact Phoebe Warren at (206)684-3795 or [phobe.warren@seattle.gov](mailto:phobe.warren@seattle.gov).

**Notes to Applicant**

For new service please contact the Electrical Service Representative for your area 9-12 months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Dave Booth, 206-233-3968, [dave.booth@seattle.gov](mailto:dave.booth@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

**SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2008-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/struse\\_docs.htm](http://www.seattle.gov/transportation/struse_docs.htm). Wherever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

**SDOT Permitting Information**

**SDOT Fee Requirements:** None

All work in the public right-of-way requires a permit. Construction use permits are required when performing non-utility work in the ROW, including material and vehicle staging, crane activity, or installing approved encroachments. Minor utility permits are required for utility work that does not trigger the utility major process. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/struse\\_docs.htm](http://www.seattle.gov/transportation/struse_docs.htm) and review Client Assistance Memo 2109: <http://www.seattle.gov/Documents/Departments/SDOT/CAM/CAM2109.pdf> for more information.

Based on the scope of your project and the proximity to the hot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

**Existing conditions review**

This site is located within an existing urban center or urban village. Projects in urban villages must comply with the standard sidewalk cross-section defined in the Right-of-Way Improvements Manual.

**City planning context**

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). The following projects are planned adjacent to the site: Proposed shared station on Boylston Ave E

**Street Improvement Requirements**

**BOYLSTON AVE E**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards. (See section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, e-mail your request to SDOT Urban Forestry at DOT\_LAB@seattle.gov and include the project address and SDCI project number in the subject line.**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.  
Other requirements: 1) setback required  
Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

**Alley Requirements**

**WEST ALLEY**

Provide all vehicle access to the site via the alley.

Provide solid waste collection via the alley. SDOT encourages on-site staging on collection day where possible to keep alleys clear for passenger and commercial vehicle mobility. Coordinate early with SPU. Contact Angela Wallis ([angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov)).

**SPU Requirements**

**SOLID WASTE**

SPU review of solid waste storage and service plans is required for:

- all multifamily, mixed-use and townhouse developments greater than 10 units;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

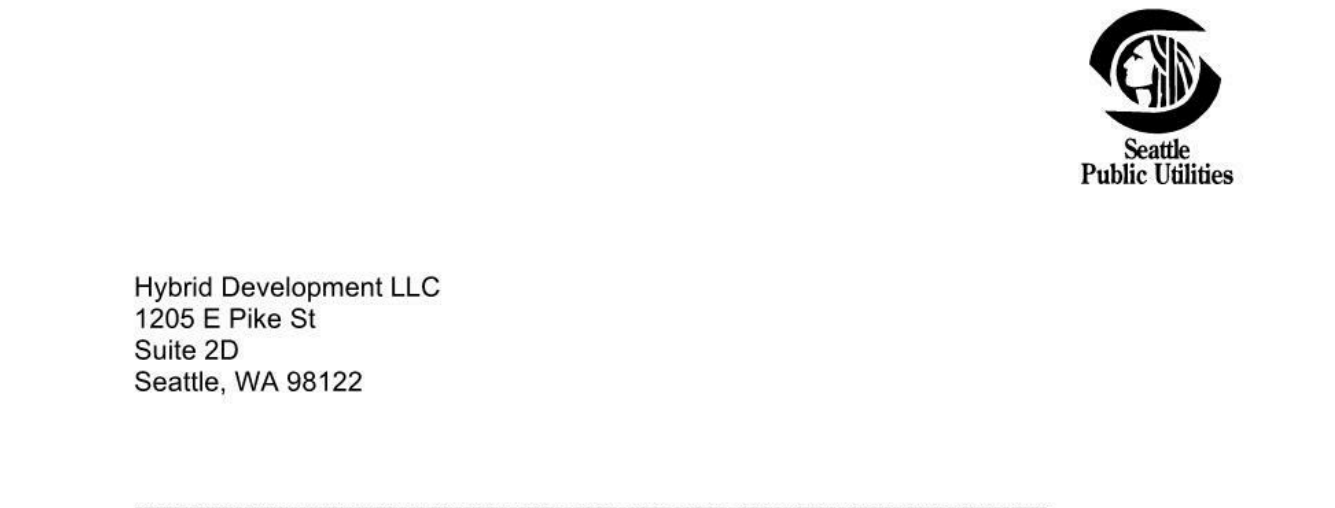
Please review the land use and solid waste code for solid waste and the guidelines found in [CAM 1301: Solid Waste Information for Developers](#) (<http://www.seattle.gov/dpd/Business/Construction/2016/WaterforDevelopers/index.htm>). For the property types listed above, please submit the [Checklist for Developers](#) to Angela Wallis at [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov), or call: (206) 684-4166 with questions.

**SPU Sewer/Drainage Availability Requirements**

**Other Requirements**

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractor's license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).



**WATER AVAILABILITY CERTIFICATE  
Building Permit**

For Property: 2335 Boylston Avenue E, In: Seattle, Map No: 30  
Parcel ID: 2902200756

Requested for: Building Permit Rec'd by SPU: 05/23/2019

DPD Project(s): 002687-19PA Developer:

Project Description: \*Proposed (75) unit congregate residence building. No parking included. Existing buildings to be demolished. Parcel Number: 2902200756

This Certificate is: **NOT APPROVED**; An Approved Water Availability Certificate will be issued when a contract has been signed for installation of the system improvements described below, and the related charges have been paid. Please contact the Development Services Office at [spu\\_dso@seattle.gov](mailto:spu_dso@seattle.gov) or 206-684-3333

Requirement for new water services: To enter into a contract with SPU for installation of water system improvements necessary to provide a Distribution water main across the full frontage of the property (see Seattle Municipal Code 21.04.060B). In particular, the water system improvements may include the addition of one 20" line valve to the 20" Feeder main under the west sidewalk of Boylston Ave East. Improvements to include all necessary appurtenances, labor, and restoration. This water system improvement is eligible to enter into a Latecomer Agreement. The deadline to apply for a Latecomers Agreement is PRIOR to approval of infrastructure design or Water System Valve Contract execution. Latecomer agreements allow a property owner who has installed water or sewer utility system improvements to recover a portion of the costs of those improvements from other property owners who connect to the improvements. See SPU's website for more information and application materials:  
<http://www.seattle.gov/utilities/construction-and-development/dso/latecomer-agreements>, or contact [spu\\_dso@seattle.gov](mailto:spu_dso@seattle.gov) or call 206-684-3333.

Certificate Prepared by: M D Certified by: Mike Dotson Date: 08/28/2019

This Water Availability Certificate ID No. 20191482 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements.

**Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.**

**EXISTING WATER SYSTEM INFORMATION**

Water Service(s):  
Size: 3/4" Type: Domestic Material: Copper Meter: Active

Pressure Zone: 326 Elevation: 158 Static Pressure: 73 psi  
Recommended design pressure is 20 psi less than static pressure.

Rev. 01/09/2007 Page 1 of 4

Proximity of nearest fire hydrant is: 191 feet S of Property. Meets Standards  
Comment:  
No current flow test or simulation is available. If more current data is required for design purposes, please contact Seattle Public Utilities Development Services Office at 206 684 3333 or [spu\\_dso@seattle.gov](mailto:spu_dso@seattle.gov) to request a hydrant flow test.

Property: 2335 Boylston Avenue E WAC ID No: 20191482 DPD Project(s): 002687-19PA  
Parcel ID: 2902200756

Water Main:  
Size: 20 inches Material: Cast Iron Class: 150 Year: 1960  
• SubStandard  
• Abutting  
Water Main is available to serve in: Boylston Avenue E  
Distance of main to E margin of street is 2

TITLE 23 - LAND USE CODE DEPARTURE MATRIX			
CODE CITATION	REQUESTED DEPARTURE (Ref: DR Rec Report)	DESIGN REVIEW BOARD RESPONSE	RATIONAL
1 <b>Upper Level Side Setback Reduction (23.45.518 - Table B)</b>	The applicant is requesting to be allowed average side setback of 9.12 feet which is a 9% departure from the requirement.	The Board indicated preliminary support for the requested departure.	The rationale is based on the notched side setback breaks the side facade into smaller masses, achieving greater relief on the sides than would be achieved with a terraced building. This respects neighboring properties by increasing access to light and air. Additionally, the eroded corners provide greater front and rear setbacks with more variety and visual interest facing the street and alley.
1 <b>Amenity Area Reduction Common Amenities</b>	ADR guidance strongly supported that the NW corner deck be a common amenity space. Because the deck at this location is less than the required 250sf required for a common amenity, the project will request a departure of 16% amenity.		As the Board suggested, Common amenity at level 6 is a way to bring equity to the distribution of common spaces in the building.

## 23.45.514 - STRUCTURE HEIGHT

### CODE REFERENCE

SEE SHEET A3.0 FOR STRUCTURE HEIGHT ANALYSIS AND COMPLIANCE.

#### .J - ROOFTOP FEATURES.

.2 - OPEN RAILINGS, PLANTERS, SKYLIGHTS, GREENHOUSES, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAX HEIGHT LIMIT SET IN PREVIOUS SUBSECTIONS.

SEE ELEVATIONS FOR PARAPET EXTENSION COMPLIANCE.

3. ARCHITECTURAL PROJECTIONS THAT RESULT IN ADDITIONAL INTERIOR SPACE, SUCH AS DORMERS, SKYLIGHTS, AND CLERESTORIES, ARE SUBJECT TO THE FOLLOWING LIMITS:

B. ON FLAT ROOFS, THE PROJECTIONS MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT ALLOWED BY SUBSECTIONS 23.45.514.A, 23.45.514.B, AND 23.45.514.F IF THE FOLLOWING REQUIREMENTS ARE MET:

- 1) THE TOTAL AREA OF THE PROJECTIONS IS NO MORE THAN 30 PERCENT OF THE AREA OF THE ROOF PLANE; AND
- 2) THE PROJECTIONS ARE SETBACK AT LEAST 4 FEET FROM ANY STREET FACING FACADE.

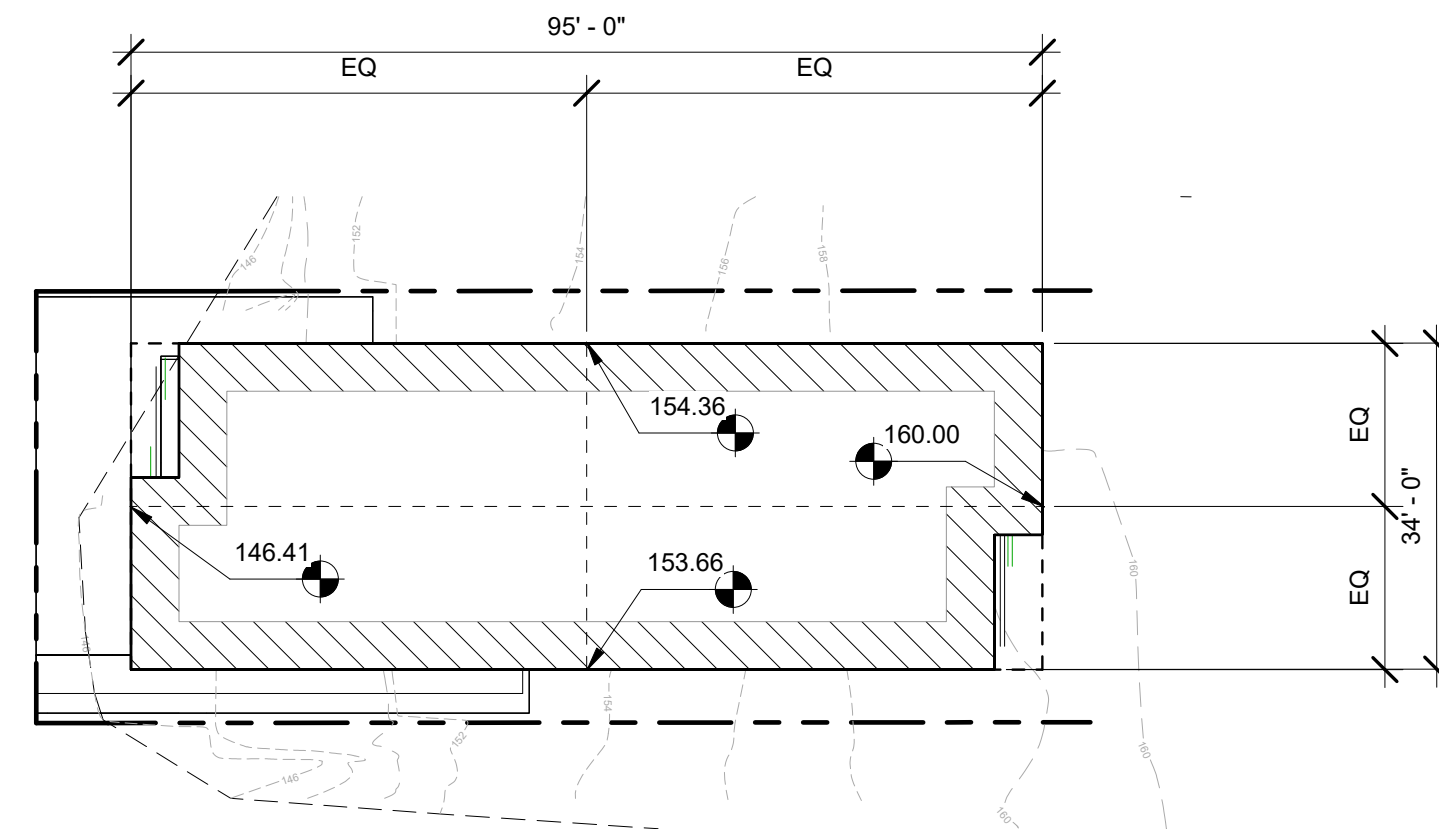
4. IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND 23.45.514.F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES IN SUBSECTIONS 23.45.514.J.4.A THROUGH 23.45.514.J.4.F DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA (OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT):

- A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;
- B. MECHANICAL EQUIPMENT

### PROJECT COMPLIANCE

- A. LR3(M)  
PROPOSED: 50' BASE HEIGHT = 50' MAX HEIGHT

## AVERAGE GRADE LEVEL

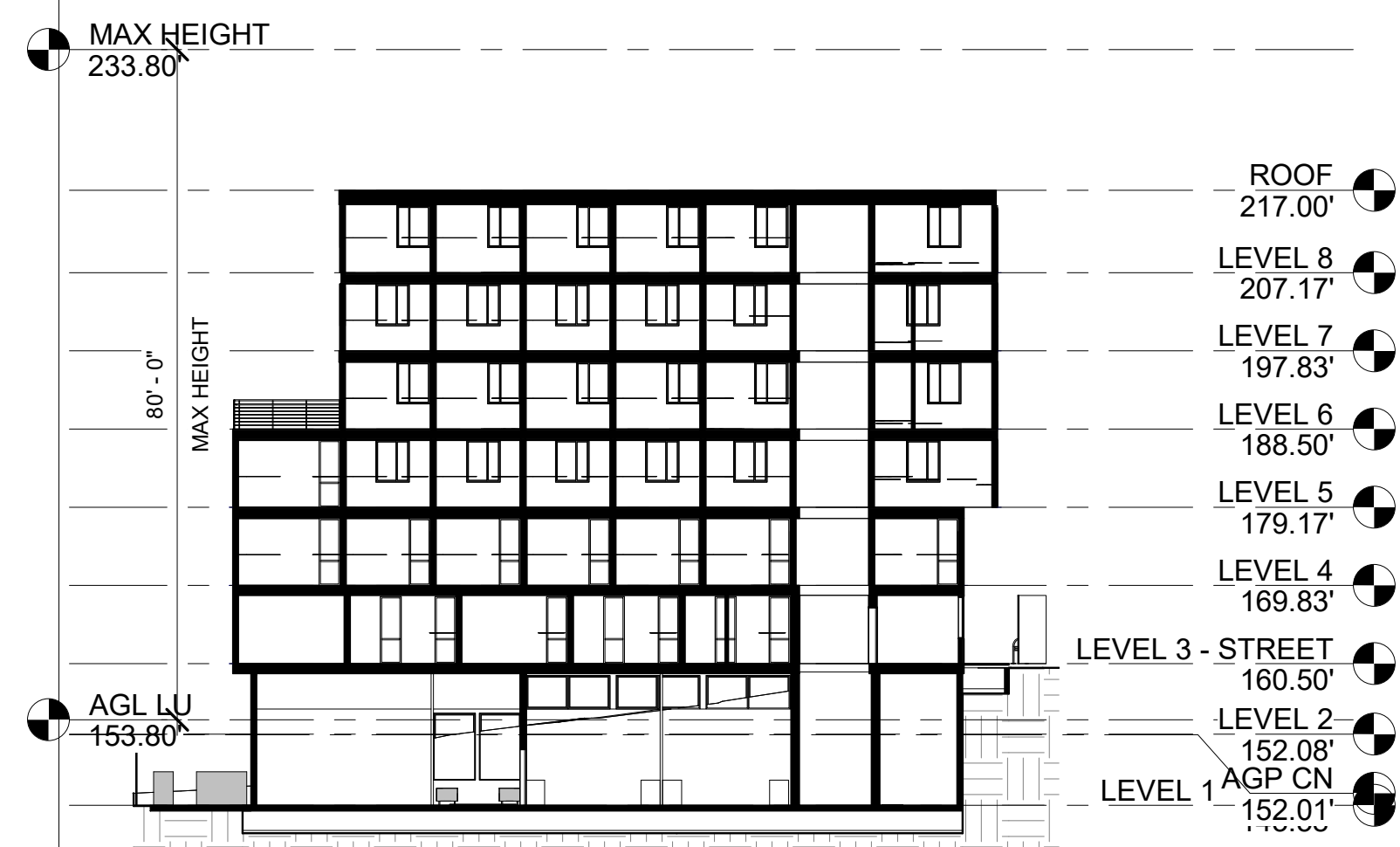


AVERAGE GRADE LEVEL CALCULATION =

$$\frac{(146.41 \times 34.00 + 154.36 \times 94.25 + 160.00 \times 34.00 + 153.66 \times 94.25)}{(34 \times 94.25 + 34 \times 94.25)} =$$

$$= 153.80\text{FT} = \text{AVERAGE GRADE LEVEL}$$

## STRUCTURE HEIGHT



## SETBACK REQUIREMENTS SMC 23.45.518

### CODE REFERENCE

MIN SETBACK FOR MR ZONE PER TABLE 23.45.518

ALONG BOYLSTON - 7 AVERAGE, 5 MINIMUM  
- FOR PORTIONS >70FT, 15FT

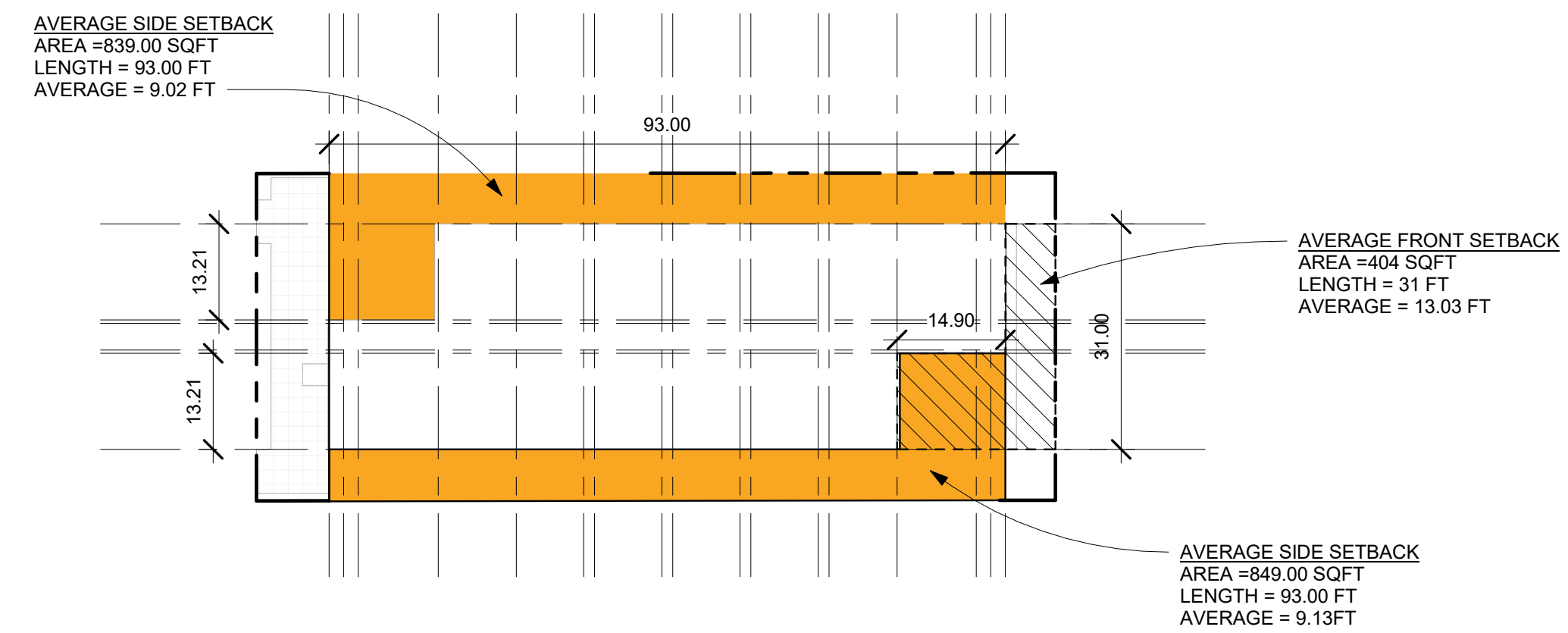
- FOR LOTS ABUTTING A STREET THAT IS <50FT IN WIDTH, ALL PORTIONS AOF THE STRUCTURE >70FT IN HEIGHT MUST BE SET BACK 15 FT FROM THE FRONT LOT LINE ABUTTING THAT ROW.

ALONG ALLEY - 10 FT FROM REAR LOT LINE ABUTTING ALLEY  
SIDE SETBACK - FOR PORTIONS <42FT: 7 AVERAGE; 5 MIN  
- FOR PORTIONS >42FT: 10 AVERAGE; 7 MIN

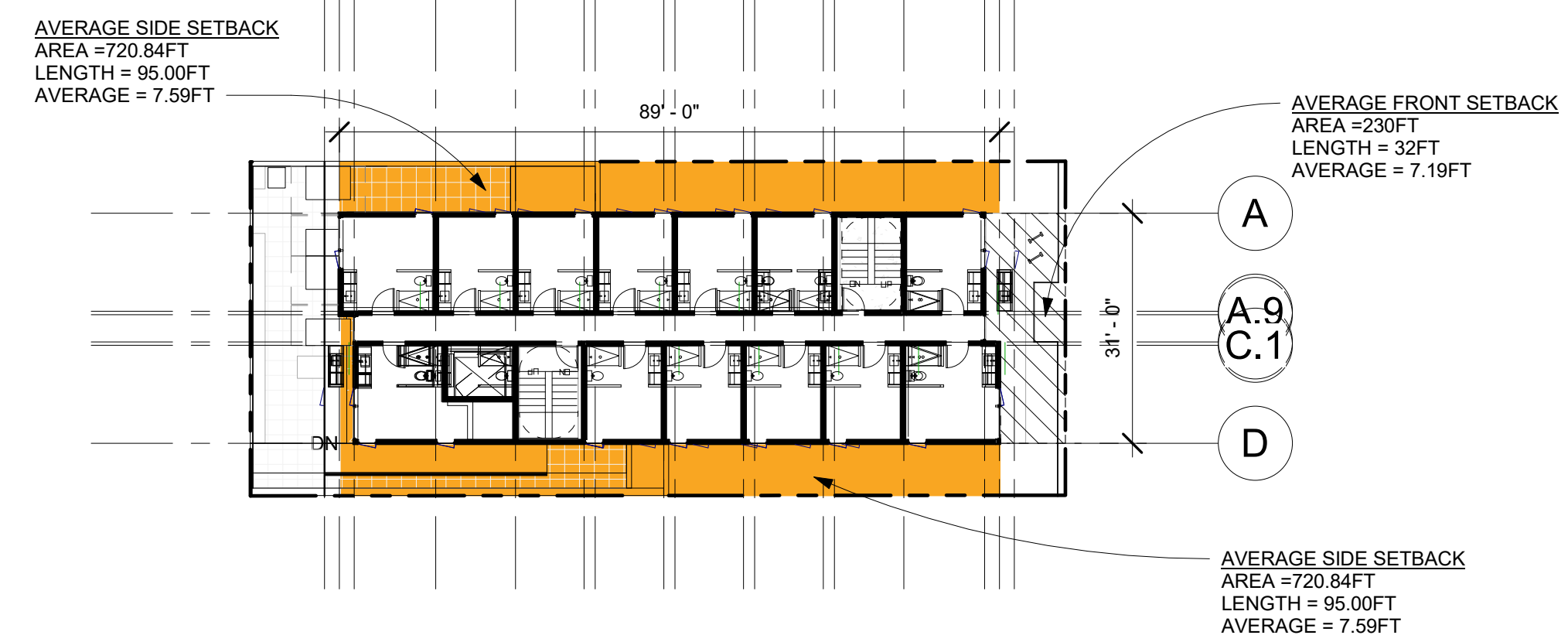
SDOT SETBACK 1FT AT BOYLSTON  
3FT ADDITIONAL SETBACK AT BOYLSTON IN ADDITION TO 1FT

2. UPPER-LEVEL SETBACKS IN MR ZONES A. FOR LOTS ABUTTING A STREET THAT IS LESS THAN 56 FEET IN WIDTH, ALL PORTIONS OF THE STRUCTURE ABOVE 70 FEET IN HEIGHT MUST BE SET BACK 15 FEET FROM THE FRONT LOT LINE ABUTTING THAT RIGHT-OF-WAY. B. PROJECTIONS ALLOWED IN SUBSECTION 23.45.518.H ARE ALLOWED IN UPPER-LEVEL SETBACKS. C. STRUCTURES ALLOWED IN SUBSECTION 23.45.518.J ARE NOT ALLOWED IN UPPER-LEVEL SETBACKS. D. ROOFTOP FEATURES ARE NOT ALLOWED IN UPPER-LEVEL SETBACK EXCEPT AS FOLLOWS: 1) OPEN RAILINGS MAY EXTEND UP TO 4 FEET ABOVE THE HEIGHT AT WHICH THE SETBACK BEGINS. 2) PARAPETS MAY EXTEND UP TO 2 FEET ABOVE THE HEIGHT AT WHICH THE SETBACK BEGINS.

