

Townhome Fully-Shared HOA with Carts
(3 Townhomes + 1 Single Family + 2 ADUs)
Best Practices

Containers are clearly labeled with dimensions and type of waste (SMC 23.54.040.H).

6" of space between every cart (for driver and resident maneuverability)

***NOTE:** ALL BINS TO BE STORED AND STAGED 6" APART
SOLID WASTE BIN DIMENSIONS
SCALE: 1" = 1'-0"

Carts staged 5' away from the center of new street trees, and outside of drip line of existing street trees

Demonstrate that cart staging is possible within the constraints of planting strip green factor improvements, required street trees, short-term bike parking, or other public right-of-way features

All carts are staged and individually accessible for driver access (Solid Waste Code 21.36.080.A.5).

Carts are screened from public view and stored away from window to minimize light, glare (SMC 23.54.040.D.3), noise, and odor impacts on occupants and neighbors (SMC 23.54.040.E.4).

Carts co-located to improve diversion and resident access

GENERAL SITE PLAN NOTES:

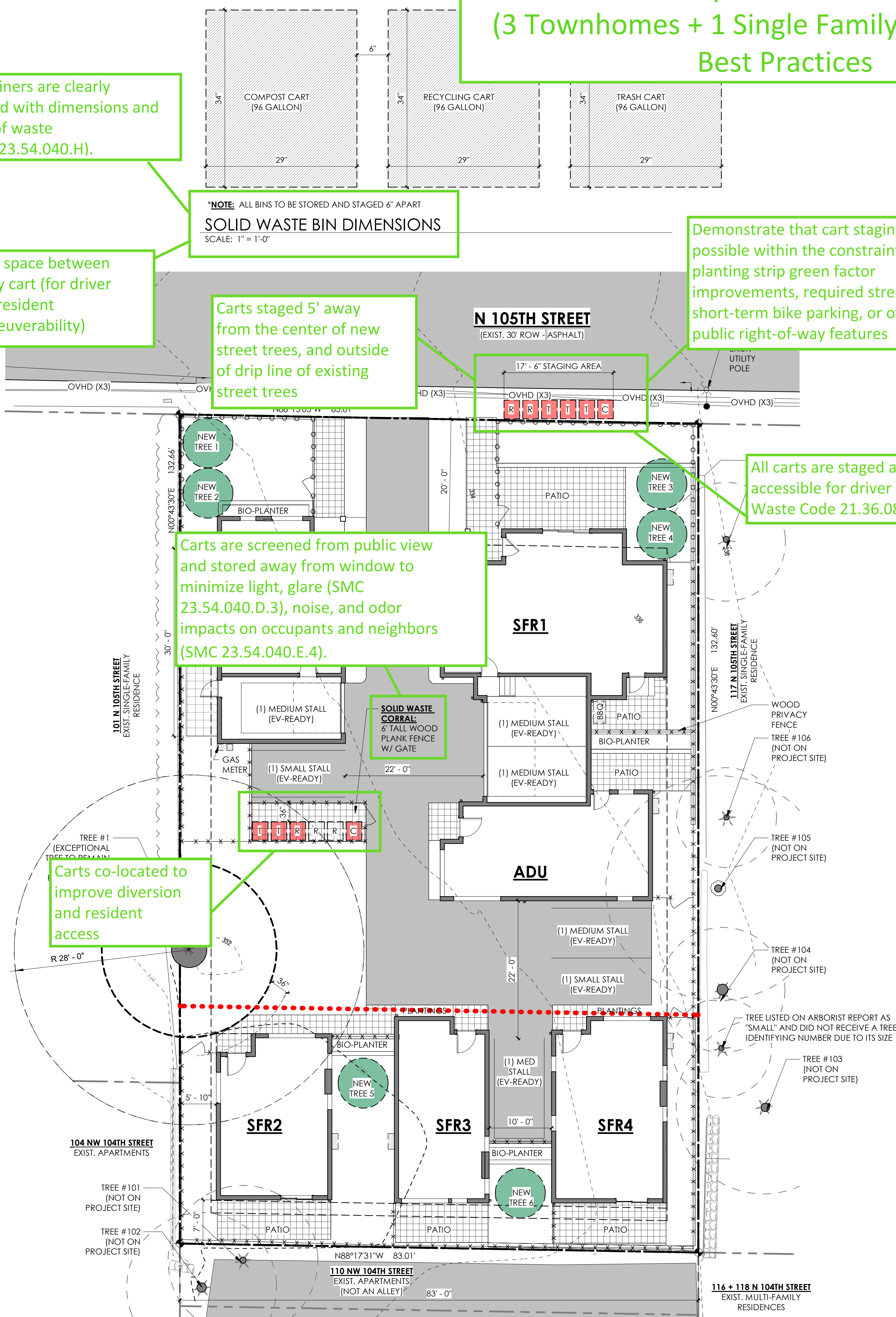
- 4' TALL WOOD FENCE W/ 2' TRELLIS ABOVE
- 6' TALL WOOD FENCE

