FGI Preservation Board Application July 2025
Event Logistics & Staging Building and Site Improvements

Background

The Kingdome (officially known as King County Stadium) was a multipurpose facility from March 1976 to March 2000. Upon its demolition on March 26, 2000, a new era of stadium and event space was designed and what is known today as Lumen Field and Event Center was built. The Kingdome and Lumen Field share the same approximate footprint.

After the Kingdome was razed, its HVAC cooling towers were decommissioned and left in place. In December 2024, First & Goal Inc. sought authority from the Pioneer Square Preservation Board to demolish the old towers and make way for a usage that meets current and future operational needs. This authority was granted in Certificate of Approval DONH-COA-01553.

The Project

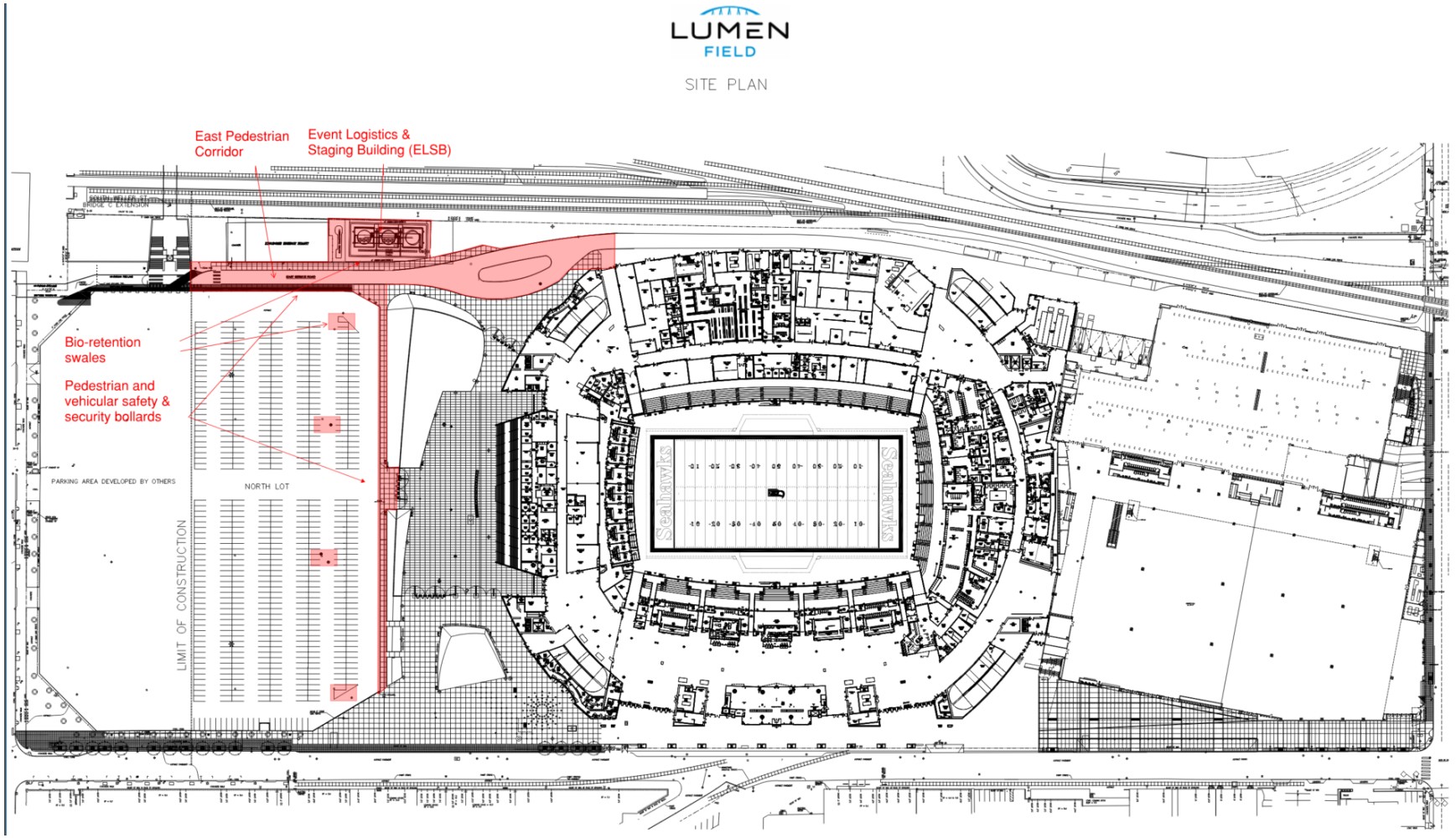
This project proposes the construction of a new, single level Event Logistics and Staging Building (ELSB). The proposed metal structure is approximately 9,000 square feet, with CMU masonry-clad siding on the north, south and east sides, and a sloped metal roof. The highest portion of the building will be twenty-one feet (21') tall. The structure will be roughly the same height as the adjacent Annex building roof and fourteen feet (14') shorter than the soon-to-be demolished Kingdome cooling towers that stand at thirty-five feet (35'). This building will meet critical staging and logistics space needs when we host FIFA World Cup 2026 as well as into the future as we transition between approximately 200 events per year.

We are also proposing a series of adjacent environmental, beautification, and safety site improvements. The most visible is a new, clearly marked pedestrian corridor to enhance wayfinding and safety during ingress and egress to and from major stadium events. This new passageway will be identifiable as a stamped asphalt, terra cotta-colored path that is approximately five hundred feet (500') in length and averages twenty-five feet (25') across, leading from the base of the Weller Street Bridge to Stadium Gate 1. In the event of an emergency, this corridor can also be used as a first responder emergency vehicle access route. During non-event days, this same path will be used for operational stadium vehicle movement.

The final site improvements include safety and security bollards that will be installed along the south and east perimeters of the North Lot to protect pedestrians as they move about the facility exterior. The sidewalks will be replaced in these areas where the new bollards are installed. Stormwater bio-retention swales will be installed along the east edge and under the North Lot to accommodate stormwater impacts from the new improvements.[1] The swales will incorporate plantings/vegetation in compliance with SDCI and SPU stormwater Directors' Rules 10-2021 & DWW-200.

[1] A bioretention swale is a vegetated channel designed to manage stormwater runoff by filtering it through a soil mix, vegetation, and an underdrain system.

Project Site Map



Existing Conditions & Future Renderings

Current overview from right to left: 1. New Fluid Cooling Towers per DONH-COA-01552; 2. Decommissioned Towers to be demolished per DONH-COA-01553 ***and*** *the proposed site for the ELSB; 3. Existing Annex.*

Current view of decommissioned towers and future ELSB location.

Rendering of ELSB, new paved walkway, and eastern bollards.

Current view of eastern access driveway and Stadium Annex.

Rendering of existing annex, new stamped asphalt walkway, bio-retention swales, and bollards.

The bollard style we have selected for the project has a tapered top, a stainless-steel sleeve, and stands at a height of forty-two inches (42”). See details in permit drawings. Photo is for illustrative purposes only.

The fencing selected to run in front of the ELSB will be a black, ‘no climb’ style that matches the adjacent BNSF Railroad property fencing. It will stand eight feet tall (8’). Photo is for illustrative purposes only.

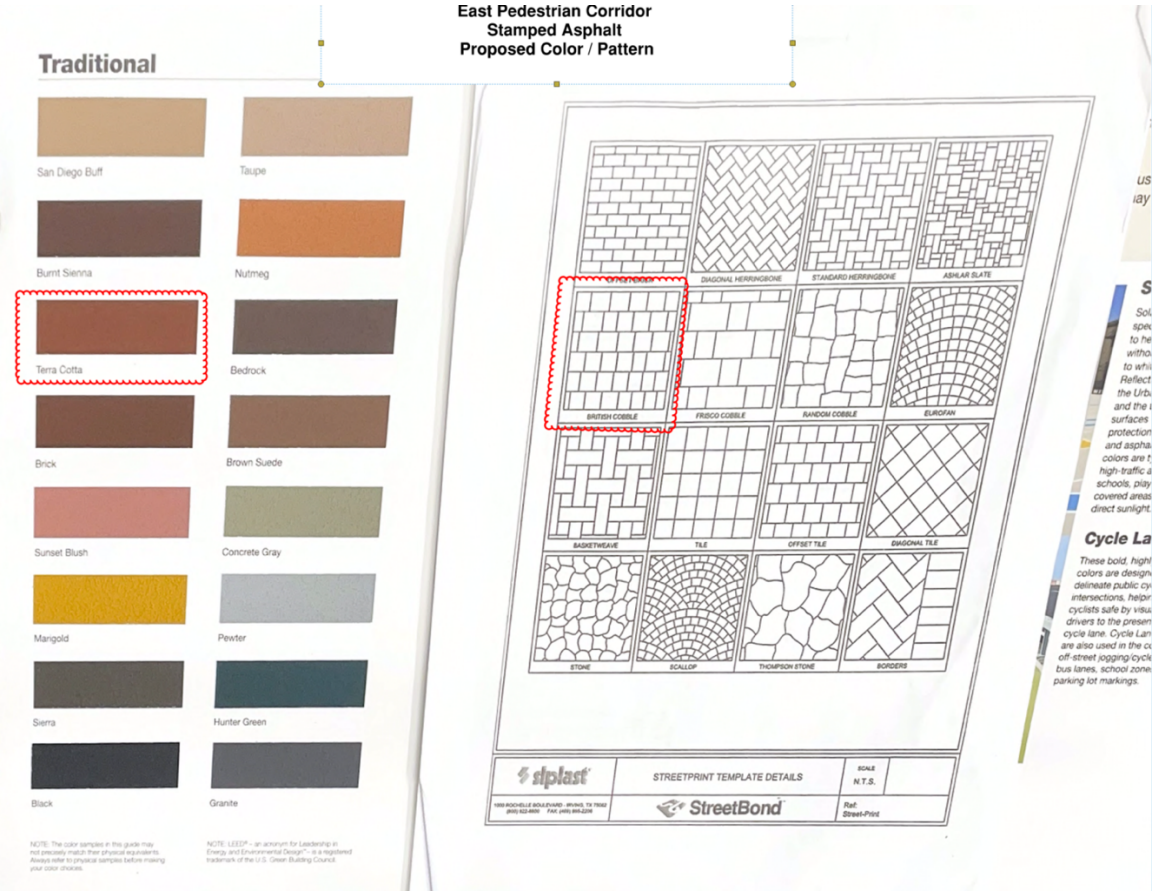
Event Logistics and Staging Building + Pedestrian Pathway

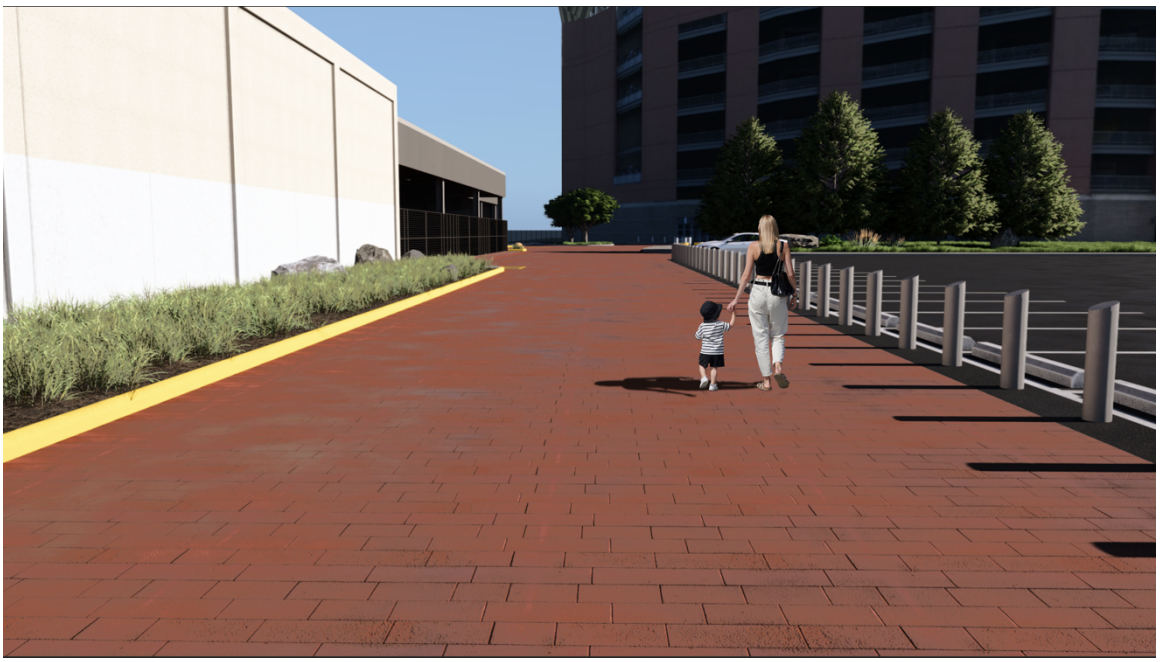
Color Samples for ELSB

The Event Logistics and Staging building base color is proposed as Owl Gray. The trim and metal roof are Cascadia Slate Gray. These are the **same** colors as the adjacent Annex building shown below.

Event Logistics and Staging Building + Pedestrian Pathway

The new Pedestrian Pathway is designed to be stamped in a British Cobble pattern and is proposed to be the color Terra Cotta per the images below.





RENDERING

2021 SEATTLE BUILDING CODE (SBC)

CONSTRUCTION TYPE = TYPE V-B, NON-RATED, NON-SPRINKLED
OCCUPANCY = GROUP S-1

SEPARATION OF ELSB FROM ANNEX BUILDING = 5'- 0" MIN.
EXISTING SOUTH ANNEX BUILDING WALL = 1 HR RATED
- PER TABLE 705.8: 25% OPENINGS ALLOWED. ONE 45 MIN. RATED DOOR PROVIDED.

NEW NORTH ELSB WALL = 2 HR RATED
NEW ELSB ROOF = NOT RATED

SHEET INDEX

VICINITY / LOCATION MAP

LUMEN FIELD EVENT LOGISTICS & STAGING BUILDING (ELSB)

FIFA UPGRADES - WORLD CUP 2026
LUMEN FIELD

800 OCCIDENTAL AVE S
SEATTLE, WA 98134

PERMIT SET
JUNE 26, 2025

LUMEN FIELD

CLIENT
First & Goal Inc.
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tel: 206-381-7555

CRAWFORD

ARCHITECT
Crawford Architects CA, Inc.
1604 Locust Street, Suite 100
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tel: 816-421-2640

CIVIL ENGINEER
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1301 Fifth Avenue, Suite 3200
Seattle, Washington 98101
tel: 206-215-8290

STRUCTURAL ENGINEER
Lund Opsahl
1215 Fourth Avenue, Suite 1200
Seattle, Washington 98161
tel: 206-402-5156

LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

TRUE NORTH

seal

DATE:
7/14/2025 2:18:32 PM

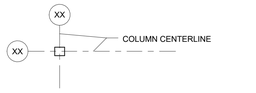
DRAWINGS ISSUED FOR:
PERMIT SET

title:
COVER SHEET
crawford project no. : KC24125

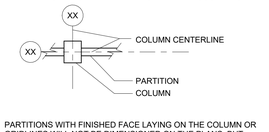
G000
sheet no.

1. GRAPHIC INSTRUCTIONS
ALL DRAWINGS ARE INTENDED TO BE COMPLIMENTARY. NOTIFY THE ARCHITECT OF ANY DIMENSIONING DIMENSIONS ARE AS TO IDENTIFIED ON THE DOCUMENTS AND AS ESTABLISHED BY CRITERIA. THIS INVOLVES ESTABLISHING TYPICAL RULES GOVERNING PARTITION LOCATIONS AND THEN DIMENSIONING ONLY THE EXCEPTION TO THESE RULES. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW:

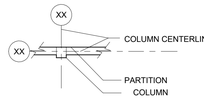
A. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



B. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE PLANS, BUT DRAWN ACCORDINGLY:

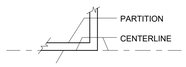


C. PARTITIONS WITH THE FINISHED FACE FLUSH WITH THE FINISHED FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE PLANS, BUT WILL BE DRAWN ACCORDING:

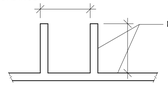


D. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON PLANS, BUT WILL BE DRAWN ACCORDINGLY:

E. PARTITIONS WITH FINISHED FACE LAYING ON THE COLUMN OR GRIDLINES WILL NOT BE DIMENSIONED ON THE PLANS, BUT WILL BE DRAWN ACCORDINGLY:

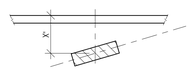


F. MASONRY WALLS ARE DIMENSIONED (USING NOMINAL DIMENSIONS) FROM THE FACE OF ONE UNIT TO THE FACE OF ANOTHER UNIT AND WILL BE DRAWN ACCORDINGLY:

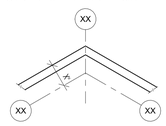


G. METAL STUD WALLS ARE DIMENSIONED TO THE OUTSIDE FACE OF FINISH AND WILL BE DRAWN AS FOLLOWS:

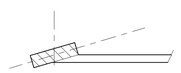
J. IF A WALL IS DIMENSIONED FROM TWO INTERSECTING, NON-PERPENDICULAR GRIDS IT WILL BE DIMENSIONED FROM THE INTERSECTION OF THE GRID LINES



I. WHEN A WALL BREAKS ON A COLUMN LINE, IT'S DIMENSION FROM THE PARALLEL GRID LINE WILL REMAIN THE SAME.

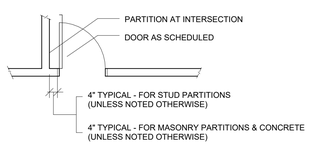


K. IF A WALL APPEARS THAT IT INTERSECTS WITH THE CORNER OF A COLUMN AND IS NOT DIMENSIONED IT SHOULD BE ASSUMED THAT IT SHOULD INTERSECT WITH THE COLUMN CORNER AND WILL BE DRAWN AS FOLLOWS:

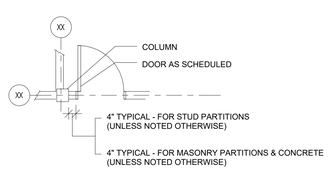


H. FOR OPENINGS IN PARTITIONS OR WALLS:

1. WHEN NEITHER JAMB OCCURS AT A PARTITION INTERSECTION, AT A COLUMN OR AT A GRIDLINE; ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL.
2. WHEN ONE JAMB IS LOCATED BY A PARTITION INTERSECTION, THE FOLLOWING DIAGRAM APPLIES:



3. WHEN ONE JAMB IS LOCATED BY A COLUMN, THE FOLLOWING DIAGRAM APPLIES:



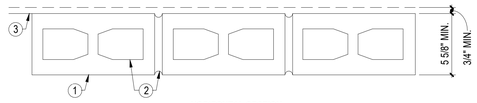
4 DIMENSIONS
N.T.S.

BXUV - FIRE RESISTANCE RATINGS - ANSI/UL 263
BXUV7 - FIRE RESISTANCE RATINGS - CAN/ULC-S101 CERTIFIED FOR CANADA

DESIGN NO. U906
SEPTEMBER 11, 2015

BEARING WALL RATING - 2 HR
NONBEARING WALL RATING - 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used - See Guide BXUV or BXUV7.

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



HORIZONTAL SECTION

1. CONCRETE BLOCKS* - Nominal 6 by 8 by 16 inches, hollow or solid. Various designs. Classification (2 hr). See CONCRETE BLOCKS category for list of eligible manufacturers.
- *ANCHOR CONCRETE PRODUCTS, INC.*
- *GAGNE & SON CONCRETE BLOCK, INC.*
- *GLENWOOD MASONRY PRODUCTS*

Allowable compressive stress of 57% of maximum allowable compressive stress in accordance with the empirical design method.
- *OLDCASTLE APG SOUTH, INC.*
- *DBA ADAMS PRODUCTS*
- *WESTBROOK CONCRETE BLOCK CO., INC.*

Allowable compressive stress of 75.6% of maximum allowable compressive stress in accordance with the empirical design method.

2. MORTAR - Blocks laid in full bed of mortar, nominal 3/8" thick, of not less than 2 1/4 and not more than 3 1/2 pas of clean sharp sand to one part Portland cement (proportioned by volume) and not more than 50% hydrated lime (by cement volume). Vertical joints staggered.

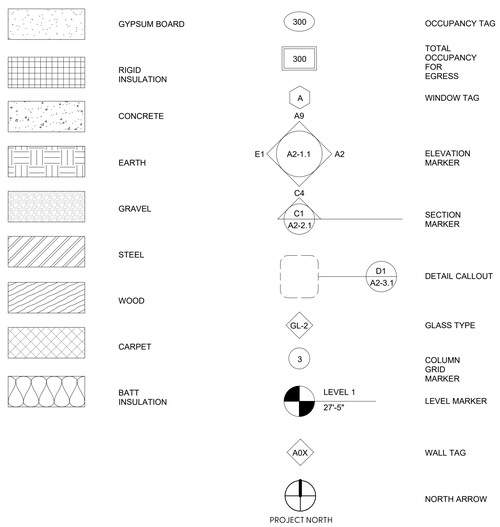
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - Add 1/2 hour to classification if used. Attached to concrete blocks (Item 1).

4. FOAMED PLASTIC* - (OPTIONAL, NOT SHOWN) - 1 1/2" thick maximum, 4'- 0" wide sheathing attached to concrete blocks (Item 1).
- *ATLAS ROOFING CORP. - "ENERGYSHIELD PRO WALL INSULATION" AND "ENERGYSHIELD PRO 2 WALL INSULATION"*
- *CARLISLE COATINGS & WATERPROOFING, INC. - TYPE R2+ SHEATH*
- *HUNTER PANELS - TYPES XCI-CLASS A, XCI 286*
- *RMAX OPERATING, LLC - "TSX-8500", "TSX-8510", "THERMASHEATH-XP", "EXOMAXCI", "THERMASHEATH-3", "DURASHEATH-3"*
- *THE DOW CHEMICAL CO. - TYPES THERMAX SHEATHING, THERMAX LIGHT DUTY INSULATION, THERMAX HEAVY DUTY INSULATION, THERMAX METAL BUILDING BOARD, THERMAX WHITE FINISH INSULATION, THERMAX CI EXTERIOR INSULATION, THERMAX XARMOR CI EXTERIOR INSULATION, THERMAX IH INSULATION, THERMAX PLUS LINER PANEL, THERMAX HEAVY DUTY PLUS (HDP), AND TUFF-R CI™ INSULATION*

4A. BUILDING UNITS - As an alternatr to Item 5, minimum 1" thick polyisocyanurate composite foamed plastic insulation boards, nom. 48" by 48" or 96"
- *RMAX OPERATING, LLC - "THERMASHEATH-SI", "ECOBASEC", "THERMABASE-CI"*

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

3 2 HR WALL UL LISTING
N.T.S.



2 SYMBOLS
N.T.S.

A

AB	Anchor bolt
ACOUST	Acoustical
AD	Area Drain
ADJ	Adjustable/Adjacent
ADH	Adhesive
AFF	Above Finish Floor
ALUM	Aluminum
ALT	Alternate
APPROX	Approximate(ly)
APPD	Approved
ATTEN	Attenuation

B

BEY	Beyond
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Bench Mark
BO	By Others
BOT	Bottom (of)
BRG	Bearing
BRKT	Bracket
BSD	Bar Soap Dish
BSMT	Basement
BTWN	Between
BUR	Built-up-Roof

C

CABT	Cabinet
CB	Chalkboard
CC	Center to Center
CEM	Cement (itious)
CFM	Cubic feet per minute
CH	Cost Hook
CI	Cast Iron
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMP	Corrugate Metal Pipe
CO	Cleanout
COL	Column
COMB	Combination
CONC	Concrete
CONN	Connect (ion)
CONT	Continuous
CONTR	Construction
CORR	Corridor
CLRM	Classroom
CSK	Countersunk
CT	Ceramic Tile
CTG	Coating
CTR	Center
CY	Cubic Yard (s)

D

D	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIM	Dimension (s)
DN	Down
DR	Door
DS	Downspout
DWG	Drawing

E

E	East
EA	Each
EDF	Electric Drinking Fountain
EF	Each Face
EJ	Expansion Joint
EHD	Electric Hand Dryer
ELEC	Electric (al)
ELEV	Elevation (view or datum)
EQ	Equal or =
EQUIP	Equipment
EW	Each Way
EWC	Electric Water Cooler
EXH	Exhaust
EXIST	Existing
EXP	Expansion
EXT	Exterior

F

FA	Fire Alarm
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FH	Fire Hose
FIN	Finish
FIXT	Fixture
FLR	Floor
FLASH	Flashing
FLEX	Flexible
FMI	Full Height Mirror
FOM	Face of Masonry
FOPC	Face of Precast
FOS	Face of Stud
FT (or ')	Foot
FTG	Footing

G

GA	Gauge
GB	Grab Bar
GALV	Galvanized
GC	General Contractor
GEN	General
GFRC	Glass fiber reinforced concrete
GL	Glass
GPM	Gallons per minute
GR	Grade
GYP	Gypsum
GYP BD	Gypsum Board

HB	Hose Bibb
HC	Handicap(ped)
HED	Handicap electric hand dryer
HD	Head (or hair dryer)
HDBD	Headboard
HDF	Handicap drinking fountain
HDNR	Hardener
HDWD	Hardwood
HDWR	Hardware
HEWC	Handicap electric water cooler
HHD	Handicap hair dryer
HLAV	Handicap lavatory
HM	Hollow Metal
HSD	Handicap soap dispenser
HSH	Handicap shower head
HWC	Handicap wall mtd wall closet
HORIZ	Horizontal
HSS	Folding shower seat
HR	Hour
HT	Height
HTG	Heating
HTR	Heater
HU	Handicap urinal
HYD	Hydrant

I

IC	Intercom
ID	Inside diameter
IN (or ")	Inch (es)
INDIV	Individual
INSUL	Insulation
INT	Interior
INV	Invert

J

JS	Joist
JT	Joint

K

KIT	Kitchen

L

LAM	Laminate
LAV	Lavatory
LGTH	Length
LKR	Locker
LT	Light

M

MAS	Masonry
MAB BLK	Masonry block
MATL	Material
MAX	Maximum
MB	Markerboard
MBH	Mop & broom holder
MC	Structural shape misc channel
MECH	Mechanical
MFR	Manufacturer
MH	Manhole
MI	Mirror
MIN	Minimum
MO	Masonry opening
MTD	Mounted
MTG HT	Mounting height
MTL	Metal
MULL	Mullion

N

N	North
NIC	Not in contract
NO (or #)	Number
NOM	Nominal
NTS	Not to scale

O

OA	Overall
OC	On center
OD	Outside diameter
OFF	Office
OPNG	Opening
OPP	Opposite
OSCI	Owner Supplied, Contractor Installed
OSOI	Owner Supplied, Owner Installed

P

P	Page
PA	Public Address
PAR	Parallel
PARTN	Partition
PCP	Portland cement plaster
PLAM	Plastic laminate
PL	Property Line
PLAS	Plaster
PLBG	Plumbing
PLYWD	Plywood
PNL	Panel
PNLG	Paneling
PR	Pair
PRD GYP	Poured Gypsum
PREFAB	Prefabricated
PS	Purse shelf
PT	Paint
PTD	Painted

R

R	Radius (or riser)
RA	Return Air
RCP	Reinforced concrete pipe
RD	Roof Drain (or road)
RECP	Receptacle
REF	Refrigerator
REINF	Reinforcing (or reinforced)
REV	Reversed
REQD	Required
RFG	Roofing
RM	Room

S

S	South
SCHED	Schedule
SD	Soap dispenser
SECT	Section
SHT	Sheet
SHWR	Shower
SIM	Similar
SMLS	Seamless
SND	Sanitary napkin dispenser
SNR	sanitary napkin receptor
SPEC	Specification
SPKR	Speaker
SQ	Square
SS	Stainless Steel
STD	Standard
STL	Steel
STO	Storage
STRUCT	Structure (al)
SUSP	Suspend (ed)
SY	Square yard
SYM	Symmetrical

T

T	Tread
T&B	Top & bottom
T&G	Tongue & Groove
TERM	Terminate
TERR	Terrazzo (or terrace)
TH	Towel hook
TOC	Top of curb
TOM	Top of masonry
TOW	Top of wall
TP	Towel pin
TPD	Toilet paper Dispenser
TS	Tube steel (or towel strip)
TYP	Typical

U

U	Urinal
UNO	Unless Noted otherwise
US	Utility shelf

V

VENT	Ventilate/ventilator/ventilation
VERT	Vertical
VTR	Vent thru roof
VCT	Vinyl composition tile

W

W	West
WC	Water closet
WD	Wood
WDO	Window
WF	Wide Flange
WH	Wall hydrant
WT	Structural T section
WWF	Welded wire fabric
W/	With
W/O	Without

X

X	By (as 6'x8')

Y

YD	Yard

SYMBOLS

/	Per (or by)
&	And
@	At
℄	Channel Centerline
+/-	Plus / minus

1 ABBREVIATIONS
N.T.S.

LUMEN FIELD

CLIENT
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CRAWFORD

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tel: 206-215-8290

STRUCTURAL ENGINEER
Lund Opsahl
1215 Fourth Avenue, Suite 1200
Seattle, Washington 98161
tel: 206-402-5156

LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
GENERAL NOTES
crawford project no. KC43125

G001
sheet no.

SPECIFICATIONS / BASIS OF DESIGNS:

DIVISION 4 - MASONRY

042000 - CONCRETE UNIT MASONRY

Concrete Masonry Units- ASTM C 90.
1. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6
2. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 2200 psi.
3. Density Classification: Lightweight
4. Size (Width): Manufactured to dimensions 3/8 inch less than nominal dimensions.
5. Provide bullnose units for outside corners.
6. Fire-Resistance Ratings: Comply with requirements for fire-resistance-rated assembly designs indicated.

Mortar Materials
1. Portland Cement: ASTM C 150, Type I, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
   - Alkali content shall not be more than 0.1 percent when tested according to ASTM C 114.
2. Hydrated Lime: ASTM C 207, Type S.
3. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
4. Aggregate for Mortar: ASTM C 144.
   - Use washed aggregate consisting of natural sand or crushed stone.
   - For joints less than 1/4 inch thick, use aggregate graded with 100 percent passing the No. 16 sieve.

Reinforcement
1. Uncoated-Steel Reinforcing Bars: ASTM A 615 or ASTM A 996, Grade 60.
2. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and to hold reinforcing bars in center of cells. Units are formed from 0.148-inch steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.
3. Masonry-Joint Reinforcement, General: ASTM A 951.
   - Exterior Walls: Hot-dip galvanized carbon steel.
   - Wire Size for Side and Cross Rods: 0.148-inch diameter.
   - Spacing of Cross Rods, Tabs, and Cross Ties: Not more than 16 inches o.c.
   - Provide in lengths of not less than 10 feet, w/ prefabricated corner/ tee units
4. Masonry-Joint Reinforcement for Single-Wythe Masonry: Ladder type with single pair of side rods.

Ties and Anchors
1. General: Ties and anchors shall extend at least 1-1/2 inches into veneer but with at least a 5/8-inch cover on outside face.
2. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated:
   -Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82, with ASTM A 153, Class B-2 coating.
   - Steel Sheet, Galvanized after Fabrication: ASTM A 1008, Commercial Steel, with ASTM A 153, Class B coating.
3. Adjustable Anchors for Connecting to Concrete: Provide anchors that allow vertical or horizontal adjustment but resist 100-lbf tension and compression forces perpendicular to plane of wall without deforming or developing play in excess of 1/16 inch.
   - Connector Section: Dovetail tabs for inserting into dovetail slots in concrete and attached to tie section; formed from 0.060-inch-thick steel sheet, galvanized after fabrication.
   - Tie Section: Triangular-shaped wire tie made from 0.187-inch-diameter, hot-dip galvanized steel wire.
4. Adjustable Masonry Veneer Anchors: Provide anchors that allow vertical or horizontal adjustment but resist 100-lbf tension and compression forces perpendicular to plane of wall without deforming or developing play in excess of 1/16 inch.
   - Fabricate sheet metal anchor sections and other sheet metal parts from 0.075-inch- thick steel sheet, galvanized after fabrication.
   - Fabricate wire ties from 0.187-inch- diameter, hot-dip galvanized-steel wire unless otherwise indicated.
   - Screw-Attached, Masonry-Veneer Anchors: Wire tie and a gasketed sheet metal anchor section, 1-1/4 inches wide by 6 inches long, with screw holes top and bottom; top and bottom ends bent to form pronged legs of length to match thickness of insulation or sheathing; and raised rib-stiffened strap, 5/8 inch wide by 6 inches long, stamped into center to provide a slot between strap and base for inserting wire tie. Self-adhering, modified bituminous gasket fits behind anchor plate and extends beyond pronged legs.
5. Partition Top Anchors: 0.105-inch-thick metal plate with a 3/8-inch-diameter metal rod 6 inches long welded to plate and with closed-end plastic tube fitted over rod that allows rod to move in and out of tube. Fabricate from steel, hot-dip galvanized after fabrication.
6. Anchor Bolts: Headed steel bolts complying with F1554, Grade 55 weldable, with ASTM A 563 hex nuts and, where indicated, flat washers; hot-dip galvanized to comply with ASTM A 153, Class C; of dimensions indicated.

Embedded Flashing Materials
1. All metal flashing and related accessories to comply with SMACNA's "Architectural Sheet Metal Manual" and as follows:

Misc. Masonry Accessories
1. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade RE41E1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene.
2. Preformed Control-Joint Gaskets: Made from styrene-butadiene-rubber compound, complying with ASTM D 2000, Designation M2AA-805 and designed to fit standard sash block and to maintain lateral stability in masonry wall; size and configuration as indicated.
3. Bond-Breaker Strips: Asphalt-saturated felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
4. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and hold reinforcing bars in center of cells. Units are formed from 0.148-inch steel wire, hot-dip galvanized after fabrication.
5. Weep/Cavity Vent Products: Use the following unless otherwise indicated:
   - Wicking Material: Absorbent rope, made from cotton or UV-resistant synthetic fiber or Round Plastic Weep/Vent Tubing: Medium-density polyethylene, 3/8-inch OD by 4 inches long with extended cotton wick.
6. Mortar Net: Cavity Drainage Material, Free-draining mesh, made from high-density polyethylene, 90% open mesh, that will not degrade within the wall cavity.

Material delivery, storage, handling, field conditions and all execution of work to be per recommendations and requirements of The Concrete Masonry and Hardscapes Association (CMHA).

Warranty- work performed under contract conforms to the requirements and is free of any defects in equipment, material, design furnished, or workmanship performed by the Contractor and their Subcontractors and or Suppliers.
1.This warranty shall continue for a period of two (2) years from the date of Substantial Completion.
2.The Contractor shall restore any work damaged in fulfilling the terms and conditions of this Warranty.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

074600000 - METAL SIDING

Basis of Design - AEP Span

Series - Flex Series Metal Siding

- Panel Type: Concealed fastener metal siding
- Standard Base Metal: Zincalume® Steel (AZ50)
- Coverage: 12″
- Metal Thickness (Gauge): 22
- Slope: N/A
- Orientation: Vertical
- Paint System: Dura Tech™ 5000 / Dura Tech™ mx (PVDF – 24, 22ga)
- Panel Attachment: Concealed Screw or Concealed Clips
- Performance Certification: ASTM E1592 (Wind Uplift), ASTM E283 (Air Infiltration), ASTM E331 (Water Infiltration), UI 263 (Fire Resistance), ER 309 Building Code Evaluation Report
- Panel Height: 1 1/4″
- Rib Style: Square / Rectangular
- Primary Application: Commercial and Architectural Siding
- Standard Configuration: as shown
- Factory Applied Sealant: No
- Optional Configuration: N/A
- Available Panel Lengths: 5′-0″ to 450-0″
- Other Options (inquire): Direct fastened or Clip attached
- Panel Variations: -

076000 - METAL ROOFING

Basis of Design - AEP Span

Series - Span-Lok hp Metal Roofing

- Panel Type: Concealed fastener metal roofing (standing seam)
- Standard Base Metal: Zincalume® Steel (AZ50)
- Coverage: 12″
- Metal Thickness (Gauge): 22
- Slope: 1:12
- Orientation: Vertical
- Paint System: Dura Tech™ 5000 / Dura Tech™ mx (PVDF – 24, 22ga)
- Panel Attachment: Mechanically Seamed with Concealed Clips
- Performance Certification: UL 580 (Class 90 Wind Uplift), UL 790 (Class A - Fire Rated), ASTM E1592 (Wind Uplift), ASTM E1680 (Air infiltration), ASTM E1646 and E2140 (Water Infiltration), UL2218 (Class 4 Impact Resistance – Hail), ER 309 Building Code Evaluation Report
- Panel Height: 2″
- Rib Style: Standing Seam
- Primary Application: Commercial and Architectural Roofing
- Standard Configuration: Striated
- Factory Applied Sealant: Yes
- Optional Configuration: 2 Pencil Ribs
- Available Panel Lengths: 6′-0″ to 45′-0″
- Other Options (inquire): Factory Notching, Factory Swaged
- Panel Variations: -

DIVISION 8 - OPENINGS

086200 - UNIT SKYLIGHTS

Basis of Design - Vellux Commercial

Series - CFC2, Double Dome, NFRC Certified, Curb Mount
Model - 5252
- Frame Finish
  - PVC White
- Acrylic Glazing
  - Outer- Transluscent Glazing
  - Inner- Clear Acrylic
- NFRC Certified Performance
  - U Factor = 0.64
  - SHGC = 0.44
  - VT = 60%
- Size - 49 1/4″ x 49 1/4″

DIVISION 9 - FINISHES

099113 - EXTERIOR PAINTING

Basis of Design - Sherwin Williams

CMU:
Block Filler: ConFlex Block Filler, CF1W50
Finish (1 coats): Loxon XP

...or...

CMU (elastomeric system):
Block Filler: ConFlex Block Filler, CF1W50
Finish (2 coats): ConFlex SherLastic Elastomeric Coating, CF16 Series

...or...

CMU (acrylic system):
Block Filler: ConFlex Block Filler, CF1W50 or similar
Finish (2 coats): Pro Industrial Acrylic Eg-shel, B66-660 Series / Semi-gloss, B66-650 Series

099600 - HIGH-PERFORMANCE COATINGS

Metal Columns (if shop primed with a universal primer or a zinc):
Polysiloxane Finish
Finish: Sherloxane 800, B80-500 Series

…or…

Polyurethane Finish
Intermediate: Macropoxy 646, B58-600 Series
Finish: Hi-Solids Polyurethane 250, B65-300 Series

Metal Columns (bare metal field painted):
Polysiloxane Finish
Primer: Macropoxy 646, B58-600 Series
Finish: Sherloxane 800, B80-500 Series

…or…

Polyurethane Finish
Primer: Macropoxy 646, B58-600 Series
Finish: Hi-Solids Polyurethane 250, B65-300 Series

…or…

Acrylic Finish (not considered a High-Performance Coating System)
Primer: Pro Industrial ProCryl Primer, B66W1310
Finish (2 coats): Pro Industrial Acrylic Eg-shel, B66-660 Series / Semi-gloss, B66-650 Series

Metal Columns (bare metal shop coated):
Polysiloxane Finish
Primer: Zinc Clad 4100, B69A120
Finish: Sherloxane 800, B80-500 Series

…or…

Polyurethane Finish
Primer: Zinc Clad 4100, B69A120
Intermediate: Macropoxy 646, B58-600 Series
Finish: Hi-Solids Polyurethane 250, B65-300 Series

DIVISION 32 - EXTERIOR IMPROVEMENTS

323116 - WELDED WIRE FENCES AND GATES

Basis of Design - Wallace Perimeter Security

Series- Rampart 358 - Security Fencing

- Mesh Opening - 3" x .5"
- Gauge of Horizontal Wire - 1 x 8 GA
- Gauge of Vertical Wire - 1 x 8 GA
- Standard Height - 8'-0"
- Standard Length - 8'-3"
- Finish - Powder Coat, color TBD from manufacturer's standard line

LUMEN FIELD

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CRAWFORD

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tel: 206-215-8290

STRUCTURAL ENGINEER
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8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

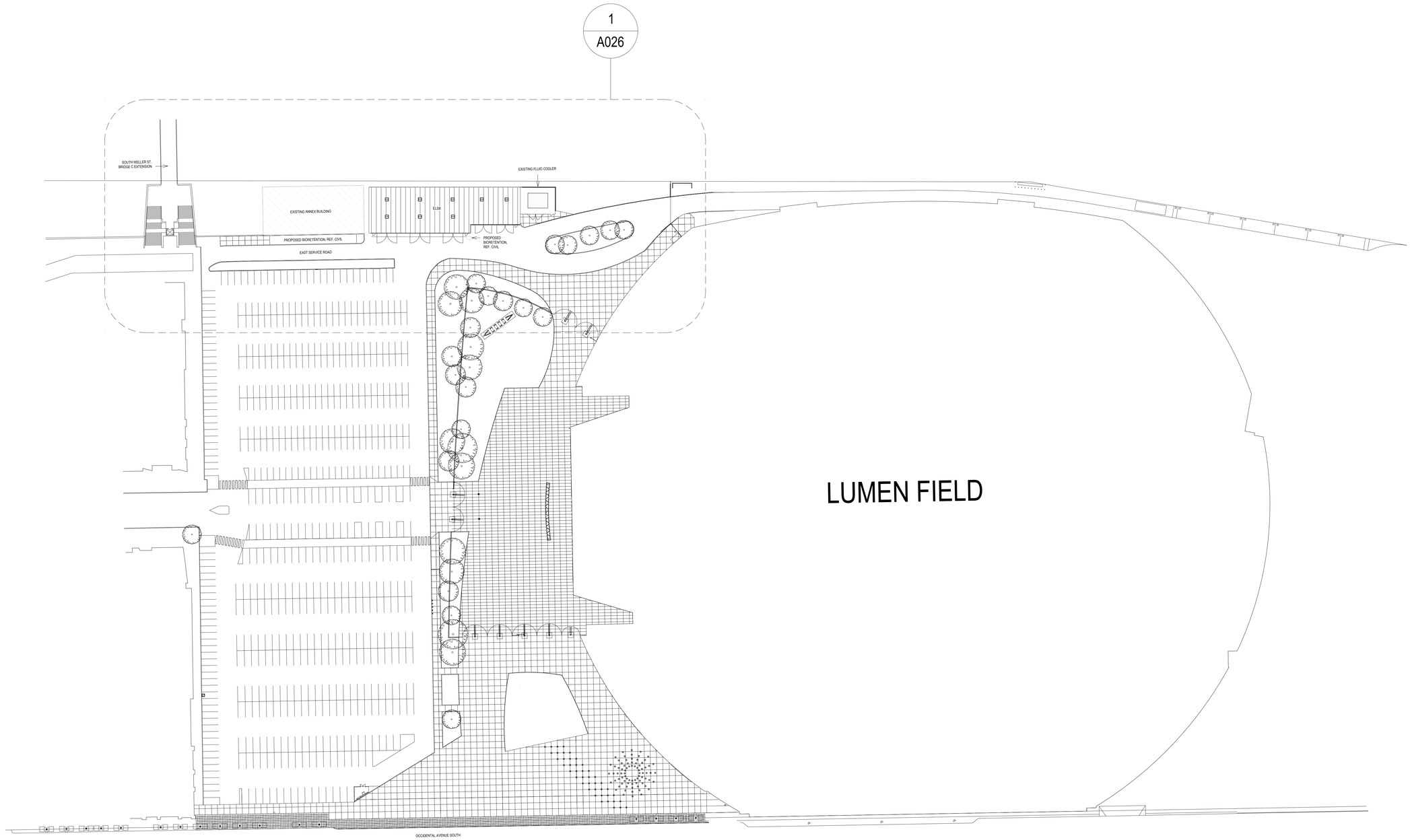
DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
SPECIFICATIONS
crawford project no. : KC43125

G002
sheet no.

