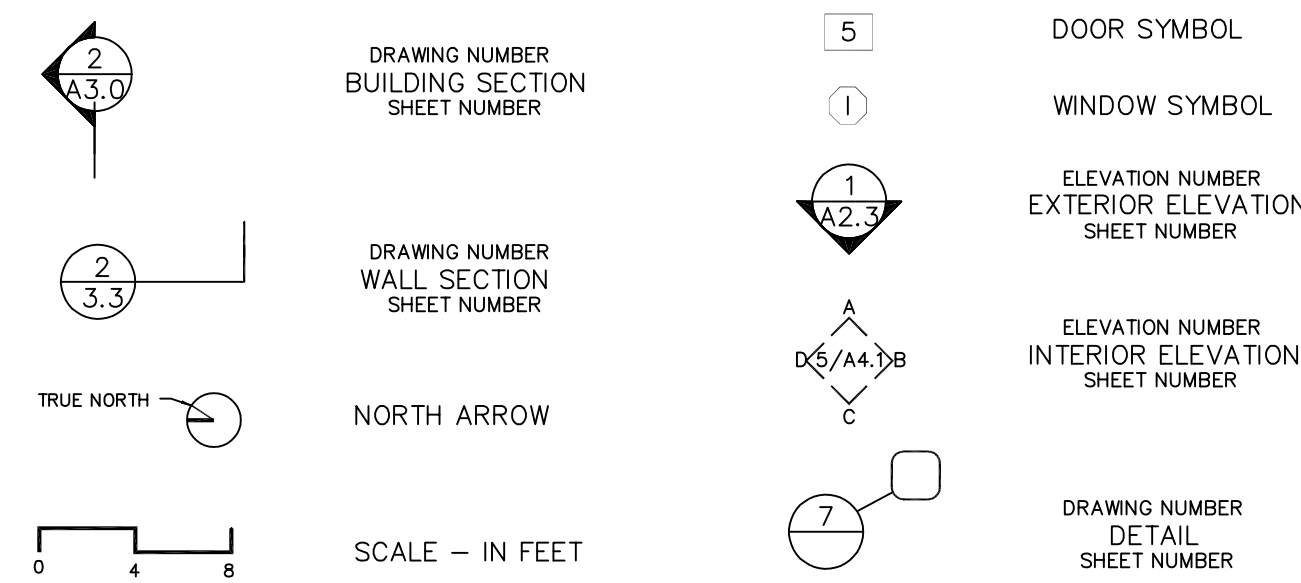


SYMBOLS LEGEND



ABBREVIATIONS

AB	AIR BARRIER	MATL	MATERIAL
ADJ	ADJACENT	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
AFG	ABOVE FINISH GRADE	MEMB	MEMBRANE
Ⓢ	AT	MIN	MINIMUM
		MTL	METAL
BLKG	BLOCKING	(N)	NEW
BM	BEAM	NTS	NOT IN CONTRACT
BOT	BOTTOM		NOT TO SCALE
		O/	OVER
CIP	CAST IN PLACE	OC	ON CENTER
CLG	CEILING	OPG	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNIT	OSOI	OWNER SUPPLIED OWNER INSTALLED
COL	COLUMN		
CONC	CONCRETE	(P)	PROPOSED
CONT	CONTINUOUS	PERF	PERFORATED
		PIP	POURED IN PLACE
DIM	DIMENSION	PL	PLATE
DIR	DIRECTION	PL	PLYWOOD
DN	DOWN	PLYWD	PLYWOOD
DS	DOWNSPOUT	PT	PRESSURE TREATED
DWG	DRAWING	PT	PAINTED
		PD	PRE-WEATHERED STEEL
		PWD	PRE-WEATHERED STEEL
(E)	EXISTING		
EA	EACH	R	RISER
EL	ELEVATION	RCP	REFLECTED CEILING PLAN
ELEC	ELECTRICAL	REQ'D	REQUIRED
EXT	EXTERIOR	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
		SG	SAFETY GLAZING
FE	PORTABLE FIRE EXTINGUISHER	SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FF	FINISH FLOOR	SOG	SLAB ON GRADE
FP	FIRE PLACE	SPL	SPLASH BLOCK
FT	FOOT/FEET	SQ	SQUARE
FTG	FOOTING	SS	STAINLESS STEEL
		SS	STEEL
GA	GAUGE	STL	STAINED
GALV	GALVANIZED	STN	STORAGE
GC	GENERAL CONTRACTOR	STO	STRUCTURAL
GO	GAS OUTLET	STRUCT	STRUCTURAL
GWB	GYPSON WALLBOARD		
		T	TEMPERED
HB	HOSE BIB	T&G	TONGUE & GROOVE
HDR	HEADER	T.O.	TOP OF
HT	HEIGHT	TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
INCL	INCLUDE(ING)		
ISUL	ISULATION	VB	VAPOR BARRIER
INT	INTERIOR	VIF	VERIFY IN FIELD
		VERT	VERTICAL
JT	JOINT		
		W/	WITH
LAM	LAMINATE	WC	WATER CLOSET
LT	LIGHT	WNO	WINDOW
		WIN	WOOD
		WD	WITHOUT
		W/O	WEATHER RESISTANT BARRIER
		WRB	WEATHER RESISTANT BARRIER

GENERAL NOTES:

- INSTALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORKS SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- ALL WORKS SHALL CONFORM WITH THE LATEST EDITION OF THE SEATTLE BUILDING CODE (SBC), OSHA, AND ALL OTHER APPLICABLE CODES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORKS THAT HAVE BEEN PERFORMED WHICH DO NOT MEET THESE CODES AND REGULATIONS.
- VERIFY ALL EXISTING SITE AND NEW PLAN DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT ANY VARIANCE OR DISCREPANCY TO THE ARCHITECT.
- THE CONSTRUCTION WORK SHALL BY LIMITED TO THE IMMEDIATE AREA IN WHICH THE WORK IS BEING PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL THE DEBRIS AND DUST THROUGHOUT THE SITE WHICH IS A RESULT OF THIS CONSTRUCTION PROJECT.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK. PROTECT OR MOVE UTILITIES AS REQUIRED.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CATALOGUE INFORMATION, SPECIFICATIONS, ETC UPON THE REQUEST OF THE ARCHITECT FOR VERIFICATION OF THE DESIGN INTENT, FIELD MEASUREMENT, AND CONFORMATION OF THE CONTRACT DOCUMENTS. FAILURE TO DO SO WITH INDEMNIFY THE ARCHITECT FROM RESPONSIBILITY FOR SUCH WORK.

DEFERRED SUBMITTAL

CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION, FIRE ALARMS.

FIRE SPRINKLER SYSTEM

NFPA 13 FIRE SPRINKLER SYSTEM WILL BE INSTALLED IN THIS BUILDING.

FIRE NOTES:

- FIRE PROTECTION SYSTEMS TO BE INSTALLED PER THE FOLLOWING SECTIONS OF 2018 SEATTLE FIRE CODE :
 - 903 NFPA 13 AUTOMATIC SPRINKLER SYSTEM PER 2016 NFPA 13 STANDARD
 - 905 STANDPIPE SYSTEM PER 2016 NFPA 14 STANDARD
 - 906 PORTABLE FIRE EXTINGUISHERS PER 2018 NFPA 10 STANDARD
 - 907 FIRE ALARM SYSTEM PER 2016 NFPA 72 STANDARD
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INSTALLED PER THE FOLLOWING SECTIONS OF 2018 SEATTLE FIRE CODE :
 - 907.2.10 SMOKE ALARMS PER 2016 NFPA 72 STANDARD CHAPTER 29
 - 915 CARBON MONOXIDE ALARMS PER 2015 NFPA 720 STANDARD

WHOLE HOUSE VENTILATION:

SEE SHEET A201, 202, 203, 204, 205, 206 AND 207 FOR VENTILATION SYSTEM OPTIONS AND REQUIREMENTS.

AIR BARRIER BUILDING TEST

- THE COMPLETED BUILDING SHALL BE TESTED FOR AIR LEAKAGE AND THE AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.30 CFM PER SQ. FT. AT A PRESSURE DIFFERENTIAL OF 0.30 INCHES WATER GAUGE AT THE UPPER 95 PERCENT CONFIDENCE INTERVAL IN ACCORDANCE WITH ASTM E 779 OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL.
- A REPORT THAT INCLUDES THE TESTED SURFACE AREA, FLOOR AREA, AIR BY VOLUME, STORIES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE BUILDING OWNER AND THE CODE OFFICIAL PER SEC C402.5.1.2.

ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

• CEILING	R-49
• STEEL FRAMED WALL	R-19 + R-8.5 CI
• WOOD FRAMED WALL	R-25 INT
• MASS WALL	EXTERIOR: R-16 CI
	INTERIOR: R-13 + R-6 CI WOOD STUD
• FLOOR	MASS: R-30 CI
	STEEL FRAME: R-38
• BELOW GRADE WALL	EXTERIOR: R-10 CI
	INTERIOR: R-19 WOOD STUD
	R-13 + R-6 CI METAL STUD
• SLAB	R-10, 2"
• OPAQUE DOORS	R-13 + R-6 CI METAL STUD
	SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
• SHGC FOR ALL VERT FENESTRATION	ORIENTATION SEW SEW
	PF<0.2 0.38 0.38
	0.25PF<0.5 0.46 0.46
	PF<0.5 0.61 0.61

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AAMA/CSA 101/LS.2/A440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
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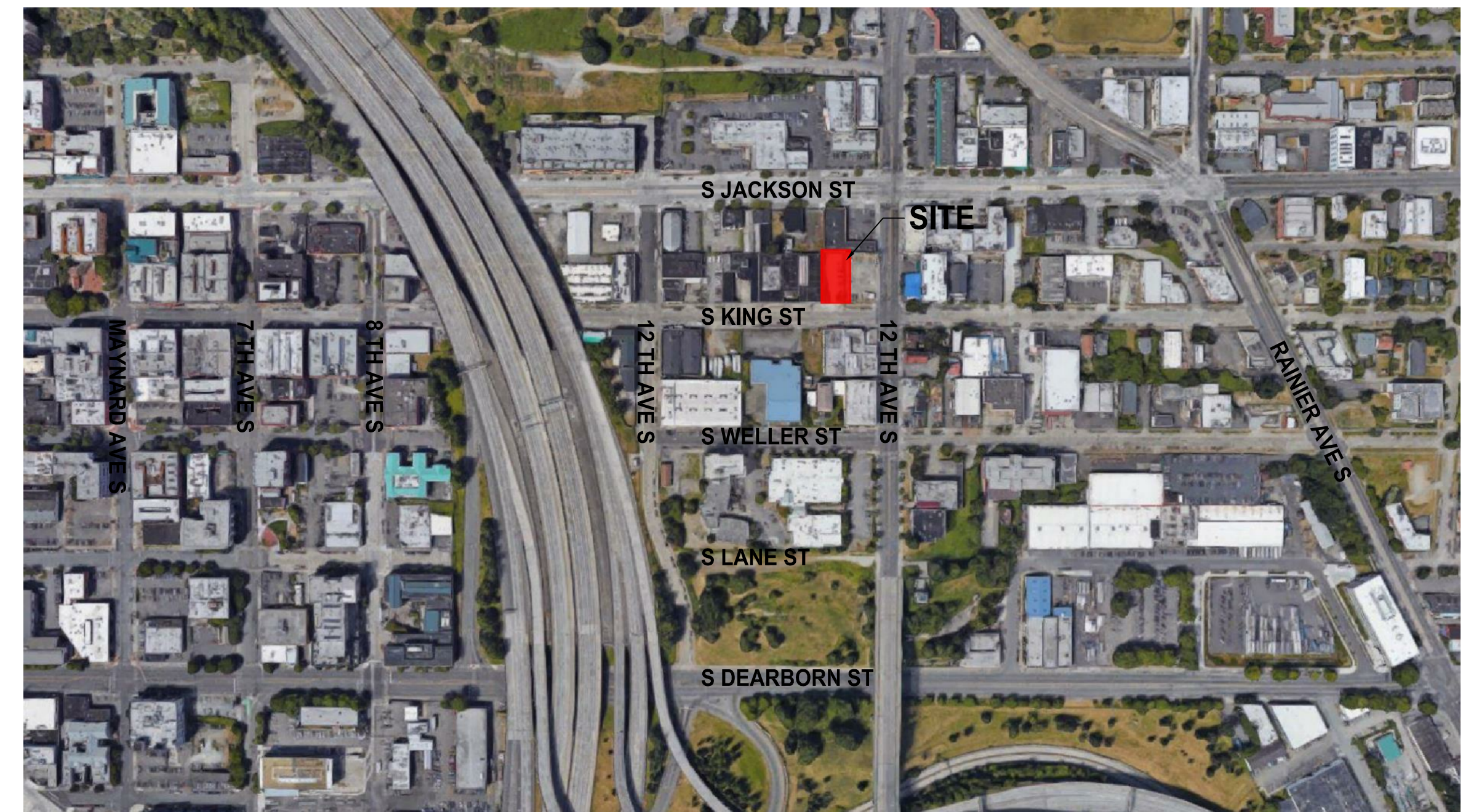
PROJECT INFORMATION

PROJECT ADDRESS	1040 S KING ST SEATTLE, WA 98104
DPD PROJECT NUMBER	6705236-CN
ZONING DISTRICT	DMR/C 75/75-95
PARCEL NUMBER	817010-0070
SITE AREA	6000 SF
LEGAL DESCRIPTION	PER QUIT CLAIM DEED RECORDING NO. 20150608001195, RECORDS OF KING COUNTY, WASHINGTON, LOT 14, BLOCK 1, SYNDICATE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
PROJECT DESCRIPTION	THE PROPOSED PROJECT IS TO CONSTRUCT A NEW 8-STORY BUILDING ON THE PROPERTY WITH COMMERCIAL USE AT GROUND FLOOR AND 51 UNITS ON UPPER LEVEL. THIS PROJECT, WHILE ADDING DENSITY, WILL PROVIDE HOUSING THAT SUPPORT THE COMMUNITY THAT FORMS THIS PORTION OF THE CHINATOWN INTERNATIONAL DISTRICT.

NUMBER OF PROPOSED UNIT:	51 UNITS
NUMBER OF PARKING STALLS:	NONE (NOT REQUIRED, URBAN CENTER VILLAGE)
GROSS FLOOR AREA:	36,076 SF (NON FAR) + 4,680 SF (FAR) = 40,756 SF
PROPOSED BUILDING HEIGHT:	73' + 9" (STAIR PENTHOUSE)

PROJECT TEAM

OWNER	668 INVESTMENT LLC
ARCHITECT/CONTACT	CHC ARCHITECTS 13301 SE 79TH PL, A205 NEWCASTLE, WA 98059 CONTACT: CHAOHUA CHANG chcarch@gmail.com P: 425-785-3992



CITY STAMP	 8666 REGISTERED ARCHITECT CHAOHUA CHANG STATE OF WASHINGTON	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104		SHEET NAME COVER SHEET										
		13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.785.3992 chcarch@gmail.com	<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>DESCRIPTION OF REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03-28-2021</td> <td>BUILDING PERMIT SET SUBMITTAL</td> </tr> <tr> <td>2</td> <td>12-23-2024</td> <td>CORRECTION #1 RESPONSE</td> </tr> <tr> <td>3</td> <td>11-12-2025</td> <td>CORRECTION #2 RESPONSE</td> </tr> </tbody> </table>	NUMBER	DATE	DESCRIPTION OF REVISIONS	1	03-28-2021	BUILDING PERMIT SET SUBMITTAL	2	12-23-2024	CORRECTION #1 RESPONSE	3	11-12-2025
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1	03-28-2021	BUILDING PERMIT SET SUBMITTAL												
2	12-23-2024	CORRECTION #1 RESPONSE												
3	11-12-2025	CORRECTION #2 RESPONSE												

BUILDING CODE ANALYSIS (2018 SEATTLE BUILDING CODE)

PROPOSED USE:	APARTMENT BUILDING WITH 51 DWELLING UNITS AND RETAIL SPACE ON 1ST FLOOR
OCCUPANCY/SEPARATION:	R2 (LEVEL 1-8), MERCANTILE (LEVEL 1) R/M - 1 HR
CONSTRUCTION TYPE:	TYPE IA (BASEMENT - LEVEL 3) TYPE IIIA (LEVEL 4-8)
ACCESSIBLE DWELLING UNITS:	SBC 1107.6.2 GROUP R-2 SBC TABLE 1107.6.2.2 APARTMENTS HOUSES R-2 OCCUPANCIES TANTAINING MORE THAN 10 UNITS, 5% OF TOTAL UNITS REQUIRED: 3 UNITS (51 UNITS X 5% = 2.55) PROVIDED: 3 UNITS, (UNIT 304, 305, 306 SEE SHEET A204)
FIRE ASSEMBLIES:	2HR - SHAFT 1 HR - CORRIDOR, PARTY WALL, LOBBY SEPARATION OF OCCUPANCIES : R/M - 1HR
ALLOWABLE NUMBER OF STORIES:	OCCUPANCY CLASSIFICATION: R-2 SPRINKLER TYPE: S ALLOWED: TYPE IA - UL, IIIA - 5 PROVIDED: TYPE IA - PODIUM (3 STORY), IIIA - 5 (3RD THRU 8TH FLOOR)
ALLOWABLE BLDG HT:	OCCUPANCY CLASSIFICATION: R-2 SPRINKLER TYPE: S ALLOWED: TYPE IA - UL, IIIA -85' PROVIDED: TYPE IA - PODIUM (3 STORY), IIIA -75'-10 3/4"
ALLOWABLE AREA:	OCCUPANCY CLASSIFICATION: R-2 SPRINKLER TYPE: SM ALLOWED: TYPE IA - UL, IIIA -72,000 SF PROVIDED: TYPE IA - UL, IIIA -35,952 SF

SMC 23.49.166 - SETBACKS & SEPARATION

FRONT: 10' GREATER THAN 45' UP TO 85' (GREEN STREET SETBACK SMC 23.49.166 B1) SIDE: NOT REQ'D, 10' ABOVE 65' (NOT STREET LINES) SMC 23.49.166 A.2.	COMPLIANT: SEE SHEET A002 & A301 FOR MORE INFORMATION PROPOSED: FRONT: 13' GREATER THAN 65' UP TO 85' (GREEN STREET SETBACK SMC 23.49.166 B1), SEE SHEET A002 SIDE: 10' ABOVE 65' (NOT STREET LINES) SMC 23.49.166 A.2. SEE A301 SOUTH ELEVATION
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SMC 23.54.015 - BICYCLE PARKING (TABLE D)

COMMERCIAL A.1. EATING AND DRINKING ESTABLISHMENTS OR A.6. SALES AND SERVICES, GENERAL LONG TERM - 1 PER 12,000 SF SHORT TERM - 1 PER 4,000 SF	COMPLIANT: SEE LAYOUTS ON A201 FOR LONGTERM AND A202 FOR SHORT TERM. PROPOSED: COMMERCIAL (NOT LEASED FUTURE USE) A.1. EATING AND DRINKING ESTABLISHMENTS OR A.6. SALES AND SERVICES, GENERAL LONG TERM - 1 (COMMERCIAL USE - 2794 SF) SHORT TERM - 1 (COMMERCIAL USE - 2794 SF)
RESIDENTIAL LONG TERM - 1 PER DWELLING UNIT SHORT TERM - 1 PER 20 DWELLING UNIT	RESIDENTIAL LONG TERM - 51 (51 UNITS) SHORT TERM - 3 (51 UNITS)

APPLICABLE CODES

1.1 BUILDING & ACCESSIBILITY	2018 SEATTLE BUILDING CODE
1.2 PLUMBING	2018 SEATTLE PLUMBING CODE
1.3 MECHANICAL	2018 SEATTLE MECHANICAL CODE
1.4 ELECTRICAL	2020 SEATTLE ELECTRICAL CODE
1.5 ENERGY	2018 SEATTLE ENERGY CODE
1.6 ZONING	SEATTLE LAND USE CODE (SMC TITLE 23)
1.7 VENTILATION & INDOOR AIR QUALITY	WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE
1.8 FIRE CODE	2018 SEATTLE FIRE CODE

ZONING CODE ANALYSIS (SEATTLE MUNICIPAL CODE)

PROJECT ADDRESS	1038 / 1040 S KING ST SEATTLE, WA 98104	6000 SF
ZONING DESCRIPTION	DMR/C 7575-95	
PARCEL NUMBER	817010-0070	
SITE AREA	6000 SF	

SMC 23.49.011 - FLOOR AREA RATIO (FAR) (Table A)

FLOOR AREA RATIO (FAR) LIMITS BASE: 2.5 FAR MAXIMUM: 4.5 FAR	COMPLIANT: SEE SHEET A002 FOR MORE INFORMATION
ALLOWED: 4.5X 6,000 SF SITE AREA = 27,000 SF ALLOWABLE FAR SMC 23.49.011.B.1.F RESIDENTIAL USE MAY BE EXEMPTED FROM FAR CALCULATIONS.	PROVIDED: 36,076 SF (NON FAR) + 4,680 SF (FAR) = 40,756 SF BASEMENT: 5075 SF (NON FAR) 1st FLOOR: 4680 SF 2nd FLOOR: 5162 SF (NON FAR) 3rd FLOOR: 4820 SF (NON FAR) 4th FLOOR: 4820 SF (NON FAR) 5th FLOOR: 4820 SF (NON FAR) 6th FLOOR: 4820 SF (NON FAR) 7th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR) 8th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR) ROOF: 505 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)

SMC 23.49.008 - STRUCTURE HEIGHT

BASE STRUCTURAL HEIGHT: 75' SMC 23.49.008.C.4: 95' IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND 23.58A AND THE STRUCTURAL HAS NO NONRESIDENTIAL OR LIVE-WORK USE ABOVE 75'.	COMPLIANT: SEE SHEET A002 FOR MORE INFORMATION THIS PROJECT SHALL MEET THE FOLLOWING: 1. GREEN BUILDING STANDARD (23.49.023. F.) - • SEE OWNER'S COMMITMENT LETTER FORM ON A008 2. PERFORMANCE OPTION (23.58A.014 B.) - • PROVIDING AFFORDABLE HOUSING UNITS • 14% OF LEVEL 8 (RESIDENTIAL USE) = 3027 SF X .14 = 424 SF OF AFFORDABLE HOUSING • PROVIDED - UNIT 202 (445 SF) ON 2ND FLOOR, SEE A203
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SMC 23.49.010 - COMMON RECREATION AREA STANDARDS

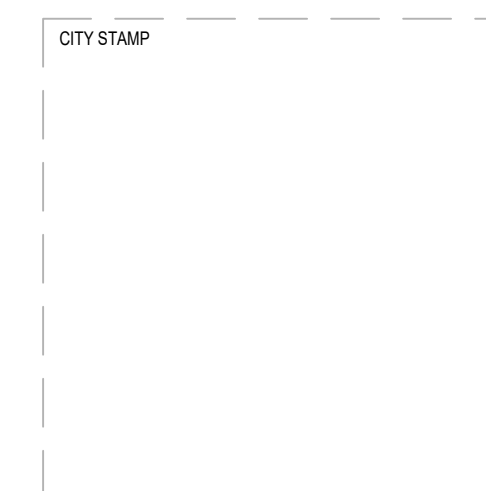
1528.7 SF RECREATION AREA REQUIRED (FAR TOTAL FROM 2ND -8TH FLOOR 30574 SF X 5%)	COMPLIANT: SEE SHEET A002 FOR MORE INFORMATION PROVIDED: 644 + 922 = 1566 SF > 1529 SF ROOF - ROOF DECK - 644 SF , LANDSCAPE AREA - 922 SF
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SMC 23.49.158 - LOT COVERAGE (TABLE B)

LOT SIZE 0-19,000 SF 65' OR LESS: NO LIMIT, GREATER THAN 65' UP TO 95' : 75% 75% OF 6,000 SF SITE AREA = 4500 SF	COMPLIANT: SEE SHEET A002 FOR HEIGHT GREATER THAN 65' UP TO 95' PROPOSED FLOOR AREA ABOVE 65' BUT LESS THAN 95' = 3173 SF < 4500 SF
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SMC 23.49.162 - STREET FACADE REQUIREMENTS

A. MINIMUM FACADE HEIGHT : 25' CLASS I PEDESTRIAN STREETS AND GREEN STREETS SMC 23.49.162 A.1. B. SETBACK LIMITS 1. PROPERTY LINE FACADE NOT REQUIRED PER MAP 1H C. FACADE TRANSPARENCY REQUIREMENTS SMC 23.49.162 C. • 30% MIN (AREA BTW 2' AND 8' ABOVE SIDE WALK) SHALL BE TRANSPARENT. D. BLANK FACADE LIMIT • BLANK FACADE SHALL BE LESS THAN 30' WIDE (EXCEPT GARAGE DOOR) EXCEPTION UP TO 60' PER CITY APPROVAL • ANY BLANK SEGMENTS SEPARATED BY TRANSPARENT AREAS AT LEAST 2' • 70% LIMIT (TOTAL OF ALL BLANK FACADE SEGMENTS INCLUDING GARAGE DOORS) F. REFER TO SMC 23.49.162 F. FOR LANDSCAPING REQUIREMENTS.	COMPLIANT: SEE SHEET A002 FOR MORE INFORMATION PROPOSED A. MINIMUM FACADE HEIGHT : 27'-6" C. FACADE TRANSPARENCY: 60.3% > 60% MIN. OK D. BLANK FACADE LIMIT: 39.6% < 70% MAX, OK
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CHC ARCHITECTS
8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
(M) 425.765.3992 chcarh@gmail.com

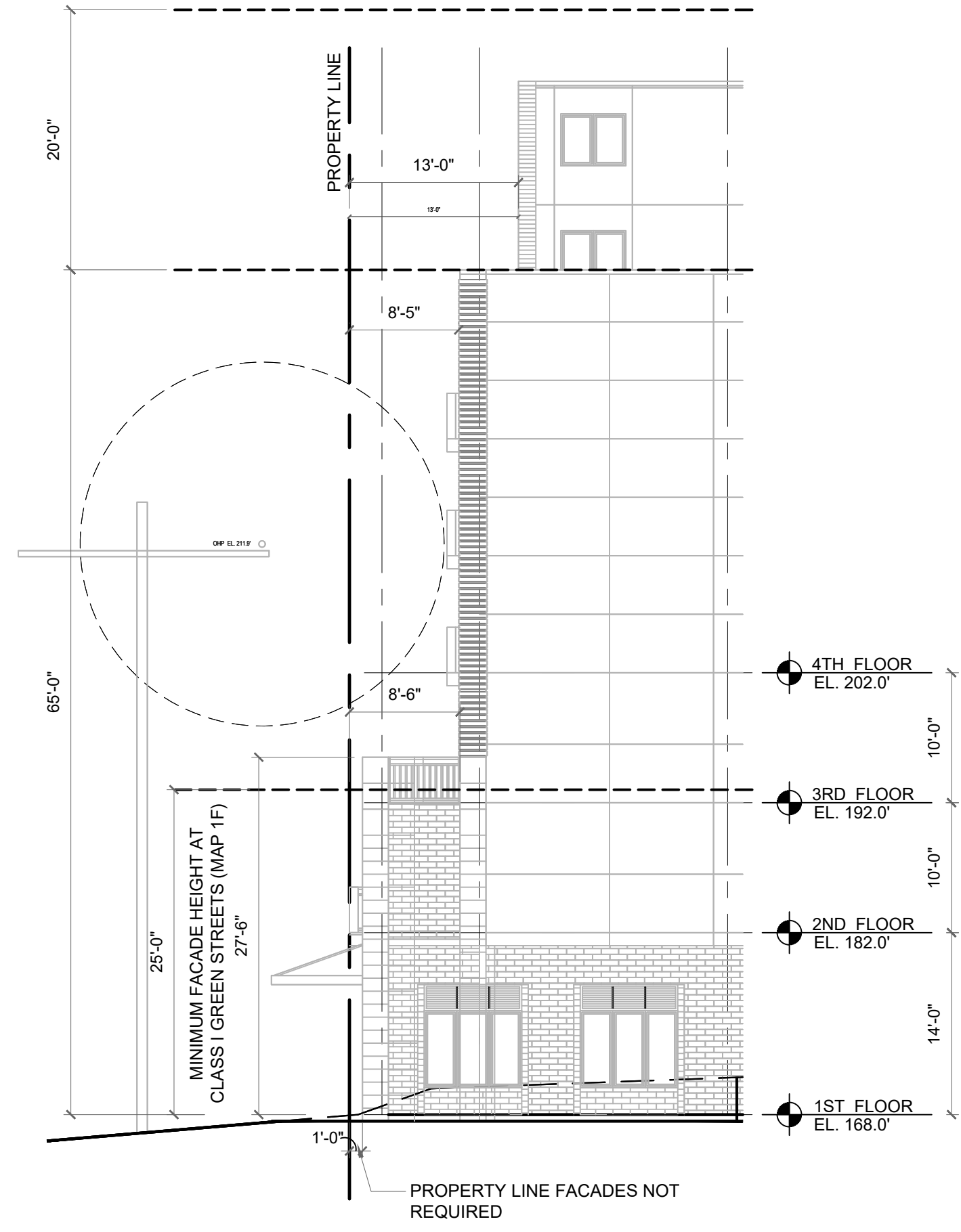
1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
ZONING & BUILDING CODE ANALYSIS

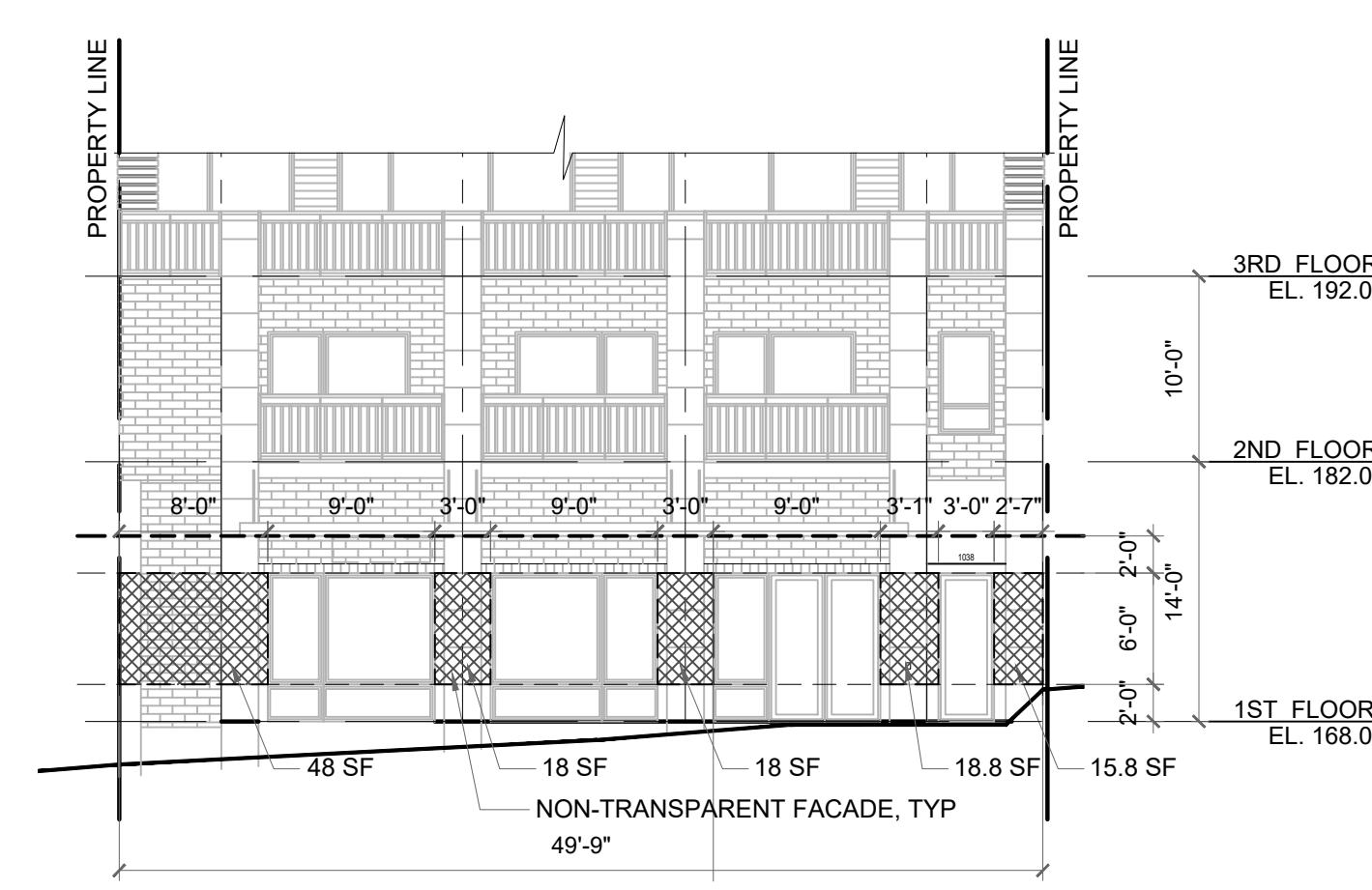
SHEET NUMBER
A001

MINIMUM FACADE HT & FACADE SETBACK LIMIT DIAGRAM



EAST ELEVATION

FACADE BLANK & TRANSPARENCY DIAGRAM



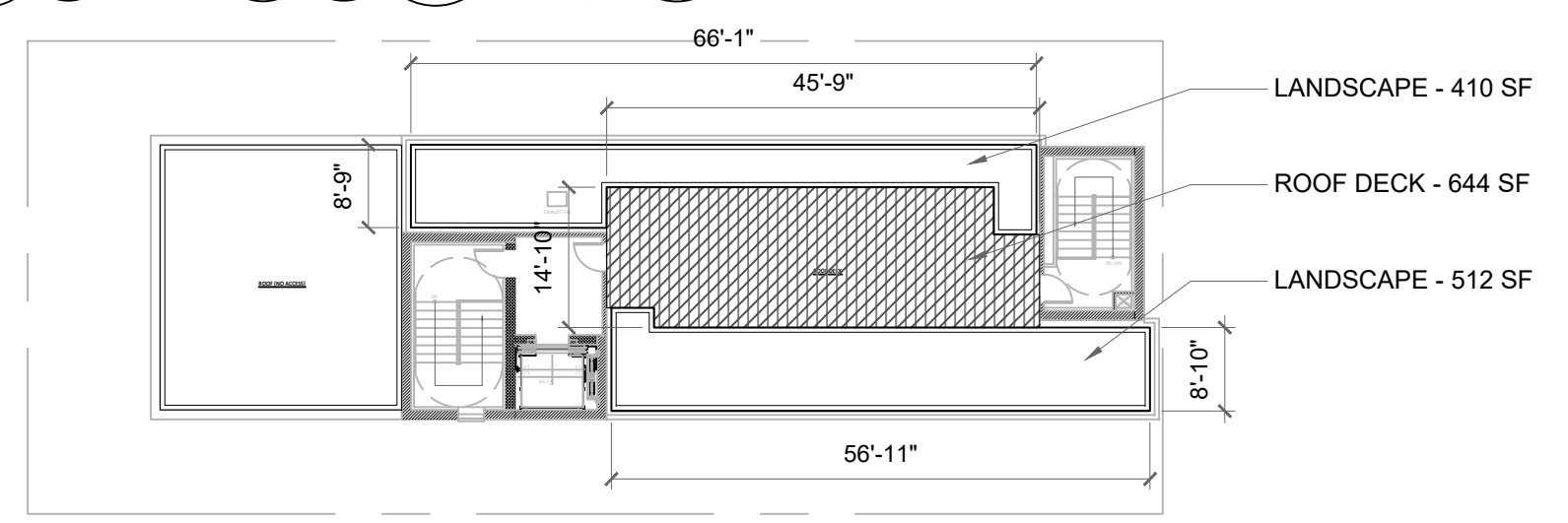
SOUTH ELEVATION

TRANSPARENT FACADE: $\frac{298.5 \text{ SF} - (48 + 18 + 18 + 18.8 + 15.8 \text{ NON-TRANS FACADE}) \text{ SF}}{298.5 \text{ SF FACADE}}$
 $= \frac{298.5 \text{ SF} - (118.6 \text{ NON-TRANS FACADE}) \text{ SF}}{298.5 \text{ SF FACADE}}$
 $= \frac{179.9 \text{ SF TRANSPARENT FACADE}}{298.5 \text{ SF FACADE}} = 60.3\% > 60\%, \text{ OK}$

BLANK FACADE: $\frac{\text{BLANK SEGMENT} = 8' + 3' + 3' + 3' - 1' + 2' - 7' = 19' - 8" (19.7')}{\text{WIDTH OF STRUCTURE} = 49' - 9" (49.8')}$
 $= 19.7' / 49.8' = 39.6\% < 70\%, \text{ OK}$

COMMON RECREATION AREA

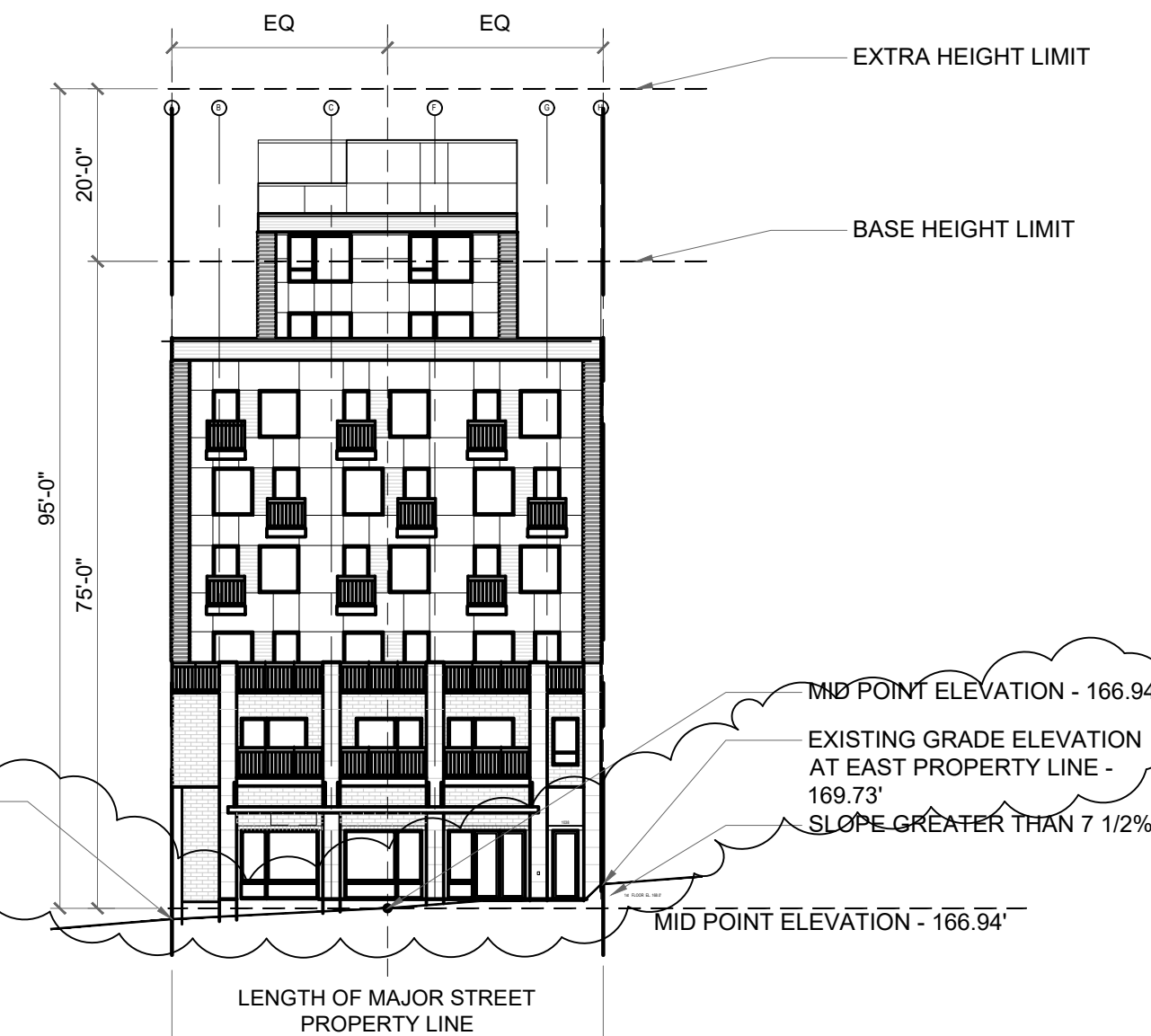
COMMON RECREATION AREA STANDARDS (SMC 23.49.010)
 REQUIRED: 1528.7 SF RECREATION AREA REQUIRED (FAR TOTAL FROM 2ND -8TH FLOOR 30574 SF X 5%)
 PROVIDED: 644 + 922 = 1566 SF > 1529 SF
 ROOF - ROOF DECK - 644 SF, LANDSCAPE AREA - 922 SF



ROOF

STRUCTURE HEIGHT LIMIT MEASUREMENT

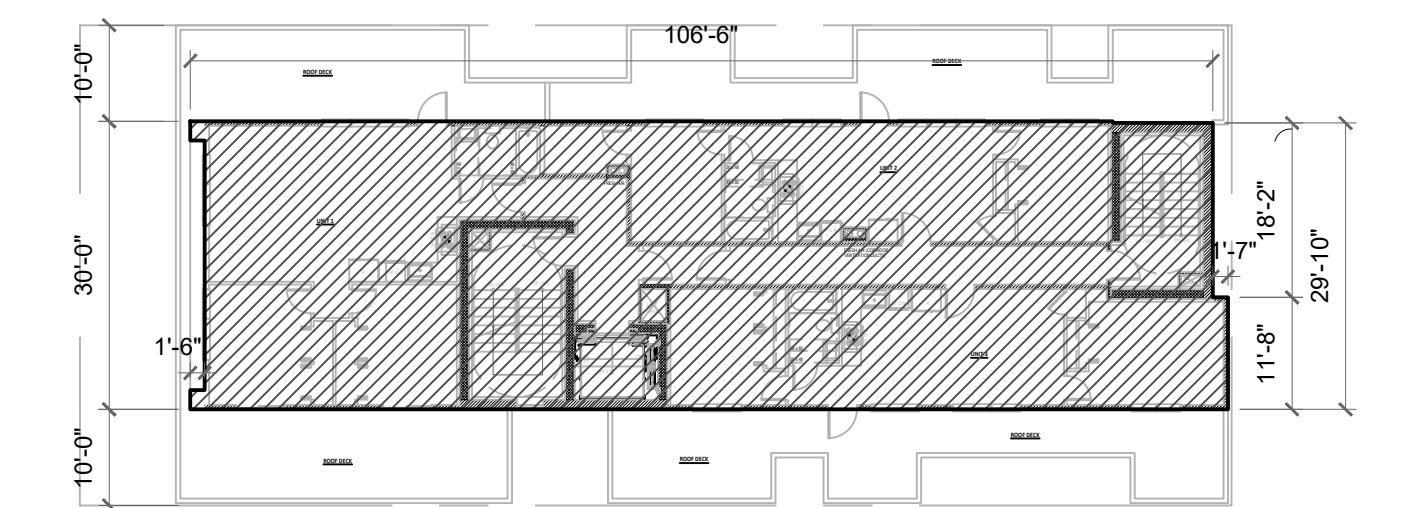
EXTRA HEIGHT LIMIT IN DMR/C 75/75-95 (SMC 23.49.023)
 HEIGHT LIMIT IS 95 FEET IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND CHAPTER 23.58A AND THE STRUCTURE HAS NO NON-RESIDENTIAL OR LIVE-WORK USE ABOVE 75 FEET.
 THIS PROJECT SHALL MEET THE FOLLOWING:
 1. GREEN BUILDING STANDARD (23.49.023, F.)
 2. PERFORMANCE OPTION (23.58A.014 B.) - PROVIDING AFFORDABLE HOUSING UNITS
 14% OF LEVEL 8 (RESIDENTIAL USE) = 3027 SF X .14 = 424 SF OF AFFORDABLE HOUSING PROVIDED - UNIT 202 (445 SF) ON 2ND FLOOR, SEE A203



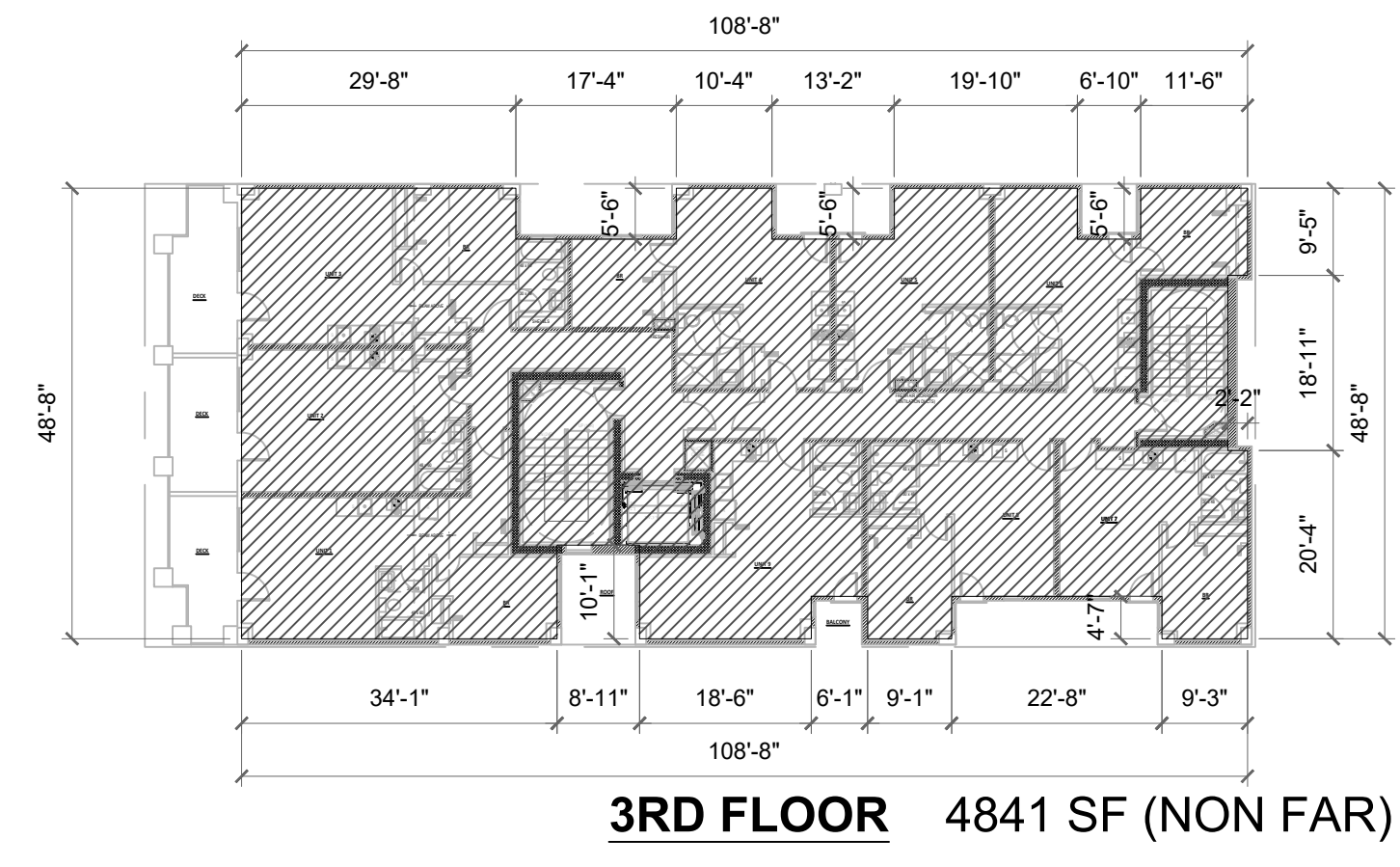
SOUTH ELEVATION

MAX LOT COVERAGE ABOVE 65' BUT LESS THAN 95' (SMC 23.49.158.C)

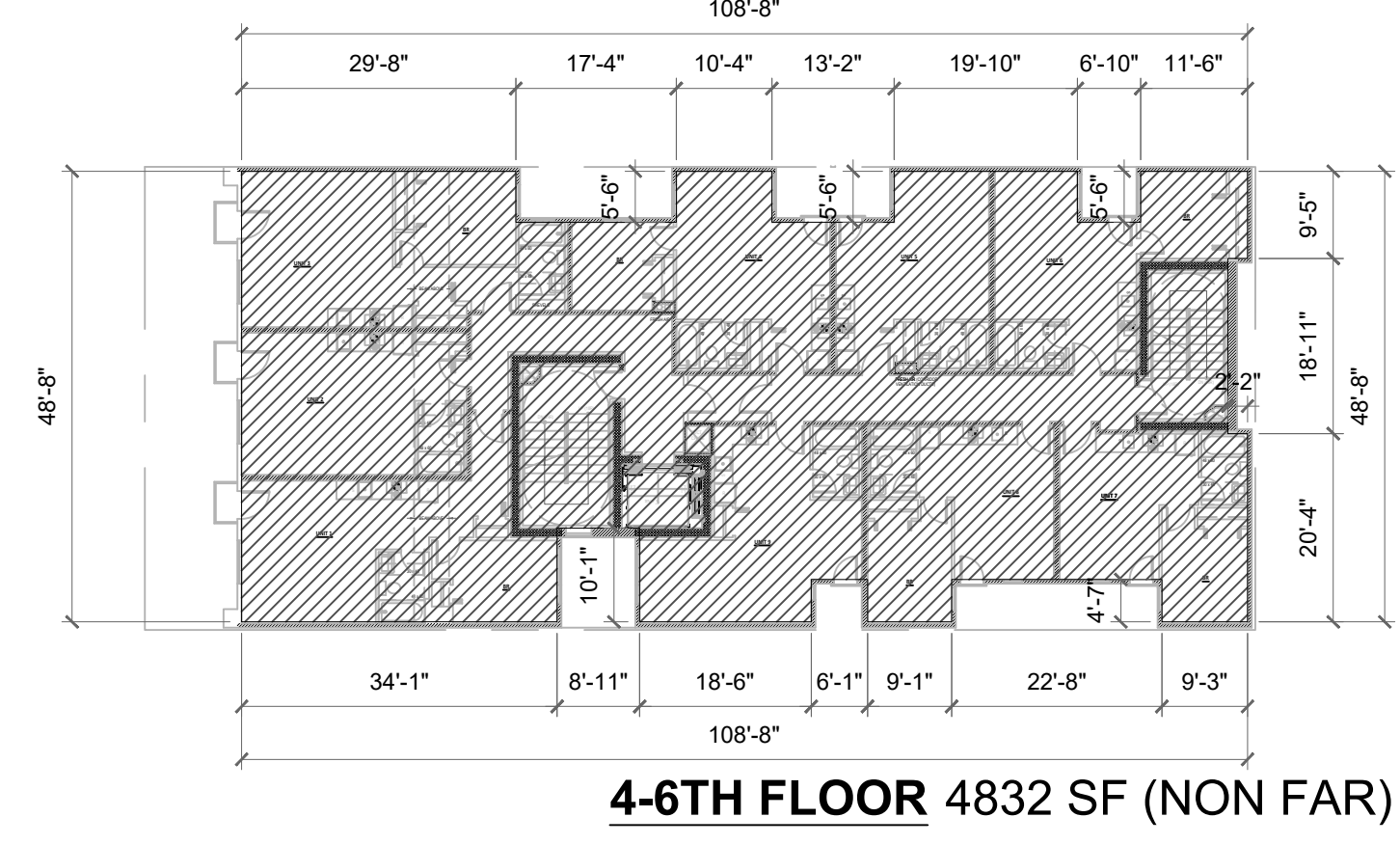
75% OF 6,000 SF SITE AREA = 4500 SF
 PROPOSED FLOOR AREA ABOVE 65' BUT LESS THAN 95' = 3173 SF < 4500 SF



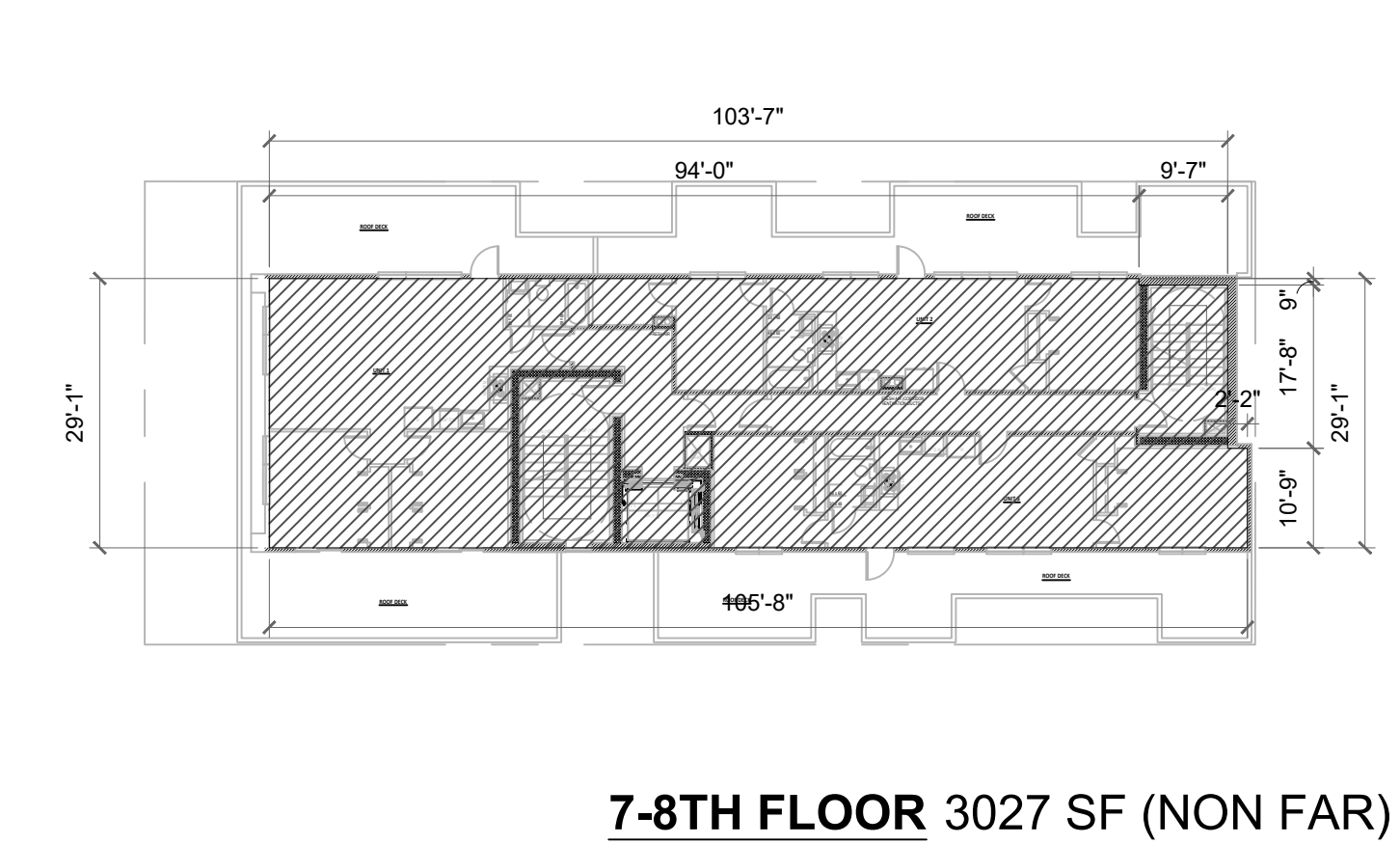
7-8TH FLOOR AREA 3173 SF



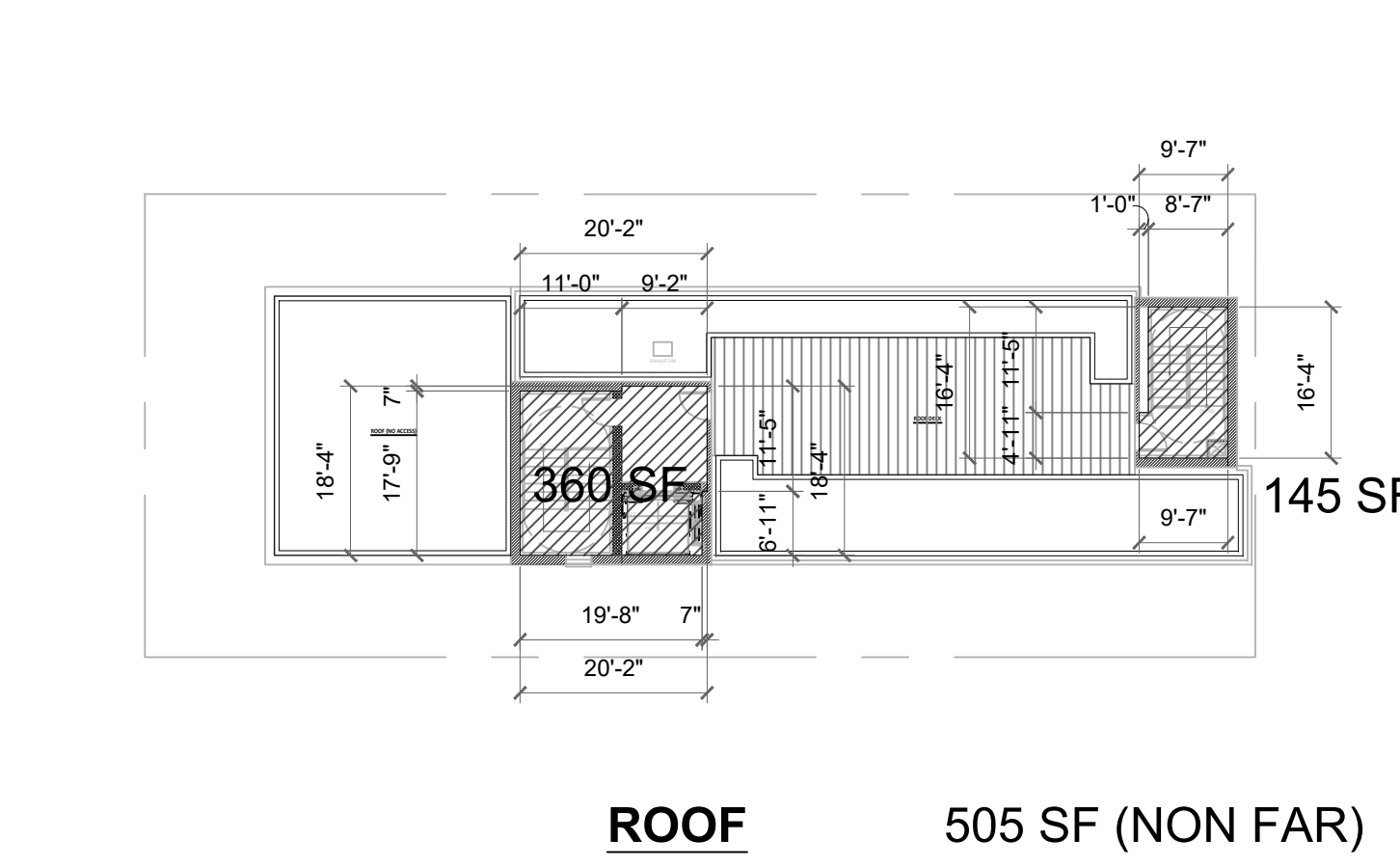
3RD FLOOR 4841 SF (NON FAR)



4-6TH FLOOR 4832 SF (NON FAR)



7-8TH FLOOR 3027 SF (NON FAR)



ROOF 505 SF (NON FAR)

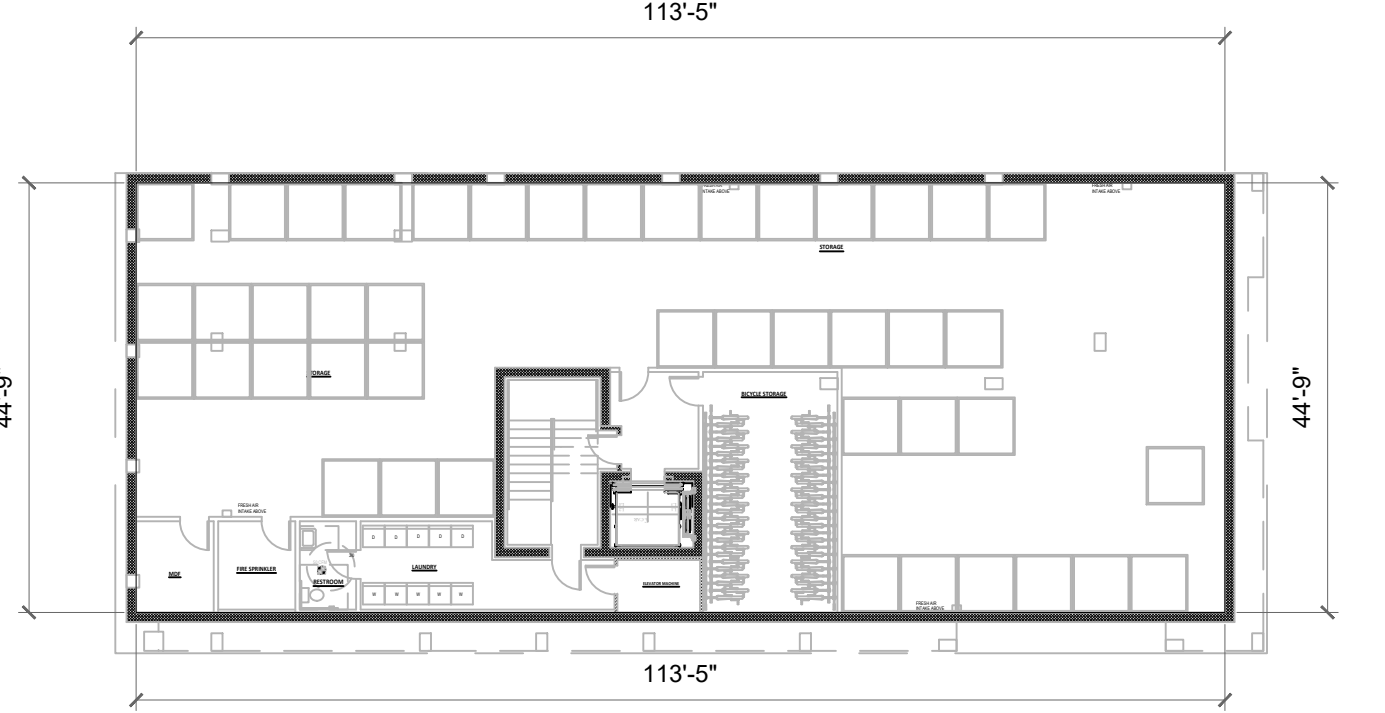
FAR DIAGRAM

SMC 23.49.011 FLOOR AREA RATIO (FAR) LIMITS
 BASE: 2.5 FAR
 MAXIMUM: 4.5 FAR

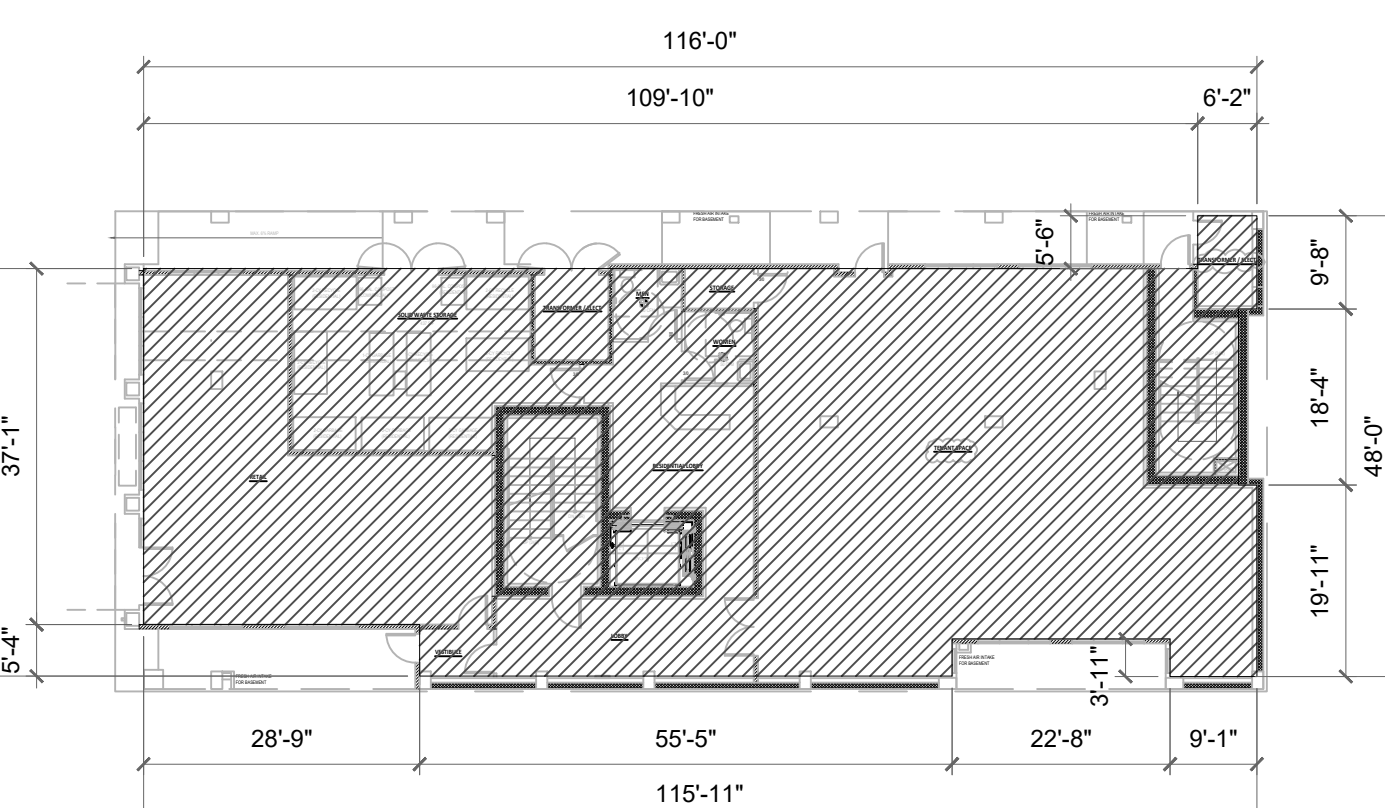
ALLOWED: 4.5 X 6,000 SF SITE AREA = 27,000 SF ALLOWABLE FAR
 SMC 23.49.011.B.1.f
 RESIDENTIAL USE MAY BE EXEMPTED FROM FAR CALCULATIONS.

PROVIDED: 36,344 SF (NON FAR) + 4,638 SF (FAR) = 40,982 SF

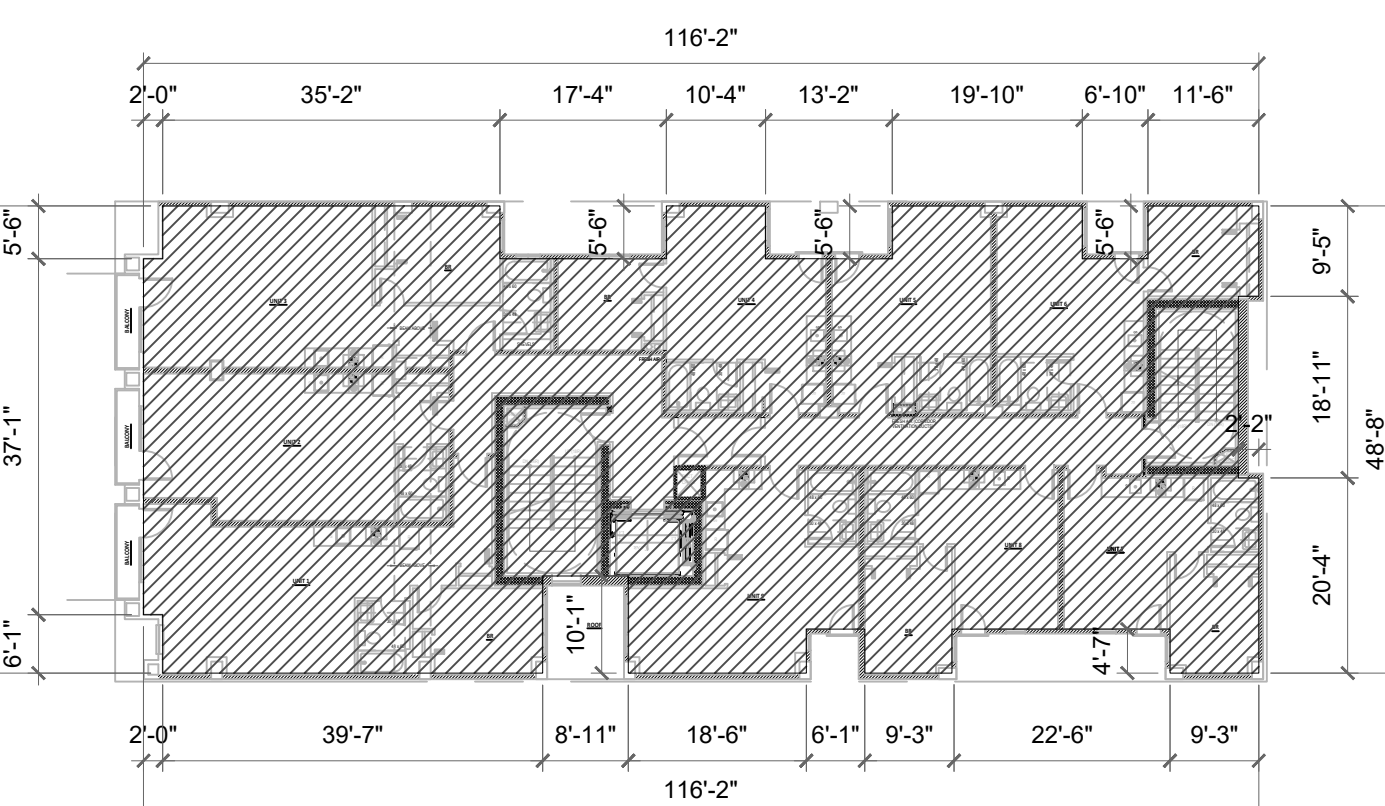
BASEMENT: 5265 SF (NON FAR)
 1st FLOOR: 4638 SF
 2nd FLOOR: 5183 SF (NON FAR)
 3rd FLOOR: 4841 SF (NON FAR)
 4th FLOOR: 4832 SF (NON FAR)
 5th FLOOR: 4832 SF (NON FAR)
 6th FLOOR: 4832 SF (NON FAR)
 7th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
 8th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
 ROOF: 505 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)



BASEMENT 5,265 SF (NON FAR)



1ST FLOOR 4638 SF



2ND FLOOR 5183 SF (NON FAR)

CITY STAMP

CHC ARCHITECTS
 8666 REGISTERED ARCHITECT
 CHAOHUA CHANG
 STATE OF WASHINGTON
 13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
 (M) 425.765.3992 chcarhc@gmail.com

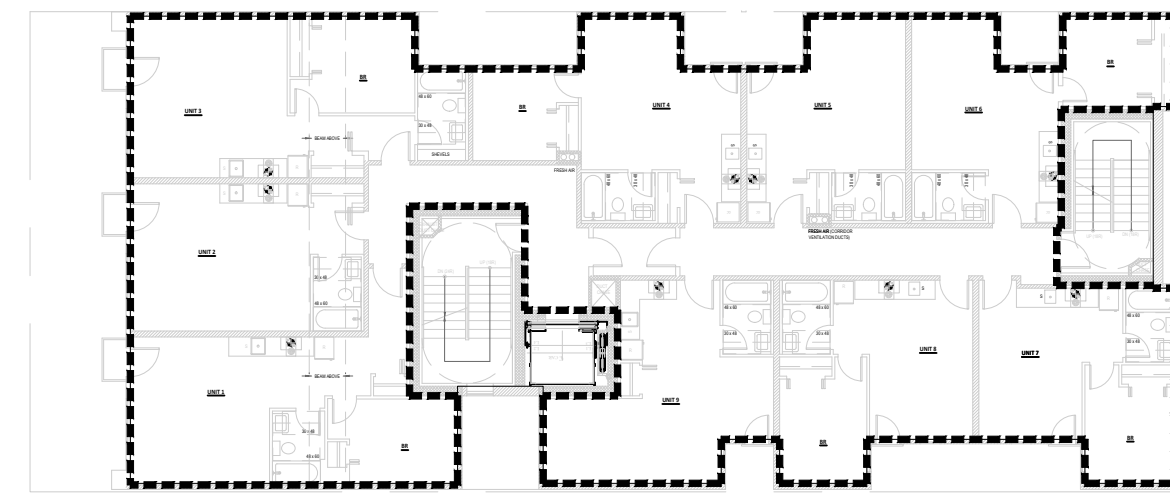
1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
 GENERAL INFORMATION-FAR DIAGRAM

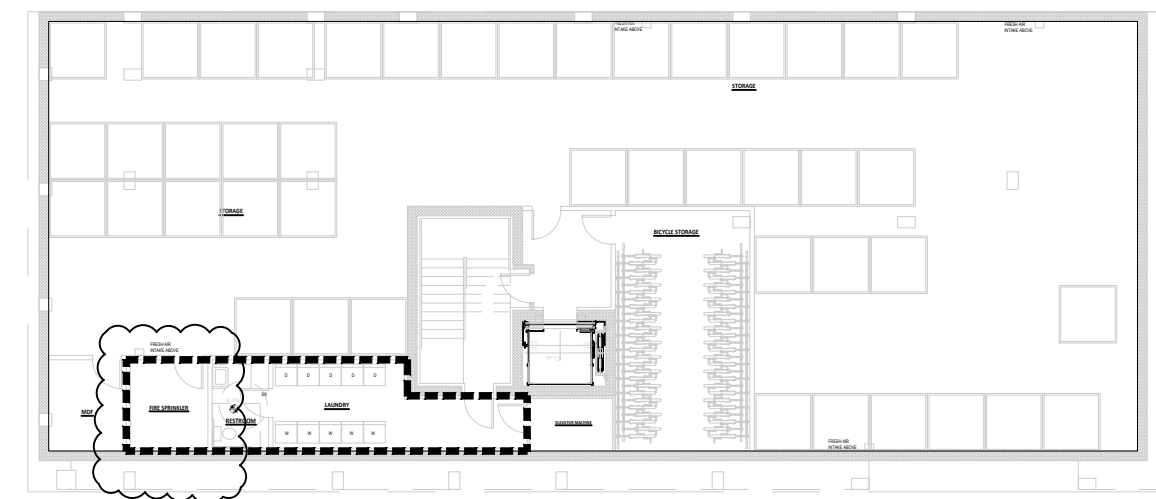
SHEET NUMBER
A002

BUILDING PRESSURE BOUNDARY DIAGRAM



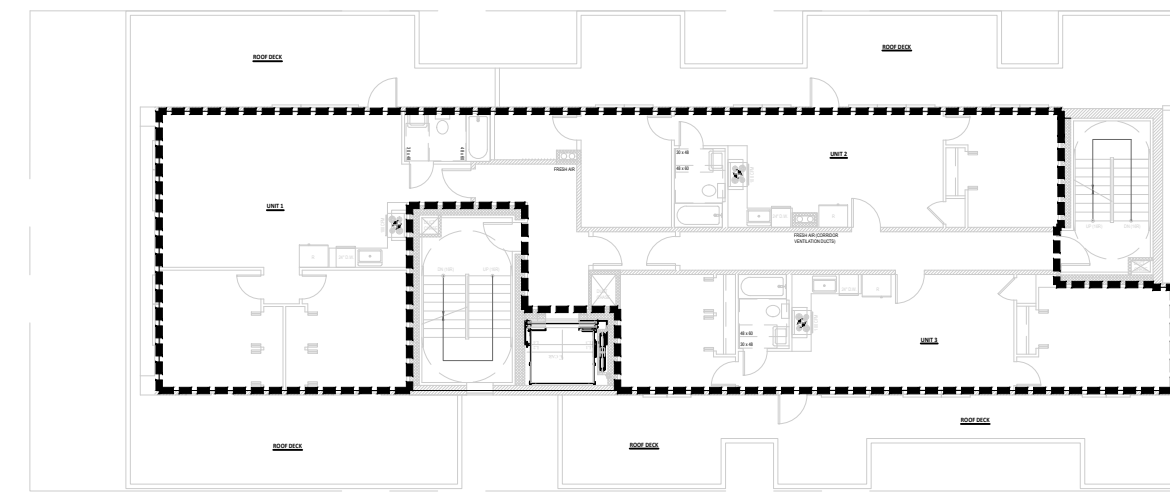
4-6TH FLOOR

AIR BARRIER & BUILDING THERMAL ENVELOPE, TYP

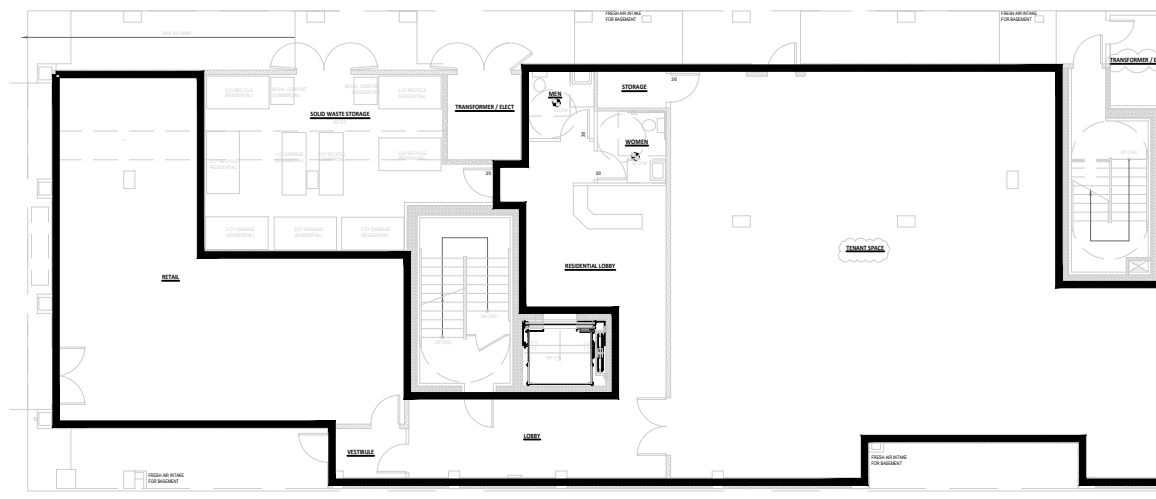


BASEMENT

BUILDING VOLUME - 305,403 CU FT
 BASEMENT LEVEL :
 265 SF X 10' = 2,650 CU FT
 1ST FLOOR:
 3,548 SF X 14' = 49,672 CU FT
 2ND FLOOR :
 4,695 SF X 10' = 46,950 CU FT
 3RD - 6TH FLOOR:
 4,333 SF X 37' = 160,321 CU FT
 7TH - 8TH FLOOR:
 2,545 SF X 18' = 45,810 CU FT



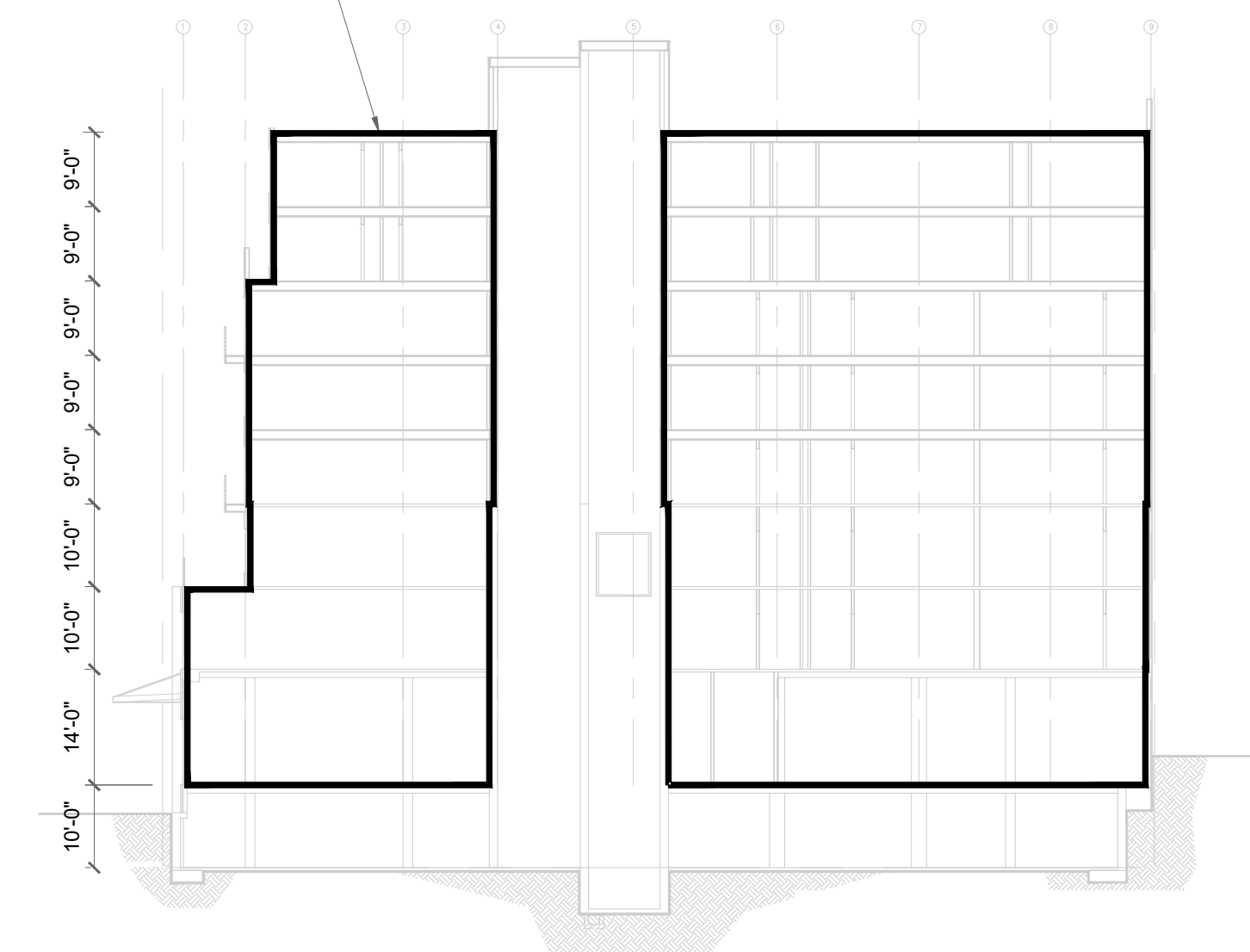
7-8TH FLOOR



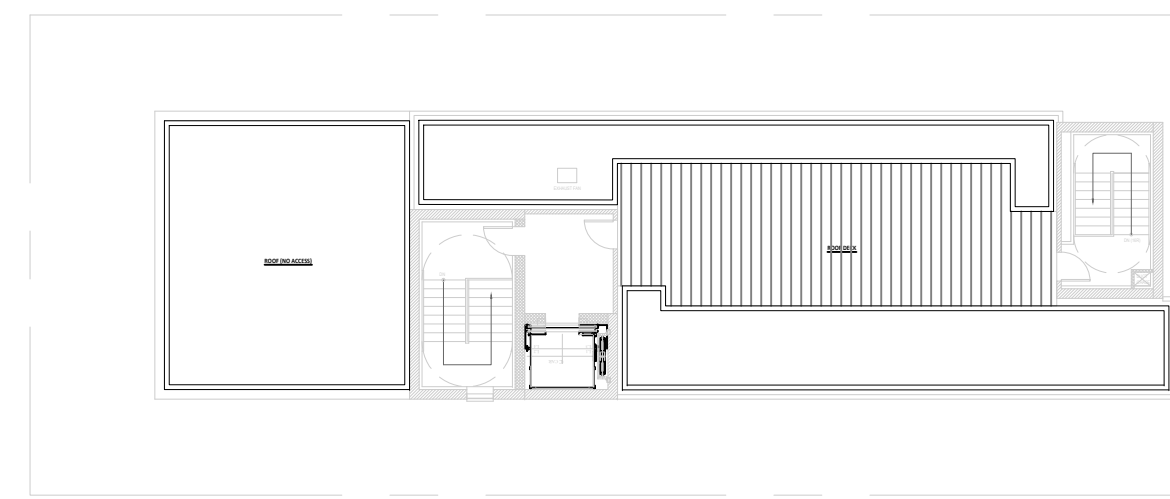
1ST FLOOR

AIR BARRIER & BUILDING THERMAL ENVELOPE, TYP

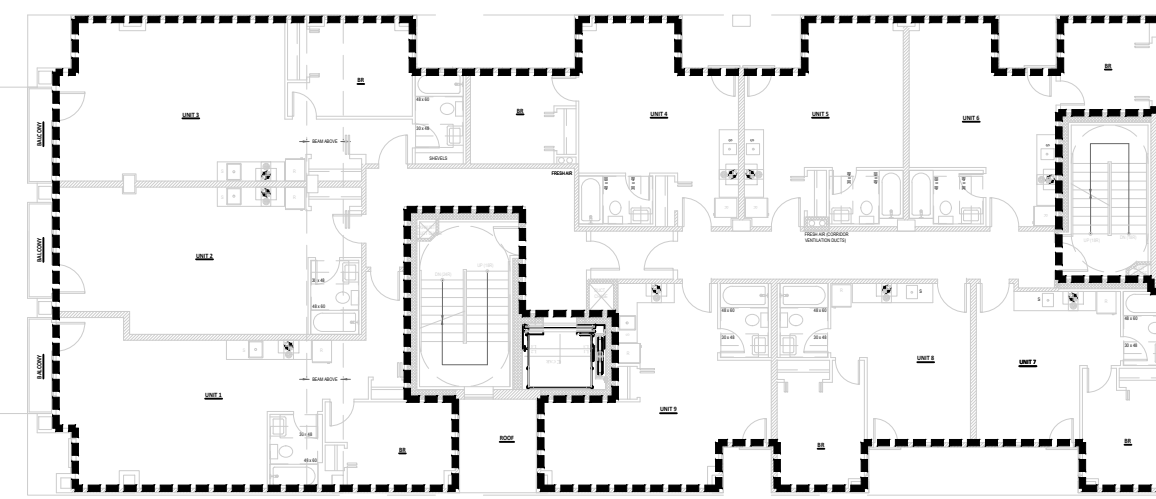
AIR BARRIER & BUILDING THERMAL ENVELOPE, TYP



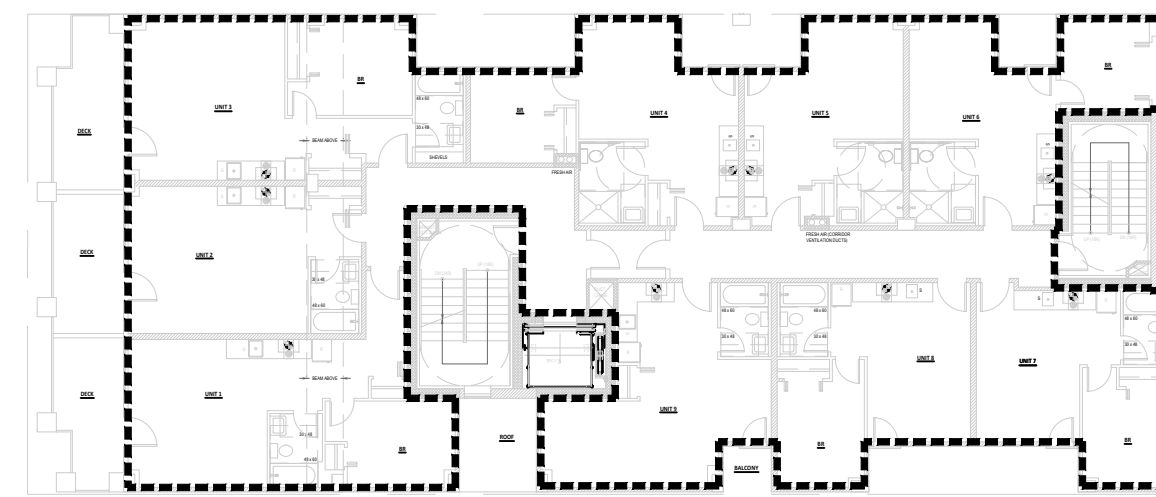
BUILDING SECTION



ROOF



2ND FLOOR



3RD FLOOR

CITY STAMP

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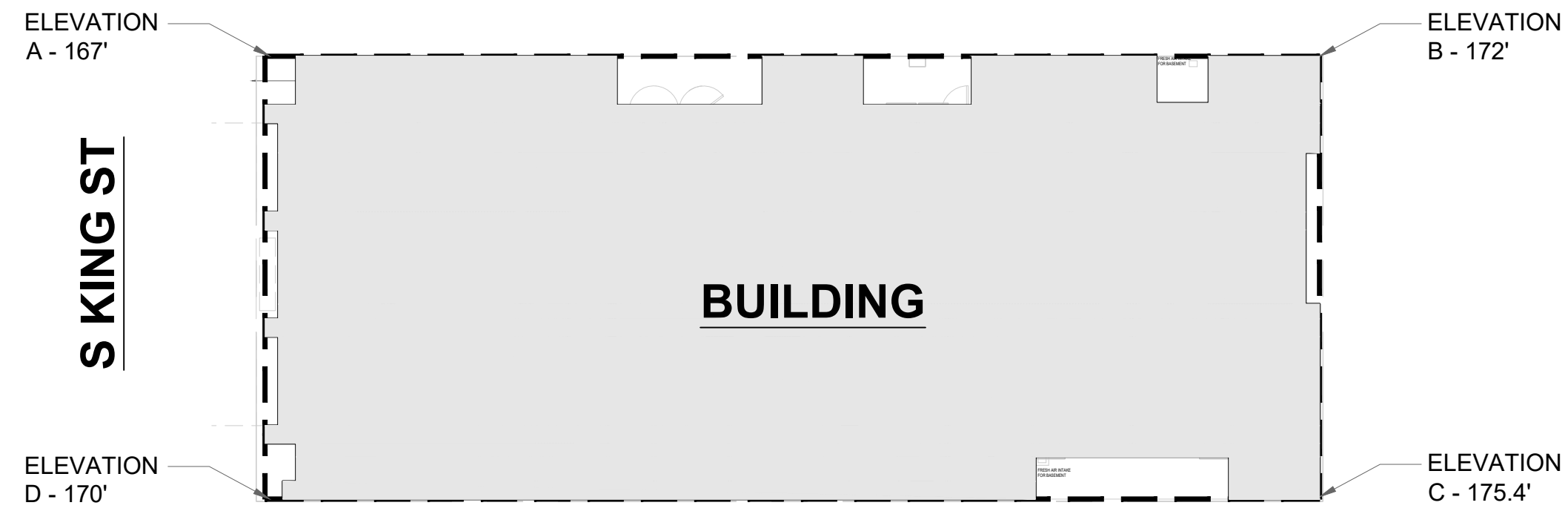
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SHEET NAME
GENERAL INFORMATION-BLDG PRESSURE BOUNDARY

SHEET NUMBER
A003

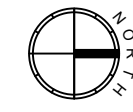
GRADE PLANE CALCULATION



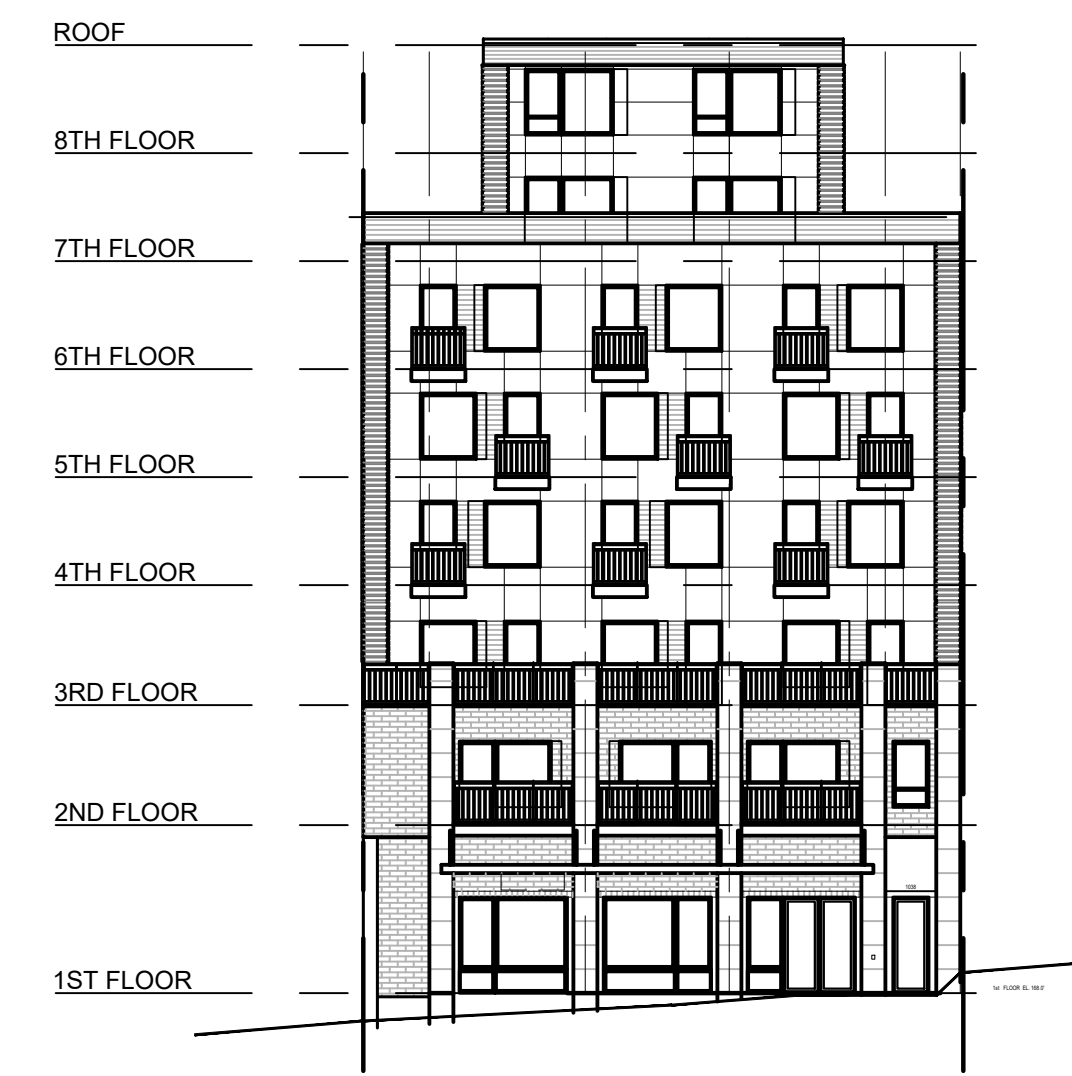
AVERAGE GRADE ELEVATION AT EACH EXTERIOR WALL

SOUTH: 168.5'
WEST: 169.5'
NORTH: 173.7'
EAST: 172.7'

$684.4 / 4 = 171.1'$

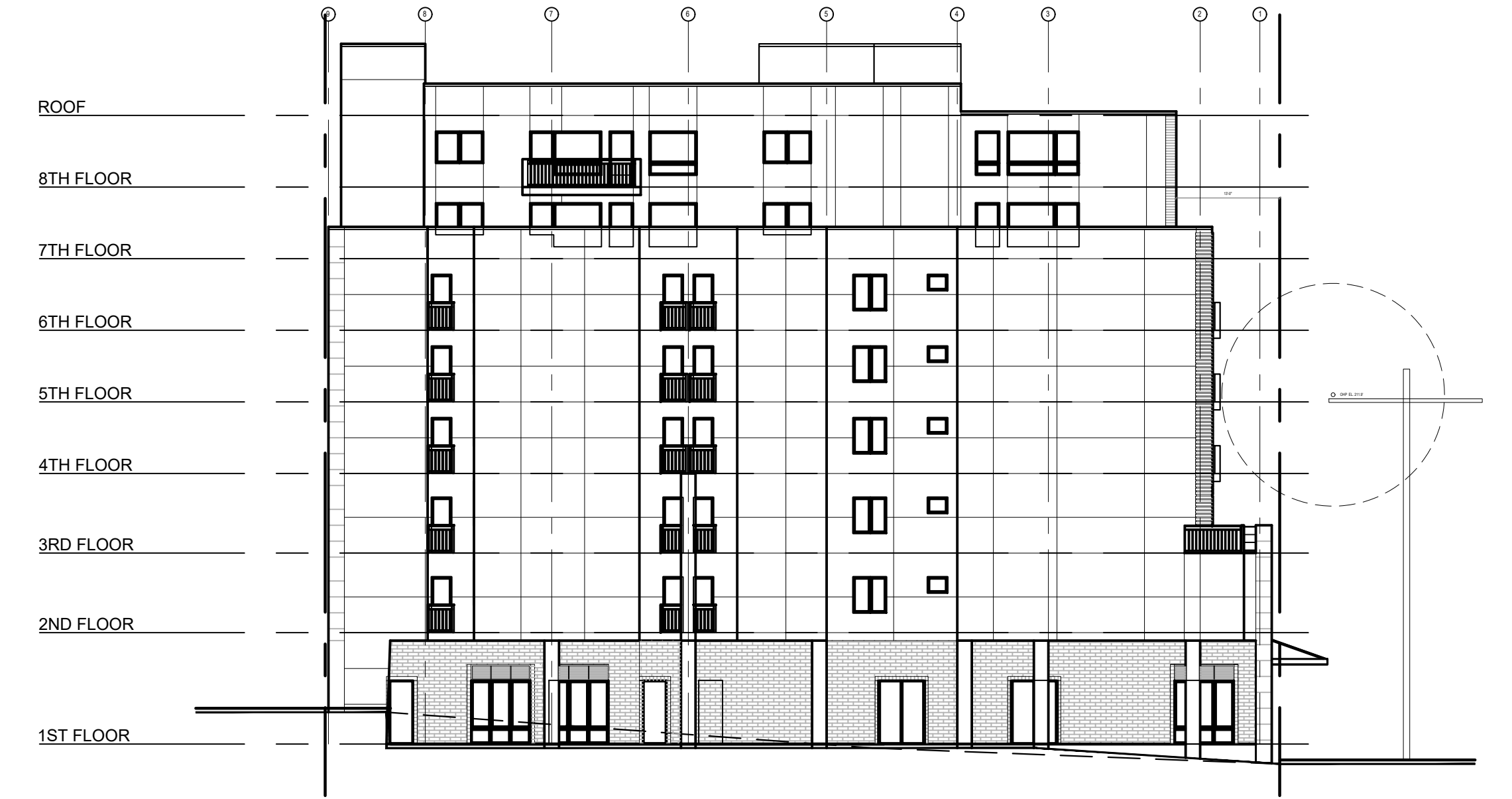


MAXIMUM FENESTRATION AREA CALCULATION



SOUTH ELEVATION

ABOVE GRADE WALL AREA = 3,733 SF
VERTICAL FENESTRATION = 1,118 SF
1,118 SF / 3,733 SF = 29.9%



WEST ELEVATION

ABOVE GRADE WALL AREA = 9,215 SF
VERTICAL FENESTRATION = 1,026 SF
1,026 SF / 9,215 SF = 11.2%



NORTH ELEVATION

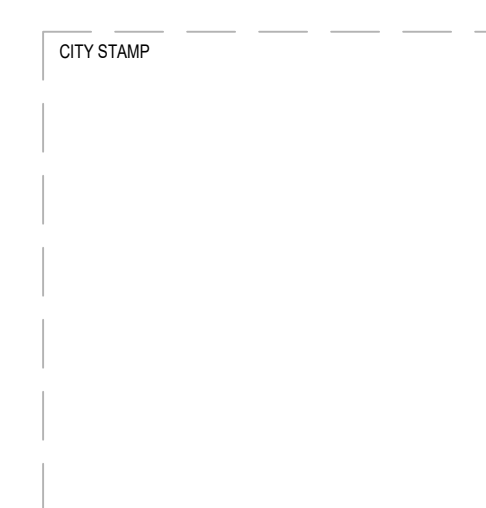
NO OPENINGS ON NORTH ELEVATION



EAST ELEVATION

ABOVE GRADE WALL AREA = 9,072 SF
VERTICAL FENESTRATION = 972 SF
972 SF / 9,072 SF = 10.7%

GRADE PLANE ELEVATION
171.1'



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STATE OF WASHINGTON

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SHEET NAME
GENERAL INFORMATION-ENERGY

SHEET NUMBER
A004



April 10, 2025

Chaohua Chang
CHC Architects

Dear Chao,

Thank you for submitting to SPU the solid waste service plans for **1040 S. King St.**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Permit # **6705236-CN**.

SPU Solid Waste approves the following solid waste service and access details:

51 apartments + 2,612 ft² commercial

- Solid waste collection will occur off S. King St.
- SPU drivers will enter the solid waste storage area for all containers. The developer agreed to install an SDOT-approved waste access ramp (WAR) so drivers can move containers from the storage room to the truck collection location.
- SPU supports an exception to 23.54.040.F.1.a., because the storage room is located as close to the curb as possible given the location of the retail space.

Multi-family Services:

- Recycle: 3 — 2 cubic yards dumpsters collected 1-2x/week
- Garbage: 3 — 2 cubic yards dumpsters collected 1x/week
- Food+yard: 1 — 96-gallon carts collected 1x/week

Commercial Services:

- Recycle: 1 — 1 cubic yard dumpsters collected 1-2x/week
- Garbage: 1 — 1 cubic yard dumpsters collected 1-2x/week
- Food+yard: 1 — 96-gallon carts collected 1x/week

Please work with the assigned SDCI zoning reviewer to adopt this plan. **If the attached drawings differ from the Construction drawings, you will need to update your application to consistently reflect the proposal.**

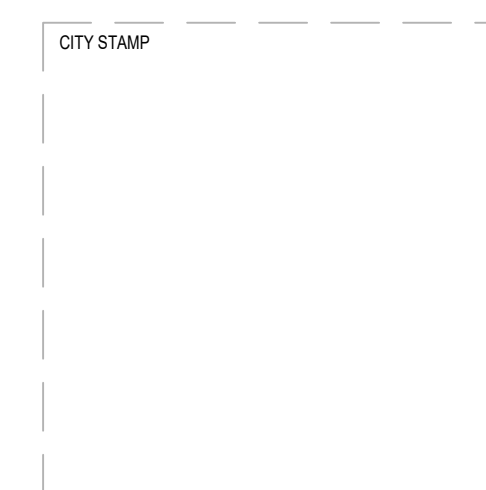
Call SPU Customer Service at 206.684.7665 one month prior to occupancy to request residential solid waste services.

Call Recology at 206.250.7500 one month prior to occupancy to request commercial garbage service.

Sincerely,

Adam Maurer
Seattle Public Utilities Solid Waste Division
206.300.9613
adam.maurer@seattle.gov

700 Fifth Avenue | PO Box 34018 | Seattle, WA 98124-4018 | 206-684-3000 | seattle.gov/utilities



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SHEET NAME
GENERAL INFORMATION-SPU APPROVAL

SHEET NUMBER
A005

PROJECT ADDRESS 1038 / 1040 S KING ST
SEATTLE, WA 98104
DPD PROJECT NUMBER 3024877
ZONING DISTRICT DMR/C 75/75-95
PARCEL NUMBER 817010-0070
SITE AREA 6000 SF

1.0 ZONING DESCRIPTION DMR/C 75/75-95
1.1 SITE AREA 6000 SF
1.2 FLOOR AREA RATIO (FAR) (SMC 23.49.011 Table A)

SMC 23.49.011 FLOOR AREA RATIO (FAR) LIMITS
BASE: 2.5 FAR
MAXIMUM: 4.5 FAR

ALLOWED: 4.5X 6,000 SF SITE AREA = 27,000 SF ALLOWABLE FAR
SMC 23.49.011.B.1.f
RESIDENTIAL USE MAY BE EXEMPTED FROM FAR CALCULATIONS.

PROVIDED: 36,076 SF (NON FAR), 4,680 SF (FAR)

BASEMENT: 5075 SF (NON FAR)
1st FLOOR: 4680 SF
2nd FLOOR: 5162 SF (NON FAR)
3rd FLOOR: 4820 SF (NON FAR)
4th FLOOR: 4820 SF (NON FAR)
5th FLOOR: 4820 SF (NON FAR)
6th FLOOR: 4820 SF (NON FAR)
7th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
8th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
ROOF: 505 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)

1.3 LOT COVERAGE (SMC TABLE B for 23.49.158)

LOT SIZE 0-19,000 SF
65' OR LESS: NO LIMIT, GREATER THAN 65' UP TO 85': 75%

1.4 STRUCTURE HEIGHT SMC (23.49.008)

BASE STRUCTURAL HEIGHT: 75'

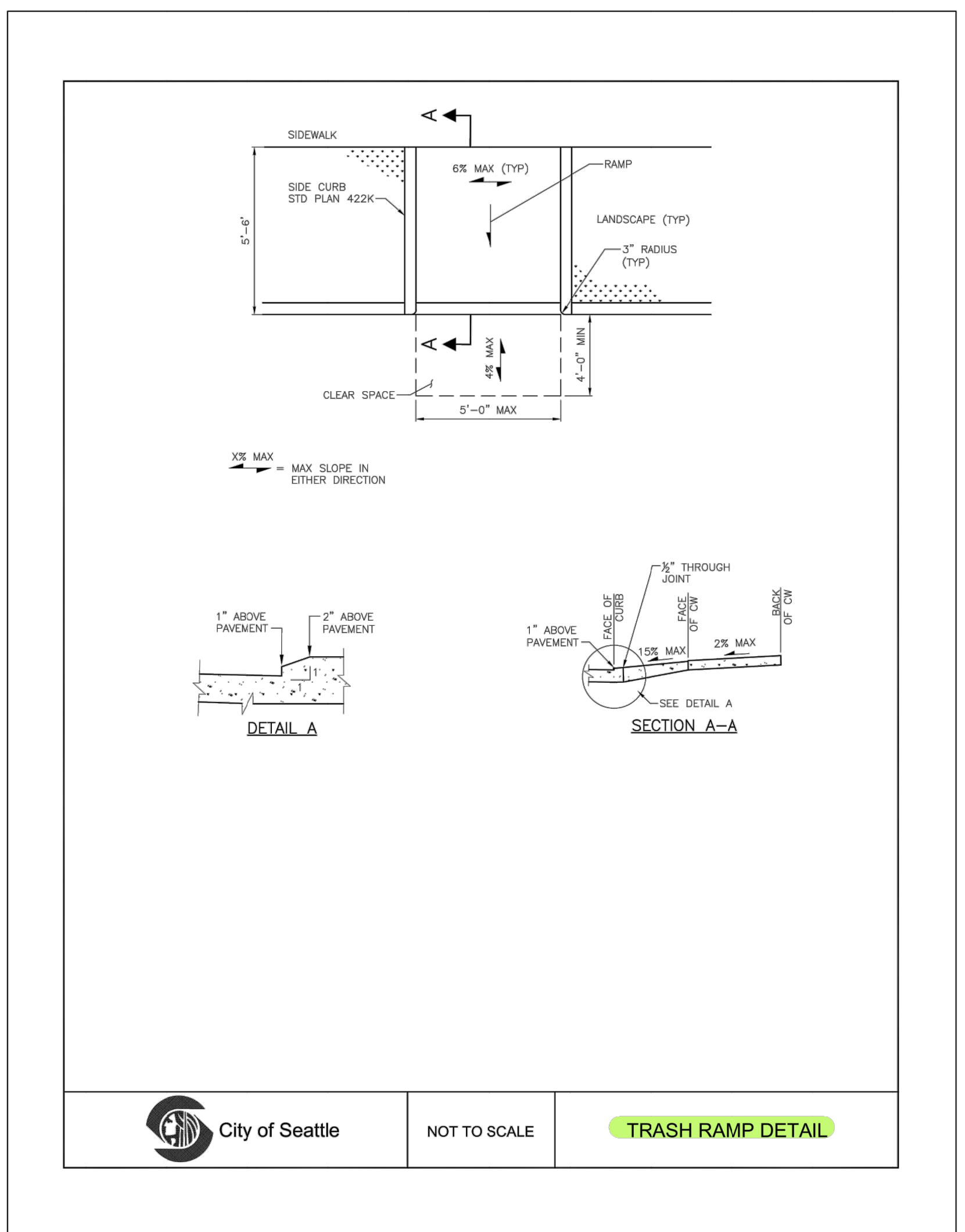
SMC 23.49.008.C.4: 95'
IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND 23.58A AND THE STRUCTURAL HAS NO NONRESIDENTIAL OR LIVE-WORK USE ABOVE 75'.

1.5 SETBACKS & SEPARATION SMC 23.45.518

FRONT: 10' PORTION OF STRUCTURES BTW 65' TO 85'
10' GREATER THAN 45' UP TO 85' (GREEN STREET SETBACK SMC 23.49.166 B1)
SIDE: NOT REQ'D, 10' ABOVE 65' (NOT STREET LINES) SMC 23.49.166 A.2.

1.6 STREET FACADE REQUIREMENTS SMC 23.49.162

A. MINIMUM FACADE HEIGHT : 25' CLASS I PEDESTRIAN STREETS AND GREEN STREETS SMC 23.49.162 A.1.
B. SETBACK LIMITS
1. PROPERTY LINE FACADE NOT REQUIRED PER MAP 1H
C. FACADE TRANSPARENCY REQUIREMENTS SMC 23.49.162 C.
30% MIN (AREA BTW 2' AND 8' ABOVE SIDE WALK) SHALL BE TRANSPARENT.
D.3. BLANK FACADE LIMIT
BLANK FACADE SHALL BE LESS THAN 30' WIDE (EXCEPT GARAGE DOOR) EXCEPTION UP TO 60' PER CITY APPROVAL
ANY BLANK SEGMENTS SEPARATED BY TRANSPARENT AREAS AT LEAST 2'
70% LIMIT (TOTAL OF ALL BLANK FACADE SEGMENTS INCLUDING GARAGE DOORS)
F. REFER TO SMC 23.49.162 F. FOR LANDSCAPING REQUIREMENTS.



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

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SHEET NAME GENERAL INFORMATION-SPU APPROVAL
SHEET NUMBER A006
SHEET NAME SITE PLAN
SHEET NUMBER A100

SEC C406 EFFICIENCY PACKAGE CREDITS	
CODE SECTION	CREDIT
1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2	3.0
3. REDUCED LIGHTING POWER- OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2	3.0
5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5	2.0

WHOLE HOUSE VENTILATION

1. VENTILATION SYSTEM METHOD:
EXHAUST FAN SYSTEM, SEE SMC 403.4.6.1 FOR REQUIREMENTS

2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY

3. FLOW RATE / RUN TIME
0-1 UNITS
 - 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR)
2 BR UNITS
 -70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)

SMC TABLE 403.4.2
 REQUIRED VENTILATION RATE
 (0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS)
 (2 BEDRM UNIT, FLOOR AREA 1500-1000 SF): 35 CFM

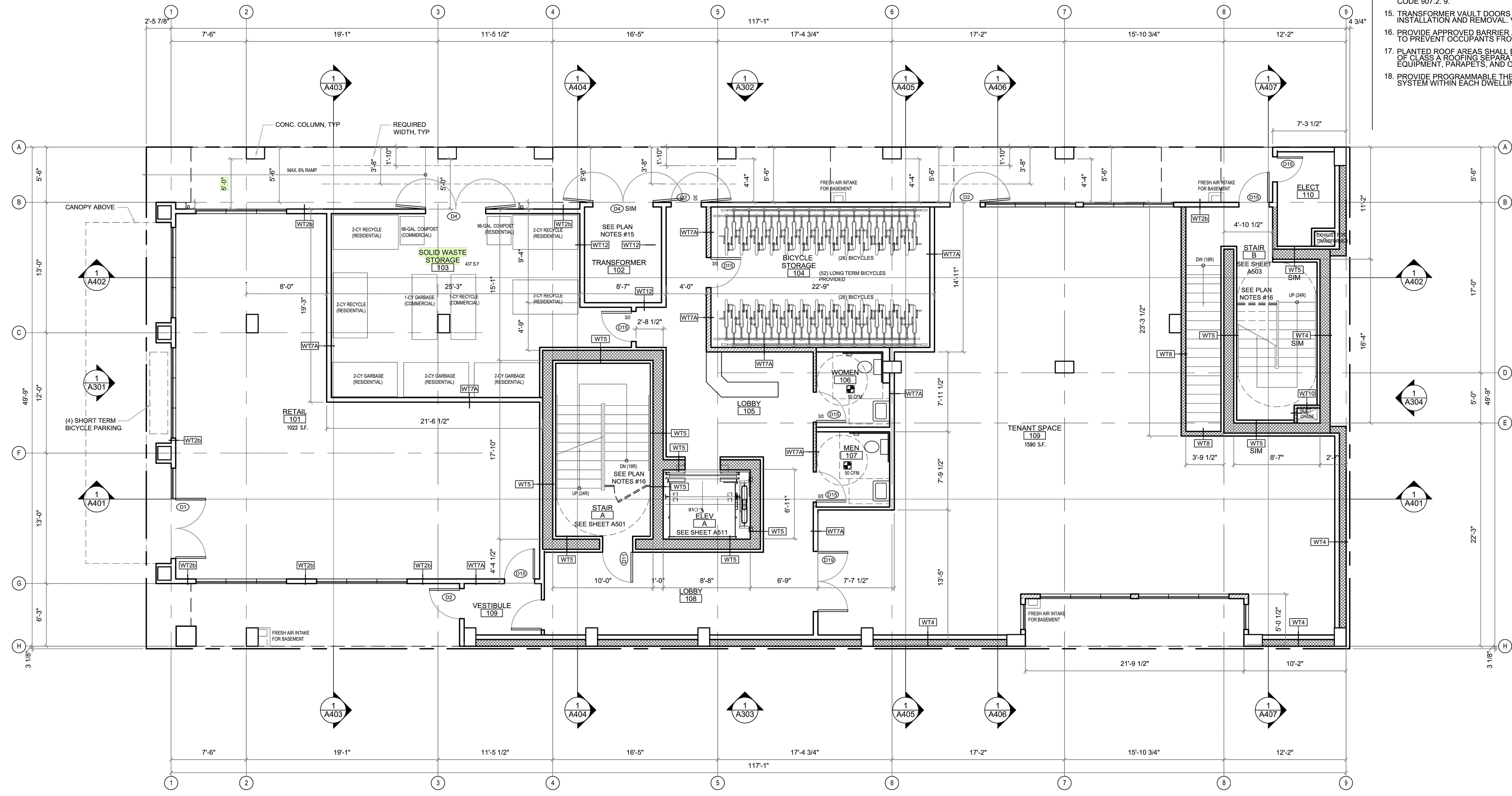
SMC TABLE 403.4.6.5
 RATE FACTOR: 2
 RUN TIME PERCENTAGE: 50% IN EACH 4-HR

4. WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONE RATING OF 1.0 (SMC 403.4.6).
 5. INTAKE OPENINGS SHALL NOT BE LOCATED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET. (SMC 401.4.3)
 6. AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN SEATTLE MECHANICAL CODE.
 7. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQ INCHES OF NET FREE AREA.
 8. COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.

LEGEND

	3-HR RATED WALL
	2-HR RATED WALL
	1-HR RATED WALL
	WALL TYPE, SEE SHEET A811
	CARBON MONOXIDE ALARM
	110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH
	OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS
	EXHAUST FAN
	WHOLE HOUSE EXHAUST FAN

- PLAN GENERAL NOTES:**
- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
 - ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
 - ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
 - ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
 - ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED
 - FLOOR TO FLOOR HEIGHT = SEE BUILDING SECTIONS
 - ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
 - ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
 - PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.
 - PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.
 - COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT:
 - BUILDING TO BE SPRINKLERED w/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES
 - STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.
 - PROVIDE TANKLESS WATER HEATER IN EACH UNIT FOR HOT WATER SERVICE.
 - PROVIDE CLASS I STANDPIPE SYSTEM AS REQUIRED BY 2018 SEATTLE FIRE CODE 905.3.1. EX1.
 - BUILDING FIRE ALARM SYSTEM TO BE INSTALLED AS REQUIRED BY 2018 SEATTLE FIRE CODE 907.2. 9.
 - TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.
 - PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.
 - PLANTED ROOF AREAS SHALL BE PROVIDED WITH A MINIMUM OF 8 FEET OF CLASS A ROOFING SEPARATION FROM ROOF PENTHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES.
 - PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.



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



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SHEET NAME GENERAL INFORMATION-SPU APPROVAL
SHEET NUMBER A007
SHEET NAME FIRST FLOOR PLAN
SHEET NUMBER A202

WALL FRAME

Great for wall-mounting, U-Lock Compatible, the customizable Hawthorne wall frame rack is the next level in vertical bike parking.

CONSTRUCTION/MATERIAL
 1.0" Square Mild Steel Tube
 Wheel Cushion: Santoprene TPV
 Anti-Sag Crossbar: Galvanized Steel Tubing
 End Frame: 2 1/2" x 2 1/2" x .083 Mild Steel Tubing

DIMENSION/CAPACITY OPTIONS (BASED ON 16" SPACING)
 - 30.7" Depth
 - 40" Height
 3 Bike 52.8" Length
 5 Bike 84.8" Length
 7 Bike 116.8" Length

Based on 16" spacing, wider spacing available to meet city requirements.

Total Bike Capacity needed: _____

MOUNTING
 (6) 5/8" Mounting Holes

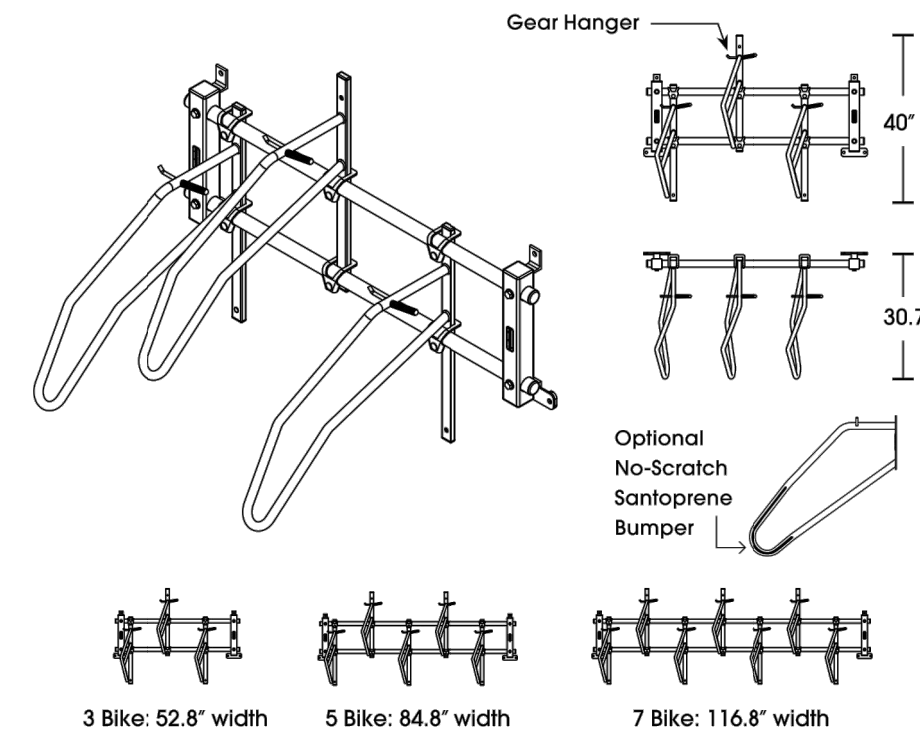
RECOMMENDED MOUNTING
 - Concrete or wood studs.

FINISH OPTIONS
 Charcoal Powder Coat
 Black Powder Coat

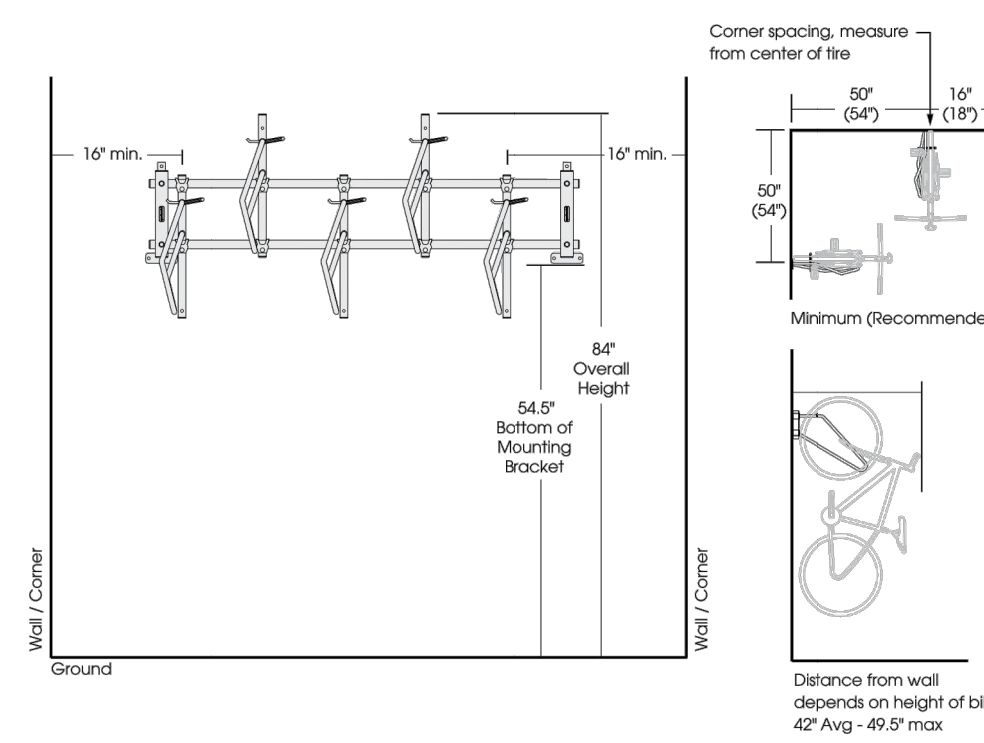
FEATURES
 - Site-specific Custom Bike Room Layouts Available

ADDITIONAL OPTIONS
 Vinyl Covered Security Chain
 No-Scratch Santoprene Bumper Option

Manufactured in the Pacific Northwest



RECOMMENDED LAYOUT



CONTRACTOR: _____
JOB: _____
NOTES: _____

A. Green Building Certification per Appendix A, DR 4-2021., Please select one certification organization.

- Leadership in Energy and Environmental Design (LEED)
- Built Green
- Passive House Institute US (PHIUS)
- Living Building Challenge (LBC)
- Evergreen Sustainable Development Standard (ESDS)

B. Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances and service water heating appliances, except as follows. Fossil fuels are permitted to be used for emergency and standby power generators, cooking appliances in commercial kitchens, outdoor barbecues, and outdoor fireplaces, fire tables or fire pits.

I acknowledge the process requirements described in Director's Rule 4-2021 to submit field and final green building reports during construction and to provide certification within 180 days from the issuance of the final certificate of occupancy (COO) or final inspection, if no COO is required. I acknowledge the requirements in SMC 23.58D.006, that failure to submit the certification report within 180 days, or by such later date as may be allowed by the director shall result in penalties of \$500 per day and up to a maximum penalty of 2 percent of construction value. Documentation must be sent electronically to SCIprioritvgreen@seattle.gov

Property Owner or Financially Responsible Party Signature	Date
	3/17/25

Green Building Standard Commitment Form for Master Use Permit
 Director's Rule 4-2021 Appendix B

SDCI Project Number	6705236-CN
Project Address	1040 S King Street Seattle WA 98104
Property Owner or Financially Responsible Party - Name	
Property Owner or Financially Responsible Party - Business Name	668 INVESTMENT LLC
Address	9516 S 237TH PL
City/State/Zip	Kent WA 98031
Email	adam90c@gmail.com

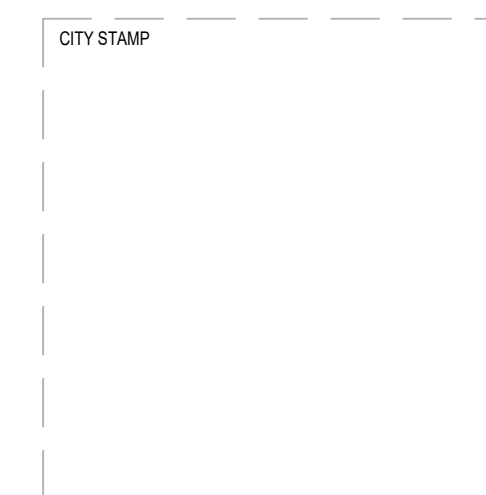
I agree to meet the Green Building Standard pursuant to SMC 23.58D and Director's Rule 4-2021.

1. Mitigate exposure to lead dust during demolition. Please select one.

- For existing structures built prior to 1978, remove and dispose using industry best practices of any exterior non-load bearing lead painted materials (typically siding).
- Deconstruct or partially deconstruct existing structure(s) to remove a minimum 1,000 board feet of wood material for reuse and minimize the use of heavy equipment that generate dust (e.g., track hoes, excavators, skid steer loaders, forklifts, bulldozers). Material may be reused on site, donated, or sold for reuse.
- Retain an existing principal structure as part the proposed development.
- Relocate an existing principal structure to another site whether within the City limits or outside the City limits.
- Use at least 500 board feet of salvaged material on the proposed new structure.

Or the development meets one of the below conditions and does not need to meet the Green Building Standard site development requirement.

- Development sites with no principal structure.
- When principal structures were demolished at least three years prior to a complete Master Use Permit or construction permit application or prior to the adoption of this Rule.
- The construction of a second accessory dwelling unit.