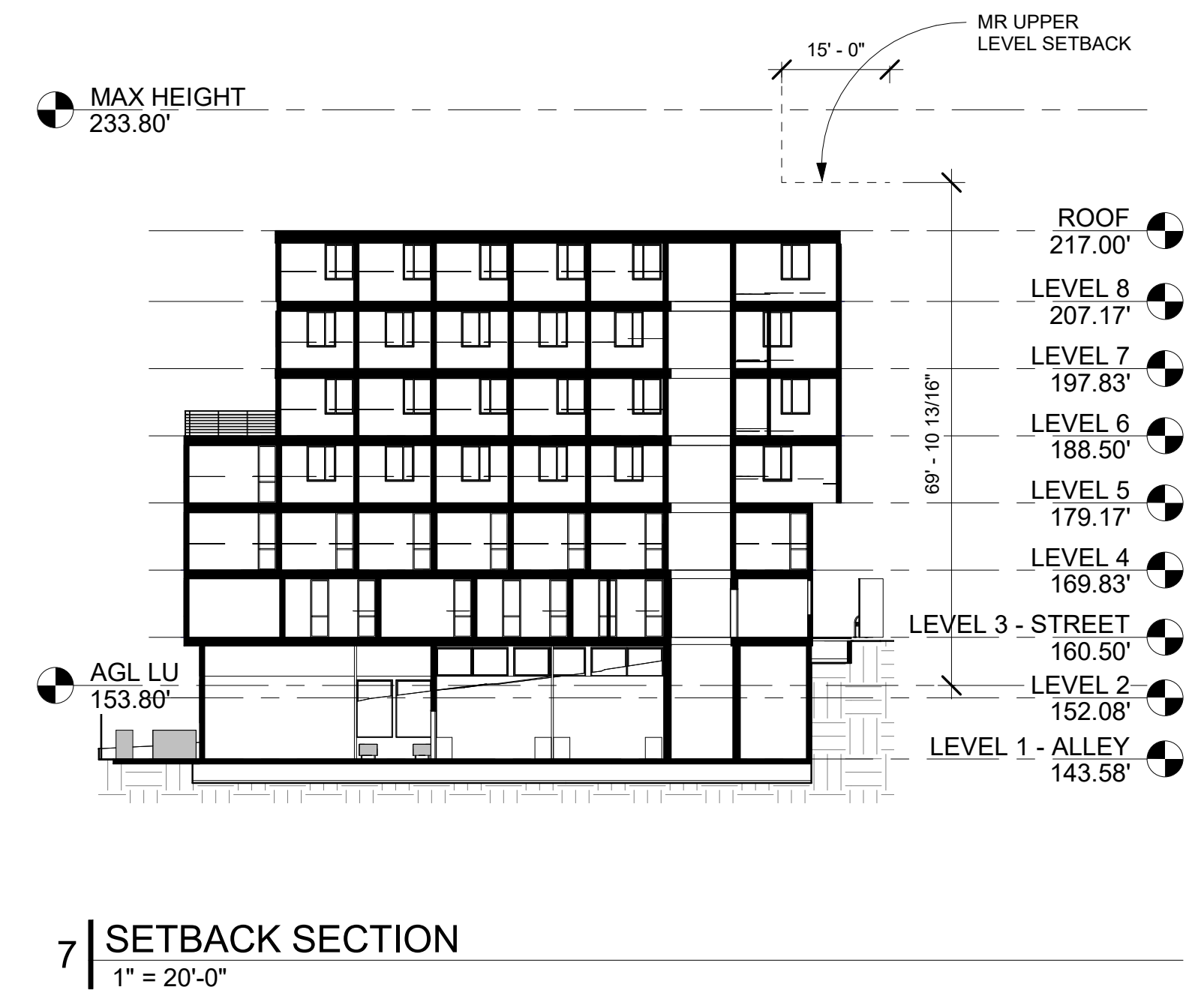
### PROJECT COMPLIANCE



## 5 | SETBACK ABOVE 42FT



## 6 | SETBACK BELOW 42FT



## 7 | SETBACK SECTION

1" = 20'-0"

DATE	CONSTRUCTION
12.11.20	

LAND USE  
MUP INTAKE

REGIO  
2235 BOYLSTON AVE  
SEATTLE, WA 98102

3035695-LU  
6759314-CN

JOB NUMBER:  
H1922

ZONING CODE  
HEIGHT

**G0.04**

12/11/2020 2:43:31 AM

# FLOOR AREA RATIO SMC 23.45.510

## CODE REFERENCE

**A. Gross floor area.** In multifamily zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation, and ground-level walking paths, are not considered gross floor area.

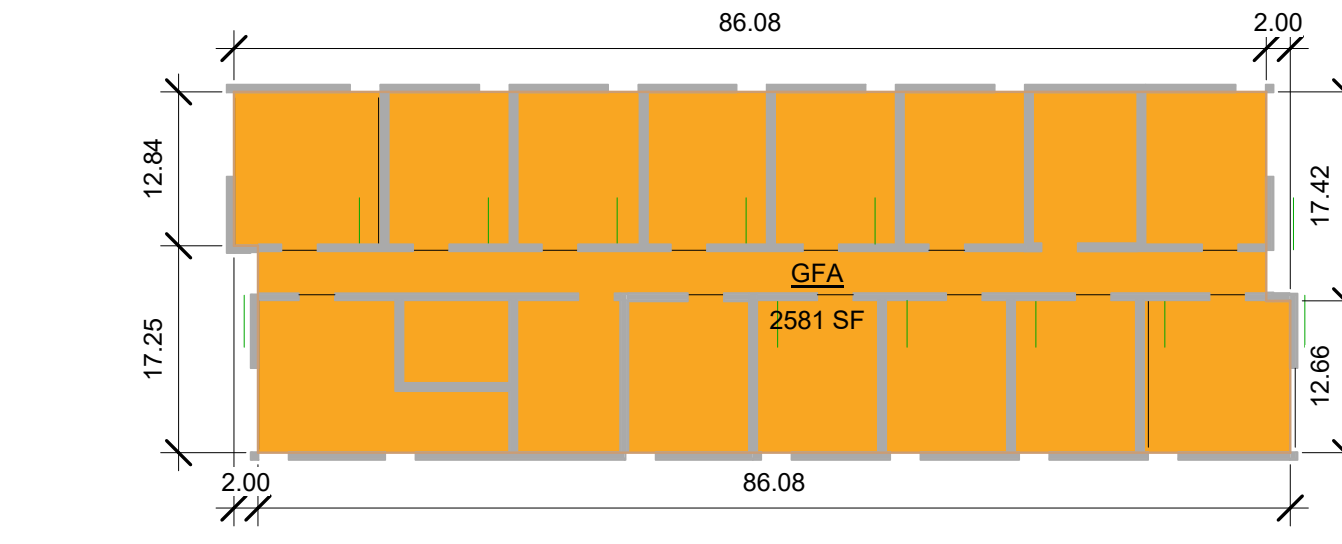
**B. Floor area ratio (FAR) limits in LR and MR zones.** FAR limits apply in LR and MR zones as shown in Table A for 23.45.510, provided that if the LR zone designation includes an incentive zoning suffix, then gross floor area may exceed the base FAR as identified in the suffix designation, up to the limits shown in Table A for 23.45.510, if the applicant complies with Chapter 23.58A, Incentive Provisions. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

## PROJECT COMPLIANCE

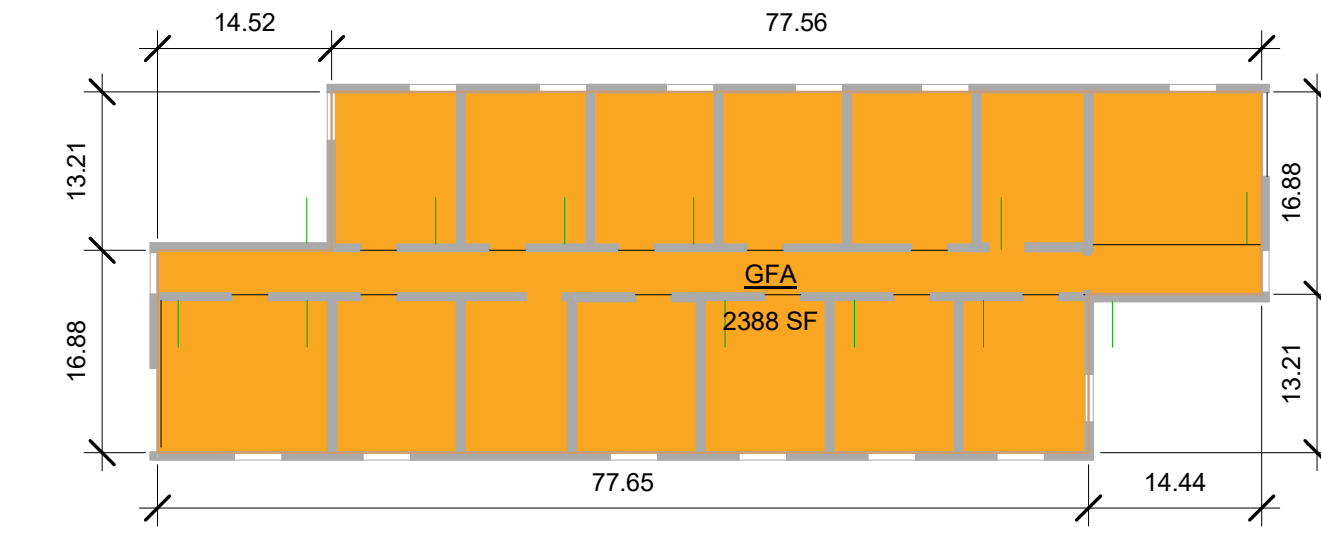
Area Schedule (FAR)		
Name	Level	Area
GFA	LEVEL 1 - ALLEY	1319 SF
GFA	LEVEL 2	462 SF
GFA	LEVEL 3 - STREET	2553 SF
GFA	LEVEL 4	2581 SF
GFA	LEVEL 5	2649 SF
GFA	LEVEL 6	2552 SF
GFA	LEVEL 7	2388 SF
GFA	LEVEL 8	2388 SF
		16891 SF

MAX FAR = 4.5  
SITE AREA = 4950 SF  
MAX FAR = 22,275 SF  
**COMPLIES**

PROVIDED < ALLOWED  
COMPLIES



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



8 | LEVEL 8  
1/16" = 1'-0"

# GREEN BUILDING STANDARDS SMC 23.45.530

# (OUTDOOR) AMENITY AREA SMC 23.45.522

## CODE REFERENCE

**C. AMOUNT OF AMENITY AREA REQUIRED IN MR AND HR ZONES.** THE REQUIRED AMOUNT OF AMENITY AREA IN MR AND HR ZONES IS EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA OF A STRUCTURE IN RESIDENTIAL USE.

**D. GENERAL REQUIREMENTS.** REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING CONDITIONS:

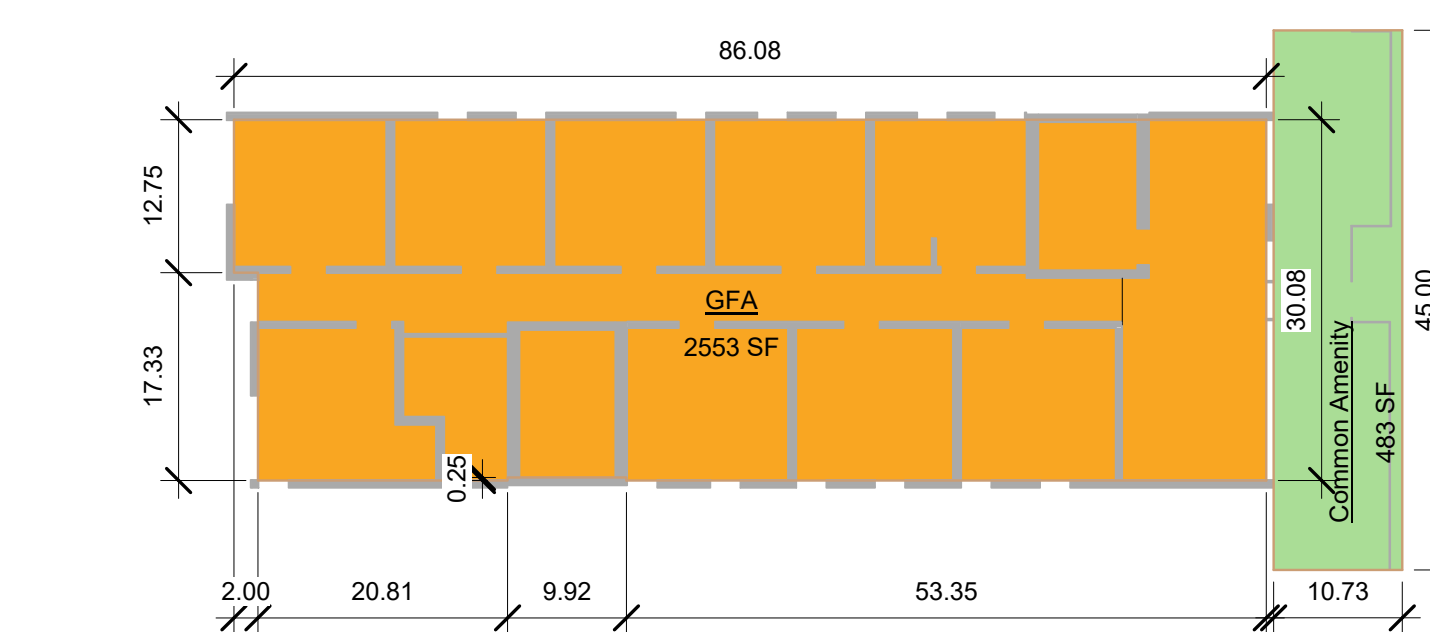
- ALL UNITS SHALL HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA.
- ENCLOSED AMENITY AREAS  
B. IN MR AND HR ZONES, EXCEPT FOR COTTAGE HOUSING, NO MORE THAN 50 PERCENT OF THE AMENITY AREA MAY BE ENCLOSED, AND THIS ENCLOSED AREA SHALL BE PROVIDED AS COMMON AMENITY AREA.
- PROJECTIONS INTO AMENITY AREAS. STRUCTURAL PROJECTIONS THAT DO NOT PROVIDE FLOOR AREA, SUCH AS GARDEN WINDOWS, MAY EXTEND UP TO 2 FEET INTO AN AMENITY AREA IF THEY ARE AT LEAST 8 FEET ABOVE FINISHED GRADE.
- PRIVATE AMENITY AREAS  
A. THERE IS NO MINIMUM DIMENSION FOR PRIVATE AMENITY AREAS, EXCEPT THAT IF A PRIVATE AMENITY AREA ABUTS A SIDE LOT LINE THAT IS NOT A SIDE STREET LOT LINE, THE MINIMUM HORIZONTAL DIMENSION MEASURED FROM THE SIDE LOT LINE IS 10 FEET.  
B. AN UNENCLOSED PORCH THAT IS A MINIMUM OF 60 SQUARE FEET IN SIZE AND THAT FACES A STREET OR A COMMON AMENITY AREA MAY BE COUNTED AS PART OF THE PRIVATE AMENITY AREA FOR THE ROWHOUSE, TOWNHOUSE, OR COTTAGE TO WHICH IT IS ATTACHED.
- COMMON AMENITY AREAS FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS:  
A. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.  
B. COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS:  
1) AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES.  
2) ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.  
C. THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.

**23.45.530 - Green building standards**  
MR ZONES: = 3.45  
SITE AREA = 4950 SF  
MAX FAR = 17077.5 SF  
Does not require compliance with 23.45.530

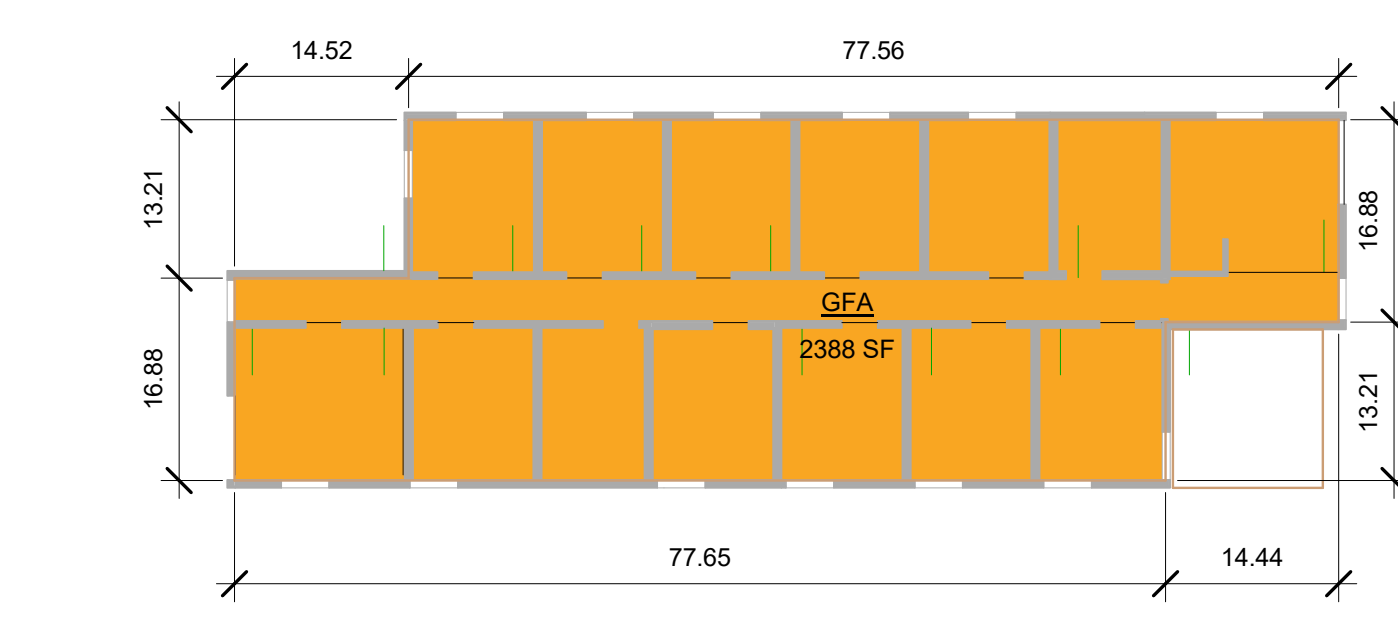
## PROJECT COMPLIANCE

Outdoor Amenity Required			
Name	Level	Area	Required Amenity = 5%
GFA	LEVEL 1 - ALLEY	1319 SF	66 SF
GFA (FAR EXEMPT)	LEVEL 1 - ALLEY	1160 SF	58 SF
GFA	LEVEL 2	462 SF	23 SF
GFA (FAR EXEMPT)	LEVEL 2	506 SF	25 SF
GFA	LEVEL 3 - STREET	2553 SF	128 SF
GFA	LEVEL 4	2581 SF	129 SF
GFA	LEVEL 5	2649 SF	132 SF
GFA	LEVEL 6	2552 SF	128 SF
GFA	LEVEL 7	2388 SF	119 SF
GFA	LEVEL 8	2388 SF	119 SF
		18557 SF	928 SF

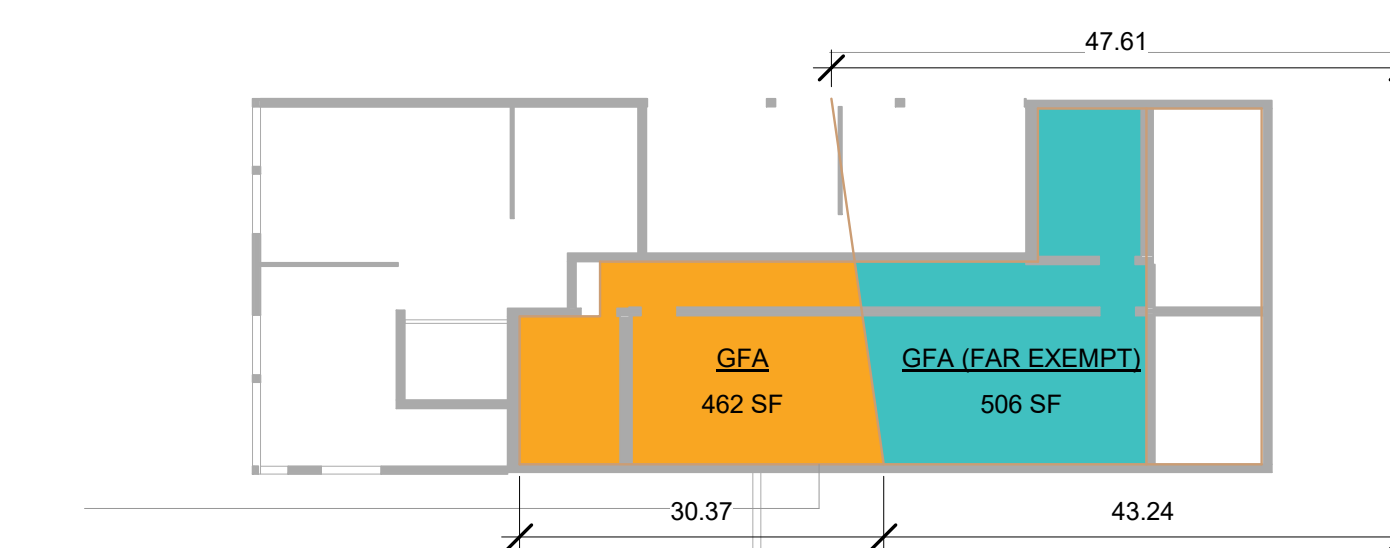
Outdoor Amenity Provided		
Name	Level	Area
Common Amenity	LEVEL 3 - STREET	483 SF
Common Amenity	LEVEL 1 - ALLEY	303 SF
Common Amenity: 2		786 SF
Common Amenity - requires departure	LEVEL 6	165 SF
Common Amenity - requires departure: 1		951 SF



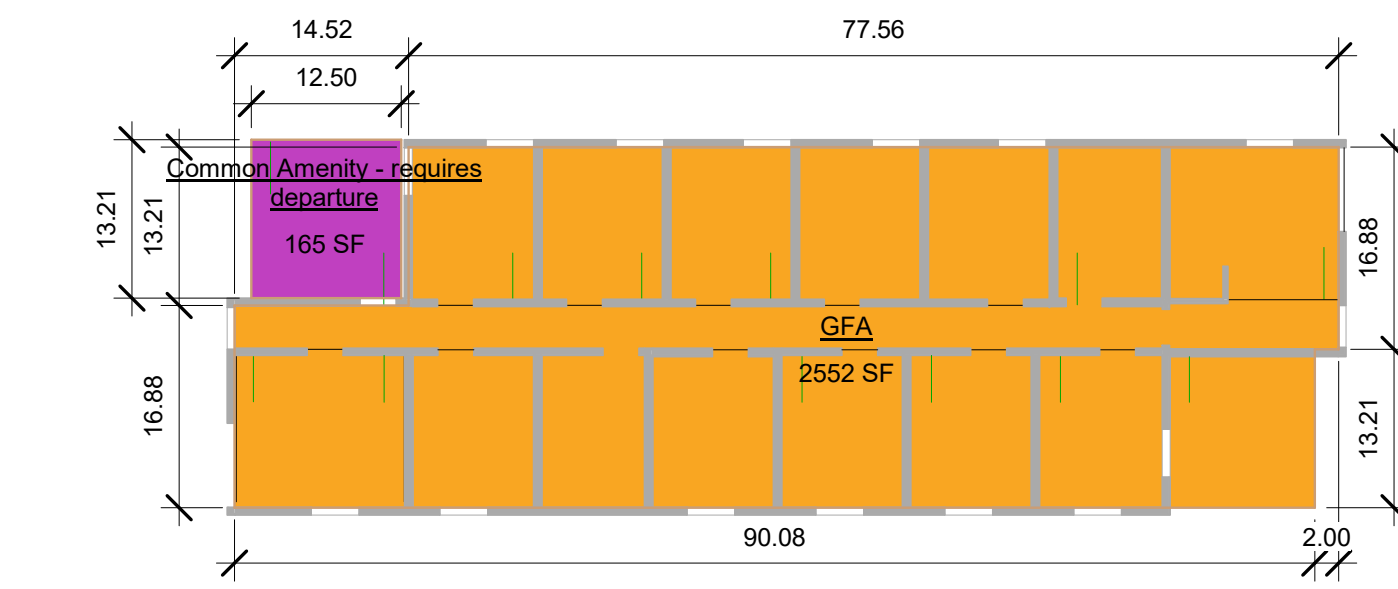
3 | LEVEL 3  
1/16" = 1'-0"



