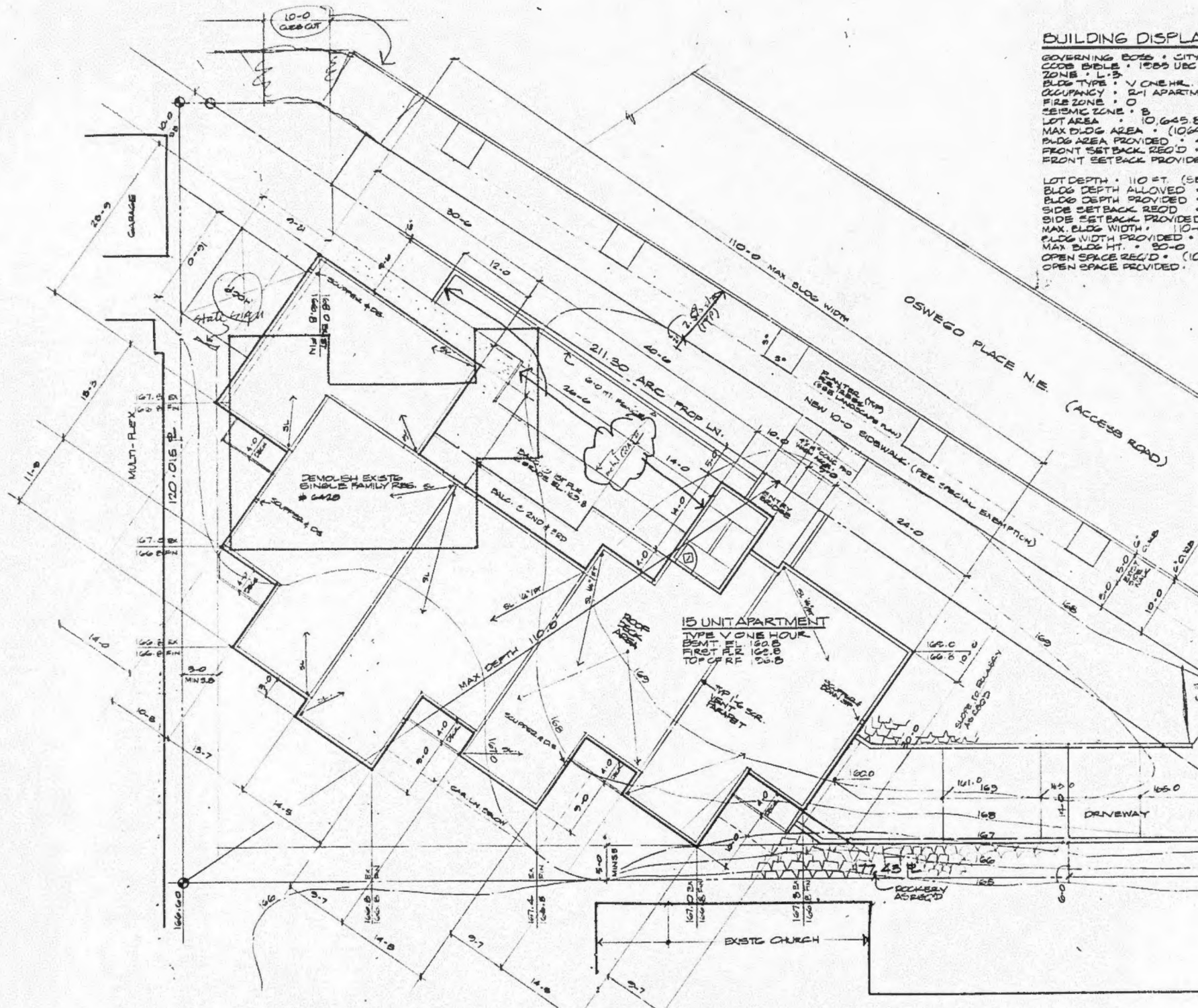




BUILDING DISPLAY

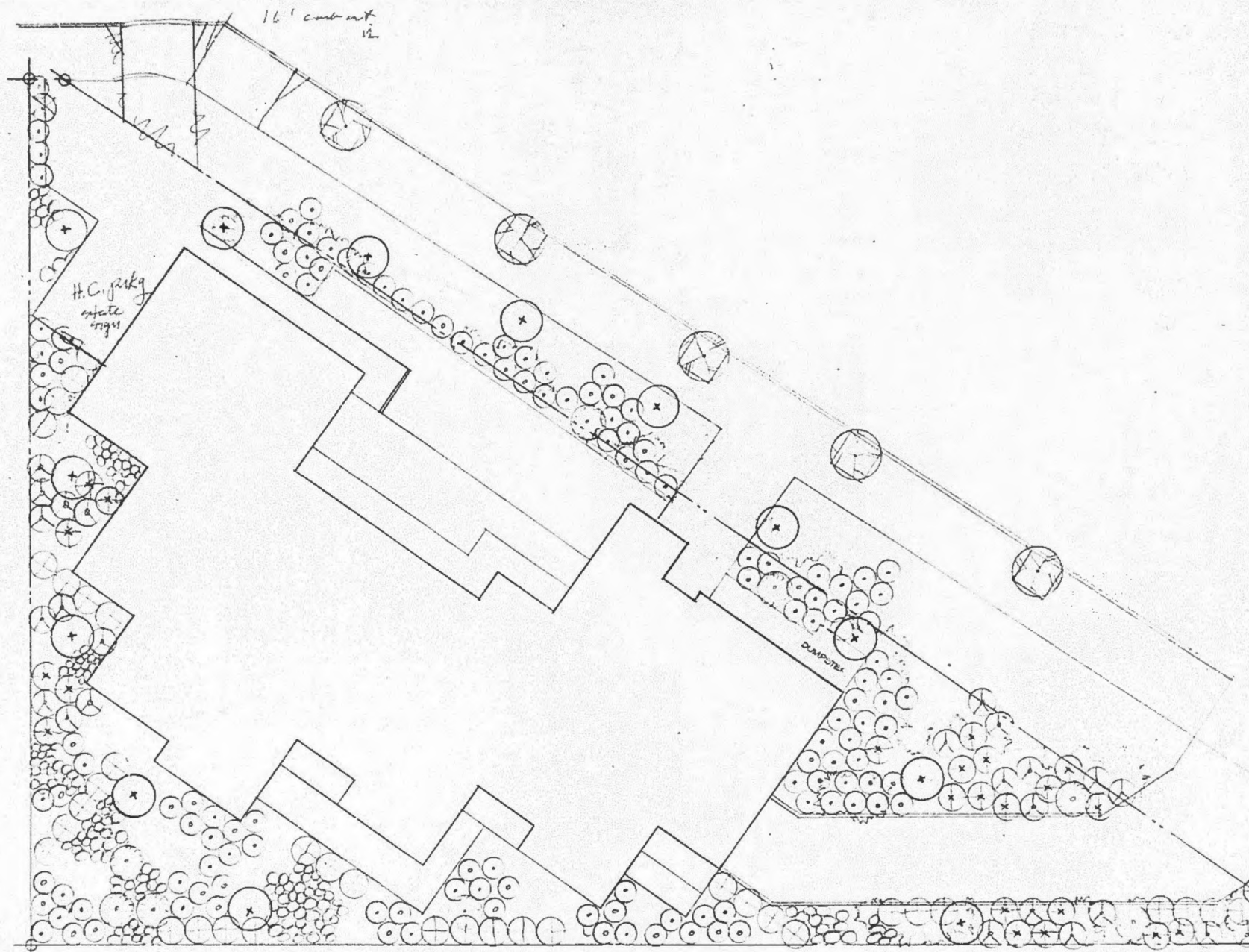
GOVERNING CODES • CITY
 CODES BIBLE • 1988 UBC
 ZONE • L-3
 BLDG TYPE • V ONE HR.
 OCCUPANCY • R-1 APARTM
 FIRE ZONE • 0
 SEISMIC ZONE • B
 LOT AREA • 10,645.5
 MAX BLDG AREA • (10,645.5)
 BLDG AREA PROVIDED • 4
 FRONT SETBACK REQ'D • 4
 FRONT SETBACK PROVIDED

LOT DEPTH • 110 FT. (SEE)
 BLDG DEPTH ALLOWED •
 BLDG DEPTH PROVIDED •
 SIDE SETBACK REQ'D •
 SIDE SETBACK PROVIDED •
 MAX. BLDG WIDTH • 110-0
 BLDG WIDTH PROVIDED •
 MAX BLDG HT. • 20-0
 OPEN SPACE REQ'D • (10)
 OPEN SPACE PROVIDED •

15 UNIT APARTMENT
 TYPE V ONE HOUR
 BMT 115.00
 FIRST FLT 100.00
 TOP OF RT 100.00

EXIST. CHURCH

OSWEGO PLACE N.E.
 (ACCESS ROAD)



LANDSCAPE PLAN

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

PLANT LIST



POPLAR



VIBURNUM TINUS-LAURUSTINUS

CODE NOTES:

APPLICABLE CODES

Uniform Building Code (U.B.C.), 1985
Seattle Building Code (S.B.C.), 1985
Uniform Mechanical Code (U.M.C.), 1982
Uniform Fire Code (U.F.C.), 1982
National Electrical Code

TYPE OF CONSTRUCTION

Ceilings shall be continuous fire-resistive membranes, but may have openings for copper, sheet steel or ferrous plumbing pipes, ducts and electrical outlet boxes, provided the areas of such openings through the ceiling aggregate are not more than 100 square inches for any 100 square feet of ceiling area. Regardless of size, duct openings in such ceilings shall be protected by approved ceiling fire-lampers.

Extend fire-resistive wall protection to the sole plate behind the tub or shower units which abut a fire-rated wall.

All occupancy accessories such as grab bars, towel bars, paper dispensers, soap dishes, etc. provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Building address to be posted on exterior face of building in letters and numbers 3" or larger. Address sign to be contrasting color and material approved by owner.

FIRE ALARM

An approved fire alarm as specified by 1982 U.F.C. shall be installed.

- The alarm system shall include provisions for smoke detection and manual operation in interior corridors and automatic detection in storage rooms and other similar common areas.
- A signal system or intercommunicating system shall not be used for any purpose other than fire warning.
- Every dwelling unit shall be provided with smoke detectors conforming to U.B.C. standard No. 43-6. Detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to bedrooms. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instructions. When actuated, the detector shall provide an alarm in the dwelling unit.
- Smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
- Installation, inspection and maintenance of the fire alarm system shall be according to the standards set forth in U.F.C. Standard No. 10-2.

EXITING & EMERGENCY EGRESS

There shall be a floor or landing on each side of a door. The floor or landing shall not be more than 1/2" lower than the threshold of the doorway. When doors open over landings, the landing shall have a length of not less than 3 feet.

Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue.

- The units shall be operable from the inside to provide a full clear opening without the use of separate tools.
- All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 20 square feet.
- The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.
- Where windows are provided as means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.

LIGHT VENTILATION & EGRESS

All habitable rooms within a dwelling unit shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet.

All habitable rooms, except kitchens within a dwelling unit, shall be provided with natural ventilation by means of operable exterior openings with an area not less than one twentieth of the floor area of such rooms with a minimum of 5 square feet.

- Kitchen range, dryer, bathroom and laundry room ventilation ducts shall have smooth, non-combustible, non-absorbent surface and shall be equipped with back-draft dampers.
- In bathrooms, water closet compartments, laundry rooms and similar rooms, a mechanical ventilation system, capable of providing 5 air changes per hour, shall be provided. Such system shall be connected directly to the outside, and the point of discharge shall be at least 5 feet from any operable window.

Every unit shall be provided with heating facilities capable of maintaining an average room temperature of 65 degrees in all habitable rooms and bath rooms when outside air temperature is 24 degrees.

GENERAL NOTES

Contractor to verify all grades, dimension, and existing conditions on the site before proceeding with work. Repetitive features are drawn only once, but shall be provided completely as if drawn in full. The contractor shall consult all plans and drawings of all trades for openings through slabs, floor systems, roof systems, walls, ceilings and chases for cuts, pipes, conduits and equipment; and shall verify size, weight and location with respective sub-contractors. All work performed by all sub-contractors shall be in compliance with all applicable codes and ordinances. Dimensions shown on drawings are:

- To centerline of column, interior walls and partitions where noted.
 - To the outside face of concrete walls and to the exterior face of stud walls unless otherwise noted.
- Water temperature in handicapped units shall be limited to 120 degrees F. per Washington Barrier Free Code. Contractors are to provide exit signs, fire extinguishers as required by the local fire marshal, and submit shop drawings of the fixed fire protection system to the local fire marshal for approval prior to installation. Provide fire alarm system for each building, submit to City for approval prior to installation.

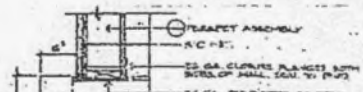
- All interior system wallboard shall be Type "X". Thickness as called out on the drawings.
- Each dwelling unit shall be equipped with smoke detectors conforming to UBC Standard No. 43-6 and located per Section 1210 1985 Edition.
- Door openings shall conform to UBC Class "A" and Section 1203 1985 Edition.
- All exterior foundation walls below grade shall be damp-proofed on the earthside from top of footing up to finished grade.
- Roof drains and gutters shall be connected to the site drainage system.
- Footing drains to be connected to the site drainage system.
- Site drainage system shall conform to local engineering jurisdiction requirements.
- Light and ventilation shall conform to Section 1205 1985 Edition.
- Kitchen and bathroom exhaust ducts shall be enclosed with name galvanized sheet metal and shall extend to the exterior of buildings, 5' from any openings.
- Laundry dryer venting shall be with name galvanized sheet metal ducts encased in one-hour construction and extending to the exterior of the buildings, 2' from any openings.
- The contractor shall provide and install exterior handrails and guard rails as detailed on drawings in all areas requiring same that may not be shown on drawings due to field conditions that may arise during the course of construction.
- Provide every unit entry door with view port and 1" through dead bolt.
- All unit entry doors to be 20 minute fire rated, self closing.
- All rated fire doors to be self closing.
- FOUR HOUR EXTERIOR DOORS SHALL MEET 1 1/2" MAX. TEMP. RISE. ALL FIVE DOORS SHALL BEING ALARMED FROM A RECOGNIZED AGENCY.

