KEY ABBREVIATIONS

&	AND
@	AT
|	OR
#	NUMBER
%	PERCENT
Ø	DIAMETER
AB	ANCHOR BOLT
AC	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
AFT	ABOVE FINISH TREAD
AFD	ABOVE FINISH DECK
AGG	AGGREGATE
AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B.O.	BOTTOM OF
BLDG	BUILDING
BM	BEAM
BSMT	BASEMENT
BTWN	BETWEEN
BYND	BEYOND
CC	CENTER TO CENTER
CEM	CEMENT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
D.	DEPTH
D	DRYER
DEMO	DEMOLITION
DEG	DEGREES
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
DS	DOWNSPOUT
DU	DWELLING UNIT
(E)	EXISTING
EA	EACH
EGR.	EGRESS
EL	ELEVATION
EJ	EXPANSION JOINT
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EV	ELECTRIC VEHICLE
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FC	FIBER CEMENT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOIC	FURNISHED BY OWNER / INSTALLED BY CONTRACTOR
FOS	FACE OF STUD
FP	FIRE PROTECTION, FIREPROOF
FR	FIRE RATING, FIRE-RESISTANT
FT	FOOT OR FEET
FTG	FOOTING
FSD	FIRE SEPARATION DISTANCE
GA	GAUGE
G.A.	GYPSUM ASSOCIATION
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GEN	GENERAL
GL	GLASS
GWB	GYPSUM WALL BOARD
HGT	HEIGHT
HR	HANDRAIL
HVAC	HEATING VENTILATION AIR CONDITIONING
HWH	HOT WATER HEATER
IN.	INCHES
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JST	JOIST
LAM	LAMINATE
LT	LIGHT
L/W	LIVE-WORKS
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG
OSB	ORIENTED STRAND BOARD
PERF	PERFORATED
PERP	PERPENDICULAR
PH	PENTHOUSE
PL	PROPERTY LINE
PLYD	PLYWOOD
PNL	PANEL
POD	POINT OF DISCHARGE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
R	RISER
RAD	RADIUS
RC	RESILIENT CHANNEL
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REF.	REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED, REQUIREMENT
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
R.O.W	RIGHT-OF-WAY
SAF	SELF ADHESIVE FLASHING
SEC	SECTION
SFR	SINGLE FAMILY RESIDENCE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL OR SIDE
SEWER	
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
T	TREAD(S)
T&G	TONGUE & GROOVE
T.O.	TOP OF
T.O.F	TOP OF FOOTING
T.O.P	TOP OF PLATE
T.O.C	TOP OF CONCRETE
T.O.S	TOP OF STEEL
TEMP	TEMPORARY
TMP.	TEMPERED
TOPO	TOPOGRAPHIC
TYP	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VB	VAPOR BARRIER
VC	VENT CAP
VERT	VERTICAL
VENT	VENTILATION
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W	WASHING MACHINE
WD	WOOD
W/D	WASHER DRYER
WH	WATER HEATER
W.I.C	WALK IN CLOSET
WP	WATERPROOF
WRB	WEATHER RESISTIVE BARRIER

DRAWING INDEX

SHEET INDEX

89	SHEET TITLE	MUP
01_GENERAL		
G0.01	PROJECT DATA	X
G0.02	GENERAL NOTES	X
G0.03	PAR/PASV/MEMOS	X
01_GENERAL: 3		
02_LAND USE		
G1.01	ZONING INFORMATION	X
G1.02	ZONING INFORMATION	X
G1.03X	LU - MHA PLAN DIAGRAMS	X
02_LAND USE: 3		
03_DESIGN REVIEW		
DR.01	RENDERED ELEVATIONS	X
03_DESIGN REVIEW: 1		
05_SURVEY		
S1	SURVEY	X
S2	SURVEY	X
05_SURVEY: 2		
07_LANDSCAPE		
L0	RENDERED LANDSCAPE PLAN	X
L1	LANDSCAPE PLAN	X
L1.1	LANDSCAPE PLAN	X
L2	LANDSCAPE REQUIREMENTS SUMMARY PLAN	X
L3	LANDSCAPE DETAILS	X
07_LANDSCAPE: 5		
08_ARCHITECTURE		
A0.01	SITE PLAN	X
A1.0A	BASEMENT A PLAN	X
A1.01	LEVEL 1 PLAN	X
A1.02	LEVEL 2 PLAN	X
A1.03	LEVEL 3 PLAN	X
A1.04	LEVEL 4 PLAN	X
A1.05	LEVEL 5 PLAN	X
A1.06	ROOF PLAN	X
A1.07	PENTHOUSE	X
A2.01	EAST & WEST ELEVATION	X
A2.02	NORTH ELEVATION	X
A2.03	SOUTH ELEVATION	X
A3.01	EAST / WEST SECTION	X
A4.10	ACCESSIBILITY DIAGRAMS	X
A4.11	ENLARGED PLANS	X
A4.12	ENLARGED PLANS	X
A4.13	ENLARGED PLANS	X
A4.14	ENLARGED PLANS	X
A5.01	DETAILS - CONCRETE	X
A5.03	DETAILS - WOOD	X
A5.07	SITE	X
08_ARCHITECTURE: 21		
Grand total: 35		

SYMBOLS LEGEND

SYMBOLS LEGEND

XXX.X'	SPOT ELEVATION
Name Elevation	DATUM
	REVISION CLOUD & TAG
Ref 1 A101 1 Ref	ELEVATION REFERENCE
1 A101 TYP	SECTION HEAD
1 A101 TYP	DETAIL CALLOUT HEAD
1t 3068 DR XXX"W XXXX"H TMP.	DOOR TAG: SIZE / TYPE
#'W #'H 1t TMP. EGR.	WINDOW TAG: SIZE / SAFETY GLAZING / EGRESS
N	TRUE NORTH
CB	CATCH BASIN
DS	DOWN SPOUT
S	SMOKE DETECTOR
C	CARBON MONOXIDE
▲	FIRE EXTINGUISHER
F	EXHAUST FAN
WH	WHOLE HOUSE FAN
AI	AIR INTAKE
EGRESS	EGRESS LOCATION
SG	SAFETY GLAZING
UP DN	STAIR DIRECTION
12 6	ROOF PITCH
SLOPE	SLOPE DIRECTION

ZONING CODE SUMMARY

SEE G SHEETS FOR ZONING CODE ANALYSIS AND DIAGRAMS
ZONING CODE: NC2-65 (M)
URBAN VILLAGE: EASTLAKE (RESIDENTIAL URBAN VILLAGE)
ECA: STEEP SLOPE, ARCHAELOGICAL BUFFER

NUMBER OF UNITS: 49 SEDUS, 1 LIVE WORK
PARKING FLEXIBILITY: YES
PARKING (VEHICLE): NONE
PARKING (BICYCLE): 49 LONG TERM STALLS

LOT SIZE: 5,517 SF
G.F.A: 22,199 SF GFA
F.A.R. ALLOWED: 24,826.5 SF
F.A.R. PROVIDED: 21,209.4 SF
HEIGHT ALLOWED: 65'

BUILDING CODE SUMMARY

BUILDING CODE: 2015 IBC W/ SEATTLE AMENDMENTS (SBC)

PROPOSED USE: RESIDENTIAL | R-2

OCCUPANCY GROUP: GROUP R-2 | APARTMENTS

CONSTRUCTION TYPE: 5 STORIES OF VA OVER 1 STORY OF IA

SPRINKLER SYSTM: NFPA-13

PROJECT INFORMATION

PROJECT NUMBER(S): 303725 1-LU, 6789649-CN
PROJECT DESCRIPTION: DEMO EXISTING BUSINESS, CONSTRUCT NEW 5 STORY APARTMENT BUILDING W/ 1 STORY PARTIALLY BELOW GRADE. 49 UNITS AND 1 LIVE WORK PROVIDED.

PARCEL NUMBER: 195970-0070
ADDRESS: 2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102
LEGAL DESCRIPTION: DENNY FUHRMAN ADD ALL 13 & W 19.67 FT OF E 50.75 FT OF S 0.86 FT OF 14

PROJECT TEAM

OWNER:
FLOAT ON, LLC
11250 KIRKLAND WAY, SUITE 103. KIRKLAND, WA 98033
CONTACT: 206.362.7695
APPLICANT:
STEVE FISCHER
BLUEPRINT SERVICES, LLC
PO BOX 16438, SEATTLE, WA 98116
CONTACT: PERMITTING@BLUEPRINTCAP.COM
SURVEYOR:
BRENT EBLE
EMERALD LAND SURVEYING, INC.
PO BOX 13694, MILL CREEK, WA 98082
CONTACT: 425.359.7198
LANDSCAPE ARCHITECT:
DEVIN PETERSON
ROOT OF DESIGN
7104 265TH ST NW #218, STANWOOD, WA 98292
CONTACT: DEVIN@ROOTOFDESIGN.COM; 206.491.9545
STRUCTURAL:
BLAZE BRESKO
SWENSON SAY FAGET
2124 THIRD AVENUE, SUITE 100, SEATTLE, WA 98121
CONTACT: BBRESKO@SSFENGINEERS.COM
CIVIL:
MATT SPELLACY
DAVIDO CONSULTING GROUP, INC
97006 4TH AVE NE, SUITE 300. SEATTLE, WA 98115
CONTACT: MATT.SPELLACY@DCGENGR.COM

SITE LOCATION

VICINITY PLAN

NOT TO SCALE

PROJECT IMAGE

FOR REFERENCE ONLY

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102
BLUEPRINT CAPITAL, LLC

PROJECT # 303725 1-LU, 6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

*	MUP INTAKE	03.02.21
*	BP INTAKE	03.05.21

G0.01

PROJECT DATA

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

GENERAL NOTES

ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CITY OF SEATTLE DEVELOPMENT STANDARDS, THE SEATTLE MUNICIPAL CODE, THE SEATTLE BUILDING CODE (SBC), PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND POLICIES:

2015 SEATTLE BUILDING CODE **(SBC); 2015** SEATTLE ENERGY CODE **(SEC); 2015** SEATTLE MECHANICAL CODE **(SMC); 2015** SEATTLE FUEL GAS CODE **(SFGC); 2015** SEATTLE FIRE CODE **(SFC); 2015** WASHINGTON STATE ENERGY CODE, WAC 51-11 **(WSEC); 2015** UNIFORM PLUMBING CODE **(UPC);2015** NATIONAL ELECTRIC CODE **(NEC); 2016** SEATTLE STORMWATER, GRADING & DRAINAGE CONTROL CODE

1. **DO NOT SCALE DRAWINGS.** DURING THE REPROGRAPHIC PROCESS, PROPORTIONS MAY HAVE BEEN ALTERED. USE DOCUMENTED DIMENSIONS. WHERE CONFLICTS EXIST, NOTIFY THE ARCH / DESIGNER.

2. THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT PRIOR TO PROCEEDING WITH ALL CHANGES, DISCREPANCIES, OF ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY AND CONSULT WITH DESIGNER IF DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND SITE CONDITIONS AND/OR BUILDING OR ZONING REQUIREMENTS PRIOR TO START OF WORK. ANY CONSEQUENCES RESULTING FROM THESE DISCREPANCIES WILL BE THE CONTRACTORS SOLE RESPONSIBILITY AND EXPENSE IF ARCHITECT / DESIGNER IS NOT CONSULTED BEFORE AREA IN QUESTION IS CONSTRUCTED.

3. DRAWINGS INDICATE DESIGN INTENT, GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT / DESIGNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.

5. CONSTRUCTION BARRICADES: PROVIDE CONSTRUCTION BARRICADE AS REQUIRED TO KEEP PUBLIC AND EMPLOYEES SAFE, FOLLOWING ALL APPLICABLE FEDERAL, STATE AND CITY CODES AND REGULATIONS.

6. CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION AND OWNER SUPPLIED DOCUMENTS, BUT NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATED OF BURIED ITEMS. EXISTING CONDITIONS DO NOT ACCURATELY FOLLOW THE ORIGINAL CONSTRUCTION DRAWINGS. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.

7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES INVOLVED W/ THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ERECTING, BRACING AND SHORING NECESSARY ON BOTH NEW AND EXISTING AREAS UNTIL PERMANENT SUPPORTS AND STIFFENING IS IN PLACE IN ACCORDANCE WITH THE PLANS.

8. CONTRACTOR TO MAINTAIN IN FORCE AT ALL TIMES, INSURANCE AS REQUIRED BY ARTICLE II OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201. CERTIFICATES EVIDENCING SAID INSURANCE SHALL BE PROVIDED TO THE OWNER, PRIOR TO COMMENCEMENT OF ANY WORK.

9. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE.

10. FLOOR ELEVATIONS GIVEN ARE TO THE TOP OF CONCRETE SLAB OR TOP OF SUBFLOOR.

11. PLAN DIMENSIONS ARE TO **FACE OF EXTERIOR FINISH;** INTERIOR WALLS ARE DIMENSIONED TO THE **FACE OF INTERIOR FINISH** UNLESS NOTED OTHERWISE. CONTRACTOR IS TO REFER TO STRUCTURAL PLANS FOR FRAMING DIMENSIONS AND WILL ACCOUNT FOR THE REQUIRED CLEARANCES & TOLERANCES.

12. VERIFY LOCATION OF ALL EXISTING UTILITIES. CAP, MARK & PROTECT AS NECESSARY TO COMPLY WITH THE WORK.

13. ALL ANGLES ARE 90 OR 45 DEGREES OR MATCH EXISTING, UNLESS OTHERWISE NOTED.

14. REPETITIVE FEATURES MAY BE DRAWN OR NOTED ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.

15. PLACE ALL MECHANICAL OR ELECTRICAL WALL AND ROOF PENETRATIONS AT LOCATIONS AS INDICATED ON DRAWINGS. REVIEW WITH ARCHITECT ALL LOCATIONS PRIOR TO INSTALLATION.

16. ALL FLASHING AND SHEET METAL SHALL COMPLY WITH S.M.A.C.N.A. STANDARDS AND ALL APPLICABLE CODES.

17. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS. LAY OUT FRAMING TO ACCEPT ALL LIGHT FIXTURES, GRILLS AND DUCTS. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL WORK IN FINISHED AREAS. CONSULT ARCHITECT BEFORE COVERING ALL MECHANICAL AND ELECTRICAL WORK.

18. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

19. REFERENCING OF GENERAL AND KEY NOTES IS FOR CONTRACTOR CONVENIENCE ONLY AND DOES NOT LIMIT OR RESTRICT THEIR APPLICATION.

20. COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

21. A COPY OF THE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

22. WHERE THE DRAWINGS/DOCUMENTS REFER TO OR CALL OUT SPECIFIC PRODUCTS THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS/SPECIFICATIONS FOR THAT ITEM OR SYSTEM.

23. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS / SPECIFICATIONS FOR SYSTEMS OR PRODUCTS THAT ARE INSTALLED AS PART OF THIS PROJECT. IF A CONFLICT ARISES BETWEEN THE MANUFACTURERS SPECIFICATIONS AND THE INFORMATION INCLUDED WITHIN THIS DRAWINGS SET THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO START OF WORK.

24. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY SDCI PRIOR TO ANY EARTH DISTURBANCE.

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

26. THESE NOTES ARE IN ABBREVIATE FORM. THE INTENT IS TO FURTHER DEFINE THOSE AREAS OF WORK NO CLEARLY DELINEATED ON THE DRAWINGS. THE QUALITY OF WORKMANSHIP THROUGHOUT SHALL BE FIRST CLASS AND ALL MATERIALS SHALL MEET OR EXCEED THE NORMAL INDUSTRY STANDARDS APPLICABLE IN EACH CASE.

27. **BUILDING ENCLOSURE: RCW 64.55.010** - THE BUILDING ENCLOSURE INCLUDES, BUT IS NOT LIMITED TO, PORTIONS OF ROOFS, WALLS, BALCONY SUPPORT COLUMNS, DECKS, WINDOWS, DOORS, VENTS, AND OTHER PENETRATIONSTHROUGH EXTERIOR WALLS WHICH WATERPROOF, WEATHERPROOF, OR OTHERWISE PROTECT THE BUILDING OR ITS COMPONENTS FROM WATER OR MOISTURE INTRUSION.

DRAWINGS / PERMITS BY OTHERS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DRAWINGS AND PERMITS AS REQUIRED TO COMPLETE THIS PROJECT. THE FOLLOWING LIST IS BY NO MEANS MEANT TO BE COMPREHENSIVE, RATHER SUGGESTIVE OF THE POSSIBLE TYPES OF ADDITIONAL PERMITS, DRAWINGS, AND SUBMITTALS THAT MAY BE REQUIRED DURING THE COURSE OF THE PROJECT. DEPENDING ON THE PROJECT, SOME OF THE FOLLOWING PERMITS, DRAWING, AND SUBMITTALS COULD COME UP INCLUDING OTHERS NOT LISTED BELOW:

- PROVIDE INFORMATION TO CITY REGARDING DISPOSAL OF EXCESS SOIL. (IF ANY)
- PROVIDE DESIGN / OBTAIN PERMIT FOR ANY REQUIRED SHORING WORK. (IF ANY)
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR PLUMBING WORK
- PROVIDE DRAWINGS / OBTAIN PERMIT FOR ELECTRICAL WORK
- OBTAIN PERMIT FOR STORM SEWER DESIGN & HOOK-UP
- OBTAIN STREET USE PERMITS FOR ANY STREET WORK. (IF ANY)
- APPLY & PAY FOR REQUIRED WATER METERS.
- PROVIDE INFORMATION FOR SPU WASTE DIVERSION REPORTS.
- PROVIDE INFORMATION FOR SDCI RAT ABATEMENT PRIOR TO DEMOLITION.
- PROVIDE INFORMATION FOR ASBESTOS TESTING AND ABATEMENT PER PUGET SOUND CLEAN AIR AGENCY.

ANY DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. (IF ANY)

SITE NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. NEW WATER MAINS, FIRE HYDRANTS, AND TEMPORARY FIRE DEPARTMENT ACCESS SHALL BE INSTALLED, INSPECTED, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.

INTERIOR ENVIRONMENT NOTES

1. 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.

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.

3. PROVIDE AN 18" X 24" MINIMUM ACCESS OPENING AT ALL CRAWL SPACES. SBC 1209.1.

4. PUBLIC RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING UPWARD ONTO THE WALLS AT LEAST 6 INCHES PER SBC 1210.1. 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.

5. 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.

6. 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 70 INCHES ABOVE THE DRAIN INLET. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. SBC 1210.3, 1210.4.

7. 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".

8. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 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.

EGRESS NOTES

1. THE WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 44 INCHES. SBC 1009.1.

2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SBC 1009.2.

3. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM. SBC 1009.3.

4. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 0.375 INCH IN ANY FLIGHT OF STAIRS. SBC 1009.3.2.

5. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAILS SHALL BE OF A UNIFORM HEIGHT, BETWEEN 34" AND 38" ABOVE THE STAIR-TREAD NOSING PER SBC 1012.2. HANDRAILS SHALL BE CONTINUOUS PER SBC 1012.4.

6. 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 1012.3.

SOUND TRANSMISSION NOTES

1. 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 ONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, 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.

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

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.

4. 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.

5. 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.

6. DESIGN AND MATERIALS FOR SOUND TRANSMISSION CONTROL SHALL NOT IMPAIR THE FIRE-RESISTANT INTEGRITY OF SEPARATING WALLS OR LOOR/CEILING ASSEMBLIES.

ACCESSIBILITY NOTES

1. 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.

2. 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.

3. 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.

4. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE TACTILE.

5. DIRECTIONAL AND INFORMATIONAL SIGNS OTHER THAN BUILDING DIRECTORIES SHALL CONTAIN VISUAL CHARACTERISTICS COMPLYING WITH ICC A117.1. SBC 1110.

6. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SBC 1110.1. 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.

7. INTERIOR AREAS OF REFUGE AND EXTERIOR AREAS OF ASSISTED RESCUE SHALL BE PROVIDED WITH TW0-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.

8. 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 TW0-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.

9. REQUIREMENTS FOR DWELLING UNITS:

a. 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.

b. 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 1003.11. 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.

c. THE PRIMARY ENTRANCE DOOR TO ALL UNITS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH ANSI 404, ICC A117.1.

d. 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.

e. 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.

f. 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.

g. 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.

h. "CLEAR FLOOR SPACE" IS 30"X48" PER ANSI 305.3.

i. 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.

j. 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 BATHROOM WITHOUT THE APPROVAL OF THE ARCHITECT.

k. BATHTUB ENCLOSURES SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

l. 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.

m. 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.

n. 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.

7. 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. EXTENSIONS NOT REQUIRED ON STAIRWAYS THAT ARE NOT PART OF A REQUIRED MEANS OF EGRESS. SBC 1012.5.

8. 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 1013.1.

9. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SET FORTH IN SBC 1607.7.

10. GUARDS SHALL FORM A PROTECTIVE BARRIER NO LESS THAN 42" HIGH. SBC 1013.2.

11. OPEN GUARDS SHALL BE DESIGNED AND CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". FROM 34" TO 42", AN 8" DIAMETER SPHERE SHALL NOT PASS. SBC 1013.3.

12. 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 1020.1.6.

13. 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 FIRE DEPARTMENT, AND WHETHER THE ROOF IS ACCESSED BY ROOF HATCH.

14. 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, AND SHALL BE ILLUMINATED AT ALL TIMES.

15. 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.

16. 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. REFER TO PLANS FOR EXIT SIGN LOCATIONS. SBC 101.

17. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND AT EVERY POINT IN THE MEANS OF EGRESS. REFER TO LIGHTING NOTES FOR SPECIFIC REQUIREMENTS.

18. PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS AND MECHANICAL SYSTEMS SERVING THE EXIT ENCLOSURE. PENETRATIONS MUST BE PROTECTED ACCORDING TO SECTION 712. SBC 1020.1.2.

19. EQUIPMENT IS PROHIBITED IN EXIT ENCLOSURES EXCEPT FOR EQUIPMENT NECESSARY FOR INDEPENDENT PRESSURIZATION, LIGHTING OF THE EXIT ENCLOSURE, SPRINKLER PIPING, STANDPIPES, ELECTRICAL EQUIPMENT FOR FIRE DEPARTMENT COMMUNICATION AND SPRINKLER MONITORING, AND UNIT HEATERS REQUIRED TO PROTECT FIRE PROTECTION EQUIPMENT FROM FREEZING. SBC 1020.1.8.

FIRE PROTECTION SYSTEM NOTES

1. SUBMIT SHOP DRAWINGS FOR THE FOLLOWING FIRE PROTECTION SYSTEMS TO THE CITY OF SEATTLE FOR PLAN APPROVAL PRIOR TO INSTALLATION:
-AUTOMATIC SPRINKLER - PLANS SHALL INCLUDE WATER SUPPLY INFORMATION.
-FIRE ALARM

2. AN AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF SECTION 903.3.1.1 FOR NFPA 13 SPRINKLER SYSTEMS SHALL BE INSTALLED THROUGHOUT. QUICK-RESPONSE SPRINKLERS SHALL BE INSTALLED IN ALL DWELLING UNITS. SPRINKLER SYSTEMS PROTECTING DWELLING UNITS SHALL BE WET PIPE SYSTEMS PER SBC 903.3.2. SPRINKLERS IN LIVE/WORK UNITS SHALL BE DESIGNED FOR OH2 OCCUPANCY HAZARD. PLASTIC SPRINKLER PIPE SHALL NOT BE USED IN LIVE/WORK AREAS.

3. THE SPRINKLER SYSTEM SHALL BE MONITORED BY A CENTRAL STATION SERVICE APPROVED BY THE SEATTLE FIRE DEPARTMENT. DESIGN AND INSTALL IN ACCORDANCE WITH NFPA 13 (STANDARD 9-1)

4. FIRE HOSE THREADS USED IN CONJUNCTION WITH AUTOMATIC SPRINKLER SYSTEMS AND STANDPIPE SYSTEMS SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. SBC 903.3.6 & 905.1.

5. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 905, NFPA 14, AND RULES PROMULGATED BY THE BUILDING AND FIRE CODE OFFICIALS.

6. CLASS I STANDPIPES SHALL BE PROVIDED THROUGHOUT. HOSE CONNECTIONS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: AT EACH INTERMEDIATE LEVEL BETWEEN FLOORS IN EVERY STAIRWAY; AT EACH SIDE OF THE WALL ADJACENT TO A HORIZONTAL EXIT OPENING; IN EVERY EXIT PASSAGEWAY AT THE ENTRANCE INTO OTHER PARTS OF THE BUILDING; ON THE ROOF ADJACENT TO STAIR OPENINGS; OTHER REMOTE LOCATIONS AS SPECIFIED IN SBC 905.4. STANDPIPE LOCATIONS SHALL BE VERIFIED WITH THE BUILDING AND FIRE CODE OFFICIALS PRIOR TO INSTALLATION.

7. STANDPIPES SHALL BE INTERCONNECTED IN ACCORDANCE WITH NFPA 14. SBC 905.4.2. STANDPIPES SHALL HAVE ISOLATION VALVES AND SHALL HAVE A TWO-WAY FIRE DEPARTMENT CONNECTION VISIBLE AND ACCESSIBLE FROM THE STREET NEAR THE SPRINKLER SYSTEM FIRE DEPT. CONNECTION.

8. THE OWNER SHALL BE RESPONSIBLE FOR PRODUCING A FIRE EMERGENCY GUIDE. THIS GUIDE SHALL DESCRIBE THE LOCATION, FUNCTION AND USE OF FIRE PROTECTION EQUIPMENT AND APPLIANCES ACCESSIBLE TO RESIDENTS, INCLUDING FIRE ALARM SYSTEMS, SMOKE ALARMS, AND PORTABLE FIRE EXTINGUISHERS. THE GUIDE SHALL ALSO INCLUDE AN EMERGENCY EVACUATION PLAN FOR EACH DWELLING UNIT. THE EMERGENCY GUIDE SHALL BE REVIEWED AND APPROVED BY THE FIRE CODE OFFICIAL. A COPY OF THE EMERGENCY GUIDE SHALL BE GIVEN TO EACH TENANT PRIOR TO INITIAL OCCUPANCY. SFC 408.9.

9. FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING SHALL BE LOCATED WHERE SHOWN ON PLANS, AND SUCH THAT NO AREA IN THE BUILDING IS MORE THAN 75 FEET TRAVEL DISTANCE FROM A FIRE EXTINGUISHER. THE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS ALONG NORMAL PATHS OF TRAVEL. THEY SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN RESIDENTIAL CORRIDORS, FIRE EXTINGUISHERS SHALL BE HOUSED IN UNLOCKED CABINETS. IN GARAGES, FIRE EXTINGUISHERS SHALL BE MOUNTED ON SECURE HANGERS OR BRACKETS. SFC 906. SEE FLOOR PLANS FOR LOCATIONS.

10. A SINGLE, MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SFC SECTION 907 AND NFPA 72.

11. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES, AND IN EACH STORY WITHIN A DWELLING UNIT. SMOKE ALARMS WITHIN AN INDIVIDUAL DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. SFC 907.2.10.

12. SMOKE ALARMS SHALL BE POWERED BY THE BUILDING'S WIRING AND ALSO BE EQUIPPED WITH A BATTERY BACKUP. SFC 907.3.2.3.

13. MANUAL FIRE ALARM BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXIT AT EVERY FLOOR LEVEL. THE TRAVEL DISTANCE TO THE NEAREST BOX SHALL NOT EXCEED 200 FEET. THE HEIGHT TO THE ACTIVATING HANDLE OR LEVER OF THE BOX SHALL BE BETWEEN 42 AND 48 INCHES ABOVE THE FLOOR. SFC 907.4.

14. ANNUNCIATOR PANELS SHALL BE LOCATED INSIDE THE BUILDING AT THE MAIN ENTRANCE. ALARM PANELS AND ANNUNCIATORS SHALL NOT OBSTRUCT EXITING. SFC 907.8.1.

15. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ALL PUBLIC AND COMMON AREAS. ALL DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION IN ACCORDANCE WITH ICC/ANSI 117.1. AUDIBLE ALARM NOTIFICATION SYSTEMS SHALL HAVE A DISTINCT SOUND AND SHALL BE LOUD ENOUGH TO PROVIDE A SOUND-PRESSURE LEVEL AT LEAST 15 DECIBELS (DBA) ABOVE THE AMBIENT SOUND OR 5 DBA ABOVE THE MAX SOUND LEVEL. SFC 907.10.

FIRE RESISTANCE CONSTRUCTION NOTES

1. THROUGH PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS SHALL BE PROTECTED. THEY SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY OR PROTECTED WITH AN APPROVED PENETRATION FIRESTOP SYSTEM. SBC 712.3.1.

2. LISTED ELECTRICAL BOXES MAY BE INSTALLED IN FIRE-RESISTANCE-RATED WALLS PROVIDED THEY HAVE BEEN TESTED AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. OUTLETS ON OPPOSITES SIDE OF THE WALL SHALL BE SEPARATED BY 24" HORIZONTALLY, SOLID FIREBLOCKING, LISTED PUTTY PADS, OR OTHER LISTED MATERIALS AND METHODS. SBC 712.3.2.

3. PENETRATIONS OF A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING MEMBRANE SHALL BE ENCLOSED BY SHAFTS IN ACCORDANCE WITH SECTION 707 OR PROTECTED IN ACCORDANCE WITH SBC SECTIONS 712.4 AND 713.

4. CAN LIGHTS IN FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL BE BOXED ON FOUR SIDES AND TOP WITH 5/8" GYPSUM WALLBOARD. HVAC FANS OR DIFFUSERS SHALL BE BOXED ON FOUR SIDES AND TOP WITH 5/8" GYPSUM WALLBOARD. DUCTS SHALL BE WRAPPED W/1 1/2" HIGH-DENSITY MINERAL FIBER OR 3 1/2" FIBERGLASS, SECURED IN PLACE FOR AT LEAST 10' FROM OPENING. SBC CA 712.4.

5. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES HALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM HAVING THE SAME FIRE RATING AS THE ASSEMBLY IN OR BETWEEN WHICH IT IS INSTALLED. THE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH SECTION 713.3.

6. OPENINGS IN FIRE-RESISTANCE-RATED WALLS SHALL BE PROTECTED, AND SHALL COMPLY WITH THE TESTING, INSTALLATION, AND LABELING REQUIREMENTS OF SBC 715 AND NFPA 80.