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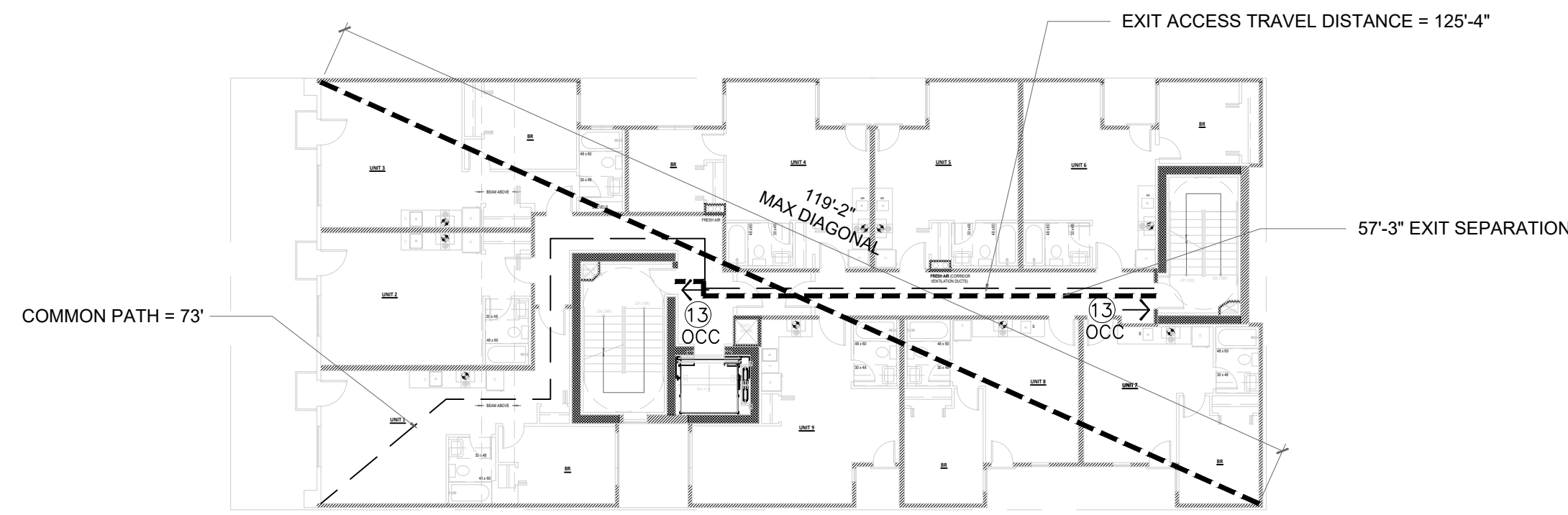
SHEET NAME
GENERAL INFORMATION-

SHEET NUMBER
A008

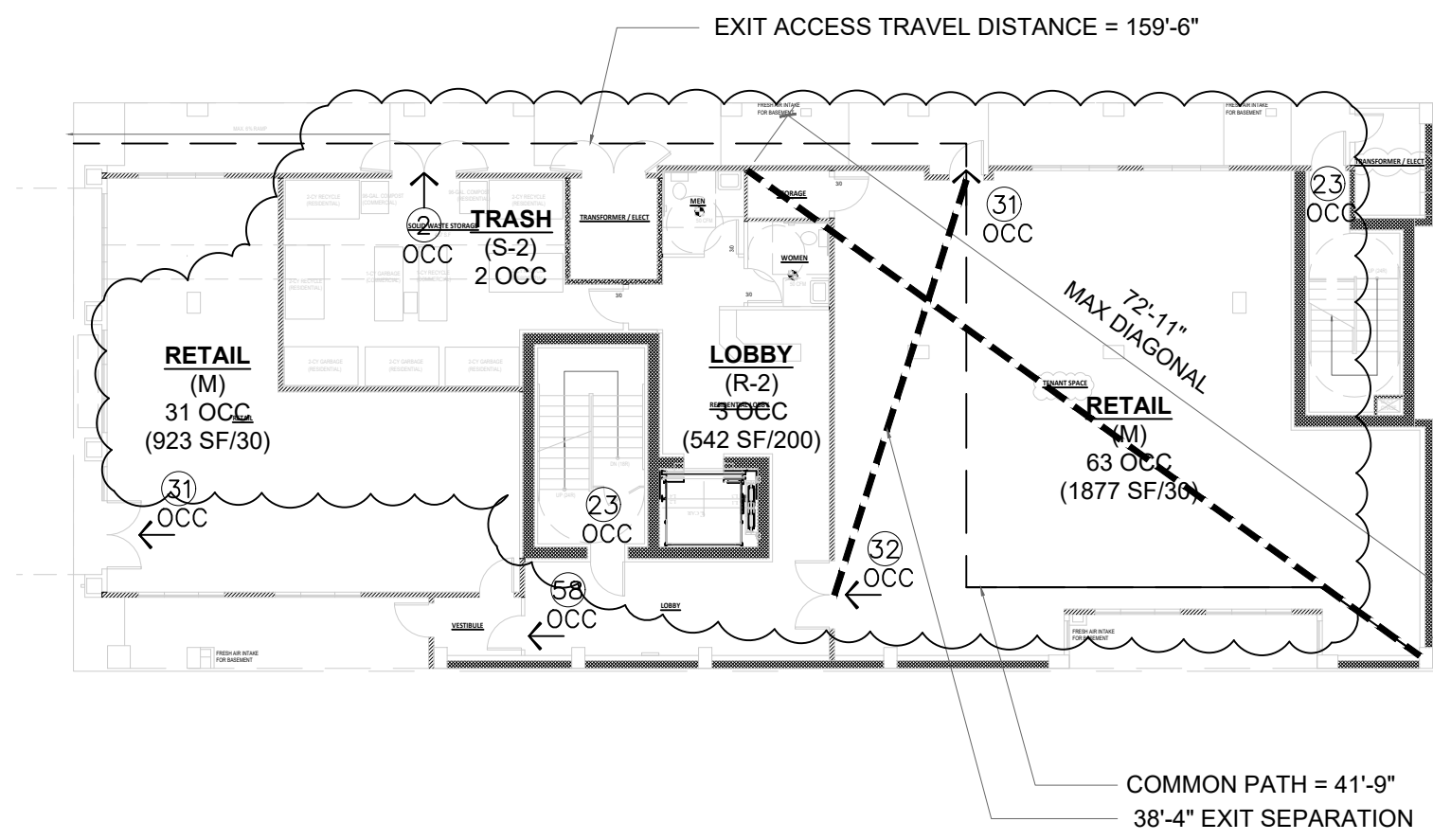
BUILDING CODE ANALYSIS (MEANS OF EGRESS)

OCCUPANT LOAD:
 BASE: 2.5 FAR
 MAXIMUM: 4.5 FAR

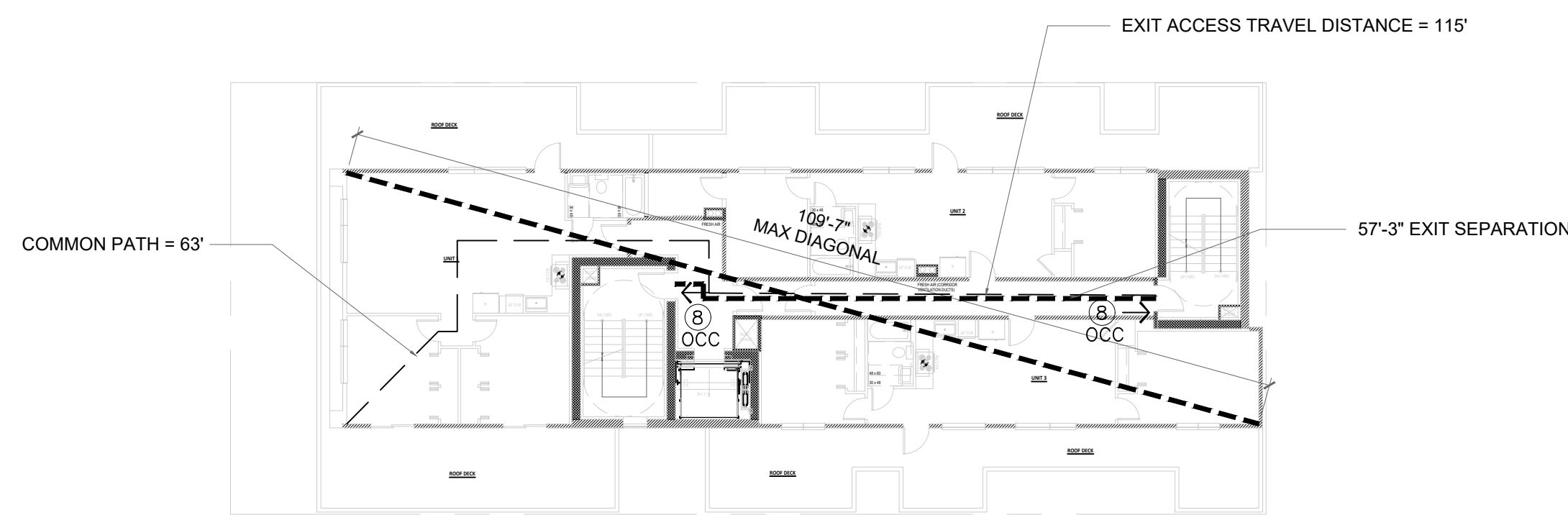
OCCUPANT LOAD					
TABLE 1004.5					
FLOOR	AMENITY DECK	OCCUPANCY TYPE	AREA GSF (UNO)	LOAD FACTOR	OCCUPANT LOAD
ROOF	AMENITY DECK	A-2	644	15	43
	PENTHOUSE LOBBY	R-2	96	200	1
8TH FLOOR		R-2	3027	200	16
7TH FLOOR		R-2	3027	200	16
6TH FLOOR		R-2	4832	200	25
5TH FLOOR		R-2	4832	200	25
4TH FLOOR		R-2	4832	200	25
3RD FLOOR		R-2	4841	200	25
2ND FLOOR		R-2	5183	200	26
1ST FLOOR			4638		SEE 1ST FLOOR ON A011
BASEMENT			5265		SEE BASEMENT ON A011



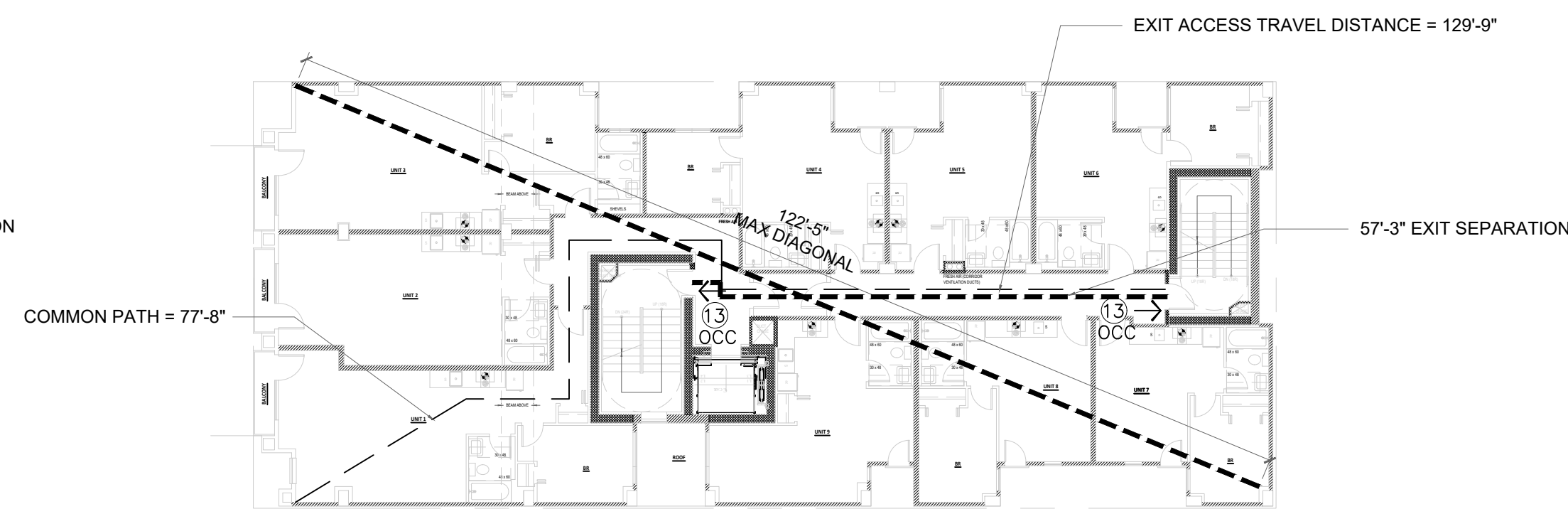
4-6TH FLOOR



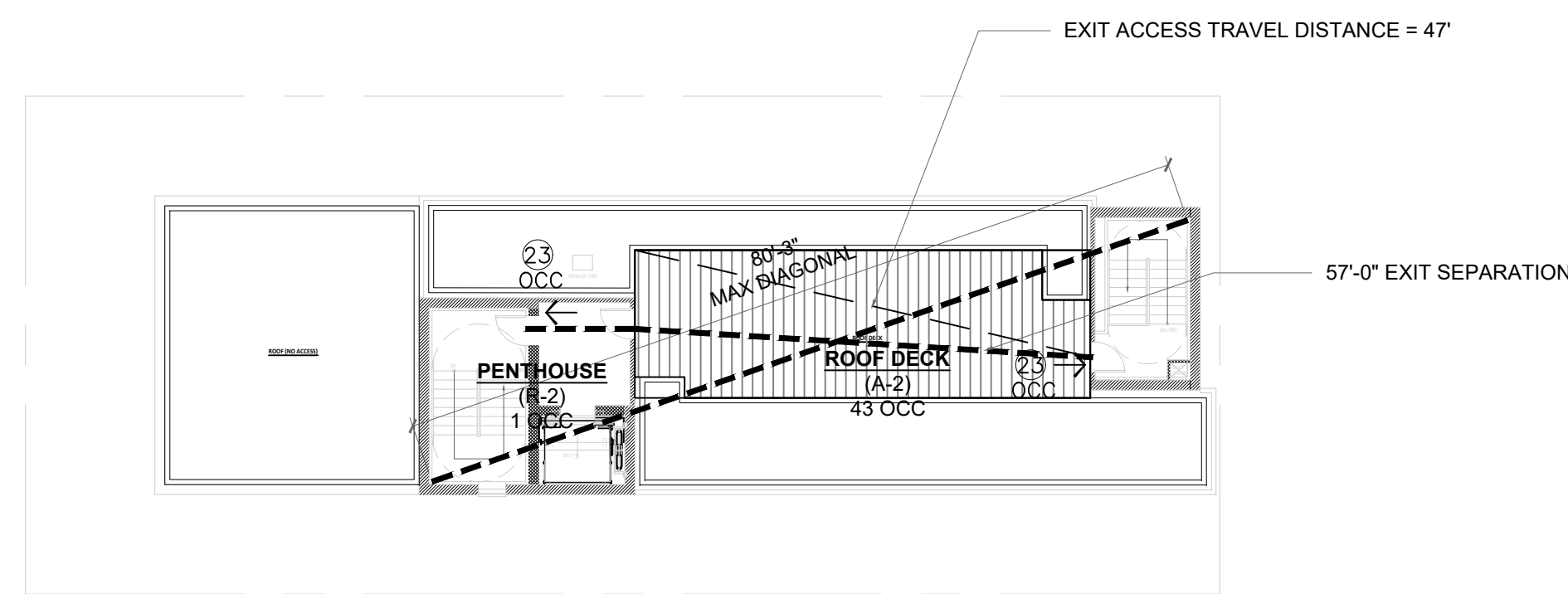
1ST FLOOR



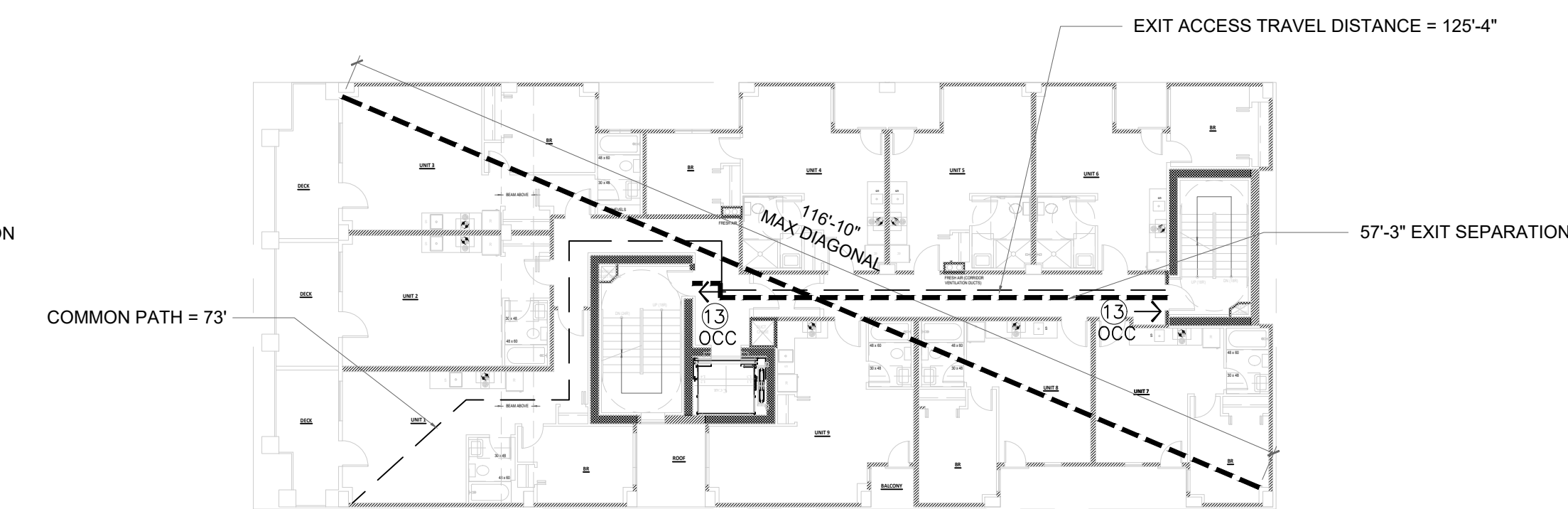
7-8TH FLOOR



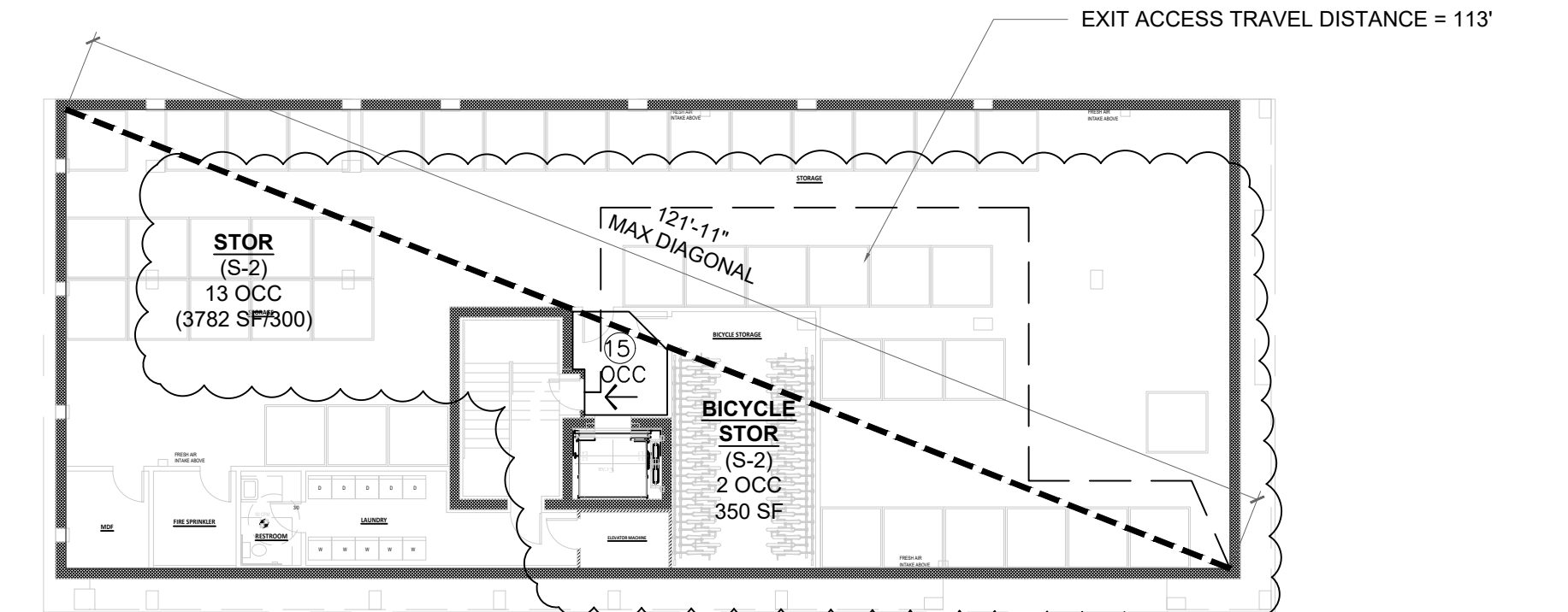
2ND FLOOR



ROOF



3RD FLOOR



BASEMENT

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1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

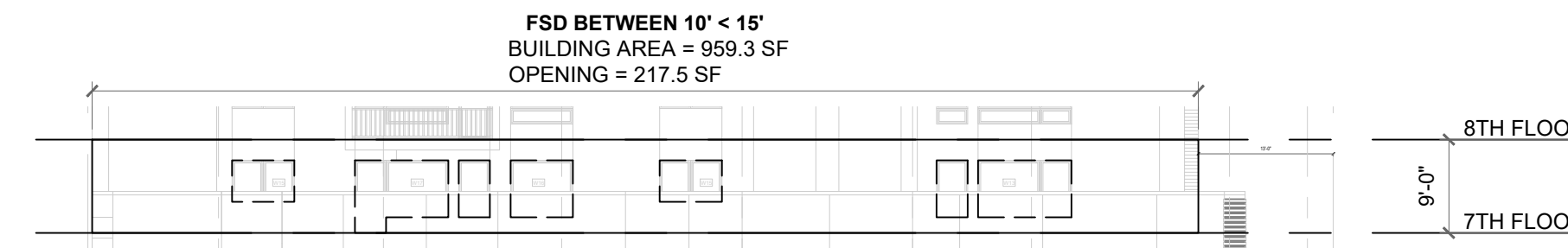
SHEET NAME
 GENERAL INFORMATION-BUILDING CODE

SHEET NUMBER
A011

WEST ELEVATION

7TH FLOOR OPENING CALS (SEE 7TH FLOOR CALS FOR 8TH FLOOR CALS)

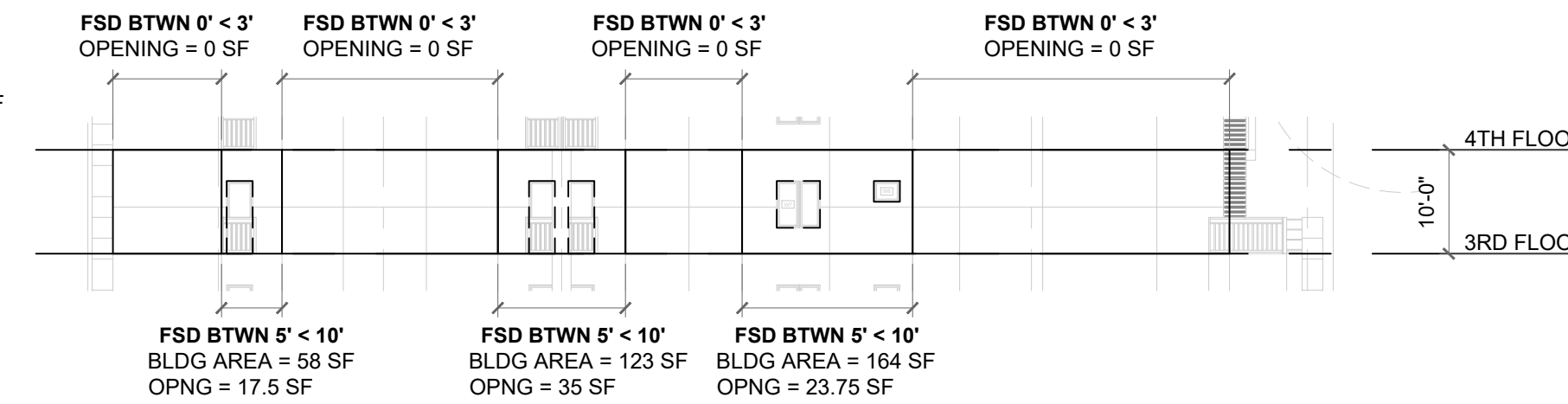
FIRE SEPARATION DISTANCE 10' < 15'
 EAST SIDE 7TH FLOOR BUILDING AREA = 959.3 SF
 UNPROTECTED, SPRINKLERED OPENING = 217.5 SF
 217.5 SF/ 959.3 SF = **22.7% < 45% ALLOWED**



3RD FLOOR OPENING CALS (SEE 3RD FLOOR CALS FOR 2ND THRU 6TH FLOOR CALS)

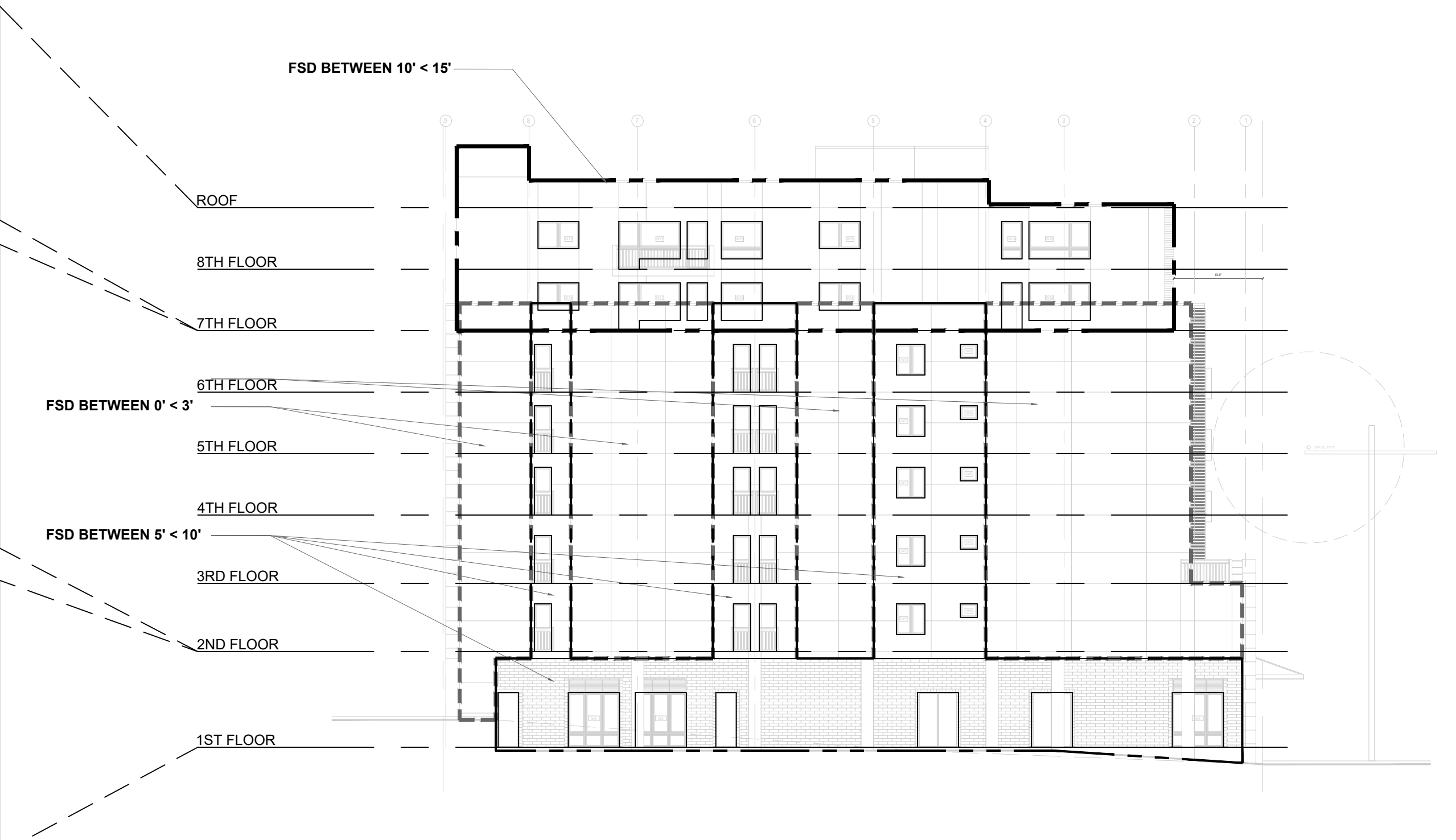
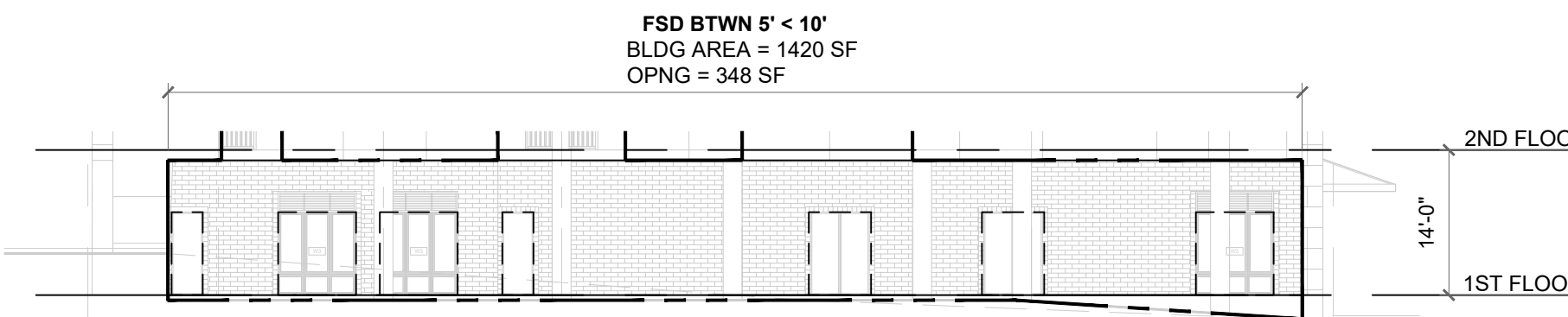
FIRE SEPARATION DISTANCE 0' < 3'
 UNPROTECTED, SPRINKLERED OPENING = NO OPENING
 NO OPENING, 0% ALLOWED

FIRE SEPARATION DISTANCE 5' < 10'
 EAST SIDE 3RD FLOOR BUILDING AREA = 58+123+164 = 345 SF
 UNPROTECTED, SPRINKLERED OPENING = 17.5+35+23.75 = 76.25 SF
 76.25 SF/ 345 SF = **22.1% < 25% ALLOWED**



1ST FLOOR OPENING CALS

FIRE SEPARATION DISTANCE 5' < 10'
 EAST SIDE 1ST FLOOR BUILDING AREA = 1420 SF
 UNPROTECTED, SPRINKLERED OPENING = 348 SF
 324 SF/ 1420 SF = **22.8% < 25% ALLOWED**

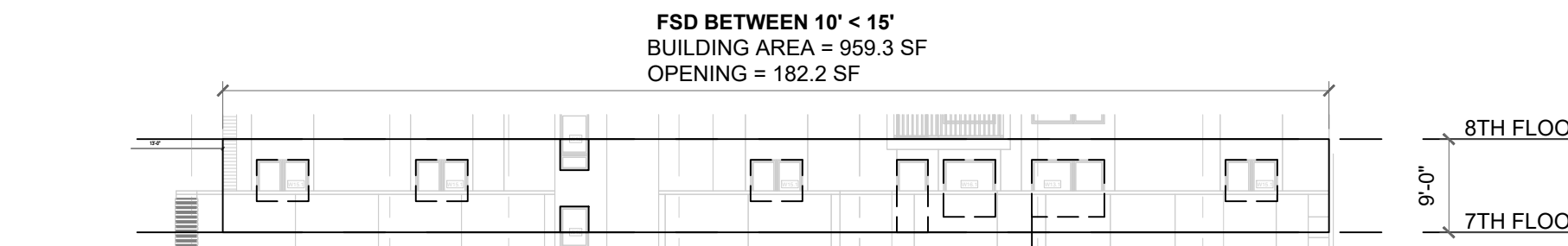


WEST ELEVATION

EAST ELEVATION

7TH FLOOR OPENING CALS (SEE 7TH FLOOR CALS FOR 8TH FLOOR CALS)

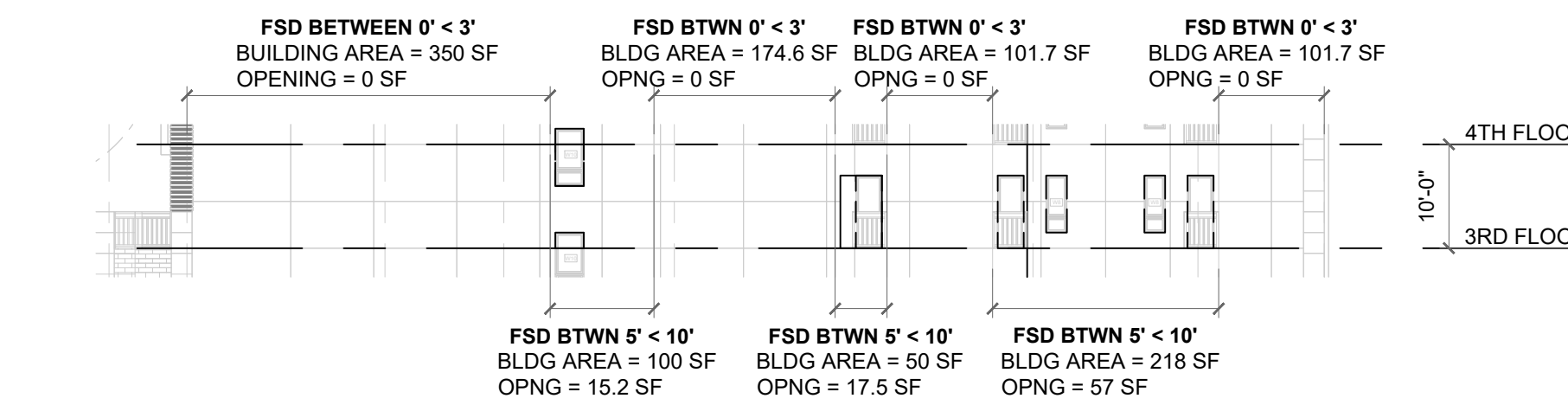
FIRE SEPARATION DISTANCE 10' < 15'
 EAST SIDE 7TH FLOOR BUILDING AREA = 959.3 SF
 UNPROTECTED, SPRINKLERED OPENING = 182.2 SF
 182.2 SF/ 959.3 SF = **19% < 45% ALLOWED**



3RD FLOOR OPENING CALS (SEE 3RD FLOOR CALS FOR 2ND THRU 6TH FLOOR CALS)

FIRE SEPARATION DISTANCE 0' < 3'
 EAST SIDE 3RD FLOOR BUILDING AREA = 350+174.6+101.7+101.7 = 728 SF
 UNPROTECTED, SPRINKLERED OPENING = 0 SF
 0 SF/ 728 SF = **0% < 25% ALLOWED**

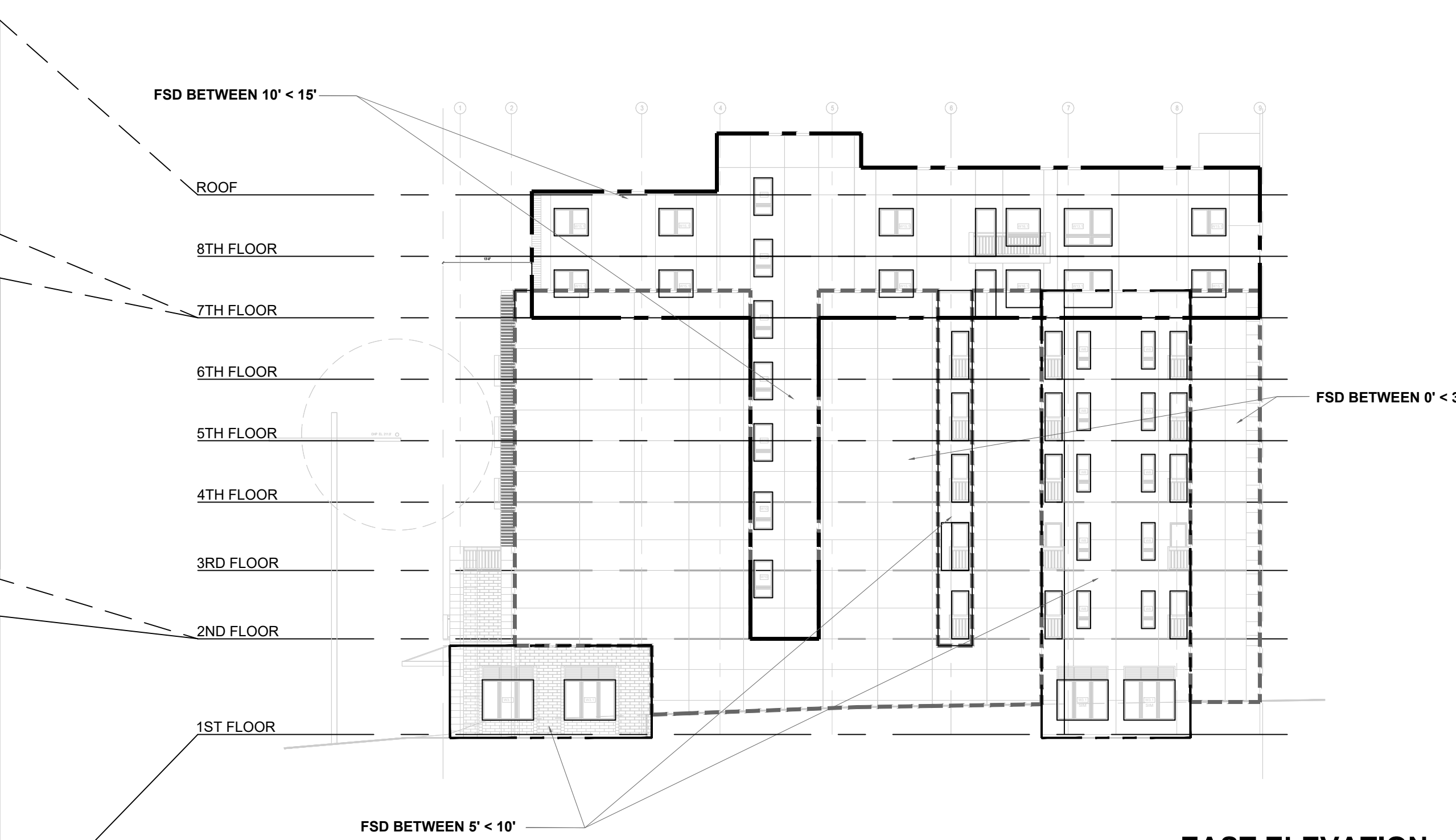
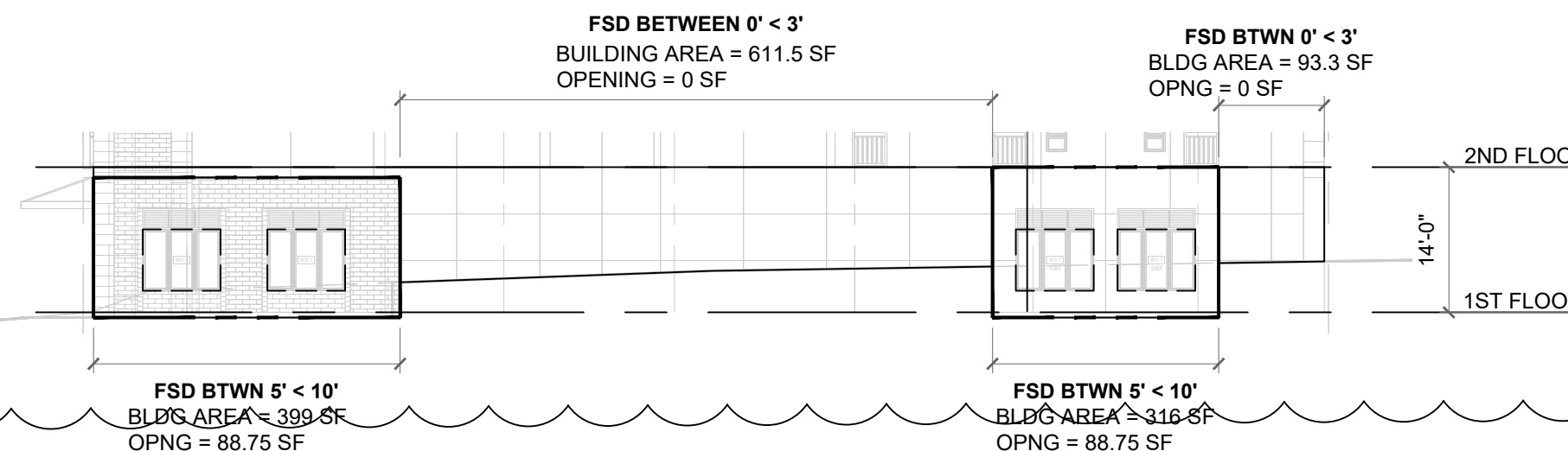
FIRE SEPARATION DISTANCE 5' < 10'
 EAST SIDE 3RD FLOOR BUILDING AREA = 100+50+218 = 368 SF
 UNPROTECTED, SPRINKLERED OPENING = 15.2+17.5+57 = 89.7 SF
 89.7 SF/ 368 SF = **24.4% < 25% ALLOWED**



1ST FLOOR OPENING CALS

FIRE SEPARATION DISTANCE 0' < 3'
 EAST SIDE 1ST FLOOR BUILDING AREA = 611.5+93.3 = 704.8 SF
 UNPROTECTED, SPRINKLERED OPENING = 0 SF
 0 SF/ 704.8 SF = **0% < 25% ALLOWED**

FIRE SEPARATION DISTANCE 5' < 10'
 EAST SIDE 1ST FLOOR BUILDING AREA = 399+316 = 715 SF
 UNPROTECTED, SPRINKLERED OPENING = 88.75+88.75 = 177.5 SF
 177.5 SF/ 715 SF = **24.83% < 25% ALLOWED**



EAST ELEVATION

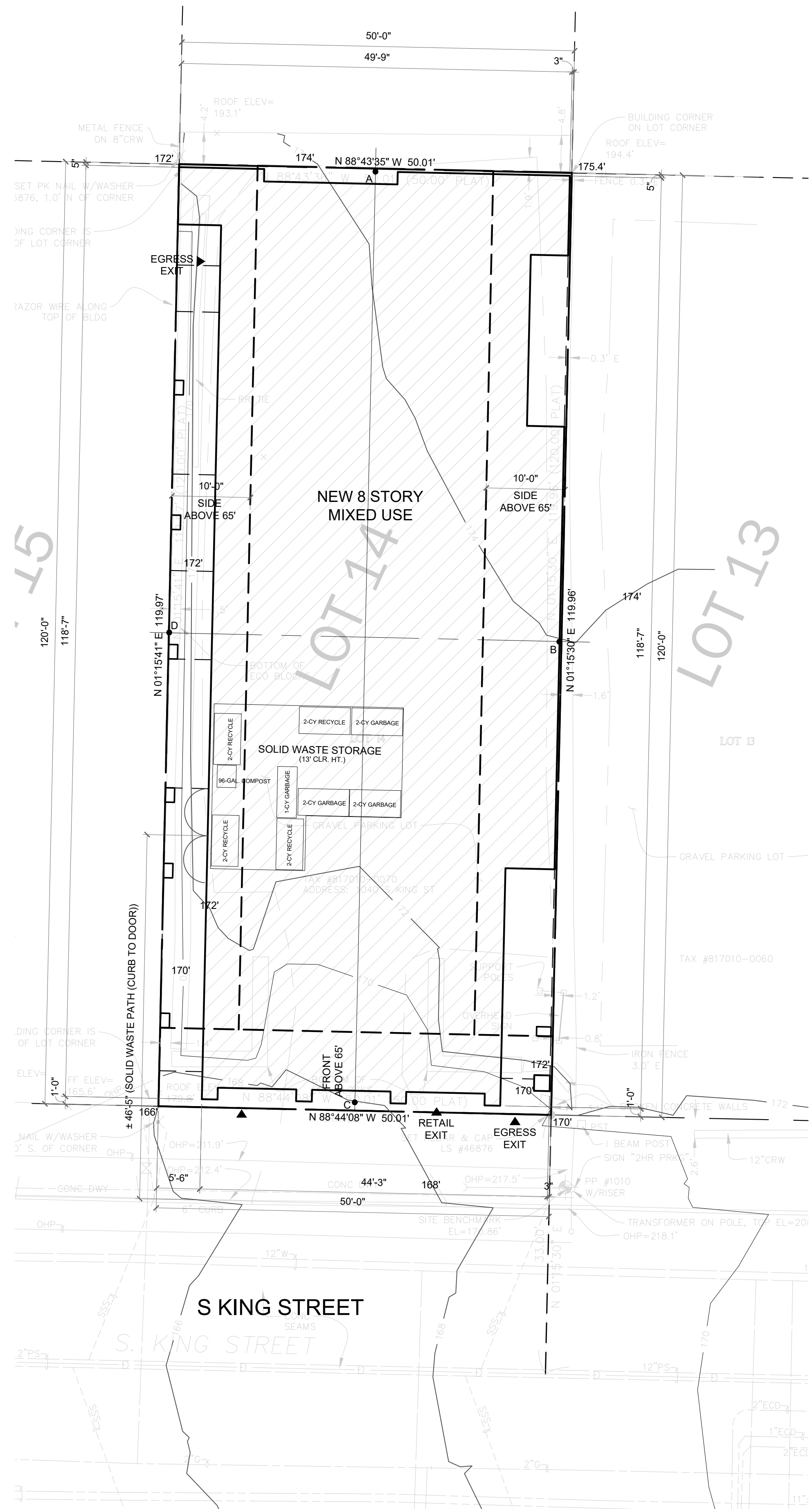
CITY STAMP

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1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
1	12-23-2024	CORRECTION #1 RESPONSE
2	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
 GENERAL INFORMATION-BUILDING CODE
 SHEET NUMBER
A012



PROJECT ADDRESS 1038 / 1040 S KING ST
SEATTLE, WA 98104
DPD PROJECT NUMBER 3024877
ZONING DISTRICT DMR/C 75/75-95
PARCEL NUMBER 817010-0070
SITE AREA 6000 SF

1.0 ZONING DESCRIPTION DMR/C 75/75-95
1.1 SITE AREA 6000 SF
1.2 FLOOR AREA RATIO (FAR) (SMC 23.49.011 Table A)

SMC 23.49.011 FLOOR AREA RATIO (FAR) LIMITS
BASE: 2.5 FAR
MAXIMUM: 4.5 FAR

ALLOWED: 4.5X 6,000 SF SITE AREA = 27,000 SF ALLOWABLE FAR
SMC 23.49.011.B.1.f
RESIDENTIAL USE MAY BE EXEMPTED FROM FAR CALCULATIONS.

PROVIDED: 36,076 SF (NON FAR), 4,680 SF (FAR)

BASEMENT: 5075 SF (NON FAR)
1st FLOOR: 4680 SF
2nd FLOOR: 5162 SF (NON FAR)
3rd FLOOR: 4820 SF (NON FAR)
4th FLOOR: 4820 SF (NON FAR)
5th FLOOR: 4820 SF (NON FAR)
6th FLOOR: 4820 SF (NON FAR)
7th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
8th FLOOR: 3027 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)
ROOF: 505 SF < 4,500 SF (6,000 SF X 75% COVERAGE = 4,500 SF) (NON FAR)

1.3 LOT COVERAGE (SMC TABLE B for 23.49.158)

LOT SIZE 0-19,000 SF
65' OR LESS: NO LIMIT, GREATER THAN 65' UP TO 85' : 75%

1.4 STRUCTURE HEIGHT SMC (23.49.008)
BASE STRUCTURAL HEIGHT: 75'

SMC 23.49.008.C.4: 95'
IF THE APPLICANT QUALIFIES FOR EXTRA FLOOR AREA UNDER SECTION 23.49.023 AND 23.58A AND THE STRUCTURAL HAS NO NONRESIDENTIAL OR LIVE-WORK USE ABOVE 75'.

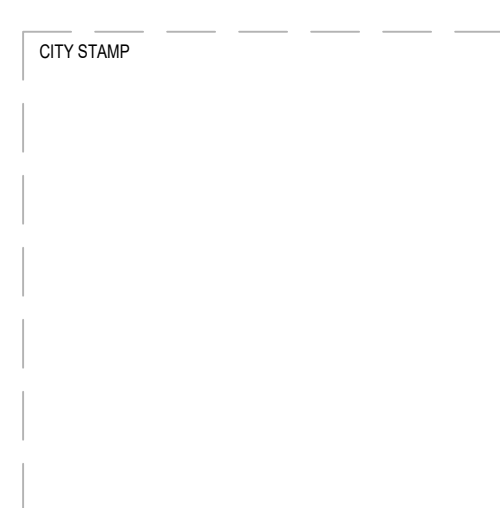
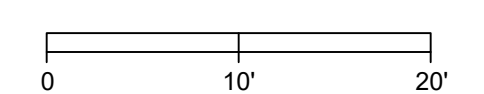
1.5 SETBACKS & SEPARATION SMC 23.45.518

FRONT: 10' PORTION OF STRUCTURES BTW 65' TO 85'
10' GREATER THAN 85' UP TO 85' (GREEN STREET SETBACK SMC 23.49.166 B1)
SIDE: NOT REQ'D, 10' ABOVE 65' (NOT STREET LINES) SMC 23.49.166 A.2.

1.6 STREET FACADE REQUIREMENTS SMC 23.49.162

A. MINIMUM FACADE HEIGHT : 25' CLASS I PEDESTRIAN STREETS AND GREEN STREETS SMC 23.49.162 A.1.
B. SETBACK LIMITS
1. PROPERTY LINE FACADE NOT REQUIRED PER MAP 1H
C. FACADE TRANSPARENCY REQUIREMENTS SMC 23.49.162 C.
30% MIN (AREA BTW 2' AND 8' ABOVE SIDE WALK) SHALL BE TRANSPARENT.
D.3. BLANK FACADE LIMIT
BLANK FACADE SHALL BE LESS THAN 30' WIDE (EXCEPT GARAGE DOOR) EXCEPTION UP TO 60' PER CITY APPROVAL
ANY BLANK SEGMENTS SEPARATED BY TRANSPARENT AREAS AT LEAST 2'
70% LIMIT (TOTAL OF ALL BLANK FACADE SEGMENTS INCLUDING GARAGE DOORS)
F. REFER TO SMC 23.49.162 F. FOR LANDSCAPING REQUIREMENTS.

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



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1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
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3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
SITE PLAN

SHEET NUMBER
A100



6"x6" 10 GA WIRE WOVEN CAGE STORAGE 8'H MIN. TYP.

SEC C406 EFFICIENCY PACKAGE CREDITS	
CODE SECTION	CREDIT
1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2	3.0
3. REDUCED LIGHTING POWER- OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2	3.0
5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5	2.0

WHOLE HOUSE VENTILATION

1. VENTILATION SYSTEM METHOD:
EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS

2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY

3. FLOW RATE / RUN TIME
0-1 UNITS
 - 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR)
2 BR UNITS
 - 70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)

SMC TABLE 403.4.2
 REQUIRED VENTILATION RATE
 (0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS)
 (2 BEDRM UNIT, FLOOR AREA 500-1000 SF): 35 CFM

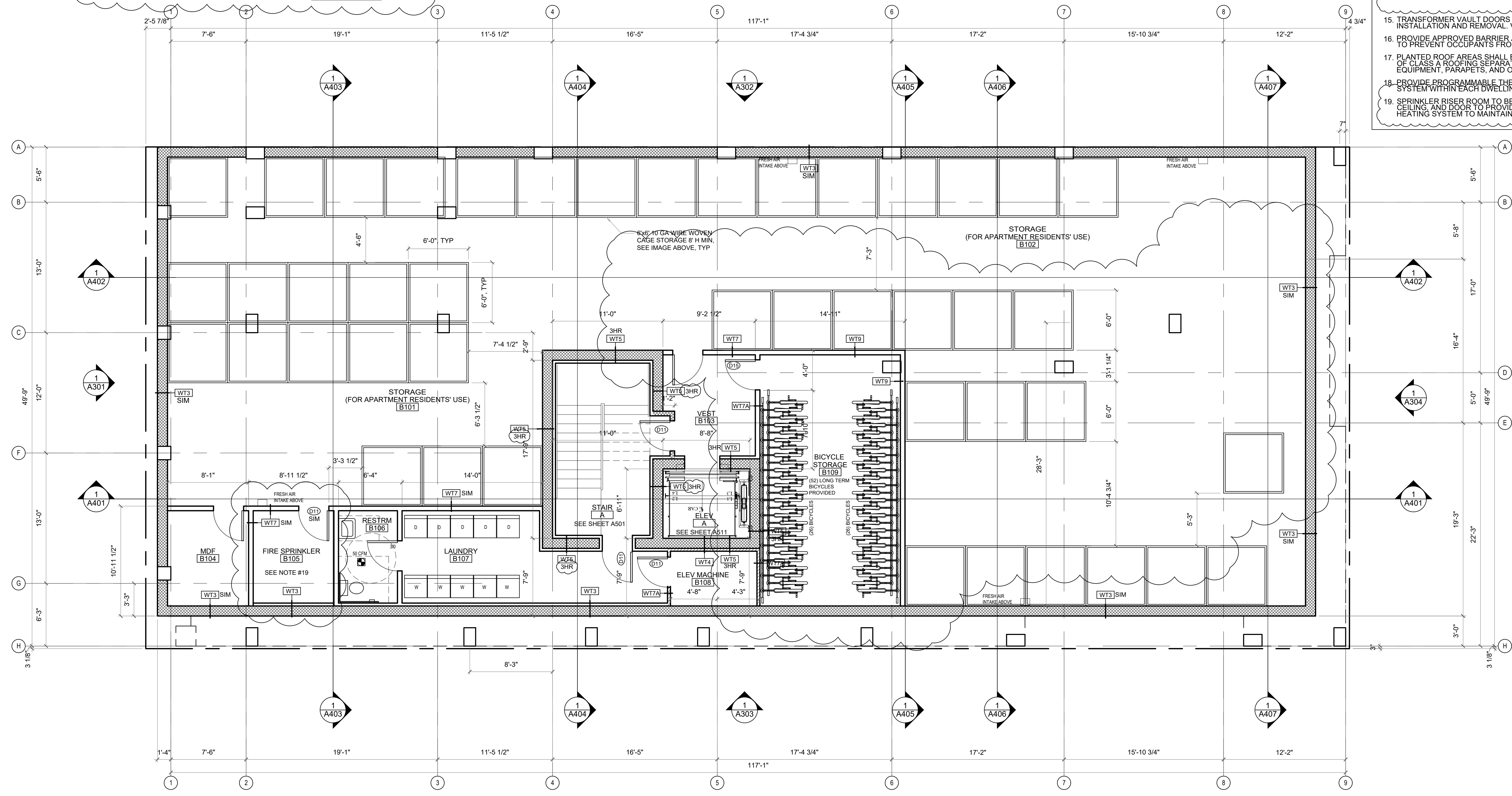
SMC TABLE 403.4.6.5
 RATE FACTOR: 2
 RUN TIME PERCENTAGE: 50% IN EACH 4-HR

4. WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONE RATING OF 1.0 (SMC 403.4.6).
 5. INTAKE OPENINGS SHALL NOT BE LOCATED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET. (SMC 401.4.3)
 6. AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN SEATTLE MECHANICAL CODE.
 7. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQ INCHES OF NET FREE AREA.
 8. COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.

LEGEND

- 3-HR RATED WALL
- 2-HR RATED WALL
- 1-HR RATED WALL
- WALL TYPE, SEE SHEET A811
- CARBON MONOXIDE ALARM
- 110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH
- OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS
- EXHAUST FAN
- WHOLE HOUSE EXHAUST FAN

- PLAN GENERAL NOTES:**
- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
 - ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
 - ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
 - ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
 - ALL SMOKE DETECTORS MUST BE PROVIDED W/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED W/ BATTERY BACKUP, AND BE INTERCONNECTED
 - FLOOR TO FLOOR HEIGHT = SEE BUILDING SECTIONS
 - ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
 - PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.
 - PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.
 - COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT:
 - BUILDING TO BE SPRINKLERED W/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES
 - STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.
 - PROVIDE TANKLESS WATER HEATER IN EACH UNIT FOR HOT WATER SERVICE.
 - TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.
 - PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.
 - PLANTED ROOF AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 FEET OF CLASS A ROOFING SEPARATION FROM ROOF PENTHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES.
 - PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.
 - SPRINKLER RISER ROOM TO BE INSULATED AND HEATED SPACE. WALLS, FLOOR, CEILING, AND DOOR TO PROVIDE INSULATED AND AIR-TIGHT ROOM HEATING SYSTEM TO MAINTAIN ROOM AT A MINIMUM OF 40 DEGREES AT ALL TIMES.



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



CITY STAMP

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1038 MIXED USE PROJECT
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 SEATTLE WA 98104

BASEMENT FLOOR PLAN

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NUMBER: **A201**

**FIRE ALARM CONTROL PANEL (FACP)
REMOTE ANNUNCIATOR (RA) REQUIREMENTS**

- THE FACP OR RA SHALL BE LOCATED IN THE LOBBY, NOT THE VESTIBULE.
- THE FACP OR RA SHALL BE VISIBLE FROM, AND WITHIN 25 FEET OF, THE ENTRY OR INTERIOR VESTIBULE DOOR.
- IF A REMOTE ANNUNCIATOR IS LOCATED IN THE MAIN LOBBY, IT SHALL BE CAPABLE OF RESETTING THE SYSTEM. PROVIDE SIGNAGE INDICATING THE LOCATION OF THE FACP.
- SPECIFY ALL THE APPLICABLE EQUIPMENT NOTED BELOW ADJACENT TO THE FACP OR RA. ENSURE THAT THERE IS ENOUGH WALL SPACE FOR ALL EQUIPMENT TO BE INSTALLED.
- IF THERE IS A TWO-WAY COMMUNICATION SYSTEM, THE CENTRAL CONTROL STATION SHALL BE LOCATED ADJACENT TO THE FACP OR RA.
- IF THERE IS A SMOKE CONTROL SYSTEM, THE FIREFIGHTER'S SMOKE CONTROL PANEL SHALL BE LOCATED ADJACENT TO THE FACP OR RA. THE DEVICES SHALL BE LOCKED OR PROVIDED WITH LOCKING COVERS.

SEC C406 EFFICIENCY PACKAGE CREDITS

CODE SECTION	CREDIT
1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2	3.0
3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2	3.0
5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5	2.0

WHOLE HOUSE VENTILATION

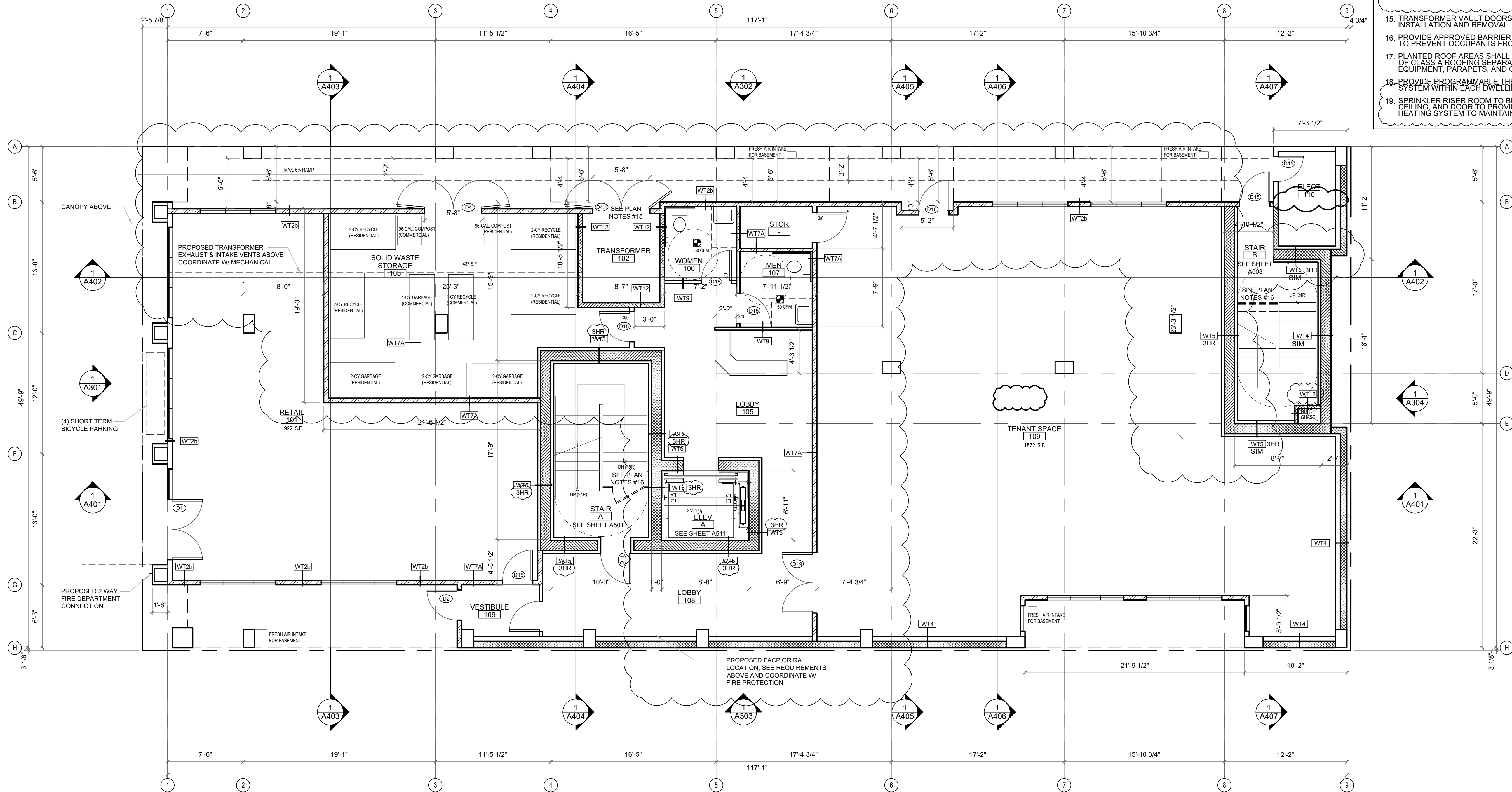
- VENTILATION SYSTEM METHOD:
EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS
- VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY
- FLOW RATE / RUN TIME
0-1 UNITS
- 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR)
2 BR UNITS
- 70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)
- SMC TABLE 403.4.2
REQUIRED VENTILATION RATE
(0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS)
(2 BEDRM UNIT, FLOOR AREA 1500-1000 SF): 35 CFM
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RATE FACTOR: 2
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- INTAKE OPENINGS SHALL NOT BE LOCATED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET. (SMC 401.4.3)
- AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN SEATTLE MECHANICAL CODE.
- EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQ INCHES OF NET FREE AREA
- COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.

LEGEND

- 3-HR RATED WALL
- 2-HR RATED WALL
- 1-HR RATED WALL
- WALL TYPE, SEE SHEET A811
- CARBON MONOXIDE ALARM
- 110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH
- OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS
- EXHAUST FAN
- WHOLE HOUSE EXHAUST FAN

PLAN GENERAL NOTES:

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- ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
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- ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED
- PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.
- PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.
- COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT:
 - BUILDING TO BE SPRINKLERED W/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES
 - STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.
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- TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.
- PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.
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- PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.
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1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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2	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER
A202

SEC C406 EFFICIENCY PACKAGE CREDITS	
CODE SECTION	CREDIT
1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2	3.0
3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2	3.0
5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5	2.0

WHOLE HOUSE VENTILATION

1. VENTILATION SYSTEM METHOD:
EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS

2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY

3. FLOW RATE / RUN TIME
0-1 UNITS
 - 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR)
2 BR UNITS
 - 70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)

SMC TABLE 403.4.2
 REQUIRED VENTILATION RATE
 (0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS)
 (2 BEDRM UNIT, FLOOR AREA 500-1000 SF): 35 CFM

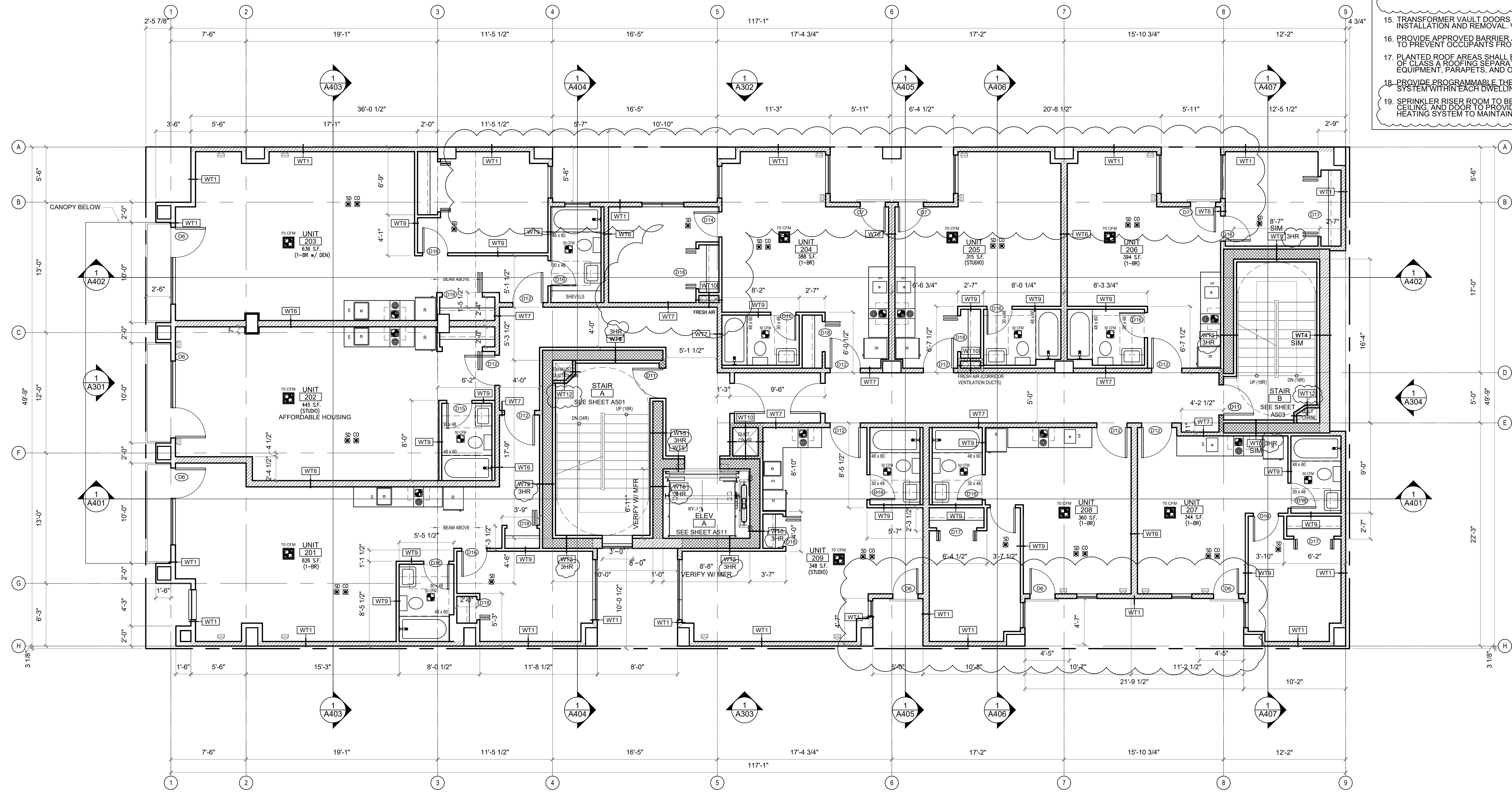
SMC TABLE 403.4.6.5
 RATE FACTOR: 2
 RUN TIME PERCENTAGE: 50% IN EACH 4-HR

4. WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONE RATING OF 1.0 (SMC 403.4.6).
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 8. COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.

LEGEND

	3-HR RATED WALL
	2-HR RATED WALL
	1-HR RATED WALL
	WALL TYPE, SEE SHEET A811
	CARBON MONOXIDE ALARM
	110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH
	OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS
	EXHAUST FAN
	WHOLE HOUSE EXHAUST FAN

- PLAN GENERAL NOTES:**
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 - ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
 - ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
 - ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED
 - FLOOR TO FLOOR HEIGHT = SEE BUILDING SECTIONS
 - ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
 - PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.
 - PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.
 - COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT:
 - BUILDING TO BE SPRINKLERED w/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES
 - STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.
 - PROVIDE TANKLESS WATER HEATER IN EACH UNIT FOR HOT WATER SERVICE.
 - TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.
 - PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.
 - PLANTED ROOF AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 FEET OF CLASS A ROOFING SEPARATION FROM ROOF PENTHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES.
 - PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.
 - SPRINKLER RISER ROOM TO BE INSULATED AND HEATED SPACE. WALLS, FLOOR, CEILING, AND DOOR TO PROVIDE INSULATED AND AIR-TIGHT ROOM. HEATING SYSTEM TO MAINTAIN ROOM AT A MINIMUM OF 40 DEGREES AT ALL TIMES.

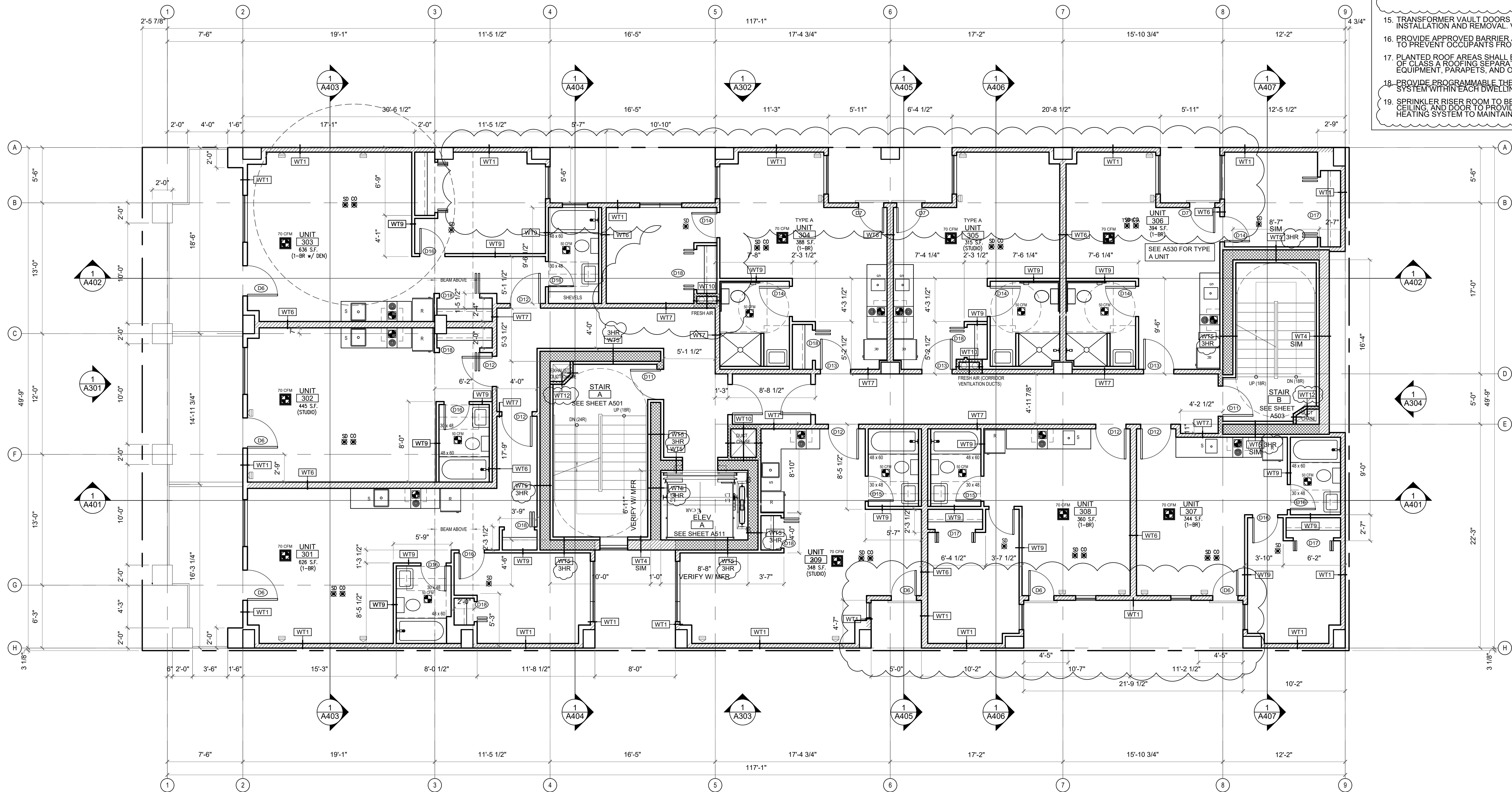


1 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



 CITY STAMP	 8666 REGISTERED ARCHITECT CHAOSHUA CHANG STATE OF WASHINGTON	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104	SHEET NAME SECOND FLOOR PLAN
			SHEET NUMBER A203
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.765.3992 chcarh@gmail.com			NUMBER DATE DESCRIPTION OF REVISIONS 1 03-28-2021 BUILDING PERMIT SET SUBMITTAL 2 12-23-2024 CORRECTION #1 RESPONSE 3 11-12-2025 CORRECTION #2 RESPONSE

SEC C406 EFFICIENCY PACKAGE CREDITS	WHOLE HOUSE VENTILATION	LEGEND	PLAN GENERAL NOTES:
<p>CODE SECTION CREDIT</p> <p>1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2 3.0</p> <p>3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2 3.0</p> <p>5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5 2.0</p>	<p>1. VENTILATION SYSTEM METHOD: EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS</p> <p>2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY</p> <p>3. FLOW RATE / RUN TIME 0-1 UNITS - 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR) 2 BR UNITS - 70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)</p> <p>SMC TABLE 403.4.2 REQUIRED VENTILATION RATE (0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS) (2 BEDRM UNIT, FLOOR AREA 500-1000 SF): 35 CFM</p> <p>SMC TABLE 403.4.6.5 RATE FACTOR: 2 RUN TIME PERCENTAGE: 50% IN EACH 4-HR</p> <p>4. WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONE RATING OF 1.0 (SMC 403.4.6). 5. INTAKE OPENINGS SHALL NOT BE LOCATED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET. (SMC 401.4.3) 6. AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN SEATTLE MECHANICAL CODE. 7. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQ INCHES OF NET FREE AREA. 8. COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.</p>	<p>3-HR RATED WALL</p> <p>2-HR RATED WALL</p> <p>1-HR RATED WALL</p> <p>WALL TYPE, SEE SHEET A811</p> <p>CARBON MONOXIDE ALARM</p> <p>110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH</p> <p>OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS</p> <p>EXHAUST FAN</p> <p>WHOLE HOUSE EXHAUST FAN</p>	<p>1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.</p> <p>2. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.</p> <p>3. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.</p> <p>4. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.</p> <p>5. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED</p> <p>6. FLOOR TO FLOOR HEIGHT = SEE BUILDING SECTIONS</p> <p>7. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.</p> <p>9. PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.</p> <p>10. PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.</p> <p>11. COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT: a. BUILDING TO BE SPRINKLERED W/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES b. STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.</p> <p>12. PROVIDE TANKLESS WATER HEATER IN EACH UNIT FOR HOT WATER SERVICE.</p> <p>15. TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.</p> <p>16. PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.</p> <p>17. PLANTED ROOF AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 FEET OF CLASS A ROOFING SEPARATION FROM ROOF PENHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES.</p> <p>18. PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.</p> <p>19. SPRINKLER RISER ROOM TO BE INSULATED AND HEATED SPACE. WALLS, FLOOR, CEILING, AND DOOR TO PROVIDE INSULATED AND AIR-TIGHT ROOM HEATING SYSTEM TO MAINTAIN ROOM AT A MINIMUM OF 40 DEGREES AT ALL TIMES.</p>



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



CITY STAMP

CHC ARCHITECTS
8666 REGISTERED ARCHITECT
CHAOSHUA CHANG
STATE OF WASHINGTON

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(M) 425.785.3992 chcarh@gmail.com

1038 MIXED USE PROJECT		CITY NAME
1040 SOUTH KING STREET SEATTLE WA 98104		THIRD FLOOR PLAN
NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE
		SHEET NUMBER
		A204

SEC C406 EFFICIENCY PACKAGE CREDITS	
CODE SECTION	CREDIT
1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2	3.0
3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2	3.0
5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5	2.0

WHOLE HOUSE VENTILATION

1. VENTILATION SYSTEM METHOD:
EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS

2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY

3. FLOW RATE / RUN TIME
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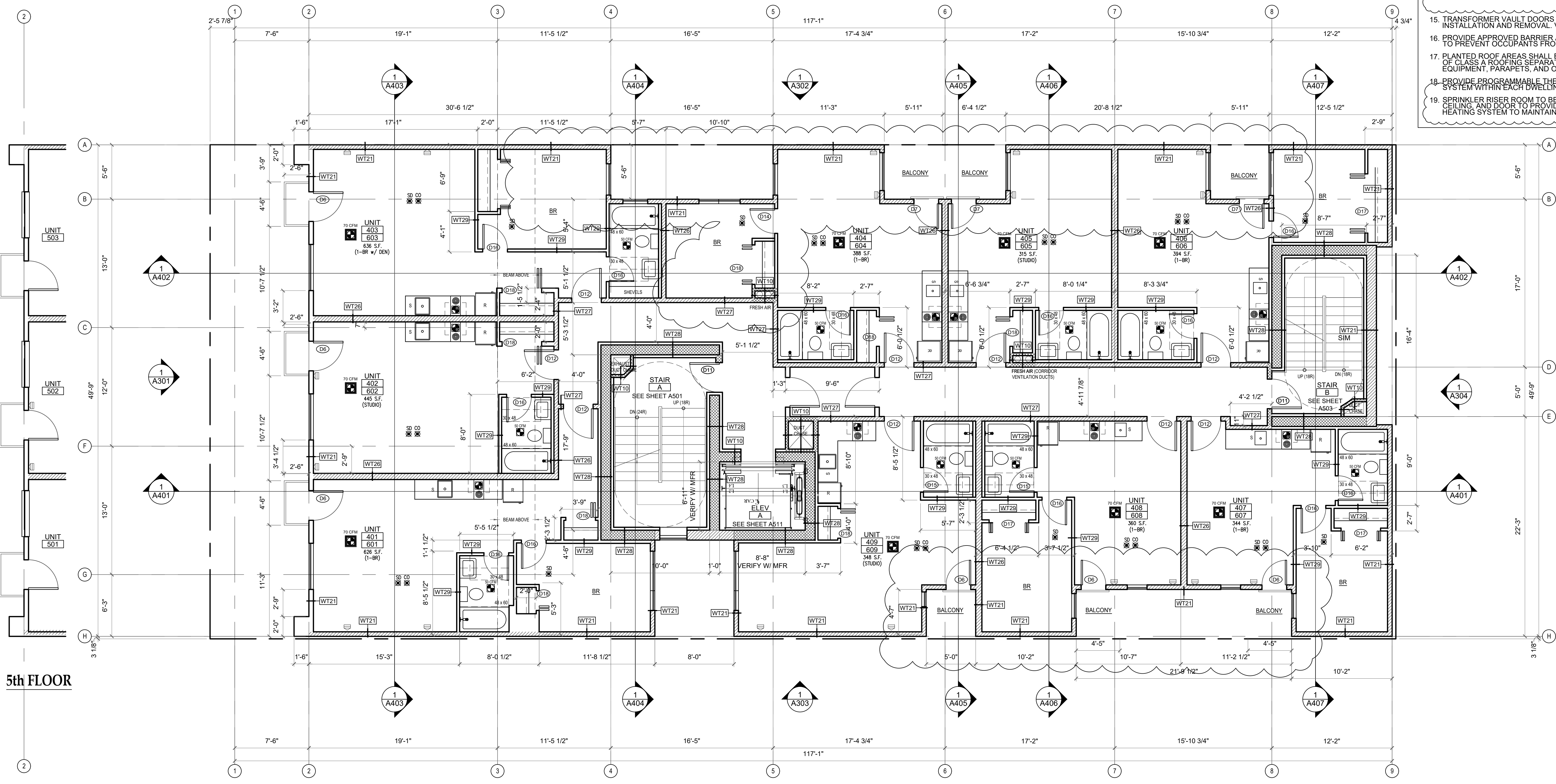
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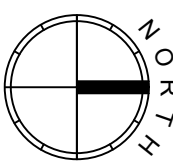
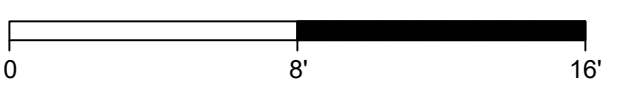
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5th FLOOR

5TH FLOOR

1 4-6TH FLOOR PLAN
 SCALE: 3/16" = 1'-0"



CITY STAMP

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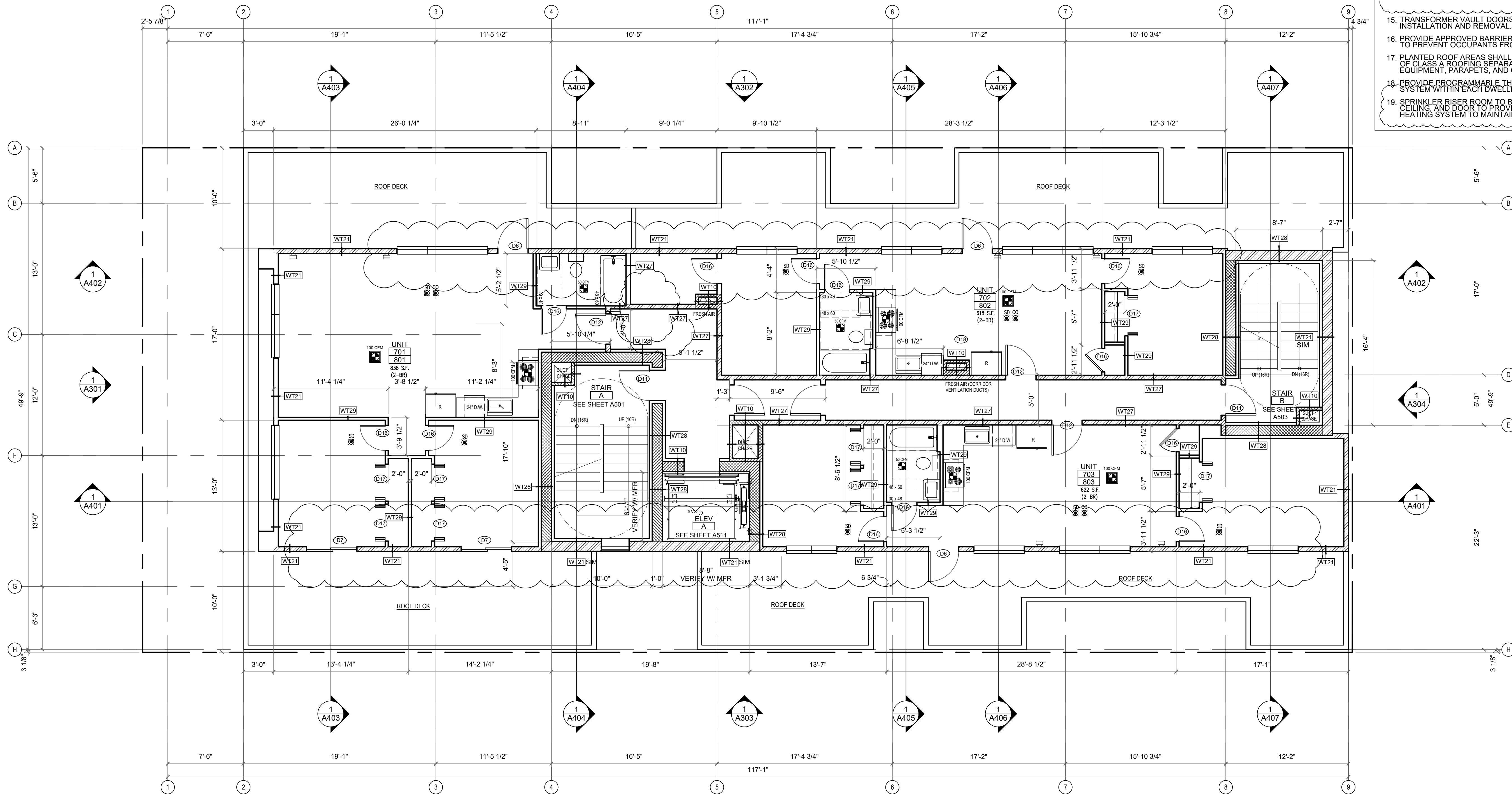
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
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1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME: FORTH - SIXTH FLOOR PLAN
 SHEET NUMBER: **A205**

SEC C406 EFFICIENCY PACKAGE CREDITS	WHOLE HOUSE VENTILATION	LEGEND	PLAN GENERAL NOTES:								
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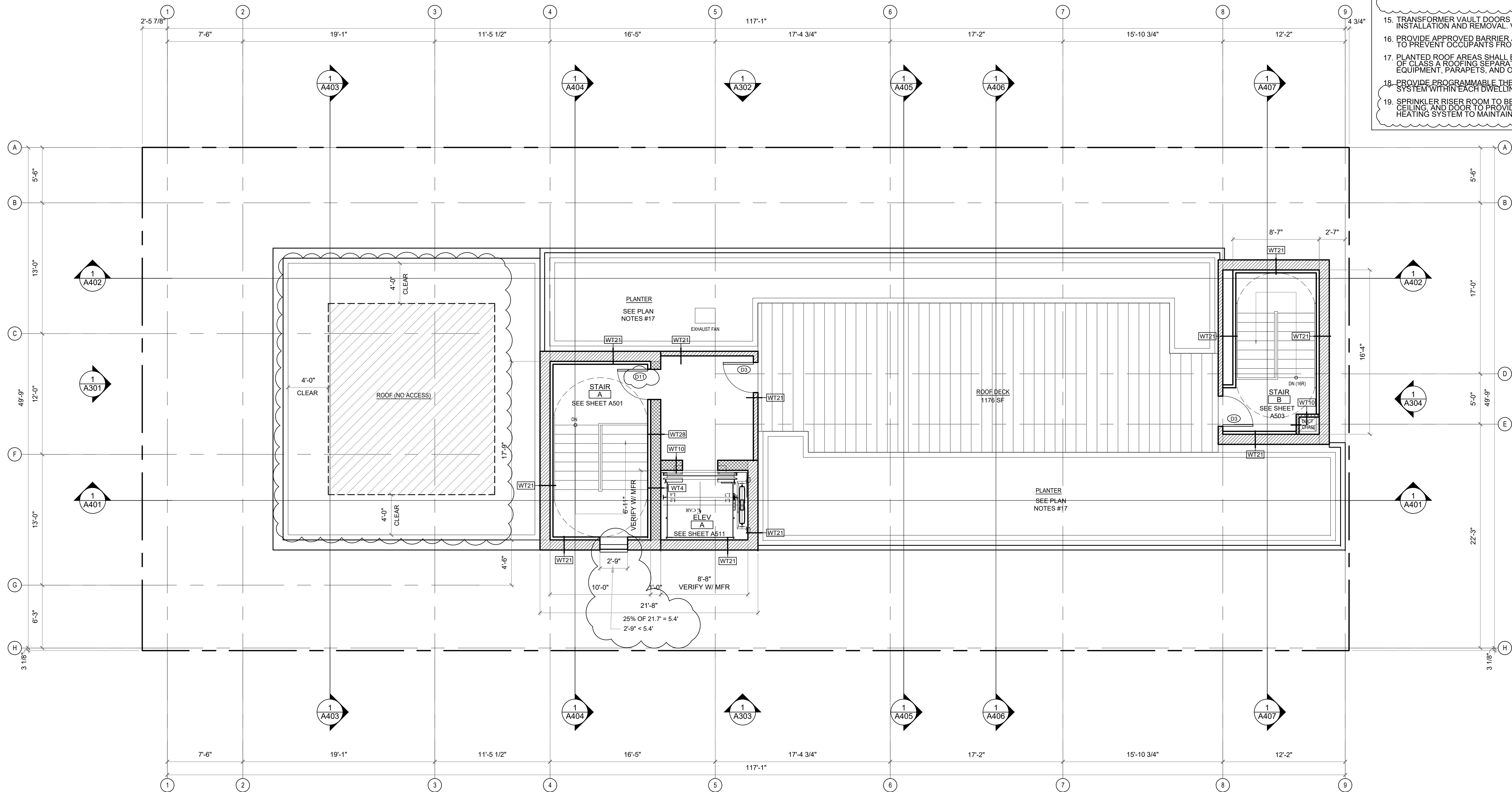


1 7-8TH FLOOR PLAN
SCALE: 3/16" = 1'-0"



<p>CITY STAMP</p> <p>CHC ARCHITECTS</p> <p>13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.785.3992 chcarh@gmail.com</p>	<p>8666 REGISTERED ARCHITECT</p> <p>CHAOHUA CHANG STATE OF WASHINGTON</p>	<p>1038 MIXED USE PROJECT</p> <p>1040 SOUTH KING STREET SEATTLE WA 98104</p>	<p>SHEET NAME SEVENTH & EIGHTH FLOOR PLAN</p>										
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3	11-12-2025	CORRECTION #2 RESPONSE											

SEC C406 EFFICIENCY PACKAGE CREDITS	WHOLE HOUSE VENTILATION	LEGEND	PLAN GENERAL NOTES:	
<p>DEDICATED PV AREA 70W RATED MIN PEAK PV ENERGY PRODUCTION PER SEC C411.1 ON-SITE RENEWABLE ENERGY SYSTEMS SEE A207 FOR CALS</p> <p>SEE SEC C411.1 EXCEPTIONS FOR ALTERNATIVE OPTIONS</p> <p>DEDICATED PV AREA CALS (SEC C411)</p> <p>REQUIRED 31255 (CONDITIONED SPACE) x 0.25W / SF (required by SEC C411) = 7814 W</p> <p>PROPOSED (23) PANELS PROPOSED PANEL SPEC: 77"X30" MIN 350 W x 23 = 8050 W LAYOUTS AND CONSTRUCTION AS REQUIRED PER MFR.</p>	<p>CODE SECTION CREDIT</p> <p>1. MORE EFFICIENT HVAC PERFORMANCE IN ACCORDANCE WITH SECTION C406.2 3.0</p> <p>3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2 3.0</p> <p>5.2. TWO THIRDS OF RENEWABLE ENERGY REQUIRED BY SECTION C406.5 2.0</p>	<p>1. VENTILATION SYSTEM METHOD: EXHAUST FAN SYSTEM. SEE SMC 403.4.6.1 FOR REQUIREMENTS</p> <p>2. VENTILATION SYSTEM AT EACH DWELLING UNIT TO BE OPERATED INTERMITTENTLY</p> <p>3. FLOW RATE / RUN TIME</p> <p>0-1 UNITS - 60 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 30 CFM X 2 (RATE FACTOR)</p> <p>2 BR UNITS - 70 CFM INTERMITTENT AIR FLOW AT 50% RUN TIME: 35 CFM X 2 (RATE FACTOR)</p> <p>SMC TABLE 403.4.2 REQUIRED VENTILATION RATE (0-1 BEDRM UNIT, FLOOR AREA <1500 SF): 30 CFM (CONTINUOUSLY OPERATING SYSTEMS) (2 BEDRM UNIT, FLOOR AREA 1500-1000 SF): 35 CFM</p> <p>SMC TABLE 403.4.6.5 RATE FACTOR: 2 RUN TIME PERCENTAGE: 50% IN EACH 4-HR</p> <p>4. WHOLE HOUSE EXHAUST FAN SHALL HAVE A SONE RATING OF 1.0 (SMC 403.4.6).</p> <p>5. INTAKE OPENINGS SHALL NOT BE LOCATED CLOSER THAN 10' FROM AN APPLIANCE VENT OUTLET UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET. (SMC 401.4.3)</p> <p>6. AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN SEATTLE MECHANICAL CODE.</p> <p>7. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQ INCHES OF NET FREE AREA.</p> <p>8. COMPLY TO SMC 403.4.4.1 HRV REQUIREMENTS.</p>	<p>3-HR RATED WALL</p> <p>2-HR RATED WALL</p> <p>1-HR RATED WALL</p> <p>WALL TYPE, SEE SHEET A811</p> <p>CARBON MONOXIDE ALARM</p> <p>110V SMOKE ALARM W/ BATTERY BACK UP & ALARM SILENCING SWITCH</p> <p>OUTDOOR AIR INLETS AT 48" F.F. SEE WHOLE HOUSE VENTILATION NOTE #4 AND SMC 403.4.6.1 FOR REQUIREMENTS</p> <p>EXHAUST FAN</p> <p>WHOLE HOUSE EXHAUST FAN</p>	<p>1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.</p> <p>2. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.</p> <p>3. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.</p> <p>4. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.</p> <p>5. ALL SMOKE DETECTORS MUST BE PROVIDED W/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED W/ BATTERY BACKUP, AND BE INTERCONNECTED</p> <p>6. FLOOR TO FLOOR HEIGHT = SEE BUILDING SECTIONS</p> <p>7. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.</p> <p>9. PROVIDE UL LISTED FIRE EXTINGUISHERS PER FIRE DEPARTMENT'S REQUIREMENT.</p> <p>10. PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAMED WALLS AT 10'-0" O.C.</p> <p>11. COMPLY WITH THE FOLLOWING REQUIREMENTS FOR A SINGLE EXIT: a. BUILDING TO BE SPRINKLERED W/ NFPA 13 SYSTEM. RESIDENTIAL HEADS ARE REQUIRED IN ALL HABITABLE SPACES b. STAIRWAY TO BE PRESSURIZED. SEE REQUIREMENTS FOR SINGLE EXIT ON SHEET A1.</p> <p>12. PROVIDE TANKLESS WATER HEATER IN EACH UNIT FOR HOT WATER SERVICE.</p> <p>15. TRANSFORMER VAULT DOORS TO BE SIZED TO ACCOMMODATE EQUIPMENT INSTALLATION AND REMOVAL. VENTILATION SHALL BE MECHANICAL CIRCULATION.</p> <p>16. PROVIDE APPROVED BARRIER AND DIRECTIONAL EXIT SIGNS AT THE DISCHARGE LEVEL TO PREVENT OCCUPANTS FROM CONTINUING TO LEVELS BELOW.</p> <p>17. PLANTED ROOF AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 FEET OF CLASS A ROOFING SEPARATION FROM ROOF PENTHOUSES, MECHANICAL EQUIPMENT, PARAPETS, AND OTHER STRUCTURES.</p> <p>18. PROVIDE PROGRAMMABLE THERMOSTAT FOR CONTROL OF THE PRIMARY HEATING SYSTEM WITHIN EACH DWELLING UNIT.</p> <p>19. SPRINKLER RISER ROOM TO BE INSULATED AND HEATED SPACE. WALLS, FLOOR, CEILING, AND DOOR TO PROVIDE INSULATED AND AIR-TIGHT ROOM HEATING SYSTEM TO MAINTAIN ROOM AT A MINIMUM OF 40 DEGREES AT ALL TIMES.</p>



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



<p>CITY STAMP</p> <p>CHC ARCHITECTS 8666 REGISTERED ARCHITECT CHAOHUA CHANG STATE OF WASHINGTON</p> <p>13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.785.3992 chcarh@gmail.com</p>	<p>1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104</p>	<p>SHEET NAME ROOF PLAN</p>												
		<p>SHEET NUMBER A207</p>												
<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>DESCRIPTION OF REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03-28-2021</td> <td>BUILDING PERMIT SET SUBMITTAL</td> </tr> <tr> <td>2</td> <td>12-23-2024</td> <td>CORRECTION #1 RESPONSE</td> </tr> <tr> <td>3</td> <td>11-12-2025</td> <td>CORRECTION #2 RESPONSE</td> </tr> </tbody> </table>			NUMBER	DATE	DESCRIPTION OF REVISIONS	1	03-28-2021	BUILDING PERMIT SET SUBMITTAL	2	12-23-2024	CORRECTION #1 RESPONSE	3	11-12-2025	CORRECTION #2 RESPONSE
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ELEVATION GENERAL NOTES:

1. A SEPARATE SDOT STREET USE PERMIT IS REQUIRED FOR THIS WORK. THE FOLLOWING ENCROACHMENTS OVER THE RIGHT OF WAY REQUIRES APPROVAL FROM SDOT: CANOPY, SHORING ALONG THE SOUTH PORTION OF THE BUILDING



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



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1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
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SHEET NAME
EXTERIOR ELEVATION - SOUTH

SHEET NUMBER
A301

ELEVATION GENERAL NOTES:

1. A SEPARATE SDOT STREET USE PERMIT IS REQUIRED FOR THIS WORK. THE FOLLOWING ENCROACHMENTS OVER THE RIGHT OF WAY REQUIRES APPROVAL FROM SDOT: CANOPY, SHORING ALONG THE SOUTH PORTION OF THE BUILDING



1 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



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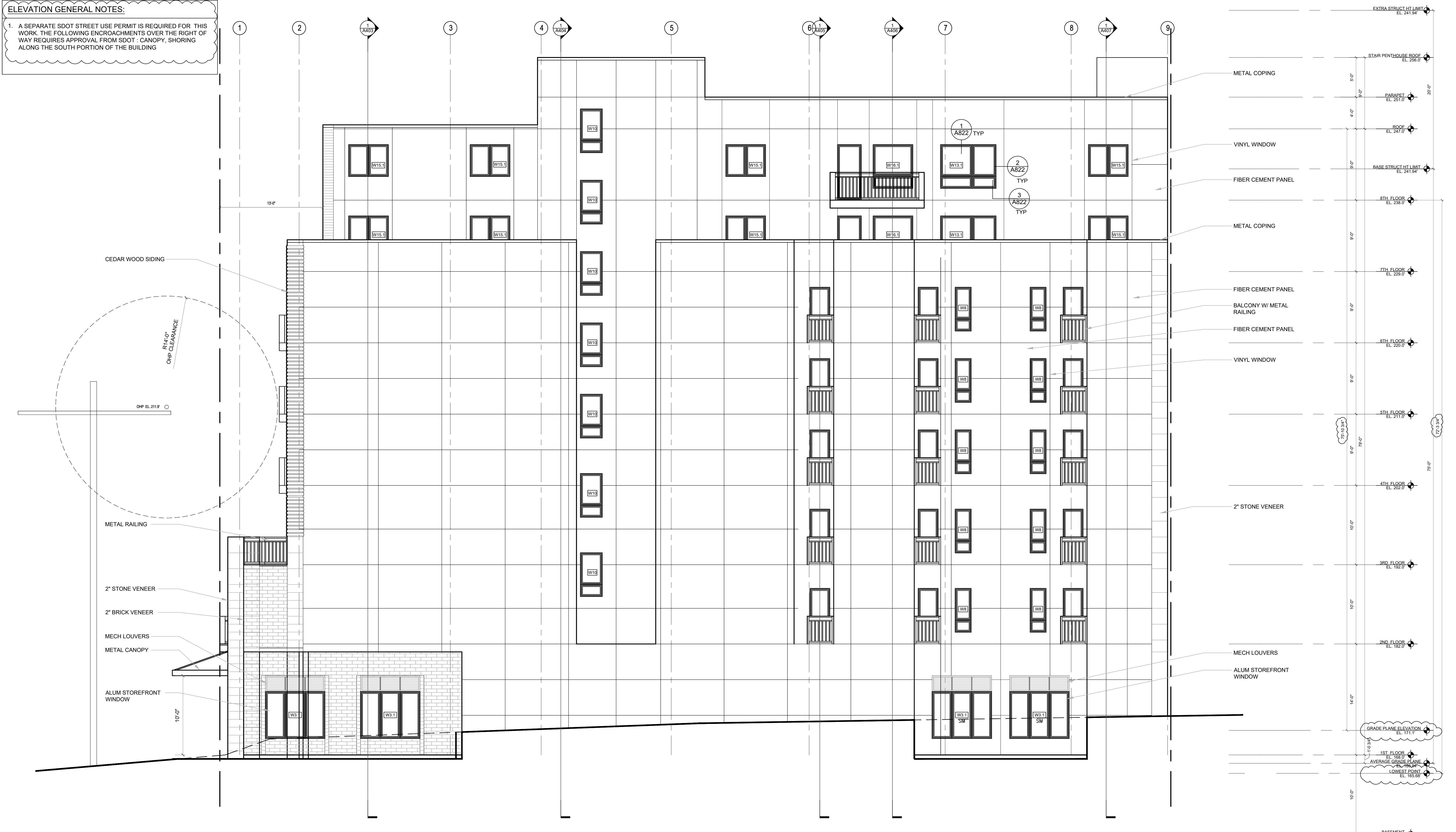
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SHEET NAME
EXTERIOR ELEVATION - WEST

SHEET NUMBER
A302

ELEVATION GENERAL NOTES:

1. A SEPARATE SDOT STREET USE PERMIT IS REQUIRED FOR THIS WORK. THE FOLLOWING ENCROACHMENTS OVER THE RIGHT OF WAY REQUIRES APPROVAL FROM SDOT : CANOPY, SHORING ALONG THE SOUTH PORTION OF THE BUILDING



1 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



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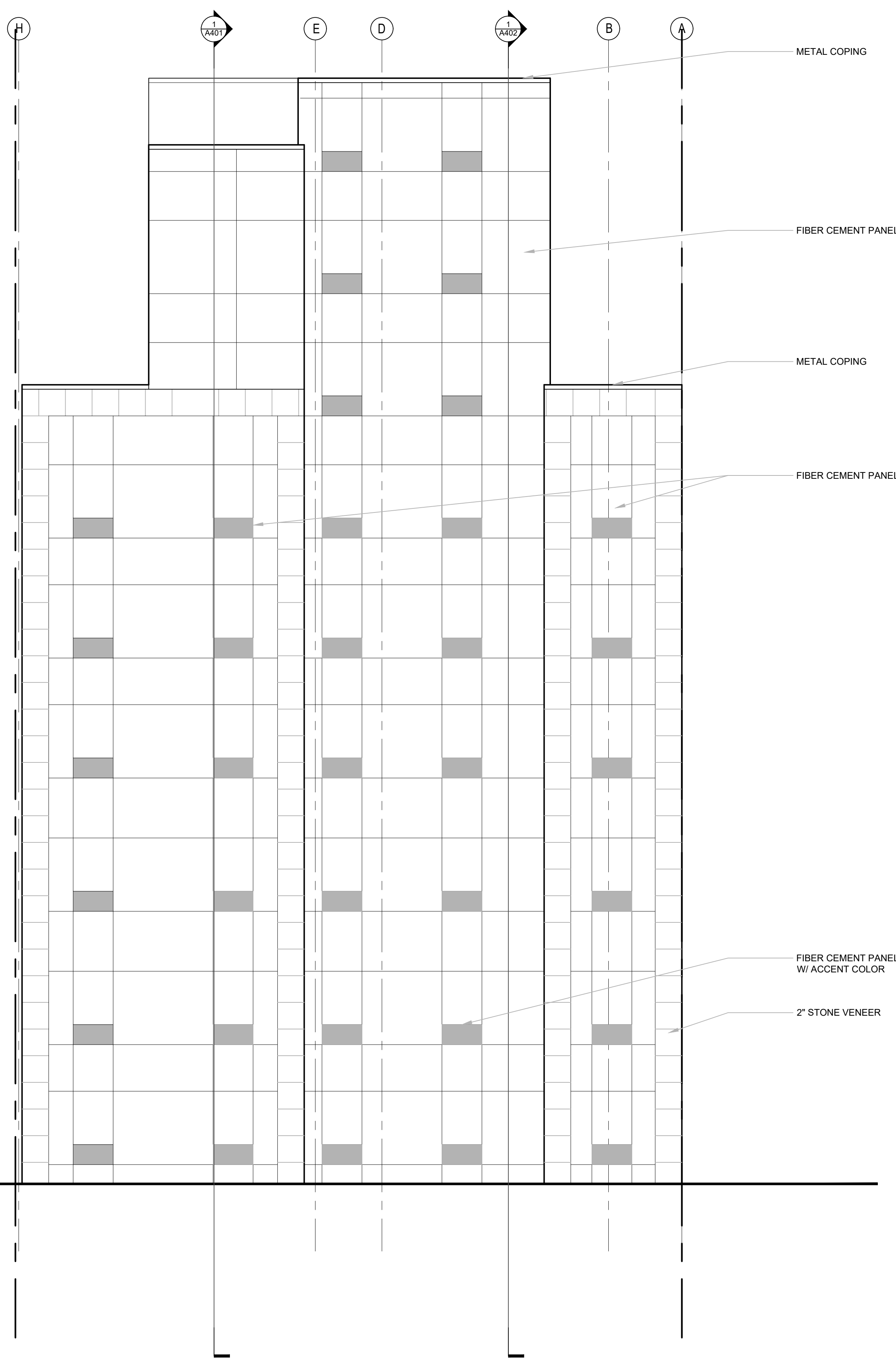
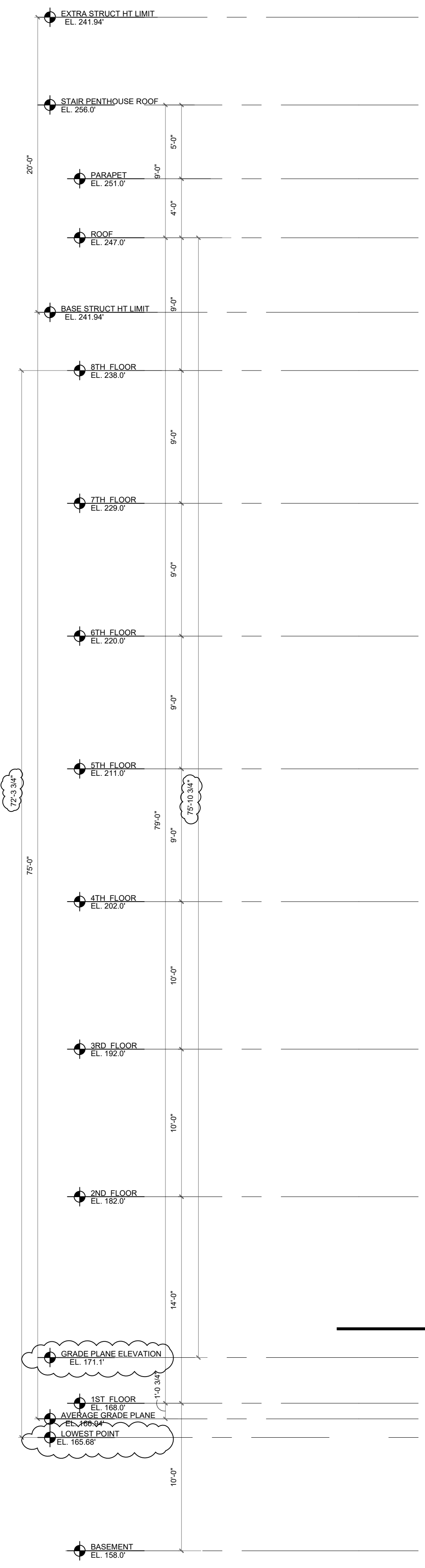
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SHEET NAME
EXTERIOR ELEVATION - EAST

SHEET NUMBER
A303



METAL COPING

FIBER CEMENT PANEL

METAL COPING

FIBER CEMENT PANEL

FIBER CEMENT PANEL W/ ACCENT COLOR

2\"/>

1 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



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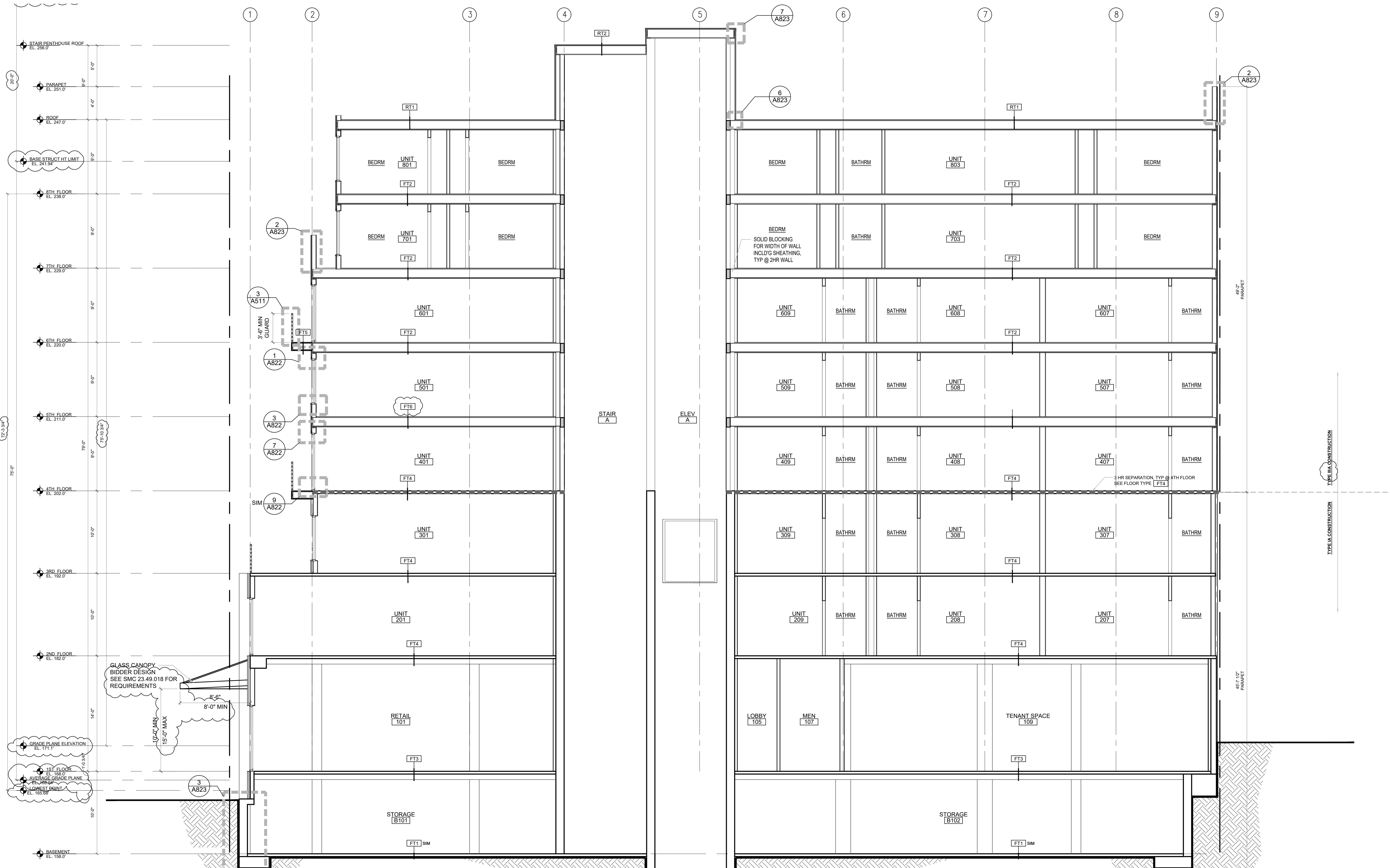
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1040 SOUTH KING STREET
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SHEET NAME
EXTERIOR ELEVATION - NORTH

SHEET NUMBER
A304



1 BUILDING SECTION

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



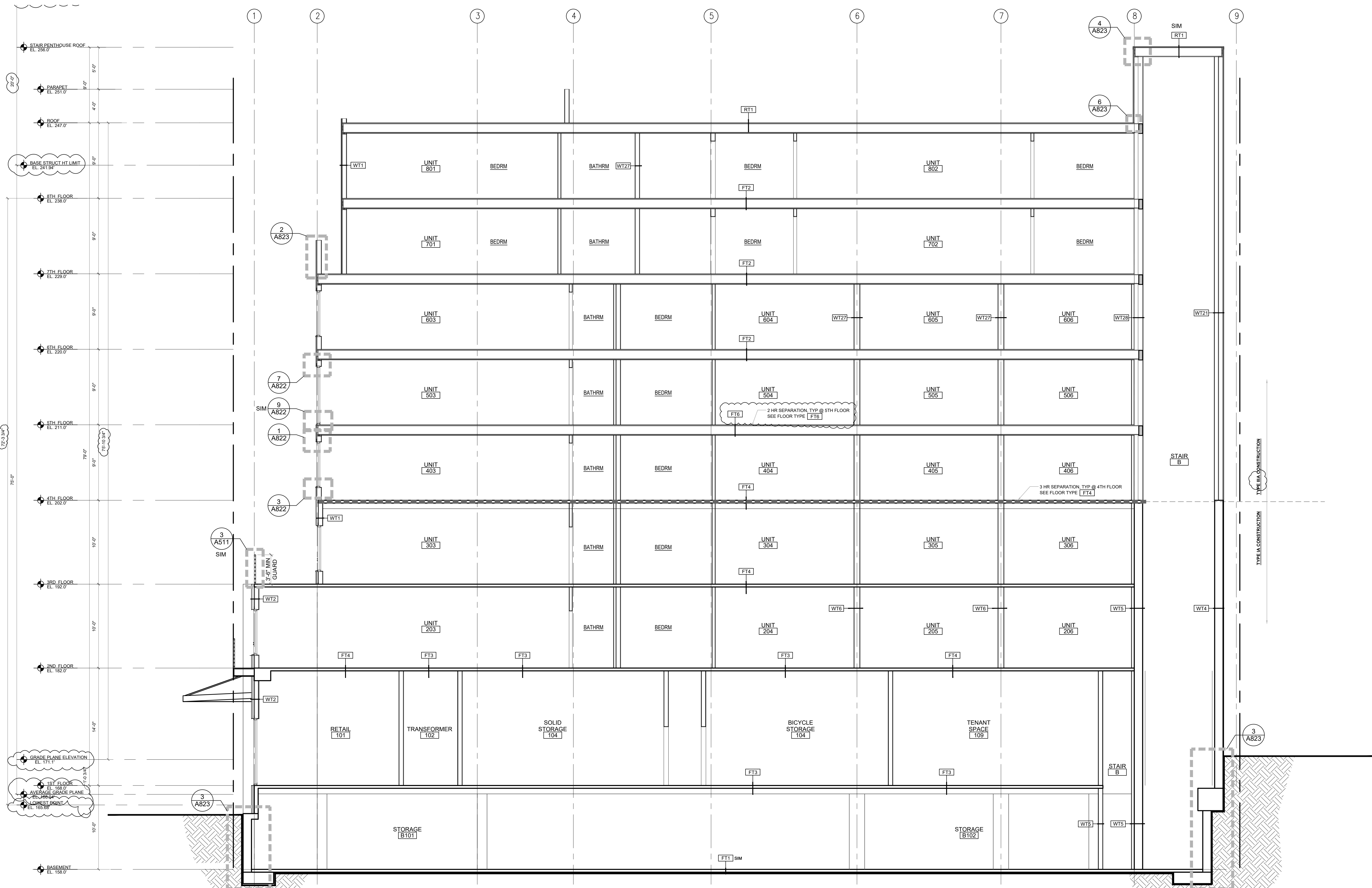
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SHEET NAME
BUILDING SECTION
 SHEET NUMBER
A401



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



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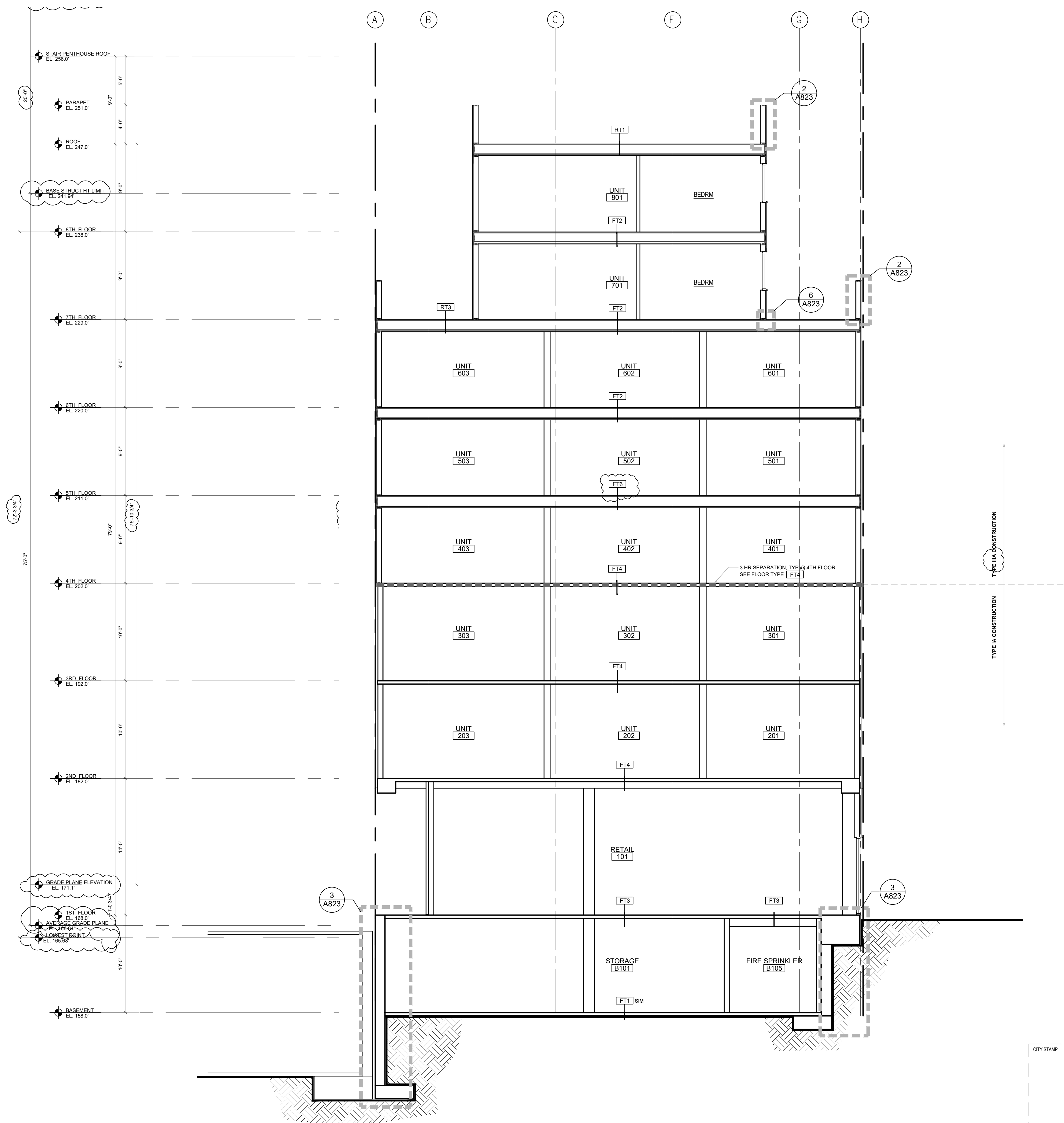
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SEATTLE WA 98104

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SHEET NAME
BUILDING SECTION

SHEET NUMBER
A402



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



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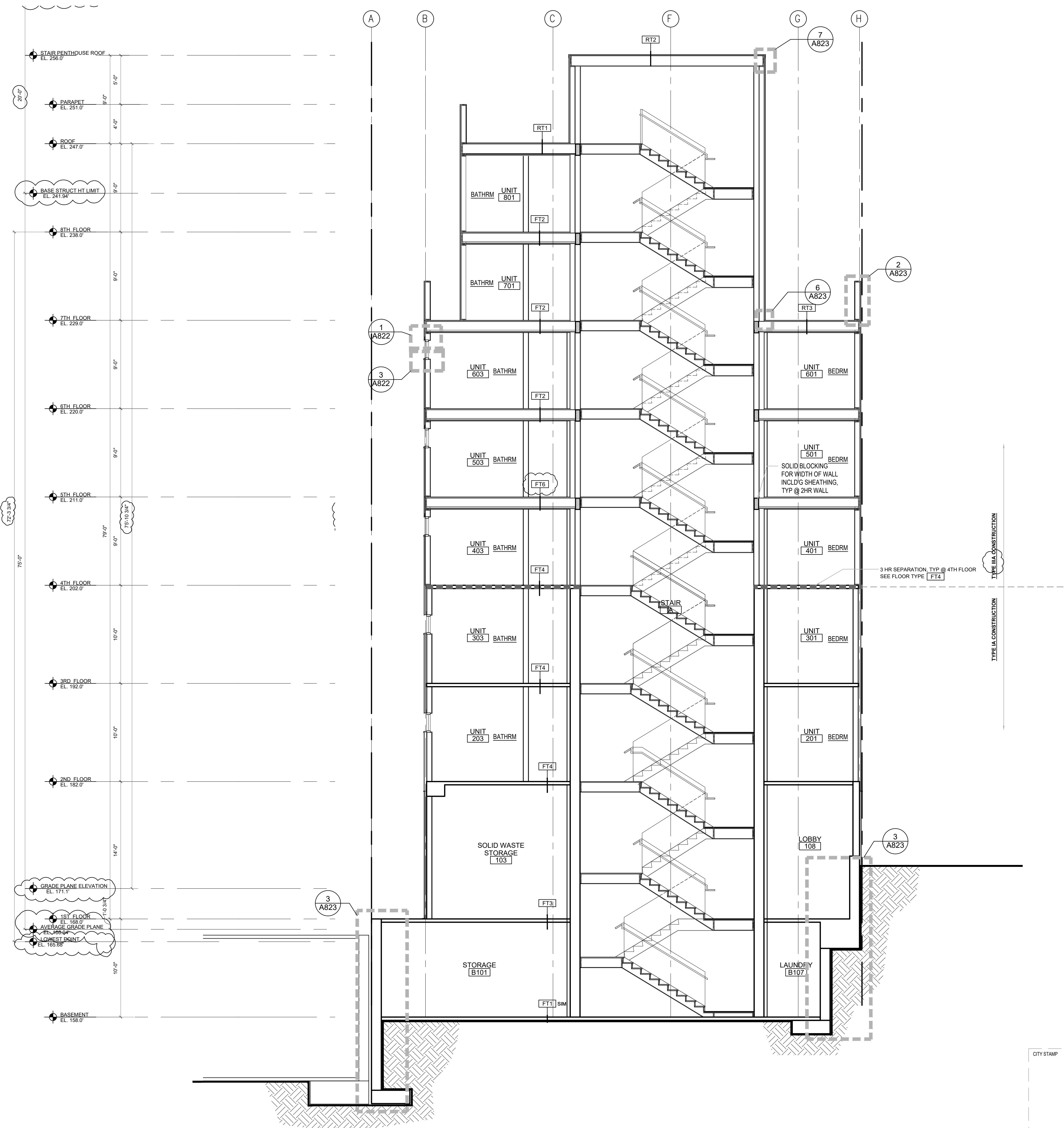
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SHEET NAME
BUILDING SECTION

SHEET NUMBER
A403



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



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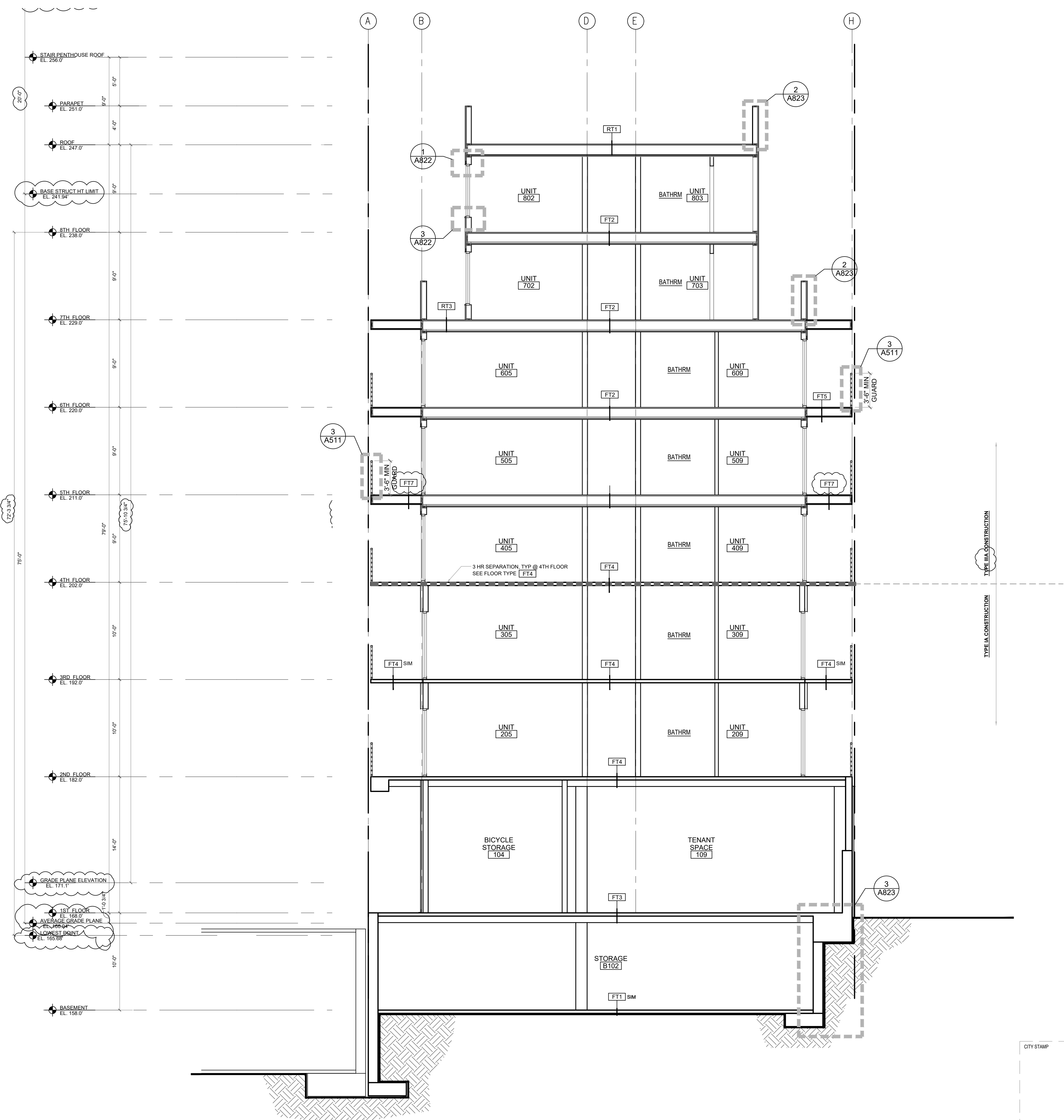
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SHEET NAME
BUILDING SECTION

SHEET NUMBER
A404



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



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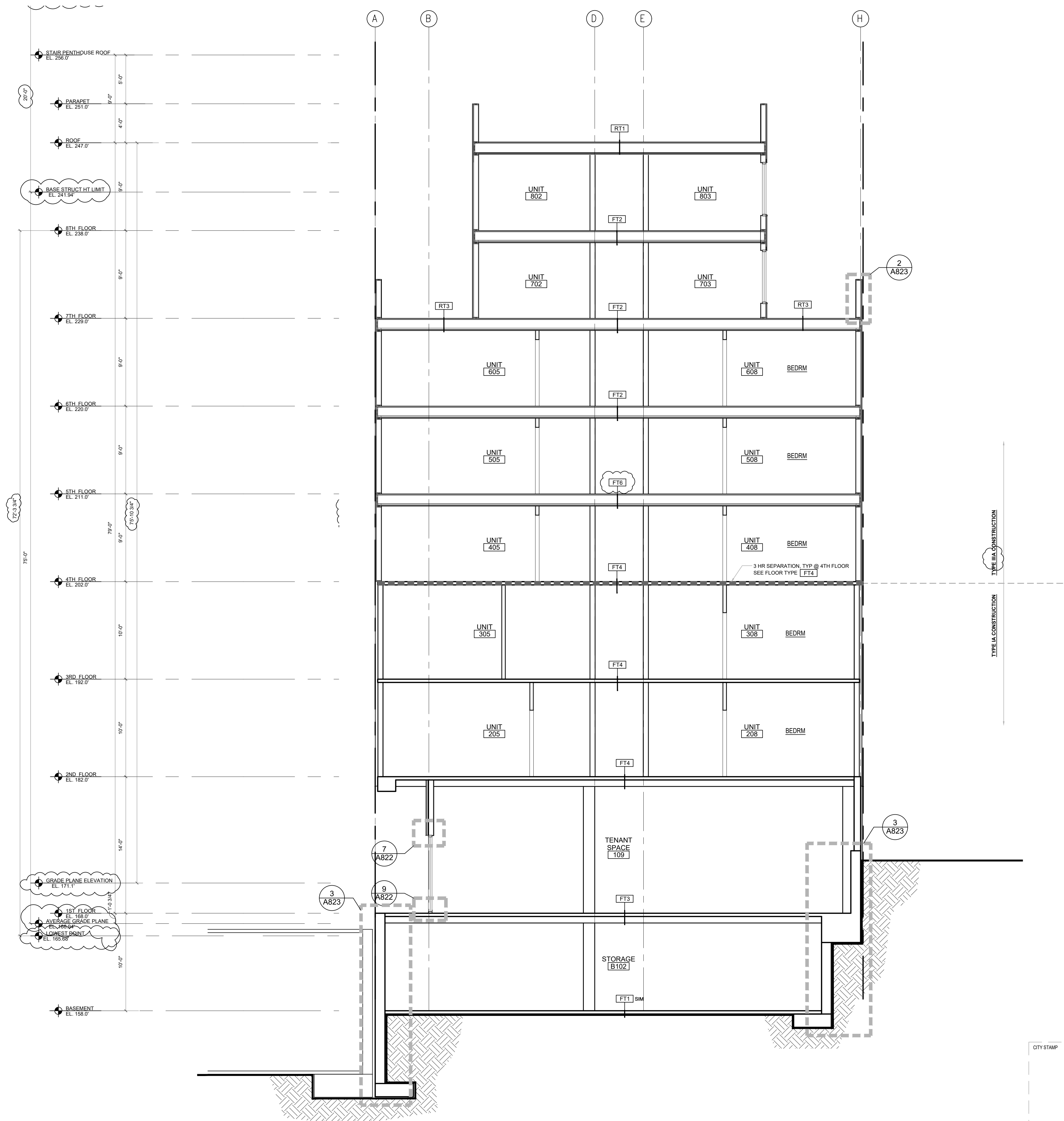
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SHEET NAME
BUILDING SECTION

SHEET NUMBER
A405



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



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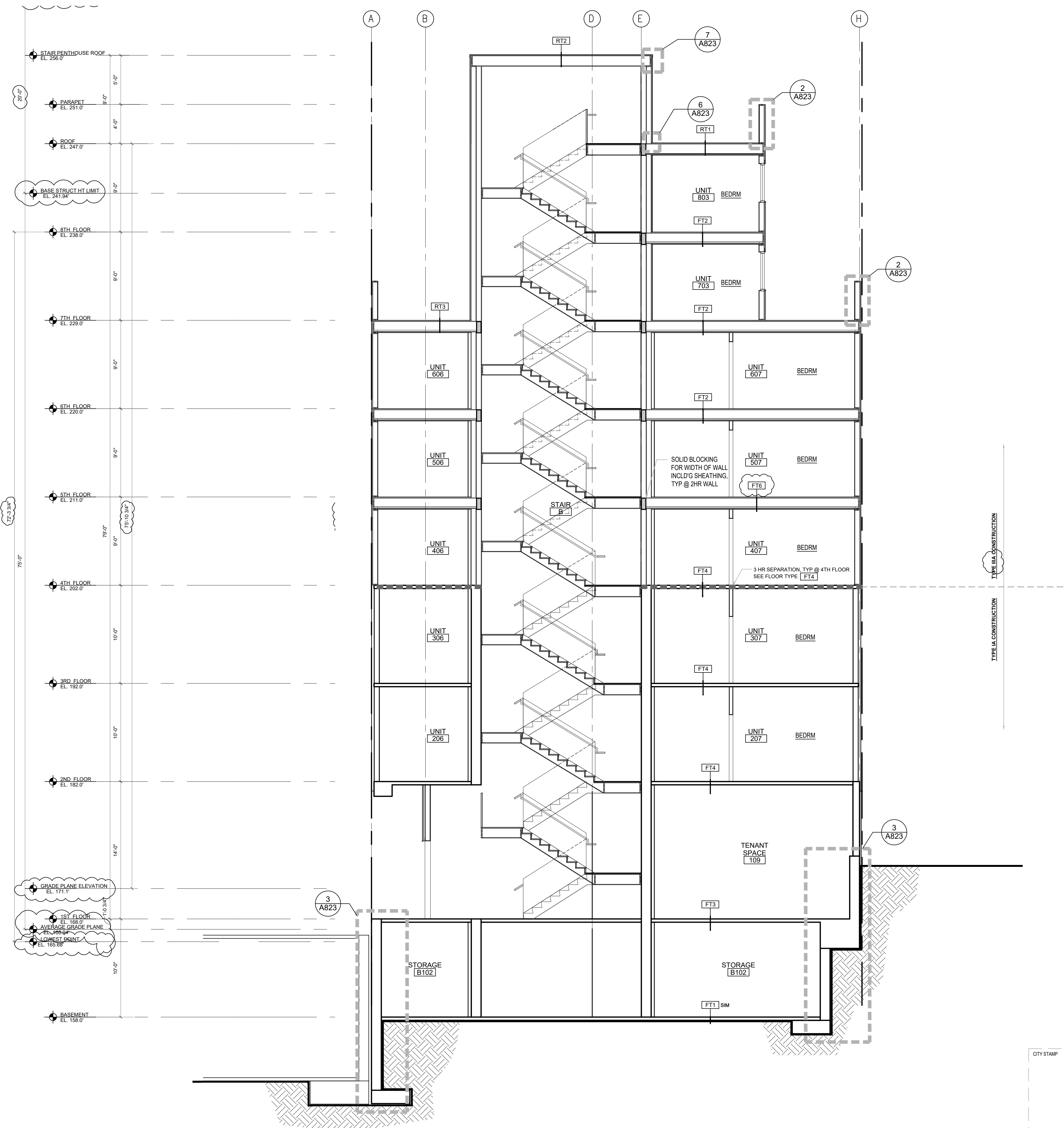
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SHEET NAME
BUILDING SECTION

