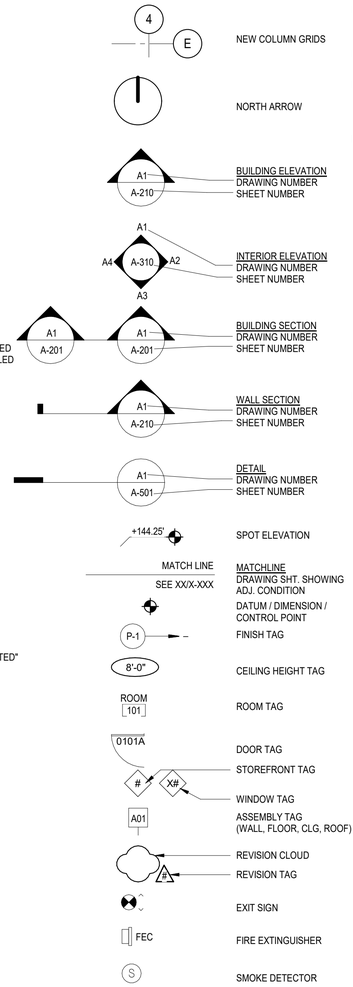
ABBREVIATIONS

AB	ANCHOR BOLT
ACST	ACOUSTICAL
ADDL	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT(URAL)
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BR	BEDROOM
BSMT	BASEMENT
BUR	BUILT UP ROOFING
C	CHANNEL
CAB	CABINET
CB	CATCH BASIN
CF/OI	CONTRACTOR FURNISHED; OWNER INSTALLED
CIP	CAST-IN-PLACE (CONCRETE)
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACT (OR)
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET (ED)
CSMT	CASEMENT
CT	CERAMIC TILE
D	"DRYER, DEEP"
DEMO	"DEMOLISH, DEMOLITION"
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	"DINING ROOM, DOOR"
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWR	DRAWER
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQUIP	EQUIPMENT
ESMT	EASEMENT
EST	ESTIMATE (D)
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAM	FLUID APPLIED MEMBRANE
FC	FIBER CEMENT
FCTY	FACTORY
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FIN	FINISH (ED)
FL	FLASHING
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FPL	FIREPLACE
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED
FT	"FOOT, FEET"
FTG	FOOTING
FURN	FURNITURE
FUT	FUTURE
GA	GAGE
GALV	"GALVANIZED, GALVANIC"
GAR	GARAGE
GEN	GENERAL
GL	GLASS
GLU LAM	GLUED LAMINATED WOOD
GOVT	GOVERNMENT
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HANDICAPP
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	"HEATING, VENTILATION, AND " AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IIC	IMPACT ISOLATION CLASS
INCL	INCLUDING (ED)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
KIT	KITCHEN
L	LONG
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB	POUND(S)
LH	LEFT HAND
LNDSCP	LANDSCAPE
LOC	LOCATION
LR	LIVING ROOM
LRG	LARGE
LT	LIGHT
LTG	LIGHTING
MAG	MAGNET(IC)
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MAILBOX
MBR	MASTER BEDROOM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MF	MILL FINISH
MFR	MANUFACTURE (R)
MIN	"MINIMUM, MINUTE"
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	"OUTSIDE DIAMETER, DIMENSION"
O.F.	OUTSIDE FACE
OF/CI	OWNER FURNISHED; CONTR INSTALLED
OF/OI	OWNER FURNISHED; OWNER INSTALLED
OFF	OFFICE
OH	OVERHANG
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OVHD	OVERHEAD
PAT	PATTERN
PBD	PARTICLE BOARD
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PH	PHASE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PT	"POST-TENSIONED, PRESSURE TREATED"
PTN	PARTITION
PVG	PAVING
R	"RADIUS, RISER"
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RD	"ROOF DRAIN, ROAD"
REC	RECESSED
REF	"REFER (ENCE), REFRIGERATOR"
REINF	"REINFORCE (D), (ING)"
REQ, REQ'D	REQUIRED
RESID	RESIDENTIAL
RESIL	RESILIENT
REV	"REVISION (S), REVISED"
RFG	ROOFING
RH	"ROOF HATCH, RIGHT HAND"
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SBC	SEATTLE BUILDING CODE
SCHED	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SHTHG	SHEATHING
SHV	SHELVES (ING)
SIM	SIMILAR
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SPKLR	SPRINKLER
SQ	SQUARE
SQ IN	SQUARE INCH
SS	"SANITARY SEWER, STANDING SEAM"
SST	STAINLESS STEEL
ST	"STAIRS, STREET"
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE (AL)
SUSP	SUSPEND(ED)
SV	SHEET VINYL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPORARY
TF	TRANSFORMER
TFF	TOP OF FINISH FLOOR
THK	THICK(NESS)
THRU	THROUGH
T.O.	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UNFIN	UNFINISH(ED)
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VERT	VERTICAL
VIN	VINYL
W	"WEST, WIDE, WASHER"
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	"WOOD, WOOD DOOR"
WDW	WINDOW
WR	"WEATHER RESISTANT, " WATER REPELLENT

SYMBOL LEGEND



PROJECT INFORMATION

PROJECT ADDRESS	7009 GREENWOOD AVE N INCLUDES PROPERTIES AT 7005 GREENWOOD AVE N, 7011 GREENWOOD AVE N & 7010 PALATINE AVE N
RELATED PERMITS	MUP: 3023260 BUILDING PERMIT: 6596357
PARCEL NUMBERS	287710-4100 (7011 GREENWOOD AVE N) 287710-4085 (7005 GREENWOOD AVE N) 287710-4120 (7010 PALATINE AVE N) 287710-4127 (7009 GREENWOOD AVE N)
LEGAL DESCRIPTION	PARCELS #287710-4100 & #287710-4085 LOTS 1, 2, 3, 4, AND 5, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE; AS PER PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT FOR THE EAST 10 FEET THEREOF CONDEMNED FOR GREENWOOD A VENUE IN THE SUPERIOR COURT OF KING COUNTY CAUSE NO. 65489, UNDER PROVISIONS OF ORDINANCE NO. 19334. PARCEL #287710-4127: THE SOUTH 15 FEET OF THE EAST 53 FEET OF LOT 9 AND THE EAST 53 FEET OF LOTS IO, 11 AND 12, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. PARCEL #287710-4120 GREEN LAKE CIRCLE RAILROAD ADD ALL 8-9 LESS S 13.5 FT OF E 53 FT LESS S 10 FT OF W 54.5 FT
EXISTING STRUCTURES	287710-4100 (7011 GREENWOOD AVE N): VACANT 287710-4085 (7005 GREENWOOD AVE N): VACANT 287710-4120 (7010 PALATINE AVE N): SINGLE FAMILY RESIDENCE TO REMAIN 287710-4127 (7009 GREENWOOD AVE N): VACANT
PROJECT DESCRIPTION	CONSTRUCTION OF 5-STORY APARTMENT BUILDING CONTAINING 35 UNITS & AN OCCUPIED ROOF ABOVE GROUND FLOOR RETAIL. UNDERGROUND PARKING FOR 26 VEHICLES TO BE PROVIDED. PROJECT INCLUDE 5,549 SF FOR CONTRACT REZONE FROM NC2-40 TO NC2-55.

PRIORITY GREEN BUILDING STRATEGIES

THIS PROJECT IS TARGETING LEED FOR PLATINUM CERTIFICATION (LEED ID 1000100361). SUSTAINABLE STRATEGIES INCLUDE:

1. DOMESTIC HOT WATER WILL BE SERVED BY A REVERSE CYCLE CHILLER (RCC) SYSTEM. SEE P101 & P201.
2. SHOWERS ARE DESIGNED FOR 1.5 GPM, LAVATORIES FOR 1.0 GPM. SEE P101.
3. LIGHTING PACKAGE WILL BE 100% LED.
4. INTERIOR COURTYARD AND EXTERIOR CORRIDORS LIMIT HVAC REQUIREMENTS AS ALL UNITS HAVE THE OPPORTUNITY FOR CROSS-VENTILATION. SEE PLANS A202, A203, A 204 & A205.
5. ALL COMMON SPACES AND ~50% OF UNITS WILL BE CONDITIONED WITH SPLIT-SYSTEM HEAT PUMPS. SEE M100 AND M202, M203, M204 & M205.
6. UNITS WILL HAVE HIGH-EFFICACY, VARIABLE FLOW WHOLE-UNIT, VENTILATION FANS.
7. HIGH-PERFORMING ENCLOSURE INCLUDES 2x8 EXTERIOR FRAMING FOR ADDED INSULATION. SEE A810 FOR EXTERIOR WALL TYPES.
8. 10 KW SOLAR PV ARRAY AT PENTHOUSE. SEE A207.
9. HIGH-PERFORMING ALUMINUM-CLAD WOOD WINDOWS AT ALL RESIDENTIAL UNITS.

GENERAL NOTES

1. SEVERAL DEFERRED PERMITS ARE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, INCLUDING:
   - ELECTRICAL
   - PLUMBING
   - MECHANICAL
   - SIDE SEWER
   - CONVEYANCE
   - STREET USE (CANOPY PROJECTIONS)
   - SPRINKLER & FIRE SUPPRESSION SYSTEMS
   - EXTERIOR BUILDING SIGNAGE
   - FENCING (IF NECESSARY)

PROJECT TEAM

OWNER:
70TH AND GREENWOOD AVE LLC
3621 STONE WAY N
SEATTLE WA 98103
PH:
CHAD DALE
CHADDALE@GMAIL.COM

PROJECT MANAGER:
FIX IMPACT DEVELOPMENT
3317 E PIKE ST
SEATTLE WA 98122
PH: (206) 257-0659
SHANNON LOEW
SHANNON@FIXIMPACTDEV.COM

CONSTRUCTION MANAGER:
WESTLAKE CONSULTING GROUP
2030 8TH AVE, SUITE 306
SEATTLE WA 98121
PH: (206) 255-9005
MIKE MATTER
MIKE@WESTLAKECONSULTINGGROUP.COM

ARCHITECT:
JOHNSTON ARCHITECTS LLC
100 NE NORTHLAKE WAY, SUITE 200
SEATTLE WA 98105
PH: (206) 523-6150
DAVID FUCHS
DFUCHS@JOHNSTONARCHITECTS.COM

CONTRACTOR:
ANDERSON CONSTRUCTION GROUP
1900 AIRPORT WAY S #102
SEATTLE WA 98134
PH: (206) 329-2878
CHARLIE ANERSON
CHARLIE@ANDERSONCG.COM

CIVIL:
KPFF CONSULTING ENGINEERS
1601 5TH AVE, SUITE 1600
SEATTLE WA 98101
PH: (206) 343-0460
ANDREW TRAN
ANDREW.TRAN@KPFF.COM

LANDSCAPE:
SITE WORKSHOP
222 ETRURIA STREET, SUITE 200
SEATTLE WA 98109
PH: (206) 285-3026
MARK BRANDS
MARKB@SITEWORKSHOP.NET

STRUCTURAL:
QUANTUM CONSULTING ENGINEERS
1511 3RD AVENUE, SUITE 323
SEATTLE WA 98101
PH: (206) 957-3900
JACK WIGGINS
JWIGGINS@QUANTUMCE.COM

MECHANICAL, PLUMBING & ENERGY:
ECOTOPE, INC
1917 1ST AVENUE, SUITE 300
SEATTLE WA 98101
PH: (206) 322-3753
COLIN GRIST
COLIN@ECOTOPE.COM

ELECTRICAL:
RUSHING
1725 WESTLAKE AVENUE N, SUITE 300
SEATTLE WA 98109
PH: (206) 285-7100
HALEY KROMMENHOEK
HALEYK@RUSHINGCO.COM

ENVIRONMENTAL:
SOUND EARTH STRATEGIES
2811 FAIRVIEW AVE E, SUITE 2000
SEATTLE A 98102
PH:

GEOTECHNICAL:
PANGEO
3213 EASTLAKE AVE EAST, SUITE B
SEATTLE WA 98102
PH: (206) 262-0370
PAUL GRANT
PGRANT@PANGEOINC.COM

POWER:
MCKINNEY & ASSOCIATES
9401 112TH AVE NE
KIRKLAND WA 98033
PH: (425) 828-6453
MURRAY L. MCKINNEY SR.
MMCKINNEYSR@MCKINASSOC.COM

TRANSPORTATION PLANNING:
TILGHMAN GROUP
4618 44TH AVE S
SEATTLE WA 98118
PH: (206) 577-6953
ROSS TILGHMAN
ROSS@TILGHMANGROUP.COM

BUILDING ENVELOPE:
RDH BUILDING SCIENCE INC
2101 N 34TH STREET #150
SEATTLE WA 98103
PH: (206) 324-2272
MICHAEL AOKI-KRAMER
MAOKIKRAMER@RDH.COM

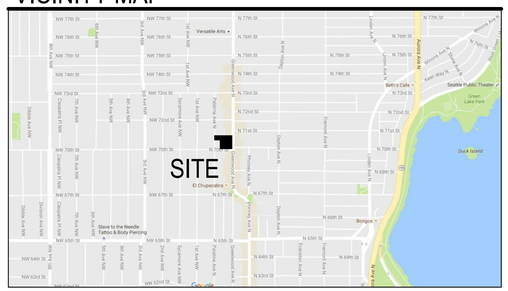
ACOUSTICS:
A3 ACOUSTICS, LLP
241 SOUTH LANDER WAY, SUITE 200
SEATTLE WA 98134
PH: 206-792-7796
MOHAMED AIT ALLAOUA
MOHAMED@A3ACOUSTICS.COM

INTERIORS:
JA i.d.
100 NE NORTHLAKE WAY, SUITE 200
SEATTLE WA 98105
PH: (206) 523-6150
LEAH WIIEST
LWIIEST@JOHNSTONARCHITECTS.COM

LEED CERTIFICATION:
O'BRIEN & COMPANY
710 SECOND AVE, SUITE 925
SEATTLE WA 98104
PH: 206-621-8626
CHRIS EDLIN
CHRIS@OBRIENANDCO.COM

SHORING:
PANGEO
3213 EASTLAKE AVE EAST, SUITE B
SEATTLE WA 98102
PH: (206) 262-0370
PAUL GRANT
PGRANT@PANGEOINC.COM

VICINITY MAP



DRAWING INDEX

GENERAL	
G001	PROJECT INFORMATION
G002	ZONING CODE ANALYSIS
G003	ZONING - STREET LEVEL STANDARDS
G004	ZONING CODE ANALYSIS
G004.1	ZONING CODE ANALYSIS
G005.1	ZONING - FAR CALCULATIONS
G005.2	ZONING - FAR CALCULATIONS
G006.1	MHA REQUIREMENTS
G006.2	MHA REQUIREMENTS
G007	ZONING - FREQUENT TRANSIT
SURVEY	
1 OF 3	SURVEY
2 OF 3	SURVEY
3 OF 3	SURVEY
CIVIL	
C001	CIVIL SITE PLAN
SIP - FOR REFERENCE ONLY	
SIP 1	SIP SHEET 1
SIP 2	SIP SHEET 2
SIP 3	SIP SHEET 3
SIP 4	SIP SHEET 4
SIP 5	SIP SHEET 5
SIP 6	SIP SHEET 6
UMP - FOR REFERENCE ONLY	
UMP 1	UMP SHEET 1
UMP 2	UMP SHEET 2
UMP 3	UMP SHEET 3
UMP 4	UMP SHEET 4
UMP 5	UMP SHEET 5
UMP 6	UMP SHEET 6
UMP 7	UMP SHEET 7
UMP 8	UMP SHEET 8
LANDSCAPE	
L0.01	EXISTING TREE PLAN
L1.00	LANDSCAPE KEY PLAN
L1.10	STREET LEVEL LANDSCAPE PLAN
L1.11	STREET LEVEL COLOR PLAN
L1.30	LEVEL ROOF LANDSCAPE PLAN
L1.31	LEVEL ROOF COLOR PLAN
L3.00	SECTIONS
L5.00	STREET LEVEL PLANTING PLAN
L5.01	LEVEL ROOF PLANTING PLAN
ARCHITECTURAL	
A100	SITE PLAN
A101	SITE SIGNAGE & LIGHTING PLAN
A200	LEVEL P1 PLAN
A201	LEVEL 1 FLOOR PLAN
A202	LEVEL 2 FLOOR PLAN
A203	LEVEL 3 FLOOR PLAN
A204	LEVEL 4 FLOOR PLAN
A205	LEVEL 5 FLOOR PLAN
A206	ROOF PLAN
A207	PENTHOUSE PLAN
A300	NORTH BUILDING ELEVATION
A301	SOUTH BUILDING ELEVATION
A302	EAST BUILDING ELEVATION
A303	WEST BUILDING ELEVATION
A304	COURTYARD BUILDING ELEVATIONS
A305	COURTYARD BUILDING ELEVATIONS
A310	COLOR BUILDING ELEVATIONS
A311	COLOR BUILDING ELEVATIONS
A400	BUILDING SECTION
A401	BUILDING SECTION
A402	BUILDING SECTION
A403	BUILDING SECTION
A404	BUILDING SECTION
A931	EXTERIOR DETAILS - TRELLIS, MISC

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

PROJECT INFORMATION

SHEET NO.

G001

Drawn
Checked

Printed: 3/23/2018 2:12:47 PM

GRADING SUMMARY

ALL EXCAVATION AND GRADING TO BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION FOR SAFE PRACTICE. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY PANGEO DATED JULY 28, 2016

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING ANY PORTION OF THE WORK

EXCAVATION SPOILS TO BE DISPOSED AT A CITY-APPROVED LOCATION FOLLOWING AN SDOT-APPROVED CONSTRUCTION HAUL ROUTE

TOTAL ESTIMATED EXCAVATION SPOILS:

AREA	MAX DEPTH	VOLUME (CUBIC FEET)	VOLUME (CUBIC YARDS)
11,700 SF	15'-0"	±120,000 CF	±4,444 CY

TOTAL ESTIMATED FILL:
NONE

9. SOLID WASTE/RECYCLING STORAGE *§23.54.040*

REQUIRED: RESIDENTIAL = 25-50 DWELLING UNITS = 375 SF
NON-RESIDENTIAL = 0-5,000 SF = 41 SF
(PER §23.54.040.B, NON-RES REQUIREMENT MAY BE REDUCED BY 50% IN A MIXED USE DEVELOPMENT: 0.5 * 82 SF = 41 SF)
TOTAL REQUIRED = 426 SF

MINIMUM DIMENSION REQUIRED = 12'

PROPOSED: 426 SF W/ MIN DIM OF 13-10" (SEE SHEET A201 @ SW CORNER OF SITE)

10. RESIDENTIAL AMENITY AREA *§23.47A.024*

SEE SHEET G004

11. REQUIRED PARKING *§23.54.015*

VEHICLE PARKING REQUIRED: RETAIL: PER TABLE A, ITEM II.K, NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE HAVE NO MINIMUM REQUIREMENT. SEE SHEET G006 FOR FREQUENT TRANSIT INFO.

RESIDENTIAL: PER TABLE B, ITEM II.M, RESIDENTIAL USES IN URBAN VILLAGES THAT ARE LOCATED WITHIN 1,320 FEET OF A STREET WITH FREQUENT TRANSIT SERVICE HAVE NO MINIMUM REQUIREMENT. SEE SHEET G006 FOR FREQUENT TRANSIT INFO.

TOTAL VEHICLE PARKING REQUIRED = 0

VEHICLE PARKING PROVIDED: RETAIL: **0 STALLS**

RESIDENTIAL: **26 STALLS** (SEE SHEET A200)

BICYCLE PARKING REQUIRED: *§23.54.015.K, TABLE A*
1 LONG-TERM SPACE PER 12,000 SF RETAIL: 5,300 SF RETAIL = **1 REQUIRED**
1 SHORT-TERM SPACE PER 4,000 SF RETAIL: 5,300 SF RETAIL = **2 REQUIRED**
1 LONG-TERM SPACE PER 4 DWELLING UNITS: 35 UNITS = **9 REQUIRED**

BICYCLE PARKING PROVIDED: **10 LONG-TERM SPACES** (9 IN BIKE AREA IN SOUTHEAST CORNER OF LEVEL P1 AND 1 IN PARKING GARAGE AT GRIDS A/4.7 ON P1, SEE A200)
2 SHORT-TERM SPACES (IN PUBLIC RIGHT-OF-WAY ON N 70TH ST, SEE A201)

12. PARKING SPACE STANDARDS *§23.54.030.B*

REQUIRED: RESIDENTIAL (MORE THAN 5 STALLS): MIN 60% MEDIUM STALLS

PROVIDED: 26 RESIDENTIAL STALLS
7/26 STALLS ARE SMALL (27%)
19/26 STALLS ARE MEDIUM (73%)

PER SBC TABLE 1106.1, 2 BARRIER-FREE ACCESSIBLE STALLS, INCLUDING 1 ADA VAN STALL, ARE REQUIRED AND PROVIDED (SEE A200)

SMALL STALL: 15' L x 7.5' W, 20' AISLE
MEDIUM STALL: 16' L x 8' W, 22' AISLE
LARGE STALL: 19' L x 8.5' W, 24' AISLE

13. ALLOWABLE OPENINGS BORDERING RESIDENTIAL ZONE *§23.47A.014.B.5*

NO ENTRANCE, WINDOW, OR OTHER OPENING PERMITTED WITHIN 5' OF LOT LINE ABUTTING RESIDENTIAL ZONE

PROPOSED: NO ENTRANCE, WINDOW, OR OTHER OPENING WITHIN 5' OF LOT LINE ABUTTING RESIDENTIAL ZONE (SEE SITE PLAN A100)

14. LIGHTING AND GLARE STANDARDS *23.47A.022*

A. EXTERIOR LIGHTING: SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
B. INTERIOR LIGHTING IN PKG GARAGES: *GARAGE IS UNDERGROUND/FULLY ENCLOSED TO PREVENT ANY NIGHTTIME GLARE.*
C. VEHICLE LIGHTS AT DRIVEWAYS: WEST PARKING RAMP WALL ADJ TO SINGLE FAMILY LOT (UNDER COMMON OWNERSHIP) IS EITHER FULLY ENCLOSED BY A CONCRETE WALL OR HAS A GREEN SCREEN W/ PLANTING (SEE LANDSCAPE DWGS & A303/WEST ELEVATION)
D. HEIGHT: NO EXTERIOR LIGHTING ON POLES IS PROPOSED
E. GLARE DIAGRAMS: NO REFLECTIVE COATED GLASS OR OTHER HIGHLY REFLECTIVE MATERIAL IS PROPOSED

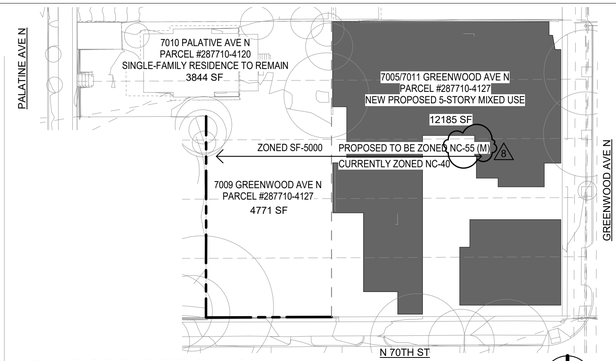
15. STRUCTURAL BUILDING OVERHANGS *§23.53.035*

SEE SHEET G004

16. DEVELOPMENT DEPARTURES REQUESTED

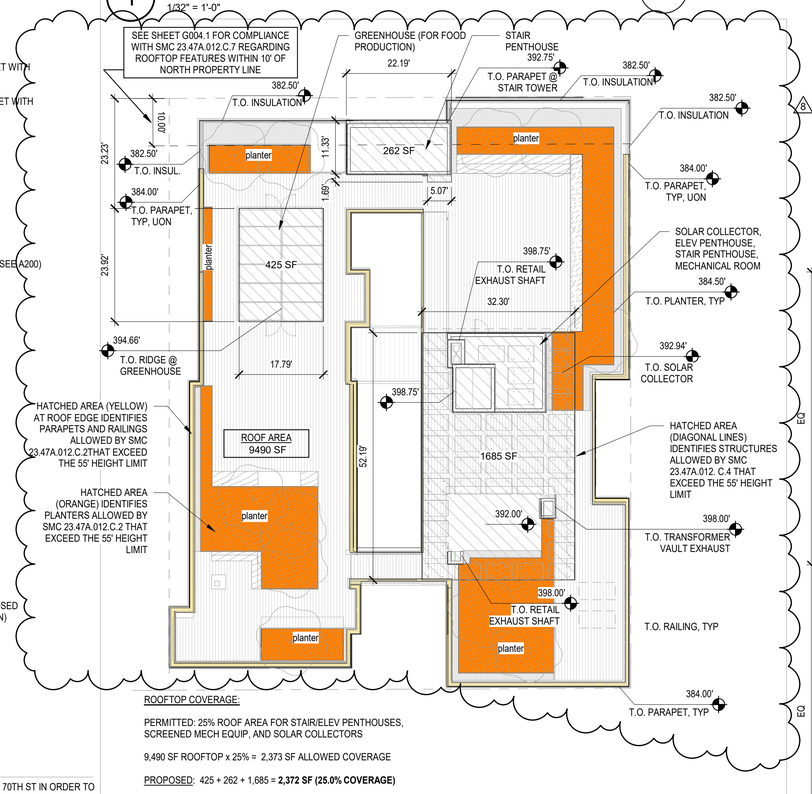
NOTE: BOTH DEPARTURES APPROVED BY THE DESIGN REVIEW BOARD AT THE RECOMMENDATION MEETING ON 1 MAY 2017

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION (W/ DESIGN GUIDELINES)
01 ENCROACHMENT IN SIGHT TRIANGLE AT DRIVEWAY	23.54.030.G.3 THE CODE REQUIRES A 10' SIGHT TRIANGLE FROM THE INTERSECTION OF THE DRIVEWAY AND SIDEWALK CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACE BETWEEN 32"-82" FROM THE GROUND	A 10' SIGHT TRIANGLE IS PROVIDED AT EITHER SIDE OF THE DRIVEWAY, EXCEPT FOR ONE 12"X12" SQUARE STRUCTURAL COLUMN AT THE SW CORNER. SEE 1/A201 FOR NOTES & LOCATION.	THE DRIVEWAY IS LOCATED IN THE SOUTHWEST CORNER ALONG N 70TH ST IN ORDER TO MAXIMIZE GROUND FLOOR RETAIL AND TO HAVE THE LEAST IMPACT ON THE PEDESTRIAN ENVIRONMENT, WHICH IS CONCENTRATED TOWARD THE EAST (GREENWOOD AVE N) RETAIL PRESENCE. THE ADDITION OF A COLUMN AT THIS CORNER MAINTAINS CONSISTENCY WITH THE MASONRY ARCHITECTURAL DESIGN CONCEPT OF THE BUILDING, REDUCING THE VISUAL IMPACT OF THE PARKING ENTRY (GUIDELINE DC1-C-2: PARKING AND SERVICE USES; VISUAL IMPACTS). A CODE-COMPLIANT DESIGN WOULD HAVE A LARGE STUCTURAL CANTILEVER IN THIS CORNER, WHICH IS A MORE "MODERN" EXPRESSION THAN IS FITTING FOR THE BUILDING'S "LOAD-BEARING" MASONRY AESTHETIC. TO ENHANCE THE SAFETY OF THE DRIVEWAY, A 12' WIDTH IS PROPOSED WHICH IS 2' WIDER THAN THE 10' CODE MINIMUM SIZE FOR RESIDENTIAL USE.
02 STREET-LEVEL STANDARDS: TRANSPARENCY	23.47A.008.B.2.a THE CODE REQUIRES 60% OF STREET-FACING FACADE BETWEEN 2' & 8' ABOVE SIDEWALK SHALL BE TRANSPARENT	THE SOUTH (N 70TH ST) ELEVATION IS ONLY 40.3% TRANSPARENT	THE INTENT OF THE CODE IS TO ENSURE THAT THE STREET-FACING FACADE ALONG A NEIGHBORHOOD COMMERCIAL ZONE IS ACTIVATED WITH TRANSPARENCY AND VIEWS INTO AND OUT OF ACTIVE SPACING IN THE STRUCTURE (23.47A.008.B.2.b). THE PROJECT PROPOSED A PUBLIC ENTRY COURT IN ORDER TO CONTRIBUTE OPEN SPACE TO BOTH RESIDENTS AND THE NEIGHBORHOOD (PL1-A-1: NETWORK OF OPEN SPACES; ENHANCING OPEN SPACE). HOWEVER, SEATTLE DCI (SDCI) DOES NOT CONSIDER AN *OPEN ENTRYWAY LEADING TO A PUBLIC COURTYARD* AS TRANSPARENT AT ITS FACE, EVEN THOUGH THIS WOULD SEEM TO BE THE MOST TRANSPARENT "WALL" POSSIBLE. INSTEAD SDCI REQUIRES THE INCLUSION OF THE FACADE **BEHIND** THE ENTRYWAY AS PART OF THE TRANSPARENCY CALCULATIONS, EVEN THOUGH THAT WALL IS 76' FROM THE SIDEWALK. IF THE ENTRYWAY WAS CONSIDERED TRANSPARENT FOR OUR CALCULATIONS, WE WOULD MEET THE 60% TRANSPARENT REQUIREMENT.



1 CODE SITE DIAGRAM

1/32" = 1'-0"



ROOFTOP COVERAGE:

PERMITTED: 25% ROOF AREA FOR STAIR/ELEV PENTHOUSES, SCREENED MECH EQUIP, AND SOLAR COLLECTORS

9,490 SF ROOFTOP x 25% = 2,373 SF ALLOWED COVERAGE

PROPOSED: 425 + 262 + 1,685 = **2,372 SF (25.0% COVERAGE)**

3 ROOF COVERAGE OVER HT LIMIT

1/16" = 1'-0"

6. FLOOR AREA RATIO (FAR) *§23.47A.013*

3.75 FAR FOR STRUCTURES CONTAINING BOTH RESIDENTIAL AND NON-RESIDENTIAL USES
3.75 x 12,185 SF SITE AREA = 45,694 SF ALLOWABLE
SEE SHEET G005 FOR COMPLIANCE DIAGRAMS

7. SETBACK REQUIREMENTS *§23.47A.014*

15' FOR PORTIONS OF STRUCTURES ABOVE 13' TO 40' ALONG WEST PROPERTY LINE BORDERING A NEIGHBORING RESIDENTIAL ZONE PLUS AN ADDITIONAL 2':10' SLOPED SETBACK ABOVE 40'

ADJOINING RESIDENTIAL (SF5000) ZONED PARCELS ARE PART OF THE SAME DEVELOPMENT SITE (SEE A100 AND DIAGRAM 1 ABOVE), SO NO SIDE SETBACKS APPLY AT THE WEST SIDE

AT ALL OTHER PROPERTY LINES: **NO SETBACK REQUIREMENTS**

8. LANDSCAPING/SCREENING STANDARDS *§23.47A.016*

GREEN FACTOR REQUIRED: 0.30 OR GREATER
GREEN FACTOR PROPOSED: 0.30 OR GREATER (SEE SHEET L1.00)

STREET TREES REQUIRED: GREENWOOD AVE N & N 70TH ST FRONTAGES PER SDOT
STREET TREES PROPOSED: GREENWOOD AVE N & N 70TH ST (SEE SHEET L1.10)

DUMPSTER SCREENING REQUIRED: SCREENED W/ 6' ENCLOSURE
DUMPSTER SCREENING PROPOSED: WITHIN BUILDING (THEREFORE FULLY SCREENED)

ZONING SUMMARY

1. APPLICABLE CODE: SEATTLE MUNICIPAL CODE (SMC)

2. ZONING DESIGNATION: EXISTING ZONING = NC2-40
CONTRACT RE-ZONE = NC2-55 (M) 8
GREENWOOD-PHINNEY RIDGE URBAN VILLAGE OVERLAY
FREQUENT TRANSIT OVERLAY

3. NEIGHBORING ZONING: LOT TO NORTH = NC2-40
LOT TO SOUTH (ACROSS N 70TH ST) = NC2-40
LOT TO EAST (ACROSS GREENWOOD AVE) = NC2-40
LOT TO WEST = SF5000 (BOTH LOTS UNDER COMMON OWNERSHIP)

4. SITE AREA: NC ZONE: 12,185 SF
SF ZONE: 4,771 SF + 3844 SF = 8,615 SF
TOTAL: 20,799 SF

5. STREET-LEVEL DEVELOPMENT STANDARDS: SMC §23.47A.008

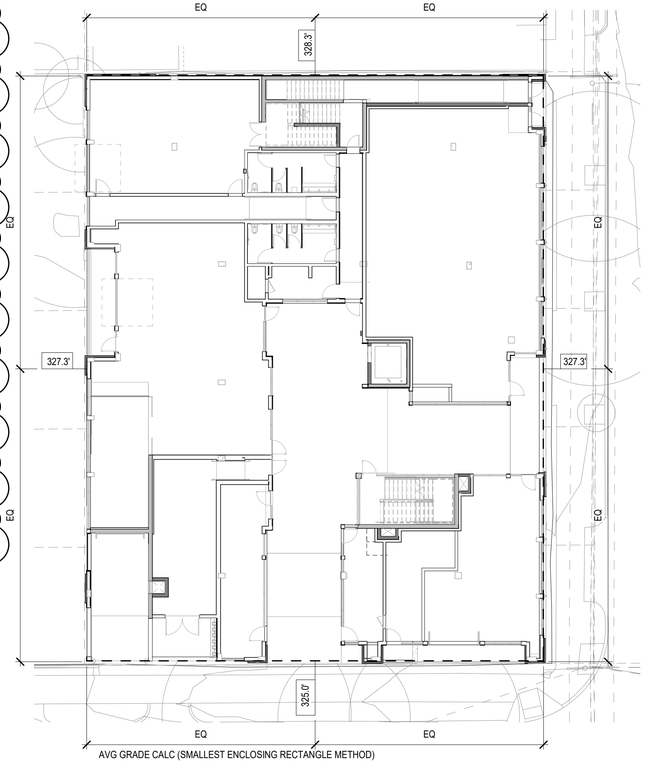
SEE SHEET G003

6. STRUCTURE HEIGHT: §SMC 23.47A.012

- BASE HEIGHT LIMIT: 55 FT (AFTER CONTRACT RE-ZONE)
- HEIGHT IS MEASURED FROM AVG GRADE PER DIRECTOR'S RULE 4-2012. SEE DIAGRAM 2, BELOW
- ALLOWED ROOFTOP FEATURES OVER THE BASE HEIGHT LIMIT:
  - 2' ABOVE: INSULATION, ROOFTOP DECKS, SOIL (IF ENCLOSED BY PARAPETS)
  - 4' ABOVE: OPEN RAILINGS, PLANTERS, GREENHOUSES, PARAPETS
  - 7' ABOVE: SOLAR COLLECTORS (UNLIMITED COVERAGE ALLOWED)
  - 15' ABOVE*: SOLAR COLLECTORS, MECH EQUIP, GREENHOUSES FOR FOOD PRODUCTION
  - 16' ABOVE*: STAIR AND ELEVATOR PENTHOUSES

* COMBINED COVERAGE CANNOT EXCEED 25% OF THE ROOF AREA

- THE FOLLOWING ROOFTOP FEATURES MUST BE 10' FROM THE NORTH EDGE OF THE ROOF UNLESS A SHADOW DIAGRAM IS PROVIDE: SOLAR COLLECTORS, PLANTERS, GREENHOUSES; SEE G004.1 FOR SHADOW DIAGRAM 8



AVG GRADE CALC (SMALLEST ENCLOSING RECTANGLE METHOD)

SIDE	ELEV @ MIDPOINT	LENGTH	ELEV*LENGTH
A	328.3'	96.42'	31654.69
B	327.3'	123.75'	40503.38
C	325'	96.42'	31336.5
D	327.3'	123.75'	40503.38
		440.34'	143997.9

AVG GRADE = 143997.9/440.34 = 327.02'

MAX HT LIMIT (BASE 40' ZONE) = 367.02' (371.02' W/ 4' BONUS)
MAX HT LIMIT (55' REZONE) = 382.02'

2 AVG GRADE CALCULATION PER SMC

1/16" = 1'-0"

JA
Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

ZONING CODE ANALYSIS

SHEET NO.

G002

Drawn
Checked

Printed: 3/27/2018 11:33:02 AM

STREET-LEVEL DEVELOPMENT STANDARDS

1. BLANK FACADES:
   - REQUIRED: BLANK FACADE SEGMENTS MAY NOT EXCEED 20' IN WIDTH (SMC 23.47A.008.A.2.b). FACADE NOT CONSIDERED BLANK IF IT INCLUDES: WINDOWS, DOORS, STOOPS/ PORCHES, OR SCREENING/ LANDSCAPING ON THE FACADE ITSELF.
   - PROVIDED: EAST (GREENWOOD AVE N) ELEVATION: 9.81' MAX BLANK FACADE (SEE 6/G003 BELOW)
     SOUTH (N 70TH ST) ELEVATION: 15.27' MAX BLANK FACADE (SEE 6/G003 BELOW)
   - REQUIRED: AGGREGATE BLANK FACADE CANNOT EXCEED 40% OF STREET-FACING FRONTAGE (SMC 23.47A.008.A.2)
   - PROVIDED: EAST (GREENWOOD AVE N) ELEVATION: 26.0% (SEE CALCS IN ELEV DRAWING 5/G003 BELOW)
     SOUTH (N 70TH ST) ELEVATION: 32.3% (SEE CALCS IN ELEV DRAWING 6/G003 BELOW
2. NON-RESIDENTIAL STREET-LEVEL TRANSPARENCY:
   - REQUIRED: 60% OF STREET-FACING FACADE BETWEEN 2' & 8' ABOVE SIDEWALK SHALL BE TRANSPARENT (SMC 23.47A.008.B.2)
   - PROVIDED: EAST (GREENWOOD AVE N) ELEVATION: 81.5% TRANSPARENT FACADE (SEE CALCS IN ELEV DRAWING 3/G003 BELOW)
     SOUTH (N 70TH ST) ELEVATION: 40.3% (SEE CALCS IN ELEV DRAWING 4/GOO3 BELOW) - SEE DEPARTURE REQUEST #02 ON SHEET G002
3. NON-RESIDENTIAL USES:
   - REQUIRED: NON-RESIDENTIAL USES MUST HAVE A FLOOR TO FLOOR HEIGHT OF 13' OR GREATER (SMC 23.47A.008.B.4)
   - PROVIDED: 15'-0" FLOOR-TO-FLOOR (SEE 1/A402)
4. FACADE PROXIMITY TO STREET LOT LINE:
   - REQUIRED: STREET LEVEL & STREET-FACING FACADES MUST BE WITHIN 10' OF STREET LOT LINE, UNLESS WIDER SIDEWALKS OR OTHER APPROVED INTERVENING SPACE PROVIDED (SMC 23.47A.008.A.3)
   - PROVIDED: STREET-FACING FACADES ARE 10'-0" OR CLOSER TO PROP LINE, EXCEPT AT THE ENTRYWAYS TO THE PUBLIC COURTYARDS (APPROVED BY THE DESIGN REVIEW BOARD AT THE RECOMMENDATION MEETING) AND THE GARAGE ENTRANCE TO MAINTAIN REQUIRED DRIVEWAY SIGHT LINES (EXEMPT). SEE SITE PLAN 4/AG005 BELOW.
5. NOT USED

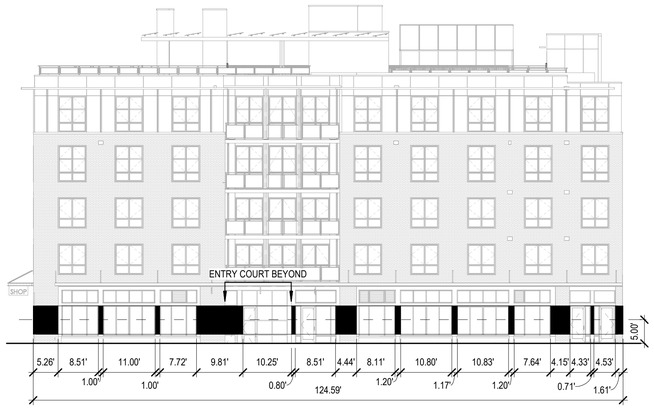
STREET-LEVEL DEVELOPMENT STANDARDS, CONTINUED

6. NON-RESIDENTIAL DEPTH:
   - REQUIRED: NON-RESIDENTIAL SPACE MUST EXTEND AN AVERAGE OF AT LEAST 30' AND A MIN OF 15' IN DEPTH FOR STREET-LEVEL STREET-FACING FACADES (SMC 23.47A.008.B.3)
   - PROVIDED: SEE SITE PLAN 4/AG005

Location	Frontage	Depth	Frontage x Depth
RETAIL A	5.58	34.20	190.84 SF
RETAIL A	43.18	37.05	1599.82 SF
RETAIL A	3.13	34.23	159.51 SF
RETAIL A	3.12	27.19	107.14 SF
RETAIL A	10.55	20.16	212.69 SF
RETAIL B	4.04	15.24	61.57 SF
RETAIL B	7.38	17.26	127.38 SF
RETAIL B	23.88	32.68	780.40 SF
RETAIL C	8.38	23.96	200.78 SF
RETAIL D	9.04	36.61	330.95 SF
	118.28		3771.08 SF

3771.08 SF / 118.28' = **31.88' AVERAGE NON-RESIDENTIAL DEPTH**
MIN DEPTH = 15.24'

7. NOT USED
8. NOT USED



NOTE: SOLID BLACK HATCH DENOTES AREA OF BLANK FACADE

TOTAL FACADE LENGTH = 124.33'
TOTAL BLANK FACADE = 5.26' + 1.00' + 1.00' + 9.81' + 0.82' + 4.44' + 1.20' + 1.17' + 1.20' + 4.15' + 0.71' + 1.61' = 32.37'

BLANK FACADE = 32.37' BLANK / 124.33' TOTAL = **26.0%**

5 BLANK FACADE - EAST (GREENWOOD AVE N)

1/16" = 1'-0"



NOTE: SOLID BLACK HATCH DENOTES AREA OF NON-TRANSPARENT FACADE
DIAGONAL HATCH DENOTES AREA NOT INCLUDED IN FACADE LENGTH

TOTAL FACADE LENGTH = 124.34'
TOTA FACADE AREA = 124.34' * 6' = 746.04 SF
TOTAL *OPAQUE* FACADE (IN SF) = 2 + 6 + 6 + 36 + 4 + 28 + 6 + 6 + 6 + 25 +4 + 9 = 138 SF

TRANSPARENT FACADE: 746.04 SF - 138 SF = 608.04 SF / 746.04 SF = 81.5%

3 TRANSPARENCY - EAST (GREENWOOD AVE N)

1/16" = 1'-0"



NOTE: SOLID BLACK HATCH DENOTES AREA OF BLANK FACADE
DIAGONAL HATCH DENOTES AREA NOT INCLUDED IN FACADE LENGTH

TOTAL FACADE LENGTH = 97.1' - 13.1' (PARKING RAMP) = 84.0'
TOTAL BLANK FACADE = 4.41' + 3.89' + 5.03' + 0.75' + 6.10' + 1.00' + 1.00' + 5.32' = 27.50'

BLANK FACADE = 27.5' BLANK / 84.0' TOTAL = **32.7%**

6 BLANK FACADE - SOUTH (N 70TH ST)

1/16" = 1'-0"



NOTE: SOLID BLACK HATCH DENOTES AREA OF NON-TRANSPARENT FACADE
DIAGONAL HATCH DENOTES AREA NOT INCLUDED IN FACADE LENGTH

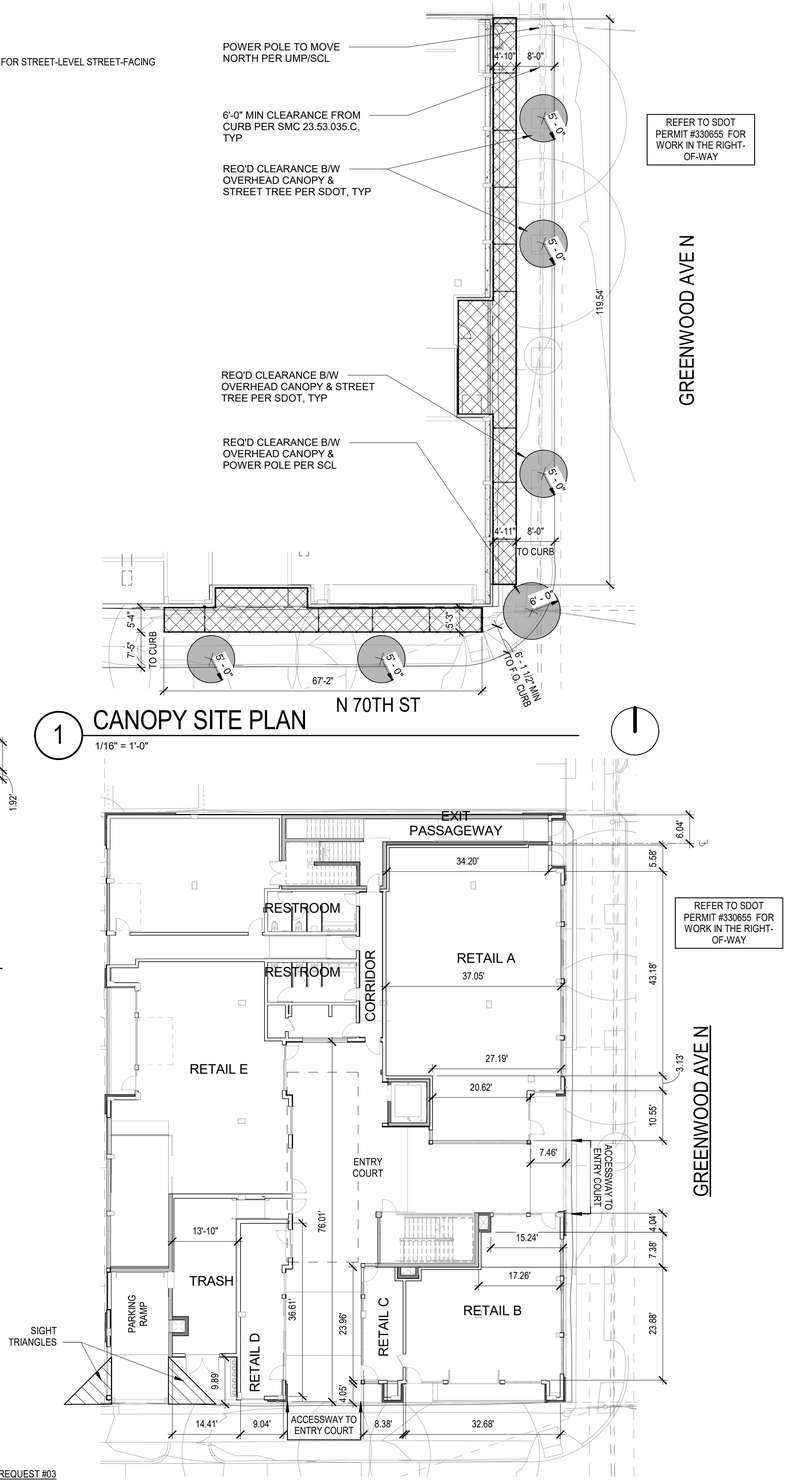
TOTAL FACADE LENGTH = 97.12' - 12.00' (PARKING RAMP) = 85.12'
TOTAL FACADE AREA = 85.12' * 6' = 510.72 SF
TOTAL *OPAQUE* FACADE (IN SF) = 6 + 92 + 127 + 36 + 6 + 6 + 32 = 305 SF

TRANSPARENT FACADE: 510.72 SF - 305 SF = 205.72 SF / 510.72 SF = 40.3%

SEE DEPARTURE REQUEST #03 ON SHEET G002

4 TRANSPARENCY - SOUTH (N 70TH ST)

1/16" = 1'-0"



1 CANOPY SITE PLAN

1/16" = 1'-0"

2 CODE SITE PLAN

1/16" = 1'-0"

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
ZONING - STREET LEVEL STANDARDS

SHEET NO.
G003

Drawn
Checked

Printed: 3/23/2018 2:13:00 PM

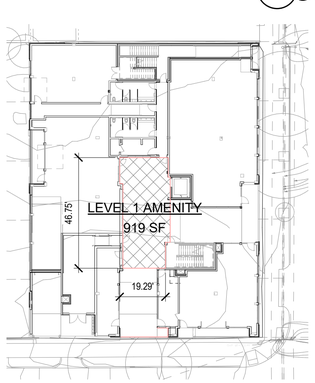
AMENITY AREA SCHEDULE	
Level	Area
LEVEL 1	919 SF
LEVEL 5	775 SF
ROOF	5395 SF
	7090 SF

10. RESIDENTIAL AMENITY AREA *§23.47A.024*

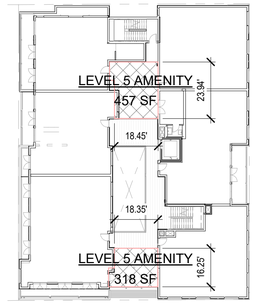
- DECKS, BALCONIES, AND OTHER AMENITIES MUST BE PROVIDED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA OF RESIDENTIAL USE (GFA EXCLUDES AREA FOR MECH EQUIP, ACCESSORY PARKING, AND AMENITY AREAS).
- ALL RESIDENTS MUST HAVE ACCESS TO AT LEAST ONE AMENITY AREA
- AREA MUST NOT BE ENCLOSED
- COMMON AMENITY AREAS MUST HAVE MIN HORIZ DIM OF 10' AND BE NOT LESS THAN 250 SF

REQUIRED: 38,286 SF RES GFA (FLOORS 2-5 RES FAR: REF SHEET G005) x 0.05 = 1,914 SF

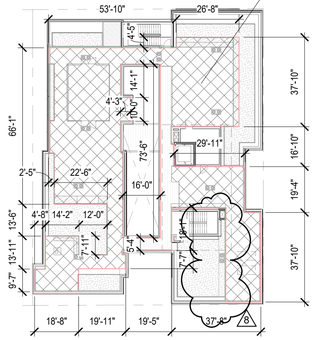
PROPOSED: 7,090 SF (SEE DIAGRAMS BELOW)



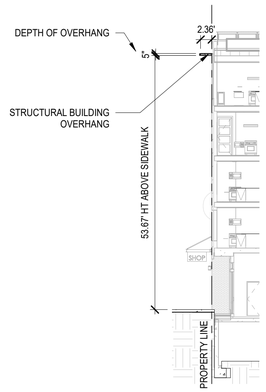
LEVEL 1



LEVEL 5

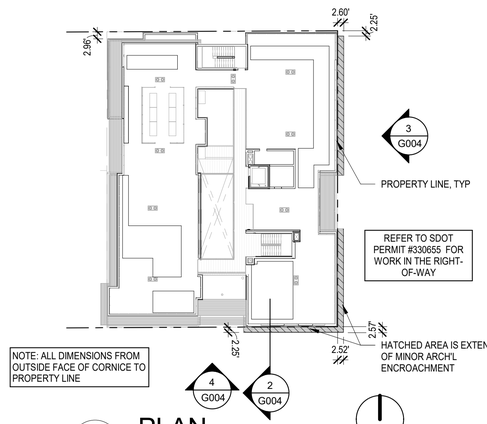


ROOF



2 TYPICAL SECTION

1/16" = 1'-0"



1 PLAN

1/32" = 1'-0"

STRUCTURAL BUILDING OVERHANGS: SMC §23.53.035

A. *MINOR ARCHITECTURAL ENCROACHMENTS*

1. SHALL NOT INCREASE THE FLOOR AREA OF THE VOLUME OF SPACE ENCLOSED BY THE BUILDING
   PROPOSED: CORNICE IS MOUNTED ON THE EXTERIOR OF THE FACADE AND DOES NOT INCLUDE ANY INTERIOR FLOOR AREA.
2. MAXIMUM VERTICAL DIMENSION IS 2'-6"
   PROPOSED: 5" (SEE SOUTH ELEVATION & EAST ELEVATION BELOW)
   VERTICAL DIMENSION IS DEPTH OF STRUCTURAL FRAMING, 5" MAX
3. MAX HORIZONTAL DIMENSION AT ROOF LEVEL IS 3'-0"
   PROPOSED: MAX HORIZONTAL DIMENSION FROM PROPERTY LINE IS 2.60' AT NE CORNER (SEE PLAN)
4. CLEARANCE SHALL BE A MINIMUM OF 8' ABOVE ALL SIDEWALK ELEVATIONS
   PROPOSED: MIN 53.67' ABOVE SIDEWALK ELEVATION (SEE EAST ELEVATION BELOW)



4 SOUTH ELEVATION

1/16" = 1'-0"



3 EAST ELEVATION

1/16" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
4039
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

ZONING CODE ANALYSIS

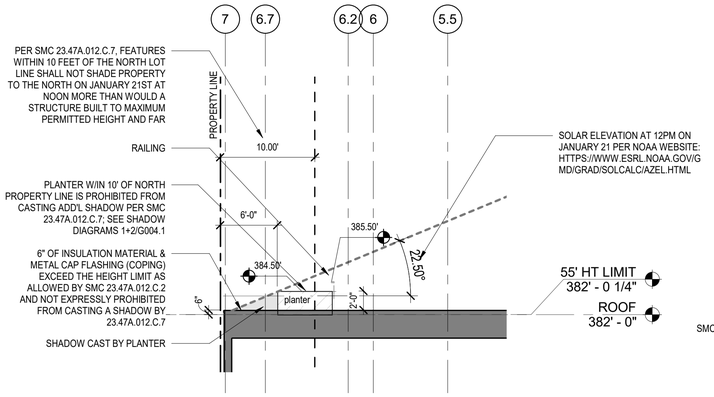
SHEET NO.