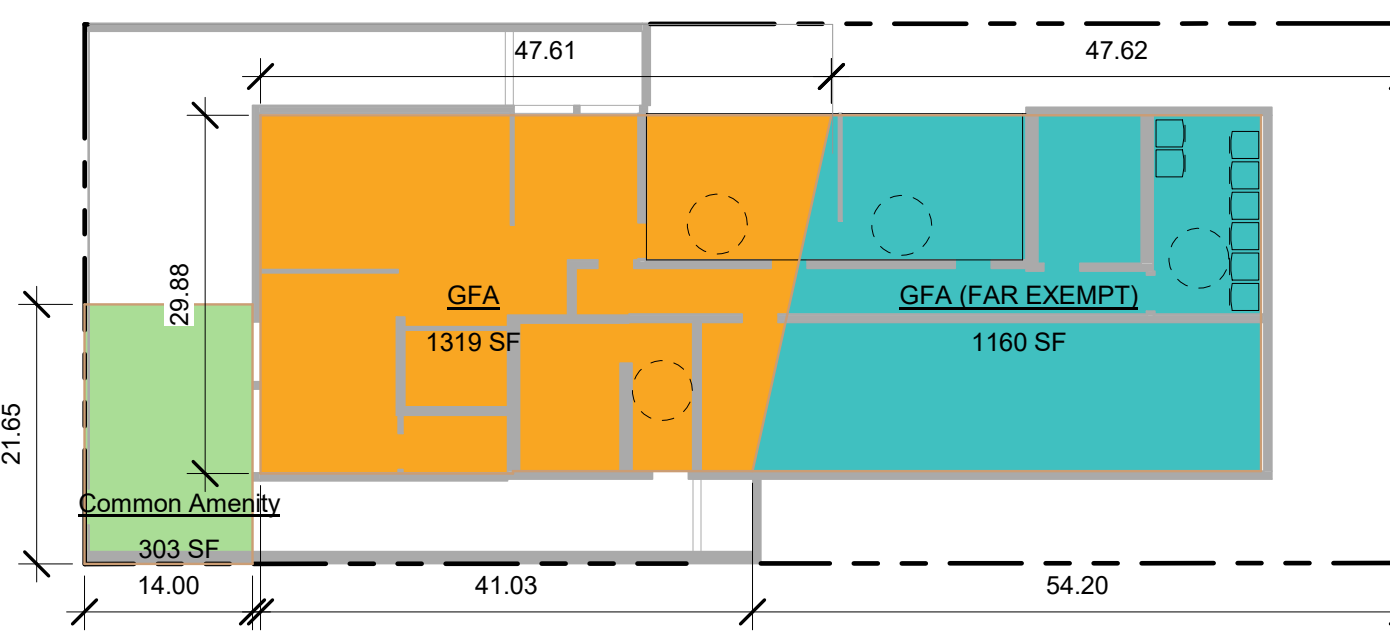
7 | LEVEL 7  
1/16" = 1'-0"



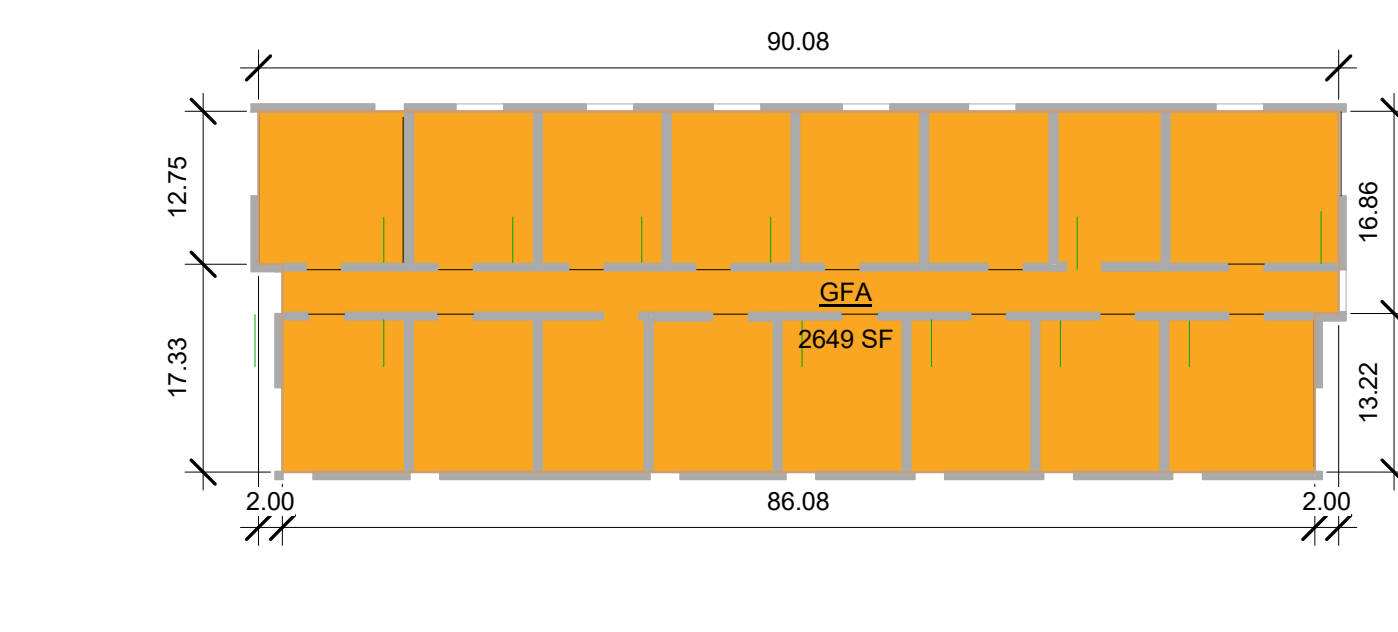
2 | LEVEL 2  
1/16" = 1'-0"



6 | LEVEL 6  
1/16" = 1'-0"



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



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

LAND USE	DATE	CONSTRUCTION
MUP INTAKE	12.11.20	

# MANDATORY HOUSING AFFORDABILITY (MHA) IN MULTIFAMILY ZONES SMC 23.45.517

## ZONING OVERVIEW

ZONE: MR (M1)

MHA area designation per Map A for 23.58B.050 outside of downtown, SM-SLU, and SM-U 85 zones: **MEDIUM**

Vesting Date: Estimated 10/13/2020

## MHA PERFORMANCE OPTION

### SMC 23.58C.050 PERFORMANCE OPTION FOR RESIDENTIAL DEVELOPMENT

TABLE B PERFORMANCE CALCULATION AMOUNT PER SQUARE FOOT W/ AN M1 SUFFIX IN A MEDIUM ZONE: 9.0%

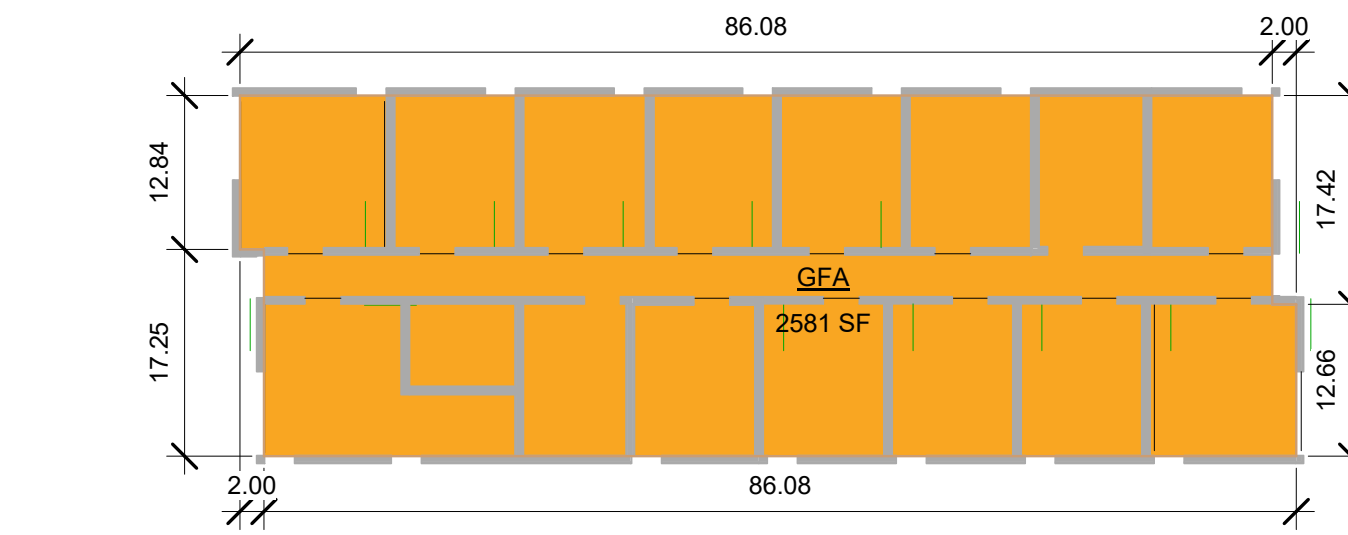
#### A. PERFORMANCE AMOUNT

- AN APPLICANT COMPLYING WITH THIS CHAPTER 23.58C THROUGH THE PERFORMANCE OPTION SHALL PROVIDE, AS PART OF THE UNITS TO BE DEVELOPED IN EACH STRUCTURE, A NUMBER OF UNITS THAT MEET THE REQUIREMENTS ACCORDING TO SUBSECTION 23.58C.050.C CALCULATED BY MULTIPLYING THE PERCENTAGE SET ASIDE ACCORDING TO TABLE A OR TABLE B FOR 23.58C.050 AND MAP A FOR 23.58C.050, AS APPLICABLE, BY THE TOTAL NUMBER OF UNITS TO BE DEVELOPED IN EACH STRUCTURE, EXCLUDING UNITS IN A DOMESTIC VIOLENCE SHELTER.
- IF THE NUMBER OF UNITS EQUALS LESS THAN TWO, THE APPLICANT SHALL:
  - ROUND UP TO TWO UNITS; OR
  - PROVIDE ONE DWELLING UNIT THAT MEETS THE REQUIREMENTS ACCORDING TO SUBSECTION 23.58C.050.C THAT IS THREE BEDROOMS OR LARGER, AS DETERMINED BY THE DIRECTOR OF HOUSING.
- IF THE NUMBER OF UNITS THAT MEET THE REQUIREMENTS ACCORDING TO SUBSECTION 23.58C.050.C CALCULATED ACCORDING TO SUBSECTION 23.58C.050.A.1 EQUALS TWO OR MORE AND INCLUDES A FRACTION OF A UNIT, THE APPLICANT SHALL:
  - ROUND UP TO THE NEAREST WHOLE UNIT; OR
  - ROUND DOWN TO THE NEAREST WHOLE UNIT AND PAY A CASH CONTRIBUTION FOR THE FRACTION OF A UNIT NOT OTHERWISE PROVIDED, CALCULATED BY MULTIPLYING THE PAYMENT CALCULATION AMOUNT PER SQUARE FOOT ACCORDING TO TABLE A OR TABLE B FOR 23.58C.040 AND MAP A FOR 23.58C.050, AS APPLICABLE, BY THE TOTAL GROSS FLOOR AREA TO BE DEVELOPED AS MEASURED ACCORDING TO SUBSECTION 23.58C.040.A.1, MULTIPLYING THAT PRODUCT BY THE FRACTION OF A UNIT NOT PROVIDED, AND DIVIDING THE RESULTING NUMBER BY THE TOTAL NUMBER OF UNITS REQUIRED TO BE PROVIDED BASED ON THE CALCULATION ACCORDING TO SUBSECTION 23.58C.050.A.1. USE OF CASH CONTRIBUTIONS ACCORDING TO THIS SUBSECTION 23.58C.050.A.3.B SHALL BE GOVERNED ACCORDING TO SUBSECTION 23.58C.040.B.

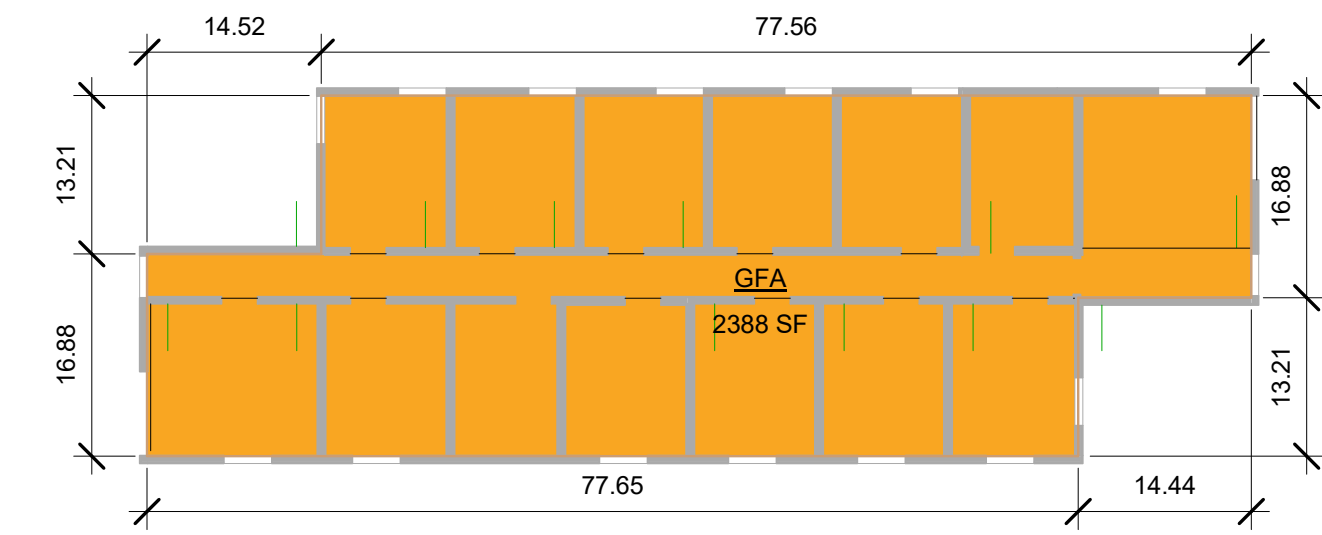
## PROJECT COMPLIANCE

SEE SUMMARY TABLE FOR MHA-R, PERFORMANCE OPTION BELOW

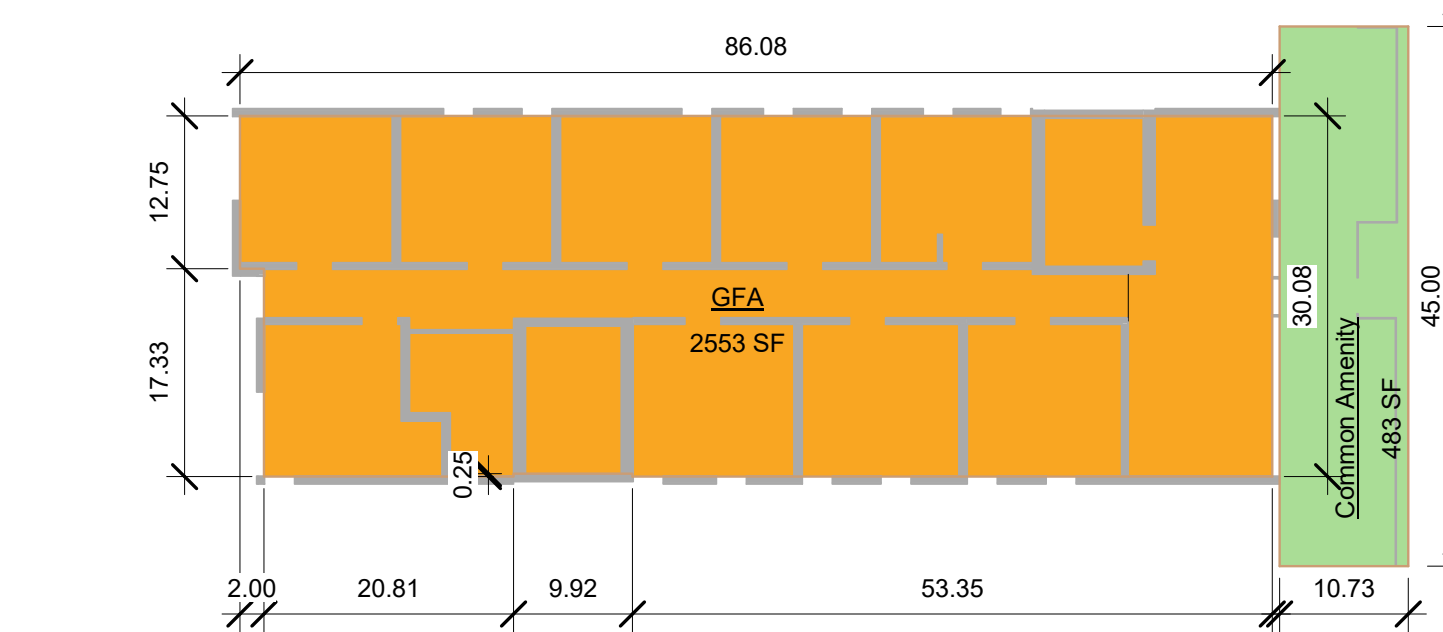
SUMMARY TABLE FOR MHA-R, PAYMENT OPTION		
1	Zone	MR (M1)
2	MHA area designation per Map A for 23.58C.050 outside of downtown & SM zones	Medium
3	Associated PUDA with MHA-R requirements?	No
4	Total number of residential and live-work units in the structure	Dwelling units: 0 Sleeping rooms: 72 Live-work units: 0
5	Performance Calculation amount per code or PUDA	9.0%
6	Total MHA-R performance units required	6.48 units
7	MHA-R performance units to be provided	7 units
8	MHA-R fraction of a unit to be addressed through payment	\$0.00
9	MHA-R payment provided for fraction of a unit	\$0.00



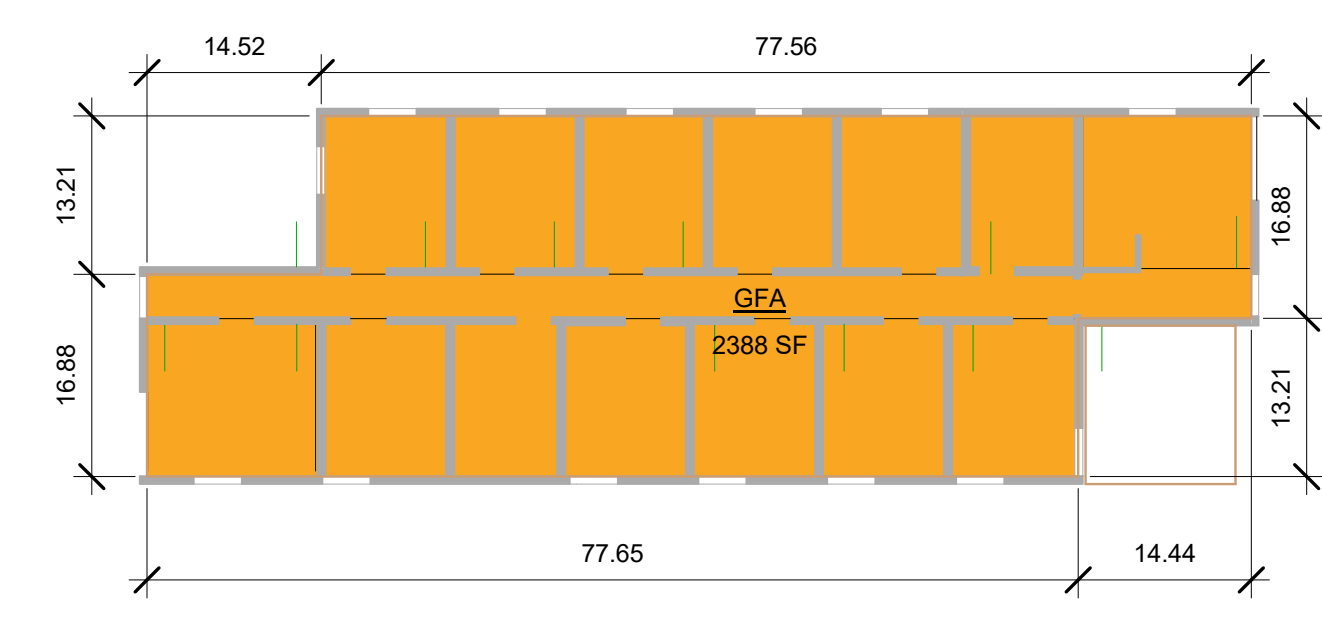
4 | LEVEL 4 - MHA  
1/16" = 1'-0"



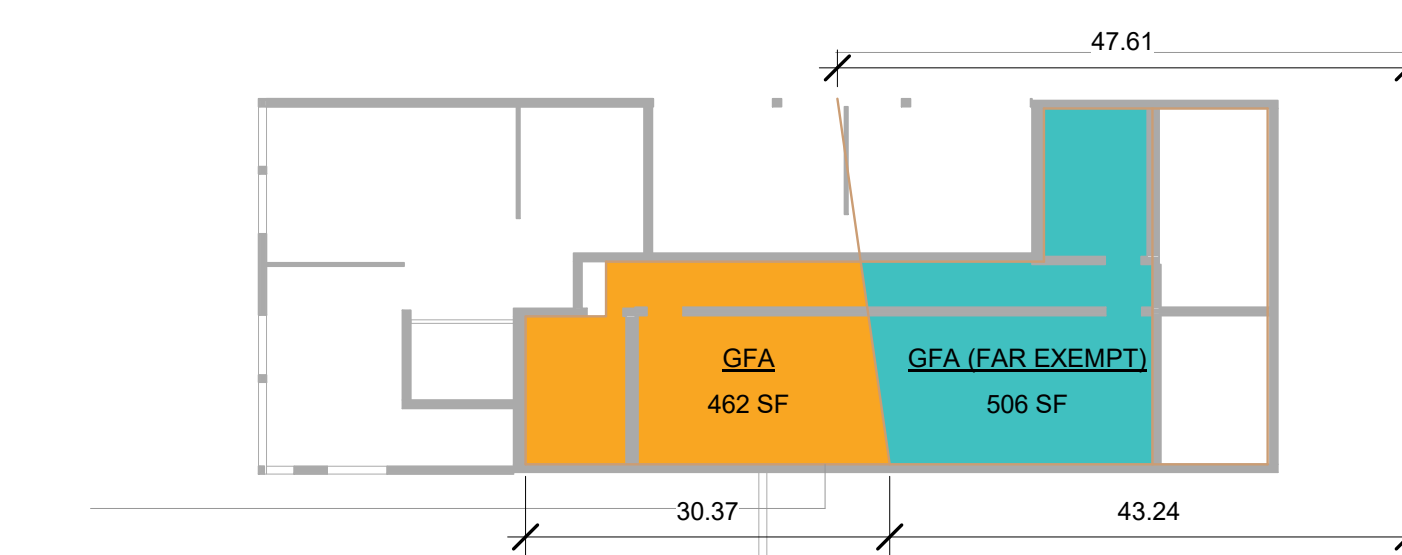
8 | LEVEL 8 - MHA  
1/16" = 1'-0"



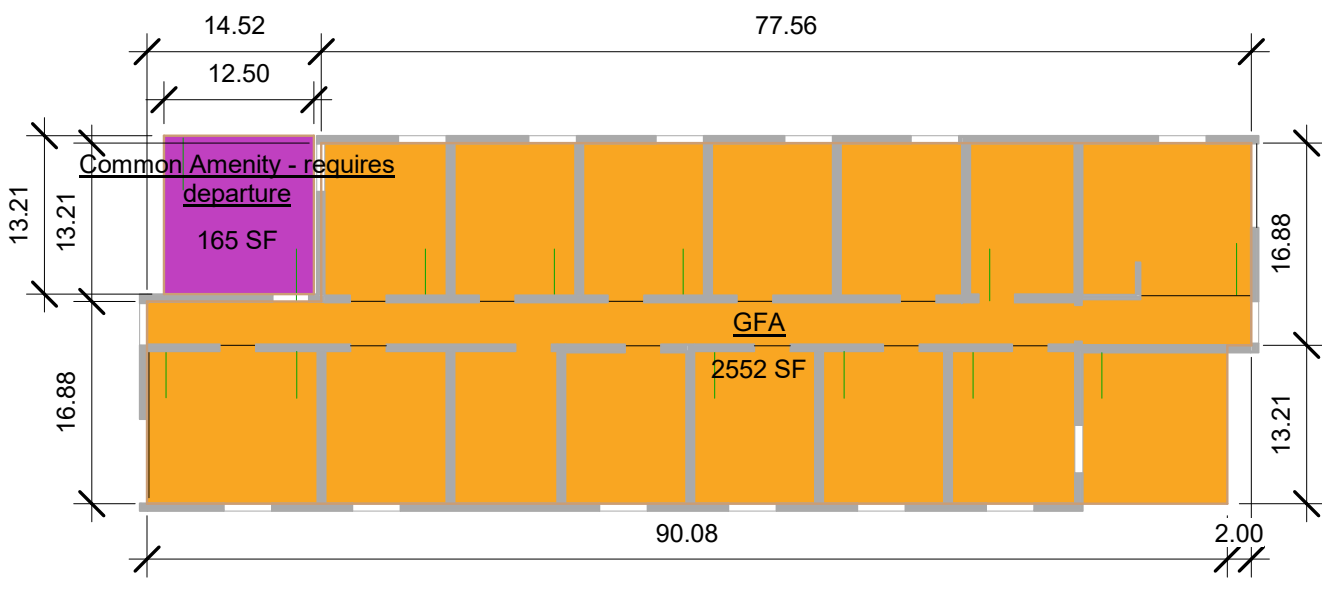
3 | LEVEL 3 - MHA  
1/16" = 1'-0"



