

**APPENDIX A**  
**PERMITS**



## City of Seattle

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Department of Planning and Development  
D. M. Sugimura, Director

### CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 3012675  
**Applicant Name:** Paul Klansnic of Touchstone Development  
**Address of Proposal:** 307 Fairview Avenue North

#### **SUMMARY OF PROPOSAL**

Land Use Application to allow two office towers (one, 12-story and one, 13-story, 800,000 sq. ft.) with 4,000 sq. ft. of retail at street level. Parking for up to 1,120 vehicles will be provided below grade. Review includes demolition of 85,000 sq. ft. of existing structures. The facades of the two existing structures are proposed to remain.

The following approvals are required:

#### **Design Review** – Chapter 23.41 Seattle Municipal Code.

Development Standard Departure to exceed the maximum façade modulation.  
(SMC 23.48.013.D)

Development Standard Departure to exceed the maximum setback on Class 2  
Pedestrian Streets. (SMC 23.48.014.A.3.a)

Development Standard Departure to allow smaller than the minimum size loading  
berths. (SMC 23.48.035.A)

Development Standard Departure to exceed the maximum square feet per floor.  
(SMC 23.48.013.B)

Development Standard Departure to allow less than the required amount of  
transparency. (SMC 23.48.014.D.1.a)

Development Standard Departure to exceed the maximum amount of blank  
facades on Class 2 and Green Streets. (SMC 23.48.014.D.2.a)

Development Standard Departure to allow more than the maximum number of curb cuts. (SMC 23.54.030.F)

Development Standard Departure to locate the building entries more than 3' above or below grade (SMC 23.48.014.A.1)

Development Standard Departure to allow less than the minimum façade height. (SMC 23.48.010)

Development Standard Departure to allow less than the minimum landscaped open space at grade. (SMC 23.48.013.F.4.c)

Development Standard Departure to allow less than the minimum amount of landscaping in setback areas. (SMC 23.48.024.B.2)

**Special Exception to Exceed Maximum Parking** – Chapter 23.48.032 Seattle Municipal Code.

**SEPA** – Environmental Determination – Chapter 25.05 Seattle Municipal Code.

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS

MDNS with conditions

DNS involving non-exempt grading or demolition, or involving another agency with jurisdiction.

Site:

Site Zone: SM 160/85-240

Nearby Zones: (North) SM 160/85-240  
(South) SM 160/85-240  
(East) SM 160/85-240  
(West) SM 160/85-240

Lot Area: 109,129 square feet

Current Development

The site includes the Troy Laundry Building (a designated historic landmark), Boren Investment Building (a designated historic landmark), surface parking, and structured parking.

Existing vehicular access is via curb cuts from the street frontages.



## Surrounding Development and Neighborhood Character

Nearby development includes a wide range of uses including older 1-3 story residential and industrial/commercial uses, newer multi-story office and residential uses, and historic landmarks. Recreational opportunities include Lake Union a few blocks to the north and Cascade Playground one block to the east. The area offers frequent transit service, including the Streetcar two blocks to the west and several nearby bus routes.

### **PUBLIC COMMENT:**

The public comment period ended on January 9, 2013. A notice of revised application was added, and included a public comment period that ended on July 3, 2013. Comments were received in response to the proposal, and are available for viewing in the DPD MUP file.

## **I. ANALYSIS – DESIGN REVIEW**

### **EARLY DESIGN GUIDANCE MEETING: November 16, 2011**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

or contacting the Public Resource Center at DPD:

**Address: Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124

**Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)**

### **PUBLIC COMMENT**

Approximately 7 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- The EDG presentation lacked discussion of neighborhood context; 3-D modeling is needed in comparison with existing development within 3-4 blocks
- The Floor Area Ratio of 7 is a limit, not a guarantee
- Height bulk and scale (Guideline B-1) is particularly important in providing a transition from 160' to IC-65 and IC-85
- Concerns with the proposed garage exits in relation to traffic patterns; internal garage queuing may be needed
- Presentation should have better explained the development standards of the zone
- Unclear if departures are the same for all the alternatives
- Solar studies are unclear regarding building overhangs or deck shadows



## **SECOND EARLY DESIGN GUIDANCE MEETING: November 7, 2012**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3012675) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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The applicant noted that the proposed contract rezone and design is intended to be consistent with the proposed legislative (City-sponsored) South Lake Union rezone. Harrison Street is anticipated to be designated a Green Street as part of the South Lake Union changes. The proposed development has been designed in response to the proposed South Lake Union changes.

The applicant explained that the Boren Investments Building has been designated as an historic landmark since the last EDG meeting. The proposed design intent for this development would integrate the landmark buildings with the new construction, using scalar techniques.

The preferred alternative at the previous EDG meeting showed two faceted new buildings, facing diagonally across the site with a direct visual connection through the site. The preferred massing option now includes two L-shaped upper towers facing into the site, creating an interlocked massing scheme.

The applicant noted that they have taken this new preferred massing option to the Architectural Review Committee (ARC) related to the review of impacts to the landmarks on site. The ARC was supportive of the proposed massing as a response to the context of the historic landmarks, and the proposal to set the upper additions approximately 15' back from the historic landmarks. However, the ARC had suggestions for the treatment of mass at the corners, in relation to the landmark buildings.

The design concept for the proposed new development is to provide one type of 'skin' on the street facing facades and the facades that wrap into the mid-block connection, and provide a different treatment on the courtyard-facing facades. This concept would be used on both the historic landmarks and the upper mass.

The overall design parti consists of a strong horizontal expression to reference the horizontal datum lines in the historic structures. The lower areas of the new construction would include darker horizontal bands alternating with glazed horizontal bands. The upper areas would continue the pattern, but with lighter bands and glazed bands. The solid bands may be metal

panels or fritted glass. A ‘zipper’ of glass would follow the datum line of the historic landmarks and the grade, and would separate the historic buildings from the new upper building mass.

The applicant clarified that the entry points to the mid-block connection would include gates for potentially securing the site at night, if it proves necessary. The intent is to keep the connection open 24/7.

The applicant described an exceptional birch tree that is proposed for removal. The tree is adjacent to the north property line. The street trees would be retained at the edges, with potential pruning to open views to the historic structures.

All the parking and loading would be below grade and accessed from a curb cut at Harrison St.

## **PUBLIC COMMENT**

No public comment was offered at the meeting.

### **INITIAL RECOMMENDATION MEETING: May 8, 2013**

The initial recommendation packet includes materials presented at the meeting and is available online by entering the project number (3012675) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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The applicant explained that the design response to the EDG includes glazed internal corners of the towers. The glazed internal corners are set back 4-5’ from the adjacent façade, with the intent of creating additional light and views through the site. The gap will create a view of approximately 7’ – 12’ between the internal corners of the building. The design parti is a “jacket” with varied bands of glass frit facades at the exterior, glazed internal corners, and a different façade treatment on the interior of the site.

The only retail currently planned at the site is an area of the Troy Laundry Building façade on Thomas St. The applicant noted that the Boren Investment Building could potentially include retail or an office tenant. However, the design of the Boren Investment Building includes a floor height that is elevated above the sidewalk at the northwest corner, which included loading docks for the original building tenants. The elevated floor makes retail uses challenging at this corner.

The on-street parking currently on Thomas Street will be removed, consistent with the Green Street plan for this street.

## PUBLIC COMMENT

Comments included the following:

- The proposal is large and complex, and includes two historic landmarks.
- The departures are significant and the Board should carefully consider how the resulting design will impact the public.
- The massing and street level design will result in the appearance of a single building, as viewed from most of the adjacent right of way.
- The open space in the courtyard should be public.
- Thomas Street is planned as a green street. The proposal should be consistent with that plan.
- The Floor Area Ratio (FAR) is a maximum, not a guarantee. The site is difficult and the development should not necessarily maximize the FAR if it results in negative impacts.
- The original timbers in the Boren Investment building are more interesting than the brick façade, and the timbers should be retained. If the brick were removed and the timbers were retained, it could allow additional glass storefronts at the northwest corner.
- The tree species should be chosen to prevent root heave in the sidewalks.

## FINAL RECOMMENDATION MEETING: June 26, 2013

The recommendation packet includes materials presented at the meeting and is available online by entering the project number (3012675) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

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The applicant noted that the proposed separation between towers has been increased from 7' at the Initial Recommendation meeting to 16'10." The additional separation is intended to provide additional views through the site, and create the appearance of two structures rather than the impression of a single block development.

Other modifications to the design include:

- Facades that protrude above the entry bays;
- Fritted glass areas have been pulled back from the corners and the separation between towers and replaced with clear glazing;
- A vertical strip of clear glazing framed with an aluminum fin has been inserted into the fritted glass façade at each street frontage;

The applicant noted that the fritted glass is composed of different gradients in 30' modules, with the intent of creating visual interest and reducing the scale of the buildings.

The applicant noted that the Initial Recommendation meeting didn't include graphics demonstrating the design of the mid-block connection entry point from the Troy Laundry building at Thomas Street. Graphics were provided in the Final Recommendation packet, and the applicant explained that this entry would include a canopy with a wood soffit that extends from inside the building to the public right of way. Paving treatment would be consistent from inside the Troy Laundry Building to the sidewalk, with the intent of emphasizing the public entry.

In response to the Initial Recommendation meeting, the applicant noted changes to the design of the building entries. The perforated metal panels proposed at the building entries would be designed by an artist, based on the concept of using perforations to create images that reference South Lake Union history. Additional seating and landscaping are also proposed at the building entries.

## **PUBLIC COMMENT**

Comments included the following:

- The separation between buildings is small compared to the 400' dimension on each street frontage, and will result in minimal views through the site.
- The two buildings are designed to look like a single building, rather than the Board's direction to design the two buildings to appear different from each other.
- The departures relate to the increased floor area of the development. The departures should be based on an improved design. The upper levels protrude over the courtyard which will create an unused plaza.
- The curb cut is located on a very busy pedestrian street. The 3 lane curb cut will create risk to pedestrians and shouldn't be permitted just to avoid queuing within the parking garage.
- Harrison is designated as a bike route in the South Lake Union plans. The number of bicycle parking spaces is minimal and should be increased.
- The garage entry shouldn't be located on Harrison St.
- The proposed development relates well to the historic buildings.
- The design of the mid-block connection entry at Thomas Street is a positive aspect of the design.
- The use of the fritted glass and zipper softens the appearance and creates an interesting transition between the upper and lower portions of the building.
- The entries are prominent and visible, which is a positive aspect of the design.

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

**EARLY DESIGN GUIDANCE (NOVEMBER 16, 2011):**

1. The Board was generally supportive of the preferred massing scheme (Alternative 3), with the guidance listed below.
2. Massing and Context. The applicant should provide additional information and a response to the following guidance at the next EDG meeting:
  - a. Clarify the proposed solar/shadow impacts, especially at the NE corner and on the site across the street to the north. Indicate how the proposed design will minimize those impacts. Arrange the massing to retain sun during times of high usage (ex. Lunch time for office uses).
  - b. Clarify massing impacts, especially to the northeast.
  - c. Erode the massing at the northeast corner to reduce impacts.
  - d. Hold the tower away from the historic buildings.
  - e. Provide information indicating how the proposed massing will respond to the Fairview Ave N street edge.
  - f. Provide information indicating how the proposed design will step down with topography at the north edge.
  - g. Provide conceptual information about how the existing historic materials and the proposed new materials will be handled in a cohesive site design.
  - h. Due to the size of the site and complexity of the massing, provide a physical model to demonstrate the proposed massing in relationship to the existing and adjacent structures.
  - i. Provide several pedestrian level perspective graphics from various points at the edges and interior of the site.
  - j. The Board was supportive of the use of 304 Boren and the applicant's acknowledgement of historic buildings. The Board advised the applicant to seek expertise from an adaptive reuse expert to adequately integrate the landmarks with the proposed structures.
3. The Board indicated that the massing should shift to the southwest on the site, in order to reduce shadow and bulk and scale impacts to Fairview Ave N and to the northeast.
4. Street Level Development. The applicant should provide additional information and a response to the following guidance at the next EDG meeting:
  - a. Areas of proposed transparency and solid materials
  - b. Building entries' design and details
  - c. Pedestrian circulation patterns
  - d. Indicate uses at street level (office entry, lobby, retail, garage entry, etc.).
  - e. Clarify areas that are intended for the public (the Troy Laundry building should clearly be designed to be open to the public).
  - f. Conceptually indicate how the design would respond to the Green Street designation at Thomas St. This street frontage should include a high degree of transparency.
5. The applicant should provide information about any proposed phased construction, in order to understand how portions of the site may relate to the Guidelines between phases of development.
  - a. The Board noted that construction of the south tower first would be the best option for scale transition and solar impacts.

- b. The applicant should demonstrate how the second building site would be treated in the lag between phases of construction.
- 6. Provide graphics indicating the conceptual design of the courtyard.
  - a. Indicate how the courtyard would be activated.
  - b. Indicate how the courtyard activity would be linked to activity at the sidewalks.
  - c. Indicate how the courtyard would be visually linked with other areas of the site and through the site.
  - d. Transparency should wrap the southwest corner into the courtyard.

## **SECOND EARLY DESIGN GUIDANCE (NOVEMBER 7, 2012):**

### **1. Massing:**

- a. The upper masses should be designed to avoid the appearance of a single superblock mass.
  - i. The Board suggested rearranging the two buildings to provide additional views of daylight across the site. The proposed new building masses could shift to respond to the landmarks, and also provide more directly visible openings between the upper masses. (A-1, A-2, A-4, B-1, C-1, C-2, D-7)
  - ii. If the buildings are not rearranged, at a minimum the corners of the upper masses facing the courtyard should be glazed or treated to maximize daylight through the site and enhance the appearance of two different buildings. The Board noted that the left hand sketch on page 25 of the packet demonstrates this concept. (A-2, B-1, C-1, C-2)
  - iii. Regardless of massing, the two buildings should be designed to be visually distinct, while creating a related design concept for the entire site. The Board noted that one strategy would be to reference the different color and scale of each historic building in the new building above the related historic landmark. (B-1, C-1, C-2, C-3, C-4)
  - iv. The new buildings should be designed with a scale that relates to both the horizontal and the vertical scale of the historic structures below. The Board suggested referencing the historic structure bay widths is one strategy to meet this guidance. (B-1, C-1, C-2, C-3, C-4)
- b. The glazed ‘zipper’ should be enhanced to strengthen the upper building mass design intent and distinction from the historic buildings. (C-1, C-2, C-4)
  - i. The Board noted that one strategy to meet this guidance could be an additional street level setback at the northeast corner, similar to the setback between the zipper and upper mass at the courtyard.

### **2. Entries:**

- a. The building entries should be enhanced in the proposed new portions of the building. (A-2, A-3, C-2, D-1)

- b. The northeast corner may offer an opportunity for a primary entry. (A-2, A-3, A-10, C-2)
3. **Streetscape Compatibility and Context:**
- a. The proposed design should respond to the Harrison Street “heart location” in the Design Review Guidelines and the proposed development across Harrison Street to the north. (For “heart location” guideline statements, see pages 8-9 of the South Lake Union Design Guidelines). (A-1, A-2, A-8, A-10, C-1, C-5, D-2, D-6, D-10, D-11, E-1)
  - b. The site should include opportunities for passenger loading/unloading, and the street level treatment should respond to the context and uses at each street frontage. The Board suggested that Thomas Street should include opportunities for on-street passenger load/unload areas, and Boren Ave may be a more appropriate street for rain gardens. (A-2, A-4, A-8, E-1, E-2, E-3)

**INITIAL RECOMMENDATIONS (MAY 8, 2013):**

1. **Massing:** The massing and design response indicates a full block building that holds a continuous horizontal line at the floor plates and roofline, with a consistent architectural expression including minimal modulation and articulation. The Board noted that the proposed design does not appear to respond sufficiently to the EDG. (A-1, A-2, A-4, B-1, C-1, C-2, C-3, C-4)
  - a. The view through the courtyard doesn’t provide the visual separation as directed by the Board at the Second EDG meeting. The internal corners should be set back further or chamfered to increase the appearance of separation between the buildings. The Board noted that the glazing and stepped back façade at the internal corners is a positive direction, but the massing and treatment doesn’t provide a sufficient response to EDG. (A-1, A-2, A-4, B-1, C-1, C-2, C-3)
  - b. The glazed “zipper” creates visual interest, especially on the sloping street frontages, but it doesn’t serve to reduce the appearance of upper building mass on the north, east, and south facades. (A-2, A-4, B-1, C-1, C-2, C-3, C-4)
  - c. The Board appreciated the articulation indicating the entries at the northeast and southwest corners. However, the Board directed the applicant to further develop the articulation to both enhance the entries and reduce the scale of the north, east, and south facades. (A-2, A-3, B-1, C-2, D-1)
  - d. The applicant should provide studies showing alternate design techniques and massing changes to reduce the scale of the north, east, and south facades. Possible treatments include texture, modulation, color, material change, interrupting the continuous horizontal banding. The Board noted that the solutions should respond to the design parti and concept, but should result in a reduction of scale to the north, east and west facades. (A-2, A-3, B-1, C-1, C-2, C-3, C-4)
  - e. The Board appreciated the following aspects of the exterior façade design: the upper building response to the Boren Investment Building at the west façade, the design of the ‘zipper’ as a response to the historic landmark buildings on the

sloped street frontages, the use of different colors of glass frit to respond to the existing brick colors, and the courtyard entry break in the massing at the west façade.

**2. Entries:**

- a. The Board appreciated the use of reveals above the entry and recessed facades at the entry. (A-2, A-3, C-2, D-1)
- b. The Board indicated support for the departure for transparency and blank walls to allow the use of perforated metal panels at entries, provided that the perforated panels are designed to create visual interest and human scale. The applicant should demonstrate creative use of the perforated metal panels, as well as possible benches and landscaping to soften the use of this panel and create human scale and visual interest at the entries. (A-3, C-2, C-3, D-1, E-2)

**3. Streetscape Compatibility and Context:**

- a. The Board noted that the design of the public spaces around the building, relocating the entries to the corners, and the design of the courtyard are positive responses to EDG. (A-2, A-4, D-1, E-1, E-2, E-3)
- b. The Board noted that the inclusion of on-street short term (3 minute) parking on Boren is an important aspect of the site planning and design. (A-2, A-8, A-10, D-7)
- c. The mid-block connection through the site is great, but it's not evident from the Troy Building. The mid-block connection should be designed to be obviously public and visible from the public right of way. (A-2, D-1, E-3)

**FINAL RECOMMENDATIONS (JUNE 26, 2013):**

1. **Massing:** The Board noted that design has improved since the Initial Recommendation, but they struggled with whether the design had changed enough to achieve sufficient reduction in scale, and discussed concerns that the proposed development results in the appearance of a superblock. After some discussion, most of the Board members recommended that the design modifications are a sufficient response to the Initial Recommendations. The Board noted that the proposed modifications to the design are critical in achieving sufficient reduction of mass and scale, and therefore recommended several conditions.
  - a. The Board recommended a condition that the silver aluminum frame around the 'slots' and the vertical silver mullions should be retained, since these areas provide important moves to reduce the scale of the building (B-1, C-1, C-2, C-3, C-4)
  - b. The Board discussed the location of the 'slots' in relation to the proposed design concept and consistency on various facades. The Board expressed concern with the location of the slot on Harrison Street, since it appears unrelated to the historic structure and vertical datum lines. The Board recommended that the design of the 'slots' should align with mullions or vertical datum lines in a consistent manner on all four facades. (B-1, C-2, C-4)



- c. The Board recommended that the design showing the clear glazed building corners facades at the courtyard should be retained, since these areas are important in reducing the scale of the design. The Board further recommended that these areas should be composed entirely of vision glass, or vision glass and spandrel glass that reads as transparent. (B-1, C-2, C-3, C-4)
  - d. The Board discussed the alternative entry corner bay designs shown on page 25 of the packet received June 17, 2013 (mailed to the Board members). This page was not included in the packet distributed at the Final Recommendation meeting. The Board recommended a condition that the design labeled “Current” on page 25 of the June 17, 2013 packet is the design recommended by the Board. The Alternate A and Alternate B images are not recommended by the Board since they don’t include sufficient reduction in mass and scale. The applicant’s proposed design is based on the “Current” image. (A-3, A-10, B-1, C-1, C-2, C-3, C-4)
  - e. The Board recommended that the proposed variation in frit pattern in 30’ modules, and the variety of these modules shown in the Final Recommendation packet should be retained, since this variation is an important aspect of reducing the scale of the design. (B-1, C-1, C-2, C-3, C-4)
- 2. Entries:**
- a. The Board recommended that the design of the perforated panels include a graphic art element that maintains the appearance of transparency, since this is an important aspect of creating human scale and visual interest at the proposed entry. This aspect of the design also relates to the transparency departure. (A-1, A-2, A-3, C-2, C-3, D-1, E-2)
- 3. Streetscape Compatibility and Context:**
- a. The Board noted that the proposed mid-block connection entry point at Thomas Street responds sufficiently to the Design Review Guidelines. The Board recommended a condition to design the wood canopy, paving treatment, signage, and lighting to visually enhance this public entry. The Board noted that aspects of this design are also subject to Certificate of Approval review by the Landmarks Board, since the entry is located at the Troy Laundry building façade. (A-2, A-3, D-1, D-10, D-11, E-3)
  - b. The Board noted that 40 proposed bicycle parking spaces are minimal for this size of development and the property location on a bicycle corridor. The Board recommended a condition to provide additional bicycle parking on Harrison St, to enhance the streetscape usability and design. The Board noted that this relates to the proposed departure for more than the maximum hardscaping in the proposed open space on site. (A-1, A-2, A-4)

## **DESIGN REVIEW GUIDELINES**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the

following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

**A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

**SLU-specific supplemental guidance:**

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.
- Minimize shadow impacts to Cascade Park.
- New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\*(LEED) manual which provides additional information. Examples include:
  - Solar orientation
  - Storm water run-off, detention and filtration systems
  - Sustainable landscaping
  - Versatile building design for entire building life cycle

**A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

**SLU-specific supplemental guidance:**

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.

- Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.
- Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.
- Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.
- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

**A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.**

**A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.**

SLU-specific supplemental guidance:

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

**A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

**A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

**B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.**

SLU-specific supplemental guidance:

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.
- Relate proportions of buildings to the width and scale of the street.

- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

**C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

SLU-specific supplemental guidance:

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water filtration systems that serve as pedestrian amenities; gutters that support greenery.

**C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

SLU-specific supplemental guidance:

Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

**C-3 Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

**C-4 Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that

have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**C-5 Structured Parking Entrances.** The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

**D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

SLU-specific supplemental guidance:

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.

**D-2 Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

**D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

SLU-specific supplemental guidance:

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are: enhanced pedestrian and street lighting; well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street; police horse tie-up locations for routine patrols and larger event assistance.

**D-10 Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

**D-11 Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

SLU-specific supplemental guidance:

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

**E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

SLU-specific supplemental guidance:

- Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

**E-3 Landscape Design to Address Special Site Conditions.** The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

SLU-specific supplemental guidance:

Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

## **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departures is based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departures.

- 1. Façade Modulation (SMC 23.48.013.D):** The Code requires a maximum length of 150' for unmodulated facades that are above 65' tall and located within 15' of the street lot line. The Code also requires a maximum length of 120' for unmodulated facades that are above 125' tall and located within 15' of the street lot line. The applicant proposes unmodulated facades that are 135' in length on Harrison Street.

This departure would provide an overall design that would better meet the intent of Design Review Guideline C-2 by locating the modulation in an area of the façade that relates to the datum lines of the historic landmark at the street level (Boren Investment Building).

The Board unanimously recommended that DPD grant the departure, subject to the conditions listed below regarding materials, and the location of the modulation 'slot' on Harrison Street.

- 2. Setbacks (SMC 23.48.014.A.3.a):** The Code requires street-facing facades to be built to the property line for 70% of the façade on Class II Pedestrian Streets, with a maximum setback of 12'. Fairview, Boren, and Harrison are Class II Pedestrian Streets. Thomas St is a Neighborhood Green Street. The applicant proposes to set the building back up 13'7" on Fairview Ave and 11'5" on Boren Ave, in response to the historic landmark buildings at the street level.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-1 and C-2 by relating the design concept to the historic landmark structure context.

The Board unanimously recommended that DPD grant the departure.

- 3. Required Parking and Loading (SMC 23.54.035.A):** The Code requires 45' long loading berths for the size and use proposed with this development. The applicant proposes that 3 of the 8 loading berths are 25' long.

This departure would provide an overall design that would better meet the intent of Design Review Guideline D-6 by providing some smaller loading berths and therefore locating all loading berths inside the parking garage.

The Board unanimously recommended that DPD grant the departure.

- 4. Floor Area Size (SMC 23.48.013.B):** The Code requires a maximum floor area of 30,000 square feet for a lot of this size that includes historic landmark structures. The applicant proposes a floor area of 31,500 square feet to provide more open space at the interior pedestrian courtyard level, as opposed to a podium building type with increased building separation at the upper floors.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines D-1, E-1, and E-2 by providing usable pedestrian space and landscaping to enhance the courtyard area.

The Board unanimously recommended that DPD grant the departure, subject to the conditions listed below to reduce the scale of the upper levels of the building.

- 5. Transparency (SMC 23.48.014.D.1.a):** The Code requires a minimum of 60% of the street facing, street level façade to be transparent between 2' and 8' above the sidewalk. Fairview, Boren, and Harrison are Class II Pedestrian Streets. Thomas is a Neighborhood Green Street. The applicant proposes to exempt the historic landmarks and perforated mesh panels at the entries from this calculation. This would result in 2,171 square feet of street level transparency for the entire site (all four street frontages).

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-1 and C-2 by relating the design concept to the historic landmark structure context and providing artist-designed metal mesh panels at the building entries.

The Board unanimously recommended that DPD grant the departure, subject to condition 7 to include artist-designed mesh panels at the building entries for artistic treatment and transparency.

- 6. Blank Facades (SMC 23.48.014.D.2.a):** The Code requires a minimum of 15' wide blank facades on Class I, II, and Green Streets. Fairview, Boren, and Harrison are Class II Pedestrian Streets. Thomas is a Neighborhood Green Street. The applicant proposes blank facades to accommodate the existing landmark structures (up to 195' long blank facades) and to allow the use of perforated metal panels at the building entries (up to 70'9" long blank facades).

This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-1 and C-2 by relating the design concept to the historic landmark structure context.

The Board unanimously recommended that DPD grant the departure, based on the stated intent to provide vegetated walls at blank wall areas, and subject to condition 7 to include artist-designed mesh panels at the building entries for visual interest and transparency.

- 7. Curb Cuts (SMC 23.54.030.F):** The Code requires a maximum of 2 curb cuts for this size of street frontage. The applicant proposes 3 curb cuts to allow a right out lane, a left out lane, and one lane of incoming traffic at the garage entry on Harrison Street. The applicant stated that the departure is requested to alleviate long queuing inside the parking garage.

The Board unanimously recommended that DPD deny the departure, since it wasn't evident how the proposed departure better met the intent of the Design Review Guidelines. The Board noted that even with the pedestrian island between lanes, the proposed departure



would result in negative design impacts to the pedestrian experience on a busy pedestrian street, and a Heart Location as identified in the South Lake Union Design Guidelines.

8. **Pedestrian Entry (SMC 23.48.014.A.1):** The Code requires that the required primary pedestrian entry shall be no more than 3' above or below the sidewalk grade. The applicant proposes entries that are more than 3' above (northeast entry) and below (southwest entry) the sidewalk grade.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines D-1 and E-2 by providing artistically designed mesh panels at the building entries, as well as the proposed landscaping and seating near the entries.

The Board unanimously recommended that DPD grant the departure, based on the proposal to provide landscaping and seating near the entries, and subject to condition 7 to include artist-designed mesh panels at the building entries for artistic treatment and transparency.

