

Code Summary

Governing codes:
2012 Seattle Building Code

310.4 Residential Group R-2:
Apartment houses

420.4 Automatic Sprinklers:
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8. – Provide NFPA 13 sprinkler system.

420.5 Smoke detection and fire alarm systems:
Fire alarm and smoke alarm systems shall be provided in Group I-1, R-1 and R-2 occupancies in accordance with sections 907.2.6, 907.2.8 and 907.2.9

503 Allowable Building Heights and Area:
Building height, number of stories and area per Table 503:
Type V-A
Area per story allowed = 12,000 s.f.
Area per story proposed = 1,509 s.f.
Stories = 4

508 Mixed Use and occupancy:
Required separation of occupancies – Table 508.4
Storage (S-1) and R = 1 hour

601 Fire-resistant ratings for building elements (in hours): (Type VA):

Primary structure	1hr
Bearing walls	
Interior	1hr
Exterior	1hr
Nonbearing walls	
Exterior	0hr
X-5	1hr
5-X-10	1hr
10-X-30	1hr

Nonbearing walls	
Interior	0hr
Floor construction	1hr
Roof construction	1hr

708 Fire Partitions:
708.4 Continuity: Fire partitions shall extend from the top of the foundation for floor/ceiling assembly below to the underside of the floor or roof sheathing.

711.3 Fire-resistance ratings: The fire resistance rating of the floor and roof assemblies shall not be less than that required by the building type of construction (1hr)
711.3.2 Access doors: Access doors shall be permitted in ceiling of fire-resistance-rated floor/ceiling assemblies and roof/ceiling assemblies provided such doors are tested in accordance with ASTM E 119 or UL 263.


716 Opening Protectives:
716.5 Opening fire protection assemblies, rating and markings: (Table 716.5) Fire barriers having a required fire-resistance rating of 1 hour: exit access stairways, interior exit stairways and exit passageway walls
Required wall assembly rating 1hr
Min. fire door assembly rating 1hr

716.5.9 Door closing: Fire doors shall be self- or auto-matic-closing per NFPA 80.

721.1 Fire resistance of walls and partitions (1HR):
14-1.2 2"x4" wood studs 16" o.c. with two layers ½" regular gypsum wall board applied to each side, joints staggered. Nail base layer with 5d cooler or wallboard nails at 8" o.c., face layer with 8d or wallboard nails at 8" o.c. (5-1/2")

16-1.2 2x6 wood studs at 16" on center with double top plates, single bottom plate: interior side covered with 5/8" Type X gypsum board, 4" wide, applied horizontally or vertically with vertical joints over studs and fastened with 2-1/4" Type S drywall screws spaced 12" on center. Joints to be covered with paper tape and joint compound, fastener heads covered with joint compound, exterior side covered with 7/16" wood structural panels fastened with 6d common nails (bright) spaces 12" o.c. in the field and 6" on center along the panel edge. Cavity to be filled with 5-1/2" mineral wood insulation. (Rating established from the gypsum-covered side only)

721.1 Fire resistance of floor and roof systems (1HR):
26-1.1 Wood I-joist (minimum I-joist depth 9-1/4" with a minimum flange thickness of 1-1/2" and a minimum flange cross-sectional area of 2.25 square inches; minimum web thickness of 3/8" @ 24" o.c. Two layers of ½" Type X gypsum drywall applied with long dimension perpendicular to the I-joists with end joints staggered. The base layer is fastened with 1-5/8" Type S drywall screws spaced at 12" o.c. and the face layer is fastened with 2" Type S drywall screws spaced 12" o.c. in the field and 8" o.c. on the edges. Face layer and end joints shall not occur on the same I-joist as the base layer end joints and edge joints shall be offset 24" from the base layer joints. Face layer to also be attached to base layer with 1 1/2" Type G drywall screws spaced 8" o.c. placed 6' from face layer end joints. Face layer wallboard joints to be taped and covered with joint compound.


903.1 Portable Fire extinguishers: portable fire extinguishers shall be installed in the group R-2.
903.3 Fire sprinkler system- Installation requirements:
903.3.1.2 NFPA 13B sprinkler systems: Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.
905.3.1 Height: Class II standpipe system shall be installed thought out building where the floor level of the highest story is located more than 30' above the lowest level of fire department vehicle access.

(if fire truck can come up driveway, we are less than 30' – if it can only be on Harbor Ave, we are over 30')
 Except: Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system.

905.4 Location of Class I Standpipe hose connections: Class I standpipe hose connections shall be provided in all the following locations:
 1. Every stairway at each floor level above grade.
 3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
 Except: where floor areas adjacent to an exit passageway are reachable from exit stairway hose connection by a 30 ft hose stream from a nozzle attached to 100 ft of hose.
 5. Where the roof has a slope of less than 4:12 (33%) a hose connection shall be located to serve the roof or the highest landing of a stairway with stair access to the roof per 1009.16. Hose connections shall be at least 10 ft from the roof edge unless protected by an approved 42" high guardrail.

907.2.9 Group R-2: Fire alarm system and smoke alarms shall be installed in Group R-2 occupancies as required by 907.2.9.1 through 907.2.9.3
907.2.11.2 Smoke alarms: In R-2. Single or multi-station smoke alarm shall be installed and maintained in Group R-2. Regardless of the occupant load at all of the following locations:
 1. On the ceiling or wall outside of each separate sleeping around in the immediate vicinity of bedrooms.
 2. In each bedroom us for sleeping purposes.
 3. In each story with a dwelling unit (not including crawl spaces and attics)

1004 Occupant Load:
1004.1.1.1 Intervening spaces: Where occupants egress from one room through another, the design occupant load shall be based on the cumulative occupant loads of all rooms to that point along the path of egress travel.

1004.1 Occupant Load: Residential = 200 gross.
 Occupant load = 1,509 s.f. divided by 200 = 7.5

1005 Means of Egress sizing:
1005.3.1 Required capacity based on occupant load - Stairways: the capacity in inches of the means of egress stairway hall be calculated by multiplying the occupant load served by a capacity factor of 0.3 per occupant. Where stairways serve more than one story, only the occupant lad of each story considered individually shall be used in calculating the required capacity of the stairway serving that story.
 Capacity = 7.5 x .3 = 2.25"

1009.4 Width: The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches.
 Exception #1: Stairways serving an occupant load o of less than 50 shall have a width of not less than 36 inches.

1009.7.2 Riser height and tread depth: Stair riser height shall be 7" max. and 4" min. Tread depth shall be 11" min.
1009.7.5.3 Solid risers: Stair riser shall be solid.

1009.9.4 Enclosures under exterior stairways: There shall be no enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistant construction.

1009.16 Stairway to roof: In building 4 or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than 4:12. In building without an occupied roof, access to the roof from the top story shall be provided to be by an alternating tread device.
1009.16.1 Roof access: Where the stairway is permitted to a roof, access to the roof shall be provided through a penthouse per 1509.2
 Exception: In building without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 s.f. in area having a min. dimension of 30"

1015 Exit and Exit Access Doorways:
1015.1 Exits or Exit access doorways from spaces: Two exits or exit access doorways from any space shall be provide where one of the following conditions exists:
 1. The occupant load of the space exceeds one of the values in Table 1015.1 (R= max occupant load of 10)
 Exception #1: in Group R-2 or R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped with and automatic sprinkler system perm 903.3.1.1 or 903.3.1.2.
 2. The common path of egress travel exceeds one of the limitation of 1014.3 (R-2 with sprinkler = 125 feet)

COMMON PATH OF EGRESS TRAVEL: That portion of exit access which the occupants are required to traverse before two separate and distinct path of egress travel to two exits are available. Paths that merge are common paths of travel. Common paths of egress travel shall be included within the permitted travel distance.

1021 Number of Exits and Exit Configuration:
1021.1 Exits from Stories: Two exits or exit access stairways providing access to exits from any story or occupied roof shall be provided where one of the following condition exists:
 1. The occupant load or number of dwelling units exceeds that specified in Table 1021.2 (1)
 Basement, 1st, 2nd, 3rd R-2 4 dwelling units 125 ft max travel distance
 4th floor + NP NA
 2. The exit access travel distance exceeds that specified in Table 1021.2 (1)
 Exception #1: Rooms, areas and spaces complying with 1015.1 with exits that discharge directly to the exterior are permitted to have one exit.
 Exception #8: Occupied roofs with and occupant load of 10 or less can have one exit.
 Exception #9: Not more than five stories of a Group R-2 occupancy are permitted to be served by a single exit under the following conditions:
 9.1 The building has not more than six stories above grade plane.
 9.2 The building does not contain a boarding house.
 9.3 There shall be no more than four dwelling units on any floor.

9.4 The building shall be of not less than 1-hour fire-resistive construction and shall also be equipped throughout with an automatic sprinkler system per 903.3.1.1 Residential-type sprinklers shall be used in all habitable space in each dwelling unit.
9.5 There shall be no more than two single exit stairway conditions on the same property.
9.6 An exterior stairway or interior exit stairway shall be provided. The interior exit stairway, including any related exit passageway shall be pressurized in accordance with Section 909.20. Doors in the stairway shall swing into the interior exit stairway regardless of the occupant load served provided that doors from the interior exit stairway to the building exterior are permitted to swing in the direction of travel.
9.7 A corridor shall separate each dwelling unit entry/exit door from the door to an interior exit stairway including any related exit passageway, on each floor. Dwelling unit doors shall not open directly into an interior exit stairway. Dwelling unit doors are permitted to open directly into an exterior stairway.
9.8 There shall be no more than 20 ft. of travel to the exit stairway from the entry/exit door of any dwelling unit.
9.9 Travel distance measured per 1016 shall not exceed 125 feet.
9.10 The exit shall not terminated in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.
9.11 Elevators shall be pressurized per 909.21 or shall open into elevator lobbies that comply with 713.14.1. Where 'approved' by the building official, natural ventilation is permitted to be substituted.
9.12 Other occupancies are permitted in the same building provided they comply with all the requirements of this code. Other occupancies shall not communicate with Group R occupancy portion of the building or with the single exit stairway.
 Except: Parking garages accessory to the Group R occupancy are permitted to communicate with the exit stairway.
9.13 The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.
9.14 There shall be no opening within 10 ft of unprotected openings into the stairway other than required exit doors having a 1-hour fire resistive rating.

1023 Exit passageways:
1023.1 Exit passageways: Exit passageways serving as an exit component in a means of egress system shall comply with this section. An exit passageway shall not be used for any purpose other than as a means of egress, circulation and access.

1023.2 Width: Minimum width per 1005.1 but not less than 44" except that exit passageways serving an occupant load of less than 50 shall not be less than 36" wide.
 Occupant Load – 7.5, therefore provide 36" minimum width for stair.

1026 Exterior Exit Stairways and ramps:
1026.2 Use in means of Egress: For occupancies other than I-2 exterior exit stairways and ramps shall be permitted as an element of a required means of egress for building not exceeding six stories above grade plane.

1026.3 Open side: Exterior exit stairways serving as an element of a required means of egress shall be at least 50% open on at least one side. An open side shall have a min. of 28 s.f. of open area adjacent to each floor level. The open area shall be distributed to prevent accumulation of smoke or gas.

1026.4 Side yards: The open areas adjoining exterior exit stairways shall be either yards, courts or public ways. The remaining sides may be enclosed by the building.

1026.5 Location: Exterior exit stairways shall have a minimum fire separation distance of 10ft. measured at right angles from the exterior edge of the stairway including landings to:
 1. Adjacent lot lines
 2. Other portions of the building.
 3. Other buildings on the lot.

1026.7 Exterior exit stairway and ramp exterior walls: Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle less than 180 degrees, the building exterior walls within 10 ft horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour.

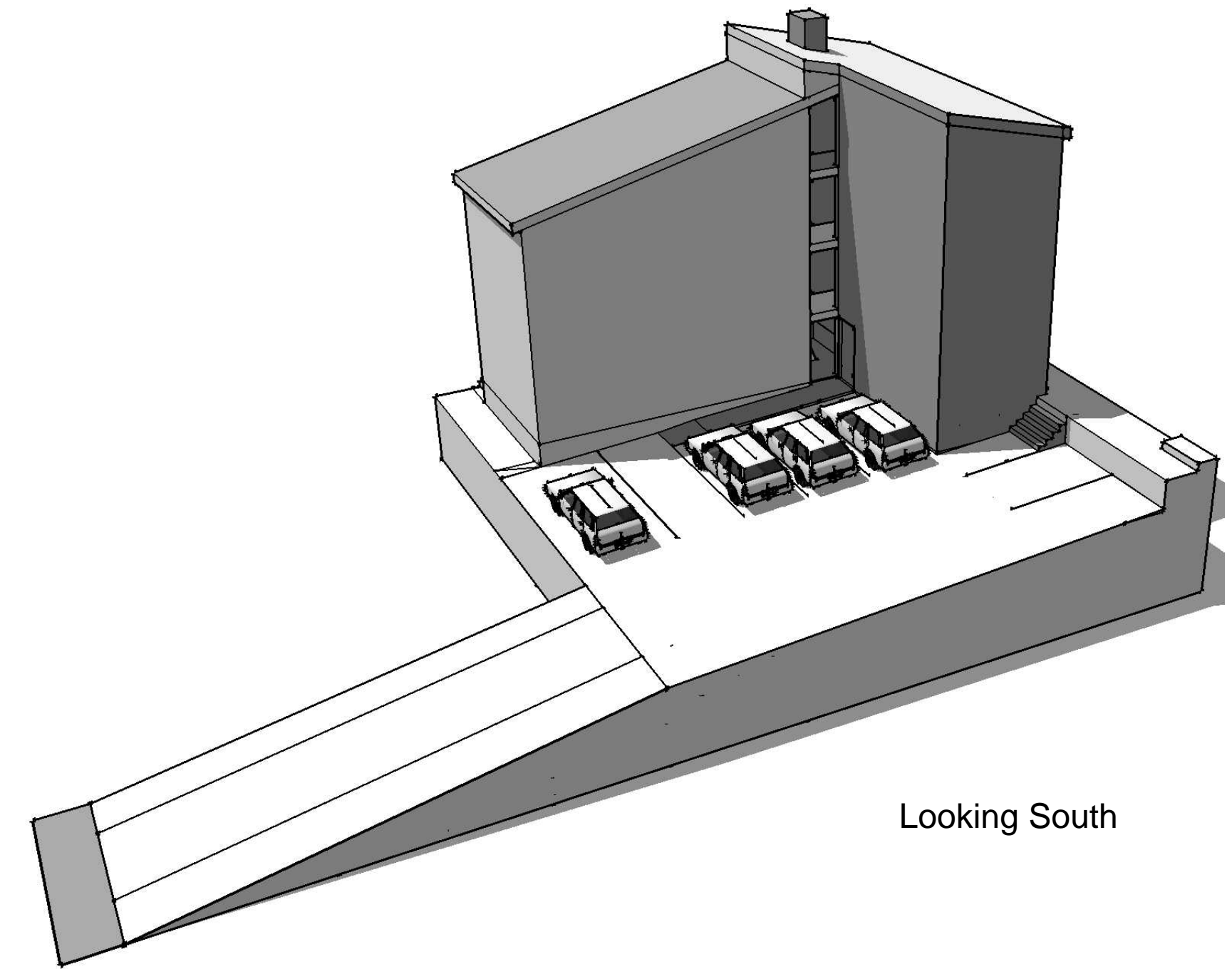
1029 Emergency Escape and Rescue:
1029.1 Emergency Escape and Rescue: In addition to the means of egress, provisions shall be made for emergency escape and rescue openings in Group R-2 per table 1021.2 (1 and 2) Sleeping rooms below the 4th story above grade plane shall have at least one exterior emergency escape and rescue opening.

1029.2 Minimum size: Emergency escape and rescue opening shall have a minimum net clear opening of 5.7 s.f. Net clear opening height shall be 24". The minimum net clear opening width shall be 20".
 Exception #1: Stairways

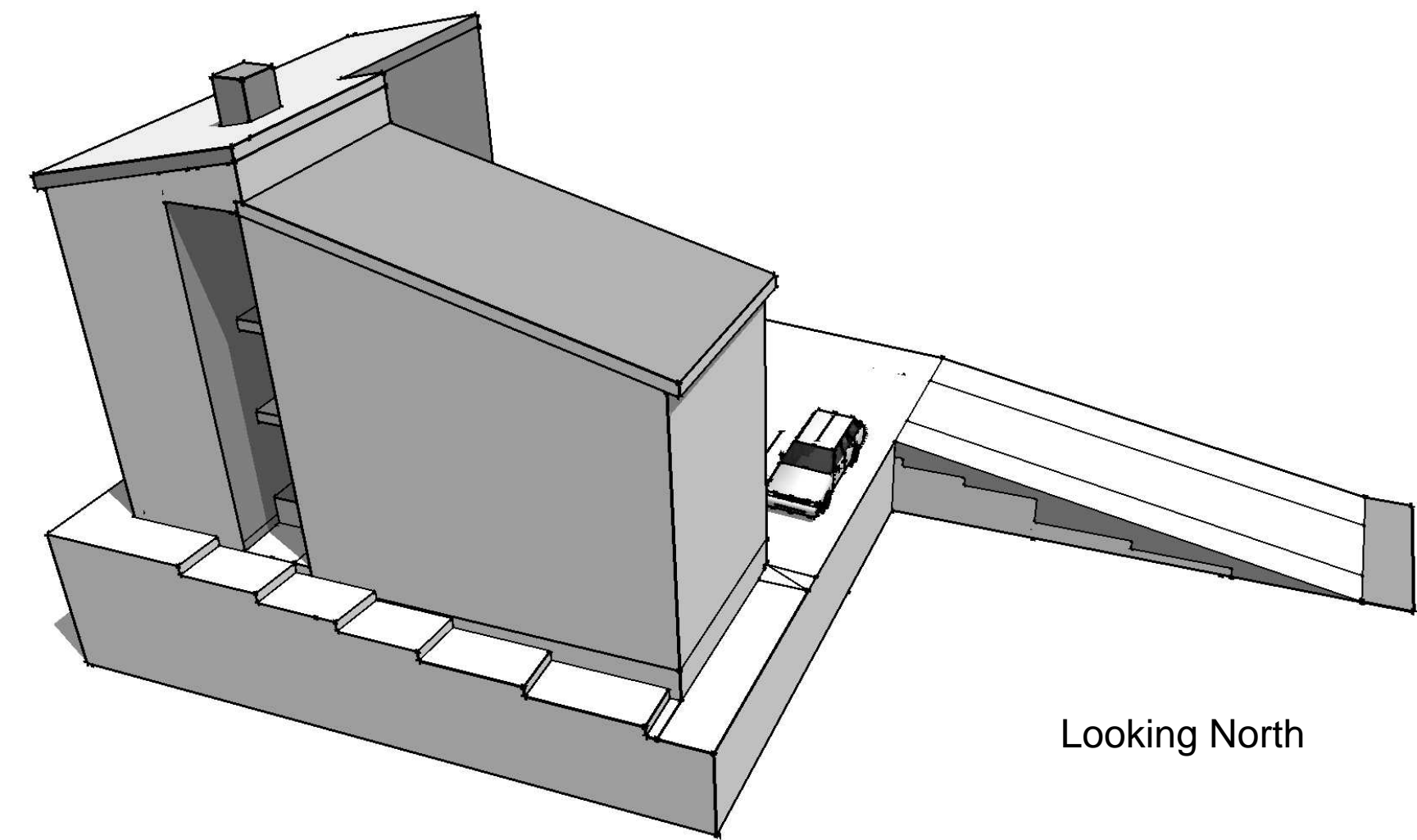
1029.3 Maximum height from floor: Emergency escape and rescue openings shall have the bottom of the clear opening no greater than 44" from the floor

1101 Accessibility:
1101.1 Site arrival points: Accessible routes within the site shall be provided from public transportation stops; accessible passenger loading zone and public streets or sidewalk to the accessible building entrance served.
1106.1 Parking and Passenger loading facilities: Where parking is required parking spaces shall be provided per table 1106.1. (1 accessible space for 1-25 spaces provided)

1107.2 Dwelling units: Dwelling units that are required to be accessible units need to comply with chapter 10 of the ICC A117.1



Looking South

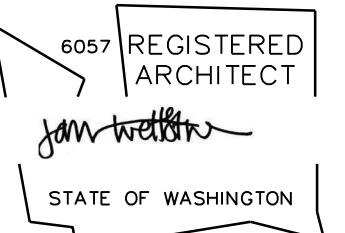


Looking North

FIRE DEPT. REQUIREMENTS

REQUIRED SHOP DRAWINGS:	<p>AUTOMATIC SPRINKLERS: PLANS SHALL INCLUDE WATER SUPPLY INFORMATION FROM A RECENT (WITHIN TEN YEARS) FLOW TEST IN CLOSE PROXIMITY TO THE PROJECT SITE AND IN THE SAME PRESSURE ZONE AND ON THE MAIN TO BE TAPPED FOR SPRINKLER PROTECTION; PLANS LACKING THIS INFORMATION WILL NOT BE APPROVED.</p> <p style="text-align: right;">▲</p> <p>FIRE ALARM STANDPIPE</p>
AUTOMATIC SPRINKLER SYSTEM:	<p>NFPA 13: (2012 SEATTLE FIRE CODE 903) *SPRINKLER SYSTEM REQUIRED: CONCEALED AREAS (ATTICS, CRAWL SPACE) AMENITY AREA RECESSED ENTRY EACH FLOR STAIR LANDING UNDER LOWEST RUN OF STAIR *DESIGN SHALL MEET ORDINARY HAZARD, GROUP 1: STORAGE, TRASH AND RECYCLING, COVERED BIKE STORAGE, AMENITY AREA MECHANICAL AND UTILITY AREAS * DESIGN SHALL MEET LIGHT HAZARD REQUIREMENTS (QUICK RESPONSE TYPE): COMBUSTIBLE CONCEALED SPACE ATTICS WITHOUT STORAGE STAIRS AND SIMILAR AREAS RESIDENTIAL REQUIREMENTS WITHIN DWELLING UNITS * DWELLING UNIT CLOSETS REQUIRE SPRINKLERS, REGARDLESS OF SIZE. * UNDERGROUND SUPPLY SHALL NOT EXTEND UNDER THE BUILDING MORE THAN 20 FEET. * SYSTEM SHALL HAVE TWO-WAY FIRE DEPARTMENT CONNECTION WHICH SHALL FACE THE FRONTING PUBLIC STREET OR ACCESS DRIVEWAY AND BE LOCATED A MINIMUM OF 10 FEET FROM THE BUILDING ENTRANCE</p>
FIRE ALARM SYSTEM:	<p>DESIGNED TO NFPA 72 AND 2012 SFC 907 * LOCATION OF FIRE ALARM CONTROL PANEL OR REMOTE ANNUNCIATOR AT THE BUILDING MAIN ENTRY * SMOKE DETECTION AT SYSTEM PANELS, INCLUDING POWER SUPPLY AND BOOSTER PANELS. * ONE MANUAL PULL STATION LOCATED AT THE MAIN ENTRY. * AUDIBILITY OF 15-dBA ABOVE AMBIENT SOUND LEVELS AND 75-dBA MINIMUM THROUGHOUT RESIDENTIAL AREAS. * A MINIMUM OF ONE AUDIBLE ALARM DEVICE IN EACH DWELLING UNIT. * LOW FREQUENCY AUDIBLE ALARM PER NFPA 72 IN DWELLING UNIT SLEEPING ROOMS AND AREAS. * VISIBLE ALARM IN PUBLIC AND COMMON USE AREAS. * CONNECTION OF SPRINKLER WATERFLOW AND VALVE TAMPER INDICATORS. * MONITORING BY A SEATTLE FIRE DEPARTMENT APPROVED CENTRAL STATION IS REQUIRED.</p>
STANDPIPE:	<p>* THE CLASS I STANDPIPE SYSTEM SHALL BE DESIGNED AND INSTALLED PER NFPA 14 AND THE 2012 SFC 905. * THE STANDPIPE SYSTEM SHALL PROVIDE HOSE VALVE OUTLETS ON EACH INTERMEDIATE LANDING OF THE SINGLE STAIR WELL. * THE STANDPIPE SYSTEM SHALL HAVE A TWO-WAY FIRE DEPARTMENT CONNECTION REDILY VISIBLE AND ACCESSIBLE NEAR THE SPRINKLER SYSTEM FIRE DEPARTMENT CONNECTION.</p> <p>* PER THE 2012 SFC 907.2.11, PROVIDE SMOKE ALARMS WITH DEVICES LOCATED AT BOTH INSIDE AND OUTSIDE OF EACH SLEEPING ROOM. * SMOKE ALARMS SHALL BE HARD-WIRED, PROVIDED WITH BATTERY BACK-UP AND INTERCONNECTED IN THEIR DWELLING UNIT. * SMOKE ALARMS SHOULD NOT BE LOCATED NEAR KITCHEN APPLIANCES. (SMOKE ALARMS ARE NOT PART OF THE BUILDING FIRE ALARM SYSTEM)</p>
CARBON MONOXIDE ALARMS:	<p>* THE CARBON MONOXIDE ALARMS SHALL MEET THE REQUIREMENTS OF THE 2012 SFC 908.7. USE OF COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM IS ACCEPTABLE. (CARBON MONOXIDE ALARMS ARE NOT PART OF THE BUILDING FIRE ALARM SYSTEM)</p>
FIRE EXTINGUISHERS:	<p>* A CLASS 2A FIRE EXTINGUISHER SHALL BE PROVIDED FOR EVERY 3,000 S.F. OF ORDINARY HAZARD OCCUPANCY (STORAGE, MECHANICAL, ETC) AND FOR EVERY 6,000 S.F. OF LIGHT HAZARD OCCUPANCY (RESIDENTIAL) ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER.</p>
STAIR IDENTIFICATION:	<p>* PROVIDE STAIR IDENTIFICATION WITHIN THE SINGLE STAIRWELL PER THE 2012 SFC 1022.9</p>
DURING CONSTRUCTION:	<p>* IF THERE IS AN EXISTING UNUSED UNDERGROUND HEATING OIL TANK AT THE SITE, IT SHALL BE DECOMMISSIONED AND REMOVED FROM THE SITE IN ACCORD WITH THE 2012 SFC CHAPER 57 AND TEH SEATTLE FIRE DEPARTMENT ADMINISTRATIVE RULE 34.0204. SUCH WORK SHALL ONLY BE CONDUCTED BY A CERIFIED UNDERFROUND STORAGE TANK DECOMMISSIONER AND REQUIRES A SEATTLE FIRE DEPARTMENT PERMIT.</p> <p>*PROVIDE A CONSTRUCTION STANDPIPE AS REQUIRED BY 2012 SFC 3313 FOR BUILDINGS FOUR OR MORE STORIES IN HEIGHT. THE CONSTRUCTION STANDPIPE SYSTEM SHALL BE INSTALLED WEHN THE PROGRESS OF CONSTRUCTION IS NO MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SYSTEMS SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO HAVE A 2-1/2" OUTLETS WITHIN ON FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.</p> <p>* NO STORAGE OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUID, TORCH CUTTING OR WELDING OPERATIONS, OPEN FLAME WORK, GRINDING THAT PRODUCES SPARKS, ROOFING OPERATIONS, OR USE OF FLAMMABLE GAS FOR TEMPORARY HEATING OR DRYING SHALL BE CONDUCTED ON ANY CONSTRUCTION SITE WITHOUT FIRST HAVING OBTAINED A SPECIFIC PERMIT FROM THE SEATTLE FIRE DEPARTMENT. (206) 386-1450</p> <p>* EGRESS, SEPARATION, FIRE PROTECTION SYSTEMS, AND EMERGENCY ACCESS SHALL MEET THE REQUIREMENTS OF THE 2012 SFC CHAPTER 33 DURING CONSTRUCTION. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS TO OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOTION WORK AND ALSO APPLIES TO NEIGHBORING AREAS, USES AND BUILDINGS.</p>

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



TITLE:	FIRE DEPARTMENT REQUIREMENTS
SCALE:	AS NOTED
DATE:	▲ 04-22-15 07-14-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW



FOR REFERENCE ONLY

11

LEGAL DESCRIPTION

THAT PORTION OF TRACT D OF PROSPECT TRACTS, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT SOUTH 89°26'44" EAST 328.39 FEET FROM THE EAST MARGIN OF FAUNTLEROY AVENUE AS ESTABLISHED BY ORDINANCE NO. 29063' THENCE RUN SOUTH 21°28'51" EAST ALONG THE WESTERLY MARGIN O HARBOR AVENUE 49.793 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 68°31'09" WEST 120 FEET; THENCE SOUTH 21°28'51" EAST 73 FEET; THENCE NORTH 68°31'09" EAST 65 FEET; THENCE SOUTH 21°28'51" WEST 52.239 FEET; THENCE NORTH 68°31'09" EAST 55 FEET TO THE SAID WESTERLY MARGIN OF HARBOR AVENUE; THENCE NORTH 21°28'51" WEST 20.761 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS TRACTS 8 AND 9 OF THE UNRECORDED SUBDIVISION OF TRACT D OF SAID PROSPECT TRACTS)

ELEVATION DATUM

ELEVATION DATUM PER SURVEY CONTROL DATABASE POINT ID 1065; POINT NAME SNV-5193; BRASS CAP STAMPED 5193 10' S OF THE INT BK CW AND BK CONC. CURB AT THE N DRIVEWAY OF KING COUNTY WATER DEPT. BLDG. AT 3051 HARBOR AVE S.W.; ELEVATION = 23.456 NAVD88

NOTE:

The location of utilities as shown serving the subject property have been taken from public records. We cannot certify to their accuracy and/or completeness. Before commencing construction involving excavation or removal of existing structures, call a locating service or 811 for underground utility locations.

Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a six second theodolite and electronic distance measuring device, supplemented by a steel tape.

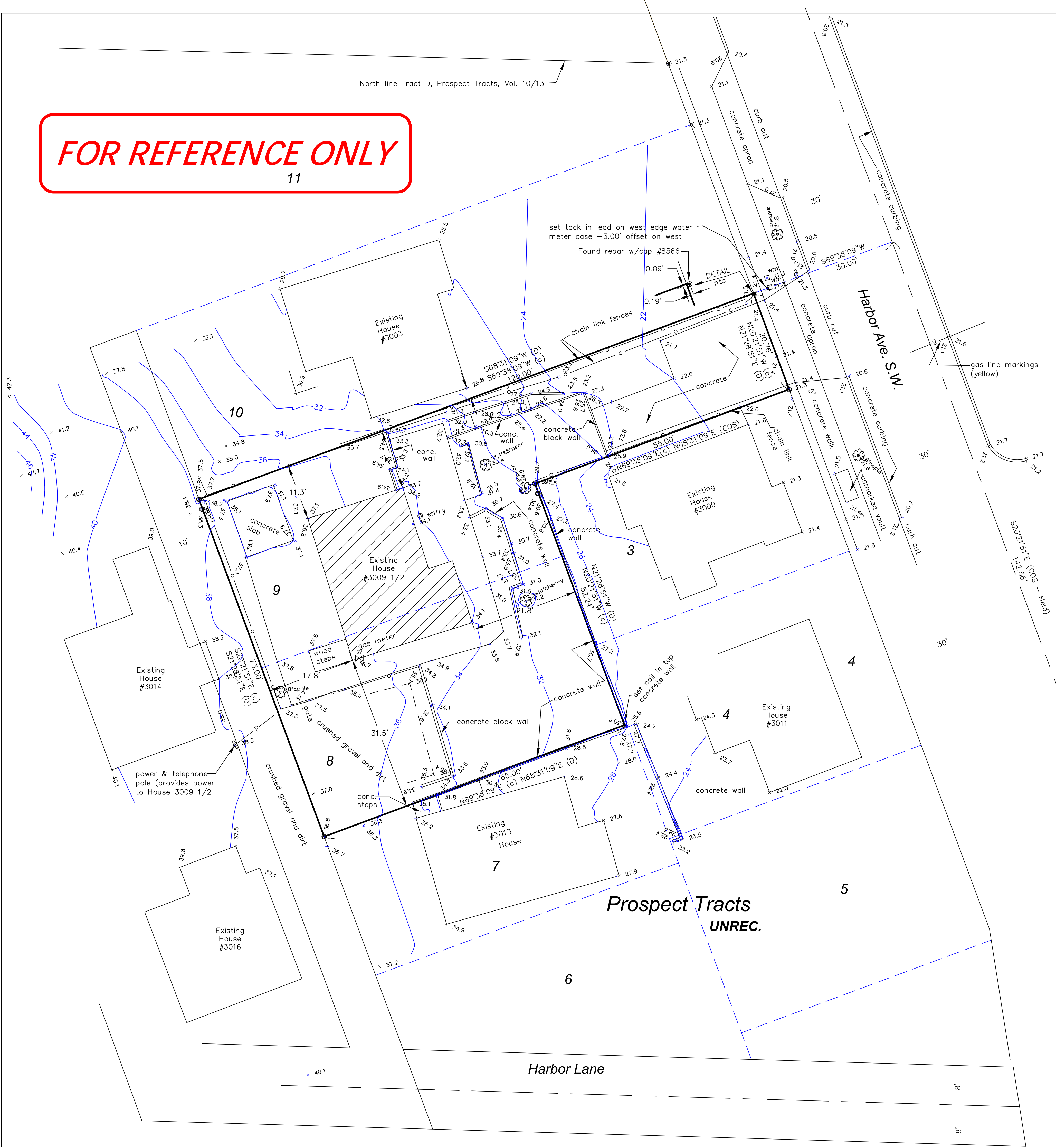
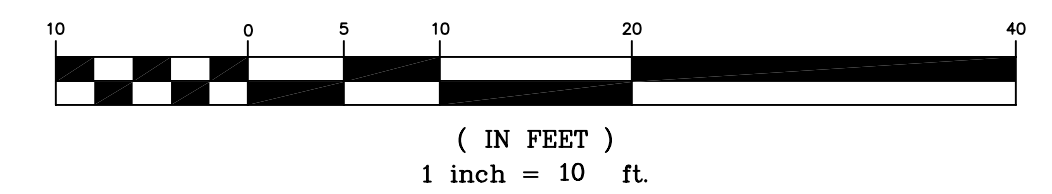
Contours as shown have been interpolated between spot elevations, actual ground surface may vary.

This survey has been prepared for the exclusive use of parties whose names appear hereon only, and does not extend to any unnamed third parties without express recertification by the land surveyor.