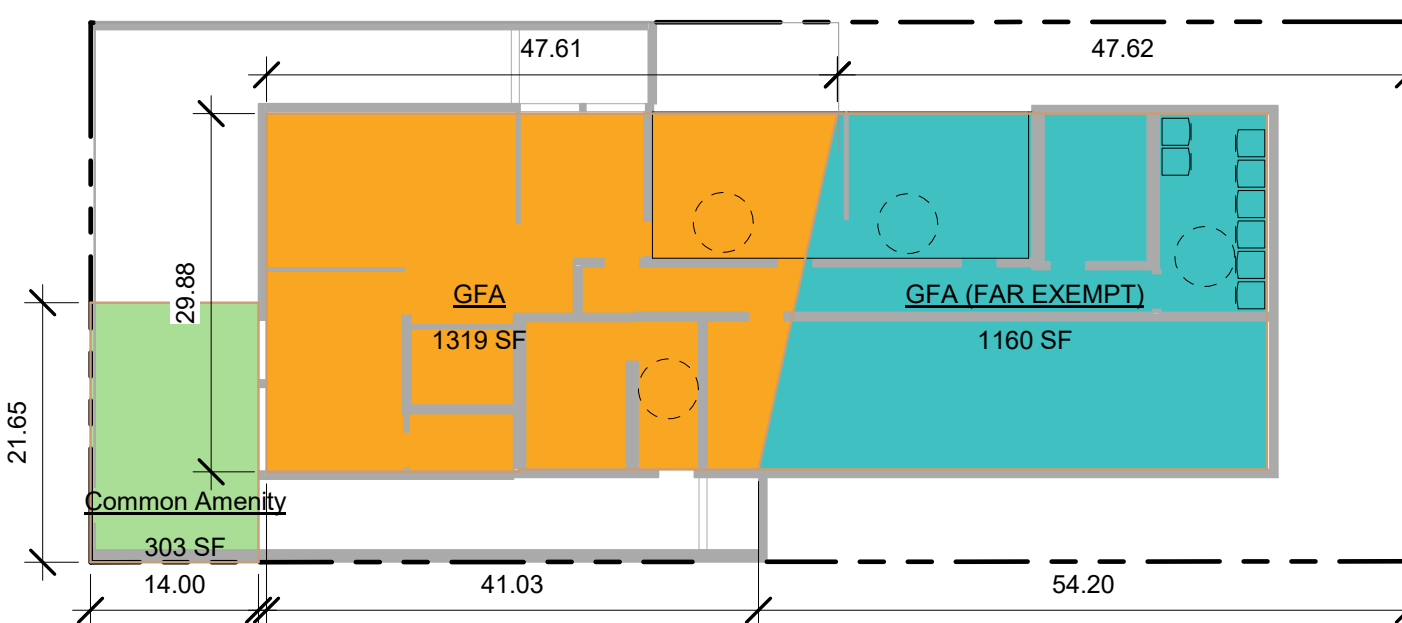
7 | LEVEL 7 - MHA  
1/16" = 1'-0"



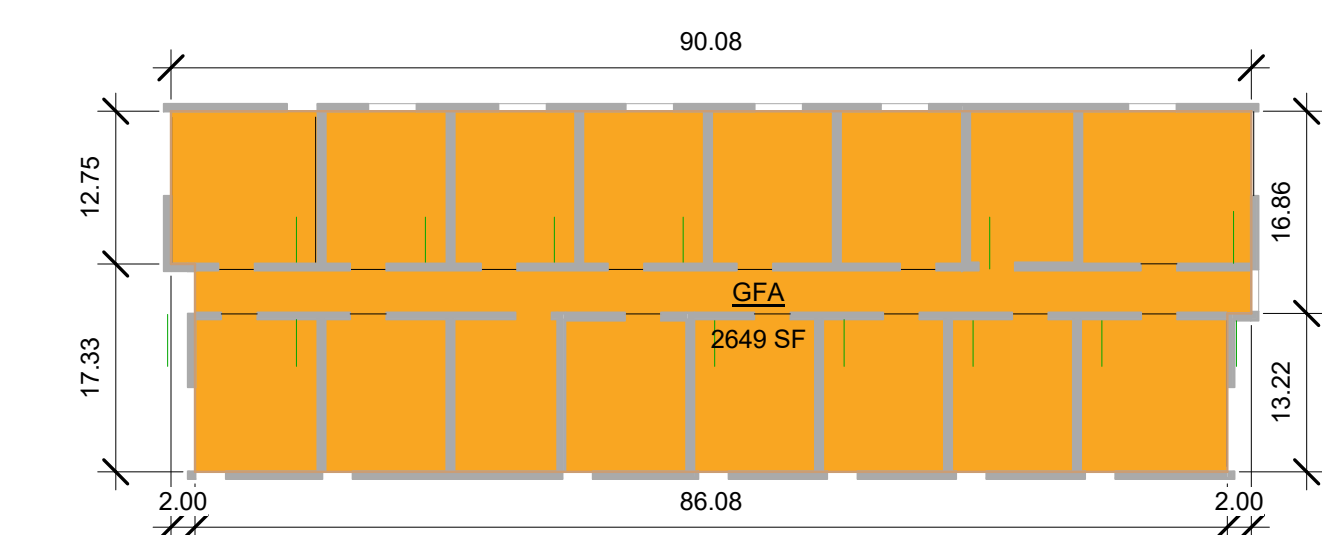
9 | LEVEL 2 - MHA  
1/16" = 1'-0"



6 | LEVEL 6 - MHA  
1/16" = 1'-0"



1 | LEVEL 1 - MHA DIAGRAM  
1/16" = 1'-0"



5 | LEVEL 5 - MHA  
1/16" = 1'-0"

LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		

# CONGREGATE RESIDENCES SMC 23.42.049

## CODE REFERENCE

CONGREGATE RESIDENCES ARE SUBJECT TO THE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED, TO THE DEVELOPMENT STANDARDS FOR APARTMENTS WHERE SUCH HOUSING TYPE STANDARDS ARE SPECIFIED, AND TO THE FOLLOWING REQUIREMENTS:

A.COMMON FOOD PREPARATION AREA. AT LEAST ONE COMPLETE COMMON FOOD PREPARATION AREA IS REQUIRED WITHIN THE CONGREGATE RESIDENCE, AND ALL RESIDENTS SHALL HAVE ACCESS TO EITHER A COMMON COMPLETE FOOD PREPARATION AREA OR A FOOD PREPARATION AREA WITHIN A SLEEPING ROOM.

C.COMMUNAL AREA. COMMUNAL AREAS SUCH AS COMMON KITCHENS, LOUNGES, RECREATION ROOMS, DINING ROOMS, LIVING ROOMS, FOYERS AND LOBBIES, THAT ARE ACCESSIBLE TO ALL RESIDENTS OF THE CONGREGATE RESIDENCE WITH SUFFICIENT ACCOMMODATIONS FOR SOCIALIZING AND MEETING SHALL BE PROVIDED, AND SHALL MEET THE FOLLOWING STANDARDS:

1.THE TOTAL AMOUNT OF COMMUNAL AREA SHALL HAVE A FLOOR AREA THAT IS AT LEAST 15 PERCENT OF THE TOTAL FLOOR AREA OF ALL SLEEPING ROOMS. IN CALCULATING THE TOTAL FLOOR AREA OF SLEEPING ROOMS, THE ABUTTING ANCILLARY AREAS ASSOCIATED WITH SLEEPING ROOMS SHALL BE INCLUDED, SUCH AS: SLEEPING LOFTS, COUNTERS, CLOSETS, BUILT-INS, AND PRIVATE BATHROOMS;

2.SERVICE AREAS, INCLUDING, BUT NOT LIMITED TO HALLWAYS AND CORRIDORS, SUPPLY OR JANITORIAL STORAGE AREAS, OPERATIONS AND MAINTENANCE AREAS, STAFF AREAS AND OFFICES, AND REQUIRED BICYCLE PARKING AREAS MAY NOT BE COUNTED TOWARD THE COMMUNAL AREA REQUIREMENT;

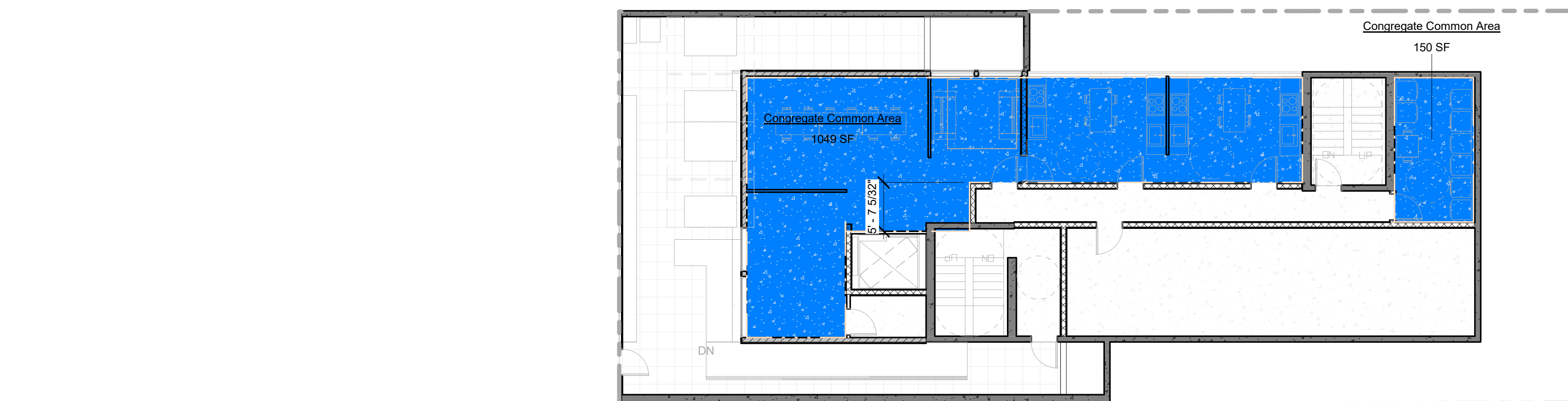
3. COMMUNAL AREAS ARE REQUIRED IN ADDITION TO ANY RESIDENTIAL AMENITY AREA THAT IS REQUIRED IN THE ZONE.

## PROJECT COMPLIANCE

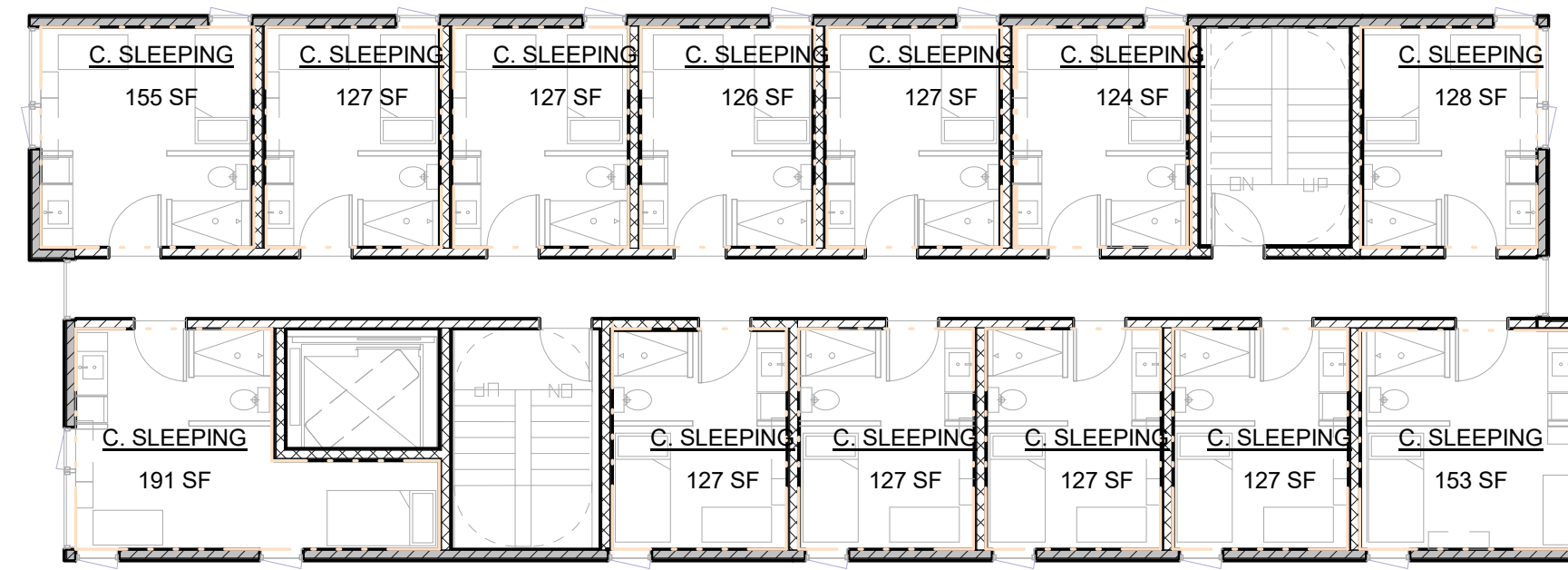
Sleeping Room Area	Req. Common Area = 15%
--------------------	------------------------

10130 SF	1520 SF
----------	---------

Area Schedule (CONGREGATE)		
Level	Name	Area
LEVEL 1 - ALLEY	Congregate Common Area	1049 SF
LEVEL 1 - ALLEY	Congregate Common Area	150 SF
LEVEL 3 - STREET	Congregate Common Area	328 SF
		1528 SF



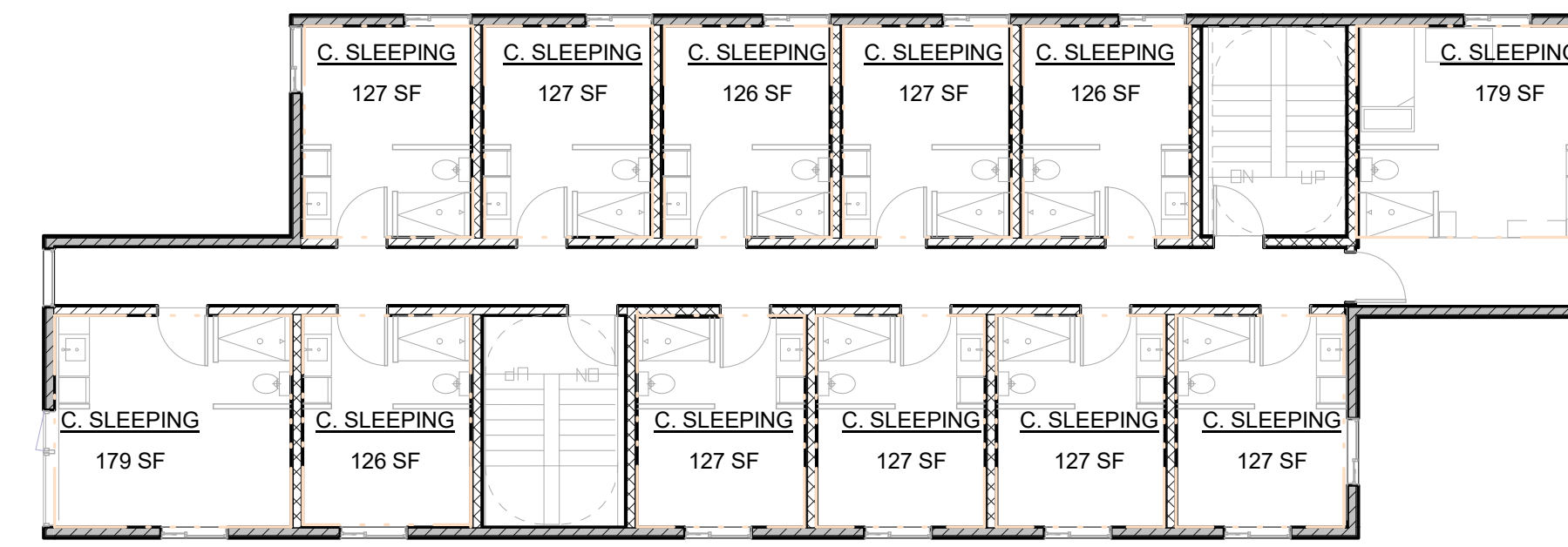
3 | LEVEL 1  
1" = 10'-0"



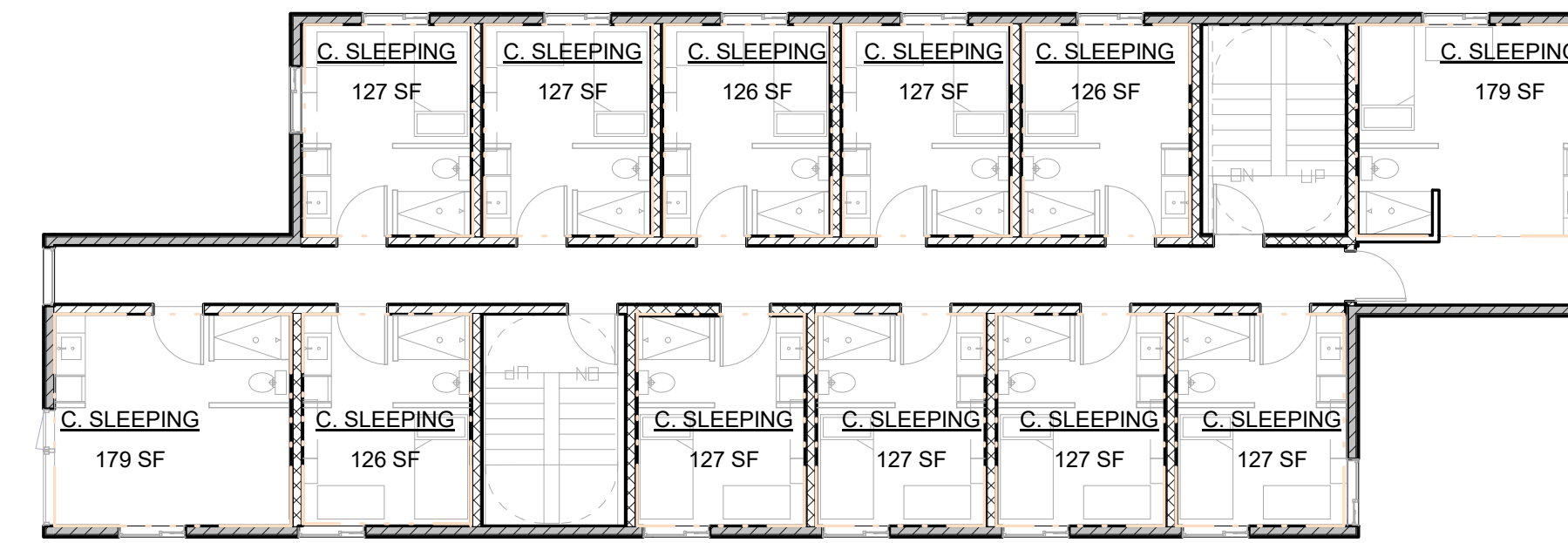
5 | LEVEL 4  
1" = 10'-0"



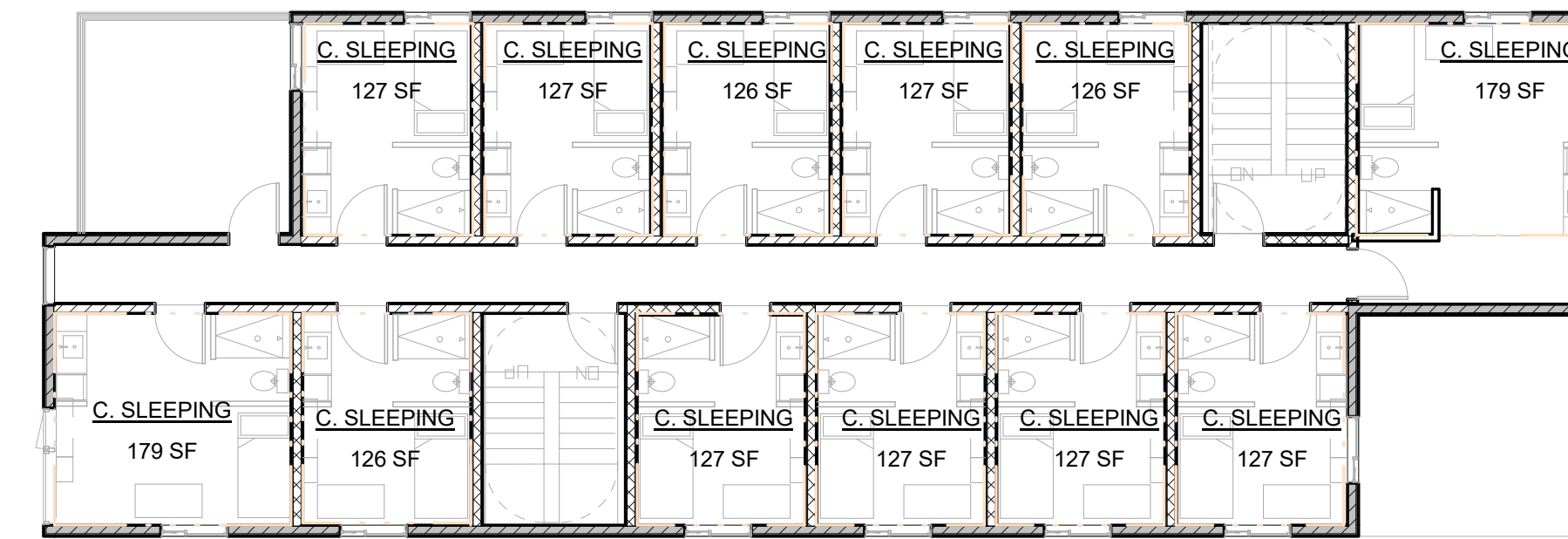
4 | LEVEL 3  
1" = 10'-0"



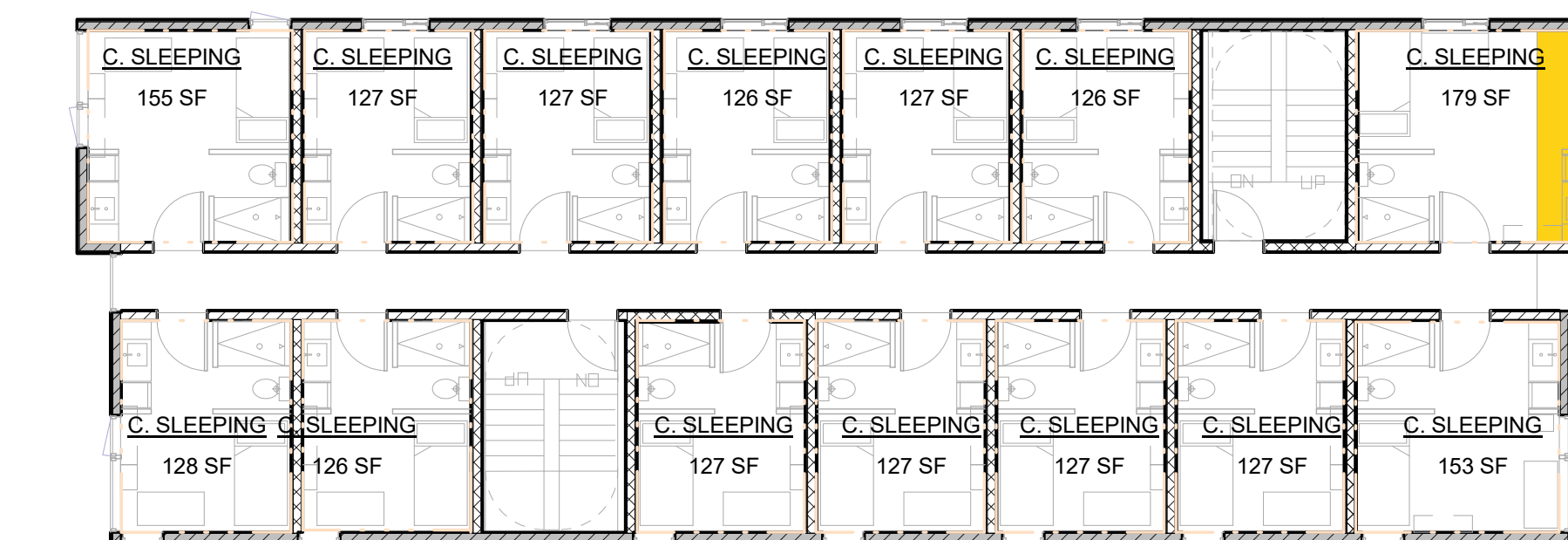
9 | LEVEL 8  
1" = 10'-0"



8 | LEVEL 7  
1" = 10'-0"



7 | LEVEL 6  
1" = 10'-0"



6 | LEVEL 5  
1" = 10'-0"

DATE	CONSTRUCTION	DATE	LAND USE
		12.11.20	MUP INTAKE

# SOLID WASTE & RECYCLABLE MATERIALS STORAGE - SMC 23.54.040

## CODE REFERENCE

A. STORAGE SPACE FOR SOLID WASTE AND RECYCLABLE MATERIALS CONTAINERS SHALL BE PROVIDED AS SHOWN IN TABLE A FOR 23.54.040 FOR ALL NEW STRUCTURES, AND FOR EXISTING STRUCTURES TO WHICH TWO OR MORE DWELLING UNITS ARE ADDED.

2. RESIDENTIAL DEVELOPMENT FOR WHICH A HOME OWNERSHIP ASSOCIATION OR OTHER SINGLE ENTITY EXISTS OR WILL EXIST AS A SOLE SOURCE FOR UTILITY BILLING MAY MEET THE REQUIREMENT IN SUBSECTION 23.54.040.A.1, OR THE REQUIREMENT IN TABLE A FOR 23.54.040.