9. **Façade Height (SMC 23.48.010):** The Code requires a minimum façade height of 25'. Due to the sloping site, the façade height at the southwest corner of the site is proposed between 14' and 17' high.

This departure would better meet the intent of Design Guidelines C-1 and C-2 by providing a consistent design concept and response to the historic landmarks on all sides of the proposed development.

The Board unanimously recommended that DPD grant the departure.

10. **Tower Standards (Landscape Requirements) (SMC 23.48.013.F.4.c):** The Code requires landscaped open space to cover at least 15% of the lot area at ground level, for sites with more than one non-residential tower per block. The applicant proposes 10% landscaped areas at grade to provide more paved surfaces and pedestrian furniture in the mid-block pedestrian path.

The applicant also noted that a Type I zoning determination requires input from the Design Review Board regarding sufficient bicycle amenities on site.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines D-1, E-1, and E-2 by providing usable open space areas, subject to the condition to provide additional bicycle spaces on site.

The Board noted that the reduction in landscaping is satisfactory as long as the hardscaped areas provide usable open space that relates to the pedestrian and bicycle plans near the site. The Board discussed the nature of Harrison St as a heavily used pedestrian and bicycle route, and therefore unanimously recommended that DPD grant the departure, subject to the condition 9 listed below, to provide additional bicycle spaces adjacent to Harrison Street.

**11. Setback Landscape (SMC 23.48.024.B.2):** The Code requires all setback areas be landscaped, with a maximum of 30% of the setback area to be covered in paving, ADA access, sculptures, or fountains. The applicant proposes to place paving and hardscape over 57% of the setbacks.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines D-1, E-1, and E-2 by providing larger caliper trees, pedestrian furnishings, and direct accessible routes to the courtyard.

The Board unanimously recommended that DPD grant the departure, based on the proposed landscape and hardscape design. The Board noted that if future revisions include a reduction in the amount of trees or size of trees in the courtyard, the ADA routes to the courtyard, or the pedestrian furnishings, those reductions would constitute a major design review revision.

#### **BOARD RECOMMENDATION**

The recommendation summarized below was based on the design review packet dated June 26, 2013, and the materials shown and verbally described by the applicant at the June 26, 2013 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the six Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions:

1. The silver aluminum frame around the ‘slots’ and the vertical silver mullions should be retained. (B-1, C-1, C-2, C-3, C-4)
2. The design of the ‘slots’ should align with mullions or vertical datum lines in a consistent manner on all four facades. (B-1, C-2, C-4)
3. The design showing the clear glazed building corners facades at the courtyard should be retained. (B-1, C-2, C-3, C-4)
4. The clear glazed building corners should be composed entirely of vision glass, or vision glass and spandrel glass that reads as transparent. (B-1, C-2, C-3, C-4)
5. The recommendation for approval is based on the design labeled “Current” on page 25 of the June 17, 2013 packet. (A-3, A-10, B-1, C-1, C-2, C-3, C-4)
6. The proposed variation of frit pattern in 30’ modules, and the variety of these modules shown in the Final Recommendation packet should be retained. (B-1, C-1, C-2, C-3, C-4)
7. The perforated panels should be graphically designed by an artist and maintain the appearance of transparency. (A-1, A-2, A-3, C-2, C-3, D-1, E-2)
8. The wood canopy, paving treatment, signage, and lighting should be designed to visually enhance the public mid-block connection entry at Thomas St. (A-2, A-3, D-1, D-10, D-11, E-3)
9. Provide additional bicycle parking on Harrison St. (A-1, A-2, A-4)

Response to Recommended Design Review Condition:

1. The proposal has been modified since the Recommendation meeting, in order to meet some Land Use Code requirements that were identified after the Recommendation meeting. The proposed changes include the silver aluminum frame around the ‘slots,’ with vertical silver mullions. The proposal meets recommended condition #1.
2. The location of the ‘slots’ has been modified as shown in the MUP plan set. The proposal meets recommended condition #2.
3. Recommended condition #3 will be made a condition for the life of the project, as listed at this end of this document.
4. The applicant has demonstrated that the proposed clear glazed corners will be composed of glass that reads as transparent. Recommended condition #4 will be made a condition for the life of the project, as listed at this end of this document.
5. The proposed design is documented in the MUP plan set, consistent with condition #5.
6. Recommended condition #6 will be made a condition for the life of the project, as listed at this end of this document.
7. The applicant has provided DPD with graphics demonstrating the artist’s conceptual design for the graphic panels. The final design will be approved by the DPD Land Use Planner prior to installation. This will be made a condition prior to final certificate of occupancy, as listed at the end of this document.
8. The applicant has provided DPD with graphics demonstrating the design of the canopy, paving treatment, signage, and lighting at the mid-block entry. This entry is located at the historic Troy building façade, and modifications to the façade are subject to Landmarks Preservation Board approval. Additional MUP conditions for this item are not required, since the requirement for Landmarks Preservation Board Certificate of Approval is defined in the Seattle Municipal Code.
9. Additional bicycle parking has been provided on the Harrison Street frontage, as shown in the MUP plan set. The proposal meets recommended condition #9.

**DECISION – DESIGN REVIEW**

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

**II. ANALYSIS – SPECIAL EXCEPTION**

SMC 23.40.032 B2 states “*parking for nonresidential uses in excess of the maximum quantity identified in subsection 23.48.032 B1 may be permitted as a special exception... the Director shall consider evidence of parking demand and the availability of alternative means of transportation, including but not limited to the following*”:

- a. *Whether the additional parking will substantially encourage the use of single occupancy vehicles;*

The additional parking is not expected to encourage the use of single occupancy vehicles. Pursuant to SMC 23.48.011 E2, the project will be required to achieve a maximum 40% single-occupant vehicle goal; achieving such a goal will require a thorough and aggressive Transportation Management Program. A typical office building has roughly 4 employees per 1,000 square feet of gross floor area. A parking rate of 1 space/1,000 sf would require three out of four employees to commute by other than a single-occupant vehicle. This would be consistent with, roughly, a 25% SOV rate. It is unlikely at present that even a very aggressive TMP for this project could achieve an SOV rate this low.

- b. *Characteristics of the work force and employee hours, such as multiple shifts that end when transit service is not readily available;*

The project is not expected to have an appreciable number of employees who work shifts that end when transit service is not readily available.

- c. *Proximity of transit lines to the lot and headway times of those lines;*

Traffic modeling performed for the South Lake Union Height and Density EIS incorporated existing and future transit service in the South Lake Union neighborhood. Even so, the EIS predicted that approximately 41% of employees would drive alone and 10% would carpool. Transit service near this site is typical of the South Lake Union neighborhood, and is unlikely to result in transit usage substantially greater than that forecast in the Height and Density EIS.

- d. *The need for a motor pool or large number of fleet vehicles at the site;*

The project is not expected to require a substantial motor pool or have a large number of fleet vehicles at the site.

- e. *Proximity to existing long-term parking opportunities within the area which might eliminate the need for additional parking;*

Existing long-term parking opportunities may exist within the area, particularly at Seattle Center. However, as noted below (item f) providing such parking could adversely affect vehicular and pedestrian circulation through the area. Several surface lots are located within two blocks of the project, with a total parking capacity of approximately 237 stalls among the lots. The large majority of these spaces are unlikely to be available for use as long-term spillover parking from the project, for the following reasons: (i) utilization of these spaces currently is high, leaving relatively few empty spaces; (ii) redevelopment of the 307 Fairview Avenue N site is expected to displace up to 159 vehicles, many of which may attempt to park in these nearby lots; (iii) development proposals are pending on several of these lots, which will reduce the number of off-street parking spaces available to spillover parking from other sites.

- f. *Whether the additional parking will adversely affect vehicular and pedestrian circulation in the area;*

Not granting the special exception would not be expected to encourage a further shift to non-auto modes; the most likely result would be increased use of off-site parking by drivers to the site. Depending on the location of such parking, this could result in increased auto travel through the area, which could adversely affect vehicular and pedestrian circulation.

- g. *Potential for shared use of additional parking as residential or short-term parking;*

Office (long-term) spaces are expected to be available in the evening and on weekends when commercial (short-term) parking demand is expected to peak.

- h. *The need for additional short-term parking to support retail activity in areas where short-term parking and transit service is limited.*

A majority of commercial trips to and from the site are expected to be made by walking or transit. However, during peak demand time for the office use (midday on a weekday), the commercial uses are expected to generate a parking demand of about eight vehicles. This small amount of commercial parking will be accommodated either on-site or by nearby on-street parking.

### **DECISION – SPECIAL EXCEPTION**

Based on evidence of parking demand, availability of alternative means of transportation, and the other criteria listed above, the special exception for parking exceeding the maximum quantity is **GRANTED**.

### **III. ANALYSIS - SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 13, 2012. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant, reviewed the project plans and any additional information in the file, and any pertinent comments which may have been received regarding this proposed action have been considered.

As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature, limited effects, or proposed mitigation, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for many short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Additional discussion of short and long term impacts is found below.

### Short Term Impacts

#### Air

Greenhouse gas emissions associated with development come from multiple sources; the extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions); energy demands created by the development after it is completed (Energy Emissions); and transportation demands created by the development after it is completed (Transportation Emissions). Short term impacts generated from the embodied emissions results in increases in carbon dioxide and other greenhouse gases thereby impacting air quality and contributing to climate change and global warming. While these impacts are adverse they are not expected to be significant. The other types of emissions are considered under the use-related impacts discussed later in this document. SEPA conditioning is not necessary to mitigate air quality impacts pursuant to SEPA policy SMC 25.05.675.A.

#### Environmental Health

The applicant submitted studies that demonstrated that past uses of the site resulted in soil contamination of dry cleaning solvents, heating oil, and gasoline products. If not properly handled, existing soil contamination could have an adverse impact on environmental health.

Mitigation of soil contamination and remediation is in the jurisdiction of Washington State Department of Ecology (“Ecology”), consistent with the City’s SEPA relationship to Federal, State and Regional regulations described in SMC 25.05.665.E. This State agency Program functions to mitigate risks associated with removal and transport of hazardous and toxic materials, and the agency’s regulations provide sufficient impact mitigation for these materials. The City considers Ecology’s jurisdiction and requirements for soil remediation will mitigate impacts associated with any contamination.

The applicant is participating in the Department of Ecology’s cleanup program and the project will be required to comply with requirements of the State of Washington’s Model Toxic Cleanup Act. An Interim Action Plan has been approved by Ecology.

Per SMC 25.05.675.F, Ecology's review of the proposed cleanup activities at this site are assumed to be sufficient impact mitigation.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends. Most of the surrounding properties are developed with housing and will be impacted by construction noise.

The limitations stipulated in the Noise Ordinance are not sufficient to mitigate noise impacts; therefore, pursuant to SEPA authority, the applicant shall be required to limit periods of construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) to non-holiday weekdays from 7:00 AM to 6:00 PM, unless modified through a Construction Noise Management Plan, to be determined by DPD prior to issuance of a demolition, grading, or building permit, whichever is issued first.

Construction Parking and Traffic

During construction, parking demand is expected to increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

Increased trip generation is expected during the proposed demolition, grading, and construction activity, with haul routes restricted to nearby arterials (Fairview Ave N, Westlake Ave N, and N. Mercer St). The immediate area is subject to traffic congestion during the PM peak hours, and large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted.

To mitigate construction haul route and truck trip impacts, the applicant shall submit a Construction Haul Route to SDOT for approval. Evidence of this approved plan shall be provided to DPD prior to the issuance of demolition and building permits.

To mitigate construction parking impacts, the applicant shall submit a Construction Parking Plan to DPD for approval. This plan shall identify nearby off-street parking lot locations, number of stalls per lot, and distance from the subject property. The plan shall also include the peak number of construction workers anticipated at the proposed development during construction. The plan shall also identify any strategies to reduce the amount of single occupancy commuting by construction workers at the site. Approval of this plan by DPD will be required prior to the issuance of demolition and building permits.

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### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

### Greenhouse gas emissions

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

### Historic Resources

The site includes two designated City of Seattle historic landmarks. Modification to these landmarks requires a Certificate of Approval from the Landmarks Preservation Board, prior to MUP issuance. The applicant has applied for this Certificate and is proceeding through the Landmarks Board review and process, per the requirements of the Landmarks Preservation Ordinance.

Per the Overview policies in SMC 25.05.665.D, the existing codes and regulations to mitigate impacts to historic landmarks are presumed to be sufficient, and no further conditioning is warranted.

### Transportation and Parking

As part of the environmental checklist, the project submitted a transportation analysis (Transportation Technical Report by Heffron, Inc., dated March 2013).

The project is expected to generate a net total of 4,250 daily vehicle trips, with 478 net new AM Peak Hour trips and 471 net new PM Peak Hour trips. These trips will be distributed in a way that will cause some change in the level of service ("LOS") at three nearby intersections by 2015. Fairview Ave N and N. Republican St would be expected to go from LOS C to LOS E. Boren Ave N. and N. Harrison St would go from LOS B to C. Boren Ave N. and Thomas St would go from LOS C to E northbound in the morning, and from B to C southbound in the morning. Other Levels of Service for nearby intersections would remain the same with, or without the project.

The Transportation Technical Report also found that the peak parking demand for the proposed development is 1,108 vehicles. The proposed amount of parking is for 1,120 spaces. This number of parking spaces accommodates the anticipated parking demand, but is beyond the



maximum parking limit in this zone and requires a Special Exception. The Special Exception review and approval are documented in section II of this MUP Decision.

In order to mitigate the traffic impacts described in the Technical Report, a Transportation Management Plan (TMP) was required. 40% Single Occupancy Vehicle (SOV) auto use was included as an assumption of the TMP and in the technical analysis. DPD and SDOT have reviewed and approved the proposed TMP, and it was subsequently recorded with King County.

The project will also mitigate traffic impacts by participating in the City of Seattle transportation mitigation program for South Lake Union as outlined in DPD Client Assistance Memo (CAM) 243. This mitigation payment is based on a proportional share payment that identifies the project's impacts at specific locations within South Lake Union. The payment is expected to mitigate the adverse significant transportation impacts to a non-significant level.

Pursuant to that mitigation payment system, the project proposes to pay a pro rata contribution of \$428,699 in order to help reduce project transportation impacts. This fee shall be paid prior to building permit issuance, consistent with DPD business rules, and conditioned with this decision.

The condition to pay a pro rata contribution of \$428,699 is expected to adequately mitigate the adverse impacts from the proposed development.

### **DECISION - STATE ENVIRONMENTAL POLICY ACT**

**The proposed action is APPROVED WITH CONDITIONS.**

### **SEPA - CONDITIONS OF APPROVAL**

#### **Prior to Issuance of a Demolition, Grading, or Building Permit**

1. If the applicant intends to work outside of the limits of the hours of construction described in condition #5, a Construction Noise Management Plan shall be required, subject to review and approval by DPD, and prior to a demolition, grading, or building permit, whichever is issued first. The Plan shall include the specific mitigation listed in the Addendum, and may include additional proposed management of construction related noise, efforts to mitigate noise impacts, and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short-term transportation impacts that result from the project.
2. The applicant shall provide DPD with a copy of a Construction Haul Route, approved by Seattle Department of Transportation.

3. A DPD-approved Construction Parking Plan is required. This plan shall be provided to the Land Use Planner for review and approval (Shelley Bolser 206-733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).

Prior to Issuance of a Building Permit

4. The applicant shall make a pro rata mitigation payment pursuant to CAM 243 in the amount of \$428,699 to the City of Seattle.

During Construction

5. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition. This condition may be modified through a Construction Noise Management Plan, required prior to issuance of a building permit as noted in condition #1.

**DESIGN REVIEW - CONDITIONS OF APPROVAL**

Prior to Certificate of Occupancy

6. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).
7. The perforated metal panel pieces at the building entries shall be designed by a graphic artist. The final design shall be verified by the DPD Land Use Planner prior to fabrication and installation, and inspected by the Land Use Planner after installation (Shelley Bolser (206) 733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).
8. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Shelley Bolser (206) 733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).

For the Life of the Project

9. The clear glazed building corners facades at the courtyard shall be retained, as shown in the MUP drawings.
10. The clear glazed building corners should be composed entirely of vision glass, or vision glass and spandrel glass that reads as transparent, as shown in the MUP drawings.



Permit Number:  
**6380479**



# CITY OF SEATTLE

## Demolition Permit

Department of Planning  
and Development  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600

### DISTRICT 9

APN #:  
198620-0480  
198620-0515

**Site Address: 307 FAIRVIEW AVE N, SEATTLE, WA**

**Building ID:**  
**Location:**

**Legal Description:** ALL OF BLOCK 109, TGW VO92708 LESS STREET PER CO 51975 DENNY S D. T. 5TH  
ADDITION

**Records Filed At:** 307 FAIRVIEW AVE N

#### OWNER

PAUL KLANSNIC  
2025 FIRST AVENUE  
SEATTLE, WA 98121  
Ph: (425) 417-5109 Fax: (206) 727-2399

#### CONTRACTOR

**Application Date:** 09/30/2013

**Issue Date:** 12/20/2013

**Expiration Date:** 06/20/2015

**Fees Paid:** \$1,295.25

**As of Print Date:** 12/20/2013

**Description of Work:** Demolish existing commercial landmark building "Troy Laundry Building" (facade to remain), per plan

#### Permit Remarks:

**Sewer Capping Required:** N  
**Special Inspections:** Y  
**Land Use Conditions:** Y  
**TRAO Applies:** N  
**Dwelling Units Removed  
This Permit:** 0

#### Zoning/Overlays:

Urban Village Overlay  
Landmark  
Scenic View Within 100 Ft  
Airport Height District  
Additional Information on File

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
3012675	Discretionary Land Use Action	Ordinance Reviewer	WILLIAM WHIPKEY	(206) 233-7229
		Structural Reviewer	WILLIAM WHIPKEY	(206) 233-7229
		LU Planner	SHELLEY BOLSER	(206) 733-9067
		Zoning Reviewer	SAMANTHA UPDEGRAVE	(206) 615-1892
		Primary Applicant	ANDREW CLINCH	(206) 381-6000

**Applicant Signature:**

**Date:**

Permitted work must not progress without prior inspection approval. When ready for inspection, make request with the Department of Planning and Development at (206) 684-8900 or on the internet at: [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/). Provide the permit number, site address, and contact phone. Permission is given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees.

**THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**

PERMIT # 6380479

**City of Seattle**  
**Department of Planning and Development**  
**700 Fifth Ave., Suite 2000**

**POST THIS SIDE OUT: THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**

**TO THE CONTRACTOR/OWNER,**

Additional permits may be required for work occurring under this permit. This permit does not authorize Sewer, Public Right-of-Way Shoring, Drainage and Street Use, Fire Department, Boiler, Electrical, Elevator, Furnace, Gas Piping, Plumbing, or Sign permits. If other permits are required, they must be applied for separately from this permit. The requirements for all other permits related to this Permit, must be completed prior to the Final Inspection of this permit.

This Permits Final Inspection is required. The premises must not be occupied until the Final Inspection is provided and occupancy is authorized by the Seattle Department of Planning and Development.

**ISSUED PERMIT STATUS:**

You can check the status of issued permits on the internet at: [www.seattle.gov/dpd](http://www.seattle.gov/dpd)

**INSPECTION REQUESTS:**

Please clarify which inspections your project requires before proceeding with your project.

You may request an inspection on the internet or by phone. Inspection requests received before 7:00 AM are scheduled for the same working day. Inspection requests received after 7:00 AM are scheduled for the next working day. Inspectors are available between the hours of 7:30 AM and 8:30 AM.

- A) **Internet:** [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/) Under **Scheduling an Inspection** click **Requesting an inspection online.**
- B) **24 hour inspection request line at (206) 684-8900**, cell phones are discouraged due to frequent connection problems.
- C) **Customer Service at (206) 684-8950** between the hours of 7:30 AM and 4:30 PM.

**BEFORE BEGINNING CONSTRUCTION:**

- A) Before **First Ground Disturbance**, request an inspection of installed **Erosion Control Measures.**
- B) When there is **Special Inspections**, Land Use conditions, and/or unusual design elements, a **Pre Construction Conference** is required prior to construction. Call 684-8860 to request a Pre Construction conference.
- C) If this permit requires a **Soil Bearing Capacity** special inspection by a Geotechnical Engineer, that approval is required before the foundation pour. The Building Inspector will accept the Geotechnical Engineer's approval **signature below.**
- D) When **Special Inspections** are required, notify the Special Inspection Agency at least 24 hours in advance.

**DURING CONSTRUCTION:**

DPD inspectors will provide a copy of each inspection report. These reports must either be kept with this Permit, or kept together where they can be conveniently referenced. Request an inspection for the following installations:

**PROPERTY LINES MUST BE ESTABLISHED BY SURVEY STAKES PRIOR TO SETBACK/FOUNDATION INSPECTION.**

a. <b>SETBACK</b> (Location)	e. <b>INSULATION</b> (Slab, Walls, Ceiling)
b. <b>FOUNDATION</b> (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	f. <b>MECHANICAL COVER</b> (If HVAC is authorized by this permit)
c. <b>STRUCTURAL</b> (Shear Wall, HD's/Straps, Diaphragms)	g. <b>MECHANICAL FINAL</b> (If HVAC is authorized by this permit)
d. <b>FRAMING</b> (Sub floor prior to sheathing, Walls, Ceiling)	h. <b>FINAL INSPECTION</b> (After all other related permit requirements are completed)

**PRIOR TO FINAL BUILDING APPROVAL:**

Other permit approval sign-offs may be required prior to the Final Inspection of this permit. To speed-up Final approval of this permit, we recommend you acquire other permit final approvals in the signature boxes provided below.

<b>SOIL BEARING</b> Approved By _____ Date _____	<b>BOILER</b> Approved By _____ Date _____	<b>SEATTLE FIRE DEPARTMENT</b> Approved By _____ Date _____
<b>ELECTRICAL</b> Approved By _____ Date _____	<b>ELEVATOR</b> Approved By _____ Date _____	<b>LAND USE/DESIGN REVIEW</b> Approved By _____ Date _____
<b>PLUMBING / GASPIPING / BACKFLOW</b> Approved By _____ Date _____	<b>SITE / SIDE SEWER</b> Approved By _____ Date _____	<b>SDOT - PRVT CONTRACT/ST. USE</b> Approved By _____ Date _____
<b>MECHANICAL / REFRIGERATION</b> Approved By _____ Date _____	<b>OTHER</b> Approved By _____ Date _____	<b>STREET TREES / ARBORIST</b> Approved By _____ Date _____

Permit Number:  
**6380480**



# CITY OF SEATTLE

## Demolition Permit

Department of Planning  
and Development  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600

### DISTRICT 9

APN #:  
198620-0480  
198620-0515

**Site Address: 334 BOREN AVE N, SEATTLE, WA**

**Building ID:** NONE - NO BUILDING ID THIS PERMIT  
**Location:**

**Legal Description:** ALL OF BLOCK 109, TGW VO92708 LESS STREET PER CO 51975 DENNY S D. T. 5TH  
ADDITION

**Records Filed At:** 307 FAIRVIEW AVE N

#### OWNER

PAUL KLANSNIC  
2025 FIRST AVENUE  
SEATTLE, WA 98121  
Ph: (425) 417-5109 Fax: (206) 727-2399

#### CONTRACTOR

**Application Date:** 09/30/2013

**Issue Date:** 12/20/2013

**Expiration Date:** 06/20/2015

**Fees Paid:** \$1,357.75

**As of Print Date:** 12/20/2013

**Description of Work:** Demolish existing commercial landmark building "Boren Investment Building" (facade to remain), per plan

#### Permit Remarks:

**Sewer Capping Required:** N  
**Special Inspections:** Y  
**Land Use Conditions:** Y  
**TRAO Applies:** N  
**Dwelling Units Removed  
This Permit:** 0

#### Zoning/Overlays:

Urban Village Overlay  
Landmark  
Scenic View Within 100 Ft  
Airport Height District  
Additional Information on File

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
3012675	Discretionary Land Use Action	Ordinance Reviewer	WILLIAM WHIPKEY	(206) 233-7229
		Structural Reviewer	WILLIAM WHIPKEY	(206) 233-7229
		LU Planner	SHELLEY BOLSER	(206) 733-9067
		Zoning Reviewer	SAMANTHA UPDEGRAVE	(206) 615-1892
		Primary Applicant	ANDREW CLINCH	(206) 381-6000

**Applicant Signature:**

**Date:**

Permitted work must not progress without prior inspection approval. When ready for inspection, make request with the Department of Planning and Development at (206) 684-8900 or on the internet at: [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/). Provide the permit number, site address, and contact phone. Permission is given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees.

**THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**

PERMIT # 6380480

**City of Seattle**  
**Department of Planning and Development**  
**700 Fifth Ave., Suite 2000**

**POST THIS SIDE OUT: THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**

**TO THE CONTRACTOR/OWNER,**

Additional permits may be required for work occurring under this permit. This permit does not authorize Sewer, Public Right-of-Way Shoring, Drainage and Street Use, Fire Department, Boiler, Electrical, Elevator, Furnace, Gas Piping, Plumbing, or Sign permits. If other permits are required, they must be applied for separately from this permit. The requirements for all other permits related to this Permit, must be completed prior to the Final Inspection of this permit.

This Permits Final Inspection is required. The premises must not be occupied until the Final Inspection is provided and occupancy is authorized by the Seattle Department of Planning and Development.

**ISSUED PERMIT STATUS:**

You can check the status of issued permits on the internet at: [www.seattle.gov/dpd](http://www.seattle.gov/dpd)

**INSPECTION REQUESTS:**

Please clarify which inspections your project requires before proceeding with your project.

You may request an inspection on the internet or by phone. Inspection requests received **before 7:00 AM** are scheduled for the same working day. Inspection requests received **after 7:00 AM** are scheduled for the next working day. Inspectors are available between the hours of 7:30 AM and 8:30 AM.

- A) **Internet:** [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/) Under **Scheduling an Inspection** click **Requesting an inspection online.**
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**BEFORE BEGINNING CONSTRUCTION:**

- A) Before **First Ground Disturbance**, request an inspection of installed **Erosion Control Measures**.
- B) When there is **Special Inspections**, Land Use conditions, and/or unusual design elements, a **Pre Construction Conference** is required prior to construction. Call 684-8860 to request a Pre Construction conference.
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- D) When **Special Inspections** are required, notify the Special Inspection Agency at least 24 hours in advance.

**DURING CONSTRUCTION:**

DPD inspectors will provide a copy of each inspection report. These reports must either be kept with this Permit, or kept together where they can be conveniently referenced. Request an inspection for the following installations:

**PROPERTY LINES MUST BE ESTABLISHED BY SURVEY STAKES PRIOR TO SETBACK/FOUNDATION INSPECTION.**

a. <b>SETBACK</b> (Location)	e. <b>INSULATION</b> (Slab, Walls, Ceiling)
b. <b>FOUNDATION</b> (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	f. <b>MECHANICAL COVER</b> (If HVAC is authorized by this permit)
c. <b>STRUCTURAL</b> (Shear Wall, HD's/Straps, Diaphragms)	g. <b>MECHANICAL FINAL</b> (If HVAC is authorized by this permit)
d. <b>FRAMING</b> (Sub floor prior to sheathing, Walls, Ceiling)	h. <b>FINAL INSPECTION</b> (After all other related permit requirements are completed)

**PRIOR TO FINAL BUILDING APPROVAL:**

Other permit approval sign-offs may be required prior to the Final Inspection of this permit. To speed-up Final approval of this permit, we recommend you acquire other permit final approvals in the signature boxes provided below.