NOTE: THIS SHEET IS FOR REFERENCE ONLY.



1 A025 ARCHITECTURAL SITE PLAN
1" = 50'-0"

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TRUE NORTH

8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

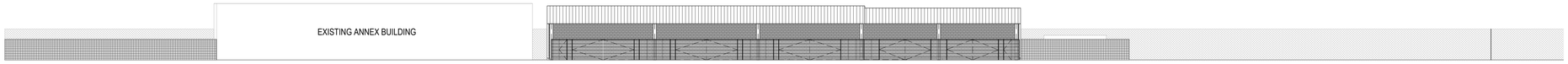
DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

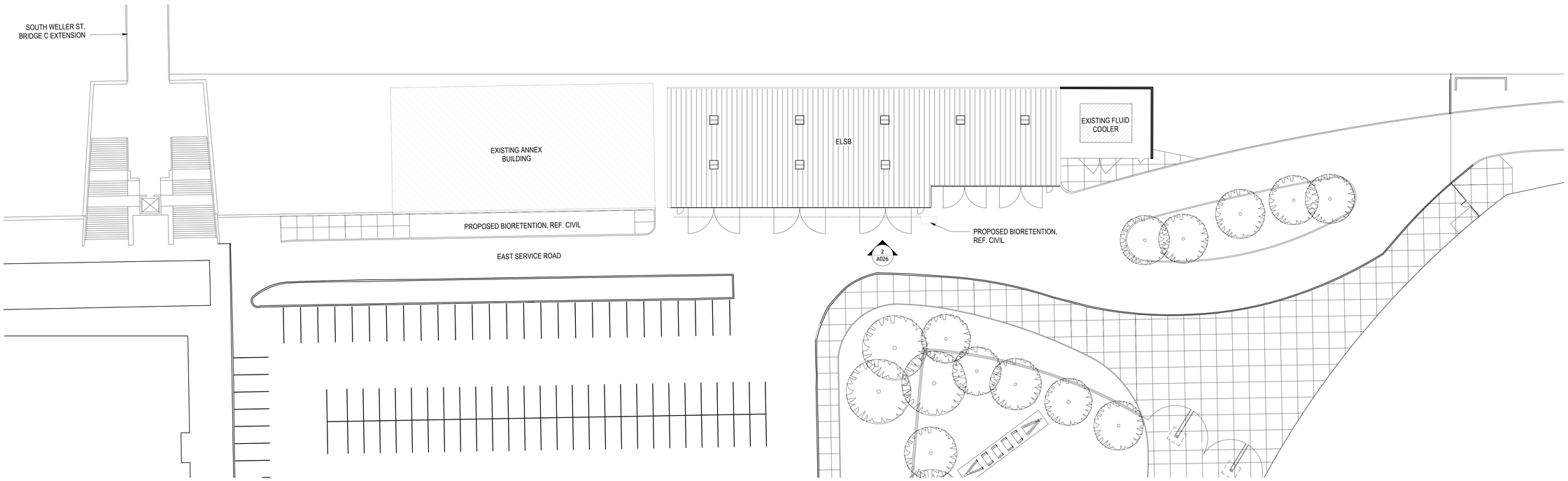
title:
ARCHITECTURAL SITE PLAN
crawford project no. KC43125

A025
sheet no.

NOTE: THIS SHEET IS FOR REFERENCE ONLY.



2 A026 SITE & ELSB ELEVATION
1" = 20'-0"



1 A026 ARCHITECTURAL SITE PLAN - ENLARGED
1" = 20'-0"

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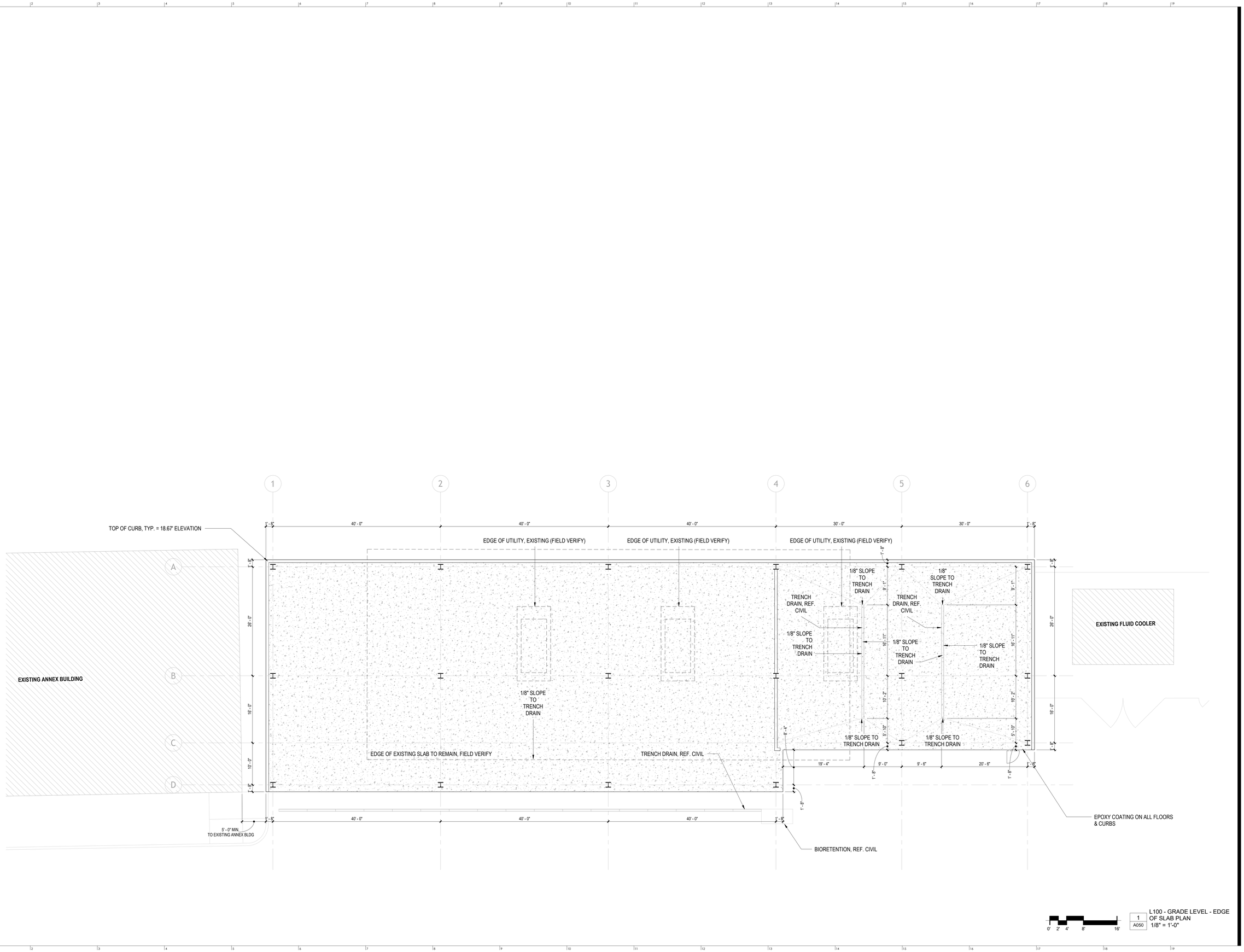
8905 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
ENLARGED ARCH. SITE PLAN
crawford project no.: KC43125

A026
sheet no.



0' 2' 4' 8' 16'

1 / A050 L100 - GRADE LEVEL - EDGE OF SLAB PLAN
1/8" = 1'-0"

LUMEN FIELD

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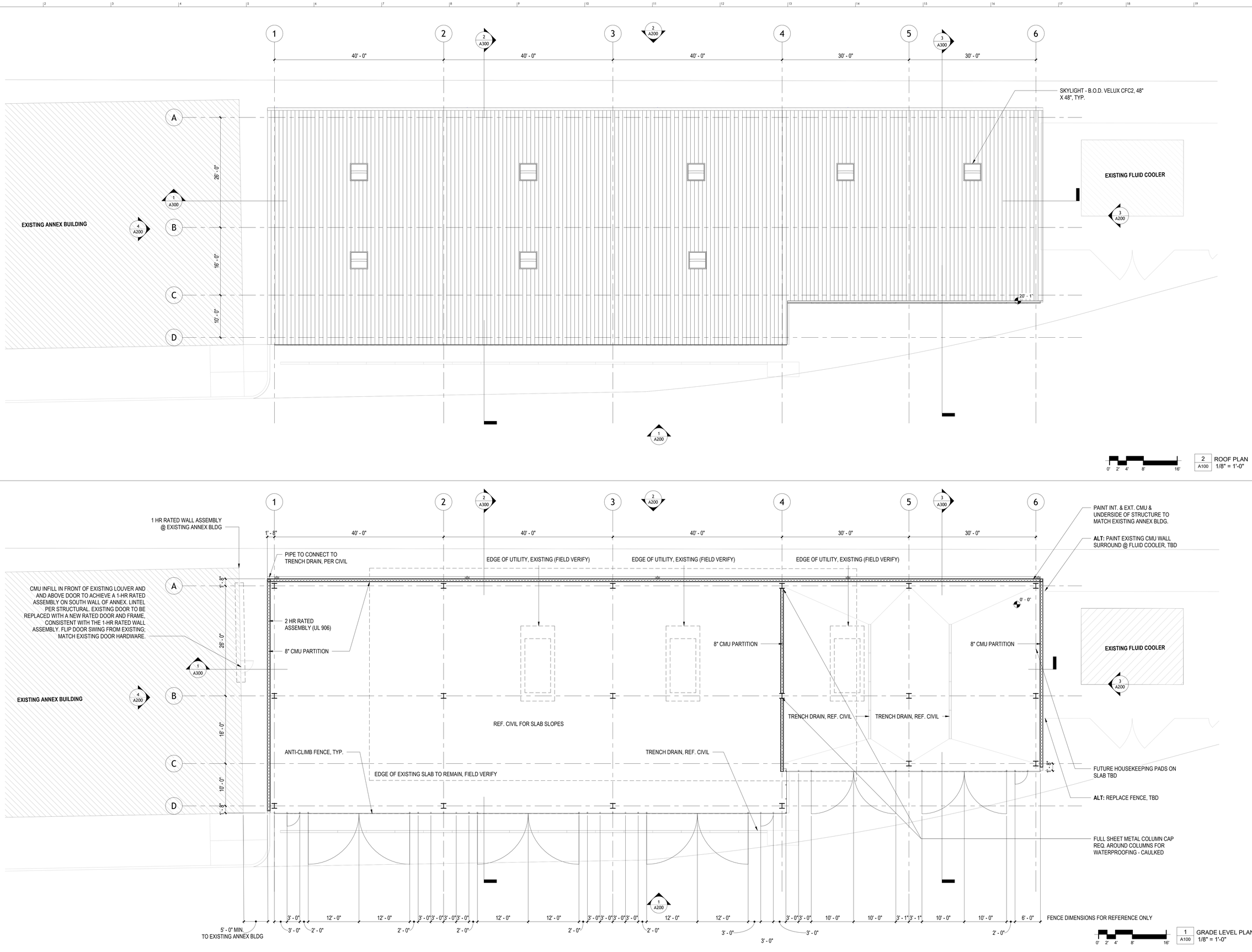
8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/25/2025

DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
EDGE OF SLAB PLAN
crawford project no.: KC43125

A050
sheet no.



2 A100 ROOF PLAN 1/8" = 1'-0"

1 A100 GRADE LEVEL PLAN 1/8" = 1'-0"

LUMEN FIELD

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TRUE NORTH

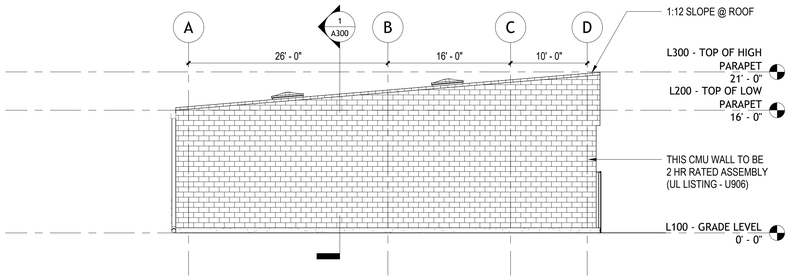
8995 REGISTERED ARCHITECT DAVID MERLE MURPHY STATE OF WASHINGTON 6/26/2025

DATE: 6/26/2025

DRAWINGS ISSUED FOR: PERMIT SET

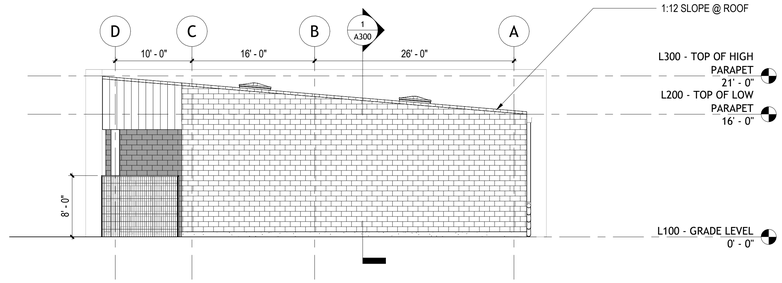
title: ARCHITECTURAL PLANS
crawford project no.: KC43125

A100
sheet no.



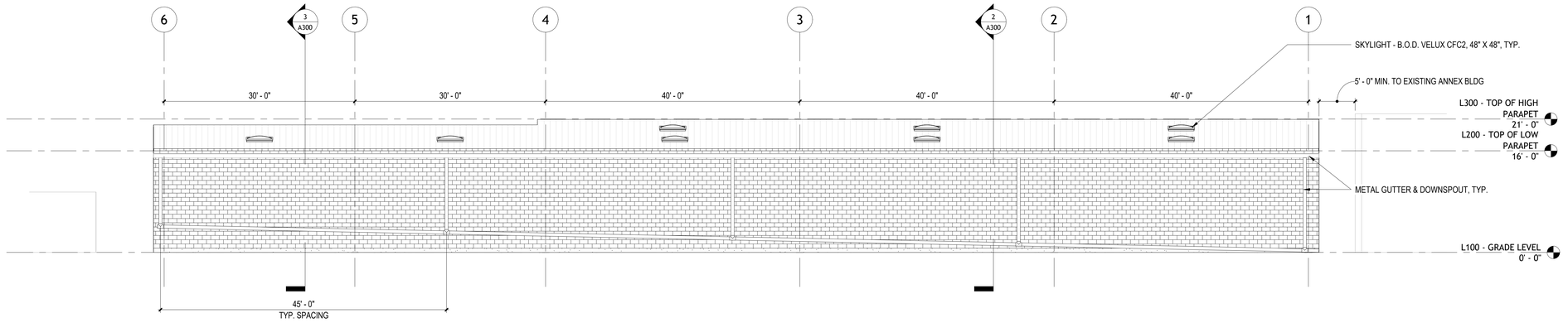
0' 2' 4' 8' 16'

4 / A200 ELEVATION - NORTH
1/8" = 1'-0"



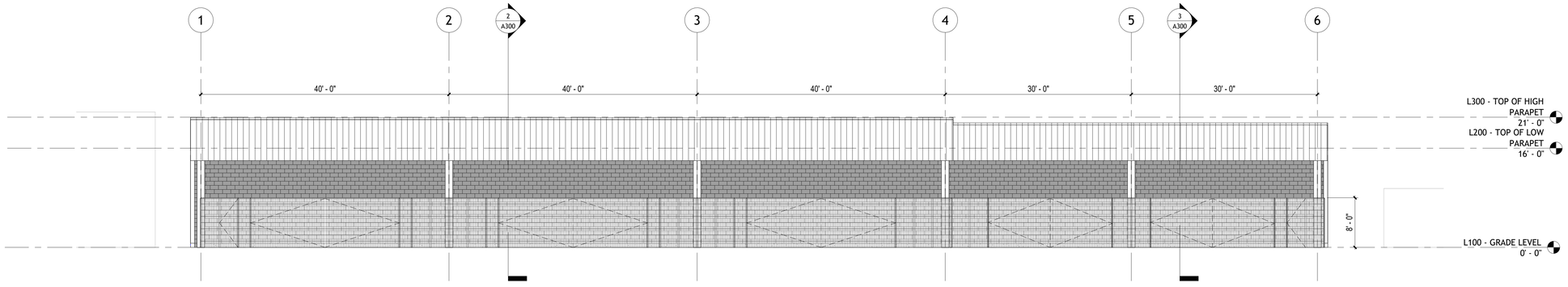
0' 2' 4' 8' 16'

3 / A200 ELEVATION - SOUTH
1/8" = 1'-0"



0' 2' 4' 8' 16'

2 / A200 ELEVATION - EAST
1/8" = 1'-0"



0' 2' 4' 8' 16'

1 / A200 ELEVATION - WEST
1/8" = 1'-0"

LUMEN FIELD

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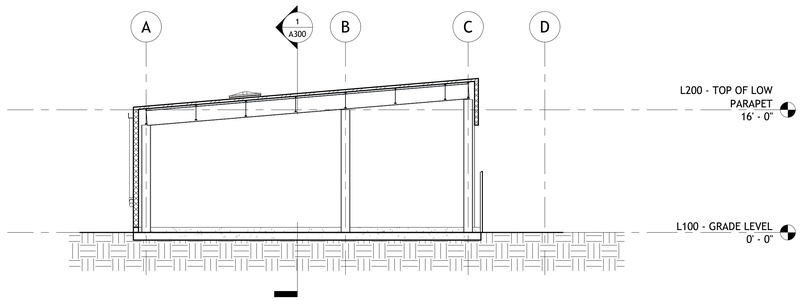
8905 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

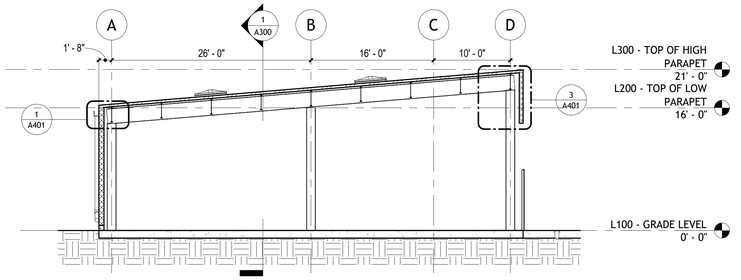
title:
ARCHITECTURAL ELEVATIONS
crawford project no. : KC43125

A200
sheet no.



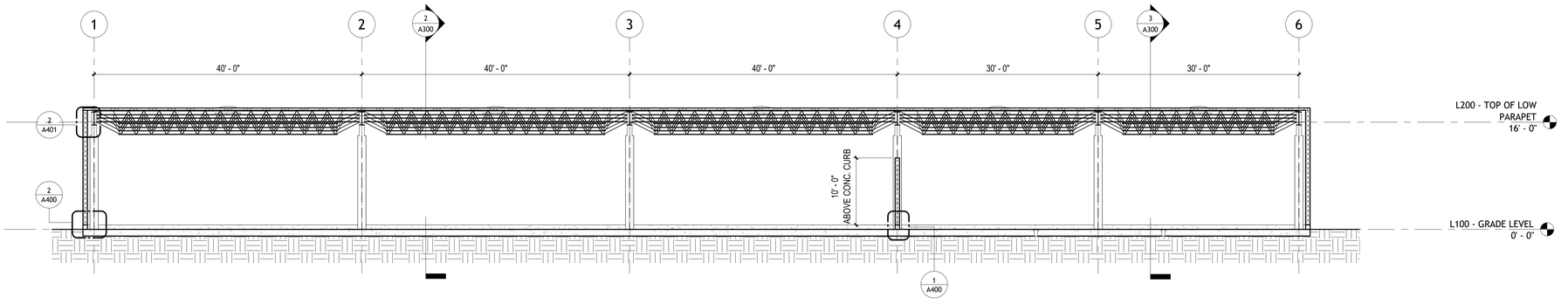
0' 2' 4' 8' 16'

3 A300 SECTION - TRANSVERSE - PROJECT SOUTH
1/8" = 1'-0"



0' 2' 4' 8' 16'

2 A300 SECTION - TRANSVERSE - PROJECT NORTH
1/8" = 1'-0"



0' 2' 4' 8' 16'

1 A300 SECTION - LONGITUDINAL
1/8" = 1'-0"

LUMEN FIELD

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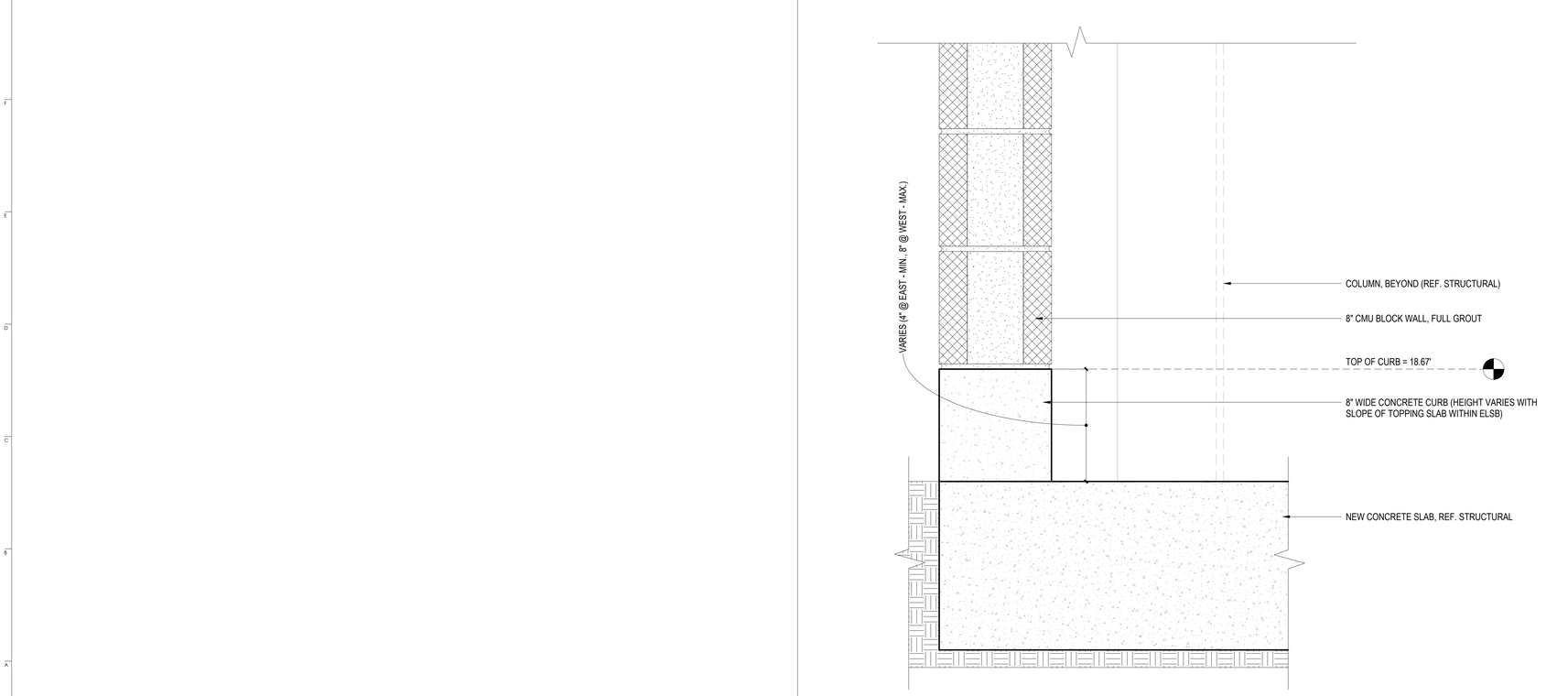
8905 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

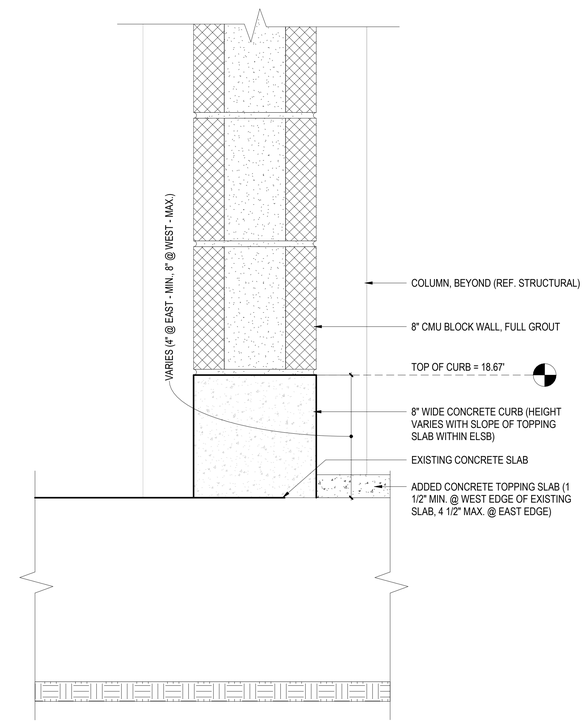
DRAWINGS ISSUED FOR:
PERMIT SET

title:
ARCHITECTURAL SECTIONS
crawford project no.: KC43125

A300
sheet no.



2 A400 DETAIL @ EXTERIOR WALL
3" = 1'-0"



1 A400 DETAIL @ INTERIOR WALL
3" = 1'-0"

LUMEN FIELD

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LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

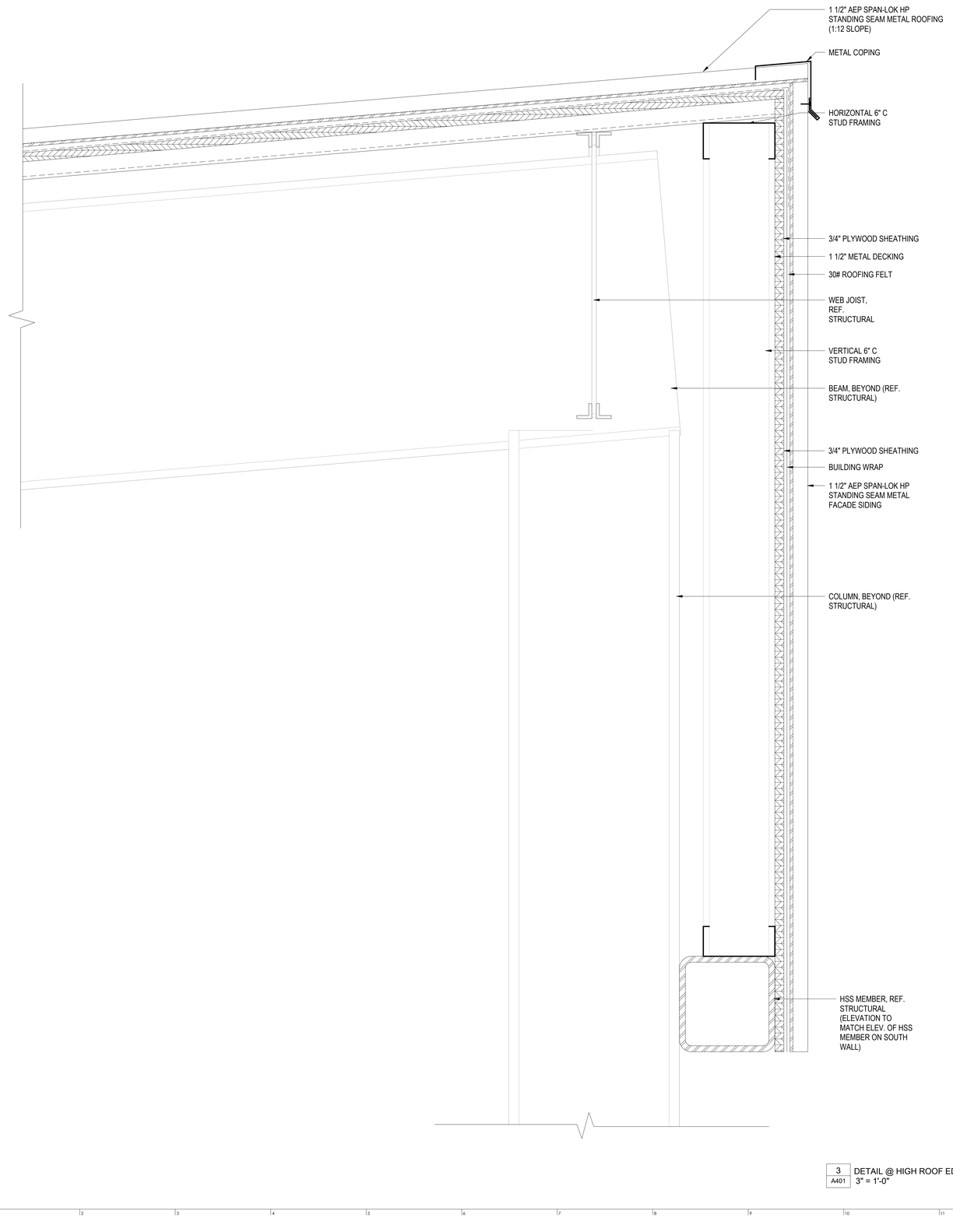
8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

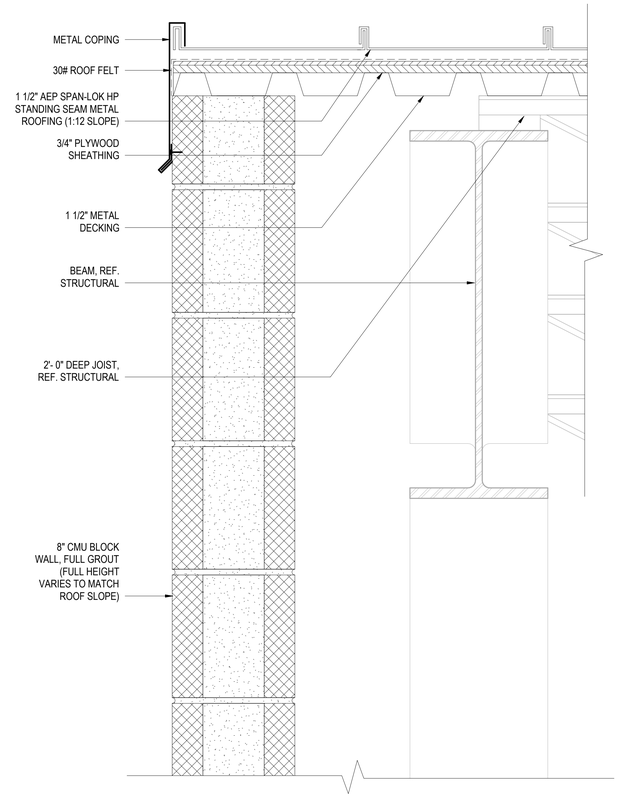
DRAWINGS ISSUED FOR:
PERMIT SET

title:
FOOTING & FOUNDATION DETAILS
crawford project no.: KC43125

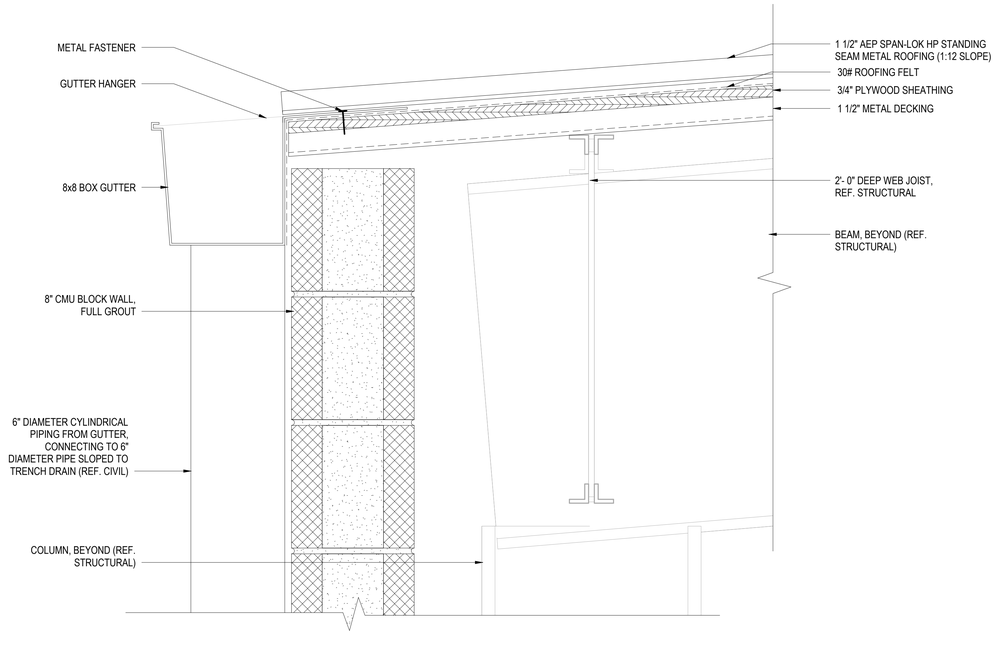
A400
sheet no.



3 A401 DETAIL @ HIGH ROOF EDGE
3" = 1'-0"



2 A401 DETAIL @ NORTH ROOF EDGE
3" = 1'-0"



1 A401 DETAIL @ LOW ROOF EDGE
3" = 1'-0"

LUMEN FIELD

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LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

8995 REGISTERED ARCHITECT
DAVID MERLE MURPHY
STATE OF WASHINGTON
6/26/2025

DATE:
6/26/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
WALL / ROOF DETAILS
crawford project no.: KC43125

A401
sheet no.

1 SKYLIGHT - B.O.D. VELUX CFC2
6" = 1'-0"

LUMEN FIELD

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LEGEND

DESCRIPTION	SYMBOL
LIMITS OF WORK	
PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
BOLLARD	
LIGHT POST FOUNDATION	
CENTERLINE TYPE 1 CONDUIT	
CENTERLINE TYPE 2 CONDUIT	
CENTERLINE TYPE 3 CONDUIT	
CENTERLINE TYPE 4 CONDUIT	
COORDINATE POINT	N 1,433,544.34 E 2,454,789.02
BUILDING	
TREE PROTECTION FENCE	

SITE HATCHES

- CONCRETE PAVEMENT PATCH
- ASPHALT PAVEMENT PATCH
- LIGHT-DUTY/PEDESTRIAN CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- EXPOSED BOLLARD FOUNDATION
- 3" MIN STAMPED ASPHALT OVERLAY
- ASPHALT OVERLAY
- CONCRETE OVERLAY

DEMOLITION LEGEND

DESCRIPTION	SYMBOL
ITEM TO BE REMOVED	
ITEM TO REMAIN	
CAP UTILITY, SEE SITE DEMOLITION	
REMOVE EXISTING ASPHALT PAVEMENT	
REMOVE EXISTING CONCRETE PAVEMENT	

ABBREVIATIONS

&	AND	D, Δ	DEFLECTION ANGLE	LB	POUND	RW	RECYCLED WATER
@	AT	DB	DUCTBANK	LF	LINEAR FEET		
Δ, D	DEFLECTION ANGLE	DEG, ^	DEGREE	LOC	LOCATE (-D), LOCATION	S	SLOPE, SOUTH
^, DEG	DEGREE	DEMO	DEMOLISH, DEMOLITION	LP	LOW POINT	SCHED	SCHEDULE
~, DIA	DIAMETER	DEPT	DEPARTMENT	LT	LEFT	SD	STORM DRAIN
#	NUMBER	DET	DETAIL	LVL	LEVEL	SDMH	STORM DRAIN MANHOLE
%	PERCENT	DI	DUCTILE IRON			SE	SOUTHEAST
f'c	CONCRETE COMPRESSIVE STRENGTH	DIA, ~	DIAMETER	MATL	MATERIAL	SECT	SECTION
		DIAG	DIAGONAL	MAX	MAXIMUM	SHT	SHEET
fy	REINFORCING STEEL YIELD STRENGTH	DICA	DRILLED-IN CONCRETE ANCHOR	MECH	MECHANICAL	SIM	SIMILAR
				MFR	MANUFACTURE (-R)	SOG	SLAB ON GRADE
		DIM	DIMENSION	MH	MANHOLE	SPC	SPACE
ABAN	ABANDON (-ED)	DIR	DIRECTION	MIC	MONUMENT IN CASE	SPEC	SPECIFICATION
AC	ASBESTOS CEMENT, ASPHALT CONCRETE/CEMENT	DOM	DOMESTIC	MIN	MINIMUM, MINUTE	SQ	SQUARE
		DS	DOWNSPOUT	MISC	MISCELLANEOUS	SS	SANITARY SEWER
		DWG	DRAWING	MJ	MECHANICAL JOINT	SSMH	SANITARY SEWER MANHOLE
AD	AREA DRAIN	DWL	DOWEL	ML	MATCHLINE		
ADA	AMERICANS WITH DISABILITIES ACT	DWY	DRIVEWAY	MON	MONUMENT	ST	STREET
				MSE	MECHANICALLY STABILIZED EARTH	STA	STATION
ADDL	ADDITIONAL	(E)	EXISTING			STD	STANDARD
ADJ	ADJACENT, ADJUST (-ED, -MENT, -ABLE)	E	EAST (-ING)	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	STL	STEEL
		EA	EACH			STRUC	STRUCTURAL, STRUCTURE
AGGR	AGGREGATE	ECC	ECCENTRIC				
ALT	ALTERNATE, ALTERNATIVE	ECR	END CURB RETURN			SW	SOUTHWEST
		EG	EXISTING GRADE	N	NORTH (-ING)	SYM	SYMMETRICAL
APPD	APPROVED	EJ	EXPANSION JOINT	NA	NOT APPLICABLE		
APPROX	APPROXIMATE (-LY)	EL	ELEVATION	NE	NORTHEAST	TB	THRUST BLOCK
ARCH	ARCHITECT (-URAL)	ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	TC	TOP OF CURB
ASPH	ASPHALT	EMBED	EMBED (-DED, -MENT)	NOM	NOMINAL	TD	TRENCH DRAIN
ASSY	ASSEMBLY	ENGR	ENGINEER	NTS	NOT TO SCALE	TEMP	TEMPORARY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EOR	ENGINEER OF RECORD	NW	NORTHWEST	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
		EQ	EQUAL				
ATB	ASPHALT TREATED BASE	EQUIP	EQUIPMENT	OC	ON CENTER		
		ESMT	EASEMENT	OD	OUTSIDE DIAMETER	TOF	TOP OF FOOTING
AVE	AVENUE	EST	ESTIMATE (-D)	OL	OVERLAY	TOW	TOP OF WALL
		EVC	END VERTICAL CURVE	OPNG	OPENING	TYP	TYPICAL
BCR	BEGIN CURB RETURN	EW	EACH WAY	OPP	OPPOSITE (HAND)		
BFP	BACK FLOW PREVENTER	EXCAV	EXCAVATION	OPT	OPTION (-AL)	UNO	UNLESS NOTED OTHERWISE
		EXIST	EXISTING	ORIG	ORIGINAL		
BLDG	BUILDING	EXP	EXPANSION	OWS	OIL/WATER SEPARATOR	UTIL	UTILITY
BLK	BLOCK (-ING)	EXT	EXTERIOR			V	VERTICAL
BM	BEAM, BENCH MARK	FD	FOUNDATION DRAIN, FOOTING DRAIN	PC	POINT OF CURVATURE	VAC	VACUUM
BMP	BEST MANAGEMENT PRACTICE	FDC	FIRE DEPARTMENT CONNECTION	PCC	POINT OF COMPOUND CURVATURE, PORTLAND CEMENT CONCRETE	VB	VALVE BOX
						VC	VERTICAL CURVE
BOL	BOLLARD	FDN	FOUNDATION			VDM	VERTICAL DRAINAGE MATERIAL
BOT	BOTTOM	FF	FINISHED FLOOR	PED	PEDESTRIAN	VERT	VERTICAL
BOW	BOTTOM OF WALL	FG	FINISHED GRADE	PERF	PERFORATED	VIF	VERIFY IN FIELD
BSMT	BASEMENT	FH	FIRE HYDRANT	PERP	PERPENDICULAR	VOL	VOLUME
BTWN	BETWEEN	FIN	FINISH (-ED)	PI	POINT OF INTERSECTION	VTB	VERTICAL THRUST BLOCK
BVC	BEGIN VERTICAL CURVE	FL	FLOOR, FLOWLINE, FLANGE	PIV	POST INDICATOR VALVE	W	WATER, WEST, WIDTH
CANT	CANTILEVER	FM	FORCE MAIN	PL	PROPERTY LINE, PLATE	W/	WITH
CB	CATCH BASIN	FT	FOOT, FEET			W/O	WITHOUT
CC	CENTER TO CENTER	FTG	FOOTING	PLUMB	PLUMBING	WHT	WHITE
CDF	CONTROLLED DENSITY FILL	G	GAS, GUTTER	POLY	POLYETHYLENE	WP	WORK POINT
CFS	CUBIC FEET PER SECOND	GA	GAGE, GAUGE	PRC	POINT OF REVERSE CURVATURE	WPJ	WEAKENED PLANE JOINT
		GAL	GALLON				
CI	CAST IRON	GALV	GALVANIZE (-D)	PROP	PROPERTY	WS	WATER SURFACE
CIP	CAST-IN-PLACE	GB	GRADE BREAK	PROT	PROTECTION	WT	WEIGHT
CJ	CONSTRUCTION JOINT	GEN	GENERAL	PSF	POUNDS PER SQUARE FOOT	WWF	WELDED WIRE FABRIC
CL	CENTERLINE	GPM	GALLONS PER MINUTE				
CLR	CLEAR (-ANCE)	GV	GATE VALVE	PSI	POUNDS PER SQUARE INCH	YD	YARD
CMP	CORRUGATED METAL PIPE	H	HORIZONTAL	PT	POINT OF TANGENCY, POINT	YEL	YELLOW
CNR	CORNER	HDPE	HIGH DENSITY POLYETHYLENE	PV	POWER VAULT		
CO	CLEAN OUT			PVC	POLYVINYL CHLORIDE		
COL	COLUMN	HH	HANDHOLE	PVI	POINT OF VERTICAL INTERSECTION		
COMB	COMBINATION	HMA	HOT MIX ASPHALT				
COMM	COMMUNICATION	HORIZ	HORIZONTAL				
CON	CONCENTRIC	HP	HIGH POINT	PVMT	PAVEMENT		
CONC	CONCRETE	HT	HEIGHT				
COND	CONDUIT, CONDITION	HTB	HORIZONTAL THRUST BLOCK	Q	FLOW RATE		
CONN	CONNECT (-ION)						
CONST	CONSTRUCTION	HYD	HYDRANT	R	RADIUS		
CONT	CONTINUATION, CONTINUE, CONTINUOUS			RCMD	RECOMMEND (-ED)		
		ID	INSIDE DIAMETER	RCP	REINFORCED CONCRETE PIPE		
		IE	INVERT ELEVATION				
CONTR	CONTRACTOR	IN	INCH	RED	REDUCER, REDUCING		
COORD	COORDINATE, COORDINATION	INCL	INCLUDE (-D), INCLUDING	REF	REFER (-ENCE)		
				REINF	REINFORCE (-D, -MENT), REINFORCING		
CORP	CORPORATION	INFO	INFORMATION				
COS	CITY OF SEATTLE	INT	INTERIOR, INTERSECTION	REQD	REQUIRED		
CP	CONTROL POINT, CENTER POINT	INV	INVERT	RET	RETAINING		
				REV	REVISION		
CTB	CEMENT TREATED BASE	IRR	IRRIGATION	RIM	RIM ELEVATION		
				RJ	RESTRAINED JOINT		
CTR	CENTER	JT	JOINT	RL	RAIN LEADER		
CU	CUBIC			ROW	RIGHT-OF-WAY		
CULV	CULVERT	LARCH	LANDSCAPE ARCHITECT (-URAL)	RPM	RAISED PAVEMENT MARKER		
CV	COMM VAULT						
		LAT	LATERAL	RT	RIGHT		

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE PER THE PROJECT SITE SURVEY PROVIDED BY BUSH, ROED & HITCHINGS, INC. DATED 9/13/2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. HORIZONTAL DATUM IS NAD 83/2011 (EPOCH 2010). REFER TO THE PROJECT SITE SURVEY FOR ADDITIONAL INFORMATION.
3. VERTICAL DATUM IS NAVD 88 REFER TO THE PROJECT SITE SURVEY FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PROVIDED BY TETRA TECH DATED NOVEMBER 27, 2024.
5. WORK SHALL CONFORM TO THE CITY OF SEATTLE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 2020 EDITION, AND THE CITY OF SEATTLE STANDARD PLANS, 2020 EDITION. STANDARDS. A COPY OF THESE DOCUMENTS SHALL BE ON-SITE DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION.
7. THE LIMITS OF WORK INDICATED ON THE CIVIL DRAWINGS APPLY TO THE CIVIL SITE AND UTILITY WORK. WORK OUTSIDE OF THE LIMITS OF WORK MAY BE REQUIRED BY OTHER DISCIPLINES OR TRADES. UNLESS NOTED OTHERWISE, NO CIVIL-RELATED WORK SHALL BE PERFORMED OUTSIDE THE LIMITS OF WORK WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. ANY WORK ADJACENT TO THE LIMITS OF WORK SHALL BE CARRIED OUT ON THE PROJECT SIDE.
8. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER (1-800-424-5555) A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL UNDERGROUND UTILITY LOCATION SERVICE TO LOCATE AND MAINTAIN MARKINGS THAT INDICATE LOCATIONS OF UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA.

