PROJECT NAME

2345 HOBART AVE SW

PROJECT DESCRIPTION

CONSTRUCTION OF A TRIPLEX ROWHOUSE STRUCTURE WITH THREE ROWHOUSES. SITE STABILIZATION AND LANDSCAPE RESTORATION PLAN WILL BE PART OF BUILDING PERMIT APPLICATION

PARCEL INFORMATION

ADDRESS OF PROPERTY: 2345 HOBART AVE SW
SEATTLE, WA 98116

ASSESSOR'S PARCEL NO.: # (PART OF) 0913000370, 0913000345, 0913000350

LEGAL DESCRIPTION:

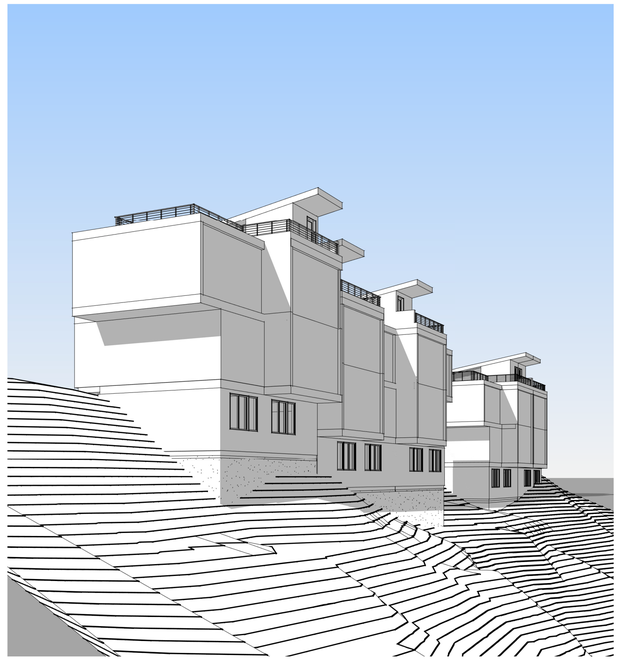
OWNER: RICHARD BLUMBERG

PARCEL AREA : 11,532 SF

SDCI PROJECT NUMBER

3xxxxxx-LU

PROJECT IMAGE



LAND USE INFORMATION

LAND USE CODE: S.M.C. TITLE 23

ZONING: LR1 (M)

LOT AREA: A - 2,547 SF
E - 3,061 SF
C - (PART OF) 409 SF
TOTAL = 6,017 SF

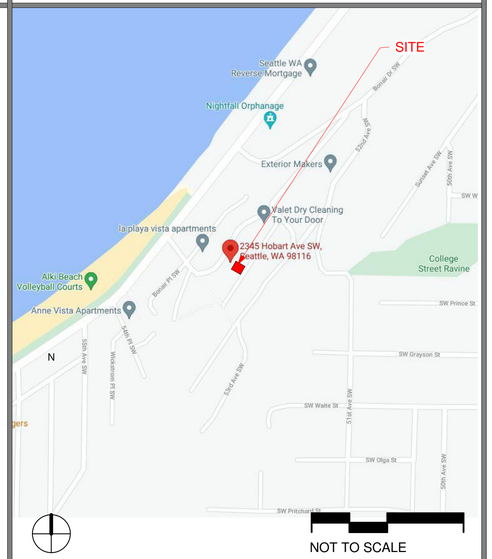
	REQUIRED	PROPOSED
LOT COVERAGE:	.35% OF LOT SIZE 11,532 SF x .35 = 4,036 SF	2,829 SF
FAR LIMITS:23..45.510	1.3 FOR ZONES WITH AN MHA SUFFIX PART OF C, A,B 11,532 SF x 1.3 = 14,992 SF	BASEMENT 555 SF FIRST FLOOR 2,215 SF SECOND FLOOR 2,405 SF PENTHOUSE 363 SF TOTAL **5,538 SF <14,992 SF**
PERMITTED USES	23.45.504 RESIDENTIAL	
HEIGHT:	23.45.514 +4' FOR PARAPETS + 10' FOR STAIR PENTHOUSE	30'
WIDTH:	23.45.527	NO LIMIT (RH)
SETBACKS:	23.45.518	
FRONT:	5'(RH)	4' TO LIMIT ECA 1 INTRUSION
REAR	7 AVG 5 MIN	
SIDE	5'	5'
GREEN FACTOR:	23.45.524 .6	
AMENITY AREA:	23.45.522 25% OF TOTAL LOT AREA TOTAL LOT AREA 11,532 SF x .25 = 2,883 SF	
DESIGN STANDARDS:	FACADE OPENINGS FACADE ARTICULATION < 750 SF = 500 SF MAX, 150 SF MIN	20%
PARKING:	23.54.536 TABLE B ALKI 1.5 SPACE - DWELLING UNIT	2 PER DWELLING UNIT

BUILDING INFORMATION

BUILDING CODE

2018 SEATTLE BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ WASHINGTON STATE AMENDMENTS
ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

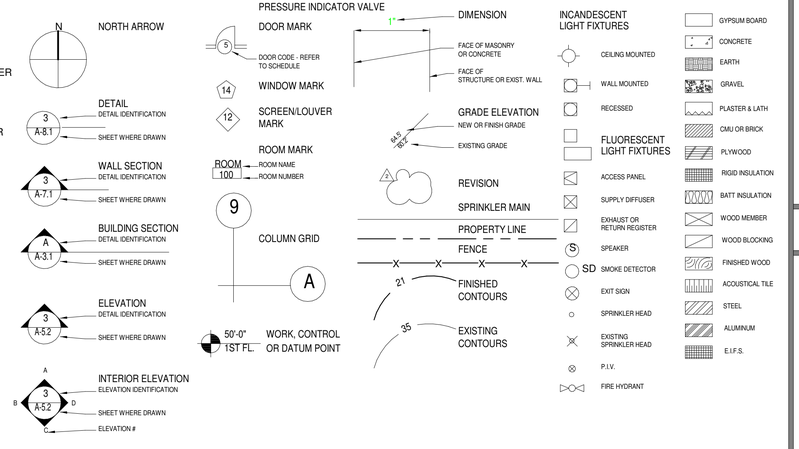
VICINITY MAP



ABBREVIATIONS

A.C.	-
ACOUS.	ACOUSTICAL
ADJ	ADJUSTABLE, ADJACENT
ALUM	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ASR	-
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTW.	BETWEEN
CB	CATCH BASIN
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
CL.	CENTER LINE,
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CONTR.	CONTRACTOR
C.T.	CERAMIC TILE
DBL	DOUBLE
DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
DRWG.	DRAWING
EA.	EACH
E.F.S.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
ELEV.	ELEVATION, ELEVATOR
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FF	FACTORY FINISH
FHS	FLAT HEAD SCREW
FL.	FLOOR
F.I.O.	FURNISHED & INSTALLED BY OWNER
F.R.P.P.	FIBER REINFORCED PLASTIC PANEL(S)
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GLP	GYPSUM LATH & PLASTER
GWB	GYPSUM WALLBOARD, GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
INSUL.	INSULATION
JT./JTS.	JOINT,/JOINTS
L.	LONG, LENGTH
LAM.	LAMINATE, LAMINATED
L.F.	LINEAR FOOT, LINEAL FOOT
LIQ.	LIQUID
LT.WT.	LIGHT WEIGHT
MAS.	MASONRY
MAX.	MAXIMUM
M.B.S.	METAL BUILDING SUPPLIER
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MTL.	METAL
MFG.	MANUFACTURING
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MULL.	MULLION
MTD.	MOUNTED
MTG.	MOUNTING
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.H.	OVERHEAD
OP'G.	OPENING
OPP.	OPPOSITE
PTN.	PARTITION
PERP.	PERPENDICULAR
P.I.V.	PRESSURE INDICATOR VALVE
PL.	PLATE, PROPERTY LINE
PLAS.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PLBG.	PLUMBING
PNL.	PANEL, PANELING
PR.	PAIR
PROJ.	PROJECT
PRV	PRESSURE REDUCING VALVE
PT.	POINT
Q.T.	QUARRY TILE
QTR.	QUARTER
R	RADIUS
R.D.	ROOF DRAIN
R.L.	RAIN LEADER
REC'D.	RECEIVED
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.C.	SOLID CORE
SHT.	SHEET
SIM.	SIMILAR
S.I.O.	SUPPLIED & INSTALLED BY OWNER
S.O.I.C.	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
SPEC'D.	SPECIFIED
SQ.	SQUARE
S.S.	SERVICE SINK, SANITARY SEWER
SST	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURE, STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYSTEM
T	TREAD, TOP
T&B	TOP & BOTTOM
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVE
T.G.	TEMPERED GLASS
TYP.	TYPICAL
UTIL.	UTILITY
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH
W.W.F.	WELDED WIRE FABRIC
Y.D.	

LEGEND OF SYMBOLS



INDEX OF DRAWINGS

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ARCHITEC John Trieger,

7237 REGISTERED ARCHITECT JOHN A. TRIEGER STATE OF WASHINGTON

PROJECT
PARCEL B
ROWHOUSES
2345 HOBART AVE SW
SEATTLE, WA

SDCI APPROVAL

CLIEN
RICHARD BLUMBERG

MUP	07.08.2
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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET
Title Sheet

SHEET
A0

7/3/2024 12:06:00 PM C:\Users\John Trieger\OneDrive\Active\2345 Hobart Ave SW\Parcel B\23-04_7.3.24.rvt

NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332–130–090.

2. CONTOUR INTERVAL = 1 FT.

3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON DECEMBER 08, 2020.

4. COMBINED PARCEL AREA = 17,548 SQ. FT.

5. STEWART TITLE REPORT 80554 AND SUPPLEMENTAL NO. 2, DATED JANUARY 11TH, 1989 WERE REVIEWED AS PART OF THIS SURVEY. HOWEVER, GIVEN SAID TITLE IS 25 YEARS OLD IT WOULD BE RECOMMENDED THAT A CURRENT TITLE REPORT BE OBTAINED AND REVIEWED TO DETERMINE ANY CONDITIONS TO TITLE THAT MAY HAVE OCCURRED SINCE THAT COMMITMENT DATE.

6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.

7. TAX PARCEL NO. 0913000345, 0913000350, 0913000370, & 0913000380

8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

9. THE AREA OF ON–SITE SLOPES THAT ARE **NOT** 40% OR GREATER = 4,165 SQ. FT. OR 24% OF TOTAL COMBINED PARCEL AREA.

10. THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.

11. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTIONS

TAX PARCEL NO. 0913000345 & 0913000350

LOT 8, BLOCK 6, BONAIR ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 0913000370

PARCEL B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3038629–LU, AS RECORDED UNDER VOLUME 471 OF SURVEYS, PAGE 233, RECORDS OF KING COUNTY, WA.

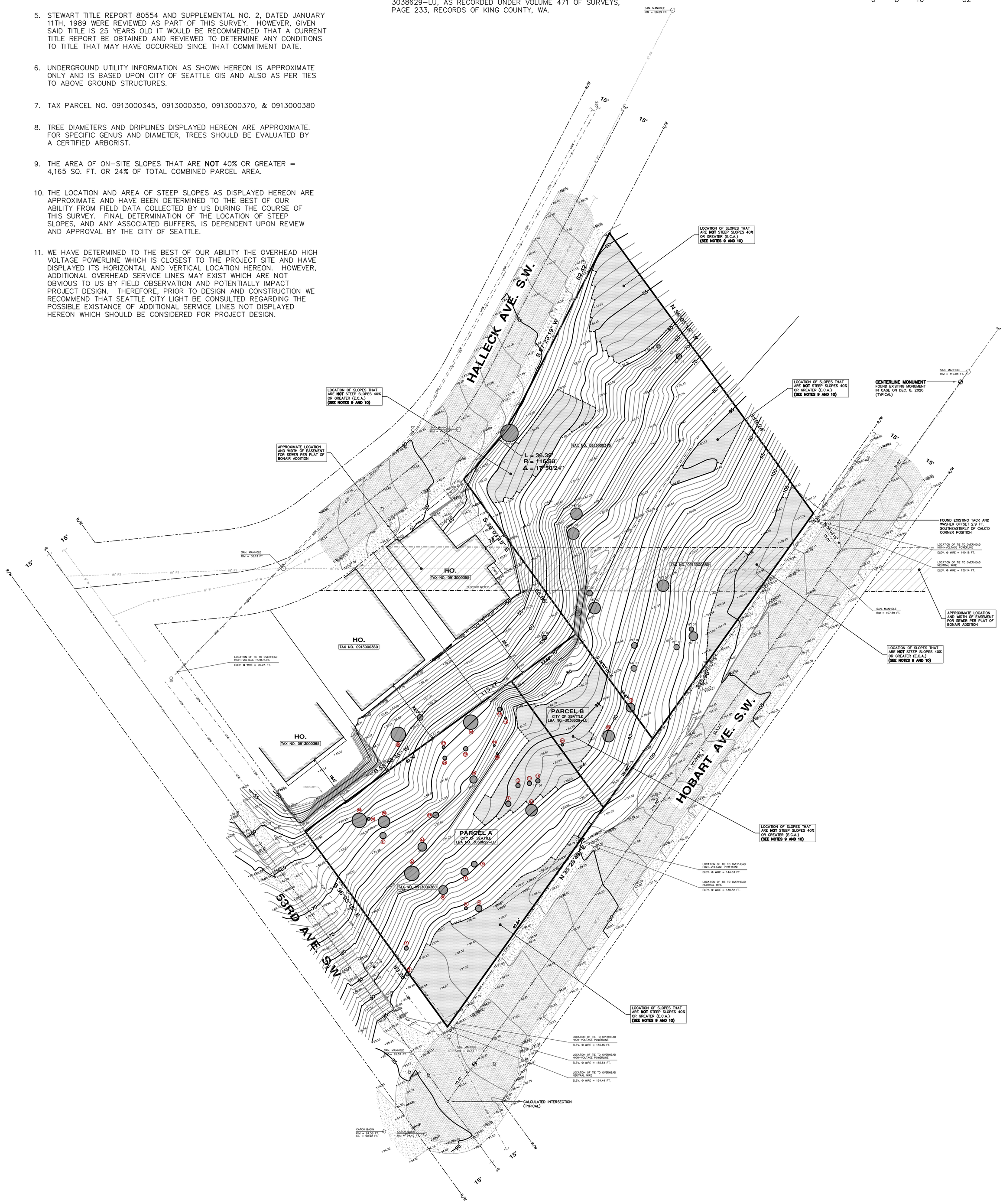
TAX PARCEL NO. 0913000380

PARCEL A, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3038629–LU, AS RECORDED UNDER VOLUME 471 OF SURVEYS, PAGE 233, RECORDS OF KING COUNTY, WA.

NORTH

SCALE: 1"=16'

0 8 16 32



BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 7/17/23

E.C.A. TOPOGRAPHIC SURVEY

2345 HOBART AVE. S.W.

SEATTLE, WASHINGTON

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	20–6945
DRAWING:	20–6945TOPO.DWG
CLIENT:	INHABIT EVELOPMENT
DATE:	01–15–2021
DRAWN BY:	SAL

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

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

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW. THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

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

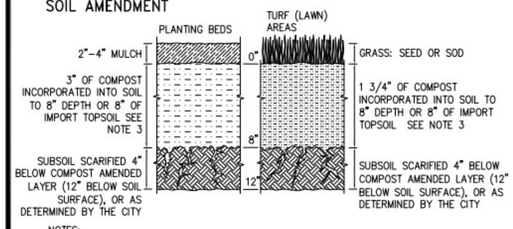
POST CONSTRUCTION SOIL MANAGEMENT PLAN

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

LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA).

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE.