<b>SOIL BEARING</b> Approved By _____ Date _____	<b>BOILER</b> Approved By _____ Date _____	<b>SEATTLE FIRE DEPARTMENT</b> Approved By _____ Date _____
<b>ELECTRICAL</b> Approved By _____ Date _____	<b>ELEVATOR</b> Approved By _____ Date _____	<b>LAND USE/DESIGN REVIEW</b> Approved By _____ Date _____
<b>PLUMBING / GASPIPING / BACKFLOW</b> Approved By _____ Date _____	<b>SITE / SIDE SEWER</b> Approved By _____ Date _____	<b>SDOT - PRVT CONTRACT/ST. USE</b> Approved By _____ Date _____
<b>MECHANICAL / REFRIGERATION</b> Approved By _____ Date _____	<b>OTHER</b> Approved By _____ Date _____	<b>STREET TREES / ARBORIST</b> Approved By _____ Date _____



### Project Information

**Description of Work:** Demolish existing commercial landmark building "Boren Investment Building" (facade to remain), per plan

**Permit Remarks:**

### Applicant Information

<b>Name:</b> ANDREW CLINCH	<b>Capacity:</b> PRIMARY APPLICANT
<b>Address:</b> 1221 2ND AVE SUITE 200 SEATTLE, WA 98101	<b>E-Mail:</b> andrew.clinch@perkinswill.com
<b>Phone:</b> (206)381-6000	
<b>Name:</b> PAUL KLANSNIC	<b>Capacity:</b> OWNER
<b>Address:</b> 2025 FIRST AVENUE SEATTLE, WA 98121	<b>E-Mail:</b> pklansnic@touchstonecorp.com
<b>Phone:</b> (425)417-5109	
<b>Name:</b> TOUCHSTONE SLU LLC	<b>Capacity:</b> FINANCIALLY RESPONSIBLE PARTY
<b>Address:</b> 2025 1ST AVE , #1212 SEATTLE, WA 98121	<b>E-Mail:</b> pklansnic@touchstonecorp.com
<b>Phone:</b> (206)727-2393	

### Building Code Information

**Building Code:** DPD Building ID: NONE

**Proposed Number of Above-Grade Stories:** Proposed Number of Below-Grade Stories:

**Number of Mezzanines:** High-Rise:

**Required Emergency Systems**

**Pressurization System - Stairwell:** Pressurization System - Elevator: Elevator - Required Accessible Egress:

**Change of Occupancy?**

Floor/Area	Construction Type	Occupancy Group	Occupancy/Use	NFPA Sq. Ft. Sprinkler Standard	Posted Occupancy
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### Land Use Conditions

**Condition ID:** 1 **Category:** PRIOR TO BLDG PERMIT ISSUANCE **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** BOLSERS 11/20/2013  
**Condition:** 1. If the applicant intends to work outside of the limits of the hours of construction described in condition #5, a Construction Noise Management Plan shall be required, subject to review and approval by DPD, and prior to a demolition, grading, or building permit, whichever is issued first. The Plan shall include the specific mitigation listed in the Addendum, and may include additional proposed management of construction related noise, efforts to mitigate noise impacts, and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short-term transportation impacts that result from the project.

**Condition ID:** 2 **Category:** PRIOR TO BLDG PERMIT ISSUANCE **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** BOLSERS 11/20/2013  
**Condition:** 2. The applicant shall provide DPD with a copy of a Construction Haul Route, approved by Seattle Department of Transportation.

**Condition ID:** 3 **Category:** PRIOR TO BLDG PERMIT ISSUANCE **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** BOLSERS 11/20/2013  
**Condition:** 3. A DPD-approved Construction Parking Plan is required. This plan shall be provided to the Land Use Planner for review and approval (Shelley Bolser 206-733-9067 or shelley.bolser@seattle.gov).

**Condition ID:** 4 **Category:** PRIOR TO BLDG PERMIT ISSUANCE **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 4. The applicant shall make a pro rata mitigation payment pursuant to CAM 243 in the amount of \$428,699 to the City of Seattle.

**Condition ID:** 5 **Category:** DURING CONSTRUCTION **Verification Group:** COMPLAINT BASED  
**Exception / Modification & Date:** **Verification By & Date:** BOLSERS 11/20/2013  
**Condition:** 5. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition. This condition may be modified through a Construction Noise Management Plan, required prior to issuance of a building permit as noted in condition #1.

**Condition ID:** 6 **Category:** PRIOR BLDG PERMIT FINAL/C OF O **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 6. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or shelley.bolser@seattle.gov).

**Condition ID:** 7 **Category:** PRIOR BLDG PERMIT FINAL/C OF O **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 7. The perforated metal panel pieces at the building entries shall be designed by a graphic artist. The final design shall be verified by the DPD Land Use Planner prior to fabrication and installation, and inspected by the Land Use Planner after installation (Shelley Bolser (206) 733-9067 or shelley.bolser@seattle.gov).

**Condition ID:** 8 **Category:** PRIOR BLDG PERMIT FINAL/C OF O **Verification Group:** BY DISCRETIONARY LU PLANNER  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 8. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Shelley Bolser (206) 733-9067 or shelley.bolser@seattle.gov).

**Condition ID:** 9 **Category:** FOR LIFE OF PROJECT **Verification Group:** COMPLAINT BASED  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 9. The clear glazed building corners facades at the courtyard shall be retained, as shown in the MUP drawings.

**Condition ID:** 10 **Category:** FOR LIFE OF PROJECT **Verification Group:** COMPLAINT BASED  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 10. The clear glazed building corners should be composed entirely of vision glass, or vision glass and spandrel glass that reads as transparent, as shown in the MUP drawings.

**Condition ID:** 11 **Category:** FOR LIFE OF PROJECT **Verification Group:** COMPLAINT BASED  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 11. The 30" wide modules and variation in the glass frit pattern shall be retained, as shown in the MUP drawings.

**Condition ID:** 12 **Category:** FOR LIFE OF PROJECT **Verification Group:** COMPLAINT BASED  
**Exception / Modification & Date:** **Verification By & Date:** **Condition:** 12. 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 (Shelley Bolser 206-733-9067 or shelley.bolser@seattle.gov).

### Energy/Mechanical Code Information

### Shop Drawings & Key Area Inspections

**Required Shop Drawings**

**Key Inspection Issues**

**Review Type**

### Special Inspections

**Geotechnical Inspections**

**Inspection Agency 1:** ASSOCIATED EARTH SCIENCES **Agency Phone:** (425)827-7701  
**Inspection Type:** MICROPILE INSTALLATION & TEST **Description:**

**Structural Observation**

**Inspection Agency:** MAGNUSSON KLEMENCIC ASSOCIATES **Agency Phone:** (206)292-1200  
**Observation Instructions:**

### Land Use Code Information

**Zoning and Districts at Intake:** AIRPORT HEIGHT DISTRICT LANDMARK SCENIC VIEW WITHIN 100 FT SEATTLE MIXED 160 INCENTIVE URBAN VILLAGE OVERLAY

**Assessor Parcel No.:** 1986200515 **Design Review Required:**

**Existing Use** **Sq. Ft.** **Proposed Use** **Sq. Ft.**

Dwelling Units	Proposed New	Demolished	Dwelling Units	Proposed New	Demolished	Total Dwelling Units Live/Work:
NONE	0	0				0

### Ground Disturbance

**Ground Disturbance:** Y **PASV Required:** N

**PASV Performed under Project:** 3012675

**Land-Disturbing Activity:** EXTERIOR >5000 SF

### Green Building Information

**Green Project:**

### Customer Alert!

**Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8860**  
 A DPD site inspection is required prior to any ground disturbance related to this permit, including clearing, grubbing or grading.

**Preconstruction Conferences, When Required - Call (206) 684-8860**  
 A DPD preconstruction conference should be scheduled prior to beginning work. A conference is required for the following types of work:  
 1. When any special inspections are indicated on the plan.  
 2. When land use or design review conditions are indicated on the plan.  
 3. When a DPD plans examiner specifies on plans unusual or complex inspection or occupancy requirements.

**Rules for Ufer Grounds - Call (206) 684-5383**  
 If you have any questions or concerns regarding the rules (2005 NEC) for installation of ufer grounds, please contact DPD's Electrical Technical Backup Monday - Friday, 7:00 a.m. to 4:30 p.m.

**Required SDOT Permits and Inspections**  
**-Street Tree Inspections**  
 Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval. Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693; Single Family Zones, (206) 684-7997.

**-Street Use Permits**  
 Call prior to construction: (206) 684-5283.

**Water Service Inspection by SPU Required**  
 All water service piping on property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5800. For water quality backflow protection information and inspection, call SPU at (206) 684-3536.

### Drainage and Sewer Review Information

### Shop Drawings & Key Area Inspections

**Required Shop Drawings**

**Key Inspection Issues**

**Review Type**

### Permit Issuance Authorization

Review Name	Approved By	Approval Date
ADDRESSING	Eleanor Copeland	Thursday, Sep 19, 2013
DON	Samantha Updegrave	Thursday, Dec 5, 2013
DRAINAGE	Arthur Richardson	Thursday, Oct 3, 2013
GEO SOILS	Robert McIntosh	Monday, Oct 7, 2013
LAND USE	Shelley Bolser	Monday, Nov 25, 2013
ORDINANCE	William Whipkey	Monday, Nov 4, 2013
SHORING	Ray Gu	Thursday, Nov 14, 2013
STRUCT ENG	William Whipkey	Wednesday, Nov 20, 2013
ZONING	Samantha Updegrave	Thursday, Dec 5, 2013

<b>Project Number:</b> 6380480	<b>Project Type:</b> Demolition
<b>Address:</b> 334 BOREN AVE N	<b>Type of Work:</b> FULL +
<b>Application Date:</b> 9/30/2013	<b>Category:</b> COMMERCIAL
<b>Issue Date:</b> 12/20/2013	<b>Action / Decision Type:</b> DEMOLITION
<b>Description of Work:</b> Demolish existing commercial landmark building "Boren Investment Building" (facade to remain), per plan	<b>Find at Address:</b> 307 FAIRVIEW AVE N
<b>Parent Permit:</b>	<b>Priority:</b>
<b>Related Land Use Project:</b> 3012675	<b>Value:</b>
<b>Building ID:</b> NONE	<b>\$0 Use:</b>



0 10' 20' 30' 40' 50'

PERKINS  
+ WILL

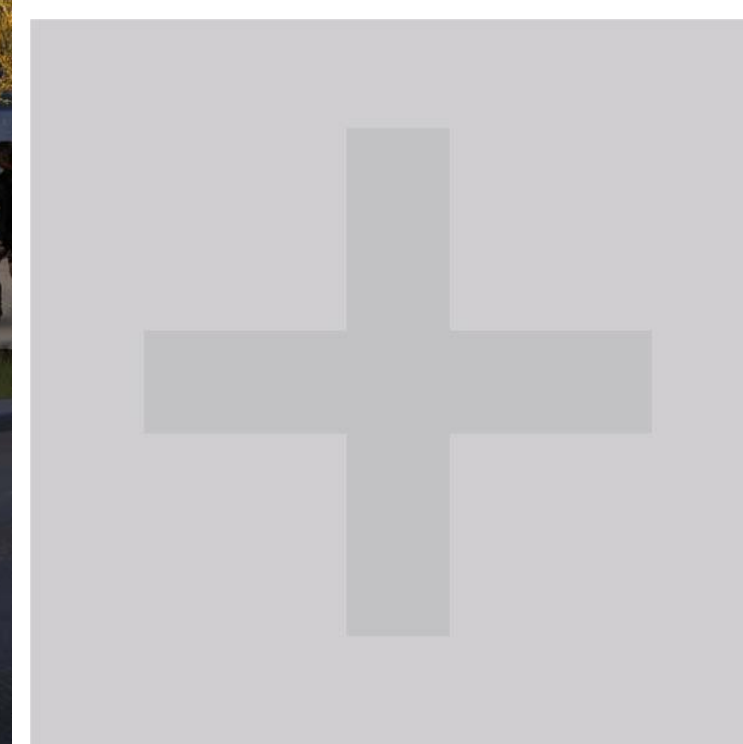
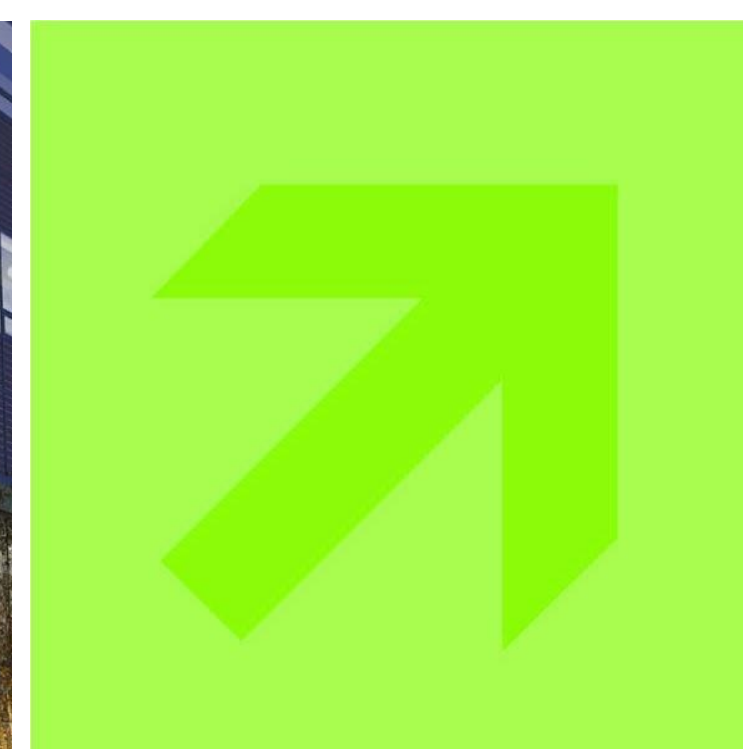
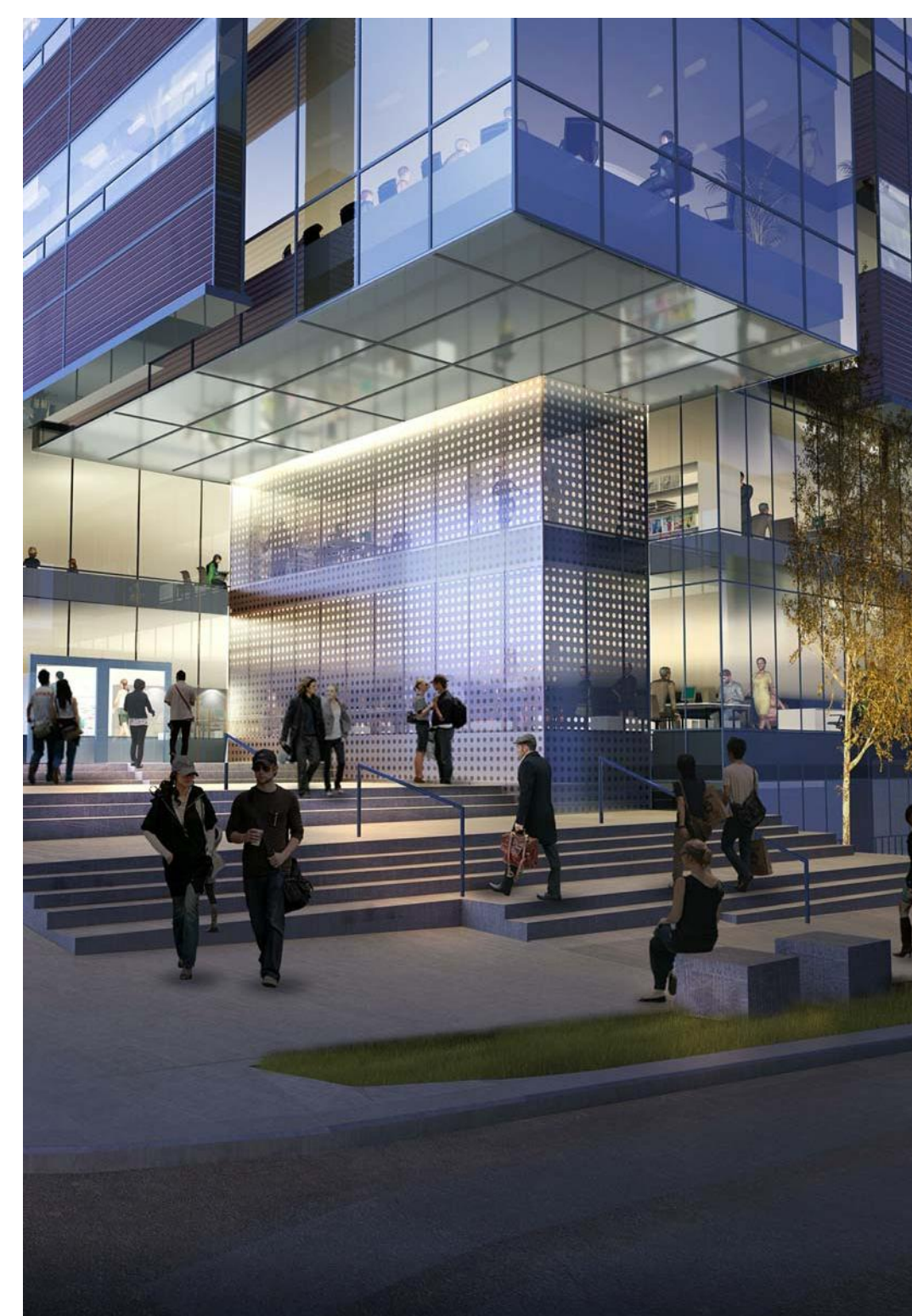


**TROY BLOCK**  
TOUCHSTONE CORPORATION  
307 Fairview Avenue North, Seattle, WA 98109

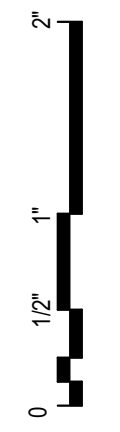
# DEMOLITION PERMIT

City of Seattle  
Department of Planning and  
Development  
Issued for Permit

09/18/2013







**PROJECT DIRECTORY**

**ARCHITECT:**  
PERKINS+WILL  
1221 SECOND AVENUE, SUITE 200  
SEATTLE, WA 98101  
206 381 6000  
CONTACT: ANDY CLINCH

**STRUCTURAL AND CIVIL ENGINEER:**  
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1301 FIFTH AVENUE, SUITE 3200  
SEATTLE, WA 98101  
206 292 1200  
CONTACT: PETER SOMERS-STRUCTURAL  
BROOK JACKSHA-CIVIL

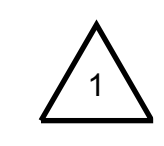
**LANDSCAPE ARCHITECT:**  
SWIFT COMPANY, LLC  
3131 WESTERN AVENUE, SUITE M423  
SEATTLE, WA 98121  
206 632 2038  
CONTACT: BARBARA SWIFT

**GENERAL CONTRACTOR:**  
LEASE CRUTCHER LEWIS  
107 SPRING STREET  
SEATTLE, WA 98104  
206 622 0500  
CONTACT: JEFF CLEATOR

**OWNER:**  
TOUCHSTONE CORPORATION  
206 727 2399  
CONTACT: PAUL KLANSNIC

**MEP BOD CONSULTANT:**  
GLUMAC  
1335 4TH AVE  
SUITE 1515  
SEATTLE, WA 98101  
206 281 1010  
CONTACT: MARC JACQUES

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**PERKINS + WILL**

1221 Second Avenue  
Suite 200  
Seattle, WA 98101  
206 381 6000  
206 441 4861  
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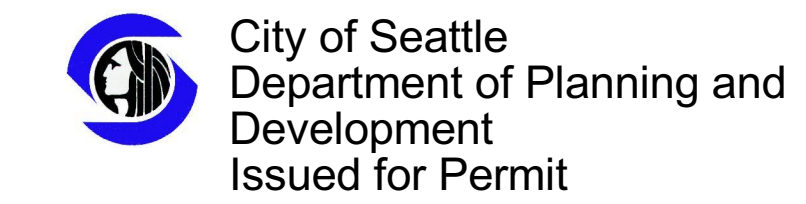
**TROY BLOCK**

**TOUCHSTONE CORPORATION**

307 Fairview Avenue North,  
Seattle, WA 98109

**DEMOLITION PERMIT**

**September 18, 2013**



City of Seattle  
Department of Planning and  
Development  
Issued for Permit

Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

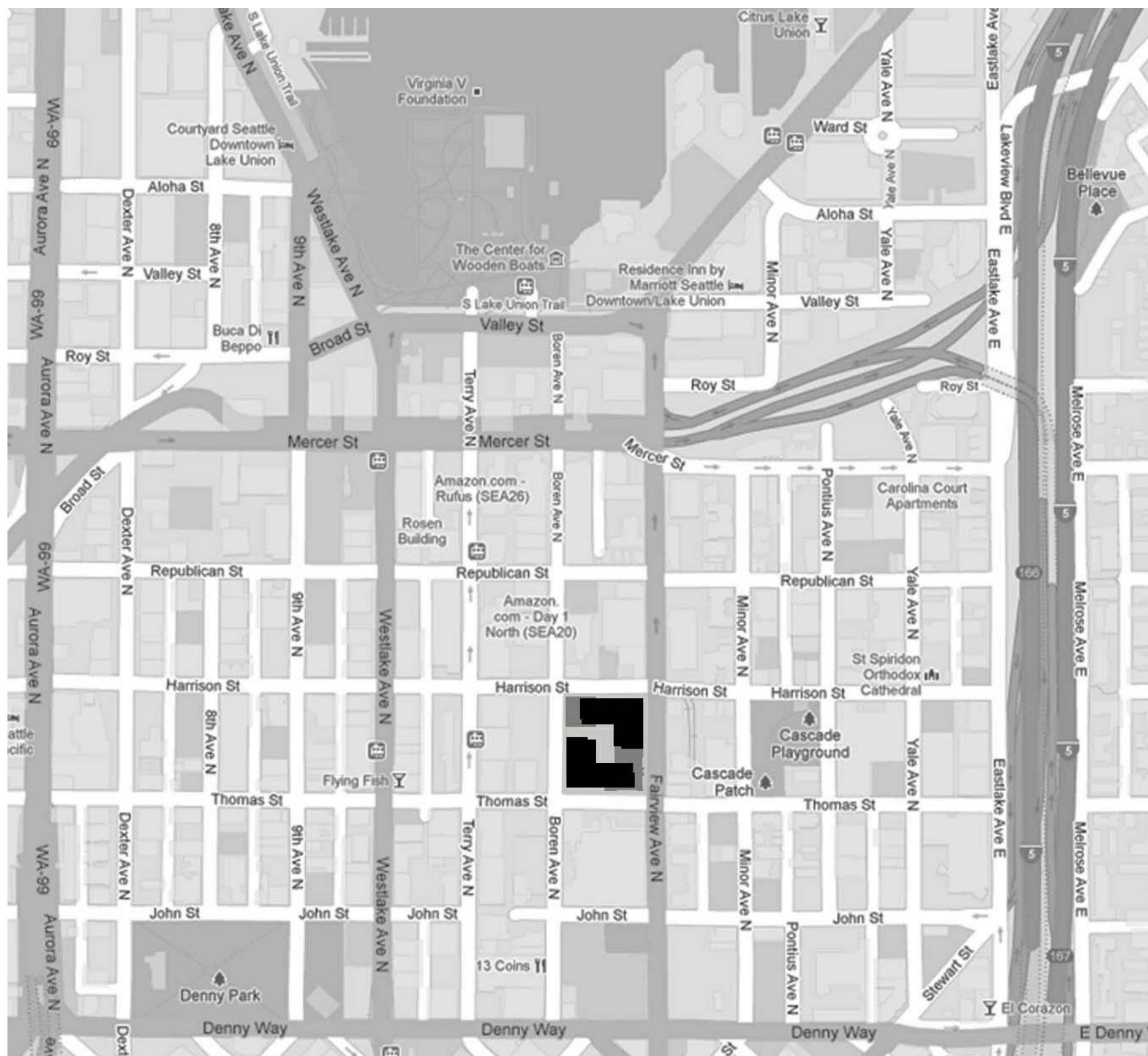
**FOR REFERENCE ONLY**

Revisions

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Checked	Checker	
Approved	Approver	
Title		

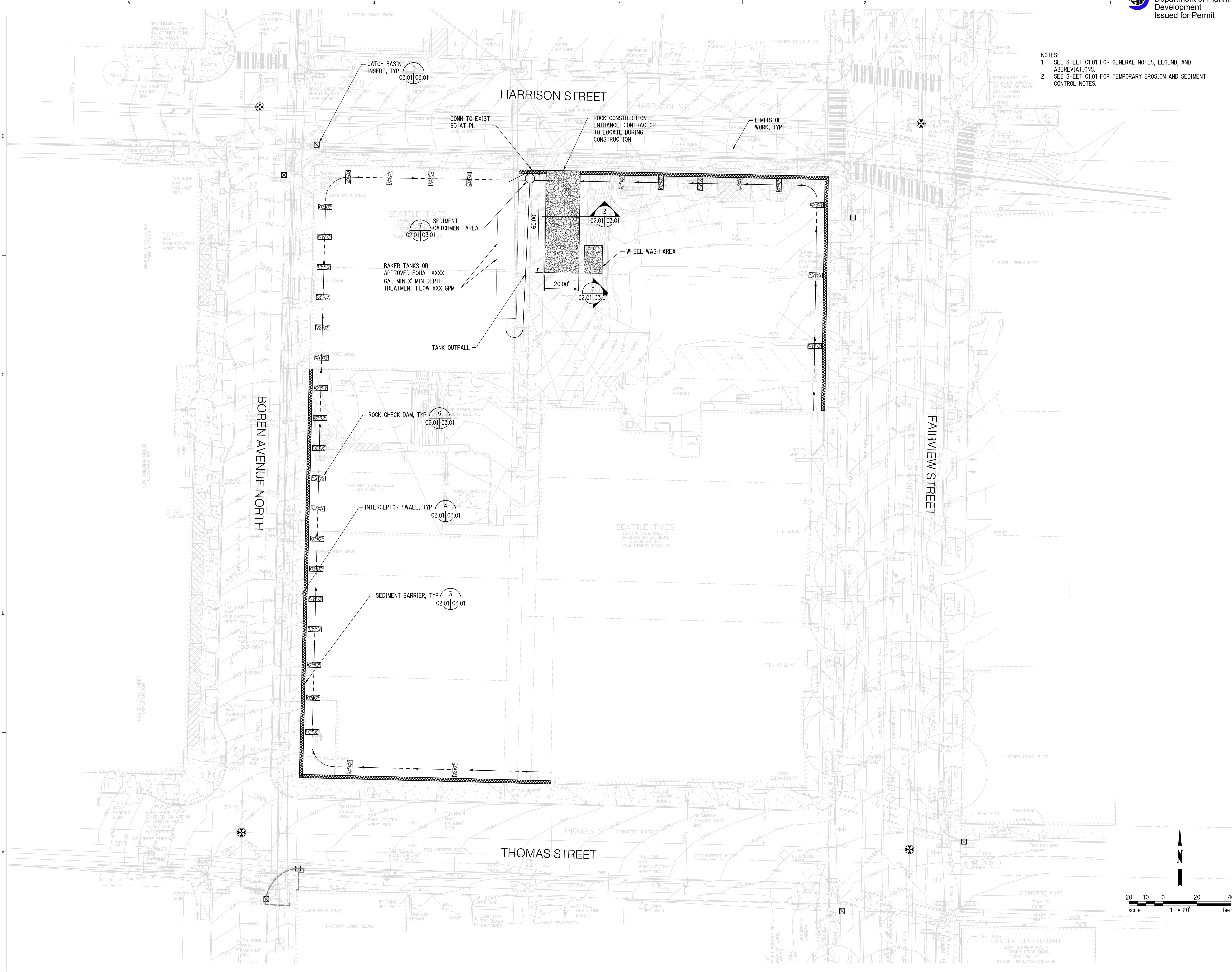
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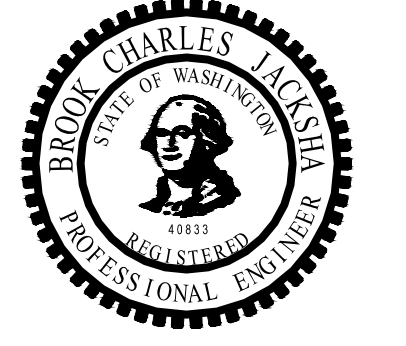
**NOTES:**  
1. SEE SHEET C1.01 FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS.  
2. SEE SHEET C1.01 FOR TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.