SHEET NUMBER
A406



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



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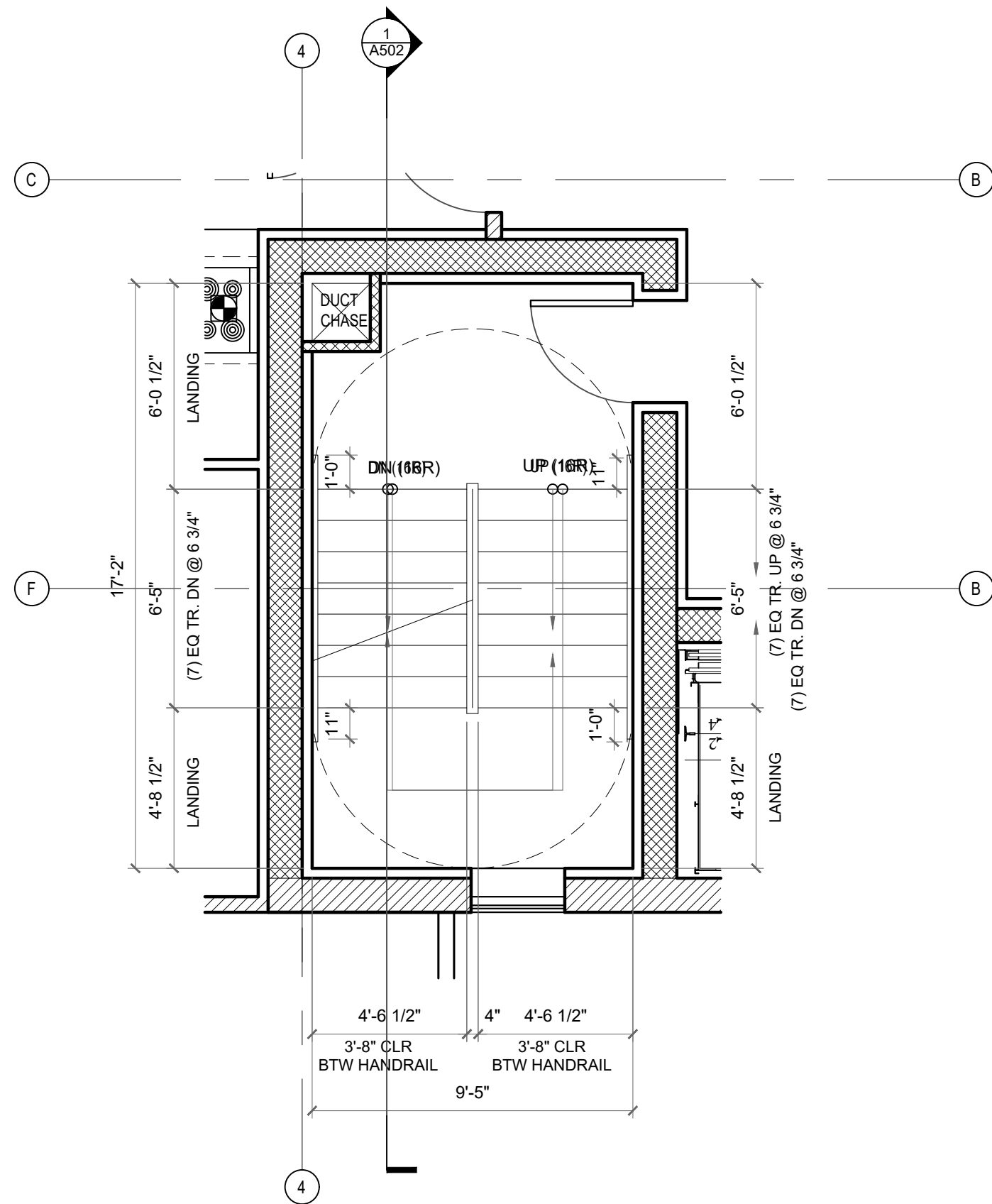
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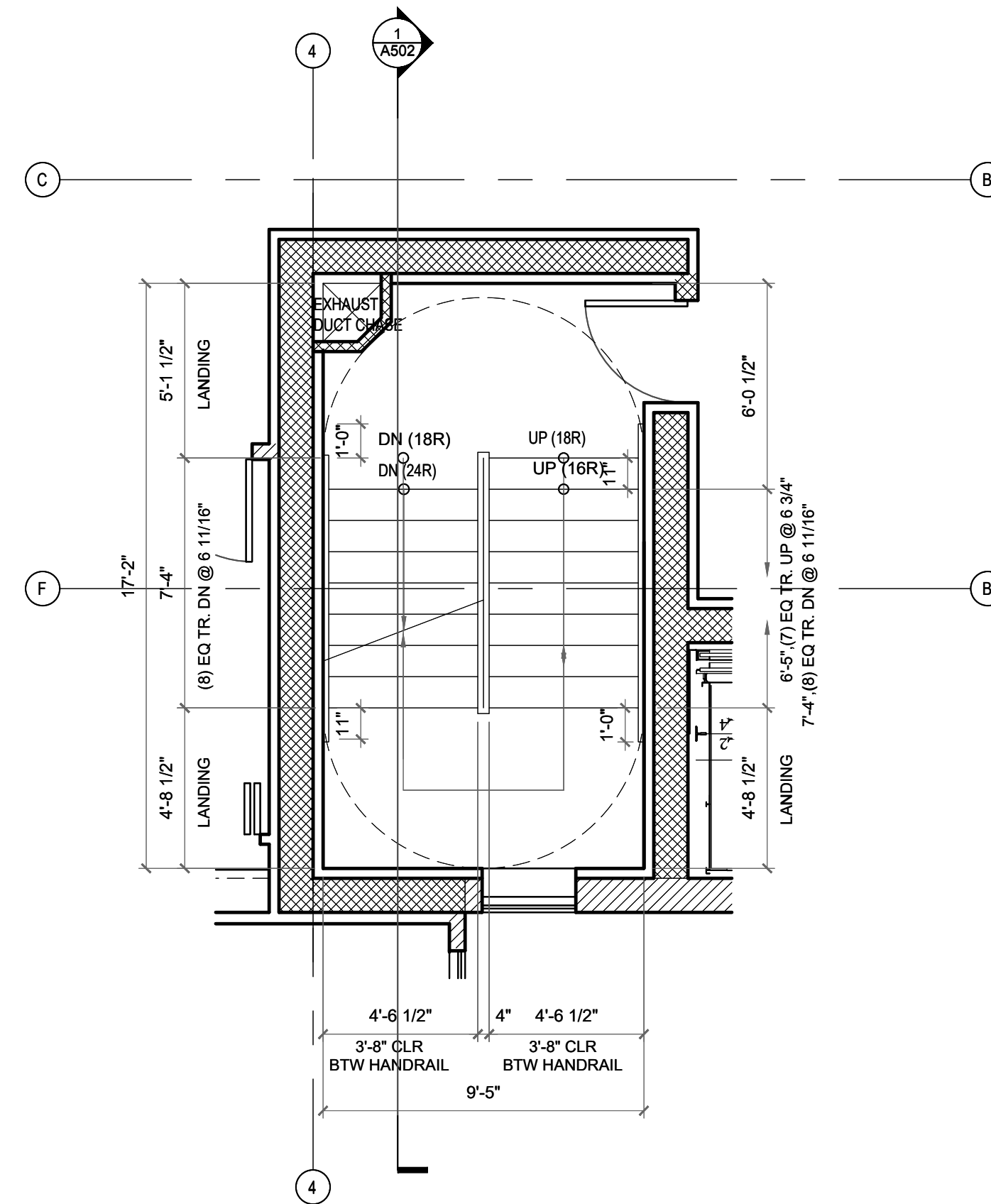
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SHEET NAME
BUILDING SECTION

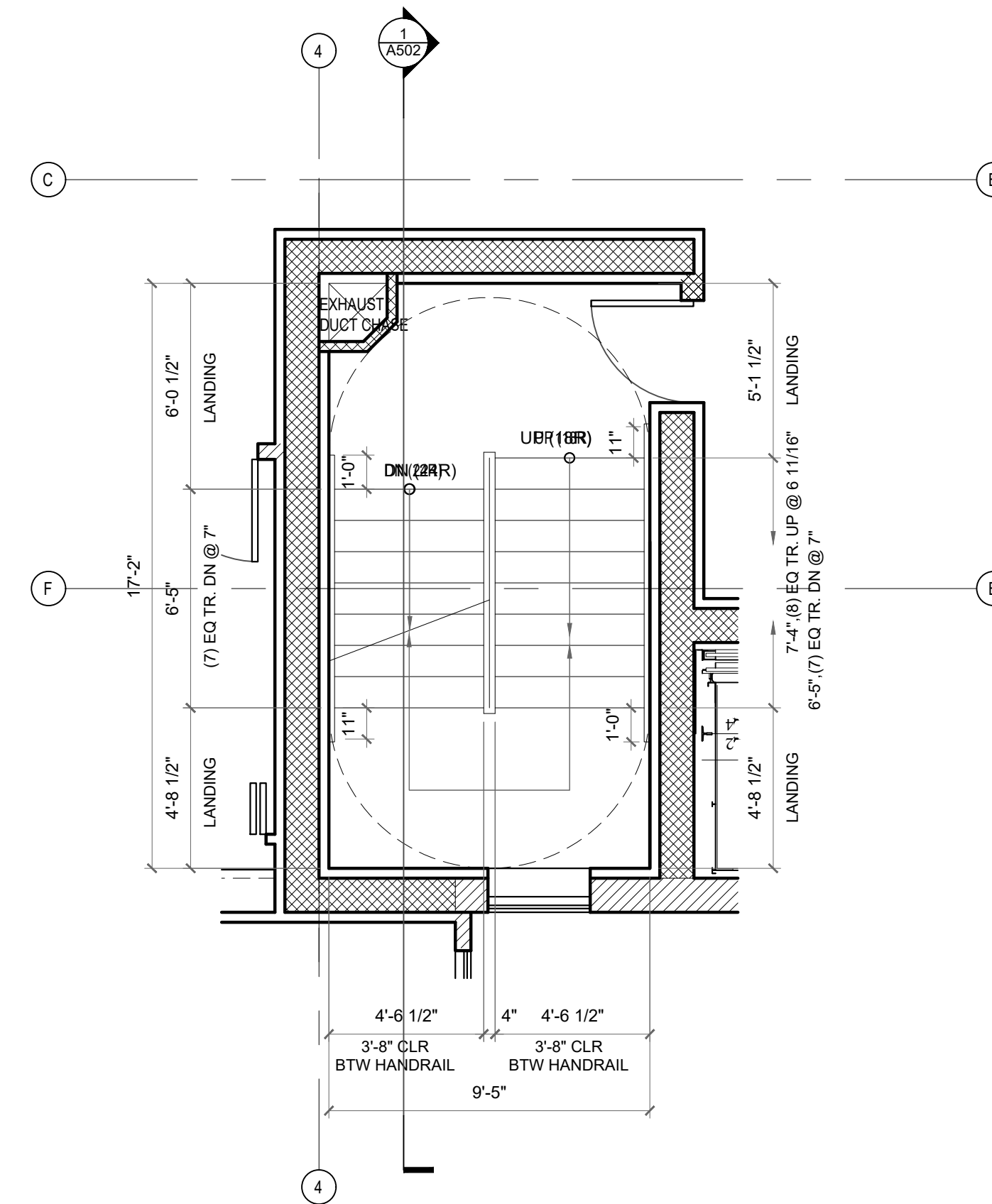
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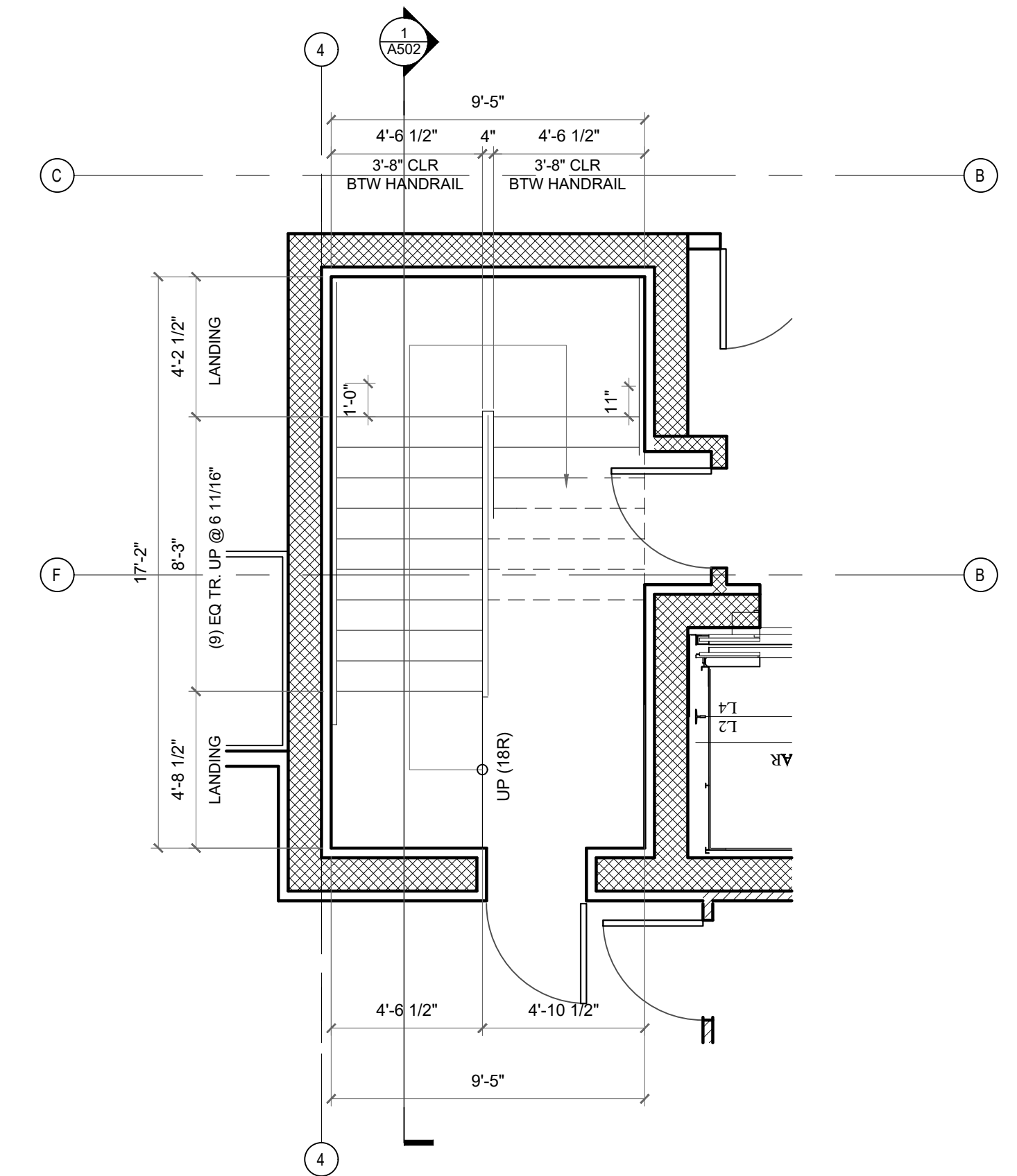
6 STAIR A PLAN - 7-8TH FLOOR
SCALE: 1/4"=1'-0"



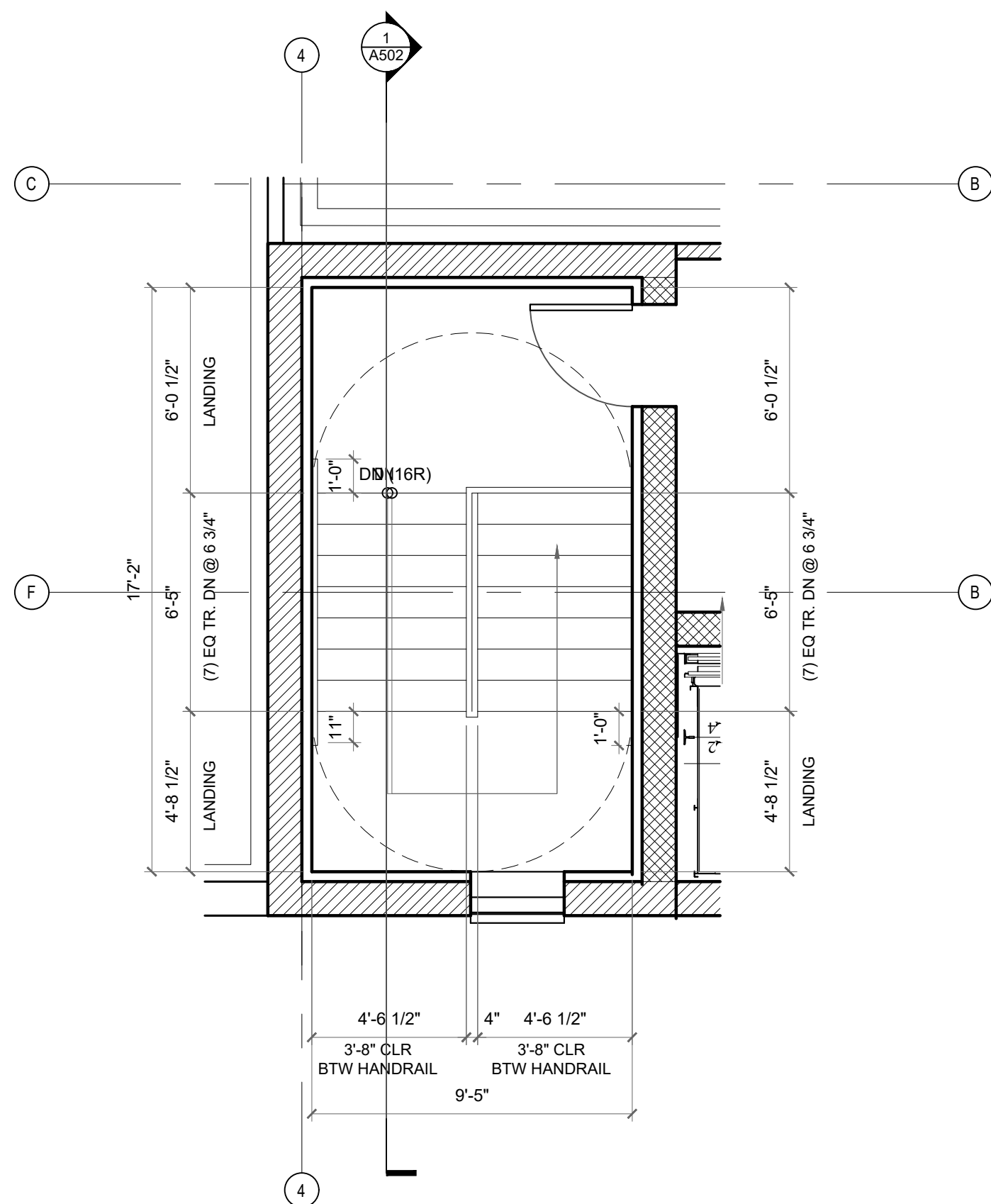
5 STAIR A PLAN - 4TH FLOOR
SCALE: 1/4"=1'-0"



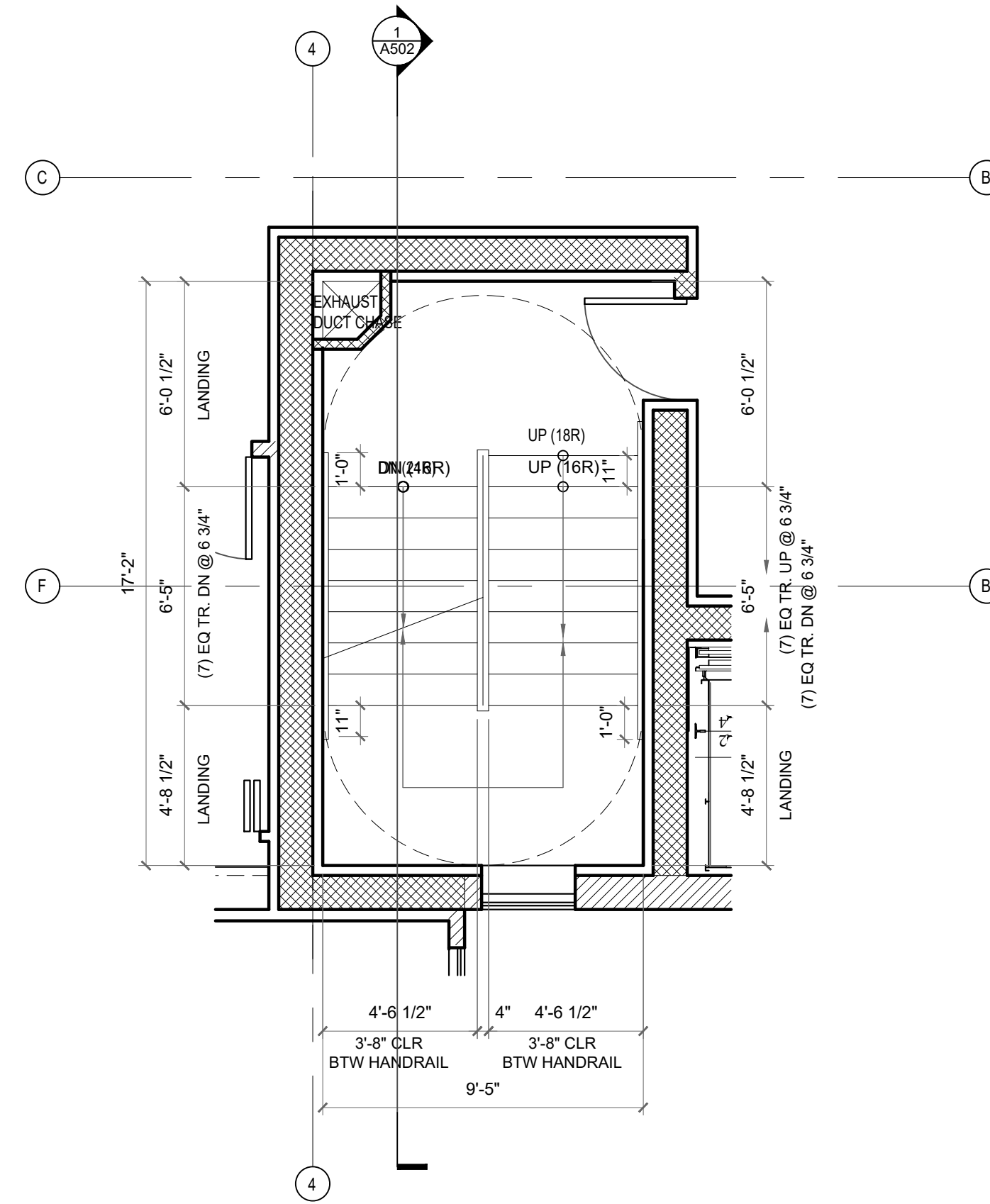
3 STAIR A PLAN - 2ND FLOOR
SCALE: 1/4"=1'-0"



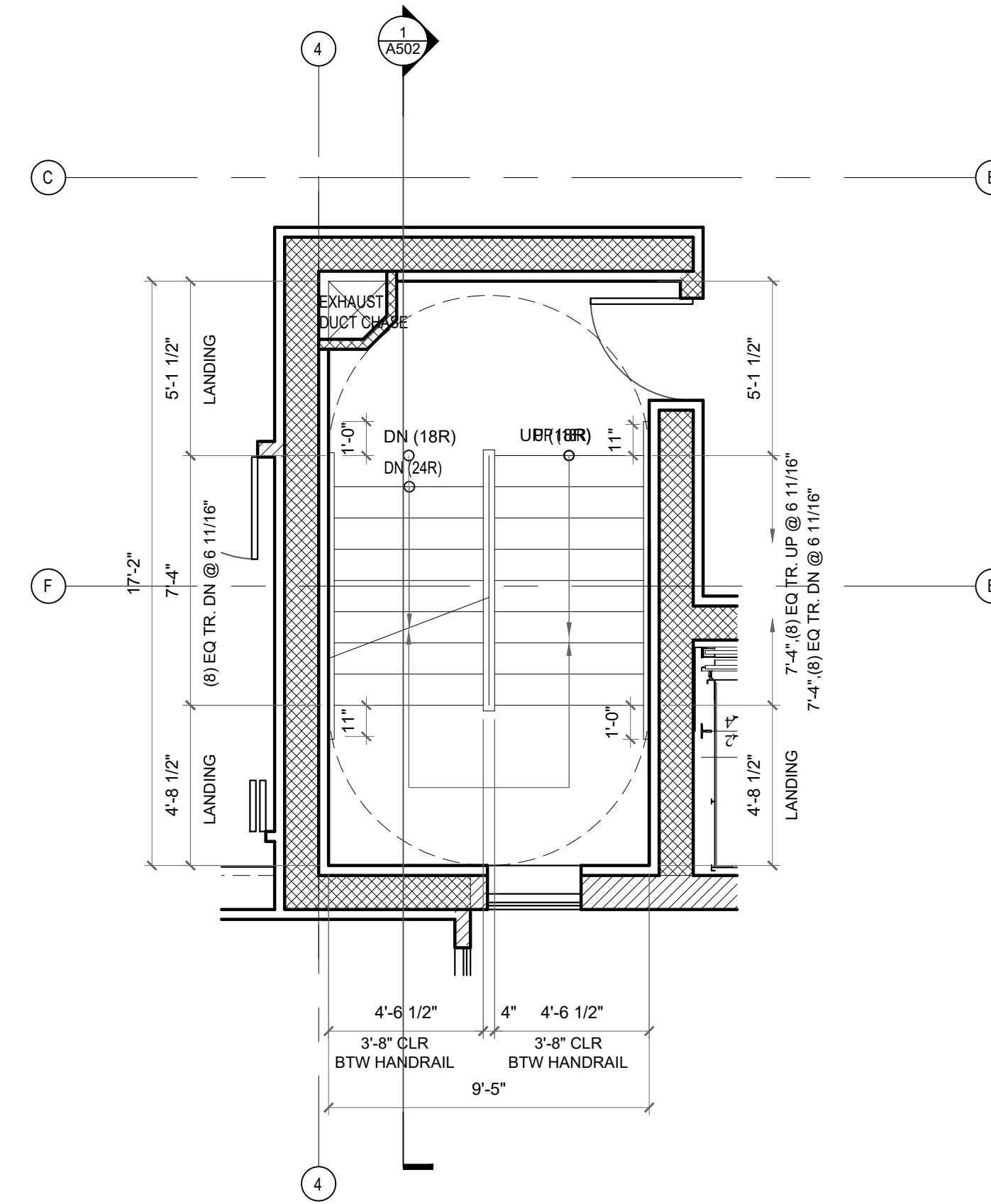
1 STAIR A PLAN - BASEMENT
SCALE: 1/4"=1'-0"



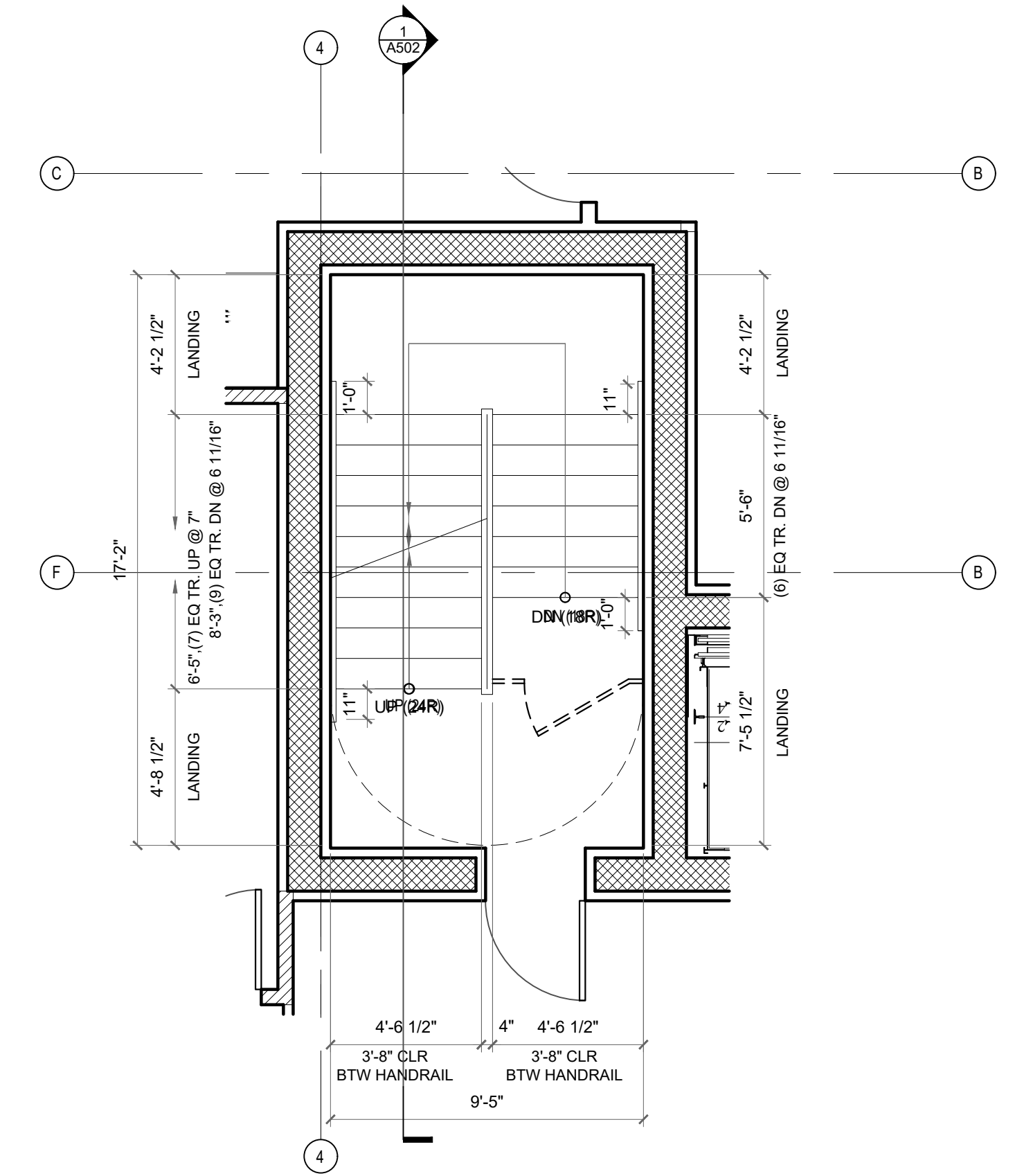
7 STAIR A PLAN - ROOF
SCALE: 1/4"=1'-0"



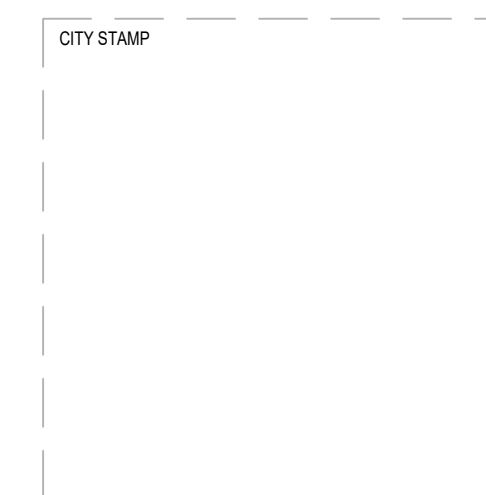
5 STAIR A PLAN - 5-6TH FLOOR
SCALE: 1/4"=1'-0"



4 STAIR A PLAN - 3RD FLOOR
SCALE: 1/4"=1'-0"



2 STAIR A PLAN - 1ST FLOOR
SCALE: 1/4"=1'-0"

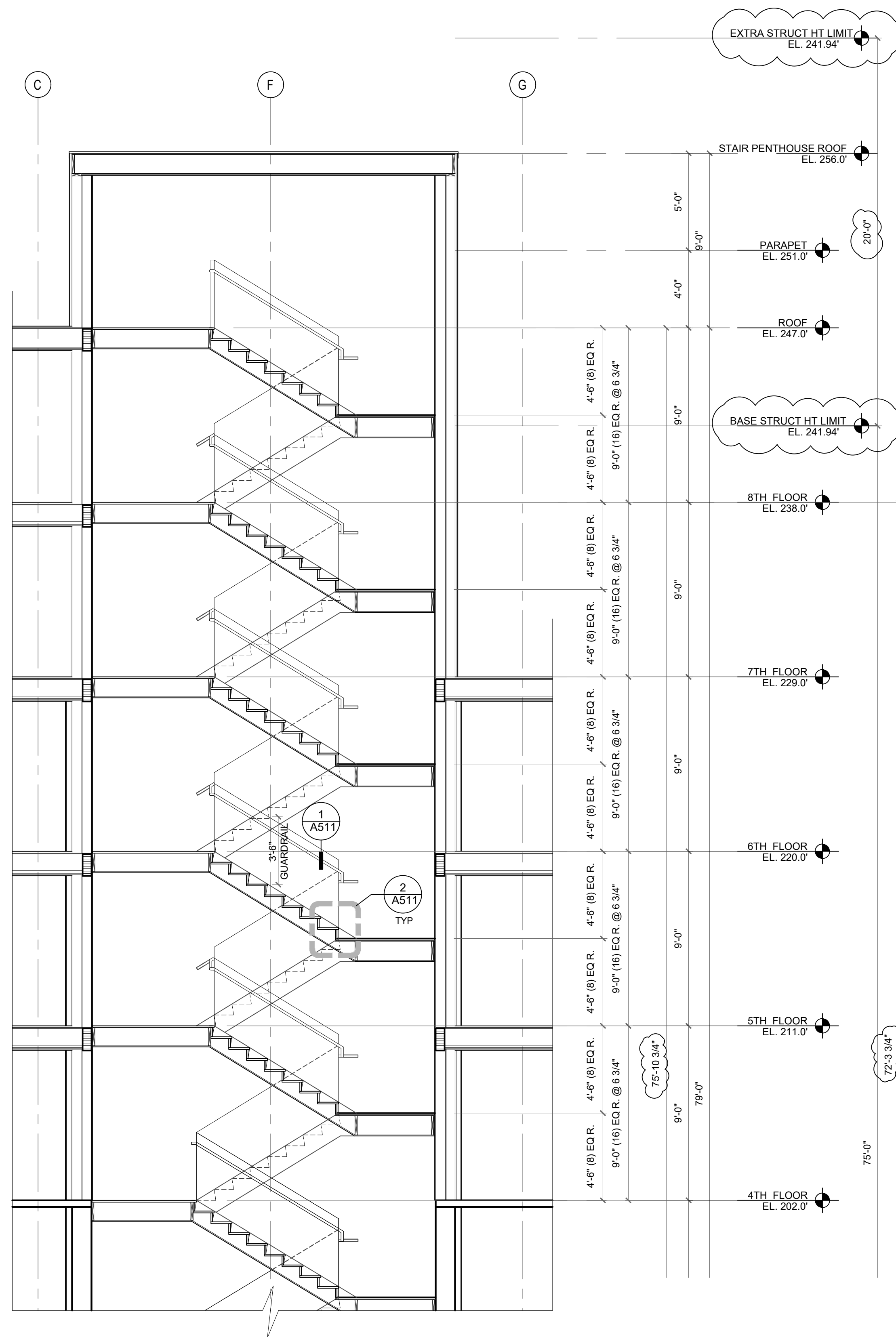


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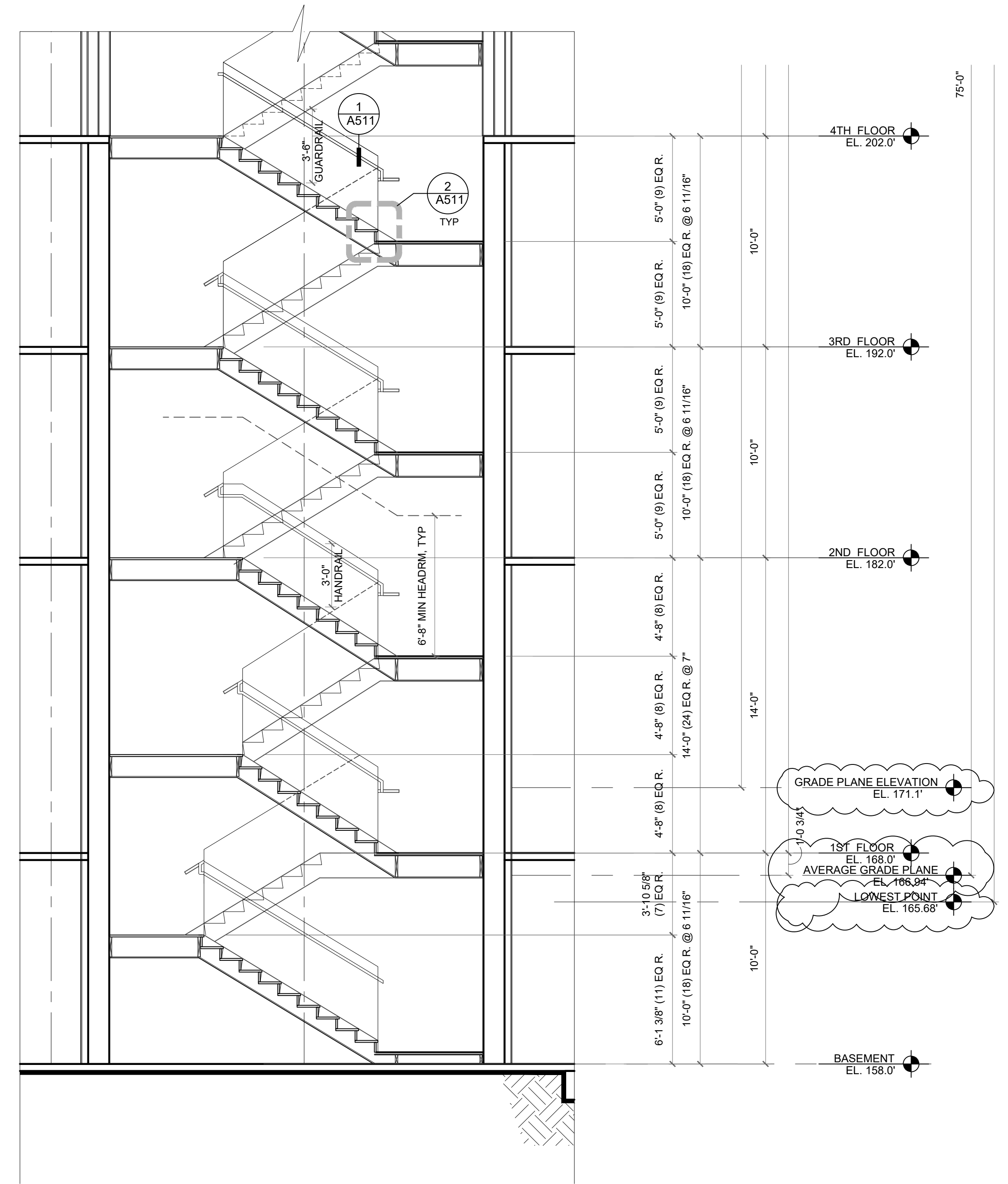
1038 MIXED USE PROJECT		
1040 SOUTH KING STREET SEATTLE WA 98104		
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SHEET NAME VERTICAL CIRCULATION - ELEVATOR A
SHEET NUMBER A501



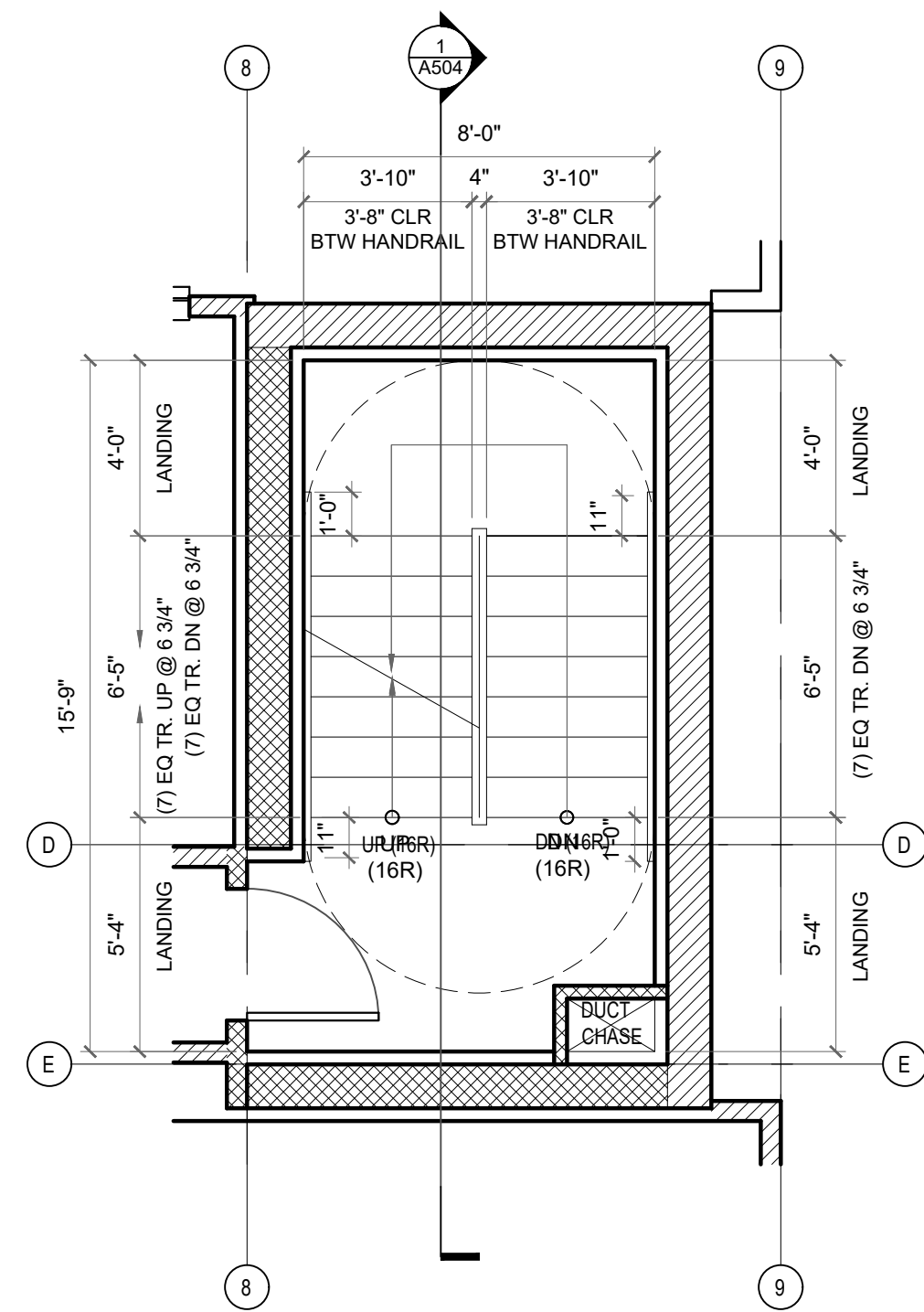
STAIR NOTES:

1. STAIRWAYS SHALL BE PRESSURIZED TO A MINIMUM OF 0.15" OF WATER COLUMN RELATIVE TO THE MAIN OCCUPIED FLOOR AREA ON EACH FLOOR AND A MAXIMUM PRESSURE THAT COMPLIES WITH DOOR OPENING FORCE REQUIREMENTS PER SBC 1010.1.3.
2. STAIRWAY PRESSURIZATION SHALL BE ACTIVATED BY A FIRE ALARM ORIGINATING ANYWHERE IN THE BUILDING.
3. STAIR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY POWER.

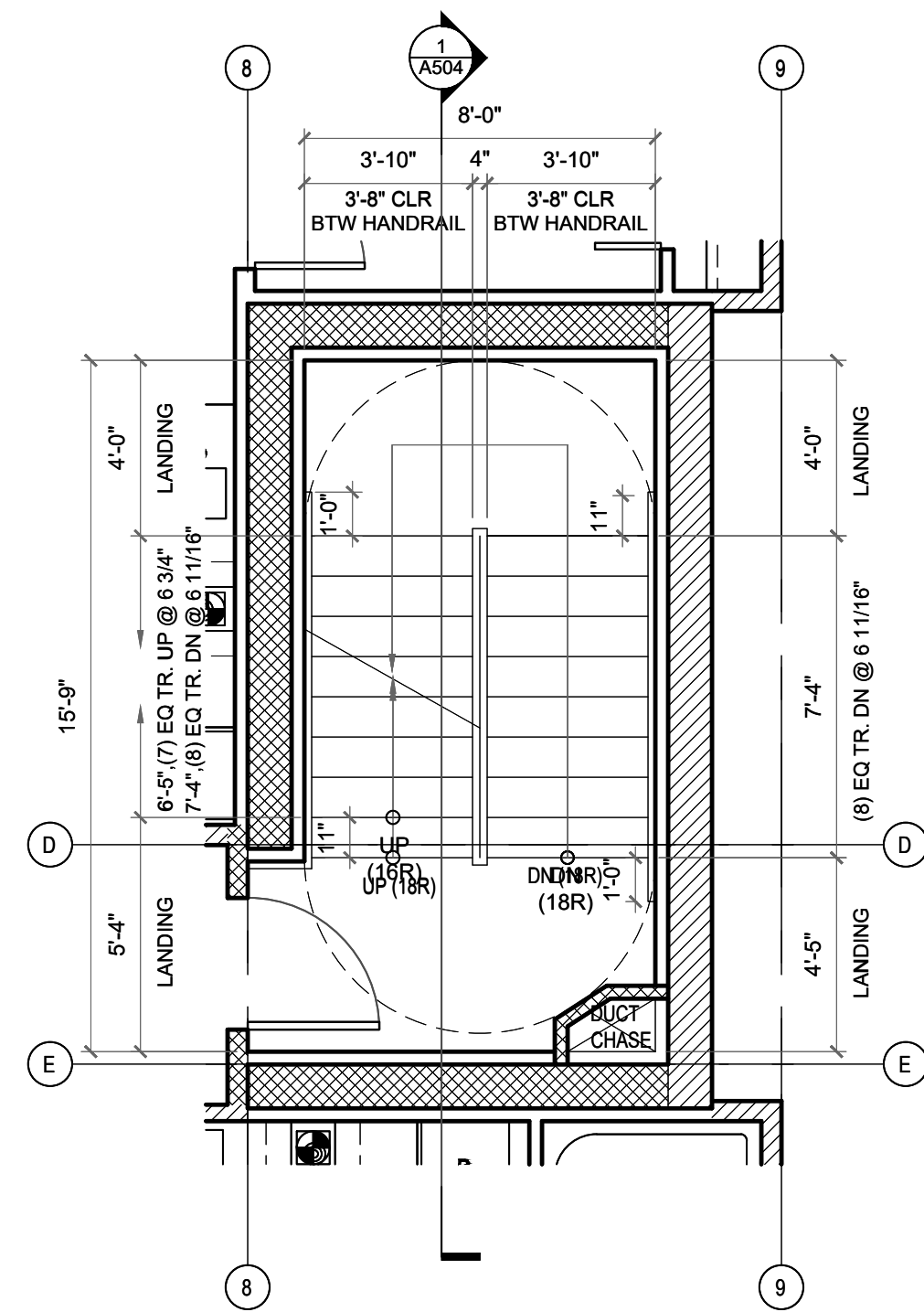


1 STAIR A SECTION
SCALE: 1/4"=1'-0"

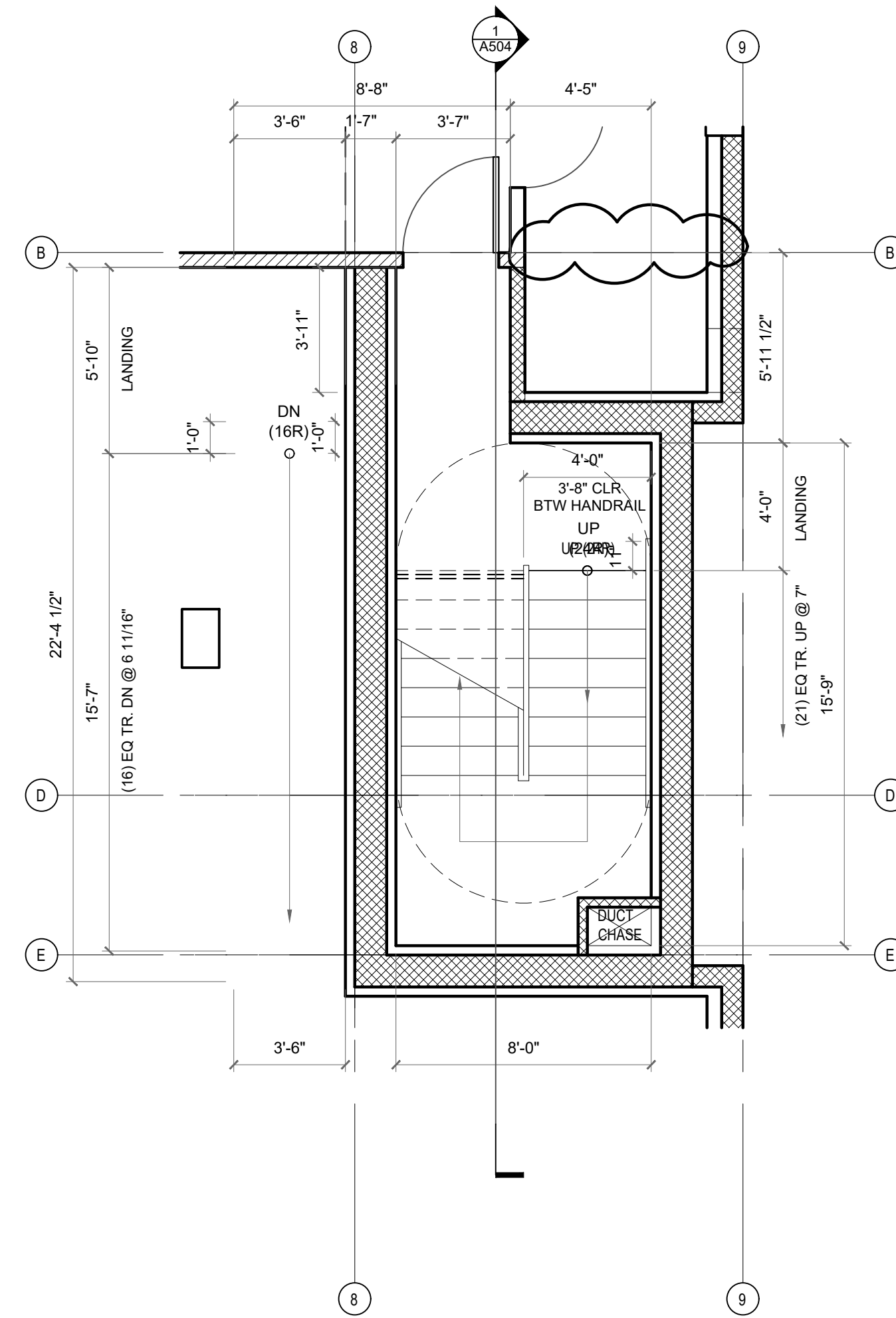
CITY STAMP	 8666 REGISTERED ARCHITECT CHAOHUA CHANG STATE OF WASHINGTON	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104	SHEET NAME VERTICAL CIRCULATION - STAIR A												
			SHEET NUMBER A502												
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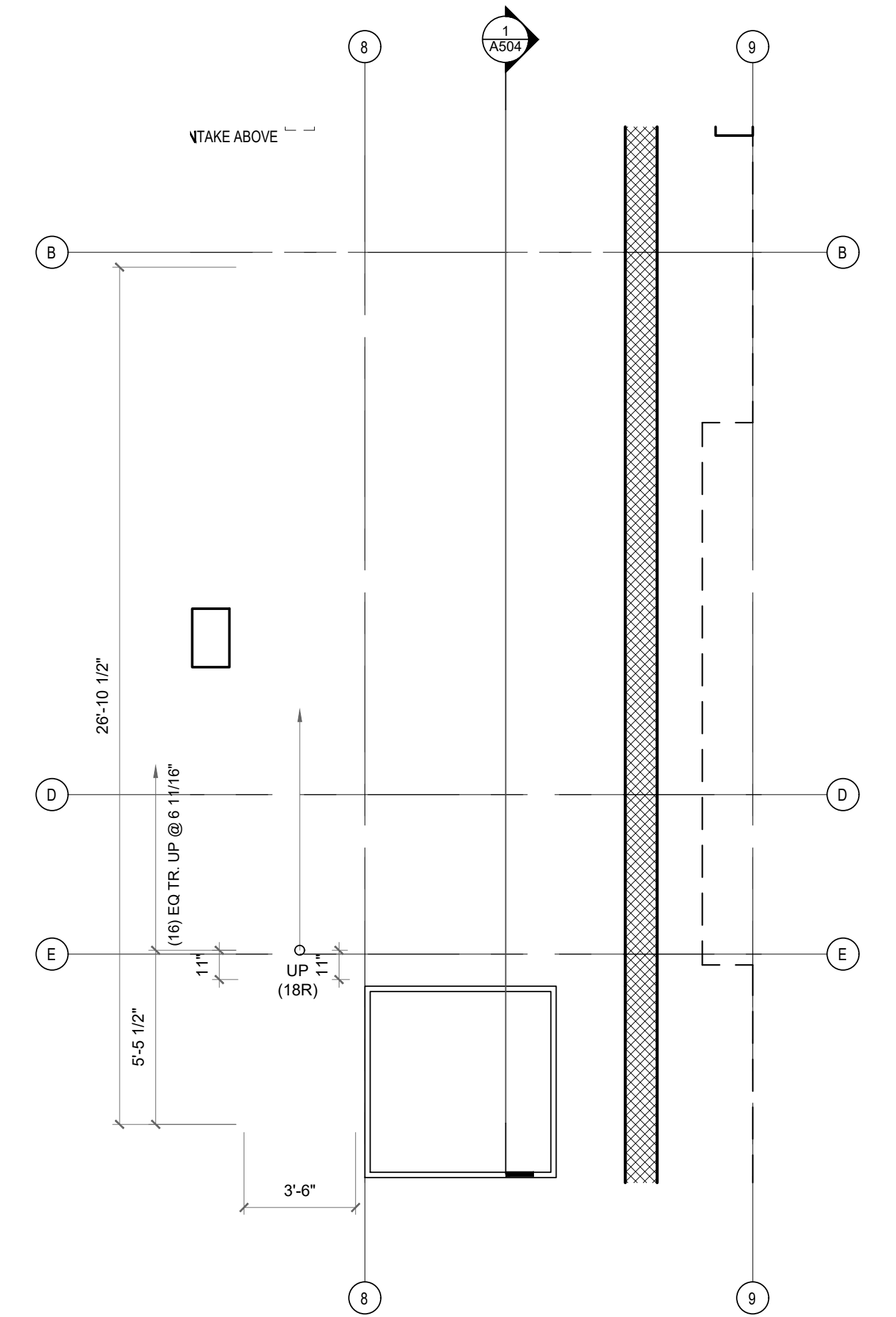
7 STAIR B PLAN - 7-8TH FLOOR
SCALE: 1/4"=1'-0"



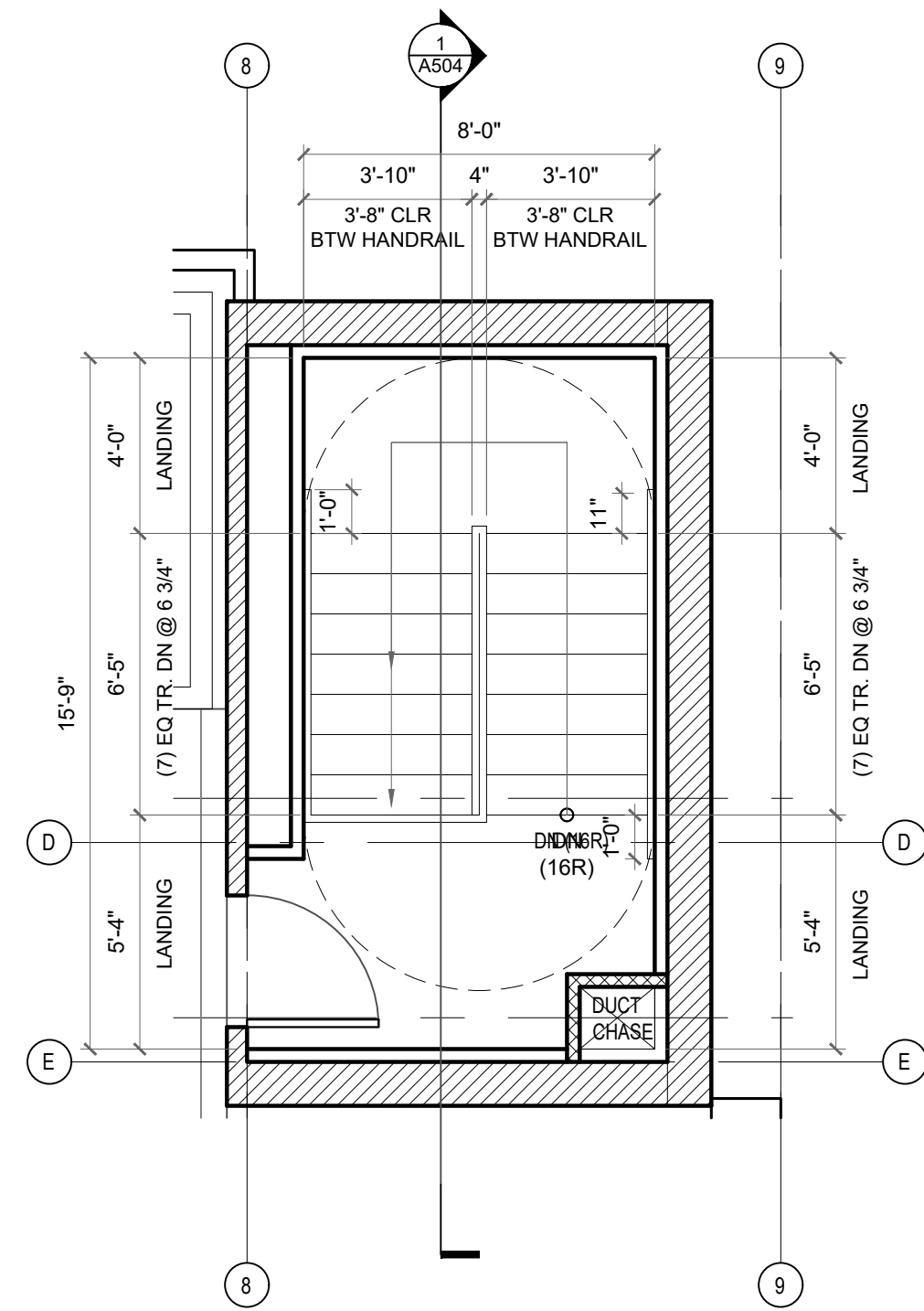
5 STAIR B PLAN - 4TH FLOOR
SCALE: 1/4"=1'-0"



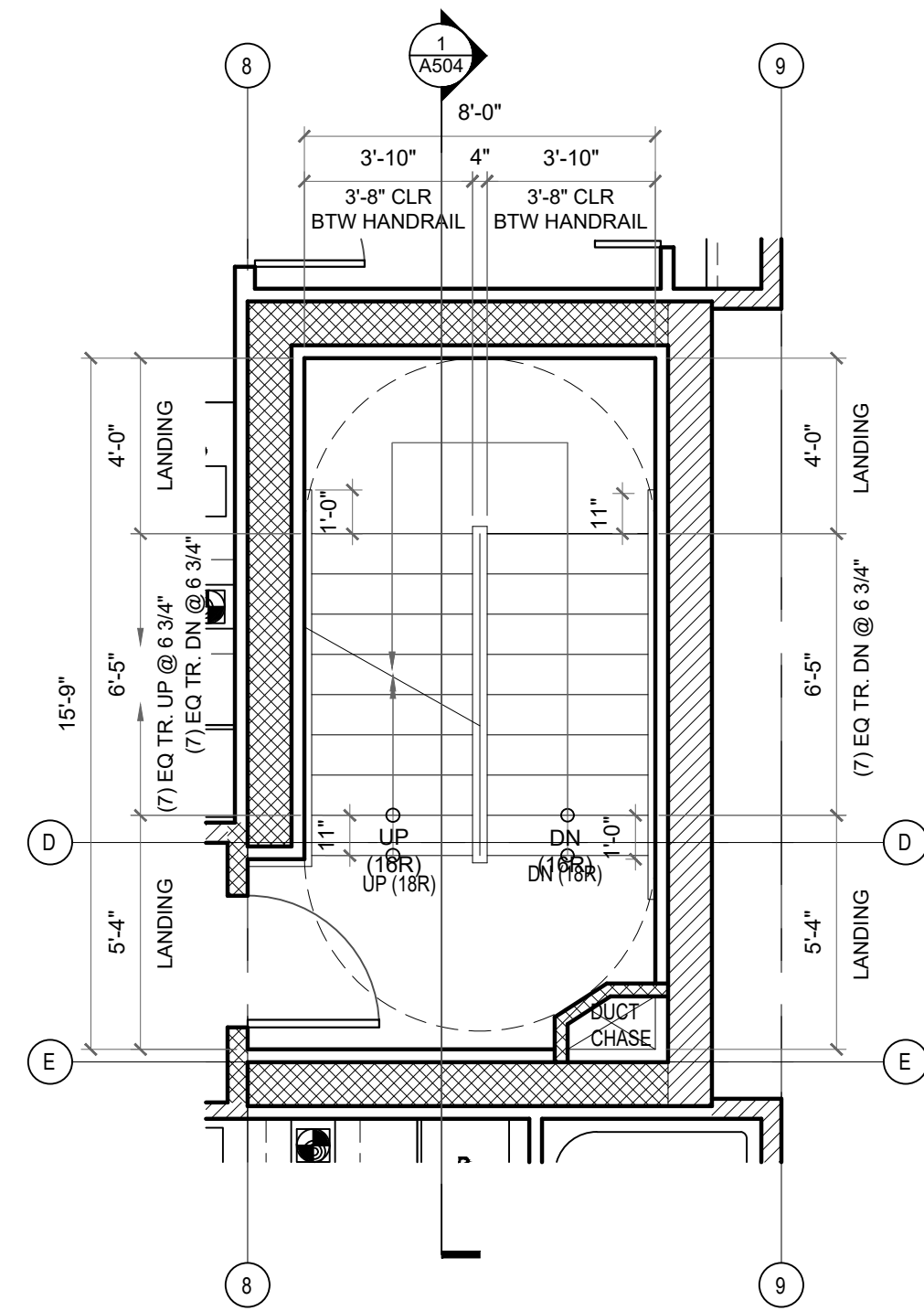
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SCALE: 1/4"=1'-0"



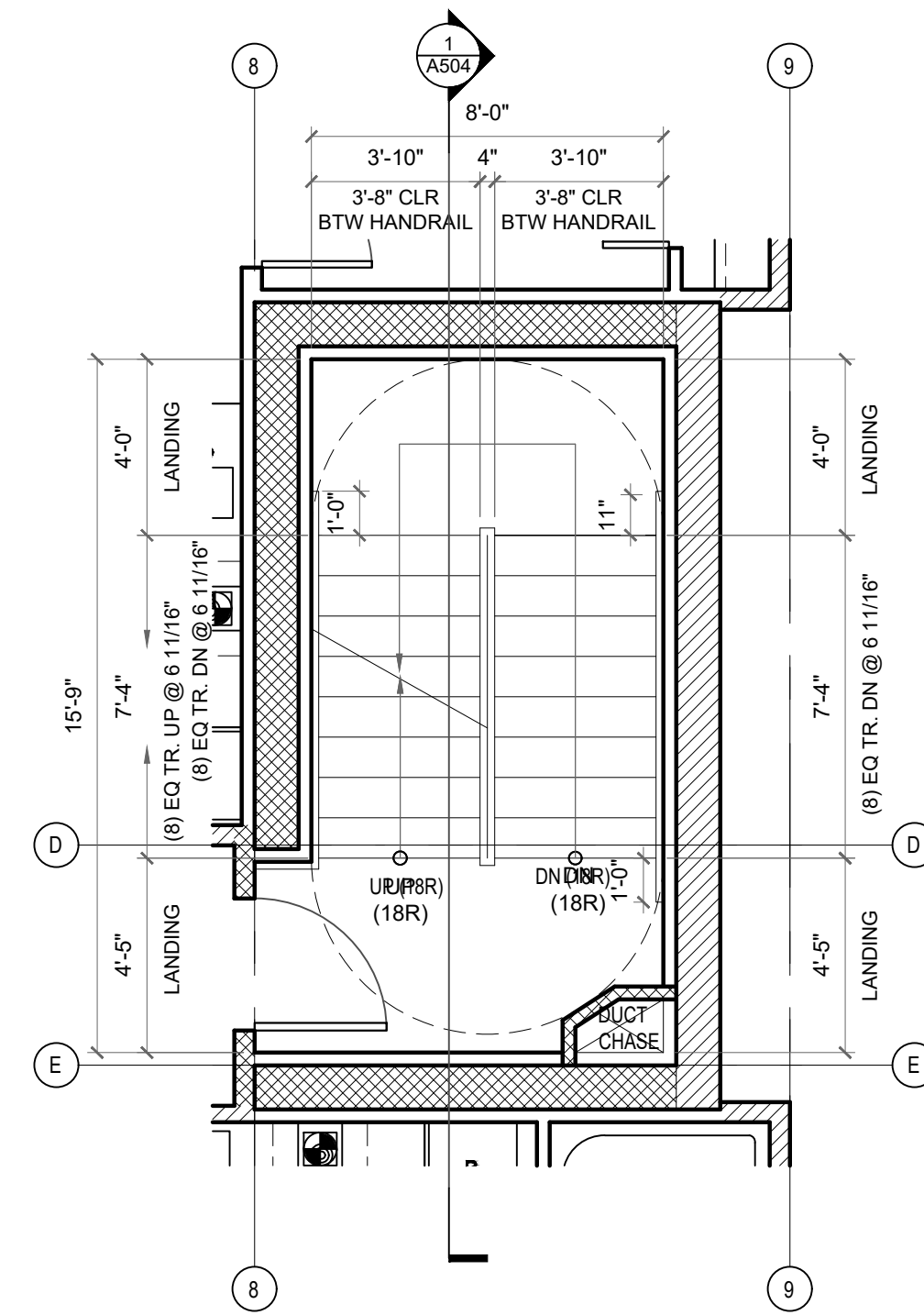
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SCALE: 1/4"=1'-0"



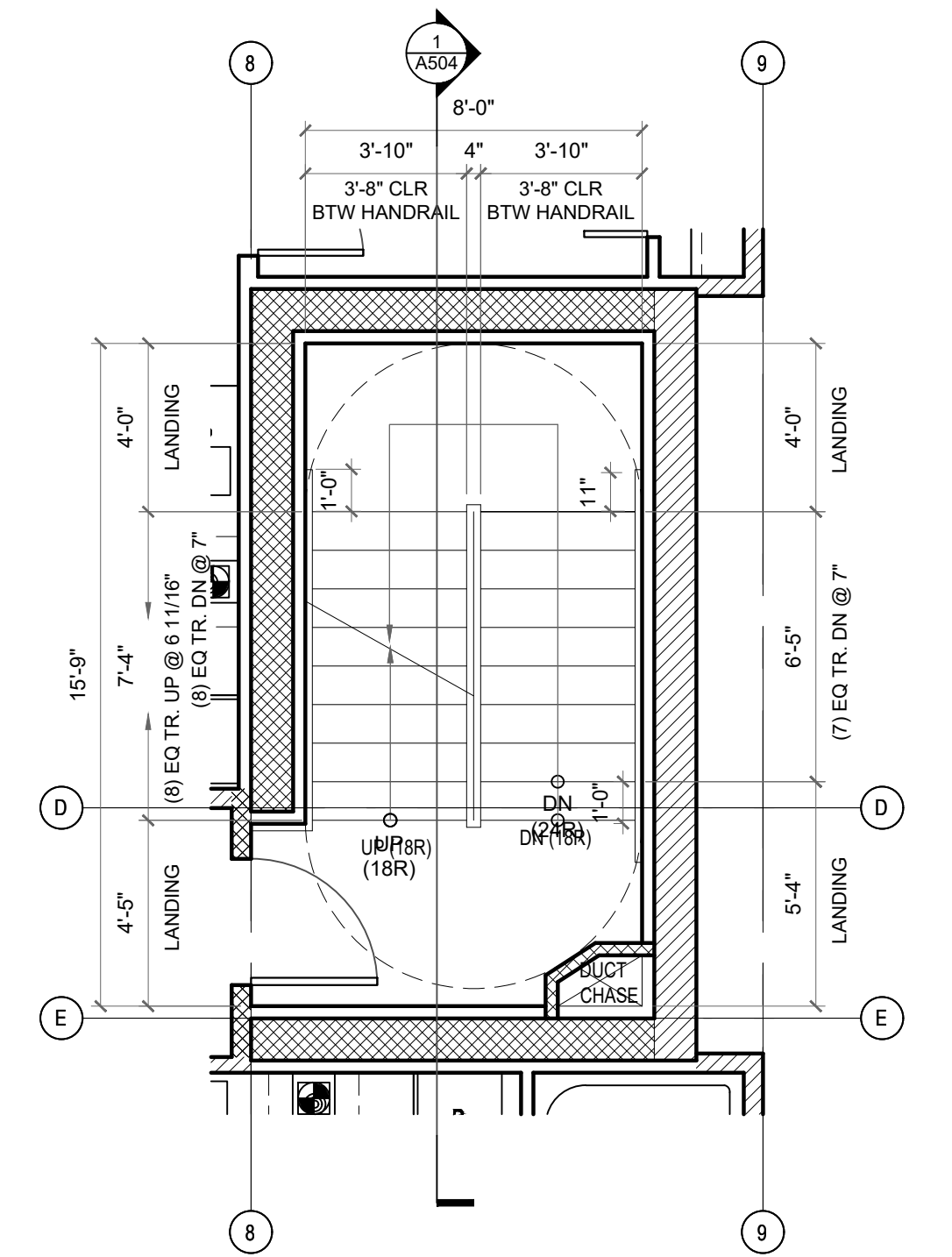
8 STAIR B PLAN - ROOF
SCALE: 1/4"=1'-0"



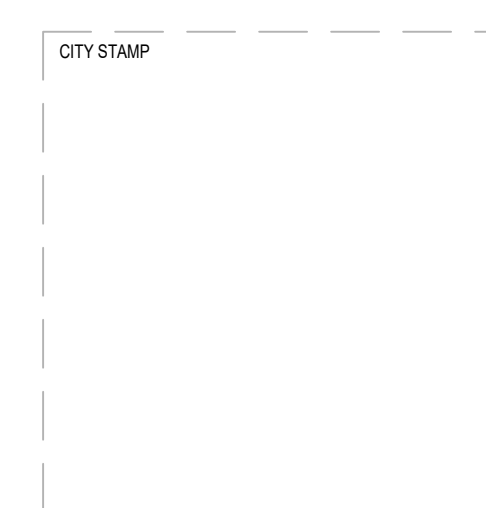
6 STAIR B PLAN - 5 & 6TH FLOOR
SCALE: 1/4"=1'-0"



4 STAIR B PLAN - 3RD FLOOR
SCALE: 1/4"=1'-0"



3 STAIR B PLAN - 2ND FLOOR
SCALE: 1/4"=1'-0"



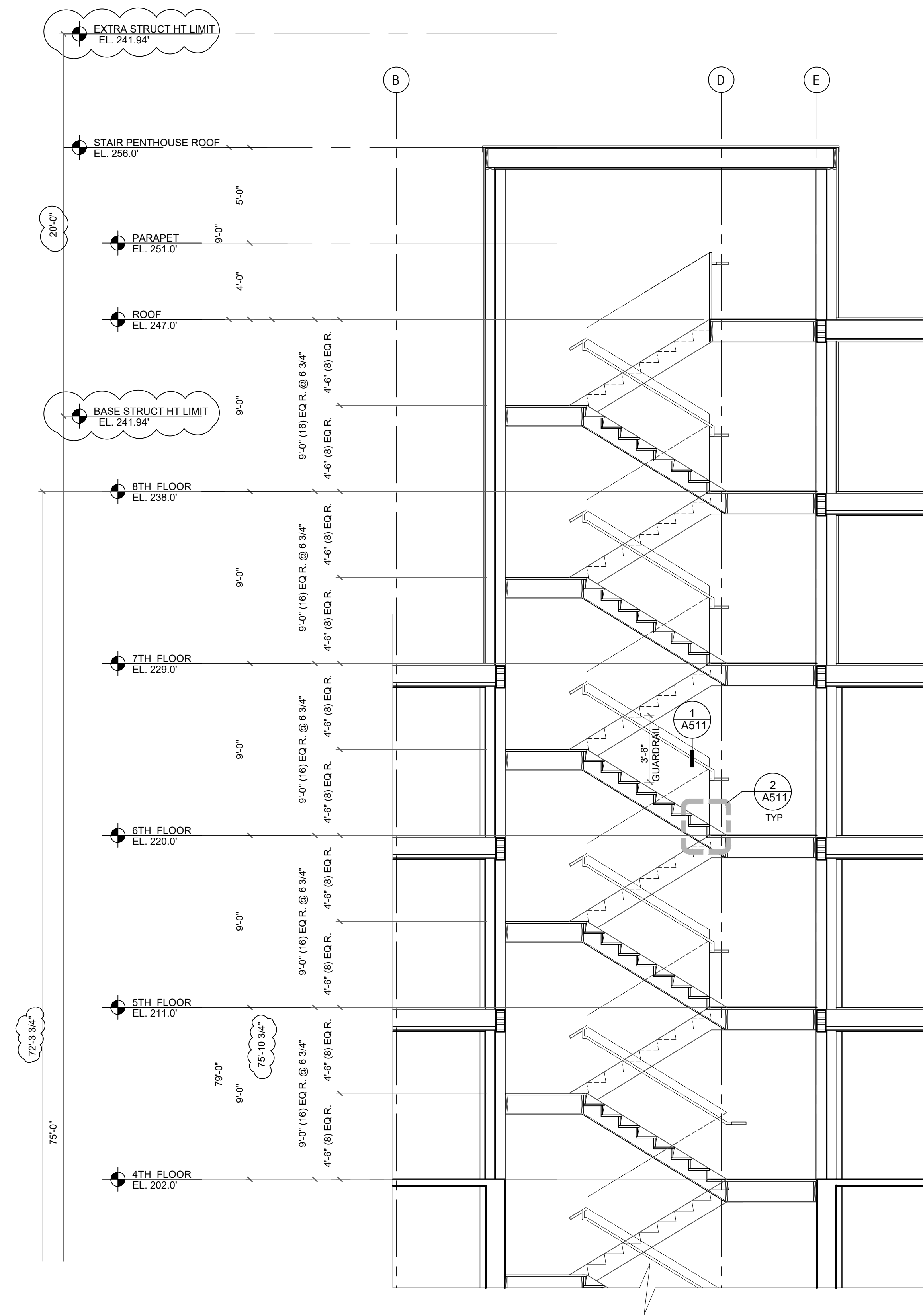
CHC ARCHITECTS
8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
(M) 425.765.3992 chcarch@gmail.com

1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

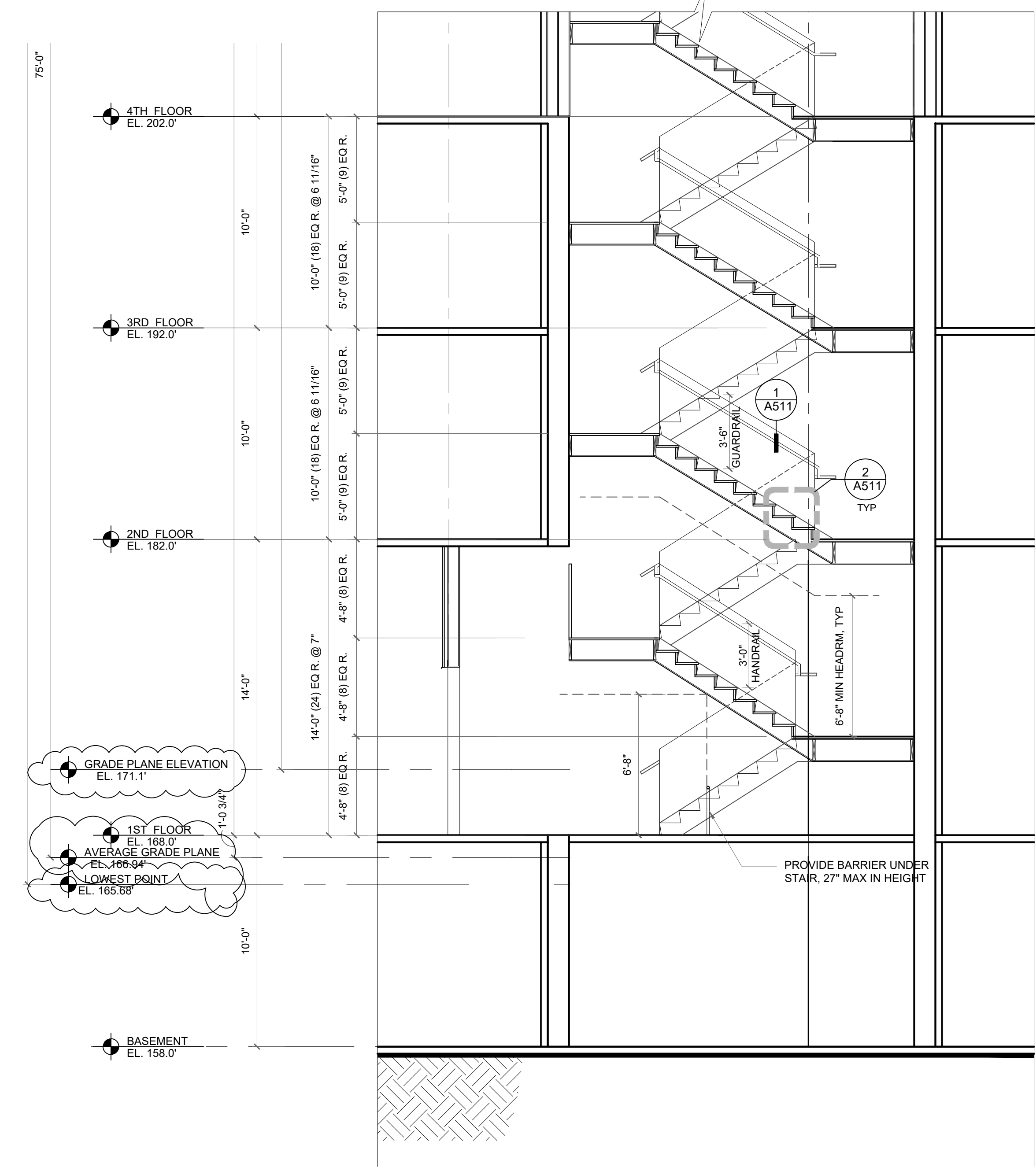
SHEET NAME
VERTICAL CIRCULATION - ELEVATOR A

SHEET NUMBER
A503



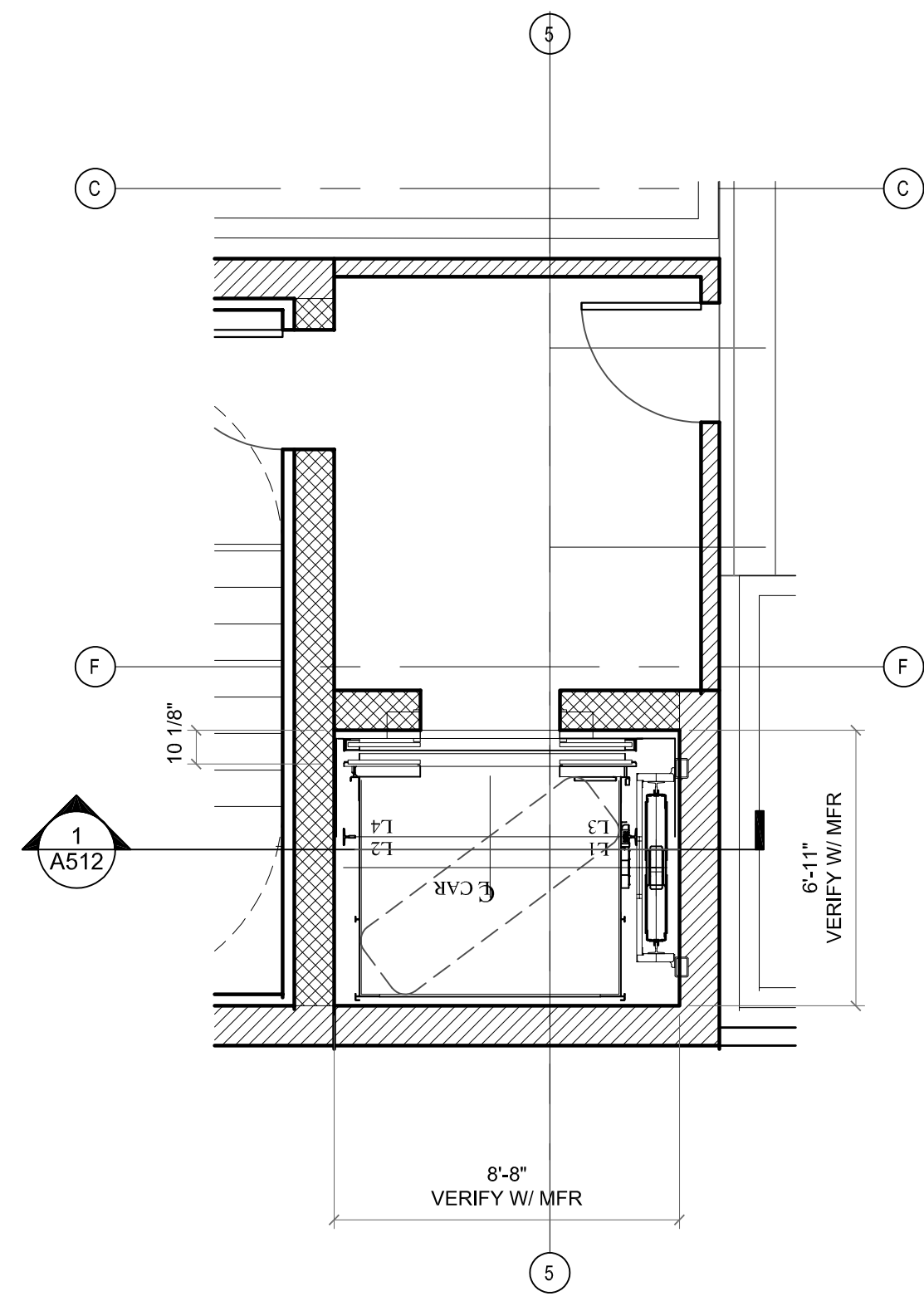
STAIR NOTES:

1. STAIRWAYS SHALL BE PRESSURIZED TO A MINIMUM OF 0.15" OF WATER COLUMN RELATIVE TO THE MAIN OCCUPIED FLOOR AREA ON EACH FLOOR AND A MAXIMUM PRESSURE THAT COMPLIES WITH DOOR OPENING FORCE REQUIREMENTS PER SBC 1010.1.3.
2. STAIRWAY PRESSURIZATION SHALL BE ACTIVATED BY A FIRE ALARM ORIGINATING ANYWHERE IN THE BUILDING.
3. STAIR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY POWER.

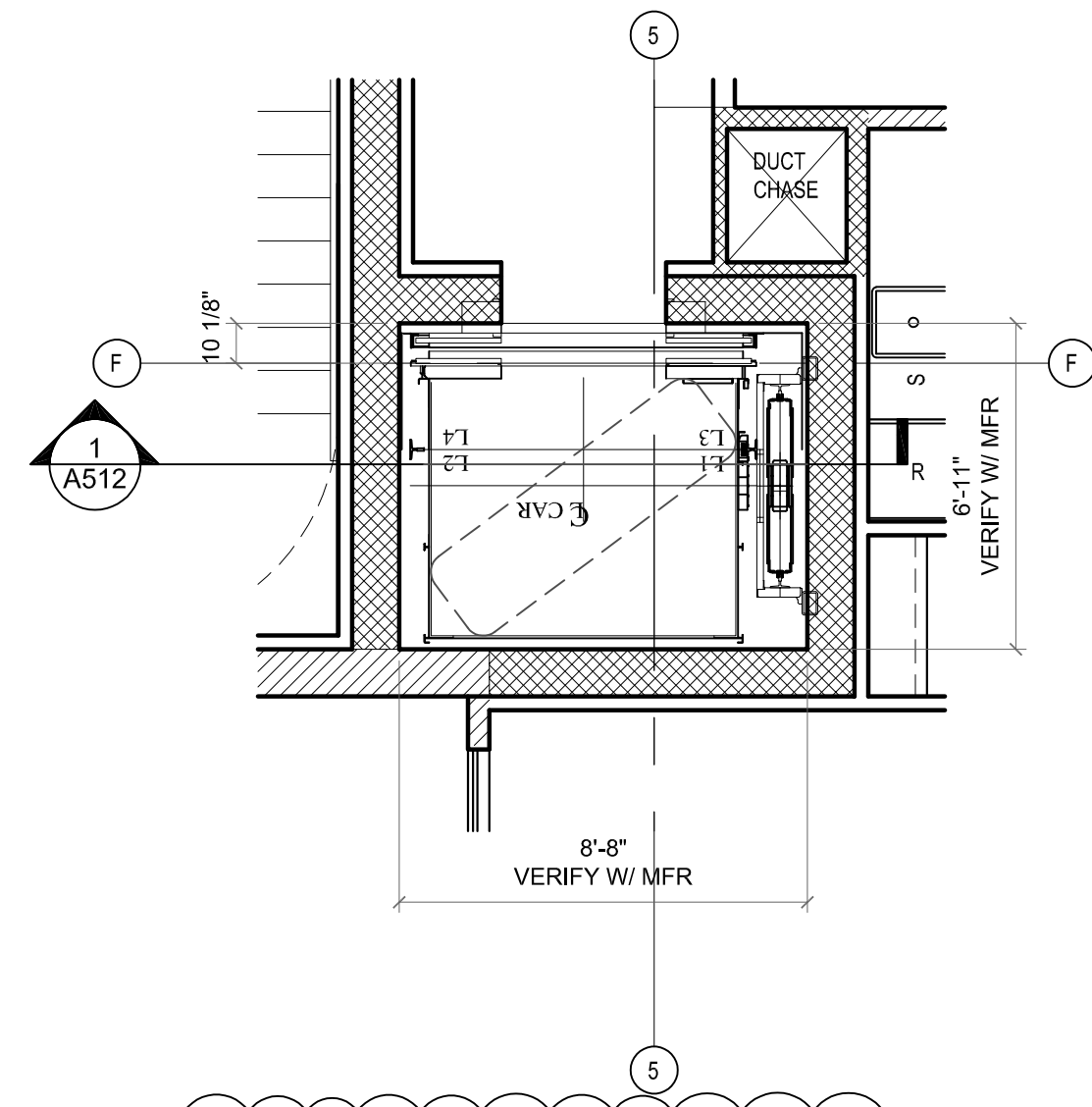


1 STAIR B SECTION
SCALE: 1/4"=1'-0"

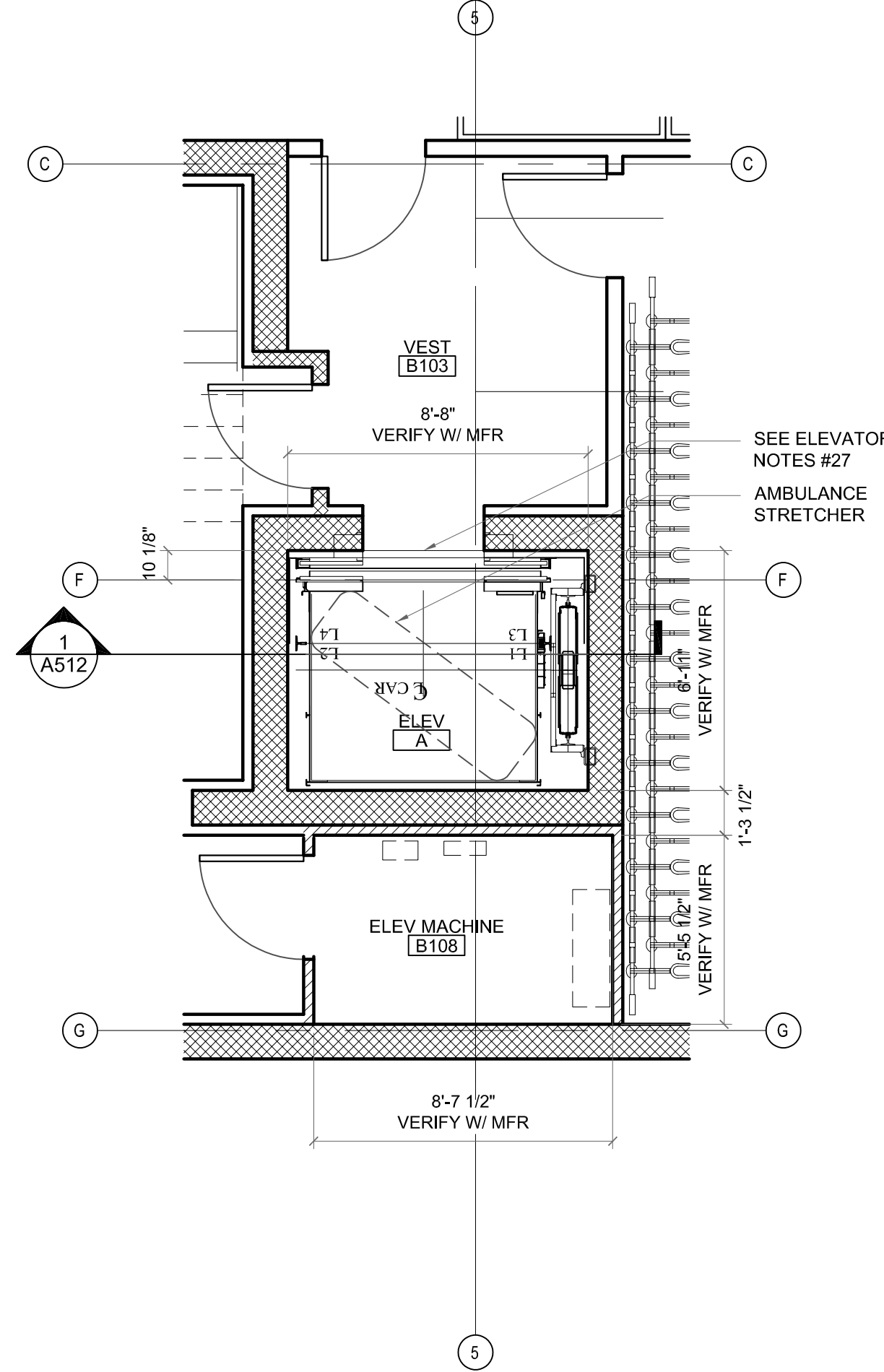
CITY STAMP	 8666 REGISTERED ARCHITECT CHAOSHUA CHANG STATE OF WASHINGTON	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104	SHEET NAME VERTICAL CIRCULATION - STAIR B												
			SHEET NUMBER A504												
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.765.3992 chcarch@gmail.com		<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>DESCRIPTION OF REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03-28-2021</td> <td>BUILDING PERMIT SET SUBMITTAL</td> </tr> <tr> <td>2</td> <td>12-23-2024</td> <td>CORRECTION #1 RESPONSE</td> </tr> <tr> <td>2</td> <td>11-12-2025</td> <td>CORRECTION #2 RESPONSE</td> </tr> </tbody> </table>	NUMBER	DATE	DESCRIPTION OF REVISIONS	1	03-28-2021	BUILDING PERMIT SET SUBMITTAL	2	12-23-2024	CORRECTION #1 RESPONSE	2	11-12-2025	CORRECTION #2 RESPONSE	
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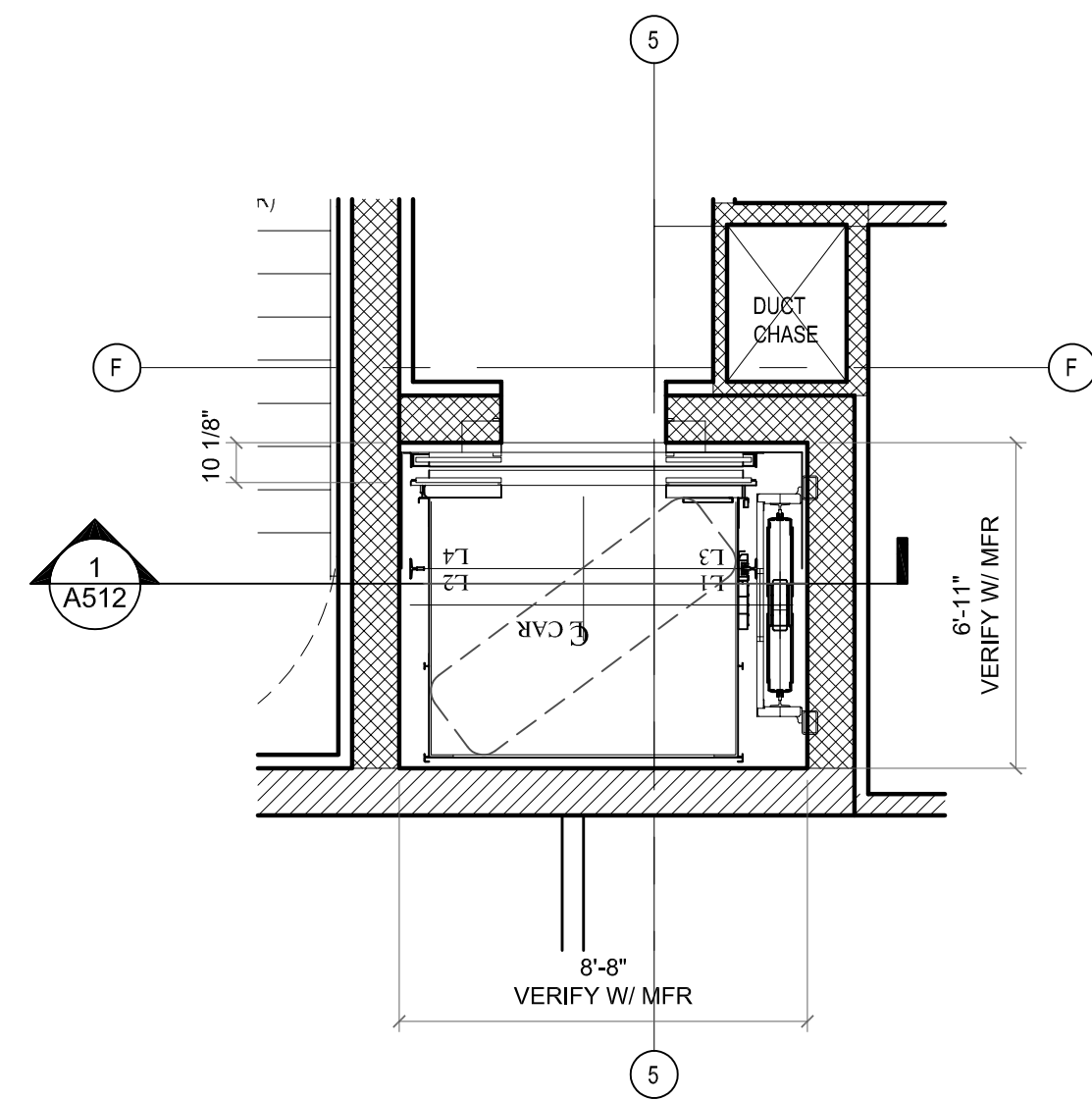
5 ELEV A PLAN - ROOF
SCALE: 1/4"=1'-0"



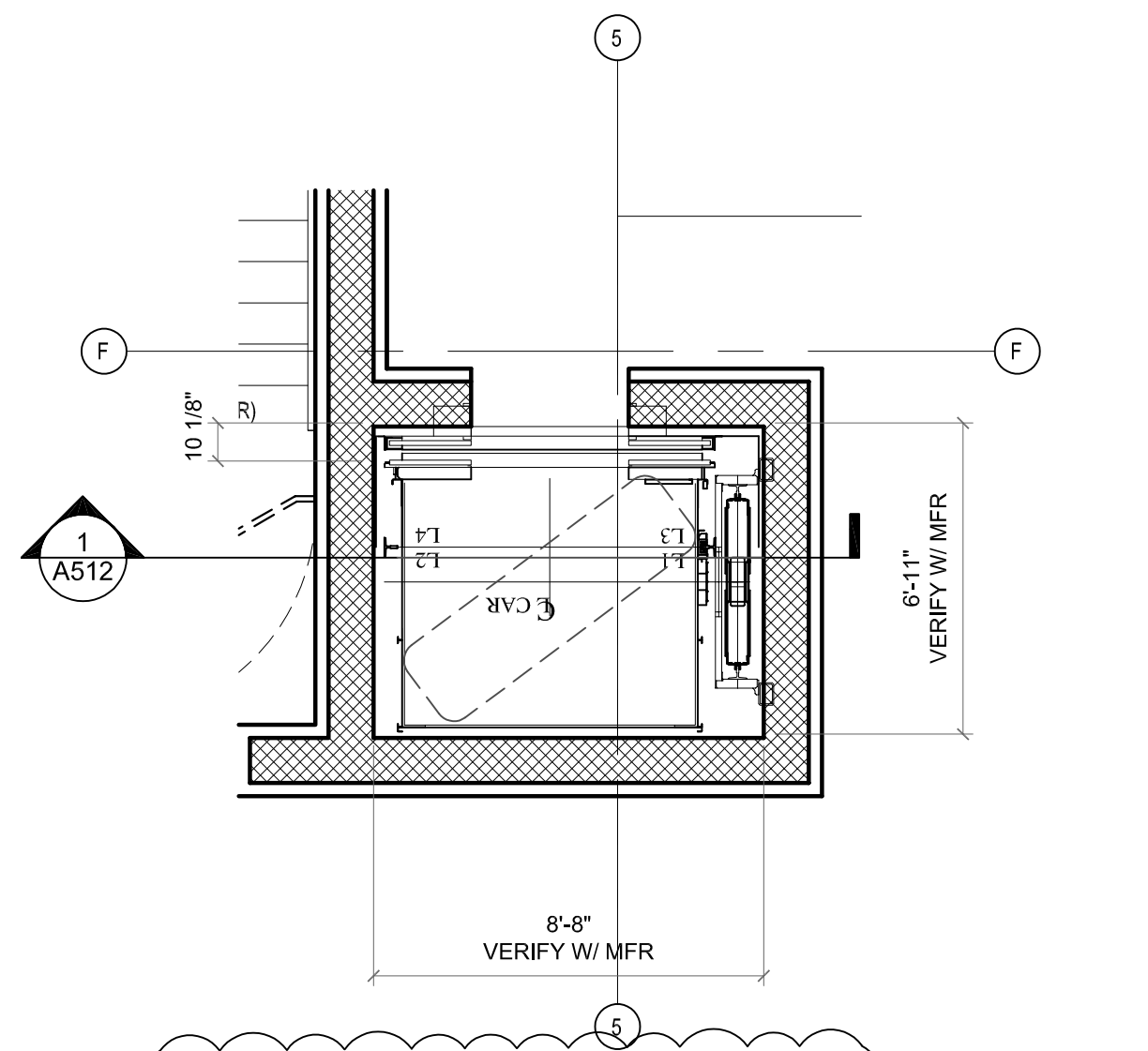
3 ELEV A PLAN - 2-6TH FLOOR
SCALE: 1/4"=1'-0"



1 ELEV A PLAN - BASEMENT
SCALE: 1/4"=1'-0"



4 ELEV A PLAN - 7-8TH FLOOR
SCALE: 1/4"=1'-0"



2 ELEV A PLAN - 1ST FLOOR
SCALE: 1/4"=1'-0"

ELEVATOR NOTES:

23. EACH CONVEYANCE REQUIRES A SEPARATE PERMIT WITH DETAILED INSTALLATION PLANS AND SHALL BE INSTALLED BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR.
24. THE ELEVATOR EMERGENCY OPERATION AND SIGNALING DEVICE WILL COMPLY WITH ASME A17.1, SECTION 2.27.
25. A LEGALLY REQUIRED STANDBY POWER SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND THE SEATTLE ELECTRICAL CODE.
27. SBC 909.21.1: ELEVATORS SHALL BE PRESSURIZED TO A MINIMUM OF 0.10" AND A MAXIMUM OF 0.25" WATER COLUMN RELATIVE TO ADJACENT OCCUPIED SPACE ON EACH FLOOR.
28. SBC 909.21.5: ELEVATOR PRESSURIZATION SYSTEMS SHALL BE ON LEGALLY REQUIRED STANDBY POWER
29. SBC 909.21.6: ELEVATOR PRESSURIZATION SHALL BE ACTIVATED BY EITHER THE BUILDING FIRE ALARM SYSTEM OR BY ELEVATOR LOBBY SMOKE DETECTORS.

ELEVATOR NOTES:

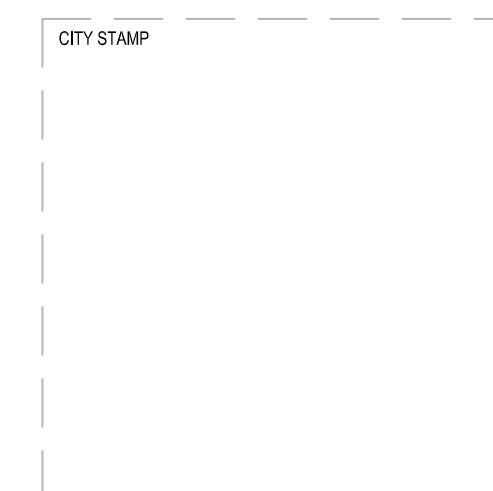
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2. SBC 3020. MAINTAIN ALL REQUIRED WORKING CLEARANCES IN MACHINE ROOM.
3. ASME RULE 2.2.2. WATERPROOF AS NECESSARY TO PREVENT ENTRY OF GROUND WATER. SUMP PUMPS MAY BE INSTALLED FOR FLOOD CONTROL BUT NOT APPROVED TO MAINTAIN A DRY PIT.
4. SBC 3023, ASME RULE 2.2.4. PROVIDE PIT LADDER.
5. ASME RULE 2.7.5.2. PROVIDE MACHINE ROOM VENTILATION
6. SBC 3016.5. PROVIDE HOISTWAY VENTILATION. PROVIDE MOTORIZED DAMPERS AS REQUIRED BY SEATTLE ENERGY CODE 1412.4.1 FOR ALL HOISTWAY VENTS. **NOT REQUIRED (ELEVATOR HOISTWAY VENTILATION IS NOT REQUIRED FOR ELEVATORS WITH LESS THAN 75 FEET (22860MM) OF RISE FROM THE LOWEST FLOOR TO THE HIGHEST CEILING OF THE STORIES SERVED BY THE ELEVATOR.)**
7. SBC 3016.3. COMPLY WITH SEISMIC REQUIREMENTS.
8. ASME RULE 2.7.4. PROVIDE 7'-0" CLEAR HEADROOM IN MACHINE ROOM.
9. SBC 3016.4. AND CHAPTER 11; ACCOMMODATE PEOPLE WITH DISABILITIES.
10. ASME SECTION 2.4 AND 3.4. PROVIDE PROPER TOP CAR RUNBYS, CLEARANCES AND REFUGE SPACE.
11. ASME RULE 2.1.1.2 AND 2.11.14. GROUT ALL MASONRY JAMBS AND HEADERS TO RETAIN FIRE RATING OF HOISTWAY. IN OTHER THAN MASONRY, PROVIDE LABELED ENTRANCE ASSEMBLIES INSTALLED AS TESTED.
12. SBC 3020. GROUT BEHIND ALL HOISTWAY PENETRATIONS FOR PIPES, FIXTURES, ETC.
13. SBC 3016.8 ELEVATOR HOISTWAYS SHALL NOT BE VENTED OR PRESSURIZED THROUGH ELEVATOR MACHINE ROOMS.

ELEVATOR MACHINE ROOM NOTES:

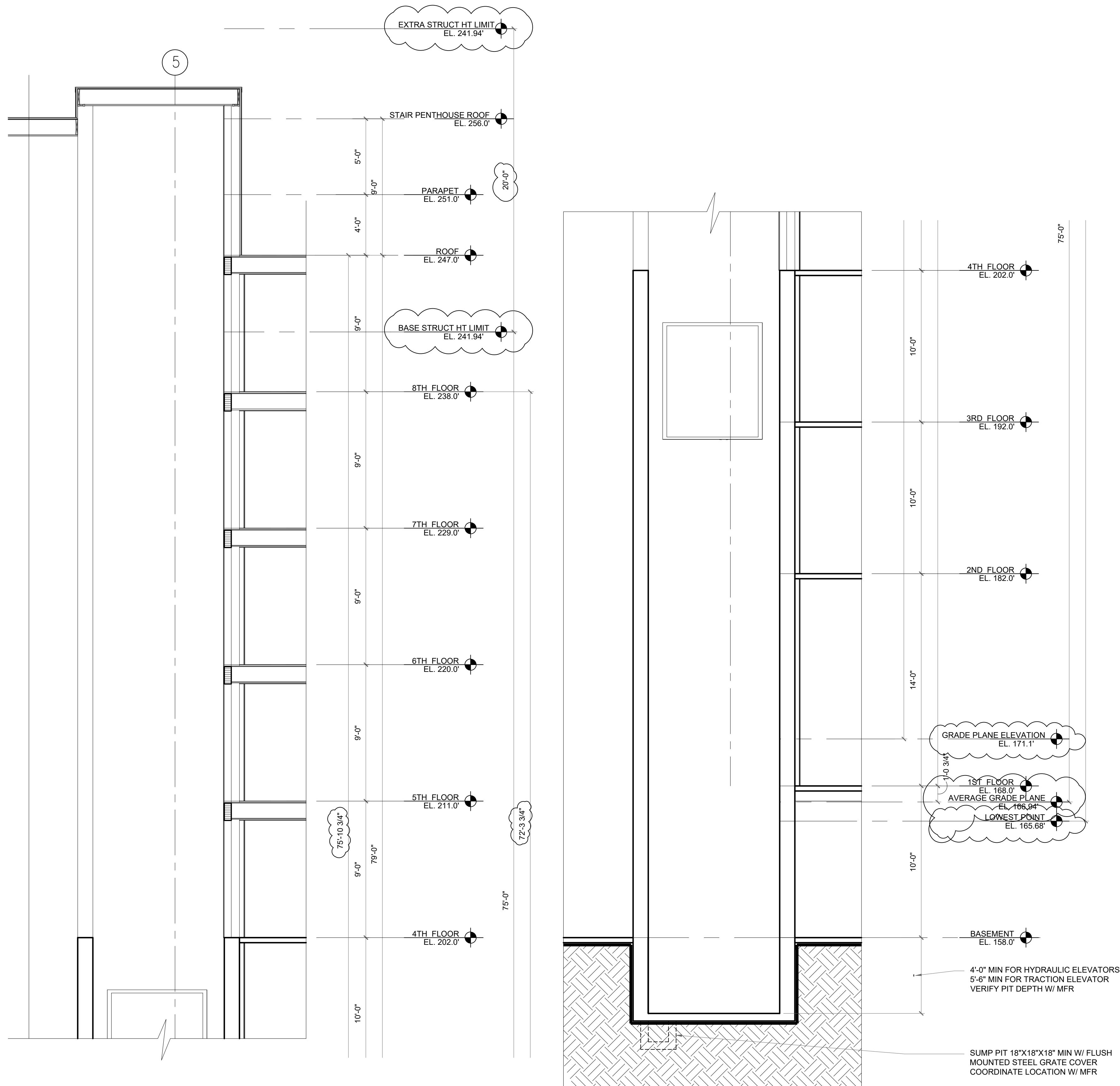
1. ELEVATOR EQUIPMENT / CONTROLLER ROOMS SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE ALL RELATED EQUIPMENT AND MAINTAIN ALL WORKING / ELECTRICAL CLEARANCES REQUIRED BY SEATTLE BUILDING CODE 3020 MINIMUM ELECTRICAL CLEARANCES: FRONT= 48 INCHES. SIDES= 18 INCHES. THE MINIMUM SPACE AT THE REAR OF CONTROLLERS WITH BACK-WIRING, TERMINALS OR OTHER ELEMENTS REQUIRING ACCESS = 36 INCHES. THE MINIMUM ALLOWABLE EQUIPMENT / CONTROLLER ROOM SIZE SHALL BE: 5'-0" X 6'-0" FOR A SINGLE ELEVATOR
2. VERIFY THE REQUIRED ROOM SIZE TO ACCOMMODATE ALL RELATED EQUIPMENT AND MAINTAIN THE WORKING / ELECTRICAL CLEARANCES.

ELEVATOR CAR:

1. 3016.15 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. IN BUILDINGS PROVIDED WITH AN ELEVATOR, AT LEAST ONE ELEVATOR SHALL PROVIDE FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS SERVED IN
2. THE STRETCHER-SIZED ELEVATOR CAR MAY ALSO SERVE AS AN ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY SECTION 1009.2.1 OF THE SEATTLE BUILDING CODE.
3. SBC 1009.4 ELEVATORS. IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. ((STANDBY)) AN EMERGENCY OR LEGALLY REQUIRED STANDBY POWER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND ((SECTION 3003)) THE SEATTLE ELECTRICAL CODE FOR THE OPERATION OF THE ELEVATOR, THE SHUNT TRIP AND LIGHTING FOR ELEVATOR CARS, CONTROL ROOMS, MACHINE ROOMS, AND MACHINERY SPACES.



1038 MIXED USE PROJECT			SHEET NAME
1040 SOUTH KING STREET SEATTLE WA 98104			VERTICAL CIRCULATION - ELEVATOR A
NUMBER	DATE	DESCRIPTION OF REVISIONS	SHEET NUMBER
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL	A511
2	12-23-2024	CORRECTION #1 RESPONSE	
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1 ELEVATOR A SECTION
SCALE: 1/4"=1'-0"

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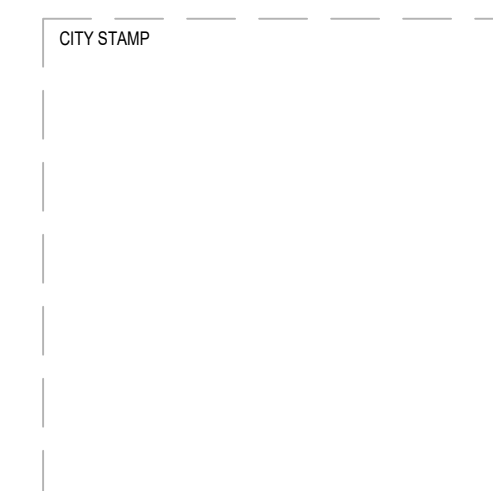
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2. SBC 3020. MAINTAIN ALL REQUIRED WORKING CLEARANCES IN MACHINE ROOM.
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13. SBC 3016.8 ELEVATOR HOISTWAYS SHALL NOT BE VENTED OR PRESSURIZED THROUGH ELEVATOR MACHINE ROOMS.
14. ASME RULES 2.1.1.2 AND 2.14.1.8 GLASS USED IN OR ON ELEVATOR HOISTWAYS AND CARS MUST BE LAMINATED AND MEET THE REQUIREMENTS OF ASME Z97.1
15. SBC 106 PROVIDE CALCULATIONS AND DRAWINGS TO SDCI FOR APPROVAL OF THE STRESSES AS NOTED IN THE APPLICABLE RULES OF ASME SECTION 2.9.
16. ASME SECTION 2.6. PROVIDE CALCULATIONS TO SDCI FOR APPROVAL OF THE ABILITY OF THE PIT FLOOR AND STRUCTURE TO WITHSTAND THE ELEVATOR BUFFER ENGAGEMENT REACTIONS.
17. ASME 2.27.1. PROVIDE MEANS OF TWO-WAY CONVERSATION BETWEEN EACH ELEVATOR AND A READILY ACCESSIBLE POINT (MAIN ELEVATOR LOBBY) OUTSIDE THE HOISTWAY.
18. ASME 2.27.1.1.2 THIS STRUCTURE IS CONSIDERED AS UNATTENDED, AND AN ADDITIONAL EMERGENCY SIGNALING DEVICES SHALL BE PROVIDED (PHONE TO ANSWERING SERVICE).
19. ASME 2.27.1.1.5 PROVIDE AN EMERGENCY POWER SUPPLY FOR THE DEVICES REQUIRED BY 2.27.1 THE SUPPLY SHALL BE CAPABLE OF OPERATING THE AUDIBLE DEVICE FOR AT LEAST ONE HOUR AND THE MEANS OF A TWO-WAY CONVERSATION FOR AT LEAST FOUR HOURS.
20. SBC 3016.12. INSTALL APPROVED KEY RETAINER BOX, KEYED TO THE SECURE CITY KEY.
21. SBC 3016.13 KEYS REQUIRED FOR THE OPERATION OF ELEVATOR, FIRE EMERGENCY SERVICE, THE MACHINE ROOM AND THE MECHANICAL HOISTWAY ACCESS KEY SHALL BE TAGGED AND KEPT IN THE KEY BOX.
22. COMPLY WITH APPLICABLE CODES. ALL APPLICABLE ASME CODES, SEATTLE BUILDING CODES, SEATTLE ELECTRICAL CODES AND ELEVATOR CODES ADOPTED BY REFERENCE APPLY.



CHC ARCHITECTS
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(M) 425.785.3992 chcarhc@gmail.com

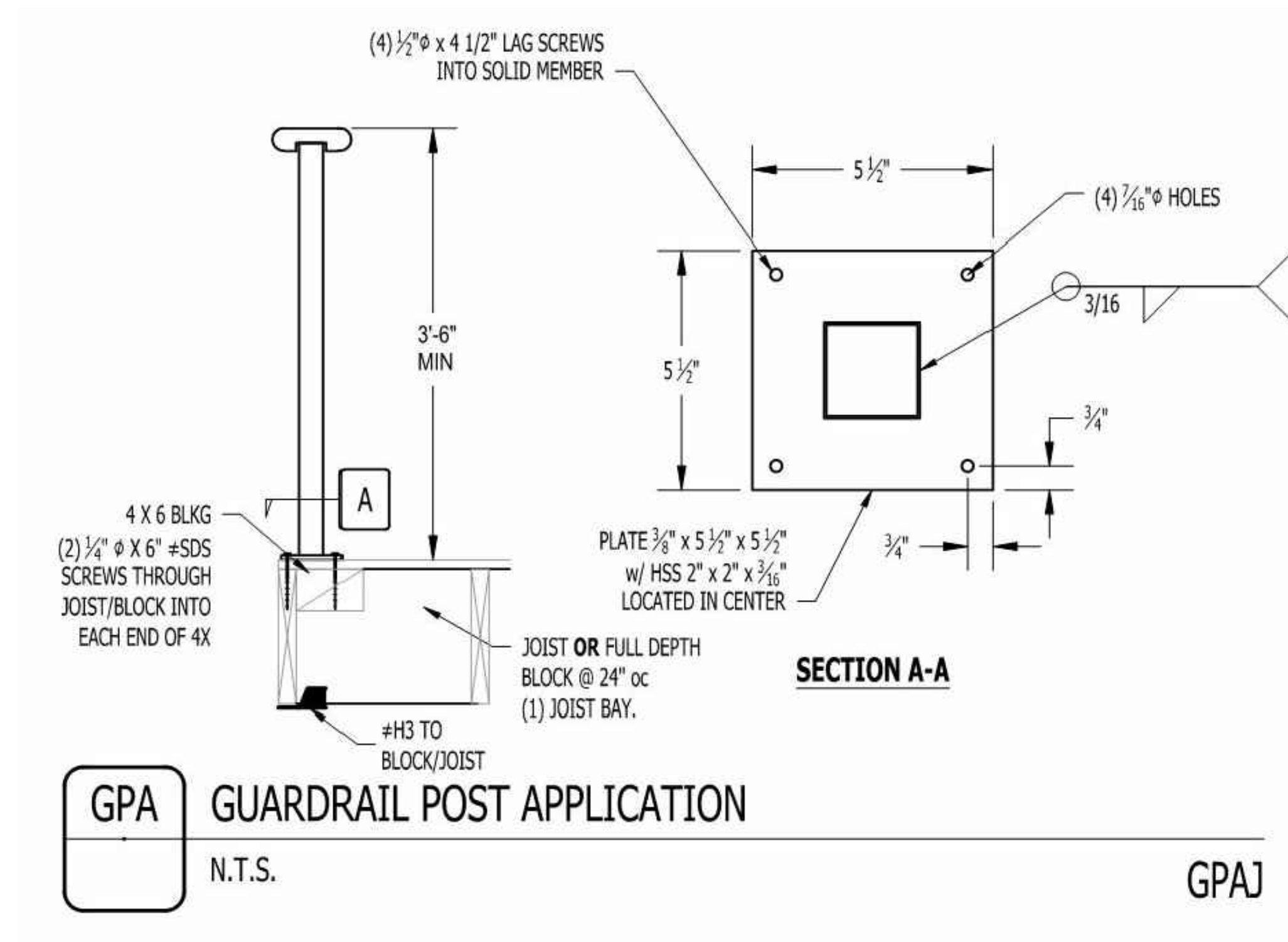
8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON

1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

SHEET NAME
VERTICAL CIRCULATION - ELEVATOR A

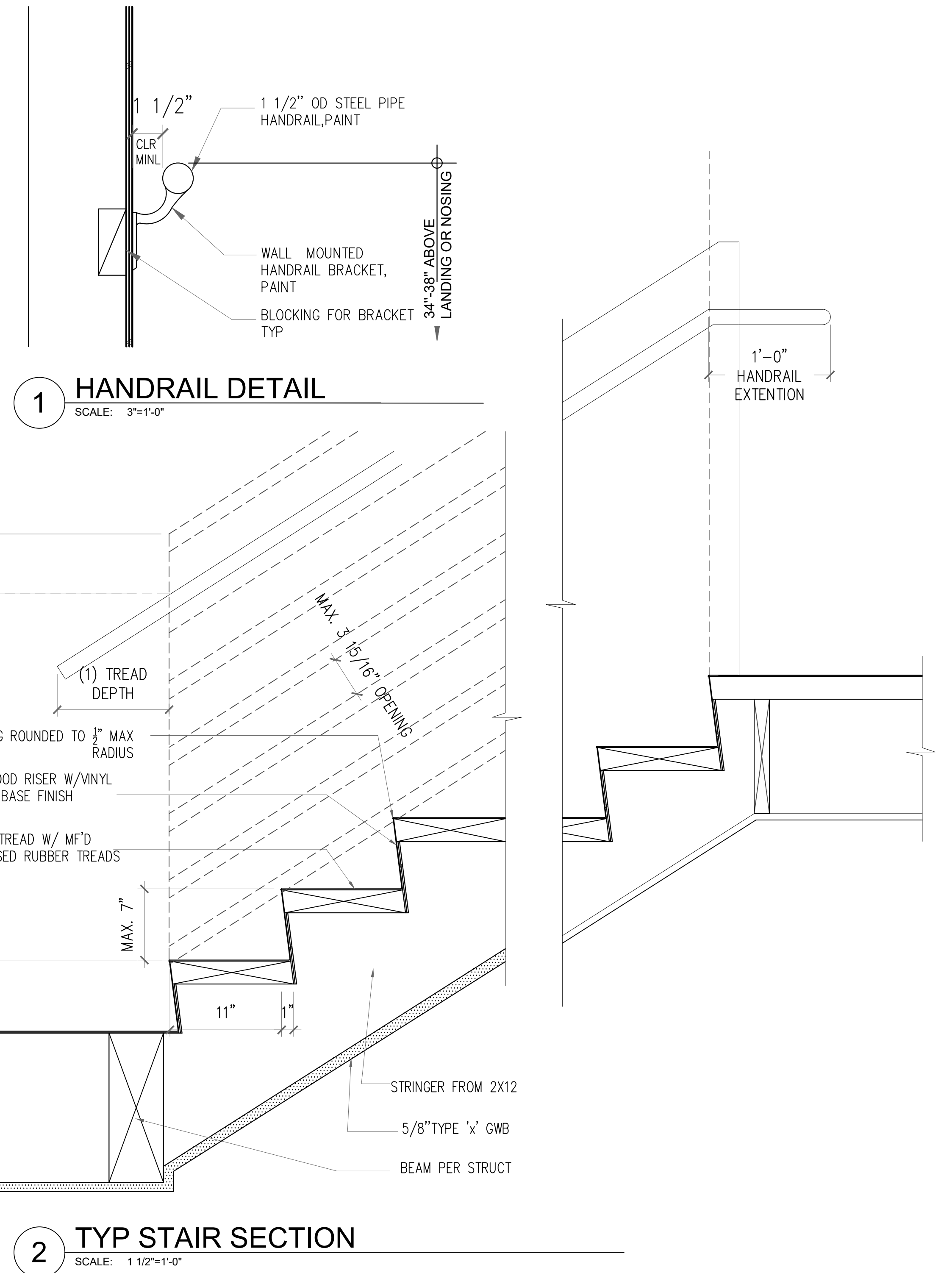
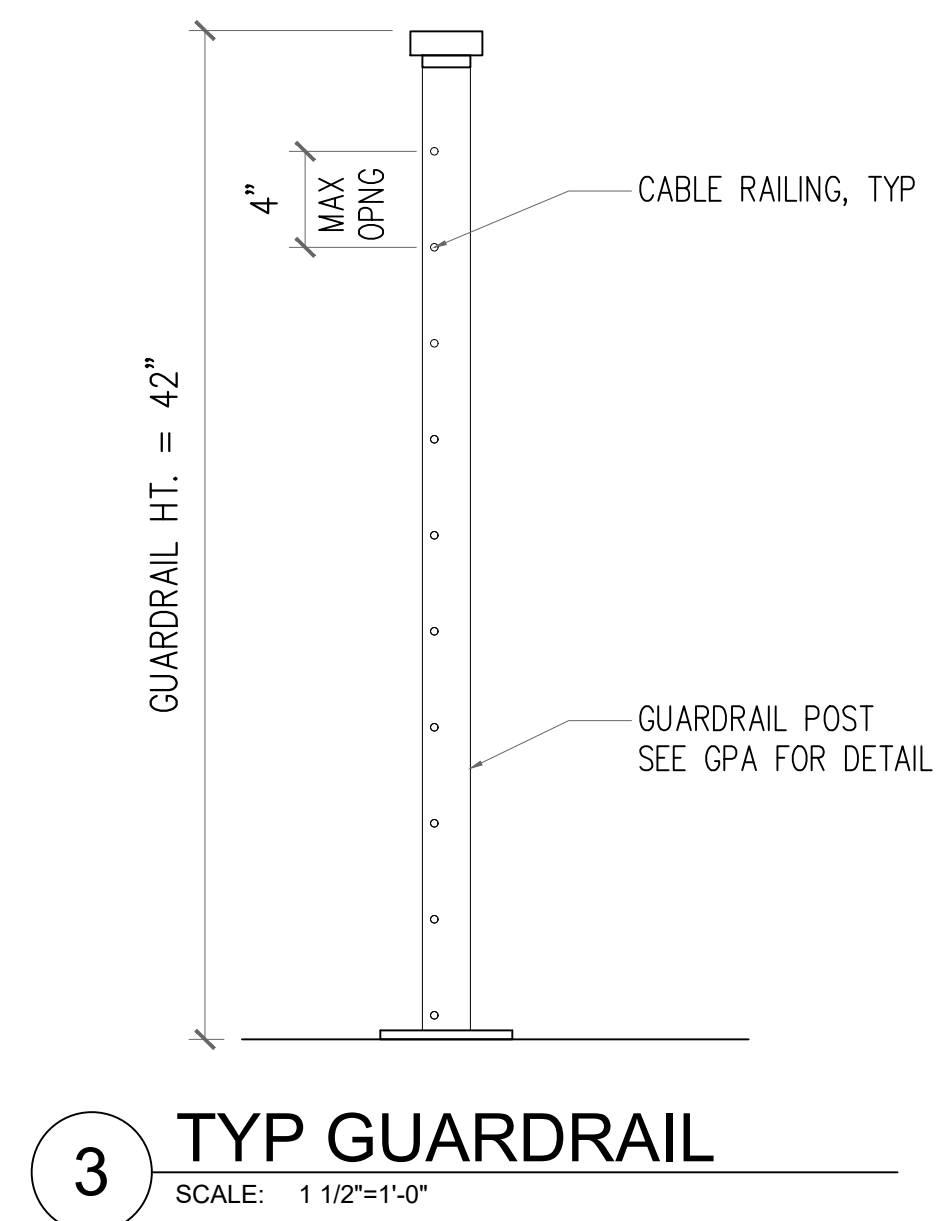
NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
1	12-23-2024	CORRECTION #1 RESPONSE
2	11-12-2025	CORRECTION #2 RESPONSE

SHEET NUMBER
A512

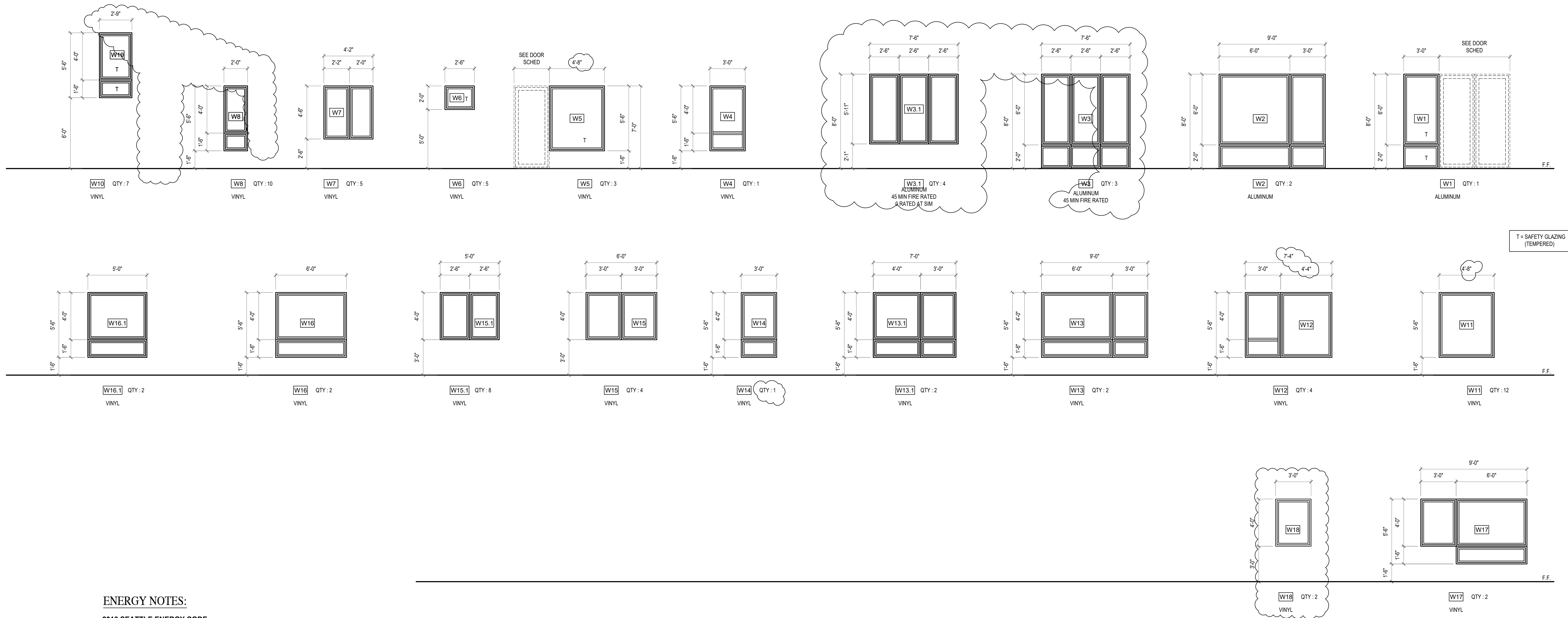


GPA GUARDRAIL POST APPLICATION
N.T.S.

GPAJ



CITY STAMP	 CHC ARCHITECTS CHAOSHUA CHANG STATE OF WASHINGTON 8666 REGISTERED ARCHITECT 13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.765.3992 chcarch@gmail.com	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104	SHEET NAME VERTICAL CIRCULATION - STAIR DETAILS										
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T = SAFETY GLAZING (TEMPERED)

ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

- CEILING R-49
- STEEL FRAMED WALL R-19 + R-8.5 CI
- WOOD FRAMED WALL R-25 INT
- MASS WALL EXTERIOR: R-16 CI
INTERIOR: R-13 + R-6 CI WOOD STUD
R-13 + R-10 CI METAL STUD
- FLOOR MASS: R-30 CI
STEEL FRAME: R-38 + R-10 CI
WOOD FRAME: R-38R-38
- BELOW GRADE WALL EXTERIOR: R-10 CI
INTERIOR: R-19 WOOD STUD
R-13 + R-6 CI METAL STUD
- SLAB R-10, 2"
- OPAQUE DOORS SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

FENESTRATION	FIXED U=0.26, OPERABLE: U-0.28	
	ORIENTATION	SEW SEW
• FENESTRATION U-FACTOR	PF<0.2	0.38 0.38
• SHGC FOR ALL VERT FENESTRATION	0.2≤PF<0.5	0.46 0.46
	PF≥0.5	0.61 0.61

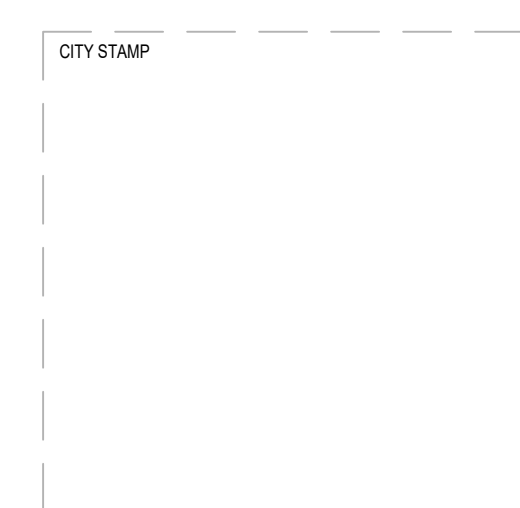
- SKYLIGHTS U=0.45, SHGC: U-0.32
- ENTRANCE DOORS U=0.60

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AAMA/CSSA 1011.5 2/0440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

- FENESTRATION U-FACTOR FIXED U=0.26, OPERABLE: U-0.28

EGRESS WINDOW
5.7 SF MIN NET CLR OPENING MIN NET
CLEAR 24" HEIGHT AND 20" WIDTH
SILL HEIGHT: 44" OR LESS A.F.F.

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



8666 REGISTERED ARCHITECT
CHC ARCHITECTS
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STATE OF WASHINGTON

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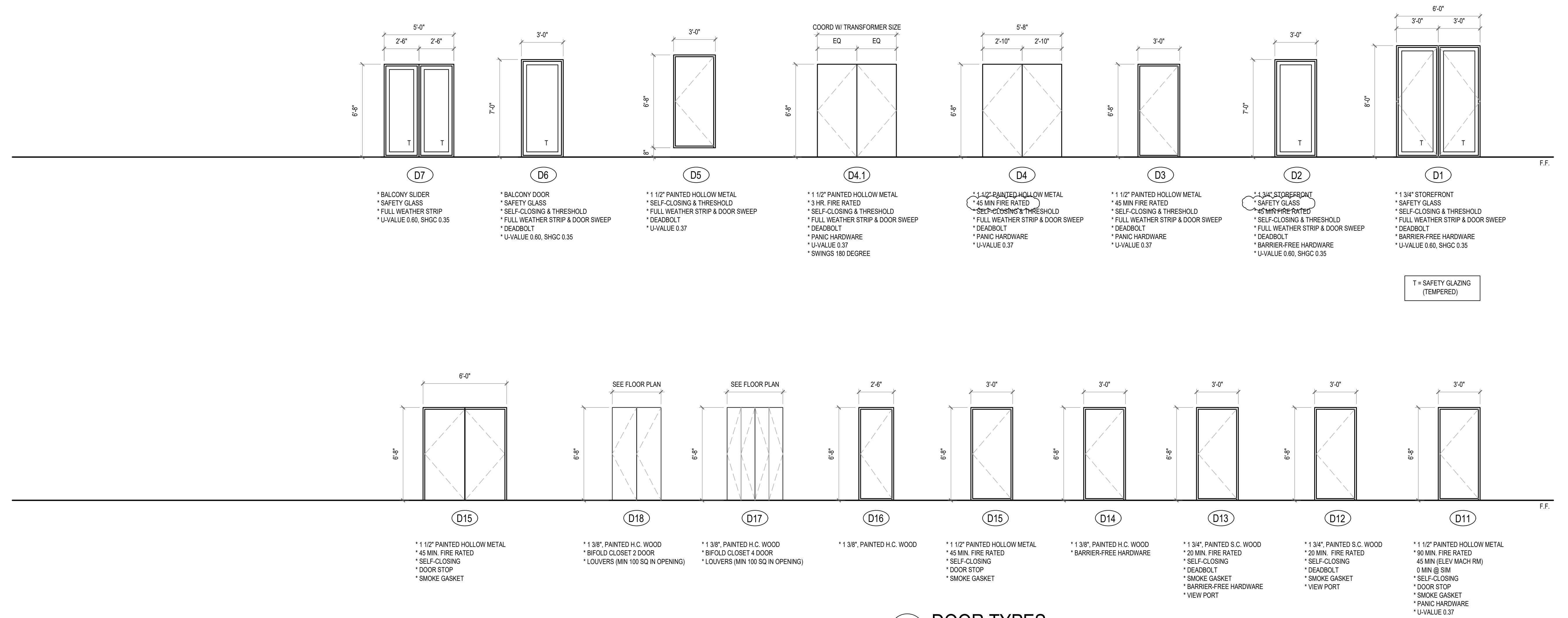
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2	12-23-2024	CORRECTION #1 RESPONSE
2	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME

SHEET NUMBER

A801



ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

• CEILING	R-49
• STEEL FRAMED WALL	R-19 + R-8.5 CI
• WOOD FRAMED WALL	R-25 INT
• MASS WALL	EXTERIOR: R-16 CI
	INTERIOR: R-13 + R-6 CI WOOD STUD
	R-13 + R-10 CI METAL STUD
• FLOOR	MASS: R-30 CI
	STEEL FRAME: R-38 + R-10 CI
	WOOD FRAME: R-38R-38
• BELOW GRADE WALL	EXTERIOR: R-10 CI
	INTERIOR: R-19 WOOD STUD
	R-13 + R-6 CI METAL STUD
• SLAB	R-10, 2"
• OPAQUE DOORS	R-13 + R-6 CI METAL STUD
	SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U=0.28
• SHGC FOR ALL VERT FENESTRATION	ORIENTATION SEW SEW
	PF<0.2 0.38 0.38
	0.2≤PF<0.5 0.46 0.46
	PF≥0.5 0.61 0.61

• SKYLIGHTS	U=0.45, SHGC: U=0.32
• ENTRANCE DOORS	U=0.60

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AMCA/CSA 1011.S.24440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U=0.28
-------------------------	--------------------------------

EGRESS WINDOW
5.7 SF MIN NET CLR OPENING MIN NET CLEAR 24" HEIGHT AND 20" WIDTH SILL HEIGHT: 44" OR LESS A.F.F.