SOIL AMENDMENT

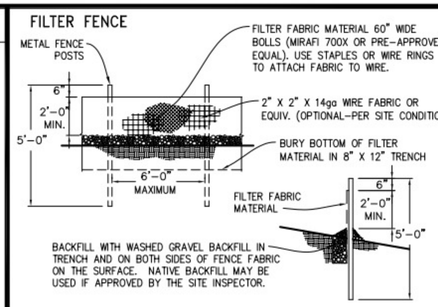


NOTES:

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

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

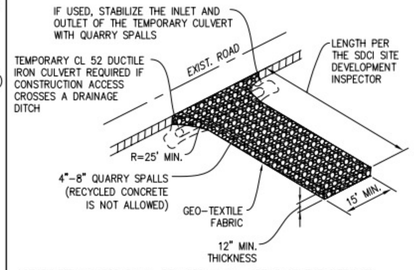
FILTER FENCE



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

SYMBOL: (FF)

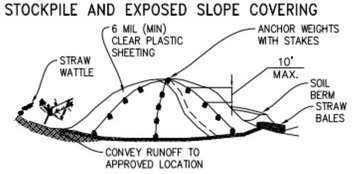
STABILIZED CONSTRUCTION ACCESS



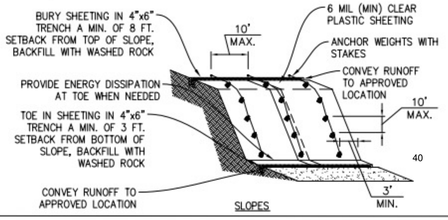
STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

STOCKPILE AND EXPOSED SLOPE COVERING



STOCKPILES



SLOPES

SYMBOL: (SP)

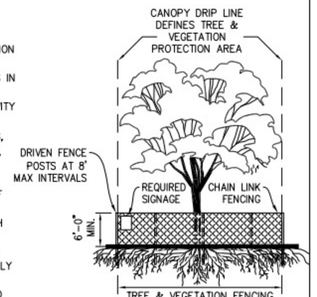
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

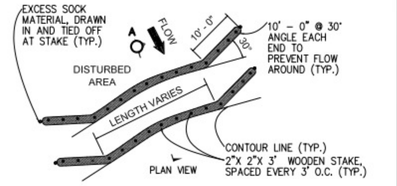


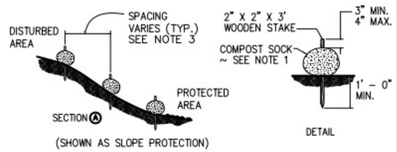
TREE & VEGETATION FENCING AROUND ENTIRE DRIP LINE ON PERMIT SITE. ALTERNATIVE TREE PROTECTION, IF APPROVED BY SDCI, AS SHOWN ON SITE PLAN

45 LINK TO REQUIRED TREE PROTECTION SIGNAGE:

SYMBOL: (VEG)

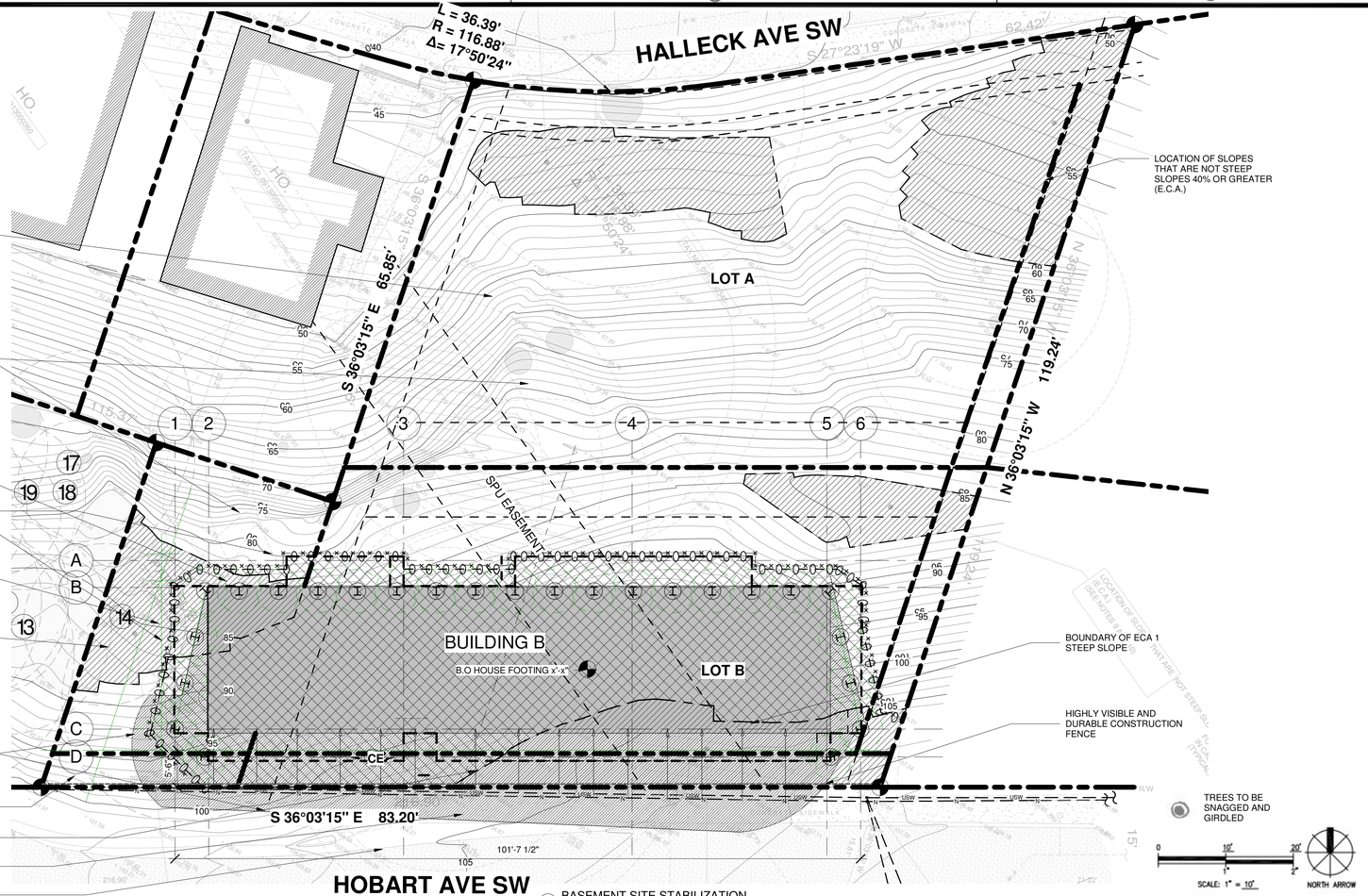
COMPOST SOCK





1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)



1 BASEMENT SITE STABILIZATION
1" = 10'-0"

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL)PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

DPD APPROVAL STAMP

TEMPLATE VERSION: 2021-06-18

CITY OF SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

STANDARD CONSTRUCTION STORMWATER CONTROL AND POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN
APPLICANT PLAN SET

SDCI PERMIT NO.: 3xxxxxx-LU
ADDRESS: ------- SEATTLE, WA
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: (07/08/24)

STANDARD CSC/SOIL PLAN

SHEET CSC

LAND USE CODE DIAGRAMS

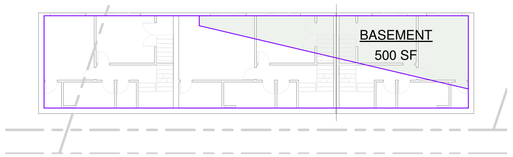
FAR DIAGRAM

Level	Area
BASEMENT B2	500 SF
1ST FLOOR B2	2,192 SF
2ND FLOOR B2	2,409 SF
	5,100 SF

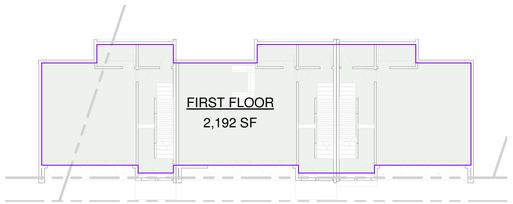
LAND USE CODE: S.M.C. TITLE 23

ZONING: LR1 (M)

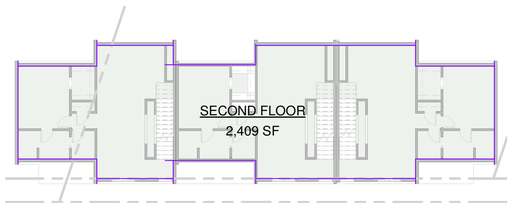
		REQUIRED	PROPOSED
FAR LIMITS:	23.45.510	ROWHOUSE: 1.0 OR **1.3** 6,017 x 1.3 = **7,822.** * *MEET 23.45.510C	**6,418 SF** <7,822 SF PROJECT SHALL MEET BUILT GREEN 4-STAR



BASEMENT



FIRST FLOOR

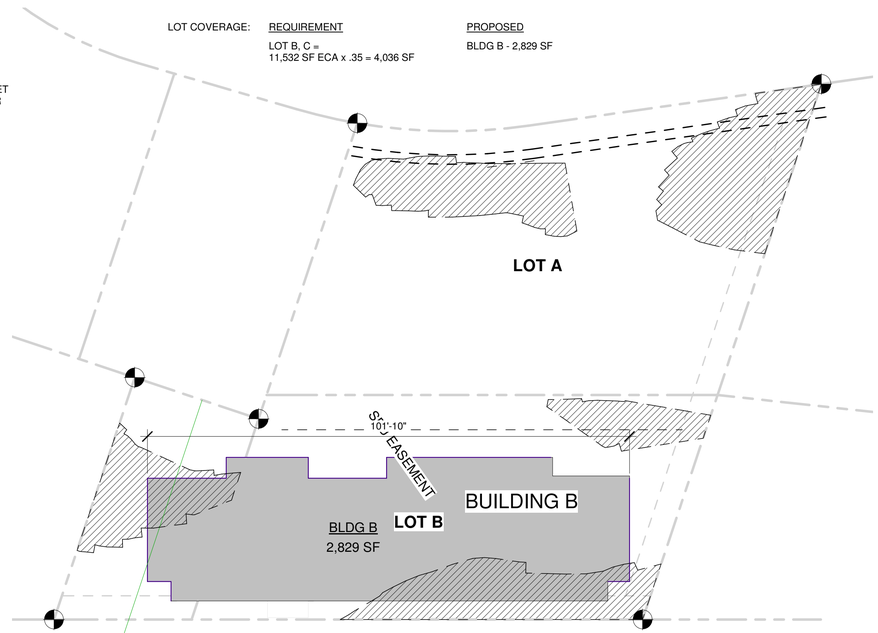


SECOND FLOOR

LOT COVERAGE DIAGRAM

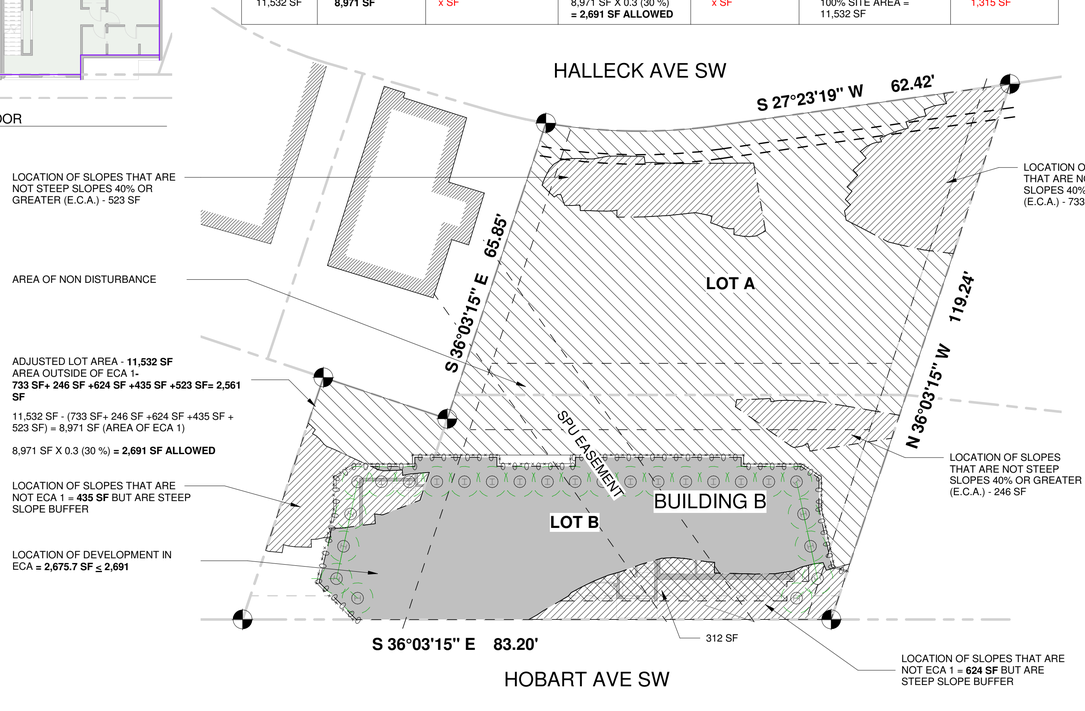
LOT COVERAGE: REQUIREMENT — LOT B, C = 11,532 SF ECA x .35 = 4,036 SF

PROPOSED — BLDG B - 2,829 SF

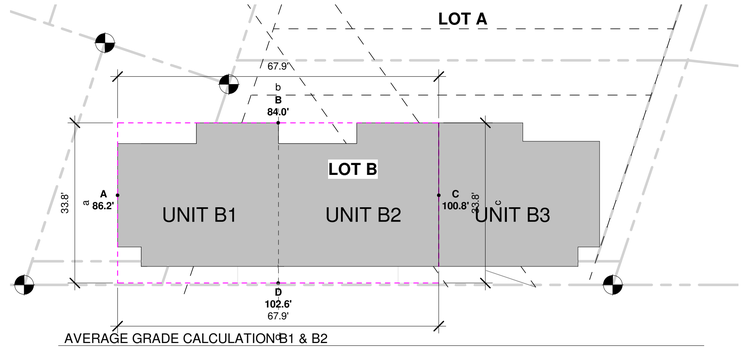


ECA INTRUSION CALS

SITE AREA	AREA WITH ECA 1 (40% STEEP SLOPES)	AREA OUTSIDE OF ECA 1 BUT IN ECA2	CALCULATIONS FOR VARIENCE	AREA OF NON DISTURBANCE	CALCULATIONS USED FOR LANDSCAPE REVEGETATION	FOOTPRINT OF DEVELOPMENT IN ECA 1
11,532 SF	**8,971 SF**	x SF	8,971 SF X 0.3 (30 %) **= 2,691 SF ALLOWED**	x SF	100% SITE AREA = 11,532 SF	1,315 SF



AVERAGE GRADE CALCULATION



AVERAGE GRADE CALCULATION B1 & B2

METHOD USED - DIRECTOR'S RULE 4-2012, FORMULA 2 ON PG 4

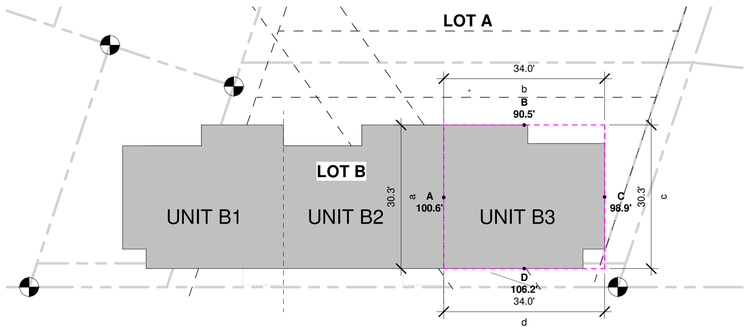
$\frac{(Axa) + (Bxb) + (Cxc) + (Dxd)}{a + b + c + d}$ =

$\frac{(86.2'x33.8') + (84.0'x67.9') + (100.8'x33.8') + (102.6'x67.9')}{33.8' + 67.9' + 33.8' + 67.9'}$ =