**Table A for 23.54.040**  
**Shared Storage Space for Solid Waste Containers**

Residential Development	Minimum Area for Shared Storage Space
For residential uses that are not readily described as a discrete number of dwelling units, such as congregate residences, the Director shall determine the amount of storage space required based on the number of sleeping rooms as a substitute for the number of dwelling units.	

FROM LAND USE PRE-SUB NOTES:

### SERVICE LEVELS:

- Garbage: 7 yds/wk = 1-4yd, 1-3yd dumpsters collected weekly -can move to 2yds to keep dumpsters inside and off the alley.
- Recycle: 7 yds/wk = 1-4yd, 1-3yd dumpsters collected weekly -can move to 2yds to keep dumpsters inside and off the alley.
- Compost: 1-96G cart collected weekly

### CODE REQUIREMENTS:

- Residential storage space = 467 sf
- Show dumpsters in storage and staging areas and labeled correctly on the site plans.
- Direct access to dumpsters >2cu yds and that are compacted
- <2yd dumpsters shall be placed no more than 50' from collection location

### COLLECTION AT ALLEY:

- SPU would prefer to retrieve containers from solid waste storage room inside of the building.
- A maximum of 50ft from CL of alley to trash room door.
- SPU will allow staging at alley, but waste may not be stored at alley.
- Recommended 2-yard dumpsters that may be moved by handlers.
- No conflict with overhead power in alley.

## PROJECT COMPLIANCE

**STORAGE ROOM AREA:**  
467 SF REQUIRED, 289 SF PROVIDED

### COLLECTION SERVICE:

- GARBAGE = (1) 3 YD DUMPSTER AND (1) 4 YD DUMPSTER COLLECTED WEEKLY
- RECYCLE = (1) 4 YD DUMPSTER COLLECTED WEEKLY
- COMPOST = (1) 96G CART COLLECTED WEEKLY

# PARKING & BICYCLE REQUIREMENTS - SMC 23.54.015

## CODE REFERENCE

### PARKING

NO VEHICLE PARKING REQUIRED

### BICYCLE PARKING

K. BICYCLE PARKING. THE MINIMUM NUMBER OF PARKING SPACES FOR BICYCLES REQUIRED FOR SPECIFIED USES IS SET FORTH IN TABLE D FOR 23.54.015. LONG-TERM PARKING FOR BICYCLES SHALL BE FOR BICYCLES PARKED FOUR OR MORE HOURS. SHORT-TERM PARKING FOR BICYCLES SHALL BE FOR BICYCLES PARKED LESS THAN FOUR HOURS.

- ROUNDING. FOR LONG-TERM BICYCLE PARKING, CALCULATION OF THE MINIMUM REQUIREMENT SHALL ROUND UP THE RESULT TO THE NEAREST WHOLE NUMBER. FOR SHORT-TERM BICYCLE PARKING, CALCULATION OF THE MINIMUM REQUIREMENT SHALL ROUND UP THE RESULT TO THE NEAREST WHOLE EVEN NUMBER.

4. BICYCLE PARKING REQUIRED FOR SMALL EFFICIENCY DWELLING UNITS AND CONGREGATE RESIDENCE SLEEPING ROOMS IS REQUIRED TO BE COVERED FOR FULL WEATHER PROTECTION. IF THE REQUIRED, COVERED BICYCLE PARKING IS LOCATED INSIDE THE BUILDING THAT CONTAINS SMALL EFFICIENCY DWELLING UNITS OR CONGREGATE RESIDENCE SLEEPING ROOMS, THE SPACE REQUIRED TO PROVIDE THE REQUIRED BICYCLE PARKING SHALL BE EXEMPT FROM FLOOR AREA RATIO (FAR) LIMITS.

## PROJECT COMPLIANCE

### PARKING

NO VEHICLE PARKING PROVIDED

### BICYCLE PARKING (72 SLEEPING ROOMS)

**LONG-TERM:**  
1 PER SLEEPING ROOM = 72 SPACES MAY BE REDUCED:  
AFTER FIRST 50 SPACES, = 50 + 22\*(3/4) = 66.5  
ADD'L SPACES @ 3/4 RATIO

TOTAL SPACES REQUIRED (ROUND UP TO NEAREST WHOLE NUMBER) = **67 LONG-TERM SPACES REQ'D**

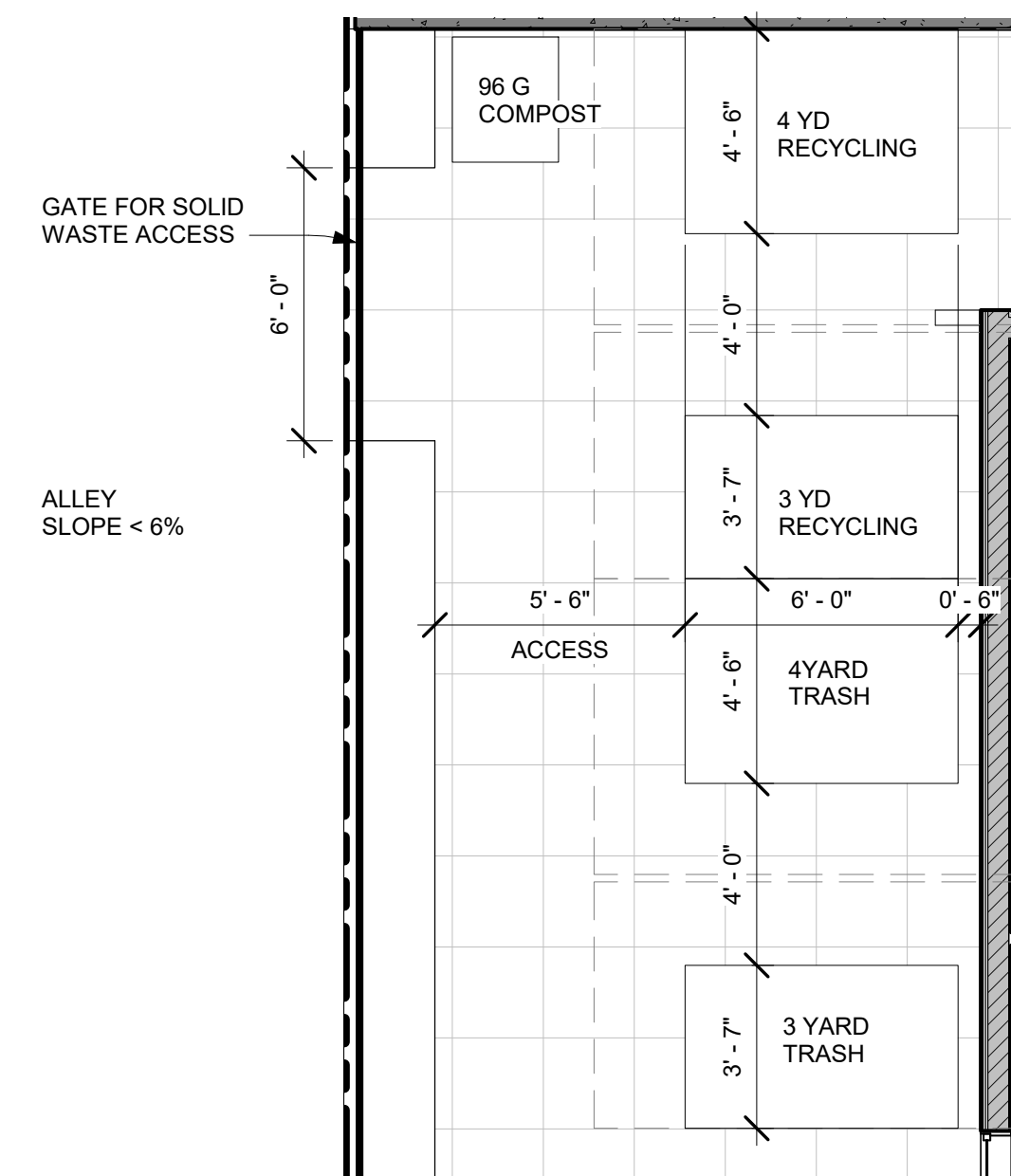
**SHORT-TERM:**  
1 PER 20 SLEEPING ROOMS = 72 / 20 = 3.6

TOTAL SPACES REQUIRED (ROUND UP TO NEAREST WHOLE EVEN NUMBER) = **4 SHORT-TERM SPACES REQ'D**

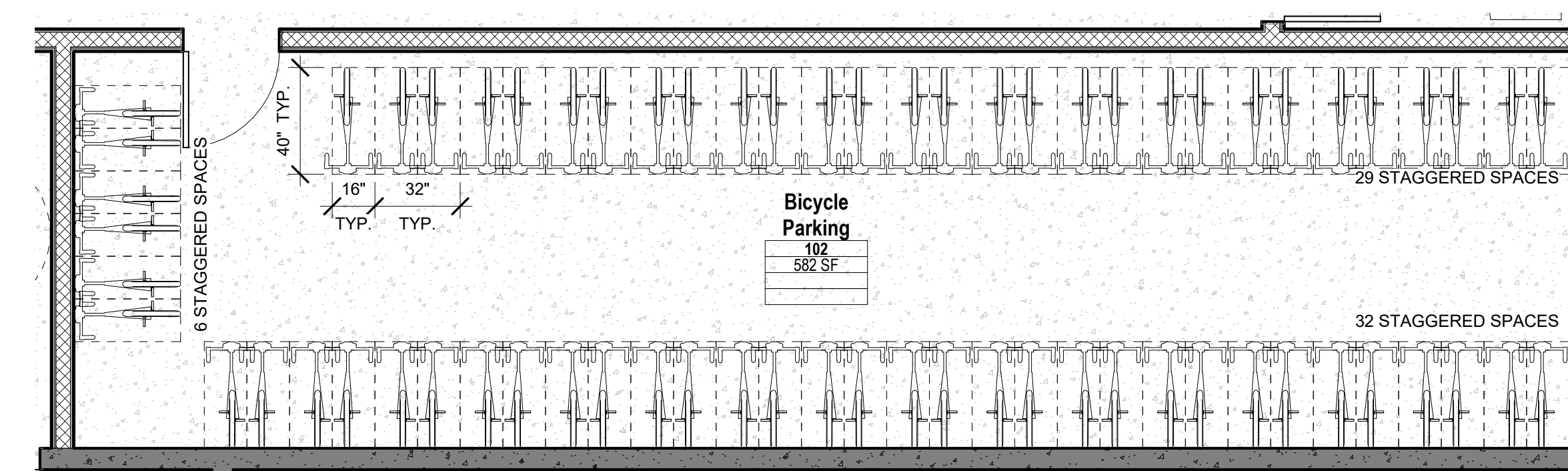
**Table D for 23.54.015**  
**Parking for Bicycles<sup>1</sup>**

Use	Bike Parking Requirements	
	Long-term	Short-term
<b>D. RESIDENTIAL USES<sup>3</sup></b>		
D.1. Congregate Residences <sup>4</sup>	1 per sleeping room	1 per 20 sleeping rooms, 2 spaces min.

Footnotes to Table D for 23.54.015:  
<sup>1</sup> Required bicycle parking includes long-term and short-term amounts shown in this table.  
<sup>3</sup> 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.  
<sup>4</sup> For congregate residences or multifamily structures that are owned and operated by a not-for-profit entity serving seniors or persons with disabilities, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, as a Type I decision, the Director shall have the discretion to reduce the amount of required bicycle parking to as few as zero if it can be demonstrated that residents are less likely to travel by bicycle.



**2 TRASH STORAGE DIAGRAM**  
1/4" = 1'-0"



**1 BICYCLE PARKING DIAGRAM**  
1/4" = 1'-0"

LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		



LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		

REGIO  
 2235 BOYLSTON AVE  
 SEATTLE, WA 98102

3035695-LU  
 6759314-CN

JOB NUMBER:  
 H1922

RENDERED  
 ELEVATIONS

DR1

12/11/2020 2:24:19 AM



4 | West  
 1/8" = 1'-0"

1 | South  
 1/8" = 1'-0"

2 | East  
 1/8" = 1'-0"



3 | North  
 1/8" = 1'-0"

**MATERIAL LEGEND**

MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL	PRIMARY METAL SIDING - WHITE
M5	METAL	RAILING
M6	METAL	COPING, GUARDRAILS AND OTHER METAL
P1	CEMENT BOARD SIDING	FLAT PANEL FIBER CEMENT BOARD
P2	CEMENT BOARD SIDING	FIBER CEMENT "STANDING SEAM"
C1	CONCRETE	CAST IN PLACE CONCRETE
V1	WINDOWS	VINYL FRAMES
W1	WOOD	CLEAR STAIN

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**EXTERIOR LIGHTING**  
 L1 SCONCE  
 L2 LANDSCAPE LIGHT

**REGIO**  
 2235 BOYLSTON AVE  
 SEATTLE, WA 98102

3035695-LU  
 6759314-CN

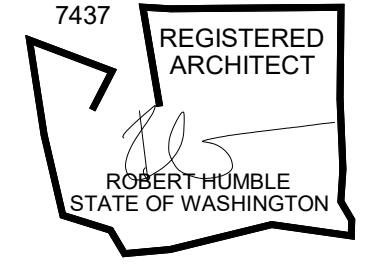
**JOB NUMBER:**  
 H1922

**RENDERED  
 LIGHTING  
 PLAN**  
**DR2**

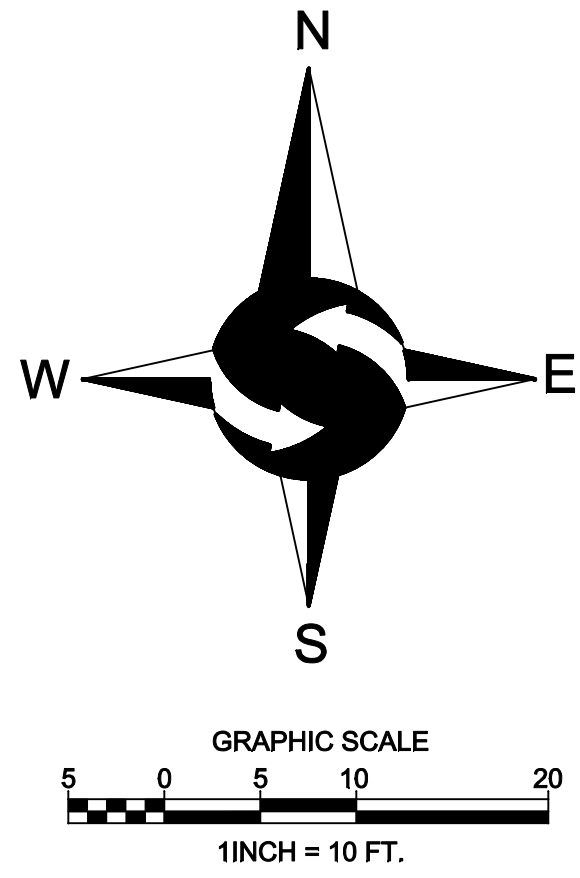
12/11/2020 2:24:19 AM

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LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		



**HYBRID** architecture  
 1205 EAST PIKE STREET #20  
 SEATTLE, WA 98122  
 206.267.9277  
 www.HybridARC.com



**LEGEND**

- |      |   |                        |                    |
|------|---|------------------------|--------------------|
| ○    | FOUND MONUMENT AS DESCRIBED                     | —OHP—                  | OVERHEAD POWER     |
| ○    | FOUND REBAR AS DESCRIBED                        | —OHU—                  | OVERHEAD UTILITIES |
| ○    | SET MAG NAIL                                    | —X—                    | CHAINLINK FENCE    |
| ●    | SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP | —□—                    | WOOD FENCE         |
| ⊠    | POWER METER                                     | ▨                      | CONCRETE WALL      |
| ⊙    | UTILITY POLE                                    | ⬢                      | ROCKERY            |
| ⊙    | GAS METER                                       | ▭                      | ASPHALT SURFACE    |
| ⊙    | SANITARY SEWER CLEANOUT                         | ▭                      | CONCRETE SURFACE   |
| ⊙    | SANITARY SEWER MANHOLE                          | ▭                      | GRAVEL SURFACE     |
| ⊙    | WATER VALVE                                     | HO                     | CEDAR              |
| ⊙    | FIRE HYDRANT                                    | DS                     | DECIDUOUS          |
| ⊙    | WATER METER                                     | BI                     | BIRCH              |
| —SS— | APPROXIMATE LOCATION SANITARY SEWER LINE        | *INDICATES MULTI-TRUNK |                    |
| —SD— | APPROXIMATE LOCATION STORM DRAIN LINE           |                        |                    |

**LEGAL DESCRIPTION**

THE NORTH 30 FEET OF LOT 6 AND THE SOUTH 15 FEET OF LOT 7, BLOCK 11, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

THE PLAT OF GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** CALHOUN PROPERTIES  
PO BOX 95559  
SEATTLE, WA 98145

**TAX PARCEL NUMBER:** 290220-0756

**PROJECT ADDRESS:** 2335 BOYLSTON AVENUE E  
SEATTLE, WA 98102

**ZONING:** LR3

**JURISDICTION:** CITY OF SEATTLE

**PARCEL ACREAGE:** 4,945 S.F. (± 0.114 ACRES)  
AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS BASED ON ALTA COMMITMENT NUMBER 19000200829 ISSUED BY STEWART TITLE COMPANY DATED MAY 29, 2019 AT 8:00 AM.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

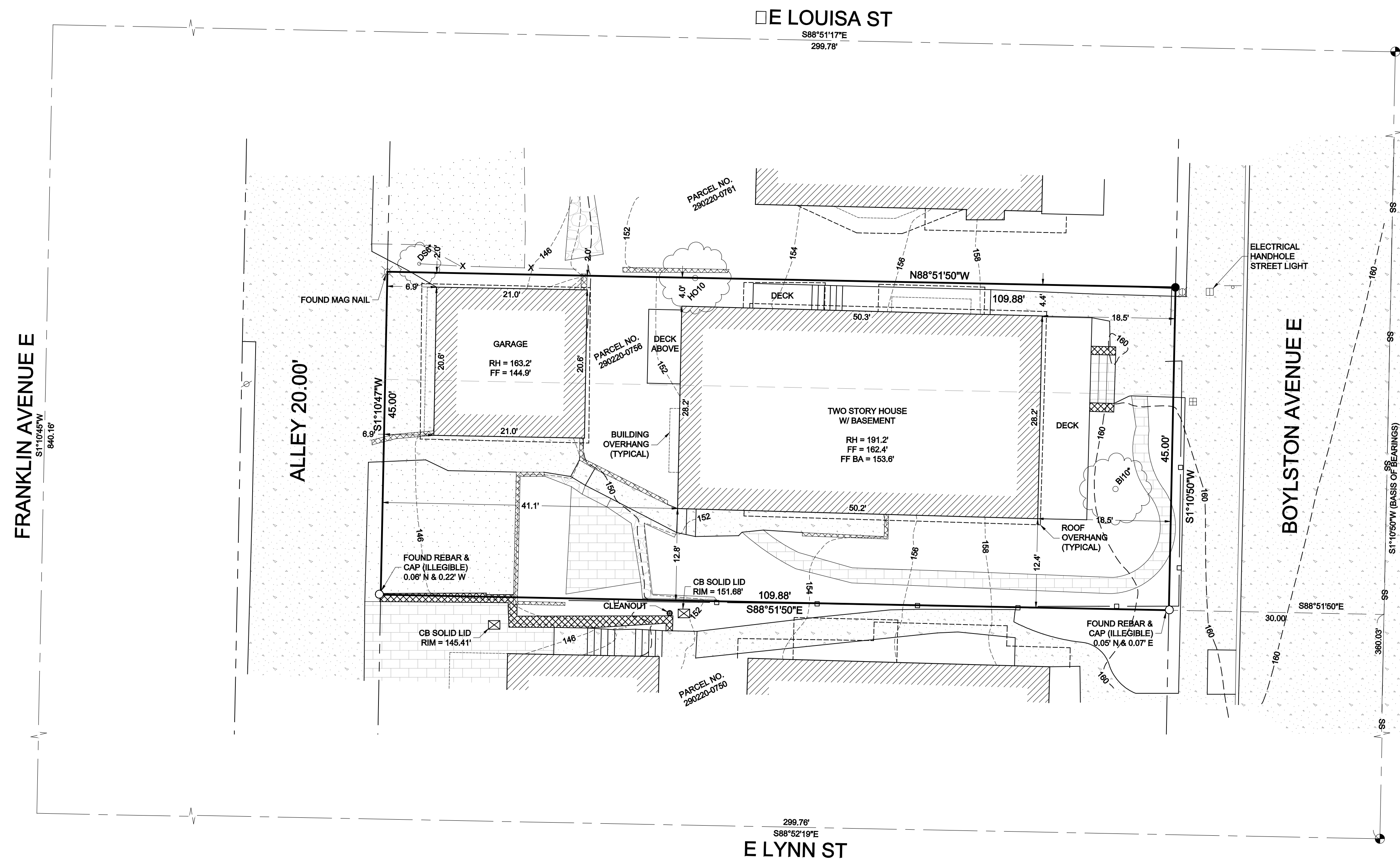
THE MARK IS A BRASS CAP AT THE INTERSECTION OF BACK OF CONCRETE WALKWAYS AT THE NORTHWEST CORNER OF THE INTERSECTION OF EASTLAKE AVENUE E AND E LOUISA STREET.

POINT ID NO. SNV-5094;  
ELEVATION: 101.698 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



**VICINITY MAP**  
NTS



SE 1/4, NW 1/4, SEC 20, TWP 25N, RNG 4E, W.M.



**Site Surveying, Inc.**

DATE	REVISION	DRN

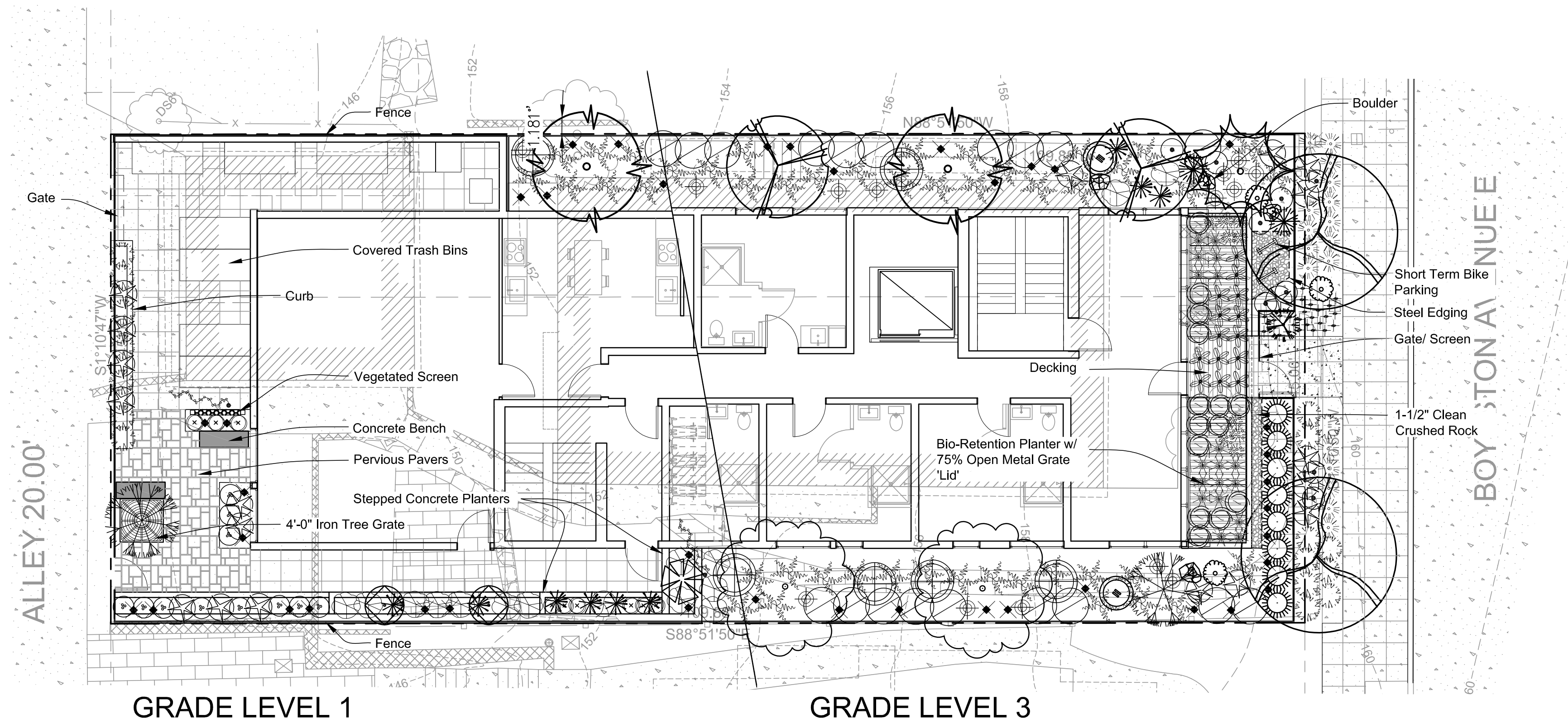
**TOPOGRAPHIC SURVEY**  
CALHOUN PROPERTIES  
2335 BOYLSTON AVENUE E  
SEATTLE, WA 98102

PROJECT NO. 19-261  
DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 7/31/19  
SHEET 1 OF 1

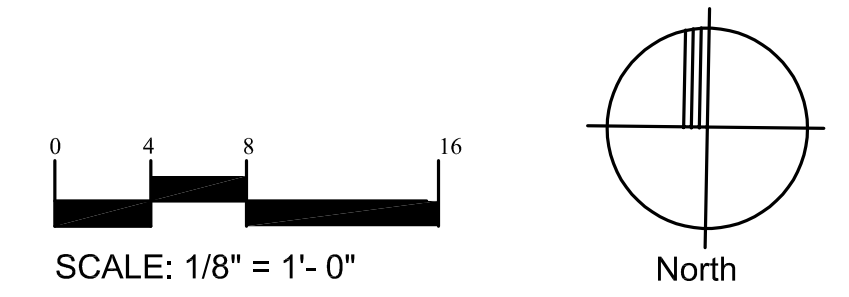
**PLANT SCHEDULE**

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
<b>TREES:</b>			
2		Acer c. 'Pacific Fire'/ RED BARK VINE MAPLE (Small Tree)	min. 1-1/2" cal.
2		Carpinus b. 'Fastigiata'/ COLUMNAR HORNBEAM (Medium Small Tree)	min. 2" cal., Street Tree Form
2		Ginkgo b. 'Sky Tower'/ COLUMNAR GINKGO (Small Tree)	min. 1-3/4" cal.
2		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA (Small Tree)	min. 8'-0" hgt.
2		Parrotia p. 'Ruby Vase'/ COLUMNAR IRONWOOD (Medium Small Tree)	min. 2" cal.
1		Pinus d. 'Umbraculifera'/ TANYOSHO PINE (Medium Small Tree)	min. 4' hgt. & spr. Provide photo for approval
<b>SHRUBS/ PERENNIALS/ GROUNDCOVERS:</b>			
1		Berberis fortunei/ CHINESE MAHONIA	5 gal.
14		<u>Blechnum spicant</u> / DEER FERN	1 gal.
14		<u>Carex e. 'Aurea'</u> / BOWLES' SEDGE	1 gal.
9		<u>Epimedium x versicolor</u> 'Sulphureum' / NCN	1 gal.
9		<u>Equisetum hymale</u> / HORSETAIL	1 gal.
8		<i>Hakonechloa m. 'Aureola'</i> / JAPAN. FOREST GRASS	1 gal.
39		Hemerocallis 'Hyperion'/ DAYLILY	1 gal.
9		Ilex c. 'Sky Pencil'/ COLUMNAR JAPAN. HOLLY	min. 30" hgt.
11		Ilex crenata 'Soft Touch'/ JAPAN BOXWOOD	min. 12" spr., 15" hgt.
18		<u>Juncus patens</u> 'Eik Blue'/ RUSH	1 gal.
2		Kalmia l. 'Little Linda'/ MTN. LAUREL	min. 21" spr.
25		<i>Liriope spicata</i> / LILYTURF	4" pots
1		Mahonia m. 'Winter Sun'/ HYBRID MAHONIA	min. 30" hgt.
14		<i>Mahonia repens</i> / CREEPING MAHONIA	1 gal.
2		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal.
19		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
17		Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
3		Pittosporum t. 'Wheeler's Dwarf'/ PITTOSPORUM	min. 18" spr.
2		Pittosporum tobira/ PITTOSPORUM	min. 30" hgt., strong central leaders
1		Podocarpus m. 'Maki'/ JAPAN. YEW	min. 6' hgt. tight upright
46		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" ea.
17		<i>Prunus l. 'Mt. Vernon'</i> / DWARF LAUREL	min. 12 spr.
6		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 30" hgt.
14		<i>Sarcococca humilis</i> / FRAGRANT SARCOCOCCA	min. 10" spr.
8		Thuja o. 'Smargaard'/ EMERALD GREEN ARBOR.	min. 6'-0" hgt.
2		Trachelospermum jasminoides/ STAR JASMINE	5 gal.
19		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.