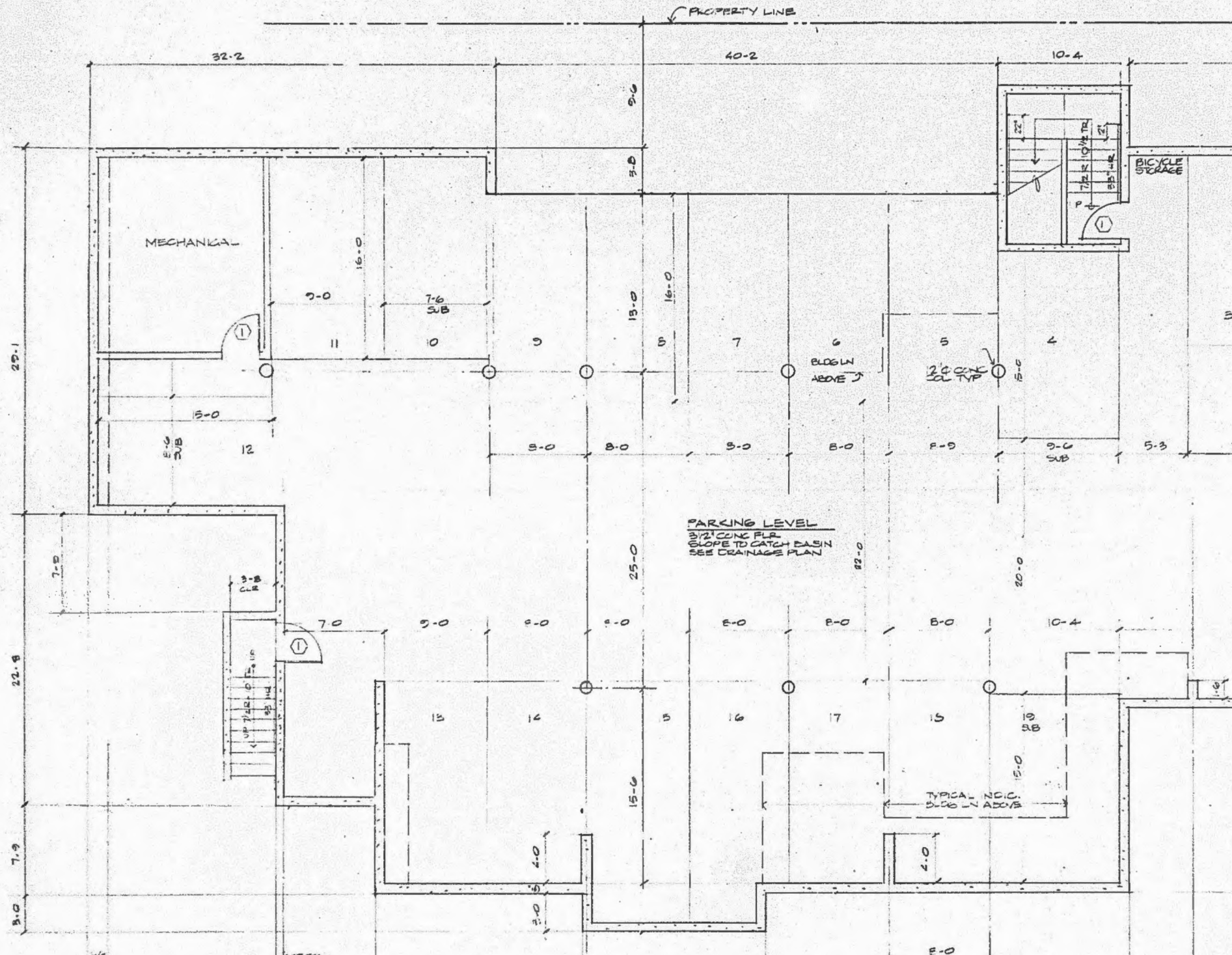
ENERGY CODE REQUIREMENTS

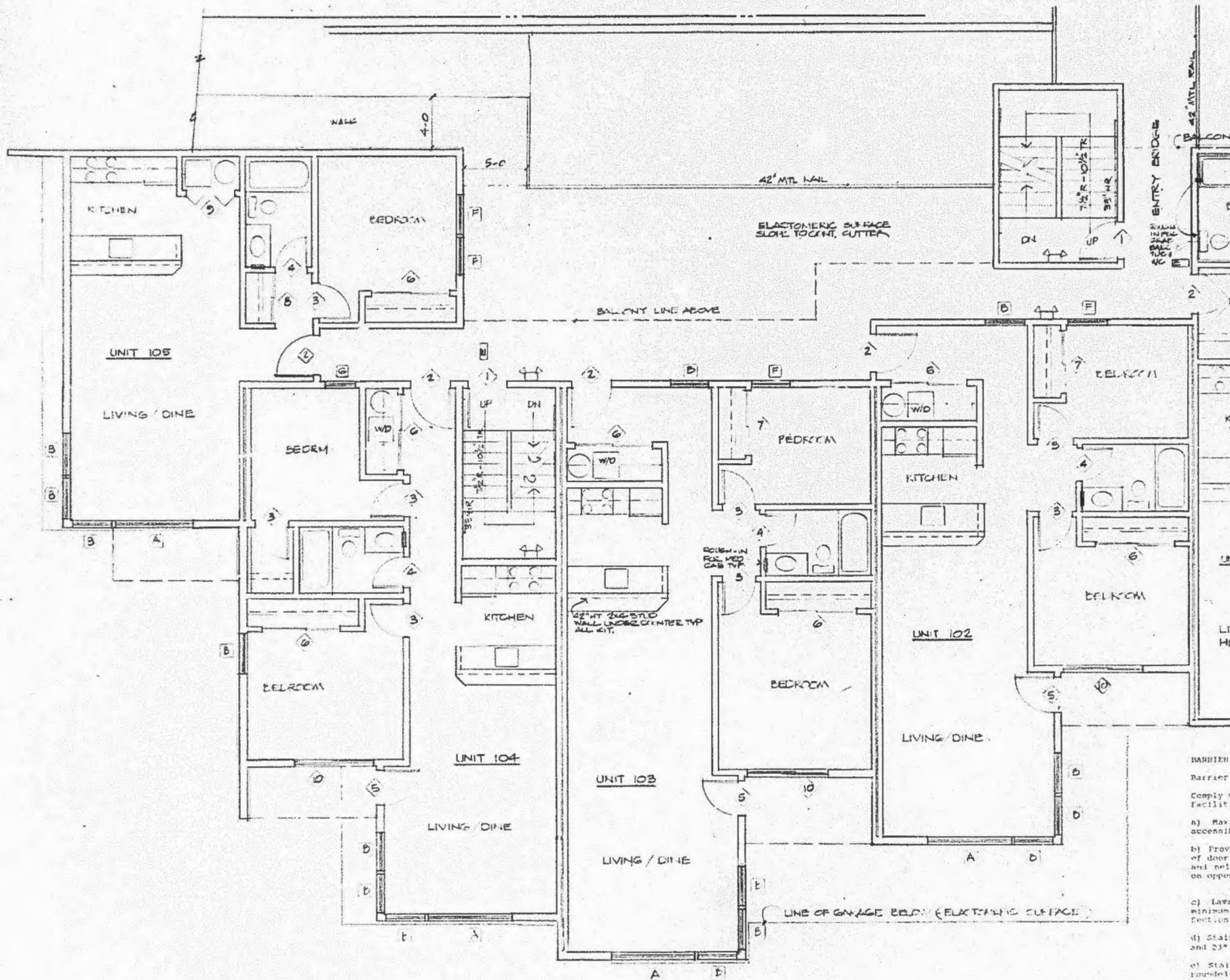
- All glazing used shall be double glazing. Maximum U-values:
- All metal duct joints to be taped with duct tape.
- All openings in the exterior walls shall be caulked, gasketed, or weatherstripped as appropriate to limit air leakage.
- Batt insulation shall be carefully installed to avoid tearing or ripping the vapor barrier. All joints (between batt splices) and tears shall be sealed with duct tape (or other approved material).
- Showers shall be equipped with flow control devices that limit total flow to a maximum of 1 gpm per shower head.
- Factory-built windows shall be rated and tested by the ASTM Standard F 282-73 listing air leakage rates.
- R-19 required in walls/floors.
- R-10 required in ceilings/roofs.

	SIZE	TYPE	THICK	AMB	RATE	
1	3' x 6'	NC	1 1/2"			NC
2	3' x 6'	NC	1 1/2"			NC
3	3' x 6'	NC	1 1/2"			NC
4	3' x 6'	NC	1 1/2"			NC
5	3' x 6'	NC	1 1/2"			NC
6	3' x 6'	NC	1 1/2"			NC
7	3' x 6'	NC	1 1/2"			NC
8	3' x 6'	NC	1 1/2"			NC
9	3' x 6'	NC	1 1/2"			NC
10	3' x 6'	NC	1 1/2"			NC
11	3' x 6'	NC	1 1/2"			NC
12	3' x 6'	NC	1 1/2"			NC
13	3' x 6'	NC	1 1/2"			NC
14	3' x 6'	NC	1 1/2"			NC
15	3' x 6'	NC	1 1/2"			NC
16	3' x 6'	NC	1 1/2"			NC
17	3' x 6'	NC	1 1/2"			NC
18	3' x 6'	NC	1 1/2"			NC
19	3' x 6'	NC	1 1/2"			NC
20	3' x 6'	NC	1 1/2"			NC

	MARK	SIZE	TYPE	SASH	GLASS	REMARKS
1	A	6' x 6'	ALUM	ALUM	2"	
2	B	5' x 6'	ALUM	ALUM	2"	
3	C					
4	D					
5	E					
6	F	6' x 6'	ALUM	ALUM	2"	
7	G	6' x 6'	ALUM	ALUM	2"	
8	H					
9	I					
10	J					
11	K					
12	L					
13	M					
14	N					
15	O					
16	P					
17	Q					
18	R					







BARRIER

Barricade

Comply

Facility

a) Max

accessibility

b) Prov

of door

and rel

on oppo

c) Lav

minimum

section

d) Stair

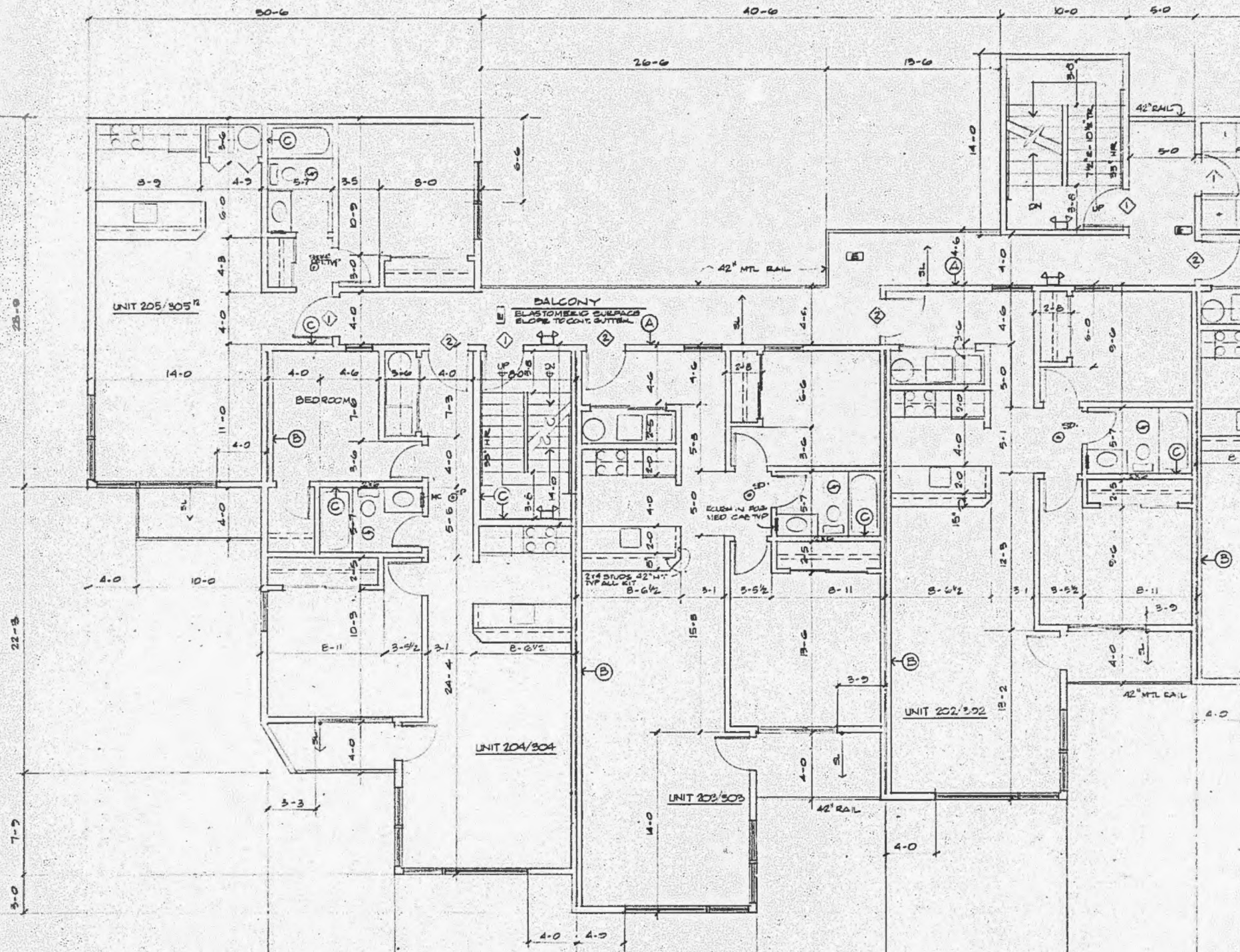
and 23"

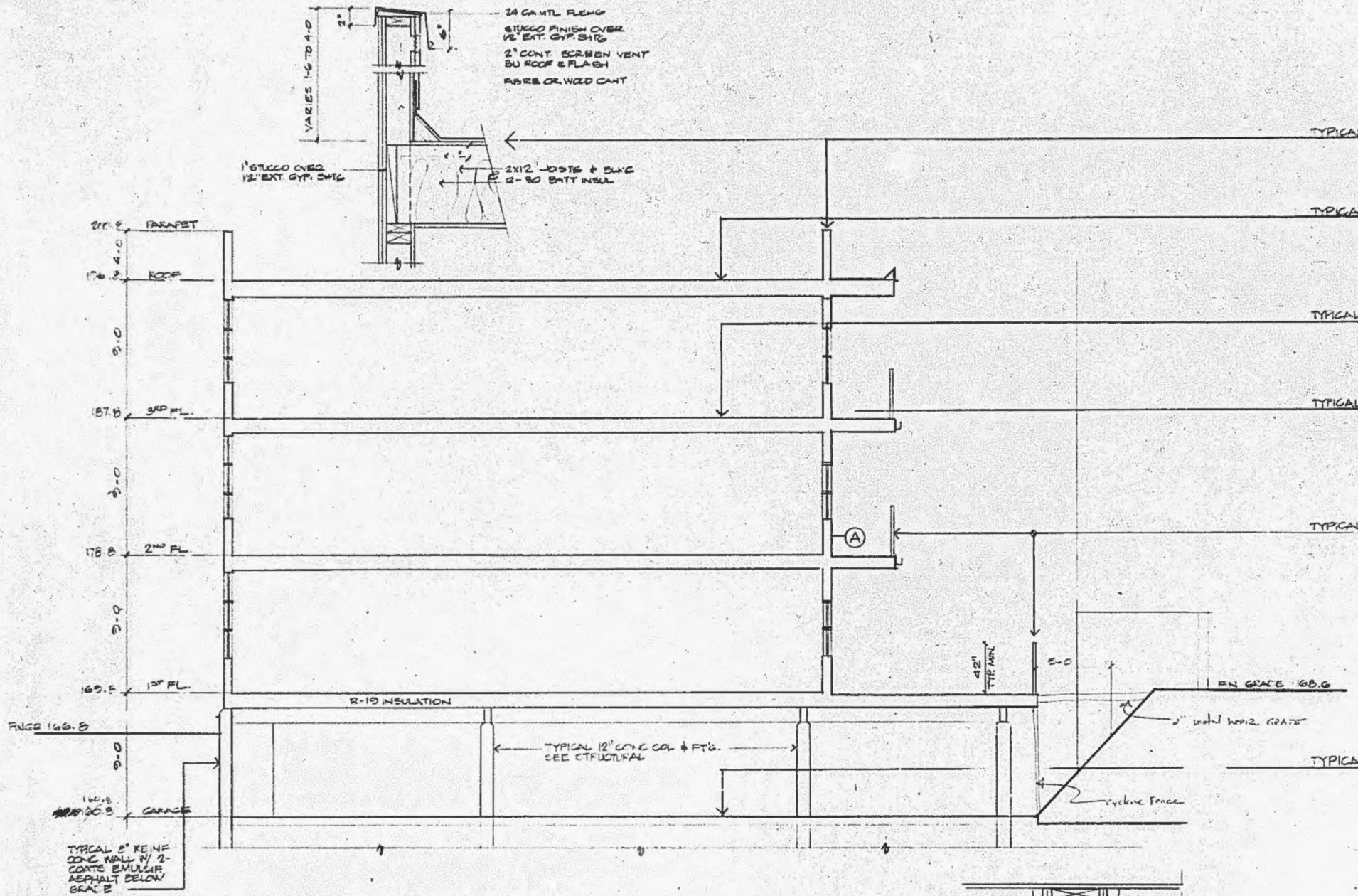
e) Stair

rounded

32" x 1"

f) Free

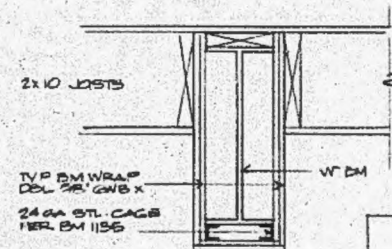




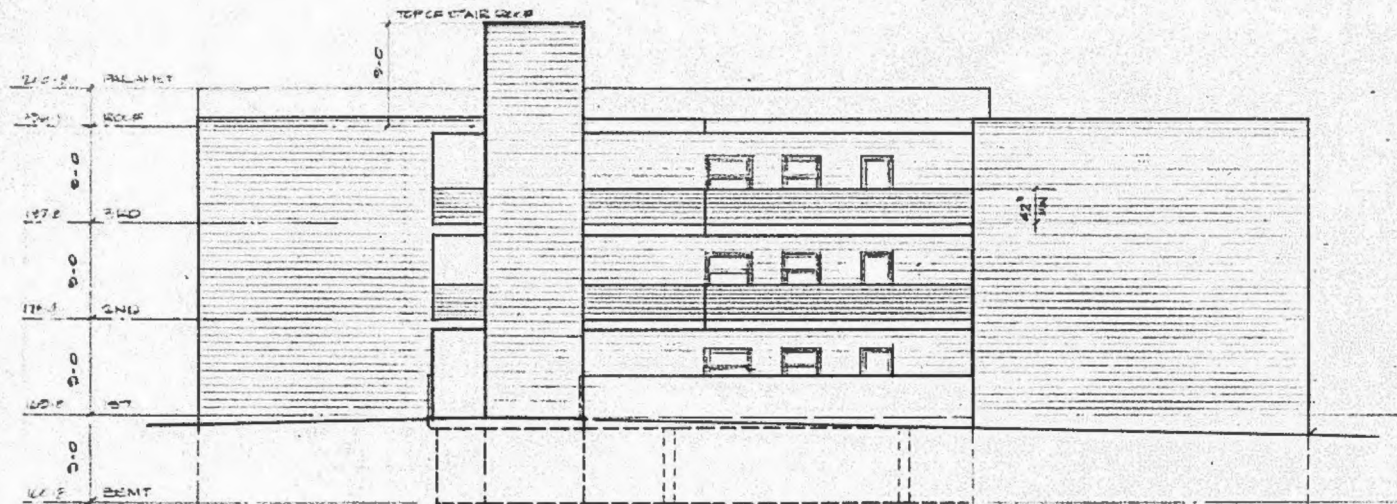
TYPICAL SECTION A-A 1/4" = 1'-0"

EXTERIOR FINISH OVER SHEATHING
(SEE STRUCTURAL)
2x6 STUDS @ 16" O.C.
R-19 INSUL.
ATTACH 2x4 CHANNELS TO STUDS
W/ 8d NAILS
ATTACH 2x4 CH. W/ 8d NAILS TO ECH.