7. PENETRATIONS BY AIR DUCTS AND AIR TRANSFER OPENINGS IN FIRE-RESISTANCE-RATED ASSEMBLIES SHALL COMPLY WITH SBC SECTION 716. SHAFT ENCLOSURES THAT ARE PERMITTED TO BE PENETRATED BY DUCTS SHALL BE PROTECTED WITH APPROVED FIRE AND SMOKE DAMPERS - SBC 716.5.3. DUCT PENETRATIONS IN FIRE PARTITIONS SHALL BE PROTECTED WITH APPROVED FIRE DAMPERS - SBC 716.5.4. A LISTED SMOKE DAMPER SHALL BE PROVIDED AT EACH POINT A DUCT OR AIR TRANSFER OPENING PENETRATES A CORRIDOR ENCLOSURE REQUIRED TO HAVE SMOKE AND DRAFT CONTROL DOORS - SBC 716.5.4.1. REFER TO PLANS.

8. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS AS SPECIFIED IN SECTION 717. ACCEPTABLE FIREBLOCKING MATERIALS ARE DESCRIBED IN 717.2.1. FIREBLOCKING SHALL BE INSTALLED IN STUD WALLS, INCLUDING FURRED WALLS, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT 10' INTERVALS. FIREBLOCKING SHALL ALSO BE INSTALLED AT CONNECTIONS BETWEEN VERTICAL STUD WALL SPACES AND THE HORIZONTAL SPACES CREATED BY A SERIES OF JOISTS; AT CONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES AT SOFFITS, DROPPED CEILINGS, ETC; AT CEILING AND FLOOR OPENINGS AROUND PIPES, DUCTS, ETC; BETWEEN EXTERIOR WALL FINISHES AND ARCHITECTURAL TRIM. SBC 717.2.3, 717.2.6.

9. DRAFTSTOPPING IS NOT REQUIRED, AS THE BUILDING IS SPRINKLERED PER SBC 903.3.1.1. SBC 717.3.2.

10. REFER TO EGRESS NOTES, INTERIOR ENVIRONMENT NOTES, DOOR NOTES, WALL TYPES, AND DETAILS FOR ADDITIONAL REQUIREMENTS RELATED TO FIRE-RESISTANCE RATED CONSTRUCTION.

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

G0.02

GENERAL NOTES

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

PRELIMINARY ASSESSMENT REPORT

City of Seattle

Preliminary Assessment Report
Project 003178-20PA, 2621 eastlake AVE E

Assessment Completed: 7/2/2020

Project Description: DEMOLISH EXISTING COMMERCIAL BUILDING. CONSTRUCT NEW 50 UNIT APARTMENT BUILDING WITH ATTACHED GARAGE. EXISTING BUILDING TO BE DEMOLISHED

Primary Applicant: Dave Biddle

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 required 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

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportati (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 SDOT Client Assistance Memo 2213 for guidance about the 60% complete approval proces**
3. Schedule an appointment for permit application intake with SDCI.

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
Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements
Leah Carlson, (206) 684-5191, Leah.Carlson@seattle.gov

SDCI Preapplication Site Visit Requirements
Christopher Bennett, (206) 256-5448, christopher.bennett@seattle.gov

Seattle City Light Requirements
Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements
Jackson Keenan-Koch, (206) 256-5475, Jackson.Keenan-Koch@seattle.gov

Seattle Public Utilities Requirements
Lan Chau, (206) 727-3584

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 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted applicatic (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 Reviewer to determine drainage requirements.

Existing Public Drainage Infrastructure
Combined sewer main location: **Eastlake Ave E / Alley- Yale Ter. E (Seattle Public Utility permission required to connect)**
Combined sewer main size: **8-inch / 30-inch**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin
The storm drainage point of discharge (SMC 22.805.020) is located at: **Public Combined Sewer Main** Eastlake Ave E
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 (DWC) 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, bioretention, 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

Wastewater
The wastewater point of discharge (SMC 21.16.070.B) is located at **Eastlake Ave E.**

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)

Submit completed and signed King County Sewer Capacity Charge form/s with the building permit submittal. These forms are available on the SDCI Stormwater Code website under Forms and Documents.

Permanent and Temporary Dewatering

Approved Point of Discharge for Sub-surface Drainage (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Public Combined Sewer Main.**

Eastlake Ave E

Permanent Groundwater Dewatering to a Combined Sewer

Per SMC 22.805.050.C.7, parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection SMC 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet or more.

In addition, Permanent Groundwater discharge to Combined Sewers, regardless of the flowrate, must be metered and billed by SPU through the SPU Sewer Submeter Program. Contact the SPU Sewer Submeter Program office at (206) 684-5089 to determine the required meter type, installation location and billing.

Please show and call out the meter required by SPU on the Drainage and Wastewater Control Plans and add a note indicating "Contact the SPU Sewer Submeter Program at (206) 684-5089 to schedule a pre-installation site visit and, after installation, an inspection prior to building occupancy.

Side Sewer

Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.
If there is an increase of dwelling units or buildings, the Side Sewer Evaluation and Certification Form must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* Director's Rule DPD 4-2011/SPU 2011-004.

Separate Side Sewers Required for Commercial, Industrial, Institutional, or Mixed-Use Buildings or Properties

Per SMC 21.16.230. - CONNECTIONS TO NEW OR CONVERTED BUILDINGS. B. Only one commercial, industrial, institutional, or mixed-use property or building shall be connected to a side sewer. Sanitary side sewers will not be permitted to be shared with other properties and each building with these types of uses must have its own, separate, side sewer connection to the City Sanitary or Combined Sewer Main. Existing side sewers that are shared with other buildings or properties will not be permitted to be re-used.

Note: storm service drains may be shared within a single commercial, industrial, institutional, or mixed-use property, but they may not be shared with other properties

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.
EASTLAKE AVE E
Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact SDOT for more information.
Grading to future ROW grade.
This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here.
Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.
Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.
A 4.5 foot setback is required. Please label on Site Plan.
The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

Alley Requirements
Yale Terrace E
Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. The Seattle Right of Way Improvements Manual contains design details.
A .5 foot dedication is required. Refer to SDOT Tip 2203, Dedication of Right of Way or Easement.

Land Use

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.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website.
An arborist report may be required. See Tip 242, Tree Protection Regulations in Seattle for more detail.

Notes to Applicant
Design review may be require per SMC 23.41.004, table A. Steep slope ECA appears in three places on site. Arborist report may be required to determine if any exceptional trees are on or encroach onto the subject property.

Other Requirements
A presubmittal conference is required before to 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_Permit/default.asp).

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 Development 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
This project site appears to include the following ECAs and/or buffers:
Steep slope

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. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.
If temporary cuts greater than 1h: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.
Please show all existing and proposed retaining walls/rockeries and the exposed height.

Existing ROW Conditions
EASTLAKE AVE E
Street conditions:
Concrete paving
Asphalt paving
Visible pavement width is: 38

Curb conditions:
Curb adjacent to site
Concrete
Approximate curb height: 3" inches
A storm inlet is located <600 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 all 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.

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. 1-5).
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) 684-8900 or online.

Inspectors Notes
1) Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

Modifications to ECA Submittal Requirements

Standard Submittal Requirements for Projects in an ECA
Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.170.070, SMC 25.09, and Director's Rule 5-2016, General Duties & Responsibilities of Geotechnical Engineers.
Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)
Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).
Provide area calculations for the steep slope delineation.

Seattle City Light Requirements

Street/Alley Requirements
EASTLAKE AVE E
Based on our assessment of the size of your project, you may need transformers 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. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. An underground streetcrossing will be required to provide service for the new building.

Conservation
Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From 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 phoebe.warren@seattle.gov.

Notes to Applicant
For new service, please contact the Electrical Service Representative for your area several 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: Mario Clack, 206-233-3068, mario.clack@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 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever 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 Plan Requirements: Plan

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/stuse_sip.htm and review Client Assistance Memo 2109: https://www.seattle.gov/Documents/Departments/SDOT/CAMs/CAM2109.pdf for more information.

Based on the scope of your project and the proximity to the lot 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
The city's Right-of-Way Improvements Manual identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. The street types fronting this site are: Urban village main

This site is located within an existing urban center or urban village. Most projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2, fig.).

City planning context
Site is located adjacent to a planned or proposed project identified in the Transit Master Plan. The following projects are planned along the site frontage(s): RapidRide Roosevelt.
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: Protected bicycle lane planned.

Street Improvement Requirements
EASTLAKE AVE E

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Water Availability
If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

SOLID WASTE

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. Please contact Angela Wallis, (206) 684-4166, Angela.Wallis@seattle.gov.

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

- all multifamily, mixed-use and townhouse developments with five or more units;
- all commercial and industrial buildings;
- 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/util/ForBusinesses/Construction/SolidWasteforDevelopers/index.htm). For the property types listed above, please submit the **Checklist for Developers** to Angela Wallis at angela.wallis@seattle.gov, or call: (206) 684-4166 with questions.

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 contractors' 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, or visit the Licensing and Tax Administration Division website.

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WATER AVAIL. CERTIFICATE

Seattle Public Utilities

BLUEPRINT SERVICES LLC
PO BOX 16438
Seattle, WA 98116

WATER AVAILABILITY CERTIFICATE
Building Permit

For Property: 2621 Eastlake Avenue E In: Seattle Map No: 30

Parcel ID: 1959700070

Requested for: Building Permit Rec'd by SPU: 08/20/2019

Developer:

Project Description: 50 Unit SEDU/ Apartment Building. Parcel number: 1959700070.

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 or 206-684-3333

Design and Installation of two 12-inch line valves and one midblock hydrant in Eastlake Ave E including appurtenance(s). 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/ or call 206-684-3333.

Certificate Prepared by: J T Certified by: Abdi Kenan Date: 10/04/2019

This Water Availability Certificate ID No. 20191473 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: 82 Static Pressure: 106 psi
Recommended design pressure is 20 psi less than static pressure.

Proximity of nearest fire hydrant is: 470 feet SE 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 to request a hydrant flow test.

Property: 2621 Eastlake Avenue E WAC ID No: 20191473

Parcel ID: 1959700070

Water Main:
Size: 12 inches Material: Cast Iron Class: B Year: 1908
- Standard
- Abutting

Water Main is available to serve in: Eastlake Avenue E
Distance of main to W margin of street is 47 feet.
Public ROW width is 75 feet.
New Meter Location: Eastlake Avenue E

The water system is in conformance with a County approved water comprehensive plan, and has water right claims sufficient to provide service.
The proposed project is within Seattle's water utility's direct service area.

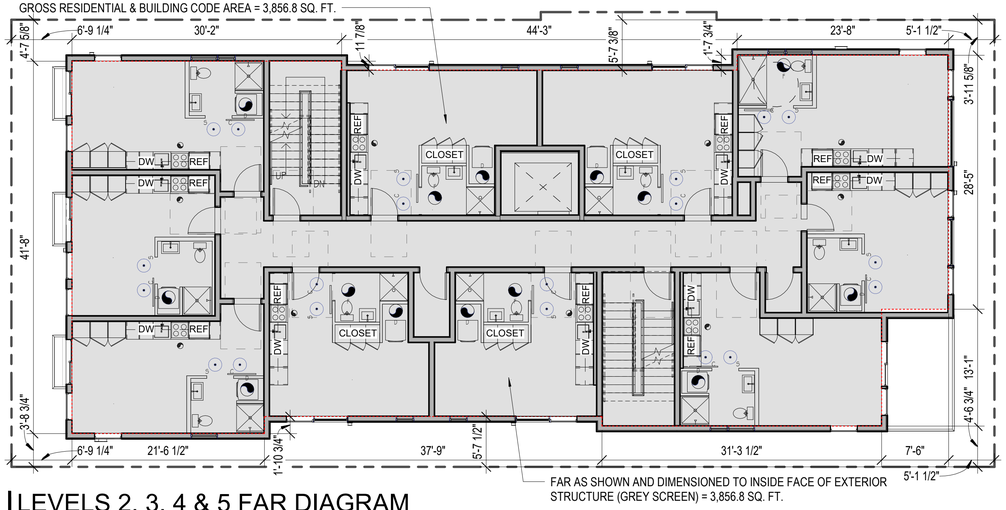
Water Service Requirements:

- The maximum allowable size for new fire service is the same size as the main when the main is part of a looped system or one size smaller when there is not a looped system, the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
- One meter will serve the domestic water needs of a single legal parcel. If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.
- The property owner is responsible for the installation, maintenance and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. For an inspection, call (206) 684-5800.
- For new water services. Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5th Ave., 27th floor. Seattle, WA 98104. The time between the service order and installation varies depending on workload, service size and type. Wait times are approximately 100 days; call SPU,DSO at (206) 684-3333 for the current projected wait time.
- Customers are required to install an approved air gap or reduced pressure backflow assembly (RPBA/RPDA) on all water service connections posing a high health cross-connection hazard (pursuant to WAC 246-290-490). Backflow prevention is also required on water service connections such as fire services, irrigation services, buildings exceeding three stories or 30 ft. in height above the meter (measured to the highest water fixture), and may be required for other water services. SPU and KCHD (King County Health Dept) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. For answers to specific cross-connection control questions or to request an inspection, please call (206) 684-3536.
- Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5', dedicated for water services shall be provided. If more private water lines will be installed in any portion of an easement, 1' addition of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter.
- Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.
- A PRV (pressure-reducing valve) on private property is required. The Uniform Plumbing Code requires a PRV when water pressure is 80 psi or greater for domestic water service only.

Required Payments:
- A calculated Connection Charge may apply when any new water service is ordered.
- When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
- Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- For questions regarding standard charges or other fees for water service, please contact Seattle Public Utilities Development Services Office at 206-684-3333.

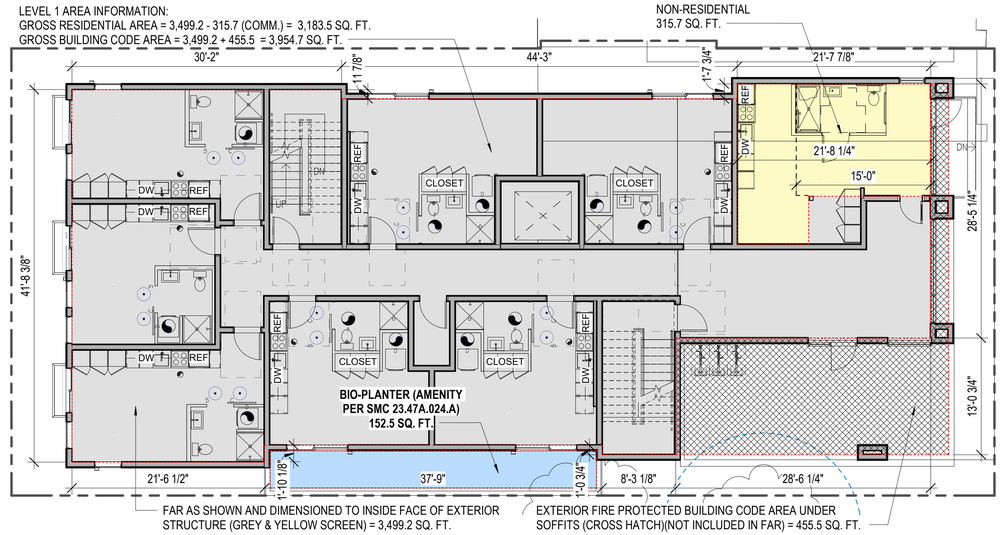
General Comments:
- One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s). Please provide detailed plans of water services at time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.

- If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements may change and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.
- Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Contact King County at (206) 296-1450 or CapChargeEscrow@kingcounty.gov for more information.



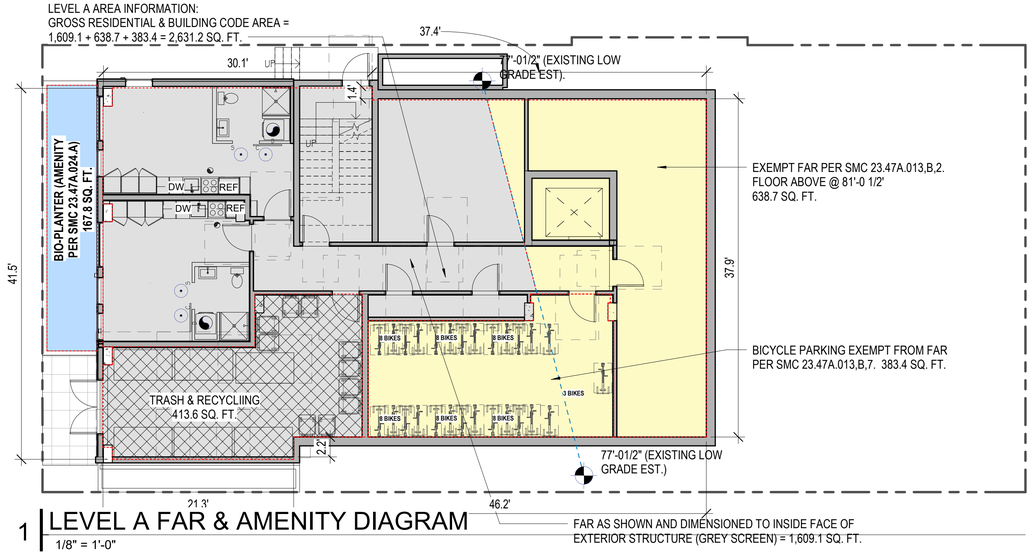
3 LEVELS 2, 3, 4 & 5 FAR DIAGRAM

1/8" = 1'-0"



2 LEVEL 1 FAR & AMENITY DIAGRAM

1/8" = 1'-0"



1 LEVEL A FAR & AMENITY DIAGRAM

1/8" = 1'-0"

FLOOR AREA RATIO SUMMARY

LEVEL A	=	1,609.1 SQ. FT.
LEVEL 1	=	3,499.2 SQ. FT.
LEVEL 2	=	3,856.8 SQ. FT.
LEVEL 3	=	3,856.8 SQ. FT.
LEVEL 4	=	3,856.8 SQ. FT.
LEVEL 5	=	3,856.8 SQ. FT.
ROOF	=	673.9 SQ. FT.
TOTAL FAR PROPOSED	=	21,209.4 SF (3.84%)
FAR ALLOWED	=	24,826.5 SF (4.5%)

RESIDENTIAL AREA / AMENITY SUMMARY

GROSS RESIDENTIAL AREA:		
LEVEL A	=	2,631.2 SQ. FT.
LEVEL 1	=	3,183.5 SQ. FT.
LEVEL 2	=	3,856.8 SQ. FT.
LEVEL 3	=	3,856.8 SQ. FT.
LEVEL 4	=	3,856.8 SQ. FT.
LEVEL 5	=	3,856.8 SQ. FT.
ROOF	=	608.2 SQ. FT.
TOTAL GROSS RESIDENTIAL	=	21,850.1 SQ. FT.
AMENITYAREA REQUIRED (5%)	=	1,092.5 SQ. FT.
AMENITY PROVIDED:		
BIO-PLANTER SOUTH	=	152.5 SQ. FT.
BIO-PLANTER WEST (ALLEY)	=	167.8 SQ. FT.
COMMON ROOF TERRACE	=	1,176.9 SQ. FT.
TOTAL AMENITY AREA PROVIDED	=	1,497.2 SQ. FT.

ZONING SUMMARY - APPLICABLE PROVISIONS

ZONE	NC2-65 (M1)
OVERLAY	EASTLAKE (RESIDENTIAL URBAN VILLAGE)
ECA	40% STEEP SLOPE (EXEMPTION APPLICATION HAS BEEN SUBMITTED AND APPROVED BY SDCI) ARCHAELOGICAL BUFFER.
LOT AREA	5,517 SQ. FT.
SMC 23.47A.004 PERMITTED USES	PERMITTED OUTRIGHT: RESIDENTIAL USES & LIVE/WORK (NON-RESIDENTIAL)
SMC 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS	A. BLANK FACADES REQUIRED: A MAXIMUM OF 40% BLANK FACADES BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK AT STREET-FACING FACADES, & LESS THAN 20 FEET IN WIDTH. PROPOSED: SEE DIAGRAMS SHEET G1.02 ***ALL STREET LEVEL STREET FACING FACADES COMPLY WITH THE REQUIREMENT.*** B. NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS REQUIRED: 60% OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET MUST BE TRANSPARENT. PROPOSED: SEE DIAGRAM SHEET G1.02. ***ALL STREET LEVEL STREET FACING FACADES COMPLY WITH THE REQUIREMENT.*** REQUIRED: NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE OF AT LEAST 30' AND A MINIMUM OF 15' DEPTH FOR NON-RESIDENTIAL USES GREATER THAN 600 SQ. FT. PROPOSED: THE PROJECT CONTAINS A SINGLE SMALL COMMERCIAL SPACE FACING THE STREET AT LEVEL 1. THE SPACE IS LESS THAN 600 SQ. FT. AND PROPOSES AN INTERIOR DEPTH OF 21'-8". SEE PLAN DIAGRAM SHEET G1.01. ***NON-RESIDENTIAL USE DEPTHS COMPLY WITH THE REQUIREMENT.*** REQUIRED: NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13'. PROPOSED: SEE BUILDING SECTION SHEET A3.01. PROPOSED FLOOR TO FLOOR HEIGHT AT LEVEL 1 TO LEVEL 2 IS 13'-0" AND IS THUS COMPLIANT. C. PEDESTRIAN DESIGNATED ZONE REQUIREMENTS REQUIRED: 80% OF FACADE FACING PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN SUBSECTION 23.47A.005.D.1. PROPOSED: NOT APPLICABLE - PROJECT DOES NOT FACE A PRINCIPAL PEDESTRIAN DESIGNATED STREET. D.RESIDENTIAL STREET-LEVEL REQUIREMENTS REQUIRED: STREET-LEVEL STREET-FACING UNIT MUST BE 4' ABOVE OR 4' BELOW SIDEWALK GRADE OR SET BACK AT LEAST 10' FROM THE SIDEWALK. PROPOSED: NO UNITS ARE STREET-FACING AT STREET LEVEL
SMC 23.47A.012 STRUCTURE HEIGHT	SEE AVERAGE GRADE DIAGRAM & CALCULATION ON SHEET G1.02 ALLOWED MAXIMUM STRUCTURE HEIGHT: BASE HEIGHT: 65'-0" (69'-0" WITH 4' INCREASE FOR NON-RES. USE) SMC 23.47A.012 BUILDING HEIGHT INCENTIVES: • 4' ADDITIONAL ALLOWED FOR PARAPETS: 69'-0" (73'-0") • 15' ADDITION ALLOWED FOR STAIR PENTHOUSE 80'-0" (84'-0") • 16' ADDITIONAL ALLOWED FOR ELEVATOR PENTHOUSE: 81'-0" (85'-0") SMC 23.47a.012.A.1.a ALLOWS 4' MAXIMUM HEIGHT INCREASE WITH 13' FLOOR TO FLOOR AT STREET LEVEL NON RESIDENTIAL USE. HEIGHT OF STRUCTURE IS THE DIFFERENCE BETWEEN THE HIGHEST POINT AND THE AVERAGE GRADE LEVEL. ***PROJECT INCLUDES NON-RESIDENTIAL SPACE AT LEVEL 1 WITH A 13' FLOOR TO FLOOR HEIGHT - 4' INCREASE ALLOW - BASE HEIGHT INCREASED TO 69'-0".*** PROPOSED MAXIMUM STRUCTURE HEIGHT (ABOVE AVERAGE GRADE LINE): SEE AVERAGE GRADE CALCULATION ON SHEET G1.02 SEE ELEVATION SHEETS A2.01, A2.02, A2.03 AND A2.04
SMC 23.47A.013 FLOOR AREA RATIO	SEE FAR DIAGRAMS & CALCULATION ON THIS SHEET ALLOWED FAR: 4.5% (5,517 x 4.5 = 24,826.5 TOTAL ATTRIBUTING FAR) PROPOSED: 3.84% (21,209.4 SF ATTRIBUTING FAR) *GSF BASED ON GROSS FLOOR AREA DEFINITION PER SMC 23.84A.014
SMC 23.47A.014 SETBACK REQUIREMENTS	REQUIRED: 0' SETBACKS AT ALL PROPERTY LINES. PROPOSED: VOLUNTARY SETBACKS ARE PROPOSED AT ALL ABUTTING PROPERTY LINES. SETBACKS ON THE NORTH AND SOUTH PROPERTY LINES VARY BETWEEN ROUGHLY 3' AND 5'. THE VOLUNTARY SETBACK TO THE WEST, FACING THE ALLEY, IS ROUGHLY 6' AND EXTENDS THE ENTIRE HEIGHT OF THE STRUCTURE OTHER THAN UPPER LEVEL PROJECTING BALCONIES WHICH PROVIDE VISUAL INTEREST ALONG THAT FACADE. THE EAST / STREET FACING FACE IS SETBACK 4'-6" TO BUILDING STRUCTURE WITH AN ADDITIONAL 2' RECESS TO THE OCCUPIED SPACE PLUS A 35' SETBACK WHERE THE OUTDOOR ENTRY COURT OCCURS. SEE SITE PLAN AND BUILDING PLANS FOR VOLUNTARY SETBACKS.
SMC 23.47A.016 LANDSCAPING	REQUIRED: 0.30 MINIMUM GREEN FACTOR. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL. THE DIRECTOR, IN CONSULTATION WITH THE DIRECTOR OF TRANSPORTATION, WILL DETERMINE THE NUMBER, TYPE AND PLACEMENT OF STREET TREES TO BE PROVIDED. PROPOSED: SEE LANDSCAPE DRAWINGS
SMC 23.47A.024 AMENITY AREA	SEE PLAN DIAGRAMS & CALCULATIONS ON SHEETS G1.01 & G1.02 REQUIRED: 5% OF GROSS FLOOR AREA IN RESIDENTIAL USE = 1,092.5 SF PROPOSED: 1,497.2 SQ. FT.
SMC 23.54.015 REQUIRED PARKING	RESIDENTIAL USE: REQUIRED: NO PARKING IS REQUIRED IN MULTIFAMILY ZONES WITHIN URBAN VILLAGES THAT ARE NOT WITHIN URBAN CENTERS IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA. PROPOSED: PROJECT IS IN A FREQUENT TRANSIT SERVICE AREA - 0 STALLS PROPOSED. BICYCLE PARKING: LONG TERM REQUIRED: 1 PER DWELLING UNIT (50 UNITS) SHORT TERM REQUIRED: 1 PER 20 DWELLING UNITS PROPOSED: 51 LONG TERM & 3 SHORT TERM BICYCLE SPACES
SMC 23.54.040 SOLID WASTE AND RECYCLABLE STORAGE	SEE LEVEL A PLAN ON SHEET A1.0A & PLAN DIAGRAM ON SHEET G1.01 FOR AREA. REQUIRED STORAGE (51-100 DWELLING UNITS): 50 UNITS = 375 SF PROPOSED: 413.6 SF

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

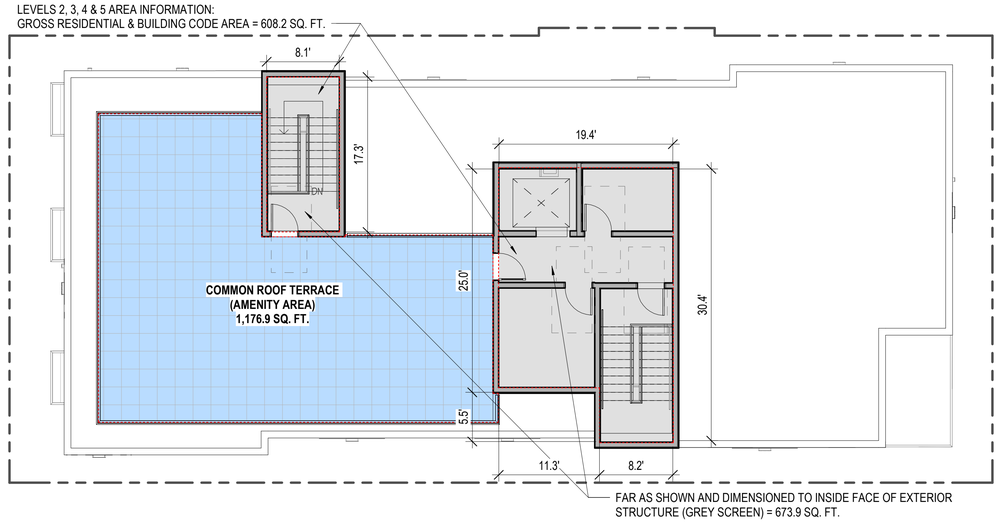
RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