LEGEND

- ⊕ Concrete Monument in Case
- X Tack in Lead or Nail & Disk
- Set rebar w/cap #23604
- Found pipe or rebar
- ⊕ Hydrant
- ⊕ Power pole
- ⊕ Deciduous Tree

GRAPHIC SCALE



Found brass pin in concrete in case - 5/18/10 - PI mon

S09°00'14"E
43.19' (m)

Found 2" brass disk w/"X" in concrete in case - 5/16/10
S09°00'10"E (Basis of Bearing - COS)
183.73' (m) 183.77' (COS)

NO.	DATE	DESCRIPTION	BY
1	9/4/13	add'l topo	law

Josh Niederberger
3009 1/2 Harbor Ave. S.W.
Seattle, WA

Schroeter Land Surveying
PROFESSIONAL LAND SURVEYORS
P.O. Box 813, Seahurst, Washington 98162 (206) 242-6621 FAX (206) 243-9679

DATE (FIELD)	5/20/10	DATE (OFFICE)	6/29/10
PROJECT NO.	10036	SCALE	1" = 10'
JOB #	565/7	DWG BY	law
		SW	1/4 SEC. -12- TWP. -24- RG. -3-

3005 Harbor Ave. S.W. - Apartments
 West Seattle, WA

PRELIMINARY -
 NOT FOR CONSTRUCTION

TITLE:
 Landscape Plan

SCALE: AS NOTED

DATE: April 12, 2015

PROJ. NO.: 13.001

DRAWN BY: Tom Jamieson

L1.0

Symbol	Feature Name	Square Feet	Green Factor Designation
	6' trellised fence/green screen	576	vegetated wall
	permeable paving	2,450	permeable paving

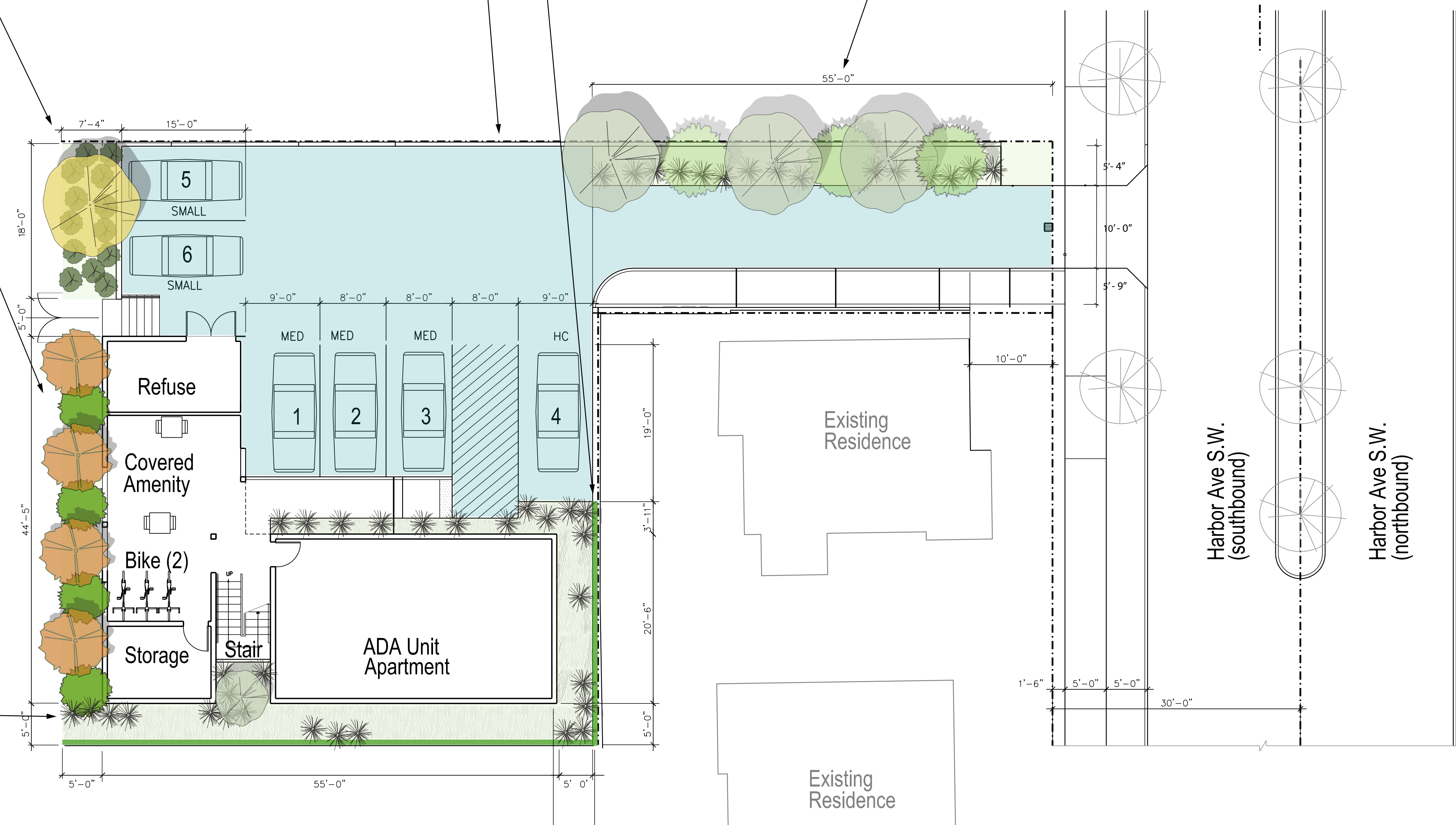
Symbol	Botanical Name	Common Name	Quantity	Green Factor Designation
	<i>Acer cinatum</i>	vine maple	3	small tree
	<i>Ribes sanguineum</i>	red flowering currant	3	tall shrub
	<i>Polystichum munitum</i>	sword fern	15	perennials/ferns/grasses

Symbol	Botanical Name	Common Name	Quantity	Green Factor Designation
	<i>Ginkgo biloba 'Autumn Gold'</i>	autumn gold ginkgo	1	medium/large tree
	<i>Mahonia nervosa</i>	oregon grape	13	low shrub

Symbol	Botanical Name	Common Name	Quantity	Green Factor Designation
	<i>Vaccinium ovatum</i>	evergreen huckleberry	4	tall shrub
	<i>Cornus Stolonifera</i>	red osier dogwood	4	tall shrub

Symbol	Botanical Name	Common Name	Quantity	Green Factor Designation
	<i>Fragaria chiloensis</i>	coastal strawberry	70*	groundcover
	<i>Polystichum munitum</i>	sword fern	30	perennials/ferns/grasses
	<i>Acer cinatum</i>	vine maple	1	small tree

*groundcover spaced at 12" on center



NOTES

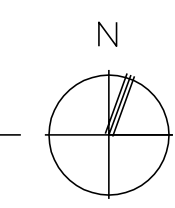
Total area for parcel calculated at 5,886 sq. ft.

Total area for landscape areas calculated at 1,166 sq. ft., approximately 20% of parcel area.

With the exception of one Ginkgo Biloba tree, all plant selections are listed by Seattle as both native to the NW and drought tolerant.

Soil in Landscape Areas 1, 2, & 3 (total area = 628 sq. ft.) to be amended at a depth of 24" and 30" where small and/or medium trees are to be planted. Soil in Landscape Area 4 (total area 538 sq. ft.) to be amended per City of Seattle requirements at a minimum of 12" with 3" of compost and 2-4" of mulch.

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



CITY OF SEATTLE
 DEPARTMENT OF ENVIRONMENT
 APPROVED
 SUBJECT TO ERRORS AND OMISSIONS
 03-18-15

Landscape Plan: Accompanying Documents

Revised 4/8/09 Green Factor Worksheet* SEATTLE <i>green factor</i>						
	Planting Area	Planting Area				TOTAL**
		1	2	3	4	
A1	square feet	275	131	222	538	1166
A2	square feet					0
A3	square feet					0
B1	square feet					0
B2	# of plants	18	13	8	30	69
B3	# of trees	3	1		1	5
B4	# of trees					0
B5	# of trees					0
B6	# of trees					0
B7	# of trees					0
C1	square feet					0
C2	square feet					0
D	square feet					0
E	square feet					0
F1	square feet					0
F2	square feet					0
G	square feet					0
H1	square feet					0
H2	square feet					0
H3	square feet					0
H4	square feet					0

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

1. Green Factor Worksheet

Revised 12/28/10 Green Factor Score Sheet SEATTLE <i>green factor</i>						
Project title: Harbor Ave Apartments		enter sq ft of parcel	SCORE			
Parcel size (enter this value first)		5,386	0.344			
Landscape Elements**		Totals from GF worksheet	Factor	Total		
A Landscaped areas (select one of the following for each area)						
1	Landscaped areas with a soil depth of less than 24"	538	0.1	54		
2	Landscaped areas with a soil depth of 24" or greater	638	0.6	376.8		
3	Bioretention facilities		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	1166	0.1	117		
2	Shrubs or perennials 2' + at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	828	0.3	248		
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	300	0.3	90		
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	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	250	0.4	100.0		
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	0	0.4	-		
7	Tree canopy for preservation of large existing trees with trunks 6" + in diameter - calculated at 20 sq ft per inch diameter	0	0.8	-		
C Green roofs						
1	Over at least 2" and less than 4" of growth medium		0.4	-		
2	Over at least 4" of growth medium		0.7	-		
D Vegetated walls						
		576	0.7	403.2		
E Approved water features						
		0	0.7	-		
F Permeable paving						
1	Permeable paving over at least 6" and less than 24" of soil or gravel	2450	0.2	490.0		
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-		
G Structural soil systems						
			0.2	-		
H Bonuses						
1	Drought-tolerant or native plant species	1166	0.1	116.6		
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	0	0.2	-		
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	275	0.1	28		
4	Landscaping in food cultivation	0	0.1	-		
		Green Factor numerator =	2,023			

* 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)

2. Green Factor Score Sheet

Director's Rule 10-2011
Page 14 of 16

Attachment A

Landscape Improvement Checklist

I, Tom Jamieson, declare as follows:

I am a landscape professional, as defined in Subsection C.1 of Director's Rule 10-2011, responsible for the approved landscape plan for development located at 3005 Harbor Ave. SW, Seattle, WA, and developed pursuant to: Master Use Application Number _____, Building Permit Number _____

The approved landscape plan meets or exceeds minimum requirements for this property (including landscaped area or Green Factor score, as required by code).

The landscape features from the approved landscaping plan for this property have been installed as approved and in a manner consistent with the standards of the Landscaping Director's Rule (10-2011). This includes soil condition as well as the number, size, and approximate location of plantings.

I understand that any of the following changes to an approved landscape plan requires a plan revision and approval by the Department of Planning and Development:

- A reduction to the total number of trees or other plants
- Changes to the location of plantings required for screening
- Substitution of plant species if the substituted plant is smaller or less drought-tolerant
- Any changes that could decrease total planting area or lower the Green Factor score below code requirements, or otherwise fail to meet specific permit conditions.

Any of the revisions described above, if applicable, have been approved by DPD. Revised permit number _____

A Street Improvement Permit has been obtained from the Seattle Department of Transportation (SDOT) for any landscaping in the right-of-way, any changes have been approved by SDOT, and all plants in the right-of-way have been planted according to SDOT standards.

A completed Landscape Management Plan has been submitted to the owner (required for Green Factor projects only).

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Tom Jamieson April 15, 2015
Signature of landscape professional Date

NOTE: If you provide false information in this document, you will subject yourself to criminal liability. You may also subject the property owner to a penalty of \$150-\$500 per day for each day that the landscape features are out of compliance with code requirements (SMC 23.90.018).

3. Landscape Improvement Checklist

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

TITLE:
Landscape Plan :
Accompanying
Documents

SCALE: AS NOTED

DATE: April 15, 2015

PROJ. NO.: 13.001

DRAWN BY: Tom Jamieson

L1.1

PROJECT INFORMATION

ADDRESS: 3005 HARBOR AVE. S.W.
SEATTLE, WA 98126

OWNER: JOSH NIEDERBERGER
1705 WALNUT AVE. S.W.
SEATTLE, WA 98116

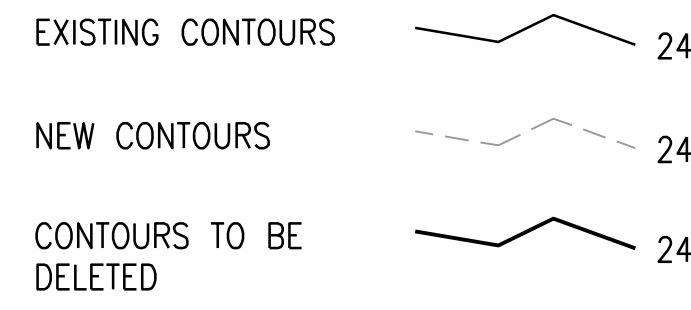
DESCRIPTION OF WORK: DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCT A 6 UNIT, 4 STORY APARTMENT BUILDING

GRADING: GRADING MUS BE STABILIZED BY OCTOBER 31ST. NO EXCAVATION OR FILL PLACEMENT CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

LEGAL DESCRIPTION

THAT PORTION OF TRACT D OF PROSPECT TRACTS, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WA DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT SOUTH 89°26'09" EAST 328.39 FEET FROM THE EAST MARGIN OF FAUNTLEROY AVENUE AS ESTABLISHED BY ORDINANCE NO. 29063' THENCE RUN SOUTH 21°28'51" EAST ALONG THE WESTERLY MARGIN O HARBOR AVENUE 49.793 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 68°31'09" WEST 120 FEET; THENCE SOUTH 21°28'51" EAST 73 FEET; THENCE NORTH 68° 31'09" EAST 65 FEET; THENCE SOUTH 21° 28'51" WEST 52.239 FEET; THENCE NORTH 68°31'09" EAST 55 FEET TO THE SAID WESTERLY MARGIN OF HARBOR AVENUE; THENCE NORTH 21° 28'51" WEST 20.761 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS TRACTS 8 AND 9 OF THE UNRECORDED SUBDIVISION OF TRACT D OF SAID PROSPECT TRACTS)

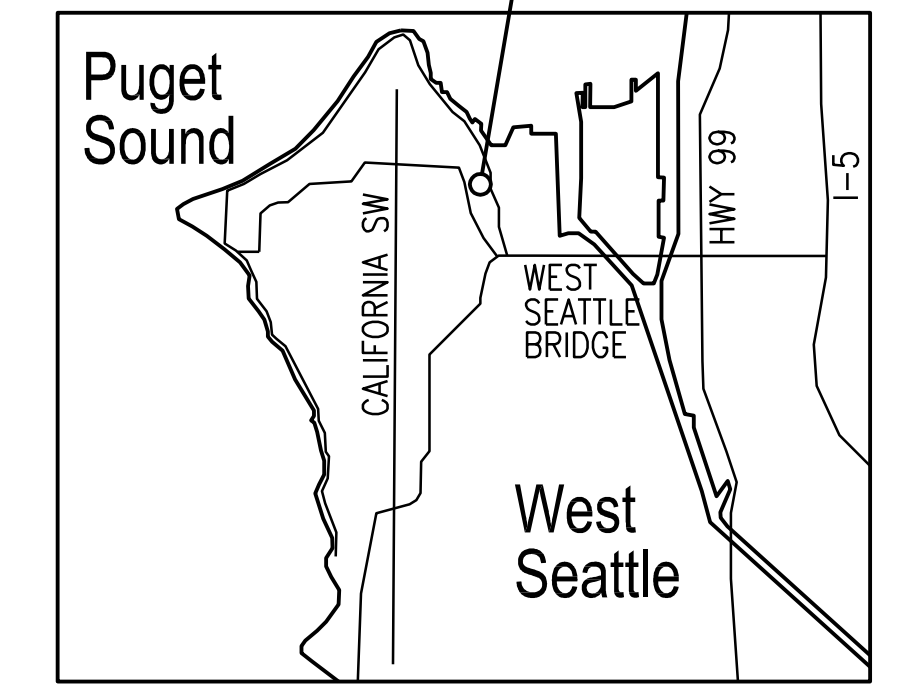
KEY



KING CO. PARCEL NO.

6911700030

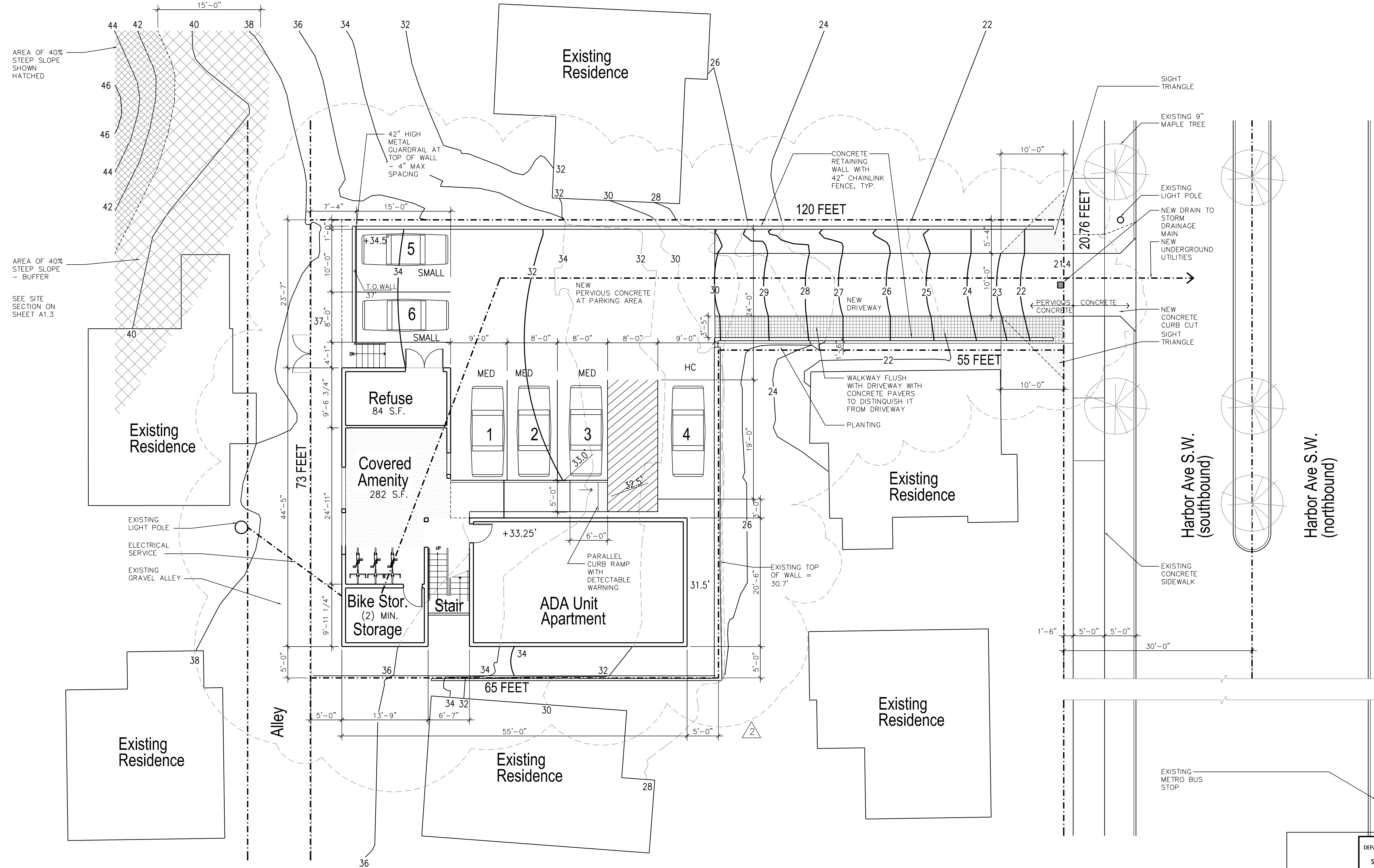
VICINITY MAP



HC signage installed will meet requirements of SBC 1110.1 ddg 9/16/2015 - DPD

Wettstone Studio
Architects

Janice Webb Wettstone
1917 34th Ave. West
Seattle, WA 98199
(206) 789-0554
Janice@wettstonestudio.com



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

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

6057 REGISTERED ARCHITECT
Janice Webb
STATE OF WASHINGTON

TITLE: SITE PLAN

SCALE: AS NOTED

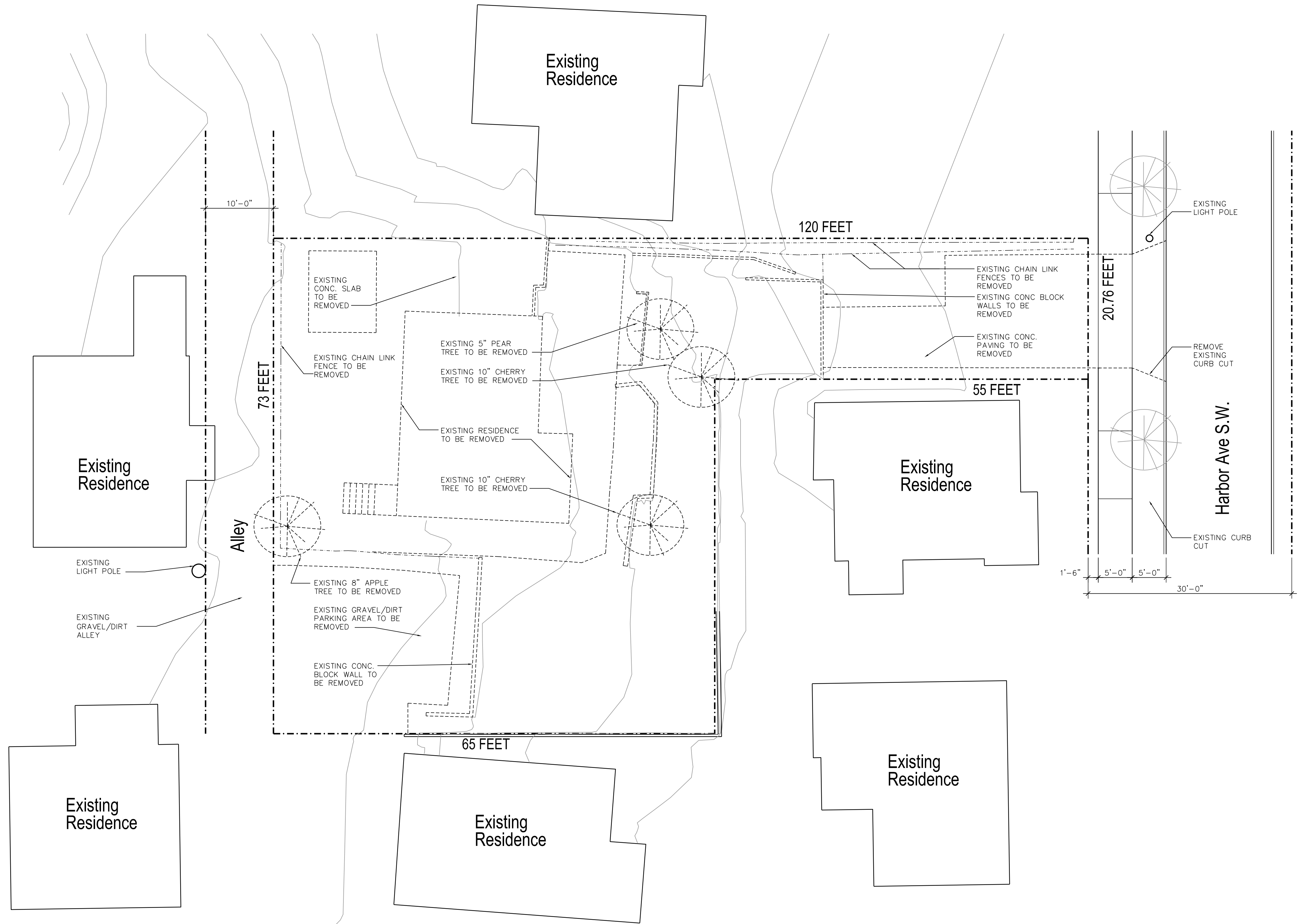
DATE: 04-22-15
07-14-15

PROJ. NO.: 09-04-15
13.001

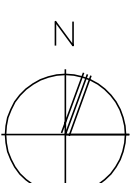
DRAWN BY: JLWW

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09-18-15

A1.0



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



3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

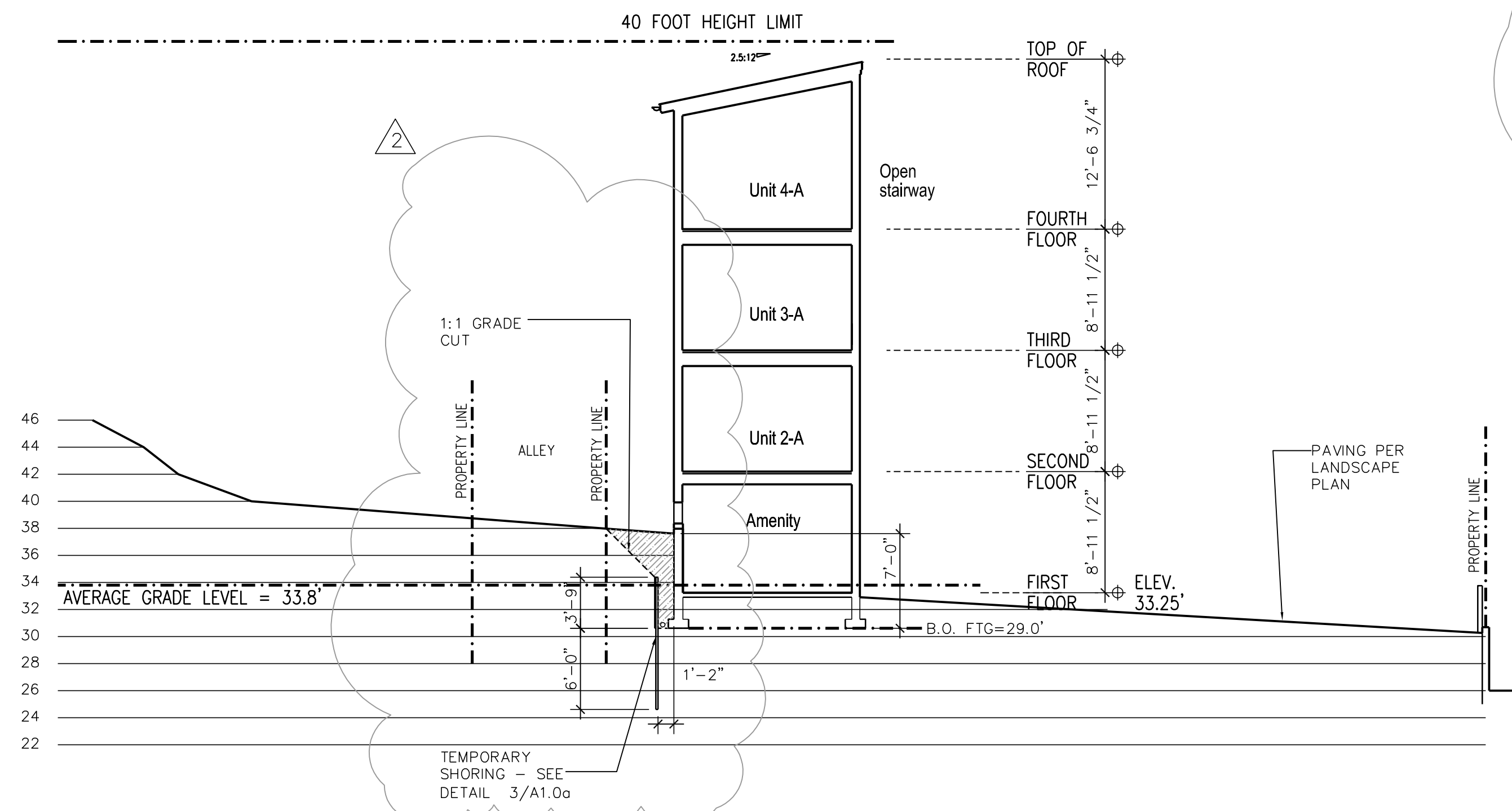
6057 REGISTERED ARCHITECT
Janice Webb
STATE OF WASHINGTON

TITLE:	SITE PLAN - DEMO
SCALE:	AS NOTED
DATE:	04-22-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW

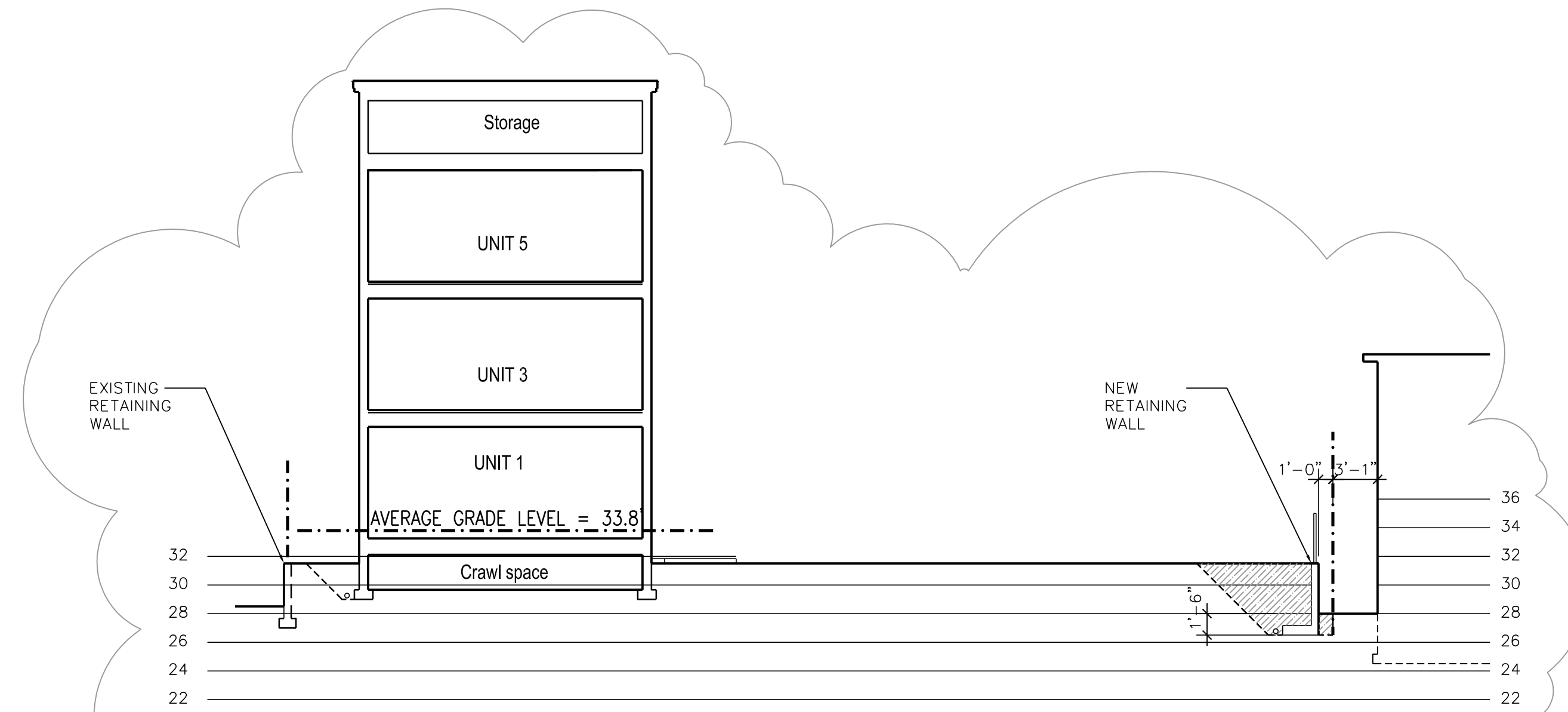
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09-18-15

A1.1

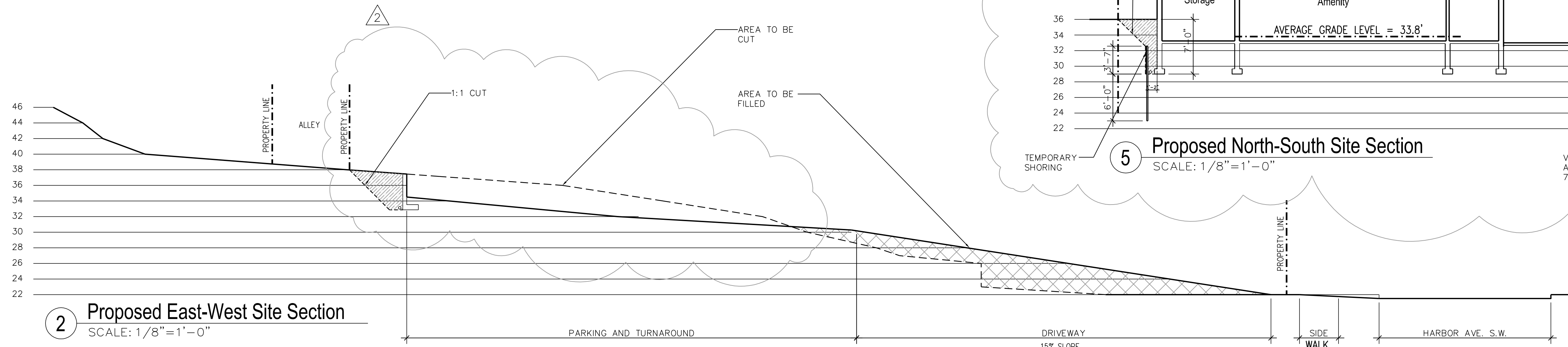
3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



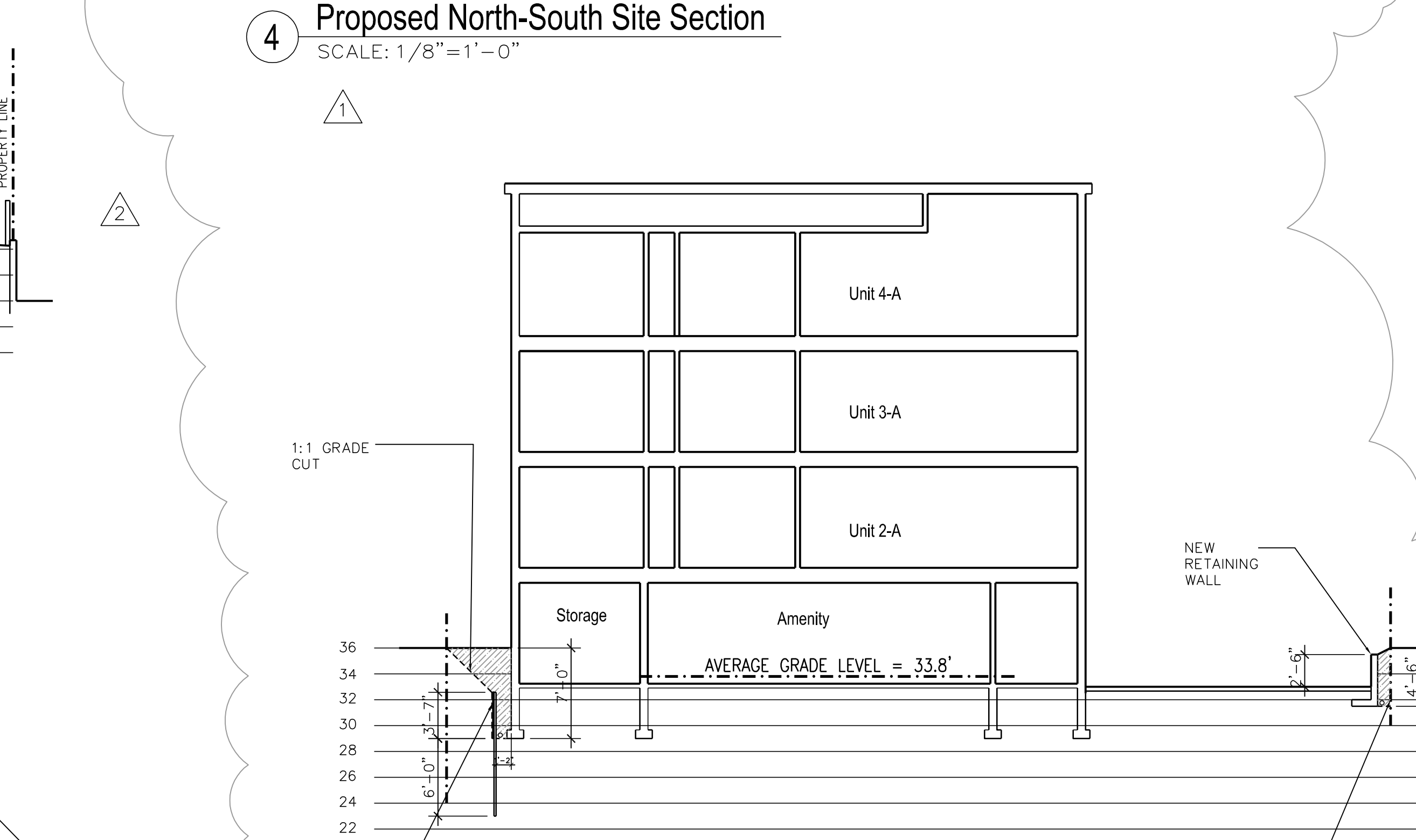
3 Proposed East-West Site Section
SCALE: 1/8" = 1'-0"