- PLANT NAMES SHOWN IN 'DARK TYPE' ARE NATIVE/ DROUGHT TOLERANT- PACIFIC NORTHWEST ADAPTIVE SPECIES.  
 - Plant name shown underlined are used in the Bio-Retention Planter.  
 - Plant name shown in *italics* are less than 24" in height.  
 - Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.  
 - If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.



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**REGIO**  
 2235 Boyston Ave East  
 Seattle, WA 98102



Glenn Takagi  
 Landscape Architect  
 18550 Firlands Way N.  
 Suite #102  
 Shoreline, WA 98133  
 (206) 542-6100  
 glenc01029@earthlink.net

**Planting Plan**

Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT  
 Drawing Issue:  
 12.10.20 MUP  
 \_\_\_\_\_  
 Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_

Sheet  
**L1**  
 of 4



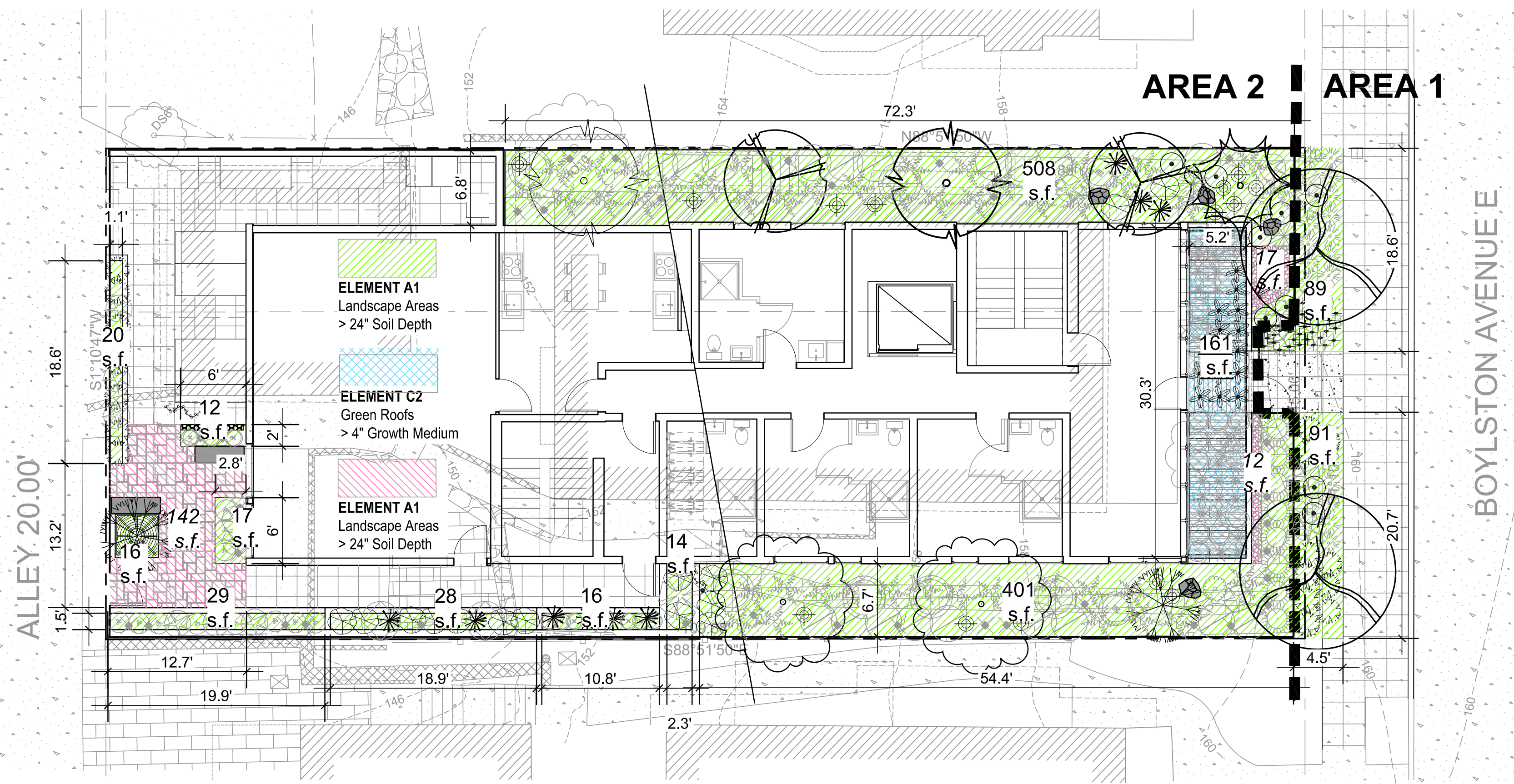
Glenn Takagi  
 Landscape Architect  
 18550 Firlands Way N.  
 Suite #102  
 Shoreline, WA 98133  
 (206) 542-6100  
 FAX: (206) 546-1128

Green Factor Worksheet*		Planting Area				TOTAL**
		1	2	3	4	
A1	square feet					0
A2	square feet	180	1061			1241
A3	square feet		161			161
B1	square feet	72	312			384
B2	# of plants	24	219			243
B3	# of trees		6			6
B4	# of trees	2	5			8
B5	# of trees					0
B6	# of trees					0
B7	# of trees					0
C1	square feet					0
C2	square feet					0
D	square feet		24			24
E	square feet					0
F1	square feet					0
F2	square feet		171			171
G	square feet					0
H1	square feet	648	3812			4460
H2	square feet					0
H3	square feet	885				885
H4	square feet					0

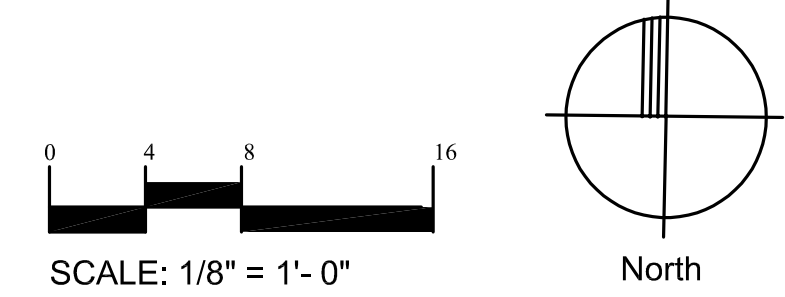
\* See Green Factor score sheet for category definitions  
 \*\* Enter totals on the Green Factor score sheet

Green Factor Score Sheet		SEATTLE green factor	
Project title:	enter sq ft of parcel	SCORE	6.586
Parcel size (enter this value first)	4,945	Factor	Total
<b>Landscape Elements**</b>			
<b>A Landscaped areas (select one of the following for each area)</b>			
1	Landscape areas with a soil depth of less than 24"	enter sq ft: 0	0.1
2	Landscape areas with a soil depth of 24" or greater	enter sq ft: 1241	0.6 744.6
3	Bioretention facilities	enter sq ft: 161	1.0 161.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 384	0.1 38
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: 243	2916 0.3 875
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 6	450 0.3 135
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: 8	1200 0.3 360.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0	0 0.4
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 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
<b>C Green roofs</b>			
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: 0	0.7
<b>D Vegetated walls</b>			
		enter sq ft: 24	0.7 16.8
<b>E Approved water features</b>			
<b>F Permeable paving</b>			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 171	0.2 34.2
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0	0.5
<b>G Structural soil systems</b>			
		enter sq ft: 0	0.2
<b>H Bonuses</b>			
1	Drought-tolerant or native plant species	enter sq ft: 4460	0.1 446.0
2	Landscape areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2
3	Landscape visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 885	0.1 89
4	Landscape in food cultivation	enter sq ft: 0	0.1
sub-total of sq ft =		6,947	
Green Factor numerator =		2,893	

\* 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)



**Green Factor Elements Plan Notes:**  
 1. All shrubs are shown shaded to gray. Groundcovers, Vines and Trees are shown in heavier/ darker line weights.  
 2. All planting in Area 1 considered 'visible to the passerby' along with 4-Trees from Area 2 (one along alley, three just behind east fence).

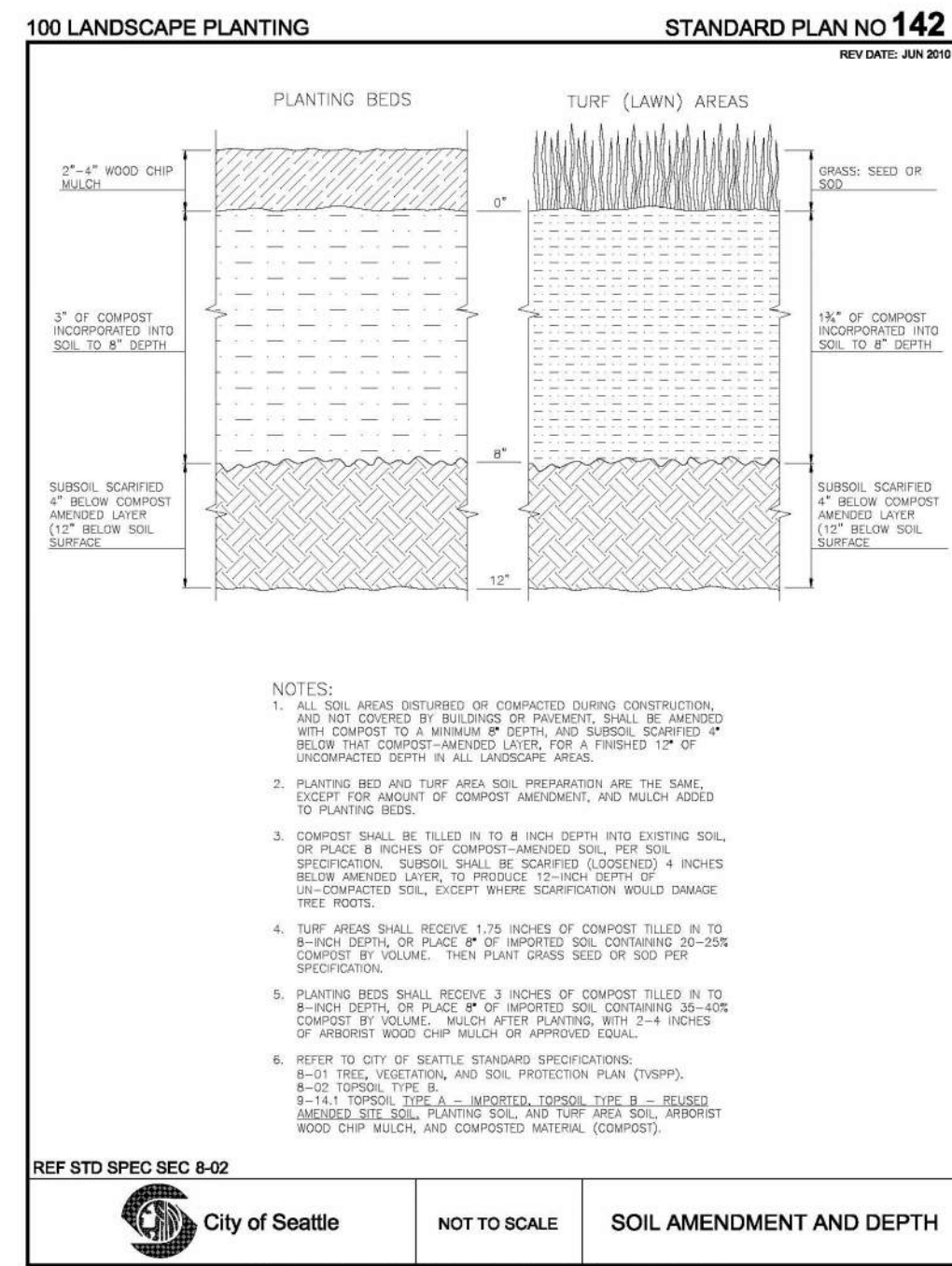
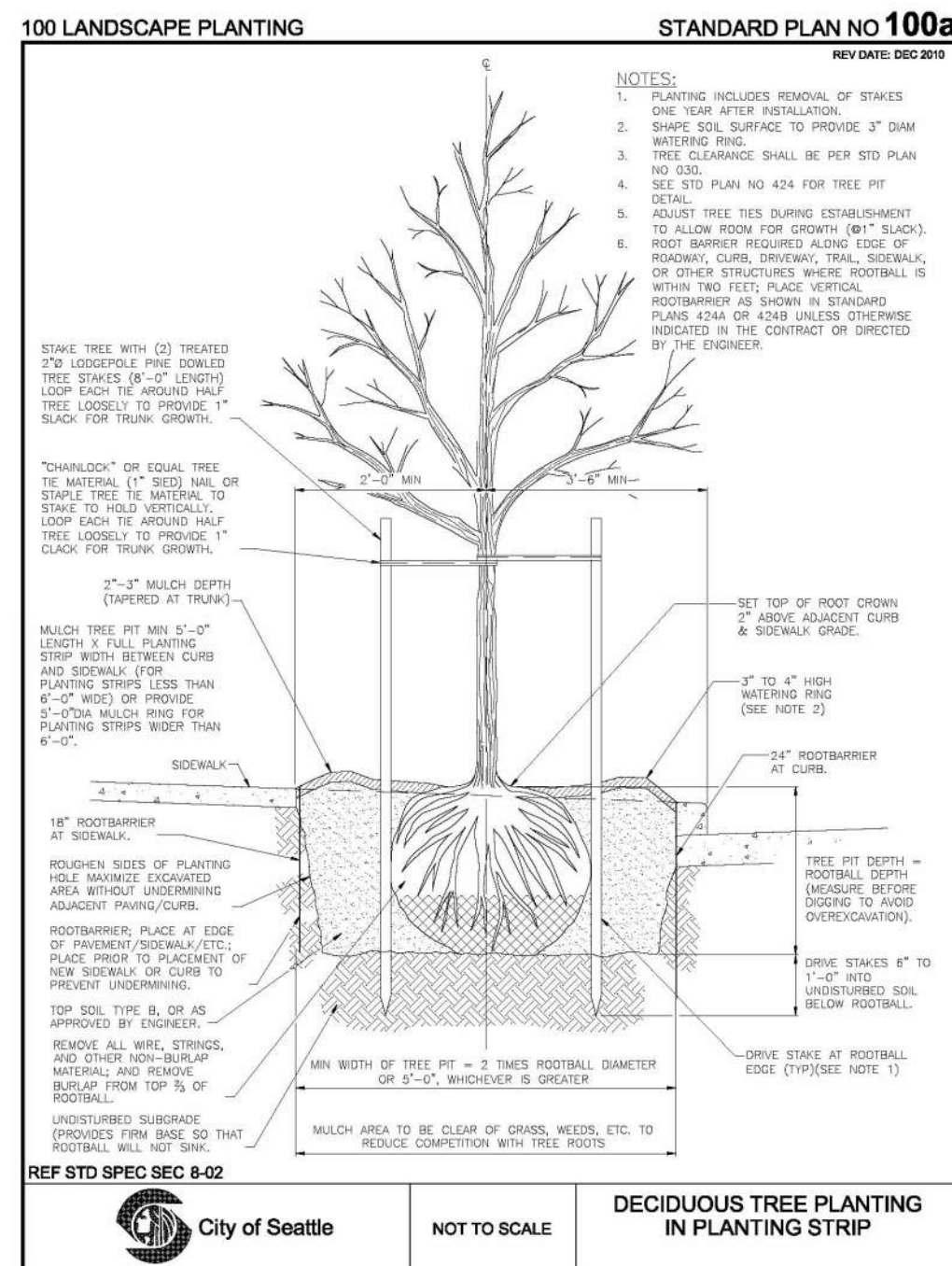


Green Factor  
 Elements Plan

Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT

Drawing Issue:  
 12.10.20 MUP

Revisions:



**GENERAL NOTES:**

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- Prior to beginning any construction activities, erect Tree Protection around existing street tree to be retained. (if applicable)
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Prior to any planting in the Right of Way, coordinate with SDOT Urban Forester (206.684.5693) the soil preparation inspection of soil preparation and plant locations.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/constructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.
- New Landscape Plantings shall be watered by a Bidder Design Automatic Irrigation System or hand watered until new plantings are established (typically two full growing seasons). (If hand watering, a Watering Agreement Contract is required by SDOT for new planting in the ROW and will need to be obtained.) System to provide full coverage. Auto-Controller shall be complemented with a Rain Sensor that provides automatic daily weather adjustments. Install per latest Best Trade Practices and local Plumbing Codes. Before sprinkler system will be accepted, the Contractor shall perform a coverage test in the presence of the Landscape Architect prior to the installation of any planting. Contractor is responsible to change, adjust heads/ tubing to obtain a balanced system with full coverage.

The system shall be warranted for all labor and materials for a period of one year from the date of substantial completion of the system as documented by a signed and dated copy of acceptance from the Landscape Architect. The Warranty shall include; filling and repairing settlement of soil and repairing any damage to plantings caused by such. bid shall also include one winterization and activation/adjustment.