**DEMOLITION  
PERMIT**

**September 18, 2013**

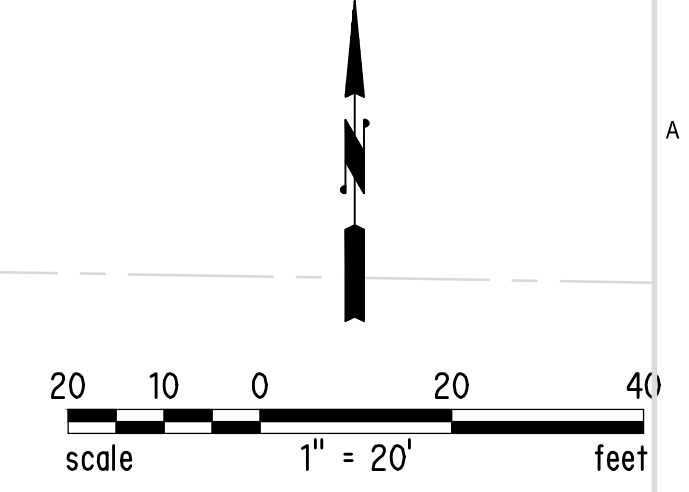
Demolition Permit	Sept 18, 2013
Current Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date



Revisions

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Job Number	151119.000	
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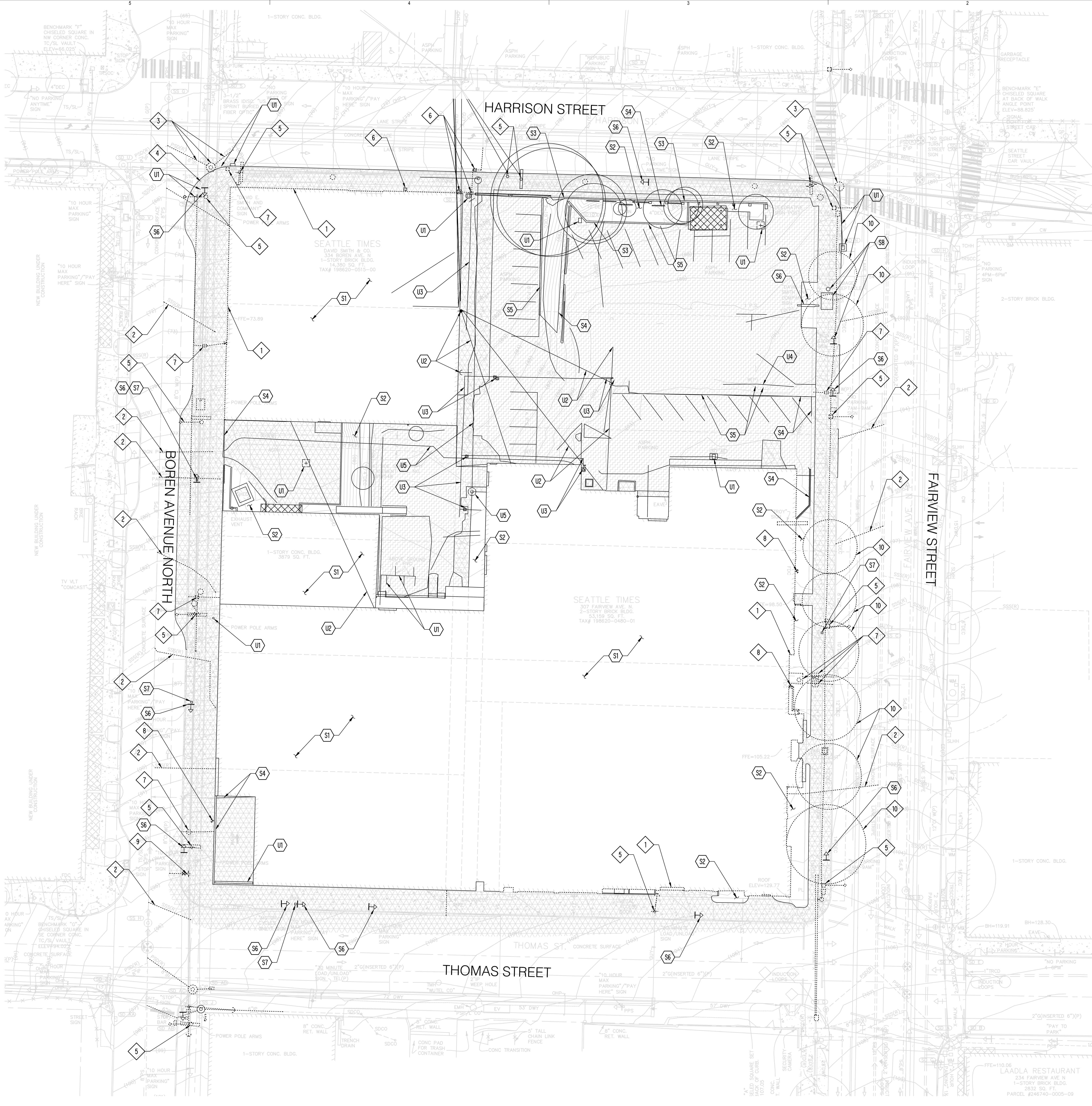
**TEMPORARY EROSION  
AND SEDIMENTATION  
CONTROL PLAN**



Sheet  
**C2.01**

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- NOTES:**
- SEE C1.01 FOR LEGEND, GENERAL NOTES AND ABBREVIATIONS.
  - SEE C1.01 FOR DEMOLITION NOTES AND LEGEND.
  - SEE SHEETS C5.01 - C5.07 FOR ADDITIONAL ITEMS TO BE RELOCATED OR REMOVED OUTSIDE PROPERTY LINE.

- 1 EXISTING BUILDING FACADE TO REMAIN.
- 2 EXISTING SANITARY SEWER PIPING, MANHOLES AND CLEANOUTS TO REMAIN. RIMS AND LIDS SHALL MATCH FINISHED GRADE.
- 3 EXISTING STORM DRAIN PIPING, MANHOLES, CATCH BASINS AND INLETS TO REMAIN. RIMS AND LIDS SHALL MATCH FINISHED GRADE.
- 4 EXISTING CONCRETE RAMP TO REMAIN.
- 5 EXISTING POWER POLE, OVERHEAD POWER LINES AND LUMINARE TO REMAIN.
- 6 EXISTING GAS METER AND PIPING TO REMAIN. RIMS AND LIDS SHALL MATCH FINISHED GRADE.
- 7 EXISTING WATER METER AND PIPING TO REMAIN. RIMS AND LIDS SHALL MATCH FINISHED GRADE.
- 8 EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- 9 EXISTING FIRE HYDRANT TO REMAIN.
- 10 EXISTING TREE TO REMAIN.

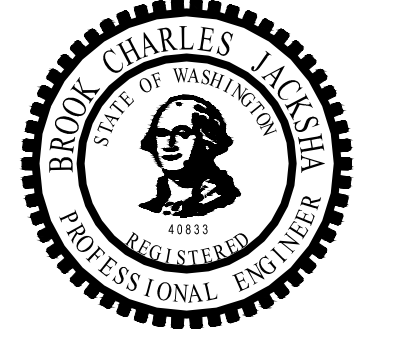
- S1 REMOVE EXISTING BUILDING, SUPPORTING COLUMNS, ATTACHED ROOF DRAINS, RAMPS, CURBS, STAIRS, SINKS AND VENTS.
- S2 REMOVE EXISTING TREES, SHRUBS, LANDSCAPE PLANTINGS, TURF AND TREE WELL.
- S3 REMOVE EXISTING RETAINING WALL.
- S4 REMOVE EXISTING FENCE.
- S5 REMOVE EXISTING CONCRETE CURB (CAST-IN-PLACE OR EXTRUDED) AND CURB AND GUTTER.
- S6 REMOVE EXISTING SIGN, POST AND FOUNDATIONS.
- S7 REMOVE EXISTING PARKING PEDESTAL AND RETURN TO SDOT.
- S8 REMOVE AND RELOCATE EXISTING BUS SHELTER, GARBAGE RECEPTACLE AND BUS STOP SIGN. SEE SHEET C2.21 FOR NEW LOCATION.

- U1 REMOVE EXISTING STORM DRAIN PIPING, CATCH BASINS, MANHOLES, SLOTTED DRAINS AND TRENCH DRAINS.
- U2 REMOVE EXISTING OVERHEAD POWER, POWER METER, DUCT HANDHOLES AND VAULTS.
- U3 REMOVE EXISTING GAS PIPING AND METERS.
- U4 REMOVE EXISTING WATER SERVICE AND PIPING.
- U5 REMOVE EXISTING SANITARY SEWER SERVICE AND PIPING.

**DEMOLITION  
PERMIT**

**September 18, 2013**

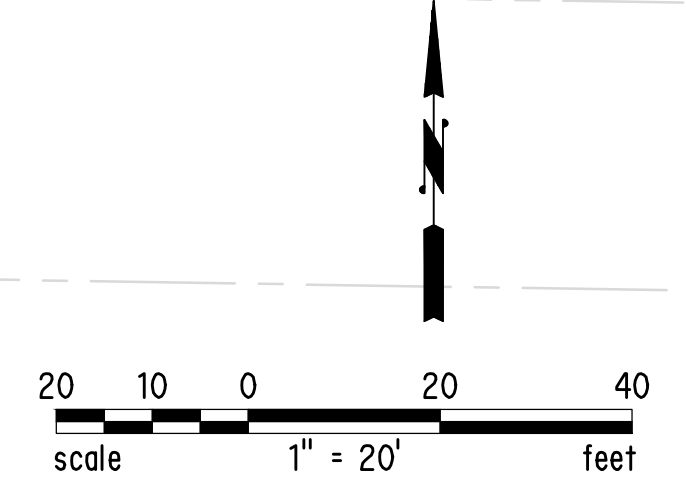
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Curian Wall Pricing Package	Aug 16, 2013
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Drawing Issue	Date



Revisions

NO	ISSUE	DATE
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Job Number	151119.000	
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Approved		

**DEMOLITION PLAN**



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**C2.11**

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**MICROPILE NOTES**

**GENERAL**

**CODE REQUIREMENTS:**  
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF SEATTLE, WASHINGTON.

**DESIGN CAPACITIES:** DESIGN CAPACITIES FOR THE MICROPILE SYSTEM ARE AS SPECIFIED IN THE GEOTECHNICAL TECHNICAL MEMO BY ASSOCIATED EARTH SCIENCES, INC, DATED JUNE 11, 2013. AS INDICATED IN THE DETAILS, MICROPILE CAPACITY SHALL BE CONFIRMED BY TESTING IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND FHWA-NHI-05-039.

**OBSERVATION:**  
THE GEOTECHNICAL ENGINEER SHALL PROVIDE FULL TIME OBSERVATION OF THE MICROPILE INSTALLATION AND LOAD TESTING PROCEDURES. A QUALIFIED TESTING LABORATORY SHALL PERFORM GROUT TESTING. GROUT CUBES SHALL BE BROKEN AT 3, 7, AND 28 DAYS. CONSTRUCTION TESTING SHALL BE THE RESPONSIBILITY OF THE OWNER.

**REPORTING:**  
ALL RELATED REPORTS, MEMORANDUMS, AND TEST DATA SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND SEATTLE DPD.

**INSPECTION:**  
SPECIAL INSPECTION SHALL BE REQUIRED FOR ALL MICROPILE INSTALLATION, GROUTING, WELDING, REINFORCING STEEL PLACEMENT, AND VERIFICATION AND PROOF TESTS.

**MATERIALS:**  
**REINFORCING BARS:**  
ALL DEFORMED REINFORCING BARS FOR VERTICAL BARS SHALL BE ASTM DESIGNATION A-615, GRADE 75. SIZE SHALL BE SPECIFIED ON PLANS.

**BAR COUPLERS:**  
ALL BAR COUPLERS SHALL DEVELOP THE FULL ULTIMATE TENSILE STRENGTH OF THE BAR AS CERTIFIED BY THE MANUFACTURER.

**NUTS AND PLATES:**  
ALL NUTS SHALL BE FURNISHED BY THE MANUFACTURER OF THE BAR OR SHALL BE DESIGNED FOR USE WITH THE NAIL BAR. THE NUTS SHALL BE FITTED, WHERE NECESSARY, WITH A SPECIAL WASHER OR SPHERICAL SEAT SUCH THAT THE NUT WILL BEAR UNIFORMLY ON THE PLATE. NUTS SHALL CONFORM TO ASHTO M291, GRADE B. BEARING PLATES SHALL BE THE SIZE SPECIFIED ON PLANS, AND SHALL CONFORM TO ASHTO M 183/ASTM A36.

**GROUT:**  
ALL STRUCTURAL GROUT SHALL BE:  
F'c = 4,000 PSI AT 28 DAYS  
9 SACK MIN.  
PUMPABLE  
6" SLUMP MIN.

ALL GROUT SHALL BE A PUMPABLE NEAT OR FINE AGGREGATE/CEMENT MIXTURE WITH A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI PER ASTM C109, AND A MINIMUM CEMENT CONTENT OF 9 STACKS PER CUBIC YARD, OR OTHER APPROXED MIX DESIGN.

**GROUT TESTING:**  
ALL MICROPILE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS NOTED ABOVE. 2 INCH GROUT CUBES SHALL BE TESTED BY THE TESTING AGENCY IN ACCORDANCE WITH ASTM C109 AT 3, 7, AND 28 DAYS. AT A FREQUENCY OF NO LESS THAN ONE SET OF (3) TESTS FOR EVERY 10 PILES INSTALLED OR EVERY DAY (WHICHEVER COMES FIRST).

**CEMENT:**  
ALL CEMENT SHALL BE ASTM C150, TYPE I, II, III, OR V. FINE AGGREGATE SHALL BE CLEAN, NATURAL SAND ASTM C33. ARTIFICIAL OR MANUFACTURED SAND SHALL BE ACCEPTABLE PROVIDED IT IS SUITABLE FOR PUMPING IN ACCORDANCE WITH ACI 304, 4.2.2.

**CASING CONNECTION:**  
ALL STEEL PIPE CASING SHALL BE ASTM A252 GRADE 3, Fy = 80 KSI OR API 5CT GRADE N-80. CASING SECTIONS SHALL BE JOINED BY A THREADED CONNECTION, MACHINED INTO THE CASING, SHALL PROVIDE A STRENGTH IN TENSION AND COMPRESSION EQUAL TO THE FULL CASING SECTION.

**CORROSION PROTECTION:**  
ALL MICROPILES SHALL BE PERMANENT AND ARE DESIGNED WITH CORROSION ALLOWANCE OF 1/16 INCH.

**WELDING:**  
ALL WELDING SHALL CONFORM TO AWS D1-1 "STRUCTURAL WELDING CODE." ALL WELDING ELECTRODES SHALL BE E70XX. ALL WELDING SHALL BE PERFORMED BY WABO AND AWS CERTIFIED WELDERS.

**MICROPILE INSTALLATION TOLERANCES SHALL BE AS FOLLOWS:**  
PLAN DIRECTION: 6 INCHES  
VERTICAL DIRECTION: 2 INCHES±

MICROPILE SHALL BE PLUMB WITHIN 2 PERCENT OF TOTAL LENGTH PLAN ALIGNMENT, TYPICAL, UNO.

**VERIFICATION TEST:**  
PERFORM A VERIFICATION TEST TO 200 PERCENT OF THE DESIGN LOAD TENSION. UPON SUCCESSFUL COMPLETION OF VERIFICATION TEST, PRODUCTION MICROPILES MAY BEGIN.

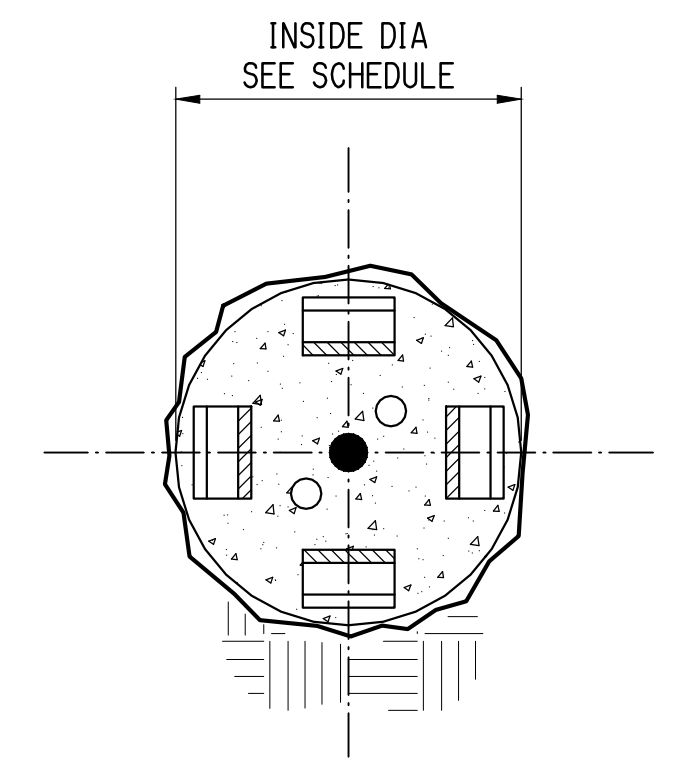
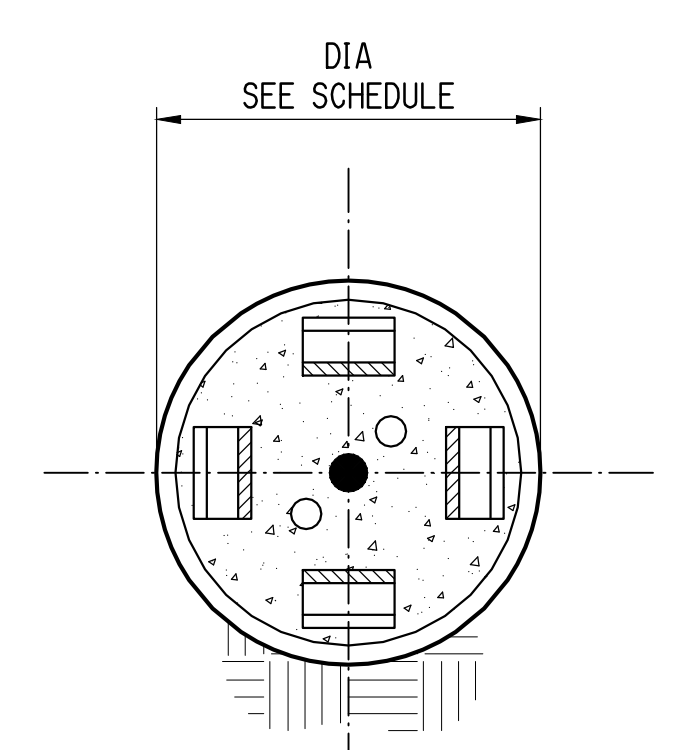
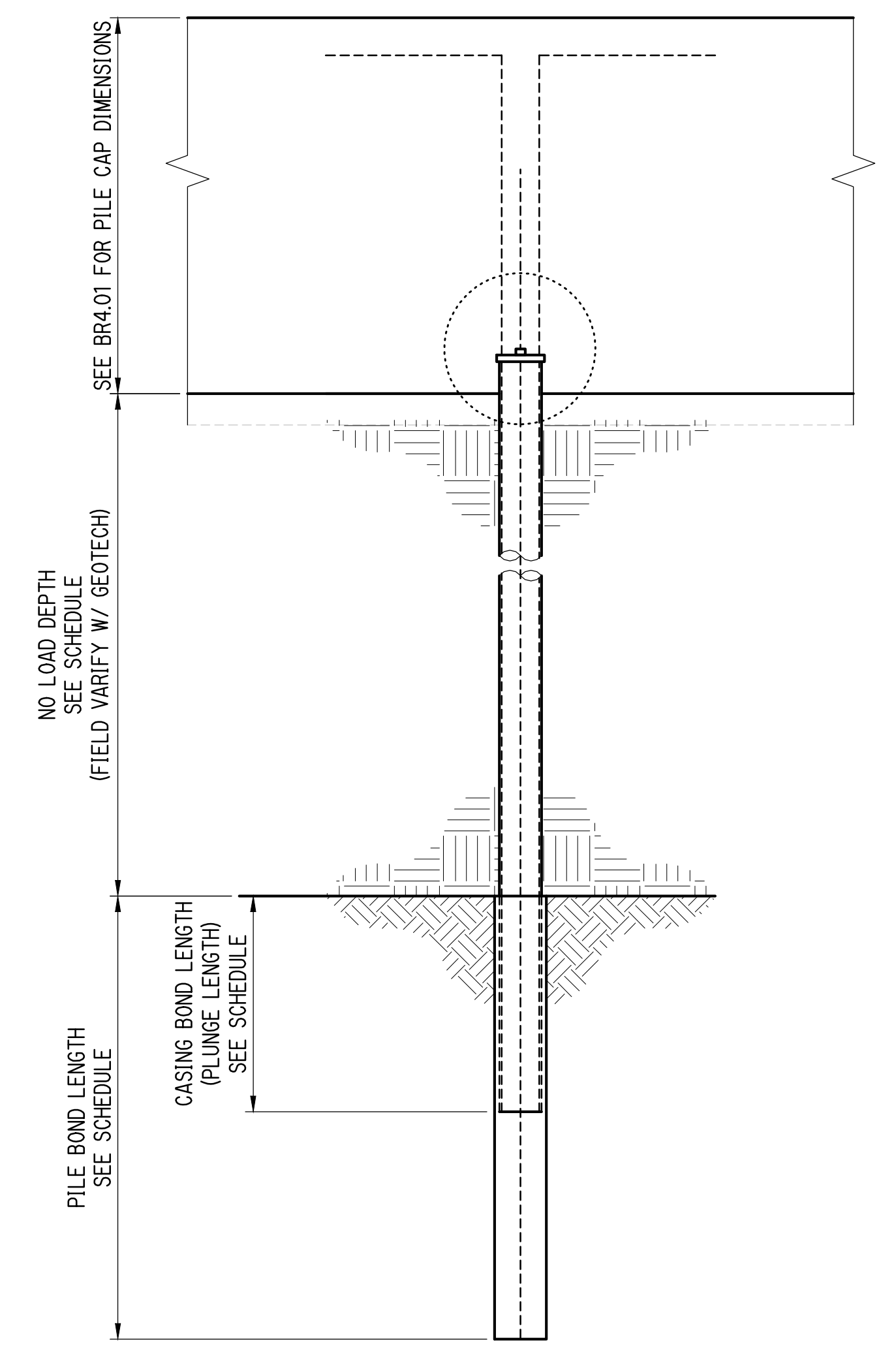
**LOAD PROOF TESTS:**  
PROOF TESTS SHALL BE PERFORMED ON AT LEAST 5% OF MICROPILES ALONG THE WALL LENGTH AND SHALL FOLLOW FHWA 2005 STANDARD PROCEDURES AND CRITERIA. PROOF TEST MICROPILES TO 125 PERCENT OF STATIC DESIGN LOAD. PROOF TEST LOCATIONS SHALL BE SELECTED BY GEOTECHNICAL ENGINEER.

A PROOF TESTED PILE IS ACCEPTABLE IF:  
A. THE PILE CARRIES THE MAXIMUM TEST LOAD WITH A CREEP RATE THAT DOES NOT EXCEED 0.08 INCH PER LOG CYCLE OF TIME AND IS AT A LINEAR OR DECREASING CREEP RATE.

B. FAILURE DOES NOT OCCUR AT THE 1.50 DL TEST LOAD. FAILURE SHALL BE DEFINED AS THE LOAD AT WHICH ATTEMPTS TO FURTHER INCREASE THE TEST LOAD SIMPLY RESULT IN CONTINUED PILE MOVEMENT.

C. ALL REJECTED PROOF PILES SHALL BE REPLACED BY THE CONTRACTOR.

**CITY OF SEATTLE REMOVAL CRITERIA:**  
ALL MICROPILES AND MICROPILE CAPS LOCATED IN THE RIGHT-OF-WAY MUST BE REMOVED TO A DEPTH OF AT LEAST 4 FEET BELOW FINISHED GRADE ONCE THEY ARE NO LONGER NEEDED FOR CONSTRUCTION.