CHC ARCHITECTS
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
(M) 425.785.3992 chcarc@gmail.com

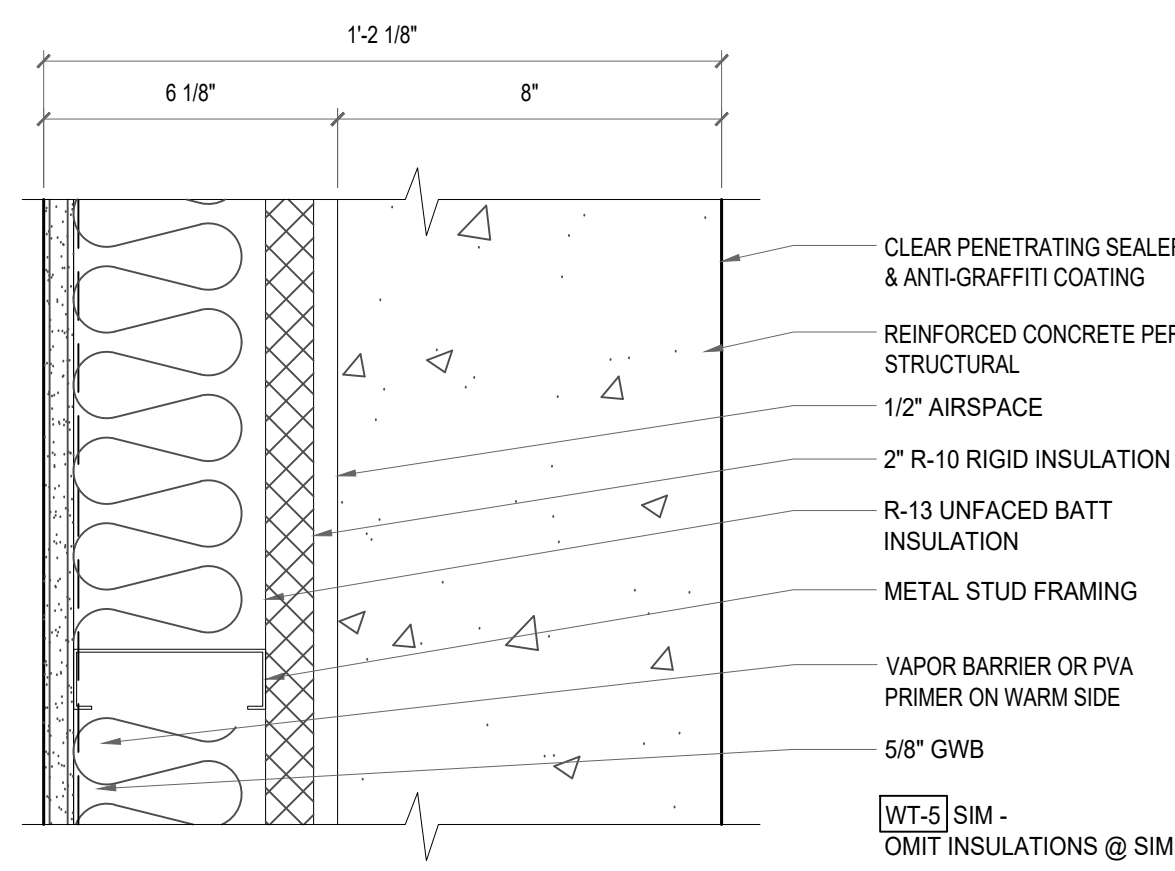
8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON

1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
1	12-23-2024	CORRECTION #1 RESPONSE
2	11-12-2025	CORRECTION #2 RESPONSE

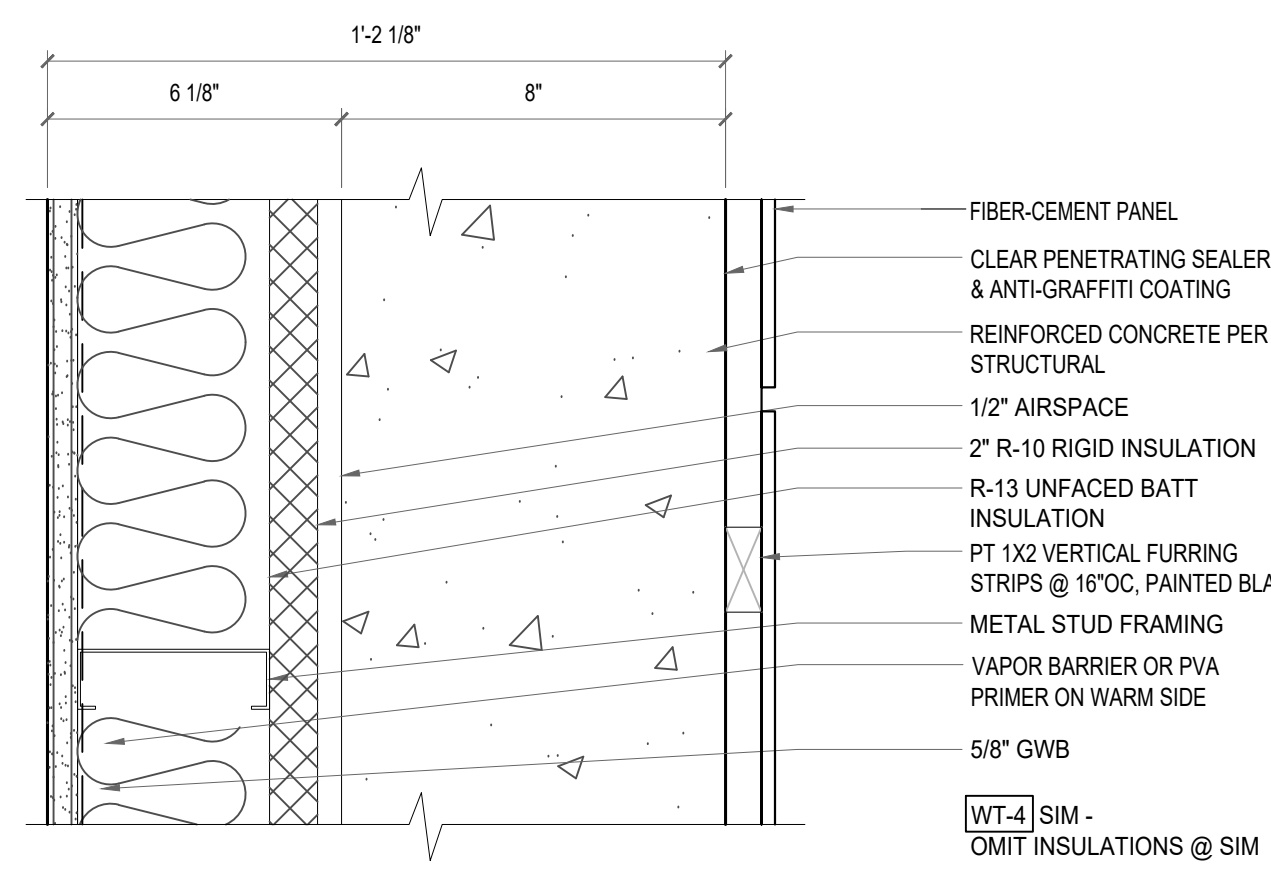
SHEET NAME
DOOR & WINDOW TYPES

SHEET NUMBER
A802



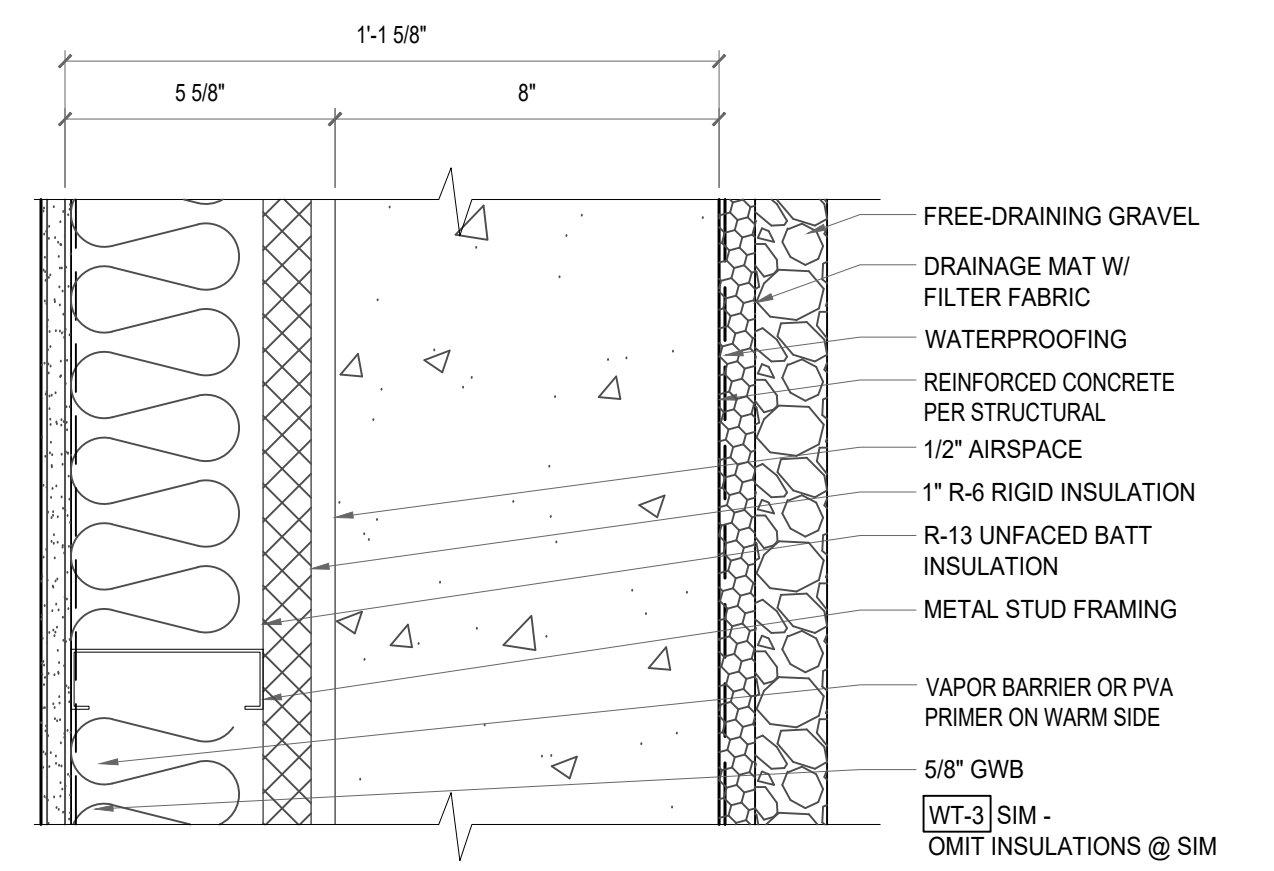
EXTERIOR

WT 5 1-3 HR RATED PER SEC 721.1(2) 4
 SCALE: 3/8"=1'-0"



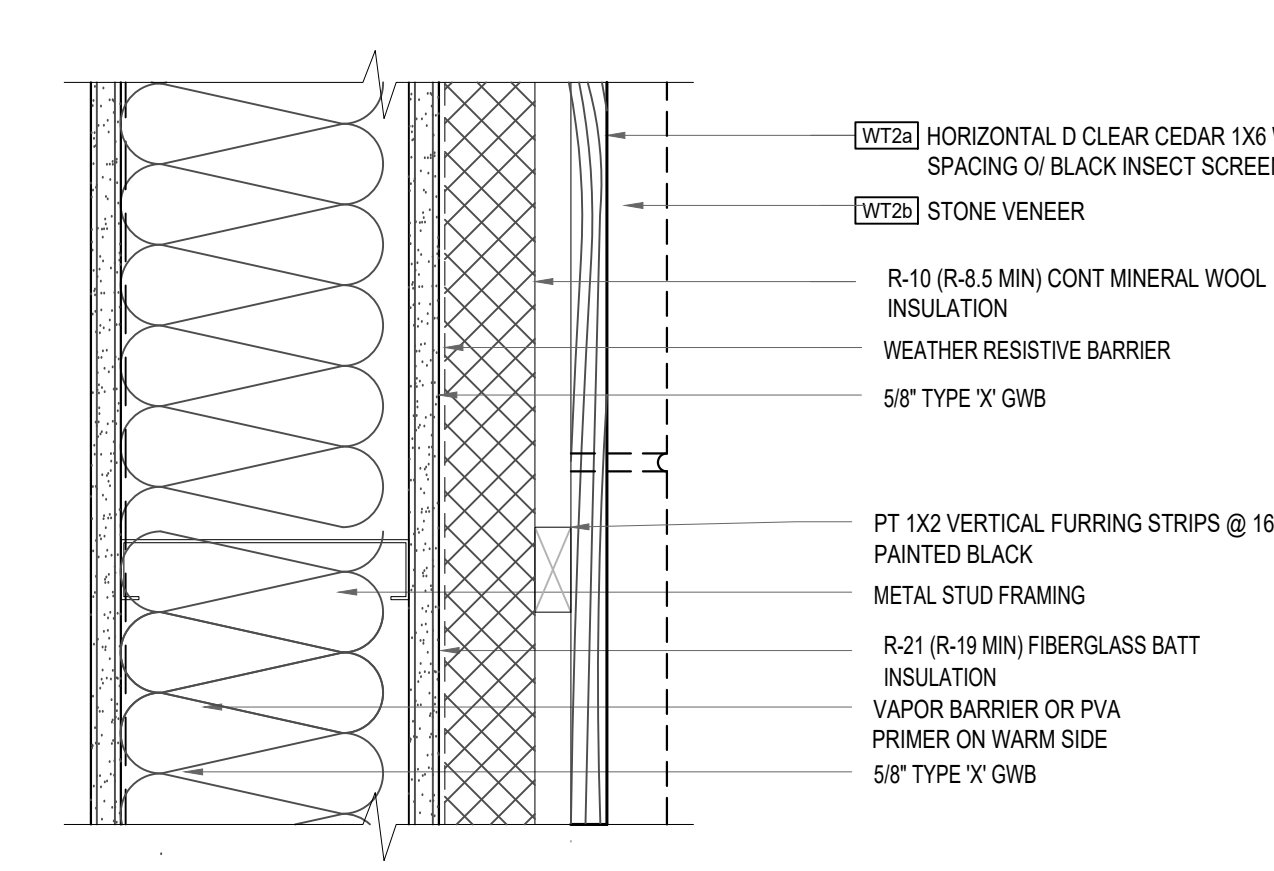
EXTERIOR

WT 4 1-3 HR RATED PER SEC 721.1(2) 4
 SCALE: 3/8"=1'-0"



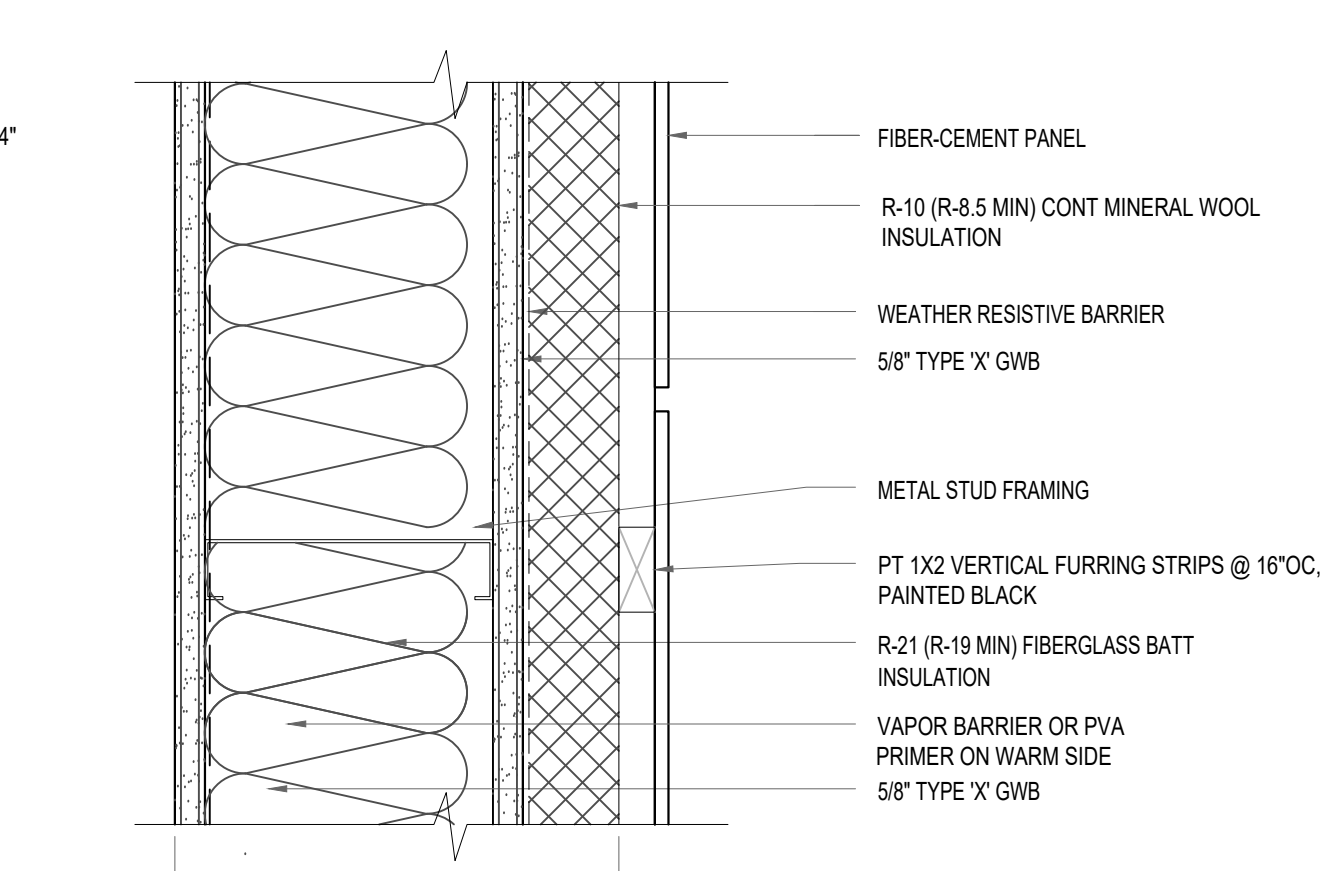
EXTERIOR

WT 3 1-3 HR RATED PER SEC 721.1(2) 4
 SCALE: 3/8"=1'-0"



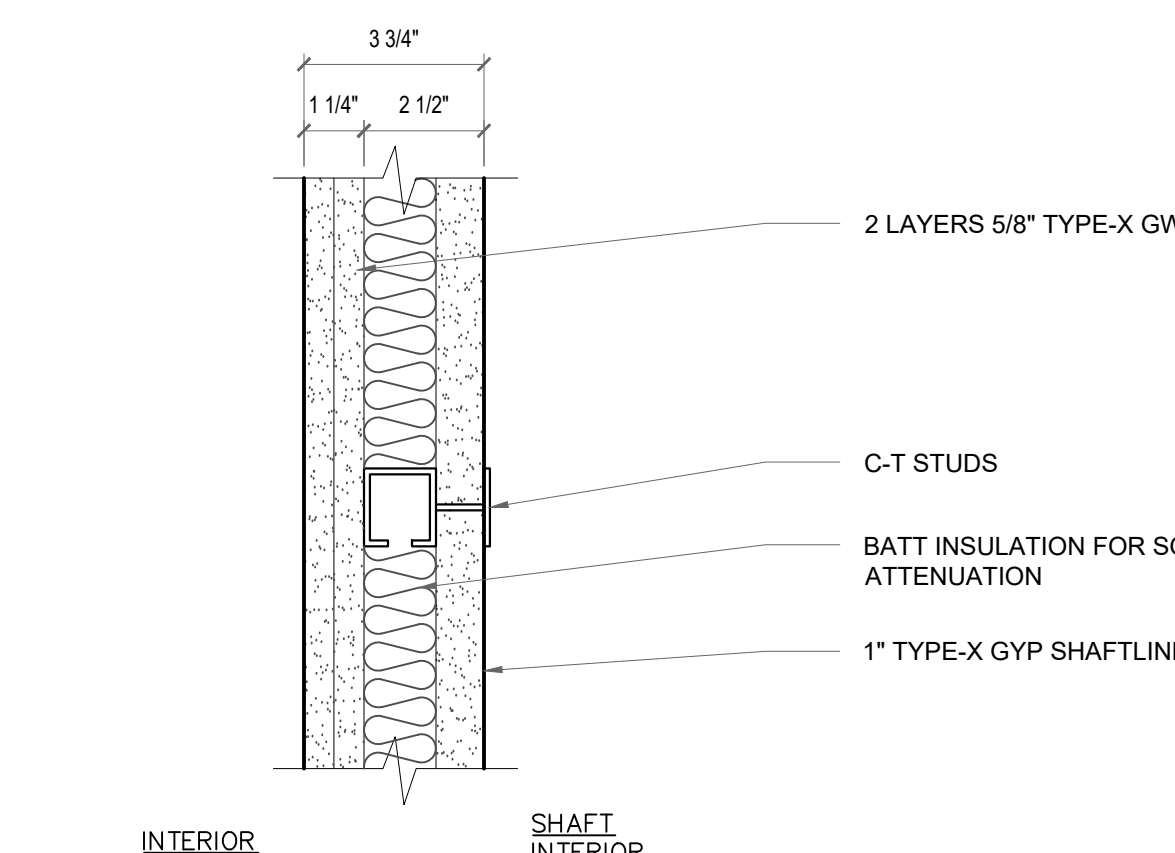
1-HR RATED ASSEMBLY PER WP 1070

WT 2 1-HR RATED ASSEMBLY PER WP 1070
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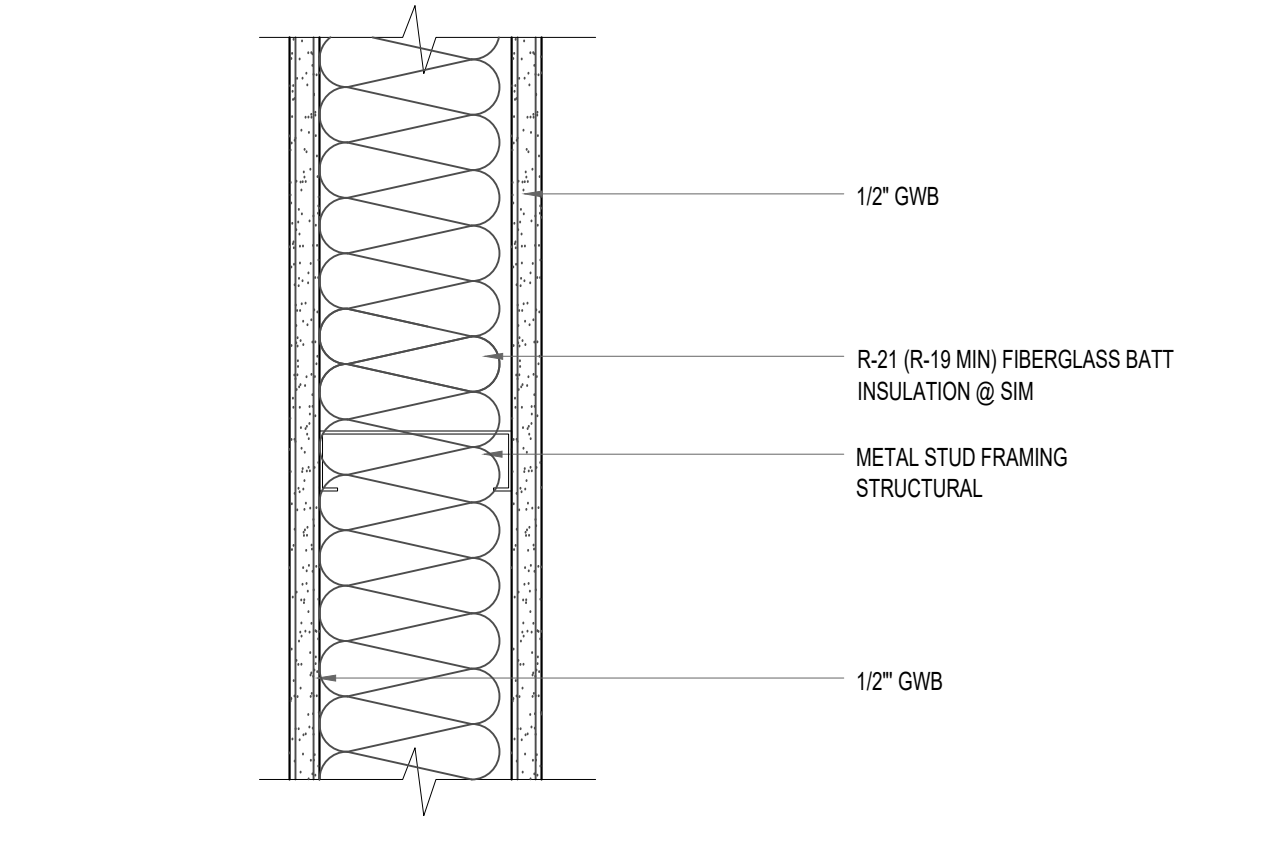


1-HR RATED ASSEMBLY PER WP 1070

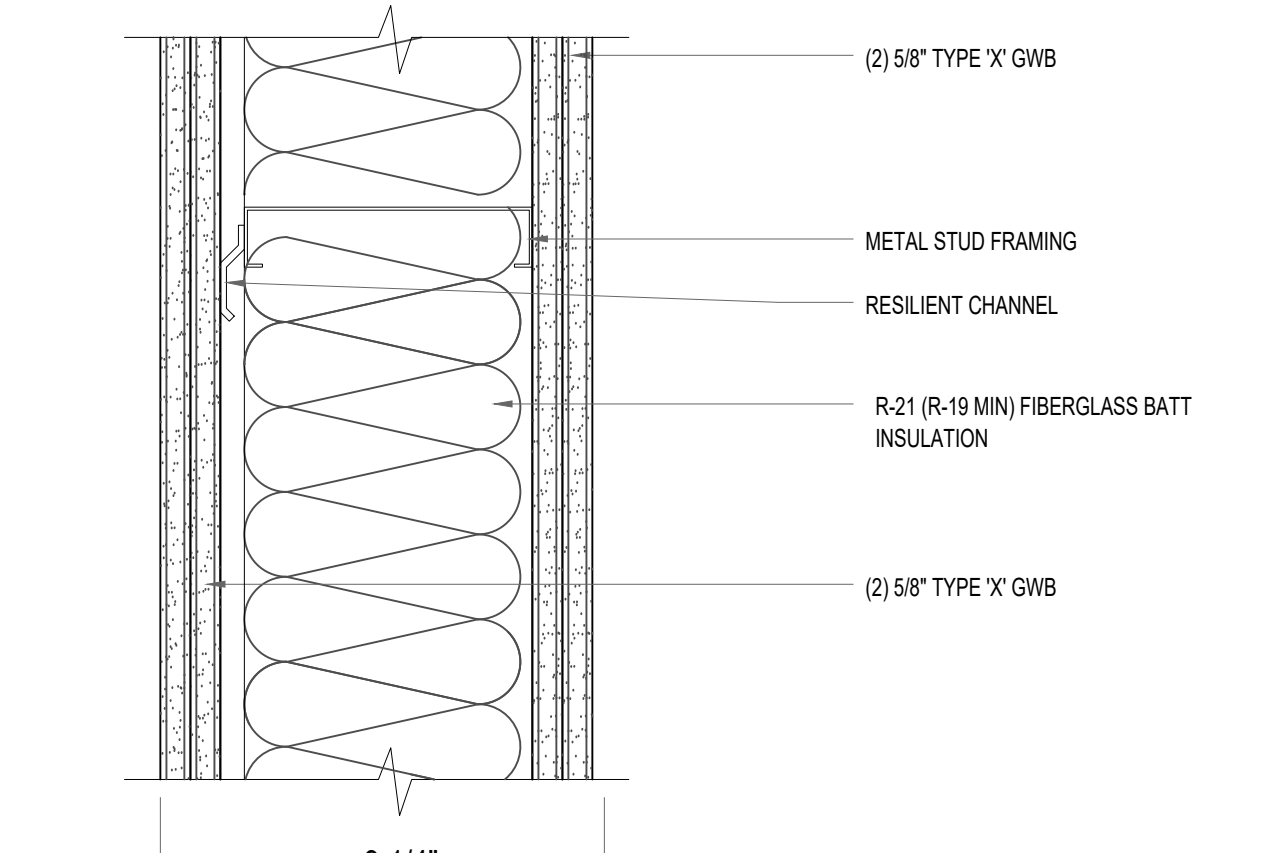
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 SCALE: 3/8"=1'-0"



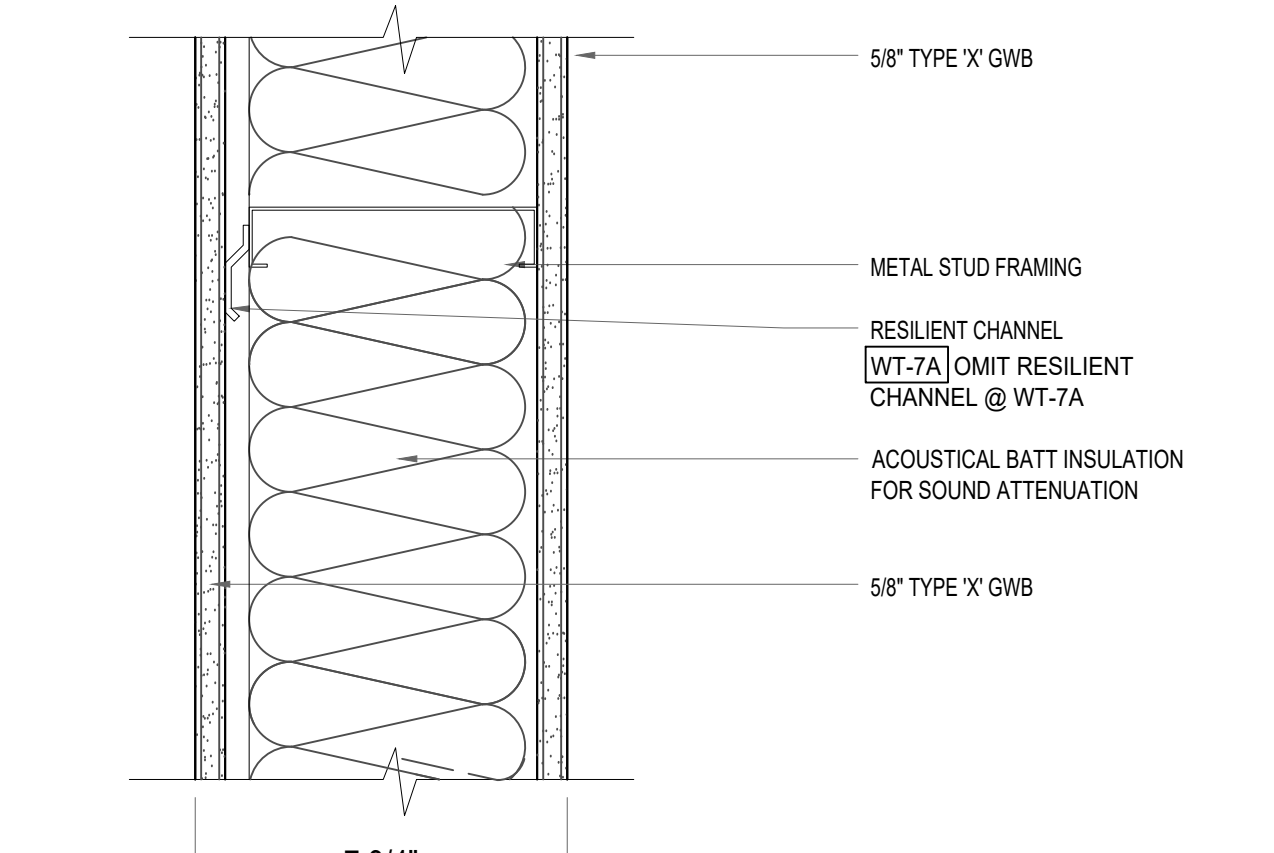
WT 10 2-HR RATED ASSEMBLY PER UL-U415
 SCALE: 3/8"=1'-0"



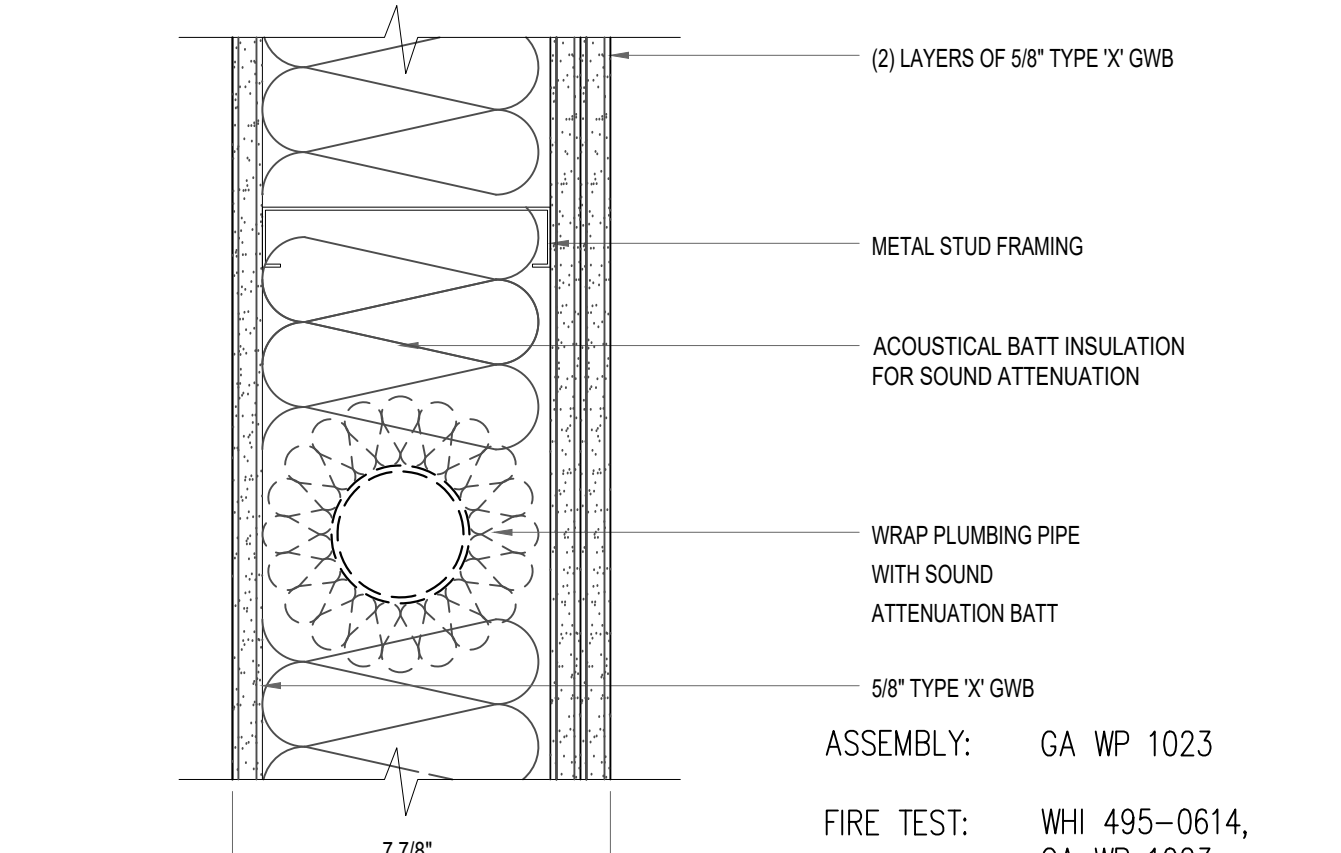
WT 9
 SCALE: 3/8"=1'-0"



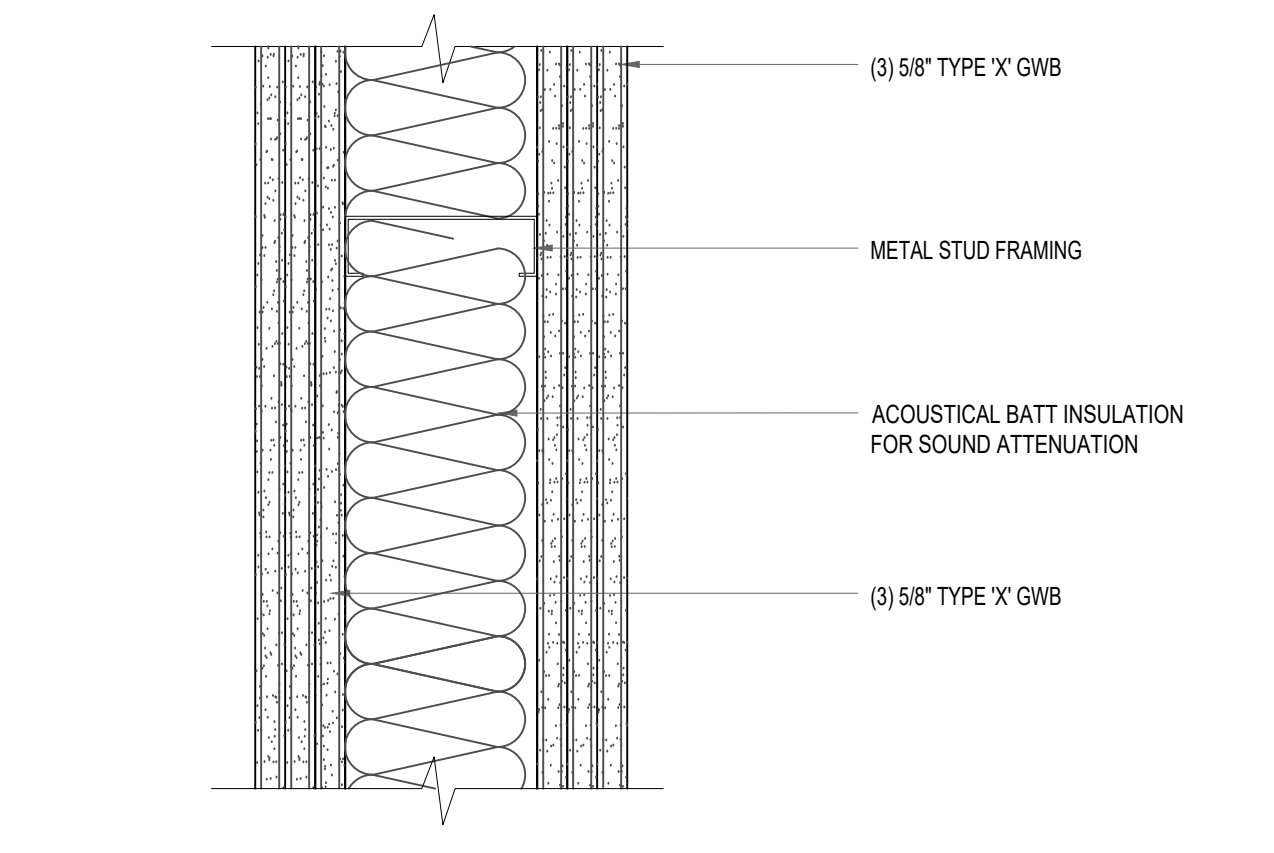
WT 8 2-HR RATED ASSEMBLY PER UL-U419
 SCALE: 3/8"=1'-0"



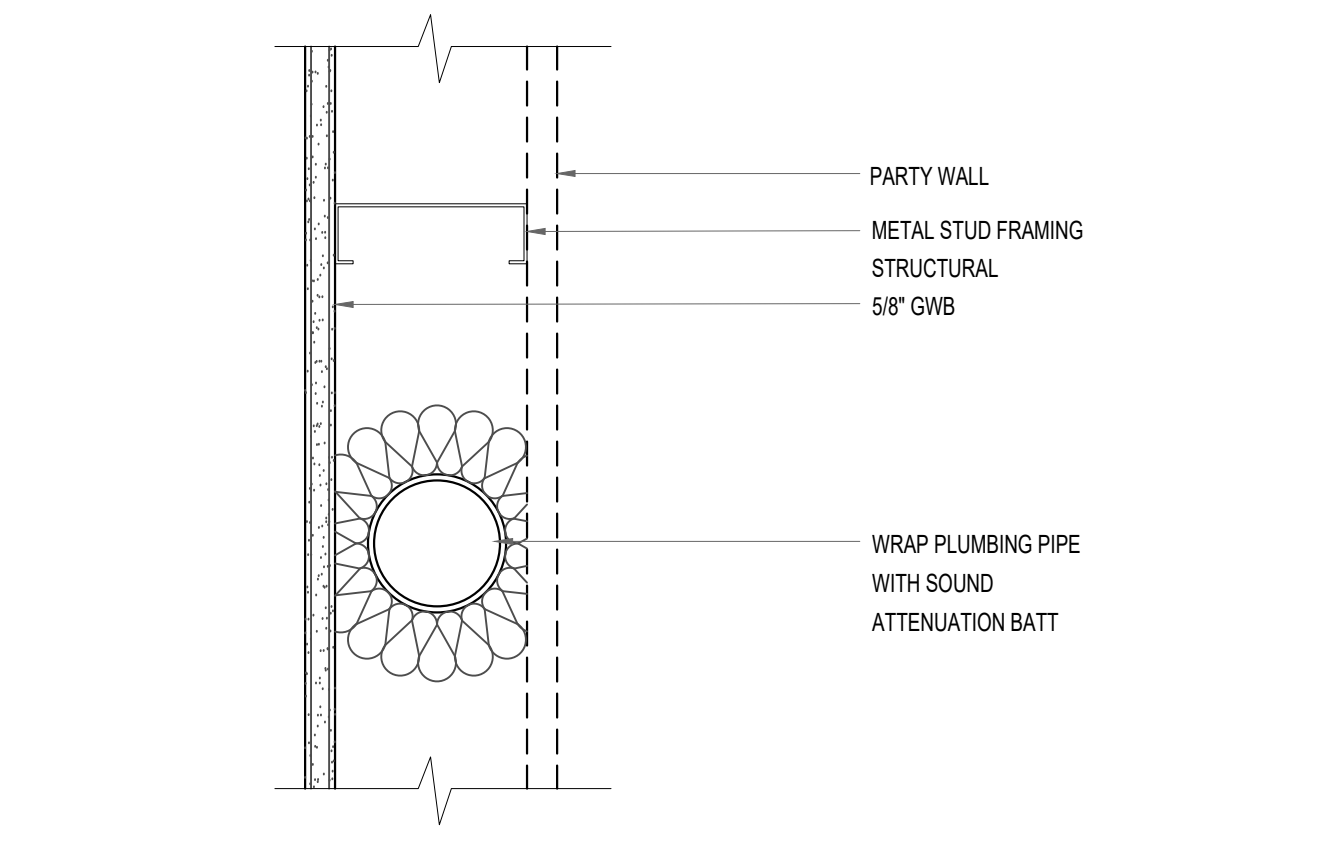
WT 7 1-HR RATED ASSEMBLY PER UL-U419
 SCALE: 3/8"=1'-0"



WT 6 PARTY WALL W/ PLUMBING
 SCALE: 3/8"=1'-0" STC: 50-54 1 HR



WT 12 3-HR RATED ASSEMBLY PER WP-2750
 SCALE: 3/8"=1'-0"



WT 11 W/ PLUMBING
 SCALE: 3/8"=1'-0"

ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

• CEILING	R-49
• STEEL FRAMED WALL	R-19 + R-8.5 CI
• WOOD FRAMED WALL	R-25 INT
• MASS WALL	EXTERIOR: R-16 CI INTERIOR: R-13 + R-6 CI WOOD STUD R-13 + R-10 CI METAL STUD
• FLOOR	MASS: R-30 CI STEEL FRAME: R-38 + R-10 CI WOOD FRAME: R-38R-38
• BELOW GRADE WALL	EXTERIOR: R-10 CI INTERIOR: R-19 WOOD STUD R-13 + R-6 CI METAL STUD
• SLAB	R-10, 2"
• OPAQUE DOORS	SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
• SHGC FOR ALL VERT FENESTRATION	ORIENTATION SEW SEW
	PF<0.2 0.38 0.38
	0.2<PF<0.5 0.46 0.46
	PF>0.5 0.61 0.61

• SKYLIGHTS	U=0.45, SHGC: U-0.32
• ENTRANCE DOORS	U=0.60

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AAMA/CSA 1011.5 2/A440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
-------------------------	--------------------------------

GENERAL NOTES:

- INTERMEDIATE FRAMING INCLUDING MIN R-10 INSULATED HEADER IS REQUIRED FOR R-21 WOOD FRAMED EXTERIOR WALLS 16 INCHES ON CENTER PER SEC TABLE C402.1.3 AND SEC A103.2.2.



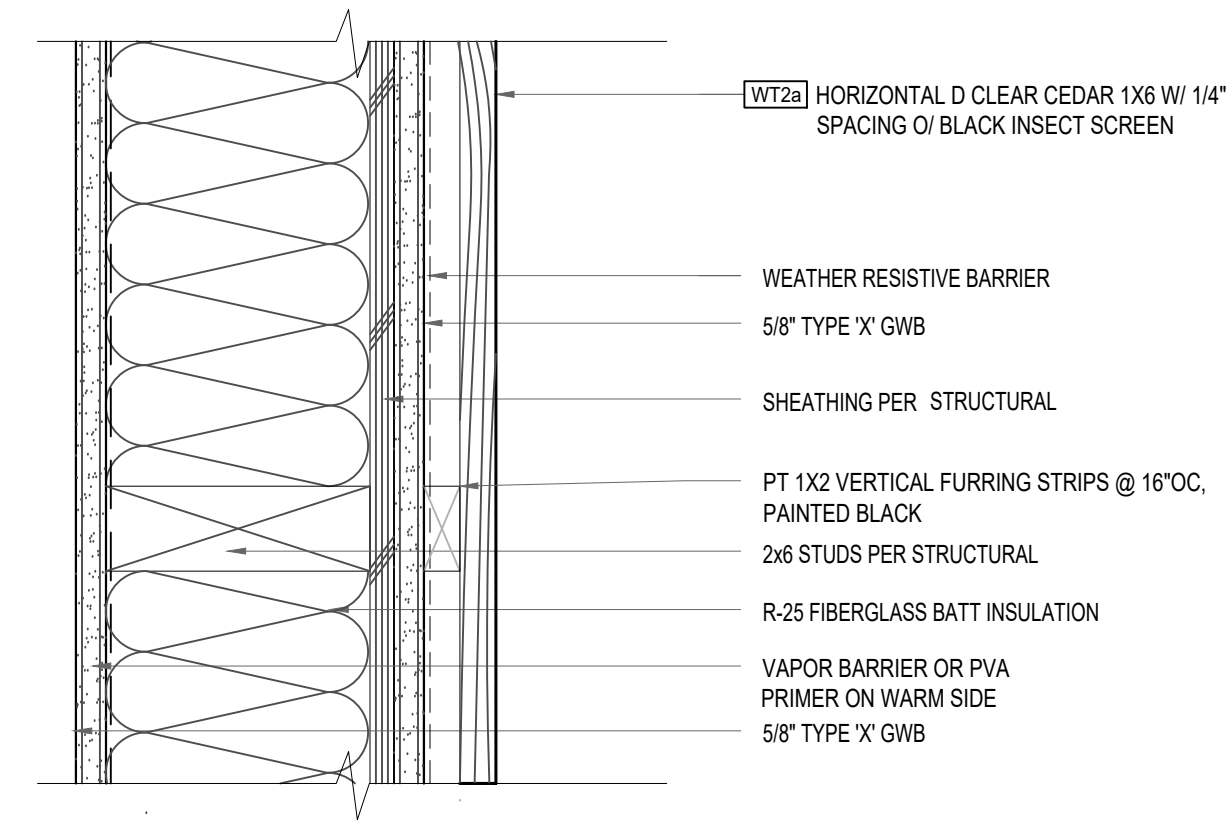
CHC ARCHITECTS
 8666 REGISTERED ARCHITECT
 CHAOHUA CHANG
 STATE OF WASHINGTON
 13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
 (M) 425.765.3992 chcarc@gmail.com

1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

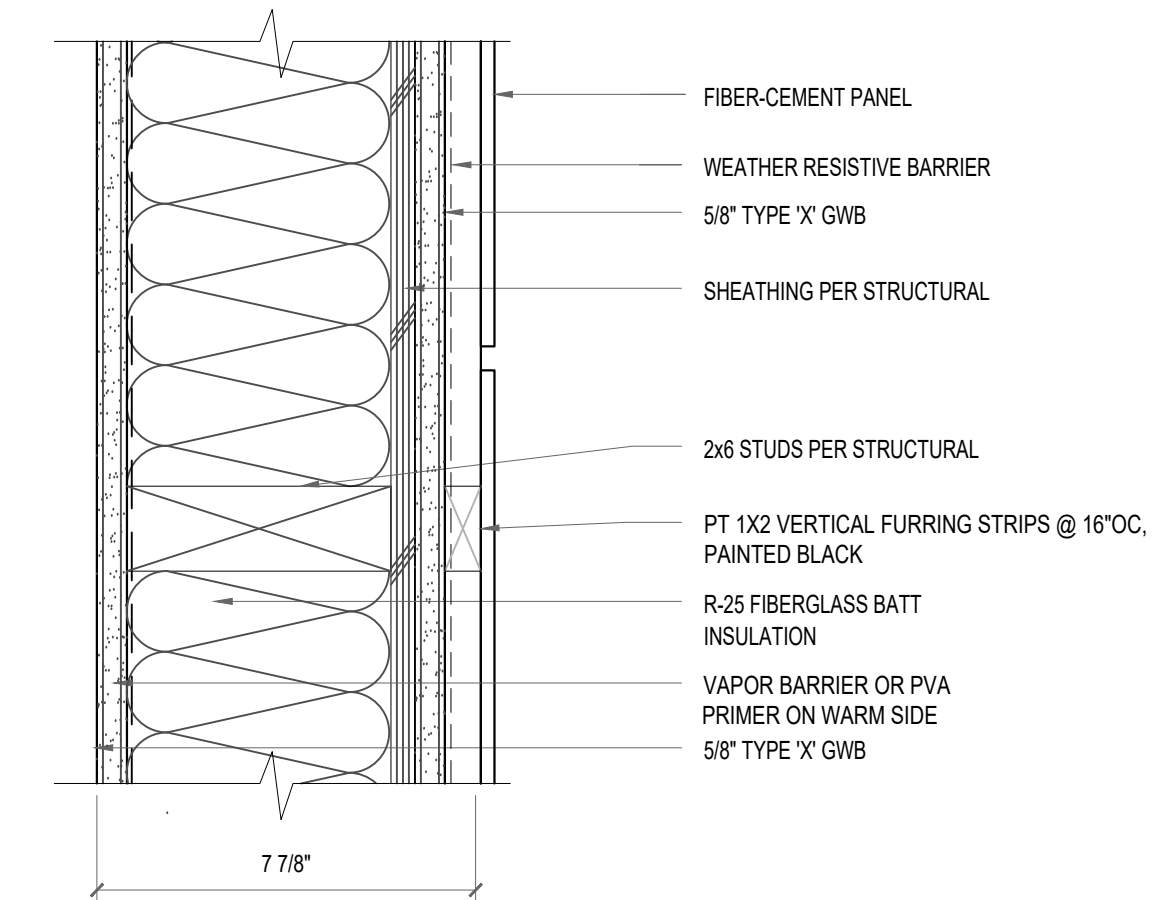
NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
ASSEMBLIES - WALL & FLOOR TYPES

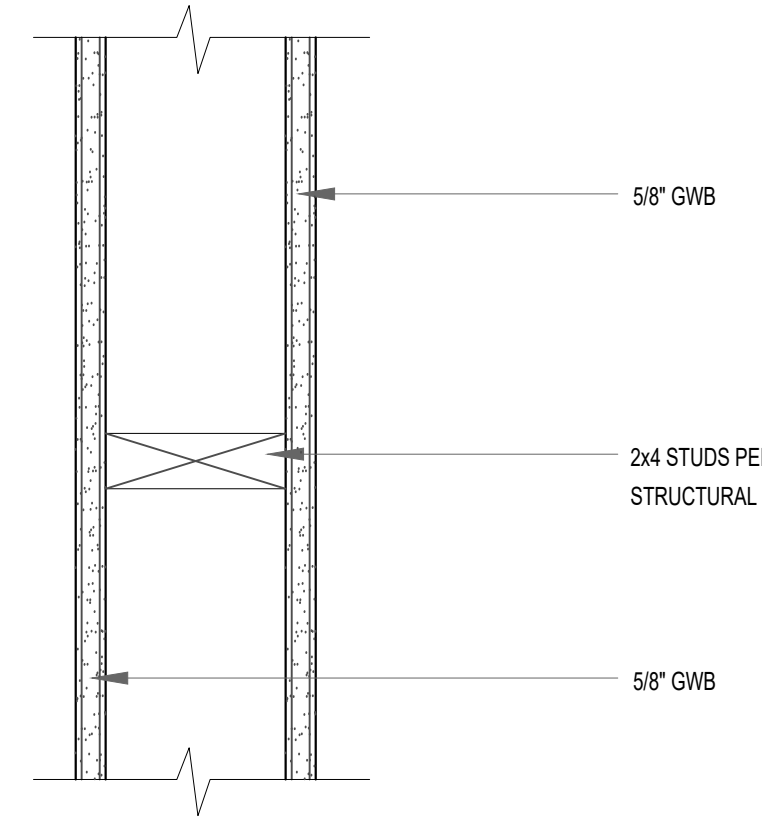
SHEET NUMBER
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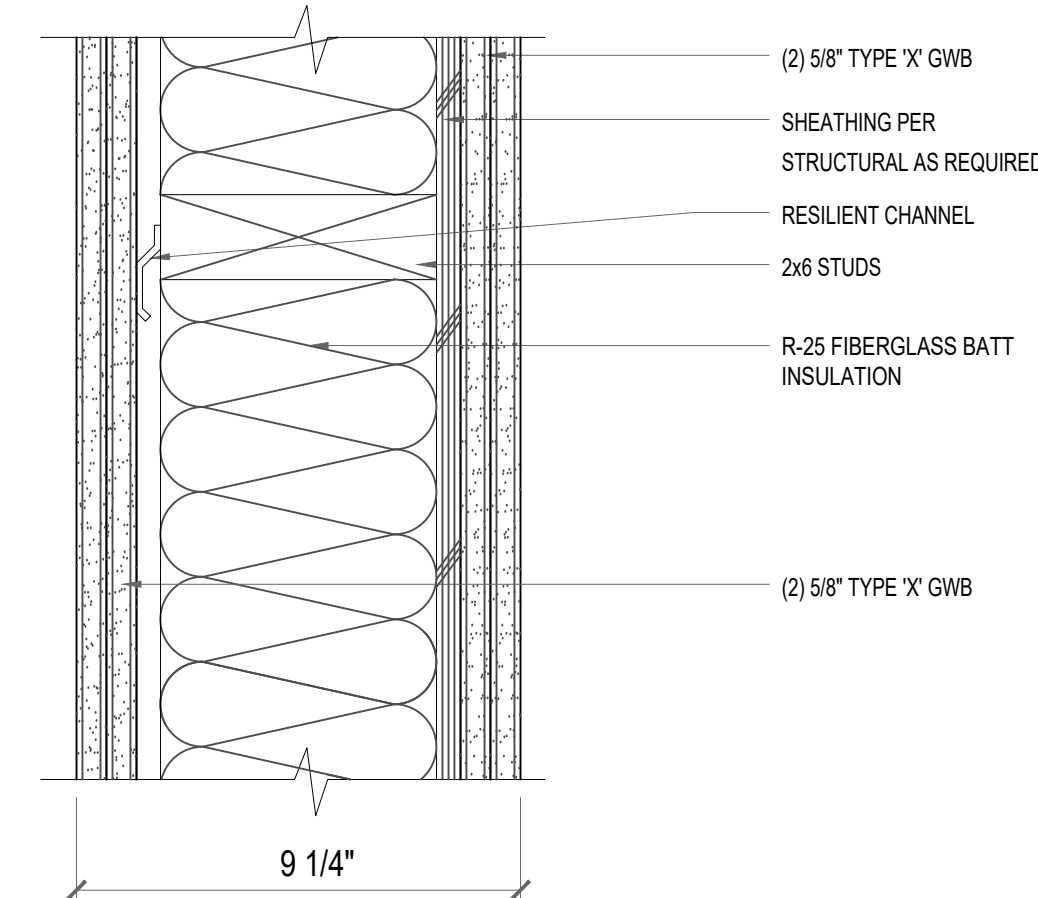
WT 22
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER UL-U379



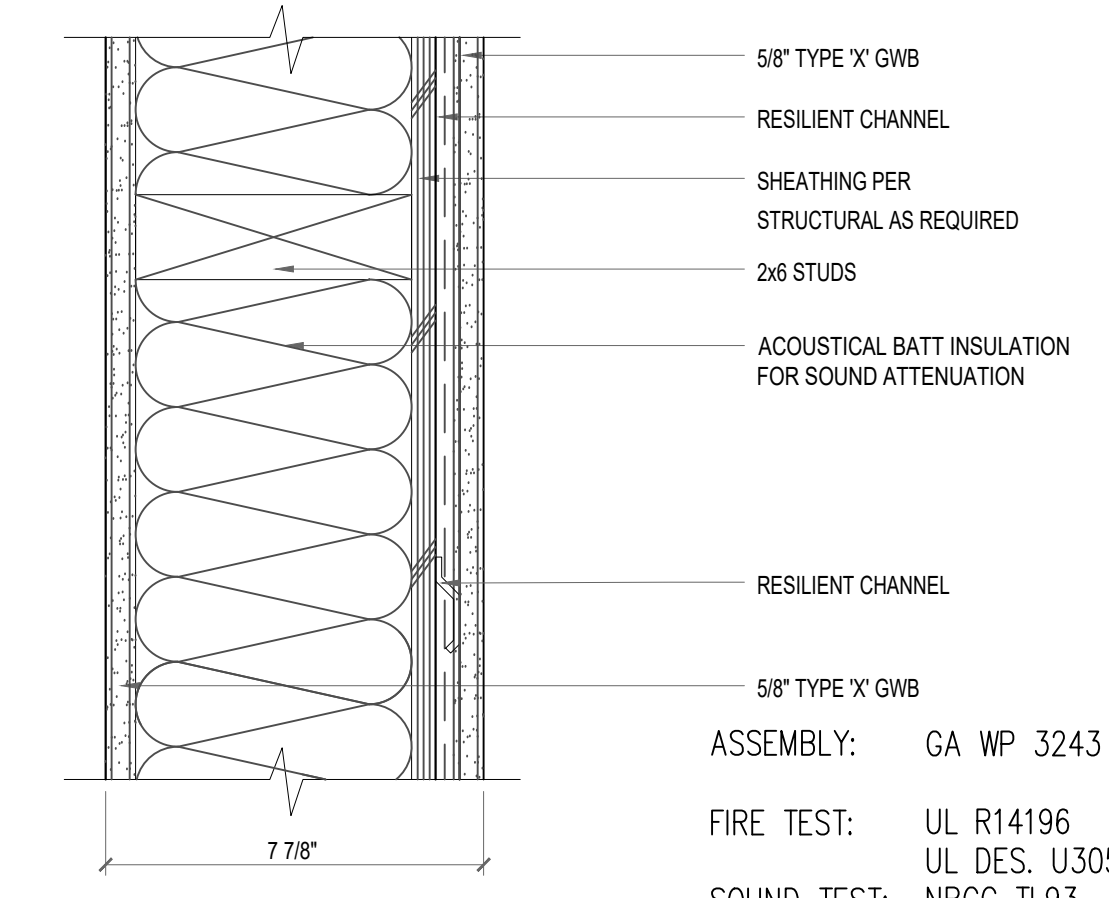
WT 21
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER UL-U379



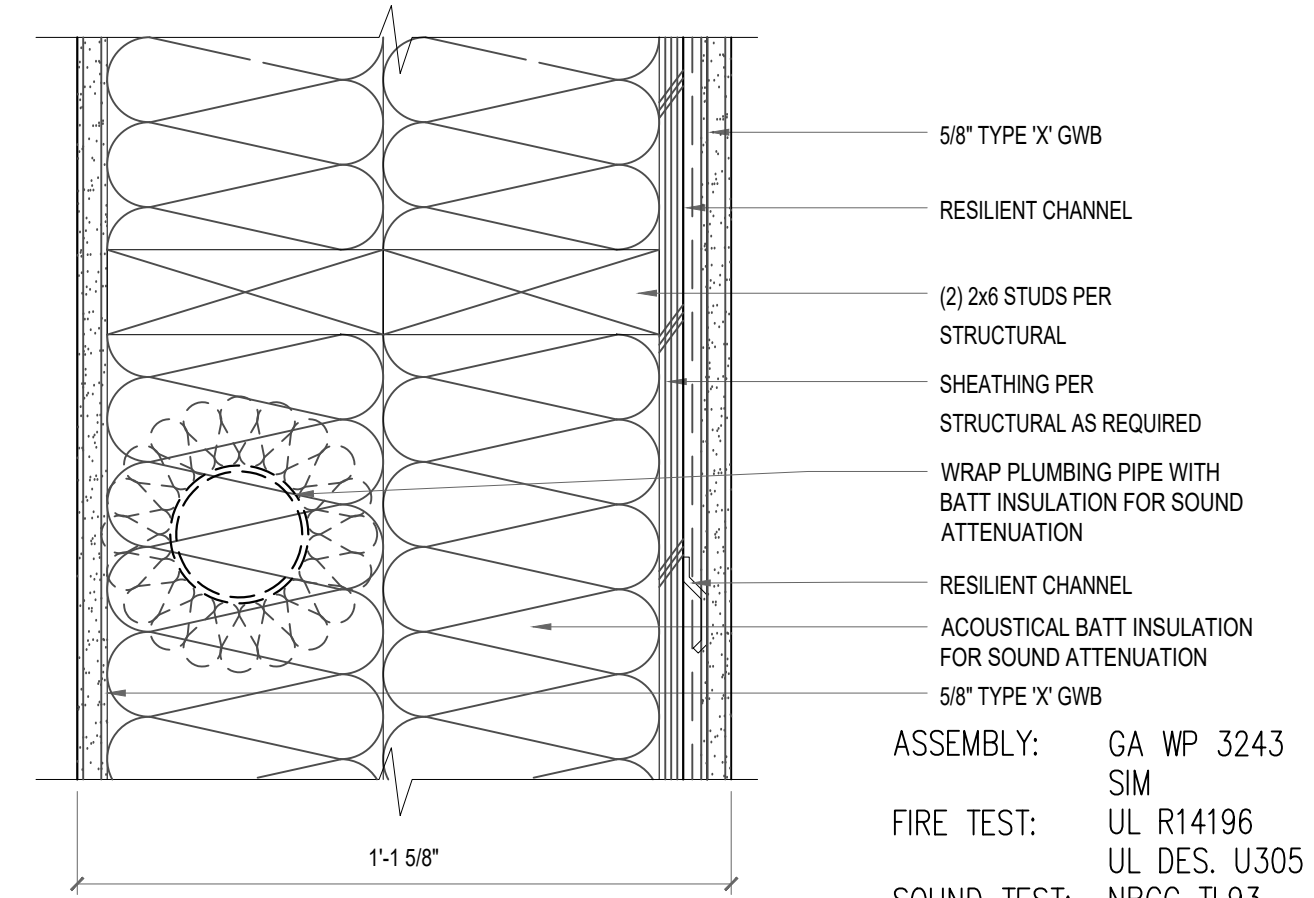
WT 29
SCALE: 3/8"=1'-0"



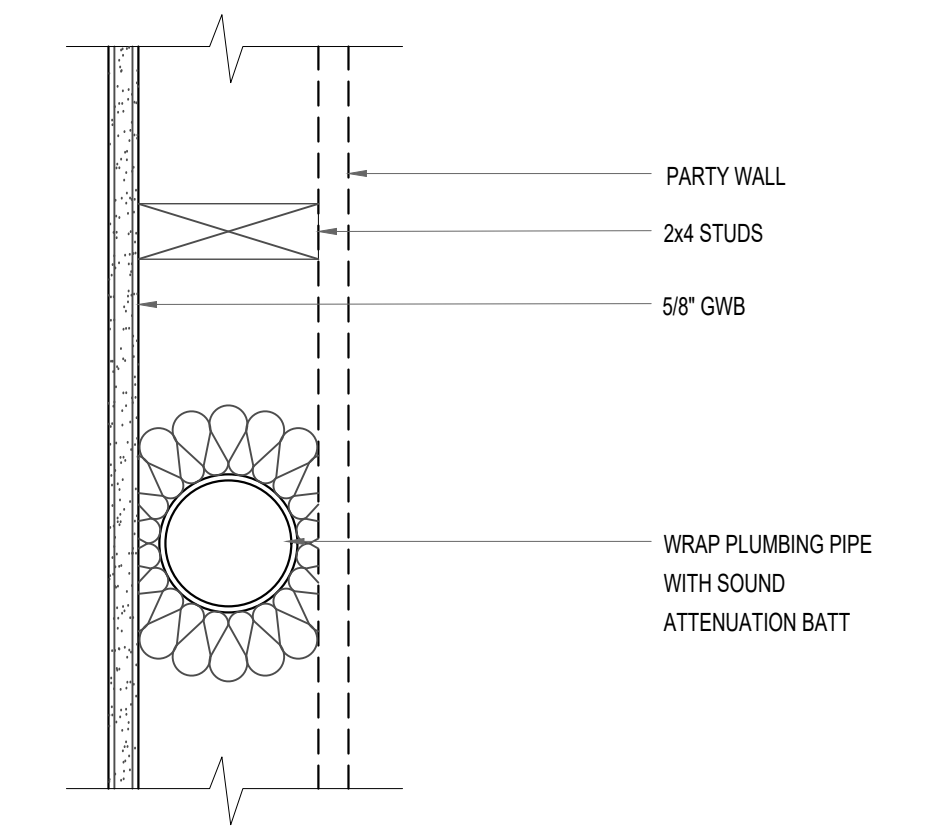
WT 28
SCALE: 3/8"=1'-0"
2-HR RATED ASSEMBLY PER UL-U301



WT 27
SCALE: 3/8"=1'-0"
PARTY WALL
ASSEMBLY: GA WP 3243
FIRE TEST: UL R14196, UL DES. U305
SOUND TEST: NRCC TL93-116, 3-98
STC: 50-54 1 HR



WT 26
SCALE: 3/8"=1'-0"
PARTY WALL
ASSEMBLY: GA WP 3243 SIM
FIRE TEST: UL R14196, UL DES. U305
SOUND TEST: NRCC TL93-116, 3-98
STC: 50-54 1 HR



WT 31
SCALE: 3/8"=1'-0"
W/ PLUMBING

GENERAL NOTES:
1. INTERMEDIATE FRAMING INCLUDING MIN R-10 INSULATED HEADER IS REQUIRED FOR R-21 WOOD FRAMED EXTERIOR WALLS 16 INCHES ON CENTER PER SEC TABLE C402.1.3 AND SEC A103.2.2.

ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

• CEILING	R-49
• STEEL FRAMED WALL	R-19 + R-8.5 CI
• WOOD FRAMED WALL	R-25 INT
• MASS WALL	EXTERIOR: R-16 CI INTERIOR: R-13 + R-6 CI WOOD STUD R-13 + R-10 CI METAL STUD
• FLOOR	MASS: R-30 CI STEEL FRAME: R-38 + R-10 CI WOOD FRAME: R-38R-38
• BELOW GRADE WALL	EXTERIOR: R-10 CI INTERIOR: R-19 WOOD STUD R-13 + R-6 CI METAL STUD
• SLAB	R-10, 2"
• OPAQUE DOORS	SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
• SHGC FOR ALL VERT FENESTRATION	ORIENTATION SEW SEW
	PF<0.2 0.38 0.38
	0.2<PF<0.5 0.46 0.46
	PF>0.5 0.61 0.61
• SKYLIGHTS	U=0.45, SHGC: U-0.32
• ENTRANCE DOORS	U=0.60

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AAMA/CSA 1011.5 2/A440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
-------------------------	--------------------------------

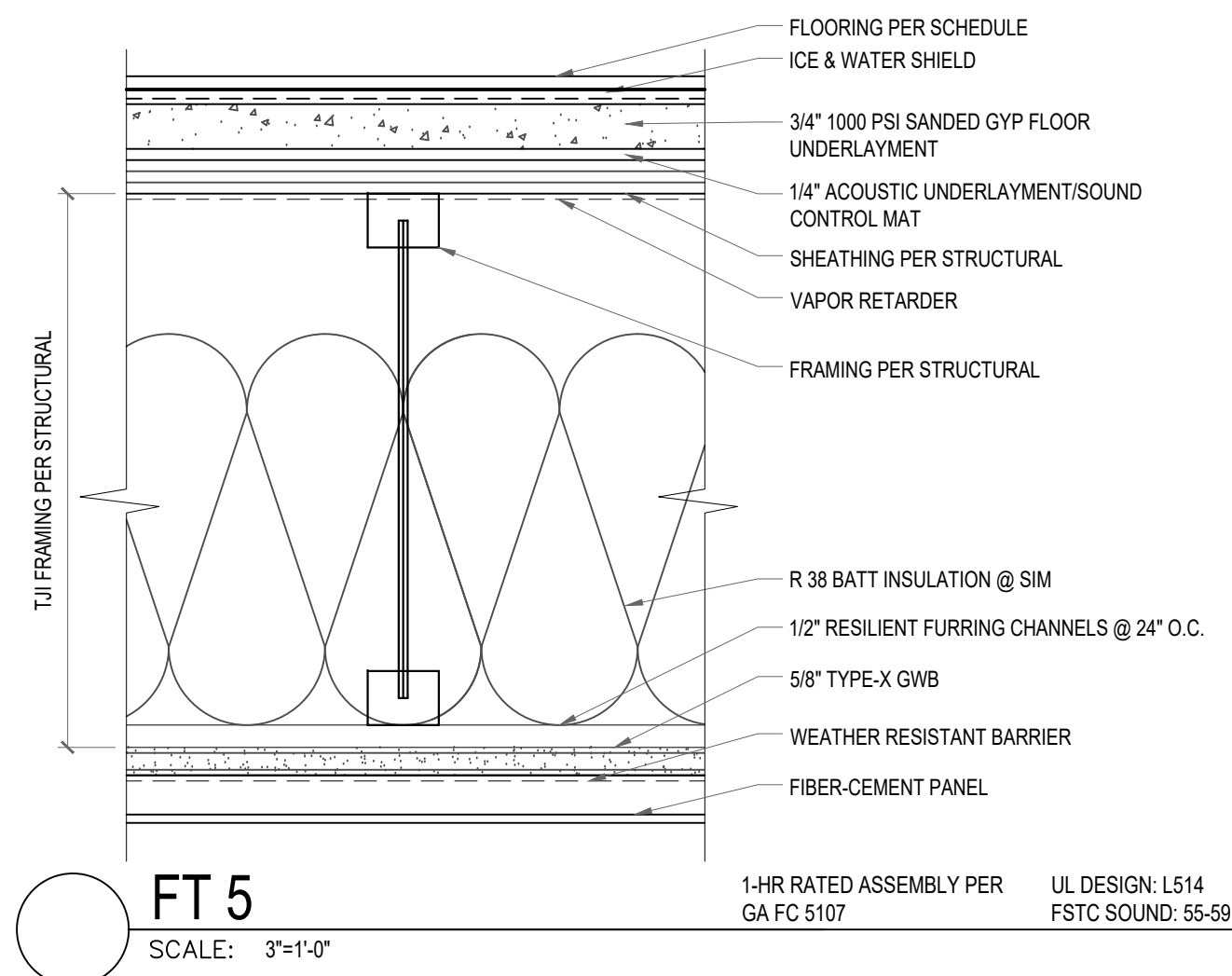


CHC ARCHITECTS
8666 REGISTERED ARCHITECT
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STATE OF WASHINGTON
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
(M) 425.785.3992 chcarc@gmail.com

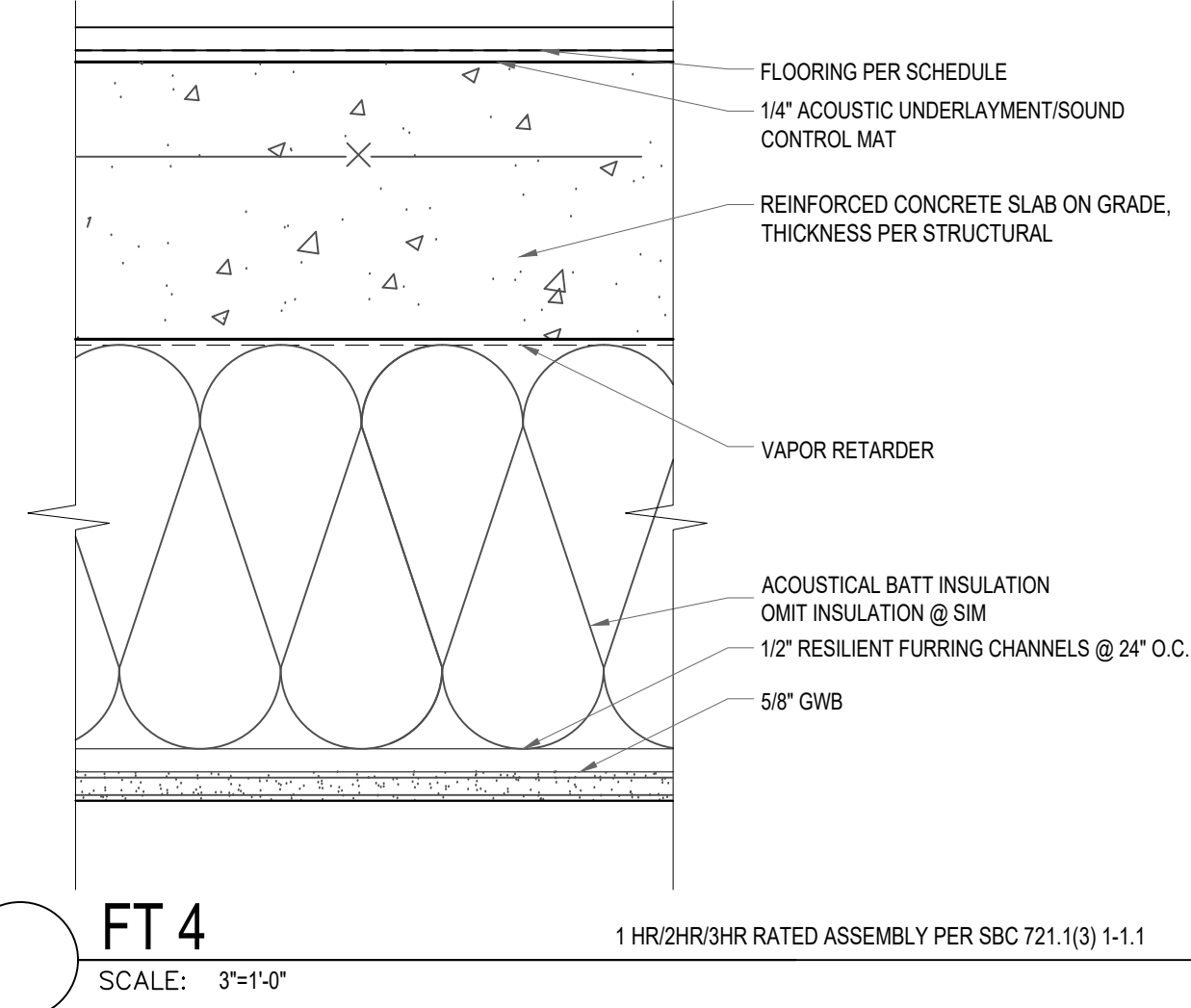
1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

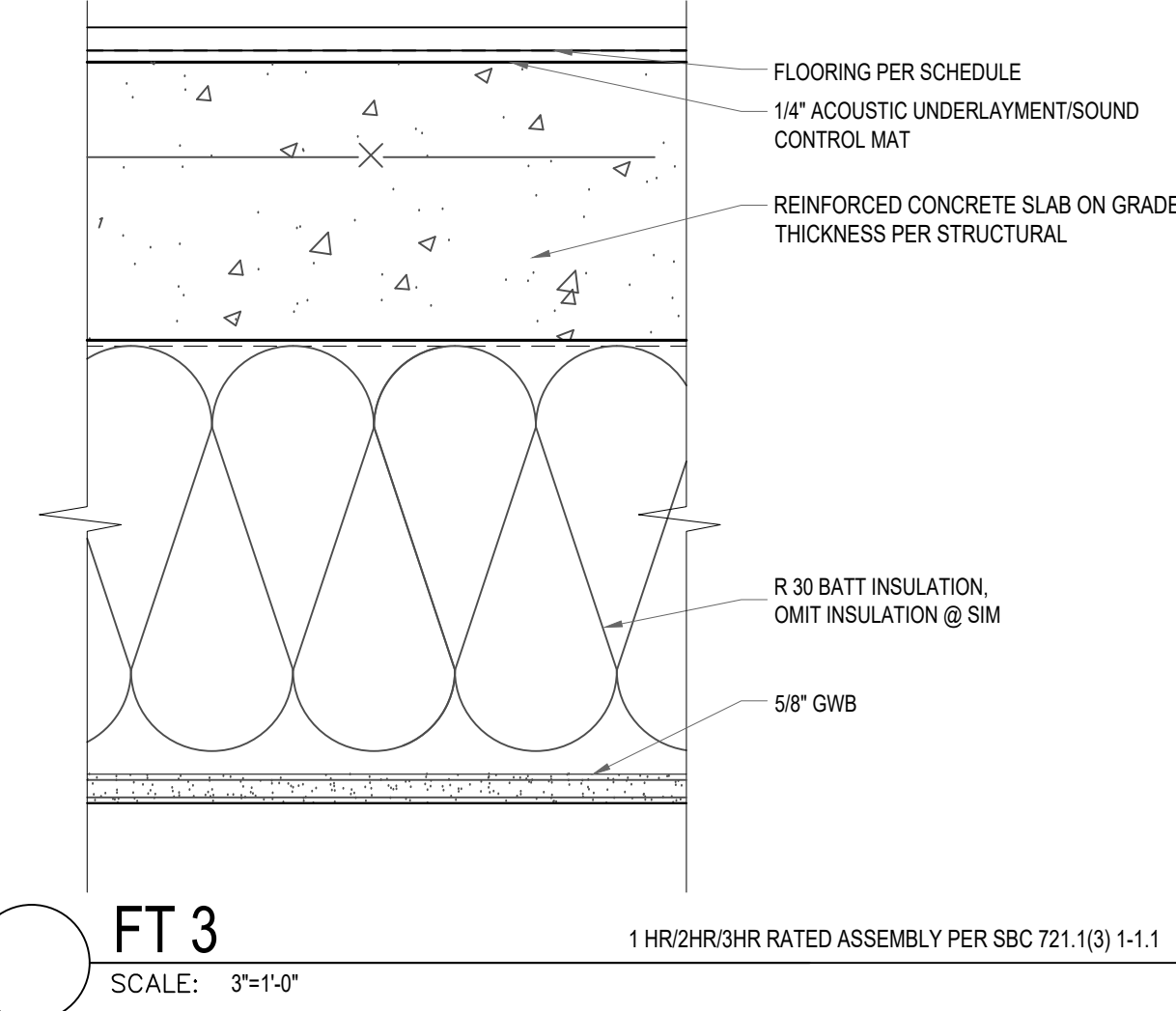
SHEET NAME
ASSEMBLIES-WALL TYPES
SHEET NUMBER
A812



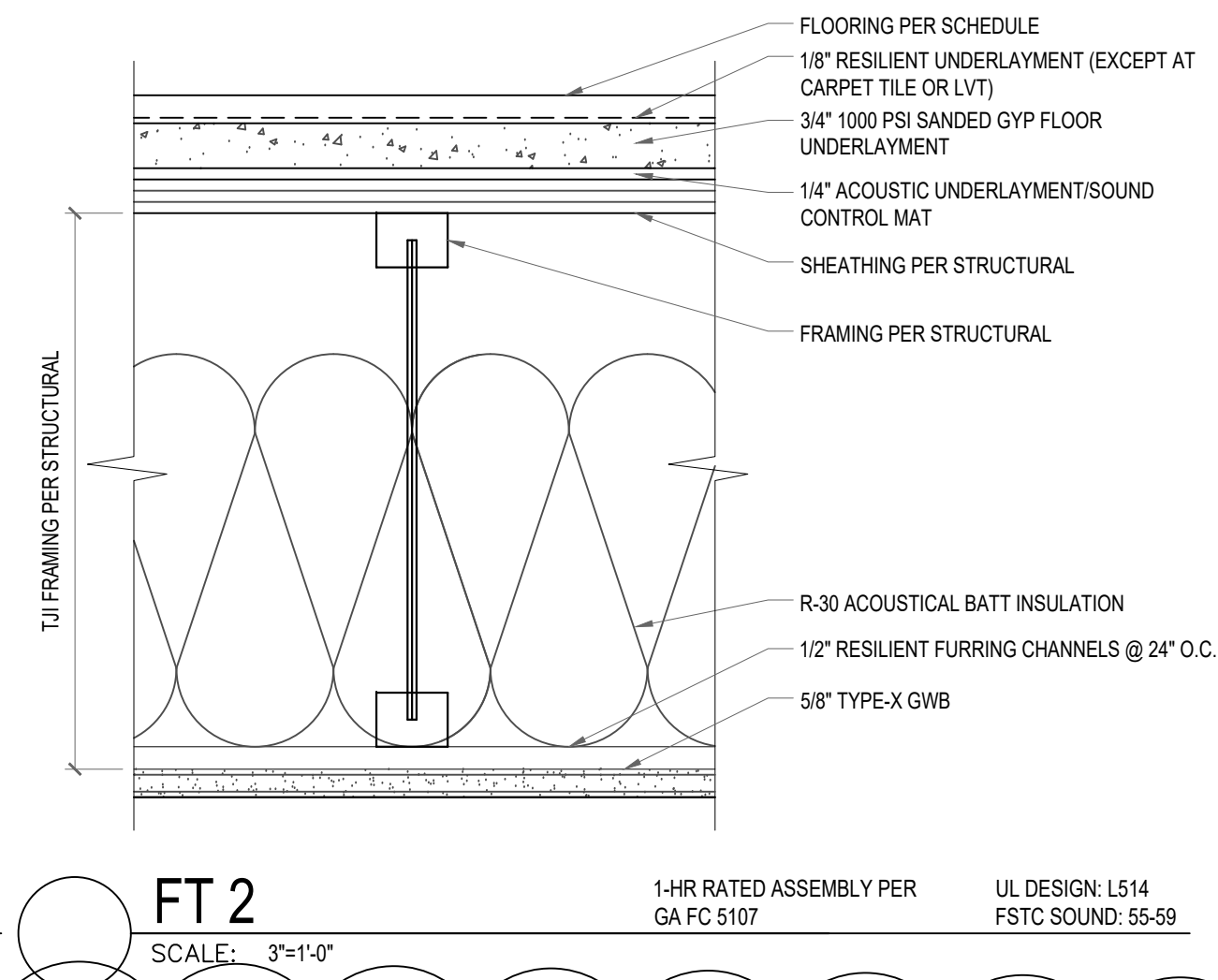
FT 5
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER GA FC 5107
UL DESIGN: L514
FSTC SOUND: 55-59



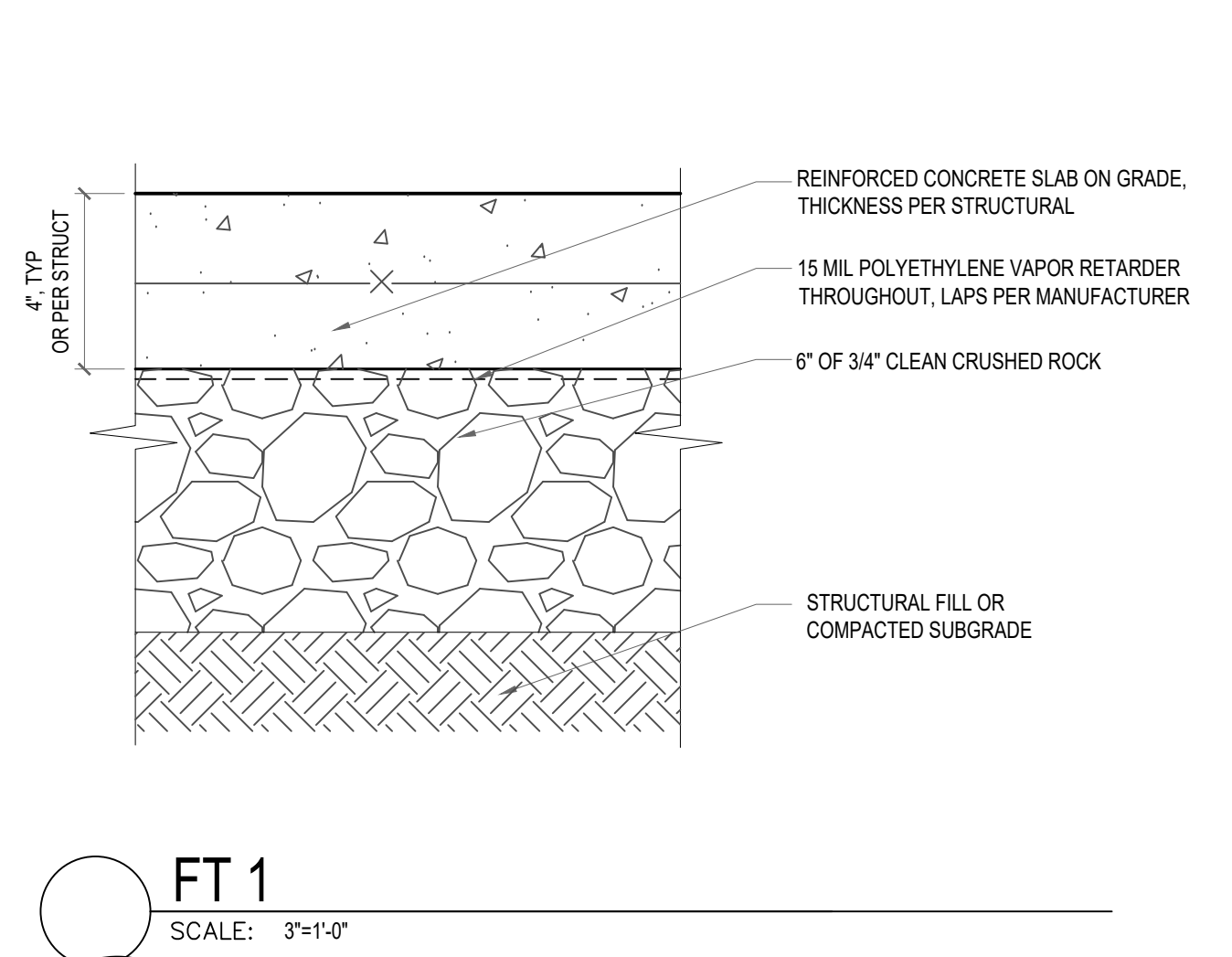
FT 4
SCALE: 3/8"=1'-0"
1 HR/2HR/3HR RATED ASSEMBLY PER SBC 721.1(3) 1-1.1



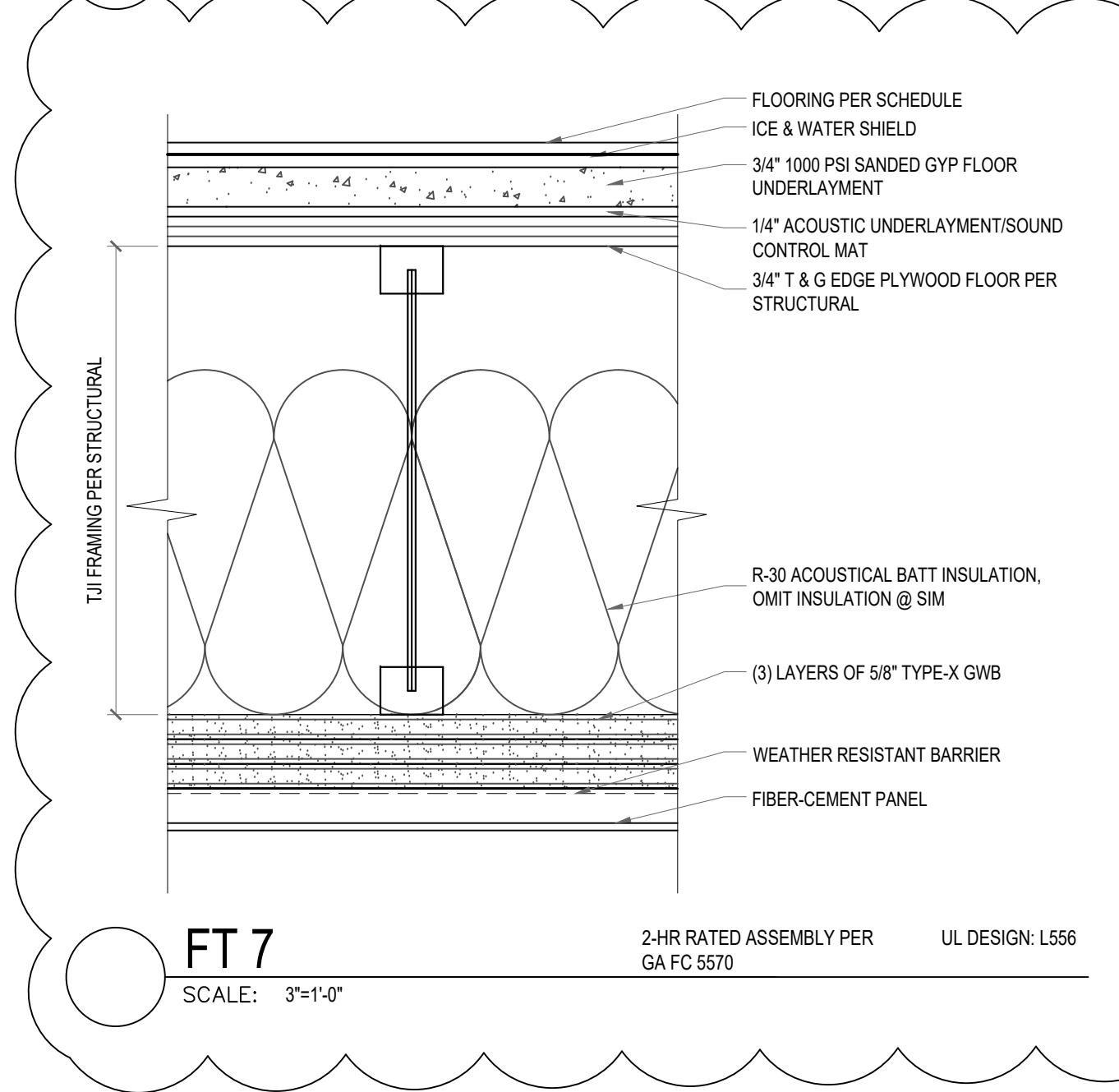
FT 3
SCALE: 3/8"=1'-0"
1 HR/2HR/3HR RATED ASSEMBLY PER SBC 721.1(3) 1-1.1



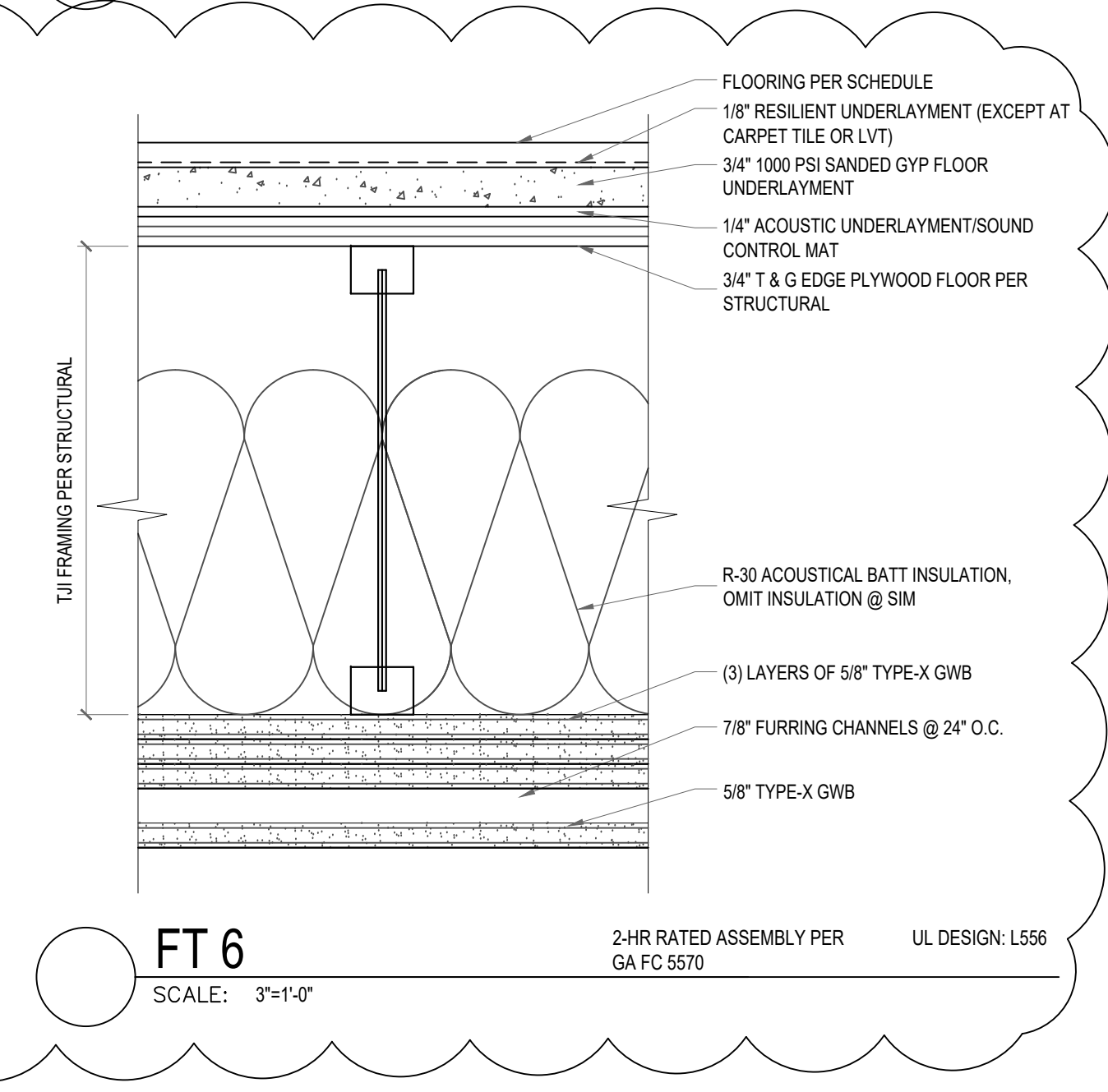
FT 2
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER GA FC 5107
UL DESIGN: L514
FSTC SOUND: 55-59



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



FT 7
SCALE: 3/8"=1'-0"
2-HR RATED ASSEMBLY PER GA FC 5570
UL DESIGN: L556



FT 6
SCALE: 3/8"=1'-0"
2-HR RATED ASSEMBLY PER GA FC 5570
UL DESIGN: L556

ENERGY NOTES:

2018 SEATTLE ENERGY CODE

OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MIN REQUIREMENTS

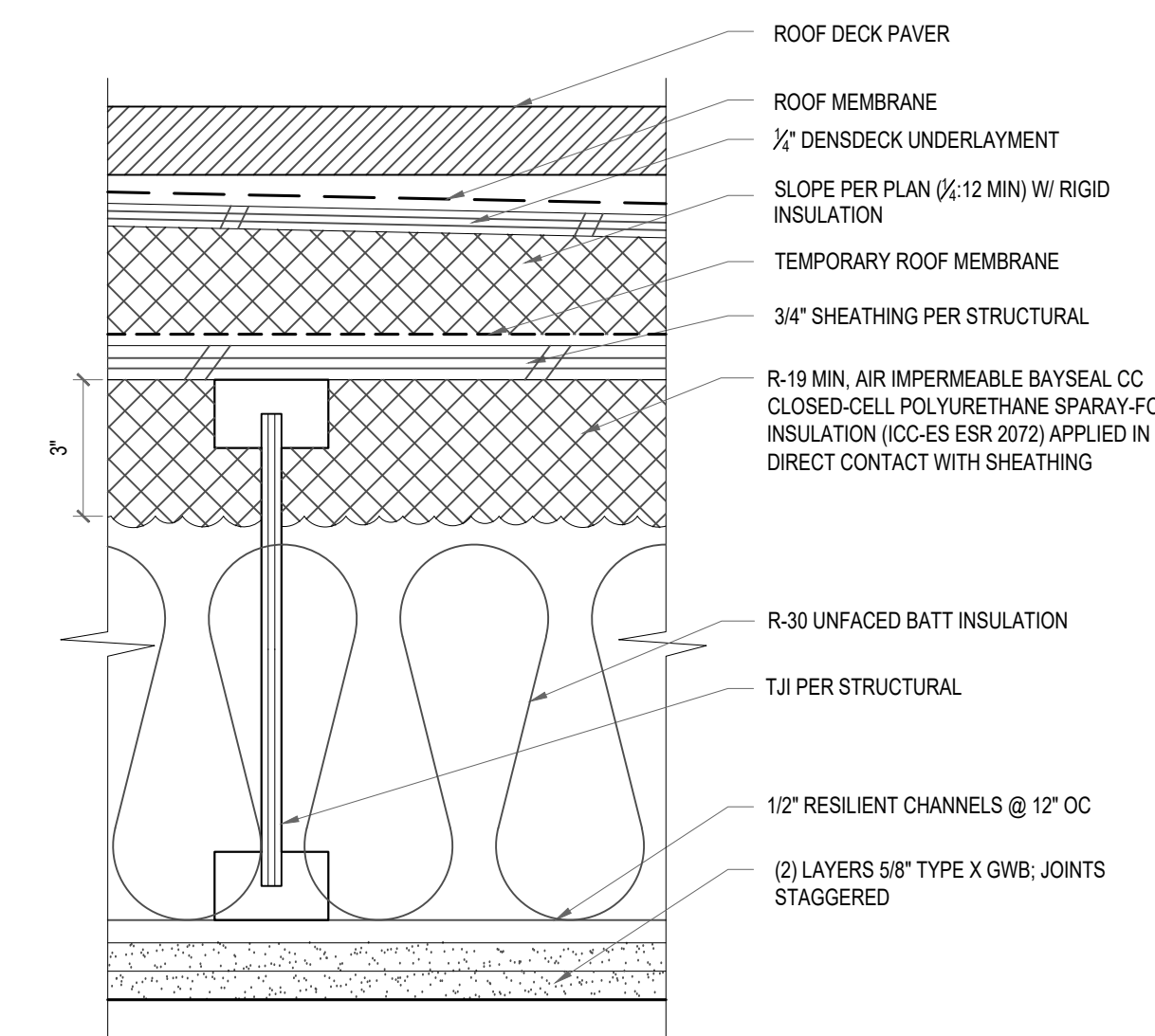
• CEILING	R-49
• STEEL FRAMED WALL	R-19 + R-8.5 CI
• WOOD FRAMED WALL	R-25 INT
• MASS WALL	EXTERIOR: R-16 CI INTERIOR: R-13 + R-6 CI WOOD STUD
• FLOOR	MASS: R-30 CI STEEL FRAME: R-38 + R-10 CI WOOD FRAME: R-38R-38
• BELOW GRADE WALL	EXTERIOR: R-10 CI INTERIOR: R-19 WOOD STUD R-13 + R-6 CI METAL STUD
• SLAB	R-10, 2"
• OPAQUE DOORS	SWINGING: U-0.37, NONSWINGING: R-4.75

BUILDING ENVELOPE FENESTRATION MAX U FACTOR AND SHGC

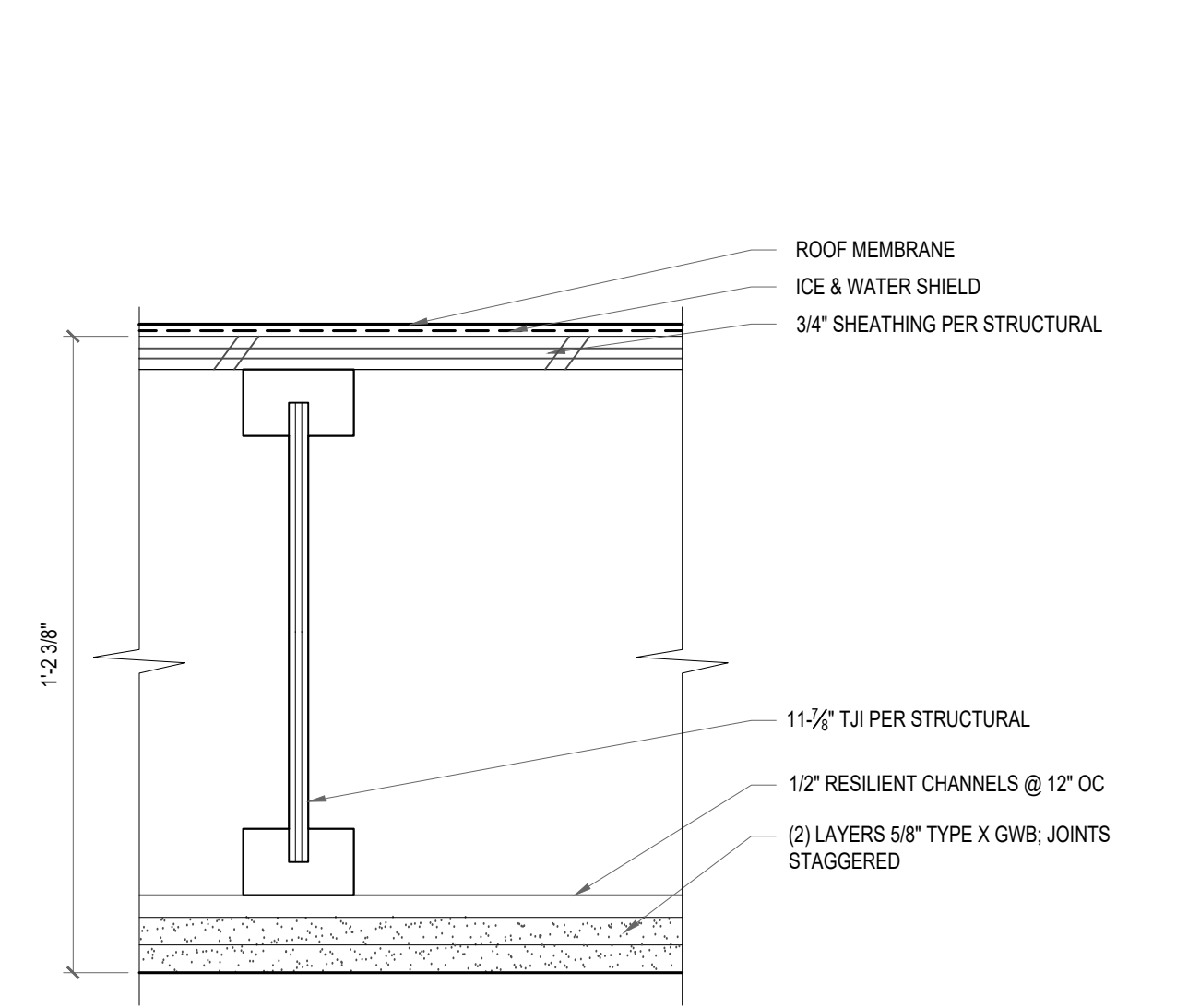
• FENESTRATION U-FACTOR	FIXED U=0.26, OPERABLE: U-0.28
• SHGC FOR ALL VERT FENESTRATION	ORIENTATION SEW SEW PF<0.2 0.38 0.38 0.2<PF<0.5 0.46 0.46 PF>0.5 0.61 0.61
• SKYLIGHTS	U=0.45, SHGC: U-0.32
• ENTRANCE DOORS	U=0.60

U-FACTOR FOR CLASS AW WINDOWS RATED IN ACCORDANCE W/ AAMA/CSA 1011.5 2/A440, VERTICAL CURTAIN WALLS AND SITE-BUILT FENESTRATION PRODUCTS

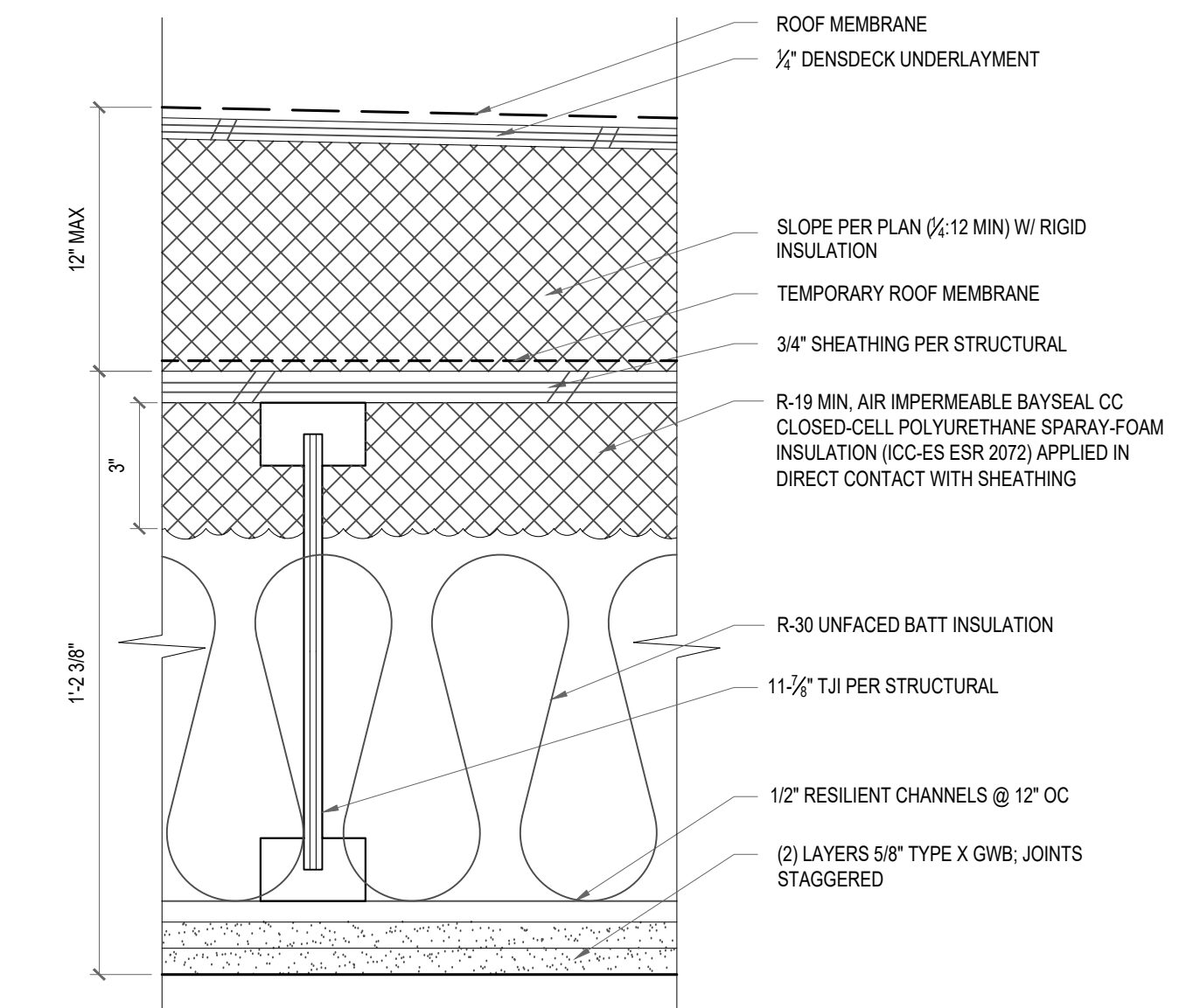
• FENESTRATION U-FACTOR FIXED U=0.26, OPERABLE: U-0.28



RT 3 - ROOF DECK @ PAVERS (UNVENTED)
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER UL-L570

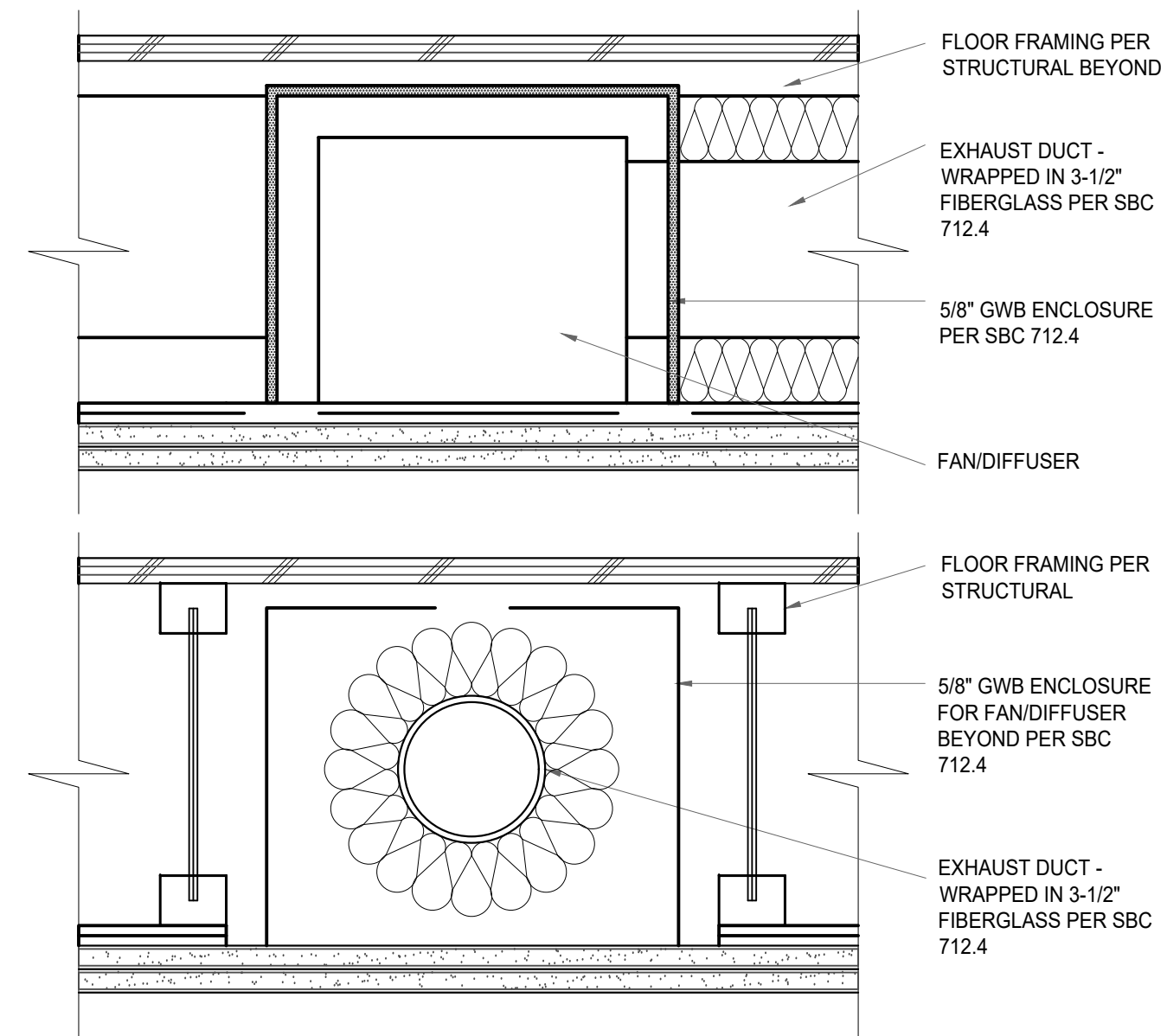


RT 2 - HIGH ROOF (UNVENTED)
SCALE: 3/8"=1'-0"
SBC1203.3.4.1.3 UNVENTED ROOF OPTION
1-HR RATED ASSEMBLY PER UL-L570

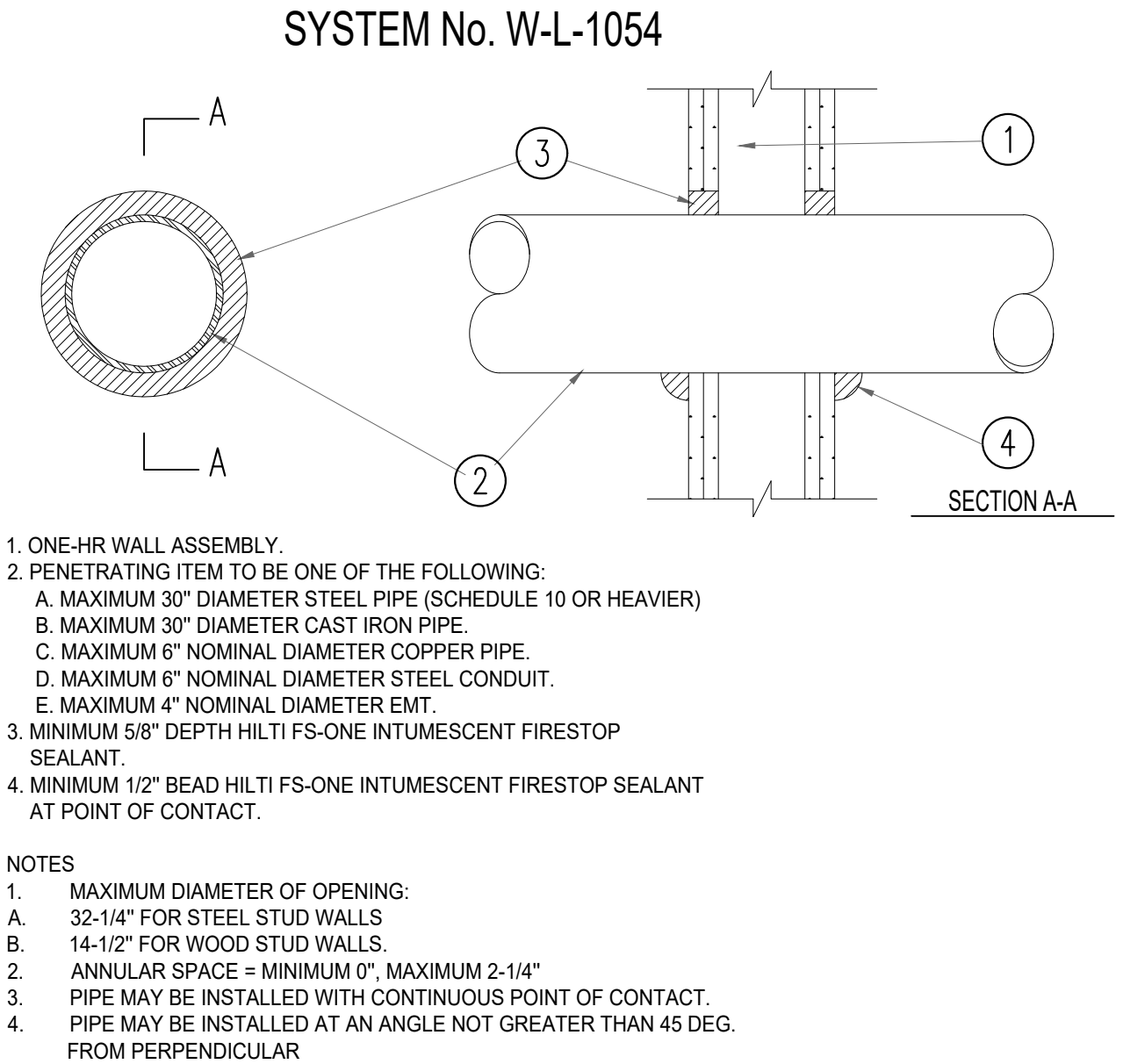


RT 1 - TYPICAL ROOF (UNVENTED)
SCALE: 3/8"=1'-0"
1-HR RATED ASSEMBLY PER UL-L570

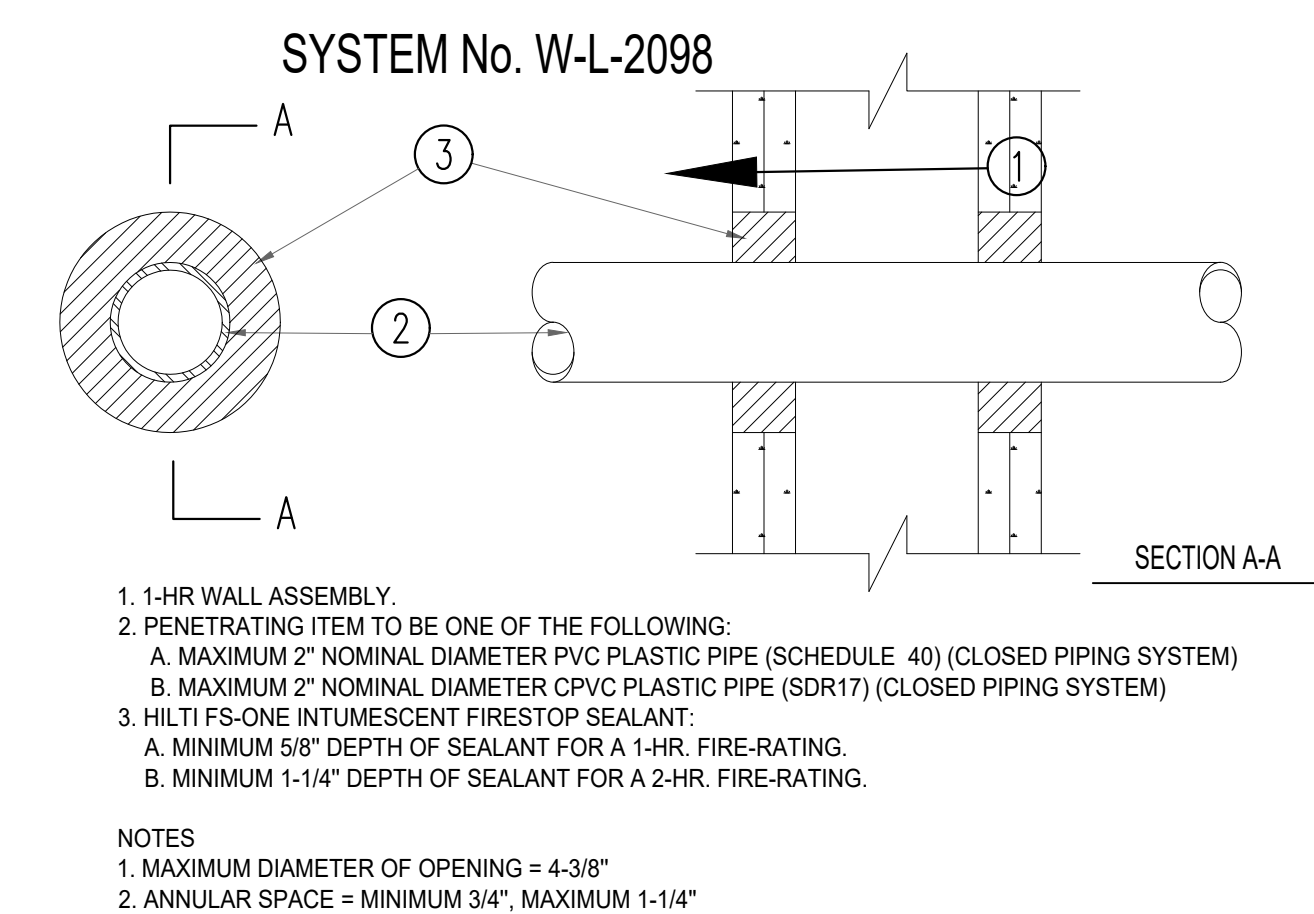
	 8666 REGISTERED ARCHITECT CHAOHUA CHANG STATE OF WASHINGTON 13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.765.3992 chcarc@gmail.com	1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104	SHEET NAME ASSEMBLIES- ROOF, FLOOR TYPES												
			SHEET NUMBER A813												
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NUMBER	DATE	DESCRIPTION OF REVISIONS													
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL													
1	12-23-2024	CORRECTION #1 RESPONSE													
2	11-12-2025	CORRECTION #2 RESPONSE													



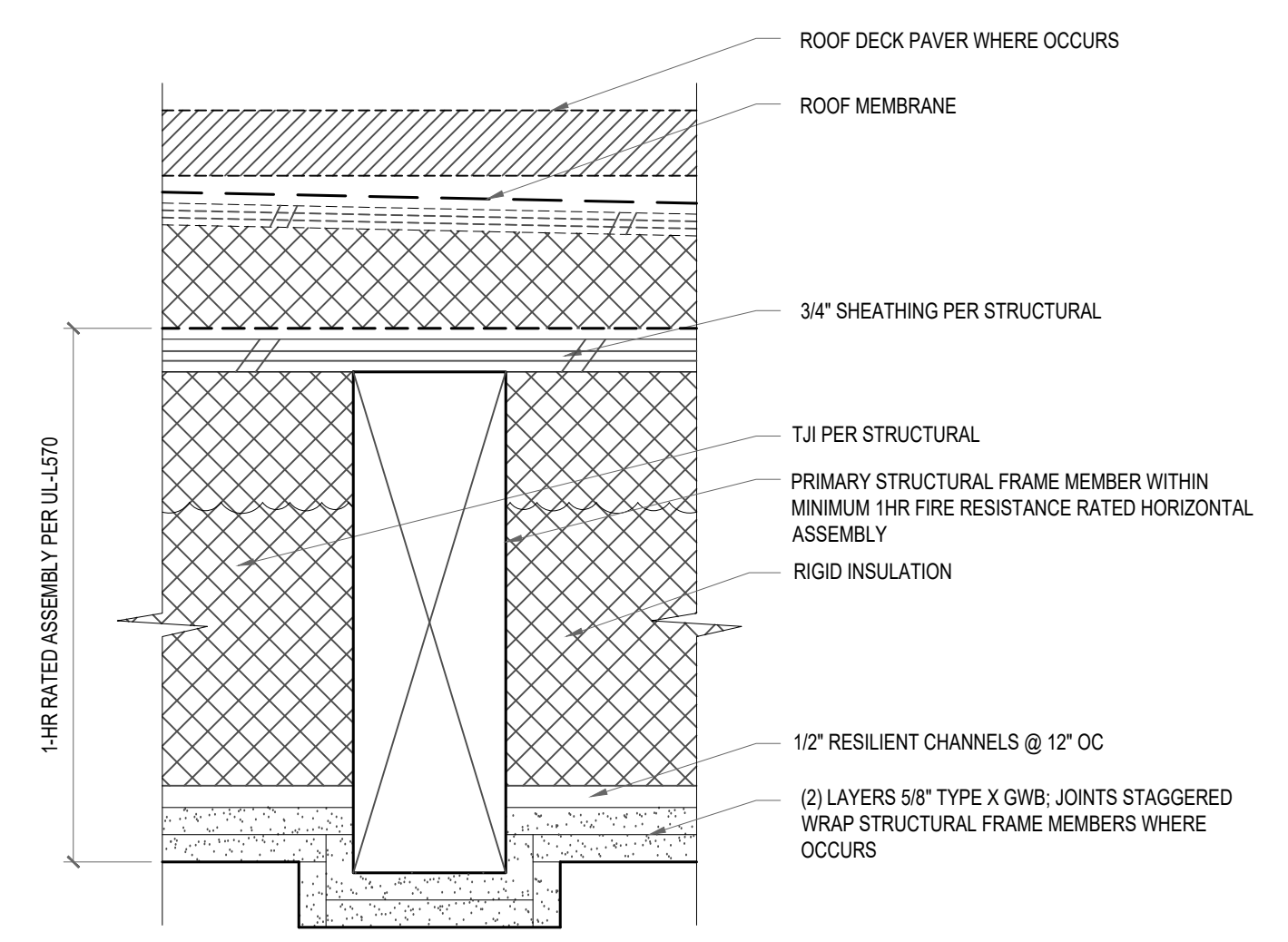
3 EXHAUST VENT IN JOIST
SCALE: NTS



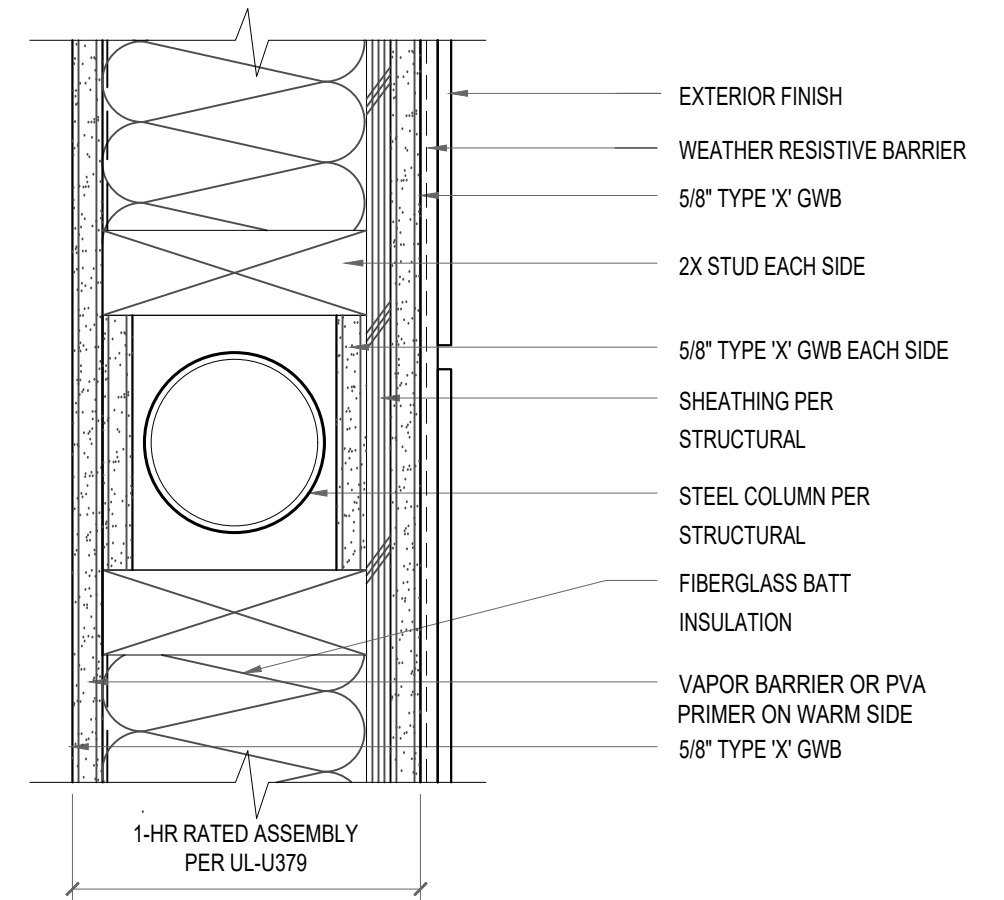
2 TYPICAL METAL PIPE PENETRATION
SCALE: NTS



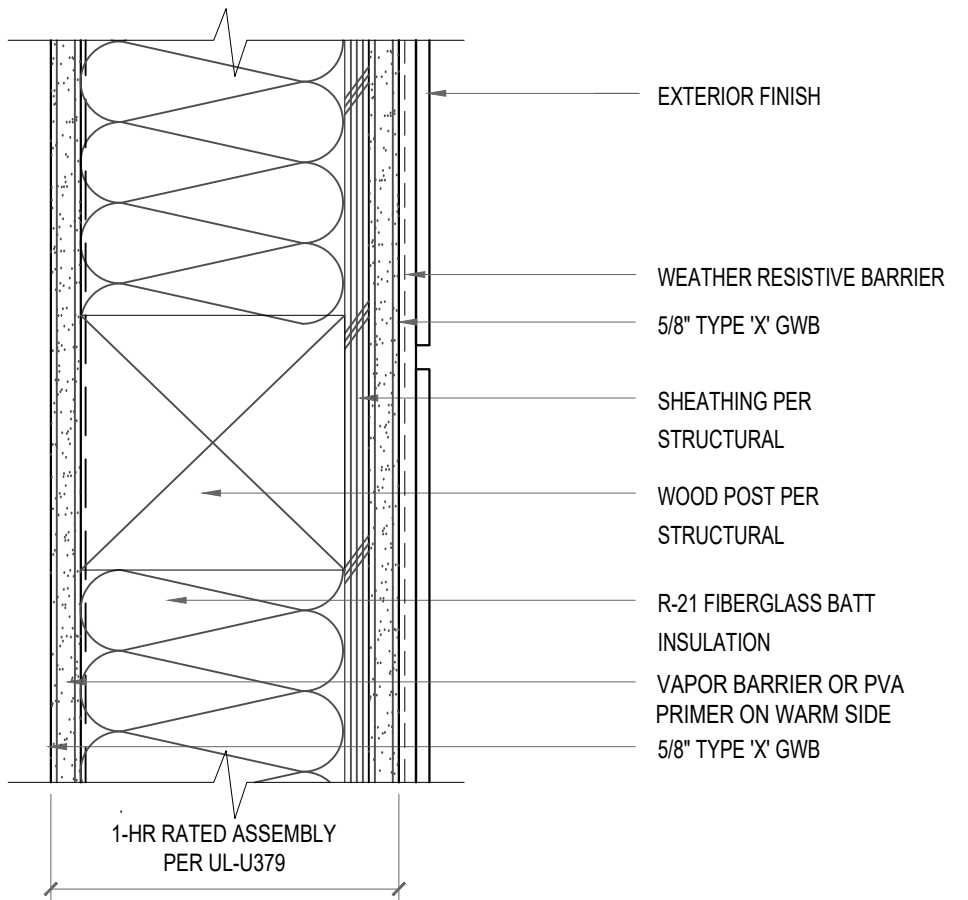
1 TYPICAL PLASTIC PIPE PENETRATION
SCALE: NTS



9 FIRE PROTECTION @ HORZ STRUCT MEMBERS
SCALE: 3\"/>



8 FIRE PROTECTION @ COLUMNS
SCALE: 3\"/>



1-HR RATED ASSEMBLY PER UL-U379

CITY STAMP

CHC ARCHITECTS
8666 REGISTERED ARCHITECT
CHAOHUA CHANG
STATE OF WASHINGTON
13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
(M) 425.765.3992 chcarhc@gmail.com