5/8" GWD TYPE 'A' EA. SIDE
DBL 2x4 STUDS ON DEK PLATES
W/ 1" AIR SPACE BTWN. W
1/2" SOUND BOARD (LOOSE)
W R-11 INSULATION

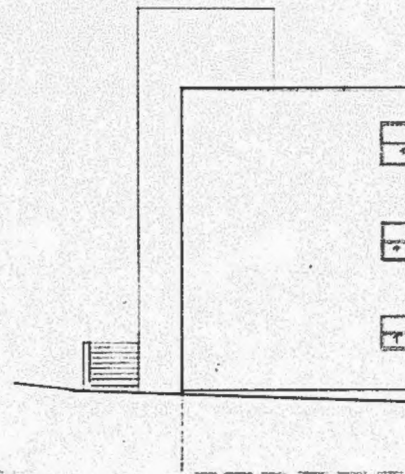


2x6 GWD TYPE 'A' BA
2x6 STUDS @ 16" O.C.
R-11 INSULATION
2x4 CHANNELS TYP

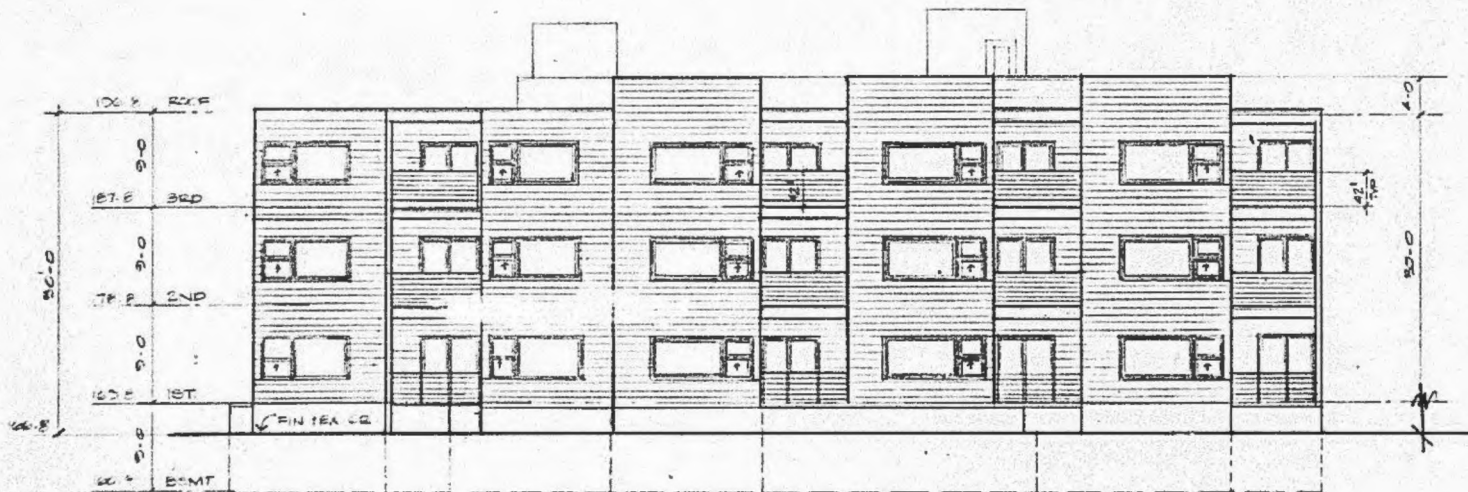


EAST ELEVATION
1/8"=1'-0"

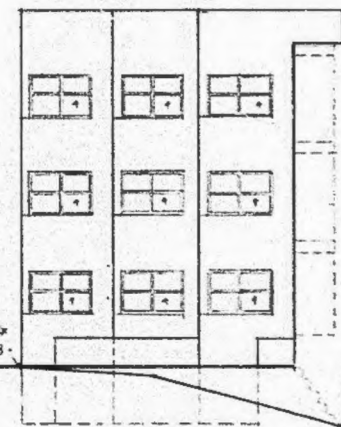
GENERAL NOTE: FINISH GRADE EL 166.8 TYPICAL
ALL ELEVATIONS

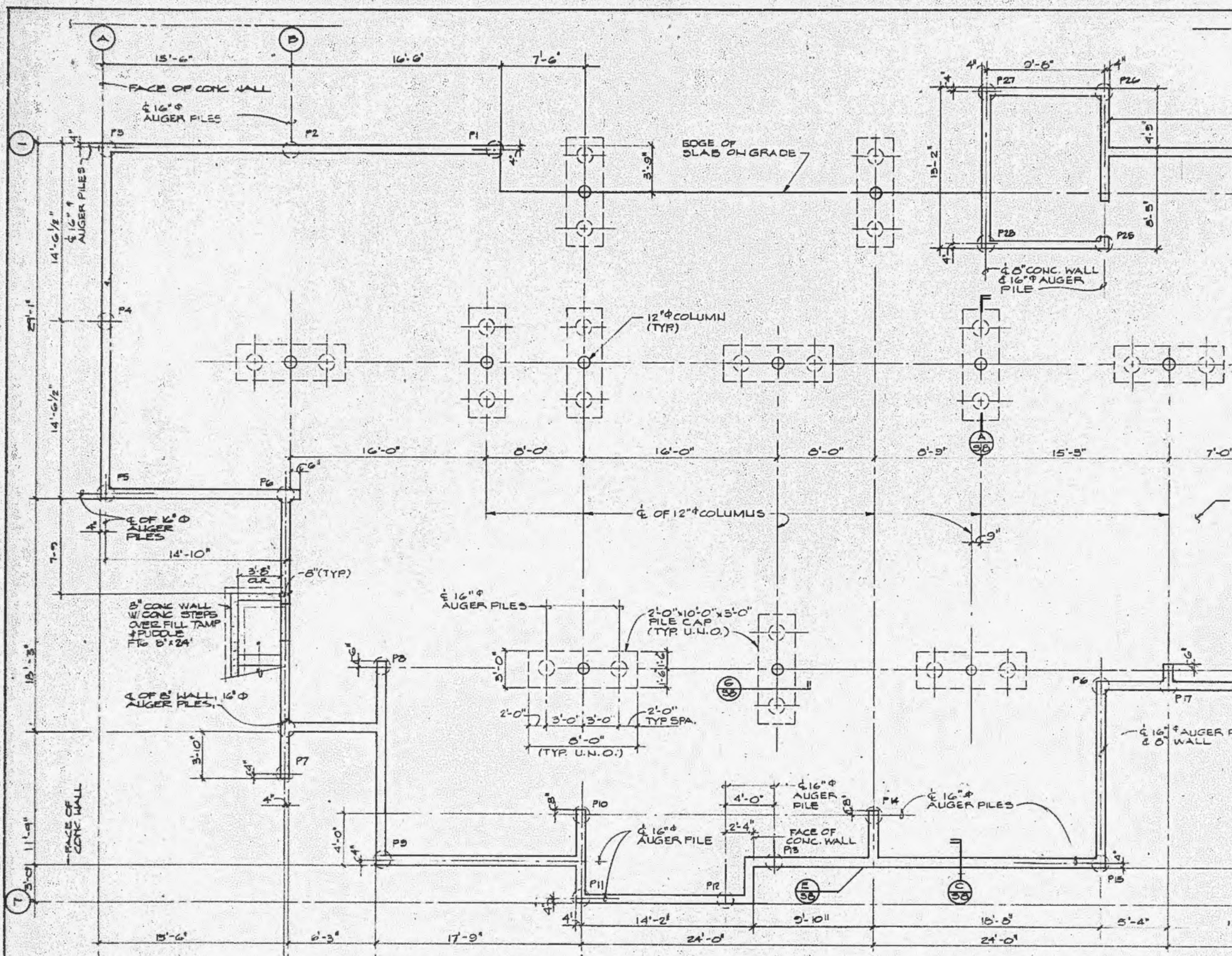


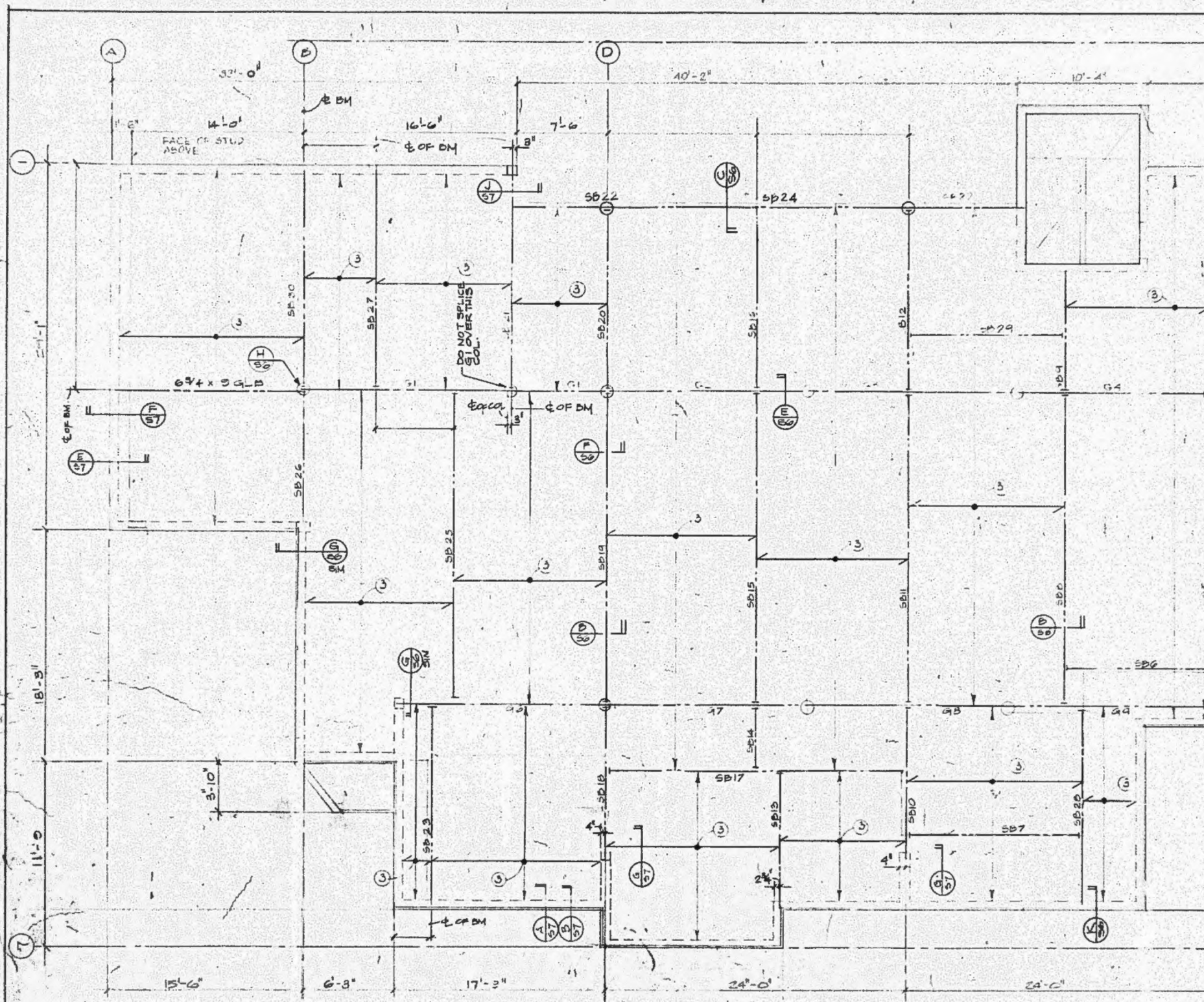
NORTH ELEVATION
1/8"=1'-0"

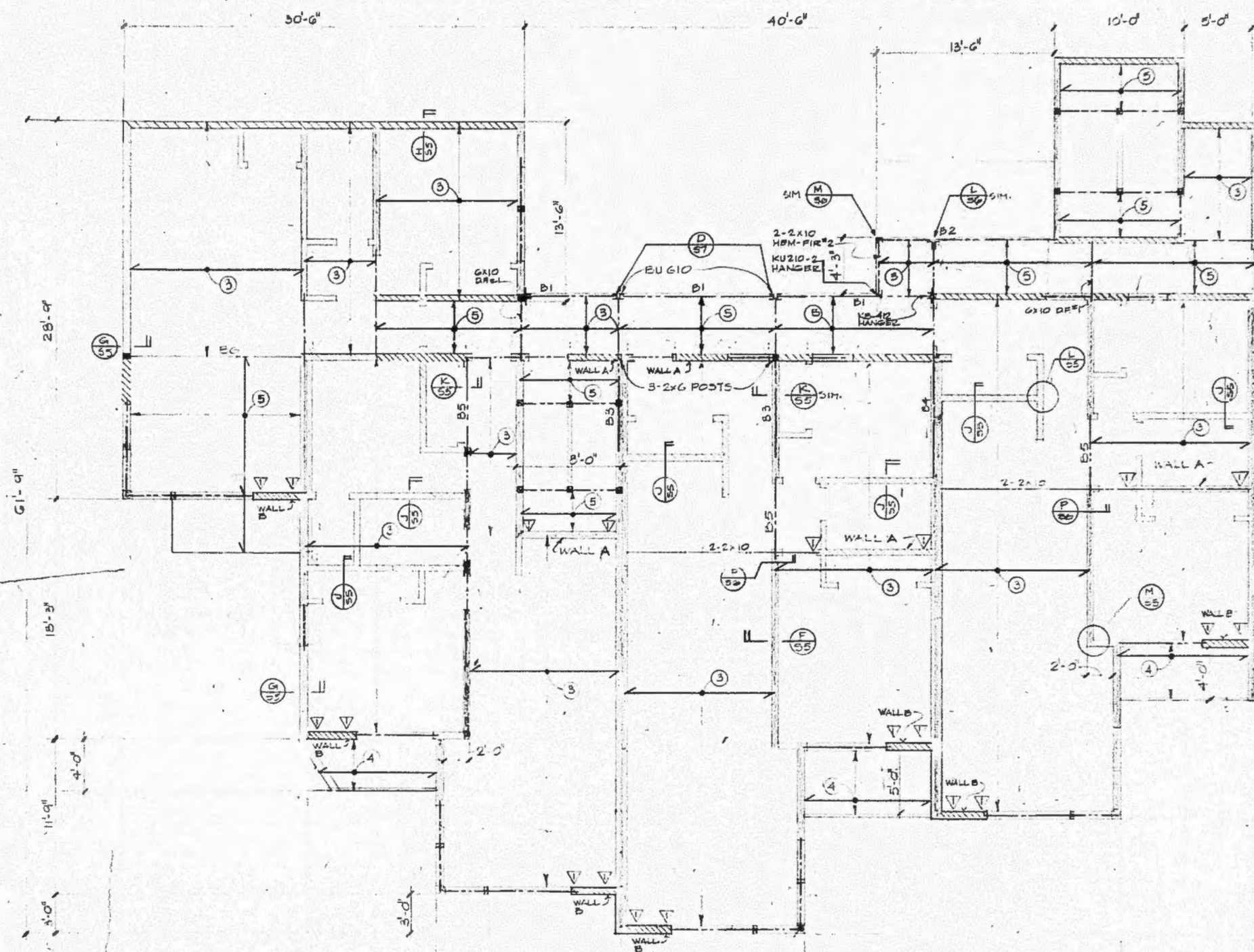


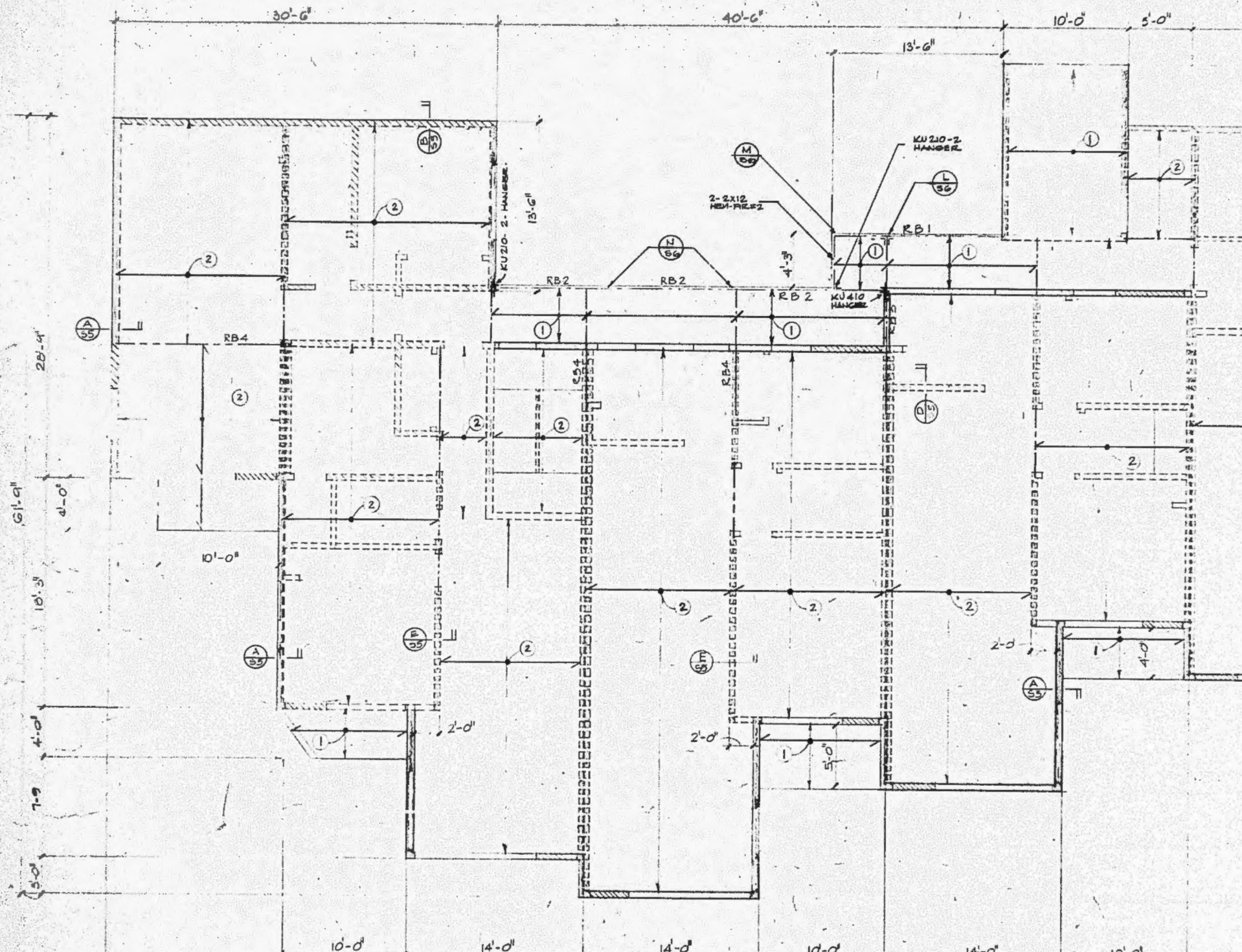
FINISH
GRADE
166.8

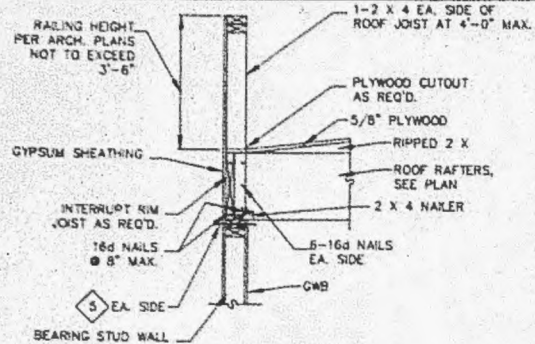




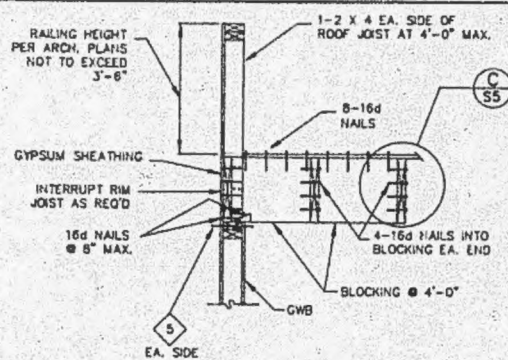




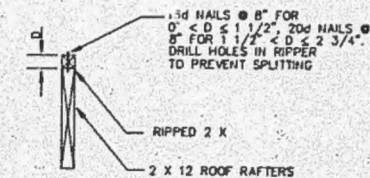




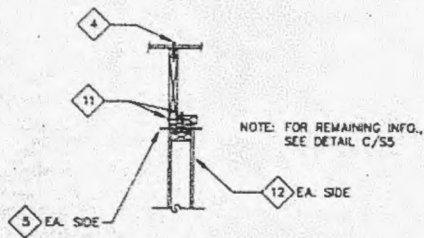
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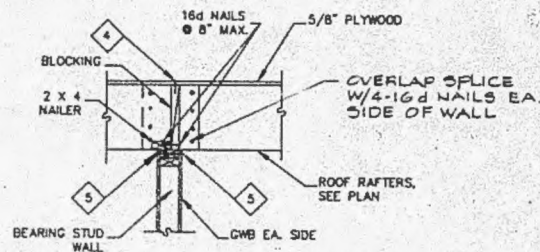
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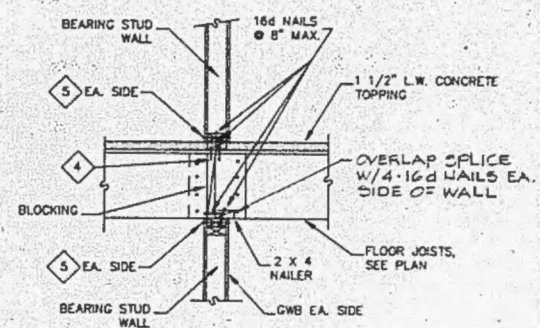
C
DETAIL
NTS