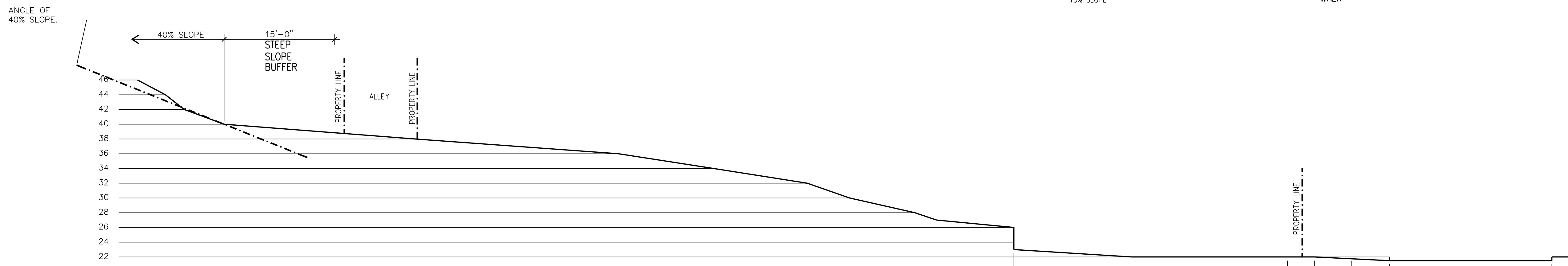
4 Proposed North-South Site Section
SCALE: 1/8" = 1'-0"



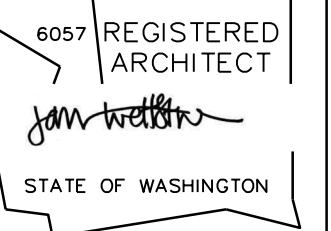
2 Proposed East-West Site Section
SCALE: 1/8" = 1'-0"



5 Proposed North-South Site Section
SCALE: 1/8" = 1'-0"



1 Existing East-West Site Section
SCALE: 1/8" = 1'-0"



TITLE:	
SITE SECTIONS	
SCALE:	AS NOTED
DATE:	04-22-15 07-14-15
PROJ. NO.:	09-04-15 13.001
DRAWN BY:	JLWW

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A1.2

LOT COVERAGE

LOT AREA: 5,840 S.F.
 BUILDING AREA: 1,509 S.F.
 PROPOSED LOT COVERAGE: 25.8%

AVERAGE GRADE LEVEL FOR HEIGHT MEASUREMENT

MIDPOINT ELEVATION	EXTERIOR WALL LENGTH
A = 37.5'	a = 44.4'
B = 32.5'	b = 55.0'
C = 31.5'	c = 44.4'
D = 34.0'	d = 55.0'

FORMULA 1:

$$\frac{(37.5 \times 44.4) + (32.5 \times 55.0) + (31.5 \times 44.4) + (34.0 \times 55.0)}{44.4 + 55.0 + 44.4 + 55.0} = \frac{1,665.0 + 1,787.5 + 1,398.6 + 1,870.0}{198.8} = \frac{6,721.1}{198.8} = 33.8$$

Window Schedule

NO.	QTY.	MANUFACTURER	TYPE	SIZE (W x H)	AREA	GLASS	EGRESS	U-VALUE
W1	6	WEATHER SHIELD	CASEMENT	34" X 45"	10.6 S.F.		YES	0.20
W2	6	WEATHER SHIELD	AWNING	36" X 24"	6.0 S.F.			0.20
W3	9	WEATHER SHIELD	CASEMENT/FIXED	72" X 45"	22.5 S.F.		YES	0.20
W4	6	WEATHER SHIELD	CASEMENT/FIXED	60" X 68"	28.3 S.F.	SAFETY GLASS		0.20
W5	3	WEATHER SHIELD	CASEMENT/FIXED	90" X 68"	42.5 S.F.	SAFETY GLASS		0.20
W6	1	WEATHER SHIELD	FIXED	90" X 24"	15.0 S.F.			0.20
W7	3	WEATHER SHIELD	CASEMENT/FIXED	30" X 68"	14.2 S.F.	SAFETY GLASS		0.20
W8	3	WEATHER SHIELD	DBL CASEMENT	58" X 46"	18.5 S.F.			0.20
W9	3	WEATHER SHIELD	CASEMENT/FIXED	90" X 68"	42.5 S.F.	SAFETY GLASS		0.20

NOTE: ALL NEW GLAZING SHALL BE LABELED "NFRC CERTIFIED"

Door Schedule

NO.	QTY.	MANUFACTURER	TYPE	SIZE (W x H)	RATING	THICKNESS	HARDWARE SET	U-VALUE	STC RATING
D1	6	SDI	HOLLOW METAL	36" X 80"	1 HOUR	1-3/4"	SET 1	0.37	28 OR MORE
D2	2	SDI	HOLLOW METAL	36" X 80"	1 HOUR	1-3/4"	SET 2	0.37	28 OR MORE
D3	1	CUSTOM	HOLLOW METAL	PR 36" X 80"	1 HOUR	1-3/4"	SET 3	0.37	28 OR MORE

SET 1
 * SELF CLOSING
 * SELF LOCKING
 * DEADBOLT LATCH (1/2" THROW)
 * OP. FROM INTERIOR WITHOUT SPECIAL KNOWLEDGE
 * VISITOR OBSERVATION PORT +54"

SET 2
 * SELF CLOSING
 * SELF LOCKING
 * DEADBOLT LATCH (1/2" THROW)
 * OP. FROM INTERIOR WITHOUT SPECIAL KNOWLEDGE

SET 3
 * SELF CLOSING
 * SELF LOCKING

ENERGY CODE INFORMATION

EXTERIOR WALLS: R-21 BATT INSULATION

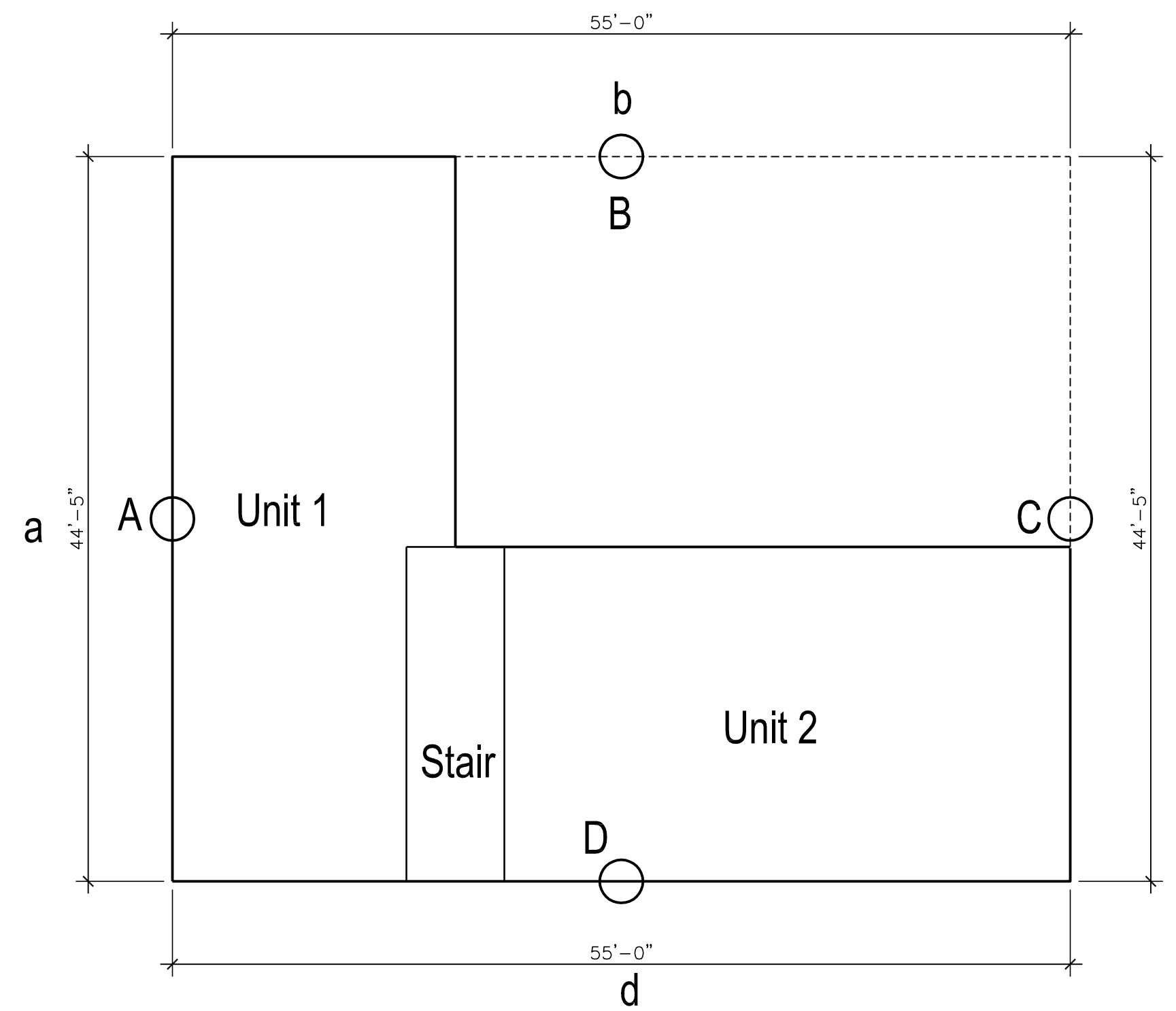
CEILING: R-49

FLOOR: R-38 BATT INSULATION

WINDOWS: 0.30 U-FACTOR

SHGC: 0.35 U-FACTOR

HEATING SYSTEM: EACH UNIT TO BE INDIVIDUALLY CONTROLLED WITH ELECTRIC BASEBOARD HEATERS



ZONING INFORMATION

MASTER USE PERMIT: #3014874
 ZONING: C1-40
 URBAN VILLAGE: NO
 OVERLAY: NO
 PEDESTRIAN ZONE: NO
 ENVIRONMENTALLY CRITICAL AREAS: 40% STEEP SLOPE, ARCHEOLOGICAL BUFFER, POTENTIAL SLIDE AREA, ABANDONED LANDFILL, LIQUEFACTION ZONE
 ADJACENT ZONING NORTH: C1-40
 ADJACENT ZONING EAST: C1-40
 ADJACENT ZONING SOUTH: C1-40
 ADJACENT ZONING WEST: C1-40
 EXISTING ALLEY WIDTH: 10'-0"; UNIMPROVED GRAVEL
 PERMITTED USES: TABLE A SECTION 23.47A.004 RESIDENTIAL USES PERMITTED (R-2)
 STREET LEVEL USES: DUE TO THE SHAPE OF THE LOT, THERE IS NO STREET FACING FACADE
 STREET LEVEL STANDARDS: DUE TO THE SHAPE OF THE LOT, THERE IS NO STREET FACING FACADE
 STRUCTURE HEIGHT: 40'-0" FROM AVERAGE GRADE LEVEL
 ROOFTOP FEATURES: FIRE DEPARTMENT GUARDRAIL
 FLOOR AREA RATIO (FAR): TABLE A FOR 23.47A.013 TOTAL PERMITTED FOR A SINGLE-PURPOSE STRUCTURE CONTAINING ONLY RESIDENTIAL OR NON-RESIDENTIAL USE = 3
 LOT AREA: 5,840 S.F.
 GROSS FLOOR AREA: 5,635 S.F.
 FAR ALLOWED: 17,520 S.F.
 LANDSCAPING: GREEN FACTOR SCORE OF .30 OR GREATER
 PARKING ACCESS: FROM HARBOR AVE. S.W.
 REQUIRED PARKING: ONE PER EACH DWELLING UNIT (6)
 (1) ACCESSIBLE STALL
 (3) MEDIUM STALLS
 (2) SMALL STALLS
 AMENITY AREA: 5% OF GROSS FLOOR AREA
 5,635 X .05 = 282 S.F.
 SOLID WASTE/RECYCLE AREA: FOR 2 - 8 DWELLING UNITS = 84 S.F.
 LIGHT AND GLARE: THE PROJECT WILL SHIELD EXTERIOR LIGHTING AND DIRECT IT AWAY FROM ADJACENT PROPERTIES PER SMC 23.47A.022 A
 ENERGY CODE: WALLS = 21
 ATTIC = R49
 SINGLE RAFTER OR JOIST = R38

Wettstone Studio Architects

Janice Webb Wettstone
 1917 34th Ave. West
 Seattle, WA 98199
 (206) 789-0554

Janice@wettstonestudio.com

3005 Harbor Ave. S.W. - Apartments
 West Seattle, WA

6057 REGISTERED ARCHITECT
 Janice Webb
 STATE OF WASHINGTON

TITLE:
 HEIGHT CALCULATION
 WINDOW SCHEDULE

SCALE: AS NOTED

DATE: 04-24-15

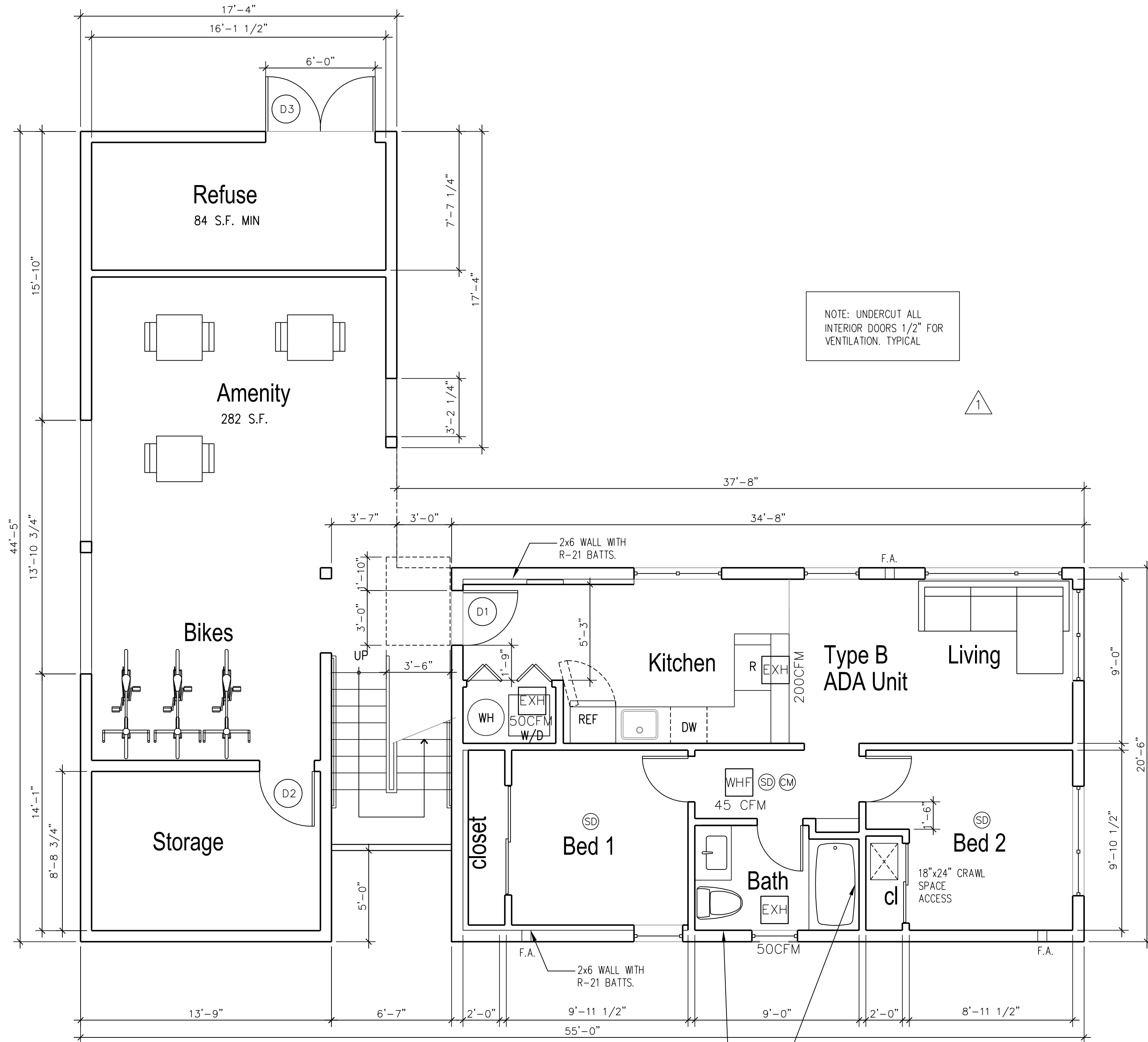
PROJ. NO.: 13.001

DRAWN BY: JLWW

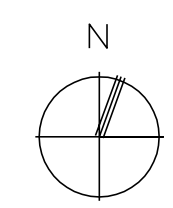
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A1.3

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

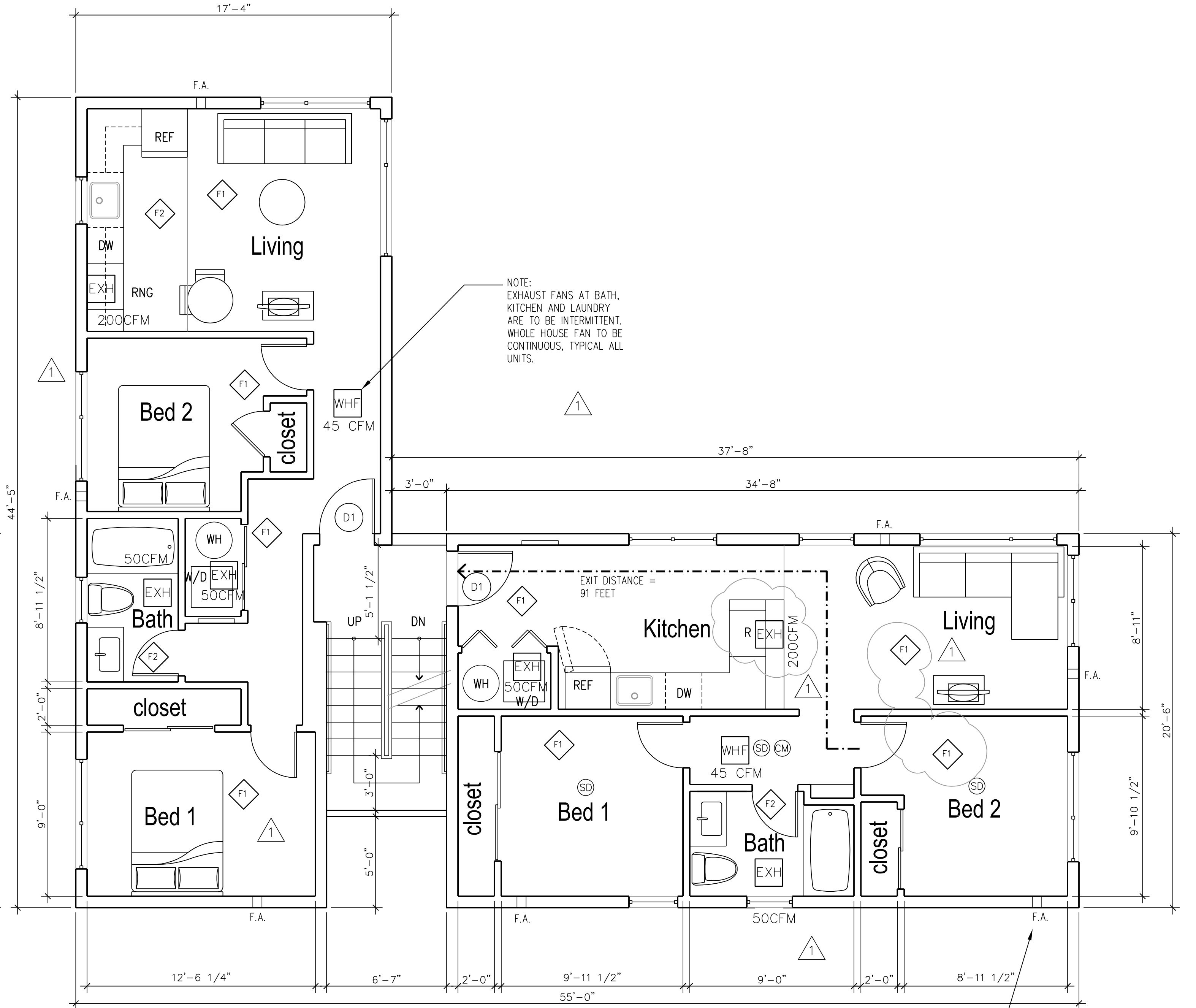


2 Main Floor Plan
SCALE: 1/4" = 1'-0"

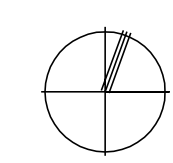


NOTE: UNDERCUT ALL INTERIOR DOORS 1/2" FOR VENTILATION. TYPICAL

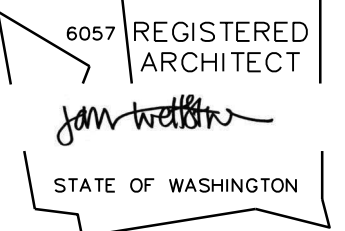
PROVIDE BLOCKING TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSET AND BATHTUB, PER SBC 604.5 AND 607.4.



1 Typ. Units - Floors 2 and 3
SCALE: 1/4" = 1'-0"



FRESH AIR INTAKE INLETS. (4) REQUIRED PER EACH UNIT AT 20 CFM EACH. ALL INTERIOR DOORS TO BE UNDERCUT 1/2" (NOTED AS "F.A." TYP.)

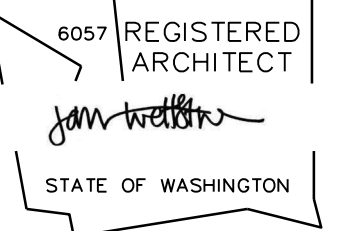
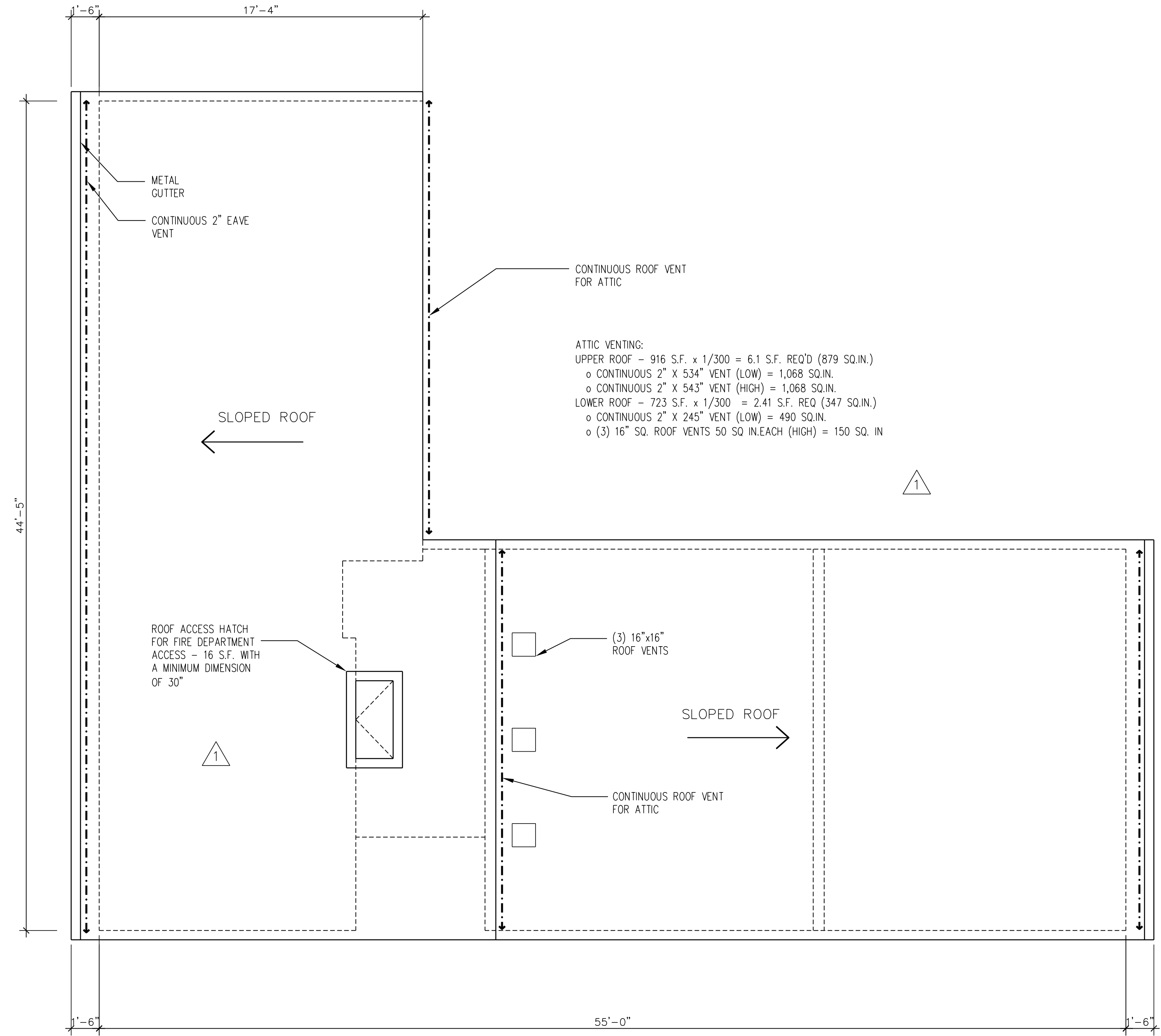
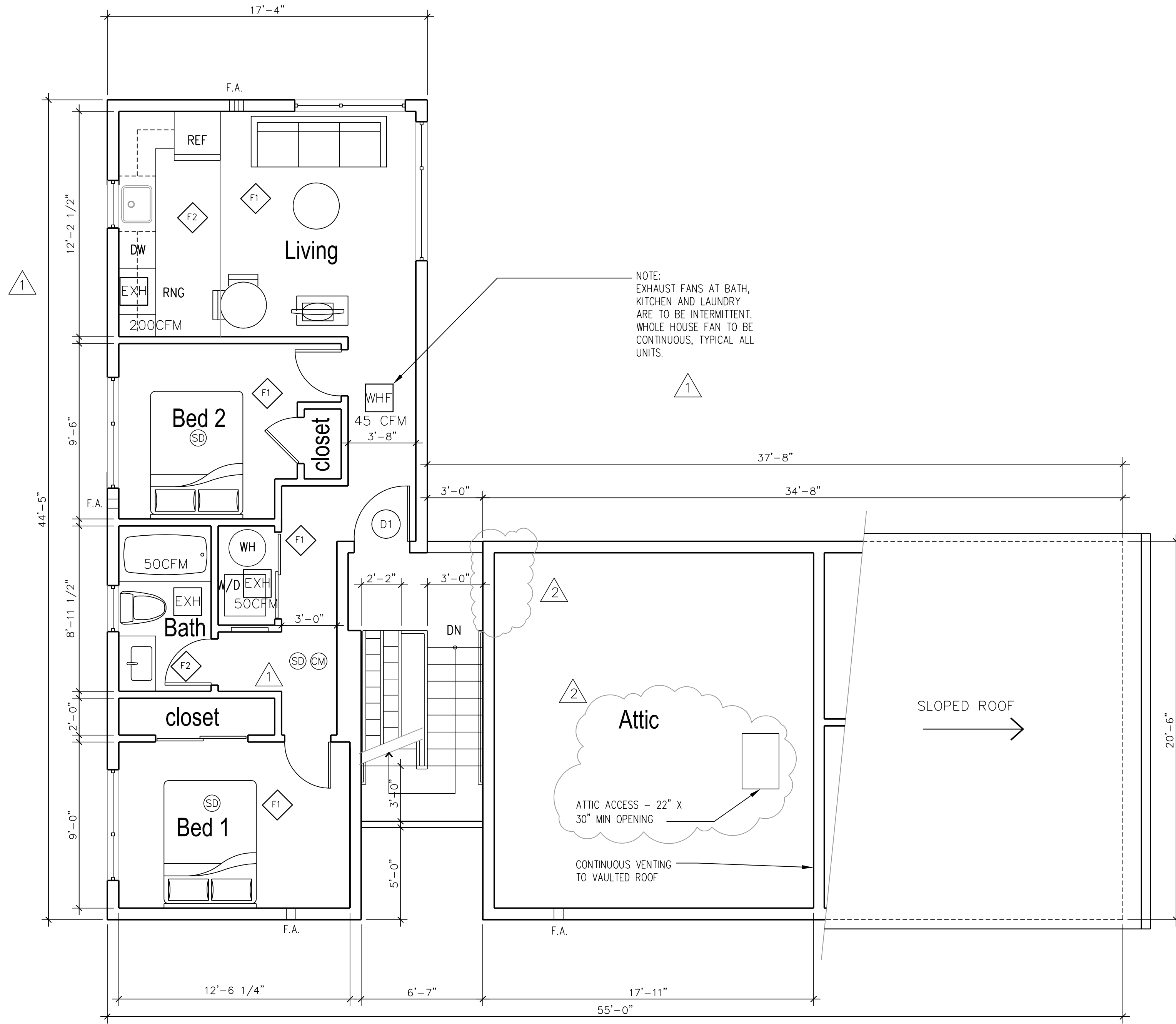


TITLE:	FLOOR PLANS ACCESSIBLE BATH
SCALE:	AS NOTED
DATE:	04-22-15 07-14-15
PROJ. NO.:	09-04-15 13.001
DRAWN BY:	JLWW

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A2.0

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

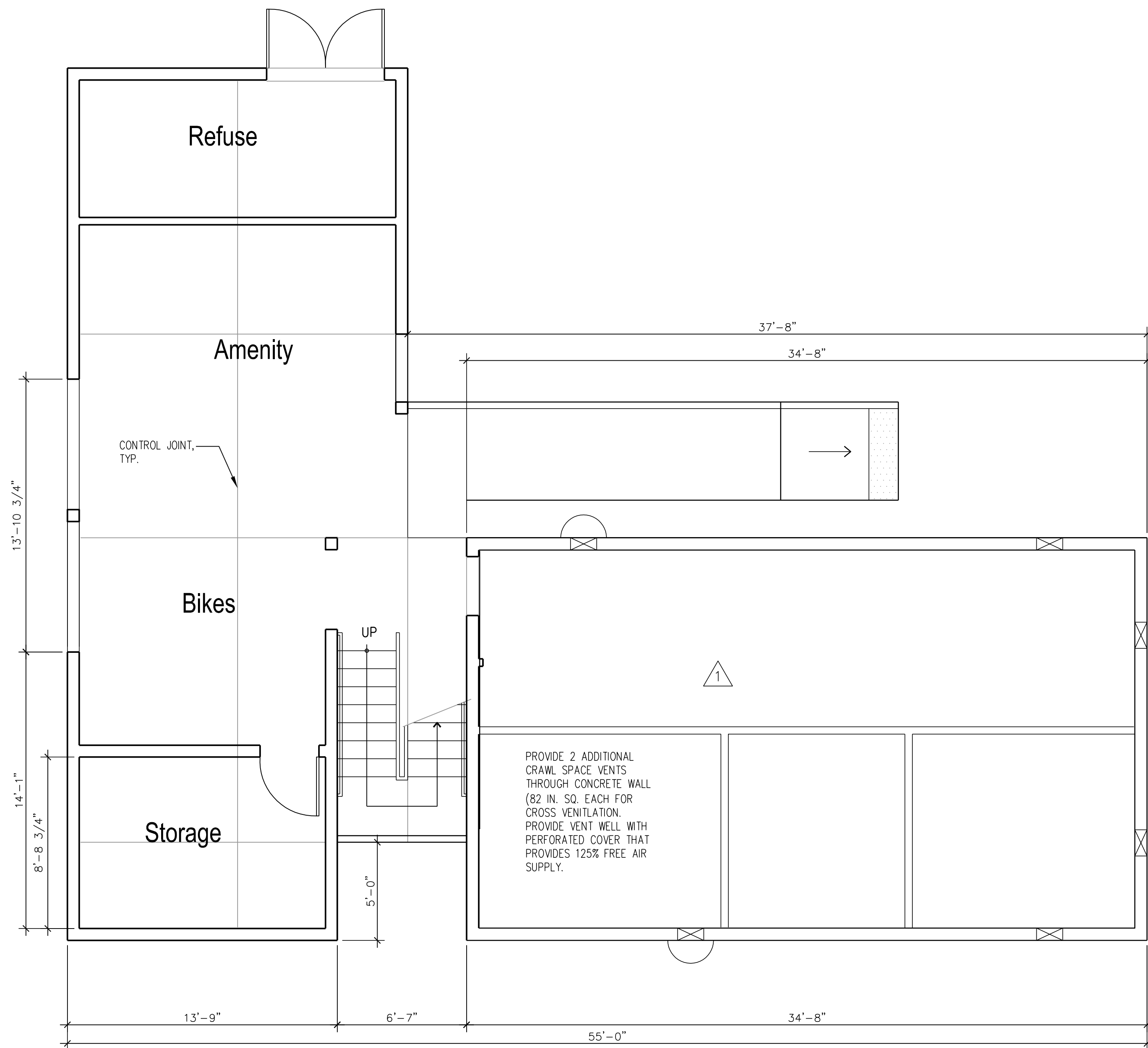


TITLE:	FOURTH FLOOR PLAN ROOF PLAN
SCALE:	AS NOTED
DATE:	04-22-15 09-04-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW

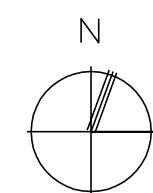
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A2.1

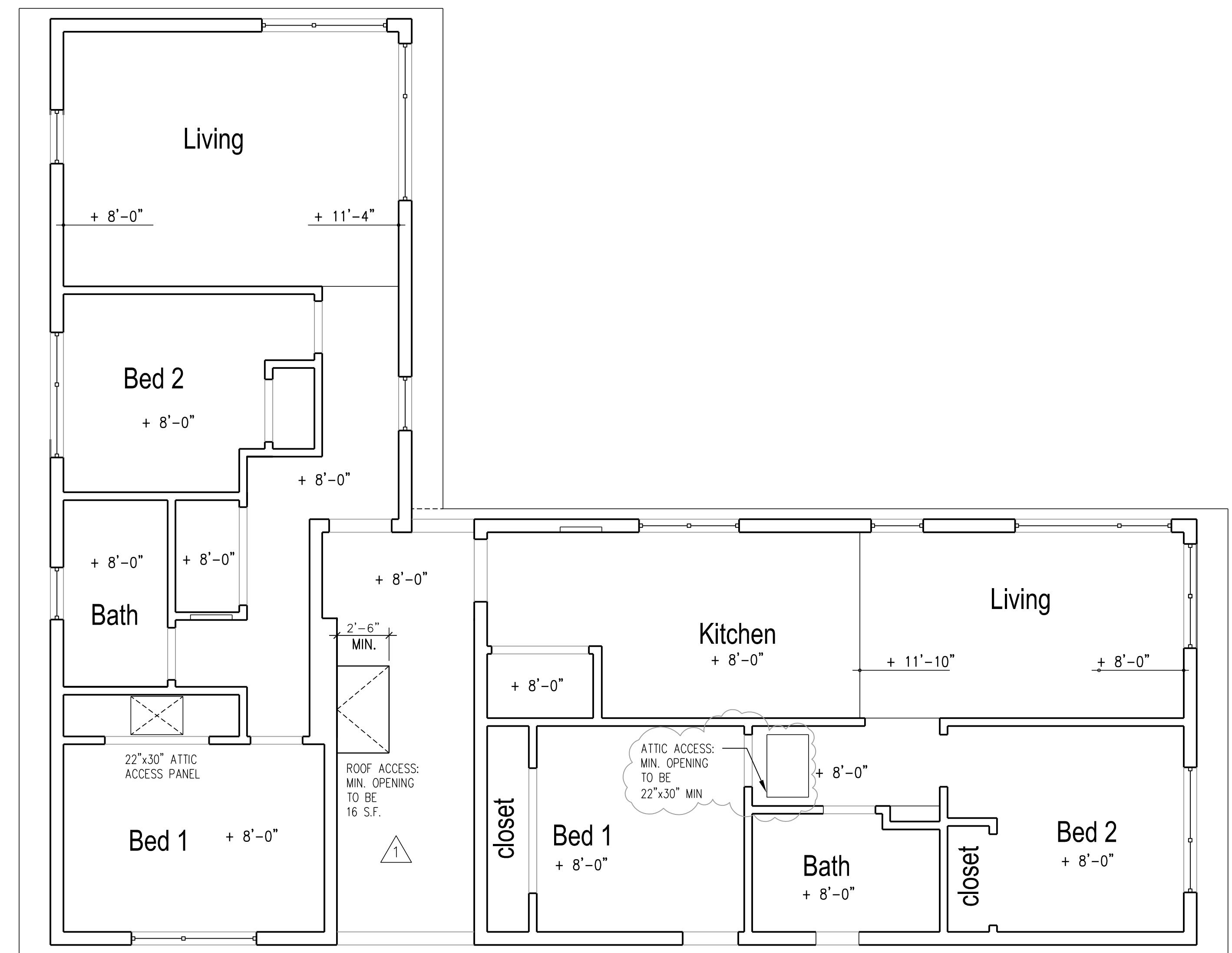
3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



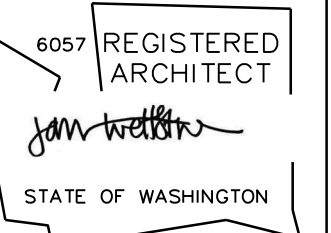
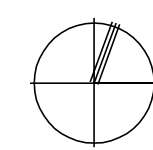
2 Main Floor Plan
SCALE: 1/4" = 1'-0"



CRAWL SPACE VENTING:
PROVIDE VENTS IN FOUNDATION WITH CLASS 1 VAPOR BARRIER
SPACE TO BE VENTED = 643 S.F. x 1/1500 = 62 IN. SQ. REQUIRED
(4) 16"x8" VENTS (64 IN. SQ. EACH)



2 Typ. Reflected Ceiling - Floors 2 and 3
SCALE: 1/4" = 1'-0"

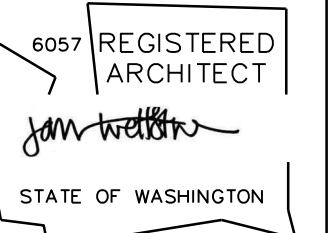


TITLE:	CONCRETE PLAN REFLECTED CEILING PLAN
SCALE:	AS NOTED
DATE:	04-22-15 07-14-15
PROJ. NO.:	09-04-15 13.001
DRAWN BY:	JLWW

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09-18-15

A2.2

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

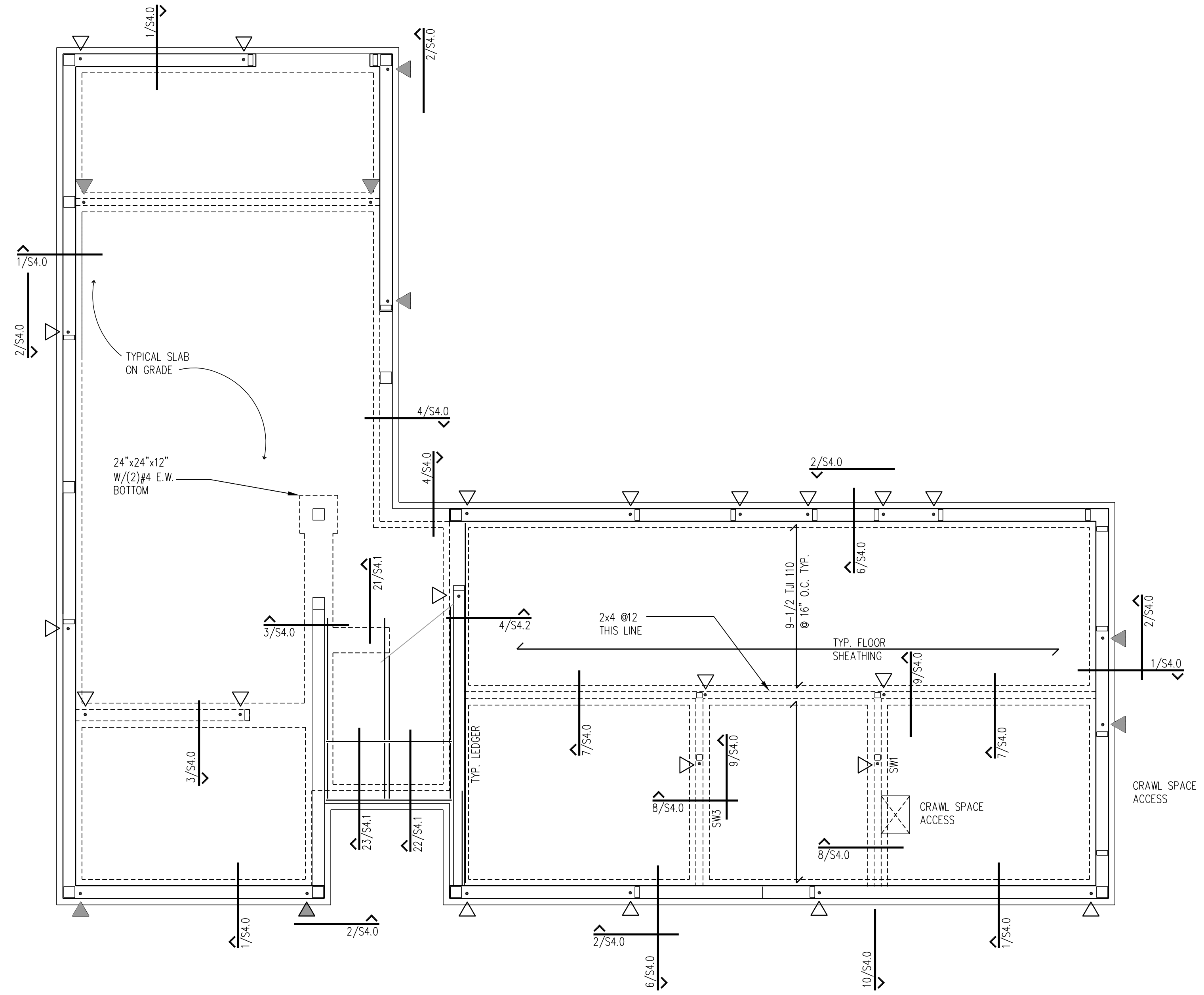


TITLE:	STRUCTURAL FRAMING PLANS
SCALE:	AS NOTED
DATE:	04-22-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW

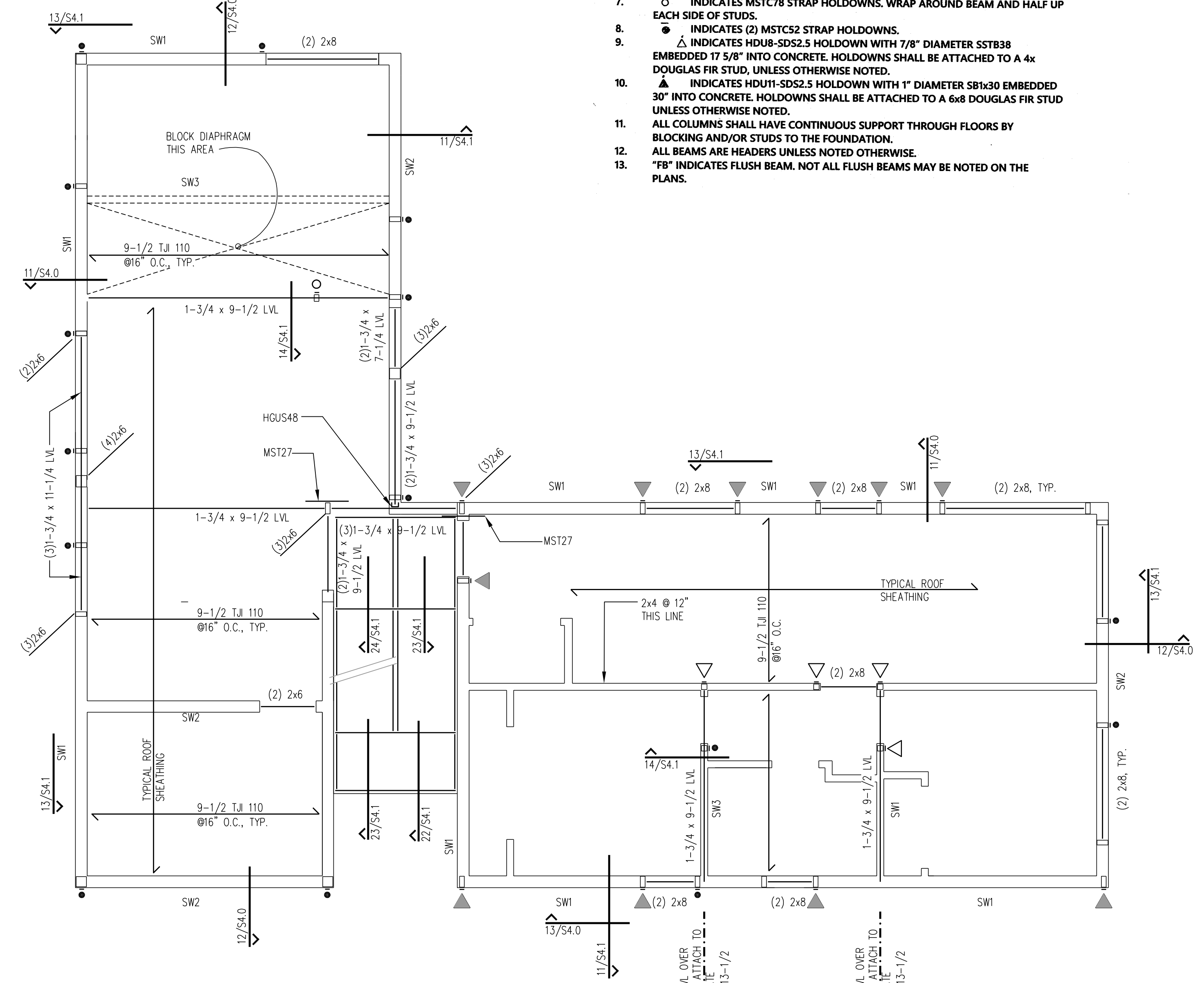
A2.3

TYPICAL PLAN NOTES (unless otherwise noted on the plans)

1. TYPICAL ROOF SHEATHING SHALL BE 1/2" PLYWOOD, SPAN INDEX 24/0.
2. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T & G PLYWOOD, SPAN INDEX 40/20.
3. TYPICAL LEDGERS SHALL BE 2X LUMBER ATTACHED TO SUPPORTS WITH (2) SDS25412 SCREWS AT 16" O.C. DRIVEN INTO SOLID WOOD, OR 5/8" DIAMETER ALL-THREAD RODS @ 24" O.C EPOXIED 4 1/2" INTO CONCRETE WITH 3" X 3" X 3/16" WASHERS.
4. *SW* INDICATES SHEAR WALL. SEE SCHEDULE.
5. Δ INDICATES MSTC40 STRAP HOLDDOWNS.
6. \blacktriangle INDICATES MSTC66 STRAP HOLDDOWNS.
7. \circ INDICATES MSTC78 STRAP HOLDDOWNS. WRAP AROUND BEAM AND HALF UP EACH SIDE OF STUDS.
8. \bullet INDICATES (2) MSTC52 STRAP HOLDDOWNS.
9. \triangle INDICATES HDU8-SDS2.5 HOLDOWN WITH 7/8" DIAMETER SSTB38 EMBEDDED 17 5/8" INTO CONCRETE. HOLDOWNS SHALL BE ATTACHED TO A 4x DOUGLAS FIR STUD, UNLESS OTHERWISE NOTED.
10. \blacktriangle INDICATES HDU11-SDS2.5 HOLDOWN WITH 1" DIAMETER SB1x30 EMBEDDED 30" INTO CONCRETE. HOLDOWNS SHALL BE ATTACHED TO A 6x8 DOUGLAS FIR STUD UNLESS OTHERWISE NOTED.
11. ALL COLUMNS SHALL HAVE CONTINUOUS SUPPORT THROUGH FLOORS BY BLOCKING AND/OR STUDS TO THE FOUNDATION.
12. ALL BEAMS ARE HEADERS UNLESS NOTED OTHERWISE.
13. *FB* INDICATES FLUSH BEAM. NOT ALL FLUSH BEAMS MAY BE NOTED ON THE PLANS.



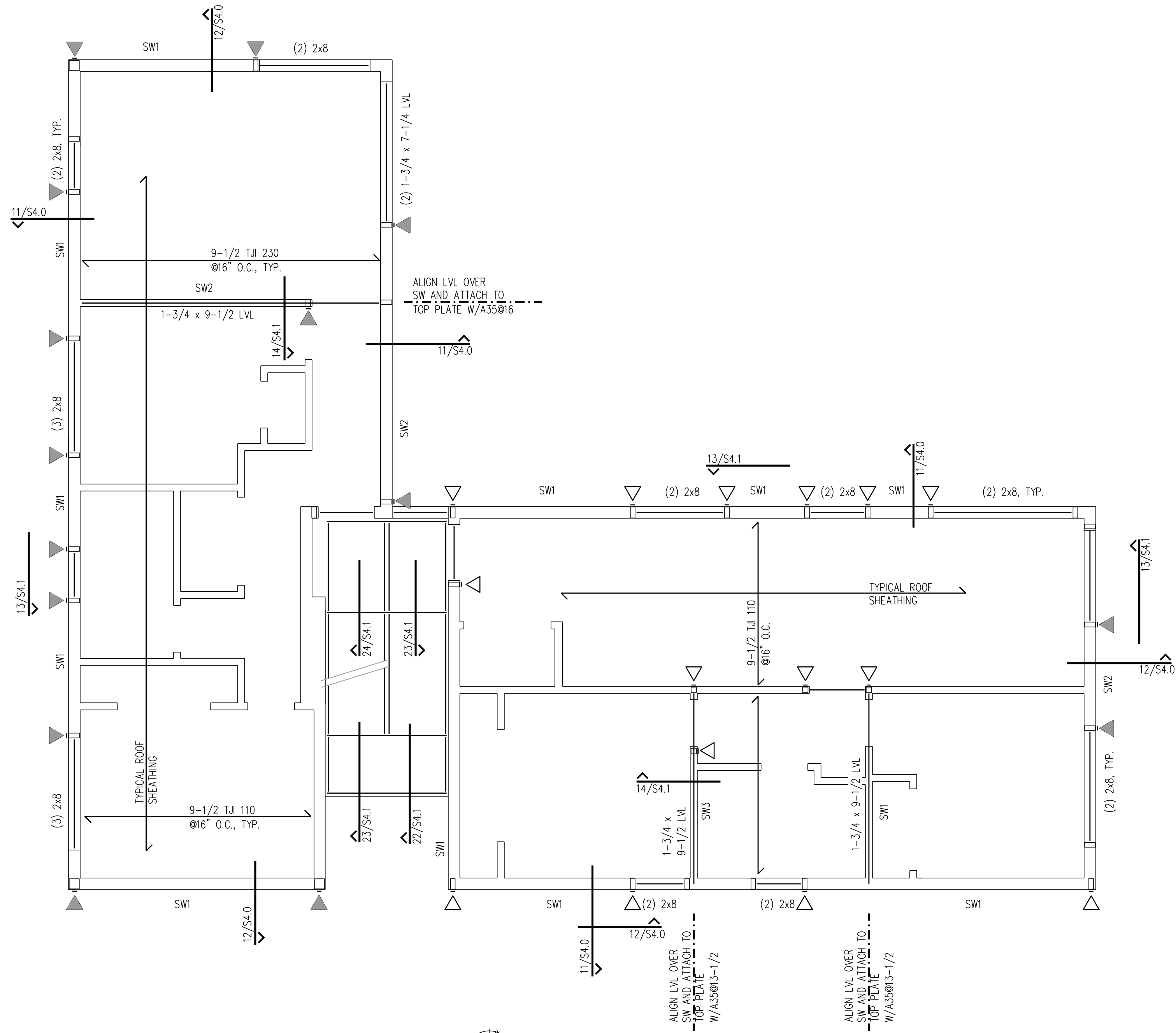
2 Foundation/Main Floor Framing
SCALE: 1/4" = 1'-0"



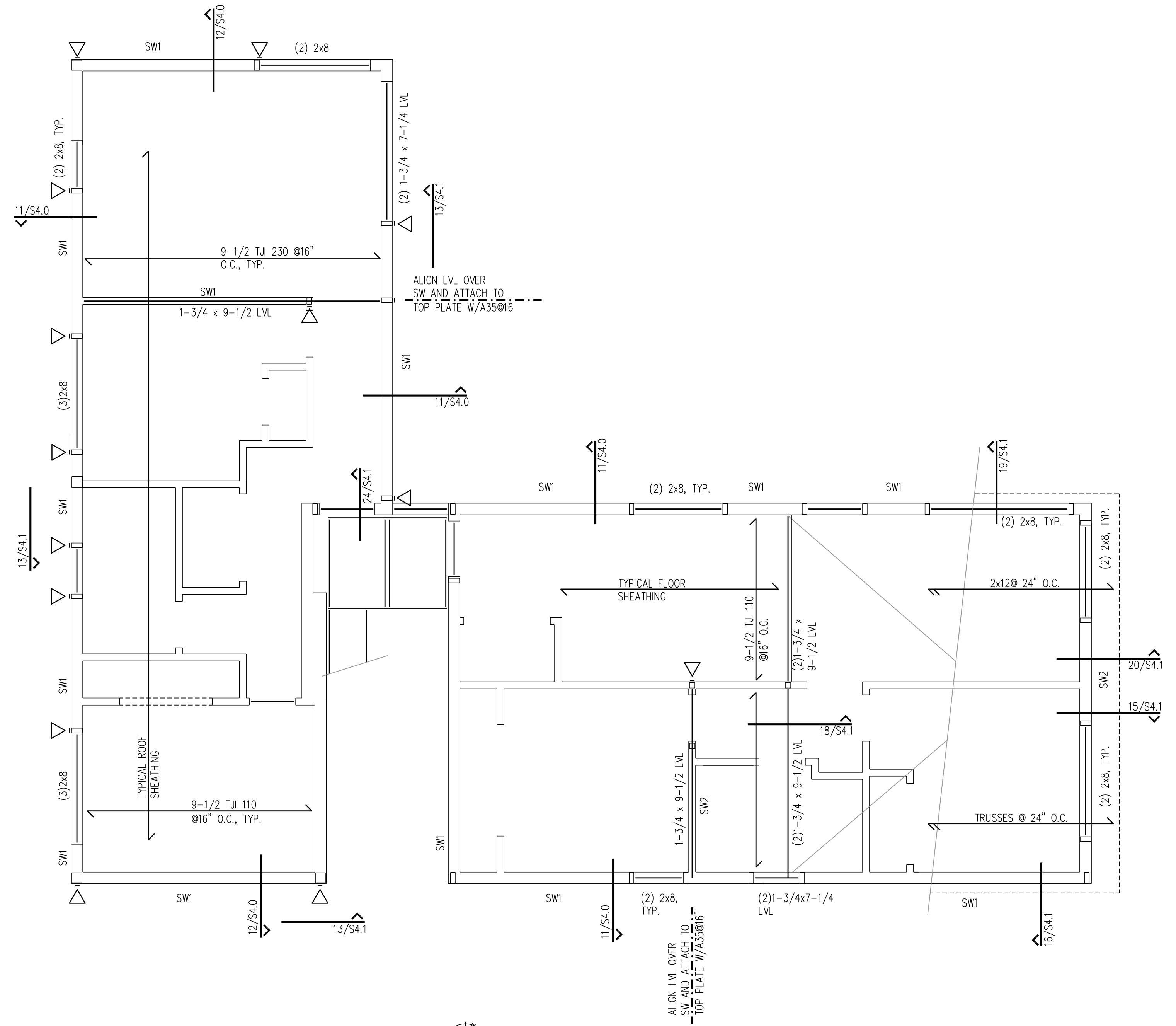
1 Second Floor Framing Plan
SCALE: 1/4" = 1'-0"

THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPROVED
Subject to Errors and Omissions
09-18-15

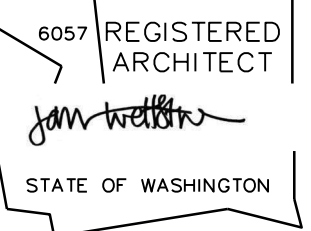
3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



2 Third Floor Framing Plan
SCALE: 1/4" = 1'-0"



1 Fourth Floor Framing Plan
SCALE: 1/4" = 1'-0"

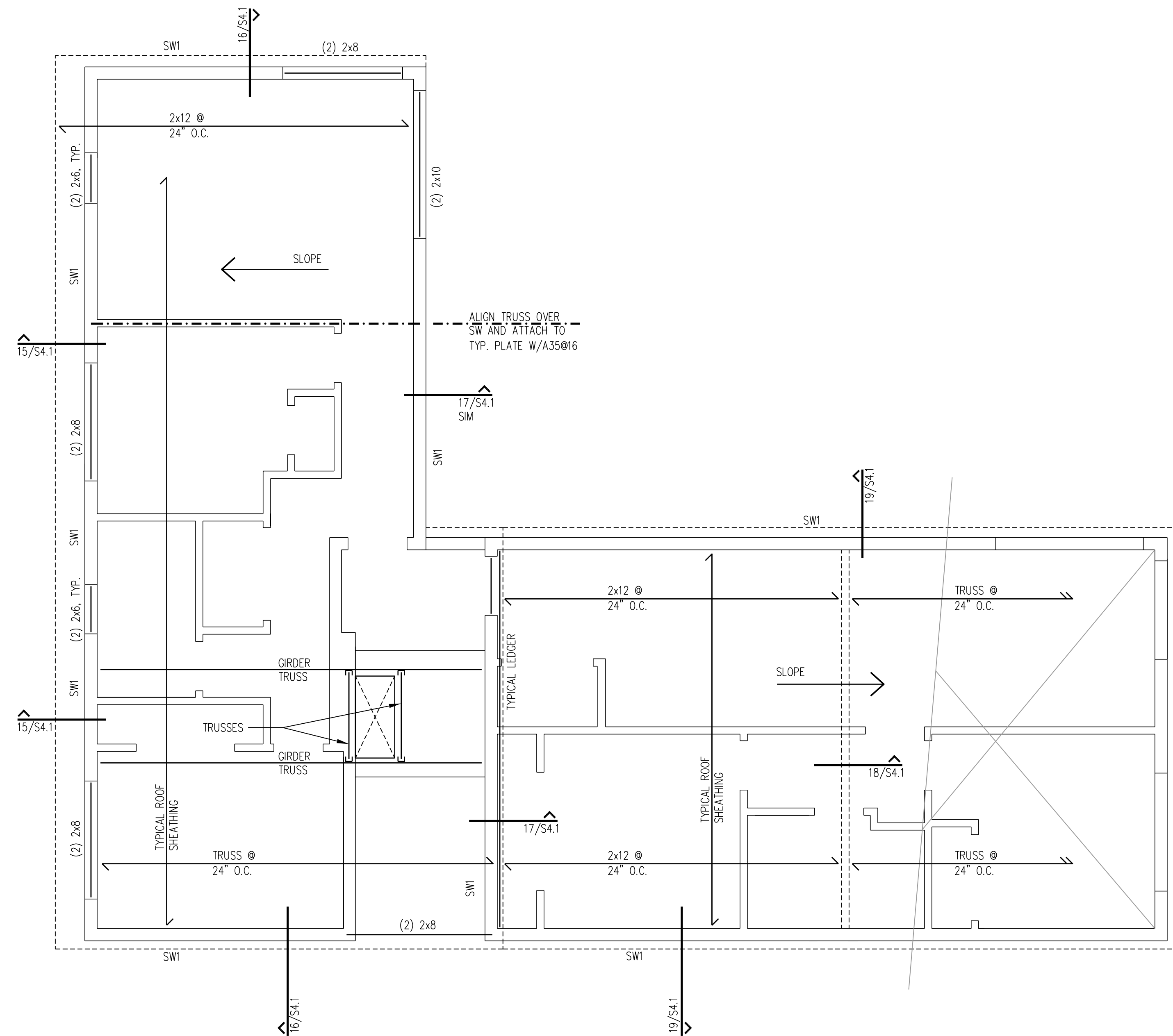


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DATE:	04-22-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW

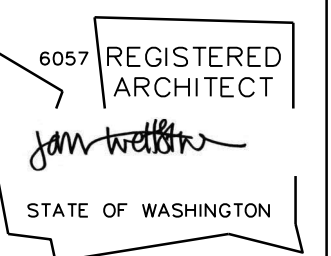
THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
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Subject to Errors and Omissions
09-18-15