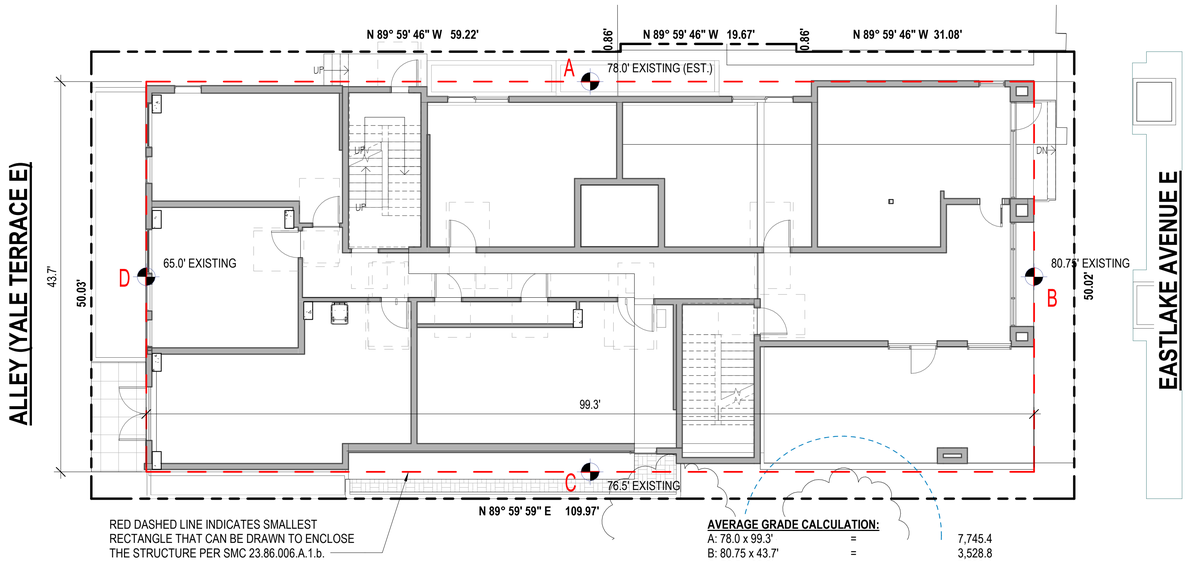
G1.01

ZONING INFORMATION

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



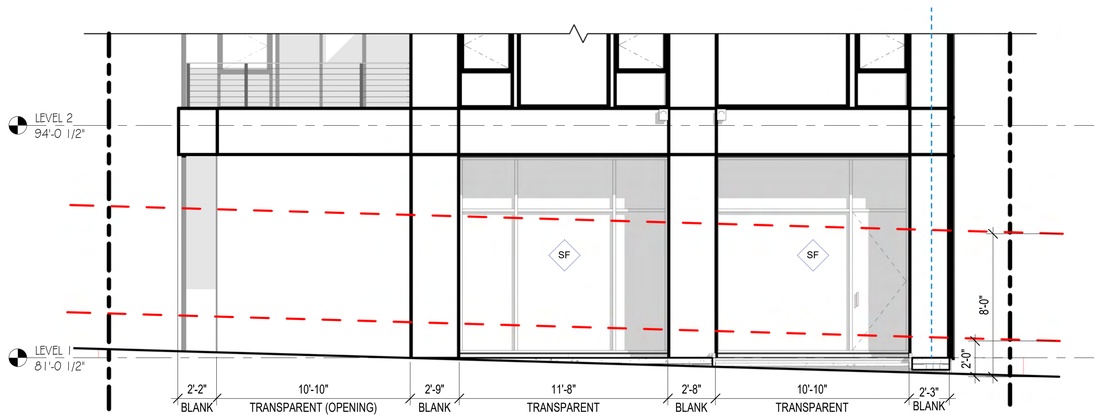
4 ROOF PLAN FAR & AMENITY DIAGRAM
1/8" = 1'-0"



AVERAGE GRADE CALCULATION:

A: 78.0 x 99.3'	=	7,745.4
B: 80.75 x 43.7'	=	3,528.8
C: 76.5 x 99.3'	=	7,596.4
D: 65.0 x 43.7'	=	2,840.5
TOTAL PERIMETER: 286.0'		21,711.1
AVG EXISTING GRADE:		21,711.1 / 286.0' = 75.91' (75'-11")

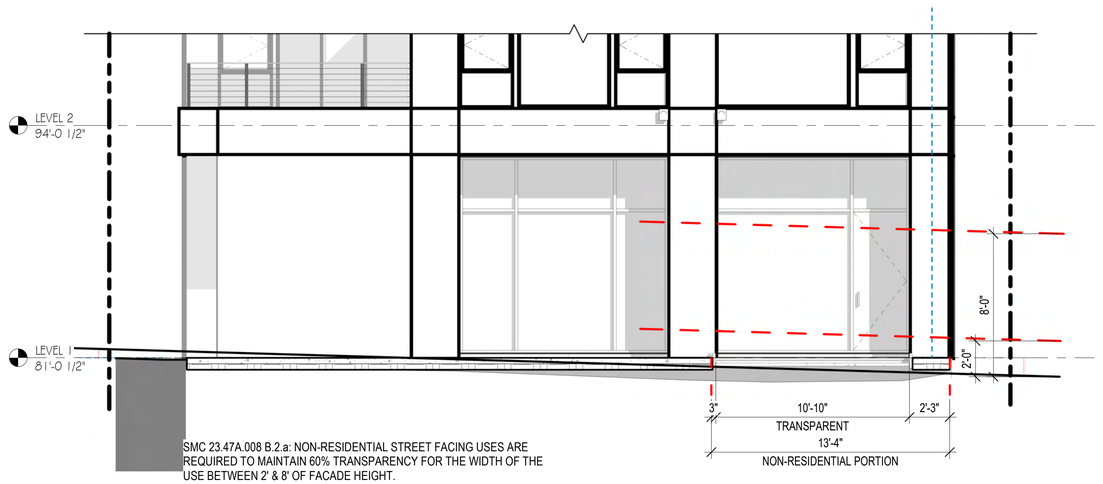
2 ZONING CODE DIAGRAM - AVERAGE GRADE
1/8" = 1'-0"



SMC 23.47A.008 A2: TOTAL OF BLANK FACADE SEGMENTS MAY NOT
EXCEED 40% OF WIDTH OF FACADE BETWEEN 2' & 8' OF FACADE HEIGHT.

FACADE WIDTH: 43'- 2"
TOTAL BLANK FACADE SEGMENTS: 10' - 5"
PERCENTAGE OF BLANK FACADE: 24.1%
*FACADE IS COMPLIANT.

3 BLANK WALL DIAGRAM - EASTLAKE AVE E
1/4" = 1'-0"



SMC 23.47A.008 B.2.a: NON-RESIDENTIAL STREET FACING USES ARE
REQUIRED TO MAINTAIN 60% TRANSPARENCY FOR THE WIDTH OF THE
USE BETWEEN 2' & 8' OF FACADE HEIGHT.

NON-RESIDENTIAL WIDTH: 13'- 4"
TRANSPARENT PORTION: 10' - 10"
NON-RESIDENTIAL TRANSPARENCY PERCENTAGE: 81.0%
*FACADE IS COMPLIANT.

1 NON-RESIDENTIAL STREET LEVEL DIAGRAM - EASTLAKE AVE E
1/4" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

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STATE OF WASHINGTON

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G1.02
ZONING INFORMATION

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

GROSS FLOOR AREA
SMC 23.86.032

CODE REFERENCE

A.WHEN A REQUIREMENT IS BASED ON THE PERCENTAGE OF A STRUCTURE'S GROSS FLOOR AREA WHICH IS IN RESIDENTIAL USE, RESIDENTIAL AREA SHALL INCLUDE THE FOLLOWING:
1.THE GROSS FLOOR AREA OF ALL FLOORS OR PORTIONS OF FLOORS OF A STRUCTURE THAT ARE DEVOTED ENTIRELY TO RESIDENTIAL USE, EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION 23.86.032;
2.FOR REQUIRED AMENITY AREA AND OPEN SPACE, ACCESSORY PARKING AREAS, STORAGE AREAS, AND MECHANICAL ROOMS ARE EXCLUDED FROM THE CALCULATION OF GROSS FLOOR AREA IN RESIDENTIAL USE;
3.THE PRORATED PORTION SHARE OF A STRUCTURE'S COMMON AREAS IN THE SAME PROPORTION AS THE RESIDENTIAL USE TO COMMERCIAL OR OTHER NON-RESIDENTIAL USES OCCUPYING THE STRUCTURE.
B.WHEN A REQUIREMENT IS BASED ON THE PERCENTAGE OF A STRUCTURE'S GROSS FLOOR AREA WHICH IS IN COMMERCIAL OR OTHER NON-RESIDENTIAL USE, COMMERCIAL OR OTHER NON-RESIDENTIAL USE AREA SHALL INCLUDE THE PRORATED PORTION SHARE OF A STRUCTURE'S COMMON AREAS IN THE SAME PROPORTION AS THE NON-RESIDENTIAL OR COMMERCIAL USE TO RESIDENTIAL USES OCCUPYING THE STRUCTURE.

PROJECT COMPLIANCE

A. 22,199 SF GFA

GROSS FLOOR AREA CALCULATION

G1_GROSS FLOOR AREA

Name	Level	Area
GFA	LEVEL A	2646 SF
GFA	LEVEL 1	3489 SF
GFA	LEVEL 2	3850 SF
GFA	LEVEL 3	3850 SF
GFA	LEVEL 4	3850 SF
GFA	LEVEL 5	3850 SF
GFA	ROOF PLAN	525 SF
GFA	ROOF PLAN	138 SF
Grand total: 8		22199 SF

MANDATORY HOUSING AFFORDABILITY (MHA)
SMC 23.58C.040

23.58C.040 PAYMENT OPTION FOR RESIDENTIAL DEVELOPMENT

TABLE B PAYMENT CALCULATION AMOUNT PER SQUARE FOOT W/ AN M SUFFIX IN A MEDIUM ZONE: $14.98

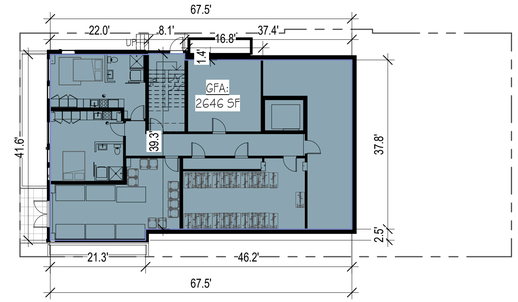
A.PAYMENT AMOUNT
1.AN APPLICANT COMPLYING WITH THIS CHAPTER 23.58C THROUGH THE PAYMENT OPTION SHALL PROVIDE A CASH CONTRIBUTION TO THE CITY, CALCULATED BY MULTIPLYING THE PAYMENT CALCULATION AMOUNT PER SQUARE FOOT ACCORDING TO TABLE A OR TABLE B FOR 23.58C.040 AND MAP A FOR 23.58C.050, AS APPLICABLE, BY THE TOTAL GROSS FLOOR AREA IN THE DEVELOPMENT, EXCLUDING THE FLOOR AREA OF PARKING LOCATED IN STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND, AND EXCLUDING ANY FLOOR AREA DEVOTED TO A DOMESTIC VIOLENCE SHELTER, AS FOLLOWS:
A.IN THE CASE OF CONSTRUCTION OF A NEW STRUCTURE, THE GROSS FLOOR AREA IN RESIDENTIAL USE AND THE GROSS FLOOR AREA OF LIVE-WORK UNITS;
B.IN THE CASE OF CONSTRUCTION OF AN ADDITION TO AN EXISTING STRUCTURE THAT RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF UNITS WITHIN THE STRUCTURE, THE GROSS FLOOR AREA IN RESIDENTIAL USE AND THE GROSS FLOOR AREA OF LIVE-WORK UNITS IN THE ADDITION;
C.IN THE CASE OF ALTERATIONS WITHIN AN EXISTING STRUCTURE THAT RESULT IN AN INCREASE IN THE TOTAL NUMBER OF UNITS WITHIN THE STRUCTURE, THE GROSS FLOOR AREA CALCULATED BY DIVIDING THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE AND GROSS FLOOR AREA OF LIVE-WORK UNITS BY THE TOTAL NUMBER OF UNITS IN THE PROPOSED DEVELOPMENT, AND MULTIPLYING THAT QUOTIENT BY THE NET INCREASE IN UNITS IN THE DEVELOPMENT;
D.IN THE CASE OF CHANGE OF USE THAT RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF UNITS, THE GROSS FLOOR AREA THAT CHANGED TO RESIDENTIAL USE OR LIVE-WORK UNITS; ORE.ANY COMBINATION OF THE ABOVE.

PER TIP 257
FOR THE PAYMENT OTIONS, THE RESIDENTIAL MHA REQUIREMENTS USE THE TOTAL GROSS FLOOR AREA

PROJECT COMPLIANCE

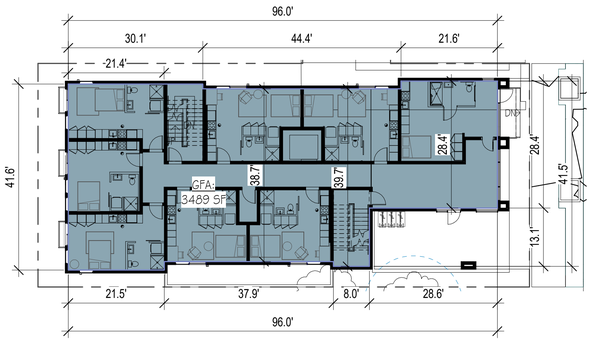
A. 22,199 SF GFA X $14.98 = $332,541.02 PAYMENT REQ'D

GROSS FLOOR AREA PLANS



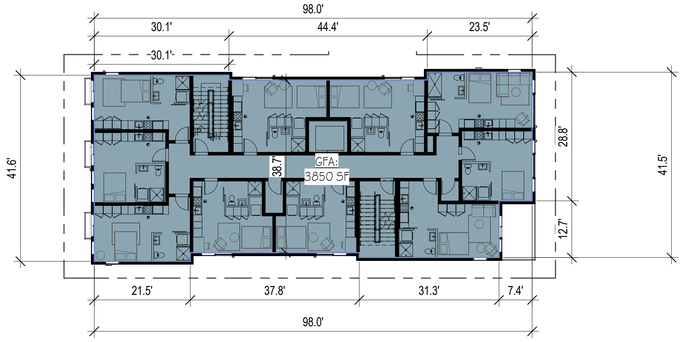
1: LEVEL A

SCALE: 1/16" = 1'-0"



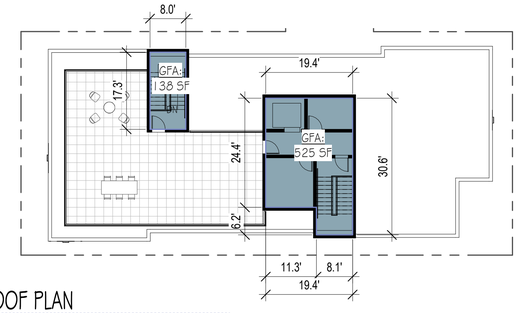
2: LEVEL 1

SCALE: 1/16" = 1'-0"



3: LEVEL 2 - 5 TYP

SCALE: 1/16" = 1'-0"



4: ROOF PLAN

SCALE: 1/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

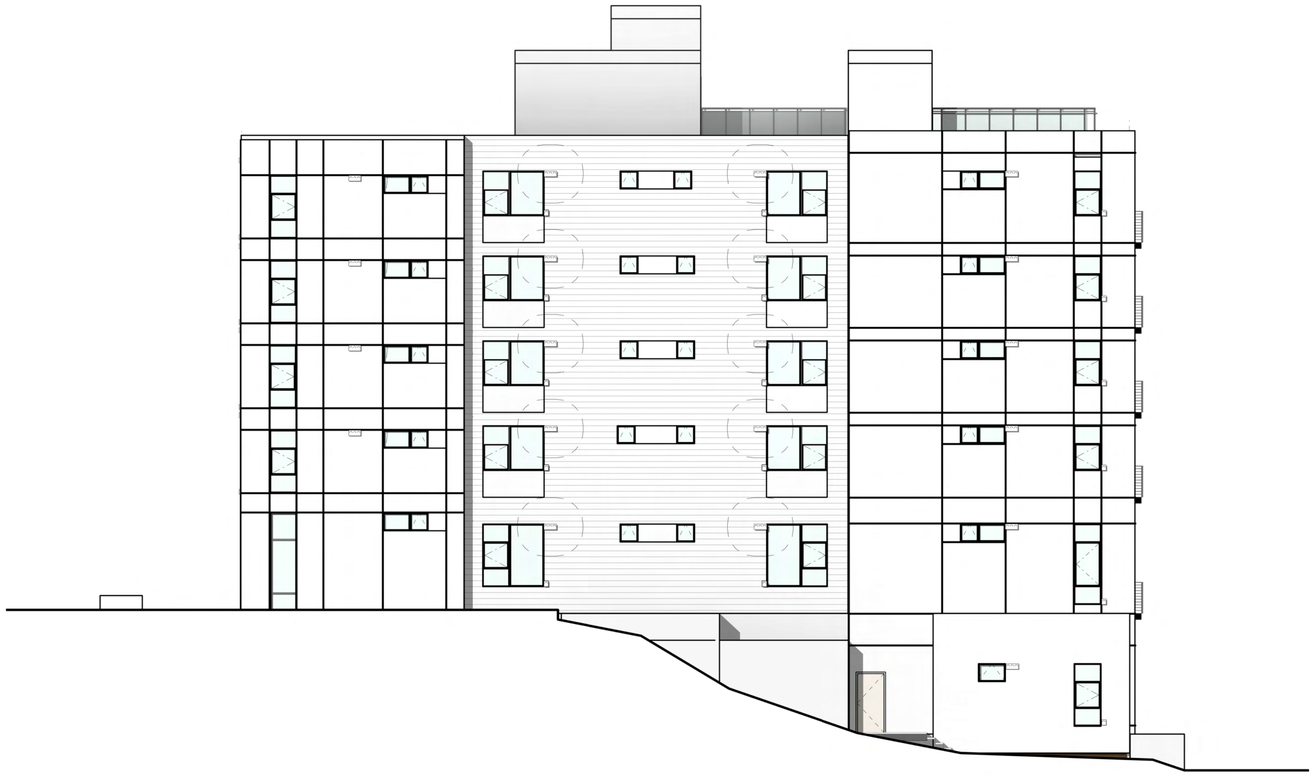
G1.03

LU - GFA & MHA

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

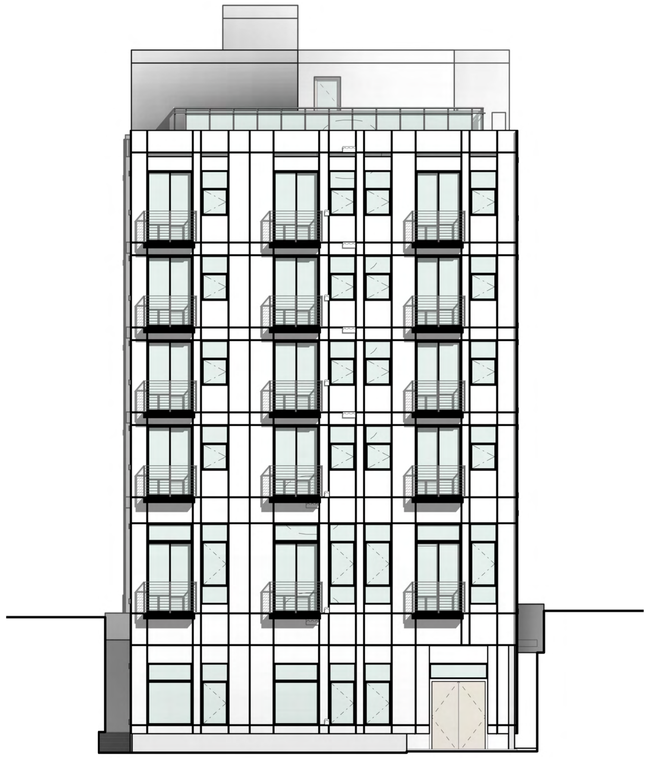
1: EAST RENDER

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



2: NORTH.RENDER

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



4: WEST.RENDER

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

3: SOUTH.RENDER

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

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STATE OF WASHINGTON

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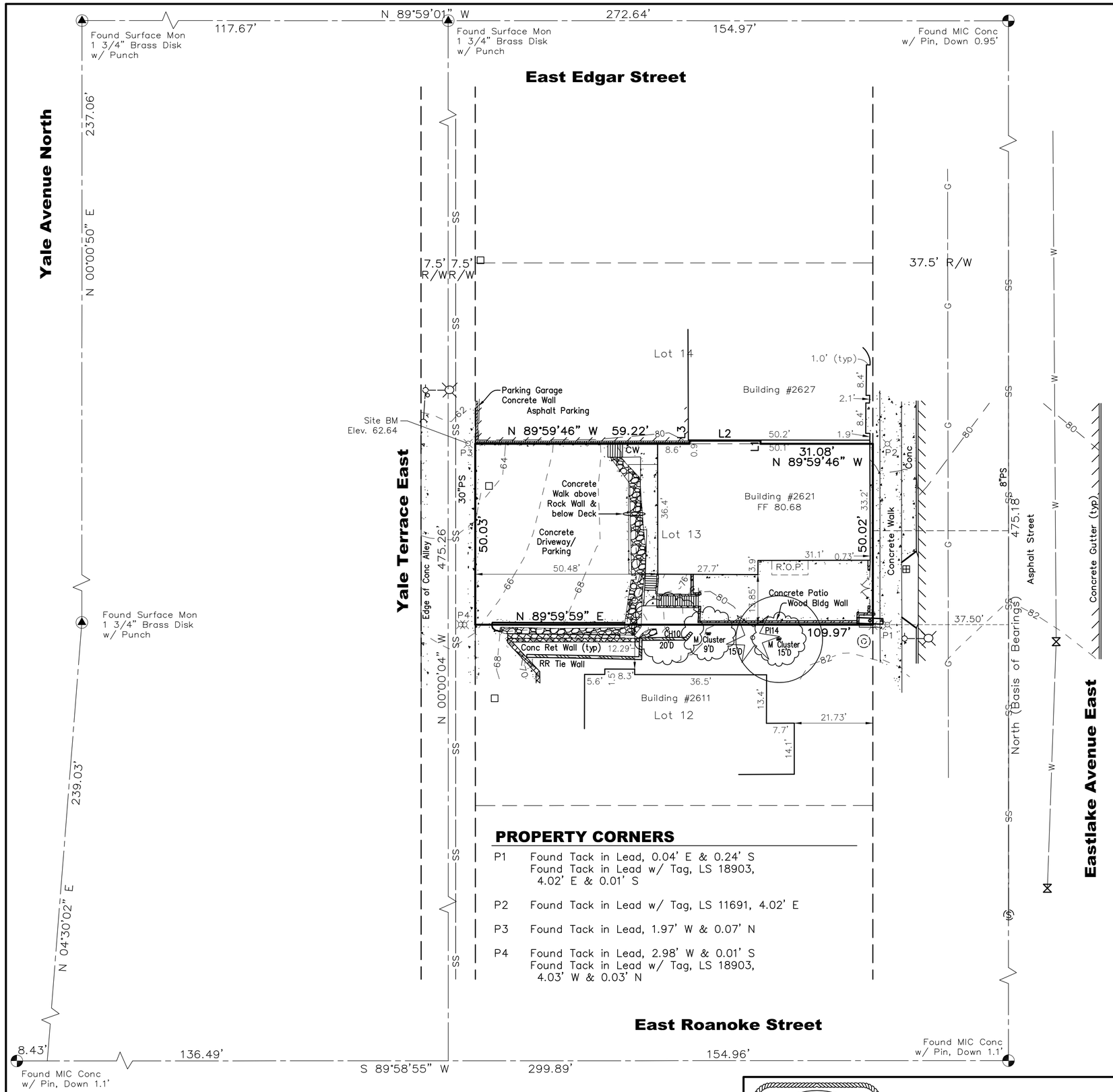
DR.01

RENDERED ELEVATIONS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



PROPERTY CORNERS

P1 Found Tack in Lead, 0.04' E & 0.24' S
Found Tack in Lead w/ Tag, LS 18903, 4.02' E & 0.01' S

P2 Found Tack in Lead w/ Tag, LS 11691, 4.02' E

P3 Found Tack in Lead, 1.97' W & 0.07' N

P4 Found Tack in Lead, 2.98' W & 0.01' S
Found Tack in Lead w/ Tag, LS 18903, 4.03' W & 0.03' N

MERIDIAN ASSUMED

GRAPHIC SCALE

−20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

ALL OF LOT 13, AND THE WEST 19.67 FEET OF THE EAST 50.75 FEET OF THE SOUTH 0.86 FEET OF LOT 14, BLOCK 4, DENNY–FUHRMAN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.

APN 195970–0070

TREE DESCRIPTIONS

CH Cherry (Prunus cerasus)
M Maple (Acer) PI Pine (Pinus)

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.86'	N 00°00'00" E
L2	19.67'	N 89°59'46" W
L3	0.86'	S 00°00'00" W

SURVEY NOTES

INSTRUMENT USED: TRIMBLE S7 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332–130–090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 12, 2020.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM – NAVD 88
CONTOUR INTERVAL – 2 FEET

BENCH MARK: POINT NAME: SNV–5094 "Brass Cap 0.5' N & 0.5' E of the int bkcw in the NW cor int of Eastlake Ave E & E Louisa St" Elev: 101.768.

SURVEY IN THE:
N.E. 1/4, N.W. 1/4 SEC. 20 TWP. 25N., RGE. 4E., W.M.

BRENT L. EBLE STATE OF WASHINGTON 30581 REGISTERED PROFESSIONAL LAND SURVEYOR

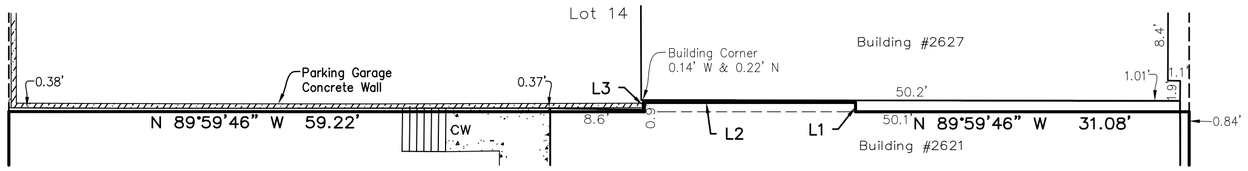
TOPOGRAPHIC SURVEY

Blueprint Capital Services, LLC
2621 Eastlake Avenue East
Seattle, WA 98102

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM
CHECKED: BLE
PROJECT: 20935
DATE: 6/17/20

SHEET 1 **OF** 2



North Lot Line Detail
Scale 1" = 10'

MERIDIAN ASSUMED

GRAPHIC SCALE

−10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.86'	N 00°00'00" E
L2	19.67'	N 89°59'46" W
L3	0.86'	S 00°00'00" W

SURVEY IN THE:
N.E. 1/4, N.W. 1/4 SEC. 20 TWP. 25N., RGE. 4E., W.M.

BRENT L. EBLE
STATE OF WASHINGTON
30581
REGISTERED
PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY

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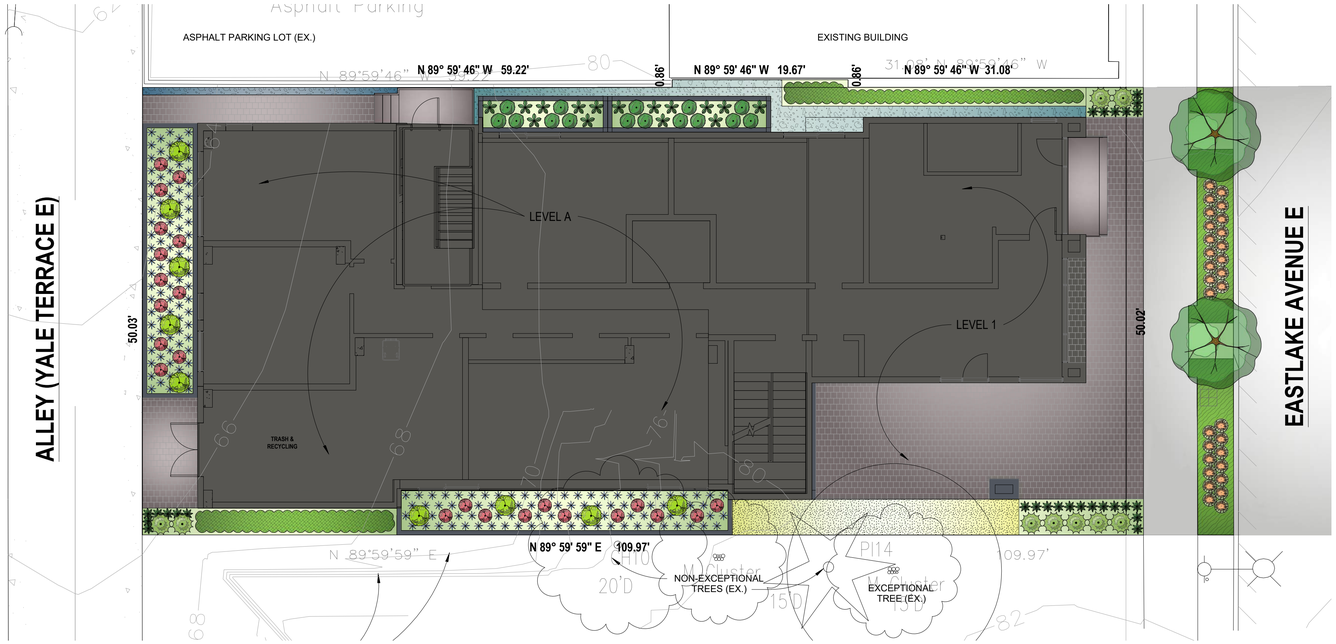
DRAWN BY: HMM
CHECKED: BLE
PROJECT: 20935
DATE: 6/17/20

SHEET 2 **OF** 2



NORTH

RENDERED LANDSCAPE PLAN

0 8 16 24 feet

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

NORTH

RENDERED ROOF PLAN

0 8 16 24 feet

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

Root of Design
206.491.9545
2020 Maltby Rd
Ste 7, PMB 370
Bothell, WA 98021
www.rootofdesign.com