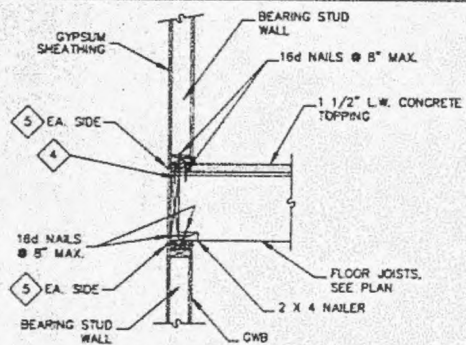
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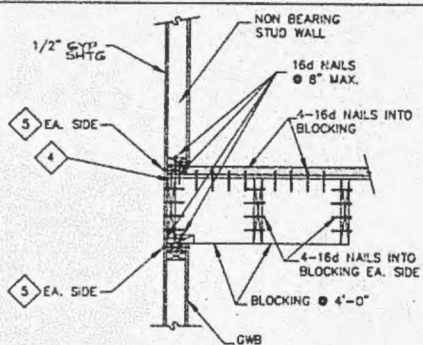
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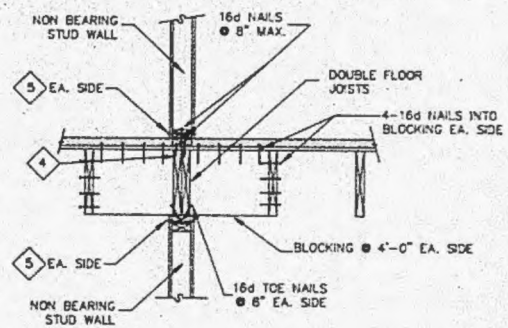
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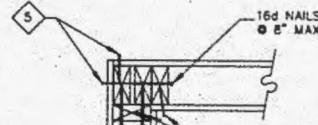
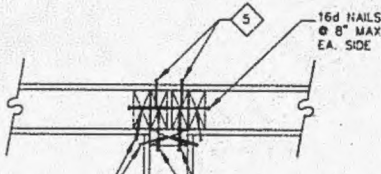
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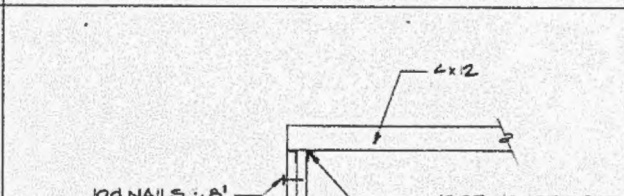
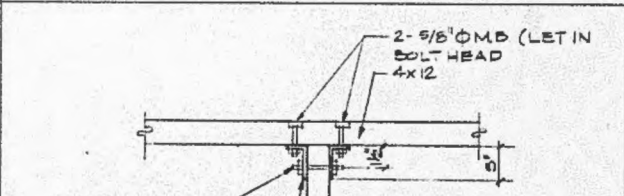
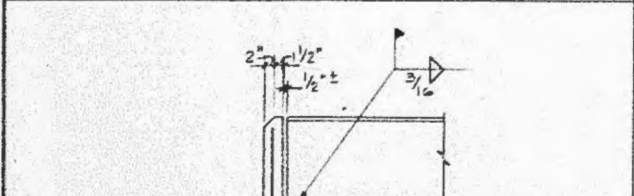
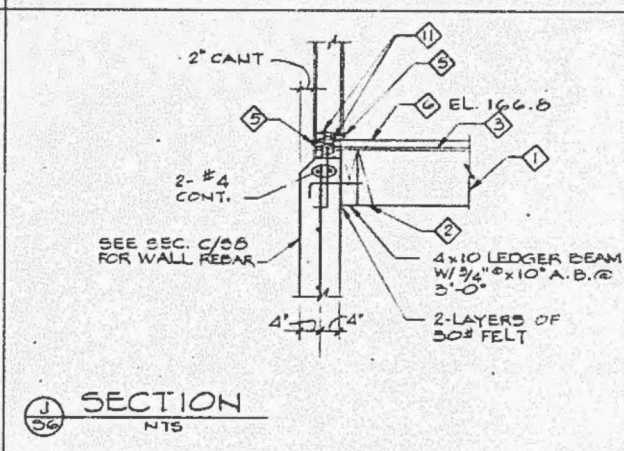
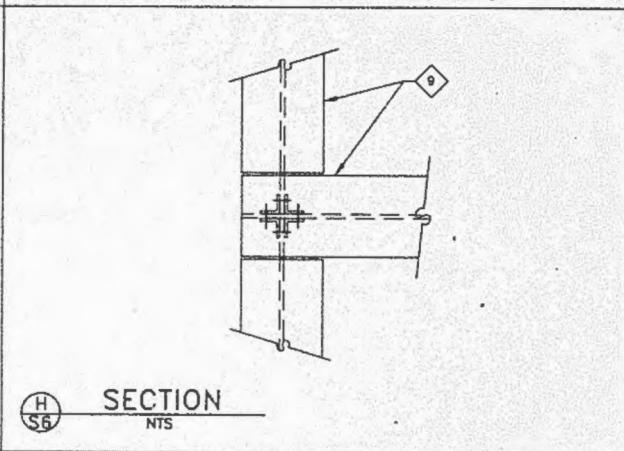
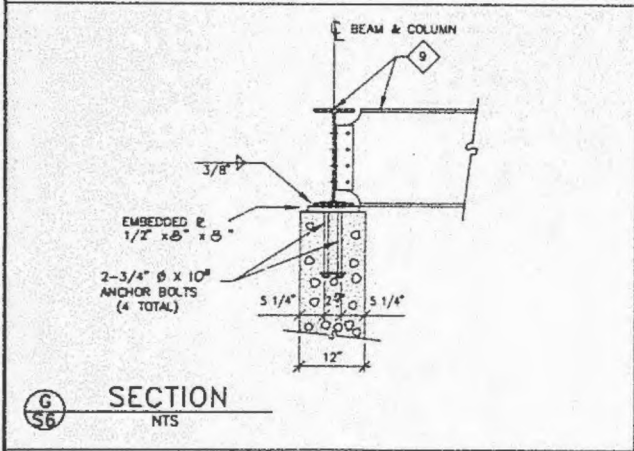
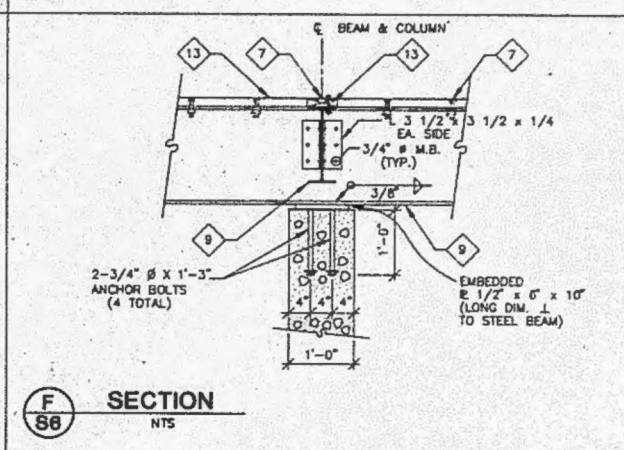
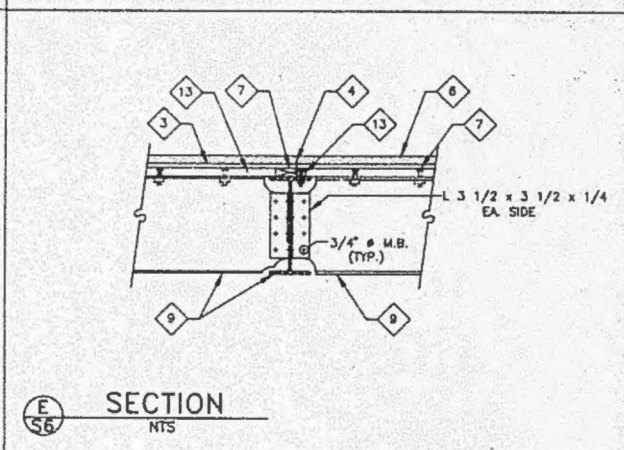
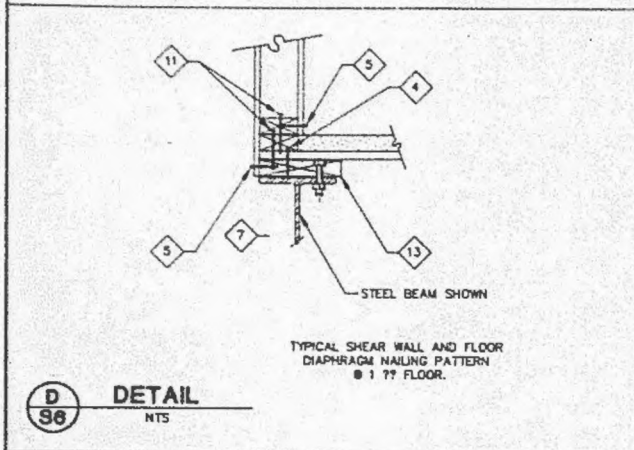
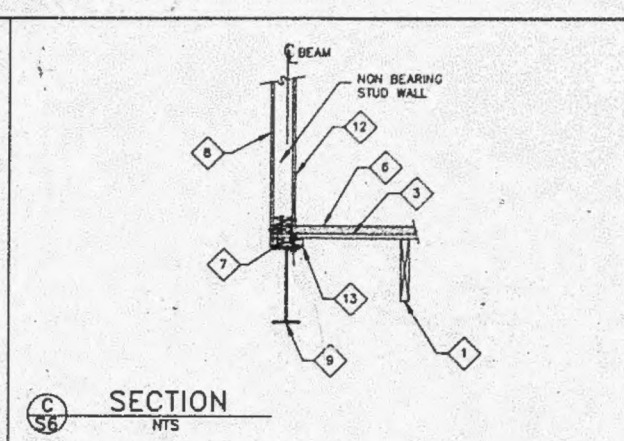
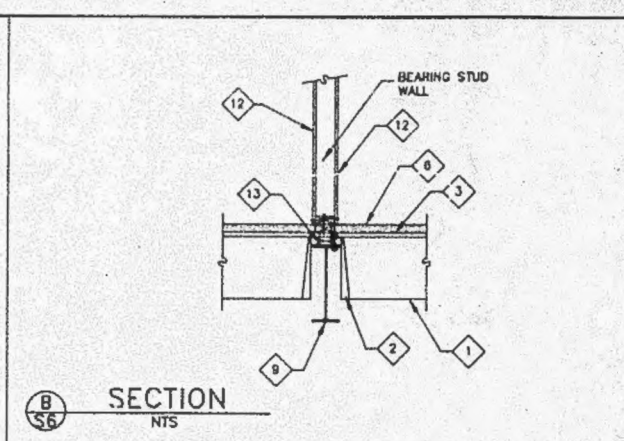
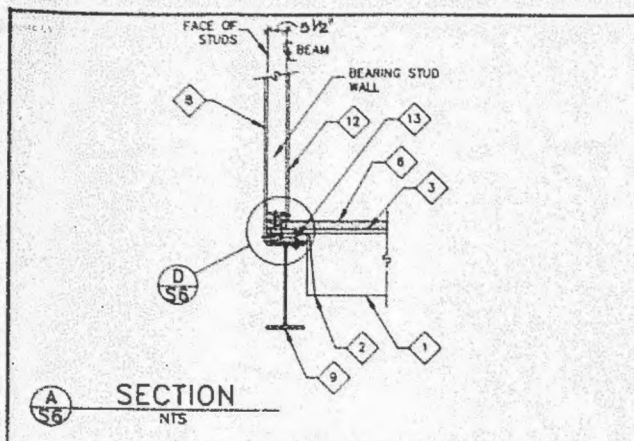


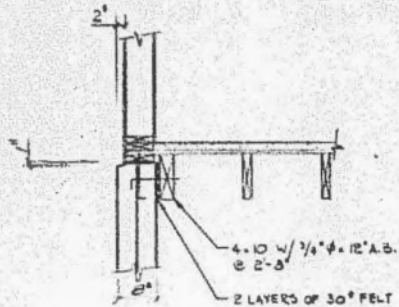
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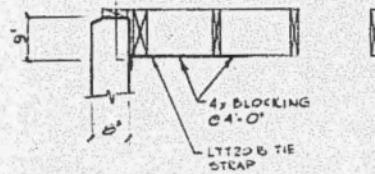
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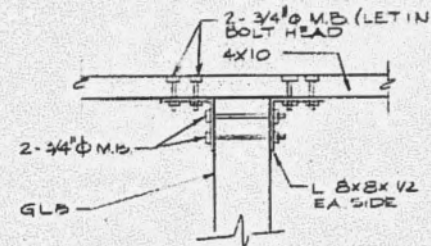




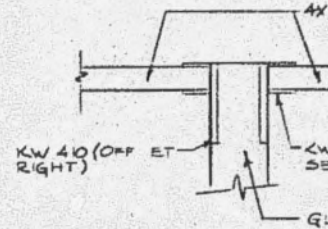
A SECTION
57 3/4" x 1'-0"



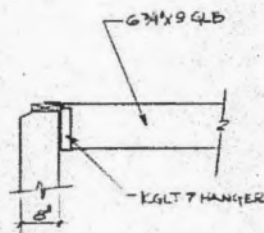
B SECTION
57 3/4" x 1'-0"



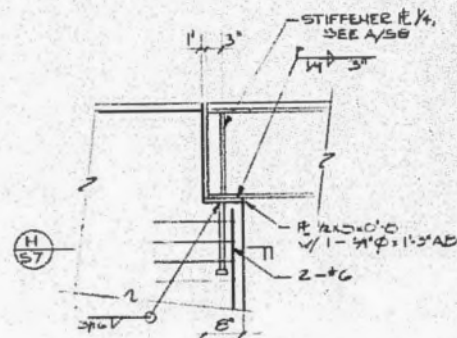
C DETAIL
57 3/4" x 1'-0"