G004

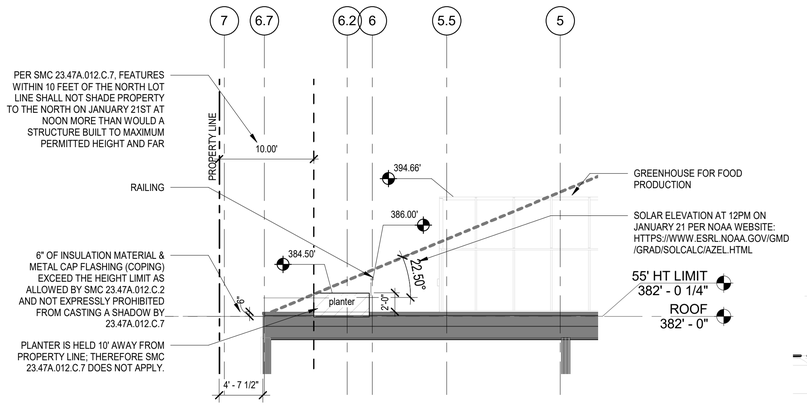
Drawn
Checked

Printed: 3/26/2018 2:44:45 PM

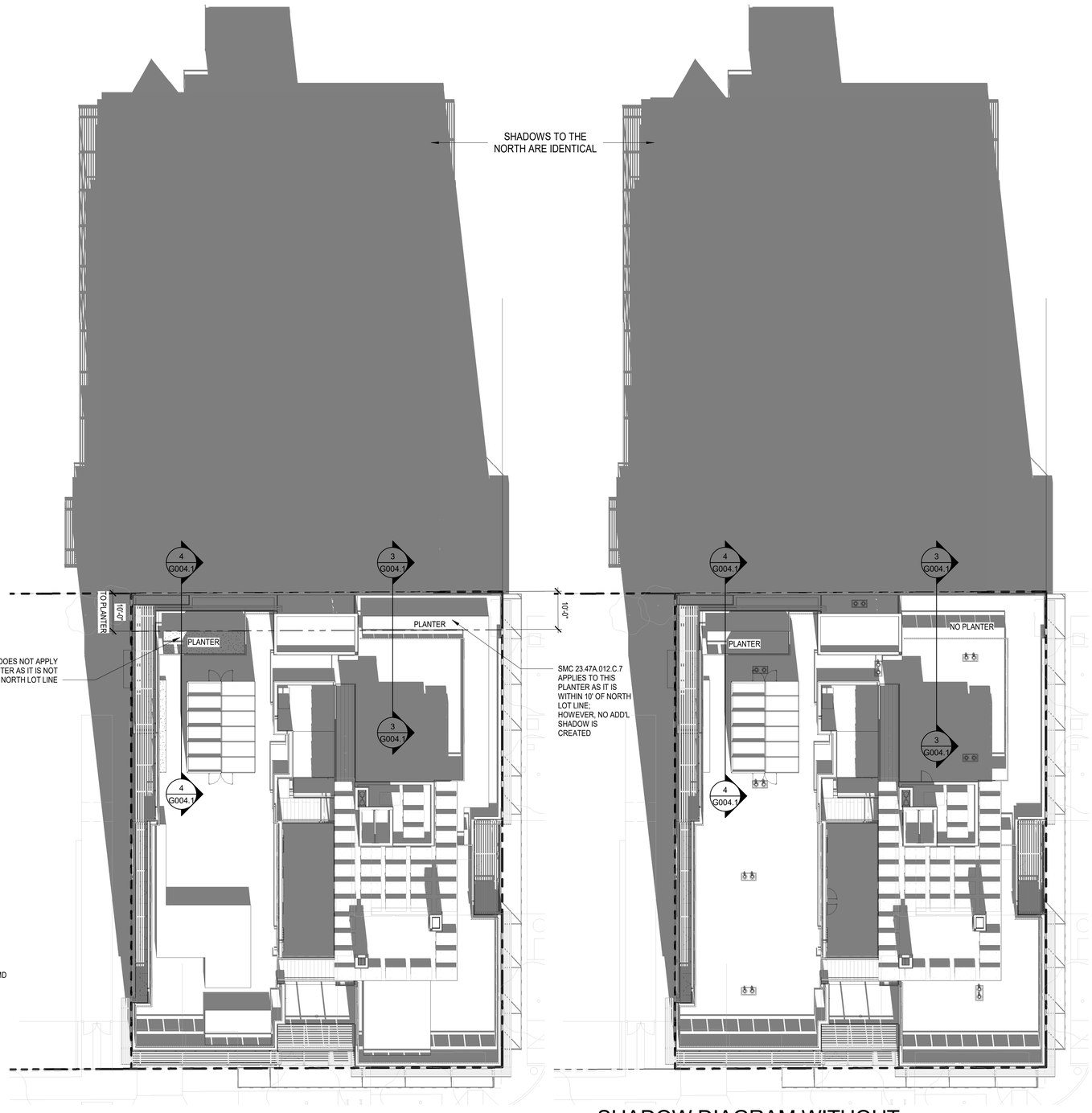
PER SMC 23.47A.012.C.7, ROOFTOP FEATURES EXPRESSLY LISTED THAT ARE WITHIN 10 FEET OF THE NORTH LOT LINE MUST DEMONSTRATE THAT LOCATING SUCH FEATURES WITHIN 10 FEET OF THE NORTH LOT LINE DO NOT SHADE THE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED HEIGHT. THE ONLY APPLICABLE ITEM ON THE BUILDING'S ROOF ARE PLANTER ON THE NE SIDE. SEE DRAWING #3 BELOW AND SHADOW DIAGRAMS #1/#2 TO SHOW HOW NO ADDITIONAL SHADOW IS CREATED AS A RESULT OF ITS PLACEMENT.



3 SHADOW DIAGRAM - N-S SECTION @ EAST
1/8" = 1'-0"



4 SHADOW DIAGRAM - N-S SECTION @ WEST
1/8" = 1'-0"



2 SHADOW DIAGRAM AS DESIGNED
1/16" = 1'-0"

1 SHADOW DIAGRAM WITHOUT ENCROACHING ROOFTOP FEATURES
1/16" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

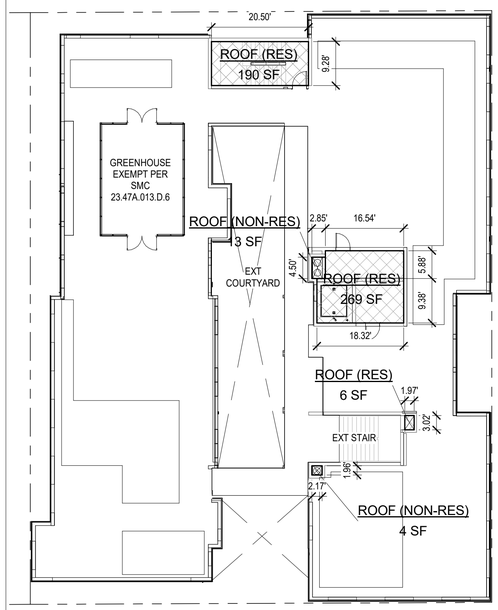
ZONING CODE ANALYSIS

SHEET NO.

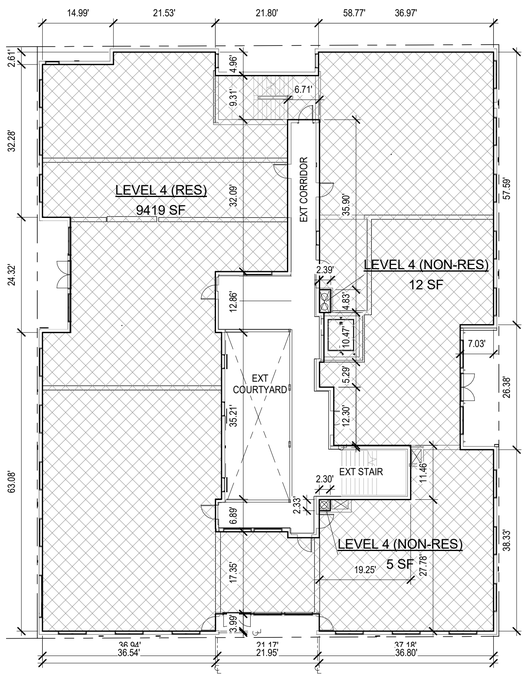
G004.1

Drawn
Checked

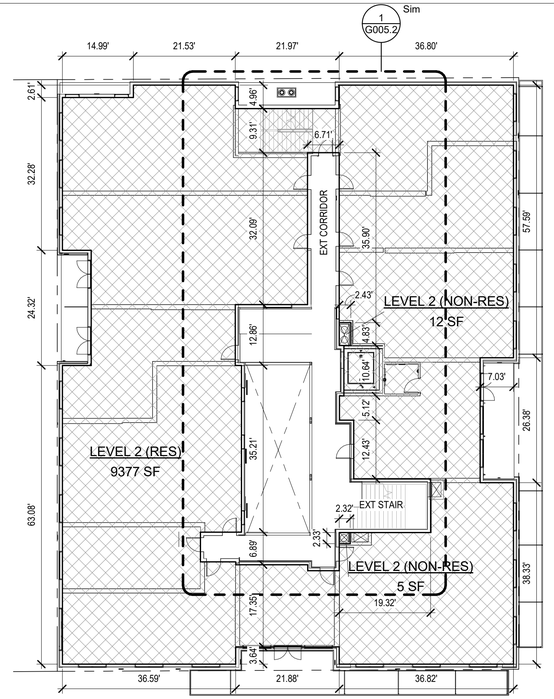
Printed: 3/23/2018 3:39:32 PM



ROOF



LEVEL 4



LEVEL 2

FLOOR AREA RATIO (SMC 23.47A.017):

LOT AREA = 12,185 SF

ALLOWED MIXED-USE FAR (AFTER PROPOSED CONTRACT REZONE)

NC2-55: = 3.75 x LOT AREA
= 3.75 x 12,185 SF
= 45,694 SF

TOTAL FAR PROPOSED :

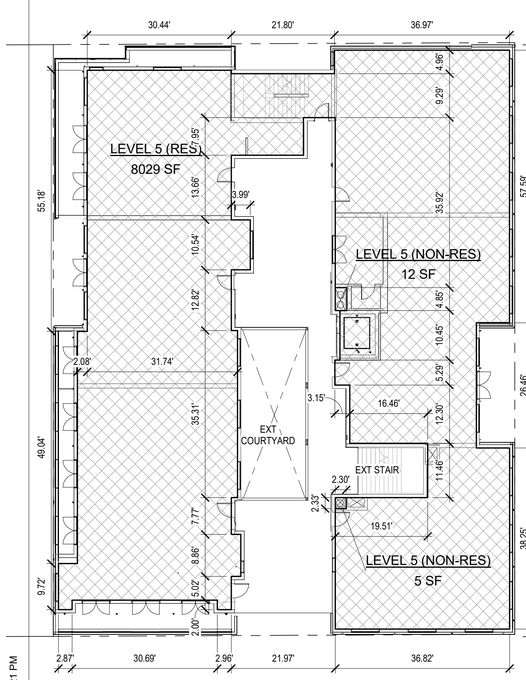
Area Schedule (FAR)	
Name	Area
LEVEL 1 (NON-RES)	5983 SF
LEVEL 1 (RES)	2413 SF
LEVEL 2 (NON-RES)	17 SF
LEVEL 2 (RES)	9377 SF
LEVEL 3 (NON-RES)	17 SF
LEVEL 3 (RES)	9377 SF
LEVEL 4 (NON-RES)	17 SF
LEVEL 4 (RES)	9419 SF
LEVEL 5 (NON-RES)	17 SF
LEVEL 5 (RES)	8029 SF
ROOF (NON-RES)	17 SF
ROOF (RES)	465 SF
	45148 SF

ALLOWED SINGLE-USE FAR = 3.75 x LOT AREA
= 3.75 x 12,185 SF
= 45,694 SF

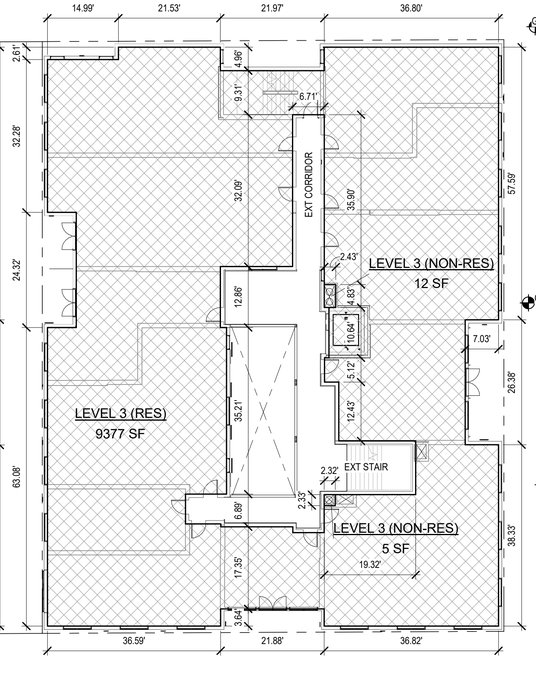
Area Schedule (FAR BY USE)	
Occupancy	Area
NON-RES	6068 SF
RES	39080 SF
	45148 SF

NON-RES

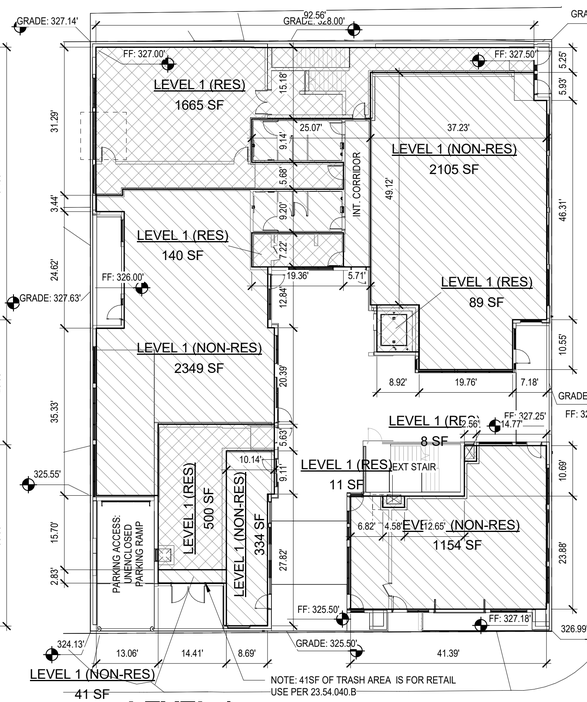
RES



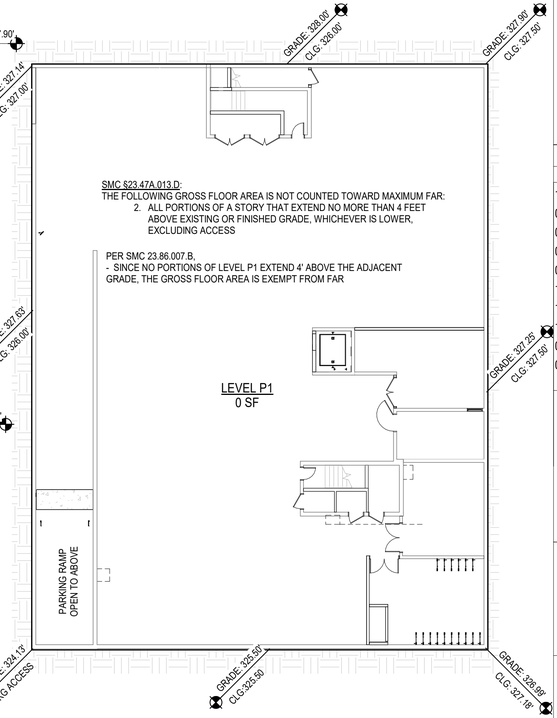
LEVEL 5



LEVEL 3



LEVEL 1



LEVEL P1

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
03.15.2017	1	MUP CORRECTIONS #1
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
10.23.2017	5	MUP CORRECTIONS #5
11.21.2017	6	MUP CORRECTIONS #6
02.09.2018	7	REVISED MUP SUBMITTAL
03.23.2018	8	MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

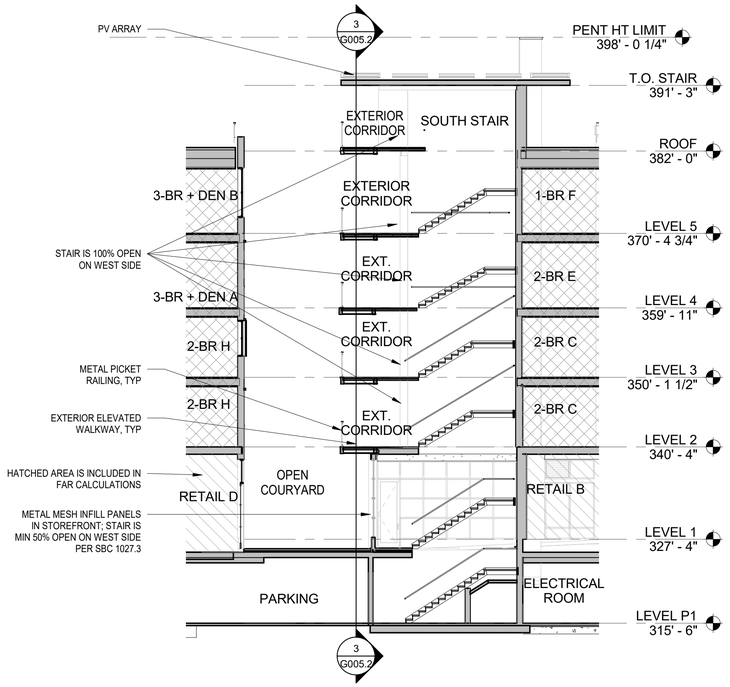
ZONING - FAR CALCULATIONS

SHEET NO.

G005.1

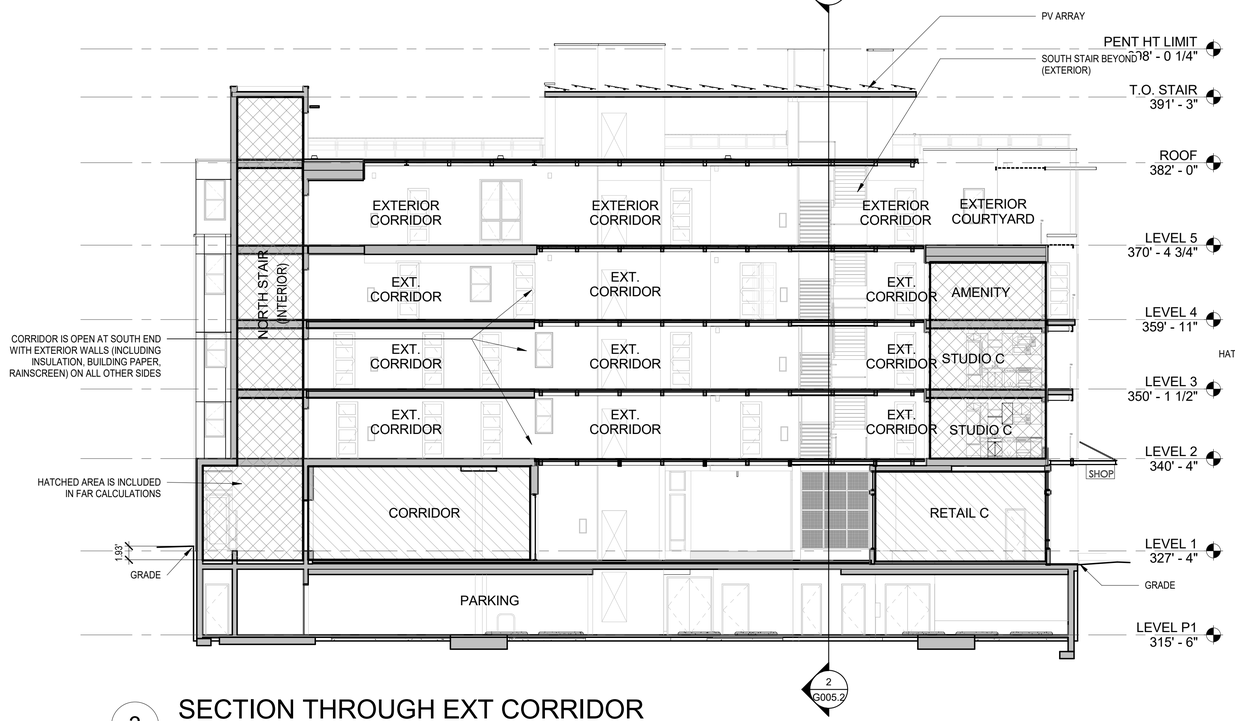
Drawn
Checked

Printed: 3/23/2018 2:13:21 PM



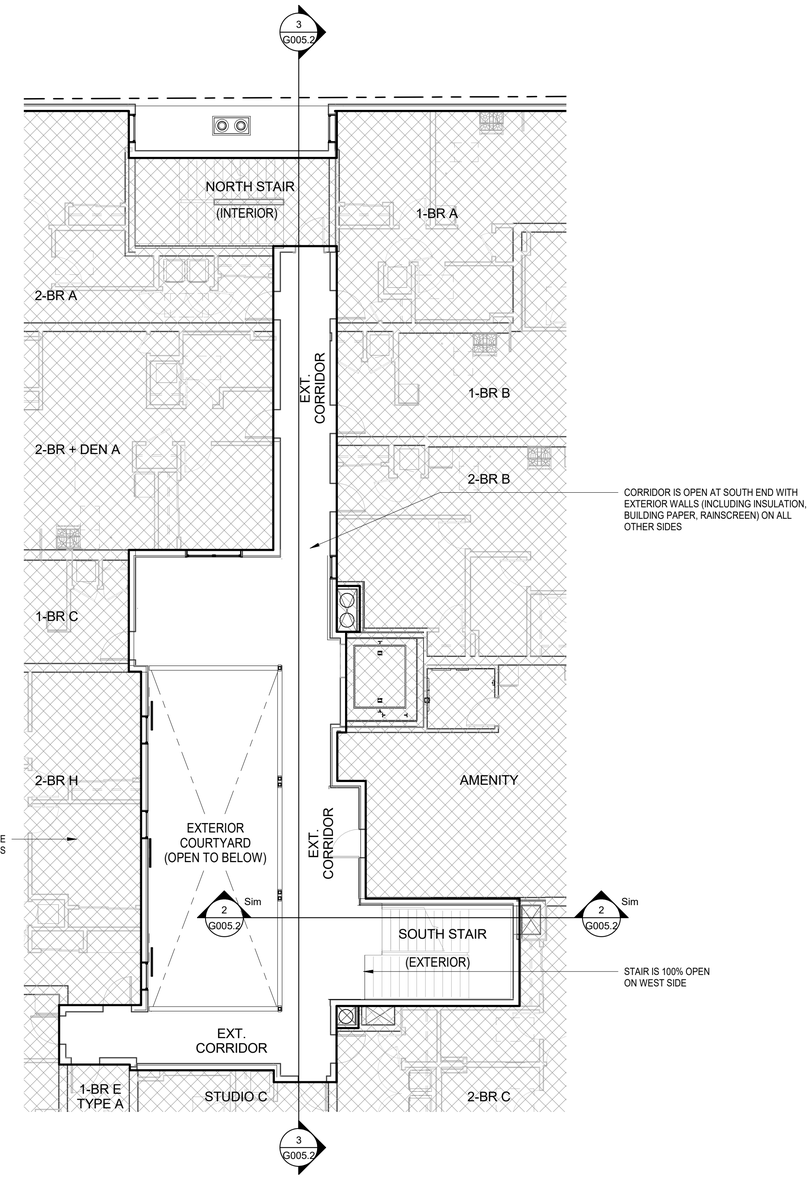
2 SECTION THROUGH SOUTH STAIR

3/32" = 1'-0"



3 SECTION THROUGH EXT CORRIDOR

3/32" = 1'-0"



1 FAR PLAN OF SOUTH STAIR & EXT WALKWAY

1/8" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

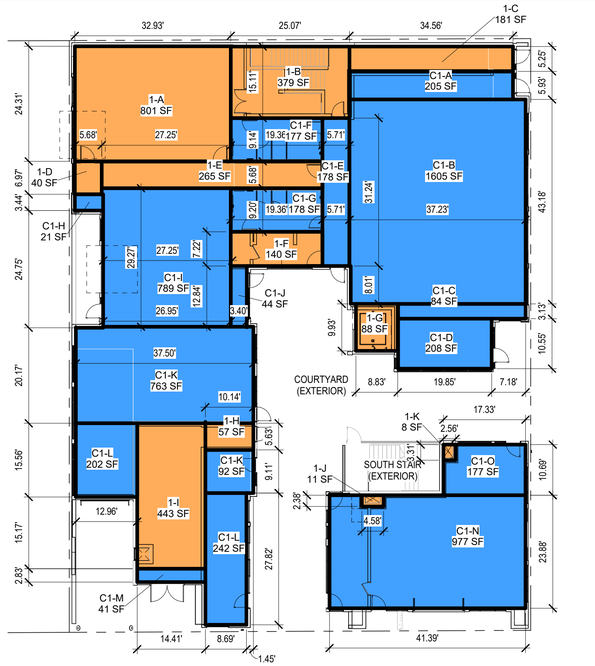
ZONING - FAR CALCULATIONS

SHEET NO.

G005.2

Drawn
Checked

Printed: 3/23/2018 2:13:25 PM

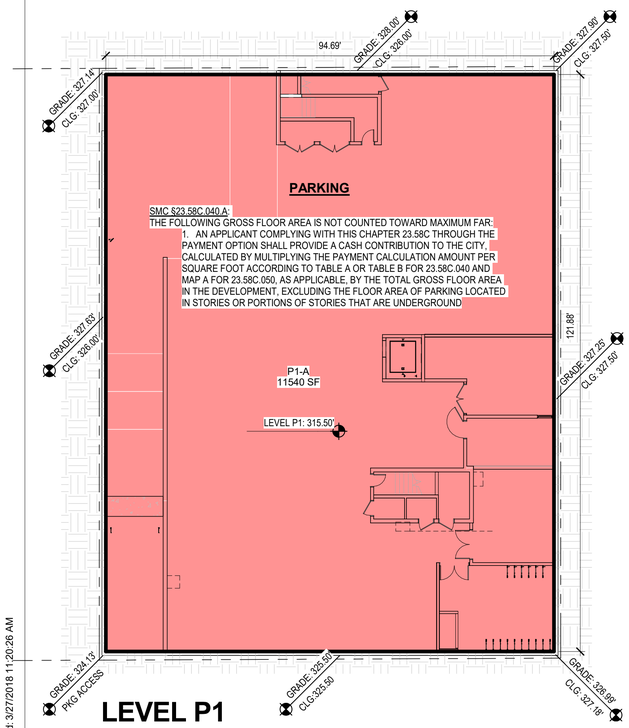


LEVEL 1

COMMERCIAL

RESIDENTIAL

RESIDENTIAL (EXEMPT)



LEVEL P1

GROSS FLOOR AREA FOR MHA - ALL LEVELS

NAME	WIDTH	LENGTH	GFA	FAR CHARGEABLE FLOOR AREA	FAR CODE REFERENCE	MHA-C GFA	MHA-C CODE REFERENCE	MHA-R GFA	MHA-R CODE REFERENCE
LEVEL P1									
P1-A	94.69'	121.88'	11540 SF	0 SF	23.47A.013.D.2 (UNDERGROUND STORY)	0 SF	NOT COMM. USE	0 SF	23.58A.040.A.1 (UNDERGROUND STORY)
			11540 SF	0 SF		0 SF		0 SF	
LEVEL 1									
C1-A	34.56'	5.93'	205 SF	205 SF		205 SF		0 SF	NOT RES. OR LIVE/WORK
C1-B	37.23'	43.18'	1605 SF	1605 SF		1605 SF		0 SF	NOT RES. OR LIVE/WORK
C1-C	26.94'	3.13'	84 SF	84 SF		84 SF		0 SF	NOT RES. OR LIVE/WORK
C1-D	19.78'	10.53'	208 SF	208 SF		208 SF		0 SF	NOT RES. OR LIVE/WORK
C1-E	5.71'	31.24'	178 SF	178 SF		178 SF		0 SF	NOT RES. OR LIVE/WORK
C1-F	19.36'	9.05'	177 SF	177 SF		177 SF		0 SF	NOT RES. OR LIVE/WORK
C1-G	19.36'	9.20'	178 SF	178 SF		178 SF		0 SF	NOT RES. OR LIVE/WORK
C1-H	5.68'	3.44'	21 SF	21 SF		21 SF		0 SF	NOT RES. OR LIVE/WORK
C1-I	26.95'	29.27'	789 SF	789 SF		789 SF		0 SF	NOT RES. OR LIVE/WORK
C1-J	3.50'	12.60'	44 SF	44 SF		44 SF		0 SF	NOT RES. OR LIVE/WORK
C1-K	37.62'	20.30'	763 SF	763 SF		763 SF		0 SF	NOT RES. OR LIVE/WORK
C1-K	10.14'	9.11'	92 SF	92 SF		92 SF		0 SF	NOT RES. OR LIVE/WORK
C1-L	8.69'	27.82'	242 SF	242 SF		242 SF		0 SF	NOT RES. OR LIVE/WORK
C1-L	13.09'	15.03'	202 SF	202 SF		202 SF		0 SF	NOT RES. OR LIVE/WORK
C1-M	14.41'	2.83'	41 SF	41 SF		41 SF		0 SF	(RTL TRASH) NOT RES. OR LIVE/WORK
C1-N	41.39'	23.88'	977 SF	977 SF		977 SF		0 SF	NOT RES. OR LIVE/WORK
C1-O	17.33'	10.69'	177 SF	177 SF		177 SF		0 SF	NOT RES. OR LIVE/WORK
1-A	32.93'	24.31'	801 SF	801 SF		0 SF	NOT COMM. USE	801 SF	
1-B	25.57'	15.11'	379 SF	379 SF		0 SF	NOT COMM. USE	379 SF	
1-C	33.88'	5.25'	181 SF	181 SF		0 SF	NOT COMM. USE	181 SF	
1-D	5.68'	6.97'	40 SF	40 SF		0 SF	NOT COMM. USE	40 SF	
1-E	46.41'	5.68'	265 SF	265 SF		0 SF	NOT COMM. USE	265 SF	
1-F	19.36'	7.46'	140 SF	140 SF		0 SF	NOT COMM. USE	140 SF	
1-G	8.92'	9.93'	88 SF	88 SF		0 SF	NOT COMM. USE	88 SF	
1-H	10.14'	5.63'	57 SF	57 SF		0 SF	NOT COMM. USE	57 SF	
1-I	14.41'	30.68'	443 SF	443 SF		0 SF	NOT COMM. USE	443 SF	
1-J	4.58'	2.48'	11 SF	11 SF		0 SF	NOT COMM. USE	11 SF	
1-K	2.98'	3.63'	8 SF	8 SF		0 SF	NOT COMM. USE	8 SF	
			8396 SF	8396 SF		5983 SF		2413 SF	
LEVEL 2									
C2-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C2-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
2-A	21.53'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
2-B	36.52'	32.28'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
2-C	30.44'	24.32'	740 SF	740 SF		0 SF	NOT COMM. USE	740 SF	
2-D	37.82'	35.21'	1332 SF	1332 SF		0 SF	NOT COMM. USE	1332 SF	
2-E	29.16'	6.28'	183 SF	183 SF		0 SF	NOT COMM. USE	183 SF	
2-F	36.59'	21.59'	790 SF	790 SF		0 SF	NOT COMM. USE	790 SF	
2-G	15.24'	17.35'	264 SF	264 SF		0 SF	NOT COMM. USE	264 SF	
2-H	6.64'	16.10'	107 SF	107 SF		0 SF	NOT COMM. USE	107 SF	
2-I	36.75'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
2-J	34.54'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
2-K	17.42'	11.33'	192 SF	192 SF		0 SF	NOT COMM. USE	192 SF	
2-L	26.72'	12.43'	332 SF	332 SF		0 SF	NOT COMM. USE	332 SF	
2-M	29.72'	5.12'	152 SF	152 SF		0 SF	NOT COMM. USE	152 SF	
2-N	28.79'	8.04'	232 SF	232 SF		0 SF	NOT COMM. USE	232 SF	
2-O	35.86'	2.59'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
2-P	34.37'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
2-Q	35.82'	50.17'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
2-R	21.97'	9.31'	205 SF	205 SF		0 SF	NOT COMM. USE	205 SF	
2-S	15.26'	32.09'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9394 SF	9394 SF		17 SF		9377 SF	
LEVEL 3									
C3-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C3-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
3-A	21.53'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
3-B	36.52'	32.28'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
3-C	30.44'	24.32'	740 SF	740 SF		0 SF	NOT COMM. USE	740 SF	
3-D	37.82'	35.21'	1332 SF	1332 SF		0 SF	NOT COMM. USE	1332 SF	
3-E	29.16'	6.28'	183 SF	183 SF		0 SF	NOT COMM. USE	183 SF	
3-F	36.59'	21.59'	790 SF	790 SF		0 SF	NOT COMM. USE	790 SF	
3-G	15.24'	17.35'	264 SF	264 SF		0 SF	NOT COMM. USE	264 SF	
3-H	6.64'	16.10'	107 SF	107 SF		0 SF	NOT COMM. USE	107 SF	
3-I	36.75'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
3-J	34.54'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
3-K	17.42'	11.33'	192 SF	192 SF		0 SF	NOT COMM. USE	192 SF	
3-L	26.72'	12.43'	332 SF	332 SF		0 SF	NOT COMM. USE	332 SF	
3-M	29.72'	5.12'	152 SF	152 SF		0 SF	NOT COMM. USE	152 SF	
3-N	28.79'	8.04'	232 SF	232 SF		0 SF	NOT COMM. USE	232 SF	
3-O	35.86'	2.59'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
3-P	34.37'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
3-Q	35.82'	50.17'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
3-R	21.97'	9.31'	205 SF	205 SF		0 SF	NOT COMM. USE	205 SF	
3-S	15.29'	32.09'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9394 SF	9394 SF		17 SF		9377 SF	
LEVEL 4									
C4-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C4-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
4-A	21.69'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
4-B	36.61'	32.32'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
4-C	30.44'	24.35'	743 SF	743 SF		0 SF	NOT COMM. USE	743 SF	
4-D	37.61'	35.14'	1329 SF	1329 SF		0 SF	NOT COMM. USE	1329 SF	
4-E	36.66'	6.28'	230 SF	230 SF		0 SF	NOT COMM. USE	230 SF	
4-F	36.66'	21.61'	789 SF	789 SF		0 SF	NOT COMM. USE	789 SF	
4-G	15.24'	17.01'	265 SF	265 SF		0 SF	NOT COMM. USE	265 SF	
4-H	6.56'	16.02'	109 SF	109 SF		0 SF	NOT COMM. USE	107 SF	
4-I	36.72'	25.47'	934 SF	934 SF		0 SF	NOT COMM. USE	934 SF	
4-J	34.50'	2.67'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
4-K	17.50'	11.13'	194 SF	194 SF		0 SF	NOT COMM. USE	194 SF	
4-L	26.73'	12.30'	329 SF	329 SF		0 SF	NOT COMM. USE	329 SF	
4-M	29.88'	6.38'	157 SF	157 SF		0 SF	NOT COMM. USE	157 SF	
4-N	28.80'	6.78'	227 SF	227 SF		0 SF	NOT COMM. USE	227 SF	
4-O	35.86'	2.24'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
4-P	34.41'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
4-Q	36.94'	50.19'	1847 SF	1847 SF		0 SF	NOT COMM. USE	1847 SF	
4-R	21.85'	9.36'	203 SF	203 SF		0 SF	NOT COMM. USE	203 SF	
4-S	15.24'	32.00'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9438 SF	9438 SF		17 SF		9419 SF	

GROSS FLOOR AREA FOR MHA - ALL LEVELS

NAME	WIDTH	LENGTH	GFA	FAR CHARGEABLE FLOOR AREA	FAR CODE REFERENCE	MHA-C GFA	MHA-C CODE REFERENCE	MHA-R GFA	MHA-R CODE REFERENCE
LEVEL 5									
C5-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C5-B	2.30'	2.33'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
5-A	30.44'	55.18'	1680 SF	1680 SF		0 SF	NOT COMM. USE	1680 SF	
5-B	32.52'	56.79'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
5-C	2.87'	2.00'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
5-D	2.96'	2.00'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
5-E	36.82'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
5-F	34.52'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
5-G	17.31'	11.46'	191 SF	191 SF		0 SF	NOT COMM. USE	191 SF	
5-H	26.77'	12.30'	329 SF	329 SF		0 SF	NOT COMM. USE	329 SF	
5-I	28.83'	5.29'	158 SF	158 SF		0 SF	NOT COMM. USE	158 SF	
5-J	28.83'	7.88'	227 SF	227 SF		0 SF	NOT COMM. USE	227 SF	
5-K	35.82'	2.24'	92 SF	92 SF		0 SF	NOT COMM. USE	92 SF	
5-L	34.37'	4.85'	167 SF	167 SF		0 SF	NOT COMM. USE	167 SF	
5-M	36.97'	50.17'	1847 SF	1847 SF		0 SF	NOT COMM. USE	1847 SF	
5-N	21.85'	9.24'	203 SF	203 SF		0 SF	NOT COMM. USE	203 SF	
5-O	15.20'	7.93'	121 SF	121 SF		0 SF	NOT COMM. USE	121 SF	
5-P	3.99'	10.54'	42 SF	42 SF		0 SF	NOT COMM. USE	42 SF	
5-Q	1.20'	35.31'	42 SF	42 SF		0 SF	NOT COMM. USE	42 SF	
5-R	2.00'	8.86'	18 SF	18 SF		0 SF	NOT COMM. USE	18 SF	
5-S	4.00'	8.99'	36 SF	36 SF		0 SF	NOT COMM. USE	36 SF	
			8046 SF	8046 SF		17 SF		8029 SF	
ROOF									
CR-A	2.17'	1.96'	4 SF	4 SF		4 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
CR-B	2.85'	4.50'	13 SF	13 SF		13 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
R-B	20.50'	9.14'	190 SF	190 SF		0 SF	NOT COMM. USE	190 SF	
R-C	16.54'	6.58'	97 SF	97 SF		0 SF	NOT COMM. USE	97 SF	
R-D	18.32'	8.67'	172 SF	172 SF		0 SF	NOT COMM. USE	172 SF	
R-E	1.97'	3.02'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
R-A	20.50'	9.95'	395 SF	0 SF	23.47A.013.D.6 (ROOFTOP GREENHOUSES EXCLUDED)	0 SF	NOT COMM. USE	0 SF	23.47A.013.D.6 (ROOFTOP GREENHOUSES EXCLUDED)
			877 SF	482 SF		17 SF		465 SF	
TOTAL GROSS FLOOR AREA			57085 SF	45148 SF		6068 SF		39080 SF	

NOTE: FAR DIMENSIONS AND AREAS CALCULATED USING AUTODESK REVIT

MHA-C, PAYMENT OPTION, PER SMC 23.58B.040

TOTAL GROSS FLOOR ARE IN COMMERCIAL USE
(SEE FLOOR AREA DIAGRAMS & TABLE)

LEVEL 1	5983 SF
LEVEL 2	17 SF
LEVEL 3	17 SF
LEVEL 4	17 SF
LEVEL 5	17 SF
ROOF	17 SF
TOTAL GROSS FLOOR AREA IN COMM USE	6068 SF

MORE THAN 4,000 SF, SO MHA-C APPLIES

MHA-C EXEMPTIONS - 23.58B.040.A.1.b
FIRST 4,000 SF OF STREET LEVEL USES EXEMPT - 4,000.00 SF

TOTAL CHARGEABLE FLOOR AREA FOR MHA-C CALC 2,068 SF

MHA-C PAYMENT OPTION TABLE

1	ZONE	NC2-55(M)
2	MHA AREA DESIGNATION PER 23.58B.050	MEDIUM
3	ASSOCIATED PUDA?	YES
4	TOTAL GROSS FLOOR AREA IN COMM. USE	6,068 SF
5	TOTAL CHARGEABLE FLOOR AREA IN COMM. USE	6,068 SF
6	CHARGEABLE FLOOR AREA IN COMM. USE EXCLUDED FROM MHA-C CALC	4,000 SF
7	FLOOR AREA FOR MHA-C PAYMENT CALC	2,068 SF
8	PAYMENT CALC AMOUNT PER CODE OR PUDA	$7.00
9	MHA-C PAYMENT PROVIDED	$14,476.00

MHA-R, PAYMENT OPTION, PER SMC 23.58C.040

TOTAL GROSS FLOOR ARE IN RESIDENTIAL USE
(SEE FLOOR AREA DIAGRAMS & TABLE)

LEVEL P1	11540 SF
LEVEL 1	2413 SF
LEVEL 2	9377 SF
LEVEL 3	9377 SF
LEVEL 4	9419 SF
LEVEL 5	8029 SF
ROOF	860 SF
TOTAL GROSS FLOOR AREA IN RES USE	51015 SF

MHA-R EXEMPTIONS

LEVEL	NAME	WIDTH	LENGTH	GFA	CODE CITATION
LEVEL P1	P1-A	94.69'	121.88'	11540 SF	23.47A.013.D.2 (UNDERGROUND STORY)
ROOF	R-A	20.50'	9.95'	395 SF	23.47A.013.D.6 (ROOFTOP GREENHOUSES EXCLUDED)

TOTAL FAR EXEMPTIONS (SHOWN IN RED) 11935 SF

SMC 23.47A.013.D:
THE FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARD MAXIMUM FAR:
2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS
6. ROOFTOP GREENHOUSE AREAS MEETING THE STANDARDS OF SUBSECTIONS 23.47A.012.C.6 AND 23.47A.012.C.7.

23.58C.040.A.1
An applicant complying with this Chapter 23.58C through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable, by the total gross floor area in the development, **excluding the floor area of parking located in stories or portions of stories that are underground**;

TOTAL CHARGEABLE FLOOR AREA FOR MHA-R CALC = 51,015 SF - 11,935 SF
= 39,080 SF

MHA-R PAYMENT OPTION TABLE

1	ZONE	NC2-55(M)
2	MHA DESIGNATION PER SMC 23.58C.050	MEDIUM
3	ASSOCIATED PUDA?	YES
4	TOTAL # OF UNITS	35 UNITS
5	GROSS FLOOR AREA - RES USE	51,015 SF
6	GROSS FLOOR AREA - LIVE/WORK	0 SF
7	GROSS FLOOR AREA EXCLUDED FROM MHA-R	11,935 SF
8	FLOOR AREA FOR MHA-R CALCULATION	39,080 SF
9	PAYMENT CALCULATION AMOUNT PER CODE OR PUDA	$13.25
10	MHA-R PAYMENT PROVIDED	$517,810.00

8

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

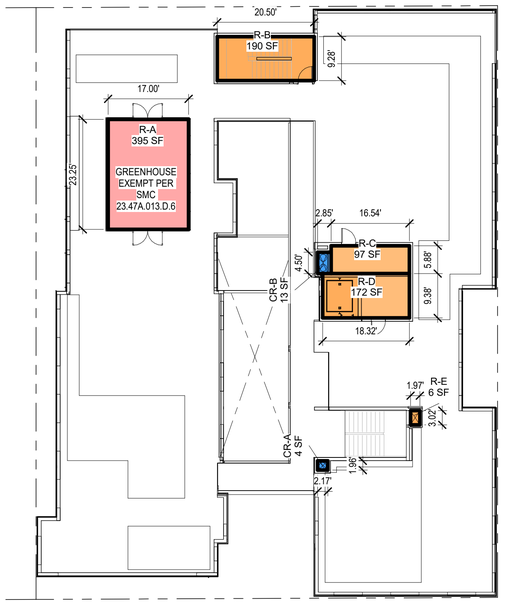
MHA REQUIREMENTS

SHEET NO.

G006.1

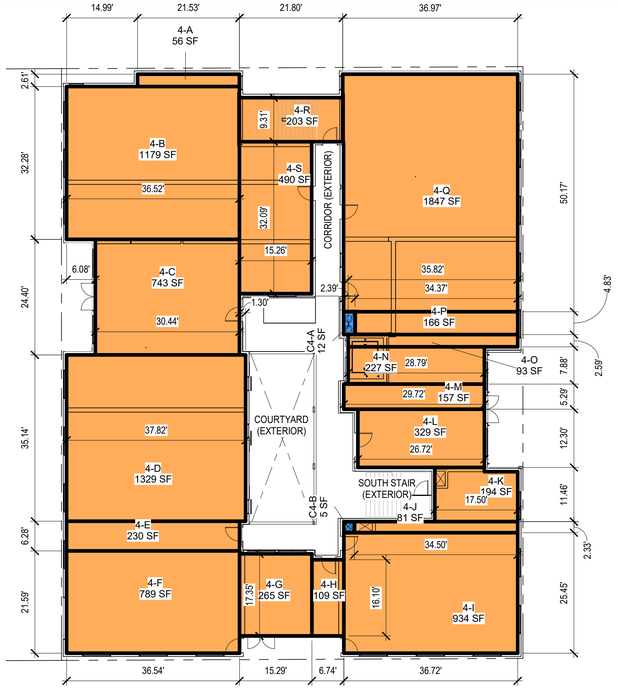
Drawn
Checked

Printed: 3/27/2018 11:20:26 AM

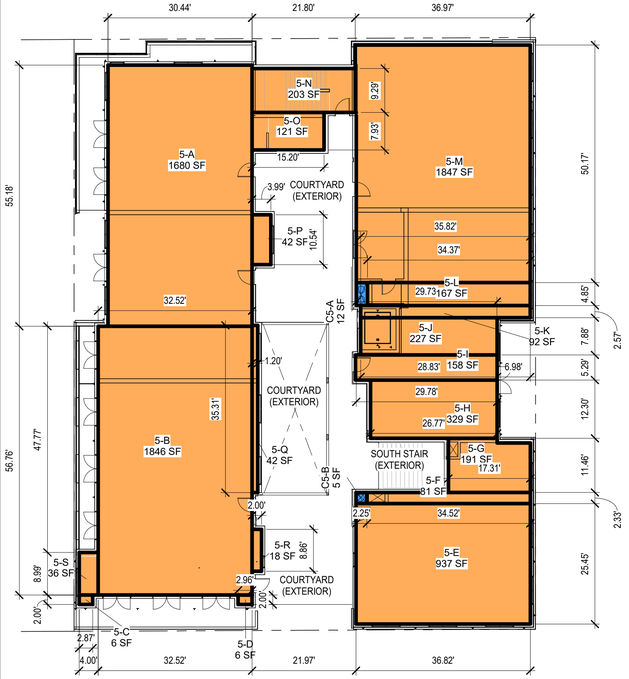


ROOF

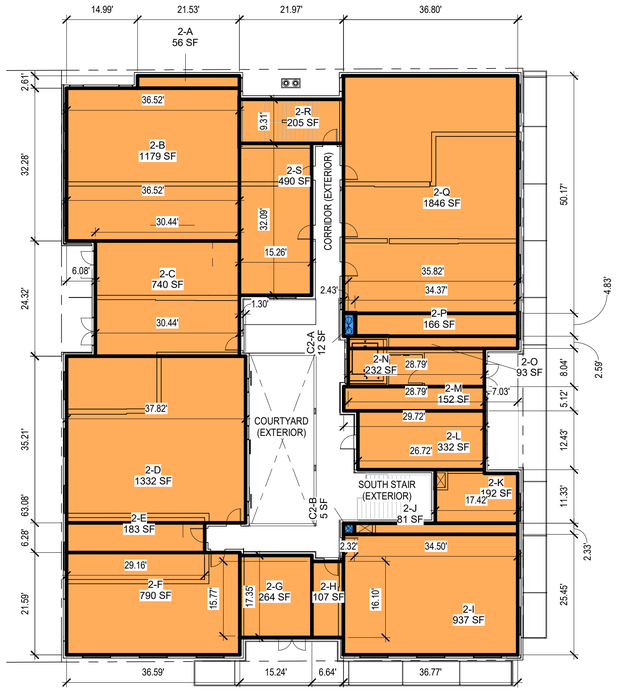
- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL (EXEMPT)



LEVEL 4



LEVEL 5



LEVELS 2 + 3

GROSS FLOOR AREA FOR MHA - LEVELS 3+

				FAR		MHA-C		MHA-R	
NAME	WIDTH	LENGTH	GFA	CHARGEABLE FLOOR AREA	CODE REFERENCE	MHA-C GFA	CODE REFERENCE	MHA-R GFA	CODE REFERENCE
LEVEL 2									
C2-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C2-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
2-A	21.53'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
2-B	36.52'	32.28'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
2-C	30.44'	24.32'	740 SF	740 SF		0 SF	NOT COMM. USE	740 SF	
2-D	37.82'	35.21'	1332 SF	1332 SF		0 SF	NOT COMM. USE	1332 SF	
2-E	29.16'	6.28'	183 SF	183 SF		0 SF	NOT COMM. USE	183 SF	
2-F	36.59'	21.59'	790 SF	790 SF		0 SF	NOT COMM. USE	790 SF	
2-G	15.24'	17.35'	264 SF	264 SF		0 SF	NOT COMM. USE	264 SF	
2-H	6.64'	16.10'	107 SF	107 SF		0 SF	NOT COMM. USE	107 SF	
2-I	36.75'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
2-J	34.54'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
2-K	17.42'	11.33'	192 SF	192 SF		0 SF	NOT COMM. USE	192 SF	
2-L	26.72'	12.43'	332 SF	332 SF		0 SF	NOT COMM. USE	332 SF	
2-M	29.72'	5.12'	152 SF	152 SF		0 SF	NOT COMM. USE	152 SF	
2-N	28.79'	8.04'	232 SF	232 SF		0 SF	NOT COMM. USE	232 SF	
2-O	35.86'	2.59'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
2-P	34.37'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
2-Q	35.82'	50.17'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
2-R	21.97'	9.31'	205 SF	205 SF		0 SF	NOT COMM. USE	205 SF	
2-S	15.26'	32.09'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9394 SF	9394 SF		17 SF		9377 SF	
LEVEL 3									
C3-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C3-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
3-A	21.53'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
3-B	36.52'	32.28'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
3-C	30.44'	24.32'	740 SF	740 SF		0 SF	NOT COMM. USE	740 SF	
3-D	37.82'	35.21'	1332 SF	1332 SF		0 SF	NOT COMM. USE	1332 SF	
3-E	29.16'	6.28'	183 SF	183 SF		0 SF	NOT COMM. USE	183 SF	
3-F	36.59'	21.59'	790 SF	790 SF		0 SF	NOT COMM. USE	790 SF	
3-G	15.24'	17.35'	264 SF	264 SF		0 SF	NOT COMM. USE	264 SF	
3-H	6.64'	16.10'	107 SF	107 SF		0 SF	NOT COMM. USE	107 SF	
3-I	36.75'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
3-J	34.54'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
3-K	17.42'	11.33'	192 SF	192 SF		0 SF	NOT COMM. USE	192 SF	
3-L	26.72'	12.43'	332 SF	332 SF		0 SF	NOT COMM. USE	332 SF	
3-M	29.72'	5.12'	152 SF	152 SF		0 SF	NOT COMM. USE	152 SF	
3-N	28.79'	8.04'	232 SF	232 SF		0 SF	NOT COMM. USE	232 SF	
3-O	35.86'	2.59'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
3-P	34.37'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
3-Q	35.82'	50.17'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
3-R	21.97'	9.31'	205 SF	205 SF		0 SF	NOT COMM. USE	205 SF	
3-S	15.29'	32.09'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9394 SF	9394 SF		17 SF		9377 SF	
LEVEL 4									
C4-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C4-B	2.40'	2.67'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
4-A	21.69'	2.61'	56 SF	56 SF		0 SF	NOT COMM. USE	56 SF	
4-B	36.61'	32.32'	1179 SF	1179 SF		0 SF	NOT COMM. USE	1179 SF	
4-C	30.44'	24.35'	743 SF	743 SF		0 SF	NOT COMM. USE	743 SF	
4-D	37.61'	35.14'	1329 SF	1329 SF		0 SF	NOT COMM. USE	1329 SF	
4-E	36.66'	6.28'	230 SF	230 SF		0 SF	NOT COMM. USE	230 SF	
4-F	36.66'	21.61'	789 SF	789 SF		0 SF	NOT COMM. USE	789 SF	
4-G	15.24'	17.01'	265 SF	265 SF		0 SF	NOT COMM. USE	265 SF	
4-H	6.56'	16.02'	109 SF	109 SF		0 SF	NOT COMM. USE	107 SF	
4-I	36.72'	25.47'	934 SF	934 SF		0 SF	NOT COMM. USE	934 SF	
4-J	34.50'	2.67'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
4-K	17.50'	11.13'	194 SF	194 SF		0 SF	NOT COMM. USE	194 SF	
4-L	26.73'	12.30'	329 SF	329 SF		0 SF	NOT COMM. USE	329 SF	
4-M	29.88'	6.38'	157 SF	157 SF		0 SF	NOT COMM. USE	157 SF	
4-N	28.80'	6.78'	227 SF	227 SF		0 SF	NOT COMM. USE	227 SF	
4-O	35.86'	2.24'	93 SF	93 SF		0 SF	NOT COMM. USE	93 SF	
4-P	34.41'	5.19'	166 SF	166 SF		0 SF	NOT COMM. USE	166 SF	
4-Q	36.94'	50.19'	1847 SF	1847 SF		0 SF	NOT COMM. USE	1847 SF	
4-R	21.85'	9.36'	203 SF	203 SF		0 SF	NOT COMM. USE	203 SF	
4-S	15.24'	32.00'	490 SF	490 SF		0 SF	NOT COMM. USE	490 SF	
			9438 SF	9438 SF		17 SF		9419 SF	
LEVEL 5									
C5-A	2.53'	5.19'	12 SF	12 SF		12 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
C5-B	2.30'	2.33'	5 SF	5 SF		5 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
5-A	30.44'	55.18'	1680 SF	1680 SF		0 SF	NOT COMM. USE	1680 SF	
5-B	32.52'	56.79'	1846 SF	1846 SF		0 SF	NOT COMM. USE	1846 SF	
5-C	2.87'	2.00'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
5-D	2.96'	2.00'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
5-E	36.82'	25.45'	937 SF	937 SF		0 SF	NOT COMM. USE	937 SF	
5-F	34.52'	2.33'	81 SF	81 SF		0 SF	NOT COMM. USE	81 SF	
5-G	17.31'	11.46'	191 SF	191 SF		0 SF	NOT COMM. USE	191 SF	
5-H	26.77'	12.30'	329 SF	329 SF		0 SF	NOT COMM. USE	329 SF	
5-I	28.83'	5.29'	158 SF	158 SF		0 SF	NOT COMM. USE	158 SF	
5-J	28.83'	7.88'	227 SF	227 SF		0 SF	NOT COMM. USE	227 SF	
5-K	35.82'	2.24'	92 SF	92 SF		0 SF	NOT COMM. USE	92 SF	
5-L	34.37'	4.85'	167 SF	167 SF		0 SF	NOT COMM. USE	167 SF	
5-M	36.97'	50.17'	1847 SF	1847 SF		0 SF	NOT COMM. USE	1847 SF	
5-N	21.85'	9.24'	203 SF	203 SF		0 SF	NOT COMM. USE	203 SF	
5-O	15.20'	7.93'	121 SF	121 SF		0 SF	NOT COMM. USE	121 SF	
5-P	3.99'	10.54'	42 SF	42 SF		0 SF	NOT COMM. USE	42 SF	
5-Q	1.20'	35.31'	42 SF	42 SF		0 SF	NOT COMM. USE	42 SF	
5-R	2.00'	8.86'	18 SF	18 SF		0 SF	NOT COMM. USE	18 SF	
5-S	4.00'	8.99'	36 SF	36 SF		0 SF	NOT COMM. USE	36 SF	
			8046 SF	8046 SF		17 SF		8029 SF	
ROOF									
CR-A	2.17'	1.96'	4 SF	4 SF		4 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
CR-B	2.85'	4.50'	13 SF	13 SF		13 SF		0 SF	(RTL EXHAUST) NOT RES. OR LIVE/WORK
R-B	20.50'	9.14'	190 SF	190 SF		0 SF	NOT COMM. USE	190 SF	
R-C	16.54'	6.58'	97 SF	97 SF		0 SF	NOT COMM. USE	97 SF	
R-D	18.32'	8.67'	172 SF	172 SF		0 SF	NOT COMM. USE	172 SF	
R-E	1.97'	3.02'	6 SF	6 SF		0 SF	NOT COMM. USE	6 SF	
R-A	20.50'	9.95'	395 SF	0 SF	23.47A.013.D.6 (ROOFTOP GREENHOUSES EXCLUDED)	0 SF	NOT COMM. USE	0 SF	23.47A.013.D.6 (ROOFTOP GREENHOUSES EXCLUDED)
			877 SF	482 SF		17 SF		465 SF	

NOTE: DIMENSIONS AND AREAS CALCULATED USING AUTODESK REVIT

SEE SHEET G006.1 FOR REMAINING FLOORS AND CALCULATIONS

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

MHA REQUIREMENTS

SHEET NO.