$\frac{(2,913.56') + (5703.6') + (3407.04') + (6966.54')}{203.4}$ = 18,990.74 = **93.37'** (93'-4 1/2")

PER 23.45.514.A 30'
PARAPET'S PER 23.45.514.J.2 +4'
STAIR PENTHOUSE PER 23.45.514.J.4 +10'
AVERAGE GRADE LEVEL = **93.37' (93'-4 1/2")**

BASE HEIGHT LIMIT: 93'-4 1/2"+30'= **123'-4 1/2"**
PARAPET LIMIT: 122'-10 1/2"+4' = **127'-4 1/2"**
STAIR PENTHOUSE HT LIMIT: 123'-4 1/2"+10'= **133'-4 1/2"**



AVERAGE GRADE CALCULATION B3

METHOD USED - DIRECTOR'S RULE 4-2012, FORMULA 2 ON PG 4

$\frac{(Axa) + (Bxb) + (Cxc) + (Dxd)}{a + b + c + d}$ =

$\frac{(100.6'x30.3') + (90.5'x34.0') + (98.9'x30.3') + (106.2'x34.0')}{30.3' + 34.0' + 30.3' + 34.0'}$ =

$\frac{(3,048.18') + (3,077.0') + (2,996.67') + (3,610.8')}{128.6}$ = 12,732.65 = **99.01'** (99'-0")

PER 23.45.514.A 30'
PARAPET'S PER 23.45.514.J.2 +4'
STAIR PENTHOUSE PER 23.45.514.J.4 +10'
AVERAGE GRADE LEVEL = **99.01' (99'-0")**

BASE HEIGHT LIMIT: 99'-0"+30'= **129'-0"**
PARAPET LIMIT: 129'-0"+4' = **133'-0"**
STAIR PENTHOUSE HT LIMIT: 129'-0"+10'= **139'-0"**

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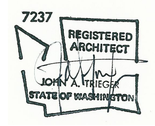

PROJECT
PARCEL B
ROWHOUSES
2345 HOBART AVE SW
SEATTLE, WA

SDCI APPROVAL

CLIEN
RICHARD BLUMBERG

MUP	07.08.2
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PROJECT 23-04
PROJECT John Trieger
DRAWING DATE 7.3.24

SHEET
Land Use Diagrams

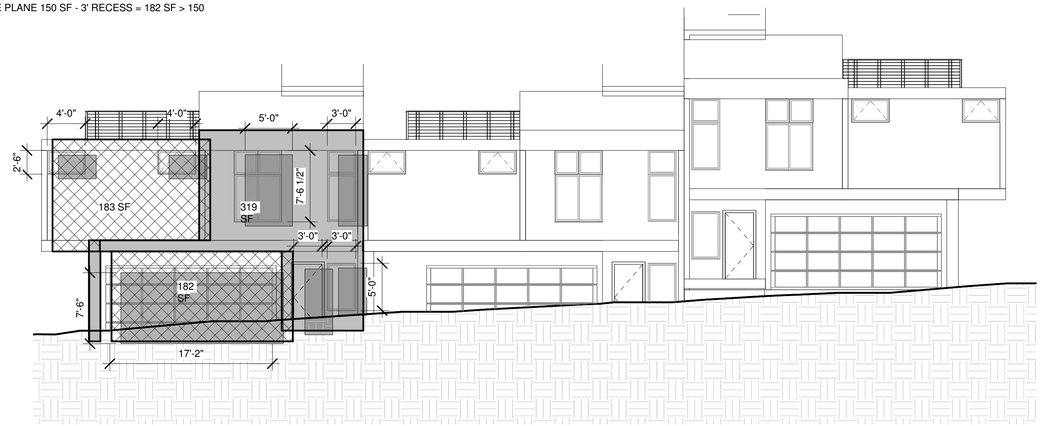
SHEET
A0.2A

LAND USE CODE DIAGRAMS

DESIGN STANDARDS

23.45.529.C.1.A: STREET FACING FACADE SHALL CONSIST OF 20% WINDOWS AND/OR DOORS:
AREA OF STREET FACING FACADE = 684 SF x .2 = 137 SF
AREA OF WINDOW = 245 SF
245 SF / 684 SF =36% >20%

23.45.529.C.2: FACADE ARTICULATION >750 SF - TOTAL FACADE 684 SF
MAX AREA OF SEPERATE PLANE 500 SF - PRIMARY FACADE = 363 SF < 500
MIN AREA OF SEPERATE PLANE 150 SF - 3' RECESS = 182 SF > 150



EAST ELEVATION

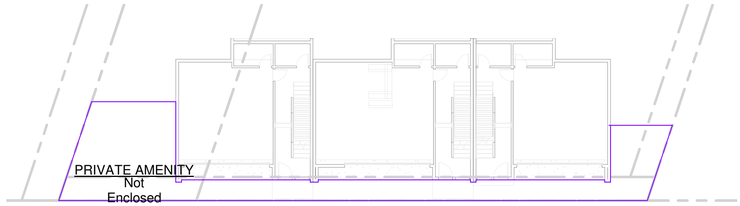
AMENITY AREA

SMC23.45.522
25% OF TOTAL GROSS FLOOR AREA

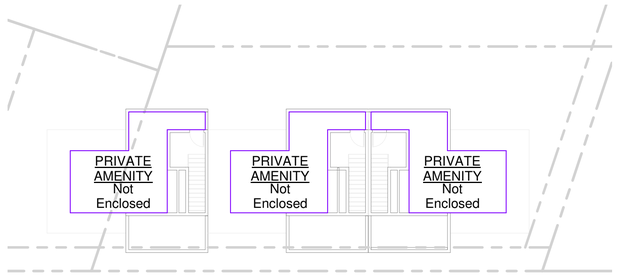
.25 x 6,017 =1,504.25 SF REQUIRED
50% 1,504.25 AT GROUND LEVEL:
.5 x 1,504.25 = 753 SF REQUIRED AT GROUND

PROVIDED:
ALL AMENITY AREA SHALL BE PRIVATE.
GOUND LEVEL: 794 SF > 753 SF
ROOF: 366 SF +366 SF = 732 SF
TOTAL: =1,526 SF >1,504.3 SF

Name	Level	Area	Comments
PRIVATE AMENITY	1ST FL B1&2	Not Enclosed	
PRIVATE AMENITY	PENTHOUSE B1&2	Not Enclosed	
PRIVATE AMENITY	PENTHOUSE B1&2	Not Enclosed	
PRIVATE AMENITY	PENTHOUSE B1&2	Not Enclosed	
4		0 SF	



AMENITY FIRST FLOOR



AMENITY PENTHOUSE

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SEATTLE, WA

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CLIEN
RICHARD BLUMBERG

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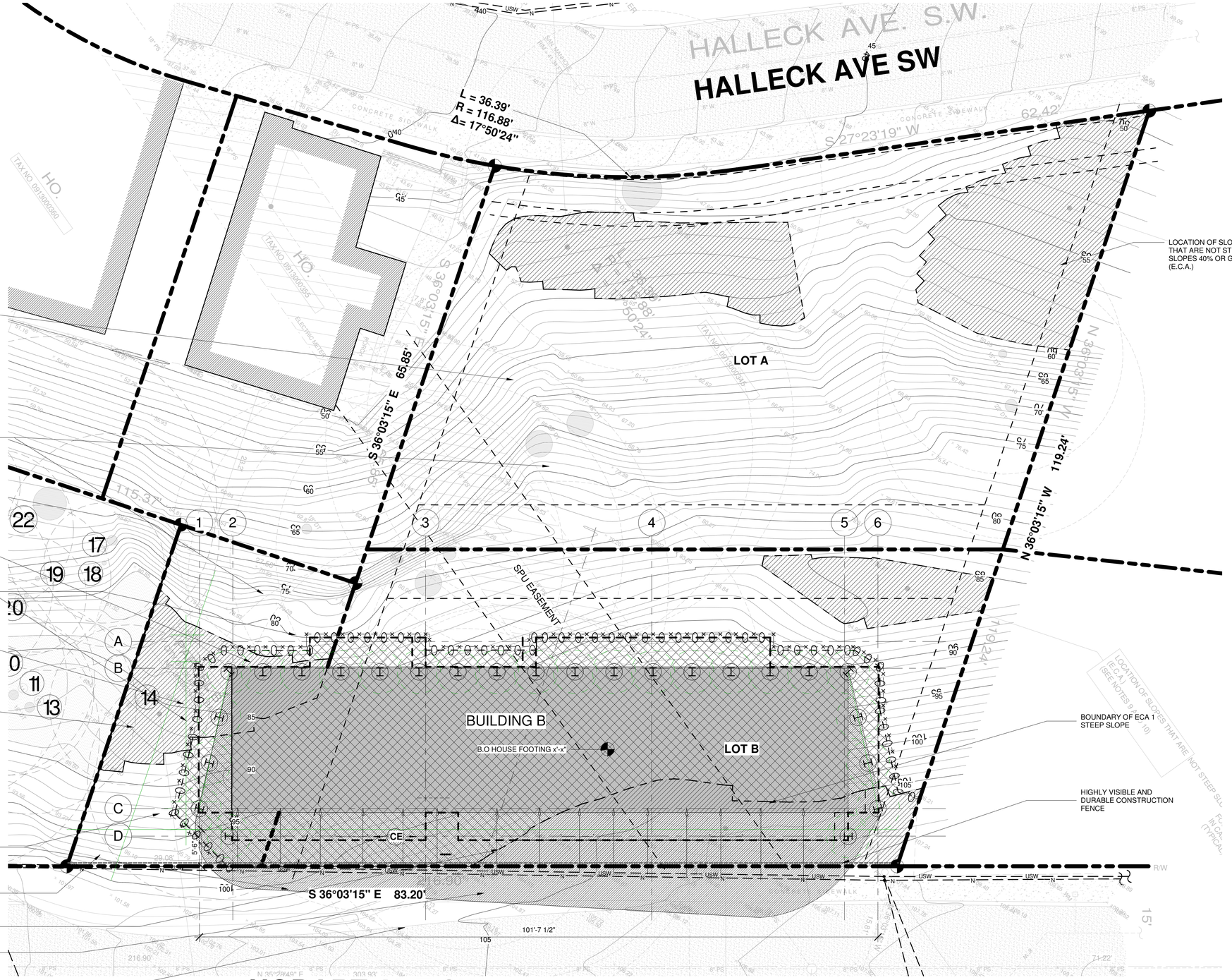
PROJECT	23-04
PROJECT	JT
DRAWING DATE	7.3.24

SHEET
Land Use Diagrams

SHEET
A0.2B



PLEASE REFER TO REPORT FROM ARBORIST THOMAS HANSON DATED: 1-18-23 AND GEOTECHNICAL MEMO FROM PAN GEO DATED: 10-24-23 FOR FURTHER INFORMATION REGARDING TREE SNAGGING, REVEGETATION, AND ACCESS

ENTIRE SITE ECA2 (POTENTIAL SLIDE)

PROJECT ARBORIST THOMAS HANSON (206-300-9711) TO BE ON-SITE FOR ALL WORK DONE TO REMOVE / PRUNE TREES, SNAG TREES, AND INVASIVE VEGETATION REMOVAL AND REPLANTING IN ECA'S (ENTIRE SITE IS ECA). SPECIFICALLY IN AREAS BEYOND CONSTUCTION FENCE WHERE SFR WILL BE CONSTRUCTED.

AREA BEHIND CONSTRUCTION FENCE IS IS NON - DISTURBANCE (ND) DURING SITE STABILIZATION AND TEMPORARY EXCAVATIONS TYP

PERMANENT SITE STABILIZATION PILES AND TIMBER LAGGING PER STRUCTURAL ENGINEER TYP (17)

SITE STABILIZATION PILES SHALL BE INSTALLED TO STABILIZE SITE AND ALLOW EXCAVATION FOR NEW HOUSE BASEMENT CONSTRUCTION.

LINE OF BUILDING ABOVE

CONSTRUCTION SEPARATION FENCE NO DEVELOPMENT COMPONENT MAY ENCROACH OR GO BEYOND THE FENCE.

ENCROACHMENT BEYOND CONSTRUCTION FENCE ASSOCIATED WITH OVERHANGS, DECKS, TEMPORARY EXCAVATION SYSTEMS, STABILIZATION SYSTEMS, CONTACTORS' ACCESS AND STAGING AREAS IS NOT ALLOWED

LINE OF PROPOSED EXCAVATION FOR NEW HOME CONSTRUCTION

BOUNDARY OF ECA 1 STEEP SLOPE

1:1 SLOPE MAX TYP.

EXCAVATION BEYOND PROPERTY DONE WITH SDOT PERMIT

15' MIN. STEEP SLOPE BUFFER TYP.

1 BASEMENT SITE STABILIZATION
1/8" = 1'-0"

0' 4' 8' 16'

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PROJECT
PARCEL B
TOWNHOUSES
2345 HOBART AVE SW
SEATTLE, WA

SDCI APPROVAL

CLIEN
RICHARD BLUMBERG

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PROJECT	23-04
PROJECT	JT
DRAWING DATE	7.3.24

SHEET

Site Stabilization Temporary Excavations

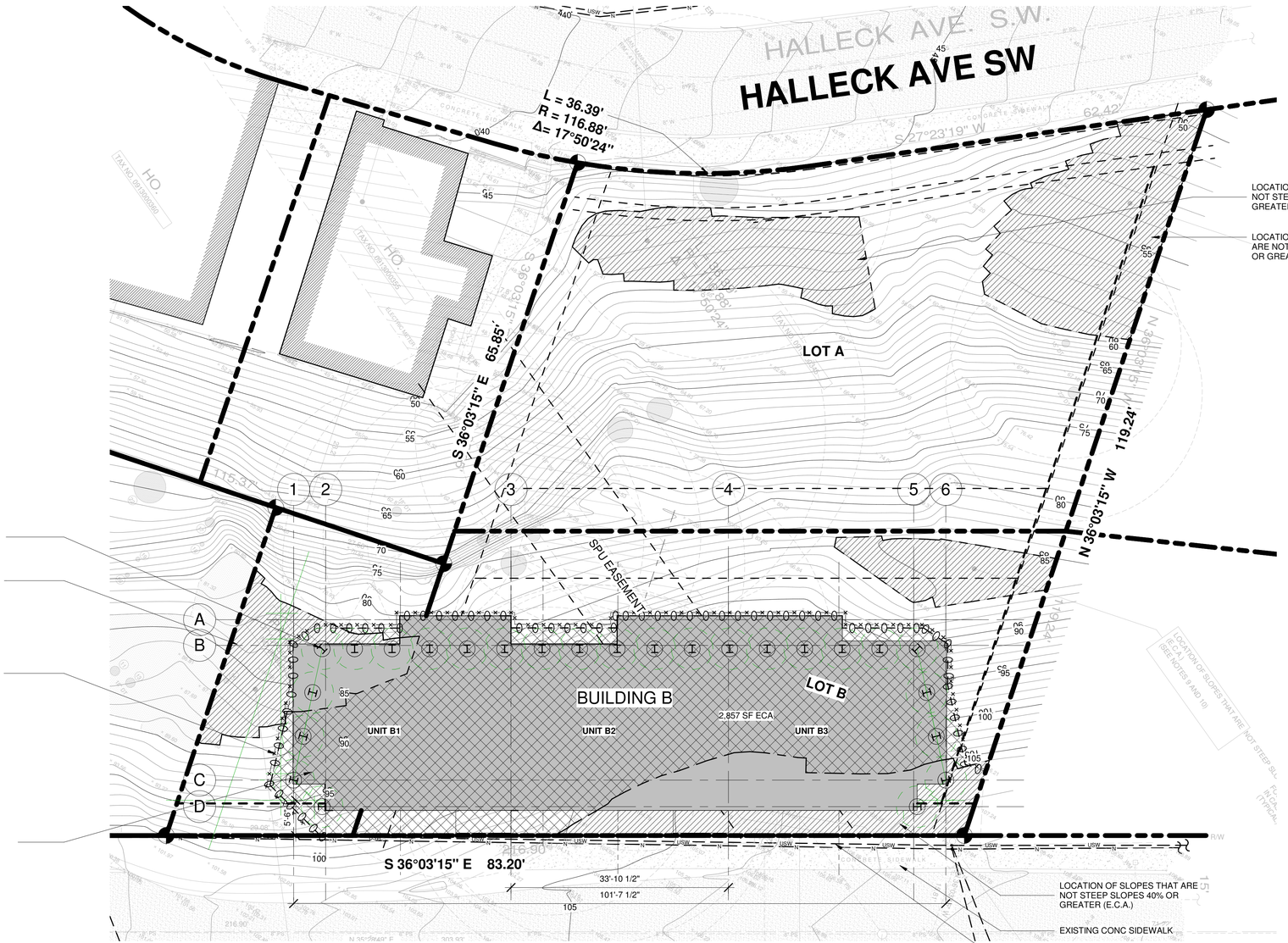
SHEET

A0.3

PARCEL INFORMATION (B & C)

