U-DISTRICT SAFEWAY REDEVELOPMENT

4732 BROOKLYN AVE NE
SEATTLE, WA 98105
MASTER USE PERMIT (MUP) #3033508-LU
CORRECTION CYCLE #3
JULY 17, 2020

SITE

N
VICINITY MAP
N.T.S.

SITE

N
LOCATION MAP
N.T.S.

SHEET INDEX - SEE G0.01

SHEET NUMBER	SHEET NAME	MUP INTAKE 09/26/2019	MUP CORRECTION CYCLE 1 01/09/2020	MUP CORRECTION CYCLE 2 03/31/2020	MUP CORRECTION CYCLE 3 07/17/2020
GENERAL					
G0.00	COVER SHEET	●	●	●	●
G0.03	CODE DATA SHEET	●	●	●	●
G0.05	FLOOR AREA RATIO PLANS	●	●	●	●
G0.08	OPEN SPACE & UNIT TYPE CALCULATIONS	●	●	●	●
G0.09	OPENINGS DIAGRAM	●	●	●	●
CIVIL SITE					
C-100	CIVIL SITE PLAN	●	●	●	●
LANDSCAPE					
L0.01	COLORED LANDSCAPE PLAN	●	●	●	●
L1.01	CALLOUT PLAN STREET LEVEL	●	●	●	●
L1.02	CALLOUT PLAN ROOF LEVELS	●	●	●	●
L1.21	IRRIGATION PLAN STREET LEVEL	●	●	●	●
L1.22	IRRIGATION PLAN ROOF LEVELS	●	●	●	●
L1.31	PLANTING PLAN STREET LEVEL	●	●	●	●
L1.32	PLANTING PLAN ROOF LEVELS	●	●	●	●
L2.01	LANDSCAPE SITE DETAILS			●	●
ARCHITECTURAL					
A1.00	SITE PLAN	●	●	●	●
A2.00A	FLOOR PLAN - BASEMENT P2	●	●	●	●
A2.00B	FLOOR PLAN - BASEMENT P1	●	●	●	●
A2.01	FLOOR PLAN - LEVEL 1 - OVERALL	●	●	●	●
A2.02	FLOOR PLAN - LEVEL 2 - OVERALL	●	●	●	●
A2.03	FLOOR PLAN - LEVEL 3 - OVERALL	●	●	●	●
A2.04	FLOOR PLAN - LEVEL 4 - OVERALL	●	●	●	●
A2.05	FLOOR PLAN - LEVEL 5 - OVERALL	●	●	●	●
A2.06	FLOOR PLAN - LEVEL 6 - OVERALL	●	●	●	●
A2.07	FLOOR PLAN - LEVEL 7 - OVERALL	●	●	●	●
A2.08	ROOF PLAN - OVERALL	●	●	●	●
A3.01	EXTERIOR ELEVATION		●	●	●
A3.01A	EXTERIOR ELEVATIONS - RENDERED			●	●
A3.02	EXTERIOR ELEVATION		●	●	●
A3.02A	EXTERIOR ELEVATIONS - RENDERED			●	●
A3.03	EXTERIOR ELEVATION		●	●	●
A3.03A	EXTERIOR ELEVATIONS - RENDERED			●	●
A3.04	EXTERIOR ELEVATION		●	●	●
A3.04A	EXTERIOR ELEVATIONS - RENDERED			●	●
A4.01	BUILDING SECTIONS	●	●	●	●
A4.02	BUILDING SECTIONS	●	●	●	●
A4.03	BUILDING SECTIONS		●	●	●
A4.04	BUILDING SECTIONS		●	●	●
A5.01	ENLARGED FLOOR PLANS - BICYCLE PARKING			●	●
A5.02	ENLARGED FLOOR PLANS - SOLID WASTE			●	●

MUP CONDITIONS

SEPA
NONE

DESIGN REVIEW

3

PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT:

1. BUILDING PLANS TO INCLUDE CALLOUTS FOR ALL MURAL LOCATIONS. (CRYSTAL TORRES, CRYSTAL.TORRES@SEATTLE.GOV, 206-648-5887).
2. REVISE STREET-FACING FACADES TO INCLUDE RANDOMIZED WINDOWS AND SINGULAR FULL COLOR GRADIENT BLOCKS AS SHOWN ON PAGE 12 OF THE ADR RECOMMENDATION PACKET AND AS AMENDED BY THE APPLICANT TO ENHANDE THE TEXTURE OF THE VISUAL INTEREST OF THE FACADE IN ACCORDANCE WITH UNIVERSITY DISTRICT DESIGN GUIDELINES. THE REVISED DESIGN WILL BE INCORPORATED INTO THE APPROVED PLAN SET FOR THE MASTER USE PERMIT. *
   * CONDITION AMENDED AS PER CITY OF SEATTLE HEARING EXAMINER ORDER DATED SEPTEMBER 21, 2020 FOR MUP 20-024

DURING CONSTRUCTION:

3. FINAL MURALS TO BE APPROVED BY THE LAND USE PLANNER PRIOR TO INSTALLATION. (CRYSTAL TORRES, CRYSTAL.TORRES@SEATTLE.GOV, 206-648-5887).

PRIOR TO CERTIFICATE OF OCCUPANCY

4. MURAL TO BE INSTALLED PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY (CRYSTAL TORRES, CRYSTAL.TORRES@SEATTLE.GOV, 206-648-5887).

FOR THE LIFE OF THE PROJECT:

5. THE BUILDING AND LANDSCAPE DESIGN SHALL BE SUBSTANTIALLY CONSISTENT WITH THE MATERIALS REPRESENTED AT THE RECOMMENDATION MEETING AND IN THE MATERIALS SUBMITTED AFTER THE RECOMMENDATION MEETING, BEFORE THE MUP ISSUANCE. ANY CHANGE TO THE PROPOSED DESIGN, INCLUDING MATERIALS OR COLORS, SHALL REQUIRE PRIOR APPROVAL BY THE LAND USE PLANNER (CRYSTAL TORRES, CRYSTAL.TORRES@SEATTLE.GOV, 206-648-5887).

GENERAL NOTES

A. UNLESS OTHERWISE NOTED, ALL MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENT BUILDING CODE.
B. THESE ARCHITECTURAL NOTES ARE A SUPPLEMENT TO THE PROJECT SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER AND IN WRITING TO THE ARCHITECT WHO SHALL CLARIFY ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.
C. CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
D. THE ARCHITECTURAL DRAWINGS REPRESENT THE DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THIS PROJECT.
E. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT.
F. ALL PRODUCTS AND MATERIALS BEING PROVIDED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
G. THESE DOCUMENTS CONTAIN NOTES THAT MAY APPLY GENERALLY TO ALL DESIGN ELEMENTS, SPECIFICALLY TO ONE SHEET, OR SPECIFICALLY TO ONE OR MORE DESIGN ELEMENTS. THE NOTES ARE NOT MERE GUIDELINES, THEY ARE PART AND PARCEL OF THE DESIGN. ANY WORK THAT IS PERFORMED THAT IS NOT IN COMPLIANCE WITH THE NOTES IS NOT IN COMPLIANCE WITH THE DESIGN AND IS SUBJECT TO REJECTION. ANY ALTERATION, MODIFICATION, DELETION, OR ADDITION TO THE NOTES BY WRITING, ACT OR FAILURE TO ACT, SHALL BE CARRIED OUT ONLY WITH THE PRIOR EXPRESS WRITTEN CONSENT AND APPROVAL OF THE ARCHITECT.
H. DO NOT SCALE THE DRAWINGS.
I. DIMENSIONS ARE TO FACE OF FRAMING, TYPICAL, UNLESS NOTED OTHERWISE. CONTRACTOR TO BRING ANY DIMENSIONAL INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT.

PROJECT DESCRIPTION

PROPOSED NEW 7-STORY, 180-UNIT APARTMENT BUILDING, APPROX. 317,519 SF, WITH GROUND FLOOR RETAIL AND 2 LEVELS OF BELOW GRADE PARKING FOR APPROXIMATELY 186 VEHICLES PROPOSED. EXISTING BUILDING TO BE DEMOLISHED. APPROXIMATELY 6,800 SF OF LANDSCAPE AND HARDSCAPE SPACE TO BE PROVIDED.

PROPERTY / ZONING

TAX LOT NO: 881640-1015
ZONING: SM-U 75-240 (M1)
OVERLAY: UNIVERSITY DISTRICT NORTHWEST (URBAN CENTER VILLAGE)
NE 45TH STREET STATION AREA OVERLAY DISTRICT

LOT AREA: 45,311 PRE-DEDICATION
43,991 POST-DEDICATION

LEGAL DESCRIPTION

SITE PARCEL: DV00006308
LEGAL DESCRIPTION: LOTS 20 THROUGH 30, BLOCK 7 OF UNIVERSITY HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON

APPLICABLE CODES:

SEATTLE CODES:

BUILDING:	2015 SEATTLE BUILDING CODE (SBC)
ACCESSIBILITY:	2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC A117.1)
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE WITH SEATTLE AMENDMENTS (NEC)
ENERGY CODE:	2015 SEATTLE ENERGY CODE (SEC)
FIRE CODE:	2015 SEATTLE FIRE CODE (SFC)
FUEL GAS:	2015 SEATTLE FUEL GAS CODE (SFGC)
MECHANICAL:	2015 SEATTLE MECHANICAL CODE (SMC)
PLUMBING:	2015 WASHINGTON STATE PLUMBING CODE WITH SEATTLE AMENDMENTS (WSPC)
LAND USE:	2019 SEATTLE MUNICIPAL CODE - TITLE 23 (SMC VERSION **02/26/2019**)

ASSOCIATED RECORDS & PERMITS

PROJECT VESTED	**03/22/2019**	EDG DROP-OFF DATE/FEES PAID
BUILDING & LAND-USE PRE-APPLICATION	#015959-18PA	COMPLETED 02/05/2019
EARLY DESIGN GUIDANCE (EDG)	#3033507-EG	COMPLETED 10/02/2019
ROW EXEMPTION	#6764963	COMPLETED 03/05/2020
MASTER USE PERMIT (MUP)	**#3033508-LU**	**CORRECTION CYCLE #3 - THIS SUBMITTAL**
DR RECOMMENDATION MEETING	#3033508-LU	ADMINISTRATIVE REPORT DATED 06/16/2020 RECOMMENDED FOR APPROVAL
DEMOLITION	#6753329-DM	CORRECTION CYCLE #1 - SUBMITTED 06/16/2020 REVIEWS COMPLETED PENDING MUP APPROVAL
TREE REMOVAL PERMIT	TBD	BY CONTRACTOR
SHORING / EXCAVATION	#6706198-CN	CORRECTION CYCLE #2 - SUBMITTED 09/11/2020
SDOT PERMIT	#401279	90% SIP REVIEWS IN PROGRESS
CONSTRUCTION PERMIT	#6753326-PH	
PHASE 1 FOUNDATIONS, STRUCTURE TO GRADE, BASE STRUCTURE		CORRECTION CYCLE #2 - CORRECTIONS IN PROGRESS
PHASE 2 SUPER STRUCTURE, ARCHITECTURAL SHELL & CORE, ARCHITECTURAL FULL OCCUPANCY, MECHANICAL		CORRECTION CYCLE #1 - CORRECTIONS IN PROGRESS
PLUMBING PERMIT	TBD	BY CONTRACTOR
ELECTRICAL PERMIT	TBD	BY CONTRACTOR

DEFERRED PERMIT SUBMITTALS

FIRE SUPPRESSION
FIRE ALARM
SIGNAGE
PUBLIC SPACE MANAGEMENT
CONVEYANCE

DELEGATED DESIGN

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. ICC OR OTHER APPROVED REPORT / /LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

OWNER
CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077
PHONE: (310) 903-3141
EMAIL: EFIELDS@FIELDSHOLDINGS.COM
CONTACT: ERAN FIELDS

ARCHITECT
JACKSON | MAIN ARCHITECTURE P.S.
311 1ST AVE. S.
SEATTLE WA 98104
PHONE: (206) 324 4800
EMAIL: MATT.LAASE@JACKSONMAIN.COM
CONTACT: MATT LAASE

CIVIL ENGINEER
BOSSOFF ENGINEERING
191 NE TARI LANE
STEVENSON, WA 98648
PHONE: (425) 881-5904
EMAIL: NICK@NBENGINEERING.COM
CONTACT: NICK BOSSOFF

LANDSCAPE ARCHITECT
THOMAS RENGSTORF ASSOC.
811 FIRST AVE, SUITE 615
SEATTLE, WA 98104
PHONE: (206) 622-7562
EMAIL: SNOWACZYK@TRENGSTORF.COM
CONTACT: STEVE NOWACZYK

STRUCTURAL ENGINEER
KPFF
1601 FIFTH AVE, SUITE 1600
SEATTLE, WA 98101
PHONE: (206) 622-5822
EMAIL: BRIAN.PAVLOVEC@KPFF.COM
CONTACT: BRIAN PAVLOVEC

PLUMBING ENGINEER
OCEAN PARK MECHANICAL
#283-14900 INTER URBAN AVE.
SEATTLE, WA 98168
PHONE: (206) 674-4553
EMAIL: STEVE @ OCEANPM.COM
CONTACT: STEVE BOAK

MECHANICAL ENGINEER
EMERALD AIRE, INC
5108 D ST. NW
AUBURN, WA 98001
PHONE: (253) 872-5665
EMAIL: ERICP@EMERALDAIRE.COM
CONTACT: ERIC PETERSON

ELECTRICAL ENGINEER
STATESIDE POWER, INC.
10636 NE 123RD ST.
KIRKLAND, WA 98034
PHONE: (425) 466-4162
EMAIL: PAT@SSPWA.COM
CONTACT: PATRICK WILKIE

GEOTECHNICAL ENGINEER
GEOENGINEERS
17425 NE UNION HILL ROAD, SUITE 250
REDMOND, WA 98052
PHONE: (425) 861-6000
EMAIL: .
CONTACT: MATTHEW W. SMITH

SURVEYOR
BUSH, REID & HITCHINGS, INC.
2009 MINOR AVE. EAST
EATTLE, WA 98102
PHONE: (206) 323-4144
EMAIL: TAYLORS@BRHINC.COM
CONTACT: TAYLOR R. SCHULTE

BUILDING ENVELOPE
MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
PHONE: (206) 268-7370
EMAIL: KHUNT@MORRISONHERSHFIELD.COM
CONTACT: KEVIN HUNT

SHORING
GROUND SUPPORT PLLC
19932 WOODINVILLE-REDMOND RD NE, A210
WOODINVILLE, WA 98034
PHONE: (425) 488-1143
EMAIL: CHRISW@GROUNDSUPPORT.COM
CONTACT: CHRIS WOLSHCLAG

ACOUSTICS
SSA ACOUSTICS, LLP
222 ETRURIA ST, SUITE 100
SEATTLE, WA 98109
PHONE: (206) 839-0819
EMAIL: JOEL@SSAACOUSTICS.COM
CONTACT: JOEL ESSELSTROM

SPECIFICATIONS
APPLIED BUILDING INFORMATION LLC
107 SPRING ST.
SEATTLE, WA 98104
PHONE: (206) 818-1381
EMAIL: BETH@APPLIEDBUILDINGINFORMATION.COM
CONTACT: BETH STROSHANE

LOW VOLTAGE
J&A ENGINEERING CONSULTANTS
4994 LOWER ROSWELL RD. SUITE 1
MARIETTA, GA 30068
PHONE: (770) 817-4220
EMAIL: COVERBY@JAENGINEERING.NET
CONTACT: CHRIS OVERBY

LIGHTING CONSULTANT
CRESCENT ELECTRIC SUPPLY CO.
1700 ESTES
ELK GROVE VILLAGE, IL 60007
PHONE: (847) 472-0985
EMAIL: VINCE.BLAKE@CESCO.COM
CONTACT: VINCE BLAKE

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

7793 REGISTERED ARCHITECT
MATTHEW E. LAASE
STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
02/19/2020		PH1 PERMIT INTAKE
03/10/2020		DEMOLITION PERMIT
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020	3	SHORING CORR. CYCLE 1
07/17/2020		MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
09/11/2020		SHORING CORR. CYCLE 2

City of Seattle
Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020

This permit was subject to DESIGN REVIEW
The design must be retained as approved.
Any exterior changes to the building or landscaping must be reviewed and approved by the assigned SDCI Land Use Planner
PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	CRF
CHECKED BY:	MEL

COVER SHEET
G0.00

JACKSON | MAIN ARCHITECTURE P.S. © 2020

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9/25/2020 2:38:23 PM

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BUILDING HEIGHT & AVERAGE GRADE

PER SMC 23.48.615 - STRUCTURE HEIGHT IN SM-U ZONES
MAX BUILDING HEIGHT: 75' (294.17')
ACTUAL BLDG HEIGHT: 74'-10"

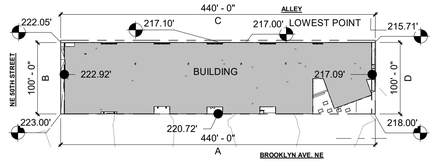
PER SMC 23.48.025.C - ROOFTOP FEATURE HEIGHT LIMITS, IF <25% ROOF AREA:
MAX ROOFTOP FEATURE HEIGHT: 90' (309.17')
ACTUAL ROOFTOP FEATURE HEIGHT: 84'-8"

LOWEST POINT OF FD ACCESS: 217.00' - SEE BELOW FOR LOCATION
HIGHEST OCCUPIED FLOOR: 284.58' (284.58' - 217.00' = 67.58' < 75' = MID-RISE)

AVERAGE GRADE:

SIDE	ELEVATION	LENGTH	WEIGHTED AVG
A	220.72'	440'	97,116.80
B	222.92'	100'	22,292.00
C	217.10'	440'	95,524.00
D	217.09'	100'	21,709.00
		1,080'	236,641.80

BUILDING AVERAGE GRADE = 236,641.80 / 1,080' = **219.17'**



AVERAGE GRADE DIAGRAM

STREET-LEVEL DEVELOPMENT STANDARDS

PER SMC 23.48.005.D REQUIRED STREET LEVEL USES

PER SMC 23.48.040.A - STREET-FACING FACADE REQUIREMENTS

PER SMC 23.48.040 - STREET-LEVEL DEVELOPMENT STANDARDS

B.1.A. TRANSPARENCY & BLANK FACADE REQUIREMENTS
1. IN THE SM-SLU, SM-NR, SM-U, AND SM-UP ZONES, ON CLASS 1, CLASS 2, AND CLASS 3 PEDESTRIAN STREETS AND NEIGHBORHOOD GREEN STREETS, A MINIMUM OF 60 PERCENT OF THE STREET-FACING FACADE MUST BE TRANSPARENT, EXCEPT THAT IF THE SLOPE OF THE STREET FRONTAGE ABUTTING THE LOT EXCEEDS 7.5 PERCENT, THE REQUIRED AMOUNT OF TRANSPARENCY IS 45 PERCENT OF THE STREET-FACING FACADE.

B.2.A. BLANK FACADE LIMITS
1. BLANK FACADES ARE LIMITED TO SEGMENTS 15 FEET WIDE. BLANK FACADE WIDTH MAY BE INCREASED TO 30 FEET IF THE DIRECTOR DETERMINES THAT THE FACADE IS ENHANCED BY ARCHITECTURAL DETAILING, ARTWORK, LANDSCAPING, OR OTHER SIMILAR FEATURES THAT HAVE VISUAL INTEREST.
2. THE TOTAL WIDTH OF ALL BLANK FACADE SEGMENTS SHALL NOT EXCEED 40 PERCENT OF THE WIDTH OF THE STREET-FACING FACADE OF THE STRUCTURE ON EACH STREET FRONTAGE, OR 55 PERCENT OF THE WIDTH OF THE STREET-FACING FACADE IF THE SLOPE OF THE STREET FRONTAGE ABUTTING THAT LOT EXCEEDS 7.5 PERCENT.

C. DEVELOPMENT STANDARDS FOR STREET-LEVEL USES
1. WHERE STREET-LEVEL USES ARE REQUIRED, A MINIMUM OF 75 PERCENT OF THE APPLICABLE STREET-LEVEL, STREET-FACING FACADE SHALL BE OCCUPIED BY USES LISTED IN SUBSECTION 23.48.005.D.1. THE REMAINING STREET-FACING FACADE MAY CONTAIN OTHER PERMITTED USES OR PEDESTRIAN OR VEHICULAR ENTRANCES.

NE 50TH STREET IS CLASSIFIED AS A CLASS 1 PEDESTRIAN STREET & BROOKLYN AVE NE IS CLASSIFIED AS A GREEN STREET - SEE STREET LEVEL DEVELOPMENT STANDARDS DIAGRAM BELOW

TRANSPARENCY STANDARD PER SMC 23.48.040.B.1.a:

WEST:
COMM. FACADE AREA: 1776+785.25 = 2,561.25 SF
TRANSPARENCY: 260+264+264+204+120+168+27.12+143+60+72+67.61+72+9.56+47.96 = 1,829.25 SF
TOTAL (60% MIN. REQ'D): **71.42%**

NORTH:
COMM. FACADE AREA: 437.9 SF
TRANSPARENCY: 331 SF
TOTAL (60% MIN. REQ'D): **75.58%**

BLANK FACADE STANDARD PER SMC 23.48.040.B.2.a:

WEST:
COMM. FACADE LENGTH: 296+130.88 = 426.88'
BLANK FACADE LENGTH: 3.5+30+30+3.5+4.5+4.51+1.64+0.48+10+2+6.52+4.15+4.48+0.57+3+7.04 = 115.89'
TOTAL (40% MAX. REQ'D): **27.15%**

NORTH:
COMM. FACADE LENGTH: 77.18'
BLANK FACADE LENGTH: 3.02+21.92 = 24.94'
TOTAL (40% MAX. REQ'D): **32.31%**

REQUIRED STREET-LEVEL USES PER 23.48.040.C.1:

WEST:
BROOKLYN AVE NE IS NOT CLASSIFIED AS A CLASS I OR CLASS II PEDESTRIAN STREET.
BROOKLYN AVE NE IS CLASSIFIED AS A GREEN STREET PER SMC MAP A 23.48.640.

NORTH:
BUILDING FACADE LENGTH: 99.00'
STREET LEVEL USES: 77.18' - COMMERCIAL
TOTAL (75% MIN. REQ'D): **77.96%**

AMENITY AREA

PER SMC 23.48.045 - AMENITY AREA FOR RESIDENTIAL USES

B. QUANTITY OF AMENITY AREA. AN AREA EQUIVALENT TO FIVE PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE SHALL BE PROVIDED AS AMENITY AREA, EXCEPT THAT IN NO INSTANCE SHALL THE AMOUNT OF REQUIRED AMENITY AREA EXCEED THE AREA OF THE LOT. IN DETERMINING THE QUANTITY OF AMENITY AREA REQUIRED, ACCESSORY PARKING AREAS AND AREAS USED FOR MECHANICAL EQUIPMENT ARE EXCLUDED FROM THE CALCULATION OF GROSS FLOOR AREA IN RESIDENTIAL USE. FOR THE PURPOSES OF THIS SUBSECTION 23.48.045.B, BIORETENTION FACILITIES QUALIFY AS AMENITY AREA.

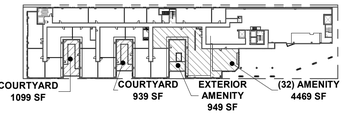
C. STANDARDS FOR AMENITY AREA. REQUIRED AMENITY AREA SHALL MEET THE FOLLOWING STANDARDS:

2. A MAXIMUM OF **50%** OF THE REQUIRED AMENITY AREA MAY BE ENCLOSED.

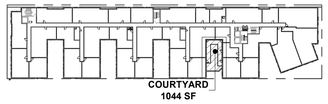
5. AMENITY AREA PROVIDED AS LANDSCAPED OPEN SPACE LOCATED AT STREET LEVEL AND ACCESSIBLE FROM THE STREET SHALL BE COUNTED AS TWICE THE ACTUAL AREA IN DETERMINING THE AMOUNT PROVIDED TO MEET THE AMENITY AREA REQUIREMENT.

AMENITY AREAS ON THE 7TH FLOOR CONSIST OF OUTDOOR ROOF DECK AND INDOOR AMENITY. AREAS ON THE SECOND FLOOR INCLUDE OUTDOOR AND INDOOR AMENITY AREAS. AREAS ON THE GROUND FLOOR INCLUDE LEASING OFFICE, LOBBY LOUNGE WITH SEATING. RESIDENTIAL AREA CALCULATED PER SMC 23.48.045.B. EXCLUDES PARKING & MECHANICAL/UTILITY AREAS. SEE GROSS FLOOR AREA PLANS, G0.05 FOR DIAGRAM OF RESIDENTIAL AREA.

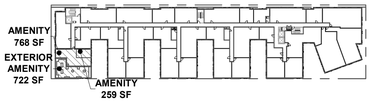
AMENITY DIAGRAM - LEVEL 1



AMENITY DIAGRAM - LEVEL 2



AMENITY DIAGRAM - LEVEL 3



AMENITY DIAGRAM - LEVEL 7

AMENITY AREA CALCULATION

GROSS RESIDENTIAL SF:		241,158 SF	
AMENITY REQUIRED (5%):		12,058 SF	
LEVEL	ENCLOSURE	AREA	% OF TYPE
LEVEL 1	ENCLOSED AMENITY	1,908 SF	12%
LEVEL 2	ENCLOSED AMENITY	4,469 SF	28%
LEVEL 7	ENCLOSED AMENITY	1,027 SF	7%
ENCLOSED AMENITY		7,404 SF	47%
LEVEL 1	OPEN AMENITY	6,627 SF	42%
LEVEL 2	OPEN AMENITY	949 SF	6%
LEVEL 7	OPEN AMENITY	722 SF	5%
OPEN AMENITY		8,298 SF	53%
TOTAL PROVIDED AMENITY SF		15,702 SF	100%

LIGHT & GLARE:

TO MINIMIZE LIGHT AND GLARE FROM VEHICLES PARKING GARAGE IS ENCLOSED AND BELOW GRADE. ACCESS TO GARAGE IS FROM RAMP ON THE BROOKLYN AVE SIDE OF THE BUILDING. PROPOSED EXTERIOR LIGHTING IS DIRECTED DOWN AS TO NOT AFFECT NEIGHBORING RESIDENTIAL USES.

COMPLIES WITH SMC 23.47A.022.

PARKING REQUIREMENTS

PER TABLE A FOR SMC 23.54.015.J
- NON-RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS

NON-RESIDENTIAL USES IN URBAN CENTERS OR THE STATION AREA OVERLAY DISTRICT - NO MINIMUM REQUIREMENT

PER 23.48.680.B.1 NON-RESIDENTIAL PARKING LIMITED TO 1/1,000 SF
34,465 SF = 34 SPACES MAX

PER TABLE B FOR SMC 23.54.015.L - RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS

ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR WITHIN THE STATION AREA OVERLAY DISTRICT - NO MINIMUM REQUIREMENT

PARKING SCHEDULE COMBINED

STALL TYPE	SIZE	COUNT
A	8'-0" x 19'-0"	1
A	9'-0" x 16'-0"	1
L	8'-0" x 16'-0"	3
L	9'-0" x 19'-0"	7
S	7'-6" x 15'-0"	22
SAFEWAY		34
A	9'-0" x 16'-0"	1
A-EV	9'-0" x 19'-0"	1
M	8'-0" x 16'-0"	20
S	7'-6" x 15'-0"	33
VAN	9'-0" x 20'-0"	1
RESIDENTIAL FLEXIBLE USE		56
A	8'-0" x 19'-0"	2
A-EV	8'-6" x 19'-0"	1
L-EV	8'-6" x 19'-0"	2
M	8'-0" x 16'-0"	69
S	7'-6" x 15'-0"	21
VAN	8'-0" x 19'-0"	1
RESIDENTIAL		96
TOTAL PARKING		186

ACCESSIBLE STALLS PER SBC 1106.2.1:

REQUIRED (2%): 4 STALLS
PROVIDED: 9 STALLS

BICYCLE PARKING REQUIREMENTS

PER TABLE D FOR SMC 23.54.015.K - PARKING FOR BICYCLES

LONG-TERM STORAGE:
MULTI-FAMILY - 1:UNIT UP TO 50, 3/4:UNIT ABOVE - 180 UNITS = 148 STALLS
SALES & SERVICES GENERAL - 1:4,000 SF - 34,509 SF = 9 STALLS

TOTAL REQUIRED: = 157 STALLS
TOTAL PROVIDED: = 160 STALLS

SHORT-TERM STORAGE:
MULTI-FAMILY 1:20 UNITS - 180 UNITS = 9 STALLS
SALES & SERVICES GENERAL - 1:2,000 SF - 34,509 SF = 18 STALLS

TOTAL REQUIRED: = 27 STALLS
TOTAL PROVIDED: = 27 STALLS
= 187 TOTAL ON-SITE STALLS

UNIT SCHEDULE

TOTAL NUMBER OF UNITS 180
PER SBC 1107.6.1.1

PER SBC 1107.6.2.2.1
TYPE A UNITS IN GROUP R-2: **5%**
REQUIRED 9.0
PROVIDED 10 (7 TUBS | 3 SHOWERS)

TYPE B ALL OTHER UNITS

UNIT TYPE MIX

UNIT TYPE	COUNT	TOTAL BED COUNT	%
1 BED	27	27	15%
2 BED	60	120	33%
4 BED	74	296	41%
5 BED	19	95	11%
TOTAL	180	538	

SEE FLOOR PLANS, A2.00 SERIES FOR LOCATIONS. SEE G0.08 FOR ADDITIONAL UNIT TYPE BREAKDOWN.

SOLID WASTE STORAGE REQUIREMENTS

PER TABLE A FOR SMC 23.54.040 - SOLID WASTE AND RECYCLE MATERIALS STORAGE & ACCESS

RESIDENTIAL DEVELOPMENT:	MINIMUM AREA FOR SHARED STORAGE SPACE
MORE THAN 100 DWELLING UNITS	575 SQFT PLUS 4 SQFT FOR EACH ADDITIONAL UNIT ABOVE 100
NON - RESIDENTIAL DEVELOPMENT:	**MINIMUM AREA FOR SHARED STORAGE SPACE**
15,001 - 50,000 SQFT	175 SQFT

B. MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED.

C. FOR DEVELOPMENT WITH MORE THAN 100 DWELLING UNITS, THE REQUIRED MINIMUM AREA FOR STORAGE SPACE MAY BE REDUCED BY 15 PERCENT, IF THE AREA PROVIDED AS STORAGE SPACE HAS A MINIMUM HORIZONTAL DIMENSION OF 20 FEET.

180 TOTAL DWELLING UNITS ; **80** DWELLING UNITS ABOVE 100

CALCULATION:
RESIDENTIAL: 575 SQFT + (4x80) SQFT - 15% = 761 SQFT
COMMERCIAL: 175 SQFT * 50% = 88 SQFT

REQUIRED
RESIDENTIAL : **761 SQFT**
COMMERCIAL: **88 SQFT**
TOTAL 849 SQFT

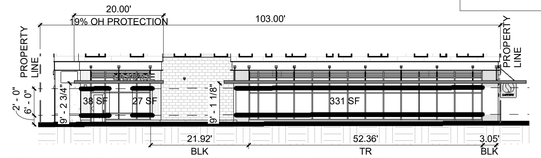
PROVIDED: (L1) 518 + (L2) 52+51 + (L3-L7) 53+38 = **1,076 SQFT**

DEPARTURES REQUESTED

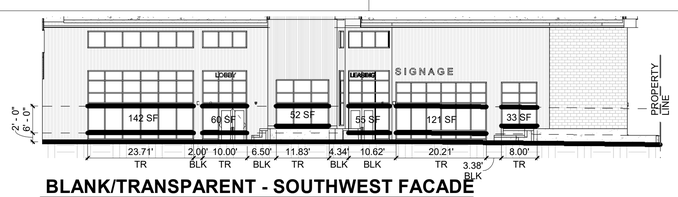
CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
DEPARTURE #1 **PER SMC 23.48.040.D.1** THE MAXIMUM WIDTH OF A STRUCTURE, OR OF A PORTION OF A STRUCTURE FOR WHICH THE LIMIT IS CALCULATED SEPARATELY ACCORDING TO SUBSECTION 23.48.040.D.2, AS MEASURED ALONG ALL STREETS IN SM-U ZONES AND ALONG CLASS 1 PEDESTRIAN STREET IN OTHER SEATTLE MIXED ZONES, EXCEPT SM-SLU ZONES, IS 250 FEET, EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION 23.48.040.D.3.	THE CODE LIMITS THE WIDTH OF STRUCTURES TO 250 FEET WIDE. THE APPLICANT PROPOSES A BUILDING WIDTH OF 430 FEET ALONG BROOKLYN AVE NE.	GIVEN THE UNIQUE DIMENSIONS OF THE SITE (APPROX. 100' x 450') A DEPARTURE FROM THIS REQUIREMENT IS WARRANTED TO ALLOW FOR A FUNCTIONAL GROCERY STORE LAYOUT. THE 250' LIMIT TO THE BUILDING LENGTH IMPACTS THE SIZE OF THE SAFEWAY SALES FLOOR SIGNIFICANTLY AND SHIFTS SAFEWAY'S "BACK OF HOUSE" OPERATION FROM THE ALLEY, WHERE IT IS HIDDEN, TO BROOKLYN AVE NE. TO ACHIEVE A FUNCTIONAL SALES FLOOR, TWO INDEPENDENT STRUCTURES SEPARATED BY A NARROW PASSAGEWAY WOULD NEED TO BE DEVELOPED WHICH IS IMPRACTICAL. DOING SO WOULD ALSO LIMIT THE ABILITY TO PROPERLY ACTIVATE THE STORE'S STOREFRONT AND GLAZING ALONG BROOKLYN AVE TO CREATE A UNIFORM PEDESTRIAN ACTIVE EXPERIENCE. STAFF RECOMMENDATION DATED JUNE 15, 2020 Staff recommends approval of the requested departure, granted all of the conditions are addressed to improve the way the building meets the street (specifically revising entries and notches). Staff appreciates the work done to create an engaging plaza space and connection existing open space, as well as the evolution of the architectural expression to create a unique cladding pattern. If all of the conditions are address staff fully supports the requested departure as the plaza, massing expression and revised street-level will better meet the intent of the design guidelines. (*University* DC3-1-a. Arrangement, DC2-1 Massing and Reducing Bulk and Scale)
DEPARTURE #2 **PER SMC 23.48.650.B.2** USABLE OPEN SPACE OPEN TO THE SKY SUBJECT TO SUBSECTION 23.48.650.B.5. MINIMUM AMOUNT REQUIRED IS 60 PERCENT. MAXIMUM AMOUNT ALLOWED IS NO LIMIT. STAFF RECOMMENDATION DATED JUNE 15, 2020 Staff recommends approval of the requested departure as the height of the covered area and design of the open space, as well as connection to existing open space located to the south creates and engaging and dynamic plaza better meeting the design guidelines. (DC2-3-b. Layout, DC3 Open Space Concept, *University* DC3-1-a. Arrangement)	THE CODE REQUIRES A MINIMUM OF 60% OF OPEN SPACE TO BE OPEN TO THE SKY. THE APPLICANT PROPOSES 41% OF THE OPEN SPACE AREA TO BE OPEN TO THE SKY. **PUBLIC OPEN SPACE**	THE PARK WILL BE DESIGNED TO HAVE A DIRECT CONNECTION TO THE 3,000 SQUARE FOOT PARK TO THE SOUTH, WHICH IS COMPLETELY OPEN TO THE SKY. BY PROVIDING AN ENCLOSED AND COVERED SPACE IN ADDITION TO SPACE OPEN TO THE SKY, THE COMMUNITY WILL HAVE NEARLY 10,000 SQUARE FEET OF MIDBLOCK PUBLIC OPEN SPACE THAT IS (1) OPEN TO THE SKY, (2) COVERED, AND (3) WEATHER PROTECTED. THIS SPACE WOULD ENCOURAGE COMMUNITY GATHERINGS, ENGAGEMENT AND INTEGRATION BETWEEN NEIGHBORS, AND HELP FOSTER A SENSE OF COMMUNITY. IN ADDITION TO CREATING OPPORTUNITIES FOR MULTIPLE USERS AND ACTIVITIES YEAR ROUND, THE SPACE WILL ALSO COMPLEMENT THE UNIVERSITY DISTRICT FARMERS MARKET.

