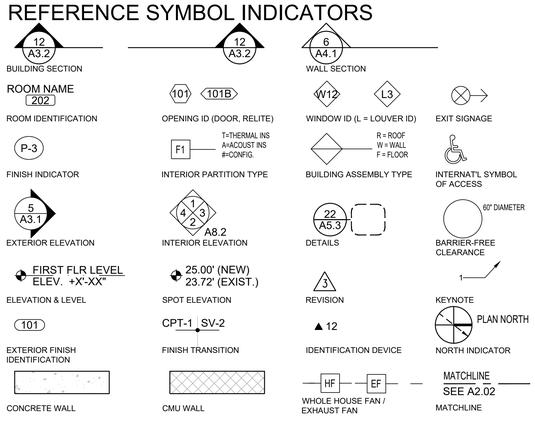
ABBREVIATIONS

ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESSORY
ACT	ACTUAL/ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
AVG	AVERAGE
B.F.	BARRIER-FREE
BLKG	BLOCKING
B.O.	BOTTOM OF
BR	BEDROOM
CPT	CARPET
CMU	CONCRETE BLOCK
CEM	CEMENT
CLR	CLEAR/CLEARANCE
CT	CERAMIC TILE
CFM	CUBIC FEET PER MINUTE
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CON	CONSTRUCTION
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CTR	CENTER/COUNTER
CW	COLD WATER/CURTAIN WALL
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DINING ROOM, DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELEV	ELEVATION/ELEVATOR
EXIST	EXISTING
EXT	EXTERIOR
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
F.O.	FINISH OPENING
F.O.F.	FACE OF FRAMING
F.O.I.C	FURNISHED BY OWNER, . INSTALLED BY CONTRACTOR
F.O.I.O.	FURNISHED BY OWNER, INSTALLED BY OWNER
F.O.C.	FACE OF CONCRETE
FRT	FIRE RETARDANT TREATED
FX	FIXED WINDOW
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GRND	GROUND
GWB	GYPSUM WALLBOARD
HC	HOLLOW CORE
HDWE	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HV	HIGH VOLTAGE
HW	HOT WATER
HW	HOT WATER TANK
L	LONG, LINE
LAV	LAVATORY
LR	LIVING ROOM
LT	LIGHT
MFR	MANUFACTURER
MAR	MARBLE
MATERIAL	MATL
MAX	MAXIMUM
MTL	METAL
MIN	MINIMUM
MIR	MIRROR
MO	MASONRY OPENING
MUL	MULLION
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN THIS CONTRACT
NO, #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIMENSION
OPP	OPPOSITE
PT	PAINT/POINT
P.T.	PRESSURE TREATED
PL	PLASTER/PLATE
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
Q TILE	QUARRY TILE
R	RISER/RADIUS
REBAR	REINFORCING BAR
REF	REFRIGERATOR/ REFERENCE
REV	REVISION
RM,	RMS ROOM, ROOMS
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROUGH SAWN
S&R	SHELF AND ROD
S&V	STAIN & VARNISH
SAFF	SELF-ADHESIVE FLEXIBLE FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SEC	SECTION
SGD	SLIDING GLASS DOOR
SHT	SHEET
SHWR	SHOWER
SPECS	SPECIFICATIONS
SF	SQUARE FEET
SM	SHEET METAL
S.O.G.	SLAB ON GRADE
SST	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEMP	TEMPERED GLASS
T.O.	TOP OF
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VTOS	VENT TO OUTSIDE
W	WIDTH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WDW	WINDOW
WI	WROUGHT IRON
WP	WATERPROOF/ WORK POINT
WRB	WATER-RESISTANT BARRIER
WW	WINDOW WALL

GENERAL NOTES

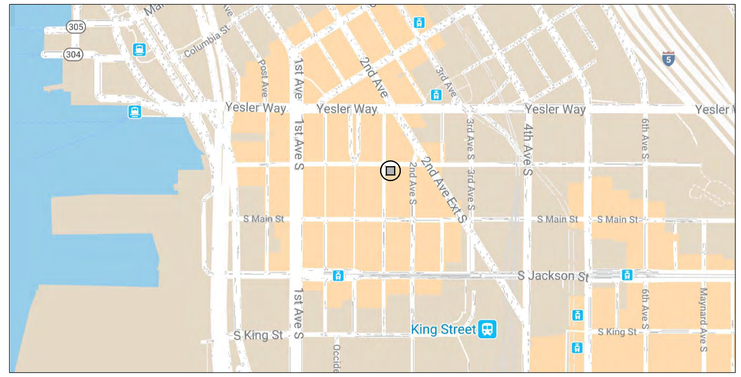
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" X 42"
3. DRAWINGS ARE DIAGRAMATIC. THEY DO NOT REPRESENT EVERY CONDITION WITHIN THE BUILDING DESIGN. FOR CLARIFICATION OR ADDITIONAL INFORMATION, CONTACT THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTING AREAS IN QUESTION.
4. SEE BUILDNG ENVELOPE DRAWINGS FOR CLIMATE INTERFACE SYSTEMS AND AIR BARRIER MANAGEMENT DETAILS, TYPICAL ALL DETAILS.
5. HORIZONTAL DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. MASONRY, F.O. FRAMING, CENTERLINE OF COLUMN GRIDLINE, OR F.O. FINISH (INTERIOR), UNO. VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, T.O. STEEL, UNO.
6. "M.O" ON A DIMENSION LINE INDICATES A "MASONRY OPENING" WITH DIMENSION POINTS TO THE CENTERLINE OF IMPLIED MASONRY JOINT, NOT TO THE FACE OF THE MASONRY UNIT. THIS MODULAR DIMENSIONING SYSTEM IS BASED ON THE NOMINAL SIZE(S) OF THE MASONRY UNITS INDICATED. VERIFY ACTUAL OPENING SIZE IN THE FIELD.
7. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS MAY HAVE BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE OWNER & ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
9. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF SKIDMORE JANETTE A|P|D, ARCHITECT AND HAVE BEEN PREPARED FOR USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SKIDMORE JANETTE A|P|D, ARCHITECT IS PROHIBITED.

REFERENCE SYMBOL INDICATORS





VICINITY MAP



PROJECT INFORMATION

SITE ADDRESS:	165 S. WASHINGTON ST.
PARCEL ID:	#524780-0682, 524780-0690
LOT AREA	4,500 SF
OWNER:	JOHNSON CARR, LLC
ZONING:	PSM 100 / 100-120
SDCI PROJECT NUMBERS:	
URBAN VILLAGE OVERLAY:	DOWNTOWN (URBAN CENTER)
HISTORIC DISTRICT:	PIONEER SQUARE PRESERVATION DISTRICT
NUMBER OF RESIDENTIAL UNITS:	77 UNITS
COMMERCIAL SQUARE FOOTAGE:	2,820 SF
NUMBER OF PARKING STALLS:	NONE

2015 SEATTLE BUILDING CODE
2015 WASHINGTON STATE ENERGY CODE WITH SEATTLE AMENDMENTS

NOTE: SPRINKLER, MECHANICAL AND ELECTRICAL DEFERRED SUBMITTALS, UNDER SEPARATE PERMIT

JURISDICTION:	CITY OF SEATTLE
OCCUPANCY:	NON-SEPARATED USES: GROUP R-2 RESIDENTIAL, > 16 OCCUPANTS/BLDG, APARTMENTS GROUP A-2 ASSEMBLY GROUP S-2 STORAGE
CONSTRUCTION TYPE:	TYPE 3A OVER 1A (8 STORIES + BELOW GRADE BASEMENT)
ELEVATOR PRESSURIZATION:	YES
EGRESS ILLUMINATION:	AN EMERGENCY POWER SYSTEM IS REQUIRED FOR MEANS OF EGRESS ILLUMINATION PER SBC 1006.

BUILDING DATA

Site Area: 4,500 PSM 100/100-120

FAR Distribution (Qualifying portions of the building)

	**FAR	Exempt	GSF	Non- Res Area	Service Area	Residential Area	Const. Type	COMMON RECREATION Interior	COMMON RECREATION Exterior	Units SEDU	Parking (Bikes) flr ht
Basement	-	3,625	3,625	1,619	1,447	559	Type 1A				73
Level 1	3,846		3,846	1,449	793	1,604	Type 1A				13.00
Level 2	3,902		3,902			3,902	Type 1A			11	9.50
Level 3	3,931		3,931			3,931	Type 3A			11	9.00
Level 4	3,931		3,931			3,931	Type 3A			11	9.25
Level 5	3,931		3,931			3,931	Type 3A			11	9.25
Level 6	3,931		3,931			3,931	Type 3A			11	9.25
Level 7	3,902		3,902			3,902	Type 3A			11	9.25
Level 8	3,902		3,902			3,902	Type 3A			11	7.75
Roof	532		532		55	477	Type 3A		1,584		
Total GSF**	31,808	3,625	35,433	3,068	2,295	30,070		-	1,584	77	
				Rec. area			Amenity	1,584			
Contributing FAR:	31,808	7.07		Req'd 5% :	1,607		provided:				
Allowable FAR:		N/A			See sheet G1.01 for required common recreation area calculation		Difference:	**(23)**			
Difference:	**(31,808)**										

& diagram

**For FAR, GSF is measured to the INSIDE face of the exterior wall or centerline of party walls for separate, adjacent uses

PROJECT TEAM

OWNER
JOHNSON CARR, LLC
506 SECOND AVE SUITE 1020
SEATTLE, WA 98104
PHONE: 206-719-4971
206-817-2877
CONTACTS: TYLER CARR /
KELTEN JOHNSON

ARCHITECT
SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN, PLLC
5405 LEARY AVE NW SUITE 2
SEATTLE WA 98107
PHONE: 206-453-3645
CONTACT: JAY JANETTE

LANDSCAPE
GHA LANDSCAPE ARCHITECTS
1417 NE 80TH ST
SEATTLE, WA 98115
PHONE: 206-522-2334
CONTACT: NEIL BUCHANAN

STRUCTURAL
SWENSON SAY FAGET ENGINEERING
934 BROADWAY, SUITE 100
TACOMA, WA 98402
PHONE: 253.888.4975
CONTACT: RYAN REICHMAN

CIVIL
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
PHONE: 425.216.4051
CONTACT: KIMBERLY MCNABB

SHEET INDEX

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G1.02	EXCEPTION & DEPARTURE REQUESTS
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	ARCHITECTURAL
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A2.14	LEVEL 7-8 PLAN
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A3.01A	COLOR BUILDING ELEVATION - SOUTH
A3.02	BUILDING ELEVATION - WEST
A3.02A	COLOR BUILDING ELEVATION - WEST
A3.03	BUILDING ELEVATION - NORTH
A3.03A	COLOR BUILDING ELEVATION - NORTH
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A3.04A	COLOR BUILDING ELEVATION - EAST
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A3.22	BUILDING SECTION
A3.51	WALL SECTIONS
A3.52	WALL SECTIONS
A3.53	WALL SECTIONS
A5.01	EXTERIOR DETAILS
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A5.03	EXTERIOR DETAILS
	STRUCTURAL
S2.01	FOUNDATION PLAN
SH1.01	GENERAL SHORING NOTES
SH2.01	SHORING PLAN
SH3.01	SHORING WALL ELEVATION
SH4.01	SHORING DETAILS

skidmore janette
architecture planning design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107

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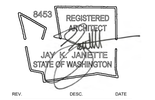
JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
SEATTLE, WA

SDCI project numbers
Certificate of Approval:

Building Permit:
6747300-CN

CERTIFICATE OF APPROVAL

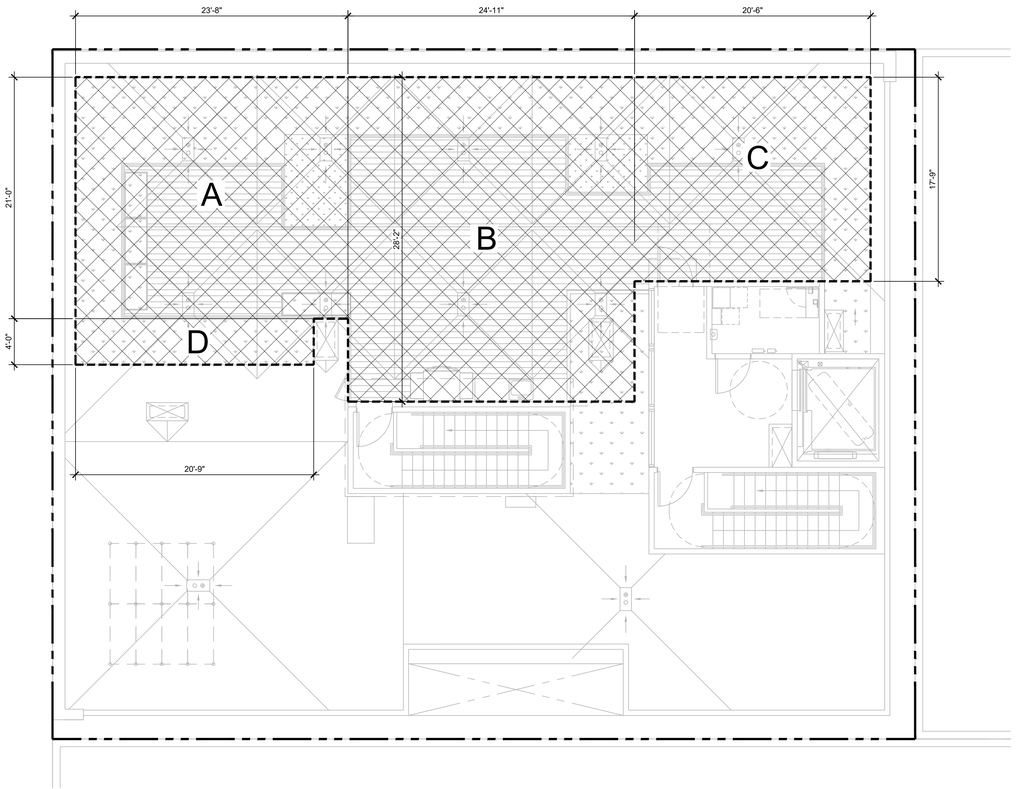


PROJECT DATA

G0.01

JUNE 10, 2020

COMMON RECREATION DIAGRAM
PER SMC 23.49.010.B



STREET LEVEL USES
PER SMC 23.66.130.B, SMC 23.66.130.C

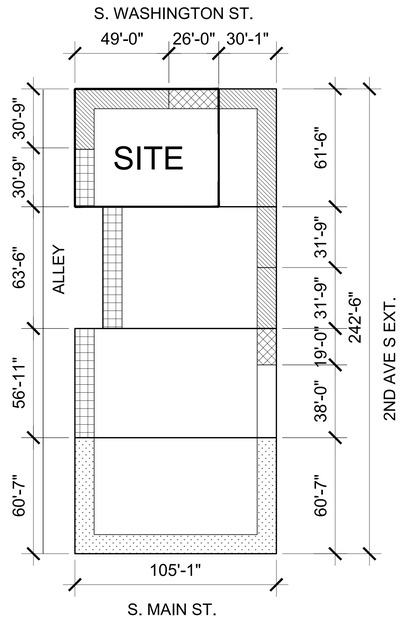
THE PROPOSED STREET LEVEL USE (RESTAURANT, < 3,000 SF) IS A PREFERRED STREET LEVEL USE PER SMC 23.66.130.B.1A. SECONDARY USES ARE A MODEST RESIDENTIAL ENTRY / LOBBY AND GARBAGE / SERVICE OFF THE ALLEY.
PER SMC 23.66.130.C.1A ANY USE OCCUPYING MORE THAN 50 PERCENT OF ANY BLOCK FRONT IS DISCOURAGED. ALL PROPOSED USES (RESTAURANT, RESIDENTIAL LOBBY, AND SERVICE) ARE COMPLIANT WITH SMC 23.66.130.C.1A.

KEY

- RESTAURANT
- RESIDENTIAL (LOBBY / ENTRY)
- SERVICE / PARKING
- PARK / OPEN SPACE
- UNKNOWN / VACANT

PROPOSED USES

RESTAURANT : 33.7% (OK)
RESIDENTIAL : 6.5% (OK)
SERVICE / PARKING : 21.7% (OK)



REQUIRED COMMON RECREATION AREA CALCULATION:

REQUIREMENT : 5% OF AREA IN RESIDENTIAL USE, PER SMC 23.49.010.B)

GROSS FLOOR AREA : 35,433 SF
NON-RESIDENTIAL AREA : 3,068 SF
RESIDENTIAL AREA: 30,070 SF

SHARED SERVICE AREA : 2,295 SF
PRORATED CALCULATION : 30,070 / 3,068 = 9.8% NON-RESIDENTIAL
2,295 - (2,295 x .098) = 2,070 SF

RESIDENTIAL AREA + PRORATED SERVICE AREA: 30,070 SF + 2,070 SF = 32,140 SF

32,140 SF X .05 = 1,607 SF COMMON RECREATION AREA REQUIRED. 1,645.74 SF PROVIDED

ROOF

COMMON RECREATION AREA
A : 23'-8" X 21'-0" = 496.86 SF B : 24-11" X 28'-2" = 702.00 SF
C : 20'-6" X 14'-3" = 363.88 SF D : 20'-9" X 4'-0" = 83.00 SF
TOTAL : 1,645.74 SF

LAND USE SUMMARY

PSM 100 / 100-120 WITHIN DOWNTOWN URBAN CENTER & PIONEER SQUARE PRESERVATION DISTRICT	SMC REFERENCES CHAPTERS 23.49 & 23.66
PERMITTED USES | PROPOSED USES ARE COMPLIANT RESIDENTIAL USES (APARTMENTS) ARE PERMITTED OUTRIGHT	23.66.120.A
STREET LEVEL USES | PROPOSED USES ARE COMPLIANT EATING & DRINKING ESTABLISHMENTS QUALIFY AS A REQUIRED STREET LEVEL USE REQUIRED STREET LEVEL USES MUST OCCUPY 75% OF EACH STREET FRONTAGE. REQUIRED STREET LEVEL USES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE RESTAURANTS AND OTHER EATING AND DRINKING ESTABLISMENTS UNDER 3,000 SF ARE PSM PREFERRED STREET-LEVEL USE	23.49.009.A 23.49.009.B.1.a 23.49.009.B.3 23.66.130.B.1.a
COMMON RECREATION AREA | 5% OF TOTAL AREA IN RESIDENTIAL USE REQUIRED REQUIRED COMMON RECREATION AREA SHALL MEET THE FOLLOWING STANDARDS: - AN AREA EQUIVALENT TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, NOT EXCEED THE AREA OF THE LOT, BE AVAILABLE TO ALL RESIDENTS, AND MAY BE PROVIDED AT OR ABOVE GROUND LEVEL - A MAXIMUM OF 50 PERCENT OF THE COMMON RECREATION AREA MAY BE ENCLOSED - THE MINIMUM HORIZONTAL DIMENSION FOR REQUIRED COMMON RECREATION AREAS AHALL BE 15 FEET. NO REQUIRED COMMON RECREATION AREA SHALL BE LESS THAN 225 SF.	23.49.010.B
FLOOR AREA RATIO | N/A NOT APPLICABLE IN PSM ZONES	23.49.011 TABLE A
HEIGHT | 100 FEET MAXIMUM STRUCTURAL HEIGHT IS THE APPLICABLE HEIGHT LIMIT DESIGNATED IN THE OFFICIAL LAND USE MAP IN THE PSM 100/100-120 ZONE, THE APPLICABLE HEIGHT LIMIT THE BASE HEIGHT LIMIT FOR RESIDENTIAL USE, SHOWN AS THE FIRST FIGURE FOLLWING THE "/", IS THE APPLICABLE HEIGHT LIMIT FOR A STRUCTRE THAT CONTAINS RESIDENTIAL USES AND DOES NOT SATISFY THE CONDITIONS TO EXCEED THE BASE HEIGHT. THE FOLLOWING ROOFTOP FEATURES ARE PERMITTED WITH UNLIMITED ROOFTOP COVERAGE AND MAY NOT EXCEED THE HEIGHT LIMTIS AS INDICATED: - OPEN RAILINGS, PLANTERS, CLERESTORIES, SKYLIGHTS, PLAY EQUIPMENT, PARAPETS, AND FIREWALLS UP TO 4 FEET ABOVE THE APPLICABLE HEIGHT LIMIT. - INSULATION MATERIAL, ROOFTOP DECKS AND OTHER SIMILAR FEATURES, OR SOIL FOR LANDSCAPING LOCATED ABOVE THE STRUCTURAL ROOF SERVICE, MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO TWO FEET IF ENCLOSED BY PARAPETS OR WALLS THAT COMPLY W/ SUBSECTION 23.49.008.D.1.a - SOLAR COLLECTORS UP TO 7 FEET ABOVE THE APPLICABLE HEIGHT LIMIT - THE FOLLOWING ROOFTOP FEATURES ARE PERMITED UP TO THE HEIGHTS INDICATED BELOW, AS LONG AS THE COMBINED COVERAGE OF ALL ROOFTOP FEATURES, DOES NOT EXCEED 35 PERCENT OF THE ROOF AREA. - THE FOLLOWING ROOFTOP FEATURES ARE PERMITTED TO EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT: • SOLAR COLLECTORS • STAIR PENTHOUSES • COVERED OR ENCLOSED COMMON RECREATION AREA OR EATING AND DRINKING ESTABLISHMENT • MECHANCIAL EQUIPMENT - ELEVATOR PENTHOUSES 23 FEET + 10 FEET PER SMC 23.49.008.D.2.b.4	23.49.178.A 23.49.178.D 23.49.008.D.1 23.49.008.D.2
GREEN FACTOR | 3.0 REQUIRED GREEN FACTOR SCORE OF 3.0 IS REQUIRED FOR NEW CONSTRUCTION OF 20,000 OR SQUARE FEET IN GROSS FLOOR AREA ON LOTS LOCATED IN SOUTH DOWNTOWN	23.49.031
STRUCTURE SETBACKS | NONE REQUIRED STRUCTURES LOCATED WITHIN SUBAREA A ON MAP C FOR 23.66.122 AND 23.66.150 SHALL COVER THE FULL WIDTH OF THE LOT ALONG STREET LOT LINES AND HAVE STRET FACING FACADES THAT ABUT STREET LOT LINES FOR THE FULL WIDTH OF PORTIONS OF A STRUCTURE THAT ARE UP TO 100 FEET IN HEIGHT	23.66.150
SIGNS | ALL SIGNAGE TO BE REVIEWED AND APPROVED BY PSPB THE FOLLOWING SIGNS ARE PROHIBITED THROUGHOUT THE PIONEER SQUARE PRESERVATION DISTRICT - PERMANENTY AFFIXED FREESTANDING SIGNS - ROOF SIGNS - OFF-PREMISESS SIGNS - ELECTRICS SIGNS AND SIGNS USING VIDEO DISPLAY METHODS, EXCLUDING NEON SIGNS - SIGNS WITH MESSAGES THAT APPEAR TO BE IN MOTION - CHANGING IMAGE SIGNS - SIGNS WITH FLASHING, RUNNING, OR CHASER LIGHTS	23.66.160.A.2
THE OVERALL DESIGN OF SIGN, FLAG, OR BANNER, INCLUDING SIZE, SHAPE, TYPEFACE, TEXTURE, METHOD OF ATTACHMENT, COLOR, GRAPHICS AND LIGHTING, AND THE NUMBER AND LOCATION OF SIGNS, FLAGS, AND BANNERS SHALL BE REVIEWED BY THE BOARD AND ARE REGULATED AS SET OUT IN THIS CODE.	23.66.160.B
PARKING AND ACCESS | NO VEHICLE PARKING IS REQUIRED OR PROPOSED NO PARKING, EITHER LONG TERM OR SHORT TERM IS REQUIRED FOR USES ON LOTS IN DOWNTOWN ZONES BICYCLE PARKING IS REQUIRED AS SPECIFIED IN SUBSECTION 23.54.015.K IF PARKING IS PROVIDED IT SHALL BE SUBJECT TO THE REQUIREMENTS OF SMC 23.54.030 BICYCLE PARKING: THE MINIMUM NUMBER OF OFF STREET PARKING SPACES FOR BICYCLES REQUIRED FOR SPECIFIED USES IS SET FORTH IN TABLE D SMC 23.54.015 - EATING & DRINKING ESTABLISHMENTS: 1 PER 5,000 SF LONG TERM, 1 PER 1,000 SF SHORT TERM - MULTI-FAMILY STRUCTURES: 1 PER DWELLING UNIT / SEDU LONG TERM, 1 PER 20 DWELLING UNITS SHORT TERM REQUIRED BICYCLE PARKING SHALL BE PROVIDED IN A SAFE, ACCESSIBLE, AND CONVENIENT LOCATION. BICYCLE PARKING HARDWARE SHALL BE INSTALLED SO THAT IT CAN PERFORM TO MANUFACTURER'S SPECIFICATIONS AND ANY DESIGN CRITERIA PROMULGATED BY THE DIRECTOR OF TRANSPORTATION, ALLOWING ADEQUATE CLEARANCE FOR BICYCLES AND THEIR RIDERS. DIRECTIONAL SIGNAGE SHALL BE INSTALLED WHEN BIKE PAKRING FACILITIES ARE NOT CLEARLY VISIBLE FROM THE STREET OR SIDEWALK. BICYCLE PARKING REQUIRED FOR SMALL EFFCIENCY DWELLING UNITS IS REQUIRED TO BE COVERED FOR WEATHER PROTECTION.	23.49.019.A.1 23.49.019.A.1.c 23.66.170 23.54.015.K 23.54.015 TABLE D ITEM A.1 23.54.015 TABLE D ITEM D.2 23.54.015.K.2 23.54.015.K.4
EXTERIOR BUILDING DESIGN | EXTERIOR TO BE REVIEWED AND APPROVED BY PSPB TO COMPLEMENT AND ENHANCE THE HISTORIC CHARACTER OF THE DISTRICT AND TO RETAIN THE QUALITY AND CONTINUITY OF EXISTING BUILDINGS, THE FOLLOWING REQUIREMENTS SHALL APPLY TO EXTERIOR BUILDING DESIGN: - MATERIALS. UNLESS AN ALTERNATIVE MATERIAL IS APPROVED BY THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR FOLLOWING BOARD REVIEW AND RECOMMENDATION, EXTERIOR FACADES SHALL BE BRICK, CONCRETE TINTED IN SUBDUED OR EARTHEN COLOR, SNADSTONE OR SIMILAR STONE FACING MATERIAL COMMONLY USED IN THE DISTRICT. ALUMINUM, PAINTED METAL, WOOD AND OTHER MATERIALS MAY BE USED FOR SIGNS, WINDOW AND DOOR SASHES AND TRIM, AND FOR SIMILAR PURPOSES WHEN APPROVED BY THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR AS COMPATIBLE WITH ADJACENT OR ORIGINAL USES, FOLLOWIGN BOARD REVIEW AND RECOMMENDATION. - SCALE. EXTERIOR BUILDING FACADES SHALL BE OF A SCALE COMPATIBLE WITH SURROUNDING STRUCTURES. WINDOW PROPORTIONS, FLOOR HEIGHT, CORNICE LINE, STREET ELEVATIONS AND OTHER ELEMENTS OF THE BUILDING FACADES SHALL RELATE TO THE SCALE OF THE BUILDINGS IN THE IMMEDIATE AREA. - AWNINGS. AWNINGS SHALL BE FUNCTIONAL, SERVING AS WEATHER PROTECTION FOR PEDESTRIANS AT STREET LEVEL, AND SHALL OVERHANG THE SDIEWALK A MINIMUM OF FIVE FEET. AWNINGS MAY BE PERMITTED ON UPPER FLOORS FOR THE PURPOSE OF CLIMATE CONTROL. ALL AWNINGS SHALL BE OF A DESIGN COMPATIBLE WITH THE ARCHITECTURE OF BUILDINGS IN THE AREA.	23.66.180
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS | **524 SF REQUIRED, 563 SF PROVIDED** RESIDENTIAL DEVELOPMENT : A MINIMUM REQUIRED SQUARE FOOTAGE OF 375 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 50 NON-RESIDENTIAL DEVELOPMENT : A MINIMUM OF 82 SF FOR NON-RESDENTIAL AREA BETWEEN 0 – 5,000 SF MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. FOR DEVELOPMENTS WITH 9 DWELLING UNITS OR MORE, THE MINIMUM HORIZONTAL DIMENSION OF REQUIRED STORAGE SPACE IS 12 FEET. THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACED. ACCESS FOR SERVICE PROVIDERS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS: - CONTAINERS TO BE MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM A CURB CUT OR COLLECTION LOCATION - ACCESS RAMPS TO THE STORAGE SPACE SHALL NOT EXCEED A GRADE OF 6%	23.54.040 TABLE A 23.54.040.D1 23.54.040.0B 23.54.040.D 23.54.040.F1c

skidmore janette
architecture planning design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107

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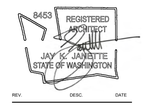
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165 SOUTH WASHINGTON ST.
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LAND USE SUMMARY & ZONING DIAGRAMS

G1.01

JULY 28, 2020

EXCEPTION REQUEST FOR ROOFTOP FEATURES

PER SMC 23.66.140.C

PER SMC 23.66.140.C4.D

THE FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 8 FEET ABOVE THE ROOF OR MAXIMUM HEIGHT LIMIT, WHICHEVER IS LESS, IF THEY ARE SET BACK A MINIMUM OF 15 FEET FROM THE STREET ADN 3 FEET FROM AN ALLEY. THEY MAY EXTEND UP TO 15 FEET ABOVE THE ROOF IF SET BACK A MINIMUM OF 30 FEET FROM THE STREET. A SETBACK MAY NOT BE REQUIRED AT COMMON WALL LINES SUBJECT TO REVIEW BY THE PRESERVATION BOARD AND APPROVAL BY THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR. THE COMBINED COVERAGE OF THE FOLLOWING LISTED ROOFTOP FEATURES SHALL NOT EXCEED 15 PERCENT OF THE ROOF AREA.

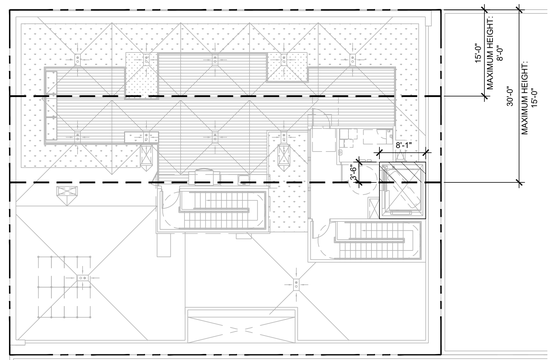
1) SOLAR COLLECTORS, EXCLUDING GREENHOUSES;
2) STAIR AND ELEVATOR PENTHOUSES;
3) MECHANICAL EQUIPMENT;
4) MINOR COMMUNICATION UTILITIES AND ACCESSORY COMMUNICATION DEVICES

ADDITIONAL COMBINED COVERAGE OF THESE ROOFTOP FEATURES, NOT TO EXCEED 25 PERCENT OF THE ROOF AREA, MAY BE PERMITTED SUBJECT TO REVIEW BY THE PRESERVATION BOARD AND APPROVAL BY THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR.

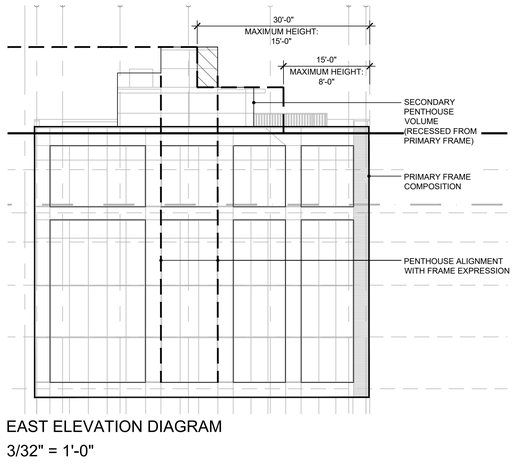
REQUEST
:
AN EXCEPTION TO THE 30'-0" SETBACK FOR FEATURES OVER 8'-0" TALL ON THE FOLLOWING BASIS:

ALL ROOFTOP FEATURES OVER 8'-0" TALL ARE SET BACK 30'-0" FROM THE STREET FACING FACADE, WITH THE EXCEPTION OF THE ELEVATOR OVERRUN, WHICH ENCROACHES 3'-6" INTO THE 30'-0" SETBACK. THE REMAINING PORTION OF THE ELEVATOR OVERRUN, AND ALL OTHER FEATURES OVER 8'-0" TALL (MECHANICAL EQUIPMENT) ARE LOCATED BEYOND THE 30'-0" SETBACK. THE ELEVATOR LOCATION IS DRIVEN BY THE LOCATION AND CONFIGURATION OF THE LOBBY, AS SUPPORTED BY THE PIONEER SQUARE PRESERVATION BOARD, ALLOWING FOR A SPACIOUS LOBBY WITH HIGH TRANSPARENCY AND VISIBILITY ALONG THE S WASHINGTON STREET FRONTAGE. THE MINOR ENCROACHMENT INTO THE 30'-0" SETBACK DOES NOT INCREASE THE PENTHOUSE'S VISUAL IMPACT FROM THE STREET LEVEL.

ADDITIONALLY, WHILE NO SETBACK IS REQUIRED FROM THE COMMON WALL ALONG THE EAST PROPERTY LINE, IT'S VISUAL IMPACT FROM THE EAST HAS BEEN ASSESSED AS WELL. THE PENTHOUSE AND COMPOSITION OF THE EAST FACADE FRAME EXPRESSION ARE ALIGNED, CREATING CONTINUITY IN THE MASSING AND COMPOSITION. FURTHERMORE THE PENTHOUSE IS SETBACK FROM THE PRIMARY FACADE, ALLOWING PENTHOUSE VOLUME TO RECEDE BEHIND THE PRIMARY FACADE AND PROPOSED ARTWORK.



ROOF PLAN DIAGRAM
3/32" = 1'-0"



EAST ELEVATION DIAGRAM
3/32" = 1'-0"

EXCEPTION REQUEST FOR ALLEY IMPROVEMENT SETBACK

PER SMC 23.53.030

PER SMC 23.53.030.D TABLE C / SMC 23.53.030.F.2 :

"THE MINIMUM REQUIRED WIDTH FOR AN EXISTING ALLEY RIGHT-OF-WAY SHALL BE 20 FEET IN ALL DOWNTOWN ZONES"
"WHEN AN EXISTING ALLY IS NOT USED FOR ACCESS TO PARKING SPACES OR LOADING BERTHS ON AN ABUTTING LOT, BUT THE ALLEY DOES NOT MEET THE MINIMUM WIDTH ESTABLISHED IN SUBSECTION 23.53.030.D, EXCEPT AS PROVIDED IN SUBSECTION 23.53.030.G, THE FOLLOWING REQUIREMENTS SHALL BE MET:

a) A SETBACK EQUAL TO HALF THE DISTANCE BETWEEN THE CURRENT ALLEY RIGHT-OF-WAY WIDTH AND THE MINIMUM RIGHT-OF-WAY WIDTH ESTABLISHED IN SUBSECTION 23.53.030.D SHALL BE REQUIRED; PROVIDED HOWVER THAT ISF A SETBACK HAS BEEN PROVIDED UNDER THIS PROVISION, OTHER LOTS ON THE BLOCK SHALL PROVIDE THE SAME SETBACK.

EXISTING ALLEY WIDTH : 16'-0" REQUIRED ALLEY WIDTH : 20'-0"
REQUIRED DEDICATION PER SMC 23.53.030.F.2 : 2'-0"

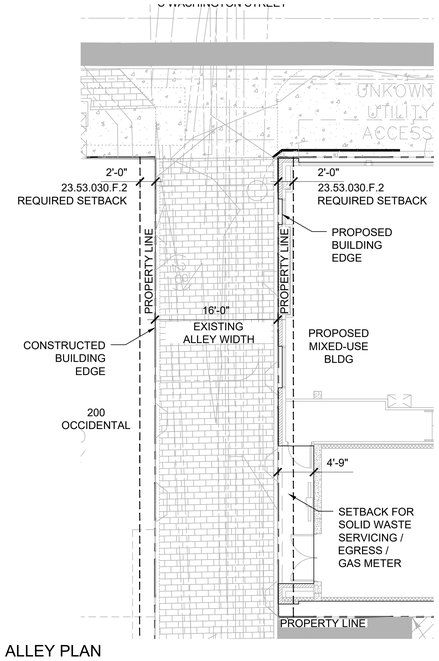
PER SMC 23.53.030.G.5

"THE DIRECTOR, AFTER CONSULTING WITH THE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION, MAY MODIFY OR WAIVE THE REQUIREMENTS FOR DEDICATION, PAVING, AND DRAINAGE, SETBACKS, GRADING AND NO PROTEST AGREEMENTS IF IT IS DETERMINED THAT:
THE ALLEY IS IN A HISTORIC DISTRICT OR SPECIAL REVIEW DISTRICT, AND THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR FIND, AFTER REVIEW AND RECOMMENDATION BY THE APPROPRIATE REVIEW BOARD, THAT THE WIDENING AND/OR IMPROVEMENT WOULD BE DETRIMENTAL TO THE CHARACTER AND GOALS OF THE DISTRICT."

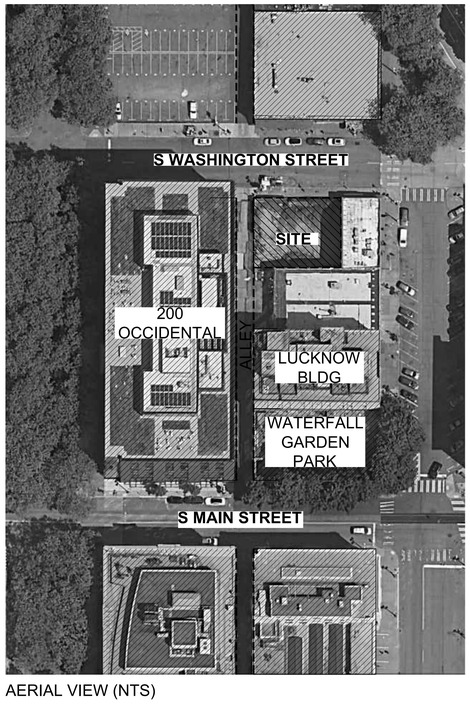
REQUEST :

AN EXCEPTION TO THE 2'-0" SETBACK REQUIRED BY 23.53.030.F.2 ON THE FOLLOWING BASIS :
THE 200 OCCIDENTAL BUILDING ON THE WEST SIDE OF THE ALLEY, AS WELL AS THE HISTORIC LUCKNOW BUILDING AND WATERFALL GARDEN PARK ON THE EAST SIDE OF THE ALLEY, ARE BUILT TO THE ALLEY EDGE WITHOUT AN ADDITIONAL SETBACK.

THE SITE IS LOCATED WITHIN THE PIONEER SQUARE PRESERVATION DISTRICT, AND HISTORICALLY STRUCTURES IN THE DISTRICT ARE BUILT TO THE ALLEY EDGE, BOTH ON THE IMMEDIATE BLOCK (LUCKNOW BUILDING, WATERFALL GARDEN PARK) AND THROUGHOUT THE DISTRICT AS A WHOLE. THE CONNECTING ALLEYS (TO THE NORTH AND SOUTH OF THE BLOCK) ALSO HAVE STRUCTURES BUILT TO THE ALLEY EDGE, AND MAINTAINING A CONSISTENT PEDESTRIAN CORRIDOR IS A GOAL OF THE DISTRICT.



ALLEY PLAN
1/8" = 1'-0"



AERIAL VIEW (NTS)

SITE
EXISTING STRUCTURE BUILT TO ALLEY

DEPARTURE REQUEST - OVERHEAD WEATHER PROTECTION

PER SMC 23.53.030

PER SMC 23.49.018

"CONTINUOUS WEATHER PROTECTION SHALL BE REQUIRED FOR NEW DEVELOPMENT ALONG THE ENTIRE STREET FRONTAGE OF A LOT"

"OVERHEAD WEATHER PROTECTION SHALL HAVE A MINIMUM DIMENSION OF 8 FEET MEASURED HORIZONTALLY FROM THE BUILDING WALL OR MUST EXTEND TO A LINE TWO (2) FEET FROM THE CURB LINE, WHICHEVER IS LESS."

"THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION MUST BE A MINIMUM OF TEN FEET AND MAXIMUM OF FIFTEEN FEET ABOVE THE SIDEWALK."

PER SMC 23.66.180.C

"AWNINGS SHALL BE FUNCTIONAL, SERVING AS WEATHER PROTECTION FOR PEDESTRIANS AT STREET LEVEL, AND SHALL OVERHANG THE SIDEWALK A MINIMUM OF FIVE FEET. ALL AWNINGS HALL BE OF A DESIGN COMPATIBLE WITH THE ARCHITECTURE OF BUILDINGS IN THE AREA.