SHEET LIST

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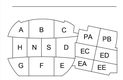

NORTH
KEY PLAN

seal

DRAWINGS ISSUED FOR:
PERMIT SET

DATE:
6/25/2025

title :
LEGEND, ABREVIATIONS, AND DRAWING LIST

crawford project no. : KC40523

C0.01
sheet no.

6/25/2025 1:31 PM USER: cjp PATH: J:\LumenField\North\LstCiv\ELSB\C0\C0.0X.dwg LAYOUT: C0.01

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN NOTES

1. THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN SHALL BE IMPLEMENTED AND APPROVED BY CITY OF SEATTLE PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
2. THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ARE INTENDED TO BE MINIMUM REQUIREMENTS. ADDITIONAL FACILITIES SHALL BE INSTALLED AS NECESSARY AND/OR AS REQUIRED AT THE DISCRETION OF CITY OF SEATTLE.
3. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DOWNSTREAM DAMAGE DUE TO THE FAILURE BY THE CONTRACTOR TO FULFILL THESE REQUIREMENTS WILL BE THE CONTRACTOR'S LIABILITY.
4. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION AND SEDIMENT CONTROL. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CONSTRUCTION IS COMPLETE, THE POTENTIAL FOR EROSION HAS PASSED AND THE OWNER'S REPRESENTATIVE HAS GIVEN INSTRUCTIONS TO REMOVE THE EROSION CONTROL MEASURES.
5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO REMOVE THE SEDIMENT, THEN THE CONTRACTOR SHALL INSTALL A TIRE WASH FACILITY TO WASH TIRES PRIOR TO MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM, RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, STREET SWEEPING SHALL BE EMPLOYED. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. STREET SWEEPING IS NOT CONSIDERED A PRIMARY TEMPORARY EROSION AND SEDIMENT CONTROL COMPONENT AND SHALL BE UTILIZED IN THE EVENT OF A FAILURE AND IN ADDITION TO THE PRIMARY TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES THE SEDIMENT FROM THE PAVEMENT.
6. THE CONTRACTOR SHALL PLACE CATCH BASIN INSERTS IN CATCH BASINS WITHIN THE LIMITS OF WORK, INCLUDING THOSE SCHEDULED FOR DEMOLITION PRIOR TO THEIR REMOVAL. CATCH BASIN INSERTS MAY BE REQUIRED OUTSIDE THE LIMITS OF WORK.
7. STABILIZE SOILS, INCLUDING STOCKPILES THAT ARE TEMPORARILY EXPOSED, AS SOON AS PRACTICABLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
8. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM CATCH BASINS. STOCKPILES SHALL BE ADEQUATELY CONTAINED.
9. MITIGATION MEASURES SUCH AS DUST SUPPRESSION TECHNIQUES MUST BE IN PLACE DURING DEMOLITION AND CONSTRUCTION EVENTS TO MINIMIZE THE TRACKING AND BROADCASTING OF FUGITIVE PARTICULATE EMISSIONS ONTO PUBLIC ROADWAYS AND ACROSS PROPERTY LINES. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL ORDINANCES GOVERNING AIR POLLUTION CONTROL.
10. CONSTRUCTION STORMWATER DISCHARGE FROM THE SITE SHALL MEET THE REQUIREMENTS OF THE CITY OF SEATTE.
11. THE CONTRACTOR MAY USE ALTERNATIVE METHODS OF TREATMENT OF CONSTRUCTION STORMWATER RUNOFF. THE PROPOSED ALTERNATIVE METHODS MUST MEET THE EFFLUENT QUALITY OUTLINED ABOVE. THE CONTRACTOR SHALL SUBMIT THE ALTERNATE METHODS FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND SECURITY DEVICES AS NECESSARY FOR THE PROTECTION OF THE ADJACENT PUBLIC IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAYS.
2. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR CAPPING OF EXISTING UTILITIES WITH THE APPLICABLE UTILITY AGENCY, INCLUDING BUT NOT LIMITED TO:
   A. EXISTING WATER CONNECTIONS (SEATTLE PUBLIC UTILITUES).
   B. EXISTING NATURAL GAS CONNECTIONS (PUGET SOUND ENERGY).
   C. EXISTING TELEPHONE CONNECTIONS (CENTURY LINK).
   D. EXISTING SANITARY SEWER (SEATTLE PUBLIC UTILITIES).
   E. EXISTING POWER CONNECTIONS (SEATTLE CITY LIGHT).
   F. EXISTING FIBER OPTICS (VARIOUS, CONTRACTOR TO VERIFY).
   G. EXISTING STORM DRAINAGE (SEATTLE PUBLIC UTILITUES).
3. EXCAVATION FOR REMOVAL OF UTILITIES SHALL BE IN ACCORDANCE WITH THE PROJECT'S MOST RECENT GEOTECHNICAL ENGINEERING REPORT PREPARED BY TETRA TECH, DATED NOVEMBER 27, 2024 . THE CONTRACTOR SHALL COMPLY WITH THE REPORT RECOMMENDATIONS.
4. CAP OR PLUG UTILITY SERVICES AT THE LIMITS OF EXCAVATION OR AT THE LIMITS OF DEMOLITION, UNLESS NOTED OTHERWISE.
5. ABANDONMENT OF UTILITY PIPELINES 12 INCHES IN DIAMETER AND LARGER AND ALL UTILITIES THAT CROSS A PUBLIC ROADWAY REGARDLESS OF SIZE SHALL BE BY CAPPING OR PLUGGING THE PIPE ENDS AND PUMPING GROUT FILL MATERIAL INTO THE INTERIOR OF THE PIPELINE USING EQUIPMENT AND MONITORING DEVICES SUFFICIENT TO DETERMINE THE EFFECTIVENESS OF THE GROUTING OPERATION AND TO ENSURE THAT THE PIPELINE IS COMPLETELY FILLED WITH GROUT MATERIAL. THE UTILITY TO BE ABANDONED SHALL FIRST BE CLEARED OF DEBRIS AND DEWATERED TO ENSURE PROPER SETTING OF THE GROUT. THE CONTRACTOR SHALL ESTABLISH AND SUBMIT FOR REVIEW THE GROUT MIXES, EQUIPMENT AND METHODS PROPOSED TO BE USED FOR PLACEMENT OF THE GROUT AND MONITORING OF THE GROUTING OPERATION. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 100 PSI.
6. ABANDONMENT OF UTILITY PIPELINES SMALLER THAN 12 INCHES IN DIAMETER SHALL REQUIRE CAPPING OR PLUGGING OF THE PIPE ENDS ONLY, UNLESS NOTED OTHERWISE.
7. REMOVE EXISTING CONCRETE PAVEMENT AND BASE COURSE MATERIAL TO FULL DEPTH.
8. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT AND BASE COURSE MATERIAL TO FULL DEPTH.
9. PROTECT ALL EXISTING STRUCTURES AND FOUNDATIONS TO REMAIN WITHIN THE LIMITS OF WORK DURING CONSTRUCTION UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED IN ORDER TO AVOID IMPACTS TO EXISTING STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
10. PROTECT ALL EXISTING UTILITIES INDICATED TO REMAIN FROM DAMAGE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED TO ENSURE ADEQUATE PROTECTION OF UTILITIES AND APPURTENANCES TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL VERIFY THAT ALL COMMUNICATIONS WIRES AND CONDUCTORS HAVE BEEN DECOMMISSIONED PRIOR TO REMOVAL OF COMMUNICATIONS CONDUITS AND VAULTS.
12. PRIOR TO THE START OF ANY SITE DEMOLITION, CONTRACTOR SHALL COORDINATE AND DETERMINE WHICH ITEMS, IF ANY, ARE TO BE SALVAGED WITH THE OWNER'S REPRESENTATIVE AND THE OWNER. ANY SPECIAL SALVAGING PROCEDURES THAT ARE TO BE FOLLOWED WILL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND THE OWNER.
13. DEMOLITION ASSOCIATED WITH ELECTRICAL LINES AND APPURTENANCES SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS. DEMOLITION FOR SPECIFIC ELECTRICAL ITEMS INDICATED ON THE DEMOLITION PLANS SHALL NOT BE CARRIED OUT UNTIL POWER SOURCES TO THE ITEMS INDICATED FOR REMOVAL HAVE BEEN MADE SAFE.
14. REMOVAL OF ELECTRICAL DUCTBANK, CONDUITS AND VAULTS SHALL FOLLOW PULLING OF CABLE AND CONDUCTORS.
15. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY OF SEATTLE DEMOLITION AND STREET USE PERMITS BEFORE COMMENCING DEMOLITION ACTIVITIES.
16. PROVIDE TREE PROJECTION FOR ALL SIGNIFICANT TREES ADJACENT TO THE LIMITS OF WORK IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION TREE MANUAL.

SITE AND PAVING NOTES

1. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, FACE OF BUILIDNG, OR FACE OF WALL UNLESS NOTED OTHERWISE.
2. APPLY A BITUMINOUS TACK COAT AT LOCATIONS WHERE ASPHALT PAVEMENT ABUTS ANY BUILDING STRUCTURE, UTILITY APPURTENANCE OR OTHER PAVEMENT TYPE.
3. CONCRETE FOR EXTERIOR SITE FACILITES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, PAVING PADS, THRUST BLOCKING, FENCE POST AND BOLLARD FOUNDATIONS, RAMPS, AND UTILITY STRUCTURES SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT. CONCRETE FOR RETAINING WALLS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT. CONCRETE FOR PAVING SHALL BE IN ACCORDANCE WITH SPECIFICATION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT.
4. PROVIDE AN EXPANSION JOINT AT LOCATIONS WHERE CONCRETE WALK OR CONCRETE PAVEMENT ABUT STRUCTURAL FOUNDATION, COLUMN OR WALL, AND FIXED OBJECTS.
5. EXTERIOR CONCRETE PAVEMENT JOINTS SHALL BE WEAKENED PLANE [CONTROL] JOINTS WITH A MAXIMUM SPACING OF X (NOTE TO ENGR: SPACING IS THICKNESS OF CONCRETE IN FEET * 24) FEET ON CENTER. PAVEMENT PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25. AT THE CONTRACTOR'S OPTION, CONTRACTOR MAY SUBSTITUTE CONSTRUCTION JOINTS FOR WEAKENED PLANE [CONTROL] JOINTS. JOINTS SHALL BE COORDINATED WITH LANDSCAPE PLANS.

GRADING NOTES

1. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT, GUTTER ELEVATION OR FINISHED GRADE UNLESS NOTED OTHERWISE.
2. ADJUST UTILITY ACCESS COVERS, FOR UTILITIES TO REMAIN, TO FINISH GRADE.
3. TOP ELEVATION FOR VAULTS SHALL MATCH FINISH GRADE. SLOPE VAULT LIDS AS REQUIRED.
4. SLOPES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONSTRUCTION SHALL BE BASED ON SPOT ELEVATIONS.

STORM DRAIN NOTES

1. A COPY OF THE APPROVED DRAINAGE CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. UNLESS NOTED OTHERWISE, THE CONTRACTOR MAY USE ANY COMBINATION OF PREFABRICATED FITTINGS (TEES, BENDS AND WYES) AT LOCATIONS WHERE STORM CONNECTION POINTS OF INTERSECTION (PI) OR BENDS ARE INDICATED. PREFABRICATED FITTINGS MAY BE ADJUSTED AS REQUIRED TO MAINTAIN POSITIVE SLOPE AND DRAINAGE. WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE THE FITTINGS AS SHOWN.
3. REQUIRED STORM WATER FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY PAVING UNLESS OTHERWISE APPROVED.
4. INSTALL CATCH BASIN INSERTS UNDER ALL CATCH BASIN AND AREA DRAIN GRATES IMMEDIATELY AFTER INSTALLATION. PROTECTION SHALL BE REMOVED AFTER FINAL PAVING AND/OR LANDSCAPING HAS BEEN ESTABLISHED.
5. STORM DRAIN PIPE DISCHARGING FROM AN AREA DRAIN SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE.
6. LENGTHS OF PIPING SHOWN ON STORM DRAIN ARE FROM CENTER OF STRUCTURE, FITTING OR POINT OF INTERSECTION AND ARE SHOWN FOR INFORMATION ONLY. ALL PIPING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS AND LOCATED BY COORDINATES OR DIMENSIONS.
7. COORDINATE POINTS AND ELEVATIONS SHOWN FOR ALL CATCH BASINS, CLEANOUTS, AREA DRAINS AND MANHOLES ARE TO THE CENTER OF THE FRAME AND GRATE OR COVER, UNLESS NOTED OTHERWISE.
8. TOP ELEVATION FOR ALL DRAINAGE STRUCTURES WITH SOLID COVERS SHALL MATCH FINISH GRADE UNLESS NOTED OTHERWISE.
9. TRENCHING FOR STORM DRAINS SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 284 AND PIPE BEDDING SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 285.
10. STORM DRAIN MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SEATTLE STANDARD SPECIFICATIONS.
11. STORM DRAIN PIPING SHALL BE PVC ASTM D3034,SDR-35, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL VERIFY EXISTING AND NEW UTILITY CROSSINGS PRIOR TO STORM DRAIN INSTALLATION.
13. CONTRACTOR SHALL ADJUST THE RIM ELEVATION OF EXISTING STRUCTURES TO REMAIN TO THE FINISHED GRADE ELEVATION.

UTILITY NOTES

1. WATER LINES LESS THAN 12 INCHES IN DIAMETER SHALL HAVE A MINIMUM OF 3 FEET OF COVER OVER THE TOP OF PIPE. WATER LINES 12 INCHES OR LARGER IN DIAMETER SHALL HAVE 4 FEET OF COVER OVER THE TOP OF PIPE. MAINTAIN A MINIMUM OF 12 INCHES CLEAR AT CROSSINGS WITH UTILITIES OTHER THAN SANITARY SEWER LINES. WATER LINES SHALL PASS UNDER THE OTHER UTILITY IF THE MINIMUM SPECIFIED COVER CANNOT BE OBTAINED.
2. MAINTAIN A MINIMUM OF 18 INCHES CLEAR BETWEEN CROSSINGS OF WATER LINES AND SANITARY SEWER LINES. WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
3. PROVIDE HORIZONTAL AND VERTICAL BENDS WHERE INDICATED. WHERE A POINT OF INTERSECTION (HORIZONTAL OR VERTICAL) IS SHOWN AND THE DEFLECTION ANGLE IS MORE OR LESS THAN A STANDARD BEND, USE A COMBINATION OF THE STANDARD BEND AND JOINT DEFLECTION OF THE PIPE TO MEET THE ALIGNMENT SHOWN. MAXIMUM JOINT DEFLECTION IS 3 DEGREES OR THE MAXIMUM THAT IS RECOMMENDED BY THE PIPE MANUFACTURER, WHICHEVER IS SMALLER.
4. PROVIDE HORIZONTAL AND VERTICAL THRUST BLOCKING AT ALL HORIZONTAL AND VERTICAL BENDS IN ACCORDANCE WITH THE CITY OF SEATTLE. THE CONTRACTOR MAY PROVIDE RESTRAINED JOINTS IN LIEU OF HORIZONTAL AND/OR VERTICAL THRUST BLOCKING AT LOCATIONS WHERE INSTALLATION OF THE THRUST BLOCKING WILL INTERFERE WITH OTHER CONSTRUCTION. SEE SPECIFICATION FOR REQUIREMENTS.
5. CAPPED WATER LINES OR TEES SHALL HAVE HORIZONTAL THRUST BLOCKING.
6. COORDINATE POINTS AND ELEVATIONS SHOWN FOR ALL MANHOLES ARE TO THE CENTER OF THE MANHOLE, UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW UTILITY CROSSINGS PRIOR TO WATER AND SANITARY SEWER SYSTEM INSTALLATION.
8. TRENCHING FOR WATER LINES SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 284 AND PIPE BEDDING SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 285.
9. TRENCHING FOR SANITARY SEWERS SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 284 AND PIPE BEDDING SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 285.
10. LENGTHS OF PIPING SHOWN ON STORM DRAIN ARE FROM CENTER OF STRUCTURE, FITTING OR POINT OF INTERSECTION AND ARE SHOWN FOR INFORMATION ONLY. ALL PIPING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS AND LOCATED BY COORDINATES OR DIMENSIONS.
11. VERIFY LOCATIONS OF LATERAL BUILDING CONNECTIONS WITH THE PLUMBING DRAWINGS PRIOR TO INSTALLATION.
12. UTILITY CROSSINGS SHOWN ON THE UTILITY PROFILES ARE FOR THE CONTRACTOR'S INFORMATION AND REFERENCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW UTILITY CROSSINGS PRIOR TO UTILITY SYSTEM INSTALLATION.
13. SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SEATTLE STANDARD SPECIFICATIONS.
14. WATER MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SEATTLE STANDARD SPECIFICATIONS.
15. SANITARY SEWER PIPE SHALL BE CLASS 50 DUCTILE IRON WHERE COVER IS LESS THAN 3.00 FEET, OTHERWISE, SANITARY SEWER PIPE SHALL BE PVC ASTM D3034, SDR-35, UNLESS NOTED OTHERWISE.
16. WATER LINE PIPE SHALL BE HDPE DR11 UNLESS NOTED OTHERWISE.

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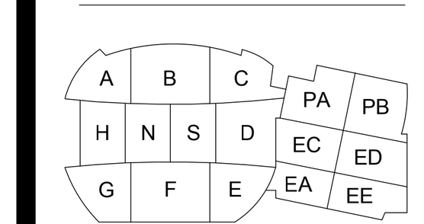
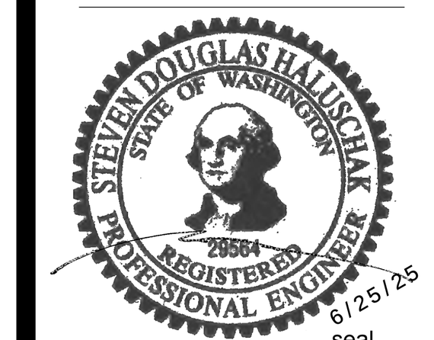


KEY PLAN



seal

DATE:
6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
NOTES

crawford project no.: KC40523

C0.02
sheet no.

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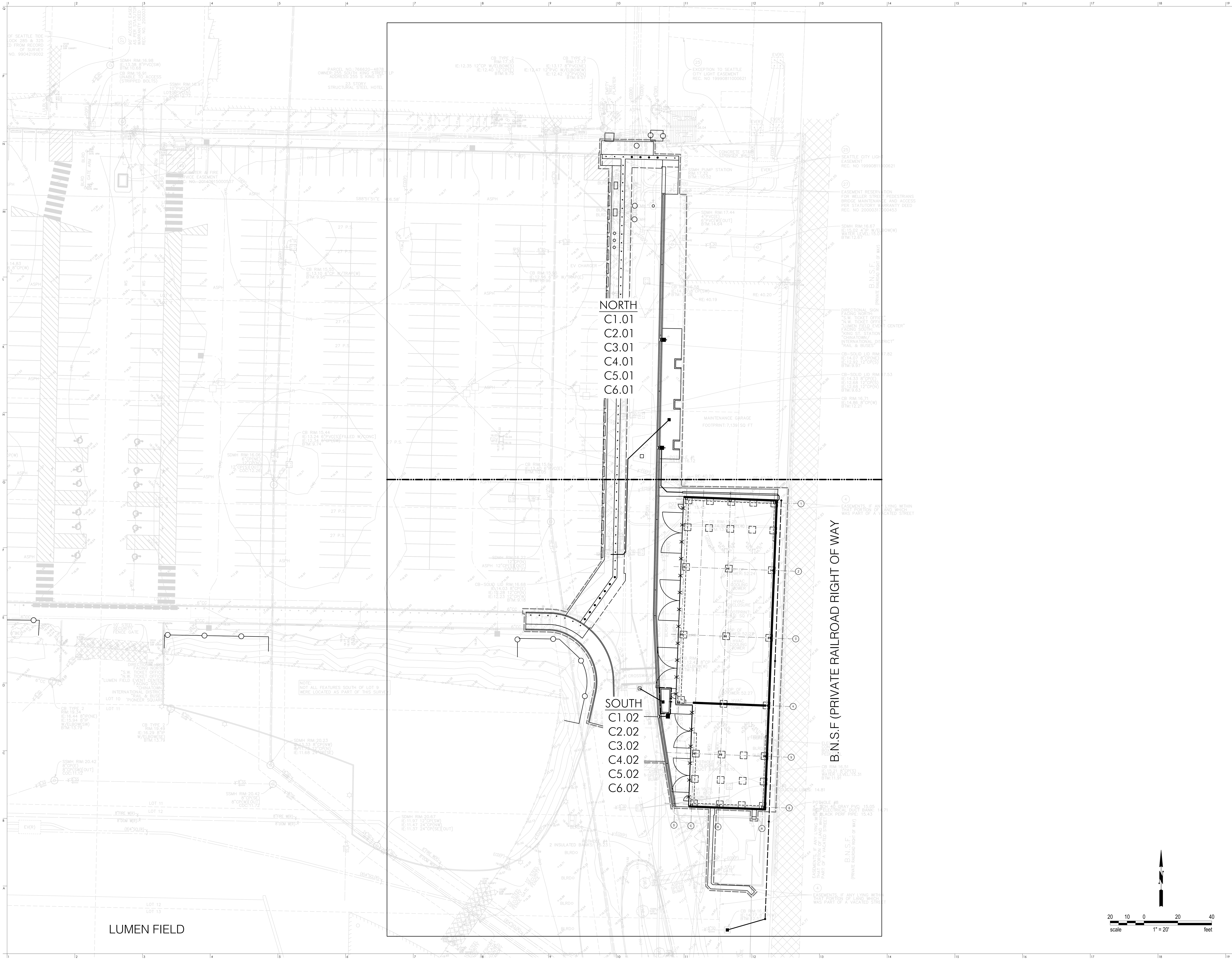

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KEY PLAN
NORTH

STEVEN DOUGLAS HALUSCHAK
STATE OF WASHINGTON
28564
REGISTERED PROFESSIONAL ENGINEER
6/25/25
seal

DRAWINGS ISSUED FOR:
PERMIT SET

DATE:
6/25/2025

title : OVERALL KEY PLAN
crawford project no. : KC40523

C0.03
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.

TREE AND VEGETATION PROTECTION, TYP — 1 C1.01 C8.01

CATCH BASIN INSERT, TYP — 2 C1.01 C8.01

B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY

PROPERTY LINE, TYP

LIMITS OF WORK, TYP

MATCHLINE SEE SHEET C1.02

scale 1" = 10' (10 5 0 10 20 feet)

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A B C PA PB H N S D EC ED G F E EA EE
NORTH
KEY PLAN

REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — 6/25/25 — seal

DRAWINGS ISSUED FOR:
PERMIT SET

DATE:
6/25/2025

title:
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

crawford project no. : KC40523

C1.01
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.

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H N S D EC ED
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NORTH
KEY PLAN

STEVEN DOUGLAS HALUSCHAK STATE OF WASHINGTON 29564 REGISTERED PROFESSIONAL ENGINEER
6/25/25
seal

DRAWINGS ISSUED FOR:
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6/25/2025

title :
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

crawford project no. : KC40523

C1.02
sheet no.

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NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE DEMOLITION NOTES.

UTILITIES TO REMAIN

FLAG	DESCRIPTION
UA	EXISTING STORM DRAIN PIPING AND CATCH BASINS TO REMAIN
UB	EXISTING UNKNOWN CONDUIT, AND PIPING TO REMAIN
UC	EXISTING ELECTRICAL CONDUIT, DUCTBANK, MANHOLES, VAULTS, AND JUNCTION BOXES TO REMAIN
UD	EXISTING GAS PIPING AND VALVES TO REMAIN
UE	EXISTING COMMUNICATION CONDUIT, DUCTBANK, MANHOLES, VAULTS, AND JUNCTION BOXES TO REMAIN
UF	EXISTING SANITARY SEWER MANHOLES, PIPING, AND PUMP STATION TO REMAIN
UG	EXISTING LIGHT POLES TO REMAIN
UH	EXISTING WATER PIPE TO REMAIN

SITE ELEMENTS TO REMAIN

FLAG	DESCRIPTION
SA	EXISTING CONCRETE CURB TO REMAIN
SB	EXISTING FENCE AND GATE TO REMAIN
SC	EXISTING TREES TO REMAIN
SD	EXISTING BUILDING CONCRETE PAD TO REMAIN

UTILITIES TO BE REMOVED

FLAG	DESCRIPTION
U1	REMOVE EXISTING LIGHTING FIXTURES AND BASE TO 4 FEET BELOW GRADE AND CAP POWER CONDUIT
U2	REMOVE EXISTING STORM DRAIN PIPING AND CATCH BASIN
U3	REMOVE EXISTING WATER PIPING AND VALVES
U4	REMOVE EXISTING ELECTRICAL CONDUIT, DUCTBANKS, MANHOLES, VAULTS, BOXES, POST, AND JUNCTION BOXES
U5	REMOVE EXISTING UNKNOWN CONDUIT, AND PIPING

SITE ELEMENTS TO BE REMOVED OR RELOCATED

FLAG	DESCRIPTION
S1	REMOVE EXISTING CONCRETE CURB
S2	REMOVE EXISTING SIGN AND SURFACE MOUNT
S3	REMOVE EXISTING BOLLARD AND FOUNDATION
S4	REMOVE EXISTING FENCE AND GATE
S5	SAWCUT EXISTING CONCRETE/ASPHALT PAVEMENT

10 5 0 10 20
scale 1" = 10' feet

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KEY PLAN

seal

DATE:
6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
SITE DEMOLITION PLAN
crawford project no.: KC40523

C2.01
sheet no.

MATCHLINE SEE SHEET C2.01

1
C2.02 C8.01
TREE AND VEGETATION PROTECTION, TYP

COOLING TOWER STRUCTURE TO BE REMOVED

STRUCTURAL CONCRETE SLAB TO REMAIN

LIMITS OF WORK, TYP

PROPERTY LINE

B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY)

LUMEN FIELD

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE DEMOLITION NOTES.
3. SEE SHEET C02.01 FOR SITE DEMOLITION FLAG NOTES.

scale 1" = 10' feet

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EVENT LOGISTICS AND STAGING BUILDING (ELSB)
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KEY PLAN

STEVEN DOUGLAS HANSCHKA — STATE OF WASHINGTON — 25884 — REGISTERED PROFESSIONAL ENGINEER — 6/25/25 — seal

DATE:
6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

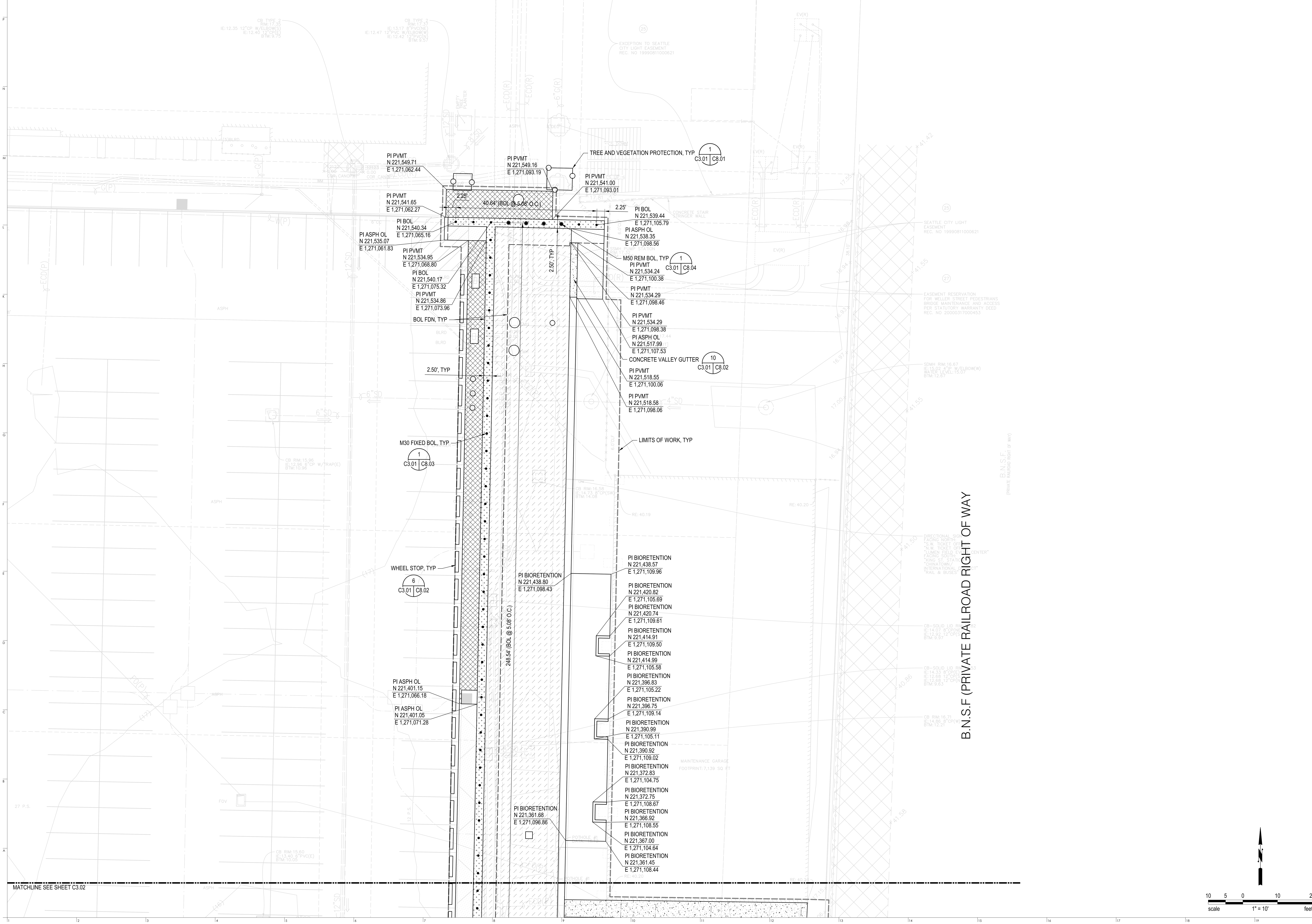
title:
SITE DEMOLITION PLAN

crawford project no.: KC40523

C2.02
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE AND PAVING NOTES.



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KEY PLAN

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DATE: 6/25/2025

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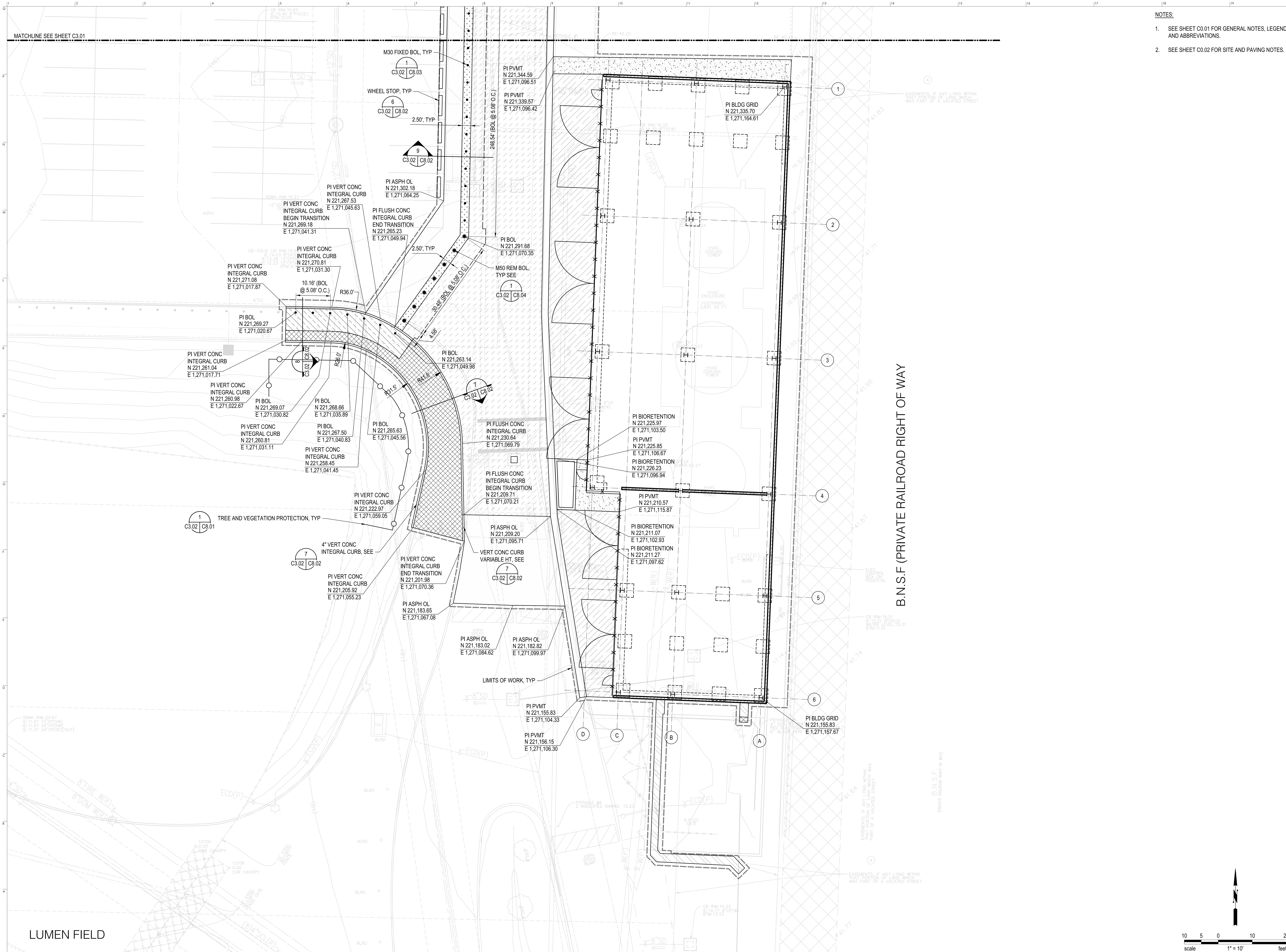
PERMIT SET

title : SITE AND PAVING PLAN
crawford project no. : KC40523

C3.01
sheet no.



NOTES:

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2. SEE SHEET C0.02 FOR SITE AND PAVING NOTES.

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KEY PLAN

seal

DATE: 6/25/2025

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title: SITE AND PAVING PLAN

crawford project no.: KC40523

C3.02
sheet no.

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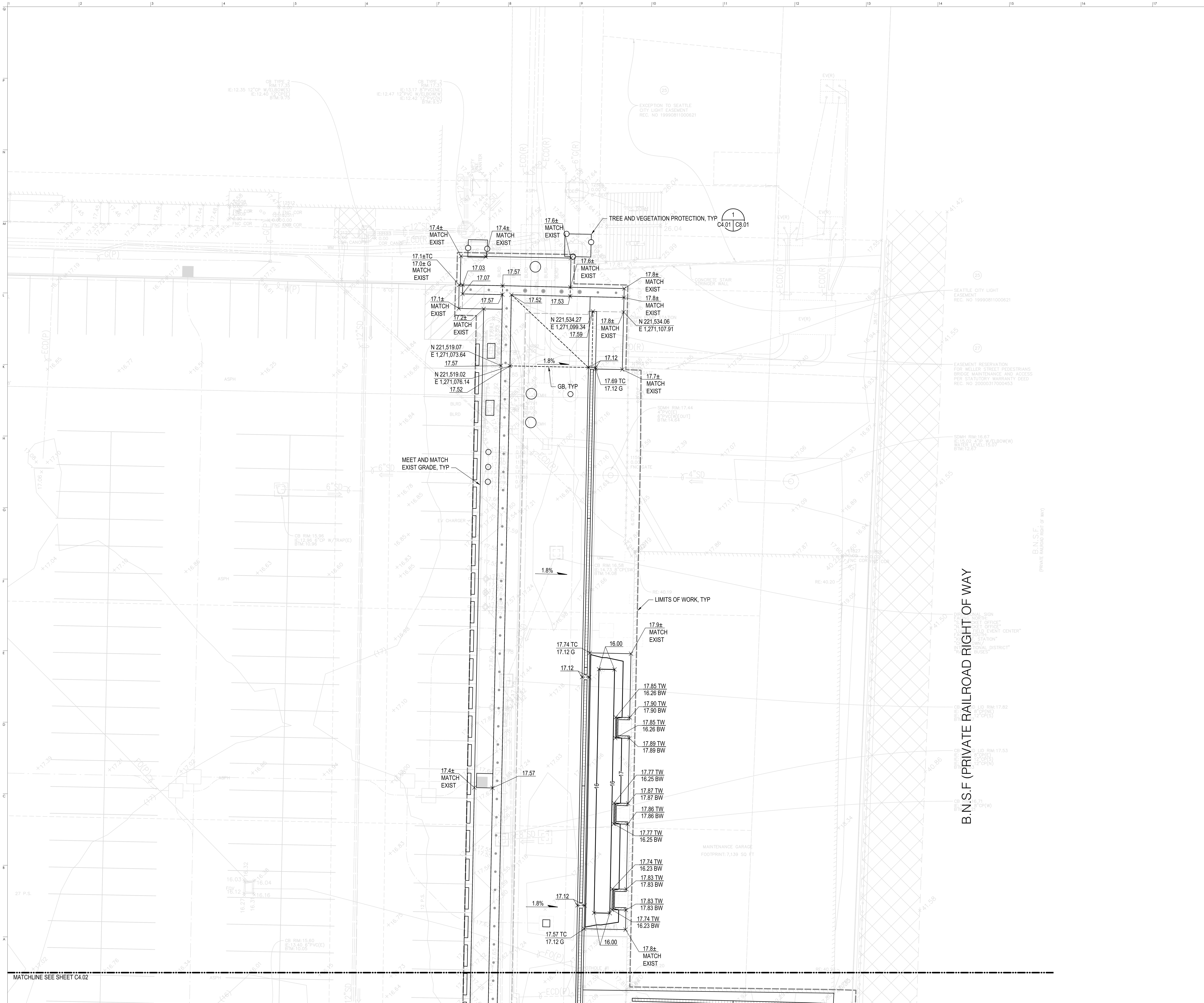
NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR GRADING NOTES.



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KEY PLAN

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title: GRADING PLAN

C4.01
sheet no.