ADDRESS OF PROPERTY:	2345 HOBART AVE SW SEATTLE, WA 98116
ASSESSOR'S PARCEL NO.:	# (PART OF) 0913000370, 0913000375, 0913000380
LEGAL DESCRIPTION:	SEE SURVEY
OWNER:	RICHARD BLUMBERG
PARCEL AREA :	6,017 SF

LOT A,B,PART OF C =
11,532 SF ECA x .30 = 3,459 SF
3,866 SF - 290 SF - 231 SF = 3345 SF
3,345 SF < 3,459 SF



1 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

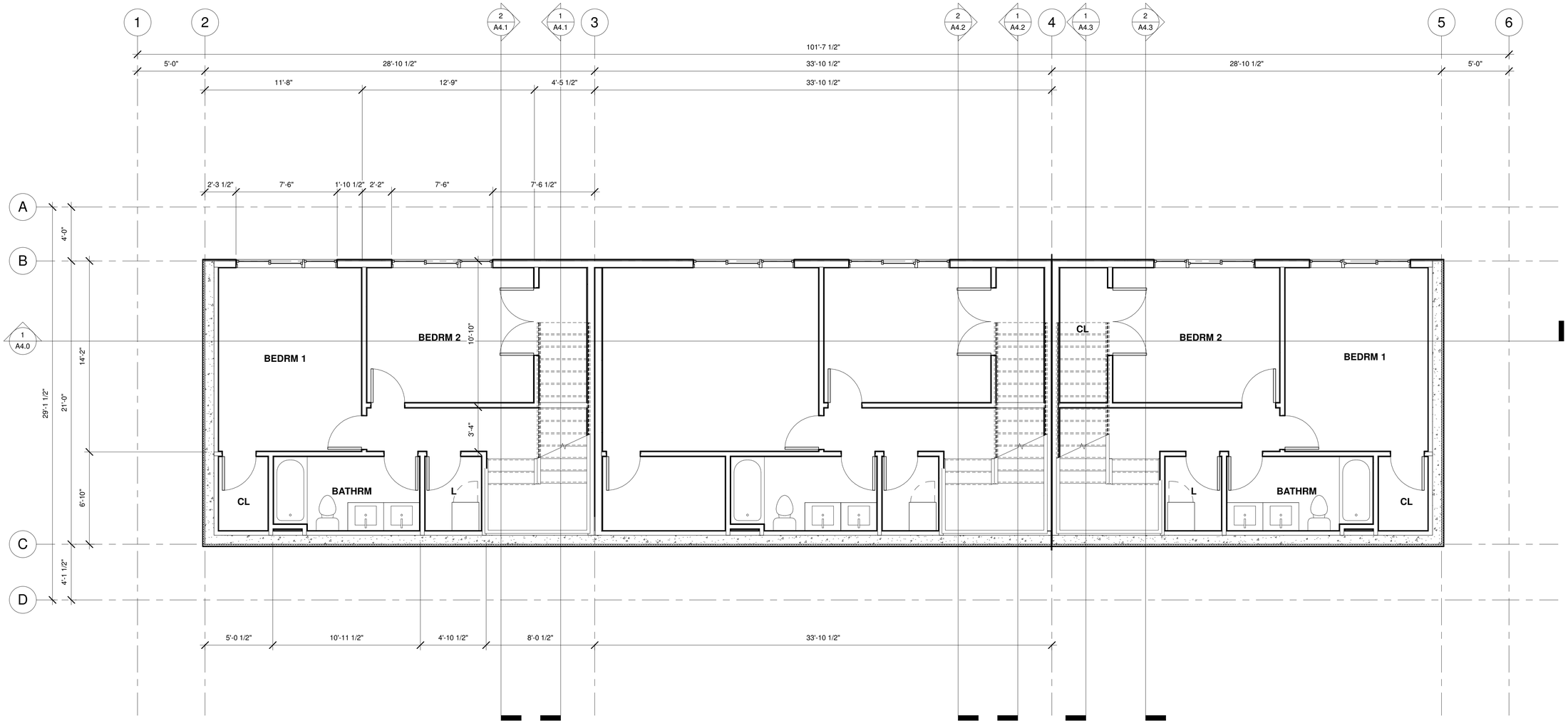
SHEET
Site Plan

SHEET
A1.0

FLOOR PLAN NOTES

GENERAL NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
- HEADERS PER STRUCTURAL.
- WINDOW SIZES ARE NOMONAL ROUGH OPENING, WIDTH & HEIGHT. (CONFIRM PRIOR TO ORDERING WINDOWS)
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE INSULATION IN WALLS & FLOORS BETWEEN HEATED AND UN-HEATED AREAS, TYP.
- PROVIDE SAFETY GLAZING IN AREAS WHERE REQUIRED BY LOCAL CODES.
- INSTALL GUARDRAILS & HANDRAILS PER LOCAL CODE REQUIREMENTS.
- DEMENSIONS ARE TO THE BUILDING GRID LINES OR THE FINISH GWB SURFACES UNLESS OTHERWISE NOTED.
- ALL SHOWER/BATH WALLS TO BE SHEATHED W/FULL HEIGHT 5/8" CONCRETE BACKER BOARD. ALL KITCHEN AND BATH GWB TO BE WATER RESISTANT TO CEILING.
- MINIMUM GUARDRAIL HEIGHT FOR DECKS SHALL BE 36"A.F.F.



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

0' 2' 4' 8'

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PROJECT	23-04
PROJECT	John trieger
DRAWING DATE	7.3.24

SHEET
Basement Plan

SHEET
A1.1

FLOOR PLAN NOTES

GENERAL NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
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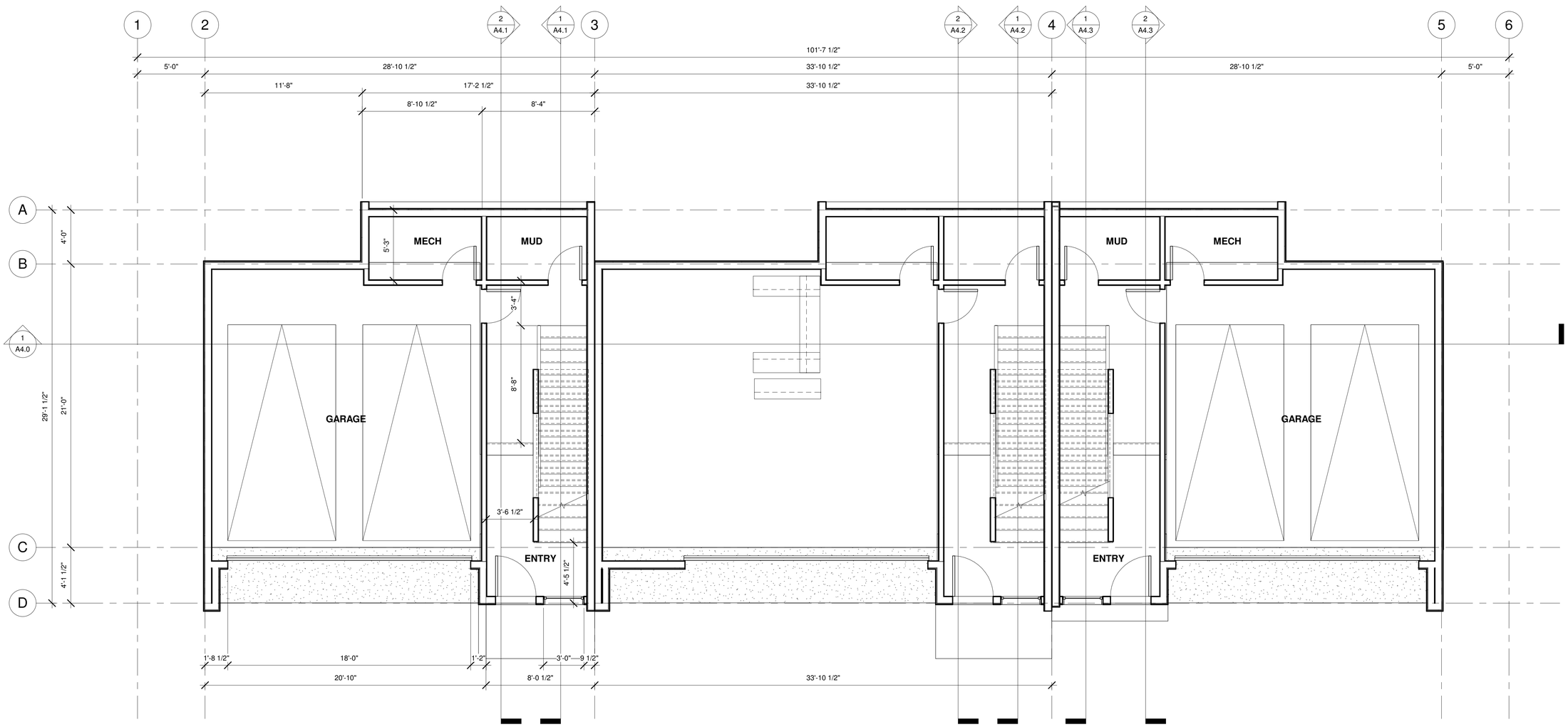

1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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PROJECT 23-04
PROJECT John Trieger
DRAWING DATE 7.3.24

SHEET
First Floor Plan

SHEET
A1.2

FLOOR PLAN NOTES

GENERAL NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
- HEADERS PER STRUCTURAL.
- WINDOW SIZES ARE NOMONAL ROUGH OPENING, WIDTH & HEIGHT. (CONFIRM PRIOR TO ORDERING WINDOWS)
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
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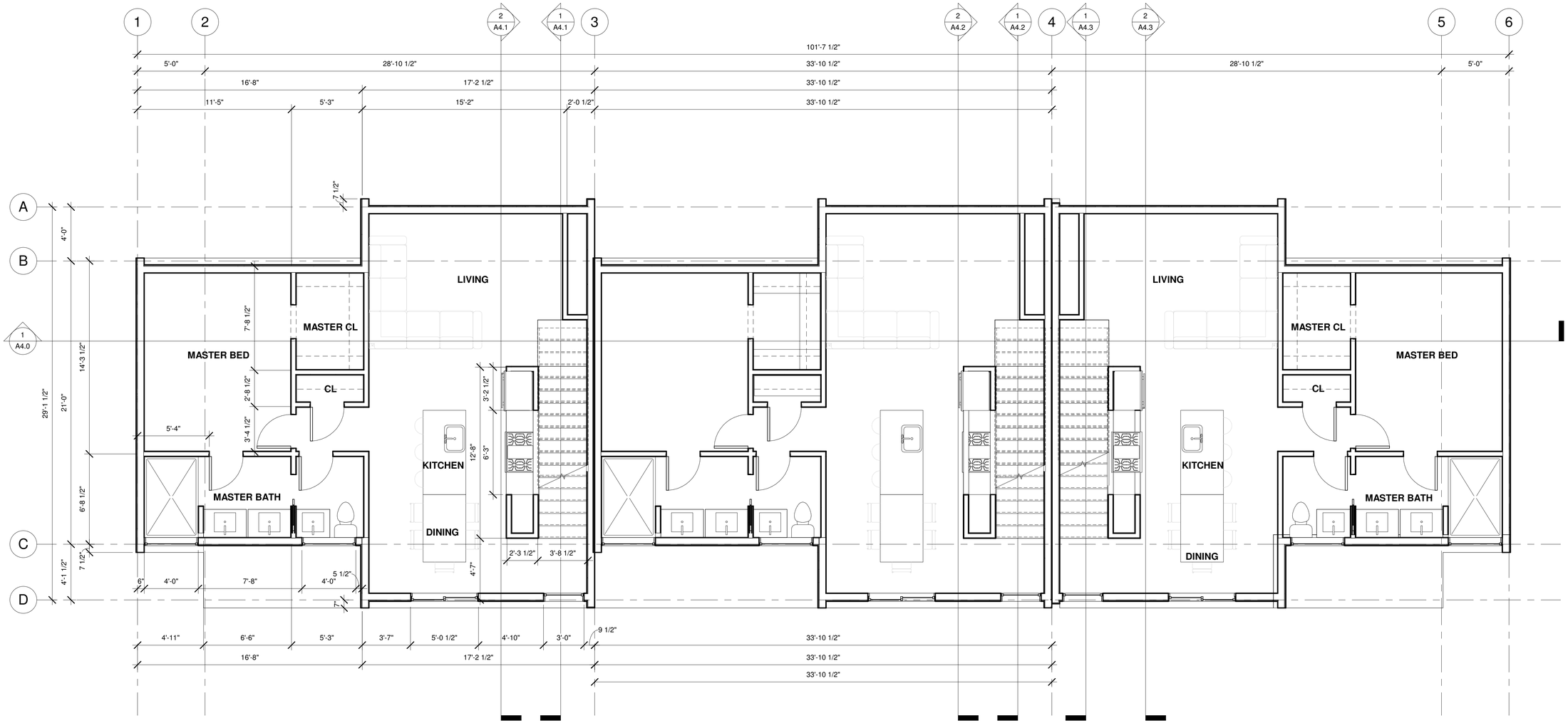