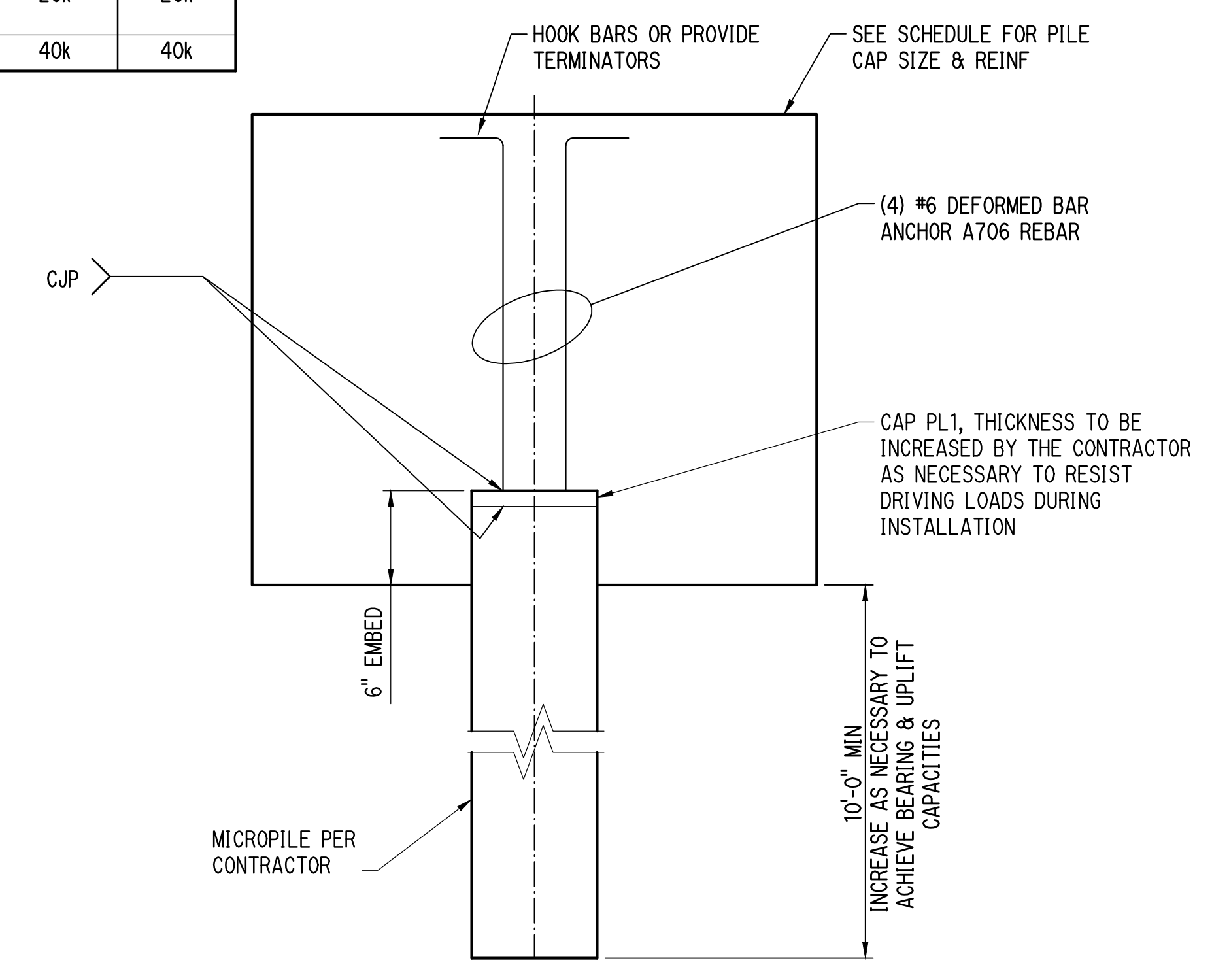


NTS

NTS

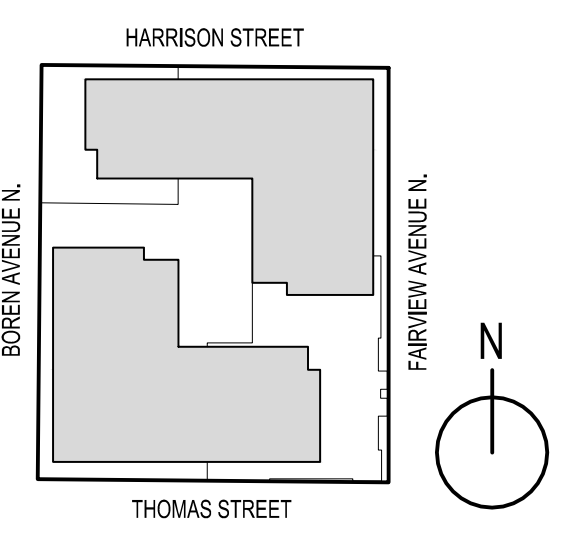
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ALLOWABLE AXIAL LOAD		
TYPE	DOWNWARD	UPWARD
MICROPILE 1	20k	20k
MICROPILE 2	40k	40k



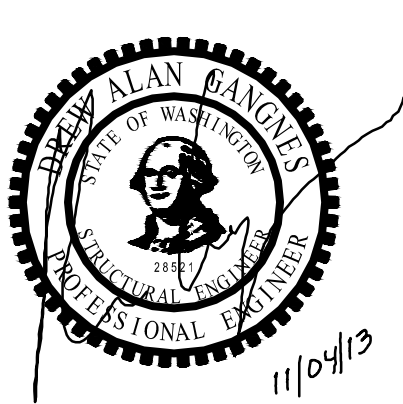
TYPE	CASING SIZE (NOMINAL)	REQUIRED ALLOWABLE CAPACITY COMPRESSION/TENSION	NO LOAD LENGTH *	MINIMUM PILE BOND LENGTH	MINIMUM CASING BOND LENGTH (PLUNGE LENGTH)	CENTER REBAR SIZE AND YIELD STRENGTH
BOREN BLDG	O.D. = 6.0" WALL = 0.5"	20 KIPS / 20 KIPS	4'-0"	1'-0"	5'-0"	#11 75 KSI GEWI BAR
TROY BLDG	O.D. = 6.0" WALL = 0.5"	40 KIPS / 40 KIPS	1'-0"	1'-0"	5'-0"	#11 75 KSI GEWI BAR

\* FIELD VERIFY NO-LOAD LENGTH WITH GEOTECHNICAL ENGINEER



**Demolition Permit**  
**November 4, 2013**

NO.	ISSUE	DATE
1	Demolition Permit Resubmitted	Nov 4, 2013
2	75% DD Set	Oct 2, 2013
3	Landmarks Certificate of Approval	Sept 25, 2013
4	Demolition Permit	Sept 18, 2013
5	Curtain Wall Pricing Package	Aug 16, 2013
6	Schematic Design	June 14, 2013
7	Drawing Issue	Date



Revisions

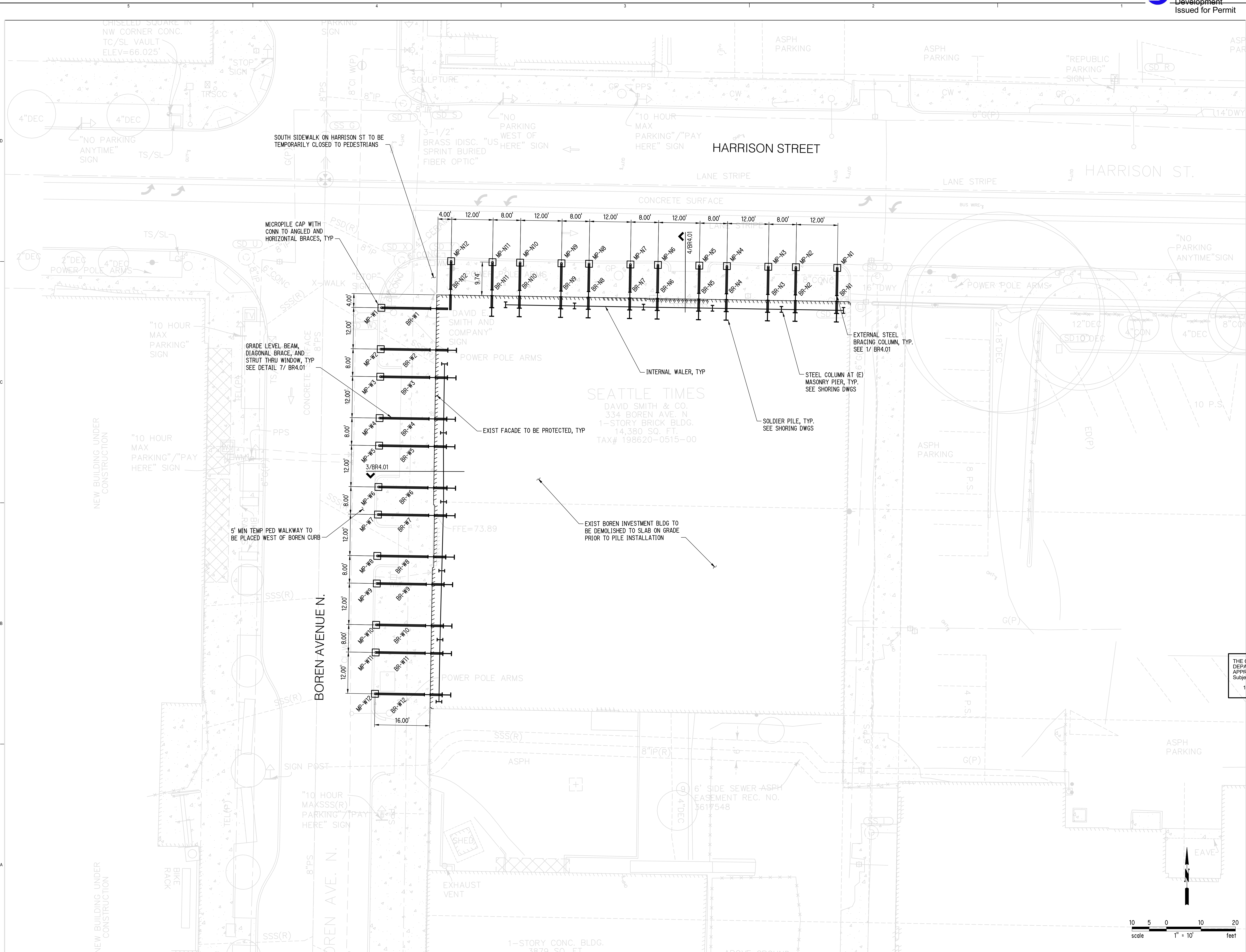
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Checked	ZRM	
Approved	PAH	
<b>Title</b>		

**MICROPILE NOTES & DETAILS**

THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
Subject to Errors and Omissions  
12/12/2013 **William Whipkey**

Sheet  
**BR1.01**

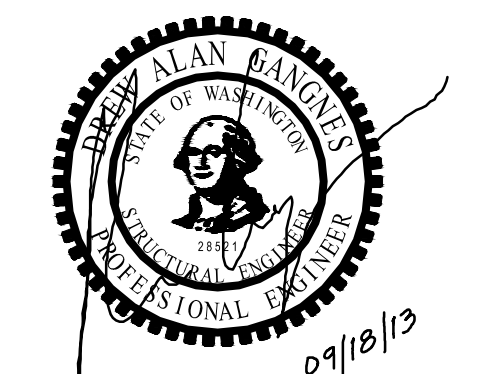




**DEMOLITION  
PERMIT**

**September 18, 2013**

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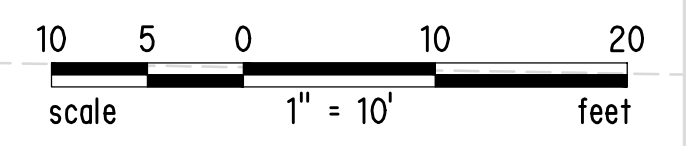


Revisions

THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
Subject to Errors and Omissions  
12/12/2013 **William Whipkey**

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<b>Sheet Information</b>		
Date	08/16/2013	
Job Number	161119.000	
Drawn		
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Title  
**EXTERNAL BRACING  
PLAN - BOREN  
INVESTMENT BLDG**



**BOREN INVESTMENT BUILDING - EXTERNAL BRACING PLAN**

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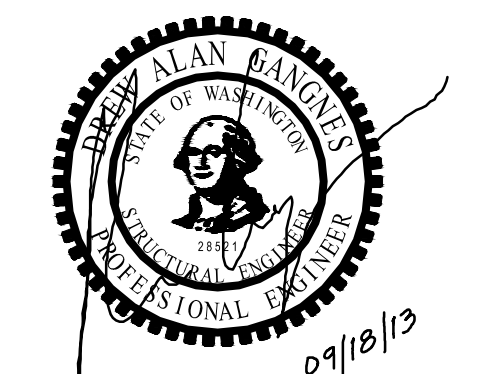


SEATTLE TIMES  
307 FAIRVIEW AVE. N.  
2-STORY BRICK BLDG.  
53,159 SQ. FT.  
TAX# 198620-0480-01

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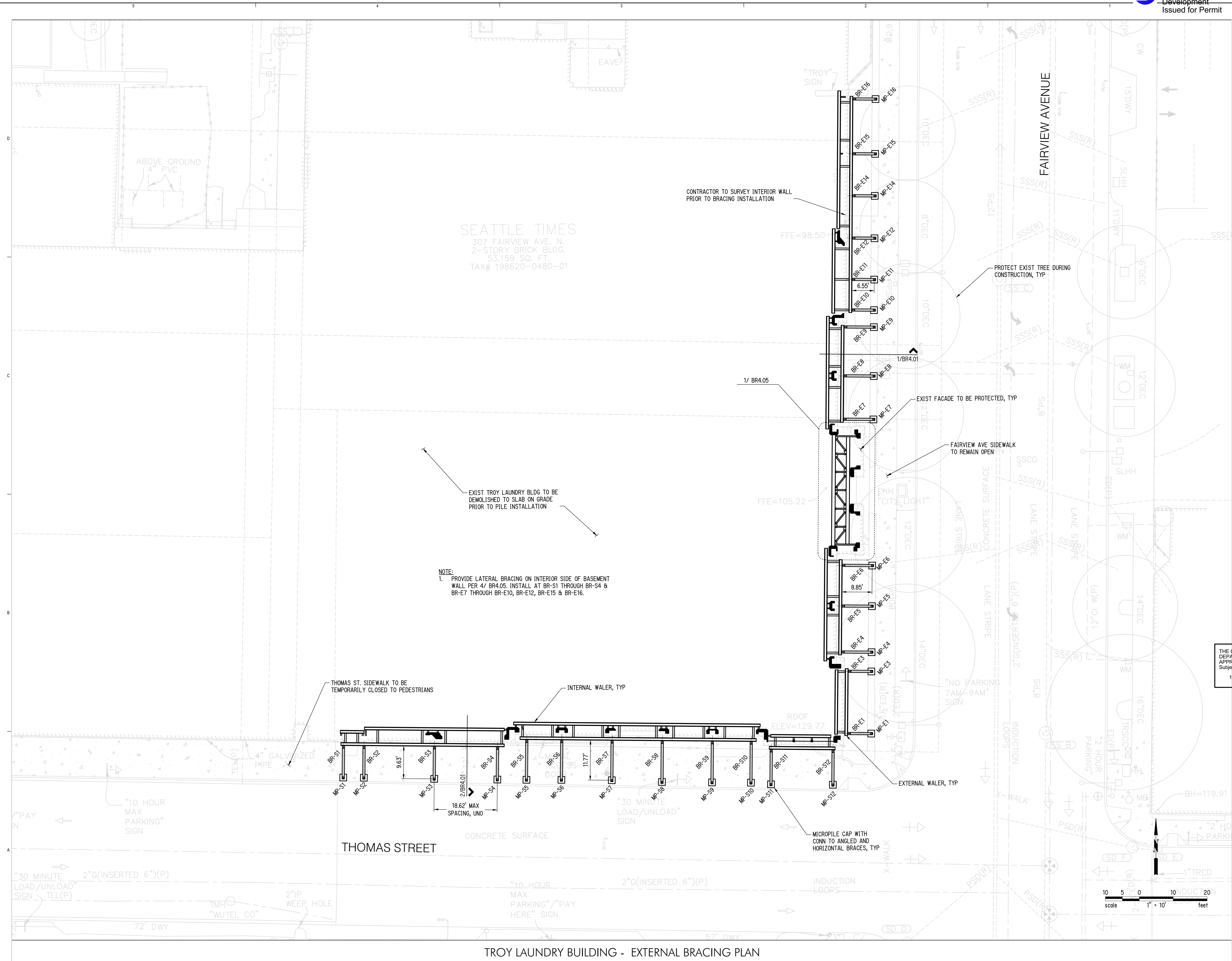
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Approved		
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**EXTERNAL BRACING  
PLAN - TROY  
LAUNDRY BLDG**

**Sheet  
BR2.02**



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**PERKINS  
+ WILL**

1221 Second Avenue  
Suite 200  
Seattle, WA 98101  
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206.441.4881  
www.perkinswill.com

**TROY BLOCK**

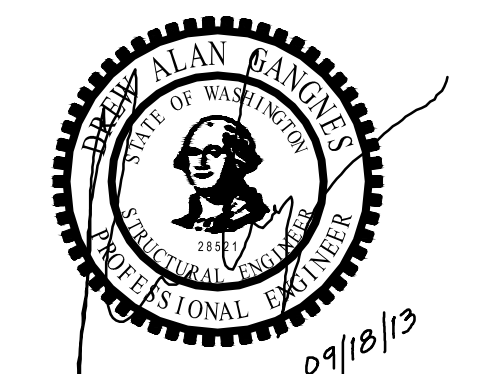
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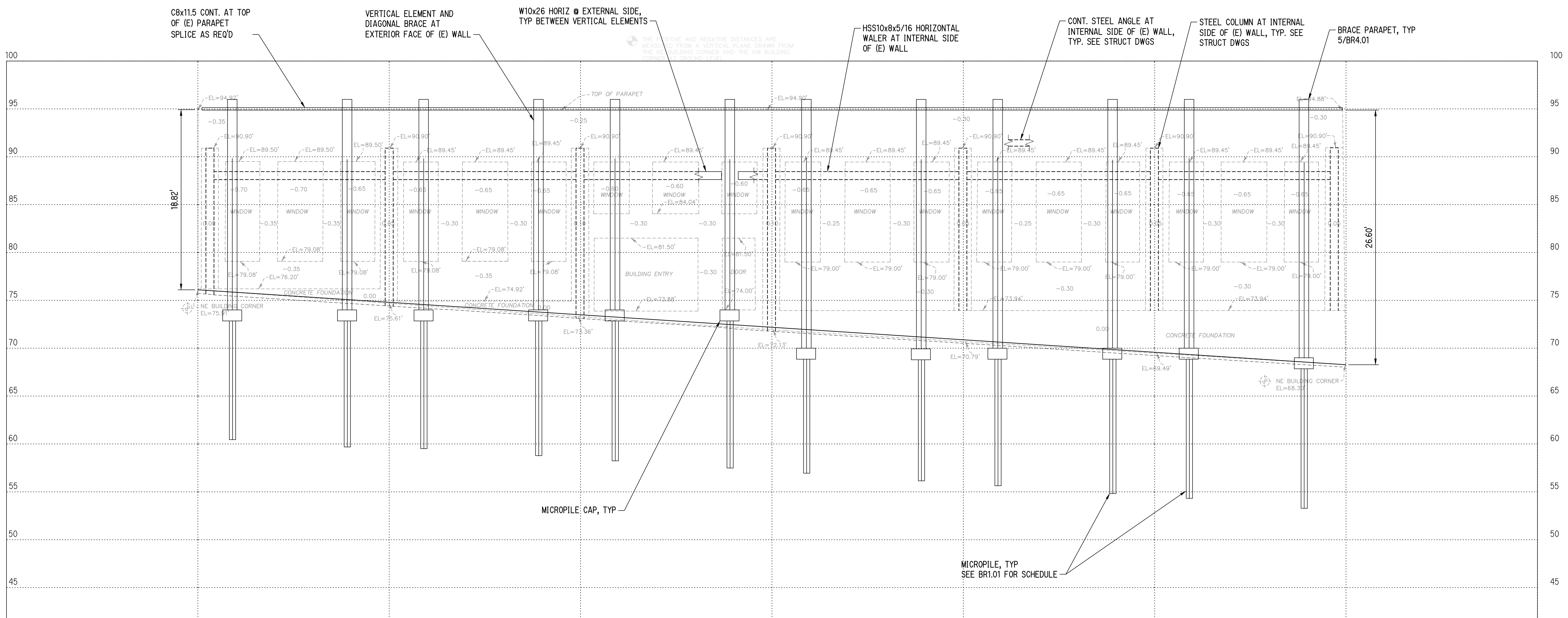
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12/12/2013 **William Whipkey**

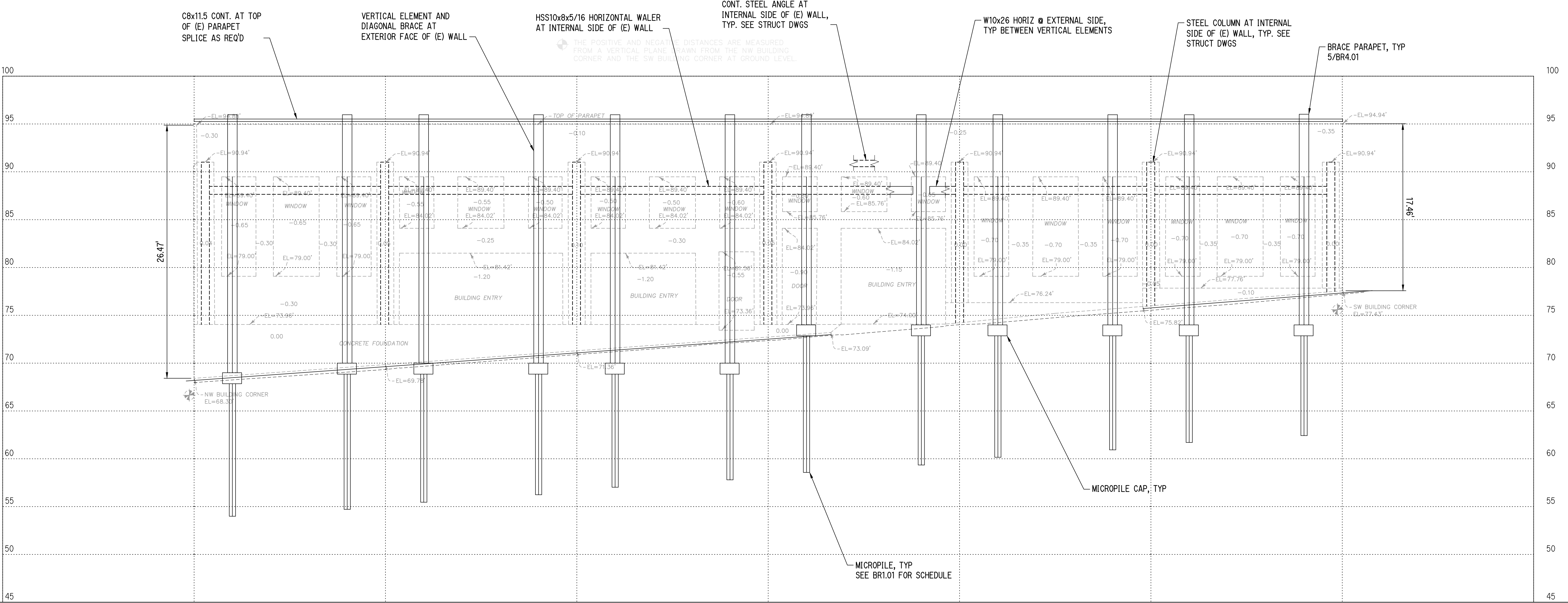
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**EXTERNAL BRACING  
ELEVATIONS -  
BOREN  
INVESTMENT BLDG**

Sheet  
**BR3.01**



**BOREN INVESTMENT BUILDING - NORTH WALL EXTERNAL BRACING**

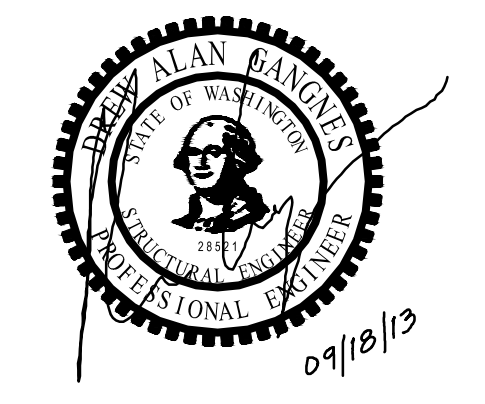


**BOREN INVESTMENT BUILDING - WEST WALL EXTERNAL BRACING**

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Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date



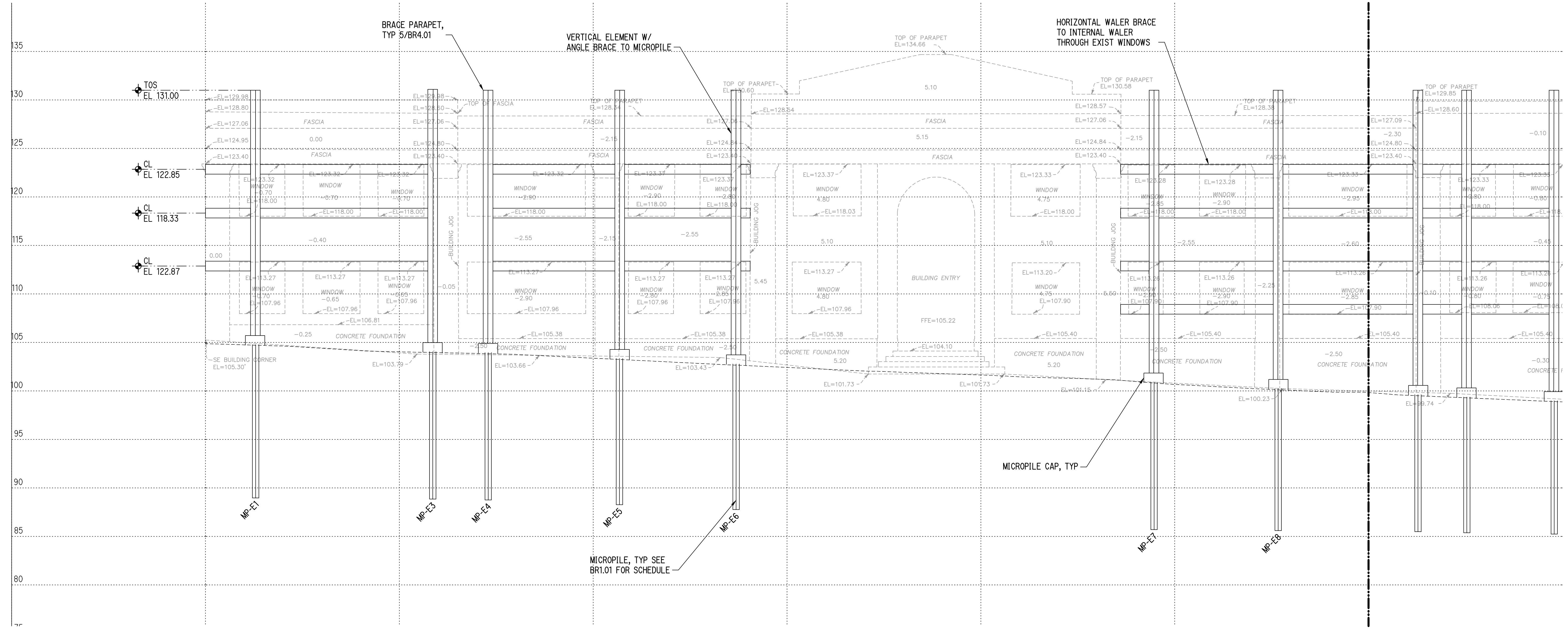
Revisions

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12/12/2013 **William Whipkey**

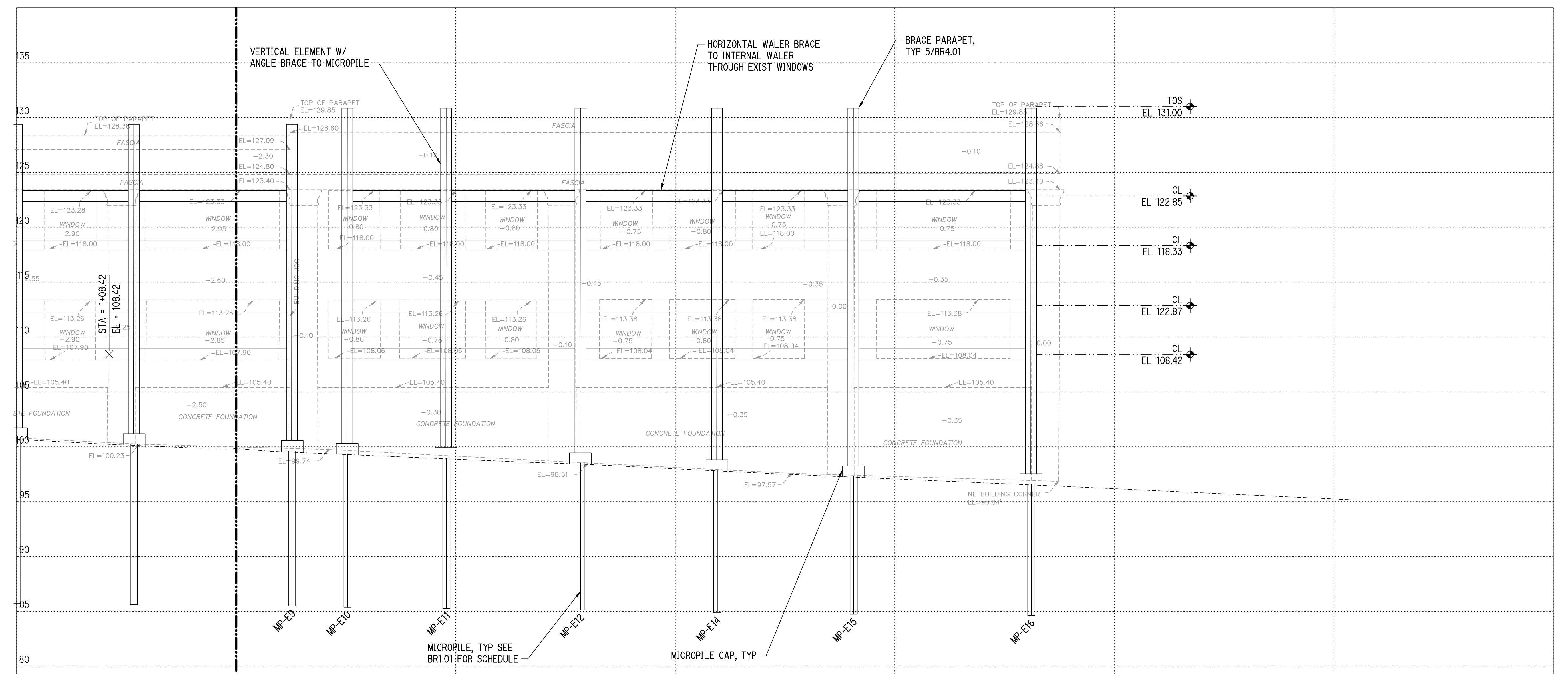
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<b>Sheet Information</b>		
Date	08/16/2013	
Job Number	161119.000	
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Title  
**EXTERNAL BRACING  
ELEVATIONS - TROY  
LAUNDRY BLDG**