Root of Design

State of Washington registered Landscape Architect

Devin Peterson

Devin Peterson certificate no. 1222

PROJECT TITLE

RENDERED LANDSCAPE PLAN

2621 EASTLAKE AVE E SEATTLE, WA

DRAWN ELK

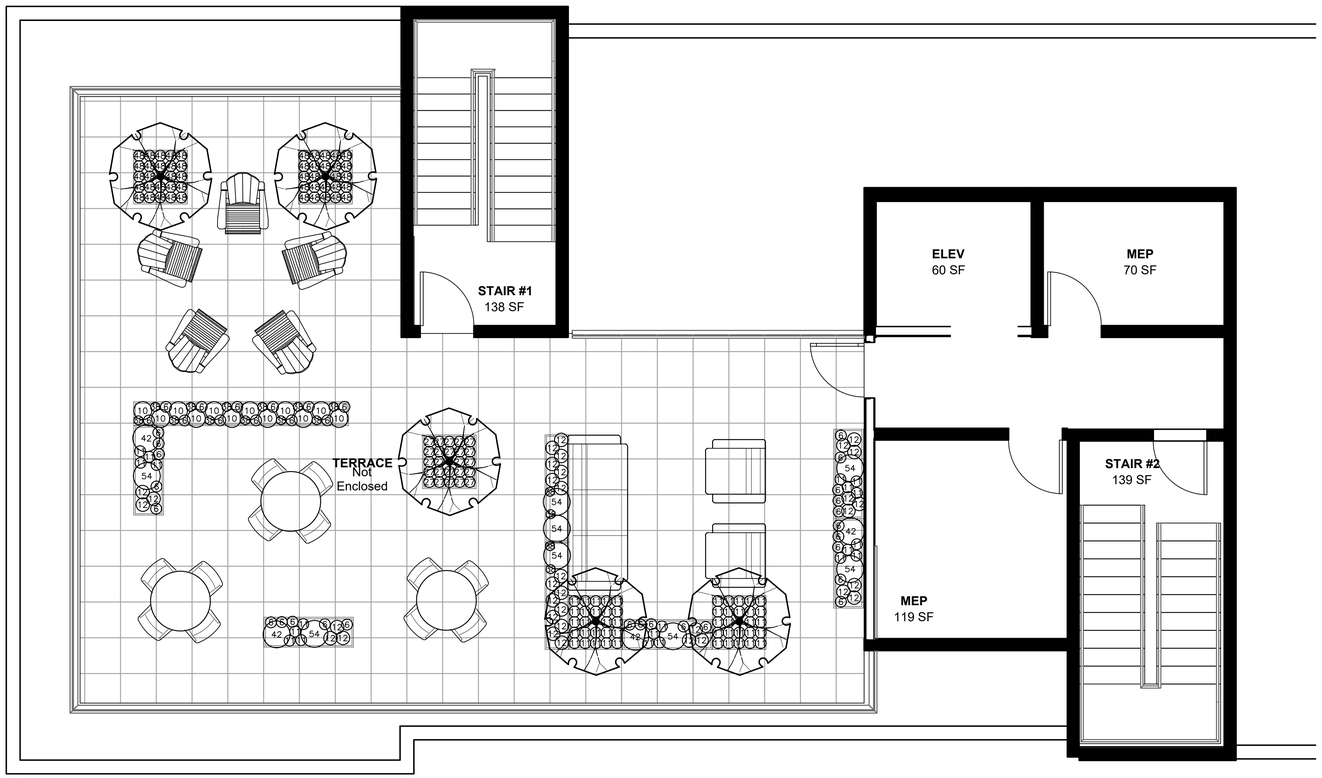
DATE 02.26.21

REVISED

DATE

1/8" = 1'-0"

L0



PLANT SCHEDULE ROOF

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal	5

PLANTERS	BOTANICAL / COMMON NAME	SIZE	QTY
6	Bergenia purpurascens / Purple Bergenia	4" pot	37
10	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal	12
11	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	4" pot	68
12	Carex testacea / Orange Sedge	1 gal	34
27	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	4" pot	24
18	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4"pot	16
42	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	4
48	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	48
54	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax	2 gal	8

ROOF PLANTER	
PLANTER	QUANTITY
72"L X 16"W X 42"H	4
36"L X 36"W X 36"H	5
60"L X 20"W X 24"H	5

NORTH

ROOF PLAN

0 4 8 12 feet

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

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Root of Design

State of Washington registered Landscape Architect
Devin Peterson
Devin Peterson certificate no. 1222

PROJECT TITLE

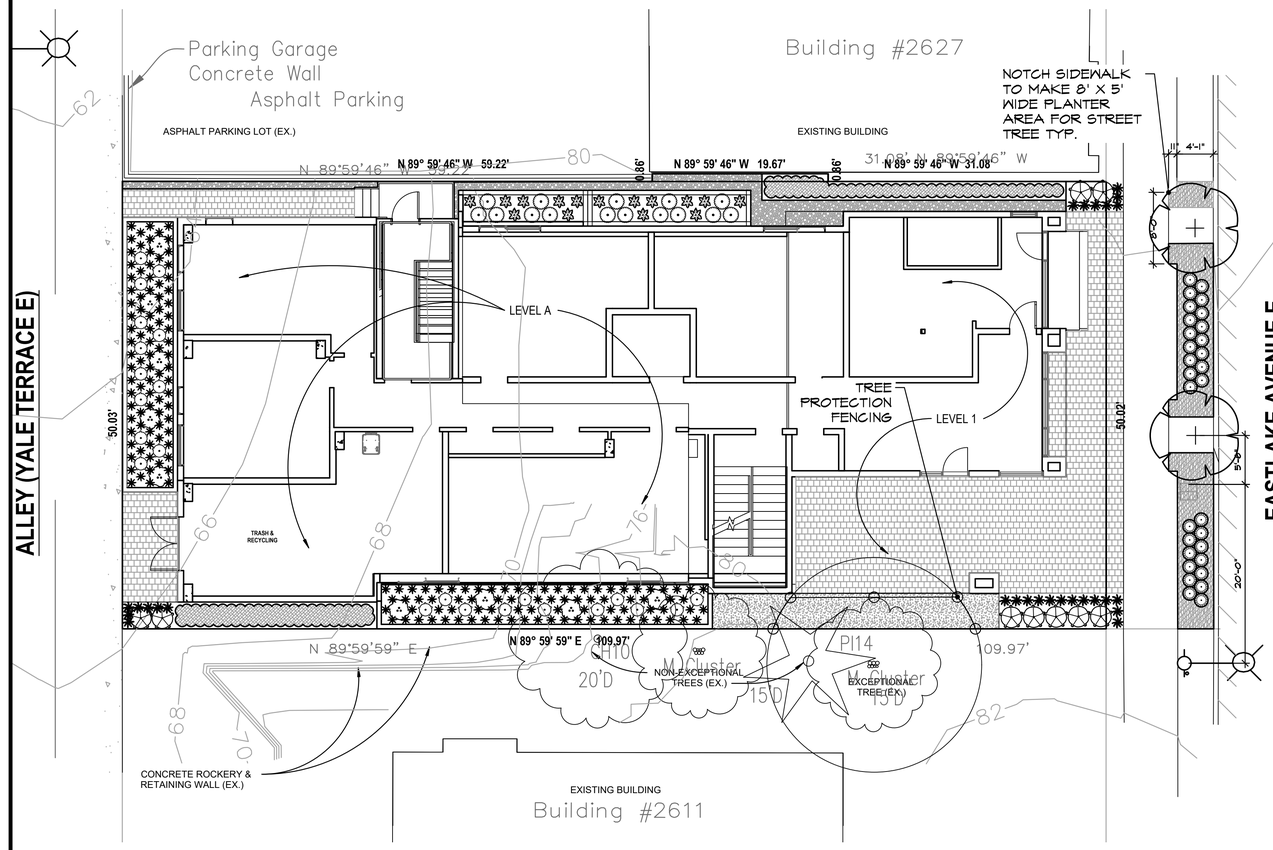
LANDSCAPE PLAN

2621 EASTLAKE AVE E SEATTLE, WA

DRAWN ELK
DATE 02.26.21
REVISED
DATE

1/4" = 1'-0"

L1.1



PLANT SCHEDULE *

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE		QTY
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree	2"- 2.5" Cal	No	No		2
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**		**QTY**
	Carex testacea / Orange Sedge	1 gal	Yes	No		30
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No		27
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No		9
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes		15
	Sarcococca hookeriana humilis / Dwarf Sweet Box	1 gal	Yes	No		15
BIORETENTION	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**		**QTY**
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes	No		9
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	3 gal	Yes	No		23
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No		169
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**SPACING**	**QTY**
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	28
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	Yes	No	24" o.c.	34
SITE	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**SPACING**	**QTY**
	7/8" Drain Rock	N/A				132 sf
	Arborist Chips 3" Depth	N/A				127 sf

NORTH

LANDSCAPE PLAN

0 8 16 24 feet

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

NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See biorentention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-All plantings and landscape elements required as part of this building permit must be maintained for 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 (DR 30-2015).
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plan is made.

SDOT PERMIT REQUIREMENTS INCLUDE NOTIFICATION OF THE LANDSCAPE ARCHITECT OF RECORD (SEE REGISTRATION # 1222 AND CONTACT INFORMATION ON THE TITLE BLOCK OF PERMIT PLANS) AS THE PROJECT REPRESENTATIVE RESPONSIBLE FOR:

PRECONSTRUCTION PROVISIONS FOR TREE PROTECTION INSPECTION PRIOR TO FIRST GROUND DISTURBANCE ON SITE TO:

1. CONFIRM TREE PROTECTION MEASURES INSPECT TREE PROTECTION FOR COMPLIANCE WITH STANDARD PLANS 132A / 133 & STANDARD SPECIFICATIONS 8-01.3(2)B (TVSPP).° STANDARD PLAN 132B IS DISALLOWED IN PLANTING STRIPS. CHAIN LINK ENCLOSURES SHALL INCLUDE ALL UNPAVED AREA WITHIN THE CRITICAL ROOT ZONE (CRZ) PER PLAN 133.
2. CONFIRM PRUNING NECESSARY FOR STANDARD CLEARANCES (8' OVER SIDEWALK & 14' OVER STREETS & SUBMIT APPLICATION FOR AN SDOT URBAN FORESTRY PRUNING PERMIT (THROUGH THE ACCELA PORTAL).
3. CONFIRM AND PHOTODOCUMENT SITE CONDITIONS AND/OR CONSTRUCTABILITY CONFLICTS WITH CRZ PROTECTION.
4. CONFIRM LIMITS FOR SOIL QUALITY AND DEPTH REQUIREMENTS TO EXCLUDE THE CRZ OF TREES TO BE RETAINED.

LANDSCAPE CONSTRUCTION FROM START UP TO COMPLETION

5. CONFIRM IRRIGATION SYSTEM LAYOUT TO AVOID IMPACT WITHIN THE CRZ OF TREES TO BE RETAINED.
6. INSPECT TREES TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN & ENSURE COMPLIANCE WITH INDUSTRY STANDARDS ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
7. INSPECT SOIL PREPARATION EXCLUDING CRZ OF RETAINED TREES & MEET APPLICABLE STANDARD PLANS & SPECIFICATIONS.
8. INSPECT UNDERSTORY PLANTS TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN AND ENSURE COMPLIANCE WITH INDUSTRY ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
9. INSPECT AND PHOTODOCUMENT CONDITIONS WITHIN THE CRZ OF RETAINED TREES PRIOR TO INSTALLATION OF WOOD CHIP MULCH (OR, WHERE APPLICABLE, FLEXIBLE POROUS SURFACE TREATMENT).

Root of Design
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2020 Maltby Rd
Ste 7, PMB 370
Bothell, WA 98021
www.rootofdesign.com

Root of Design

State of Washington registered Landscape Architect
Devin Peterson
Devin Peterson certificate no. 1222

PROJECT TITLE

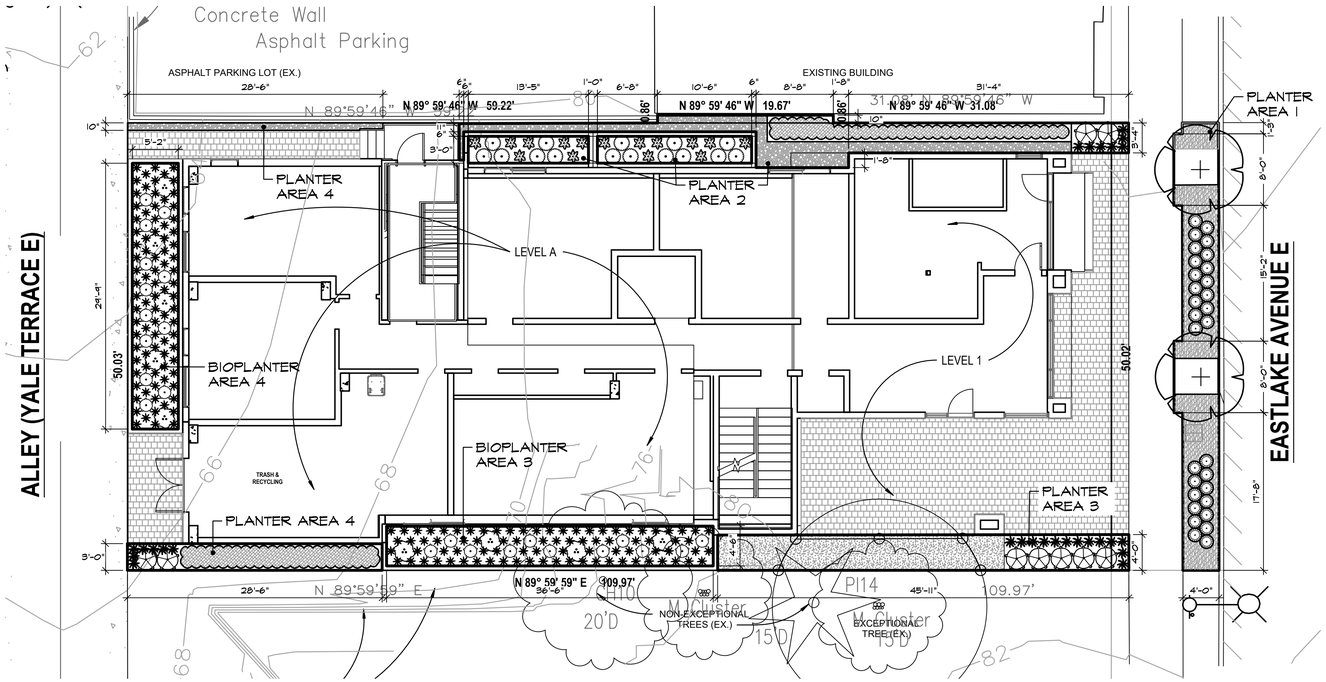
LANDSCAPE PLAN

2621 EASTLAKE AVE E SEATTLE, WA

DRAWN ELK
DATE 02.26.21
REVISED
DATE

1/8" = 1'-0"

L1



NORTH

GREENFACTOR PLAN

0 8 16 24 feet

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

NOTE: ROOF TOP PLANTERS NOT INCLUDED IN GREENFACTOR

Green Factor Worksheet

SEAT

Project title:

		Planting Area				
		1	2	3	4	
Landscape Elements		Step 1. Enter all values for Green Factor landscape elements here. Values entered here will automatically populate the Score Sheet. Step 2. Go to the Score Sheet and enter the size of the development site. Step 3. Check the Score to make sure your project				
	Measurement					**Total**
A1	*square feet*	217	299	183	85	**784**
A2	*square feet*			164	153	**317**
B1	*square feet*	217	176	347	215	**955**
B2	*# of plants*	30	39	116	112	**297**
B3	*# of plants*					**0**
B4	*# of trees*	2				**2**
B5	*# of trees*					**0**
B6	*# of trees*					**0**
B7	*# of trees*					**0**
B8	*Inches DBH*					**0**
C1	*square feet*					**0**
C2	*square feet*					**0**
C3	*square feet*					**0**
D	*square feet*					**0**
E1	*square feet*					**0**
E2	*square feet*					**0**
F	*square feet*					**0**
G1	*square feet*	270	351	1044	1008	**2673**
G2	*square feet*					**0**
G3	*square feet*	420	81	162	1008	**1671**
G4	*square feet*					**0**

REVISED 07-07-2020

Green Factor Scoresheet PAGE 1

SEATTLE×*green factor*

Project title:

Enter sq ft of parcel

Parcel size: 5,517 SCORE 0.422567

	Landscape Elements**	Totals calculate automatically from Green Factor Worksheet		Factor	Total
A	**Planted areas**		784 square feet	0.6	470
1	Planted areas with a soil depth of 24" or greater				
2	Bioretention facilities		317 square feet	1	317
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity		955 square feet	0.1	96
2	Medium shrubs or perennials 2'-4' tall maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	297 plants	2673	0.3	802
3	Large shrubs or perennials 4'+ at maturity - calculated at 36 sq ft per plant (typically planted no closer than 24" on center)	0 plants	0	0.3	0
4	**Small Trees** Tree canopy for "Small Trees" or equivalent (canopy spread of 8' to 15') - calculated at 75 sq ft per tree	2 trees	150	0.3	45
5	**Small/Medium Trees** Tree canopy for "Small/Medium Trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	0 trees	0	0.5	0
6	**Medium/Large Trees** Tree canopy for "Medium/Large Trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	0 trees	0	0.7	0
7	**Large Trees** Tree canopy for "Large Trees" or equivalent (canopy spread of 26' or more) - calculated at 350 sq ft per tree	0 trees	0	0.9	0
8	**Preserved Trees** Tree canopy for preservation of existing trees with trunks 6"+ DBH (Diameter at Breast Height, 4.5' above the ground) - calculated at 20 sq ft per inch diameter	0 inches	0	1	0

*** 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 XX-2020).**

REVISED 07-07-2020

Green Factor Scoresheet PAGE 2

SEATTLE×*green factor*

C	**Green roofs**			
1	Green roofs over at least 2" and less than 4" of growth medium	0 square feet	0.4	0
2	Green roofs 4" - 8" of growth medium	0 square feet	0.6	0
3	Green roofs 8"+ of growth medium	0 square feet	0.8	0
D	**Vegetated walls** NC, C, SM, and South Downtown zones only	0 square feet	0.4	0
E	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0 square feet	0.2	0
2	Permeable paving over at least 24" of soil or gravel	0 square feet	0.5	0
F	**Structural soil systems**	0 square feet	0.5	0
	sub-total of sq ft =	4,879		
G	**Bonuses**			
1	Landscaping that consists of drought-tolerant and/or native plant species	2673 square feet	0.1	267
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater	0 square feet	0.2	0
3	Vegetation visible to passersby from adjacent public right of way or public open spaces	1671 square feet	0.2	334
4	Landscaping in food cultivation	0 square feet	0.1	0
	Green Factor numerator =	2,331		

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State of Washington registered Landscape Architect

Devin Peterson

Devin Peterson certificate no. 1222

PROJECT TITLE

LANDSCAPE REQUIREMENTS SUMMARY PLAN

2621 EASTLAKE AVE E SEATTLE, WA

DRAWN ELK

DATE 02.26.21

REVISED

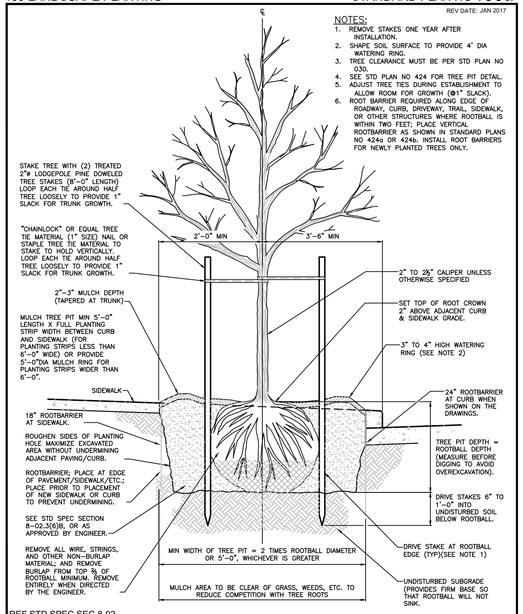
DATE

1/8" = 1'-0"

L2

100 LANDSCAPE PLANTING — STANDARD PLAN NO 100a

REV DATE: JAN 2017



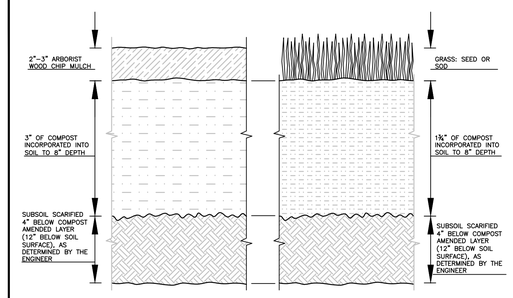
REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | DECIDUOUS TREE PLANTING IN PLANTING STRIP

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING — STANDARD PLAN NO 142

REV DATE: JAN 2017



NOTES:
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, MUST BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST MUST BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS MUST RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 87 OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS MUST RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 87 OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 2-3 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

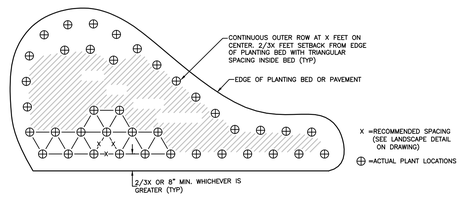
REF STD SPEC SEC 8-01, 8-02, 9-14

City of Seattle | NOT TO SCALE | SOIL AMENDMENT AND DEPTH

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING — STANDARD PLAN NO 112

REV DATE: DEC 2019



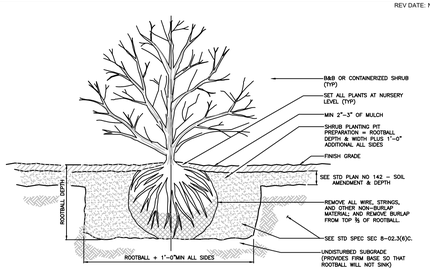
REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | PLANTING PATTERN

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING — STANDARD PLAN NO 110

REV DATE: NOV 2019



REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | SHRUB PLANTING

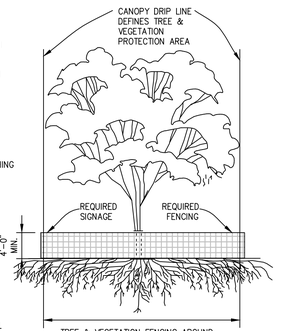
2020 Edition City of Seattle Standard Plans for Municipal Construction

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF DPD PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



TREE & VEGETATION FENCING AROUND ENTIRE DRIP LINE ON PERMIT SITE. ALTERNATIVE TREE PROTECTION, IF APPROVED BY DPD, AS SHOWN ON SITE PLAN

LINK TO MORE TREE PROTECTION INFORMATION:

TREE & VEGETATION PROTECTION

SEATTLE DETAIL

GREEN THEORY DESIGN
804-1515 BROADWAY ST.
PORT COQUITLAM, BC V3C 6M2
TOLL FREE: 1-844-747-9283
PHONE: (604) 475-7002
www.greentheorydesign.com

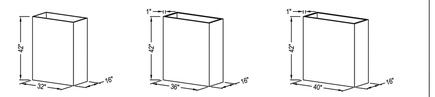
☑ SELECT DESIRED MATERIAL:
☐ ALUMINUM
☐ CORTEN STEEL
☐ STAINLESS STEEL

☑ SELECT DESIRED COLOR:
☐ METALLIC SILVER ☐ GLOSS WHITE
☐ PEWTER ☐ MATTE BLACK
☐ SMOKEY BEIGE ☐ SUEDE BRONZE
☐ CUSTOM: _____

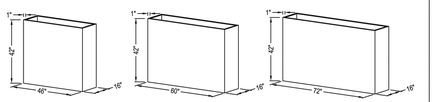
☑ SELECT DESIRED DRAINAGE:
☐ YES ☐ NO

☑ SELECT DESIRED MODEL: (CUSTOM SIZE AVAILABLE)

☐ COMMERCIAL DIVIDER 32 (32"L X 16"W X 42"H, 56 LBS)
☐ COMMERCIAL DIVIDER 36 (36"L X 16"W X 42"H, 61 LBS)
☐ COMMERCIAL DIVIDER 40 (40"L X 16"W X 42"H, 66 LBS)



☐ COMMERCIAL DIVIDER 46 (46"L X 16"W X 42"H, 73 LBS)
☐ COMMERCIAL DIVIDER 60 (60"L X 16"W X 42"H, 91 LBS)
X COMMERCIAL DIVIDER 72 (72"L X 16"W X 42"H, 105 LBS)



NOTES:
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2. DO NOT SCALE DRAWING.
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5243-001

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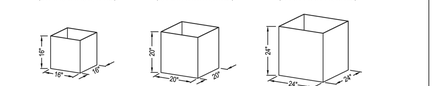
☐ CORTEN STEEL
☐ STAINLESS STEEL

☑ SELECT DESIRED COLOR:
☐ METALLIC SILVER ☐ GLOSS WHITE
☐ PEWTER ☐ MATTE BLACK
☐ SMOKEY BEIGE ☐ SUEDE BRONZE
☐ CUSTOM: _____

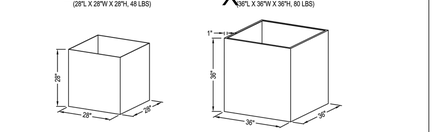
☑ SELECT DESIRED DRAINAGE:
☐ YES ☐ NO

☑ SELECT DESIRED MODEL: (CUSTOM SIZE AVAILABLE)

☐ SQUARE 16 (16"L X 16"W X 16"H, 12 LBS)
☐ SQUARE 20 (20"L X 20"W X 20"H, 20 LBS)
☐ SQUARE 24 (24"L X 24"W X 24"H, 28 LBS)



☐ SQUARE 28 (28"L X 28"W X 28"H, 48 LBS)
X SQUARE 36 (36"L X 36"W X 36"H, 80 LBS)



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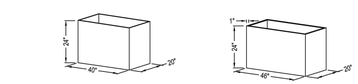
☑ SELECT DESIRED COLOR:
☐ METALLIC SILVER ☐ GLOSS WHITE
☐ PEWTER ☐ MATTE BLACK
☐ SMOKEY BEIGE ☐ SUEDE BRONZE
☐ CUSTOM: _____

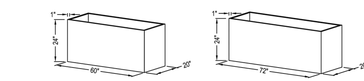
☑ SELECT DESIRED DRAINAGE:
☐ YES ☐ NO

☑ SELECT DESIRED MODEL: (CUSTOM SIZE AVAILABLE)

☐ RECTANGLE WIDE 40 (40"L X 20"W X 24"H, 44 LBS)
☐ RECTANGLE WIDE 46 (46"L X 20"W X 24"H WITH 1" TOP LIP, 48 LBS)



X RECTANGLE WIDE 60 (60"L X 20"W X 24"H WITH 1" TOP LIP, 62 LBS)
☐ RECTANGLE WIDE 72 (72"L X 20"W X 24"H WITH 1" TOP LIP, 72 LBS)



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2020 Maltby Rd
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Bothell, WA 98021
www.rootofdesign.com

Root of Design

State of Washington registered Landscape Architect
Devin Peterson
Devin Peterson certificate no. 1222

PROJECT TITLE

LANDSCAPE DETAILS

2621 EASTLAKE AVE E SEATTLE, WA

DRAWN ELK — DATE 02.26.21
REVISED — DATE

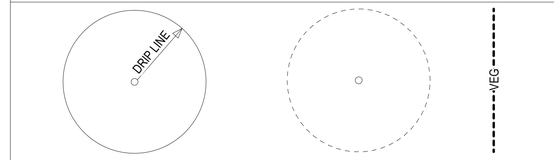
NTS

L3

SITE PLAN NOTES

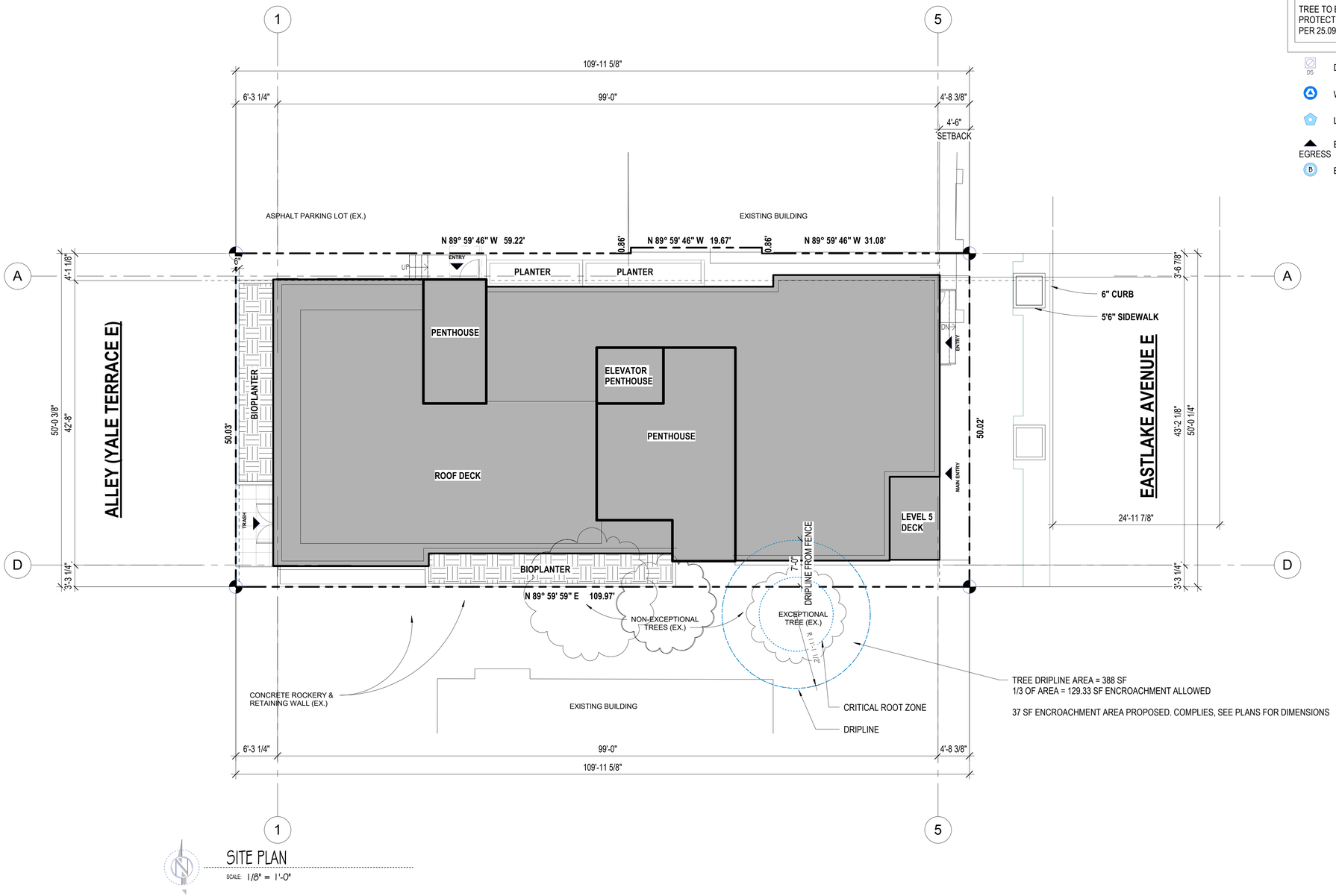
1. PER SMC 23.45.534 ALL LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT BUILDINGS.
2. REMOVAL OR MODIFICATION OF TREES WITHIN R.O.W. MUST BE APPROVED BY SDOT.
3. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
4. ALL GRADING TO CONFORM TO SEATTLE GRADING CODE SMC 22.170.