1038 MIXED USE PROJECT
1040 SOUTH KING STREET
SEATTLE WA 98104

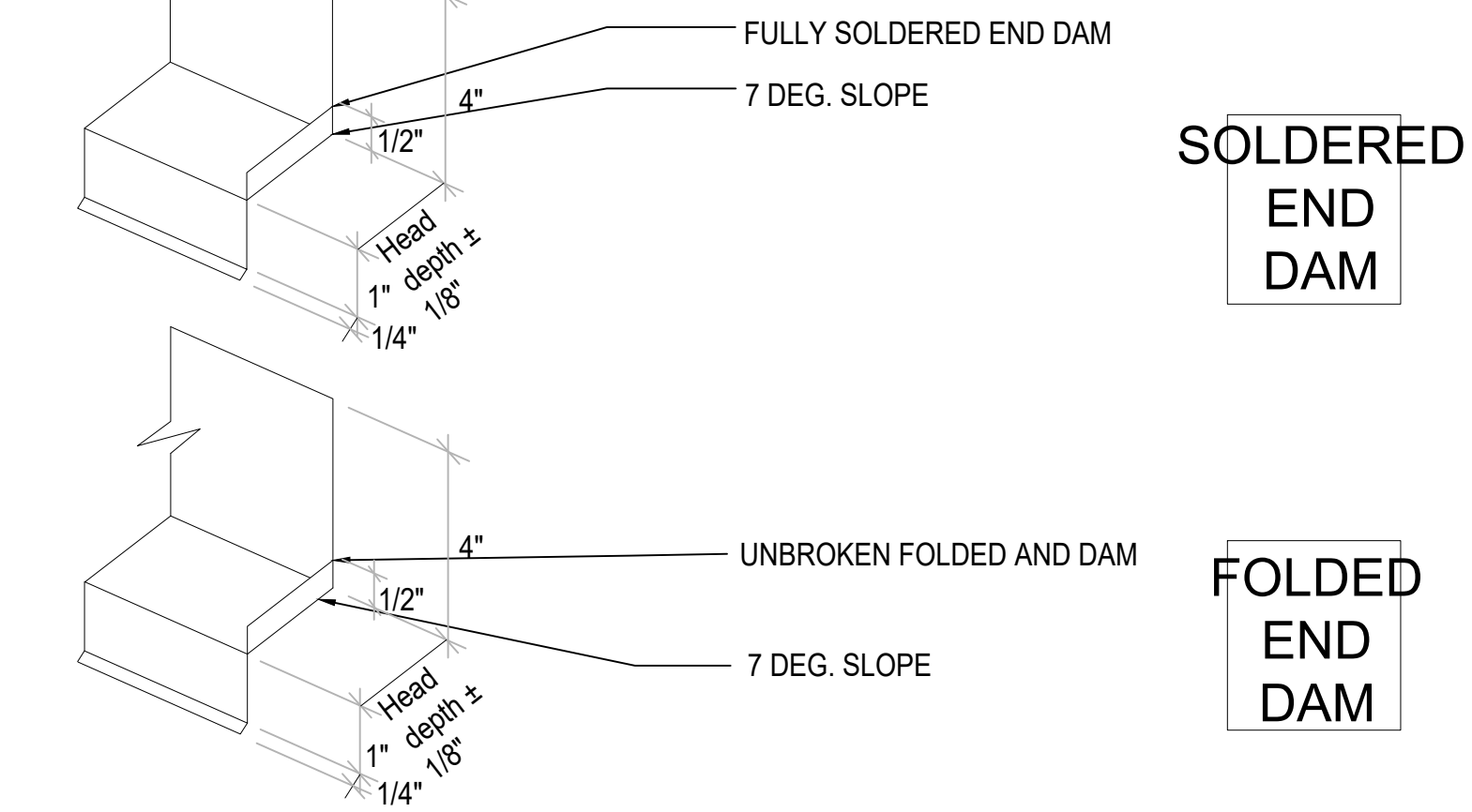
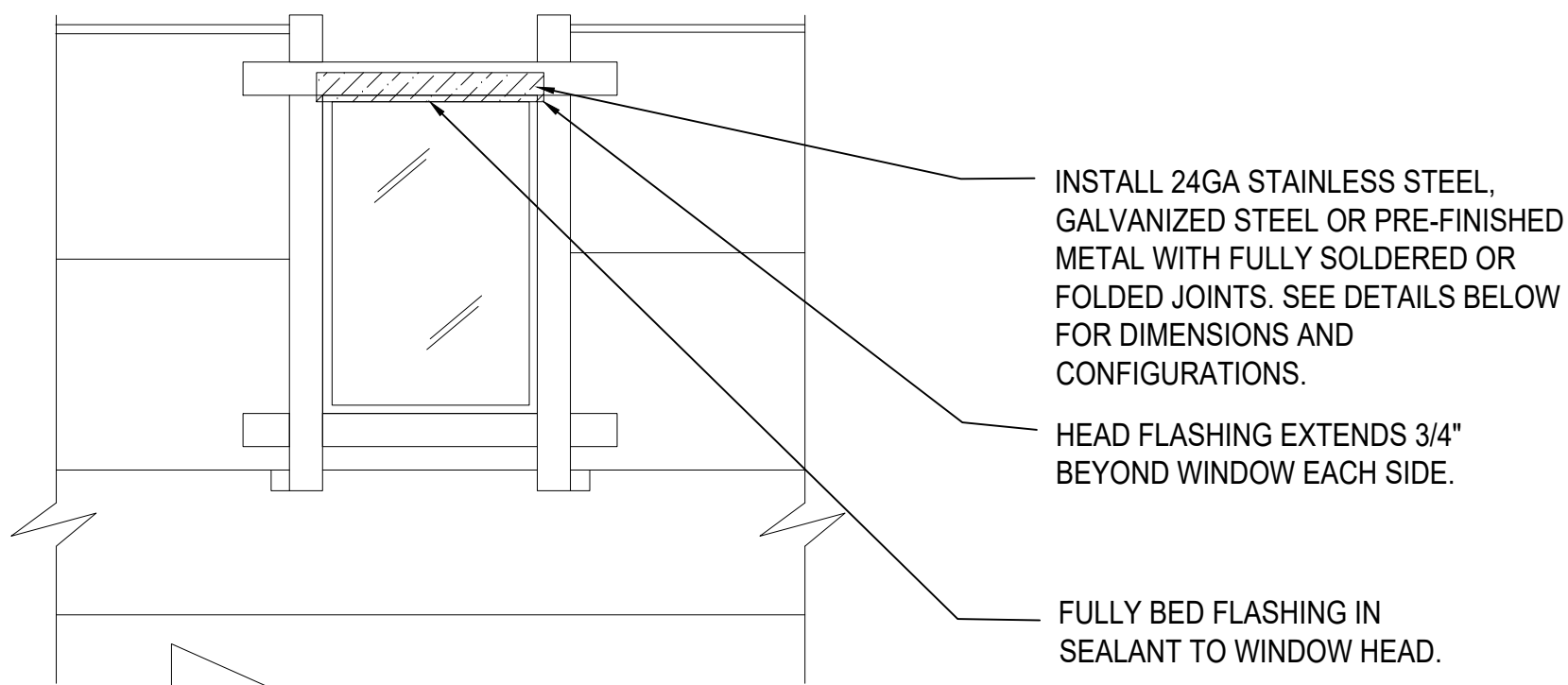
NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
2	12-23-2024	CORRECTION #1 RESPONSE
3	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
**DETAILS-
FIRE PROTECTION**

SHEET NUMBER
A814

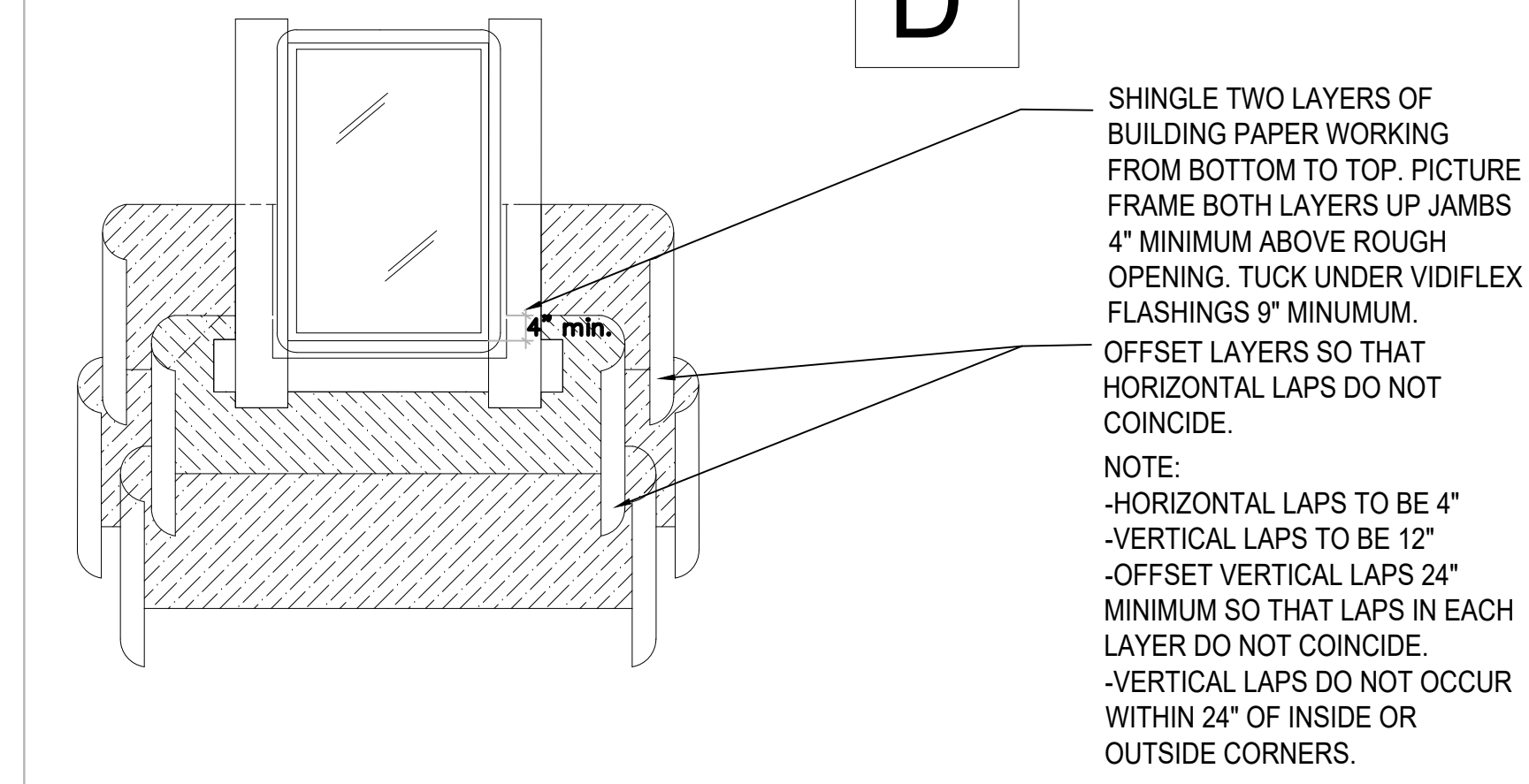
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INSTALL HEAD FLASHING



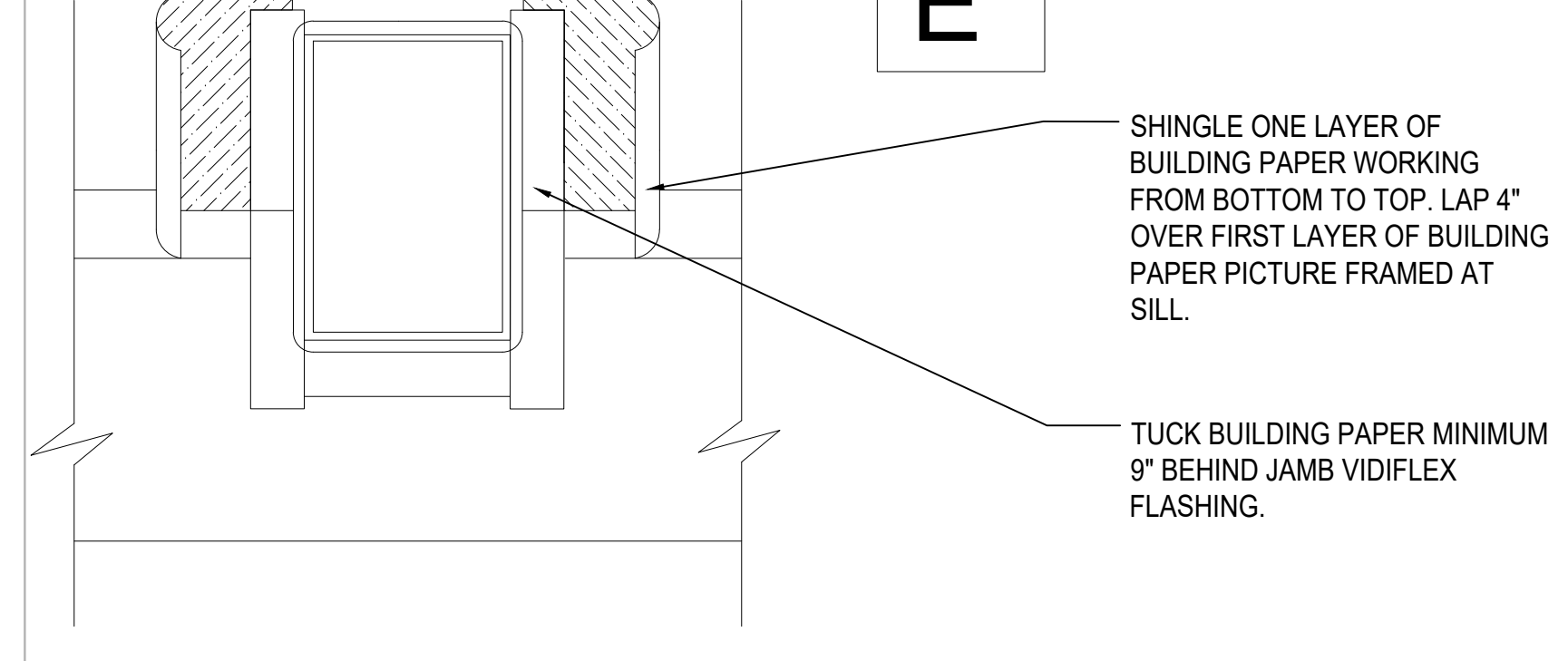
STEP D

INSTALL TWO LAYERS GRADE "D" 60 MINUTE BUILDING PAPER AT SILL



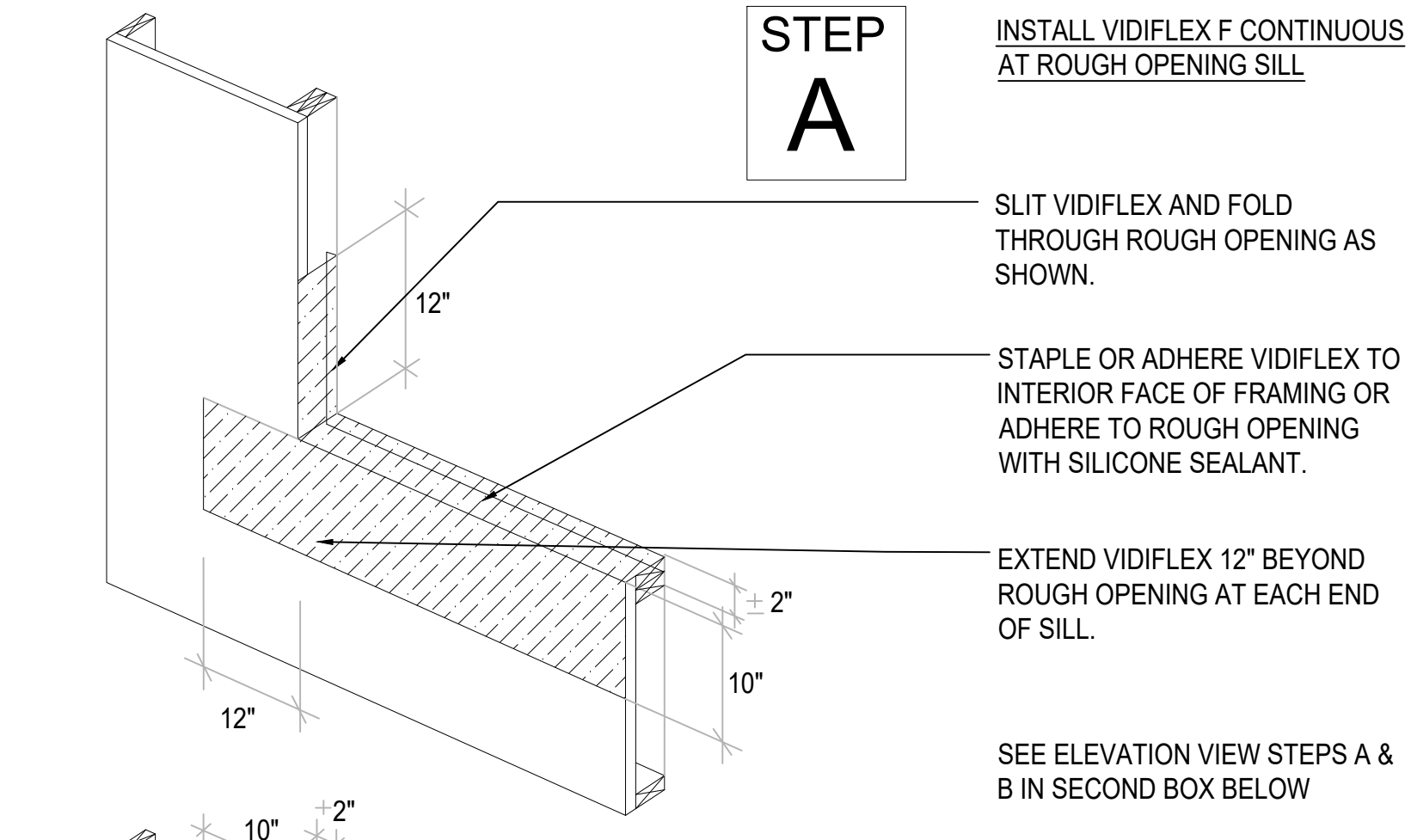
STEP E

INSTALL FIRST LAYER GRADE "D" 60 MINUTE BUILDING PAPER AT JAMBS



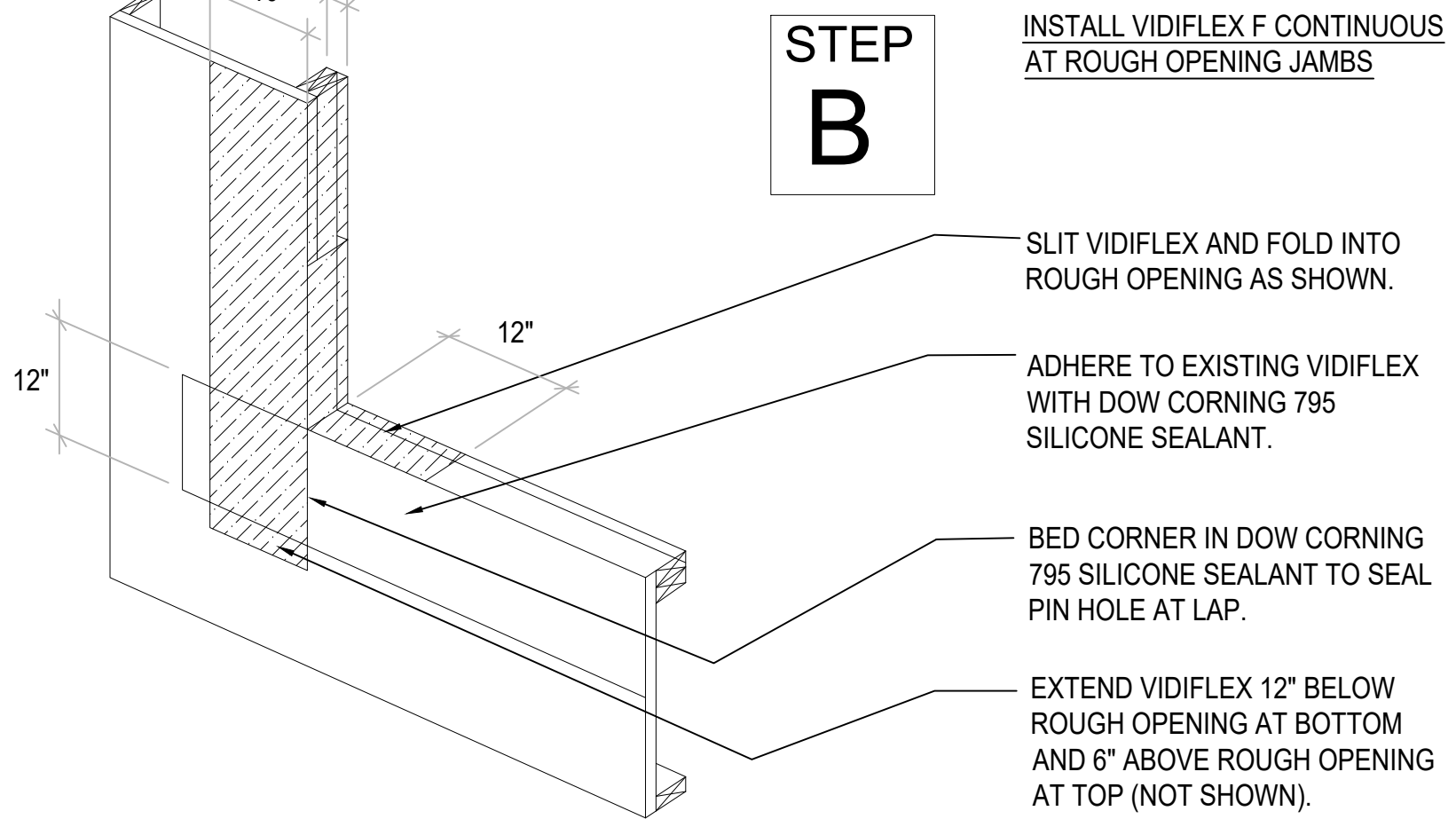
STEP A

INSTALL VIDIFLEX F CONTINUOUS AT ROUGH OPENING SILL



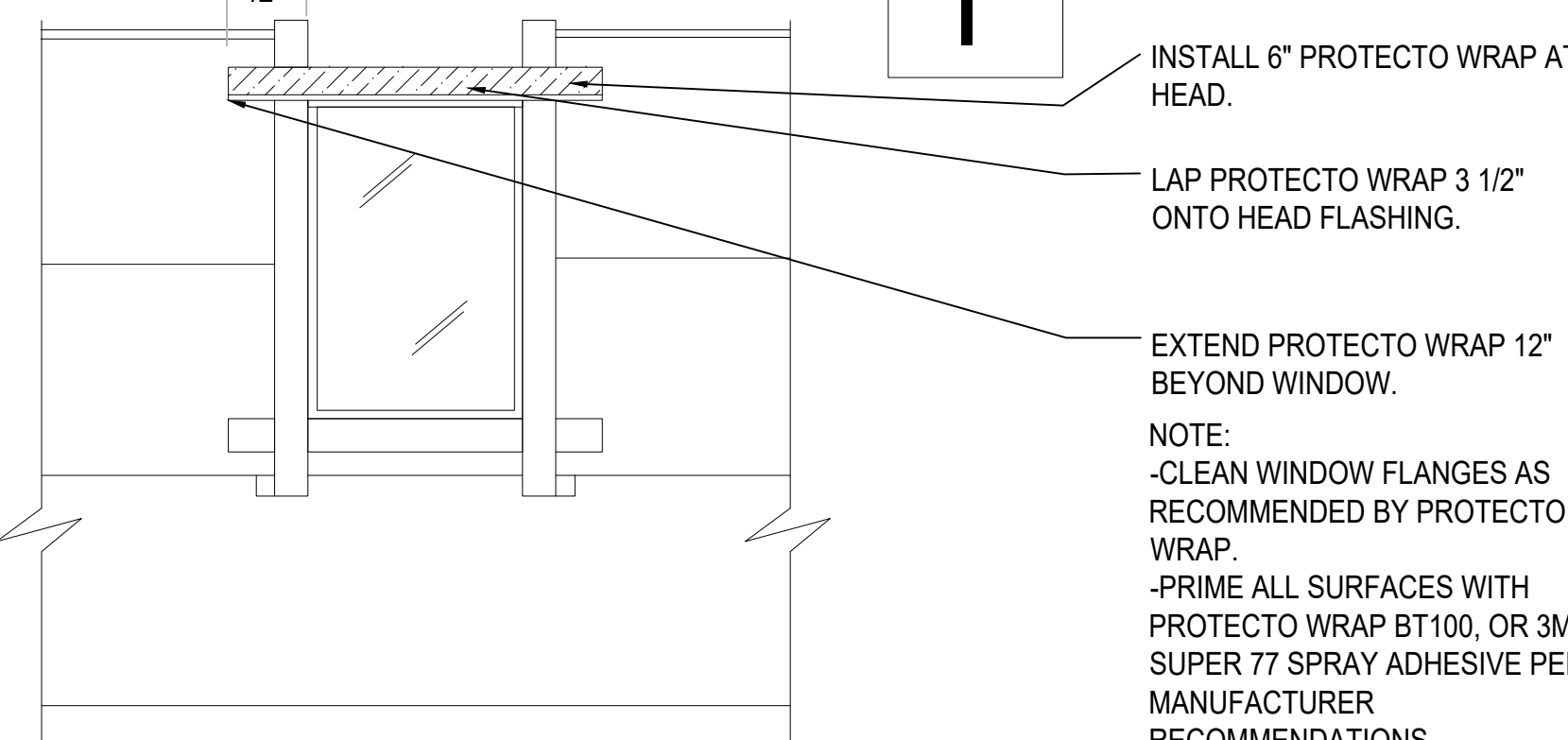
STEP B

INSTALL VIDIFLEX F CONTINUOUS AT ROUGH OPENING JAMBS



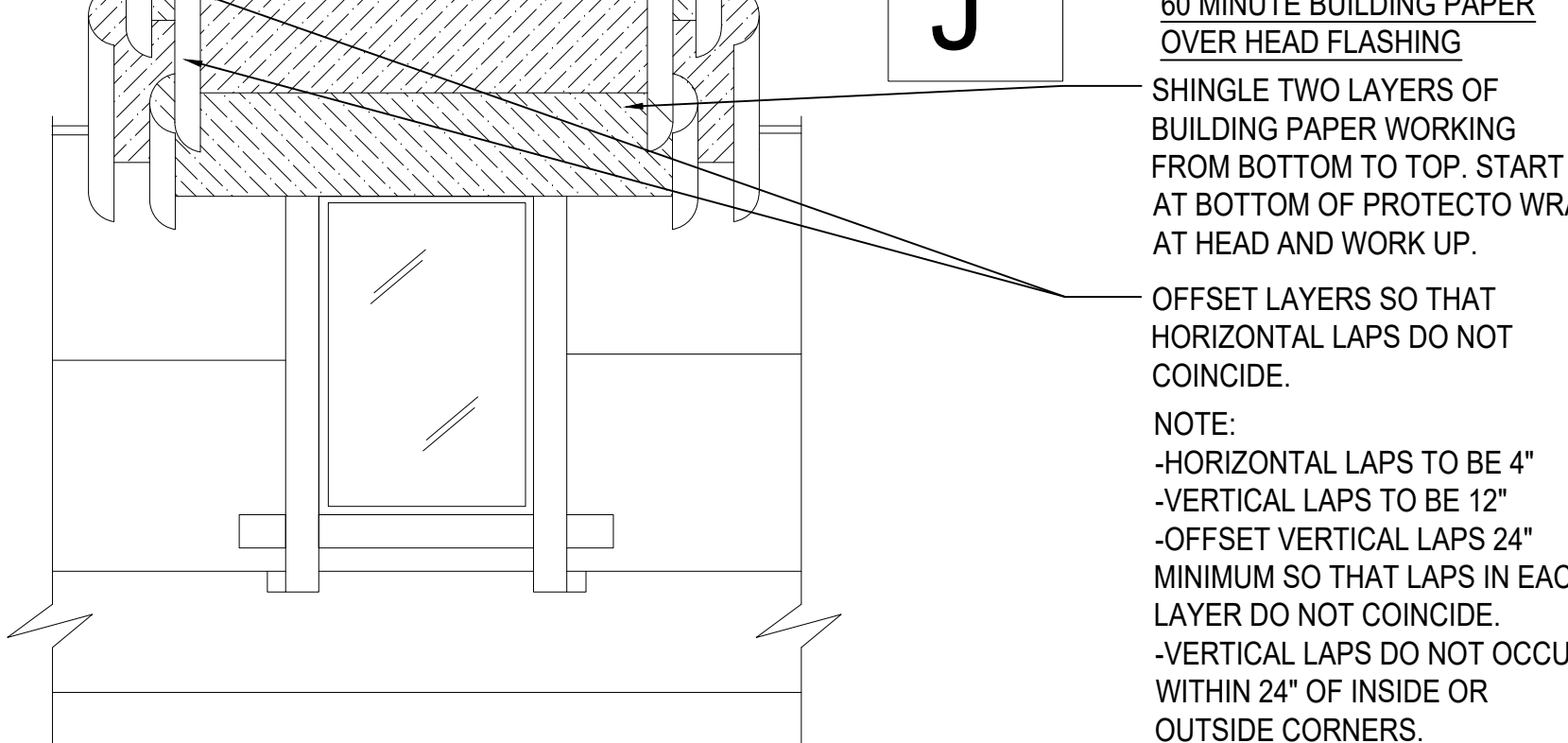
STEP I

INSTALL SECOND LAYER OF PROTECTO WRAP BT20XL AT HEAD



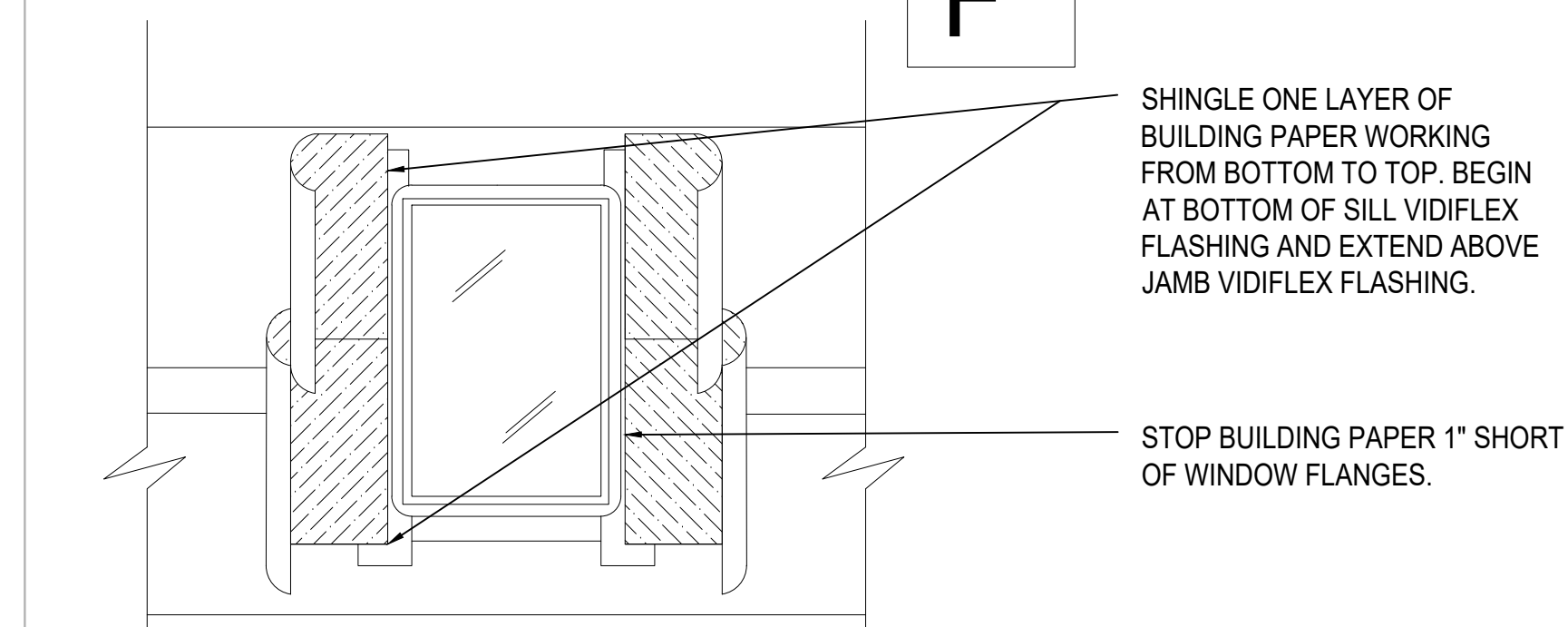
STEP J

INSTALL TWO LAYERS GRADE "D" 60 MINUTE BUILDING PAPER OVER HEAD FLASHING



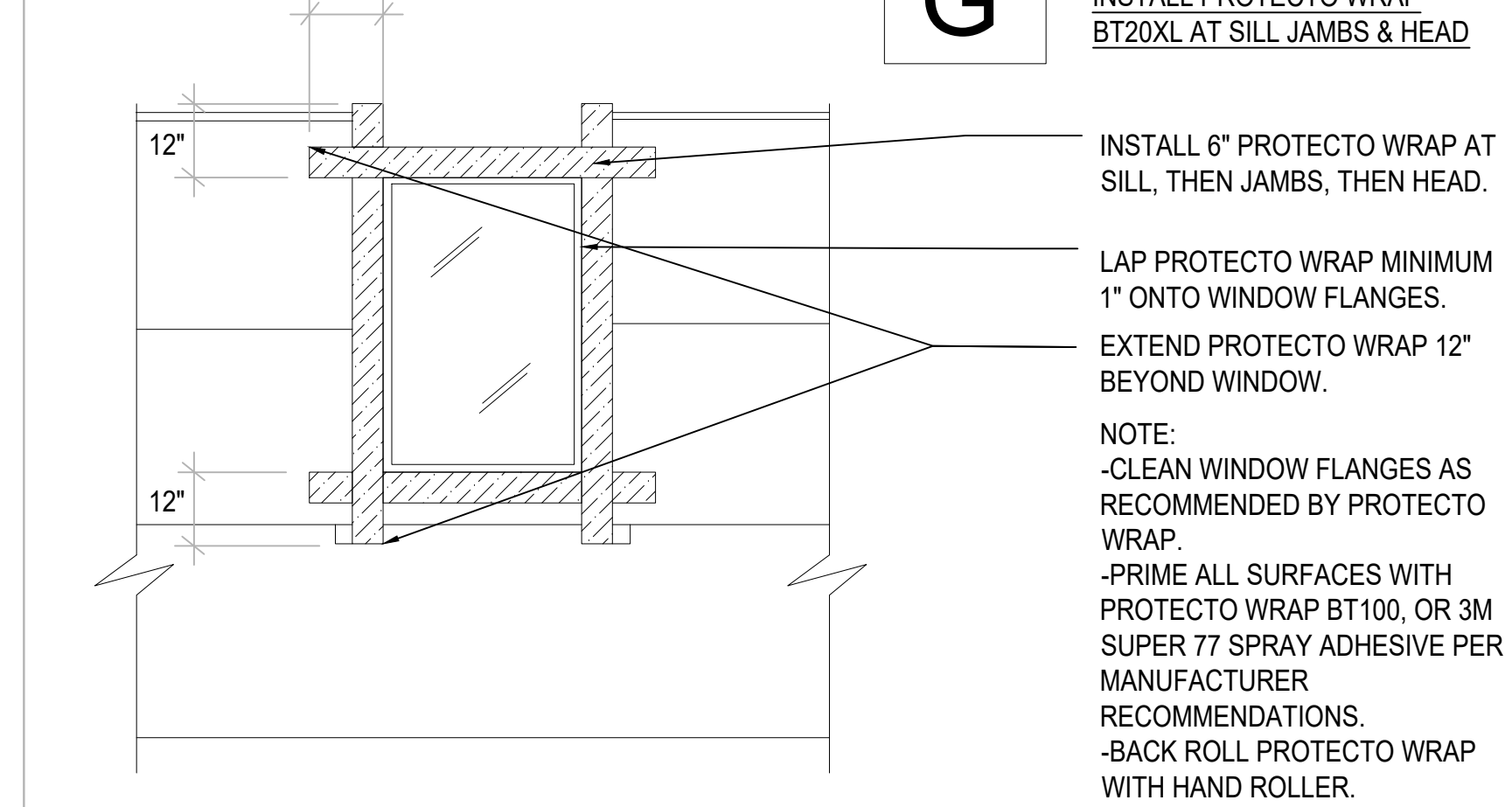
STEP F

INSTALL SECOND LAYER GRADE "D" 60 MINUTE BUILDING PAPER AT JAMBS



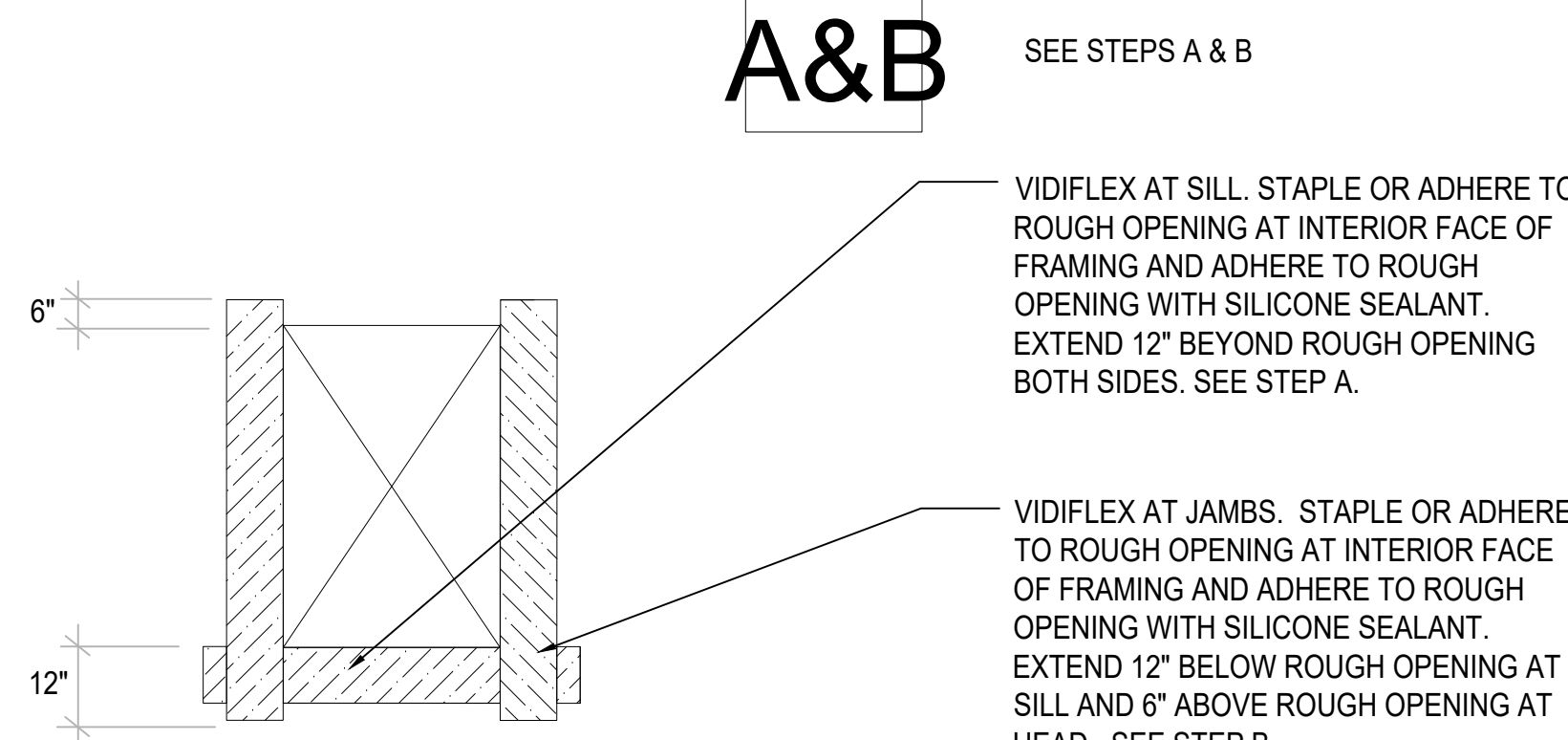
STEP G

INSTALL PROTECTO WRAP BT20XL AT SILL JAMBS & HEAD



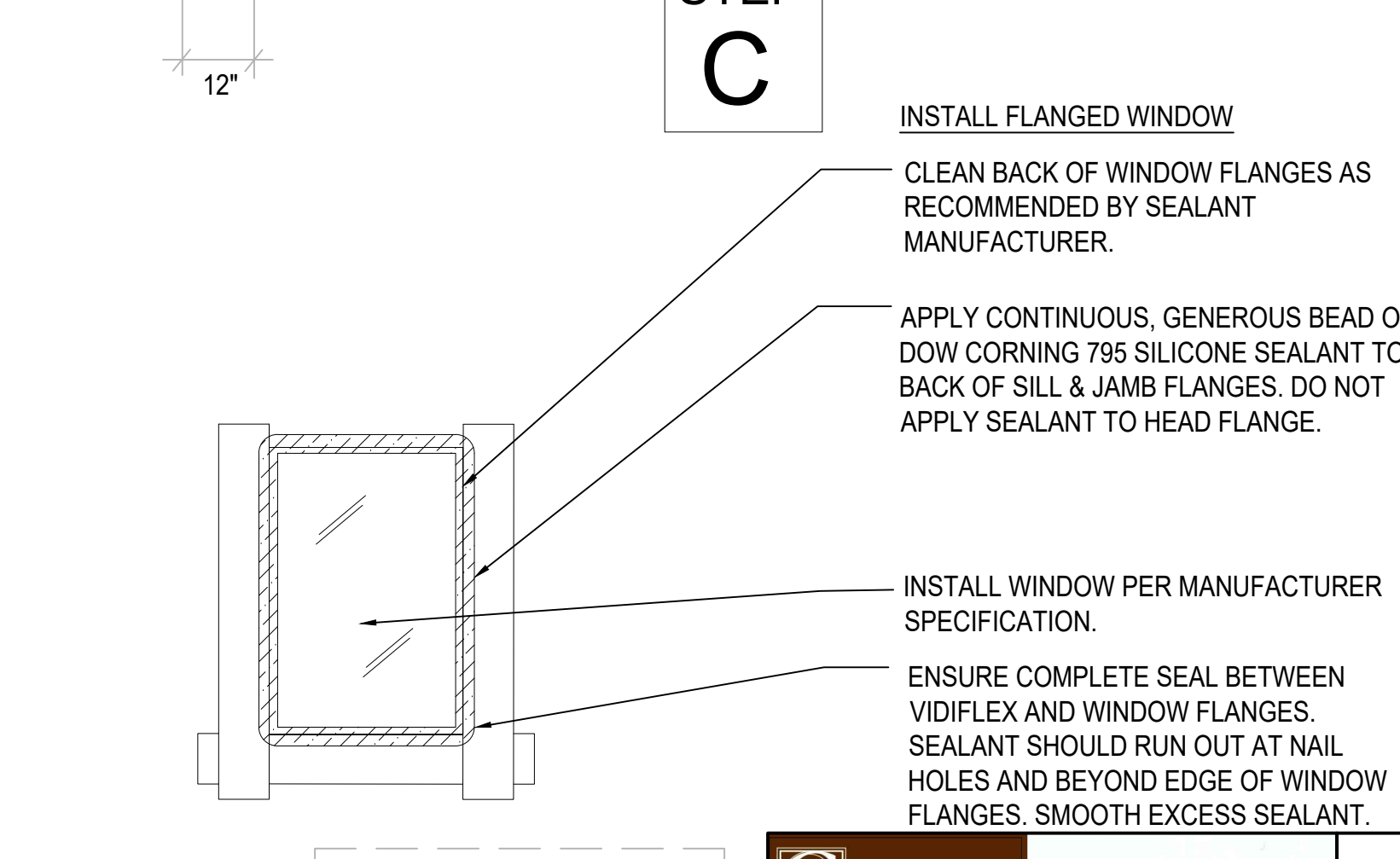
STEPS A&B

ELEVATION VIEW- STEPS A & B



STEP C

INSTALL FLANGED WINDOW



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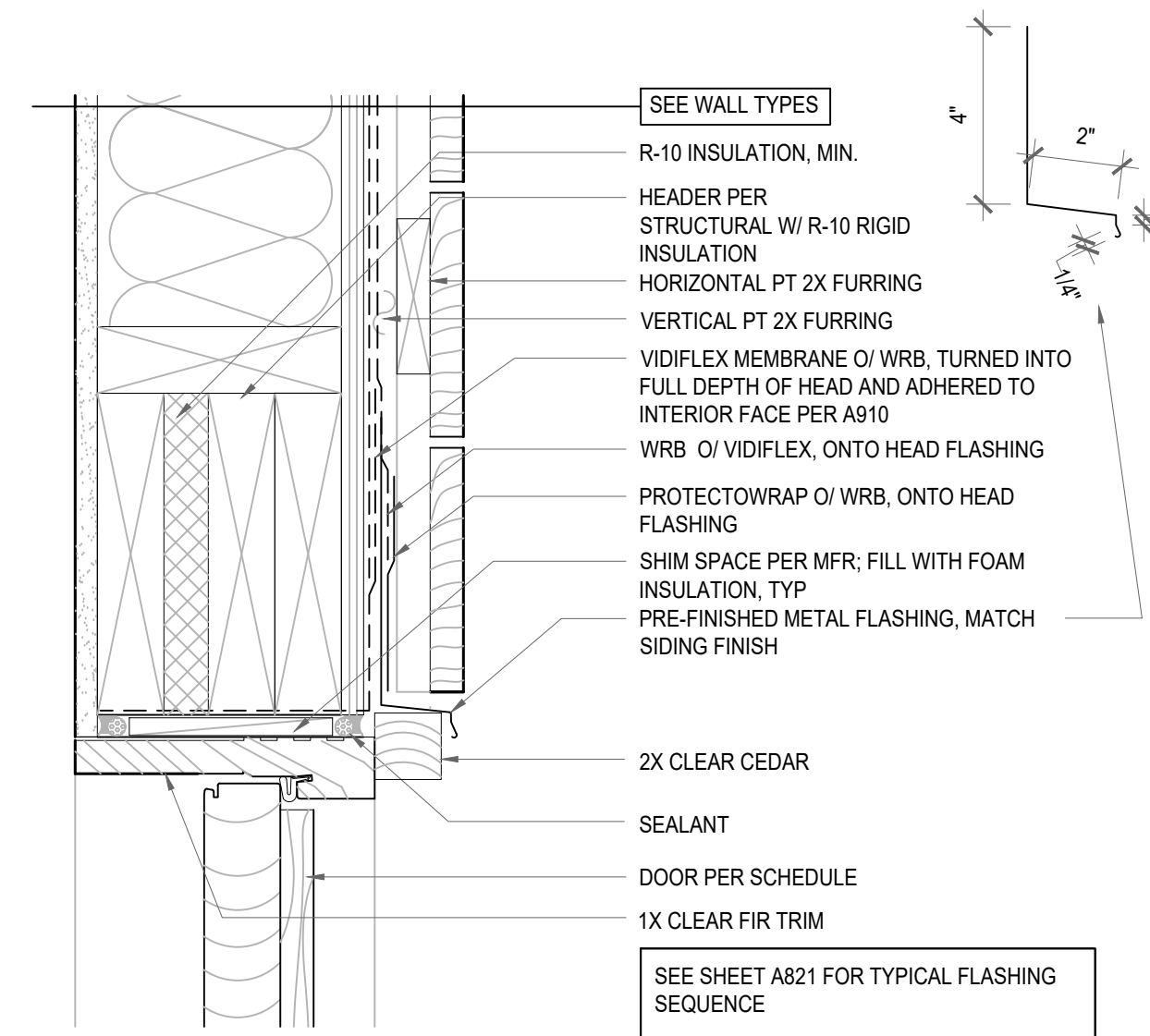
CHC ARCHITECTS
 8666 REGISTERED ARCHITECT
 CHAOHUA CHANG
 STATE OF WASHINGTON
 13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059
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1038 MIXED USE PROJECT
 1040 SOUTH KING STREET
 SEATTLE WA 98104

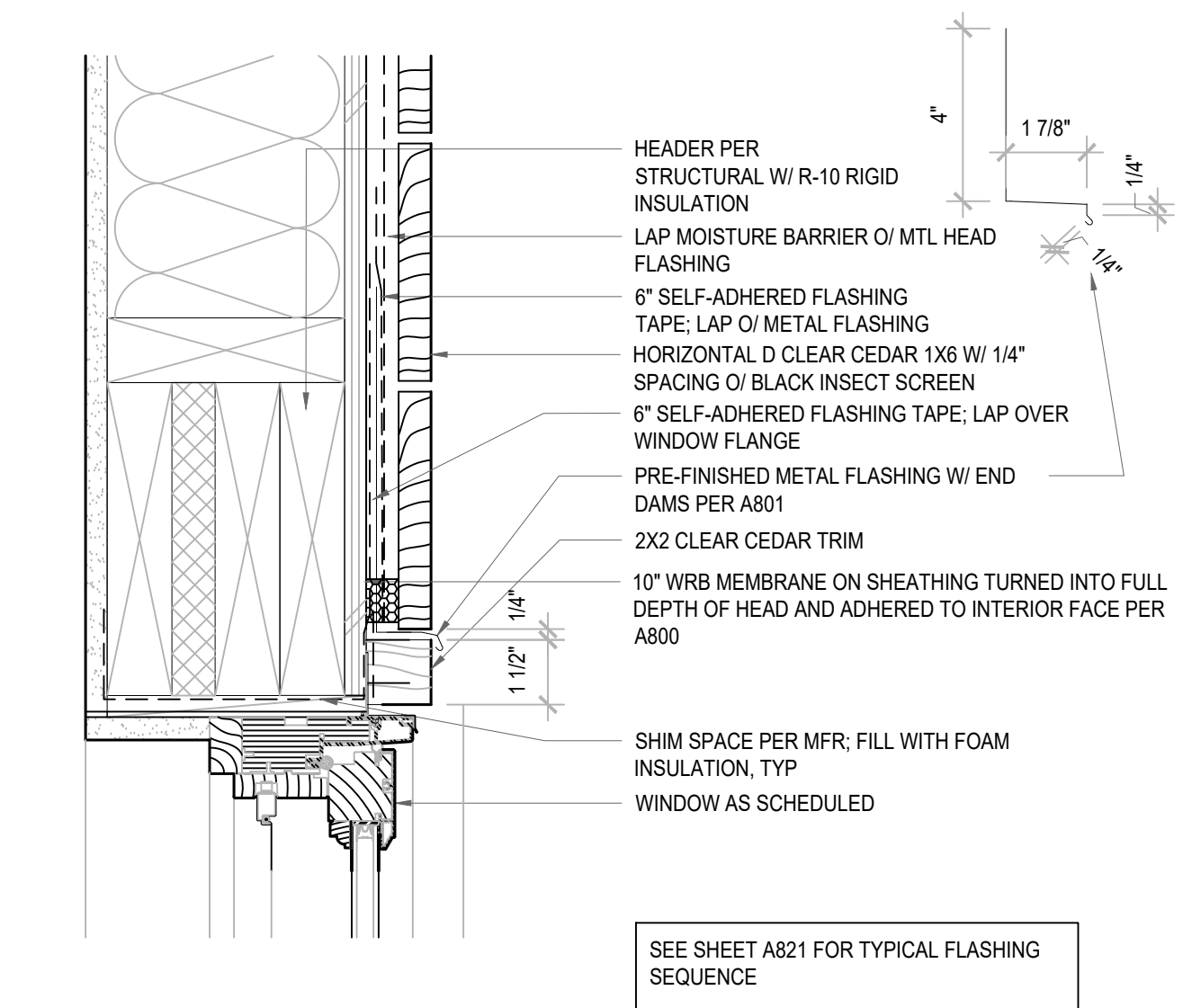
NUMBER	DATE	DESCRIPTION OF REVISIONS
1	03-28-2021	BUILDING PERMIT SET SUBMITTAL
1	12-23-2024	CORRECTION #1 RESPONSE
2	11-12-2025	CORRECTION #2 RESPONSE

SHEET NAME
EXTERIOR DETAILS-FLASHING SEQUENCE

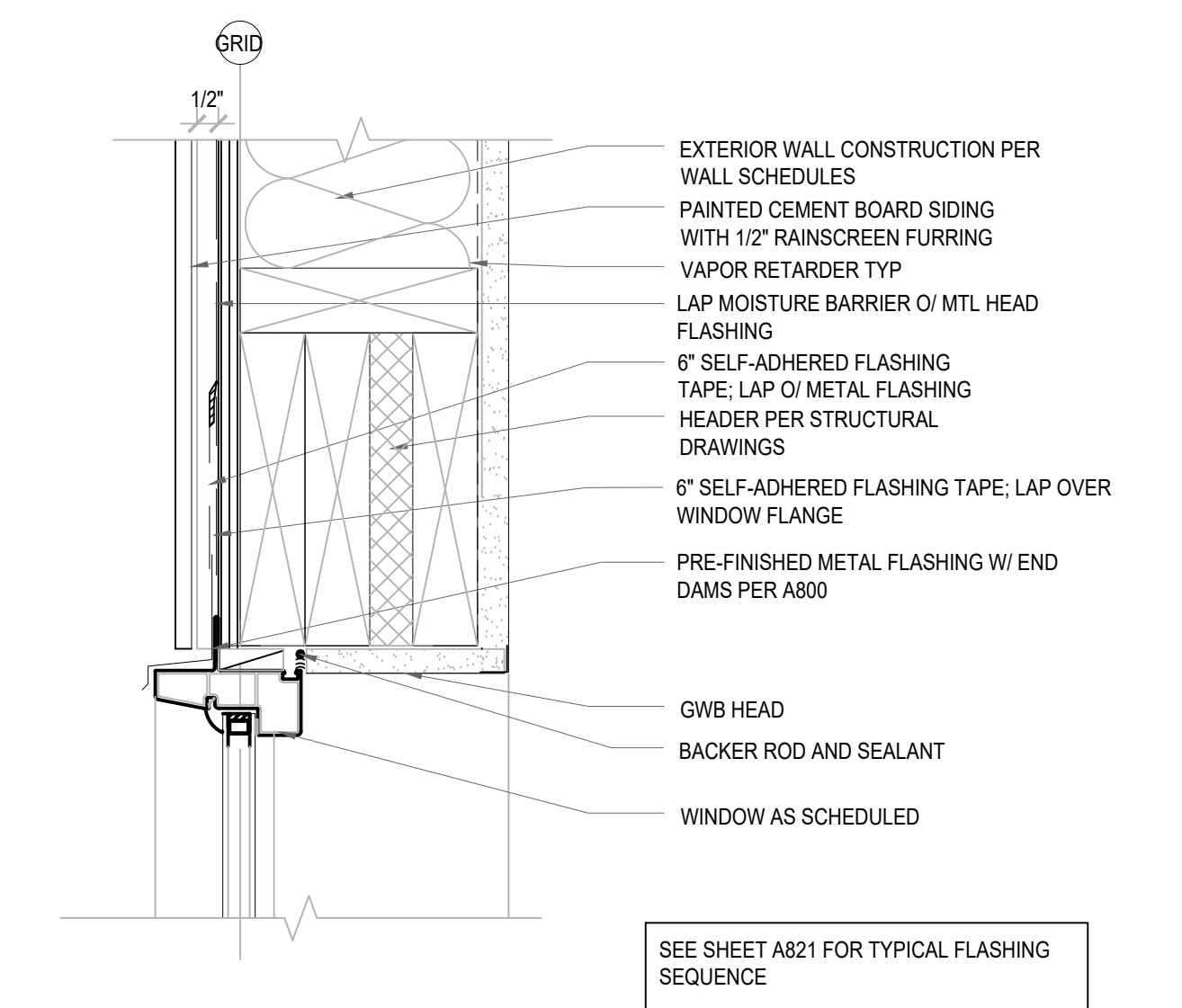
SHEET NUMBER
A821



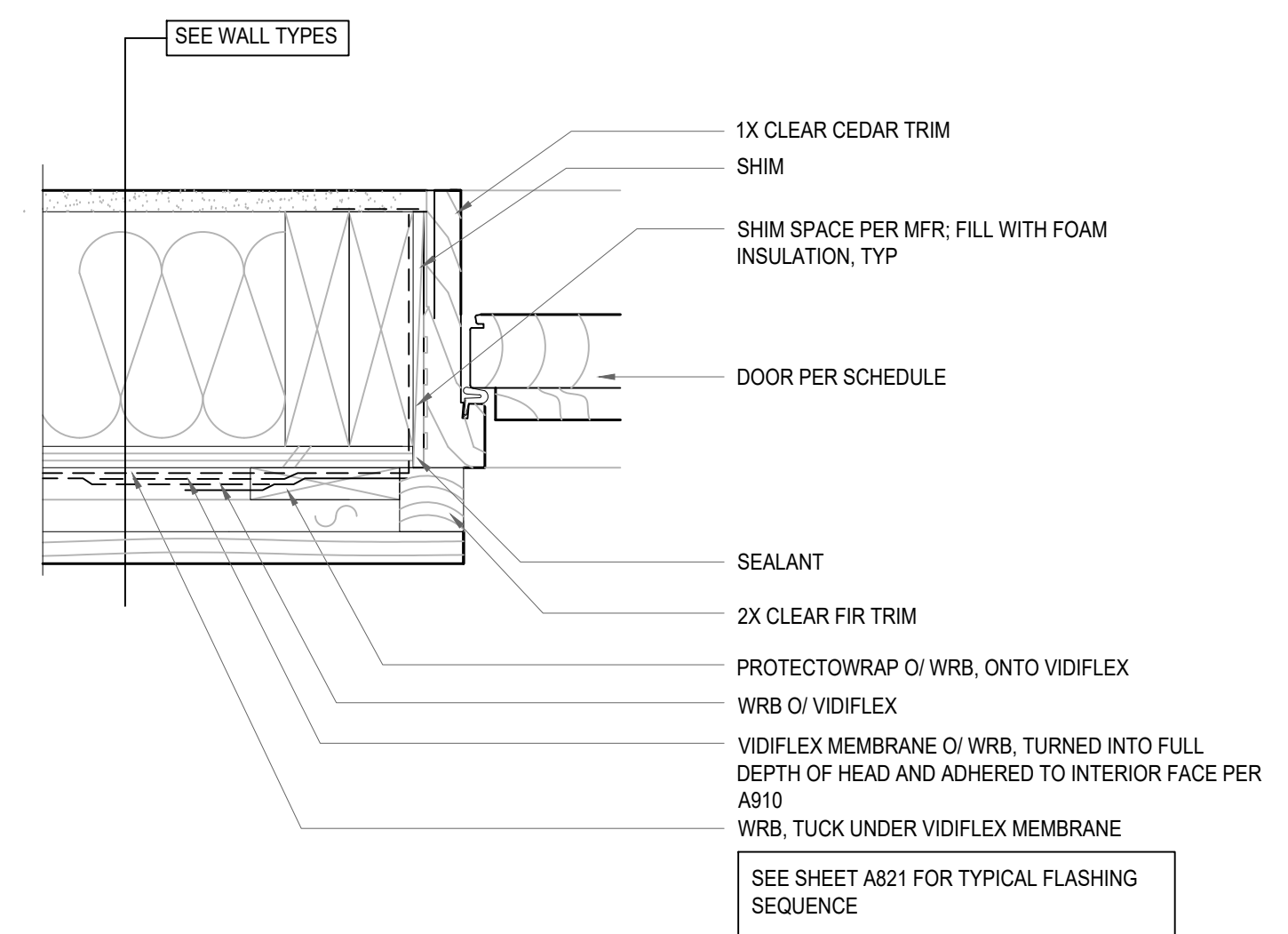
7 DOOR HEAD
SCALE: 3"=1'-0"



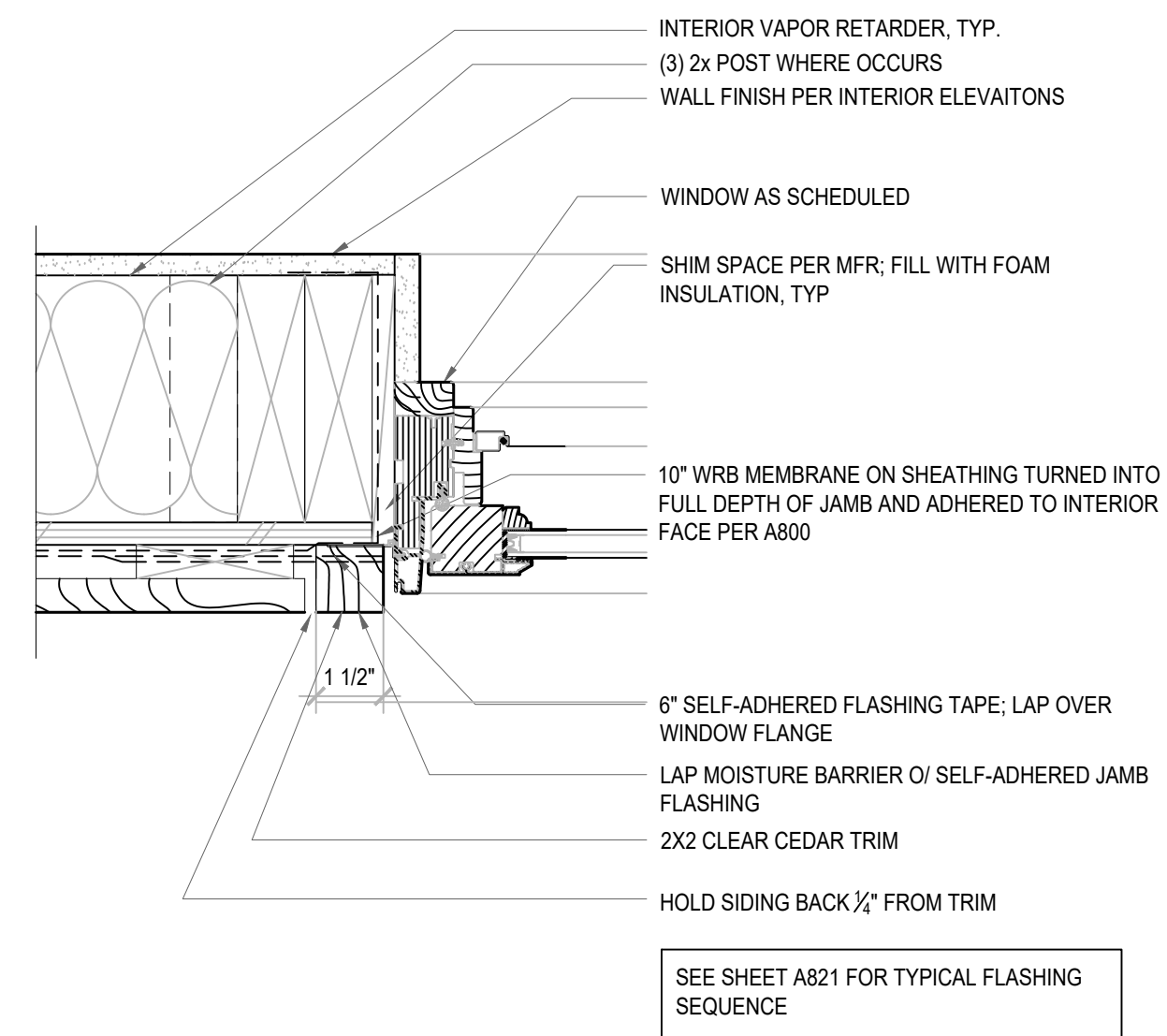
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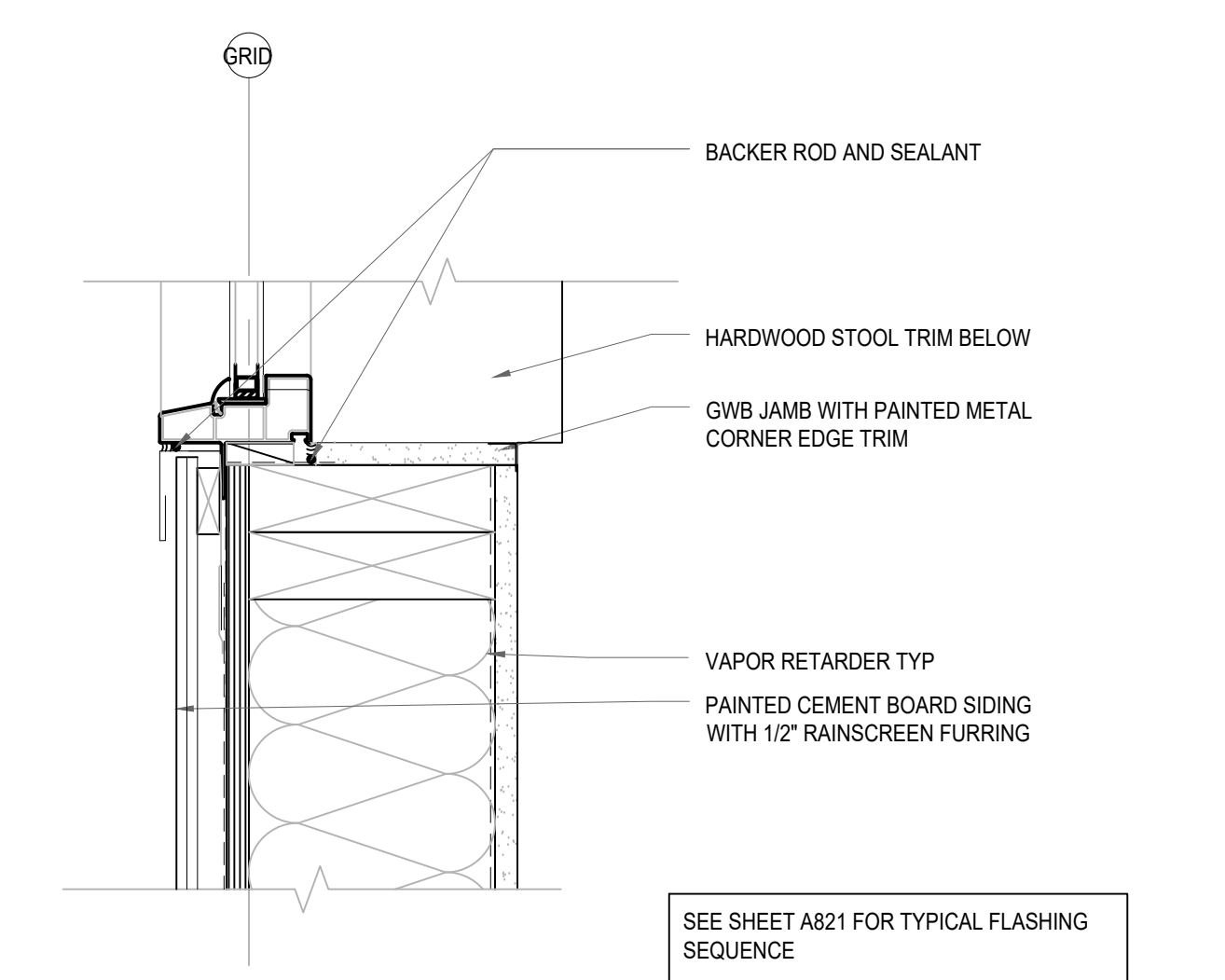
1 WINDOW HEAD
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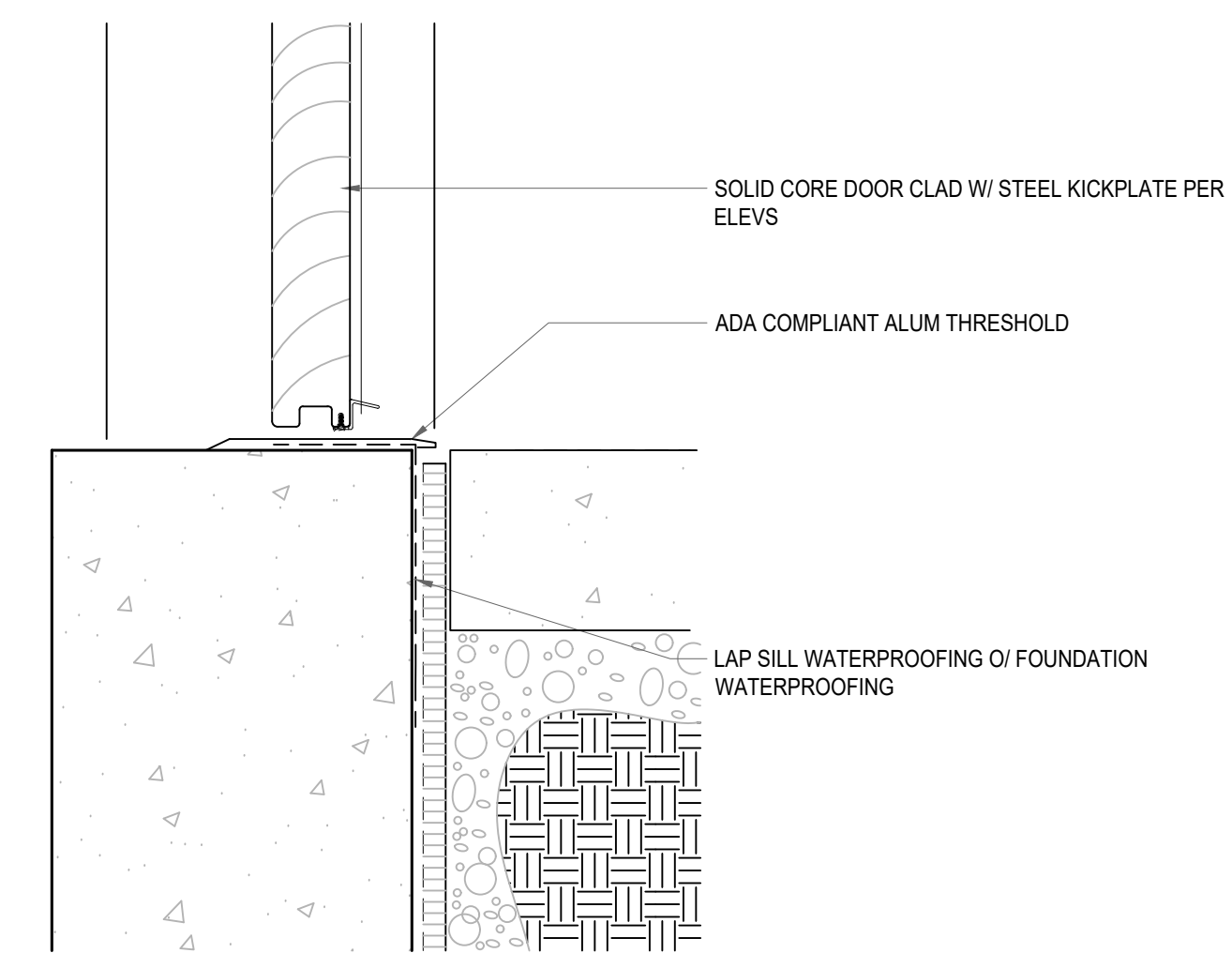
8 DOOR JAMB
SCALE: 3"=1'-0"



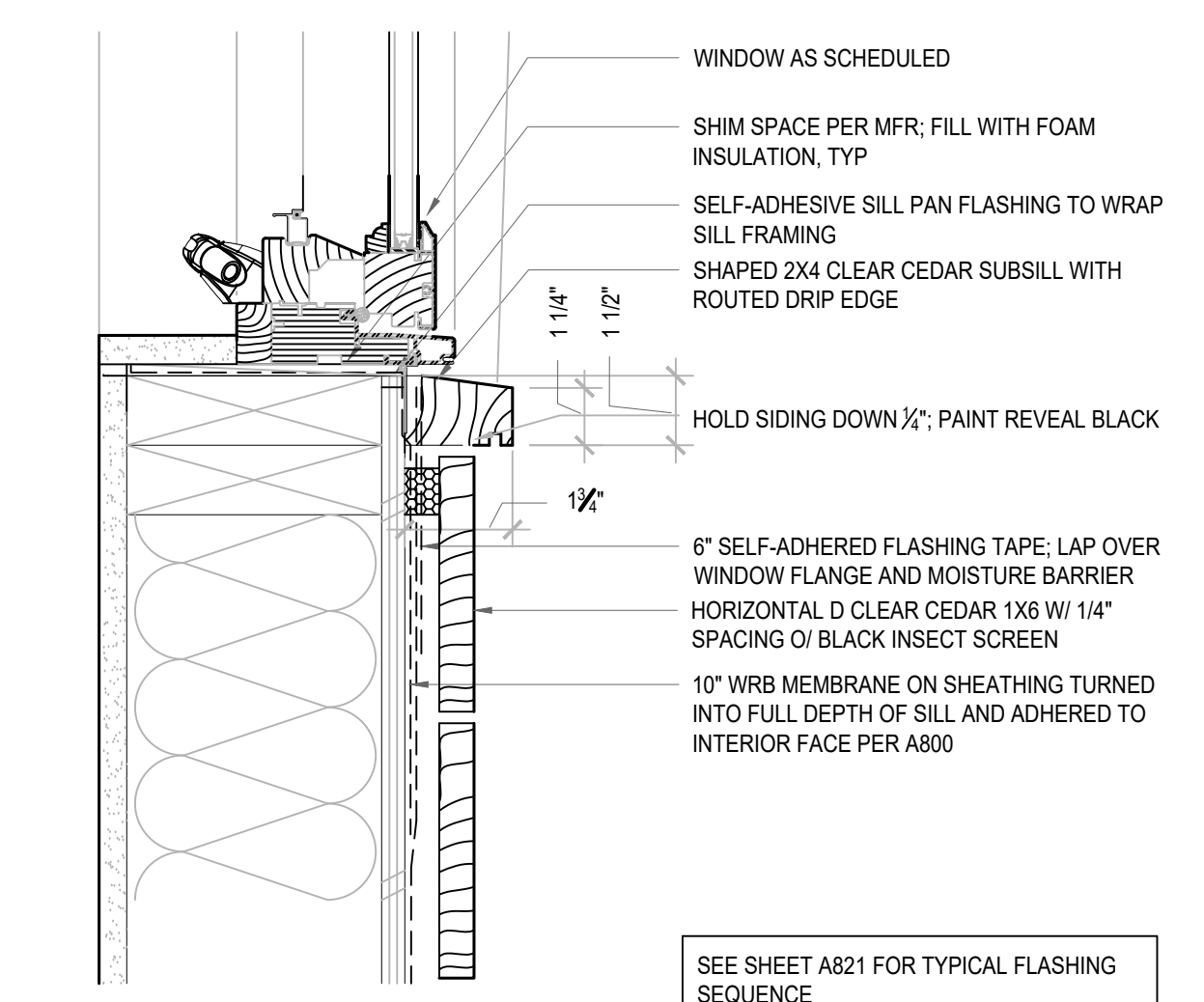
5 WINDOW JAMB
SCALE: 3"=1'-0"



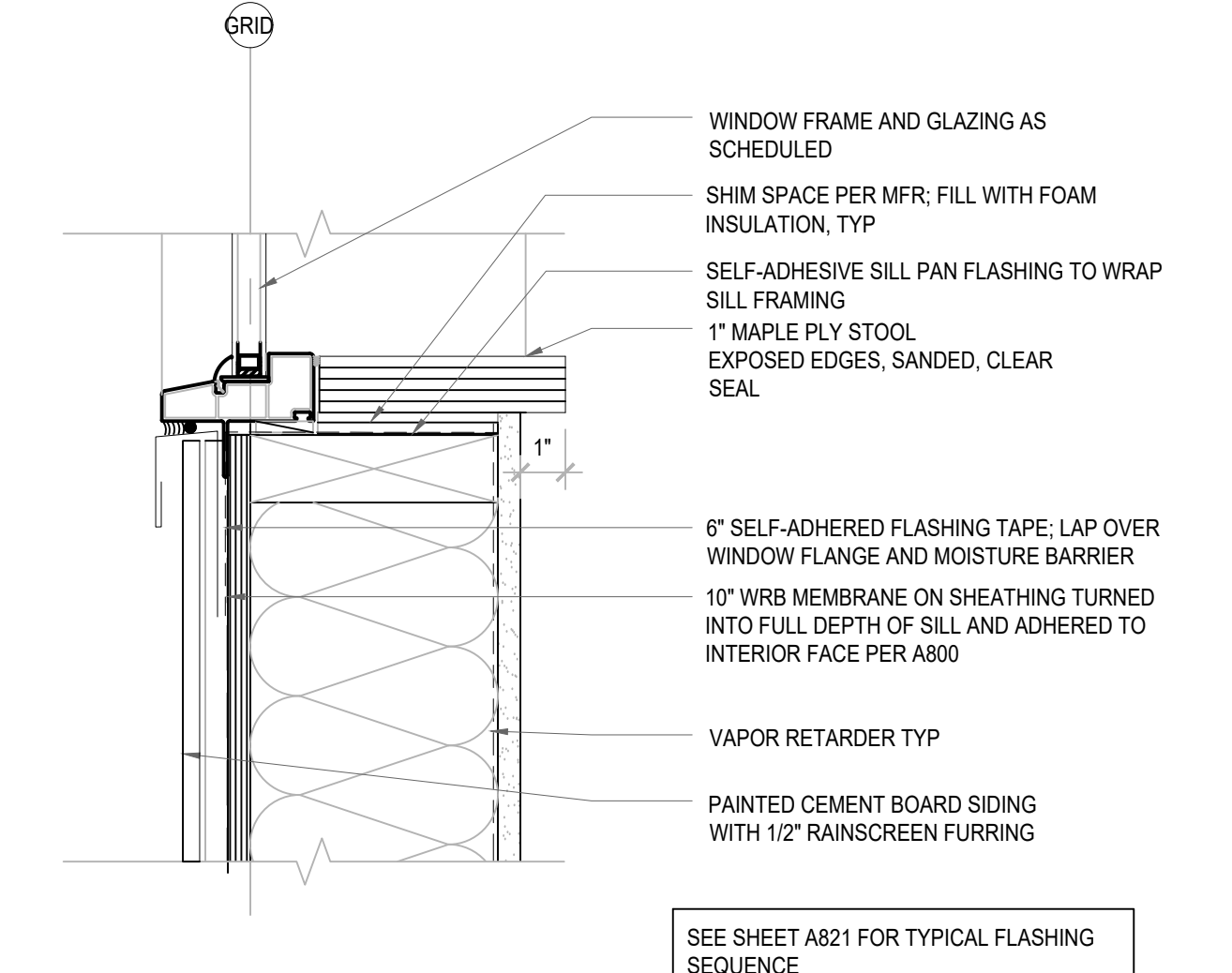
2 WINDOW JAMB
SCALE: 3"=1'-0"



9 DOOR SILL
SCALE: 3"=1'-0"

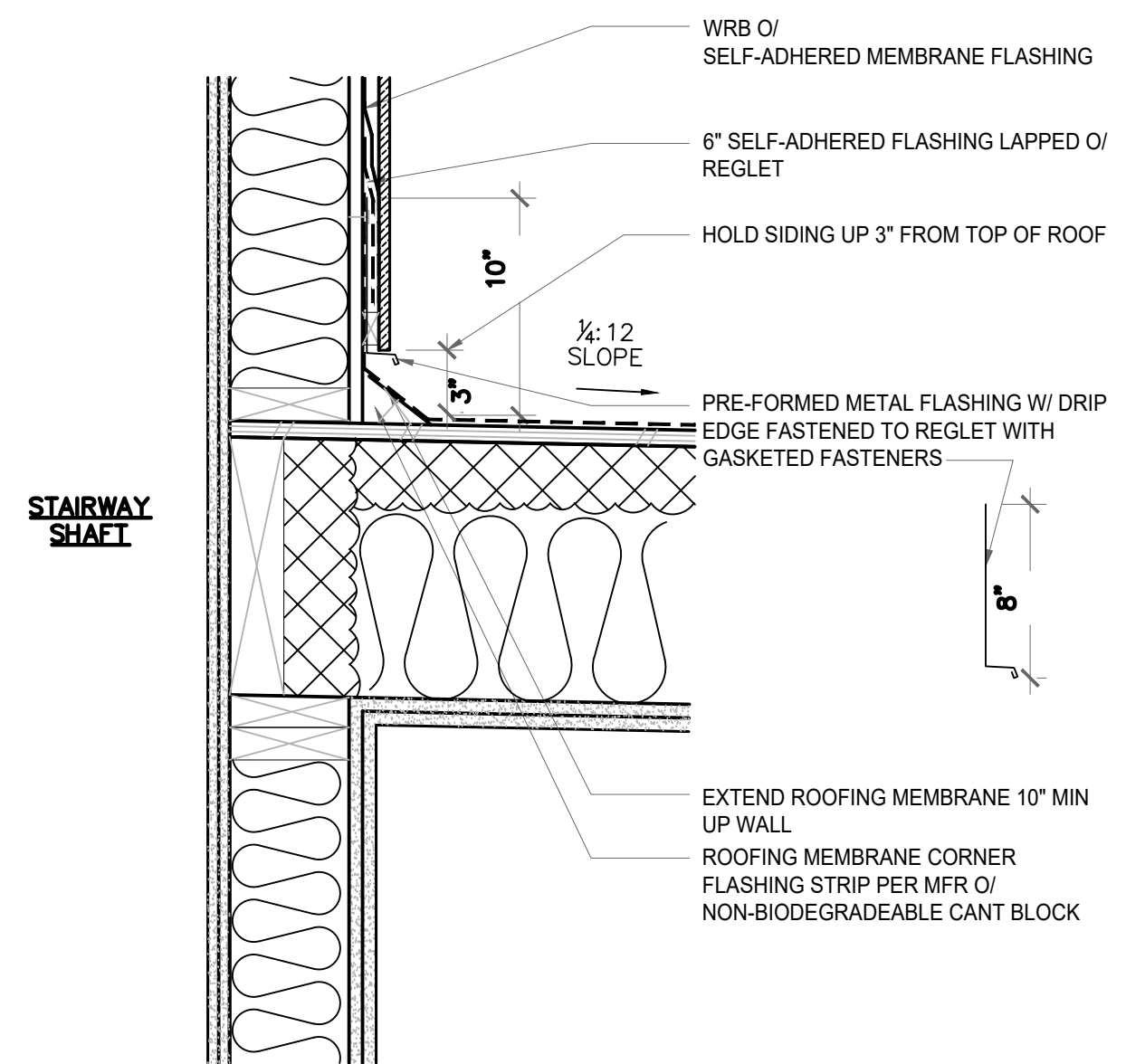


6 WINDOW SILL
SCALE: 3"=1'-0"

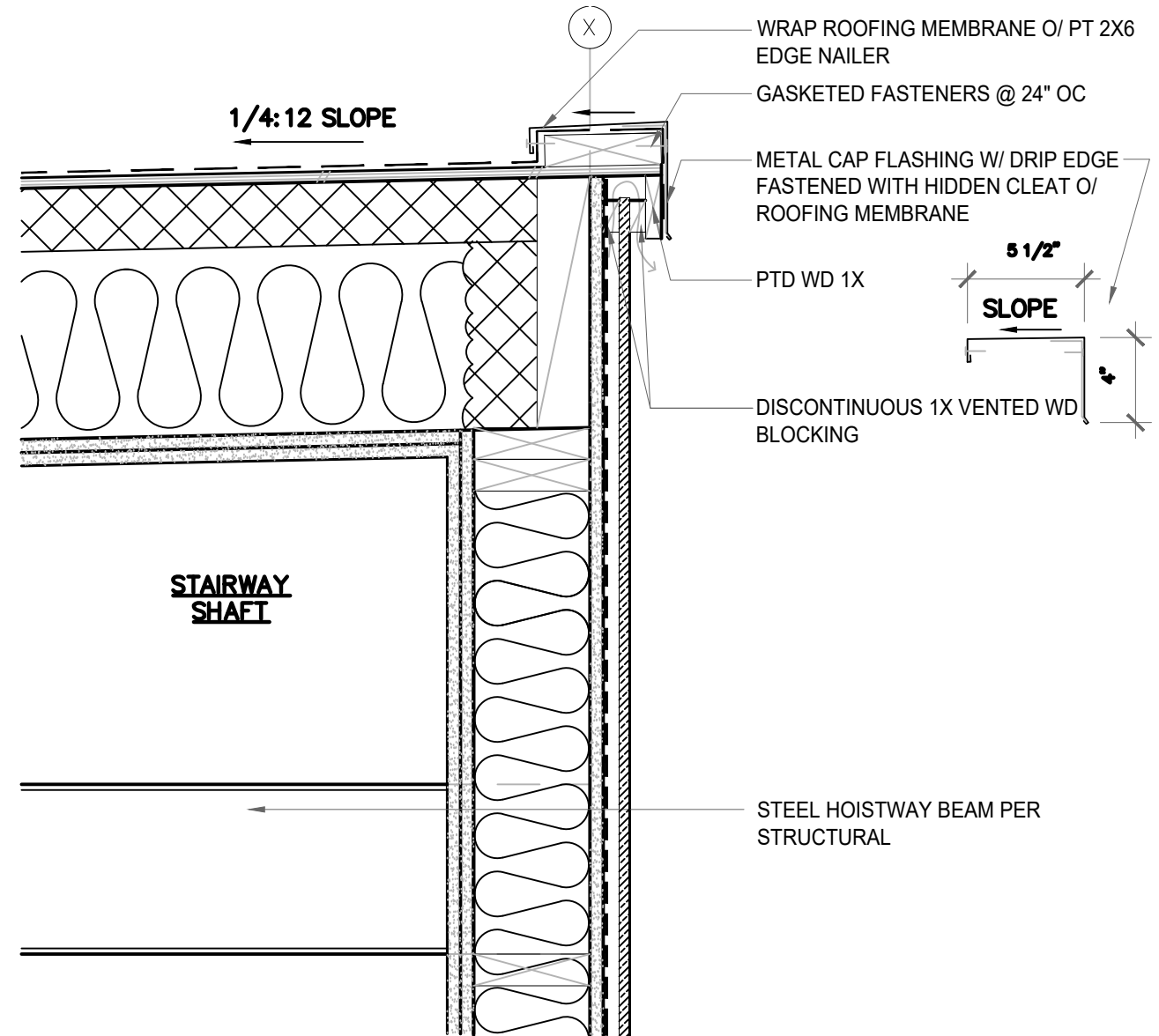


3 WINDOW SILL
SCALE: 3"=1'-0"

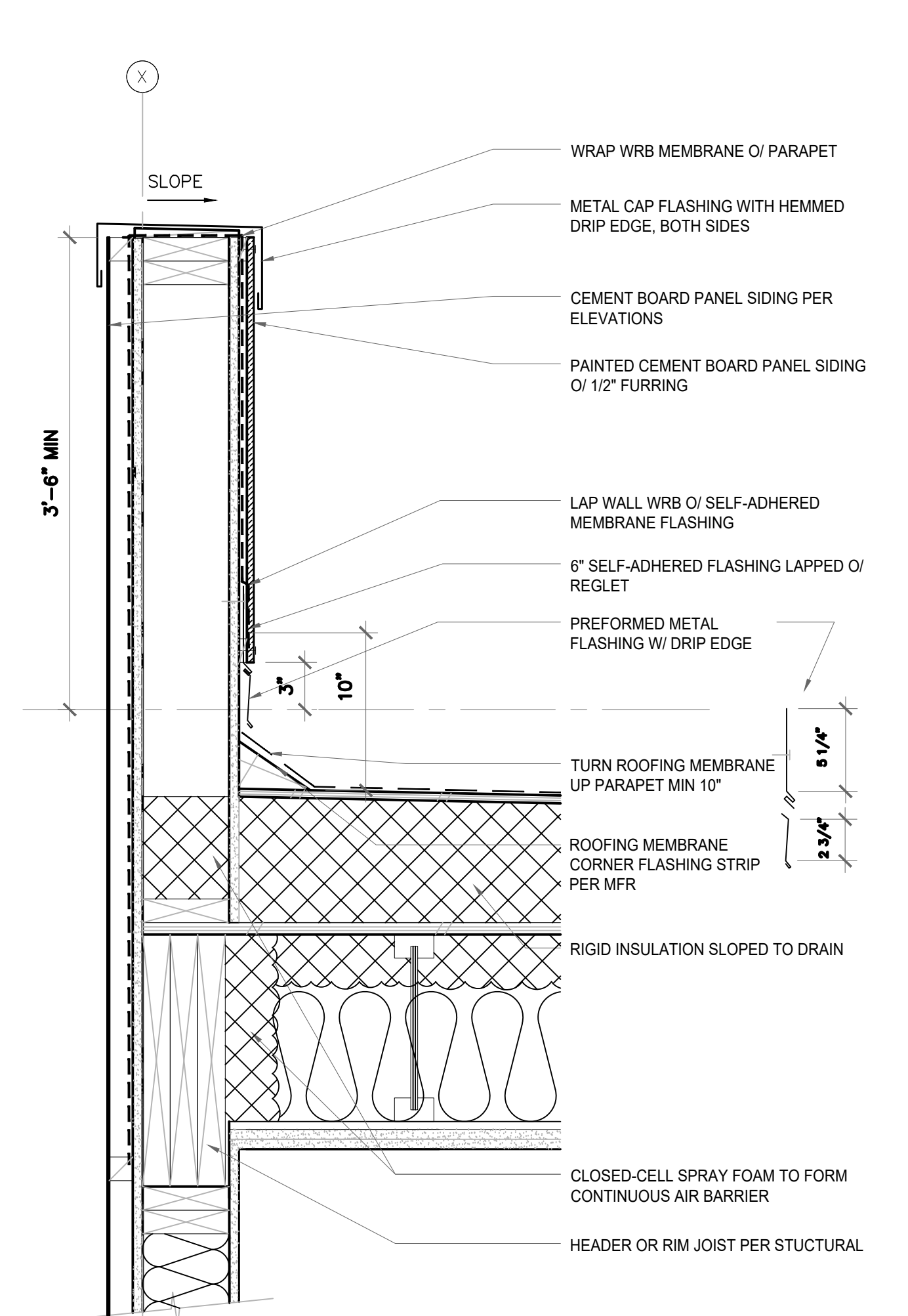
CITY STAMP	<p>8666 REGISTERED ARCHITECT CHAOHUA CHANG STATE OF WASHINGTON</p> <p>13301 SE 79th PL, Unit A205, NEWCASTLE, WA 98059 (M) 425.785.3992 chcarc@gmail.com</p>	<p>1038 MIXED USE PROJECT 1040 SOUTH KING STREET SEATTLE WA 98104</p>	SHEET NAME WINDOW & DOOR DETAILS												
			SHEET NUMBER A822												
<table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>DESCRIPTION OF REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03-28-2021</td> <td>BUILDING PERMIT SET SUBMITTAL</td> </tr> <tr> <td>2</td> <td>12-23-2024</td> <td>CORRECTION #1 RESPONSE</td> </tr> <tr> <td>2</td> <td>11-12-2025</td> <td>CORRECTION #2 RESPONSE</td> </tr> </tbody> </table>			NUMBER	DATE	DESCRIPTION OF REVISIONS	1	03-28-2021	BUILDING PERMIT SET SUBMITTAL	2	12-23-2024	CORRECTION #1 RESPONSE	2	11-12-2025	CORRECTION #2 RESPONSE	
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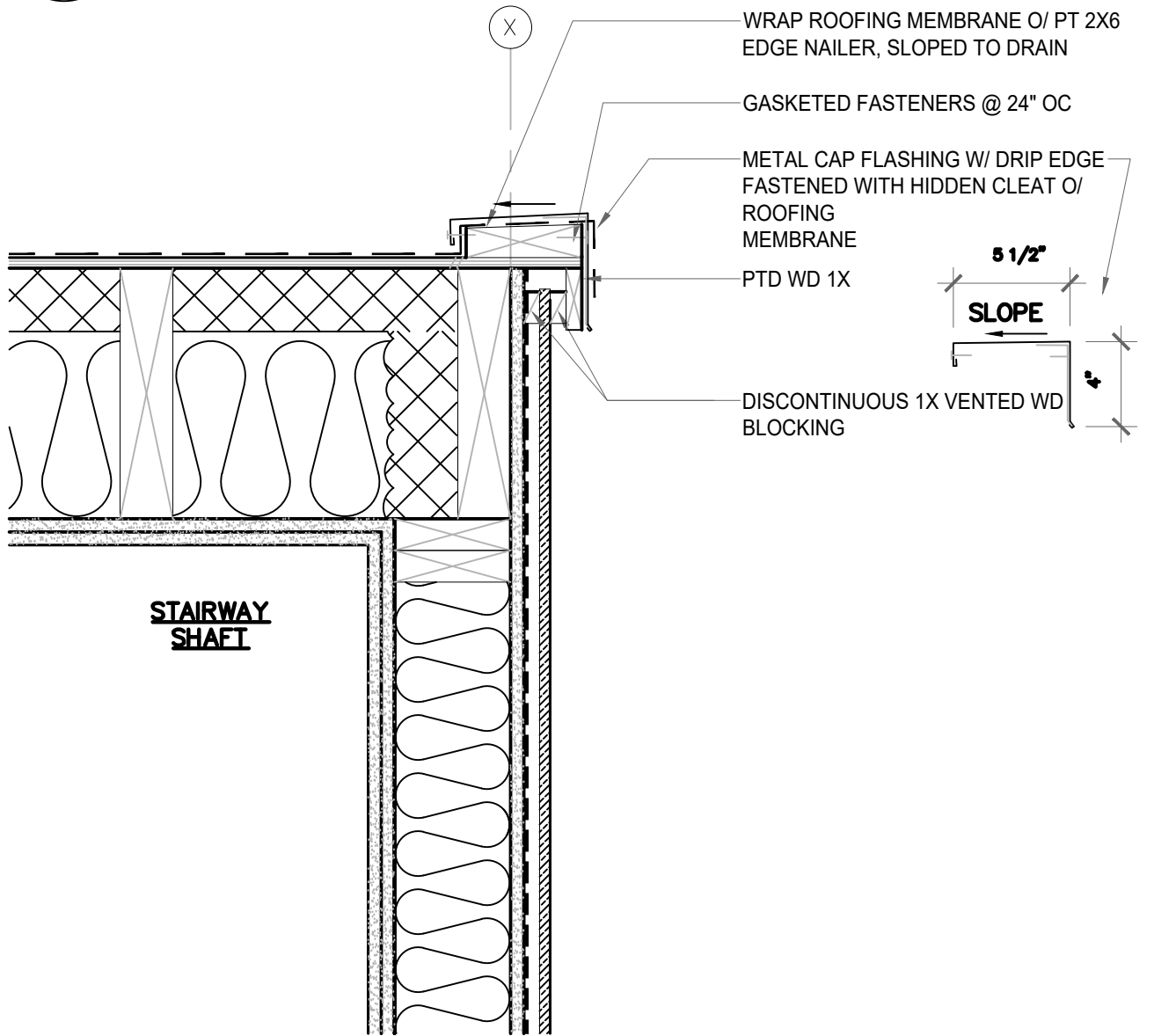
6 ROOF RAKE @ STAIR PENTHOUSE
SCALE: 1 1/2"=1'-0"



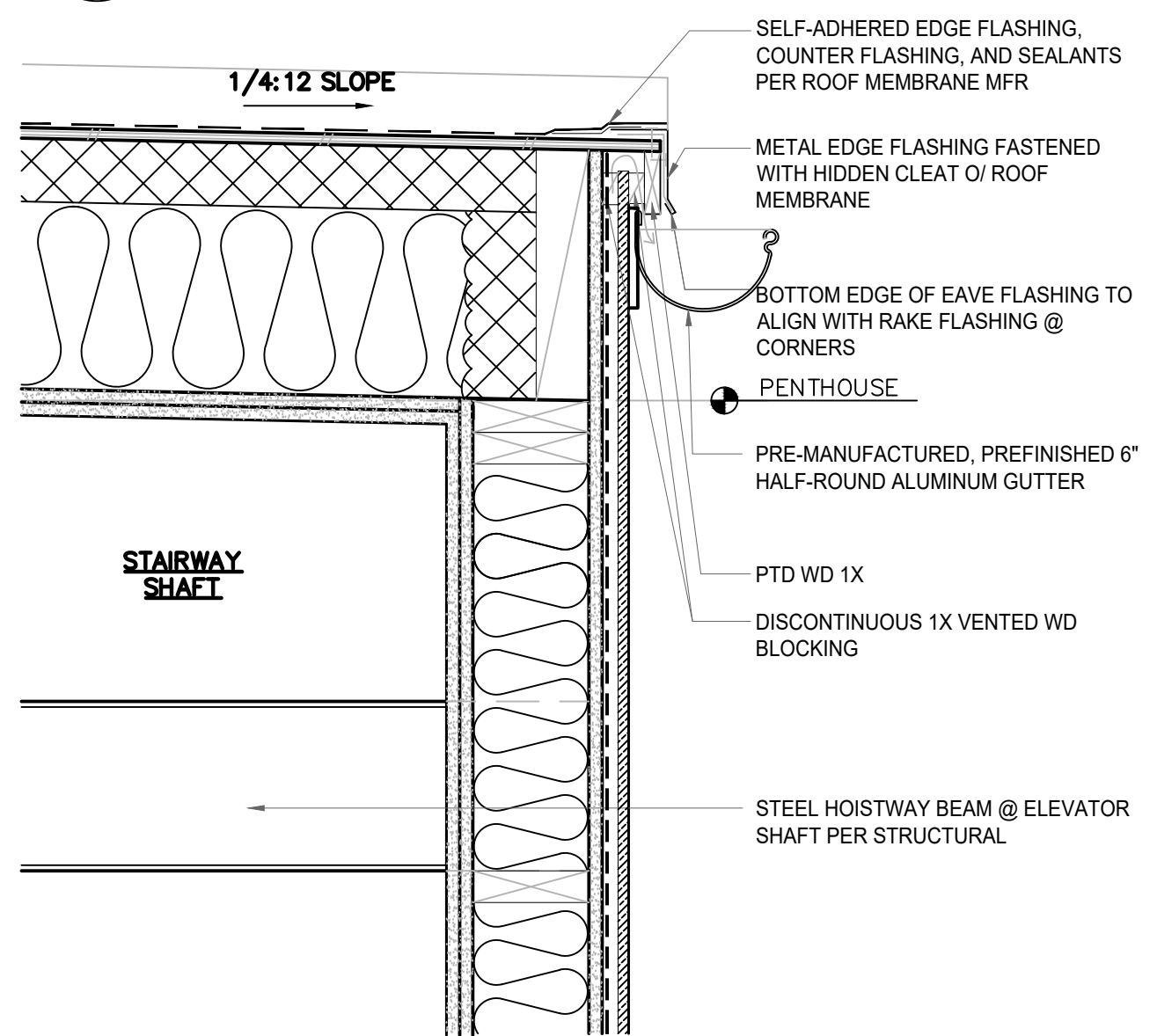
4 STAIR ROOF @ HIGH EAVE
SCALE: 1 1/2"=1'-0"



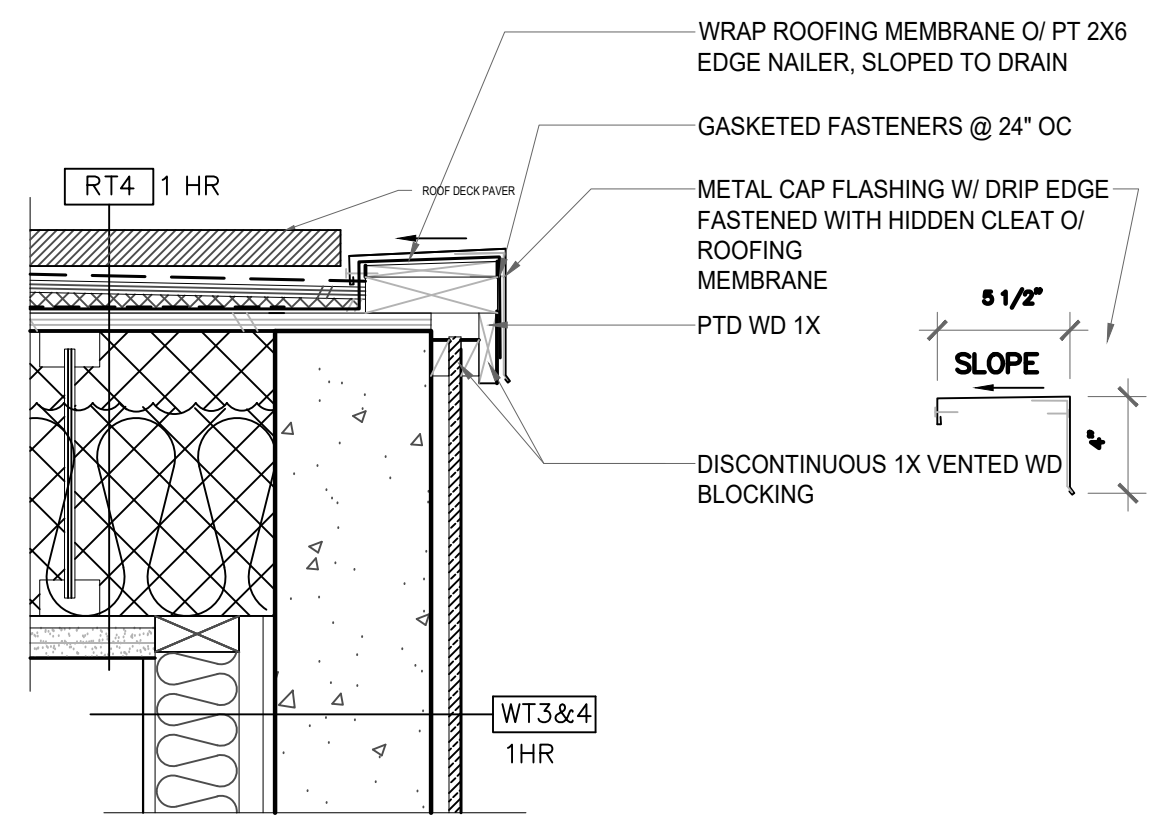
2 TYPICAL ROOF PARAPET
SCALE: 1 1/2"=1'-0"



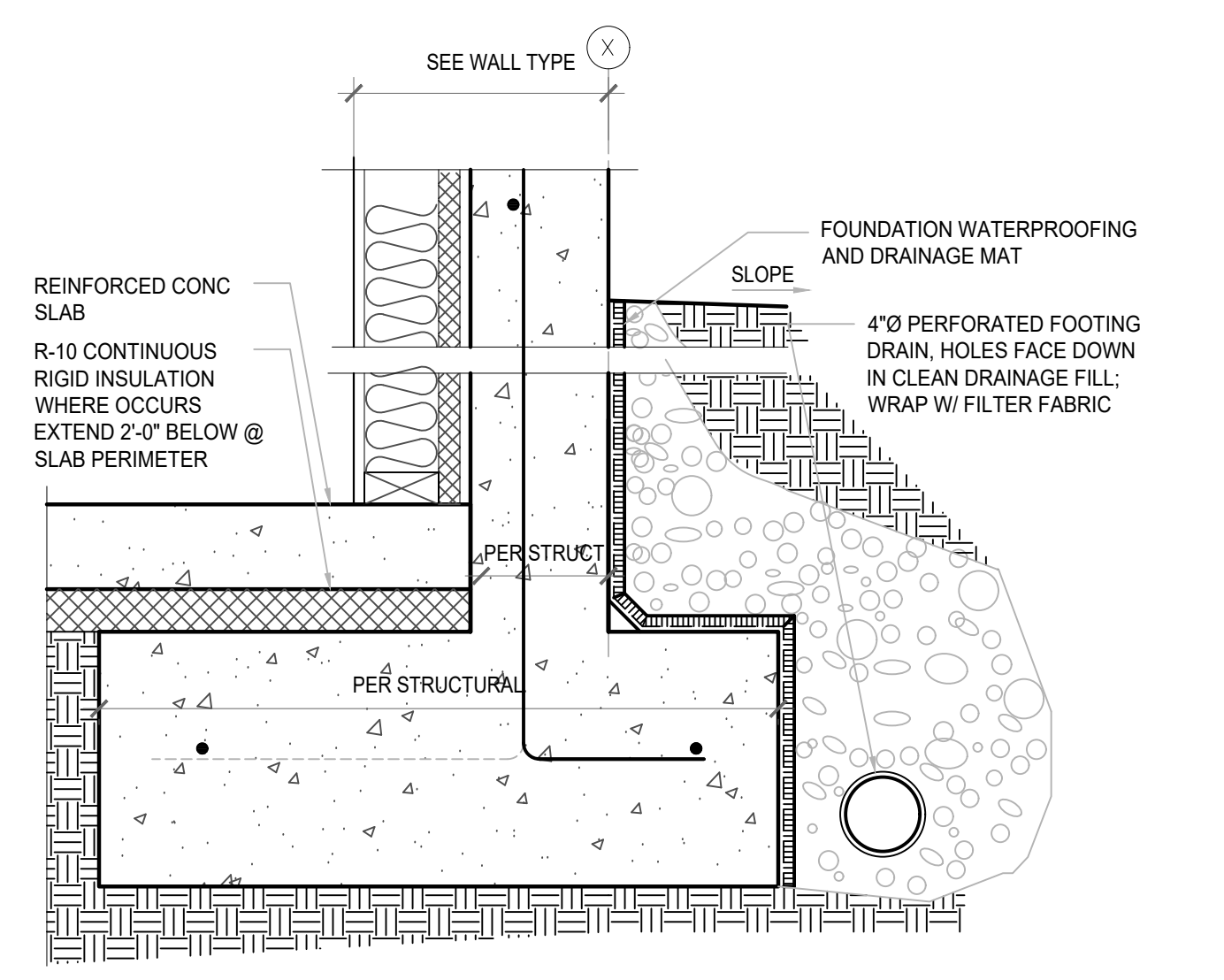
7 STAIR ROOF @ RAKE
SCALE: 1 1/2"=1'-0"



5 STAIR ROOF @ LOW EAVE
SCALE: 1 1/2"=1'-0"



8 TYPICAL ROOF DECK
SCALE: 1 1/2"=1'-0"



3 TYP FOUNDATION
SCALE: 1 1/2"=1'-0"

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1038 MIXED USE PROJECT
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SHEET NAME
EXTERIOR DETAILS

SHEET NUMBER
A823

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

CONCRETE:

22. **CONCRETE** SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318-14 CHAPTER 26 AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	MIN. 28 DAY STRENGTH (U.O.N.) (f'c)	EXPOSURE CLASSES (ACI 318-14 TABLES 19.3.1.1 AND 19.3.2.1)
A. CONCRETE EXPOSED TO WEATHER	4,500 PSI	(F1, S0, W0, C1)
B. CONCRETE EXPOSED TO EARTH (FOUNDATIONS, BASEMENT WALLS, ETC.)	5,000 PSI	(F0, S0, W0, C1)
C. ALL OTHER CONCRETE (UNLESS LISTED BELOW)	4,000 PSI *	(F0, S0, W0, C0)
D. CONCRETE SHEAR WALLS	5,000 PSI	PER ITEM A THROUGH C ABOVE
E. COLUMNS	5,000 PSI	PER ITEM A THROUGH C ABOVE
F. MILD SLAB & BEAMS SUPPORTING SLABS	5,000 PSI AT 56 DAYS**	PER ITEM A THROUGH C ABOVE

* WATER-CEMENTITIOUS MATERIAL RATIO FOR INTERIOR SLABS SHALL BE BETWEEN 0.40 AND 0.44.

** SHRINKAGE CRITERIA: MIX SHALL BE PROPORTIONED SUCH THAT THE SLAB DRYING SHRINKAGE SHALL NOT EXCEED 0.035% AT 28 DAYS (LABORATORY CONDITIONS). SUBMIT STRENGTH AND SHRINKAGE TEST DATA AND MIX DESIGN TO THE STRUCTURAL ENGINEER FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO PLACING ANY CONCRETE.

CONCRETE MIXES SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED ABOVE. MIXES SHALL BE SUBMITTED TO THE ENGINEER AND BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE AND SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, CHAPTER 26 AND 27. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

CONCRETE MAY BE PLACED BY THE "SHOTCRETE" METHOD, PROVIDED THE APPROVALS, TESTS, AND INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT ARE OBTAINED. SHOTCRETE MATERIALS, EQUIPMENT, PROCEDURES, PROPORTIONS, BATCHING AND MIXING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 506.2 AND IBC SECTION 1908. IF WALLS ARE EXPOSED COORDINATE FINISH REQUIREMENTS WITH ARCHITECT.

23. **REINFORCING STEEL** SHALL CONFORM TO ASTM A615, GRADE 60, f_y = 60,000 PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING BARS WHICH ARE WELDED SHALL BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED.

LONGITUDINAL REINFORCEMENT IN ALL COLUMNS, PILES, DUCTILE FRAME MEMBERS, STRUT MEMBERS, COUPLING BEAMS, AND VERTICAL REINFORCEMENT IN SHEAR WALLS SHALL COMPLY WITH ASTM A706. ASTM A615 GRADE 60 REINFORCEMENT ARE ALLOWED IN THESE MEMBERS IF: (A) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETETS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI), (B) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25, AND (C) MINIMUM ELONGATION IN 8 IN. SHALL BE AT LEAST 14 PERCENT FOR BAR SIZES NO. 3 THROUGH NO. 6, AT LEAST 12 PERCENT FOR BAR SIZES NO. 7 THROUGH NO. 11, AND AT LEAST 10 PERCENT FOR BAR SIZES NO. 14 AND NO. 18. CERTIFIED MILL TEST REPORTS FOR EACH SHIPMENT OF REINFORCING SHALL BE SUBMITTED FOR REVIEW.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.

SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y = 60,000 PSI.

24. **REINFORCING STEEL** SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT (#5 AND SMALLER) 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS (#5 AND SMALLER) 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14 SECTION 25.5, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

25. **REINFORCING STEEL** SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE" OF A63.1. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

26. **CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL** SHALL BE AS FOLLOWS:
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" FORMED SURFACES EXPOSED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER (#6 BARS OR LARGER) . . . 2" (#5 BARS OR SMALLER) . . . 1 1/2" SLAB-ON-GRADE BOTTOM REINFORCING (WITH VAPOR BARRIER BELOW) 1 1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1 1/2" SLABS AND WALLS (INTERIOR FACE) (#11 OR #18 BARS) . . . 1 1/2"

27. **CAST-IN-PLACE CONCRETE:** SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

28. **BONDING AGENT** SHALL BE "MASTEREMACO ADH 326" BY BASF CORPORATION, OR EQUIVALENT, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST HARDENED CONCRETE. PLACE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING PREPARATION OF EXISTING SURFACES. CONCRETE SHALL BE CONSIDERED HARDENED AFTER 56 DAYS.

29. **NON-SHRINK GROUT** SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

30. **MECHANICAL SPLICING** OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICC-ES APPROVED SYSTEM (SUCH AS LENTON, DAYTON SUPERIOR, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC-ES REPORT OF THE SPLICE USED AND TO ACI 318-14 SECTION 18.2.7.1.

31. **HEADED DEFORMED BARS,** WHERE INDICATED ON THE DRAWINGS, SHALL BE AN ICC-ES APPROVED SYSTEM AND SHALL CONFORM TO ASTM A970 INCLUDING ANNEX A1 REQUIREMENTS FOR CLASS HA HEAD DIMENSIONS.

32. **RIGID INSULATION BELOW TOPPING SLABS** SHALL BE CLOSED-CELL, LIGHTWEIGHT RIGID CELLULAR POLYSTYRENE GEOFOAM IN WITH COMPLIANCE WITH ASTM D6817 WITH A MAX DENSITY OF 2.5 POUNDS PER CUBIC FOOT, AND WITH A COMPRESSIVE STRENGTH AS INDICATED BELOW . INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS WITH OFFSET JOINTS.

LOCATION	COMPRESSIVE STRENGTH
INTERIOR SLABS	EPS15 WITH A COMPRESSIVE RESISTANCE OF 3.6 PSI AT 1% STRAIN
EXTERIOR SLABS	EPS29 WITH A COMPRESSIVE RESISTANCE OF 10.9 PSI AT 1% STRAIN

- POST-TENSIONING IN SLAB:**
33. **SPECIFICATIONS:** ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 34. **FORCE DESIGNATION:** POST-TENSIONING IS DESIGNATED ON THE STRUCTURAL PLANS WITH THE TOTAL FINAL EFFECTIVE FORCES REQUIRED. THE TOTAL EFFECTIVE FORCE PROVIDED BY THE CONTRACTOR SHALL ACCOUNT FOR THE LOSS OF PRESTRESS PER SECTION 20.3.2.6 ACI 318-14.
 35. **PRESTRESSING STEEL:** SHALL BE ½" DIAMETER, SEVEN WIRE, LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A416, FREE FROM CORROSION AND HAVING A GUARANTEED MINIMUM ULTIMATE TENSILE STRENGTH OF 270 KSI. STRAND SHALL BE SHOP COATED WITH CONCRETE TO PREVENT RUST, REDUCE FRICTION, RESIST CORROSION, AND BE ENCASED IN SLIPPAGE SHEATHING. TEARS IN SHEATHINGS SHALL BE PATCHED BEFORE PLACING CONCRETE. TENDON FABRICATION PROCEDURE SHALL CONFORM TO THE POST-TENSIONING INSTITUTE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS."
 36. **STATEMENT OF SPECIAL INSPECTIONS – STRUCTURAL ITEMS (SEISMIC DESIGN CATEGORY D):** **POST-TENSIONED SLAB REVIEW:** IN ACCORDANCE WITH THE TERMS AGREED TO BY ALL PARTIES DURING THE PRE-CONSTRUCTION MEETING, THE CABLES, REINFORCING, AND EMBEDDED ITEMS IN A POST-TENSIONED SLAB SHALL BE REVIEWED BY THE APPOINTED REPRESENTATIVE PRIOR TO PLACING CONCRETE. ALL REBAR COUNTS AND TENDON PROFILES SHALL BE REVIEWED BY THE SPECIAL INSPECTION AGENCY AND ALL NOTED DISCREPANCIES CORRECTED BY CONTRACTOR.
 37. **ANCHORAGES:** ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN ACI STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (PER SECTION 25.8 CI 518-14) OR POST-TENSIONING INSTITUTE, "POST-TENSIONING MANUAL, 6th EDITION."
 38. **CONCRETE STRENGTH:** SHALL BE PER GENERAL STRUCTURAL NOTE 22 GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED IN THE VICINITY OF TENDONS OR ANCHORS. TENSIONING OPERATIONS SHALL NOT COMMENCE UNTIL TEST OF CYLINDERS, CURED UNDER JOBSITE CONDITIONS, INDICATES THAT CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
 39. **TENDON PLACEMENT:** TENDONS SHALL BE DRAPED TO A PARABOLIC PROFILE BETWEEN SUPPORTS AS SHOWN IN DETAILS ANP SHALL CONFORM TO THE PROFILE POINTS SHOWN ON PLAN. DIMENSIONS SHOWN ON THE DRAWINGS LOCATE THE CENTER OF GRAVITY OF THE TENDON OR GROUP OF TENDONS. LOW POINTS ARE AT MIDSPAN UNLESS OTHERWISE NOTED. ADEQUATE SUPPORT BARS AND CHAIRS SHALL BE FURNISHED TO HOLD TENDONS IN PLACE DURING CONCRETE PLACEMENT. SEE POST-TENSIONING GENERAL NOTES H & I. CHAIRS FOR SUPPORTS BARS AT BANDED TENDONS SHALL BE SPACED NOT MORE THAN 2'-0"oc. (TWO CHAIR MINIMUM). VERTICAL TENDON DIMENSIONS SHALL NOT VARY MORE THAN ½" (3/8" FOR CONCRETE THICKER THAN 8") FROM THE DIMENSIONS SHOWN, EXCEPT THAT 1" MINIMUM CONCRETE COVER SHALL BE MAINTAINED AT ALL TIMES. SLIGHT DEVIATION IN SPACING OF SLAB TENDONS WILL BE PERMITTED WHERE REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS WHERE TENDONS SEEM TO INTERFERE WITH EACH OTHER. ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE. A MINIMUM OF TWO BANDED AND UNIFORMLY DISTRIBUTED TENDONS SHALL PASS OVER THE CENTER OF THE SUPPORTING COLUMN. CENTER BANDED TENPONS ON COLUMN WHERE POSSIBLE. WHERE MILD STEEL INTERFERES WITH TENDON LOCATIONS, PROPER TENPON LOCATION HAS PRIORITY. LOCATION OF BANDED TENDONS AND BANDED REINFORCING HAS PRIORITY OVER UNIFORMLY DISTRIBUTED TENDONS AND DISTRIBUTED REINFORCING AT SUPPORTS (SEE 3/53.4). TWISTING OR ENTWINGING OF INDIVIDUAL WIRES OR STRANDS WITHIN A BUNDLE SHALL NOT BE PERMITTED. NO PORTION OF THE TENDON CABLE SHALL BE EXPOSED.
 40. **MINIMUM CHAIRING:** TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION OF THE POST-TENSIONING TENDON DURING AND AFTER THE PLACING OF CONCRETE. SPACING OF POSITIONING DEVICES SHALL NOT EXCEED 3'-6" ON-CENTER.
 41. **SUPPORT BARS:** THE MILD REINFORCING SHOWN ON THE PLANS IS THAT WHICH IS REQUIRED BY DESIGN. SPACING OF SUPPORT BARS SHALL NOT EXCEED 4'-0" ON-CENTER.
 42. **SHORING:** AT ALL POST-TENSIONED CONCRETE SHALL REMAIN IN PLACE UNTIL TENDONS ARE STRESSED. SHORING AT CLOSURE POUR STRIPS SHALL REMAIN IN PLACE UNTIL CONCRETE IN THE CLOSURE POUR STRIP HAS REACHED DESIGN STRENGTH. SEE PLANS FOR EXTENT OF SHORING NEAR CLOSURE STRIPS. SHORING IN THIS ZONE SHALL BE DESIGNED FOR ALL CONSTRUCTION LOADS UNTIL THE CONCRETE WITHIN THE CLOSURE POUR STRIP HAS REACHED DESIGN STRENGTH.
 43. **CONSTRUCTION JOINTS:** CONTRACTOR FOR STRUCTURAL ENGINEERS REVIEW. ALL SUBMIT ALL PROPOSED CONSTRUCTION JOINT LOCATIONS
 44. **PIPE AND CONDUIT;** SEE POST-TENSIONING DETAILS ANP NOTES BELOW FOR RESTRICTIONS ON PLACEMENT OF PIPE AND CONDUIT IN POST-TENSIONED SLAB.
CONDUIT OR PIPE:
SHALL HAVE A MAXIMUM OUTSIDE DIA. OF 1/6 TIMES SLAB THICKNESS OR 2" SHALL NOT BE PLACED WITHIN 4"-0" OF COLUMN FACE
SHALL NOT BE PLACED WITHIN 1'-4" OF TENDON ANCHORS
SHALL BE A MINIMUM OF 2" CLEAR FROM TENDONS AT ALL LOCATIONS
SHALL BE SPACED A MINIMUM OF THREE x DIA. APART (LARGEST DIA.)
SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SLAB SPAN
AS MUCH AS POSSIBLE, CONDUIT SHALL RUN PARALLEL WITH EITHER THE BANDED OR DISTRIBUTED TENDONS, NOT DIAGONALLY
WHERE MORE THAN (3) CONDUIT GROUPS OF (3) CONDUITS ARE LESS THAN 12" CENTER-TO-CENTER OR WHERE CONTRACTOR CHOOSES TO REDUCE CONDUIT SPACING WITHIN A GROUP, SPECIAL REINFORCING WILL BE REQUIRED. TYPICAL REINFORCING AT CONDUIT GROUPS SHALL BE PER DETAIL 5/53.5. CONDUIT SPACED FARTHER APART THAN SPECIFIED MINIMUM DO NOT REQUIRE ADDITIONAL REINFORCING.
 45. **BLOCKOUTS:** CONTRACTOR SHALL SUBMIT TO THE STRUCTURAL ENGINEER LOCATIONS AND SIZES OF ALL MECHANICAL, PLUMBING AND ELECTRICAL BLOCKOUTS LOCATED WITHIN THE POST-TENSIONED SLAB. SPECIFICALLY AT HATCHED AREAS OF STUDBALLS PER 20/53.6 AND NEAR ALL COLUMNS. SUBMITTAL SHALL OCCUR THREE WEEKS PRIOR TO PLACEMENT OF BLOCKOUTS. SEE 10/53.5 FOR ADDITIONAL REINFORCEMENT REQUIRED AT BLOCKOUT GROUPS.
 46. **STRESSING OPERATION:** TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED HYDRAULIC PRESSURE GAUGE. A CALIBRATION CHART SHALL ACCOMPANY EACH JACK AND GAUGE. STRESSING OPERATIONS SHALL BE IN ACCORDANCE WITH SEQUENCE PROVIDED BY THE POST-TENSIONING SUPPLIER, AS A MINIMUM OF (1) TENDONS AT SLAB EDGES PERPENDICULAR TO BANDED TENDONS BEFORE STRESSING BANDED TENDONS. JOB SITE INSTRUCTION OF CONTRACTOR'S PERSONNEL IN ALL PLACING AND STRESSING OPERATIONS SHALL BE PROVIDED BY POST-TENSIONING SUPPLIER AS REQUIRED. RECORDS SHALL BE KEPT BY A QUALIFIED AGENCY OF ALL JACKING FORCES AND ELONGATIONS. MEASURED ELONGATIONS DEVIATING UP TO 1% FROM REQUIRED ELONGATIONS ARE ACCEPTABLE. TENDONS LESS THAN 50 FEET IN LENGTH SHALL NOT HAVE MEASURED ELONGATIONS DEVIATING MORE THAN 1/4". IF MEASURED ELONGATIONS EXCEED TOLERANCE, CONTACT TENDON SUPPLIER. TENDON TAILS SHALL NOT BE CUT PRIOR TO REVIEW OF ELONGATION REPORTS BY STRUCTURAL ENGINEER.
 47. **INSERTS:** CONCRETE INSERTS TO SUSPEND MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK SHALL BE CAST-IN-PLACE. POWER DRIVEN FASTENERS WILL BE PERMITTED ONLY WERE IT CAN BE SHOWN THAT THE FASTENERS WILL NOT SPALL THE CONCRETE, ARE LOCATED SO AS TO AVOID DAMAGING THE TENDONS, AND DO NOT PENETRATE SLAB BY MORE THAN ¾".
 48. **ENCAPSULATED POST-TENSIONING ANCHORAGE SYSTEM:** ALL TENDON ANCHORS SHALL BE ENCAPSULATED. ENCAPSULATED ANCHORAGE SYSTEM SHALL MEET THE REQUIREMENTS BELOW AND THOSE OF PIT GUIDED. SPECIFICATIONS FOR MONO-STRAND CORROSION PROTECTION SYSTEMS FOR AGGRESSIVE ENVIRONMENTS, ALL ANCHOR PLATES SHALL BE PLASTIC COATED, HAVE GREASE-FILLED CAPS THAT COVER THE CUT END OF THE T ENPON, AND HAVE GREASE-FILLED TUBES OR TRUMPETS TO COVER EXPOSED CABLE ON THE SLAB-SIDE OF THE ANCHOR PLATE.
 49. **FIELD QUALITY CONTROL**
A. ENCAPSULATED TENDONS SHALL NOT BE EXPOSED TO WEATHER FOR MORE THAN SEVEN (7) CALENDAR DAYS PRIOR TO CONCRETE PLACEMENT.
B. TENDON SHEATHING DAMAGED OVER MORE THAN TEN PERCENT OF LENGTH SHALL BE REJECTED. DAMAGED LENGTH NEED NOT BE CONTINUOUS.
C. BEFORE CONCRETE PLACEMENT AROUND SHEATHING, ALL TENDON DAMAGE SHALL BE REPAIRED TO WATERTIGHT CONDITION. REPAIRS SHALL BE ACCEPTABLE TO THE ENGINEER.
D. INSPECT SHEATHING FOR UNREPAIRED DAMAGE, FOR WATERTIGHT SEAL BETWEEN SHEATHING AND ANCHOR, AND FOR CORRECT INSTALLATION OF ANCHORS, BEFORE CONCRET IS PLACED.
E. RELATIVE WEDGE EMBEDMENT SHALL NOT EXCEED 1/8".
 50. **PROTECTION**
A. AFTER RECEIVING AUTHORIZATION FROM THE ENGINEER, AS DESCRIBED IN POST-TENSIONING GENERAL NOTE Q, THE TENDON TAILS SHALL BE CUT AND THE EXPOSED TENDON END AND CHUCKS SHALL BE MADE WATERTIGHT BY COVERING WITH GREASE-FILLED TENDON CAP AS SOON AS TENDONS ARE COOL TO THE TOUCH. CUTTING OF TENDONS ANP INSTALLATION OF GREASE CAPS SHALL BE WITNESSED BY THE SPECIAL INSPECTOR.
B. AFTER SEALING EXPOSED END OF TENDONS AND CHUCKS, AND BEFORE GROUTING TENDON POCKET, COAT POCKET WITH BONDING AGENT. PREPARE SURFACE PER MANUFACTURERS INSTRUCTIONS.
C. GROUT TENDON POCKETS SOLID WITH NON-SHRINK, NON-STAIN, CHLORIDE FREE GROUT SUCH AS MASTERFLOW 816 OR TARGET PORTLAND EXPANPING GROUT.

- STEEL:**
51. **STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION** SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:
 - A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN, OR LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
 - B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, ADOPTED APRIL 14, 2010.
- IN REFERENCE TO SECTIONS 3.1.2 AND 4.4.1, THE CONTRACT DOCUMENTS (DESIGN DRAWINGS) SHOW COMPLETE CONNECTION DETAILS FOR ALL MEMBERS EXCEPT THOSE LISTED TO BE DESIGN-BUILD ITEMS. ALTERNATE CONNECTION DETAILS REQUESTED BY THE FABRICATOR SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL VIA A REQUEST FOR INFORMATION (RFI) PRIOR TO COMPLETION OF SHOP DRAWINGS.
- IN REFERENCE TO SECTION 3.1.6, FABRICATOR SHALL ALSO REVIEW PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS TO DETERMINE PAINTING AND GALVANIZING REQUIREMENTS. MEMBERS EMBEDDED IN CONCRETE, MASONRY OR TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING.
- IN REFERENCE TO SECTION 3.3, IN THE EVENT OF DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SPECIFICATIONS, THE DESIGN DRAWINGS GOVERN.
- IN REFERENCE TO SECTION 4.1, THE FABRICATOR SHALL NOT ASSUME BID PACKAGES CONSTITUTE RELEASING THE DRAWINGS FOR CONSTRUCTION WITHOUT EXPLICIT DIRECTION TO DO SO BY THE OWNER.
- C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- D. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR STEEL SEISMIC SYSTEM).
- CONTRACTOR SHALL ALSO COMPLY WITH OSHA REGULATION 29 CFR PART 1926 SUBPART R - STEEL ERECTION, PUBLISHED JANUARY 18, 2001. MISCELLANEOUS PLATES FOR GUYING CABLE ATTACHMENTS, TEMPORARY JOIST BRACING, ETC. SHALL BE ADDED AS REQUIRED. CONTRACTOR SHALL EVALUATE COLUMNS AND PROVIDE ADEQUATE BASE PLATE SHIMS, ADDITIONAL TEMPORARY ERECTION BOLTS/CLIPS, GUYS, OR TEMPORARY BRACING AS REQUIRED PER SECTION 1926.755.
- 52. **STRUCTURAL STEEL** SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	F _y
A. WIDE FLANGE AND WT SHAPES	A992	50 KSI
B. PLATES, ANGLES, CHANNELS, AND RODS	A36	36 KSI
C. PLATES (NOTED GRADE 50 ON DRAWINGS)	A572	50 KSI
D. PIPE MEMBERS	A53 (TYPE E OR S, GRADE B)	35 KSI
E. STRUCTURAL TUBING (HSS - SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
F. ANCHOR BOLTS OR ANCHOR RODS	F1554 (GRADE 36)	36 KSI
G. CONNECTION BOLTS	A325-N	36 KSI
H. THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR F1554	36 KSI

HEAVY SECTIONS THAT ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM SHALL CONFORM WITH AISC 341-10 SECTION A3.3. HOT ROLLED SHAPES WITH FLANGES 1.5 INCH THICK AND THICKER SHALL HAVE A MINIMUM CHАРRY V-NOTCH TOUGHNESS OF 20 FT-LS AT 70 DEGREES F. TESTED IN THE ALTERNATE CORE LOCATION AS DESCRIBED IN ASTM A6 SUPPLEMENTARY REQUIREMENT S30. PLATES 2 INCHES AND THICKER SHALL HAVE A MINIMUM CHАРRY V-NOTCH TOUGHNESS OF 20 FT-LS AT 70 DEGREES F. MEASURED AT ANY LOCATION PERMITTED BY ASTM A673, FREQUENCY P.

 53. **DIMENSIONAL TOLERANCE** FOR STRUCTURAL STEEL MEMBERS SHALL BE PER THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, SECTION 6.4 AND ASTM SPECIFICATION A6. UNLESS SPECIFICALLY ALLOWED BY THE ENGINEER, COLUMN MEMBERS SHALL NOT BE MODIFIED BY THE ROTARY STRAIGHTENING PROCESS.
 54. **BOLTS** IN CONNECTIONS NOT SPECIFIED AS SLIP-CRITICAL NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PILES IN A JOINT ARE IN FIRM CONTACT. IF A SLOTTED HOLE OCCURS IN AN OUTER PLY, A FLAT HARDENED WASHER OR COMMON PLATE WASHER SHALL BE INSTALLED OVER THE SLOT.

ALL SLIP-CRITICAL CONNECTION BOLTS SHALL BE APPROVED SELF LOAD INDICATING TYPES (SUCH AS BETHELEHEM INDICATOR BOLTS, LeJEUNE TENSION CONTROL BOLTS, ETC.) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONNECTED PLIES SHALL BE PREPARED TO MEET THE REQUIREMENTS FOR CLASS A FAYING SURFACES.

 55. **HOLE SIZES** IN STEEL MEMBERS FOR CONNECTIONS TO CONCRETE OR MASONRY SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS:

ANCHOR TYPE	MAXIMUM HOLE DIA. OVER NOMINAL BOLT DIA. OTHER THAN COL. BASE PLATES	COL. BASE PLATES
CAST-IN-PLACE ANCHOR BOLTS	1/16" *	TABLE 14-2 OF AISC STEEL
EXPANSION BOLTS	1/16" *	5/16"
EPOXY GROUTED BOLTS	1/8" *	CONSTR. MANUAL, 14TH ED.

* USE OF LARGER HOLES WOULD REQUIRE THE USE OF WELDED PLATE WASHERS AND WOULD REQUIRE PRIOR APPROVAL BY THE STRUCTURAL ENGINEER.

HARDENED OR COMMON PLATE WASHERS ARE REQUIRED BELOW ALL NUTS WHERE OVERSIZED HOLES ARE USED AND SHALL BE SIZED TO COVER ENTIRE HOLE. MINIMUM WASHER SIZES FOR COLUMN BASE PLATES SHALL BE IN ACCORDANCE WITH TABLE 14-2 OF THE AISC STEEL CONSTRUCTION MANUAL, 14TH EDITION.

 56. **ALL WELDING SHALL** BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. DO NOT PAINT OR GALVANIZE AREAS OF PIECES TO BE FIELD WELDED, OR REMOVE PAINT AND GALVANIZING IN FIELD PRIOR TO WELDING. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCEMENT NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

THE WELD SYMBOLS SHOWN ON THE DRAWINGS ARE INTENDED ONLY TO AID THE CONTRACTOR IN THE DETERMINATION OF FIELD VERSUS SHOP WELDING. THE CONTRACTOR SHALL WORK WITH THE FABRICATOR AND ERECTOR TO COORDINATE THE FINAL DETERMINATION OF FIELD VERSUS SHOP WELDS TO ACCOMMODATE THE CONSTRUCTION SEQUENCING OF THE PROJECT.