G006.2

Drawn
Checked

Printed: 3/27/2018 11:20:31 AM

7009 Greenwood Avenue N.

Metro Route 5 -- Shoreline CC to Greenwood to Downtown Seattle per November 4, 2017 Service Change

Nearest Timestop: Greenwood Ave N/N 85th St

WEEKDAYS		SATURDAYS		SUNDAYS	
To Downtown Seattle		To Downtown Seattle		To Downtown Seattle	
Leave	Headway (minutes)	Leave	Headway (minutes)	Leave	Headway (minutes)
5:00		5:37		6:05	
5:30	0:30	6:07	0:30	6:35	0:30
5:59	0:29	6:37	0:30	7:05	0:30
6:13	0:14	7:05	0:28	7:35	0:30
6:26	0:13	7:20	0:15	8:05	0:30
6:38	0:12	7:35	0:15	8:35	0:30
6:50	0:12	7:50	0:15	8:50	0:15
6:57	0:07	8:05	0:15	9:05	0:15
7:02	0:05	8:20	0:15	9:17	0:12
7:11	0:09	8:35	0:15	9:33	0:16
7:16	0:05	8:50	0:15	9:48	0:15
7:22	0:06	9:05	0:15	10:03	0:15
7:27	0:05	9:19	0:14	10:17	0:14
7:32	0:05	9:34	0:15	10:32	0:15
7:39	0:07	9:49	0:15	10:47	0:15
7:46	0:07	10:04	0:15	11:02	0:15
7:51	0:05	10:18	0:14	11:17	0:15
7:57	0:06	10:33	0:15	11:32	0:15
8:03	0:06	10:48	0:15	11:47	0:15
8:08	0:05	11:03	0:15	12:01	0:14
8:15	0:07	11:18	0:15	12:16	0:15
8:20	0:05	11:32	0:14	12:31	0:15
8:28	0:08	11:47	0:15	12:46	0:15
8:35	0:07	12:02	0:15	13:00	0:14
8:46	0:11	12:17	0:15	13:15	0:15
8:55	0:09	12:32	0:15	13:30	0:15
9:05	0:10	12:47	0:15	13:45	0:15
9:20	0:15	13:02	0:15	14:00	0:15
9:35	0:15	13:17	0:15	14:15	0:15
9:49	0:14	13:32	0:15	14:30	0:15
10:04	0:15	13:47	0:15	14:45	0:15
10:19	0:15	14:02	0:15	15:00	0:15
10:34	0:15	14:17	0:15	15:15	0:15
10:49	0:15	14:32	0:15	15:30	0:15
11:04	0:15	14:47	0:15	15:45	0:15
11:21	0:17	15:02	0:15	16:00	0:15
11:36	0:15	15:17	0:15	16:15	0:15
11:51	0:15	15:32	0:15	16:31	0:16
12:06	0:15	15:47	0:15	16:46	0:15
12:21	0:15	16:02	0:15	17:01	0:15
12:35	0:14	16:17	0:15	17:17	0:16
12:49	0:14	16:32	0:15	17:32	0:15
13:04	0:15	16:47	0:15	17:47	0:15
13:19	0:15	17:02	0:15	18:03	0:16
13:34	0:15	17:17	0:15	18:18	0:15
13:49	0:15	17:34	0:17	18:33	0:15
14:04	0:15	17:49	0:15	18:48	0:15
14:19	0:15	18:04	0:15	19:03	0:15
14:34	0:15	18:19	0:15	19:18	0:15
14:49	0:15	18:35	0:16	19:34	0:16
15:04	0:15	18:50	0:15	19:49	0:15
15:20	0:16	19:05	0:15	20:04	0:15
15:34	0:14	19:20	0:15	20:19	0:15
15:48	0:14	19:36	0:16	20:34	0:15
16:03	0:15	19:50	0:14	20:49	0:15
16:18	0:15	20:06	0:16	21:04	0:15
16:33	0:15	20:20	0:14	21:20	0:16
16:48	0:15	20:36	0:16	21:35	0:15
17:03	0:15	20:50	0:14	21:50	0:15
17:18	0:15	21:06	0:16	22:05	0:15
17:34	0:16	21:20	0:14	22:20	0:15
17:49	0:15	21:35	0:15	22:35	0:15
18:04	0:15	21:50	0:14	22:49	0:14
18:20	0:16	22:06	0:16	23:05	0:16
18:35	0:15	22:17	0:11	23:35	0:30
18:53	0:18	22:30	0:13	0:05	0:30
19:08	0:15	22:44	0:14	0:54	0:49
19:23	0:15	23:00	0:16	1:54	1:00
19:39	0:16	23:30	0:30	3:54	2:00
19:52	0:13	0:00	0:30		
20:09	0:17	0:53	0:53		
20:24	0:15	1:54	1:01		
20:29	0:05	3:54	2:00		
20:39	0:10				
20:54	0:15				
21:09	0:15				
21:24	0:15				
21:39	0:15				
21:54	0:15				
22:12	0:18				
22:27	0:15				
22:42	0:15				
22:57	0:15				
23:12	0:15				
23:42	0:30				
0:13	0:31				
0:53	0:40				
1:53	1:00				
3:53	2:00				

Hours with 15 min or less Headways:	13:32	12:34	10:53
Meets Frequent Transit Service Criterion (minimum 12 Hours for 6 days)	YES	YES	NO
Hours with 30 min or less Headways:	18:42	18:23	18:00
Meets Frequent Transit Service Criterion (minimum 18 Hours for 7 days/week)	YES	YES	YES



JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
ZONING - FREQUENT TRANSIT

SHEET NO.
G007

Drawn
Checked

Printed: 3/23/2018 2:13:31 PM

SE 1/4, SECTION 1 , TOWNSHIP 25 N, RANGE 3 E AND AND SW 1/4, SECTION 6, TOWNSHIP 25 N, RANGE 4 E, W.M.

LEGEND

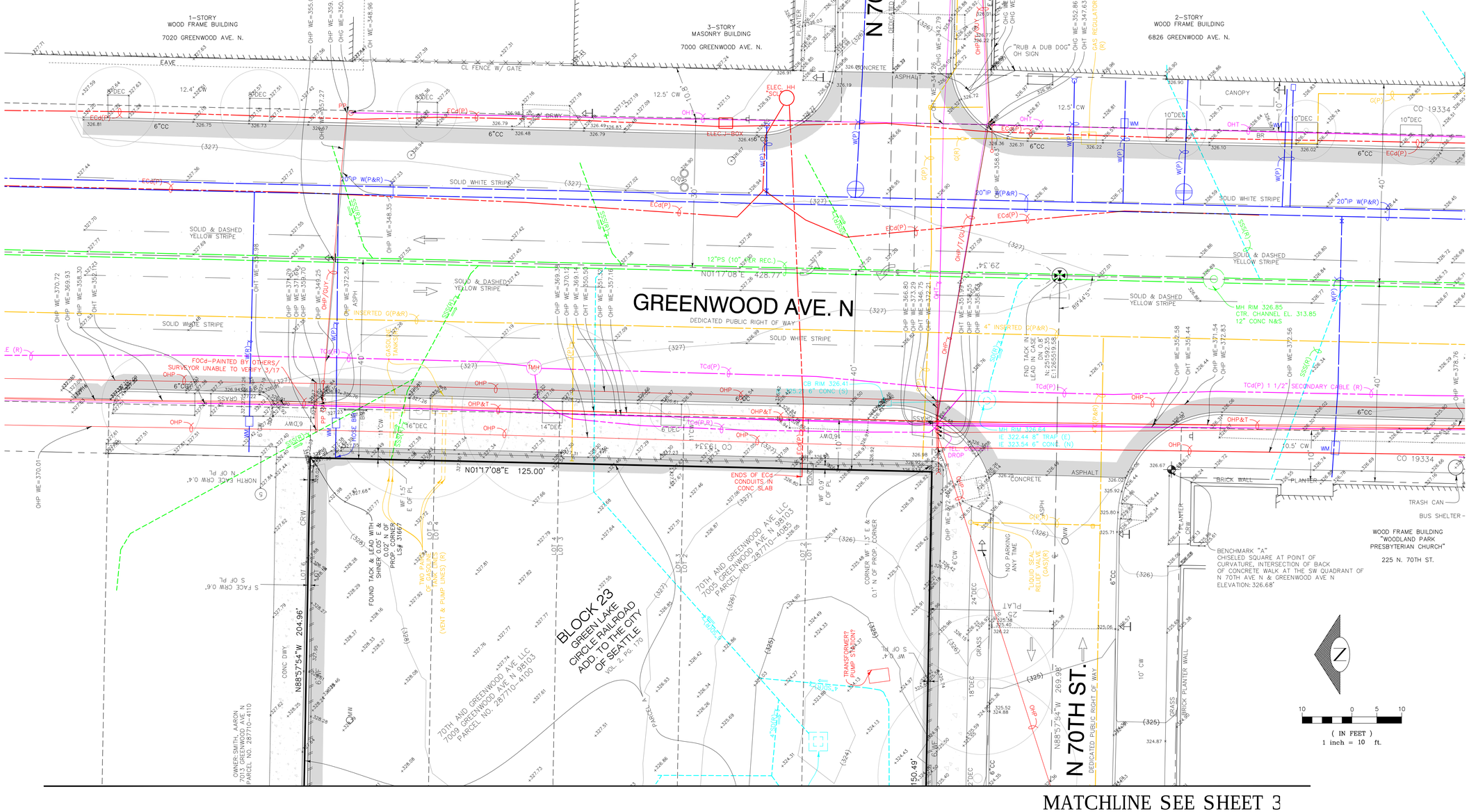
ADS	PLASTIC PIPE
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
C/M	CENTERLINE/MONUMENT LINE
COL	COLUMN
CON	CONIFEROUS TREE
CTV	CABLE TELEVISION
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECd	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
	FOUND SURVEY MONUMENT (AS NOTED)
FFE	FINISHED FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
	GUY ANCHOR
GP	GUY POLE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)

LSCAPE	LANDSCAPE/PLANTER
	MANHOLE
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PP	POWER POLE
PS/PSS	COMBINED/SANTIARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
RE	ROOF ELEVATION
SD	SERVICE DRAIN (STORM)
SS/SSS	COMBINED/SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC CONTROL CABINET (TRSCC)
TD	TRENCH DRAIN
TCd	UNDERGROUND TELEPHONE CONDUIT
TMH	TELEPHONE MANHOLE
	TEMPORARY BENCHMARK (TBM)
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
W	WATER MAIN
WM	WATER METER
	WATER VALVE
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)
CED	CEDAR TREE



VICINITY MAP

NOT TO SCALE



SEE SHEET 2

MATCHLINE SEE SHEET 3

BUSH, RODED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

NO	REVISION	DATE
1	ADDITIONAL TOPOGRAPHY	11/10/16
2	ADDED TIES TO NUMBERED SHEETS	1/6/17
3	ADDED FIBER OPTIC NOTE ON GREENWOOD	11/02/17
4	ADDED 7010 PALATINE SITE	11/21/17
5	EXPANDED SITE AREA IN NOTES	

TOPOGRAPHIC AND BOUNDARY SURVEY
70TH AND GEENWOOD, LLC
7009 GREENWOOD AVE. N.
SEATTLE KING COUNTY WASHINGTON

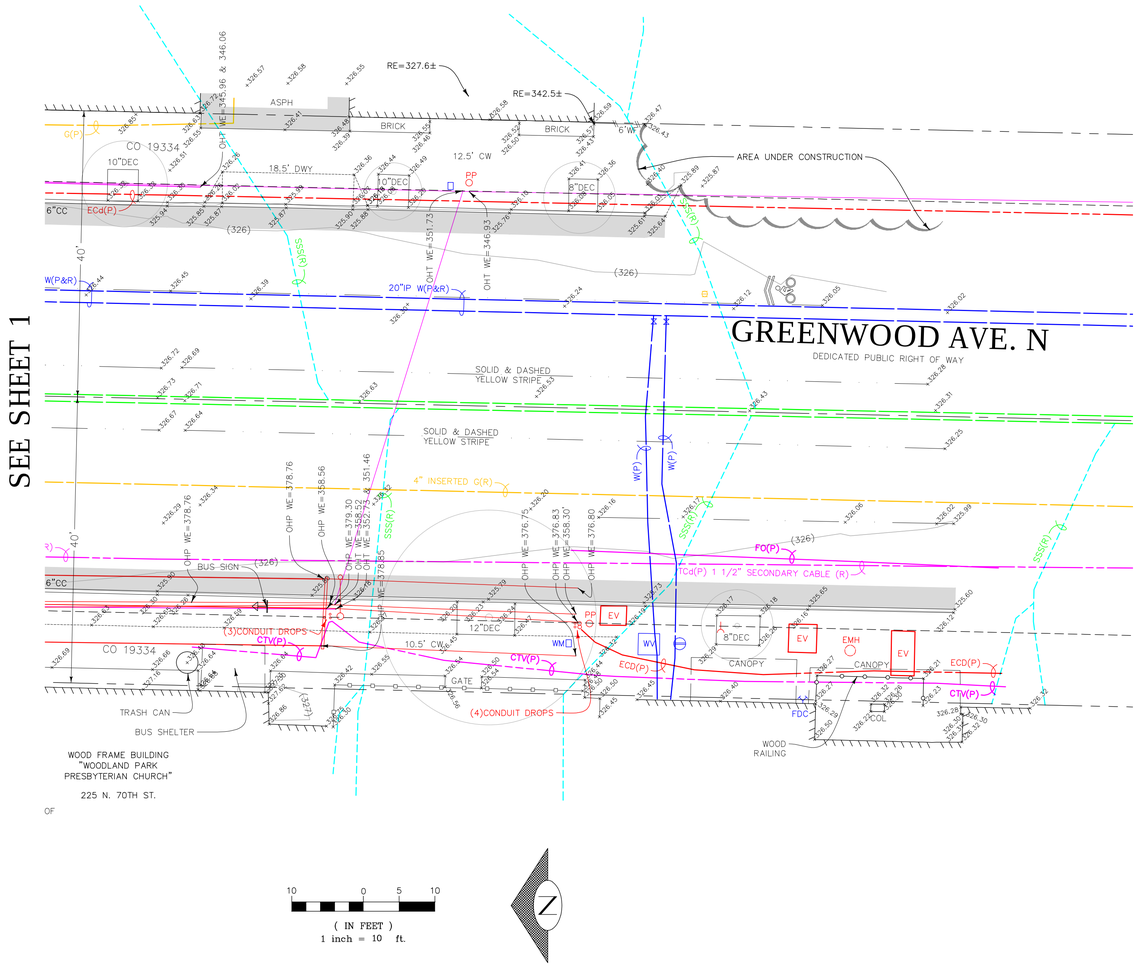
drawn by	checked by
HDC/FWH	DAB
scale	date
1"=10'	11/17
job no.	
2014241.03	
sheet 1 of 3	

24"x36" 11/21/2017 U:\C3D\2014\2014241\SURVEY\NCL\DWG\XS-SUR-03.DWG

SE 1/4, SECTION 1 , TOWNSHIP 25 N, RANGE 3 E AND AND SW 1/4, SECTION 6, TOWNSHIP 25 N, RANGE 4 E, W.M.

LEGEND

ADS	PLASTIC PIPE
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	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
COL	COLUMN
CON	CONIFEROUS TREE
CTV	CABLE TELEVISION
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECd	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
	FOUND SURVEY MONUMENT (AS NOTED)
FFE	FNISHED FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
	GUY ANCHOR
GP	GUY POLE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
LSCAPE	LANDSCAPE/PLANTER
	MANHOLE
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
PL	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PP	POWER POLE
PS/PSS	COMBINED/SANTIARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
RE	ROOF ELEVATION
SD	SERVICE DRAIN (STORM)
SS/SSS	COMBINED/SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC CONTROL CABINET (TRSCC)
TD	TRENCH DRAIN
TCd	UNDERGROUND TELEPHONE CONDUIT
TMH	TELEPHONE MANHOLE
	TEMPORARY BENCHMARK (TBM)
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
W	WATER MAIN
WM	WATER METER
	WATER VALVE
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)
CED	CEDAR TREE



24"x36" 11/21/2017 U:\C3D\2014\2014241\SURVEYING\DWG\XS-SUR-03.DWG

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

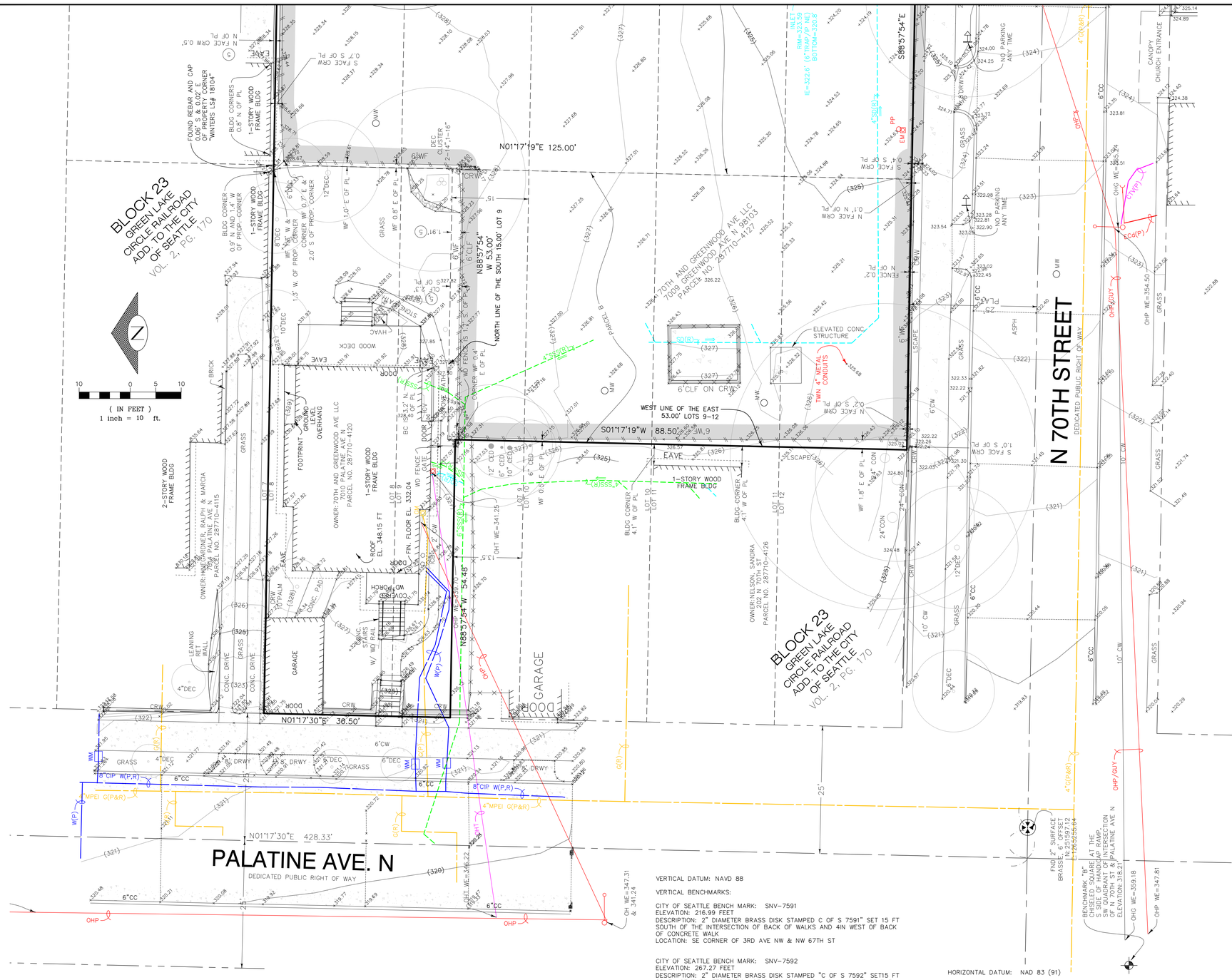
NO	REVISION	DATE

TOPOGRAPHIC AND BOUNDARY SURVEY
70TH AND GEENWOOD, LLC
7009 GREENWOOD AVE. N.
SEATTLE KING COUNTY WASHINGTON

drawn by HDC/FWH	checked by DAB
scale 1"=10'	date 11/17
job no. 2014241.03	
sheet 2 of 3	

SE 1/4, SECTION 1 , TOWNSHIP 25 N, RANGE 3 E AND AND SW 1/4, SECTION 6, TOWNSHIP 25 N, RANGE 4 E, W.M.

MATCHLINE SEE SHEET 1



SITE NOTES

SITE ADDRESS:
7009 GREENWOOD AVE N
7005 GREENWOOD AVE N
7010 PALANTINE AVE N
SEATTLE, WA

PARCEL NUMBERS:
287710-4100 (7009 GREENWOOD AVE N)
287710-4085
287710-4127
287710-4120 (7010 PALANTINE AVE N)

ZONING:
NC2-40 (7009, 7005 GREENWOOD AVE N)
AND
SF-5000 (7010 PALANTINE AVE N)

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

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.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0340F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARING:
CENTERLINE OF N 70TH ST (N88°57'54"W)

VERTICAL DATUM:
NAVD 88

AREAS: (SEE ZONING AREAS BELOW)
SITE AS SHOWN FOR 7005 GREENWOOD AVE N CONTAINS 7,311 SQUARE FEET OR 0.1678 ACRES

SITE AS SHOWN FOR 7009 GREENWOOD AVE N CONTAINS 9,644 SQUARE FEET OR 0.2214 ACRES

SITE AS SHOWN FOR 7010 PALATINE AVE N CONTAINS 3,844 SQUARE FEET OR 0.0882 ACRES

TOTAL SITE AS SHOWN CONTAINS 20,799 SQUARE FEET OR 0.4775 ACRES, MORE OR LESS.

DESCRIPTION: (7005 AND 7009 GREENWOOD AV N)

PARCEL A:

LOTS 1, 2, 3, 4, AND 5, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT FOR THE EAST 10 FEET THEREOF CONDEMNED FOR GREENWOOD A VENUE IN THE SUPERIOR COURT OF KING COUNTY CAUSE NO. 65489, UNDER PROVISIONS OF ORDINANCE NO. 19334.

PARCEL B:

THE SOUTH 15 FEET OF THE EAST 53 FEET OF LOT 9 AND THE EAST 53 FEET OF LOTS 10, 11 AND 12, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE OF WASHINGTON, COMMITMENT NO. 20369669-410-MP2, DATED DECEMBER 4, 2015. 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.

NONE SHOWN.

LEGAL DESCRIPTION (7010 PALANTINE AVE N)

LOTS 8 AND 9, BLOCK 23, GREEN LAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 170, RECORDS OF KING COUNTY, WASHINGTON

EXCEPT THE SOUTH 13.5 FEET OF THE EAST 53 FEET OF LOT 9;

AND EXCEPT THE SOUTH 10 FEET OF THE WEST 54.5 FEET OF LOT 9;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY RAINIER TITLE, COMMITMENT NO. 707417RT, DATED AUGUST 10, 2016. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

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

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

(5.) MATTERS SET FORTH BY SURVEY:

DISCLOSES: DISCREPANCY BETWEEN FENCE LINES AND BOUNDARY LINES
RECORDED: SEPTEMBER 8, 2011
RECORDING NO.: 201109080900001

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARKS:

CITY OF SEATTLE BENCH MARK: SNV-7591
ELEVATION: 216.99 FEET
DESCRIPTION: 2" DIAMETER BRASS DISK STAMPED C OF S 7591" SET 15 FT SOUTH OF THE INTERSECTION OF BACK OF WALKS AND 4IN WEST OF BACK OF CONCRETE WALK
LOCATION: SE CORNER OF 3RD AVE NW & NW 67TH ST

CITY OF SEATTLE BENCH MARK: SNV-7592
ELEVATION: 267.27 FEET
DESCRIPTION: 2" DIAMETER BRASS DISK STAMPED "C OF S 7592" SET15 FT SOUTH OF THE INTERSECTION OF BACK OF WALKS AND 4IN WEST OF THE BACK OF CONCRETE WALK
LOCATION: SE CORNER OF 3RD AVE NW & NW 73RD ST

SITE BENCHMARKS:

BENCHMARK "A"
ELEVATION: 326.68'
CHISELED SQUARE AT POINT OF CURVATURE, INTERSECTION OF BACK OF CONCRETE WALK AT THE SW QUADRANT OF N 70TH AVE N & GREENWOOD AVE N

BENCHMARK "B"
ELEVATION: 318.21 FEET
CHISELED SQUARE AT THE S SIDE OF HANDICAP RAMP, SW QUADRANT OF INTERSECTION OF N 70TH ST & PALATINE AVE N

HORIZONTAL DATUM: NAD 83 (91)

HORIZONTAL BENCHMARKS:

CITY OF SEATTLE
DESCRIPTION: FOUND TACK IN LEAD IN CONCRETE MONUMENT, DOWN 0.8' IN CASE
LOCATION: THE INTERSECTION OF CENTERLINES OF GREENWOOD AVE. N. AND N 70TH STREET
N: 251592.35
E: 1265519.58

CITY OF SEATTLE
DESCRIPTION: FOUND 2" DIAMETER SURFACE BRASS DISC
LOCATION: 6' EAST (OFFSET MONUMENT) OF THE INTERSECTION OF CENTERLINES OF PALATINE AVE. AND N 70TH STREET
N: 251597.12
E: 1265255.64

NC2-40 AND SF-5000 ZONING AREAS:
SITE AS SHOWN FOR 7005/7009 GREENWOOD AVE N (ZONED NC2-40) CONTAINS 12,185 SQUARE FEET OR 0.2797 ACRES

SITE AS SHOWN FOR 7009 GREENWOOD AVE N AND 7010 PALATINE AVE N (ZONED SF-5000) CONTAINS 8,614 SQUARE FEET OR 0.1978 ACRES

TOTAL SITE AS SHOWN CONTAINS 20,799 SQUARE FEET OR 0.4775 ACRES, MORE OR LESS.

DANIEL A. BELOW
EXPIRES 1/13/2018
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

NO.	REVISION	DATE

TOPOGRAPHIC AND BOUNDARY SURVEY
70TH AND GEENWOOD, LLC
7009 GREENWOOD AVE. N.
SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
HDC/FWH	DAB
scale	date
1"=10'	11/17

job no.
2014241.03

sheet 3 of 3

24"x36" 11/21/2017 U:\C3D\2014\2014241\SURVEYING\DWG\XS-SUR-03.DWG

PROPOSED DEVELOPMENT
7009 GREENWOOD AVE. N

PROPOSED RELOCATED UTILITY POLE W/ STREET LIGHT
MATCH EX GRADE
EX UTILITY POLE W/ STREET LIGHT TO BE RELOCATED NORTH
12" COURTESY STRIP (TYP)
EX WATER SERVICE TO BE REUSED FOR IRRIGATION
EX STREET TREE TO REMAIN
PROPOSED SCL CONDUITS
4" DW
4" DOMESTIC WATER SERVICE AND VAULT BY SPU AT OWNER'S EXPENSE
DOMESTIC WATER SERVICE
6" FIRE SERVICE
6" FS
6" FIRE SERVICE AND VAULT BY SPU AT OWNER'S EXPENSE
EX STREET TREE TO REMAIN
REUSE 6" SANITARY SIDE SEWER
REUSE EX 6" SSS
8" STORM DRAIN
8" PSD
CONNECT 8" PSD TO EX 12" PS (UNDER SEPARATE PERMIT)
54'± ROADWAY
PERVIOUS PAVERS (TYP)
EX STREET TREE TO BE REMOVED
80.0' ROW
PROPOSED (2) 4"-SCL BUILDING SERIVCE
PROPERTY LINE (TYP)
6.5' 6.5' 27.0'
PROPOSED SCL 712-LA VAULT
CONCRETE SIDEWALK PER COS STD PLAN 420 (TYP)
CLOSE EXISTING 16' DRIVEWAY
BUILDING OVERHEAD CANOPY (TYP)
EX INLET TO REMAIN
EX UTILITY POLE W/ STREET LIGHT TO REMAIN
5' SIDEWALK TRANSITION MATCH EX GRADE
845 CF STORMWATER DETENTION STORAGE VOLUME
12' WIDE DRIVEWAY PER COS STD PLAN 430a
CLOSE EXISTING DRIVEWAY
EX STREET TREE TO REMAIN
EX STREET TREE TO BE REMOVED
EX STREET TREE TO BE REMOVED
PROPOSED STREET TREE (TYP)
CURB RAMP
FND TACK IN LEAD IN CASE DN 0.8' N=251592.35 E=1265519.58
NORTH 70TH STREET STA. 20+00 = GREENWOOD AVE N STA. 14+28.77

N. 70TH STREET
N88°57'54"W 269.98'
GREENWOOD AVE. N
S01°17'08"W 428.77'
N88°57'54"W 53.00'
N88°57'54"W 97.48'

OWNER: HINEGARDNER, RALPH & MARCIA
7014 PALATINE AVE N
PARCEL NO. 287710-4115

OWNER: PORCIUNCULA, CATHERINE & JAM
7010 PALATINE AVE N
PARCEL NO. 287710-4120

OWNER: SMITH, AARON
7013 GREENWOOD AVE N
PARCEL NO. 287710-4110

OWNER: NELSON, SANDRA
202 N 70TH ST
PARCEL NO. 287710-4126

JANA LIMITED PARTNERSHIP
7009 GREENWOOD AVE N
PARCEL NO. 287710-4127
98103

BLOCK 23
GREEN LAKE RAILROAD CIRCLE ADD TO THE CITY OF SEATTLE
VOL. 2, PG. 170

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

1-STORY WOOD FRAME BLDG

STONE PATH

ORIGINAL LOT LINE (TYPICAL)

NORTH LINE OF THE SOUTH 15.00' LOT 9

WEST LINE OF THE EAST 53.00' LOTS 9-12

CONC MONUMENT 0.06' S & 0.02' E OF PROPERTY CORNER "WINTERS LS# 18104"

BLDG CORNER 0.9' N AND 1.4' W OF PROP. CORNER

BLDG CORNERS 0.8' N OF PL

END WF 1.3' W & 0.1' S OF PROP. CORNER

CORNER WF 0.9' E & 2.0' S OF PROP. CORNER

CONC DWY

N FACE CRW 0.5' N OF PL

S FACE CRW 0.6' S OF PL

N FACE CRW 0.4' N OF PL

TC 327.16 (EX)
BC 326.83 (EX)

TC 327.04
BC 326.79

TC 326.87 (EX)
BC 326.54 (EX)

TC 326.97
BC 326.47

TC 326.09 (EX)
BC 325.56 (EX)

TC 325.13 (EX)
BC 324.48 (EX)

TC 326.77
BC 326.47

327.51 (EX)
327.40
327.40
327.46
327.29
327.11
327.03
326.66 (EX)
324.19 (EX)
324.22
324.42
325.36
326.33

OHP WE=371.83'
OHP WE=371.72'
OHP WE=359.54'
OHP WE=349.34'
OHP WE=372.50'
ASPH
GASOLINE TANKS(R)
SOLID WHITE STRIPE
SOLID & DASHED YELLOW STRIPE
WHITE STRIPE
CL FENCE W/ GATE
13+00
14+00
20+00
22+00
21+00

12.0'
8.0'
5.5'
7.0'
12.5'
12.4'
50.0' ROW
25.0' ROADWAY
R=20.0'
R=10.0'
2.0'
7.5'
10.5'

0 5 10 20
1 inch = 10 feet
NORTH

811 Call 811 two business days before you dig

Dec 05, 2016 - 4:53pm kurtp
Xref Filenames: \ X-GW-SV \ X-GW-SV \ X-GW-AP_LI \ X-GW-TB_MUP \ Ebernard\
Z:\1600001-1600999\1600310 (greenwood & 70th)\CAD\Design\MUP\GW-001-MUP.dwg

JA
Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

JOE DAN EBERHARDT
STATE OF WASHINGTON
31745
REGISTERED
PROFESSIONAL ENGINEER
5 Dec

SHARED ROOF
7009 GREENWOOD AVE N
SEATTLE WA 98103

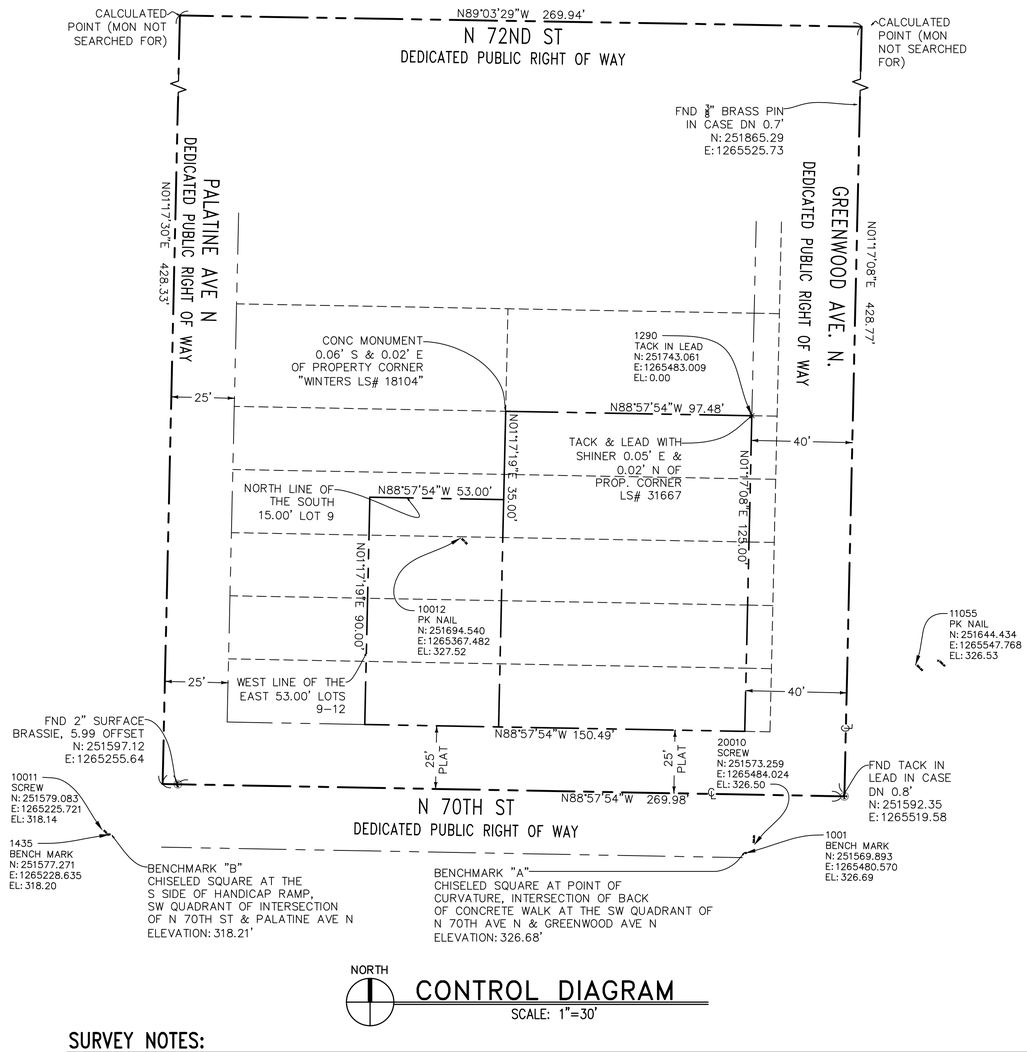
DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL

SHEET TITLE
MUP - CIVIL SITE PLAN

SHEET NO.
C-100

Drawn KWP
Checked JDE/SDM



CONTROL DIAGRAM

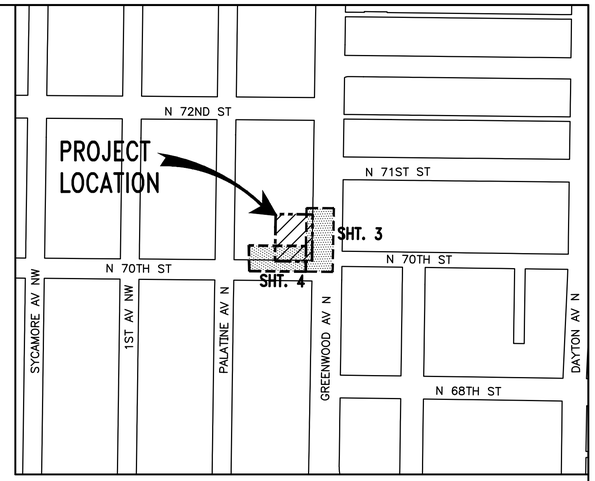
SCALE: 1"=30'

EXISTING LEGEND:

ADS	PLASTIC PIPE
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	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
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECd	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
	FOUND SURVEY MONUMENT (AS NOTED)
	GEOTECHNICAL INSTALLATION
G	GAS MAIN
GM	GAS METER
	GUY ANCHOR
GP	GUY POLE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
LSCAPE	LANDSCAPE/PLANTER
	MANHOLE
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
℄	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PS/PSS	COMBINED/SANTIARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
SD	SERVICE DRAIN (STORM)
SS/SSS	COMBINED/SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC CONTROL CABINET (TRSCC)
TD	TRENCH DRAIN
TCd	UNDERGROUND TELEPHONE CONDUIT
TMH	TELEPHONE MANHOLE
	TEMPORARY BENCHMARK (TBM)
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
W	WATER MAIN
WM	WATER METER
	WATER VALVE
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)
CED	CEDAR TREE

PROPOSED LEGEND:

	PROPERTY LINE
	SAWCUT LINE
	BUILDING CANOPY
347	CONTOUR ELEVATION
DW	DOMESTIC WATER LINE
FS	FIRE SERVICE WATER LINE
PSD	STORM DRAIN LINE
SSS	SANITARY SIDE SEWER
GAS	GAS LINE
	ELECTRICAL/COMMUNICATION DUCTBANKS
	FLOW DIRECTION
101.5	SPOT ELEVATION
	SLOPE ARROW
	CONCRETE CURB
	WATER METER VAULT (BY SPU)
	FIRE SERVICE VAULT (BY SPU)
	CONCRETE SIDEWALK
	LANDSCAPING PER LANDSCAPE PLAN
	PERMEABLE PAVERS PER LANDSCAPE PLAN
	PAVERS PER LANDSCAPE PLAN
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STREET TREE
	UTILITY CAP



NORTH

VICINITY MAP

SCALE: 1"=200'

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

SURVEY NOTES:

SITE ADDRESS:
7009 GREENWOOD AVE N
7005 GREENWOOD AVE N
SEATTLE, WA

PARCEL NUMBERS:
287710-4100
287710-4085
287710-4127

ZONING:
NC2-40 AND SF-5000

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

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

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARING:
CENTERLINE OF N 70TH ST (N88°57'54"W)

VERTICAL DATUM:
NAVD 88

DESCRIPTION:

PARCEL A:

LOTS 1, 2, 3, 4, AND 5, IN BLOCK 23 OF GREEN LAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT FOR THE EAST 10 FEET THEREOF CONDEMNED FOR GREENWOOD AVENUE IN THE SUPERIOR COURT OF KING COUNTY CAUSE NO. 65489, UNDER PROVISIONS OF ORDINANCE NO. 19334.

PARCEL B:

THE SOUTH 15 FEET OF THE EAST 53 FEET OF LOT 9 AND THE EAST 53 FEET OF LOTS 10, 11 AND 12, IN BLOCK 23 OF GREEN LAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

ABBREVIATIONS:

ABBREVIATIONS ARE AS DEFINED IN THE CITY OF SEATTLE STANDARD PLAN 002a AND AS NOTED BELOW

@	AT
BC	BOTTOM CURB
℄	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
EX	EXISTING
FL	FLOW LINE
LT	LEFT
MIN	MINIMUM
RT	RIGHT
STA	STATION
STD	STANDARD
TC	TOP OF CURB

STREET IMPROVEMENT PLAN INDEX

SHEET NO	DRAWINGS
1	COVER SHEET
2	GENERAL NOTES
3	GREENWOOD AVENUE NORTH – PLAN
4	NORTH 70TH STREET – PLAN
5	TYPICAL ROADWAY SECTIONS
6	CURB RAMP GRADING DETAILS
7	N 70TH STREET AND GREENWOOD AVE N
8	N 70TH STREET AND GREENWOOD AVE N

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	06-15-17
CHECKED	ATT/JDE	06-15-17
DRAWN	KWP/AST	06-15-17
CHECKED	ICD	06-15-17
DESIGN REVIEW		

INITIALS AND DATE
REVIEWED:
PROJECT MANAGER
REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

7005 AND 7009 GREENWOOD AVE N

CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS

COVER SHEET

SDOT PROJECT NO. 330655
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 1 OF 8

Oct 18, 2017 4:11pm andrewt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\Offsite\GW-01-CV.dwg 1 CV

GENERAL NOTES FOR SDOT STREET IMPROVEMENT PLANS:

1. ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
6. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE IMMEDIATELY REPORTED AND REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION. TO REPORT DAMAGE TO SPU INFRASTRUCTURE, INCLUDING ANY SEWAGE RELEASE OR BLOCKAGE, CALL 206-386-1800.
8. THE APPROVED PLANS SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 05-2009 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION.
9. DATUM: NAVD 88 AND NAD83 (1991).
10. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. PERMITTEE TO STAKE THE CURB AT THE CENTERLINE OF DRAINAGE GRATES PER STANDARD PLAN 260A. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 BUSINESS DAYS PRIOR TO CONSTRUCTION.
11. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
12. THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
13. THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-05.3 OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
14. THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
15. THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
16. THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
17. IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
18. THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
19. THE PERMITTEE SHALL FOLLOW SPU CORE TAP PROCEDURES FOR ALL NEW CONNECTIONS TO EXISTING SEWER OR DRAINAGE MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE.
20. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.
21. THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.
22. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
23. THE PERMITTEE SHALL PROVIDE A PLAN FOR STORMWATER AND EROSION CONTROL AND INSTALL, MAINTAIN AND REMOVE TEMPORARY FACILITIES PER SECTION 8-01. AS CONSTRUCTION PROGRESSES AND CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
24. ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
25. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
26. PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
27. COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
28. ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
29. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REPAIR, REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
30. PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
31. CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTION METHODS WITH SPU.
32. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.
33. CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH SCL TO DETERMINE WHICH FACILITIES ARE ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.
34. ANY CONSTRUCTION OR INSTALLATION ACTIVITIES AFFECTING TRANSIT OPERATIONS OR FACILITIES MUST BE COORDINATED THROUGH METRO TRANSIT CONSTRUCTION INFORMATION CENTER. FOR NOTIFICATION INFORMATION AND GUIDELINES, PLEASE VISIT: http://www.kingcounty.gov/transportation/kcdot/MetroTransit/Construction.aspx OR CONTACT CONSTRUCTION COORDINATORS AT 206-477-1140. PLEASE PROVIDE FIVE BUSINESS DAYS NOTIFICATION FOR BUS STOP IMPACTS.
35. FOR ANY CIVIL STRUCTURAL OR ELECTRICAL DESIGN QUESTION, PLEASE CONTACT PAUL ENG AT (206) 477-5955 FOR ASSISTANCE.

SIDE SEWER NOTES:

UNLESS OTHERWISE NOTED

1. ALL WORK SHALL CONFORM TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) DIRECTOR'S RULE 4-2011, REQUIREMENTS FOR DESIGN AND CONSTRUCTION OF SIDE SEWERS.
2. THE PERMITTEE SHALL MAINTAIN DRAINAGE AND SEWER SERVICE TO PRIVATE PROPERTY DURING CONSTRUCTION.
3. RELAY OR REPAIR OF SERVICE DRAINS/SIDE SEWERS NOT SHOWN FOR CONSTRUCTION ON THE APPROVED PLAN SHALL BE UNDER SEPARATE PERMIT FROM SDCI.
4. WHEN SHOWN ON THE APPROVED PLAN, RELAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AND RECONNECT WITH SHIELDED FLEXIBLE REPAIR COUPLINGS PER SPECIFICATION 7-17.3(2)F AND AS APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE.
5. SERVICE DRAIN/SIDE SEWER PIPE SHALL BE OF A MATERIAL APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE, FROM THE FOLLOWING, IN ORDER OF PRECEDENCE:
   - A) DIP WHEN MINIMUM CLEARANCES REQUIRED IN SPECIFICATION 1-07.17(2) ARE NOT MET. DIP SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE PER SPECIFICATION 9-05.2. JOINTS SHALL BE RUBBER GASKET, PUSH-ON OR MECHANICAL. BEDDING SHALL BE CLASS D PER SPECIFICATION 7-17.3(1)B5.
   - B) MATCH EXISTING PIPE MATERIAL AND BEDDING SHALL BE PER SPECIFICATION 7-17.3(1)B FOR EACH PIPE MATERIAL.
   - C) PVC PIPE AND FITTINGS SHALL BE PER ASTM D 3034, SDR35 (MIN), WITH RUBBER GASKET JOINTS OR SCHEDULE 40 PER ASTM D1785 WITH SOLVENT WELDED JOINTS. BEDDING SHALL BE CLASS B PER SPECIFICATION 7-17.3(1)B3.
6. BEDDING SHALL BE CLASS B, EXCEPT DIP, WHICH MAY BE CLASS D. BEDDING MATERIAL SHALL BE MINERAL AGGREGATE TYPE 22, EXCEPT MINERAL AGGREGATE TYPE 9 MAY BE USED TO BED CONCRETE OR DIP AND SELECT NATIVE MAY BE USED TO BED DIP.
7. SERVICE DRAINS/SIDE SEWERS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE SLOPE, LOCATION AND DEPTH IS RECORDED.
8. THE PERMITTEE IS RESPONSIBLE FOR AS-BUILT RECORD INFORMATION FOR ALL WORK ON SERVICE DRAINS/SIDE SEWERS.

WATER SERVICE NOTES:

1. APPLICATION FOR A NEW METERED WATER SERVICE AND PAYMENT OF ALL FEES IS REQUIRED BEFORE SERVICE WILL BE AVAILABLE.
2. APPLICANT WILL NEED A WATER AVAILABILITY CERTIFICATE (WAC) AND LEGAL DESCRIPTION OF PROPERTY WHEN SUBMITTING THE APPLICATION. TO OBTAIN A WAC, PLEASE CONTACT THE DEVELOPMENT SERVICES OFFICE AT (206) 684-3333 OR SPUWATERAVAILABILITY@SEATTLE.GOV.
3. ALL WATER SERVICES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY AND WITHIN THE FRONTAGE OF THE PARCEL BEING SERVED.
4. WATER SERVICES SERVING PARCELS WITHOUT FRONTAGE TO THE PUBLIC RIGHT OF WAY (SUCH AS UNIT LOT SUBDIVISIONS) OR LANDLOCKED PARCELS SHALL BE SERVED BY A PRIVATE WATER SERVICE EXTENDING FROM THE WATER METER TO THE PARCEL BEING SERVED. THE WATER SERVICE SHALL BE INSTALLED IN A DEDICATED EASEMENT. THE EASEMENT SHALL BE OBTAINED BY THE DEVELOPER, RECORDED, AND A COPY SHALL BE PROVIDED TO SEATTLE PUBLIC UTILITIES (SPU) AT THE TIME OF APPLICATION SUBMITTAL.
5. ALL WATER SERVICES PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH. CONTACT (206) 684-5800 TO REQUEST AN INSPECTION.
6. CUSTOMERS ARE REQUIRED TO INSTALL AN APPROVED AIR GAP OR REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA/RPDA) ON ALL WATER SERVICE CONNECTIONS POSING A HIGH HEALTH CROSS-CONNECTION HAZARD (PURSUANT TO WAC 246-290-490). BACKFLOW PREVENTION IS ALSO REQUIRED ON WATER SERVICE CONNECTIONS SUCH AS FIRE SERVICES, IRRIGATION SERVICES, BUILDINGS EXCEEDING THREE STORIES OR 30 FT. IN HEIGHT ABOVE THE METER (MEASURED TO THE HIGHEST WATER FIXTURE), AND MAY BE REQUIRED FOR OTHER WATER SERVICES. SPU AND KING COUNTY HEALTH DEPARTMENT (KCHD) ARE THE ADMINISTRATIVE AUTHORITIES ENGAGED IN A JOINT PROGRAM IDENTIFYING ACTUAL AND POTENTIAL CROSS-CONNECTIONS BETWEEN THE PUBLIC WATER SUPPLY AND POSSIBLE SOURCES OF CONTAMINATION. FOR ANSWERS TO SPECIFIC CROSS-CONNECTION CONTROL QUESTIONS OR TO REQUEST AN INSPECTION, PLEASE CALL (206) 684-3536.