TREE LEGEND



TREE TO BE RETAINEDWITH PROTECTION MEASURES PER 25.09.090.F , G	TREE TO BE REMOVED PER MITIGATION PLAN	TREE PROTECTION FENCING PER ARBORIST REPORT

- DS — DOWNSPOUT
- WASTE & RECYCLING
- LIGHT & GLARE PROTECTION
- EGRESS — EGRESS
- B — BIKE PARKING



SITE PLAN

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

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT # 3037251-LU, 6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A0.01

SITE PLAN

ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS, INCLUDING BUT NOT LIMITED TO HVAC, DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
3. CONTRACTOR SHALL VERIFY INSTALATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
4. PROVIDE ARTIFICAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

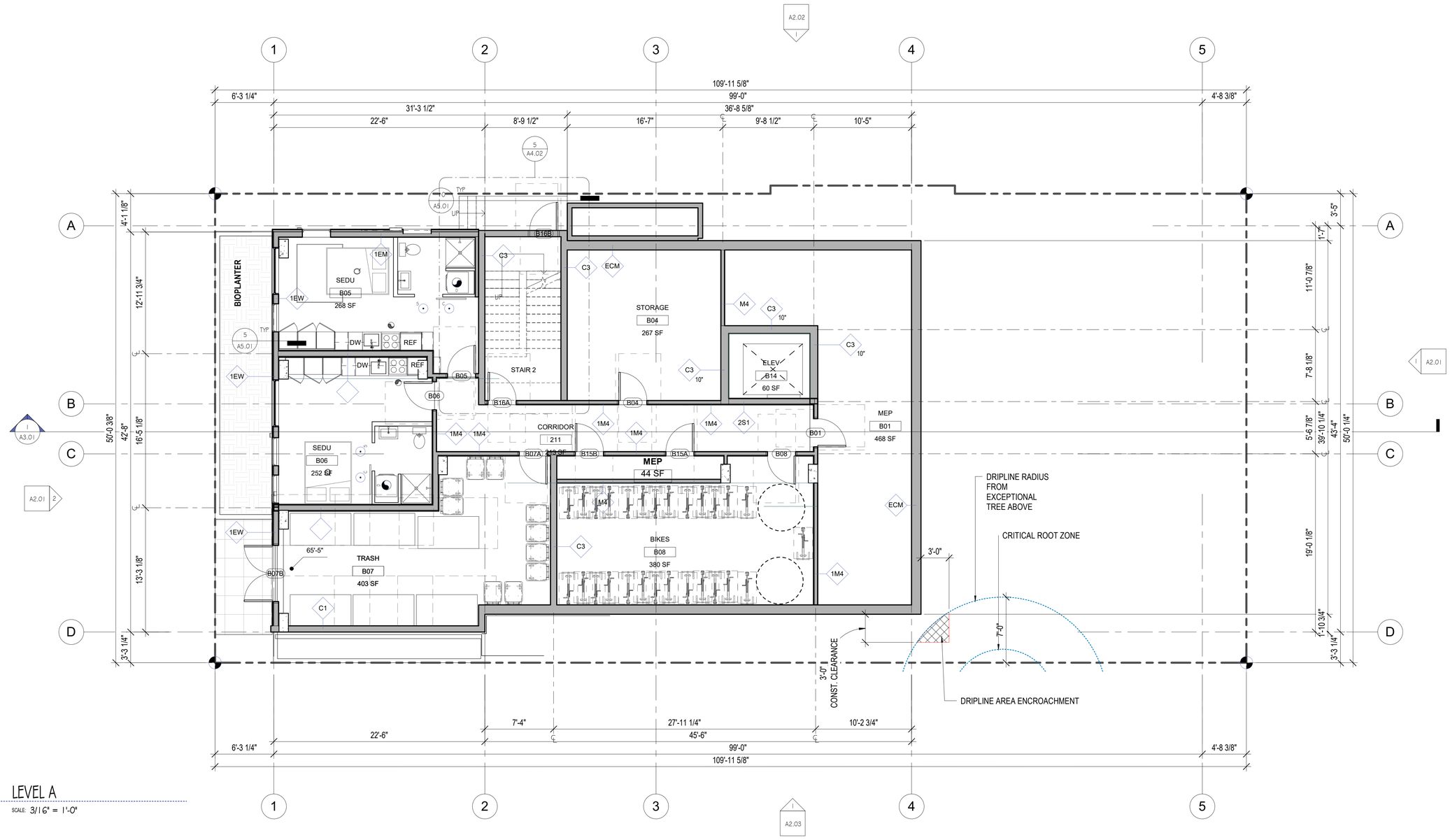
X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

<#EC#> — WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL A

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

• MUP INTAKE	03.02.21
• BP INTAKE	03.05.21

A1.0A

BASEMENT A PLAN

ORIGINAL SHEET SIZE - 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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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4. PROVIDE ARTIFICAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

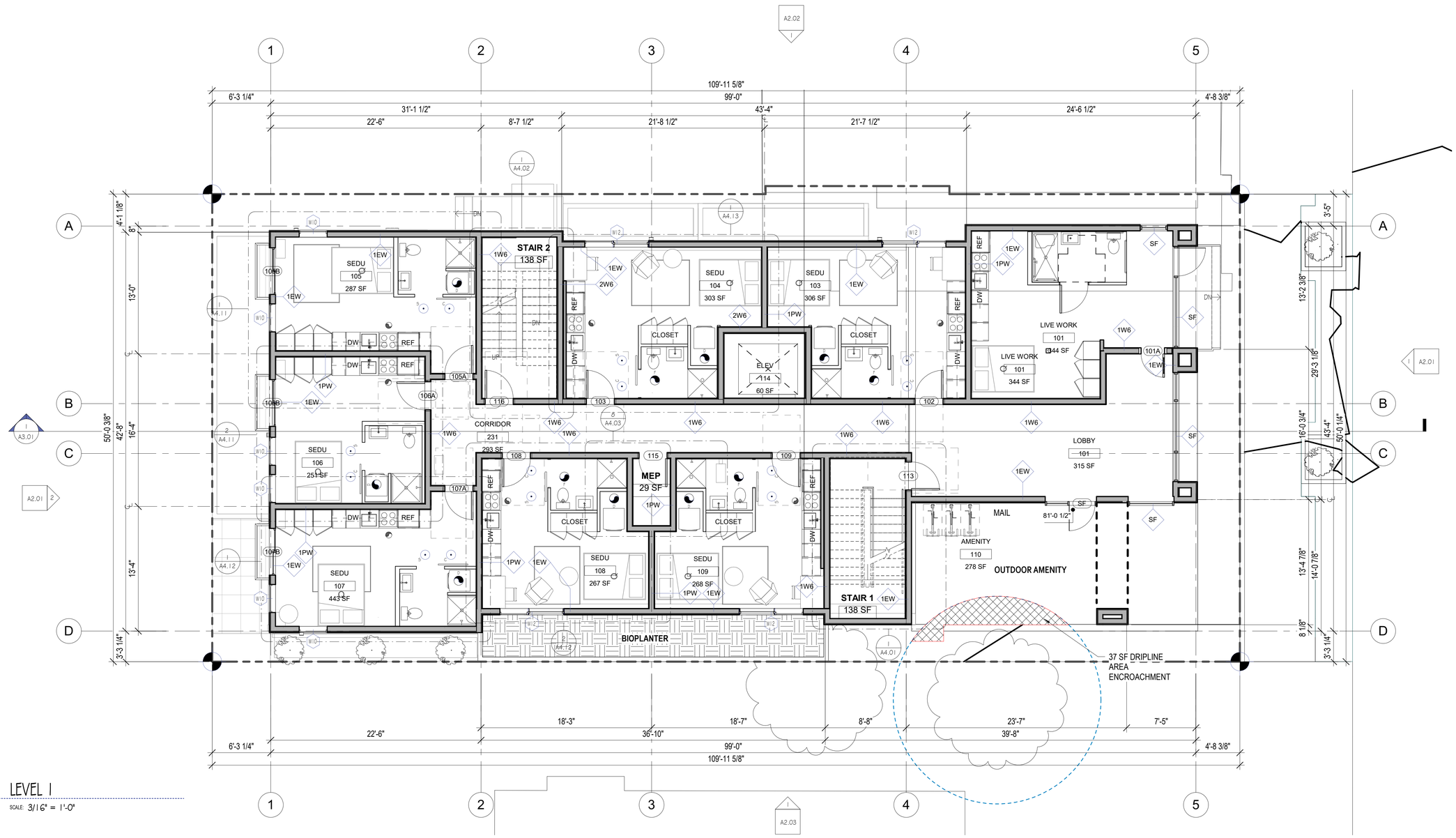
X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

<#EC#> — WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL 1

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

• MUP INTAKE	03.02.21
• BP INTAKE	03.05.21

A1.01

LEVEL 1 PLAN

ORIGINAL SHEET SIZE - 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS, INCLUDING BUT NOT LIMITED TO HVAC, DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
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4. PROVIDE ARTIFICAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

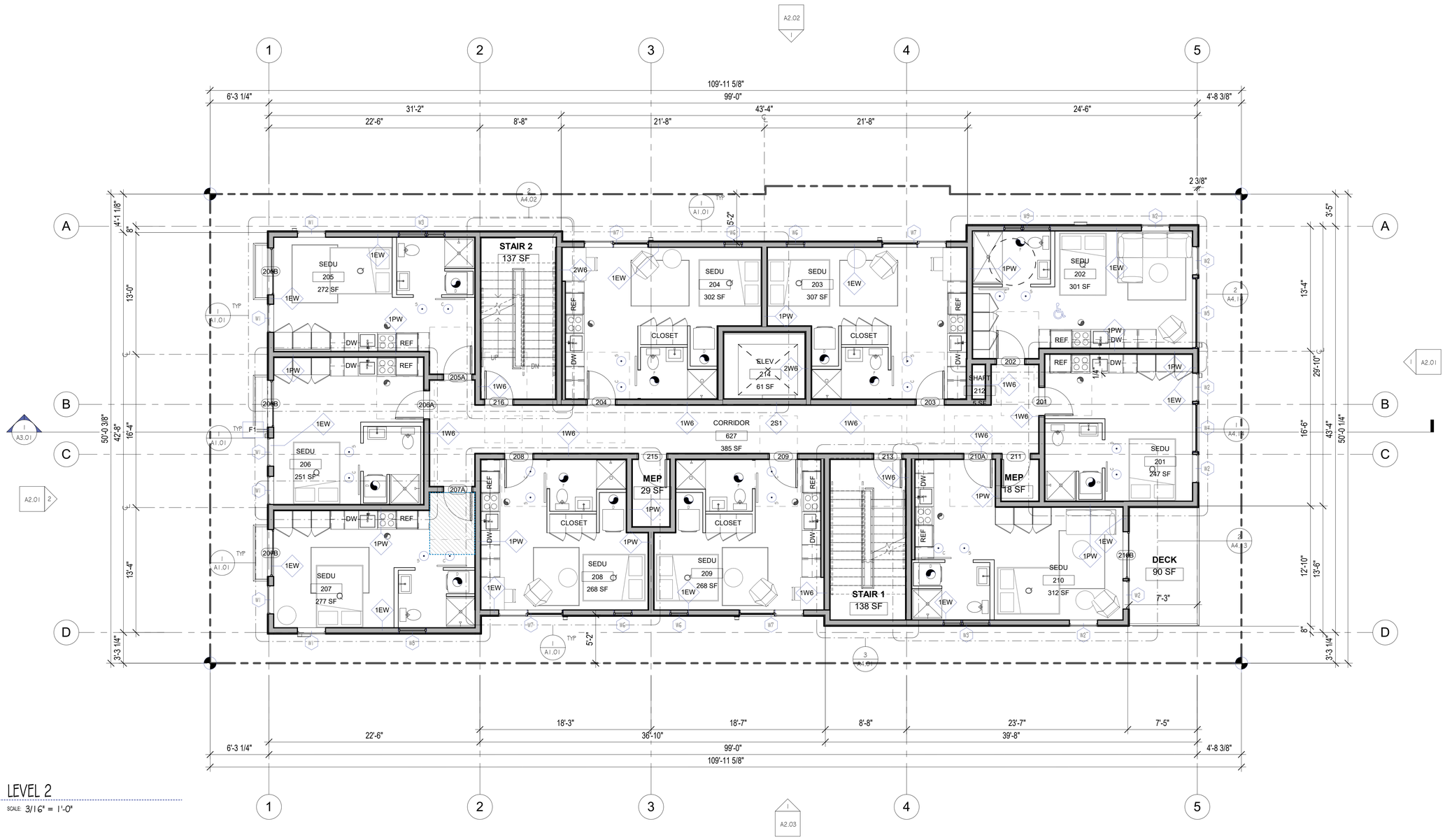
X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

<#EC#> — WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL 2

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A1.02

LEVEL 2 PLAN

ORIGINAL SHEET SIZE - 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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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3. CONTRACTOR SHALL VERIFY INSTALATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
4. PROVIDE ARTIFICAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

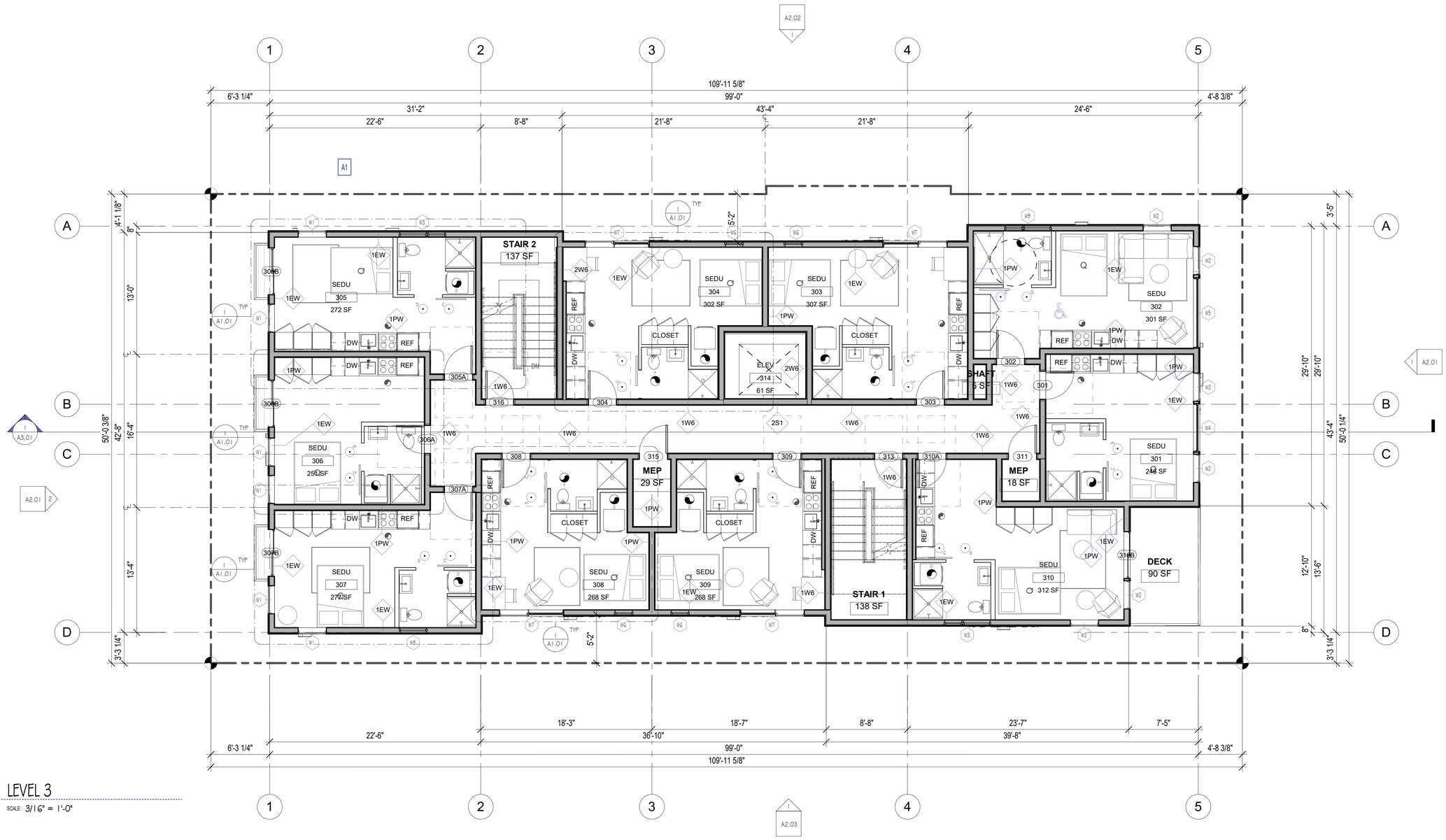
FIRE RATING PER HOURS

<#EC#>

WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL 3

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

• MUP INTAKE	03.02.21
• BP INTAKE	03.05.21

A1.03

LEVEL 3 PLAN

ORIGINAL SHEET SIZE - 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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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6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

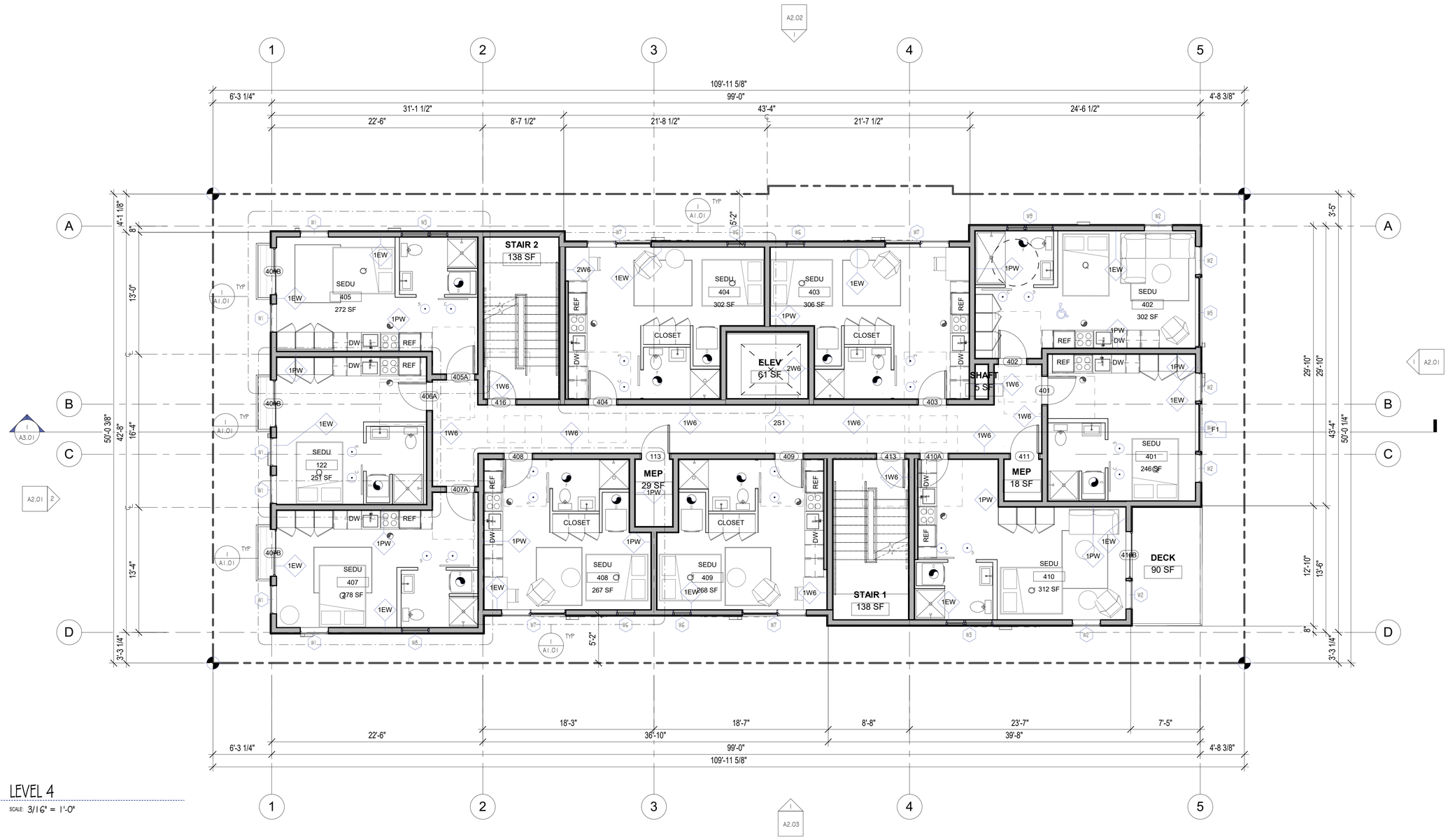
PLAN LEGEND

X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

#EC# — FIRE RATING PER HOURS / WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL 4

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A1.04

LEVEL 4 PLAN

ORIGINAL SHEET SIZE - 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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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8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
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CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

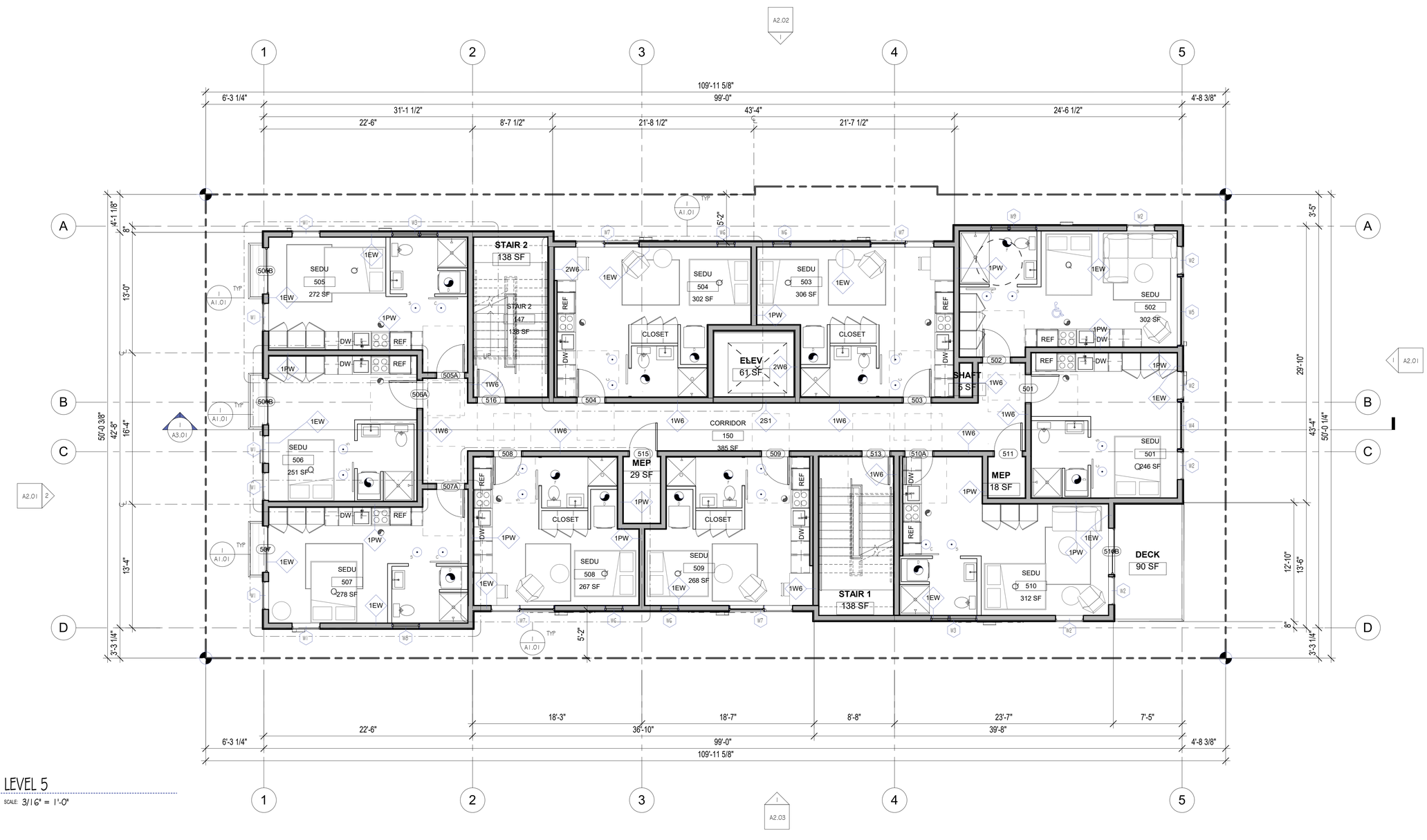
PLAN LEGEND

X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

<#EC#> — FIRE RATING PER HOURS / WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



LEVEL 5
SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A1.05

LEVEL 5 PLAN

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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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10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

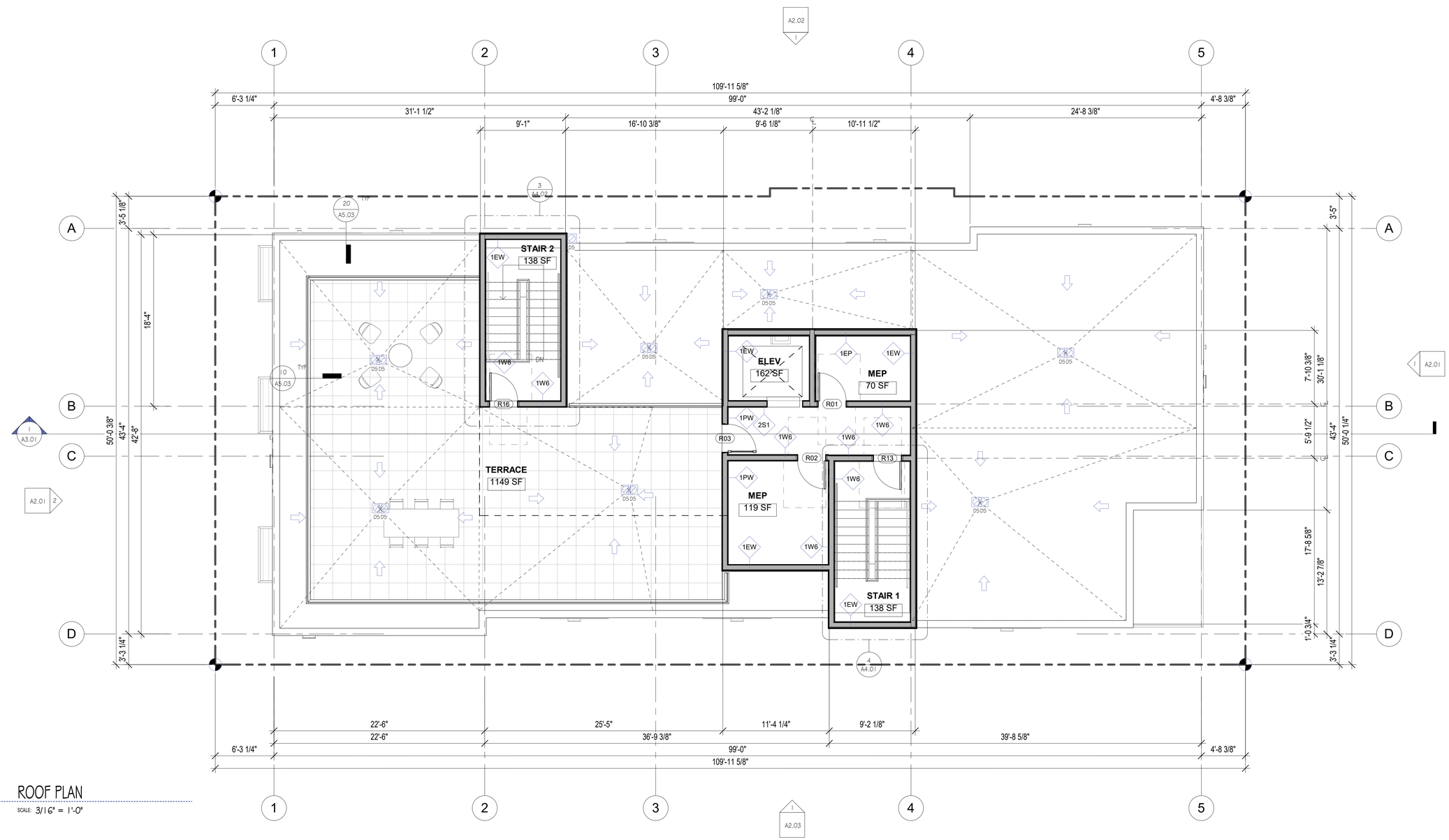
FIRE RATING PER HOURS

<#EC#>

WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



ROOF PLAN
SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A1.06

ROOF PLAN

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. 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.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS, INCLUDING BUT NOT LIMITED TO HVAC, DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
3. CONTRACTOR SHALL VERIFY INSTALATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
4. PROVIDE ARTIFICAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE A4.10 SERIES.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION ON A4.10 SERIES.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION.
10. 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.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