TYPE 1 DIRECTORS DECISION

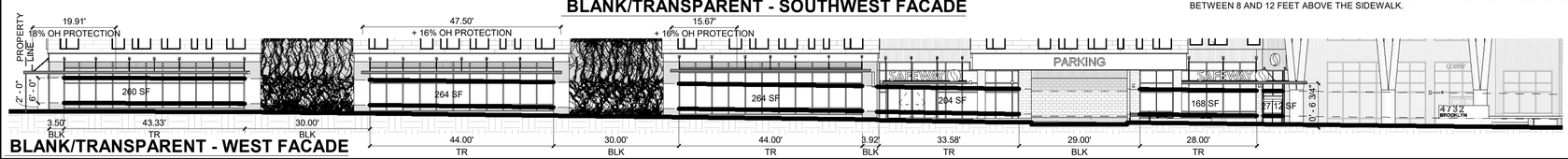
PARKING AND LOADING ACCESS **PER SMC 23.48.085.D.1** ACCESS TO PARKING AND LOADING SHALL BE FROM THE ALLEY WHEN THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SUBSECTION 23.53.030.C AND USE OF THE ALLEY FOR PARKING AND LOADING ACCESS WOULD NOT CREATE A SIGNIFICANT SAFETY HAZARD AS DETERMINED BY THE DIRECTOR.	THE CODE REQUIRES ACCESS TO PARKING AND LOADING TO BE TAKEN FROM THE ALLEY WHEN THE LOT ABUTS AN IMPROVED ALLEY. THE APPLICANT PROPOSES PARKING ACCESS FROM BROOKLYN AVE NE.	DUE TO THE MIXED-USE NATURE OF THE PROPOSED PROJECT, COMPLIANCE WITH THIS CODE REQUIREMENT WOULD MEAN THAT PASSENGER VEHICLES (RESIDENTS AND GROCERY STORE CUSTOMERS) AND COMMERCIAL DELIVERY TRUCKS (SEMI-TRUCKS AND SMALLER) WOULD HAVE TO SHARE SITE ACCESS IN THE ALLEY. THIS WOULD CREATE VERY SIGNIFICANT SAFETY HAZARDS FOR THE GENERAL PUBLIC AND THE RESIDENTS OF THE PROPOSED DEVELOPMENT BY RESTRICTING ALL SITE TRAFFIC TO A SINGLE POINT OF ACCESS IN THE NARROW ALLEY. MIXING LARGE AND SMALL DELIVERY TRUCKS WITH REDUCED VISIBILITY AND MANEUVERABILITY WITH PASSENGER VEHICLES, PEDESTRIANS, AND BICYCLES WOULD CAUSE HAZARDOUS CONFLICTS, BLOCKAGES, AND POTENTIAL ISSUES IN EMERGENCY EGRESS SITUATIONS. IN ADDITION TO THE GREAT INCONVENIENCE FOR SAFEWAY, CUSTOMERS WILL BE FORCED TO FIND AND NAVIGATE THROUGH THIS NARROW ALLEY TO ENTER THE PARKING STRUCTURE, THIS CONDITION WOULD CREATE SIGNIFICANTLY MORE TRAFFIC AS BOTH THE GROCERY CUSTOMERS AND TENANTS AND THEIR GUESTS WILL BE FORCED TO NAVIGATE THROUGH ADDITIONAL STREETS TO ACCESS THE PARKING ENTRANCE. THE ALLEY IS CURRENTLY USED TO STORE GARBAGE BY TENANTS ALONG UNIVERSITY WAY AND IS OFTEN FREQUENTED BY HOMELESS AND DRUG USERS. SEPARATELY, USING THE ALLEY AS AN ENTRY POINT WOULD SEVERELY LIMIT THE ABILITY TO USE THE ALLEY AS A MIDBLOCK CONNECTION AS SUPPORTED BY CODE SECTION 23.48.640.E.2, SIGNIFICANTLY AND NEGATIVELY IMPACT THE PROPOSED 10,000 SQUARE FOOT OPEN SPACE, AND HINDER PEDESTRIAN AND BICYCLE ACCESS TO THE NEIGHBORHOOD PARK FROM THE ALLEY AND "THE AVE."
BROOKLYN AVE NE - 1' SETBACK **PER SMC 23.53.015.A.1** A SETBACK FROM THE LOT LINE MAY BE REQUIRED TO ACCOMMODATE IMPROVEMENTS. PER THE PRELIMINARY ASSESSMENT REPORT DATED 12/14/2018, A 1-FOOT SETBACK IS REQUIRED ON BROOKLYN AVE NE.	THE CODE REQUIRES 1' SETBACK ALONG BROOKLYN AVE NE TO ALLOW FOR FUTURE RIGHT-OF-WAY EXPANSION. THE APPLICANT PROPOSES TO BE EXEMPT FROM THIS REQUIREMENT.	THE EARLY DIRECTION RECEIVED FROM THE CITY IS TO ALIGN THE BUILDING WITH THE M. THE NEW HIGHRISE TOWER BEING BUILT TO THE SOUTH, WHICH WAS PERMITTED WITHOUT THE 1' SETBACK. FROM A PRACTICAL PERSPECTIVE, ALIGNING THE BUILDING TO THE SOUTH MAKES SENSE AND ALLOWS FOR A CONTINUOUS STREETSCAPE AND PEDESTRIAN EXPERIENCE. THE M TOWER, ADJACENT TO THIS PROJECT, WILL BE A SUBSTANTIAL PRINCIPAL STRUCTURE ON THE SAME SIDE OF THE BLOCK, AND WILL MAKE FUTURE WIDENING OF THE REMAINDER OF THE RIGHT OF WAY UNLIKELY. FURTHERMORE, THE REQUIRED SETBACK WOULD ADDITIONALLY REDUCE THE PROPERTY WIDTH BEYOND THE ADDITIONAL 3' DEDICATION ON THE ALLEY. PER SDOT #401279_SIP DESIGN GUIDANCE: **SDOT 1' SETBACK EXCEPTION APPROVED. SUPPORTED BY SDOT DURING DEVELOPMENT REVIEW 0-30%.** STAFF RECOMMENDATION DATED JUNE 15, 2020 The Board accepted the information provided by City staff related to the likely approval of a driveway connection to Brooklyn Avenue as a Director's Decision. The Board requested additional information related to the adjacent locations of the driveway and crosswalk and the flexibility in separating these elements (PL1-B-3. Pedestrian Amenities, DC1-A-2. Gathering Places, DC1-B-2. Access Location and Design)



BLANK/TRANSPARENT - NORTH FACADE



BLANK/TRANSPARENT - SOUTHWEST FACADE



BLANK/TRANSPARENT - WEST FACADE

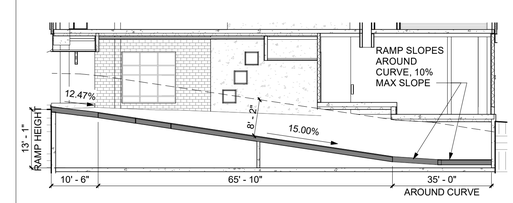
PER SMC 23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

C.4. OVERHEAD WEATHER PROTECTION
B. THE COVERED AREA SHALL HAVE A MINIMUM WIDTH OF 6 FEET, UNLESS THERE IS A CONFLICT WITH EXISTING OR PROPOSED STREET TREES OR UTILITY POLES.
D. THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION SHALL BE A MINIMUM OF 8 FEET AND A MAXIMUM OF 12 FEET ABOVE THE SIDEWALK FOR PROJECTIONS EXTENDING A MAXIMUM OF 6 FEET FROM THE STRUCTURE. FOR PROJECTIONS EXTENDING MORE THAN 6 FEET FROM THE STRUCTURE, THE LOWER EDGE OF THE WEATHER PROTECTION SHALL BE A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET ABOVE THE SIDEWALK.

ALL OVERHEAD WEATHER PROTECTION ALONG THE NORTH AND WEST STREET-LEVEL SET BETWEEN 8 AND 12 FEET ABOVE THE SIDEWALK.

PARKING GARAGE ACCESS RAMP

ACCESS RAMP TO PARKING GARAGE HAS 13.19% AVG. SLOPE. SEE DIAGRAM BELOW:



PARKING RAMP DIAGRAM

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

7793 REGISTERED ARCHITECT MATTHEW E. CASE STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
09/26/2019		MUP INTAKE
01/09/2020	1.	MUP CORRECTION CYCLE 1
03/31/2020	2.	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
07/17/2020	3.	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET

City of Seattle Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020

This permit was subject to DESIGN REVIEW
The design must be retained as approved.
Any exterior changes to the building or landscaping must be reviewed and approved by the assigned SDCI Land Use Planner
PRIOR TO CONSTRUCTION.

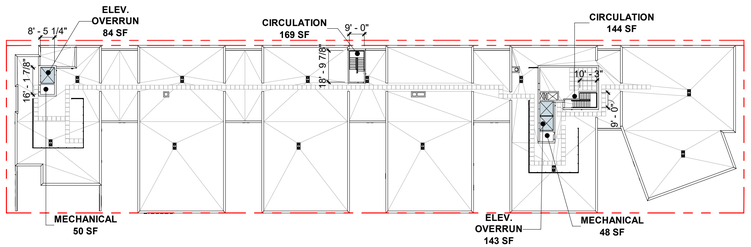
PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	CRF
CHECKED BY:	MEL

CODE DATA SHEET

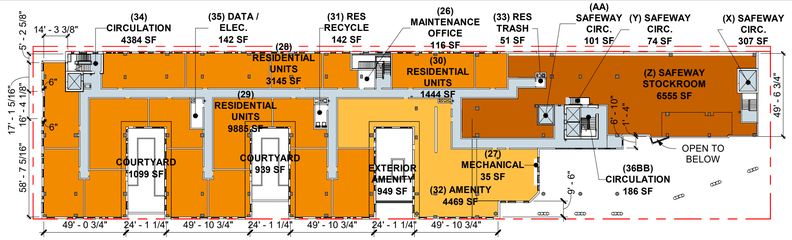
G0.03

JACKSON | MAIN ARCHITECTURE P.S. © 2020

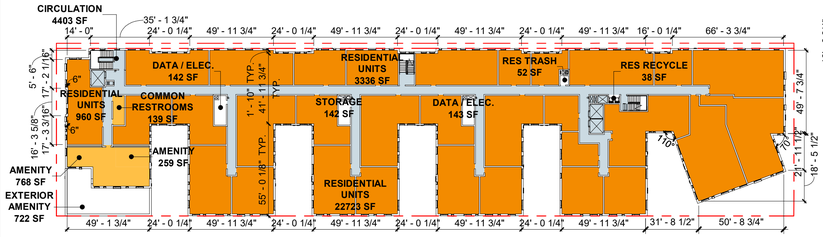
9/25/2020 2:38:58 PM



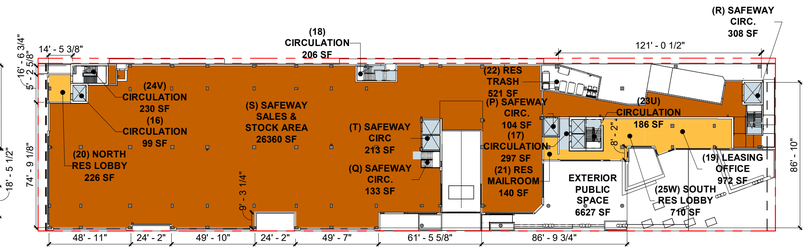
FAR PLAN - LEVEL ROOF



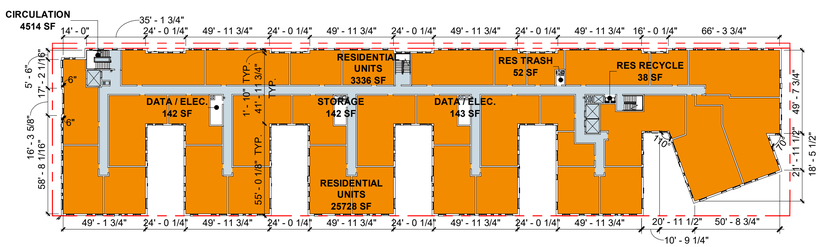
FAR PLAN - LEVEL 2 17 UNITS



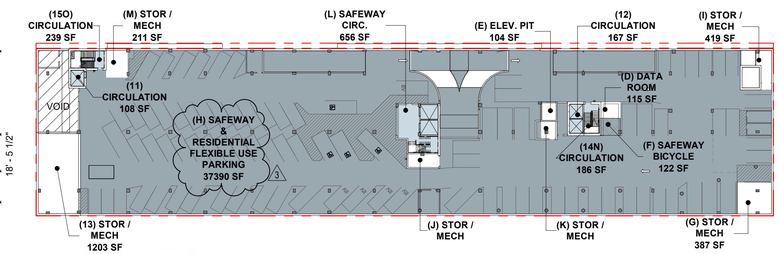
FAR PLAN - LEVEL 7 31 UNITS



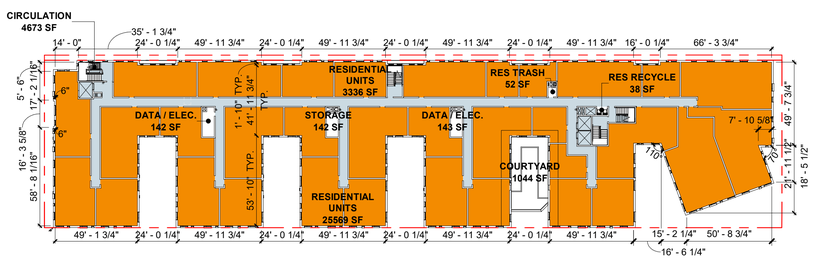
FAR PLAN - LEVEL 1



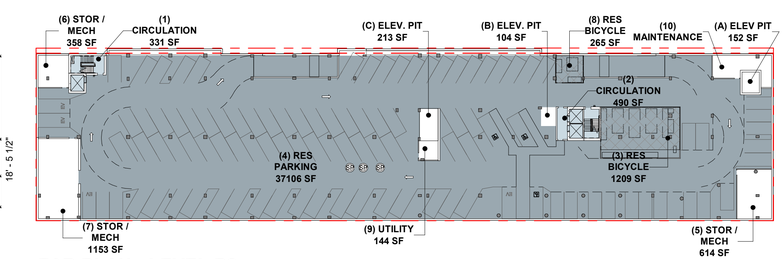
FAR PLAN - LEVEL 4-6 33 UNITS AT EACH LEVEL = 99 UNITS



FAR PLAN - LEVEL P1



FAR PLAN - LEVEL 3 33 UNITS



FAR PLAN - LEVEL P2

PLAN KEY

- RESIDENTIAL
- AMENITY
- COURTYARD
- RETAIL
- PUBLIC SPACE
- PARKING
- CIRCULATION
- UTILITY

FLOOR AREA RATIO (FAR):

GROSS FLOOR AREA (FAR)

LEVEL	AREA
LEVEL 1	4,344 SF
LEVEL 2	31,038 SF
LEVEL 3	34,094 SF
LEVEL 4	34,094 SF
LEVEL 5	34,094 SF
LEVEL 6	34,094 SF
LEVEL 7	33,105 SF
ROOF LEVEL	638 SF
TOTAL	205,502 SF

SITE AREA:	45,311 SF
	43,991 SF (POST DEDICATION)
BASE FAR:	4.75
MAX FAR:	6.00
TOTAL NON-EXEMPT SF	205,483 SF
3.5% MECHANICAL REDUCTION	- 7,192 SF
FAR-ELIGIBLE AREA:	198,291 SF

FAR: 198,291 SF / 43,991 SF = **4.51**

SMC 23.84A.014 - GROSS FLOOR AREA: THE NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALL OF THE STRUCTURE AS MEASURED AT THE FLOOR LINE AND ANY ADDITIONAL AREAS IDENTIFIED AS GROSS FLOOR ARES WITHIN A ZONE.

SMC 23.86.007 - FLOOR AREA AND FLOOR AREA RATIO MEASUREMENT:

A. THE FOLLOWING ARE INCLUDED IN THE MEASUREMENT OF GROSS FLOOR AREA IN ALL ZONES:
   1. FLOOR AREA CONTAINED IN STORES ABOVE AND BELOW GRADE
   2. THE AREA OF STAIR PENTHOUSES, ELEVATOR PENTHOUSES, AND OTHER ENCLOSED ROOFTOP FEATURES; AND
   3. THE AREA OF PARKING THAT IS ENCLOSED OR COVERED BY A STRUCTURE OR PORTION OF A STRUCTURE.

B. UNDERGROUND GROSS FLOOR AREA IS EXEMPTED FROM A CALCULATION.

SMC 23.48.020 - FLOOR AREA RATIO (FAR)

B. FLOOR AREA EXEMPT FROM FAR CALCULATIONS. THE FOLLOWING FLOOR AREA IS EXEMPT FROM MAXIMUM FAR CALCULATIONS:
   1. ALL UNDERGROUND STORIES OR PORTIONS OF STORIES

(CONTINUED)

SMC 23.48.020 - FLOOR AREA RATIO (FAR) - (CONTINUED)

6. THE FLOOR AREA OF REQUIRED BICYCLE PARKING FOR SMALL EFFICIENCY DWELLING UNITS OR CONGREGATE RESIDENCE SLEEPING ROOMS, IF THE BICYCLE PARKING IS LOCATED WITHIN THE STRUCTURE CONTAINING THE SMALL EFFICIENCY DWELLING UNITS OR CONGREGATE RESIDENCE SLEEPING ROOMS. FLOOR AREA OF BICYCLE PARKING THAT IS PROVIDED BEYOND THE REQUIRED BICYCLE PARKING IS NOT EXEMPT FROM FAR LIMITS.

SMC 23.48.620 - FLOOR AREA RATIO IN SM-U ZONES

C. FLOOR AREA EXEMPT FROM FAR. IN ADDITION TO THE EXEMPT FLOOR AREA IDENTIFIED IN SUBSECTION 23.48.020.B, THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS:
   2. USES IDENTIFIED IN:
      23.48.605.C.1.a. GENERAL SALES AND SERVICE USES

SMC 23.58C.040.A.1 - FLOOR AREA RATIO IN SM-U ZONES

A. PAYMENT AMOUNT
   1. AN APPLICANT COMPLYING WITH THIS CHAPTER 23.58C THROUGH THE PAYMENT OPTION SHALL PROVIDE A CASH CONTRIBUTION TO THE CITY, CALCULATED BY MULTIPLYING THE PAYMENT CALCULATION AMOUNT PER SQUARE FOOT ACCORDING TO TABLE A OR TABLE B FOR 23.58C.040 AND MAP A FOR 23.58C.050, AS APPLICABLE, BY THE TOTAL GROSS FLOOR AREA IN THE DEVELOPMENT, *EXCLUDING THE FLOOR AREA OF PARKING LOCATED IN STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND*, AND...
   [EMPHASIS ADDED]

SHARED AREAS FOR RETAIL EMERGENCY EGRESS:

TOTAL SF, EXCLUDING SHARED AREA:	314,258 SF
SHARED AREA, FOR PRORATING:	1,737 SF
COMMERCIAL (EXCLUDING SHARED AREA):	74,269 SF
RESIDENTIAL (EXCLUDING SHARED AREA):	239,989 SF

PRORATING RATIOS:

COMMERCIAL: 74,269 / 314,258	=	23.63%
RESIDENTIAL: 239,989 / 314,258	=	76.37%

MHA-C, PAYMENT OPTION SUMMARY TABLE

1	ZONE	SM-U 75-240 (M1)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58B.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U ZONES	MEDIUM
3	ASSOCIATED PUDA WITH MHA-C REQUIREMENTS?	NO - M1 ONLY
4	TOTAL GROSS FLOOR AREA IN COMMERCIAL USE	74,681 SF
5	TOTAL CHARGEABLE FLOOR AREA IN COMMERCIAL USE	34,465 SF
6	CHARGEABLE FLOOR AREA IN COMMERCIAL USE EXCLUDED FROM MHA-C PAYMENT CALCULATION	27,384 SF (PER SMC 23.58B.040.A.1)
7	FLOOR AREA FOR MHA-C PAYMENT CALCULATION	7,082 SF
8	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI, PER TIP # 257 TABLE 1) OR PUDA	$22.31 / SF (PER 23.58C.040.A.1)
9	MHA-C PAYMENT PROVIDED	$157,999.42

3

TOTAL FLOOR AREA IN COMMERCIAL USE (SEE FLOOR AREA DIAGRAMS) *MORE THAN 4,000 GROSS SF, THEREFORE MHA-C APPLIES*	74,680 SF
MHA-C FLOOR AREA CALCULATION (SEE FAR CALCULATION):	
LEVEL P2 FLOOR AREA NON-CHARGEABLE, FOR REFERENCE ONLY) *(SEE FLOOR AREA DIAGRAM: A+B+C)*	469 SF
LEVEL P1 FLOOR AREA (NON-CHARGEABLE, FOR REFERENCE ONLY) *(SEE FLOOR AREA DIAGRAM: D+E+F+G+H+I+J+K+L+M)*	39,460 SF
LEVEL P1 PRORATED COMMON AREAS IN COMMERCIAL USE *(SEE FLOOR AREA DIAGRAM: 14N+15O)*	101 SF
LEVEL 1 FLOOR AREA IN COMMERCIAL USE NON-CHARGEABLE, FOR REFERENCE ONLY) *(SEE FLOOR AREA DIAGRAM: P+Q+R+S+T)*	27,118 SF
LEVEL 1 PRORATED COMMON AREAS IN COMMERCIAL USE (NON-CHARGEABLE, FOR REFERENCE ONLY) *(SEE FLOOR AREA DIAGRAM: 23U+24V+25W)*	266 SF
STOCKROOM AREA IN COMMERCIAL USE *(SEE FLOOR AREA DIAGRAM: X+Y+Z+AA)*	7,037 SF
STOCKROOM PRORATED COMMON AREAS IN COMMERCIAL USE *(SEE FLOOR AREA DIAGRAM: 36BB)*	45 SF
TOTALS NON-CHARGEABLE AREA IN COMMERCIAL USE:	
REQUIRED STREET-LEVEL COMMERCIAL USE, FAR EXEMPT NON-CHARGEABLE AREA	-27,384 SF
BELOW GRADE AREA, NON-CHARGEABLE	-40,030 SF
CHARGEABLE FLOOR AREA FOR MHA CALC	7,082 SF
PAYMENT AMOUNT CALCULATION	
TOTAL CHARGEABLE FLOOR AREA FOR MHA CALC	**7,082 SF**
PAYMENT AMOUNT PER 23.58B.040	*$ 20.00*
ADJUSTED FOR CPI (PER TIP #257, TABLE 1)	$22.31
TOTAL MHA-C PAYMENT	**$157,999.42**

3

PER SDCI TIP #257:
THE COMMERCIAL REQUIREMENTS (CHAPTER 23.58B) USE THE CHARGEABLE FLOOR ARE IN COMMERCIAL USE AS THE BASIS FOR BOTH PAYMENT AND PERFORMANCE OPTIONS OF THE MHA CALCULATION. THE FLOOR AREA RATIO (FAR) CALCULATION DETERMINES THE CHARGEABLE FLOOR AREA. ONLY GROSS FLOOR ARE THAT IS NOT EXEMPTED FROM THE FAR CALCULATION IS CHARGEABLE AREA.

MHA-R, PAYMENT OPTION SUMMARY TABLE

1	ZONE	SM-U 75-240 (M1)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U ZONES	MEDIUM
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO - M1 ONLY
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNITS: 180 LIVE - WORK UNITS: 0 SLEEPING ROOMS: TOTAL: 180 UNITS
5	GROSS FLOOR AREA - RESIDENTIAL USE	241,316 SF
6	GROSS FLOOR AREA - LIVE-WORK UNITS	0 SF
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE-WORK USE EXCLUDED FROM THE MHA-R PAYMENT	37,176 SF (PER SMC 23.58C.040.A.1)
8	FLOOR AREA FOR MHA-R CALCULATION	204,140SF
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI, PER TIP # 257 TABLE 4) OR PUDA	$21.83 / SF (PER 23.58C.040.A.1)
10	MHA-R PAYMENT PROVIDED	$4,456,376.20

TOTAL NUMBER OF "UNITS" IN STRUCTURE *AT LEAST 1, THEREFORE MHA-R APPLIES*	180 UNITS
MHA-R FLOOR AREA CALCULATION (SEE FLOOR AREA DIAGRAMS)	
LEVEL P2 GROSS FLOOR AREA IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 1+2+3+4+5+6+7+8 +9+10)*	42,118 SF
LEVEL P1 GROSS FLOOR AREA IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 11+12+13)*	1,478 SF
LEVEL P1 PRORATED COMMON AREAS IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 14N+15O)*	325 SF
LEVEL 1 GROSS FLOOR AREA IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 16+17+18+19+20 +21+22)*	2,461 SF
LEVEL 1 PRORATED COMMON AREAS IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 23U+24V+25W)*	859 SF
LEVEL 2 GROSS FLOOR AREA IN RESIDENTIAL USE *(SEE FLOOR AREA DIAGRAM: 26+27+28+29+30 +31+32+33+34+35+36)*	23,813 SF
LEVEL 2 PRORATED COMMON AREAS IN RESIDENTIAL USE. *(SEE FLOOR AREA DIAGRAM: 36BB)*	142 SF
LEVEL 3 GROSS FLOOR AREA IN RESIDENTIAL USE	34,094 SF
LEVEL 4 GROSS FLOOR AREA IN RESIDENTIAL USE	34,094 SF
LEVEL 5 GROSS FLOOR AREA IN RESIDENTIAL USE	34,094 SF
LEVEL 6 GROSS FLOOR AREA IN RESIDENTIAL USE	34,094 SF
LEVEL 7 GROSS FLOOR AREA IN RESIDENTIAL USE	33,105 SF
ROOF GROSS FLOOR AREA IN RESIDENTIAL USE	638 SF
TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE	**241,316 SF**
MHA EXEMPTIONS - 23.58C.040.A.1	
P2 UNDERGROUND RESIDENTIAL PARKING AREA *(SEE FLOOR AREA DIAGRAM: 3+4+8)*	-37,176 SF
TOTAL FLOOR AREA FOR MHA-R CALCULATION	**204,140 SF**
PAYMENT AMOUNT CALCULATION	
TOTAL GROSS FLOOR AREA FOR MHA CALC	204,140 SF
PAYMENT CALC AMOUNT PER 23.58C.040	*$20.00*
ADJUSTED FOR CPI (PER TIP #257, TABLE 4)	$21.83
MHA-R PAYMENT, TO BE PROVIDED	**$4,456,376.20**

JACKSON | MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

REGISTERED ARCHITECT 7793 MATTHEW E. CASE STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
09/26/2019		MUP INTAKE
01/09/2020	1	MUP CORRECTION CYCLE 1
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET

City of Seattle Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020
This permit was subject to DESIGN REVIEW
The design must be retained as approved.
Any exterior changes to the building or landscaping must be reviewed and approved by the assigned SDCI Land Use Planner PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	DRW
CHECKED BY:	MEL

FLOOR AREA RATIO PLANS

G0.05

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OPEN SPACE

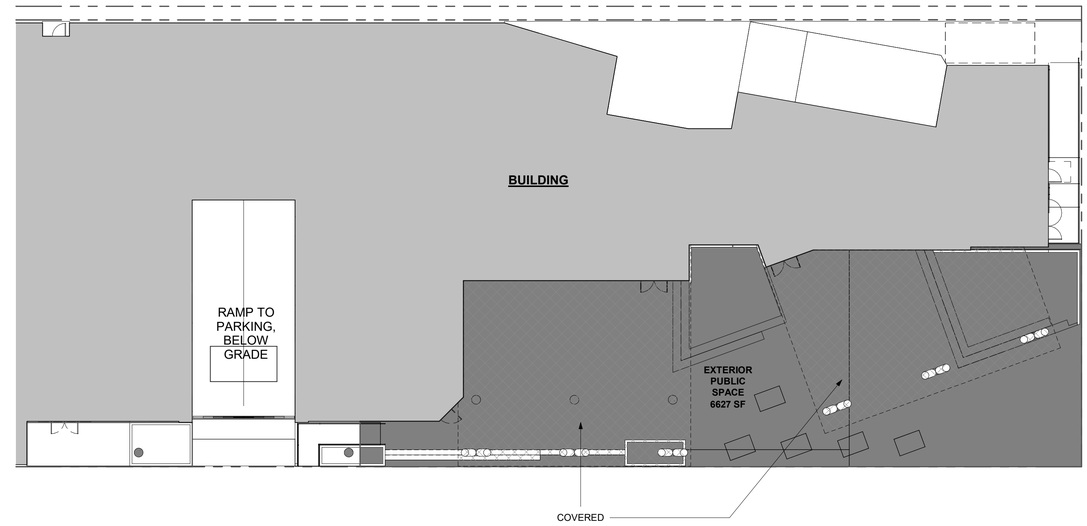
SMC 23.48.650 - Required open space for large lot developments in SM-U zones

A. Open space meeting the standards of this Section 23.48.650 is required in all SM-U zones for development on a lot exceeding 30,000 square feet.
B. Open space required by subsection 23.48.650.A shall meet the following standards:
1. The minimum amount of required open space shall be equal to **15 percent** of the lot area
2. Area qualifying as required open space may include both unenclosed usable open space and limited amounts of enclosed areas, as provided for in this subsection 23.48.650.B and as specified in Table A for 23.48.650.
TABLE A 23.48.650 INFORMATION BELOW:
• OPEN SPACE OPEN TO SKY = **60% MIN**, NO MAX
• OPEN SPACE COVERED BY OVERHEAD STRUCTURE = NO MIN, **20% MAX**
• ENCLOSED OPEN SPACE PROVIDING PUBLIC AMENITIES = NO MIN, 35 % MAX
3. Minimum area. The required open space shall generally be provided as one connected area that is accessible at street level, with variations in elevation allowed to accommodate changes in topography or to provide for features such as ramps that improve access for persons with disabilities. If the required amount of open space exceeds 4,500 square feet, open space areas may be provided at separate locations on the lot, provided that no separate area is less than **2,000 square feet**.
4. The average horizontal dimension for an area qualifying as the required unenclosed usable open space is **20 feet**, and the minimum horizontal dimension is **10 feet**.
5. Area provided as usable open space shall be open to the sky and directly accessible from an abutting street, with no structures containing floor area separating this portion of the required open space area from the street frontage, in order to allow both visual and physical access to the space for pedestrians from the street.
6. Open space provided as unenclosed space covered overhead by the structure for weather protection shall abut a street lot line and be open and accessible to pedestrians along the sidewalk. The area shall have an average horizontal dimension of 10 feet and a minimum horizontal dimension of 5 feet, and the minimum vertical clearance of the covered space shall be 20 feet.
7. Open space provided as enclosed interior space, such as a public atrium, a shopping atrium, winter garden, or covered portion of a mid-block pedestrian corridor, shall meet all of the following requirements:
a. The space shall have direct access for pedestrians, including persons with disabilities, from the street, or from an outdoor, usable public open space abutting the street;
b. The space shall be provided as one continuous area that is a minimum of 2,000 square feet in size, with an average horizontal dimension of 20 feet and a minimum horizontal dimension of 10 feet. Enclosed area that abuts and is accessible to exterior open space is not considered a separate area for the purposes of determining the minimum area requirements of subsection 23.48.650.B.3;
7. (CONTINUED)
c. The minimum floor-to-ceiling height of any enclosed area is 15 feet; and
d. Space, such as lobby area and corridors used solely to provide access between the structure's principal street entrance and elevators, does not qualify as enclosed interior open space for the purposes of this subsection 23.48.650.B.7
8. All areas provided as open space under this Section 23.48.650 shall be accessible to persons with disabilities.
9. Features provided under this subsection 23.48.650.B are eligible to qualify as amenity area for residential uses required by Section 23.48.045, provided the standards of that Section 23.48.045 are met.
10. Features provided under this subsection 23.48.650.B that satisfy the requirements for open space amenities in Section 23.48.624 and Section 23.58A.040 are eligible for a floor area bonus to gain extra floor area according to the provisions of Section 23.48.622.
11. Usable open space satisfying the requirements of this subsection 23.48.650.B may be provided on a site other than the project site, provided that the following conditions are met:
a. The alternate open space site is located within an SM-U zone and within 500 feet of the project site;
b. The minimum area of the usable open space at the alternate site is 4,500 square feet
c. The minimum size of the open space on an alternate site and the maximum distance from the project may be increased or decreased for a project if the Director determines, as a Type I decision, that such adjustments are reasonably necessary to provide for open space that will meet the additional need for open space caused by the project, enhance public access to the open space, and/or allow for a significant share of the required open space to also be accommodated on the project site.
d. The owner of any lot on which off-site open space is provided to meet the requirements of this subsection 23.48.650.B shall execute and record an easement in a form acceptable to the Director assuring compliance with the requirements of this Section 23.48.650. The Director is authorized to accept such an easement, provided that the terms do not impose any costs or obligations on the City.
12. Usable open space provided on a site other than the project site according to subsection 23.48.650.B.11 that satisfies the requirements for a neighborhood open space in Section 23.58A.040 is eligible for a floor area bonus to gain extra floor area according to the provisions of Section 23.48.622.

SMC 23.48.650 - Required open space for large lot developments in SM-U zones RESPONSES

A. SITE AREA = 43,991 SF, PUBLIC OPEN SPACE IS REQUIRED
B. BREAKDOWN BELOW:
1. 15% OF LOT AREA = 6,599 SF
PROVIDED PUBLIC OPEN SPACE = 6,627 SF
2. DEPARTURE REQUESTED FOR MAXIMUM ALLOWABLE COVERED OPEN SPACE. SEE G0.03.
3. SINGLE PUBLIC OPEN SPACE
4. PROVIDED MINIMUM DEPTH OF PUBLIC OPEN SPACE: 10'-0".
5. CONFIRMED. ALSO SEE CIVIL AND LANDSCAPE DRAWINGS FOR DETAILED PEDESTRIAN ACCESS INFORMATION.
6. PUBLIC SPACE ABUTS BROOKLYN AVE LOT LINE. PROVIDED MINIMUM DEPTH OF PUBLIC OPEN SPACE: 10'-0". SEE EXTERIOR ELEVATIONS FOR CLEAR HEIGHT, ≥ 20'.
7. NA, NO ENCLOSED INTERIOR PUBLIC SPACE.
8. CONFIRMED
9. PUBLIC OPEN SPACE INCLUDED WITH RESIDENT AMENITY CALCULATIONS. SEE SHEETS G0.03 & G0.05.
10. SEE SHEET G0.05 FOR DETAIL FAR CALCULATION INFORMATION.
11. NA, USABLE OPEN SPACE PROVIDED ONSITE.
12. NA, USABLE OPEN SPACE PROVIDED ONSITE.