Sheet  
**BR3.02**



TROY LAUNDRY BLDG - EAST WALL PART A



TROY LAUNDRY BLDG - EAST WALL PART B



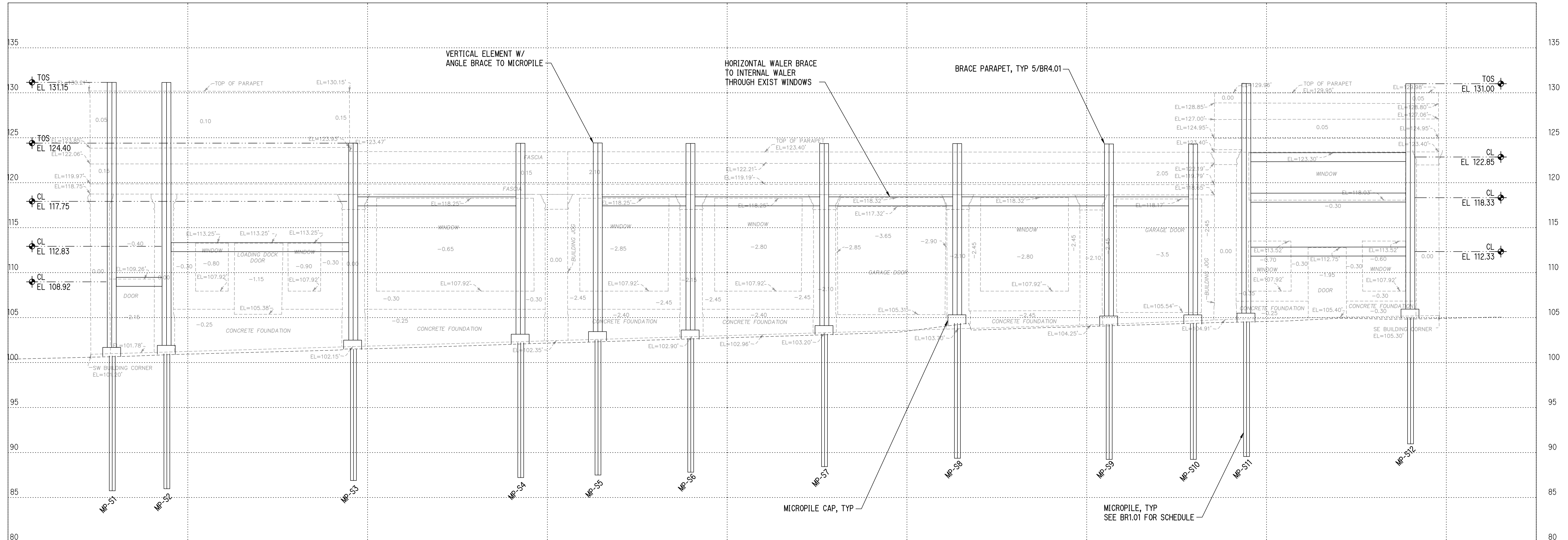
**PERKINS  
+ WILL**

1221 Second Avenue  
Suite 200  
Seattle, WA 98101  
206.381.6000  
206.441.4881  
www.perkinswill.com

**TROY BLOCK**

**TOUCHSTONE  
CORPORATION**

307 Fairview Avenue North,  
Seattle, WA 98109

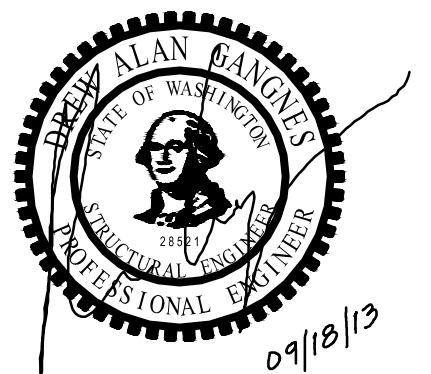


TROY LAUNDRY BLDG - SOUTH WALL

**DEMOLITION  
PERMIT**

September 18, 2013

Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date



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Title

EXTERNAL BRACING  
ELEVATIONS - TROY  
LAUNDRY BLDG

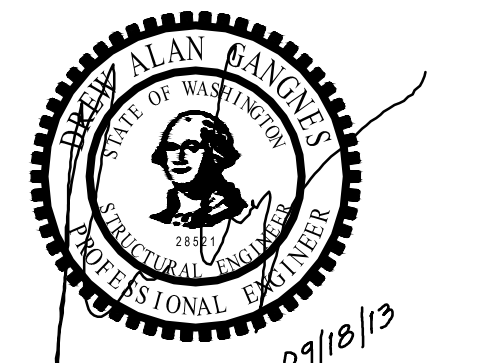
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**BR3.03**

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Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

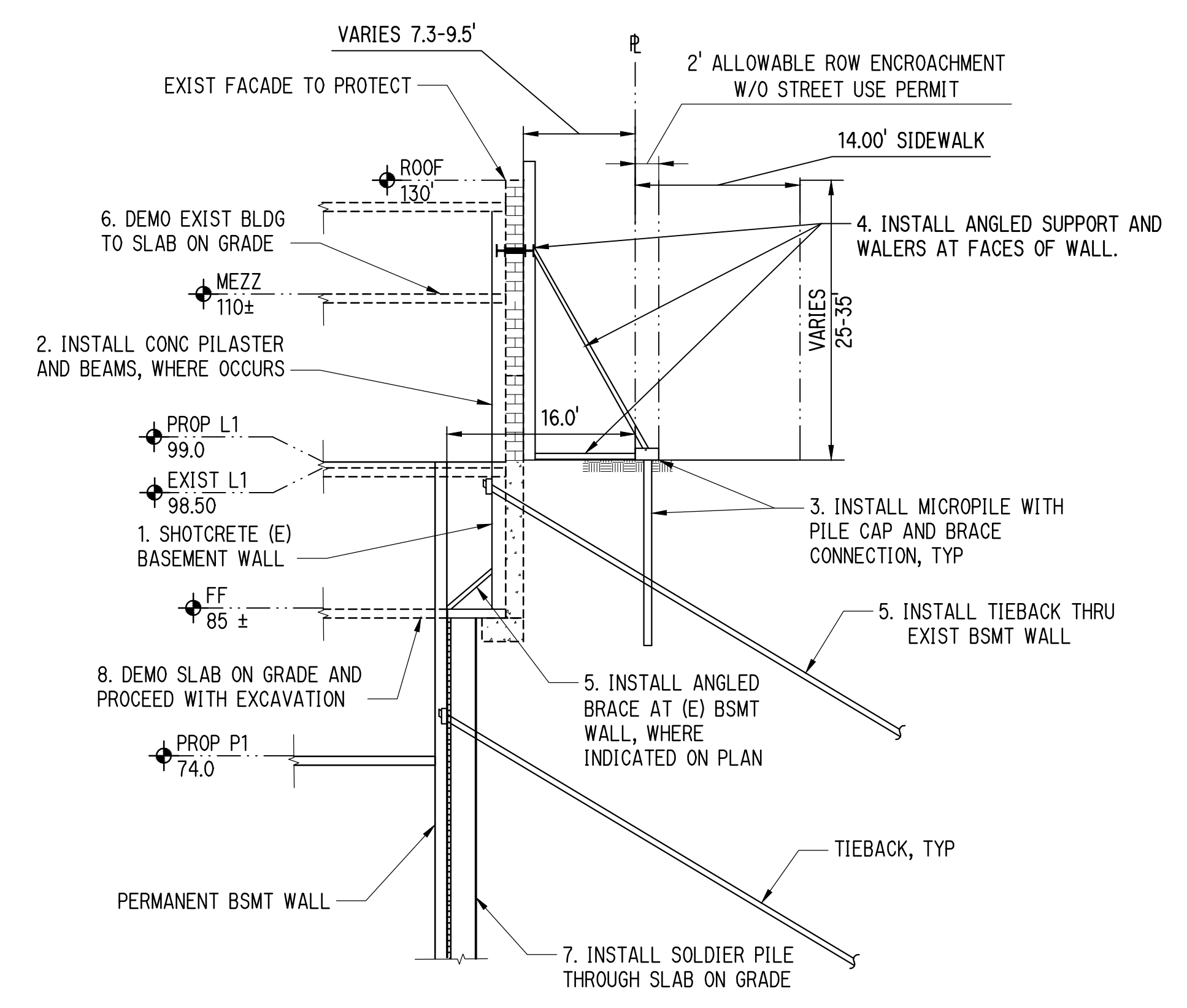


Revisions

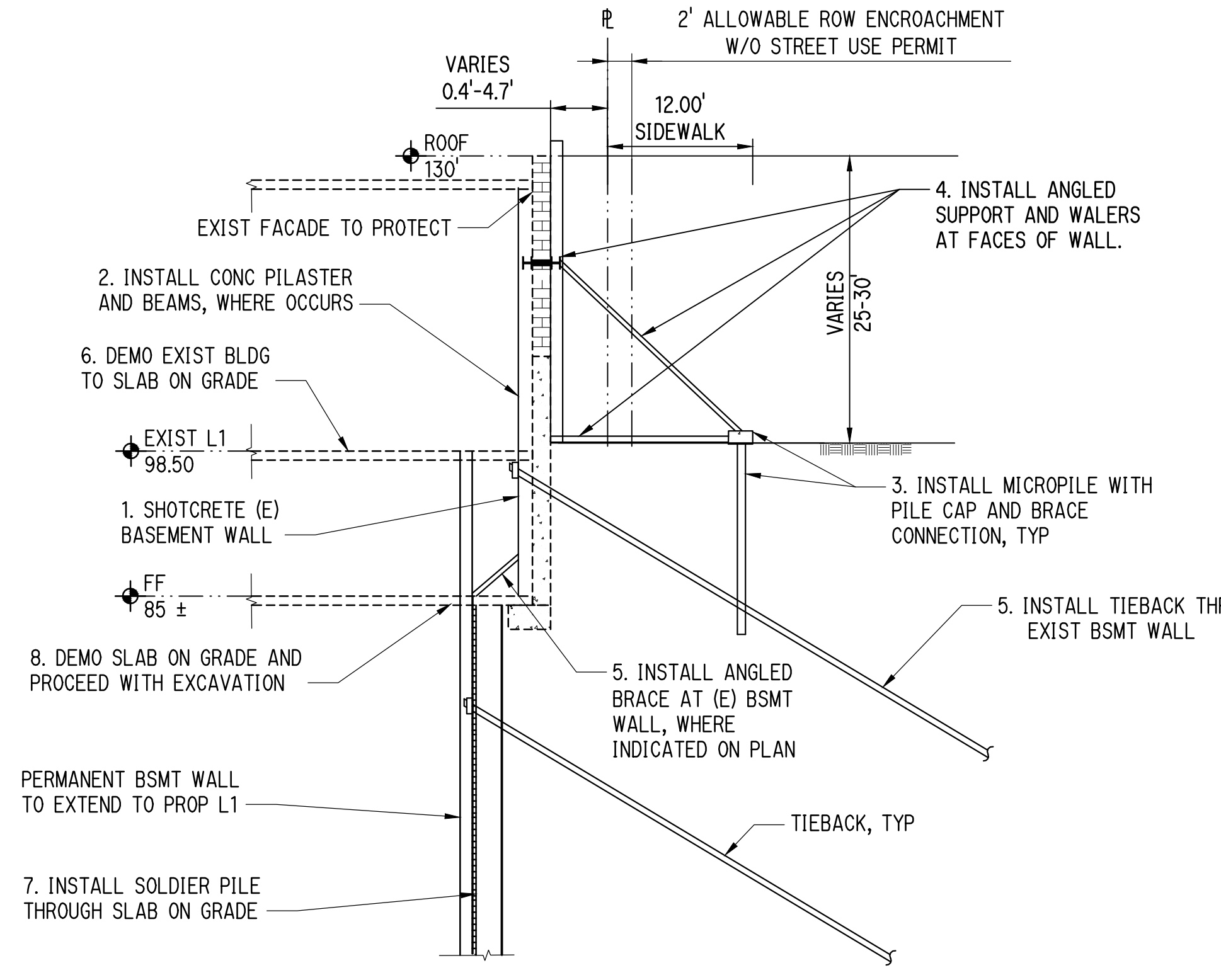
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BRACING  
SECTIONS AND  
DETAILS:

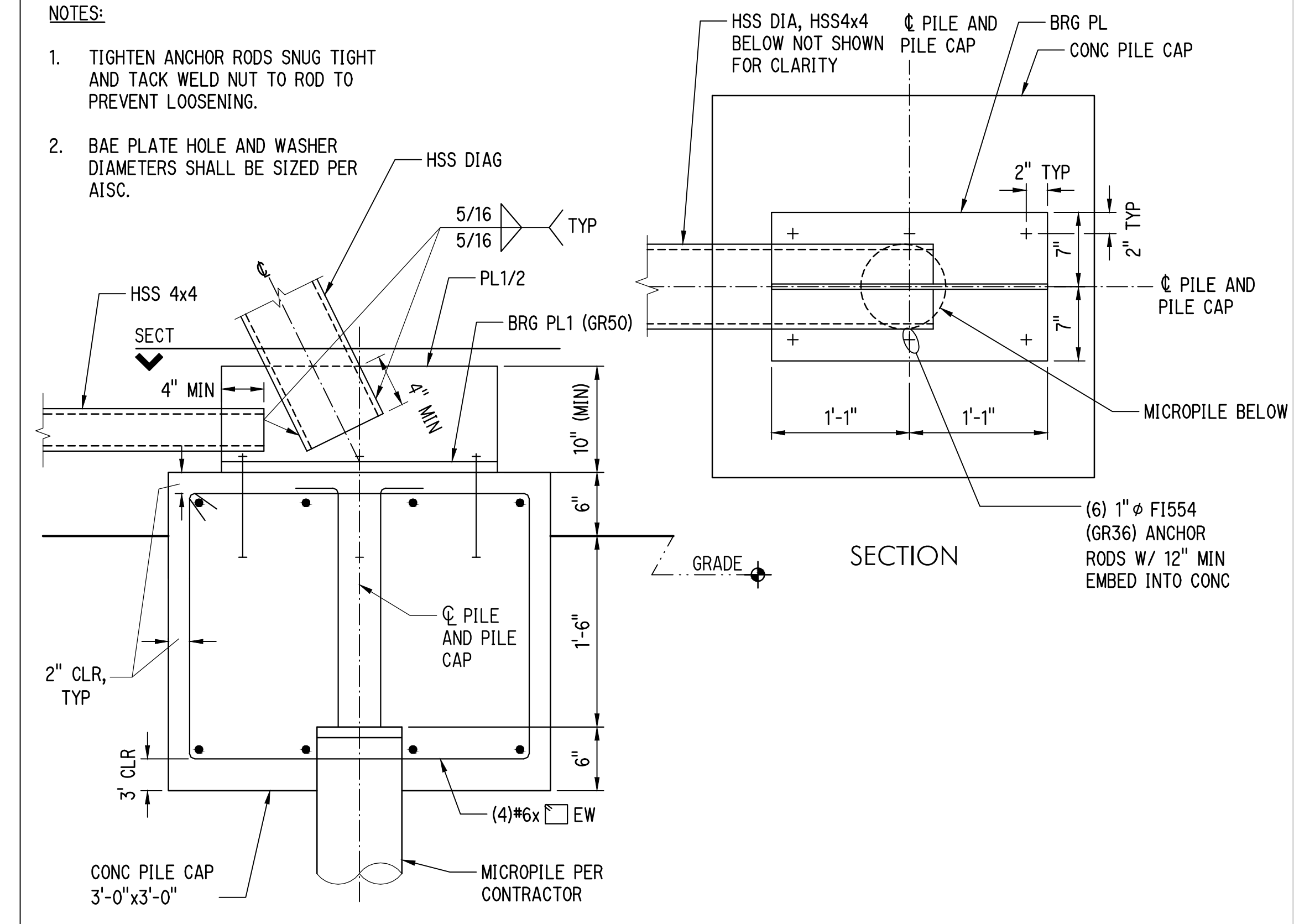
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**BR4.01**



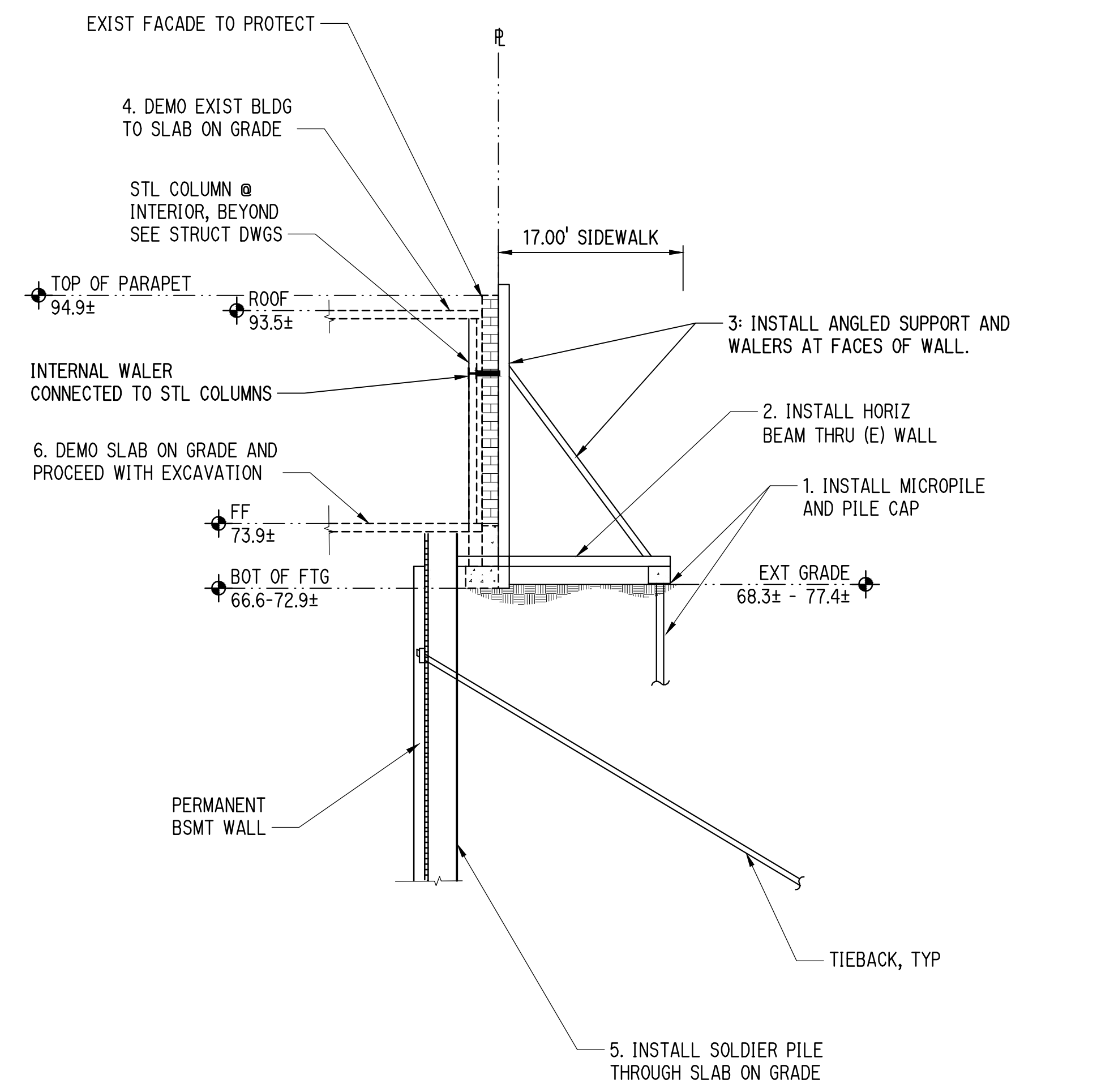
- NOTES:
- SEE 2 AND 3/BR4.02 FOR ADDITIONAL INFORMATION ON TEMPORARY BRACING.



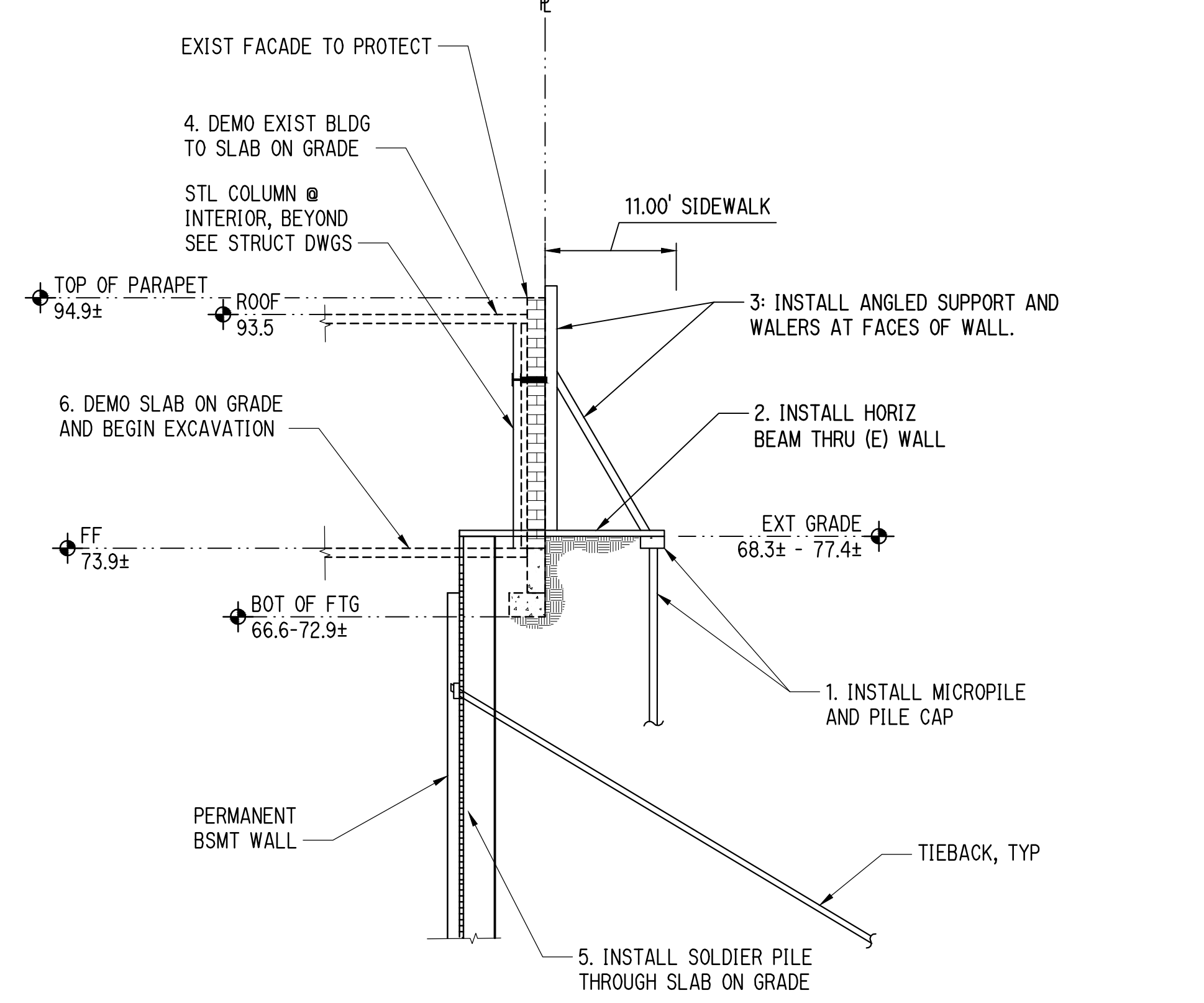
- NOTES:
- ASSUMES THOMAS STREET SIDEWALK IS CLOSED.
  - SEE 2 AND 3/BR4.02 FOR ADDITIONAL INFORMATION ON TEMPORARY BRACING.



- NOTES:
- TIGHTEN ANCHOR RODS SNUG TIGHT AND TACK WELD NUT TO ROD TO PREVENT LOOSENING.
  - BAE PLATE HOLE AND WASHER DIAMETERS SHALL BE SIZED PER AISC.



- NOTES:
- A 5' MINIMUM PEDESTRIAN WALK WILL BE PROVIDED ALONG BOREN. IT WILL BE LOCATED EITHER WITH A COVERED WALKWAY NEXT TO THE FACADE OR IN THE PARKING LANE OUTSIDE OF THE CURB THAT WOULD BE PROTECTED WITH A CONCRETE WALL BARRIER.
  - SEE 1/BR4.02 FOR ADDITIONAL INFORMATION ON TEMPORARY BRACING.



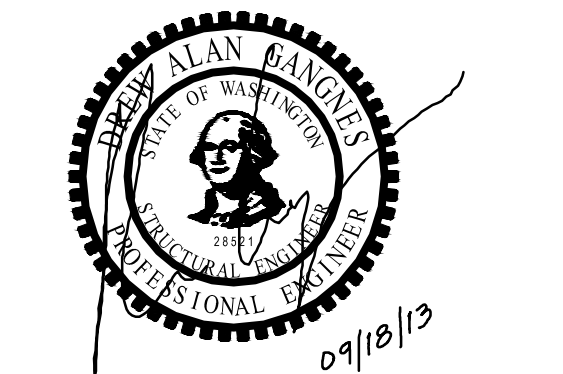
- NOTES:
- DETAIL ASSUMES HARRISON STREET SIDEWALK IS CLOSED.
  - SEE 1/BR4.02 FOR ADDITIONAL INFORMATION ON TEMPORARY BRACING.