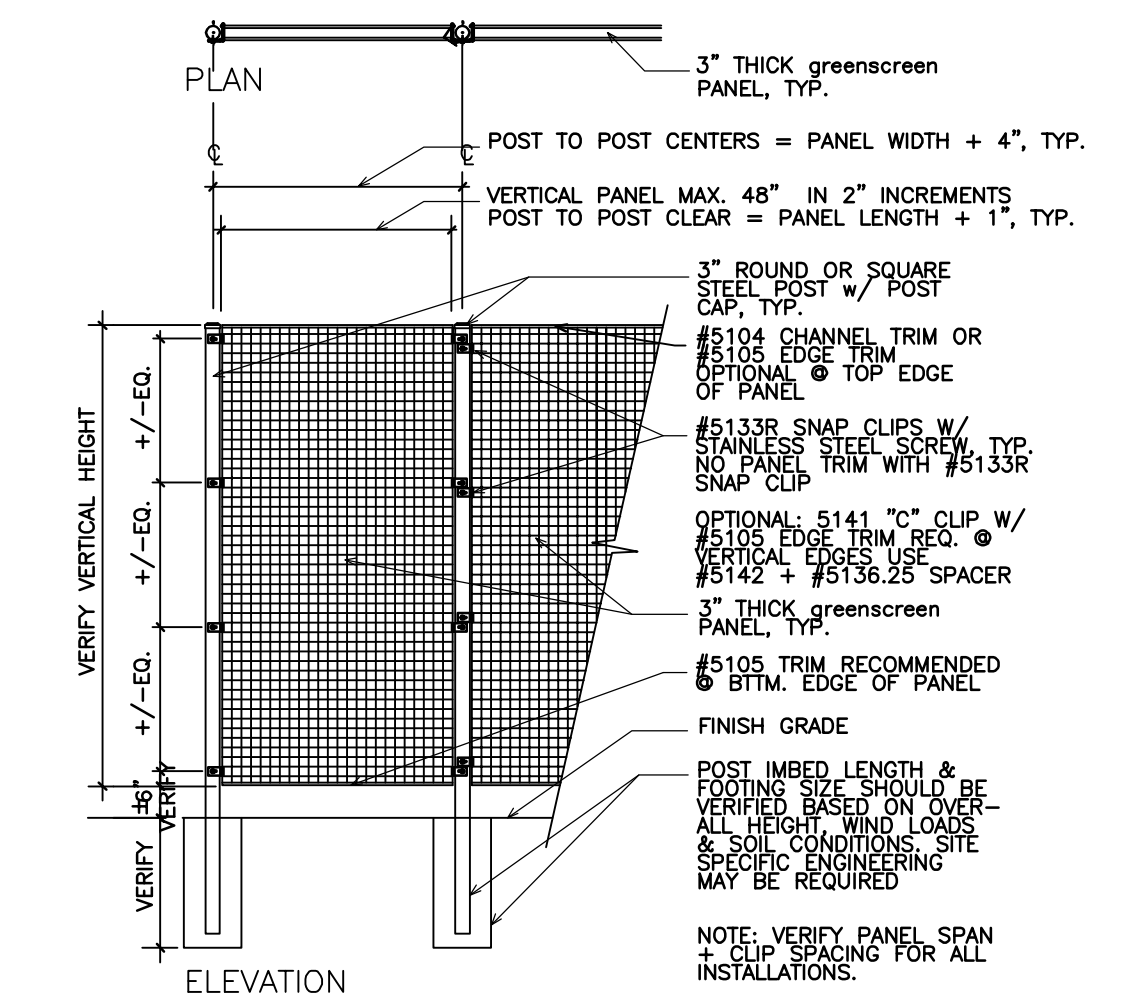
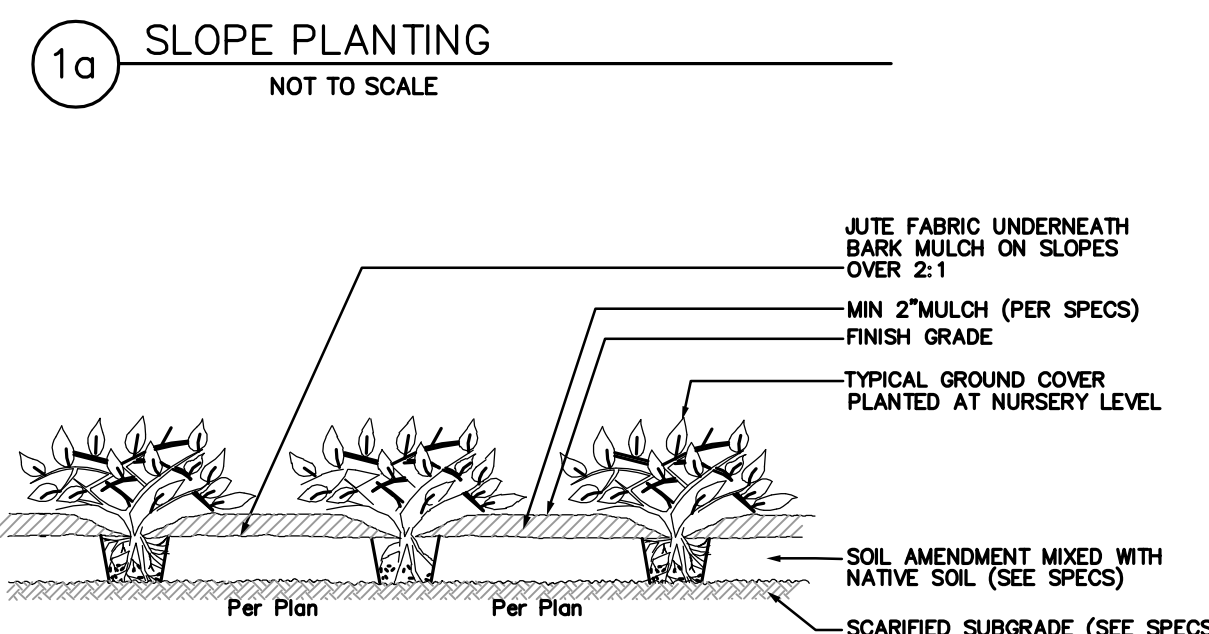
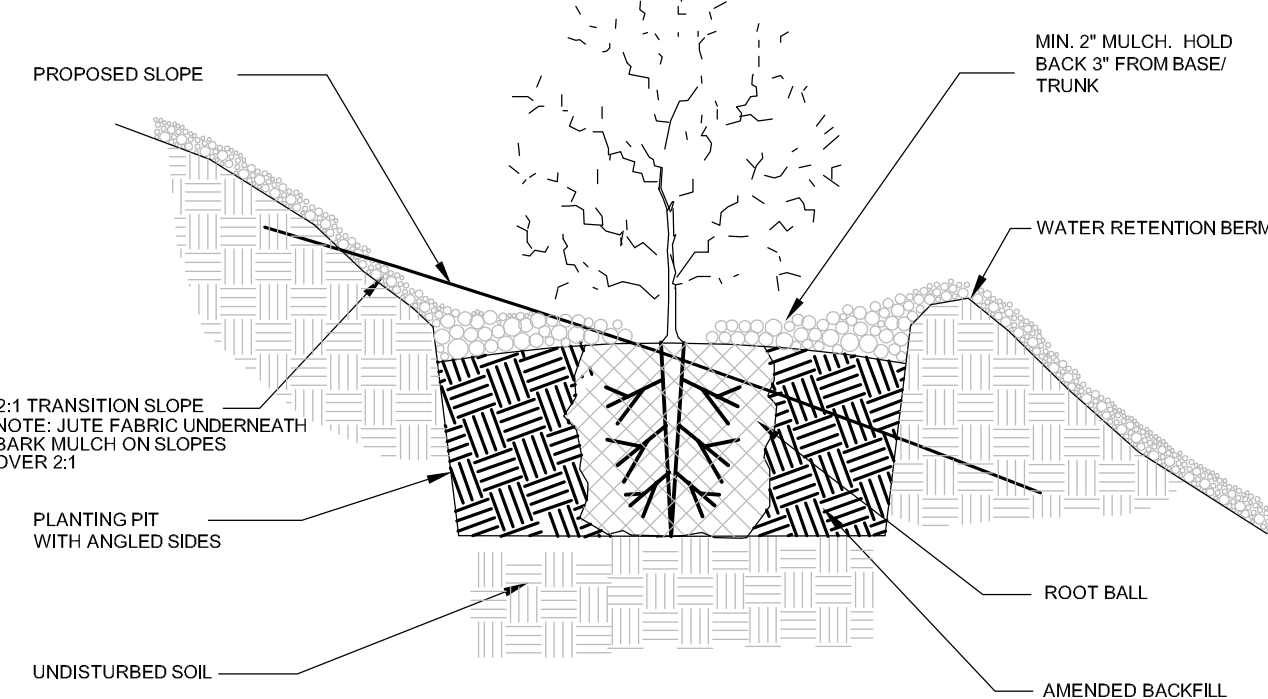
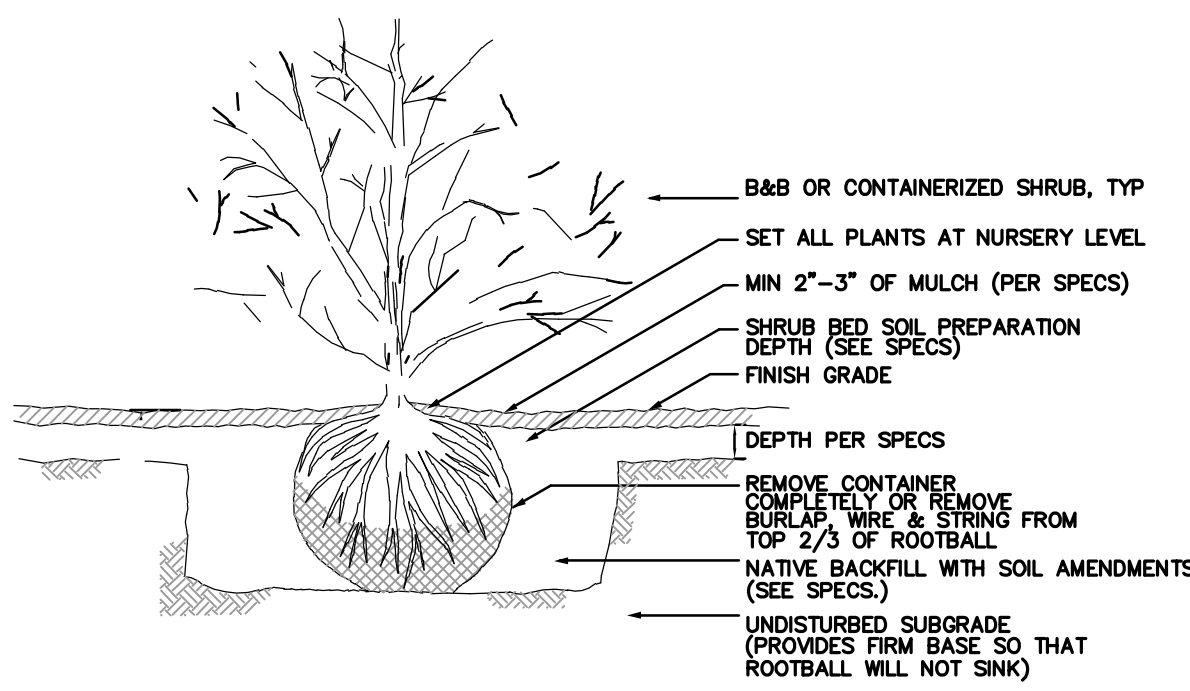
'Record Drawings': prepare a complete, legible and accurate set of 'as built' drawings as installation proceeds. note any utilities, drainage encountered on plan. 'as built' drawings shall be submitted to Landscape Architect/ Owner for review prior to final inspection and final payment. Contractor shall be responsible for reducing approved drawing to an 11" x 17" format, color code the station/ lines and laminate in heavy plastic. Submittals to also include all instruction manuals and equipment 'catalogue cuts/ product descriptions'.

**9. Coordinate with General Contractor/ Owner's Representative and Other Trades to ensure that all new planting areas have sufficient drainage facilities to carry away excess storm/ irrigation water.**

- Tree Grate shall be Urban Accessories 4'-0" square 'Kiva' Model with Frame. Install per Manufacturers recommendations.
- Steel Edging to retain Crushed Rock shall be Duraedge steel edging  $\frac{3}{16}$ " x 4" in black finish. Use pre-fabricated inside/outside corners as necessary. Install per Manufacturers recommendations.
- Boulders shall be Igneous Boulders a minimum dimensions of 18" x 24" x 30". Provide scaled photographs for approval by Landscape Architect prior to delivery to site. Alternate Option is to provide fiberglass boulders, manufactured by Dekorra Products- (1) Model 101, (1) Model 102 and (2) Model 109. Color and texture to be coordinated with Landscape Architect.
- Vegetated Screen shall be the 3" deep x 6'-0" length x 48" wide freestanding Greenscreen with Wrinkle Green finish. Install per Detail and Manufacturers recommendations.
- Pervious Pavers shall be Mutual Materials 'Eco-Priora' in color and pattern TBD. Installation shall meet the City of Seattle Standards for Permeable Pavement Surfaces. Wherever edge of paving does not abut to a solid concrete surface (wall or adjacent pavement), use proper edge restraint.

**PLANTING NOTES:**

- On-grade Planting Beds:** Planting soil for new planting areas shall be an approved Compost cultivated into the existing prepared subgrade. See C.O.S. Standard Plan No. 142. If existing subsoil is determined to be not suitable by Landscape Architect, a pre-mixed soil with a 'Sandy Gravelly Loam' texture shall be used. Provide textural and nutrient analysis of imported soil mix to Landscape Architect for review and approval.
- Install Bioretention Planter Soil Mixture per Civil Drawings.
- Fertilize all installed plants (except Bio-retention plants) during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer (if applicable).
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect, City and Owner.**
- \*Green Factor Note-** All plantings and landscape elements required as part of this Building Permit must be maintained for the life of the project. If alterations or failures reduce landscape features to a level below the minimum required planting area or Green Factor Score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements.
- Mulch all beds with a minimum 2 inch (2") depth of approved coarse shredded bark 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls. Mulch for Bioretention Planter shall be shredded wood as approved.
- Stake trees per detail and as directed by Landscape Architect.
- The Contractor shall request a Site Review of the installed work prior to installation of mulch. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Landscape Architect, additional inspections will be scheduled at the request of the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At such time, the Landscape Architect shall certify in writing the Final Acceptance of the Work.
- Maintenance: Provide landscape maintenance immediately after planting; work shall include but not limited to supplemental watering, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris and any irrigation adjustments as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings (if applicable)).
- Replacement of Plantings: Remove from site and replace with new planting, at Contractors expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
- Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.



**A** FREESTANDING VERTICAL – VEGETATED SCREEN  
GREENSCREEN.COM Modular Panels

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**REGIO**  
 2235 Boyston Ave East  
 Seattle, WA 98102



STATE OF WASHINGTON  
 LICENSED PROFESSIONAL ENGINEER  
 GLENN TAKAGI  
 LICENSE NO. 3361

Glenn Takagi  
 Landscape Architect  
 18550 Firlands Way N.  
 Suite #102  
 Shoreline, WA 98133  
 (206) 542-6100  
 glenco1029@earthlink.net

**Details/ Notes**

Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT

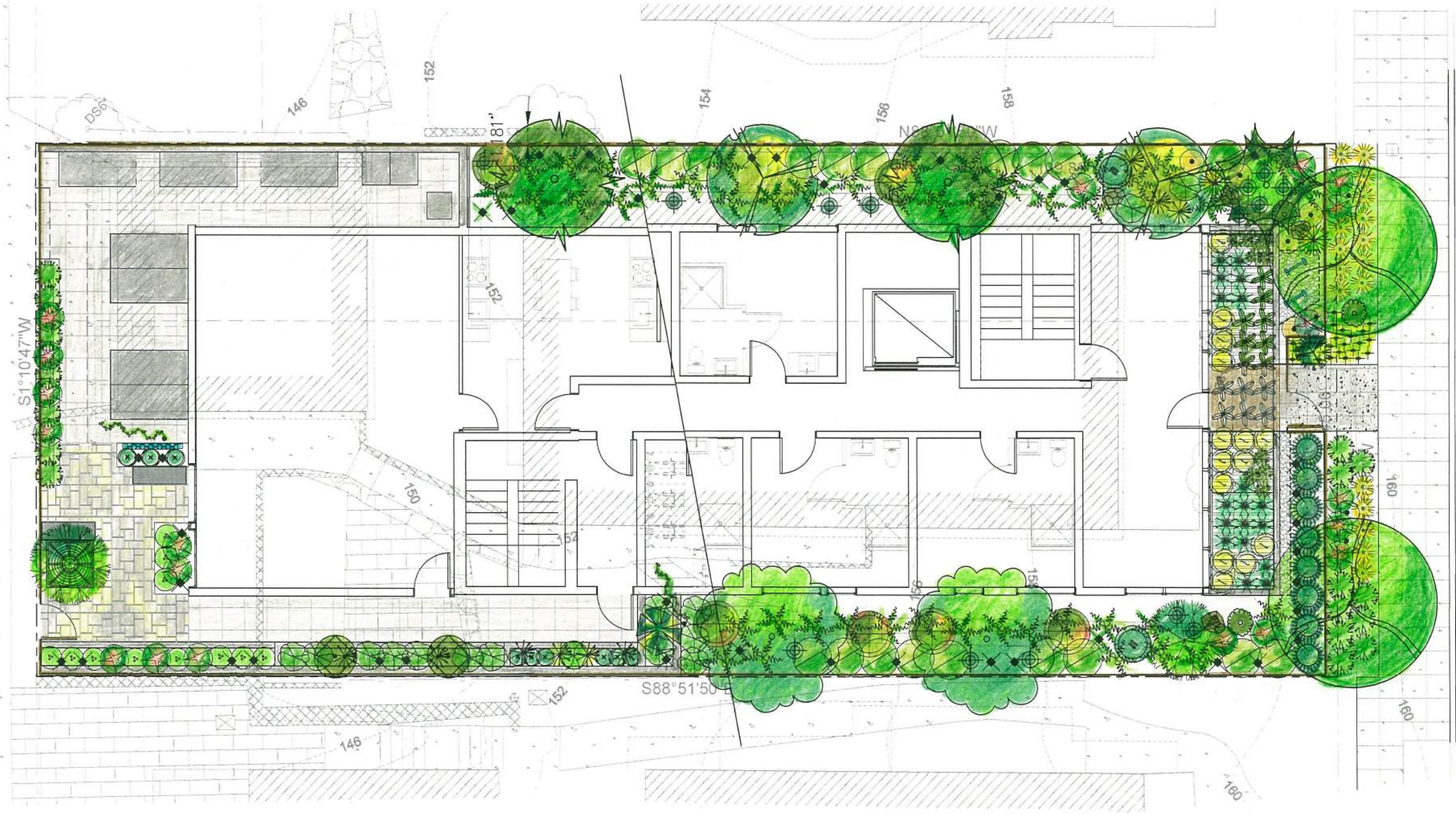
Drawing Issue:  
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Revisions:  
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Sheet  
**L3**  
 of 4

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 of Glenn Takagi Landscape Architect.

ALLEY 20.00'



BOYLSTON AVENUE E

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 2235 Boylston Ave East  
 Seattle, WA 98102

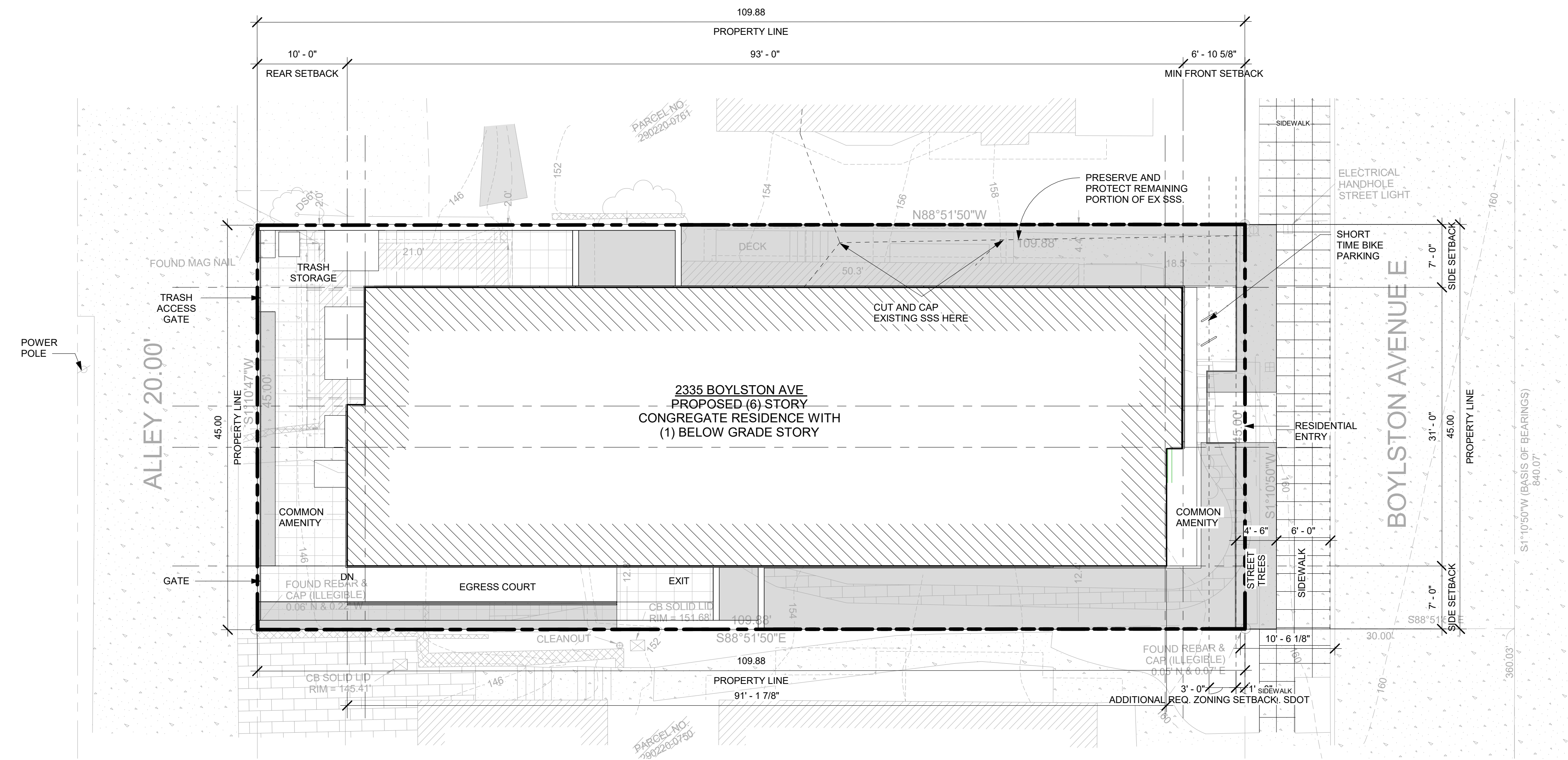


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Colored  
 Landscape Plan

Project No.:	
Drawn:	GT
Checked:	GT
Drawing Issue:	12.10.20 MUP
Revisions:	

LAND USE	CONSTRUCTION	DATE
MUP INTAKE		12.11.20



**SITE PLAN**  
 1/8" = 1'-0"

REGIO  
 2235 BOYLSTON AVE  
 SEATTLE, WA 98102

3035695-LU  
 6759314-CN

JOB NUMBER:  
 H1922

SITE PLAN

**A0.1**

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## VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WINDOW ASSEMBLY.

## PLAN LEGEND

⊗ ⊗ VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

— FIRE RATING PER HOURS

— WALL ASSEMBLY TYPE

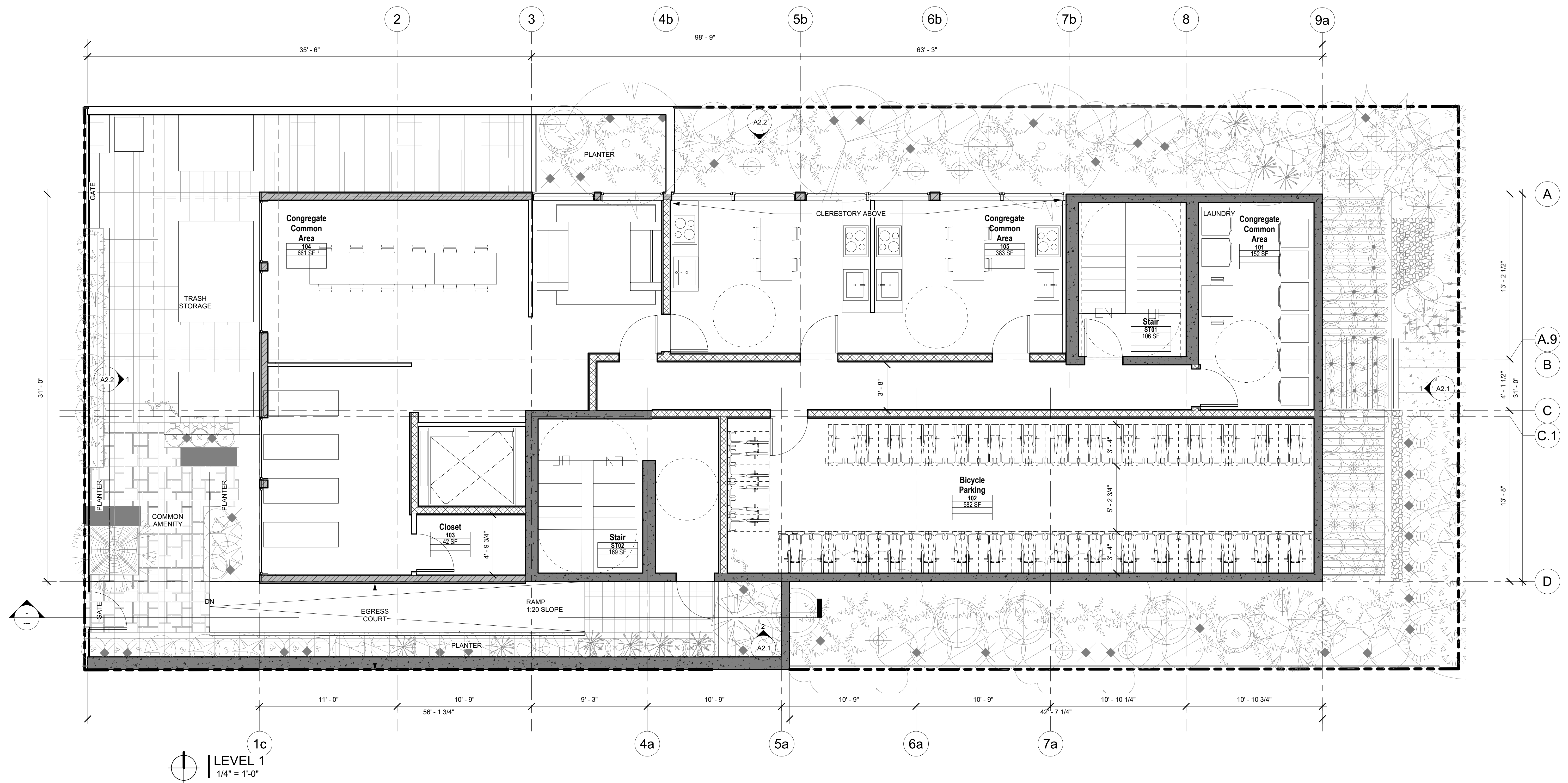
HV HOSE VALVE

## FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRID LINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, UNO.
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**HYBRID** architecture  
1205 EAST PIKE STREET #20  
SEATTLE, WA 98122  
206.267.9277  
www.HybridARC.com

7437 REGISTERED ARCHITECT  
ROBERT HUMBLE  
STATE OF WASHINGTON



LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		

REGIO  
2235 BOYLSTON AVE  
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LEVEL 1  
ALLEY

**A1.1**

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## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

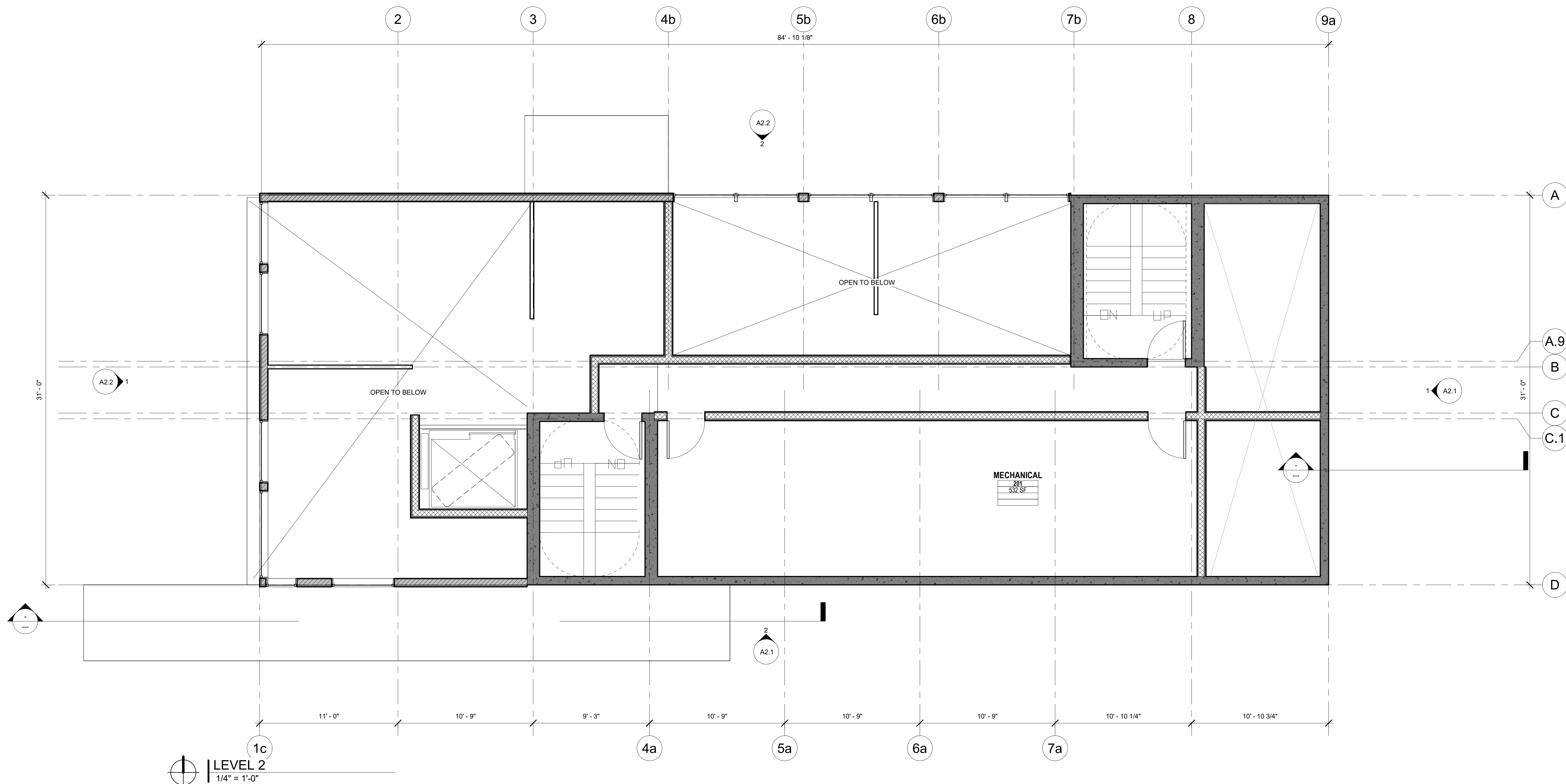
HOSE VALVE

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STATE OF WASHINGTON



LEVEL 2  
1/4" = 1'-0"