PUBLIC OPEN SPACE PROVIDED:	**= 6,627 SF**
COVERED EXTERIOR PUBLIC SPACE:	= 3,997 SF
% OF EXTERIOR PUBLIC SPACE COVERED:	= 60%
% OF EXTERIOR PUBLIC SPACE OPEN TO SKY:	= 40%



PUBLIC OPEN SPACE DIAGRAM

UNIT TYPE MIX

TOTAL NUMBER OF UNITS 180

PER SBC 1107.6.2.2.1
TYPE A UNITS IN GROUP R-2: **5%**
REQUIRED 9 (2 SHOWERS)
PROVIDED 10 (7 TUBS | 3 SHOWERS)

TYPE B ALL OTHER UNITS

UNIT TYPE MIX

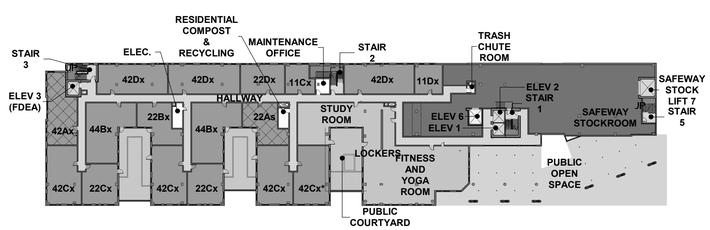
UNIT TYPE	COUNT	TOTAL BED COUNT	%
1 BED	27	27	15%
2 BED	60	120	33%
4 BED	74	296	41%
5 BED	19	95	11%
TOTAL	180	538	

UNIT SCHEDULE BY LEVEL

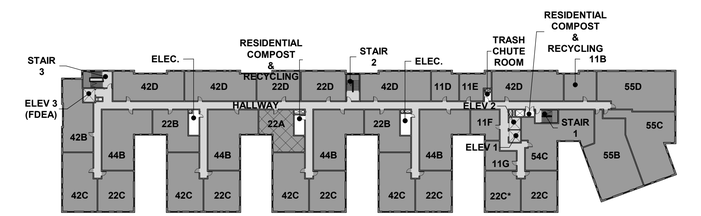
LEVEL	COUNT	TOTAL BED COUNT	%
LEVEL 2	17	52	9%
LEVEL 3	33	98	18%
LEVEL 4	33	99	18%
LEVEL 5	33	99	18%
LEVEL 6	33	99	18%
LEVEL 7	31	91	17%
TOTAL	180	538	

TYPE A UNITS BY LEVEL

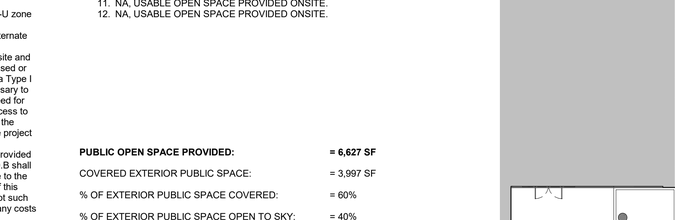
NUMBER	UNIT NAME	UNIT TYPE	UNIT COUNT	TUB / ROLL-IN SHOWER
LEVEL 2				
214	22As	2 BED	1	ROLL-IN SHOWER
202	42Ax	4 BED	1	TUB
LEVEL 3				
330	11As	1 BED	1	ROLL-IN SHOWER
314	22A	2 BED	1	TUB
302	42A	4 BED	1	TUB
LEVEL 4				
414	22A	2 BED	1	TUB
LEVEL 5				
514	22A	2 BED	1	TUB
LEVEL 6				
614	22A	2 BED	1	TUB
LEVEL 7				
714	22A	2 BED	1	TUB
731	55A	5 BED	1	TUB
TOTAL			10	



LEVEL 2



LEVEL 4-6



LEVEL 3

LEVEL 7

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

7793 REGISTERED ARCHITECT MATTHEW E. ALLEN STATE OF WASHINGTON

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City of Seattle
Department of Construction and Inspections
Issued for Permit

Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	RJP
CHECKED BY:	MEL

OPEN SPACE & UNIT TYPE CALCULATIONS

G0.08

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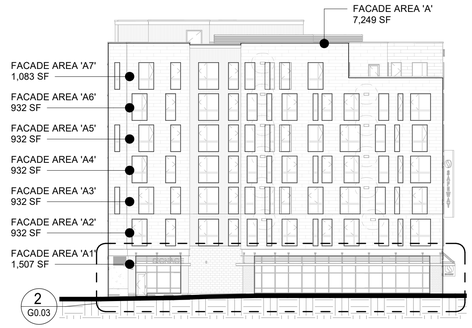
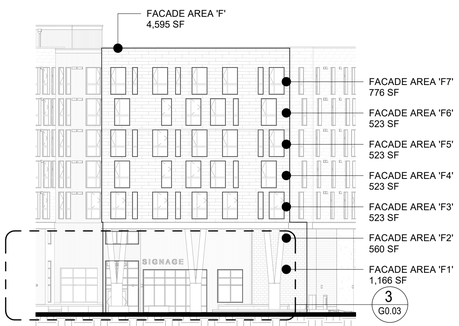


1 OPENINGS DIAGRAM - NORTH ELEVATION

3/64" = 1'-0"

2 OPENINGS DIAGRAM - SOUTH ELEVATION

3/64" = 1'-0"

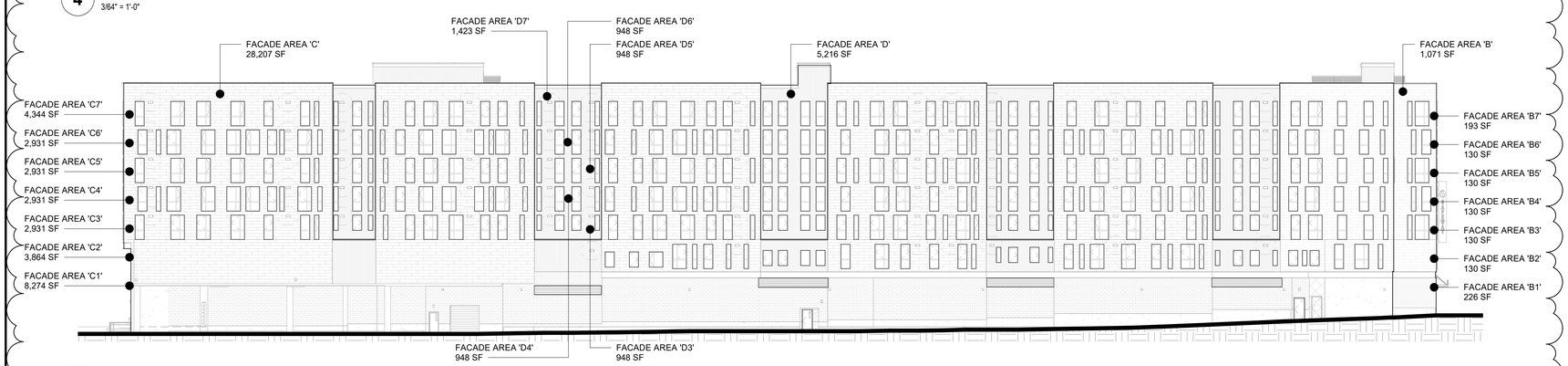


3 OPENINGS DIAGRAM - SW ELEVATION

3/64" = 1'-0"

4 OPENINGS DIAGRAM - WEST ELEVATION

3/64" = 1'-0"



5 OPENINGS DIAGRAM - EAST ELEVATION

3/64" = 1'-0"

SHEET NOTES:

ALLOWABLE OPENING CALCULATION, PER FLOOR

PER SBC TABLE 705.8

SIDE	LEVEL	WALL AREA #	FIRE SEPARATION DISTANCE	ALLOWABLE OPENINGS % PER AREA	WALL AREA SF	ALLOWED OPENING SF PER AREA	PROPOSED OPENINGS SF	PROPOSED % PER AREA	COMPLIANCE
NORTH	1	A1	>30'	NO LIMIT	1,507	N/A			COMPLIES
	2	A2	>30'	NO LIMIT	932	N/A			COMPLIES
	3	A3	>30'	NO LIMIT	932	N/A			COMPLIES
	4	A4	>30'	NO LIMIT	932	N/A			COMPLIES
	5	A5	>30'	NO LIMIT	932	N/A			COMPLIES
	6	A6	>30'	NO LIMIT	932	N/A			COMPLIES
	7	A7	>30'	NO LIMIT	1,083	N/A			COMPLIES
EAST	1	B1	23'-0"	NO LIMIT	226	N/A			COMPLIES
	2	B2	23'-0"	NO LIMIT	130	N/A			COMPLIES
	3	B3	23'-0"	NO LIMIT	130	N/A			COMPLIES
	4	B4	23'-0"	NO LIMIT	130	N/A			COMPLIES
	5	B5	23'-0"	NO LIMIT	130	N/A			COMPLIES
	6	B6	23'-0"	NO LIMIT	130	N/A			COMPLIES
	7	B7	23'-0"	NO LIMIT	193	N/A			COMPLIES
	1	C1	17'-4"	75%	8,274	6,206	323	3.90%	COMPLIES
	2	C2	17'-4"	75%	3,864	2,898	744	19.3%	COMPLIES
	3	C3	17'-4"	75%	2,931	2,198	1,008	34.4%	COMPLIES
	4	C4	17'-4"	75%	2,931	2,198	1,116	38.1%	COMPLIES
	5	C5	17'-4"	75%	2,931	2,198	1,008	34.4%	COMPLIES
	6	C6	17'-4"	75%	2,931	2,198	1,116	38.1%	COMPLIES
	7	C7	17'-4"	75%	4,344	3,258	1,008	23.2%	COMPLIES
	3	D3	19'-4"	75%	948	711	225	23.7%	COMPLIES
	4	D4	19'-4"	75%	948	711	360	38.0%	COMPLIES
	5	D5	19'-4"	75%	948	711	360	38.0%	COMPLIES
	6	D6	19'-4"	75%	948	711	360	38.0%	COMPLIES
	7	D7	19'-4"	75%	1,423	1,068	360	25.3%	COMPLIES
SOUTH	1	E1	5'-0"	25%	914	229	0	0	COMPLIES
	2	E2	5'-0"	25%	526	131	0	0	COMPLIES
	3	E3	5'-0"	25%	684	171	165	24.1%	COMPLIES
	4	E4	5'-0"	25%	684	171	165	24.1%	COMPLIES
	5	E5	5'-0"	25%	684	171	165	24.1%	COMPLIES
	6	E6	5'-0"	25%	684	171	165	24.1%	COMPLIES
	7	E7	5'-0"	25%	1,014	253	165	16.3%	COMPLIES
SW	1	F1	>30'	NO LIMIT	1,166	N/A			COMPLIES
	2	F2	>30'	NO LIMIT	560	N/A			COMPLIES
	3	F3	>30'	NO LIMIT	523	N/A			COMPLIES
	4	F4	>30'	NO LIMIT	523	N/A			COMPLIES
	5	F5	>30'	NO LIMIT	523	N/A			COMPLIES
	6	F6	>30'	NO LIMIT	523	N/A			COMPLIES
	7	F7	>30'	NO LIMIT	776	N/A			COMPLIES
WEST	1	G1	>30'	NO LIMIT	6,505	N/A			COMPLIES
	2	G2	>30'	NO LIMIT	3,379	N/A			COMPLIES
	3	G3	>30'	NO LIMIT	3,379	N/A			COMPLIES
	4	G4	>30'	NO LIMIT	3,379	N/A			COMPLIES
	5	G5	>30'	NO LIMIT	3,379	N/A			COMPLIES
	6	G6	>30'	NO LIMIT	3,379	N/A			COMPLIES
	7	G7	>30'	NO LIMIT	4,957	N/A			COMPLIES

NORTH AND SOUTH WALLS AT COURTYARD SPACES, ALL FLOORS:
FIRE SEPARATION DISTANCE: 21' - 11"
PROTECTION TYPE: PROTECTED (P)
ALLOWABLE OPENING % PER AREA: NO LIMIT
ALLOWED OPENING SF PER AREA: N/A, UNLIMITED

SEE FULL EXTERIOR ELEVATIONS FOR WINDOW TYPE AND PLACEMENT. SEE MECHANICAL SHEETS FOR ADDITIONAL PENETRATIONS.

ALLOWABLE OPENING CALCULATION

PER SBC TABLE 705.8

ELEVATION	FIRE SEPARATION DISTANCE	ALLOWED PERCENTAGE	FACADE AREA	PROPOSED OPENINGS
FACADE A	>30'	NO LIMIT	7,249 SF	2,778 SF, 38.3%
FACADE B	22'-8"	NO LIMIT	1,071 SF	216 SF, 20.2%
FACADE C	17'-1"	75%	28,207 SF	6,323 SF, 22.4%
FACADE D	19'-1"	75%	5,216 SF	1,665 SF, 31.9%
FACADE E	5'-1"	25%	5,190 SF	825 SF, 15.9%
FACADE F	>30'	NO LIMIT	4,595 SF	1,520 SF, 33.1%
FACADE G	>30'	NO LIMIT	28,355 SF	10,917 SF, 38.5%

ALLOWABLE OPENING CALCULATIONS PER SBC TABLE 705.8

NORTH:
A: 2,778 SF - (NO LIMIT)

EAST:
B: 216 SF - (NO LIMIT)

C: 6,323 SF
D: 1,665 SF
7,988 / 33,423 =
23.9% PROPOSED (75% ALLOWED)

SOUTH:
E: 825 SF
825 / 5,190 =
15.9% PROPOSED (25% ALLOWED)

WEST:
F: 1,520 SF
G: 10,917 SF
12,437 - (NO LIMIT)

3

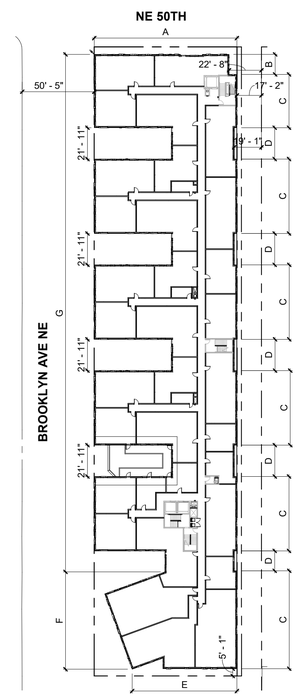
FIRE SEPARATION:

FIRE SEPARATION DISTANCE & REQUIRED FIRE RESISTIVE RATING (MIN. HOURS)
PER SBC TABLE 602

NORTH SIDE	DISTANCE	RATING	SOUTH SIDE	DISTANCE	RATING
(A)	X≥30'	0-HR	(E)	5'≤X<10'	1-HR

EAST SIDE	DISTANCE	RATING	WEST SIDE	DISTANCE	RATING
(B)	10'≤X<30'	1-HR	(F)	X≥30'	0-HR
(C)	10'≤X<30'	1-HR	(G)	X≥30'	0-HR
(D)	10'≤X<30'	1-HR			

SEE DIAGRAMS AND ELEVATIONS FOR FACADE AREAS



PER SBC 1205 - LIGHTING

1205.1 GENERAL. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1206.

1205.2 NATURAL LIGHT. THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.

1205.2.1 ADJOINING SPACES. FOR THE PURPOSE OF NATURAL LIGHTING, ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SQUARE FEET (2.32 M^2), WHICHEVER IS GREATER.

1205.3 ARTIFICIAL LIGHT. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

7793
REGISTERED ARCHITECT
MATTHEW E. CASE
STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
09/28/2019		MUP INTAKE
01/09/2020	1	MUP CORRECTION CYCLE 1
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET

City of Seattle
Department of Construction and Inspections
Issued for Permit

Issued By: Matthew Allen 10/07/2020

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PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

OPENINGS DIAGRAM

G0.09

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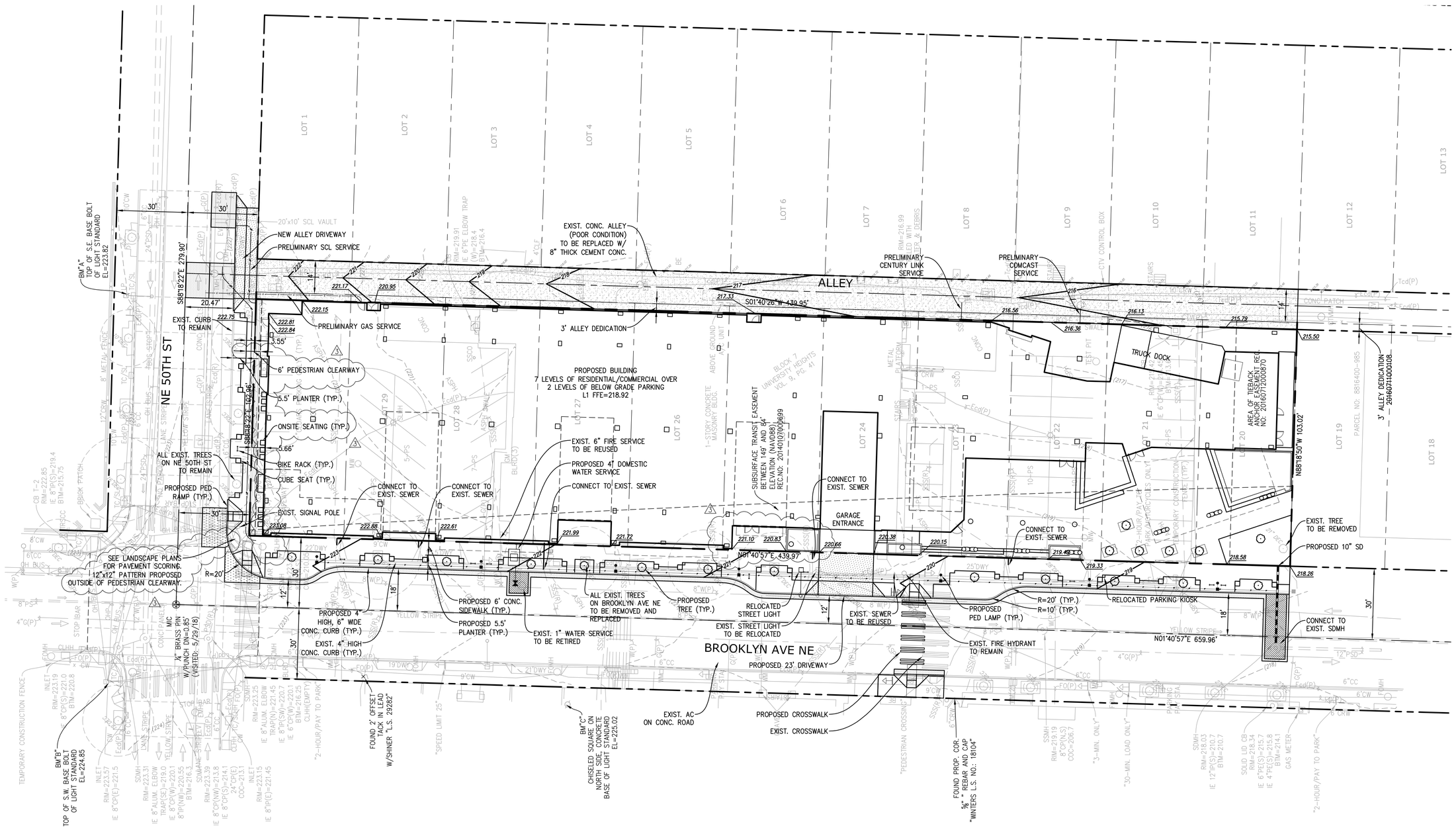
NE 1/4 OF THE SE 1/4, SEC. 8, TWP. 25N, RGE. 04E, W.M.



LEGAL DESCRIPTION

LOTS 20 THROUGH 30, BLOCK 7 OF UNIVERSITY HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON;

DATUM

HORIZONTAL: NAD 83/91
VERTICAL: NAVD 88

BENCHMARK

HORIZONTAL: NAD 83/91
VERTICAL: NAVD 88

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

INFORMATION ONLY

Nick Bossoff Engineering, Inc.
191 NE Tart Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904

NICHOLAS A. BOSSOFF — STATE OF WASHINGTON — 29531 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 7/2/21

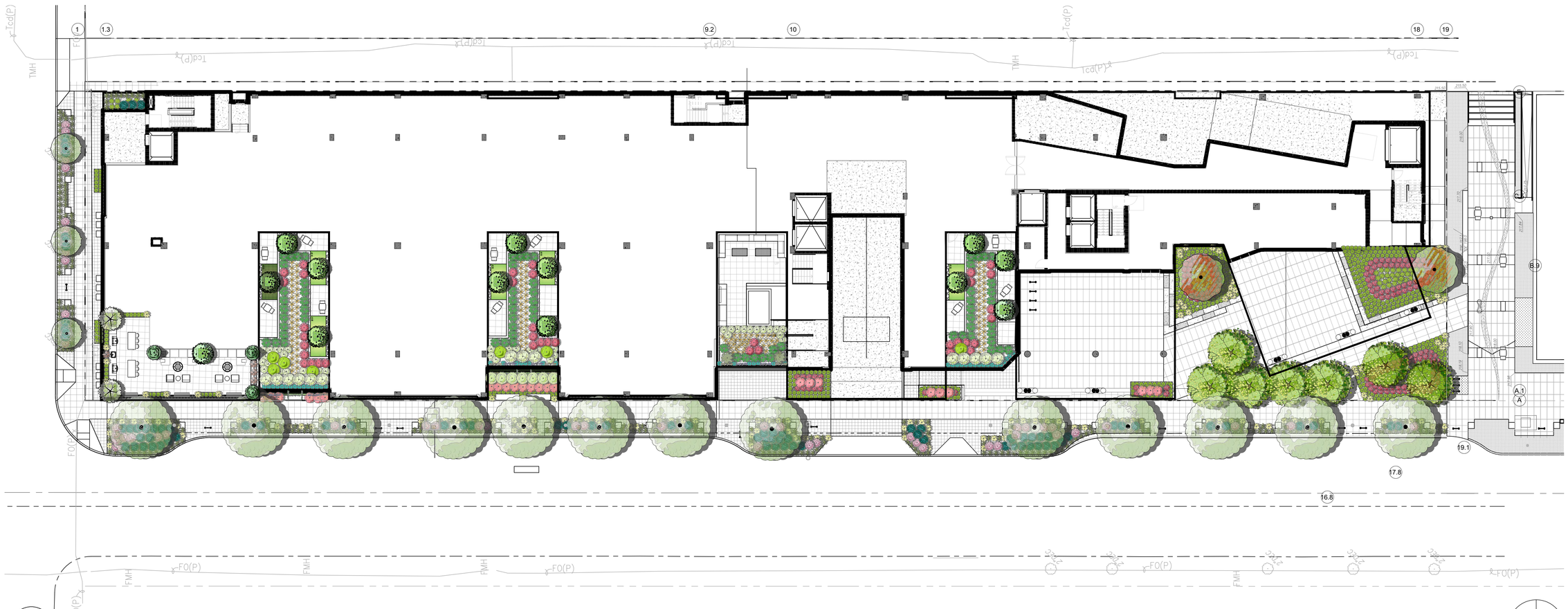
NO.	DATE	REVISION
1	09/26/19	MUP SUBMITTAL
2	01/09/20	CORRECTION CYCLE NO. 1
3	04/02/20	CORRECTION CYCLE NO. 2
4	07/16/20	CORRECTION CYCLE NO. 3

PROJECT MANAGER: N. BOSSOFF, P.E.
DESIGNED: NB
DRAWN: TKB
JOB NUMBER: FHLD-1901
FILE NAME: FHLD-1901pln.dwg

SAFEWAY
4732 BROOKLYN AVE NE
SEATTLE WASHINGTON

TITLE: CIVIL SITE PLAN

SHEET: C-100



1 COLORED LANDSCAPE PLAN

1/16" = 1'- 0"

0 8' 16' 32'

N

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	EXISTING TREE EXISTING TREE TO REMAIN
	GLEDITSIA TRIACANTHOS 'DRAVES' HONEY LOCUST
	STYRAX JAPONICUS JAPANESE SNOWBELL
	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM

SHRUBS	BOTANICAL / COMMON NAME
	AZALEA SATSUKI HYBRID 'HIGASA' HI GASA AZALEA
	CAREX MORROWII 'AUREA–VARIEGATA' VARIEGATED JAPANESE SEDGE
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	HYDRANGEA QUERCIFOLIA "'SNOW QUEEN" SNOW QUEEN OAKLEAF HYDRANGEA
	LIRIOPE SPICATA 'BIG BLUE' CREEPING LILY TURF
	NANDINA DOMESTICA HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL
	SKIMMIA JAPONICA 'BOWLES' SKIMMIA DWARF

VINE/ESPALIER	BOTANICAL / COMMON NAME
	CLEMATIS ARMANDII EVERGREEN CLEMATIS
	LONICERA JAPONICA 'HALLIANA' HALLS HONEYSUCKLE FLOWERING VINE
	LONICERA SEMPERVIRENS 'MAGNIFICA' TRUMPET HONEYSUCKLE
	LONICERA SEMPERVIRENS 'MAJOR WHEELER' HONEYSUCKLE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACER PALMATUM JAPANESE MAPLE
	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' PRINCESS DIANA SERVICEBERRY
	THUJA OCCIDENTALIS 'FASTIGIATA' PYRAMIDAL ARBORVITAE

SHRUBS	BOTANICAL / COMMON NAME
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	LIRIOPE SPICATA 'BIG BLUE' CREEPING LILY TURF
	PHORMIUM TENAX 'JACK SPRATT' NEW ZEALAND FLAX
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING RASPBERRY

BIO–RETENTION	BOTANICAL / COMMON NAME
	CORNUS STOLONIFERA 'BAILEYI' BAILEY RED TWIGGED DOGWOOD
	JUNCUS EFFUSUS SOFT RUSH
	PHILADELPHUS LEWISII WILD MOCKORANGE
	PHYSOCARPUS OPULIFOLIUS NINEBARK
	RIBES SANGUINEUM RED FLOWERING CURRANT
	SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW
	SPIRAEA DOUGLASII WESTERN SPIREA

VINE/ESPALIER	BOTANICAL / COMMON NAME
	CLEMATIS ARMANDII EVERGREEN CLEMATIS
	LONICERA SEMPERVIRENS 'MAGNIFICA' TRUMPET HONEYSUCKLE

GROUND COVERS	BOTANICAL / COMMON NAME
	GREENROOF EG–DECID, MIX 8'' EXTENSIVE TRAY SYSTEM

TRA
LANDSCAPE ARCHITECTURE
SUITE 649 811 FIRST AVE SEATTLE, WA 98104 PH: 206.682.7682

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. ROSSITORF
CERTIFICATE NO. 298

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2251 LINDA FLORA DRIVE
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DRAWN BY:	BS/SN
CHECKED BY:	TR

COLORED LANDSCAPE PLAN

L0.01

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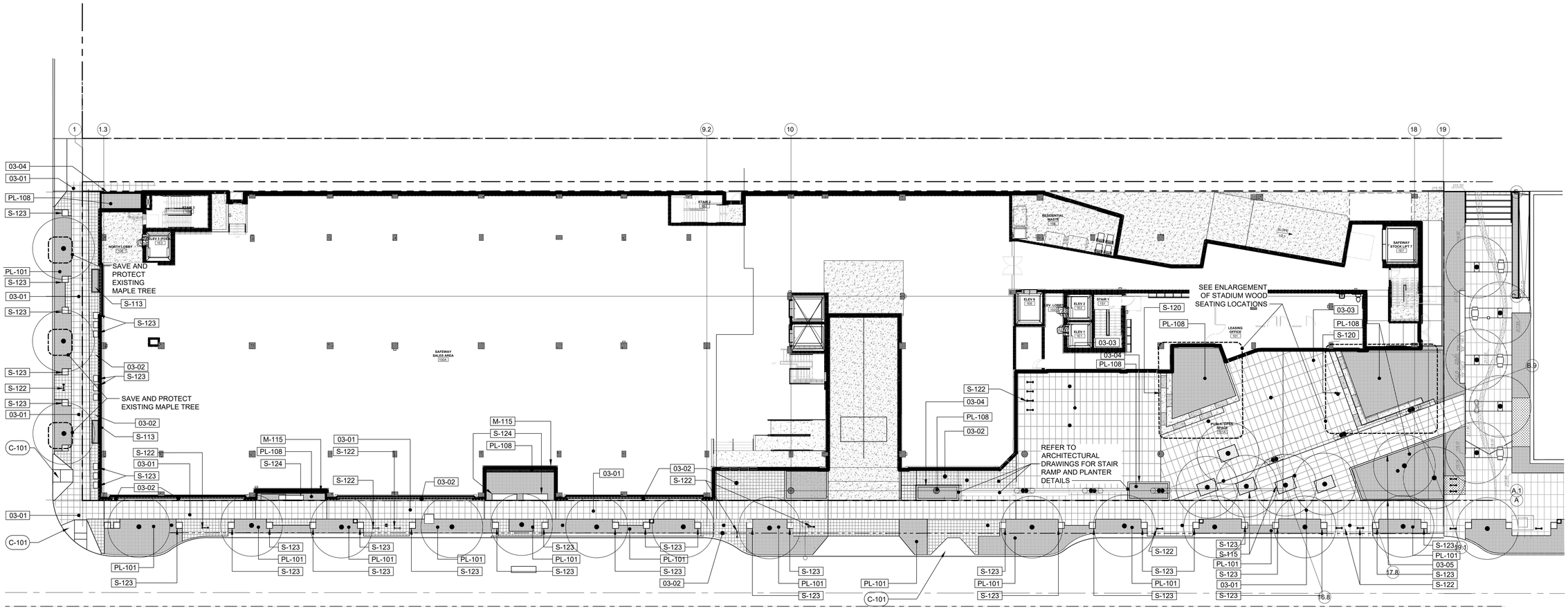
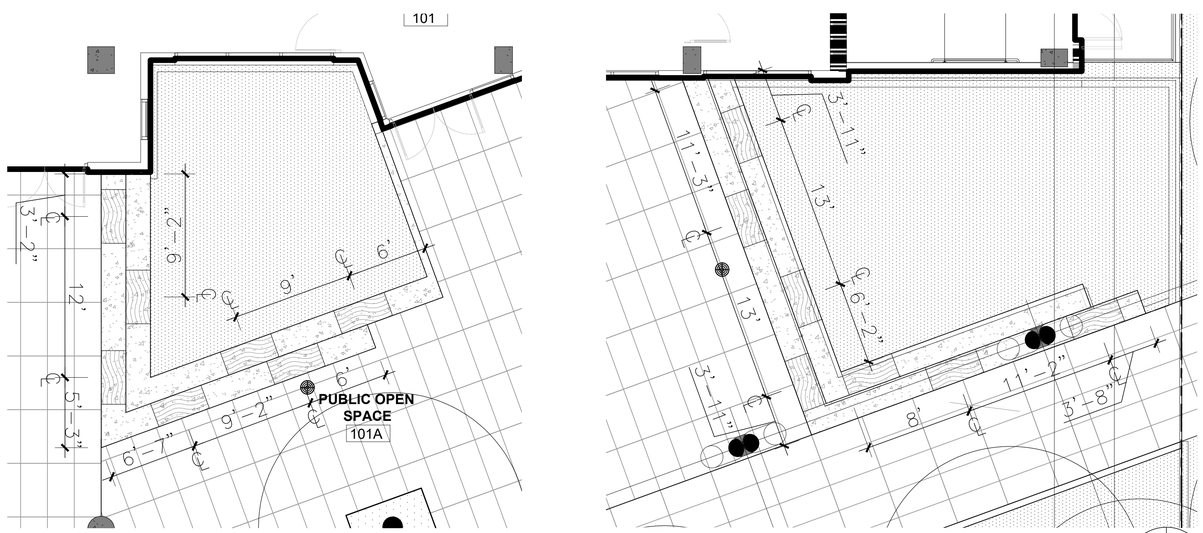


1 CALLOUT PLAN - STREET LEVEL

1/16" = 1'- 0"



1 STADIUM WOOD SEATING PLACEMENT - NORTH AND SOUTH PLANTERS

3/16" = 1'- 0"

REFERENCE NOTES SCHEDULE

SYMBOL	03 CONCRETE DESCRIPTION	
03-01	CONCRETE PAVING – CITY OF SEATTLE STANDARD CONCRETE PAVING	
03-02	CONCRETE PAVING – CONCRETE ACCENT PAVING, 1' X 1' SAW CUT CONTROL JOINTS, ALIGN WITH ADJACENT 2' X 2' CONTROL JOINTS.	11,13 L2.01
03-03	CONCRETE PAVING – CONCRETE ACCENT PAVING, 2' X 4' SAW CUT CONTROL JOINTS TO MATCH ADJACENT PROPERTY TO THE SOUTH	11,13 L2.01
03-04	CONCRETE PLANTER – REF. ARCH. DRAWING	
03-05	CONCRETE CURB WALL	33 L2.01

SYMBOL	CURB DESCRIPTION
C-101	ACCESSIBLE CURB CUT, SEE CIVIL DRAWINGS

SYMBOL	METAL DESCRIPTION	
M-115	GREENSCREEN – STEEL FRAMED WIRE OR METAL MESH GRID FOR VINE SUPPORT	41,42 L2.01

SYMBOL	PLANTING DESCRIPTION	
PL-101	ON GRADE PLANTING AREA	15.23 L1.34
PL-108	PLANTING AREA OVER STRUCTURE	

SYMBOL	SITE FURNISHINGS DESCRIPTION	
S-113	TOURNESOL REINFORCED PLASTIC PLANTER – 30"X90"X30"HT., COLOR: PITCH, TEXTURE T–O	
S-115	CUSTOM PLANTER – STEEL PLANTER 4'X6'X36"HT., POWDER COAT BLACK. BOTTOMLESS.	34 L2.01
S-120	CUSTOM BENCH – STADIUM SEATING 18" HIGH TO 36" WITH WOOD SEATING SURFACES	31 L2.01
S-122	SPORTSWORKS – WESTPORT NON SCRATCH BICYCLE RACK FOR (2) BICYCLE PARKING SPOTS PER RACK. STYLE AS SELECTED, SURFACE MOUNT.	43 L2.01
S-123	SEAT CUBE – 18" HIGH X 24" SQUARE CONCRETE SEAT CUBE WITH WOOD SEATING SURFACE	23 L2.01

TRA
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CALLOUT PLAN
STREET LEVEL

L1.01

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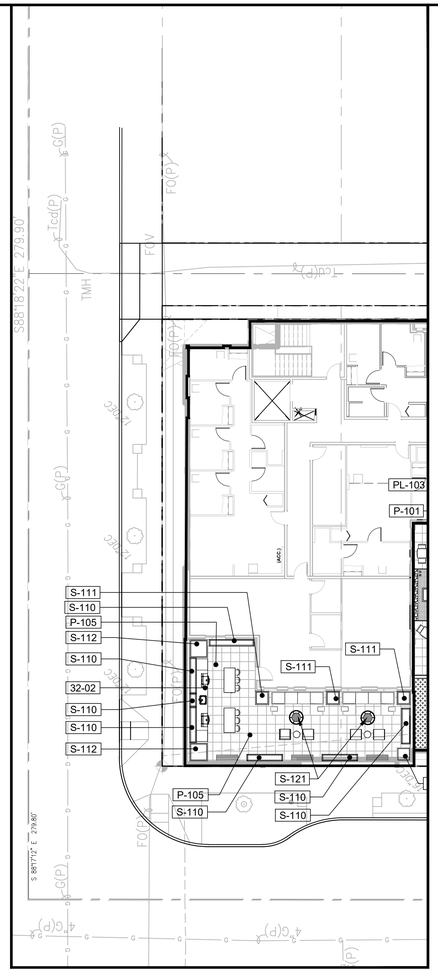
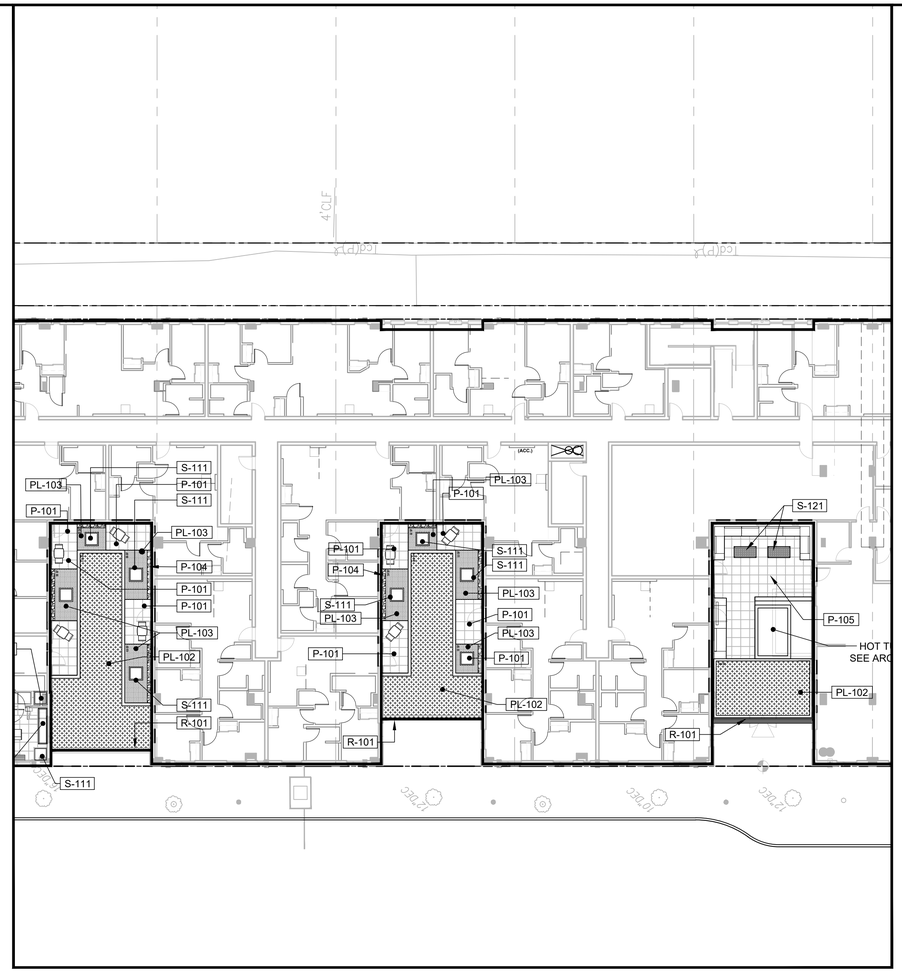


1 CALLOUT PLAN - ROOF LEVEL

1/16" = 1'- 0"

0 8' 16' 32'

N

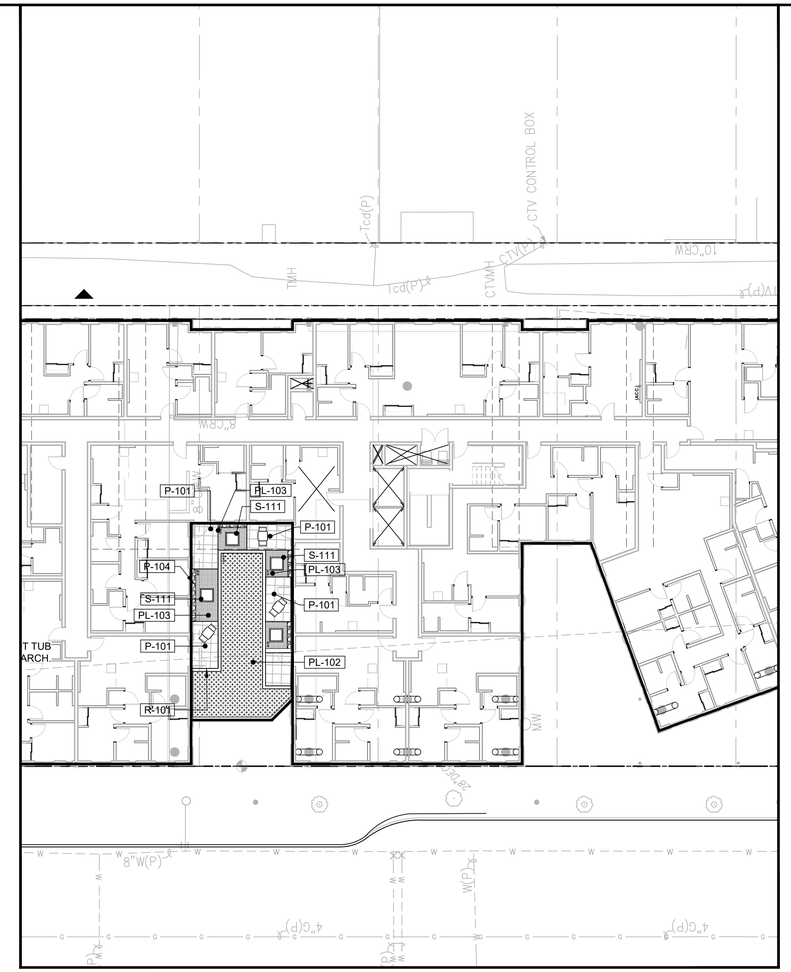


2 CALLOUT PLAN - LEVEL 2

1/16" = 1'- 0"

0 8' 16' 32'

N



3 CALLOUT PLAN - LEVEL 3

1/16" = 1'- 0"

0 8' 16' 32'

N

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	
32-02	METAL FRAMED OUTDOOR KITCHEN COUNTER STRUCTURE	42 L2.02

SYMBOL	PAVING DESCRIPTION	
P-101	CASTOHN CONCRETE PEDESTAL PAVERS – 24" SQUARE / COLOR – NATURAL GREY	11,12 L2.02
P-104	MEXICAN RIVER ROCK BALLAST – SIZE 1.5" TO 3" – 4" MINIMUM DEPTH,	13,14 L2.02
P-105	PORCELAIN PAVERS – LANDMARK CERAMICS, 24" SQ., WOOD STYLE – COLOR WALNUT/MATCH ARCH. WOOD, PEDESTAL SYSTEM, ALIGN PATTER IN NORTH–SOUTH DIRECTION.	11,12 L2.02

SYMBOL	PLANTING DESCRIPTION	
PL-102	BIORETENTION MIX PLANTING AREA	
PL-103	GREEN ROOF – 8" DEEP SYSTEM WITH NO TRAY EDGES EXPOSED – COLUMBIA GREEN/COLOR MAX	13 L2.02

SYMBOL	RAIL DESCRIPTION	
R-101	PARAPET WALL AND GUARDRAIL PER ARCHITECTS DRAWINGS	

SYMBOL	SITE FURNISHINGS DESCRIPTION	
S-110	TOURNESOL REINFORCED PLASTIC PLANTER – LENGTH AS SHOWNX18"X36"HT. WR–, COLOR: PITCH, TEXTURE T–0	31 L2.02
S-111	TOURNESOL REINFORCED PLASTIC PLANTER – 36"X36"X30"HT. WR–3600F, COLOR: PITCH, TEXTURE T–0	15 L2.02
S-112	TOURNESOL REINFORCED PLASTIC PLANTER – 48"X48"X42"HT. WR–4800, COLOR: PITCH, TEXTURE T–0	
S-121	GAS FIREPIT – TBD BY OWNER	

NOTE: SEE CIVIL DRAWINGS FOR BIORETENTION PLANTER DETAILS

TRA
LANDSCAPE ARCHITECTURE
SUITE 640 801 FIRST AVE SEATTLE, WA 98104 PH: 206.682.7562

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CALLOUT PLAN ROOF LEVELS

L1.02

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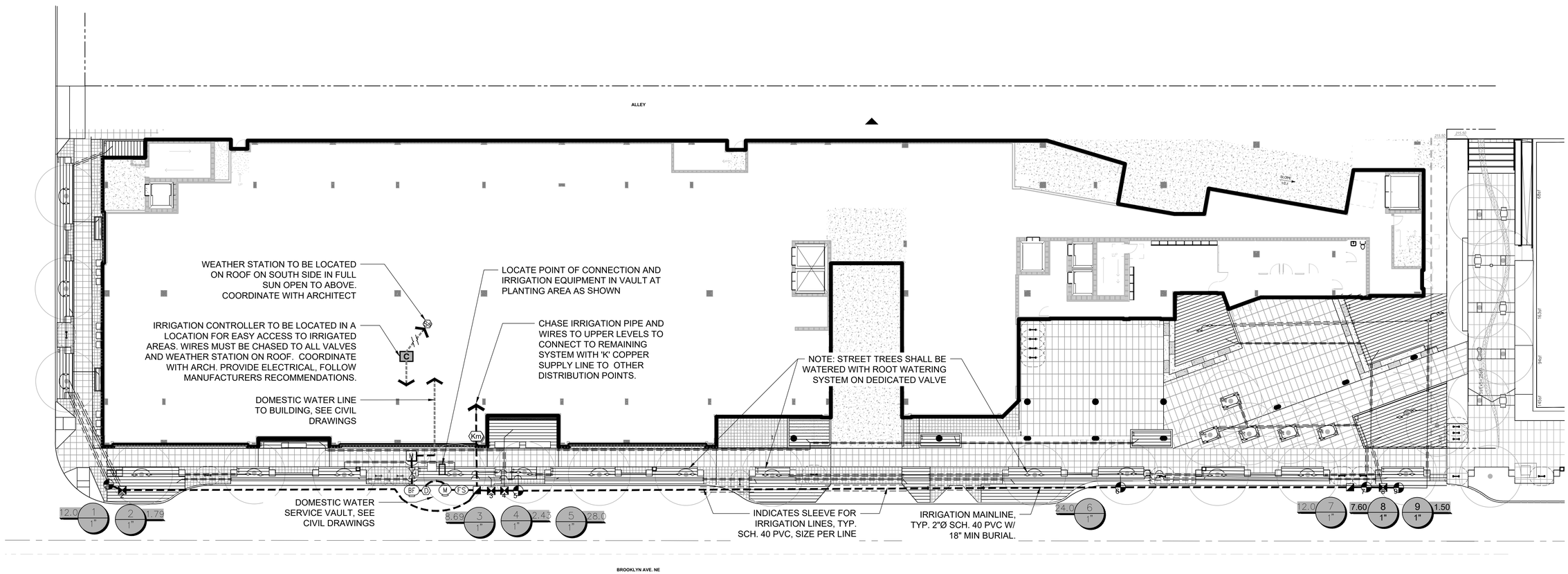

1 IRRIGATION PLAN - STREET LEVEL

1/16" = 1'- 0"

0 8' 16' 32'

N

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
25 50 10 20	HUNTER PROS-04-CV-PCN FLOOD BUBBLER, 4.0" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE.	30
0.25 0.50	HUNTER RZWS-18 18" LONG RZWS WITH INSTALLED .25GPM OR .50GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	NETAFIM LVCZ10075-LF 1" VALVE, 3/4" FILTER AND A LOW FLOW PRESSURE REGULATING VALVE (0.25 – 4.4GPM). INSTALL GATE VALVE UPSTREAM OF EACH VALVE.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV6-18(16) LANDSCAPE DRIPPERLINE WITH 0.6GPH EMITTERS AT 18"O.C. (2.2 LPH @ 0.45 M) WITH CHECK VALVE, PRESSURE COMPENSATION, 14.7PSI MIN. TO 50PSI MAX. (1 TO 3.5 BAR). DRIPPERLINE LATERALS SPACED AT 16" (0.4 M) APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE – MATCO-NORCA 770S PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".
M	HUNTER ICV-G-DC 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH DC LATCHING SOLENOID FACTORY INSTALLED OPTION.