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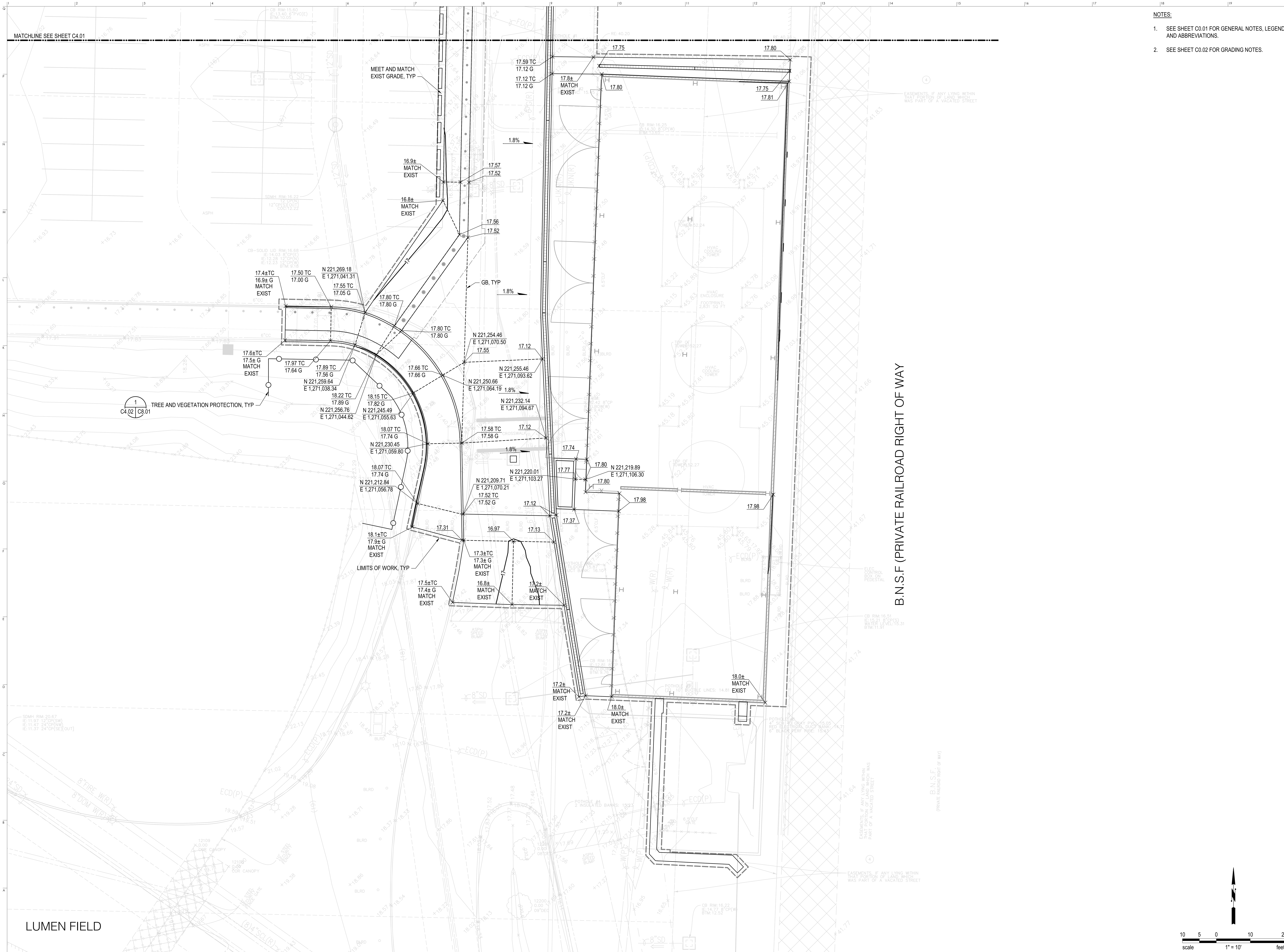

MATCHLINE SEE SHEET C4.01
MEET AND MATCH EXIST GRADE, TYP
17.75
17.80
17.59 TC
17.12 G
17.12 TC
17.12 G
17.8± MATCH EXIST
17.80
17.75
17.81
1.8%
16.9± MATCH EXIST
17.57
17.52
16.8± MATCH EXIST
17.56
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16.9± G
MATCH EXIST
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N 221,269.18
E 1,271,041.31
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N 221,254.46
E 1,271,070.50
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17.56 G
N 221,259.64
E 1,271,038.34
17.66 TC
17.66 G
N 221,255.46
E 1,271,093.62
N 221,250.66
E 1,271,064.19
1.8%
TREE AND VEGETATION PROTECTION, TYP
1
C4.02 C8.01
18.22 TC
17.89 G
N 221,256.76
E 1,271,044.62
18.15 TC
17.82 G
N 221,245.49
E 1,271,055.63
N 221,232.14
E 1,271,094.67
18.07 TC
17.74 G
N 221,230.45
E 1,271,059.80
17.58 TC
17.58 G
17.12
1.8%
17.74
18.07 TC
17.74 G
N 221,212.84
E 1,271,056.78
17.77
17.80
N 221,219.89
E 1,271,106.30
N 221,220.01
E 1,271,103.27
N 221,209.71
E 1,271,070.21
17.52 TC
17.52 G
17.80
17.12
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17.98
17.37
18.1±TC
17.9± G
MATCH EXIST
17.31
16.97
17.13
17.3±TC
17.3± G
MATCH EXIST
LIMITS OF WORK, TYP
17.5±TC
17.4± G
MATCH EXIST
16.8± MATCH EXIST
17.2± MATCH EXIST
B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY
18.0± MATCH EXIST
17.2± MATCH EXIST
17.2± MATCH EXIST
18.0± MATCH EXIST
LUMEN FIELD
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scale 1" = 10' feet

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NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR GRADING NOTES.

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KEY PLAN

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DRAWINGS ISSUED FOR:
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DATE:
6/25/2025

title :
GRADING PLAN
crawford project no. : KC40523

C4.02
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR STORM DRAIN NOTES.
3. TRENCH DRAINS SHALL BE ACO KLASSIKDRAIN KS200 WITH K2 UNIVERSAL INLET/OUTLET/ END CAP OR APPROVED EQUAL OR APPROVED EQUAL.

   A. TRENCH DRAINS 1 AND 4: UNITS SHALL BE K2-00, K2-1 - K2-10, K2-010, K2-11 - K2-20, K2-020, AND K2-21 - K2-23.

   B. TRENCH DRAINS 2 AND 3: UNITS SHALL BE K2-15 - K2-20, K2-0203, AND K2-21 - K2-23.

   C. TRENCH DRAIN 5: UNITS SHALL BE K2-1 - K2-10, K2-11 - K2-20, AND K2-21 - K2-22.

   D. TRENCH DRAIN 6: UNITS SHALL BE K2-7 - K2-10, K2-11 - K2-20, AND K2-21 - K2-22.
4. TRENCH DRAINS 1 - 6 GRATES SHALL BE CLASS E TYPE 678Q LONGITUDINAL DUCTILE IRON GRATE (ADA) OR APPROVED EQUAL. TRENCH DRAIN 7 GRATES SHALL BE CLASS B TYPE 647D LONGITUDINAL STAINLESS STEEL GRATE (ADA) OR APPROVED EQUAL.

TREE AND VEGETATION PROTECTION, TYP (1 C5.01 | C8.01)

PI TD1
N 221,518.07
E 1,271,099.05
RIM = 17.10
FL = 16.44

TRENCH DRAIN, TYP. SEE NOTES 3 AND 4 (3 C5.01 | C8.01)

TD1

NORTH PRESETTLING 1
N 221,431.99
E 1,271,099.13
RIM = 17.43
IE 4" = 16.05
IE 4" = 16.05

2 LF 4" SD

PI TD1
N 221,432.78
E 1,271,097.31
RIM = 17.10
FL = 16.07

2 LF 4" SD
IE 4" = 16.00

PI TD2
N 221,431.28
E 1,271,097.28
RIM = 17.10
FL = 16.07

BIORETENTION FACILITY (5 C5.01 | C8.01)

TD2

LIMITS OF WORK, TYP

PI TD2 AND TD3 HP
N 221,401.61
E 1,271,096.68
RIM = 17.10
FL = 16.21

OVERFLOW CB 1 (6 C5.01 | C8.01)
N 221,384.77
E 1,271,102.40
RIM = 16.50
IE 6" = 13.25

PI TD3
N 221,368.95
E 1,271,096.00
RIM = 17.10
FL = 16.07

TD 3

PRESETTLING CATCH BASIN PER COS STD DETAIL 241A, TYP
NORTH PRESETTLING 2
N 221,368.16
E 1,271,098.03
RIM = 17.43
IE 6" = 16.05
IE 6" = 16.05
IE 4" = 16.05

PI SD
N 221,361.50
E 1,271,078.01

34 LF 6" SD

IE 6" = 16.00

PI TD4
N 221,367.45
E 1,271,095.97
RIM = 17.10
FL = 16.07

2 LF 6" SD
22 LF 6" SD
TD 4
2 LF 4" SD

B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY)

MATCHLINE SEE SHEET C5.02

6/25/2025 1:19 PM USER: dp PATH: J:\LumenField\North\Lot\Civil\ELSB\C5.0X.dwg LAYOUT: C5.01

scale 10 5 0 10 20 feet
1" = 10'

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KEY PLAN

DATE: 6/25/2025

DRAWINGS ISSUED FOR: PERMIT SET

title: STORM DRAIN PLAN
crawford project no. - KC40523

C5.01
sheet no.

MATCHLINE SEE SHEET C5.01

PI SD
N 221,342.12
E 1,271,101.05

PI TD7
N 221,340.41
E 1,271,166.67
RIM = 17.75
FL = 16.68
IE 6" IN = 16.68

PI SD
N 221,339.70
E 1,271,167.37

PI SD
N 221,345.72
E 1,271,097.58

5 LF 6" SD

9 LF 6" SD

4 LF 6" SD

PI SD
N 221,337.70
E 1,271,167.37

TD 4

PI TD7
N 221,341.86
E 1,271,110.30
RIM = 17.75
FL = 16.45
IE 6" OUT = 16.45

TD7

CO
N 221,337.04
E 1,271,168.67
RIM = 17.10
IE 4" PERF = 16.43
8 C5.02 C8.01

55 LF 6" SD

TRENCH DRAIN, TYP.
SEE NOTES 3 AND 4
3 C5.02 C8.01

CONN TO 12" SD
IE 6" = (12.23)

PI SD
N 221,306.54
E 1,271,076.71

2 LF 6" SD

7 LF 6" SD

PI SD
N 221,305.13
E 1,271,075.26

PI TD4/5 HP
N 221,282.16
E 1,271,094.27
RIM = 17.10
FL = 16.44

TD5

95 LF 4" PERF SD

BIORETENTION PLANTER
4 C5.02 C8.01

CO, TYP

1 C5.02 C8.01 TREE AND VEGETATION PROTECTION, TYP

LIMITS OF WORK, TYP

OVERFLOW CB 2
N 221,217.92
E 1,271,098.74
RIM = 16.50
IE 6" = 13.25
6 C5.02 C8.01

EXIST CB 1
N 221,225.92
E 1,271,084.99
RIM = (16.32)
IE 6" = 12.42
IE 8" = (12.42)

14 LF 6" SD

CONN FD TO 6" SD
IE PERF 6" = 13.14

2 LF 6" SD

42 LF 4" PERF SD

FD HP CO, TYP
IE 4" = 13.24
8 C5.02 C8.01

IE 6" = 16.00

2 LF 6" SD

95 LF 4" PERF SD

7 C5.02 C8.01 RETAINING WALL FOUNDATION DRAIN

PI TD5
N 221,210.04
E 1,271,096.68
RIM = 17.10
FL = 16.08

SOUTH PRESETTLING 1
N 221,209.52
E 1,271,101.70
RIM = 17.43
IE 6" = 16.02
IE 6" = 16.02

5 LF 6" SD

PI TD6
N 221,208.56
E 1,271,096.83
RIM = 17.10
FL = 16.08

PRESETTLING CATCH BASIN PER COS STD DETAIL 241A, TYP

TD 6

PI TD6
N 221,156.72
E 1,271,105.19
RIM = 17.20
FL = 16.45

60 LF 4" PERF SD

CONN TO EXIST CB 2
N 221,083.17
E 1,271,136.82
RIM = (16.22)
IE 6" = 14.80
IE 8" = (14.77)

CO
N 221,089.61
E 1,271,159.12
RIM = 16.52
IE 6" = 15.01
IE 4" PERF = 15.01

23 LF 6" SD

B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY

LUMEN FIELD

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR STORM DRAIN NOTES.
3. TRENCH DRAINS SHALL BE ACO KLASSIKDRAIN KS200 WITH K2 UNIVERSAL INLET/OUTLET/ END CAP OR APPROVED EQUAL OR APPROVED EQUAL.

   A. TRENCH DRAINS 1 AND 4: UNITS SHALL BE K2-00, K2-1 - K2-10, K2-010, K2-11 - K2-20, K2-020, AND K2-21 - K2-23.

   B. TRENCH DRAINS 2 AND 3: UNITS SHALL BE K2-15 - K2-20, K2-0203, AND K2-21 - K2-23.

   C. TRENCH DRAIN 5: UNITS SHALL BE K2-1 - K2-10, K2-11 - K2-20, AND K2-21 - K2-22.

   D. TRENCH DRAIN 6: UNITS SHALL BE K2-7 - K2-10, K2-11 - K2-20, AND K2-21 - K2-22.
4. TRENCH DRAINS 1 - 6 GRATES SHALL BE CLASS E TYPE 678Q LONGITUDINAL DUCTILE IRON GRATE (ADA) OR APPROVED EQUAL. TRENCH DRAIN 7 GRATES SHALL BE CLASS B TYPE 647D LONGITUDINAL STAINLESS STEEL GRATE (ADA) OR APPROVED EQUAL.

10 5 0 10 20
scale 1" = 10' feet

LUMEN FIELD

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A B C PA PB
H N S D EC ED
G F E EA EE
NORTH
KEY PLAN

STEVEN DOUGLAS HANSCHKA
STATE OF WASHINGTON
25884
REGISTERED
PROFESSIONAL ENGINEER
6/25/25
seal

DATE:
6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
STORM DRAIN PLAN
crawford project no. - KC40523

C5.02
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR WATER NOTES.
3. SEE SHEET C0.02 FOR SANITARY SEWER NOTES.

TREE AND VEGETATION PROTECTION, TYP (1 C6.01 | C8.01)

LIMITS OF WORK, TYP

B.N.S.F (PRIVATE RAILROAD RIGHT OF WAY)

MATCHLINE SEE SHEET C6.02

scale 1" = 10' (10 5 0 10 20 feet)

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KEY PLAN

STEVEN DOUGLAS HANSON — STATE OF WASHINGTON — 25884 — REGISTERED PROFESSIONAL ENGINEER — 6/25/25 — seal

DATE: 6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

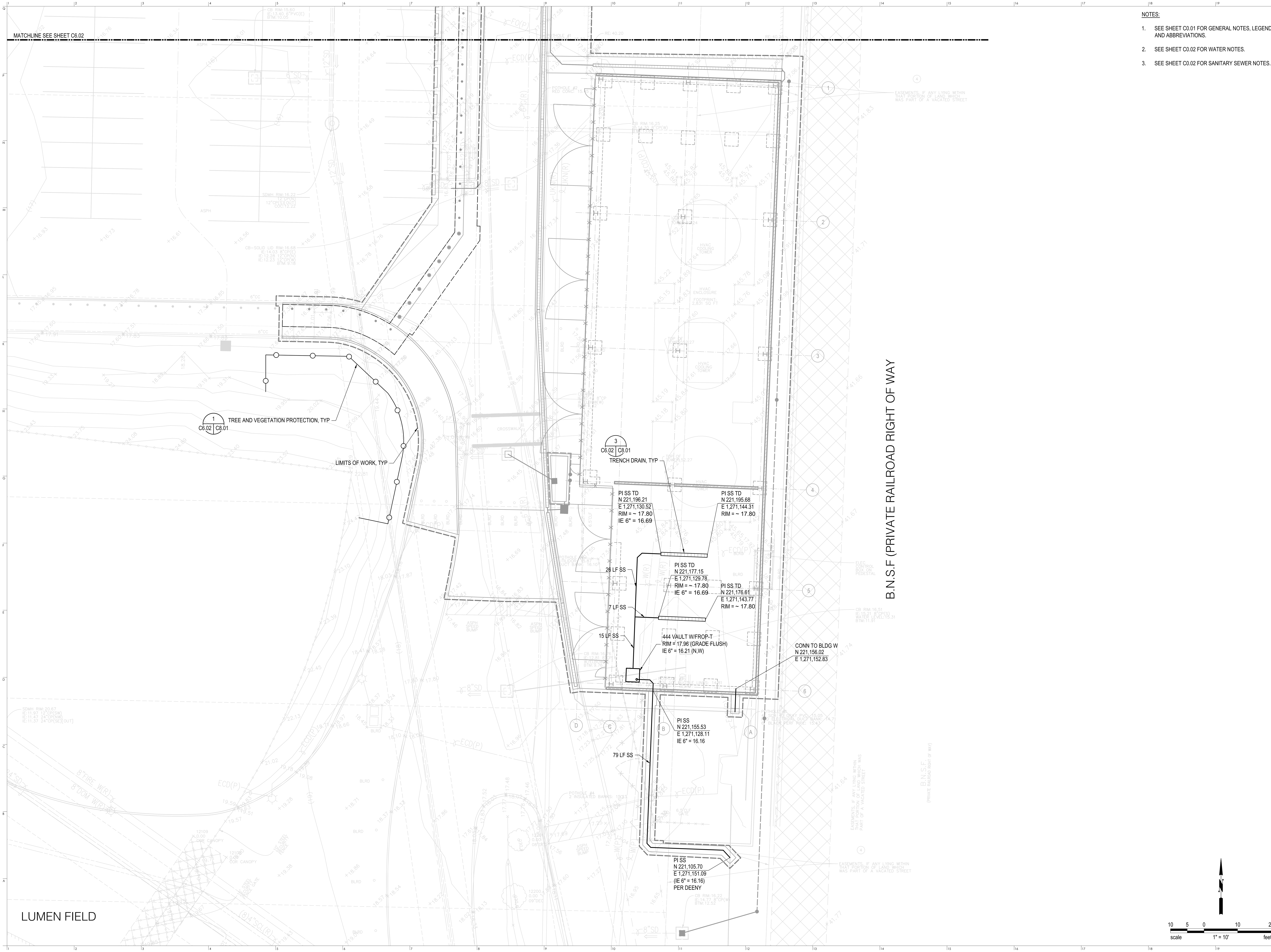
title :
WATER AND SEWER PLAN

crawford project no. : KC40523

C6.01
sheet no.

NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR WATER NOTES.
3. SEE SHEET C0.02 FOR SANITARY SEWER NOTES.



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LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

KEY PLAN

STEVEN DOUGLAS HALUSCHAK, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
6/25/25
seal

DATE:
6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title:
WATER AND SEWER PLAN

crawford project no.: KC40523

C6.02
sheet no.

6/25/2025 1:19 PM USER: clp PATH: J:\LumenFieldNorthLot\Civil\ELSB\C6.0x.dwg LAYOUT: C6.02

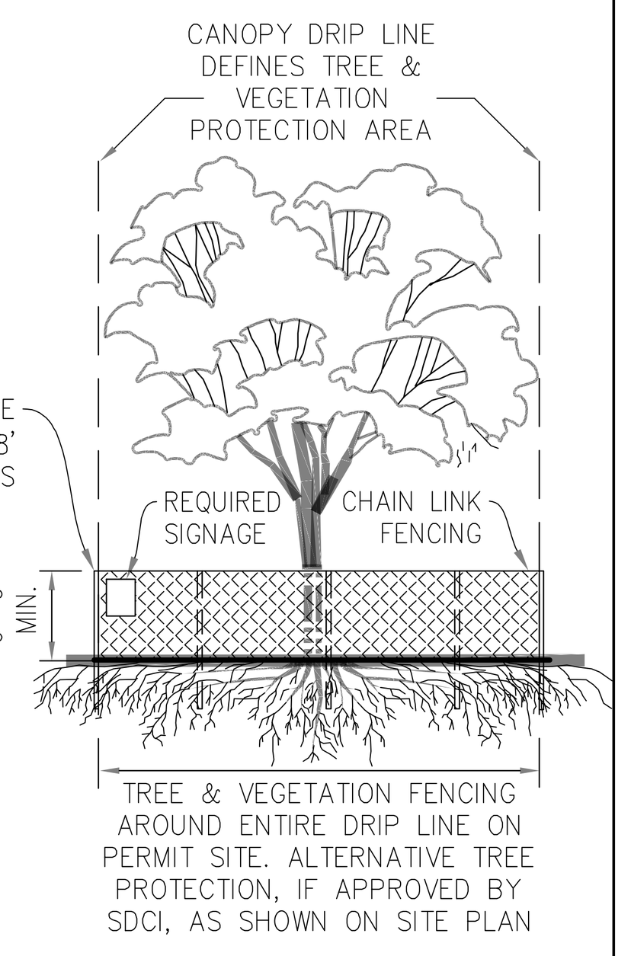
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

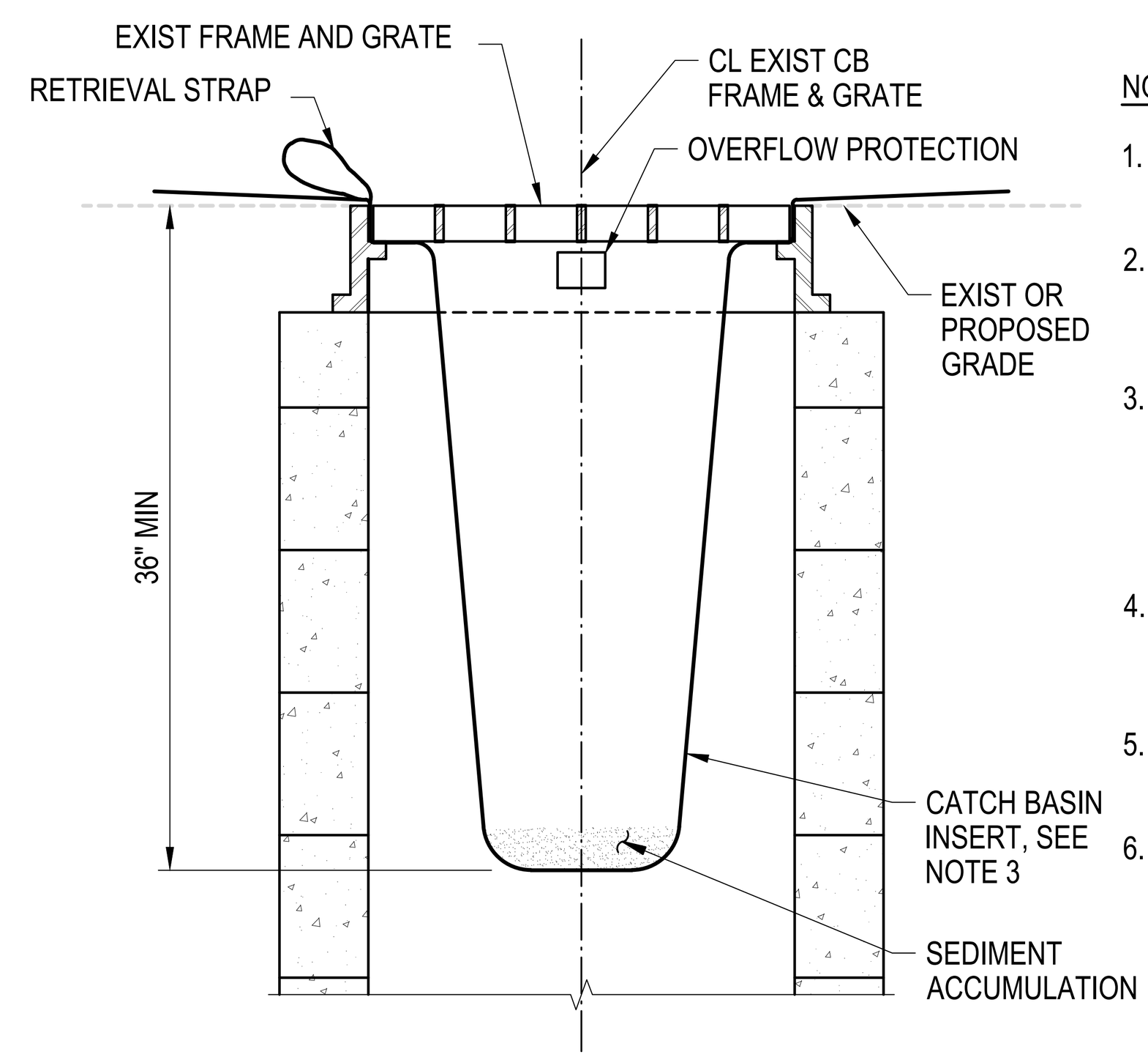


SYMBOL: —○——○——○— (VEG)

LINK TO REQUIRED TREE PROTECTION SIGNAGE:

TREE AND VEGETATION PROTECTION (1)

NTS — C0.03, C1.01, C1.02, C2.01, C2.02, C3.01, C3.02, C4.01, C4.02, C5.01, C5.02, C6.01, C6.02 | C8.01

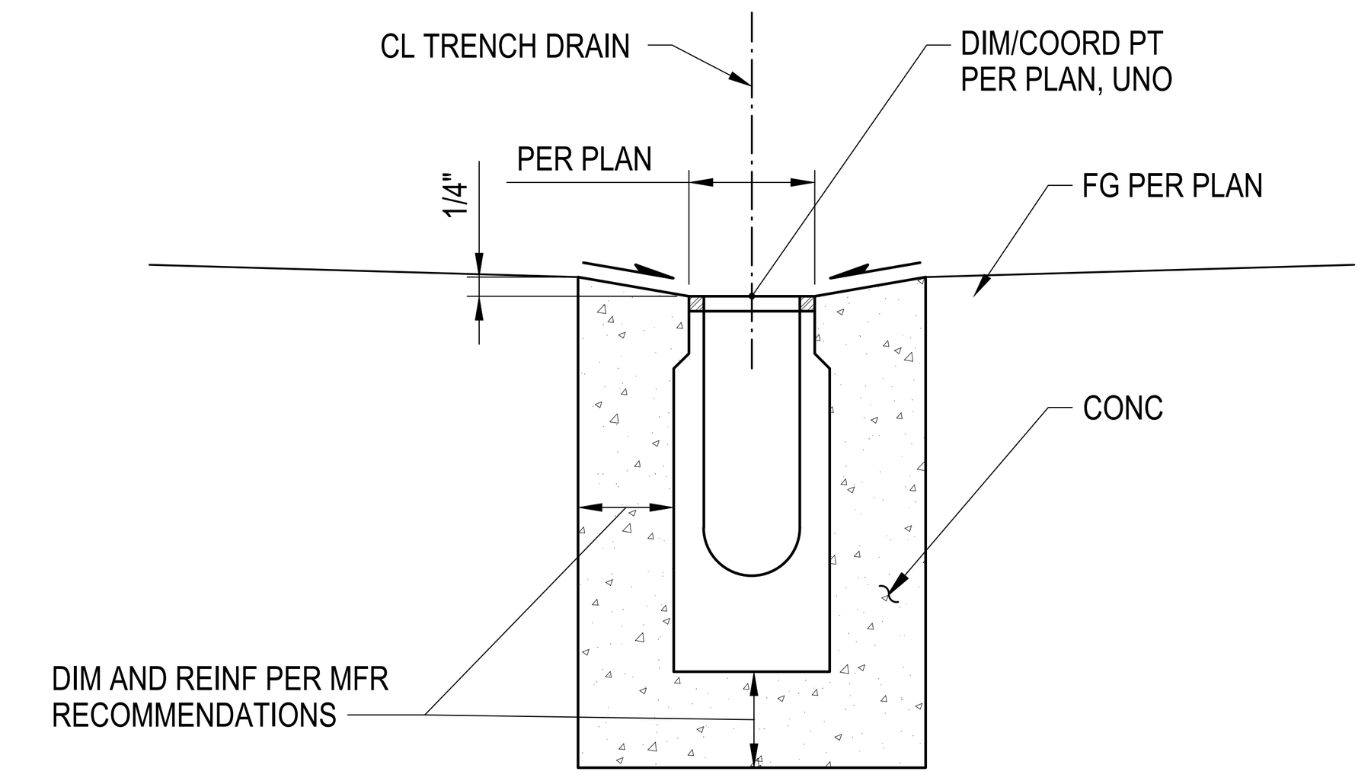


NOTES:

1. CATCH BASIN INSERTS SHALL BE PROVIDED IN THE CATCH BASINS NOTED ON PLAN.
2. INSERTS SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF NEW CATCH BASIN.
3. CATCH BASIN INSERT SHALL BE STREAMGUARD SEDIMENT CATCH BASIN INSERT #3003 BY BOWHEAD ENVIRONMENTAL AND SAFETY OR ULTRA-DRAIN GUARD CATCH BASIN INSERT BY ULTRA TECH.
4. CATCH BASIN INSERTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
6. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING AND RE-INSERTING IT INTO THE CATCH BASIN.

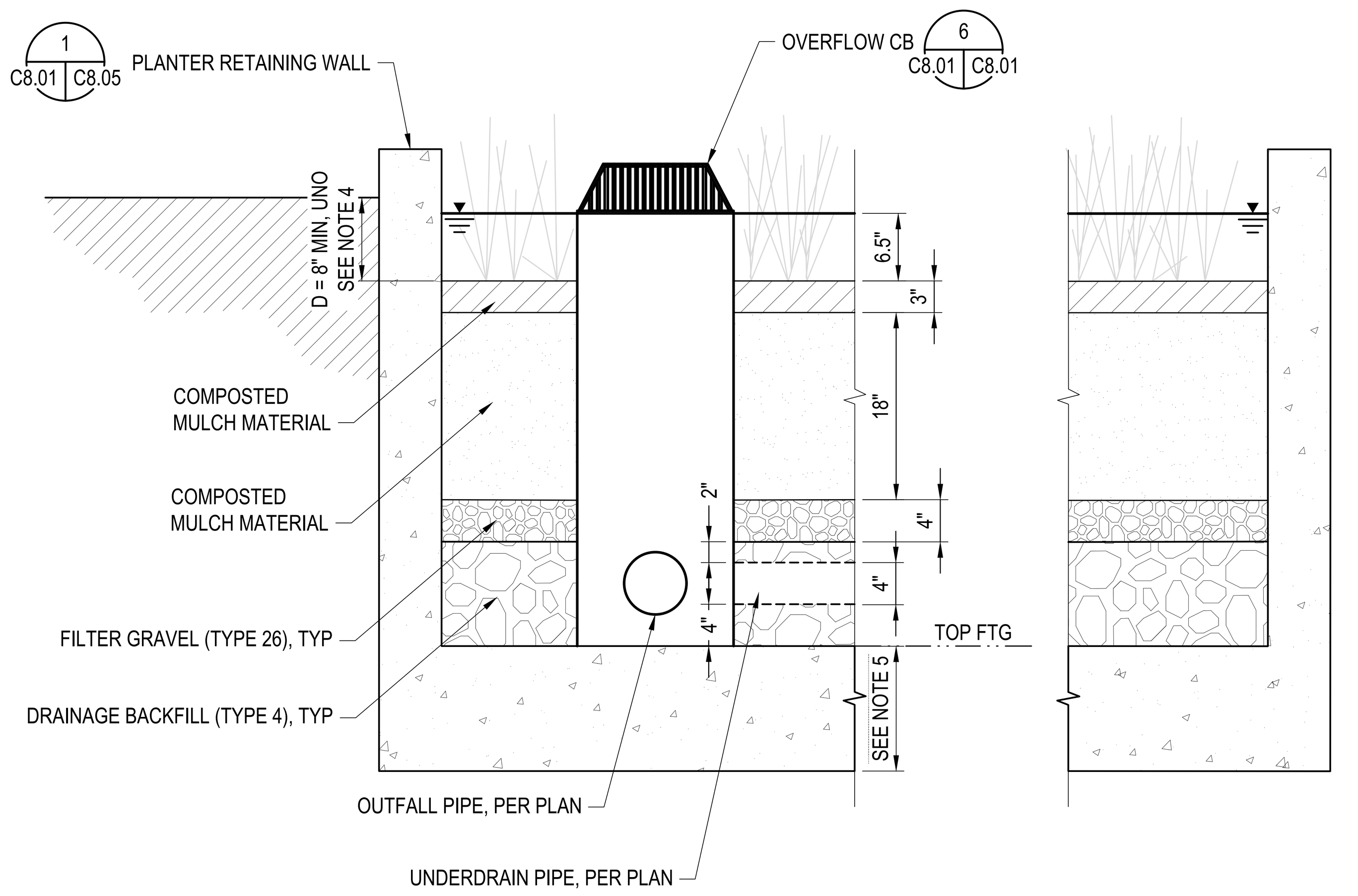
CATCH BASIN INSERT (2)

NTS — C1.01, C1.02 | C8.01



TRENCH DRAIN (3)

NTS — C5.01, C5.02, C6.02 | C8.01

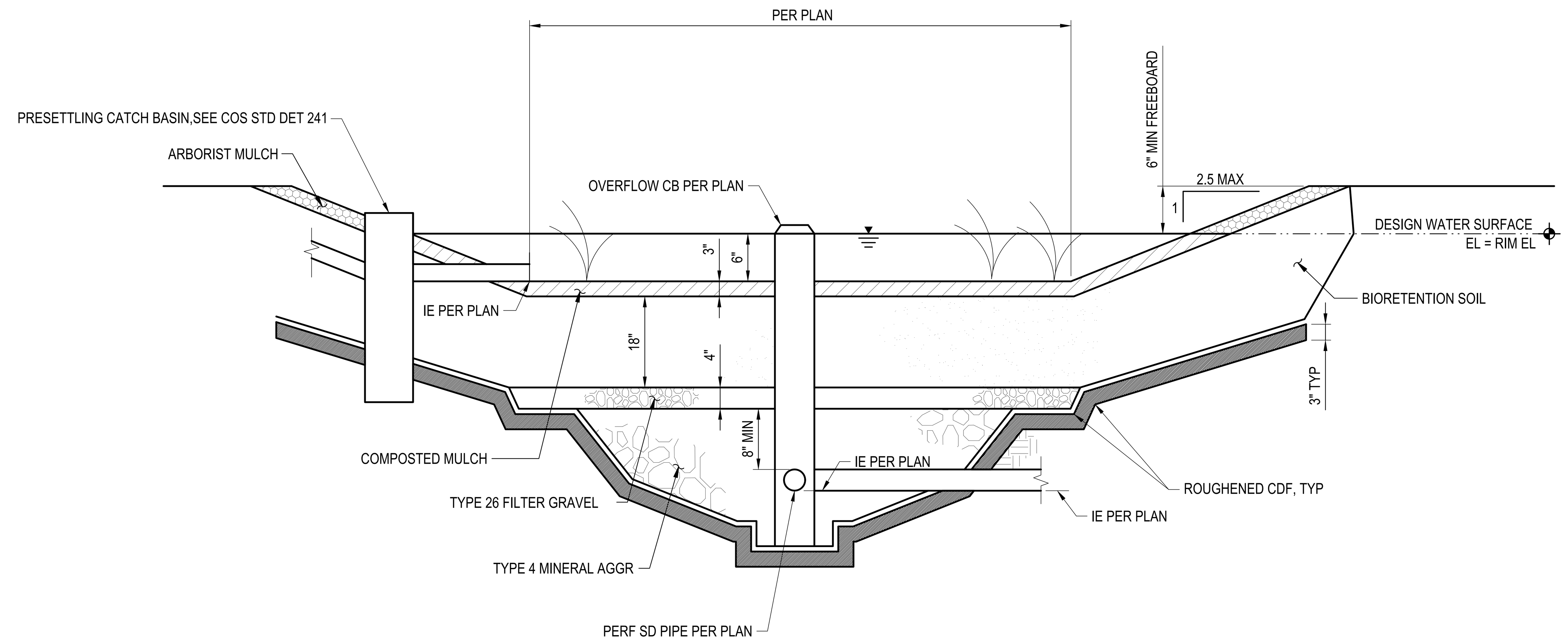


NOTES:

1. BIORETENTION FACILITIES SHALL CONFORM TO LANDSCAPE ARCHITECT SPECIFICATIONS AND THESE NOTES. ALL MATERIALS INDICATED IN SUBSEQUENT NOTES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION.
2. MULCH FOR BOTTOM OF FACILITY (BELOW OVERFLOW RISER) SHALL BE COMPOST MULCH PER CITY OF SEATTLE STANDARD SPECIFICATION 9-14.4(8)6B. MULCH SHALL BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL. WELL AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST TWELVE (12) MONTHS.
3. BIORETENTION SOIL MIXTURE SHALL COMPLY WITH THE CITY OF SEATTLE STANDARD SPECIFICATION 7-21, AND SHALL HAVE A LONG-TERM INFILTRATION RATE OF 2 INCHES/HOUR.
4. DEPTH (D) AT AREA C SHALL BE A MINIMUM OF 6-1/2 INCHES..
5. FOOTING DEPTH PER PLANTER RETAINING WALL DETAIL 2/C8.03.
6. PERFORATED PIPE SHALL BE SLOTTED PIPE PER CITY OF SEATTLE STANDARD PLAN 291.

BIORETENTION PLANTER (4)

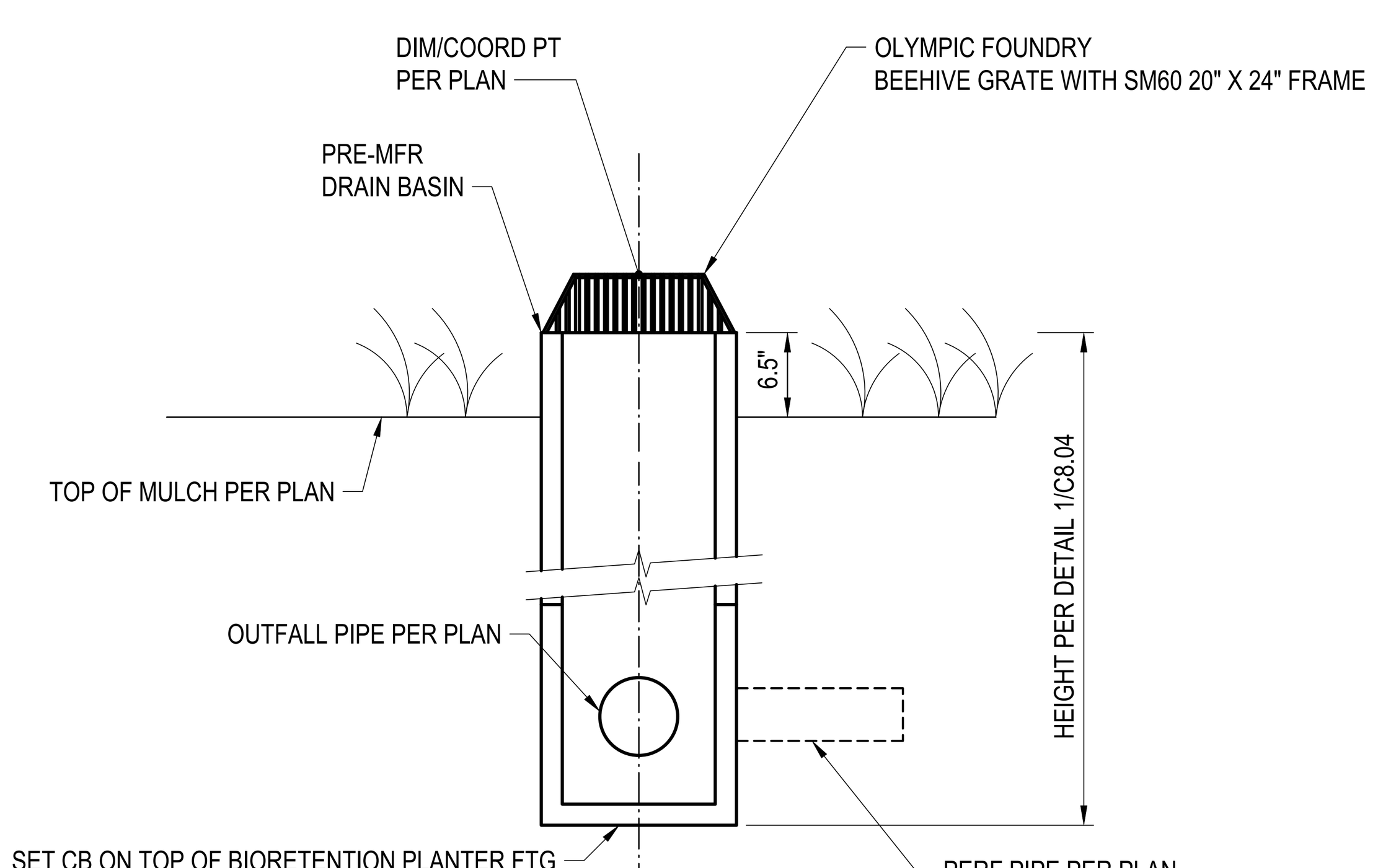
NTS — C5.02 | C8.01



SECTION A

BIORETENTION FACILITY (5)

NTS — C5.01 | C8.01

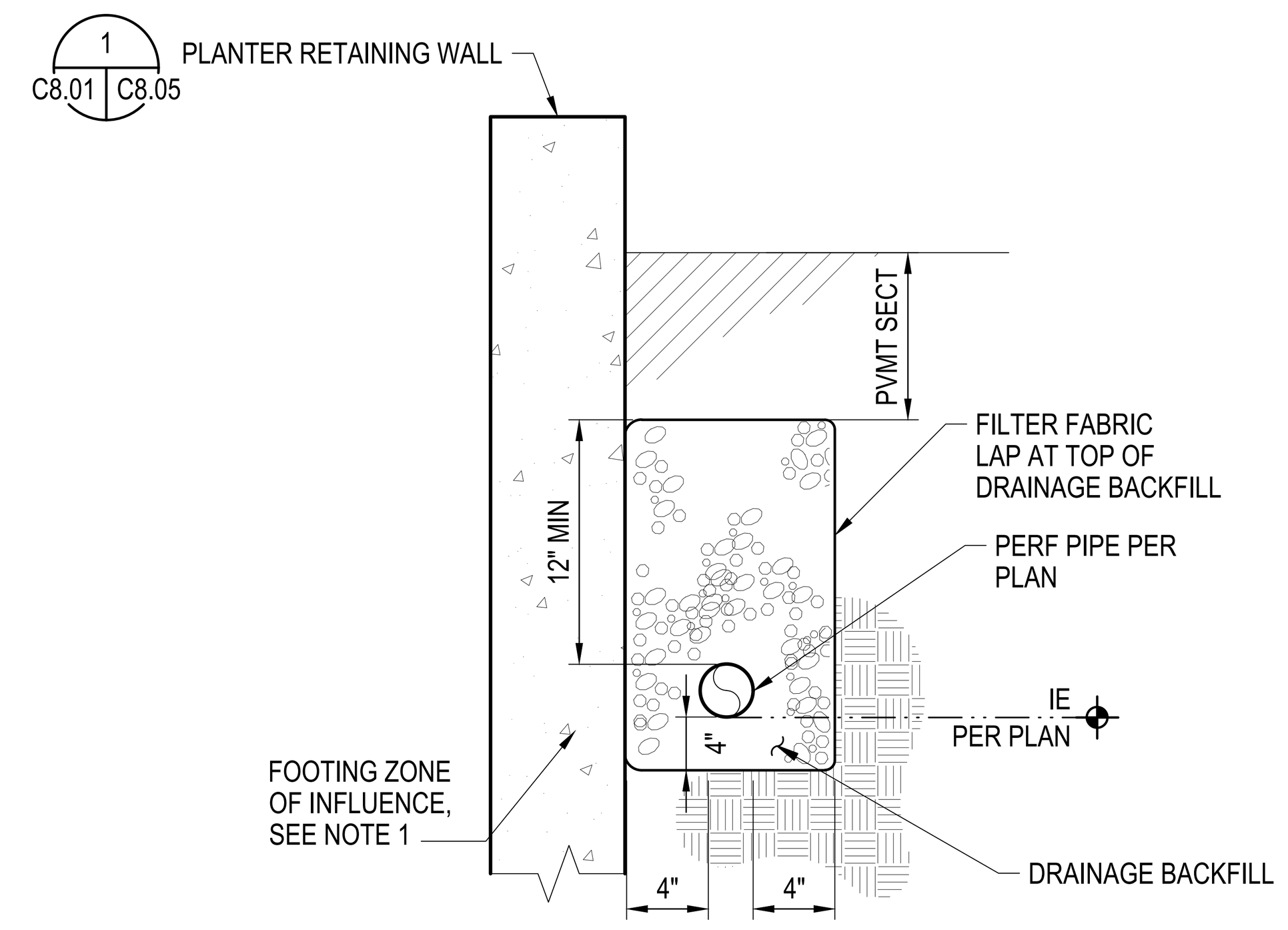


NOTES:

1. OVERFLOW CATCH BASIN SHALL BE TYPE 26 CB WITH 12" RISER.

OVERFLOW CATCH BASIN (6)

NTS — C5.02 | C8.01

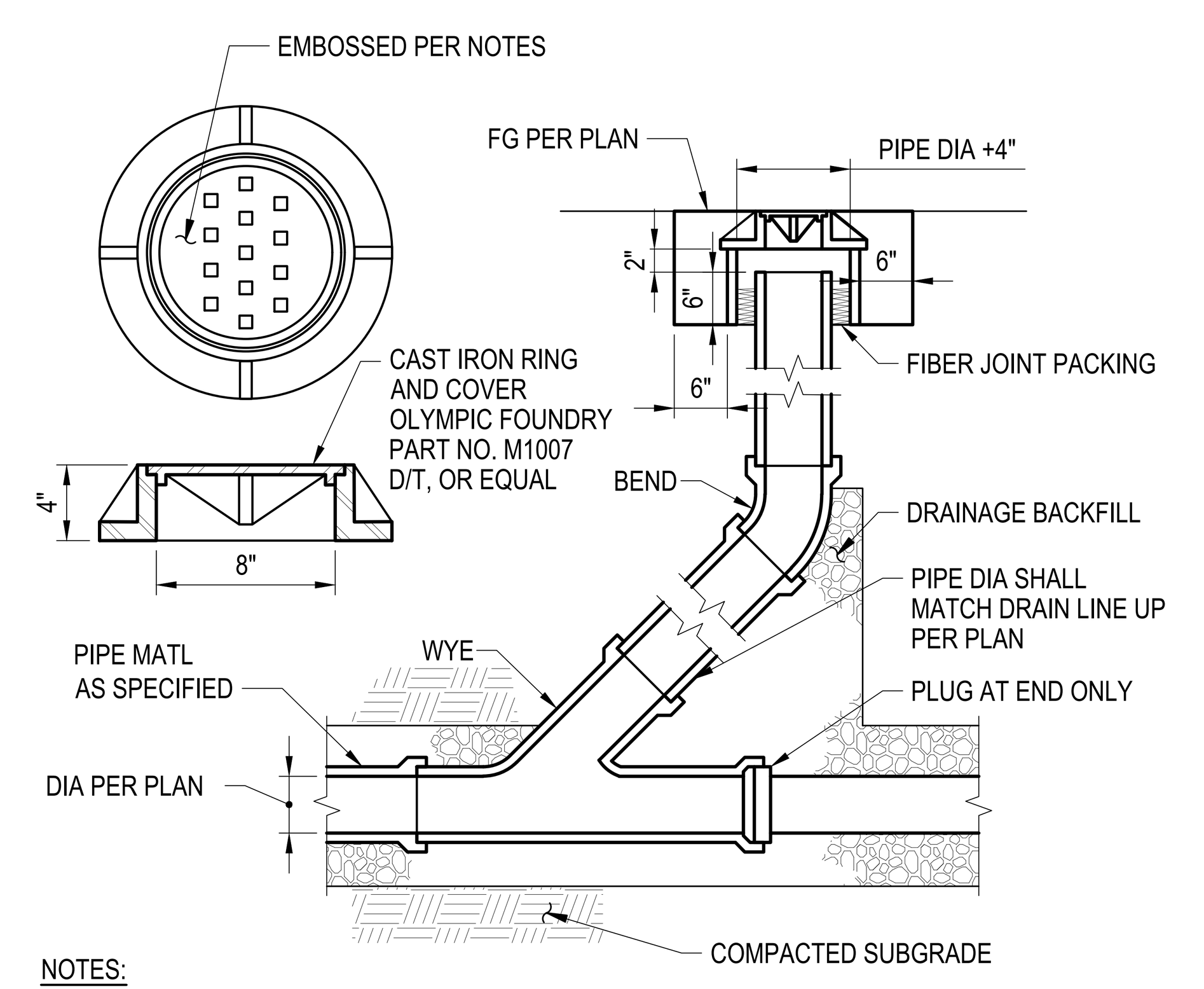


NOTES:

1. HORIZONTAL BENDS BETWEEN CLEANOUTS AND PIPE SERVED BY DOWNSTREAM CLEANOUT SHALL NOT EXCEED 90 DEGREES.

RETAINING WALL FOUNDATION DRAIN (7)

NTS — C5.02, C8.05 | C8.01



NOTES:

1. STORM DRAIN SHALL HAVE "SD" EMBOSSED ON LID.
2. FOUNDATION DRAIN SHALL HAVE "FD" EMBOSSED ON LID.

CLEANOUT (8)

NTS — C5.01, C5.02 | C8.01

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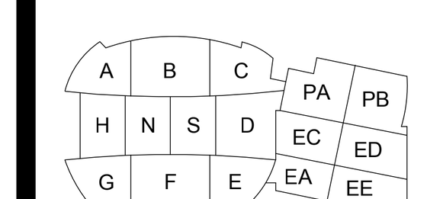
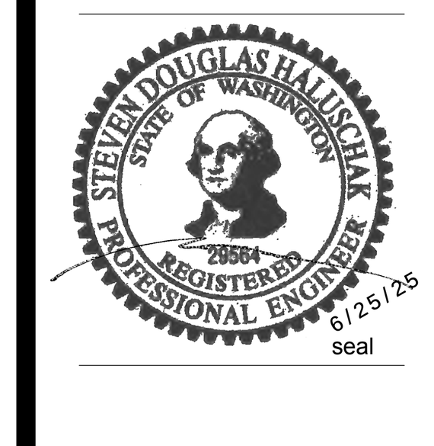


KEY PLAN



seal

DATE: 6/25/2025

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title: SECTIONS AND DETAILS

crawford project no.: KC40523

C8.01
sheet no.

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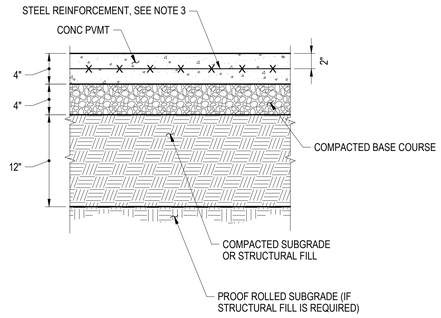
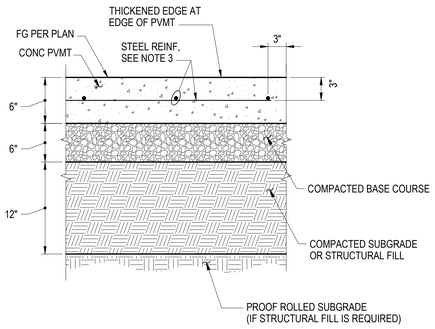


NOTES:

1. PROVIDE EXPANSION JOINT WHEN PAVEMENT ABUTS FIXED OBJECTS, CONCRETE CURBS AND PADS, STRUCTURAL FOUNDATION, AND/OR RIMS.
2. PROVIDE WEAKENED PLANE JOINTS AS FOLLOWS:
   - 8'-0" OC MAXIMUM
   - PANELS SHALL HAVE MAXIMUM LENGTH TO WIDTH RATIO OF 1.25
3. WHERE LENGTH TO WIDTH RATIO IS EXCEEDED OR PANELS ARE NON-RECTANGULAR, AND/OR WHERE INDICATED ON DRAWINGS PROVIDE 6x6 W2.9xW2.9 WELDED WIRE MESH REINFORCEMENT.

LIGHT-DUTY/PEDESTRIAN CONCRETE PAVEMENT

NTS — 1 — C3.01, C3.02 | C8.02

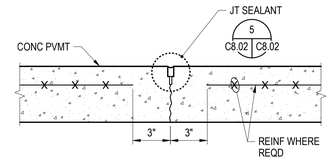


NOTES:

1. PROVIDE EXPANSION JOINT WHEN PAVEMENT ABUTS FIXED OBJECTS, CONCRETE CURBS AND PADS, STRUCTURAL FOUNDATION, AND/OR RIMS.
2. UNLESS NOTED OTHERWISE, PROVIDE WEAKENED PLANE JOINTS AS FOLLOWS:
   - 12' - 0" OC MAXIMUM
   - PANELS SHALL HAVE MAXIMUM LENGTH TO WIDTH RATIO OF 1.25
3. WHERE LENGTH TO WIDTH RATIO IS EXCEEDED OR PANELS ARE NON-RECTANGULAR, AND/OR WHERE INDICATED ON DRAWINGS, PROVIDE REINFORCING WITH #5 @ 18" OC. EW.

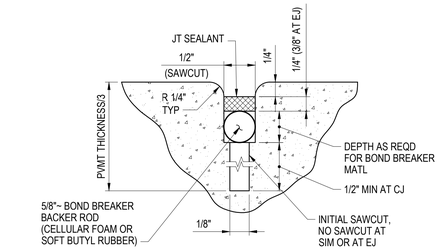
HEAVY-DUTY CONCRETE PAVEMENT

NTS — 2 — C3.01, C3.02 | C8.02



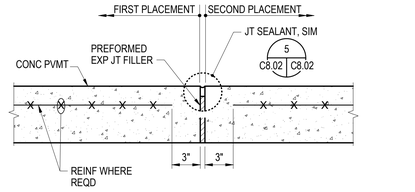
WEAKEND PLAN JOINT (WPJ)

NTS — 3 — C3.01, C3.02 | C8.02



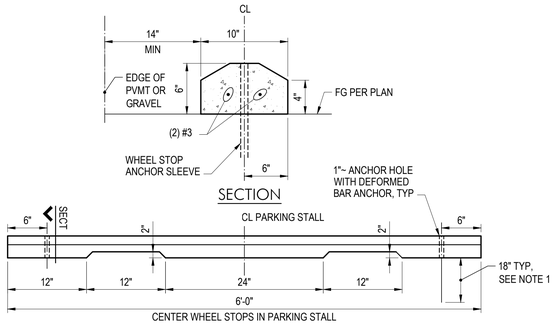
JOINT SEALANT

NTS — 5 — C8.02 | C8.02



EXPANSION JOINT (EJ)

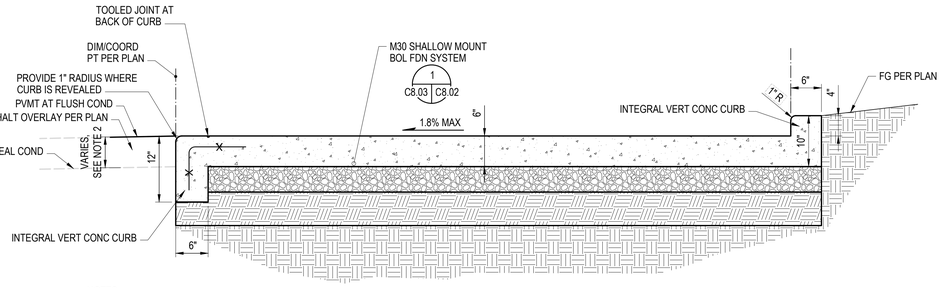
NTS — 4 — C3.01, C3.02 | C8.02



NOTES:
1. AT CONTRACTOR'S OPTION WITH APPROVAL OF ENGINEER, USE EPOXY BONDING AGENT IN PLACE OF DEFORMED BARS.

WHEEL STOP

NTS — 6 — C3.01 | C8.02

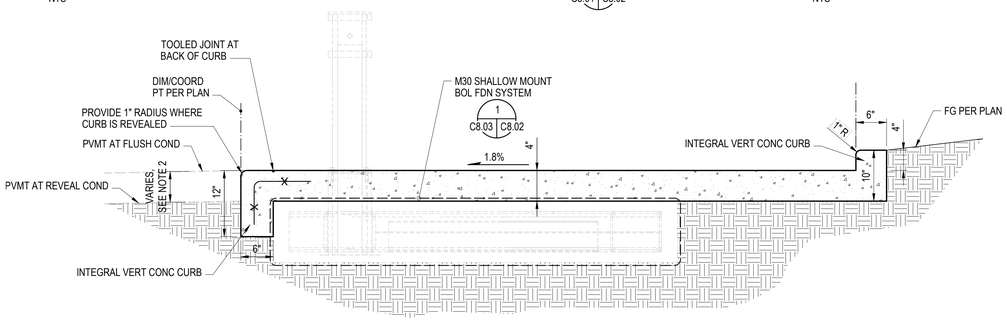


NOTES:

1. PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
   + WEAKENED PLANE JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT, 7'-6" OC MIN, 12'-6" OC MAX, 10'-0" OC TYP
   + EXPANSION JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT EXPANSION JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT/WALK, 50'-0" OC MAX
     - AT POINTS OF CURVATURE AND POINTS OF TANGENCY
2. CURB HEIGHT VARIES PER PLAN.

SIDEWALK/CURB PAVEMENT PATCH

NTS — 7 — C3.02 | C8.02

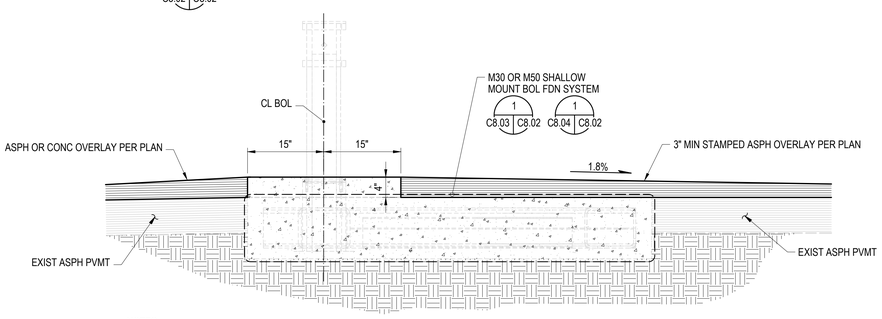


NOTES:

1. PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
   + WEAKENED PLANE JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT, 7'-6" OC MIN, 12'-6" OC MAX, 10'-0" OC TYP
   + EXPANSION JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT EXPANSION JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT/WALK, 50'-0" OC MAX
     - AT POINTS OF CURVATURE AND POINTS OF TANGENCY
2. CURB HEIGHT VARIES PER PLAN.

SIDEWALK PAVEMENT REPLACEMENT AT BOLLARDS

NTS — 8 — C3.02 | C8.02

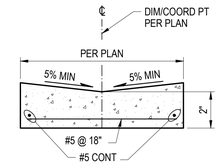


NOTES:

1. PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
   + WEAKENED PLANE JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT, 7'-6" OC MIN, 12'-6" OC MAX, 10'-0" OC TYP
   + EXPANSION JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT EXPANSION JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT/WALK, 50'-0" OC MAX
     - AT POINTS OF CURVATURE AND POINTS OF TANGENCY

PAVEMENT REPLACEMENT AND OVERLAY AT BOLLARDS

NTS — 9 — C3.02 | C8.02



NOTES:

1. PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
   + WEAKENED PLANE JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT, 7'-6" OC MIN, 12'-6" OC MAX, 10'-0" OC TYP
   + EXPANSION JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT EXPANSION JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT/WALK, 50'-0" OC MAX
     - AT POINTS OF CURVATURE AND POINT OF TANGENCY
2. GUTTERS SHALL HAVE LIGHT BROOM FINISH.

CONCRETE VALLEY GUTTER

NTS — 10 — C3.01 | C8.01

LUMEN FIELD

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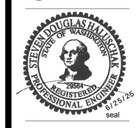
KEY PLAN



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title :
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crawford project no. : KC40523

C8.02
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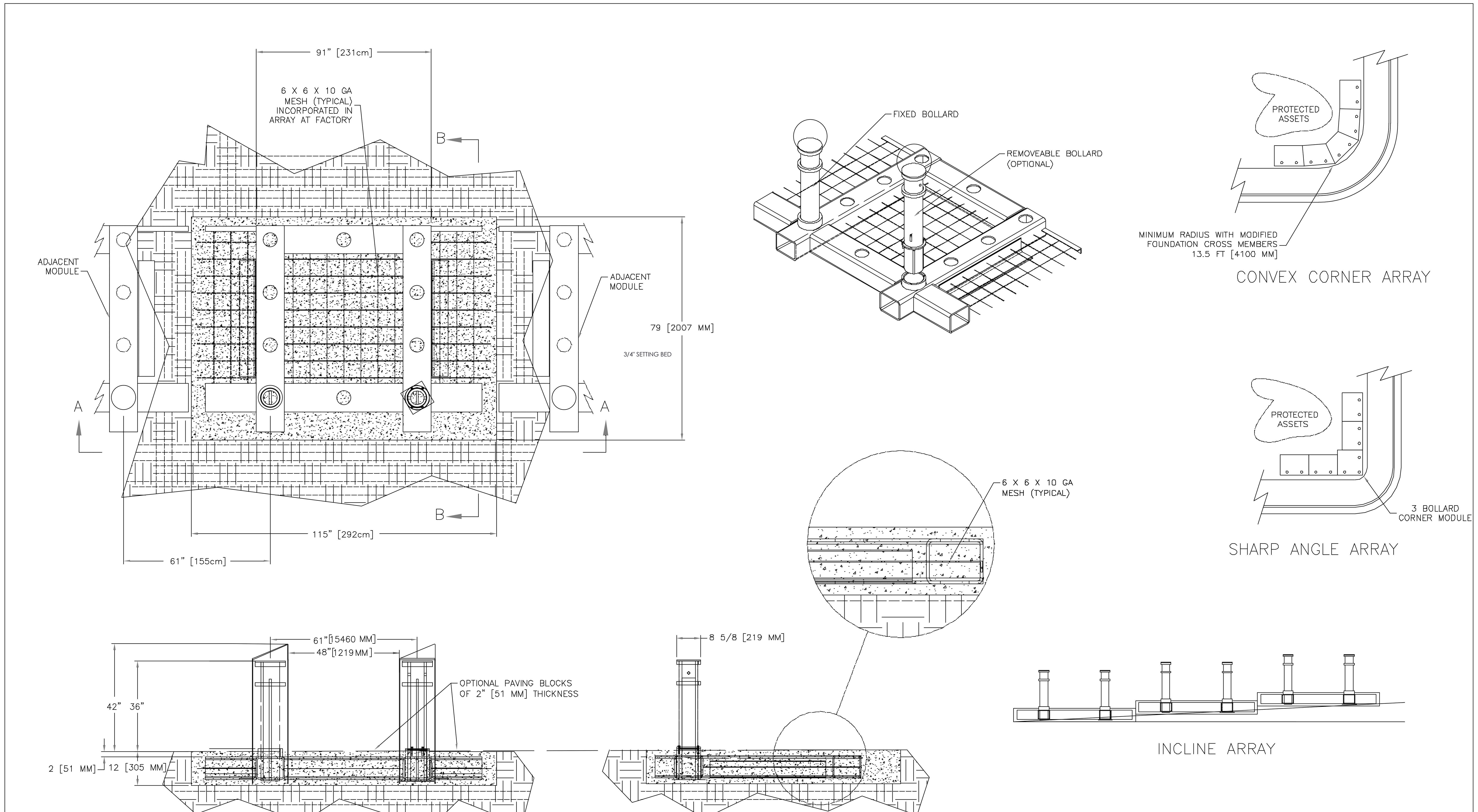

REV.	DESCRIPTION	DRWN BY	DATE	APPVD BY	DATE
A	SEE ECO 2007-149				

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UNLESS OTHERWISE NOTED DIMENSIONS ARE IN INCHES

TOLERANCES
.X = ±.060
.XX = ±.030
.XXX = ±.010
ANGLES = ±.5°

SURFACE FINISH 125

REMOVE ALL BURRS & BREAK SHARP EDGES .02 MAX

DELTA
DELTA SCIENTIFIC CORPORATION
40355 DELTA LANE
PALMDALE, CA 93551 U.S.A.
(661) 575-1100 FAX (661) 575-1109

BOLLARDS MODULE
SERIES DSC650

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CHKD BY	DATE		A
APPVD BY	DATE	SCALE: 1:16	SHEET 1 OF 1

M30 P1 SHALLOW MOUNT FIXED BOLLARD

NTS

1
C3.01, C3.02, C8.02 | C8.03

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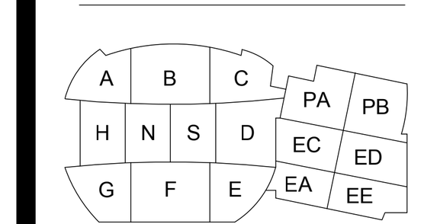
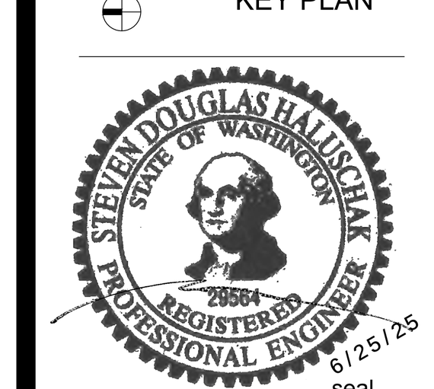


NORTH
KEY PLAN



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C8.03
sheet no.

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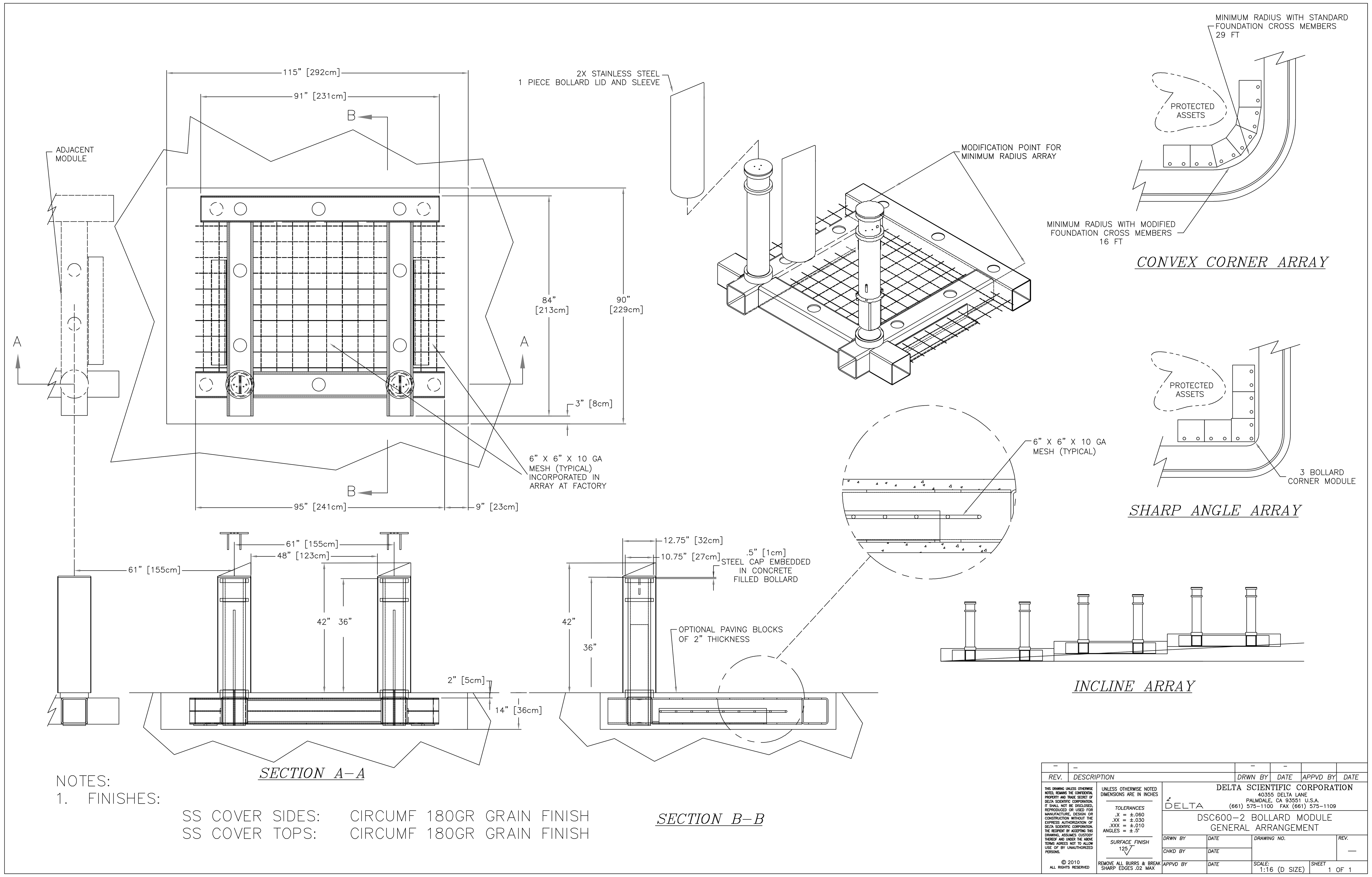

M50 P1 SHALLOW MOUNT REMOVABLE BOLLARD SYSTEM DETAIL

NTS

1

C3.01, C3.02, C8.02 | C8.04

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C8.04

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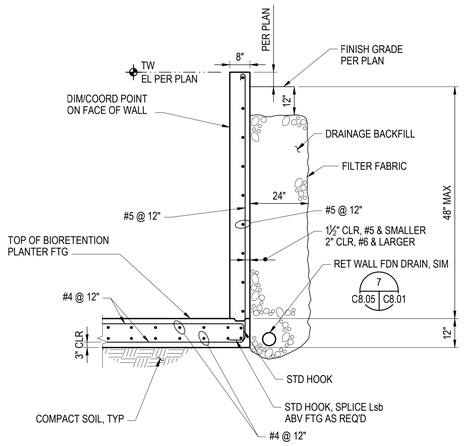
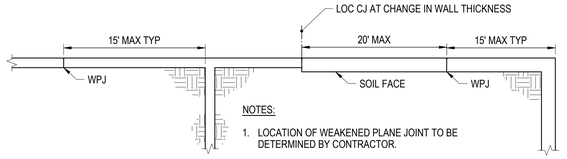


NOTES:

1. INSTALL SLEEVES FOR UTILITIES PER STRUCTURAL DRAWINGS AS REQUIRED.
2. SEE DETAIL 5 C8.05 | C8.05 FOR TYPICAL REINFORCING DETAIL.
3. PROVIDE WEAKENED PLANE (CONTRACTION) JOINTS AT 20 FEET ON CENTER MAXIMUM. SEE DETAIL 2 C8.05 | C8.05 FOR JOINT LAYOUT INFORMATION.
4. SEE DETAIL 3 C8.05 | C8.05 FOR WEAKENED PLANE (CONTRACTION) JOINT. DIMENSIONS AND REINFORCEMENT.
5. WHERE NOT INDICATED OTHERWISE, PROVIDE WALL CORNER REINFORCEMENT IN ACCORDANCE WITH DETAIL 4 C8.05 | C8.05.

PLANTER RETAINING WALL

NTS — 1 C8.01 | C8.05

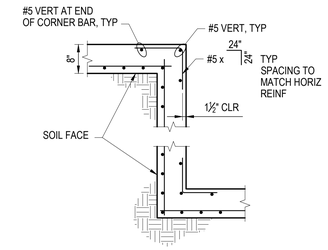


NOTES:

1. LOCATION OF WEAKENED PLANE JOINT TO BE DETERMINED BY CONTRACTOR.
2. COORDINATE LOCATION OF WEAKENED PLANE JOINTS WITH CONSTRUCTION JOINTS.
3. LAYOUT SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT & ENGINEER.

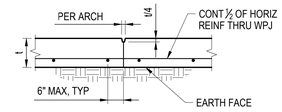
JOINT LAYOUT DETAIL

NTS — 2 C8.05 | C8.05



WALL CORNER REINFORCEMENT

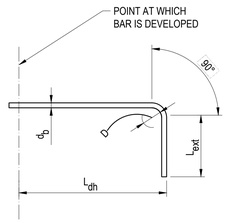
NTS — 4 C8.05 | C8.05



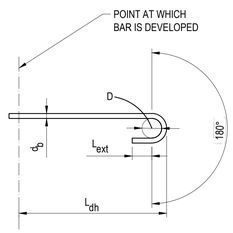
SINGLE LAYER REINFORCING

WEAKENED PLANE JOINT (WPJ) REINFORCEMENT

NTS — 3 C8.05 | C8.05



90 DEGREE HOOK



180 DEGREE HOOK

STANDARD HOOK			
ALL GRADES (D) FINISHED BEND DIAMETER			
BAR SIZE	D	90° HOOKS	180° HOOKS
		Lext	Lext
#3	2.25	4.5	2.5
#4	3	6	2.5
#5	3.75	7.5	2.5

f'c = 4,000 PSI / GRADE 60						
BAR SIZE	Ld	Lt	Lsb	Lsbt	Ldt	Ldh
#3	15	19	19	25	6	6
#4	19	25	25	33	7	6
#5	24	31	31	41	9	8

NOTES:

1. NOTATIONS:
   - db: NOMINAL BAR DIAMETER (INCHES)
   - Ld: TENSION DEVELOPMENT LENGTH (INCHES) FOR REINFORCEMENT SATISFYING THE FOLLOWING REQUIREMENTS:
     - SLABS AND WALLS: CLEAR SPACING > 2db, AND CONCRETE CLEAR COVER > db
     - BEAMS AND COLUMNS: CLEAR SPACING > db, AND CONCRETE CLEAR COVER > db
   - Lt: DEVELOPMENT LENGTH OF BARS IN THICK CONCRETE = 1.3 X Ld (INCHES)
   - Lb: DEVELOPMENT LENGTH OF BARS OR DOWELS IN COMPRESSION = 19 X db (INCHES)
   - Lc: TIED COLUMN LAP SPLICE IN COMPRESSION = 30 X db (INCHES)
   - Lcs: SPIRAL COLUMN LAP SPLICE IN COMPRESSION = 22.5 X db (INCHES)
   - Lsb: TYPICAL LAP SPLICE LENGTH = 1.3 X Ld (INCHES)
   - Lsbt: LAP SPLICE LENGTH OF HORIZONTAL BARS IN THICK CONCRETE = 1.69 X Ld (INCHES)
   - Ldh: DEVELOPMENT LENGTH IN TENSION OF STANDARD HOOK, WITH SIDE COVER ≥ 2 1/2" AND END COVER ≥ 2" (INCHES)
   - Ldt: DEVELOPMENT LENGTH IN TENSION OF HEADED BAR (INCHES)
   - D: FINISHED BEND DIAMETER (INCHES)
   - Lext: STRAIGHT EXTENSION AT THE END OF A HOOK (INCHES)
2. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR Ld IN NOTE 1.
3. "HORIZONTAL BARS IN THICK CONCRETE" REFERS TO BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW. THIS INCLUDES BEAMS, SLABS, FOUNDATIONS, AND WALLS.
4. MULTIPLY VALUES IN THE TABLE BY 1.33 FOR USE WITH LIGHTWEIGHT AGGREGATE CONCRETE. FOR EPOXY COATED REINFORCEMENT, MULTIPLY VALUES IN THE TABLES BY 1.5 WITH THE EXCEPTION OF LDH WHICH IS TO BE MULTIPLIED BY 1.2.
5. WHEN BARS OF DIFFERENT SIZES ARE LAP SPLICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF LD OF LARGER BAR AND LSB OF SMALLER BAR, OR LT AND LSBT FOR BARS IN THICK CONCRETE.
6. FOR HOOKED BARS WITH CENTER-TO-CENTER SPACING LESS THAN 6DB, MULTIPLY LDH VALUES BY 1.6.

TYPICAL REINFORCING DETAILS

NTS — 5 C8.05 | C8.05

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A B C PA PB
H N S D EC ED
G F E EA EE

NORTH
KEY PLAN

REGISTERED PROFESSIONAL ENGINEER
JARED DOUGLAS KLECKNER
STATE OF WASHINGTON
29004
REGISTERED
PROFESSIONAL ENGINEER
6/25/25
seal

DATE: 6/25/2025

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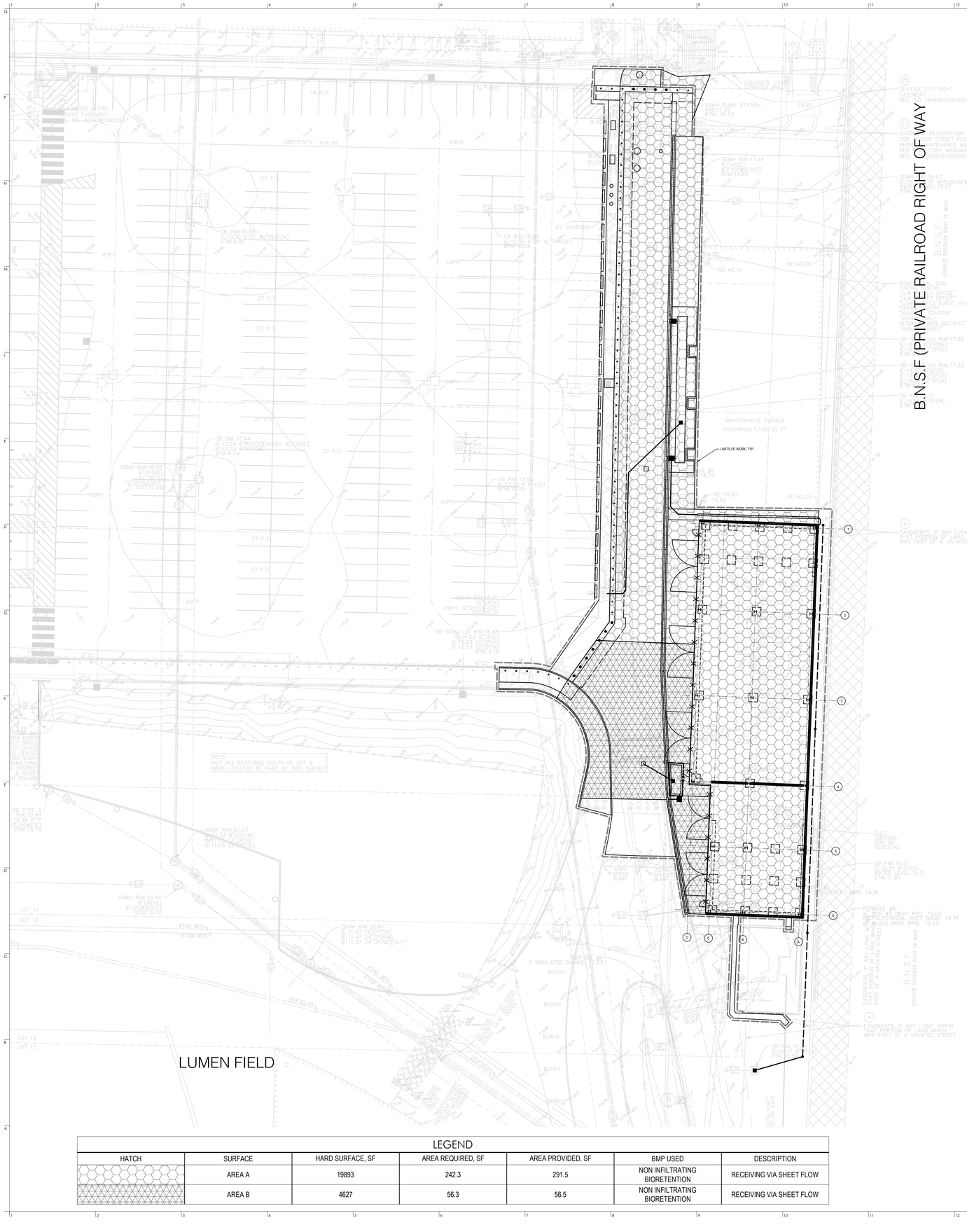

LEGEND

HATCH	SURFACE	HARD SURFACE, SF	AREA REQUIRED, SF	AREA PROVIDED, SF	BMP USED	DESCRIPTION
	AREA A	19893	242.3	291.5	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW
	AREA B	4627	56.3	56.5	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW

DRAINAGE & WASTERWATER CONTROL PLAN REQUIREMENTS

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

SEE THE INSTRUCTIONS FOR THE DRAINAGE CONTROL PLAN IN VOLUME 1, CHAPTER 8 OF THE 2021 CITY OF SEATTLE STORMWATER MANUAL FOR SITE PLAN AND DRAINAGE ELEMENTS REQUIRED ON THIS PLAN.

THE DETAILS SHOWN IN THIS ARE A SELECTION OF COMMONLY USED ON-SITE STORMWATER MANAGEMENT BMPs. SEE THE CITY OF SEATTLE STORMWATER MANUAL, (DIRECTOR'S RULES SDCI 10-2021/SPU DWW-200), VOLUME 3, CHAPTER 5 FOR ADDITIONAL ON-SITE STORMWATER MANAGEMENT BMPs AND ADDITIONAL REQUIREMENTS FOR ALL BMPs.

ON-SITE STORMWATER MANAGEMENT PLANTINGS

PLANTING GENERAL NOTES

1. PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO GROWING SEASONS.

BIORETENTION CELLS, PLANTERS AND RAIN GARDENS

1. FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE APPENDIX E, SECTION E-9 OF THE 2021 CITY OF SEATTLE STORMWATER MANUAL.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED. UNLESS DESIGNED BY A LICENSED LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF BIORETENTION BOTTOM AND SLOPED SIDE AREA.
3. PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH FACILITY.

VEGETATED ROOF NOTES

1. APPROPRIATE PLANTS INCLUDE SUCCULENTS, GRASSES, HERBS, AND WILDFLOWERS THAT ARE ADAPTED TO HARCH CONDITIONS. PLANTS MAY BE INSTALLED AS PRE-GROWN MATS, INDIVIDUAL PLUGS, CUTTINGS, OR SPREAD AS SEEDS.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 80-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED.
3. A LANDSCAPE MANAGEMENT PLAN SHALL BE DEVELOPED AND IMPLEMENTED.

SIDE SEWER AND DRAINAGE PERMIT NOTES

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER) (DIRECTOR'S RULES SDCI 4-2011/SPU 2011-004) AND PER 2021 SEATTLE STORMWATER MANUAL (DIRECTOR'S RULE SDCI 10-2021/SPU DWW-200).
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT IS REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/SERVICE DRAINS. APPROVAL OF THIS PLAN IS REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE (DIRECTOR'S RULES SDCI 4-2011/SPU 2011-004) AND SMC 21.16.240.
4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. SEE SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND TEH CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.
5. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN MAY REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL. POST-SUBMITTAL REVISIONS MUST BE SUBMITTED ELECTRONICALLY THROUGH THE SDCI PROJECT PORTAL.

On-site Stormwater Management Calculator
Site and Drainage Control Summary

Version 01-04-2023

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address	800 Occidental Ave S, Seattle, WA 98134	SDCI Project Number	
Primary Contact	Scott Lee	SDOT Project Number	
Project Type	Parcel-Based	Primary Contact E-mail or Phone	v-ScottL@SeahawksFGI.com

Is this project "Closely Related" to other SDCI construction permits/projects? ◉ Yes ○ No

"Closely Related" SDCI Construction Permit Numbers: 7050292-CN, 7019202-CN, and 7057296-DM

Is this project associated with a Short Plat or Subdivision? ○ Yes ◉ No SDCI MUP Number

Was the project lot created or altered in size after Jan 1, 2016? No

Total Site Area	28,849	sf	→ Total Closely Related and/or Short Plat/Subdivision Site Area	0	sf
Total New plus Replaced Hard Surface Area (NPRHS)	17,712	sf			
Total New and/or Replaced Lawn/Landscaping	886	sf	→ Total Closely Related and/or Short Plat/Subdivision NPRHS	745	sf
Undisturbed and Protected Site Area	2,386	sf			
Total Existing Hard Surface Area To Remain	7,865	sf	Total Existing Hard Surface Area (Prior to Project)	28,849	sf

Site Information

Note: Reference the Preliminary Assessment Report (PAR) to complete this section.

Approved Point of Stormwater Discharge	Public Storm Drain Main
Drainage Basin	Designated Receiving Water
Is the downstream drainage system considered Capacity Constrained by SPU?	No
Approved Point of Wastewater Discharge	Public Sanitary Sewer Main
Approved Point of Sub-Surface Discharge	Public Storm Drain Main

Required Flow Control Standard: ☐ Pre-Developed Pasture ☐ Pre-Developed Forest ☐ Peak Control ☐ Wetland Protection ☐ Existing Conditions ☑ None

Project will permanently discharge groundwater? No

Required Water Quality Treatment Standard: ☐ Oil Control ☐ Enhanced ☐ Basic ☑ None

Total Pollution Generating Hard Surface Area	4,178	sf	→ w/ Closely Related/Short Plat/Subdiv.	745	sf
Total Pollution Generating Pervious Surface Area	0	sf	→ w/ Closely Related/Short Plat/Subdiv.	0	sf

Environmentally Critical Areas: Yes

☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☑ Liquefaction ☐ Flood Prone ☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat

Is there soil and/or groundwater contamination on this site? No Source Control is required No

Infiltration Information

Is infiltration investigation required? No Why? Other

Is infiltration on the site feasible? Explain: Site in liquefaction zone with shallow groundwater

Site Measured Infiltration Rate ___ x Infiltration Rate Correction Factor 0.5 = 0 Site Design Inf Rate

On-site Stormwater Management (select List Approach or Performance Standard)

◉ On-site List Approach (Pre-sized) Calculator -- Complete the Surface tabs and BMP Sizing tabs (Most commonly used)

○ On-site Performance Standard -- Stormwater modeling by Civil Engineer (Also for No Off-site Point of Discharge)

Number of roof areas: 1

Number of other surface areas: 2

Note total area entered on surface tabs (plus permeable pavement facility area) exceeds the total new plus replaced hard surface area entered above.