ON-SITE TREE INVENTORY

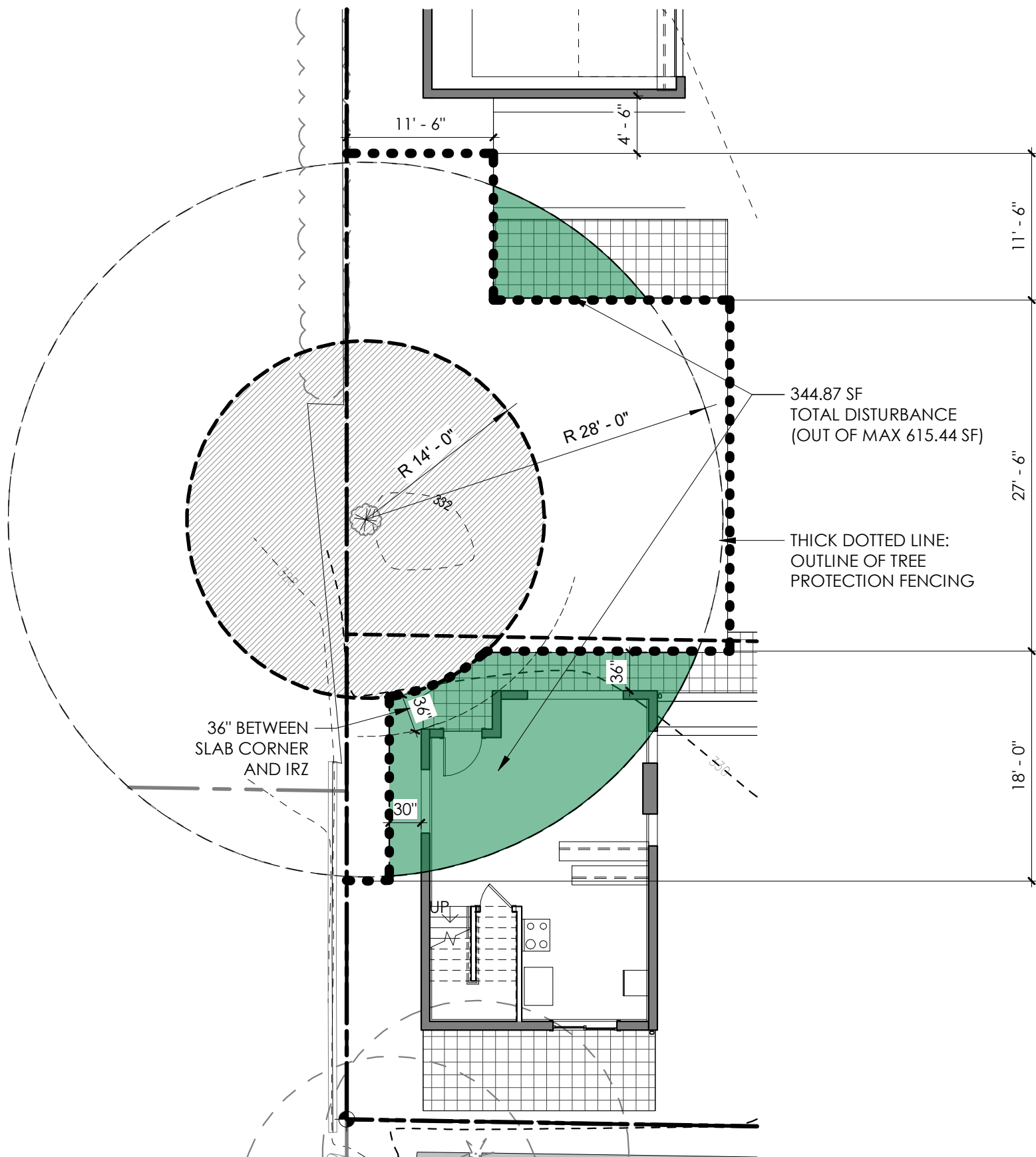
TREE #1: ACER MACROPHYLLUM - BIG-LEAF MAPLE - 68" DBH - 28' DLR (EXCEPTIONAL)