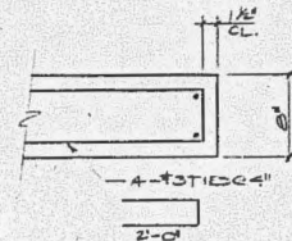
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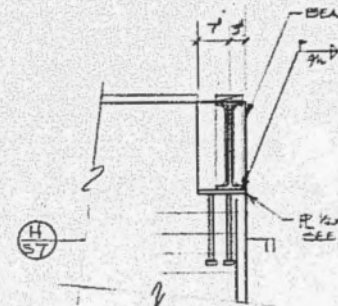
E SECTION
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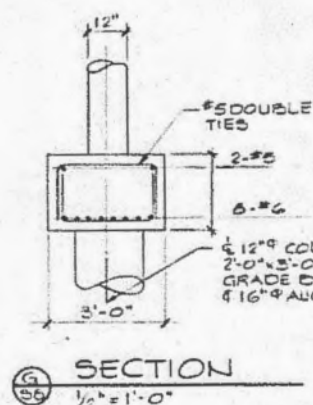
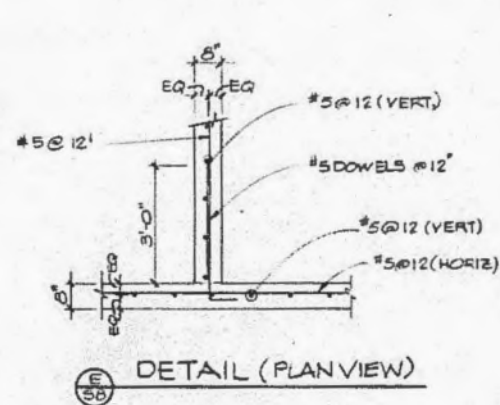
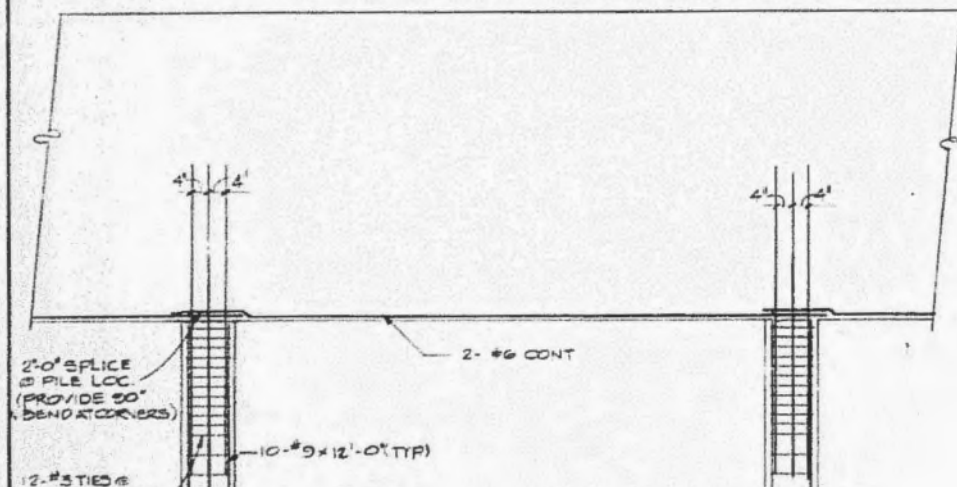
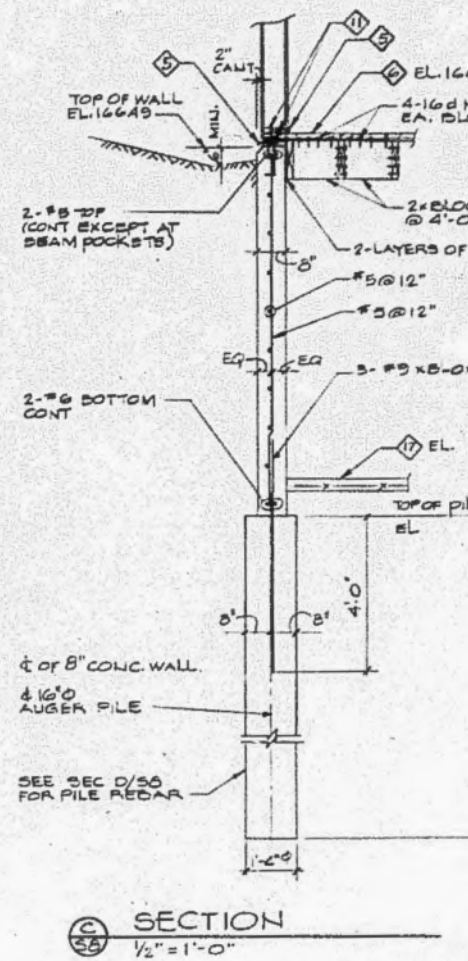
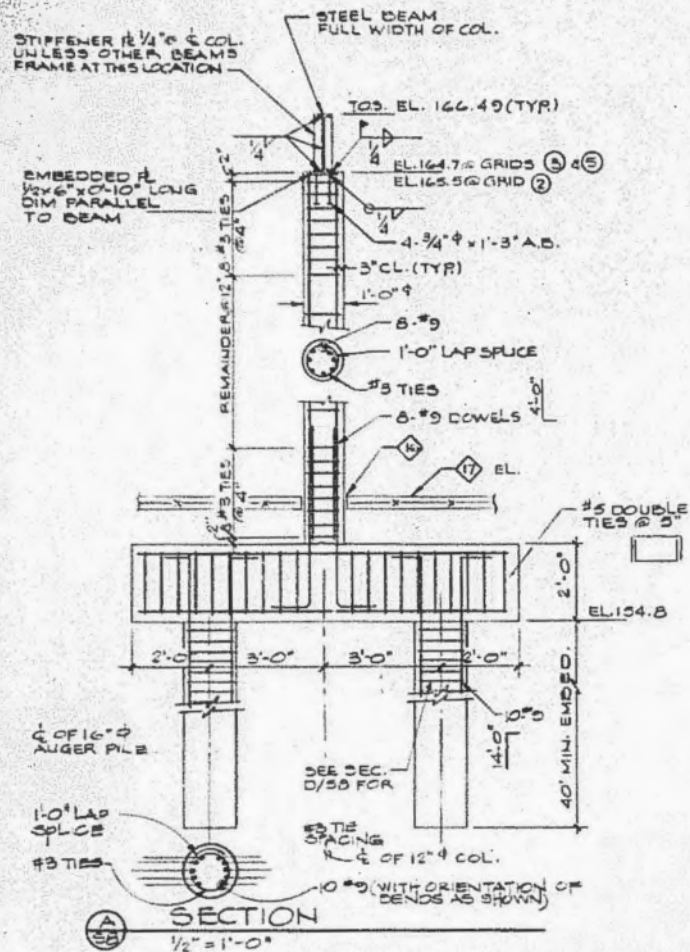
F SECTION
57 3/4" x 1'-0"



G SECTION
57 3/4" x 1'-0"



H SECTION
57 3/4" x 1'-0"



STRUCTURAL NOTES

APPLICABLE CODES AND STANDARDS

AMERICAN CONCRETE INSTITUTE - ACI 318, ACI 318, ACI 301, ACI 307.
AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL."
AMERICAN WELDING SOCIETY - AWS STRUCTURAL WELDING CODE.
AMERICAN WOOD PRESERVERS BUREAU - AWPA STANDARDS FOR PRESSURE TREATED MATERIAL.
STEEL STRUCTURE PAINTING COUNCIL - SSPC STEEL STRUCTURES PAINTING MANUAL.
U.S. PRODUCT STANDARD - PS 1-74
UNIFORM BUILDING CODE, 1985 EDITION, AND SEATTLE BUILDING CODE SUPPL. 1983
WESTERN WOOD PRODUCTS ASSOCIATION - WWPA GRADING RULES FOR LUMBER AND PLYWOOD.
CALO WEB - 272 PNEUMATIC OR MECHANICALLY DRIVEN STAPLES, NAILS, P-NAILS AND ALLIED FASTENERS.

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE LATEST EDITION OF ABOVE CODES AND STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF ABOVE CODES AND STANDARDS.

DESIGN LOADS

LIVE LOADS: ROOF 25 PSF
FLOORS 40 PSF
STAIRS, CORRIDORS 100 PSF
DECKS 60 PSF

DEAD LOADS: ROOF 15 PSF
FLOORS 25 PSF

WIND LOAD: BASIC WIND SPEED 80 MPH, EXPOSURE B
SEISMIC: ZONE 3 (S=1.33)
LATERAL SOIL PRESSURE: TILTING WALLS 30 PCF
NON-TILTING WALLS 60 PCF

FOUNDATIONS:

SOILS & FOUNDATION INVESTIGATION BY NEIL
TWELKER & ASSOC. NC DATED MAY 29, 1989.

CAST IN PLACE CONCRETE

ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. THE CONTRACTOR MAY SUBMIT A MIX DESIGN TO THE ENGINEER FOR APPROVAL OR ALTERNATIVELY, THE FOLLOWING CONDITIONS SHALL APPLY:

CONCRETE STRENGTH P.C.	MINIMUM SACKS OF CEMENT PER C.Y.	MAXIMUM GALLONS OF WATER PER SACK OF CEMENT	MAX. SLUMP
3000 PSI	5 1/2	6	4

CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60, (FY=60,000 PSI).

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. LAP FABRIC 1'-0" MINIMUM AT SPLICES. LAP BAR REINFORCING 30 DIAMETERS WITH 12" MINIMUM LAP. PROVIDE ALL HORIZONTAL BARS WITH 2'-0" X 2'-0" CORNER BARS OF THE SAME SIZE AT ALL CORNERS AND WALL INTERSECTIONS.

CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER - #6 THROUGH #18 BARS 2"
#5 AND SMALLER BARS 1.5"
OTHER CONCRETE - SLABS, WALLS, JOISTS - #14 AND #18 BARS 1.5"
#11 AND SMALLER BARS 0.75"
- BEAMS, COLUMNS - PRIMARY REINFORCEMENT 1.5"
- TIES, STIRRUPS, SPIRALS 1.5"

ROUGH CARPENTRY

LUMBER CALLED OUT IN WHOLE NUMBERS E.G. 4 X 6, 2 X 8, ETC... DENOTES SAWED LUMBER.

LUMBER CALLED IN FRACTIONS, E.G. 5 1/8 X 21 DENOTES GLUED, LAMINATED BEAMS.

MATERIALS AND ALLOWABLE STRESSES:

BEAM/POST SIZE	WOOD SPECIES	GRADE	FB(SINGLE)	FB(REPET.)	FV
2x JOISTS	SDS-FIR	#2	1000 PSI	1150 PSI	75 PSI
2x STUDS 4x6	SDS-FIR	STANDARD	450 PSI	525 PSI	75 PSI
4x BEAMS & POSTS	SDS-FIR	#2	1000 PSI	1150 PSI	75 PSI
6x BEAMS	D.F.-LARCH	#1	1350 PSI	-	85 PSI
GLU-LAM BEAMS	D.F.-LARCH	24F-V3	2400 PSI	-	165 PSI
GLU-LAM BEAMS	D.F.-LARCH	24F-V4	2400 PSI	-	165 PSI

W/CANTILEVER

PLYWOOD THICKNESS, GRADE, AND NAILING:

ITEM	USAGE	THICK-NESS	GRADE	INDEX	NAIL SIZE (GALV.)	PANEL EDGE NAILING	BORY. INTER-MEDIATE NAILING
ROOF	DIAPHRAGM	1/2"	C-D EXT.	32/16	8d	6"	12"
FLOOR	SUBFLOOR	5/8"	C-D EXT.	32/16	10d	6"	10"
DIAPHRAGM	T&G						

INSTALL PLYWOOD SHEETS WITH FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER JOINTS IN ADJACENT SHEETS. FRAMING CONNECTORS ARE 1/2" MINIMUM THICKNESS UNLESS OTHERWISE SHOWN. USE NAILING SCHEDULE TABLE NO. 25-Q OF UBC, 1985 EDITION. GLUED LAMINATED BEAMS SHALL BE INDUSTRIAL APPEARANCE.

MINIMUM STUD SIZE AND SPACING SHALL CONFORM TO TABLE NO. 25-R-1 OF UBC, 1985 EDITION. USE 2x4 STUDS @ 16" FROM 1ST TO 2ND FLOOR IN ALL INTERIOR BEARING WALLS (ALSO IN SHEAR WALLS WHERE NOTED)

MISCELLANEOUS METAL:

STRUCTURAL STEEL STANDARD SHAPES AND PLATES SHALL CONFORM TO ASTM A36 STEEL (FY=36,000 PSI). STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B (FY=46,000 PSI). USE E70XX ELECTRODES FOR WELDING. ALL FILLET WELDS SHALL BE 3/16 MINIMUM OR EQUAL TO MINIMUM THICKNESS OF MEMBER BEING WELDED, WHICHEVER IS LESS, UNLESS OTHERWISE SHOWN. ALL WELDING SHALL CONFORM TO THE PROVISIONS OF AWS AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS AND WABO. ALL STEEL ITEMS SHALL HAVE ONE COAT OF RED LEAD CONFORMING TO TT-P-00615C TYPE II 2-3 MILL COATING. ALL MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A307, 5/8" DIA. UNLESS OTHERWISE SHOWN. STEEL PIPE SHALL CONFORM TO ASTM A53, SCHEDULE 40. (FY = 35,000 PSI)

SUBMITTALS

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO A REGISTERED STRUCTURAL ENGINEER FOR REVIEW AT INTERVALS SHOWN:

REINFORCING STEEL SHOP DRAWINGS	- PRIOR TO FABRICATION
CONSTRUCTION JOINTS IN CONCRETE	- PRIOR TO CONCRETE POUR
STRUCTURAL STEEL SHOP DRAWINGS	- PRIOR TO FABRICATION
GLUED LAMINATED BEAMS	- DO-

* ITEMS THUS MARKED SHALL BE SUBMITTED TO DEPARTMENT OF CONSTRUCTION AND LAND USE, CITY OF SEATTLE. THEY SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.

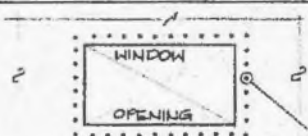
INSPECTIONS

OWNER OR CONTRACTOR SHALL EMPLOY SPECIAL INSPECTOR PER UBC 1985, SECTION 306 FOR CAST-IN-PLACE CONCRETE WORK INCLUDING INSTALLATION OF EXPANSION JOINTS.

GLU-LAM BEAMS MUST BE OBTAINED FROM AN APPROVED FABRICATOR. SHOP DRAWINGS MUST SHOW THE LAMINATION LAY-UP DETAILS.

WOOD BEAM SCHEDULE

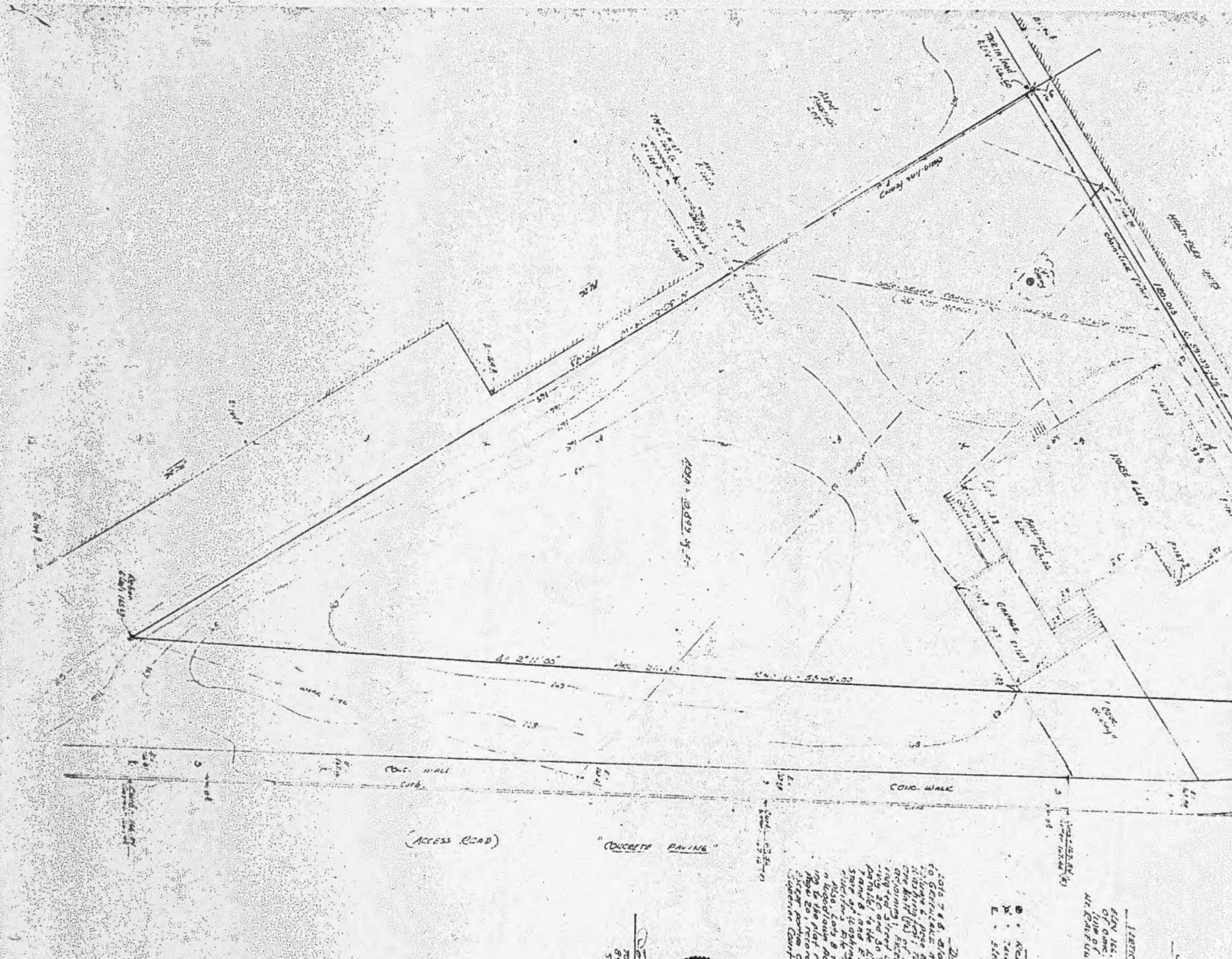
MARK	SIZE	REACTIONS		REMARKS
		LEFT	RIGHT	
B1	2x10 D.F.#2	2046"	2157"	
B2	4x10 H.F.#2	1146"	2398"	
B3	GLB 6 3/4 x 3 1/4 14'-0" LONG	—	5254"	W/CANTILEVER
B4	GLB 5 1/8 x 9 x 14'-0" LONG	—	3465"	W/CANTILEVER
B5	6x10 D.F.#2	2310"	2310"	
B6	GLB 3 1/8 x 8"	2535"	2535"	
RD1	4x2 H.F.#2	768"	355"	W/CANTILEVER
RD2	2-2x2 H.F.#2	600"	600"	
RD3	4x12 H.F.#2 11'-0" LONG	—	1020"	W/CANTILEVER
RD4	4x12 H.F.#2 x 11'-0"	1560"	1560"	