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof:Area A Roof	Non-Infiltrating Bioretention #1	9,486	232 sf	Sloped sides 6 inch
2	Surface:Area A Non-Roof	Non-Infiltrating Bioretention #1	9,882	"	"
3	Surface:Area B Non-Roof	Non-Infiltrating Bioretention #2	4,627	56 sf	Vertical sides 6 inch

Total New/Replaced Roof Area	9,486	Total Roof Area Managed	9,486
Total New/Replaced Other Surface Area	14,509	Total Other Surface Managed	14,509
Total Area Managed	23,995 sf	Total Volume Managed On Site	173,394 gal
Estimated compost required for soil amendment	5.4932 cy	*Volume of compost will be verified by the inspector.*	

seattle.gov

20 10 0 20 40
scale 1" = 20' feet

LUMEN FIELD

CLIENT
First & Goal Inc.
800 Occidental Ave S
Seattle, WA 98134
tel: 206-381-7555

CRAWFORD

ARCHITECT
Crawford Architects CA, Inc.
1604 Locust Street, Suite 100
Kansas City, MO 64108
tel: 816-421-2640

CIVIL ENGINEER
Magnusson Klemencic Assoc.
1301 Fifth Avenue, Suite 3200
Seattle, Washington 98101
tel: 206-215-8290

STRUCTURAL ENGINEER
Lund Opsahl
1215 Fourth Avenue, Suite 1200
Seattle, Washington 98161
tel: 206-402-5156

LUMEN FIELD
EVENT LOGISTICS AND STAGING BUILDING (ELSB)
800 Occidental Ave S Seattle, WA 98134

A B C PA PB
H N S D EC ED
G F E EA EE
NORTH
KEY PLAN

STEVEN DOUGLAS HANSCHKA — STATE OF WASHINGTON — 25884 — REGISTERED PROFESSIONAL ENGINEER — 6/25/25
seal

DATE: 6/25/2025

DRAWINGS ISSUED FOR:
PERMIT SET

title: ONSITE STORMWATER MANAGEMENT PLAN

crawford project no. : KC40523

C8.11
sheet no.

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LUMEN FIELD

LUMEN FIELD North Lot Security Plan - Phase 2

800 OCCIDENTAL AVE S. SEATTLE, WASHINGTON

CODE REVIEW INFORMATION

GOVERNING CODES
2021 SEATTLE BUILDING CODE
2021 SEATTLE EXISTING BUILDING CODE
2021 SEATTLE ENERGY CODE
2021 NATIONAL ELECTRICAL CODE
2021 SEATTLE MECHANICAL CODE
2021 SEATTLE PLUMBING CODE
2021 SEATTLE FIRE CODE

PARCEL NUMBER: 766620-4876

LEGAL DESCRIPTION: LOTS 5-35, BLK 285 & LOTS 5-35, BLK 325, SEATTLE TIDE LANDS & VAC 3RD AVE S (VO#10552) EXCEPT POR OF LOT 5, BLK 325 LYING N OF ADJUSTED LINE PER LBA# 9806721 & EXCEPT POR OF LOT 5,BLK 285, & VAC 3RD AVE S (VO #10552) LYING N OF THE ADJUSTED LINE PER LBA#9806720

1 SITE PLAN - PROJECT LOCATION
1" = 10000'

DRAWING LIST

Sheet Number	Sheet Title
C0.01	GENERAL NOTES, LEGEND, NOTES, ABBREVIATIONS, AND DRAWING LIST
C0.02	NOTES
C0.03	OVERALL KEY PLAN
C2.01	SITE DEMOLITION PLAN
C2.02	SITE DEMOLITION PLAN - AREAS A, B, C, AND D
C3.01	SITE, PAVING, AND GRADING PLAN
C3.02	SITE, PAVING, AND GRADING PLAN - AREAS A, B, C, AND D
C5.01	STORM DRAINAGE PLAN - AREAS A, B, C, AND D
C8.01	SECTIONS AND DETAILS
C8.02	SECTIONS AND DETAILS
C8.03	SECTIONS AND DETAILS
C8.04	SECTIONS AND DETAILS
C8.05	SECTIONS AND DETAILS
C8.11	ONSITE STORMWATER MANAGEMENT PLAN

LUMEN FIELD

LUMEN FIELD North Lot
Security Plan - Phase 2

800 Occidental Avenue South, Seattle, WA 98134

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COVER

sheet no.

LEGEND

DESCRIPTION	SYMBOL
LIMITS OF WORK	
PROPERTY LINE	
EASEMENT LINE	
CENTERLINE OF SWALE	
BOLLARD	
COORDINATE POINT	N 1,433,544.34 E 2,454,789.02
BUILDING	
TREE PROTECTION FENCE	

DEMOLITION LEGEND

DESCRIPTION	SYMBOL
ITEM TO BE REMOVED	
ITEM TO REMAIN	
CAP UTILITY, SEE SITE DEMOLITION	
FULL DEPTH PAVEMENT REMOVAL	

SITE HATCHES

FULL DEPTH ASPHALT PAVEMENT PATCH	
SIDEWALK PAVEMENT OVER M30 SHALLOW BOLLARD FOUNDATION	

STORM LEGEND

DESCRIPTION	SYMBOL
OVERFLOW CB	
PERFORATED STORM PIPE	4" SD

ABBREVIATIONS

&	AND	DB	DUCTBANK	LF	LINEAR FEET	S	SLOPE, SOUTH
@	AT	DEG, ^	DEGREE	LOC	LOCATE (-D), LOCATION	SCHED	SCHEDULE
Δ, D	DEFLECTION ANGLE	DEMO	DEMOLISH, DEMOLITION	LP	LOW POINT	SD	STORM DRAIN
^, DEG	DEGREE	DEPT	DEPARTMENT	LT	LEFT	SDMH	STORM DRAIN MANHOLE
~, DIA	DIAMETER	DET	DETAIL	LVL	LEVEL	SE	SOUTHEAST
#	NUMBER	DI	DUCTILE IRON			SECT	SECTION
%	PERCENT	DIA, ~	DIAMETER	MATL	MATERIAL	SHT	SHEET
f'c	CONCRETE COMPRESSIVE STRENGTH	DIAG	DIAGONAL	MAX	MAXIMUM	SIM	SIMILAR
		DICA	DRILLED-IN CONCRETE	MECH	MECHANICAL	SOG	SLAB ON GRADE
fy	REINFORCING STEEL YIELD STRENGTH		ANCHOR	MFR	MANUFACTURE (-R)	SPC	SPACE
		DIM	DIMENSION	MH	MANHOLE	SPEC	SPECIFICATION
		DIR	DIRECTION	MIC	MONUMENT IN CASE	SQ	SQUARE
ABAN	ABANDON (-ED)	DOM	DOMESTIC	MIN	MINIMUM, MINUTE	SS	SANITARY SEWER
AC	ASBESTOS CEMENT, ASPHALT CONCRETE	DS	DOWNSPOUT	MISC	MISCELLANEOUS	SSMH	SANITARY SEWER MANHOLE
		DWG	DRAWING	MJ	MECHANICAL JOINT		
AD	AREA DRAIN	DWL	DOWEL	ML	MATCHLINE	ST	STREET
ADA	AMERICANS WITH DISABILITIES ACT	DWY	DRIVEWAY	MON	MONUMENT	STA	STATION
				MSE	MECHANICALLY STABILIZED EARTH	STD	STANDARD
ADDL	ADDITIONAL	(E)	EXISTING			STL	STEEL
ADJ	ADJACENT, ADJUST (-ED, -MENT, -ABLE)	E	EAST (-ING)	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	STRUC	STRUCTURAL, STRUCTURE
		EA	EACH				
AGGR	AGGREGATE	ECC	ECCENTRIC			SW	SOUTHWEST
ALT	ALTERNATE, ALTERNATIVE	ECR	END CURB RETURN			SYM	SYMMETRICAL
		EG	EXISTING GRADE	N	NORTH (-ING)		
APPD	APPROVED	EJ	EXPANSION JOINT	NA	NOT APPLICABLE	TB	THRUST BLOCK
APPROX	APPROXIMATE (-LY)	EL	ELEVATION	NE	NORTHEAST	TC	TOP OF CURB
ARCH	ARCHITECT (-URAL)	ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	TD	TRENCH DRAIN
ASPH	ASPHALT	EMBED	EMBED (-DED, -MENT)	NOM	NOMINAL	TEMP	TEMPORARY
ASSY	ASSEMBLY	ENGR	ENGINEER	NTS	NOT TO SCALE	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EOR	ENGINEER OF RECORD	NW	NORTHWEST		
		EQ	EQUAL				
ATB	ASPHALT TREATED BASE	EQUIP	EQUIPMENT	OC	ON CENTER	TOF	TOP OF FOOTING
		ESMT	EASEMENT	OD	OUTSIDE DIAMETER	TOW	TOP OF WALL
AVE	AVENUE	EST	ESTIMATE (-D)	OPNG	OPENING	TYP	TYPICAL
		EVC	END VERTICAL CURVE	OPP	OPPOSITE (HAND)		
		EW	EACH WAY	OPT	OPTION (-AL)	UNO	UNLESS NOTED OTHERWISE
BCR	BEGIN CURB RETURN	EXCAV	EXCAVATION	ORIG	ORIGINAL		
BFP	BACK FLOW PREVENTER	EXIST	EXISTING	OWS	OIL/WATER SEPARATOR	UTIL	UTILITY
		EXP	EXPANSION				
BLDG	BUILDING	EXT	EXTERIOR			V	VERTICAL
BLK	BLOCK (-ING)			PC	POINT OF CURVATURE	VAC	VACUUM
BM	BEAM, BENCH MARK	FD	FOUNDATION DRAIN, FOOTING DRAIN	PCC	POINT OF COMPOUND CURVATURE, PORTLAND CEMENT CONCRETE	VB	VALVE BOX
BMP	BEST MANAGEMENT PRACTICE	FDC	FIRE DEPARTMENT CONNECTION			VC	VERTICAL CURVE
						VDM	VERTICAL DRAINAGE MATERIAL
BOL	BOLLARD						
BOT	BOTTOM	FDN	FOUNDATION	PED	PEDESTRIAN	VERT	VERTICAL
BOW	BOTTOM OF WALL	FF	FINISHED FLOOR	PERF	PERFORATED	VIF	VERIFY IN FIELD
BSMT	BASEMENT	FG	FINISHED GRADE	PERP	PERPENDICULAR	VOL	VOLUME
BTWN	BETWEEN	FH	FIRE HYDRANT	PI	POINT OF INTERSECTION	VTB	VERTICAL THRUST BLOCK
BVC	BEGIN VERTICAL CURVE	FIN	FINISH (-ED)				
		FL	FLOOR, FLOWLINE, FLANGE	PIV	POST INDICATOR VALVE	W	WATER, WEST, WIDTH
CANT	CANTILEVER	FM	FORCE MAIN	PL	PROPERTY LINE, PLATE	W/	WITH
CB	CATCH BASIN	FT	FOOT, FEET			W/O	WITHOUT
CC	CENTER TO CENTER	FTG	FOOTING	PLUMB	PLUMBING	WHT	WHITE
CDF	CONTROLLED DENSITY FILL			POLY	POLYETHYLENE	WP	WORK POINT
		G	GAS, GUTTER	PRC	POINT OF REVERSE CURVATURE	WPJ	WEAKENED PLANE JOINT
CFS	CUBIC FEET PER SECOND	GA	GAGE, GAUGE				
		GAL	GALLON	PROP	PROPERTY	WS	WATER SURFACE
CI	CAST IRON	GALV	GALVANIZE (-D)	PROT	PROTECTION	WT	WEIGHT
CIP	CAST-IN-PLACE	GB	GRADE BREAK	PSF	POUNDS PER SQUARE FOOT	WWF	WELDED WIRE FABRIC
CJ	CONSTRUCTION JOINT	GEN	GENERAL				
CL	CENTERLINE	GPM	GALLONS PER MINUTE	PSI	POUNDS PER SQUARE INCH	YD	YARD
CLR	CLEAR (-ANCE)	GV	GATE VALVE			YEL	YELLOW
CMP	CORRUGATED METAL PIPE	H	HORIZONTAL	PT	POINT OF TANGENCY, POINT		
CNR	CORNER	HDPE	HIGH DENSITY POLYETHYLENE	PV	POWER VAULT		
CO	CLEAN OUT			PVC	POLYVINYL CHLORIDE		
COL	COLUMN	HH	HANDHOLE	PVI	POINT OF VERTICAL INTERSECTION		
COMB	COMBINATION	HMA	HOT MIX ASPHALT				
COMM	COMMUNICATION	HORIZ	HORIZONTAL	PVMT	PAVEMENT		
CON	CONCENTRIC	HP	HIGH POINT				
CONC	CONCRETE	HT	HEIGHT	Q	FLOW RATE		
COND	CONDUIT, CONDITION	HTB	HORIZONTAL THRUST BLOCK				
CONN	CONNECT (-ION)			R	RADIUS		
CONST	CONSTRUCTION	HYD	HYDRANT	RCMD	RECOMMEND (-ED)		
CONT	CONTINUATION, CONTINUE, CONTINUOUS			RCP	REINFORCED CONCRETE PIPE		
		ID	INSIDE DIAMETER				
		IE	INVERT ELEVATION	RED	REDUCER, REDUCING		
CONTR	CONTRACTOR	IN	INCH	REF	REFER (-ENCE)		
COORD	COORDINATE, COORDINATION	INCL	INCLUDE (-D), INCLUDING	REINF	REINFORCE (-D, -MENT), REINFORCING		
CORP	CORPORATION	INFO	INFORMATION	REQD	REQUIRED		
COS	CITY OF SEATTLE	INT	INTERIOR, INTERSECTION	RET	RETAINING		
CP	CONTROL POINT, CENTER POINT			REV	REVISION		
		INV	INVERT	RIM	RIM ELEVATION		
CTB	CEMENT TREATED BASE	IRR	IRRIGATION	RJ	RESTRAINED JOINT		
				RL	RAIN LEADER		
CTR	CENTER	JT	JOINT	ROW	RIGHT-OF-WAY		
CU	CUBIC			RPM	RAISED PAVEMENT MARKER		
CULV	CULVERT	LARCH	LANDSCAPE ARCHITECT (-URAL)				
CV	COMM VAULT			RT	RIGHT		
		LAT	LATERAL	RW	RECYCLED WATER		
D, Δ	DEFLECTION ANGLE	LB	POUND				

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE PER THE PROJECT SITE SURVEY PROVIDED BY BUSH, ROED & HITCHINGS, INC. DATED 9/13/2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. HORIZONTAL DATUM IS NAD 83/2011 (EPOCH 2010). REFER TO THE PROJECT SITE SURVEY FOR ADDITIONAL INFORMATION.
3. VERTICAL DATUM IS NAVD 88 REFER TO THE PROJECT SITE SURVEY FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PROVIDED BY TETRA TECH DATED NOVEMBER 27, 2024.
5. WORK SHALL CONFORM TO THE CITY OF SEATTLE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 2020 EDITION, AND THE CITY OF SEATTLE STANDARD PLANS, 2020 EDITION. STANDARDS. A COPY OF THESE DOCUMENTS SHALL BE ON-SITE DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION.
7. THE LIMITS OF WORK INDICATED ON THE CIVIL DRAWINGS APPLY TO THE CIVIL SITE AND UTILITY WORK. WORK OUTSIDE OF THE LIMITS OF WORK MAY BE REQUIRED BY OTHER DISCIPLINES OR TRADES. UNLESS NOTED OTHERWISE, NO CIVIL-RELATED WORK SHALL BE PERFORMED OUTSIDE THE LIMITS OF WORK WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. ANY WORK ADJACENT TO THE LIMITS OF WORK SHALL BE CARRIED OUT ON THE PROJECT SIDE.
8. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER (1-800-424-5555) A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL UNDERGROUND UTILITY LOCATION SERVICE TO LOCATE AND MAINTAIN MARKINGS THAT INDICATE LOCATIONS OF UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA.

DRAWING LIST

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

PERMIT DOCUMENTS

STEVEN DOUGLAS HALVORSEN — STATE OF WASHINGTON — 29564 — REGISTERED PROFESSIONAL ENGINEER — 6/17/2025

JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

DRAWN BY: MKA
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

GENERAL NOTES, LEGEND, NOTES, ABBREVIATIONS, AND DRAWING LIST

SHEET 1 OF 14

C0.01

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND SECURITY DEVICES AS NECESSARY FOR THE PROTECTION OF THE ADJACENT PUBLIC IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAYS.
2. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR CAPPING OF EXISTING UTILITIES WITH THE APPLICABLE UTILITY AGENCY, INCLUDING BUT NOT LIMITED TO:
   A. EXISTING WATER CONNECTIONS (SEATTLE PUBLIC UTILITUES).
   B. EXISTING NATURAL GAS CONNECTIONS (PUGET SOUND ENERGY).
   C. EXISTING TELEPHONE CONNECTIONS (CENTURY LINK).
   D. EXISTING SANITARY SEWER (SEATTLE PUBLIC UTILITUES).
   E. EXISTING POWER CONNECTIONS (SEATTLE CITY LIGHT).
   F. EXISTING FIBER OPTICS (VARIOUS, CONTRACTOR TO VERIFY).
   G. EXISTING STORM DRAINAGE (SEATTLE PUBLIC UTILITUES).
3. EXCAVATION FOR REMOVAL OF UTILITIES SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEERING REPORT PREPARED BY TETRA TECH, DATED NOVEMBER 27, 2024. THE CONTRACTOR SHALL COMPLY WITH THE REPORT RECOMMENDATIONS.
4. CAP OR PLUG UTILITY SERVICES AT THE LIMITS OF EXCAVATION OR AT THE LIMITS OF DEMOLITION, UNLESS NOTED OTHERWISE.
5. ABANDONMENT OF UTILITY PIPELINES 12 INCHES IN DIAMETER AND LARGER AND ALL UTILITIES THAT CROSS A PUBLIC ROADWAY REGARDLESS OF SIZE SHALL BE BY CAPPING OR PLUGGING THE PIPE ENDS AND PUMPING GROUT FILL MATERIAL INTO THE INTERIOR OF THE PIPELINE USING EQUIPMENT AND MONITORING DEVICES SUFFICIENT TO DETERMINE THE EFFECTIVENESS OF THE GROUTING OPERATION AND TO ENSURE THAT THE PIPELINE IS COMPLETELY FILLED WITH GROUT MATERIAL. THE UTILITY TO BE ABANDONED SHALL FIRST BE CLEARED OF DEBRIS AND DEWATERED TO ENSURE PROPER SETTING OF THE GROUT. THE CONTRACTOR SHALL ESTABLISH AND SUBMIT FOR REVIEW THE GROUT MIXES, EQUIPMENT AND METHODS PROPOSED TO BE USED FOR PLACEMENT OF THE GROUT AND MONITORING OF THE GROUTING OPERATION. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 100 PSI.
6. ABANDONMENT OF UTILITY PIPELINES SMALLER THAN 12 INCHES IN DIAMETER SHALL REQUIRE CAPPING OR PLUGGING OF THE PIPE ENDS ONLY, UNLESS NOTED OTHERWISE.
7. CLEAR AND GRUB ALL LANDSCAPED AND NON-PAVED AREAS WITHIN THE LIMITS OF WORK, UNLESS NOTED OTHERWISE.
8. REMOVE EXISTING CONCRETE PAVEMENT AND BASE COURSE MATERIAL TO FULL DEPTH.
9. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT AND BASE COURSE MATERIAL TO FULL DEPTH.
10. PROTECT ALL EXISTING STRUCTURES AND FOUNDATIONS TO REMAIN WITHIN THE LIMITS OF WORK DURING CONSTRUCTION UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED IN ORDER TO AVOID IMPACTS TO EXISTING STRUCTURES, FOUNDATIONS AND RETAINING WALLS.
11. PROTECT ALL EXISTING UTILITIES INDICATED TO REMAIN FROM DAMAGE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED TO ENSURE ADEQUATE PROTECTION OF UTILITIES AND APPURTENANCES TO REMAIN. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
12. THE CONTRACTOR SHALL VERIFY THAT ALL COMMUNICATIONS WIRES AND CONDUCTORS HAVE BEEN DECOMMISSIONED PRIOR TO REMOVAL OF COMMUNICATIONS CONDUITS AND VAULTS.
13. PRIOR TO THE START OF ANY SITE DEMOLITION, CONTRACTOR SHALL COORDINATE AND DETERMINE WHICH ITEMS, IF ANY, ARE TO BE SALVAGED WITH THE OWNER'S REPRESENTATIVE AND THE OWNER. ANY SPECIAL SALVAGING PROCEDURES THAT ARE TO BE FOLLOWED WILL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND THE OWNER.
14. DEMOLITION ASSOCIATED WITH ELECTRICAL LINES AND APPURTENANCES SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS. DEMOLITION FOR SPECIFIC ELECTRICAL ITEMS INDICATED ON THE DEMOLITION PLANS SHALL NOT BE CARRIED OUT UNTIL POWER SOURCES TO THE ITEMS INDICATED FOR REMOVAL HAVE BEEN MADE SAFE.
15. REMOVAL OF ELECTRICAL DUCTBANK, CONDUITS AND VAULTS SHALL FOLLOW PULLING OF CABLE AND CONDUCTORS.
16. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY OF SEATTLE DEMOLITION AND STREET USE PERMITS BEFORE COMMENCING DEMOLITION ACTIVITIES.
17. PROVIDE TREE PROJECTION FOR ALL SIGNIFICANT TREES ADJACENT TO THE LIMITS OF WORK IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION TREE MANUAL.

SITE AND PAVING NOTES

1. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, FACE OF BUILIDNG, OR FACE OF WALL UNLESS NOTED OTHERWISE.
2. APPLY A BITUMINOUS TACK COAT AT LOCATIONS WHERE ASPHALT PAVEMENT ABUTS ANY BUILDING STRUCTURE, UTILITY APPURTENANCE OR OTHER PAVEMENT TYPE.
3. CONCRETE FOR EXTERIOR SITE FACILITES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, PAVING PADS, THRUST BLOCKING, FENCE POST AND BOLLARD FOUNDATIONS, RAMPS, AND UTILITY STRUCTURES SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT. CONCRETE FOR RETAINING WALLS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT. CONCRETE FOR PAVING SHALL BE IN ACCORDANCE WITH SPECIFICATION 033000, "CAST-IN-PLACE CONCRETE" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 AND CONCRETE SHALL HAVE 5 PLUS OR MINUS 0.5 PERCENT AIR ENTRAINMENT.
4. PROVIDE AN EXPANSION JOINT AT LOCATIONS WHERE CONCRETE WALK OR CONCRETE PAVEMENT ABUT STRUCTURAL FOUNDATION, COLUMN OR WALL, AND FIXED OBJECTS.
5. EXTERIOR CONCRETE PAVEMENT JOINTS SHALL BE WEAKENED PLANE [CONTROL] JOINTS WITH A MAXIMUM SPACING OF X (NOTE TO ENGR: SPACING IS THICKNESS OF CONCRETE IN FEET * 24) FEET ON CENTER. PAVEMENT PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25. AT THE CONTRACTOR'S OPTION, CONTRACTOR MAY SUBSTITUTE CONSTRUCTION JOINTS FOR WEAKENED PLANE [CONTROL] JOINTS. JOINTS SHALL BE COORDINATED WITH LANDSCAPE PLANS.

GRADING NOTES

1. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT, GUTTER ELEVATION OR FINISHED GRADE UNLESS NOTED OTHERWISE.
2. ADJUST UTILITY ACCESS COVERS, FOR UTILITIES TO REMAIN, TO FINISH GRADE.
3. TOP ELEVATION FOR VAULTS SHALL MATCH FINISH GRADE. SLOPE VAULT LIDS AS REQUIRED.
4. SLOPES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONSTRUCTION SHALL BE BASED ON SPOT ELEVATIONS.

STORM DRAIN NOTES

1. A COPY OF THE APPROVED DRAINAGE CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. UNLESS NOTED OTHERWISE, THE CONTRACTOR MAY USE ANY COMBINATION OF PREFABRICATED FITTINGS (TEES, BENDS AND WYES) AT LOCATIONS WHERE STORM CONNECTION POINTS OF INTERSECTION (PI) OR BENDS ARE INDICATED. PREFABRICATED FITTINGS MAY BE ADJUSTED AS REQUIRED TO MAINTAIN POSITIVE SLOPE AND DRAINAGE. WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE THE FITTINGS AS SHOWN.
3. REQUIRED STORM WATER FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY PAVING UNLESS OTHERWISE APPROVED.
4. INSTALL CATCH BASIN INSERTS UNDER ALL CATCH BASIN AND AREA DRAIN GRATES IMMEDIATELY AFTER INSTALLATION. PROTECTION SHALL BE REMOVED AFTER FINAL PAVING AND/OR LANDSCAPING HAS BEEN ESTABLISHED.
5. STORM DRAIN PIPE DISCHARGING FROM AN AREA DRAIN SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE.
6. LENGTHS OF PIPING SHOWN ON STORM DRAIN ARE FROM CENTER OF STRUCTURE, FITTING OR POINT OF INTERSECTION AND ARE SHOWN FOR INFORMATION ONLY. ALL PIPING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS AND LOCATED BY COORDINATES OR DIMENSIONS.
7. COORDINATE POINTS AND ELEVATIONS SHOWN FOR ALL CATCH BASINS, CLEANOUTS, AREA DRAINS AND MANHOLES ARE TO THE CENTER OF THE FRAME AND GRATE OR COVER, UNLESS NOTED OTHERWISE.
8. TOP ELEVATION FOR ALL DRAINAGE STRUCTURES WITH SOLID COVERS SHALL MATCH FINISH GRADE UNLESS NOTED OTHERWISE.
9. TRENCHING FOR STORM DRAINS SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 284 AND PIPE BEDDING SHALL CONFORM TO CITY OF SEATTLE STANDARD PLAN 285.
10. STORM DRAIN MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SEATTLE STANDARD SPECIFICATIONS.
11. STORM DRAIN PIPING SHALL BE PVC ASTM D3034, SDR-35, UNLESS NOTED OTHERWISE.

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

PERMIT DOCUMENTS

STEVEN DOUGLAS HALVORSEN STATE OF WASHINGTON 29564 REGISTERED PROFESSIONAL ENGINEER 6/17/2025

JOB NUMBER: 63069.57

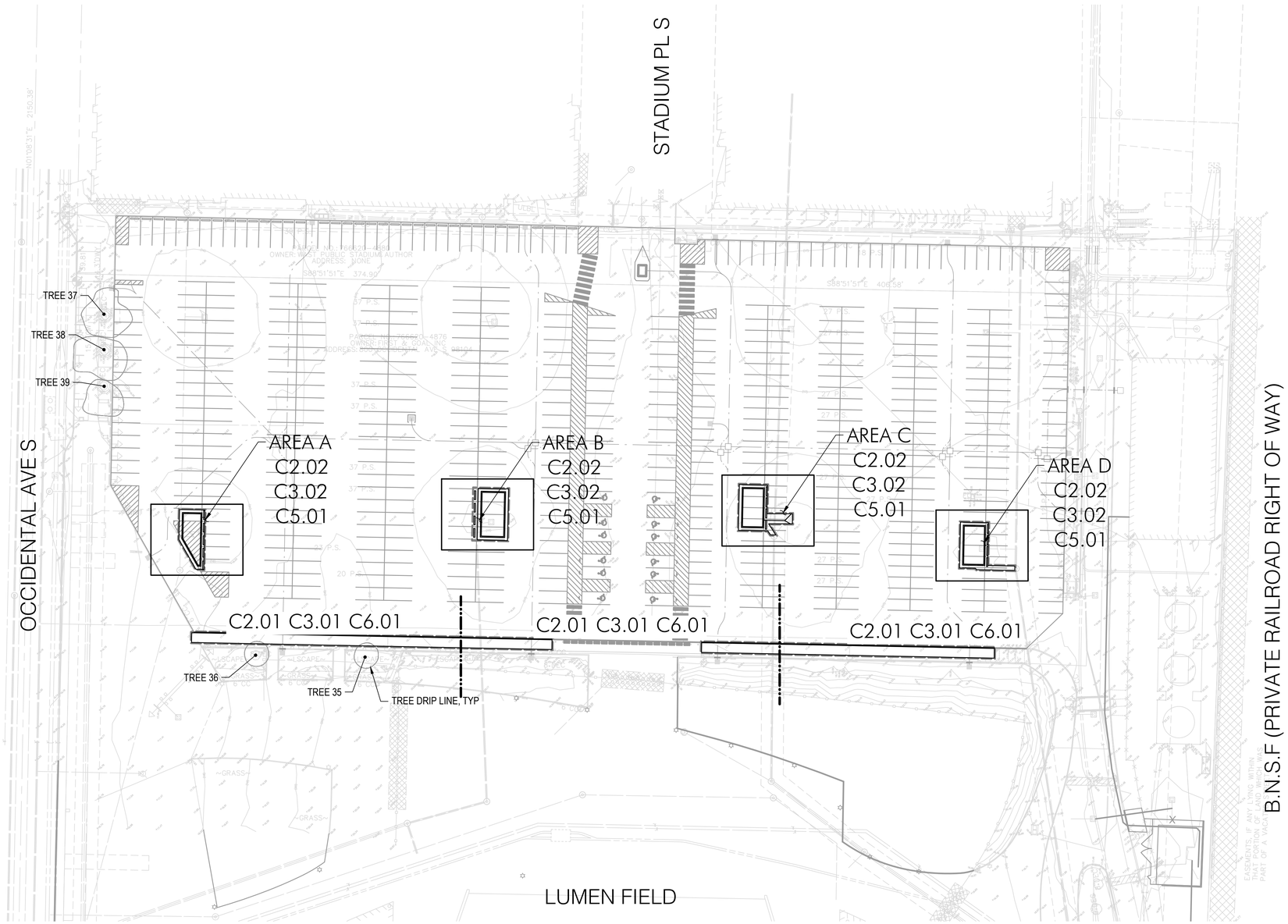
NO.	DATE	DESCRIPTION

DRAWN BY: MKA
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

NOTES

C0.02

Tree	Species	DSH	CRZ	Avg. Crown Radius (Drip)	Condition Rating	Risk Rating	Recommendations
35	*ACER PALMATUM*	7.3"	17'	16'	GOOD	LOW	RETAIN AND MONITOR; TREE PROTECTION PLAN TO BE FOLLOWED FOR EACH TREE
36	*ACER PALMATUM*	10.2"	13'	18'	GOOD	LOW	RETAIN AND MONITOR; TREE PROTECTION PLAN TO BE FOLLOWED FOR EACH TREE
37	*PLANTUS X ACERFOLIA*	9.6"	10'	27'	FAIR	LOW	RETAIN AND MONITOR; TREE PROTECTION PLAN TO BE FOLLOWED FOR EACH TREE
38	*PLANTUS X ACERFOLIA*	11.0"	11'	30'	FAIR	LOW	RETAIN AND MONITOR; TREE PROTECTION PLAN TO BE FOLLOWED FOR EACH TREE
39	*PLANTUS X ACERFOLIA*	10.6"	11'	26'	FAIR	LOW	RETAIN AND MONITOR; TREE PROTECTION PLAN TO BE FOLLOWED FOR EACH TREE



NOTES:

1. ANY CLEARANCE PRUNING WILL BE COMPLETED BY AN SDCI REGISTERED PROVIDER TO ANSI A300 PRUNING STANDARDS.

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

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JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

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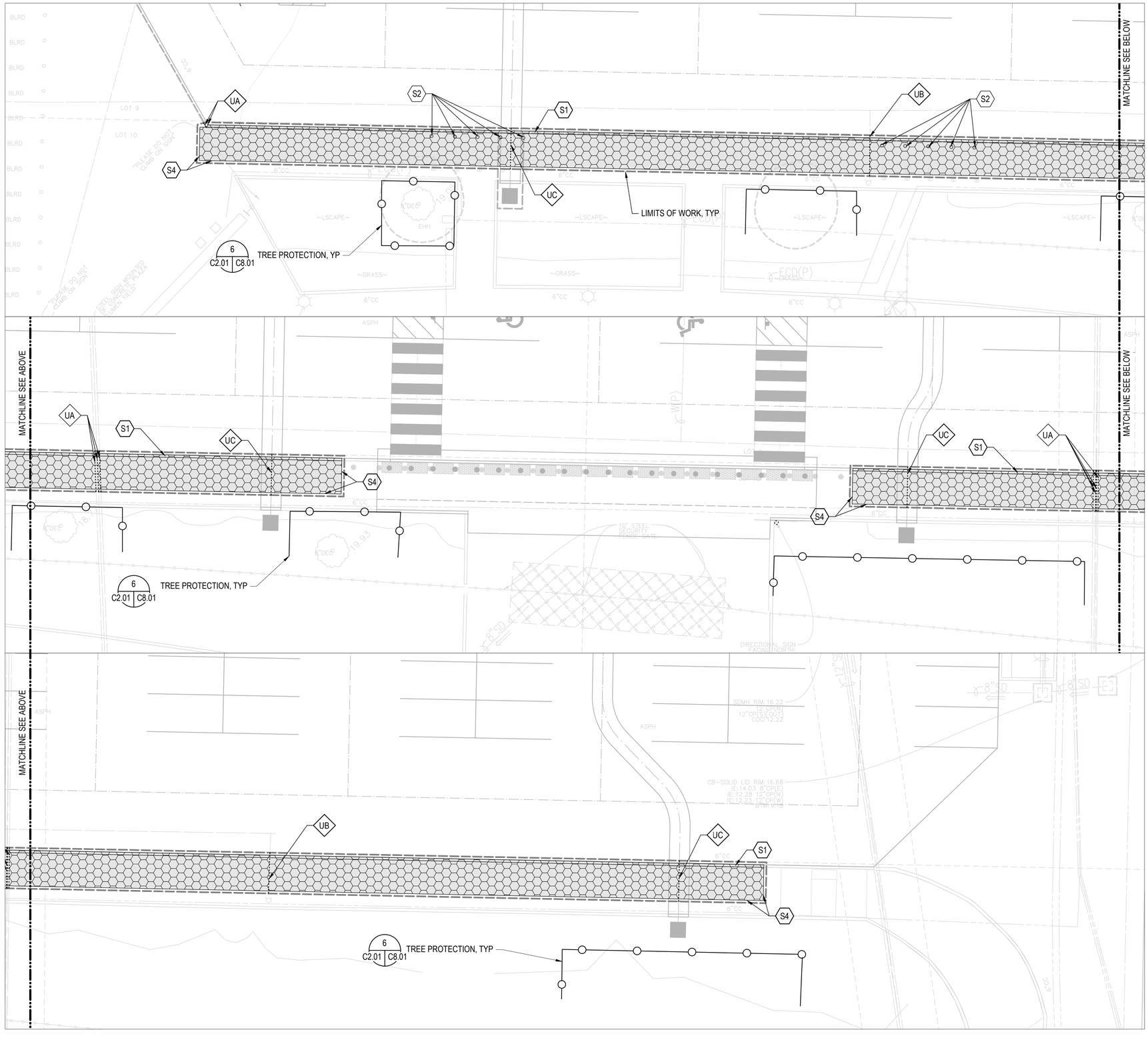
DATE: JUNE 17, 2025

OVERALL KEY PLAN

SHEET 3 OF 14

C0.03

6/17/2025 1:09 PM USER: cip PATH: J:\LumenFieldNorthLot\Civ\SECURITY PH2 (Previously PHIB)\C0.03.dwg LAYOUT: ----



NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE DEMOLITION NOTES.
3. SEE SHEET C0.03 FOR TREE INFORMATION AND REQUIREMENTS

UTILITIES TO REMAIN

FLAG	DESCRIPTION
UA	EXISTING STORM DRAIN PIPING AND CATCH BASINS TO REMAIN
UB	EXISTING WATER PIPING AND VALVES TO REMAIN
UC	EXISTING POWER CONDUIT, DUCTBANK, MAINTENANCE HOLES, VAULTS, AND JUNCTION BOXES TO REMAIN
UD	EXISTING STORM DRAIN PIPING PLUG AND ABANDON

SITE TO REMAIN

FLAG	DESCRIPTION
SA	EXISTING CONCRETE CURB TO REMAIN

SITE ELEMENTS TO BE REMOVED OR RELOCATED

FLAG	DESCRIPTION
S1	REMOVE EXISTING CONCRETE CURB
S2	REMOVE BOLLARD AND FOUNDATION
S3	REMOVE EXISTING STORM DRAIN PIPING AND CATCH BASINS
S4	REMOVE AND SAWCUT EXISTING CONCRETE/ASPHALT PAVEMENT

N

10 5 0 10 20
scale 1" = 10' feet

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

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STEVEN DOUGLAS HALVORSEN · STATE OF WASHINGTON · 29564 · REGISTERED PROFESSIONAL ENGINEER · 6/17/2025

JOB NUMBER: 63069.57

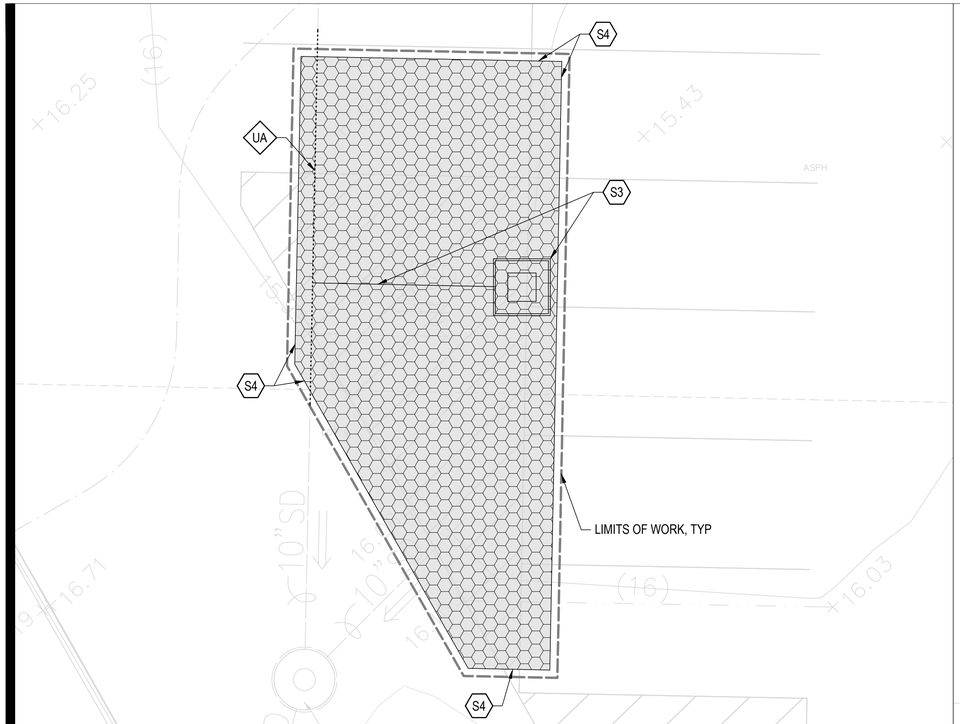
NO.	DATE	DESCRIPTION

DRAWN BY:	MKA
DESIGNED BY:	BMN
CHECKED BY:	SDH
DATE:	JUNE 17, 2025

SITE DEMOLITION PLAN

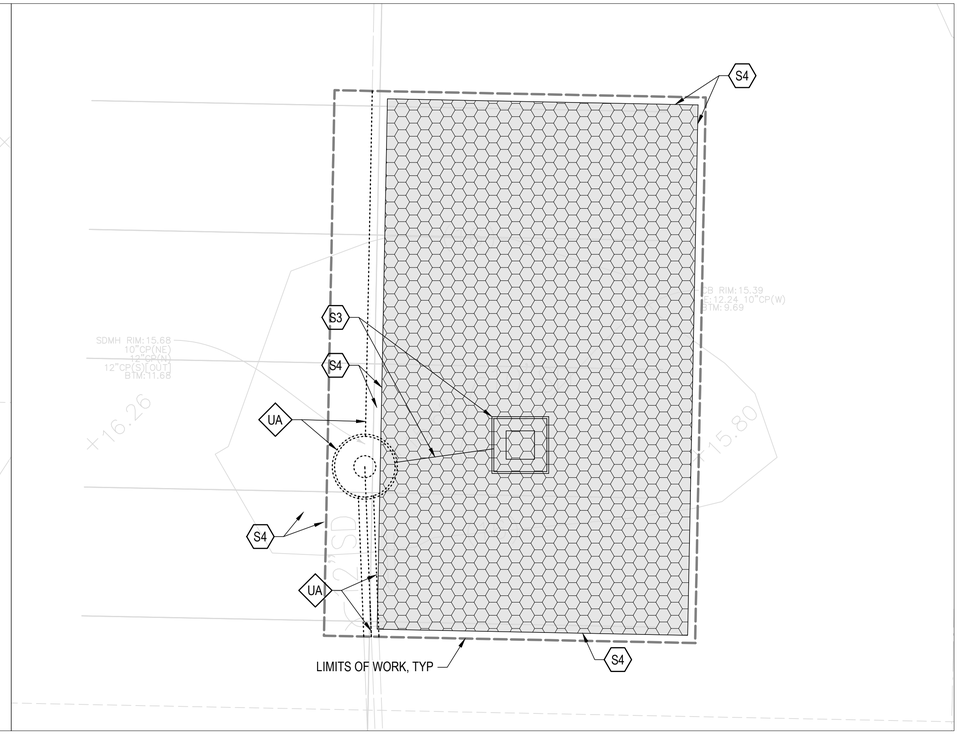
C2.01

6/17/2025 1:08 PM USER: cip PATH: J:\LumenField\North Lot\Civ\SECURITY PH2 (Previously PH1B)\C2.01X.dwg LAYOUT: ----



SITE DEMOLITION PLAN - AREA A

SCALE: 1" = 5'

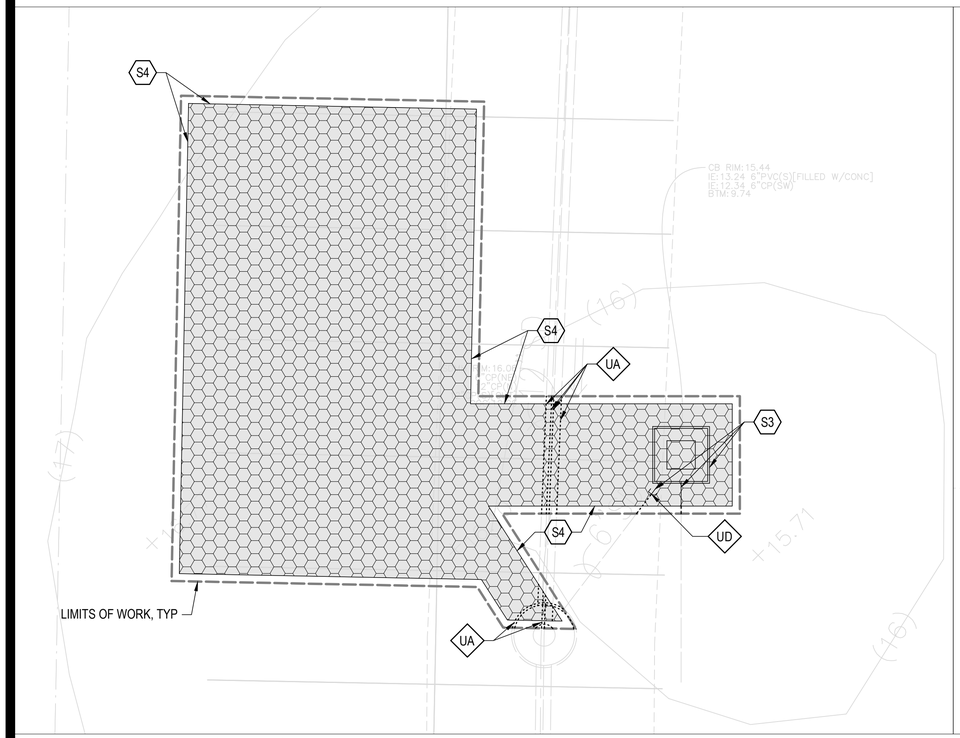


SITE DEMOLITION PLAN - AREA B

SCALE: 1" = 5'

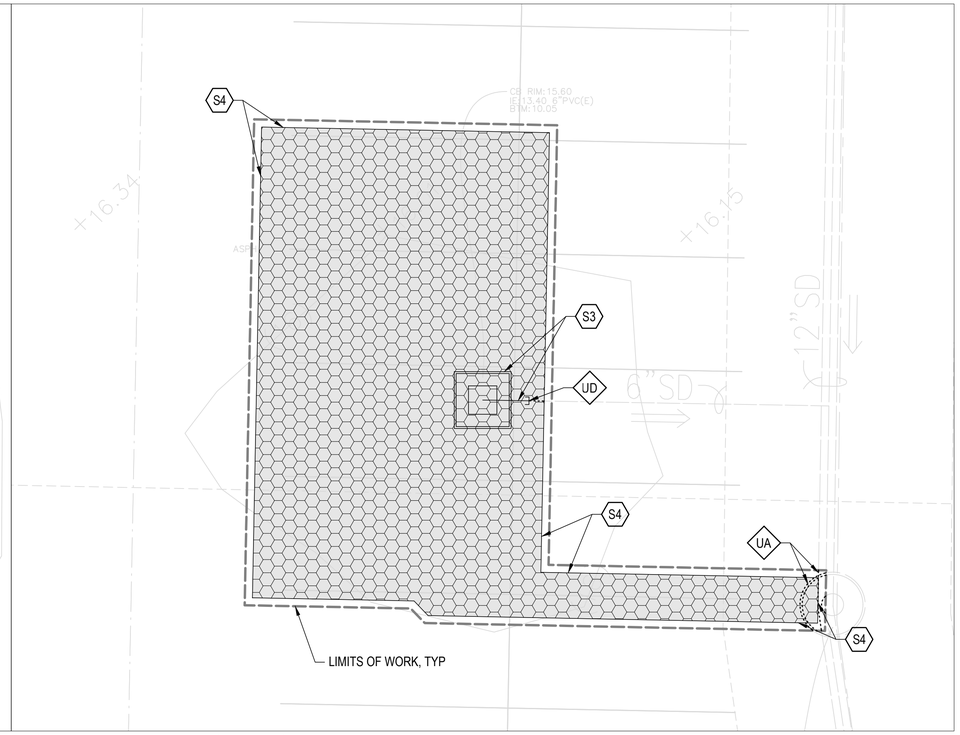
NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE DEMOLITION NOTES.
3. SEE SHEET C2.01 FOR SITE DEMOLITION FLAG NOTES.
4. SEE SHEET C3.02 FOR PAVEMENT LOCATION INFORMATION.