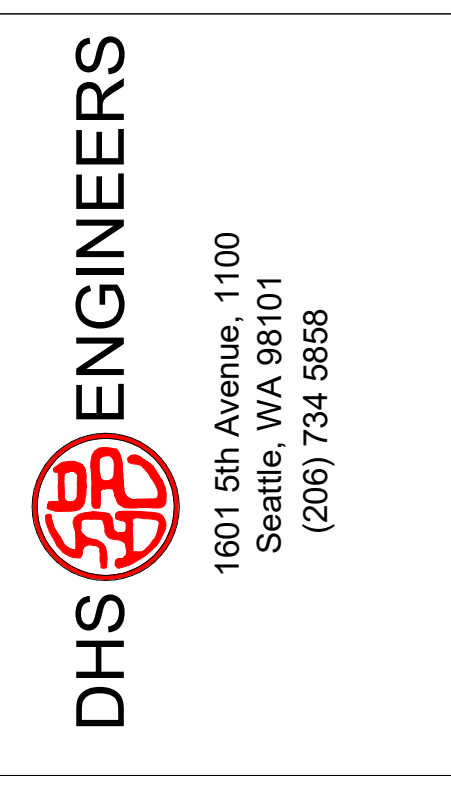
 57. **COLD-FORMED STEEL FRAMING MEMBERS** SHALL BE OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE DRAWINGS. NOTATIONS ON THE DRAWINGS RELATING TO MEMBER TYPES AND SIZES OR MISCELLANEOUS FRAMING ITEMS REFER TO CATALOG NUMBERS OF THE "STEEL STUD MANUFACTURERS ASSOCIATION" STANDARD SPECIFICATIONS, AND ICC-ESR REPORT NO. 3064P. ALTERNATE FRAMING SHALL BE SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION. ALL COLD-FORMED STEEL FRAMING SHALL ALSO CONFORM TO THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND THE AISI "CODE OF STANDARD PRACTICE FOR COLD-FORMED STRUCTURAL FRAMING." SEE 20/57.1 FOR METAL FRAMING NOTES.
 58. **HEADED STUDS** FOR COMPOSITE CONNECTION OF STRUCTURAL STEEL TO CONCRETE AND **THREADED STUDS (CPL'S OR CFL'S)** FOR CONNECTION OF STRUCTURAL STEEL TO OTHER ELEMENTS SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A29 GR. 1010 THROUGH 1020 (TYPE 2, F_u = 40 KSI MIN.). HEADED STUDS SHALL BE WELDED IN CONFORMANCE WITH THE REQUIREMENTS OF A.W.S D1.1 CHAPTER 7. UNLESS OTHERWISE NOTED, STUDS SHALL BE WELDED BY THE AUTOMATIC MACHINE WELDING PROCESS IN CONFORMANCE WITH A.W.S. REQUIREMENTS.

STUD TYPES SHALL BE MANUFACTURED BY NELSON STUD WELDING, INC. OR EQUIVALENT. HEADED STUDS SHALL BE TYPE S3I SHEAR CONNECTORS. THREADED STUDS SHALL BE TYPE CPL PARTIALLY THREADED STUDS OR TYPE CFL FULLY THREADED STUDS.

 59. **DEFORMED BAR ANCHORS (D2L's)** SHALL BE TYPE D2L ANCHORS BY NELSON STUD WELDING, INC., OR EQUIVALENT. ANCHORS SHALL BE MADE FROM COLD ROLLED, DEFORMED STEEL CONFORMING TO ASTM A-496.

AT NON-BRACED/MOMENT FRAME AND NON-STRUT CONNECTIONS, A706 GRADE 60 REINFORCING BARS OF AN EQUAL DIAMETER AND LENGTH OF THE SPECIFIED D2L's MAY BE USED PROVIDED THEY ARE WELDED TO THE SUPPORTING STEEL IN ACCORDANCE WITH THE TABLE BELOW:

BAR SIZE	ALL-AROUND FILET WELD SIZE
#4	5/16"
#5	3/8"
#6	7/16"



NUMBER	DATE	DESCRIPTION OF REVISIONS
---	03/10/2020	BUILDING PERMIT

SHEET TITLE
GENERAL STRUCTURAL NOTES

JOB NUMBER
SHEET NUMBER

S1.2

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.)

WOOD:

60. **FRAMING LUMBER** SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

STUDS AND JOISTS: (2x AND 3x MEMBERS)	HEM-FIR NO. 2 MINIMUM BASIC DESIGN STRESS, Fc = 1300 PSI, Fb = 850 PSI, Fv = 150 PSI, E = 1300 KSI
(4x MEMBERS)	HEM-FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, Fb = 975 PSI, Fv = 150 PSI, E = 1500 KSI
BEAMS AND STRINGERS: (INCLUDING 6x AND LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fb = 1350 PSI, Fv = 170 PSI, E = 1600 KSI
POSTS: (4x MEMBERS)	HEM-FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1350 PSI, E = 1500 KSI
(6x & LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, Fc = 1000 PSI, E = 1600 KSI
PLATES, LEDGERS & MISCELLANEOUS LIGHT FRAMING:	HEM-FIR NO. 3 OR STUD GRADE MINIMUM BASIC DESIGN STRESS, Fb = 500 PSI, E = 1200 KSI Fc = 725 PSI, Ft = 300 PSI

NOTE: FINGER JOINTED STUDS MAY BE SUBSTITUTED ONLY IF THEY MEET PRESCRIBED BENDING STRESS & TENSION STRESS CRITERIA.

NOTE: WHERE NOTED ON THE DRAWINGS, PLATES SHALL BE DOUGLAS FIR NO. 3 OR STUD GRADE.

61. **GLUED LAMINATED MEMBERS** SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND A.I.T.C. STANDARDS IN ACCORDANCE WITH IBC SECTION 2303.1.3. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. HORIZONTAL MEMBERS AND INCLINED MEMBERS OF LESS THAN 1:1 SLOPE SHALL HAVE A RADIUSSED CAMBER OF 3,500 FT. UNLESS OTHERWISE NOTED.

SIMPLE SPAN BEAMS:	DOUGLAS FIR COMBINATION 24F-V4 Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI
CONTINUOUS OR CANTILEVERED BEAMS:	DOUGLAS FIR COMBINATION 24F-V8 Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI
COLUMNS: (2 LAMINATIONS) (3 LAMINATIONS) (4 OR MORE LAMINATIONS)	DOUGLAS FIR COMBINATION 1-DF-L3 Fc = 1200 PSI, Fbyy = 1000 PSI, Fbxx = 1250 PSI, E = 1500 KSI Fc = 1200 PSI, Fbyy = 1250 PSI, Fbxx = 1250 PSI, E = 1500 KSI Fc = 1550 PSI, Fbyy = 1450 PSI, Fbxx = 1500 PSI, E = 1500 KSI

GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.

62. **ENGINEERED LUMBER:** EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NER OR ICC-ES REPORT NUMBER, AND THE QUALITY CONTROL AGENCY. ALL MEMBERS SHALL BE MANUFACTURED WITH AN APPROVED ADHESIVE.

BEAMS:	LAMINATED STRAND LUMBER (LSL) Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI (DEPTH ≥ 9 1/2") Fb = 1700 PSI, E = 1300 KSI, Fv = 425 PSI (DEPTH < 9 1/2")
	LAMINATED VENEER LUMBER (LVL) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI
	PARALLEL STRAND LUMBER (PSL) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
RIM BOARD:	LAMINATED STRAND LUMBER (LSL) Fb = 1700 PSI, E = 1300 KSI, Fv = 400 PSI
STUDS:	LAMINATED STRAND LUMBER (LSL) Fb = 2250 PSI, E = 1500 KSI, Fv = 400 PSI, Fc = 1950 PSI (WIDTH ≥ 7 1/4") Fb = 1700 PSI, E = 1300 KSI, Fv = 400 PSI, Fc = 1400 PSI (WIDTH < 7 1/4")
POSTS:	PARALLEL STRAND LUMBER (PSL) Fb = 2400 PSI, E = 1800 KSI, Fv = 290 PSI, Fc = 2500 PSI

DESIGN SHOWN ON THE DRAWINGS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ES REPORT NO. ESR-1387. ALTERNATE ENGINEERED LUMBER MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. A CURRENT NER OR ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES.

63. **ENGINEERED WOOD I-JOISTS** SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH ENGINEERED WOOD I-JOISTS PROVIDED.

JOIST TYPES:

9 1/2" I-110 JOIST M = 2500 (ft-lbs), EI = 157 x 10 ⁶ (in. ² -lbs), V = 1220 (lbs)
9 1/2" I-210 JOIST M = 2810 (ft-lbs), EI = 185 x 10 ⁶ (in. ² -lbs), V = 1220 (lbs)
9 1/2" I-230 JOIST M = 3330 (ft-lbs), EI = 206 x 10 ⁶ (in. ² -lbs), V = 1260 (lbs)
11 7/8" I-110 JOIST M = 3160 (ft-lbs), EI = 267 x 10 ⁶ (in. ² -lbs), V = 1420 (lbs)
11 7/8" I-210 JOIST M = 3755 (ft-lbs), EI = 315 x 10 ⁶ (in. ² -lbs), V = 1480 (lbs)
11 7/8" I-230 JOIST M = 4215 (ft-lbs), EI = 347 x 10 ⁶ (in. ² -lbs), V = 1485 (lbs)
11 7/8" I-360 JOIST M = 6180 (ft-lbs), EI = 419 x 10 ⁶ (in. ² -lbs), V = 1550 (lbs)
11 7/8" I-560 JOIST M = 9500 (ft-lbs), EI = 621 x 10 ⁶ (in. ² -lbs), V = 2050 (lbs)
14" I-110 JOIST M = 3740 (ft-lbs), EI = 392 x 10 ⁶ (in. ² -lbs), V = 1610 (lbs)
14" I-210 JOIST M = 4400 (ft-lbs), EI = 462 x 10 ⁶ (in. ² -lbs), V = 1680 (lbs)
14" I-230 JOIST M = 4990 (ft-lbs), EI = 509 x 10 ⁶ (in. ² -lbs), V = 1680 (lbs)
14" I-360 JOIST M = 7335 (ft-lbs), EI = 612 x 10 ⁶ (in. ² -lbs), V = 1770 (lbs)
14" I-560 JOIST M = 11275 (ft-lbs), EI = 913 x 10 ⁶ (in. ² -lbs), V = 2195 (lbs)

DESIGN LOADS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

LIVE LOAD	PER DESIGN LOADING CRITERIA
DEAD LOAD	30 PSF
WIND UPLIFT AT ZONE 1	19/29 PSF (NET/GROSS, ASD)
WIND UPLIFT AT ZONE 2	23/33 PSF (NET/GROSS, ASD)

I-JOISTS SHALL MEET OR EXCEED MINIMUM PROPERTIES INDICATED ABOVE AND FROM APA TECHNICAL PUBLICATION ON I-JOISTS 2725. A CURRENT NER OR ICC-ES REPORT MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. JOIST CHORD MEMBERS SHALL BE AT LEAST 1 3/4" WIDE AND CONSIST OF MATERIAL WITH A SPECIFIC DENSITY OF AT LEAST 0.50. JOIST MANUFACTURE SHALL BE ONE OF THE FOLLOWING:

WEYERHAEUSER (ICC-ES REPORT NO. ESR-1153)
REDBUILT LLC (ICC-ES REPORT NO. ESR-2994)
BOISE CASCADE (ICC-ES REPORT NO. ESR-1336)
ROSEBURG (ICC-ES REPORT NO. ESR-1251)
LOUISIANA-PACIFIC (ICC-ES REPORT NO. ESR-1305)

ALTERNATE ENGINEERED WOOD I-JOISTS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. A CURRENT NER OR ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS.

THE JOIST MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO JOIST FABRICATION. THE JOIST MANUFACTURER SHALL DESIGN JOISTS TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE JOIST SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO JOISTS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS.

SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ALL I-JOIST HANGERS SHALL BE ITS' SERIES, UNLESS OTHERWISE NOTED.

64. **PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES** SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH ANSII/TPI 1-2014 AND IBC SECTION 2303.4 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS.

DESIGN LOADS SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	PER DESIGN LOADING CRITERIA
BOTTOM CHORD LIVE LOAD	PER DESIGN LOADING CRITERIA
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	7 PSF
WIND UPLIFT (TOP CHORD)	23/33 PSF (ASD, NET/GROSS)

THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO TRUSS FABRICATION. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE ARCHITECT AND STRUCTURAL ENGINEER PER GENERAL STRUCTURAL NOTE 13. SHOP DRAWINGS SHALL INDICATE SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-BEAM/JOIST CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. THE TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

65. **ALL PRESSURE-TREATED [P.1.] WOOD MEMBERS** SPECIFIED ON THE DRAWINGS THAT OCCUR ABOVE GROUND AND CONTINUOUSLY PROTECTED FROM MOISTURE (INTERIOR LOCATIONS) SHALL BE PRESSURE-TREATED WITH DOT SODIUM BORATE (SBX) WITHOUT N₂O₂. AT LOCATIONS PERMANENTLY EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, WOOD MEMBERS SHALL BE PRESSURE-TREATED WITH COPPER AZOLE CA-B (HEM-FIR ONLY), OR ALKALINE COPPER QUAT (ACQ-C FOR DOUGLAS-FIR, OR ACQ-D FOR HEM-FIR) PRESERVATIVES UNLESS OTHERWISE NOTED. AMMONIACAL COPPER ZINC ARSENATE (ACZA) PRESERVATIVE, OR OTHER PRESERVATIVES WITH AMMONIA CARRIERS, SHALL NOT BE USED.

SEE GENERAL STRUCTURAL NOTES 66 AND 69 FOR MATERIAL REQUIREMENTS OF CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE-TREATED MEMBERS.

INSTALL 2 LAYERS OF ASPHALT-IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

66. **TIMBER CONNECTORS** CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2017. ALTERNATE CONNECTORS CONFORMING WITH IBC SECTION 1711 MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. A CURRENT ICC-ES REPORT AND A LIST STATING THE ITEM-FOR-ITEM SUBSTITUTION MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ANY PROPOSED SUBSTITUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING COSTS RELATING TO REVIEW AND/OR RE-DESIGN TO ACCOMMODATE PROPOSED SUBSTITUTIONS. INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, CENTER STRAP ON JOINT AND INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL TIMBER CONNECTORS IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES PRESERVATIVE CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT N₂O₂ SHALL BE MANUFACTURED FROM ZMAX STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL. ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE USED WITH GALVANIZED CONNECTORS.

67. **SELF-TIGHTENING HOLDOWN SYSTEM** SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SELF-TIGHTENING SYSTEM SHALL BE DESIGNED TO ACCOMMODATE 3/8" OF SHRINKAGE PER FLOOR. SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE ARCHITECT AND STRUCTURAL ENGINEER PER GENERAL TRUCTURAL NOTE 13. SHOP DRAWINGS SHALL INDICATE LOCATIONS, LOAD CAPACITIES AND SELF-TIGHTENING DEVICE OF EACH HOLDOWN RUN. THESE PRODUCTS SHALL BE ONE OF THE FOLLOWING:

AUTO TIGHT ROD SYSTEM USING THE "AT AUTOMATIC TAKE-UP SHRINKAGE COMPENSATOR" TAKEUP DEVICE MANUFACTURED BY COMMINS MANUFACTURING INC. (ICC-ES REPORT NO. ESR-1344)

EARTHBOUND SEISMIC HOLDOWN SYSTEM USING THE "SLACKJACK" TAKEUP DEVICE MANUFACTURED BY EARTHBOUND CORPORATION (ICC-ES REPORT NO. ESR-2848)

ATS ANCHOR TIEDOWN SYSTEMS USING THE "TUD", "ATUD", & "CTUD" TAKEUP DEVICE MANUFACTURED BY SIMPSON STRONG-TIE (ICC-ES REPORT NO. ESR-2320)

THE MANUFACTURER SHALL DESIGN THE SELF-TIGHTENING HOLDOWN SYSTEM SUCH THAT VERTICAL ELONGATION, DEFLECTION, AND MOVEMENT OF THE HOLDOWN SYSTEM AT EACH FLOOR DOES NOT EXCEED 0.15". VERTICAL ELONGATION, DEFLECTION, AND MOVEMENT SHALL INCLUDE ROD ELONGATION, BEARING PLATE DEFLECTION RESULTING FROM WOOD PERPENDICULAR TO GRAIN COMPRESSION, AND TAKE UP DEVICE LOAD DEFORMATION AT SPECIFIED LOADS FROM THE HOLDOWN LOAD SCHEDULE OF 20/56.6. TAKE UP DEVICE LOAD DEFORMATION SHALL INCLUDE TAKEUP DEVICE AVERAGE TRAVEL AND SEATING INCREMENT s_u IN ACCORDANCE WITH ICC ACCEPTANCE CRITERIA AC316.

SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC-ES REPORTS. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA AC316.

68. **WOOD FRAMING NOTES:** THE FOLLOWING APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS:

A. **ALL WOOD FRAMING DETAILS** SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1 OR CURRENT ICC-ES REPORT NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2015 NDS SECTION 11.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2015 NDS SECTION 11.1.3.

B. **WALL FRAMING:** TWO STUDS MINIMUM SHALL BE INSTALLED AT THE ENDS OF ALL WALLS, UNLESS OTHERWISE NOTED. INSTALL SOLID BLOCKING FOR WOOD COLUMNS THROUGH FLOOR SPACES TO SUPPORTS BELOW.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12"oc STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0"oc PER IBC SECTION 2308.6 (EMBED 7"). UNLESS OTHERWISE NOTED, 3" x 3" x 0.229" PLATE WASHERS SHALL BE USED WITH ALL SILL PLATE ANCHOR BOLTS AND INSTALLED PER AF&A SDPW-2015 SECTION 4.3.6.4.3. INDIVIDUAL MEMBERS OF BUILT-UP STUD POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12"oc STAGGERED.

C. **FLOOR AND ROOF FRAMING:** INSTALL DOUBLE JOISTS SEPARATED BY SOLID BLOCKING EQUAL TO DEPTH OF STUDS ABOVE UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS. INSTALL SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12"oc STAGGERED.

ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AS SHOWN ON THE DRAWINGS. INSTALL APPROVED PANEL EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOISTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING TO SUPPORTS. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12"oc. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS, INSTALL FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

IN ACCORDANCE WITH IBC SECTION 1604.8.3, DECKS SHALL BE POSITIVELY ANCHORED TO THE STRUCTURE BY MEANS OTHER THAN NAILS SUBJECT TO WITHDRAWAL. ANCHOR WITH MINIMUM (1) CS16 STRAP AT EACH END ATTACHED TO DECK JOISTS AND TO A SOLID BLOCKING MEMBER WITHIN THE BUILDING.

D. **WOOD SHRINKAGE:** THE PLUMBING, FIRE PROTECTION, DRAINAGE, MECHANICAL, ELECTRICAL, CLADDING, AND OTHER SYSTEMS INSTALLED WITHIN THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE VERTICAL SHRINKAGE AT THE WOOD FRAMING LEVELS. THE WOOD SHRINKAGE AMOUNT SHALL BE ASSUMED TO EQUAL 3/8" FOR EACH WOOD FRAMED FLOOR LEVEL.

E. **NAILING:** MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

	NAIL SIZE ON DRAWINGS	DIAMETER AND LENGTH
SHEATHING NAILS	8d 10d	0.131" x 2 1/4" 0.148" x 2 1/2"
FRAMING NAILS	10d 16d	0.148" x 3" 0.148" x 3 1/4"

69. **ALL TIMBER FASTENERS** IN CONTACT WITH FIRE RETARDANT TREATED WOOD OR PRESSURE-TREATED WOOD THAT USES CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT N₂O₂ SHALL BE POST HOT DIP GALVANIZED PER ASTM A153.

MASONRY:

70. **CONCRETE MASONRY UNIT WALLS** SHALL BE CONSTRUCTED OF MEDIUM OR NORMAL WEIGHT MASONRY UNITS, CONFORMING TO ASTM C90, LAID IN A RUNNING BOND WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI. MORTAR SHALL BE TYPE "S" IN CONFORMANCE WITH ASTM C270 AND ARTICLE 2.6.A OF TMS602-13/ACI530.1-13/ASCE6-13. GROUT SHALL CONFORM TO ARTICLE 2.2 OF TMS602/ACI530.1/ASCE6 AND ASTM C1019 REQUIREMENTS AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. DESIGN F_m = 1,500 PSI AT 28 DAYS. STRENGTH SHALL BE VERIFIED BY PRISM TESTING OR SHALL BE VERIFIED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH IBC SECTION 1705.4 AND ARTICLE 1.4B OF TMS602/ACI530.1/ASCE6 PRIOR TO CONSTRUCTION. ADDITIONAL UNIT STRENGTH OR PRISM TESTING IN ACCORDANCE WITH ASTM C1314 SHALL BE COMPLETED FOR EACH 5,000 SQUARE FEET OF WALL DURING CONSTRUCTION.

UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING REINFORCEMENT:

6" WALLS	#4 @ 48"oc, VERT.	(2) #4 @ 48"oc, HORIZ.
8" WALLS	#5 @ 48"oc, VERT.	(2) #5 @ 48"oc, HORIZ.
12" WALLS	#5 @ 32"oc, VERT.	(2) #5 @ 40"oc, HORIZ.

IN ADDITION, PROVIDE (1) #5 (#4 @ 6" WALLS) VERT. AT FREE ENDS OF WALLS, AND (2) #5 ((2) #4 @ 6" WALLS) HORIZONTAL AT ELEVATED FLOOR AND ROOF LEVELS AND AT TOPS OF WALLS. REINFORCE WALL CORNERS AND INTERSECTIONS PER 15/54.1. REINFORCE JAMBS AND FREE ENDS OF WALLS PER 13/54.1 U.O.N. REINFORCE WALL OPENINGS PER 8/54.1 U.O.N. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAMS. SEE 4/54.1 FOR REINFORCING DEVELOPMENT AND LAP SPLICE SCHEDULE.

DHS ENGINEERS



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1038 BUILDING

1040 SOUTH KING STREET, SEATTLE, WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
03010200		BUILDING PERMIT

SHEET TITLE

GENERAL STRUCTURAL NOTES

JOB NUMBER

SHEET NUMBER

S1.3

CONCRETE PLAN NOTES:

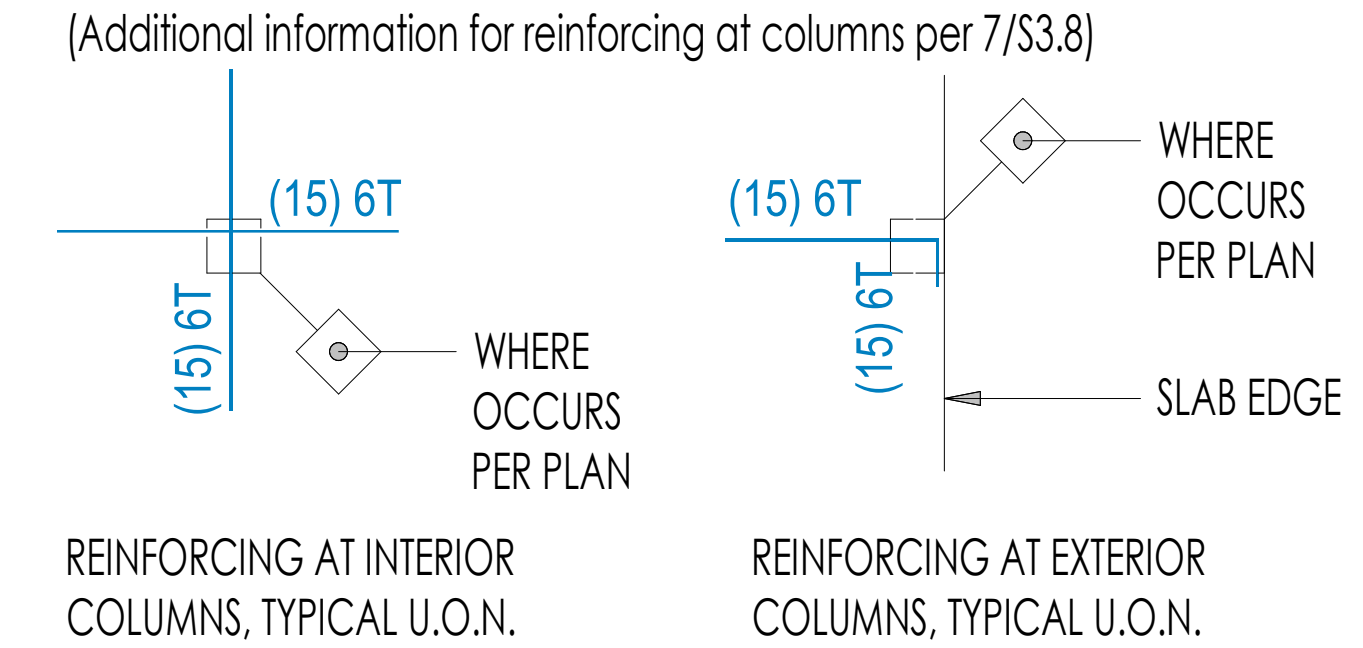
1. PLAN, T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
2. SEE S3.8 FOR TYPICAL MIDL SLAB DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING.
3. MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
4. MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS AND SUBMIT FOR REVIEW PER GENERAL STRUCTURAL NOTES.
5. CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE POST TENSIONING NOTES IN GENERAL STRUCTURAL NOTES.
6. REFERENCE ARCHITECTURAL DRAWINGS FOR MISC. EMBEDS REQUIRED AT NON-STRUCTURAL ELEMENTS.
7. SEE WOOD LEVELS FOR TYPICAL STAIR DETAILS AND FRAMING.

8. SEISMIC FORCE RESISTING SYSTEM COMPRISES OF CONCRETE SHEAR WALLS PER ELEVATIONS ON SHEET S3.3 AND DETAILS ON S3.4. DIAPHRAGM CONSISTS OF THE FLOOR SLAB.
9. LEVEL 1 SLAB IS DESIGNED FOR 3-HOUR FIRE SEPARATION. PROVIDE 1 1/4" MIN. CLEAR COVER TO MILD REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS.

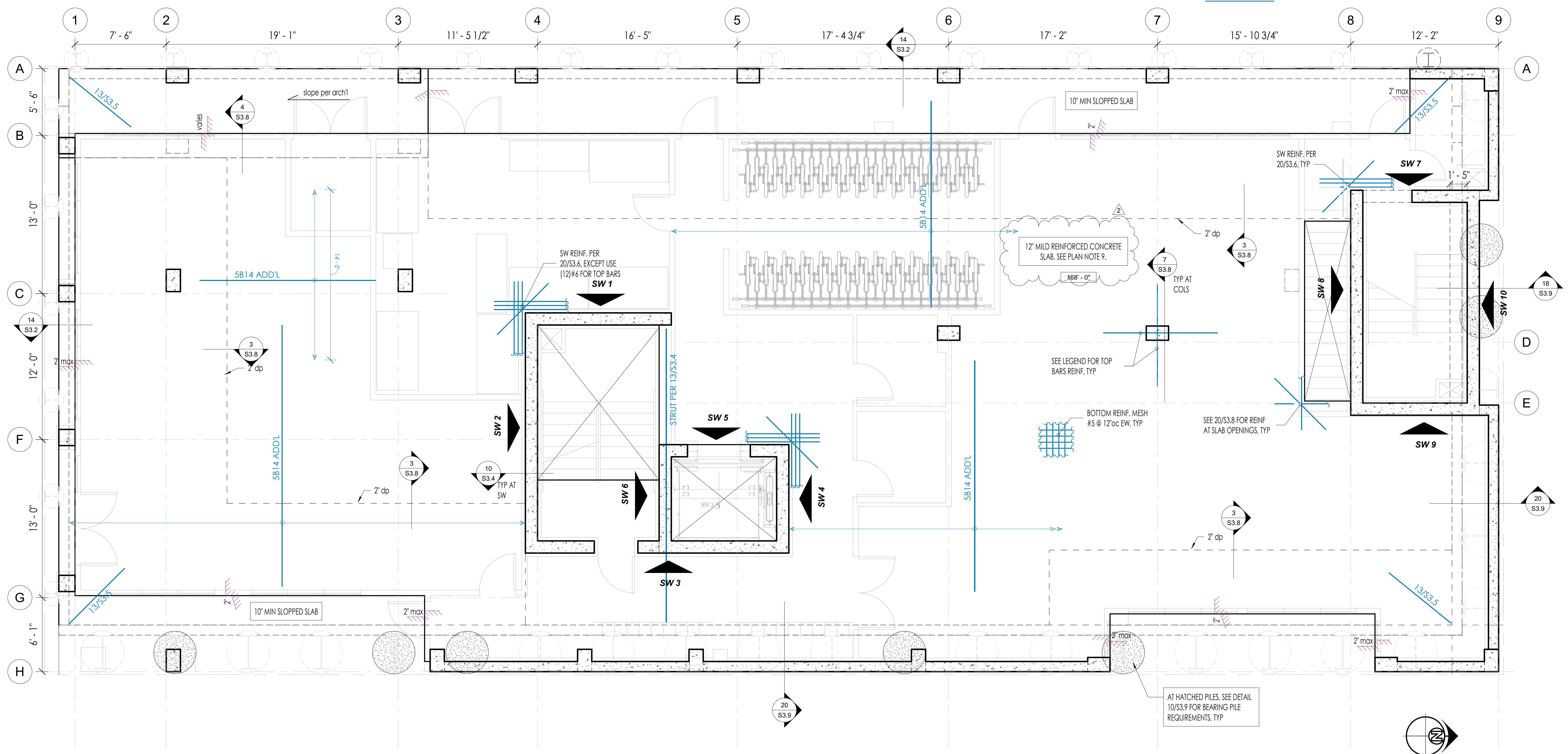
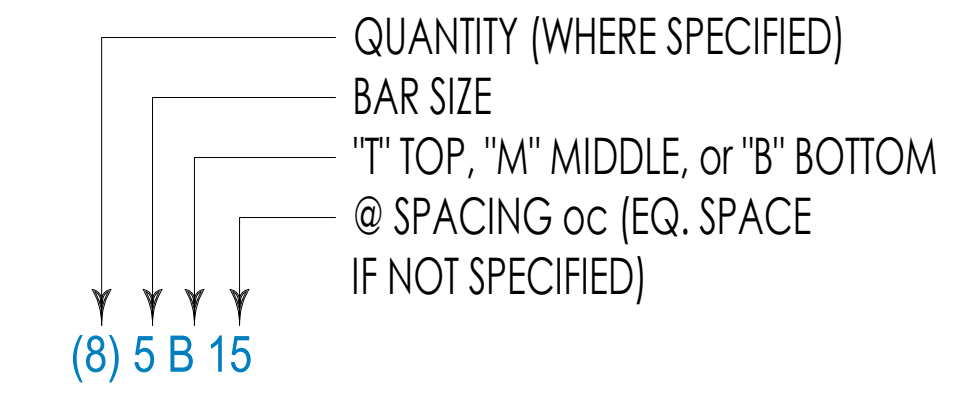
CONCRETE PLAN LEGEND:

- x'-x" TOP OF SLAB ELEVATION
- x'-x" BOTTOM OF SLAB (SOFFIT) ELEVATION
- x" dp. DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- x STUDRAIL CALLOUT PER 20/S3.6

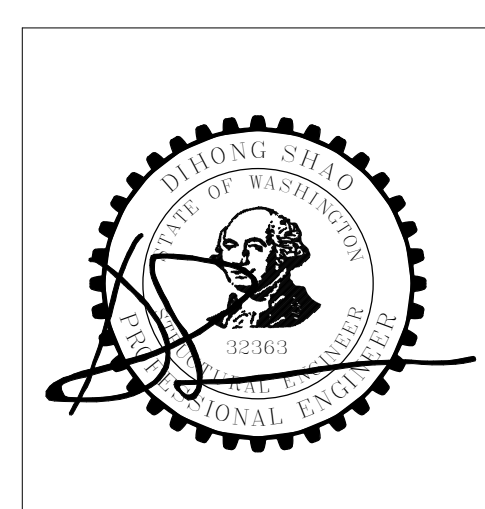
Typical Stud Rails & Reinforcing:



Bar Legend:



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Seattle, WA 98101
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1038 BUILDING
1040 SOUTH KING STREET, SEATTLE, WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
030102020		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

SHEET TITLE
LEVEL 1 FLOOR PLAN

JOB NUMBER

SHEET NUMBER

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

S2.1

CONCRETE PLAN NOTES:

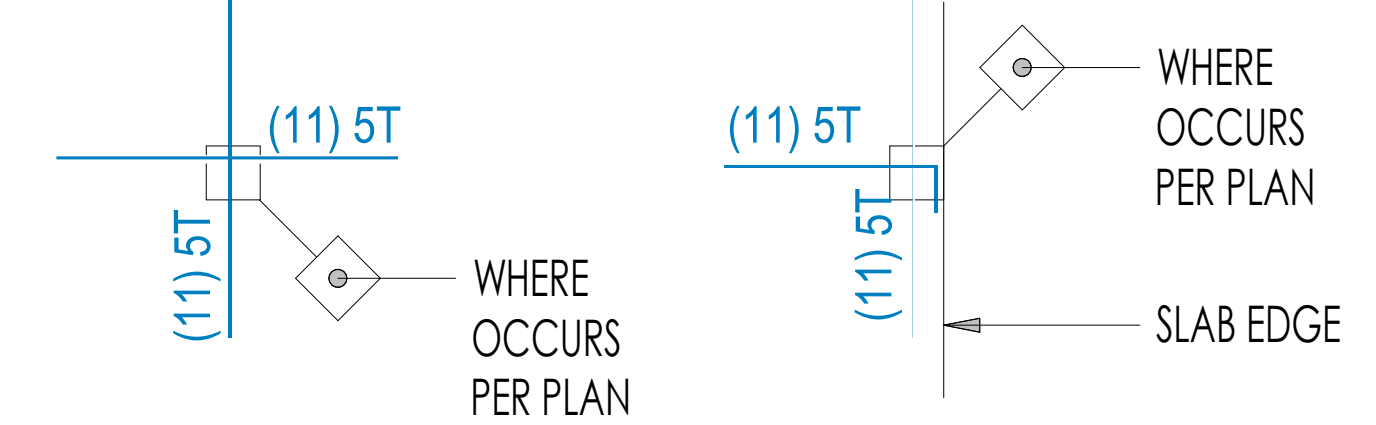
- PLAN, T.O. SLAB ELEVATION, SLAB THICKNESS AND REINFORCING SHALL BE AS NOTED ON VERIFY DIMENSIONS, SLOPES, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
- SEE S3.4 AND S3.5 FOR TYPICAL POST-TENSIONING DETAILS, INCLUDING ADDITIONAL REQUIRED REINFORCING, SEE GENERAL STRUCTURAL NOTES FOR POST-TENSIONING NOTES.
SLAB IS DESIGNED FOR 3-HOUR FIRE SEPARATION. PROVIDE 1 1/4" MIN. CLEAR COVER TO MILD REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEAR COVER AT INTERIOR SPANS. PROVIDE 2" MIN. CLEAR COVER TO POST-TENSIONING REINFORCING AT EXTERIOR SPANS AND 1" MIN. CLEARCOVER AT INTERIOR SPANS.
- PROVIDE (3)#4 TOP & BOTTOM CONT. (SEE 15/S3.4 FOR PLACEMENT) ALONG PERIMETER OF SLAB WHERE NOTED ON PLAN. BARS ARE IN ADDITION TO (2)#4 EDGE BARS SHOWN IN 15/S3.4 AND ON PLAN. (3)#4 TOP & BOTTOM ARE NOT REQUIRED WHERE CONCRETE SHEAR WALL REINFORCING OF 20/S3.5 IS REQUIRED.
TENDON LOCATIONS SHALL BE MARKED ACCORDING TO DETAIL 6/S3.4.
- MECHANICAL PIPING, ELECTRICAL FIXTURES AND OTHER HEAVY LOADS HUNG FROM P.T. SLAB SHALL BE SUPPORTED WITH UNISTRUT CONCRETE INSERTS OR EQUAL.
- MECHANICAL PIPING AND ELECTRICAL CONDUIT SHALL PENETRATE THE P.T. SLAB AT ONLY PREDETERMINED SLEEVE LOCATIONS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF SLAB PENETRATIONS AND SUBMIT FOR REVIEW PER GENERAL STRUCTURAL NOTES.
- CORE DRILLING OR ROTO-HAMMERING OF P.T. SLAB IS NOT PERMITTED WITHOUT ENGINEER APPROVAL. SEE POST TENSIONING NOTES IN GENERAL STRUCTURAL NOTES.
- REFERENCE ARCHITECTURAL DRAWINGS FOR MISC. EMBEDS REQUIRED AT NON-STRUCTURAL ELEMENTS.
- SEE WOOD LEVELS FOR TYPICAL STAIR DETAILS AND FRAMING.
- ALL TENDON HEIGHTS INDICATED ON PLAN ARE WITH REFERENCE TO THE BOTTOM OF SLAB.
- SEISMIC FORCE RESISTING SYSTEM COMPRISES OF CONCRETE SHEAR WALLS PER ELEVATIONS ON SHEET S3.3 AND DETAILS ON S3.4. DIAPHRAGM CONSISTS OF THE FLOOR SLAB.

CONCRETE PLAN LEGEND:

- x'-x" TOP OF SLAB ELEVATION
- x'-x" BOTTOM OF SLAB (SOFFIT) ELEVATION
- x" dp. DEPTH OF DROP IN SLAB SOFFIT
- STEP IN TOP OF SLAB
- x STUDRAIL CALLOUT PER 20/S3.6
- STRESSING END OF P.T. STRAND
- x.x TENDON HEIGHT TO CGS FROM BOTTOM OF SLAB
- ANCHOR END OF P.T. STRAND

TYPICAL STUD RAILS & REINFORCING:

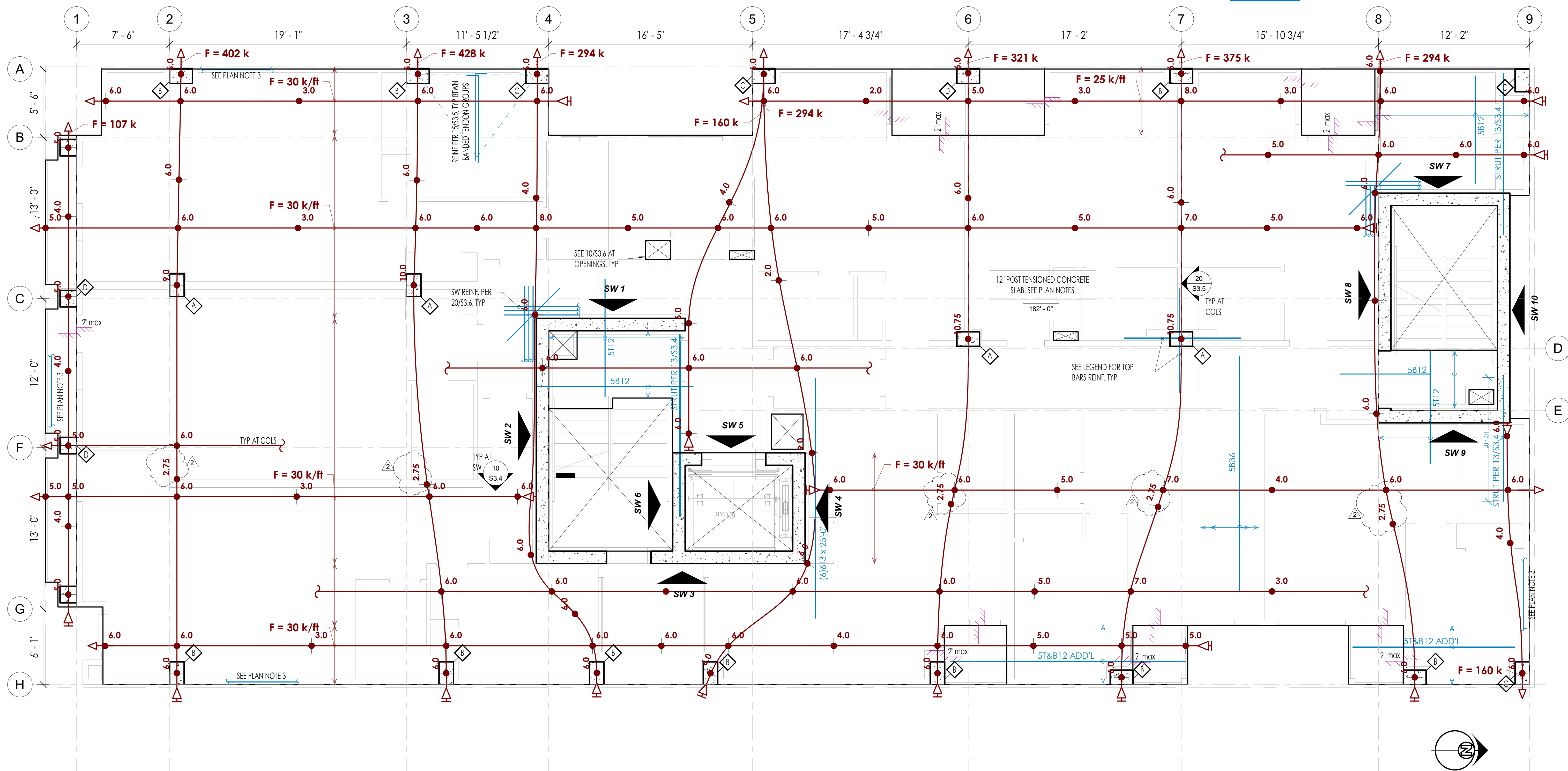
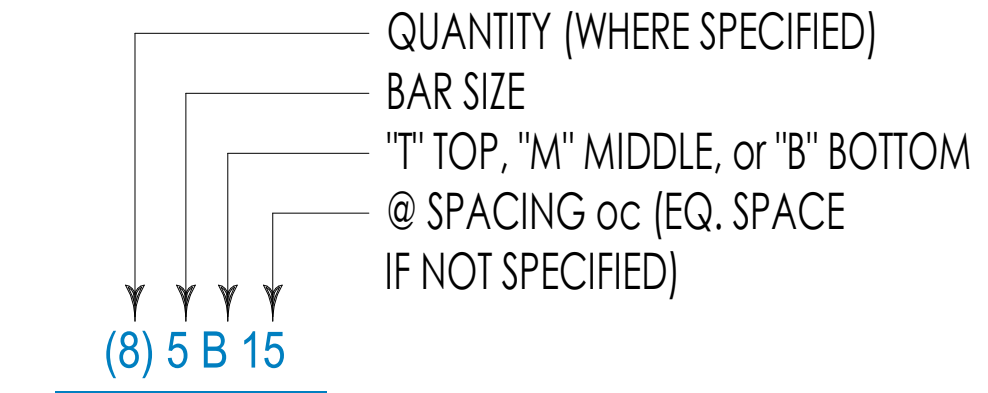
(Additional information for reinforcing at columns per 20/S3.5)



REINFORCING AT INTERIOR COLUMNS, TYPICAL U.O.N.

REINFORCING AT EXTERIOR COLUMNS, TYPICAL U.O.N.

Bar Legend:



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

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1038 BUILDING
1040 SOUTH KING STREET, SEATTLE, WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
03010200		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

SHEET TITLE
LEVEL 2 FLOOR PLAN

JOB NUMBER

SHEET NUMBER

S2.2

WOOD PLAN NOTES:

- STUD WALLS SHALL BE 2x4@16"oc TYP AT INTERIOR, AND 2x6@16"oc TYP AT EXTERIOR, U.O.N. SEE ARCHITECTURAL FOR WALL TYPES. SEE 20/S6.5 FOR SPECIAL STUD REQUIREMENTS AT HEAVILY NAILED SHEAR WALL PANEL EDGES. SEE 1/S6.1, 2/S6.1, AND 3/S6.1 FOR HOLES AND NOTCHES IN STUDS AND PLATES.
- POSTS OR JAMB STUDS SUPPORTING BEAMS, GIRDER TRUSSES, OR POSTS ABOVE SHALL BE (2) STUDS, U.O.N. AT EXTERIOR WALLS SEE JAMB REQUIREMENT PER 12/S6.1. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- BEAMS SHALL CONSIST OF THE FOLLOWING, U.O.N.:
 INTERIOR BEAMS OVER DOORS WITH A CLEAR SPAN NO GREATER THAN 4'-0" SHALL BE (2) 2x8 AND DROPPED BELOW STUD WALL TOP PLATE PER 13/S6.1 ALL OTHER BEAMS SHALL BE 3 1/2" x 9 1/2" AND FLUSH FRAMED PER DETAILS, U.O.N.
 EXTERIOR BEAMS SHALL CONSIST OF RIM BOARD PER DETAILS 5/S6.3 AND 20/S6.3 CONTINUOUS OVER WALL OPENINGS, U.O.N.
- INSTALL HU (MAX.) HANGERS AT ALL FLUSH WOOD BEAM-TO-WOOD BEAM CONNECTIONS AND ALL FLUSH SKEWED FRAMING CONNECTIONS, U.O.N. HU HANGERS SHALL BE SIZED TO MATCH NOMINAL DEPTH OF SUPPORTED MEMBERS, U.O.N. FOR OTHER TYPICAL JOIST OR BEAM CONNECTIONS SEE SCHEDULE 20/S6.2.
- FLOOR AND ROOF SHEATHING SHALL CONSIST OF THE FOLLOWING, U.O.N.:
 FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING, U.O.N. (PANEL SPAN RATING 48/24). SEE ARCHITECTURAL FOR GYPCRETE TOPPING REQUIREMENTS - 1 1/4" MAXIMUM THICKNESS).
 ROOF SHEATHING SHALL CONSIST OF 5/8" SHEATHING, U.O.N. (PANEL SPAN RATING 32/16).
 NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES AND BLOCKING W/ 10d @ 6"oc. NAIL SHEATHING TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW W/ TWO ROWS OF 10d @ 4 1/2"oc (STAGGER ROWS). NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 12"oc. GLUE SHEATHING AT ALL SUPPORTS W/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- AT AREAS INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING (PER GENERAL STRUCTURAL NOTES) AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING AT PANEL EDGES AND DIAPHRAGM BOUNDARIES W/ 10d @ 6"oc. NAIL SHEATHING IN PANEL EDGES AND DIAPHRAGM BOUNDARIES W/ 10d @ 6"oc. NAIL SHEATHING IN PANEL FIELD TO ALL STRUTS, STRUT BLOCKING, AND INTERIOR SHEAR WALLS BELOW W/ TWO ROWS OF 10d @ 4 1/2"oc (STAGGER ROWS). NAIL SHEATHING AT ALL INTERMEDIATE SUPPORTS W/ 10d @ 12"oc.

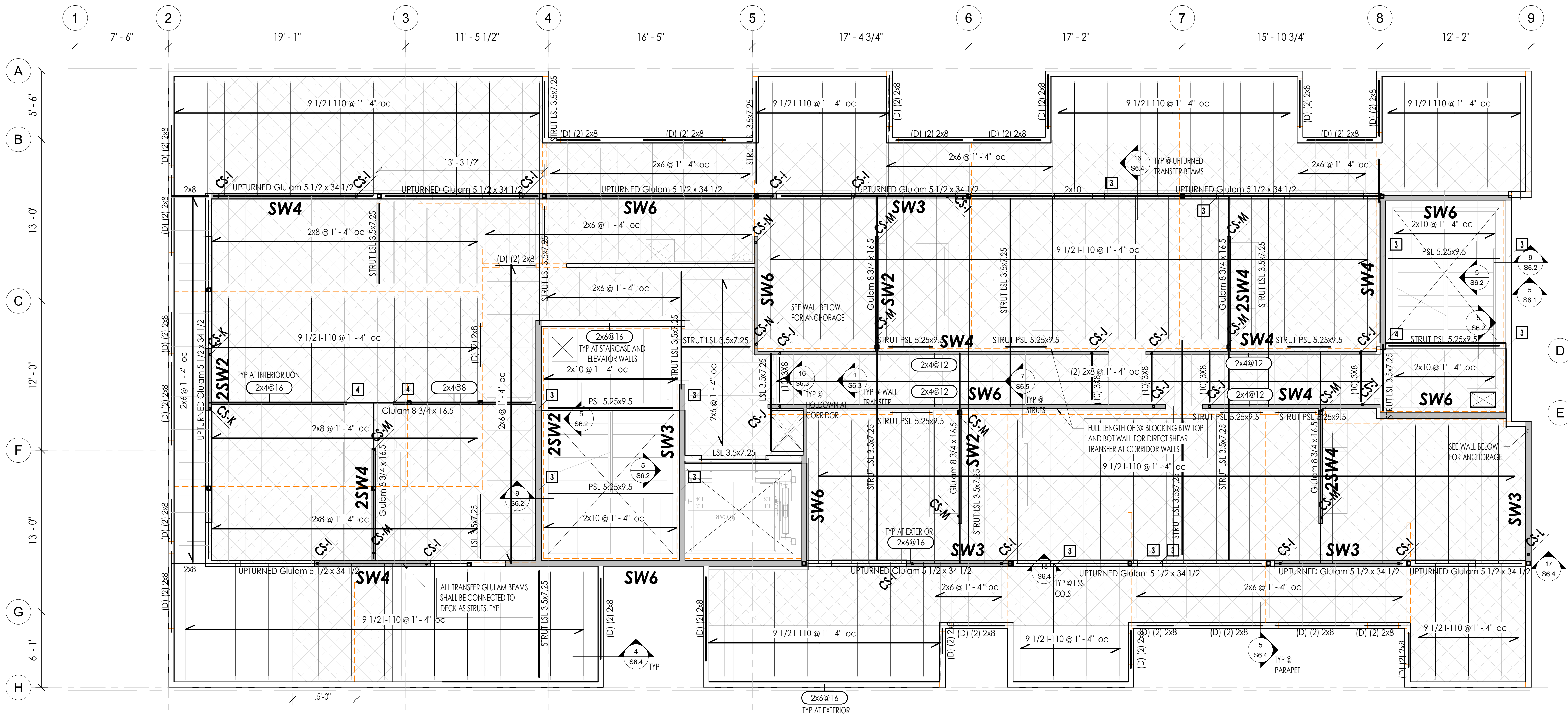
- SHALLOW SLAB HOLDOWN SYSTEM SHALL BE DESIGNED TO RESIST NET UPLIFT AND COMPRESSION FORCES PER SCHEDULE OF 10/S6.5. SEE GENERAL STRUCTURAL NOTES FOR REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF HOLDOWN ANCHORAGE TO CONCRETE WITH THE HOLDOWN SYSTEM MANUFACTURER.
- GENERAL CONTRACTOR SHALL COORDINATE PLUMBING, PIPING, DUCTING AND OTHER MECHANICAL SYSTEM SUPPORT CONFIGURATIONS, LOADS AND CONNECTION DETAILS WITH MECHANICAL CONTRACTOR, TRUSS MANUFACTURER AND JOIST MANUFACTURER PRIOR TO FABRICATION
- SHEAR WALLS SHALL BE SHEATHED WITH OSB AT INTERIOR WALLS, AND PLYWOOD AT EXTERIOR WALLS. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD, AND VISA VERSA. SEE 20/S6.5 FOR NAILING REQUIREMENTS. AT SHEATHED WALLS, CONTRACTOR SHALL EXTEND SHEATHING TO ACHIEVE FULL COVERAGE OF ENTIRE WALL TO AVOID CONFLICTS BETWEEN VARYING STRUCTURAL SHEATHING AND GWB THICKNESSES.

LEGEND:

- POST THIS LEVEL (SEE PLAN NOTE 2)
- STRUCTURAL WALL THIS LEVEL (SEE PLAN NOTE 1)
- NUMBER OF STUDS IN MULTI-STUD POST THIS LEVEL - SEE 10/S6.1 AND GSN FOR NAILING
- SPAN DIRECTION OF FRAMING MEMBERS (SEE PLAN NOTE 3)
- DROPPED BEAM. SEE 13/S6.1
- BEARING STUD WALL TYPE. SEE PLAN NOTE 1
- BLOCKED DIAPHRAGM (SEE PLAN NOTE 6)

SEISMIC FORCE RESISTING SYSTEM LEGEND:

- SHEAR WALL THIS LEVEL PER SCHEDULE OF 20/S6.5 (SEE PLAN NOTE 1 AND 10)
- HOLDOWN RUN TYPE 'x' THIS LEVEL PER SCHEDULE OF 8/S6.4
- STRUT FRAMING MEMBER NAILED AS STRUT PER PLAN NOTES



1 LEVEL 7
1/4" = 1'-0"



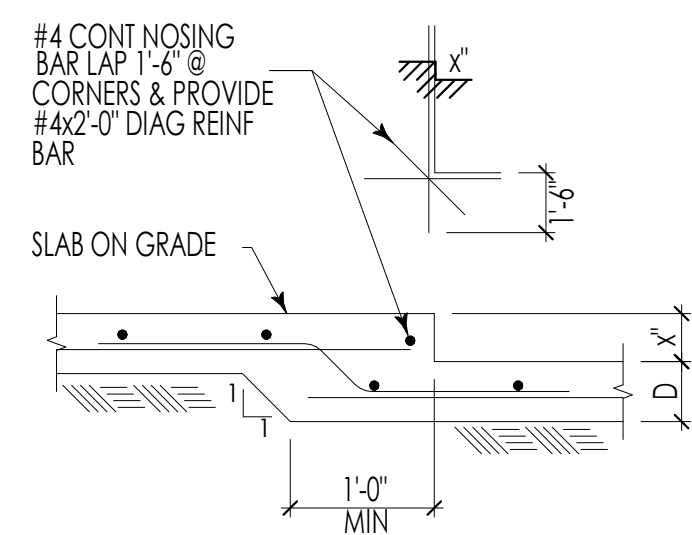
1038 BUILDING
 1040 SOUTH KING STREET, SEATTLE, WA 98104

NUMBER	DATE	DESCRIPTION OF REVISIONS
030102020		BUILDING PERMIT

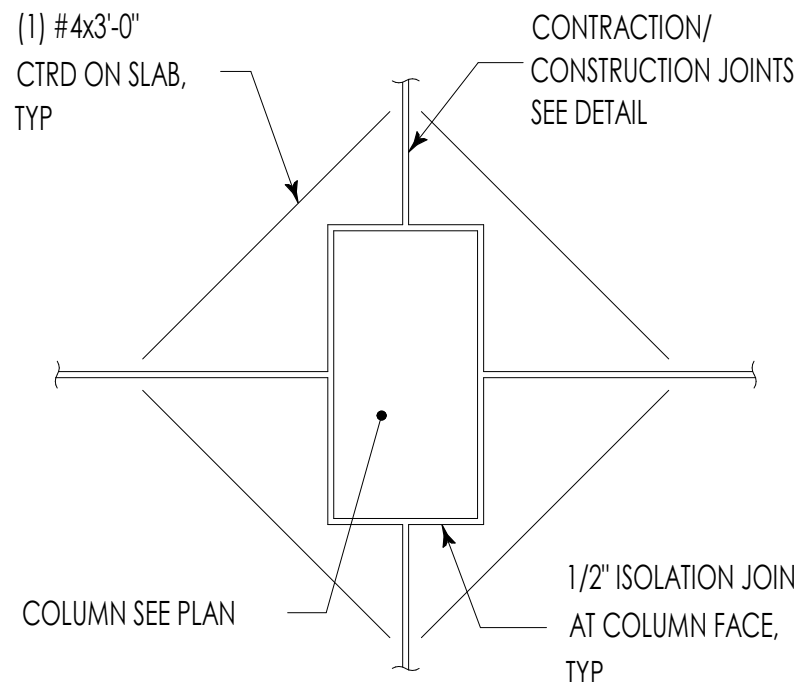
SHEET TITLE
LEVEL 7 FLOOR PLAN

JOB NUMBER
SHEET NUMBER

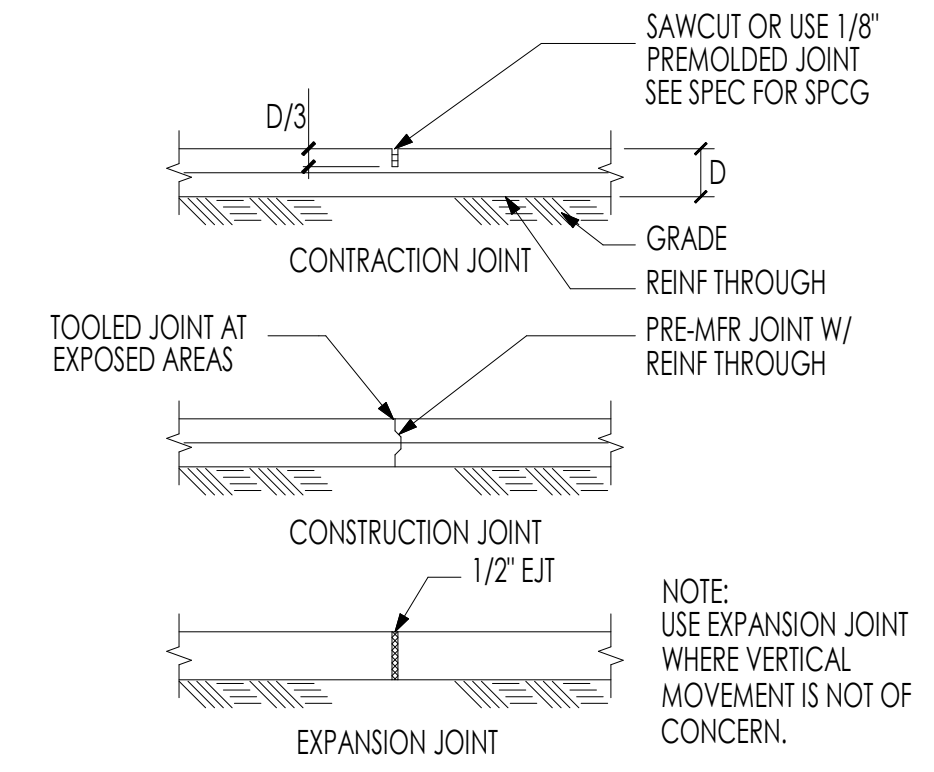
S2.8



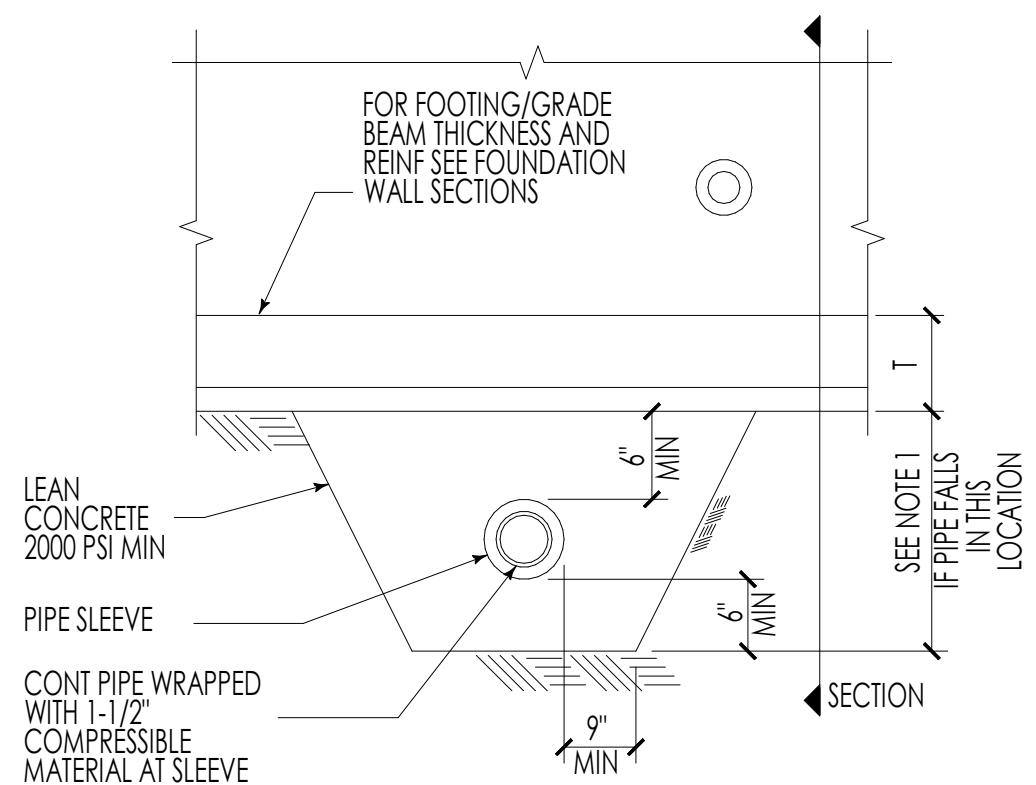
DEPRESSED SLAB ON GRADE



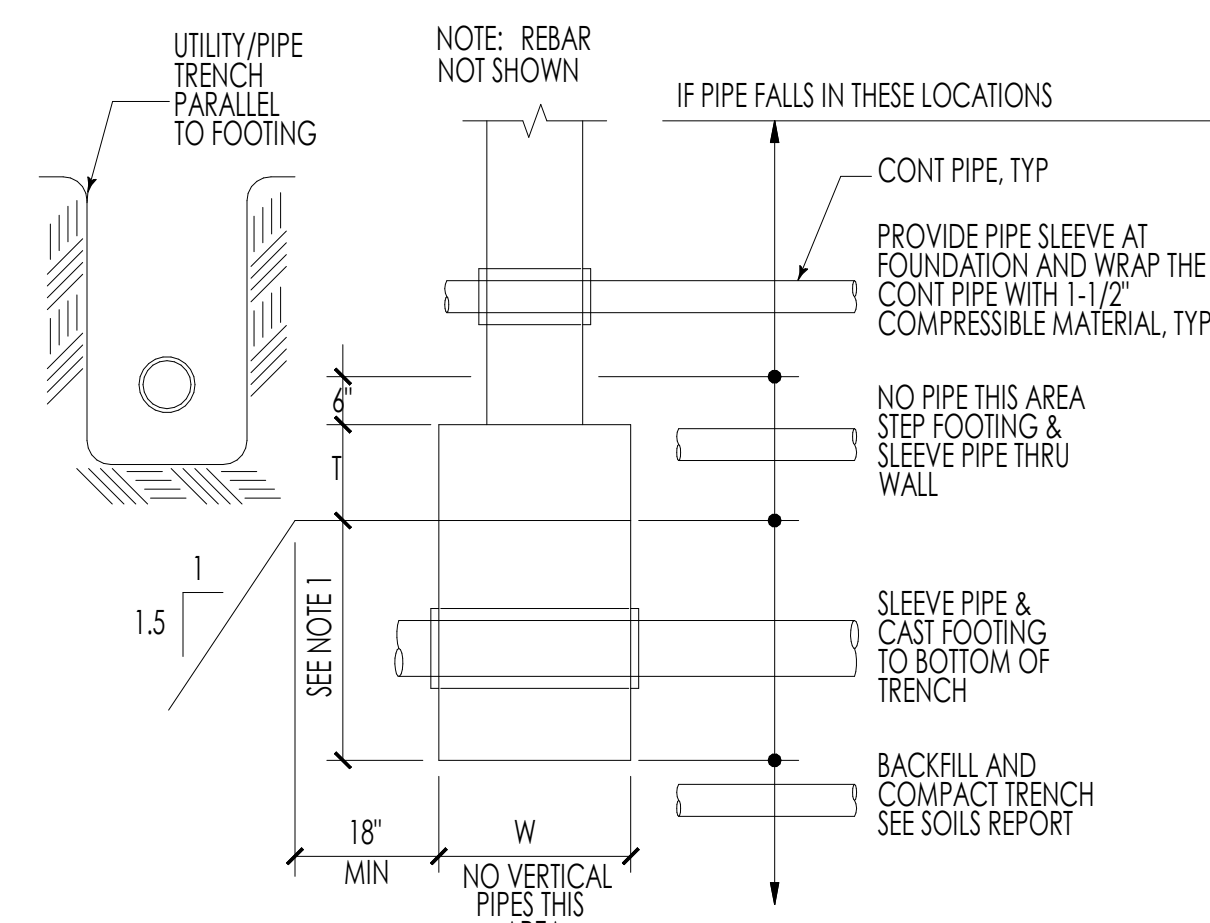
ISOLATION JOINT AT COLUMN



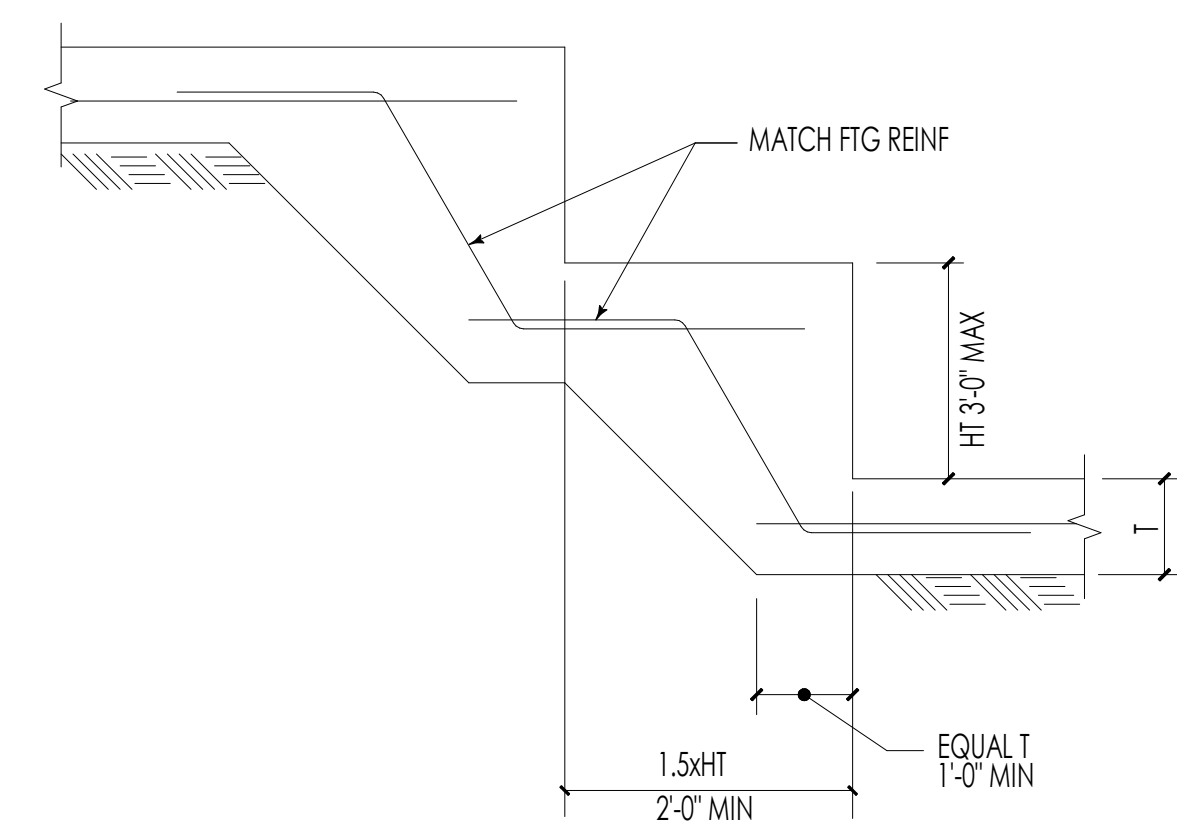
SLAB ON GRADE JOINT DETAILS



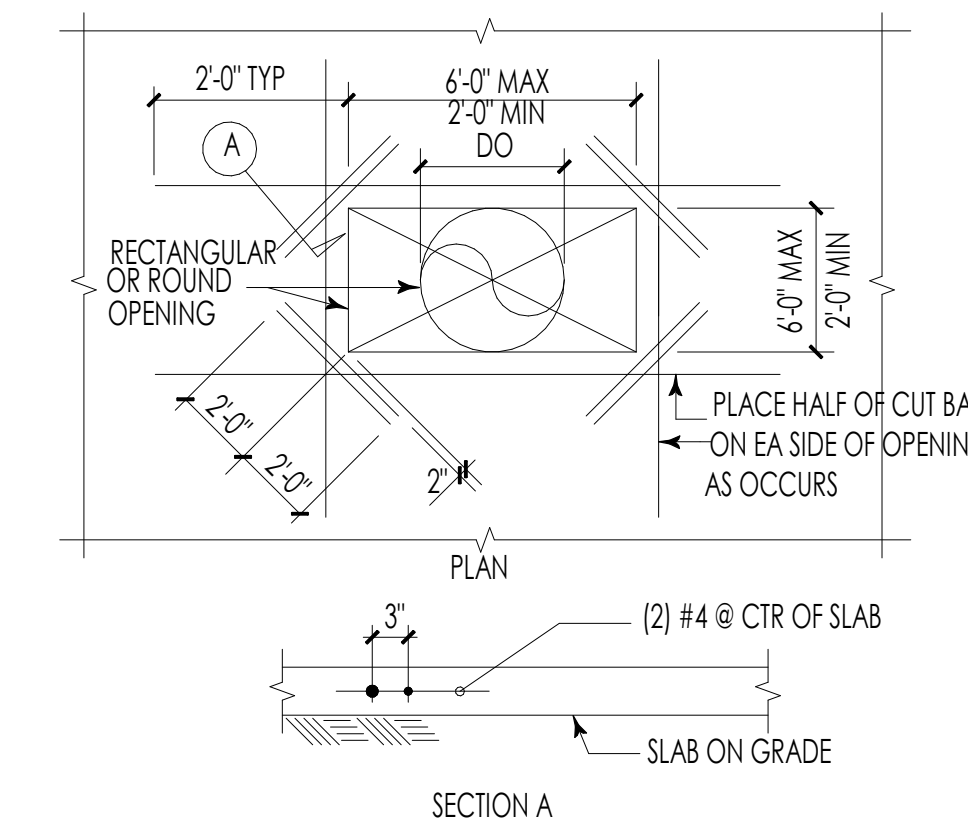
- NOTES:
- SINGLE PIPES 8"Ø OR LESS PERPENDICULAR TO AND GREATER THAN 24" CLEAR BELOW FOOTINGS DO NOT REQUIRE CONCRETE ENCASEMENT. (PIPE GROUPINGS BELOW 24" SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER).
 - PIPES LARGER THAN 8"Ø SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER.



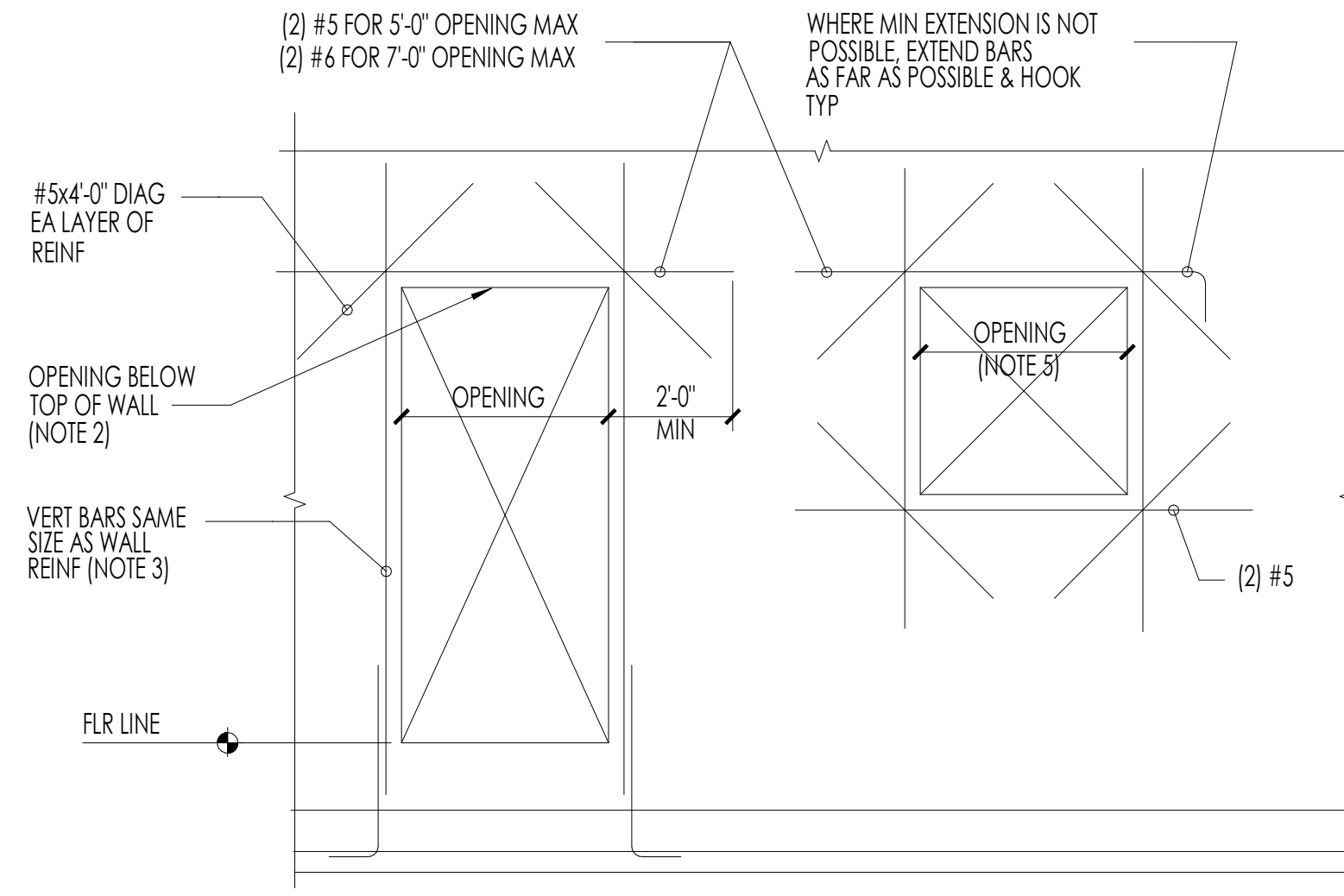
PIPE CLEARANCE AT STRIP FTG/GRADE BEAM



STEPPED FOOTING

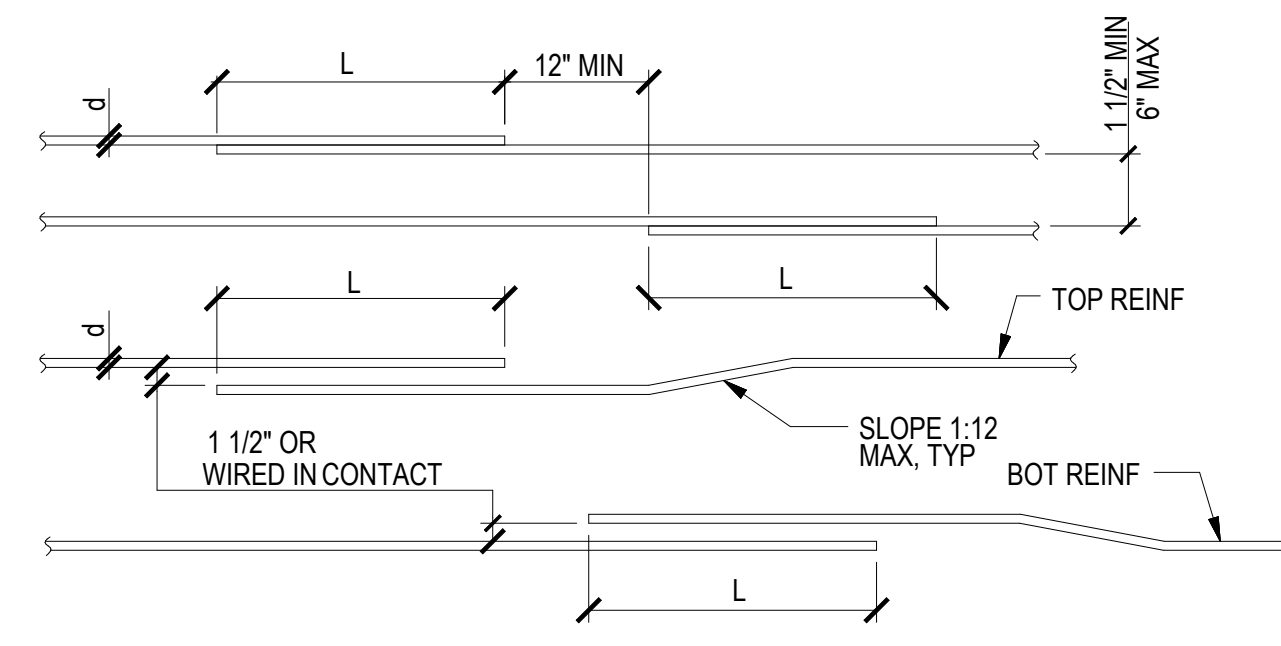


OPENING IN CONCRETE SLAB



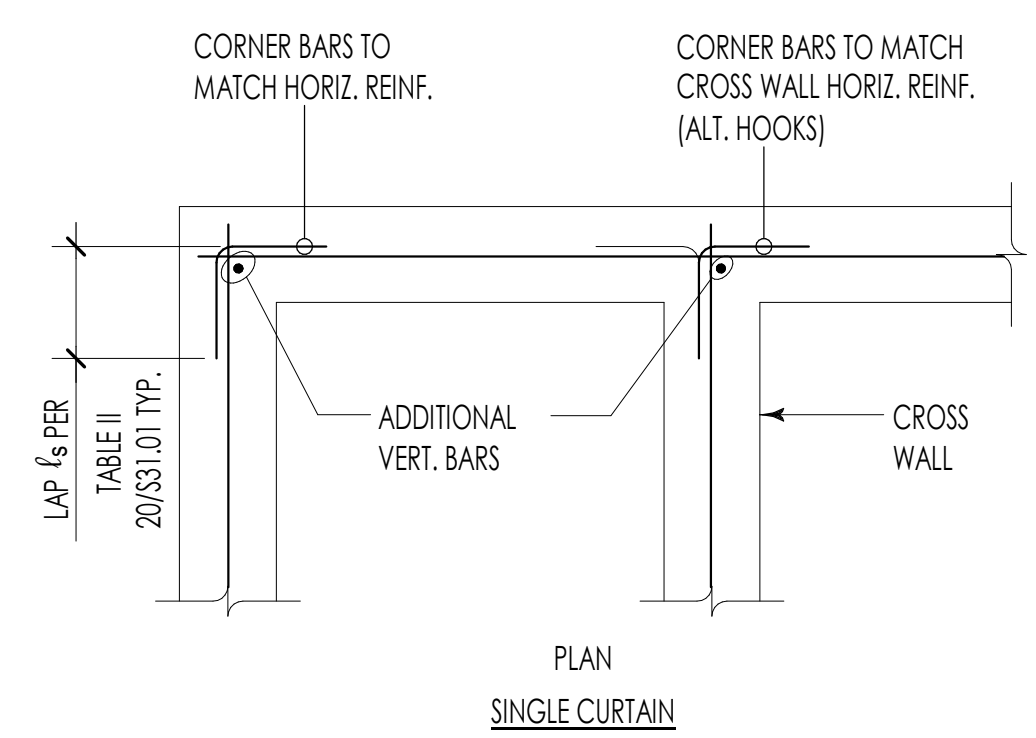
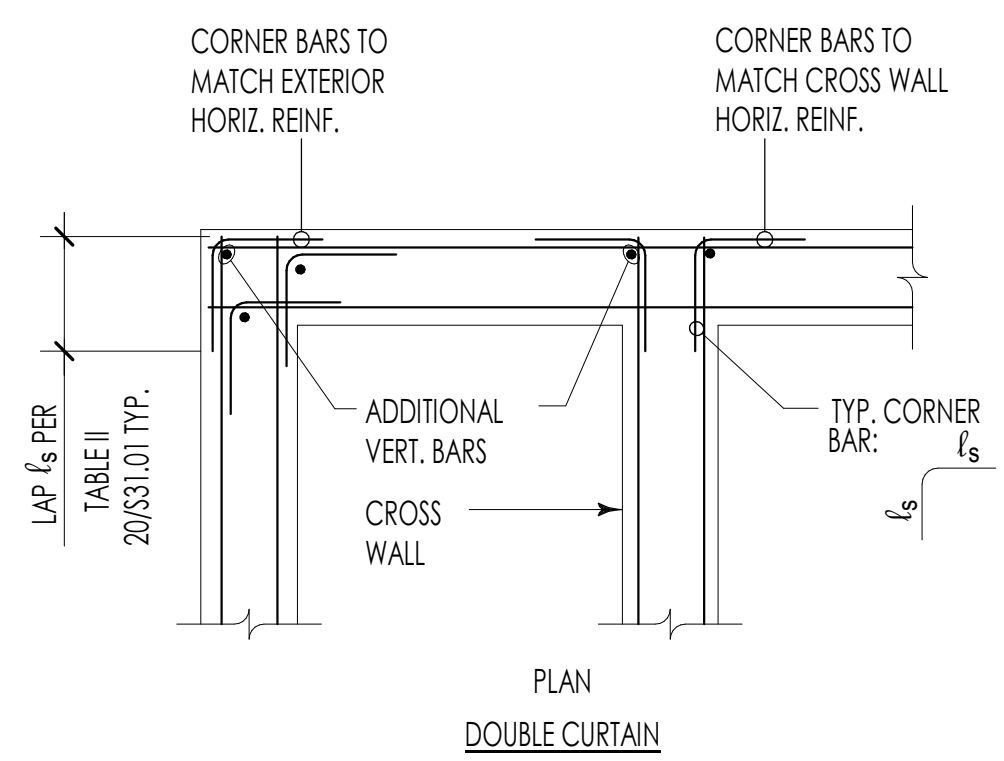
- NOTES:
- REINFORCEMENT SHOWN IS IN ADDITION TO ANY OTHER WALL REINFORCEMENT SPECIFIED FOR THIS PROJECT. SUCH WALL REINFORCEMENT IF ANY, IS NOT SHOWN FOR CLARITY. SEE DETAILS FOR TYPICAL CONCRETE WALL REINFORCING.
 - PROVIDE #3 STIRRUPS @ 8" OC ABOVE ALL OPENINGS LESS THAN 12" BELOW TOP OF WALL.
 - EXTEND JAMB BARS FLR TO FLR OR FLR TO ROOF, WHERE OPENING EXCEEDS 5'-0" IN WIDTH.
 - THE ABOVE REINFORCING DOES NOT APPLY TO OPENINGS GREATER THAN 7'-0".
 - OPENINGS LESS THAN 8" DO NOT REQUIRE ADDITIONAL TRIM BARS. AT OPENINGS MORE THAN 8" BUT LESS THAN 2'-0" PROVIDE (1) #5 BAR T&B, NO DIAGONAL BARS ARE NECESSARY.
 - ALL REINFORCEMENT LAP LENGTHS SHALL BE SUFFICIENT TO DEVELOP A CLASS "B" TENSION LAP SPLICE.

REINFORCING OF CONC WALL OPNG



- SCHEDULE APPLIES TO UNCOATED GRADE 60 BARS IN NORMAL WEIGHT CONCRETE.
- FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTH IN SCHEDULE BY 1.3.
- ALL SPLICES SHALL BE CLASS B SPLICES UNLESS INDICATED OTHERWISE.
- TOP BARS (INDICATED WITH "T" IN SCHEDULE) ARE HORIZONTAL TOP BARS WITH MORE THAN 12" OF CONC CAST BLW THE BARS.
- BOTTOM BARS (INDICATED WITH "B" IN SCHEDULE) ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
- ANY PORTION OF A STRAIGHT BAR EMBEDMENT LENGTH NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.
- ALL HORIZONTAL SPLICES SHALL BE STAGGERED AS SHOWN. IF MORE THAN 50% OF VERTICAL REINFORCING IS LAP SPICED WITHIN THE REQUIRED LAP SPLICE LENGTH, THE LAP SPLICE LENGTH SHALL BE INCREASED BY 33%.
- LAP SPLICES LISTED IN THE SCHEDULE ARE CLASS B LAPS. FOR CLASS A LAPS REDUCE LENGTH BY 25%.
- FOR $f_c=4500$ psi USE VALUES FOR 4000psi.
- AT HOOKS, SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2".
- END COVER FOR 90 DEGREE HOOKS MUST BE EQUAL TO OR GREATER THAN 2".

NORMAL WT. CONCRETE f_c (psi)	SPLICE OR DEVELOPMENT LENGTH (INCHES)																	
	I) MINIMUM "CLASS B" TENSION LAP SPLICE (ls) SCHEDULE																	
	0.375"		0.500"		0.625"		0.750"		0.875"		1.000"		1.128"		1.270"		1.410"	
	#3	#4	#5	#6	#7	#8	#9	#10	#11									
3000	28	22	38	29	47	36	56	43	81	63	93	72	105	81	116	90	128	98
4000	25	19	33	25	41	31	49	37	71	54	81	62	91	70	101	78	111	85
5000	22	17	29	23	36	28	44	34	63	49	72	56	81	63	90	69	99	76
6000	20	16	27	21	33	26	40	31	58	45	66	51	74	57	82	63	90	70
-	II) MINIMUM STRAIGHT DEVELOPMENT LENGTH (ld) SCHEDULE																	
3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	90	69	98	76
4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	78	60	85	66
5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	69	54	76	59
6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	63	49	70	54
-	III) MINIMUM EMBEDMENT LENGTHS (ldh) FOR STANDARD END HOOKS																	
4000	6	-	7	-	9	-	10	-	12	-	14	-	15	-	17	-	19	-
5000	6	-	6	-	8	-	9	-	11	-	12	-	14	-	16	-	17	-
6000	6	-	6	-	7	-	9	-	10	-	11	-	13	-	14	-	16	-
-	IV) MINIMUM LAP SPLICE LENGTH (ls) FOR BARS IN COMPRESSION																	
>3000	-	-	-	-	-	-	23	-	33	-	37	-	46	-	57	-	68	-
-	V) MINIMUM STRAIGHT DEVELOPMENT LENGTH (ldc) FOR BARS IN COMPRESSION																	
>3000	-	-	-	-	-	-	19	-	22	-	25	-	29	-	32	-	36	-
-	VI) SHEAR WALL VERTICAL LAP SPLICE LENGTH (ls)																	
5000	-	-	17	-	21	-	29	-	47	-	60	-	73	-	88	-	98	-



REINFORCEMENT OF CONC WALLS AT CORNERS

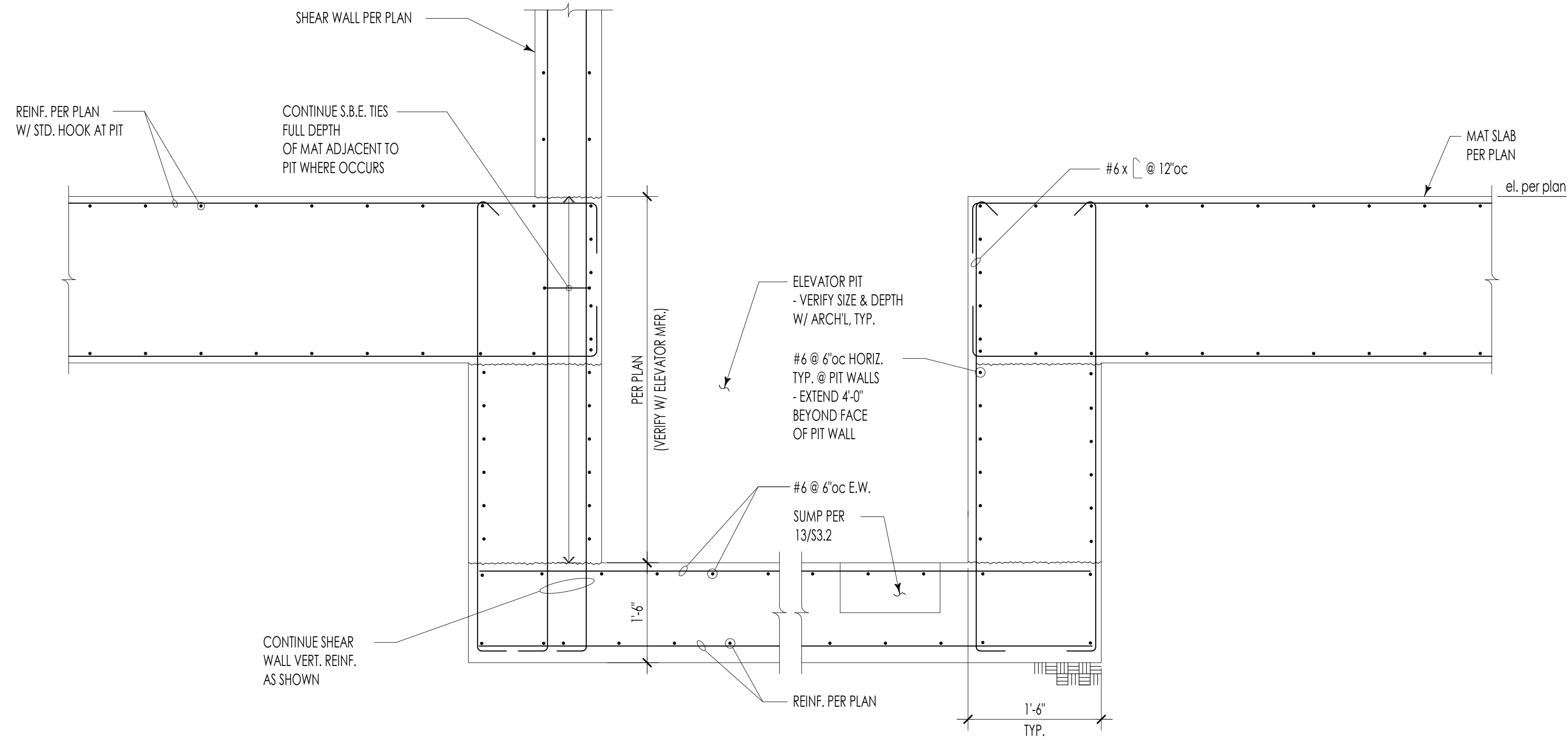


NUMBER	DATE	DESCRIPTION OF REVISIONS
030110200		BUILDING PERMIT

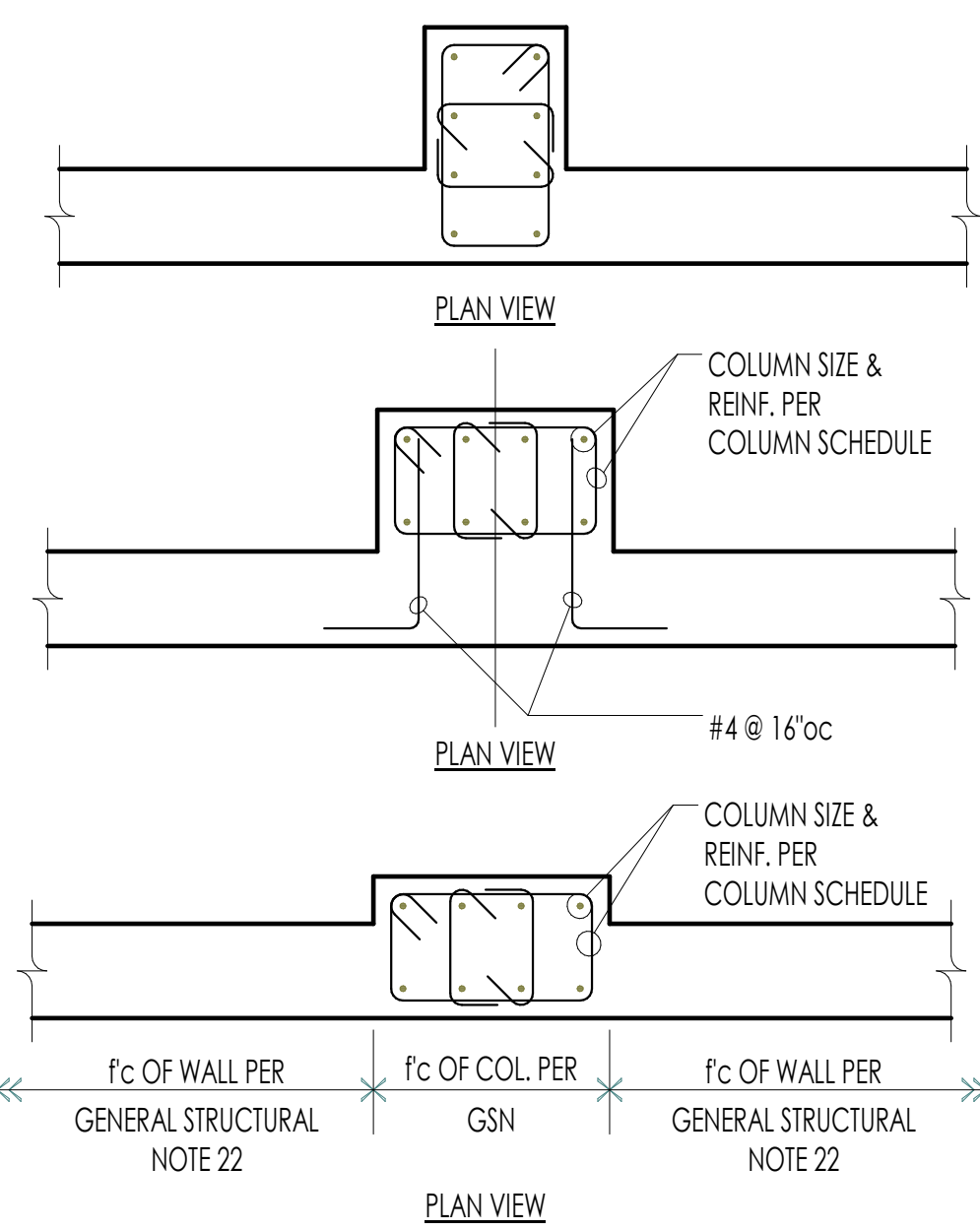
SHEET TITLE
TYPICAL CONCRETE DETAILS

JOB NUMBER
 SHEET NUMBER

NOTE:
PROVIDE MISC. METALS AS REQUIRED
BY ELEVATOR MANUFACTURER.

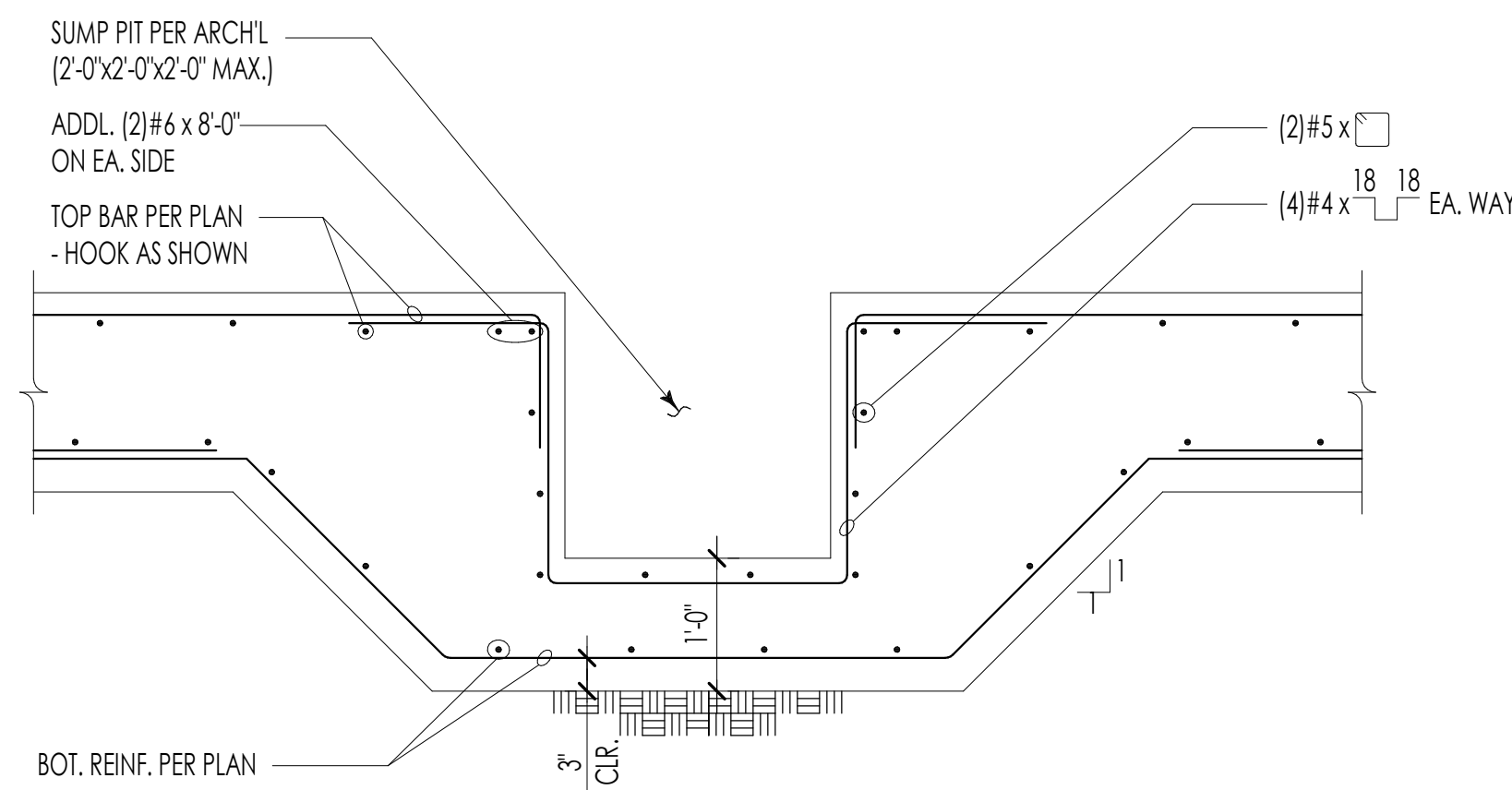


ELEVATOR PIT 8

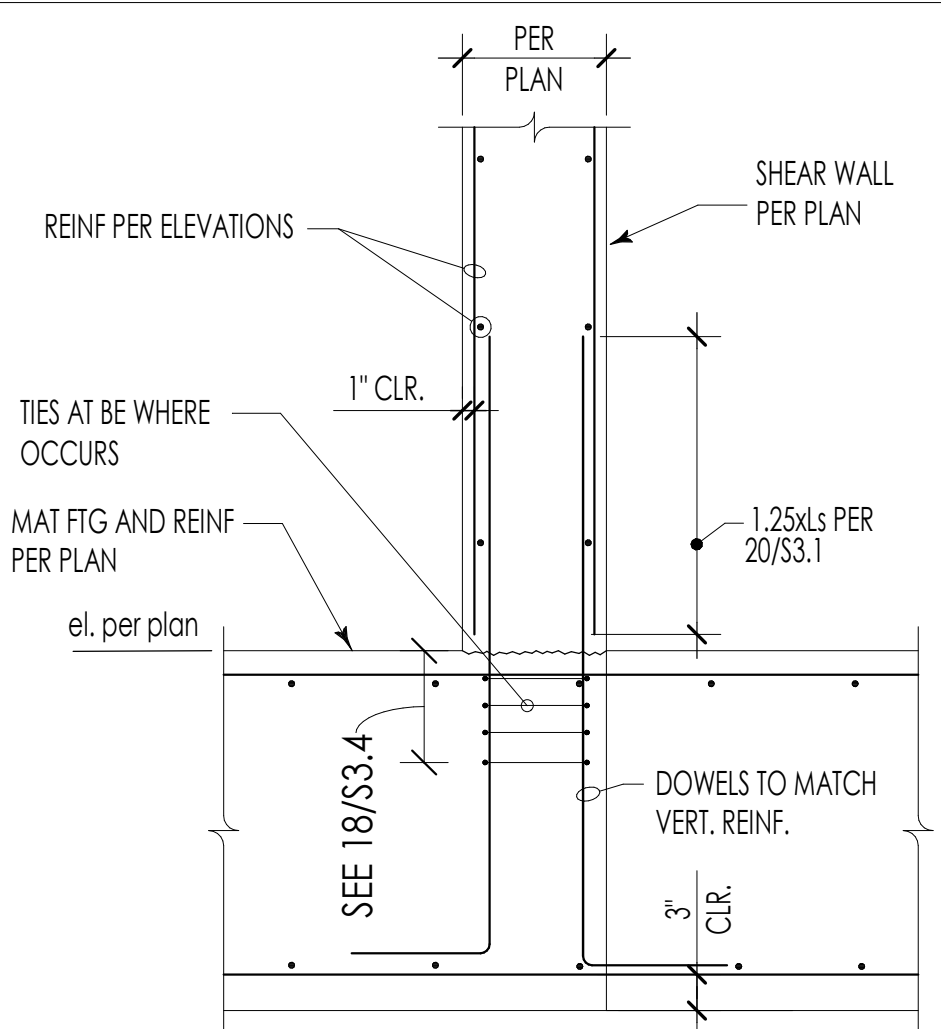


NOTE:
WALL REINF. SHALL CONTINUE
THROUGH PILASTER REINF.

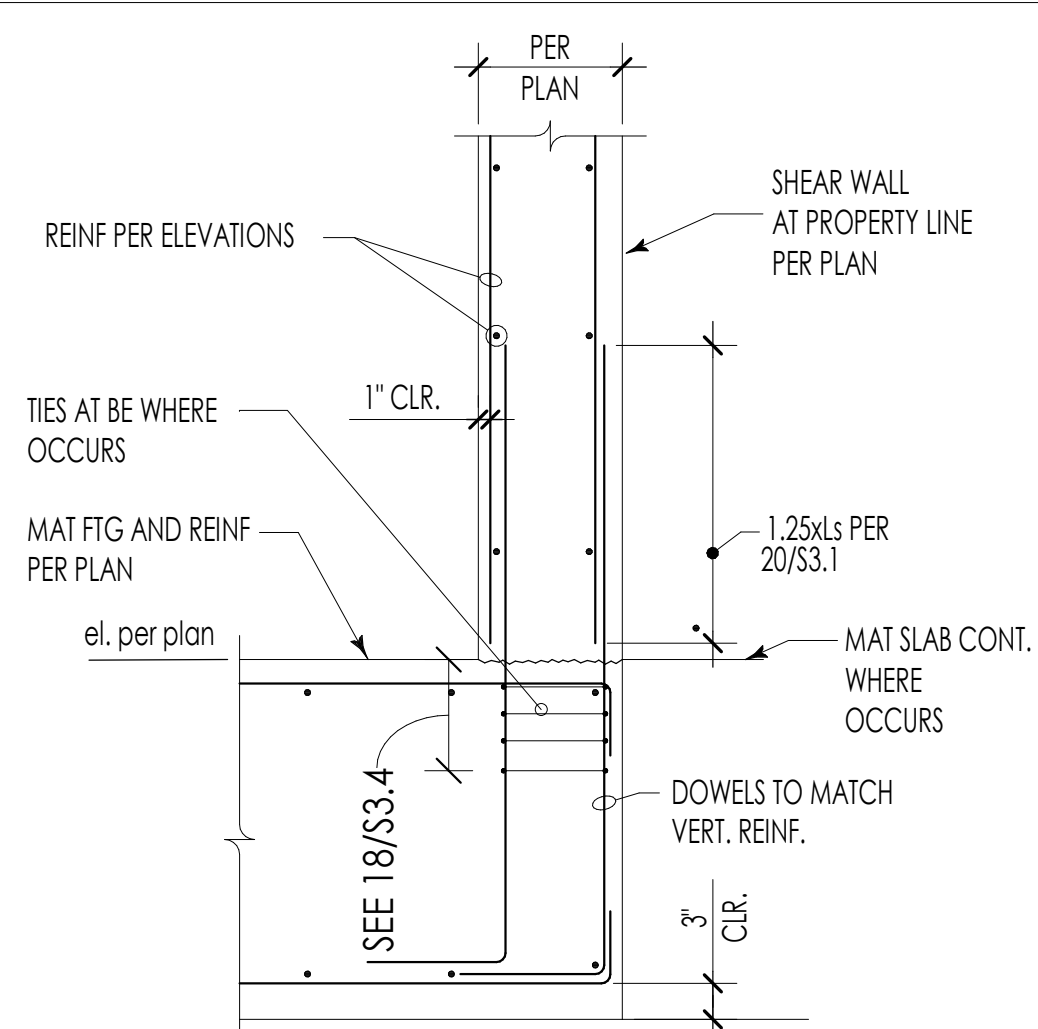
16



ELEVATOR SUMP 13



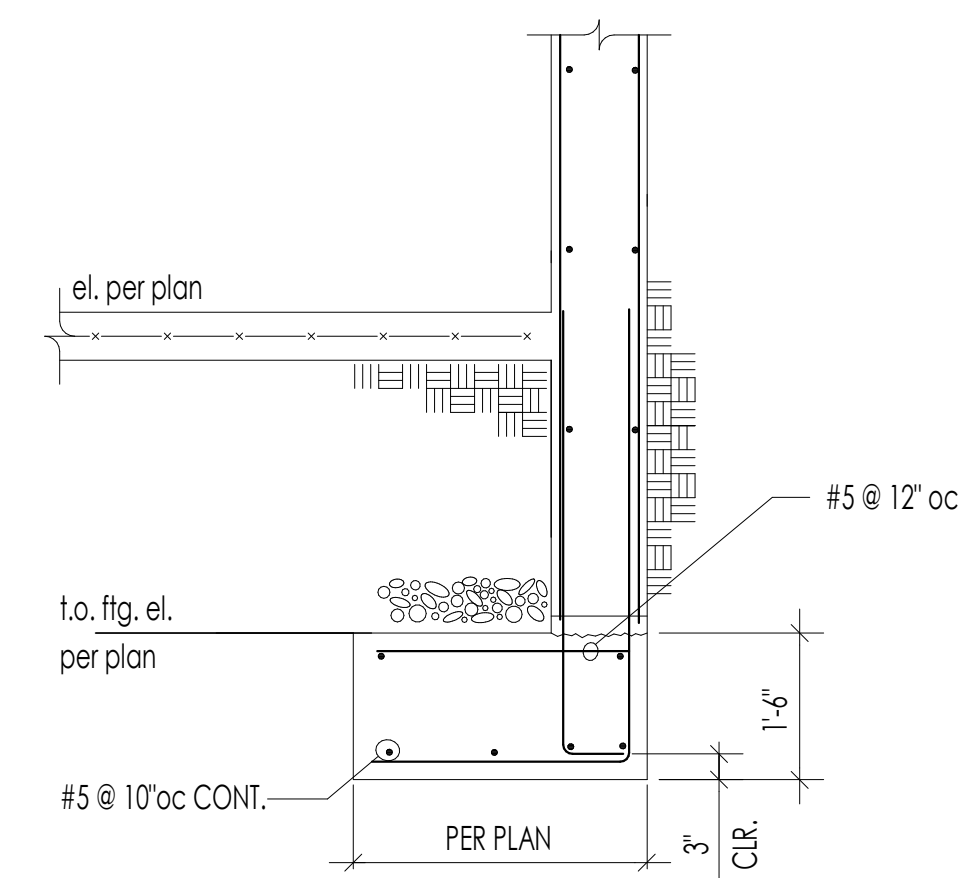
SHEAR WALL FTG 17



SHEAR WALL FTG AT PROPERTY LINE 18

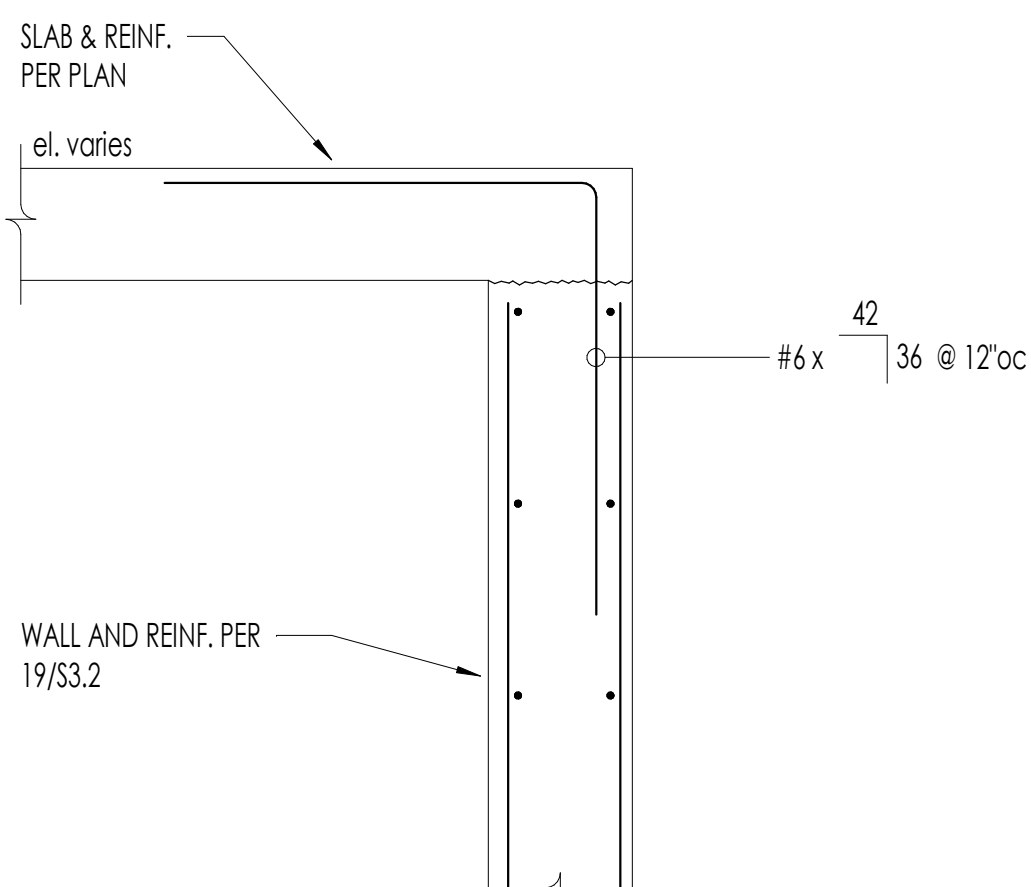
MARK	SIZE	REINFORCING
(A)	6'-6"x6'-6"x18"dp.	(7)#7 E.W. BOT.
(B)	8'-6"x8'-6"x24"dp.	(9)#8 E.W. BOT.

SEE GENERAL STRUCTURAL NOTES FOR ALLOWABLE BEARING PRESSURE REQD.

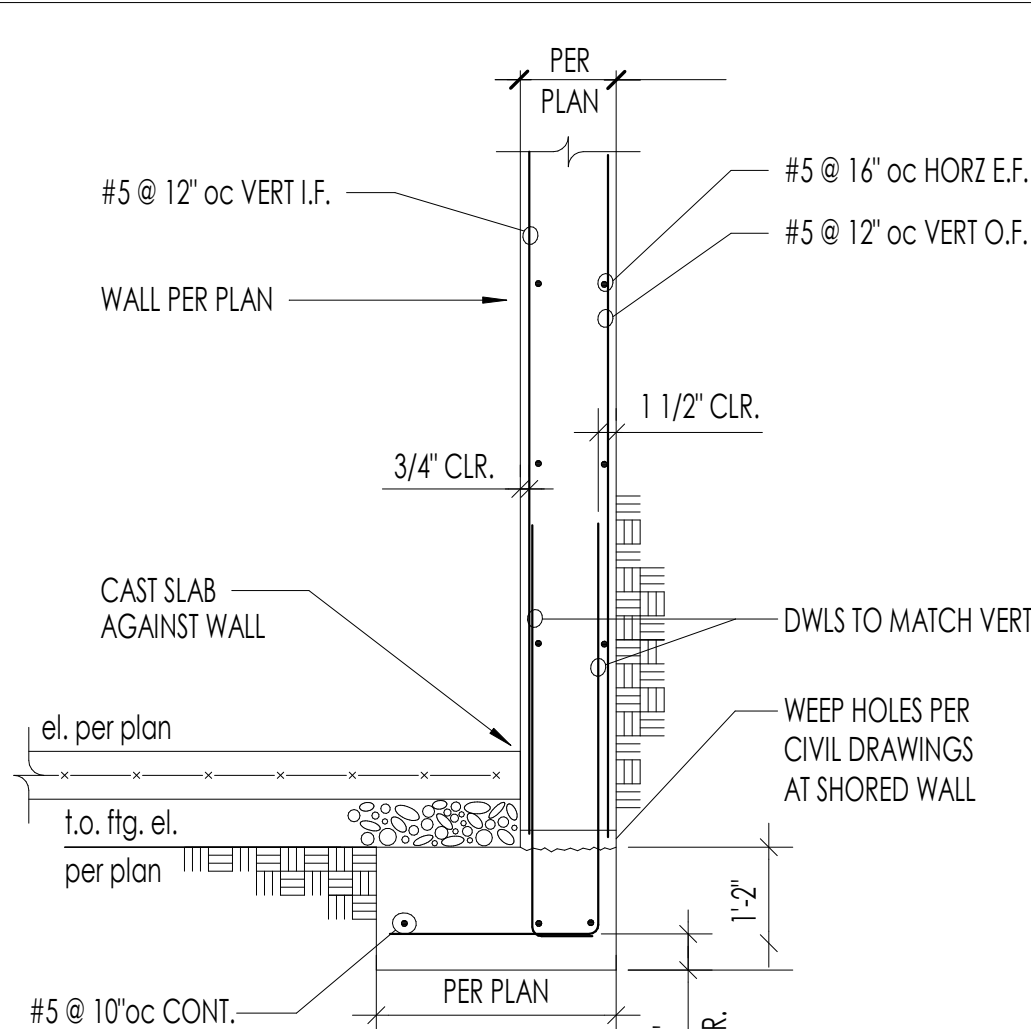


SEE 19/S3.2 FOR
COMMON CALL-OUTS

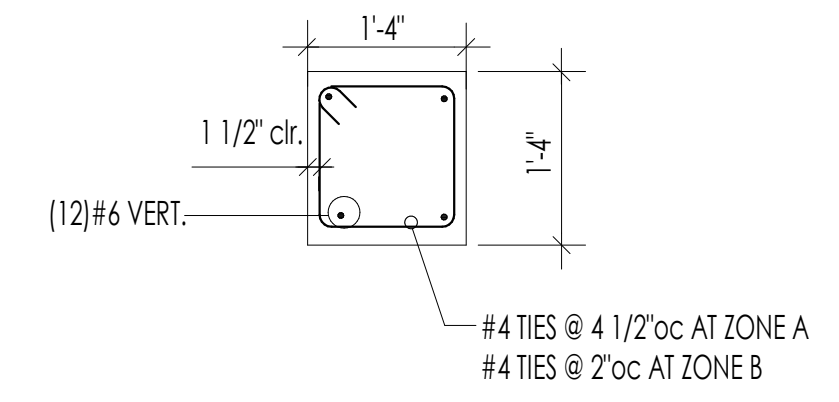
9



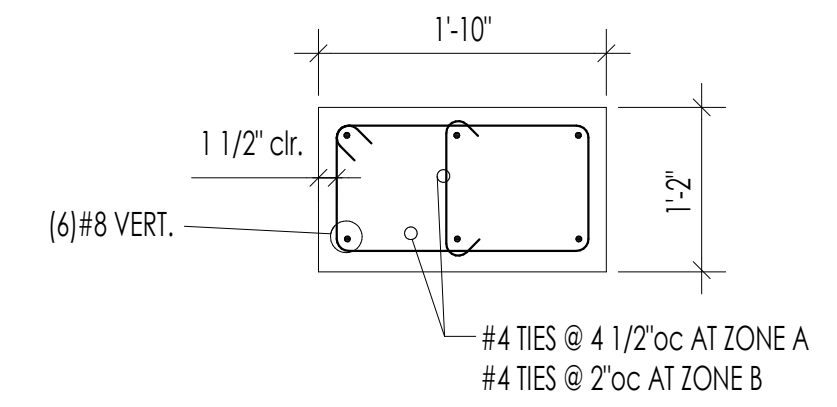
14



BASEMENT WALL FOOTING 19

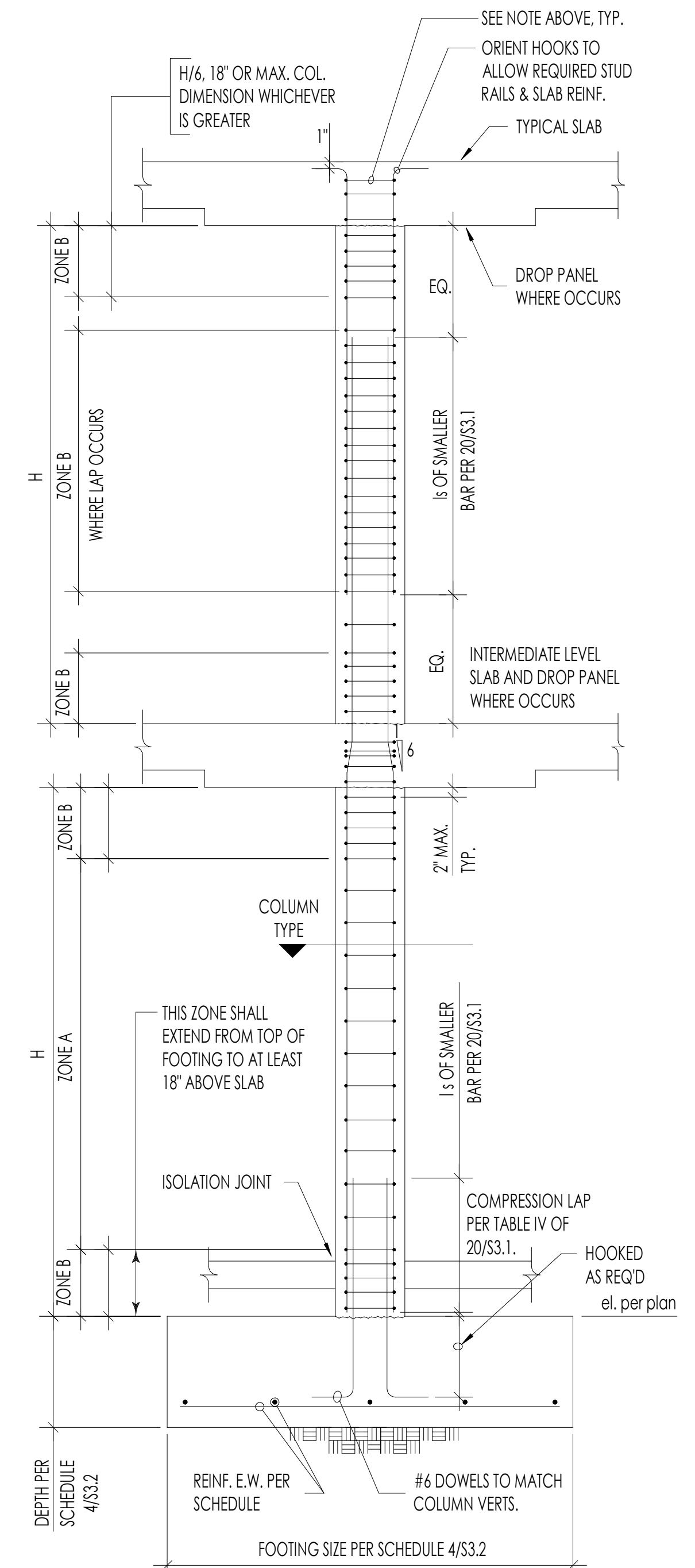


COLUMN ALONG GRID 1



COLUMN TYPE

NOTE:
WITHIN SLAB DEPTH SPACE TIES AT ZONE B SPACING UNLESS
SLAB FRAMES IN (4) SIDES OF COLUMN. WHERE SLAB FRAMES
IN (4) SIDES TIES MAY BE SPACED AT 2x ZONE B SPACING.



CONCRETE COLUMN ELEVATION 20

DHS ENGINEERS
1601 5th Avenue, 1100
Seattle, WA 98101
(206) 734 6868



1038 BUILDING
1040 SOUTH KING STREET, SEATTLE, WA 98104

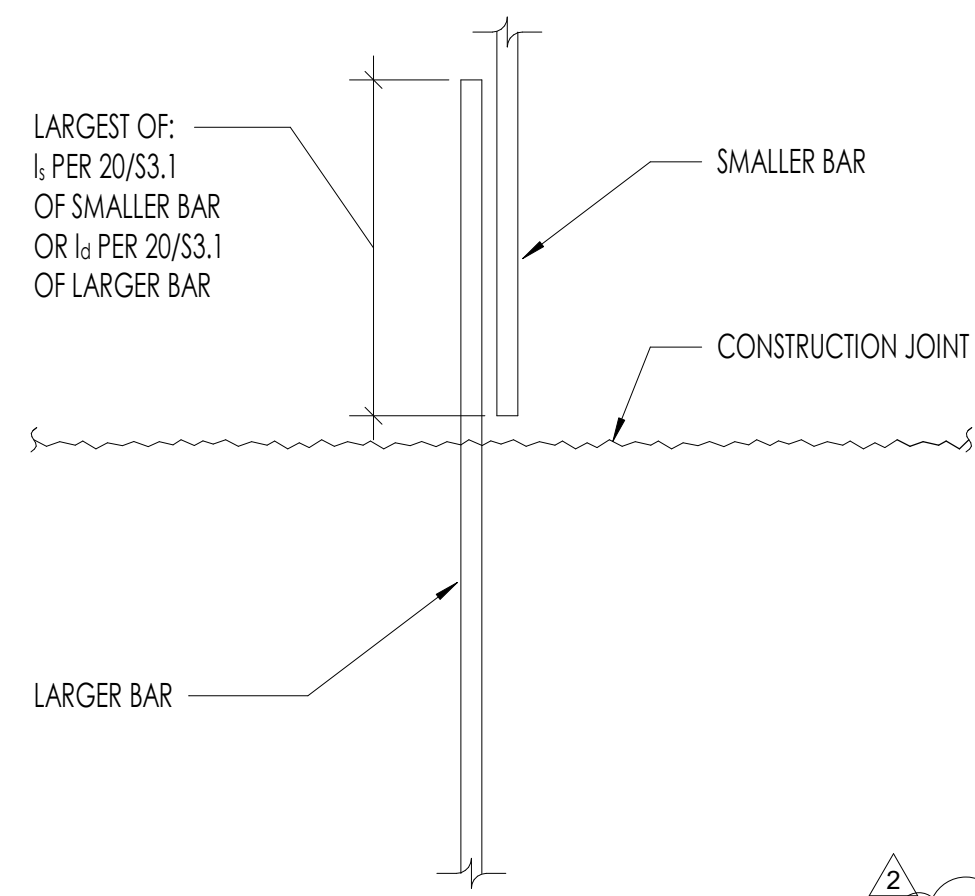
NUMBER	DATE	DESCRIPTION OF REVISIONS
0301102020		BUILDING PERMIT

SHEET TITLE
BASEMENT AND COLUMN DETAILS

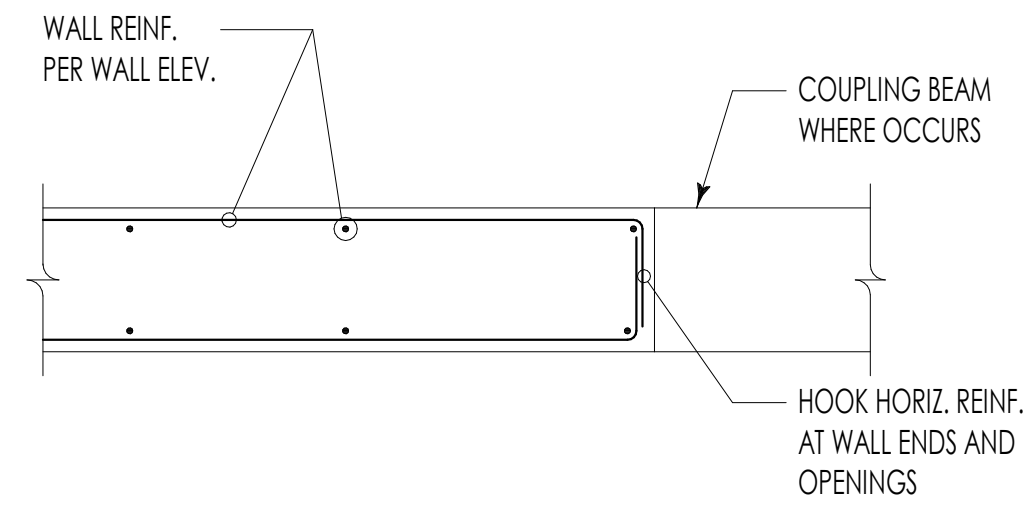
JOB NUMBER

SHEET NUMBER

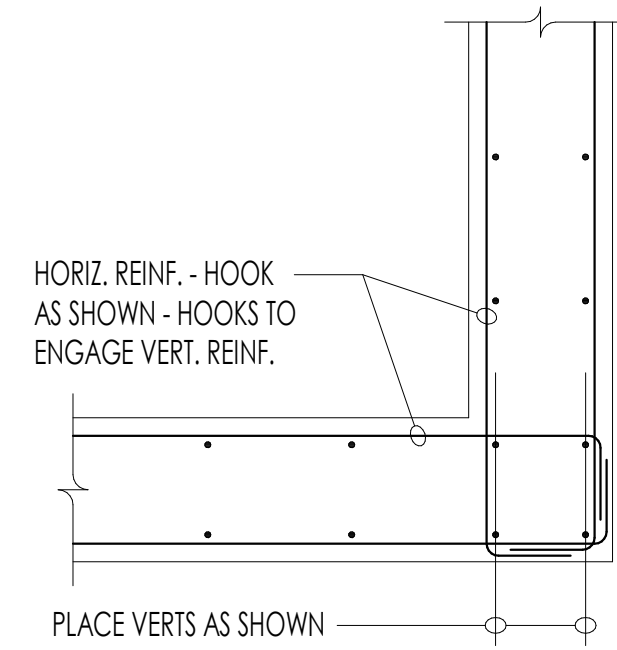
S3.2



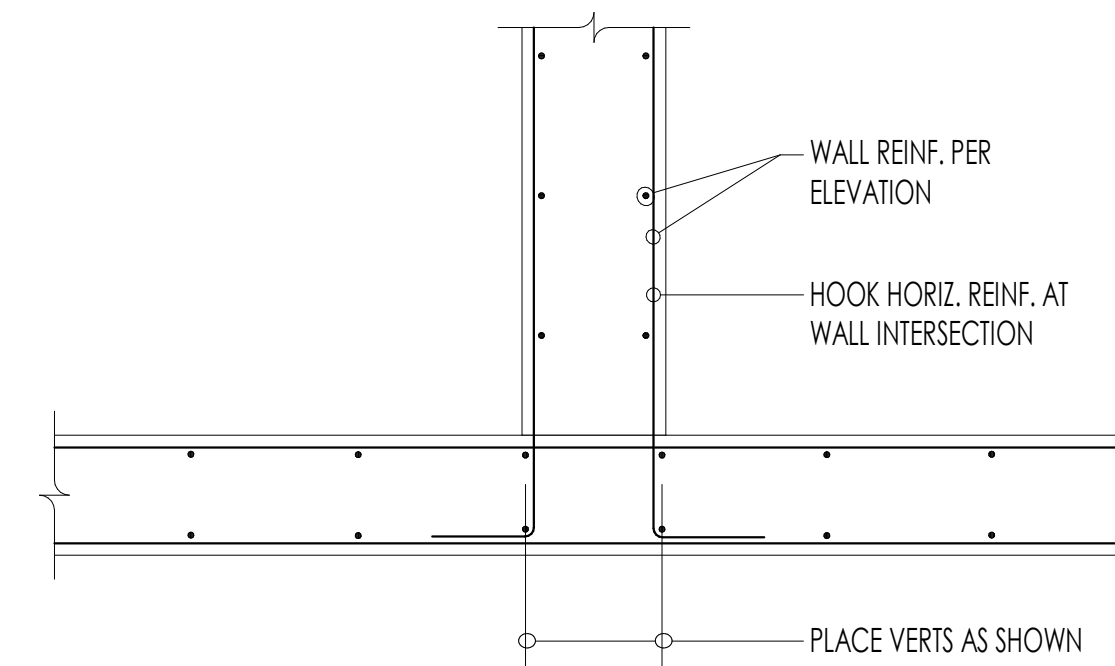
SHEAR WALL VERTICAL REINF. LAP **1**



TYPICAL SHEAR WALL END **2**

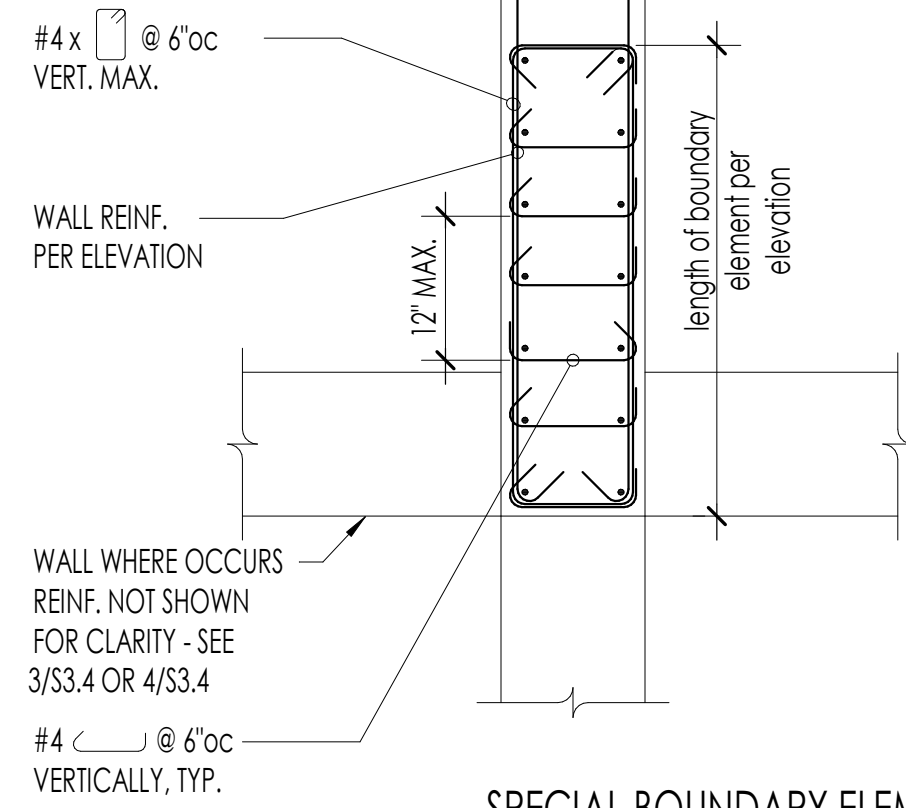


TYPICAL SHEAR WALL CORNER **3**

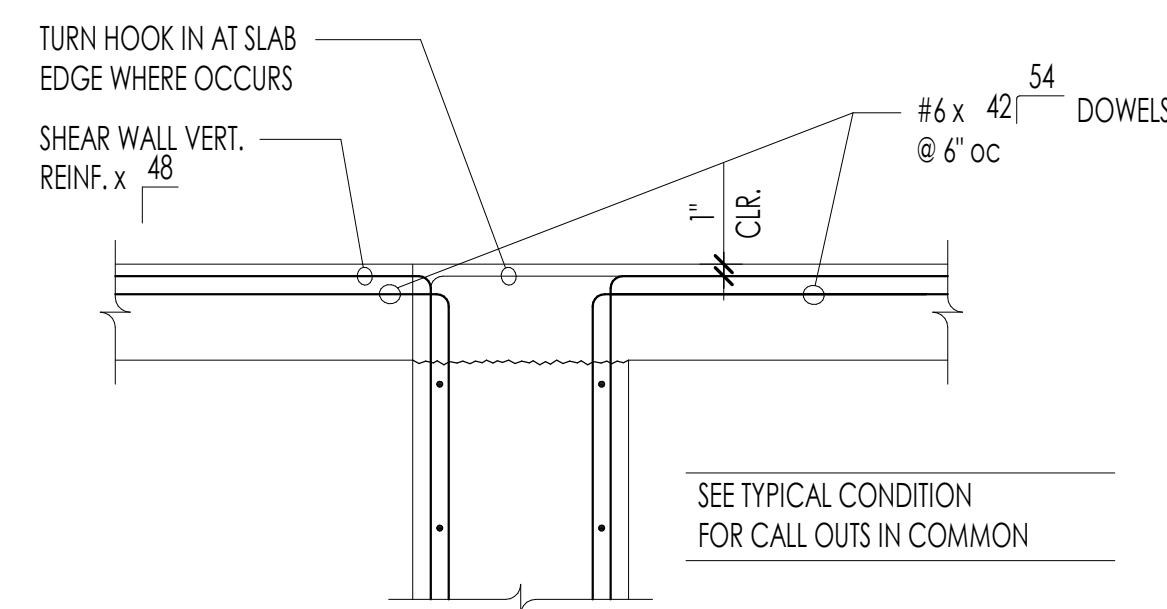


TYPICAL SHEAR WALL INTERSECTION **4**

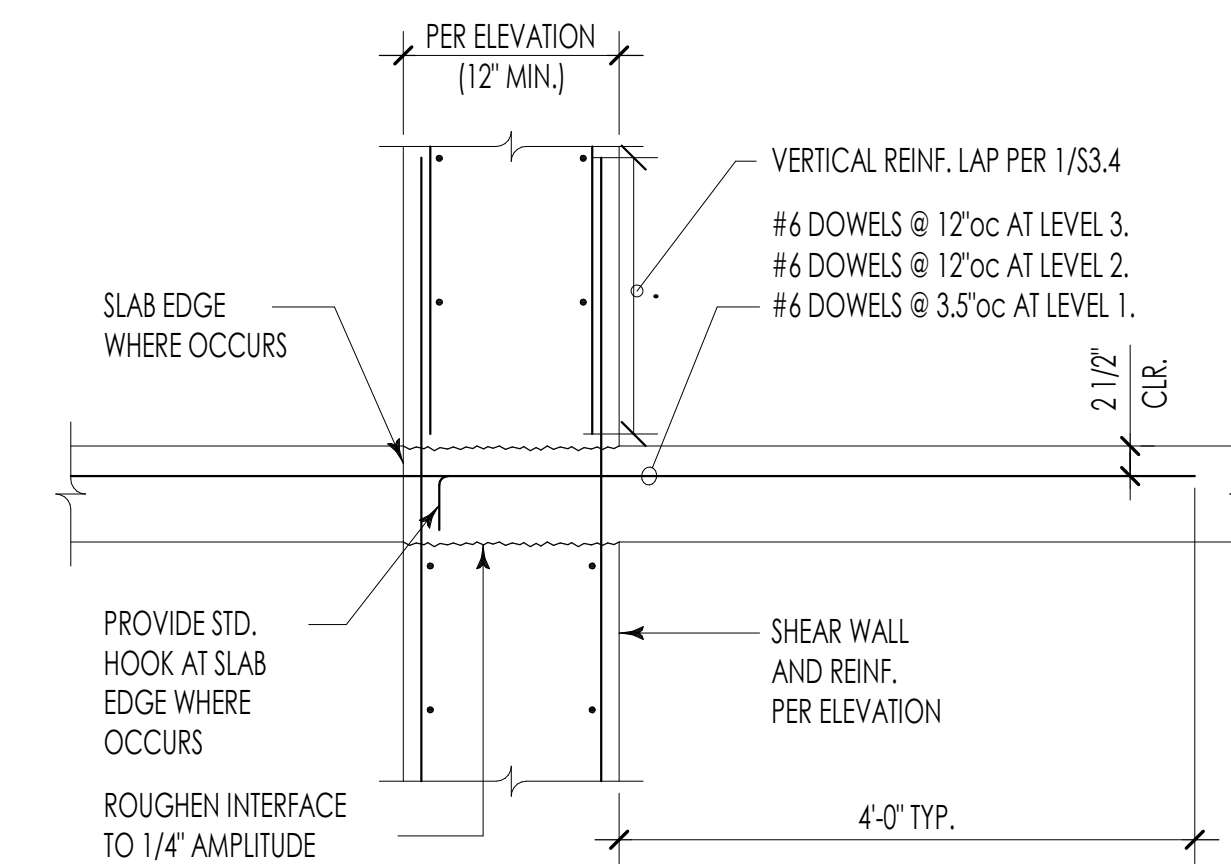
NOTE: DETAIL APPLIES WHERE SHOWN ON ELEVATION.