REQUEST :

AN EXCEPTION TO ALLOW A 10'-8" WIDE BY 5'-0" DEEP CANOPY APPROXIMATELY 8'-0" ABOVE THE SIDEWALK AT THE RESIDENTIAL ENTRY, IN LIEU OF THE CONTINUOUS, 8'-0" DEEP OVERHEAD WEATHER PROTECTION SPECIFIED IN SMC 23.49.018, WITH THE FOLLOWING JUSTIFICATION:

THE PROPOSED CANOPY OVER THE RESIDENTIAL ENTRY IS COMPLIANT WITH THE PROVISIONS OF SMC 23.66.180.C. WHILE THE PRESENCE OF CANOPIES, AS WELL AS THEIR LOCATION AND DESIGN, ARE VARIED THROUGHOUT THE DISTRICT, IT IS SIGNIFICANTLY MORE COMMON TO USE CANOPIES TO ACCENTUATE AN ENTRY THAN PROVIDE A SINGLE, CONTINUOUS CANOPY. A SINGULAR PROTRUDING CANOPY, AS WELL AS THE PROPOSED DEPTH AND HEIGHT, ARE MORE COMPATIBLE WITH OTHER BUILDINGS, BOTH HISTORIC AND NEW, WITHIN THE DISTRICT.

skidmore janette
architecture
planning
design

206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
SEATTLE, WA

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8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON
REV. DESC DATE

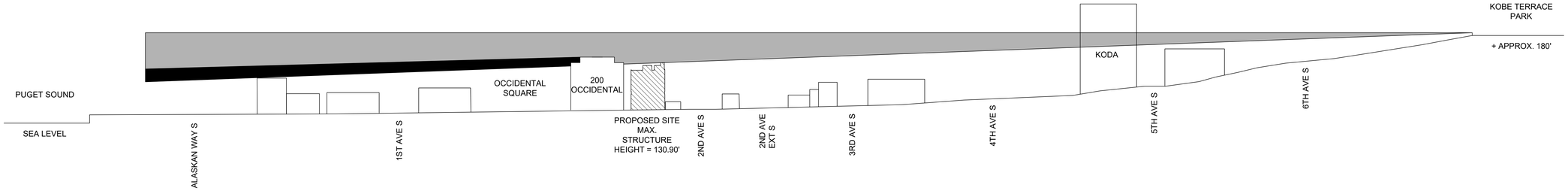
DEPARTURE & EXCEPTION REQUESTS

G1.02

JULY 28, 2020

VIEW STUDY FROM KOBE TERRACE PARK

PER SMC 23.66.140.D SCALE 1" = 100'



PROPOSED NEW STRUCTURE UNOBSTRUCTED VIEW TO PUGET SOUND, OLYMPICS VIEW NOT OBSTRUCTED BY PROPOSED STRUCTURE, BUT OBSTRUCTED BY OTHER EXISTING STRUCTURE

PER SMC 23.66.140.D :

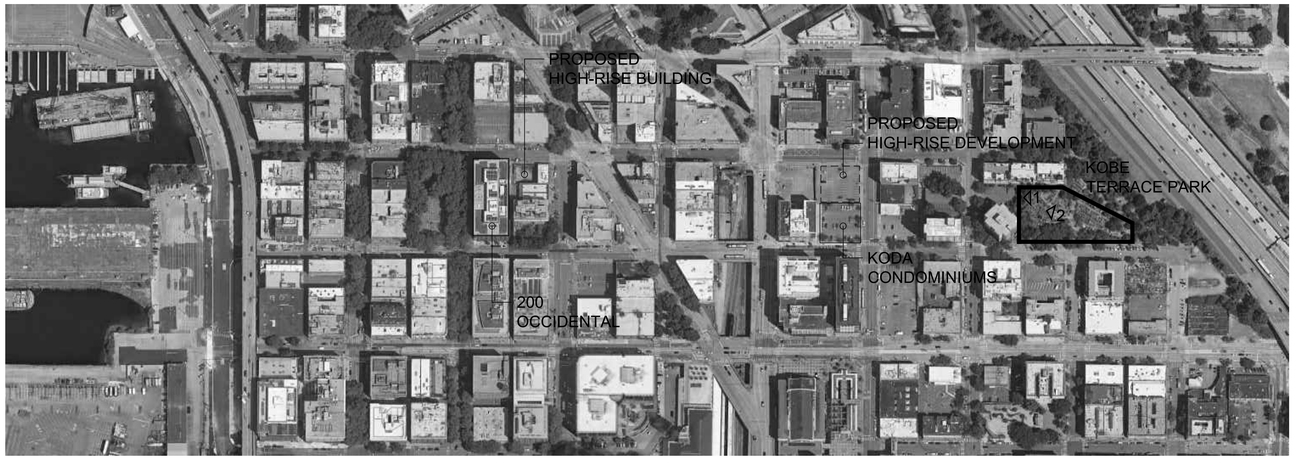
"WHEN NEW STRUCTURES ARE PROPOSED WITHIN THE DISTRICT, THE PRESERVATION BOARD SHALL REVIEW THE PROPOSED HEIGHT OF THE STRUCTURE AND MAKE RECOMMENDATIONS TO THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR WHO MAY REQUIRE DESIGN CHANGES TO ASSURE REASONABLE PROTECTION OF VIEWS FROM KOBE TERRACE PARK"

ANALYSIS :

THE FIELD OF VISION FROM THE PARK WEST TOWARDS THE VIEW IS NARROWED BY THE TWO STRUCTURES FLANKING THE WEST PORTION OF THE PARK. THE FIELD OF VISION IS FURTHER NARROWED BY THE UNDER-CONSTRUCTION KODA CONDOMINIUMS AT THE CORNER OF 5TH AND MAIN, WHICH OBSCURES VIEWS TO THE SOUTH. A PROPOSED HIGH-RISE DEVELOPMENT, OF SIMILAR HEIGHT AND SCALE TO KODA HAS BEEN PROPOSED FOR THE PROPERTY IMMEDIATELY NORTH WHICH WILL ULTIMATELY BLOCK ANY VIEW TOWARDS THE SITE. REGARDLESS OF THESE VISUAL OBSTRUCTIONS THE MAXIMUM PROPOSED STRUCTURE HEIGHT AT THE TOP OF THE ELEVATOR OVERRUN PENTHOUSE IS 130.90', SIGNIFICANTLY BELOW THE 180' ELEVATION OF KOBE TERRACE PARK AND APPROXIMATELY 12' LOWER THAN THE MAXIMUM HEIGHT OF THE ADJACENT 200 OCCIDENTAL BUILDING TO THE WEST.

CONCLUSION :

THE PROPOSED STRUCTURE DOES NOT IMPEDE VIEWS FROM KOBE TERRACE PARK TOWARDS THE SOUND AND OLYMPIC MOUNTAINS. THIS IS LARGELY DUE TO THE SUBSTANTIAL ELEVATION CHANGE BETWEEN THE SITE AND PARK, AS WELL AS THE VIEW ALREADY BEING RESTRICTED OR REDUCED BY STRUCTURES ADJACENT TO THE PARK, THE KODA CONDOMINIUMS AND FUTURE ADJACENT DEVELOPMENT, AND THE HEIGHT OF THE 200 OCCIDENTAL BUILDING.



AERIAL VIEW (NTS)



IMAGE 1 : LOOKING WEST FROM KOBE TERRACE PARK

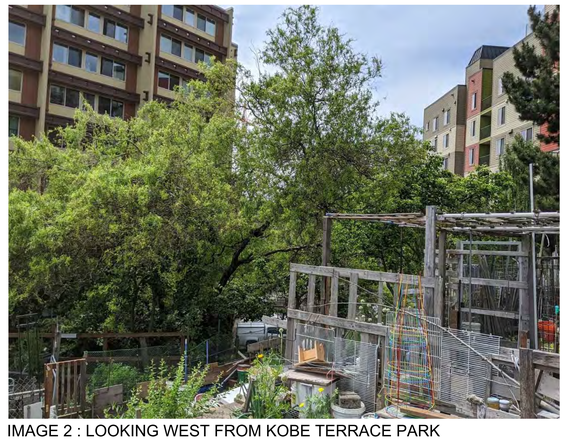


IMAGE 2 : LOOKING WEST FROM KOBE TERRACE PARK

THE SITE IS LOCATED DIRECTLY DUE WEST FROM KOBE TERRACE PARK, AND IN THE FEW AREAS THAT AFFORD A VIEW WEST UNOBSTRUCTED BY THE ADJACENT STRUCTURES T, THERE ARE OTHER VISUAL IMPEDIMENTS SUCH AS DENSE VEGETATION, AND THE CURRENTLY UNDER CONSTRUCTION KODA CONDOMINIUMS.

skidmore janette
architecture
planning
design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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REV. DESC DATE

VIEW DIAGRAM KOBE TERRACE

G1.03

JULY 28, 2020

EXTERIOR FINISHES

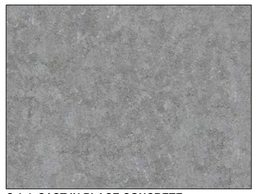
EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	FINISH	COLOR
B.1	BRICK VENEER	MUTUAL MATERIALS	FACTORY	PEWTER (60%) ASPEN (40%)
C.1	CAST IN PLACE CONCRETE	TBD	FACTORY	NATURAL (SEALED)
C.2	CONCRETE MASONRY UNIT	TBD	FACTORY	NATURAL (SEALED)
S.1	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	IRON ORE BENJAMIN MOORE (HC-166)
S.2	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAME HARDIE	PAINTED	STONINGTON GRAY BENJAMIN MOORE (HC-170)
S.3	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	FELTED WOOL SHERWIN WILLIAMS (SW 9171)
S.4	METAL PANEL	AEP SPAN	FACTORY	COOL MATTE BLACK
MT.1	STEEL ACCENT	TBD	PAINTED	UNIVERSAL BLACK BENJAMIN MOORE (2118-10)
MT.2	METAL ACCENT	AEP SPAN	FACTORY	COOL MATTE BLACK
TR.1	METAL TRIM / FLASHING	AEP SPAN	VARIES	MATCH ADJACENT FIELD
TR.2	METAL TRIM / FLASHING	AEP SPAN	FACTORY	COOL MATTE BLACK
	STOREFRONT	KAWNEER	FACTORY	BLACK
	VINYL WINDOWS	VPI - ENDURANCE LINE	FACTORY	BLACK



B.1 | BRICK VENEER
PEWTER (60%) AND ASPEN (40%)
MANUFACTURER : MUTUAL MATERIALS



S.1 | FIBER CEMENT PANEL
IRON ORE (BM HC-166)
MANUFACTURER : JAMES HARDIE



C.1 | CAST IN PLACE CONCRETE
NATURAL (SEALED)
MANUFACTURER : TBD

S.2 | FIBER CEMENT PANEL
STONINGTON GRAY (BM HC-170)
MANUFACTURER : JAMES HARDIE



M.1 | CONCRETE MASONRY UNITS
NATURAL (SEALED)
MANUFACTURER : TBD



S.3 | FIBER CEMENT PANEL
FELTED WOOL (SW 9171)
MANUFACTURER : JAMES HARDIE

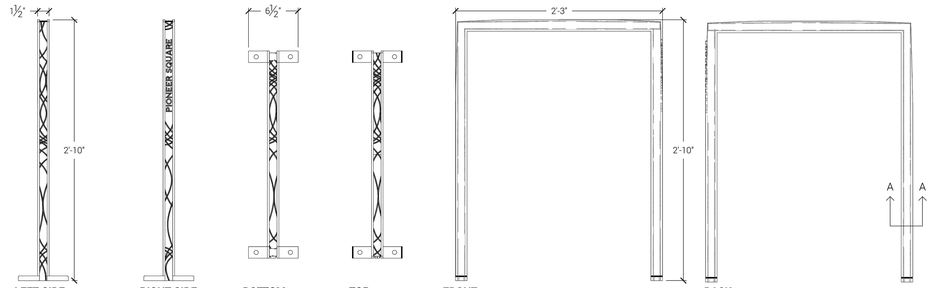


MT.1 | STEEL ACCENTS
UNIVERSAL BLACK (BM 2118-10)
MANUFACTURER : TBD

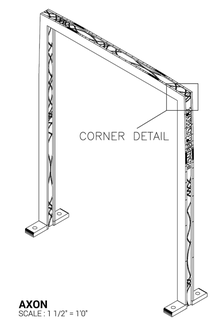


S.4 / MT.2 / TR.2 | METAL (PANEL / COPINGS)
COOL MATTE BLACK
MANUFACTURER : AEP SPAN

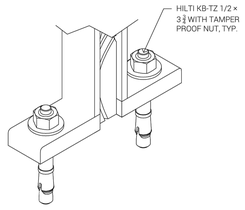
EXTERIOR BIKE RACK DETAILS



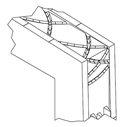
LEFT SIDE SCALE : 1 1/2" = 1'0"
RIGHT SIDE SCALE : 1 1/2" = 1'0"
BOTTOM SCALE : 1 1/2" = 1'0"
TOP SCALE : 1 1/2" = 1'0"
FRONT SCALE : 1 1/2" = 1'0"
BACK SCALE : 1 1/2" = 1'0"



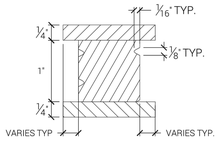
AXON SCALE : 1 1/2" = 1'0"



DETAIL:TYPICAL CONNECTION SCALE : 6" = 1'0"



DETAIL: CORNER SCALE : 6" = 1'0"



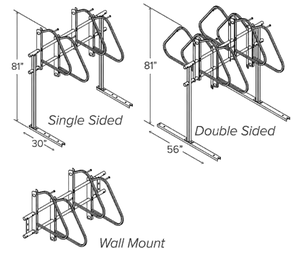
SECTION A-A SCALE : 6" = 1'0"

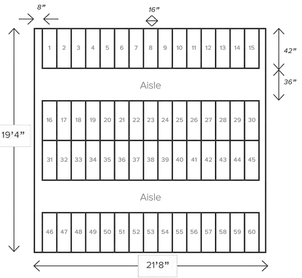


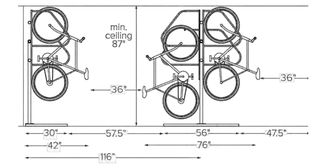
DETAIL: RAISED TEXT PLAN AND ELEVATION SCALE : 6" = 1'0"

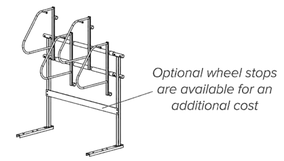
NOTES:
1. CAST IRON TO MEET ASTM A48 CLASS 30 STANDARDS.
2. FINISH WITH CORROSEAL AT 8-10 MILS WET FILM THICKNESS WITH BRUSH ROLL OR SPRAY APPLICATION.
3. ROUND ALL CORNERS TO ¼" TO REMOVE SHARP EDGES, TYP.

INTERIOR BIKE RACK DETAILS

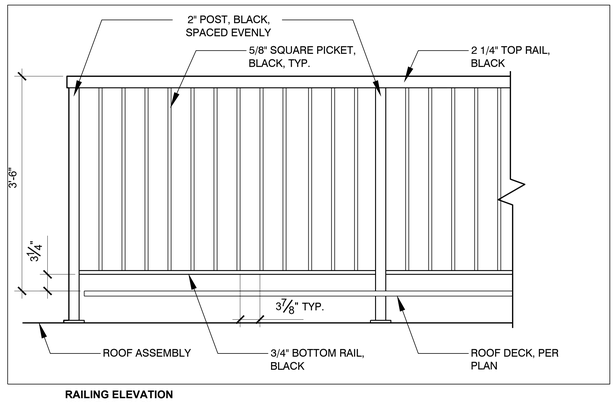








ROOFTOP RAILING SYSTEM



RAILING ELEVATION
SCALE 1" = 1'-0"

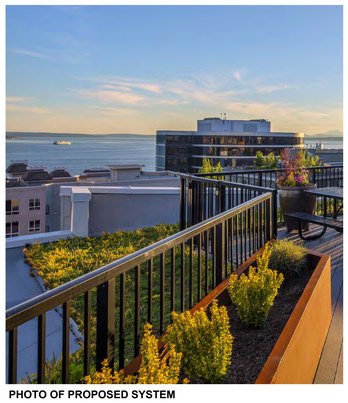


PHOTO OF PROPOSED SYSTEM

CONCRETE REPLACEMENT / REPAIR COLOR

ALL CONCRETE REPLACEMENT & REPAIR TO BE COMPLETED PER PIONEER SQUARE PRESERVATION GUIDELINES:
1) SIDEWALK PAVING AND IMPROVEMENTS SHALL BE COMPLETED WITH ONE POUND LAMP-BLACK PER CUBIC YARD OF CONCRETE, SCORED AT 2 FOOT INTERVALS. (SEE BELOW FOR ALTERNATE PRODUCT / PROCESS TO LAMP-BLACK)
2) STREETS WITHIN THE DISTRICT ARE TO BE PAVED ACCORDING TO STANDARD ENGINEERING DEPARTMENT PRACTICES WITH A WEAVING COAT OF ASPHALT CONCRETE.
3) WHERE GRANITE CURBING PRESENTLY EXISTS, IT SHALL BE REQUIRED REPLACEMENT MATERIAL. IN OTHER INSTANCES THE SAME CONCRETE AND LAMP-BLACK MIXTURE USED FOR THE SIDEWALK SHALL BE USED.

IN LIEU OF THE CODE MANDATED LAMP-BLACK, THE PROJECT PROPOSES TO USE DAVIS CONCRETE COLORS, A PRODUCT THAT COMES IN A VARIETY OF COLORS AND CAN BE MIXED DIRECTLY INTO THE CONCRETE TO TINT THE CONCRETE TO THE DESIRED SHADE. BELOW ARE VARIOUS GRAY TONES AVAILABLE. THE FINAL COLOR SELECTION WILL BE PENDING A COLOR COMPARISON AND/OR MOCK UP ON SITE DURING CONSTRUCTION TO BEST MATCH THE EXISTING CONCRETE.



MIX-IN COLORS FOR CONCRETE

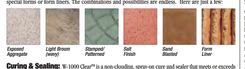
Uses: Davis Colors are used in cast-in-place, slab-on-grade, precast, tilt-up and decorative concrete, shotcrete, mortar, concrete masonry units, pavers, retaining wall units and roofile. They can also be used to color cast stone, plaster, stucco and other cement-based construction materials. Designed for mix-in use only, they should not be sprinkled or dusted onto the concrete surface.

Ingredients: Pure, concentrated pigments made of high-quality metal oxides recycled from iron or refined from the earth and specially processed for mixing into concrete. Davis Colors comply with ASTM C979 *Pigments for Integrally Colored Concrete*. They are lightfast, alkali-resistant, weather-resistant, durable and long-lasting like concrete. Davis Colors are available in a wide spectrum of standard colors and can be custom formulated to match design requirements. ✶ Unlike other Davis Colors, Supra-Instant™ black #8084 is a specially treated carbon black. Carbon black is the highest in tint strength and the most economical, but can fade if concrete is not sealed against water penetration. Sealing and periodic re-sealing can minimize this effect.

Packaging: Concrete suppliers use our Mix-Ready® disintegrating bags or Chameleon® bulk handling system. The Chameleon® is a computer-controlled automatic color dosing system used by concrete producers. Mix-Ready® bags are tossed into the mix without opening or pouring. They disintegrate under mixing action, releasing pigments to disperse uniformly leaving no bags to litter the environment.

Installation: Integrally colored concrete is installed the same way as high quality uncolored concrete. Choose a color on the inside of this color card and specify it by name and color number. Create a custom color by varying the amount of color added to the mix. Confirm desired color with a fully-cured job-site test panel. Dry color dose rates range from 1/2 lb./ C lbs. per 94 lbs. of cement content and should never exceed 10% of cement content. (Liquid dose rates are higher). Cement content includes portland cement, fly ash, silica fume, lime and other cementitious materials but does not include aggregate or sand. Davis Colors have been used successfully in a wide variety of mix designs and are compatible with commercially available admixtures. The only known incompatibility is with calcium chloride set accelerator which causes bleaching and discoloration. ✶ Supra-Instant™ Black #8084 reduces or negates the effect of air-entraining admixtures.

Finishes: Paving and floors can be finished with pattern-stamped, broomed, troweled, exposed aggregate, salt-finished, sand-blasted, diamond-polishing or many other visually appealing textures. Cast-in-place, precast and tilt-up structures can be textured with sand-blasting, bushhammering, grinding, polishing, special forms or form liners. The combinations and possibilities are endless. Here are just a few:



Curing & Sealing: W 1000 Clear™ is a non-clouding, spray-on cure and sealer that meets or exceeds ASTM C309 standards and is specially formulated for colored concrete and exposed aggregate finishes. Other curing methods, such as water curing or plastic sheets cause discoloration. Color Seal™ is an optional, thin-film sealer that's tinted to match the shades on this Color Selector. When applied over colored concrete or the W 1000 Clear™, it provides a more uniform appearance.

Quality Tips: For best results, materials, curing, weather conditions and workmanship should be uniform throughout a project. Quality starts with the concrete mix; use a low water-cement, high-performance mix design. When planning a project, budget for craftsmanship.

Consumer Advice: Contractors are independently owned and operated without affiliation to Davis Colors. Choose a licensed and qualified contractor who provides written information and example projects you can see before you buy. Check the yellow pages, ask your local ready mix or building material dealer or visit www.concretenetwork.com to find contractors who specialize in colored concrete.

Specify Davis: Choose a color from this color selector and specify it by name and color number. Add color call-out to plan documents or specifications. For complete architectural and guide spec information, visit our web site, refer to our architectural binder, call, fax or write. Our guide specifications can be found in SweetSource®, Spec Data®, ARCHITspec Disk® or at www.daviscolors.com/specs.

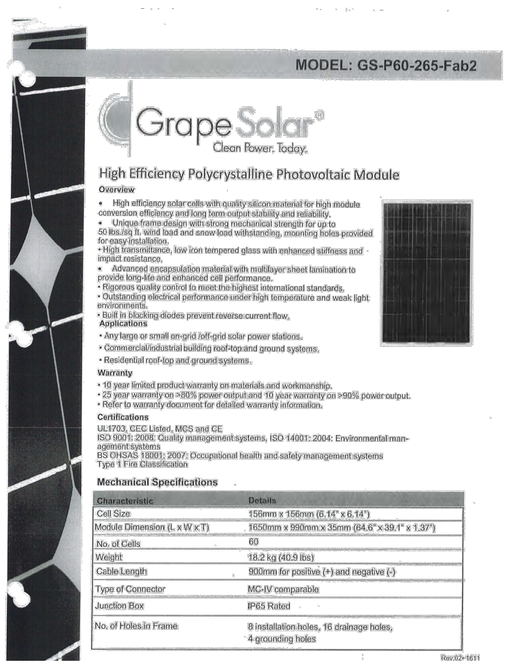
Mixing Guide:
Use the same pigment-to-cement ratio, type and brand of cement and aggregates throughout project. Changes in cement and aggregate color affect final color.
Keep slump less than 5" (12.5 cm) and water content consistent. High water content causes concrete to appear lighter in color. To add water to ready mix, use a water reducing admixture instead of added water.
Calcium Chloride set-accelerator causes discoloration; Do not use with color.
Specify air content of 5% to 7% for improved workability and long term durability in freeze/thaw climates.
Schedule loads for consistent mix times. Deliver and discharge in less than 1-1/2 hours. Gross mixer thoroughly between color change-overs.
Confirm color number and weight in Mix-Ready® bag (or combination of bags) is the same required by mix design.
Wet mixer with 1/3 to 2/3 total batch water. Toss in Mix-Ready® bags and mix at charging speed for at least 5 minutes (7 minutes for pea-gravel mixes). Add remaining water. Continue mixing at charging speed for at least 5 minutes (7 minutes for pea-gravel mixes).
Notice: In mixes with small aggregate or batches with short mixing duration, Mix-Ready® bags may not completely disintegrate. In sand-blasted or exposed aggregate finishes, use small bag sizes (15 lbs. maximum) or open bag and add to mixer separately.
The Chameleon® is a computer-controlled color dosing system for Ready Mix operators exclusively from Davis. It improves color accuracy and availability. Chameleon® dose rates differ from the rates on front of this card. For more information, go to www.daviscolors.com/chameleon.

Contractor's Guide:
Prepare a well-drained subgrade. Add a 2 to 3 inch (50 to 75 mm) layer of sand, gravel or crushed stone. Uniformly compact the subgrade and moisten evenly, leaving no puddles, standing water, ice, frost, or muddy areas.
If vapor barrier is used, overlap sheets and tape over holes in barrier. Place a 3" (75mm) layer of granular soil-fine material over the fill over the barrier to minimize slab curling problems.
Position forms for uniform slab thickness. Follow American Concrete Institute standards for reinforcement and joint placement to control cracking.
Allow ample time and manpower for placement and finish work. Finish evenly and with care.
Begin troweling after bleed water evaporates. Late or hard troweling and edging causes "burns" or dark spots.
Water added at job-site to mixer or pumps will cause color to pale. Keep additions to a minimum and consistent among loads. Don't wet finishing tools or broome or sprinkle water on the surface.
Do not sprinkle pigment or cement onto the surface.
Rotary, dry-broom, pattern stamped or rough finishes usually cure more even-colored than smooth-troweled finishes.
Uneven curing=uneven drying=uneven color. Cure colored concrete with Davis W 1000 Clear™, cure and seal. Info at: www.daviscolors.com/literature/
Do not use plastic sheets, water curing or curing products which discolor. Wood and other objects left on curing concrete cause discoloration.
Efflorescence is a white powdery substance that appears on concrete surfaces. A result of water evaporation, it is usually temporary and can be removed. Efflorescence is faded or lighter in color when cure cleaned off. Proper curing and protection against water penetration reduces tendency for efflorescence to occur. Remove with detergent or mild-acid cleaners formulated to remove efflorescence. Follow cleaner instructions and test in a small area to make sure cleaner will not etch or discolor the surface. Wear rubber gloves and eye protection.

For samples or additional information contact:
DAVIS COLORS
Tel: 800-356-4848
Fax: 323-269-1053
www.daviscolors.com

Because the conditions of use and application of our products are beyond our control, DAVIS COLORS MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE and expressly disclaims liability for consequential or incidental damages whether based on warranty or negligence. Buyer's sole remedy shall be refund of color purchase price from point of purchase.
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SOLAR PANELS



skidmore janette
architecture planning design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
SEATTLE, WA

SDCI project numbers
Certificate of Approval:

Building Permit:
6747300-CN

CERTIFICATE OF APPROVAL

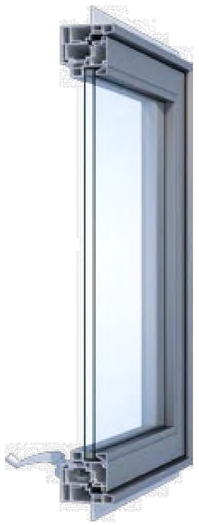
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON
REV. DESC. DATE

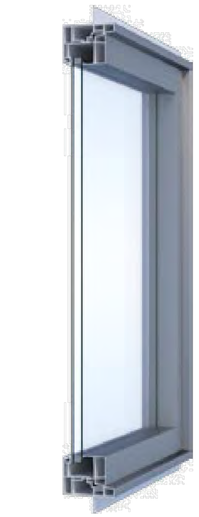
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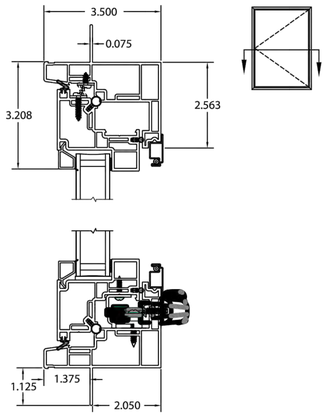
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JULY 28, 2020

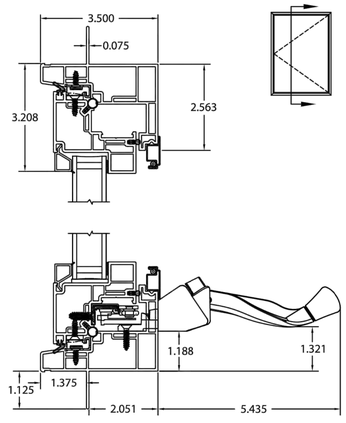
WINDOW DETAILS / SECTIONS (VINYL)





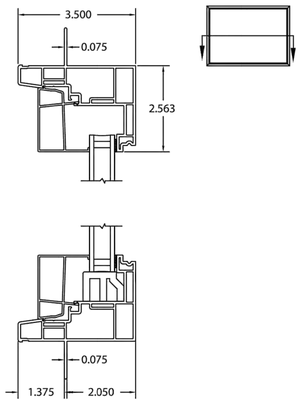


Casement Horizontal

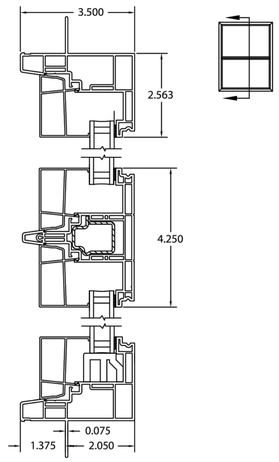


Casement Vertical

VPI ENDURANCE SERIES CASEMENT / OPERABLE WINDOW
MATERIAL : VINYL COLOR : BLACK

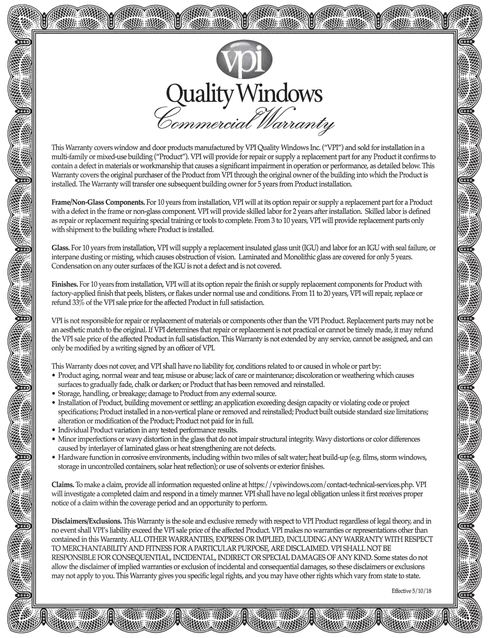


Picture Window Vertical
Available with IGUs 3/4"–1-1/4"OA



Picture Window Vertical
with Narrow T-bar

VPI ENDURANCE SERIES FIXED / PICTURE WINDOW
MATERIAL : VINYL COLOR : BLACK



vpi
Quality Windows
Commercial Warranty

This Warranty covers window and door products manufactured by VPI Quality Windows Inc. ("VPI") and sold for installation in a multi-family or mixed-use building ("Product"). VPI will provide for repair or supply a replacement part for any Product it confirms to contain a defect in materials or workmanship that causes a significant impairment in operation or performance, as detailed below. This Warranty covers the original purchaser of the Product from VPI through the original owner of the building into which the Product is installed. The Warranty will transfer one subsequent building owner for 5 years from Product installation.

Frame/Non-Glass Components. For 10 years from installation, VPI will at its option repair or supply a replacement part for a Product with a defect in the frame or non-glass component. VPI will provide skilled labor for 2 years after installation. Skilled labor is defined as repair or replacement requiring special training or tools to complete. From 3 to 10 years, VPI will provide replacement parts only with shipment to the building where Product is installed.

Glass. For 10 years from installation, VPI will supply a replacement insulated glass unit (IGU) and labor for an IGU with seal failure, or interpane dusting or misting, which causes obstruction of vision. Laminated and Monolithic glass are covered for only 5 years. Condensation on any outer surfaces of the IGU is not a defect and is not covered.

Finishes. For 10 years from installation, VPI will at its option repair the finish or supply replacement components for Product with factory-applied finish that peels, blisters, or flakes under normal use and conditions. From 11 to 20 years, VPI will repair, replace or refund 33% of the VPI sale price for the affected Product in full satisfaction.

VPI is not responsible for repair or replacement of materials or components other than the VPI Product. Replacement parts may not be an aesthetic match to the original. If VPI determines that repair or replacement is not practical or cannot be timely made, it may refund the VPI sale price of the affected Product in full satisfaction. This Warranty is not extended by any service, cannot be assigned, and can only be modified by a writing signed by an officer of VPI.

This Warranty does not cover, and VPI shall have no liability for, conditions related to or caused in whole or part by:

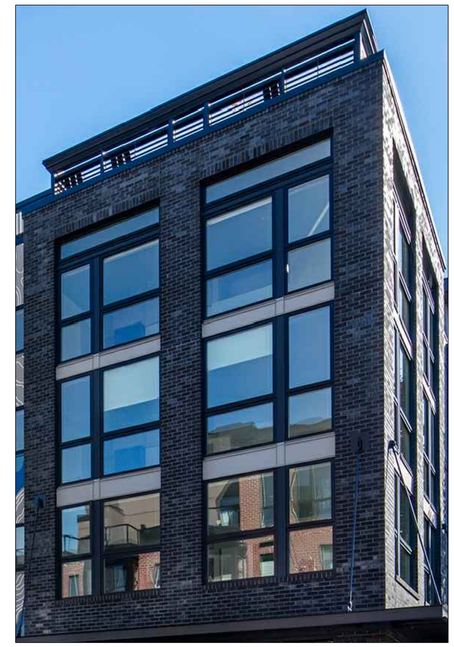
- Product aging, normal wear and tear, misuse or abuse; lack of care or maintenance; discoloration or weathering which causes surfaces to gradually fade, chalk or darken; or Product that has been removed and reinstalled.
- Storage, handling, or breakage; damage to Product from any external source.
- Installation of Product, building movement or settling; an application exceeding design capacity or violating code or project specifications; Product installed in a non-vertical plane or removed and reinstalled; Product built outside standard size limitations; alteration or modification of the Product; Product not paid for in full.
- Individual Product variation in any tested performance results.
- Minor imperfections or wavy distortion in the glass that do not impair structural integrity. Wavy distortions or color differences caused by interlayer of laminated glass or heat strengthening are not defects.
- Hardware function in corrosive environments, including within two miles of salt water; heat build-up (e.g. films, storm windows, storage in uncontrolled containers, solar heat reflection); or use of solvents or exterior finishes.

Claims. To make a claim, provide all information requested online at https://vpiwindows.com/contact-technical-services.php. VPI will investigate a completed claim and respond in a timely manner. VPI shall have no legal obligation unless it first receives proper notice of a claim within the coverage period and an opportunity to perform.

Disclaimers/Exclusions. This Warranty is the sole and exclusive remedy with respect to VPI Product regardless of legal theory, and in no event shall VPI's liability exceed the VPI sale price of the affected Product. VPI makes no warranties or representations other than contained in this Warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY WITH RESPECT TO MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE DISCLAIMED. VPI SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT OR SPECIAL DAMAGES OF ANY KIND. Some states do not allow the disclaimer of implied warranties or exclusion of incidental and consequential damages, so these disclaimers or exclusions may not apply to you. This Warranty gives you specific legal rights, and you may have other rights which vary from state to state.