1 SECOND FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET

Second Floor Plan

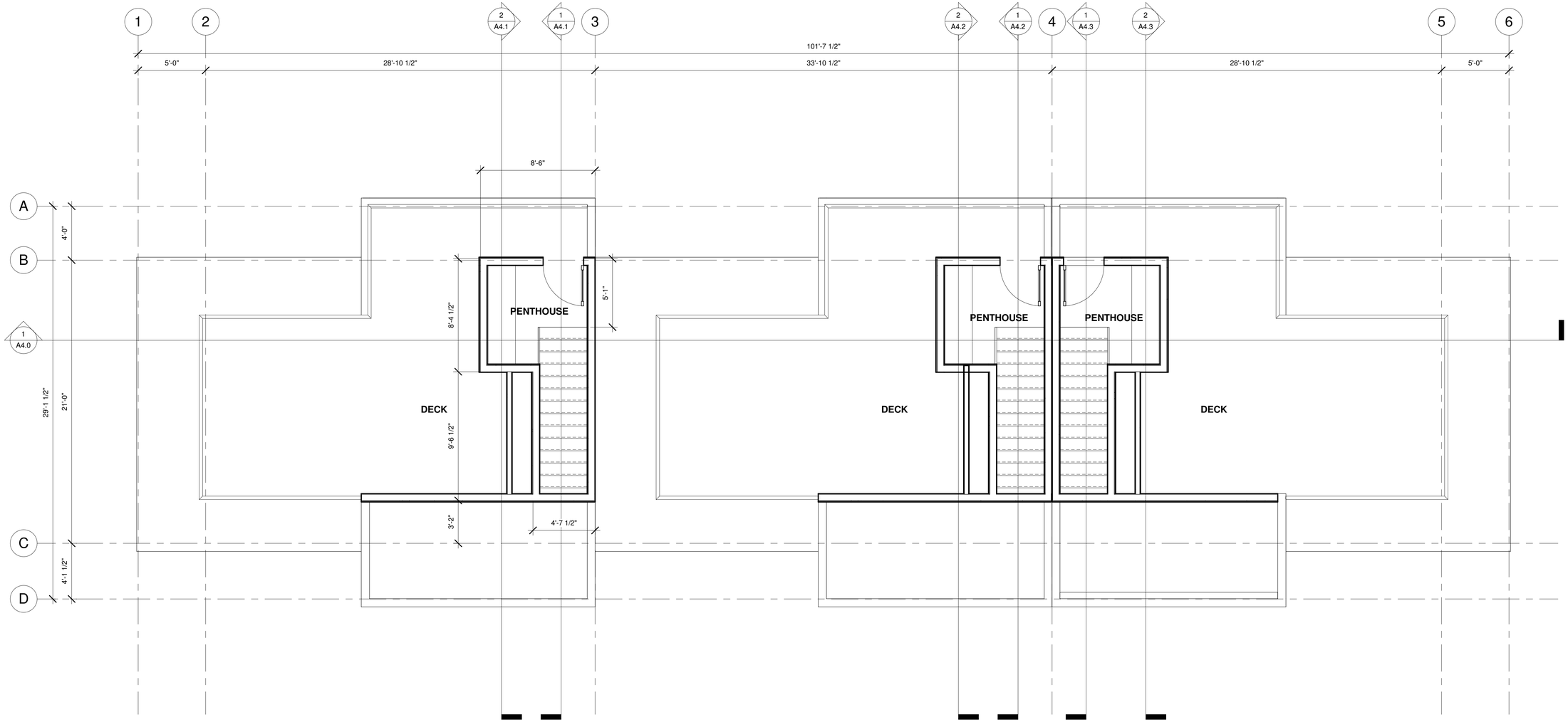
SHEET

A1.3

FLOOR PLAN NOTES

GENERAL NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
- HEADERS PER STRUCTURAL.
- WINDOW SIZES ARE NOMONAL ROUGH OPENING, WIDTH & HEIGHT. (CONFIRM PRIOR TO ORDERING WINDOWS)
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE INSULATION IN WALLS & FLOORS BETWEEN HEATED AND UN-HEATED AREAS, TYP.
- PROVIDE SAFETY GLAZING IN AREAS WHERE REQUIRED BY LOCAL CODES.
- INSTALL GUARDRAILS & HANDRAILS PER LOCAL CODE REQUIREMENTS.
- DEMENSIONS ARE TO THE BUILDING GRID LINES OR THE FINISH GWB SURFACES UNLESS OTHERWISE NOTED.
- ALL SHOWER/BATH WALLS TO BE SHEATHED W/FULL HEIGHT 5/8" CONCRETE BACKER BOARD. ALL KITCHEN AND BATH GWB TO BE WATER RESISTANT TO CEILING.
- MINIMUM GUARDRAIL HEIGHT FOR DECKS SHALL BE 36"A.F.F.



1 THIRD FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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PROJECT
PARCEL B
TOWNHOUSES
2345 HOBART AVE SW
SEATTLE, WA

SDCI APPROVAL

CLIEN
RICHARD BLUMBERG

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET

Penthouse Floor Plan

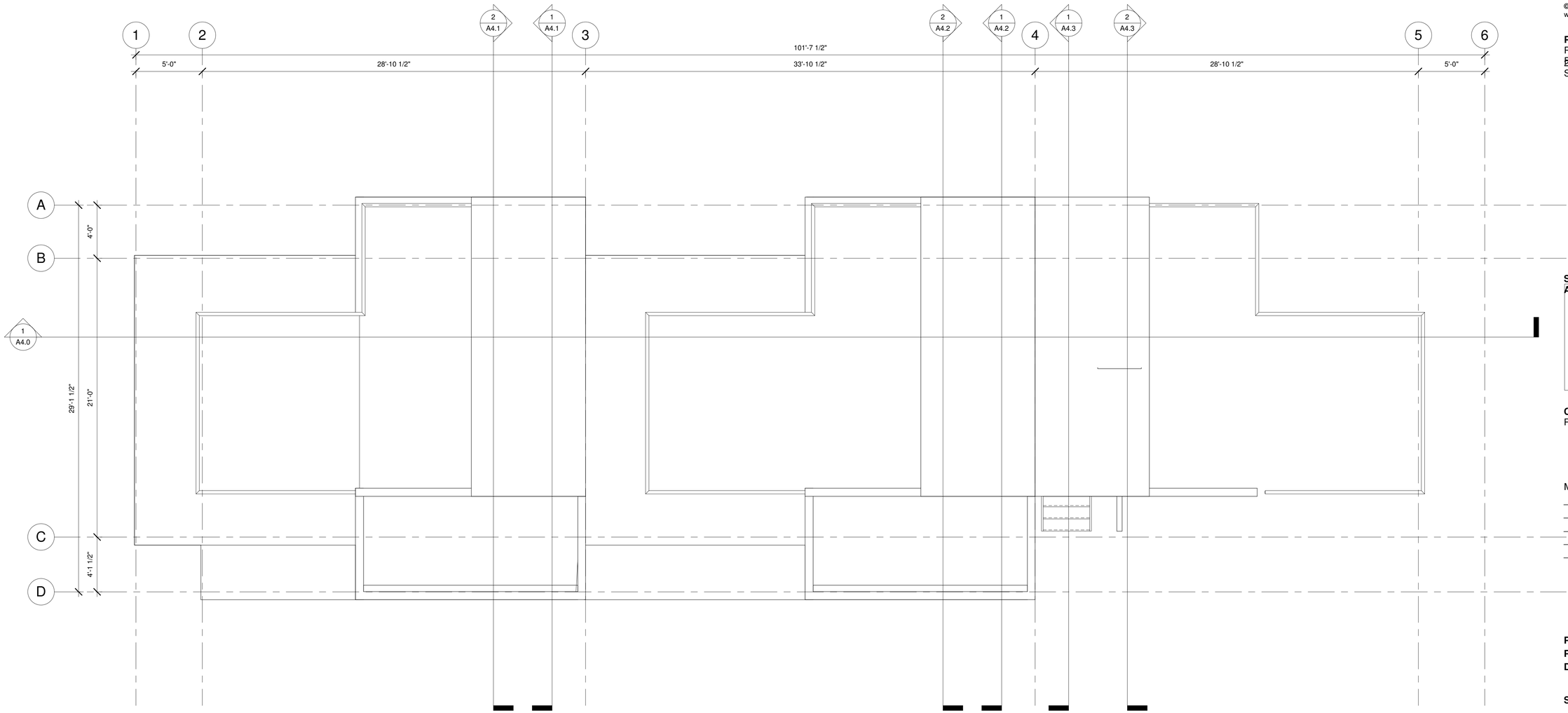
SHEET

A1.4

FLOOR PLAN NOTES

GENERAL NOTES

- ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. (U.N.O.)
- HEADERS PER STRUCTURAL.
- WINDOW SIZES ARE NOMONAL ROUGH OPENING, WIDTH & HEIGHT. (CONFIRM PRIOR TO ORDERING WINDOWS)
- PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE INSULATION IN WALLS & FLOORS BETWEEN HEATED AND UN-HEATED AREAS. TYP.
- PROVIDE SAFETY GLAZING IN AREAS WHERE REQUIRED BY LOCAL CODES.
- INSTALL GUARDRAILS & HANDRAILS PER LOCAL CODE REQUIREMENTS.
- DEMENSIONS ARE TO THE BUILDING GRID LINES OR THE FINISH GWB SURFACES UNLESS OTHERWISE NOTED.
- ALL SHOWER/BATH WALLS TO BE SHEATHED W/FULL HEIGHT 5/8" CONCRETE BACKER BOARD. ALL KITCHEN AND BATH GWB TO BE WATER RESISTANT TO CEILING.
- MINIMUM GUARDRAIL HEIGHT FOR DECKS SHALL BE 36"A.F.F.



1 Penthouse Floor Plan
1/4" = 1'-0"

0' 2' 4' 8'

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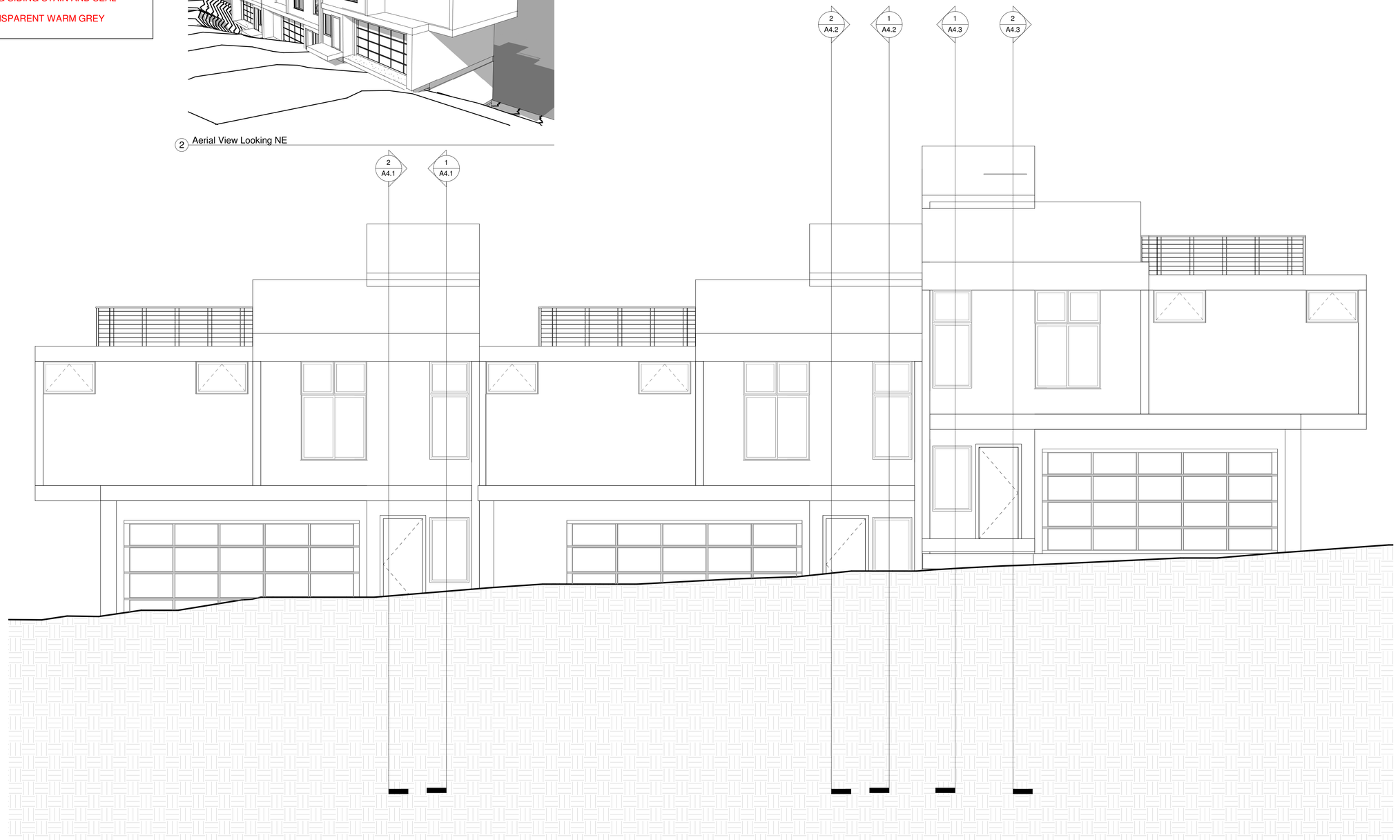
PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET
Roof Plan

SHEET
A1.5

	SIDING LEGEND
	MATERIAL
A	CEMENTITIOUS SIDING MATERIAL WITH ALUMINUM TRIM TYP. PAINT OFF WHITE - FIRST STAR SW 7646
B	CORRUGATED METAL SIDING COOL MATTE BLACK
C	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY
D	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY

2 Aerial View Looking NE



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

0' 2' 4' 8'

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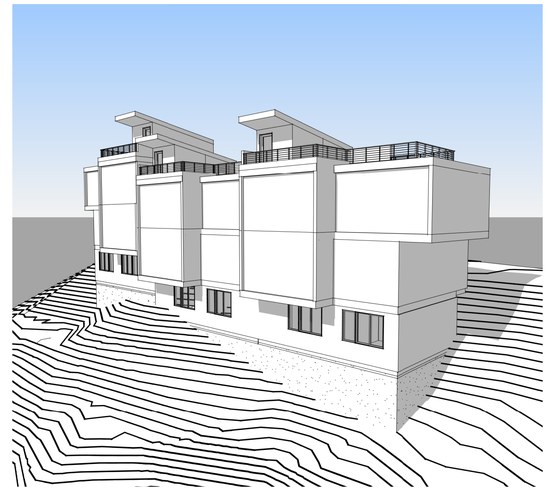
PROJECT	23-04
PROJECT	JT
DRAWING DATE	7.3.24

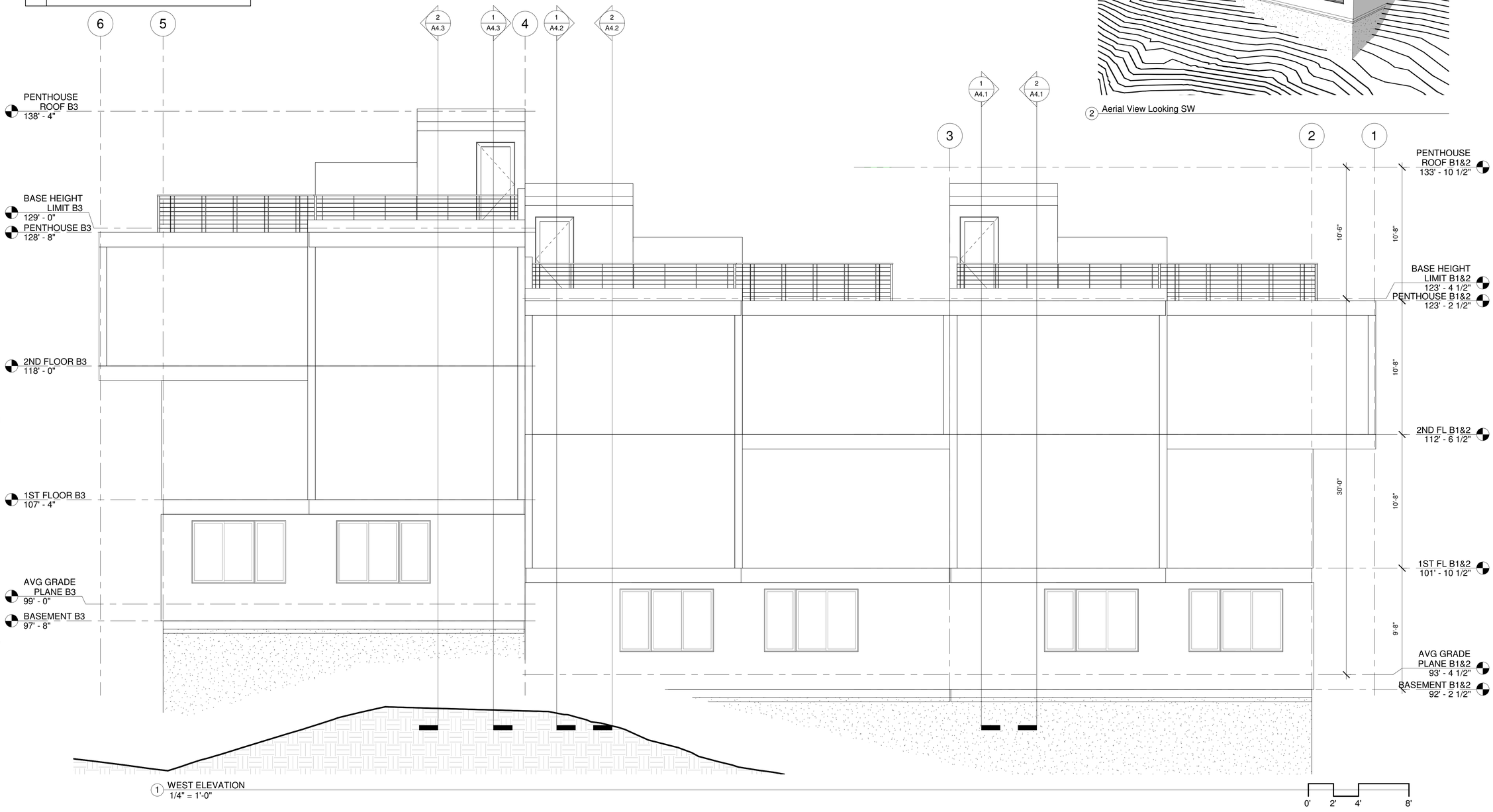
SHEET
East Elevation

SHEET
A3.0

SIDING LEGEND	
	MATERIAL
A	CEMENTITIOUS SIDING MATERIAL WITH ALUMINUM TRIM TYP. PAINT OFF WHITE - FIRST STAR SW 7646
B	CORRUGATED METAL SIDING COOL MATTE BLACK
C	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY
D	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY



2 Aerial View Looking SW



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

0' 2' 4' 8'

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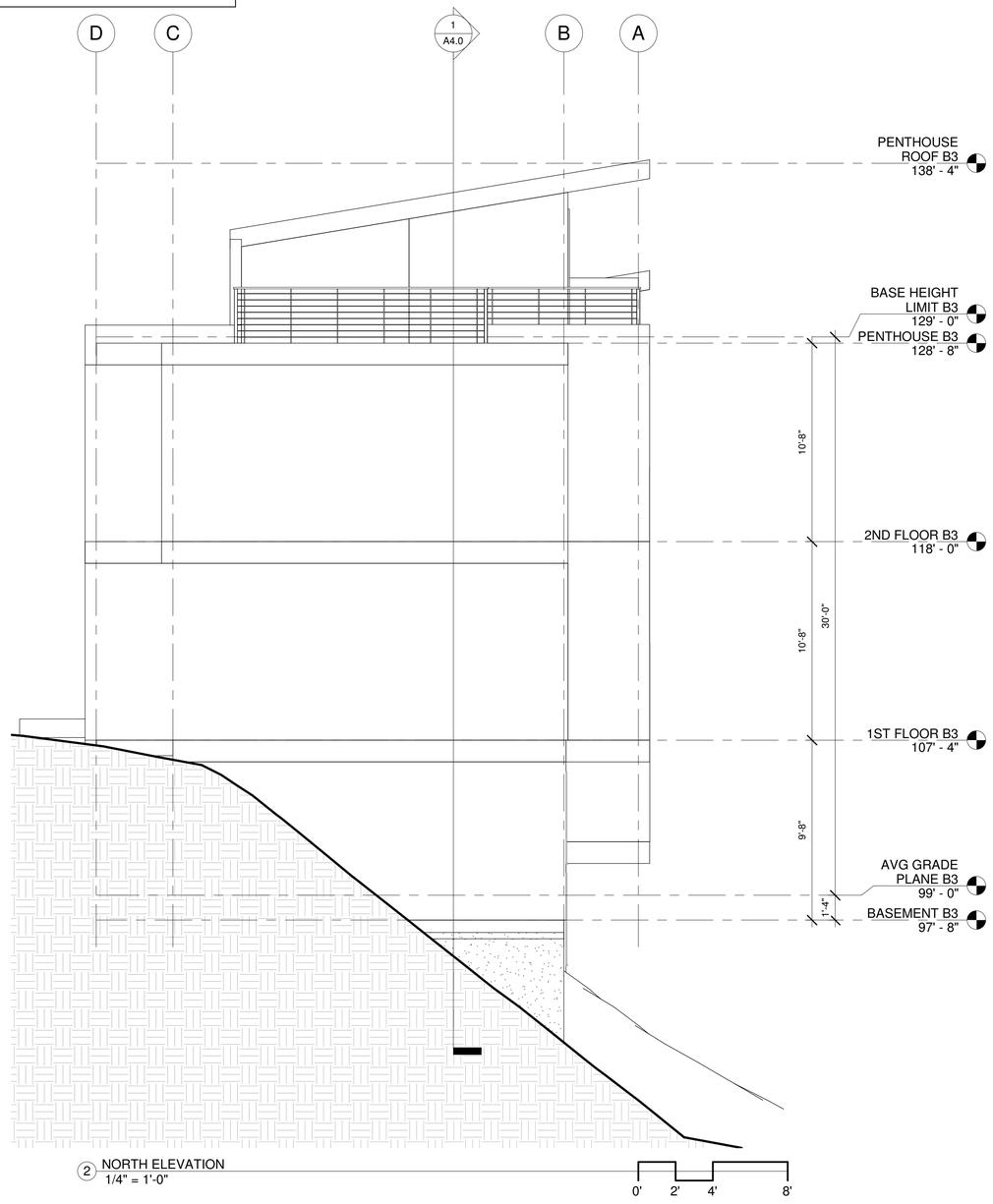
PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET
West Elevation

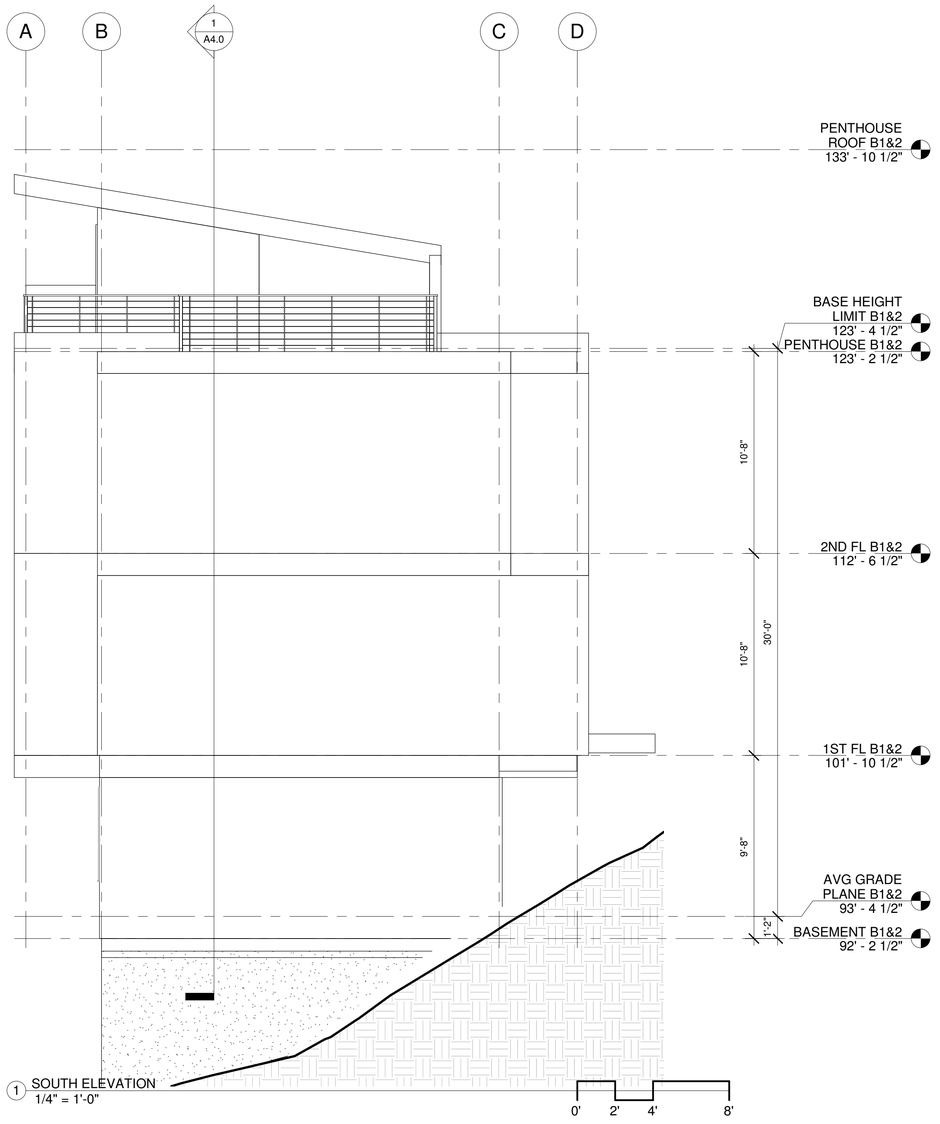
SHEET
A3.1

SIDING LEGEND	
	MATERIAL
A	CEMENTITIOUS SIDING MATERIAL WITH ALUMINUM TRIM TYP. PAINT OFF WHITE - FIRST STAR SW 7646
B	CORRUGATED METAL SIDING COOL MATTE BLACK
C	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY
D	CEDAR T&G SIDING STAIN AND SEAL TYP. SEMI TRANSPARENT WARM GREY



2 NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



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

0' 2' 4' 8'

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET

North and South Elevations

SHEET

A3.2

FLOOR ASSEMBLIES

F1 SLAB ON GRADE
- STAIN AND SEAL
- PROVIDE CONTROL JOINTS
- 4" CONC. SLAB ON GRADE PER STRUCT
- 6 MIL VAPOR BARRIER
- 8" COMPACTED GRAVEL
- R20 RIGID INSUL UNDER SLAB

F2 INTERIOR 1/2-HOUR

GA NO FC 5000
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI OR TRUSS PER STRUCTURAL
- BATT R-30
- 1" MIN AIRSPACE
- 5/8" TYPE X G.W.B. PRIME AND PAINT TYP.

F3 INTERIOR ABOVE UNHEATED SPACE
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI PER STRUCTURAL
- R-30 MIN. BATT INSULATION
- 5/8" TYPE 'X' G.W.B. PRIME AND PAINT TYP.

F4 INTERIOR BELOW UNHEATED SPACE
- MEMBRANE ROOFING
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- TJI'S PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- 1/2" G.W.B PRIMER AND PAINT TYP.

WALL ASSEMBLIES

W1 EXTERIOR WALL 1-HR
- SIDING PER ELEVATIONS
- 3/4"CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT 60 MIN
- 5/8" TYPE X GWB
- 1/2" CDX PER STRUCTURAL
- 2X6 STUDS PER STRUCT
- R-30 BLOWN IN BATT INSULATION
- 5/8" TYPE X GWB PRIME AND PAINT TYP.

W2 PARAPET WALL - 1 HR
- SIDING PER ELEVATIONS
- CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT
- 5/8" EXT GWB
- 1/2" CDX PER STRUCTURAL
- 2X 6 STUDS PER STRUCT
- R-30 BATT INSULATION
- 1/2" CDX
- 5/8" EXT GWB
- ROOF MEMBRANE UP AND OVER TOP

W3 INTERIOR PARTY WALL 2-HR

2 SEPERATE 1 HR WALLS
GA WP 3810 STC 55-59
- TWO LAYERS 1/2" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1/2" TYPE X GWB
- 1" AIR
- 1/2" TYPE X GWB
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- TWO LAYERS 1/2" TYPE X GWB

W4 INTERIOR PARTY WALL 2-HR
- 5/8" TYPE X GWB PRIME AND PAINT
- 5/8" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1" AIR
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- 5/8" TYPE X GWB
- 5/8" TYPE GWB PRIME AND PAINT TYP.

W5 INTERIOR WALL
- G.W.B. PRIME AND PAINT
- WOOD STUDS PER PLAN @ 16" O.C.
- G.W.B. PRIME AND PAINT

CEILING ASSEMBLY

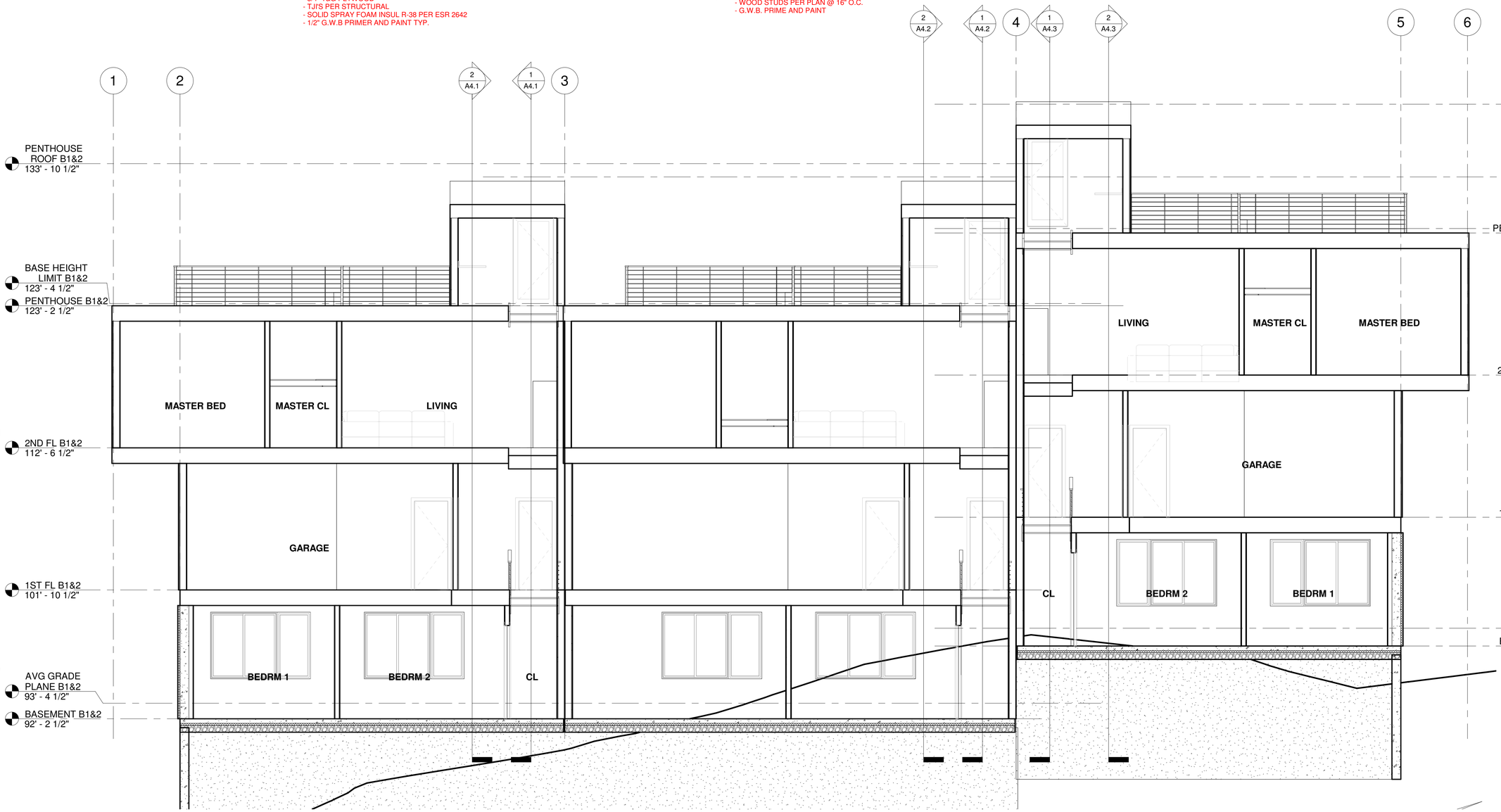
C1 SOFFITS AND CLOUDS
- G.W.B.
- 2x FRAMING
- G.W.B. PRIMER AND PAINT TYP.