SEATTLE CITY LIGHT GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AND BRING TO THE ATTENTION OF THE ENGINEER ANY ITEM THAT MAY NOT BE INCLUDED OR MAY BE SHOWN DIFFERENTLY IN THE DESIGN DOCUMENTS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH SEATTLE CITY LIGHT AND SEATTLE DEPARTMENT OF TRANSPORTATION.
2. CONTRACTOR SHALL BE LICENSED AND BONDED WITH THE CITY OF SEATTLE. SEATTLE CITY LIGHT RESERVES THE RIGHT TO APPROVE OF THE OWNER'S CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY. PROVIDE THE PERMIT NUMBER TO SCL, AS SCL CREW WILL BE WORKING UNDER THIS PERMIT NUMBER. CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE PERMIT COUNTER (206-684-5283).
4. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A TRAFFIC CONTROL PLAN AND RETAIN FLAGGERS DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH SEATTLE DEPARTMENT OF TRANSPORTATION PLANS AND TRAFFIC CONTROL REQUIREMENTS.
5. ALL MATERIALS AND WORK ASSOCIATED WITH THE SEATTLE CITY LIGHT UNDERGROUND SYSTEM SHALL CONFORM TO SCL CONSTRUCTION GUIDELINES AND MATERIAL STANDARDS, UNLESS NOTED OTHERWISE ON THE PLANS OR REQUIRED BY THE SCL INSPECTOR. USE CITY LIGHT APPROVED CONDUIT MANUFACTURERS ONLY. NOTE MANUFACTURER LIMITATIONS FOR PVC FEMALE ADAPTERS GIVEN IN THE MATERIAL STANDARDS. CONTACT SCL ELECTRIC SERVICE REPRESENTATIVE CHAU LUU (CHAU.LUU@SEATTLE.GOV) AT (206) 386-1671 IN ADVANCE OF PURCHASING OR INSTALLING CONSTRUCTION MATERIALS FOR SCL APPROVAL OF THE SELECTED MANUFACTURER.
6. ALL EXCAVATIONS ADJACENT TO SCL POLES OR OTHER FACILITIES (VAULTS, HANDHOLES, ETC.) SHALL COMPLY WITH WASHINGTON ADMINISTRATIVE CODE, WAC 296-155, PART N "EXCAVATION, TRENCHING AND SHORING". THE CONTRACTOR SHALL SUBMIT A POLE PLAN TO SCL FOR REVIEW (20 DAYS ADVANCE NOTICE) WHEN TRENCHING WITHIN 10' OF SCL POLES. POLE PROTECTION/SUPPORTING SYSTEMS USED WHILE EXCAVATING SHALL COMPLY WITH WAC 296-155-655 "GENERAL PROTECTION REQUIREMENTS, ITEM 9" AND SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF POLES WHILE THE SYSTEMS ARE IN PLACE OR AFTER THE SYSTEMS HAVE BEEN REMOVED. DO NOT TRENCH WITHIN 10-FEET OF THE NEW POLE UNTIL IT HAS BEEN SET BY SEATTLE CITY LIGHT (SCL).
7. CONTACT SCL ELECTRIC SERVICE REPRESENTATIVE CHAU LUU (CHAU.LUU@SEATTLE.GOV) AT (206) 386-1671 WITH ANY DESIGN, CONSTRUCTION CHANGES OR QUESTIONS REGARDING THE INSTALLATION. ANY CHANGE IN DESIGN WILL REQUIRE SCL ENGINEERING REVIEW AND APPROVAL.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL UNDERGROUND LOCATORS (1-800-424-5555) TO LOCATE AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES AT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO EXCAVATION.
9. CONTACT SCL ELECTRIC SERVICE REPRESENTATIVE CHAU LUU (CHAU.LUU@SEATTLE.GOV) AT (206) 386-1671, AT LEAST 2 BUSINESS DAYS IN ADVANCE OF POURING PAD, SETTING VAULT STRUCTURES, AND BEFORE BACKFILLING TRENCHES, TO SCHEDULE INSPECTION AND OBSERVATION OF CONSTRUCTION. NO INSPECTION WILL BE MADE UNLESS SHORING FOR EXCAVATION COMPLIES WITH WAC 296-155, PART N, "EXCAVATION, TRENCHING AND SHORING". THE INSPECTOR MUST INSPECT ALL ASPECTS OF ENCLOSURES AND VAULTS, INCLUDING, BUT NOT LIMITED TO, ACCESS, WALLS/FLOOR/CEILING CONSTRUCTION, CONDUIT PENETRATIONS, GROUNDING, AND SECONDARY BUS BARS BEFORE THE ENCLOSURES AND VAULTS WILL BE APPROVED FOR SERVICE. THE SCL INSPECTOR MUST INSPECT AND APPROVE THE CONDUIT TRENCH, TRENCH BEDDING, AND CONDUITS, BEFORE ENCASEMENT AND COVERING TRENCH.
10. ALL ELECTRICAL CONDUIT BENDS SHALL BE RIGID GALVANIZED STEEL. PRIMARY SERVICE BENDS SHALL NOT EXCEED A TOTAL OF 180° IN A SINGLE CONDUIT RUN AND SECONDARY SERVICE BENDS SHALL NOT EXCEED A TOTAL OF 270° IN A SINGLE CONDUIT RUN, UNLESS OTHERWISE APPROVED BY SEATTLE CITY LIGHT ENGINEER.
11. CAP STUBBED CONDUITS, CLEAN AND MANDREL ALL CONDUITS AND CONDUIT BENDS PER SCL CONSTRUCTION GUIDELINES AND OBTAIN APPROVAL FROM SCL INSPECTOR PRIOR TO BACKFILLING THE TRENCH. PROVIDE AND INSTALL PULLING HANDLINES WITH SEQUENTIAL FOOTAGE MARKINGS AND MARKING TAPE PER SCL CONSTRUCTION STANDARDS.
12. CONDUITS SHALL ENTER THE VAULT NO MORE THAN 18 INCHES FROM THE CORNER AND CONDUITS ENTERING AT THE SAME CORNER ON OPPOSITE WALLS SHALL NOT ENTER AT THE SAME HEIGHT PER SCL CONSTRUCTION STANDARDS.
16. FURNISH AND INSTALL END BELLS FLUSH WITH THE INTERIOR WALLS ON ALL CONDUITS ENTERING THE VAULT. THE CONDUITS SHALL BE GROUTED, BOTH INSIDE AND OUTSIDE OF THE VAULT OPENINGS, AND THE CONDUITS MUST ENTER OR LEAVE THE VAULT, ACCORDING TO SCL CONSTRUCTION STANDARDS.
17. SEATTLE CITY LIGHT WILL TAKE OVER THE INSTALLATION AND PULL CONDUCTORS AFTER CONDUITS AND VAULTS HAVE BEEN INSPECTED AND APPROVED BY THE SCL INSPECTOR.
18. THE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, COMPACTION, AND RESTORATION OF THE STREET IN ACCORDANCE WITH CITY OF SEATTLE STANDARD SPECIFICATIONS AND DIRECTOR'S RULE 01-2017 "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION".
19. INSTALL VAULTS AT THE LOCATION SHOWN ON THE PLANS. LOCATION AND INSTALLATION SHALL COMPLY WITH SCL CONSTRUCTION STANDARDS. VAULT ACCESS HATCHES SHALL BE LOCATED AT A MINIMUM OF 10' FROM ANY BUILDING OPENING OR FLAMMABLE MATERIAL/SURFACE, AND AT LEAST 5' FROM DRIVEWAYS.
19. PROVIDE AND INSTALL VAULT GROUNDING IN ACCORDANCE WITH SCL CONSTRUCTION GUIDELINES.
20. ALL VAULTS AND HANDHOLES SHALL BE ADJUSTED TO FINISH GRADE PER SEATTLE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
21. PREVENT WATER FROM ENTERING CUSTOMER SERVICE EQUIPMENT OR BUILDING FROM TRANSFORMER PAD/VAULT THROUGH CUSTOMER'S LOW-VOLTAGE SERVICE CONDUITS OR BUS GUTTER, AND CONDUIT'S/GUTTER'S WALL/FLOOR/CEILING PENETRATIONS. INSTALL CONDUITS AND EQUIPMENT AT ELEVATIONS THAT WILL PREVENT WATER FROM ENTERING THE BUILDING.
22. THE CONTRACTOR SHALL COORDINATE WITH SCL CREW COORDINATORS TO SCHEDULE SCL CREW SAFETY STANDBY FOR ALL CONSTRUCTION WORK DIRECTLY INVOLVING ENERGIZED SCL FACILITIES. UNESCORTED ENTRY INTO ENERGIZED FACILITIES IS PROHIBITED. OBSERVE ALL OSHA REGULATIONS WHILE WORKING IN OVERHEAD AREAS.
23. ALL CONSTRUCTION WORK, CONSTRUCTION WORKERS, THEIR TOOLS, MACHINERY, TEMPORARY STRUCTURES, EQUIPMENT AND MATERIALS SHALL MAINTAIN A MINIMUM 10-FEET CLEARANCE FROM ENERGIZED POWER LINES PER WASHINGTON ADMINISTRATIVE CODE (WAC) 296-24-960. SCL TRANSMISSION LINES REQUIRE EVEN GREATER CLEARANCE. THE CONTRACTOR SHALL CONTACT SCL IN ADVANCE OF ANY WORK IN PROXIMITY TO ANY ENERGIZED LINES SO THAT THE LINES CAN EITHER BE DE-ENERGIZED, GROUNDED, OR TEMPORARILY RELOCATED, AT DEVELOPER'S EXPENSE.

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			

Oct 18, 2017 4:12pm andrewt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\Offsite\GW-01-CV.dwg 2 GN

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

JE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	
	20....
REVIEWED BY SPU/DRAINAGE	
	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	
	20....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	06-15-17
CHECKED	ATT/JDE	06-15-17
DRAWN	KWP/AST	06-15-17
CHECKED	ICD	06-15-17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE	
REVIEWED:	
PROJECT MANAGER	
REVISED AS-BUILT	

City of Seattle
Seattle Department of Transportation

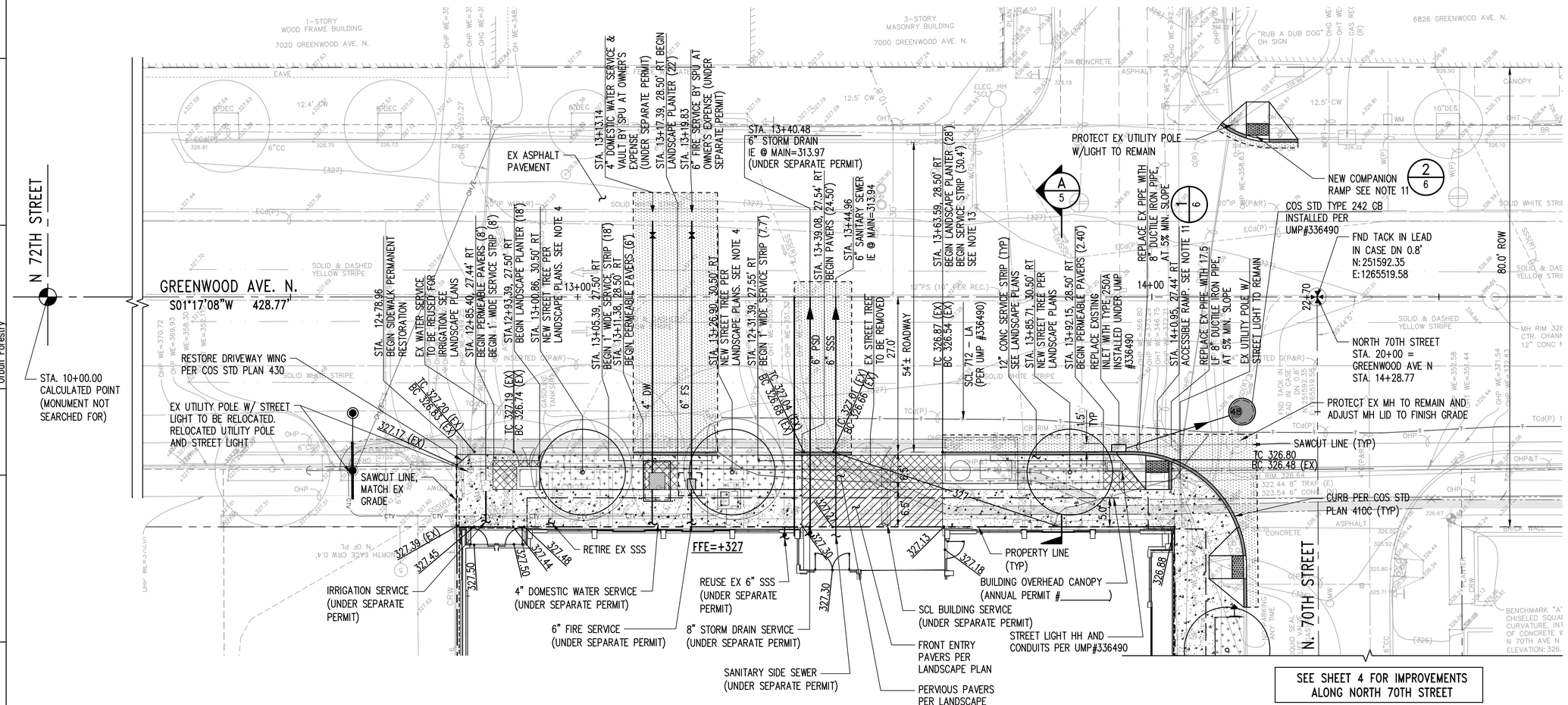
ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7005 AND 7009 GREENWOOD AVE N

CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS

GENERAL NOTES

SDOT PROJECT NO. 330655
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 2 OF 8



CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

NOTES:

1. UTILITY LIDS AFFECTED BY THESE IMPROVEMENTS SHALL BE ADJUSTED TO FINISH GRADE.
2. STATION AND OFFSETS FOR CURBS ARE TO THE FACE OF CURB.
3. SEE LANDSCAPE PLANS FOR PLANTINGS, JOINTING, SCORING, PAVEMENT COLOR, AND FURNISHINGS.
4. STREET TREE SPECIES FOR THE FOLLOWING STREET ARE SHOWN BELOW:
   - GREENWOOD AVENUE NORTH
     QUERCUS FRAINETTO/FOREST GREEN OAK
5. PROTECT EXISTING CONCRETE PANEL IN ROADWAY WHERE NEW CURB IS SHOWN.
6. PLANTING AREAS SHALL BE AMENDED PER COS STD PLAN 142.
7. UNDERGROUND CONDUITS, HANDHOLES AND VAULTS UNDER SEPARATE UTILITY MAJOR PERMIT #336490.
8. ALL PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION, DIRECTORS RULE 01-2017.
9. PAVEMENT RESTORATION FOR UTILITY TRENCHING IN ACCORDANCE WITH COS STD PLAN 404A FOR RIGID PAVEMENT.
10. CONCRETE SIDEWALK PER COS STD PLAN 420.
11. ALL ACCESSIBLE AND COMPANION RAMPS ARE PER COS STD PLAN 422A.
12. CONTRACTOR SHALL MAINTAIN 1-FOOT OF VERTICAL SEPARATION WHEN CROSSING PSE GAS, AND 5-FEET OF HORIZONTAL SEPARATION WHEN RUNNING UTILITIES PARALLEL TO PSE GAS.
13. ALL CURBS SHALL BE PER COS STD DETAIL 410C.

Name	Date
60% SIP Approval Review Groups	
SIP Project manager	
SPU Real Estate Services	
SPU Sewer/Drainage	
SPU Water	
Street Lighting and Signal Design	
Traffic Operations	
Urban Forestry	

Name	Date
60% SIP Approval Review Groups	
King County Metro	
Neighborhood Traffic	
Pavement Management	
Ped & Bike	
Roadway Structures	
SCL Engineering (PRT)	
SCL Street Lighting	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
REVISIONS					

Oct 18, 2017 4:47pm andrewt Z:\1600001 - 1600999\1600310 (Greenwood & 70th)\CAD\Design\Offsite\GW-02-PP.dwg 3 PP_GW

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		INITIALS AND DATE
DESIGNED ATT	06-15-17	REVIEWED:
CHECKED ATT/JDE	06-15-17	
DRAWN KWP/AST	06-15-17	PROJECT MANAGER
CHECKED ICD	06-15-17	
DESIGN REVIEW		REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

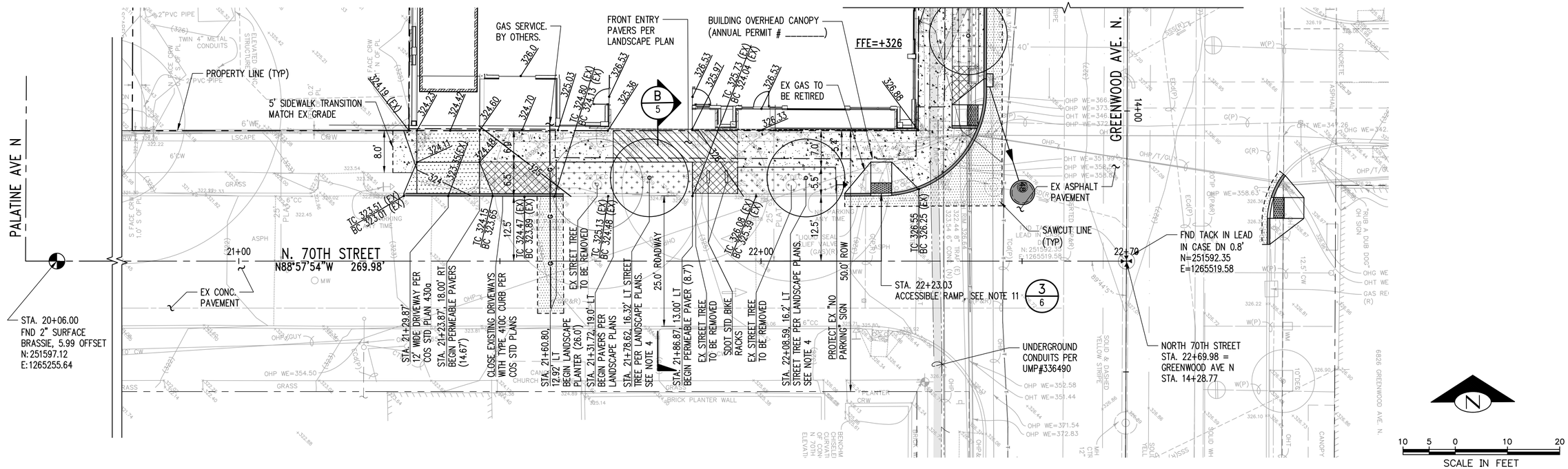
7005 AND 7009 GREENWOOD AVE N

CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS

GREENWOOD AVENUE NORTH - PLAN

SDOT PROJECT NO.	330655
VAULT PLAN NO.	
VAULT SERIAL NO.	XXX-XXX
SHEET	3 OF 8

SEE SHEET 3 FOR IMPROVEMENTS
ALONG GREENWOOD AVENUE NORTH



CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

NOTES:

1. UTILITY LIDS AFFECTED BY THESE IMPROVEMENTS SHALL BE ADJUSTED TO FINISH GRADE.
2. STATION AND OFFSETS FOR CURBS ARE TO THE FACE OF CURB.
3. SEE LANDSCAPE PLANS FOR PLANTINGS, JOINTING, SCORING, PAVEMENT COLOR, AND FURNISHINGS.
4. STREET TREE SPECIES FOR THE FOLLOWING STREET ARE SHOWN BELOW:
   - NORTH 70TH STREET
     LIRIODENDRON TULIPFERA/EMERALD CITY TULIP TREE
5. PROTECT EXISTING CONCRETE PANEL IN ROADWAY WHERE NEW CURB IS SHOWN.
6. PLANTING AREAS SHALL BE AMENDED PER COS STD PLAN 142.
7. UNDERGROUND CONDUITS, HANDHOLES, AND VAULTS UNDER SEPARATE UTILITY MAJOR PERMIT #336490.
8. ALL PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION, DIRECTORS RULE 01-2017.
9. PAVEMENT RESTORATION FOR UTILITY TRENCHING IN ACCORDANCE WITH COS STD PLAN 404A FOR RIGID PAVEMENT.
10. CONCRETE SIDEWALK PER COS STD PLAN 420.
11. ALL ACCESSIBLE AND COMPANION RAMPS ARE PER COS STD PLAN 422D.
12. CONTRACTOR SHALL MAINTAIN 1-FOOT OF VERTICAL SEPARATION WHEN CROSSING PSE GAS, AND 5-FEET OF HORIZONTAL SEPARATION WHEN RUNNING UTILITIES PARALLEL TO PSE GAS.
13. ALL CURBS SHALL BE PER COS STD DETAIL 410C.

DATE	MARK	REVISIONS	MADE	CHK'D	REV'D
		NATURE			

60% SIP Approval Review Groups	Name	Date
SIP Project manager		
SPU Real Estate Services		
SPU Sewer/Drainage		
SPU Water		
Street Lighting and Signal Design		
Traffic Operations		
Urban Forestry		

60% SIP Approval Review Groups	Name
King County Metro	
Neighborhood Traffic	
Pavement Management	
Ped & Bike	
Roadway Structures	
SCL Engineering (PRT)	
SCL Street Lighting	

Oct 18, 2017 5:00pm andrewt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\OFiSte\GW-02-PP.dwg 4 PP_70th

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

JOE DAN EBERHARDT
STATE OF WASHINGTON
19745
REGISTERED
PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	06-15-17
CHECKED	ATT/JDE	06-15-17
DRAWN	KWP/AST	06-15-17
CHECKED	ICD	06-15-17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

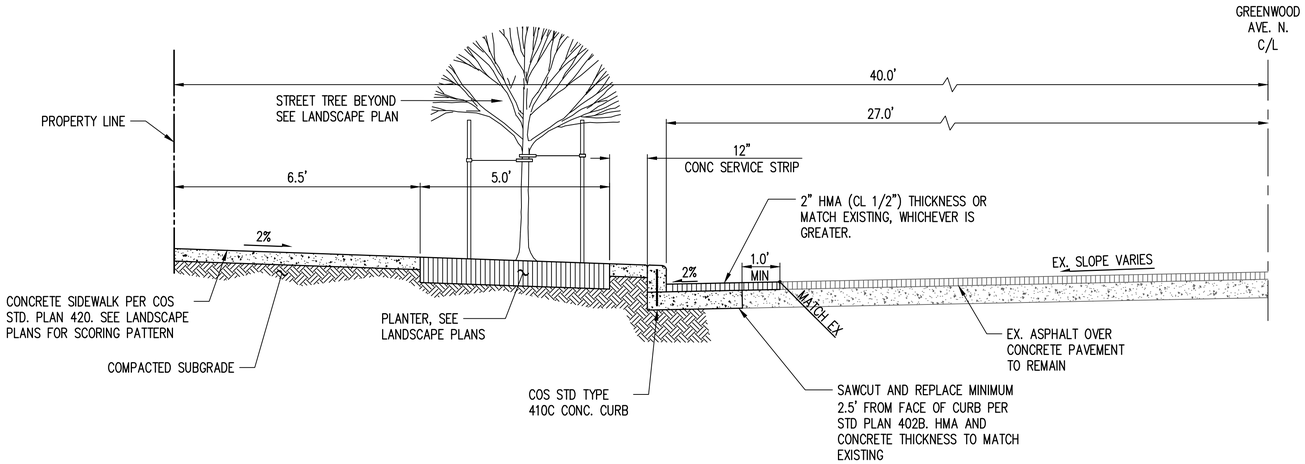
INITIALS AND DATE
REVIEWED: .....
PROJECT MANAGER
REVISED AS-BUILT.....

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7005 AND 7009 GREENWOOD AVE N
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
NORTH 70TH STREET - PLAN

SDOT PROJECT NO. 330655
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 4 OF 8

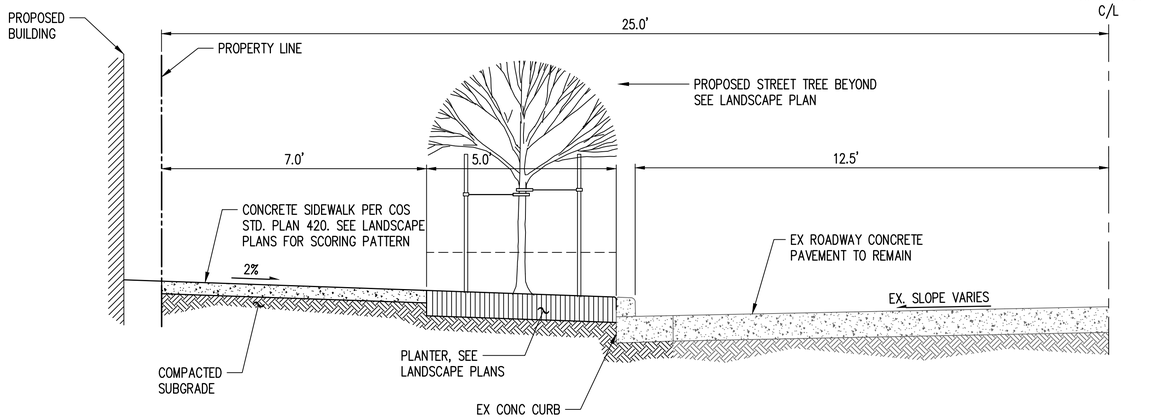


* DIMENSIONS ARE APPROXIMATE.
FIELD ADJUST TO MATCH EXISTING.

TYPICAL SECTION
GREENWOOD AVENUE NORTH

SCALE: 1"=2'

A / 3



* DIMENSIONS ARE APPROXIMATE.
FIELD ADJUST TO MATCH EXISTING.

TYPICAL SECTION
NORTH 70TH STREET

SCALE: 1"=2'

B / 4

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

REVIEWED BY SPU/WATER ENGINEERING	20.....
REVIEWED BY SPU/DRAINAGE	20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20.....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	06-15-17
CHECKED	ATT/JDE	06-15-17
DRAWN	KWP/AST	06-15-17
CHECKED	ICD	06-15-17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE
REVIEWED:
PROJECT MANAGER
REVISED AS-BUILT.....

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7005 AND 7009 GREENWOOD AVE N
CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS
TYPICAL ROADWAY SECTIONS

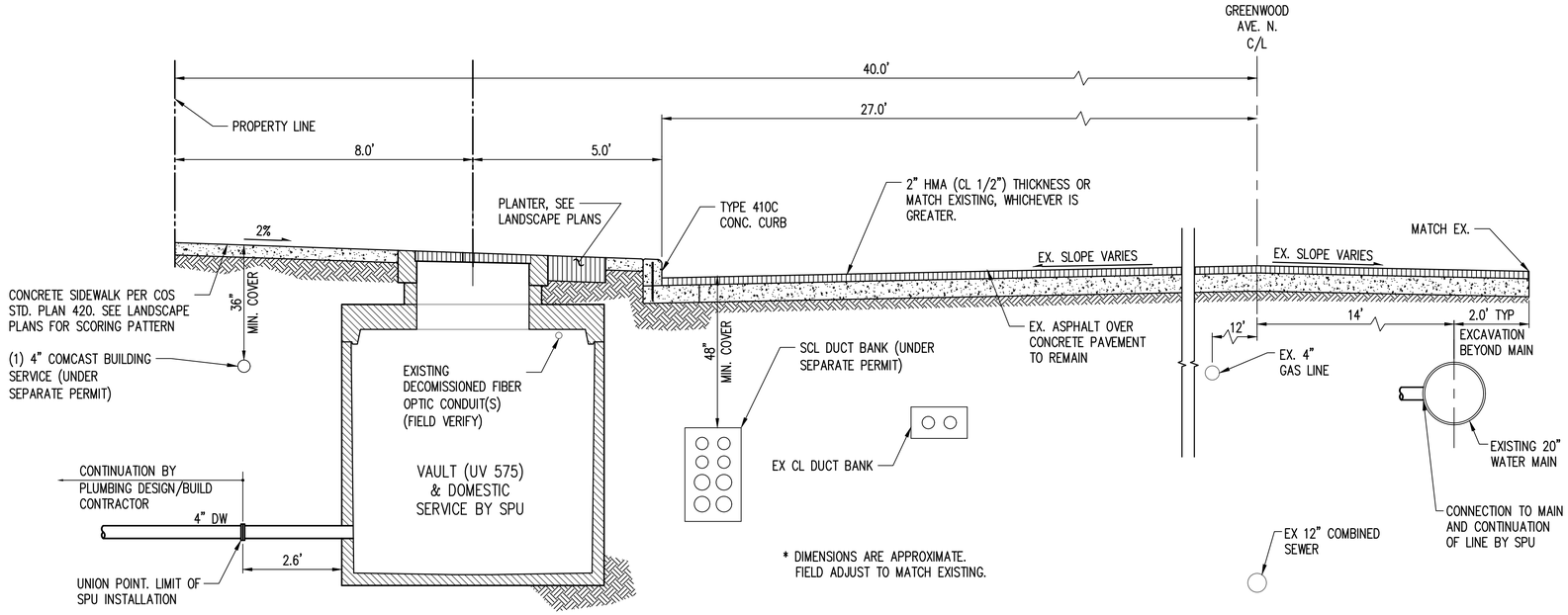
SDOT PROJECT NO. 330655
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 5 OF 8

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

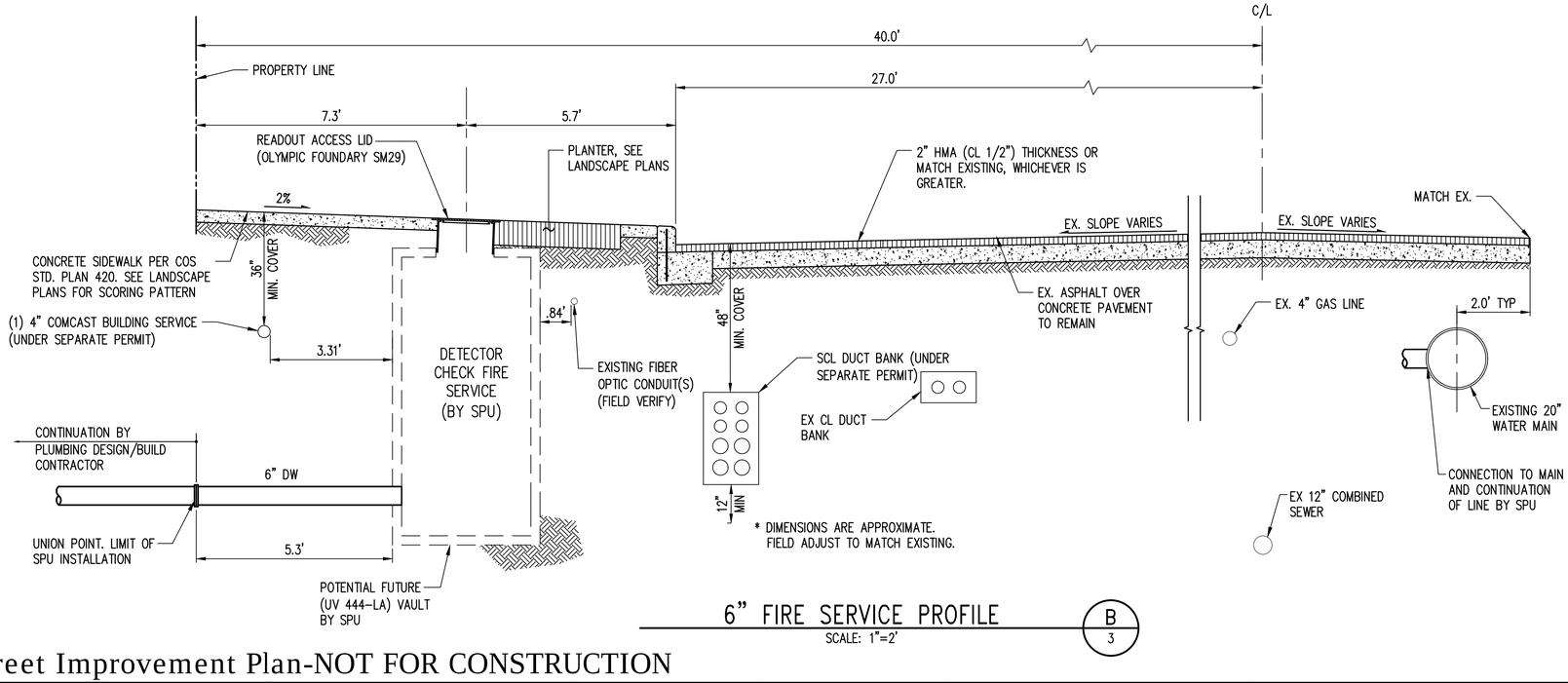
Oct 18, 2017 4:57pm anderwt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\OffSite\GW-03-07.dwg 5 XS



4" DOMESTIC WATER SERVICE PROFILE

SCALE: 1"=2'

A / 3



6" FIRE SERVICE PROFILE

SCALE: 1"=2'

B / 3

90% Complete Street Improvement Plan-NOT FOR CONSTRUCTION

UMP PROJECT #336490 SDCI PROJECT #3023260

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

DATE	MARK	NATURE REVISIONS	MADE	CHK'D	REV'D

Oct 18, 2017 4:57pm andrewt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\Offsite\GW-03-07.dwg 6 WA-XS

JOE DAN EBERHARDT STATE OF WASHINGTON 39745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		INITIALS AND DATE
DESIGNED ATT	06-15-17	REVIEWED:
CHECKED ATT/JDE	06-15-17	
DRAWN KWP/AST	06-15-17	PROJECT MANAGER
CHECKED ICD	06-15-17	
DESIGN REVIEW		REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

7005 AND 7009 GREENWOOD AVE N

CURB, SIDEWALK, STORM DRAINAGE AND LANDSCAPING IMPROVEMENTS

TYPICAL WATER SERVICE VAULT PROFILES

SDOT PROJECT NO.	330655
VAULT PLAN NO.	
VAULT SERIAL NO.	XXX-XXX
SHEET	6 OF 8

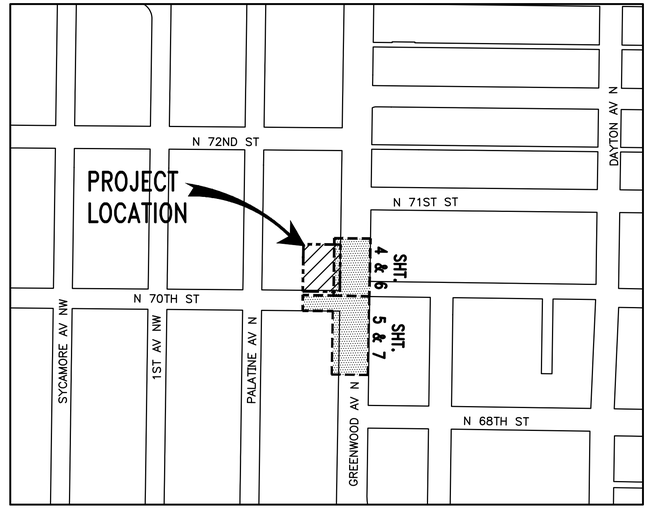
7009 GREENWOOD AVENUE NORTH

UTILITY MAJOR PERMIT PLANS

SCL IMPROVEMENTS

SEATTLE, WASHINGTON

OCTOBER 2, 2017



NORTH

VICINITY MAP

SCALE: 1"=200'

SURVEY SITE NOTES:

SITE ADDRESS:
7009 GREENWOOD AVE N
7005 GREENWOOD AVE N
SEATTLE, WA

PARCEL NUMBERS:
287710-4100
287710-4085
287710-4127

ZONING:
NC2-40 AND SF-5000

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

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

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARING:
CENTERLINE OF N 70TH ST
(N88°57'54"W)

VERTICAL DATUM:
NAVD 88

DESCRIPTION:

PARCEL A:

LOTS 1, 2, 3, 4, AND 5, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT FOR THE EAST 10 FEET THEREOF CONDEMNED FOR GREENWOOD A VENUE IN THE SUPERIOR COURT OF KING COUNTY CAUSE NO. 65489, UNDER PROVISIONS OF ORDINANCE NO. 19334.

PARCEL B:

THE SOUTH 15 FEET OF THE EAST 53 FEET OF LOT 9 AND THE EAST 53 FEET OF LOTS 10, 11 AND 12, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CIVIL SHEET INDEX – UTILITY MAJOR PERMIT

SHT NO	DWG TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL PLAN
4	GREENWOOD AVENUE N (NORTH) – FRANCHISE UTILITY PLAN
5	GREENWOOD AVENUE N (SOUTH) – FRANCHISE UTILITY PLAN
6	GREENWOOD AVENUE N (NORTH) – PAVEMENT RESTORATION PLAN
7	GREENWOOD AVENUE N (SOUTH) – PAVEMENT RESTORATION PLAN
8	SECTIONS AND DETAILS

EXISTING LEGEND:

ADS	PLASTIC PIPE
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	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)
℄/℄	CENTERLINE/MONUMENT LINE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
DWY	DRIVEWAY
ECd	ELECTRICAL CONDUIT
EM	ELECTRICAL METER
	FOUND SURVEY MONUMENT (AS NOTED)
	GEOTECHNICAL INSTALLATION
G	GAS MAIN
GM	GAS METER
	GUY ANCHOR
GP	GUY POLE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
LSCAPE	LANDSCAPE/PLANTER
	MANHOLE
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
P	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PS/PSS	COMBINED/SANTIARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
SD	SERVICE DRAIN (STORM)
SS/SSS	COMBINED/SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TRAFFIC CONTROL CABINET (TRSCC)
TD	TRENCH DRAIN
TCd	UNDERGROUND TELEPHONE CONDUIT
TMH	TELEPHONE MANHOLE
	TEMPORARY BENCHMARK (TBM)
	TRAFFIC FLOW DIRECTION
UP	UTILITY POLE (WOOD)
W	WATER MAIN
WM	WATER METER
	WATER VALVE
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)
CED	CEDAR TREE

PROPOSED LEGEND

LEGEND AND ABBREVIATIONS ARE DEFINED IN THE CITY OF SEATTLE STANDARD PLAN 002, 003 AND AS NOTED BELOW:

- SCL VAULT (712-LA)
- COMCAST VAULT (3642-LA)
- SCL/WAVE HANDHOLE (233-LA)
- SCL VAULT (444-LA)
- PROPERTY LINE
- CENTERLINE
- SCL ELECTRICAL DUCT BANK
- STREET LIGHT\TRAFFIC CONDUIT
- OH/E — OVERHEAD POWER (BY SCL)
- OH T/TV — OVERHEAD COMM/TELEVISION (BY OTHERS)
- T — CENTURYLINK CONDUIT
- CTV — COMCAST/ DOIT CONDUIT
- V — WAVE CONDUIT
- UTILITY POLE WITH 10' ARM
- 1/5 — DETAIL/SECTION NUMBER / SHEET REFERENCE NUMBER

ABBREVIATIONS:

ABBREVIATIONS ARE AS DEFINED IN THE CITY OF SEATTLE STANDARD PLAN 002a AND AS NOTED BELOW

@	AT
AVE	AVE
℄	CENTERLINE
COMM	COMMUNICATIONS
CLR	CLEAR
KC	KING COUNTY
POC	POINT OF CONNECTION

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

	NAME OR INITIALS AND DATE	INITIALS AND DATE
DESIGNED	ATT 10-02-17	REVIEWED:
CHECKED	JDE 10-02-17	PROJECT MANAGER
DRAWN	KWP 10-02-17	
CHECKED	ATT 10-02-17	
DESIGN REVIEW		REVISED AS-BUILT

REVIEWED BY SPU/WATER ENGINEERING ..... 20....

REVIEWED BY SPU/DRAINAGE ..... 20....

APPROVED BY SDOT STREET IMPROVEMENT PERMITTING ..... 20....

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. ..... APPROVED. .....
FUND: .....
SCALE: INSPECTOR'S BOOK. .....

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
COVER SHEET

SDOT PROJECT NO.	336490
VAULT PLAN NO.	
VAULT SERIAL NO.	XXX-XXX
SHEET	1 OF 8

DATE	MARK	NATURE	MADE	CHK'D	REV'D
REVISIONS					

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

Oct 03, 2017 2:05pm AdolfoF Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GW-UMP-CV_01.dwg 1 CV

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2014 EDITION OF THE CITY OF SEATTLE STANDARD PLANS; AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 FOR RIGHT-OF-WAY OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
6. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION.
8. THE APPROVED PLANS SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION DIRECTOR'S RULE 05-2009 AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION. SEE RESTORATION PLANS FOR MORE INFORMATION.
9. DATUM: NAVD 88 AND NAD83 (1991).
10. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.
11. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE PERMITTEE SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
12. THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
13. THE PERMITTEE SHALL SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER SECTION 1-05.3 OF THE STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO THE SEATTLE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
14. THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
15. THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
16. THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION.
17. ALL LOCATIONS OF EXISTING UTILITIES AND SITE FEATURES SHOWN WITHIN THE SURVEY LIMIT HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND OTHER SITE FEATURES SHOWN AND TO FURTHER DISCOVER AND AVOID ANY ELEMENTS NOT SHOWN OR INACCURATELY SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN
18. THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
19. SPU-DWW MUST PERFORM ALL CORE DRILL OPERATIONS INTO EXISTING MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE.
20. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS AND ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE.
21. THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR.
22. BACKFILL MATERIAL USED IN PUBLIC RIGHT-OF-WAY SHALL MEET STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY SEATTLE DEPARTMENT OF TRANSPORTATION.
23. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
24. THE PERMITTEE SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM PER SECTION 8-01. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
25. THE PERMITTEE SHALL KEEP ALL PAVED SURFACES IN THE RIGHT OF WAY CLEAN BY SWEEPING PER SECTION 8-01.3(16).
26. ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
27. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
28. PERMITTEE SHALL COORDINATE ANY CONSTRUCTION OR INSTALLATION ACTIVITIES AFFECTING TRANSIT OPERATIONS OR FACILITIES THROUGH METRO TRANSIT CONSTRUCTION INFORMATION CENTER FOURTEEN DAYS IN ADVANCE OF ANY IMPACT. FOR NOTIFICATION INFORMATION AND GUIDELINES, PLEASE VISIT: HTTP://WWW.KINGCOUNTY.GOV/TRANSPORTATION/KCDOT/METROTRANSIT/CONSTRUCTION.ASPX OR CONTACT CONSTRUCTION COORDINATORS AT 206-684-2732 OR 206-684-2785.
29. COORDINATE SIGN AND PAY STATION AND/OR PARKING METER HEAD REMOVAL AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION AT 684-5370. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PLANS 616, 620, 621A, 621B, 625, & 626.
30. ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
31. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
32. PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
33. CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
34. PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO PLANTING FOR INSPECTION OF STREET TREES AND LANDSCAPING.
35. NO WORK WITHIN 10 FEET OF ENERGIZED TROLLEY LINES BY UNQUALIFIED PERSONNEL PER WAC 296-155. CONTACT LABOR AND INDUSTRIES FOR MORE INFORMATION.

STREET LIGHTING GENERAL NOTES:

1. ALL DISCONNECTIONS, TEMPORARY CONNECTIONS AND FINAL SERVICE CONNECTIONS WILL BE MADE BY SEATTLE CITY LIGHT (SCL) AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL COORDINATE WITH SCL FOR REMOVING FLOOD LIGHTS AND STREETLIGHTS FROM EXISTING POLES PRIOR TO POLE REMOVAL AND THE DELIVERY OF ALL THE SALVAGED STREETLIGHT RELATED MATERIALS TO SEATTLE CITY LIGHT SALVAGE YARD AT 4TH AVE SOUTH AND SOUTH SPOKANE ST.
3. CONTRACTOR SHALL MAINTAIN EXISTING STREET LIGHTING SYSTEM DURING CONSTRUCTION.
4. WORK SHALL BE SCHEDULED SUCH THAT NO TWO (2) ADJACENT OR OPPOSITE STREET LIGHTS ARE DISABLED AT ANY ONE TIME.
5. ANY EXCAVATION IN PROXIMITY TO AN EXISTING STREETLIGHT POLE MUST BE DONE WITHOUT UNDERMINING ITS STABILITY. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SUPPORT WHICH MAY BE REQUIRED TO STABILIZE THE POLE.
6. STREETLIGHT SYSTEM GROUNDING AND BONDING SHALL BE PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1710.50.
7. ALL WIRING, INCLUDING STREET LIGHTING, PEDESTRIAN LIGHTING AND FESTOON LIGHTING CIRCUITS SHALL BE CLEARLY LABELED PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1714.10.
8. EACH LUMINAIRE SHALL BE FUSED PER SEATTLE CITY LIGHT (SCL) CONSTRUCTION STANDARD 1730.00.
9. CONTRACTOR SHALL CALL FOR AN INSPECTION OF THE STREET LIGHTING SYSTEM AT VARIOUS STAGES OF INSTALLATION/CONSTRUCTION OR AS INSTRUCTED BY THE SCL INSPECTOR.
10. FOR STREET LIGHTING INSPECTIONS CONTACT ASSIGNED SCL ELECTRICAL REVIEWERS, TOMMY EDWARDS AT (206) 730-1070, MARY KRONAU AT (206) 730-1066 OR RICK MONTEMAYOR AT (206) 730-1098.
11. CONTRACTOR WILL ASSIST THE INSPECTOR DURING THE INSPECTION, COMMISSIONING, AND FINAL CONNECTION PHASES OF THE PROJECT AS INSTRUCTED BY THE INSPECTOR. SUCH ASSISTANCE WILL INCLUDE, BUT NOT BE LIMITED TO, OPENING HANDHOLES, MANHOLES AND VARIOUS ACCESS COVERS, DISCONNECTING AND RECONNECTING FUSE HOLDERS AND MECHANICAL SPLICE CONNECTIONS, VERIFYING CONDUIT RUNS, ETC.
12. CONTRACTOR SHALL PROVIDE AN OPERATOR AND MAN LIFT TRUCK FOR USE DURING INSPECTION OF INSTALLED STREETLIGHT FACILITIES.
13. CONTRACTOR SHALL CORRECT ALL PUNCH LIST ITEMS AND CALL FOR A RE-INSPECTION WHERE REQUIRED BY THE INSPECTOR.
14. UPON COMPLETION OF WIRING THE STREETLIGHT SYSTEM, THE CONTRACTOR SHALL PREPARE AN AS-BUILT WIRING DIAGRAM. THE DIAGRAM SHALL INCLUDE WHICH DUCT IS USED IN EACH DUCT BANK. CONTRACTOR SHALL PROVIDE THE AS-BUILT TO SCL ELECTRICAL INSPECTOR PRIOR TO REQUESTING FINAL STREETLIGHT SERVICE CONNECTION.
15. COORDINATE ALL ENERGIZING AND DE-ENERGIZING OF STREET LIGHTING SERVICE WITH SCL ELECTRICAL SERVICE REPRESENTATIVE TEN (10) WORKING DAYS IN ADVANCE.
16. VACANT CONDUIT SHALL BE STUBBED IN HANDHOLE. STRING SHALL BE BLOWN THROUGH THE CONDUIT AND IT SHALL BE CAPPED.

SEATTLE CITY LIGHT GENERAL NOTES

1. THE CONTRACTOR SHALL BE LICENSED AND BONDED WITH THE CITY OF SEATTLE, AND SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY. PROVIDE THE PERMIT NUMBER TO SCL, AS SCL CREW WILL BE WORKING UNDER THIS PERMIT NUMBER.
2. EXCAVATING NEAR SCL FACILITIES: ALL EXCAVATIONS ADJACENT TO SCL POLES OR OTHER FACILITIES (VAULTS, HANDHOLES, ETC.) SHALL COMPLY WITH WASHINGTON ADMINISTRATIVE CODE, WAC 296-155, PART N "EXCAVATION, TRENCHING AND SHORING". THE CONTRACTOR SHALL SUBMIT A POLE PLAN TO SCL FOR REVIEW (20 DAYS ADVANCE NOTICE) WHEN TRENCHING WITHIN 10' OF SCL POLES. POLE PROTECTION/SUPPORTING SYSTEMS USED WHILE EXCAVATING SHALL COMPLY WITH WAC 296-155-655 "GENERAL PROTECTION REQUIREMENTS, ITEM 9" AND SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF POLES WHILE THE SYSTEMS ARE IN PLACE OR AFTER THE SYSTEMS HAVE BEEN REMOVED. DO NOT TRENCH WITHIN 10-FEET OF THE NEW POLE UNTIL IT HAS BEEN SET BY SEATTLE CITY LIGHT (SCL).
3. CONSTRUCTION MATERIALS INSPECTION: ALL MATERIALS AND WORK ASSOCIATED WITH THE SEATTLE CITY LIGHT UNDERGROUND SYSTEM SHALL CONFORM TO SCL CONSTRUCTION & MATERIAL STANDARDS, UNLESS NOTED OTHERWISE ON THE PLANS OR REQUIRED BY THE SCL INSPECTOR. AT A MINIMUM, REFER TO SCL MATERIAL STANDARDS 7015.05, 7020.05 AND 7050.05 FOR A LIST OF SCL APPROVED CONDUIT MANUFACTURERS. USE CITY LIGHT APPROVED CONDUIT MANUFACTURERS ONLY. NOTE MANUFACTURER LIMITATIONS FOR PVC FEMALE ADAPTERS GIVEN ON THE MATERIAL STANDARDS. PHONE SCL ELECTRIC SERVICE REPRESENTATIVE (BILL DANBOM 206-386-1797) IN ADVANCE OF PURCHASING OR INSTALLING CONSTRUCTION MATERIALS FOR SCL APPROVAL OF THE SELECTED MANUFACTURER.
4. VAULT AND CONDUIT INSTALLATION INSPECTION: CONTACT SCL SERVICE REPRESENTATIVE (BILL DANBOM 206-386-1797), AT LEAST 2 BUSINESS DAYS IN ADVANCE OF POURING PAD, SETTING VAULT STRUCTURES, AND BEFORE BACKFILLING TRENCHES, TO SCHEDULE INSPECTION AND OBSERVATION OF CONSTRUCTION. NO INSPECTION WILL BE MADE UNLESS SHORING FOR EXCAVATION COMPLIES WITH WAC 296-155, PART N, "EXCAVATION, TRENCHING AND SHORING". THE INSPECTOR MUST INSPECT ALL ASPECTS OF ENCLOSURES AND VAULTS, INCLUDING, BUT NOT LIMITED TO, ACCESS, WALLS/FLOOR/CEILING CONSTRUCTION, CONDUIT PENETRATIONS, GROUNDING, AND SECONDARY BUS BARS BEFORE THE ENCLOSURES AND VAULTS WILL BE APPROVED FOR SERVICE. THE SCL INSPECTOR MUST INSPECT AND APPROVE THE CONDUIT TRENCH, TRENCH BEDDING, AND CONDUITS, BEFORE ENCASEMENT AND COVERING TRENCH.
5. CAP STUBBED CONDUITS, CLEAN AND MANDREL ALL CONDUITS AND CONDUIT BENDS, AND JET ROD ALL DUCTS 5" AND LARGER PER SCL CONSTRUCTION STANDARD U2-11.40. OBTAIN APPROVAL FROM THE SCL INSPECTOR PRIOR TO BACKFILLING THE TRENCH. INSTALL MARKING TAPE AND PULLING HANDLINES PER SCL CONSTRUCTION STANDARDS.
6. SEATTLE CITY LIGHT WILL TAKE OVER THE INSTALLATION AND PULLING OF THE CONDUCTORS AFTER CONDUITS AND VAULTS ARE INSTALLED PER SCL STANDARDS, AND INSPECTED AND APPROVED BY THE SCL INSPECTOR.
7. ALL VAULTS AND HANDHOLES SHALL BE ADJUSTABLE TO FINAL STREET GRADE PER SEATTLE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
8. HIGH VOLTAGE WORKING CLEARANCE: STATE LAW REQUIRES ALL CONSTRUCTION WORKERS, THEIR TOOLS, MACHINERY, TEMPORARY STRUCTURES, EQUIPMENT AND MATERIALS TO MAINTAIN A MINIMUM 10-FEET CLEARANCE FROM POWER LINES (WAC 296-24-960). SCL TRANSMISSION LINES REQUIRE EVEN GREATER CLEARANCE. THE CONTRACTOR SHALL CONTACT SCL IN ADVANCE OF ANY WORK IN PROXIMITY TO ANY ENERGIZED LINES SO SCL CAN DE-ENERGIZE AND GROUND OR TEMPORARILY RELOCATE LINES.
9. PREVENT WATER FROM ENTERING CUSTOMER SERVICE EQUIPMENT OR BUILDING FROM TRANSFORMER PAD/VAULT THROUGH CUSTOMER'S LOW-VOLTAGE SERVICE CONDUITS OR BUS GUTTER, AND CONDUIT'S/GUTTER'S WALL/FLOOR/CEILING PENETRATIONS. INSTALL CONDUITS AND EQUIPMENT AT ELEVATIONS THAT WILL PREVENT WATER FROM ENTERING THE BUILDING.
10. CONTACT SCL ELECTRIC SERVICE REPRESENTATIVE (BILL DANBOM 206-386-1797) WITH ANY DESIGN, CONSTRUCTION CHANGES OR QUESTIONS REGARDING THE INSTALLATION. ANY CHANGE IN DESIGN WILL REQUIRE SCL ENGINEERING REVIEW AND APPROVAL.
11. EXTENSIVE 26KV UNDERGROUND POWER IN AREA. CONTRACTOR TO HAND EXPOSE TO VERIFY DEPTH AND LOCATION. CONTACT SCL ENGINEERING FOR STANDBY AS NEEDED.
12. CONTACT SCL ENGINEERING IF VAULT/HAND HOLE COVERS NEED TO BE RESET TO NEW GRADES.
13. UNESCORTED ENTRY INTO ENERGIZED FACILITIES IS PROHIBITED. OBSERVE ALL OSHA REGULATIONS WHILE WORKING IN OVERHEAD AREAS.