OFF-SITE TREE INVENTORY

- TREE #101: CHAMAECYPARIS LAWSONIANA - LAWSON CYPRESS - 12" DBH - 12' DLR (SIGNIFICANT)
- TREE #102: CHAMAECYPARIS LAWSONIANA - LAWSON CYPRESS - 18" DBH - 12' DLR (SIGNIFICANT)
- TREE #103: PRUNUS LAUROCERUS - ENGLISH LAUREL - 1'6" DBH - 14' OVERHANGING DLR (SIGNIFICANT)
- TREE #104: ILEX AQUIFOLIUM - ENGLISH HOLLY - 21" DBH - 10' DLR (SIGNIFICANT)
- TREE #105: ROBINIA PSUEDOACACIA - BLACK LOCUST - 14" DBH - 18' DLR (SIGNIFICANT)
- TREE #106: CHAMAECYPARIS LAWSONIANA - LAWSON CYPRESS - 10" DBH - 8' DLR (SIGNIFICANT)
- TREE #107: CRATAEGUS MONOGYNA - COMMON HAWTHORN - 12" DBH - 9.5' DLR (SIGNIFICANT)



NEW SITE PLAN
SCALE: 1" = 10'-0"



TREE PROTECTION DIAGRAM
SCALE: 1" = 10'-0"

Developer Intent to Implement Shared Solid Waste Services & Billing

To: Seattle Public Utilities - Solid Waste Plan Review team
CC:
From: [REDACTED]
Date: 9/12/22