Effective 5/10/18

VPI ENDURANCE SERIES STANDARD WARRANTY



VPI ENDURANCE SERIES WINDOWS / GLASS INSTALLED, BLACK

skidmore janette
architecture
planning
design

206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107

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JOHNSON
CARR, LLC

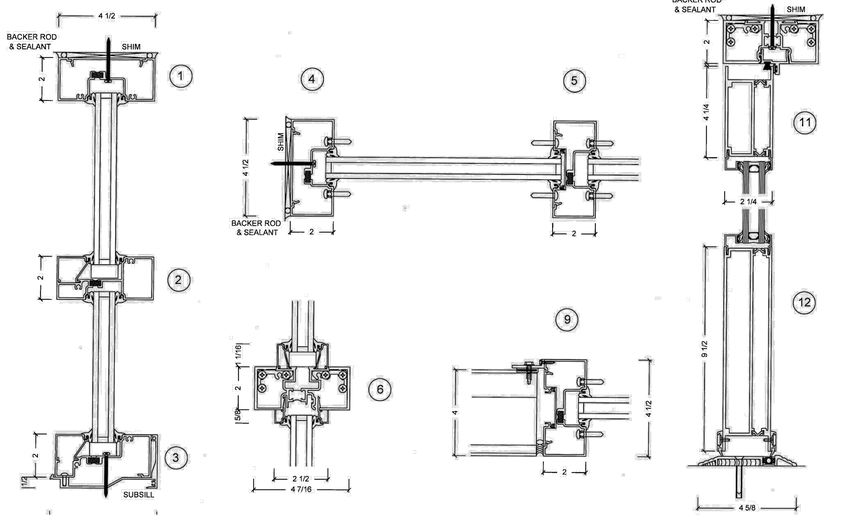
project address
165 SOUTH
WASHINGTON ST.
SEATTLE, WA

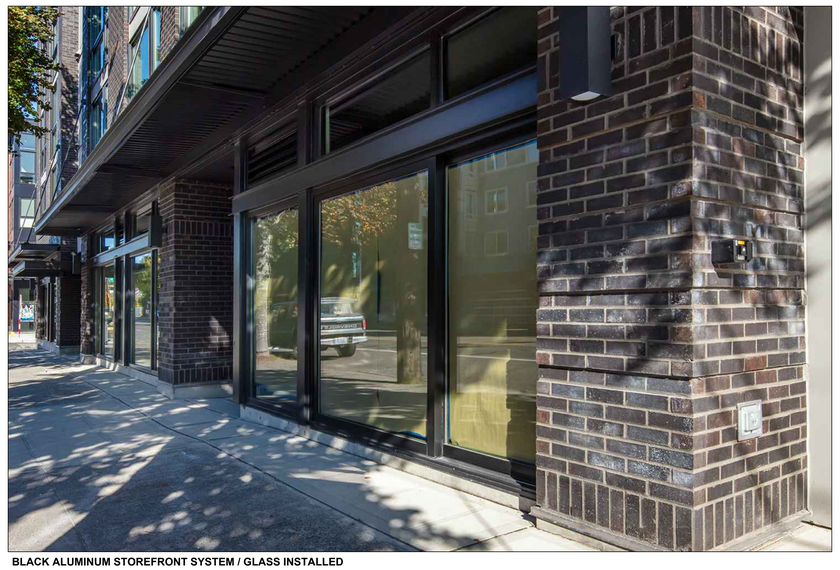
SDCI project numbers
Certificate of Approval:

Building Permit:
6747300-CN

CERTIFICATE OF
APPROVAL

STOREFRONT DETAILS





BLACK ALUMINUM STOREFRONT SYSTEM / GLASS INSTALLED

8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

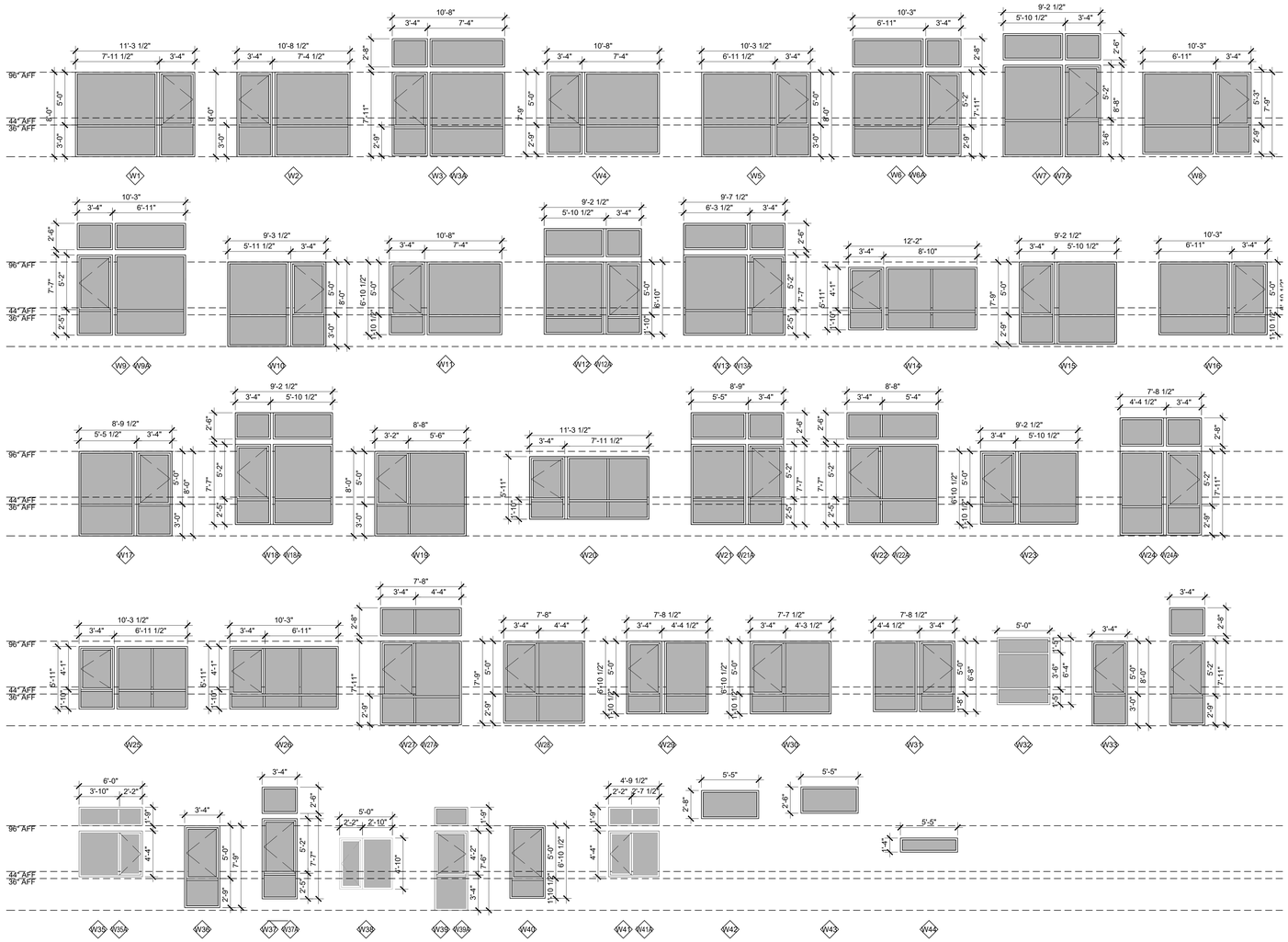
REV.	DESC.	DATE

WINDOW
DETAILS &
INFO

G1.07

JULY 28, 2020

WINDOW ELEVATIONS



SCHEDULES

165 S WASHINGTON | OPENING SCHEDULE

GENERAL NOTES:

1 KEY: AL - ALUMINUM; CO - CASED OPENING; FG- FIBERGLASS; FF- FACTORY FINISH; FO - FINISHED OPENING; FR - FIRE RATING; HM - HOLLOW METAL; LVR - LOUVER; P - PAINT; PR - PAIR; S - STAIN; SCW- SOLID CORE WOOD; HCW- HOLLOW CORE WOOD; SD - SMOKE DOOR; STL - STEEL; WD - WOOD;
2 GLAZING KEY: GL1 = SAFETY GLAZING, INSULATED; GL2 = SAFETY GLAZING
3 SAFETY GLAZING PER SBC SECTION 2406
4 12"x12" DOOR LOUVER AT ALL LAUNDRY LOCATIONS
5 ALL RESIDENTIAL UNIT ENTRY DOORS TO BE SELF-CLOSING AND SELF-LATCHING WITH DEADBOLT
6 FOR HARDWARE SPECIFICATIONS CONTACT JILL GILE - 360.907.1619, JILL@CBAGROUPNW.COM

NOTES COLUMN (REFER TO BELOW):

1 INSULATED CORE DOOR.
2 MONITORED DOOR W/ LOW-VOLTAGE CONNECTION TO SECURITY SYSTEM.
3 BARRIER-FREE ACCESS DOOR W/ AUTOMATIC OPERATOR, PUSH BUTTON CONTROLS, & ELECTRICAL CONNECTION.
4 DOOR W/ MAGNETIC HOLD-OPEN & FIRE ALARM CONNECTION.
5 VIEWPORT
6 STC RATING OF 28 MIN.
7 PART OF STOREFRONT SYSTEM (SEE WINDOW SCHEDULE FOR FINISH)
8 PANIC HARDWARE PER SBC 2012 1008.1.10

MARK	ROOM NAME	OPENING SIZE (W X H)	TYPE	MAT'L	FIN	GL	FRAME MAT'L	FRAME FIN	FR (HRS)	U VALUE	SHGC	MFR CPD #	PHYSC	CLOSER	DETAILS HEAD	DETAILS JAMB	DETAILS THRESH	NOTES
01	BUILDING ENTRY	3'-0" X 8'-0"	C	AL	FF	GL1	AL	FF	NR	0.34	0.32	SEE TEST DATA G4.02		X				2, 7
02	THERMAL GARBAGE DOOR	3'-0" X 8'-0"	D	HM	P	GL1	AL	FF	3/4	0.37	0.32			X				2
03	BUILDING EXIT	3'-0" X 6'-8"	A	HM	P	-	HM	P	NR	0.37	-			X				1, 2
04	GARBAGE ENTRY	PR 3'-0" X 8'-0"	A	HM	P		HM	P	NR	0.37	-			X				2
05	ROOF ACCESS	3'-0" X 6'-8"	E	HM	P	GL1	HM	P	NR	0.37	0.32			X				1, 2
06	ROOF PENTHOUSE ENTRY	3'-0" X 6'-8"	C	HM	P	GL1	HM	P	NR	0.37	0.32			X				1, 2
11	STAIRWELL ENTRY	3'-0" x 6'-8"	E	HM	P	GL2	HM	P	1 1/2	-	-			X				
12	SERVICE / MECH. / ELEC.	3'-0" x 6'-8"	A	HM	P	-	HM	P	3/4	-	-			X				
13	COMMON DOOR - STORAGE	3'-0" X 6'-8"	E	HM	P	GL2	HM	P	3/4	-	-			X				
13A	COMMON DOOR	3'-0" X 6'-8"	D	HM	P	GL2	HM	P	3/4	-	-			X				
14	ELEVATOR CONTROL ROOM	3'-6" X 6'-8"	A	HM	P	-	HM	P	1 1/2	-	-			X				
15	UTILITY CLOSET	2'-10" X 6'-8"	A	HM	P	-	HM	P	3/4	-	-							
15A	UTILITY CLOSET	PR 2'-0" x 6'-8"	A	HM	P	-	HM	P	3/4	-	-							
16	LEASING OFFICE	3'-0" X 6'-8"	C	HM	P	GL2	HM	P	NR	-	-			X				
17	COMMERCIAL INTERIOR ENTRY	3'-0" x 6'-6"	A	HM	P		HM	P	3/4	-	-		X	X				2,8
18	COMMERCIAL RESTROOM/STORAGE	3'-0" x 6'-8"	A	SCW	P	-	WD	P	NR	-	-							
A	UNIT ENTRY	3'-0" x 6'-8"	A	HCW	P	-	WD	P	1/3	-	-			X				5, 6
B	UNIT BATH	3'-0" x 6'-8"	A	HCW	P	-	WD	P	NR	-	-							
B1	UNIT BATH	2'-10" x 6'-8"	A	HCW	P	-	WD	P	NR	-	-							
C1	UNIT CLOSET	PR 2'-7" x 6'-8"	A	HCW	P	-	WD	P	NR	-	-							BYPASS DOORS
C2	UNIT CLOSET	PR 2'-1" x 6'-8"	A	HCW	P	-	WD	P	NR	-	-							BYPASS DOORS
C3	UNIT CLOSET	2'-0" X 6'-8"	A	HCW	P	-	WD	P	NR	-	-							
C4	UNIT CLOSET	2'-4" X 6'-8"	A	HCW	P	-	WD	P	NR	-	-							
C5	UNIT CLOSET	2'-6" X 6'-8"	A	HCW	P	-	WD	P	NR	-	-							



A | FLUSH
B | RAISED PANEL
C | FULL LITE
D | HALF LITE
E | MAX 100 SQ IN VIEW PANEL PER IBC 715

165 S WASHINGTON ST | WINDOW SCHEDULE

GENERAL NOTES:

1 FOR DETAILS, SEE SHEET SERIES A5.X, "EXTERIOR DETAILS".
2 KEY: AL - ALUMINUM; VIN = VINYL; GL - GLAZING; HM - HOLLOW METAL: P = PAINT; AN = ANODIZED; FF= FACTORY FINISH; LVR= LOUVER
3 ALL GLAZING UNITS TO BE THERMAL, INSULATED WITH A MAX U-VALUE OF 0.32.
4 PROVIDE SAFETY GLAZING PER SBC SECTION 2406, SEE ELEVATIONS FOR SAFETY GLAZING LOCATIONS, LABELED 'SG'
5 VERIFY WITH ELEVATIONS FOR MIRRORED CONDITIONS
6 SEE ELEVATION FOR MULLION CONFIGURATION
7 ALL NORTH, SOUTH, & WEST FACING WINDOWS TO HAVE AN STC RATING OF 35 OR HIGHER.
8 EGRESS WINDOW: MAX. HEIGHT 44" AFF TO THE BOTTOM OPERABLE PORTION OF WINDOW, PER SBC SECTION 1030.

NOTES COLUMN (REFER TO BELOW):

1 MONITORED WINDOW W/ LOW-VOLTAGE CONNECTION TO SECURITY SYSTEM.
2 INSECT SCREEN

MARK	SIZE (W'xH") ROUGH OPENING (ft)	(in)	(ft)	(in)	TYPE	MAT'L	FIN	MFR CPD#	NFRC U-factor	NFRC SHGC	DETAILS (UNLESS NOTED OTHERWISE) HEAD	JAMB	SILL	WINDOW AREA AREA (SF)	QTY.	TOTAL (SF)	NOTES
W1	11	3.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			90.33	2	181	
W2	10	8.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			85.67	2	171	
W3	10	8	X 7	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			84.44	1	84	
W3A	10	8	X 2	8	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			28.44	1	28	
W4	10	8	X 7	9	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			82.67	1	83	
W5	10	3.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			82.33	4	329	
W6	10	3	X 7	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			81.15	3	243	
W6A	10	3	X 2	8	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			27.33	3	82	
W7	9	2.5	X 8	8	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			79.81	1	80	
W7A	9	2.5	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			23.02	1	23	
W8	10	3	X 7	9	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			79.44	3	238	
W9	10	3	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			77.73	1	78	
W9A	10	3	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			25.63	1	26	
W10	9	3.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			74.33	2	149	
W11	10	8	X 6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			73.33	1	73	
W12	9	2.5	X 6	10	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			62.92	1	63	
W12A	9	2.5	X 2	8	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			24.56	1	25	
W13	9	7	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			72.67	1	73	
W13A	9	7	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			23.96	1	24	
W14	12	2	X 5	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			71.99	1	72	
W15	9	2.5	X 7	9	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			71.36	1	71	
W16	10	3	X 6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			70.47	3	211	
W17	8	9.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			70.33	2	141	
W18	9	2.5	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			69.83	2	140	
W18A	9	2.5	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			23.02	2	46	
W19	8	7.5	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			69.00	4	276	
W20	11	3.5	X 5	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			66.81	4	267	
W21	8	9	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			66.35	1	66	
W21A	8	9	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			21.88	1	22	
W22	8	7.5	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			65.41	2	131	
W22A	8	8	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			21.56	2	43	
W23	9	3	6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			63.31	1	63	
W24	7	8.5	X 7	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			61.02	1	61	
W24A	7	8.5	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			20.55	1	21	
W25	10	3.5	X 5	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			60.89	1	61	
W26	10	3	X 5	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			60.65	3	182	
W27	7	7.5	X 7	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			60.36	2	121	
W27A	7	7.5	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			20.33	2	41	
W28	7	8	X 7	9	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			59.42	2	119	
W29	7	8.5	X 6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			52.99	1	53	
W30	7	7.5	X 6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			52.42	2	105	
W31	7	8.5	X 6	8	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			51.39	1	51	
W32	5	0.0	X 6	4	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	8'-4" AFF			31.67	1	32	
W33	3	4	X 8	0	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			26.67	2	53	
W34	3	4	X 7	11	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			26.39	1	26	
W34A	3	4	X 2	8	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-2" AFF			13.00	1	13	
W35	6	0	X 4	4	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			26.00	7	182	
W35A	6	0	1	9	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	9'-6" AFF			10.50	2	21	
W36	3	4	X 7	9	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			25.83	1	26	
W37	3	4	X 7	7	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-8" AFF			25.28	1	25	
W37A	3	4	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			8.33	1	8	
W38	5	0	X 4	10	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	6'-10" AFF			24.17	2	48	
W39	3	1.5	X 7	6	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			23.44	7	164	
W39A	3	1.5	X 1	9	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	9'-9" AFF			5.47	2	11	
W40	3	4	X 6	10.5	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	8'-0" AFF			22.92	1	23	
W41	4	9.5	X 4	4	COMBO	VIN	FF	VPI-A-19-01829-00001	0.26	0.23	7'-6" AFF			20.76	7	145	
W41A	4	9.5	X 1	9	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	9'-0" AFF			8.39	2	17	
W42	5	5	X 2	8	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-4" AFF			14.44	1	14	
W43	5	5	X 2	6	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	11'-6" AFF			13.54	1	14	
W44	5	5	X 1	4	FIXED	VIN	FF	VPI-A-56-00859-00001	0.26	0.23	6'-10" AFF			7.22	6	43	
														WINDOW TOTAL:	119	5283	
S1	7	1.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			50.47	1	50	
S1A	10	8.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			24.09	1	24	
S2	10	3.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			72.90	1	73	
S2A	10	3.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			23.16	1	23	
S3	5	8.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			40.43	1	40	
S3A	9	3.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			20.91	1	21	
S4	10	3.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			72.90	1	73	
S4A	10	3.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			23.16	1	23	
S5	11	3.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			79.98	1	80	
S5A	11	3.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			25.41	1	25	
S6	8	9.5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			62.27	1	62	
S6A	8	9.5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			19.78	1	20	
S7	3	4	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			23.61	1	24	
S7A	3	4	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			7.50	1	8	
S8	5	5	X 7	1	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			38.37	1	38	
S8A	5	5	X 2	3	SF	AL	FF	TEST DATA G4.02	0.36	0.32	8'-3" AFF			12.19	1	12	
														STOREFRONT TOTAL:		597	
														GLAZING TOTAL:		5880	

skidmore janette
architecture planning design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107

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JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
SEATTLE, WA

SDCI project numbers
Certificate of Approval:

Building Permit:
6747300-CN

CERTIFICATE OF APPROVAL

8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC. DATE

SCHEDULES & WINDOW ELEVATIONS

G4.01

JULY 28, 2020

SOLID WASTE

SOLID WASTE STORAGE PER TABLE A SMC 23.54.040			
RESIDENTIAL USES	**# Of Units**	**Req'd per SMC (Square Feet)**	**SF Required**
	77	375 For 1- 50 Units, 4 per each unit over 50	483
COMMERCIAL USES	**SF**	**Req'd per SMC (Square Feet)**	
	2828	82 For 0 - 5,000 SF, 50% Reduction Per SMC 23.54.040.B	41
		TOTALS	
		SF Required :	**524**
		SF Provided :	**563**

BICYCLE PARKING

BICYCLE PARKING PER SMC.23.54.015					
RESIDENTIAL USES	**Req'd per SMC (Long Term)**			**Req'd per SMC (Short Term)**	
SEDUs	77	1 per SEDU	77	1 per 20	3.9
Reduction Per SMC 23.54.015	Spaces above 50 provided				
Table D, Footnote 4	at 3/4 required ratio		6.75		
COMMERCIAL USES	**Req'd per SMC (Long Term)**			**Req'd per SMC (Short Term)**	
Offices	2,828 SF	1 per 2,000 SF	1.4	1 per 10,000 SF	0.3

TOTALS (rounded up)	Long Term	Short Term	Total
Required	**72**	**5**	**77**
Provided	**73**	**6**	**79**

ADDRESS

165 S WASHINGTONSTREET
SEATTLE, WASHINGTON

OWNER

URBAN VISIONS LLC

ASSESSOR'S PARCEL NOS.

524780-0682
524780-0690

LEGAL DESCRIPTION

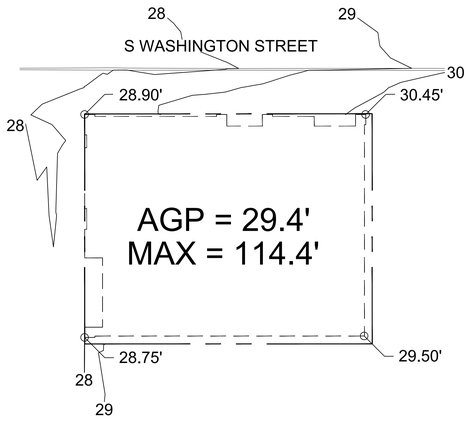
PARCEL A:
THE EAST 45 FEET OF THE WEST 75 FEET OF LOT 8, BLOCK 10, TOWN OF SEATTLE AS LAID OUT BY D.S MAYNARD (COMMONLY KNOW AS D.S. MAYNARD'S PLAT OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, RECORDS OF KING COUNTY, WASHINGTON.

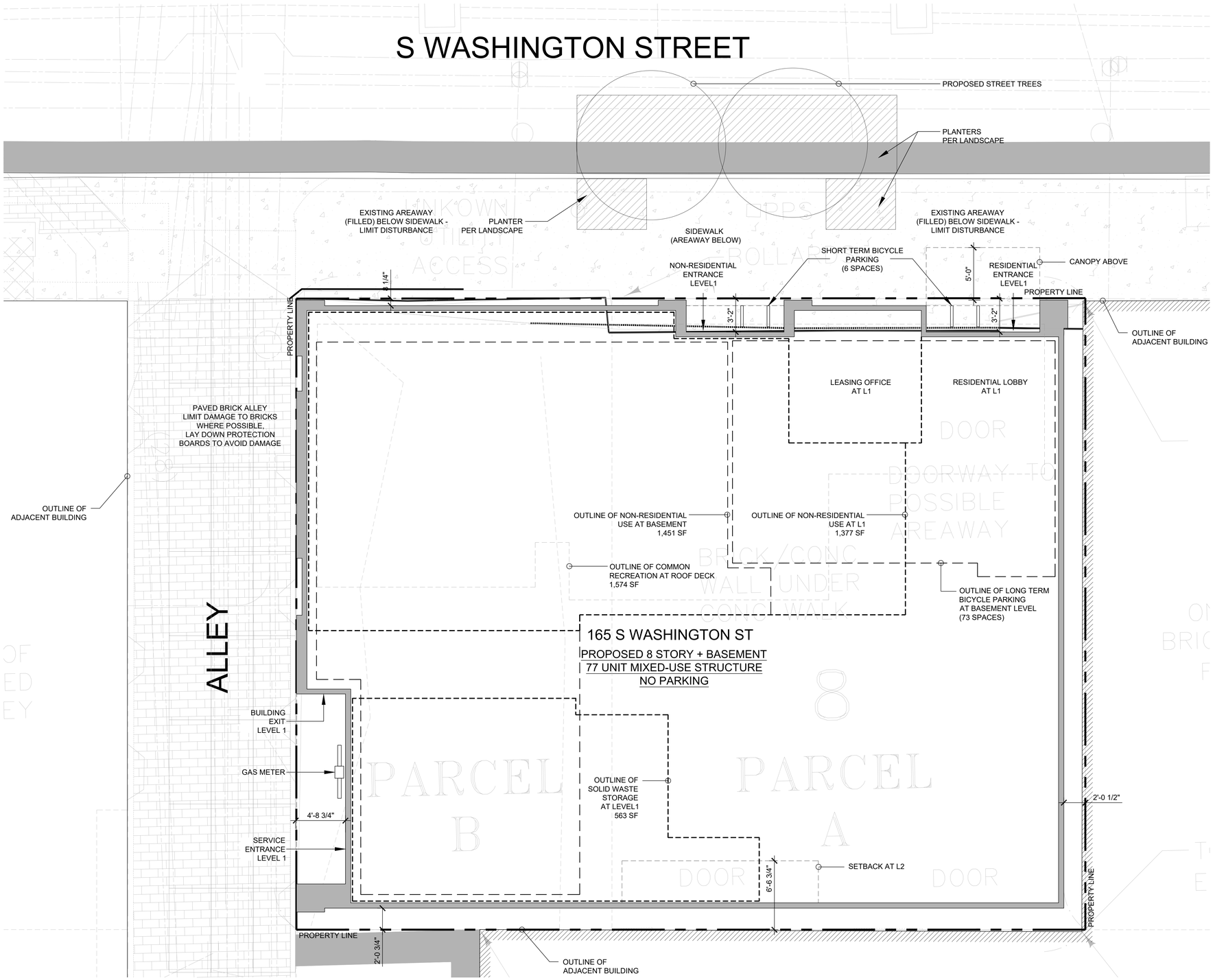
PARCEL B:
THE WEST 30 FEET OF LOT 8, BLOCK 10, TOWN OF SEATTLE AS LAID OUT BY D.S MAYNARD (COMMONLY KNOW AS D.S. MAYNARD'S PLAT OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, RECORDS OF KING COUNTY, WASHINGTON.

AVERAGE GRADE PLANE (SBC)

AVERAGE GRADE PLANE CALCULATION
NW CORNER : 28.90' NE CORNER : 30.45'
SW CORNER : 28.75' SE CORNER : 29.50'

28.90' + 30.45' + 28.75' + 29.50' = 117.6' / 4 = 29.4'





SITE PLAN
1/4" = 1'-0"

0 4 8 N

skidmore janette
architecture planning design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
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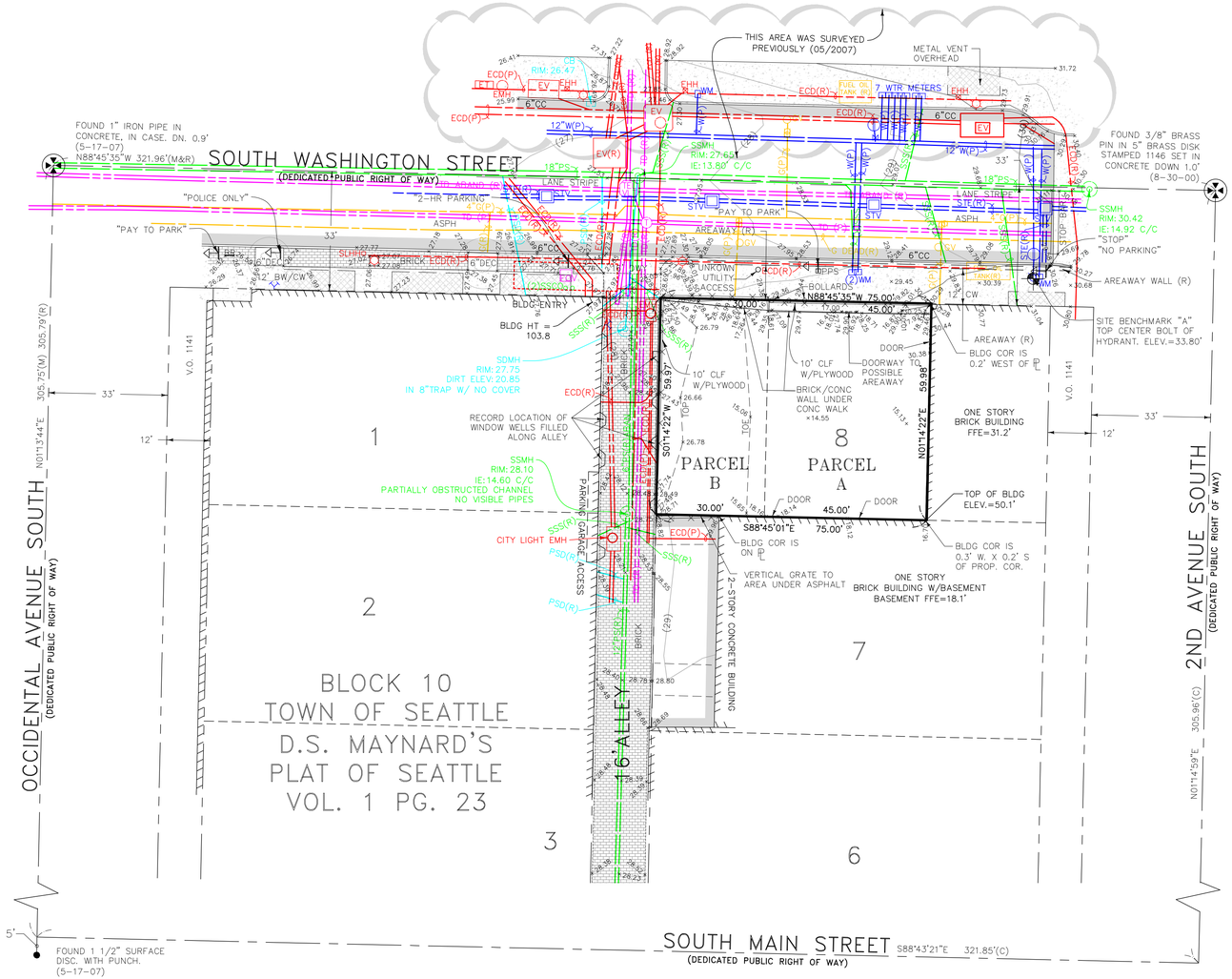
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON
REV. DESC. DATE

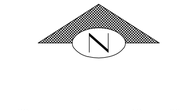
SITE PLAN

A1.00

JULY 28, 2020

NW 1/4, SEC. 5, T24N, R4E, W.M.







VICINITY MAP
NO SCALE

LEGEND

ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BLRD	BOLLARD
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
℄/M	CENTERLINE/MONUMENT LINE
CS/WS	CONCRETE/WOOD STAIRS
DEC	DECIDUOUS TREE
C.O.C.	CENTER OF CHANNEL
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT

EHH	ELECTRICAL HANDHOLE
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
FFE	FINISH FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
	GAS VALVE
GV	GAS VAULT
IE	INVERT ELEVATION
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
℄	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PPS	PARKING PAY STATION
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
(R)	RECORD DATA
RE	ROOF ELEVATION

SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
STM/V	STEAM LINE/VAULT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
TOE	TOE OF SLOPE
TOP	TOP OF BANK
UP	UTILITY POLE (WOOD)
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
	WATER VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
●	REBAR AND CAP

UTILITY PROVIDERS:

SANITARY SEWER & STORM DRAINAGE
SEATTLE PUBLIC UTILITIES
MAINTENANCE & OPERATIONS
DRAINAGE & WASTEWATER DIVISION
DEXTER HORTON BUILDING, 6TH FLOOR
710 2ND AVENUE
SEATTLE, WA 98104
(206) 684-5950

WATER
SEATTLE PUBLIC UTILITIES
ATTN: ACCOUNT EXECUTIVES
CUSTOMER SERVICE BRANCH
810 THIRD AVENUE, SUITE 600
SEATTLE, WA 98104
(206) 684-4149 – KAMI WONG

POWER
SEATTLE CITY LIGHT
SOUTH ELECTRICAL SERVICES
3613 4TH AVENUE SOUTH
SEATTLE, WA 98134
(206) 615-0660 – DAVE SMITH
FAX (206) 615-1381

NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773

TELEPHONE
QWEST
P.O. BOX 625001
LITTLETON, CO 80162
(800) 526-3557

VERTICAL BENCHMARKS:

ORIGINATING BENCHMARK:
OWNER: CITY OF SEATTLE
ID: SNV-5133,
DESCRIPTION: BRASS CAP
LOCATION: THE BACK OF WALK AND 0.4' N. OF THE N.W. BUILDING CORNER IN THE S.E. CORNER OF INTERSECTION OF 1ST AVE. AND S. JACKSON ST.
ELEVATION: 26.26'

SITE BENCHMARK "A"
TOP CENTER BOLT OF HYDRANT AT THE SW CORNER OF INTERSECTION OF 2ND AVE. AND WASHINGTON ST.
ELEVATION: 33.80'

HORIZONTAL BENCHMARKS:

OWNER: CITY OF SEATTLE
DESCRIPTION: 1" IRON PIPE
LOCATION: INTERSECTION OF OCCIDENTAL AVE. S. AND S. WASHINGTON ST.
NORTHING: 222787.56
EASTING: 1270485.60

OWNER: CITY OF SEATTLE
DESCRIPTION: 3/8" BRASS PIN IN 5" BRASS DISK STAMPED 1146
LOCATION: INTERSECTION OF 2ND AVE. S. AND S. WASHINGTON ST.
NORTHING: 222780.59
EASTING: 1270807.48

SITE NOTES

SITE ADDRESS:
2ND AVE. S. AND S. WASHINGTON ST.
SEATTLE, WASHINGTON

TAX ACCOUNT NOS.:
524780-0682
824780-0690

ZONING:
PSM-100
PIONEER SQUARE MIX WITH A 100 FOOT HEIGHT LIMIT

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8467

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 4,498 SQUARE FEET OR 0.1033 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:

PARCEL A:
THE EAST 45 FEET OF THE WEST 75 FEET OF LOT 8, BLOCK 10, TOWN OF SEATTLE AS LAID OUT BY D.S. MAYNARD, (COMMONLY KNOWN AS D.S. MAYNARD'S PLAT OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:
THE WEST 30 FEET OF LOT 8, BLOCK 10, TOWN OF SEATTLE AS LAID OUT BY D.S. MAYNARDS, (COMMONLY KNOW AS D.S. MAYNARD'S PLAT OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 23, RECORDS OF KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:

THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY STEWART TITLE-COMMERCIAL DIVISION, COMMITMENT NO. 20714931, DATED MARCH 1, 2007 AND SUPPLEMENTAL NO. 1, DATED APRIL 25, 2007. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

8. LAND USE PROVISIONS, BUILDING REQUIREMENTS, REHABILITATION STANDARDS AND OTHER MATTERS AFFECTING THESE PREMISES AND OTHER PROPERTY IDENTIFIED AS LYING WITHIN A PART OF THE PIONEER SQUARE PRESERVATION DISTRICT AND INTERNATIONAL SPECIAL REVIEW DISTRICT, RECORDED MARCH 14, 1985 UNDER RECORDING NO. 8503140774, PURSUANT TO ORDINANCE NO. 112134 OF THE CITY OF SEATTLE, APPROVING THE SAME.

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-551-4808
FAX# (206) 323-7135

10/21/19

NO	REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY
JOHNSON & CARR
2ND AVE. S. & S. WASHINGTON ST.
SEATTLE KING COUNTY WASHINGTON

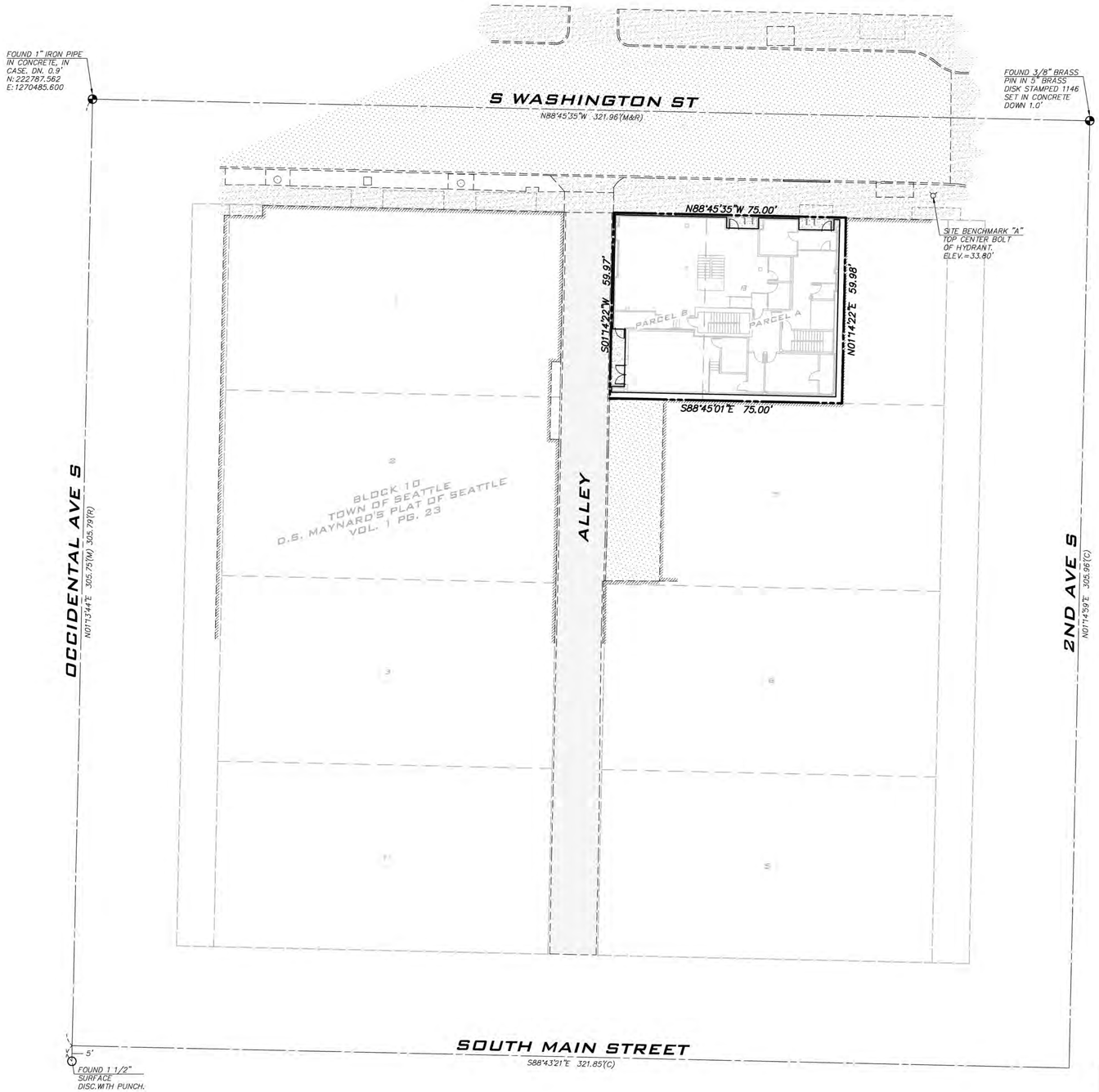
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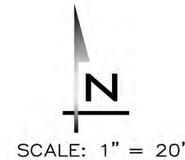
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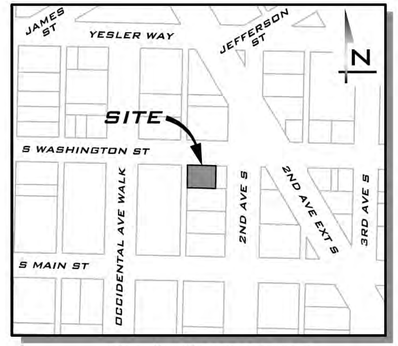
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NW 1/4 SEC 5, TWP 24N, RGE 4E, W.M.







VICINITY MAP

SCALE: 1"=200'

SITE DATA

SITE ADDRESS: 165 S WASHINGTON ST, SEATTLE, WASHINGTON 98104

TAX ACCOUNT NO.:
524780-0682, 824780-0690

ZONING:
PSM 100/100-120 (PIONEER SQUARE MIX)

ZONING AGENCY:
SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
700 5TH AVE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8850

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

VERTICAL BENCHMARKS

ORIGINATING BENCHMARK:
OWNER: CITY OF SEATTLE
ID: SNV-5133
DESCRIPTION: BRASS CAP
LOCATION: THE BACK OF WALK AND 0.4' N. OF THE NW BUILDING CORNER IN THE SE CORNER OF INTERSECTION OF 1ST AVE AND S JACKSON ST
ELEVATION: 26.26'

SITE BENCHMARK "A"
TOP CENTER BOLT OF HYDRANT AT THE SW CORNER OF INTERSECTION OF 2ND AVE AND WASHINGTON ST
ELEVATION: 33.80'

HORIZONTAL BENCHMARKS

OWNER: CITY OF SEATTLE
DESCRIPTION: 1" IRON PIPE
LOCATION: INTERSECTION OF OCCIDENTAL AVE S AND S WASHINGTON ST
NORTHING: 222787.56
EASTING: 1270485.60

OWNER: CITY OF SEATTLE
DESCRIPTION: 3/8" BRASS PIN IN 5" BRASS DISK STAMPED 1146
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PROJECT TEAM

ARCHITECT
SKIDMORE JANETTE
5405 LEARY AVE NW #2
SEATTLE, WA 98107
(206) 453-3645
CONTACT: RYAN DINGLE

CIVIL ENGINEER
BLUELINE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7234
CONTACT: KIMBERLY J McNABB, PE

OWNER
JOHNSON & CARR
506 2ND AVE SUITE 1020
SEATTLE, WA 98104
(206) 817-2877
CONTACT: KELTEN JOHNSON

SURVEYOR
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE E
SEATTLE, WA 98102
(206) 323-4144
CONTACT: TAYLOR SCHULTE

SHEET INDEX

C1 COVER SHEET
C2 CSC/SOIL PLAN
C3 DRAINAGE CONTROL PLAN
C4 ONSITE STORMWATER MANAGEMENT PLAN
C5 STANDARD DETAILS

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

SDCI APPROVAL STAMP

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: KIMBERLY J. McNABB, PE
PROJECT ENGINEER: MARY KOUTRELAKOS, EIT
DESIGNER: BRIAN DENNEY
ISSUE DATE: 8/20/2020

NO	DATE	BY	REVISIONS

COVER SHEET

165 S WASHINGTON

COMPREHENSIVE DRAINAGE PLAN
SDCI PROJECT NO. 6747300-CN
CITY OF SEATTLE WASHINGTON

KIMBERLY J. MCNABB — STATE OF WASHINGTON — 23219 — REGISTERED PROFESSIONAL ENGINEER

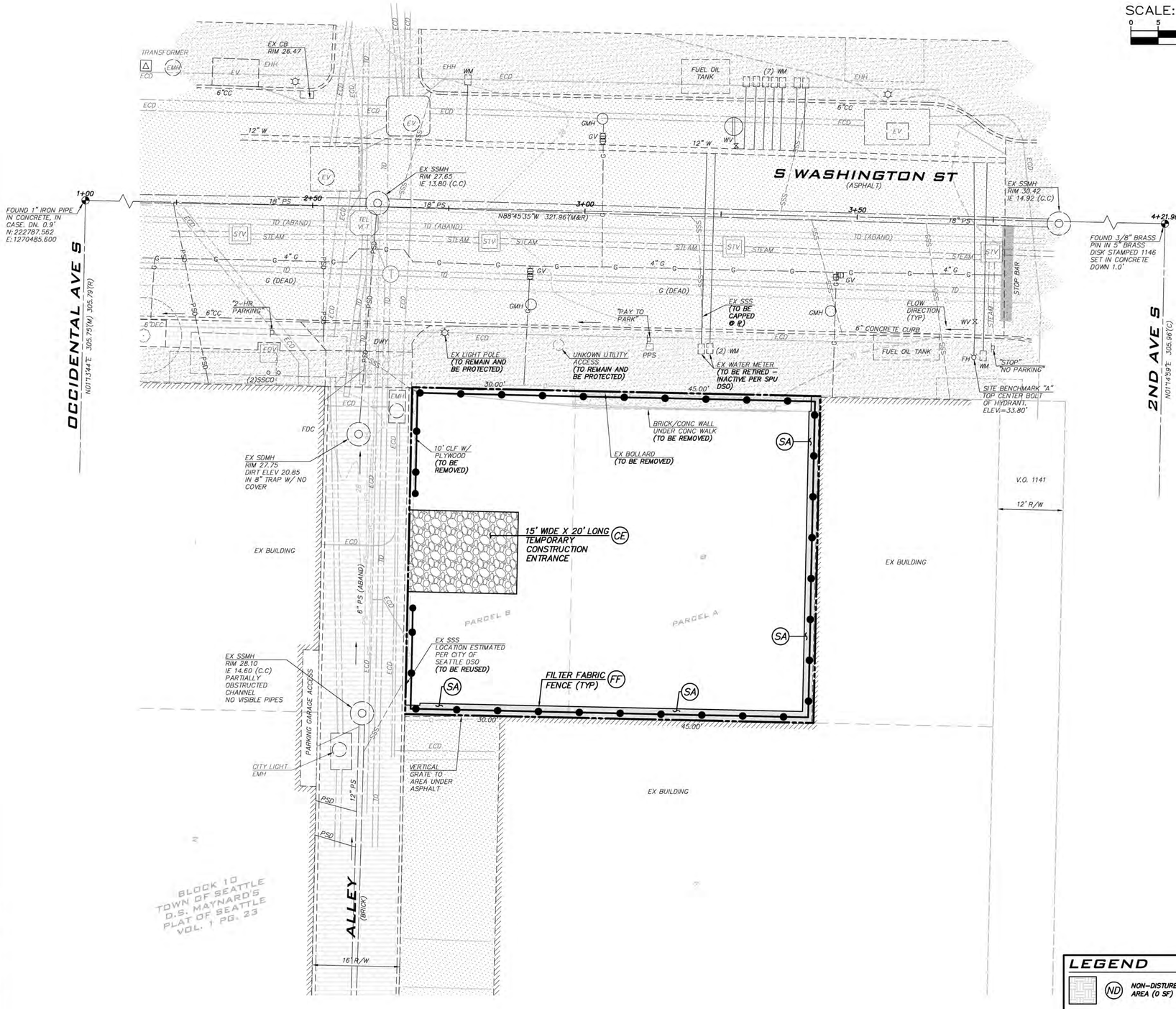
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NW 1/4 SEC 5, TWP 24N, RGE 4E, W.M.