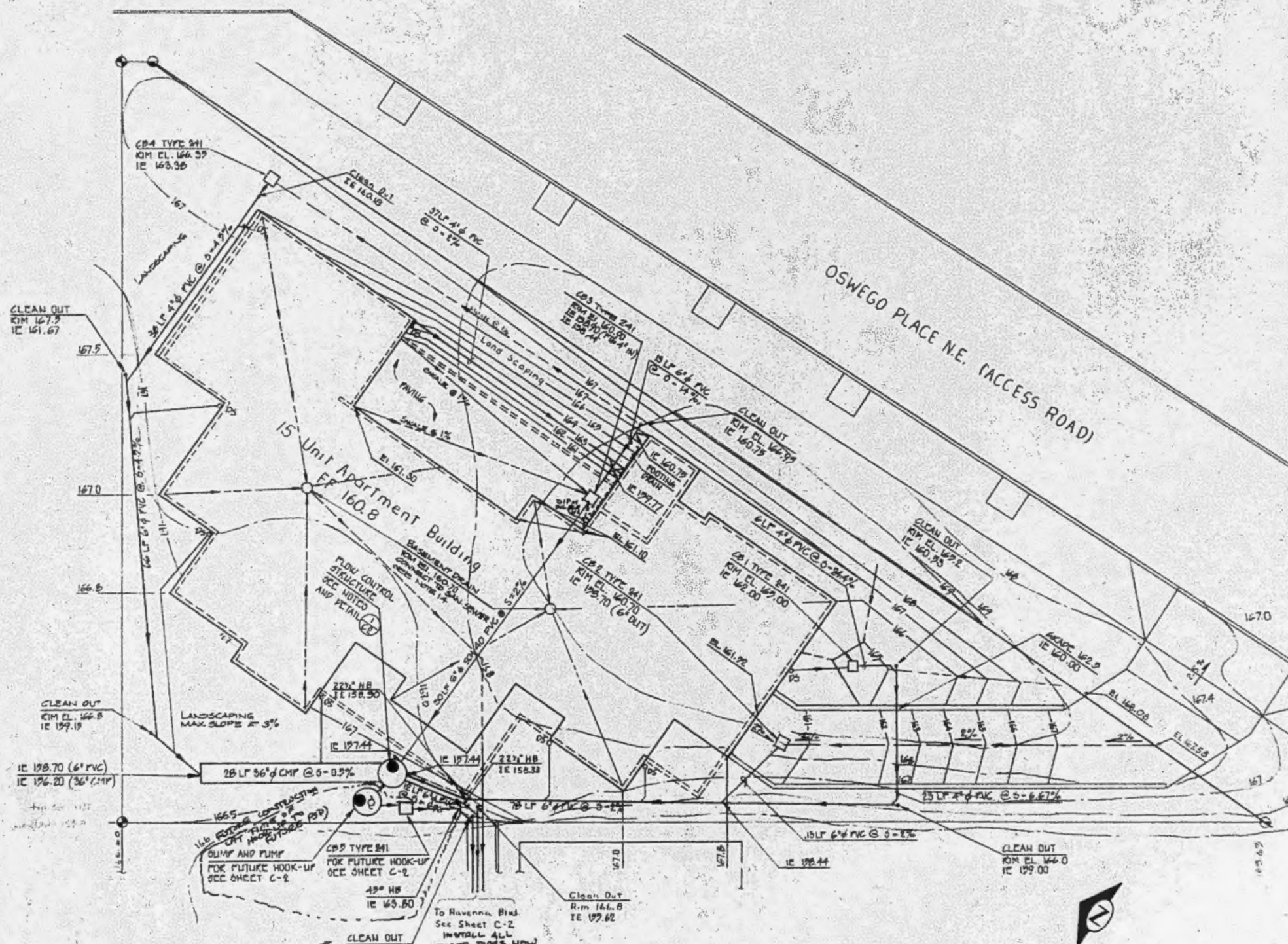


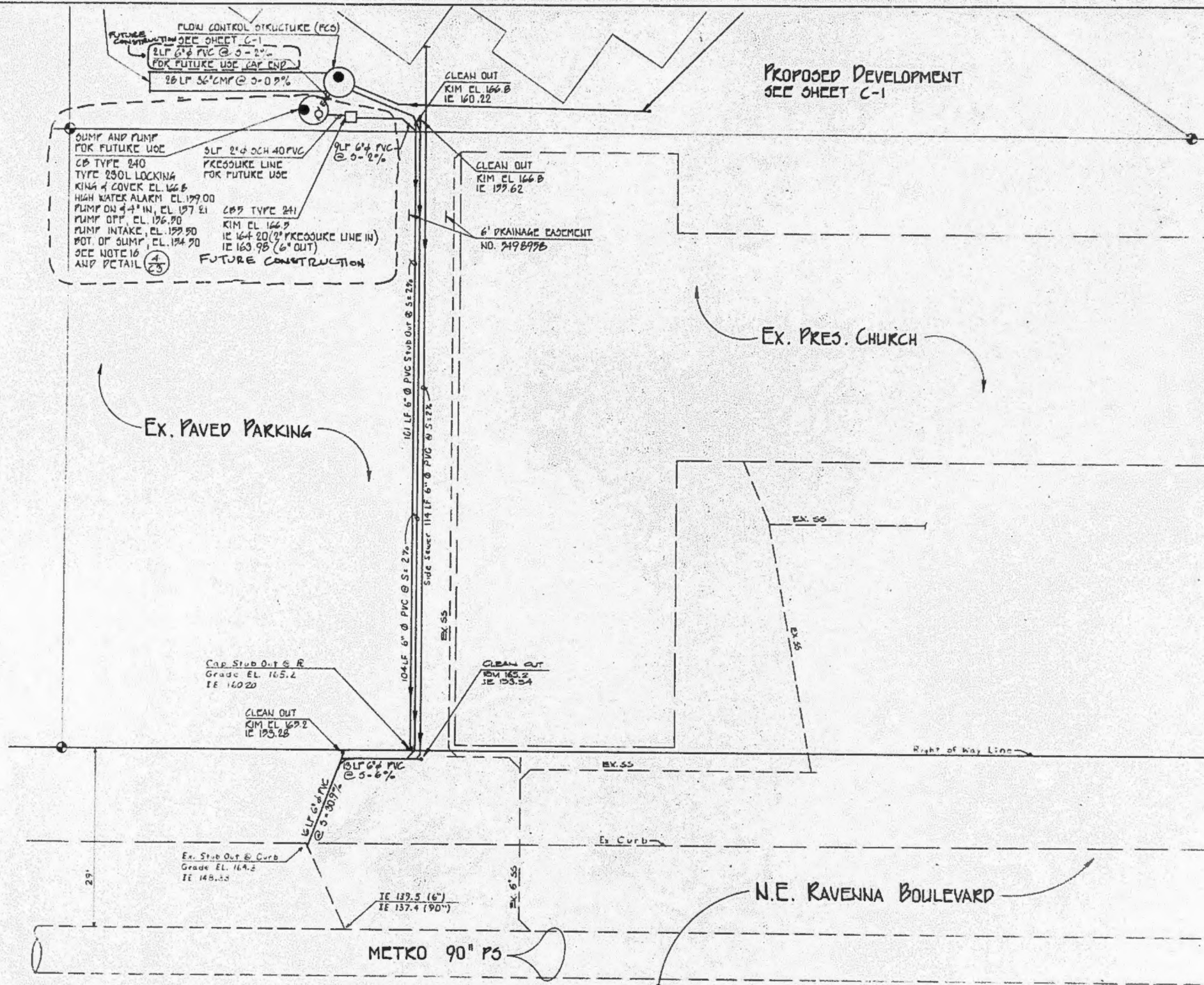
FASTENER TYPE I
AT EXT. FACE AND
AT INT. FACE

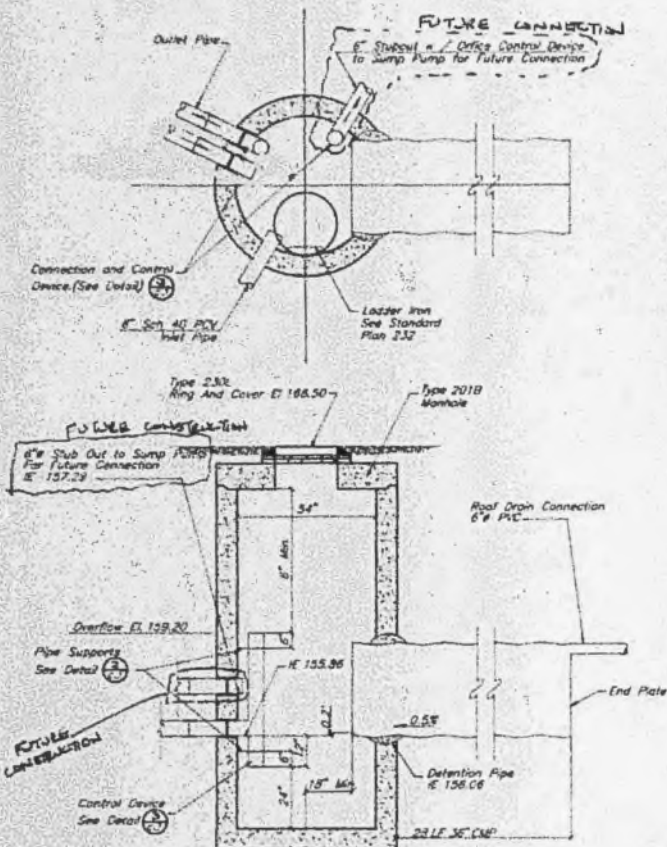
STEEL BEAM/GIRDER SCHEDULE

MARK	SIZE	REACTION (IN POUNDS)		REMARK
		LEFT	RIGHT	
SB1	W10x12	7110	7110	
SB2	W14x30	21,380	21,380	
SB3	W21x44	32,580	12,430	
SB4	W8x50	13,650	13,740	
SB5	W8x10	6,430	6,430	
SB6	W8x10	760	760	
SB7	W8x10	880	880	
SB8	W21x66	43,520	42,940	
SB9	W10x22	17,710	17,210	
SB10	W14x30	22,950	23,580	
SB11	W21x62	39,400	39,400	
SB12	W12x14	6,750	6,540	
SB13	W10x12	8,290	8,290	
SB14	W8x10	6,370	6,370	
SB15	W24x55	35,940	35,940	
SB16	W16x20	20,630	20,630	
SB17	W18x40	8,210	9,770	
SB18	W16x31	27,940	24,460	
SB19	W21x62	37,810	35,750	
SB20	W12x14	6,530	6,530	
SB21	W12x16	11,360	11,360	
SB22	W8x10	—	—	
SB23	W8x10	5,440	5,440	
SB24	W21x44	30,600	9,990	
SB25	W24x55	35,940	35,940	
SB26	W14x22	16,920	16,920	
SB27	W12x14	4,790	4,790	
SB28	W10x12	5,250	4,880	
SB29	W12x19	4,470	4,470	
SB30	W21x44	33,910	33,910	
G1	W21x65	13,510	35,610	
G2	W21x65	21,150	40,450	
G3	W21x65	35,000	35,410	
G4	W21x65	40,000	16,340	
G5	W21x65	44,120	44,020	
G6	W21x65	38,330	18,530	
G7	W21x65	10,940	30,640	
G8	W21x65	16,160	46,030	
G9	W21x65	34,090	12,900	



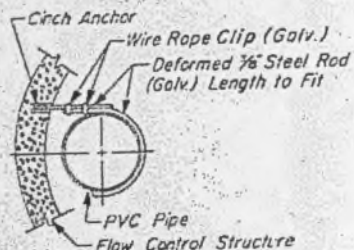






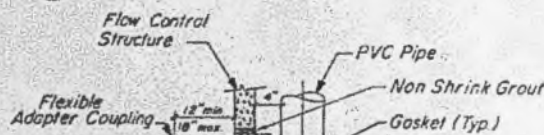
1. FLOW CONTROL STRUCTURE

SCALE: 1" = 1'-0"

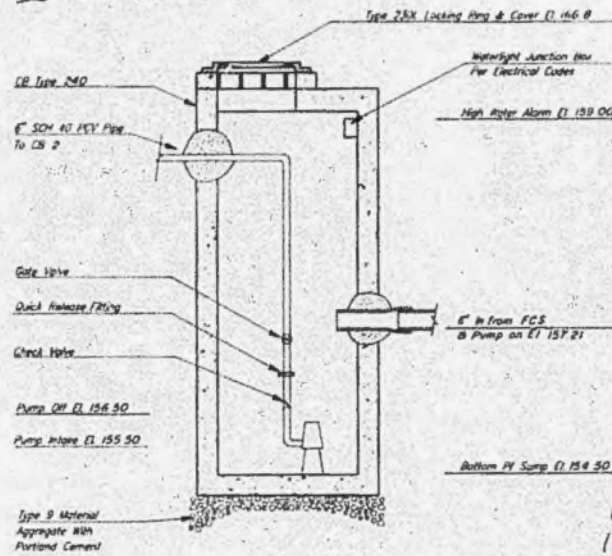


2. PIPE SUPPORT

SCALE: 1" = 1'-0"



FUTURE CONSTRUCTION - FOR HOOK UP TO FUTURE PSD

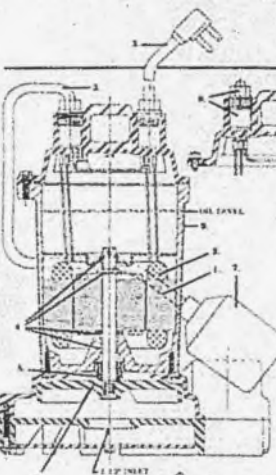


SUMP AND PUMP

SCALE: 1" = 3'-0"

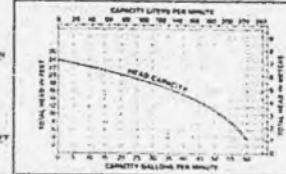
J.D. FOWLER CO., INC.
440 S.E. 1st Ave. Portland, Ore. 97204
Phone Office 503-640-1600
Fax 503-640-1601
(206) 746-8400

4/10 HP Submersible Sump and Effluent Pump For Residential Applications



1. POWERFUL 4/10 HP MOTOR is filled for permanent lubrication of bearings and shaft seal as well as for efficient heat dissipation. 1600 RPM, 60 Hz. Available in 115 or 230 volt single phase. Motor is powered in for perfect alignment and efficient heat transfer.
2. OVERLOAD PROTECTION is built into stator to protect against any type of overload condition. Overload is automatic reset.
3. POWER & FLOAT CORDS are positive sealing, quick-connect, water tight fittings. Power and float cords are interchangeable and replaceable from outside of pump.
4. DUAL THRU-ROTOR WASHERS & SLEEVE BEARINGS operate in oil for smooth operation and extended pump life.
5. ROTARY SHAFT SEAL is an carbon and ceramic faces.
6. PUMP IMPELLER is recessed type - operates outside of volute passage, allowing maximum flow of liquids and solids.
7. MERCURY FLOAT SWITCH operates at 50° angle. Pump turns on at 45° up and off at 45° down. Allows a pumping differential down range of 8" (201.2mm).
8. ELECTRICAL SHUNT PLUG available to replace float control for Manual Operation.
9. MOTOR HOUSING is cast iron for efficient heat transfer.

Performance Curve



1. OWNER
MR. GREG GOODMAN C/O GOODMAN BUILDERS, 2057 SOUTH EDDY STREET, SEATTLE, WASHINGTON
2. LEGAL DESCRIPTION:
LOTS 7, AND 8, BLOCK 75, WOODLAWN ADDITION TO GREENLAKE AS RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID VACATED STREET LYING BETWEEN LINES RESPECTIVELY 20 AND 30 FEET NORTHEASTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF LOTS 7 AND 8, AND EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON UNDER KING COUNTY AUDITOR'S FILE NUMBER 5032770;
ALSO, LOTS 8, 9, 10, 11, AND 12, BLOCK 76, WOODLAWN ADDITION TO GREENLAKE AS RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED IN KING COUNTY SUPERIOR COURT CASE NUMBER 533579.
3. VERTICAL DATUM - CITY OF SEATTLE
ELEV. 166.11 = SQUARE IN BACK SEAM OF CONCRETE WALK 0.5 FEET NORTHERLY, OF BACK LINE OF CONCRETE WALK TO EAST AT NORTHEAST CORNER OF INTERSECTION OF N.E. RAVENNA BOULEVARD AND N.E. 65TH STREET.
SEATTLE ENGINEERING DEPARTMENT FIELDBOOK 2121-T, PAGE 66.
4. PLANS - THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE SEATTLE STREET USE DEPARTMENT RECORDS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF SEATTLE ENGINEERING DEPARTMENT. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHEREVER CONSTRUCTION IS IN PROGRESS.
5. SCHEDULE - ALL REQUIRED STORM WATER FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY PAVING UNLESS OTHERWISE APPROVED BY THE SEATTLE ENGINEERING DEPARTMENT.
6. SPECIFICATIONS - ALL MATERIALS AND WORKMANSHIP PERFORMED, OR CITY OF SEATTLE RIGHT-OF-WAY SHALL CONFORM TO THE "CITY OF SEATTLE SUPPLEMENT TO THE 1984 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 1986 EDITION, DIVISIONS 2 THROUGH 9", AND THE "CITY OF SEATTLE STANDARD PLANS FOR MUNICIPAL PUBLIC WORKS CONSTRUCTION 1986, 11TH EDITION". REQUIREMENTS FOR WORK ON CITY RIGHT-OF-WAY DO NOT APPLY TO WORK ON PRIVATE PROPERTY EXCEPT WHERE SPECIFIED ON THE STORM DRAINAGE PLANS.
7. PERMITS - THE CONTRACTOR SHALL OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR THE WORK, IN ADDITION TO THOSE OBTAINED BY THE OWNER.
8. STORM DRAIN PIPES - ALL STORM DRAIN PIPES SHALL BE INSTALLED IN CONFORMANCE WITH SECTIONS 7-08 AND 7-17 OF THE SUPPLEMENT TO THE "1984 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTIONS AS PREPARED BY THE CITY OF SEATTLE".

- DIAMETER OR LESS, EXCEPT WHERE NOTED ON THE PLANS, REQUIRED BY PLUMBING CODES, OR WHERE APPROVED BY THE SEATTLE ENGINEERING DEPARTMENT.
- STORM DRAINS TO BE PVC AUTUM 3034 SDR35 OR CONCRETE C-14 CL3
- STORM DRAINS LOCATED UNDER BUILDINGS OR WITH LESS THAN 1.5' OF COVER MUST BE EITHER DUCTILE IRON ANS/A 21.51 CLASS 50 OR PVC SCHEDULE 40.