PLAN LEGEND

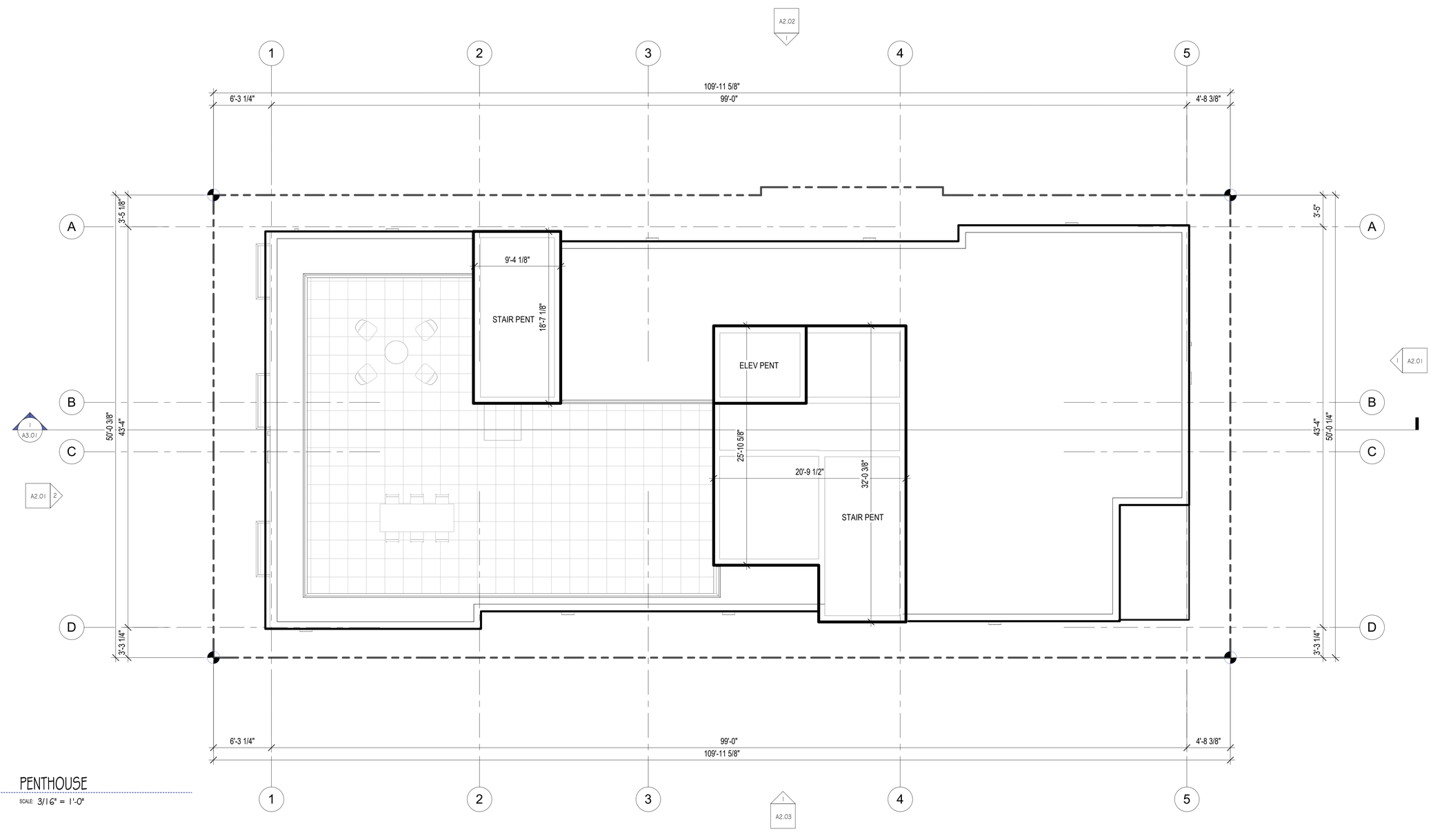
X# X# — VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO

FIRE RATING PER HOURS

<#EC#> — WALL ASSEMBLY TYPE

HV — HOSE VALVE

1. LINE OF PROJECTIONS / BLDG ABOVE
2. POST / COLUMN (SIZE PER STRUCTURAL PLANS)
3. SLOPE TO DRAIN (MIN. OF 1/4" PER 1' U.N.O.) PROVIDE CRICKETS AND CANT STRIP AS REQUIRED TO DIRECT FLOW TOWARDS DOWNSPOUTS / GUTTER



PENTHOUSE

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT # 3037251-LU, 6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A1.07

PENTHOUSE

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

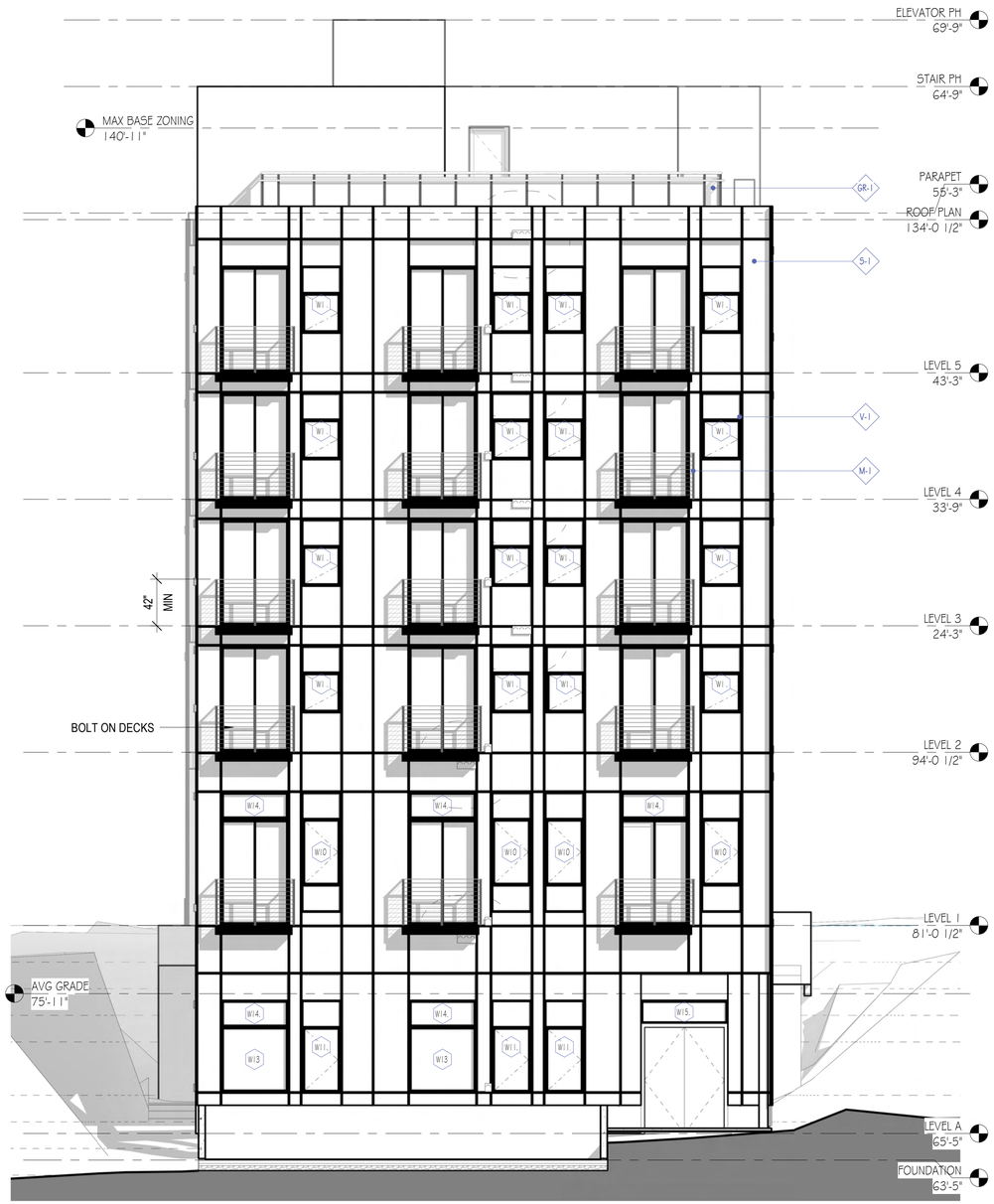
ELEVATION NOTES

SIDING SCHEDULE

- S-1 METAL PANEL, STANDING SEAM PER ELEVATIONS (AEP SPAN - "REGAL WHITE")
- S-2 CERAMIC COATED CLADDING (CERACLAD, TEXTURE IN CAST STRIPE - "ASH")
- S-3 6" V BEVEL TONGUE & GROOVE VG CEDAR CLADDING, CLEAR STAIN (SIKKENS CETOL TWP 100 CLEAR)
- V-1 VINYL WINDOWS - BLACK
- M-1 FLATBAR METAL GUARDRAIL, BLACK
- GR-1 GLASS GUARDRAIL W/ BLACK FRAMING

1 : EAST

SCALE: 3/16" = 1'-0"



2 : WEST

SCALE: 3/16" = 1'-0"

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SEATTLE WA 98102

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PROJECT # 3037251-LU, 6789649-CN

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- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A2.01

EAST & WEST ELEVATION

ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: BP

ELEVATION NOTES

SIDING SCHEDULE

- S-1 METAL PANEL, STANDING SEAM PER ELEVATIONS (AEP SPAN - "REGAL WHITE")
- S-2 CERAMIC COATED CLADDING (CERACLAD, TEXTURE IN CAST STRIPE - "ASH")
- S-3 6" V BEVEL TONGUE & GROOVE VG CEDAR CLADDING, CLEAR STAIN (SIKKENS CETOL TWP 100 CLEAR)
- V-1 VINYL WINDOWS - BLACK
- M-1 FLATBAR METAL GUARDRAIL, BLACK
- GR-1 GLASS GUARDRAIL W/ BLACK FRAMING

1 : NORTH

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT # 3037251-LU, 6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A2.02

NORTH ELEVATION

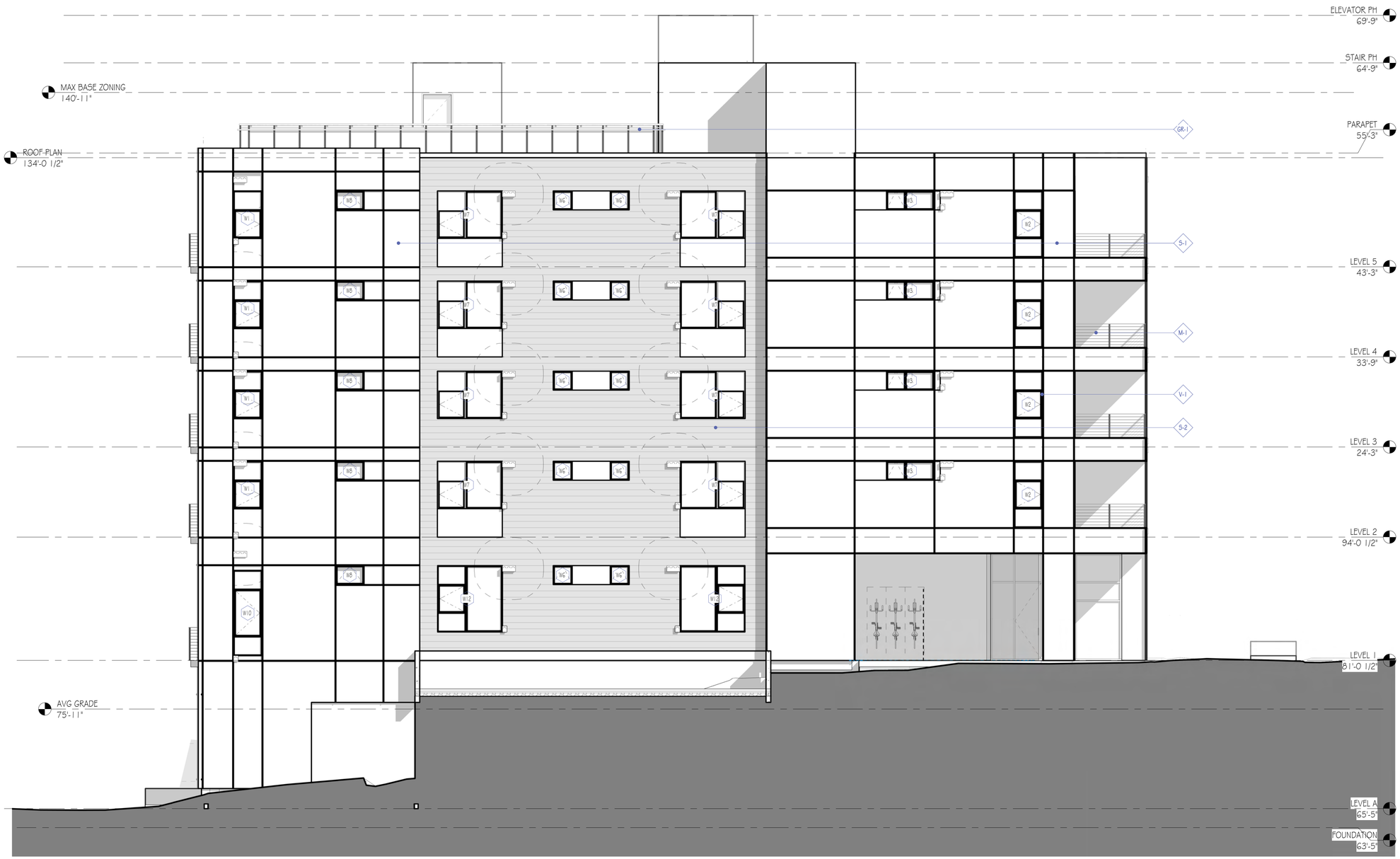
ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: BP

ELEVATION NOTES

SIDING SCHEDULE

- S-1 METAL PANEL, STANDING SEAM PER ELEVATIONS (AEP SPAN - "REGAL WHITE")
- S-2 CERAMIC COATED CLADDING (CERACLAD, TEXTURE IN CAST STRIPE - "ASH")
- S-3 6" V BEVEL TONGUE & GROOVE VG CEDAR CLADDING, CLEAR STAIN (SIKKENS CETOL TWP 100 CLEAR)
- V-1 VINYL WINDOWS - BLACK
- M-1 FLATBAR METAL GUARDRAIL, BLACK
- GR-1 GLASS GUARDRAIL W/ BLACK FRAMING



1 : SOUTH

SCALE: 3/16" = 1'-0"

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SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
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7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

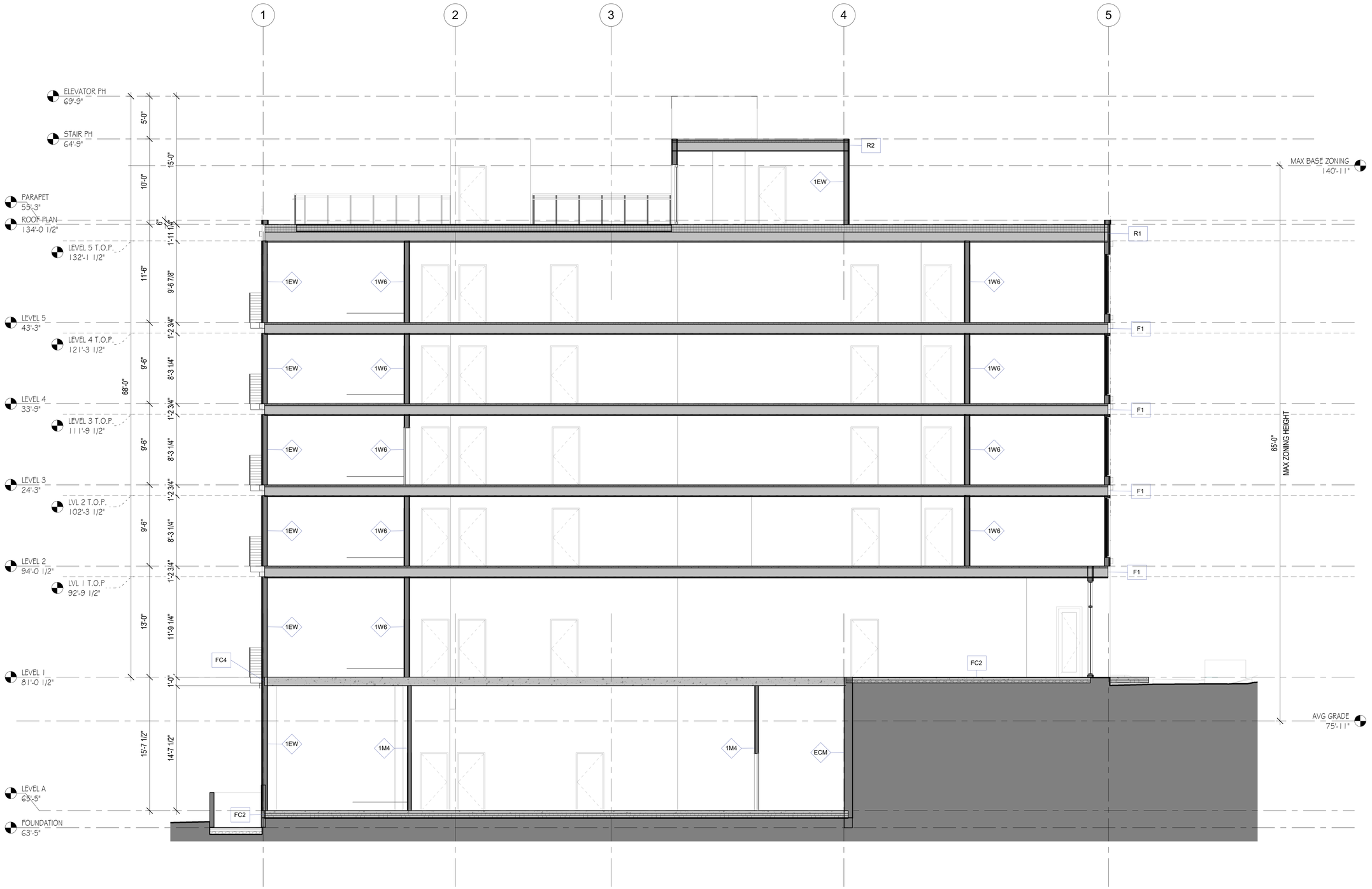
RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A2.03

SOUTH ELEVATION

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



1 : SECTION - E/W

SCALE: 3/16" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

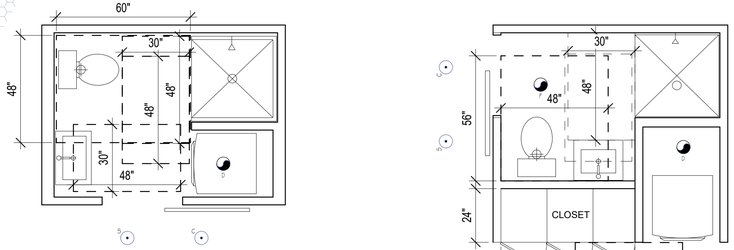
• MUP INTAKE	03.02.21
• BP INTAKE	03.05.21

A3.01

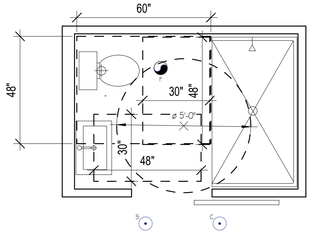
EAST / WEST
SECTION

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP

TYPE B BATHROOM



TYPE A BATHROOM



KITCHEN CLEARANCES

NOTES

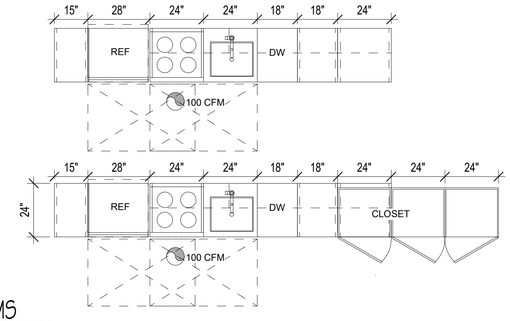
SINK PER ANSI 606

COUNTER HEIGHT SHALL BE BETWEEN 28" AND 34" ABOVE FLOOR.

CABINETRY PERMITTED UNDER WORK SURFACE PROVIDED THAT IT CAN BE REMOVED WITHOUT REMOVING THE SINK. EXTEND THE FLOOR AND WALL FINISHES BEHIND THE CABINETRY

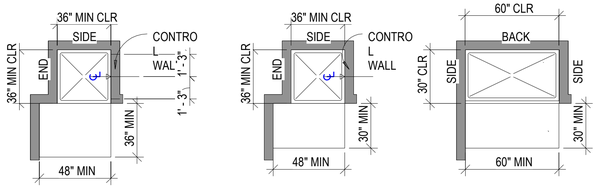
FRIDGE REQUIRES DEDICATED CLEAR SPACE. OTHER CLEAR FLOOR SPACES PERMITTED TO OVERLAP.

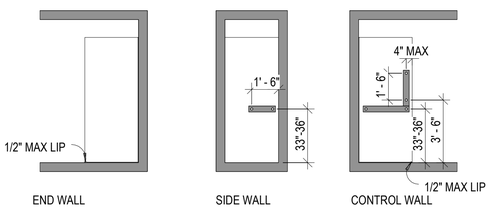
A COUNTER 30" MIN IN LENGTH SHALL BE PROVIDED ADJACENT TO THE RANGE.



ACCESSIBILITY DIAGRAMS

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



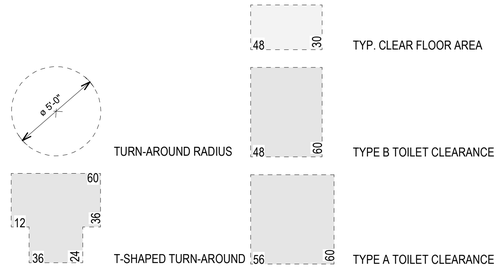


TYPE A NOTES

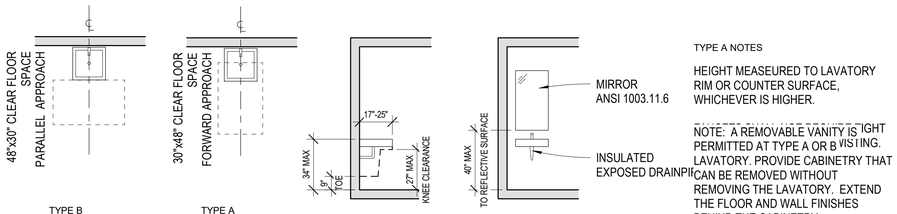
PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF A SHOWER SEAT.

LOCATE CONTROLS AND HAND SHOWER OPPOSITE THE SEAT. 38"-48" ABOVE SHOWER FLOOR, AND WITHIN 15" HORIZONTALLY FROM CENTER OF SEAT.

TRANSFER SHOWER



CLEAR FLOOR AREA

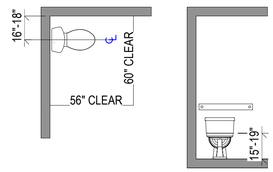


TYPE A NOTES

HEIGHT MEASEURED TO LAVATORY RIM OR COUNTER SURFACE, WHICHEVER IS HIGHER.

NOTE: A REMOVABLE VANITY IS PERMITTED AT TYPE A OR B LAVATORY. PROVIDE CABINETRY THAT CAN BE REMOVED WITHOUT REMOVING THE LAVATORY. EXTEND THE FLOOR AND WALL FINISHES BEHIND THE CABINETRY

ADA LAVATORY



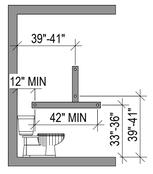
TYPE A ANSI 1003.11.7

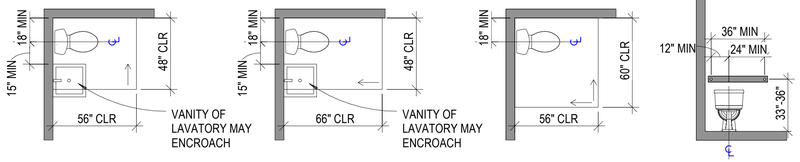
TYPE A NOTES

CLEARANCE OVERLAP PERMITTED FOR OTHER CLEARANCES, TURNING SPACE, GRAB BARS AND BATH.

PROVIDE FLUSH CONTROLS ON OPEN SIDE OF TOILET. FLUSH SHALL BE OPERABLE WITH 5 LBS OF MAX FORCE.

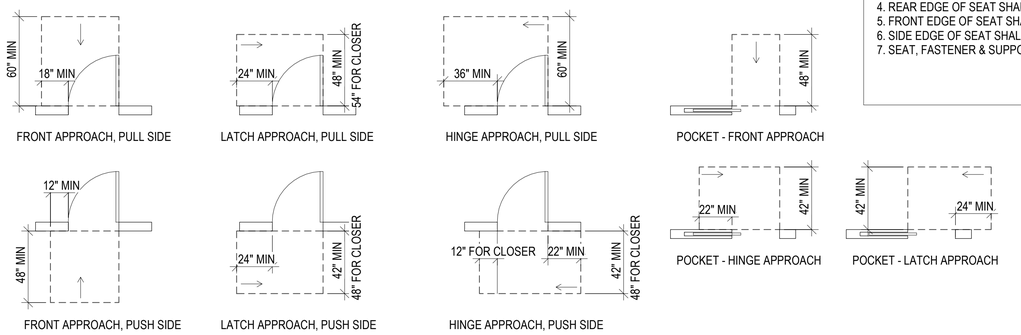
SEE GRAB BAR BLOCKING DETAIL FOR MORE INFORMATION





TYPE B ANSI 1004.11.3.1

ADA TOILET



DOOR CLEARANCE

ACCESSIBILITY NOTES:

1. ALL FIXTURES, DIMENSIONS & CLEARACES TO COMPLY WITH ANSI117.01.2003 EDITION AND SBC CHAPTER 11.
2. THE DIAGRAMS INCLUDED HEREIN ARE TYPICAL CLEARANCES FOR REFERENCE ONLY.
3. REFER TO ENLARGED PLANS FOR PROJECT SPECIFIC INFORMATION.
4. ALL FINISHES MUST BE INCLUDED IN CALCULATIING MINIMUM CLEARANCES. MEASURE FROM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.
5. ACCESSIBLE ROUTS OF TRAVEL MUST BE FREE OF OBSTRUCTIONS TO A HEIGHT OF 27" AND 36" MIN. WIDE, BUT MAY BE REDUCED TO 32" MIN. FOR A MAXIMUM DISTANCE FOR 24".
6. A WHEELCHAIR TURNING SPACE MUST BE PROVIDED CONSISTING OF EITHER A 60" DIAMETER CIRCLE OR A 'T' SHAPED INTERSECTION WITHIN A 60" MIN. SQUARE WITH ARMS AND BASE 36" WIDE MIN. EACH ARM OF THE 'T' SHALL BE CLEAR OF OBSTRUCTIONS 12" MIN. KNEE AND TOE CLEARANCES ALLOWED ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

TYPE A DWELLING UNITS

GENERAL
1. LIGHTING CONTROLS, APPLIANCE CONTROLS, PLUMBING FIXTURE CONTROLS AND SECURITY / INTERCOM SYSTEMS SHALL BE INSTALLED.
2. BETWEEN 15" AFF & 48" AFF. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASP OR TWISTING.
3. AT LEAST ONE WINDOW IN EACH LIVING, SLEEPING, AND DINING SPACE SHALL BE OPERABLE PER ABOVE.

BATH
1. PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS. PROVIDE A HAND SHOWER WITH 59" HOSE THAT CAN BE USED AS A FIXED OR HAND SHOWER. MOUNT ON A VERTICAL BAR THAT DOES NOT CONFLICT WITH GRAB BARS.
2. PROVIDE CONTROL WITH NON-POSITIVE EXCEED 120 DEG. MAX.
3. HOT-WATER TEMPERATURE SHALL NOT EXCEED 120 DEG. MAX.
4. ROLL-IN AND TRANFER-TYPE SHOWERS SHALL HAVE A 1/2" MAX THRESHOLD HEIGHT.
5. ROBE HOOKS AND OTHER BATH ACCESSORIES SHALL COMPLY WITH REACH RANGE AS PER ANSI 308.

KITCHEN
1. RANGE AND OVEN CONTROLS SHALL BE LOCATED ON THE FRONT PANEL OF THE APPLIANCE.
2. PROVIDE WALL MOUNTED SWITCH (34"-46" AFF) FOR RANGE HOOD CONTROLS

TYPE B DWELING UNITS

GENERAL
1. OPERABLE PARTS SHALL BE LOCATED BETWEEN 15" AND 48" VERTICALLY FROM FLOOR AND PROVIDE CLEAR FLOOR SPACE.

BATH
1. PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS.

COMMON AREAS

KITCHEN
1. ALL APPLIANCES CONTROLS SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. RANGE & OVEN CONTROLS TO BE LOCATED ON THE FRONT PANEL OF THE APPLIANCE.
3. PROVIDE WALL MOUNTED SWITCH (34"-46" A.F.F.) FOR RANGE HOOD CONTROLS.

GENERAL
1. LAUNDRY AREA SHALL PROVIDE A CLEAR A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, TWISTING, OR PINCHING OF THE WRIST.
2. TOP LOADING WASHING MACHINE SHALL HAVE THE BOTTOM OF THE OPENING BETWEEN 15" AND 34" ABOVE THE FLOOR.

GRAB BAR NOTES

1. GRAB BARS SHALL BE 1.5"-2" IN DIAMETER.
2. SPACE BETWEEN GRAB BAR, WALL, AND PROJECTING OBJECTS BELOW SHALL BE 1.5" MIN. SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN.
3. LOCATE GRAB BARS 33"=36" ABOVE FLOOR TO TOP OF GRIPPING SURFACE EXCEPTIONS PERMITTED BY VERTICAL GRAB BARS AND ANSI 607.
4. GRAB BARS, & ADJACENT WALLS SHALL HAVE ROUNDED EDGES AND BE FREE OF SHARP OR ABRASIVE ELEMENTS.
5. GRAB BARS, FASTENERS & SUPPORTING STRUCTURE SHALL WITHSTAND 250LBS MINIMUM FORCE.

SHOWER SEAT NOTES

1. FOLDING SHOWER SEAT TO BE PROVIDED ADJACENT TO CONTROL WALL.
2. HEIGHT TO BE 17"-19" ABOVE BATHROOM FLOOR TO TOP OF SEAT.
3. SEAT SHALL EXTEND ALONG THE WALL TO WITHIN 3" OF ENTRY.
4. REAR EDGE OF SEAT SHALL BE 2.5" MAX FROM THE SEAT WALL.
5. FRONT EDGE OF SEAT SHALL BE 15"-16" FROM SEAT WALL.
6. SIDE EDGE OF SEAT SHALL BE 1.5" MIN FROM CONTROL WALL.
7. SEAT, FASTENER & SUPPORTING STRUCTURE SHALL WITHSTAND 250LBS MINIMUM FORCE.