SCALE: 1" = 10'
0 5 10 20

CONSTRUCTION STORMWATER CONTROL REQUIREMENTS

A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY. CALL 206-684-8900 OR ONLINE AT WWW.SEATTLE.GOV/DPD. CONSTRUCTION EROSION CONTROL MEASURES MUST BE SHOWN ON THIS PLAN AND APPROVED BY DPD BEFORE ANY LAND DISTURBING ACTIVITY BEGINS. COMPLETE CONSTRUCTION STORMWATER CONTROL DETAILS AND REQUIREMENTS MAY BE FOUND IN DIRECTOR'S RULE DPD DR 21-2015, CHAPTER 4, VOLUME 2: CONSTRUCTION STORMWATER CONTROL, OF THE SEATTLE STORMWATER MANUAL.

TEMPORARY AND PERMANENT CONSTRUCTION CONTROLS SHALL BE USED TO ACCOMPLISH THE FOLLOWING MINIMUM REQUIREMENTS. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE DIRECTOR WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

1. MARK CLEARING LIMITS AND ENVIRONMENTALLY CRITICAL AREAS. WITHIN THE BOUNDARIES OF THE PROJECT SITE AND PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, EASEMENTS, SETBACKS, ALL ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS, AND ALL TREES, AND DRAINAGE COURSES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.

2. RETAIN TOP LAYER AND/OR AMEND ALL DISTURBED SOILS (SEE CAM 531). WITHIN THE BOUNDARIES OF THE PROJECT SITE, THE DUFF LAYER, TOP SOIL, AND NATIVE VEGETATION, IF THERE IS ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHOULD BE STOCKPILED ON-SITE, COVERED TO PREVENT EROSION, SOIL SHALL THEN BE AMENDED AND REPLACED IMMEDIATELY UPON COMPLETION OF THE GROUND DISTURBING ACTIVITIES AS DESCRIBED IN THE SOIL MANAGEMENT PLAN ON THIS SHEET AND PROTECTED FROM COMPACTION.

3. ESTABLISH CONSTRUCTION ACCESS. LIMIT CONSTRUCTION VEHICLE ACCESS TO ONE ROUTE. STABILIZE ACCESS POINTS AND PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS. PROMPTLY REMOVE ANY SEDIMENT TRACKED OFF SITE.

4. PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS. PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE.

5. PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE. PASS ALL DRAINAGE WATER FROM DISTURBED AREAS THROUGH A SEDIMENT TRAP OR OTHER APPROPRIATE SEDIMENT REMOVAL BEST MANAGEMENT PRACTICES (BMP) BEFORE DISCHARGING FROM THE SITE. SEDIMENT CONTROLS INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING AND SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE. ONE OF THE FOLLOWING SHALL BE USED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE: COMPOST STOCKS, BERMS OR BLANKETS, FILTER FENCE, STRAW BALE BARRIER, BRUSH BARRIER, GRAVEL FILTER BERM, SEDIMENT POND OR SEDIMENT TRAP. SANDBAGS MAY ALSO BE UTILIZED TO PREVENT SEDIMENT FROM BEING DISCHARGED OFFSITE. RETAINING NATURAL VEGETATION AND BUFFER ZONES ARE ENCOURAGED, BUT MAY NOT BE USED AS A SUBSTITUTE.

6. PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE BY VEHICLES. LIMIT CONSTRUCTION VEHICLE ACCESS, WHENEVER POSSIBLE, TO ONE LOCATION. STABILIZE ALL ACCESS POINTS. PROVIDE PERIODIC STREET CLEANING BY SWEEPING OR SHOVELING ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OUT. PLACE SEDIMENT IN A SUITABLE DISPOSAL AREA WHERE IT WILL NOT ERODE ANY FURTHER.

7. STABILIZE SOILS. PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED AND UNWORKED SOILS, INCLUDING STOCK PILES. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. BEFORE THE COMPLETION OF THE PROJECT, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

SOME EXAMPLES OF BMPS TO USE TO STABILIZE SOILS, INCLUDING STOCKPILES ARE: COMPOST BLANKETS, SEEDING AND MULCHING, OR MATTING/ROLLED EROSION CONTROL PRODUCTS. COMPOST BLANKETS CAN BE USED AS TEMPORARY EROSION CONTROL AND THEN BE MIXED INTO THE SOIL TO HELP MEET THE POST CONSTRUCTION SOIL REQUIREMENTS.

8. PROTECT SLOPES. EROSION FROM SLOPES SHALL BE MINIMIZED. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. OFF-SITE STORMWATER RUN-ON OR GROUNDWATER SHALL BE DIVERTED AWAY FROM SLOPES AND UNDISTURBED AREAS.

9. PROTECT STORM DRAINS. PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES, THAT RECEIVE DRAINAGE WATER FROM THE PROJECT. STORM DRAIN INLETS PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED AS RECOMMENDED BY THE PRODUCT MANUFACTURER, OR MORE FREQUENTLY IF REQUIRED TO PREVENT FAILURE OF THE DEVICE OR FLOODING. STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT DRAINAGE WATER DOES NOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED AT THE CONCLUSION OF THE PROJECT.

10. STABILIZE CHANNELS AND OUTLETS. ALL TEMPORARY ON-SITE DRAINAGE SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION. STABILIZATION SHALL BE PROVIDED AT THE OUTLETS OF ALL DRAINAGE SYSTEMS THAT IS ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES.

11. CONTROL POLLUTANTS. MEASURES SHALL BE TAKEN TO CONTROL POTENTIAL POLLUTANTS. COMPLY WITH THE REQUIREMENTS FOR EACH OF THE FOLLOWING CONSTRUCTION RELATED ACTIVITIES: POLLUTANT DISPOSAL (INCLUDING SEDIMENT, WASTE MATERIALS, AND DEMOLITION DEBRIS); CHEMICAL STORAGE; ON-SITE FUELING; MAINTENANCE, FUELING AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES; CLEANUP OF CONTAMINATED SURFACES; DISCHARGE OF WHEEL WASH WASTEWATER; FERTILIZER AND PESTICIDE APPLICATION; PH-MODIFYING SOURCES.

12. CONTROL DEWATERING. WHEN DEWATERING DEVICES DISCHARGE ON SITE OR TO A PUBLIC DRAINAGE SYSTEM, DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP TO REMOVE SEDIMENT CONTAMINATION, OR OTHER SEDIMENT REMOVAL BMP. A SEPARATE DEWATERING PERMIT IS REQUIRED FOR: ONE ACRE OR GREATER DISTURBED AREA; CONTAMINATED SURFACE AND /OR GROUNDWATER; EXCAVATION GREATER THAN 12 FEET IN DEPTH; SIGNIFICANT VOLUME OF GROUNDWATER; OTHER SITE SPECIFIC CONDITIONS LEADING TO SIGNIFICANT DEWATERING.

13. MAINTAIN AND INSPECT BMPS. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSPECTED, MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE (5) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED. FOR PROJECTS WITH 5,000 SQUARE FEET OR MORE OF NEW PLUS REPLACED IMPERVIOUS SURFACE OR 7,000 SQUARE FEET OR MORE OF LAND DISTURBING ACTIVITY, SITE INSPECTIONS SHALL BE CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD WHO SHALL BE IDENTIFIED IN THE CONSTRUCTION STORMWATER CONTROL PLAN AND SHALL BE PRESENT ON-SITE OR ON-CALL AT ALL TIMES.

14. EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MAINTAIN, UPDATE, AND IMPLEMENT THEIR CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MODIFY THEIR CONSTRUCTION STORMWATER CONTROL PLAN TO MAINTAIN COMPLIANCE.

15. MINIMIZE OPEN TRENCHES. IN THE CONSTRUCTION OF UNDERGROUND UTILITY LINES, WHERE FEASIBLE, NO MORE THAN ONE HUNDRED FIFTY (150) FEET OF TRENCH SHALL BE OPENED AT ONE TIME.

16. PHASE THE PROJECT. DEVELOPMENT PROJECTS SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF LAND DISTURBING ACTIVITY OCCURRING AT THE SAME TIME AND SHALL TAKE INTO ACCOUNT SEASONAL WORK LIMITATIONS.

17. INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES. AFTER CONSTRUCTION BUT BEFORE THE PROJECT IS CONSIDERED COMPLETED, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILIZE SOILS: PERMANENT SEEDING, PLANTING, OR SODDING.

18. PROTECT STORMWATER BMP'S. PROTECT ALL STORMWATER BMP'S FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMP'S. RESTORE THE BMP'S TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE STORMWATER BMP'S MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN SOILS, AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATION.

LEGEND

- (ND) NON-DISTURBED AREA (0 SF)
- (SA) SOIL AMENDMENT AREA (253 SF)

NOTE

ALL ONSITE STRUCTURES AND HARDSCAPE TO BE REMOVED.

SDCI APPROVAL STAMP

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: KIMBERLY J. McNABB, PE
PROJECT ENGINEER: MARY KOUTRELAKOS, EIT
DESIGNER: BRIAN DENNEY
ISSUE DATE: 8/20/2020

NO	DATE	BY	REVISIONS

CSC/SOIL PLAN

165 S WASHINGTON

COMPREHENSIVE DRAINAGE PLAN
SDCI PROJECT NO. 6747300-CN
CITY OF SEATTLE WASHINGTON

KIMBERLY J. McNABB STATE OF WASHINGTON 23219 REGISTERED PROFESSIONAL ENGINEER

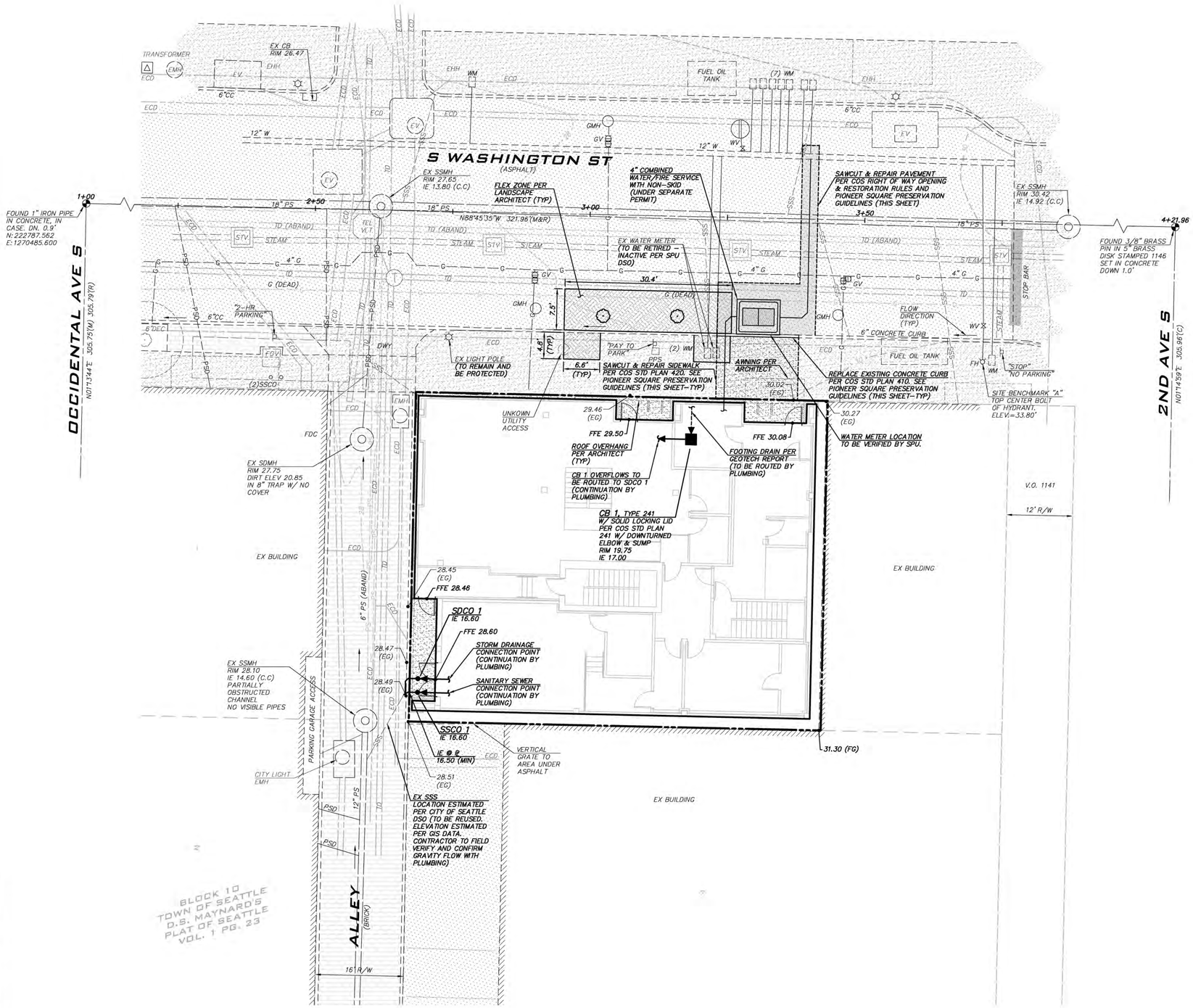
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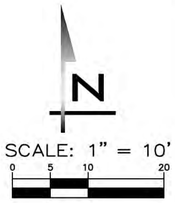
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NW 1/4 SEC 5, TWP 24N, RGE 4E, W.M.





PIONEER SQUARE PRESERVATION GUIDELINES

1. SIDEWALK PAVING AND IMPROVEMENTS SHALL BE COMPLETED WITH ONE POUND LAMP-BLACK PER CUBIC YARD OF CONCRETE, SCORED AT TWO-FOOT INTERVALS.
2. STREETS WITHIN THE DISTRICT ARE TO BE PAVED ACCORDING TO STANDARD ENGINEERING DEPARTMENT PRACTICES WITH A WEAVING COAT OF ASPHALT CONCRETE.
3. WHERE GRANITE CURBING PRESENTLY EXISTS, IT SHALL BE THE REQUIRED REPLACEMENT MATERIAL. IN OTHER INSTANCES THE SAME CONCRETE AND LAMPBLACK MIXTURE USED FOR THE SIDEWALK SHALL BE USED.
4. AS AN ALTERNATIVE TO LAMP-BLACK, ALL NEW AND REPAIRED CONCRETE SHALL BE COLORED TO MATCH EXISTING CONCRETE USING DAVIS COLORS CONCRETE COLOR PRODUCTS. FINAL COLOR AND CONDITION TO BE APPROVED BY ARCHITECT.

EXISTING SIDE SEWER NOTE

EXISTING SIDE SEWER TO BE EVALUATED PRIOR TO SIDE SEWER PERMIT APPLICATION. IF EXISTING SIDE SEWER IS FOUND TO BE SUITABLE FOR RE-USE, CERTIFICATION/ATTESTATION WILL BE PREPARED AND SUBMITTED TO CITY WITH SIDE SEWER PERMIT APPLICATION. IF EXISTING SIDE SEWER IS FOUND TO BE UNSUITABLE FOR RE-USE, A NEW SIDE SEWER CONNECTION TO THE MAIN, AS SHOWN ON THESE PLANS, WILL BE USED.

STORM DRAINAGE NOTES

1. ROOF DRAINS TO BE INTERNALLY ROUTED TO CB 1. FOOTING DRAINS TO BE CONNECTED TO CB 1 PRIOR TO DISCHARGE. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.
2. ALL ONSITE CATCH BASINS TO BE WSDOT TYPE I OR COS STANDARD TYPE 241 UNLESS OTHERWISE NOTED.

SIDE SEWER AND DRAINAGE PERMIT NOTES

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE "REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER)" DIRECTORS' RULE DPD 4-2011/2011-004 AND PER THE "2016 SEATTLE STORMWATER MANUAL" DIRECTORS' RULE DPD 21-2015/SPU DWW-200.
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT IS REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/ SERVICE DRAINS. APPROVAL OF THIS PLAN IS REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE DIRECTORS RULE 4-2011V.M AND SMC 21.16.240.
4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER, A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. 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.
5. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN MAY REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL. POST-SUBMITTAL REVISIONS MUST BE SUBMITTED ELECTRONICALLY THROUGH THE SDCI PROJECT PORTAL.

SDCI APPROVAL STAMP

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: KIMBERLY J. McNABB, PE
PROJECT ENGINEER: MARY KOUTRELAKOS, EIT
DESIGNER: BRIAN DENNEY
ISSUE DATE: 8/20/2020

NO	DATE	BY	REVISIONS

DRAINAGE CONTROL PLAN
165 S WASHINGTON ST
COMPREHENSIVE DRAINAGE PLAN
SDCI PROJECT NO. 6747300-CN
CITY OF SEATTLE WASHINGTON

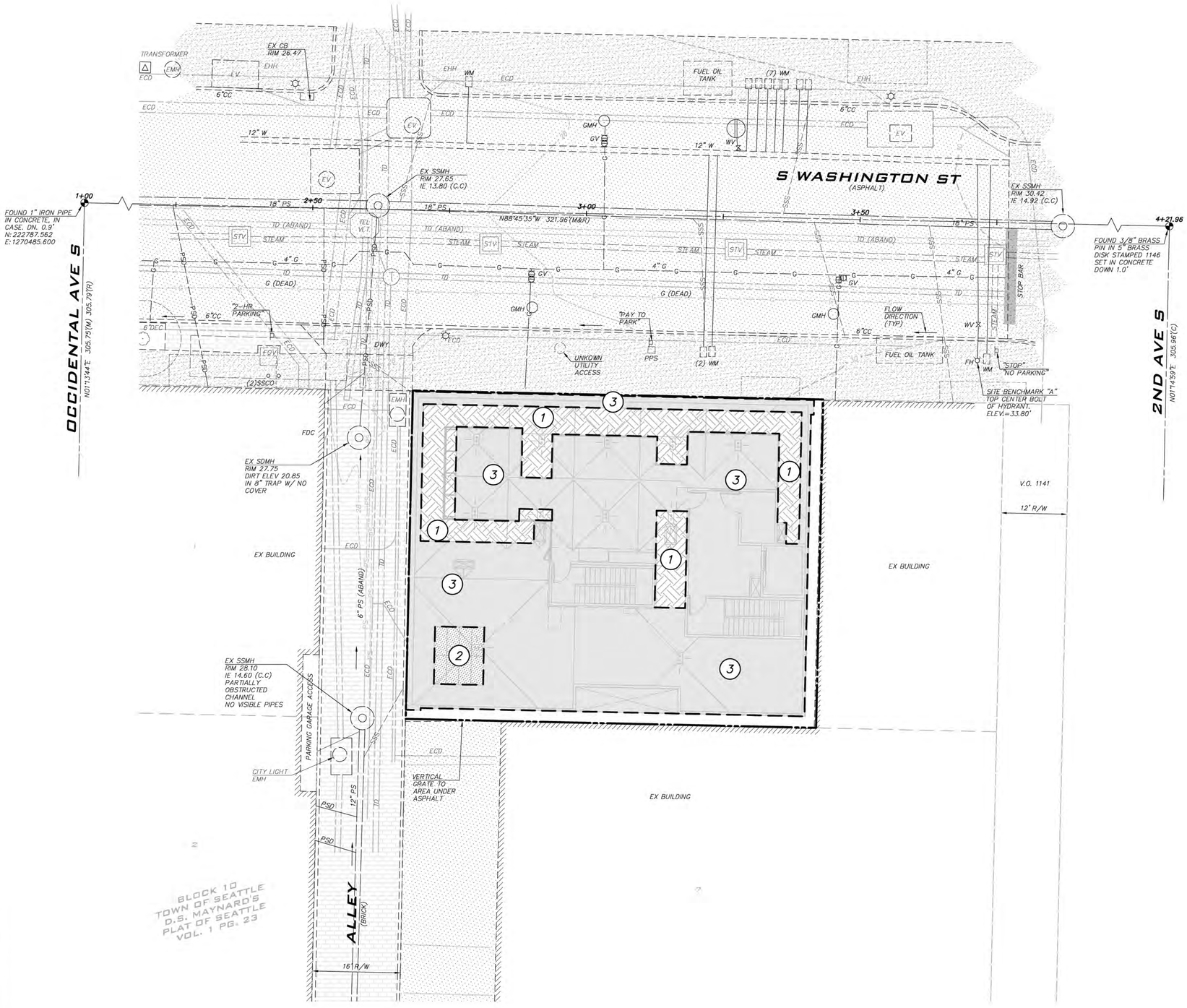
KIMBERLY J. McNABB STATE OF WASHINGTON 53319 REGISTERED PROFESSIONAL ENGINEER
8/20/20

JOB NUMBER: 19-281
SHEET NAME: DRAINAGE
SHT C3 OF C5

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NW 1/4 SEC 5, TWP 24N, RGE 4E, W.M.



SCALE: 1" = 10'
0 5 10 20

SURFACE		ONSITE MANAGEMENT	AREA (SF)
1		GREEN ROOF	751
2		SOLAR PANELS	95
3		AMENITY DECK	3,401

SDCI APPROVAL STAMP

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PROJECT ENGINEER: MARY KOUTRELAKOS, EIT
DESIGNER: BRIAN DENNEY
ISSUE DATE: 8/20/2020

NO	DATE	BY	REVISIONS

ONSITE STORMWATER MANAGEMENT PLAN
165 S WASHINGTON
COMPREHENSIVE DRAINAGE PLAN
SDCI PROJECT NO. 6747300-CN
CITY OF SEATTLE WASHINGTON

KIMBERLY J. McNABB
STATE OF WASHINGTON
23219
REGISTERED
PROFESSIONAL ENGINEER
8/20/20

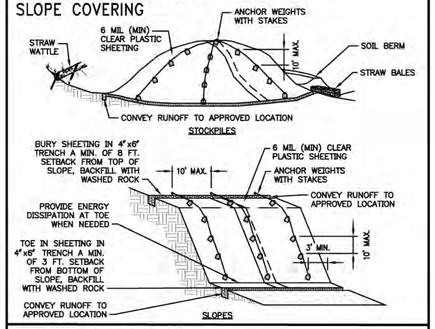
JOB NUMBER: 19-281
SHEET NAME: OSM
SHT C4 OF C5

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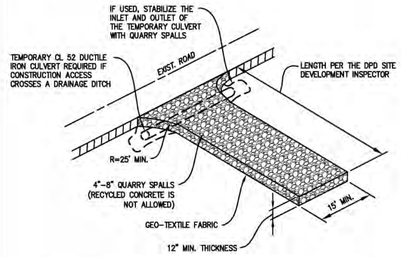
CONSTRUCTION STORMWATER CONTROL STANDARD DETAILS

STOCKPILE AND EXPOSED SLOPE COVERING



SYMBOL: (SP)

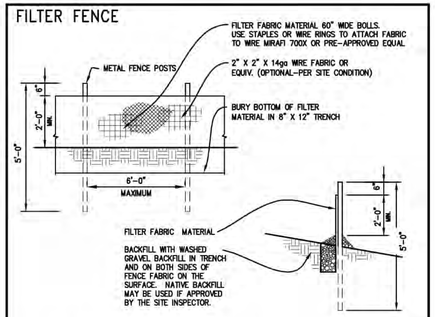
STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

FILTER FENCE



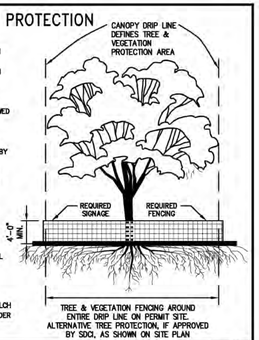
NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

TREE & VEGETATION PROTECTION

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

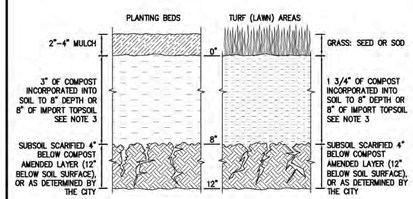
VEGETATION PROTECTION
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



SYMBOL: (VEG) LINK TO MORE TREE PROTECTION INFORMATION: (NOT A CITY OF SEATTLE DOCUMENT)

POST CONSTRUCTION SOIL MANAGEMENT PLAN

SOIL AMENDMENT



NOTES:
1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. 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: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

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 FOLLOWNG: 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 D) DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED 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 SO IT WILL PROBE 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.

NW 1/4 SEC 5, TWP 24N, RGE 4E, W.M.
SITE AND DRAINAGE CONTROL SUMMARY SHEET

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	165 S Washington St	SDCI Project Number	6747300-CN
Primary Contact	Kimberly J. McNabb	SDOT Project Number	
Project Type	Parcel-Based	Primary Contact E-mail or Phone	425-250-7234

Total Site Area	4,500	sf
Total New plus Replaced Hard Surface Area	4,247	sf
Existing Hard Surface Area to Remain	0	sf
Total New and/or Replaced Lawn and Landscaping	253	sf
Undisturbed and protected site area	0	sf
Was the project lot created or reduced in size after Jan 1, 2016?	No	

Project Engineer	Kimberly J. McNabb, PE	Engineer E-mail	kmcnabb@thebluelinegroup.com

On-site Stormwater Management required for ≥ 1,500 sf 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 form those provided in the PAR, requirements may change.

Approved Point of Stormwater Discharge	Public Combined Sewer Main
Drainage Basin	Combined Sewer Service Area
Is the downstream drainage system considered Capacity Constrained by SPU?	No
Approved Point of Wastewater Discharge	Public Combined Sewer Main
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	
Total Pollution Generating Pervious Surface Area	
Source Control is required	No
Environmentally Critical Areas	No

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

Temporary dewatering required	No
Permanent groundwater 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	Type of test:	Small PIT test
Is infiltration on the site feasible?	No	Why?	Site cannot meet required horizontal setbacks

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

On-site Stormwater Management

Number of roof areas	3
Number of other surface areas	0

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Roof:Green Roof	Vegetated Roof System	751	751 sf	4 inch Single-Course
2	Roof:Solar Panels	None Feasible	95	-	
3	Roof:Amenity Deck	None Feasible	3,401	-	

Total New/Replaced Roof Area	4,247	Total Roof Area Managed	4,247
Total New/Replaced Other Surface Area	0	Total Other Surface Managed	0
Total Area Managed	4,247	Total Volume Managed On Site	5,404 gal
Estimated compost required for soil amendment	1.5686 cy	*Volume of compost required for soil amendment will be verified by the DPD Site Inspector for SDCI permitted projects.*	

SDCI APPROVAL STAMP

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
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SCALE: AS NOTED
PROJECT MANAGER: KIMBERLY J. McNABB, PE
PROJECT ENGINEER: MARY KOUTRELAKOS, EIT
DESIGNER: BRIAN DENNEY
ISSUE DATE: 8/20/2020

NO	DATE	BY	REVISIONS

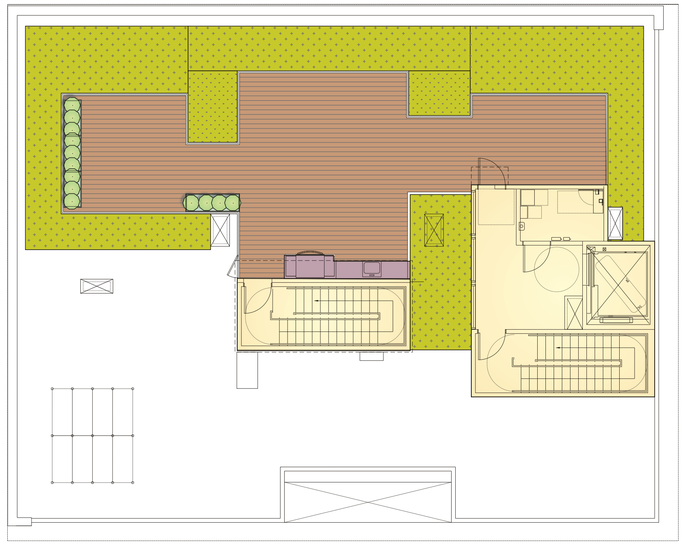
STANDARD DETAILS
165 S WASHINGTON
COMPREHENSIVE DRAINAGE PLAN
SDCI PROJECT NO. 6747300-CN
CITY OF SEATTLE WASHINGTON

KIMBERLY J. MCNABB
STATE OF WASHINGTON
23219
REGISTERED
PROFESSIONAL ENGINEER
8/20/20

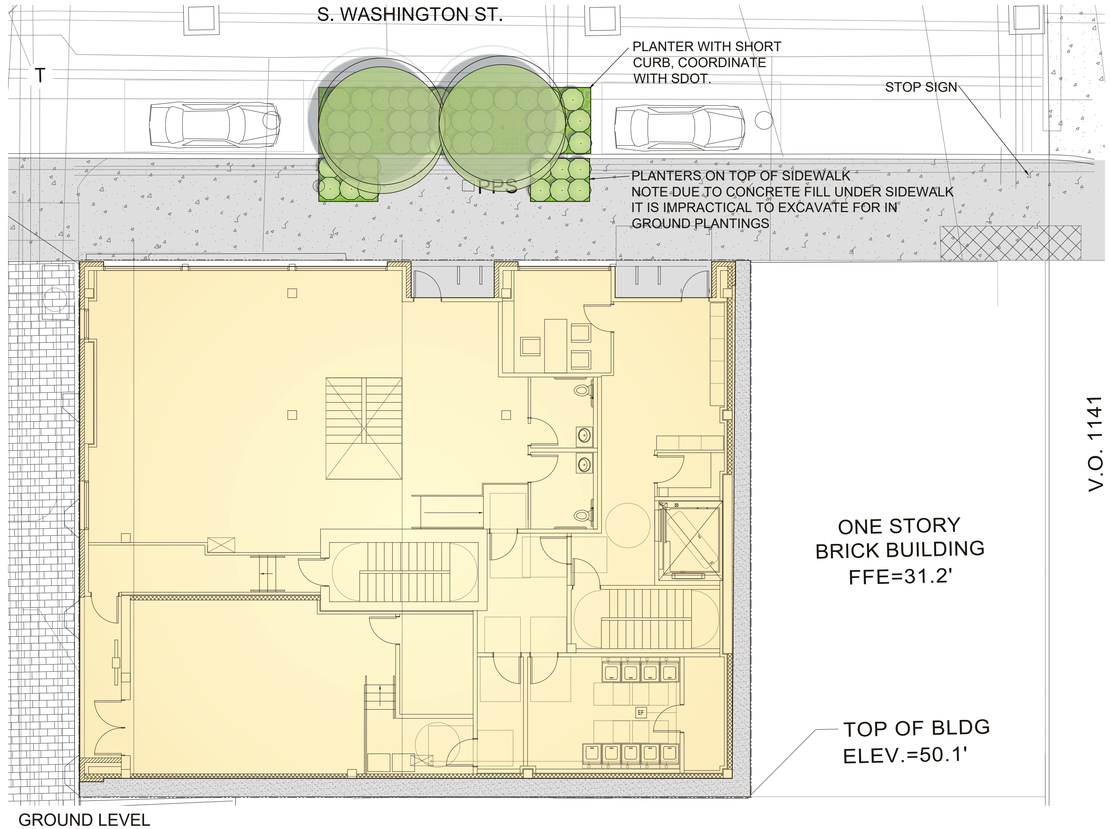
JOB NUMBER: 19-281
SHEET NAME: DETAILS
SHT C5 OF C5

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ROOF DECK



1 LANDSCAPE PLANS

1/8" = 1'-0"

0 4 8 16

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM SMALL TREE		2-2.5" CAL
	STREET TREE FORM		
* 57 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	GREEN ROOF TRAY PLANTING SYSTEM, TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

CONTACT SDOT URBAN FORESTRY (206-233-8735) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY ***BEFORE*** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES.

PERVIOUS SURFACING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING
4" OF PEA GRAVEL OVER PERMEABLE WEED MAT, BOARDER WITH 2X4" APPEARANCE GRADE PRESSURE TREATED WOOD

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

TOURNESOL 'WILSHIRE' PLANTER, 24" DEPTH, AT ROOF LEVEL

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

CERTIFICATE OF APPROVAL

REVISIONS	BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

PROJECT AT
165 S Washington St, Seattle
LANDSCAPE PLAN

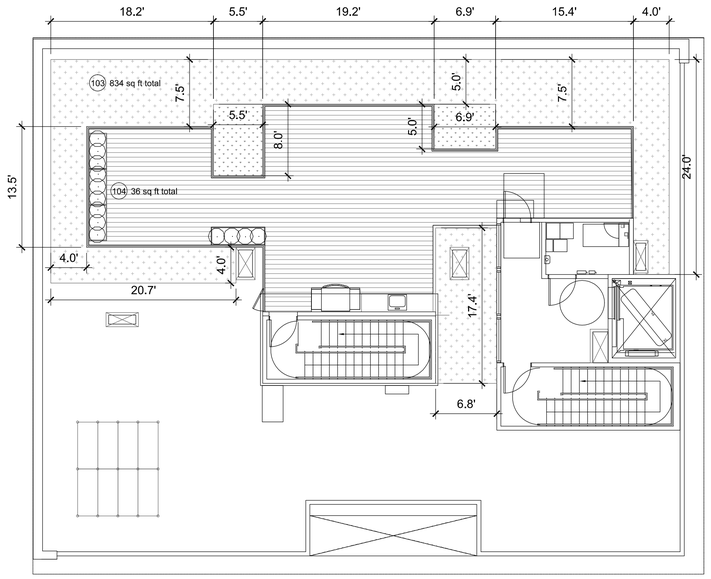
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 7-28-2020
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

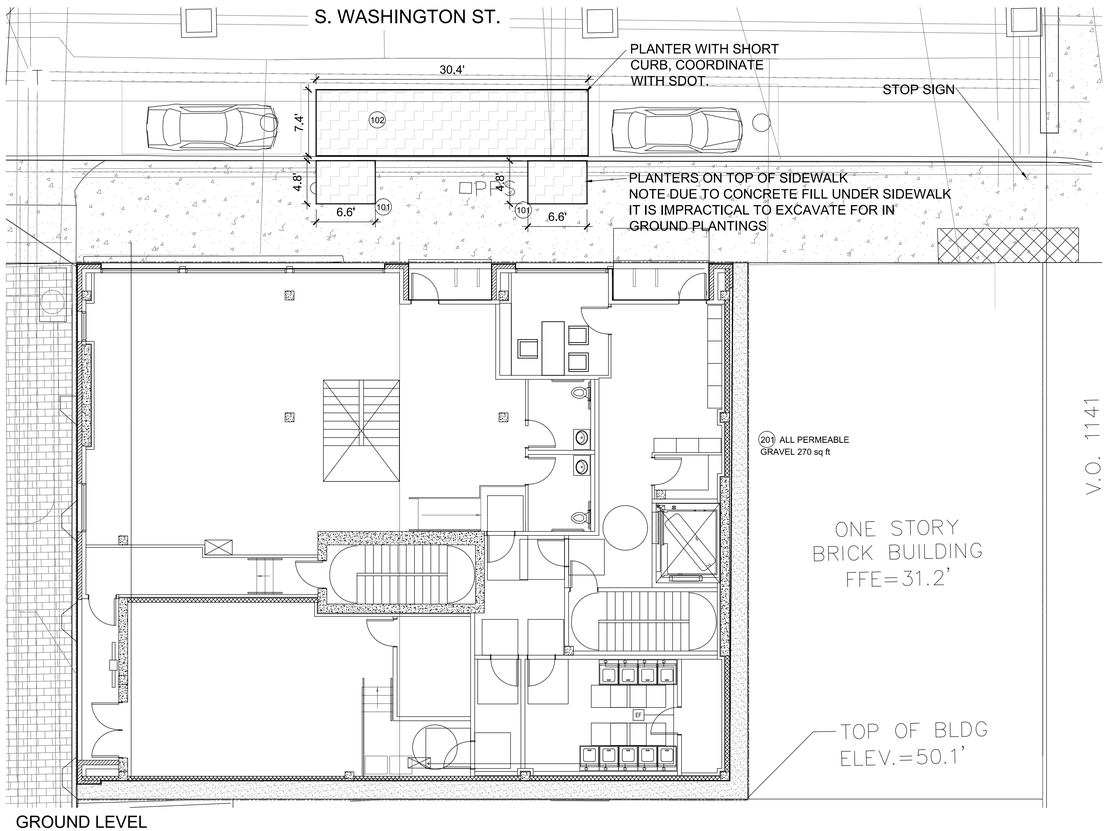
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1 of 3 SHEETS

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ROOF DECK



1 GREEN FACTOR EXHIBIT

1/8" = 1'-0"

0 4 8 16

Green Factor Worksheet*

SEATTLE×green factor

		Planting Area					Permeable Surfacing								
		101	102	103	104		201								TOTAL**
A1	square feet														0
A2	square feet	64	225												289
A3	square feet														0
B1	square feet	64	225												289
B2	# of plants	12	32		13										57
B3	# of trees	0													0
B4	# of trees		2												2
B5	# of trees														0
B6	# of trees														0
B7	# of trees	0													0
C1	square feet														0
C2	square feet			834	36										870
D	square feet														0
E	square feet														0
F1	square feet														0
F2	square feet						270								270
G	square feet														0
H1	square feet	64	225	834	36										1159
H2	square feet														0
H3	square feet	208	909												1117
H4	square feet														0

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

Green Factor Score Sheet

SEATTLE×green factor

Project title: 165 S WASHINGTON, PSM Zone, minimum green factor 0.3

Parcel size (enter this value first) * enter sq ft of parcel: 4,500 — SCORE: 0.326

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 289	0.6	173.4
3	Bioretention facilities	enter sq ft:	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 289	0.1	29
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 57 — 684	0.3	205
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0 — 0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 2 — 300	0.3	90.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0 — 0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 — 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 — 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft:	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 870	0.7	609.0
D	**Vegetated walls**	enter sq ft:	0.7	-
E	**Approved water features**	enter sq ft:	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 270	0.5	135.0
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 2,702		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 1159	0.1	115.9
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft:	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 1,117	0.1	112
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		1,469

** Do not count public rights-of-way in parcel size calculation.*
*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

CERTIFICATE OF APPROVAL

REVISIONS	BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

PROJECT AT
165 S Washington St, Seattle
GREEN FACTOR EXHIBIT

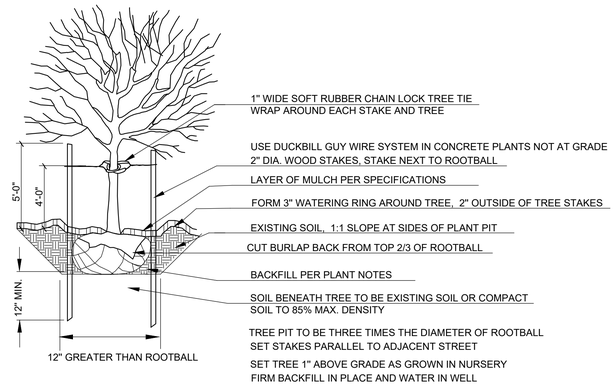
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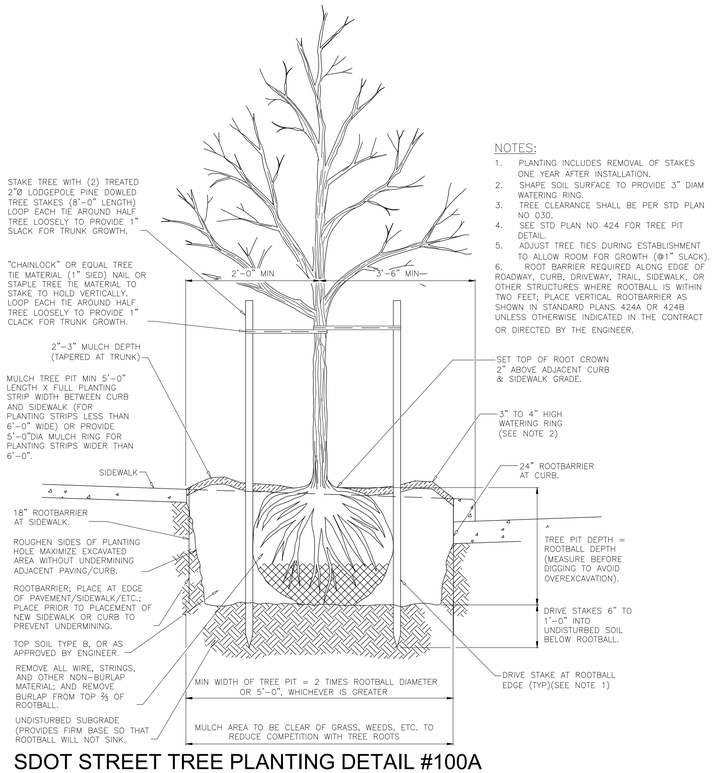
L1.1

2 of 3 SHEETS

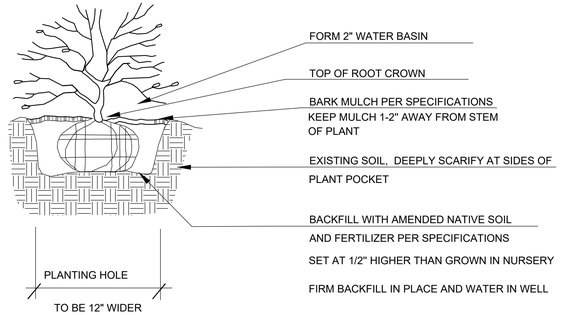
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1 TREE PLANTING DETAIL



SDOT STREET TREE PLANTING DETAIL #100A



2 SHRUB PLANTING DETAIL

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiarize themselves with the project including all underground utilities. Note, part of project is over roof membrane, coordinate all work with general contractor to prevent any damage to membrane.