A2.4

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



1 Roof Framing Plan
SCALE: 1/4" = 1'-0"

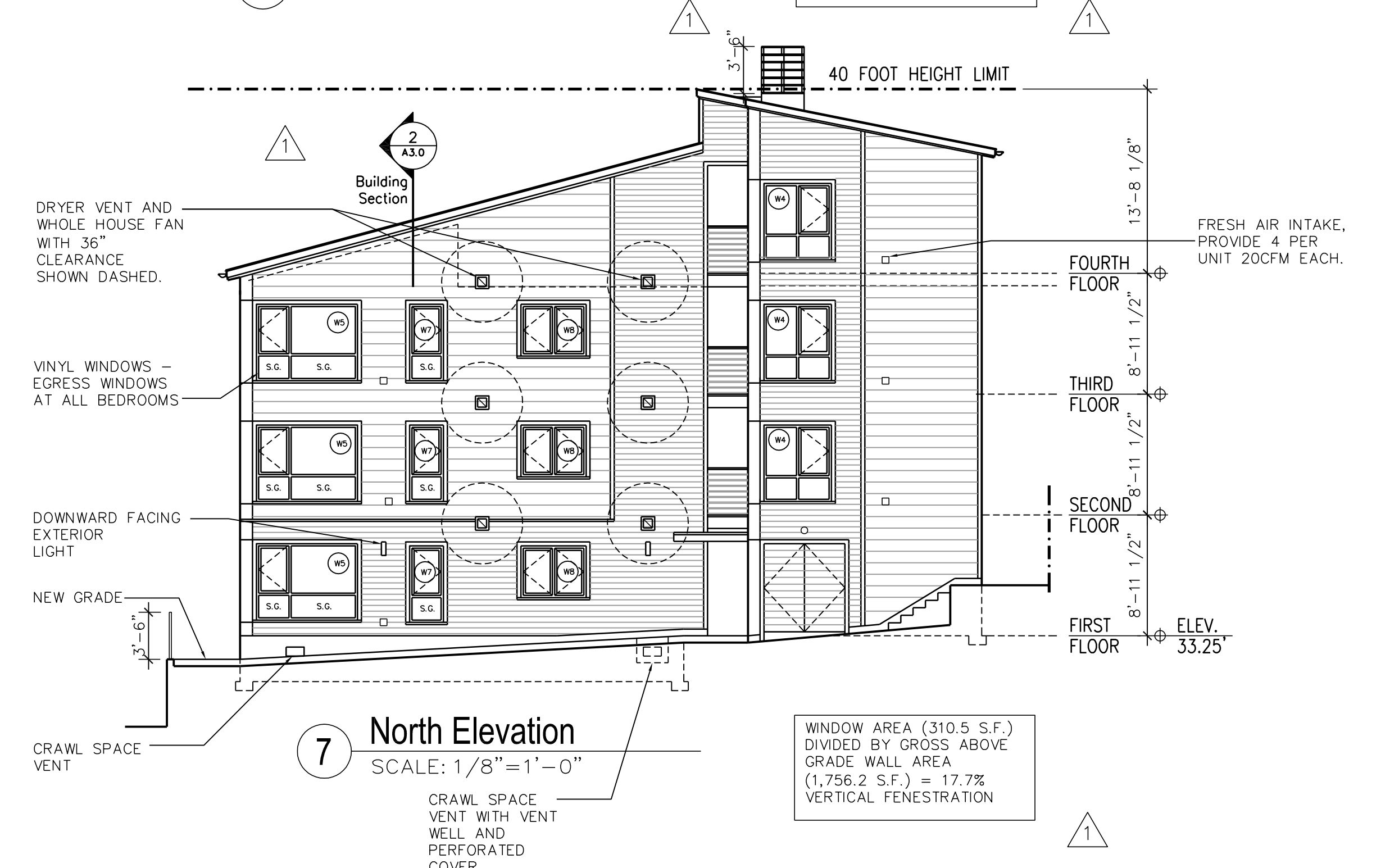
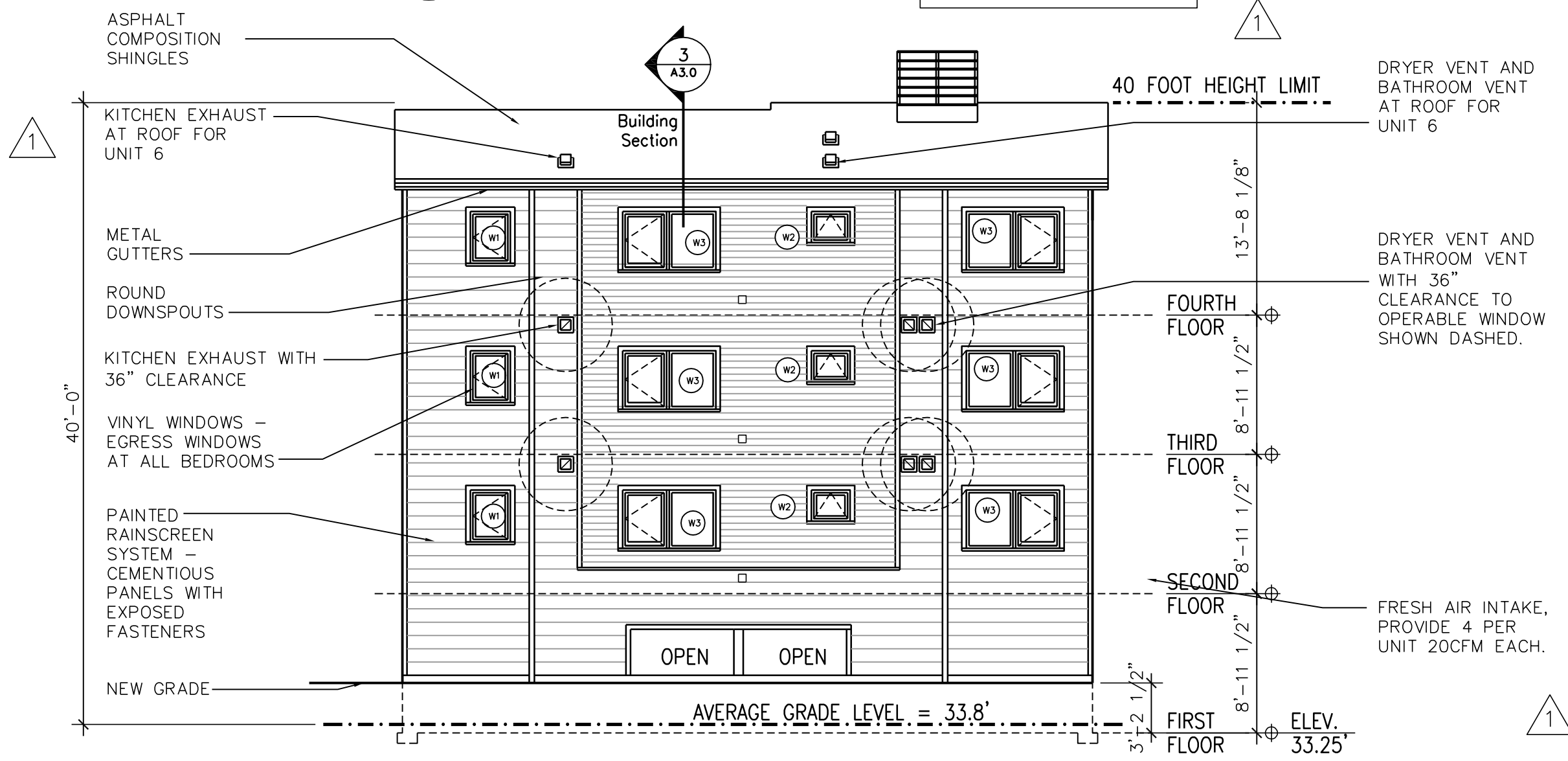
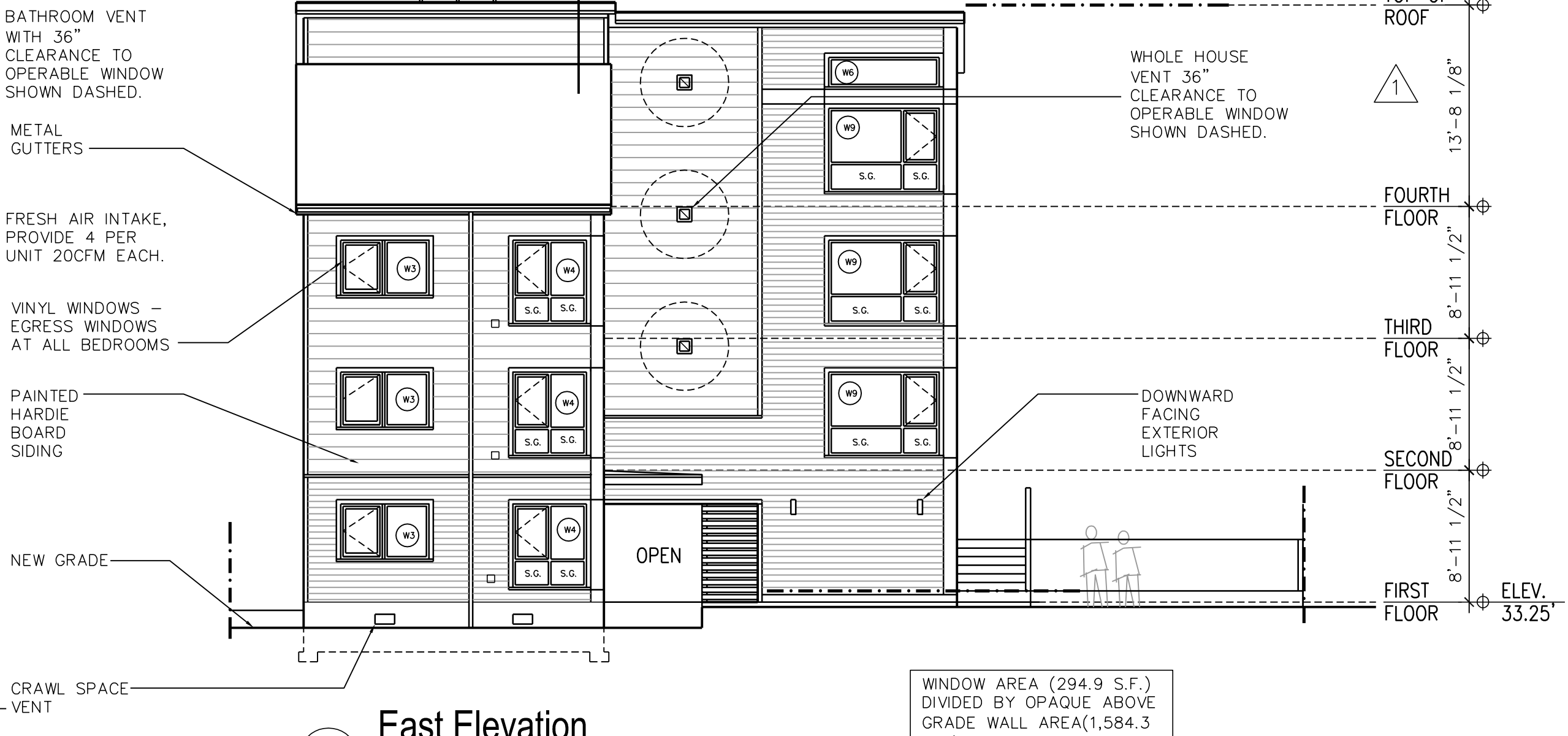
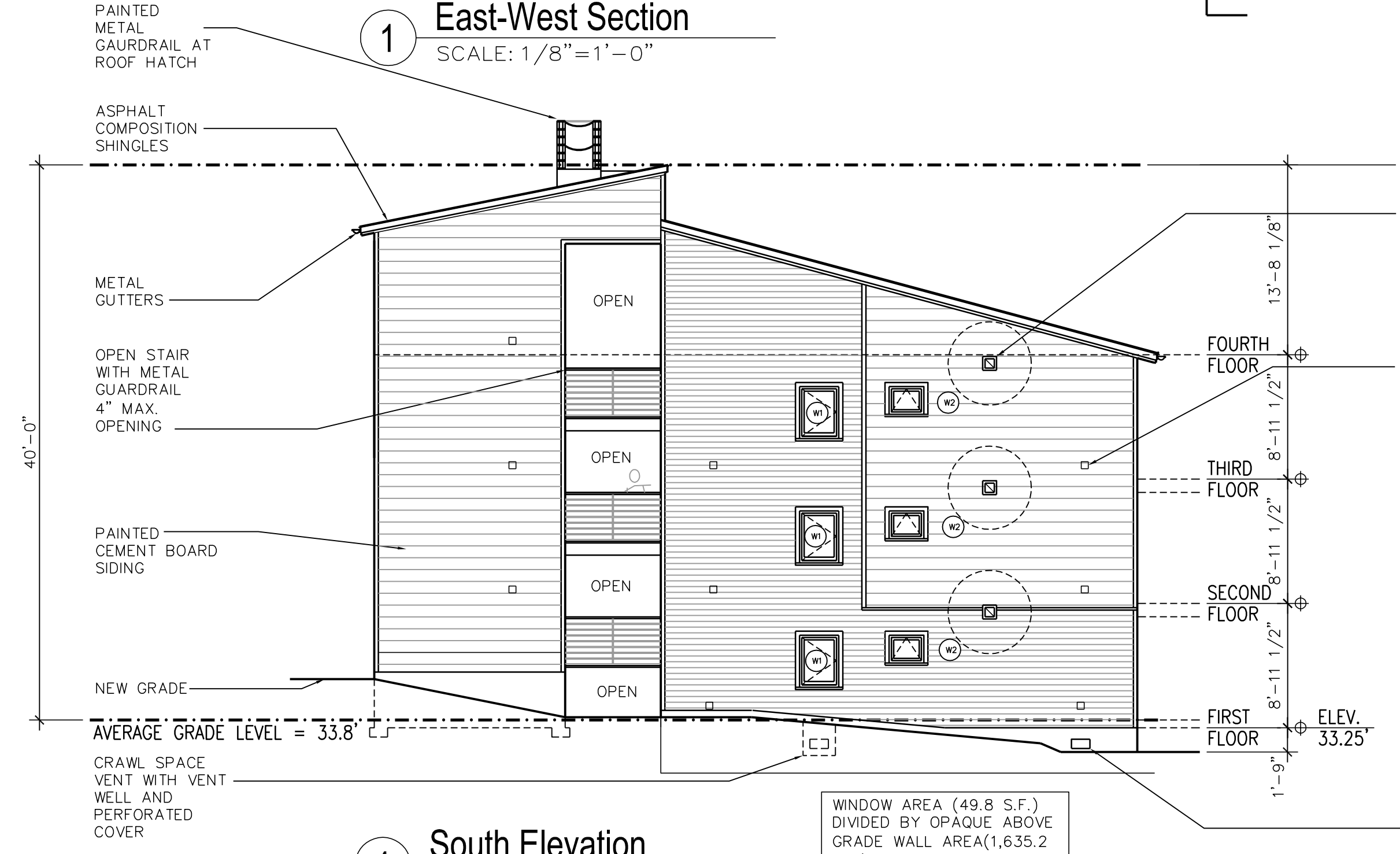
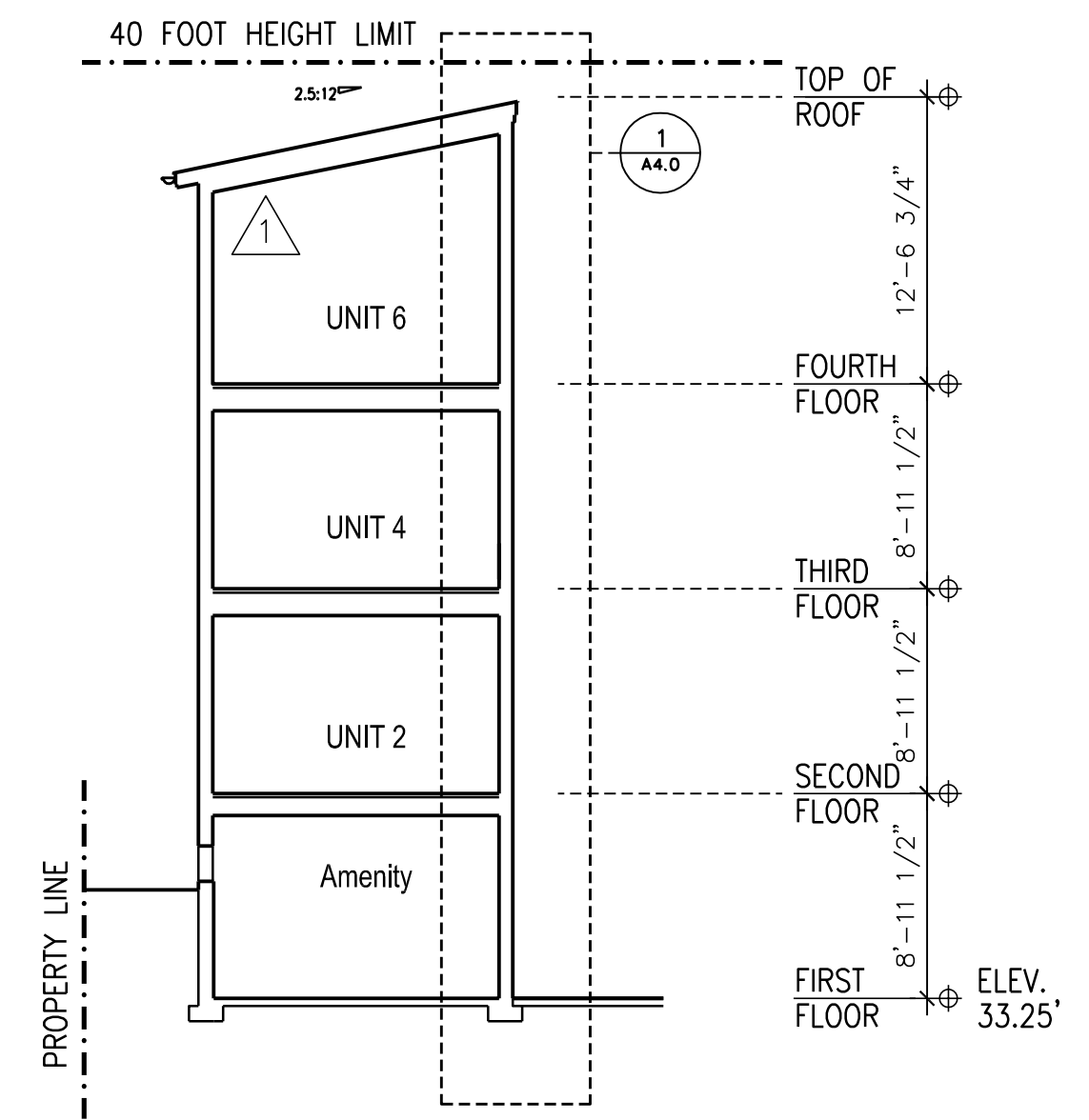
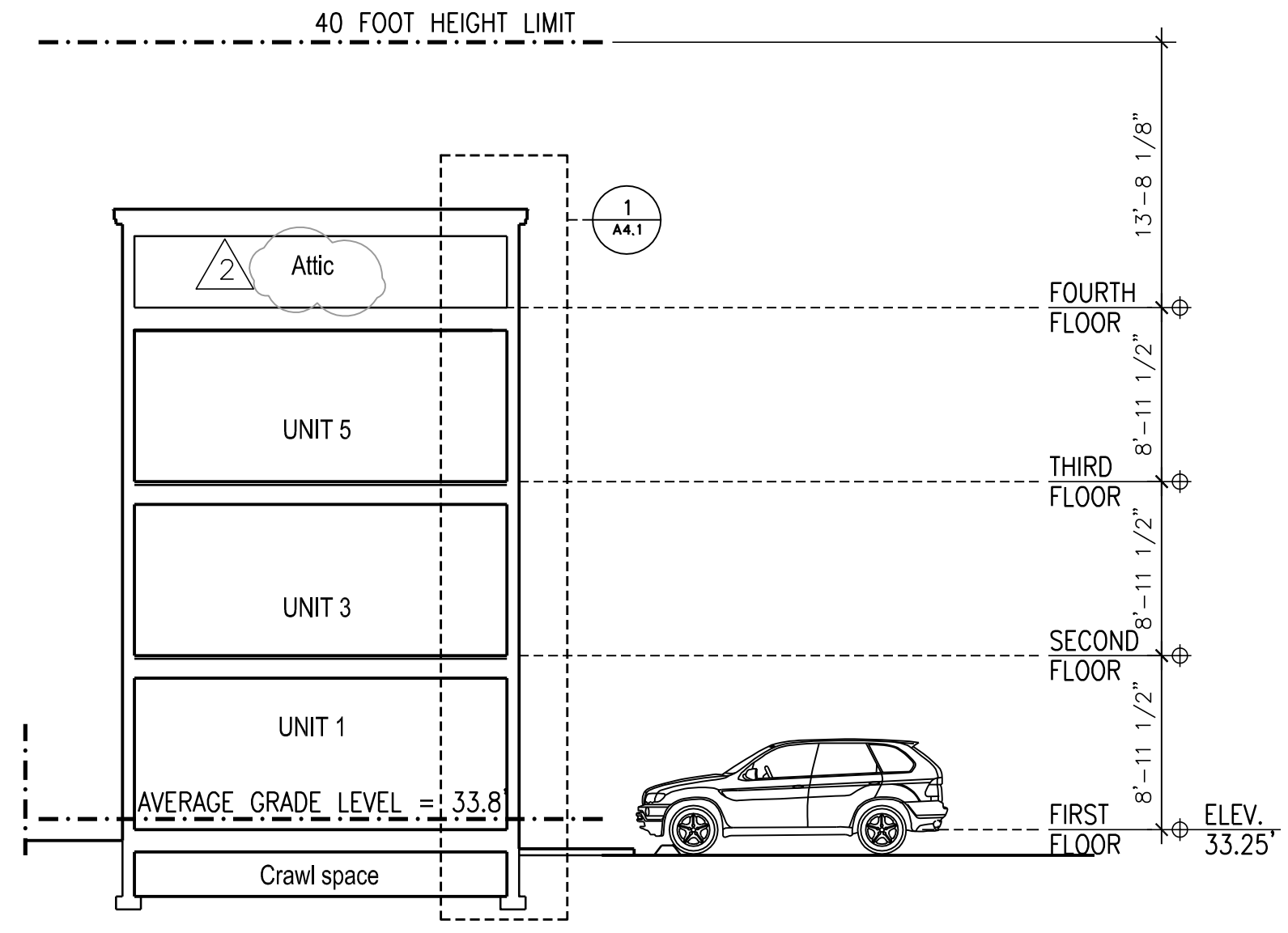
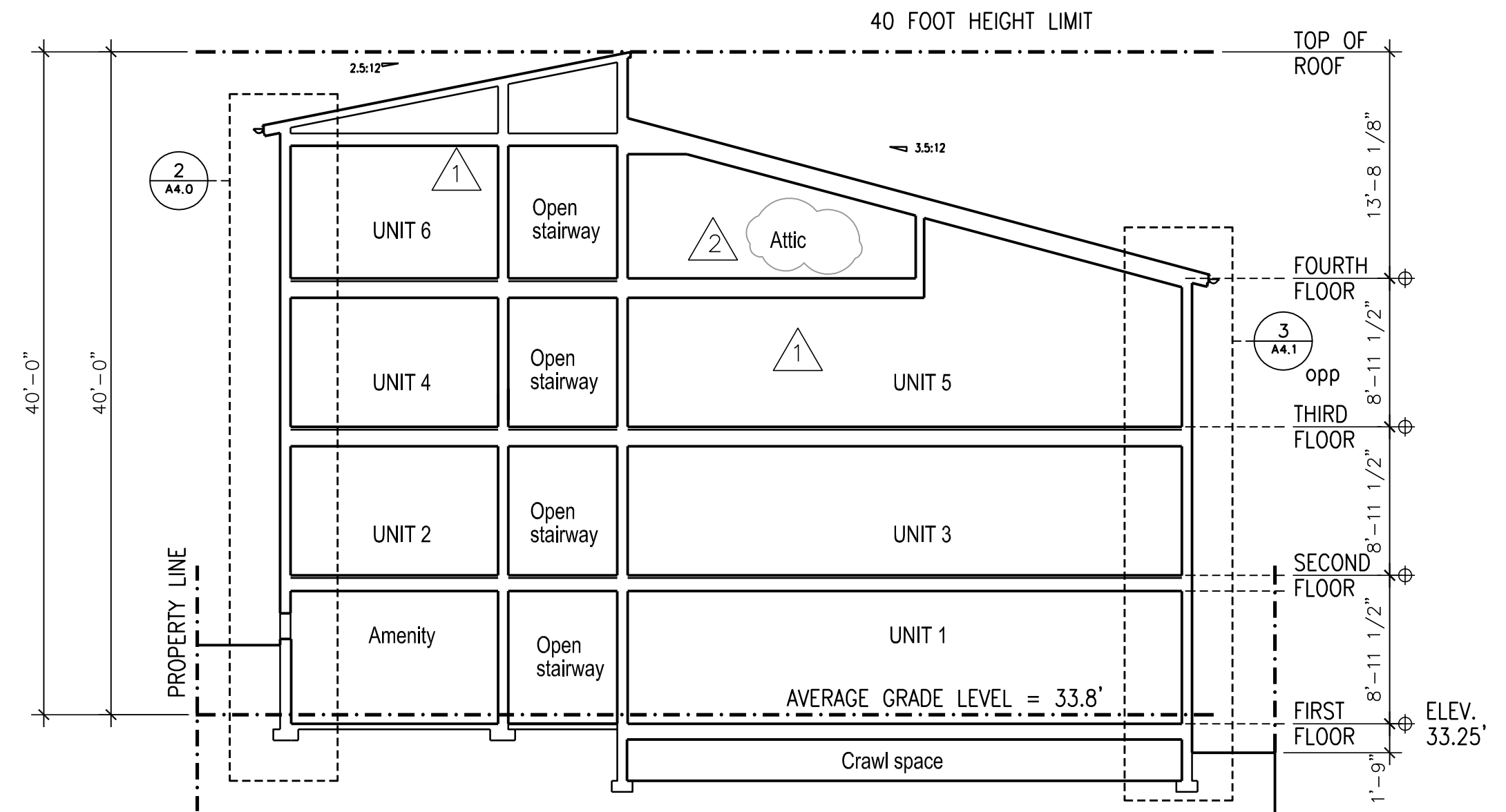


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SCALE:	AS NOTED
DATE:	04-22-15
PROJ. NO.:	13.001
DRAWN BY:	JLWW

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DEPARTMENT OF PLANNING AND DEVELOPMENT
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Subject to Errors and Omissions
09-18-15

A2.5

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



TITLE:
EXTERIOR ELEVATIONS
BUILDING ELEVATIONS

SCALE: AS NOTED

DATE: 04-22-15
07-14-15

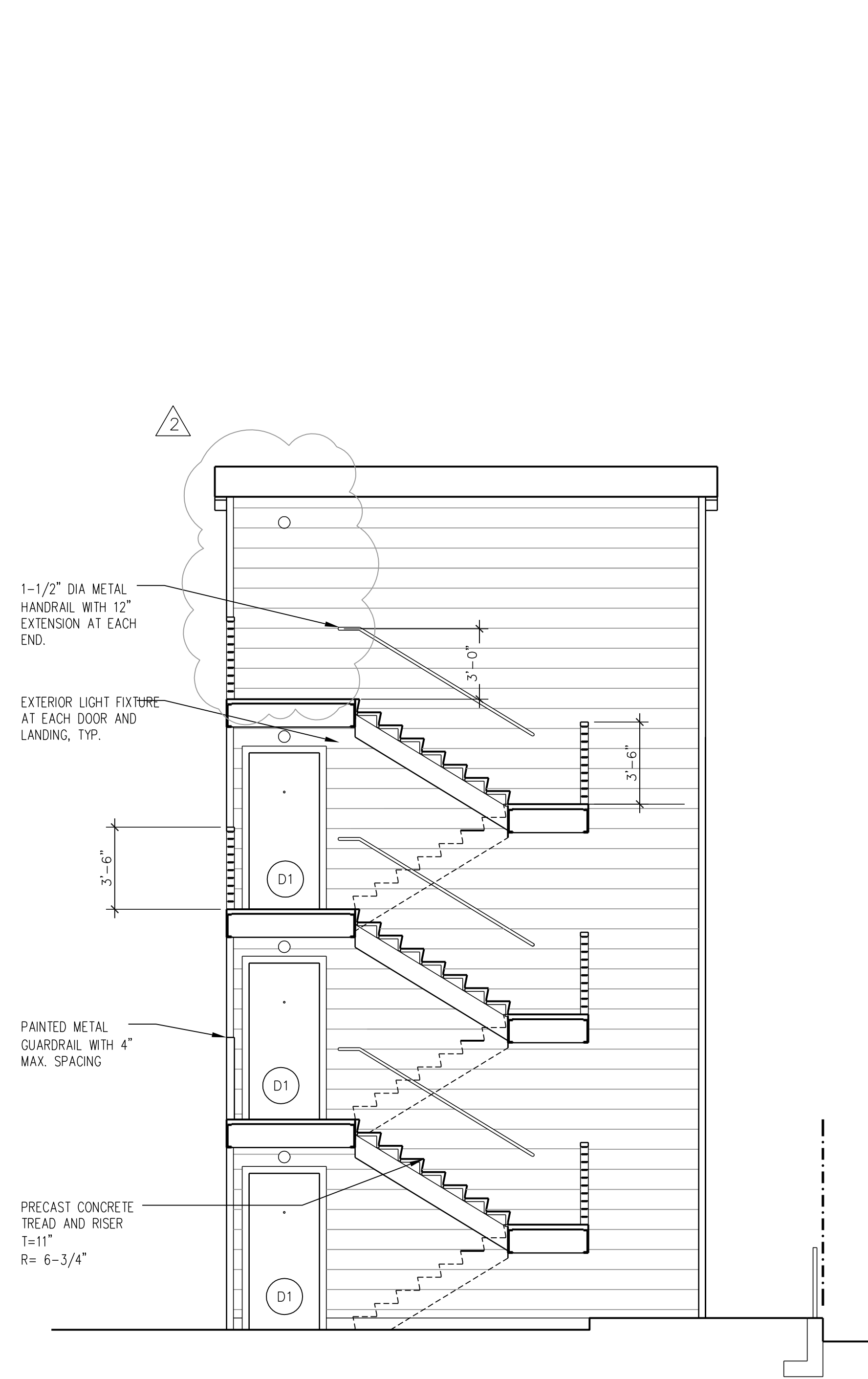
PROJ. NO.: 09-04-15
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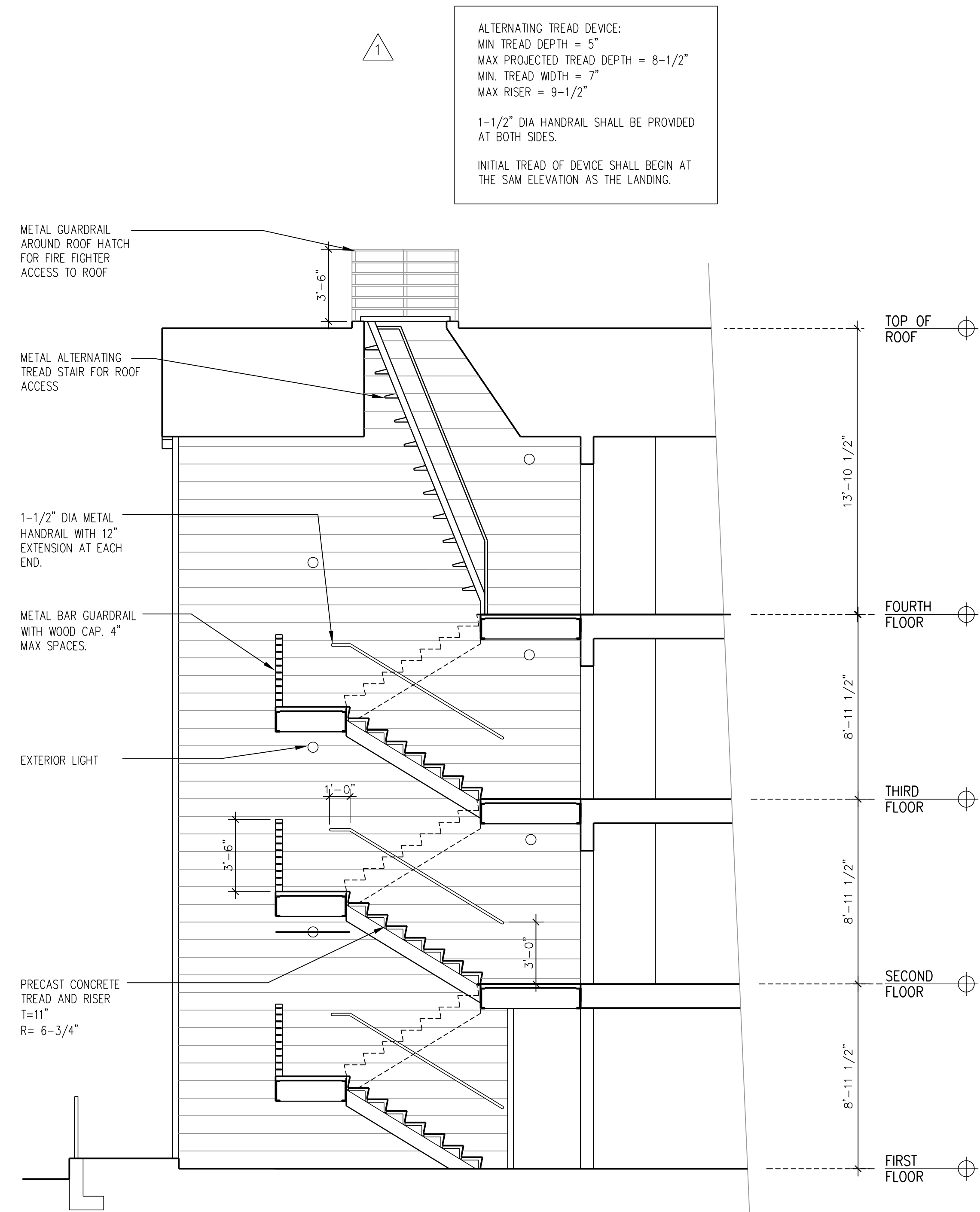
THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPROVED
Subject to Errors and Omissions
09-18-15

A3.0

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



1 Stair Section - looking east
SCALE: 1/4" = 1'-0"



2 Stair Section - looking west
SCALE: 1/4" = 1'-0"

ALTERNATING TREAD DEVICE:
MIN TREAD DEPTH = 5"
MAX PROJECTED TREAD DEPTH = 8-1/2"
MIN. TREAD WIDTH = 7"
MAX RISER = 9-1/2"

1-1/2" DIA HANDRAIL SHALL BE PROVIDED
AT BOTH SIDES.

INITIAL TREAD OF DEVICE SHALL BEGIN AT
THE SAME ELEVATION AS THE LANDING.

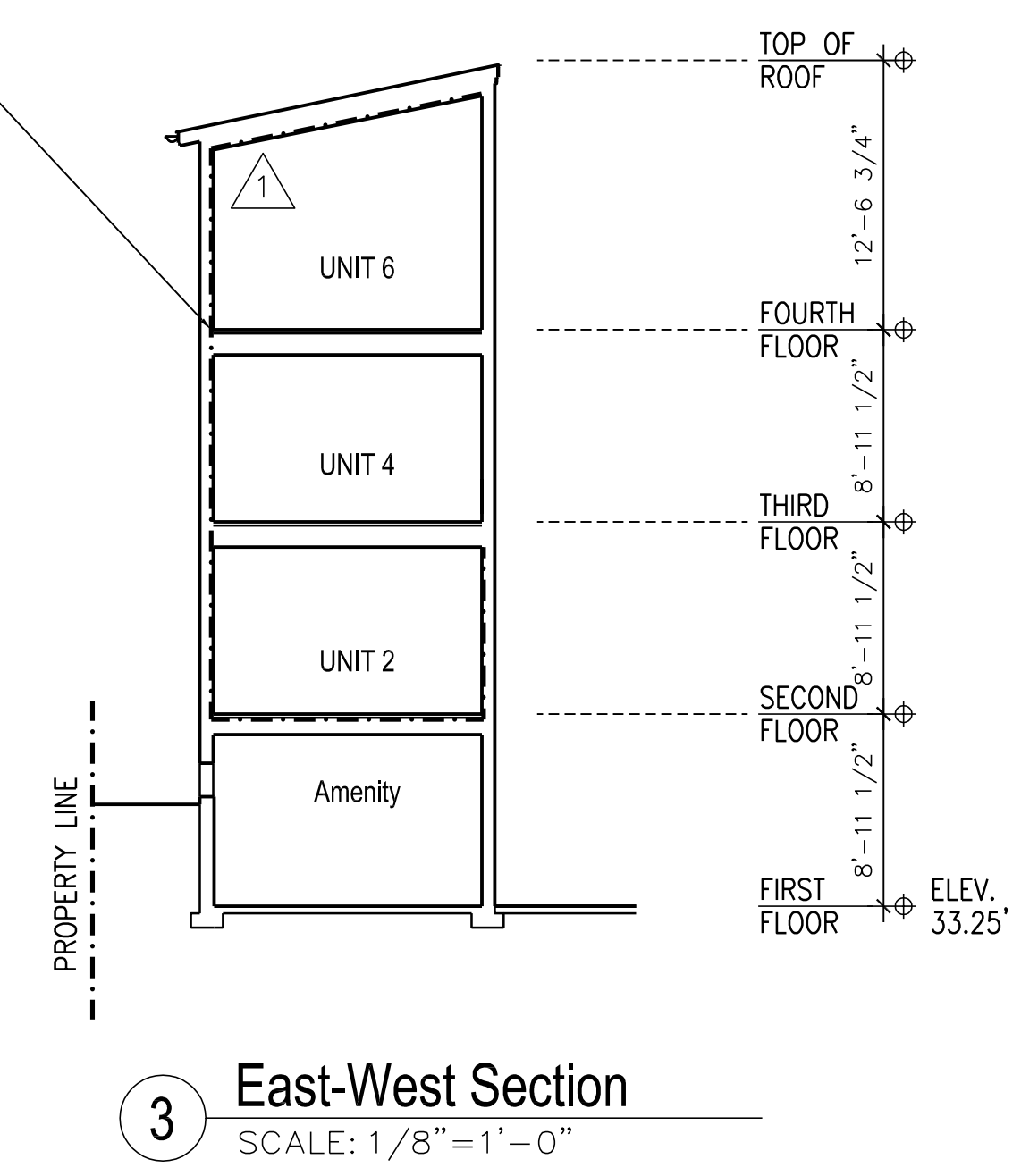
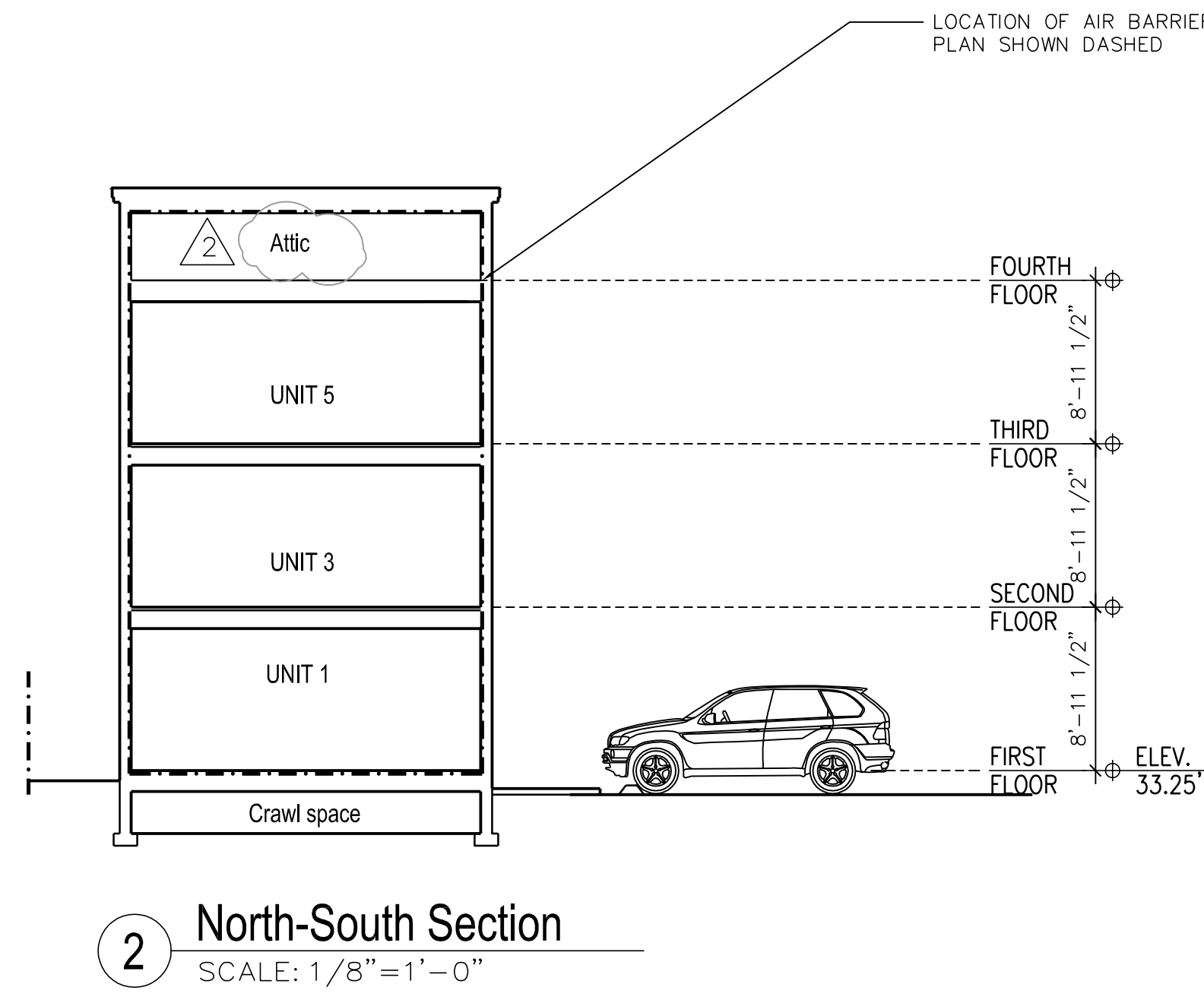
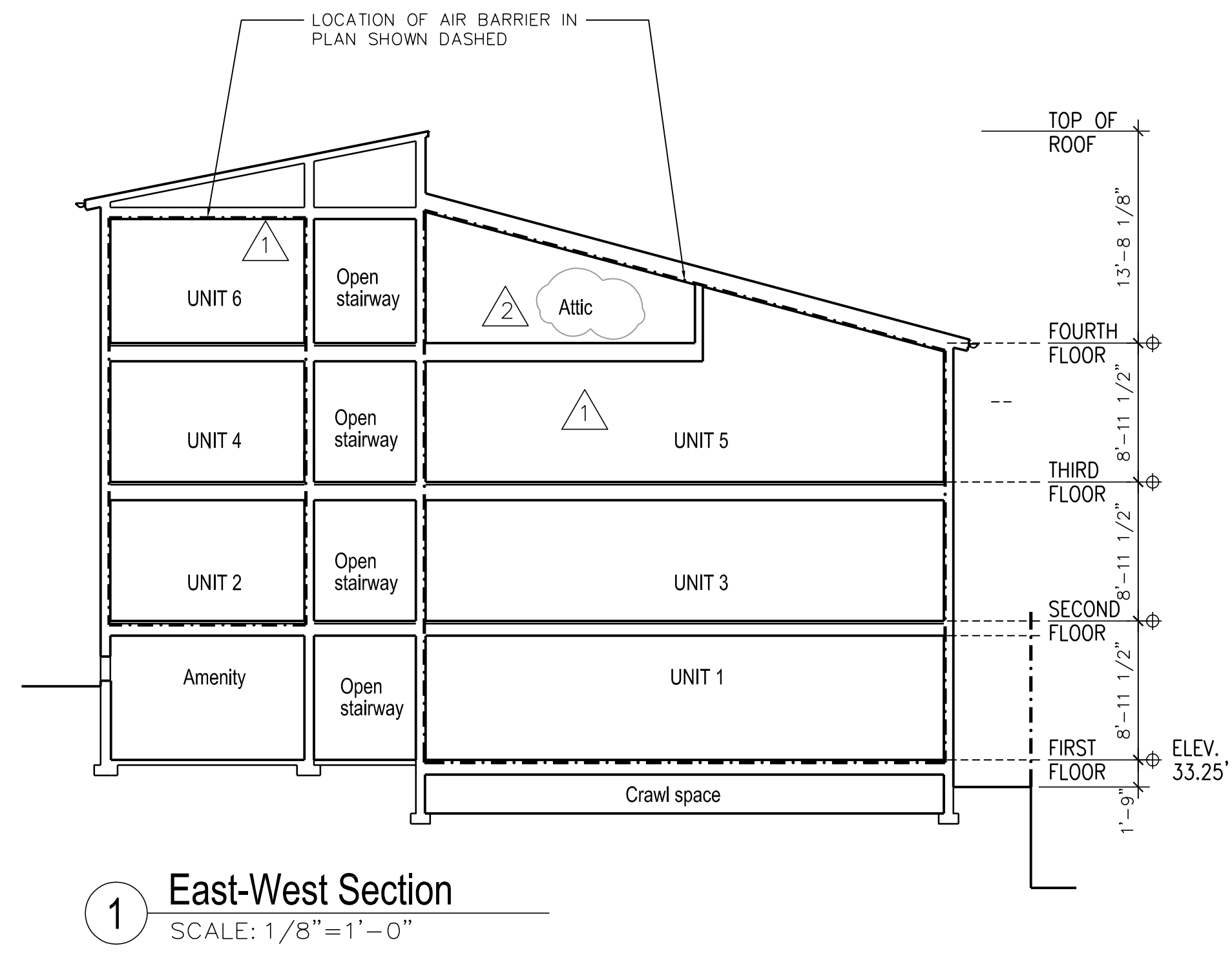