LAND USE	DATE	CONSTRUCTION	DATE
MUP INTAKE	12.11.20		

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LEVEL 2

**A1.2**

12/11/2020 2:53:29 AM

## VENTILATION REQUIREMENTS

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## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

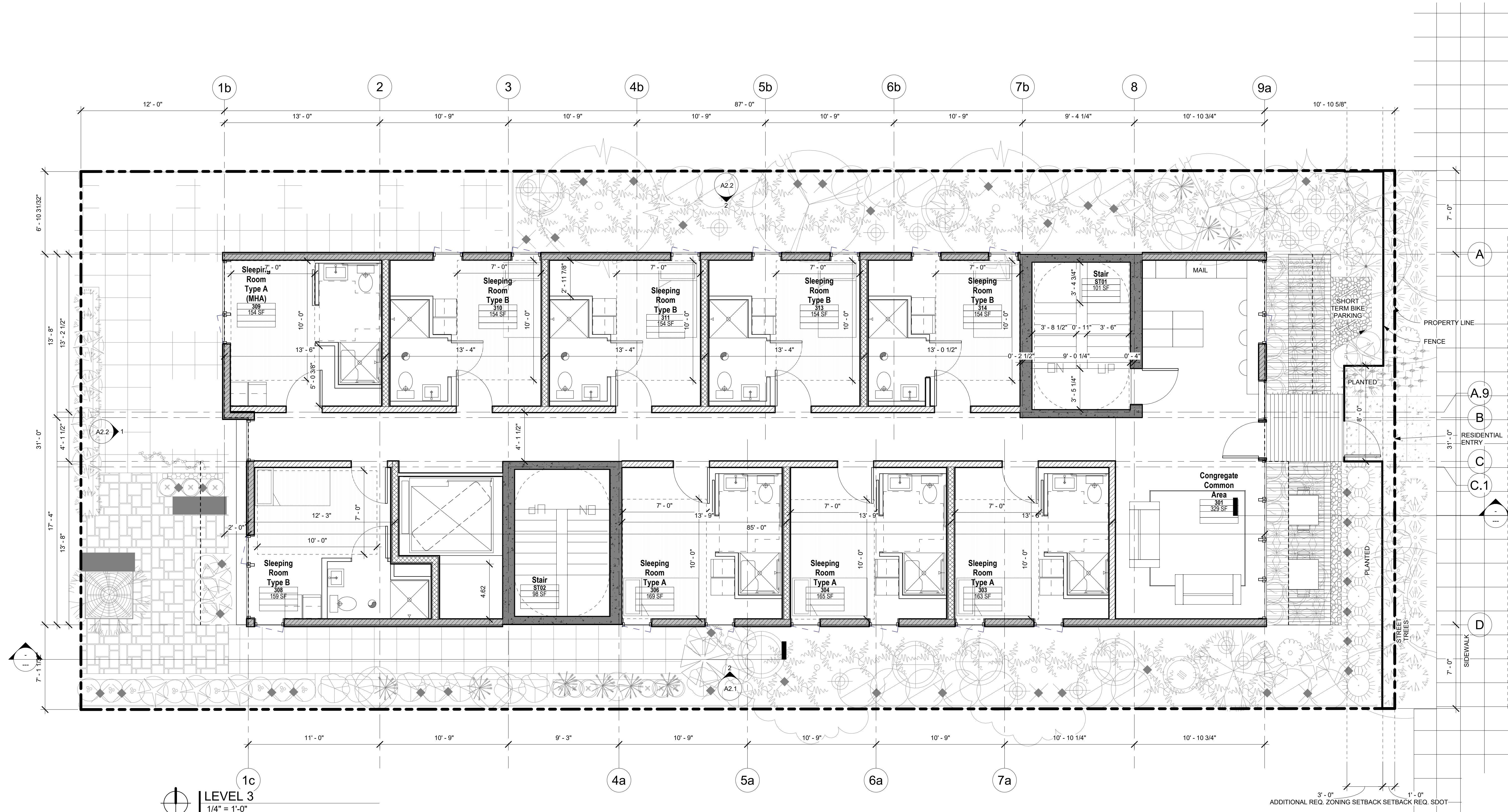
FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

## FLOOR PLAN NOTES

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**LEVEL 3**  
1/4" = 1'-0"

DATE	CONSTRUCTION
12.11.20	

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LEVEL 3  
STREET

**A1.3**

## VENTILATION REQUIREMENTS

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## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

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

DATE	CONSTRUCTION
12.11.20	

LAND USE	DATE
MUP INTAKE	12.11.20

REGIO  
2235 BOYLSTON AVE  
SEATTLE, WA 98102

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JOB NUMBER:  
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LEVEL 4

**A1.4**

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## VENTILATION REQUIREMENTS

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## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

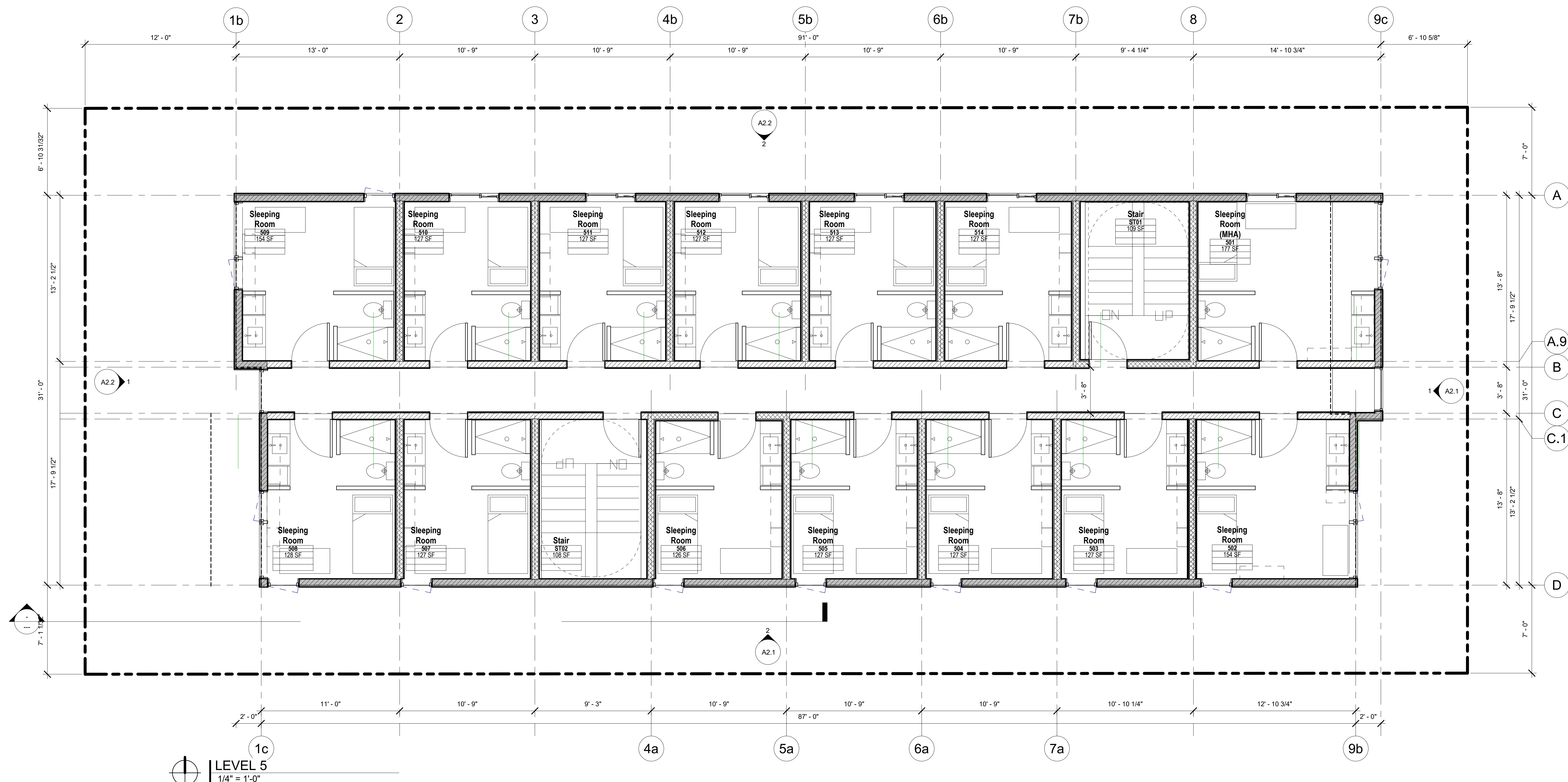
FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

## FLOOR PLAN NOTES

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- ALL DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



**LEVEL 5**  
1/4" = 1'-0"

DATE	CONSTRUCTION
12.11.20	

LAND USE	DATE
MUP INTAKE	12.11.20

REGIO  
2235 BOYLSTON AVE  
SEATTLE, WA 98102

JOB NUMBER:  
H1922

LEVEL 5

**A1.5**

12/11/2020 2:53:37 AM

## VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WINDOW ASSEMBLY.

## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

## FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRIDLINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, UNO.
- CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS, INCLUDING BUT NOT LIMITED TO HVAC, DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
- CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
- PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A
- WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
- FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES. SEE SHEET A7.0
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- SEE BATHROOM PLANS ON SHT A7.0 FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION.
- SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION. PLEASE SEE SHEET G0.03 FOR FAR-RELATED SQUARE FOOTAGES AND CALCULATIONS.
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**LEVEL 6**  
1/4" = 1'-0"

DATE	CONSTRUCTION
12.11.20	

LAND USE	DATE
MUP INTAKE	12.11.20

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2235 BOYLSTON AVE  
SEATTLE, WA 98102

3035695-LU  
6759314-CN

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LEVEL 6

**A1.6**

12/11/2020 2:53:38 AM

## VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WINDOW ASSEMBLY.

## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

## FLOOR PLAN NOTES

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- FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES. SEE SHEET A7.0
- WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
- SEE BATHROOM PLANS ON SHT A7.0 FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION.
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**LEVEL 7**  
1/4" = 1'-0"

DATE	CONSTRUCTION
12.11.20	

LAND USE	DATE
MUP INTAKE	12.11.20

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LEVEL 7

**A1.7**

12/11/2020 2:53:39 AM

## VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WINDOW ASSEMBLY.

## PLAN LEGEND

VERTICAL STACKED WINDOWS. SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

WALL ASSEMBLY TYPE

HOSE VALVE

## FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRIDLINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, UNO.
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**LEVEL 8**  
1/4" = 1'-0"

DATE	CONSTRUCTION
12.11.20	

LAND USE	DATE
MUP INTAKE	12.11.20

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6759314-CN

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H1922

LEVEL 8

**A1.8**

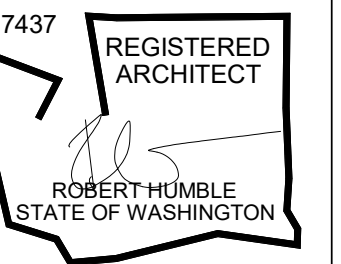
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**MATERIAL LEGEND**

MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL	PRIMARY METAL SIDING - WHITE
M5	METAL	RAILING
M6	METAL	COPING, GUARDRAILS AND OTHER METAL
P1	CEMENT BOARD SIDING	FLAT PANEL FIBER CEMENT BOARD
P2	CEMENT BOARD SIDING	FIBER CEMENT "STANDING SEAM"
C1	CONCRETE	CAST IN PLACE CONCRETE
V1	WINDOWS	VINYL FRAMES
W1	WOOD	CLEAR STAIN

**HYBRID** architecture  
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 SEATTLE, WA 98122  
 206.267.9277  
 www.HybridARC.com



2 | SOUTH ELEVATION  
 1/8" = 1'-0"



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

DATE	CONSTRUCTION	DATE	LAND USE
		12.11.20	MUP INTAKE

REGIO  
 2235 BOYLSTON AVE  
 SEATTLE, WA 98102

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 6759314-CN

JOB NUMBER:  
 H1922

EXTERIOR  
 ELEVATIONS

**A2.1**

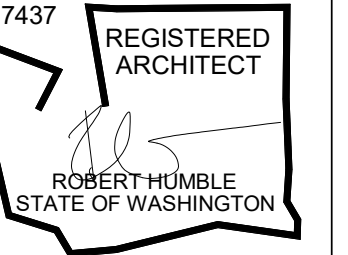
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### MATERIAL LEGEND

MATERIAL	DESCRIPTION	MANUF. / COLOR
M1	METAL	PRIMARY METAL SIDING - WHITE
M5	METAL	RAILING
M6	METAL	COPING, GUARDRAILS AND OTHER METAL
P1	CEMENT BOARD SIDING	FLAT PANEL FIBER CEMENT BOARD
P2	CEMENT BOARD SIDING	FIBER CEMENT "STANDING SEAM"
C1	CONCRETE	CAST IN PLACE CONCRETE
V1	WINDOWS	VINYL FRAMES
W1	WOOD	CLEAR STAIN

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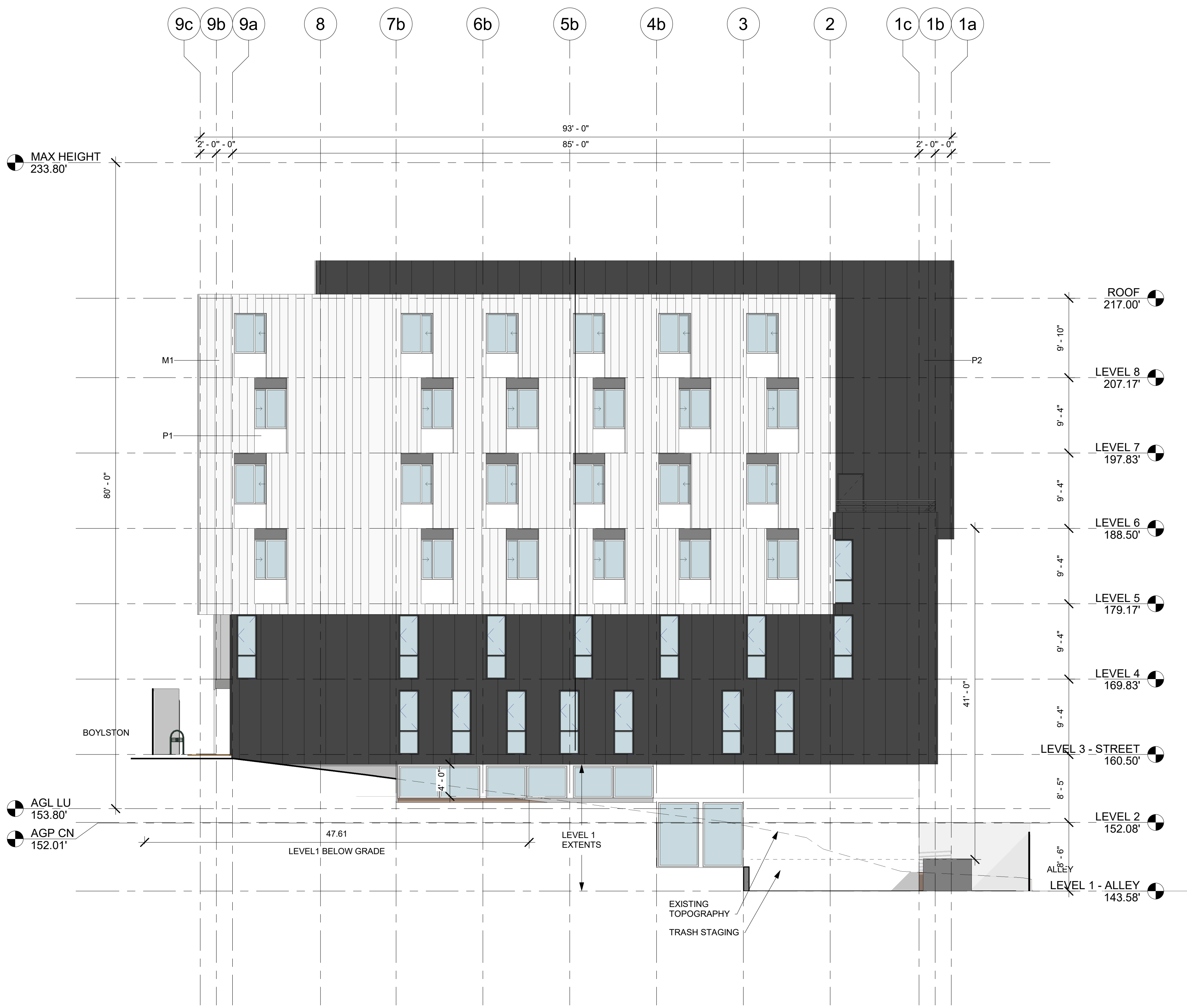
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 6759314-CN

JOB NUMBER:  
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EXTERIOR  
 ELEVATIONS

**A2.2**

12/11/2020 2:53:54 AM

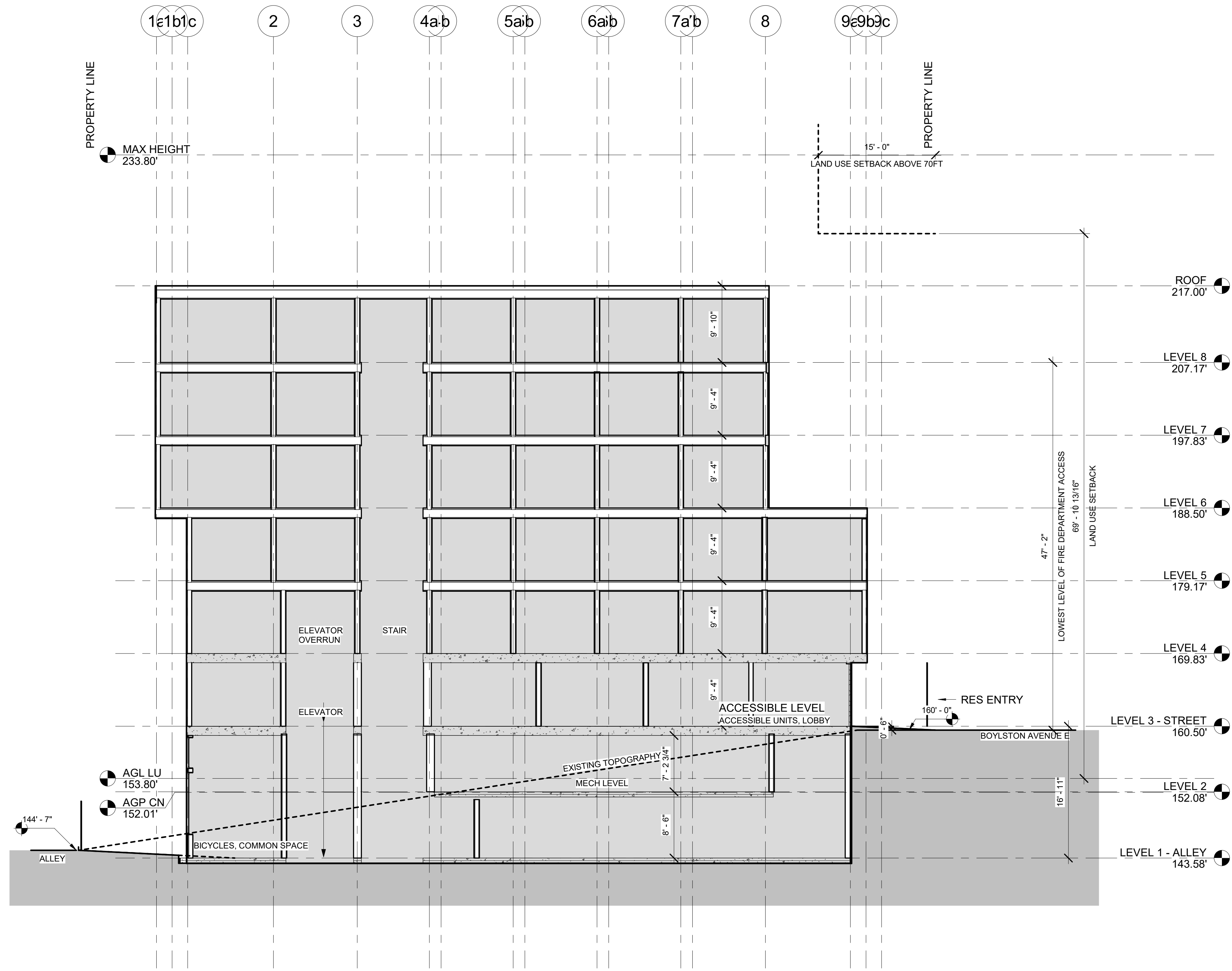
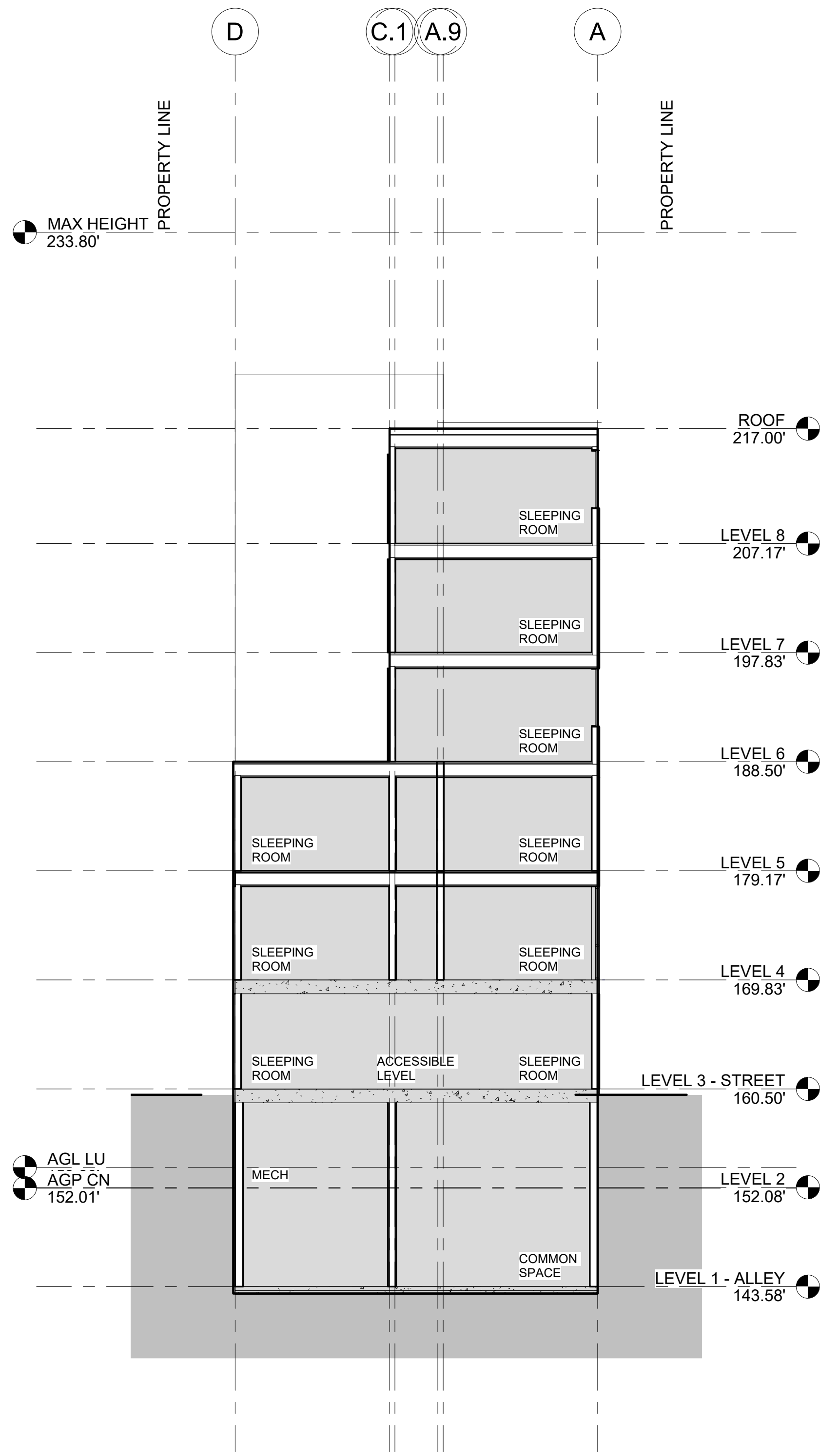


2 | NORTH ELEVATION  
 1/8" = 1'-0"



1 | WEST ELEVATION  
 1/8" = 1'-0"

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DATE	CONSTRUCTION	DATE	LAND USE
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BUILDING  
 SECTIONS

**A3.1**

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