PRE-CAST VAULTS

14. VAULT LOCATION: LOCATE VAULTS AT THE LOCATION SHOWN ON THE PLANS. LOCATION AND INSTALLATION SHALL COMPLY WITH SCL CONSTRUCTION STANDARD U2-10, U2-14.2, U2-15.1 & U10-7. ALL VAULTS AND HANDHOLES SHALL BE ADJUSTED TO FINAL STREET GRADE PER SEATTLE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. SEAL THE VAULT PER SCL CONSTRUCTION STANDARDS U2-15.1.
15. VAULT SUMP: THE VAULT SUMP SHALL BE LOCATED BELOW THE ENTRANCE HATCH PER SCL AND THE VAULT FLOOR MUST SLOPE ONE INCH IN TEN FEET TOWARD THE SUMP.
16. VAULT GROUNDING: FURNISH AND INSTALL GROUNDING ELECTRODE SYSTEM PER SCL CONSTRUCITON GUIDELINE U2-15.1, ITEM 9.
17. VAULTS WITH TRANSFORMERS: THE VAULT VENT OR VAULT PERSONNEL HATCH MUST BE A MINIMUM OF 10 FEET FROM A WINDOW, DOOR, OR FLAMMABLE SURFACE AND 2 FEET FROM A THREE-HOUR FIRE RESISTANT NON-COMBUSTIBLE STRUCTURE.

FOR UNDERGROUND DISTRIBUTION SYSTEM CONDUITS:

18. CONDUIT DEPTH: CONDUITS MUST HAVE 48" MINIMUM COVER IN ROADWAYS AND 36" MINIMUM COVER ELSEWHERE IN THE RIGHT-OF-WAY, EASEMENT AREAS, AND ON PRIVATE PROPERTY. OBSERVE SPECIFICATIONS DETAILED IN SCL CONSTRUCTION GUIDELINES 0214.00 AND 0222.02. THE SCL INSPECTOR MUST INSPECT CONDUIT TRENCH, TRENCH BEDDING, AND CONDUITS BEFORE COVERING.
19. THERE MUST BE NO MORE THAN TWO 90 DEGREE BENDS IN ANY RUN OF CONDUIT BETWEEN ACCESS POINTS, UNLESS OTHERWISE APPROVED BY SCL ENGINEER.
20. CLEAN AND MANDREL CONDUITS, AND PROVIDE AND INSTALL PULL TAPE WITH SEQUENTIAL FOOTAGE MARKINGS AND MARKING TAPE PER SCL CONSTRUCTION STANDARDS U2-11.40.
21. CONDUIT STRAIGHT: PROVIDE AND INSTALL PVC SCHEDULE 40 CONDUITS AS SHOWN ON PLANS AND PER SCL STANDARDS 0751.60 SECTION 13 AND MATERIAL STANDARD 7015.05.
22. HORIZONTAL CONDUIT SWEEPS: SHALL HAVE A 12-FOOT MINIMUM BENDING RADIUS AND BE RIGID GALVANIZED STEEL PER SCL CONSTRUCTION STANDARD 0222.02 AND SCL MATERIAL STANDARD 7050.05, UNLESS OTHERWISE SPECIFIED OR APPROVED BY SCL ENGINEER.
23. CONDUIT POLE RISERS: INSTALL RIGID GALVANIZED STEEL CONDUITS 10 FEET UP CITY LIGHT POLE PER SCL STANDARDS U7-10, U7-10.2 AND SCL MATERIAL STANDARDS 0750.05. RIGID GALVANIZED STEEL CONDUIT RISER BENDS SHALL HAVE A MINIMUM 36-INCH RADIUS FOR 3-INCH CONDUITS, 48-INCH RADIUS FOR 4-INCH CONDUITS, AND MINIMUM 60-INCH RADIUS FOR 5-INCH CONDUIT. BRACKETS FOR POLE RISER CONDUITS SHALL BE PER SCL MATERIAL STANDARD 6867.5.
24. CONDUIT END BELLS: FURNISH AND INSTALL END BELLS FLUSH WITH THE INTERIOR WALLS ON ALL CONDUITS ENTERING THE VAULT. THE CONDUITS SHALL BE GROUTED, BOTH INSIDE AND OUTSIDE OF THE VAULT OPENINGS, AND THE CONDUITS MUST ENTER OR LEAVE THE VAULT, ACCORDING TO SCL CONSTRUCTION STANDARD 0222.02.
25. DUCT BANKS SHALL BE INSTALLED PER SCL CONSTRUCTION STANDARDS SECTIONS 0214.00, 0222.02, U2-11.40, AND 0751.60 SECTION 13. CONDUITS SHALL BE ENCASED IN RED DYED CONCRETE ENCASEMENT WITHIN 3-INCHES OF CONDUITS PER SCL CONSTRUCTION STANDARDS. USE 4 POUNDS RED CONCRETE DYE PER CUBIC YARD. CONTRACTOR TO CONTACT SCL ELECTRIC SERVICE REPRESENTATIVE (BILL DANBOM 206-386-1797) TO COORDINATE.
26. CONDUITS SHALL ENTER THE VAULT NO MORE THAN 18 INCHES FROM THE CORNER AND CONDUITS ENTERING AT THE SAME CORNER ON OPPOSITE WALLS SHALL NOT ENTER AT THE SAME HEIGHT PER SCL CONSTRUCTION GUIDELINE 0222.02.
27. EXISTING POWER TRANSITE CONDUITS, CONTAINING ASBESTOS, SHALL BE ABATED BY CERTIFIED CONTRACTOR(S).

CENTURYLINK GENERAL NOTES

1. CENTURYLINK HAND HOLES, VAULTS, LIDS AND CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH SCL CONSTRUCTION GUIDELINES EXCEPT THAT CONDUIT BENDS SHALL BE PVC.
2. CONTRACTOR SHALL PROVIDE ALL VAULTS, HAND HOLES, LIDS AND CONDUITS NECESSARY FOR THE CONSTRUCTION OF THE CENTURY LINK FRANCHISE UTILITIES. CENTURYLINK CREWS WILL PULL CABLES AND MAKE REQUIRED CONNECTIONS.
3. ALL CENTURYLINK CONDUITS SHALL BE CLEANED AND MANDRELLED, AND SHALL INCLUDE A PULL STRING PER CENTURYLINK REQUIREMENTS.
4. CONTRACTOR SHALL CONTACT KAYVAN FASSNACHT @ (425) 213-9378 C. (206) 345-5479 O. (Kayvan.Fassnacht@CenturyLink.com) A MINIMUM OF THREE WEEKS IN ADVANCE TO COORDINATE CABLE INSTALLATION AND ASSOCIATED WORK PERFORMED BY CENTURYLINK CREWS AND ONE WEEK IN ADVANCE TO COORDINATE ANY REQUIRED INSPECTION AND AS-BUILT OF CONTRACTOR INSTALLED CENTURYLINK SYSTEM.

COMCAST GENERAL NOTES

1. COMCAST HAND HOLES, VAULTS, LIDS AND CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH SCL CONSTRUCTION GUIDELINES EXCEPT THAT CONDUIT BENDS SHALL BE PVC.
2. CONTRACTOR SHALL PROVIDE ALL VAULTS, HAND HOLES, LIDS AND CONDUITS NECESSARY FOR THE CONSTRUCTION OF THE COMCAST FRANCHISE UTILITIES. COMCAST CREWS WILL PULL CABLES AND MAKE REQUIRED CONNECTIONS.
3. ALL COMCAST CONDUITS SHALL BE CLEANED AND MANDRELLED, AND SHALL INCLUDE A PULL STRING PER COMCAST REQUIREMENTS.
4. CONTRACTOR SHALL CONTACT MICHAEL DALE @ (425) 263-5361 (michael_dale@cable.comcast.com) and MIKE FONTENOT @ (425) 263-5482 (Michael_Fontenot@cable.comcast.com), A MINIMUM OF THREE WEEKS IN ADVANCE TO COORDINATE CABLE INSTALLATION AND ASSOCIATED WORK PERFORMED BY COMCAST CREWS AND ONE WEEK IN ADVANCE TO COORDINATE ANY REQUIRED INSPECTION AND AS-BUILT OF CONTRACTOR INSTALLED COMCAST SYSTEM.

WAVE BROADBAND GENERAL NOTES

1. WAVE HAND HOLES, VAULTS, LIDS AND CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH SCL CONSTRUCTION GUIDELINES EXCEPT THAT CONDUIT BENDS SHALL BE PVC.
2. CONTRACTOR SHALL PROVIDE ALL VAULTS, HAND HOLES, LIDS AND CONDUITS NECESSARY FOR THE CONSTRUCTION OF THE WAVE FRANCHISE UTILITIES. WAVE CREWS WILL PULL CABLES AND MAKE REQUIRED CONNECTIONS.
3. ALL WAVE CONDUITS SHALL BE CLEANED AND MANDRELLED, AND SHALL INCLUDE A PULL STRING PER WAVE REQUIREMENTS.
4. CONTRACTOR SHALL CONTACT GARY CARLILE @ 206-454-9166 (gcarlile@wavebroadband.com) A MINIMUM OF THREE WEEKS IN ADVANCE TO COORDINATE CABLE INSTALLATION AND ASSOCIATED WORK PERFORMED BY WAVE CREWS AND ONE WEEK IN ADVANCE TO COORDINATE ANY REQUIRED INSPECTION AND AS-BUILT OF CONTRACTOR INSTALLED WAVE SYSTEM.

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JANE DAN EBERHARDT — STATE OF WASHINGTON — 31745 — REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING		
	20....	
REVIEWED BY SPU/DRAINAGE		
	20....	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING		
	20....	

NAME OR INITIALS AND DATE		
DESIGNED	ATT	10-02-17
CHECKED	JDE	10-02-17
DRAWN	KWP	10-02-17
CHECKED	ATT	10-02-17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE
REVIEWED:
PROJECT MANAGER
REVISED AS-BUILT.....

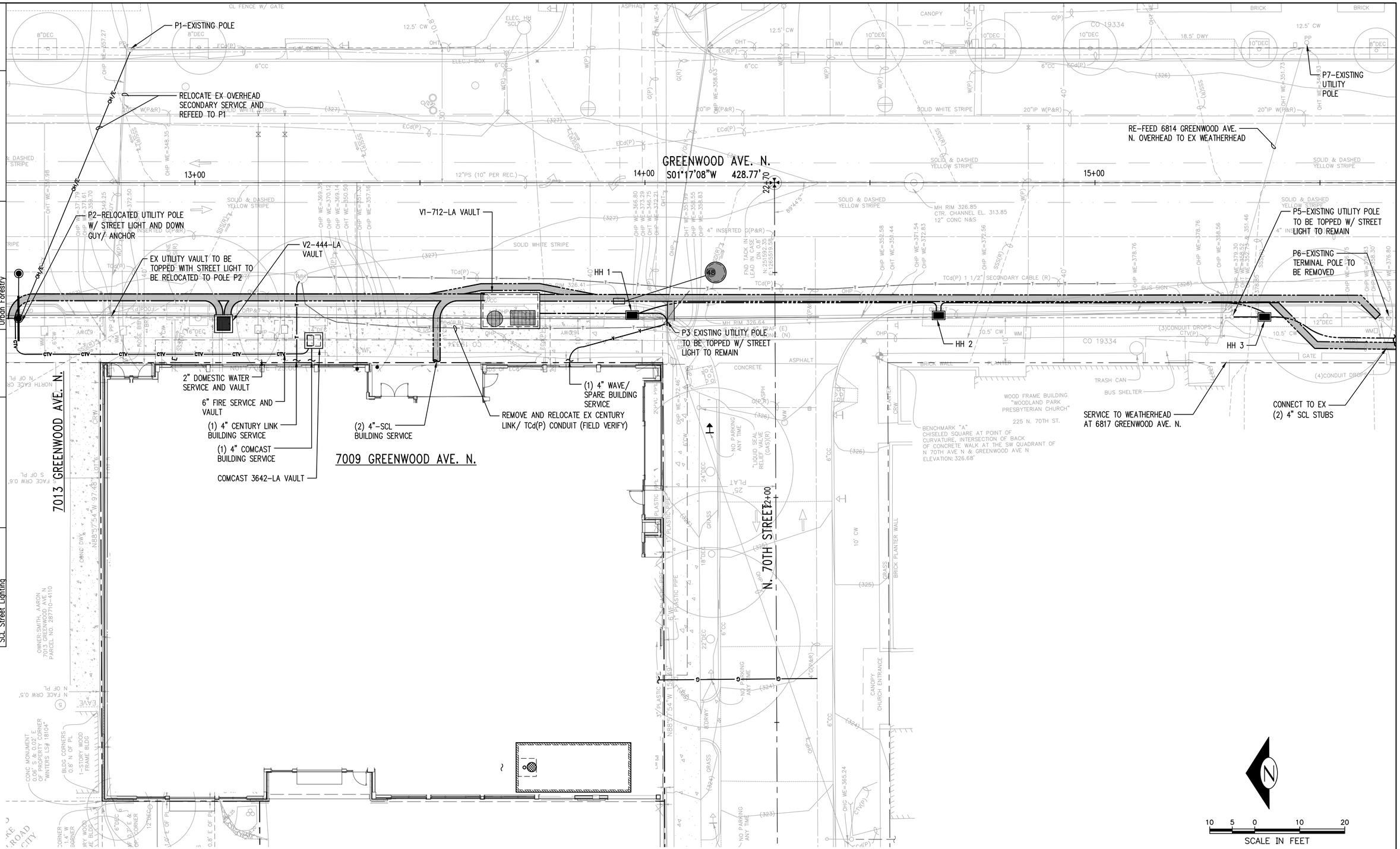
City of Seattle
Seattle Department of Transportation

ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
GENERAL NOTES

SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 2 OF 8

Oct 03, 2017 2:05pm AdolfoT Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GW-UMP-CV_01.dwg 2 GN



Name	Date
60% SIP Approval Review Groups	
SIP Project manager	
SPU Real Estate Services	
SPU Sewer/Drainage	
SPU Water	
Street Lighting and Signal Design	
Traffic Operations	
Urban Forestry	

Name	Date
60% SIP Approval Review Groups	
King County Metro	
Neighborhood Traffic	
Pavement Management	
Ped & Bike	
Roadway Structures	
SCL Engineering (PRT)	
SCL Street Lighting	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			

Oct 03, 2017 2:05pm AdolfoT Z:\1600001-1600999\1600310 (Greenwood & 70th)\CADD\Design\UMP\GW-UMP-OV_02.dwg 3 OV

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING ..... 20.....
REVIEWED BY SPU/DRAINAGE ..... 20.....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING ..... 20.....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	10-02-17
CHECKED	JDE	10-02-17
DRAWN	KWP	10-02-17
CHECKED	ATT	10-02-17
DESIGN REVIEW		

INITIALS AND DATE
REVIEWED:
PROJECT MANAGER
REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation
ORDINANCE NO. ..... APPROVED. .....
FUND: .....
SCALE: INSPECTOR'S BOOK. .....

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
OVERALL PLAN

SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 3 OF 8

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			

PALATINE AVE. N.

STA. 10+00
N = 252021.02
E = 1265529.20
CALCULATED POINT (MONUMENT NOT SEARCHED FOR)

GREENWOOD AVE. N.
S01°17'08"W 428.77'

12+00 13+00 14+00

P1–EXISTING POLE TO REMAIN

SCL TO RELOCATE EX OVERHEAD SECONDARY SERVICE AND RE-FEED TO P1

EX UTILITY POLE TO BE TOPPED W/ STREET LIGHT TO BE RELOCATED TO THE NORTH

P2–RELOCATED UTILITY POLE (1) W/ STREET LIGHT AND DOWN GUY/ ANCHOR
(2) 4" SCL COMM
(2) 4" SCL
(4) 5" SCL
(1) 4" COMCAST

EX FIBER OPTIC DUCT BANK (FIELD VERIFY)

(3) (2) 4" SCL COMM
(3) (2) 3" SCL COMM

EX CENTURY LINK CONDUIT (4) TO REMAIN (FIELD VERIFY) W/ RELOCATED CL CONDUIT
(1) EX 4" CL
(1) 4" CL

EX CENTURY LINK VAULT TO REMAIN (FIELD VERIFY)

SCL DUCT BANK (3)
(2) 3" SCL COMM
(2) 4" SCL
(4) 5" SCL

(3) (4) 4" SCL

(2) V1–712–LA VAULT (SCL)

(3) (2) 3" SCL COMM
(4) 5" SCL

SCL DUCT BANK (3)
(2) 3" SCL COMM
(4) 4" SCL
(4) 5" SCL

(2) 3" SL–SCH 80 PVC (ECD)

HH 1
TYPE 5 SL DIST PER COS STD PLAN 550a

STA. 14+28.77 GREENWOOD AVE N. =
STA. 20+00.00 N 70TH ST
FND TACK IN LEAD IN CASE DN 0.8'
N:251592.35
E:1265519.58

COS STD TYPE 242 CB
RIM=326.75 (EX)
8" IE=321.10 (IN)
8" IE=320.43 (EX)

REMOVE EX CB

(2) 3" SL–SCH 80 PVC (ECD)

(3) (2) 4" SCL

(1) 3" SL–SCH 80 PVC TO CONDUIT RISER

EX FIBER OPTIC DUCTBANK (FIELD VERIFY)

N. 70TH STREET

REFEED OH POWER TO 7013 GREENWOOD AVE N FROM P2

EX WATER TO BE REUSED FOR IRRIGATION

EX SSS

(2) V2–SCL 444–LA VAULT

(4) (1) 4" COMCAST 4" DOMESTIC WATER SERVICE AND VAULT (UNDER SEPARATE PERMIT)

6" FIRE SERVICE AND VAULT (UNDER SEPARATE PERMIT)

PROPERTY LINE (TYP)

EX SSS

(5) COMCAST 3642–LA VAULT

(4) (1) 4" COMCAST BUILDING SERVICE

(4) (2) 4" CENTURY LINK BUILDING SERVICE

REMOVE AND RELOCATE CL CONDUIT

(3) (2) 4"–SCL BUILDING POWER SERVICE

8" PSD (UNDER SEPARATE PERMIT)

COS STD TYPE 250 INLET
RIM=326.46
8" IE=324.58

(4) (1) 4" WAVE/ SPARE BUILDING SERVICE

(2/8) P3 EXISTING UTILITY POLE (1) TO BE TOPPED W/ STREET LIGHT TO REMAIN
(1) 4" CENTURY LINK (EX)
(1) 4" WAVE

7013 GREENWOOD AVE. N.

7009 GREENWOOD AVE. N.

SEE SHEET 5 FOR ADDITIONAL IMPROVEMENTS ALONG GREENWOOD AVE N.

SEE SHEET 5 FOR ADDITIONAL IMPROVEMENTS ALONG N. 70TH STREET

CB DRAINAGE AND INLET NOTES

1. CATCH BASIN CONNECTIONS AND INLET CONNECTIONS SHALL BE 8" DIAMETER. PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON CLASS 50 (MIN) PER SPECIFICATION 9-05.2. FITTINGS SHALL BE CEMENT MORTAR LINED DUCTILE IRON. JOINTS SHALL BE RUBBER GASKET, PUSH-ON OR MECHANICAL.
2. BEDDING SHALL BE CLASS D WITH SELECT NATIVE MATERIAL.
3. CATCH BASIN CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 100% PER STANDARD PLAN NO. 261 AND SPECIFICATION 7-08.3(4).
4. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50% PER SPECIFICATION 7-08.3(5).
5. CATCH BASINS AND INLETS SHALL BE LOCATED PER STANDARD PLAN NO. 260A AND 260B.
6. TELEVISION INSPECTION OF CATCH BASIN CONNECTIONS SHALL BE PER SPECIFICATION 7-17.3(4)I.
7. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU. TO SCHEDULE CORE TAPS, CONTACT SPU AT 206-615-0511 A MINIMUM OF 48 HOURS IN ADVANCE. SPU SHALL BE ON SITE PRIOR TO THE START OF CONTRACTOR PERFORMED CORE TAP. CONTRACTORS PERFORMING CORE TAPS SHALL PROVIDE THE COUPON OF REMOVED MATERIAL TO SPU.

NOTES:

1. ALL MATERIALS AND WORK ASSOCIATED WITH THE CONSTRUCTION OF THE FRANCHISE UTILITIES SHALL BE PERFORMED TO SCL CONSTRUCTION AND/OR SCL MATERIAL STANDARDS, INCLUDING THE CURRENT SCL SERVICE CONSTRUCTION LETTER. WHERE DISCREPANCIES EXIST BETWEEN THIS PLANS SET AND THE MOST RECENT SCL SERVICE CONSTRUCTION LETTER, THE SCL LETTER SHALL BE FOLLOWED, UNLESS OTHERWISE NOTED ON THE PLANS OR AS APPROVED BY THE SCL ENGINEER. A COPY OF THE APPROVED PLANS, THE MOST RECENT SCL CONSTRUCTION STANDARDS, AND THE MOST RECENT SCL SERVICE CONSTRUCTION LETTER SHALL BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. STATIONS, OFFSETS AND RIM ELEVATIONS SHOWN FOR VAULTS AND HANDHOLES ARE SHOWN AT THE CENTER OF STRUCTURE. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND NEED TO BE ADJUSTED TO FINISHED SIDEWALK GRADES. CONTRACTOR IS RESPONSIBLE TO ADJUST AS REQUIRED TO ACCOMMODATE THE NECESSARY RISER AND VAULT SECTION COMPONENTS TO MATCH THE TOP AND CONDUIT ENTRANCES INTO THE VAULTS. CONTRACTOR SHALL VERIFY DUCT BANK INVERTS AND ADJUST AS NEEDED TO AVOID UTILITY CONFLICTS WITH CROSSING UTILITIES AND CONFORM WITH CONDUIT BENDING REQUIREMENTS OUTLINED IN SCL STANDARDS.
3. SEE GENERAL NOTES SHEET 2 FOR ADDITIONAL INFORMATION RELATED TO CONSTRUCTION OF UNDERGROUND DUCTBANKS AND VAULTS.
4. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES EITHER CROSSING OR ADJACENT TO PROPOSED DUCT BANKS AND VAULTS PRIOR TO CONSTRUCTION TO VERIFY IF PROPOSED UTILITIES CAN BE CONSTRUCTED TO THE PLANS AND LOCATIONS SHOWN. NOTIFY ENGINEER IMMEDIATELY IF CONFLICTS ARISE.
5. CONTRACTOR SHALL REPAIR SURFACES DAMAGED DURING CONSTRUCTION OF SCL AND FRANCHISE UTILITIES WITH TEMPORARY/INTERIM PATCHING OR PERMANENT RESTORATION AS ALLOWED BY SDOT UNTIL FINAL FRONTAGE IMPROVEMENTS ARE CONSTRUCTED UNDER SEPARATE PERMIT (SDOT SIP #330655). CONTRACTOR TO COORDINATE WITH SDOT TO VERIFY USAGE AND LENGTH OF TIME TEMPORARY PATCHING CAN BE IN PLACE PRIOR TO FINAL IMPROVEMENTS. SEE RESTORATION PLANS SHEET 6 AND 7 FOR MORE INFORMATION.
6. CONTRACTOR SHALL COORDINATE GAS MAIN RELOCATION WITH PSE IN SUFFICIENT ADVANCE SO THAT GAS MAIN IS REMOVED OR ABANDONED PRIOR TO DUCT BANK CONSTRUCTION.
7. PROTECT EXISTING TREES TO REMAIN PER COS STD PLAN 132A. CONTRACTOR TO COORDINATE INSPECTION WITH SDOT URBAN FORESTRY (206-684-5693).
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES AS DIRECTED BY THE CITY INSPECTOR.
9. CONTRACTOR TO COORDINATE WITH SDOT URBAN FORESTRY AT (206) 684-5693 SEVERAL WEEKS IN ADVANCE OF NEEDING PERMIT TO ALLOW FOR A TWO WEEK PUBLIC NOTIFICATION PLACARDING PRIOR TO PERMIT FOR TREE REMOVAL.
10. CAUTION!! 26KV HIGH VOLTAGE OVERHEAD AND OR UNDERGROUND IN VICINITY. TO MAINTAIN REQUIRED 10 FOOT CLEARANCE TO OVERHEAD POWER LINES, RELOCATION OF OVERHEAD POWER LINES TO UNDERGROUND MAY BE REQUIRED AT PERMITTEES EXPENSE. PERMITTEE IS REQUIRED TO COMPLY WITH SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT CAM 122.
11. CONTRACTOR TO CONTACT THE SCL ENGINEERING CUSTOMER SERVICE REPRESENTATIVE (BILL DANBOM 206-386-1797) IN ADVANCE TO SCHEDULE AN ONSITE MEETING THAT IS REQUIRED PRIOR TO BEGINNING ANY EXCAVATIONS OR WORK OTHERWISE AFFECTING ANY SCL INFRASTRUCTURE, RELOCATION OF EXISTING OR INSTALLATION OF NEW FACILITIES.
12. ALL EXCAVATIONS ADJACENT TO SCL POLES OR OTHER FACILITIES (VAULTS, HAND HOLES, ETC) SHALL COMPLY WITH WAC 296-155 PART N "EXCAVATION, TRENCHING & SHORING," POLE PROTECTION/SUPPORT SYSTEMS USED WHILE EXCAVATING SHALL COMPLY WITH WAC 296-155.665 GENERAL PROTECTION REQUIREMENTS, ITEMS (9) AND SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF POLES WHILE THE SYSTEMS ARE IN PLACE OR AFTER THE SYSTEMS HAVE BEEN REMOVED.
13. HIGH VOLTAGE WORKING CLEARANCE: STATE LAW REQUIRES ALL WORKERS, THEIR TOOLS, MACHINERY, TEMPORARY STRUCTURES, EQUIPMENT AND MATERIALS TO MAINTAIN A MINIMUM OF 10 FOOT CLEARANCE TO MANY TYPES OF POWER LINES (WAC 296-24-960). SCL TRANSMISSION LINES REQUIRE EVEN GREATER CLEARANCE. IF THE PROJECT REQUIRES WORK IN PROXIMITY OF ANY POWER LINES NOTIFY SCL TO DE-ENERGIZE AND GROUND LINES OR RELOCATE THE LINES TEMPORARILY. WORK WILL BE DONE AT CUSTOMERS EXPENSE AND COSTS MUST BE PAID FOR IN ADVANCE.
14. SEE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. CLIENT ASSISTANCE MEMO 122: ELECTRICAL UTILITY CLEARANCE REQUIREMENTS FOR ACCEPTABLE CLEARANCES. CHANGES TO SCL'S SYSTEM TO MEET APPROPRIATE CLEARANCES WILL BE PERFORMED AT THE CUSTOMERS EXPENSE. COSTS MUST BE PAID FOR IN ADVANCE OF ANY WORK.
15. EXTENSIVE 26KV UNDERGROUND POWER IN AREA. CONTRACTOR TO HAND EXPOSE TO VERIFY DEPTH AND LOCATION. CONTACT SCL ENGINEERING FOR STANDBY AS NEEDED.
16. CONTACT SCL ENGINEERING IF VAULT/HAND HOLE COVERS NEED TO BE RESET TO NEW GRADES.
17. UNESCORTED ENTRY INTO ENERGIZED FACILITIES IS PROHIBITED. OBSERVE ALL OSHA REGULATIONS WHILE WORKING IN OVERHEAD AREAS.

CONSTRUCTION NOTES:

(1) PROVIDE AND EXTEND RIGID GALVANIZED STEEL RISERS 10' UP EACH POLE. ATTACH TO/PROVIDE SCL BRACKET PER SCL STANDARDS GUIDELINES U7-10, AND U7-10.2. ALL 90° TRANSITION BENDS SHALL BE RIGID STEEL FOR SCL, PVC SCHEDULE 40 FOR COMCAST, CLINK, AND WAVE.

(2) PROVIDE AND INSTALL SCL VAULT (SIZE PER PLAN) WITH TRAFFIC BEARING, NON-SKID COVER. ADJUST VAULT COVER TO FINISHED GRADE PER SDOT REQUIREMENTS. MATERIAL AND INSTALLATION SHALL BE PER SCL STANDARDS 0214.00, U2-15.1, AND U10-7.

(3) PROVIDE AND INSTALL SCHEDULE 40 PVC CONDUIT AS SHOWN FOR UNDERGROUNDING OF SCL EXISTING OVERHEAD DISTRIBUTION LINES PER SCL CONSTRUCTION STANDARDS 0214.00, 0222.02, 0224.05, 0231.01, U2-11.40, AND 0751.60 SECTION 13. CONTRACTOR SHALL MAINTAIN CONDUIT SWEEP AND BENDING REQUIREMENTS OUTLINED IN SCL CONSTRUCTION STANDARDS AND SCL GENERAL NOTES #19 AND #20 ON SHEET 2.

(4) PROVIDE AND INSTALL SCHEDULE 40 PVC CONDUITS AS SHOWN FOR CENTURYLINK (CLINK), COMCAST AND WAVE. INSTALLATION SHALL BE PER SCL CONSTRUCTION STANDARDS EXCEPT ALL BENDS SHALL BE PVC WITH 36" RADIUS.

(5) PROVIDE AND INSTALL 3642-LA COMCAST VAULT WITH 3642-2436P GALVANIZED STEEL, TRAFFIC-BEARING, NON-SKID, LOCKING COVER MARKED "COMCAST". ADJUST VAULT ACCESS HATCH TO FINISHED GRADE PER SDOT REQUIREMENTS.

N

10 5 0 10 20
SCALE IN FEET

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE			INITIALS AND DATE
DESIGNED	ATT	10-02-17	REVIEWED:
CHECKED	JDE	10-02-17	
DRAWN	KWP	10-02-17	PROJECT MANAGER
CHECKED	ATT	10-02-17	
DESIGN REVIEW			REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
GREENWOOD AVENUE N (NORTH) - FRANCHISE UTILITY PLAN

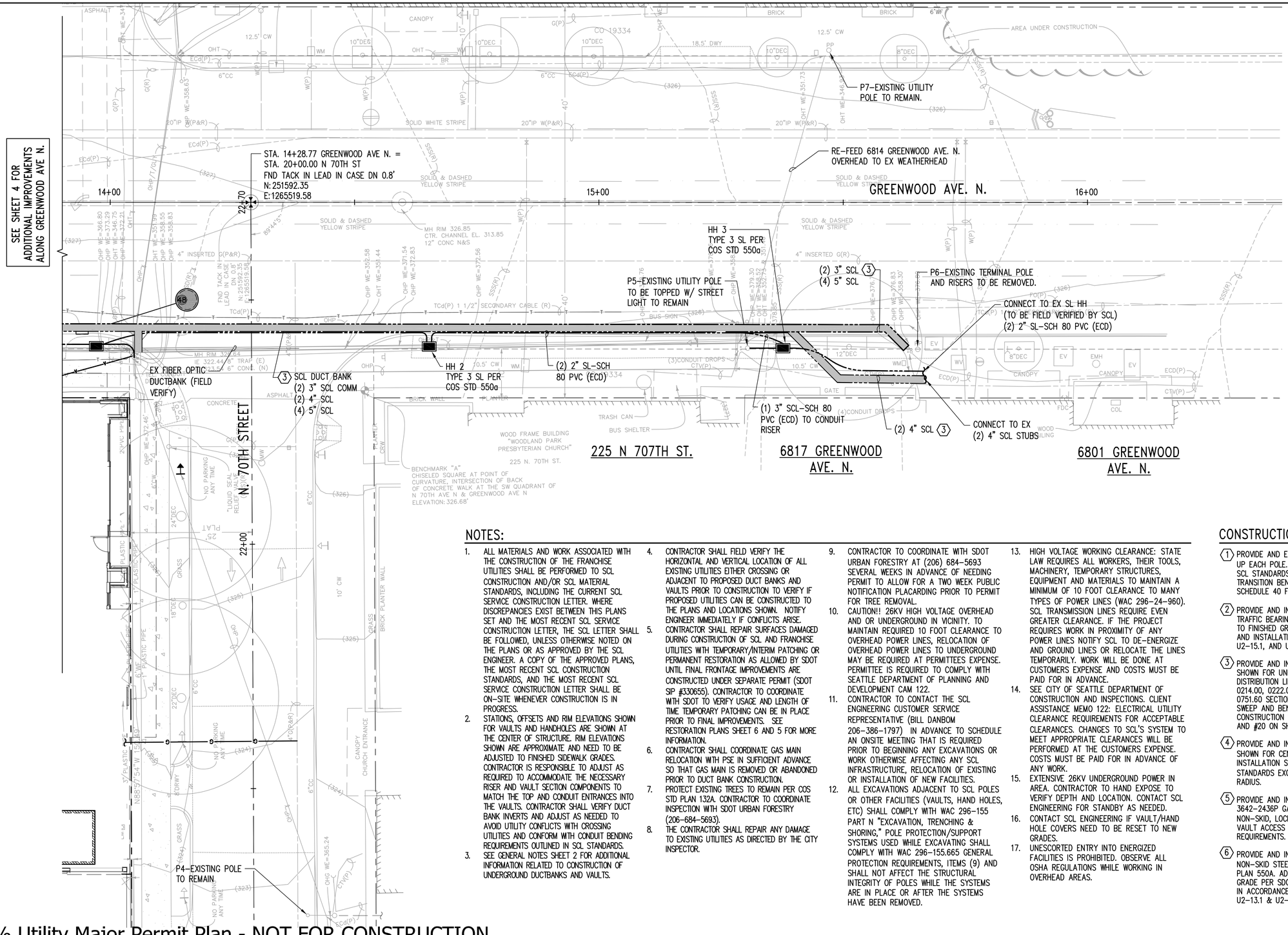
SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX–XXX
SHEET 4 OF 8

Oct 03, 2017 2:23pm ondrewt Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GW-UMP-FU_02.dwg 4 FU_NORTH

60% SIP Approval Review Groups	Name
King County Metro	
Neighborhood Traffic	
Pavement Management	
Ped & Bike	
Roadway Structures	
SCL Engineering (PRT)	
SCL Street Lighting	

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			



NOTES:

1. ALL MATERIALS AND WORK ASSOCIATED WITH THE CONSTRUCTION OF THE FRANCHISE UTILITIES SHALL BE PERFORMED TO SCL CONSTRUCTION AND/OR SCL MATERIAL STANDARDS, INCLUDING THE CURRENT SCL SERVICE CONSTRUCTION LETTER. WHERE DISCREPANCIES EXIST BETWEEN THIS PLANS SET AND THE MOST RECENT SCL SERVICE CONSTRUCTION LETTER, THE SCL LETTER SHALL BE FOLLOWED, UNLESS OTHERWISE NOTED ON THE PLANS OR AS APPROVED BY THE SCL ENGINEER. A COPY OF THE APPROVED PLANS, THE MOST RECENT SCL CONSTRUCTION STANDARDS, AND THE MOST RECENT SCL SERVICE CONSTRUCTION LETTER SHALL BE ON–SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. STATIONS, OFFSETS AND RIM ELEVATIONS SHOWN FOR VAULTS AND HANDHOLES ARE SHOWN AT THE CENTER OF STRUCTURE. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND NEED TO BE ADJUSTED TO FINISHED SIDEWALK GRADES. CONTRACTOR IS RESPONSIBLE TO ADJUST AS REQUIRED TO ACCOMMODATE THE NECESSARY RISER AND VAULT SECTION COMPONENTS TO MATCH THE TOP AND CONDUIT ENTRANCES INTO THE VAULTS. CONTRACTOR SHALL VERIFY DUCT BANK INVERTS AND ADJUST AS NEEDED TO AVOID UTILITY CONFLICTS WITH CROSSING UTILITIES AND CONFORM WITH CONDUIT BENDING REQUIREMENTS OUTLINED IN SCL STANDARDS.
3. SEE GENERAL NOTES SHEET 2 FOR ADDITIONAL INFORMATION RELATED TO CONSTRUCTION OF UNDERGROUND DUCTBANKS AND VAULTS.
4. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES EITHER CROSSING OR ADJACENT TO PROPOSED DUCT BANKS AND VAULTS PRIOR TO CONSTRUCTION TO VERIFY IF PROPOSED UTILITIES CAN BE CONSTRUCTED TO THE PLANS AND LOCATIONS SHOWN. NOTIFY ENGINEER IMMEDIATELY IF CONFLICTS ARISE.
5. CONTRACTOR SHALL REPAIR SURFACES DAMAGED DURING CONSTRUCTION OF SCL AND FRANCHISE UTILITIES WITH TEMPORARY/INTERIM PATCHING OR PERMANENT RESTORATION AS ALLOWED BY SDOT UNTIL FINAL FRONTAGE IMPROVEMENTS ARE CONSTRUCTED UNDER SEPARATE PERMIT (SDOT SIP #330655). CONTRACTOR TO COORDINATE WITH SDOT TO VERIFY USAGE AND LENGTH OF TIME TEMPORARY PATCHING CAN BE IN PLACE PRIOR TO FINAL IMPROVEMENTS. SEE RESTORATION PLANS SHEET 6 AND 5 FOR MORE INFORMATION.
6. CONTRACTOR SHALL COORDINATE GAS MAIN RELOCATION WITH PSE IN SUFFICIENT ADVANCE SO THAT GAS MAIN IS REMOVED OR ABANDONED PRIOR TO DUCT BANK CONSTRUCTION.
7. PROTECT EXISTING TREES TO REMAIN PER COS STD PLAN 132A. CONTRACTOR TO COORDINATE INSPECTION WITH SDOT URBAN FORESTRY (206–684–5693).
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES AS DIRECTED BY THE CITY INSPECTOR.
9. CONTRACTOR TO COORDINATE WITH SDOT URBAN FORESTRY AT (206) 684–5693 SEVERAL WEEKS IN ADVANCE OF NEEDING PERMIT TO ALLOW FOR A TWO WEEK PUBLIC NOTIFICATION PLACARDING PRIOR TO PERMIT FOR TREE REMOVAL.
10. CAUTION!! 26KV HIGH VOLTAGE OVERHEAD AND OR UNDERGROUND IN VICINITY. TO MAINTAIN REQUIRED 10 FOOT CLEARANCE TO OVERHEAD POWER LINES, RELOCATION OF OVERHEAD POWER LINES TO UNDERGROUND MAY BE REQUIRED AT PERMITTEES EXPENSE. PERMITTEE IS REQUIRED TO COMPLY WITH SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT CAM 122.
11. CONTRACTOR TO CONTACT THE SCL ENGINEERING CUSTOMER SERVICE REPRESENTATIVE (BILL DANBOM 206–386–1797) IN ADVANCE TO SCHEDULE AN ONSITE MEETING THAT IS REQUIRED PRIOR TO BEGINNING ANY EXCAVATIONS OR WORK OTHERWISE AFFECTING ANY SCL INFRASTRUCTURE, RELOCATION OF EXISTING OR INSTALLATION OF NEW FACILITIES.
12. ALL EXCAVATIONS ADJACENT TO SCL POLES OR OTHER FACILITIES (VAULTS, HAND HOLES, ETC) SHALL COMPLY WITH WAC 296–155 PART N "EXCAVATION, TRENCHING & SHORING," POLE PROTECTION/SUPPORT SYSTEMS USED WHILE EXCAVATING SHALL COMPLY WITH WAC 296–155.665 GENERAL PROTECTION REQUIREMENTS, ITEMS (9) AND SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF POLES WHILE THE SYSTEMS ARE IN PLACE OR AFTER THE SYSTEMS HAVE BEEN REMOVED.
13. HIGH VOLTAGE WORKING CLEARANCE: STATE LAW REQUIRES ALL WORKERS, THEIR TOOLS, MACHINERY, TEMPORARY STRUCTURES, EQUIPMENT AND MATERIALS TO MAINTAIN A MINIMUM OF 10 FOOT CLEARANCE TO MANY TYPES OF POWER LINES (WAC 296–24–960). SCL TRANSMISSION LINES REQUIRE EVEN GREATER CLEARANCE. IF THE PROJECT REQUIRES WORK IN PROXIMITY OF ANY POWER LINES NOTIFY SCL TO DE–ENERGIZE AND GROUND LINES OR RELOCATE THE LINES TEMPORARILY. WORK WILL BE DONE AT CUSTOMERS EXPENSE AND COSTS MUST BE PAID FOR IN ADVANCE.
14. SEE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. CLIENT ASSISTANCE MEMO 122: ELECTRICAL UTILITY CLEARANCE REQUIREMENTS FOR ACCEPTABLE CLEARANCES. CHANGES TO SCL'S SYSTEM TO MEET APPROPRIATE CLEARANCES WILL BE PERFORMED AT THE CUSTOMERS EXPENSE. COSTS MUST BE PAID FOR IN ADVANCE OF ANY WORK.
15. EXTENSIVE 26KV UNDERGROUND POWER IN AREA. CONTRACTOR TO HAND EXPOSE TO VERIFY DEPTH AND LOCATION. CONTACT SCL ENGINEERING FOR STANDBY AS NEEDED.
16. CONTACT SCL ENGINEERING IF VAULT/HAND HOLE COVERS NEED TO BE RESET TO NEW GRADES.
17. UNESCORTED ENTRY INTO ENERGIZED FACILITIES IS PROHIBITED. OBSERVE ALL OSHA REGULATIONS WHILE WORKING IN OVERHEAD AREAS.

CONSTRUCTION NOTES:

1. PROVIDE AND EXTEND RIGID GALVANIZED STEEL RISERS 10' UP EACH POLE. ATTACH TO/PROVIDE SCL BRACKET PER SCL STANDARDS GUIDELINES U7–10, AND U7–10.2. ALL 90' TRANSITION BENDS SHALL BE RIGID STEEL FOR SCL, PVC SCHEDULE 40 FOR COMCAST, CLINK, AND WAVE.
2. PROVIDE AND INSTALL SCL VAULT (SIZE PER PLAN) WITH TRAFFIC BEARING, NON–SKID COVER. ADJUST VAULT COVER TO FINISHED GRADE PER SDOT REQUIREMENTS. MATERIAL AND INSTALLATION SHALL BE PER SCL STANDARDS 0214.00, U2–15.1, AND U10–7.
3. PROVIDE AND INSTALL SCHEDULE 40 PVC CONDUIT AS SHOWN FOR UNDERGROUNDING OF SCL EXISTING OVERHEAD DISTRIBUTION LINES PER SCL CONSTRUCTION STANDARDS 0214.00, 0222.02, 0224.05, 0231.01, U2–11.40, AND 0751.60 SECTION 13. CONTRACTOR SHALL MAINTAIN CONDUIT SWEEP AND BENDING REQUIREMENTS OUTLINED IN SCL CONSTRUCTION STANDARDS AND SCL GENERAL NOTES #19 AND #20 ON SHEET 2.
4. PROVIDE AND INSTALL SCHEDULE 40 PVC CONDUITS AS SHOWN FOR CENTURYLINK (CLINK), COMCAST AND WAVE. INSTALLATION SHALL BE PER SCL CONSTRUCTION STANDARDS EXCEPT ALL BENDS SHALL BE PVC WITH 36" RADIUS.
5. PROVIDE AND INSTALL 3642–LA COMCAST VAULT WITH 3642–2436P GALVANIZED STEEL, TRAFFIC–BEARING, NON–SKID, LOCKING COVER MARKED "COMCAST". ADJUST VAULT ACCESS HATCH TO FINISHED GRADE PER SDOT REQUIREMENTS.
6. PROVIDE AND INSTALL 233–LA SCL HANDHOLE AND NON–SKID STEEL COVER MARKED "SCL" PER C.O.S. STD PLAN 550A. ADJUST VAULT ACCESS HATCH TO FINISHED GRADE PER SDOT REQUIREMENTS. VAULT TO BE INSTALLED IN ACCORDANCE WITH SCL CONSTRUCTION GUIDELINES U2–13.1 & U2–14.2.

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 21745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	10–02–17
CHECKED	JDE	10–02–17
DRAWN	KWP	10–02–17
CHECKED	ATT	10–02–17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE
REVIEWED:
PROJECT MANAGER
REVISED AS–BUILT.....

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
GREENWOOD AVENUE N (SOUTH) - FRANCHISE UTILITY PLAN

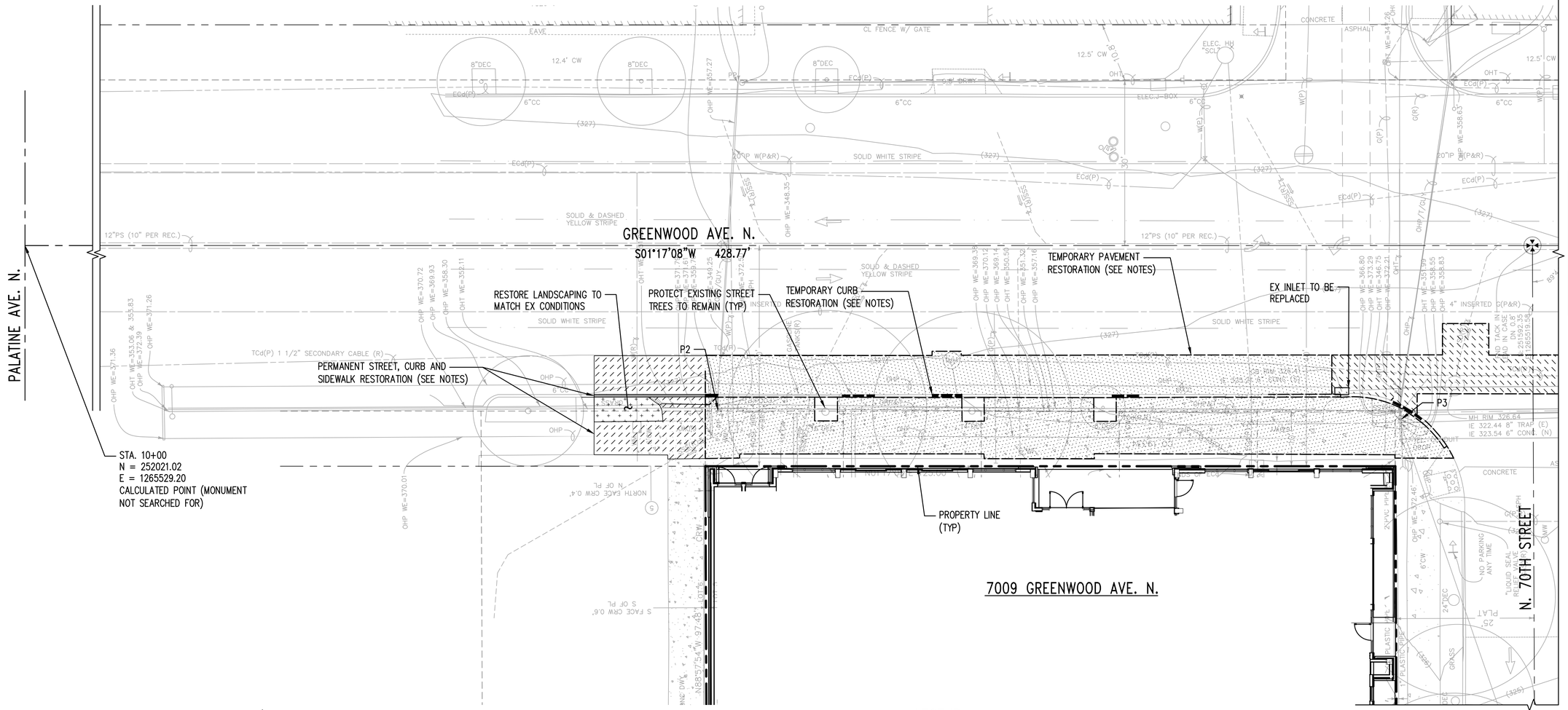
SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX–XXX
SHEET 5 OF 8

Oct 03, 2017 2:23pm andrewt Z:\1600001–1609999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GN–UMP–FU_02.dwg 5 FU_SOUTH

60% SIP Approval Review Groups	Name	Date
SIP Project manager		
SPU Real Estate Services		
SPU Sewer/Drainage		
SPU Water		
Street Lighting and Signal Design		
Traffic Operations		
Urban Forestry		

60% SIP Approval Review Groups	Name
King County Metro	
Neighborhood Traffic	
Pavement Management	
Ped & Bike	
Roadway Structures	
SCL Engineering (PRT)	
SCL Street Lighting	

DATE	MARK	NATURE	MADE	CHK'D	REV'D
		REVISIONS			



TEMPORARY\INTERIM RESTORATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO REPLACE DAMAGED SURFACES WITHIN THE ROW FRONTAGE FOR THE PROJECT WITH TEMPORARY/INTERIM SURFACE RESTORATIONS IN ACCORDANCE WITH DIRECTOR'S RULE 5-2009 "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION" AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL RESTORATIONS WITH SDOT AND THE SDOT INSPECTOR TO VERIFY USAGE AND LENGTH OF TIME TEMPORARY/INTERIM PATCHING CAN BE IN PLACE PRIOR TO FINAL IMPROVEMENTS. DAMAGED SIGNS AND OTHER DAMAGED FEATURES SHALL BE REPLACED IN KIND PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS.
2. TEMPORARY SIDEWALK SURFACE RESTORATION SHALL BE A MINIMUM OF 4-INCH OF HOT MIX ASPHALT CL ½" OVER 2" MNRL AGG TYPE 2, COMPACTED THICKNESS.
3. RESTORATION LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST THE RESTORATION LIMITS IN THE FIELD TO MATCH TRENCHING.
4. PERMANENT SURFACE RESTORATION FOR TEMPORARILY INTERIM RESTORATION AREAS SHALL BE COMPLETED UNDER SIP #330655.

PERMANENT RESTORATION NOTES:

1. THE CONTRACTOR SHALL PERMANENTLY REPLACE ANY DAMAGED SURFACES IMPACTED BY CONSTRUCTION ACTIVITY IN KIND, WITHIN ROW FRONTAGES ADJACENT TO THE PROJECT AND AS SHOWN ON THE PLANS. PERMANENT SURFACE RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH DIRECTORS RULE 5-2009 "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION". SURFACE RESTORATION AND USAGE SHALL BE COORDINATED WITH SDOT AND THE SDOT INSPECTOR. DAMAGED SIGNS AND OTHER DAMAGED FEATURES SHALL BE REPLACED IN KIND PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS.
2. PERMANENT SIDEWALK SURFACE RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLAN 420. THE CONTRACTOR SHALL MATCH EXISTING SCORING, COLOR AND FINISH ON ANY DECORATIVE CONCRETE SIDEWALK THAT IS REMOVED OR DAMAGED FROM CONSTRUCTION ACTIVITIES.
3. PERMANENT DRIVEWAY RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLANS 430 AND 431.
4. RESTORATION LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST THE RESTORATION LIMITS IN THE FIELD TO MATCH ACTUAL TRENCHING LIMITS AND AS COORDINATED WITH THE SDOT INSPECTOR.

LEGEND:

- TEMPORARY RESTORATION, SEE TEMPORARY/INTERIM RESTORATION NOTES.
- PERMANENT RESTORATION, SEE PERMANENT RESTORATION NOTES
- PERMANENT LANDSCAPE RESTORATION

N

10 5 0 10 20
SCALE IN FEET

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	
.....	20....
REVIEWED BY SPU/DRAINAGE	
.....	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	
.....	20....

NAME OR INITIALS AND DATE		
DESIGNED	ATT	10-02-17
CHECKED	JDE	10-02-17
DRAWN	KWP	10-02-17
CHECKED	ATT	10-02-17
DESIGN REVIEW		

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

INITIALS AND DATE	
REVIEWED:	.....
PROJECT MANAGER	
REVISED AS-BUILT	.....

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. . . . . APPROVED. . . . . .
FUND: . . . . . .
SCALE: INSPECTOR'S BOOK. . . . . .