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NTS TROY BLDG - EAST WALL BRACING SECTION 1 NTS TROY BLDG - SOUTH WALL BRACING SECTION 2 NTS MICROPILE CAP WITH BRACING CONNECTION 6

NTS BOREN INVESTMENT BLDG - WEST WALL BRACING SECTION 3 NTS BOREN INVESTMENT BLDG - NORTH WALL BRACING SECTION 4

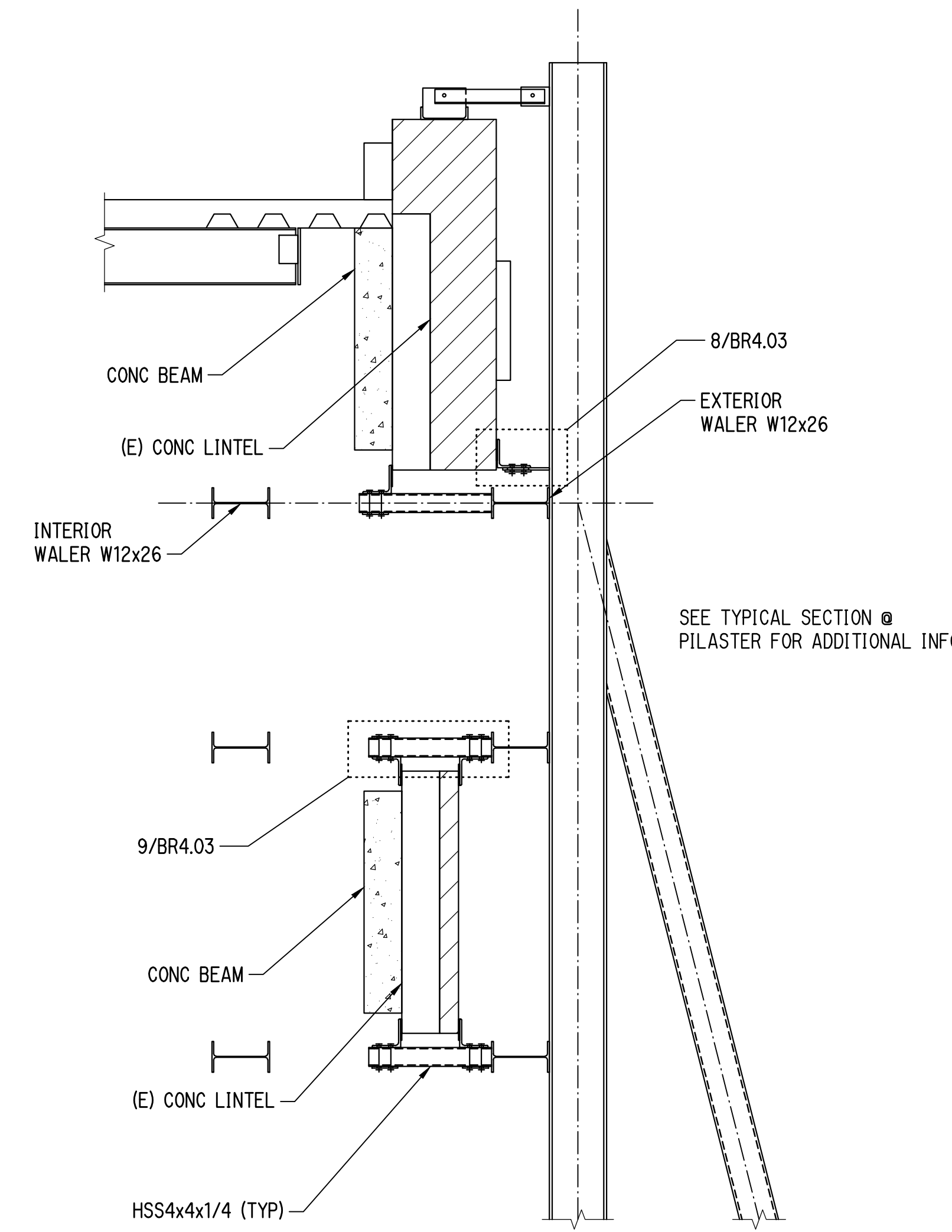
Demolition Permit	Sept 18, 2013
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**Revisions**

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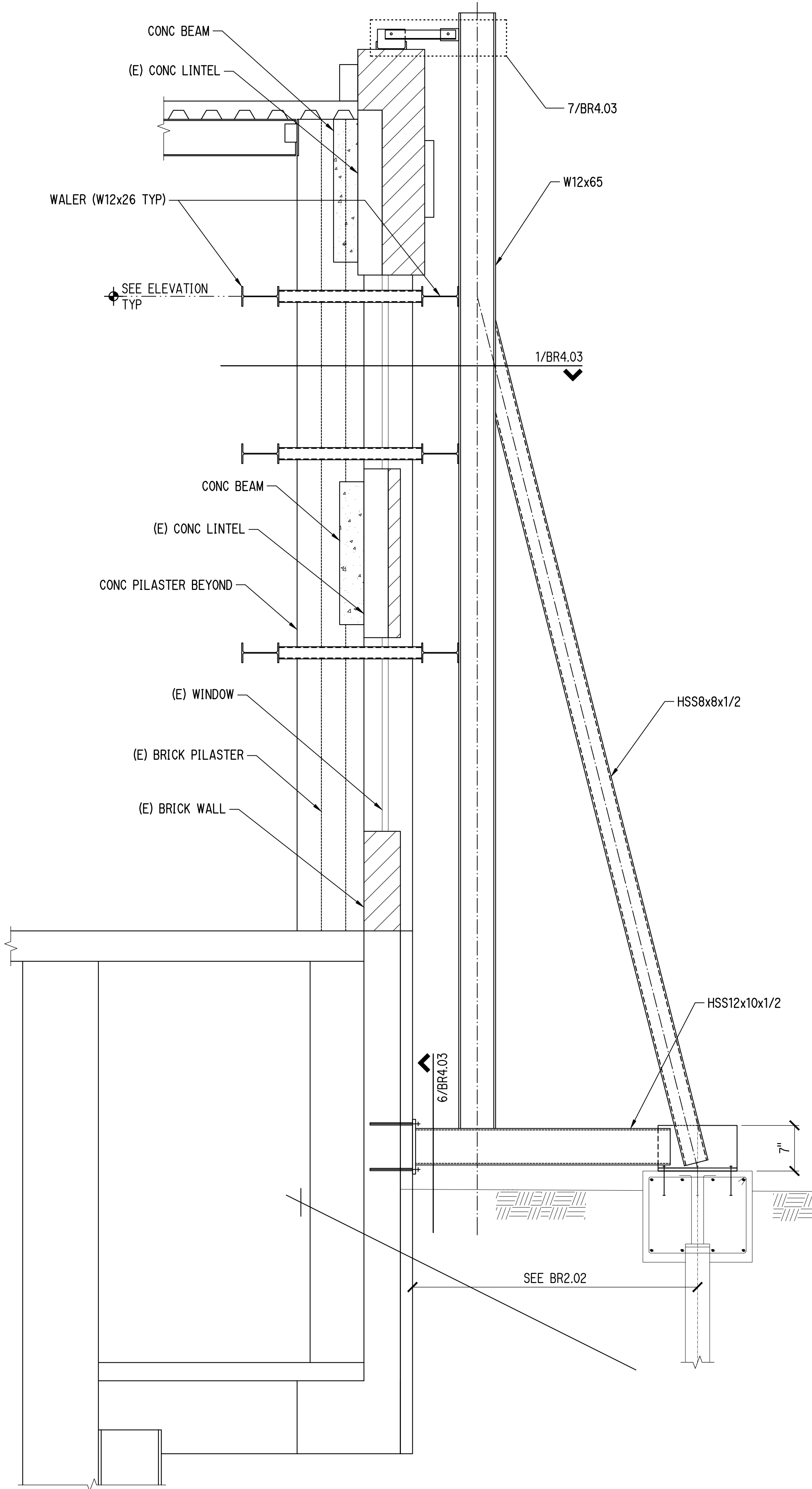
**BRACING  
 SECTIONS &  
 DETAILS**



NTS TYPICAL SECTION BETWEEN PILASTERS

2

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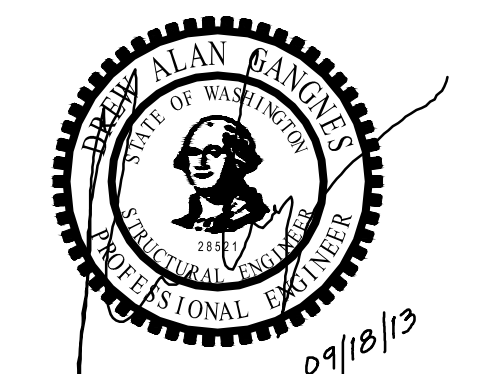


NTS TYPICAL SECTION @ PILASTER

1



Demolition Permit	Sept 18, 2013
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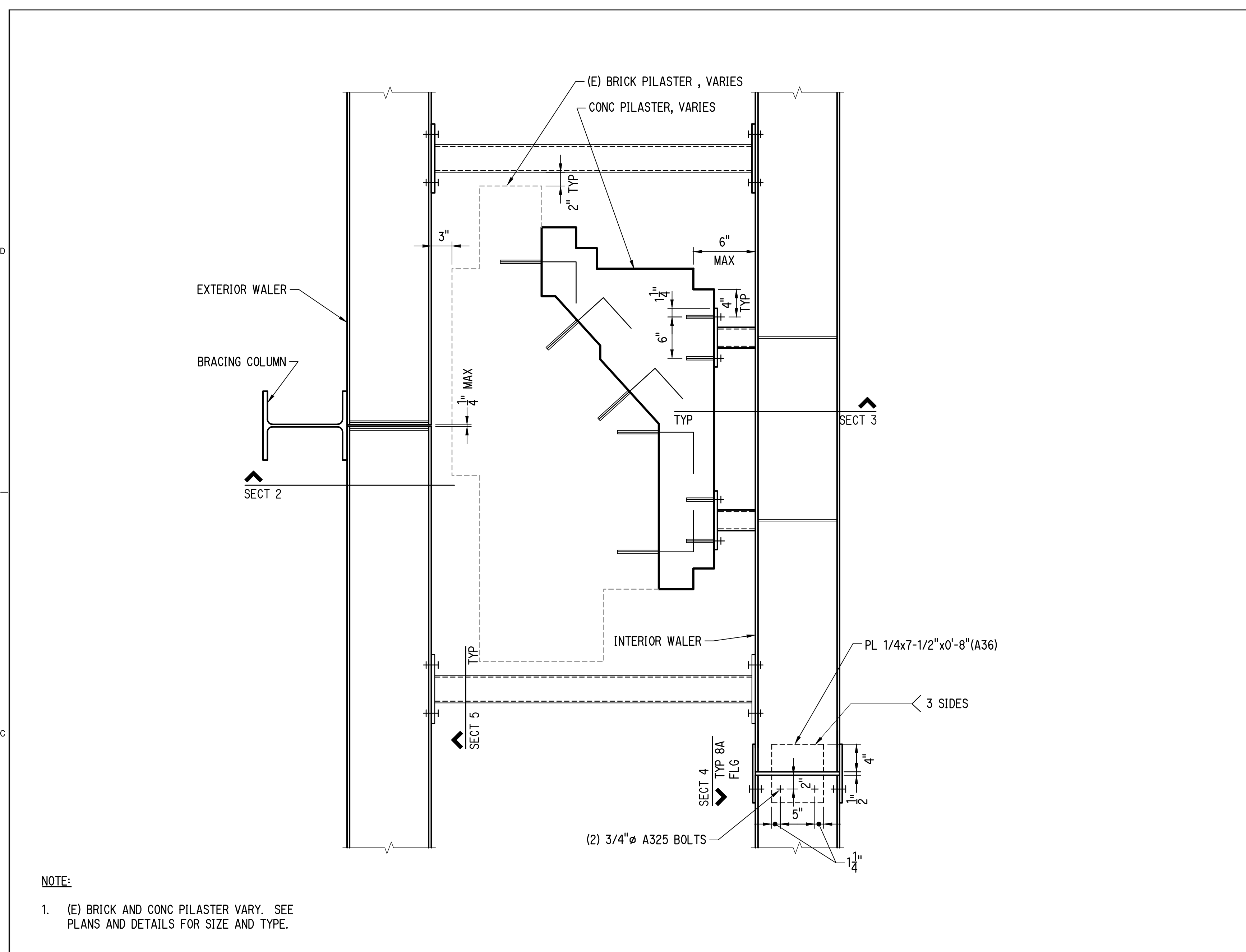
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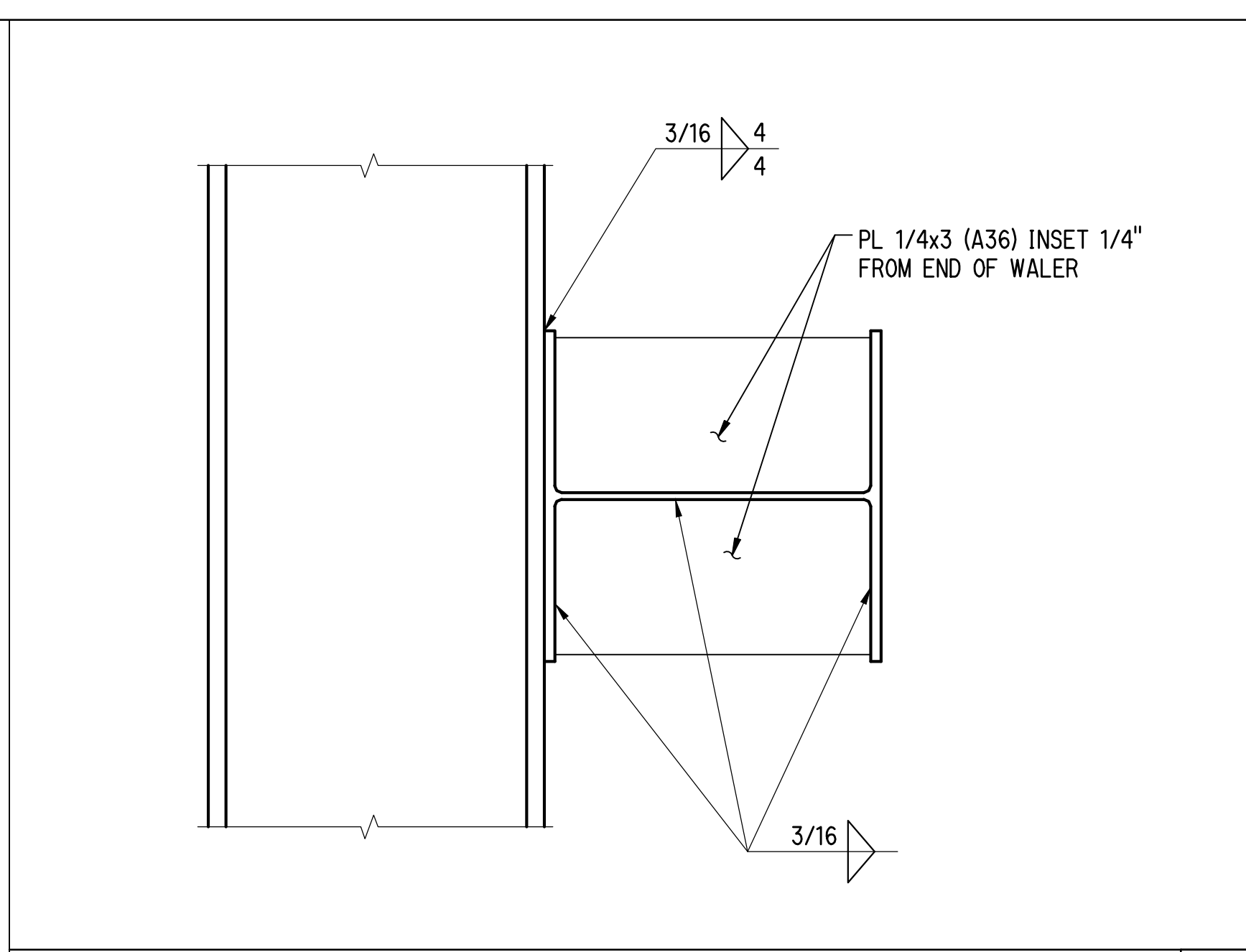
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SECTIONS &  
DETAILS**

Sheet

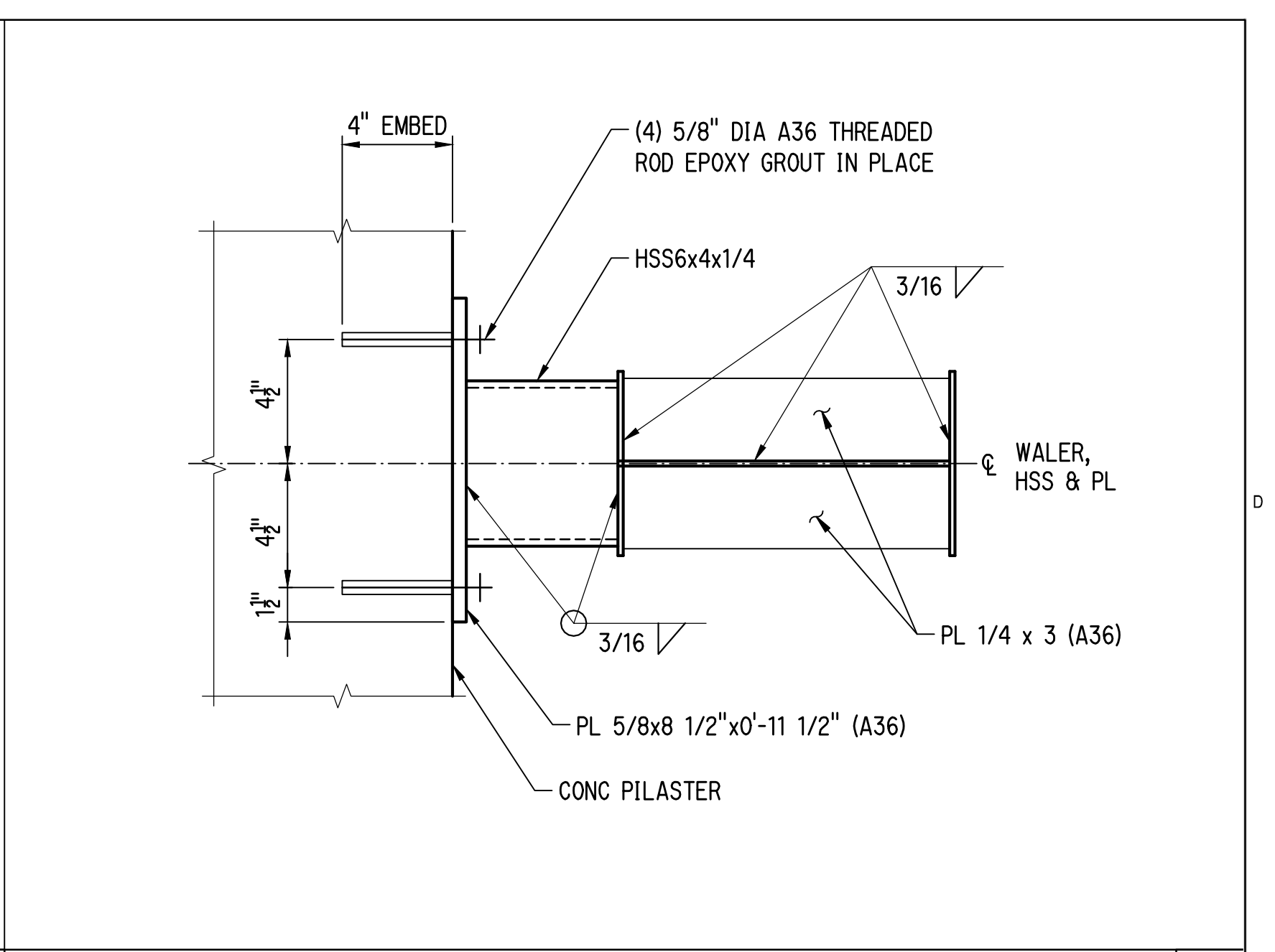
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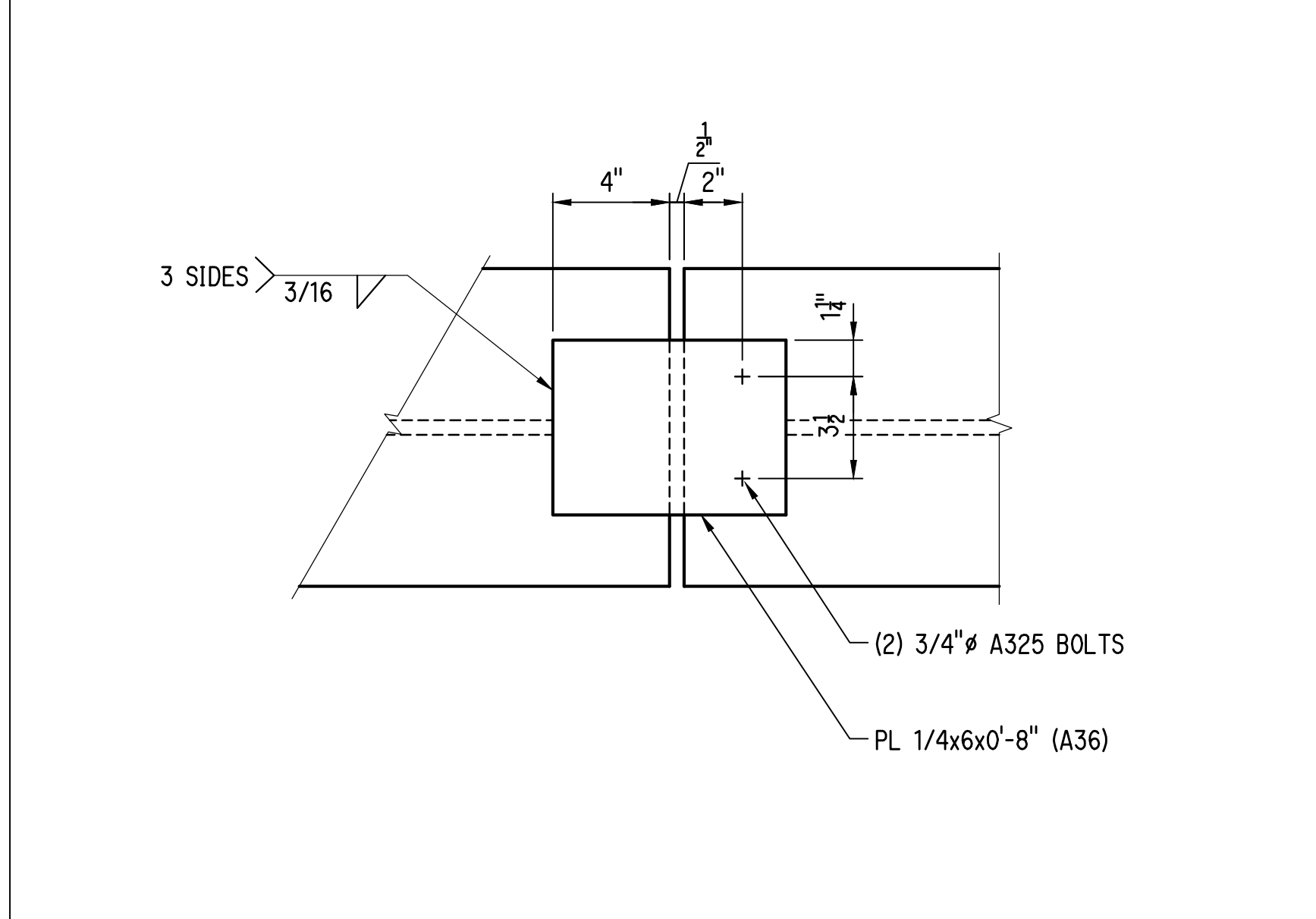
1 NTS PILASTER BRACING DETAIL