For fully shared services, an HOA Letter of Intent is required

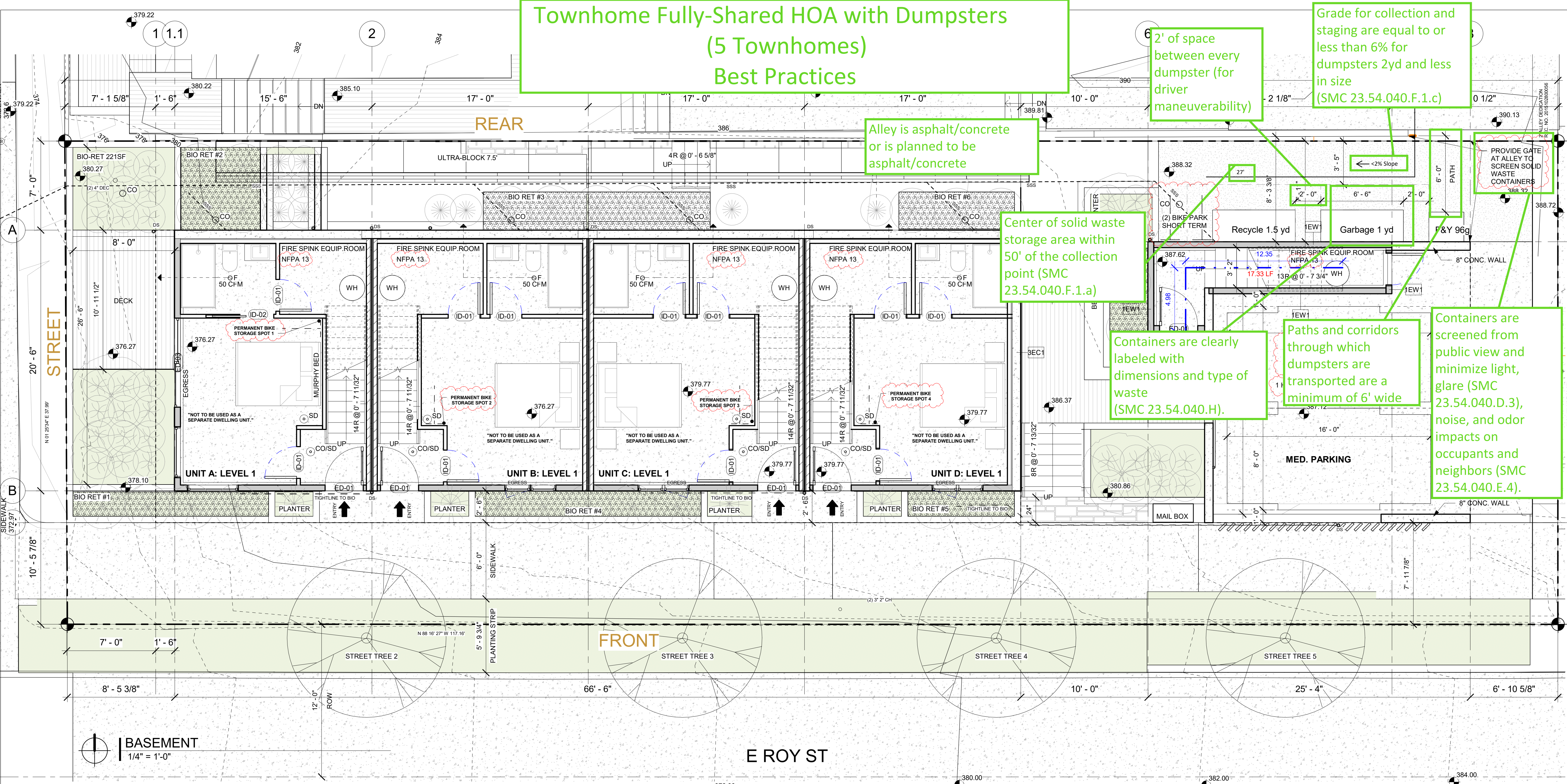
I confirm that a Homeowner's Association (HOA) will be established prior to sale and occupancy of the proposed development at [REDACTED] permit

The HOA will pay for shared solid waste services and arrange for any transport of solid waste containers to the designated pick-up location identified in the SPU solid waste approval letter. The SPU account will be tied to a shared water or fire meter that will be provided for the development site.

9/9/2022

Date: _____

HOA Letter of Intent to include a shared water or fire meter as required for SPU billing



Townhome Fully-Shared HOA with Dumpsters
(5 Townhomes)
Best Practices

Alley is asphalt/concrete
or is planned to be
asphalt/concrete

2' of space
between every
dumpster (for
driver
maneuverability)

Grade for collection and
staging are equal to or
less than 6% for
dumpsters 2yd and less
in size
(SMC 23.54.040.F.1.c)

Center of solid waste
storage area within
50' of the collection
point (SMC
23.54.040.F.1.a)

Containers are clearly
labeled with
dimensions and type of
waste
(SMC 23.54.040.H).

Paths and corridors
through which
dumpsters are
transported are a
minimum of 6' wide

Containers are
screened from
public view and
minimize light,
glare (SMC
23.54.040.D.3),
noise, and odor
impacts on
occupants and
neighbors (SMC
23.54.040.E.4).

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES, AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRIDLINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, UNO.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS, INCLUDING BUT NOT LIMITED TO HVAC, DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
3. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
4. PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS, SHIELD LIGHT FROM ALL ADJACENT PROPERTIES PER SMC 23.47A.022.A.
5. WINDOW LOCATION VARIES BY ROOM AND FLOOR LEVEL. SEE ENLARGED PLAN SHEETS, AS WELL AS WINDOW SCHEDULE FOR WINDOW SIZES.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A7.0.
7. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
8. SEE BATHROOM PLANS ON SHT A7.0 FOR DETAILED DIMENSIONING AND ADA CLEARANCE INFORMATION.
9. SQUARE FOOTAGES ON FLOOR PLANS ARE TO MIDPOINT OF WALLS, AND DO NOT REFLECT THE SQUARE FOOTAGES USED IN THE FAR CALCULATION. PLEASE SEE SHEET G0.03 FOR FAR-RELATED SQUARE FOOTAGES AND CALCULATIONS.
10. ALL DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