ROOF ASSEMBLIES

R1 ENTRY ROOFS
- 1/2" PLATE STEEL SLOPE TO DRAIN

R2 FLAT ROOF
- CLASS B MIN ROOF MEMBRANE
- 4" POLY ISO (R20 AVG) RIGID INSUL. SLOPE PER PLAN CRICKET AS REQUIRED
- T&G PLYWOOD PER STRUCTURAL
- ROOF TJI OR TRUSS PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- TWO LAYERS OF 5/8" TYPE X G.W.B PRIMER AND PAINT TYP.

R3 FLAT ROOF SOFFIT 1-HR
- CLASS B MIN ROOF MEMBRANE
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- ROOF TJI OR TRUSS PER STRUCTURAL
- TWO LAYERS OF 5/8" TYPE X G.W.B.
- SOFFIT MATERIAL, STAIN



1 BUILDING SECTION - NS
1/4" = 1'-0"

0' 2' 4' 8'

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SEATTLE, WA

SDCI APPROVAL

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET
Building Sections

SHEET
A4.0

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FLOOR ASSEMBLIES

F1 SLAB ON GRADE
- STAIN AND SEAL
- PROVIDE CONTROL JOINTS
- 4" CONC. SLAB ON GRADE PER STRUCT
- 6 MIL VAPOR BARRIER
- 8" COMPACTED GRAVEL
- R20 RIGID INSUL UNDER SLAB

F2 INTERIOR 1/2-HOUR

GA NO FC 5000
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI OR TRUSS PER STRUCTURAL
- BATT R-30
- 1" MIN AIRSPACE
- 5/8" TYPE X G.W.B. PRIME AND PAINT TYP.

F3 INTERIOR ABOVE UNHEATED SPACE
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI PER STRUCTURAL
- R-30 MIN. BATT INSULATION
- 5/8" TYPE 'X' G.W.B. PRIME AND PAINT TYP.

F4 INTERIOR BELOW UNHEATED SPACE
- MEMBRANE ROOFING
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- TJI'S PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- 1/2" G.W.B PRIMER AND PAINT TYP.

WALL ASSEMBLIES

W1 EXTERIOR WALL 1-HR
- SIDING PER ELEVATIONS
- 3/4"CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT 60 MIN
- 5/8" TYPE X GWB
- 1/2" CDX PER STRUCTURAL
- 2X6 STUDS PER STRUCT
- R-30 BLOWN IN BATT INSULATION
- 5/8" TYPE X GWB PRIME AND PAINT TYP.

W2 PARAPET WALL - 1 HR
- SIDING PER ELEVATIONS
- CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT
- 5/8" EXT GWB
- 1/2" CDX PER STRUCTURAL
- 2X 6 STUDS PER STRUCT
- R-30 BATT INSULATION
- 1/2" CDX
- 5/8" EXT GWB
- ROOF MEMBRANE UP AND OVER TOP

W3 INTERIOR PARTY WALL 2-HR

2 SEPERATE 1 HR WALLS
GA WP 3810 STC 55-59
- TWO LAYERS 1/2" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1/2" TYPE X GWB
- 1" AIR
- 1/2" TYPE X GWB
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- TWO LAYERS 1/2" TYPE X GWB

W4 INTERIOR PARTY WALL 2-HR
- 5/8" TYPE X GWB PRIME AND PAINT
- 5/8" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1" AIR
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- 5/8" TYPE X GWB
- 5/8" TYPE GWB PRIME AND PAINT TYP.

W5 INTERIOR WALL
- G.W.B. PRIME AND PAINT
- WOOD STUDS PER PLAN @ 16" O.C.
- G.W.B. PRIME AND PAINT

CEILING ASSEMBLY

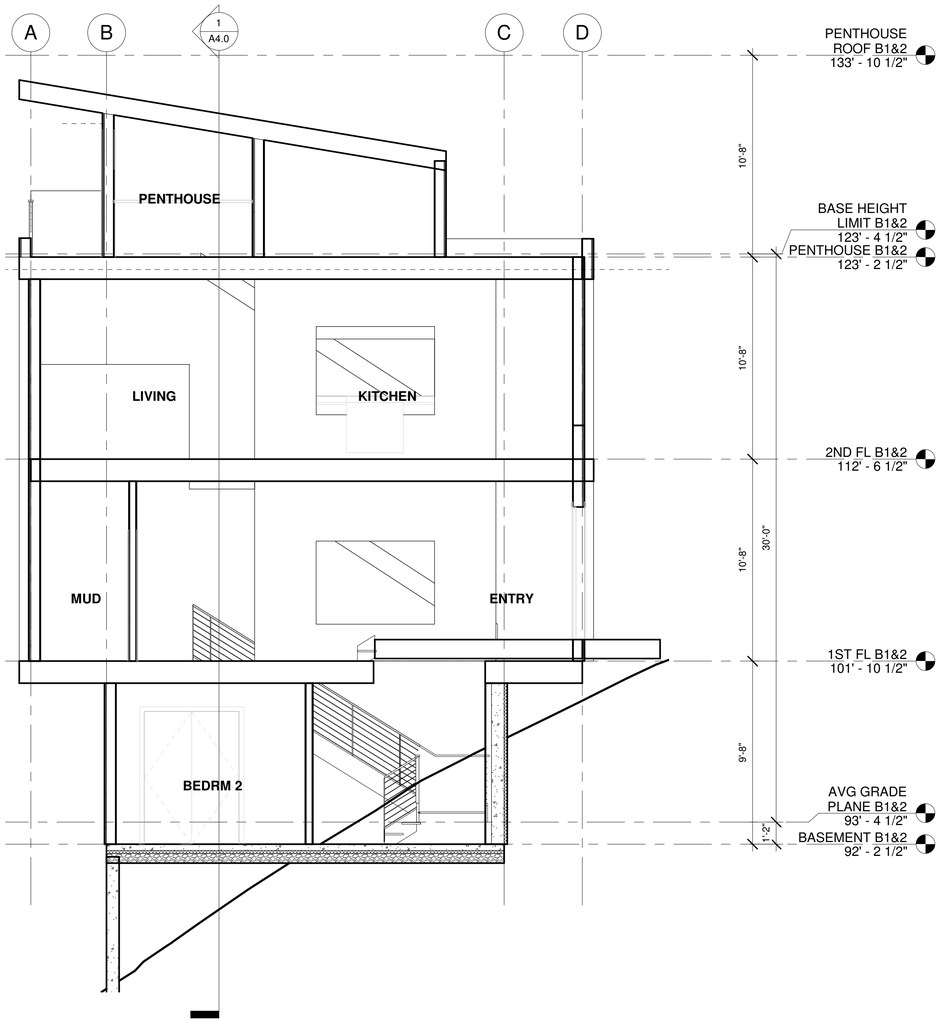
C1 SOFFITS AND CLOUDS
- G.W.B.
- 2x FRAMING
- G.W.B. PRIMER AND PAINT TYP.

ROOF ASSEMBLIES

R1 ENTRY ROOFS
- 1/2" PLATE STEEL SLOPE TO DRAIN

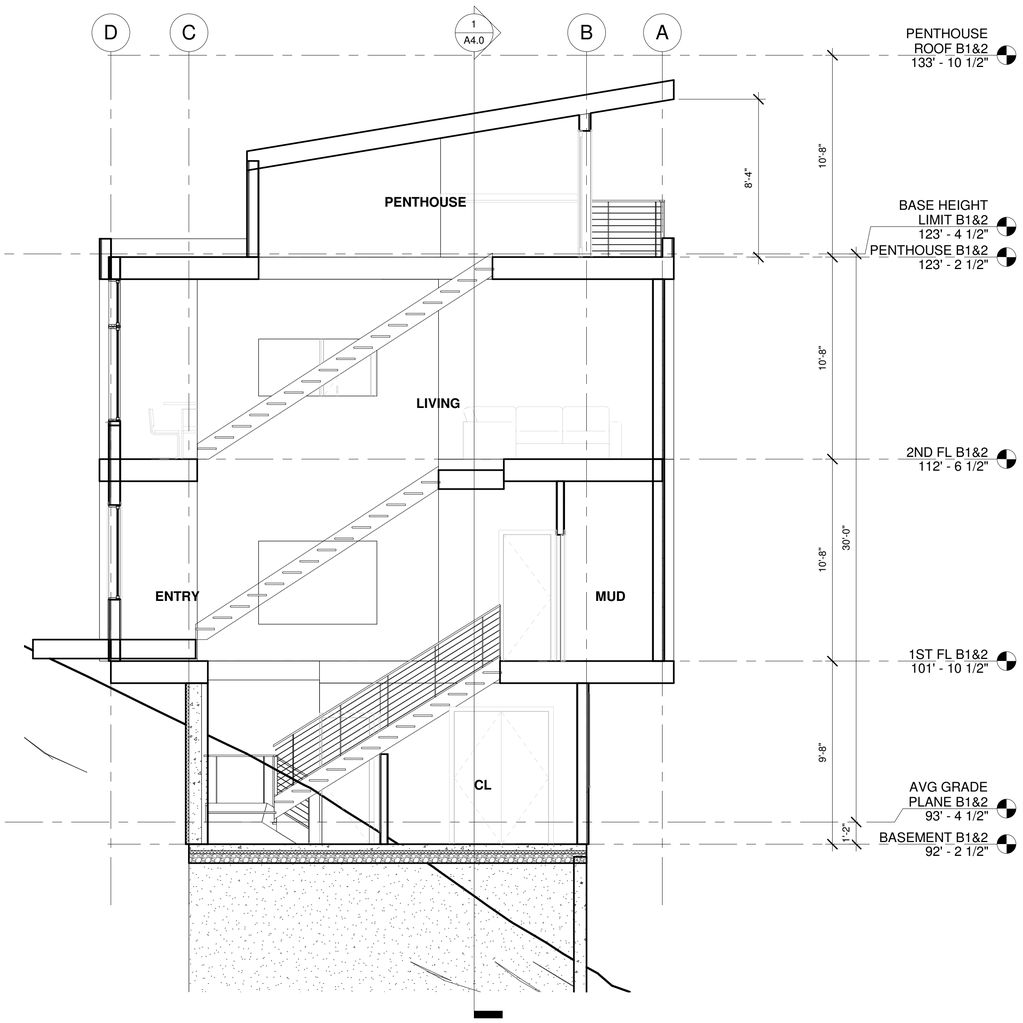
R2 FLAT ROOF
- CLASS B MIN ROOF MEMBRANE
- 4" POLY ISO (R20 AVG) RIGID INSUL. SLOPE PER PLAN CRICKET AS REQUIRED
- T&G PLYWOOD PER STRUCTURAL
- ROOF TJI OR TRUSS PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- TWO LAYERS OF 5/8" TYPE X G.W.B PRIMER AND PAINT TYP.

R3 FLAT ROOF SOFFIT 1-HR
- CLASS B MIN ROOF MEMBRANE
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- ROOF TJI OR TRUSS PER STRUCTURAL
- TWO LAYERS OF 5/8" TYPE X G.W.B.
- SOFFIT MATERIAL, STAIN



2 BUILDING SECTION - EW
1/4" = 1'-0"

0' 2' 4' 8'



1 BUILDING SECTION_B1 - EW
1/4" = 1'-0"

0' 2' 4' 8'

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PROJECT	23-04
PROJECT	JT
DRAWING DATE	7.3.24

SHEET

Building Sections-Unit B1

SHEET

A4.1

FLOOR ASSEMBLIES

F1 SLAB ON GRADE
- STAIN AND SEAL
- PROVIDE CONTROL JOINTS
- 4" CONC. SLAB ON GRADE PER STRUCT
- 6 MIL VAPOR BARRIER
- 8" COMPACTED GRAVEL
- R20 RIGID INSUL UNDER SLAB

F2 INTERIOR 1/2-HOUR

GA NO FC 5000
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI OR TRUSS PER STRUCTURAL
- BATT R-30
- 1" MIN AIRSPACE
- 5/8" TYPE X G.W.B. PRIME AND PAINT TYP.

F3 INTERIOR ABOVE UNHEATED SPACE
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI PER STRUCTURAL
- R-30 MIN. BATT INSULATION
- 5/8" TYPE 'X' G.W.B. PRIME AND PAINT TYP.

F4 INTERIOR BELOW UNHEATED SPACE
- MEMBRANE ROOFING
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- TJI'S PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- 1/2" G.W.B PRIMER AND PAINT TYP.

WALL ASSEMBLIES

W1 EXTERIOR WALL 1-HR
- SIDING PER ELEVATIONS
- 3/4"CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT 60 MIN
- 5/8" TYPE X GWB
- 1/2" CDX PER STRUCTURAL
- 2X6 STUDS PER STRUCT
- R-30 BLOWN IN BATT INSULATION
- 5/8" TYPE X GWB PRIME AND PAINT TYP.

W2 PARAPET WALL - 1 HR
- SIDING PER ELEVATIONS
- CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT
- 5/8" EXT GWB
- 1/2" CDX PER STRUCTURAL
- 2X 6 STUDS PER STRUCT
- R-30 BATT INSULATION
- 1/2" CDX
- 5/8" EXT GWB
- ROOF MEMBRANE UP AND OVER TOP

W3 INTERIOR PARTY WALL 2-HR

2 SEPERATE 1 HR WALLS
GA WP 3810 STC 55-59
- TWO LAYERS 1/2" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1/2" TYPE X GWB
- 1" AIR
- 1/2" TYPE X GWB
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- TWO LAYERS 1/2" TYPE X GWB

W4 INTERIOR PARTY WALL 2-HR
- 5/8" TYPE X GWB PRIME AND PAINT
- 5/8" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1" AIR
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- 5/8" TYPE X GWB
- 5/8" TYPE GWB PRIME AND PAINT TYP.

W5 INTERIOR WALL
- G.W.B. PRIME AND PAINT
- WOOD STUDS PER PLAN @ 16" O.C.
- G.W.B. PRIME AND PAINT

CEILING ASSEMBLY

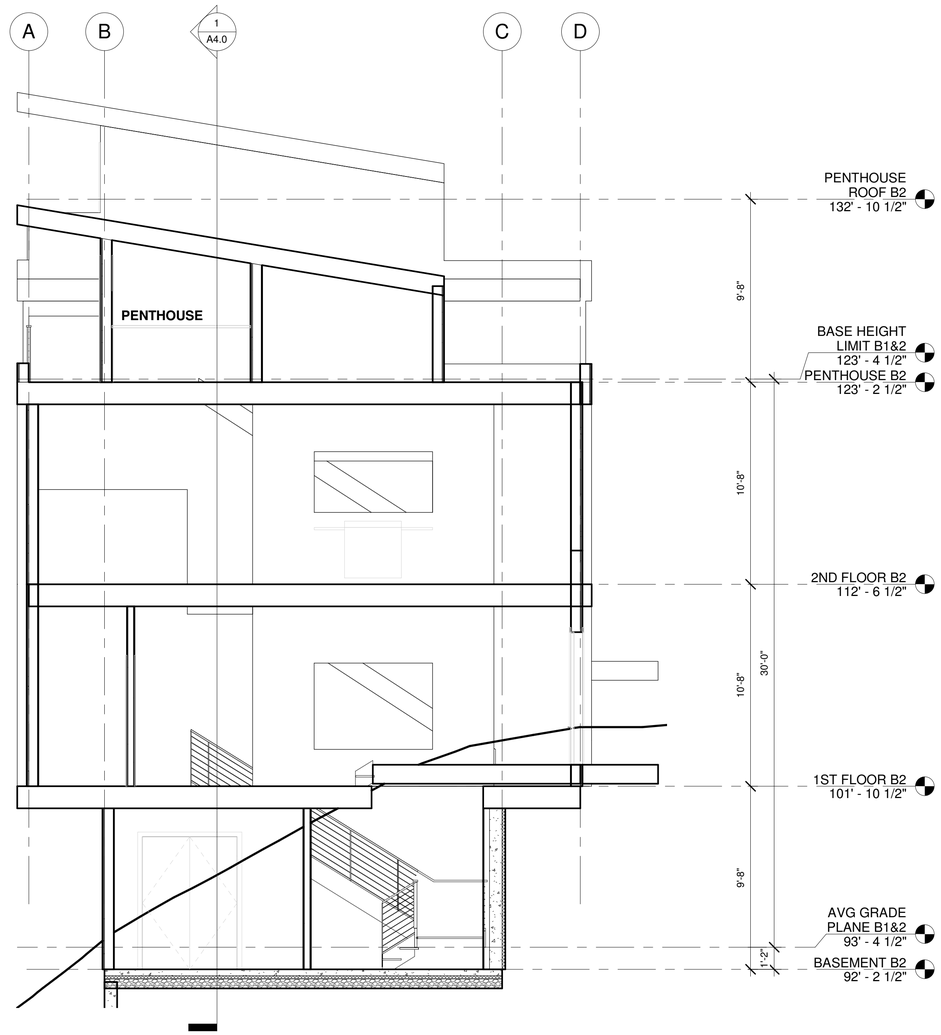
C1 SOFFITS AND CLOUDS
- G.W.B.
- 2x FRAMING
- G.W.B. PRIMER AND PAINT TYP.