D	MANUAL DRAIN VALVE BUCKNER VBM SERIES ALL BRASS ANGLE VALVES
BF	BUCKNER-SUPERIOR ASBU 1" 3/4", 1" NPT, RED BRASS ANTI-SIPHON BODY WITH UNION.
C	HUNTER ACC-2400 24 STATION OUTDOOR MODULAR CONTROLLER. WITH TWO ACM-600 MODULE. HIGH-END COMMERCIAL USE. METAL CABINET.
	HUNTER MWS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR, 120 VAC, 5 AMP. 5 YEAR WARRANTY.
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.

Km	K COPPER STUB-OUT – MAIN LINES PROVIDE K COPPER STUB-OUT WHEN ENTERING A STRUCTURE. PROVIDE MINIMUM 6" STUB-OUT BEYOND FINISHED BUILDING FACE OR SURFACE, BELOW FINISHED GRADE AT IRRIGATION MAIN LINE DEPTH.
M	WATER METER 1"
	IRRIGATION LATERAL LINE: UVR PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout
Valve Number
Valve Flow
Valve Size

TRA
LANDSCAPE ARCHITECTURE
SUITE 649 811 FIRST AVE SEATTLE, WA 98104 PH: 206.682.7562

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IRRIGATION PLAN
STREET LEVEL

L1.21

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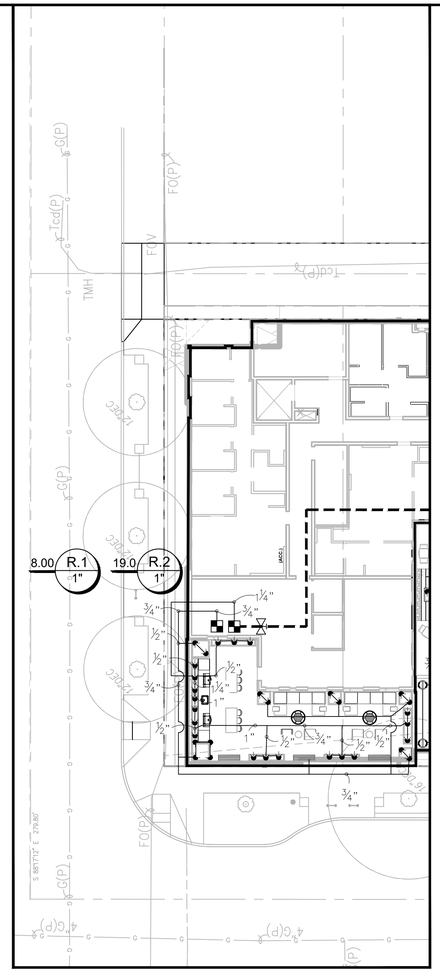

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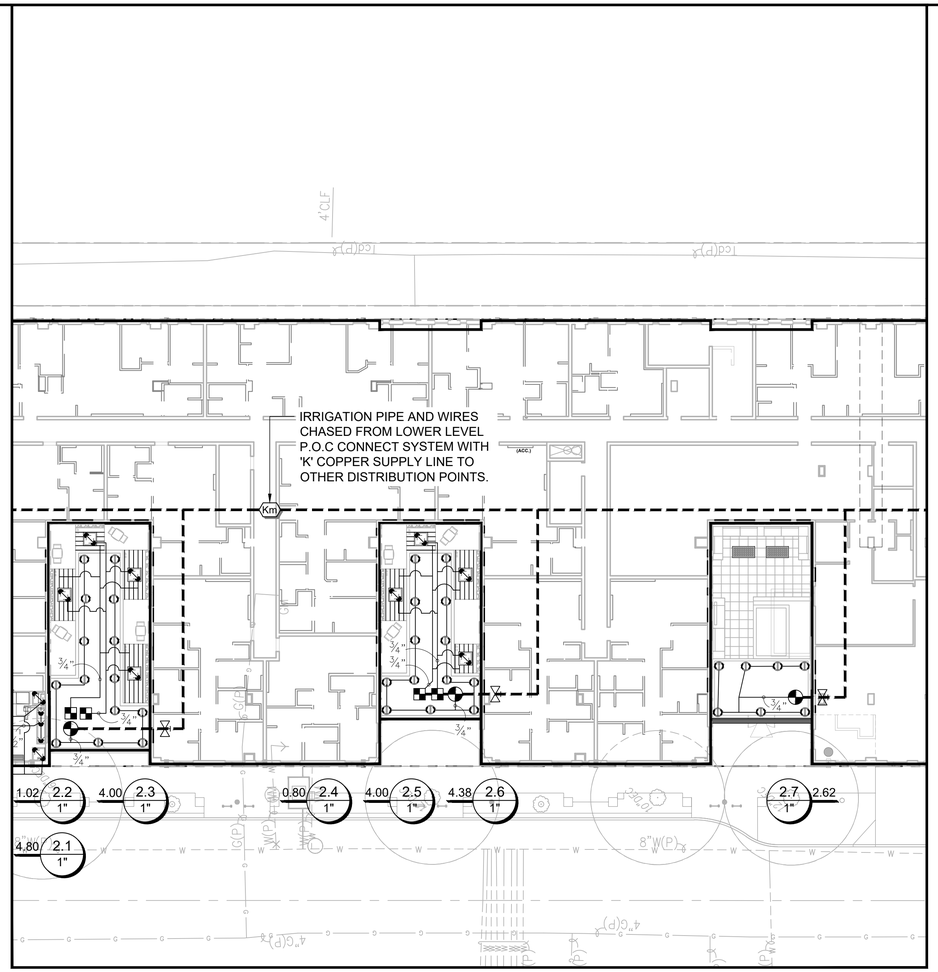
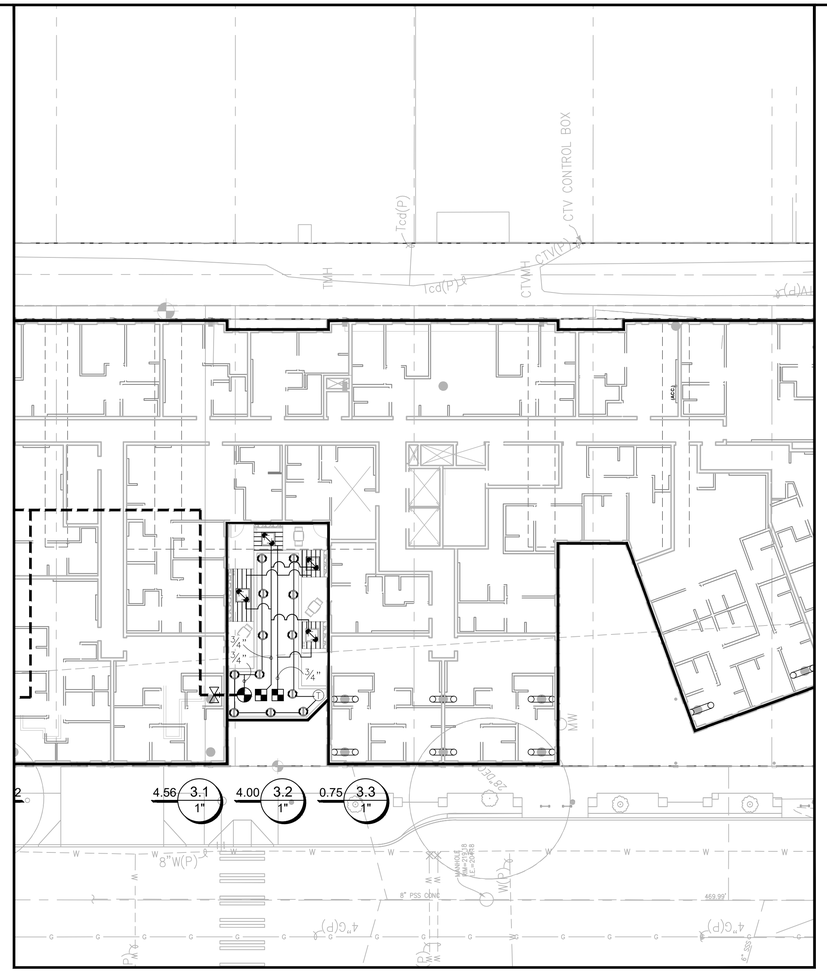
0 8' 16' 32'
N



2 IRRIGATION PLAN - LEVEL 2
1/16" = 1'- 0"
0 8' 16' 32'
N



3 IRRIGATION PLAN - LEVEL 3
1/16" = 1'- 0"
0 8' 16' 32'
N

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
T	HUNTER MP CORNER PROS-06-PRS40-CV-F SHRUB ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
O	HUNTER MP800SR PROS-06-PRS40-CV-F SHRUB ROTATOR, 6.0" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.	40
25O 50O 50H 1OH 1OF 2OF	HUNTER PROS-06-CV-MSBN MULTI-STREAM BUBBLER, 6" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.

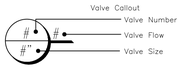
AREA TO RECEIVE DRIPLINE NETAFIM TLCV6-18(16) LANDSCAPE DRIPPERLINE WITH 0.6GPH EMITTERS AT 18"O.C. (2.2 LPH @ 0.45 M) WITH CHECK VALVE, PRESSURE COMPENSATION, 14.7PSI MIN. TO 50PSI MAX. (1 TO 3.5 BAR). DRIPPERLINE LATERALS SPACED AT 16" (0.4 M) APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-101JT-GS 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH JAR TOP, FOR RESIDENTIAL USE. WITH FLOW CONTROL. INLET/OUTLET: SLIP X SLIP.
	ISOLATION VALVE – MATCO-NORCA 770S PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".

Km K COPPER STUB-OUT – MAIN LINES PROVIDE K COPPER STUB-OUT WHEN ENTERING A STRUCTURE. PROVIDE MINIMUM 6" STUB-OUT BEYOND FINISHED BUILDING FACE OR SURFACE, BELOW FINISHED GRADE AT IRRIGATION MAIN LINE DEPTH.

IRRIGATION LATERAL LINE: UVR PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC CLASS 200 SDR 21



TRA
LANDSCAPE ARCHITECTURE
SUITE 649 811 FIRST AVE SEATTLE, WA 98104 PH: 206.682.7562

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. ROSSTORF
CERTIFICATE NO. 298

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
09/26/2019		MUP INTAKE
11/13/2019		60% DD REVIEW
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PROJECT NO.:	1908
PROJECT MGR.:	BS
DRAWN BY:	BS/SN
CHECKED BY:	TR

IRRIGATION PLAN ROOF LEVELS

L1.22

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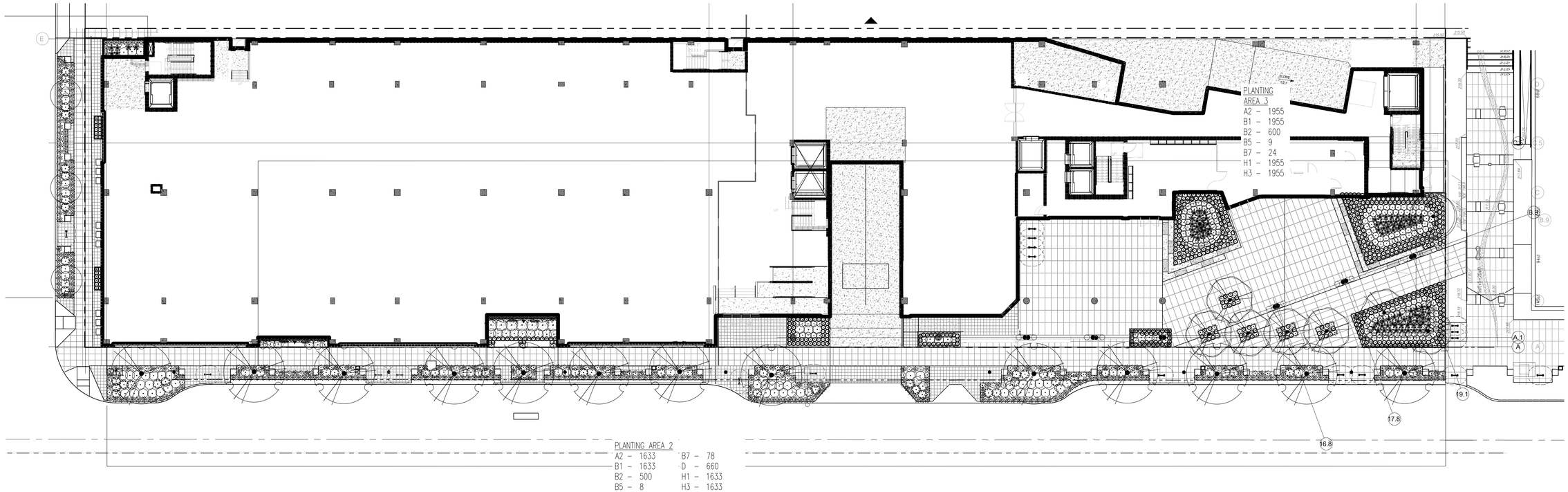

1 PLANTING PLAN - STREET LEVEL

1/16" = 1'- 0"

0 8' 16' 32'

N

Revised 12/28/10

Green Factor Score Sheet

SEATTLE×green factor

Project title: U-District Safeway redevelopment - ZONE-SM

Parcel size (enter this value first) * enter sq ft of parcel 45,311 | SCORE 0.307

	Landscape Elements**	Totals from GF worksheet		Factor	Total
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 4020		0.6	2,412.0
3	Bioretention facilities	enter sq ft 1714		1.0	1,714.0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 4020		0.1	402
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1200	14400	0.3	4,320
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 22	1650	0.3	495
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 22	5500	0.4	2,200.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 36	720	0.8	576.0
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft 739		0.7	517.3
D	**Vegetated walls**	enter sq ft 660		0.7	462.0
E	**Approved water features**	enter sq ft 0		0.7	-
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0		0.5	-
G	**Structural soil systems**	enter sq ft 0		0.2	-
	sub-total of sq ft =	33,423			
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft 4020		0.1	402.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 4,220		0.1	422
4	Landscaping in food cultivation	enter sq ft 0		0.1	-
			Green Factor numerator =		13,922

SEATTLE×green factor

Green Factor Worksheet*

		Planting Area 1	2	3	4	5	6	TOTAL**
A1	square feet	0	0	0				0
A2	square feet	432	1633	1955				4020
A3	square feet				424	1290		1714
B1	square feet	432	1633	1955				4020
B2	# of plants	100	500	600				1200
B3	# of trees				3	8	8	19
B4	# of trees							0
B5	# of trees		13	9				22
B6	# of trees							0
B7	IN . PER dbh	36						36
C1	square feet							0
C2	square feet				151	388	200	739
D	square feet			660				660
E	square feet							0
F1	square feet							0
F2	square feet							0
G	square feet							0
H1	square feet	432	1633	1955				4020
H2	square feet							0
H3	square feet	432	1633	1955		200		4220
H4	square feet							0

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	EXISTING TREE EXISTING TREE TO REMAIN EDDIES WHITE WONDER DOGWOOD – 1 OF 7 EXISTING TREES TO REMAIN.	X	3
	GLEDITSIA TRIACANTHOS 'DRAVES' HONEY LOCUST	B & B 2.5"CAL	7
	STYRAX JAPONICUS JAPANESE SNOWBELL	B & B 2.5"CAL	2
	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM	B & B 3"CAL	13

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	AZALEA SATSUKI HYBRID 'HIGASA' HI GASA AZALEA	3 GAL	47
	CAREX MORROWII 'AUREA–VARIEGATA' VARIEGATED JAPANESE SEDGE	2 GAL	361
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	159
	HYDRANGEA QUERCIFOLIA '"SNOW QUEEN" SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL	7
	LIRIOPE SPICATA 'BIG BLUE' CREEPING LILY TURF	1 GAL	563

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL	24
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3GAL–4'	98
	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL	5 GAL	80
	SKIMMIA JAPONICA 'BOWLES' SKIMMIA DWARF	2 GAL	163

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	QTY
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	2 GAL	4
	LONICERA JAPONICA 'HALLIANA' HALLS HONEYSUCKLE FLOWERING VINE	2 GAL	2
	LONICERA SEMPERVIRENS 'MAGNIFICA' TRUMPET HONEYSUCKLE	2 GAL	4
	LONICERA SEMPERVIRENS 'MAJOR WHEELER' HONEYSUCKLE	2 GAL	4

TRA
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DRAWN BY:	BS/SN
CHECKED BY:	TR

PLANTING PLAN
STREET LEVEL

L1.31

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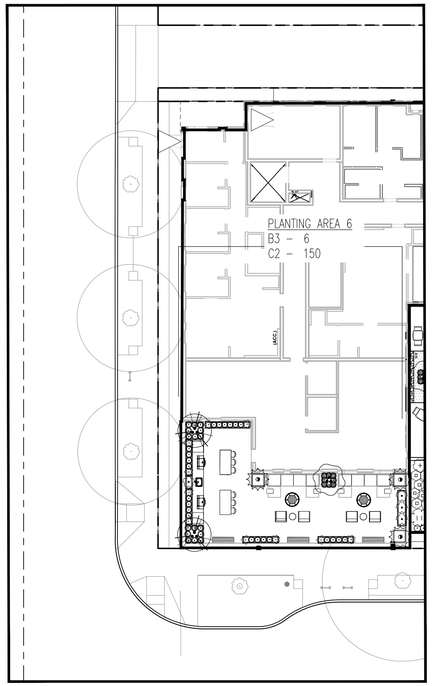
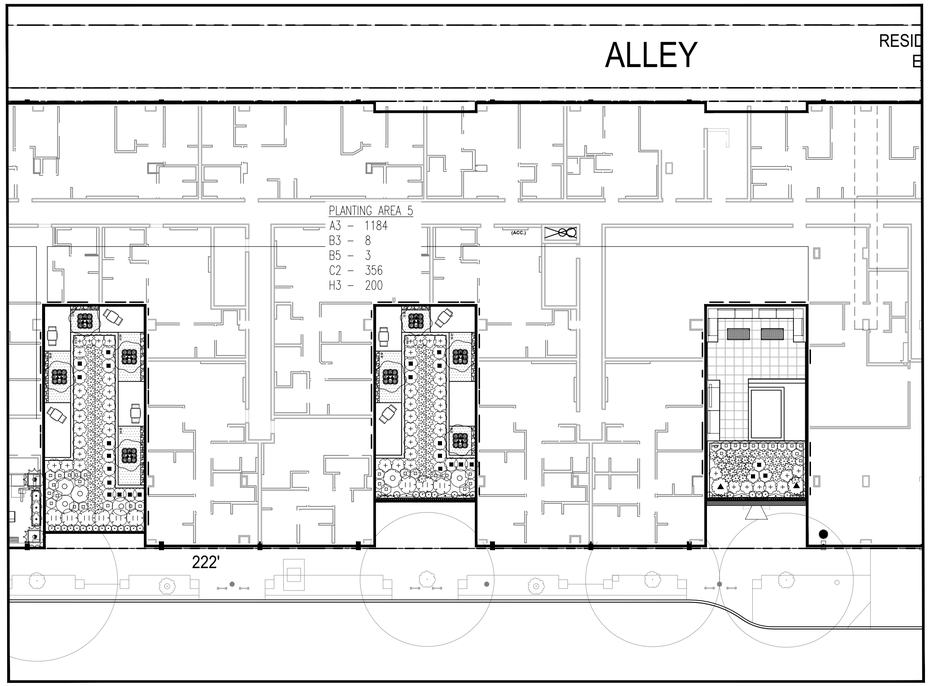


1 PLANTING PLAN - ROOF LEVEL

1/16" = 1'- 0"

0 8' 16' 32'

N

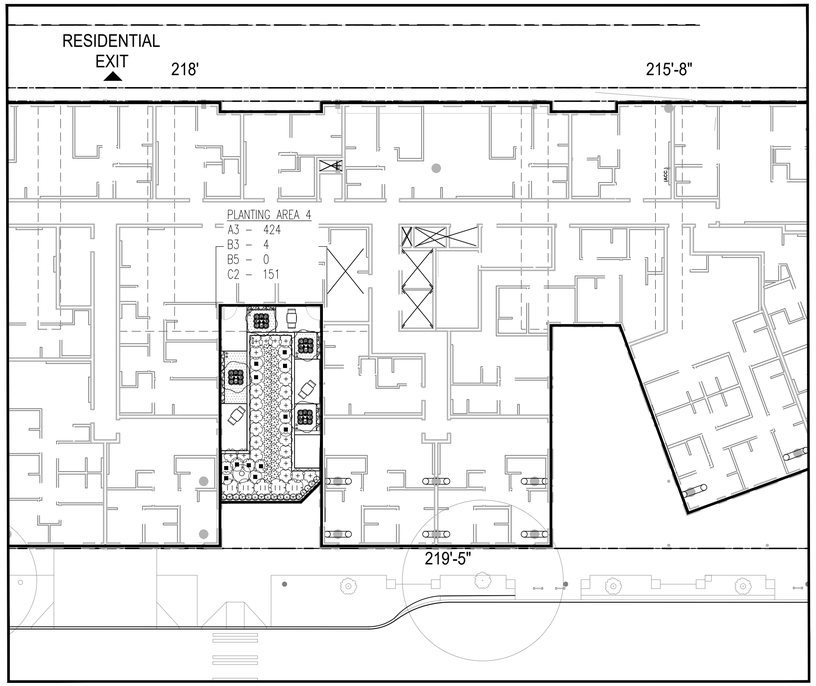


2 PLANTING PLAN - LEVEL 2

1/16" = 1'- 0"

0 8' 16' 32'

N



3 PLANTING PLAN - LEVEL 3

1/16" = 1'- 0"

0 8' 16' 32'

N

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	ACER PALMATUM JAPANESE MAPLE APPROVED BY LANDSCPE ARCHITECT	8'-10' HT.	MULTI-STEM B&B	8'-10' HT.	2
	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' PRINCESS DIANA SERVICEBERRY	B & B	MULTI-STEM	5'-6' HT.	13
	THUJA OCCIDENTALIS 'FASTIGIATA' PYRAMIDAL ARBORVITAE SCREEN	B & B		5'-6' HT.	3

SHRUBS	BOTANICAL / COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG	QTY
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL			10
	LIRIOPE SPICATA 'BIG BLUE' CREEPING LILY TURF	1 GAL			142
	PHORMIUM TENAX 'JACK SPRATT' NEW ZEALAND FLAX	1 GAL			4
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING RASPBERRY	1 GAL			47

BIO-RETENTION	BOTANICAL / COMMON NAME	CONT	QTY
	CORNUS STOLONIFERA 'BAILEYI' BAILEY RED TWIGGED DOGWOOD	2 GAL	37
	JUNCUS EFFUSUS SOFT RUSH	4"POT	135
	PHILADELPHUS LEWISII WILD MOCKORANGE	5 GAL	7
	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL	2
	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL	14
	SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW	2 GAL	68
	SPIRAEA DOUGLASII WESTERN SPIREA	1 GAL	38

VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	QTY
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	2 GAL	4
	LONICERA SEMPERVIRENS 'MAGNIFICA' TRUMPET HONEYSUCKLE	2 GAL	4

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	GREENROOF EG-DECID, MIX 8" EXTENSIVE TRAY SYSTEM	TILES 2'X2'	407 SF

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DRAWN BY:	BS/SN
CHECKED BY:	TR

PLANTING PLAN
ROOF LEVELS

L1.32

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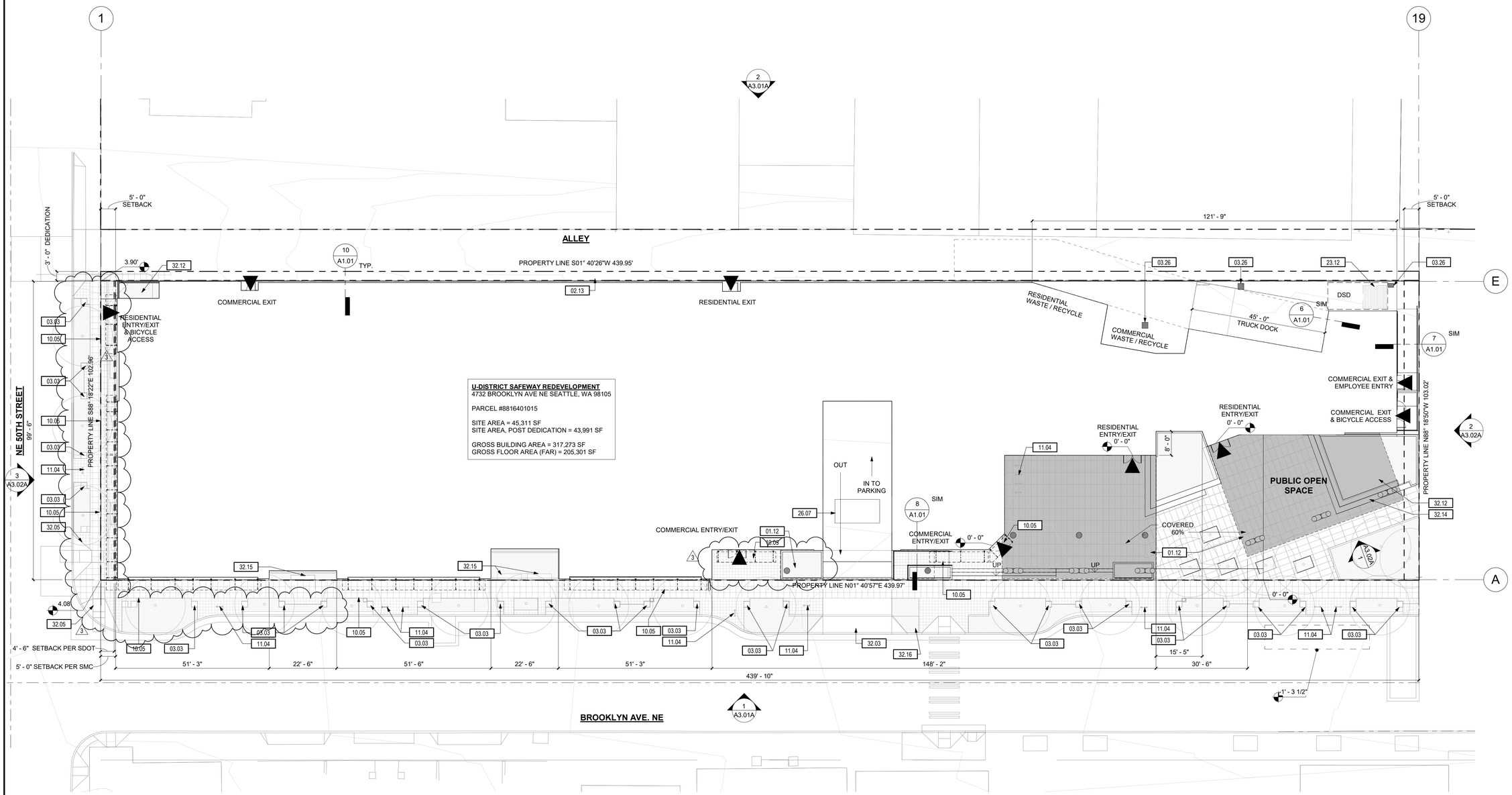


U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE SEATTLE, WA 98105

PARCEL #8816401015

SITE AREA = 45,311 SF
SITE AREA, POST DEDICATION = 43,991 SF

GROSS BUILDING AREA = 317,273 SF
GROSS FLOOR AREA (FAR) = 205,301 SF

1 SITE PLAN
1/16" = 1'-0"

SHEET NOTES:

A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED, REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE

KEYNOTES:

#	NOTE
01.12	BUILDING OVERHANG ABOVE, SHOWN DASHED.
02.13	PROPERTY LINE, POST-DEDICATION
03.03	SEAT CUBE, SEE LANDSCAPE.
03.26	EXPOSED COLUMN, PER STRUCTURAL.
10.05	CANOPY (LINE OF CANOPY ABOVE)
11.04	BIKE RACK FOR SHORT-TERM BICYCLE STORAGE, SEE LANDSCAPE.
23.12	MECHANICAL EXHAUST, SEE MECHANICAL PLANS.
26.07	TRANSFORMER SERVICE HATCH. ALSO SEE STRUCTURAL AND ELECTRICAL PLANS
32.03	NEW CURB CUT
32.05	NEW CURB RAMP
32.12	SITE PLANTER. SEE LANDSCAPE.
32.14	STADIUM SEATING AT PLANTER. SEE LANDSCAPE.
32.15	BENCH SEATING. SEE LANDSCAPE.
32.16	SIGN AT CROSSWALK, PER CIVIL.

LEGAL DESCRIPTION

SITE PARCEL: DV00006308
LEGAL DESCRIPTION: LOTS 20 THROUGH 30, BLOCK 7 OF UNIVERSITY HEIGHTS, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON

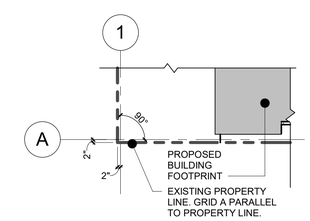
SITE ADDRESS

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE
SEATTLE, WA 98105

OWNER

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077
PHONE: (310) 903-3141
EMAIL: EFIELDS@FIELDSHOLDINGS.COM
CONTACT: ERAN FIELDS

VICINITY MAP



2 LEVEL 1 NORTHWEST CORNER
1/4" = 1'-0"

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

7793 REGISTERED ARCHITECT MATTHEW E. CASE STATE OF WASHINGTON

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2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

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01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
08/19/2020		PRICING SET
09/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	RJP
CHECKED BY:	MEL

SITE PLAN
A1.00

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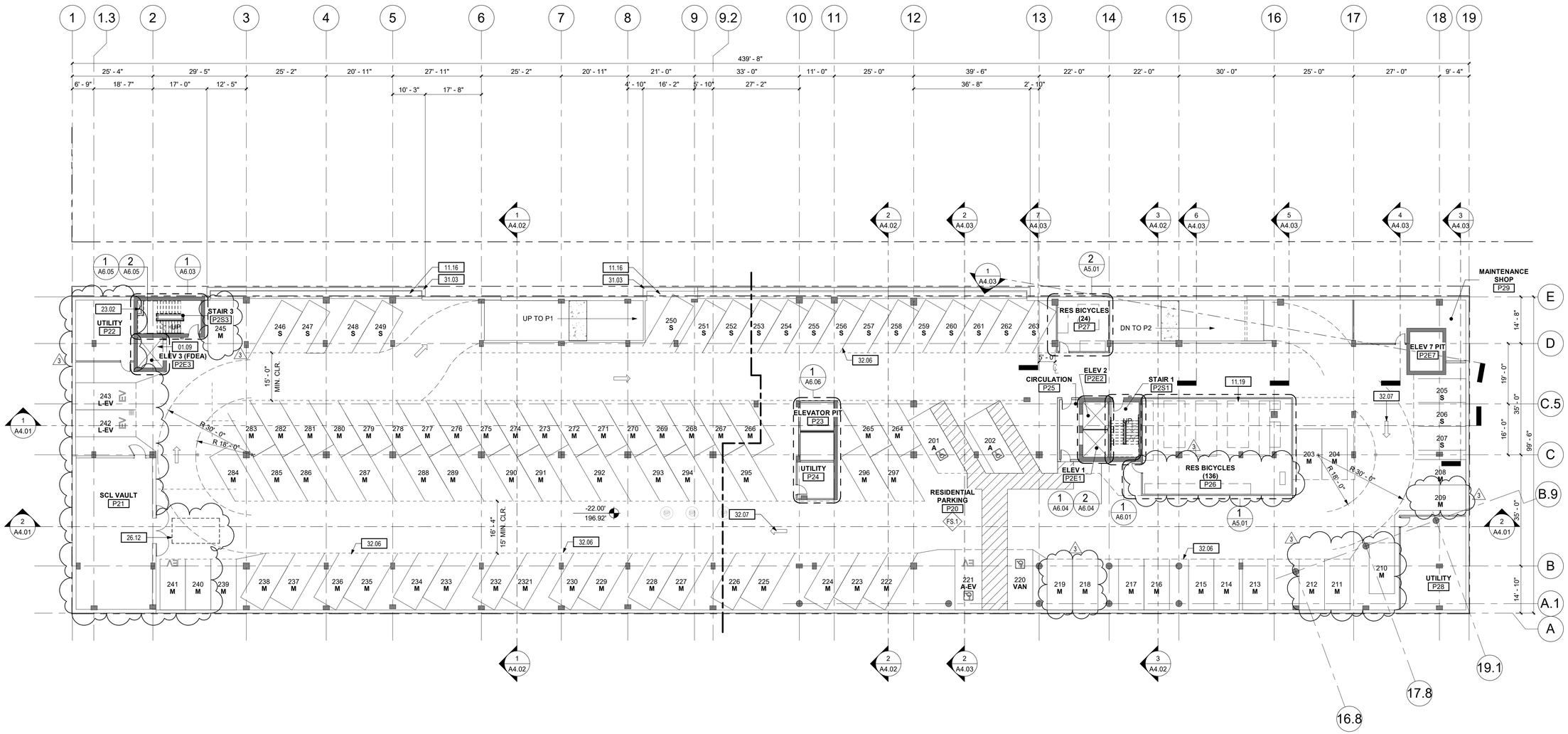

1 LEVEL P2 - RESIDENTIAL PARKING

1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
G. FOR FRAMED WALLS- LOCATE HINGE SIDE OF ALL DOORS 4-1/2" FROM PERPENDICULAR FRAMING U.N.O.
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J. ALL MINIMUM PARKING AISLE DIMENSIONS PER SMC23.54.030.E
K. SEE G0.06 SHEETS FOR WALL FIRE RATINGS.
L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

KEYNOTES:

#	NOTE
11.16	PREMANUFACTURED STORAGE LOCKERS, TBD
11.19	BIKE RACK FOR LONG-TERM BICYCLE STORAGE, SEE ENLARGED PLANS.
23.02	HVAC SHAFT, SEE MECHANICAL PLANS
26.12	TRANSFORMER SERVICE HATCH, ABOVE. ALSO SEE STRUCTURAL AND ELECTRICAL PLANS
31.03	PARTIAL ALLEY DEDICATION UNDERGROUND RECAPTURE AT P2 LEVEL ONLY.
32.06	PAVEMENT STRIPING
32.07	PAVEMENT DIRECTIONAL ARROWS

RESIDENTIAL PARKING SCHEDULE:

PARKING SCHEDULE P2

TYPE	COUNT	%
LEVEL P2		
ACCESSIBLE (8'-0"x19'-0")	2	2%
ACCESSIBLE EV (8'-6" X 19'-0")	1	1%
ACCESSIBLE VAN (8'-0"x19'-0")	1	1%
LARGE EV (8'-6" X 19'-0")	2	2%
MEDIUM (8'-0"x16'-0")	68	71%
MEDIUM EV (8'-0" X 16'-0")	1	1%
SMALL (7'-6"x15'-0")	21	22%
	96	100%

PARKING NUMBERING LEGEND:

S## - SAFEWAY PARKING

F## - RESIDENTIAL FLEXIBLE USE PARKING

2## - RESIDENTIAL USE PARKING

PARKING REQUIREMENTS:

ZONING AND BUILDING CODE REQUIREMENTS, FOR RESIDENTIAL USES, PER SBC 23.54.030.B.1:

PARKING SPACES	NONE REQUIRED
SMALL (7'-6"X15'-0")	NONE REQUIRED
MEDIUM (8'-0"X16'-0")	60% MIN.
LARGE (8'-6"X19'-0")	NONE REQUIRED
BARRIER-FREE (8'W+5'AISLE)	3
VAN-ACCESSIBLE (8'W+8'AISLEX8'-2"H)	1
EV (RESIDENTIAL)	5% (PER WBC 427.2)

NOTE:
ALSO REFER TO P1 PARKING COUNTS TO COMBINE P1 RESIDENTIAL FLEXIBLE USE AND P2 RESIDENTIAL PARKING COUNTS. ALSO REFER TO G0.03 PARKING REQUIREMENTS.