At ground level, subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch. Coordinate all work in ROW with SDOT

Till/loosen/excavate existing soil to depth of 10". Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Compact soil to 85% to prevent settling.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

If project includes creating planting areas where pavement or a driveway is located, over excavate so that all underlying gravel base is removed. Add sandy loam soil in 8" lifts and compact to 85% if necessary to build up area to subgrade depth specified above. Then follow soil prep. instructions above. Planting in ROW shall have a minimum of 30" of mixed soil.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium fine fir bark.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

Green Roof.

Provide Commercial Green Roof Tray modules system, 4" depth. Use Columbia Green Planted in place system. Plant varieties to be determined by Landscape Architect at time of tray procurement. Coordinated with roof membrane contractor and supplier so as to no jeopardize any warranties for roof water proofing. Provide base bid for 45 mil reinforced polypropylene root barrier. Coordinate root barrier with roof membrane manufacturer and water proofing engineer. Provide J Drain 420 drain mat over root barrier and beneath trays, verify with green roof supplier. Tray system also connects each tray to the next to prevent wind uplift.

Saturated weight of tray system could be up to 34 pounds per square foot.

Provide add alternate for using tapered architectural foam blocking to level the green roof trays. Available at Allied Building Products or NW Linings, coordinate with general contractor, architect, and roof membrane consultant.

Raised Planters

See architectural and structural plans for planter details, including waterproofing, drain mat, and root barrier. Soil to be Cedar Grove Light weight soil mix or approved equal. Saturated soil weight is approximately 65 pounds per cubic foot. Root barrier material to be selected in coordination with waterproofing supplier. Provide base bid for 45 mil reinforced polypropylene root barrier.

For soil planters leave 1" between top of planter and top of mulch layer.

Provide design build irrigation system for all planting areas, to be reviewed by landscape architect prior to construction. Provide drip irrigation to all planting areas, except green roof trays to have spray system.

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REVISIONS	BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA. 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

PROJECT AT
165 S Washington St, Seattle
PLANTING NOTES AND DETAILS

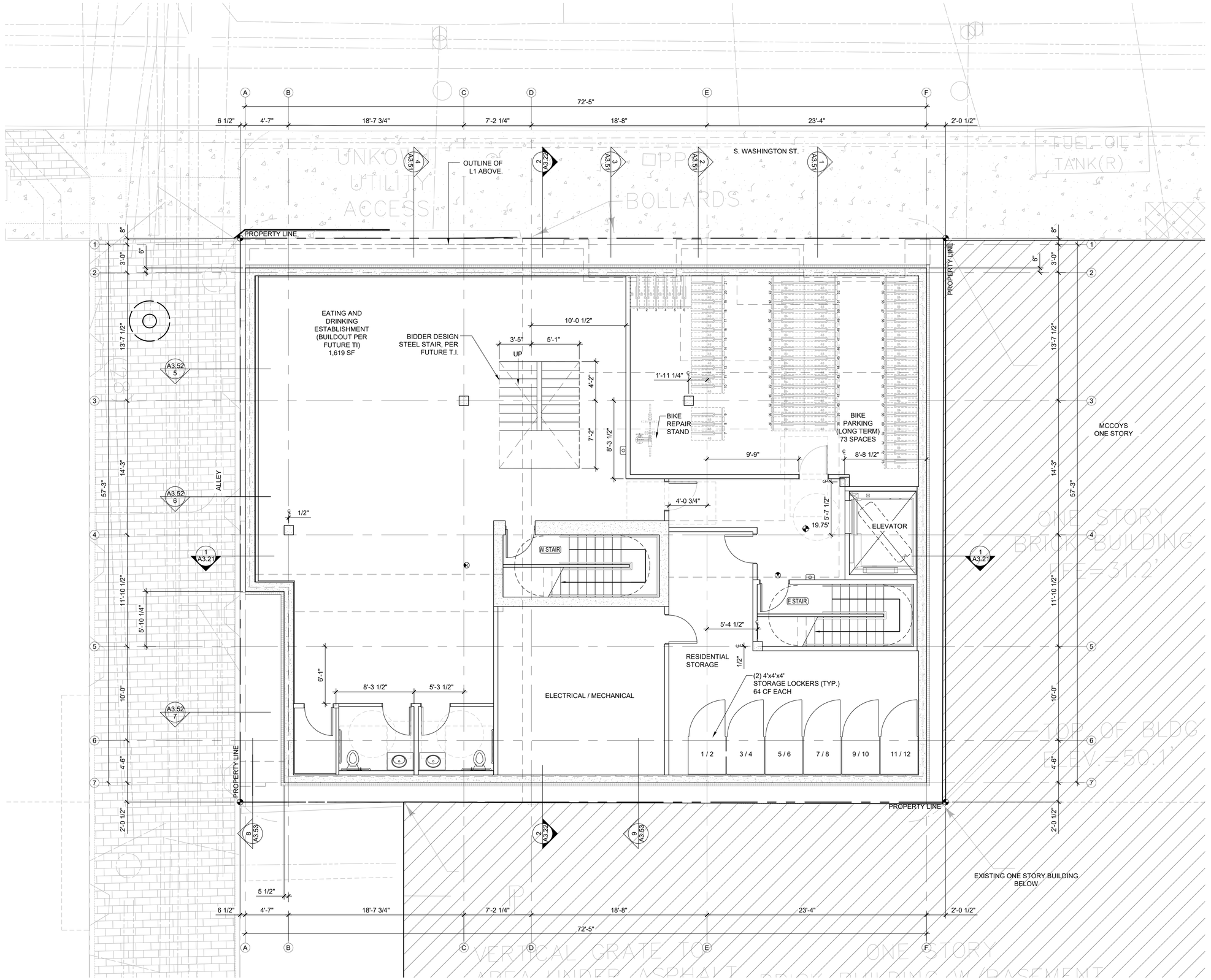
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 7-28-2020
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.2

3 of 3 SHEETS

ID - C:\DWGS\COMMERCIAL\165 Washington St\165 S WASHINGTON L1.dwg - Tue, 28 Jul 2020 - 10:43



LEVEL 0 (BASEMENT) PLAN
1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

0 4 8

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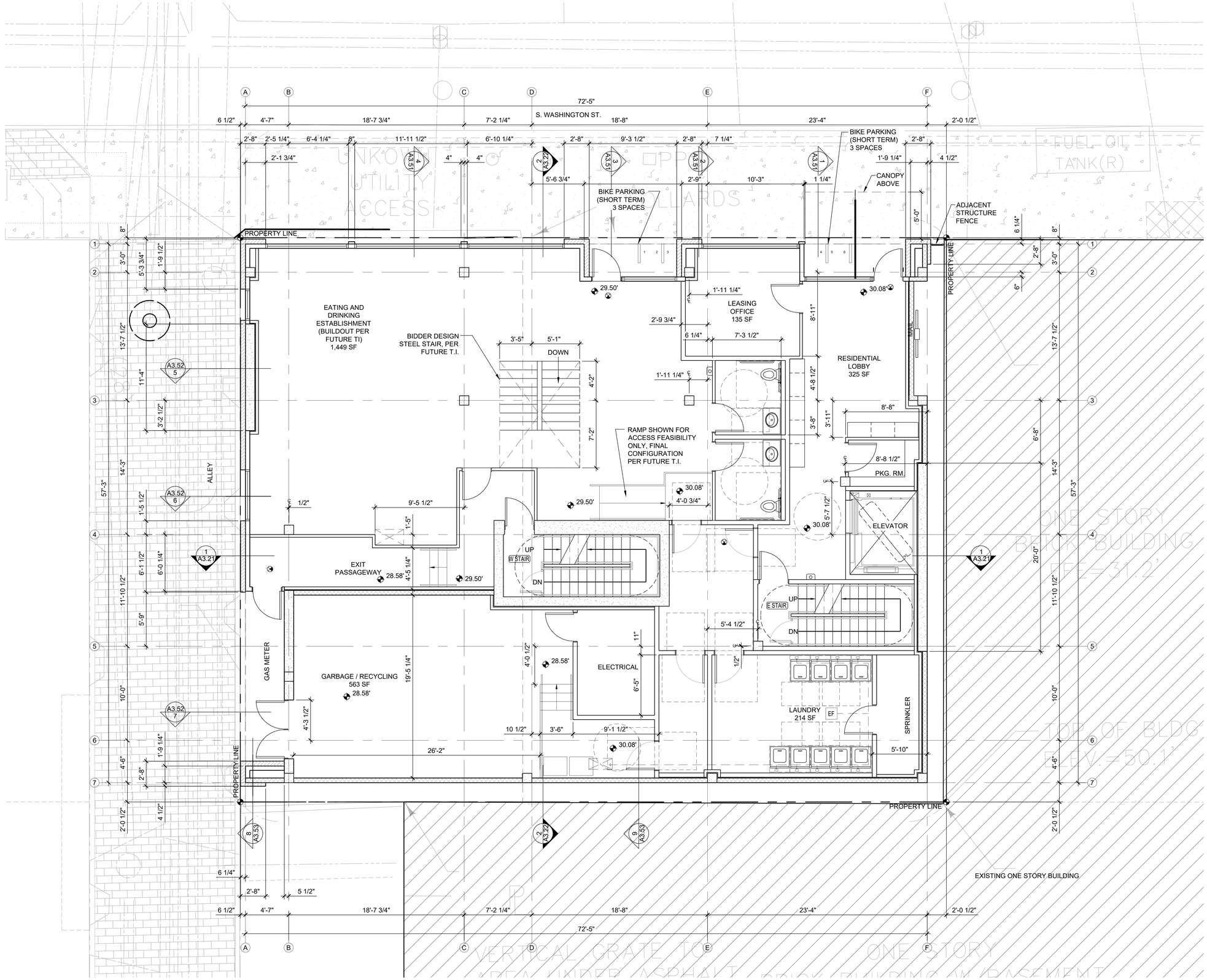
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REV. DESC. DATE

LEVEL 0 (BASEMENT) PLAN

A2.10

JULY 28, 2020



LEVEL 1 PLAN

1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

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LEVEL 1 PLAN

A2.11

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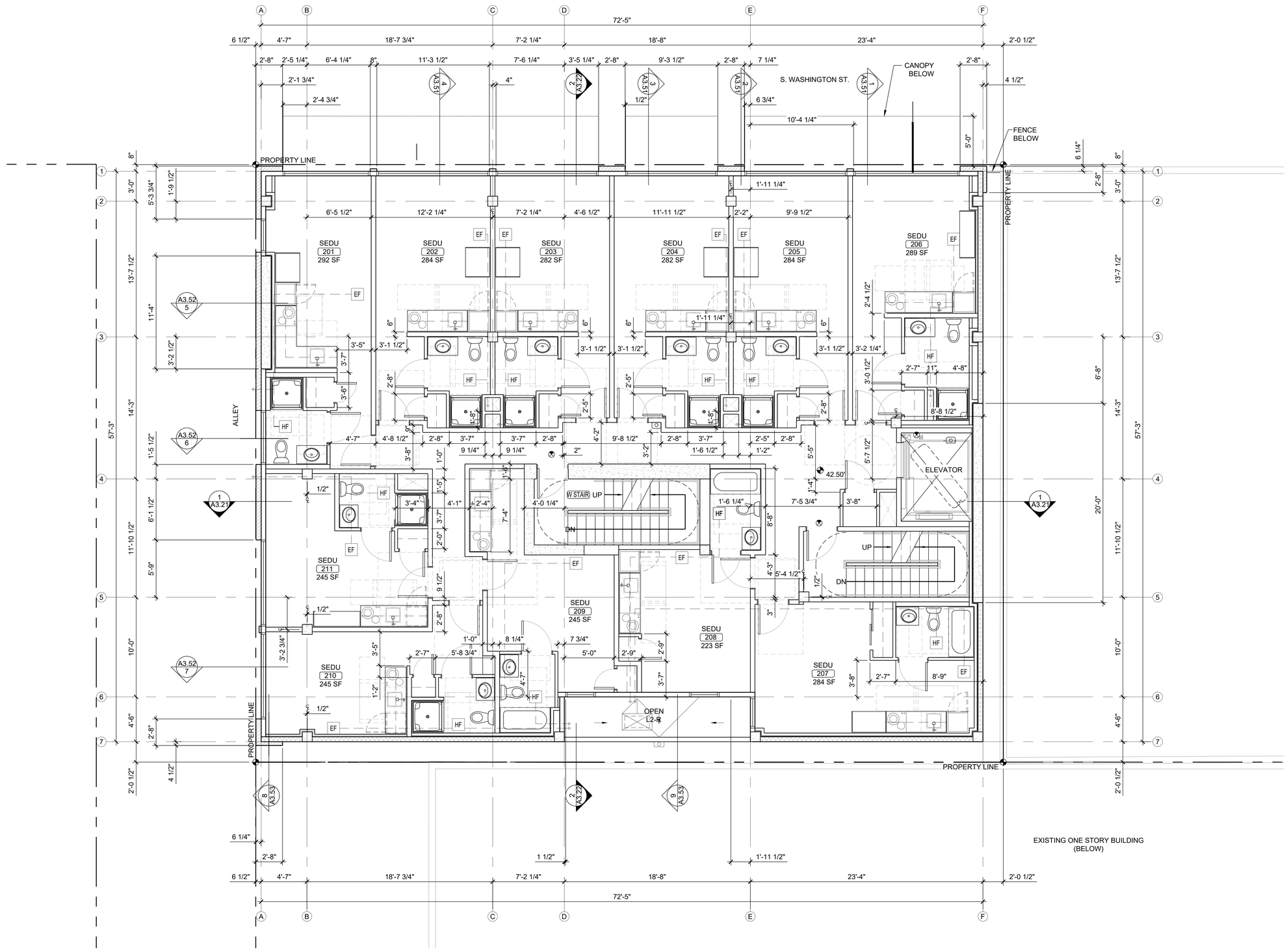
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LEVEL 2 PLAN

A2.12

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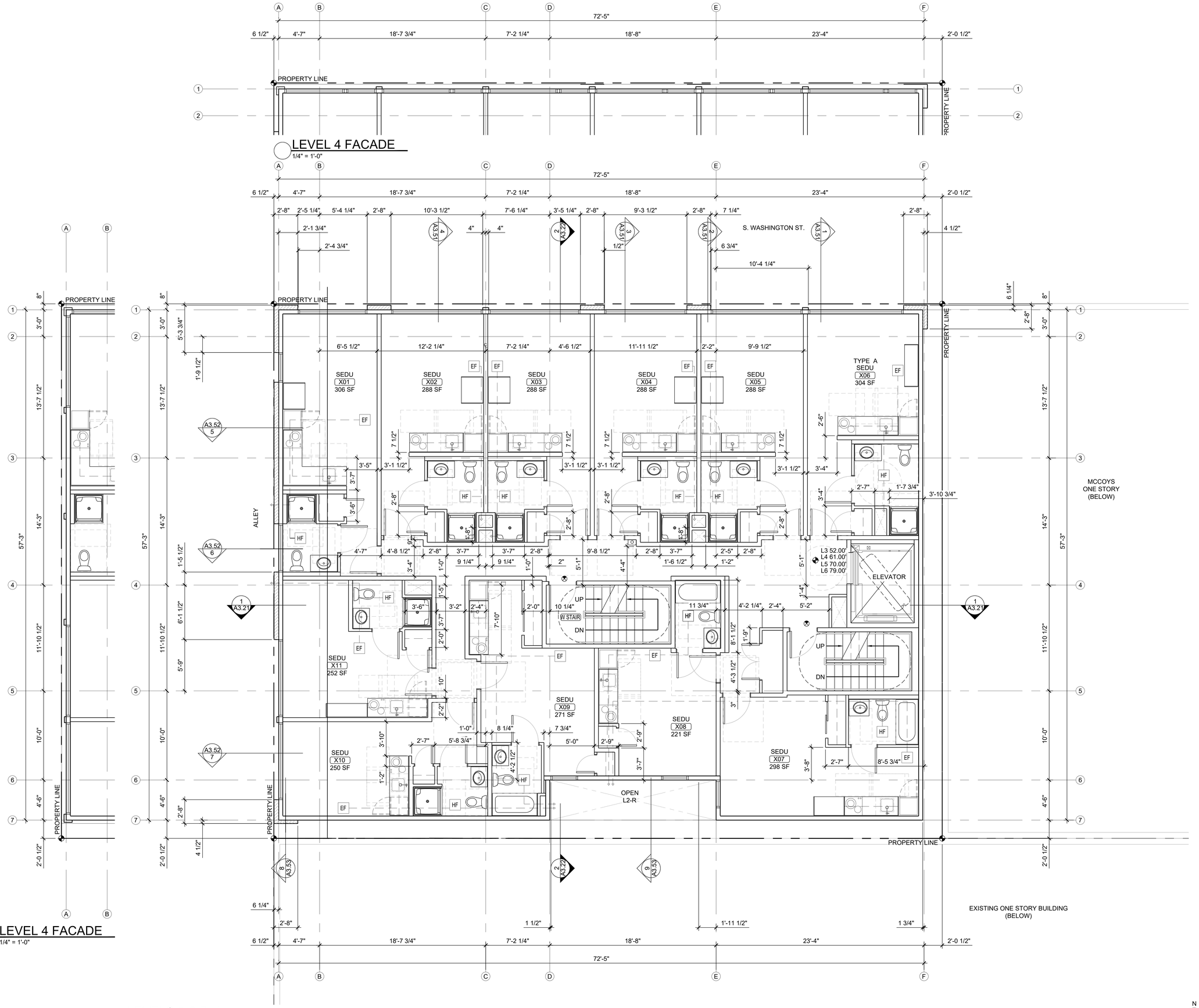


LEVEL 2 PLAN
1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

0 4 8

N



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

LEVELS 3-6 PLAN
1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

0 4 8

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LEVELS 3-6 PLAN

A2.13

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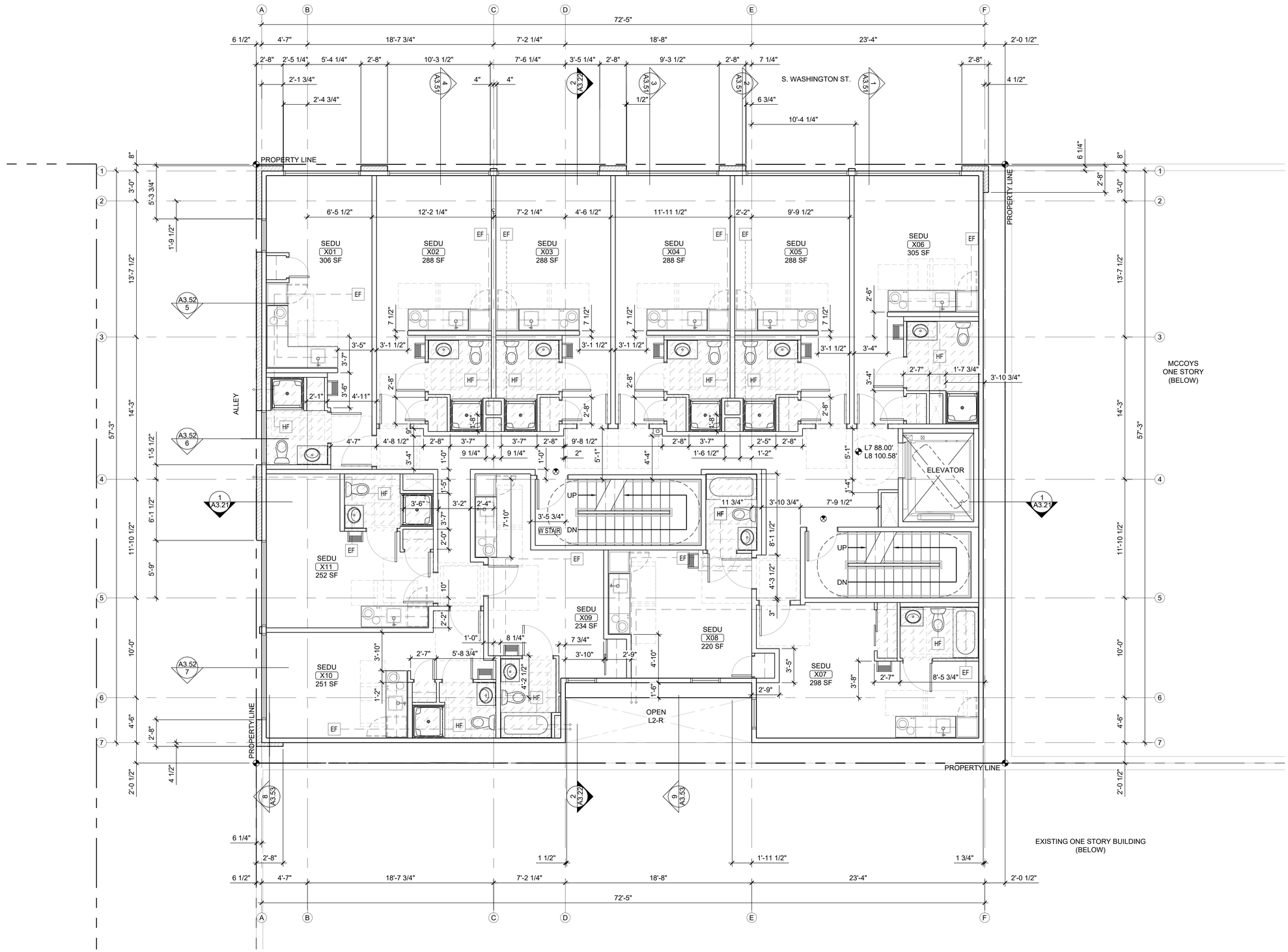
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LEVELS 7-8 PLAN
1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

0 4 8

N

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LEVELS 7-8 PLAN

A2.14

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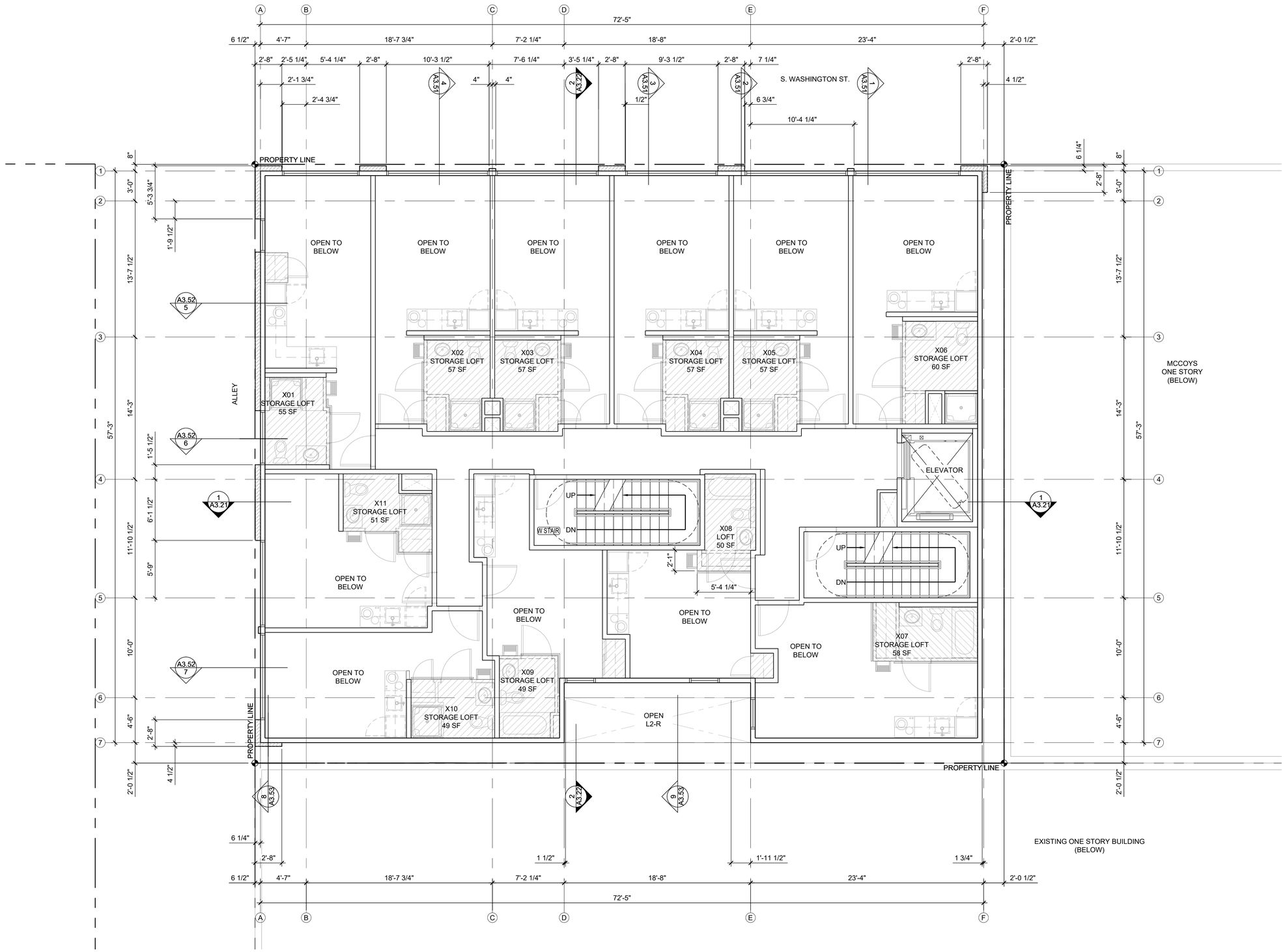
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LEVEL 7-8 LOFTS PLAN
1/4" = 1'-0"

0 4 8

N

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LEVELS 7-8 LOFTS PLAN

A2.14A

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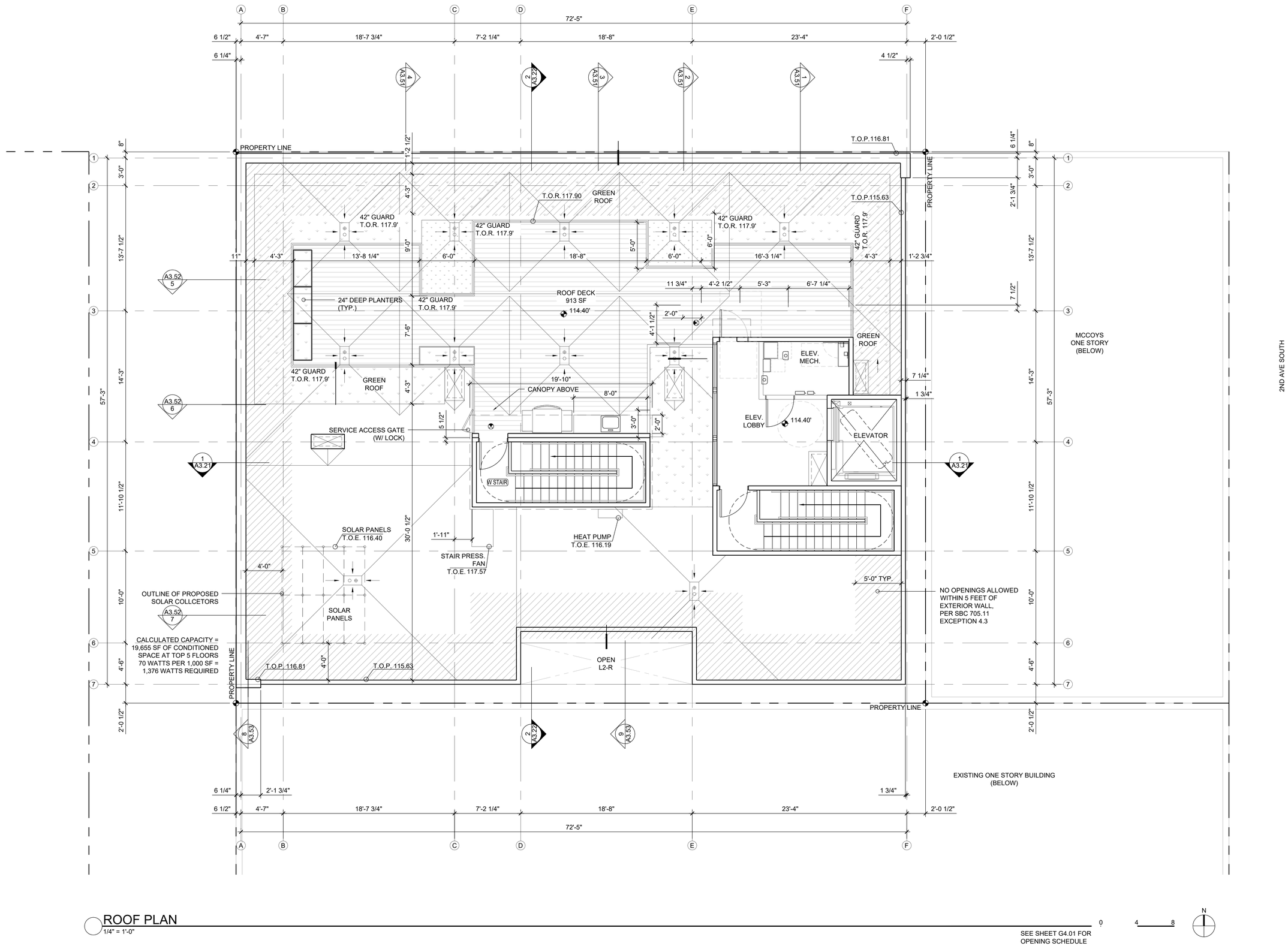
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ROOF PLAN
1/4" = 1'-0"

SEE SHEET G4.01 FOR OPENING SCHEDULE

0 4 8

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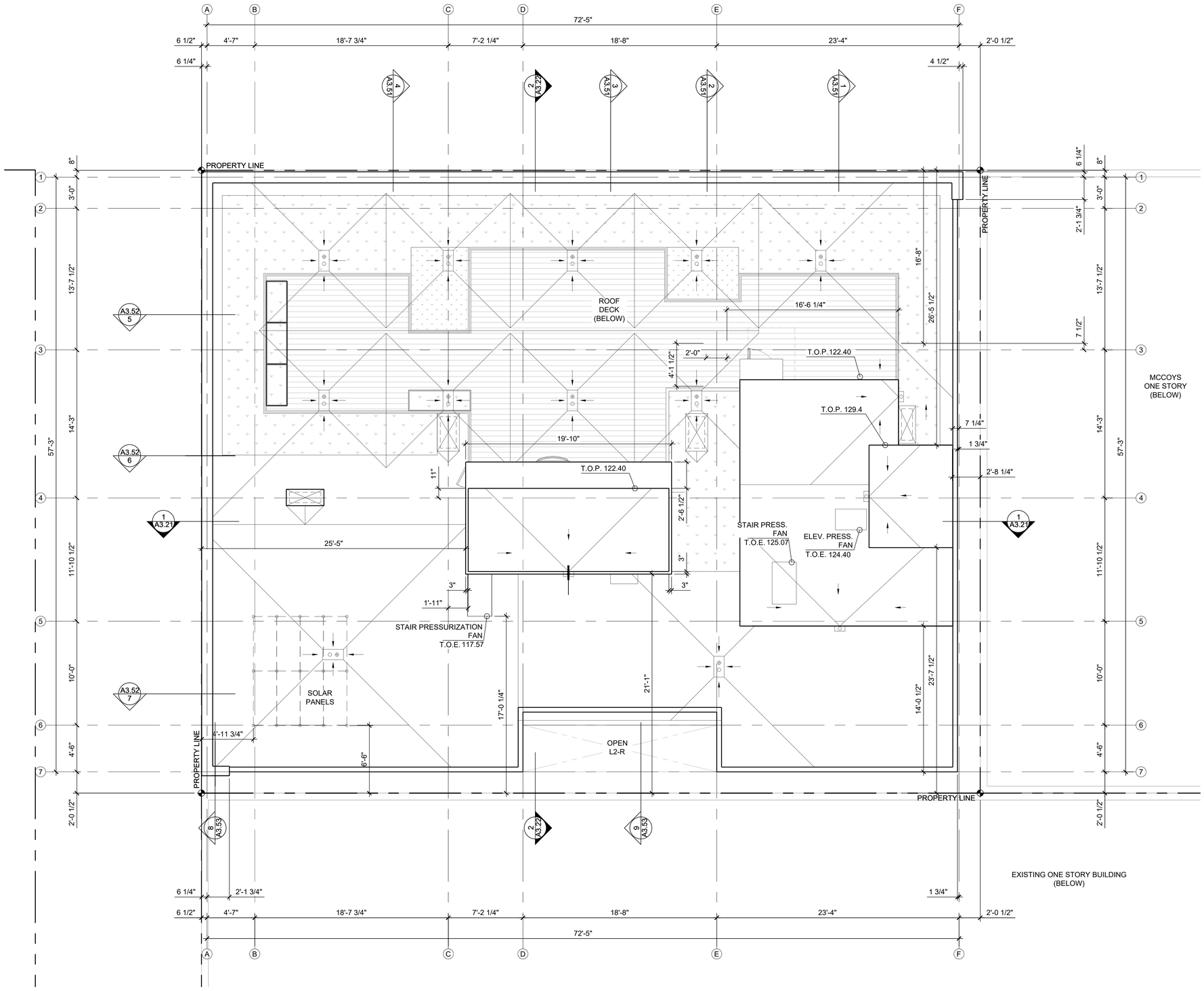
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ROOF PLAN

A2.20

JULY 28, 2020

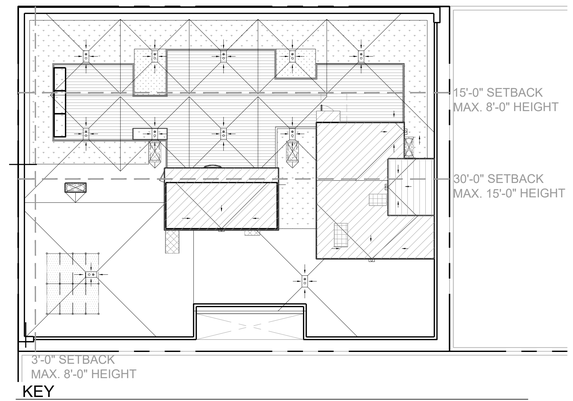


HIGH ROOF PLAN
1/4" = 1'-0"

0 4 8

N

ROOFTOP COVERAGE CALCULATION
PER SMC 23.66.140.BC.4D



KEY

- STAIR & ELEV. PENTHOUSES (< 8'-0") : 580 SF
- MECHANICAL EQUIPMENT (< 8'-0") : 39 SF
- SOLAR COLLECTORS (< 8'-0") : 94.5 SF
- STAIR & ELEV. PENTHOUSES (> 8'-0") : 79.5 SF
- MECHANICAL EQUIPMENT (> 8'-0") : 15.5 SF

ROOFTOP FEATURES AREA TOTAL : 808.5 SF
ROOFTOP AREA TOTAL : 4,039 SF

808.5 / 4039 = 20% < 25%
(OK WITH REVIEW BY THE PRESERVATION BOARD AND APPROVAL BY THE DEPARTMENT OF NEIGHBORHOODS DIRECTOR)

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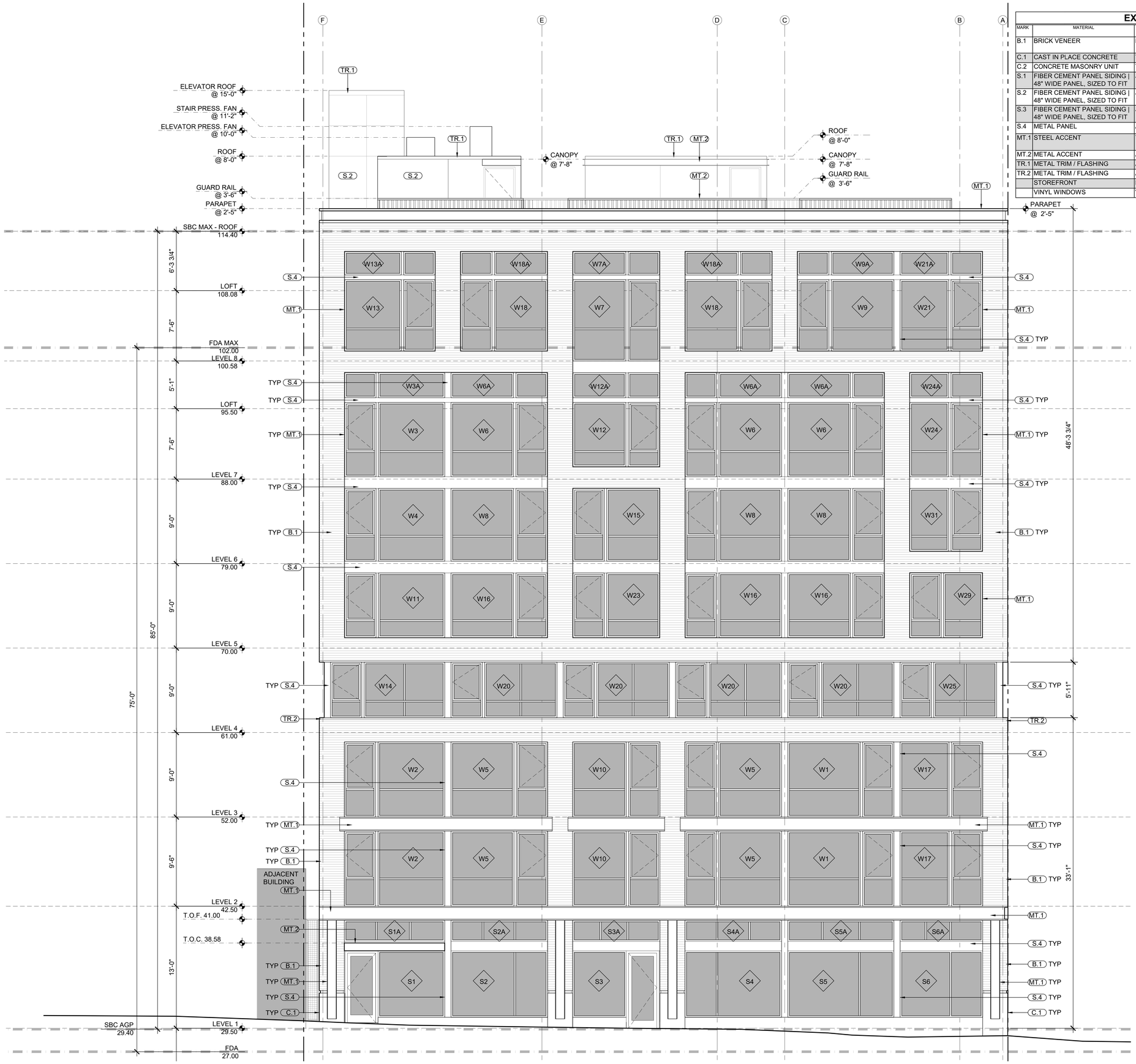
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HIGH ROOF PLAN

A2.21

JULY 28, 2020



NORTH ELEVATION

1/4" = 1'-0"