PROJECT # _____
ADDRESS 6505 OSWEGO PL. NE

PRE-PERMIT SITE INSPECTION

ACCESS TO SITE:

Street improved to SED stds? ☒ YES ☐ NO
Alley improved to SED stds? ☐ YES ☒ NO
Easement improved to DCLU stds? ☐ YES ☒ NO

SURVEY STATUS:

Are survey stakes in place? ☐ YES ☒ NO
Is the benchmark shown on the plans located on the site? ☒ YES ☐ NO

SOIL CONDITIONS -- SITE FINDINGS

Sign of earth movement associated with the site? ☐ YES ☒ NO
☐ Curved trees ☐ Tension cracks ☐ Near vertical offsets
☐ Cracks in adjacent roads or structures ☐ Signs of previous slides
Slope in excess of 15%? ☐ YES ☒ NO Approximate slope _____
Sign of potential drainage problems? ☐ YES ☒ NO
☐ Excessive ground water ☐ Surface water ☐ Drainage erosion
Fill evident on site? ☐ YES ☒ NO
Other findings _____

SITE REQUIREMENTS:

Survey:

- ☒ Additional site survey information is not required.
☐ A certified site survey needs to be prepared with the following information:
☐ Location of property lines/corners
☐ Benchmark to determine the height from existing/finished grade
☐ Topographic conditions of existing grade

Soils:

- ☒ Additional soils engineering information is not required.
☐ A soils engineering report shall be prepared with the following information:
☐ Soils bearing ☐ Site excavation
☐ General site condition ☐ Site drainage

Other:

- ☐ DCLU Structural Plans Engineer should visit the site
☐ DCLU Geotechnical Engineer should visit the site
☐ Site should be treated as environmentally sensitive
☐ Site work may effect the adjacent property
☐ Driveway slope must be carefully checked
☐ Other _____

In my opinion, the site conditions observed warrants the site requirements noted above.

Inspector JP

Comments/Questions _____

Date 7/17/89 Inspect Time 30

provide a cross section sketch of the site on the back if slope is in excess of 15% or if contours do not match those shown on the plans.

Your
Seattle
Fire Department

Claude Harris, Chief
Charles Royer, Mayor

August 16, 1989

PLAN REVIEW SHEET NO. 0155



Pierce/Porowski Design
1027 - 23rd Ave. E.
Seattle, Washington 98122

RE: 6505 Oswego Pl. N.E. -- Garden Apartments

Construct 15 Unit Apartment Building
R1, B1 Occupancy; Type V-1 Hr. Construction; 3 Stories + Basement

PLAN APPROVED

This plan is approved, subject to Ordinance, field inspection, and providing the following corrections are made:

1. Provide Class 2A fire extinguishers on each floor, spaced and located per Uniform Fire Code Standard 10-1.
2. The fire alarm and basement automatic sprinkler systems require plan approval prior to installation. Submit shop drawings through the Department of Construction and Land Use.
3. Review the requirement for two exits from the basement, and the direction of door swing from the stair enclosure, with the Department of Construction and Land Use.

CLAUDE HARRIS, CHIEF
Seattle Fire Department

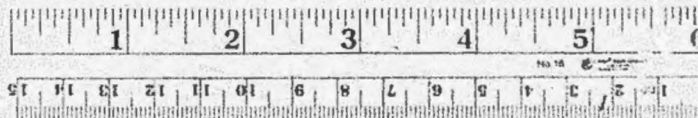
Richard J. vonHagel
Richard J. vonHagel, Engineer

CH:RVH:sh
RVH

cc: Department of Construction and Land Use, #8903101

An equal employment opportunity - affirmative action employer
City of Seattle - Fire Department, 301 Second Avenue South, Seattle, Washington 98104, (206) 385-1400

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DEPARTMENT OF CONSTRUCTION AND LAND USE
MULTI-FAMILY / COMMERCIAL COVER SHEET



APPLICANT INFORMATION

PROJECT ADDRESS: 5505 CARRISCO PL. N.E.
 TYPE OF WORK: CONSTRUCT 15 UNIT APT. INL-374E
 W/ 10 OFF STREET PARKING SPACES

NAME: GREG SODIN CONTRACTOR: GREG SODIN
 DESIGN PROFESSIONAL(S): PAUL PIERCE & ASSOC
 CONTACT PERSON: PAUL PIERCE PHONE: 325-7344

APPLICATIONS/PERMITS RELATED TO PROJECT

TIME: 6-3 CHANGE OF USE PROPOSED: ☒ YES ☐ NO
 EXISTING USE: RESIDENT PROPOSED USE: 2-1 SOFT: 320

PARKING SPACES
 EXISTING: 0 OFFITE: 1
 PROPOSED: 0 ONITE: 10 OFFITE: 0
 OFF-SITE LOCATION: _____

NUMBER OF DWELLING UNITS
 EXISTING: 1 DEMOLISHED: 0
 PROPOSED NEW: 15

GRADING: ☒ YES ☐ NO CUT: 0 CUBIC YDS: 0 MAXIMUM HEIGHT: 9'-0"
 FILL: 0 CUBIC YDS: 0 MAXIMUM HEIGHT: _____

DISPOSAL SITE: _____
 SOILS REPORT PROVIDED: ☐ YES ☒ NO

CONTACT WITH NEIGHBORHOOD COMMUNITY COUNCIL: ☐ YES ☒ NO

ADDITIONAL DATA: MULTIPLE BUILDINGS THIS PROJECT? ☐ YES ☒ NO
 IF MULTIPLE BUILDINGS ARE NOT IDENTICAL, COMPLETE THE FOLLOWING FOR EACH DIFFERENT BUILDING, ATTACH APPROPRIATE PAGES AS NECESSARY

IF NEW BUILDING OR ADDITION - COMPLETE THE FOLLOWING TABLE

BUILDING EXIST (LIST ID OF ALL IDENTICAL BUILDINGS)					
* OF STORES: <u>3</u> * OF BASEMENTS: <u>1</u>					
ELEVATIONS: ☐ NO ☒ YES, LOCATION: _____					
TYPE OF CONSTRUCTION: <u>TYPE 37N</u>					
FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION
<u>1</u>	<u>21</u>	<u>APT</u>	<u>4283</u>	<u>Y</u>	
<u>2</u>	<u>21</u>	<u>APT</u>	<u>3268</u>		
<u>3</u>	<u>21</u>	<u>APT</u>	<u>3268</u>		
<u>4</u>	<u>21</u>	<u>APT</u>	<u>3268</u>		
<u>16,161</u>					

BUILDING EXIST (LIST ID OF ALL IDENTICAL BUILDINGS)

* OF STORES: _____ * OF BASEMENTS: _____

ELEVATIONS: ☐ NO ☒ YES, LOCATION: _____

TYPE OF CONSTRUCTION: _____

FLOOR LEVEL(S)	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y/N)	OTHER FIRE PROTECTION

REMODEL: _____ TYPE OF CONSTRUCTION: _____

SPRINKLER: ☐ YES ☒ NO OTHER FIRE PROTECTION: _____

CHANGE OF OCCUPANCY: ☐ NO ☒ YES, FROM/TO: _____

IS THIS BUILDING AIR CONDITIONED: ☐ YES ☒ NO

ENERGY / MECHANICAL CODE COMPLIANCE INFORMATION:

(1) BUILDING ENVELOPE: COMPLETE BOTH SECTION (A) AND (B)

(A) Check compliance both used

☐ Prescriptive Path (Section 502.3.1) ☐ Component Tradeoff (Section 502.3.3)

☐ Component Performance (Section 502.3.2) ☐ Annual Energy Analysis (Chapter 4)

Calculations: ☐ attached, ☐ located on plan page

(B) WINDOW SCHEDULE: For residential include AIAA listed U-values. See 403 for U-value information

Window schedule located on plan page: _____

(2) MECHANICAL SYSTEM

Is this a commercial project with mechanical permit included in this submittal? ☐ YES ☒ NO

Is there a mechanical permit associated with an active building application? ☐ YES ☒ NO

(a) SPACE HEATING SYSTEM: Check appropriate box

Electric: ☐ Existing ☐ New

Gas, Oil, Steam, Other: ☐ Existing ☐ New

(b) DESIGN HEATING LOAD CALCULATIONS FOR EQUIPMENT SIZING

Maximum Heating Load: _____ Calculations: ☐ attached, ☐ located on plan page

(c) EQUIPMENT EFFICIENCY

Equipment schedule (manufacturer model, size and efficiency information located on plan sheet(s))

For new build or projects with heatpump air or duct systems.	Heatpump	Gas or Oil Furnace
Glazing Percentage	5.0/11.0	11.5/11.5
Interior glazing path with	1.0/1.0	1.0/1.0
Interior double glazing	1.0/1.0	1.0/1.0
Interior triple glazing	1.0/1.0	1.0/1.0
Other: (manufacturer's paths)	1.0/1.0	1.0/1.0

EXISTING LIGHTING SYSTEMS

Is the building with parking garages over 3000 sq. ft. or with commercial space? Check the

☐ No, no changes being made to lighting

☐ Upgrading to existing lighting and the existing lighting wattage is being maintained or reduced

APPLICANT INFORMATION

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON YOUR PLANS. PLEASE INDICATE THE PAGE IN YOUR PLANS ON WHICH IT MAY BE FOUND

YARDS & SETBACKS	PAGE	BUILDING HEIGHT (SLOD CODE)	PAGE
OPEN SPACE CALCULATIONS	1	TOPOGRAPHICAL DATA	1
HEIGHT (LAND USE CODE)	1	GRADING PLAN	1
LANDSCAPING PLAN	1	CURB CUTS & WIDTH	1
ACCESS TYPE & WIDTH	1	DRAINAGE CONTROL PLAN	1

LAND-USE CONDITIONS (DCLU USE ONLY)

CONDITIONS

Construction Impact

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. Construction hours shall be limited to non-holiday weekdays only, between 7:30 a.m. and 6:00 p.m.

PRIOR TO FOUNDATION APPROVAL

PRIOR TO COVER APPROVAL

PRIOR TO FINAL APPROVAL (OCCUPANCY)

PERMANENT

DCLU INFORMATION (DCLU USE ONLY)

PREVIOUS PLANS RELATED TO PROJECT

CHANGE OF USE PROPOSED	YES	NO	APPLICANT USE INFORMATION CORRECT	YES	NO, CORRECT BELOW
EXISTING USE	SOFT	PROPOSED USE	SOFT		

NUMBER OF DWELLING UNITS: EXISTING: 1 DEMOLISHED: 1

PROPOSED NEW: 15 TOTAL: 15

PARKING SPACES: EXISTING: 0 OFFITE: 10

PROPOSED: 0 ONITE: 10 OFFITE: 0

OFF-SITE (FOR ATTACH): _____

NEW CURB CUT MEASURED: 0 FEET 0 INCHES ☐ NO

GRADING: ☐ YES ☒ NO (CUBIC YDS)

SOILS REPORT PROVIDED: ☐ YES ☒ NO

APPLICANT BUILDING DATA CORRECT: ☐ YES ☒ NO

REMODEL VALUE: _____

THE FOLLOWING DCLU INSPECTIONS ARE REQUIRED

LOCATION -- NEW CONSTRUCTION AND ADDITION ONLY
 FOUNDATION -- PRIOR TO POURING ANY FOOTINGS OR CONCRETE WALLS
 SUB-FLOOR -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
 FRAMING -- PRIOR TO INSULATING OR COVERING FRAMING AND CONNECTIONS
 INSULATION -- PRIOR TO COVERING INSULATION
 NAILING -- WILL BE CALLED OUT BY BUILDING INSPECTOR WHEN REQUIRED
 FINAL -- PRIOR TO OCCUPANCY OF NEW AREAS, WHEN WORK IS COMPLETE

OTHER INSPECTIONS (TRAUSSES, GULCHES, MASONRY, ETC.) WILL BE IDENTIFIED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS, REQUIRED TO BE PERFORMED BY APPROVED INSPECTORS, ARE IDENTIFIED BELOW

SPECIAL INSPECTION (DCLU USE ONLY)

SOILS

SPECIAL INSPECTOR: _____ PHONE: _____

- ITEMS
- ☐ SHORING INSTALLATION AND MONITORING
 - ☐ OBSERVE AND MONITOR EXCAVATION
 - ☐ VERIFY SOIL BEARING (_____) PSF (BEARING)
 - ☐ SUBSURFACE DRAINAGE PLACEMENT
 - ☐ VERIFY FILL MATERIAL AND COMPACTION
 - ☐ VERIFY CONDITIONS AS ANTICIPATED
 - ☐ FILL PLACEMENT (AUGER CAST / DRIVEN PILE)
 - ☐ OTHER: _____

REINFORCED CONCRETE

SPECIAL INSPECTOR: _____ PHONE: _____

- ITEMS
- ☐ REINFORCING STEEL AND CONCRETE PLACEMENT
 - ☐ PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
 - ☐ BATCH PLANT INSPECTION
 - ☐ SPLICING
 - ☐ BRIDGING
 - ☐ OTHER: _____

STRUCTURAL STEEL

SPECIAL INSPECTOR: _____ PHONE: _____

- ITEMS
- ☐ FABRICATION AND SHOP WELDS
 - ☐ ERECTION & FIELD WELDS & BOLTING
 - ☐ OTHER: _____

STRUCTURAL MASONRY

SPECIAL INSPECTOR: _____ PHONE: _____

- ITEMS
- ☐ CONTINUOUS
 - ☐ PERIODIC

OTHER

SPECIAL INSPECTOR: _____ PHONE: _____

ITEMS

OTHER

SPECIAL INSPECTOR: _____ PHONE: _____

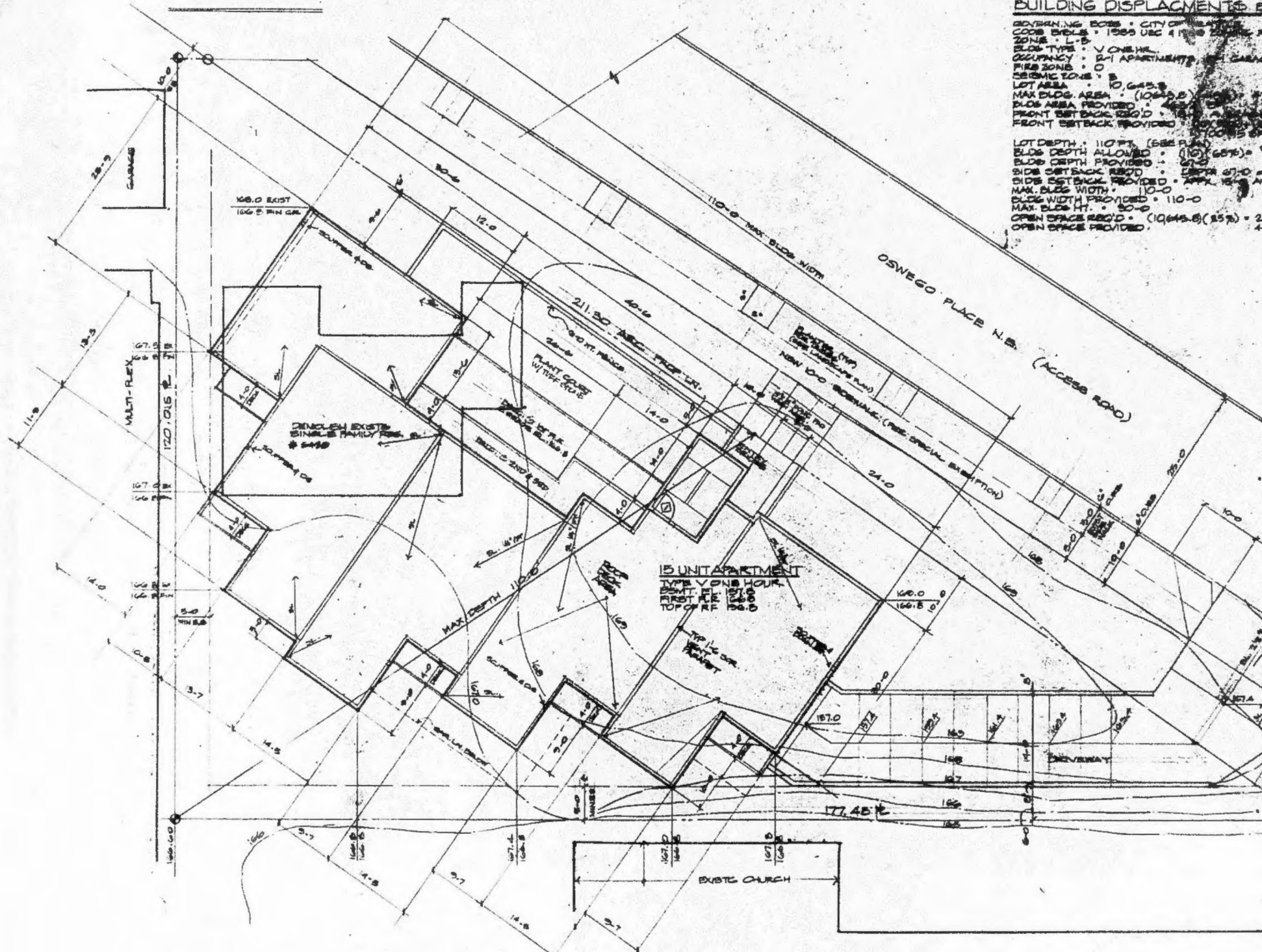
ITEMS

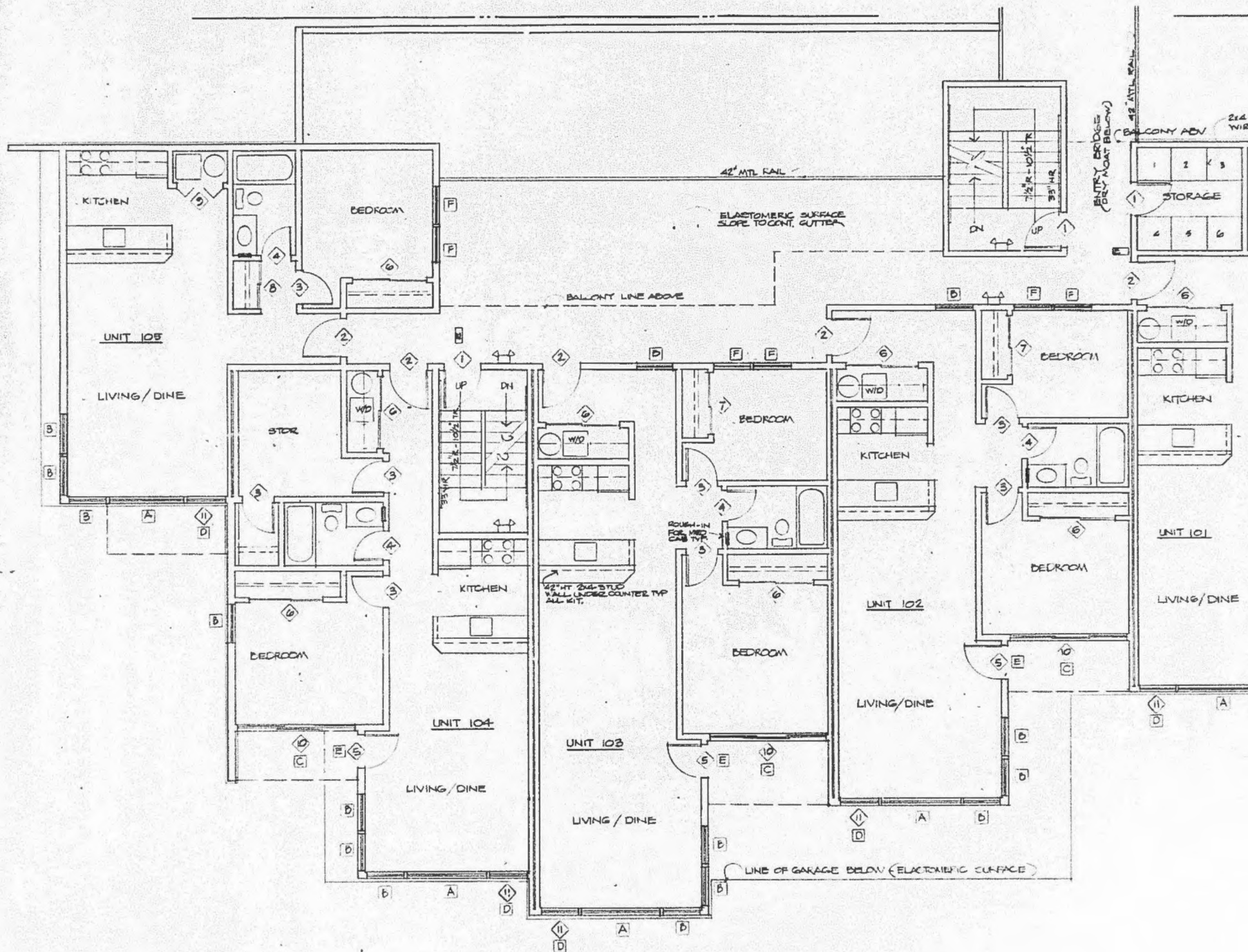
CODE ALTERNATES (DCLU USE ONLY)