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
GREENWOOD AVENUE N (NORTH) - PAVEMENT RESTORATION PLAN

SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 6 OF 8

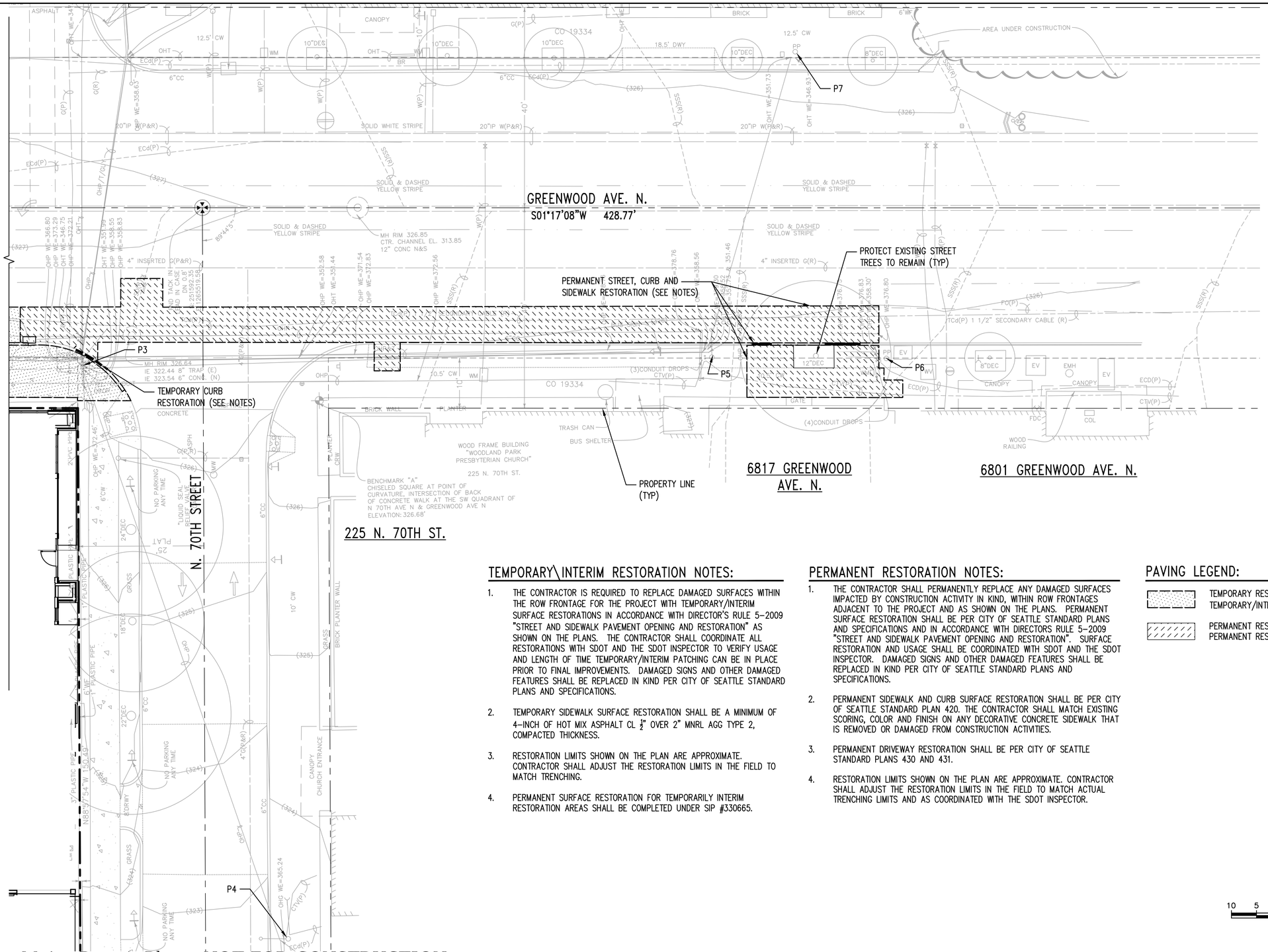
Oct 03, 2017 2:05pm AdelloT Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GW-UMP-PV_03.dwg 6 PV_NORTH

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	

Date	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

DATE	MARK	NATURE OF REVISIONS	MADE	CHK'D	REV'D

SEE SHEET 6 FOR ADDITIONAL IMPROVEMENTS ALONG GREENWOOD AVE N.



TEMPORARY\INTERIM RESTORATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO REPLACE DAMAGED SURFACES WITHIN THE ROW FRONTAGE FOR THE PROJECT WITH TEMPORARY/INTERIM SURFACE RESTORATIONS IN ACCORDANCE WITH DIRECTOR'S RULE 5-2009 "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION" AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL RESTORATIONS WITH SDOT AND THE SDOT INSPECTOR TO VERIFY USAGE AND LENGTH OF TIME TEMPORARY/INTERIM PATCHING CAN BE IN PLACE PRIOR TO FINAL IMPROVEMENTS. DAMAGED SIGNS AND OTHER DAMAGED FEATURES SHALL BE REPLACED IN KIND PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS.
2. TEMPORARY SIDEWALK SURFACE RESTORATION SHALL BE A MINIMUM OF 4-INCH OF HOT MIX ASPHALT CL $\frac{1}{2}$" OVER 2" MNRL AGG TYPE 2, COMPACTED THICKNESS.
3. RESTORATION LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST THE RESTORATION LIMITS IN THE FIELD TO MATCH TRENCHING.
4. PERMANENT SURFACE RESTORATION FOR TEMPORARILY INTERIM RESTORATION AREAS SHALL BE COMPLETED UNDER SIP #330665.

PERMANENT RESTORATION NOTES:

1. THE CONTRACTOR SHALL PERMANENTLY REPLACE ANY DAMAGED SURFACES IMPACTED BY CONSTRUCTION ACTIVITY IN KIND, WITHIN ROW FRONTAGES ADJACENT TO THE PROJECT AND AS SHOWN ON THE PLANS. PERMANENT SURFACE RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH DIRECTORS RULE 5-2009 "STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION". SURFACE RESTORATION AND USAGE SHALL BE COORDINATED WITH SDOT AND THE SDOT INSPECTOR. DAMAGED SIGNS AND OTHER DAMAGED FEATURES SHALL BE REPLACED IN KIND PER CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS.
2. PERMANENT SIDEWALK AND CURB SURFACE RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLAN 420. THE CONTRACTOR SHALL MATCH EXISTING SCORING, COLOR AND FINISH ON ANY DECORATIVE CONCRETE SIDEWALK THAT IS REMOVED OR DAMAGED FROM CONSTRUCTION ACTIVITIES.
3. PERMANENT DRIVEWAY RESTORATION SHALL BE PER CITY OF SEATTLE STANDARD PLANS 430 AND 431.
4. RESTORATION LIMITS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST THE RESTORATION LIMITS IN THE FIELD TO MATCH ACTUAL TRENCHING LIMITS AND AS COORDINATED WITH THE SDOT INSPECTOR.

PAVING LEGEND:

TEMPORARY RESTORATION, SEE TEMPORARY/INTERIM RESTORATION NOTES.

PERMANENT RESTORATION, SEE PERMANENT RESTORATION NOTES

N

10 5 0 10 20

SCALE IN FEET

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE-JAN EBENHARDT
STATE OF WASHINGTON
31745
REGISTERED
PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE		INITIALS AND DATE
DESIGNED ATT	10-02-17	REVIEWED:
CHECKED JDE	10-02-17	
DRAWN KWP	10-02-17	PROJECT MANAGER
CHECKED ATT	10-02-17	
DESIGN REVIEW		REVISED AS-BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

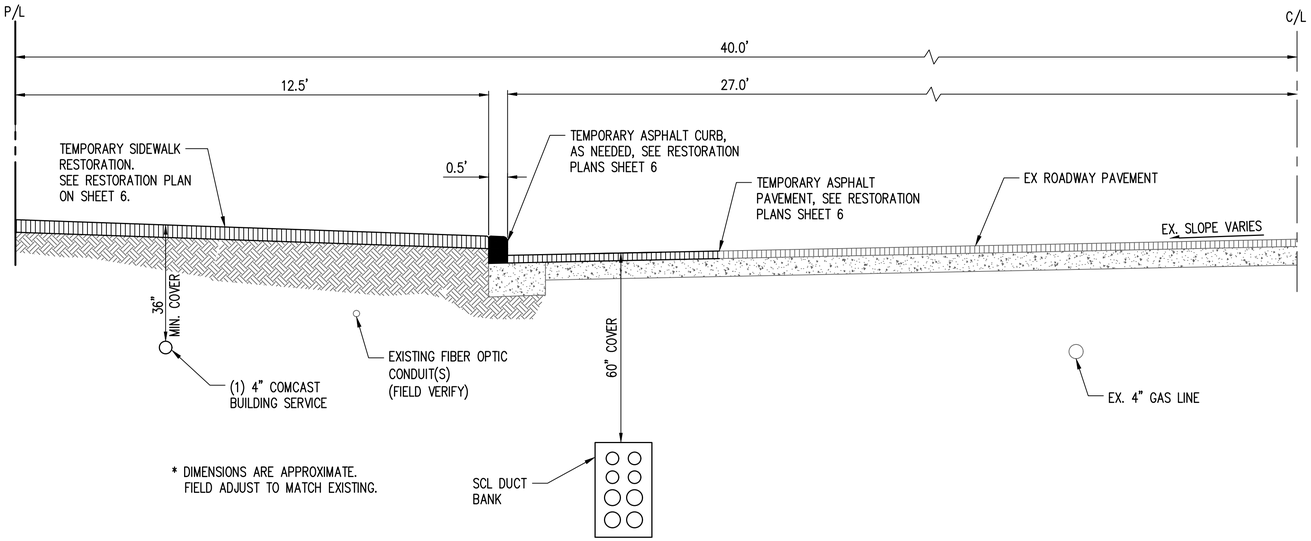
City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
GREENWOOD AVENUE N (SOUTH) - PAVEMENT RESTORATION PLAN

SDOT PROJECT NO. 336490
VAULT PLAN NO.
VAULT SERIAL NO. XXX-XXX
SHEET 7 OF 8

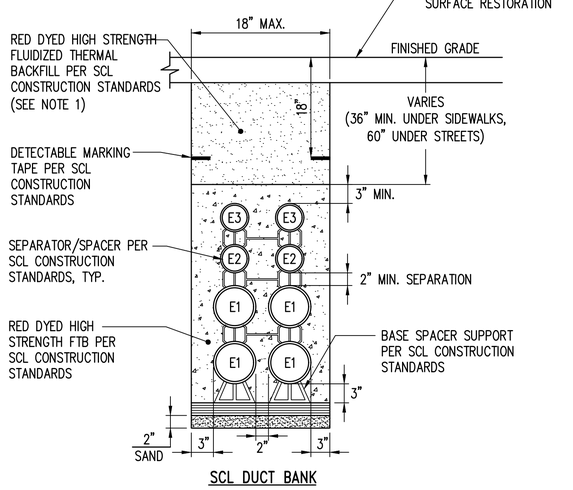
Oct 03, 2017 2:05pm AshleT Z:\1600001-1600999\1600310 (Greenwood & 70th)\CAD\Design\UMP\GW-UMP-PV_03.dwg 7 PV_SOUTH



TYPICAL SECTION – GREENWOOD AVENUE N.

SCALE: 1"=2'

A / 4



SCL DUCT BANK

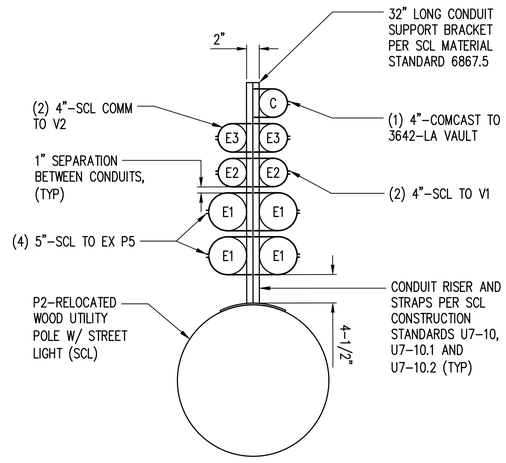
NOTES

1. PROVIDE A MINIMUM 3.0 FEET OF NATIVE SOIL BELOW SIDEWALK GRADE FOR USE AS BACKFILL FOR SCL DUCTBANK LOCATED ADJACENT TO PLANTING STRIPS. CONTACT SDOT URBAN FORESTRY TO INSPECT NATIVE BACKFILL

DUCT BANK TRENCH DETAIL

NTS

C / 4, 5

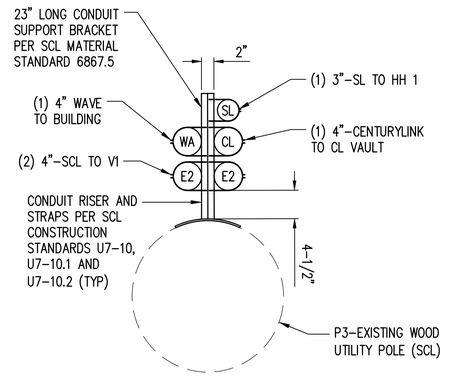


NOTE:
SEE SCL CONSTRUCTION STANDARD U7–10.9 FOR GROUNDING DETAILS

P2 – RISER DETAIL (RELOCATED SCL POLE)

NTS

1 / 4



NOTE:
SEE SCL CONSTRUCTION STANDARD U7–10.9 FOR GROUNDING DETAILS

EX P3 – RISER DETAIL (EX SCL POLE)

NTS

2 / 4

CONDUIT LEGEND

- E1 PVC SCH 40 CONDUIT (5"), SCL (CONDUCTORS BY SCL)
- E2 PVC SCH 40 CONDUIT (4"), SCL (CONDUCTORS BY SCL)
- E3 PVC SCH 40 CONDUIT (4"), SCL COMM (CONDUCTORS BY SCL)
- CL PVC SCH 40 CONDUIT (4"), CENTURYLINK
- C PVC SCH 40 CONDUIT (4"), COMCAST
- WA PVC SCH 40 CONDUIT (4"), WAVE
- SL PVC SCH 80 CONDUIT (3"), SL

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE BOTTOM, SIDE AND TOP MINIMUM ENCASEMENT DIMENSIONS ARE OBTAINED. ENCASEMENT OVERPOUR SHALL NOT EXCEED 6", UNLESS SPECIFICALLY NOTED.
2. NUMBER OF CONDUITS CAN VARY. SEE PLANS FOR LOCATIONS AND DUCT BANK CONDUIT ROUTING.
3. REFER TO SCL CONSTRUCTION STANDARDS 0751.60 SECTION 13.2 & 13.3, 0222.02, U2–10 & U2–11.40 FOR ADDITIONAL DUCT BANK TRENCH REQUIREMENTS.
4. SEE SHEETS 6 AND 7 FOR SURFACE RESTORATION PLAN.

90% Utility Major Permit Plan - NOT FOR CONSTRUCTION

SIP PROJECT #330655 SDCI PROJECT #3023260

JOE DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

811 Call 811 two business days before you dig

REVIEWED BY SPU/WATER ENGINEERING	20....
REVIEWED BY SPU/DRAINAGE	20....
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	20....

NAME OR INITIALS AND DATE			INITIALS AND DATE
DESIGNED	ATT	10–02–17	REVIEWED:
CHECKED	JDE	10–02–17	
DRAWN	KWP	10–02–17	PROJECT MANAGER
CHECKED	ATT	10–02–17	
DESIGN REVIEW			REVISED AS–BUILT

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

ORDINANCE NO. APPROVED.
FUND:
SCALE: INSPECTOR'S BOOK.

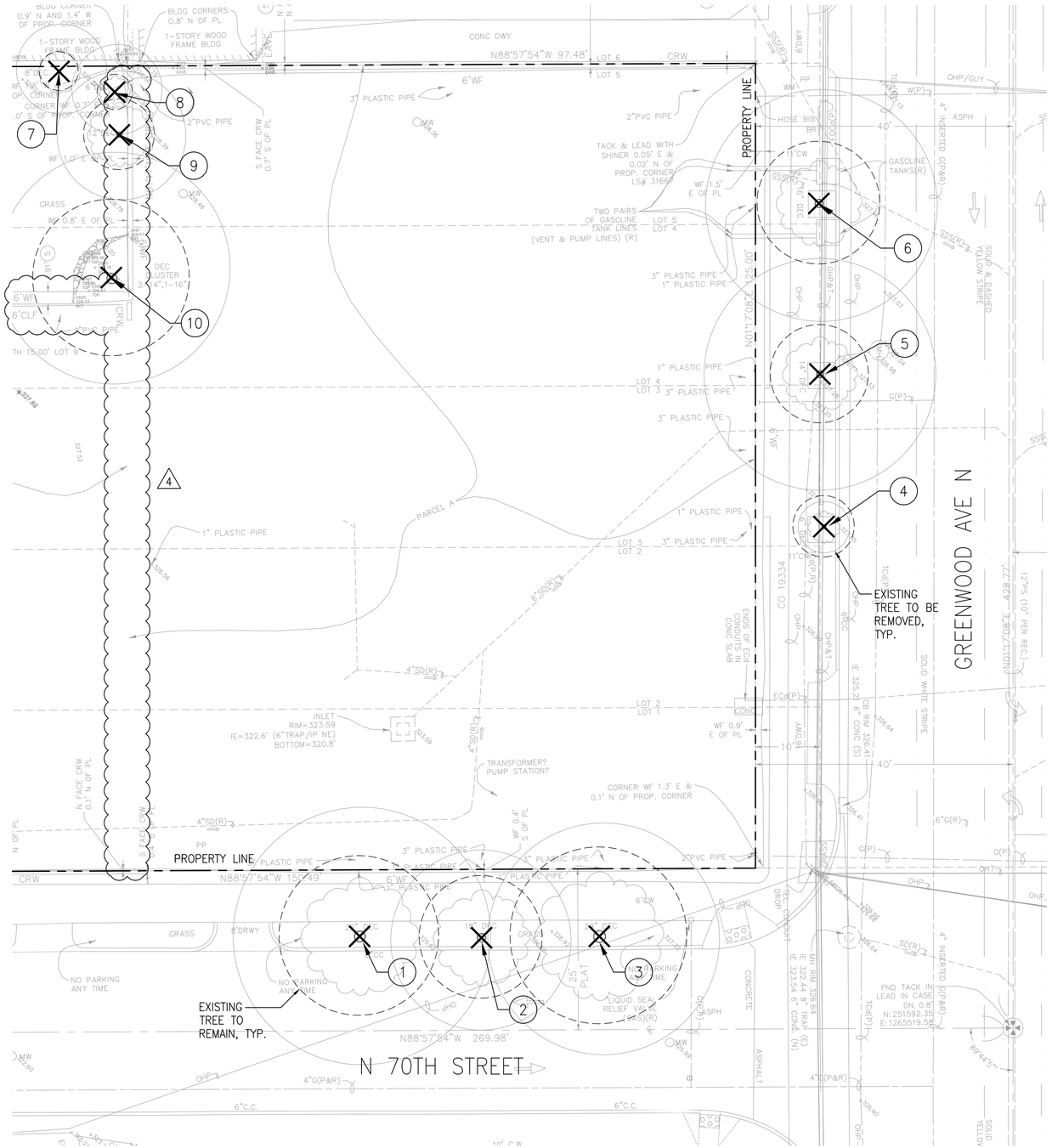
7009 GREENWOOD AVENUE NORTH
UTILITY MAJOR PERMIT PLANS
SECTIONS AND DETAILS

SDOT PROJECT NO.	336490
VAULT PLAN NO.	
VAULT SERIAL NO.	XXX–XXX
SHEET	8 OF 8

DATE	MARK	NATURE	MADE	CHK'D	REV'D
REVISIONS					

Date	60% SIP Approval Review Groups	Name
	SIP Project manager	
	SPU Real Estate Services	
	SPU Sewer/Drainage	
	SPU Water	
	Street Lighting and Signal Design	
	Traffic Operations	
	Urban Forestry	
	60% SIP Approval Review Groups	Name
	King County Metro	
	Neighborhood Traffic	
	Pavement Management	
	Ped & Bike	
	Roadway Structures	
	SCL Engineering (PRT)	
	SCL Street Lighting	

Oct 03, 2017 2:05pm AdolfoF Z:\1600001–1600999\1600310 (Greenwood & 70th)\CADD\Design\UMP\GW–UMP–DT_04.dwg 8 DT



1 EXISTING TREE PLAN
SCALE: 1" = 10'-0"

0 10 20 40 FT

LEGEND

EXIST. TREE – REMOVE

1 TREE #

TREE PROTECTION NOTES

1. R.O.W. EXISTING TREES: NONE OF THE EXISTING TREES ARE SIGNIFICANT OR EXCEPTIONAL PER SMC 25.11 AND DPD DIRECTOR'S RULE 16-2008. TREES TO BE REMOVED PER SDOT URBAN FORESTRY DIRECTION
2. OTHER TREES 7, 8, 9, AND 10 ARE LOCATED WITHIN ACCESS/NO-BUILD EASEMENT ON NEIGHBORING SF5000 LOT UNDER COMMON OWNERSHIP. TREE 10 IS DESIGNATED AN EXCEPTIONAL TREE PER SMC 25.11 AND DPD DIRECTOR'S RULE 16-2008. REFERENCE ARBORIST'S TREE REPORT DATED 2-15-2017 FOR RECOMMENDATION.
3. DEVELOPMENT OF THIS BLOCK WILL PROVIDE TREES IN EXCESS OF THE QUANTITY OF TREES CURRENTLY EXISTING ON SITE.

EXISTING TREE INVENTORY

TREE #	SCIENTIFIC NAME	COMMON NAME	SIZE (CALIPER)	EXCEPTIONAL	REMOVE AND REPLACE
1	LIRIODENDRON TULIPFERA	TULIP TREE	20.5"		X
2	ULMUS PROCERA	ENGLISH ELM	16.5"		X
3	LIRIODENDRON TULIPFERA	TULIP TREE	20.4"		X
4	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	N/A		X
5	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	12.7" (AT 3')		X
6	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	15.9" (AT 2')		X
7	CAMELIA JAPONICA	JAPANESE CAMELIA	3.3", 3.5", 3.5", 4.1"		X
8	PYRUS CALLERYANA	FLOWERING PEAR	5.5"		X
9	ACER PALMATUM	JAPANESE MAPLE	11.8"		X
10	PRUNUS DOMESTICA	PLUM	15.2", 17.8", 3", 2", 2", 3.5", 3"	X	X

JA

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK A. BRANDS CERTIFICATE NO. 680

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4

SHEET TITLE

EXISTING TREE PLAN

SHEET NO.

L0.01

Drawn
Checked

Printed:

Revised 4/8/09

Green Factor Worksheet*

SEATTLE×green factor

		Planting Area						
		1	2	3	4	5	6	TOTAL**
A1	square feet			480	917			1397
A2	square feet	252	297	264	220	245	167	1445
A3	square feet							0
B1	square feet	252	297	744	1137	245	167	2842
B2	# of plants	22	25	62	95			204
B3	# of trees			6	5			11
B4	# of trees							0
B5	# of trees		3					3
B6	# of trees	2				1		3
B7	# of trees						12	12
C1	square feet							0
C2	square feet							0
D	square feet					182		182
E	square feet							0
F1	square feet							0
F2	square feet	134	241					375
G	square feet							0
H1	square feet			225	225			450
H2	square feet							0
H3	square feet	252	297			245	167	961
H4	square feet			100				100

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

Revised 12/28/10

Green Factor Score Sheet

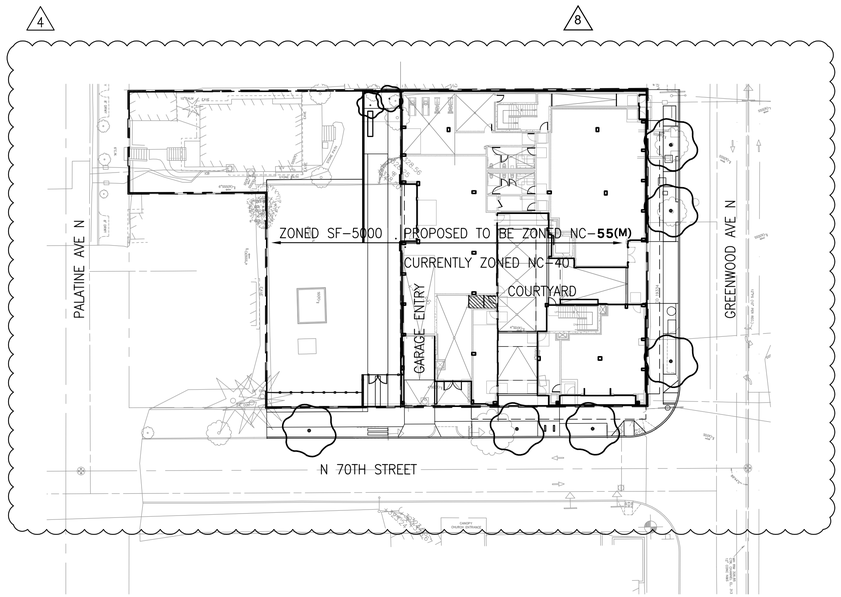
SEATTLE×green factor

Project title:

	Landscape Elements**	enter sq ft of parcel / Totals from GF worksheet		Factor	Total
	Parcel size *(enter this value first)* *	12,185		SCORE	0.300
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 1397		0.1	140
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1445		0.6	867.0
3	Bioretention facilities	enter sq ft 0		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 2842		0.1	284
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 204	2448	0.3	734
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 11	825	0.3	248
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 0	0	0.3	-
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 3	750	0.4	300.0
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 3	1050	0.4	420.0
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 12	240	0.8	192.0
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft 0		0.7	-
D	**Vegetated walls**	enter sq ft 182		0.7	127.4
E	**Approved water features**	enter sq ft 0		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 375		0.5	187.5
G	**Structural soil systems**	enter sq ft 0		0.2	-
		sub-total of sq ft =	11,554		
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft 450		0.1	45.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 961		0.1	96
4	Landscaping in food cultivation	enter sq ft 100		0.1	10
			Green Factor numerator =		3,651

** 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)*

4
2
8



1 LANDSCAPE KEY PLAN
SCALE: 1" = 30'-0"

0 30 60 120 FT

GENERAL NOTES

1. IMPROVEMENTS IN THE R.O.W. ARE SHOWN FOR GENERAL INFORMATION ONLY. FINAL DESIGN AND QUANTITIES WILL BE DETERMINED AS PART OF THE STREET IMPROVEMENT PERMIT (S.I.P.) PROCESS.
2. PER SMC 23.47A.016.A.2, A GREEN FACTOR SCORE OF >0.30 IS REQUIRED. REFERENCE SHEET L1.00 FOR GREEN FACTOR SCORESHEET AND CALCULATIONS.
3. REFERENCE SHEET L1.10 FOR STREET LEVEL PLAN AND L1.30 FOR ROOF LEVEL LANDSCAPE PLAN.
4. REFERENCE SHEET L0.01 FOR EXISTING TREE PLAN.
5. REFERENCE SHEET L1.12 FOR STREET LEVEL GRADING PLAN.
6. REFERENCE ARCHITECTURE DRAWINGS FOR ZONING INFORMATION.
7. REFERENCE CIVIL DRAWINGS FOR GRADING IN THE ROW, DRAINAGE, AND UTILITY INFORMATION.

DR 30-2015 LANDSCAPE REQUIREMENTS

ITEM	SUMMARY OF REQUIREMENTS
SOILS	AMEND PER SEATTLE STORMWATER MANUAL – PLANTING BEDS: PLACE 3 IN. COMPOST, TILL TO 8" DEPTH – TURF AREAS: PLACE 1.75 IN. COMPOST, TILL TO 8" DEPTH – SCARIFY SUBSOIL TO A DEPTH OF 4" BELOW AMENDED LAYER – MULCH: APPLY 3 IN. ARBORIST WOOD CHIP MULCH TO PLANTING AREAS
IRRIGATION/DRAINAGE	PROVIDE FOR ALL PLANTING IN CONTAINED PLANTERS
DROUGHT TOLERANCE	PROVIDE MIN 25% DROUGHT TOLERANT PLANT MATERIAL
TREES	– REFERENCE CITY OF SEATTLE STANDARD PLANS 132A & B, 133 FOR TREE PROTECTION – MIN 30" SOIL DEPTH FOR TREES IN CONTAINERS – MIN SOIL VOLUMES PER TABLE IN DR 30-2016 – MIN 1.5" CALIPER FOR NEW DECIDUOUS TREES ON PRIVATE PROPERTY – MIN 2"-2.5" CALIPER FOR NEW DECIDUOUS TREES IN R.O.W. – MIN 4' HT FOR NEW EVERGREEN TREES
SHRUBS	– MIN 12" SOIL DEPTH FOR SHRUBS IN CONTAINERS – MIN 9" HT AT INSTALLATION – MIN 30" HT FOR SHRUBS INSTALLED FOR REQUIRED SCREENING – MIN 18" O.C. SPACING BETWEEN SHRUBS
GROUND COVERS	– MIN 4" POTS AT MAX 12" O.C., OR – MIN 1 GAL CONTAINERS AT MAX 24" O.C.

DRAWING INDEX

Dwg#	Sht#	Drawing Title
1	L0.01	EXISTING TREE PLAN
2	L1.00	LANDSCAPE KEY PLAN
3	L1.10	STREET LEVEL LANDSCAPE PLAN
4	L1.11	STREET LEVEL COLOR LANDSCAPE PLAN
5	L1.30	ROOF LEVEL LANDSCAPE PLAN
6	L1.31	ROOF LEVEL COLOR LANDSCAPE PLAN
7	L3.00	SECTIONS

ABBREVIATIONS

APPROX	APPROXIMATE	FS	FINISHED SURFACE
BC	BOTTOM OF CURB	HT	HEIGHT
BR	BOTTOM OF RAMP	LP	LOW POINT
BS	BOTTOM OF STAIR	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
CIP	CAST IN PLACE	MH	MANHOLE
CL	CENTER LINE	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	NTS	NOT TO SCALE
CB	CATCH BASIN	PA	PLANTING AREA
CONC	CONCRETE	R	RADIUS
DET	DETAIL	REF	REFERENCE
DIA	DIAMETER	SSTL	STAINLESS STEEL
DIM	DIMENSION	STL	STEEL
DWG	DRAWING	TC	TOP OF CURB
EL	ELEVATION	TR	TOP OF RAMP
EQ	EQUAL	TS	TOP OF STAIR
EXIST	EXISTING	TW	TOP OF WALL
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	TYP	TYPICAL
		UOI	UNLESS OTHERWISE INDICATED
GRPA	GREEN ROOF		

1

JA

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK A. REEDY CERTIFICATE NO. 685

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

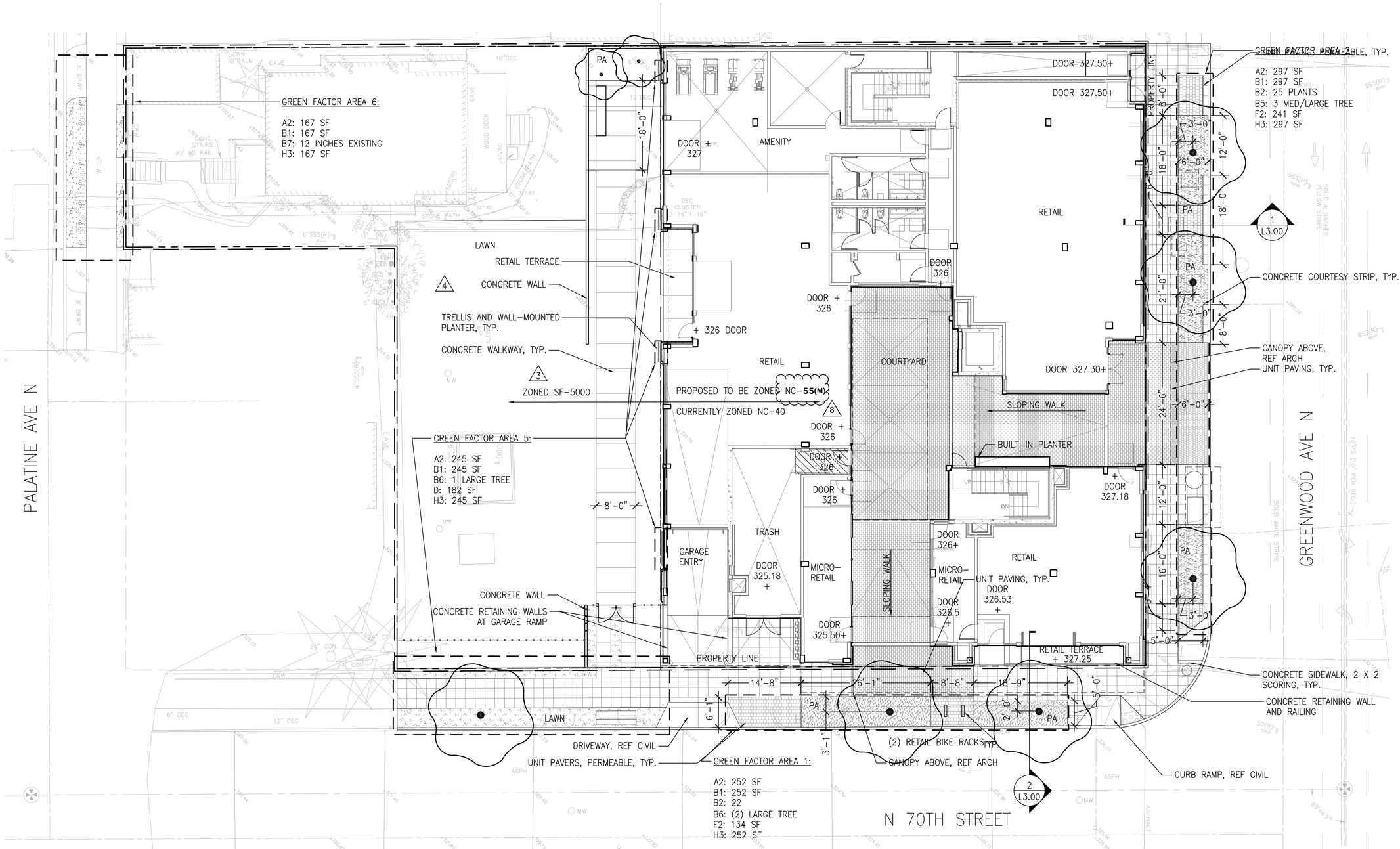
Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.23.2018	8	MUP CORRECTIONS #6

SHEET TITLE
LANDSCAPE KEY PLAN

SHEET NO.
L1.00

Drawn
Checked

Printed:



1 STREET LEVEL LANDSCAPE PLAN
SCALE: 1" = 10'-0"

0 10 20 40 FT

GENERAL NOTES

1. IMPROVEMENTS IN THE R.O.W. ARE SHOWN FOR GENERAL INFORMATION ONLY. FINAL DESIGN AND QUANTITIES WILL BE DETERMINED AS PART OF THE STREET IMPROVEMENT PERMIT (S.I.P.) PROCESS.
2. PER SMC 23.47A.016.A.2, A GREEN FACTOR SCORE OF >0.30 IS REQUIRED. REFERENCE SHEET L1.00 FOR GREEN FACTOR SCORESHEET AND CALCULATIONS.
3. REFERENCE SHEET L1.30 FOR ROOF LEVEL LANDSCAPE PLAN.
4. REFERENCE SHEET L0.01 FOR EXISTING TREE PLAN.
5. REFERENCE ARCHITECTURE DRAWINGS FOR ZONING INFORMATION.
6. REFERENCE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION.

JA

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK A. BRANDS CERTIFICATE NO. 680

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

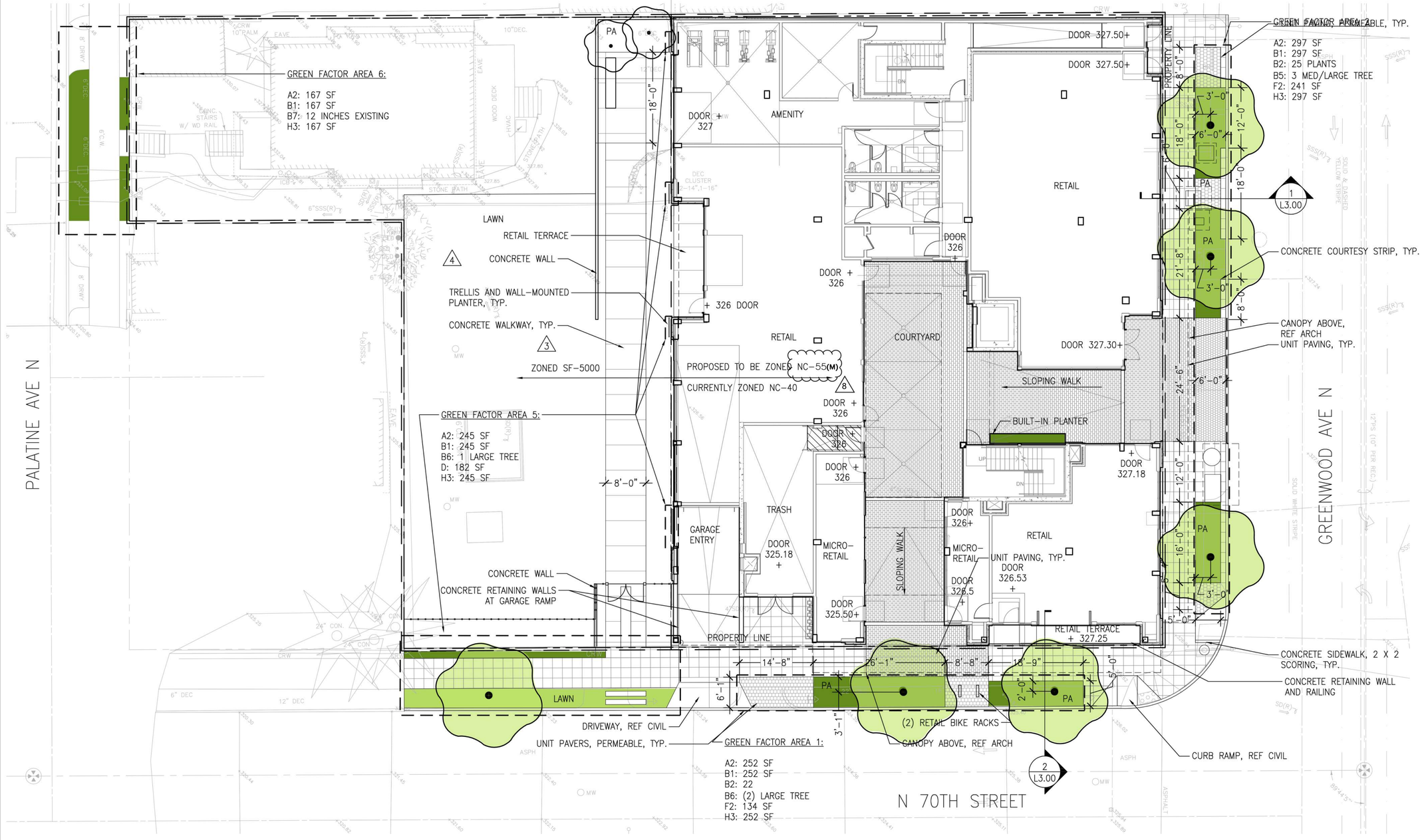
Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.09.2018	8	MUP CORRECTIONS #8

SHEET TITLE
STREET LEVEL LANDSCAPE PLAN

SHEET NO.
L1.10

Drawn
Checked

Printed:



1 STREET LEVEL ILLUSTRATIVE PLAN
SCALE: 1" = 10'-0"

0 10 20 40 FT

GENERAL NOTES

1. IMPROVEMENTS IN THE R.O.W. ARE SHOWN FOR GENERAL INFORMATION ONLY. FINAL DESIGN AND QUANTITIES WILL BE DETERMINED AS PART OF THE STREET IMPROVEMENT PERMIT (S.I.P.) PROCESS.
2. PER SMC 23.47A.016.A.2, A GREEN FACTOR SCORE OF >0.30 IS REQUIRED. REFERENCE SHEET L1.00 FOR GREEN FACTOR SCORESHEET AND CALCULATIONS.
3. REFERENCE SHEET L1.30 FOR ROOF LEVEL LANDSCAPE PLAN.
4. REFERENCE SHEET L0.01 FOR EXISTING TREE PLAN.
5. REFERENCE ARCHITECTURE DRAWINGS FOR ZONING INFORMATION.
6. REFERENCE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND UTILITY INFORMATION.

Printed:

JA

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK A. BRANDS CERTIFICATE NO. 660

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

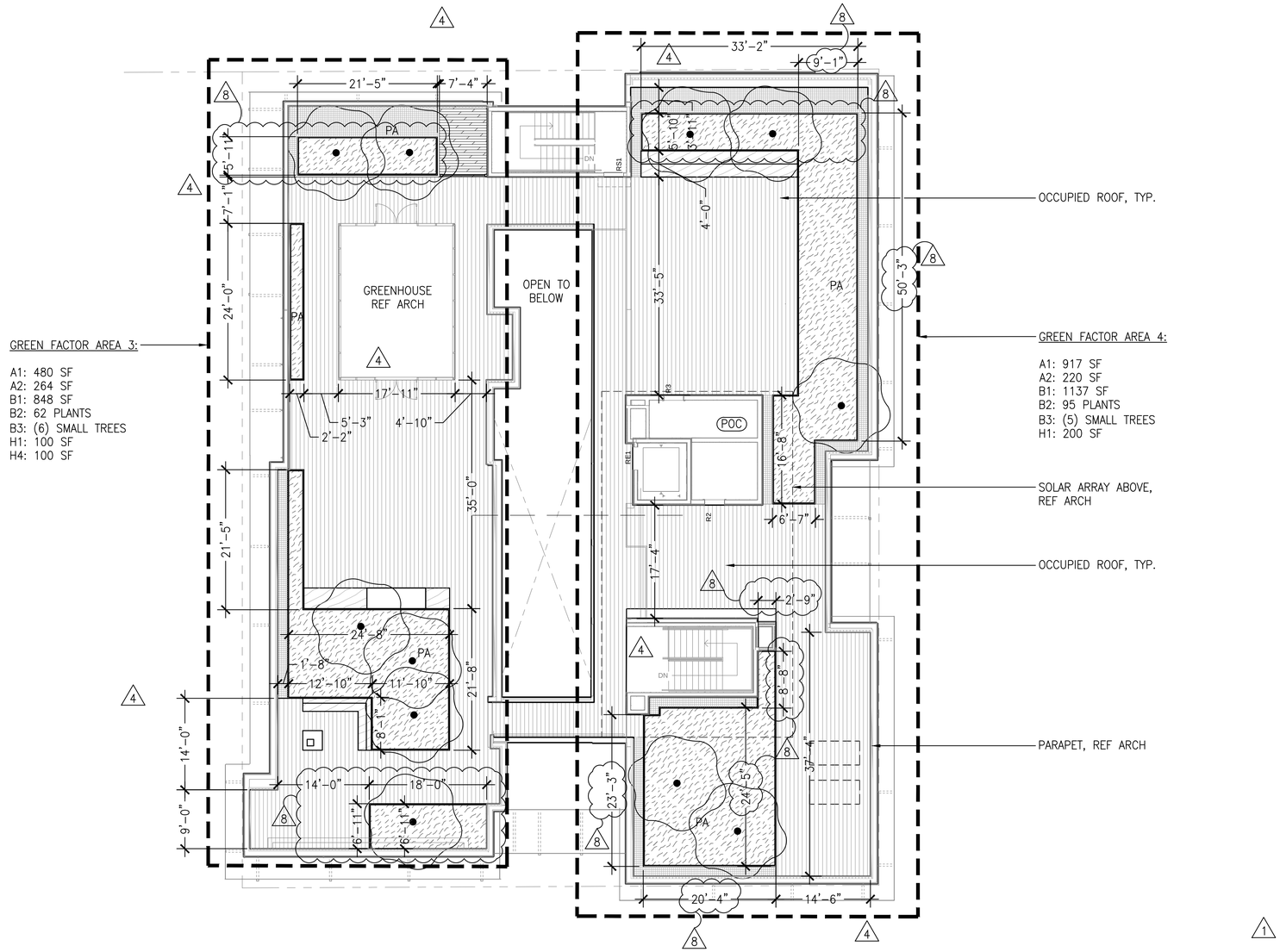
DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.09.2018	8	MUP CORRECTIONS #8

SHEET TITLE
STREET LEVEL ILLUSTRATIVE PLAN

SHEET NO.
L1.11

Drawn
Checked



1 LEVEL ROOF LANDSCAPE PLAN

SCALE: 1"=10'

0 10 20 40 FT

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED ARCHITECT MARK E. BRANDS CERTIFICATE NO. 680

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.23.2018	8	MUP CORRECTIONS #6

SHEET TITLE

LEVEL ROOF LANDSCAPE PLAN

SHEET NO.

L1.30

Drawn
Checked

Printed:



1 LEVEL ROOF LANDSCAPE PLAN
SCALE: 1"=10'

0 10 20 40 FT

JA

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK A. BRANDS CERTIFICATE NO. 660

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

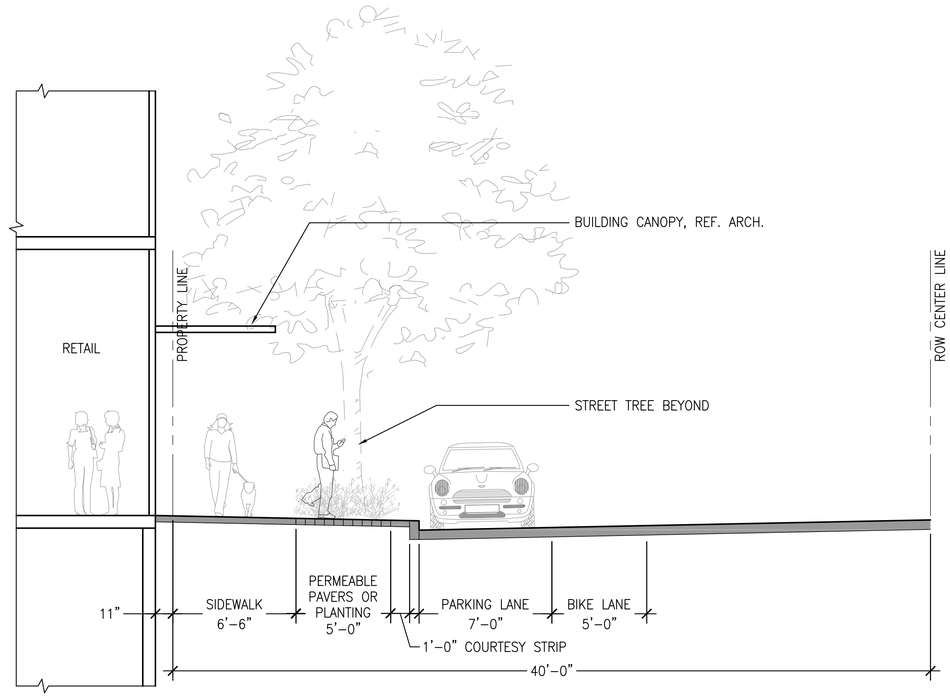
Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.23.2018	8	MUP CORRECTIONS #6

SHEET TITLE
LEVEL ROOF LANDSCAPE PLAN

SHEET NO.
L1.30

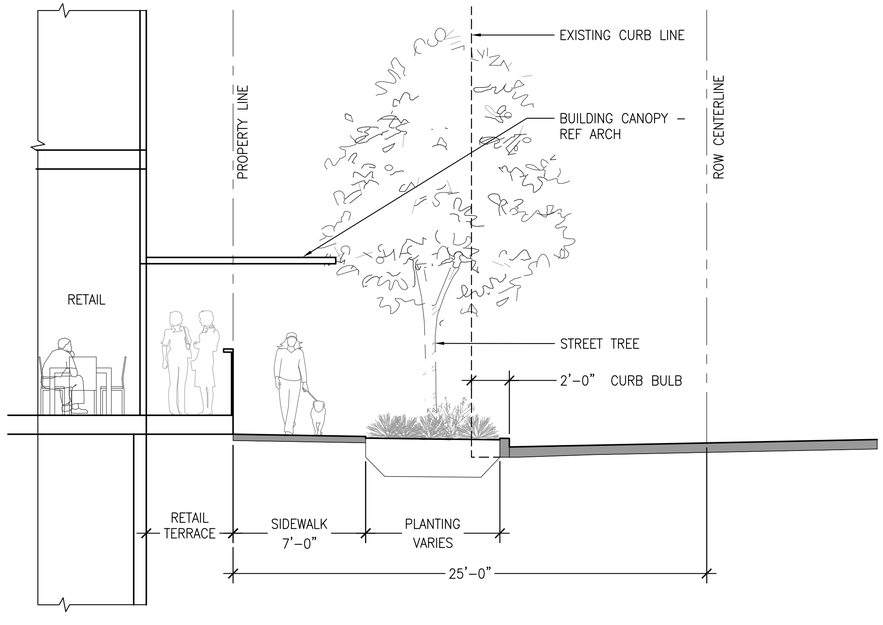
Drawn
Checked

Printed:



1 SECTION: GREENWOOD

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



2 SECTION: 70TH STREET

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

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE
222 Etruria Street, Suite 200
Seattle, WA 98109
P: 206.285.3026
F: 206.285.3629
www.siteworkshop.net

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL

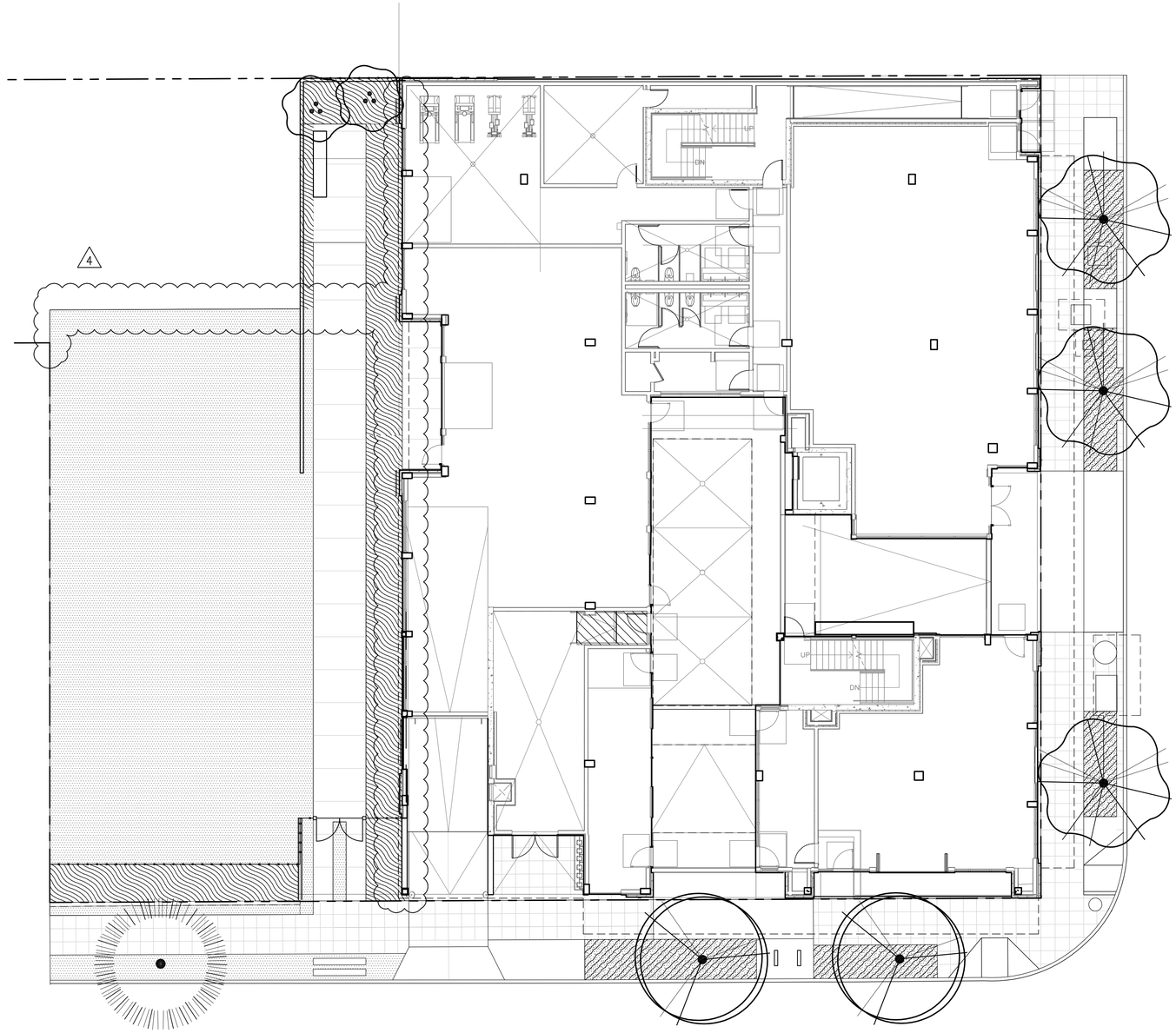
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK C. BRANDS
CERTIFICATE NO. 680

SHEET TITLE
SECTIONS

SHEET NO.
L3.00

Drawn
Checked

Printed:



TREE SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	COND	SIZE
2	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gal	
1	Cedrus atlantica	Atlas Cedar	B & B	8'–10' HT
2	Liriodendron tulipifera 'JFS–Oz'	Emerald City Tulip Tree	2.5" cal.	
3	Quercus frainetto	Forest Green Oak	2.5" cal.	