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311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
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WWW.JACKSONMAIN.COM

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2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020	3	SHORING CORR. CYCLE 1
07/17/2020		MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/17/2020		SHORING CORR. CYCLE 2

City of Seattle
Department of Construction and Inspections
Issued for Permit

Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CF
DRAWN BY:	JA
CHECKED BY:	ML

FLOOR PLAN - BASEMENT P2

A2.00A

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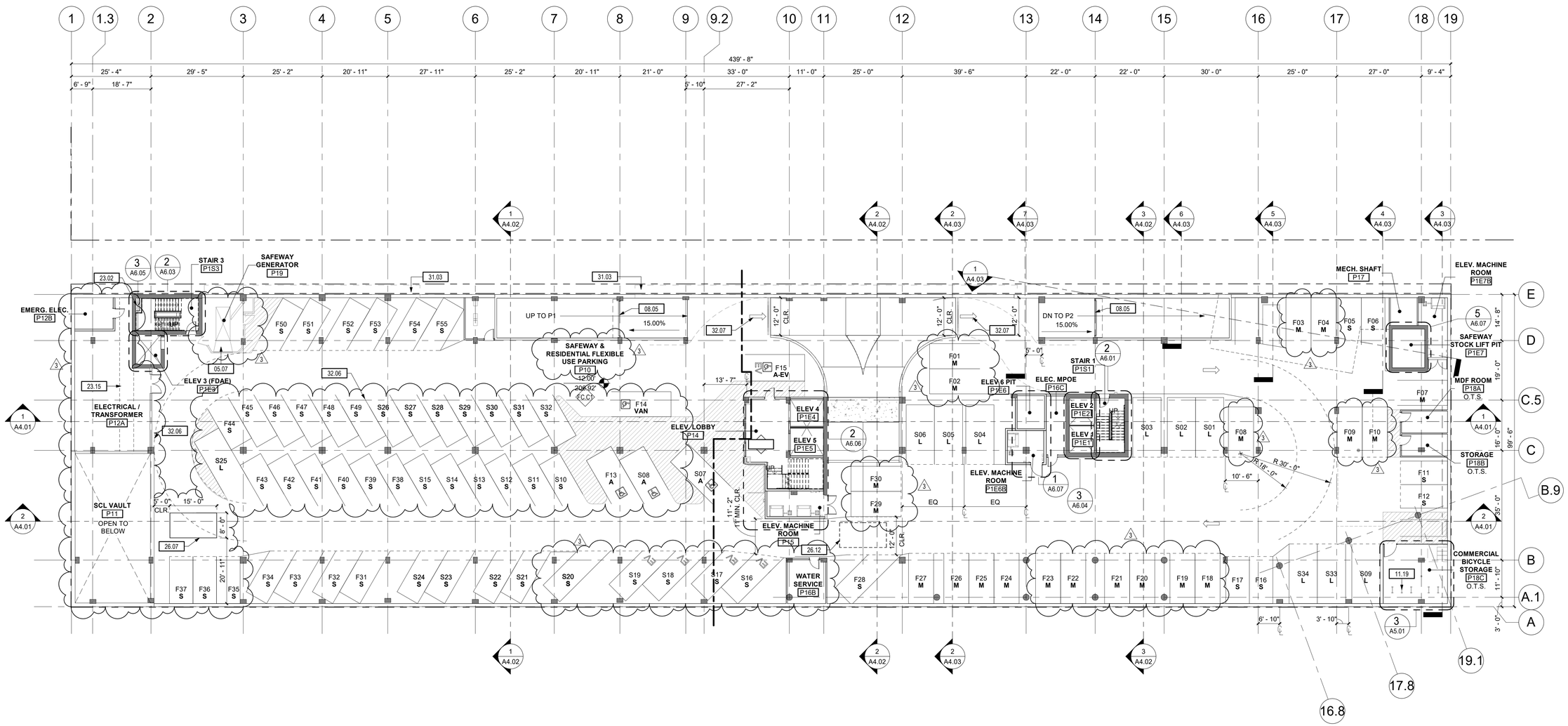

LEVEL P1 - SAFEWAY AND RESIDENTIAL FLEXIBLE USE PARKING

1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
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L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

KEYNOTES:

#	NOTE
05.07	GENERATOR ENCLOSURE AND OPENINGS PER SAFEWAY TENANT IMPROVEMENT PLANS.
08.05	ULTRA HIGH-CYCLE COILING OVERHEAD DOOR WITH ACCESS CONTROL. SEE LOW VOLTAGE PLANS.
11.19	BIKE RACK FOR LONG-TERM BICYCLE STORAGE, SEE ENLARGED PLANS.
23.02	HVAC SHAFT, SEE MECHANICAL PLANS
23.15	HORIZONTAL SCL EXHAUST SHAFT, OVERHEAD. SEE SECTIONS AND MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
26.07	TRANSFORMER SERVICE HATCH. ALSO SEE STRUCTURAL AND ELECTRICAL PLANS
26.12	TRANSFORMER SERVICE HATCH, ABOVE. ALSO SEE STRUCTURAL AND ELECTRICAL PLANS
31.03	PARTIAL ALLEY DEDICATION UNDERGROUND RECAPTURE AT P2 LEVEL ONLY.
32.06	PAVEMENT STRIPING
32.07	PAVEMENT DIRECTIONAL ARROWS

SAFEWAY AND RES. FLEXIBLE USE PARKING SCHEDULE:

PARKING SCHEDULE P1 (RES. FLEXIBLE USE)

TYPE	COUNT	%
LEVEL P1		
ACCESSIBLE (9'-0"x16'-0") FLEX	1	2%
ACCESSIBLE EV (8'-6" X 19'-0") FLEX	1	2%
ACCESSIBLE VAN (8'-0"x19'-0") FLEX	1	2%
MEDIUM (8'-0"x16'-0") FLEX	20	36%
SMALL (7'-6"x15'-0") FLEX	33	59%
	56	100%

PARKING SCHEDULE P1 (SAFEWAY)

TYPE	COUNT	%
LEVEL P1		
SAFEWAY ACCESSIBLE (8'-0"x19'-0")	1	3%
SAFEWAY ACCESSIBLE (9'-0"x16'-0")	1	3%
SAFEWAY LARGE (9'-0"x19'-0")	10	29%
SAFEWAY SMALL (7'-6"x15'-0")	18	53%
SAFEWAY SMALL EV (7'-6" X 15'-0")	4	12%
	34	100%

PARKING NUMBERING LEGEND:

S## - SAFEWAY PARKING

F## - RESIDENTIAL FLEXIBLE USE PARKING

2## - RESIDENTIAL USE PARKING

PARKING REQUIREMENTS:

NOTE
SMC BARRIER-FREE PARKING SECTION 23.54.030.A.4.B: A MINIMUM LENGTH OF 19 FEET OR WHEN MORE THAN BARRIER-FREE PARKING SPACE IS PROVIDED, AT LEAST ONE SHALL HAVE A MINIMUM LENGTH OF 19 FEET, AND OTHER SPACES MAY BE LENGTHS OF SMALL, MEDIUM, OR LARGE SPACES IN APPROXIMATE PROPORTION TO THE NUMBER OF EACH SIZE SPACE PROVIDED ON THE LOT.

ZONING AND BUILDING CODE REQUIREMENTS, FOR NON-RESIDENTIAL USES, PER SBC 23.54.030.B.1:

PARKING SPACES	NONE REQUIRED, 1 PER 1,000 SF MAX
SMALL (7'-6"X15'-0")	35% MIN. / 65% MAX.
MEDIUM (8'-0"X16'-0")	NONE REQUIRED
LARGE (8'-6"X19'-0")	35% MIN.
BARRIER-FREE (8'W+5'AISLE)	4
VAN-ACCESSIBLE (8'W+8'AISLEX8'-2"H)	1
EV (NON-RESIDENTIAL)	5% (PER WBC 427.2)

ZONING AND BUILDING CODE REQUIREMENTS, FOR FLEXIBLE AND RESIDENTIAL USES, PER SBC 23.54.030.B.1:

PARKING SPACES	NONE REQUIRED
SMALL (7'-6"X15'-0")	NONE REQUIRED
MEDIUM (8'-0"X16'-0")	60% MIN.
LARGE (8'-6"X19'-0")	NONE REQUIRED
BARRIER-FREE (8'W+5'AISLE)	3
VAN-ACCESSIBLE (8'W+8'AISLEX8'-2"H)	1
EV (RESIDENTIAL)	5% (PER WBC 427.2)

NOTE:
ALSO REFER TO P1 PARKING COUNTS TO COMBINE P1 RESIDENTIAL FLEXIBLE USE AND P2 RESIDENTIAL PARKING COUNTS. ALSO REFER TO G0.03 PARKING REQUIREMENTS.

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ARCHITECTURE
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SEATTLE, WA 98104
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04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020	3	SHORING CORR. CYCLE 1
07/17/2020		MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/17/2020		SHORING CORR. CYCLE 2

City of Seattle Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020
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DRAWN BY:	JA
CHECKED BY:	ML

FLOOR PLAN - BASEMENT P1

A2.00B

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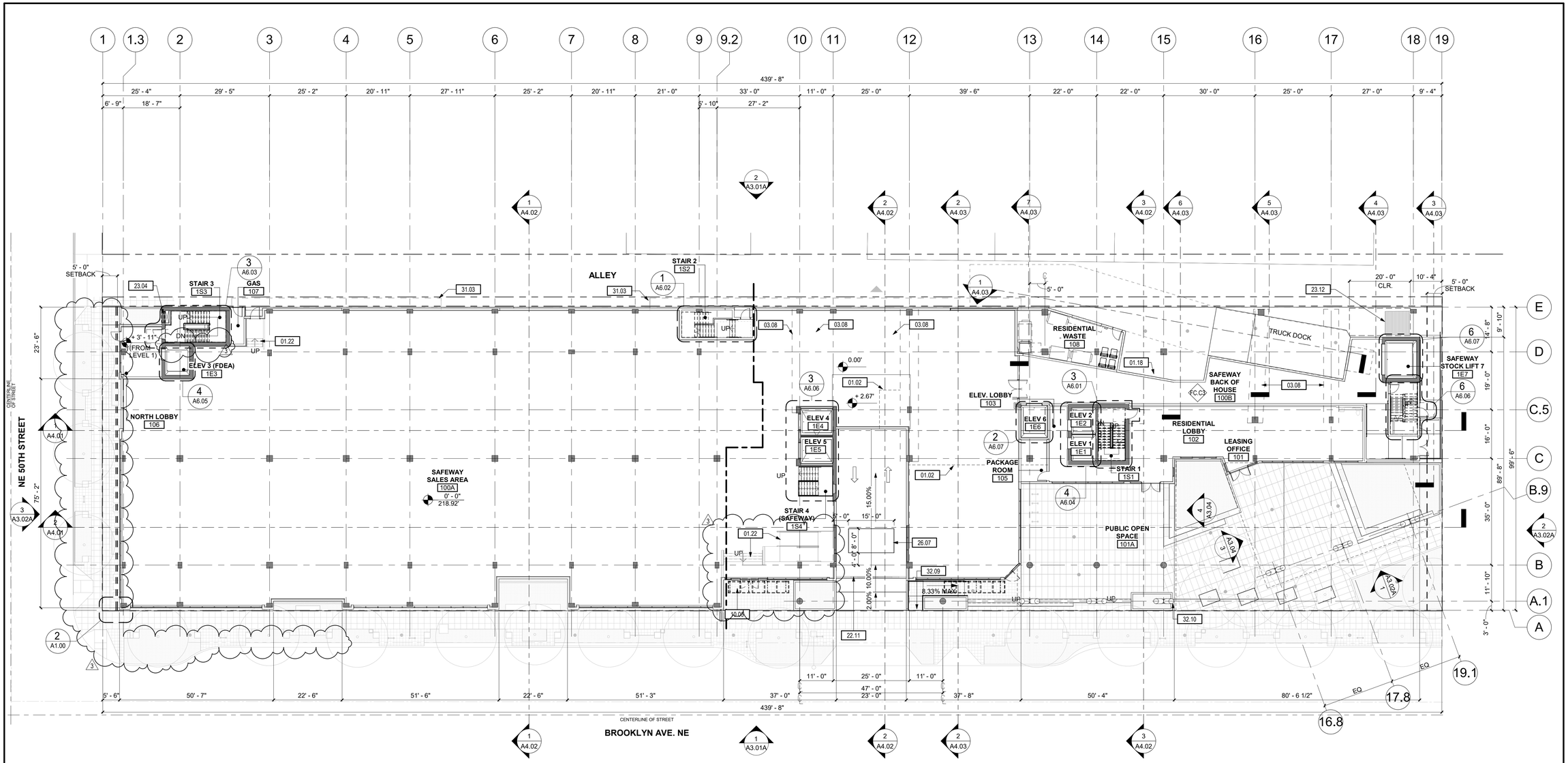

1 LEVEL 1
1/16" = 1'-0"

SHEET NOTES:

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L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

KEYNOTES:

#	NOTE
01.02	LINE OF SAFEWAY STOCKROOM MEZZANINE ABOVE
01.18	COMMERCIAL WASTE & RECYCLING STAGING AREA. ALSO SEE ENLARGED PLANS.
01.22	SHOWN FOR REFERENCE ONLY, DESIGN PER TENANT IMPROVEMENT PLANS.
03.08	STRUCTURAL CONCRETE SHALLOW BEAM ABOVE. SEE STRUCTURAL FOR SIZING.
10.05	CANOPY (LINE OF CANOPY ABOVE)
22.11	FLOOR DRAIN, SHOWN FOR REFERENCE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
23.12	MECHANICAL EXHAUST, SEE MECHANICAL PLANS.
26.07	TRANSFORMER SERVICE HATCH. ALSO SEE STRUCTURAL AND ELECTRICAL PLANS
31.03	PARTIAL ALLEY DEDICATION UNDERGROUND RECAPTURE AT P2 LEVEL ONLY.
32.09	EXTERIOR SITE RAMP FROM BROOKLYN AVE GRADE TO LEVEL 1 GRADE. COORDINATE FINAL HEIGHTS WITH CIVIL. 8.33% MAX SLOPE.
32.10	EXTERIOR SITE STAIRS FROM BROOKLYN AVE GRADE TO LEVEL 1 GRADE. COORDINATE FINAL HEIGHTS WITH CIVIL.

GROSS BUILDING AREA

GROSS FLOOR AREA - BY LEVEL

LEVEL	AREA
LEVEL P2	42,588 SF
LEVEL P1	41,574 SF
LEVEL 1	30,704 SF
LEVEL 2	31,221 SF
LEVEL 3	34,094 SF
LEVEL 4	34,094 SF
LEVEL 5	34,094 SF
LEVEL 6	34,094 SF
LEVEL 7	33,105 SF
ROOF LEVEL	638 SF
TOTAL	316,207 SF

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SEATTLE, WA 98104
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WWW.JACKSONMAIN.COM

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06/19/2020		PRICING SET
06/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3

City of Seattle
Department of Construction and Inspections
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Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	RJP
CHECKED BY:	MEL

FLOOR PLAN - LEVEL 1 - OVERALL

A2.01

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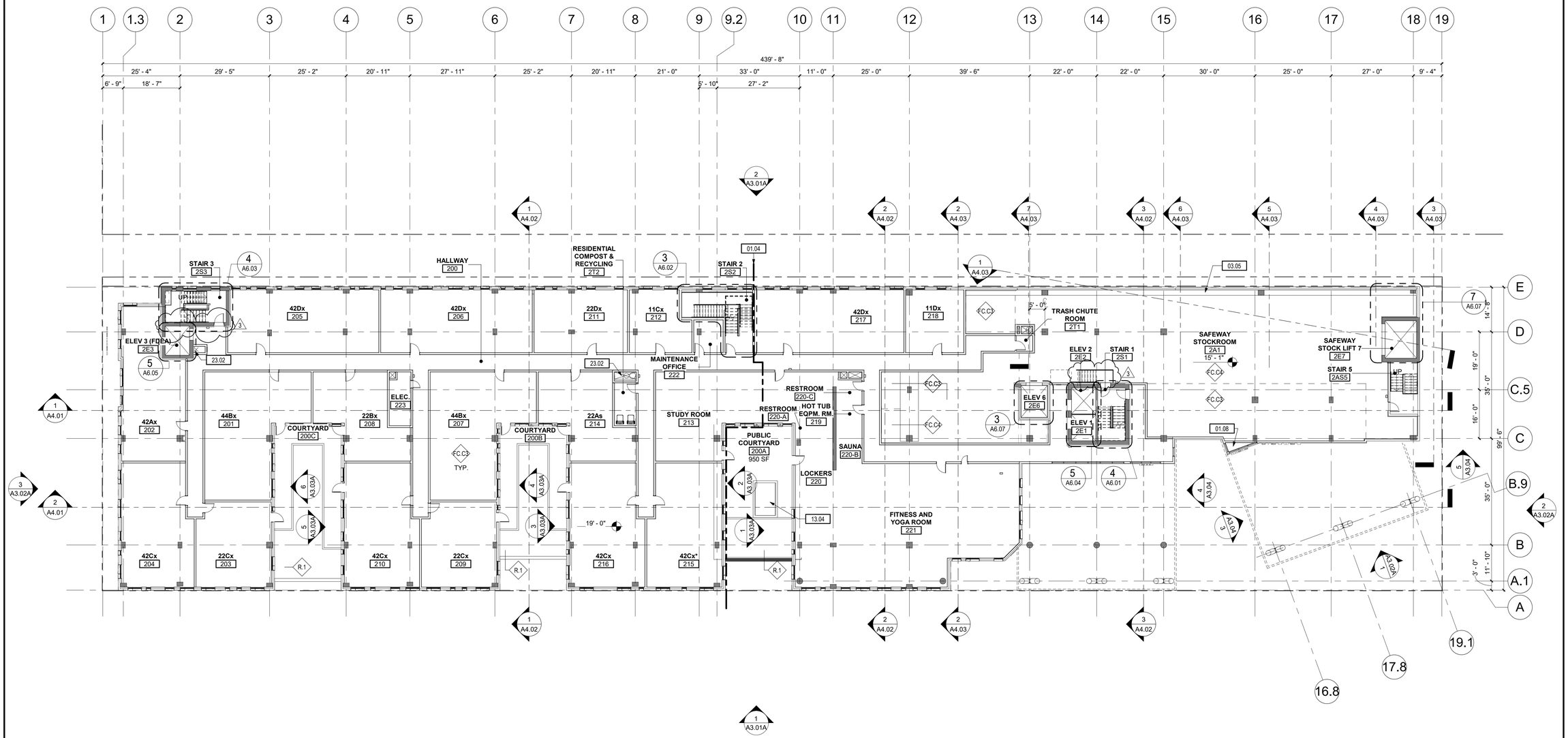

1 LEVEL 2
1/16" = 1'-0"

SHEET NOTES:

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K. SEE G0.06 SHEETS FOR WALL FIRE RATINGS.
L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

KEYNOTES:

#	NOTE
01.04	MATCHLINE FOR NORTH AND SOUTH ENLARGED FLOOR PLANS.
01.08	SPACE OPEN TO BELOW
03.05	STRUCTURAL CONCRETE UPTURN BEAM-WALL. SEE STRUCTURAL.
13.04	HOT TUB, DESIGN BY OWNER'S POOL DESIGNER
23.02	HVAC SHAFT, SEE MECHANICAL PLANS

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FLOOR PLAN - LEVEL 2 - OVERALL

A2.02

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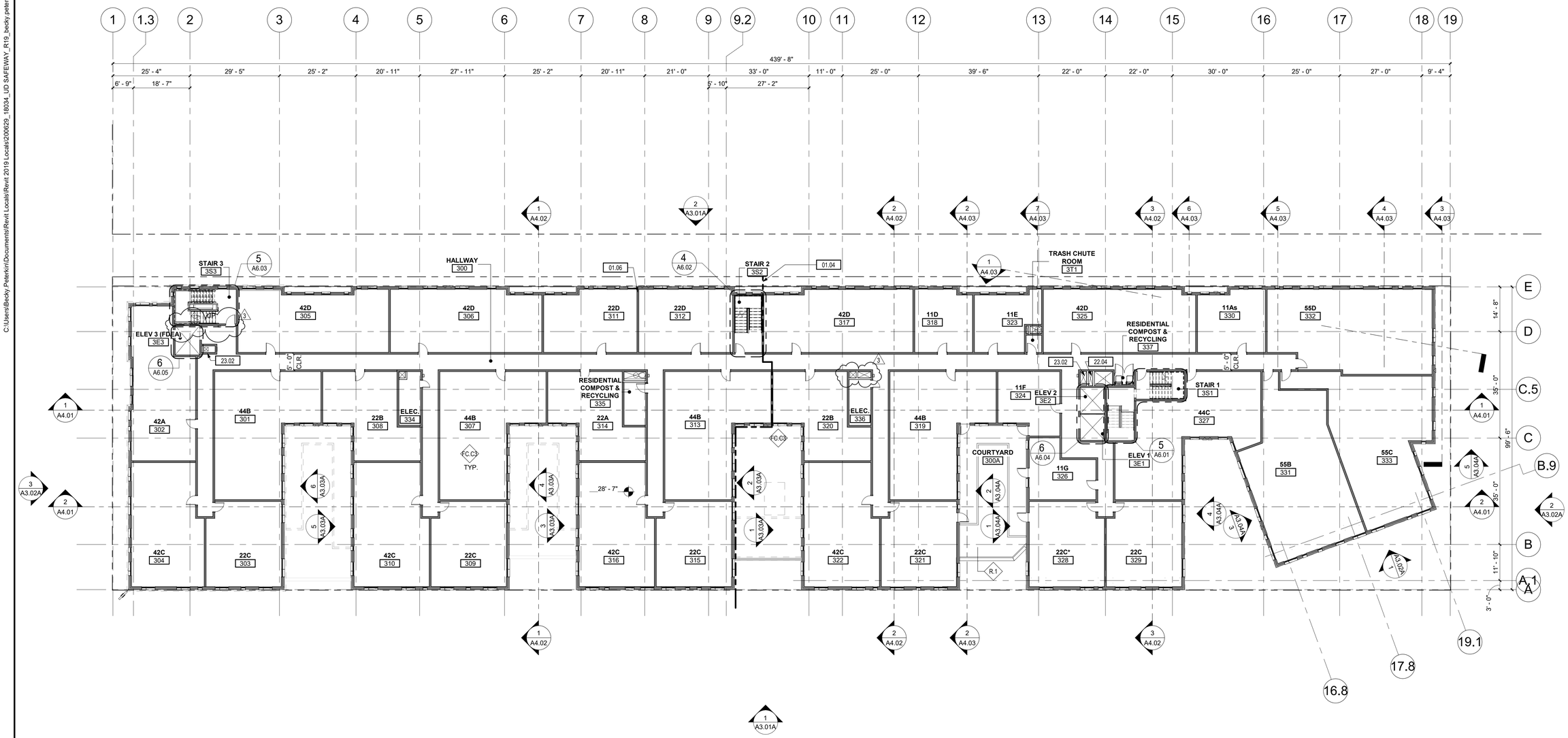

1 LEVEL 3
1/16" = 1'-0"

SHEET NOTES:

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KEYNOTES:

#	NOTE
01.04	MATCHLINE FOR NORTH AND SOUTH ENLARGED FLOOR PLANS.
01.06	CENTER WALL ON COLUMN AND / OR GRIDLINE AS SHOWN
22.04	PLUMBING SHAFT
23.02	HVAC SHAFT, SEE MECHANICAL PLANS

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FLOOR PLAN - LEVEL 3 - OVERALL

A2.03

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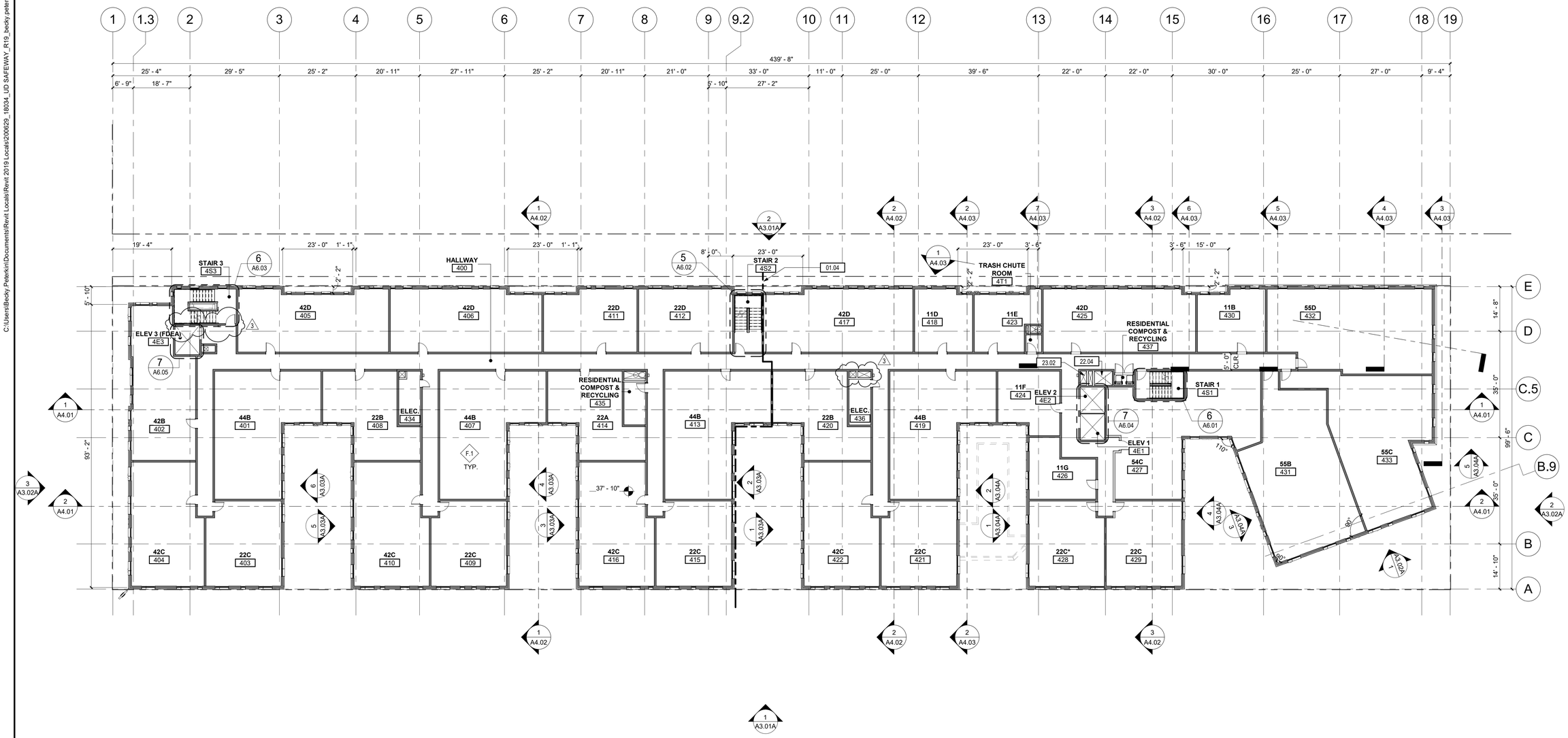

1 LEVEL 4
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J. ALL MINIMUM PARKING AISLE DIMENSIONS PER SMC23.54.030.E
K. SEE G0.06 SHEETS FOR WALL FIRE RATINGS.
L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

KEYNOTES:

#	NOTE
01.04	MATCHLINE FOR NORTH AND SOUTH ENLARGED FLOOR PLANS.
22.04	PLUMBING SHAFT
23.02	HVAC SHAFT, SEE MECHANICAL PLANS

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ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
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7793 REGISTERED ARCHITECT
MATTHEW E. ALLEN
STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY
REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
09/26/2019		MUP INTAKE
01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
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06/19/2020		PRICING SET
06/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3

City of Seattle
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Issued By: Matthew Allen 10/07/2020

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PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	RJP
CHECKED BY:	MEL

FLOOR PLAN - LEVEL 4 - OVERALL

A2.04

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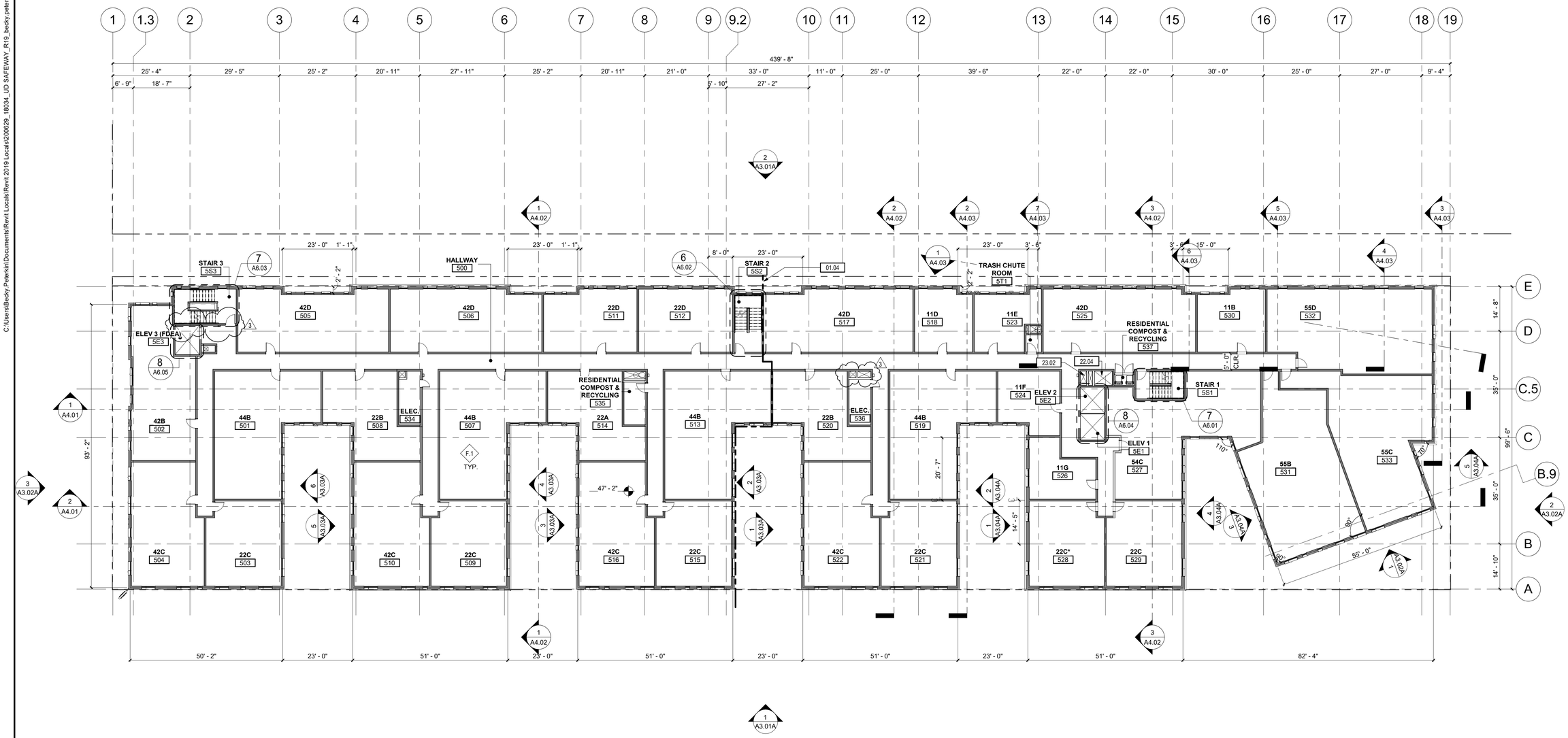

1 LEVEL 5
1/16" = 1'-0"

SHEET NOTES:

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B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
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FLOOR PLAN - LEVEL 5 - OVERALL

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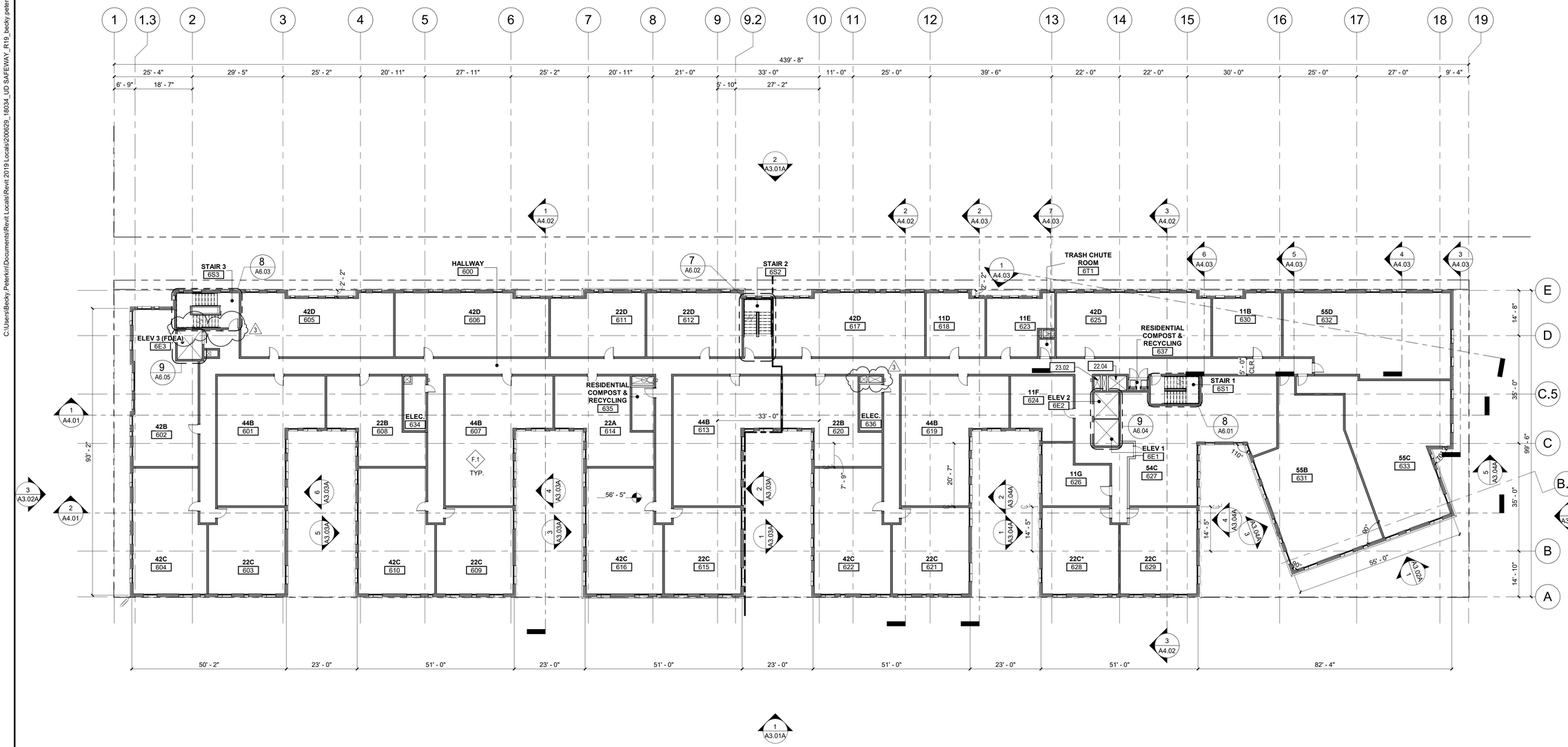