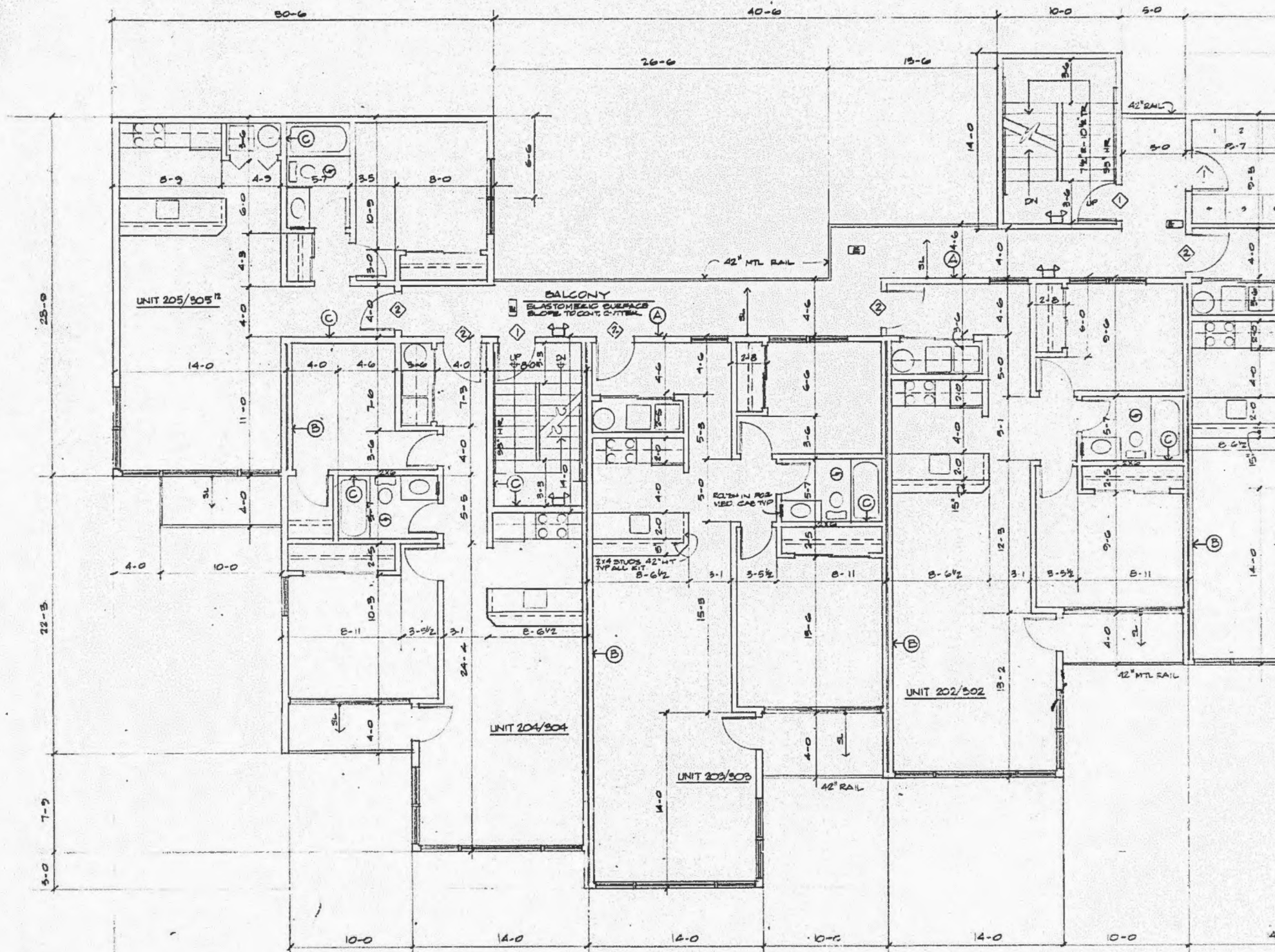
- ☐ NO
☐ YES ☐ ATTACHED ☐ BELOW

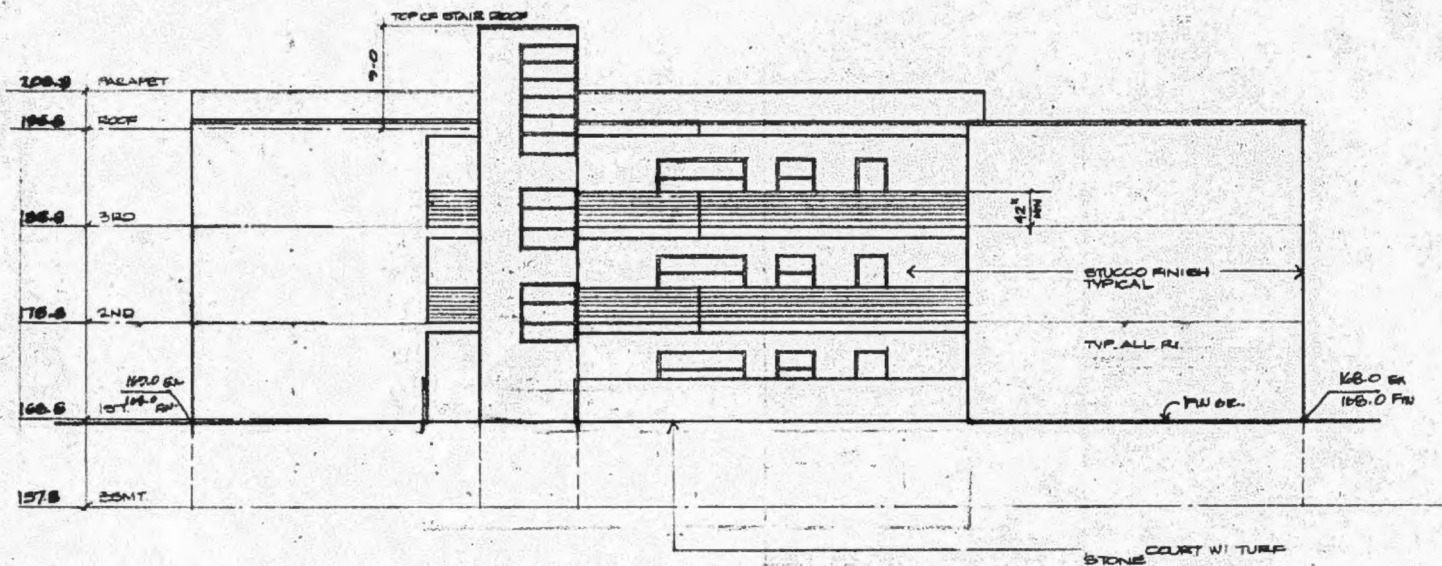
BUILDING DISPLACEMENTS

GOVERNING CODES • CITY OF SEATTLE
 CODE BOOKS • 1989 UBC 4100.0
 ZONE • L-5
 BLDG TYPE • V ONE-HR.
 OCCUPANCY • 2-1 APARTMENTS
 FIRE ZONE • 0
 SEISMIC ZONE • 3
 LOT AREA • 10,645.8
 MAX BLDG. AREA • (10,645.8)
 BLDG AREA PROVIDED • 4,300
 FRONT SETBACK REQ'D • 18'-0"
 FRONT SETBACK PROVIDED • 18'-0"
 LOT DEPTH • 110'-0" (SEE PLAN)
 BLDG DEPTH ALLOWED • (110'-0")
 BLDG DEPTH PROVIDED • 67'-0"
 SIDE SETBACK REQ'D • 5'-0"
 SIDE SETBACK PROVIDED • 5'-0"
 MAX. BLDG WIDTH • 110'-0"
 BLDG WIDTH PROVIDED • 110'-0"
 MAX. BLDG HT. • 30'-0"
 OPEN SPACE REQ'D • (10,645.8)(25%) = 2,661.45
 OPEN SPACE PROVIDED • 4,300

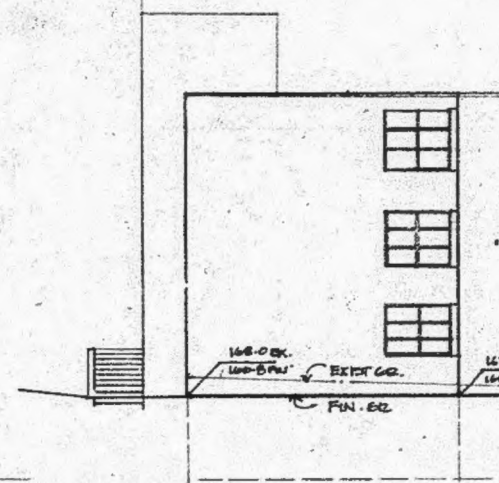






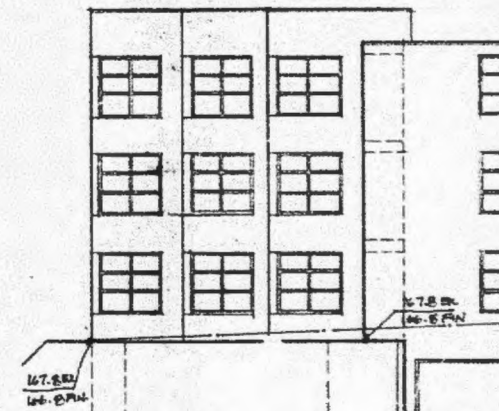
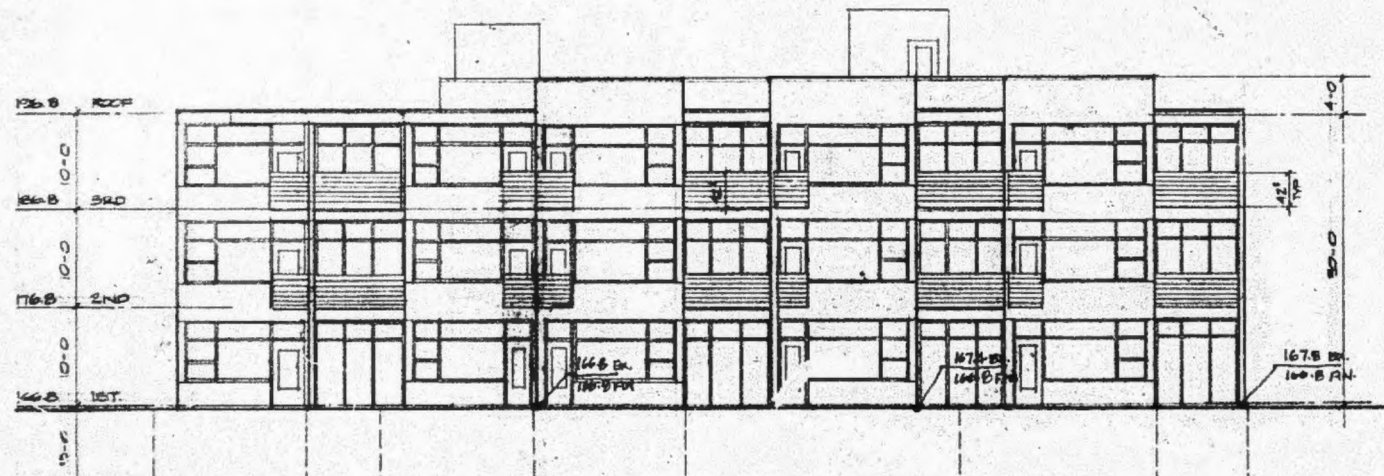


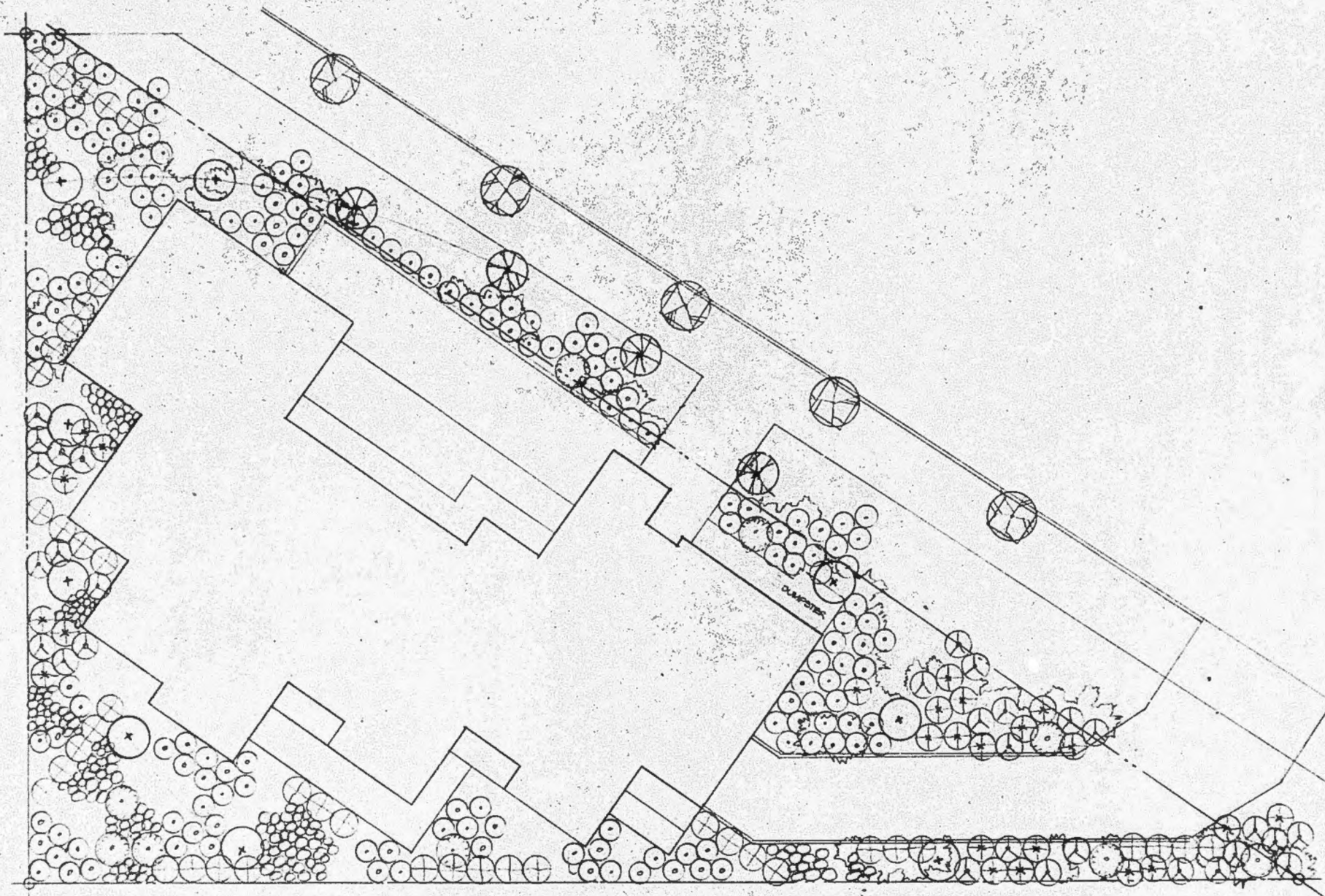
EAST ELEVATION
1/8"=1'-0"



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

GENERAL NOTE: FINISH GRADE EL. 160.0 TYPICAL
ALL ELEVATIONS





LANDSCAPE PLAN

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

PLANT LIST



POPLAR



QUERCUS SCHUMARDII
SCHUMARD OAK



VIBURNUM TINUS - LAURUSTINUS



ARBUTUS UNEDO
STRAWBERRY TREE