ROOF ASSEMBLIES

R1 ENTRY ROOFS
- 1/2" PLATE STEEL SLOPE TO DRAIN

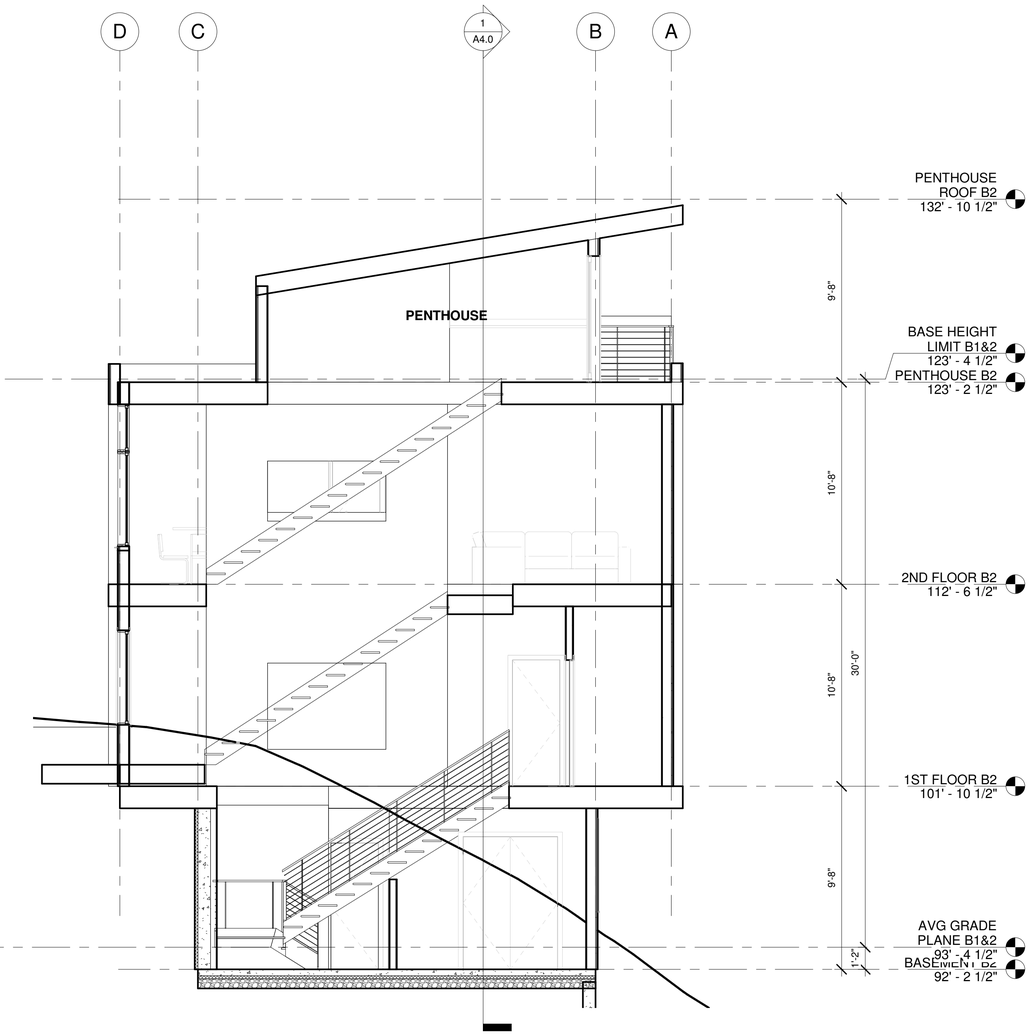
R2 FLAT ROOF
- CLASS B MIN ROOF MEMBRANE
- 4" POLY ISO (R20 AVG) RIGID INSUL. SLOPE PER PLAN CRICKET AS REQUIRED
- T&G PLYWOOD PER STRUCTURAL
- ROOF TJI OR TRUSS PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- TWO LAYERS OF 5/8" TYPE X G.W.B PRIMER AND PAINT TYP.

R3 FLAT ROOF SOFFIT 1-HR
- CLASS B MIN ROOF MEMBRANE
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- ROOF TJI OR TRUSS PER STRUCTURAL
- TWO LAYERS OF 5/8" TYPE X G.W.B.
- SOFFIT MATERIAL, STAIN



2 BUILDING SECTION - EW
1/4" = 1'-0"

0' 2' 4' 8'



1 BUILDING SECTION_B2 - EW
1/4" = 1'-0"

0' 2' 4' 8'

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SEATTLE, WA

SDCI APPROVAL

CLIEN
RICHARD BLUMBERG

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PROJECT	23-04
PROJECT	John Trieger
DRAWING DATE	7.3.24

SHEET

Building Sections-Unit B2

SHEET

A4.2

FLOOR ASSEMBLIES

F1 SLAB ON GRADE
- STAIN AND SEAL
- PROVIDE CONTROL JOINTS
- 4" CONC. SLAB ON GRADE PER STRUCT
- 6 MIL VAPOR BARRIER
- 8" COMPACTED GRAVEL
- R20 RIGID INSUL UNDER SLAB

F2 INTERIOR 1/2-HOUR

GA NO FC 5000
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI OR TRUSS PER STRUCTURAL
- BATT R-30
- 1" MIN AIRSPACE
- 5/8" TYPE X G.W.B. PRIME AND PAINT TYP.

F3 INTERIOR ABOVE UNHEATED SPACE
- 3/4" T&G PLYWOOD GLUE AND SCREW
- TJI PER STRUCTURAL
- R-30 MIN. BATT INSULATION
- 5/8" TYPE 'X' G.W.B. PRIME AND PAINT TYP.

F4 INTERIOR BELOW UNHEATED SPACE
- MEMBRANE ROOFING
- RIGID INSUL. SLOPE PER PLAN CRICKET AS REQ'D
- 3/4" T&G PLYWOOD
- TJI'S PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
- 1/2" G.W.B PRIMER AND PAINT TYP.

WALL ASSEMBLIES

W1 EXTERIOR WALL 1-HR
- SIDING PER ELEVATIONS
- 3/4"CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT 60 MIN
- 5/8" TYPE X GWB
- 1/2" CDX PER STRUCTURAL
- 2X6 STUDS PER STRUCT
- R-30 BLOWN IN BATT INSULATION
- 5/8" TYPE X GWB PRIME AND PAINT TYP.

W2 PARAPET WALL - 1 HR
- SIDING PER ELEVATIONS
- CEDAR SHIMS @ 16" O.C.
- 2 LAYERS OF FELT
- 5/8" EXT GWB
- 1/2" CDX PER STRUCTURAL
- 2X 6 STUDS PER STRUCT
- R-30 BATT INSULATION
- 1/2" CDX
- 5/8" EXT GWB
- ROOF MEMBRANE UP AND OVER TOP

W3 INTERIOR PARTY WALL 2-HR

2 SEPERATE 1 HR WALLS
GA WP 3810 STC 55-59
- TWO LAYERS 1/2" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1/2" TYPE X GWB
- 1" AIR
- 1/2" TYPE X GWB
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- TWO LAYERS 1/2" TYPE X GWB

W4 INTERIOR PARTY WALL 2-HR
- 5/8" TYPE X GWB PRIME AND PAINT
- 5/8" TYPE X GWB
- 2"x 4" STUDS PER STRUCT
- 1/2" PLYWOOD PER STURCT
- 1" AIR
- 1/2" PLYWOOD PER STRUCT
- 2"x 4" STUD PER STRUCT
- 5/8" TYPE X GWB
- 5/8" TYPE GWB PRIME AND PAINT TYP.

W5 INTERIOR WALL
- G.W.B. PRIME AND PAINT
- WOOD STUDS PER PLAN @ 16" O.C.
- G.W.B. PRIME AND PAINT

CEILING ASSEMBLY

C1 SOFFITS AND CLOUDS
- G.W.B.
- 2x FRAMING
- G.W.B. PRIMER AND PAINT TYP.

ROOF ASSEMBLIES

R1 ENTRY ROOFS
- 1/2" PLATE STEEL SLOPE TO DRAIN

R2 FLAT ROOF
- CLASS B MIN ROOF MEMBRANE
- 4" POLY ISO (R20 AVG) RIGID INSUL. SLOPE PER PLAN CRICKET AS REQUIRED
- T&G PLYWOOD PER STRUCTURAL
- ROOF TJI OR TRUSS PER STRUCTURAL
- SOLID SPRAY FOAM INSUL R-38 PER ESR 2642
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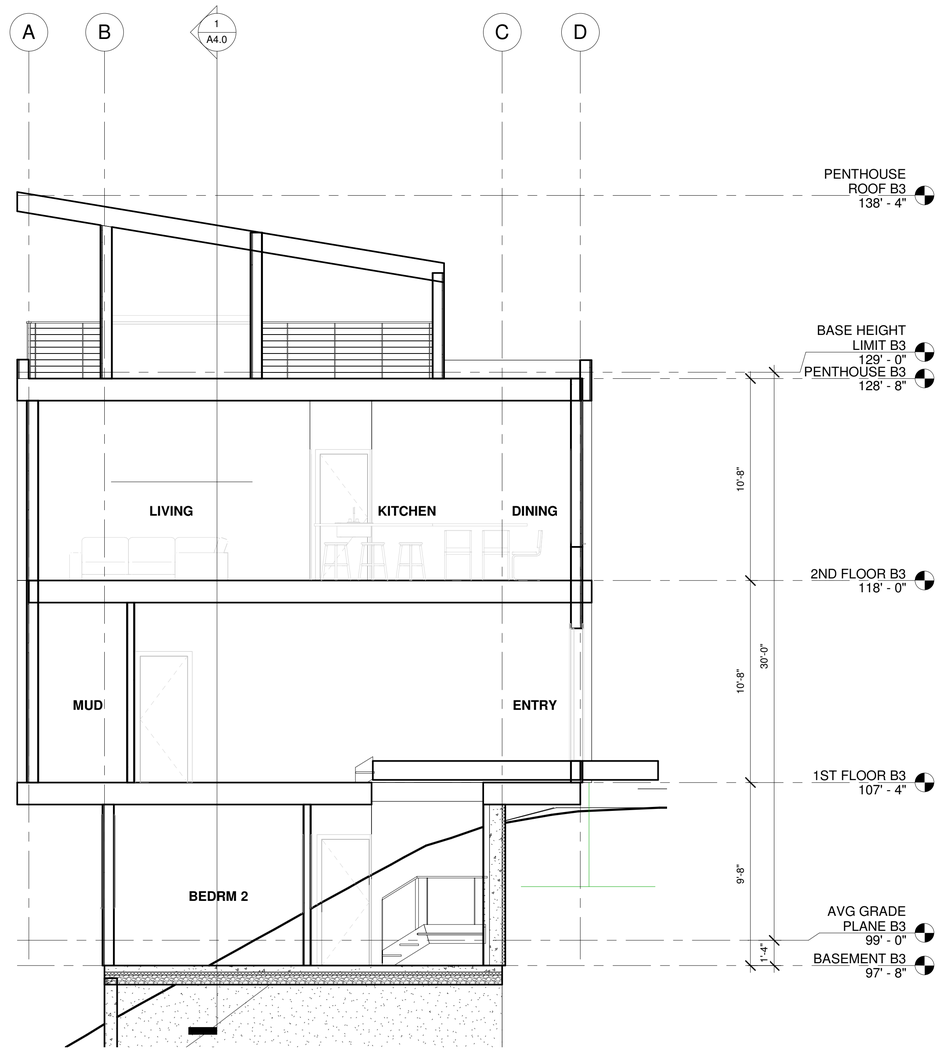

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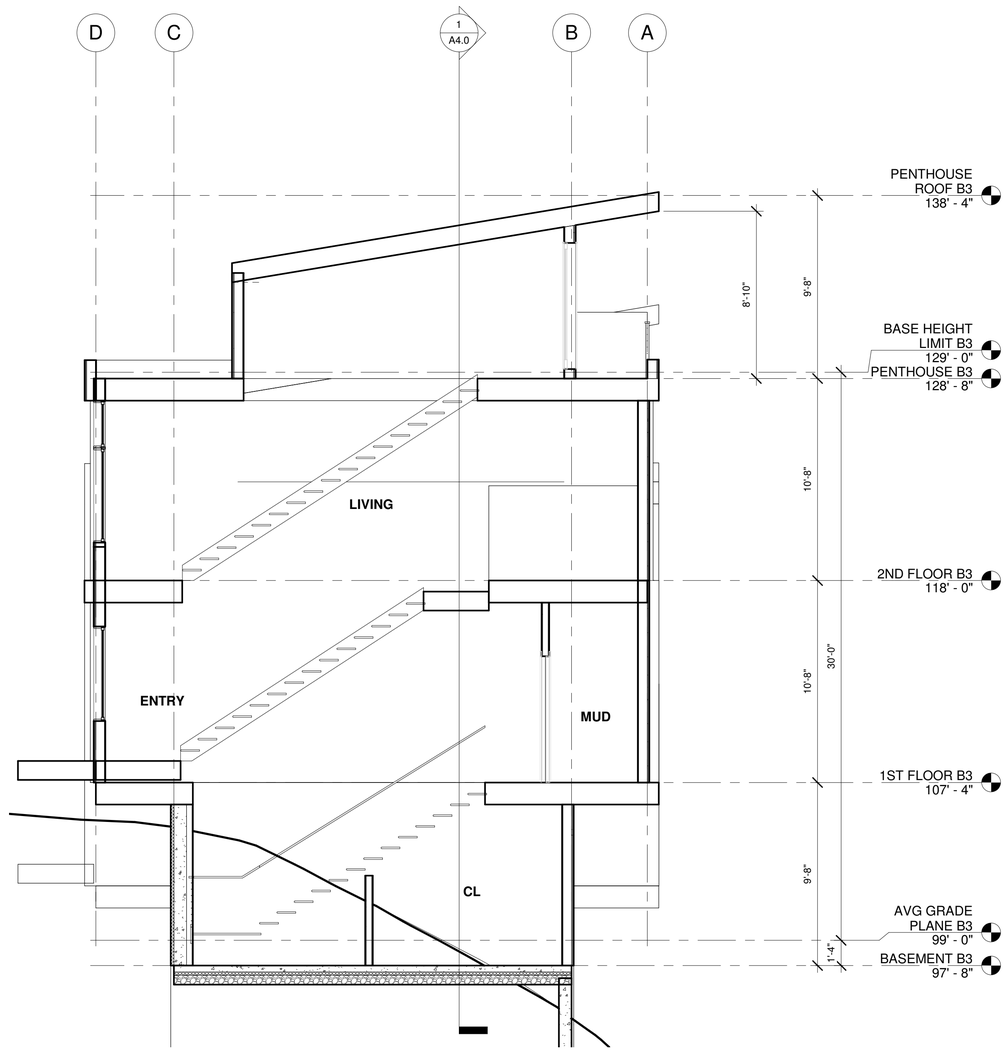

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SHEET

Building Sections-Unit B3

SHEET

A4.3