UNDERSTORY PLANT SCHEDULE

STREETSCAPE PLANTING
75% COVERAGE 1 GAL EVERGREEN PERENNIALS, 24" oc
Hebe odora "New Zealand Gold"
Molinia caerulea / Moor Grass
Salvia sp. / Sage
Lavandula spp.
Nassella tenuissiuma

25% COVERAGE 1 GAL GROUNDCOVER PERENNIALS, 18" oc
Carex spp.
Achillea millefolium
Allium spp.

BUFFER PLANTING
75% COVERAGE 2 GAL EVERGREEN PERENNIALS, 24" oc
Hydrangea quercifolia
Sarcococca hookeriana var. humilis
Spiraea betulifolia 'Tor'
Miscanthus sinensis
Euphorbia spp.

25% COVERAGE 1 GAL GROUNDCOVER PERENNIALS, 18" oc
Carex spp.
Achillea millefolium
Allium spp.

EVERGREEN VINE FOR VERTICAL TRELLIS, 1 GAL, 24" oc
Clematis armandii 'Snowdrift'

LAWN
HYDROSEED

SOIL AND IRRIGATION

SOIL: MINIMUM 24" IMPORTED TOPSOIL AT ALL PLANTING AREAS

IRRIGATION: FULLY AUTOMATED IRRIGATION SYSTEM, 100% COVERAGE

1 STREET LEVEL PLANTING PLAN
SCALE: 1" = 10'–0"

0 10 20 40 FT

Printed:

JA
Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK A. BRANDS
CERTIFICATE NO. 660

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

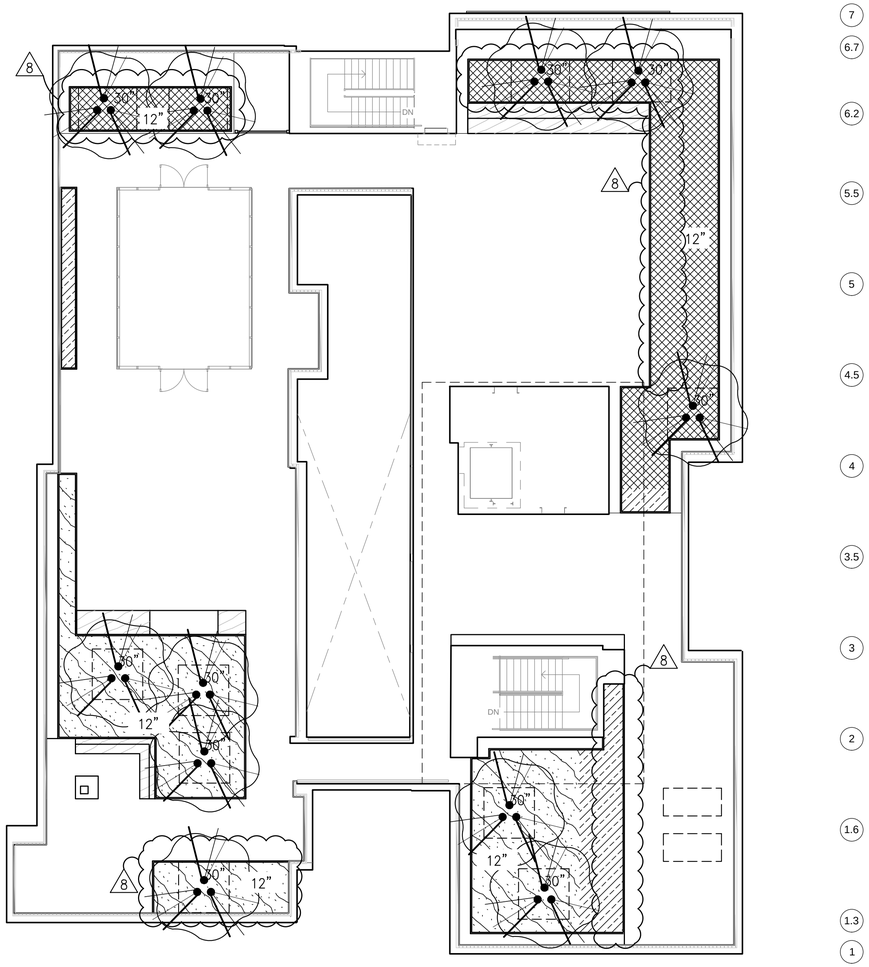
Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4

SHEET TITLE
STREET LEVEL PLANTING PLAN

SHEET NO.
L5.00

Drawn
Checked

2



1 LEVEL ROOF PLANTING PLAN
SCALE: 1"=10'

0 10 20 40 FT

TREE SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	COND	SIZE
11	ACER PALMATUM	JAPANESE MAPLE	15 gal	

PLANT SCHEDULE

TRAILING VINES MIX
100% COVERAGE 1 GAL PERENNIALS, 18" oc
Parthenocissus quinquefolia
Jasminum spp.

DRY ROOF MEADOW AND SUCCULENT MIX
75% COVERAGE 1 GAL PERENNIALS, 24" oc
Agave montana 'Baccarat'
Nassella tenuissiuma

25% COVERAGE 1 GAL GROUNDCOVER PERENNIALS, 18" oc
Thymus pseudolanuginosus
Sempervivum spp.

SCREEN MIX
100% COVERAGE 1 GAL PERENNIALS, 24" oc
Rosmarinus officinalis
Manzanita spp.
Miscanthus sinensis

EDIBLE EDGE
100% COVERAGE 1 GAL PERENNIALS, 24" oc
Vaccinium x 'Sunshine Blue' / Blueberry
Cynara scolymus / Artichoke
Ficus carica / Fig
Thymus spp. / Thyme
Laurus nobilis / Bay

PLANTING SOIL LEGEND

30" TREE PLANTING
Minimum 30" Planting Soil Depth and 110 CF Volume at Trees

12" UNDERSTORY PLANTING
Minimum 12" Planting Soil Depth at Understory Planting

PLANTING NOTES:
1. REF L4.00 AND L4.01 FOR IRRIGATION PLANS.

Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SiteWorkshop
LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK E. BRANDS CERTIFICATE NO. 680

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

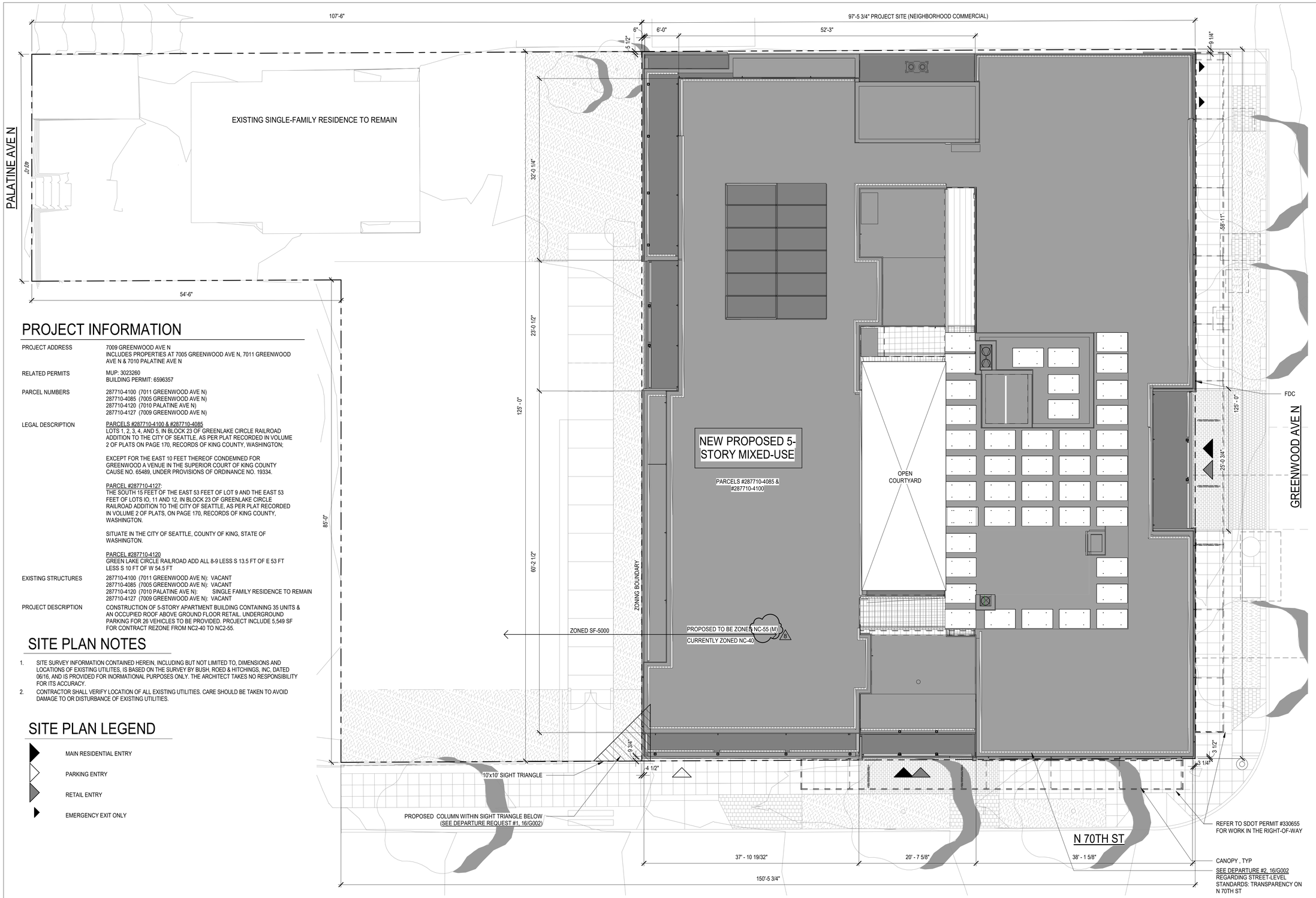
Date		Description
12.06.2016		MUP SUBMITTAL
12.06.2016		100% SD SET
03.08.2017		DD PRICING SET
03.15.2017	1	MUP CORRECTIONS #1
06.20.2017		CD PROGRESS SET
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
03.23.2018	8	MUP CORRECTIONS #6

SHEET TITLE
LEVEL ROOF PLANTING PLAN

SHEET NO.
L5.01

Drawn
Checked

Printed



PROJECT INFORMATION

PROJECT ADDRESS	7009 GREENWOOD AVE N INCLUDES PROPERTIES AT 7005 GREENWOOD AVE N, 7011 GREENWOOD AVE N & 7010 PALATINE AVE N
RELATED PERMITS	MUP: 3023260 BUILDING PERMIT: 6596357
PARCEL NUMBERS	287710-4100 (7011 GREENWOOD AVE N) 287710-4085 (7005 GREENWOOD AVE N) 287710-4120 (7010 PALATINE AVE N) 287710-4127 (7009 GREENWOOD AVE N)
LEGAL DESCRIPTION	PARCELS #287710-4100 & #287710-4085 LOTS 1, 2, 3, 4, AND 5, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT FOR THE EAST 10 FEET THEREOF CONDEMNED FOR GREENWOOD A VENUE IN THE SUPERIOR COURT OF KING COUNTY CAUSE NO. 65489, UNDER PROVISIONS OF ORDINANCE NO. 19334. PARCEL #287710-4127: THE SOUTH 15 FEET OF THE EAST 53 FEET OF LOT 9 AND THE EAST 53 FEET OF LOTS IO, 11 AND 12, IN BLOCK 23 OF GREENLAKE CIRCLE RAILROAD ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 170, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. PARCEL #287710-4120 GREEN LAKE CIRCLE RAILROAD ADD ALL 8-9 LESS S 13.5 FT OF E 53 FT LESS S 10 FT OF W 54.5 FT
EXISTING STRUCTURES	287710-4100 (7011 GREENWOOD AVE N): VACANT 287710-4085 (7005 GREENWOOD AVE N): VACANT 287710-4120 (7010 PALATINE AVE N): SINGLE FAMILY RESIDENCE TO REMAIN 287710-4127 (7009 GREENWOOD AVE N): VACANT
PROJECT DESCRIPTION	CONSTRUCTION OF 5-STORY APARTMENT BUILDING CONTAINING 35 UNITS & AN OCCUPIED ROOF ABOVE GROUND FLOOR RETAIL. UNDERGROUND PARKING FOR 26 VEHICLES TO BE PROVIDED. PROJECT INCLUDE 5,549 SF FOR CONTRACT REZONE FROM NC2-40 TO NC2-55.

SITE PLAN NOTES

1. SITE SURVEY INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITES, IS BASED ON THE SURVEY BY BUSH, ROED & HITCHINGS, INC, DATED 06/16, AND IS PROVIDED FOR INORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.

SITE PLAN LEGEND

- MAIN RESIDENTIAL ENTRY
- PARKING ENTRY
- RETAIL ENTRY
- EMERGENCY EXIT ONLY

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

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

SITE PLAN

SHEET NO.

A100

Drawn
Checked

Printed: 3/26/2018 12:59:11 PM



SITE PLAN LEGEND

- MAIN RESIDENTIAL ENTRY
- PARKING ENTRY
- RETAIL ENTRY
- EMERGENCY EXIT ONLY

SITE SIGNAGE & LIGHTING LEGEND

- SELF- OR INTERNALLY-ILLUMINATED WALL-MOUNTED BUILDING ADDRESS SIGN
- SELF- OR INTERNALLY-ILLUMINATED UNDER-CANOPY BLADE SIGN FOR EACH BUSINESS ESTABLISHMENT
- PARKING WAYFINDING SIGNAGE (ILLUMINATED)
- WALL-MOUNTED SCONCE LIGHTING

1 SITE SIGNAGE & LIGHTING PLAN
1/8" = 1'-0"

0 8' 16'

Printed: 3/23/2018 2:10:45 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

SITE SIGNAGE & LIGHTING PLAN

SHEET NO.

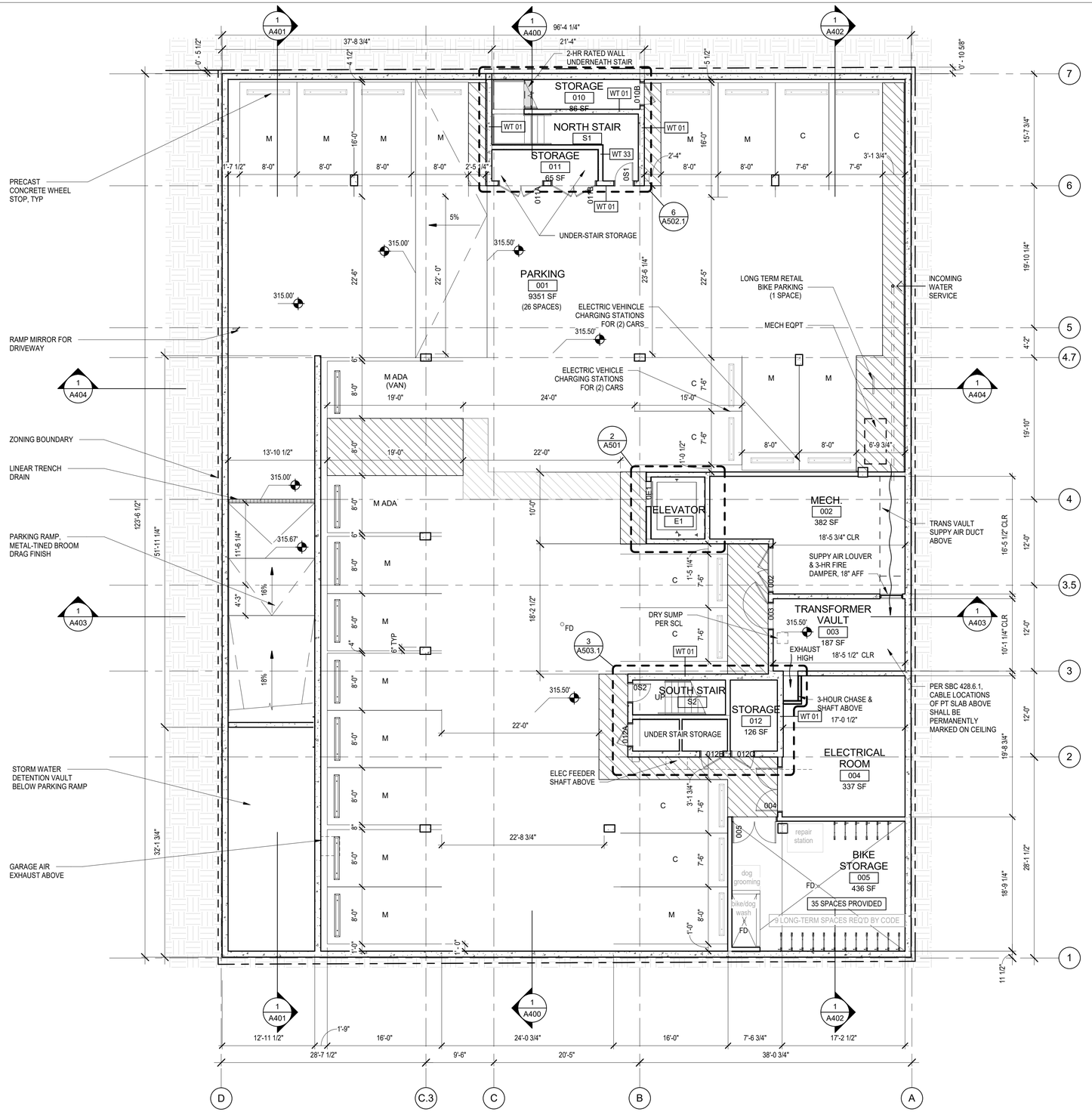
A101

Drawn
Checked

FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A800 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6 SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7 SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8 INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9 HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

PARKING COUNT		
Type	Count	%
ACC. STALL - 8'0"X16'0"	1	4%
MEDIUM VEHICLE STALL - 8'0"x16'0"	16	62%
SMALL VEHICLE STALL - 7'6"x15'0"	8	31%
VAN ACC. STALL (MED) - 8'0"x19'0"	1	4%
	26	



1 LEVEL P1 FLOOR PLAN
1/8" = 1'-0"

0 8' 16'

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
4039
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF
7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
LEVEL P1 PLAN

SHEET NO.
A200

Drawn
Checked

Printed: 3/23/2018 2:10:50 PM

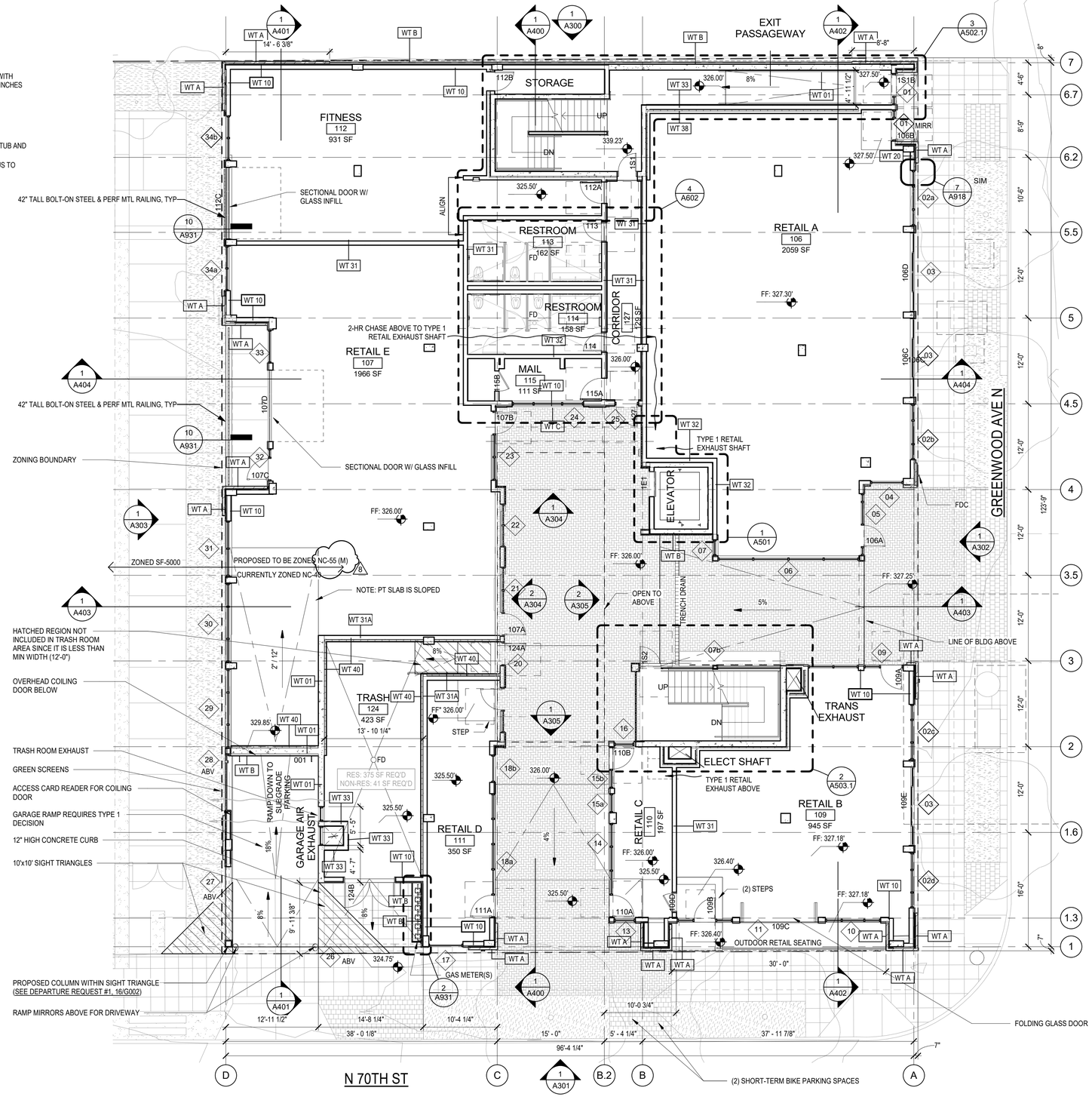
FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A800 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6 SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7 SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8 INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9 HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

RETAIL COUNT	
Name	Area
RETAIL A	2059 SF
RETAIL B	945 SF
RETAIL C	197 SF
RETAIL D	350 SF
RETAIL E	1966 SF
Grand total: 5	5518 SF

UNIT COUNT		
Unit Type	Count	%
1 BR	10	29%
2 BR	13	37%
2 BR + DEN	2	6%
3 BR	2	6%
3 BR + DEN	2	6%
STUDIO	5	14%
TH 4 BR 2-1/2 BA	1	3%
	35	

UNITS BY FLOOR		
Number	Unit Type	Area
LEVEL 2		
201	2 BR	888 SF
202	1 BR	631 SF
203	2 BR + DEN	1132 SF
204	1 BR	592 SF
205	1 BR	566 SF
206	2 BR	778 SF
207	2 BR	1026 SF
209	STUDIO	379 SF
210	2 BR	1181 SF
211	1 BR	597 SF
212	STUDIO	348 SF
11		8119 SF
LEVEL 3		
301	2 BR	888 SF
302	1 BR	631 SF
303	2 BR + DEN	1132 SF
304	1 BR	592 SF
305	1 BR	566 SF
306	2 BR	777 SF
307	2 BR	1026 SF
308	1 BR	618 SF
309	STUDIO	379 SF
310	2 BR	1181 SF
311	1 BR	597 SF
312	STUDIO	342 SF
12		8729 SF
LEVEL 4		
402	2 BR	1265 SF
403	STUDIO	602 SF
405	3 BR	1304 SF
406	2 BR	1231 SF
409	3 BR + DEN	1890 SF
410	1 BR	1180 SF
6		7473 SF
LEVEL 5		
501	TH 4 BR 2-1/2 BA	1874 SF
502	2 BR	1265 SF
505	3 BR	1138 SF
506	2 BR	1213 SF
509	3 BR + DEN	1545 SF
510	2 BR	1166 SF
6		8202 SF
Grand total: 35		32523 SF



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE		
Date		Description
12.06.2016		MUP SUBMITTAL
03.15.2017	1	MUP CORRECTIONS #1
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
10.23.2017	5	MUP CORRECTIONS #5
11.21.2017	6	MUP CORRECTIONS #6
02.09.2018	7	REVISED MUP SUBMITTAL
03.23.2018	8	MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

LEVEL 1 FLOOR PLAN

SHEET NO.

A201

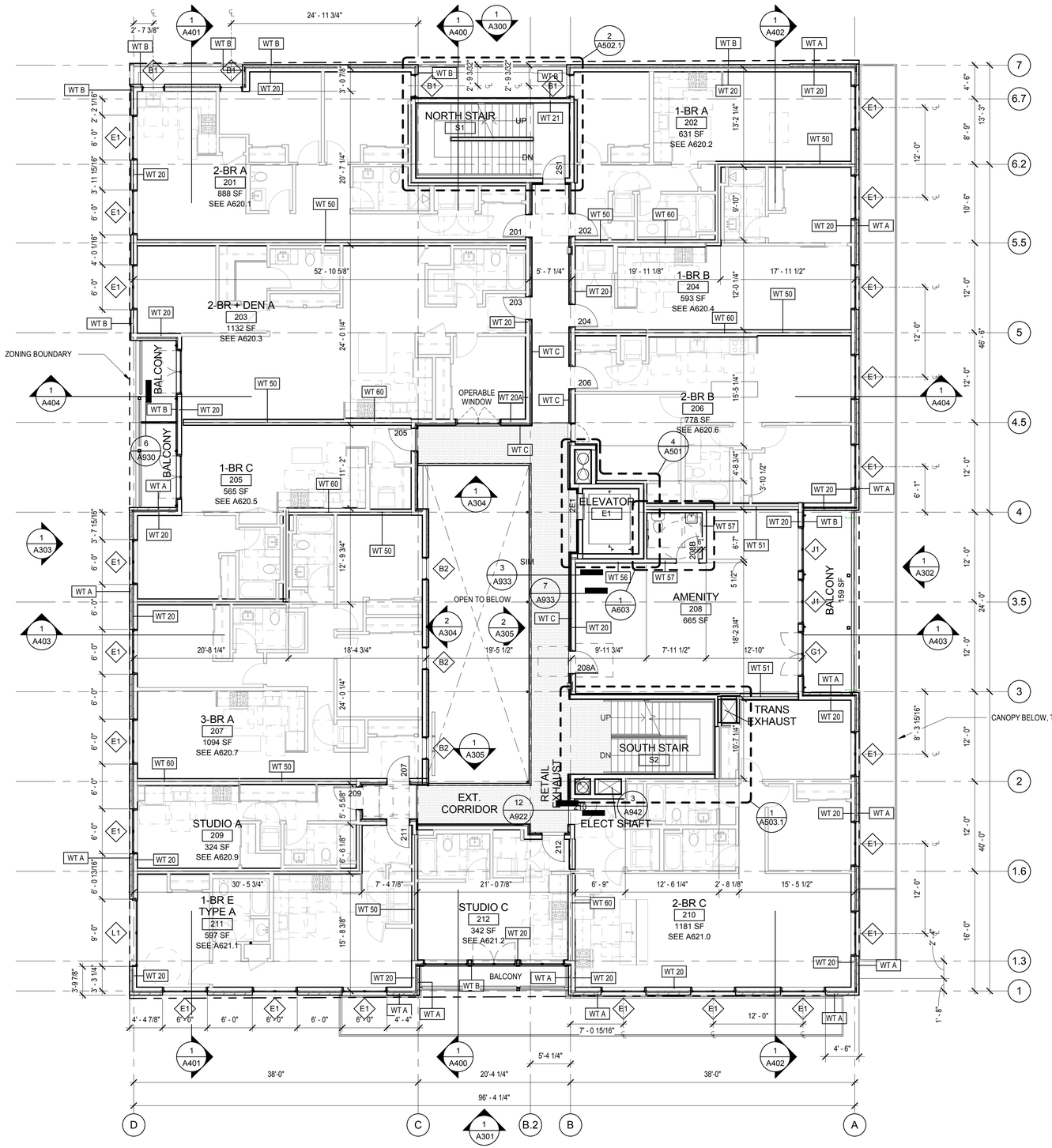
Drawn
Checked

Printed: 3/23/2018 4:04:06 PM

FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A600 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6 SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7 SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8 INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9 HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

UNITS - L2		
Number	Unit Type	Area
LEVEL 2		
201	2-BR A	888 SF
202	1-BR A	631 SF
203	2-BR + DEN A	1132 SF
204	1-BR B	593 SF
205	1-BR C	565 SF
206	2-BR B	778 SF
207	3-BR A	1094 SF
209	STUDIO A	324 SF
210	2-BR C	1181 SF
211	1-BR E TYPE A	597 SF
212	STUDIO C	342 SF
Grand total: 11		8126 SF



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NO.

A202

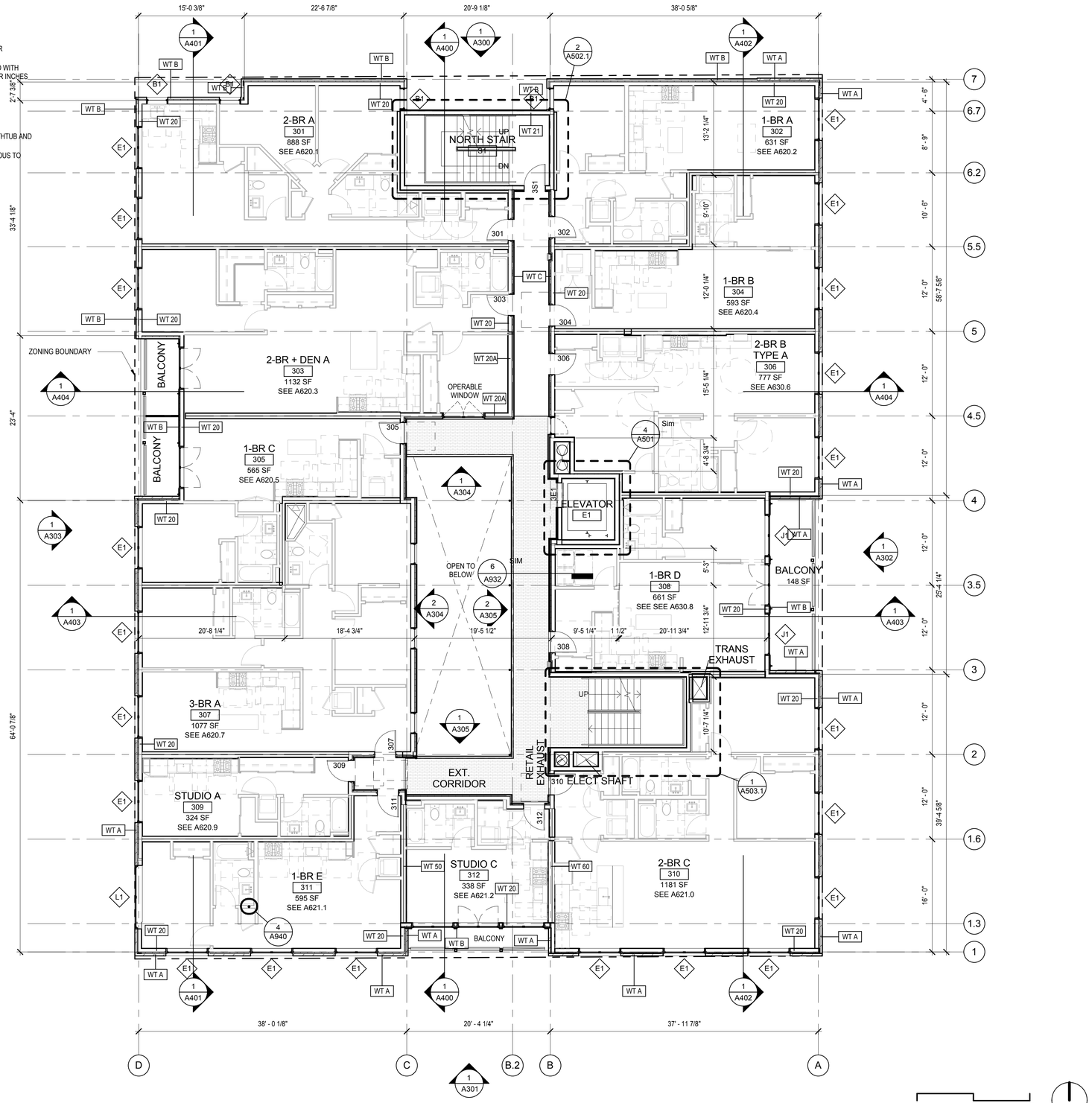
Drawn
Checked

Printed: 10/4/2017 4:29:19 PM

FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A800 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6 SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7 SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8 INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9 HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

UNITS - L3		
Number	Unit Type	Area
LEVEL 3		
301	2-BR A	888 SF
302	1-BR A	631 SF
303	2-BR + DEN A	1132 SF
304	1-BR B	593 SF
305	1-BR C	565 SF
306	2-BR B TYPE A	777 SF
307	3-BR A	1077 SF
308	1-BR D	661 SF
309	STUDIO A	324 SF
310	2-BR C	1181 SF
311	1-BR E	595 SF
312	STUDIO C	338 SF
Grand total: 12		8762 SF



1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

Printed: 10/4/2017 4:29:25 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF
7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE	
Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE
LEVEL 3 FLOOR PLAN

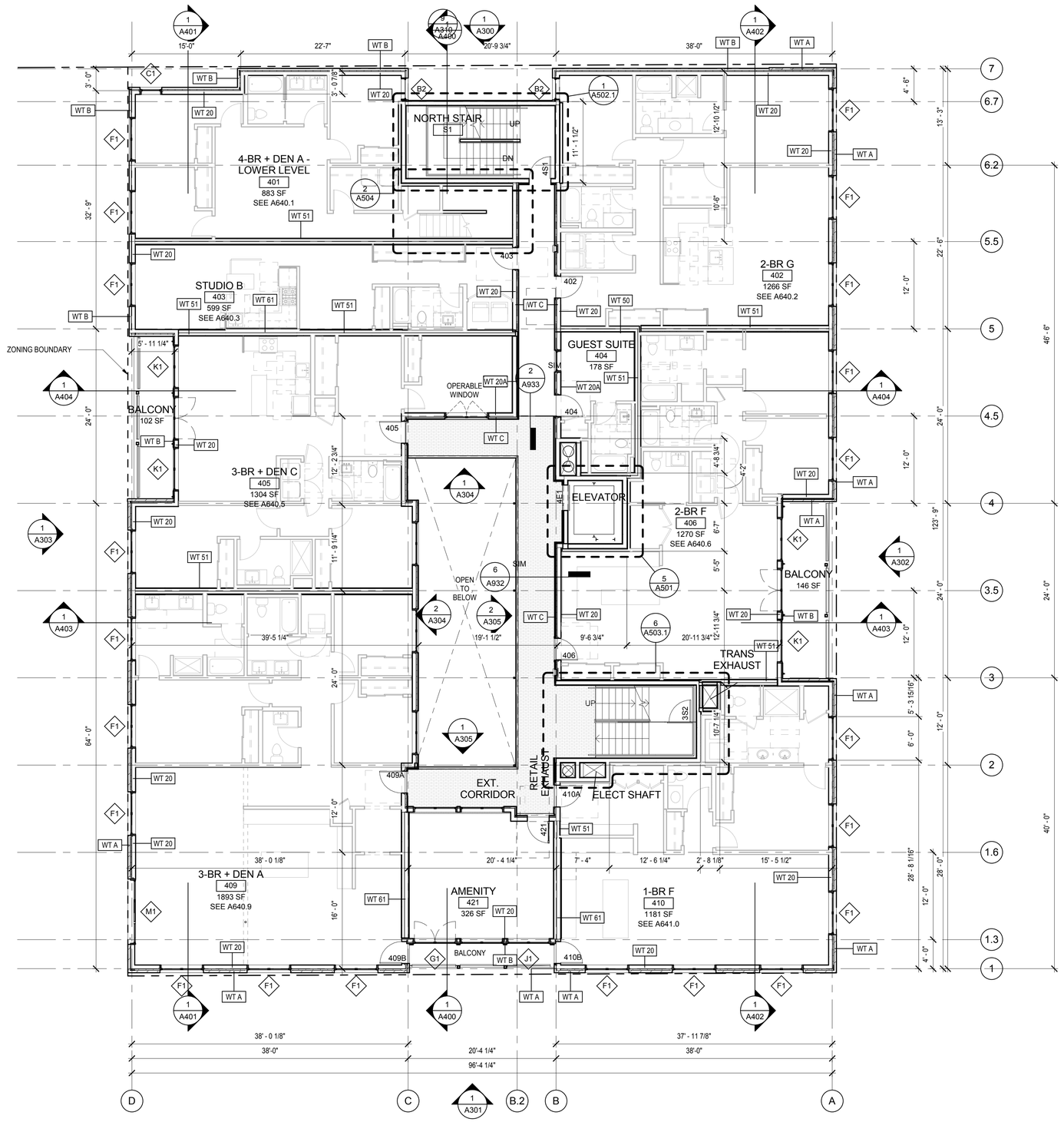
SHEET NO.
A203

Drawn
Checked

FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A800 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6 SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7 SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8 INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9 HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

UNITS - L4		
Number	Unit Type	Area
LEVEL 4		
402	2-BR G	1266 SF
403	STUDIO B	599 SF
405	3-BR + DEN C	1304 SF
406	2-BR F	1270 SF
409	3-BR + DEN A	1893 SF
410	1-BR F	1181 SF
Grand total: 6		7513 SF



1 LEVEL 4 FLOOR PLAN

1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
4039
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE

LEVEL 4 FLOOR PLAN

SHEET NO.

A204

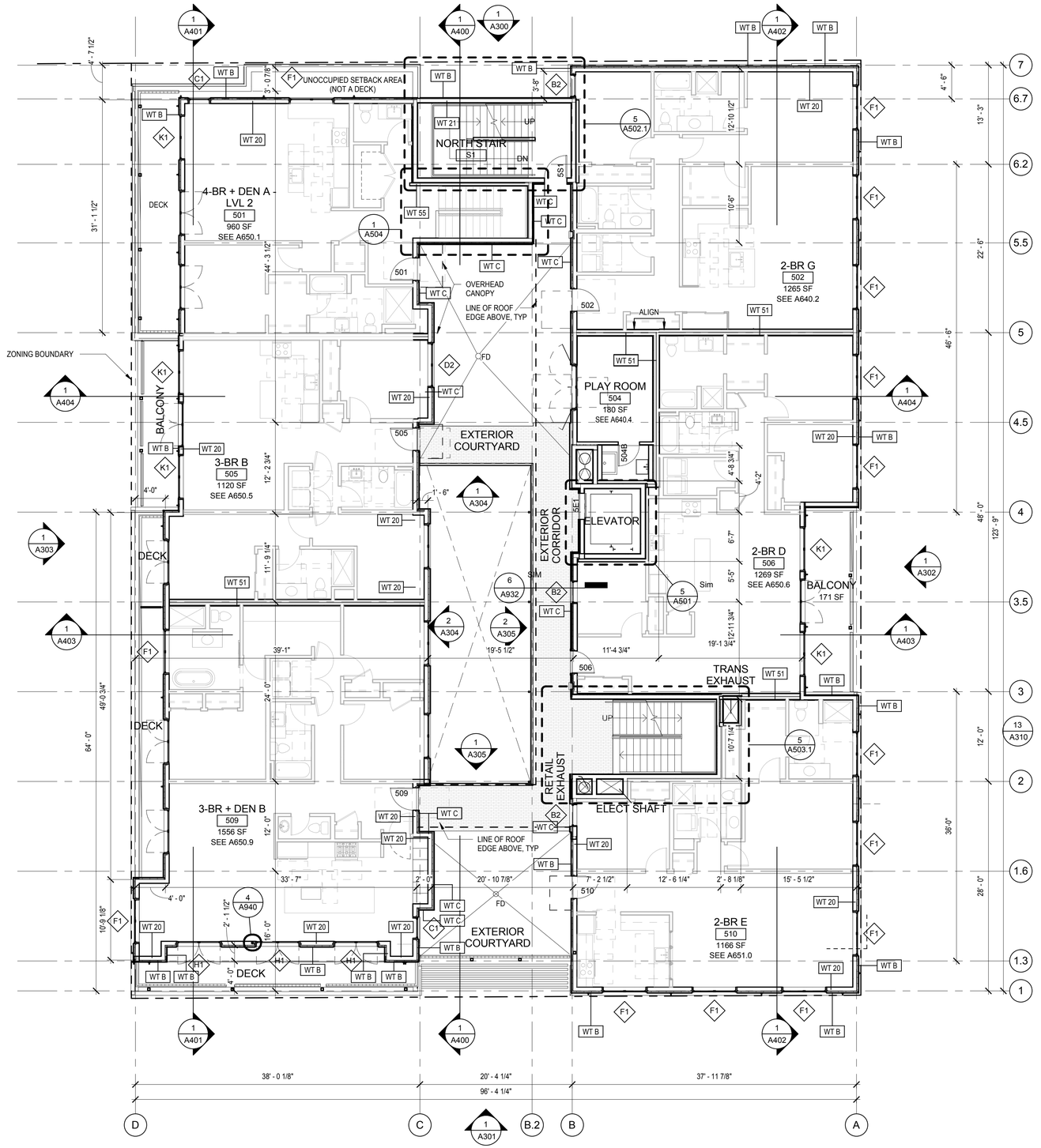
Drawn
Checked

Printed: 10/4/2017 4:29:30 PM

FLOOR PLAN GEN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL AT THE INTERIOR, UON.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A800 & A801 FOR WINDOW AND STOREFRONT SCHEDULES & DETAILS.
6. SEE SHEET A802 FOR DOOR SCHEDULE AND DETAILS.
7. SEE SHEETS A810, A811 & A812 FOR WALL ASSEMBLIES.
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF A700.
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN

UNITS - L5		
Number	Unit Type	Area
LEVEL 5		
501	4-BR + DEN A - LVL 2	1867 SF
502	2-BR G	1265 SF
505	3-BR B	1120 SF
506	2-BR D	1269 SF
509	3-BR + DEN B	1556 SF
510	2-BR E	1166 SF
Grand total: 6		8244 SF



1 LEVEL 5 FLOOR PLAN
1/8" = 1'-0"

0 8' 16'

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE

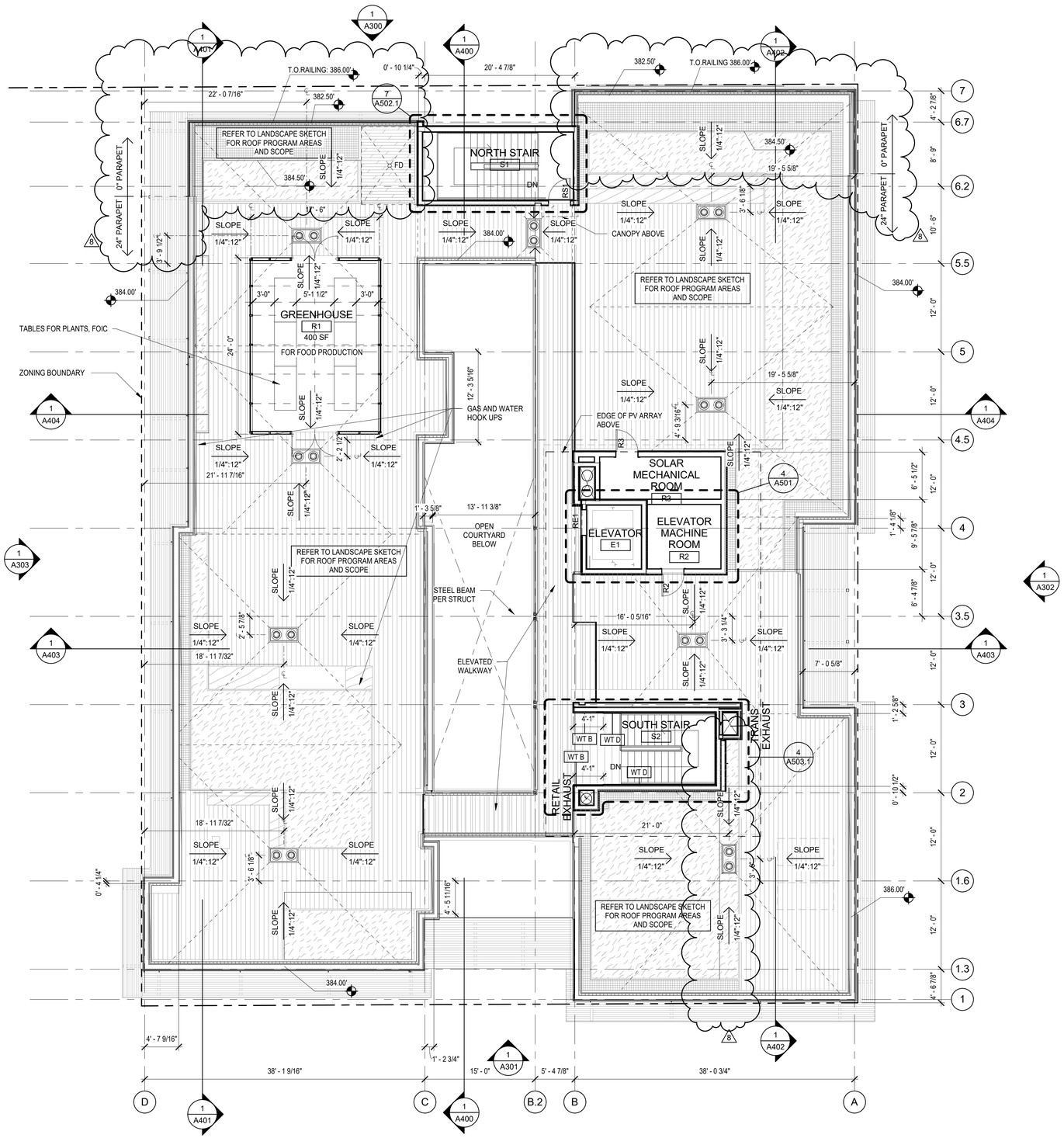
LEVEL 5 FLOOR PLAN

SHEET NO.

A205

Drawn
Checked

Printed: 10/4/2017 4:29:36 PM



1 ROOF FLOOR PLAN

1/8" = 1'-0"

0 8' 16'

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
4039
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

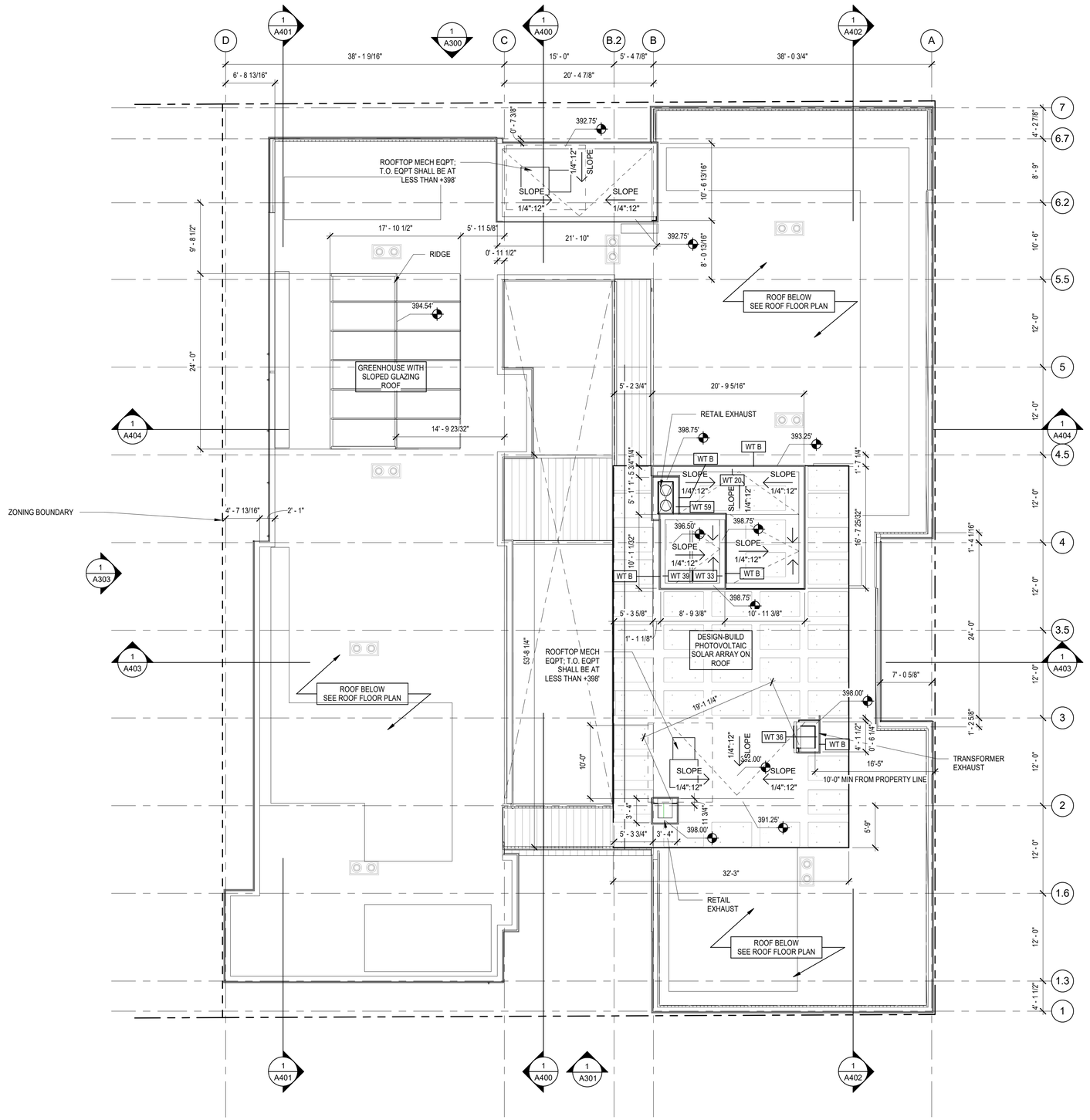
ROOF PLAN

SHEET NO.

A206

Drawn
Checked

Printed: 3/26/2018 12:38:14 PM



1 PENTHOUSE PLAN

1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

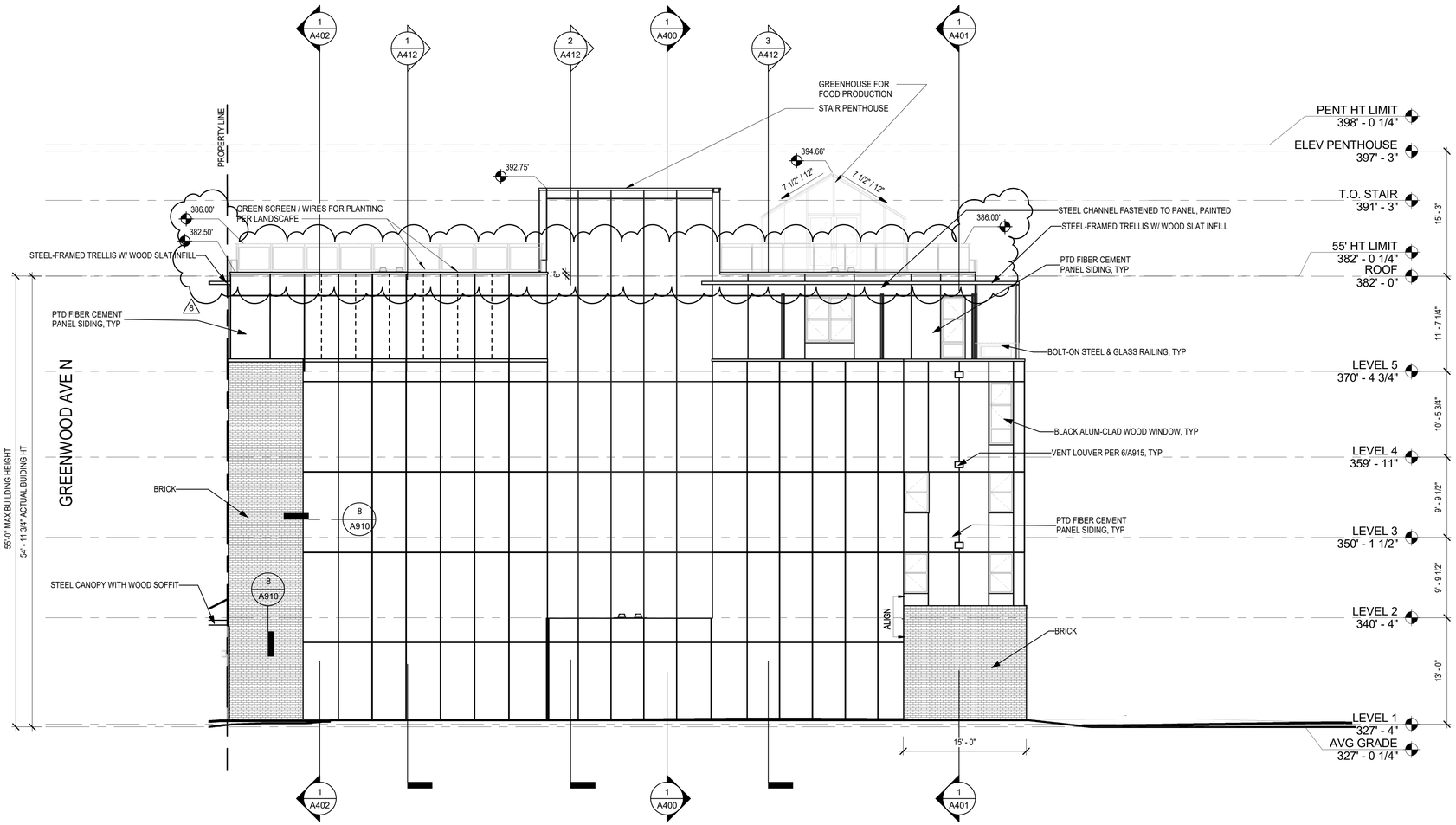
PENTHOUSE PLAN

SHEET NO.