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7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

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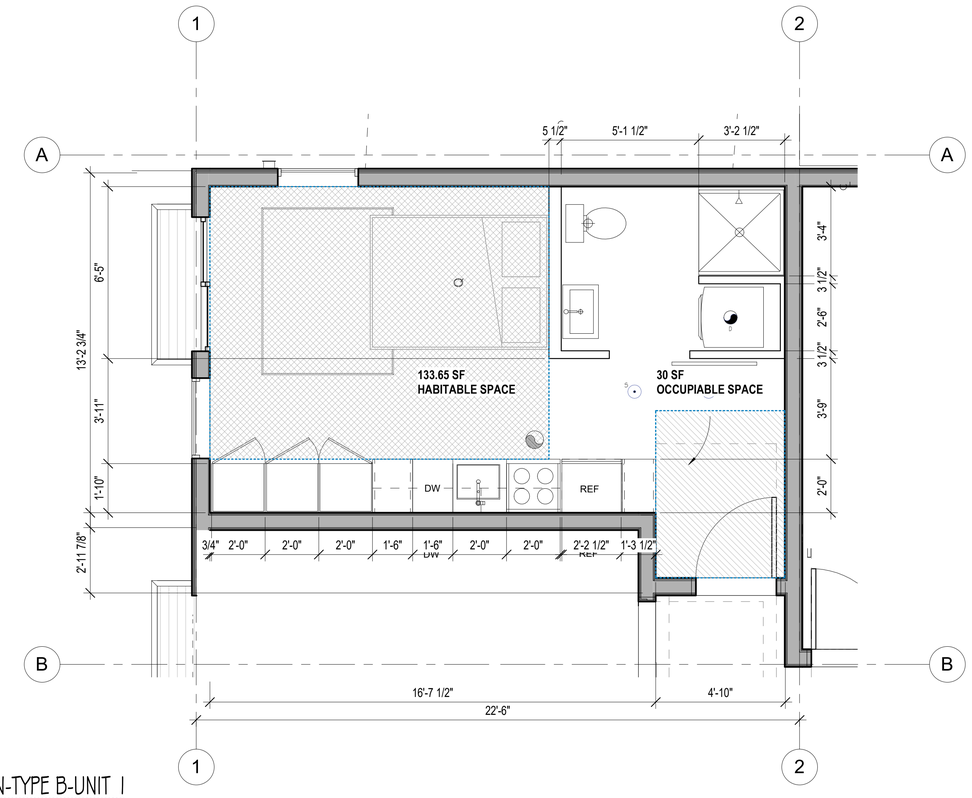
A4.10

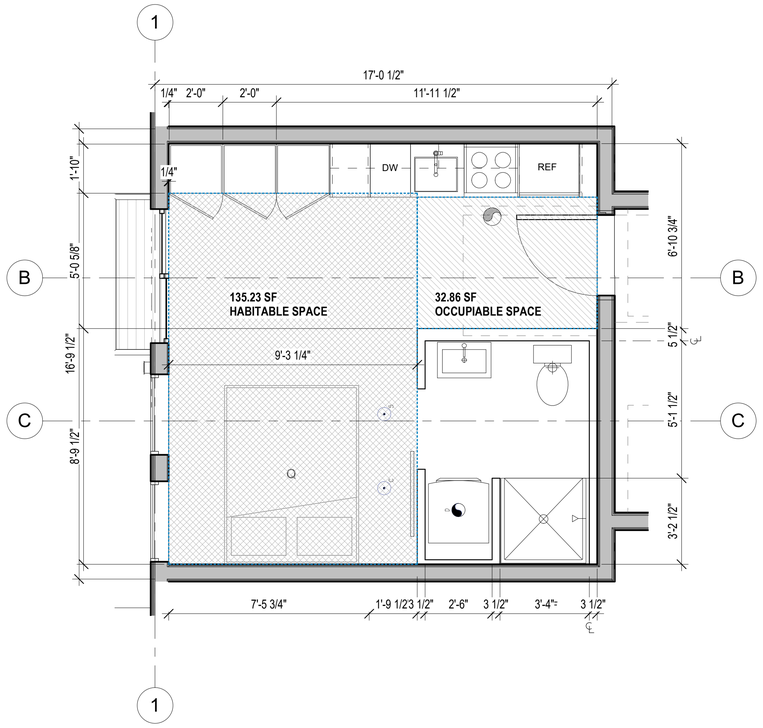
ACCESSIBILITY DIAGRAMS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



1 : ENLARGED PLAN-TYPE B-UNIT 1

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



2: ENLARGED PLAN-TYPE B-UNIT 2

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

ENLARGED UNIT PLAN NOTES

1. SMALL EFFICIENCY DWELLING UNITS TO CONFORM TO REQUIREMENTS SET FORTH IN SDCI DIRECTOR'S RULE 9-2017.
2. ALL DIMENSIONS TO FRAMING UNO
3. ROUT EXHUAST VENTS IN SOFFIT OR CAVITY AT FLOOR STRUCTURE ABOVE
4. A DOMESTIC HOT WATER METER SHALL BE PROVIDED AT EACH INDIVIDUAL UNIT PER SEC C404.9.
5. CONTINUOUS WHOLE HOUSE VENTILTION SHALL BE PROVIDED IN ALL UNITS; MIN 30 CFM PERSEATTLE MECHANICAL CODE TABLE 403.3; WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONERATING OF 1.0 OR LESS.

ACCESSIBILITY REQUIREMENTS

NOTES:
TYPE A ACCESSIBLE UNITS VARY PER PLAN, SEE SCHEDULE BELOW FOR TYPE A ROOM NUMBERS

TYPE A UNIT REQUIREMENT:
PER SBC 1107.6.2.2.1
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5% OF DWELLING UNITS SHALL BE TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOU CLASSES OF UNITS.

CALCULATION:
PER TABLE SBC 1107.6.1.1 76 TO 100 UNITS REQUIRES 5 ACCESSIBLE UNITS. 5 TYPE A UNITS PROVIDED. SEE SCHEDULE

ACCESSIBILITY NOTES:
1. CONTRACTOR TO PROVIDE TYPE A STANDARDS PER ROOM SCHEDULE BELOW. ALL OTHER UNITS TO BE BUILT TO TYPE "B" STANDARDS.
2. REFER TO ENLARGED TYPE A UNIT PLAN SHEETS FOR TYPE "A" DESIGNATED UNITS.

VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WNDOW ASSEMBLY.
2. PLUMBING MECHANICAL EQUIPMENT DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON FIRE RATED WALLS. MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS. VENT OUTLETS FOR APPLIANCES SHAL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING BE EQUIPPED WITH BACK-DRAFT DAMPERS.

EXHAUST FANS:

- F — 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS
- F — 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS
- D — DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDTIONS INSTALLED PER SRC MI502; MI506.
- AI — AIR INLET PROVIDING AT LEAST 4 si OF NET FREE AREA OF OPENNG PER MI 507.3.4.4
- FIRE EXTINGUISHER TYP.

CARBON MONOXIDE ALARM C

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM S

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

A4_TOTAL UNIT COUNT				
VV	Level	Count	Department	Area
LIVE WORK	LEVEL 1	1	UNIT	344 SF
LIVE WORK: 1		1		344 SF
SEDU		49	UNIT	13868 SF
SEDU: 49		49		13868 SF
Grand total: 50		50		14212 SF

A4_TOTAL UNIT COUNT ACCESIBILITY				
UNIT ACCESSIBILITY	Number	Name	Count	Area
	101	LIVE WORK	1	344 SF
: 1			1	344 SF
TYPE A		SEDU	4	1205 SF
TYPE A: 4			4	1205 SF
TYPE B		SEDU	45	12663 SF
TYPE B: 45			45	12663 SF
Grand total: 50			50	14212 SF

A4_TYPE A UNITS				
UNIT ACCESSIBILITY	Number	Name	Count	Area
TYPE A	202	SEDU	1	301 SF
TYPE A	402	SEDU	1	302 SF
TYPE A	302	SEDU	1	301 SF
TYPE A	502	SEDU	1	302 SF
TYPE A: 4			4	1205 SF
Grand total: 4			4	1205 SF

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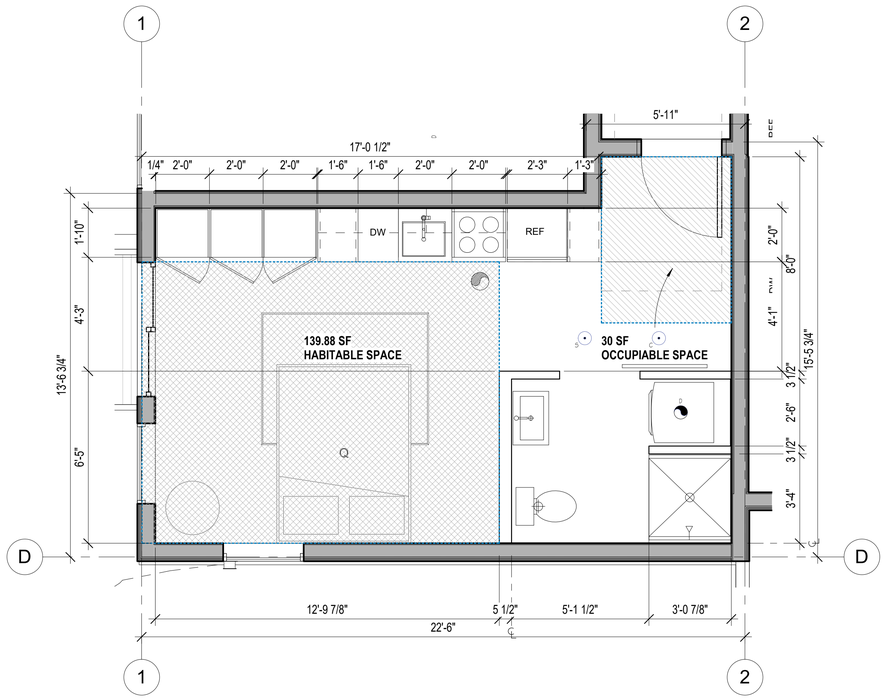
A4.11

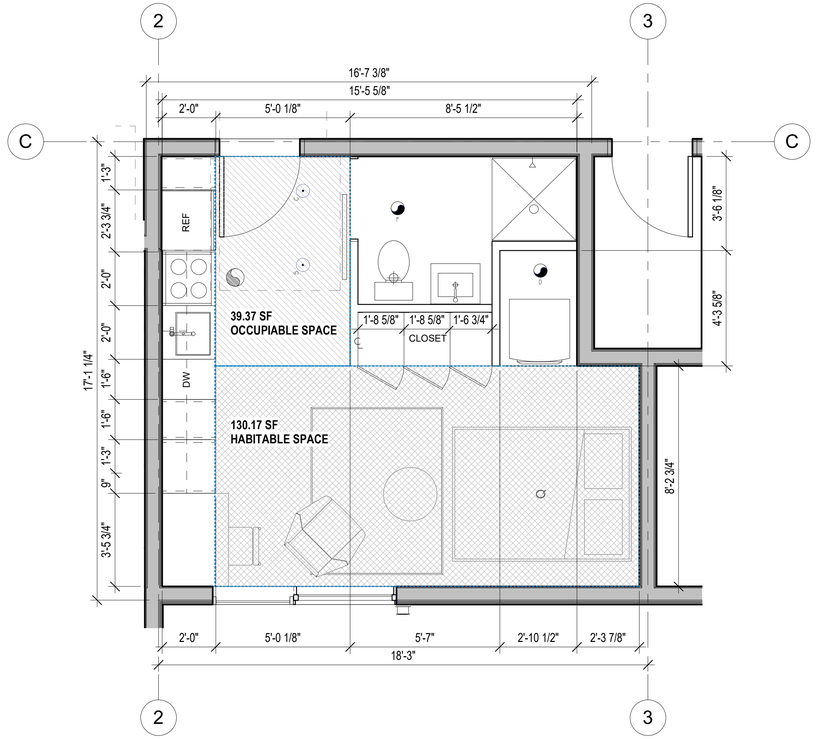
ENLARGED PLANS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



1: ENLARGED PLAN-TYPE B-UNIT 3

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



2: ENLARGED PLAN-TYPE B-UNIT 4

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

ENLARGED UNIT PLAN NOTES

1. SMALL EFFICIENCY DWELLING UNITS TO CONFORM TO REQUIREMENTS SET FORTH IN SDCI DIRECTOR'S RULE 9-2017.
2. ALL DIMENSIONS TO FRAMING UNO
3. ROUT EXHAUST VENTS IN SOFFIT OR CAVITY AT FLOOR STRUCTURE ABOVE
4. A DOMESTIC HOT WATER METER SHALL BE PROVIDED AT EACH INDIVIDUAL UNIT PER SEC C404.9.
5. CONTINUOUS WHOLE HOUSE VENTILTION SHALL BE PROVIDED IN ALL UNITS; MIN 30 CFM PERSEATTLE MECHANICAL CODE TABLE 403.3; WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONERATING OF 1.0 OR LESS.

ACCESSIBILITY REQUIREMENTS

NOTES:
TYPE A ACCESSIBLE UNITS VARY PER PLAN, SEE SCHEDULE BELOW FOR TYPE A ROOM NUMBERS

TYPE A UNIT REQUIREMENT:
PER SBC 1107.6.2.2.1
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5% OF DWELLING UNITS SHALL BE TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOU CLASSES OF UNITS.

CALCULATION:
PER TABLE SBC 1107.6.1.1 76 TO 100 UNITS REQUIRES 5 ACCESSIBLE UNITS. 5 TYPE A UNITS PROVIDED. SEE SCHEDULE

ACCESSIBILITY NOTES:
1. CONTRACTOR TO PROVIDE TYPE A STANDARDS PER ROOM SCHEDULE BELOW. ALL OTHER UNITS TO BE BUILT TO TYPE "B" STANDARDS.
2. REFER TO ENLARGED TYPE A UNIT PLAN SHEETS FOR TYPE "A" DESIGNATED UNITS.

VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WNDOW ASSEMBLY.
2. PLUMBING MECHANICAL EQUIPMENT DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON FIRE RATED WALLS. MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS. VENT OUTLETS FOR APPLIANCES SHAL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING BE EQUIPPED WITH BACK-DRAFT DAMPERS.

EXHAUST FANS:

- F — 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS
- F — 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS
- D — DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDTIONS INSTALLED PER SRC MI502; MI506.
- AI — AIR INLET PROVIDING AT LEAST 4 si OF NET FREE AREA OF OPENNG PER MI 507.3.4.4
- FIRE EXTINGUISHER TYP.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

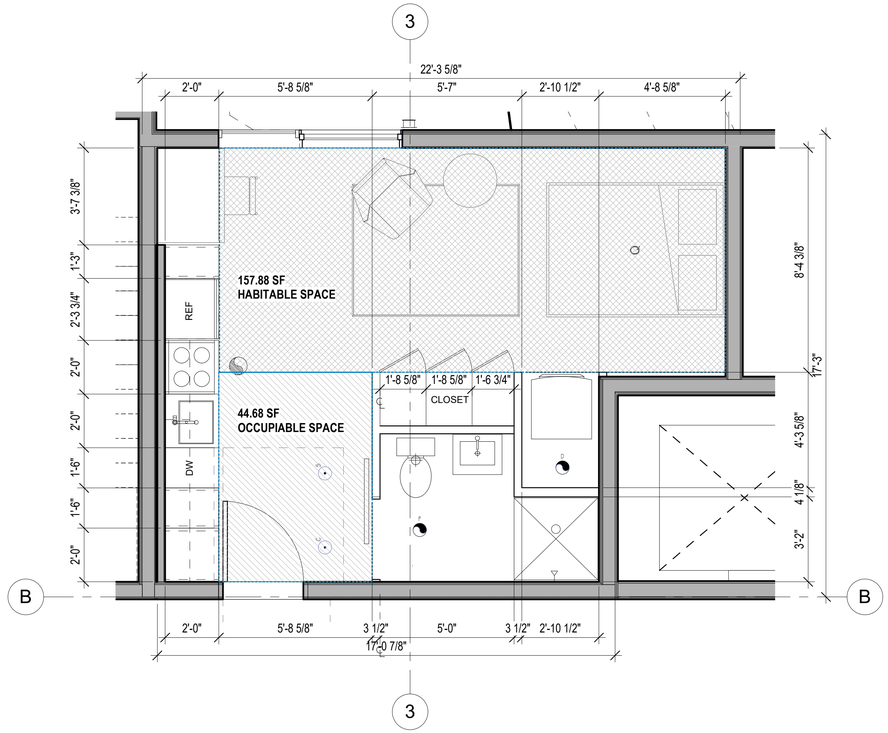
RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A4.12

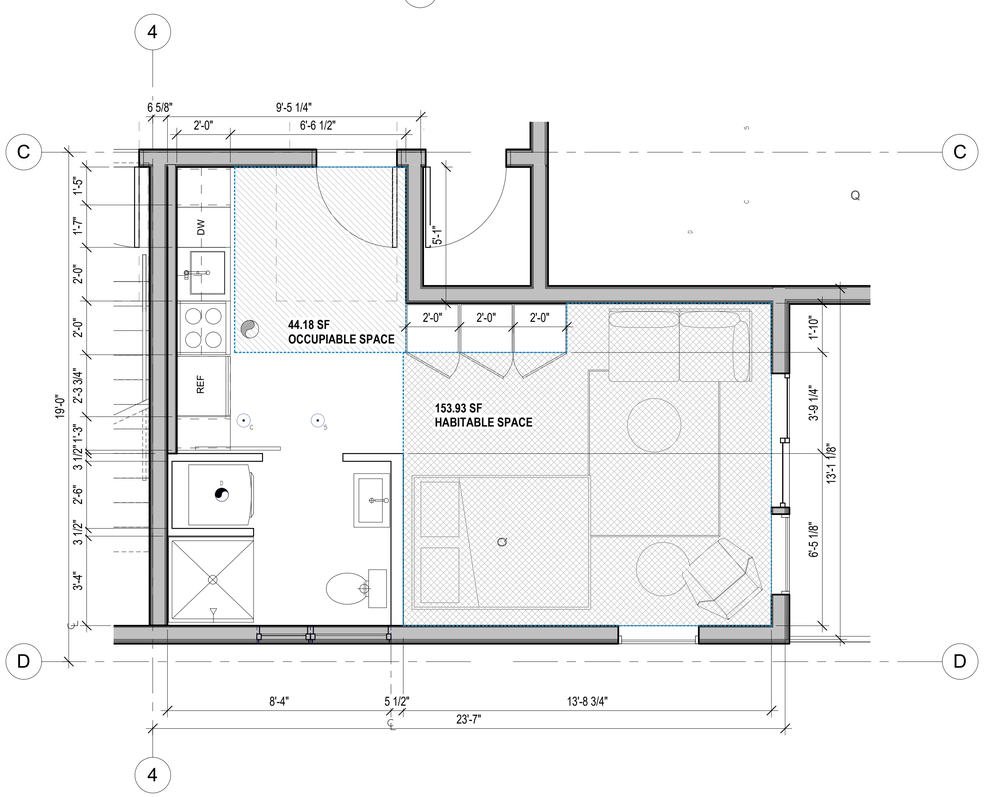
ENLARGED PLANS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



1: ENLARGED PLAN-TYPE B-UNIT 5

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



2: ENLARGED PLAN-TYPE B-UNIT 6

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

ENLARGED UNIT PLAN NOTES

1. SMALL EFFICIENCY DWELLING UNITS TO CONFORM TO REQUIREMENTS SET FORTH IN SDCI DIRECTOR'S RULE 9-2017.
2. ALL DIMENSIONS TO FRAMING UNO
3. ROUT EXHAUST VENTS IN SOFFIT OR CAVITY AT FLOOR STRUCTURE ABOVE
4. A DOMESTIC HOT WATER METER SHALL BE PROVIDED AT EACH INDIVIDUAL UNIT PER SEC C404.9.
5. CONTINUOUS WHOLE HOUSE VENTILTION SHALL BE PROVIDED IN ALL UNITS; MIN 30 CFM PERSEATTLE MECHANICAL CODE TABLE 403.3; WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONERATING OF 1.0 OR LESS.

ACCESSIBILITY REQUIREMENTS

NOTES:
TYPE A ACCESSIBLE UNITS VARY PER PLAN, SEE SCHEDULE BELOW FOR TYPE A ROOM NUMBERS

TYPE A UNIT REQUIREMENT:
PER SBC 1107.6.2.2.1
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5% OF DWELLING UNITS SHALL BE TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOU CLASSES OF UNITS.

CALCULATION:
PER TABLE SBC 1107.6.1.1 76 TO 100 UNITS REQUIRES 5 ACCESSIBLE UNITS. 5 TYPE A UNITS PROVIDED. SEE SCHEDULE

ACCESSIBILITY NOTES:
1. CONTRACTOR TO PROVIDE TYPE A STANDARDS PER ROOM SCHEDULE BELOW. ALL OTHER UNITS TO BE BUILT TO TYPE "B" STANDARDS.
2. REFER TO ENLARGED TYPE A UNIT PLAN SHEETS FOR TYPE "A" DESIGNATED UNITS.

VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WNDOW ASSEMBLY.
2. PLUMBING MECHANICAL EQUIPMENT DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON FIRE RATED WALLS. MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS. VENT OUTLETS FOR APPLIANCES SHAL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING BE EQUIPPED WITH BACK-DRAFT DAMPERS.

EXHAUST FANS:

- F — 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS
- F — 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS
- D — DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDTIONS INSTALLED PER SRC MI502; MI506.
- AI — AIR INLET PROVIDING AT LEAST 4 si OF NET FREE AREA OF OPENNG PER MI 507.3.4.4
- FIRE EXTINGUISHER TYP.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
#3037251-LU,
6789649-CN

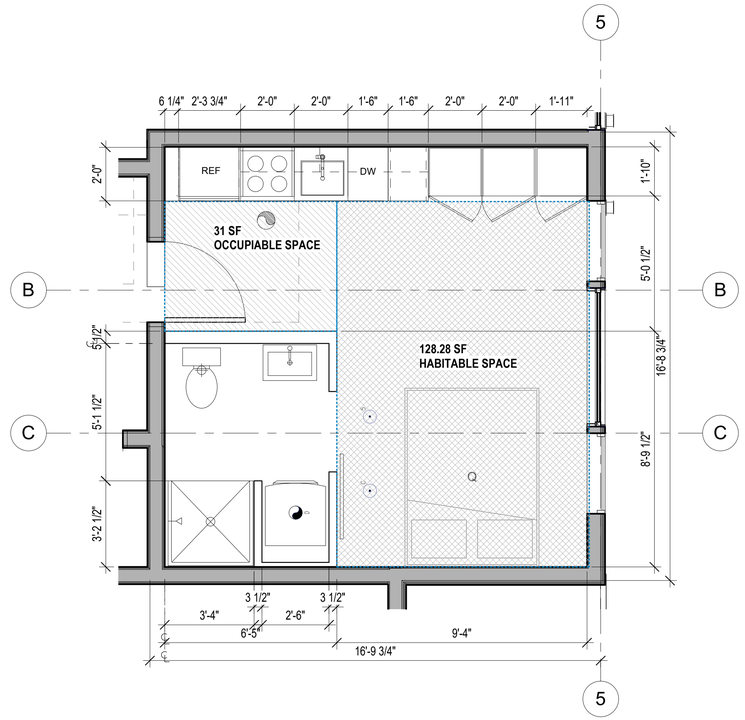
7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

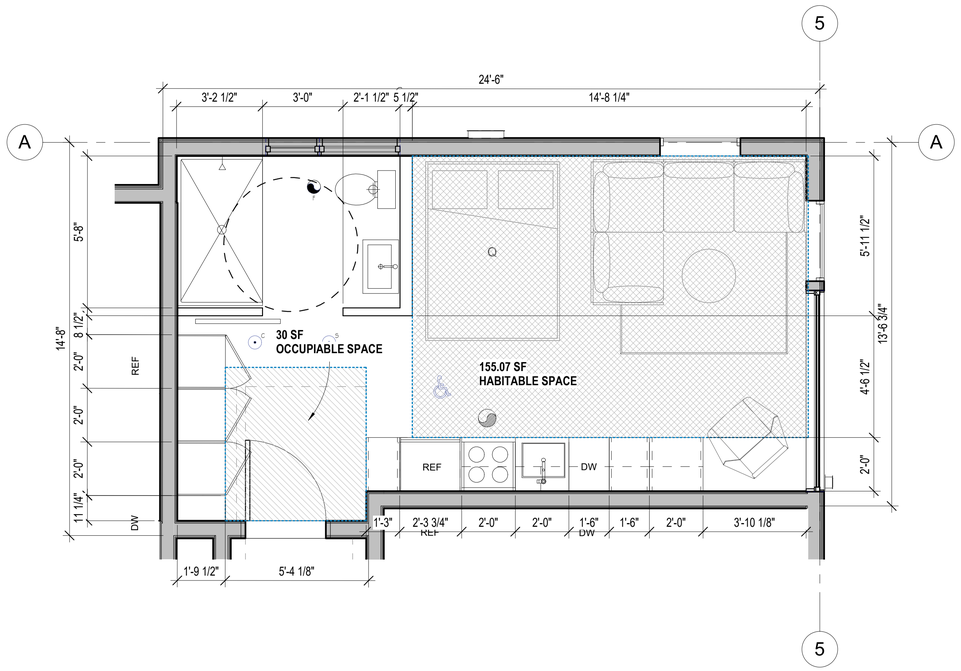
A4.13
ENLARGED PLANS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



1 : ENLARGED PLAN-TYPE B-UNIT 7

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



2 : ENLARGED PLAN-TYPE A-UNIT 1

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

ENLARGED UNIT PLAN NOTES

1. SMALL EFFICIENCY DWELLING UNITS TO CONFORM TO REQUIREMENTS SET FORTH IN SDCI DIRECTOR'S RULE 9-2017.
2. ALL DIMENSIONS TO FRAMING UNO
3. ROUT EXHAUST VENTS IN SOFFIT OR CAVITY AT FLOOR STRUCTURE ABOVE
4. A DOMESTIC HOT WATER METER SHALL BE PROVIDED AT EACH INDIVIDUAL UNIT PER SEC C404.9.
5. CONTINUOUS WHOLE HOUSE VENTILTION SHALL BE PROVIDED IN ALL UNITS; MIN 30 CFM PERSEATTLE MECHANICAL CODE TABLE 403.3; WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONERATING OF 1.0 OR LESS.

ACCESSIBILITY REQUIREMENTS

NOTES:
TYPE A ACCESSIBLE UNITS VARY PER PLAN, SEE SCHEDULE BELOW FOR TYPE A ROOM NUMBERS

TYPE A UNIT REQUIREMENT:
PER SBC 1107.6.2.2.1
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5% OF DWELLING UNITS SHALL BE TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOU CLASSES OF UNITS.

CALCULATION:
PER TABLE SBC 1107.6.1.1 76 TO 100 UNITS REQUIRES 5 ACCESSIBLE UNITS. 5 TYPE A UNITS PROVIDED. SEE SCHEDULE

ACCESSIBILITY NOTES:
1. CONTRACTOR TO PROVIDE TYPE A STANDARDS PER ROOM SCHEDULE BELOW. ALL OTHER UNITS TO BE BUILT TO TYPE "B" STANDARDS.
2. REFER TO ENLARGED TYPE A UNIT PLAN SHEETS FOR TYPE "A" DESIGNATED UNITS.

VENTILATION REQUIREMENTS

1. ALL SLEEPING AREAS TO HAVE 1 VENTILATION COVE TO THE EXTERIOR, LOCATED IN THE WNDOW ASSEMBLY.
2. PLUMBING MECHANICAL EQUIPMENT DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON FIRE RATED WALLS. MECHANICAL VENTILATING SYSTEMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPERABLE OPENINGS. VENT OUTLETS FOR APPLIANCES SHAL ALSO BE MIN. OF 10' FROM FRESH AIR INTAKES. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING BE EQUIPPED WITH BACK-DRAFT DAMPERS.

EXHAUST FANS:

- F — 50 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS
- F — 100 CFM, INTERMITTENTLY OPERATED ON SWITCH, AT KITCHENS
- D — DRYER EXHAUST SIZED PER MANUFACTURER RECOMMENDTIONS INSTALLED PER SRC M1502; M1506.
- AI — AIR INLET PROVIDING AT LEAST 4 si OF NET FREE AREA OF OPENNG PER MI 507.3.4.4
- FIRE EXTINGUISHER TYP.

CARBON MONOXIDE ALARM

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH UNIT

SMOKE ALARM

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH UNIT; SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY PICKUP.