1 LEVEL 6
1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
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KEYNOTES:

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t 206.324.4800
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FLOOR PLAN - LEVEL 6 - OVERALL

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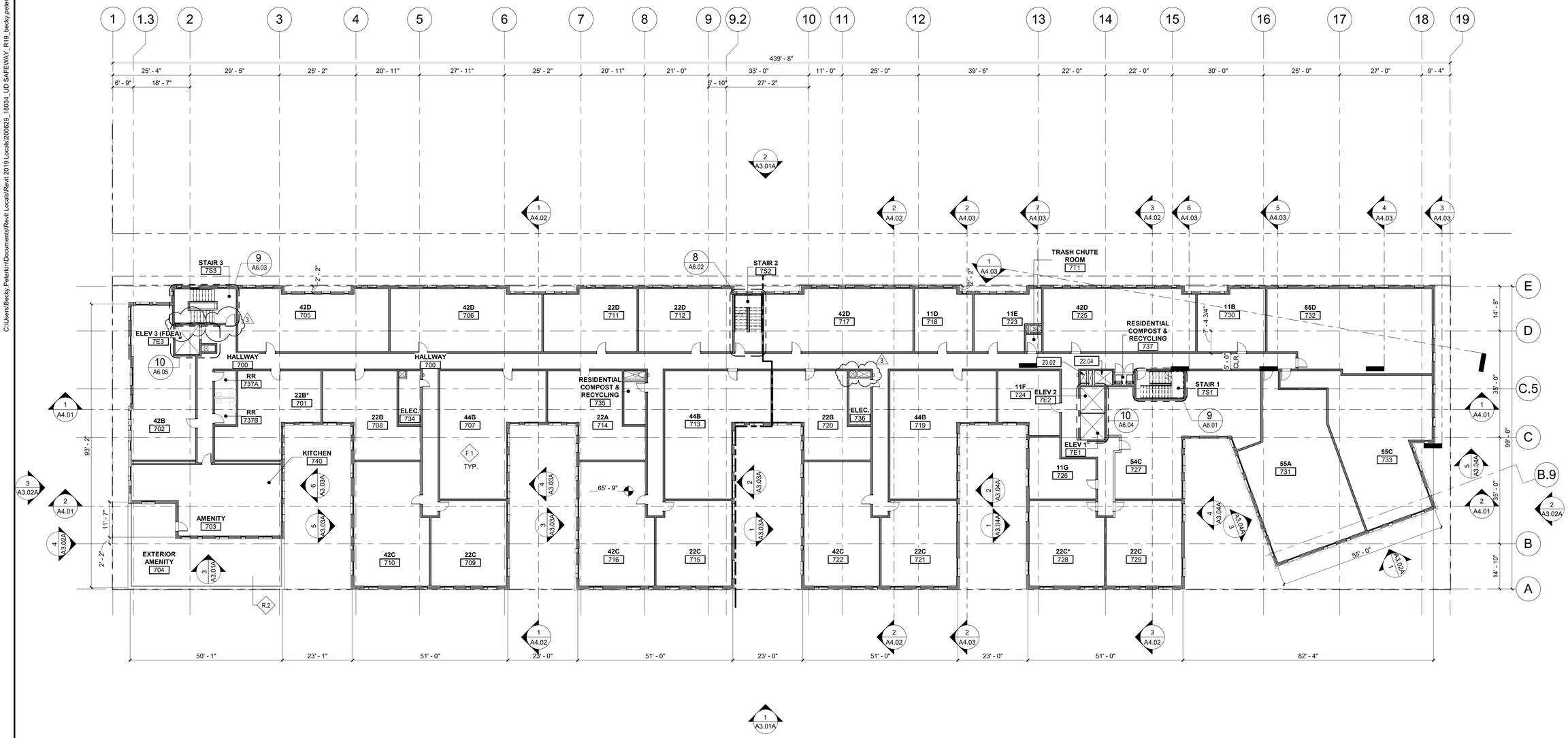

1 LEVEL 7
1/16" = 1'-0"

SHEET NOTES:

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ARCHITECTURE
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FLOOR PLAN - LEVEL 7 - OVERALL

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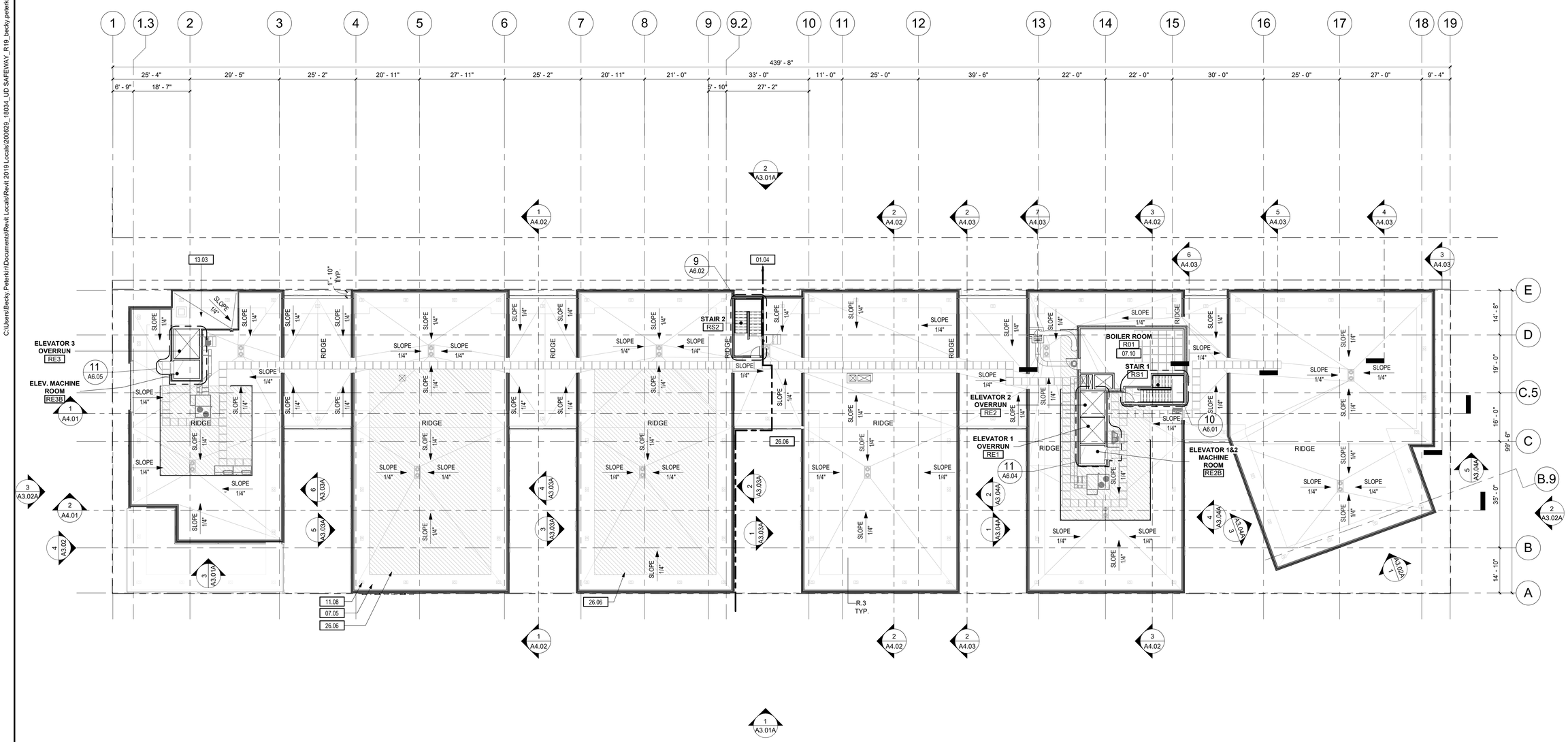

1 ROOF LEVEL
1/16" = 1'-0"

SHEET NOTES:

WHEN USED SPECIFICATIONS TAKE PRECEDENCE TO ALL NOTES, U.N.O.

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. FOR TYPICAL ROOF ASSEMBLIES REFER TO A8 SERIES.
C. ROOF COLOR TO BE SELECTED BY ARCHITECT/ OWNER FROM MANUFACTURERS STANDARD SELECTION. (PM/ PL PICK ONE)
D. FOR SINGLE PLY MEMBRANE ROOFS:
   1. PROVIDE CONTINUOUS 36" WIDE WALKWAY PADS AT SERVICE SIDE OF ALL MECH EQUIPMENT AND AT ALL ROOF HATCHES, WITH 2" SEPARATION BETWEEN PADS.
   2. UNLESS NOTED OTHERWISE BY MANF. INSTALL ROOFING MEMBRANE SHEETS PARALLEL WITH SLOPE
   3. PROVIDE TAPERED INSULATION CRICKETS AT HIGH SIDE OF ALL MECH UNITS, AND AT ALL MISC ROOF PENETRATIONS, BOXED VENTS, ETC. TO INSURE POSITIVE ROOF DRAINAGE.
   4. ALL CRICKETS SHALL BE 1/ 2" PER FT MIN SLOPE TO DRAIN. ROOF PLAN SHOWS CRICKETS AND TAPERED INSULATION N.T.S. FOR GRAPHIC PURPOSES TO SHOW SLOPE AND LOCATION. VERIFY INSULATION OR FRAMING REQUIRED TO MAINTAIN SLOPE, PRIOR TO INSTALLATION.
E. ALL VALLEYS SHALL HAVE A MIN. OF 3/8": 12" SLOPE U.N.O.
F. ALL EXPOSED METAL FLASHING/ TRIM PIECES SHALL BE PREFINISHED GALVANIZED STEEL, U.N.O. PAINT EXPOSED METAL/ FLASHING/ TRIM AND MISC. STEEL PIECES THAT ARE NOT PREFINISHED,. COLOR PER EXTERIOR ELEVATIONS.
G. PROVIDE PENETRATION FLASHING FOR ALL ROOF TOP EQUIPMENT, CONDUIT, AND PIPING. FLASHING AND STRIPPING MATERIALS, AUXILIARY MEMBRANES, INSULATION AND ROOFING ACCESSORIES SHOULD REFER TO ROOFING SYSTEM MANUFACTURER RECOMMENDATIONS FOR STRIPPING, FLASHING, INSULATION, ACCESSORY COMPATIBILITY ROOFING MEMBRANE SYSTEM
H. M.E.P. ROOF EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION ONLY REFER TO M.E.P. CONSTRUCTION DOCUMENTS FOR ROOFTOP EQUIPMENT SCOPE. REFER TO STRUCTURAL DRAWINGS FOR EQUIPMENT SUPPORT.
I. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN LEADERS, DISCHARGE, AND/ OR CONNECTION TO STORM WATER SYSTEM.
J. REFER TO DRAINAGE CALCULATIONS FOR GUTTER , D.S. SIZES AND PROFILES. CALCULATIONS BASED ON 100 YR. EVENT.
K. ALL GUTTERS WHERE USED SHALL BE PREFINISHED, FULLY WELDED GALV. STEEL, SIZED PER DRAWINGS. TEST ALL GUTTERS AS SPECIFIED, COORD. W/ ARCHITECT. L. GUTTER HANGERS WHERE USED SHALL BE GALV. STL. BENT PLATE BRACKETS W/ 1" GALV SPACERS AT 36" O.C. MAX, STAGGER W/ EACH OTHER AT 18" O.C. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS PER MANUFACTURER.
M. LOCATE SCUPPERS WHERE USED PER EXTERIOR ELEVATIONS COORD. W/ MASONRY COURSING AS REQUIRED.
N. MIN. 2x NOMINAL P.T WOOD BLOCKING AT ROOF EDGES, RIDGES, ETC. PROVIDE BLOCKING PER DETAIL DIMENSIONS. REF ROOFING MANF. RECOMMENDATIONS.
O. STRUCTURAL SLOPES FOR GENERAL CONCEPT ONLY. EXACT T.O.S./ B.O.D. ELEVATIONS PER STRUCTURAL DRAWINGS WHERE ROOF SLOPE EXCEEDS 1/2" PER FOOT.
P. MAINTAIN MIN. 25 FT. CLEAR BETWEEN EXHAUST FANS ,WASTE VENTS AND MAKE-UP AIR INTAKES. FIELD VERIFY AND COORDINATE WITH STEEL CONTRACTOR PRIOR TO SETTING UNITS.
Q. SUPPLY AND RETURN TO MECHANICAL UNITS TO BE CLEAR OF OBSTRUCTION AT-ALL-TIMES.
R. PROVIDE CORROSION RESISTANT INSECT SCREEN AT ALL VENTILATION.
S. MAINTAIN MIN, 12" CLEAR BETWEEN ALL ROOF PENETRATIONS.
T. PROTECT ALL PENETRATIONS FROM WEATHER UNTIL RELATED SYSTEM ARE COMPLETELY INSTALLED.
U. PROVIDE CURBS AND SUPPORTS FOR ROOF TOP MECH EQUIPMENT, INCLUDING BUT NOT LIMITED TO R.T.U.'S, CONDENSERS, AND FANS REFER STRUCTURAL AND M.E.P. DOCUMENTS.
V. USE ROOF MANUFACTURERS STANDARD ROOF CURBS AND PENETRATION DETAILS FOR TYPICAL CONDITIONS. EQUIPMENT LOCATIONS, WEIGHT AND ADDITIONAL INFO PER M.E.P. DOCUMENTS. COORDINATE FINAL SIZE W/ M.E.P. CONTRACTOR.
W. PROVIDE SUPPORTS AND FLASHING AT GAS PIPING PER DRAWINGS.
X. MAINTAIN ROOF FIRE RATING PER DRAWINGS.
Y. VENTING OF CONCEALED SPACES PER WALL SECTIONS AND DETAILS.
Z. GENERAL NOTES ON THIS PAGE DO NOT EXCLUDE NOTES ELSEWHERE; THIS DOCUMENT SET IS COMPLIMENTARY. NOTES ON OTHER SHEETS MAY HAVE BEARING/ APPLICATION TO WORK SHOWN ON THIS SHEET.

KEYNOTES:

#	NOTE
01.04	MATCHLINE FOR NORTH AND SOUTH ENLARGED FLOOR PLANS.
07.05	5' CLEARANCE FOR EBM SYSTEMS, PROVIDE HEAVY DUTY ROOF MEMBRANE, COORDINATE EXTENTS WITH EBM CONTRACTOR
07.10	WATERPROOF / SEAL DECK AND WALLS
11.08	DAVIT BASE, BY EBM CONTRACTOR - PROVIDE SUBMITTALS FOR STRUCTURAL COORDINATION
13.03	STAIR BELOW (DOES NOT GO TO ROOF)
26.06	SOLAR ZONE FOR RENEWABLE ENERGY SYSTEM PER 2015 SEC C411. SEE ELECTRICAL PLANS.

ROOF PLAN LEGEND

ROOF DAVIT AREA - 5'-0" FROM PERIMETER

MECHANICAL EQUIPMENT AREA ENCLOSED BY SCREEN

PROPOSED ROOF DAVIT LOCATIONS (16'-0" O.C.B.W.)

PER 2015 SEATTLE ENERGY CODE SECTION:

C411 RENEWABLE (SOLAR) ENERGY SYSTEM REQUIRED AT TIME OF CONSTRUCTION
SYSTEM SIZE PER SEATTLE SDCI CAM #422

LARGEST 5-STORIES ABOVE GRADE:
33,094 SF x 4 (LVL 3-6) + 33,105 SF (LVL 7) = 165,481 SF

$\frac{165,481 \text{ SF}}{1,000}$ X 70 = 11,583.67 WATTS (11.58 kW PV SYSTEM REQUIRED

REFER TO ELECTRICAL PLANS FOR SOLAR ENERGY SYSTEMS.

C412 SOLAR READINESS:
SOLAR ZONE NOT REQUIRED PER SEATTLE SDCI CAM #422

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CHECKED BY:	MEL

ROOF PLAN - OVERALL

A2.08

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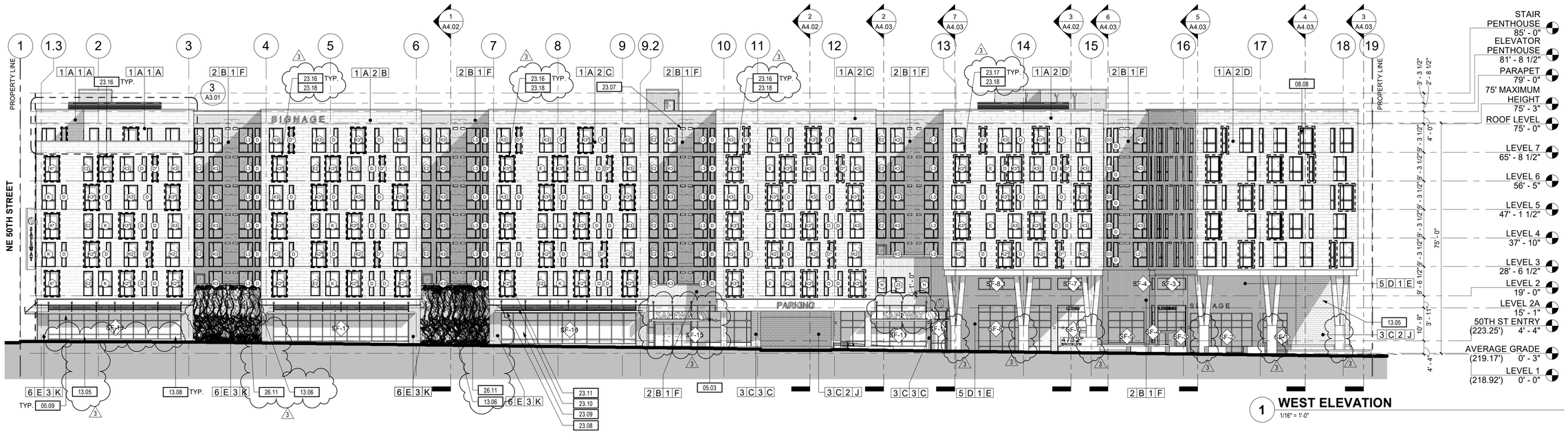
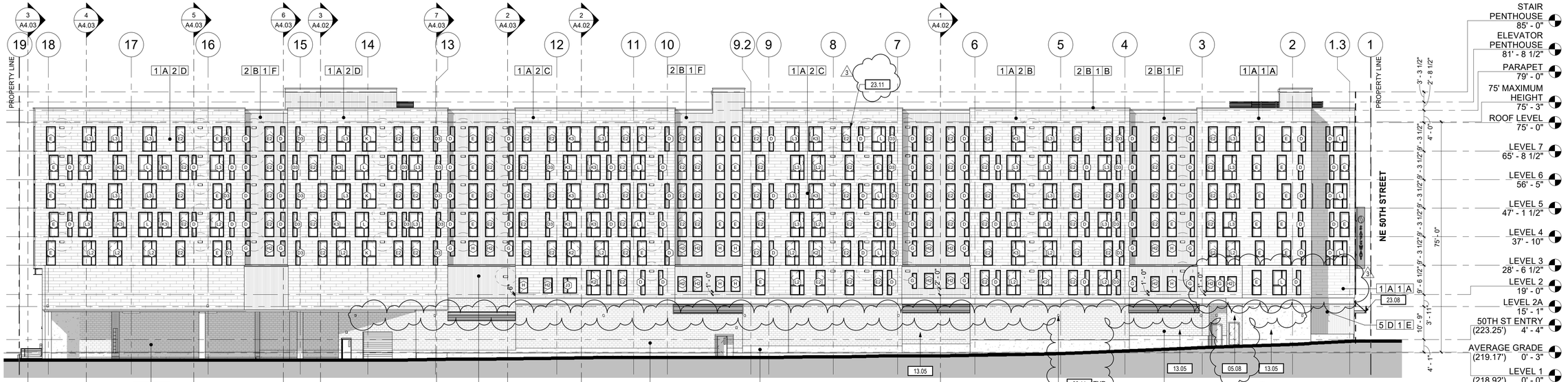
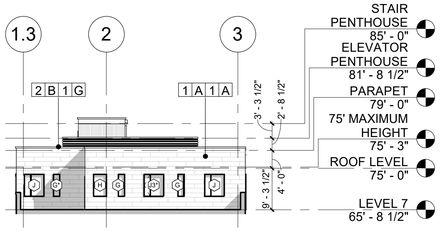


1 **WEST ELEVATION**
1/16" = 1'-0"



2 **EAST ELEVATION**
1/16" = 1'-0"



3 **WEST ELEVATION - LEVEL 7 AMENITY**
1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G SERIES SHEETS FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. IN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
P. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.
Q. ALL SIGNS REQUIRE A SEPARATE REVIEW AND PERMIT PER SMC 23.55. DESIGN REVIEW APPROVAL DOES NOT SUPERSEDE THE SIGN CODE FOR REVIEW.

KEYNOTES:

#	NOTE
05.03	PAINTED STEEL CANOPY
05.08	GAS METER ROOM GATED FENCE SCREENED ENCLOSURE.
05.09	STRUCTURAL MULLION STOREFRONT SYSTEM FOR CANOPY SUPPORT.
08.08	WINDOWS TAGS SHOWN ON ANGLED ELEVATIONS, ELSEWHERE IN DRAWING SET
13.05	LOCATION OF MURAL. FINAL MURAL TO BE APPROVED BY THE LAND USE PLANNER PRIOR TO INSTALLATION. MURAL TO BE INSTALLED PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY.

KEYNOTES (CONTINUED):

#	NOTE
13.06	GREENWALL FEATURE. THE BUILDING AND LANDSCAPE DESIGN SHALL BE SUBSTANTIALLY CONSISTENT WITH THE MATERIALS REPRESENTED AT THE RECOMMENDATION MEETING AND IN THE MATERIALS SUBMITTED AFTER THE RECOMMENDATION MEETING, BEFORE MUP ISSUANCE. ANY CHANCE TO THE PROPOSED DESIGN, INCLUDING MATERIALS OR COLORS, SHALL REQUIRE PRIOR APPROVAL BY THE LAND USE PLANNER (CRYSTAL TORRES, CRYSTAL.TORRES@SEATTLE.GOVE, 206-648-5887).
13.08	ARTWALL FEATURE, CONTINUES AT BASE OF STOREFRONT
23.07	DRYER VENT, TYP.
23.08	METAL CANOPY W/ STEEL CABLE, TYP.
23.09	STOREFRONT ASSEMBLY PER PLAN, TYP.
23.10	LOUVERED PORTION OF STOREFRONT, TYP. SEE 15/A8.04 FOR DETAILS.
23.11	VINYL WINDOW W/ 1" TRIM, TYP.
23.16	* MODIFIER ON WINDOW TAG INDICATES THIS WINDOW TO RECIEVE ACCENT TRIM. ACCENT TRIM IS 4" DEPTH. ACCENT TRIM COLOR IS BLACK AT THIS WALL.
23.17	* MODIFIER ON WINDOW TAG INDICATES THIS WINDOW TO RECIEVE ACCENT TRIM. ACCENT TRIM IS 4" DEPTH. ACCENT TRIM COLOR IS WHITE AT THIS WALL.
23.18	FOLLOW TYP. PATTERN OF ACCENT WINDOW TRIM ALONG STREETSCAPE ONLY ON WHITE, LIGHT GRAY, AND MEDIUM GRAY BLDG BAYS.
26.11	EXTERIOR LIGHT FIXTURE. COORDINATE MOUNTING HEIGHT WITH ELECTRICAL REQUIREMENTS. SEE LIGHTING PLANS.

MATERIAL LEGEND:

X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. COMPOSITE REINFORCED FIBER PLANK (6"-12" H x 32"-96" W)
2. METAL PANEL
3. DECORATIVE MASONRY
4. CONCRETE
5. TEXTURED METAL PANEL (WOOD APPEARANCE)
6. BRICK

MANUFACTURER (AS BASIS OF DESIGN)
A. RIEDER OKO SKIN
B. AEP SPAN
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PROFILE
1. MATTE
2. TEXTURED
3. SMOOTH

COLOR
A. POLAR WHITE
B. SILVER GREY (MIX)
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U-DISTRICT SAFEWAY
REDEVELOPMENT
4732 BROOKLYN AVE NE,
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DATE	NO.	DESCRIPTION
01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		C2 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/11/2020		SHORING CORR. CYCLE 2

City of Seattle
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Issued By: Matthew Allen 10/07/2020
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PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATION

A3.01

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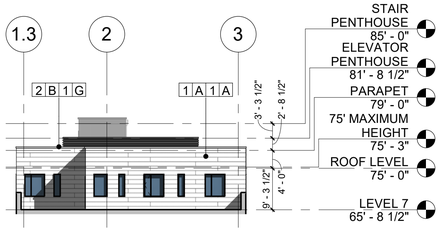
1 **WEST ELEVATION**
1/16" = 1'-0"

2 **EAST ELEVATION**
1/16" = 1'-0"



3 **WEST ELEVATION - LEVEL 7 AMENITY**
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SHEET NOTES:

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D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
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J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
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O. IN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
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KEYNOTES:

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06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/11/2020		SHORING CORR. CYCLE 2

City of Seattle
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Issued for Permit

Issued By: Matthew Allen 10/07/2020

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PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATIONS - RENDERED

A3.01A

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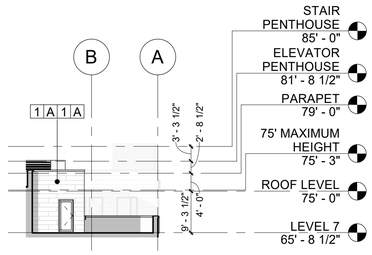
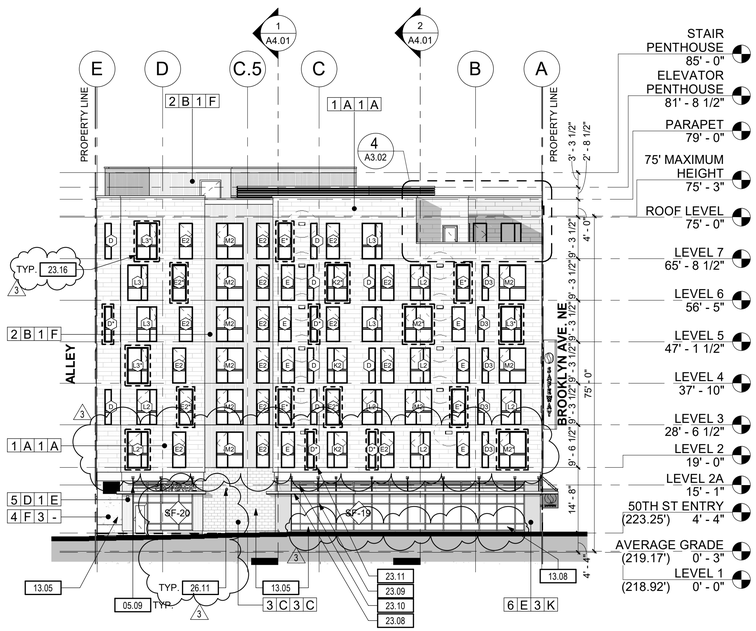


4 NORTH ELEVATION - LEVEL 7 AMENITY

1/16" = 1'-0"



3 NORTH ELEVATION

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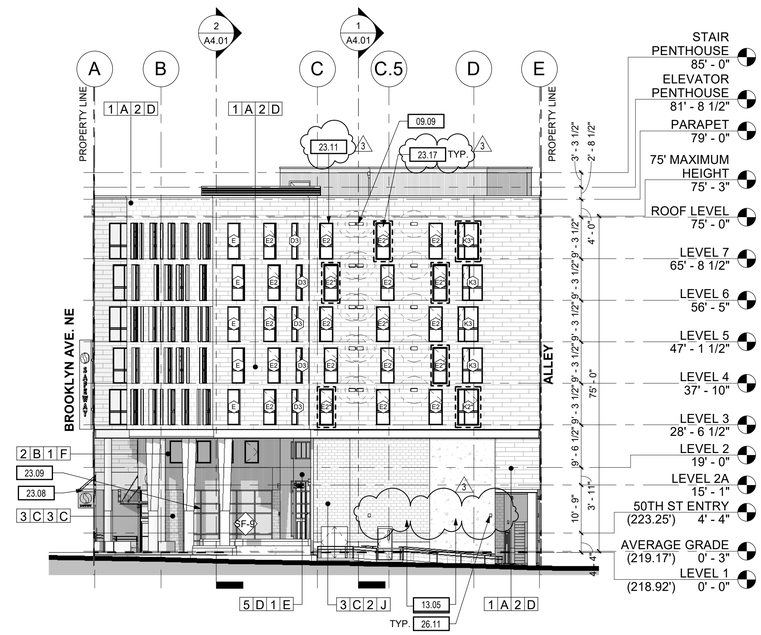
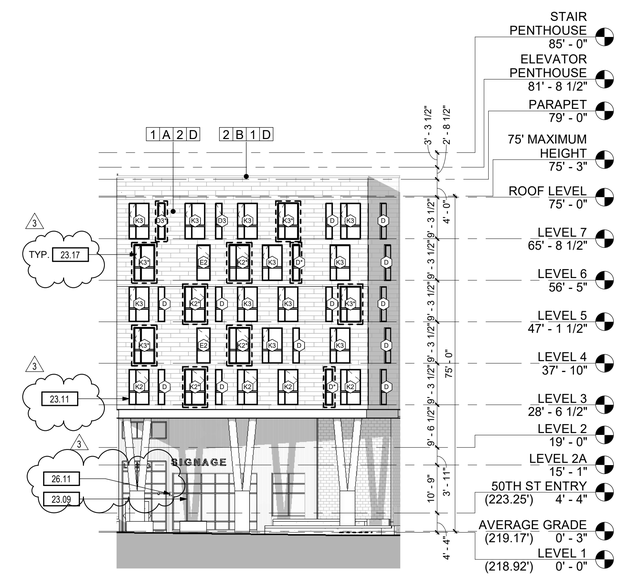


2 SOUTH ELEVATION

1/16" = 1'-0"



1 SOUTHWEST ELEVATION

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KEYNOTES:

#	NOTE
05.09	STRUCTURAL MULLION STOREFRONT SYSTEM FOR CANOPY SUPPORT.
09.09	6" CORNICE PROJECTION AT COLOR TRANSITION, TYP.
13.05	LOCATION OF MURAL. FINAL MURAL TO BE APPROVED BY THE LAND USE PLANNER PRIOR TO INSTALLATION. MURAL TO BE INSTALLED PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY.
13.08	ART WALL FEATURE, CONTINUES AT BASE OF STOREFRONT.
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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATION

A3.02

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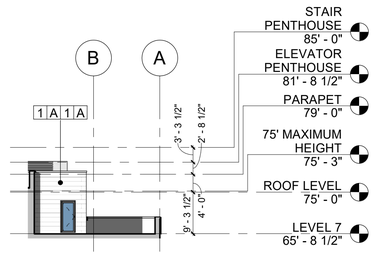

4 **NORTH ELEVATION - LEVEL 7 AMENITY**
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3 **NORTH ELEVATION**
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2 **SOUTH ELEVATION**
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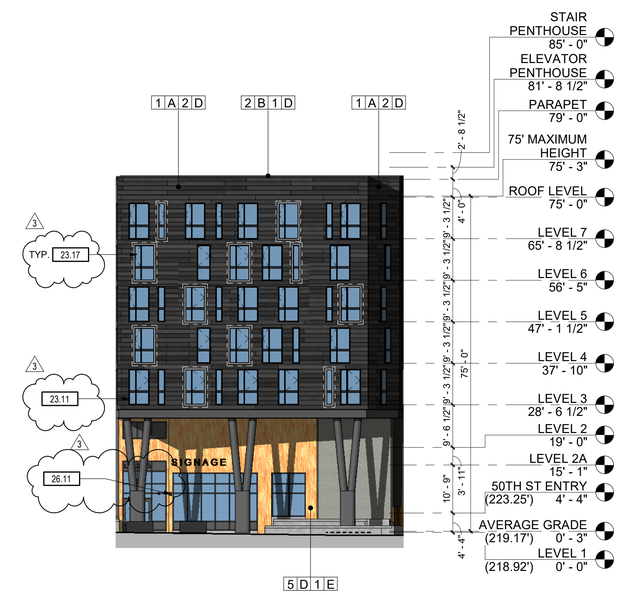

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F. MIDNIGHT BRONZE
G. HIGH REFLECTIVE WHITE
H. GRIZZLE GRAY
I. BLACK MAGIC
J. NATURAL
K. PEWTER

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SEATTLE, WA 98104
t 206.324.4800
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7793 REGISTERED ARCHITECT
MATTHEW E. CASE
STATE OF WASHINGTON

CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020		SHORING CORR. CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/11/2020		SHORING CORR. CYCLE 2

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATIONS - RENDERED

A3.02A

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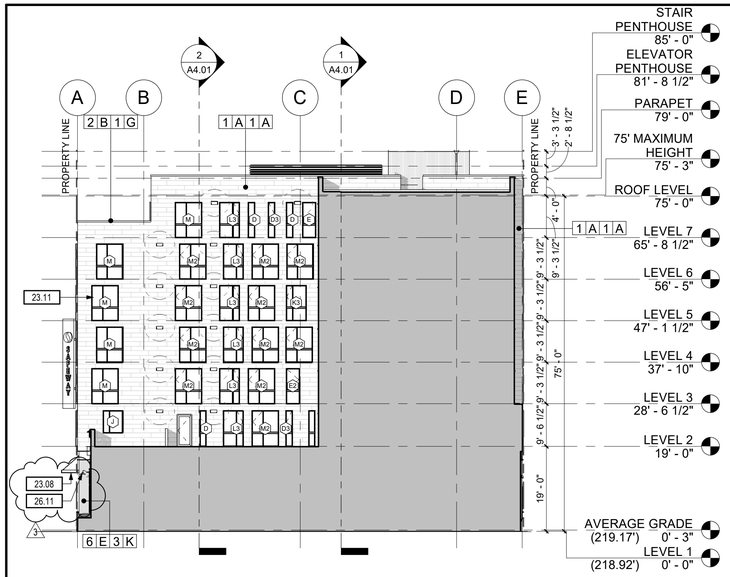
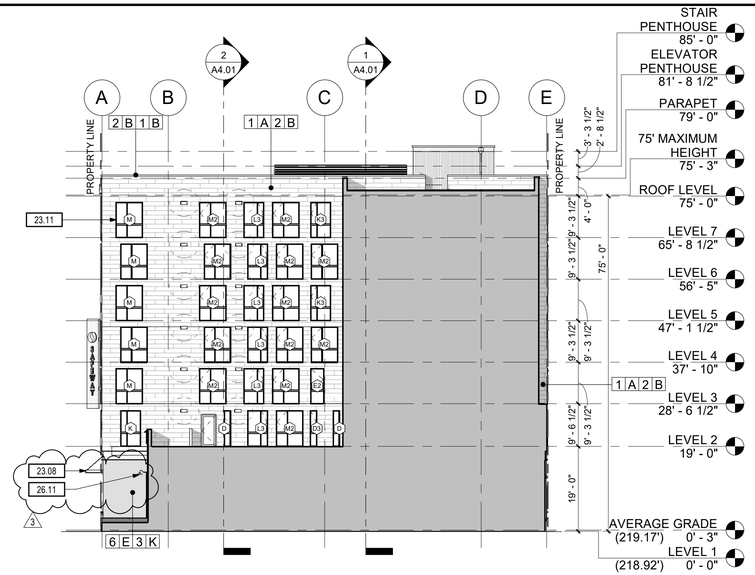


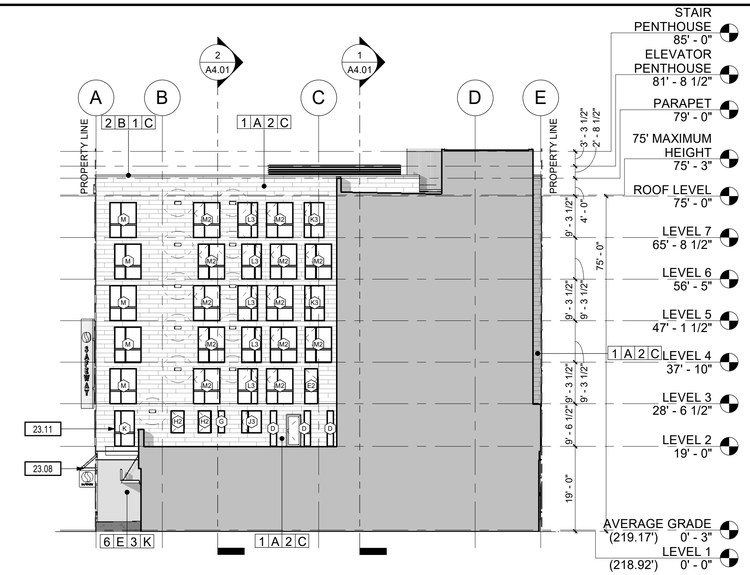
6 COURTYARD 200C - NORTH ELEVATION

1/16" = 1'-0"



4 COURTYARD 200B - NORTH ELEVATION

1/16" = 1'-0"



2 COURTYARD 200A - NORTH ELEVATION

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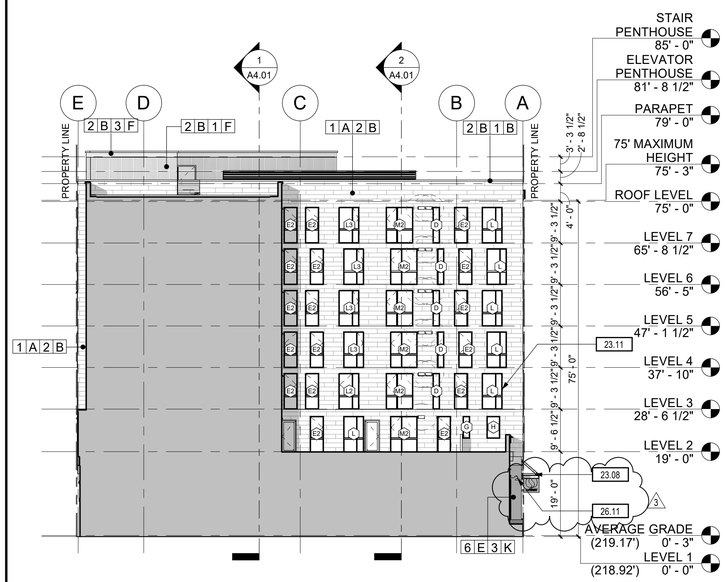
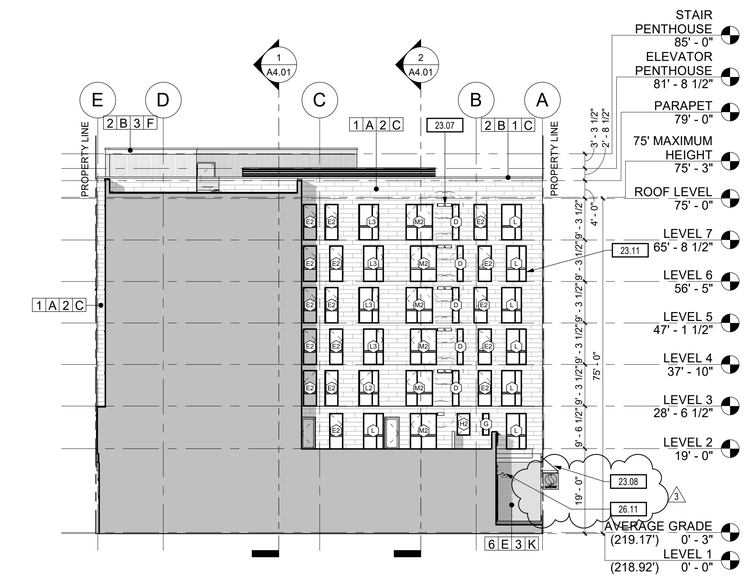


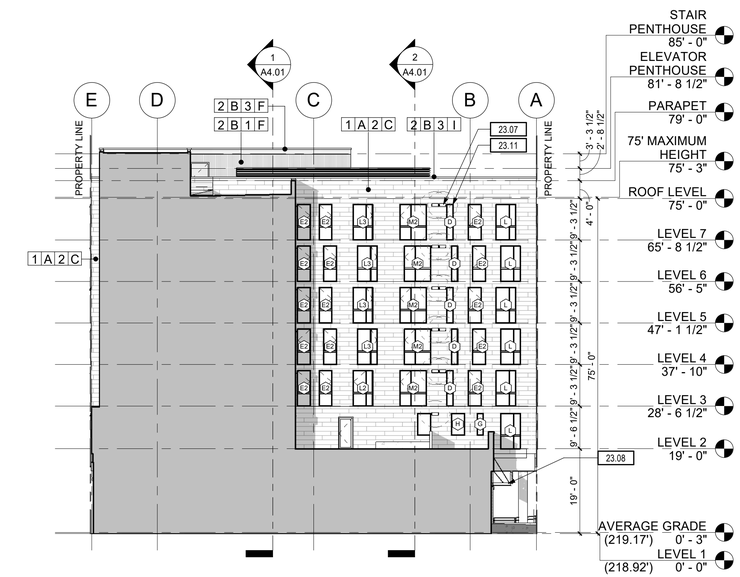
5 COURTYARD 200C - SOUTH ELEVATION

1/16" = 1'-0"



3 COURTYARD 200B - SOUTH ELEVATION

1/16" = 1'-0"



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N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
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KEYNOTES:

#	NOTE
23.07	DRYER VENT, TYP.
23.08	METAL CANOPY W/ STEEL CABLE, TYP.
23.11	VINYL WINDOW W/ 1" TRIM, TYP.
26.11	EXTERIOR LIGHT FIXTURE, COORDINATE MOUNTING HEIGHT WITH ELECTRICAL REQUIREMENTS. SEE LIGHTING PLANS.