SITE DEMOLITION PLAN - AREA C

SCALE: 1" = 5'



SITE DEMOLITION PLAN - AREA D

SCALE: 1" = 5'

5 0 5 10
scale 1" = 5' feet

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

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STEVEN DOUGLAS HALVORSEN — STATE OF WASHINGTON — 29564 — REGISTERED PROFESSIONAL ENGINEER — 6/17/2025

JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

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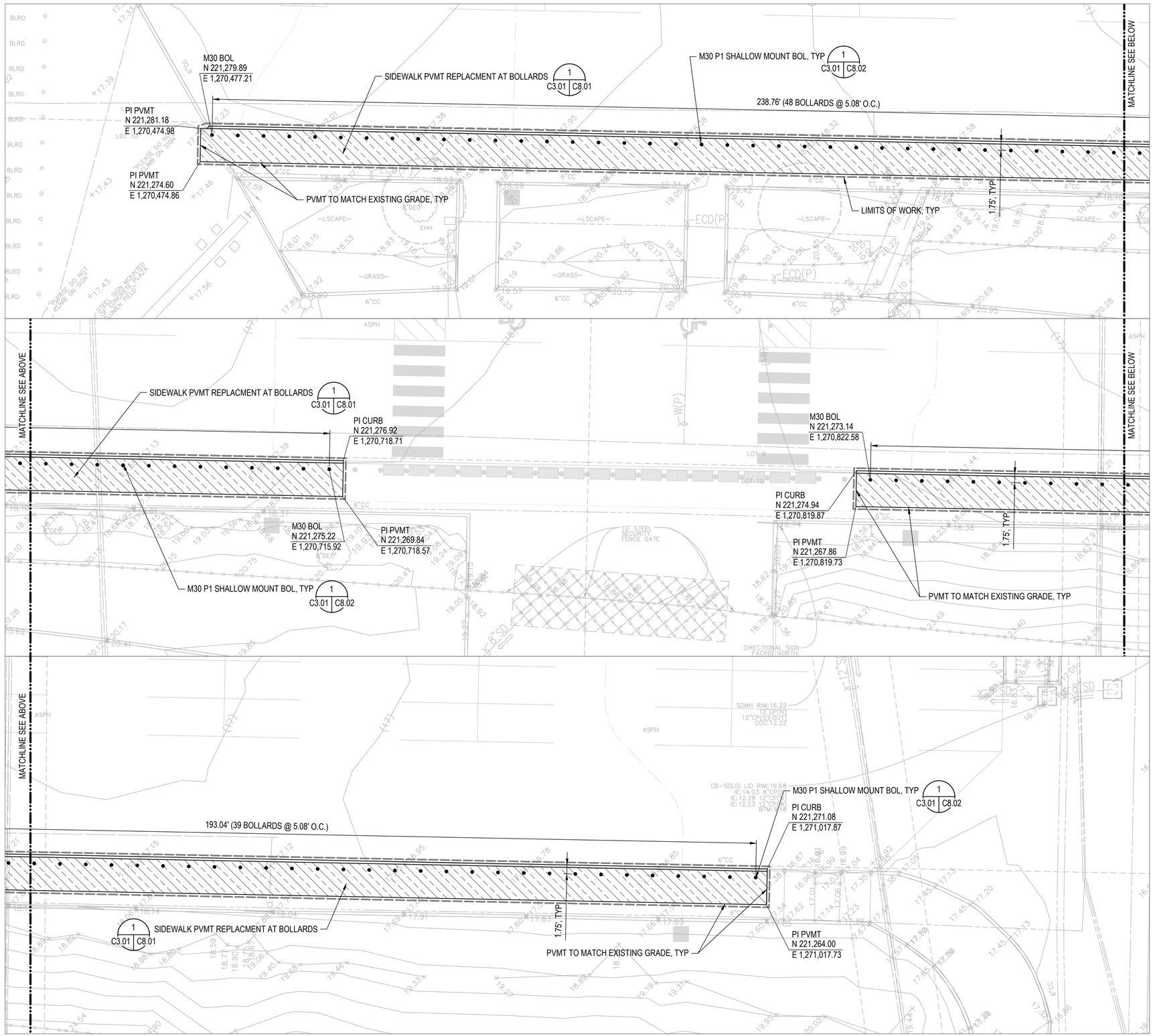
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

SITE DEMOLITION PLAN - AREAS A, B, C, AND D

SHEET 5 OF 14

C2.02

6/17/2025 1:07 PM USER: cjp PATH: J:\LumenField\NorthLot\Civ\SECURITY PH2 (Previously PH1B)\C2.02X.dwg LAYOUT: ----



NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE AND PAVING NOTES.
3. SEE SHEET C0.03 FOR TREE INFORMATION AND REQUIREMENTS.

10 5 0 10 20
scale 1" = 10' feet

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
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NO.	DATE	DESCRIPTION

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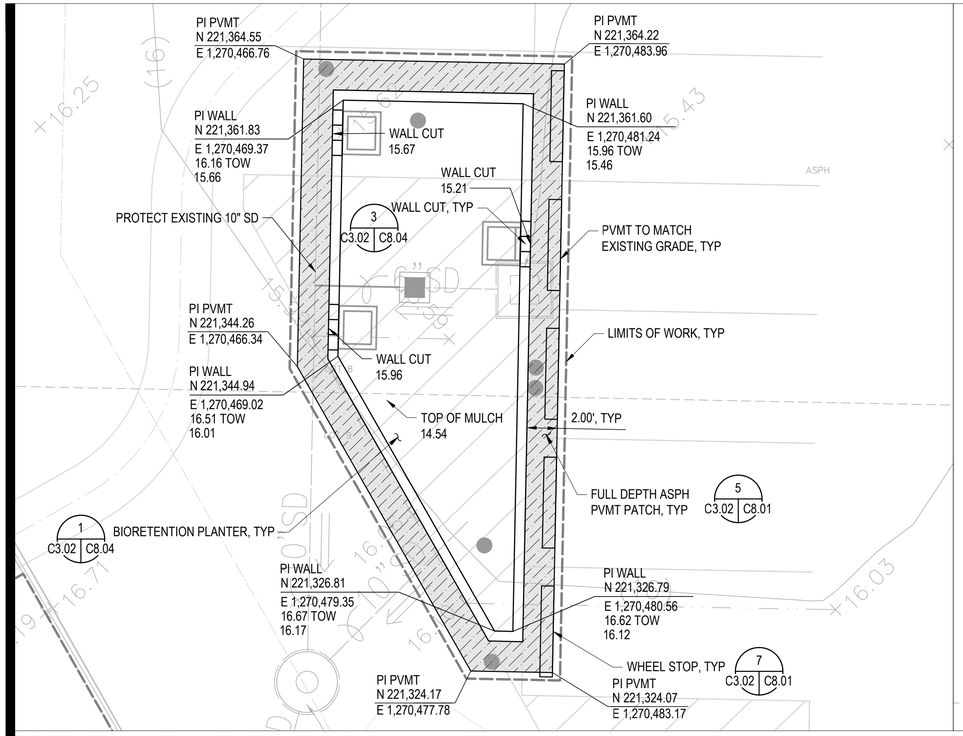
SITE, PAVING, AND GRADING PLAN

SHEET 6 OF 14

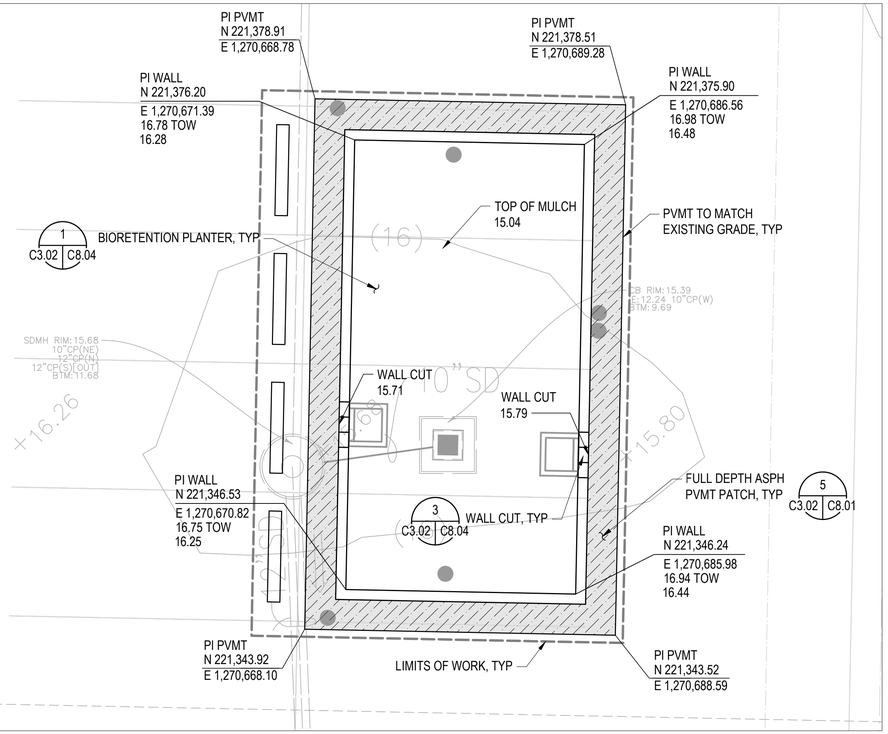
C3.01

6/17/2025 1:07 PM USER: dlp PATH: J:\Lumen Field\North Lot\Civil\SECURITY PH2 (Previously PH1B)\C3.0X.dwg LAYOUT: ----



SITE, PAVING AND GRADING PLAN - AREA A

SCALE: 1" = 5'

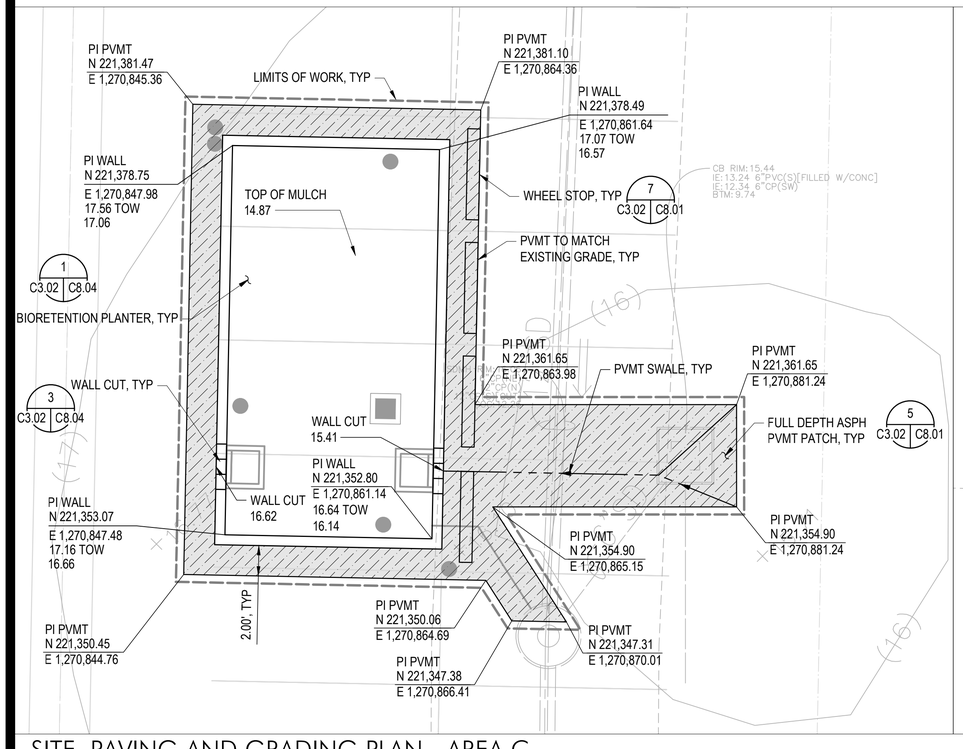


SITE, PAVING AND GRADING PLAN - AREA B

SCALE: 1" = 5'

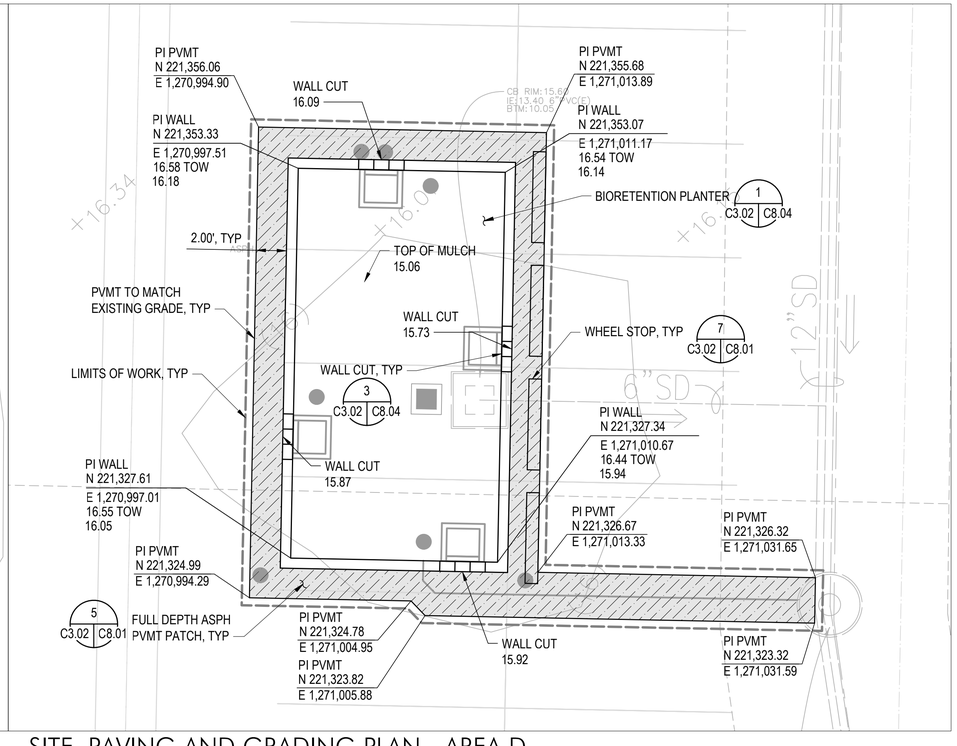
NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR SITE, PAVING AND GRADING NOTES.



SITE, PAVING AND GRADING PLAN - AREA C

SCALE: 1" = 5'



SITE, PAVING AND GRADING PLAN - AREA D

SCALE: 1" = 5'

5 0 5 10
scale 1" = 5' feet

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

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STEVEN DOUGLAS HALVORSEN
STATE OF WASHINGTON
29564
REGISTERED PROFESSIONAL ENGINEER
6/17/2025

JOB NUMBER: 63069.57

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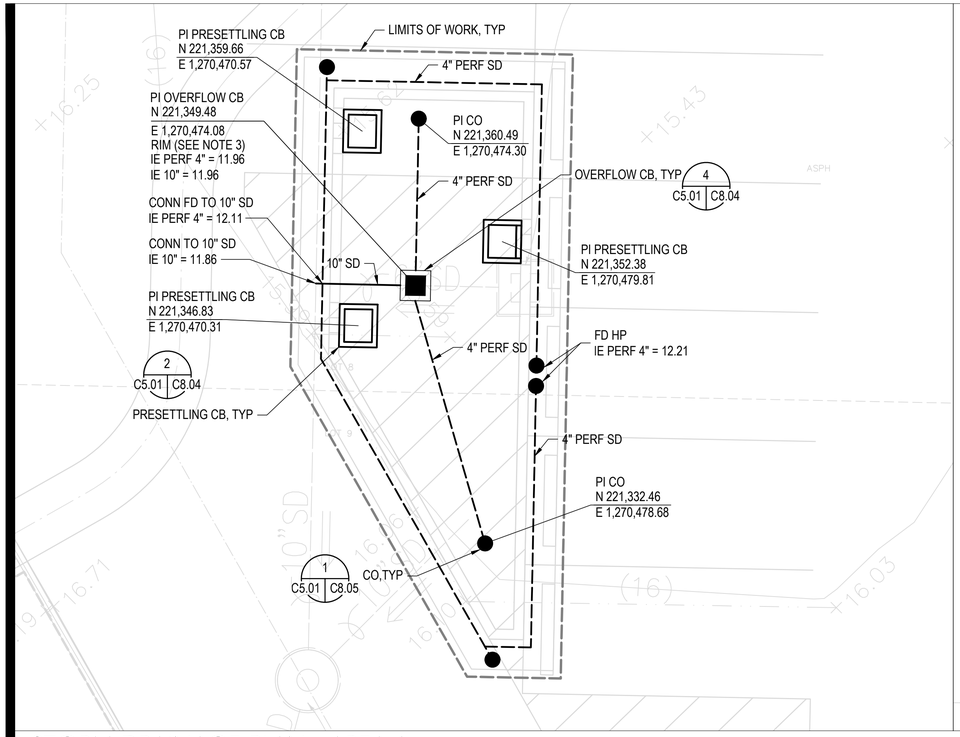
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

SITE, PAVING, AND GRADING PLAN - AREAS A, B, C, AND D

SHEET 7 OF 14

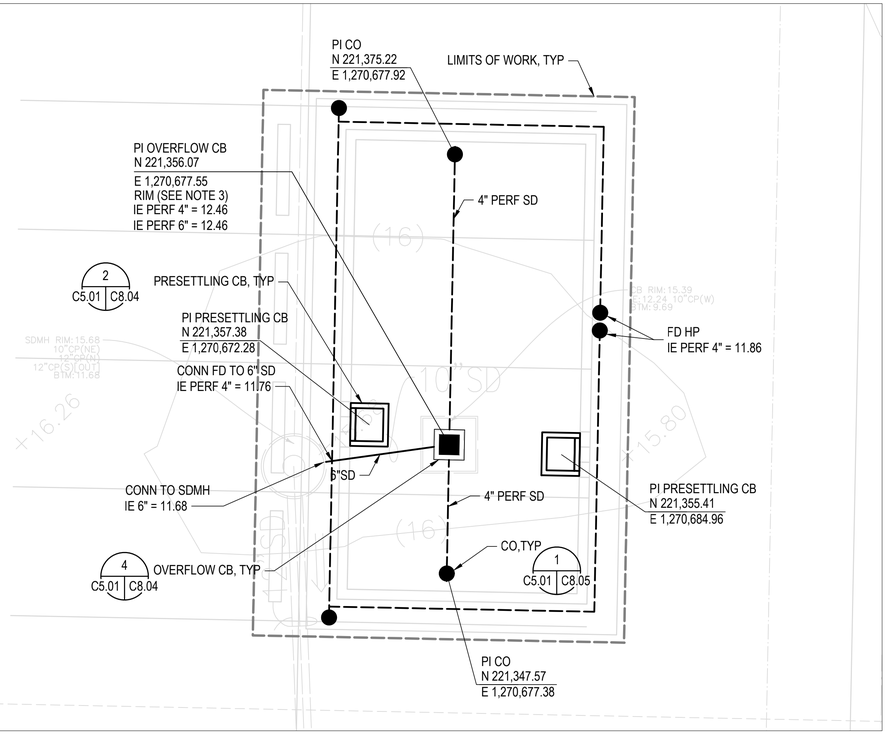
C3.02

6/17/2025 1:19 PM USER: clp PATH: J:\LumenFieldNorthLot\Civ\SECURITY PH2 (Previously PH1B)\C3.02X.dwg LAYOUT: ----



STORM DRAINAGE PLAN - AREA A

SCALE: 1" = 5'

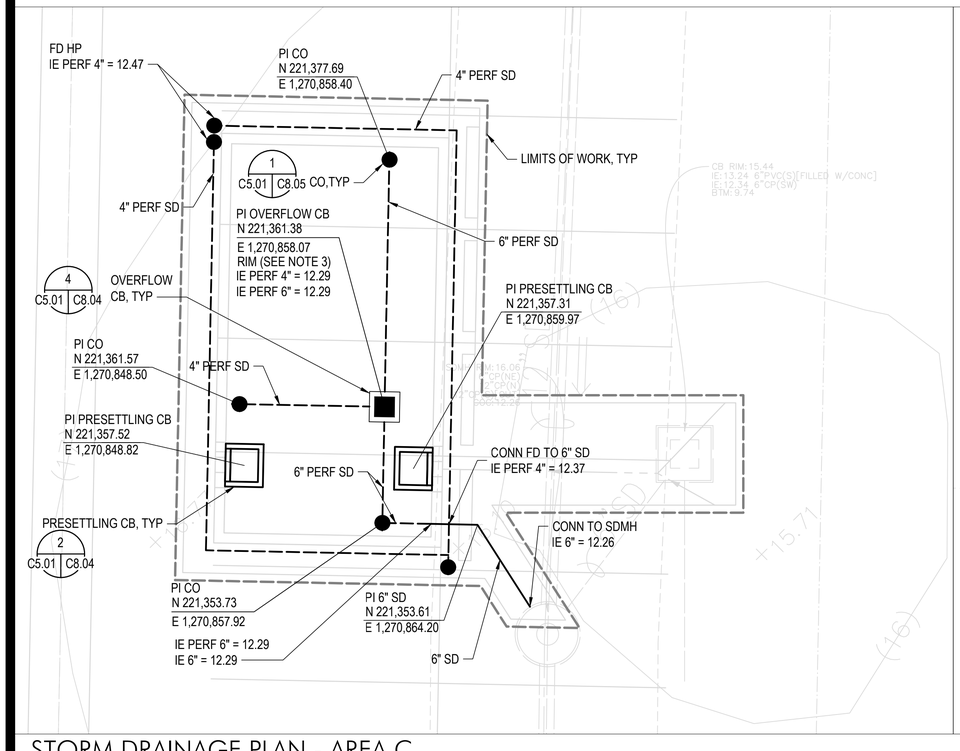


STORM DRAINAGE PLAN - AREA B

SCALE: 1" = 5'

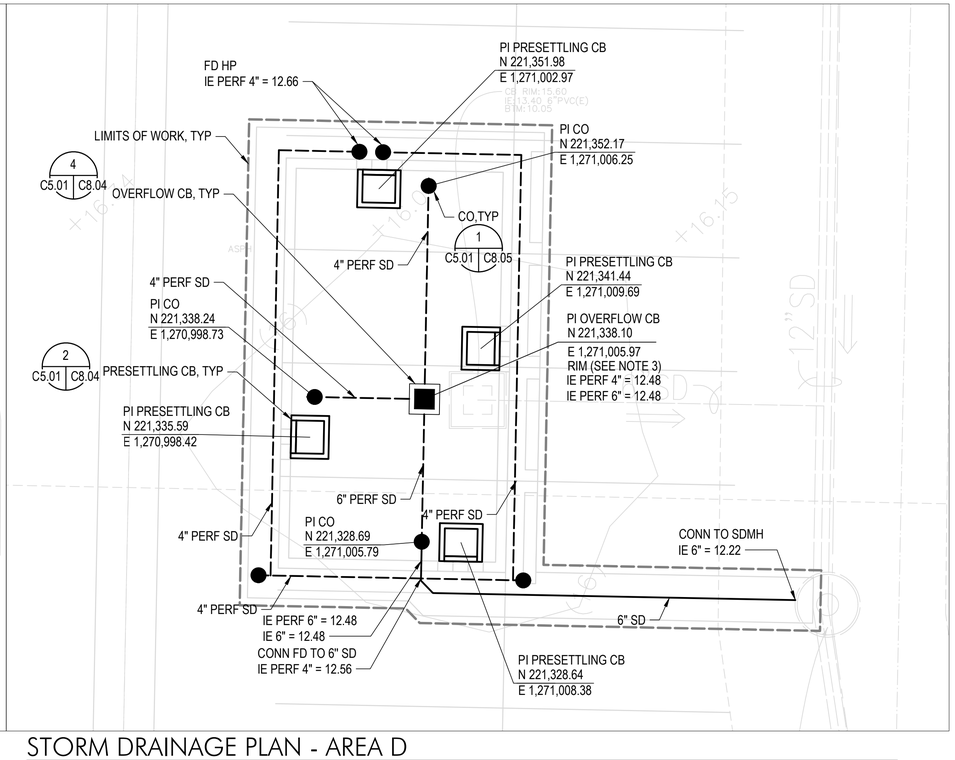
NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEET C0.02 FOR STORM DRAINAGE NOTES.
3. SEE DETAIL 1 ON SHEET C8.04 FOR OVERFLOW CB RIM ELEVATION.



STORM DRAINAGE PLAN - AREA C

SCALE: 1" = 5'



STORM DRAINAGE PLAN - AREA D

SCALE: 1" = 5'

5 0 5 10
scale 1" = 5' feet

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

MAGNUSSON KLEMENCIC ASSOCIATES
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PERMIT DOCUMENTS

STEVEN DOUGLAS HALVORSEN — STATE OF WASHINGTON — 29564 — REGISTERED PROFESSIONAL ENGINEER — 6/17/2025

JOB NUMBER: 63069.57

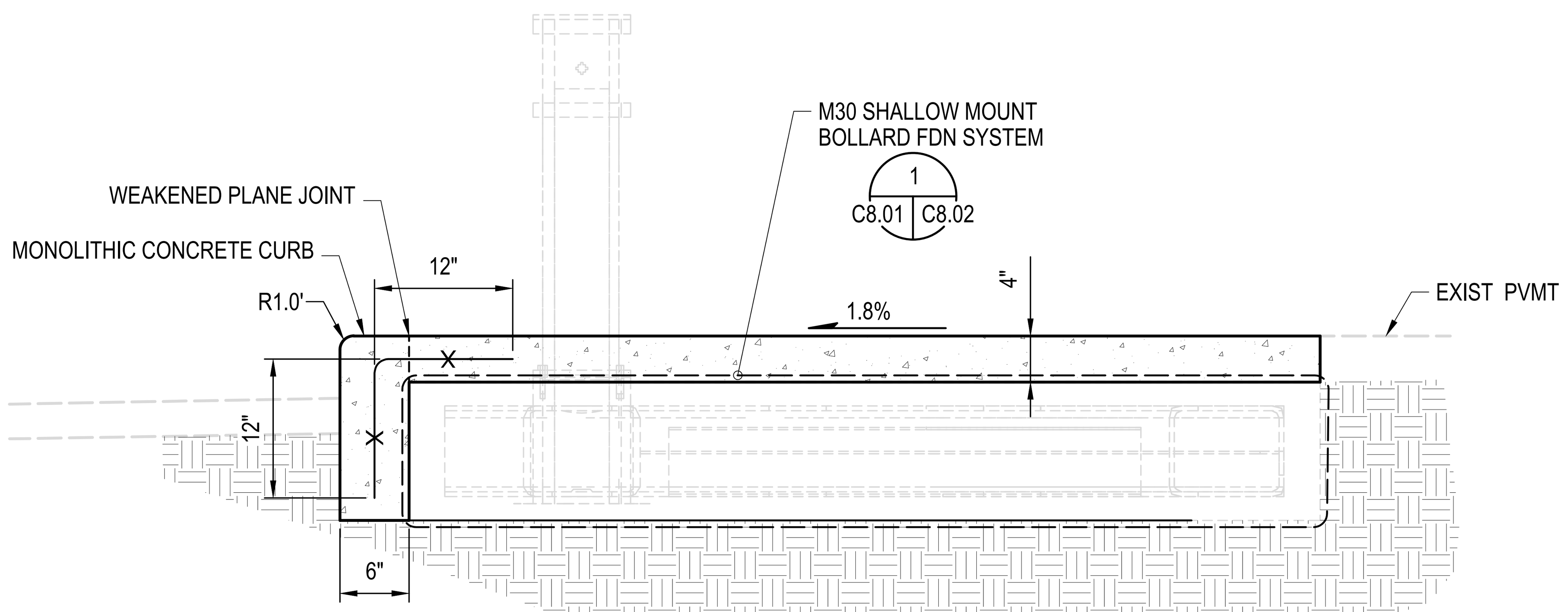
NO.	DATE	DESCRIPTION

DRAWN BY: MKA
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

STORM DRAINAGE PLAN - AREAS A, B, C, AND D

SHEET 8 OF 14

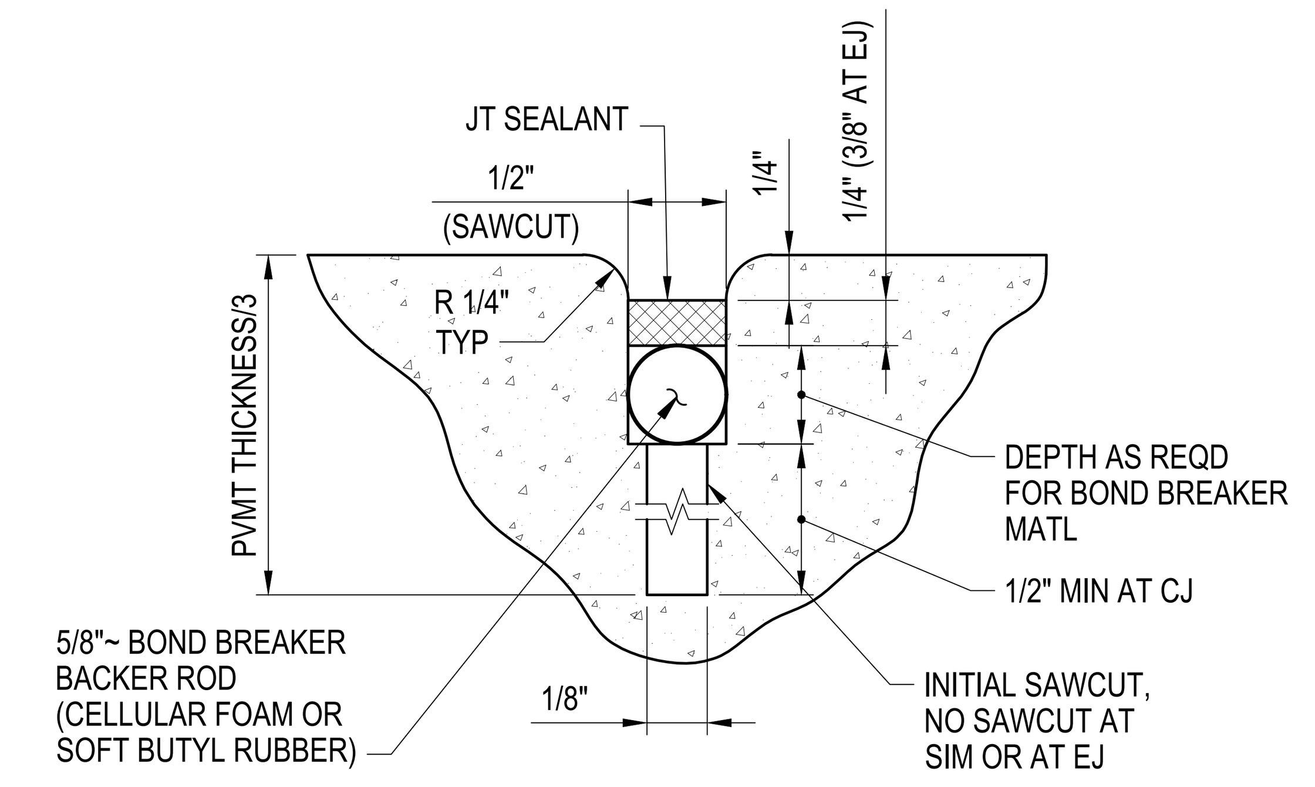
C5.01



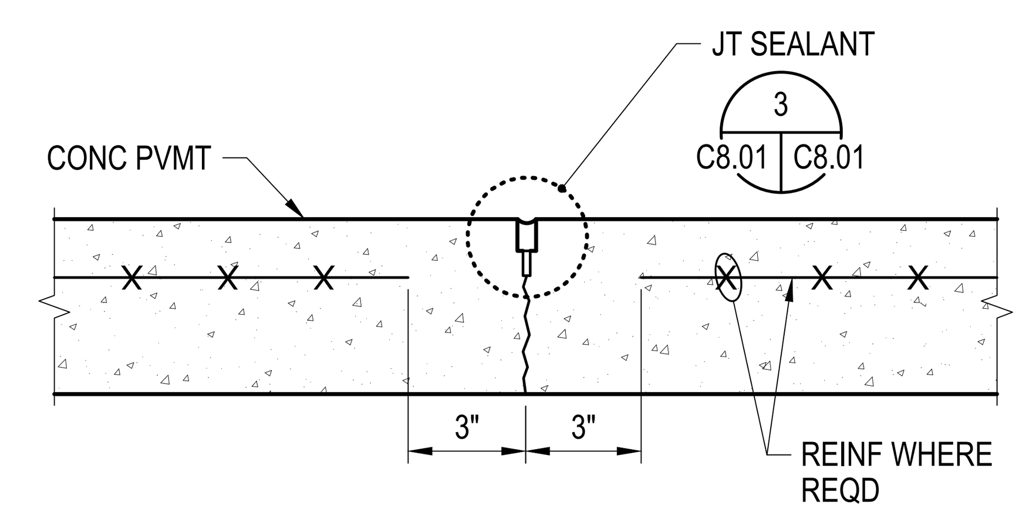
NOTES:

1. PROVIDE EXPANSION JOINT WHEN PAVEMENT ABUTS FIXED OBJECTS, CONCRETE CURBS AND PADS, STRUCTURAL FOUNDATION, AND/OR RIMS.
2. PROVIDE TRANSVERSE JOINTS AS FOLLOWS:
   + WEAKENED PLANE JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT, 7'-6" OC MIN, 12'-6" OC MAX, 10'-0" OC TYP
   + EXPANSION JOINTS:
     - ALIGNED WITH PEDESTRIAN PAVEMENT EXPANSION JOINTS
     - WHERE NOT ABUTTING PEDESTRIAN PAVEMENT/WALK, 50'-0" OC MAX
     - AT POINTS OF CURVATURE AND POINTS OF TANGENCY

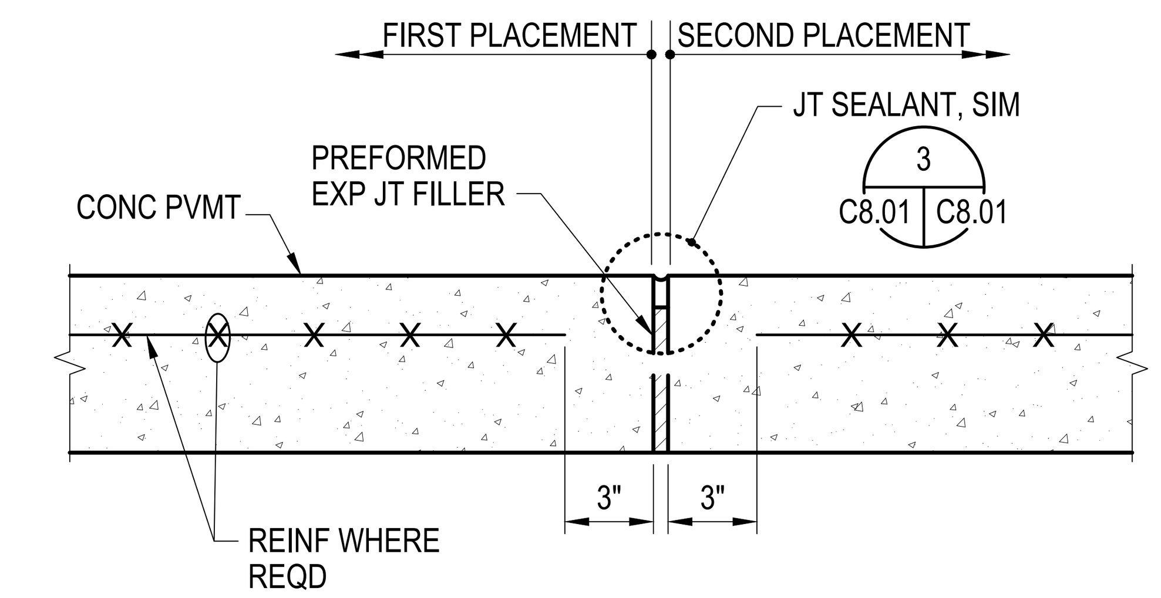
SIDEWALK PAVEMENT REPLACEMENT AT BOLLARDS
NTS — 1 — C3.01 | C8.01



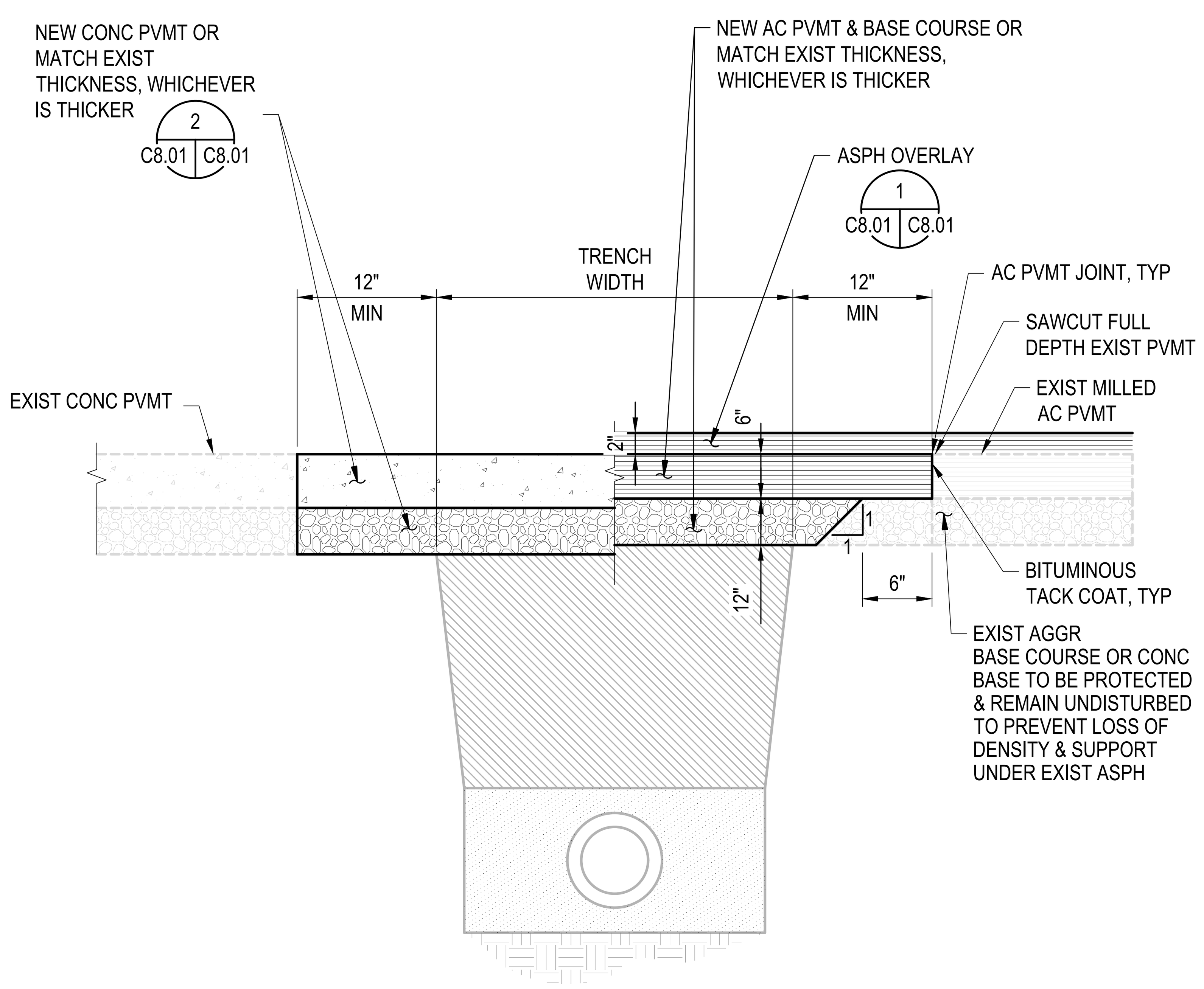
JOINT SEALANT
NTS — 3 — C8.01 | C8.01



WEAKEND PLAN JOINT (WPJ)
NTS — 2 — C3.01 | C8.01



EXPANSION JOINT (EJ)
NTS — 4 — C3.01 | C8.01



PAVEMENT PATCH
NTS — 5 — C3.01, C3.02 | C8.01

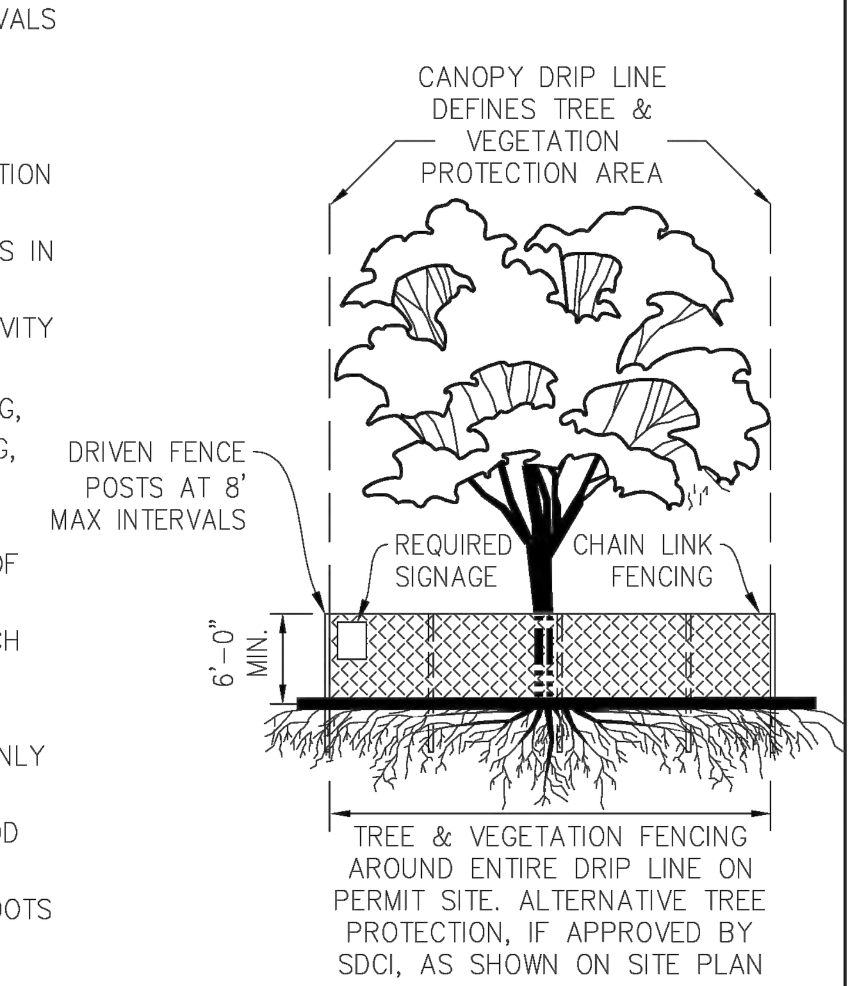
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