TITLE:
STAIR SECTION

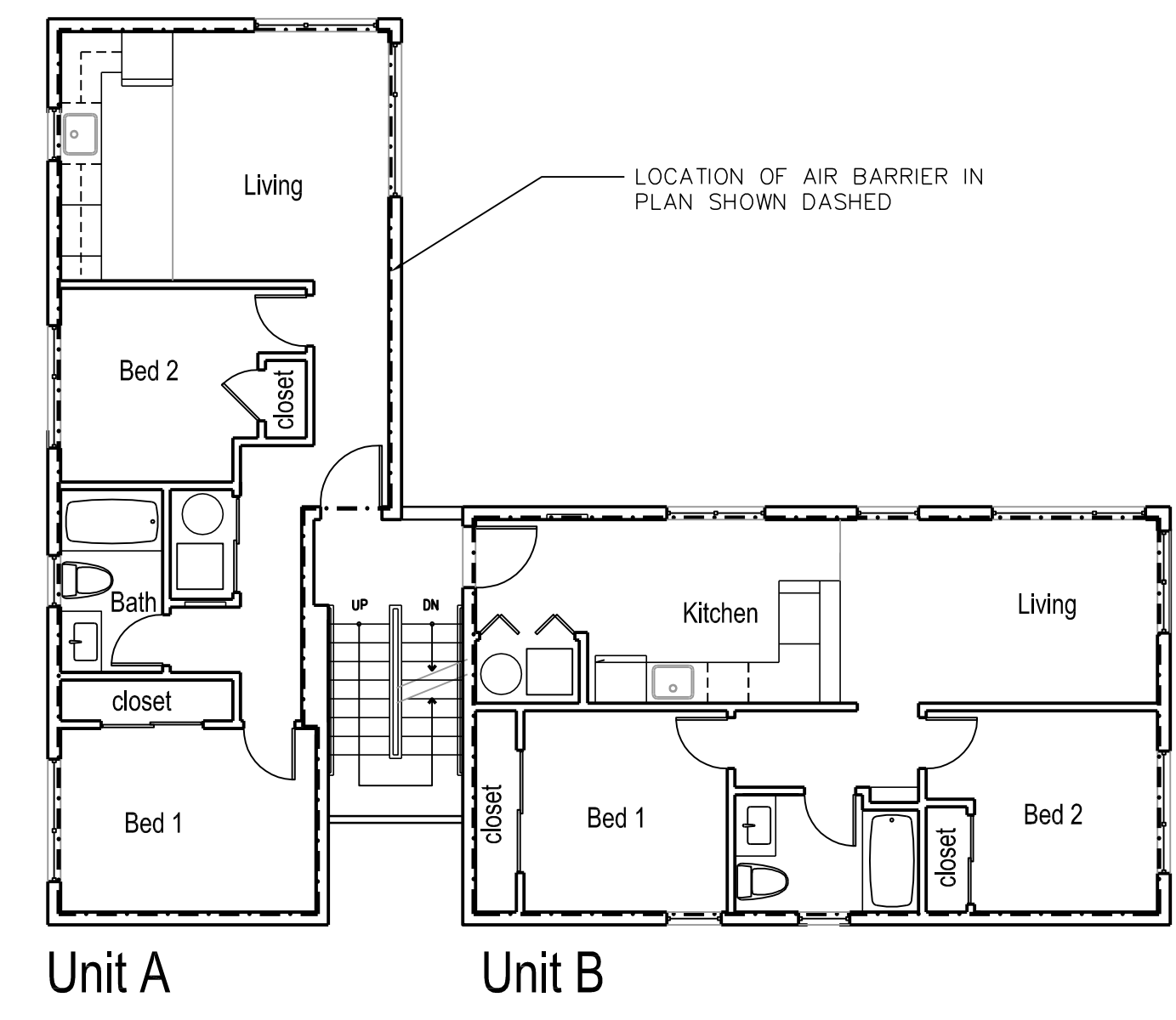
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DATE: 04-22-15
07-14-15
PROJ. NO.: 09-04-15
13.001
DRAWN BY: JLWW

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09-18-15

A3.1



CONTRACTOR TO CONDUCT
BUILDING TEST PER THE
SEATTLE ENERGY CODE
CHAPTER 402.4.1.2.3



3005 Harbor Ave. S.W. - Apartments
West Seattle, WA

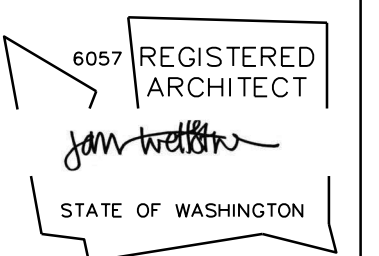
6057 REGISTERED
ARCHITECT
Janice Webb
STATE OF WASHINGTON

TITLE:
EXTERIOR ELEVATIONS
BUILDING ELEVATIONS
SCALE: AS NOTED
DATE: 04-22-15
07-14-15
PROJ. NO.: 09-04-15
13.001
DRAWN BY: JLWW

THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPROVED
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09-18-15

A3.2

3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



TITLE:
ASSEMBLY TYPES
WALL SECTIONS

SCALE: AS NOTED

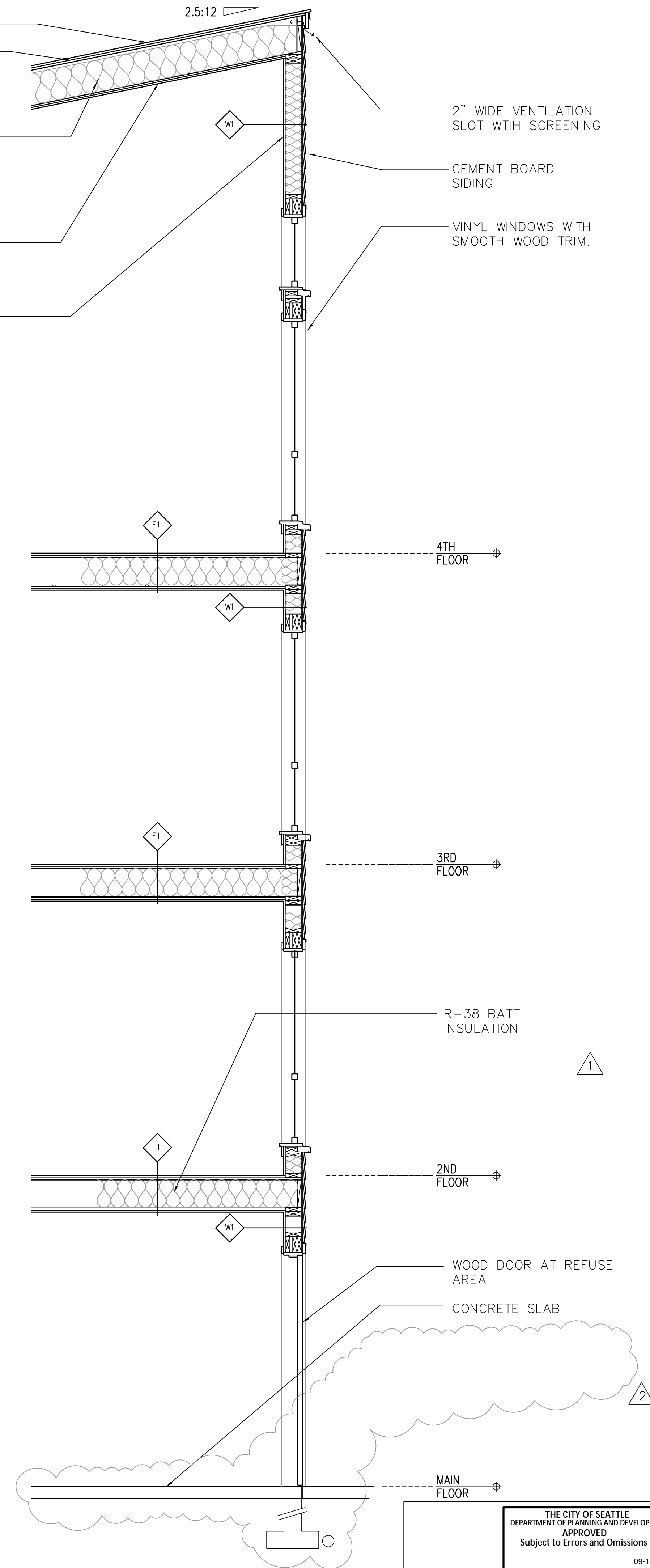
DATE: 04-22-15
07-14-15

PROJ. NO.: 09-04-15
13.001

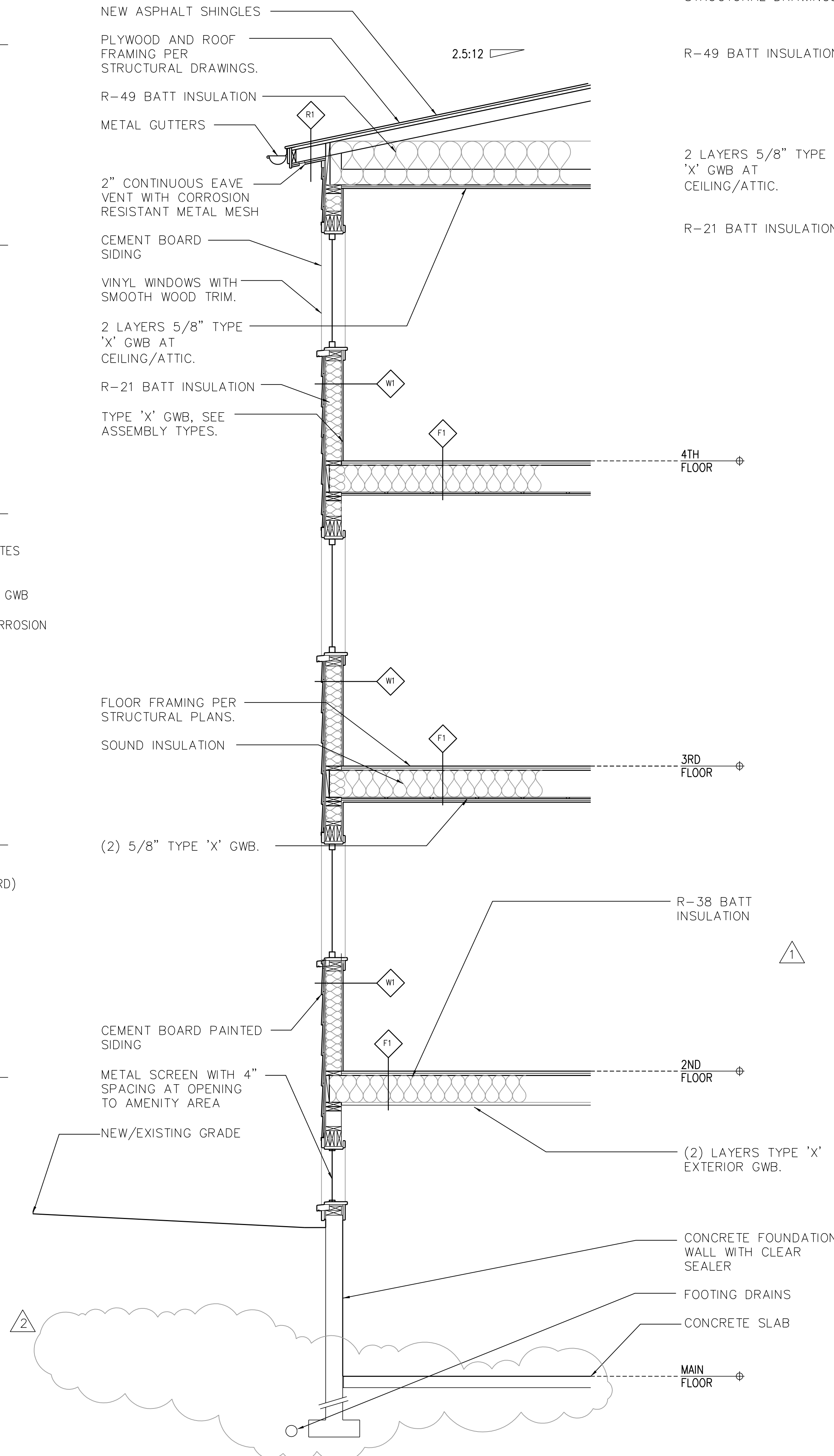
DRAWN BY: JLWW

A4.0

THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
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09-18-15



1 Wall Section - East wall
SCALE: 1/2"=1'-0"



2 Wall Section - West wall
SCALE: 1/2"=1'-0"

FLOOR ASSEMBLY - 1 HOUR:
STC 50 IIC 60

- * CARPET AND PAD
- * 1/2" PLYWOOD PER STRUCTURAL
- * 9-1/2" DEEP TJIs
- * 3-1/2 BATT SOUND INSULATION
- * 1/2" RESILIENT CHANNEL
- * (2) LAYERS 5/8" TYPE 'X' GWB

FLOOR ASSEMBLY - 1 HOUR:
STC 60 IIC 54 UL570

- * LINOLEUM FLOORING
- * 3/4" GYPCRETE
- * 1/2" PLYWOOD PER STRUCTURAL
- * 9-1/2" DEEP TJIs
- * 3-1/2 BATT SOUND INSULATION
- * 1/2" RESILIENT CHANNEL
- * (2) LAYERS 5/8" TYPE 'X' GWB

EAVE ASSEMBLY - 1 HOUR:

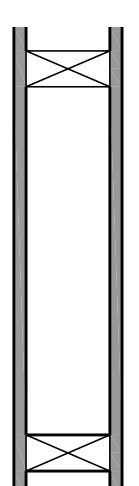
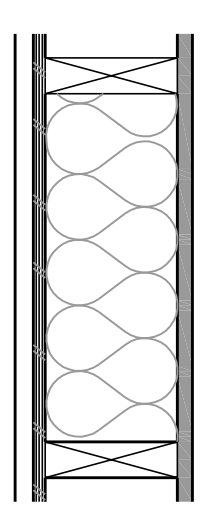
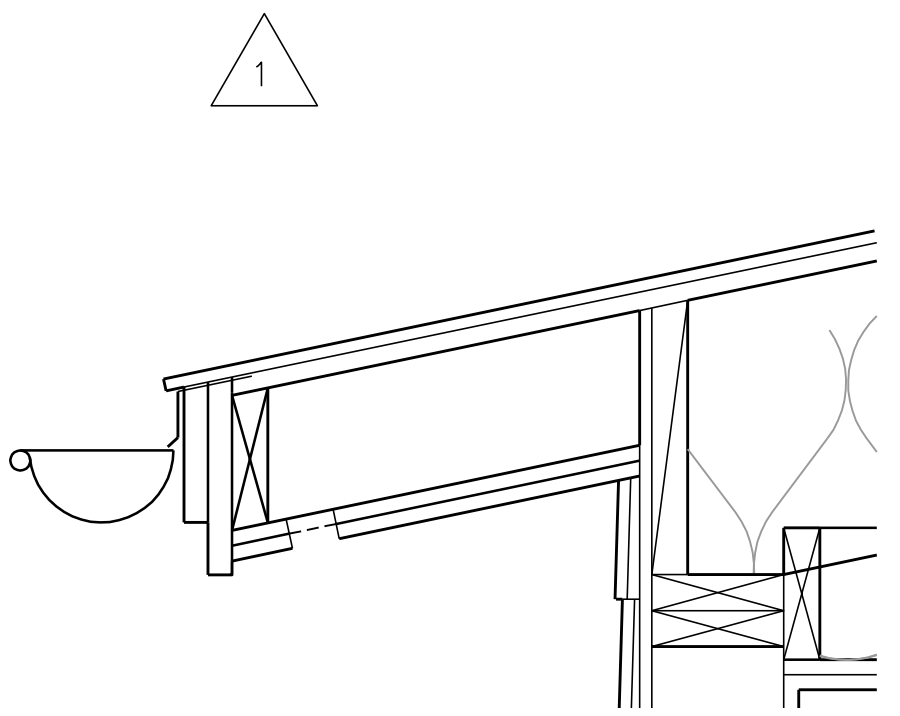
- * ASPHALT SHINGLES
- * 3/4" PLYWOOD PER STRUCTURAL NOTES
- * R-49 BATT INSULATION
- * AIR BARRIER
- * (2) LAYERS 5/8" TYPE 'X' EXTERIOR GWB AT EAVE OVERHANG
- * 2" CONTINUOUS EAVE VENT WITH CORROSION RESISTIVE METAL MESH
- * WOOD TRIM AT EAVES
- * METAL GUTTER

EXTERIOR WALL - 1 HOUR:
(BASED ON UL U305)

- * CEMENT BOARD SIDING (HARDIE BOARD)
- * AIR INFILTRATION BARRIER (HOUSE WRAP + BUILDING PAPER)
- * 2 X 6 WOOD STUDS
- * R-21 BATT INSULATION
- * AIR BARRIER
- * 5/8" TYPE 'X' GWB.

INTERIOR WALL ASSEMBLY - 1 HOUR:
(UL U305)

- * 5/8" TYPE 'X' GWB
- * 2x4 OR 2x6 WOOD FRAMING
- * 5/8" TYPE 'X' GWB



1

1

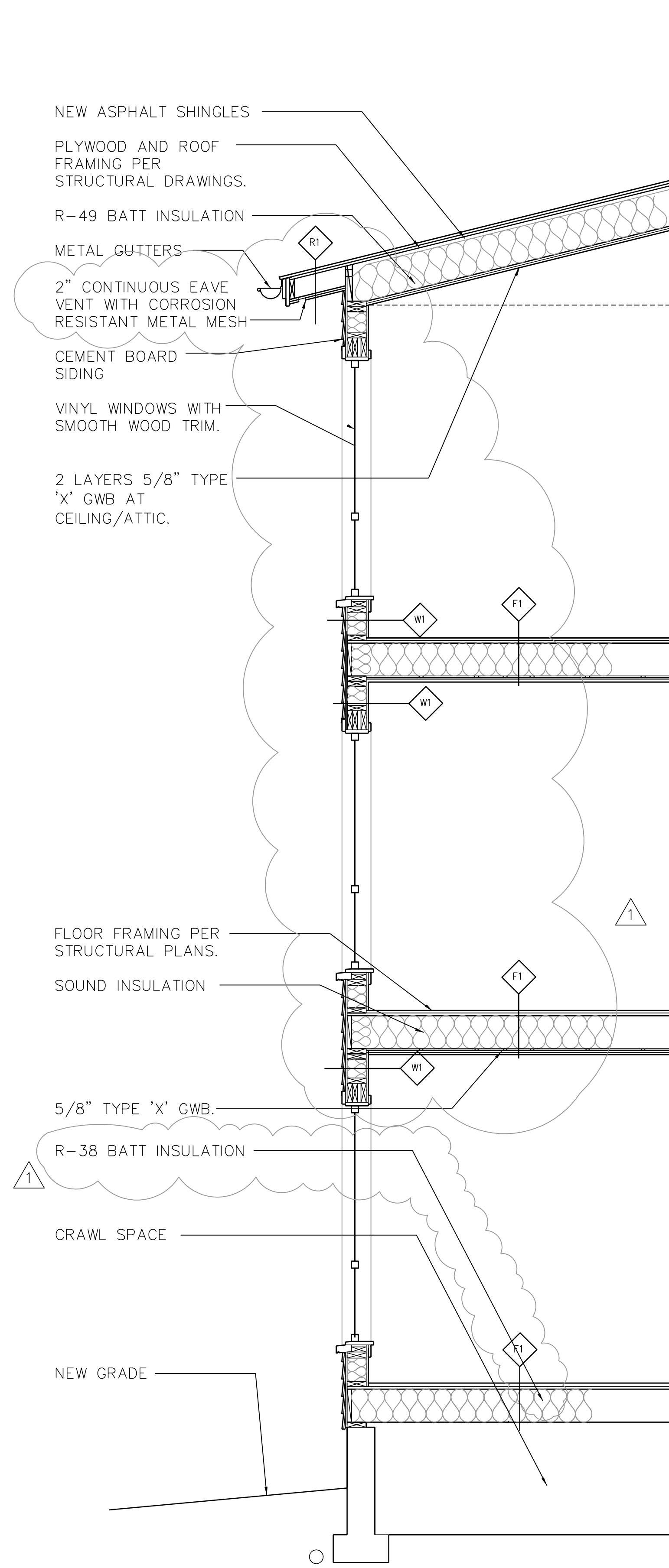
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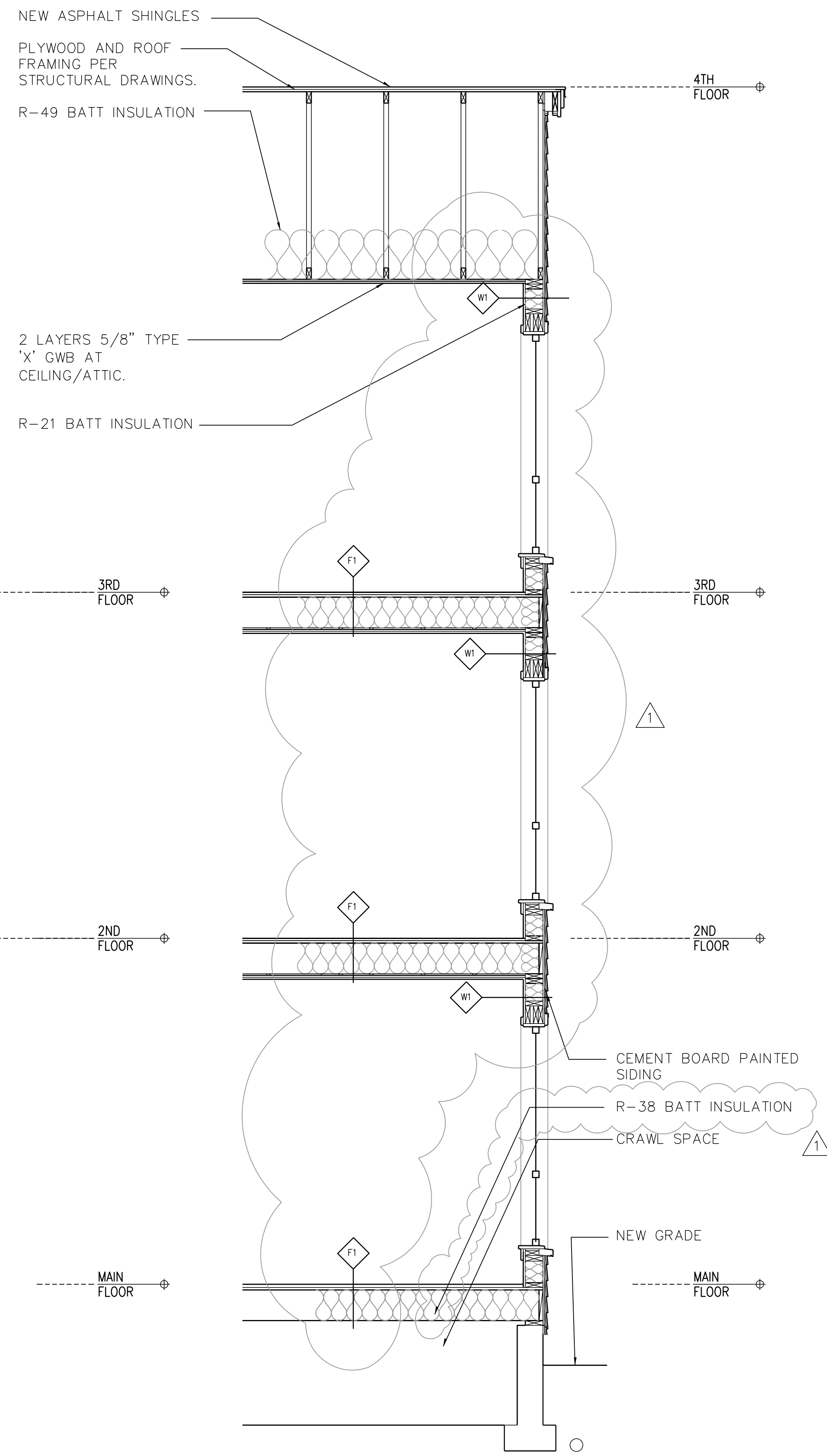
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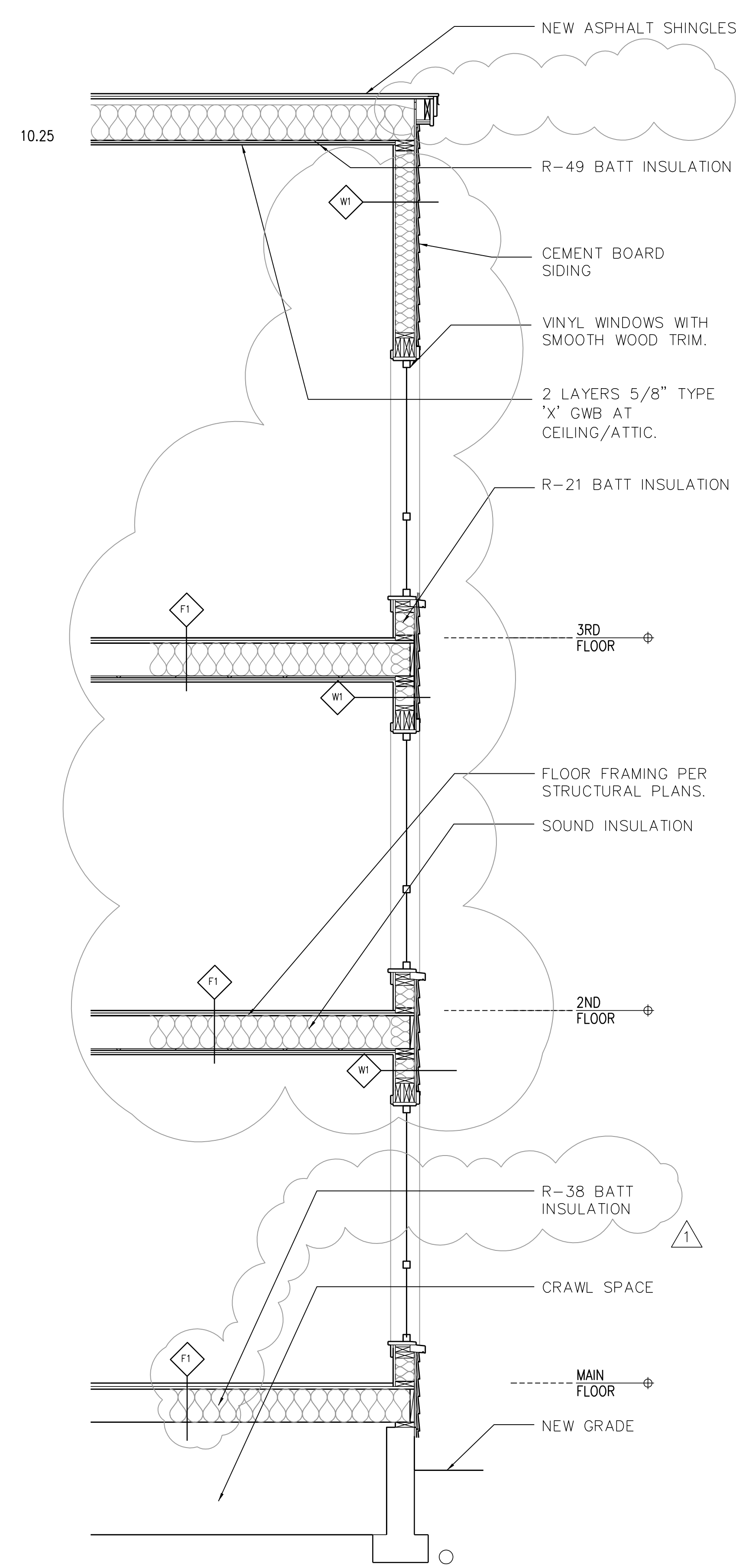
3005 Harbor Ave. S.W. - Apartments
West Seattle, WA



3 Wall Section - East wall
SCALE: 1/2"=1'-0"



2 Wall Section - North wall
SCALE: 1/2"=1'-0"



1 Wall Section - North wall
SCALE: 1/2"=1'-0"

6057 REGISTERED ARCHITECT
Janice Webb
STATE OF WASHINGTON

TITLE:
WALL SECTIONS
SCALE: AS NOTED
DATE: 04-22-15
PROJ. NO.: 13.001
DRAWN BY: JLWW

THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPROVED
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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2012 EDITION), AND SEATTLE BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA

SNOW 25 PSF
 FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
 WIND Vult3s= 110 MPH, Vasd3s= 85
 MPH EXPOSURE B, Kzt = 1.0

Chapter 27

W (N-S) = 19.5 kips, W (E-W) = 12.3 kips
 EARTHQUAKE Ss= 146, S1 = 57, (2008 LAT LON MAPS), Sds= 98, Sd1= 57

SITE CLASS D

SEISMIC USE GROUP I, Ie = 1.0, RISK CATEGORY II, ASCE 7-10

SEISMIC DESIGN CATEGORY= D, Cs= .150, R = 6.5, WOOD SHEAR PANELS, EQUIVALENT LATERAL FORCE

METHOD, BASE SHEAR = 11.2 kips

3. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

5. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER.

FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE 2,500 PSF
 LATERAL EARTH PRESSURE (PASSIVE/AT REST/ACTIVE) 275/50/38 PCF
 FRICTION .5 W

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING STUDY BY LIU & ASSOCIATES, DATED 11/18/13

6. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301-99. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3,000$ PSI (DESIGN STRENGTH = 2,500 PSI) AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTENT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE.

7. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, $F_y = 60,000$ PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

8. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI SP66-94 AND 318-02. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM, PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

9. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER 1-1/2"
 SLABS AND WALLS (INTERIOR FACE) 3/4"

10. SLABS ON GRADE SHALL BE 4" CONCRETE, REINFORCED WITH 6 X 6 W1.4 X W1.4 WELDED WIRE FABRIC CENTERED ON A 10 MIL VAPOR BARRIER OVER 4" COMPACTED SAND OR GRAVEL.

11. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE (ESR-2508). INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. RODS SHALL BE ASTM A-307 UNLESS OTHERWISE NOTED.

12. STRUCTURAL STEEL INCLUDING PLATES AND ROLLED SHAPES SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. BOLTS SHALL CONFORM TO ASTM A307.

13. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

14. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS: (2X, 3X, AND 4X MEMBERS) HEM-FIR NO. 2
 MINIMUM

BASE VALUE, $F_b = 850$ PSI

STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR /
 HEM-FIR NO. 2

15. LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD AND SHALL MEET ASTM D 5456 STANDARDS. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-126 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. $F_b = 2600$ PSI, $E = 1.8 \times 10^6$ PSI, $F_v = 285$ PSI (FOR 1.8E MEMBERS)

16. LAMINATED STRAND LUMBER (LSL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD AND SHALL MEET ASTM D 5456 STANDARDS. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-126 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. $F_b = 2325$ PSI, $E = 1.55 \times 10^6$ PSI, $F_v = 310$ PSI.

17. PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC. SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

18. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-78" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD 25 PSF
 TOP CHORD DEAD LOAD 10 PSF
 BOTTOM CHORD DEAD LOAD 5 PSF
 TOTAL LOAD 40 PSF

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF TRUSSES SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. TRUSSES SHALL BE CONFIGURED SUCH THAT NO RECTANGLE GREATER THAN 42" HIGH X 2 FEET WIDE MAY BE LOCATED WITHIN THE PLANE OF THE TRUSSES.

19. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-95 OR PS 2-92. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

20. WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHERING, SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS.

ALL CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD, SHALL BE OF HOT DIPPED GALVANIZED STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED).

22. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL BEAMS SHALL BE CONNECTED TO POSTS WITH "AC" CAPS UNLESS OTHERWISE NOTED.

B. WALL FRAMING: ALL STUD WALLS SHOWN SHALL BE 16" O.C. EXTERIOR WALLS SHALL BE 2 x 6 AND INTERIOR STUDS SHALL BE 2 x 4. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. ALL COLUMNS, UNLESS OTHERWISE NOTED, SHALL BE TWO STUDS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH

STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. ALL ANCHOR BOLTS SHALL HAVE 3"x3"x1/4" WASHERS LOCATED A MINIMUM OF 1/2" FROM THE PLATE EDGE TO WHICH THE SHEAR WALL SHEATHING IS ATTACHED. EPOXY BOLTS, OF SIMILAR DIAMETER AND SPACING AND EMBEDDED A MINIMUM OF 4 1/2" INTO CONCRETE MAY BE USED AS A SUBSTITUTE FOR ANCHOR BOLTS AT THE CONTRACTOR'S OPTION, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

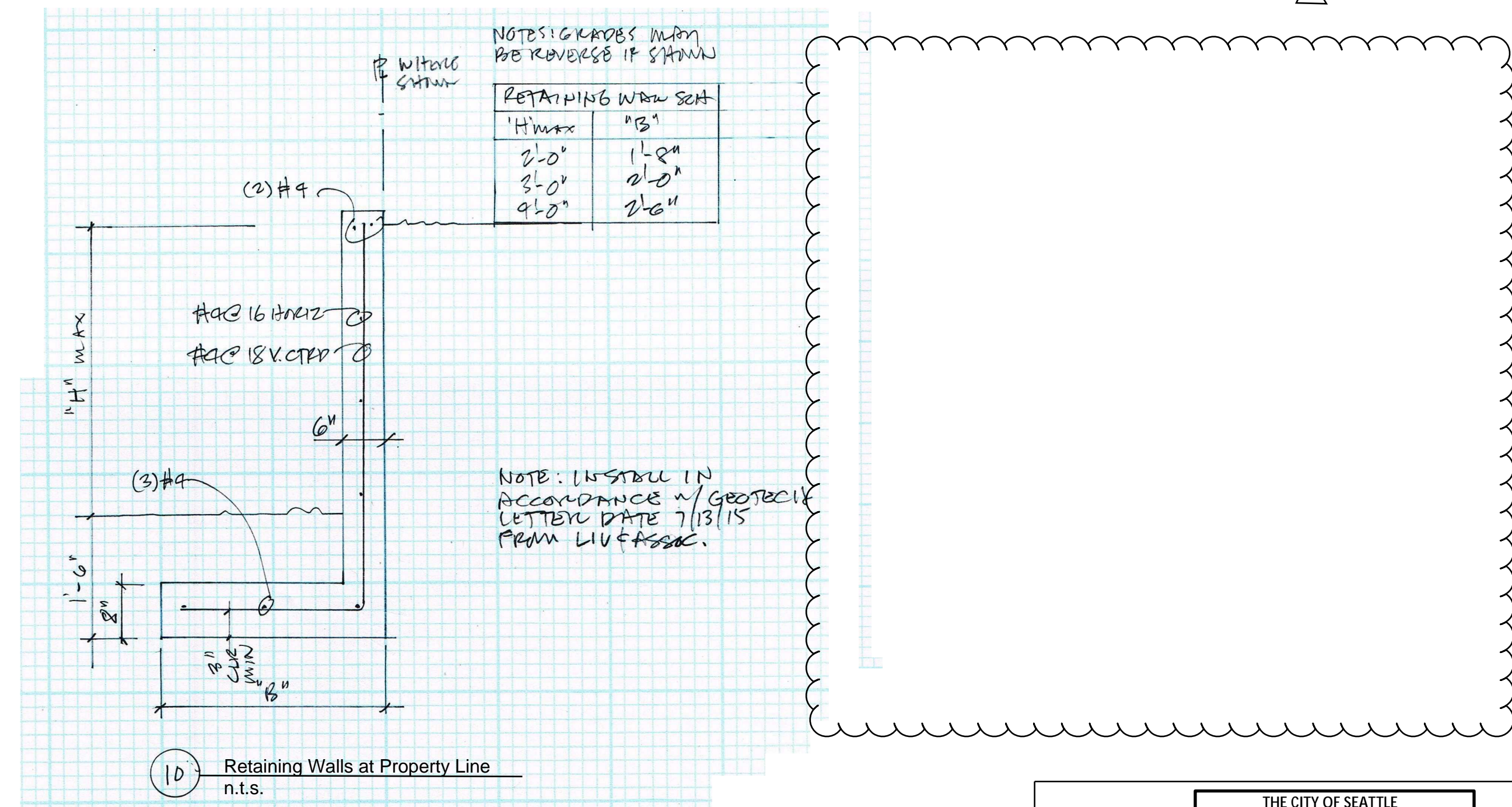
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d @ 12" O.C. STAGGERED. ATTACH RAFTERS OR TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED. ALL JOISTS SHALL BE HUNG WITH "U" HANGERS UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. @ FLOORS) TO INTERMEDIATE SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. PROVIDE OTHER EXPANSION JOINTS AS RECOMMENDED BY THE "ENGINEERED WOOD ASSOCIATION". TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

Shear Wall Schedule

Mark	Sheathing	Blkg	Panel Nailing ¹	Attachment to top plate	Plate Attachment		Capacity (plf) wind	Capacity (plf) seismic
					Nailing to wood below	A. Bolts to concrete below ³		
SW 1	15/32" APA Sheathing	Yes	8d @ 6"oc	A35 @ 16"oc	16d @ 6"oc	5/8" @ 48"oc	314	224
SW 2	15/32" APA Sheathing	Yes	8d @ 4"oc	A35 @ 16"oc	16d @ 4"oc	5/8" @ 20"oc	458	327
SW 3	15/32" APA Sheathing	Yes	8d @ 3"oc ²	A35 @ 13.5"oc	(2) Rows 16d @ 6"oc	5/8" @ 16"oc	589	421

¹ Nails shall be 8d common. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc.
² Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.
³ Anchor Bolts shall have 3"x3"x1/4" washers located a minimum of 1/2" from the plate edge to which



10 Retaining Walls at Property Line
 n.t.s.

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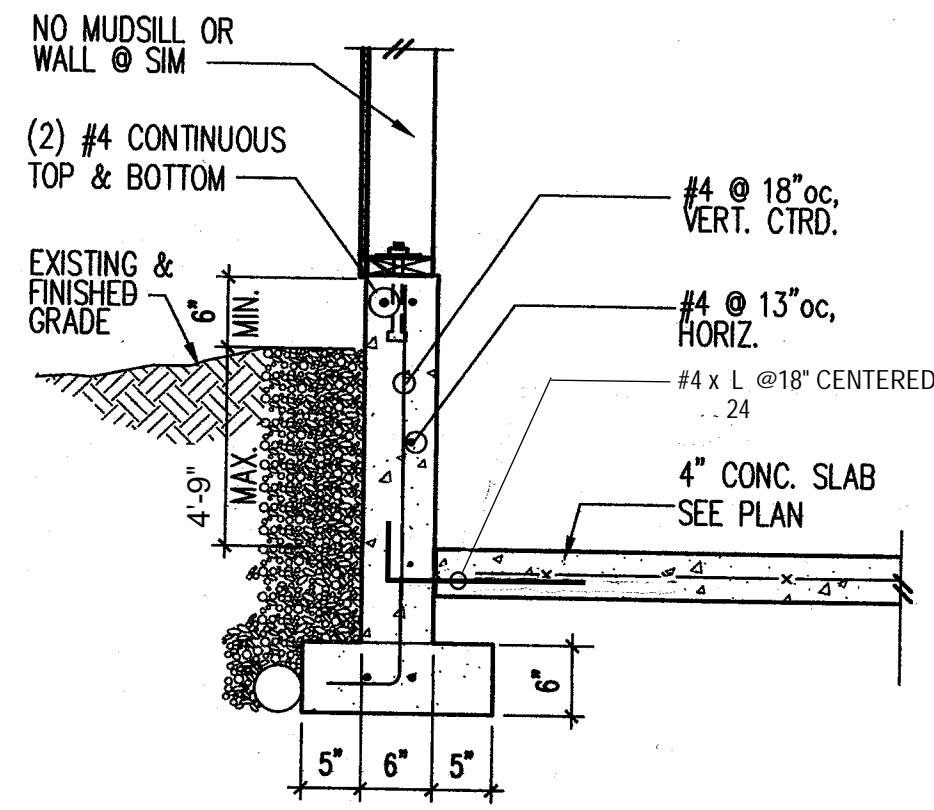
Wettstone Studio Architects
 Janice Webb Wettstone
 1917 34th Ave. West
 Seattle, WA 98199
 (206) 789-0554
 Janice@wettstonesstudio.com