A207

Drawn
Checked

Printed: 3/26/2018 12:40:34 PM



1 NORTH ELEVATION

1/8" = 1'-0"

0 8' 16'

Printed: 3/23/2018 4:26:22 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

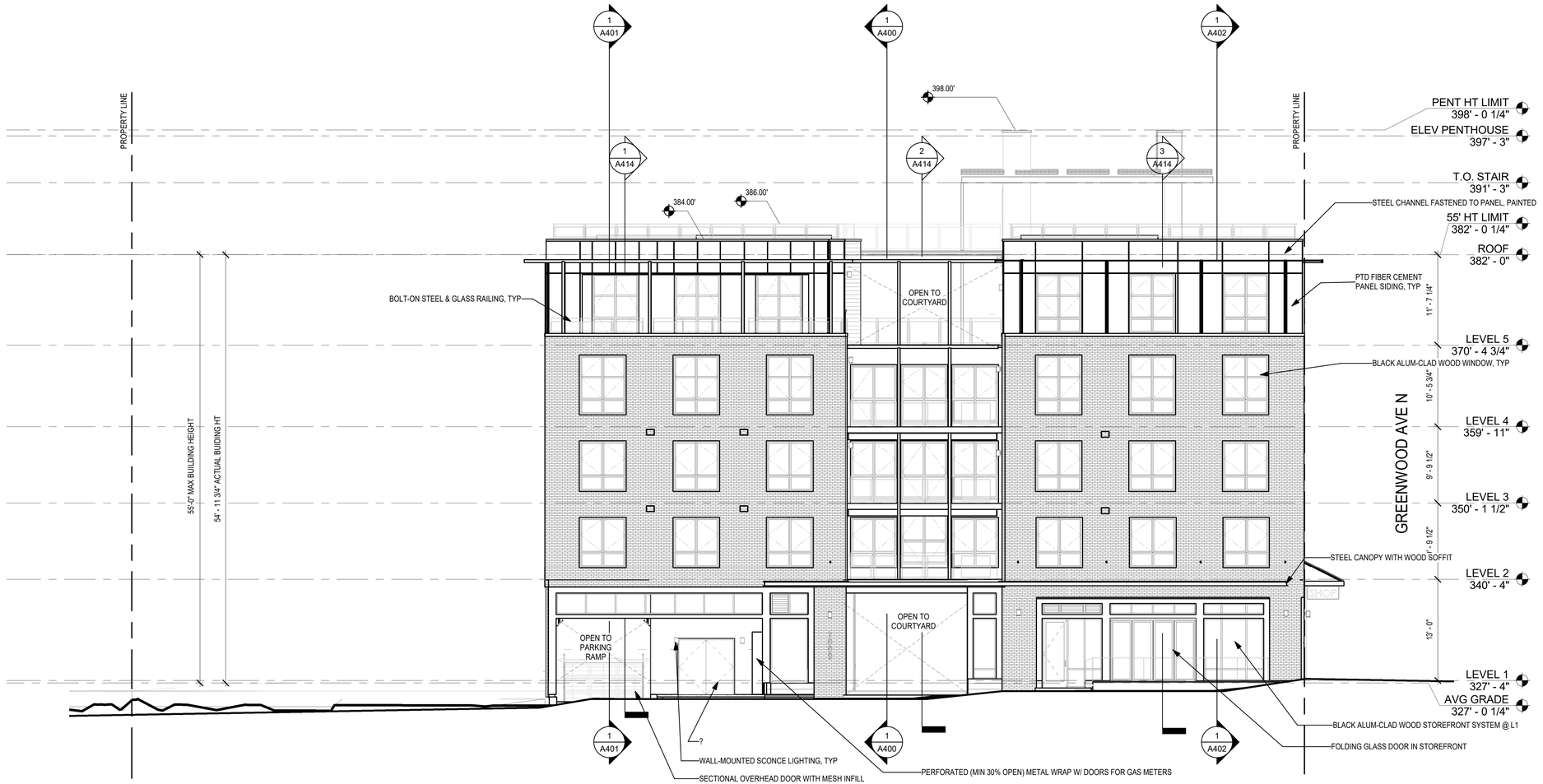
Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
NORTH BUILDING ELEVATION

SHEET NO.
A300

Drawn
Checked



1 SOUTH (N 70TH ST) ELEVATION

1/8" = 1'-0"

Printed: 3/23/2018 4:26:24 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

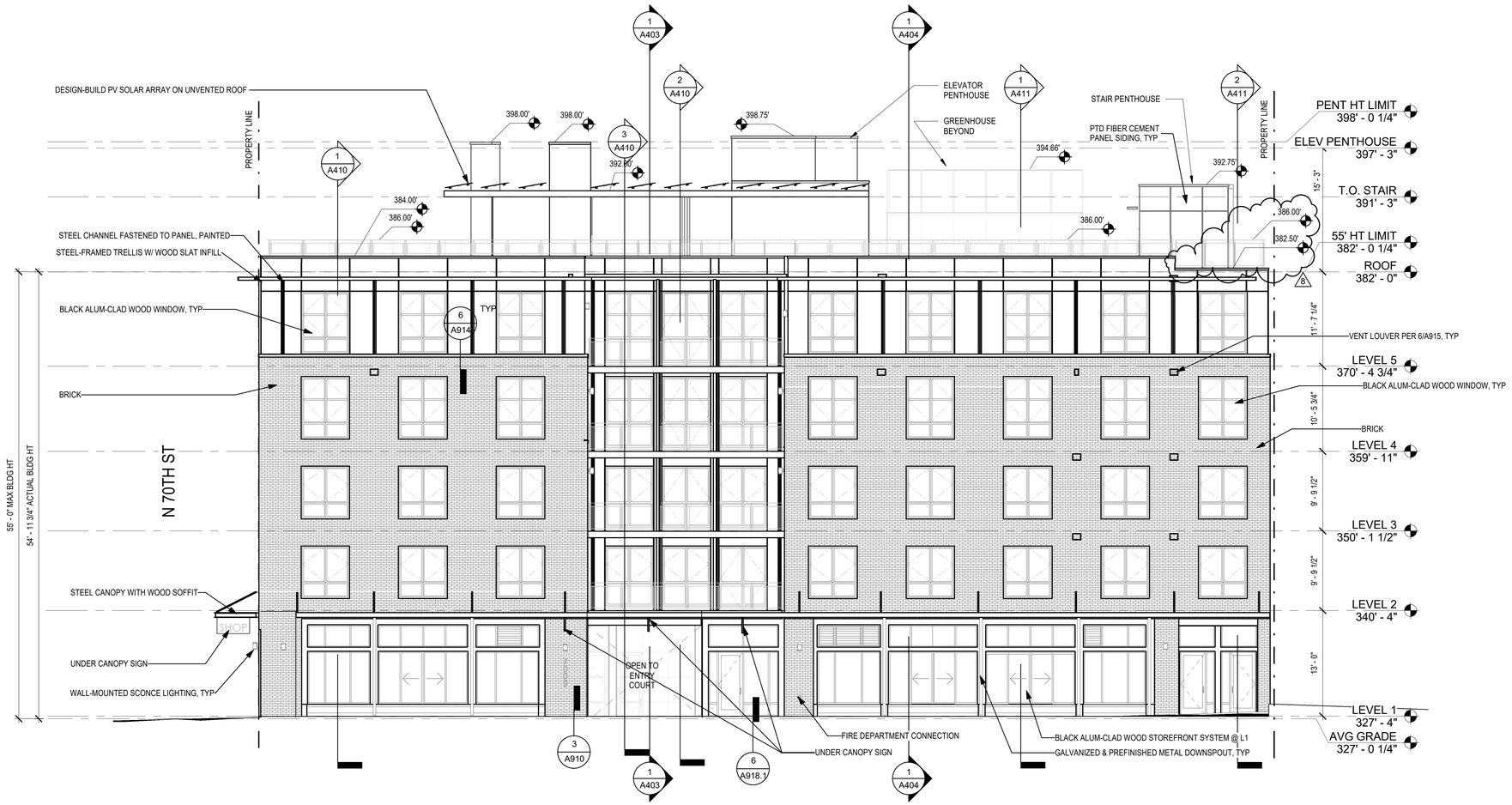
Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
SOUTH BUILDING ELEVATION

SHEET NO.
A301

Drawn
Checked



1 EAST (GREENWOOD AVE N) ELEVATION

1/8" = 1'-0"

Printed: 3/23/2018 4:27:21 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017 (1)	MUP CORRECTIONS #1
07.12.2017 (2)	MUP CORRECTIONS #2
08.17.2017 (3)	MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017 (4)	MUP CORRECTIONS #4
10.23.2017 (5)	MUP CORRECTIONS #5
11.21.2017 (6)	MUP CORRECTIONS #6
02.09.2018 (7)	REVISED MUP SUBMITTAL
03.23.2018 (8)	MUP CORR. CYCLE #6

RESERVED FOR DCI

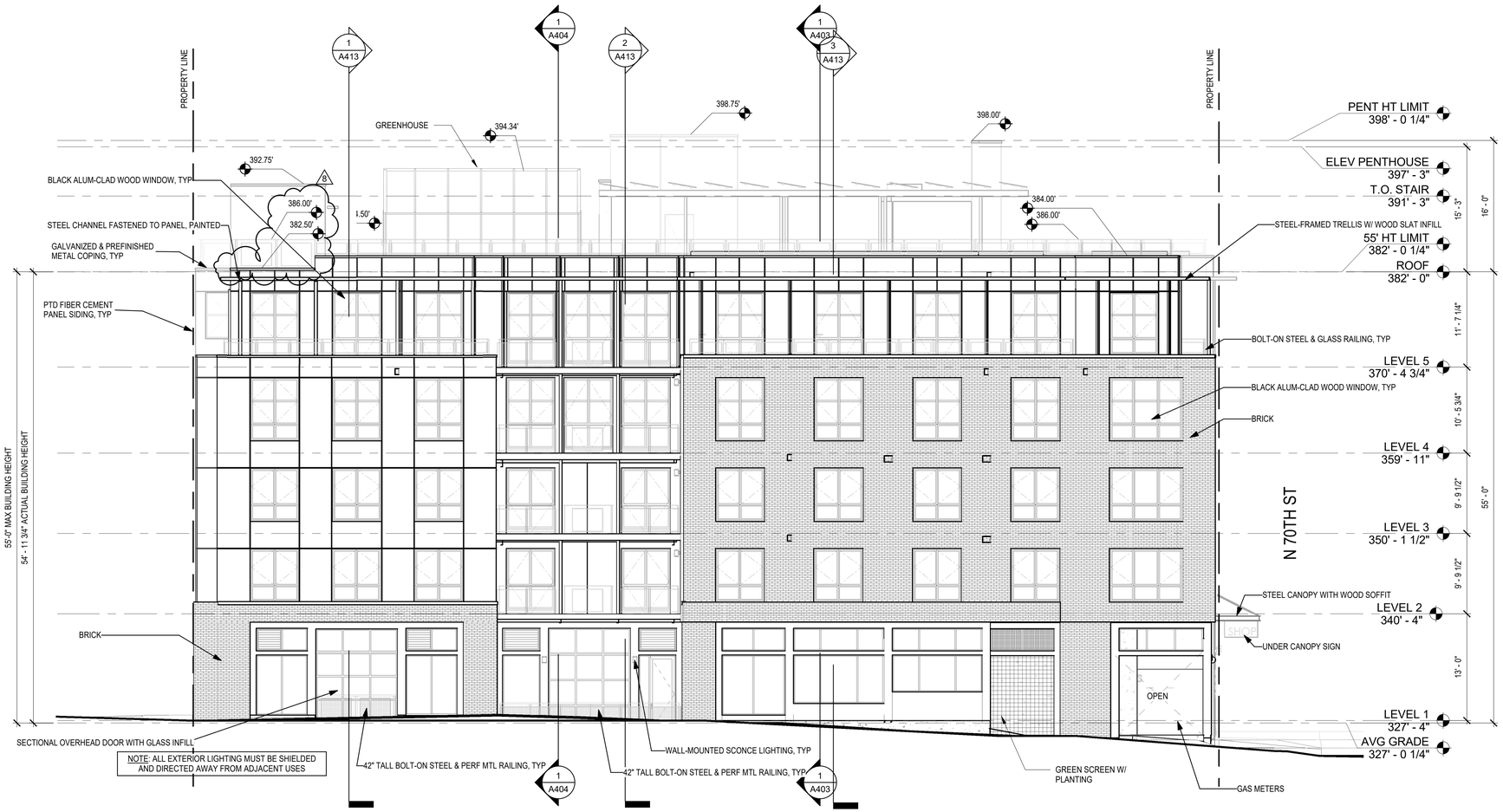
SHEET TITLE

EAST BUILDING ELEVATION

SHEET NO.

A302

Drawn
Checked



1 WEST ELEVATION

1/8" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
03.15.2017	1	MUP CORRECTIONS #1
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
10.23.2017	5	MUP CORRECTIONS #5
11.21.2017	6	MUP CORRECTIONS #6
02.09.2018	7	REVISED MUP SUBMITTAL
03.23.2018	8	MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

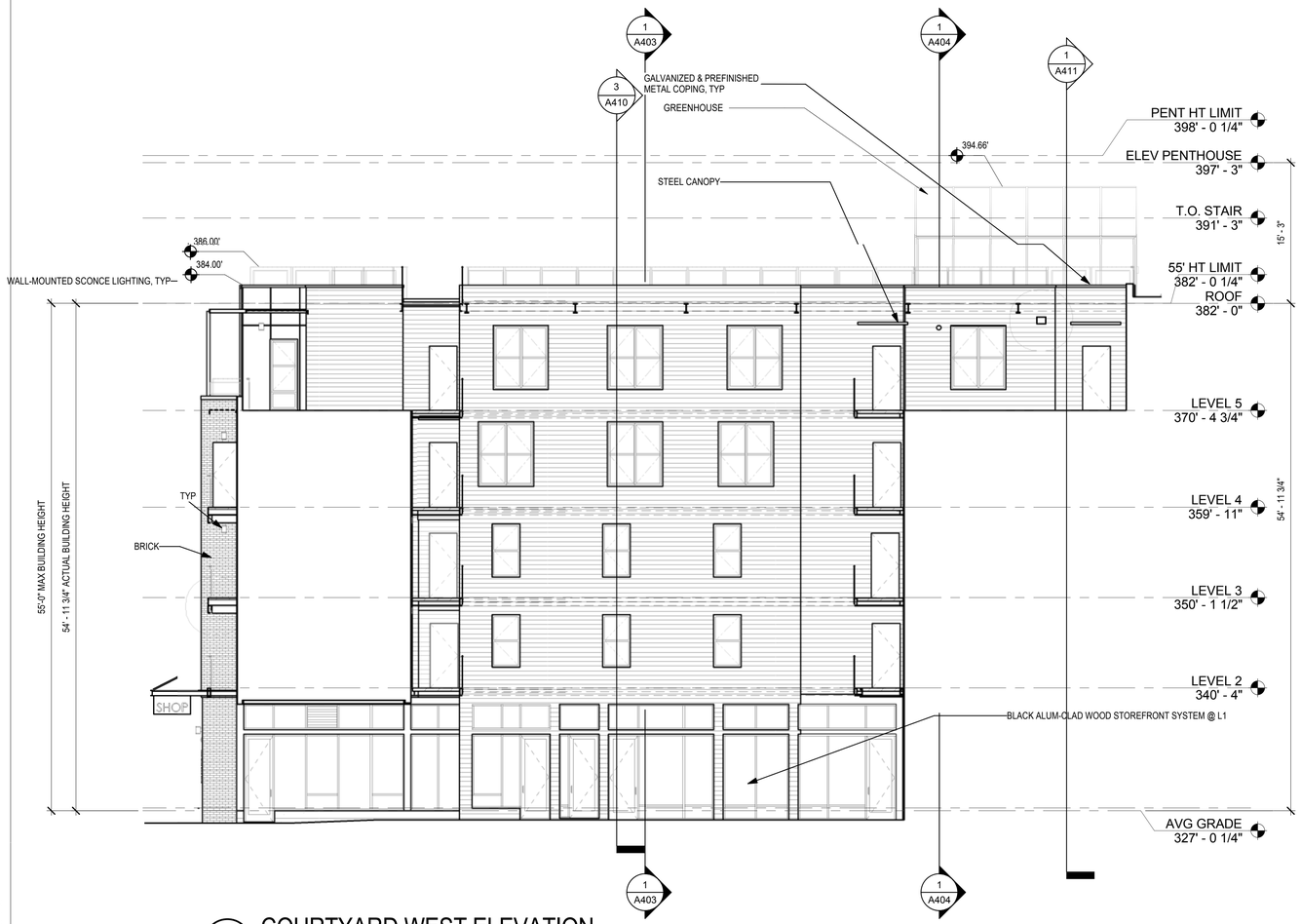
WEST BUILDING ELEVATION

SHEET NO.

A303

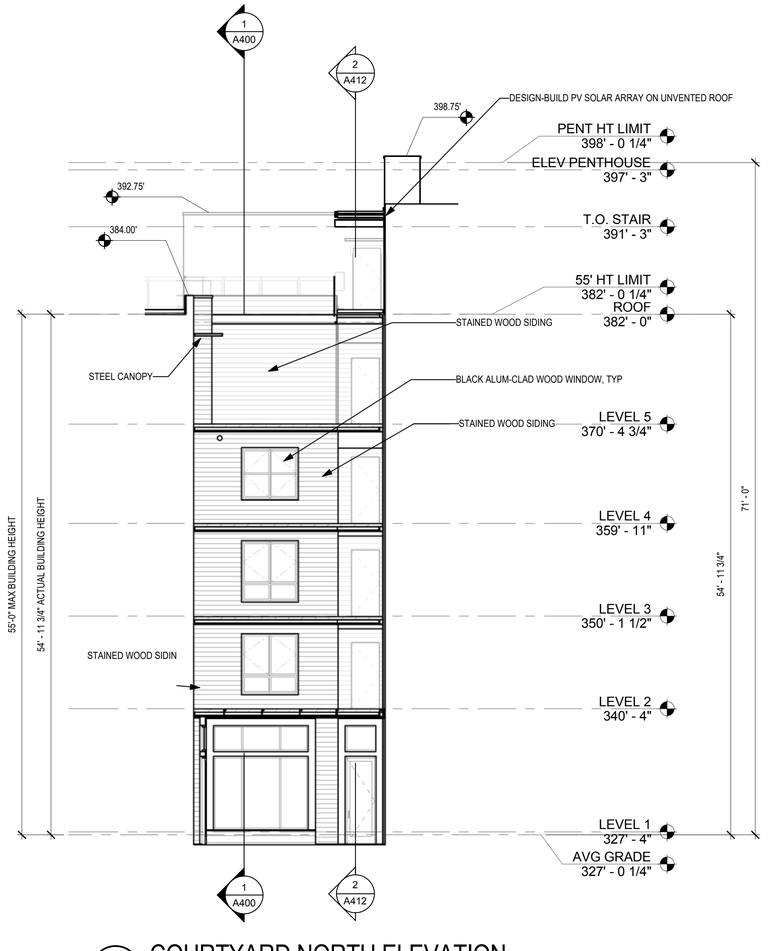
Drawn
Checked

Printed: 3/23/2018 4:26:36 PM



2 COURTYARD WEST ELEVATION

1/8" = 1'-0"



1 COURTYARD NORTH ELEVATION

1/8" = 1'-0"

0 8' 16'

Printed: 10/4/2017 4:30:27 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

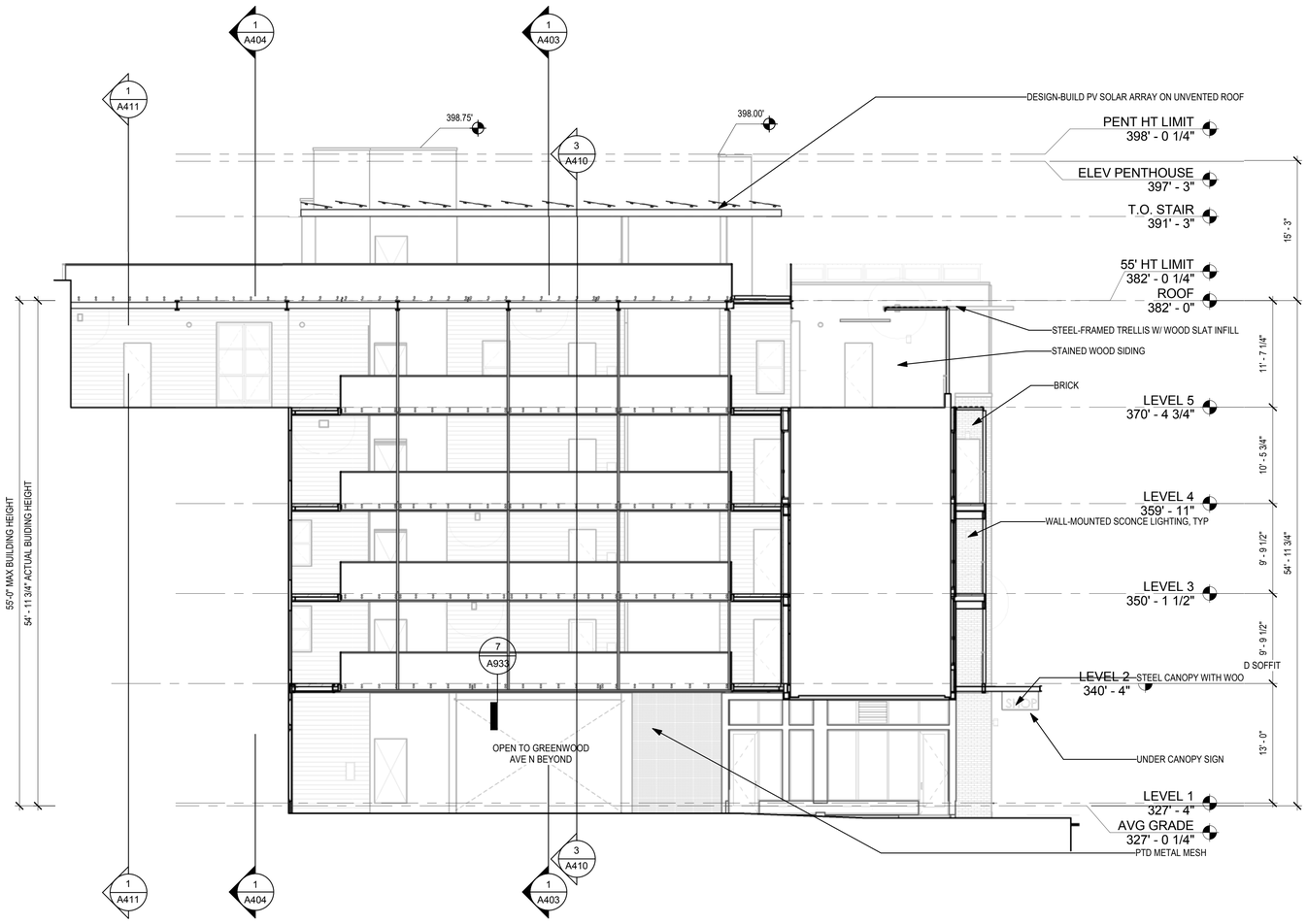
Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE
COURTYARD BUILDING ELEVATIONS

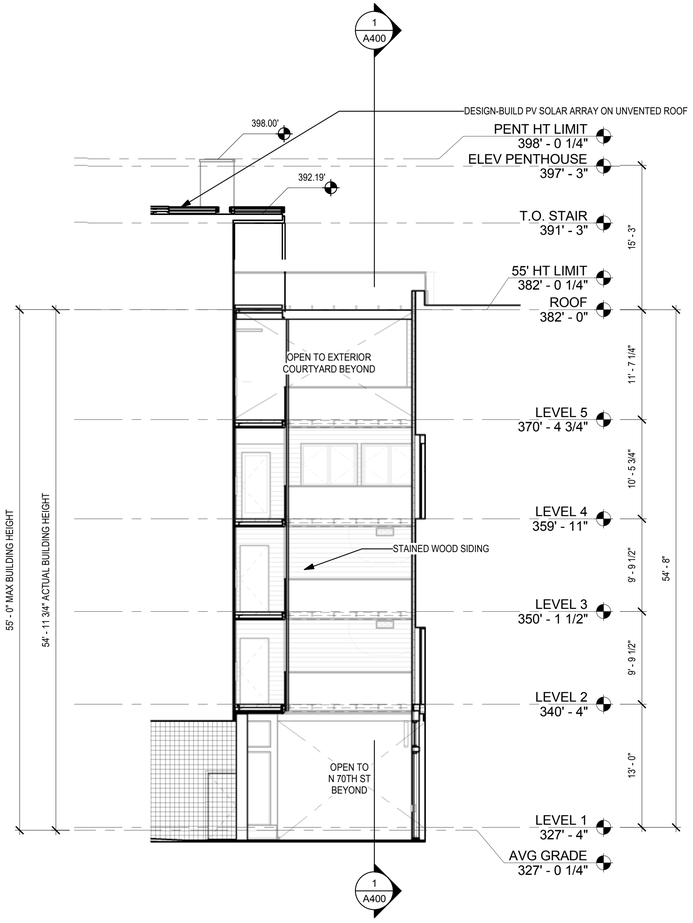
SHEET NO.
A304

Drawn
Checked



2 COURTYARD EAST ELEVATION

1/8" = 1'-0"



1 COURTYARD SOUTH ELEVATION

1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
12.06.2016	100% SD SET
03.08.2017	DD PRICING SET
03.15.2017	1 MUP CORRECTIONS #1
06.20.2017	CD PROGRESS SET
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4

RESERVED FOR DCI

SHEET TITLE
COURTYARD BUILDING ELEVATIONS

SHEET NO.
A305

Drawn
Checked

Printed: 10/4/2017 4:40:06 PM



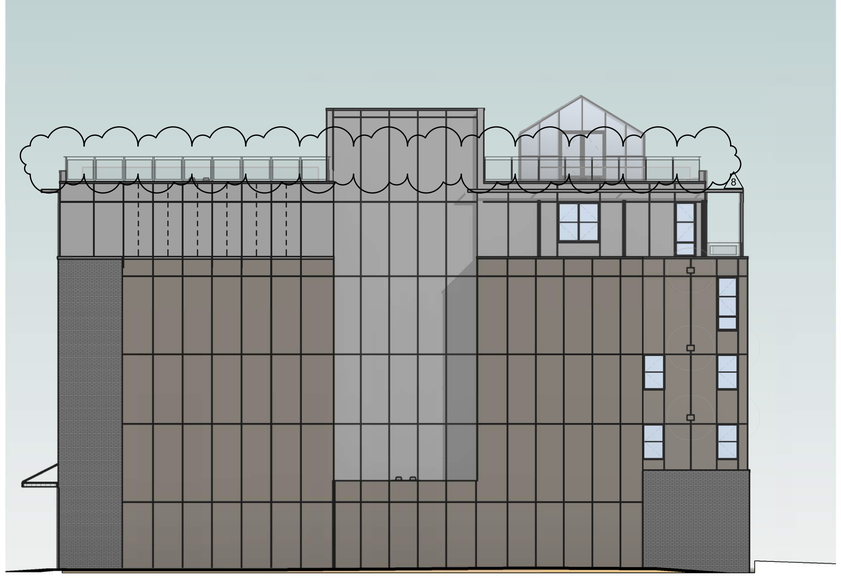
3 SOUTH (N 70TH ST) ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- GRAY FULL BRICK, MIX OF (3) TEXTURES
- STAINED WOOD ACCENT SIDING
- PAINTED FIBER CEMENT PANEL SIDING (2 COLORS) W/ METAL COPING
- BLACK ALUMINUM STOREFRONT WINDOWS
- BLACK RESIDENTIAL WINDOWS
- BLACK STEEL & GLASS RAILING
- BLACK PAINTED STEEL CANOPY WITH WOOD SOFFIT
- BLACK STEEL TRELLIS & COLUMNS/PILASTERS



1 EAST ELEVATION (GREENWOOD AVE N)
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

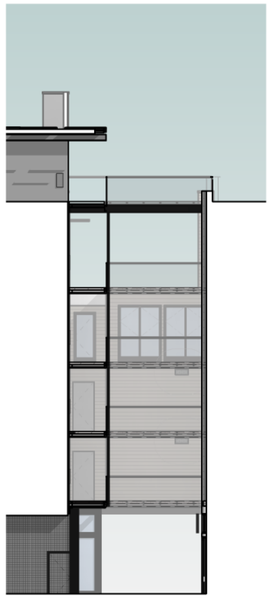
RESERVED FOR DCI

SHEET TITLE
COLOR BUILDING ELEVATIONS

SHEET NO.
A310

Drawn
Checked

Printed: 3/23/2018 2:12:24 PM



3 COURTYARD SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- BRICK W/ METAL COPING
- STAINED WOOD SIDING
- PAINTED FIBER CEMENT SIDING W/ METAL COPING
- BLACK STOREFRONT WINDOWS
- BOARD-FORMED CAST-IN-PLACE CONCRETE
- BLACK RESIDENTIAL WINDOWS
- STEEL RAILING
- PAINTED STEEL CANOPY WITH WOOD SOFFIT
- STEEL TRELLIS & COLUMNS/PILASTERS



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



4 COURTYARD NORTH ELEVATION
3/32" = 1'-0"



2 COURTYARD WEST ELEVATION
3/32" = 1'-0"

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date		Description
12.06.2016		MUP SUBMITTAL
03.15.2017	1	MUP CORRECTIONS #1
07.12.2017	2	MUP CORRECTIONS #2
08.17.2017	3	MUP CORRECTIONS #3
08.21.2017		BLDG PERMIT SUBMITTAL
10.04.2017	4	MUP CORRECTIONS #4
10.23.2017	5	MUP CORRECTIONS #5
11.21.2017	6	MUP CORRECTIONS #6
02.09.2018	7	REVISED MUP SUBMITTAL
03.23.2018	8	MUP CORR. CYCLE #6

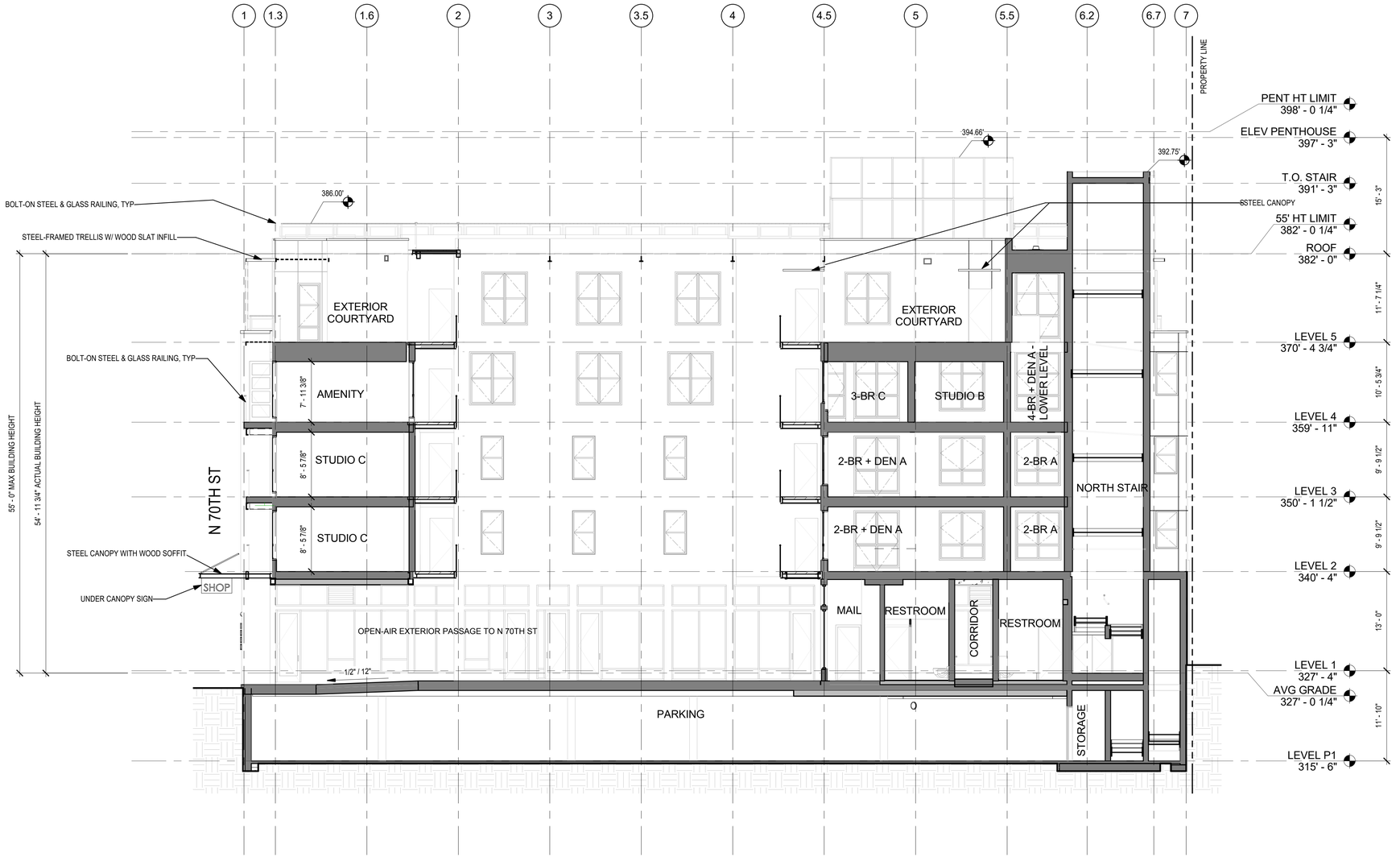
RESERVED FOR DCI

SHEET TITLE
COLOR BUILDING ELEVATIONS

SHEET NO.
A311

Drawn
Checked

Printed: 3/23/2018 2:12:36 PM



1 N-S SECTION THROUGH COURTYARD

1/8" = 1'-0"

0 8' 16'

Printed: 3/24/2018 4:25:20 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

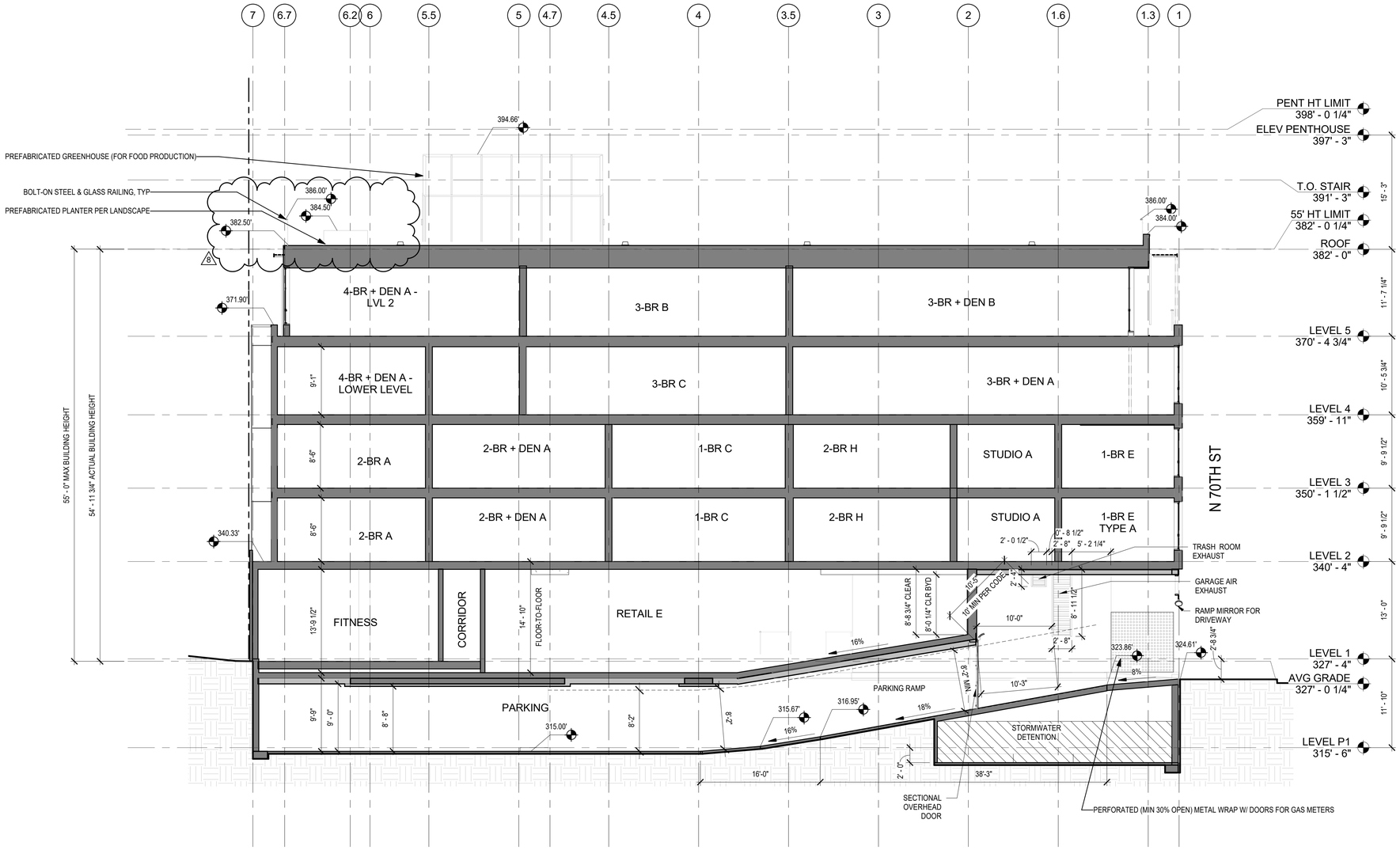
SHEET TITLE

BUILDING SECTION

SHEET NO.

A400

Drawn
Checked



1 N-S SECTION THROUGH RAMP

1/8" = 1'-0"

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

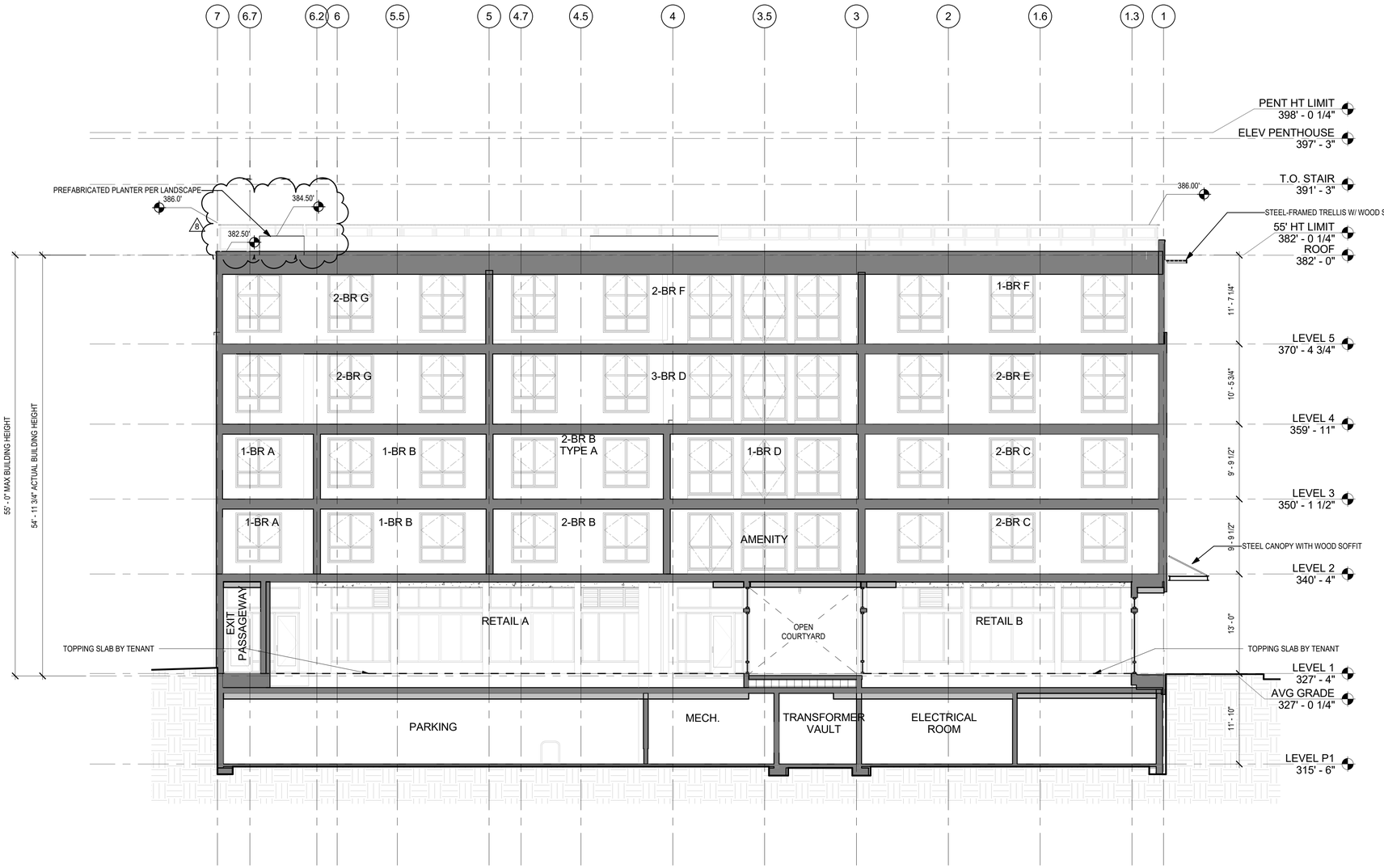
BUILDING SECTION

SHEET NO.

A401

Drawn
Checked

Printed: 3/26/2018 12:49:08 PM



1 N-S SECTION THROUGH RETAIL
1/8" = 1'-0"

0 8' 16'

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

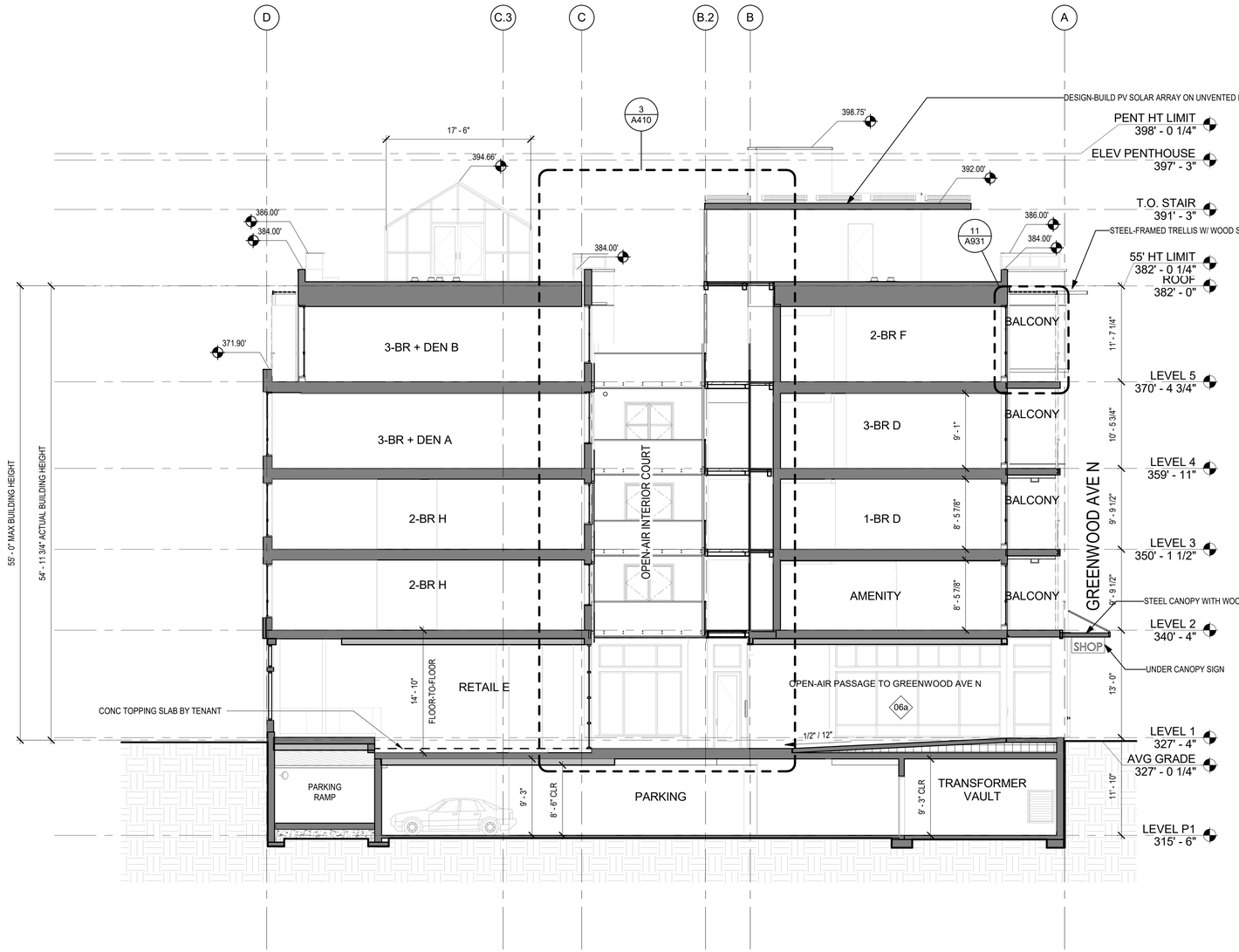
BUILDING SECTION

SHEET NO.

A402

Drawn
Checked

Printed: 3/23/2018 2:12:39 PM



1 E-W SECTION THROUGH EAST ENTRY

1/8" = 1'-0"

0 8' 16'

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE

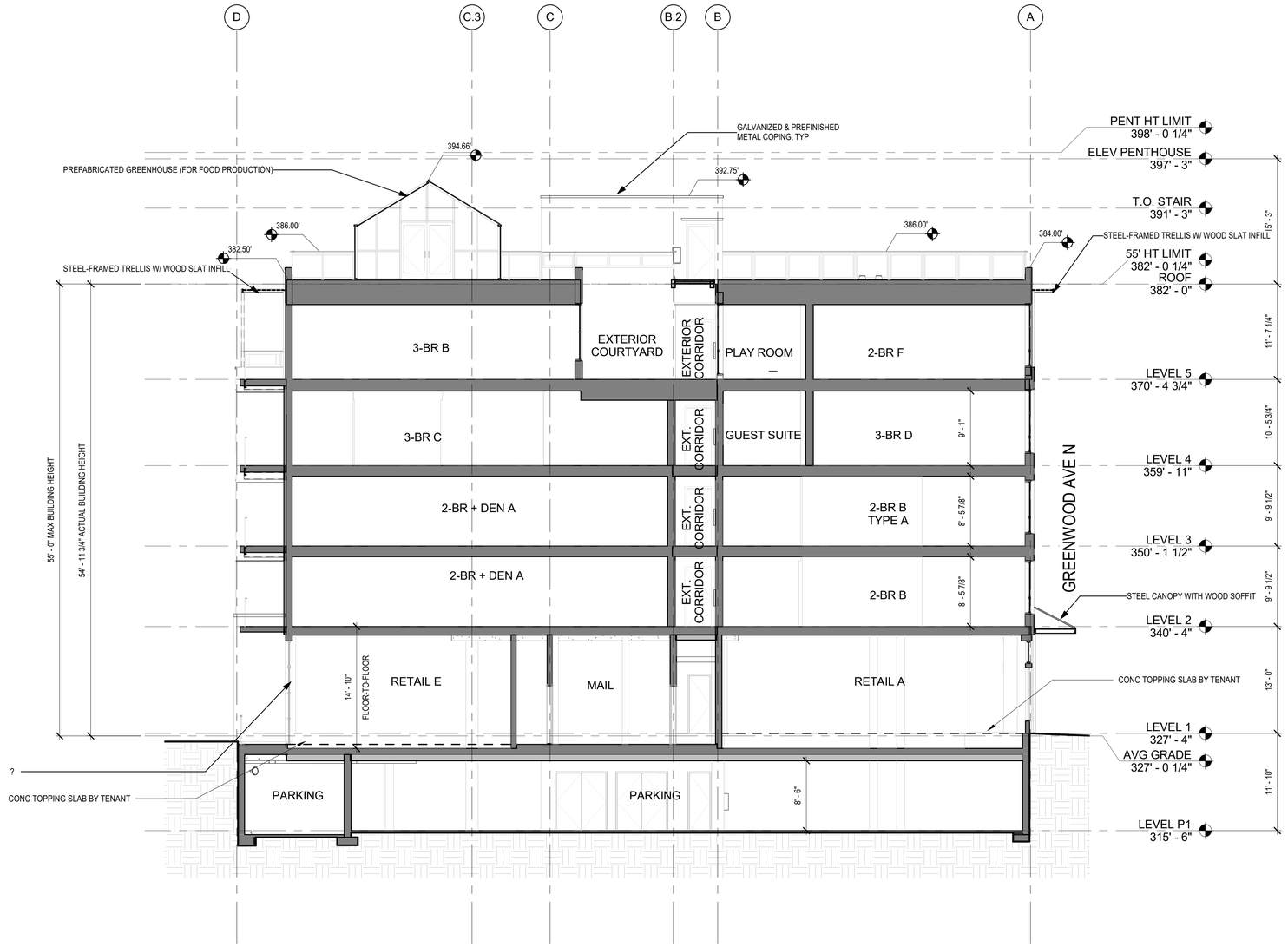
BUILDING SECTION

SHEET NO.

A403

Drawn
Checked

Printed: 3/26/2018 12:49:08 PM



1 E-W SECTION THROUGH WEST MODULATION
1/8" = 1'-0"

0 8' 16'

Printed: 3/26/2018 12:49:09 PM

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

REGISTERED ARCHITECT
4039
RAYMOND S. JOHNSTON
State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

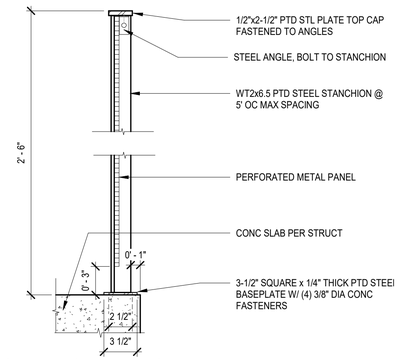
SHEET TITLE

BUILDING SECTION

SHEET NO.

A404

Drawn
Checked



4 TOP-MOUNT GUARDRAIL

1 1/2" = 1'-0"

JA

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4039 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

SHARED ROOF

7009 GREENWOOD AVE N
SEATTLE WA 98103

DRAWING ISSUE

Date	Description
12.06.2016	MUP SUBMITTAL
03.15.2017	1 MUP CORRECTIONS #1
07.12.2017	2 MUP CORRECTIONS #2
08.17.2017	3 MUP CORRECTIONS #3
08.21.2017	BLDG PERMIT SUBMITTAL
10.04.2017	4 MUP CORRECTIONS #4
10.23.2017	5 MUP CORRECTIONS #5
11.21.2017	6 MUP CORRECTIONS #6
02.09.2018	7 REVISED MUP SUBMITTAL
03.23.2018	8 MUP CORR. CYCLE #6

RESERVED FOR DCI

SHEET TITLE
EXTERIOR DETAILS - TRELLIS, MISC

SHEET NO.
A931

Drawn
Checked

Printed: 3/23/2018 2:12:47 PM