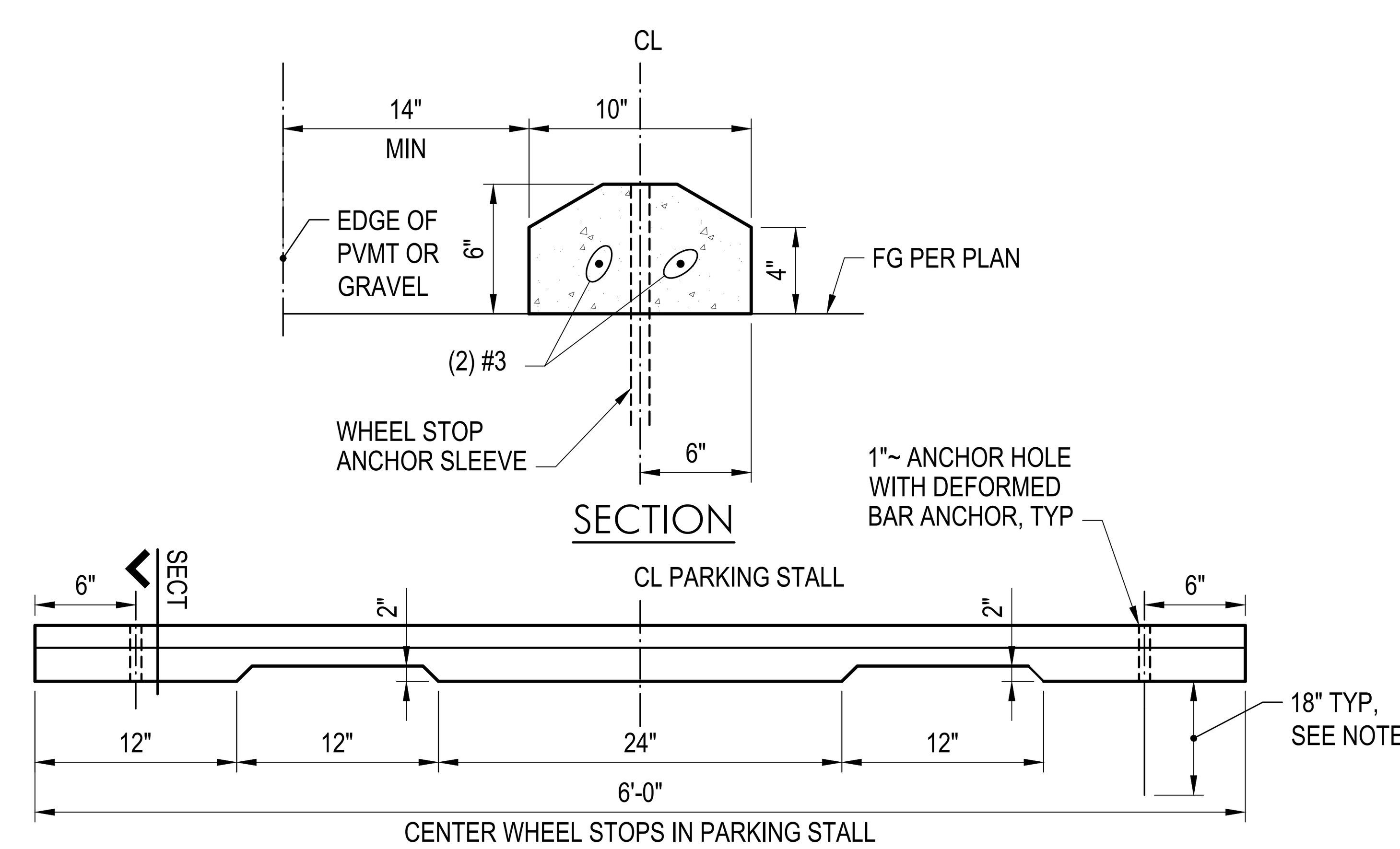
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN



LINK TO REQUIRED TREE PROTECTION SIGNAGE:

SYMBOL: —o—o—o— VEG

TREE AND VEGETATION PROTECTION
NTS — 6 — C2.01 | C8.01



NOTES:

1. AT CONTRACTOR'S OPTION WITH APPROVAL OF ENGINEER, USE EPOXY BONDING AGENT IN PLACE OF DEFORMED BARS.

WHEEL STOP
NTS — 7 — C2.02 | C8.01

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
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PERMIT DOCUMENTS

STEVEN DOUGLAS HALUSCHAK — STATE OF WASHINGTON — 29564 — REGISTERED PROFESSIONAL ENGINEER — 6/17/2025

JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

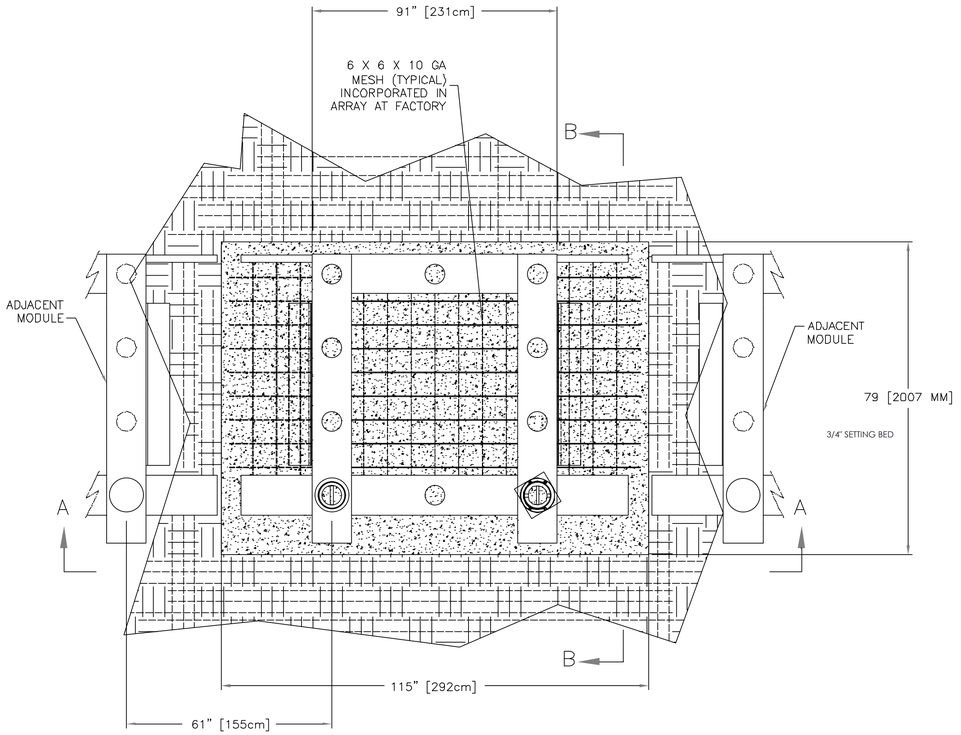
DRAWN BY:	MKA
DESIGNED BY:	BMN
CHECKED BY:	SDH
DATE:	JUNE 17, 2025

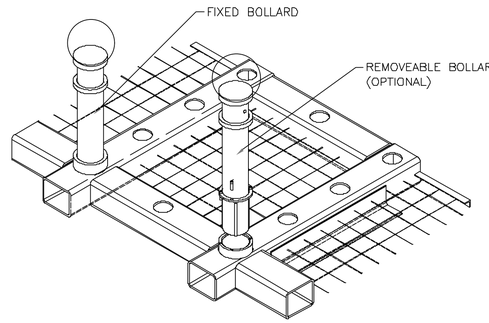
SECTIONS AND DETAILS

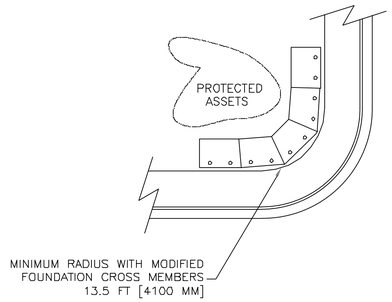
SHEET 9 OF 14

C8.01

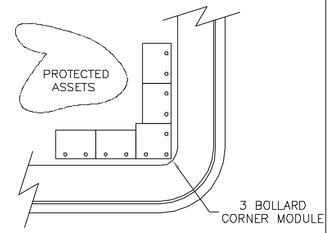
6/17/2025 1:05 PM USER: clp PATH: J:\LumenFieldNorthLot\Civ\SECURITY PH2 (Previously PH1B)\C8.0X.dwg LAYOUT: ----



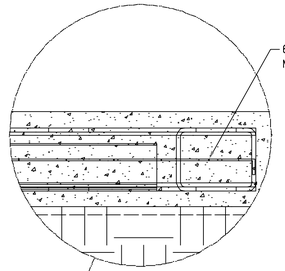


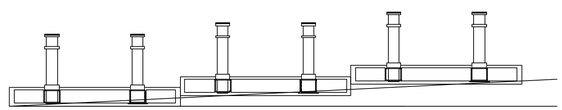


CONVEX CORNER ARRAY

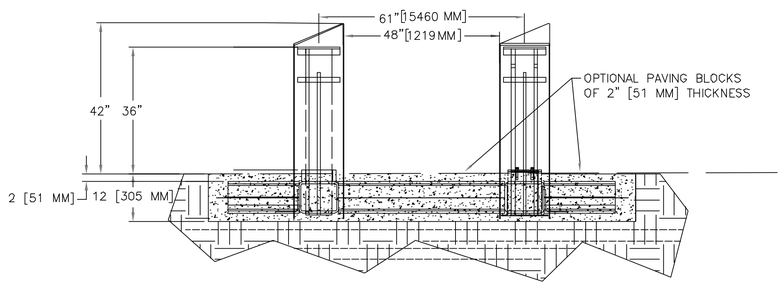


SHARP ANGLE ARRAY

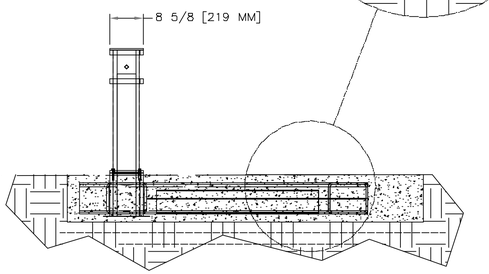




INCLINE ARRAY



SECTION A–A



SECTION B–B

REV.	DESCRIPTION	DRWN BY	DATE	APPVD BY	DATE
A	SEE ECO 2007-149				

UNLESS OTHERWISE NOTED DIMENSIONS ARE IN INCHES

TOLERANCES
.X = ±.060
.XX = ±.030
.XXX = ±.010
ANGLES = ±.5°

SURFACE FINISH
125

REMOVE ALL BURRS & BREAK SHARP EDGES .02 MAX

DELTA SCIENTIFIC CORPORATION
40355 DELTA LANE
PALMDALE, CA 93551 U.S.A.
(661) 575-1100 FAX (661) 575-1109

BOLLARDS MODULE
SERIES DSC650

DRWN BY	DATE	DRAWING NO:	REV:
CHKD BY	DATE		A
APPVD BY	DATE	SCALE: 1:16	SHEET 1 OF 1

M30 P1 SHALLOW MOUNT BOLLARD
NTS

1
C3.01 C8.02

LUMEN FIELD NORTH LOT

SECURITY PLAN - PHASE 2

FIRST & GOAL
800 OCCIDENTAL AVE S
SEATTLE, WA 98134

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

PERMIT DOCUMENTS

STEVEN DOUGLAS HAUSCHAR STATE OF WASHINGTON 29564 REGISTERED PROFESSIONAL ENGINEER 6/17/2025

JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

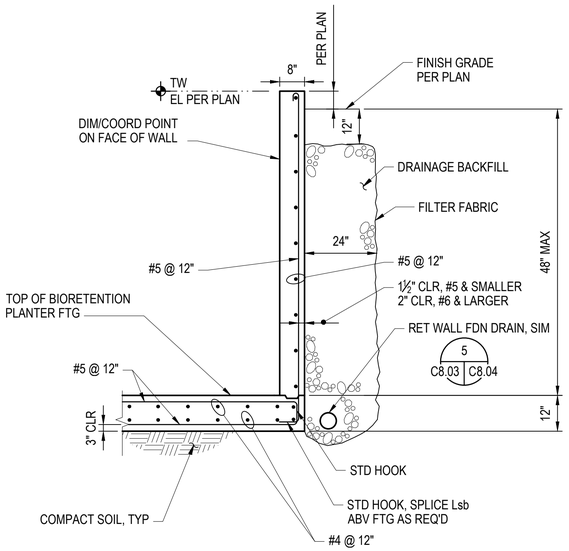
DRAWN BY: MKA
DESIGNED BY: BMN
CHECKED BY: SDH
DATE: JUNE 17, 2025

SECTIONS AND DETAILS

SHEET 10 OF 14

C8.02

6/17/2025 1:05 PM USER: cjp PATH: J:\LumenField\North_Lot\cv\SECURITY PH2 (Previously PH1B)\C8.0X.dwg LAYOUT: ----



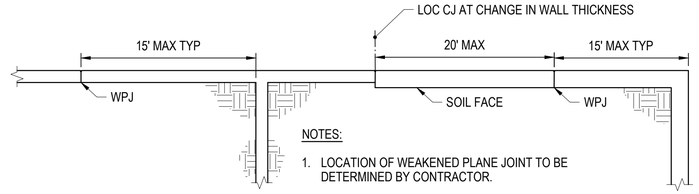
NOTES:

1. INSTALL SLEEVES FOR UTILITIES PER STRUCTURAL DRAWINGS AS REQUIRED.
2. SEE DETAIL 1 (C8.03 | C8.05) FOR TYPICAL REINFORCING DETAIL.
3. PROVIDE WEAKENED PLANE (CONTRACTION) JOINTS AT 20 FEET ON CENTER MAXIMUM. SEE DETAIL 2 (C8.03 | C8.03) FOR JOINT LAYOUT INFORMATION.
4. SEE DETAIL 3 (C8.03 | C8.03) FOR WEAKENED PLANE (CONTRACTION) JOINT. DIMENSIONS AND REINFORCEMENT.
5. WHERE NOT INDICATED OTHERWISE, PROVIDE WALL CORNER REINFORCEMENT IN ACCORDANCE WITH DETAIL 4 (C8.03 | C8.03).

PLANTER RETAINING WALL

NTS

1 | C8.04 | C8.03



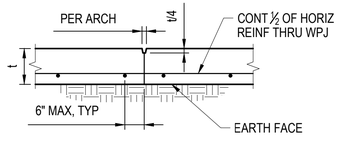
NOTES:

1. LOCATION OF WEAKENED PLANE JOINT TO BE DETERMINED BY CONTRACTOR.
2. COORDINATE LOCATION OF WEAKENED PLANE JOINTS WITH CONSTRUCTION JOINTS.
3. LAYOUT SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT & ENGINEER.

JOINT LAYOUT DETAIL

NTS

2 | C8.03 | C8.03

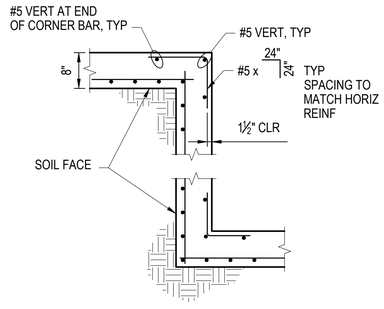


SINGLE LAYER REINFORCING

WEAKENED PLANE JOINT (WPJ) REINFORCEMENT

NTS

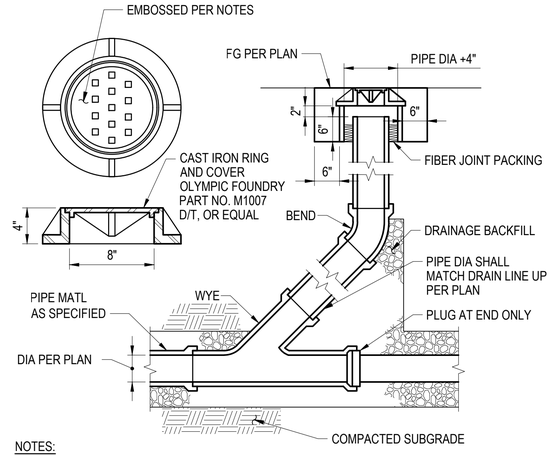
3 | C8.03 | C8.03



WALL CORNER REINFORCEMENT

NTS

4 | C8.03 | C8.03



NOTES:

1. STORM DRAIN SHALL HAVE "SD" EMBOSSED ON LID.
2. FOUNDATION DRAIN SHALL HAVE "FD" EMBOSSED ON LID.

CLEANOUT

NTS

5 | C5.01 | C8.03

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STEVEN DOUGLAS HALVORSEN — STATE OF WASHINGTON — 29564 — REGISTERED PROFESSIONAL ENGINEER — 6/17/2025

JOB NUMBER: 63069.57

NO.	DATE	DESCRIPTION

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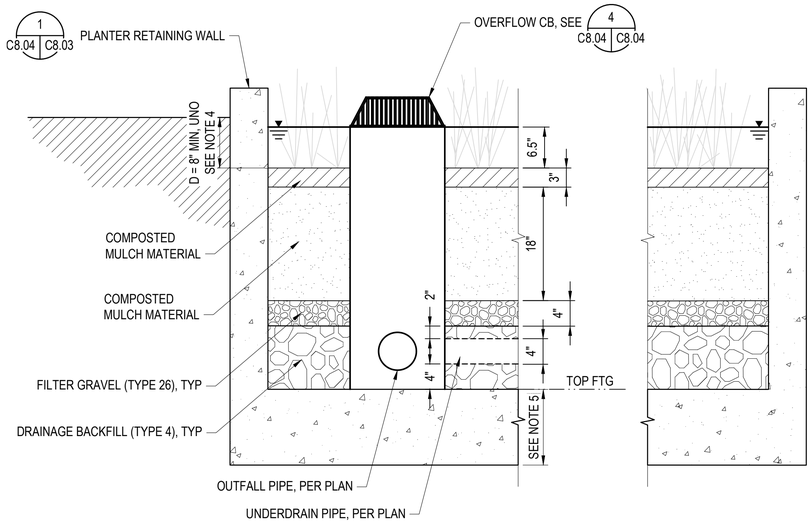
DATE:	JUNE 17, 2025

SECTIONS AND DETAILS

C8.03



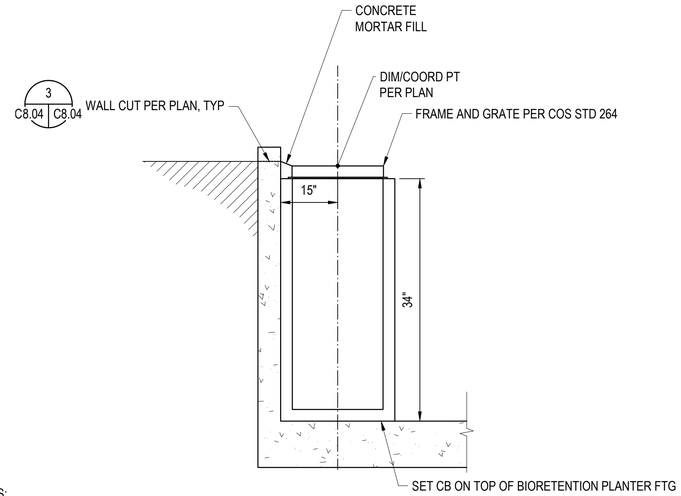
NOTES:

1. BIORETENTION FACILITIES SHALL CONFORM TO LANDSCAPE ARCHITECT SPECIFICATIONS AND THESE NOTES. ALL MATERIALS INDICATED IN SUBSEQUENT NOTES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION.
2. MULCH FOR BOTTOM OF FACILITY (BELOW OVERFLOW RISER) SHALL BE COMPOST MULCH PER CITY OF SEATTLE STANDARD SPECIFICATION 9-14.4(8)6B. MULCH SHALL BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL. WELL AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST TWELVE (12) MONTHS.
3. BIORETENTION SOIL MIXTURE SHALL COMPLY WITH THE CITY OF SEATTLE STANDARD SPECIFICATION 7-21, AND SHALL HAVE A LONG-TERM INFILTRATION RATE OF 2 INCHES/HOUR.
4. DEPTH (D) AT AREA C SHALL BE A MINIMUM OF 6-1/2 INCHES..
5. FOOTING DEPTH PER PLANTER RETAINING WALL DETAIL 2/C8.03.
6. PERFORATED PIPE SHALL BE SLOTTED PIPE PER CITY OF SEATTLE STANDARD PLAN 291.

BIORETENTION PLANTER

NTS

1
C3.02 C8.04



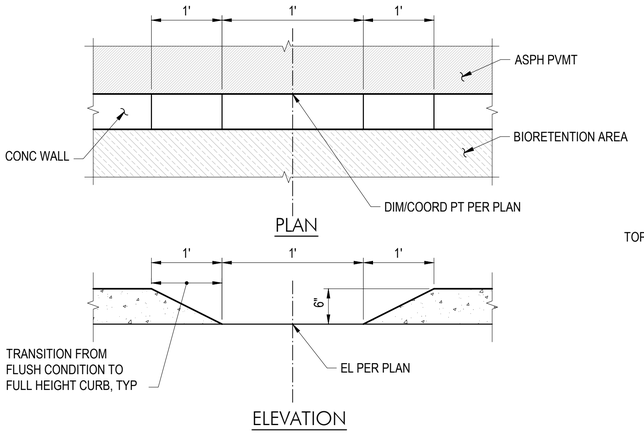
NOTES:

1. PRESETTLING CATCH BASIN SHALL BE TYPE 15 CB WITH NO RISER.

PRESETTLING CATCH BASIN

NTS

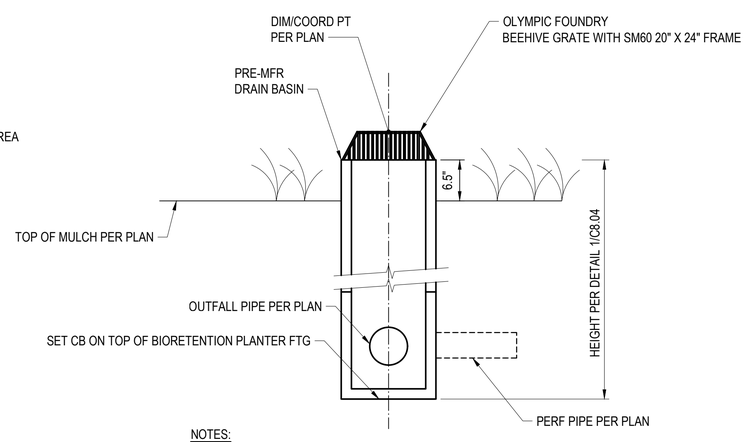
2
C5.01 C8.04



WALL CUT

NTS

3
C3.02 C8.04



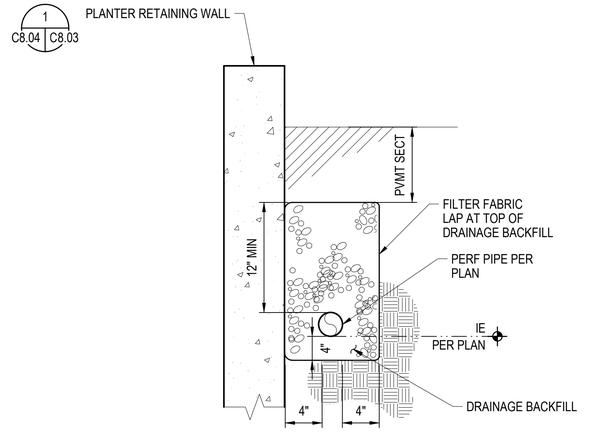
NOTES:

1. OVERFLOW CATCH BASIN SHALL BE TYPE 26 CB WITH 12" RISER.

OVERFLOW CATCH BASIN

NTS

4
C5.01 C8.04



NOTES:

1. HORIZONTAL BENDS BETWEEN CLEANOUTS AND PIPE SERVED BY DOWNSTREAM CLEANOUT SHALL NOT EXCEED 90 DEGREES.

RETAINING WALL FOUNDATION DRAIN

NTS

5
C8.03 C8.04

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6/17/2025

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SHEET 12 OF 14

C8.04

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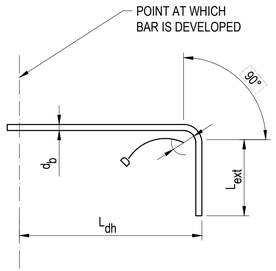
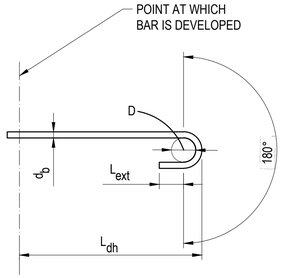


90 DEGREE HOOK



180 DEGREE HOOK

STANDARD HOOK			
ALL GRADES (D) FINISHED BEND DIAMETER			
BAR SIZE	D	90° HOOKS	180° HOOKS
		Lext	Lext
#3	2.25	4.5	2.5
#4	3	6	2.5
#5	3.75	7.5	2.5

f'c = 4,000 PSI / GRADE 60						
BAR SIZE	Ld	Lt	Lsb	Lsbt	Ldt	Ldh
#3	15	19	19	25	6	6
#4	19	25	25	33	7	6
#5	24	31	31	41	9	8

NOTES:

1. NOTATIONS:
   - db: NOMINAL BAR DIAMETER (INCHES)
   - Ld: TENSION DEVELOPMENT LENGTH (INCHES) FOR REINFORCEMENT SATISFYING THE FOLLOWING REQUIREMENTS:
     - SLABS AND WALLS: CLEAR SPACING > 2db, AND CONCRETE CLEAR COVER > db
     - BEAMS AND COLUMNS: CLEAR SPACING > db, AND CONCRETE CLEAR COVER > db
   - Lt: DEVELOPMENT LENGTH OF BARS IN THICK CONCRETE = 1.3 X Ld (INCHES)
   - Lb: DEVELOPMENT LENGTH OF BARS OR DOWELS IN COMPRESSION = 19 X db (INCHES)
   - Lc: TIED COLUMN LAP SPLICE IN COMPRESSION = 30 X db (INCHES)
   - Lcs: SPIRAL COLUMN LAP SPLICE IN COMPRESSION = 22.5 X db (INCHES)
   - Lsb: TYPICAL LAP SPLICE LENGTH = 1.3 X Ld (INCHES)
   - Lsbt: LAP SPLICE LENGTH OF HORIZONTAL BARS IN THICK CONCRETE = 1.69 X Ld (INCHES)
   - Ldh: DEVELOPMENT LENGTH IN TENSION OF STANDARD HOOK, WITH SIDE COVER ≥ 2 1/2" AND END COVER ≥ 2" (INCHES)
   - Ldt: DEVELOPMENT LENGTH IN TENSION OF HEADED BAR (INCHES)
   - D: FINISHED BEND DIAMETER (INCHES)
   - Lext: STRAIGHT EXTENSION AT THE END OF A HOOK (INCHES)
2. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR Ld IN NOTE 1.
3. "HORIZONTAL BARS IN THICK CONCRETE" REFERS TO BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW. THIS INCLUDES BEAMS, SLABS, FOUNDATIONS, AND WALLS.
4. MULTIPLY VALUES IN THE TABLE BY 1.33 FOR USE WITH LIGHTWEIGHT AGGREGATE CONCRETE. FOR EPOXY COATED REINFORCEMENT, MULTIPLY VALUES IN THE TABLES BY 1.5 WITH THE EXCEPTION OF LDH WHICH IS TO BE MULTIPLIED BY 1.2.
5. WHEN BARS OF DIFFERENT SIZES ARE LAP SPLICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF LD OF LARGER BAR AND LSB OF SMALLER BAR, OR LT AND LSBT FOR BARS IN THICK CONCRETE.
6. FOR HOOKED BARS WITH CENTER-TO-CENTER SPACING LESS THAN 6DB, MULTIPLY LDH VALUES BY 1.6.

TYPICAL REINFORCING DETAILS

NTS

1
C8.03 | C8.05

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SHEET 13 OF 14

C8.05

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

SEE THE INSTRUCTIONS FOR THE DRAINAGE CONTROL PLAN IN VOLUME 1, CHAPTER 8 OF THE 2021 CITY OF SEATTLE STORMWATER MANUAL FOR SITE PLAN AND DRAINAGE ELEMENTS REQUIRED ON THIS PLAN.

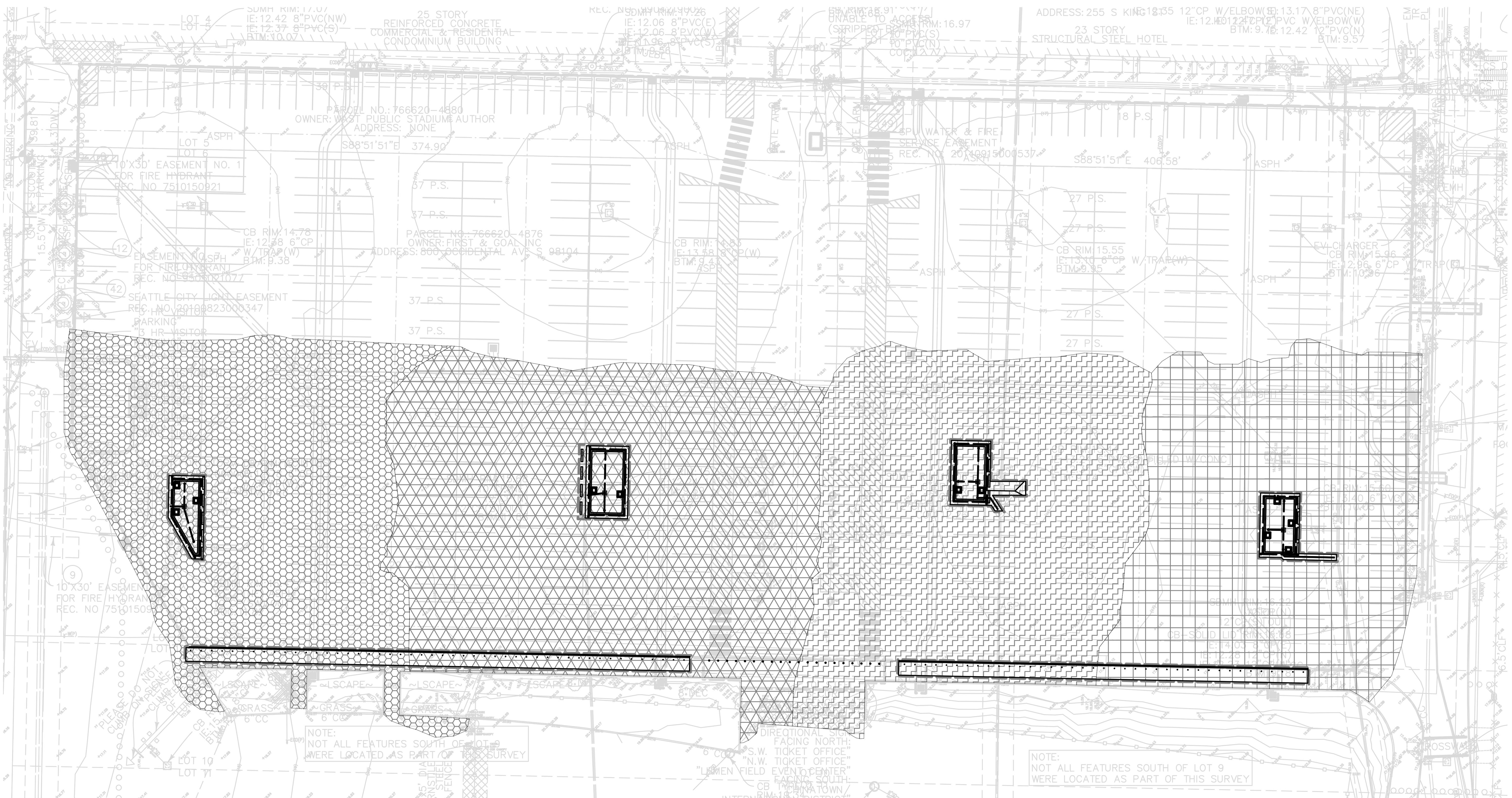
THE DETAILS SHOWN IN THIS ARE A SELECTION OF COMMONLY USED ON-SITE STORMWATER MANAGEMENT BMPs. SEE THE CITY OF SEATTLE STORMWATER MANUAL, (DIRECTOR'S RULES SDCI 10-2021/SPU DWW-200), VOLUME 3, CHAPTER 5 FOR ADDITIONAL ON-SITE STORMWATER MANAGEMENT BMPs AND ADDITIONAL REQUIREMENTS FOR ALL BMPs.

ON-SITE STORMWATER MANAGEMENT PLANTINGS PLANTING GENERAL NOTES
1. PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO GROWING SEASONS.

BIORETENTION CELLS, PLANTERS AND RAIN GARDENS
1. FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE APPENDIX E, SECTION E-9 OF THE 2021 CITY OF SEATTLE STORMWATER MANUAL.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED. UNLESS DESIGNED BY A LICENSED LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF BIORETENTION BOTTOM AND SLOPED SIDE AREA.
3. PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH FACILITY.

VEGETATED ROOF NOTES
1. APPROPRIATE PLANTS INCLUDE SUCCULENTS, GRASSES, HERBS, AND WILDFLOWERS THAT ARE ADAPTED TO HARCH CONDITIONS. PLANTS MAY BE INSTALLED AS PRE- GROWN MATS, INDIVIDUAL PLUGS, CUTTINGS, OR SPREAD AS SEEDS.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 80-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED.
3. A LANDSCAPE MANAGEMENT PLAN SHALL BE DEVELOPED AND IMPLEMENTED.

SIDE SEWER AND DRAINAGE PERMIT NOTES
1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER) (DIRECTOR'S RULES SDCI 4-2011/SPU 2011-004) AND PER 2021 SEATTLE STORMWATER MANUAL (DIRECTOR'S RULE SDCI 10-2021/SPU DWW-200).
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT IS REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/SERVICE DRAINS. APPROVAL OF THIS PLAN IS REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE (DIRECTOR'S RULES SDCI 4-2011/SPU 2011-004) AND SMC 21.16.240.
4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. SEE SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND TEH CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.
5. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN MAY REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL. POST-SUBMITTAL REVISIONS MUST BE SUBMITTED ELECTRONICALLY THROUGH THE SDCI PROJECT PORTAL.



LEGEND						
HATCH	SURFACE	HARD SURFACE, SF	AREA REQUIRED, SF	AREA PROVIDED, SF	BMP USED	DESCRIPTION
	AREA A	23,615	283.4	287.0	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW
	AREA B	30,976	371.7	426.8	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW
	AREA C	25,107	301.3	327.8	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW
	AREA D	21,997	264.0	312.3	NON INFILTRATING BIORETENTION	RECEIVING VIA SHEET FLOW

On-site Stormwater Management Calculator
Site and Drainage Control Summary
Version 01-04-2023

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information
Site Address: 800 Occidental Ave S, Seattle, WA 98134 — SDCI Project Number:
Primary Contact: Scott Lee — SDOT Project Number:
Project Type: Parcel-Based — Primary Contact E-mail or Phone: v-ScottL@SeahawksFGI.com
Is this project "Closely Related" to other SDCI construction permits/projects? (●) Yes ( ) No
"Closely Related" SDCI Construction Permit Numbers: 7050292-CN, 7019202-CN, and 7057296-DM
Is this project associated with a Short Plat or Subdivision? ( ) Yes (●) No — SDCI MUP Number
Was the project lot created or altered in size after Jan 1, 2016? No

Total Site Area: 114,045 sf → Total Closely Related and/or Short Plat/Subdivision Site Area: 186,468 sf
Total New plus Replaced Hard Surface Area (NPRHS): 1,714 sf
Total New and/or Replaced Lawn/Landscaping: 0 sf → Total Closely Related and/or Short Plat/Subdivision NPRHS: 0 sf
Undisturbed and Protected Site Area: 112,331 sf
Total Existing Hard Surface Area To Remain: 99,981 sf — Total Existing Hard Surface Area (Prior to Project): 101,695 sf

Site Information
Note: Reference the Preliminary Assessment Report (PAR) to complete this section.
Approved Point of Stormwater Discharge: Public Storm Drain Main
Drainage Basin: Designated Receiving Water
Is the downstream drainage system considered Capacity Constrained by SPU? No
Approved Point of Wastewater Discharge: Public Sanitary Sewer Main
Approved Point of Sub-Surface Discharge: Public Storm Drain Main
Required Flow Control Standard: ☐ Pre-Developed Pasture ☐ Pre-Developed Forest ☐ Peak Control ☐ Wetland Protection ☐ Existing Conditions ☑ None
Project will permanently discharge groundwater? No
Required Water Quality Treatment Standard: ☐ Oil Control ☐ Enhanced ☐ Basic ☑ None
Total Pollution Generating Hard Surface Area: 0 sf → w/ Closely Related/Short Plat/Subdiv. 0 sf
Total Pollution Generating Pervious Surface Area: 0 sf → w/ Closely Related/Short Plat/Subdiv. 0 sf
Environmentally Critical Areas: Yes
☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☑ Liquefaction ☐ Flood Prone
☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat
Is there soil and/or groundwater contamination on this site? No — Source Control is required: No

Infiltration Information
Is infiltration investigation required? No — Why? Other
Is infiltration on the site feasible? — Explain: Site in liquefaction zone with shallow groundwater
Site Measured Infiltration Rate x Infiltration Rate Correction Factor 0.5 = 0 Site Design Inf Rate

On-site Stormwater Management (select List Approach or Performance Standard)
(●) On-site List Approach (Pre-sized) Calculator -- Complete the Surface tabs and BMP Sizing tabs (Most commonly used)
( ) On-site Performance Standard -- Stormwater modeling by Civil Engineer (Also for No Off-site Point of Discharge)
Number of roof areas: 0
Number of other surface areas: 4
Note total area entered on surface tabs (plus permeable pavement facility area) exceeds the total new plus replaced hard surface area entered above.

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Surface:Area A	Non-Infiltrating Bioretention #1	23,615	283 sf	Vertical sides 6 inch
2	Surface:Area B	Non-Infiltrating Bioretention #2	30,976	372 sf	Vertical sides 6 inch
3	Surface:Area C	Non-Infiltrating Bioretention #3	25,107	301 sf	Vertical sides 6 inch
4	Surface:Area D	Non-Infiltrating Bioretention #4	21,997	264 sf	Vertical sides 6 inch

Total New/Replaced Roof Area	0	Total Roof Area Managed	0
Total New/Replaced Other Surface Area	101,695	Total Other Surface Managed	101,695
Total Area Managed	101,695 sf	Total Volume Managed On Site	734,871 gal
Estimated compost required for soil amendment	0 cy	*Volume of compost will be verified by the Inspector.*	

seattle.gov

30 0 30 60
scale 1" = 30' feet

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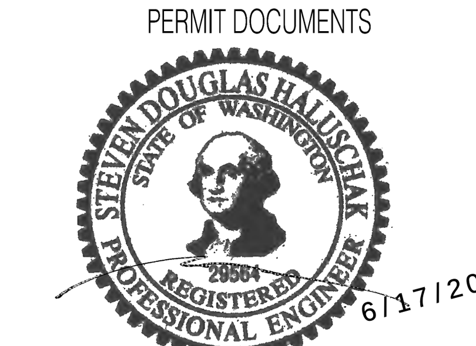

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ONSITE STORMWATER MANAGEMENT PLAN

SHEET 13 OF 14

C8.11

6/17/2025 1:04 PM USER: clp PATH: J:\LumenFieldNorthLot\Civ\SECURITY PH2 (Previously PH1B)\C8.11.dwg LAYOUT: ----