3005 Harbor Ave. S.W. - Apartments
 West Seattle, WA

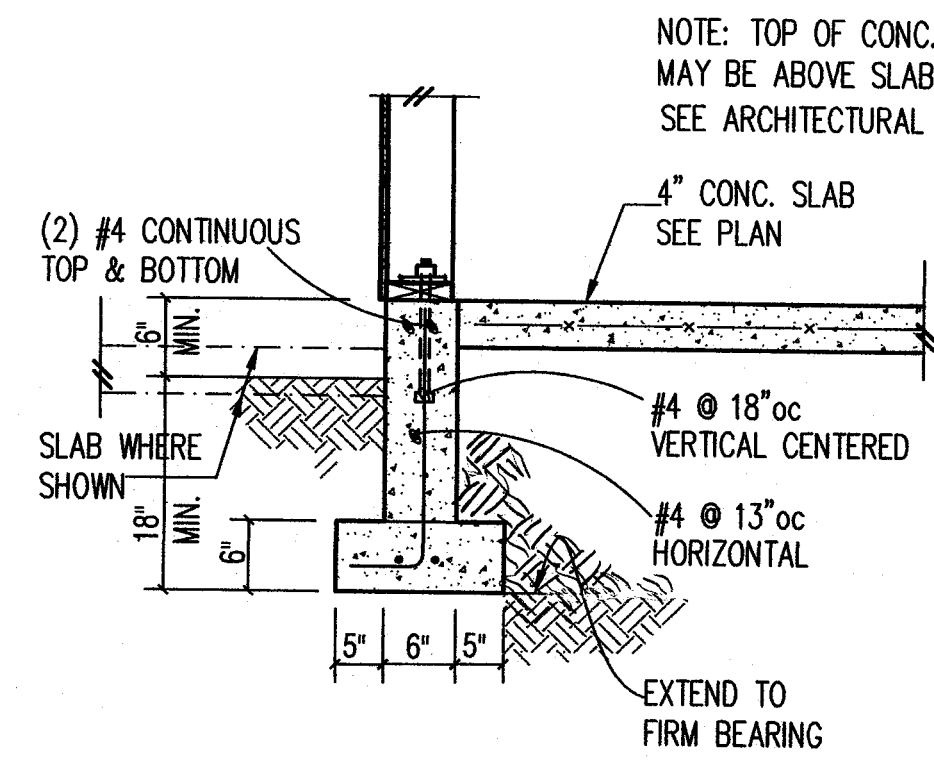


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 09-04-15
 PROJ. NO.: 13.001
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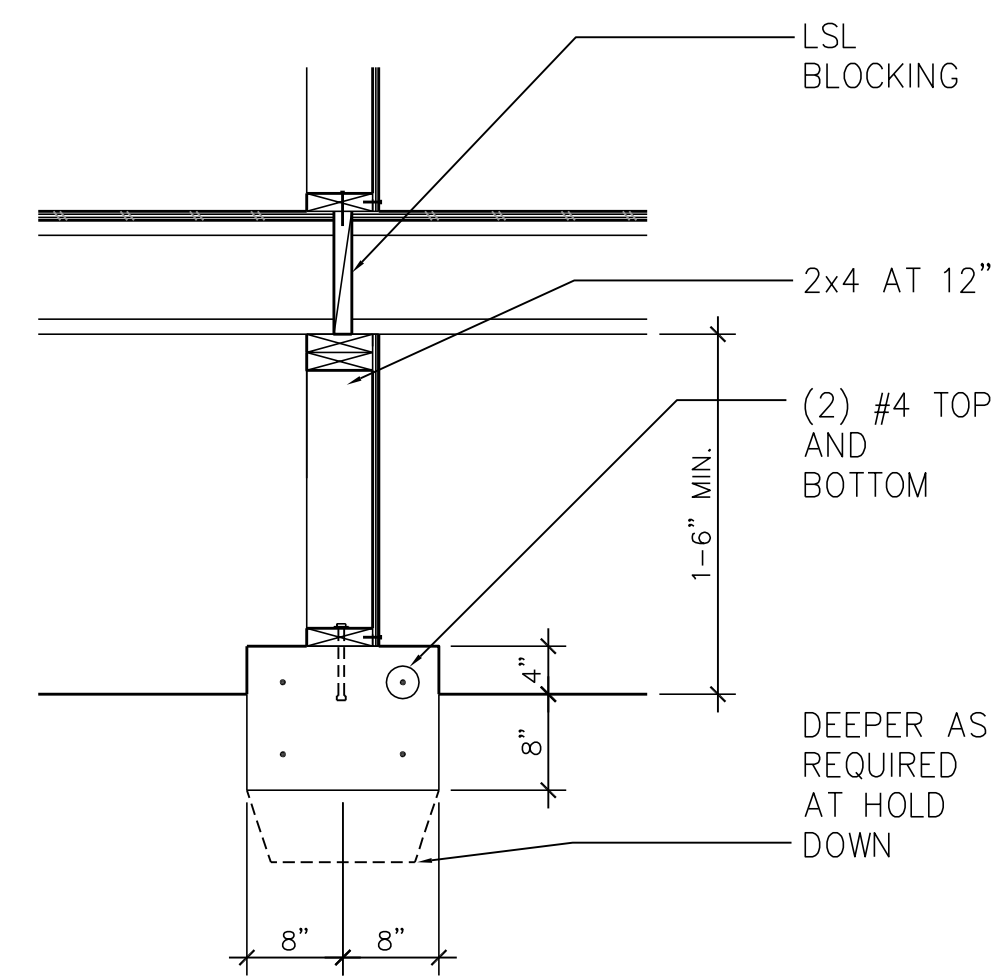
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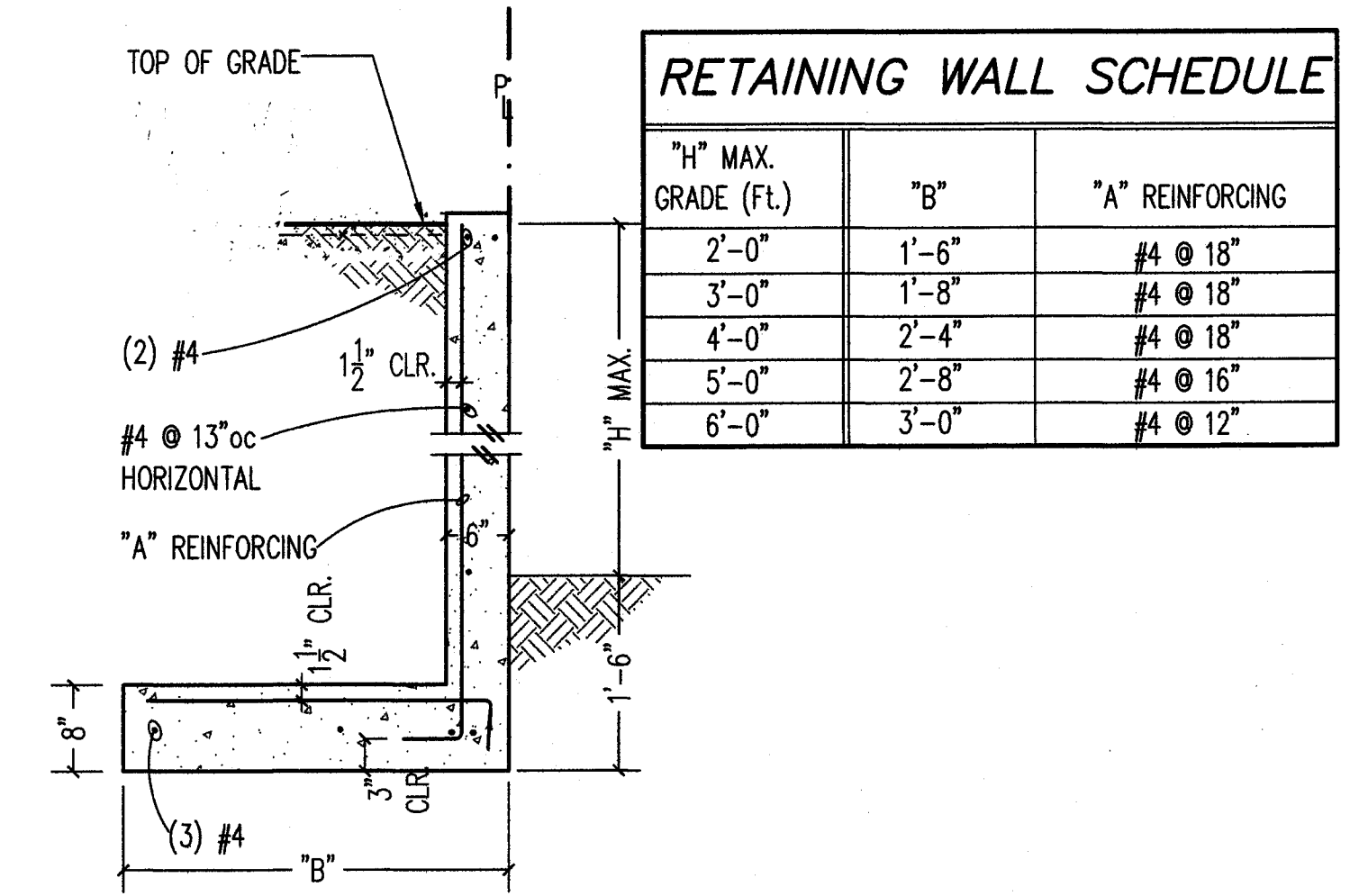
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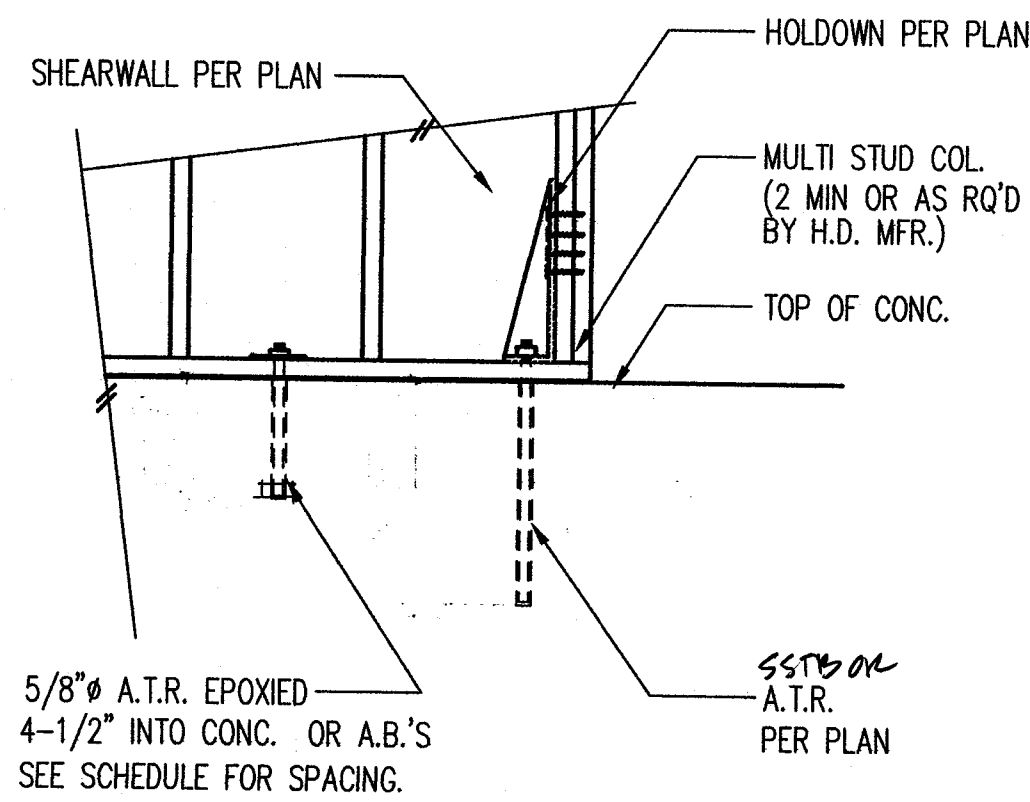
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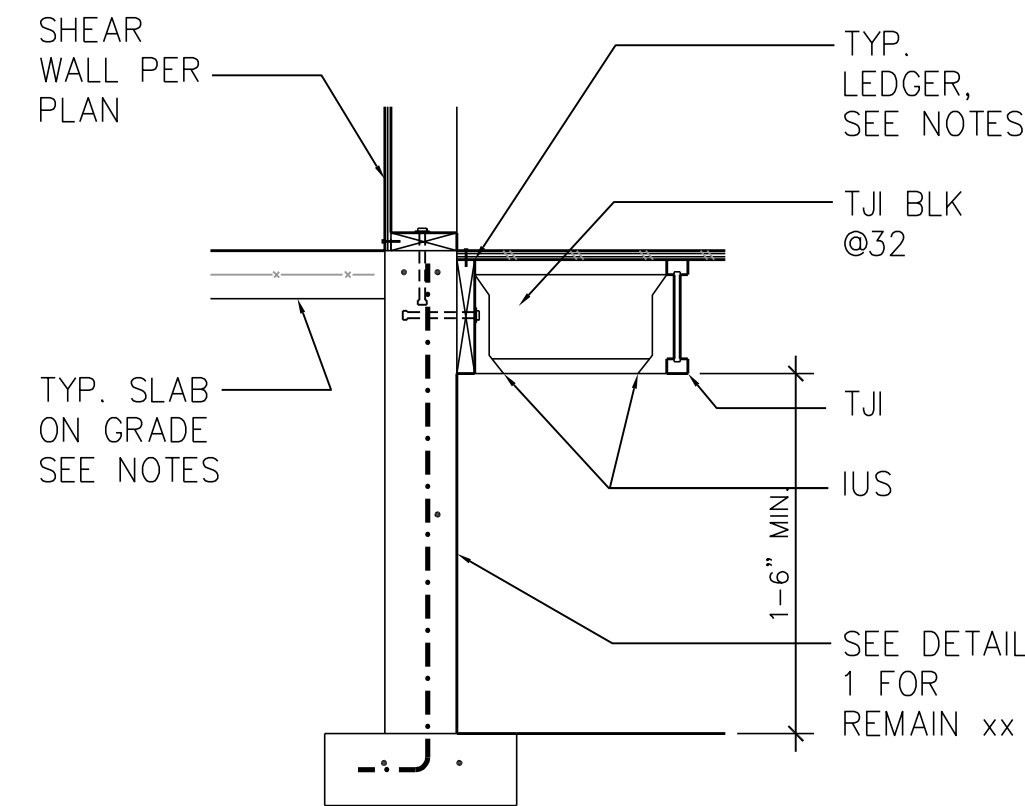
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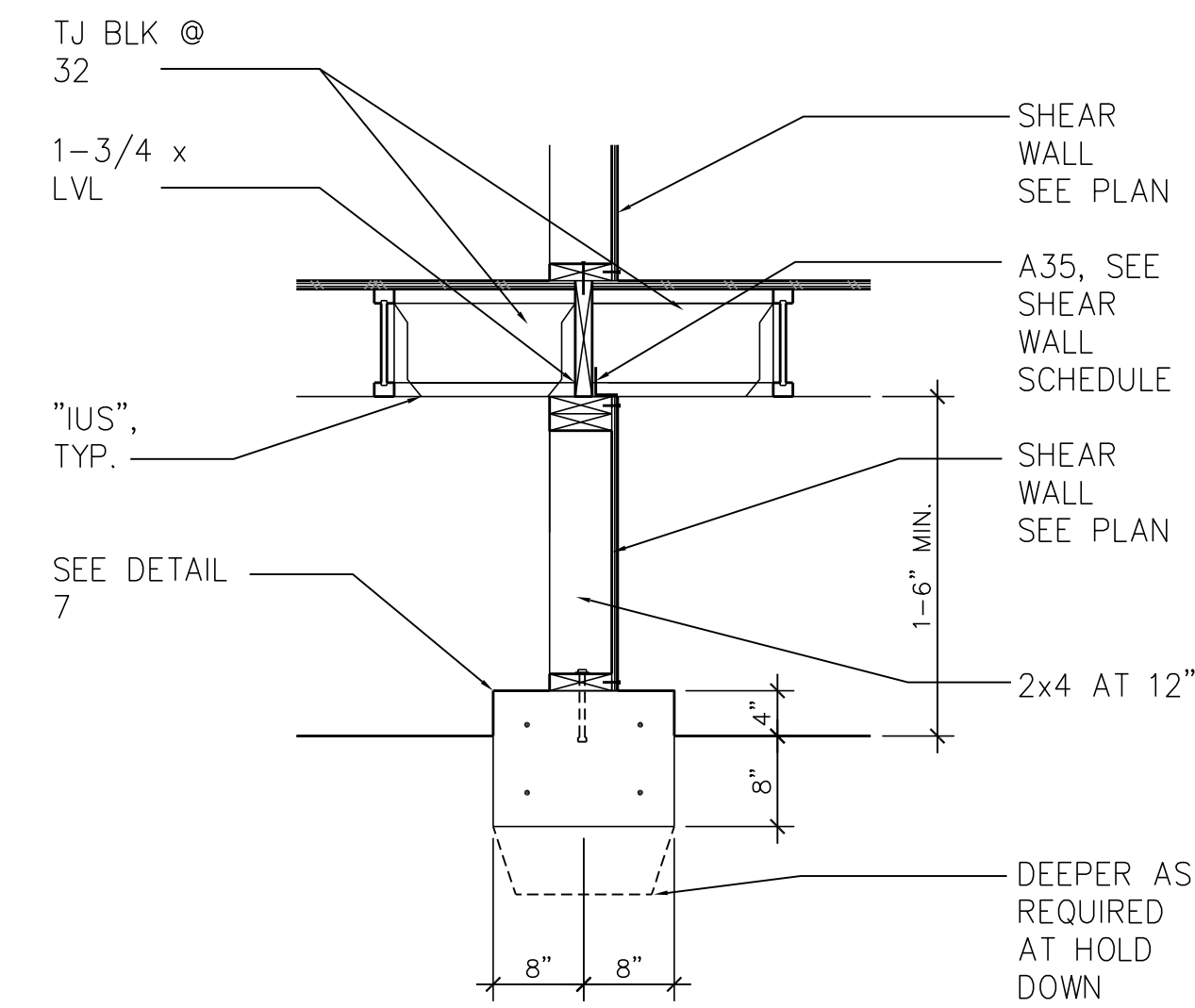
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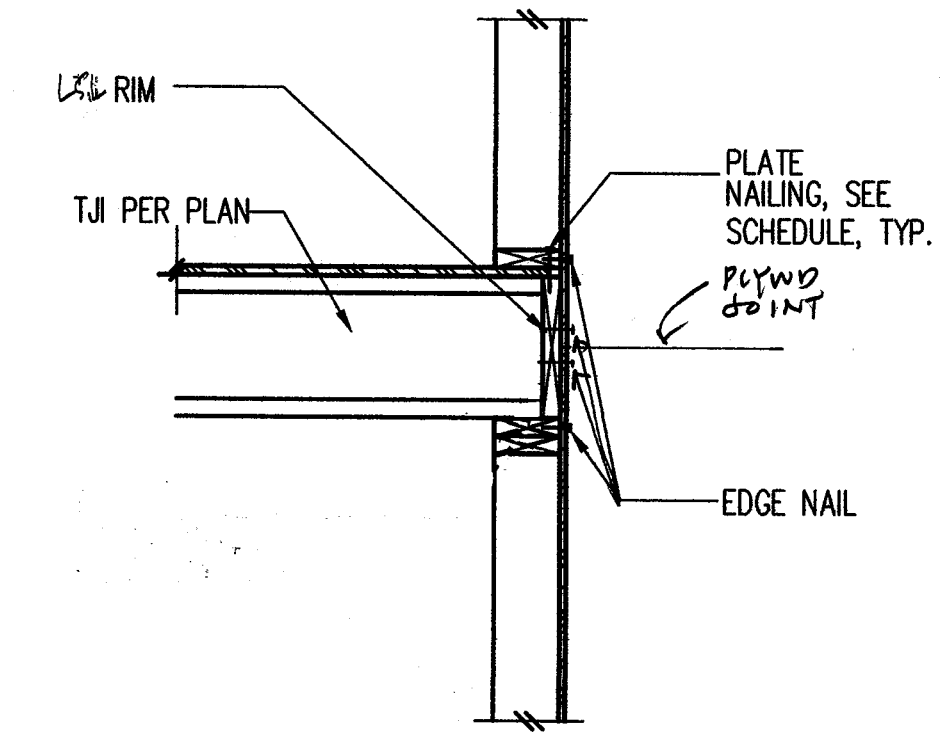
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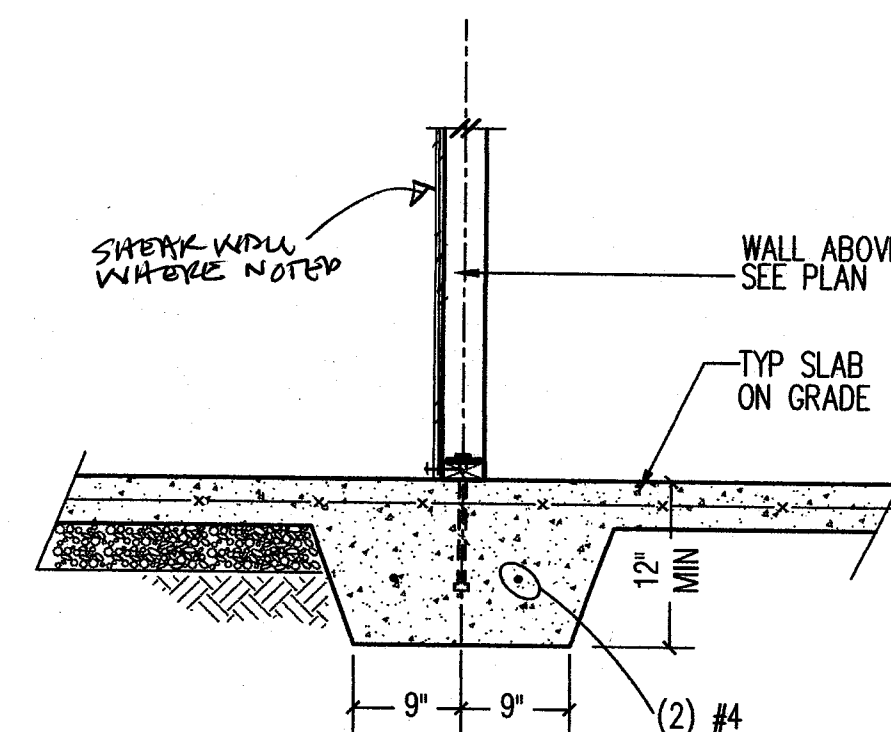
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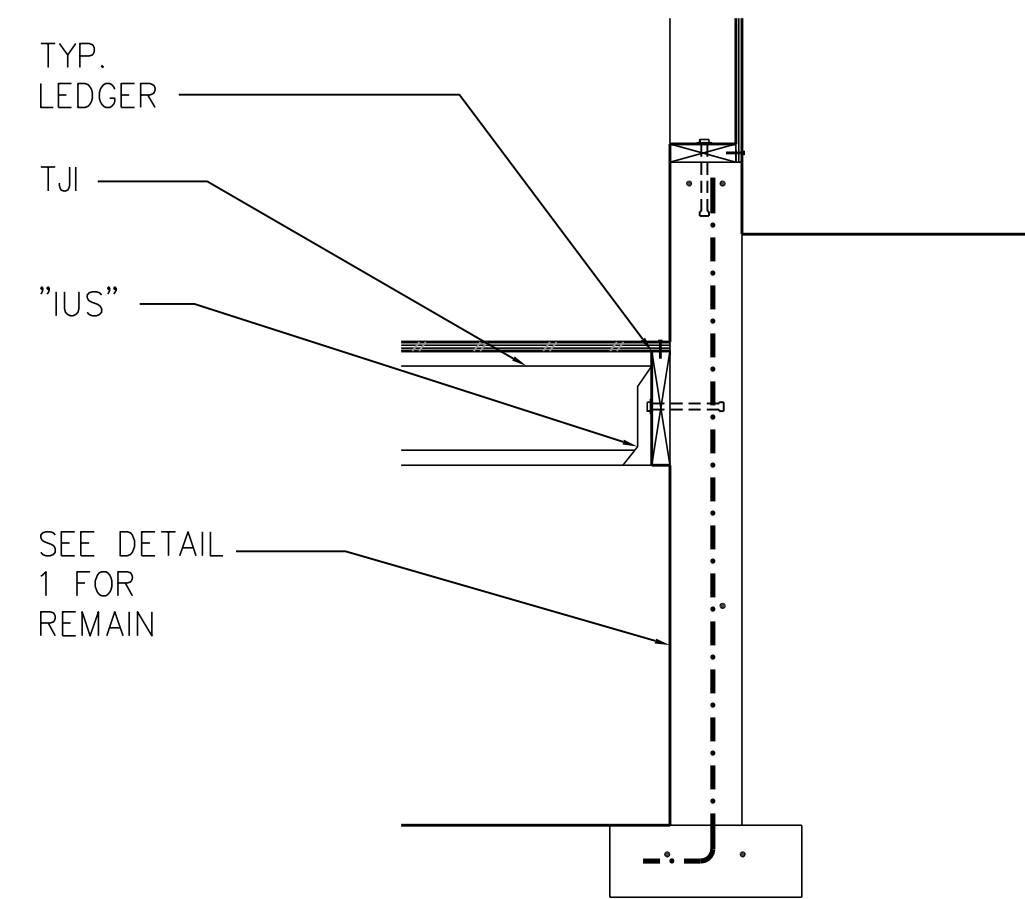
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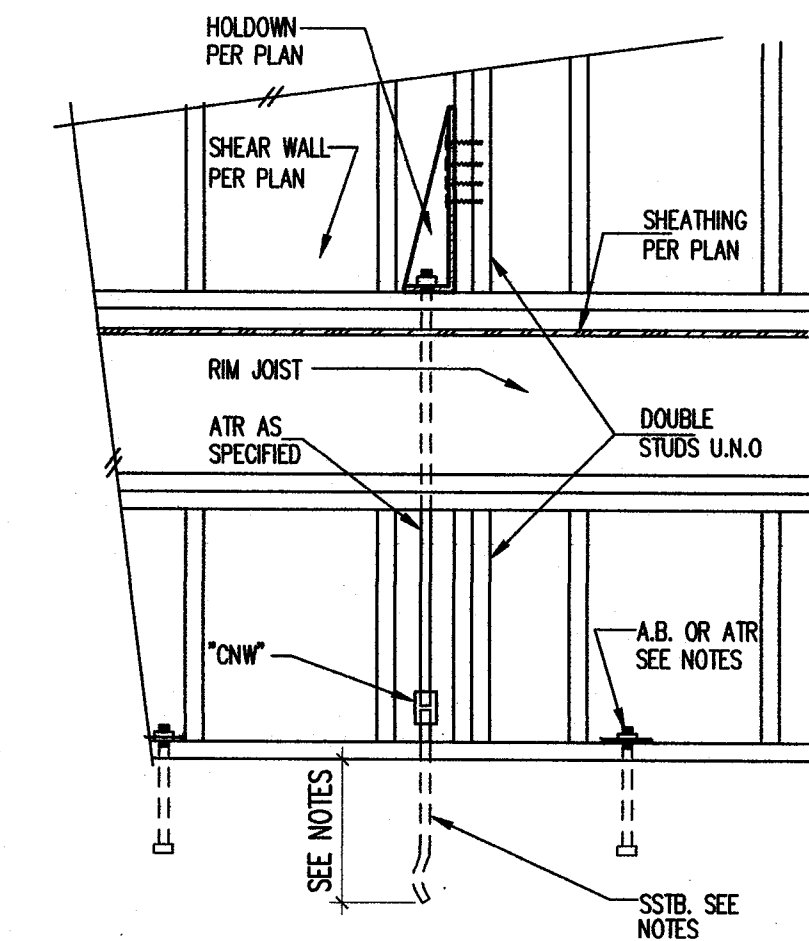
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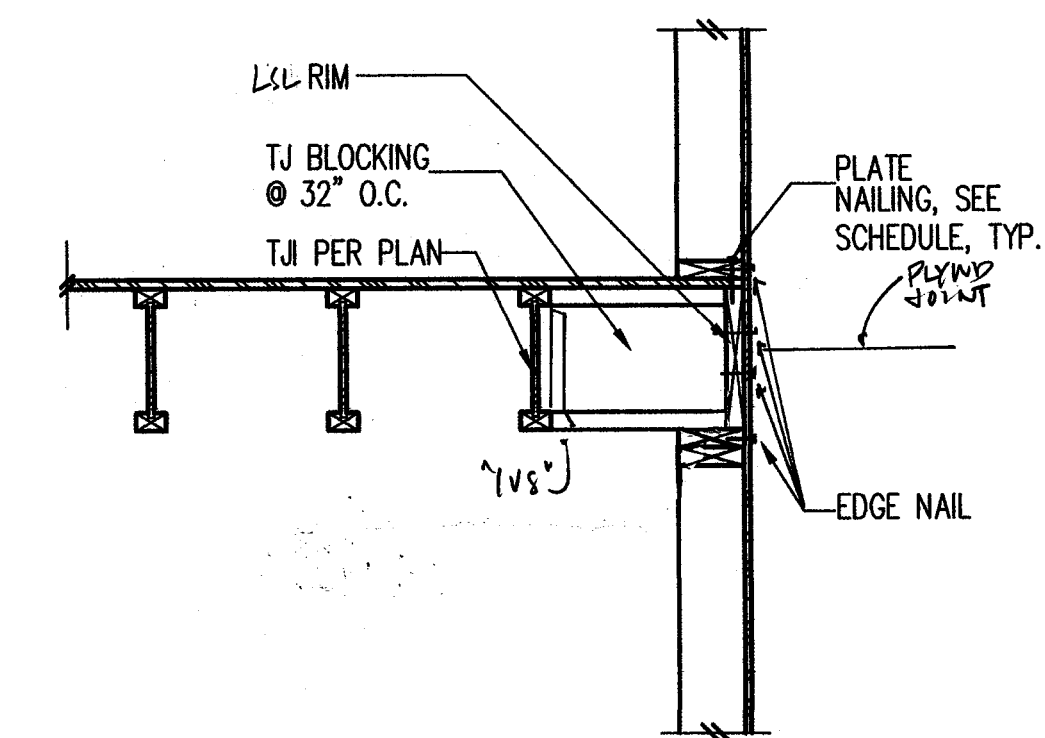
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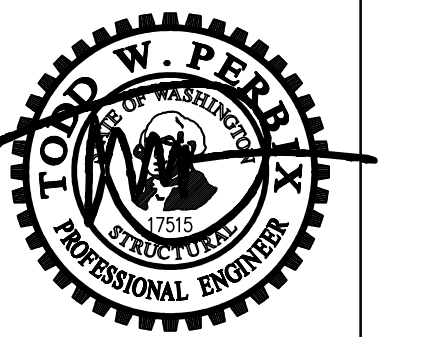
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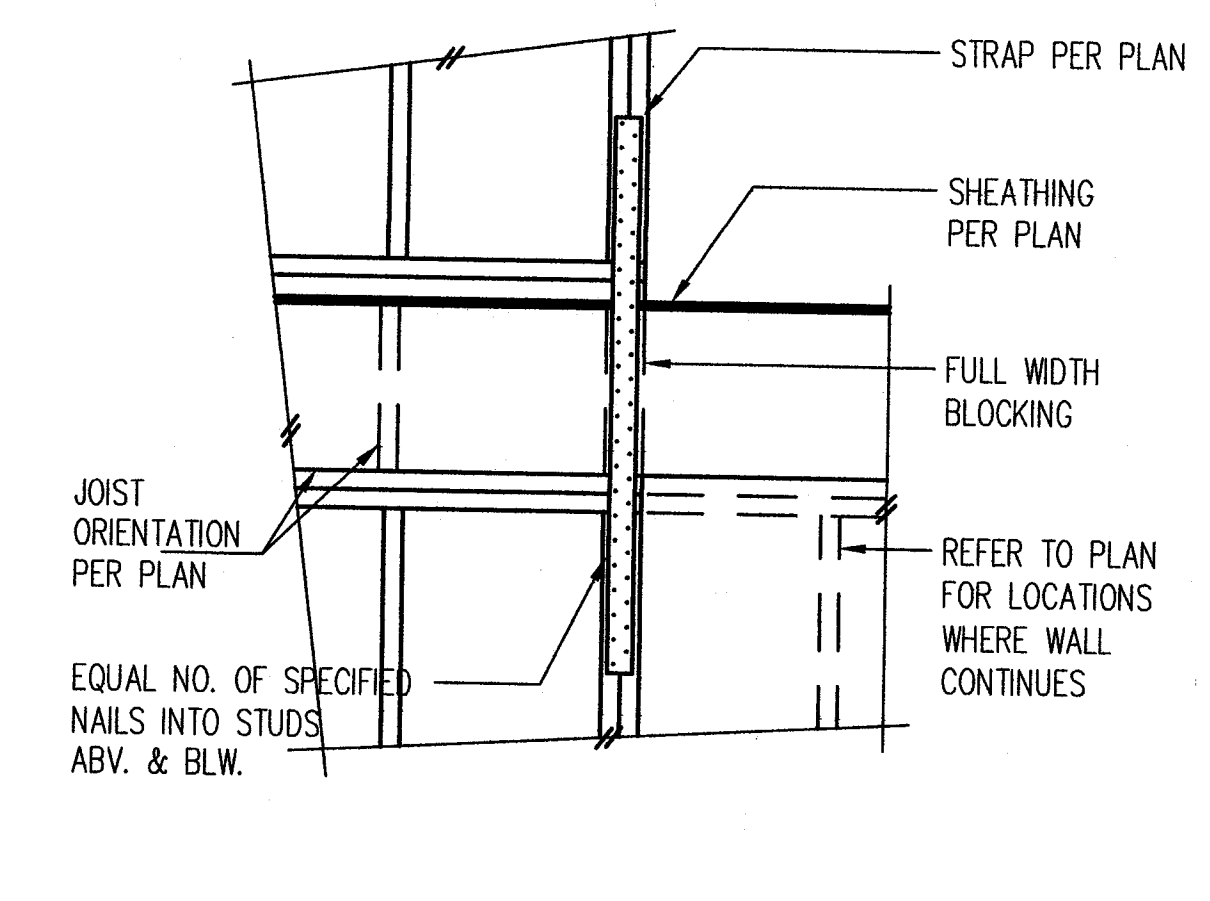
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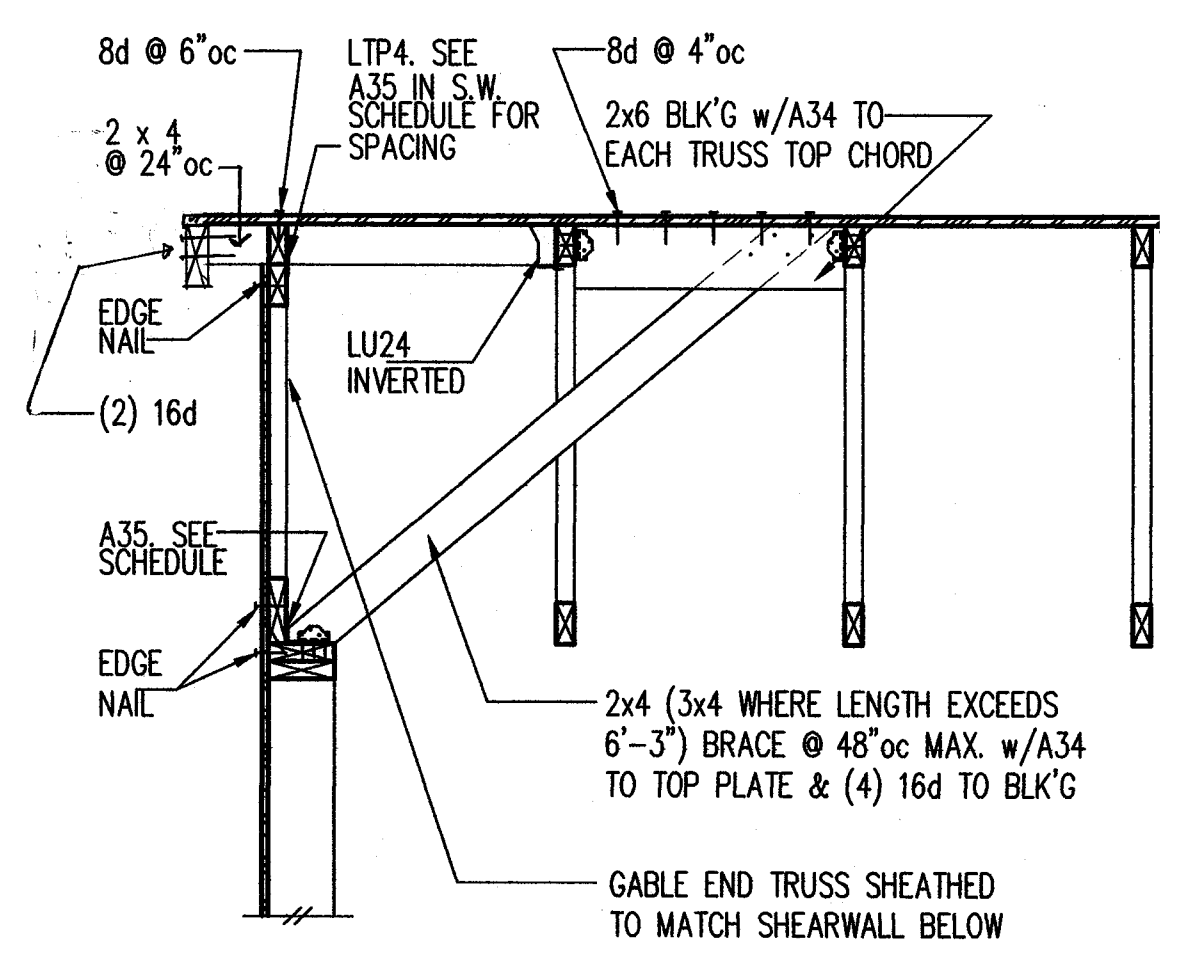
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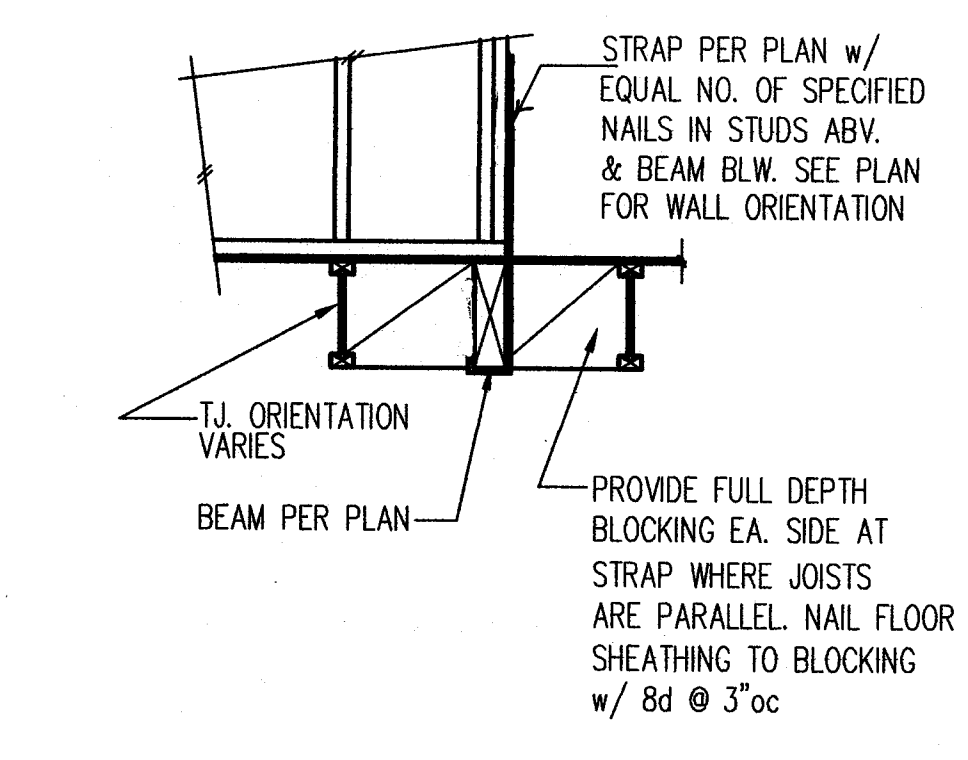
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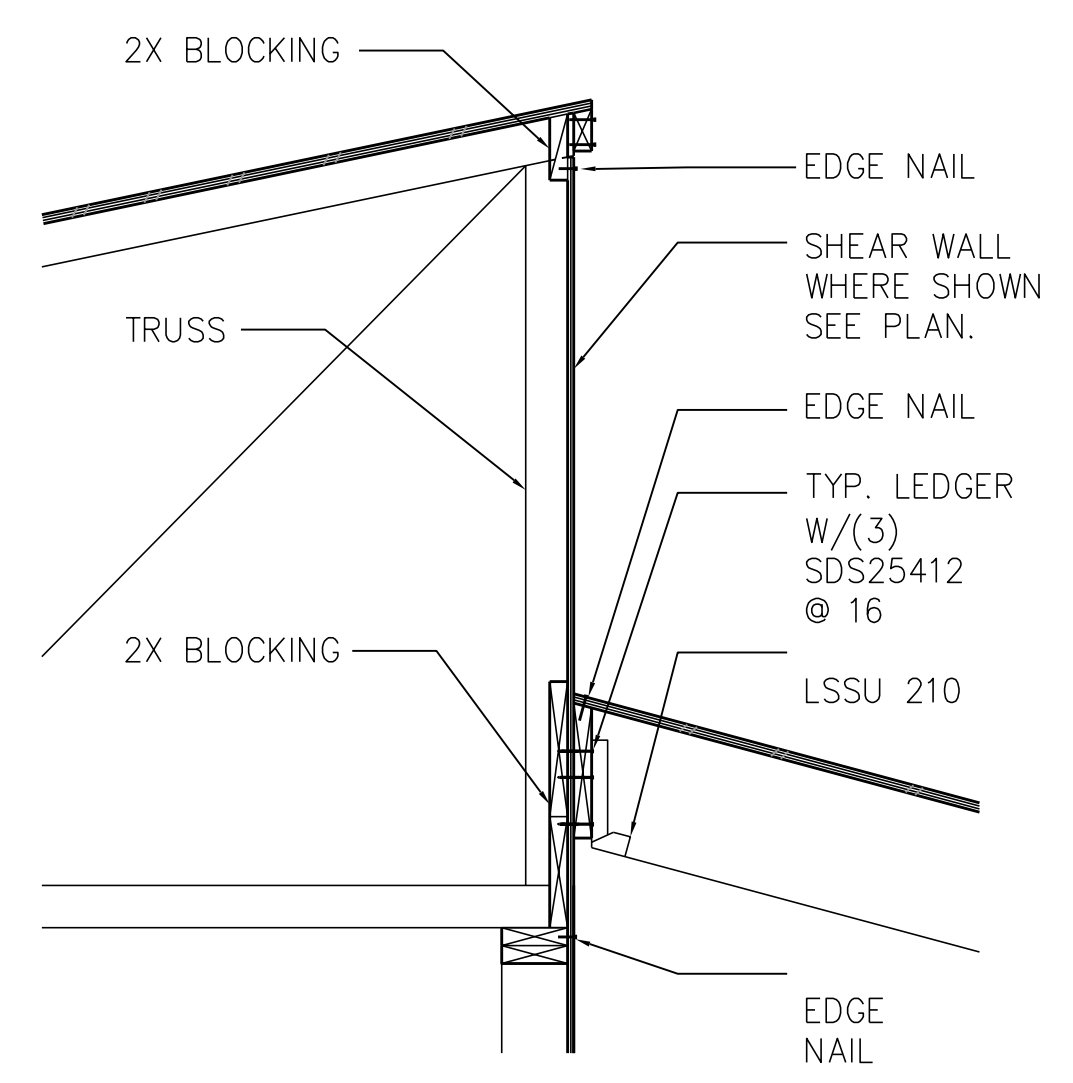
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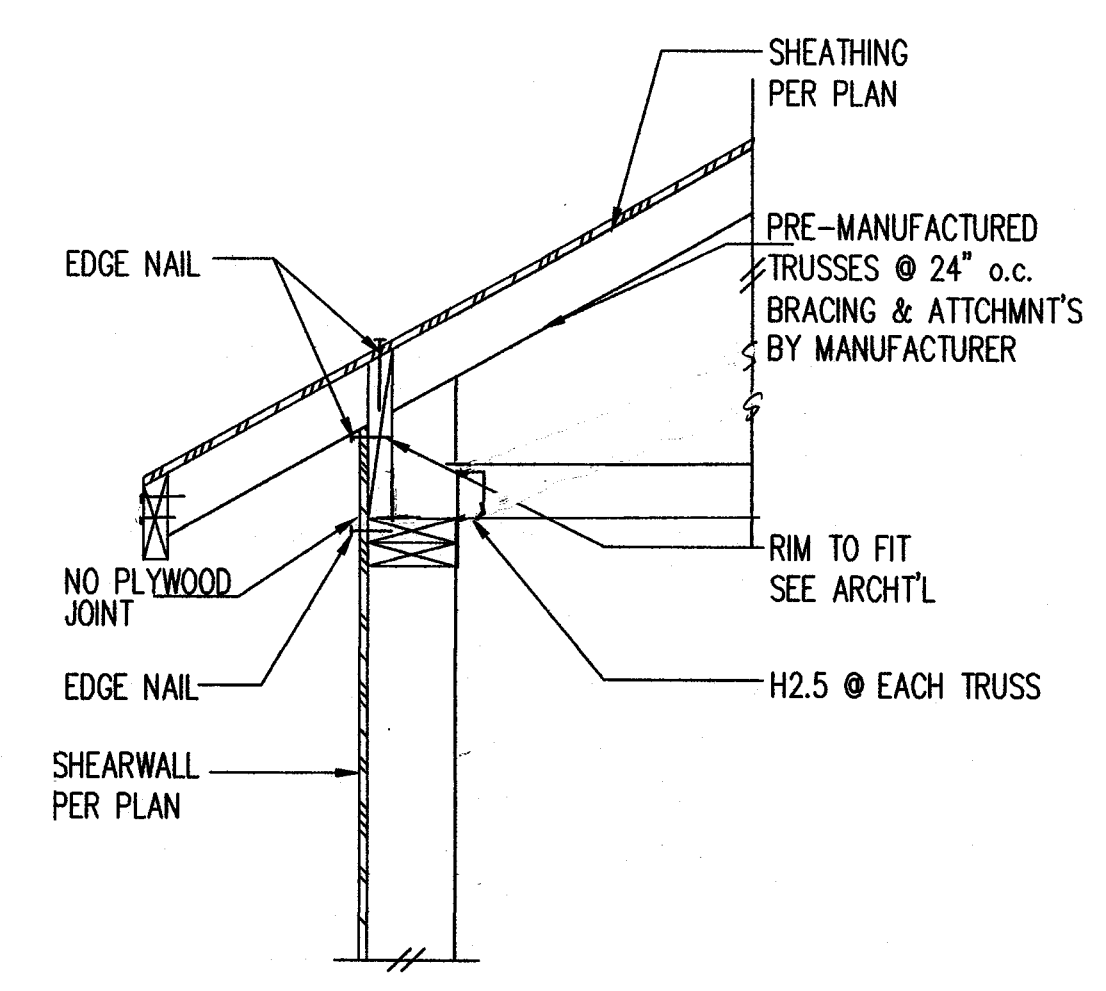
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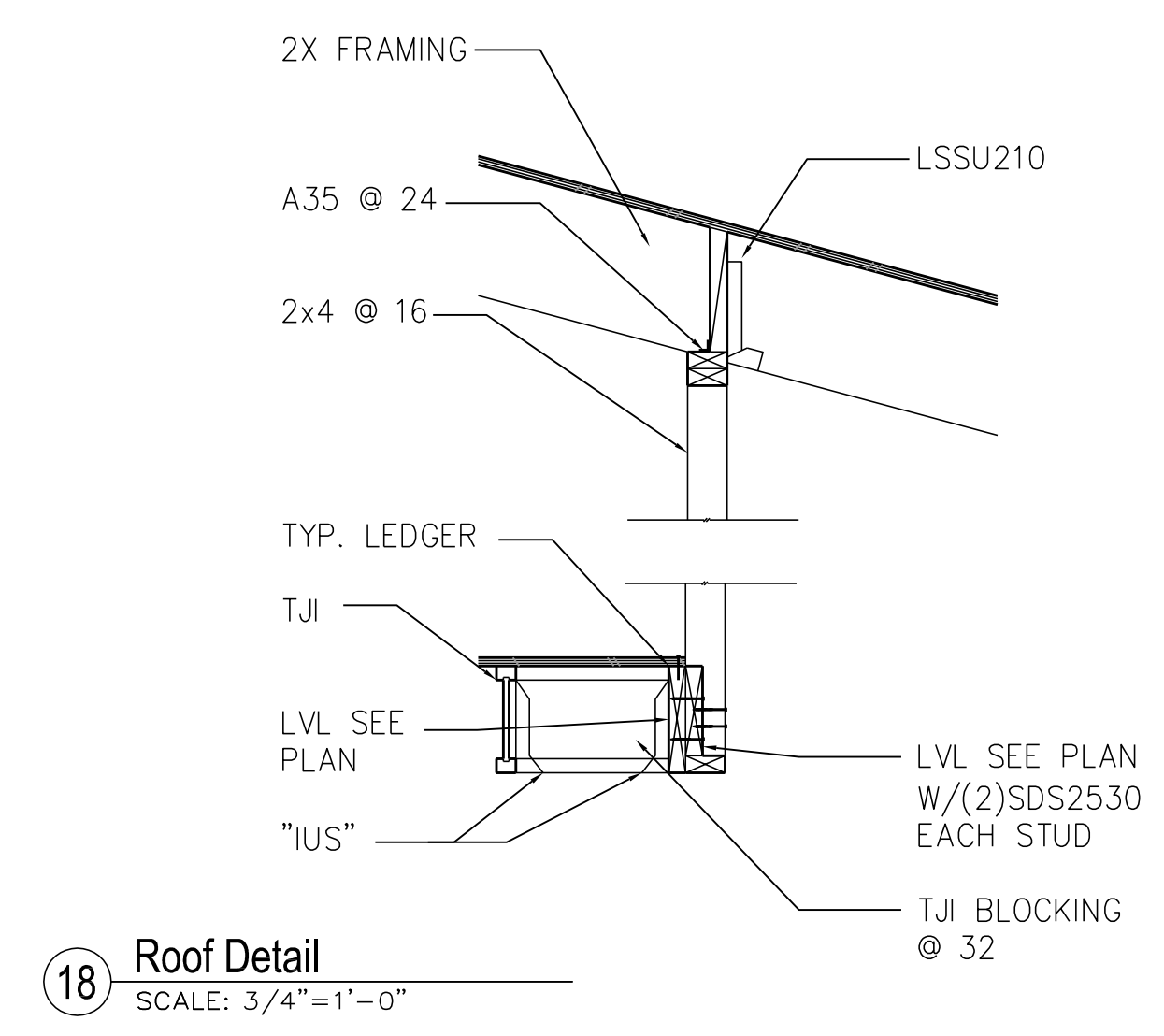
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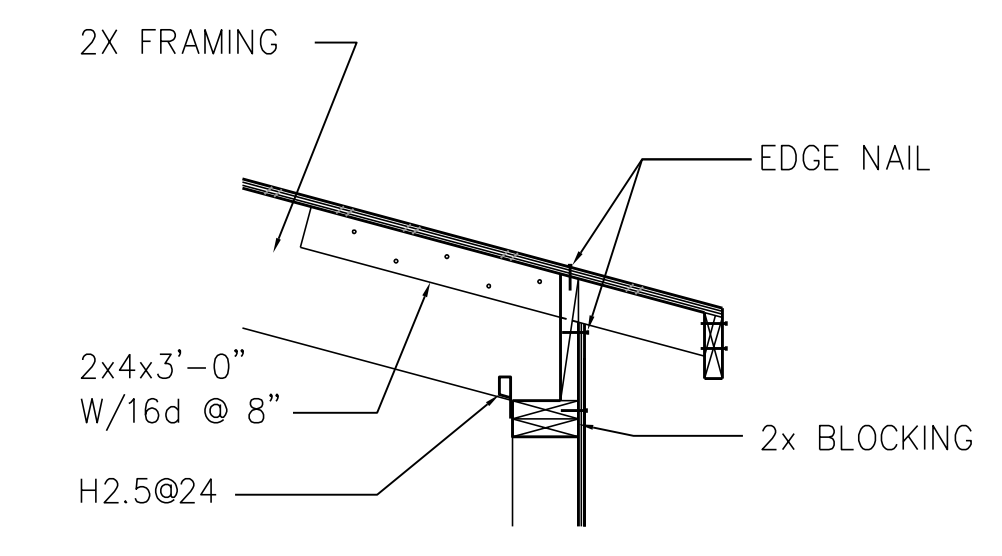
17 Roof Edge Detail
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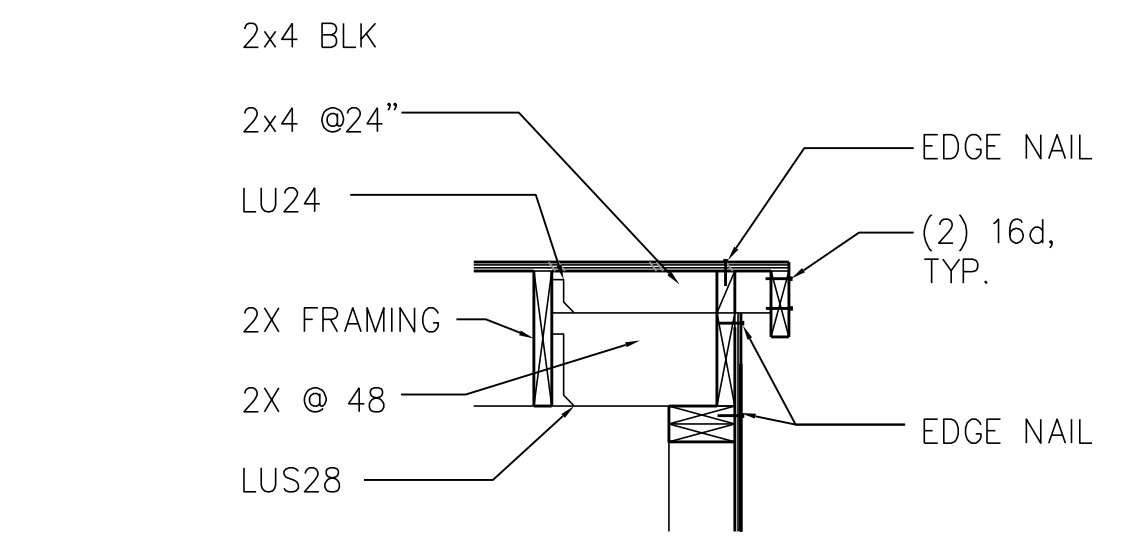
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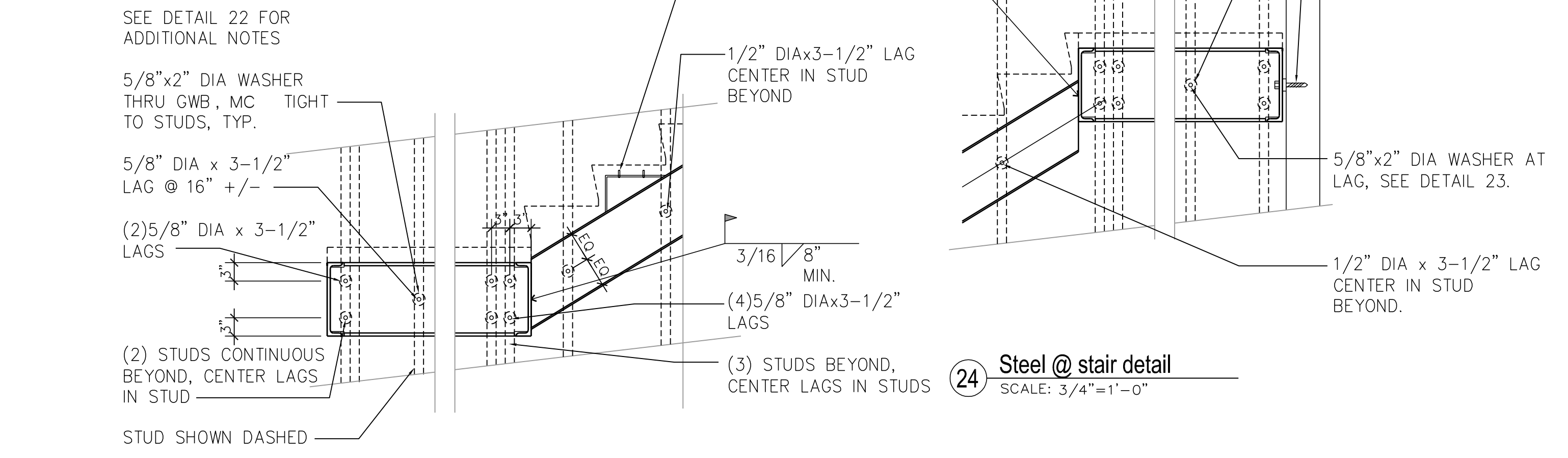
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20 Roof Edge Detail
SCALE: 3/4"=1'-0"

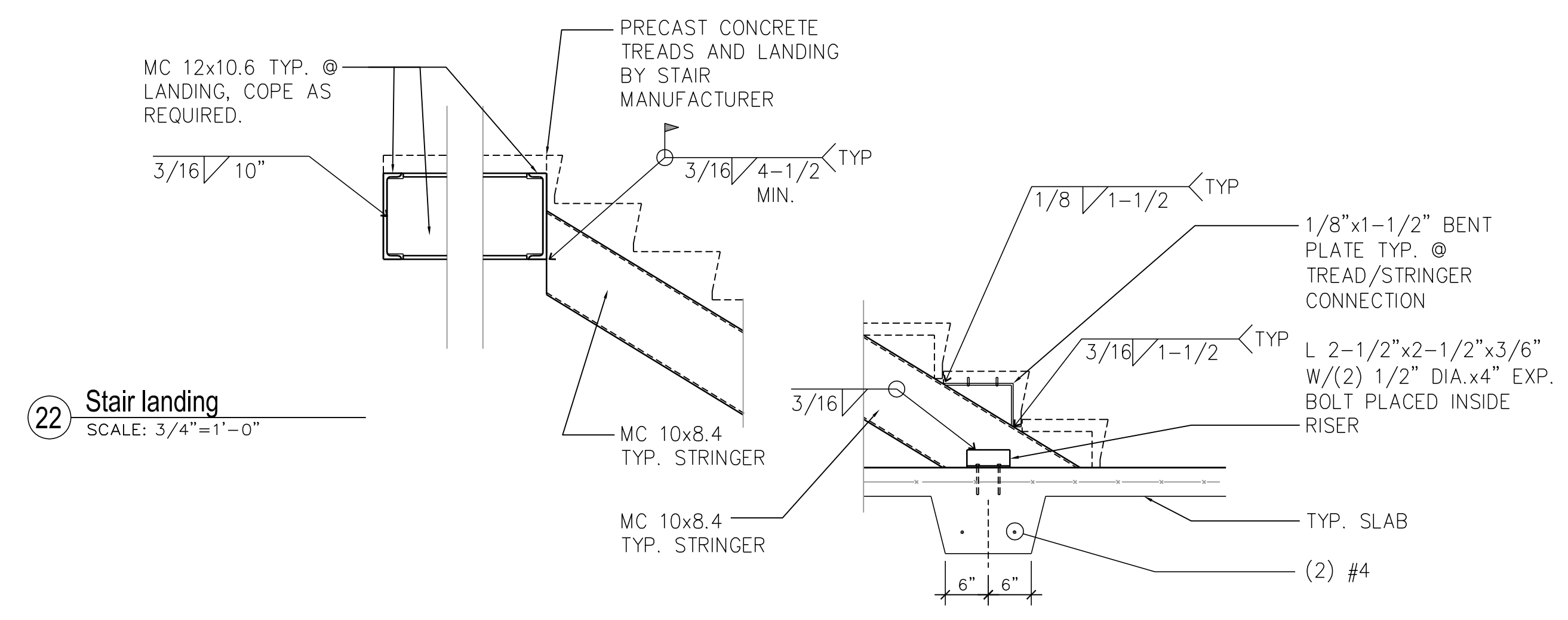


19 Roof Detail
SCALE: 3/4"=1'-0"



24 Steel @ stair detail
SCALE: 3/4"=1'-0"

23 Landing detail
SCALE: 3/4"=1'-0"

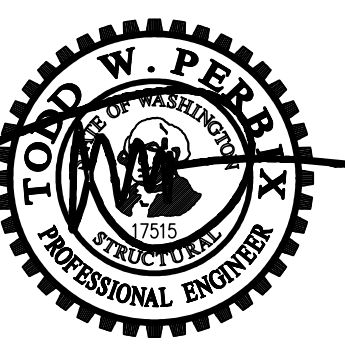


21 Stair at Slab
SCALE: 3/4"=1'-0"

22 Stair landing
SCALE: 3/4"=1'-0"

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