MATERIAL LEGEND:

X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. COMPOSITE REINFORCED FIBER PLANK (6"-12" H x 32"-96" W)
2. METAL PANEL
3. DECORATIVE MASONRY
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CHECKED BY:	MEL

EXTERIOR ELEVATION

A3.03

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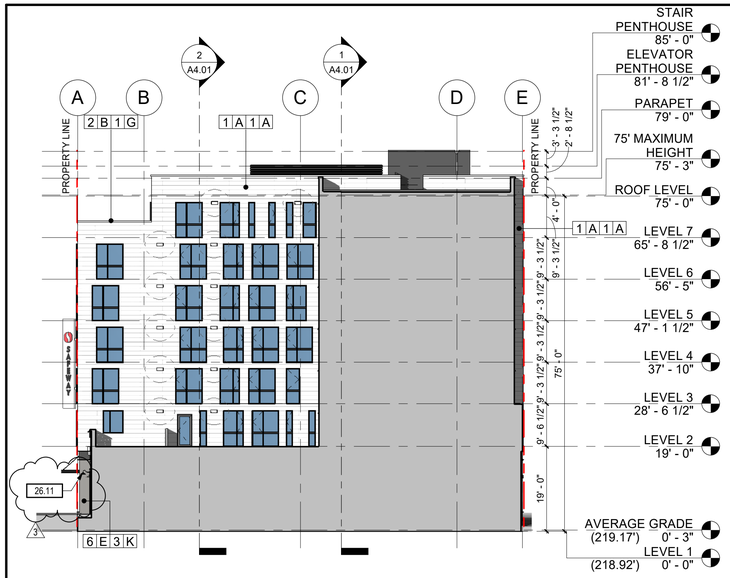

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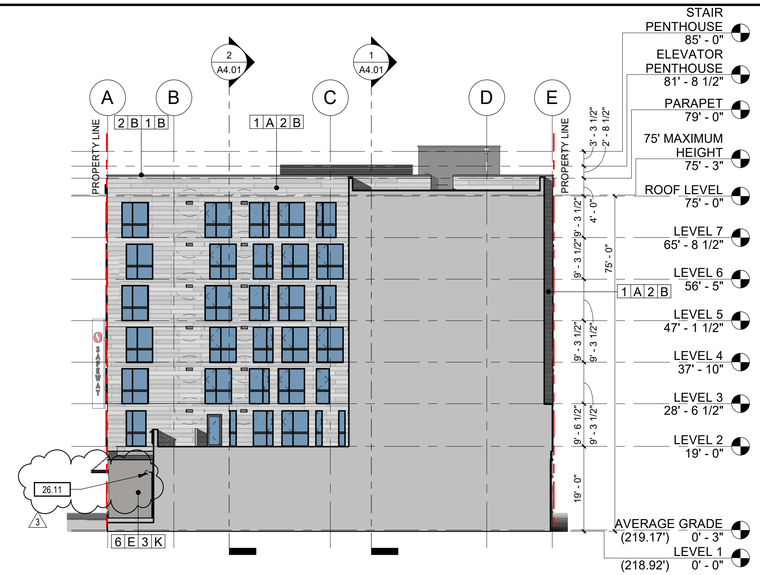

4 COURTYARD 200B - NORTH ELEVATION
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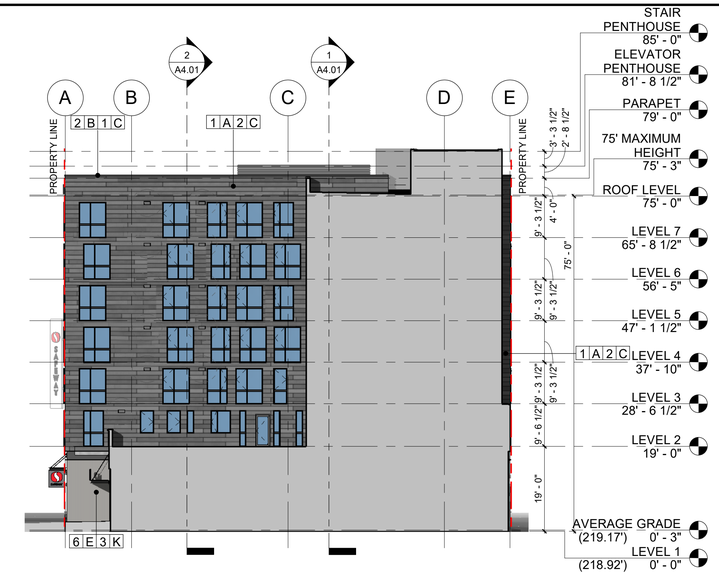
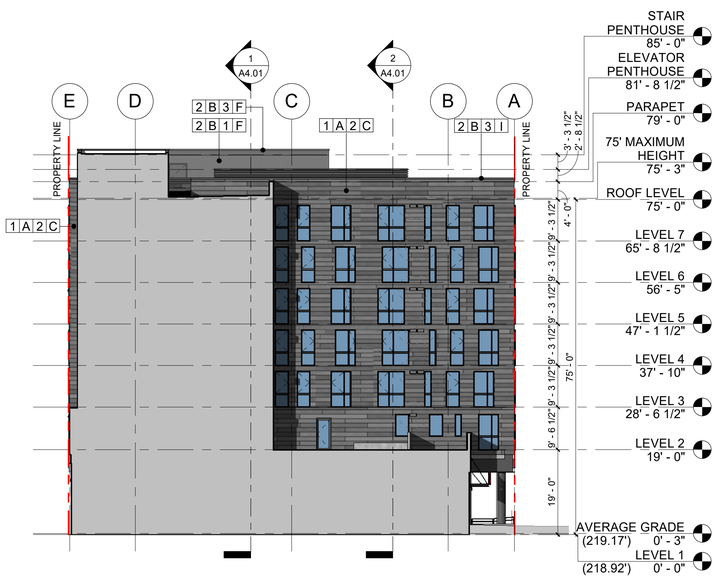


2 COURTYARD 200A - NORTH ELEVATION
1/16" = 1'-0"

5 COURTYARD 200C - SOUTH ELEVATION
1/16" = 1'-0"

3 COURTYARD 200B - SOUTH ELEVATION
1/16" = 1'-0"



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DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATIONS - RENDERED

A3.03A

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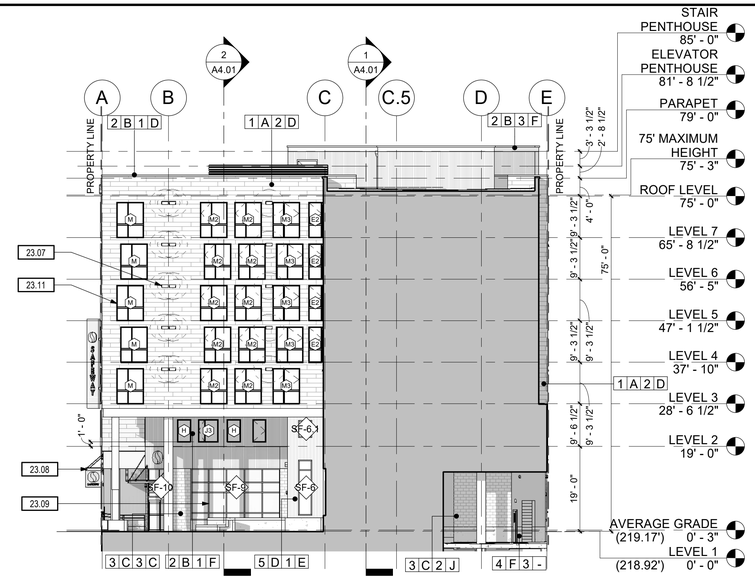
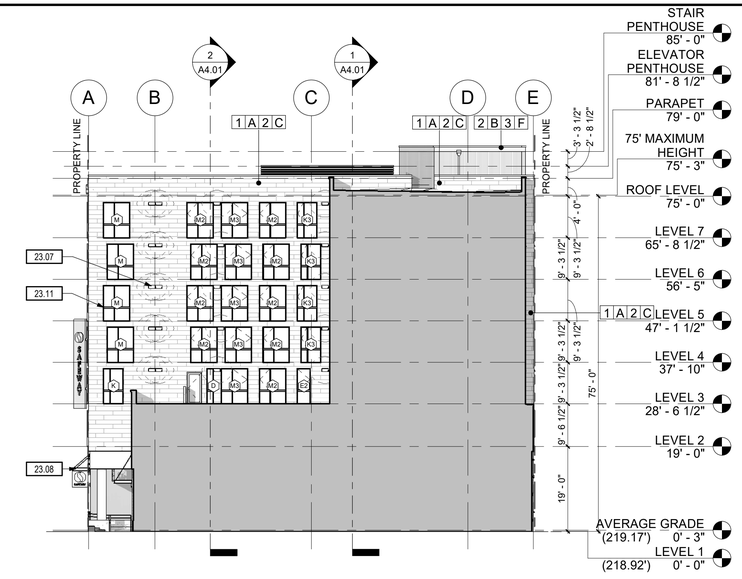


4 **RESIDENTIAL OPEN SPACE - NORTH ELEVATION**
1/16" = 1'-0"



2 **COURTYARD 300A - NORTH ELEVATION**
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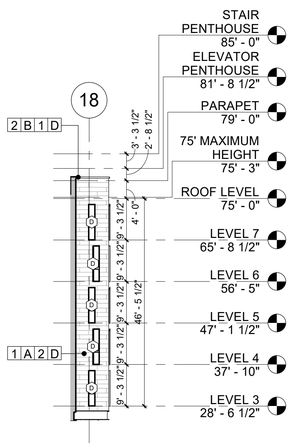
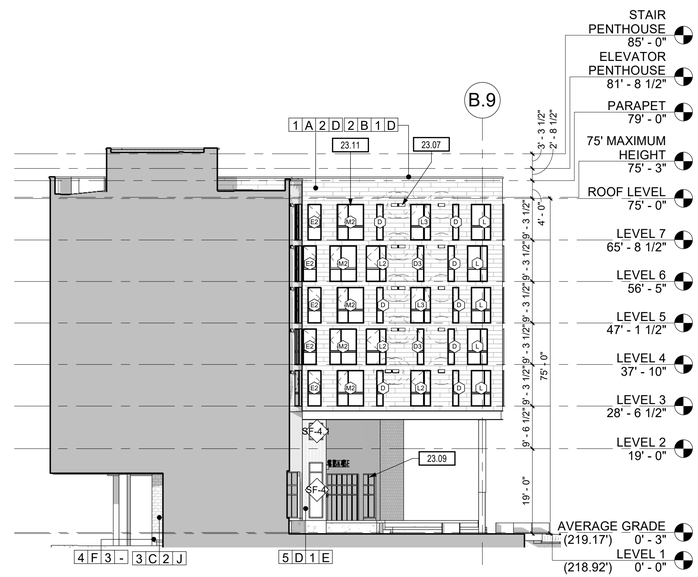


5 **NOTCH AT SOUTH PROPERTY LINE - WEST ELEVATION**
1/16" = 1'-0"



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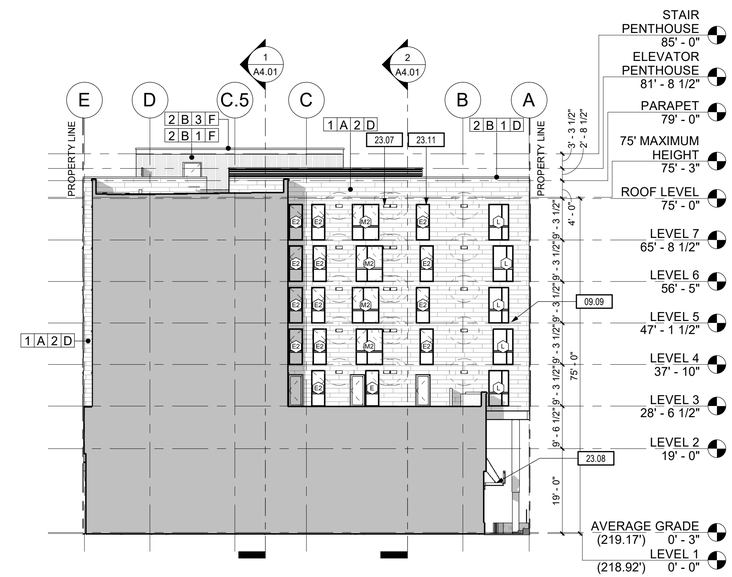

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KEYNOTES:

#	NOTE
09.09	6" CORNICE PROJECTION AT COLOR TRANSITION, TYP.
23.07	DRYER VENT, TYP.
23.08	METAL CANOPY W/ STEEL CABLE, TYP.
23.09	STOREFRONT ASSEMBLY PER PLAN, TYP.
23.11	VINYL WINDOW W/ 1" TRIM, TYP.

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EXTERIOR ELEVATION

A3.04

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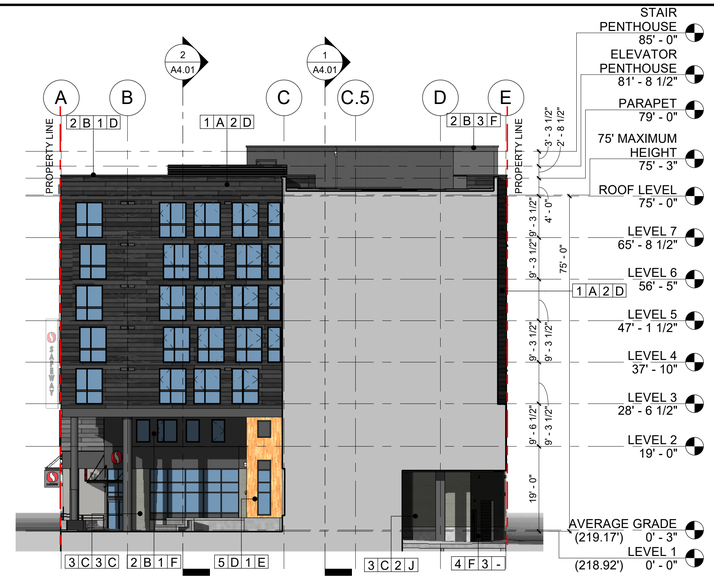
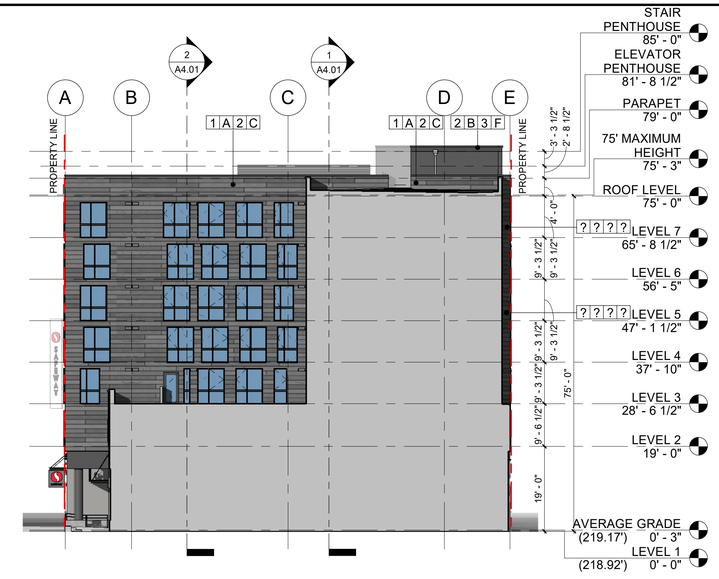
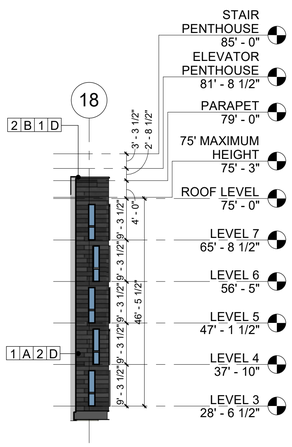


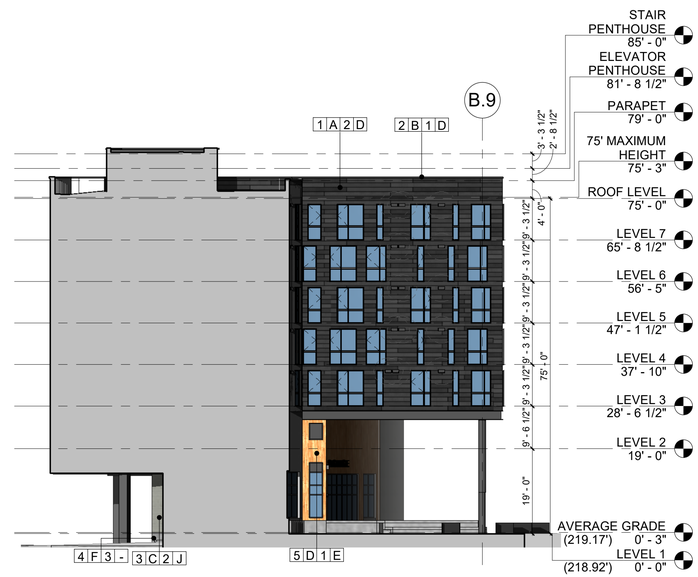
4 **RESIDENTIAL OPEN SPACE - NORTH ELEVATION**
1/16" = 1'-0"



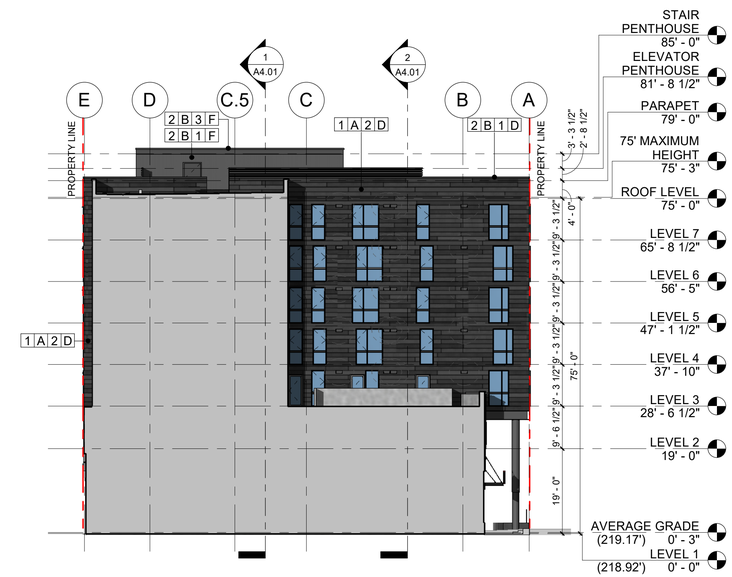
2 **COURTYARD 300A - NORTH ELEVATION**
1/16" = 1'-0"



5 **NOTCH AT SOUTH PROPERTY LINE - WEST ELEVATION**
1/16" = 1'-0"



3 **RESIDENTIAL OPEN SPACE - SOUTH ELEVATION**
1/16" = 1'-0"



1 **COURTYARD 300A - SOUTH ELEVATION**
1/16" = 1'-0"

SHEET NOTES:

A. REFER TO G SERIES SHEETS FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
C. COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
D. GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
E. PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
F. AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
G. SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
H. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
I. MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
J. ALL EXTERIOR FINISHES SHALL TERMINATE AT AN INTERIOR CORNER U.N.O.
K. COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
L. COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
M. EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
N. DAMPPROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
O. IN MASONRY WALLS:
   1. EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
   2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
   3. MASONRY WEEP HOLES AT 24" O.C., TYP. U.N.O. PER SPECIFICATIONS.
P. GENERAL NOTES LISTED ON THIS PAGE ARE NOT INTENDED TO BE AT THE EXCLUSION OF NOTES LISTED ELSEWHERE; THIS DOCUMENT SET IS MEANT TO BE COMPLIMENTARY, AND NOTES LISTED ON OTHER SHEETS MAY HAVE BEARING/APPLICATION TO WORK SHOWN ON THIS SHEET.
Q. ALL SIGNS REQUIRE A SEPARATE REVIEW AND PERMIT PER SMC 23.55. DESIGN REVIEW APPROVAL DOES NOT SUPERSEDE THE SIGN CODE FOR REVIEW.

KEYNOTES:

#	NOTE

MATERIAL LEGEND:

X # X
PRODUCT — COLOR
MANF. — PROFILE

PRODUCT
1. COMPOSITE REINFORCED FIBER PLANK (6"-12" H x 32"-96" W)
2. METAL PANEL
3. DECORATIVE MASONRY
4. CONCRETE
5. TEXTURED METAL PANEL (WOOD APPEARANCE)
6. BRICK

MANUFACTURER (AS BASIS OF DESIGN)
A. RIEDER OKO SKIN
B. AEP SPAN
C. OLD CASTLE
D. LONGBOARD
E. INTERSTATE BRICK
F. NW PRECAST

PROFILE
1. MATTE
2. TEXTURED
3. SMOOTH

COLOR
A. POLAR WHITE
B. SILVER GREY (MIX)
C. CHROME (MIX)
D. LIQUID BLACK (MIX)
E. DARK CHERRY
F. MIDNIGHT BRONZE
G. HIGH REFLECTIVE WHITE
H. GRIZZLE GRAY
I. BLACK MAGIC
J. NATURAL
K. PEWTER

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CAMPUS UW JV II, LLC
2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/23/2020	3	SHORING CORR. CYCLE 1
07/17/2020		MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET
08/11/2020		SHORING CORR. CYCLE 2

City of Seattle
Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	JA
CHECKED BY:	MEL

EXTERIOR ELEVATIONS - RENDERED

A3.04A

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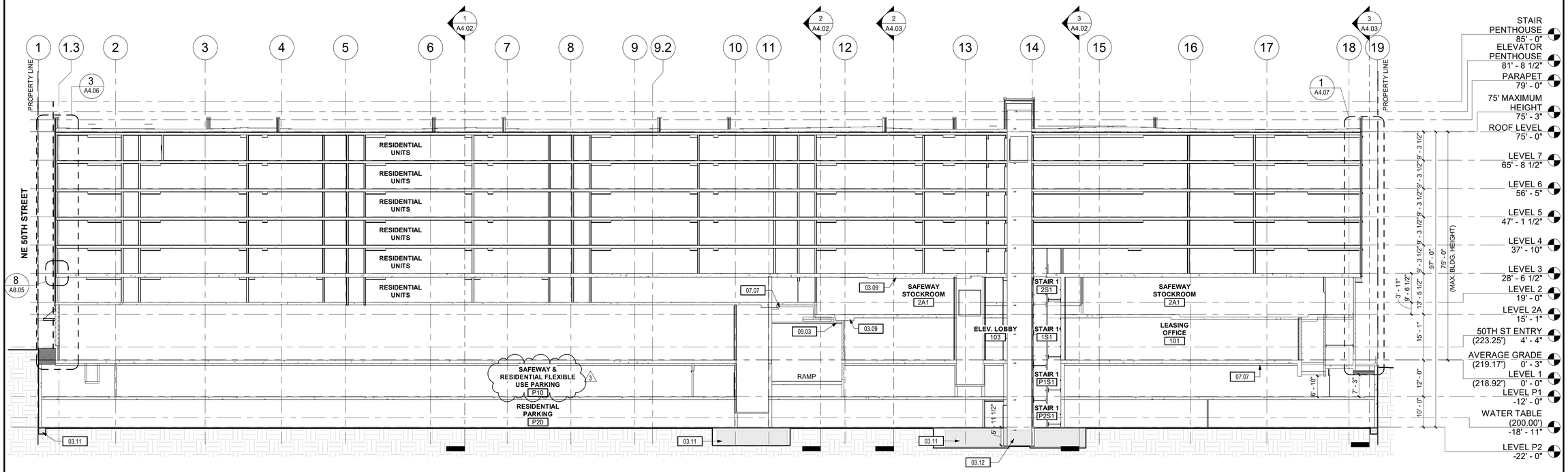
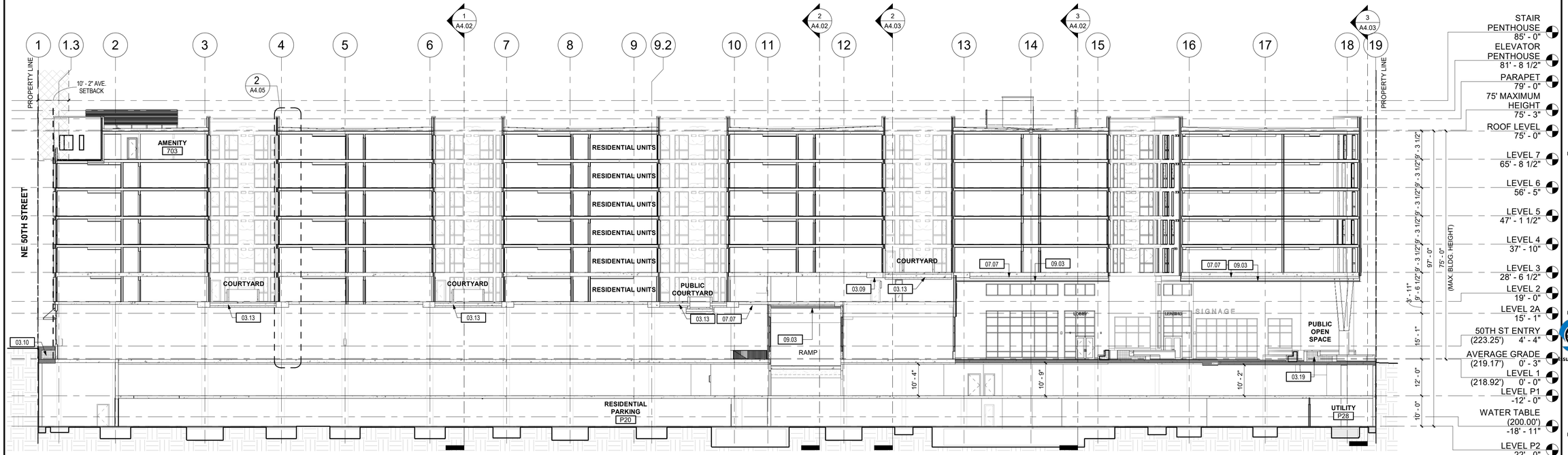


1 N/S/ BUILDING SECTION THRU SAFEWAY STOCKROOM AND RESIDENTIAL UNITS

1/16" = 1'-0"



2 N/S/ BUILDING SECTION THRU RETAIL AND RESIDENTIAL COURTYARDS

1/16" = 1'-0"

KEYNOTES:

#	NOTE
03.09	STRUCTURAL CONCRETE SHALLOW BEAM. SEE STRUCTURAL FOR SIZING.
03.10	FOAM INFILL AT BUILT UP SLAB AS REQUIRED. SEE STRUCTURAL.
03.11	CONCRETE FOUNDATION. SEE STRUCTURAL.
03.12	RECESSED ELEVATOR PIT AS INDICATED.
03.13	LOWERED SLAB AT COURTYARD TO RECEIVE LANDSCAPING AND EXTERIOR AMENITY FINISHES. SEE STRUCTURAL.

#	NOTE
03.19	FOAM INFILL AT BUILT UP CONCRETE LANDSCAPE ELEMENT AS REQUIRED.
07.07	INSULATION BELOW SLAB PER ASSEMBLY INFORMATION. WRAP BETWEEN HEIGHTS OF BEAMS AS REQUIRED.
09.03	COORDINATE FINAL MOUNTING HEIGHT TO ENSURE SOFFIT FRAMING IS FULLY BELOW UNDER-SLAB INSULATION ABOVE AND ADJACENT STRUCTURAL BEAMS. SEE FLOOR ASSEMBLIES FOR REQUIRED INSULATION VALUES.

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LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT

4732 BROOKLYN AVE NE,
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DATE	NO.	DESCRIPTION
09/26/2019		MUP INTAKE
01/09/2020	1	MUP CORRECTION CYCLE 1
02/19/2020		PH1 PERMIT INTAKE
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
07/17/2020	3	MUP CORRECTION CYCLE 3
07/24/2020		PRICING SET

City of Seattle
Department of Construction and Inspections
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Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	DRW
CHECKED BY:	MEL

BUILDING SECTIONS

A4.01

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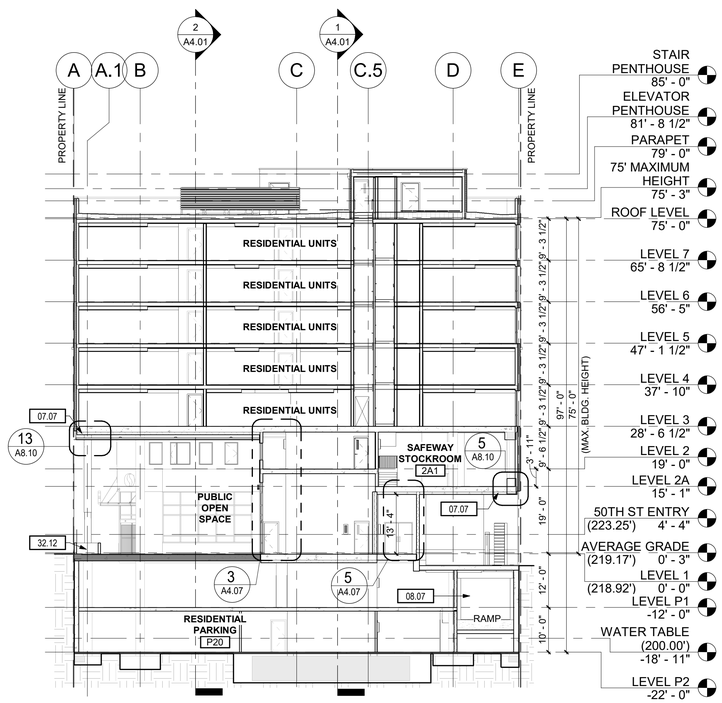
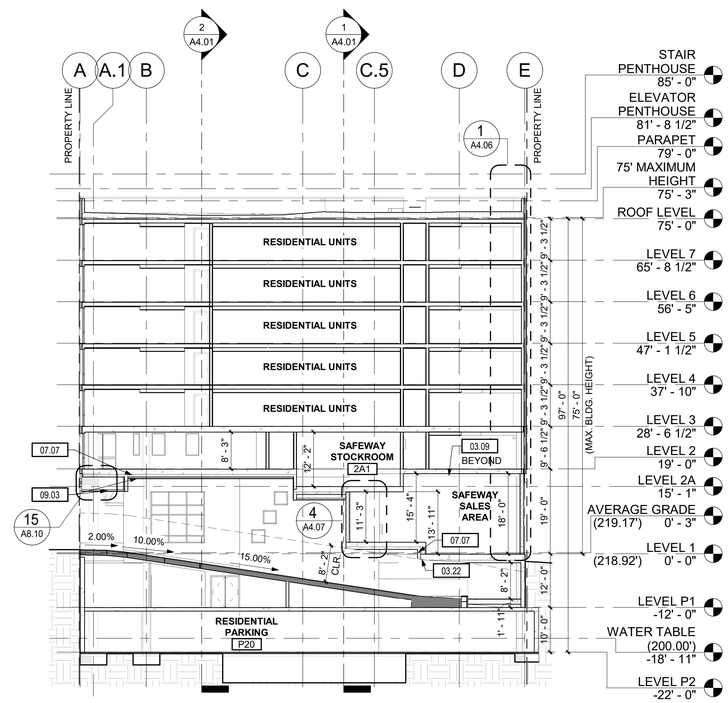


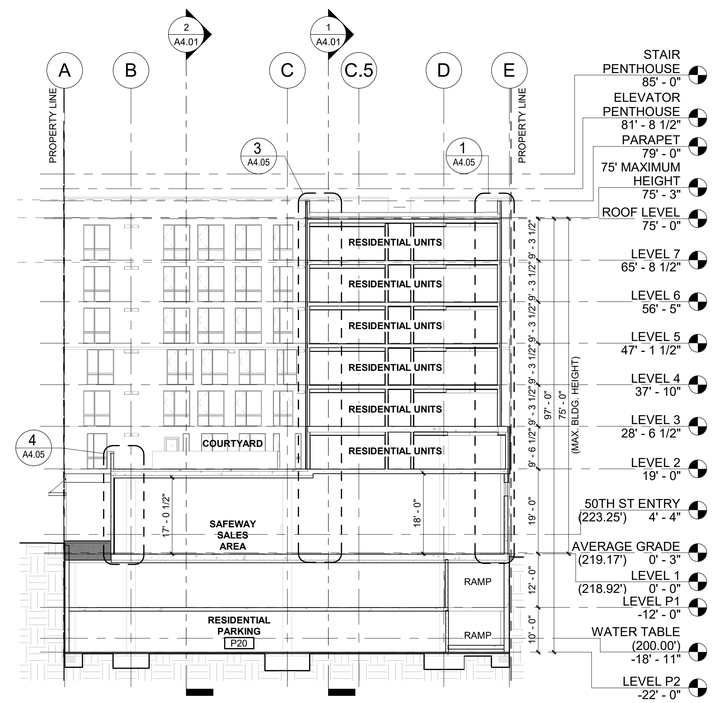
3 E/W BUILDING SECTION THRU OPEN SPACE (RES. LOBBY)

1/16" = 1'-0"



2 E/W BUILDING SECTION THRU RAMP ENTRANCE

1/16" = 1'-0"



1 E/W BUILDING SECTION THRU LVL 2 COURTYARD

1/16" = 1'-0"

KEYNOTES:

#	NOTE
03.09	STRUCTURAL CONCRETE SHALLOW BEAM. SEE STRUCTURAL FOR SIZING.
03.22	NOTCH SLAB AND UNDERSLAB INSULATION AS NECESSARY TO MAINTAIN CLEAR HEADROOM
07.07	INSULATION BELOW SLAB PER ASSEMBLY INFORMATION. WRAP BETWEEN HEIGHTS OF BEAMS AS REQUIRED.
08.07	ROLL UP DOOR AT RAMP.
09.03	COORDINATE FINAL MOUNTING HEIGHT TO ENSURE SOFFIT FRAMING IS FULLY BELOW UNDER-SLAB INSULATION ABOVE AND ADJACENT STRUCTURAL BEAMS. SEE FLOOR ASSEMBLIES FOR REQUIRED INSULATION VALUES.
32.12	SITE PLANTER. SEE LANDSCAPE.