2621 EASTLAKE AVENUE EAST
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BLUEPRINT CAPITAL, LLC

PROJECT
#3037251-LU,
6789649-CN

7243 REGISTERED ARCHITECT
STEVE EUGENE FISCHER
STATE OF WASHINGTON

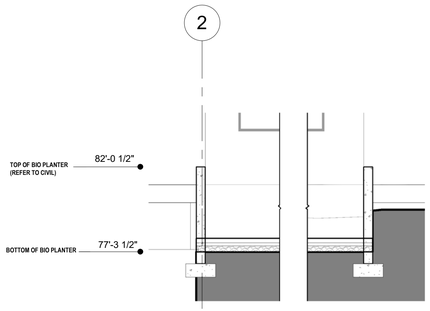
RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A4.14

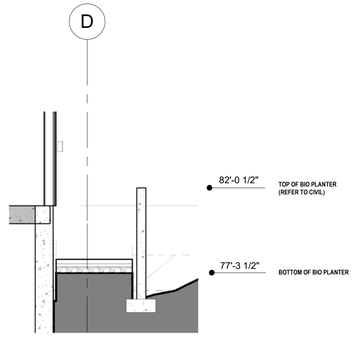
ENLARGED PLANS

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



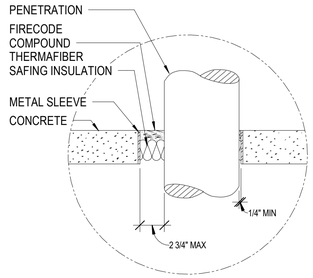
1: SOUTH BIO PLANTER

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



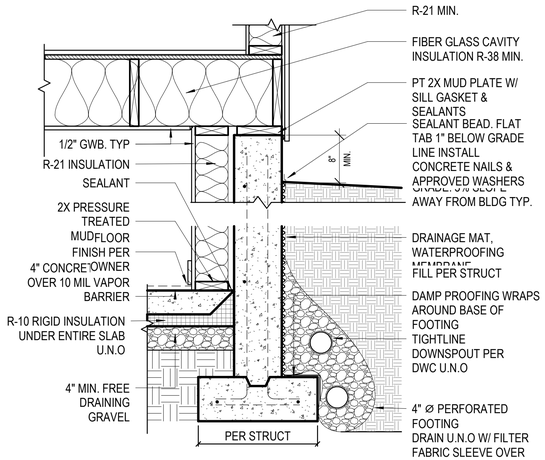
2: SOUTH BIO-PLANTER CROSS SECTION

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



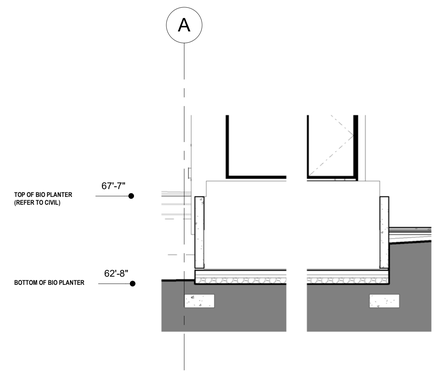
4: CONCRETE PENETRATIONS

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



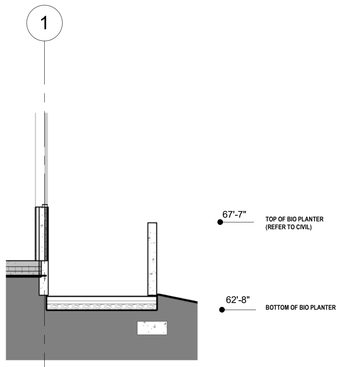
5: WALL BELOW GRADE - INT

SCALE: 1" = 1'-0"



3: WEST BIO PLANTER

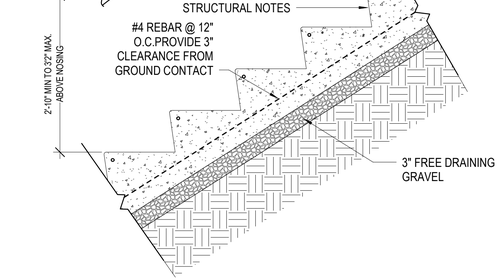
SCALE: 1/4" = 1'-0"



6: WEST BIO-PLANTER CROSS SECTION

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

NOTES:
-RISER HEIGHT MAY VERY NO MORE THAN 3/8" IN EACH RUN OF STAIRS
-HANDRAIL REQUIRED IN RUNS OF (4) STAIRS OR MORE
-FINISH TREADS WITH SLIP RESISTANT FINISH



10: STAIRS @ GRADE

SCALE: 1" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT # 3037251-LU, 6789649-CN

7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

RESERVED FOR SDCI USE

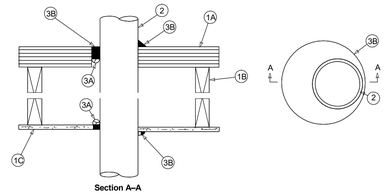
• MUP INTAKE	03.02.21
• BP INTAKE	03.05.21

A5.01

DETAILS - CONCRETE

ORIGINAL SHEET SIZE : 22" x 34"

AUTHOR: BP



1. FLOOR/CEILING ASSEMBLY:
A. FLOORING SYSTEM: 5/8" THICK PLYWOOD/2"X 4" CONTINUOUS WOOD DECKING.
B. WOOD JOIST: NOM. 2" X 10" LUMBER JOIST.
C. CEILING SYSTEM: 1 LAYER OF 5/8" GYPSUM WALLBOARD, PER UL DESIGN.

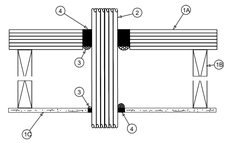
2. METALLIC PIPE:
A. STEEL PIPE: 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
B. IRON PIPE: 8" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C. CONDUIT: 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR STEEL CONDUIT.
D. COPPER TUBING: 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
E. COPPER PIPE: 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. ANNULAR SPACE FROM MINIMUM 0" TO MAXIMUM 7/8".

3. FORMING AND FIRE STOP MATERIALS:
A. FORMING MATERIAL (OPTIONAL): FOAM BACKER ROD PACKED INTO OPENING AS A PERMANENT FORM.
B. TYPE IA: MINIMUM 1/2" THICK SEALANT APPLIED WITHIN THE ANNULUS, FLUSH WITH THE TOP OF THE FLOOR AND BOTTOM OF THE CEILING ASSEMBLIES.

ADDITIONAL SEALANT TO BE APPLIED SUCH THAT A MINIMUM 1/2" CROWN IS FORMED AROUND THE PENETRATING ITEM.

2: 1 HR FLOOR PENETRATIONS

SCALE: 12" = 1'-0"



1. Floor/ceiling assembly:
A. Floor system: 5/8" thick plywood/2" x 4" continuous wood decking.
B. Trusses: 2" x 4" lumber in conjunction with galv. steel plates or 2" x 10" wood floor joist.
C. Ceiling system: 1 layer of 5/8" gypsum wallboard per UL Design.

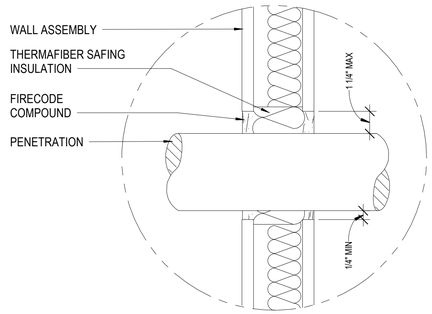
2. Cables: The following types and sizes of cable may be used:
A. Maximum three-conductor with ground No. 10 AWG (or smaller) PVC insulation and jacket.
B. Maximum 100-pair No. 24 AWG (or smaller) PVC insulation and jacket.
C. Maximum 7/C No. 12 AWG copper conductor control cables. The annular space shall be 1/2".

3. Forming material (optional): Foam backer rod firmly packed into opening as a permanent form.

4. Type IA: Minimum ½" thick sealant applied within annulus, flush with the top surface of the floor and bottom of ceiling assembly.

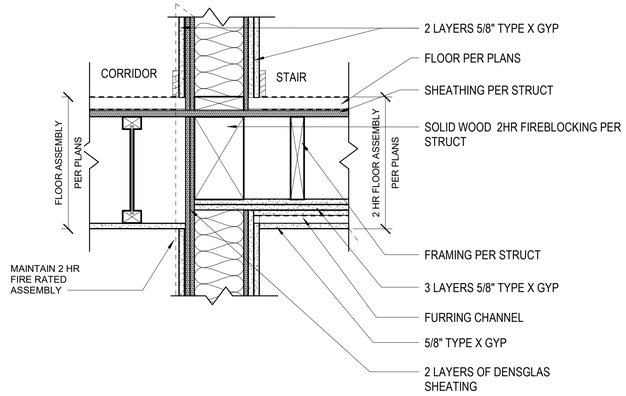
3: 2 HR FLOOR PENETRATIONS

SCALE: 6" = 1'-0"



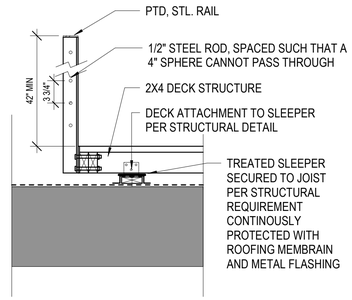
4: RATED WALL PENETRATIONS

SCALE: 6" = 1'-0"



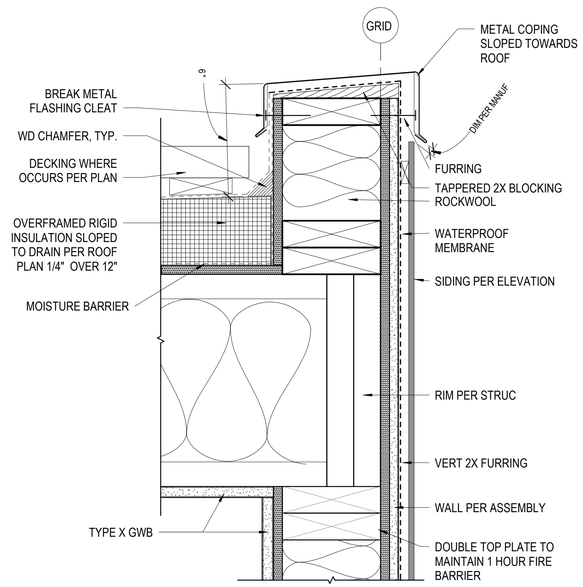
5: 2 HR FIRE STAIR TRANSITION @ INTERIOR

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



10: ROOF DECK RAILING

SCALE: 1" = 1'-0"



PER SBC 705.11.4:
- 1 HOUR WALL ASSEMBLY MIN.
- ROOF OPENINGS TO BE AT LEAST 5' AWAY FROM WALL ASSEMBLY
- CLASS B ROOF COVERING MIN

20: PARAPET - SHORT

SCALE: 3" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

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7243 REGISTERED ARCHITECT STEVE EUGENE FISCHER STATE OF WASHINGTON

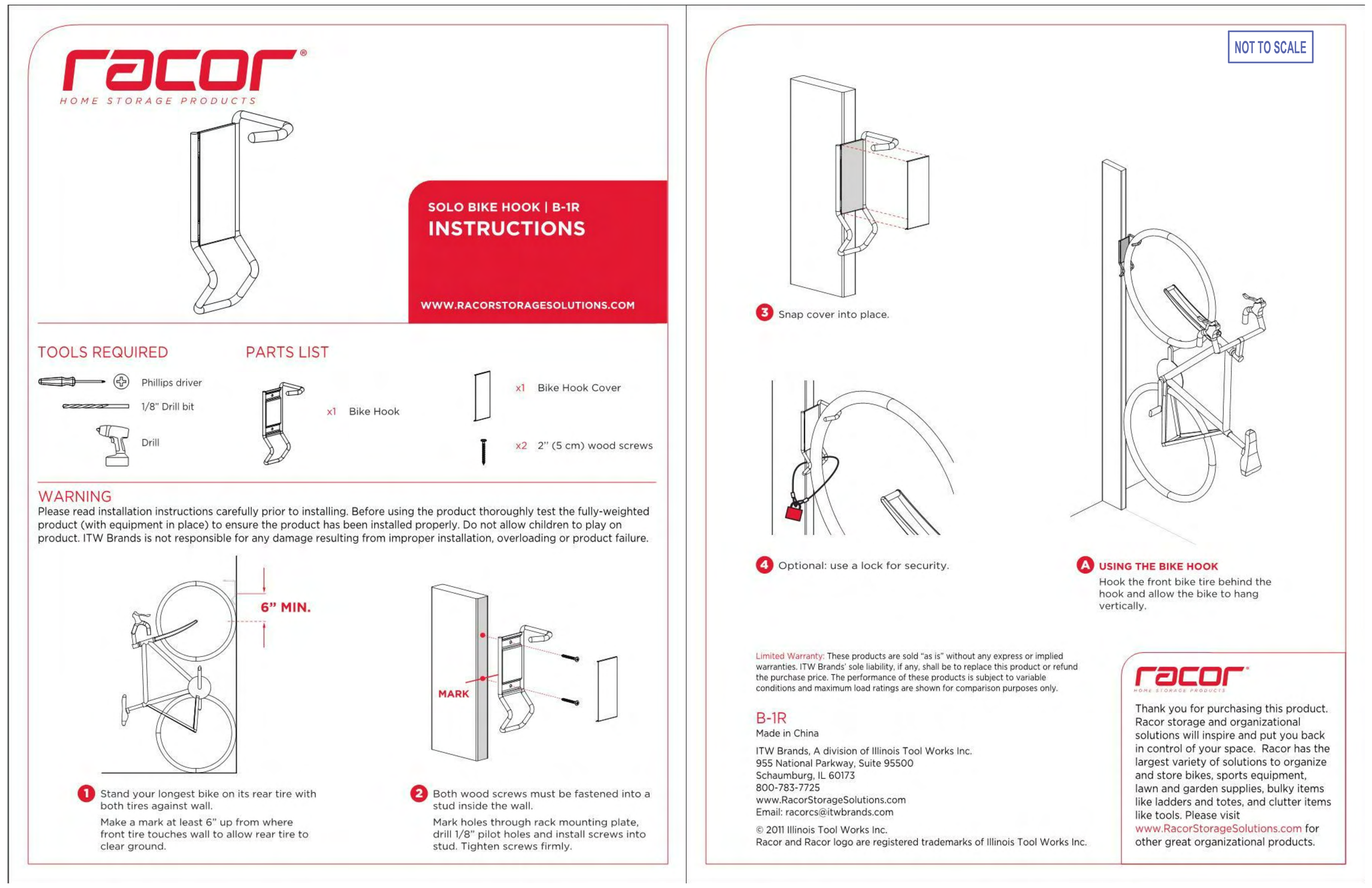
RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A5.03

DETAILS - WOOD

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP



NOT TO SCALE

racor®
HOME STORAGE PRODUCTS

SOLO BIKE HOOK | B-1R
INSTRUCTIONS

WWW.RACORSTORAGESOLUTIONS.COM

TOOLS REQUIRED

- Phillips driver
- 1/8" Drill bit
- Drill

PARTS LIST

- x1 Bike Hook
- x1 Bike Hook Cover
- x2 2" (5 cm) wood screws

WARNING
Please read installation instructions carefully prior to installing. Before using the product thoroughly test the fully-weighted product (with equipment in place) to ensure the product has been installed properly. Do not allow children to play on product. ITW Brands is not responsible for any damage resulting from improper installation, overloading or product failure.

6" MIN.

1 Stand your longest bike on its rear tire with both tires against wall.
Make a mark at least 6" up from where front tire touches wall to allow rear tire to clear ground.

MARK

2 Both wood screws must be fastened into a stud inside the wall.
Mark holes through rack mounting plate, drill 1/8" pilot holes and install screws into stud. Tighten screws firmly.

3 Snap cover into place.

4 Optional: use a lock for security.

A USING THE BIKE HOOK
Hook the front bike tire behind the hook and allow the bike to hang vertically.

Limited Warranty: These products are sold "as is" without any express or implied warranties. ITW Brands' sole liability, if any, shall be to replace this product or refund the purchase price. The performance of these products is subject to variable conditions and maximum load ratings are shown for comparison purposes only.

B-1R
Made in China
ITW Brands, A division of Illinois Tool Works Inc.
955 National Parkway, Suite 95500
Schaumburg, IL 60173
800-783-7725
www.RacorStorageSolutions.com
Email: racorcs@itwbrands.com
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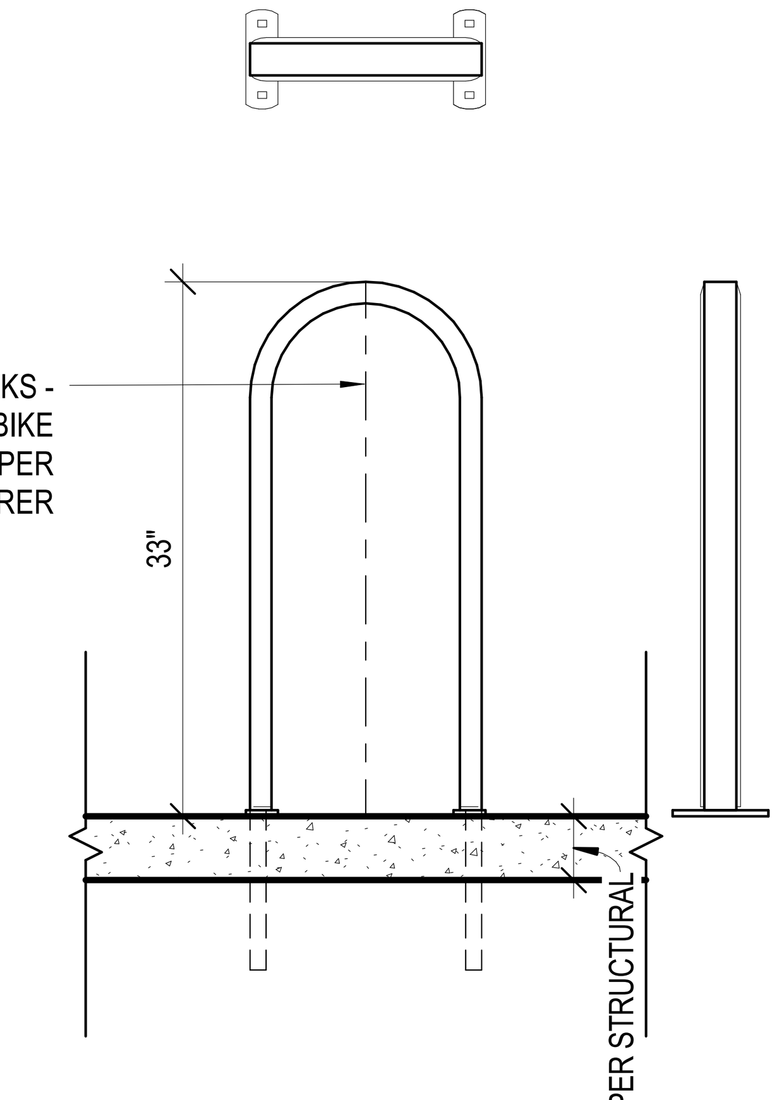
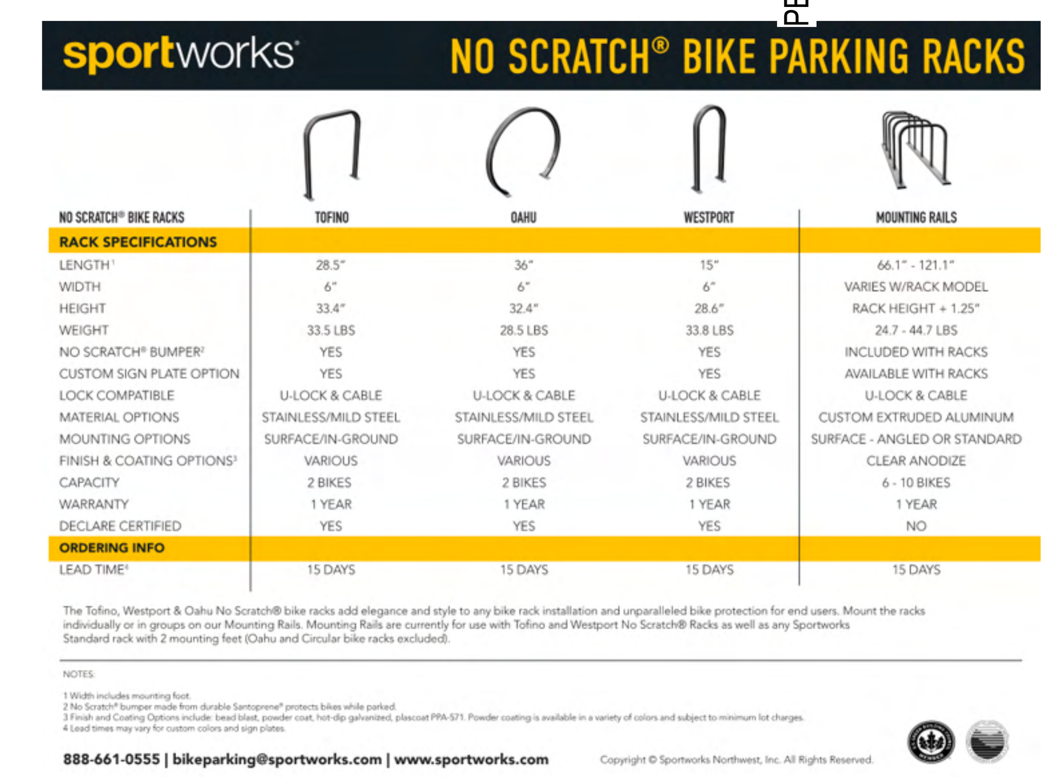
HOME STORAGE PRODUCTS
Thank you for purchasing this product. Racor storage and organizational solutions will inspire and put you back in control of your space. Racor has the largest variety of solutions to organize and store bikes, sports equipment, lawn and garden supplies, bulky items like ladders and totes, and clutter items like tools. Please visit www.RacorStorageSolutions.com for other great organizational products.

8: BIKE RACK - WALL MOUNT
SCALE: 1/2" = 1'-0"





sportworks®
NO SCRATCH® BIKE PARKING RACKS

NO SCRATCH® BIKE RACKS	TOFINO	OAHU	WESTPORT	MOUNTING RAILS
RACK SPECIFICATIONS				
LENGTH[1]	28.5"	36"	15"	66.1" - 121.1"
WIDTH	6"	6"	6"	VARIES W/RACK MODEL
HEIGHT	33.4"	32.4"	28.6"	RACK HEIGHT + 1.25"
WEIGHT	33.5 LBS	28.5 LBS	33.8 LBS	24.7 - 44.7 LBS
NO SCRATCH® BUMPER[2]	YES	YES	YES	INCLUDED WITH RACKS
CUSTOM SIGN PLATE OPTION	YES	YES	YES	AVAILABLE WITH RACKS
LOCK COMPATIBLE	U-LOCK & CABLE	U-LOCK & CABLE	U-LOCK & CABLE	U-LOCK & CABLE
MATERIAL OPTIONS	STAINLESS/MILD STEEL	STAINLESS/MILD STEEL	STAINLESS/MILD STEEL	CUSTOM EXTRUDED ALUMINUM
MOUNTING OPTIONS	SURFACE/IN-GROUND	SURFACE/IN-GROUND	SURFACE/IN-GROUND	SURFACE - ANGLED OR STANDARD
FINISH & COATING OPTIONS[3]	VARIOUS	VARIOUS	VARIOUS	CLEAR ANODIZE
CAPACITY	2 BIKES	2 BIKES	2 BIKES	6 - 10 BIKES
WARRANTY	1 YEAR	1 YEAR	1 YEAR	1 YEAR
DECLARE CERTIFIED	YES	YES	YES	NO
ORDERING INFO				
LEAD TIME[4]	15 DAYS	15 DAYS	15 DAYS	15 DAYS

The Tofino, Westport & Oahu No Scratch® bike racks add elegance and style to any bike rack installation and unparalleled bike protection for end users. Mount the racks individually or in groups on our Mounting Rails. Mounting Rails are currently for use with Tofino and Westport No Scratch® Racks as well as any Sportworks Standard rack with 2 mounting feet (Oahu and Circular bike racks excluded).

NOTES:
1 Width includes mounting foot.
2 No Scratch® bumper made from durable Santoprene® protects bikes while parked.
3 Finish and Coating Options include: bead blast, powder coat, hot-dip galvanized, plascoat PPA-571. Powder coating is available in a variety of colors and subject to minimum lot charges.
4 Lead times may vary for custom colors and sign plates.

888-661-0555 | bikeparking@sportworks.com | www.sportworks.com
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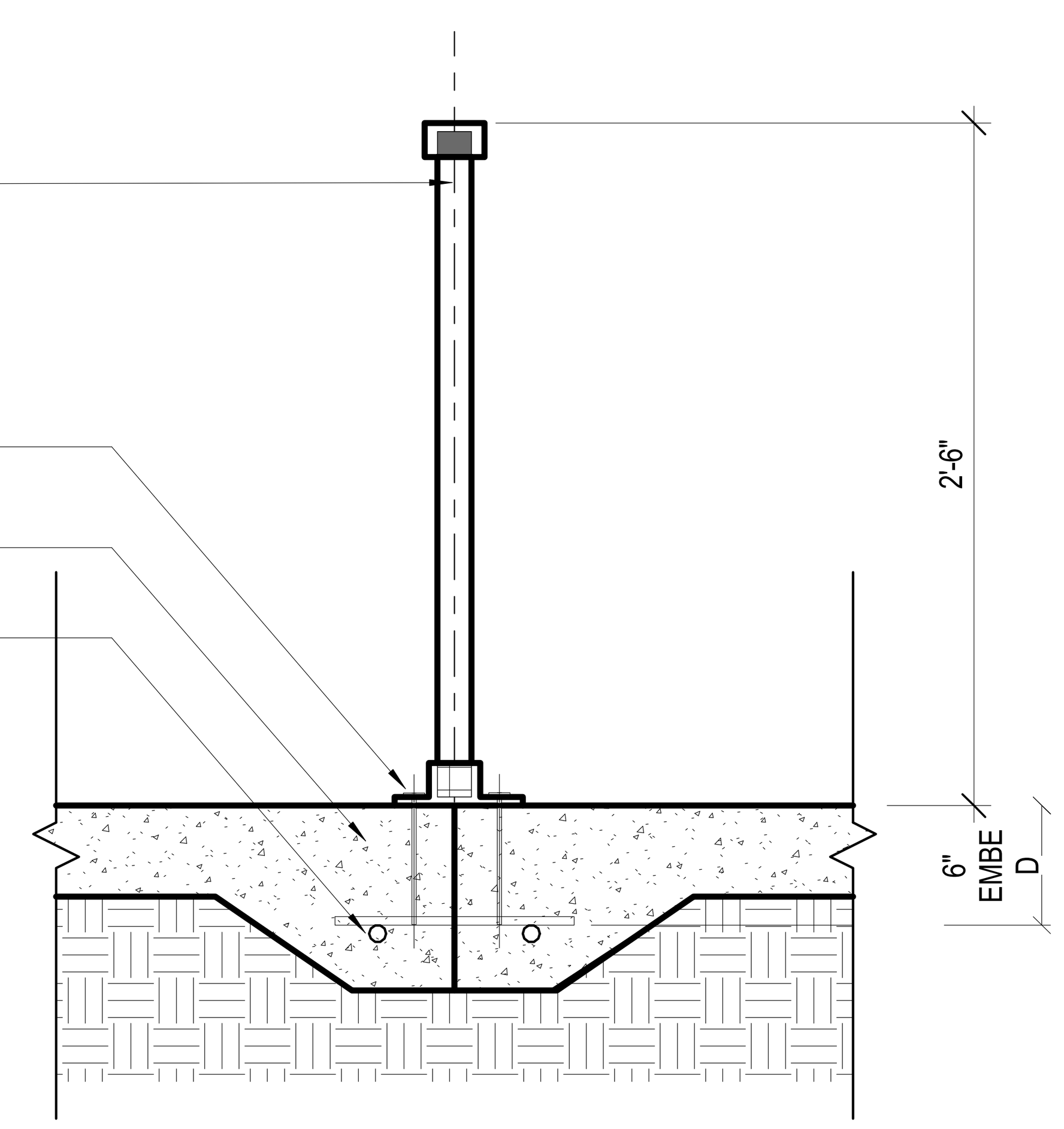
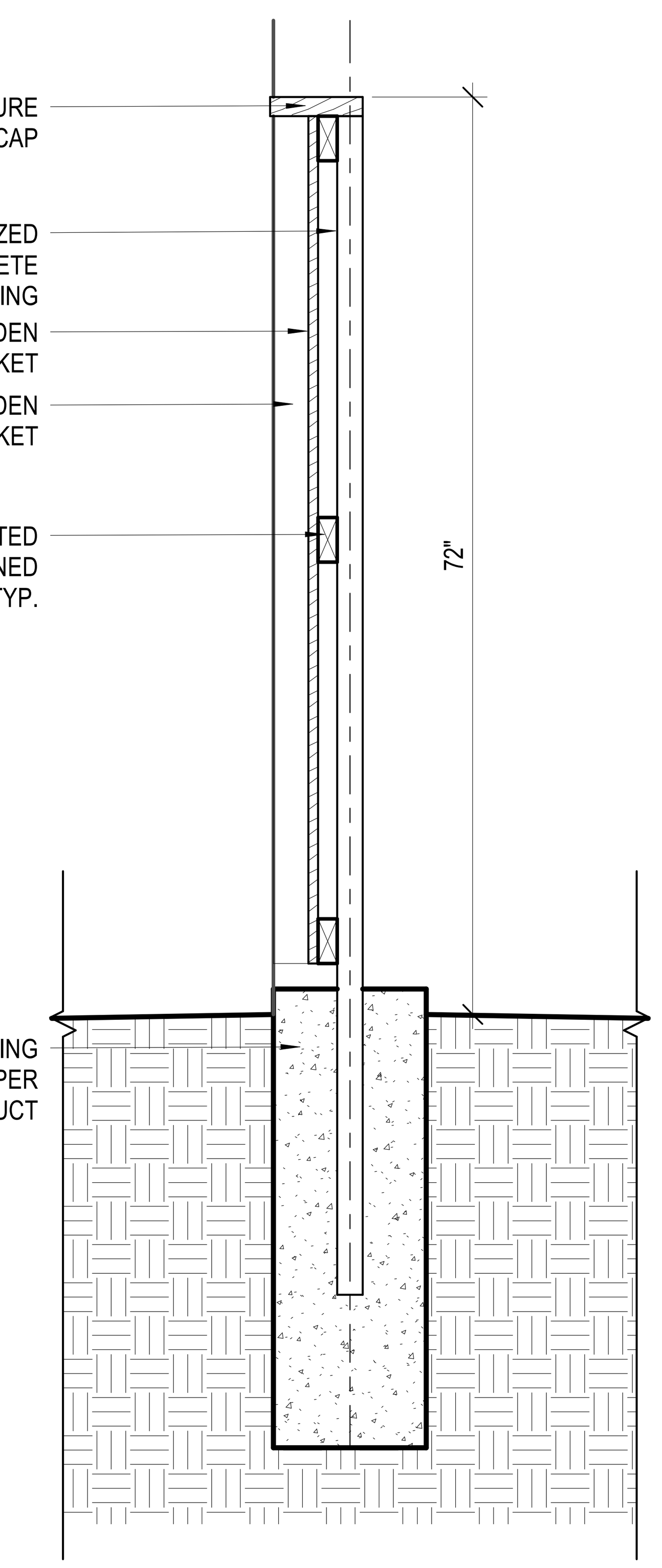
10: BIKE RACK - SURFACE
SCALE: 1" = 1'-0"



19: BOLLARD TYP.
SCALE: 1 1/2" = 1'-0"



20: FENCE TYP.
SCALE: 1" = 1'-0"

2621 EASTLAKE AVENUE EAST
SEATTLE WA 98102

BLUEPRINT CAPITAL, LLC

PROJECT
3037251-LU,
6789649-CN

7243
REGISTERED ARCHITECT
[illegible]
STEVE EUGENE FISCHER
STATE OF WASHINGTON

RESERVED FOR SDCI USE

- MUP INTAKE 03.02.21
- BP INTAKE 03.05.21

A5.07

SITE

ORIGINAL SHEET SIZE : 22" x 34"
AUTHOR: BP