SPECIAL BOUNDARY ELEMENT **7**

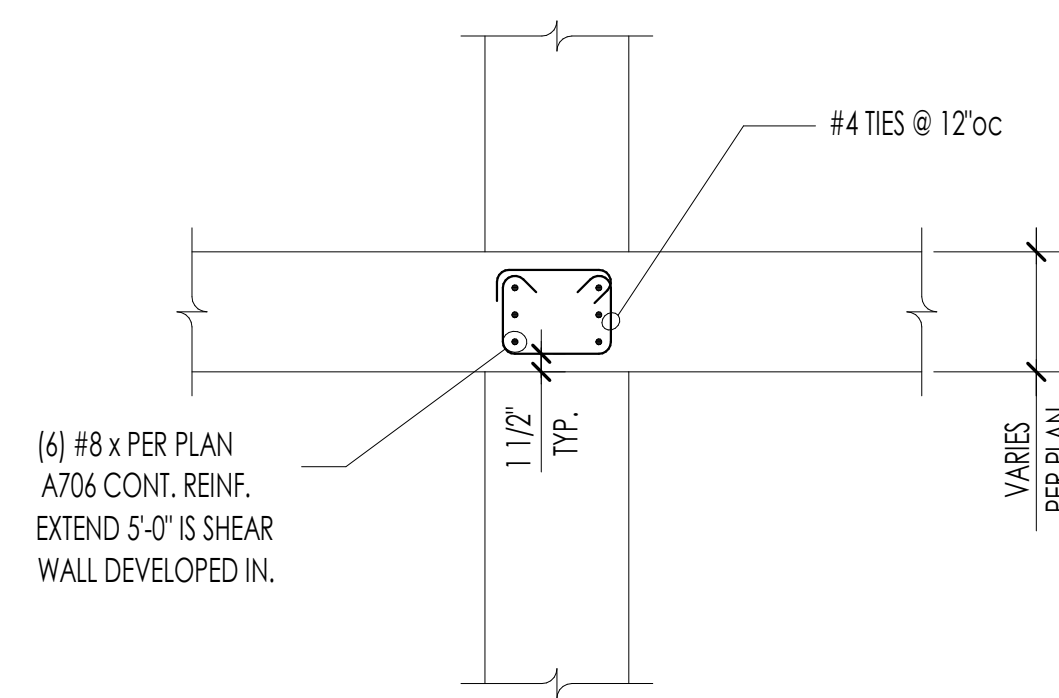


TOP OF WALL CONDITION

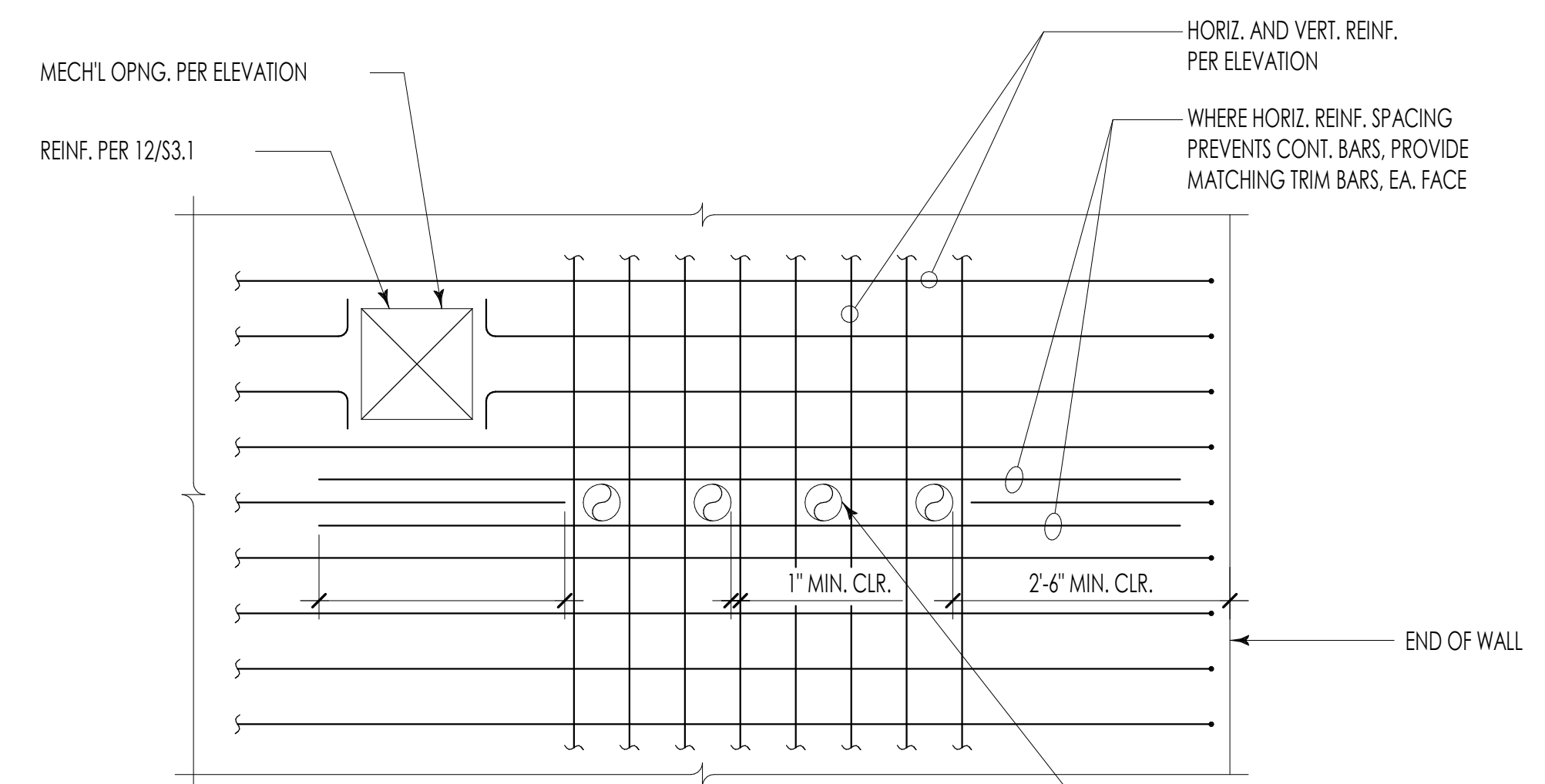


TYPICAL CONDITION

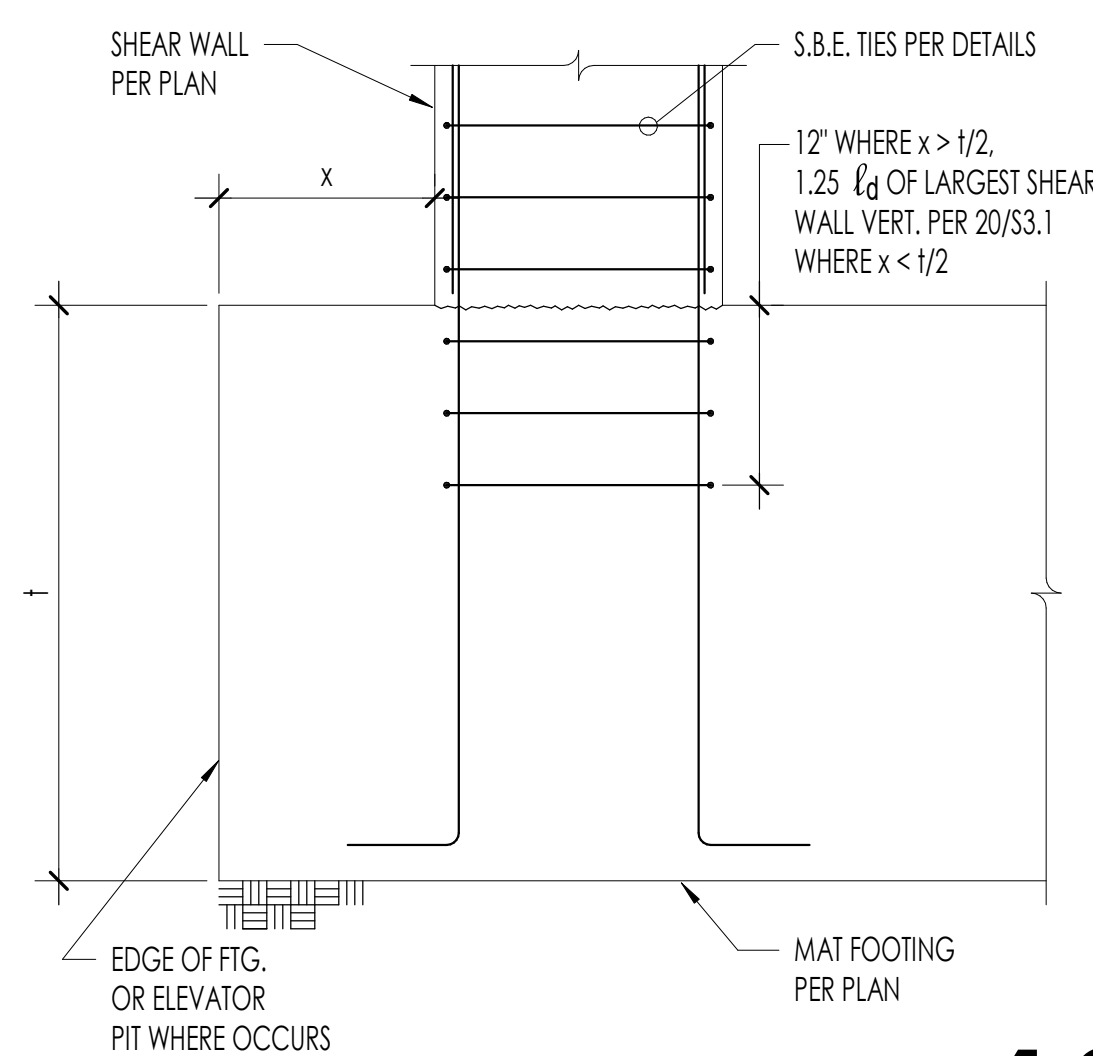
SLAB TO SHEAR WALL DOWELS **10**



CONCRETE STRUT DETAIL **13**



REINFORCING AT PIPES SLEEVES THROUGH SHEAR WALLS **20**



BOUNDARY ELEMENT AT FOOTINGS **18**

11

12

16

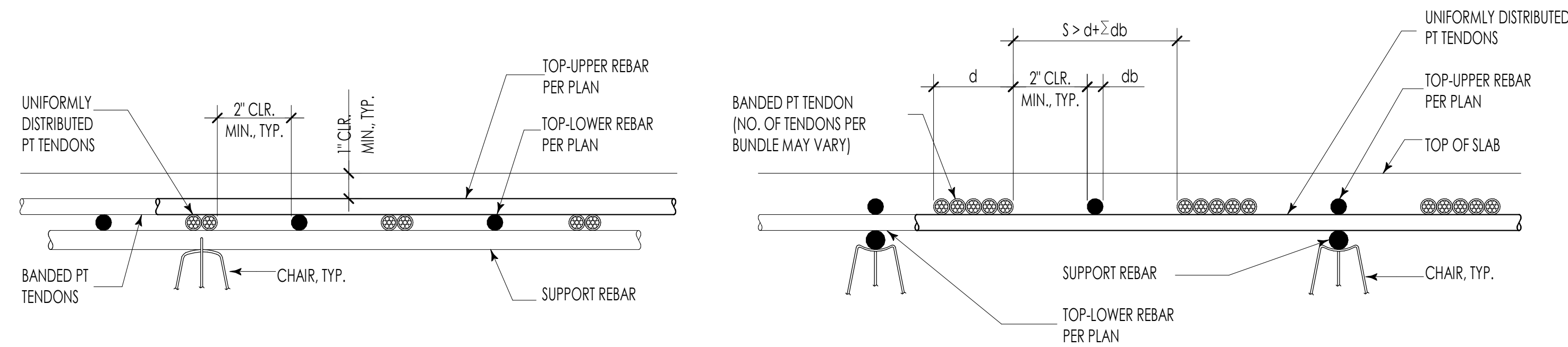
17



NUMBER	DATE	DESCRIPTION OF REVISIONS
03010200		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

SHEET TITLE
CONCRETE SHEAR WALL DETAILS

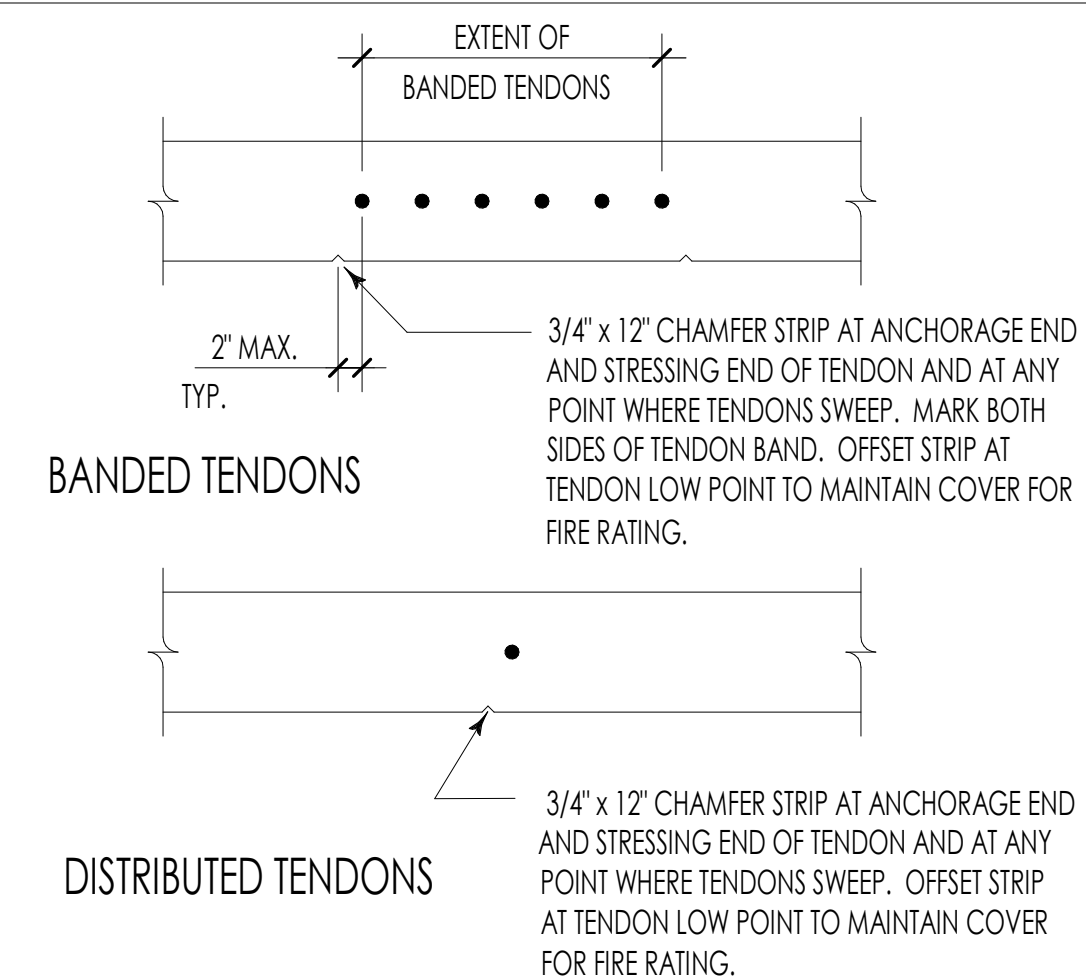
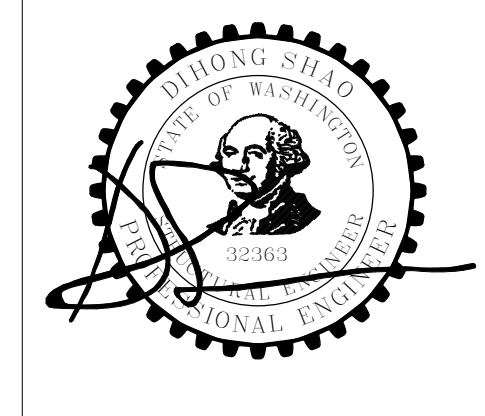
JOB NUMBER
 SHEET NUMBER



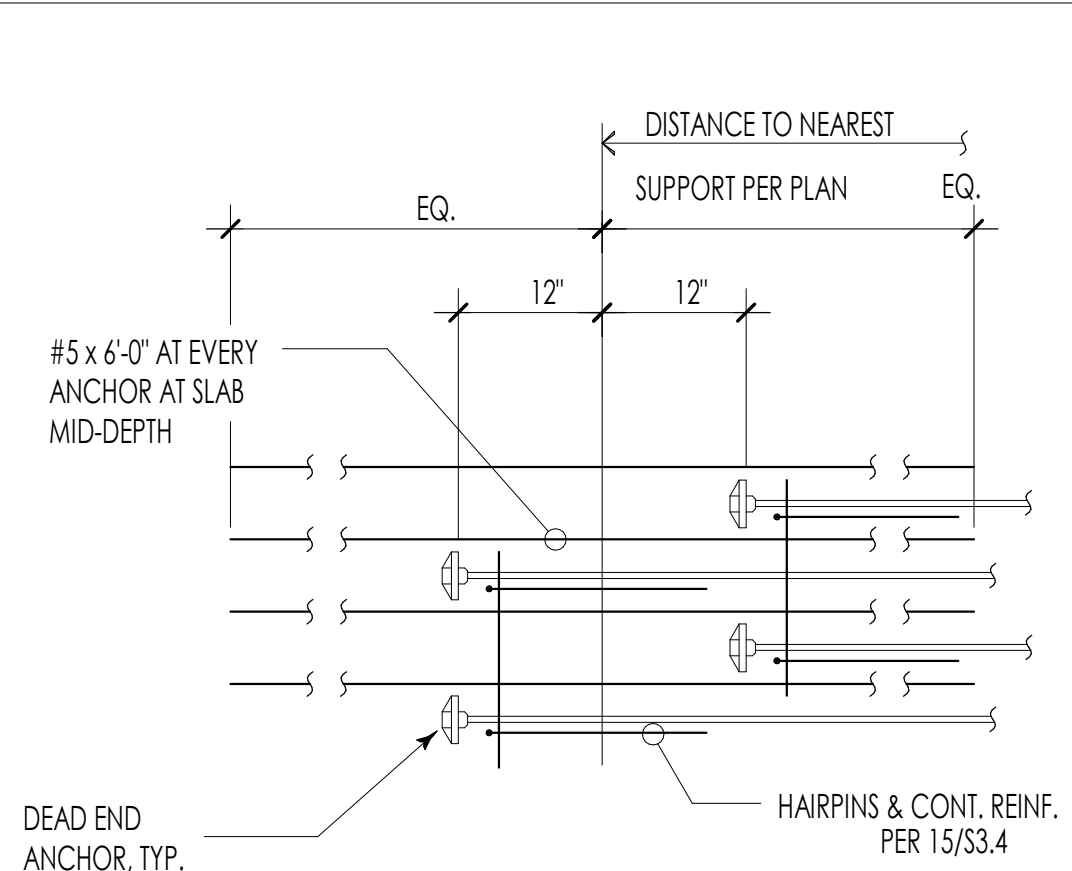
SECTION THRU UNIFORMLY DISTRIBUTED PT TENDONS

SECTION THRU BANDED PT TENDONS

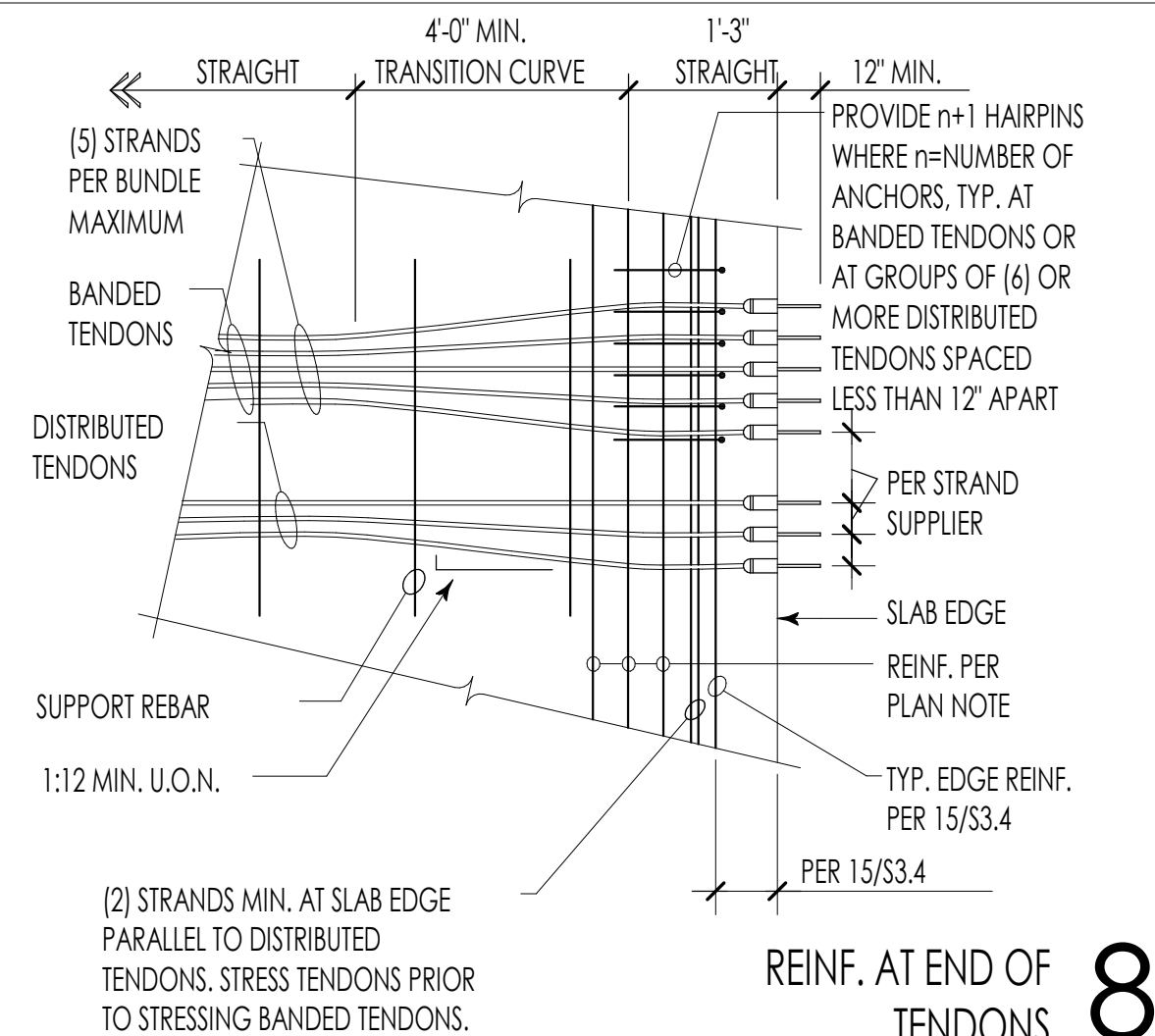
TYPICAL SECTION THRU TENDONS AT COLUMNS



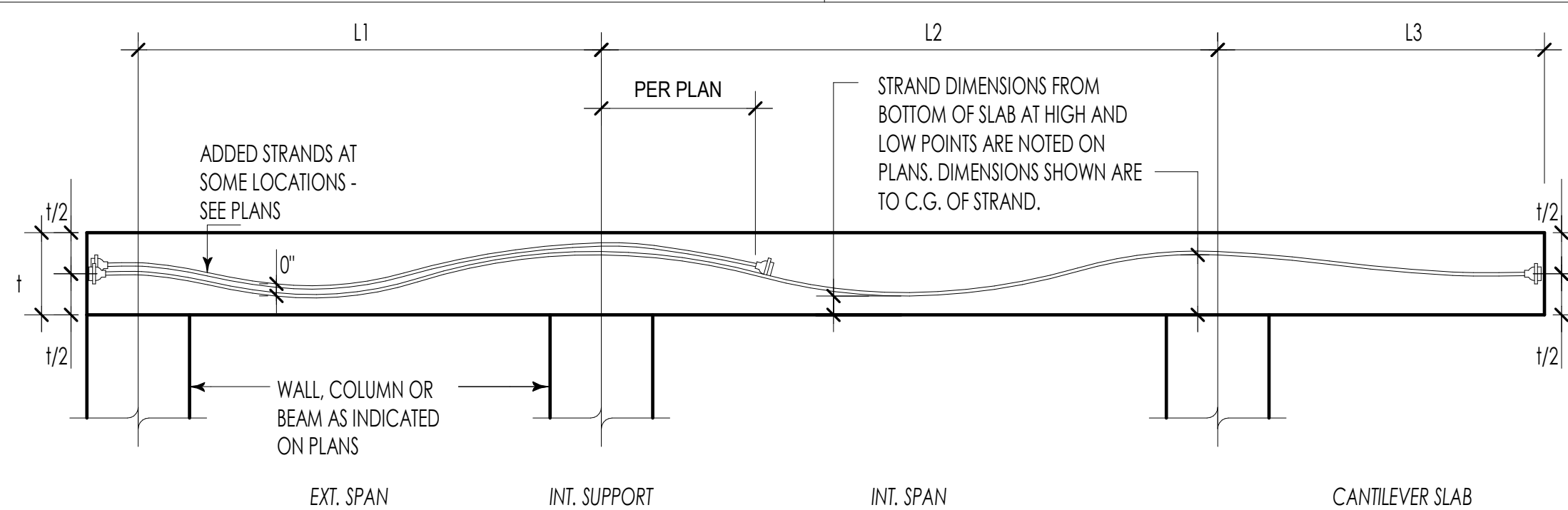
TENDON MARKING DETAIL



REINF. AT ADDED TENDONS



REINF. AT END OF TENDONS

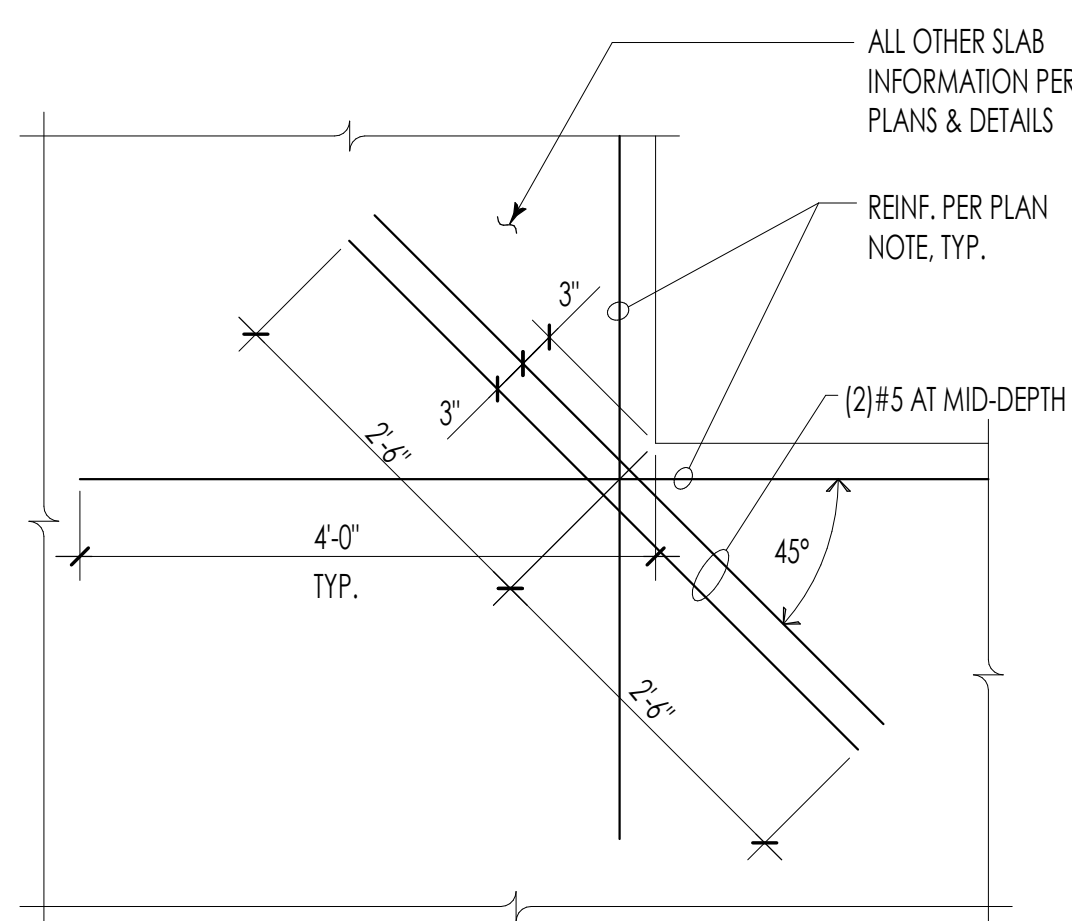


POST-TENSIONING

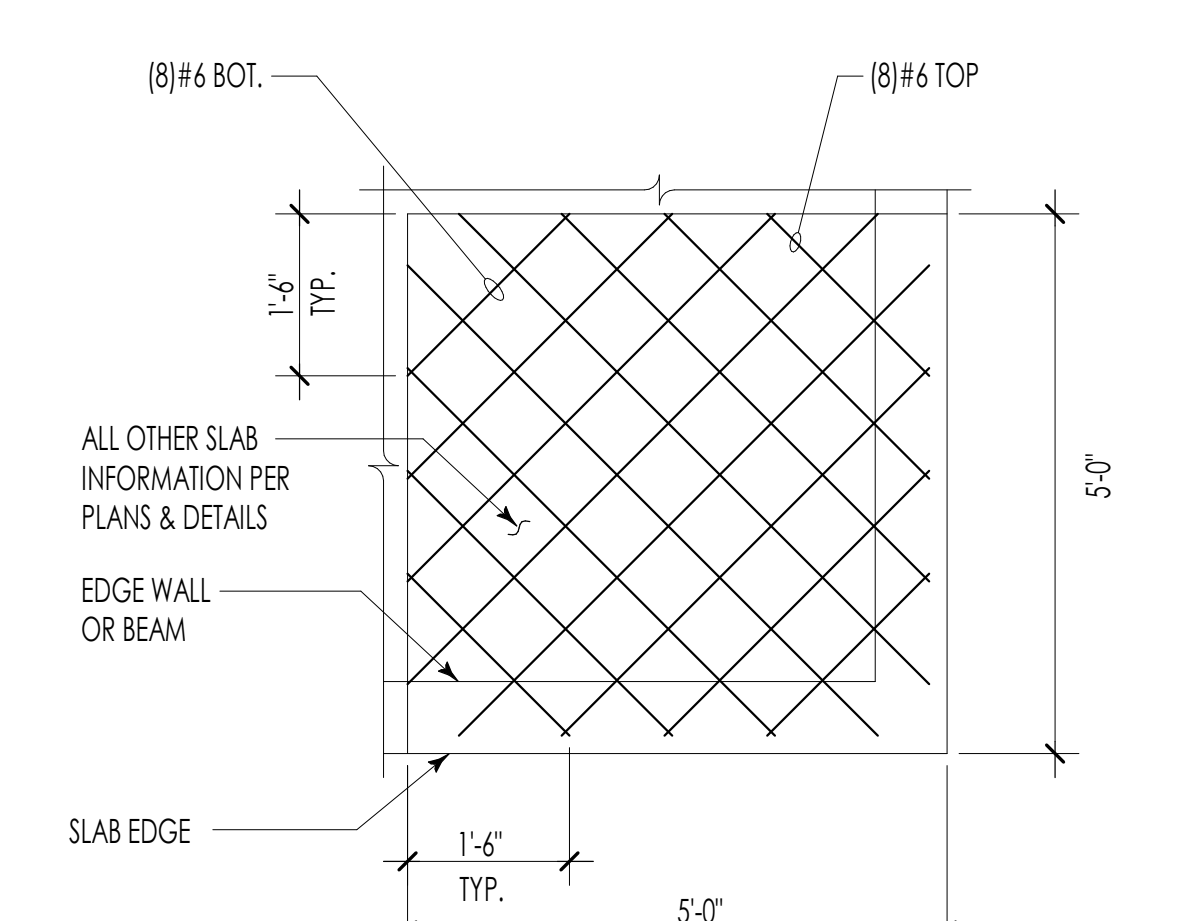
NOTES:

1. PT REQUIREMENTS AND STRAND DIMENSIONS PER PLAN AND GENERAL NOTES.
2. STRAND LOW POINTS ARE LOCATED MIDWAY BETWEEN HIGH POINTS UNLESS OTHERWISE NOTED.
3. DRAPE STRAND IN PARABOLIC PROFILE BETWEEN HIGH AND LOW POINTS.
4. WHERE CLOSURE POUR OCCURS, DRAPE TENDONS WITH PARABOLIC PROFILE WITH LOW POINT PER NOTE 2 AND ANCHOR POINT AS SHOWN ON PLAN AT THE CLOSURE POUR. TENDONS SHALL NOT BE PROFILED AS DOUBLE-CANTILEVER.

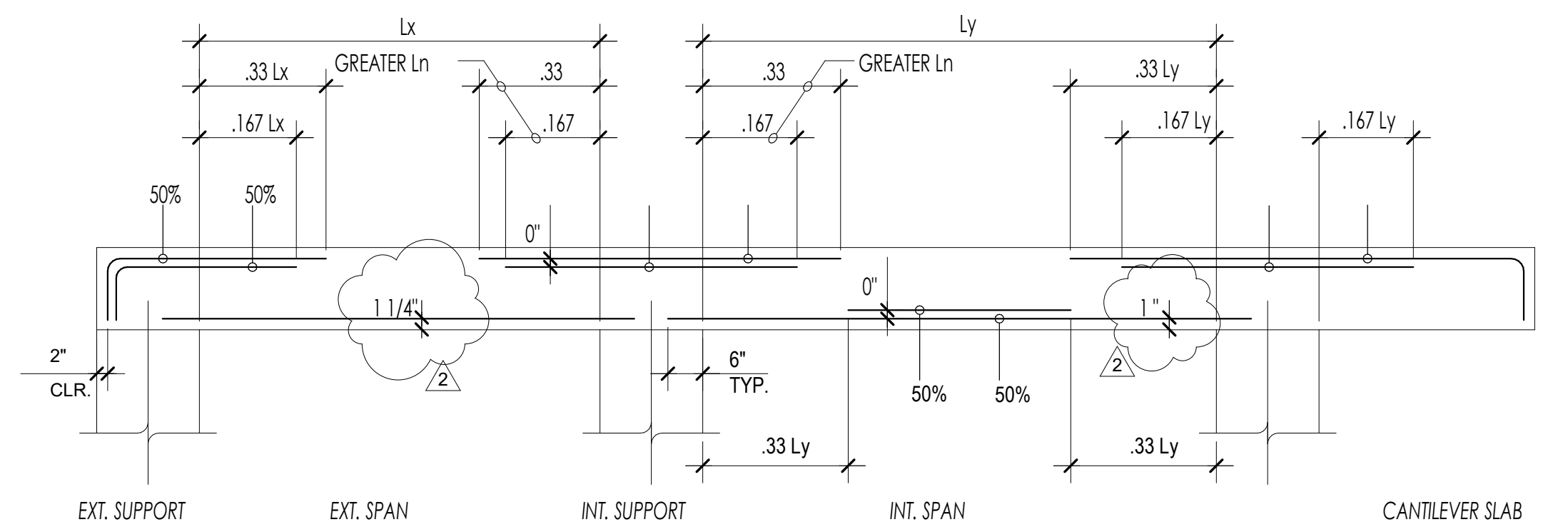
DROP PANELS (WHERE OCCUR) NOT SHOWN FOR CLARITY



RE-ENTRANT CORNER REINF. AT SLAB EDGE



CORNER REINF. AT PT SLAB EDGES

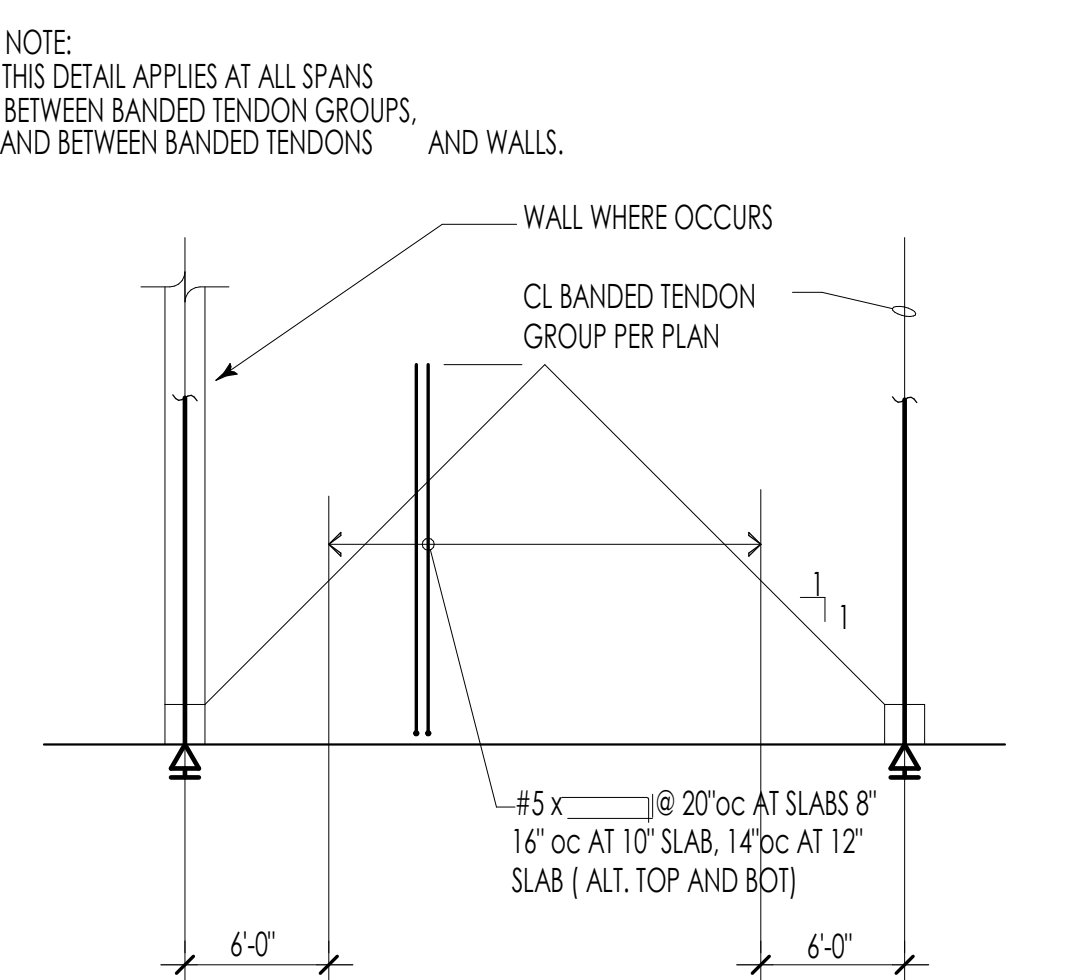


MILD-REINFORCING

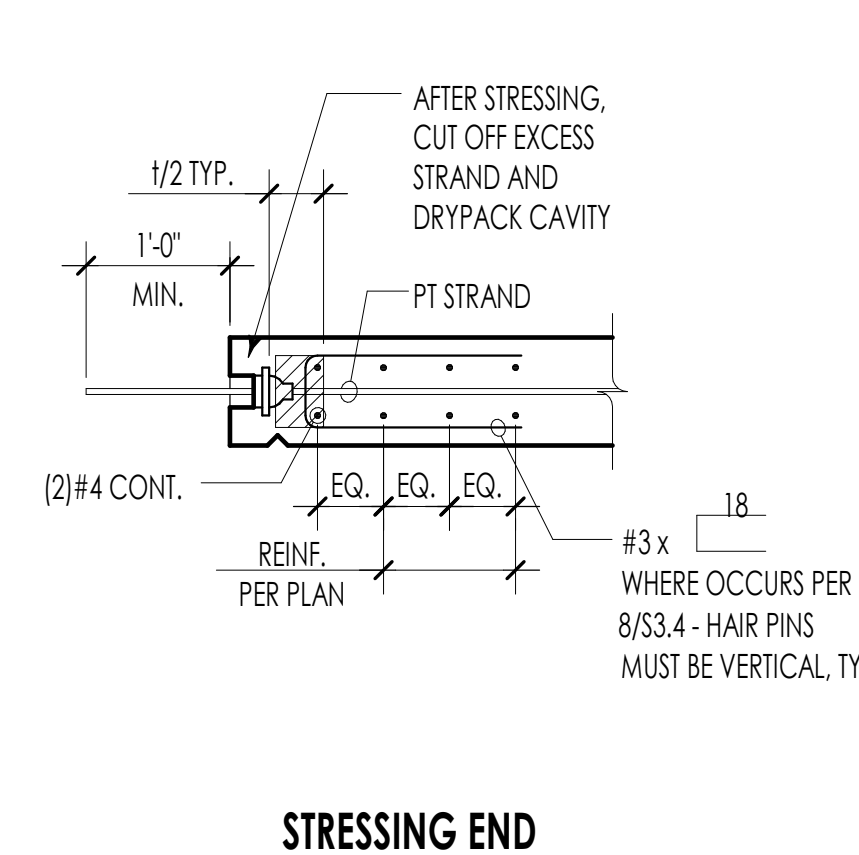
- NOTES:**
1. MILD REINFORCING REQUIREMENTS PER PLAN.
 2. REINFORCE SINGLE SPAN CONDITIONS W/ LENGTHS PER EXTERIOR SPANS.

- KEY:**
- Lx = CLEAR SPAN
 - Ly = CLEAR SPAN
 - Ln = Lx or Ly

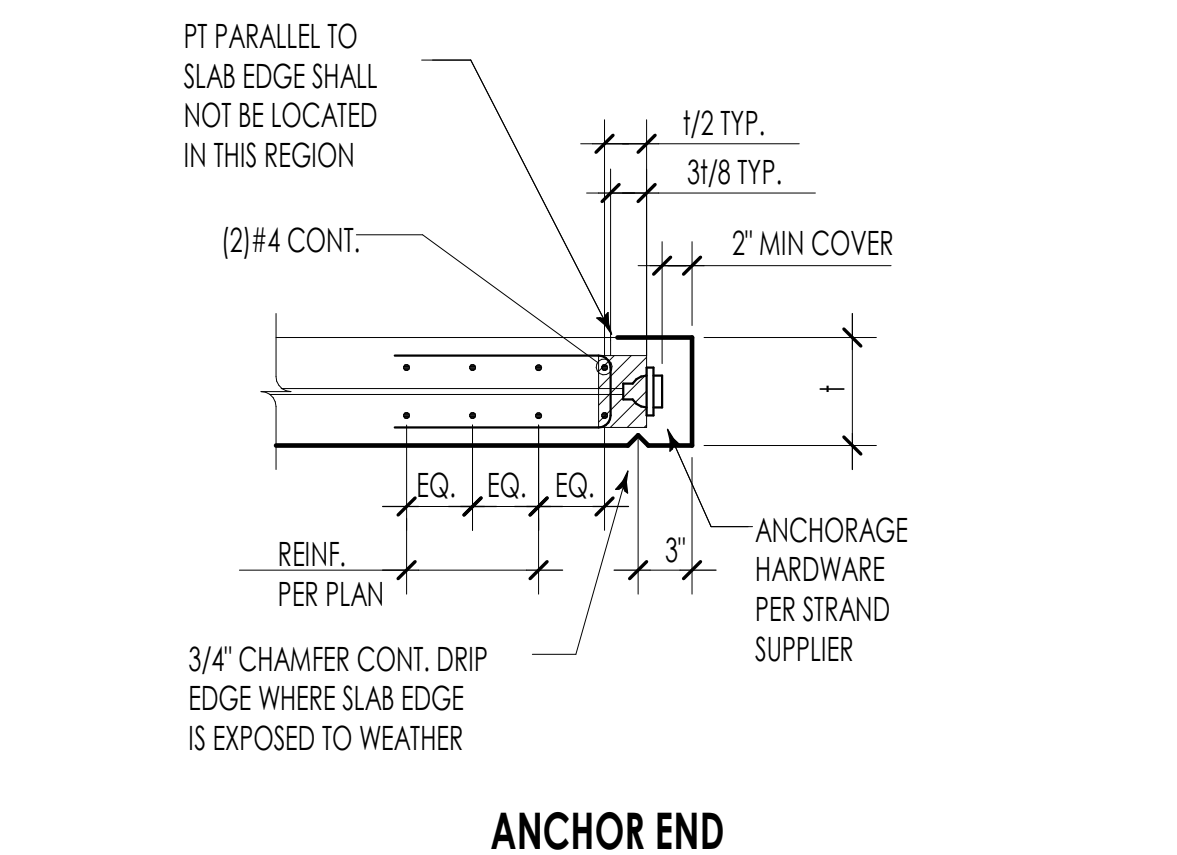
TYPICAL POST-TENSIONED SLAB ELEVATION



PT SLAB REINF. BTW BANDED TENDON GROUPS

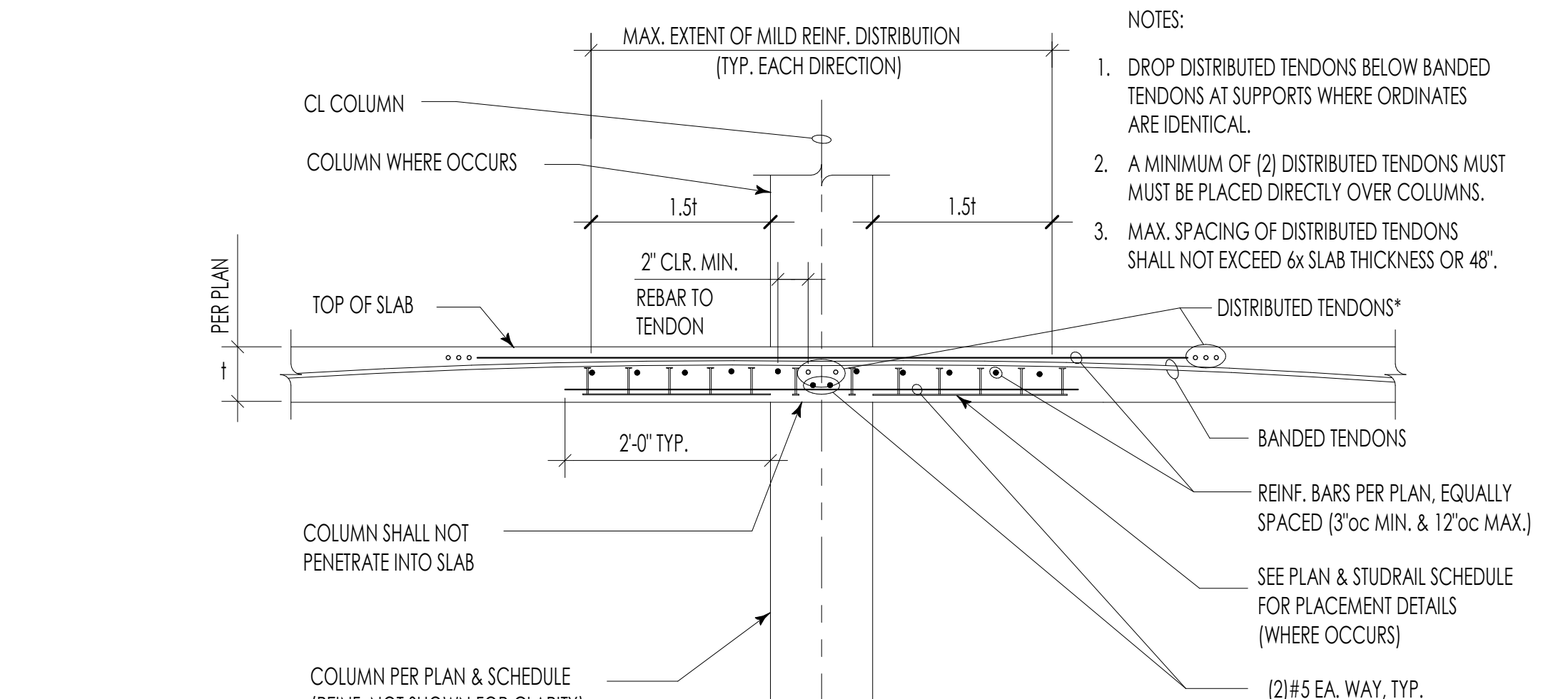


STRESSING END



ANCHOR END

TYPICAL POST-TENSIONED SLAB SECTION



NOTES:

1. DROP DISTRIBUTED TENDONS BELOW BANDED TENDONS AT SUPPORTS WHERE ORDINATES ARE IDENTICAL.
2. A MINIMUM OF (2) DISTRIBUTED TENDONS MUST BE PLACED DIRECTLY OVER COLUMNS.
3. MAX. SPACING OF DISTRIBUTED TENDONS SHALL NOT EXCEED 6x SLAB THICKNESS OR 48\".

COLUMN SHALL NOT PENETRATE INTO SLAB

COLUMN PER PLAN & SCHEDULE (REINF. NOT SHOWN FOR CLARITY)

- DISTRIBUTED TENDONS*
- BANDED TENDONS
- REINF. BARS PER PLAN, EQUALLY SPACED (3\"/>

TYPICAL COLUMN AT FLAT SOFFIT

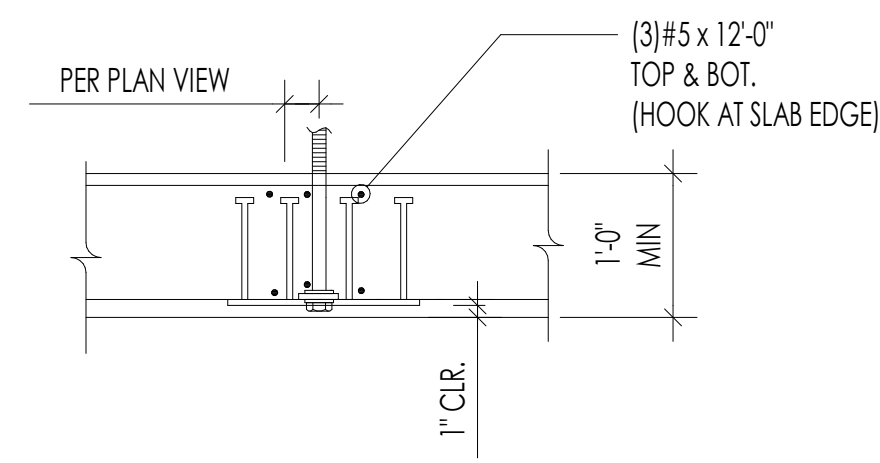
NUMBER	DATE	DESCRIPTION OF REVISIONS
030102020		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

SHEET TITLE
TYPICAL POST-TENSIONING DETAILS

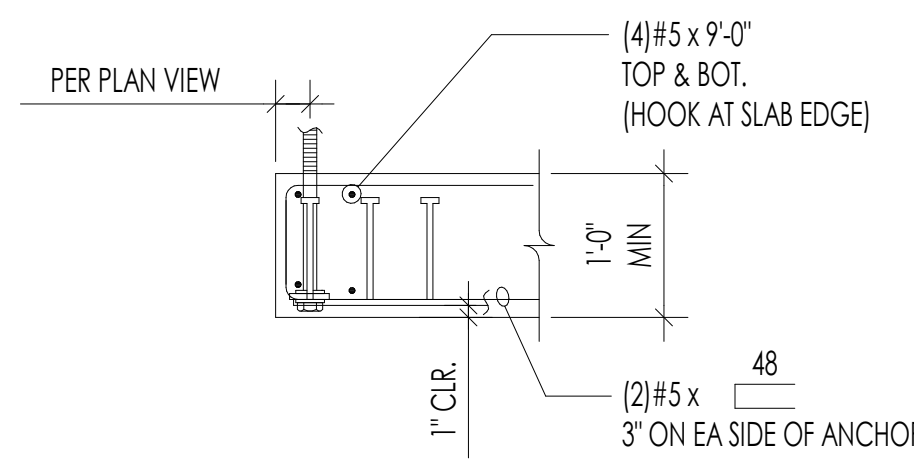
JOB NUMBER

SHEET NUMBER

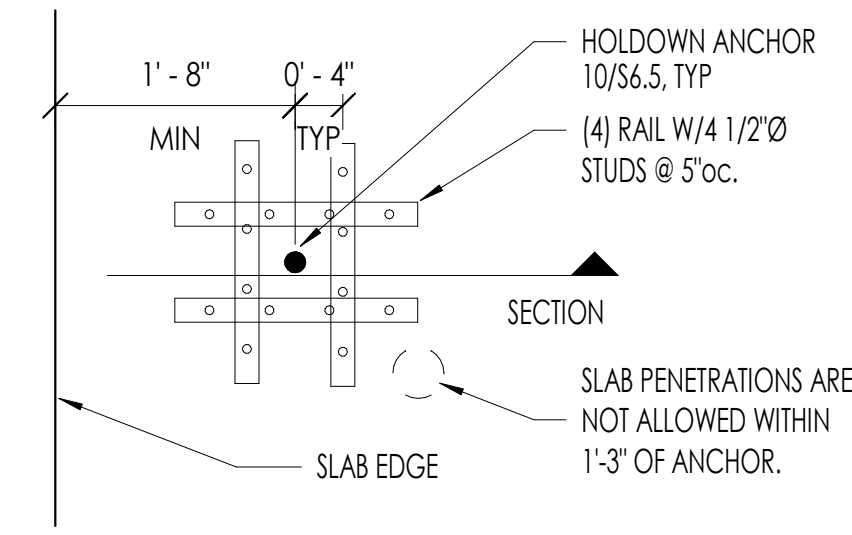
1



SECTION AT MID SLAB

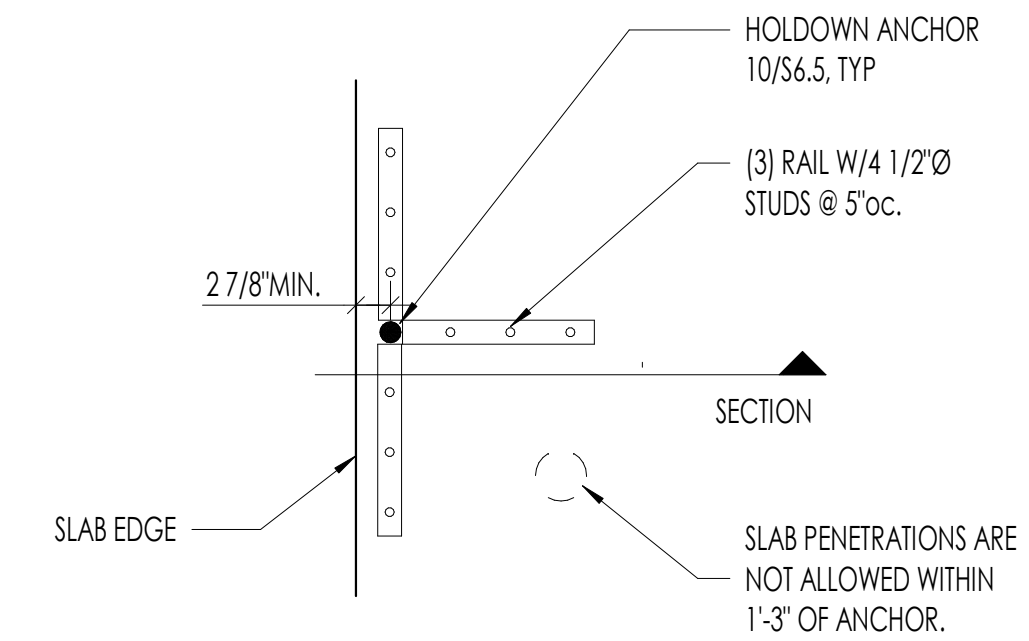


SECTION AT SLAB EDGE



PLAN VIEW AT MID SLAB

STUDRAILS ARE NOT REQUIRED AT 3/4" ANCHORE RODS AT MID SLAB CONDITION. PROVIDE ONLY MILD REINF SHOWN



PLAN VIEW AT SLAB EDGE

REINFORCEMENT AT SLAB EDGE HOLDOWNS

5

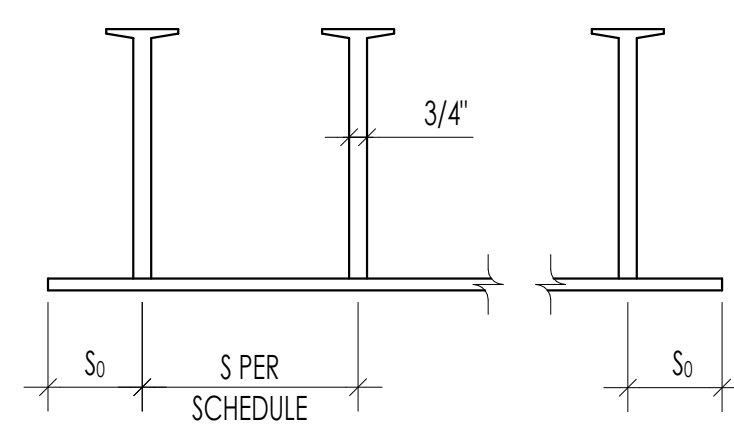
6

STUDRAIL SCHEDULE

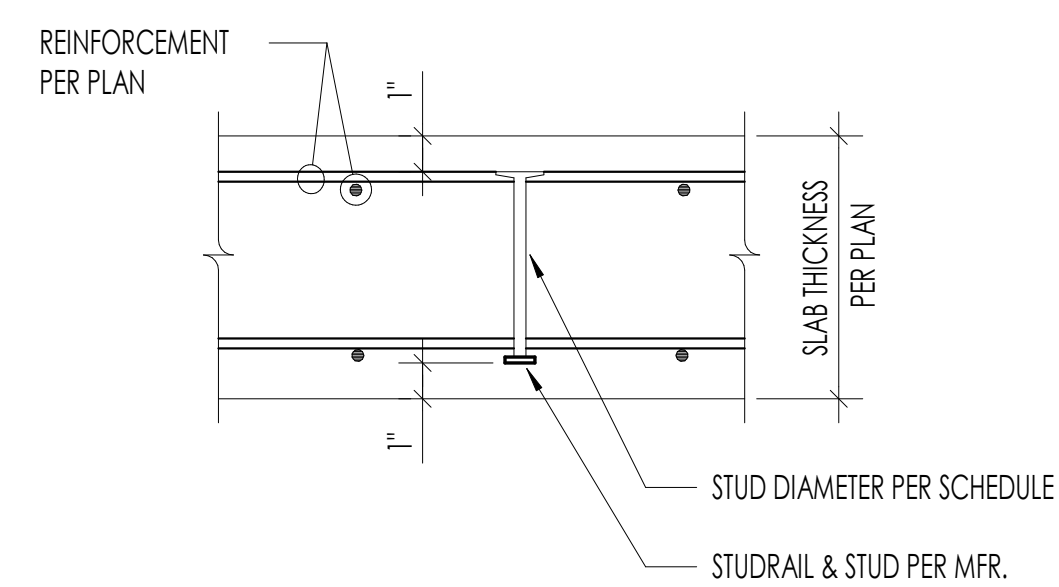
CALLOUT	CONFIGURATION	# OF RAILS	STUDRAIL TYPE
A	INTERIOR	8	SR-1
B	EDGE	6	SR-1
C	CORNER	4	SR-2
D	EDGE	7	SR-3
E	ONE SIDED	2	SR-4
F	INTERIOR	8	SR-5
G	EDGE	6	SR-6
H	CORNER	4	SR-5
I	CORNER	4	SR-8
J	EDGE	6	SR-7

STUDRAIL TYPE

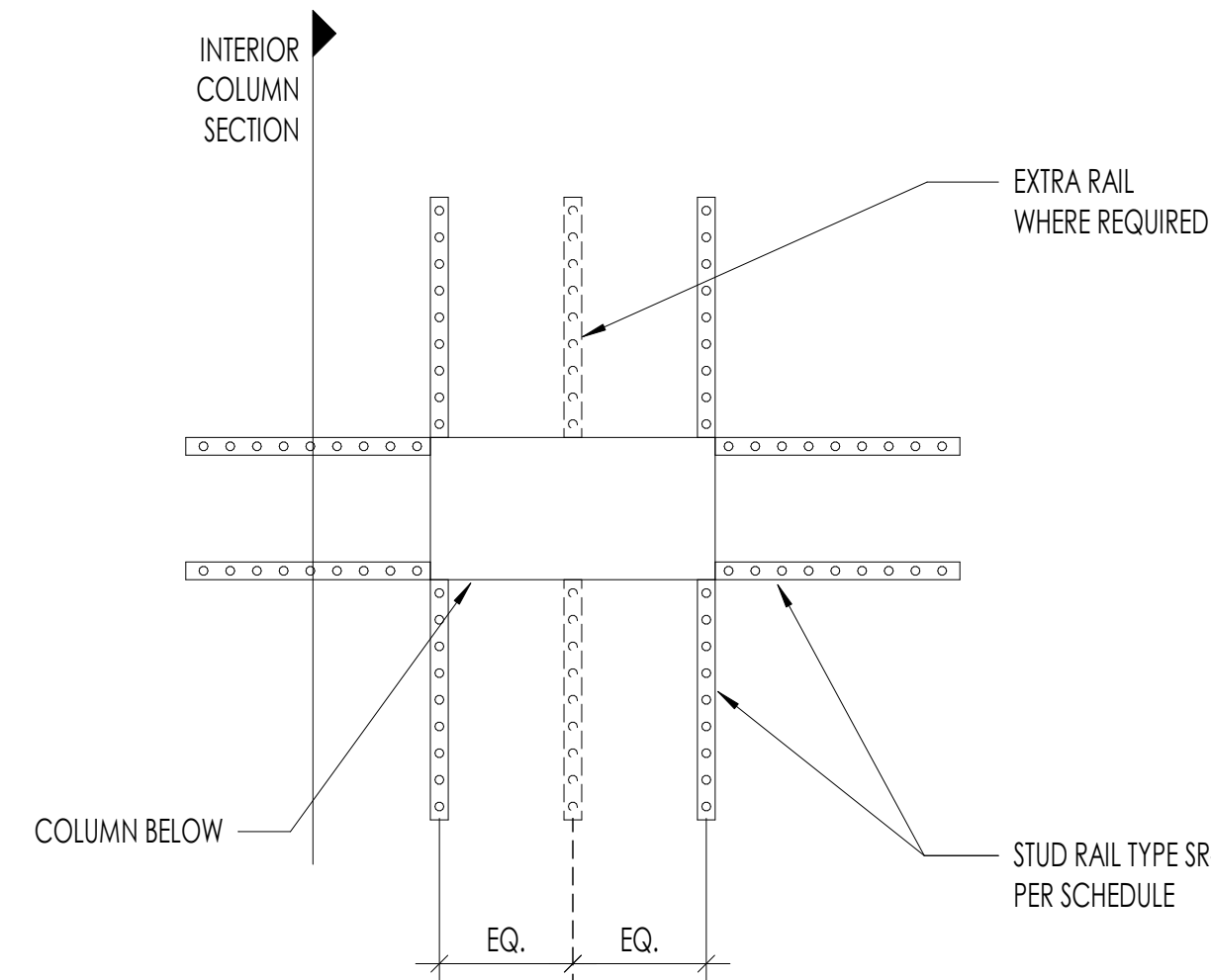
TYPE	NUMBER OF STUDS PER RAIL	S (in.)	S ₀ (in.)	OVERALL LENGTH (in.)
SR-1	7	7.125	5.25	53.25
SR-2	6	5.25	5.25	49.25
SR-3	6	6.375	4.25	40.375
SR-4	12	6.375	4.25	80.75
SR-5	10	4.875	6.25	56.375
SR-6	17	4.875	6.25	82.5
SR-7	9	5.25	7.625	71.5
SR-8	22	3.5	10.75	95



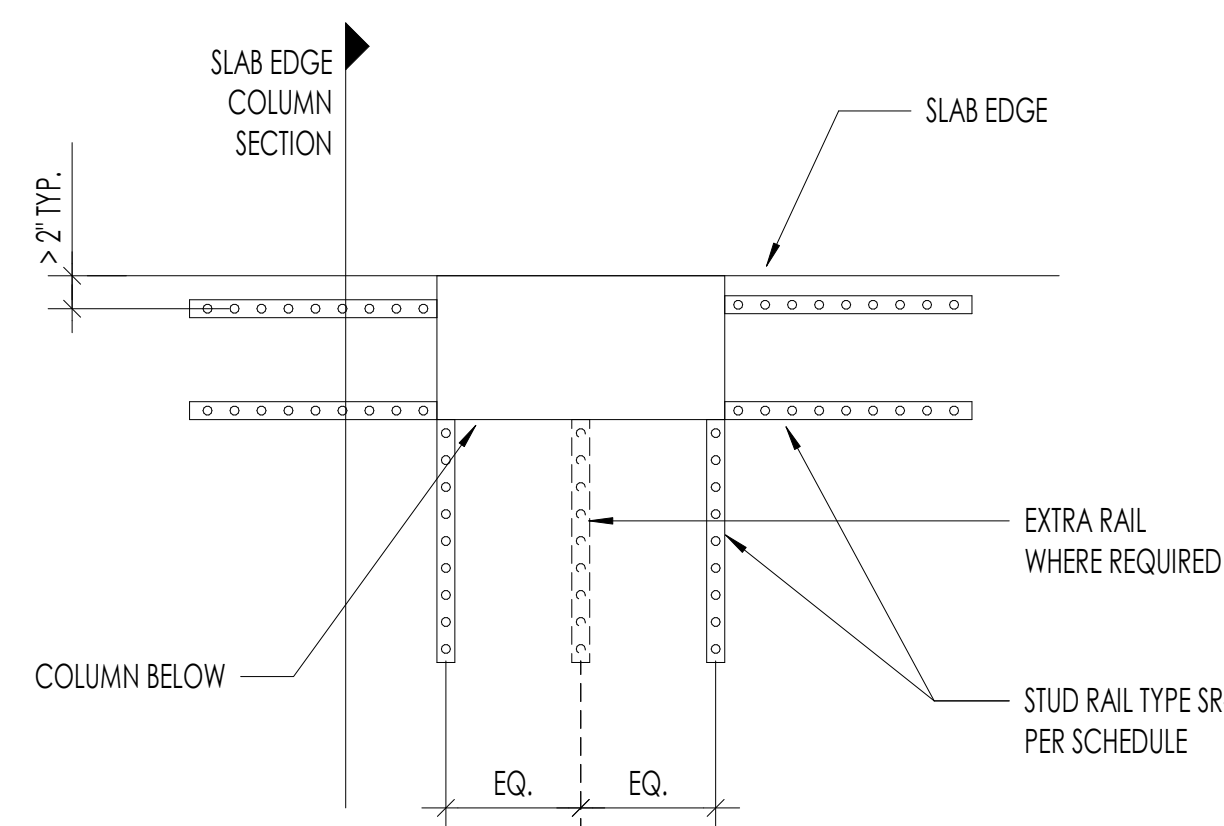
STUDRAIL



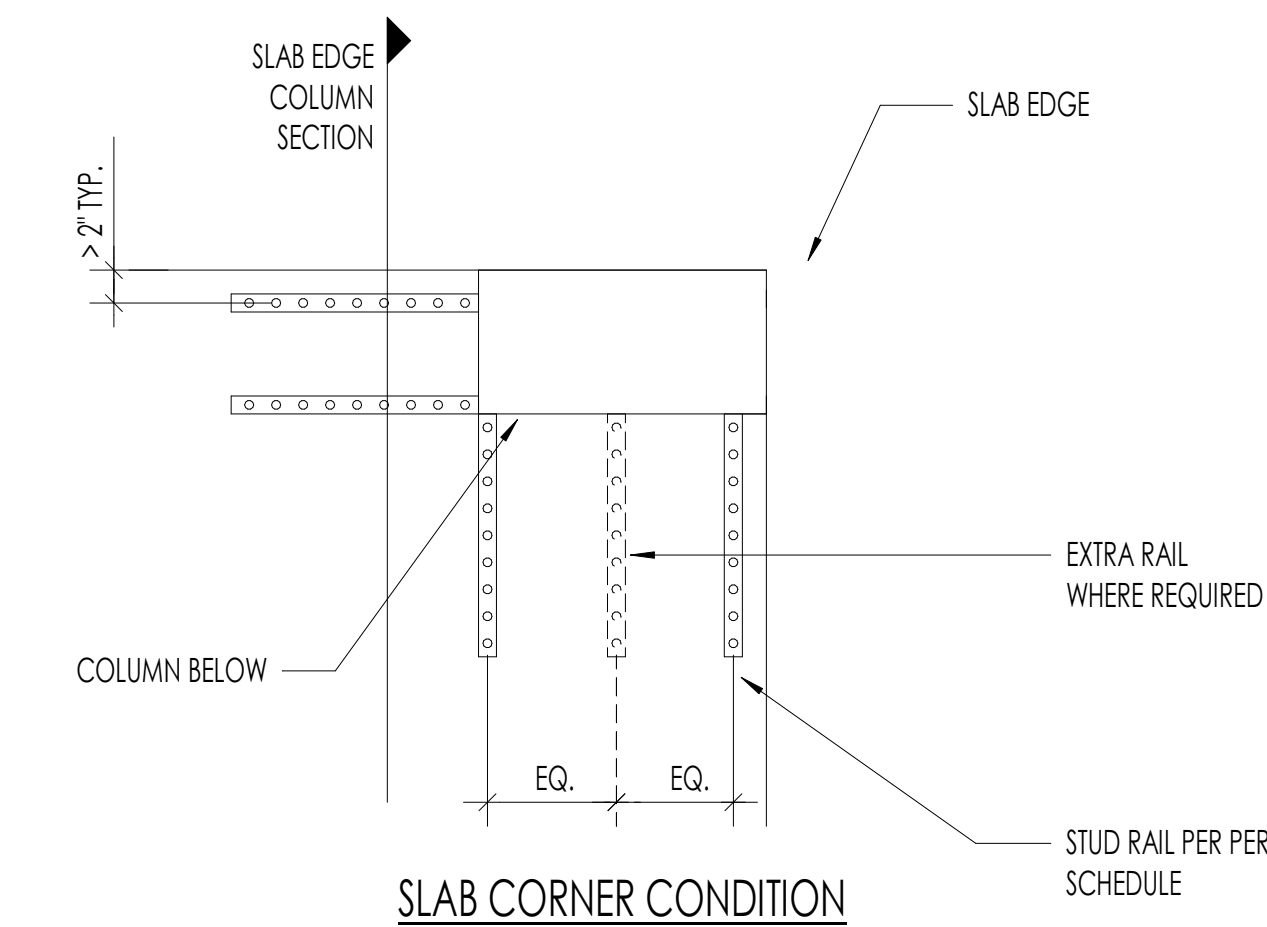
STUD SECTION



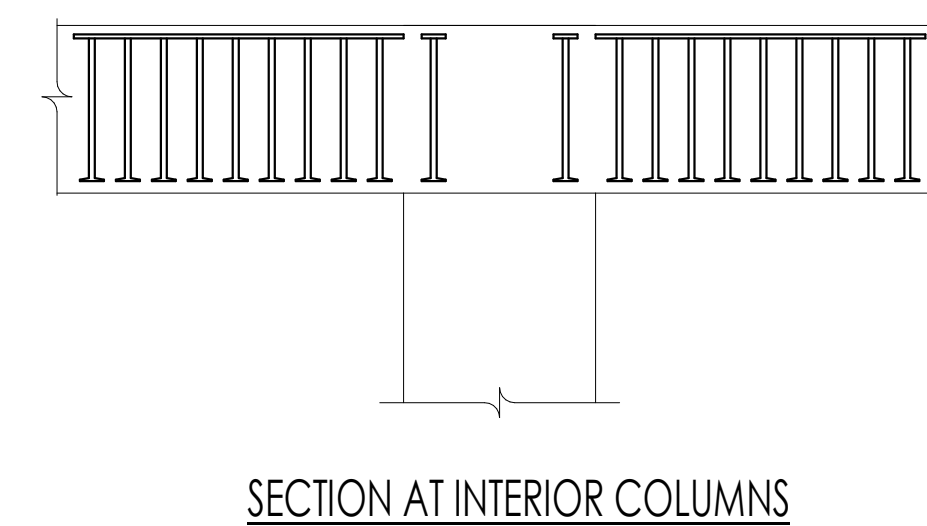
INTERIOR CONDITION



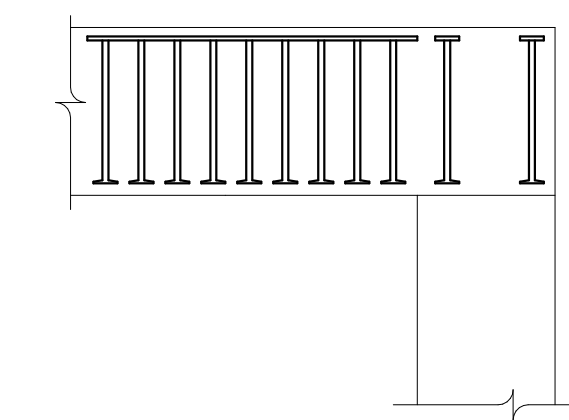
SLAB EDGE CONDITION



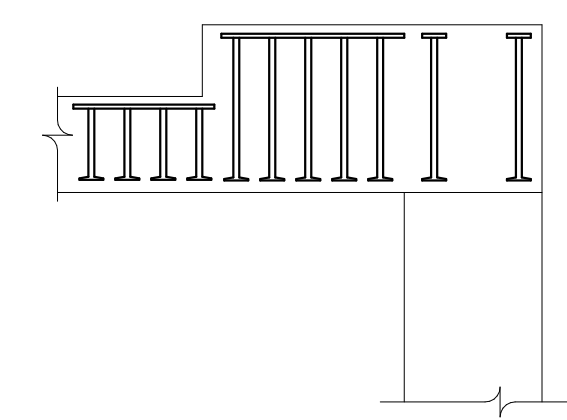
SLAB CORNER CONDITION



SECTION AT INTERIOR COLUMNS



SECTION AT SLAB EDGE



SECTION AT SLAB WITH DEPRESSIONS

NOTES:

1. ALIGN STUDRAILS WITH FACE OF COLUMN BELOW, U.O.N.
2. STUDRAILS SHALL BE 2" MIN. FROM OPENINGS AND SLAB EDGES.
3. STUDRAILS SHALL BE EVENLY SPACED ACROSS COLUMN FACE.
4. STUDRAILS MUST BE VERTICAL.
5. STUDRAIL HEIGHT IS DETERMINED BY THE THICKNESS OF THE SLAB. ADJUST HEIGHT AS NECESSARY WHERE SLABS STEP AND SLOPE.
6. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS SHOWING ALL SLAB PENETRATIONS FOR MECHANICAL, PLUMBING, AND ELECTRICAL PER THE GENERAL STRUCTURAL NOTES.
7. SUBMIT TECHNICAL INFORMATION FOR STUDRAILS TO ESR FOR APPROVAL. SUBMITTAL MUST INCLUDE CURRENT ICC-ES REPORT. SPECIAL INSPECTION IS REQUIRED FOR ALL STRUCTURAL INSTALLATIONS.

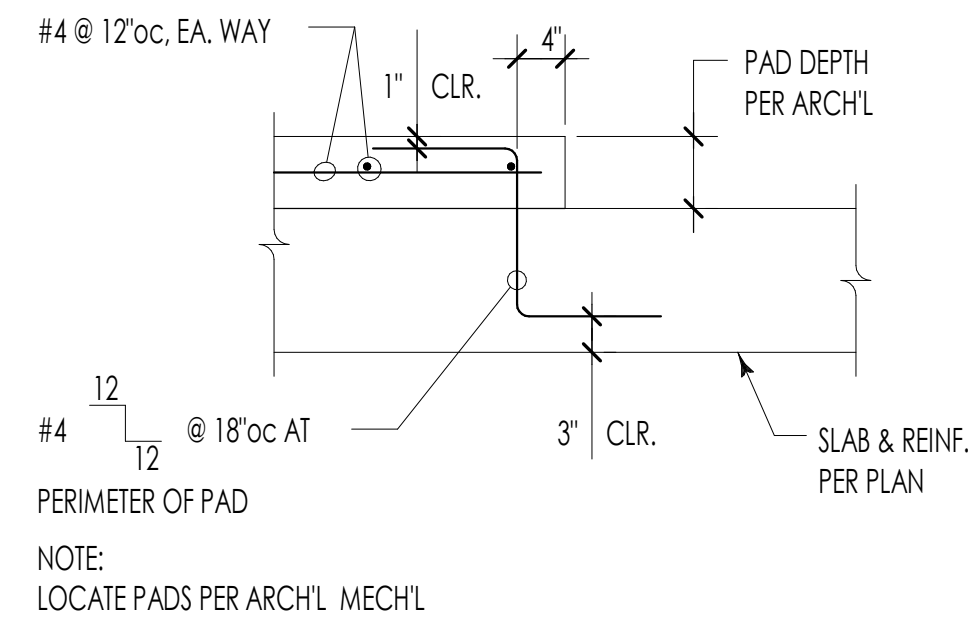


NUMBER	DATE	DESCRIPTION OF REVISIONS
030110200		BUILDING PERMIT

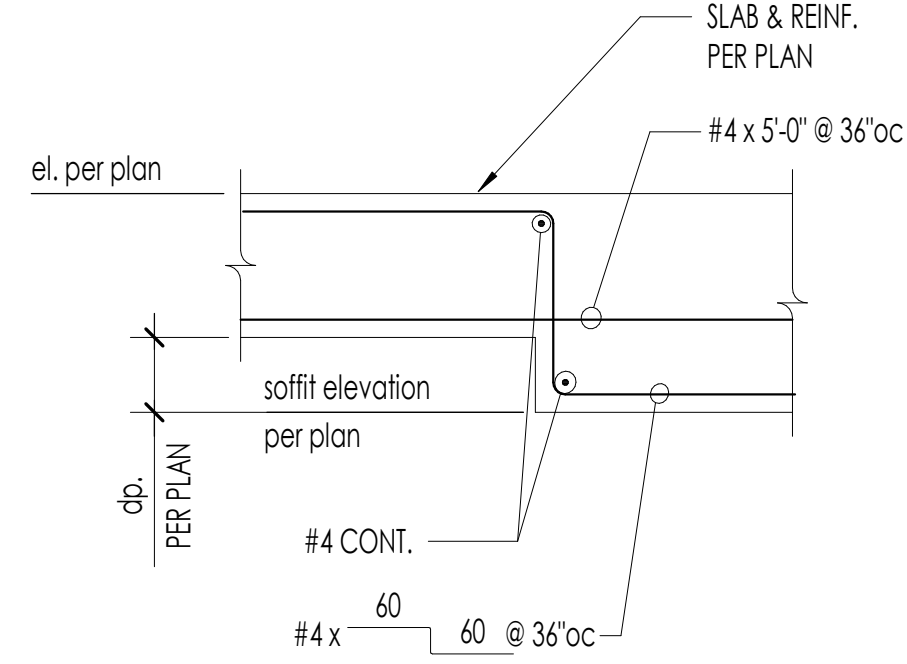
SHEET TITLE
STUDRAIL SCHEDULE

JOB NUMBER
SHEET NUMBER

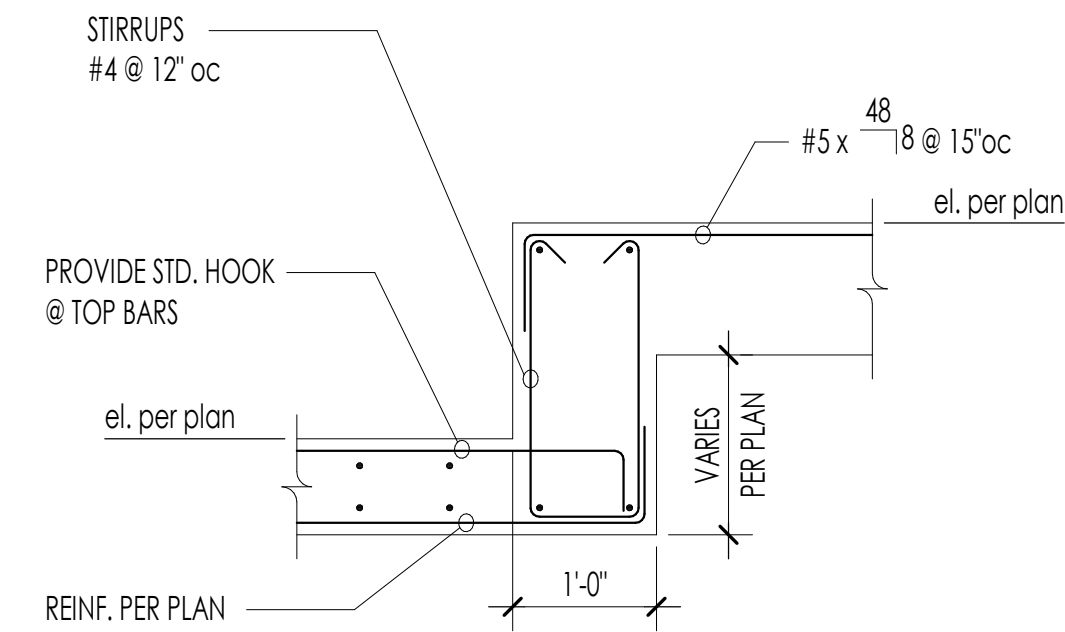
1



MECHANICAL PAD 2

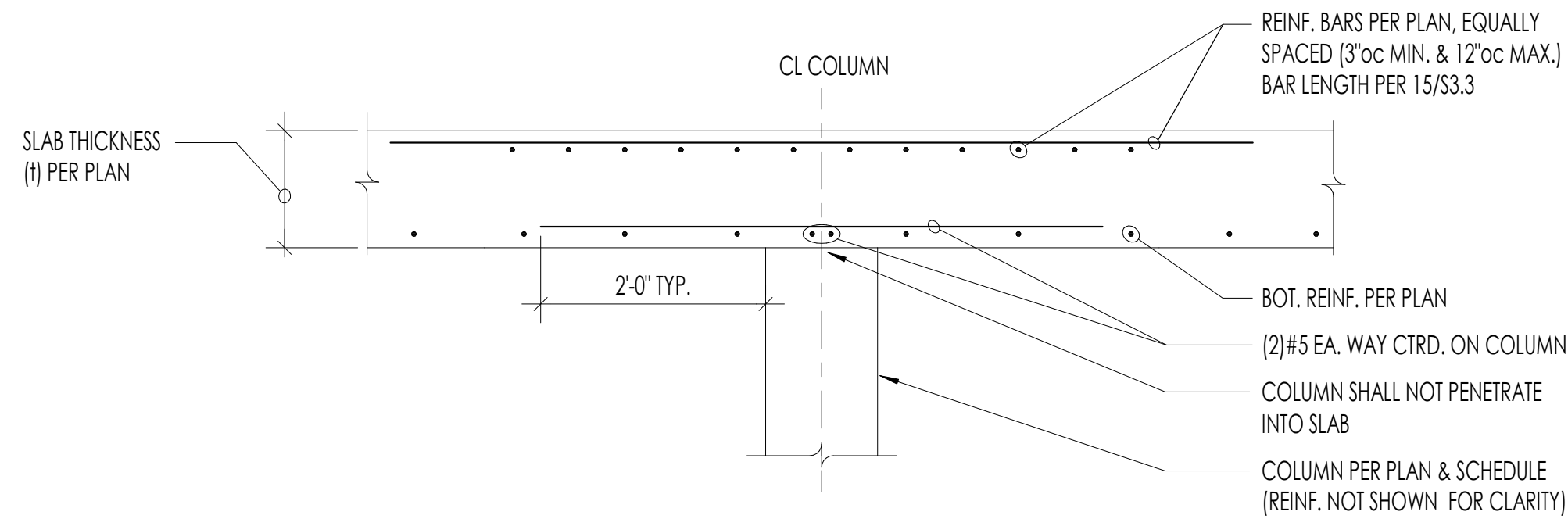


SOFFIT STEP 3

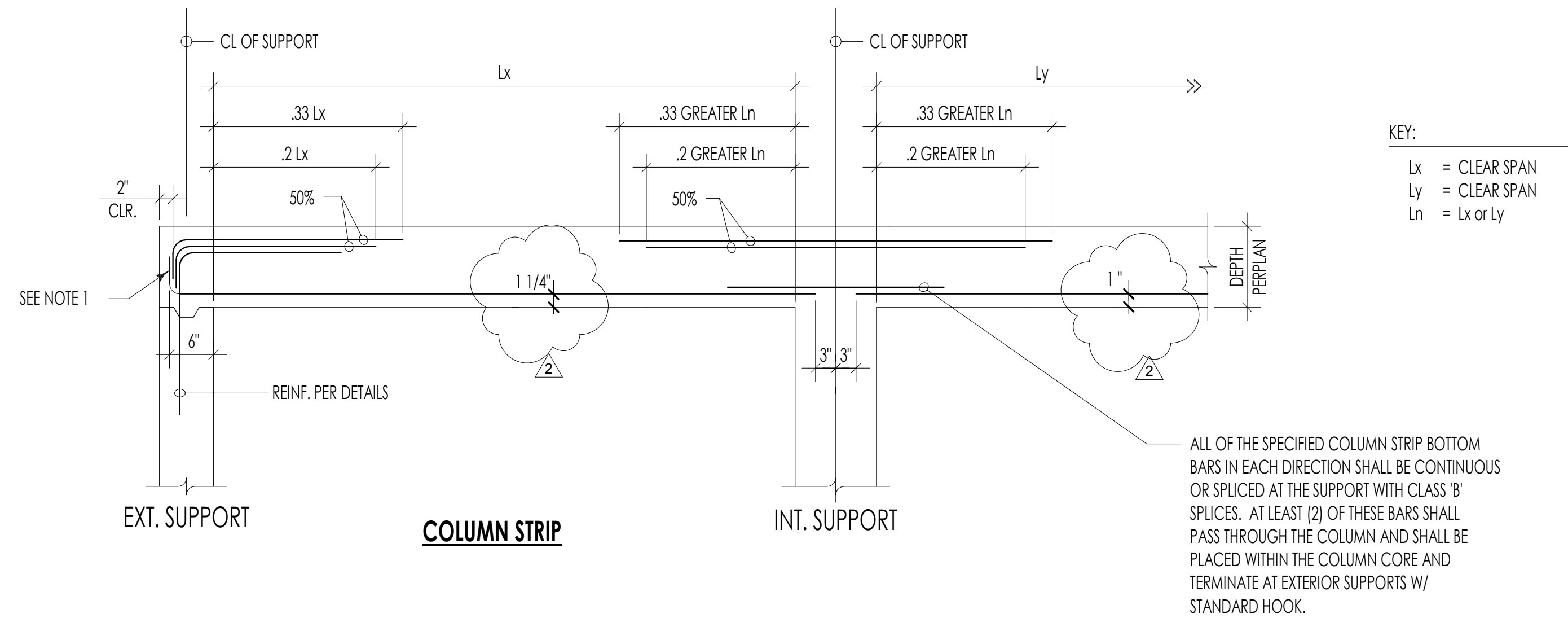


SLAB STEP 4

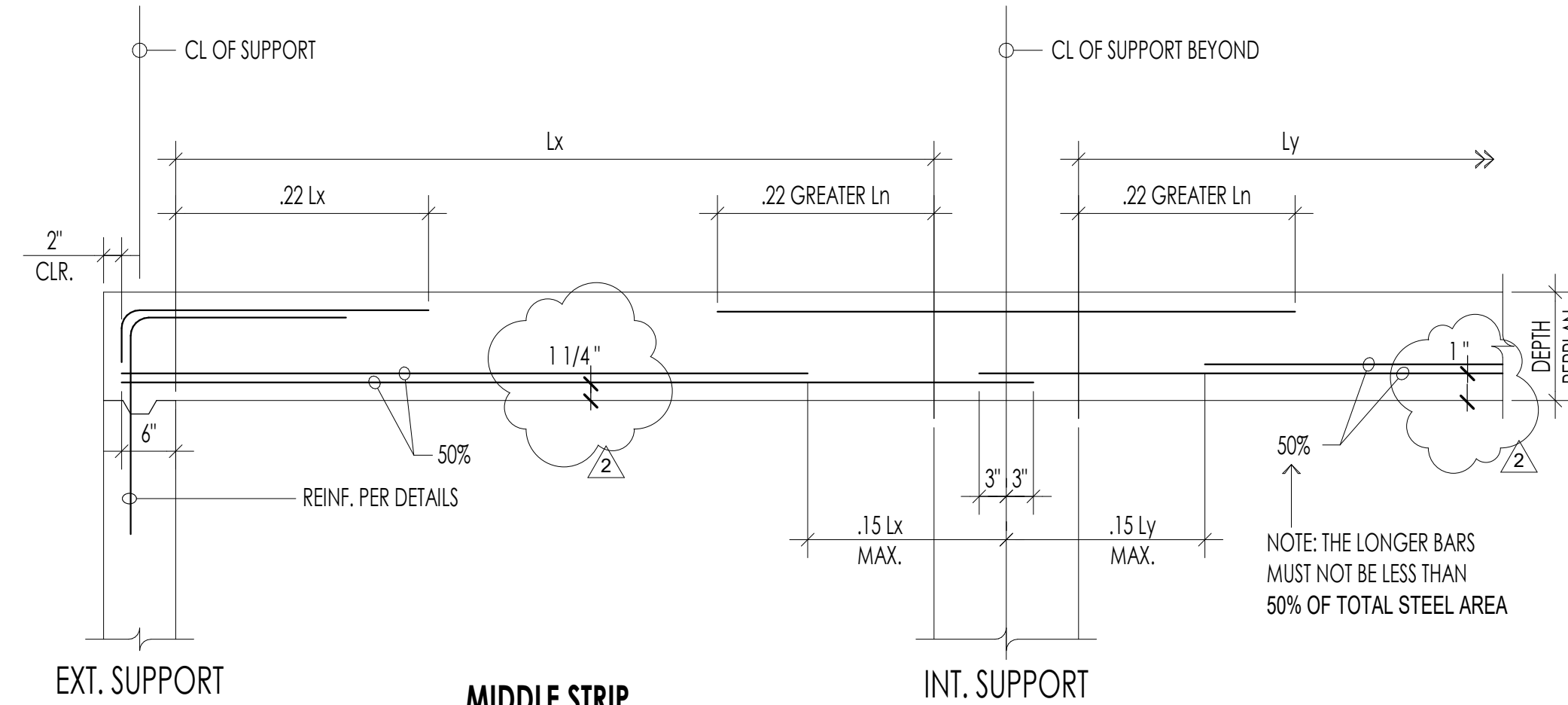
5



TYPICAL COLUMN AT FLAT SOFFIT 7



COLUMN STRIP

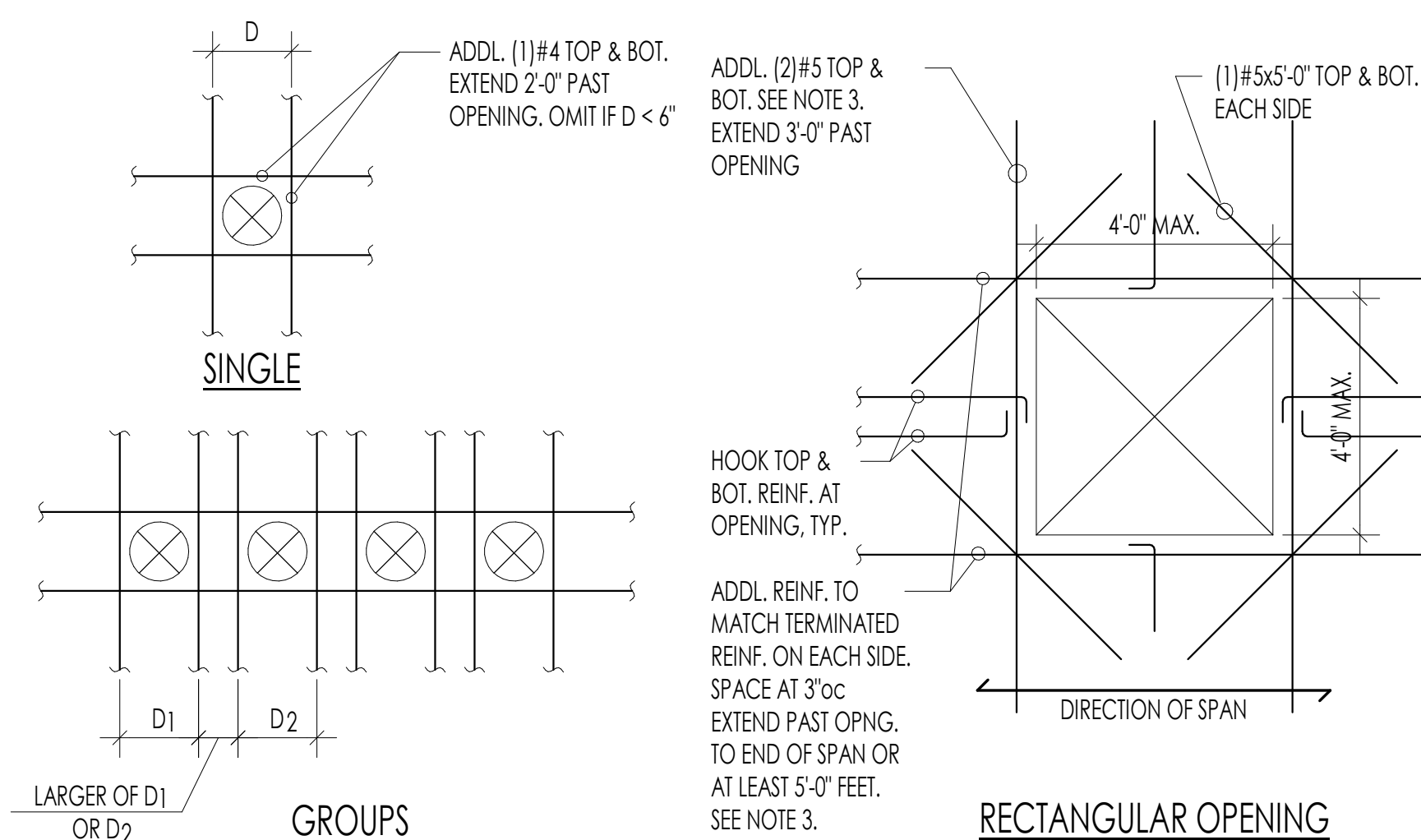


MIDDLE STRIP

TYPICAL MILD SLAB ELEVATION 15

11

12



NOTES:

- SINGLE OPENINGS MAY BE GROUPED AND REINFORCED SIMILAR TO RECTANGULAR OPENINGS.
- OPENINGS NOT SHOWN IN STRUCTURAL PLANS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
- ADDL. REINF. AROUND OPENINGS NOT REQUIRED WHERE BEAMS AND WALLS OCCUR AT EDGE OF OPENINGS. AT THESE LOCATIONS PROVIDE (2)#5 TOP AND BOTTOM (OPNG. +4'-0") EA. SIDE AND CORNER BARS.

17

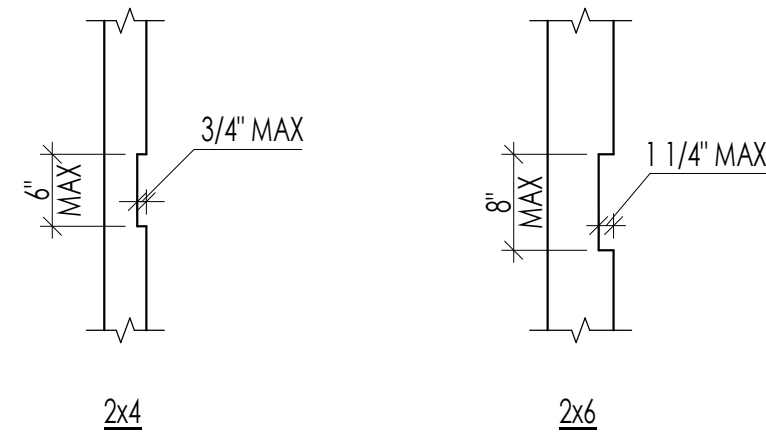
REINFORCEMENT AROUND OPENINGS AT MILD SLABS 20



NUMBER	DATE	DESCRIPTION OF REVISIONS
03010200		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

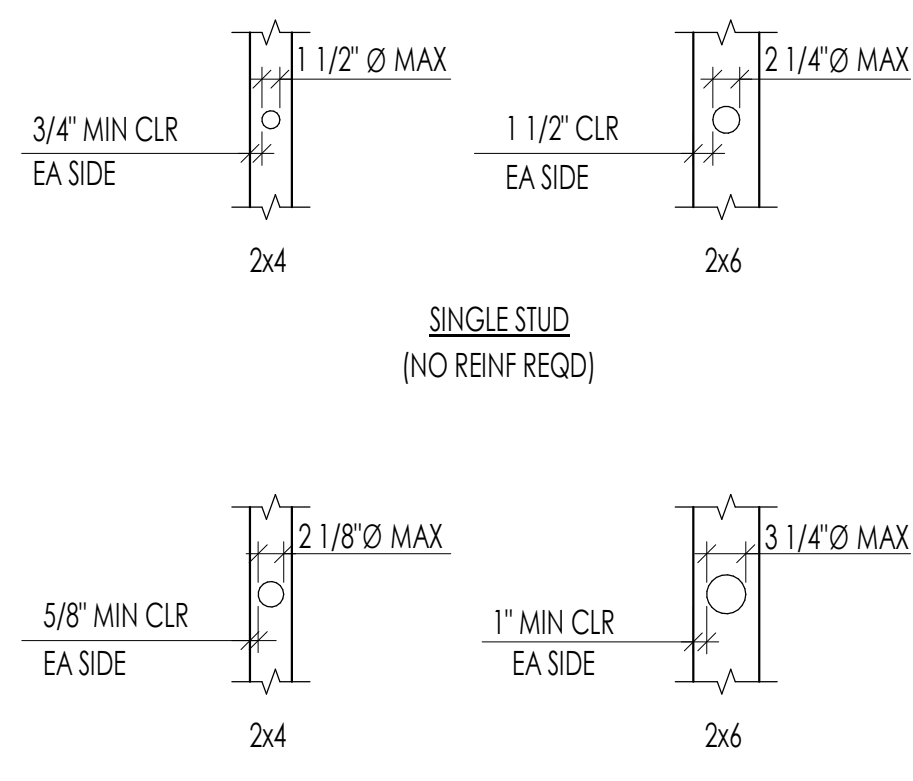
SHEET TITLE
MILD SLAB DETAILS

JOB NUMBER
SHEET NUMBER



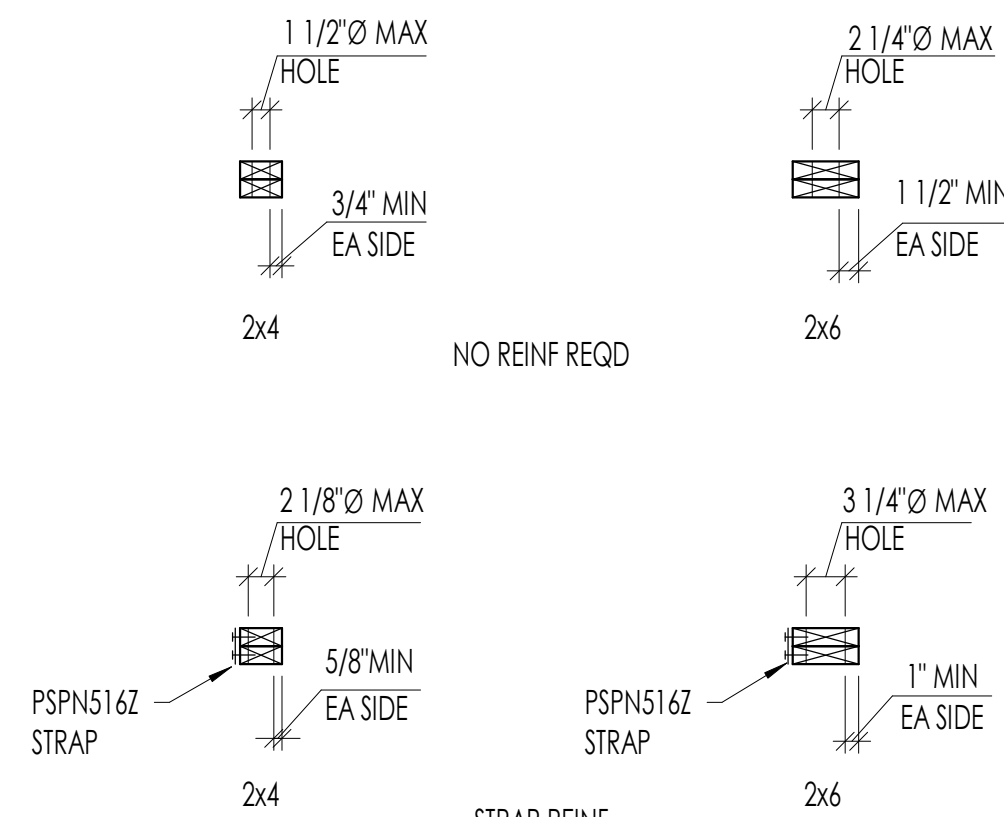
NOTE:
NOTCHES SHALL NOT BE ALLOWED IN MORE THAN
(2) CONSECUTIVE STUDS.

ALLOWABLE NOTCHES IN STUDS **1**



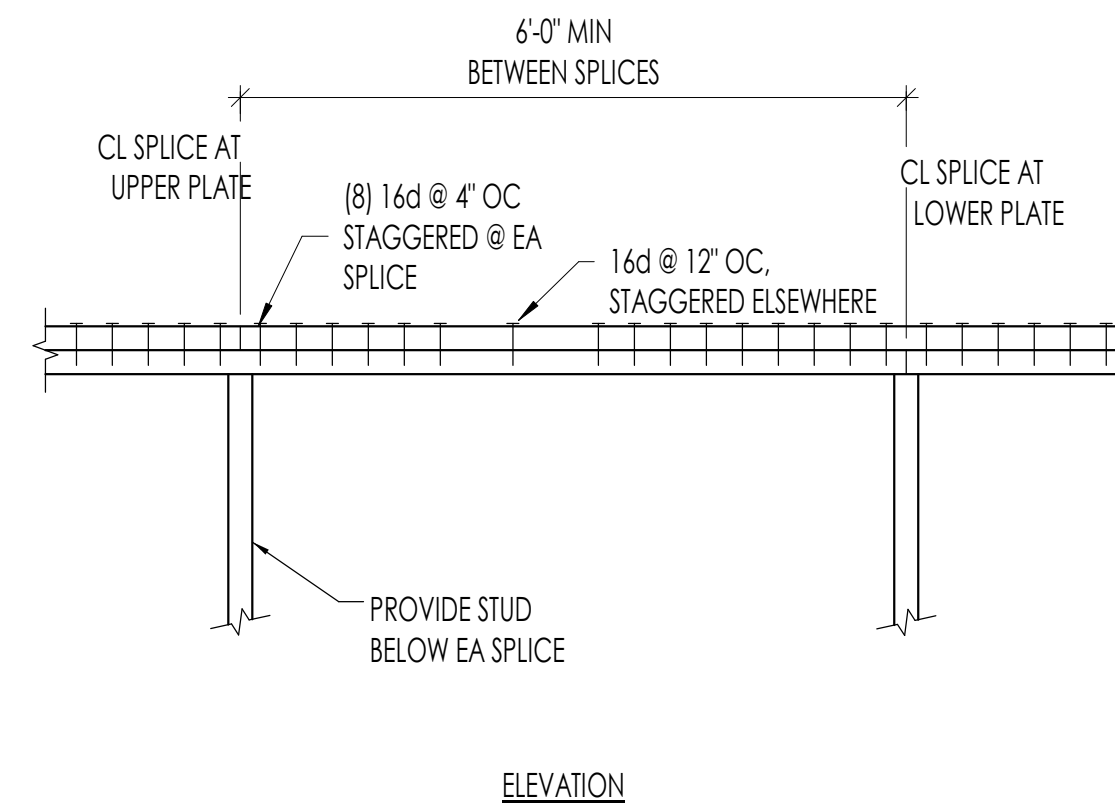
DOUBLE STUD
(NO MORE THAN (2) CONSECUTIVE STUDS MAY BE BORED)

ALLOWABLE HOLES THROUGH STUDS **2**



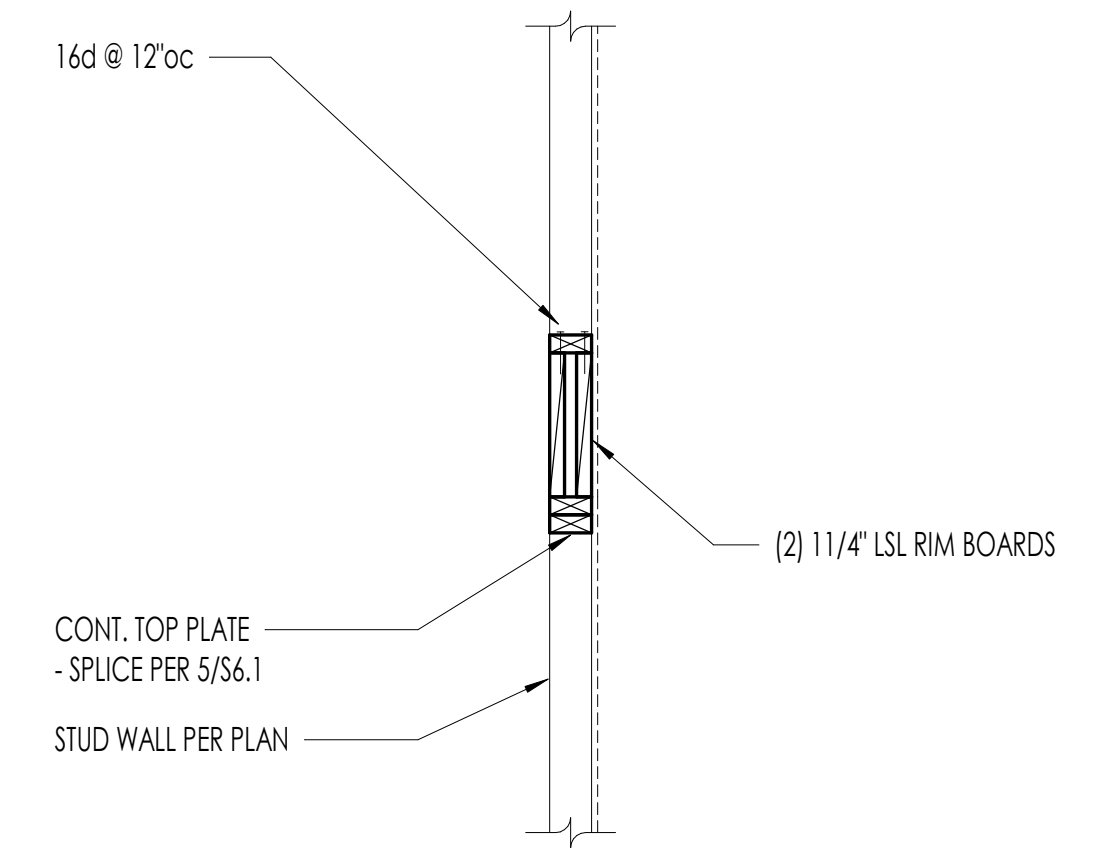
NOTE:
AT BOTTOM PLATES, FOLLOW GUIDELINES SHOWN
AND USE CS16 x 2'-0" STRAP.

ALLOWABLE HOLES THROUGH TOP PLATES **3**

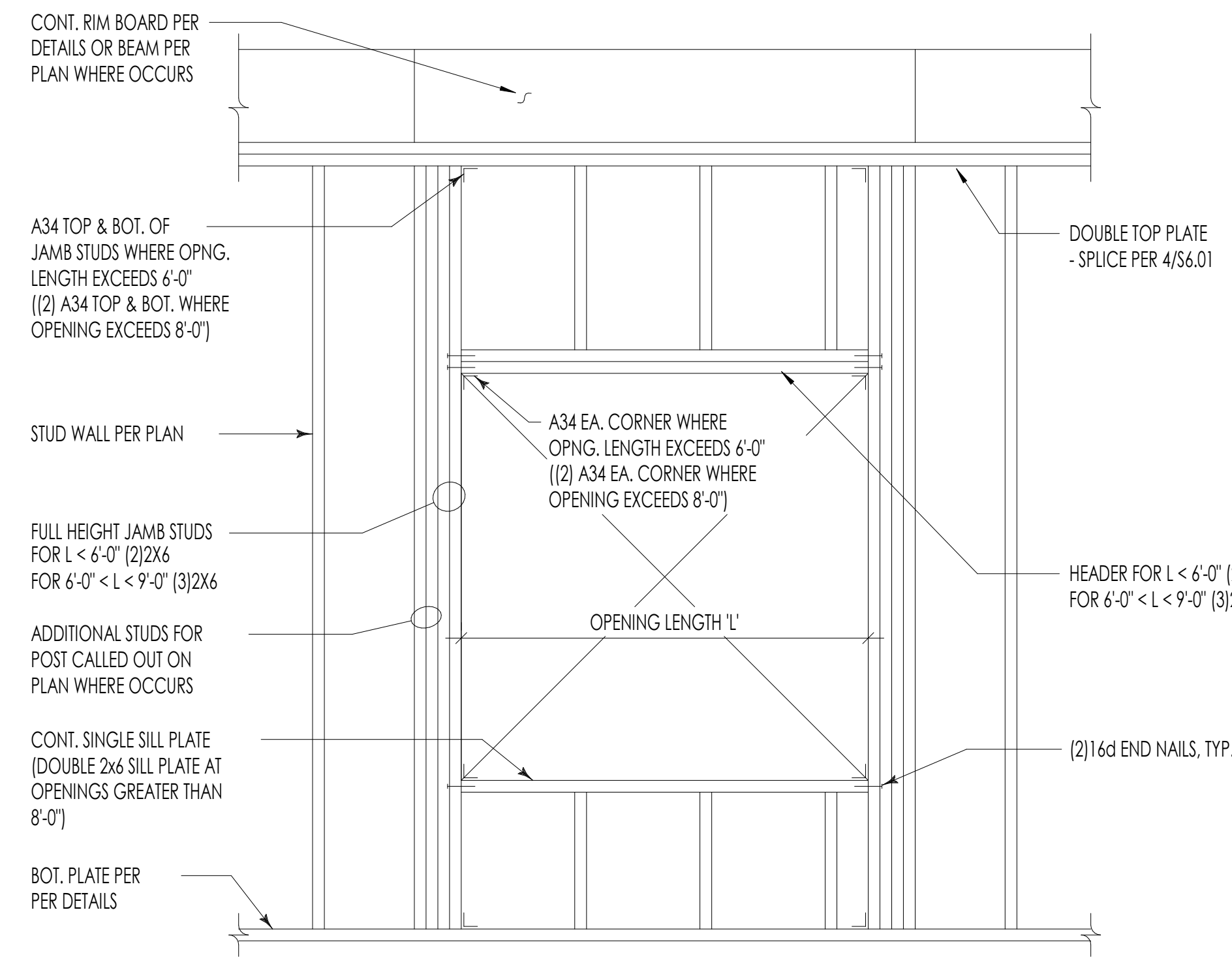


ELEVATION

TOP PLATE SPLICE **4**

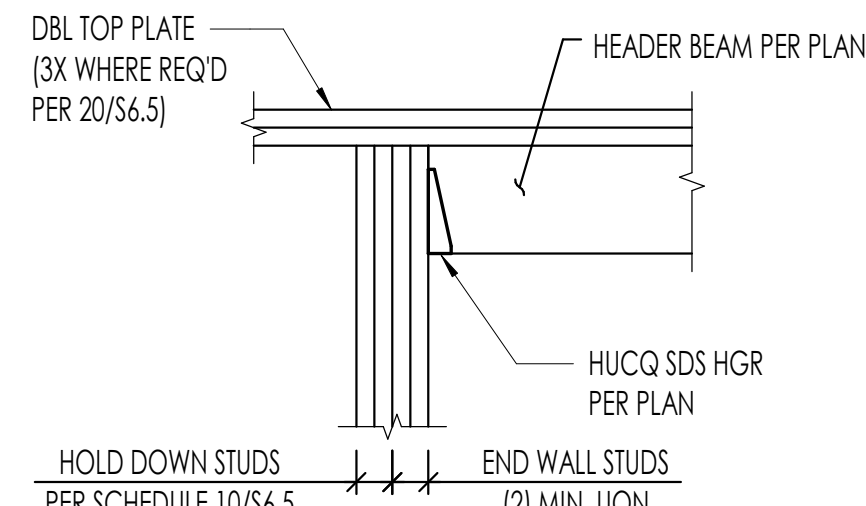


5

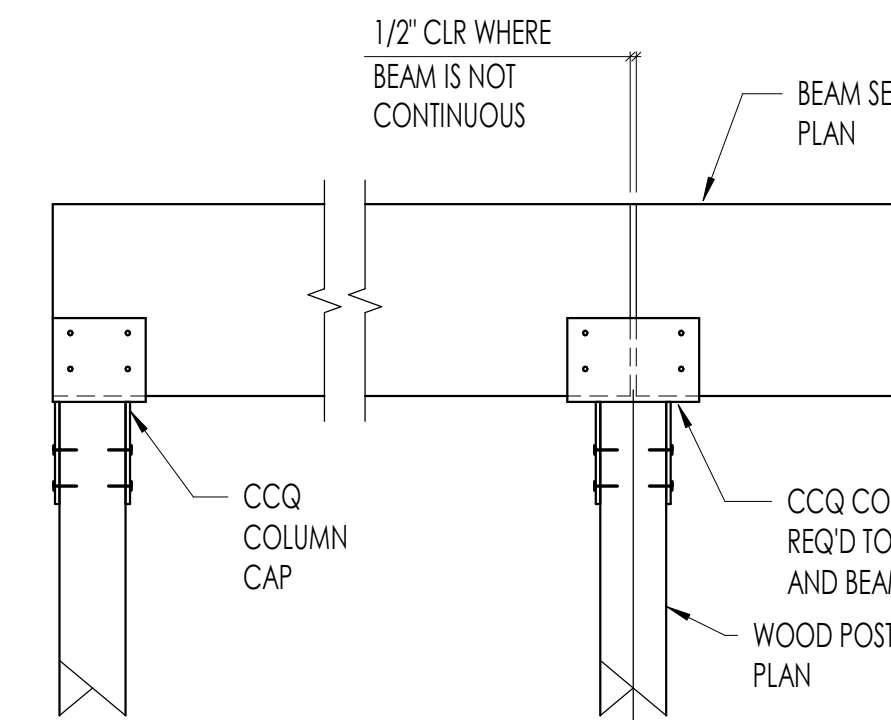


NOTES: NAIL TOGETHER BUILT-UP MEMBERS PER GENERAL STRUCTURAL NOTES.