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04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/15/2020		PH1 CORRECTION CYCLE 1
06/19/2020		PRICING SET
07/17/2020	3	MUP CORRECTION CYCLE 3

City of Seattle
Department of Construction and Inspections
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Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	DRW
CHECKED BY:	MEL

BUILDING SECTIONS

A4.02

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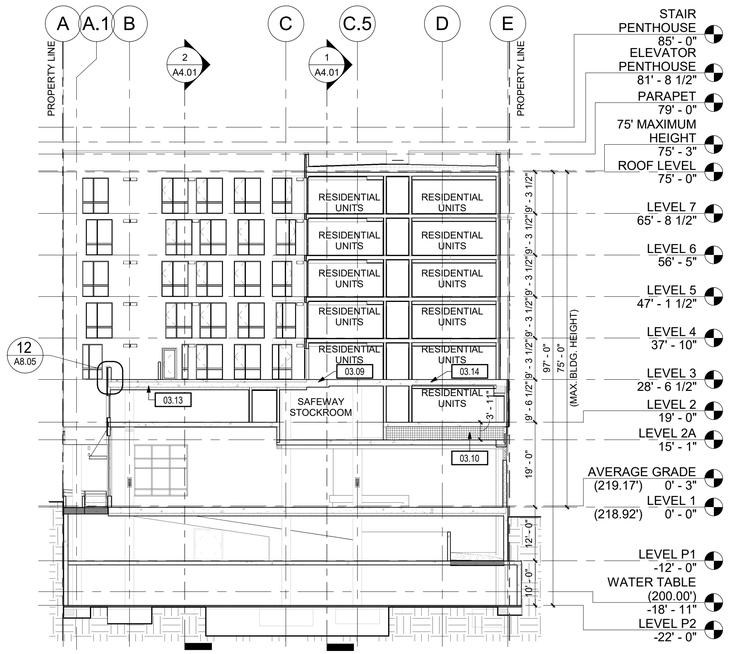
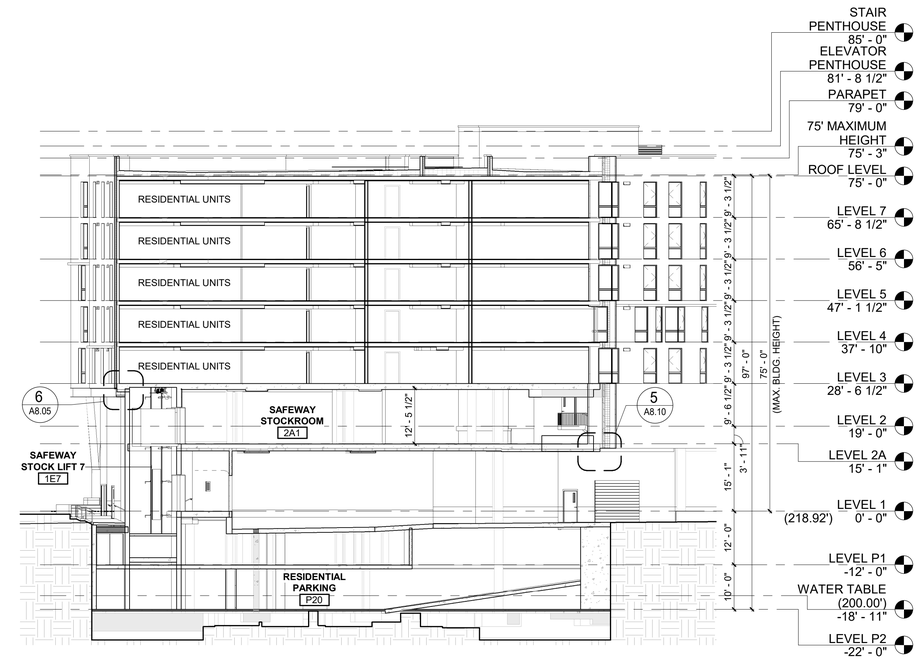
KEYNOTES:

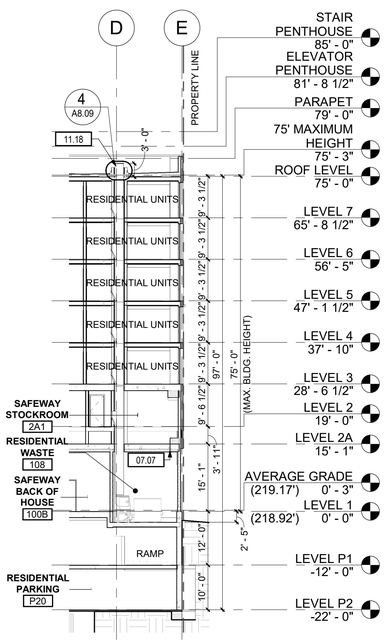
#	NOTE
03.05	STRUCTURAL CONCRETE UPTURN BEAM-WALL. SEE STRUCTURAL.
03.09	STRUCTURAL CONCRETE SHALLOW BEAM. SEE STRUCTURAL FOR SIZING.
03.10	FOAM INFILL AT BUILT UP SLAB AS REQUIRED. SEE STRUCTURAL.
03.13	LOWERED SLAB AT COURTYARD TO RECEIVE LANDSCAPING AND EXTERIOR AMENITY FINISHES. SEE STRUCTURAL.
03.14	MAINTAIN TOP OF SLAB ELEVATION AT THICKENED SLAB AREA. SEE STRUCTURAL.
07.07	INSULATION BELOW SLAB PER ASSEMBLY INFORMATION. WRAP BETWEEN HEIGHTS OF BEAMS AS REQUIRED.
08.07	ROLL UP DOOR AT RAMP.
11.18	TRASH CHUTE CAP, BY MANUFACTURER.



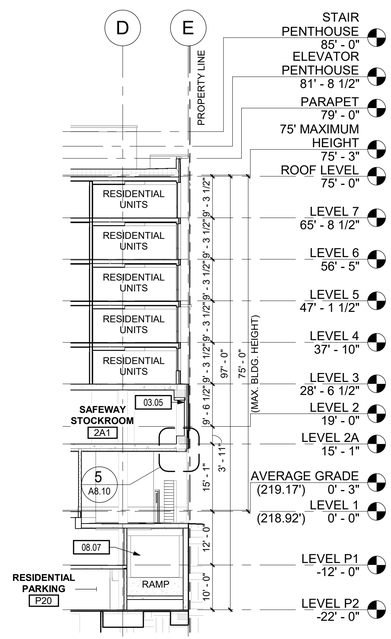
2 E/W BUILDING SECTION THRU BUILT UP LEVEL 2A SLAB
1/16" = 1'-0"



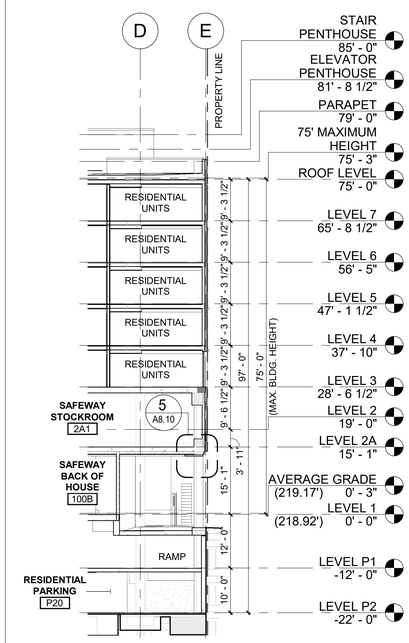
1 N/S - BUILDING SECTION SAFEWAY DOCK RAMP (ALONG SLOPE)
1/16" = 1'-0"



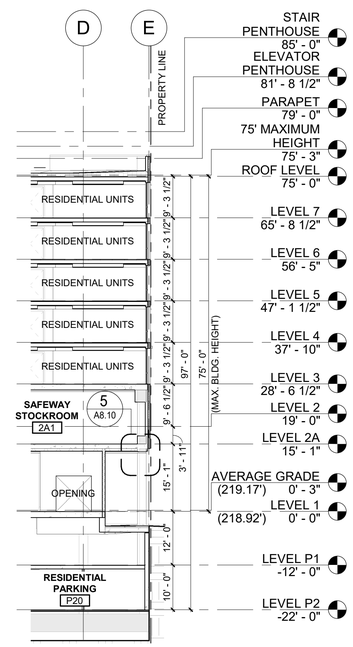
7 E/W BUILDING SECTION THRU RES TRASH ROOM
1/16" = 1'-0"



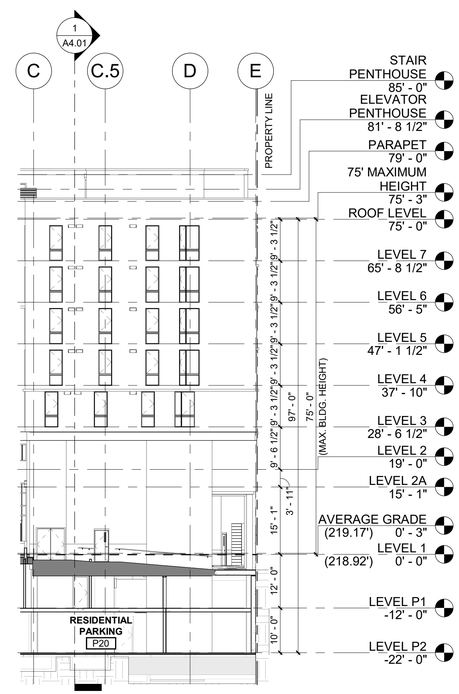
6 E/W BUILDING SECTION THRU COMMERCIAL TRASH
1/16" = 1'-0"



5 E/W BUILDING SECTION THRU SAFEWAY DOCK
1/16" = 1'-0"



4 E/W BUILDING SECTION THRU SAFEWAY LOADING
1/16" = 1'-0"



3 E/W BUILDING SECTION THRU SAFEWAY STOCK EXIT
1/16" = 1'-0"

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LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY REDEVELOPMENT
4732 BROOKLYN AVE NE,
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DATE	NO.	DESCRIPTION
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04/27/2020		CD 90% SET
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City of Seattle
Department of Construction and Inspections
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Issued By: Matthew Allen 10/07/2020

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PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	Author
CHECKED BY:	MEL

BUILDING SECTIONS

A4.03

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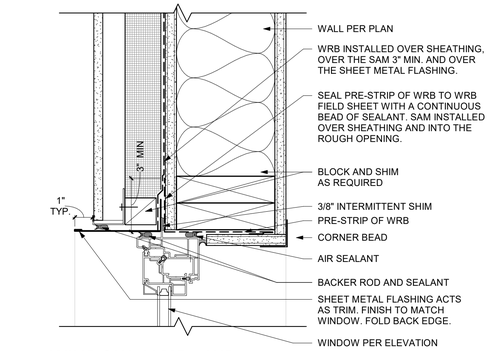
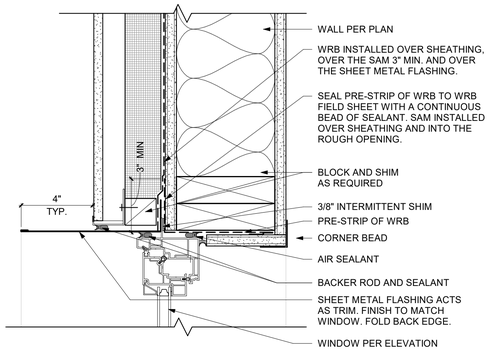


6 WINDOW JAMB - WD COMPOSITE REINFORCED FIBER PLANK

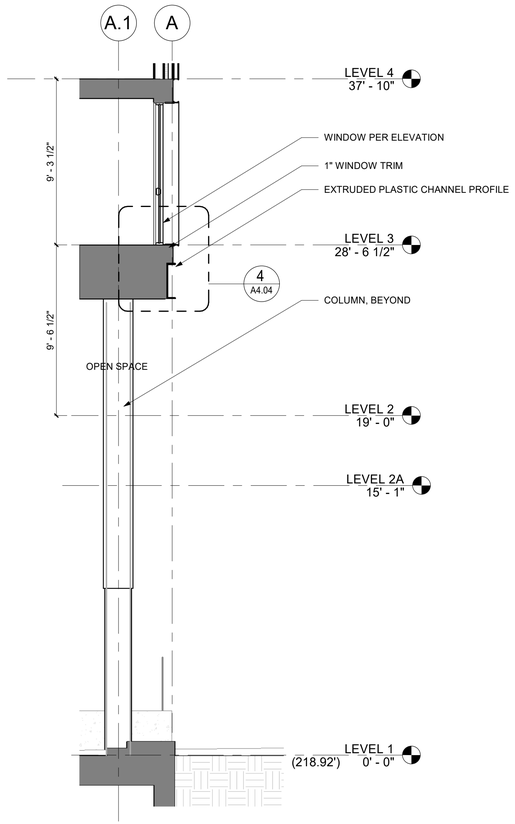
3" = 1'-0"



7 WINDOW JAMB - WD COMPOSITE REINFORCED FIBER PLANK

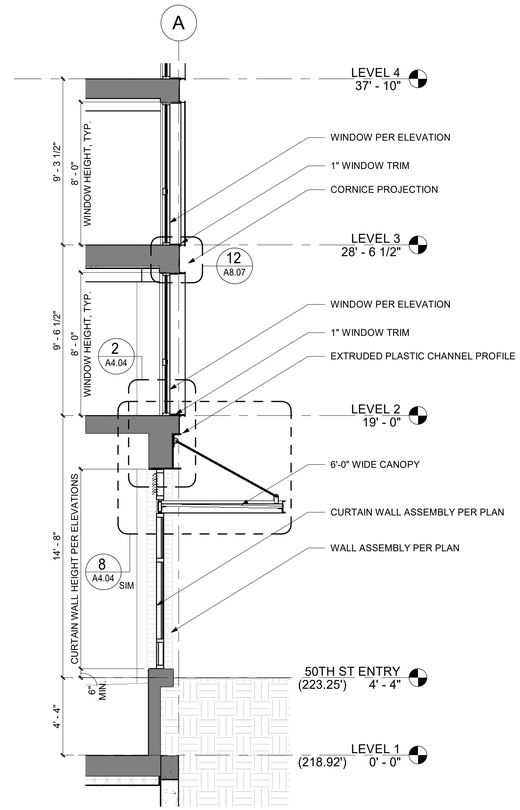
3" = 1'-0"

5 PERSPECTIVE SHOWING FRAMES WITH RANDOMIZED 4" ACENT TRIM PATTERN



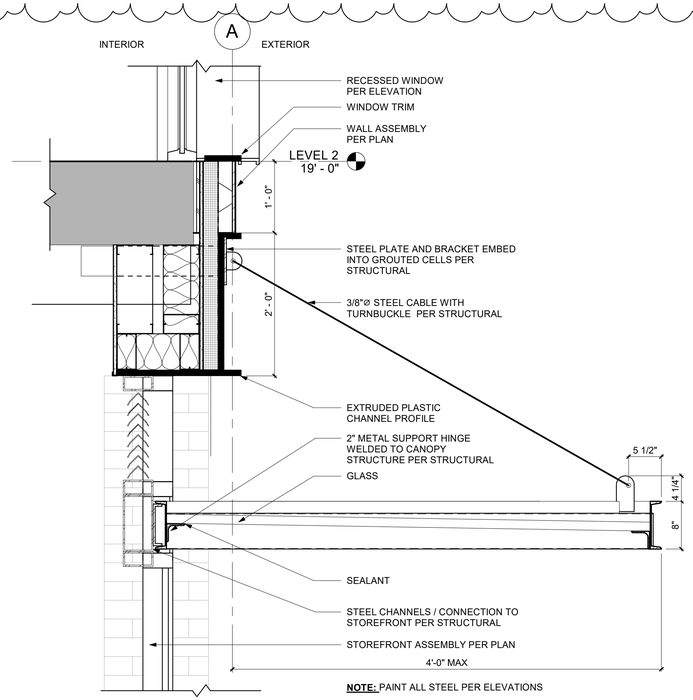
3 SECTION - WINDOW TRIM AT L3

1/4" = 1'-0"



1 SECTION - WINDOW DETAIL AT L2

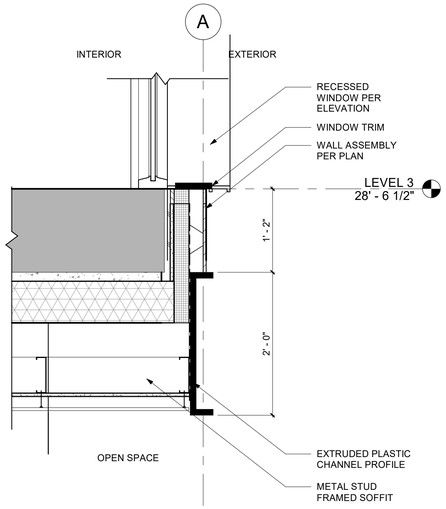
1/4" = 1'-0"



NOTE: PAINT ALL STEEL PER ELEVATIONS

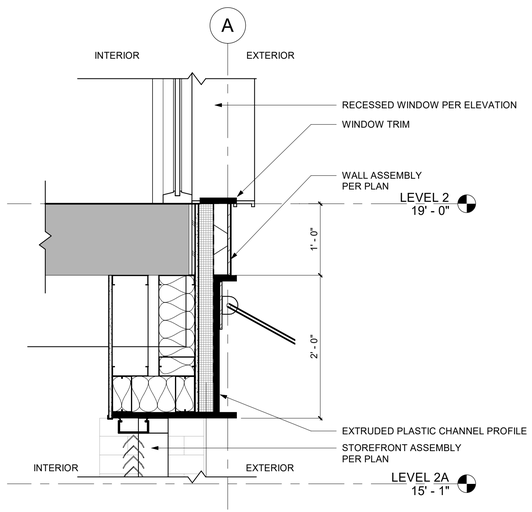
8 DETAIL SECTION - CANOPY

1" = 1'-0"



4 DETAIL SECTION - WINDOW TRIM AT L3

1" = 1'-0"



2 DETAIL SECTION - WINDOW TRIM AT L2

1" = 1'-0"

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07/24/2020		PRICING SET

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PROJECT NO.:	18034
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

BUILDING SECTIONS

A4.04

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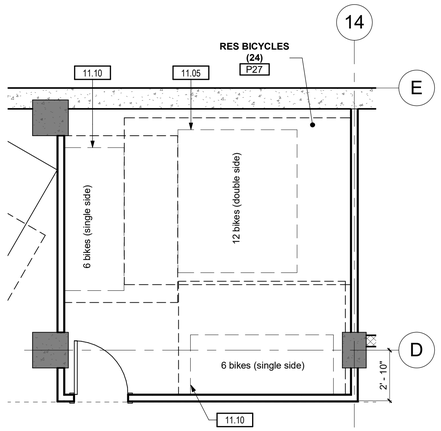
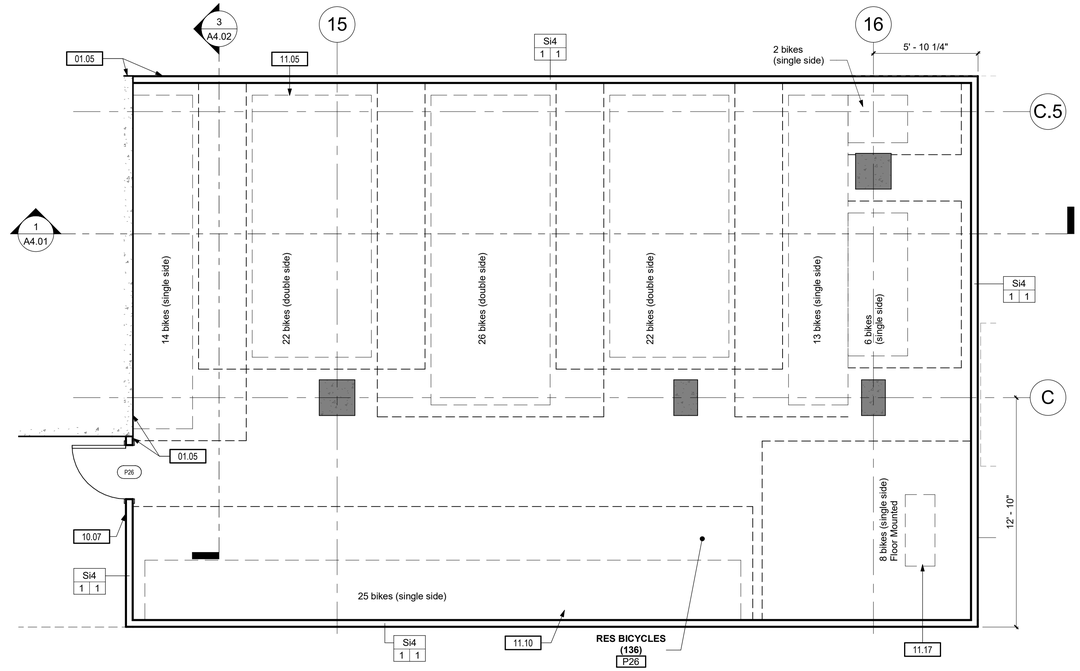


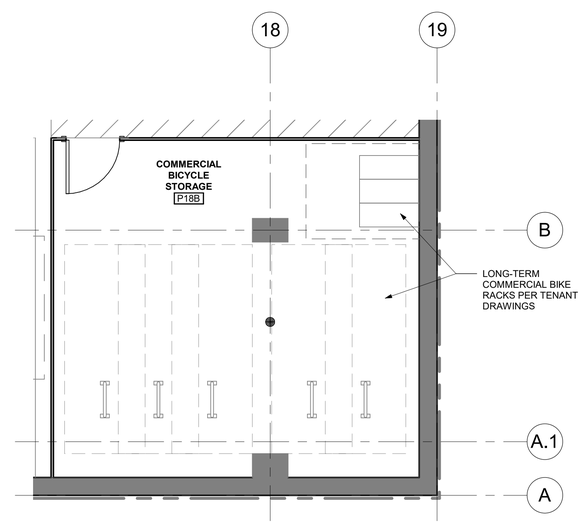
ENLARGED AMENITY PLAN RESIDENTIAL BICYCLE ROOM 2, LEVEL P2

2 — 1/4" = 1'-0"



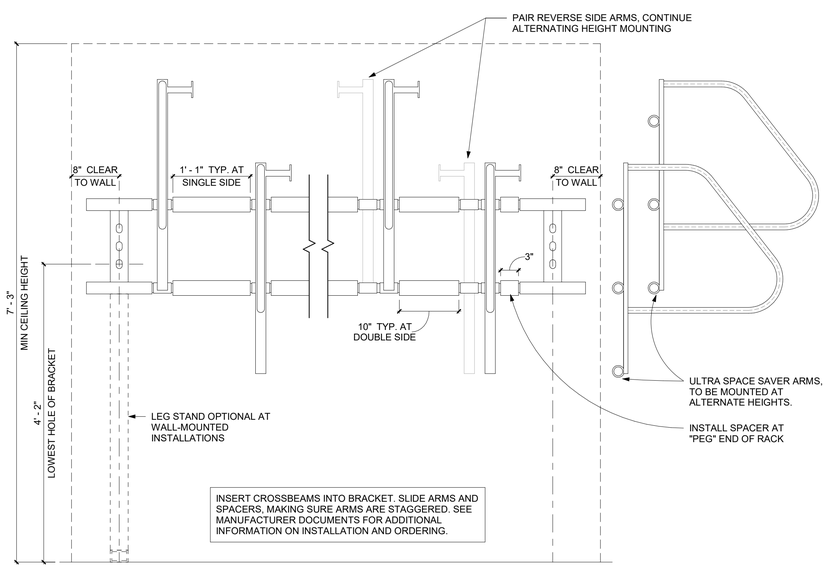
ENLARGED AMENITY PLAN - RESIDENTIAL BICYCLE ROOM 1, LEVEL P2

1 — 1/4" = 1'-0"



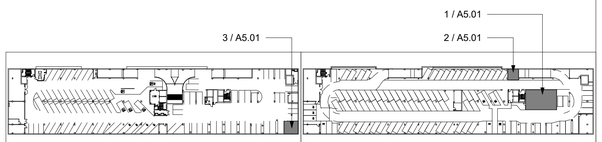
ENLARGED AMENITY PLAN RETAIL BICYCLES & DATA ROOM

3 — 1/4" = 1'-0"



TYPICAL VERTICAL BIKE RACK ELEVATION

4 — 1" = 1'-0"



P1 KEY PLAN | **P2 KEY PLAN**

SHEET NOTES:

A. REFER TO A1.00 SITE PLAN FOR SHORT-TERM BICYCLE STORAGE.

KEYNOTES:

#	NOTE
01.05	FINISH FACE OF WALLS TO ALIGN.
10.07	SIGNAGE - ROOM - SEE DETAIL X/A.9.01
11.05	VARIABLE LENGTH DOUBLE SIDED VERTICAL BIKE RACK, B.O.D. DERO ULTRA SPACE SAVER RACK. BY OWNER
11.10	VARIABLE LENGTH SINGLE SIDED VERTICAL BIKE RACK, B.O.D. DERO ULTRA SPACE SAVER RACK. BY OWNER
11.17	VARIABLE LENGTH SINGLE SIDED FLOOR MOUNTED BIKE RACK, B.O.D. DERO U-LOCKIT RACK (4 HOOPS). BY OWNER

JACKSON | MAIN
ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

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2251 LINDA FLORA DRIVE
LOS ANGELES, CA 90077

U-DISTRICT SAFEWAY
REDEVELOPMENT
4732 BROOKLYN AVE NE,
SEATTLE, WA 98105

DATE	NO.	DESCRIPTION
03/31/2020	2	MUP CORRECTION CYCLE 2
04/27/2020		CD 90% SET
04/30/2020		PH2 PERMIT INTAKE
06/19/2020		PRICING SET

City of Seattle
Department of Construction and Inspections
Issued for Permit
Issued By: Matthew Allen 10/07/2020
This permit was subject to DESIGN REVIEW
The design must be retained as approved. Any exterior changes to the building or landscaping must be reviewed and approved by the assigned SDCI Land Use Planner PRIOR TO CONSTRUCTION.

PROJECT NO.:	18034
PROJECT MGR.:	CRF
DRAWN BY:	DRW
CHECKED BY:	MEL

ENLARGED FLOOR PLANS - BICYCLE PARKING

A5.01

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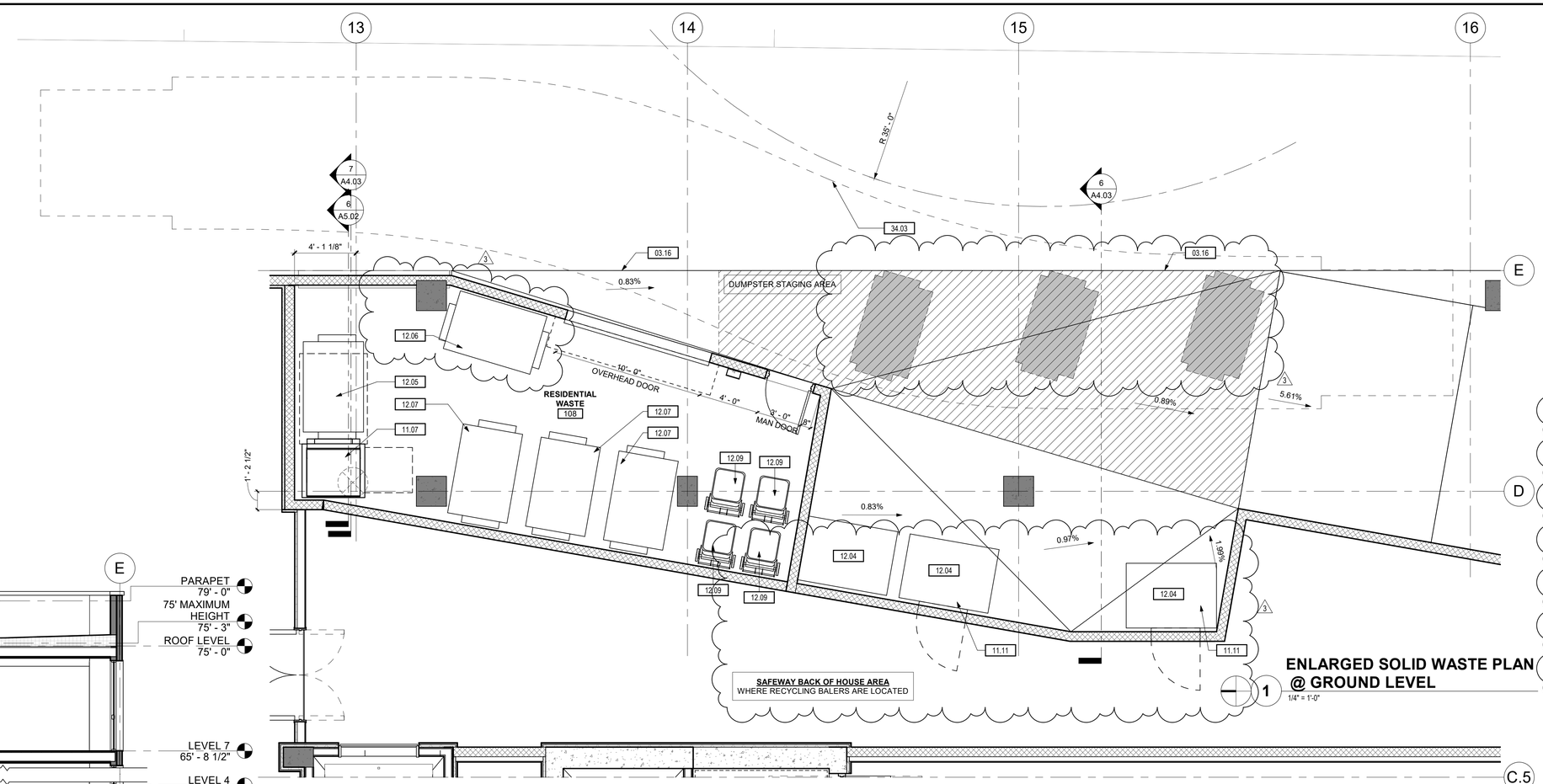
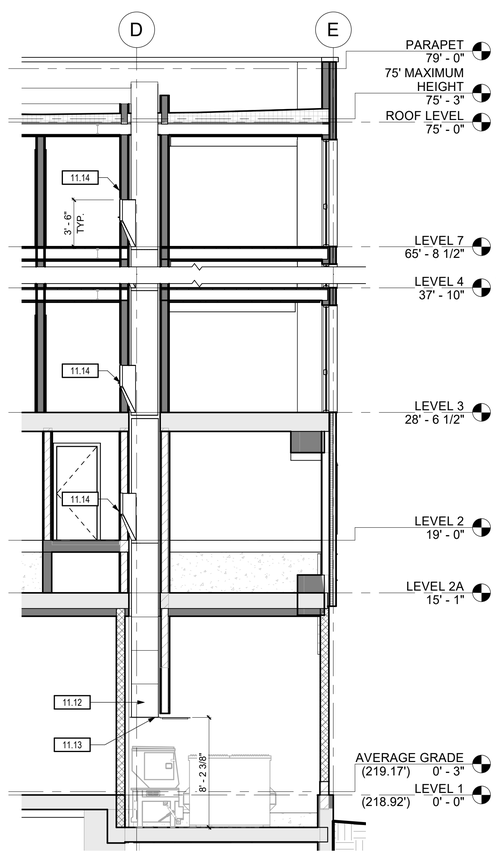


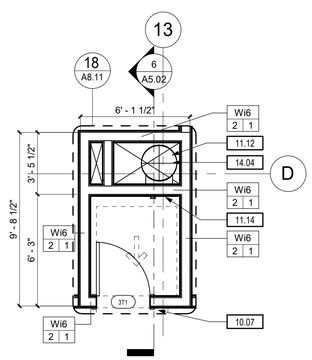
ENLARGED SOLID WASTE PLAN @ GROUND LEVEL

1 — 1/4" = 1'-0"



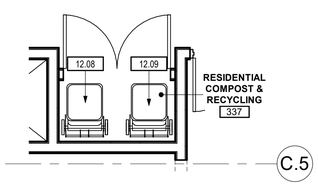
ENLARGED E/W BUILDING SECTION THRU RES TRASH CHUTE

6 — 3/16" = 1'-0"



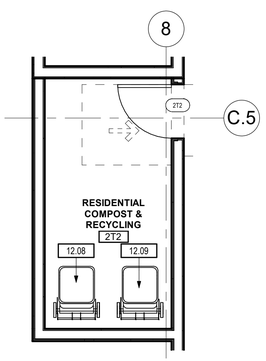
ENLARGED TRASH PLAN LEVEL 3-7 TRASH CHUTE & ACCESS

4 — 1/4" = 1'-0"



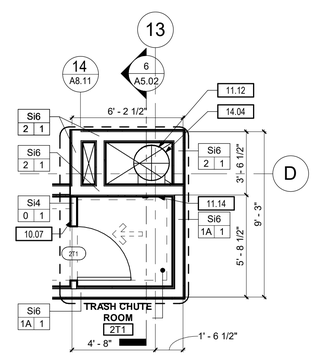
ENLARGED TRASH PLAN - LEVEL 3-7 COMPOST & RECYCLING ACCESS

5 — 1/4" = 1'-0"



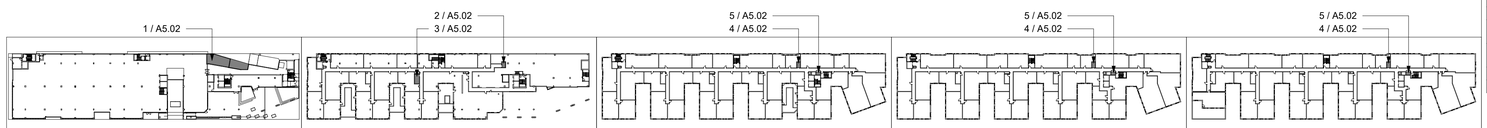
ENLARGED TRASH PLAN LEVEL 2 COMPOST & RECYCLING ACCESS

3 — 1/4" = 1'-0"



ENLARGED TRASH PLAN LEVEL 2 TRASH CHUTE & ACCESS

2 — 1/4" = 1'-0"



L1 KEY PLAN | L2 KEY PLAN | L3 KEY PLAN | L4-6 KEY PLAN | L7 KEY PLAN

SHEET NOTES:

A. REFER TO G0.02 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION
D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
G. FOR FRAMED WALLS- LOCATE HINGE SIDE OF ALL DOORS 4-1/2" FROM PERPENDICULAR FRAMING U.N.O.
H. FOR MASONRY WALLS- LOCATE HINGE SIDE OF DOOR 8" FROM PERPENDICULAR WALL U.N.O.
I. GENERAL NOTES ON THIS PAGE DO NOT EXCLUDE NOTES ELSEWHERE. THIS DOCUMENT SET IS COMPLIMENTARY. NOTES ON OTHER SHEETS MAY HAVE BEARING/ APPLICATION TO WORK SHOWN ON THIS SHEET
J. ALL MINIMUM PARKING AISLE DIMENSIONS PER SMC23.54.030.E
K. SEE G0.06 SHEETS FOR WALL FIRE RATINGS.
L. SEE A6.0# SERIES SHEETS FOR ELEVATOR AND ELEVATOR MACHINE ROOM NOTES

SPU NOTES:

RESIDENTIAL SERVICES

GARBAGE	2, 4YD COMPACTED PICKED UP ONCE OR TWICE PER WEEK MAXIMUM
RECYCLE	3, 4YD PICKED UP TWICE PER WEEK
FOOD WASTE	4, 96G CARTS PICKED UP ONCE PER WEEK

SAFEWAY SERVICES

GARBAGE	3, 4YD SERVICED ONCE A WEEK, TWICE A WEEK FOR SECOND CONTAINER
RECYCLE	BALED/BACKHAULED TO DISTRIBUTION CENTER
FOOD WASTE	ALL FOOD WASTE RECYCLED THRU SAFEWAY DIVERT PROGRAM

BALERS LOCATED IN THE BACK OF HOUSE FOR PLASTIC AND CARDBOARD.

KEYNOTES:

#	NOTE
03.16	TOP OF SLAB TO MATCH EXISTING GRADE. COORDINATE HEIGHTS ALONG ALLEY WITH CIVIL.
10.07	SIGNAGE - ROOM - SEE DETAIL X/A.9.01
11.07	TRASH COMPACTOR 22.5"L X 28"W CLEAR TOP X 70"H - RESIDENTIAL
11.11	FINAL SIZING AND MODEL NUMBER PER SAFEWAY DRAWINGS
11.12	TRASH CHUTE SYSTEM. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
11.13	DISCHARGE DOOR, COLUMBIA TYPE DS. HORIZONTAL ROLLING DOOR (HRD), SPRING LOADED, 165 F. FUSIBLE LINK HOLDS OPEN. INSULATED B-LABEL CONSTRUCTION.
11.14	90 MIN. SELF-CLOSING HOPPER DOOR. ISTALL AT TYPICAL HEIGHT SHOWN, UNO BY MANUFACTURER. ENSURE INSTALLATION WITHIN 48" AFF MAX TO HIGHEST OPERABLE COMPONENT.
12.04	4YD DUMPSTER - COMMERCIAL GARBAGE
12.05	4YD DUMPSTER - RESIDENTIAL GARBAGE - COMPACTED
12.06	4YD CUBIC YARD DUMPSTER - RESIDENTIAL GARBAGE - COMPACTED (SPARE)
12.07	4YD DUMPSTER - RESIDENTIAL RECYCLE
12.08	96 GALLON TRASH CART - RESIDENTIAL RECYCLE
12.09	96 GALLON TRASH CART - RESIDENTIAL FOOD WASTE
14.04	TRASH CHUTE - RESIDENTIAL
34.03	TRUCK AUTOTURN DIAGRAM

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DRAWN BY:	RJP
CHECKED BY:	MEL

ENLARGED FLOOR PLANS - SOLID WASTE

A5.02

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