0 4 8

SEE SHEET G4.01 FOR OPENING SCHEDULE

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	FINISH	COLOR
B.1	BRICK VENEER	MUTUAL MATERIALS	FACTORY	PEWTER (60%) ASPEN (40%)
C.1	CAST IN PLACE CONCRETE	TBD	FACTORY	NATURAL (SEALED)
C.2	CONCRETE MASONRY UNIT	TBD	FACTORY	NATURAL (SEALED)
S.1	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	IRON ORE BENJAMIN MOORE (HC-166)
S.2	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAME HARDIE	PAINTED	STONINGTON GRAY BENJAMIN MOORE (HC-170)
S.3	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	FELTED WOOL SHERWIN WILLIAMS (SW 9171)
S.4	METAL PANEL	AEP SPAN	FACTORY	COOL MATTE BLACK
MT.1	STEEL ACCENT	TBD	PAINTED	UNIVERSAL BLACK BENJAMIN MOORE (2118-10)
MT.2	METAL ACCENT	AEP SPAN	FACTORY	COOL MATTE BLACK
TR.1	METAL TRIM / FLASHING	AEP SPAN	VARIES	MATCH ADJACENT FIELD
TR.2	METAL TRIM / FLASHING	AEP SPAN	FACTORY	COOL MATTE BLACK
	STOREFRONT	KAWNEER	FACTORY	BLACK
	VINYL WINDOWS	VPI - ENDURANCE LINE	FACTORY	BLACK

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NORTH ELEVATION

A3.01

JULY 28, 2020



NORTH ELEVATION

1/4" = 1'-0"

0 4 8

* FOR COLOR REFERENCE ONLY, SEE SHEET A3.01 FOR TECHNICAL INFORMATION

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NORTH ELEVATION

A3.01A

JULY 28, 2020



WEST ELEVATION

1/4" = 1'-0"

0 4 8

SEE SHEET G4.01 FOR OPENING SCHEDULE

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	FINISH	COLOR
B.1	BRICK VENEER	MUTUAL MATERIALS	FACTORY	PEWTER (60%) ASPEN (40%)
C.1	CAST IN PLACE CONCRETE	TBD	FACTORY	NATURAL (SEALED)
C.2	CONCRETE MASONRY UNIT	TBD	FACTORY	NATURAL (SEALED)
S.1	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	IRON ORE BENJAMIN MOORE (HC-166)
S.2	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAME HARDIE	PAINTED	STONINGTON GRAY BENJAMIN MOORE (HC-170)
S.3	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	FELTED WOOL SHERWIN WILLIAMS (SW 9171)
S.4	METAL PANEL	AEP SPAN	FACTORY	COOL MATTE BLACK
MT.1	STEEL ACCENT	TBD	PAINTED	UNIVERSAL BLACK BENJAMIN MOORE (2118-10)
MT.2	METAL ACCENT	AEP SPAN	FACTORY	COOL MATTE BLACK
TR.1	METAL TRIM / FLASHING	AEP SPAN	VARIES	MATCH ADJACENT FIELD
TR.2	METAL TRIM / FLASHING	AEP SPAN	FACTORY	COOL MATTE BLACK
	STOREFRONT	KAWNEER	FACTORY	BLACK
	VINYL WINDOWS	VPI - ENDURANCE LINE	FACTORY	BLACK

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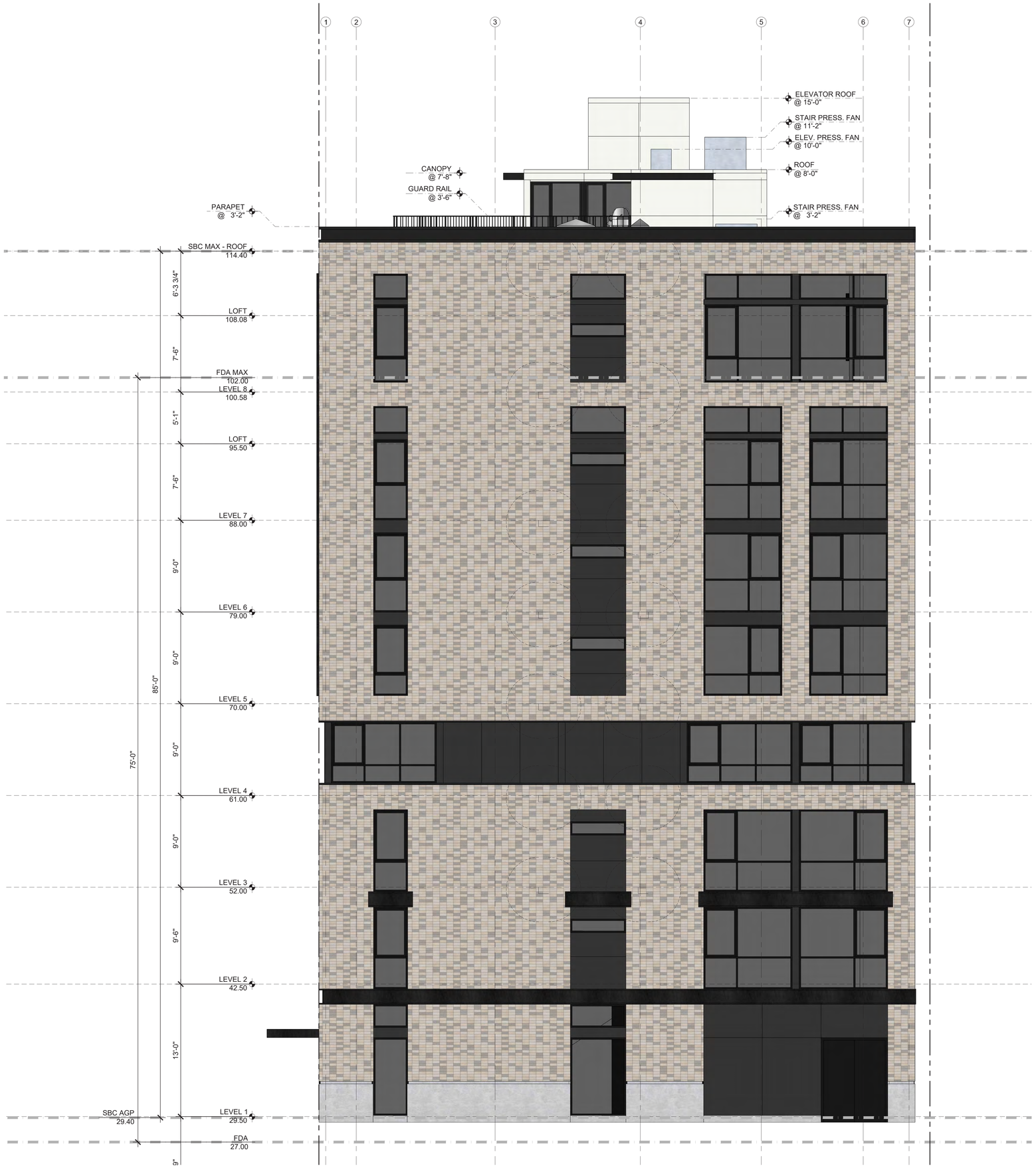
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WEST ELEVATION

A3.02

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WEST ELEVATION

1/4" = 1'-0"

0 4 8

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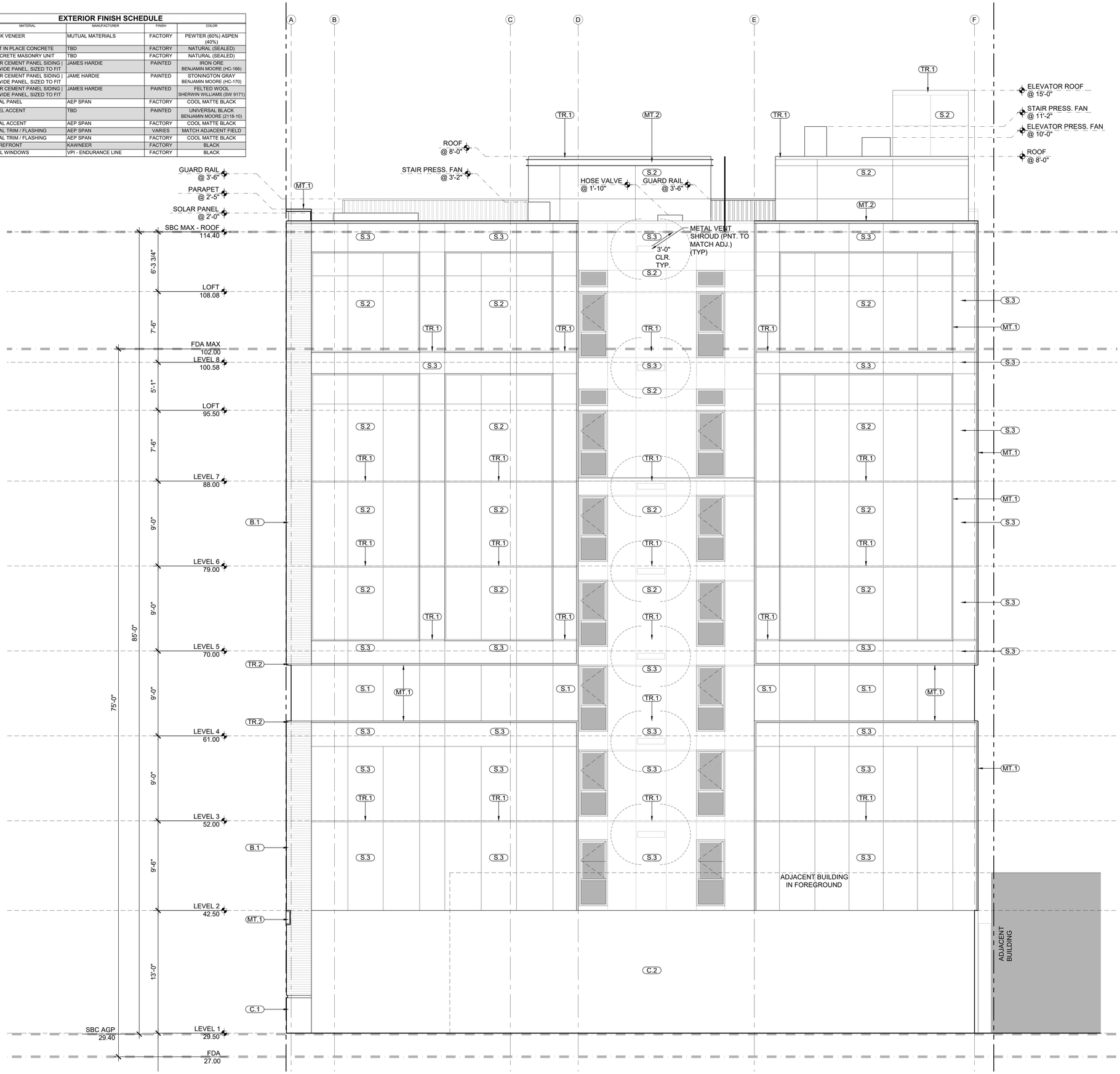
WEST
ELEVATION

A3.02A

JULY 28, 2020

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	FINISH	COLOR
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C.1	CAST IN PLACE CONCRETE	TBD	FACTORY	NATURAL (SEALED)
C.2	CONCRETE MASONRY UNIT	TBD	FACTORY	NATURAL (SEALED)
S.1	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	IRON ORE BENJAMIN MOORE (HC-166)
S.2	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAME HARDIE	PAINTED	STONINGTON GRAY BENJAMIN MOORE (HC-170)
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S.4	METAL PANEL	AEP SPAN	FACTORY	COOL MATTE BLACK
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MT.2	METAL ACCENT	AEP SPAN	FACTORY	COOL MATTE BLACK
TR.1	METAL TRIM / FLASHING	AEP SPAN	VARIES	MATCH ADJACENT FIELD
TR.2	METAL TRIM / FLASHING	AEP SPAN	FACTORY	COOL MATTE BLACK
	STOREFRONT	KAWNEER	FACTORY	BLACK
	VINYL WINDOWS	VPI - ENDURANCE LINE	FACTORY	BLACK



SOUTH ELEVATION

1/4" = 1'-0"

0 4 8

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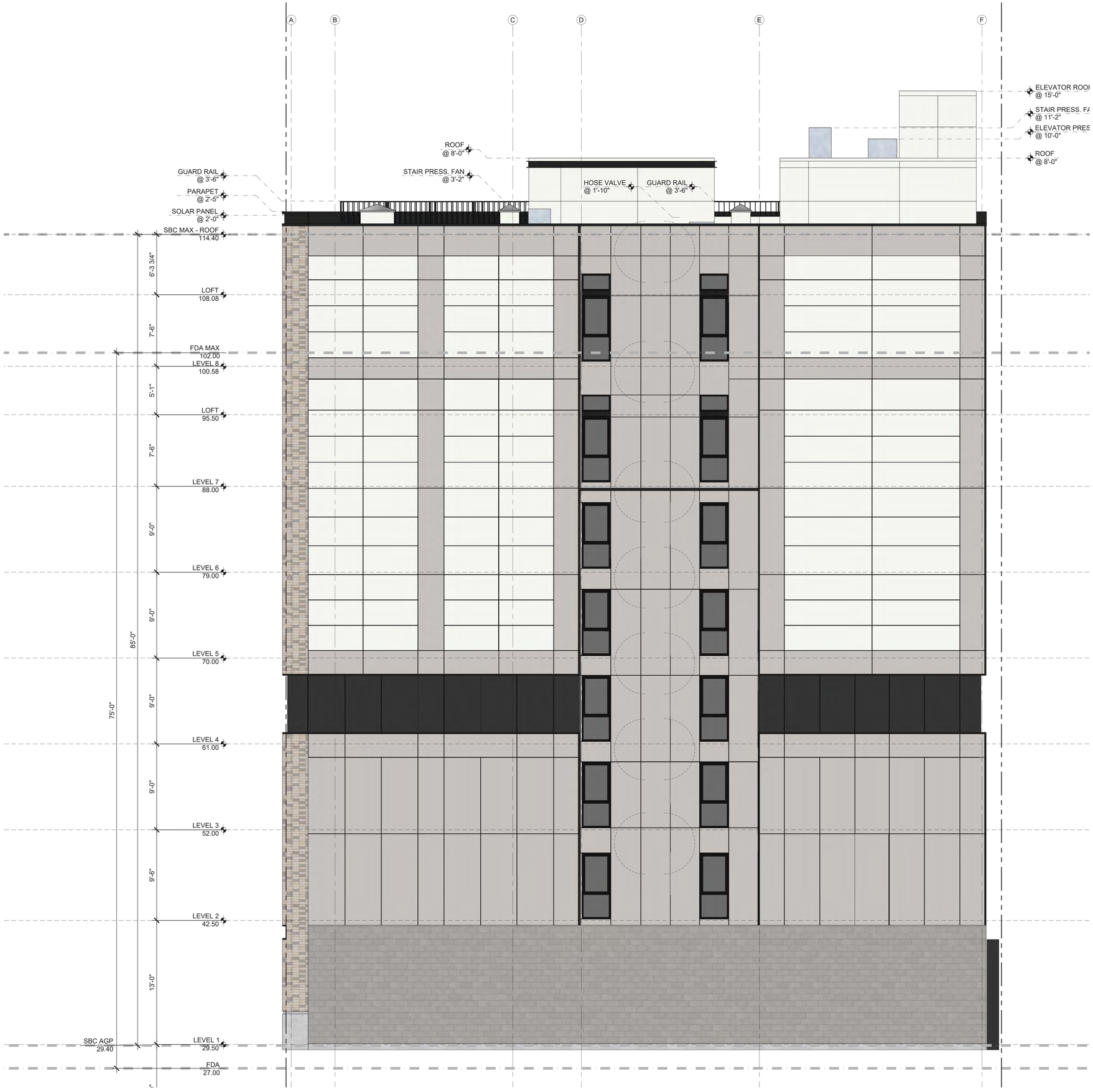
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SOUTH ELEVATION

A3.03

JULY 28, 2020



SOUTH ELEVATION

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0 4 8

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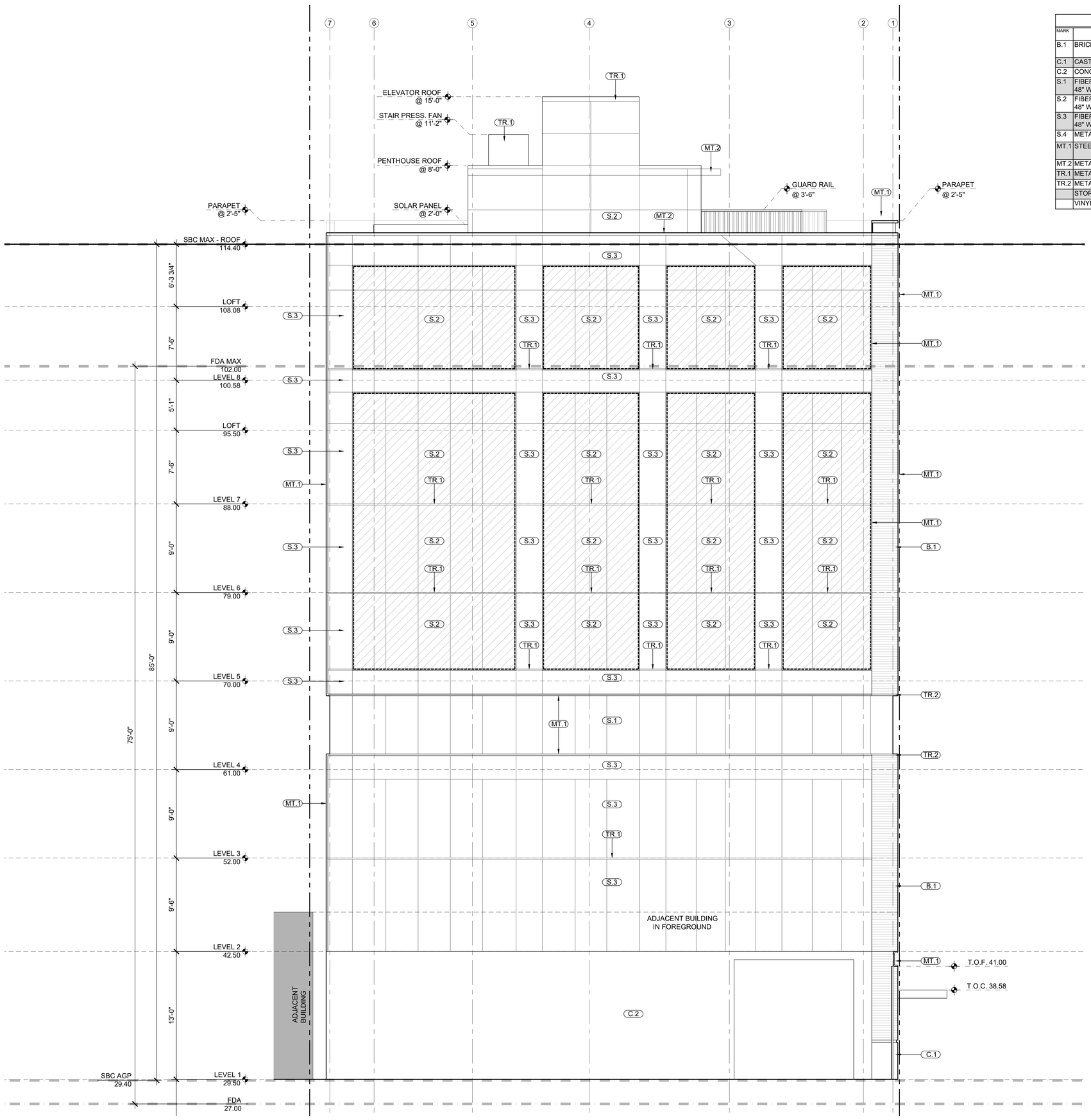
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SOUTH ELEVATION

A3.03A

JULY 28, 2020



EXTERIOR FINISH SCHEDULE

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B.1	BRICK VENEER	MUTUAL MATERIALS	FACTORY	PEWTER (60%) ASPEN (40%)
C.1	CAST IN PLACE CONCRETE	TBD	FACTORY	NATURAL (SEALED)
C.2	CONCRETE MASONRY UNIT	TBD	FACTORY	NATURAL (SEALED)
S.1	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	IRON ORE BENJAMIN MOORE (HC-166)
S.2	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAME HARDIE	PAINTED	STONINGTON GRAY BENJAMIN MOORE (HC-170)
S.3	FIBER CEMENT PANEL SIDING | 48" WIDE PANEL, SIZED TO FIT	JAMES HARDIE	PAINTED	FELTED WOOL SHERWIN WILLIAMS (SW 9171)
S.4	METAL PANEL	AEP SPAN	FACTORY	COOL MATTE BLACK
MT.1	STEEL ACCENT	TBD	PAINTED	UNIVERSAL BLACK BENJAMIN MOORE (2118-10)
MT.2	METAL ACCENT	AEP SPAN	FACTORY	COOL MATTE BLACK
TR.1	METAL TRIM / FLASHING	AEP SPAN	VARIES	MATCH ADJACENT FIELD
TR.2	METAL TRIM / FLASHING	AEP SPAN	FACTORY	COOL MATTE BLACK
	STOREFRONT	KAWNEER	FACTORY	BLACK
	VINYL WINDOWS	VPI - ENDURANCE LINE	FACTORY	BLACK

MURAL AREA :
AREA OF PROPOSED MURAL, FINAL ARTWORK TO BE DETERMINED DURING COMMUNITY OUTREACH PROCESS AND APPROVED UNDER SEPARATE CERTIFICATE OF APPROVAL

EAST ELEVATION
1/4" = 1'-0"

0 4 8

SEE SHEET G4.01 FOR OPENING SCHEDULE

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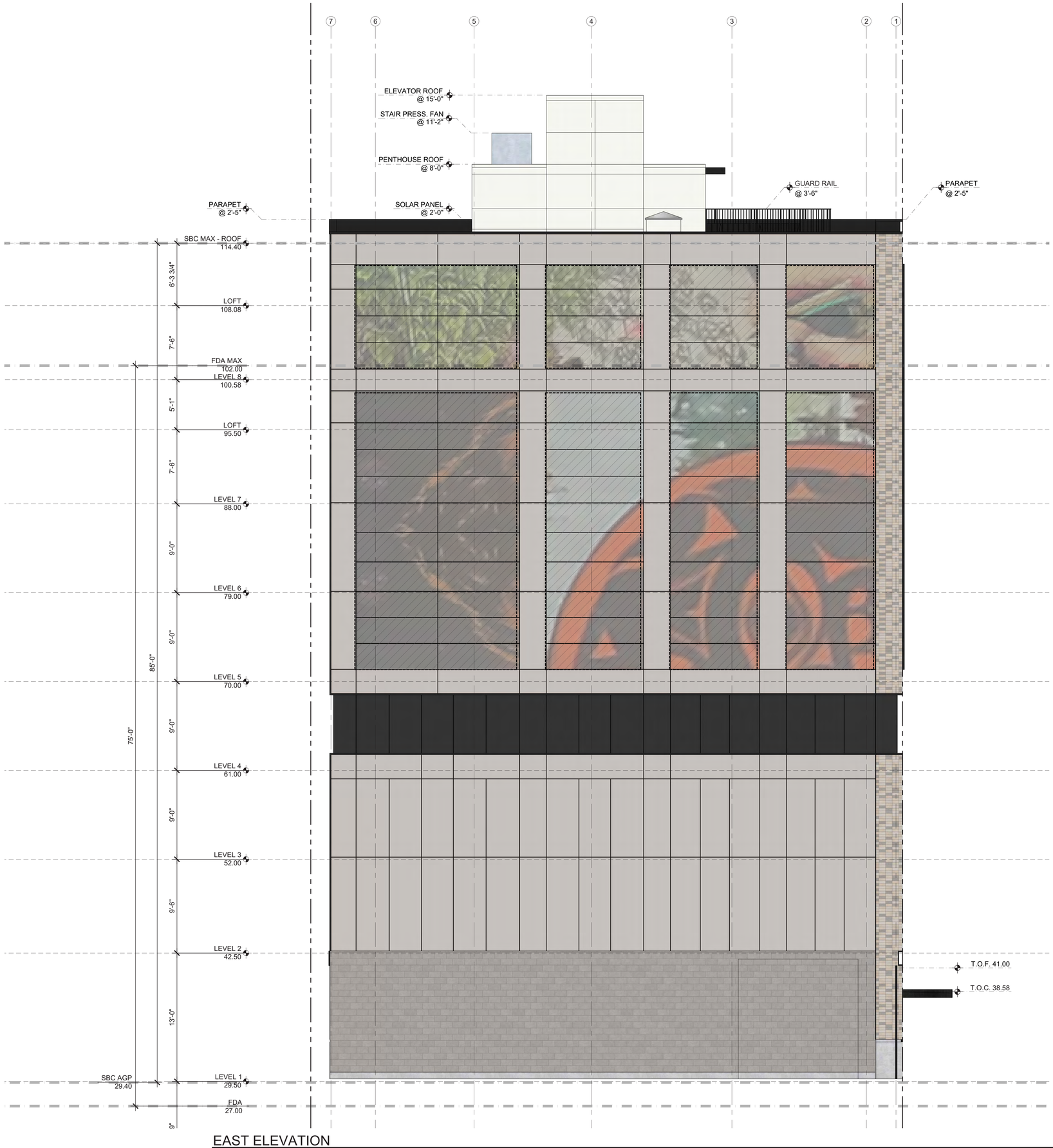
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC. DATE

EAST ELEVATION

A3.04

JULY 28, 2020



EAST ELEVATION

1/4" = 1'-0"

NOTE: ARTWORK SHOWN IS REPRESENTATIVE ONLY - MURAL DESIGN TO BE DETERMINED WITH PUBLIC INPUT AND PRESENTED TO THE PIONEER SQUARE PRESERVATION BOARD AS A SEPARATE CERTIFICATE OF APPROVAL.

* FOR COLOR REFERENCE ONLY, SEE SHEET A3.04 FOR TECHNICAL INFORMATION

0 4 8

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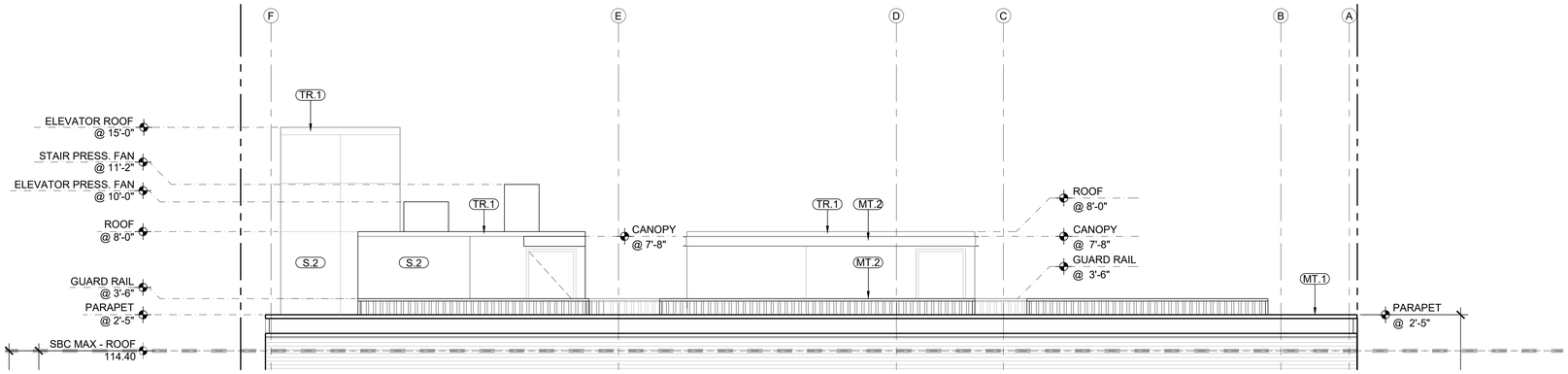
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC. DATE

EAST
ELEVATION

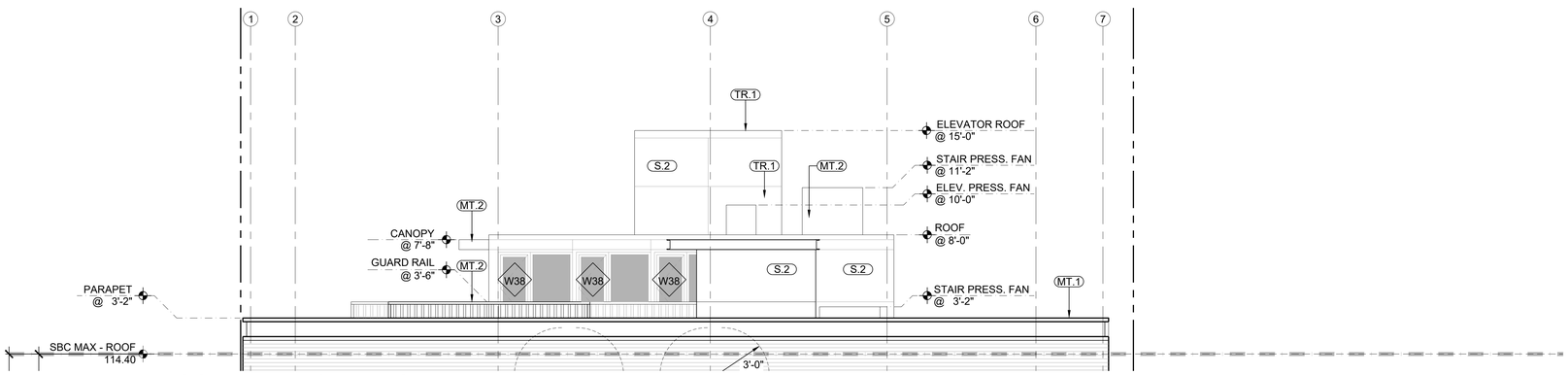
A3.04A

JULY 28, 2020



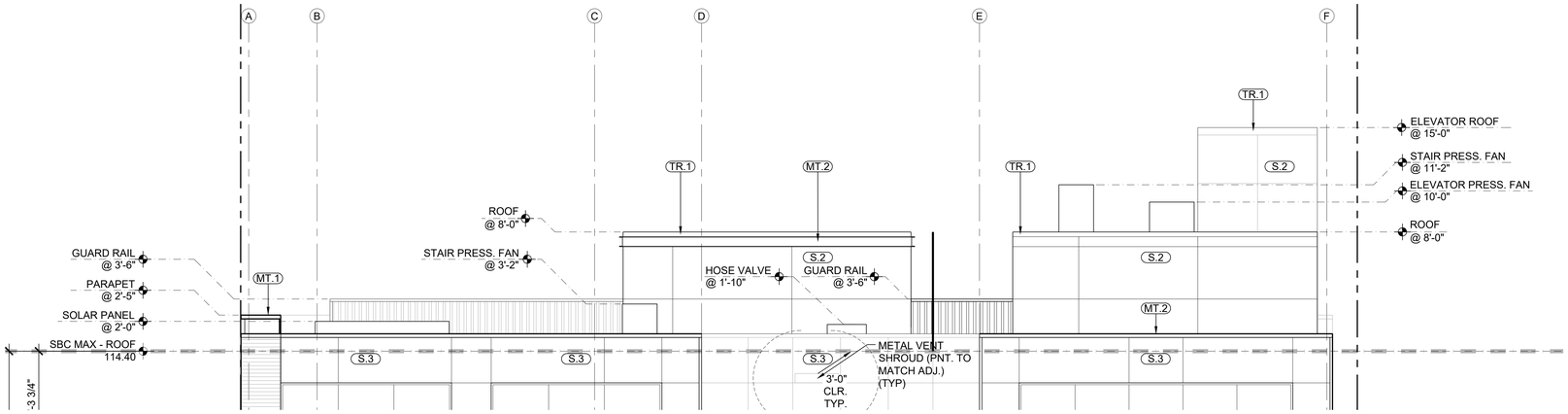
PARTIAL ROOF ELEVATION - NORTH

1/4" = 1'-0"



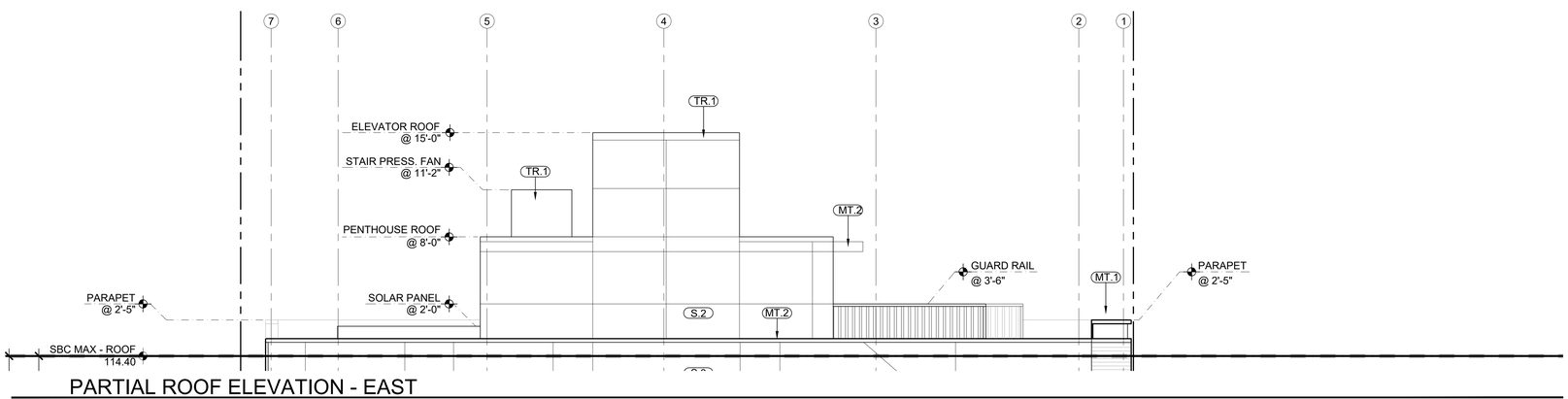
PARTIAL ROOF ELEVATION - WEST

1/4" = 1'-0"



PARTIAL ROOF ELEVATION - SOUTH

1/4" = 1'-0"



PARTIAL ROOF ELEVATION - EAST

1/4" = 1'-0"

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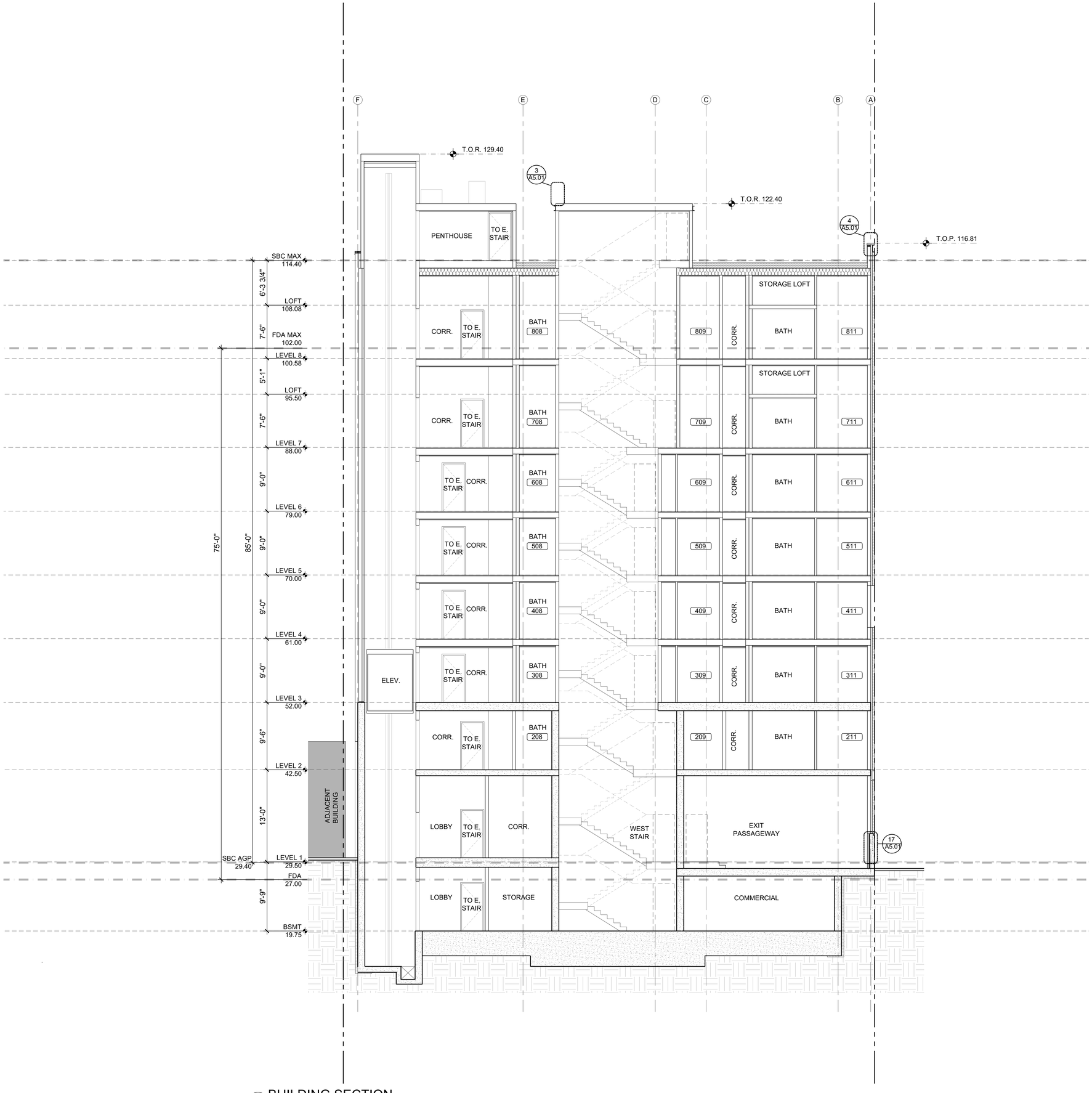
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ARCHITECT
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STATE OF WASHINGTON

REV. DESC. DATE

PARTIAL ROOF
ELEVATIONS

A3.05

JULY 28, 2020



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

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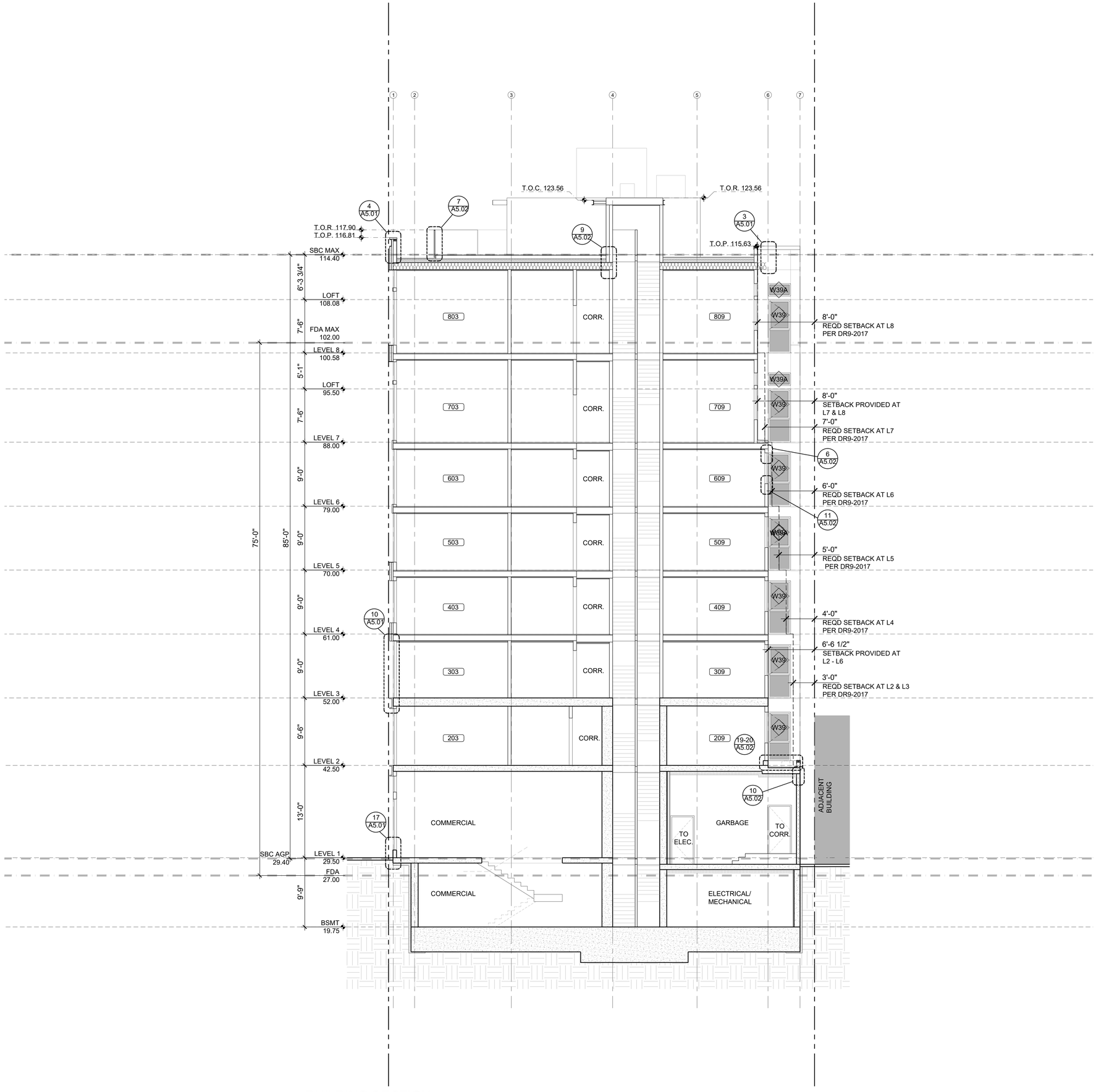
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BUILDING SECTION