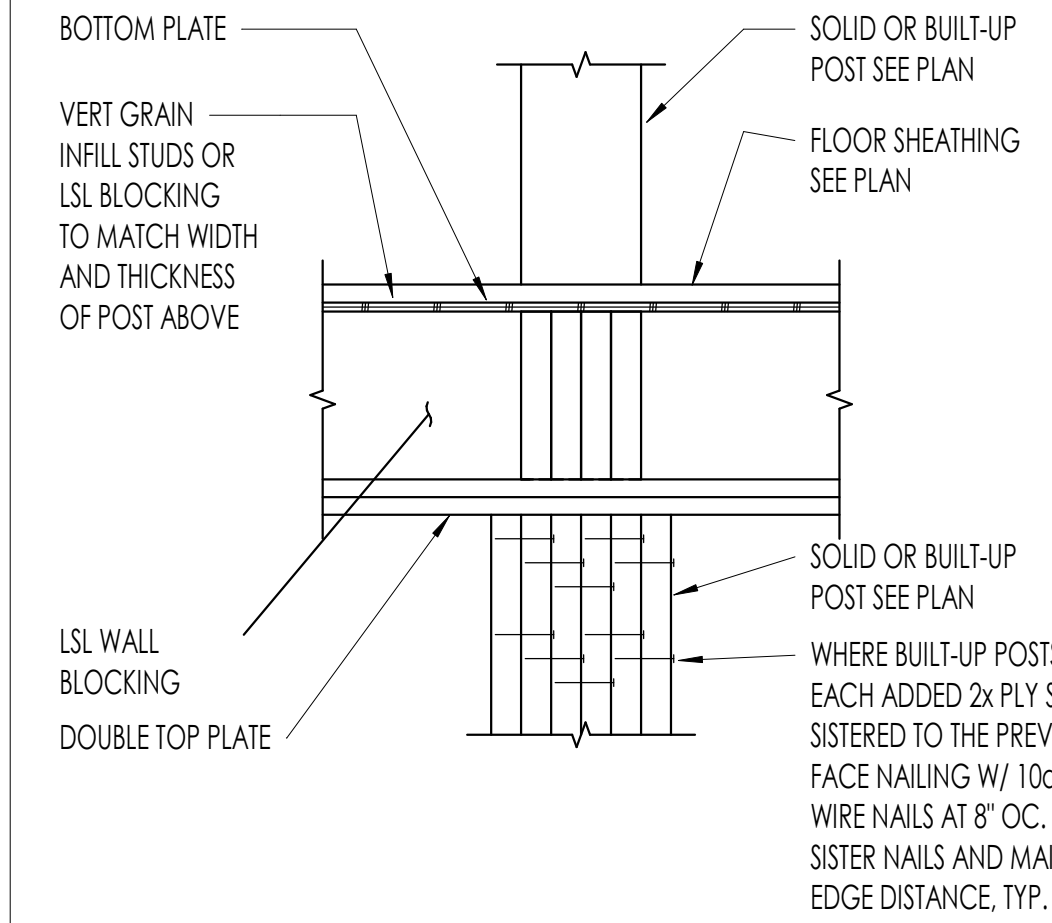
TYPICAL NON-BEARING WALL AT EXTERIOR **12**



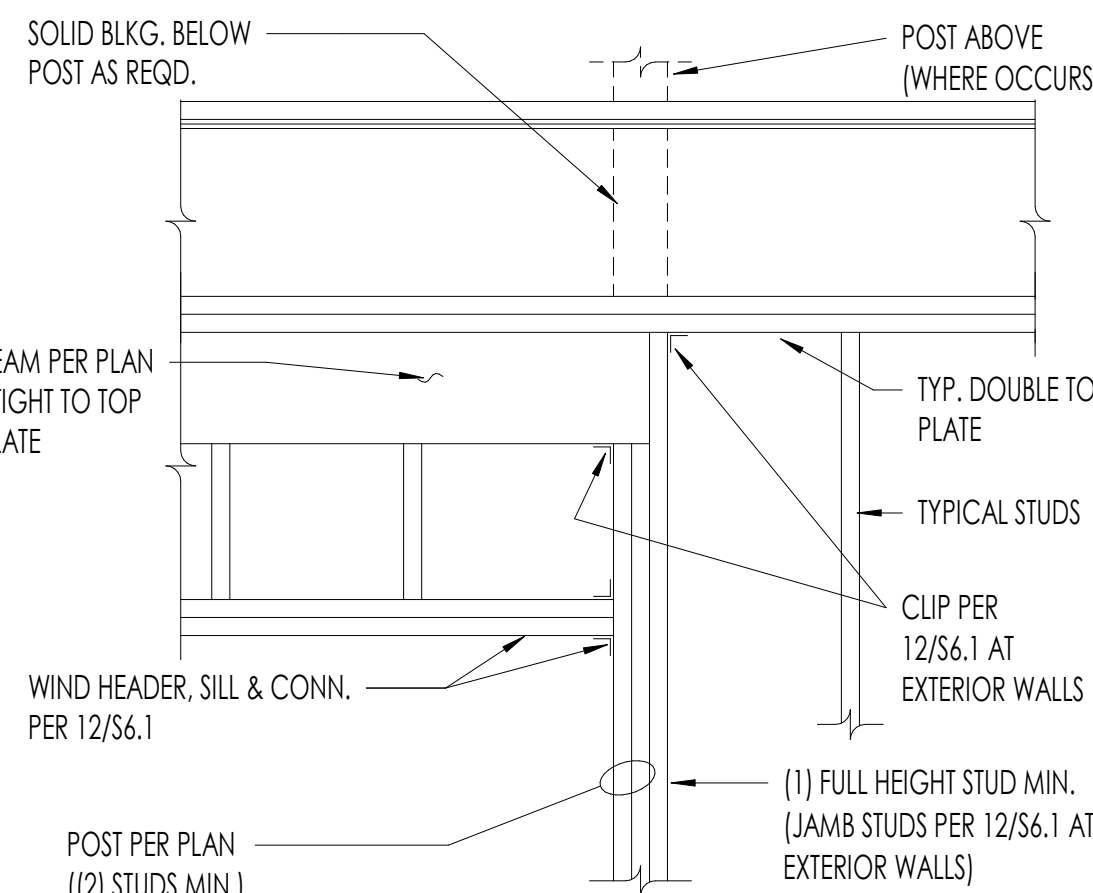
HEADER CONNECTION AT SW HOLDWON **8**



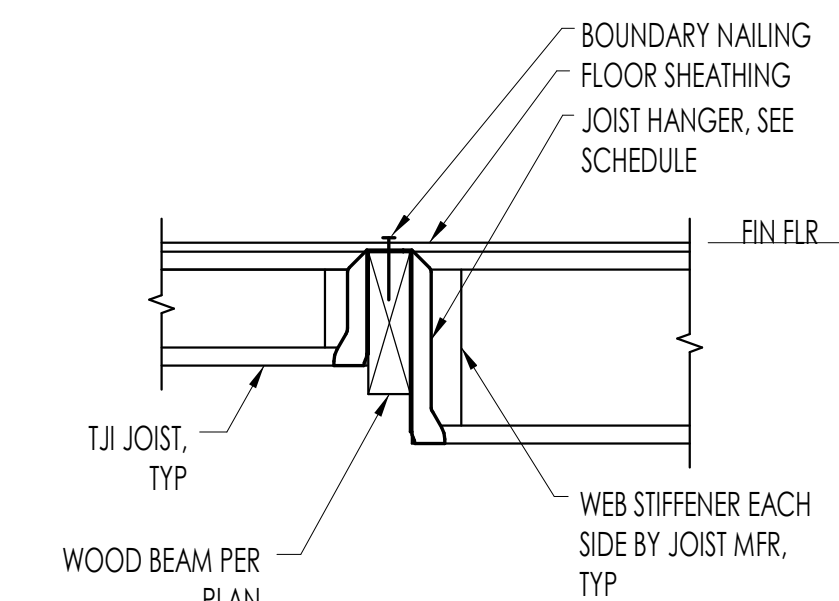
BEAM TO POST CONNECTION **9**



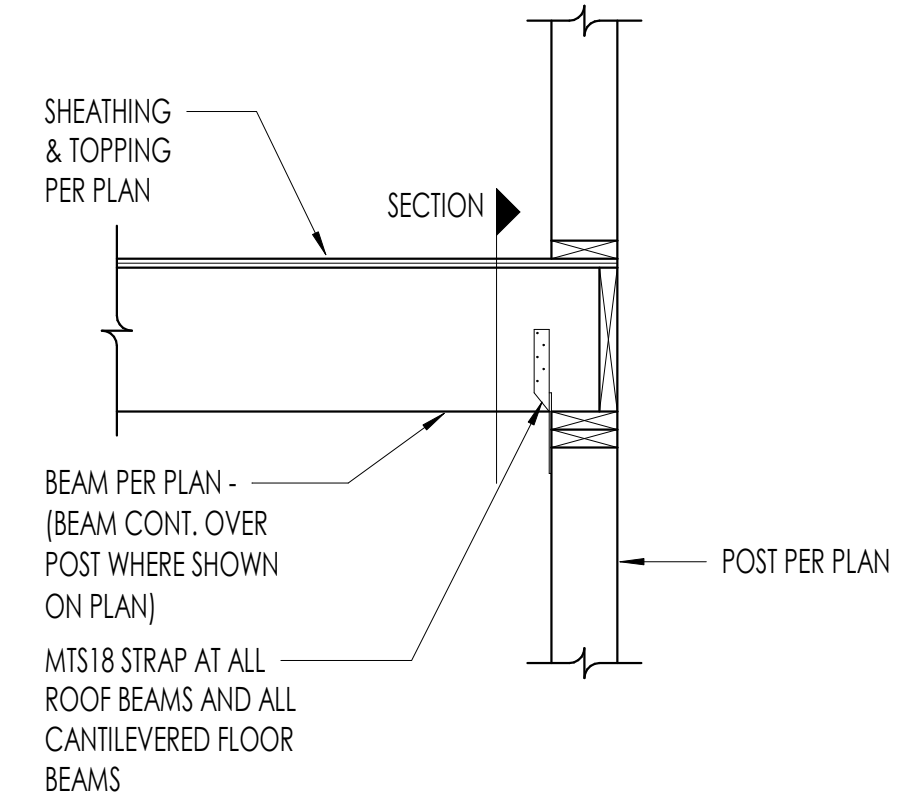
TYPICAL MULTI-STUD POST AT FLOOR **10**



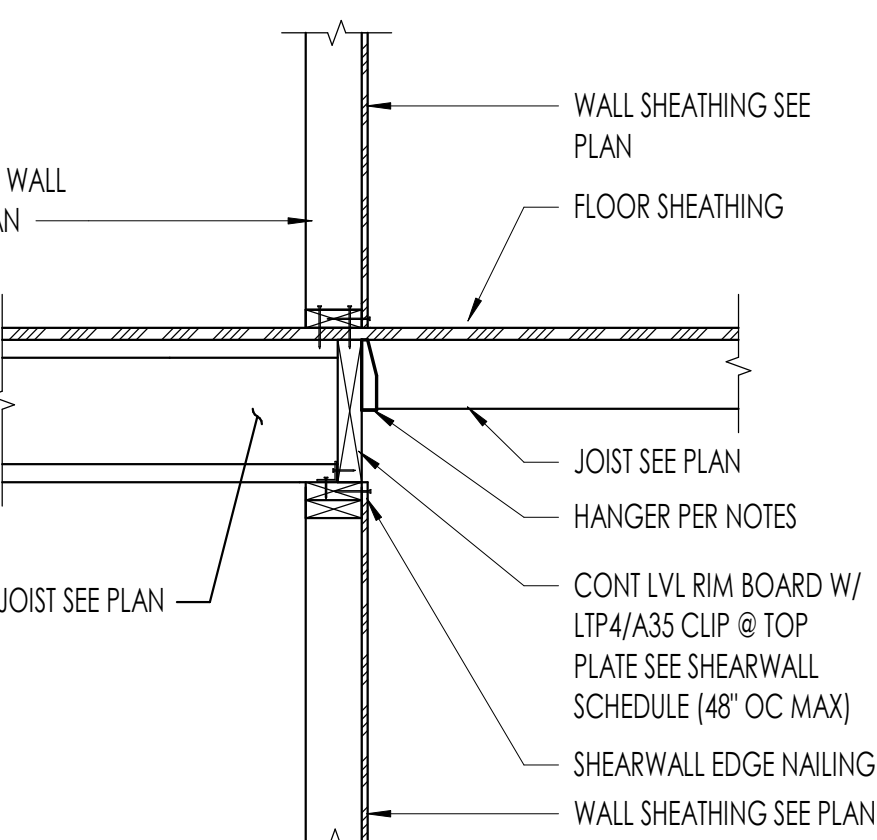
DROPPED BEAM FRAMING **13**



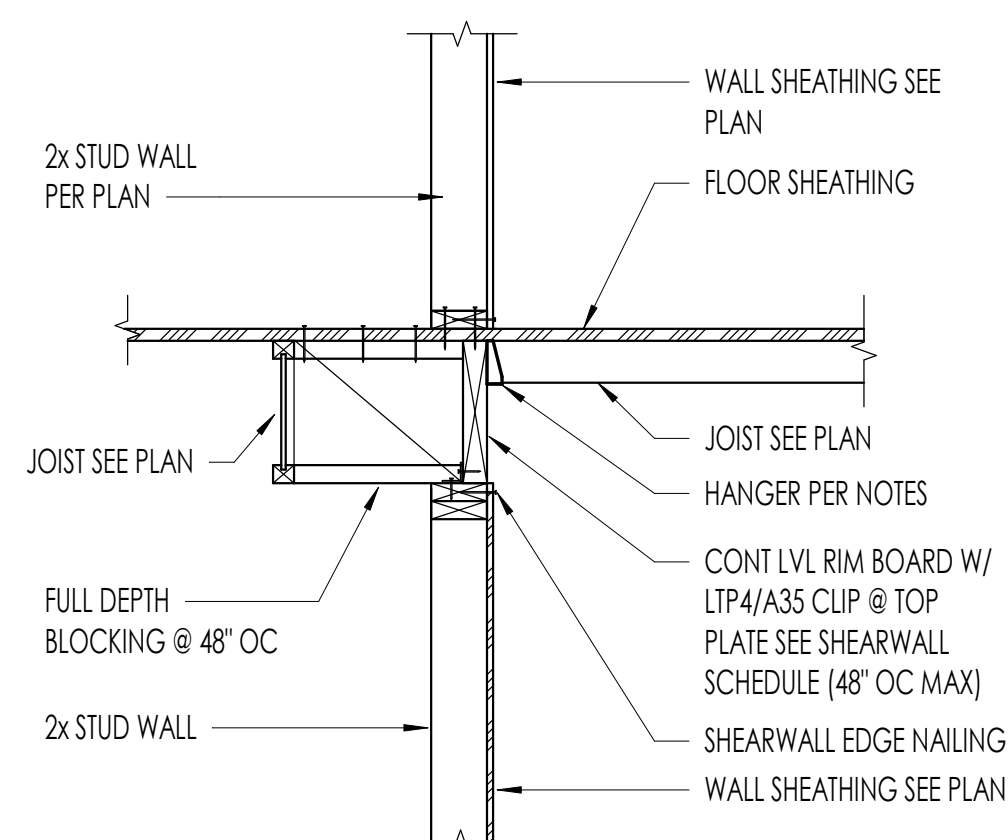
JOIST CONNECTION TO BEAMS **14**



FLUSH BEAM PERPENDICULAR TO WALL **20**

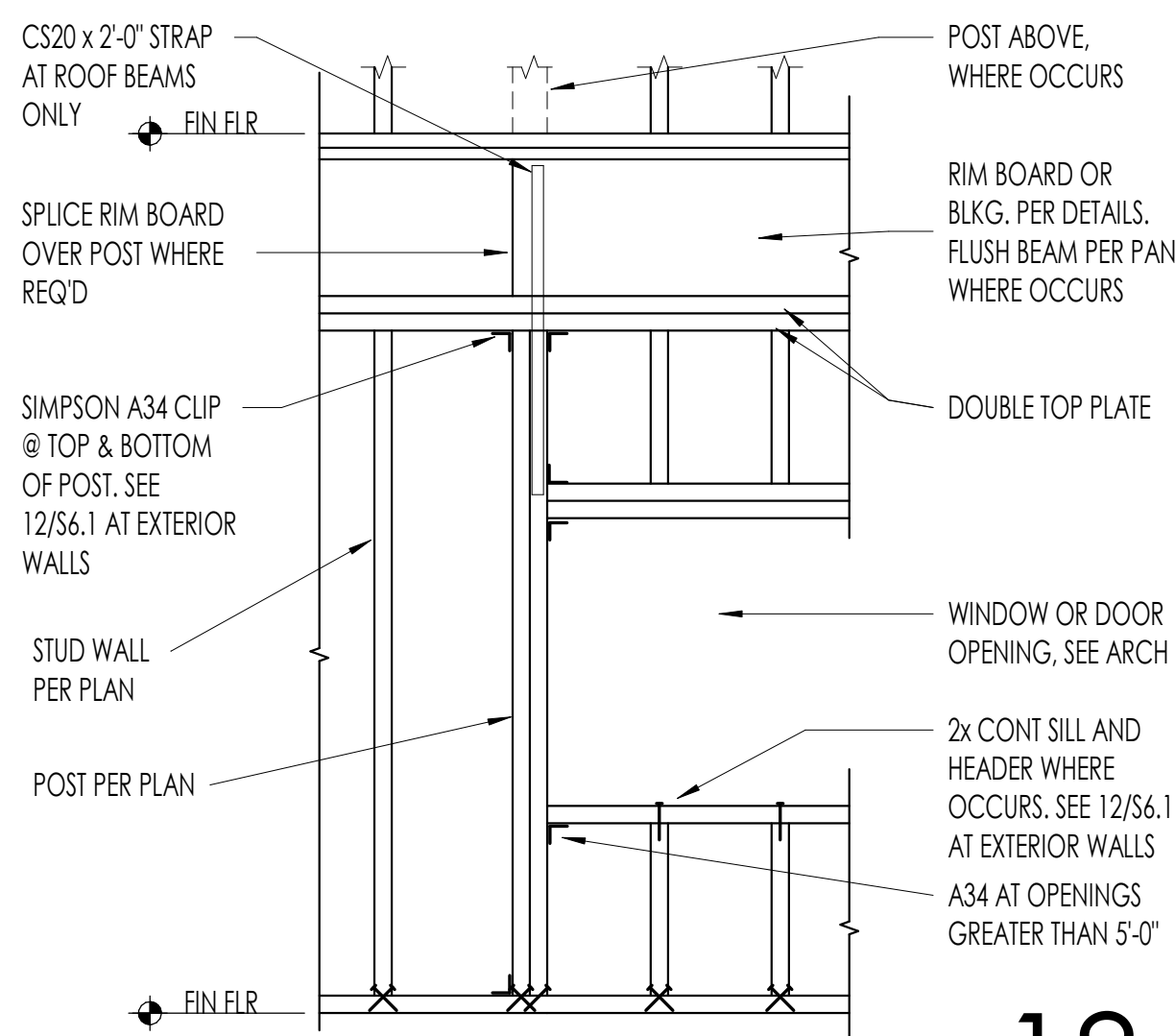


JOIST PARALLEL

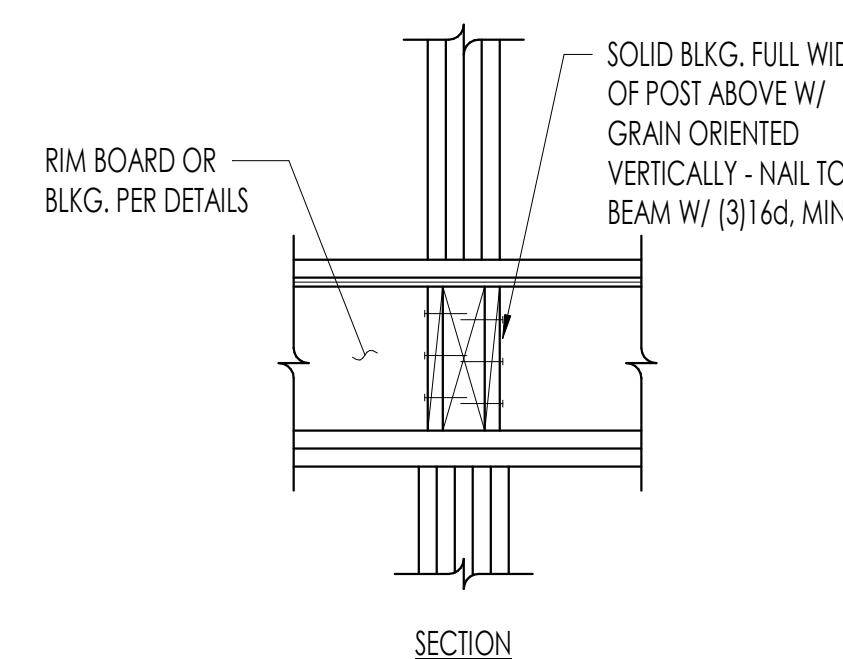


JOIST PERPENDICULAR

TYPICAL CORRIDOR FRAMING **17**



TYPICAL EXTERIOR BEARING WALL HEADER **18**



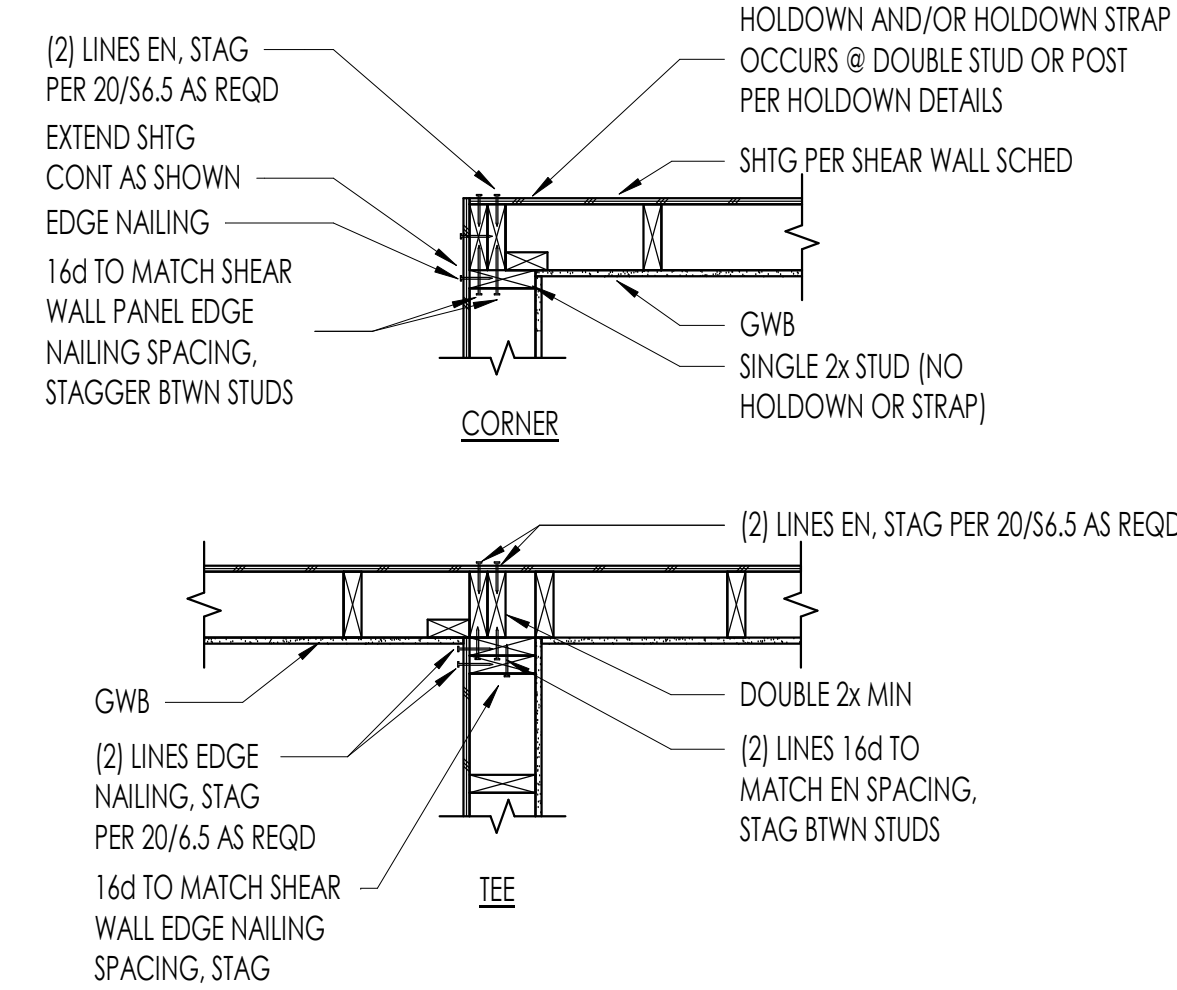
SECTION



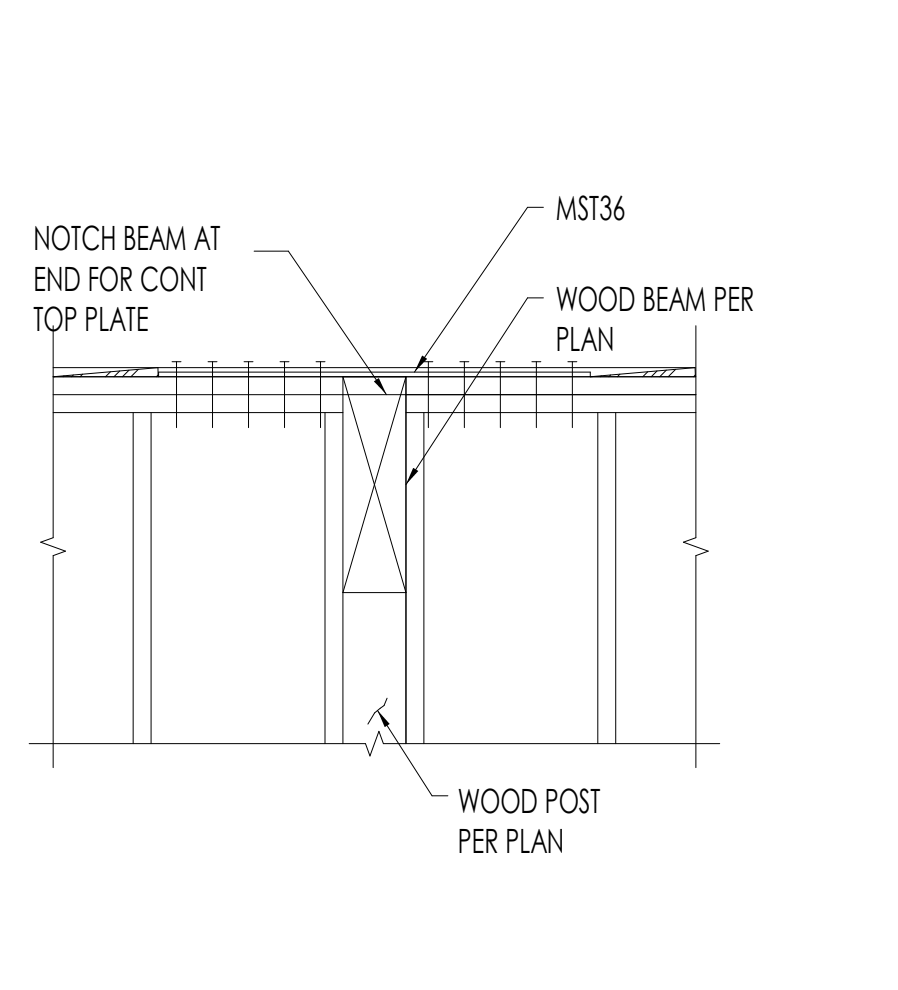
NUMBER	DATE	DESCRIPTION OF REVISIONS
03010200		BUILDING PERMIT
2	10/28/2024	BP REVIEW CYCLE 1

SHEET TITLE
TYPICAL WOOD DETAILS

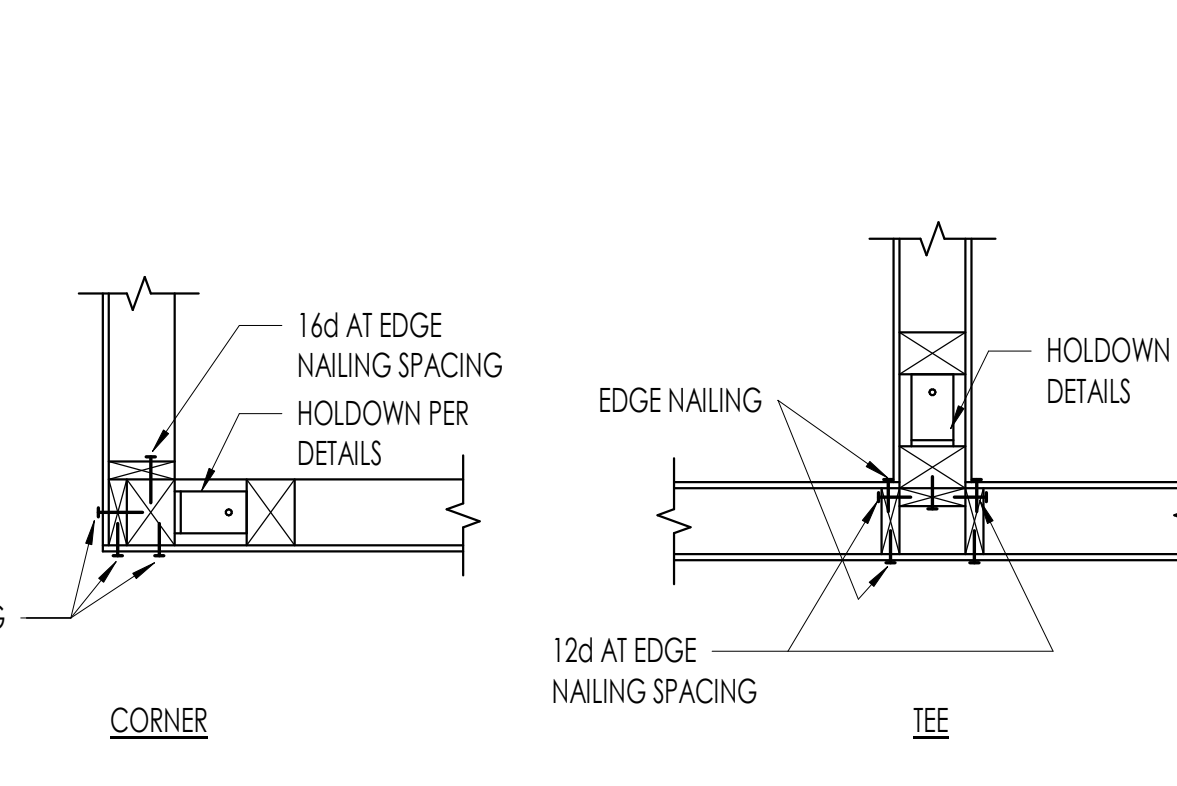
JOB NUMBER
SHEET NUMBER



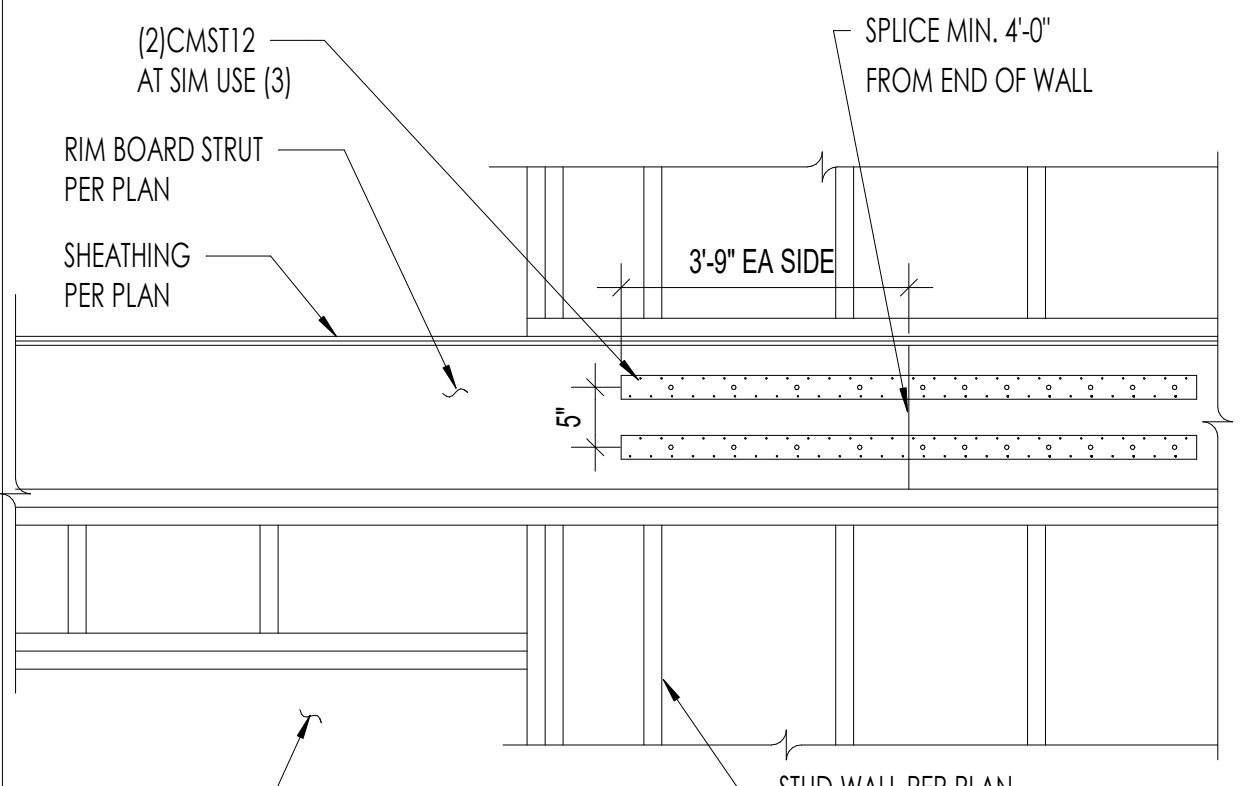
TYPICAL SHEAR WALL INTERSECTION 1



WALL POST 2

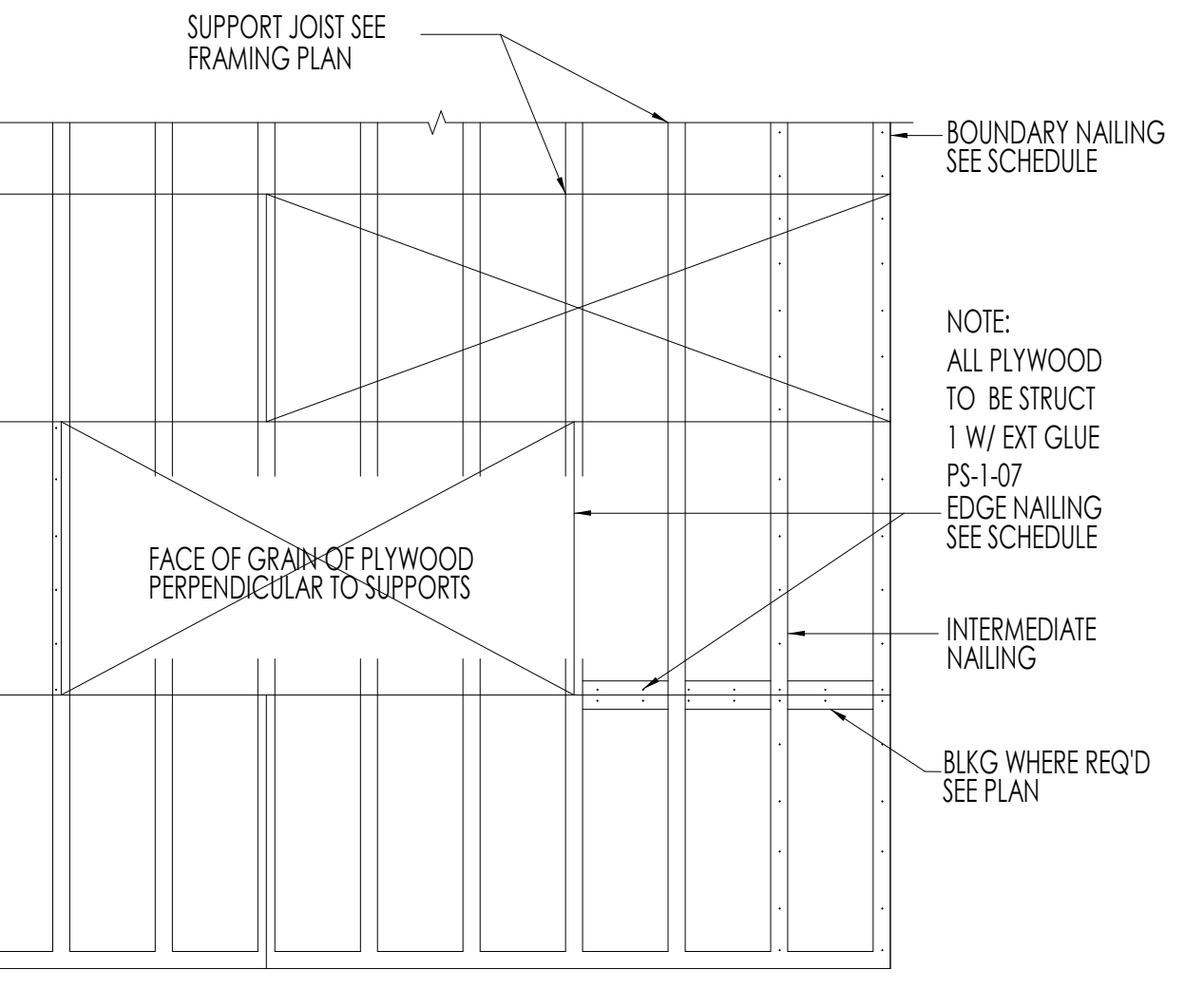


SHEAR WALL HOLDDOWN AT INTERSECTION 6



SHEAR WALL HOLDDOWN 10

SHEAR WALL HOLDDOWN AT INTERSECTION 6

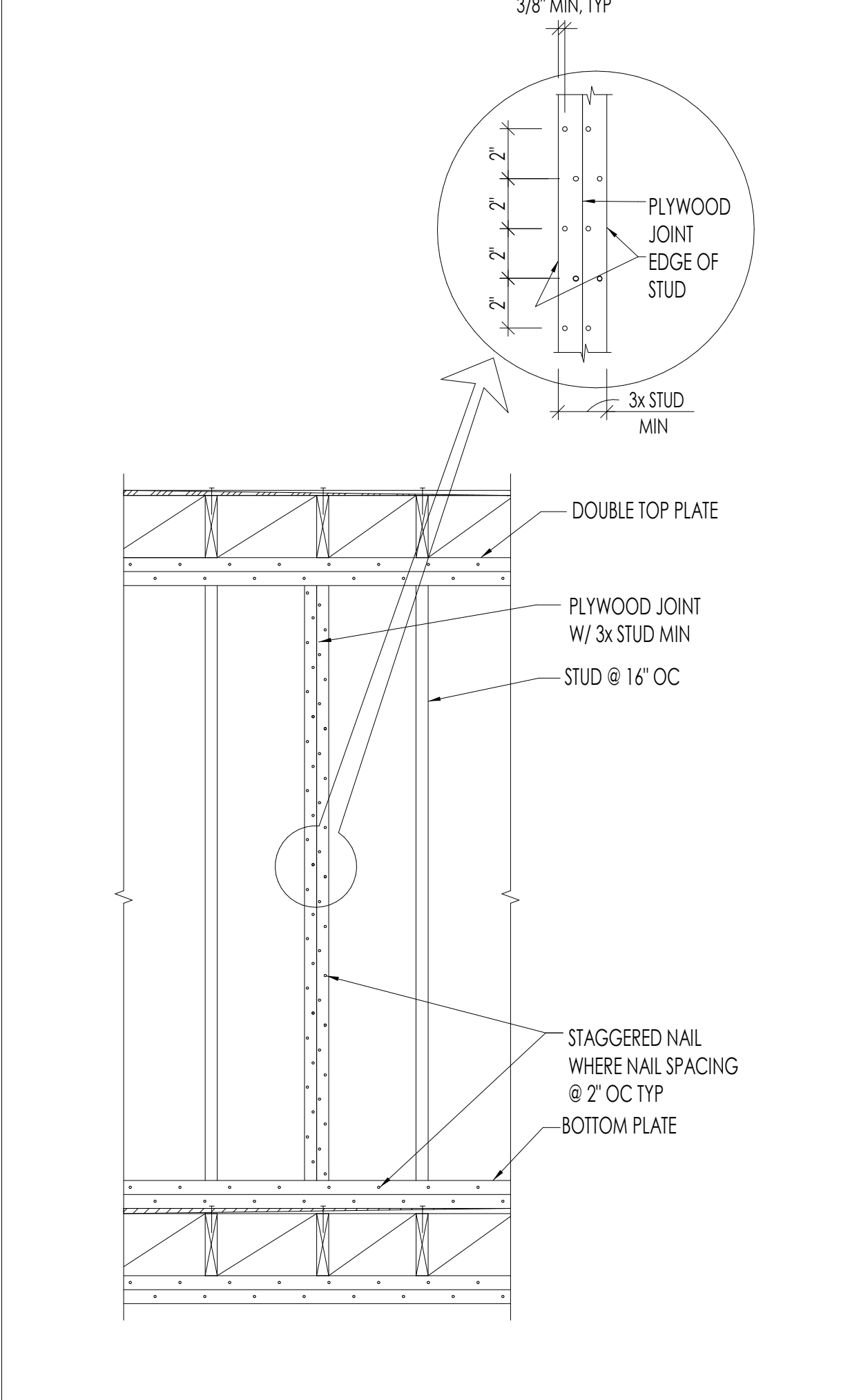


DIAPHRAGM SCHEDULE				
LOCATION	PLYWOOD/PANEL ID	BOUN. NAILS	EDGE NAILS	INTER. NAILS
ROOF	SEE PLAN NOTES	10d @ 6"	10d @ 6"	10d @ 12"
FLOOR	SEE PLAN NOTES	10d @ 6"	10d @ 6"	10d @ 12"
BLOCKED DIAPHRAGM	SEE PLAN NOTES	10d @ 4"	10d @ 4"	10d @ 4"

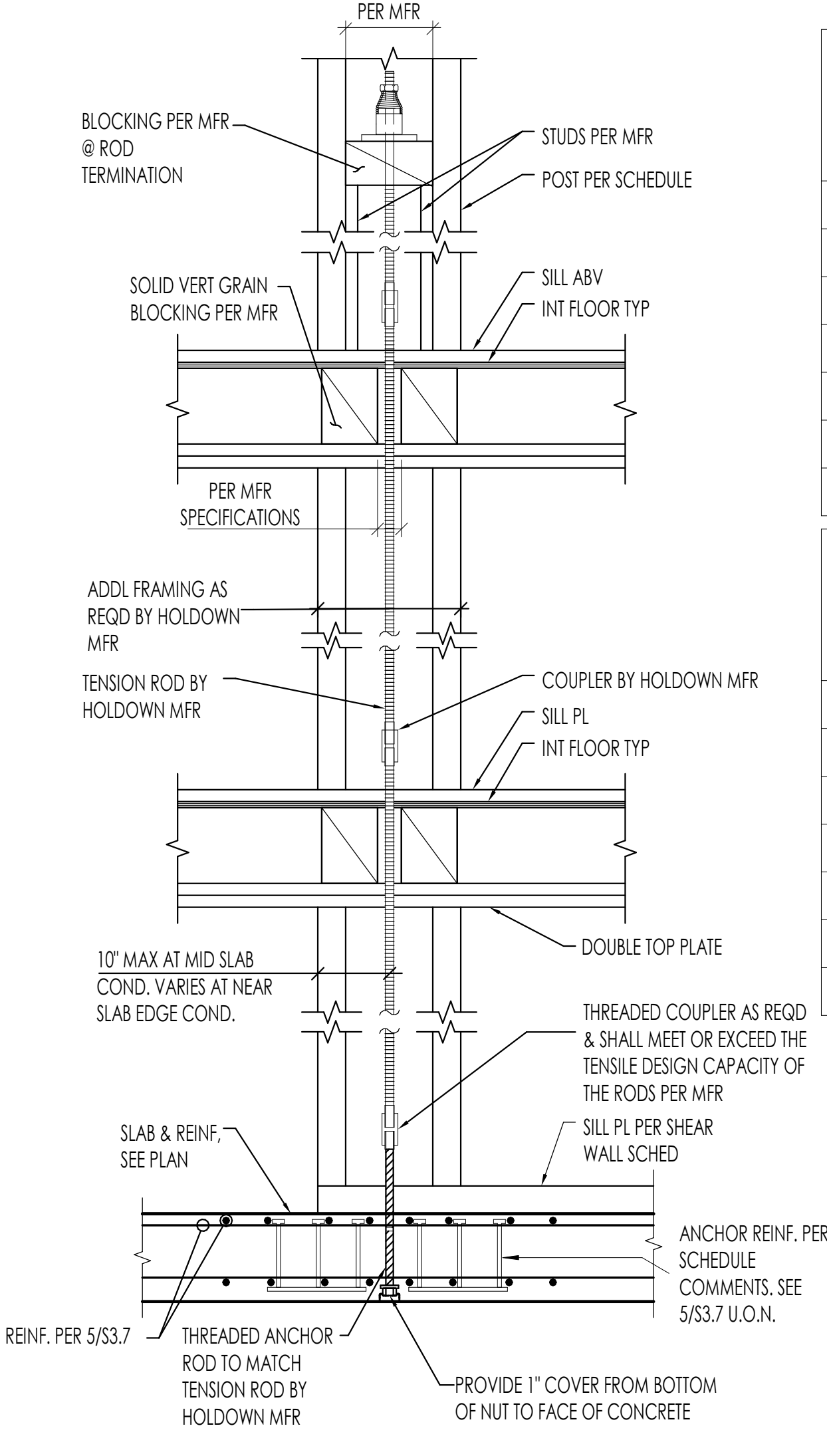
- NOTES:
- USE BOUNDARY NAILING AT ALL HIPS, RIDGES, VALLEYS AND OPENINGS.
 - USE COMMON NAIL FOR ALL DIAPHRAGM NAILING.
 - PLYWOOD SHALL BE GLUED (SUB-FLOOR ADHESIVE) FOR FLOORS.
 - MIN EDGE DISTANCE FOR NAILS SHALL BE 3/8"
 - MIN SHEATHING SHEET SIZE SHALL BE 2'-0" x 4'-0".
 - NAILS SHALL NOT BE OVERDRIVEN. OPERATOR TO ADJUST AIR PRESSURE OF PNEUMATIC NAILER AS REQUIRED TO AVOID HEAD OF NAIL PENETRATING SKIN OF PLYWOOD SHEATHING.
 - SEE PLANS FOR AREAS OF BLOCKED DIAPHRAGMS.
 - USE BOUNDARY NAILING AT ALL CONNECTIONS TO SHEAR WALLS.

TYPICAL SHEATHING LAYOUT AND NAILING 16

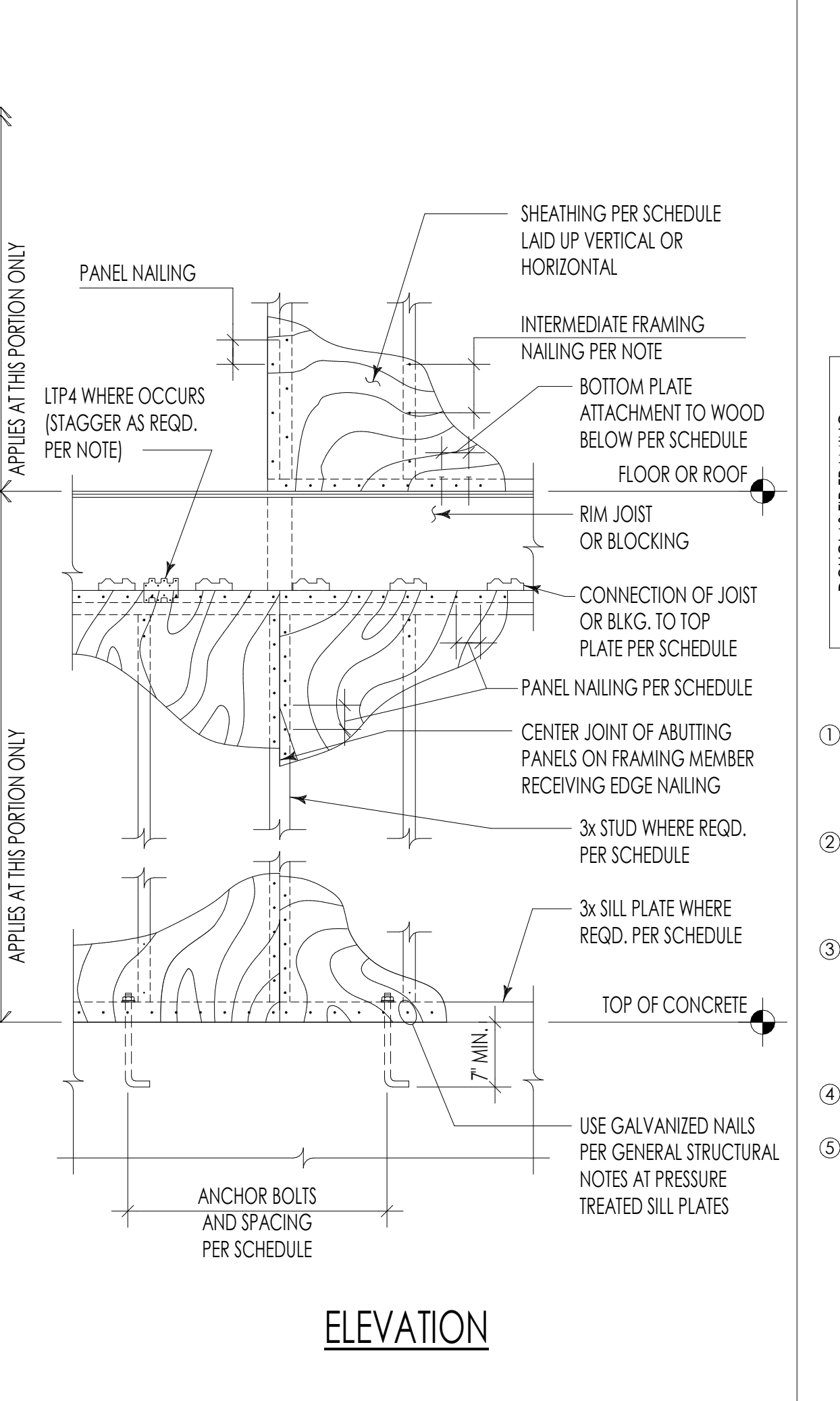
SHEAR WALL HOLDDOWN AT INTERSECTION 6



SHEAR WALL ELEVATION STAGGERED NAILING 17



ELEVATION 18



SHEAR WALL ELEVATION 18

LEVEL	HOLDOWN HD-A			HOLDOWN HD-B			HOLDOWN HD-C			HOLDOWN HD-D		
	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON
8 TH	0.7	2.6	(2) 2x4, (2) 2x6	3.2	5.2	(2) 2x6	6.2	8.8	(3) 2x6	-	-	-
7 TH	1.1	11.5	(4) 2x4, (3) 2x6, (4) 2x6	6.3	11.9	(4) 2x6	15.0	19.9	(6) 2x6	-	-	-
6 TH	3.4	16.5	(6) 2x4, (4) 2x6, (8) 2x4, (6) 2x6	12.2	21.7	(6) 2x6	29.5	36.6	(10) 2x6	12.0	26.3	(12) 2x4
5 TH	5.6	21.1	(8) 2x4, (10) 2x4, (7) 2x6	17.7	29.7	(8) 2x6	43.7	53.1	(14) 2x6	25.2	41.3	(19) 2x4
4 TH	7.7	27.4	(10) 2x4, (7) 2x6	25.5	39.2	(10) 2x6	55.9	67.6	(16) 2x6	37.6	56.5	(25) 2x4
TIEDOWN ROD	3/4" Ø GR 55			1 1/8" Ø GR 55			1 3/4" Ø GR 55			1 1/2" Ø GR 55		
ANCHORAGE	SEE 5/S3.7 FOR TYPICAL MID SLAB AND SLAB EDGE ANCHORAGE REINFORCEMENT AT LEVEL 4. AT TOP OF WALLS SEE 13/S6.2.											

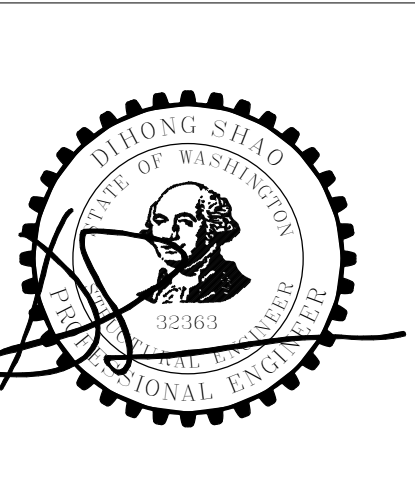
LEVEL	HOLDOWN HD-E			HOLDOWN HD-F			HOLDOWN HD-G			HOLDOWN HD-H		
	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON	CUMULATIVE DESIGN TENSION (KIP)	INCREMENTAL BEARING LOAD (KIP)	MIN NUMBER OF STUDS, UON
8 TH	-	-	-	-	-	-	-	-	-	-	-	-
7 TH	-	-	-	-	-	-	-	-	-	-	-	-
6 TH	8.8	22.4	(10) 2x4	4.1	6.1	(2) 2x6	-4.0	21.6	(10) 2x4	4.1	5.7	(3) 2x4
5 TH	18.3	33.2	(16) 2x4	7.4	12.5	(4) 2x6	8.1	28.8	(14) 2x4	10.3	13.3	(6) 2x4
4 TH	29.7	47.1	(22) 2x4	10.5	18.6	(6) 2x6	12.5	37	(16) 2x4	18.6	22.9	(11) 2x4
TIEDOWN ROD	1 1/4" Ø GR 55			3/4" Ø GR 55			3/4" Ø GR 55			1" Ø GR 55		
ANCHORAGE	SEE 5/S3.7 FOR TYPICAL MID SLAB AND SLAB EDGE ANCHORAGE REINFORCEMENT AT LEVEL 4. AT TOP OF WALLS SEE 17/S6.2.											

- NOTES:
- ALL TIE DOWN RODS MUST HAVE MIN Fu = 125ksi AND Fy = 105ksi.
 - HOLDOWN SYSTEM MFR TO DESIGN COMPRESSION POSTS. POST SIZES SHOWN ARE MINIMUM.
 - LOADS ARE SERVICE LEVEL.

MARK	SHEATHING ①	0.148" x 2 1/2" PANEL NAILING ②		MINIMUM LSL OR LVL RIM BOARD THICKNESS (BASED ON SHEAR WALL BELOW RIM BOARD) ④	CONNECTION OF JOIST OR BLKG. TO TOP PLATE (BASED ON SHEAR WALL BELOW RIM BOARD) ⑥			BOTTOM PLATE ATTACHMENT ⑧		ANCHOR BOLTING TO CONCRETE ⑩		LRFD CAPACITY (PLF)
		③	⑤		A35 CLIPS	LTP4 CLIPS ⑦	0.220" Ø x 5" SDWS SCREWS ⑤	0.148" x 3 1/4" NAILS ⑤	0.220" Ø x 5" SDWS SCREWS ⑤	5/8" Ø	3/4" Ø	
W6	1/2"	6'oc	1 3/4"	22'oc	23'oc	14'oc	5'oc	14'oc	48'oc	48'oc	495	
W4	1/2"	4'oc	1 3/4"	15'oc	15'oc	9'oc	4'oc	9'oc	47'oc	48'oc	735	
W3	1/2"	3'oc	3 1/2"	12'oc	12'oc	10'oc	(2) ROWS @ 5'oc	10'oc	36'oc	47'oc	960	
W2	1/2"	2'oc	3 1/2"	9'oc	9'oc	8'oc	(2) ROWS @ 4'oc	8'oc	28'oc	36'oc	1230	
W2-5/8	5/8"	2'oc	3 1/2"	8'oc	8'oc	(2) ROWS @ 14'oc	(2) ROWS @ 3'oc	(2) ROWS @ 14'oc	25'oc	32'oc	1390	
2W4	1/2" EA. SIDE ⑥	4'oc	3 1/2"	7'oc	7'oc	(2) ROWS @ 12'oc	(2) ROWS @ 3'oc	(2) ROWS @ 12'oc	23'oc	30'oc	1470	
2W3	1/2" EA. SIDE ⑥	3'oc	3 1/2"	6'oc	6'oc	(2) ROWS @ 10'oc	NOT ALLOWED	(2) ROWS @ 10'oc	18'oc	23'oc	1920	
2W2	1/2" EA. SIDE ⑥	2'oc	3 1/2"	9'oc EA. SIDE	9'oc EA. SIDE	(2) ROWS @ 8'oc	NOT ALLOWED	(2) ROWS @ 8'oc	14'oc	18'oc	2465	
2W2-5/8	5/8" EA. SIDE ⑥	2'oc	3 1/2"	8'oc EA. SIDE	8'oc EA. SIDE	(2) ROWS @ 7'oc	NOT ALLOWED	(2) ROWS @ 7'oc	12'oc	16'oc	2785	

- SHEAR WALL SCHEDULE NOTES:
- SHEATHING SHALL CONSIST OF 15/32" OSB (19/32" OSB AT W2-5/8) AT INTERIOR WALLS, AND 1/2" PLYWOOD AT EXTERIOR WALLS. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD OR VICE VERSA. SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF 24/0.
 - WHERE PANELS ARE APPLIED TO EACH FACE OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 - CLIPS SHALL BE INSTALLED W/ 0.131 x 2 1/2" NAILS IN ALL HOLES. WHERE CLIPS ARE REQUIRED EACH SIDE, CLIPS SHALL BE STAGGERED TO AVOID NAIL INTERFERENCE.
 - CONTRACTOR MAY USE EITHER OF THE CONNECTION OPTIONS INDICATED AND MAY COMBINE A35 CLIPS ON ONE SIDE OF WALL WITH LTP4 ON THE OPPOSITE SIDE.
 - THICKNESS OF STUD OR BLKG. AT ABUTTING PANEL EDGES, AND THICKNESS OF FOUNDATION SILL PLATE SHALL BE 3x, EXCEPT AT W6 WALLS. DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. WALL STUDS SHALL BE FACE NAILED TOGETHER PER THE BOTTOM PLATE ATTACHMENT COLUMN OF THE SCHEDULE. SILL PLATES SHALL BE NAILED TOGETHER W/ 10d @ 8"oc, STAGGERED.
 - PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
 - SEE PLANS AND DETAILS FOR LOCATIONS WHERE THICKER RIM BOARD MAY BE REQUIRED.
 - INSTALL ADDITIONAL ANCHOR BOLTS EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 3/S6.1.
 - SEE PLAN VIEW FOR MINIMUM ROW SPACING AND MINIMUM EDGE DISTANCE.

WOOD SHEAR WALL SCHEDULE 20



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 AND WASTEWATER CONTROL PLAN ON THE SDCI STORMWATER CODE WEBSITE AND VOLUME 1, CHAPTER 8 OF THE 2016 SEATTLE STORMWATER MANUAL FOR SITE PLAN AND DRAINAGE ELEMENTS REQUIRED ON THIS PLAN. <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

THE DETAILS SHOWN IN THIS ARE A SELECTION OF COMMONLY USED ON-SITE STORMWATER MANAGEMENT BMPs. SEE THE CITY OF SEATTLE STORMWATER MANUAL VOLUME 3, CHAPTER 5 (DIRECTOR'S RULE DPD 21-2016/SPU DW-200) FOR ADDITIONAL ON-SITE STORMWATER MANAGEMENT BMPs AND ADDITIONAL REQUIREMENTS FOR ALL BMPs.

SITE AND DRAINAGE CONTROL SUMMARY SHEET

COMPLETE THE ELECTRONIC ON-SITE STORMWATER MANAGEMENT CALCULATOR AND INSERT THE SITE AND DRAINAGE CONTROL SUMMARY SHEET BELOW. THE ELECTRONIC DOCUMENT IS AVAILABLE ON THE DPD STORMWATER CODE WEBSITE. <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

On-site Stormwater Management - List Approach Calculator
Site and Drainage Control Summary

Version 07-28-2017
To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address: 1040 S King St, Seattle WA 98104 SDCI Project Number: 6705236-CN
 Primary Contact: Chaohua Chang SDOT Project Number:
 Project Type: Parcel-Based Primary Contact E-mail or Phone: 425-785-3992

Total Site Area: 6,000 sf
 Total New/Replaced Hard Surface Area: 6,000 sf
 Existing Hard Surface Area to Remain: 0 sf
 Total New and/or Replaced Lawn and Landscaping: 0 sf
 Undisturbed and protected site area: 0 sf
 Was the project lot created or reduced in size after Jan 1, 2016? No
 Project Engineer: Choongm Chin, P.E. Engineer E-mail: cmchin.c2my@gmail.com
 On-site Stormwater Management required for 2,1,500 sq ft of new plus replaced area.
 On-site Performance Standard will be used (professional engineer required)? No

Site Information
 Note: If required for your project, reference the Preliminary Assessment Report (PAR) to complete this section. If the total areas proposed are different from those provided in the PAR, requirements may change.

Approved Point of Stormwater Discharge
 Drainage Basin: Public Combined Sewer Main
 Is the downstream drainage system considered Capacity Constrained by SPU? No

Approved Point of Wastewater Discharge
 Approved Point of Sub-Surface Discharge: Public Combined Sewer Main
 Flow Control is required: No

Flow Control Standard
 Water Treatment for pollution-generating surfaces is required: No
 Select required treatment: Oil Control Phosphorus Enhanced Basic
 Total Pollution Generating Hard Surface Area: 6,000 sf
 Total Pollution Generating Pervious Surface Area: 0 sf

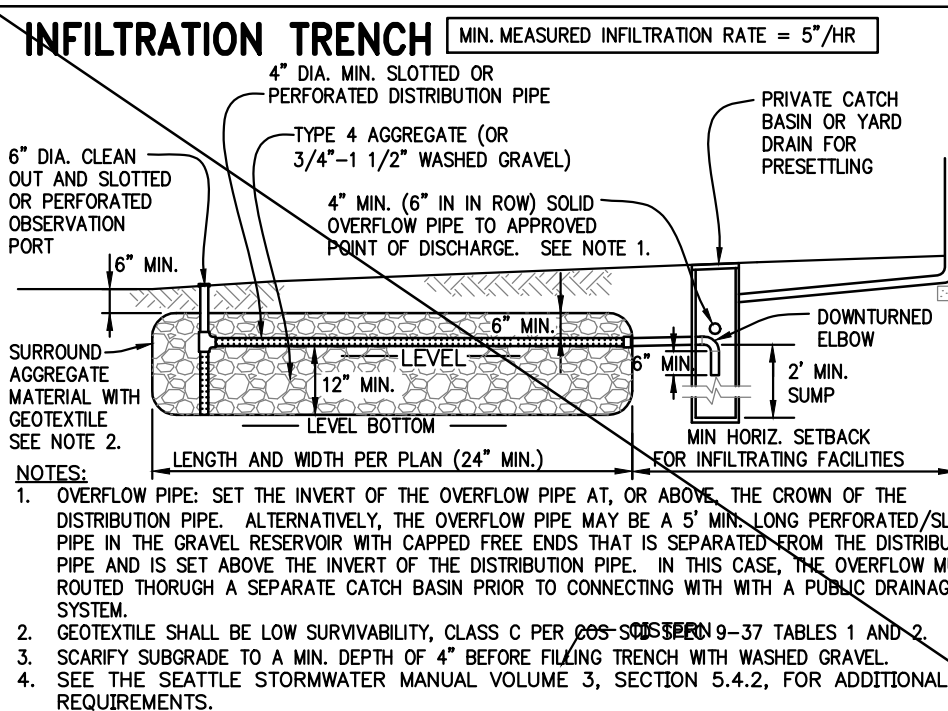
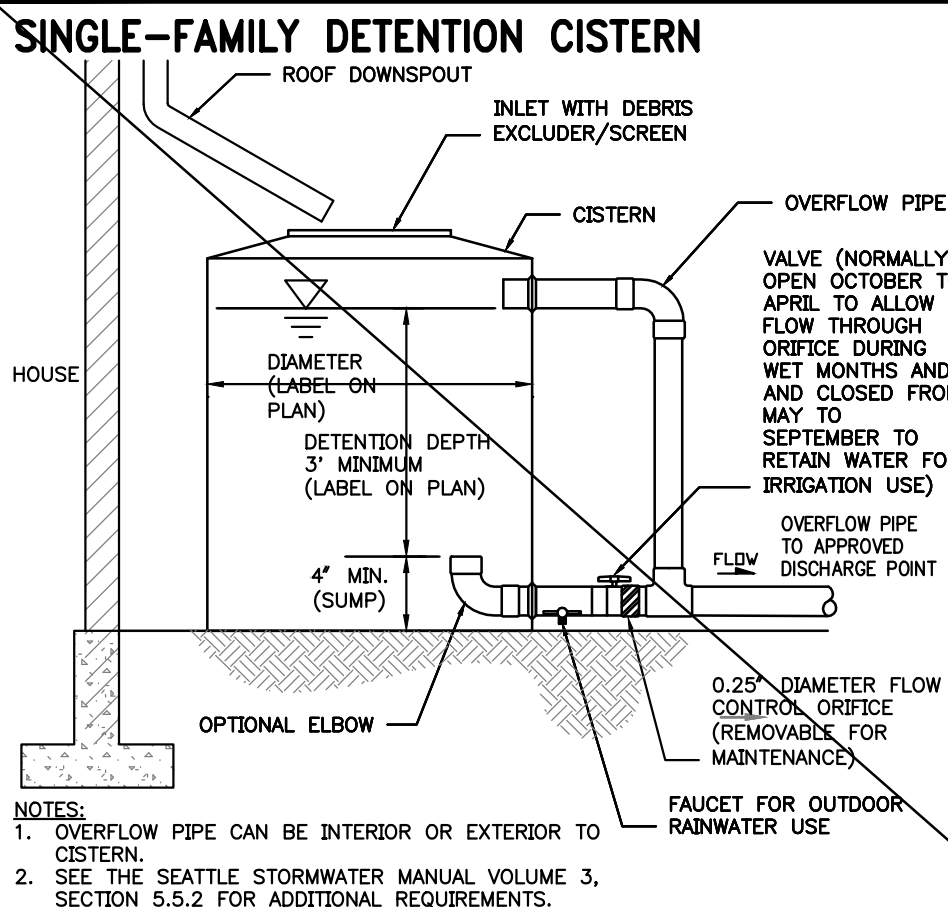
Source Control is required
 Environmentally Critical Areas: No
 Steep Slope Potential Slide Riparian Corridor Wetland Liquefaction Flood Prone
 Landfill Known Landslide Fish / Wildlife Peat / Groundwater Management Shoreline Habitat

Temporary dewatering required
 Is there known soil and/or groundwater contamination on this site? No
 A licensed professional recommends dispersion not be used anywhere within the project site due to reasonable concerns of erosion, slope failure, or flooding. No

Infiltration Information
 Is infiltration investigation required? Yes
 Is infiltration on the site feasible? No
 Site Measured Infiltration Rate: 0.5 x Infiltration Rate Correction Factor = 0.5 = 0 Site Design Inf Rate

On-site Stormwater Management
 Number of roof areas: 2
 Number of other surface areas: 0

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof/Green roof and plan	Vegetated Roof System	740	740 sf	4 inch Single-Course
2	Roof/Roof Area	None Feasible	5,260		
Total New/Replaced Roof Area			6,000	Total Roof Area Managed	6,000
Total New/Replaced Other Surface Area			0	Total Other Surface Managed	0
Total Area Managed			6,000	Total Volume Managed On Site	5,325 gal
Estimated compost required for soil amendment			0 cy	Volume of compost required for soil amendment will be verified by the DPD Site Inspector for SDCI permitted projects.	



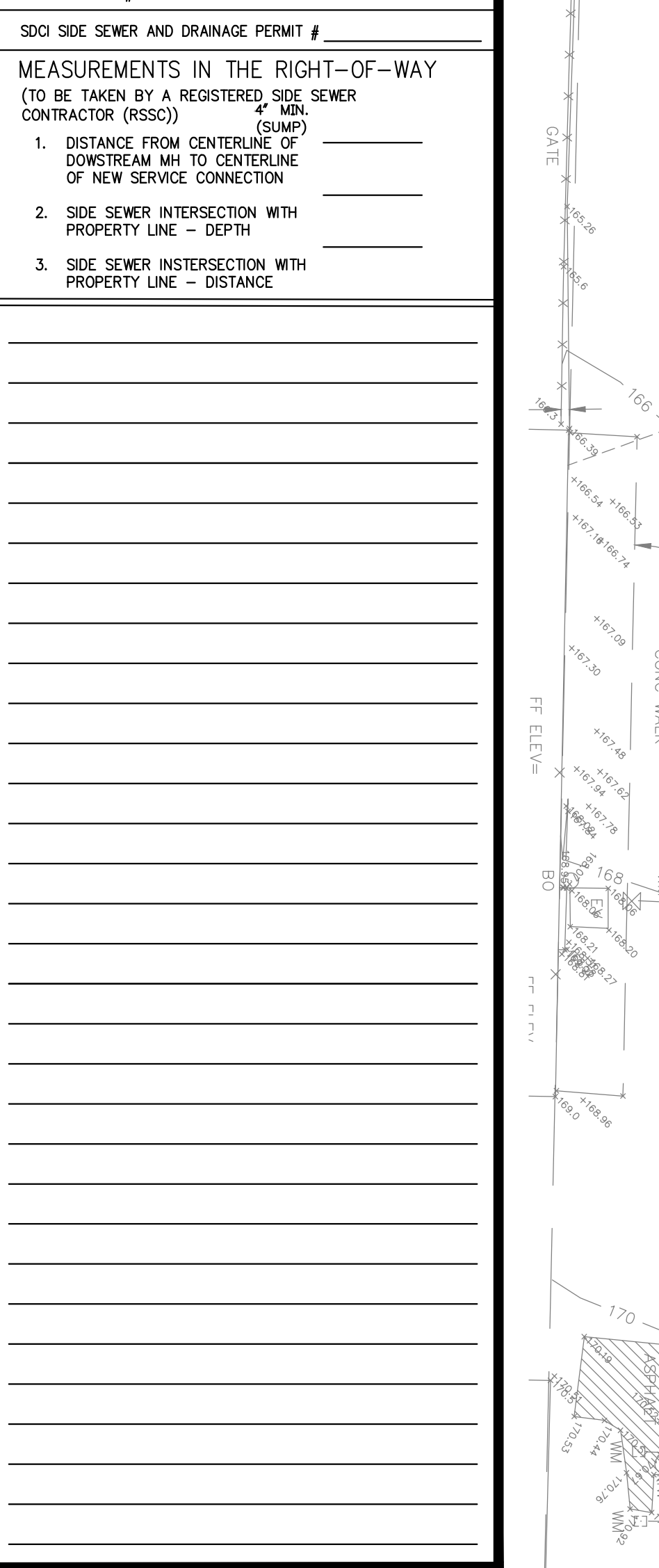
AS-BUILT MEASUREMENTS / NOTES

THIS SECTION IS TO BE COMPLETED AFTER THE DRAINAGE, WASTEWATER, AND SIDE SEWER FEATURES HAVE BEEN INSTALLED. FOR INSTRUCTIONS TO PREPARE THE AS-BUILT PLAN, SEE SDCI TIP #504.

SDCI SIDE SEWER AND DRAINAGE PERMIT # _____

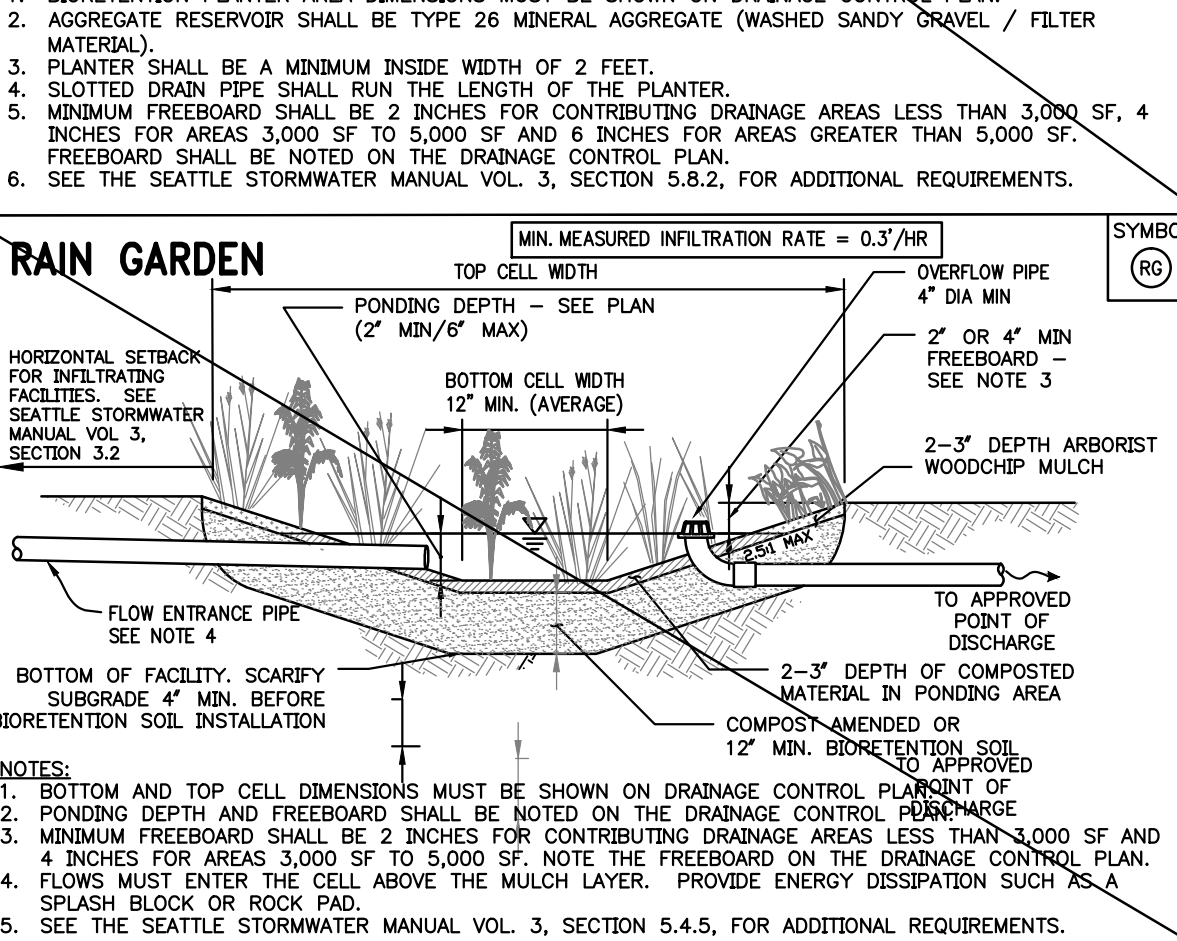
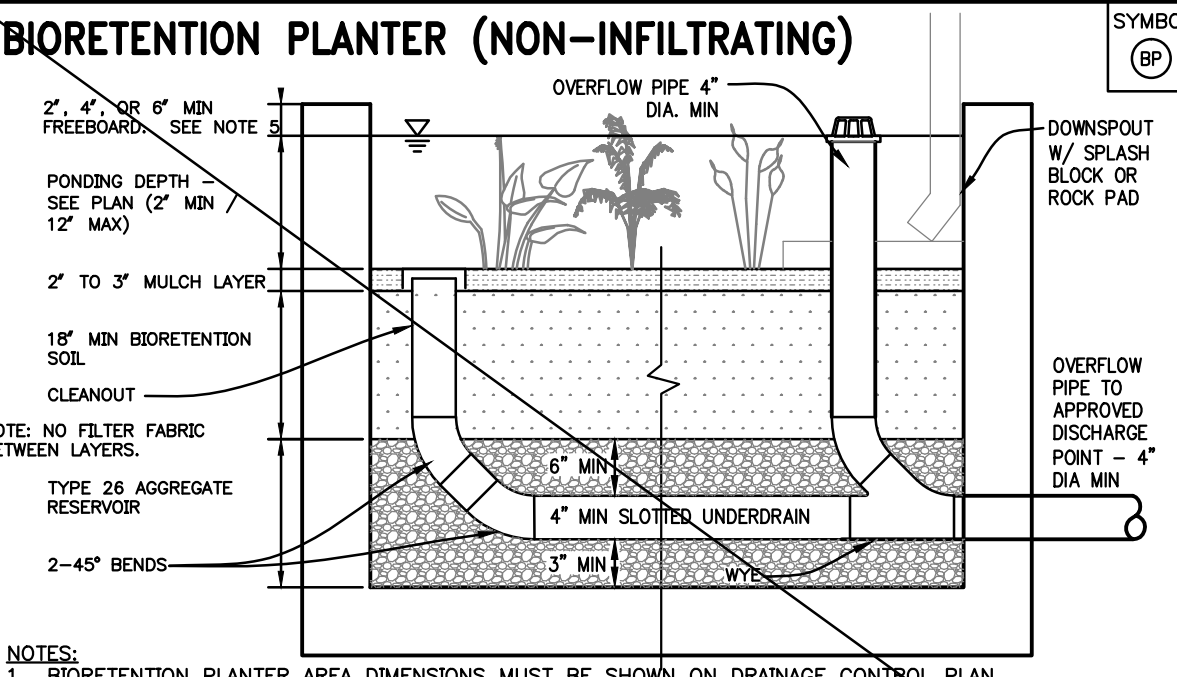
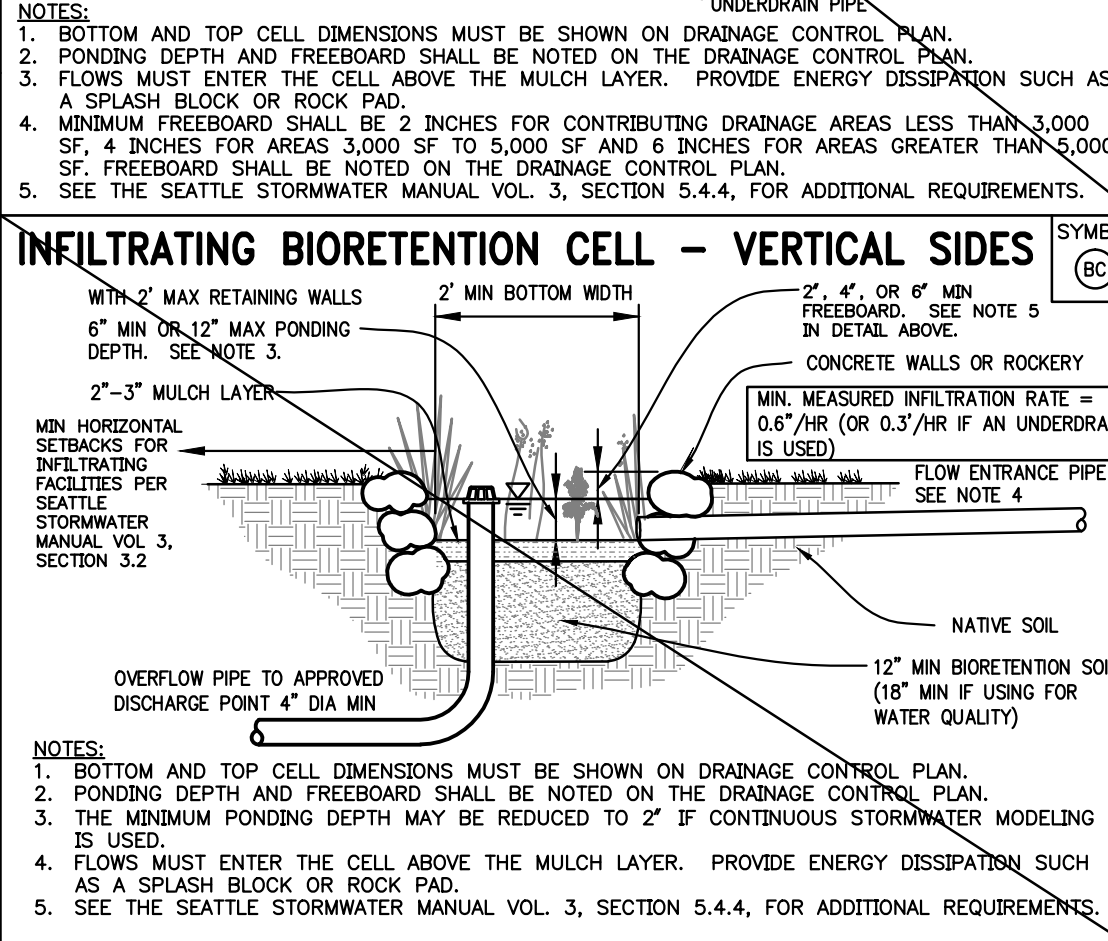
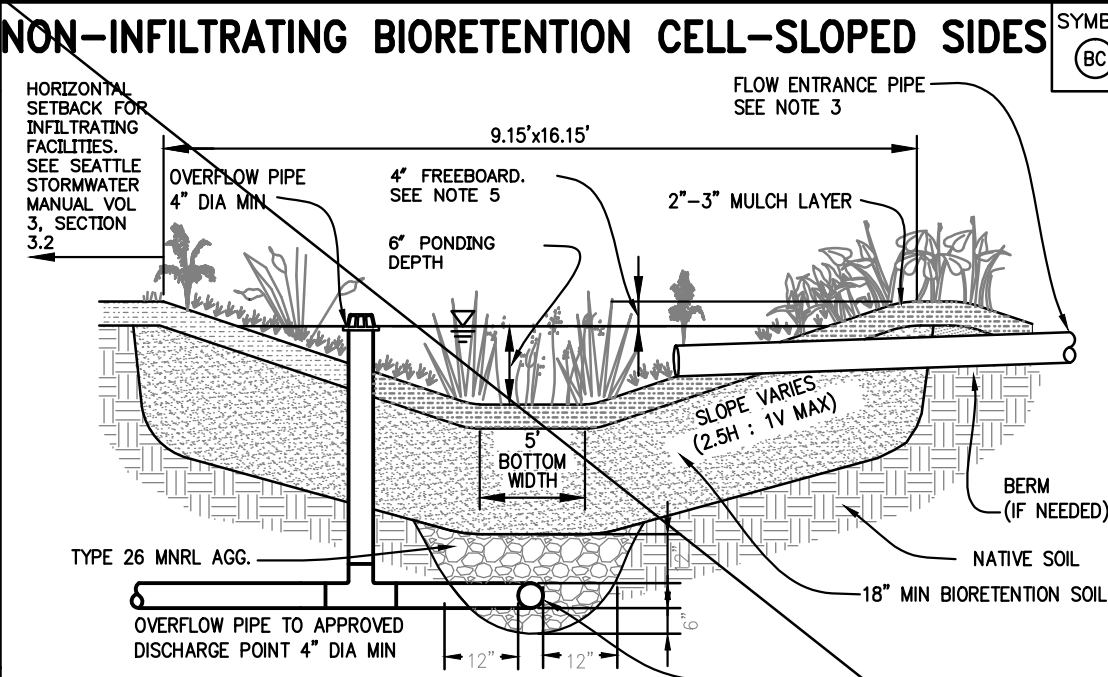
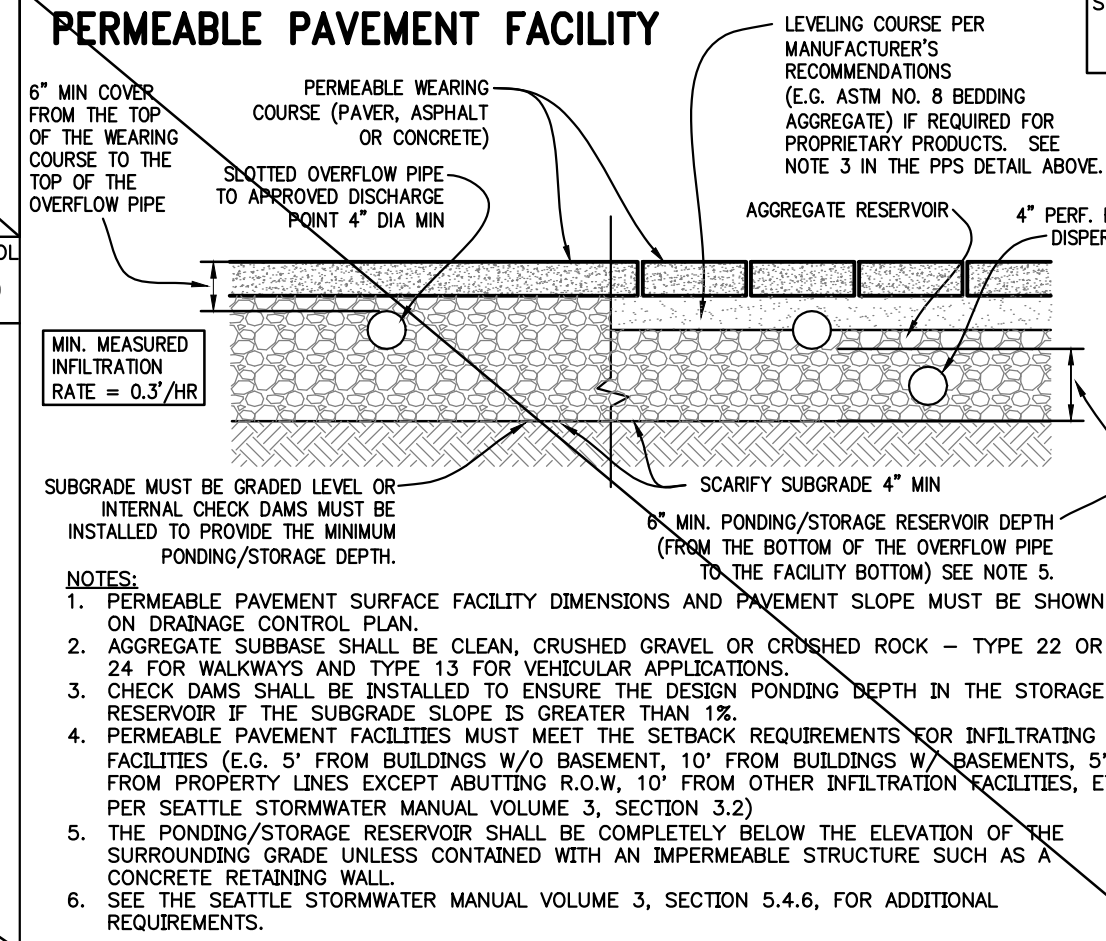
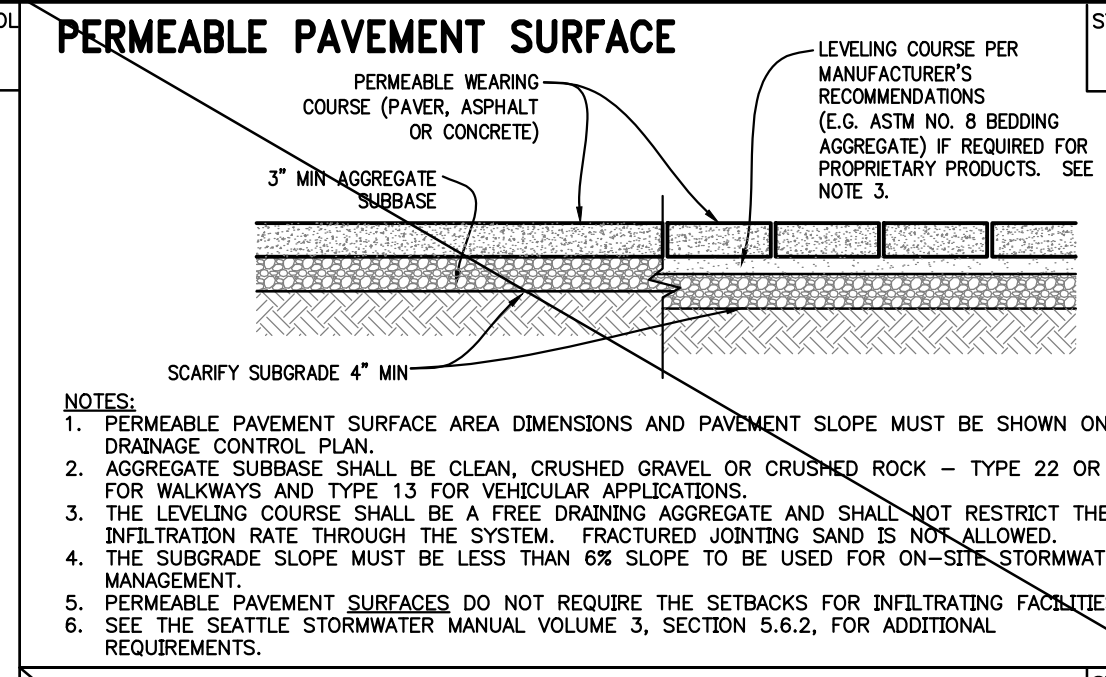
MEASUREMENTS IN THE RIGHT-OF-WAY
 (TO BE TAKEN BY A REGISTERED, SIDE SEWER CONTRACTOR (RSSC))

- DISTANCE FROM CENTERLINE OF DOWNSTREAM MH TO CENTERLINE OF NEW SERVICE CONNECTION
- SIDE SEWER INTERSECTION WITH PROPERTY LINE - DEPTH
- SIDE SEWER INTERSECTION WITH PROPERTY LINE - DISTANCE



STORMWATER FACILITIES/CONTROL OPERATIONS & MAINTENANCE REQUIREMENTS

ALL STORMWATER FACILITIES/CONTROLS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, APPENDIX C.



ON-SITE STORMWATER MANAGEMENT PLANTINGS

PLANTING GENERAL NOTES

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

BIORETENTION CELLS, PLANTERS AND RAIN GARDEN NOTES

- FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE APPENDIX E, SECTION E-9 OF THE 2016 SEATTLE STORMWATER MANUAL.
- VEGETATION COVERAGE OF SELECTED PLANTS 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.
- PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH FACILITY.

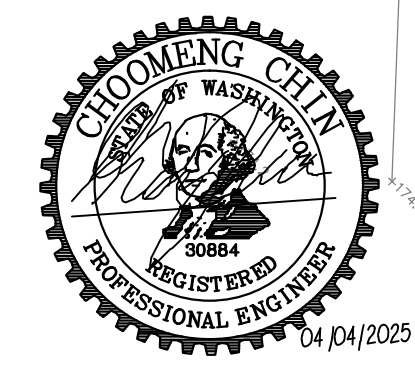
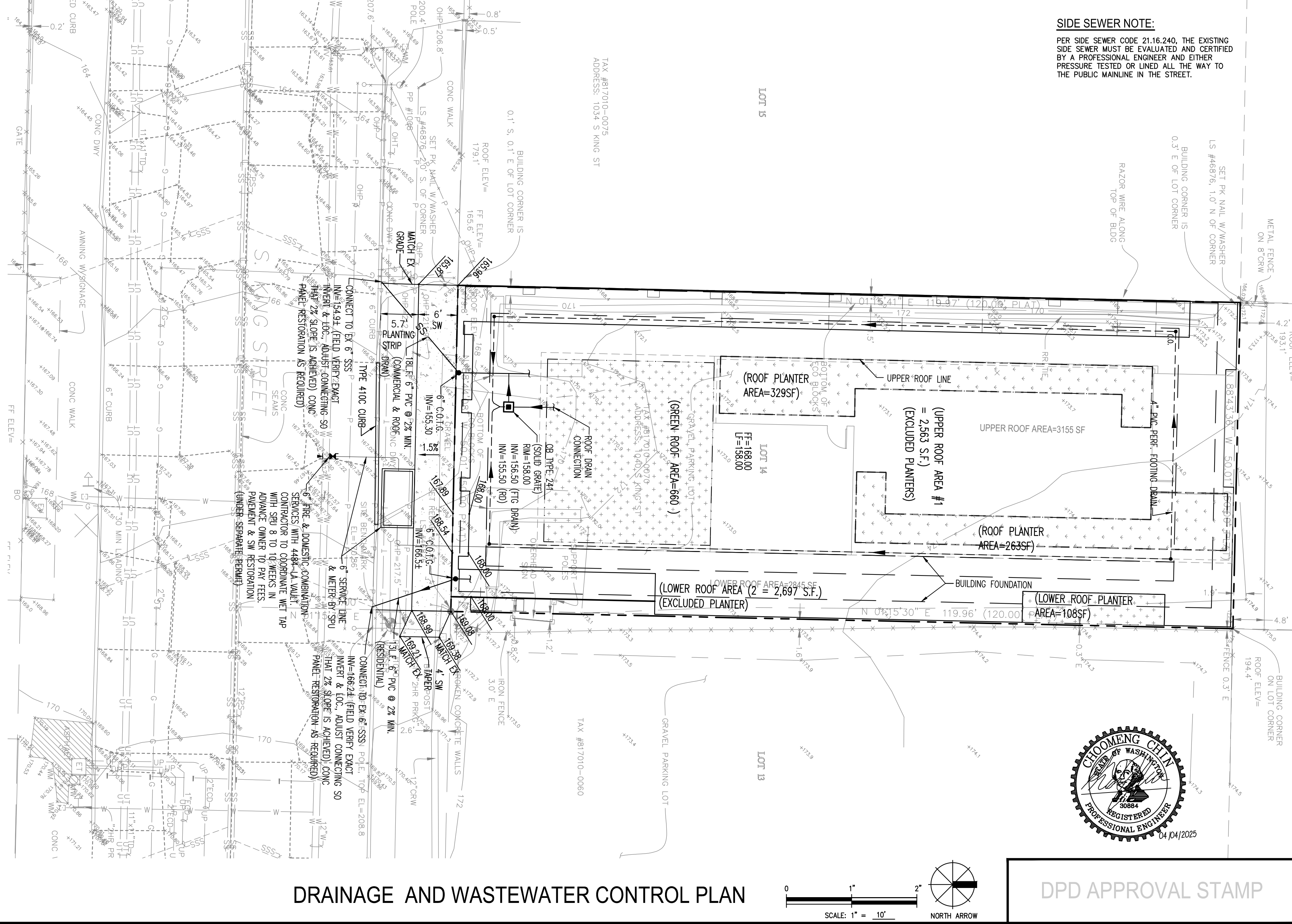
VEGETATED ROOF NOTES

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

SIDE SEWER AND DRAINAGE PERMIT NOTES

- SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE "REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER)" DIRECTOR'S RULE DPD 4-2011/2011-004 AND PER THE "2016 SEATTLE STORMWATER MANUAL" DIRECTOR'S RULE DPD 21-2015/SPU DW-200.
- 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.
- 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 DIRECTORS RULE 4-2011V.M AND SMC 21.16.240.
- 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. SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND THE CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.
- 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.

Address: 1040 S KING STREET, SEATTLE, WA 98104 Project Number: 6705236-CN

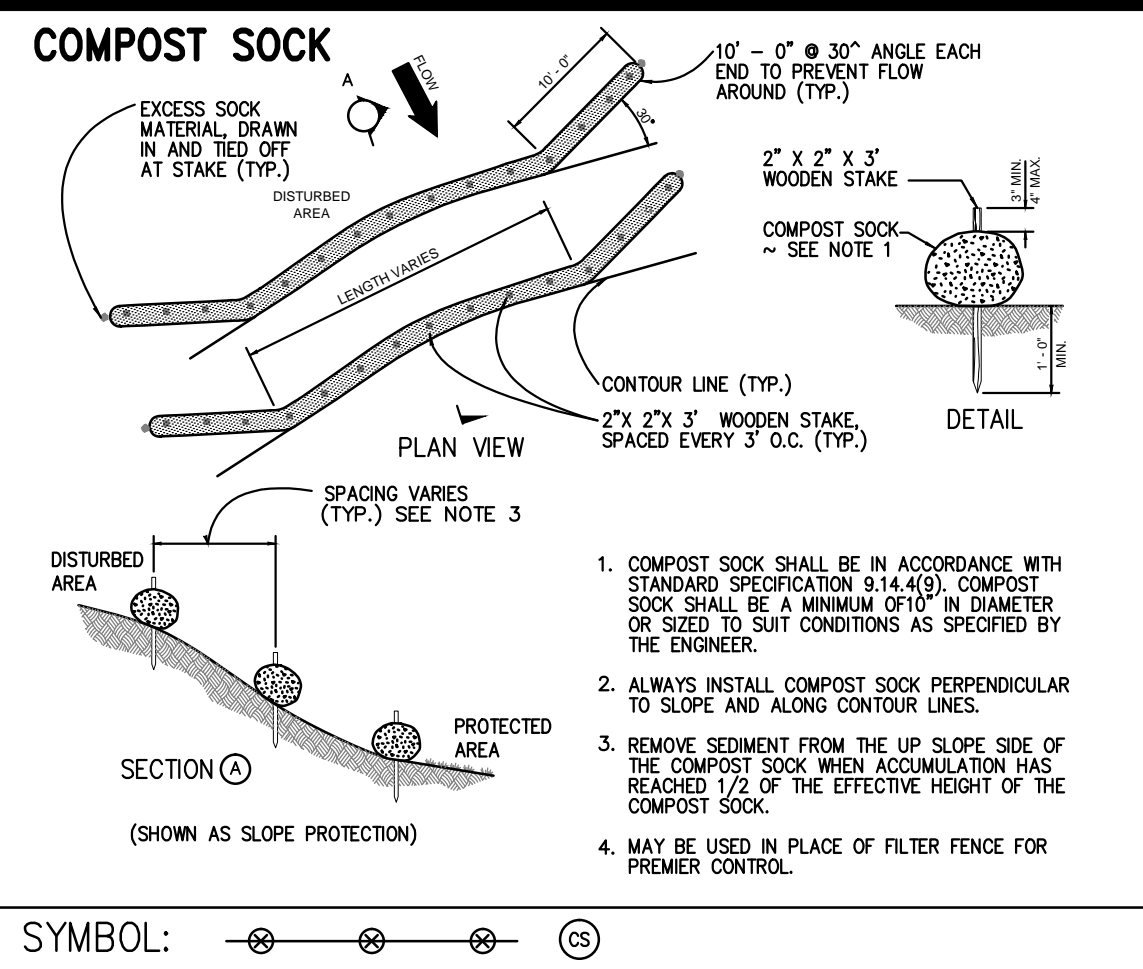
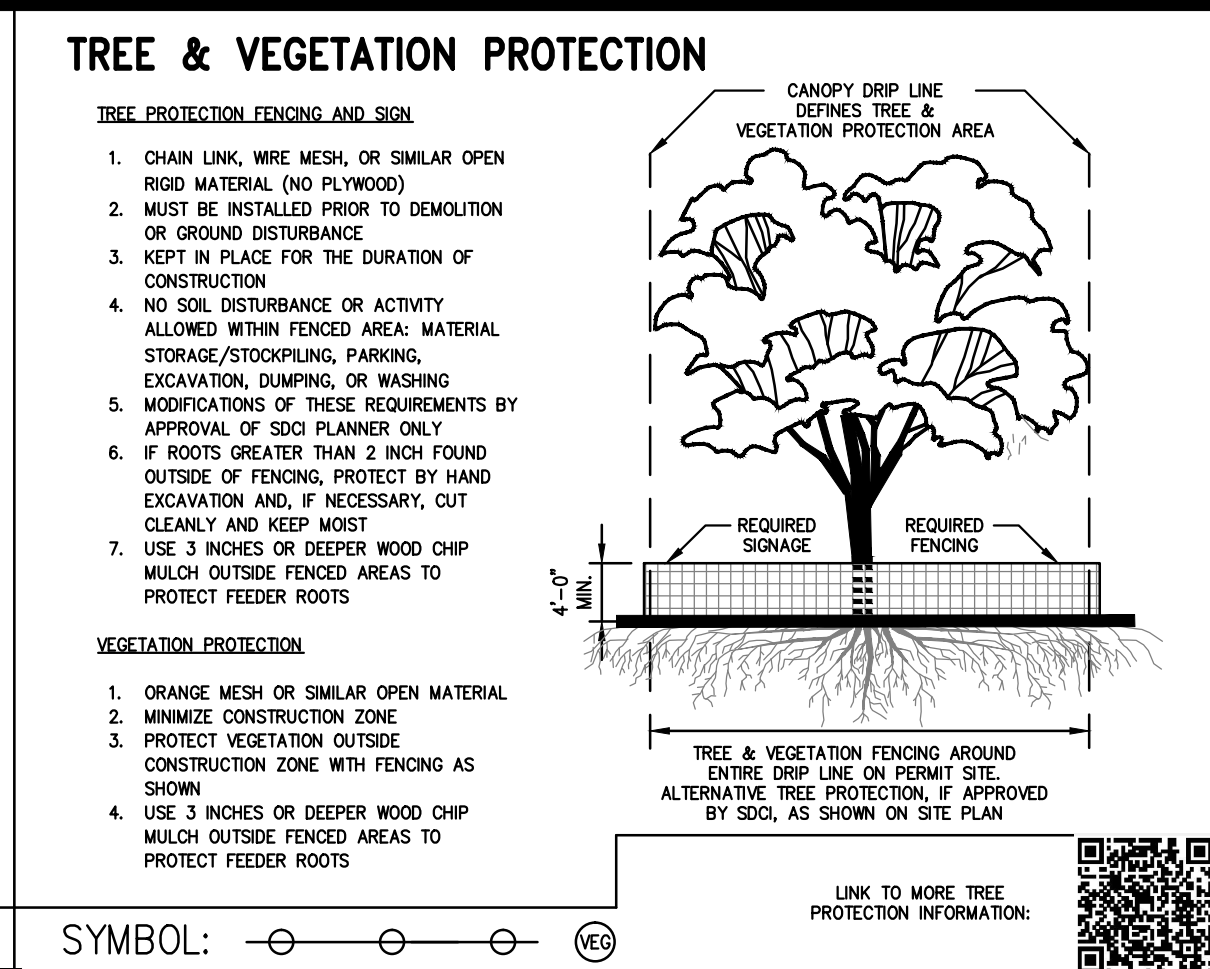
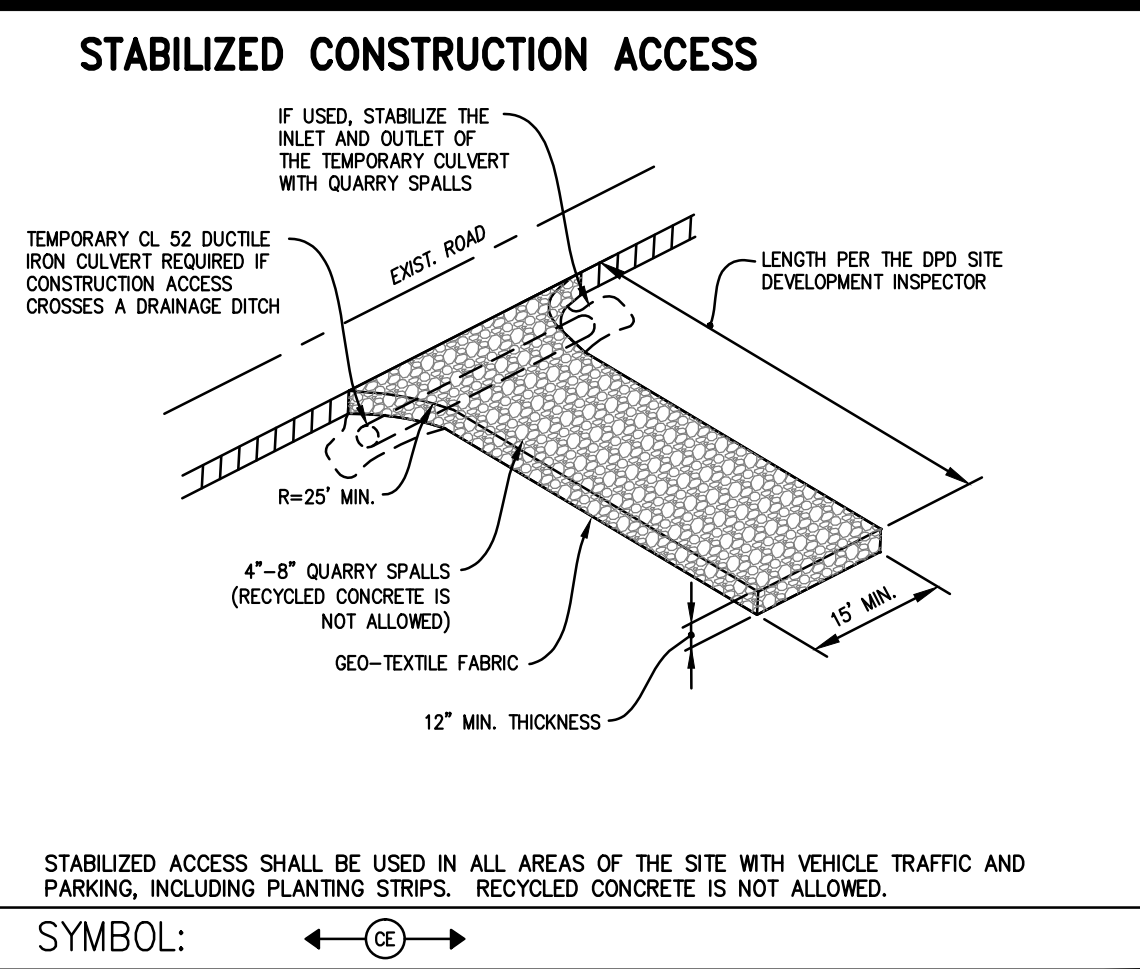
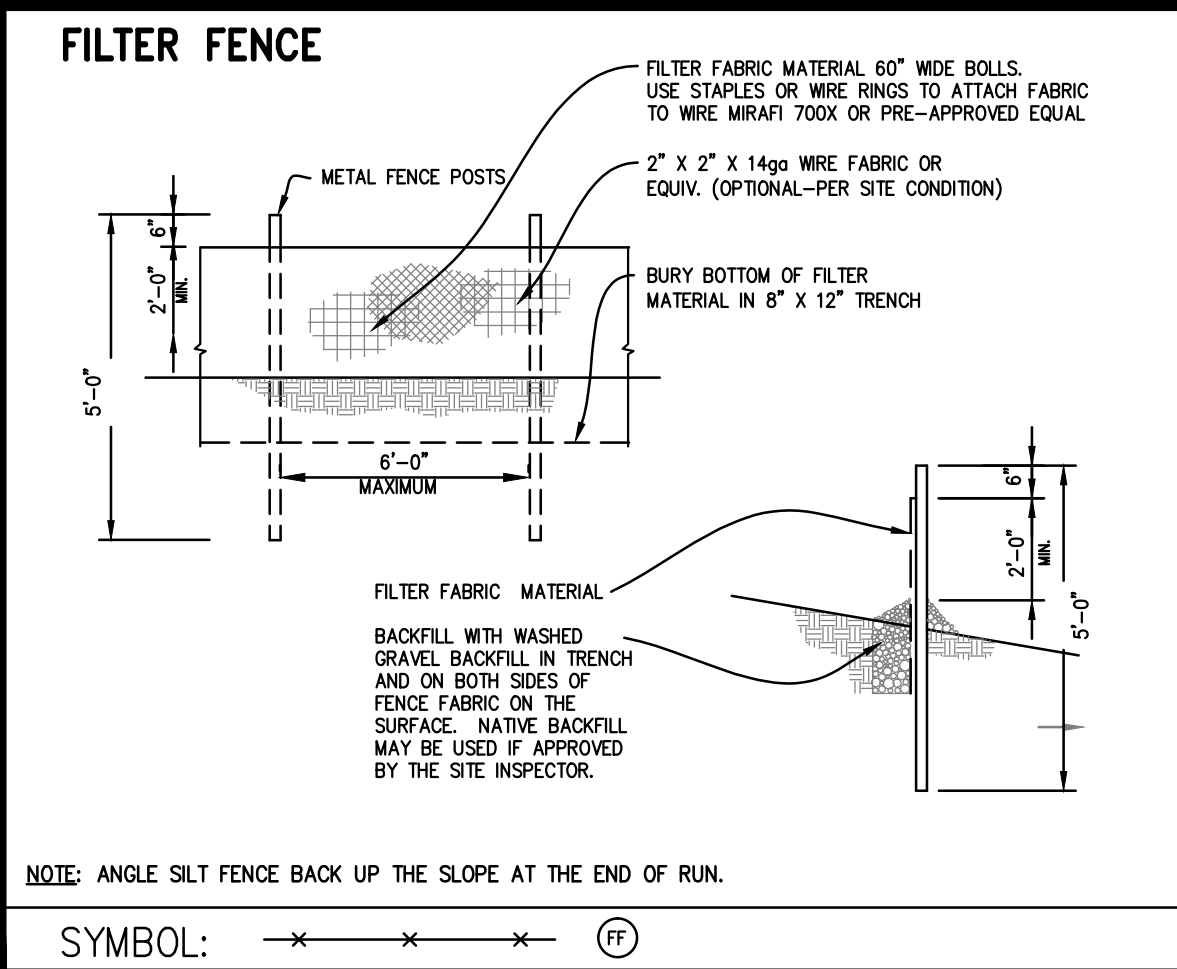


DPD APPROVAL STAMP

DRAINAGE AND WASTEWATER CONTROL PLAN

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

- A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
- SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AT WWW.SEATTLE.GOV/DPD/PERMITS/INSPECTIONS/
- THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
- BMPs SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
- THE BMPs INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPs ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
- ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPs METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.).
- GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
- CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
- POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
- ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ON-SITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
- ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.



CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

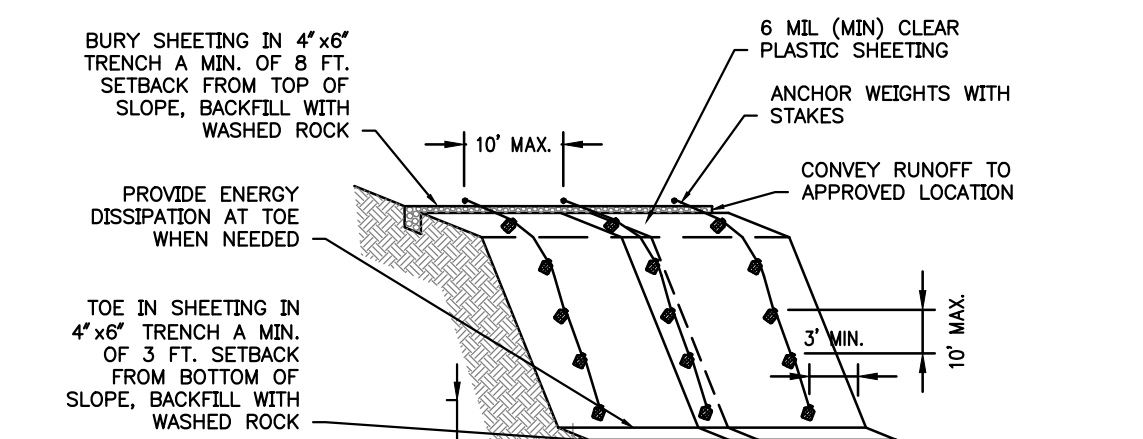
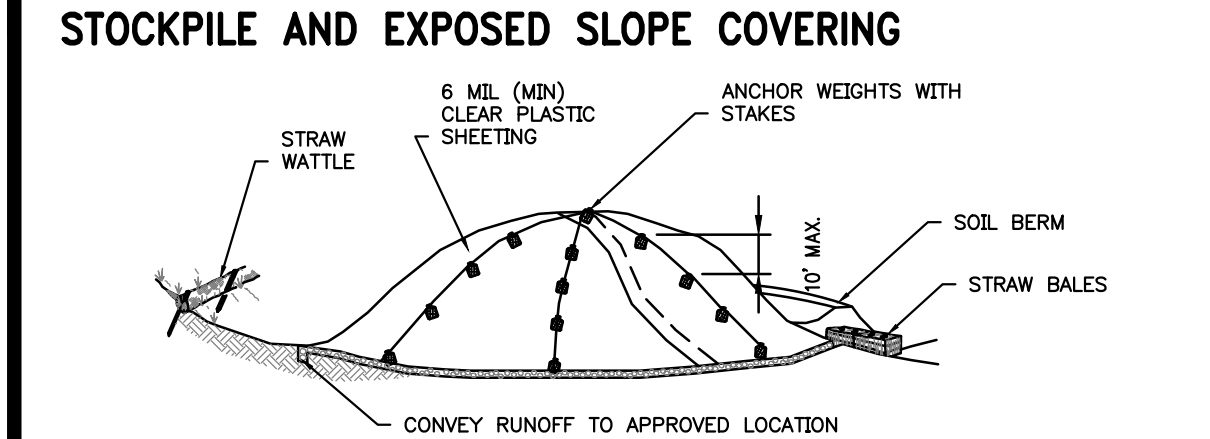
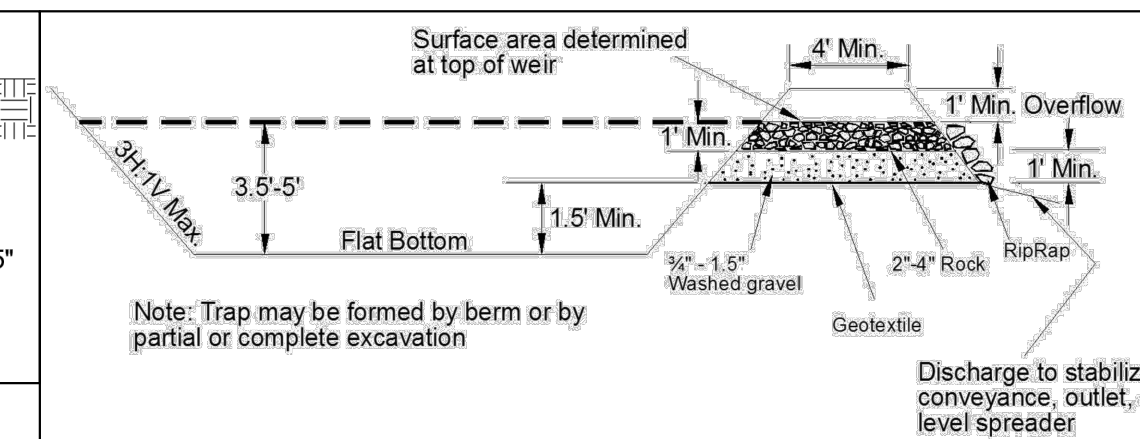
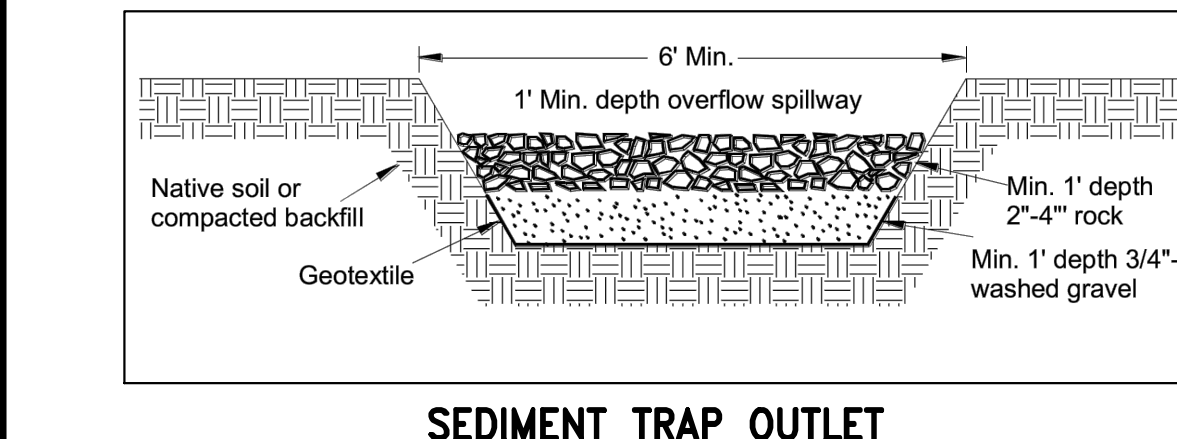
THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPs SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

COMPLETE CONSTRUCTION STORMWATER CONTROL BMP DETAILS AND REQUIREMENTS ARE LOCATED IN DIRECTOR'S RULE DPD DR 21-2015, CHAPTER 4, VOLUME 2: CONSTRUCTION STORMWATER CONTROL, OF THE SEATTLE STORMWATER MANUAL. SHOW ALL BMPs ON THIS PLAN SHEET THAT WILL BE USED TO ACHIEVE THE REQUIREMENTS ABOVE.



POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

- LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) OR ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.
- AN ESTIMATE OF THE VOLUME OF COMPOST REQUIRED IS AUTOMATICALLY CALCULATED ON THE SITE AND DRAINAGE CONTROL SUMMARY SHEET REQUIRED ON THE DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN). THE ACTUAL VOLUME OF COMPOST REQUIRED WILL BE DETERMINED IN THE FIELD.

DEFINITIONS:

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY (SEE C) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPD SITE INSPECTOR. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSOIL MUST BE LOOSENED TO A DEPTH OF 12 INCHES PRIOR TO SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

ONLY COMPLETE THE FOLLOWING CALCULATION IF A DRAINAGE AND WASTEWATER CONTROL PLAN (DWC PLAN) IS NOT REQUIRED (E.G. SUBJECT TO FIELD INSPECTION (STF) DEMOLITION PERMITS)

AREA REQUIRING AMENDMENT (SA) (SQUARE FEET) X 0.0062 = REQUIRED COMPOST (CUBIC YARDS)

SOIL AMENDMENT

PLANTING BEDS

TURF (LAWN) AREAS

2"-4" MULCH

3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL SEE NOTE 3

1 3/4" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL SEE NOTE 3

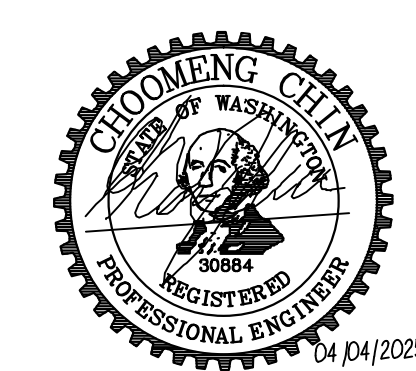
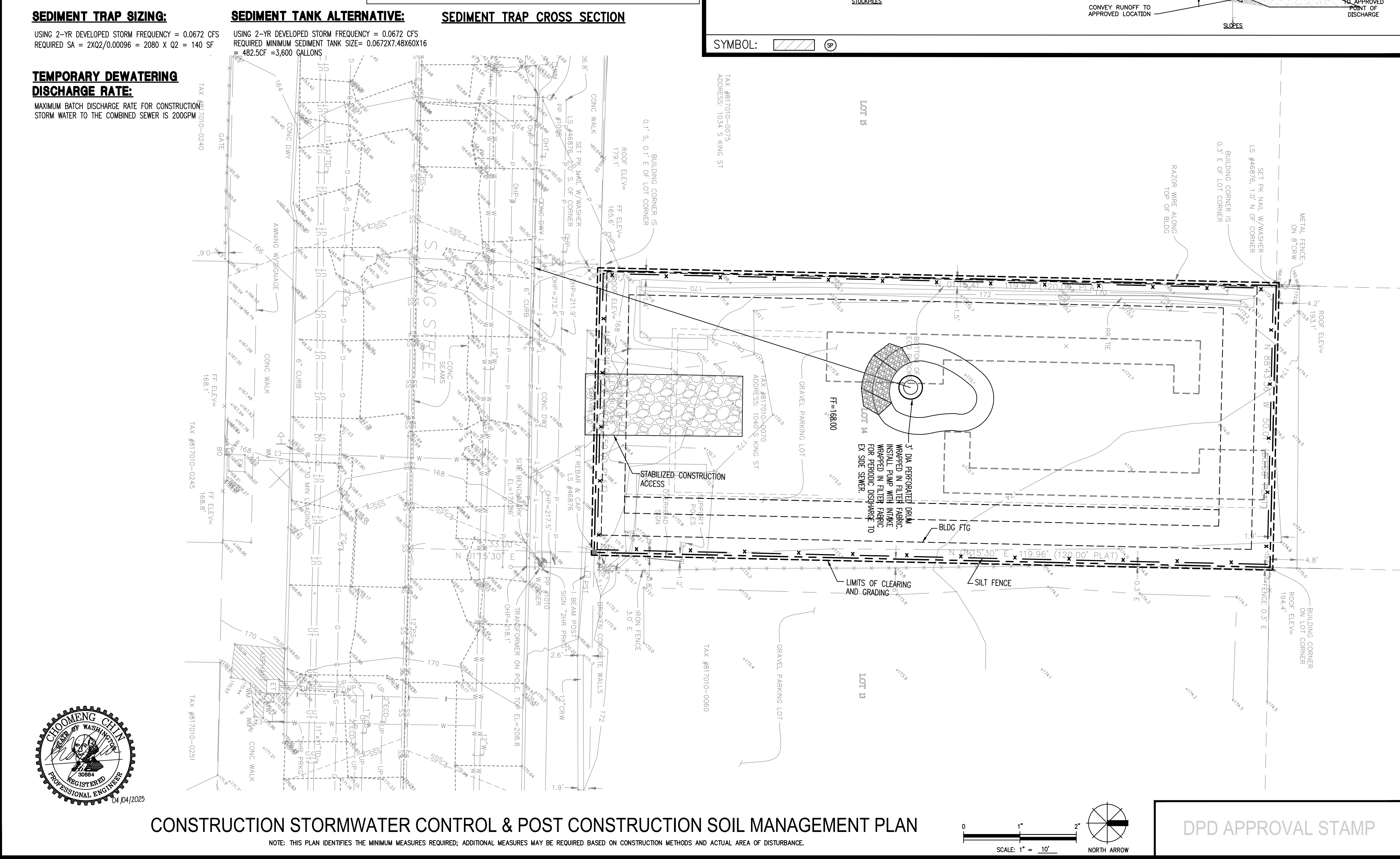
SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE), OR AS DETERMINED BY THE CITY

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE), OR AS DETERMINED BY THE CITY

NOTES:

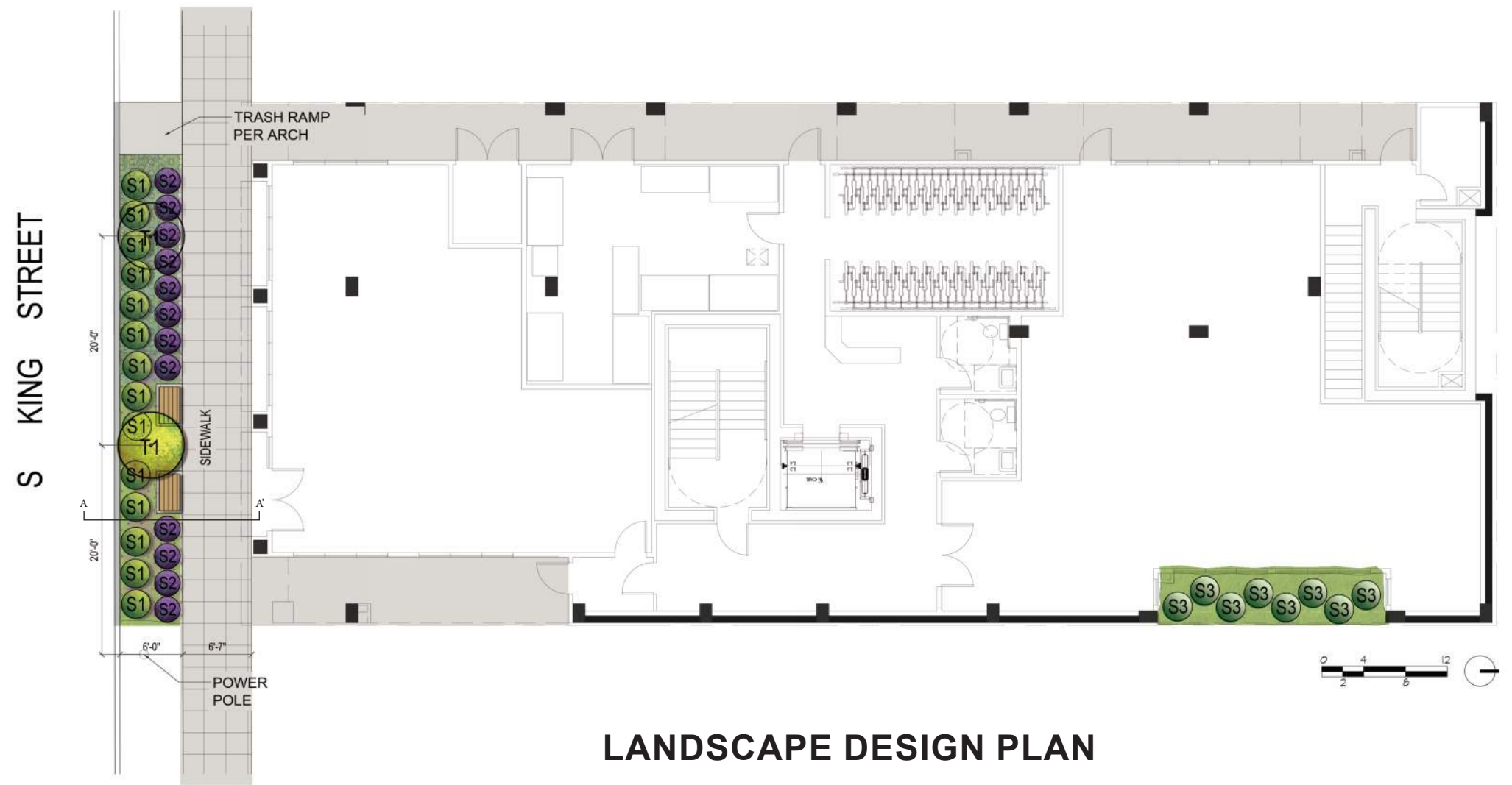
- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
- SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
- IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL:

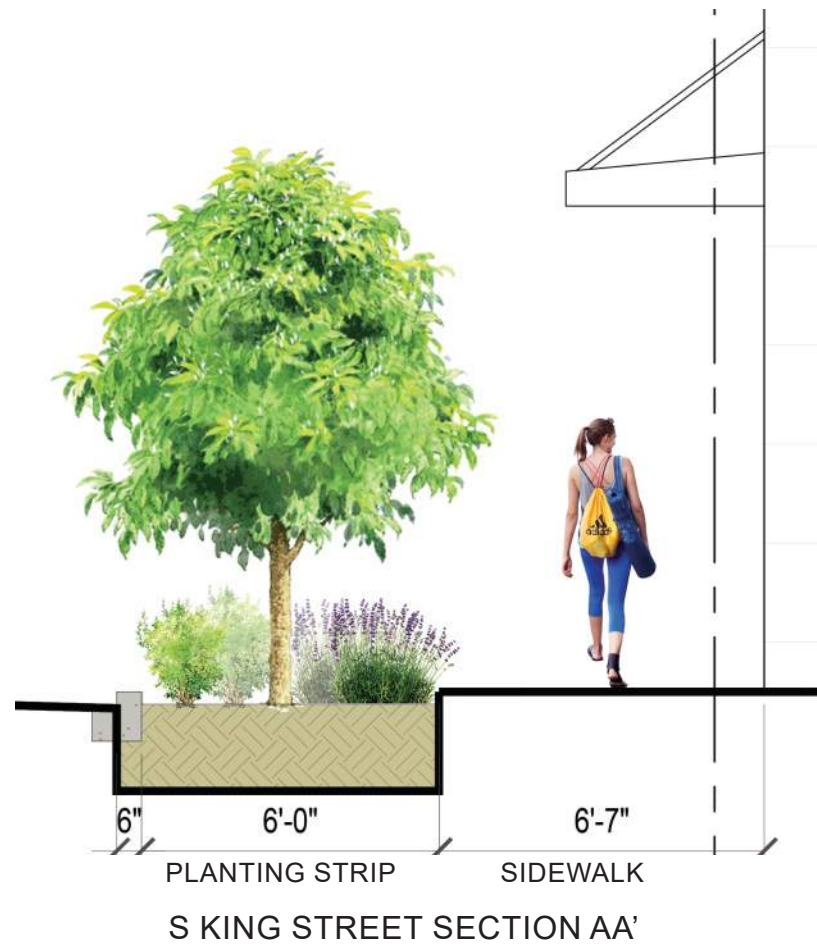




T1 AMERICAN HORNBEAM



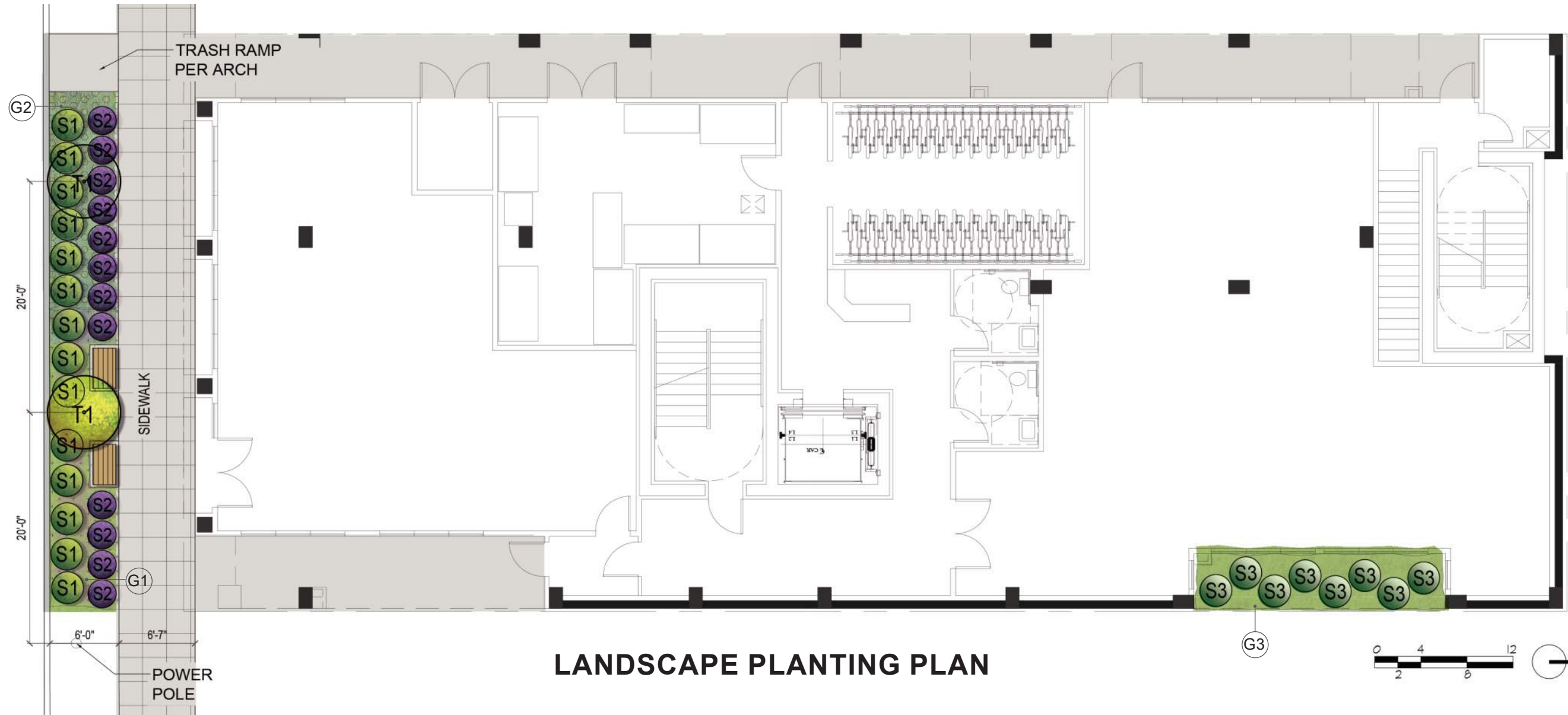
LANDSCAPE DESIGN PLAN



STREET CHARACTER



S KING STREET



LANDSCAPE PLANTING PLAN



S1 MOCK ORANGE



S2 ENGLISH LAVENDER



S3 DWARF OAK LEAF HYDRANGEA



G1 HEATHER



G2 BLUE FESCUE



G3 LILYTURF

PLANTS



G4 SEDUM DASYPHYLLUM



G5 SEDUM DIVERGENS



G6 SEDUM LAXUM



S4 DWARF HEAVENLY BAMBOO



S5 PURPLE-AZALEA



S6 MEXICAN ORANGE



ROOF GARDEN PLAN

ROOF TREES



T2 DWARF MAPLE



T3 POM POM PINE TREE

GREEN ROOF



ROOF CHARACTER

WOOD DECK & PLANTER



OUTDOOR FURNITURE





 BOLLARD LIGHTING (TALL)



 BOLLARD LIGHTING



 TREE UP LIGHTING

LEGAL DESCRIPTION

PER QUIT CLAIM DEED RECORDING NO. 20150608001195, RECORDS OF KING COUNTY, WASHINGTON.

LOT 14, BLOCK 1, SYNDICATE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES

R1 = SDOT RECORD DRAWING, VAULT PLAN NO. 774-775, FIRST HILL STREETCAR PROJECT

HORIZONTAL DATUM - NAD 83 (2011)

MONUMENT #1
OWNER: CITY OF SEATTLE
ID: N/A
DESCRIPTION: CASED CONCRETE MON W/BRASS PIN, DOWN 0.7'
LOCATION: INTX 10TH AVE S & S KING ST
N: 221799.11
E: 1273732.05

MONUMENT #2
OWNER: CITY OF SEATTLE
ID: N/A
DESCRIPTION: CASED CONCRETE MON W/BRASS PIN, DOWN 1.0'
LOCATION: INTX S KING ST & 12TH AVE S
N: 221785.95
E: 1274328.05

LEGEND

- ASPHALT SURFACE
- BENCHMARK
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- ET ELECTRICAL TRANSFORMER
- EV ELECTRICAL VAULT
- FENCE LINE (CHAIN LINK/IRON)
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- MAINTENANCE HOLE (AS NOTED)
- MH MONITORING WELL
- OMW MONITORING WELL
- FOUND MONUMENT IN CASE
- NAIL AS NOTED
- PP POWER POLE
- PP O POWER POLE W/ LIGHT
- REBAR & CAP (SET)
- SIGN (AS NOTED)
- BO WATER BLOW OFF
- WM WATER GATE VALVE
- WM WATER METER
- WV WATER VALVE
- CALC'D CALCULATED DISTANCE
- CRW CONCRETE RETAINING WALL
- DWY DRIVEWAY
- ECD ELECTRICAL CONDUIT
- ECO ECOLOGY
- FF FINISHED FLOOR
- G GAS LINE
- OHP/OHT OVERHEAD POWER/TEL PIPE SEWER COMBINED
- PS (R) RECORD DATA
- SSMH SANITARY SEWER MANHOLE
- SSS SANITARY SIDE SEWER
- TD TELEPHONE DUCT

VERTICAL DATUM - NAVD 88

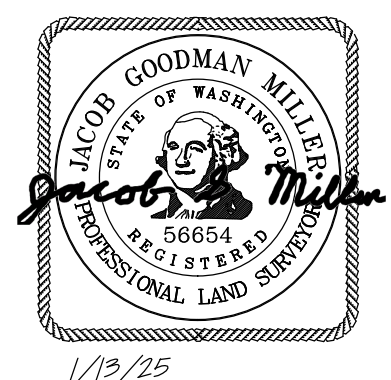
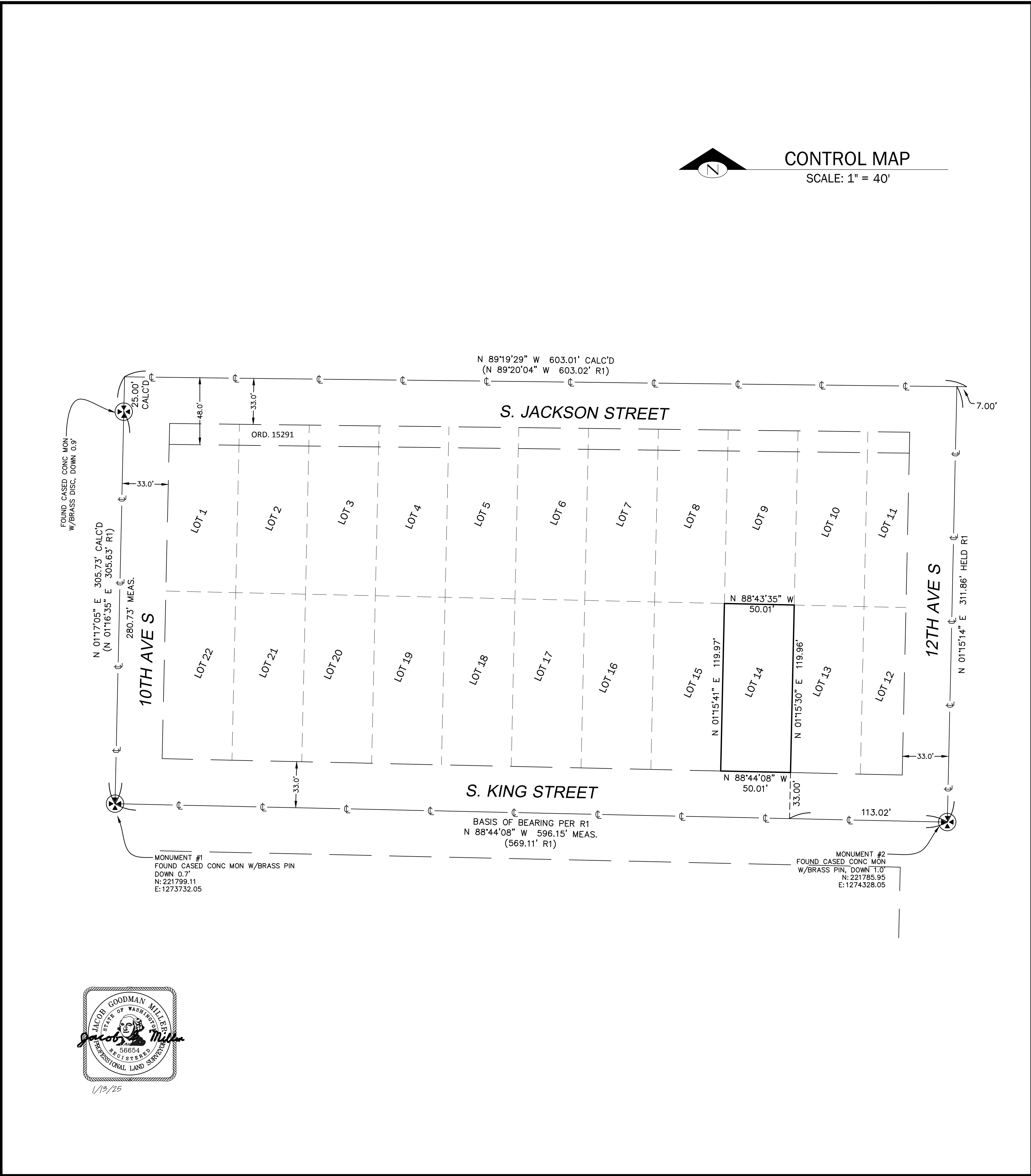
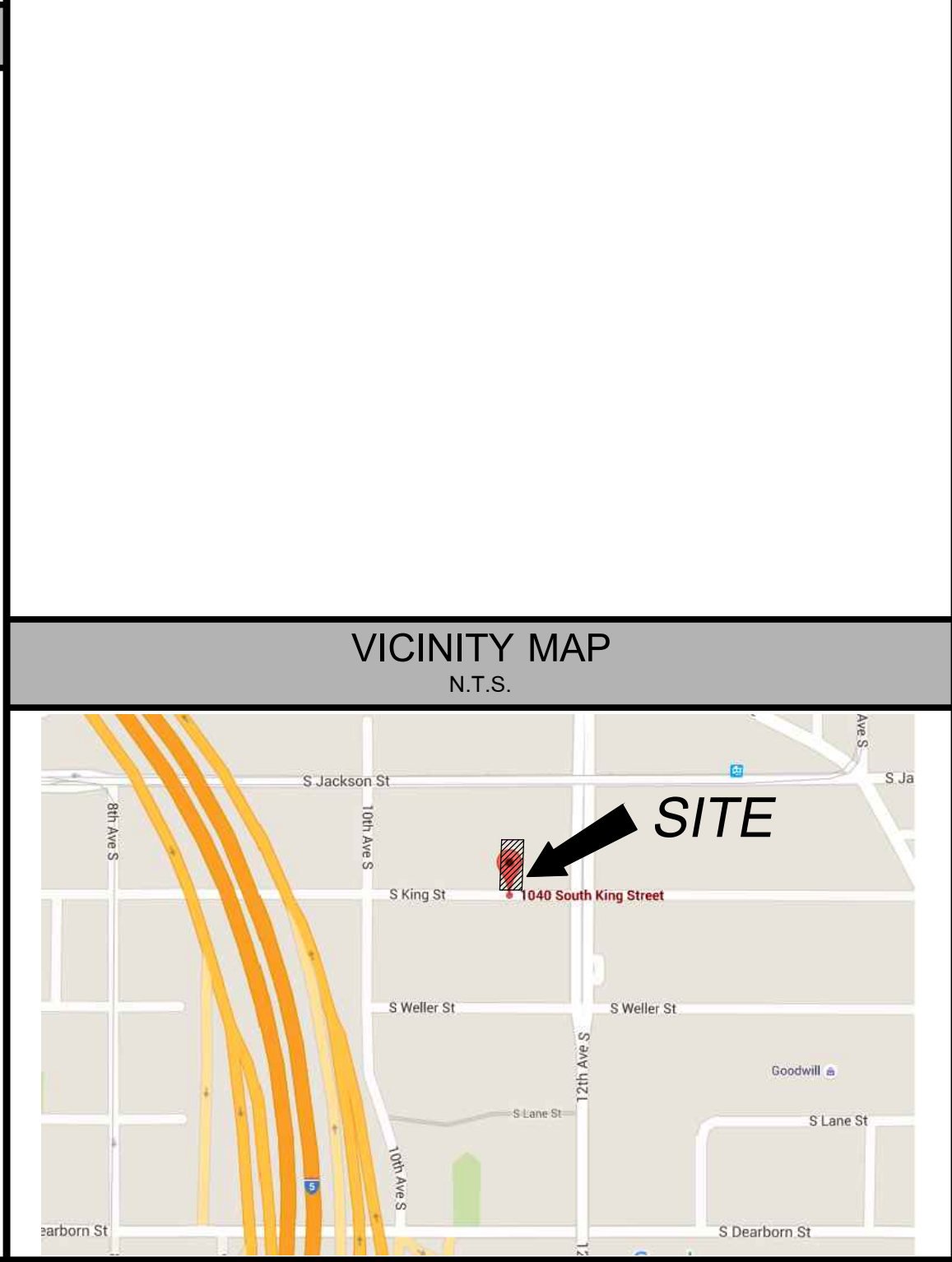
VERTICAL BENCHMARK #1
SOURCE: CITY OF SEATTLE
ID: SNV-2503
DESCRIPTION: BRASS CAP
LOCATION: 15'S & 1' W OF BKCW AT SE COR OF INTX E SPRUCE ST & 12TH AVE
ELEVATION: 230.06'

VERTICAL BENCHMARK #2
SOURCE: CITY OF SEATTLE
ID: SNV-5129
DESCRIPTION: BRASS CAP
LOCATION: 0.5' N OF MID PT OF CURVE OF INTX BKCW IN THE SW COR S DEARBORN ST & 9TH AVE S
ELEVATION: 76.44'

VERTICAL BENCHMARK #3
SOURCE: SITE BENCHMARK
ID: N/A
DESCRIPTION: PK NAIL WITH TAG IN POWER POLE #1010
LOCATION: NORTH SIDE OF S KING ST NEAR SE CORNER OF SITE
ELEVATION: 170.86'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 817010-0070.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,000± S.F. (0.14± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.



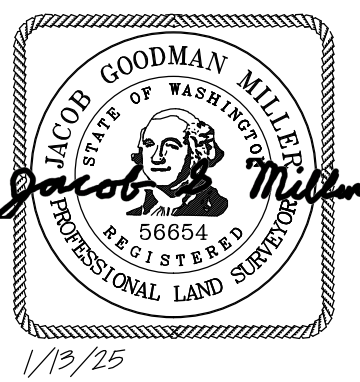
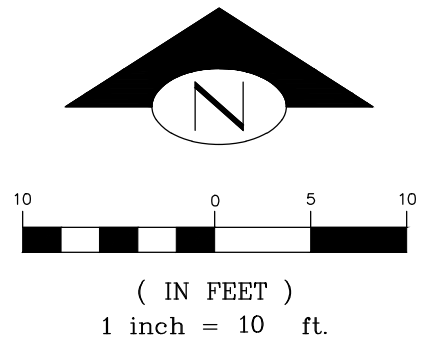
TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

NO	REVISION	DATE
1	OVERHEAD POWER LINES	07/13/25

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4, NE 1/4 SEC 5, TWP. 24N., RGE 4E., W.M.
ADAM CHONG
1040 S KING ST
SEATTLE, WASHINGTON

JOB NO.: 160698
DATE: 7/14/16
DRAFTED BY: TLR
CHECKED BY: MAB/JGM
SCALE: 1" = 40'
1 OF 2



UPDATE NOTE:
 SITE CONDITIONS SHOWN REFLECT
 CONDITIONS AS OF JULY 2016 WITH
 THE ONLY EXCEPTION BEING THE
 POLE AND OVERHEAD LINE
 LOCATIONS LOCATED JANUARY 2024.

TERRANE

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NO	REVISION	DATE
1	OVERHEAD POWER LINES	01/13/25

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4, NE 1/4 SEC 5, TWP. 24N., RGE 4E., W.M.
 ADAM CHONG
 1040 S KING ST
 SEATTLE, WASHINGTON

JOB NO.: **160698**
 DATE: 7/14/16
 DRAFTED BY: TLR
 CHECKED BY: MAB/JGM
 SCALE: 1" = 10'
 2 OF 2