VENTILATION REQUIREMENTS

1. NEW CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF 2015 SRC, AND 2015 WSEC.
 2. VENT ALL FANS TO THE EXTERIOR. VENT DUCTS SHOWN THROUGH CEILING OR SOFFIT.
 3. ALL FANS TO BE SWITCHED INTERMITTENTLY.
- MINIMUM FAN CFM - M1507.4**
KITCHEN 100CFM
BATHROOM 50 CFM
LAUNDRY 50 CFM
- WHF**
120CFM
1. WHOLE HOUSE FAN:
 2. M1507.3.3 REQUIRES 60 CFM CONTINUOUS AIRFLOW RATE FOR A 3 BEDROOM HOME OF 1,501 - 3,000 SF. THIS FAN SHALL BE CONNECTED TO A TIMER SET TO RUN THE FAN AT A FACTOR OF 50% OF EACH DAY IN 4 HOUR INCREMENTS THEREFOR REQUIRING A FAN OF 120 CFM.
 3. EXISTING FORCED AIR VENTILATION SYSTEM SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM DUCTS.
 4. INTEGRATED FORCED-AIR VENTILATION SYSTEM SHALL CONFORM TO ALL OTHER ASPECTS OF M1507.5

PLAN LEGEND

- VERTICAL STACKED WINDOWS, SEE ELEVATION FOR LAYOUT & WINDOW SCHEDULE FOR MORE INFO
- FIRE RATING PER HOURS
- WALL ASSEMBLY TYPE
- HOSE VALVE

WINDOW & DOOR HEADER INSULATION

TABLE R402.1.1. WINDOW & DOOR INSULATION:
MINIMUM OF R-10 INSULATION

BUILDING AIR LEAKAGE

SEC R402.4.1.2.: "A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS, SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION."

WALL LEGEND

- EXTERIOR 1EW1
- 1 HOUR 1PW1
- INTERIOR W4 & W6

TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
5 TO LESS THAN 10 d,e,f	Unprotected, Sprinklered (UP,S)i	25%

- d. The Maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
- e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
- f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.

SBC TOWNHOUSE UNITS A-B-C-D: R-2, NFPA 13,

SBC UNIT E: R-3, SBC, NFPA 13, 5' FIRE SPARATION: UNLIMITED

903.3.1.1 NFPA 13

SPRINKLER SYSTEMS

Where the provisions of this code required that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.3.

ELECTRIC VEHICLE (EV) NOTES:

PRIVATE PARKING FOR INDIVIDUAL RESIDENTIAL UNITS. WHEN PARKING FOR ANY INDIVIDUAL DWELLING UNIT IS PROVIDED IN A PRIVATE GARAGE, CARPORT, OR PARKING AREA, SEPARATE FROM ANY PARKING FACILITIES SERVING OTHER UNITS, AT LEAST ONE PARKING SPACE IN THAT GARAGE, CARPORT, OR PARKING AREA SHALL BE EV-READY.

DATE
05.81.21
Issue Date

BASEMENT

A1.1

9/15/2022 10:32:17 AM

Developer Intent to Implement Shared Solid Waste Services & Billing

To: Seattle Public Utilities - Solid Waste Plan Review team
CC:
From: [REDACTED]
Date: 9/12/22

For fully shared services, an HOA Letter of Intent is required

I confirm that a Homeowner's Association (HOA) will be established prior to sale and occupancy of the proposed development at 702 11th Ave E and permit number 6760306-CN

The HOA will pay for shared solid waste services and arrange for any transport of solid waste containers to the designated pick-up location identified in the SPU solid waste approval letter. The SPU account will be tied to a shared water or fire meter that will be provided for the development site.

Sincerely, [REDACTED]
[Name of Owner/Developer]

Signature: [REDACTED] Date: 9/9/2022

HOA Letter of Intent to include a shared water or fire meter as required for SPU billing