A3.21

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2 BUILDING SECTION
3/16" = 1'-0"

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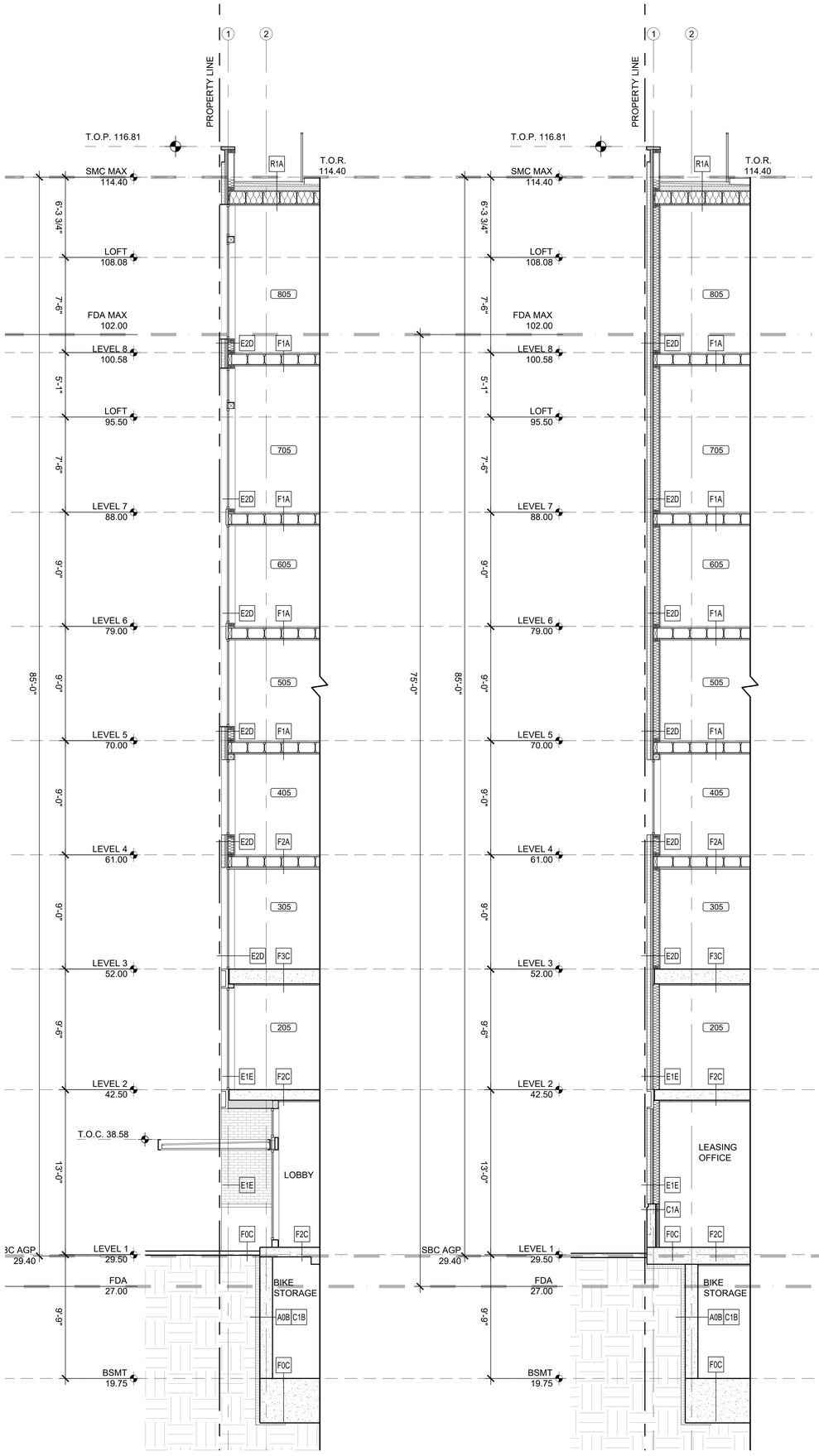
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC. DATE

BUILDING SECTION

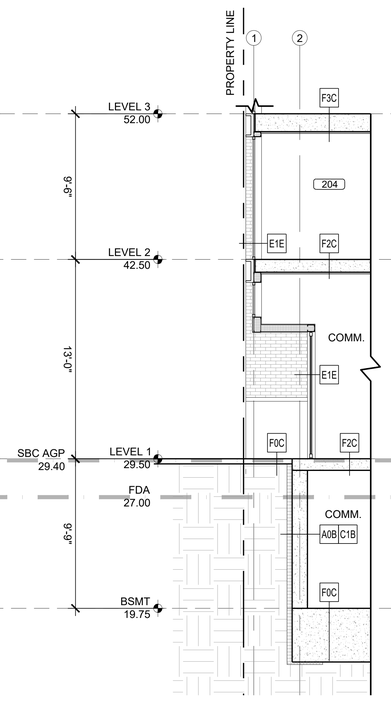
A3.22

JULY 28, 2020

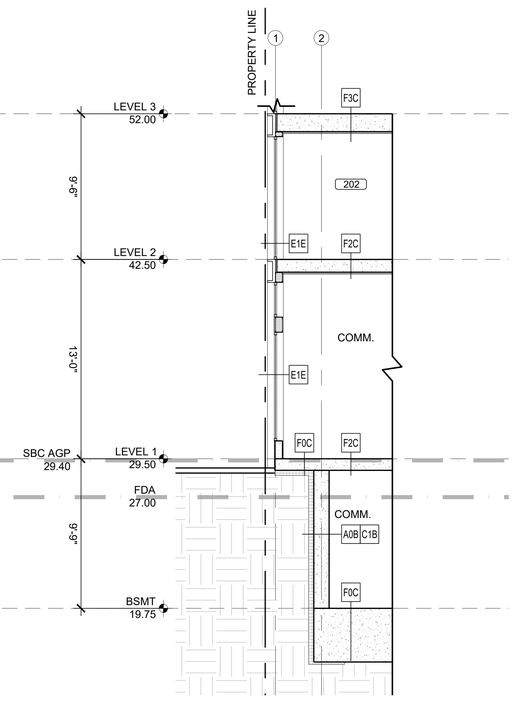


1 WALL SECTION
1/4" = 1'-0"

2 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"



4 WALL SECTION
1/4" = 1'-0"

0 4 8

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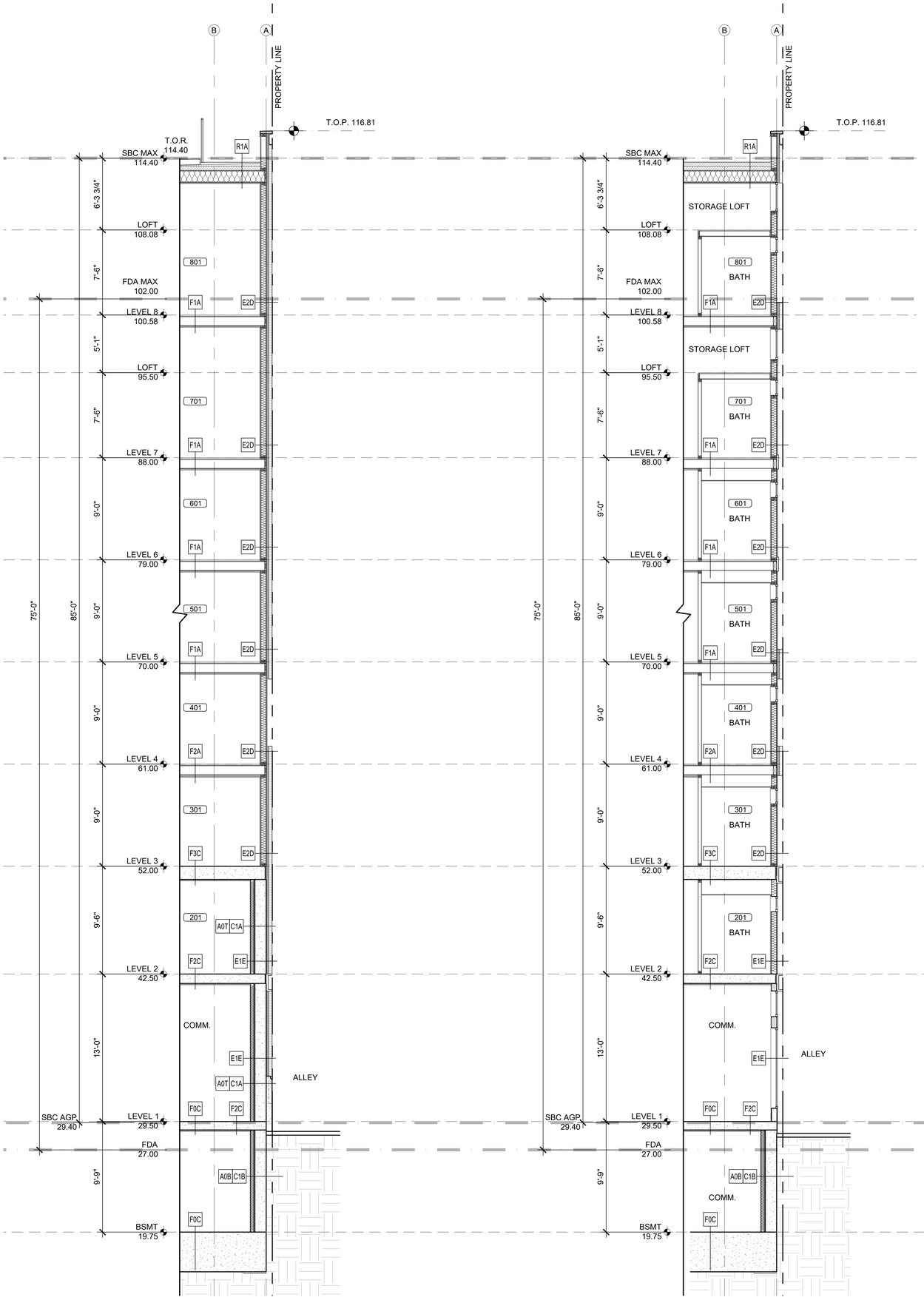
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WALL SECTIONS

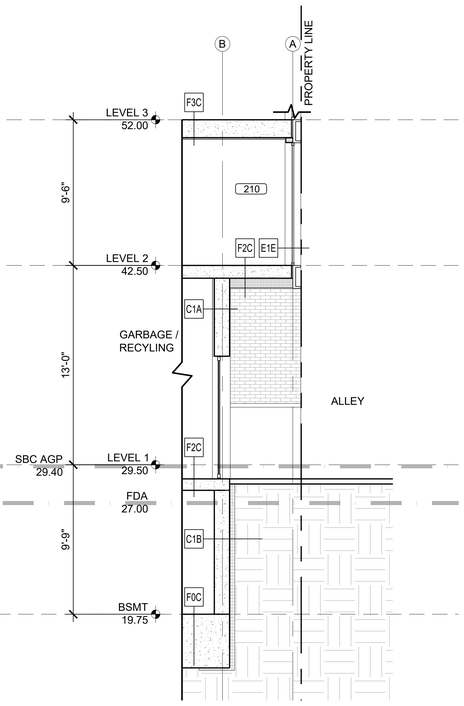
A3.51

JULY 28, 2020



5 WALL SECTION
1/4" = 1'-0"

6 WALL SECTION
1/4" = 1'-0"



7 WALL SECTION
1/4" = 1'-0"

0 4 8

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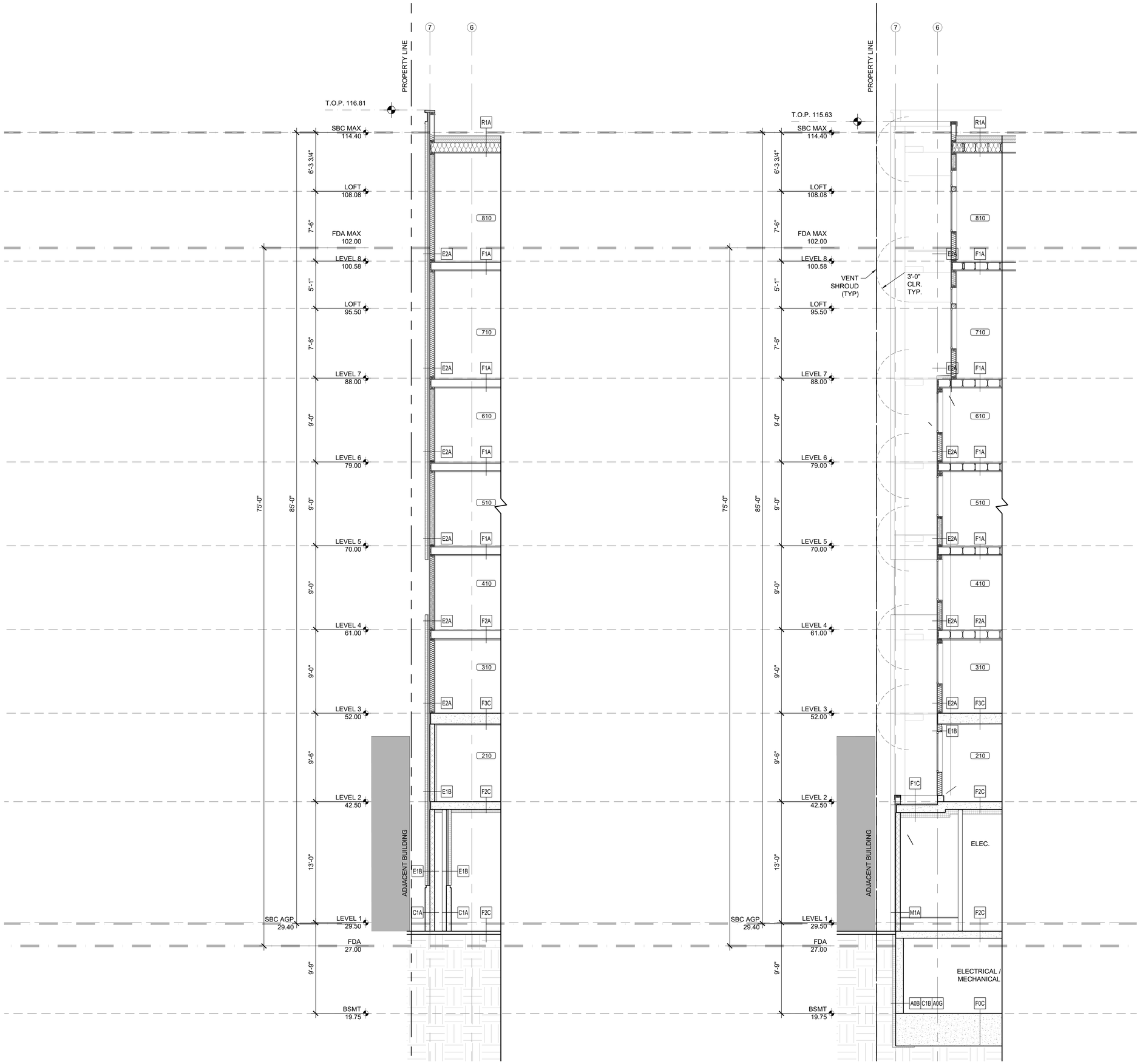
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REV. DESC. DATE

WALL SECTIONS

A3.52

JULY 28, 2020



8 WALL SECTION
1/4" = 1'-0"

9 WALL SECTION
1/4" = 1'-0"

0 4 8

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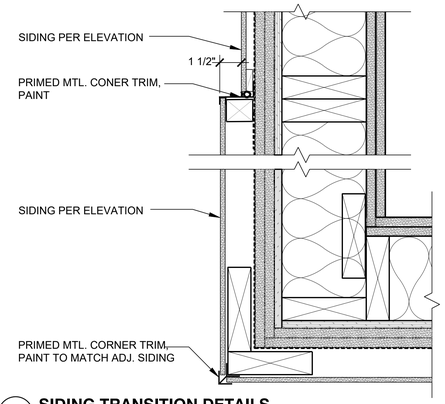
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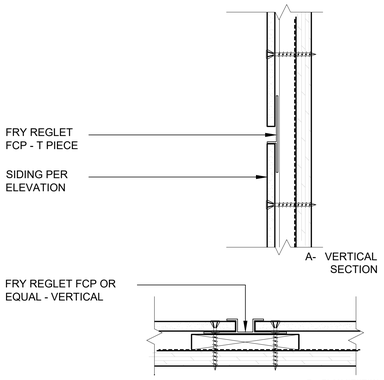
WALL SECTIONS

A3.53

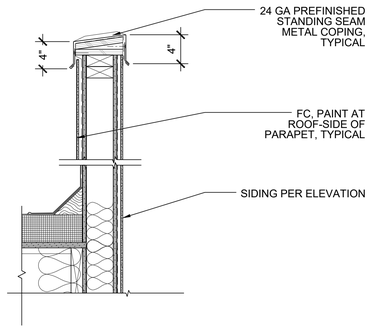
JULY 28, 2020



1 SIDING TRANSITION DETAILS
3" = 1'-0"

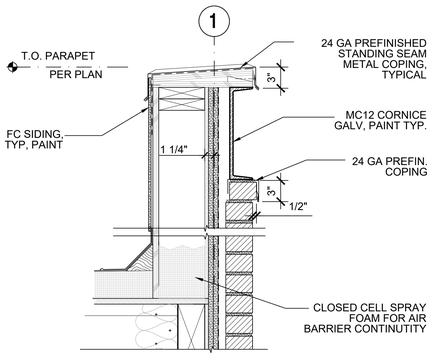


2 FIBER CEMENT SIDING JOINT
6" = 1'-0"

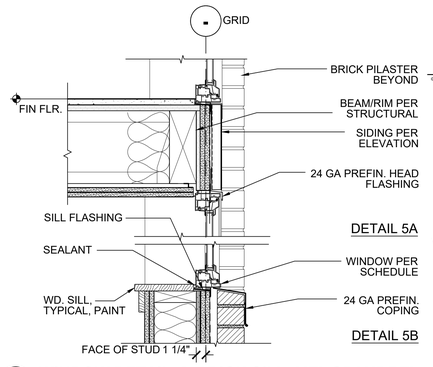


3 HIGH PARAPET / COPING DETAIL
1 1/2" = 1'-0"

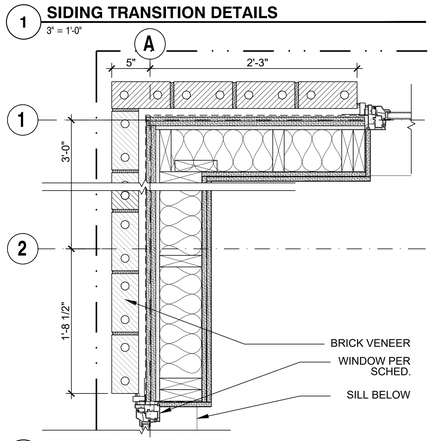
NON-MASONRY CONDITIONS



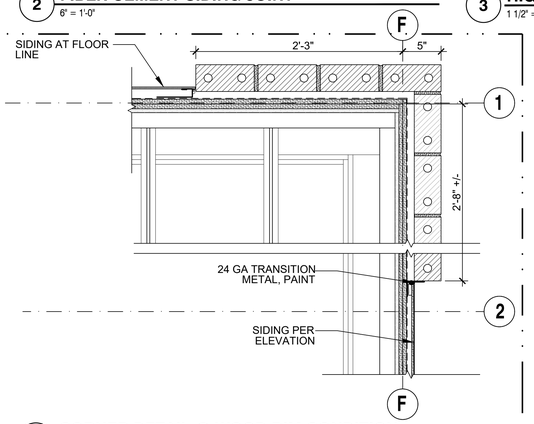
4 CORNICE / COPING DETAIL
1 1/2" = 1'-0"



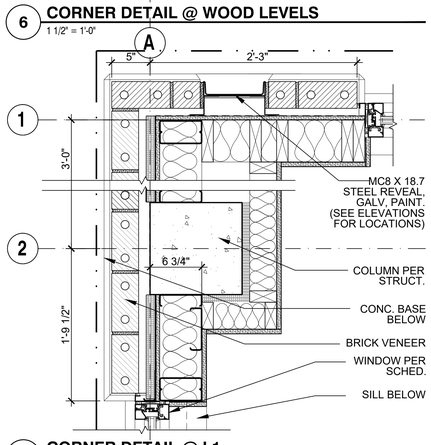
5 WINDOW DETAIL @ BRICK SILL, MTL SPANDREL
1 1/2" = 1'-0"



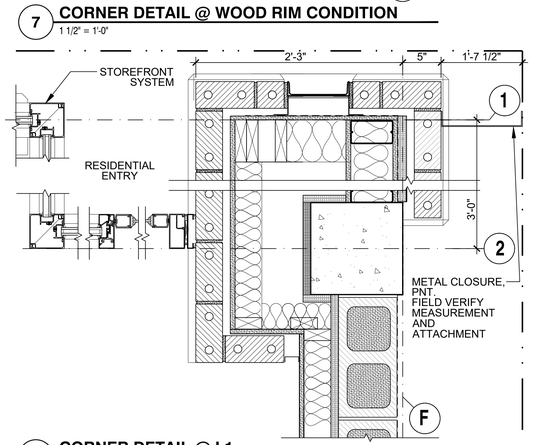
6 CORNER DETAIL @ WOOD LEVELS
1 1/2" = 1'-0"



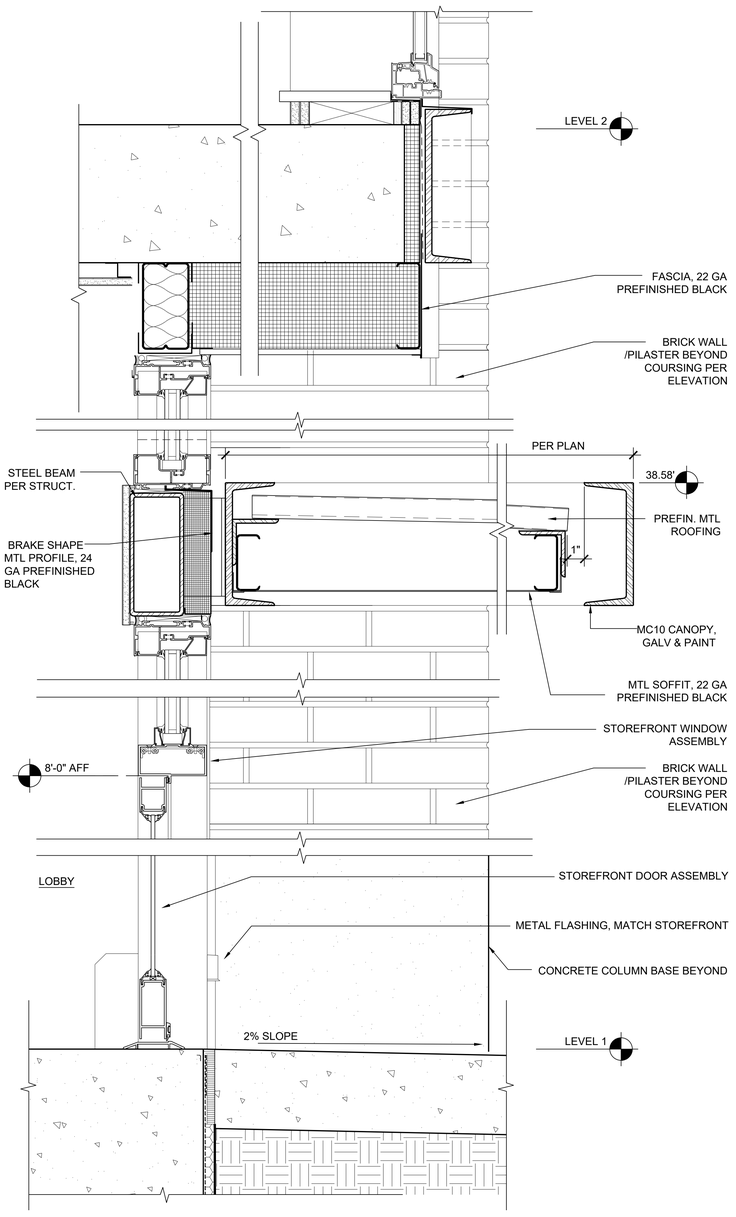
7 CORNER DETAIL @ WOOD RIM CONDITION
1 1/2" = 1'-0"



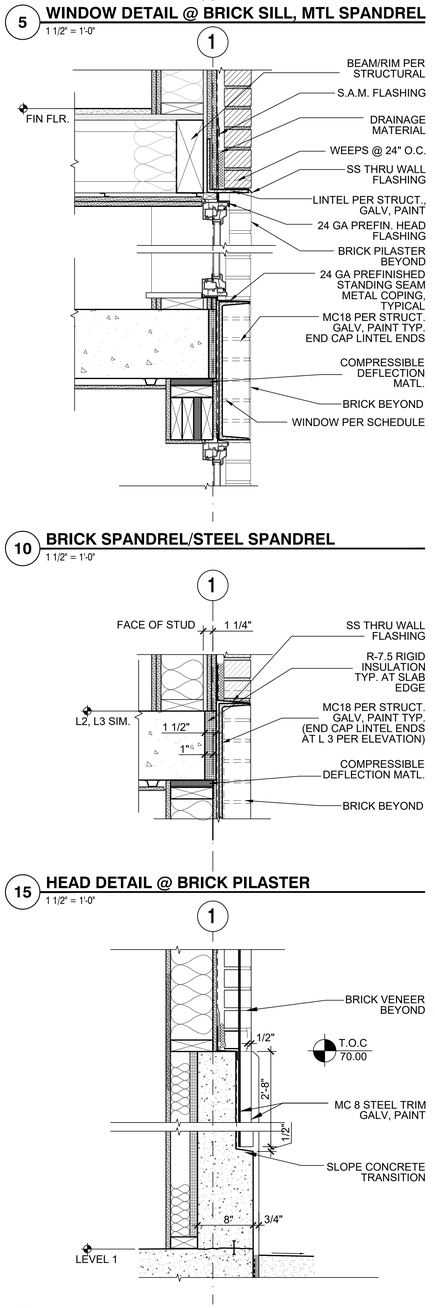
11 CORNER DETAIL @ L1
1 1/2" = 1'-0"



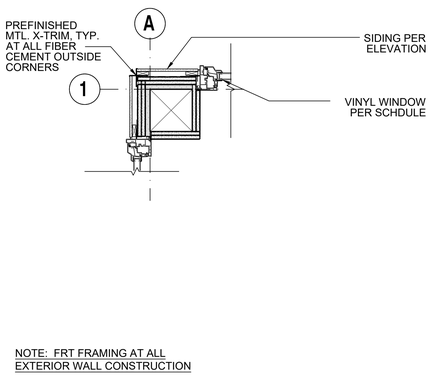
12 CORNER DETAIL @ L1
1 1/2" = 1'-0"



18 DOOR SILL@ GRADE
3" = 1'-0"

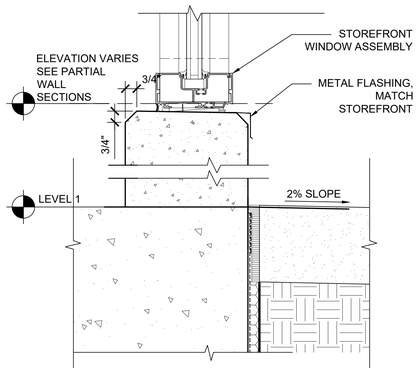


10 BRICK SPANDREL/STEEL SPANDREL
1 1/2" = 1'-0"



NOTE: FRT FRAMING AT ALL EXTERIOR WALL CONSTRUCTION

16 CORNER PILASTER
1 1/2" = 1'-0"



17 TYPICAL STOREFRONT BASE DETAIL
3" = 1'-0"

15 HEAD DETAIL @ BRICK PILASTER
1 1/2" = 1'-0"

20 CONCRETE BASE REVEAL DETAIL @ PILASTER
3" = 1'-0"

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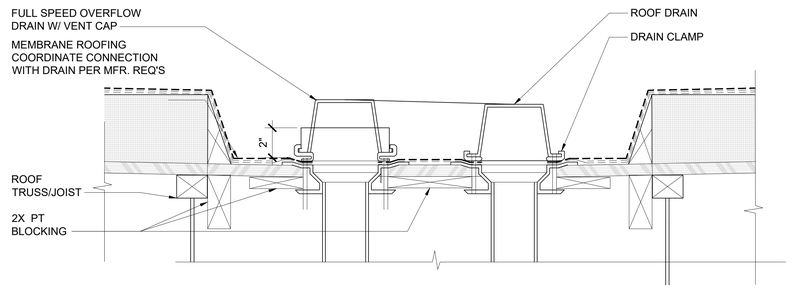
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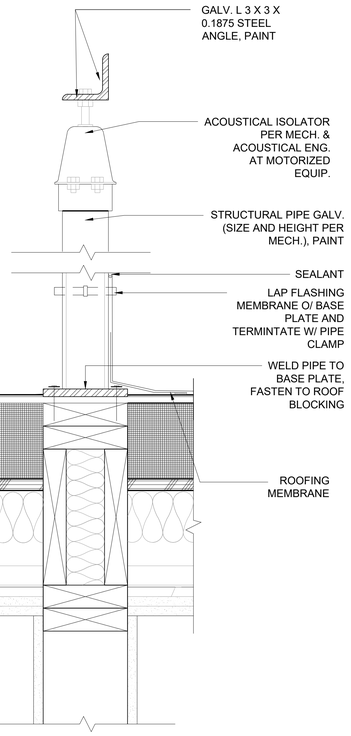
EXTERIOR DETAILS

A5.01

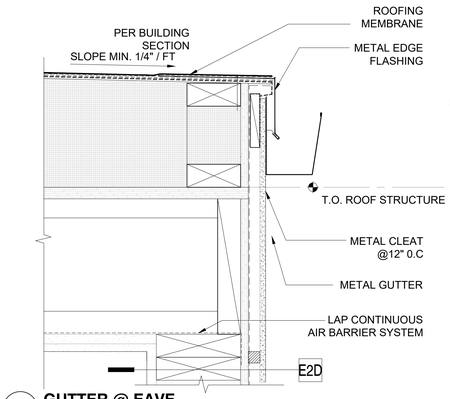
JULY 28, 2020



1 TYPICAL ROOF DRAIN
3" = 1'-0"

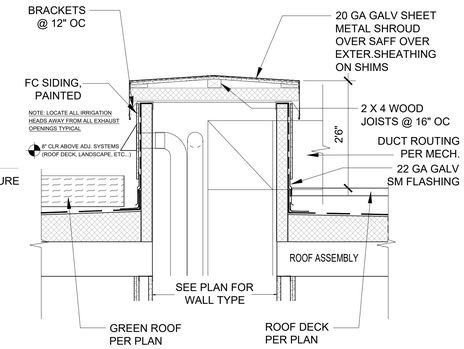


8 EQUIPMENT SUPPORT STAND
3" = 1'-0"

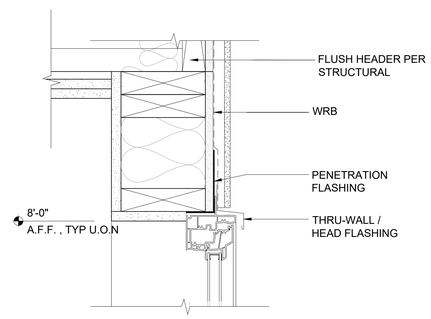


4 GUTTER @ EAVE
3" = 1'-0"

REF: NRCA MANUAL

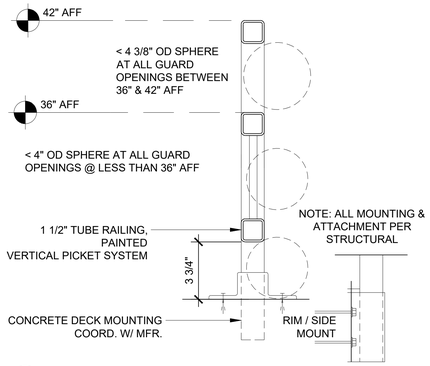


5 MECH EXHAUST ENCLOSURE
3/4" = 1'-0"

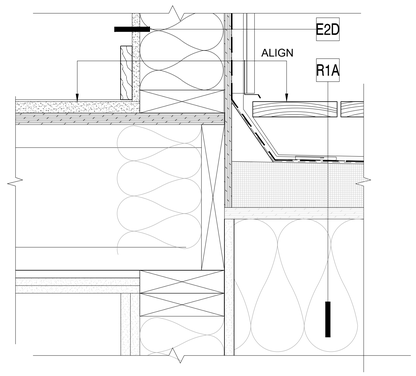


6 TYPICAL WINDOW HEAD @ FIBER CEMENT
3" = 1'-0"

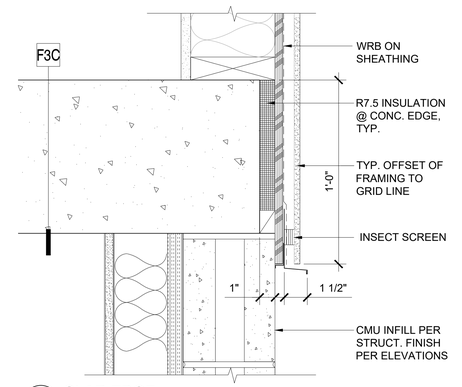
METAL SIDING SIMILAR



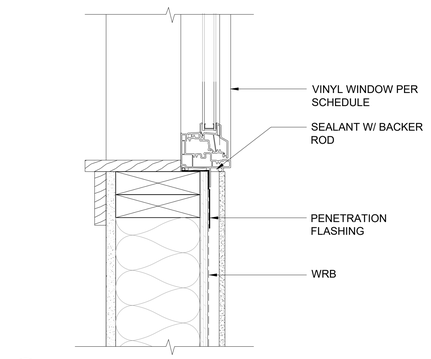
7 GUARD DETAIL-TYPICAL
3" = 1'-0"



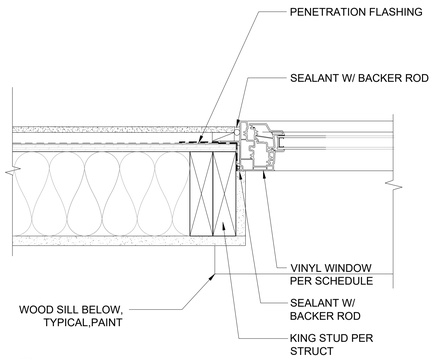
9 FLOOR /ROOF TRANSITION
3" = 1'-0"



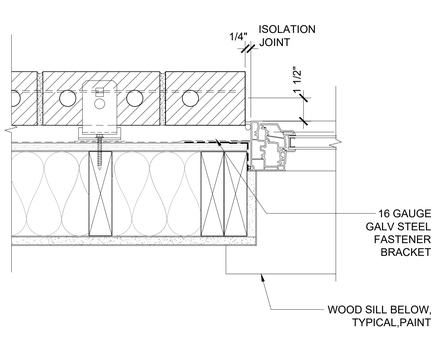
10 SLAB EDGE
3" = 1'-0"



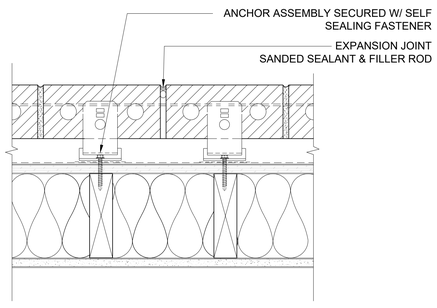
11 WINDOW SILL
3" = 1'-0"



12 WINDOW JAMB
3" = 1'-0"

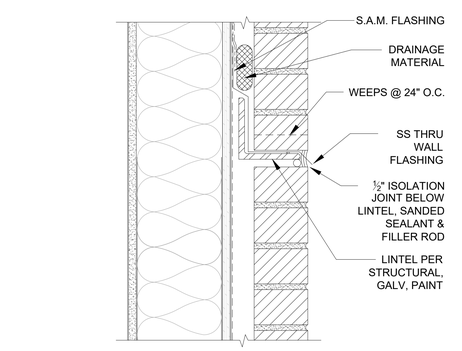


13 BRICK VENEER WINDOW JAMB
3" = 1'-0"

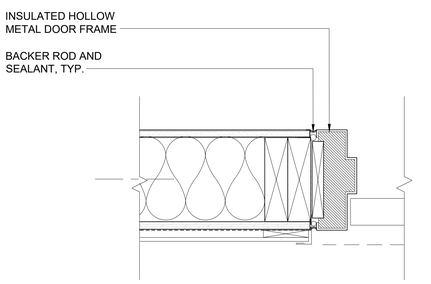


14 BRICK VENEER EXPANSION JOINT
3" = 1'-0"

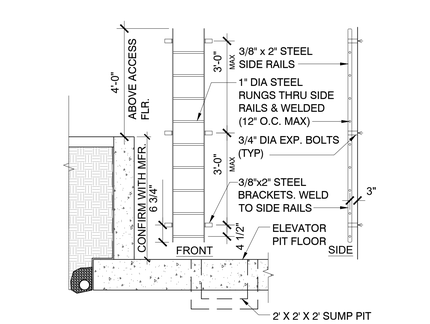
VERTICAL ISOLATION JOINT SIMILAR



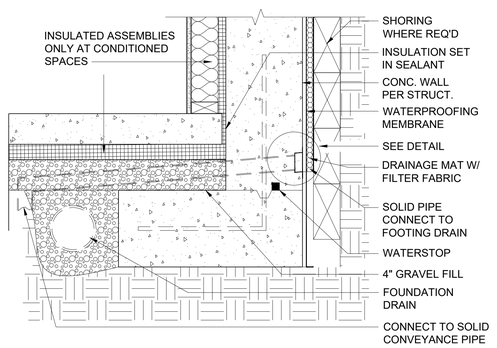
15 HORIZONTAL ISOLATION JOINT @ MASONRY
3" = 1'-0"



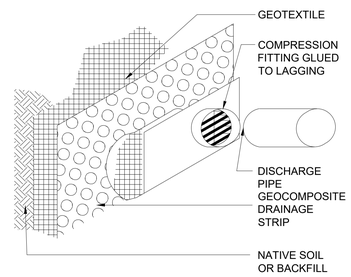
16 HM DOOR JAMB DETAIL
3" = 1'-0"

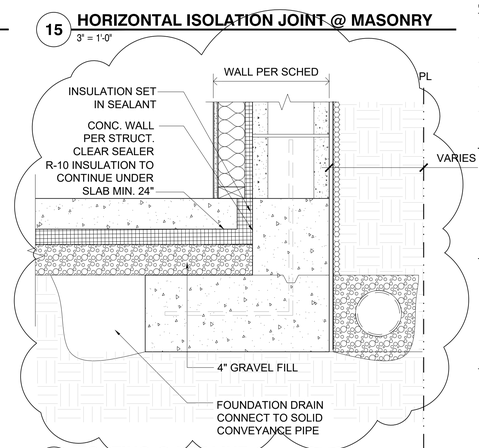


17 ELEVATOR PIT/LADDER DETAIL
1/2" = 1'-0"



18 FOOTING @ SHORING CONDITIONS
1 1/2" = 1'-0"





20 FOOTING @ LOT LINE
1 1/2" = 1'-0"

skidmore janette
architecture
planning
design
206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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JOHNSON CARR, LLC

project address
165 SOUTH WASHINGTON ST.
SEATTLE, WA

SDCI project numbers
Certificate of Approval:

Building Permit:
6747300-CN

CERTIFICATE OF APPROVAL

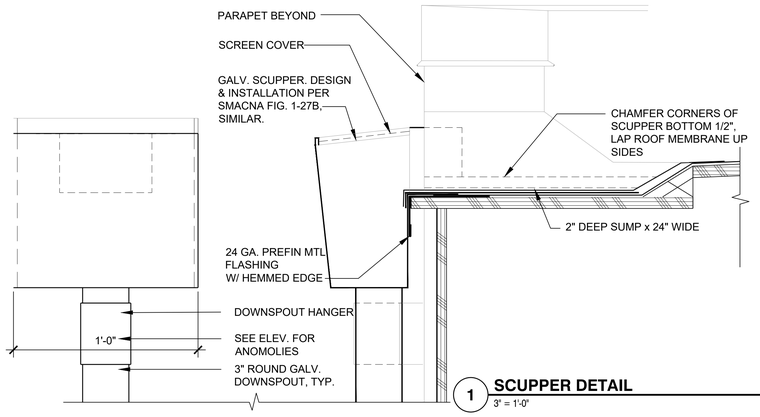
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC. DATE

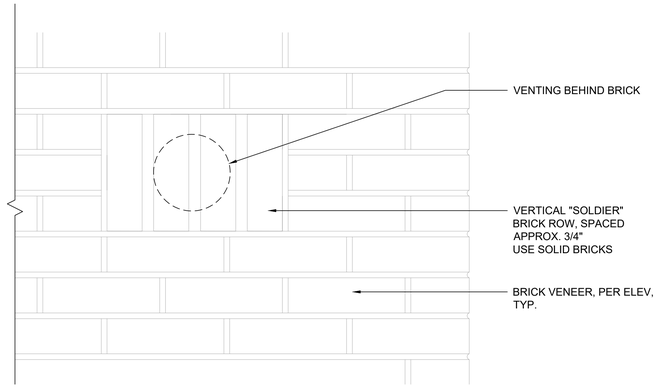
EXTERIOR DETAILS

A5.02

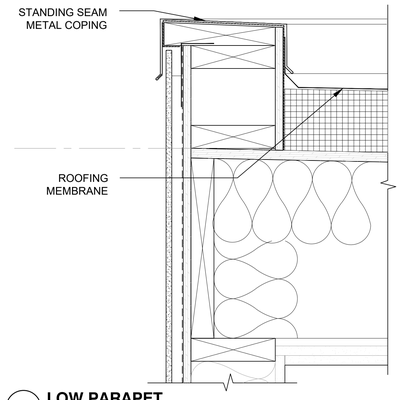
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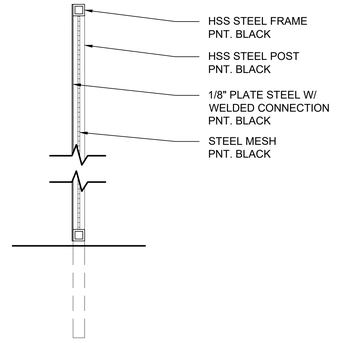
1 SCUPPER DETAIL
3" = 1'-0"



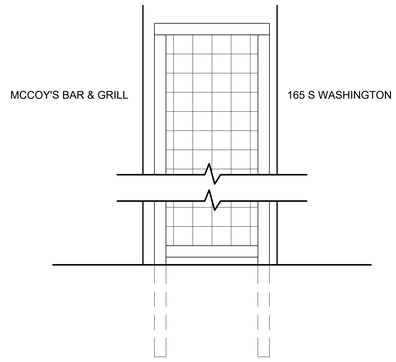
3 VENTING IN BRICK
3" = 1'-0"



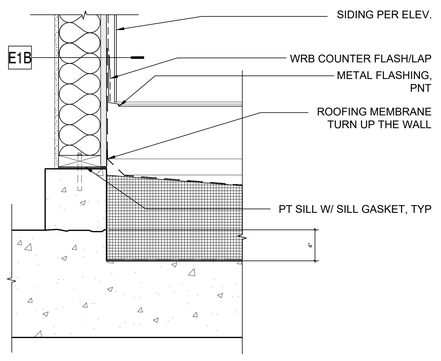
5 LOW PARAPET
3" = 1'-0"



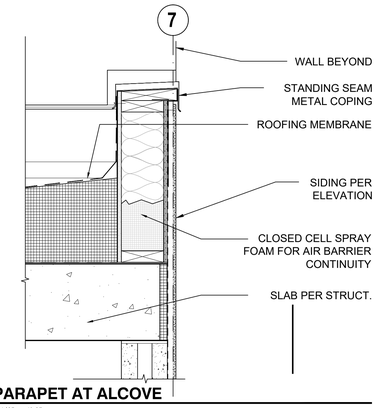
9 ADJACENT STRUCTURE FENCE - SECTION
1 1/2" = 1'-0"



10 ADJACENT STRUCTURE FENCE - ELEVATION
1 1/2" = 1'-0"



19 SLAB STEP AT ALCOVE
1 1/2" = 1'-0"



20 PARAPET AT ALCOVE
1 1/2" = 1'-0"

skidmore janette
architecture
planning
design

206. 453. 3645
5405 leary ave nw suite 2
seattle wa 98107
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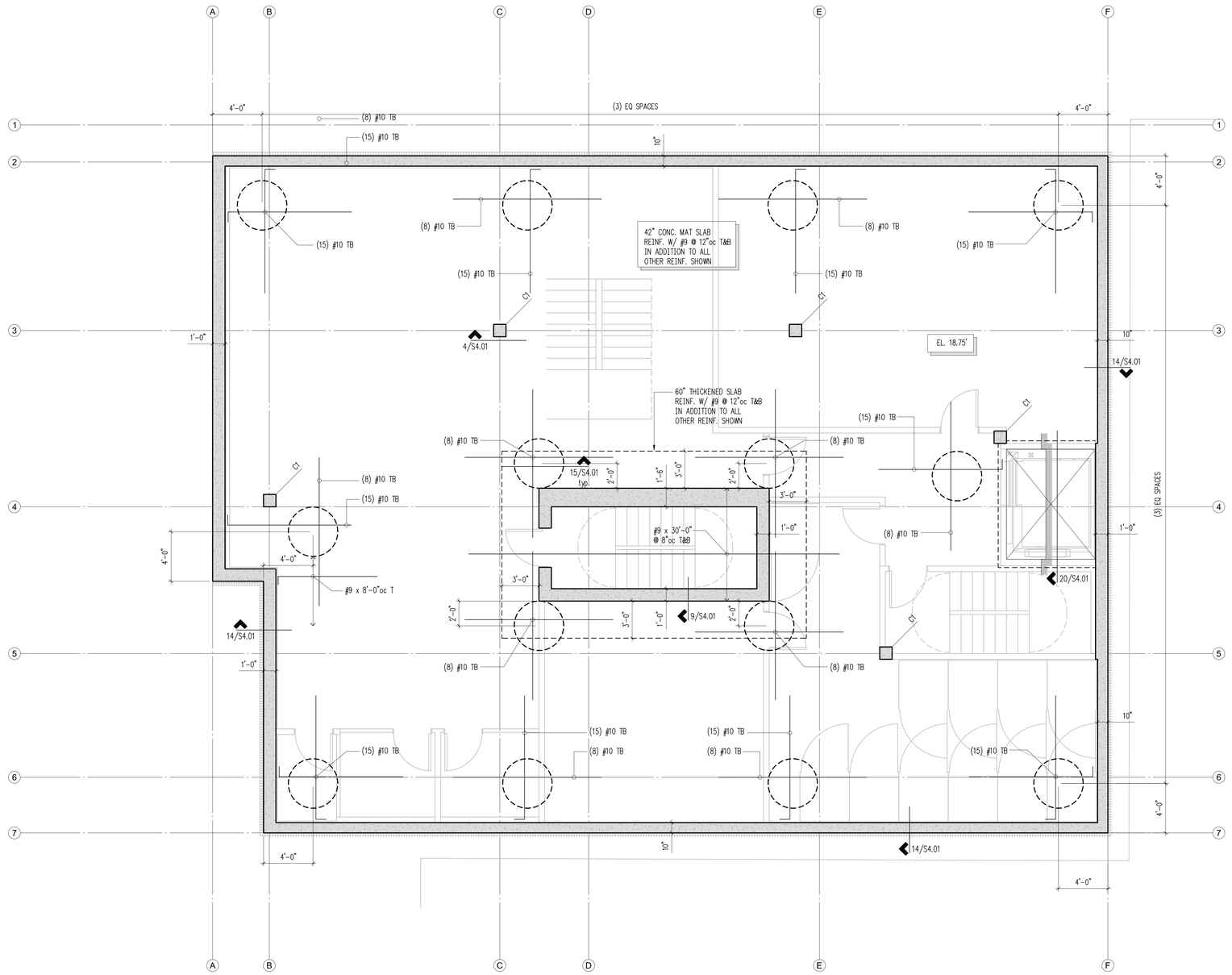
8453 REGISTERED ARCHITECT JAY K. JANETTE STATE OF WASHINGTON

REV. DESC DATE

EXTERIOR DETAILS

A5.03

2 JULY 28, 2020



Plan Notes

1. REFER S1.01 & S1.02 FOR GENERAL STRUCTURAL NOTES.
2. THE TOP OF MAT SLAB IS NOTED PER PLAN, UNLESS NOTED OTHERWISE. REFER GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
3. REFER TO MECHANICAL/CIVIL DRAWINGS FOR UNDERSLAB PIPING.
4. SEE 10/S4.01 FOR TYPICAL CORNER REINFORCING ALL CONCRETE WALLS.
5. RETAINING WALL DESIGN BASED ON CRITERIA LISTED IN GENERAL STRUCTURAL NOTES.
6. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL SLAB ELEVATION, FINAL FOUNDATION DIMENSIONS, AND SPECIAL CONCRETE WORK IN ELEVATOR CORE.

Legend

- CONCRETE WALL/COLUMN BELOW
- CONCRETE FOOTING BELOW
- STEP IN ELEVATION
- Cx — CONCRETE COLUMN PER DETAIL 17/S4.03
- 48"ø CASED DRILLED PILE PER 15/S4.01

Foundation Plan

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

STRUCTURAL ENGINEERING
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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RYAN H. BEICHMAN — STATE OF WASHINGTON — 21771 — REGISTERED PROFESSIONAL ENGINEER

DRAWN: ADW
DESIGN: RHR, TCV, BRB, CCP
CHECKED: CCP
APPROVED: RHR

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
165 S Washington

ARCHITECT:
Skidmore Janette APD
5405 Leary Ave NW #2
Seattle, WA 98107
PH 206.453.3645

ISSUE:
PERMIT

SHEET TITLE:
Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: April 28, 2020
PROJECT NO: 01763-2019-03
SHEET NO:
S2.01

General Shoring Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CODE REQUIREMENTS

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AND THE LATEST EDITION OF PTI DC-35.1, "RECOMMENDATIONS FOR PRESTRESSED ROCK AND SOIL ANCHORS".

REFERENCE DOCUMENTS

2. TOPOGRAPHIC AND BOUNDARY SURVEY BY . . . . . Bush, Roed & Hitchings, Inc. 10/29/2019

3. REPORT ON GEOTECHNICAL INVESTIGATION BY. . . . . Aspect Consulting Project No 190465

GENERAL REQUIREMENTS

4. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

5. SHOULD ANY DISCREPANCIES BE FOUND IN THE PROJECT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO SUBMISSION OF THE PRICE THE CONTRACTOR ASKS FOR A DECISION FROM THE ENGINEER AND ARCHITECT AS TO WHICH SHALL GOVERN.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER.

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

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

10. THE FOLLOWING ITEMS SHALL BE SUBMITTED IN WRITING FOR APPROVAL TO THE ENGINEER, ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE FABRICATION OR INSTALLATION OF ANY STRUCTURAL ITEM. THE CONTRACTOR SHALL RETAIN ALL RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION.

    SHORING MONITORING PROGRAM: SEE MONITORING SECTION.
    SHORING SEQUENCING PROGRAM
    CONCRETE AND GROUT MIX DESIGN

11. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    STRUCTURAL STEEL
    REINFORCING STEEL
    GROUTS AND CONCRETES.

    APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

12. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE DESIGN TEAM.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS.

13. UTILITY LOCATION: THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE. THE SHORING CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES, DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLING ALL UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM DEPTHS AND LOCATIONS AND TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PILE AND TIEBACK CROSSING ELEVATIONS. PILES AND TIEBACKS, INCLUDING CONCRETE CASING SHALL MAINTAIN A MINIMUM OF 12"CLEARANCE TO ANY EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF CONFLICTS. CONFLICTS SHALL BE RESOLVED IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION.

QUALITY ASSURANCE

14. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS WITHIN TWO WEEKS OF COMPLETION OF EACH PHASE OF WORK. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED

STRUCTURAL STEEL FABRICATION AND ERECTION	PER TABLE 1705.2
CONCRETE CONSTRUCTION	PER TABLE 1705.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6

    PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

15. INSPECTORS SHALL BRING DEFICIENCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE INSPECTOR SHALL BRING THE UNCORRECTED DEFICIENCY TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER IMMEDIATELY AND PRIOR TO COMPLETION OF THAT PHASE OF WORK.

16. SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILES. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING LAB. THE GEOTECHNICAL ENGINEER SHALL ALSO ADVISE ON WATER CONTROL AND SLAB ON GRADE CONSTRUCTION.

17. WET WEATHER INSPECTION: A SITE VISIT FROM THE GEOTECHNICAL SPECIAL INSPECTOR SHALL OCCUR DURING EACH DAY OF ACTIVE GRADING AND IN THE EVENT OF SIGNIFICANT RAINFALL WHICH MIGHT COMPROMISE STABILIZATION MEASURES BETWEEN NOVEMBER 1 AND MARCH 31. THE DETERMINATION OF WHAT CONSTITUTES SIGNIFICANT RAINFALL IS SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL SPECIAL INSPECTOR. HOWEVER, AS A MINIMUM STANDARD, THE GEOTECHNICAL SPECIAL INSPECTOR IS REQUIRED TO CONDUCT A SITE VISIT IF MORE THAN ONE HALF INCH OF PRECIPITATION OCCURS ON ANY GIVEN DAY. ANY RECOMMENDATIONS REQUIRED TO MAINTAIN STABILITY OF EXCAVATIONS AND PROPER FUNCTIONING OF THE SEDIMENT/EROSION CONTROL SYSTEM PROVIDED BY THE GEOTECHNICAL SPECIAL INSPECTOR AND DPD PERSONNEL SHALL BE IMPLEMENTED IMMEDIATELY. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE COPIES OF FIELD REPORTS TO DPD SITE DEVELOPMENT SERVICES SECTION NO LATER THAN 48 HOURS AFTER EACH INSPECTION. THE FIELD REPORTS MAY BE FAXED TO (206)233-7902. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE WRITTEN NOTICE THAT THE SITE HAS BEEN STABILIZED FOLLOWING COMPLETION OF GRADING.

SHORING MONITORING

18. A SYSTEMATIC PROGRAM OF MONITORING SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM DAMAGE. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO THE STRUCTURAL AND GEOTECHNICAL ENGINEER FOR REVIEW.

19. MONITORING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR (PLS) LICENSED IN THE STATE OF WASHINGTON.

20. SDOT PRECONSTRUCTION MEETING: PRIOR TO THE START OF EXCAVATIONS ADJACENT TO THE PUBLIC RIGHT-OF-WAY, A PRE-CONSTRUCTION MEETING WITH SDOT SHORING REVIEW AND INSPECTION IS REQUIRED. THIS MEETING IS IN ADDITION TO PRECONSTRUCTION MEETINGS REQUIRED BY THE BUILDING DEPARTMENT. REQUIRED ATTENDEES SHALL INCLUDE REPRESENTATIVES OF THE OWNER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS, THE PROJECT GEOTECHNICAL ENGINEER, PROJECT SURVEYORS, BUILDING DEPARTMENT (SDOT) SHORING REVIEW AND INSPECTION PERSONNEL.

21. UNLESS OTHERWISE REQUIRED BY THE GEOTECHNICAL ENGINEER, THE MONITORING PROGRAM SHALL INCLUDE A VIDEO OR PHOTOGRAPHIC SURVEY PRIOR TO THE BEGINNING OF THE SHORING INSTALLATION TO DOCUMENT THE CURRENT CONDITIONS OF THE SURROUNDING FEATURES. THE SIZE AND LOCATION OF ANY EXISTING CRACKS IN ADJACENT SLABS, PAVEMENTS OR BUILDINGS SHALL BE MEASURED AND DOCUMENTED. CONTROL POINTS SHALL BE ESTABLISHED AT A DISTANCE WELL AWAY FROM THE WALLS AND SLOPES, AND DEFLECTIONS FROM THE REFERENCE POINTS SHALL BE MEASURED THROUGHOUT CONSTRUCTION BY OPTICAL SURVEY. A MINIMUM OF 3 MONITORING POINTS SHALL BE ESTABLISHED ON NEARBY ADJACENT BUILDINGS. MINIMUM SURVEY FREQUENCY SHALL BE ONCE PER WEEK.

22. SOLDIER PILE MONITORING PROGRAM: FOLLOWING INSTALLATION OF THE SOLDIER PILES, MONITORING POINTS SHALL BE ESTABLISHED ON THE TOP OF THE PILES PRIOR TO PROCEEDING WITH THE EXCAVATION. ONE MONITORING POINT SHALL BE ESTABLISHED FOR EVERY FOUR PILES. THE MONITORING POINTS SHALL BE READ DAILY DURING EXCAVATION OPERATIONS AND TWICE WEEKLY ONCE THE EXCAVATION IS COMPLETED. THE INITIAL READINGS FOR THIS MONITORING SHALL BE TAKEN BEFORE STARTING ANY DEMOLITION OR EXCAVATION ON THE SITE. NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, SHORING DESIGNER, AND THE BUILDING DEPARTMENT (SDCI) IF .5" OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACHES .5". THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES IF WARRANTED. PLEASE NOTE THAT A MAXIMUM OF 1" HORIZONTAL DISPLACEMENT IS REQUIRED ANYWHERE ON SHORING WALL SURFACES THROUGHOUT THE SHORING WALL SERVICE LIFETIME. CONSTRUCTION SHALL BE SUSPENDED IMMEDIATELY AND REMEDIAL PROCEDURES APPLIED AS TO LIMIT DISPLACE TO 1". MAXIMUM.

23. EACH SET OF MONITORING DATA MUST BE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. IT MAY BE NECESSARY TO INSTALL ADDITIONAL MONITORING POINTS IF WARRANTED BY THE DATA. RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION IF ADDITIONAL MONITORING POINTS BECOME NECESSARY.

24. SURVEY FREQUENCY MAY BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. CHANGE IN THE SURVEY FREQUENCY SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE TO FINAL AND STREET GRADES.

25. SUBMIT SURVEY DATA, INCLUDING BASELINE READINGS AND EVALUATION OF SHORING PERFORMANCE BY THE GEOTECHNICAL ENGINEER AT LEAST ON A WEEKLY BASIS TO THE BUILDING DEPARTMENT.

GEOTECHNICAL INFORMATION AND CRITERIA

26. INSTALLATION OF SHORING, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION AND FILLING REQUIREMENTS SHALL CONFORM WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND/OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SUBSURFACE CHARACTERIZATIONS USED TO DESIGN THE SHORING ARE CONTAINED IN THE SOILS REPORT AS REFERENCED ABOVE.

27. EXCAVATIONS FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE. EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS. CONTRACTOR SHALL PROTECT CUT SLOPES AS NECESSARY IF CONSTRUCTION OCCURS DURING WET WEATHER, AND SHALL CONTROL AND MANAGE RUNOFF TO MINIMIZE EFFECTS ON CONSTRUCTION.

28. DESIGN SOIL CAPACITIES ARE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS. SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

29. SOIL DESIGN PARAMETERS ARE AS FOLLOWS:

LATERAL EARTH PRESSURES	E.F.P.
ACTIVE EARTH PRESSURE (YIELDING)	Varies See Plan
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)	120 PSF
PASSIVE EARTH PRESSURE (INCLUDES FS=1.5)	Varies See Plan

30. SHORING DURATION: THE SHORING IS TEMPORARY. THE CONSTRUCTION OF THE PERMANENT STRUCTURE SHALL COMMENCE IMMEDIATELY AFTER THE SHORING IS INSTALLED AND THE BULK EXCAVATION IS COMPLETE.

CONCRETE

31. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

f'c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
	1-1/2 sacks	-----	pile lean concrete
3,000	5-1/2 sacks	.5 w/c	roker foundations

32. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, 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 301. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. 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.

33. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 5 DAYS FOR TIEBACKS AND 28 DAYS FOR PILES AND FOUNDATIONS.

34. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

STEEL

35. STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL, AISC 360 AND SECTION 2205 OF THE BUILDING CODE.

36. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
WIDE FLANGE SHAPES	A992	50 KSI
OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
STRUCTURAL TUBING	A500 (GRADE B)	
(SQUARE OR RECTANGULAR)		46 KSI
(ROUND)		42 KSI
CONNECTION BOLTS	A325N BEARING TYPE (SNUG TIGHT)	
ANCHOR BOLTS	A307 OR ASTM A-36	
HEADED SHEAR STUDS	A108	

37. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

38. UNLESS OTHERWISE REQUIRED BY THE MANUFACTURER, STEEL PROVIDED FOR TEMPORARY SHORING REQUIRES NO CORROSION PROTECTION.

WOOD

39. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Use	Grade	Fb (psi, single use)
4X TIMBER LAGGING	HEM-FIR NO. 1	975

40. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER.

41. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2012 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

PILE AND LAGGING CONSTRUCTION

42. DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

43. DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

44. PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

45. AUGERCAST PILE PLACEMENT: ALTERNATE PILES SHALL BE PLACED AND COMPLETED SO THAT AT LEAST 24 HOURS IS ALLOWED FOR THE CONCRETE TO SET PRIOR TO DRILLING ADJACENT PILES.

46. STEEL PILE PLACEMENT TOLERANCES:

    1"INSIDE PERPENDICULAR TO SHORING WALL.
    1"OUTSIDE PERPENDICULAR TO SHORING WALL.
    3"LATERALLY.
    1". IN ANY DIRECTION

47. ALL SHORING PILES IN CITY RIGHT-OF-WAY SHALL BE REMOVED A MINIMUM OF 4 FEET BELOW FINISHED GRADE, UPON COMPLETION OF THE PROJECT.

48. LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH PEA GRAVEL OR LEAN MIX FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4 FEET IS RECOMMENDED. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID GROUND LOSS DURING EXCAVATION.

RAKER CONSTRUCTION

49. RAKER INSTALLATION: TRENCH BERM AS REQUIRED FOR INSTALLATION OF RAKER. RAKER FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 2250 PSI BEFORE INSTALLING THE RAKER.

50. RAKER INSTALLATION SHALL BE COMPLETED PRIOR TO EXCAVATING MORE THAN TWO FEET BELOW RAKER LEVEL.

51. UNLESS OTHERWISE NOTED ON PLANS, RAKERS SHALL BE PRELOADED IN COMPRESSION TO 50 PERCENT OF THE DESIGN LOAD.

52. THE INTERNAL BRACING SYSTEM MUST REMAIN IN PLACE AND STRESSED UNTIL THE PERMANENT STRUCTURES, INCLUDING FLOOR SLABS AND BRACES, IS COMPLETE UP TO FINAL GRADES.

53. AS A MINIMUM THE FOLLOWING RAKER SEQUENCE SHALL BE EMPLOYED:

    INSTALL PILES
    EXCAVATE TO 2 FEET BELOW RAKER ELEVATION
    SLOPE CUT 1.5H: 1.0V TO INSTALL RAKER FOOTING
    INSTALL RAKERS WITH PRELOAD
    TIE OFF RAKERS.

SSF STRUCTURAL ENGINEERING
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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RICHARD H. HITCHCHAN — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — 21401 — PROFESSIONAL ENGINEER

DRAWN: ADW
DESIGN: RHR, TCV, BRB, CCP
CHECKED: CCP
APPROVED: RHR

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
165 S Washington

ARCHITECT:
Skidmore Janette APD
5405 Leary Ave NW #2
Seattle, WA 98107
PH 206.453.3645

ISSUE:
PERMIT

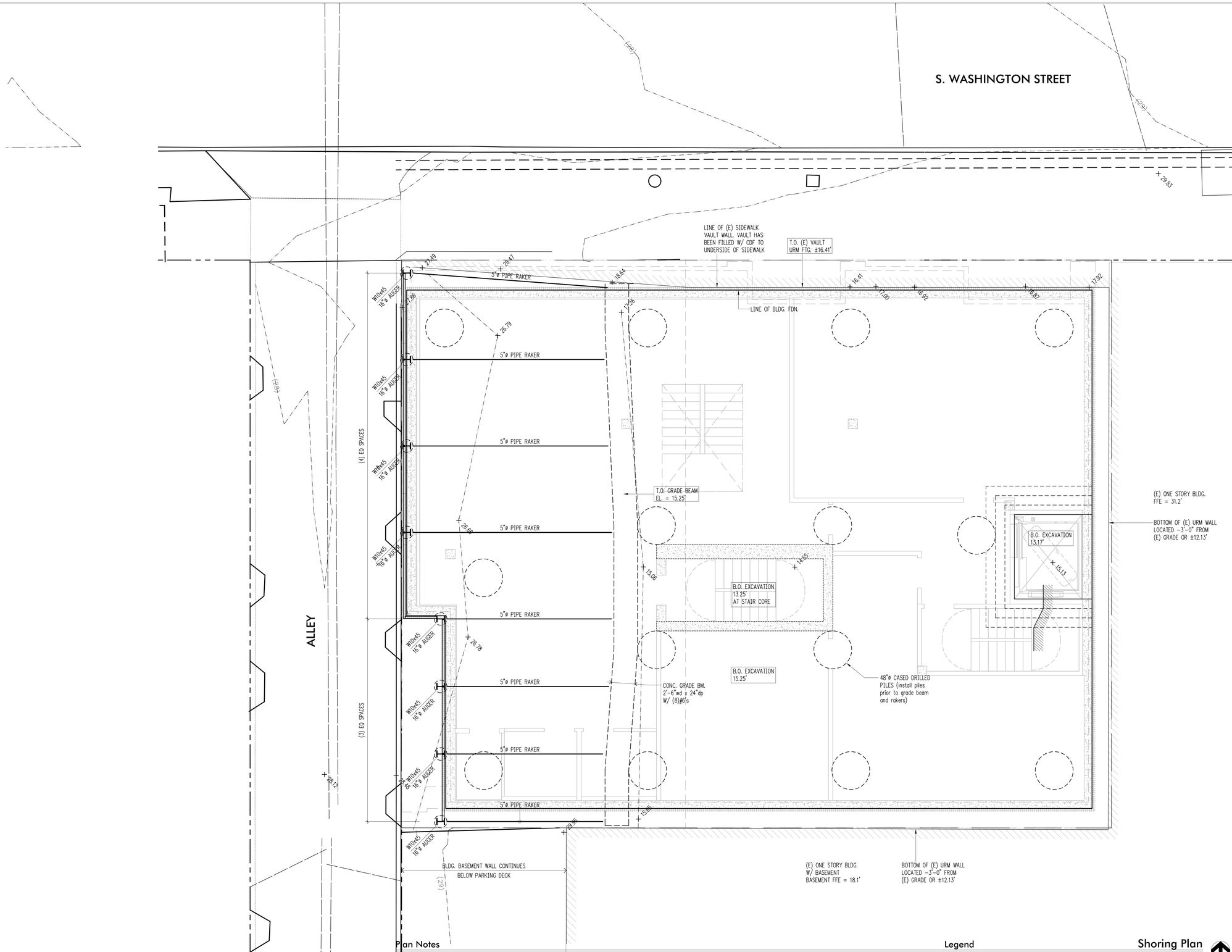
SHEET TITLE:
General Shoring Notes

SCALE:

DATE:
April 28, 2020

PROJECT NO:
01763-2019-03

SHEET NO:
SH1.01



Shoring Plan

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

Plan Notes

1. DO NOT SCALE DRAWINGS. DIMENSIONS AND EXISTING ELEVATIONS ARE ESTIMATED AND ARE SHOWN FOR BID PURPOSES. DIMENSIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
2. REFER TO SHEET SH3.1 FOR SHORING WALL ELEVATIONS.
3. PRIOR TO PERFORMING TEMPORARY EXCAVATION CONTRACTOR SHALL CONFIRM WITH OWNER AGREEMENT OF EASEMENTS WITH ADJACENT PROPERTY OWNNERS FOR TEMPORARY GRADING PURPOSES.
4. GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT THE WRITTEN PERMISSION FROM THE GEOTECHNICAL SPECIAL INSPECTOR.
5. SHORING DESIGN IS BASED ON THE PRELIMINARY RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. ACTIVE AND PASSIVE LATERAL EARTH DESIGN CRITERIA FOR TEMPORARY SHORING ARE AS INDICATED IN DETAIL 3/SH4.1. DESIGN CRITERIA TO BE CONFIRMED BY THE PROJECT GEOTECHNICAL ENGINEER. MAXIMUM ALLOWED PILE DESIGN DEFLECTION = 1".
6. TIMBER LAGGING TO CONSIST OF 4X12 HEM-FIR NO. 1 OR BTR. FB MIN= 950 PSI.
7. OBSTRUCTIONS MAY BE ENCOUNTERED DURING EXCAVATION AND SHORING/PILE INSTALLATION. NOTIFY ENGINEER OF RECORD IF OBSTRUCTIONS ARE ENCOUNTERED.
8. FOR EACH PILE UTILIZING LEAN CONCRETE, THE REQUIRED VOLUME OF GROUT SHALL BE CALCULATED PRIOR TO AND MONITIRED DURING INSTALLATION. GROUT OPERATIONS SHALL BE STOPPED IF THE PUMPED GROUT VOLUME EXCEEDS THE CALCULATED GROUT VOLUME BY 10%.
9. REFER TO THE GENERAL SHORING NOTES ON SHEET SH1 FOR ADDITONAL REQUIREMENTS.

Legend

- PROPERTY LINE
- TOPOGRAPHY LINE
- STL. PILE
- AUGER
- Pxx — PILE NUMBER (refer 5/SH4.1)
- × X.XX — EXISTING SPOT ELEVATION FROM SURVEY
- BUILDING FOUNDATION LINE
- EDGE OF EXISTING STRUCTURE

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p: 206.443.6212 ssfengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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RYAN H. RICHMAN — STATE OF WASHINGTON — 21711 — REGISTERED PROFESSIONAL ENGINEER

DRAWN: ADW
DESIGN: RHR, TCV, BRB, CCP
CHECKED: CCP
APPROVED: RHR

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

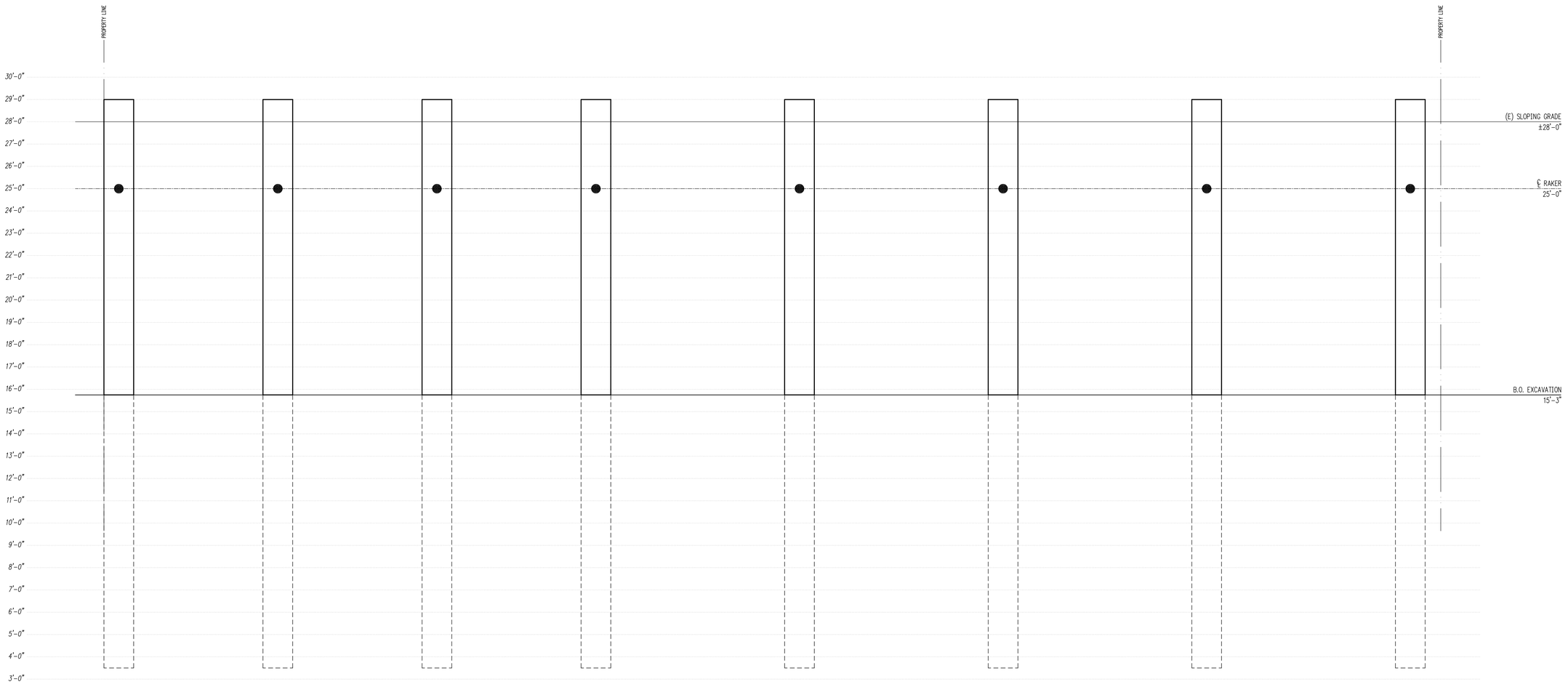
PROJECT TITLE:
165 S Washington

ARCHITECT:
Skidmore Janette APD
5405 Leary Ave NW #2
Seattle, WA 98107
PH 206.453.3645

ISSUE: PERMIT

SHEET TITLE: Shoring Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: April 28, 2020
PROJECT NO: 01763-2019-03
SHEET NO: SH2.01



Looking East
Shoring Wall Elevation 20

1 2 3 4 5

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2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com

924 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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RYAN H. BIRCHMAN
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DRAWN: ADW
DESIGN: RHR, TCV, BRB, CCP
CHECKED: CCP
APPROVED: RHR

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
165 S Washington

ARCHITECT:
Skidmore Janette APD
5405 Leary Ave NW #2
Seattle, WA 98107
PH 206.453.3645

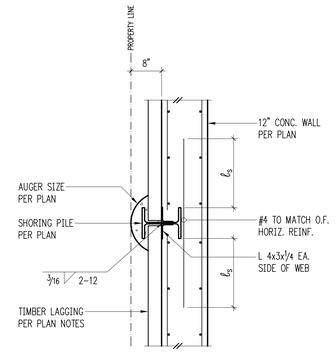
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SHEET TITLE:
Shoring Wall Elevation

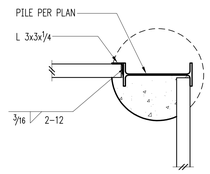
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DATE: April 28, 2020
PROJECT NO: 01763-2019-03
SHEET NO:

SH3.01

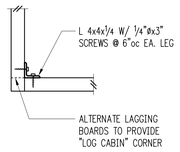
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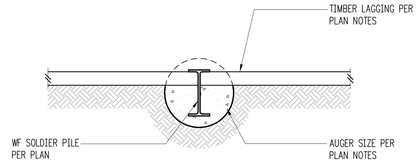
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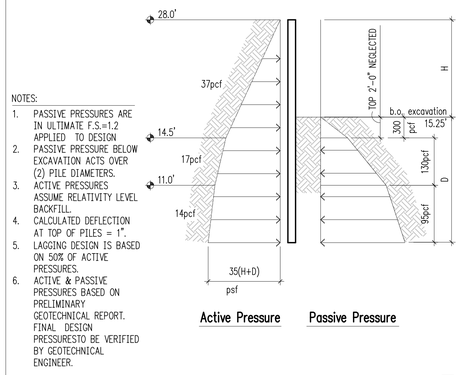


Corner Detail 4

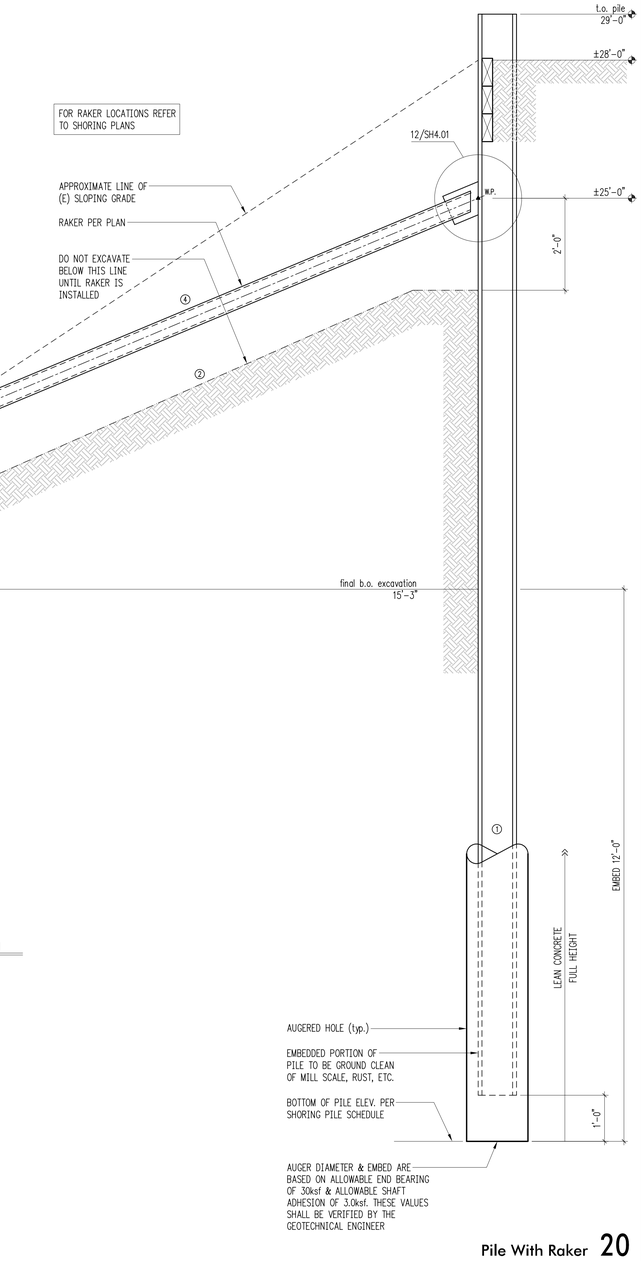


Typical Pile Plan - Small Auger 5

6



Temporary Pile Loading Diaphragm 7



Pile Installation/ Concrete Wall Installation Sequencing

① PLACE PILE.

② EXCAVATE & PROVIDE LAGGING TO SLOPED LINE OF EXCAVATION PER 8/SH4.1

③ PLACE FOUNDATION WHERE OCCURS PER PLAN

④ INSTALL RAKERS WITH 30.5K PRELOAD LOCATED PER PLAN

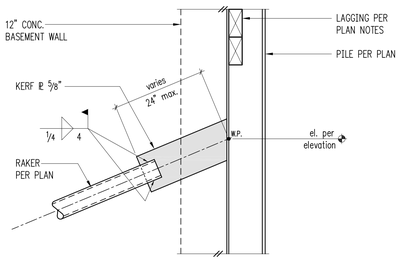
⑤ EXCAVATE TO BOTTOM OF EXCAVATION PER SHORING ELEVATIONS.

⑥ PLACE CONCRETE FOUNDATIONS, WALLS, SLABS ON GRADE & STRUCTURAL FLOOR SLABS IN ACCORDANCE WITH ALL STRUCTURAL DRAWINGS.

⑦ AFTER ALL CONCRETE HAS ATTAINED FULL DESIGN STRENGTH REMOVE RAKERS, WALERS & THOSE PORTIONS OF STEEL PILES PROTRUDING FROM CONCRETE WALLS.

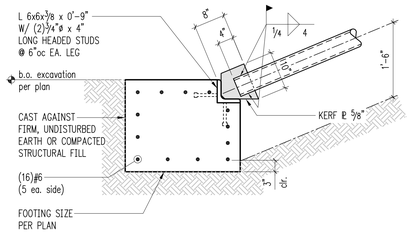
Pile With Raker 20

11



12

16



Typical Raker Footing 17

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2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

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RYAN H. BEICHMAN — STATE OF WASHINGTON — 21711 — REGISTERED PROFESSIONAL ENGINEER

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Seattle, WA 98107
PH 206.453.3645

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