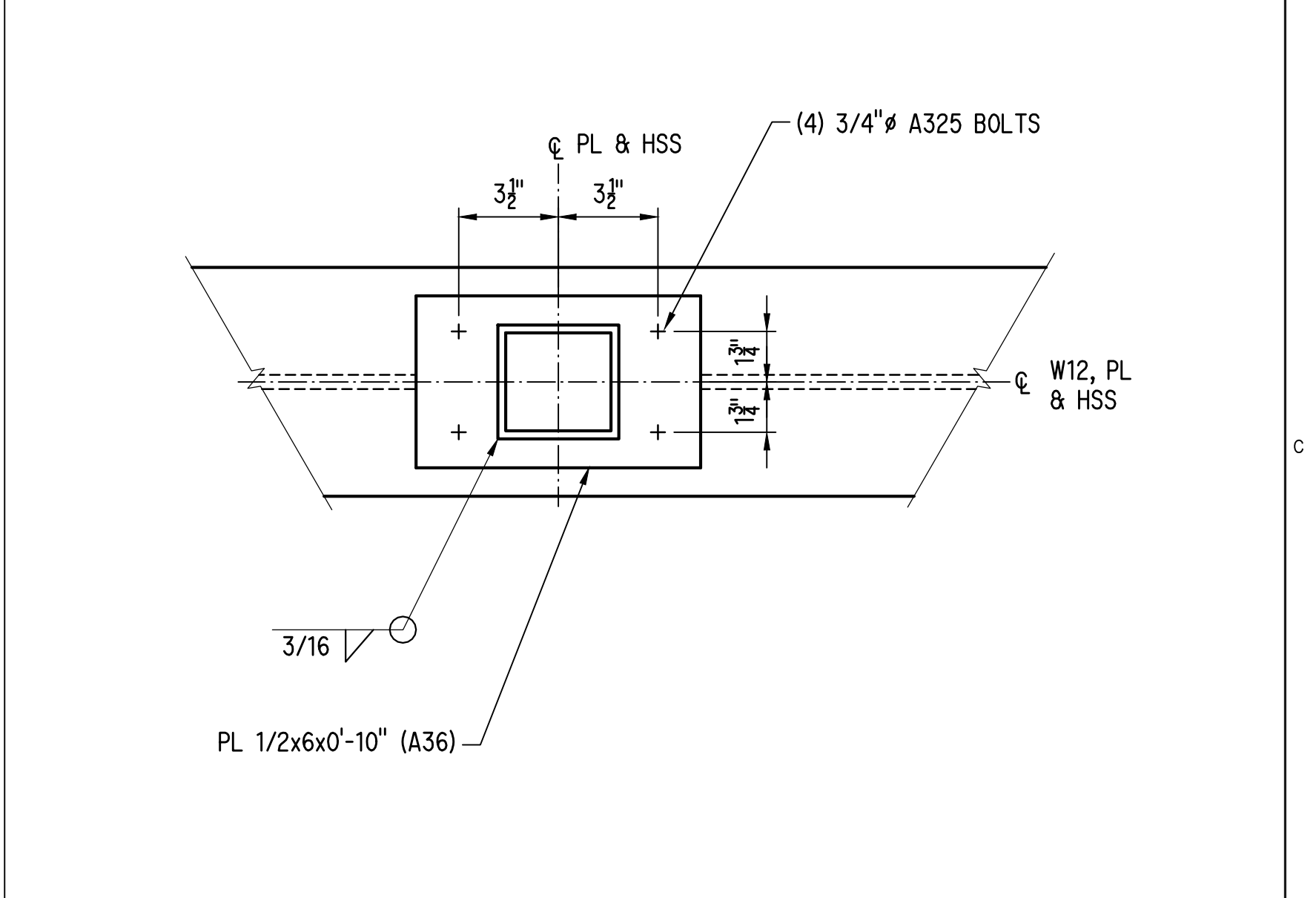
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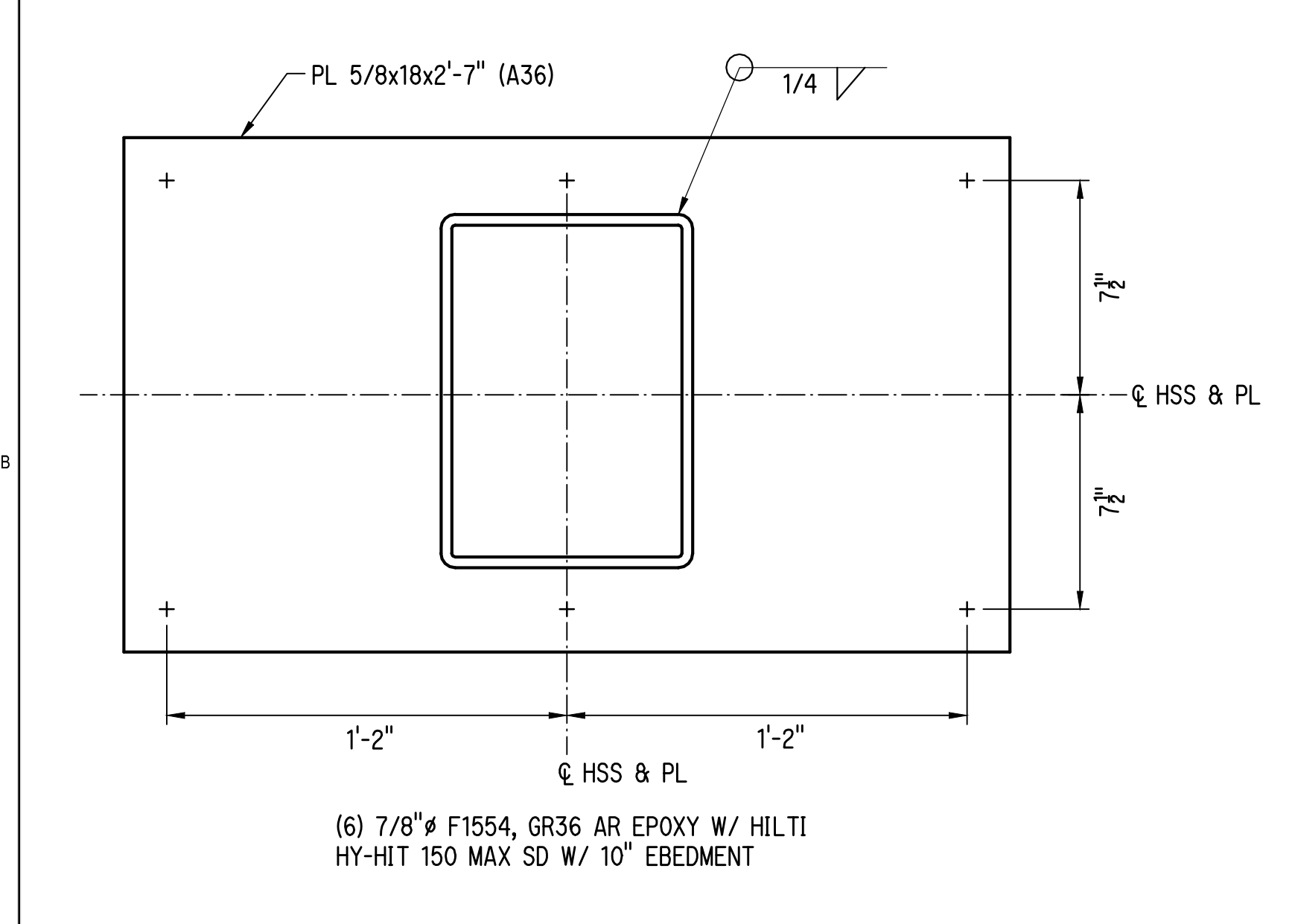
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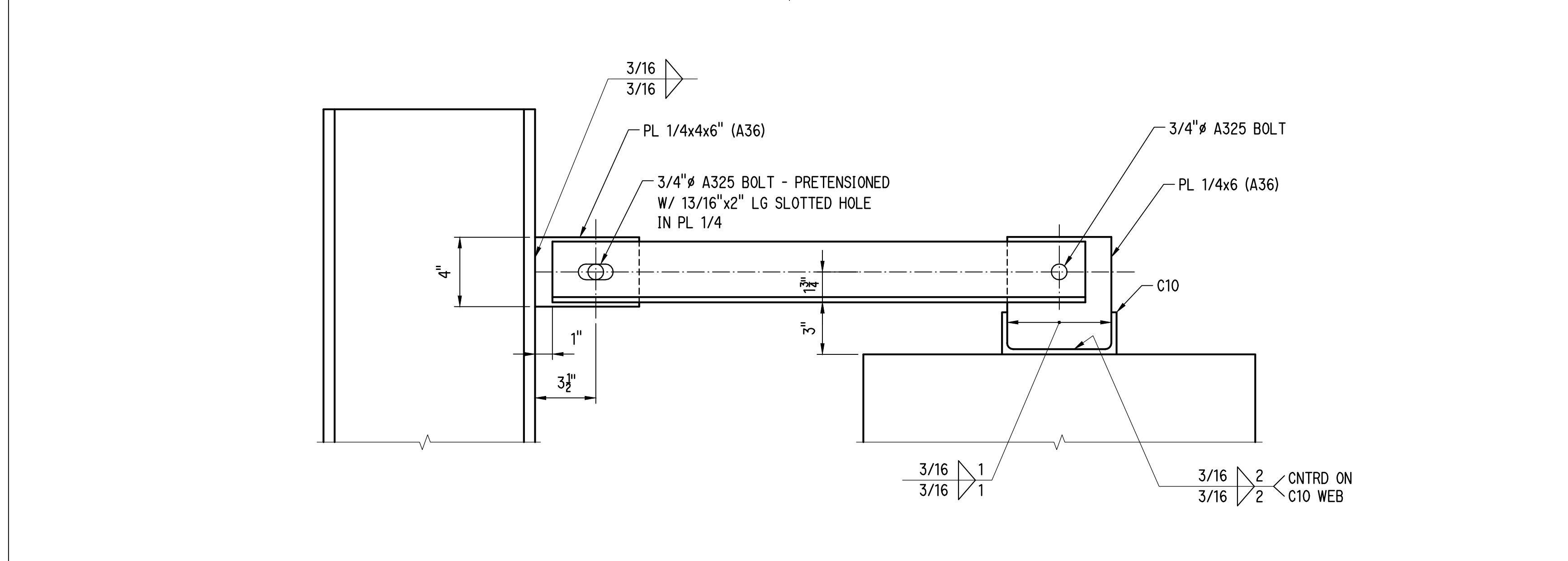
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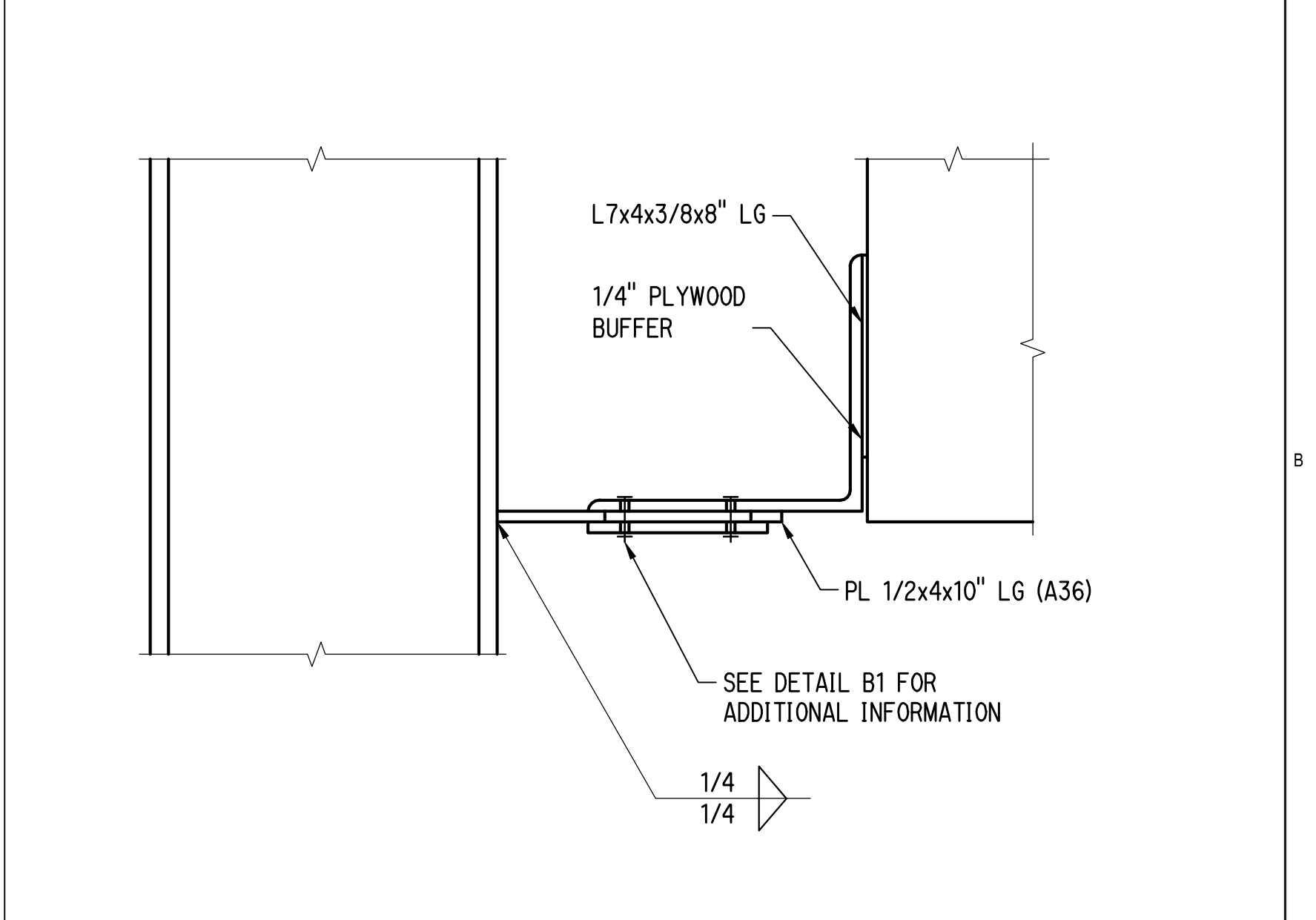
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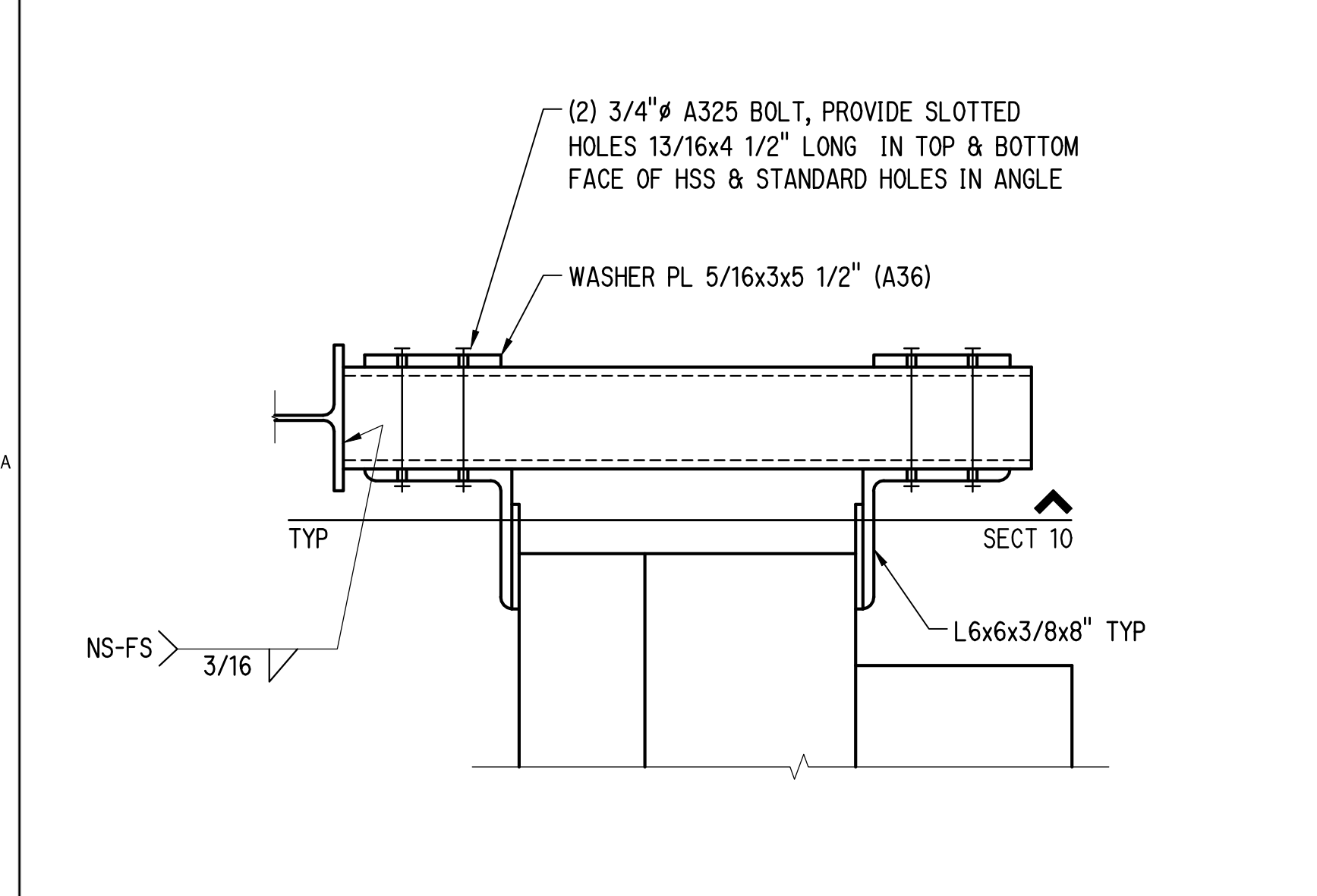
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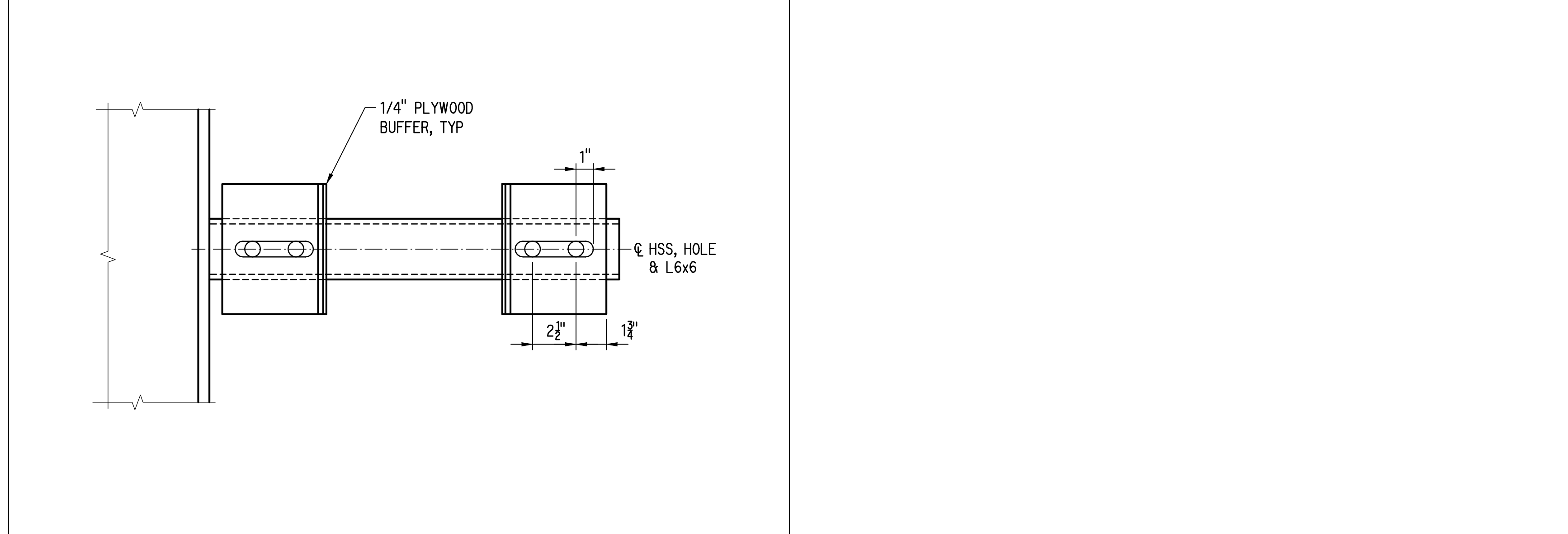
7 NTS SECTION



8 NTS SECTION



9 NTS SECTION



10 NTS SECTION

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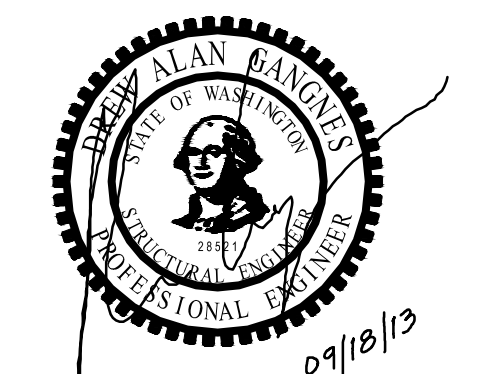


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**DEMOLITION  
PERMIT**

**September 18, 2013**

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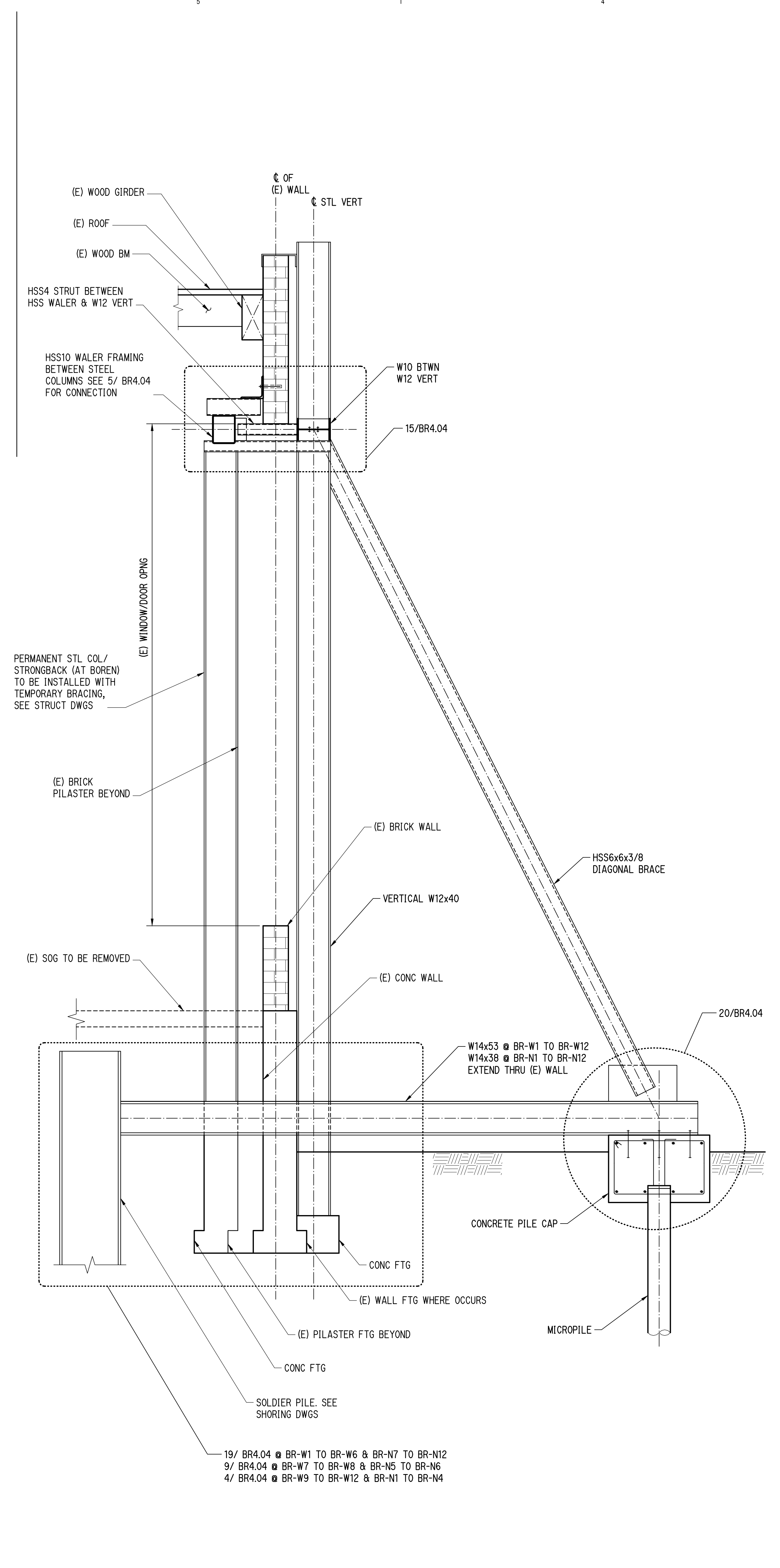
Revisions

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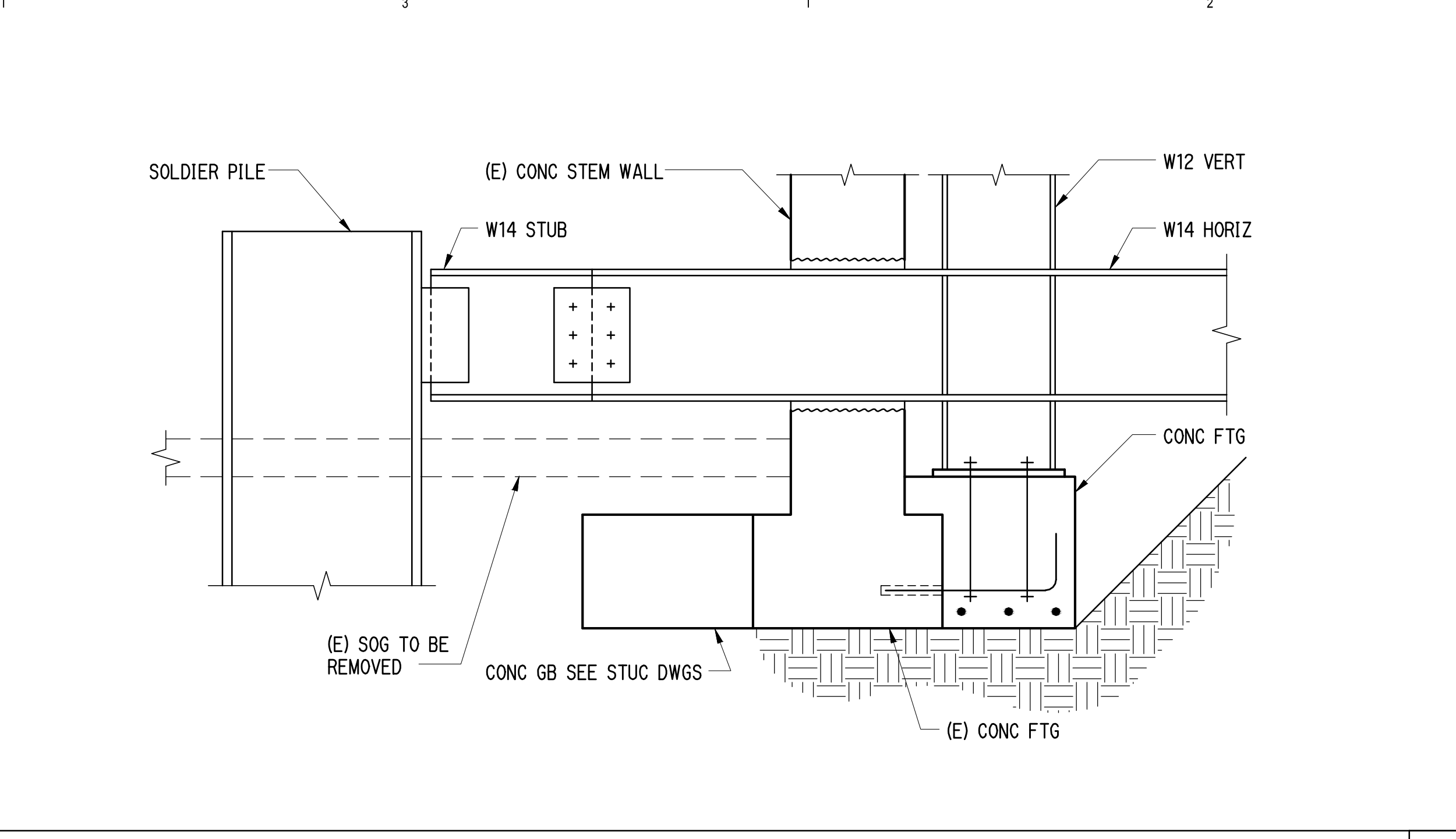
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SECTIONS AND  
DETAILS:**

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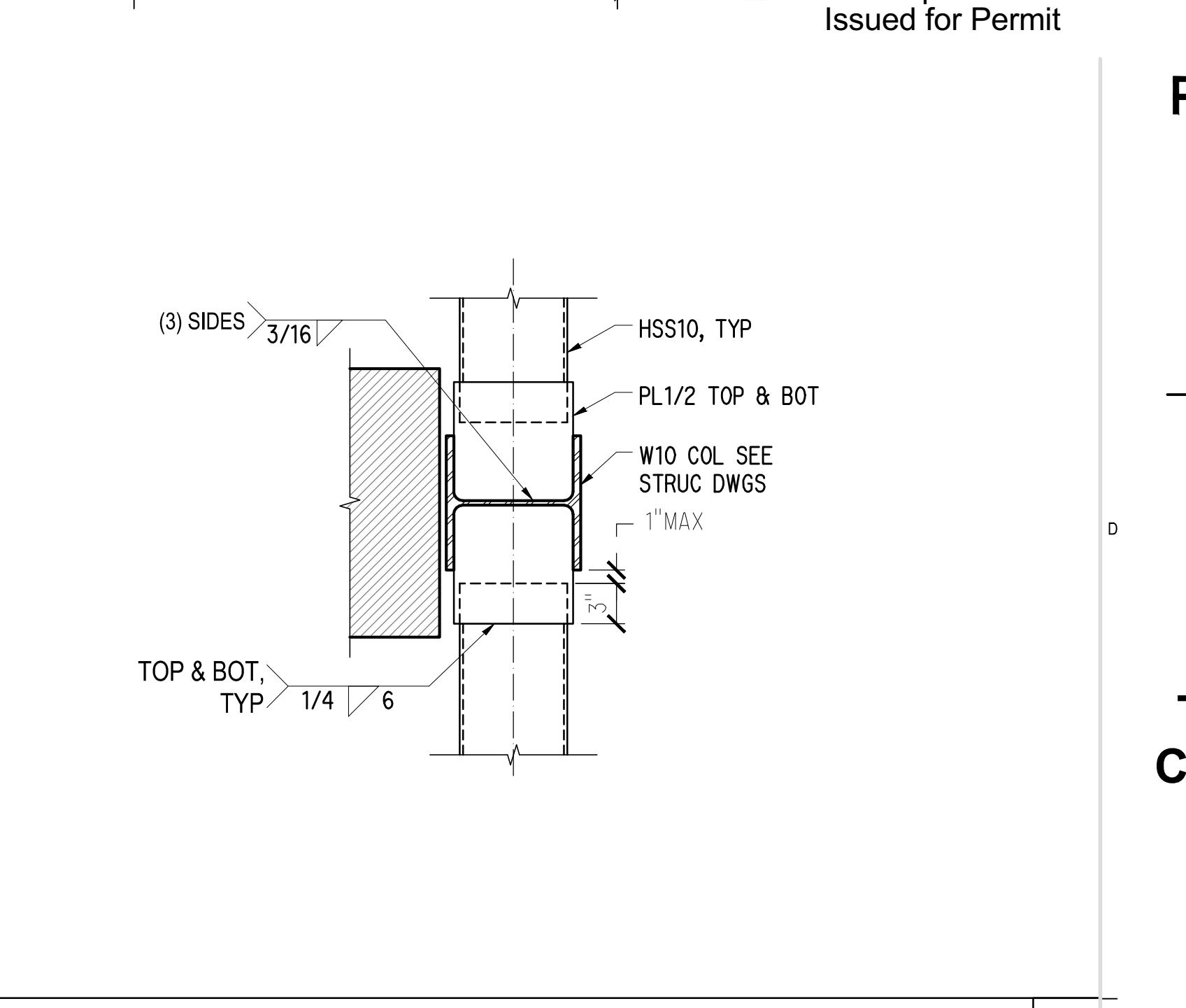
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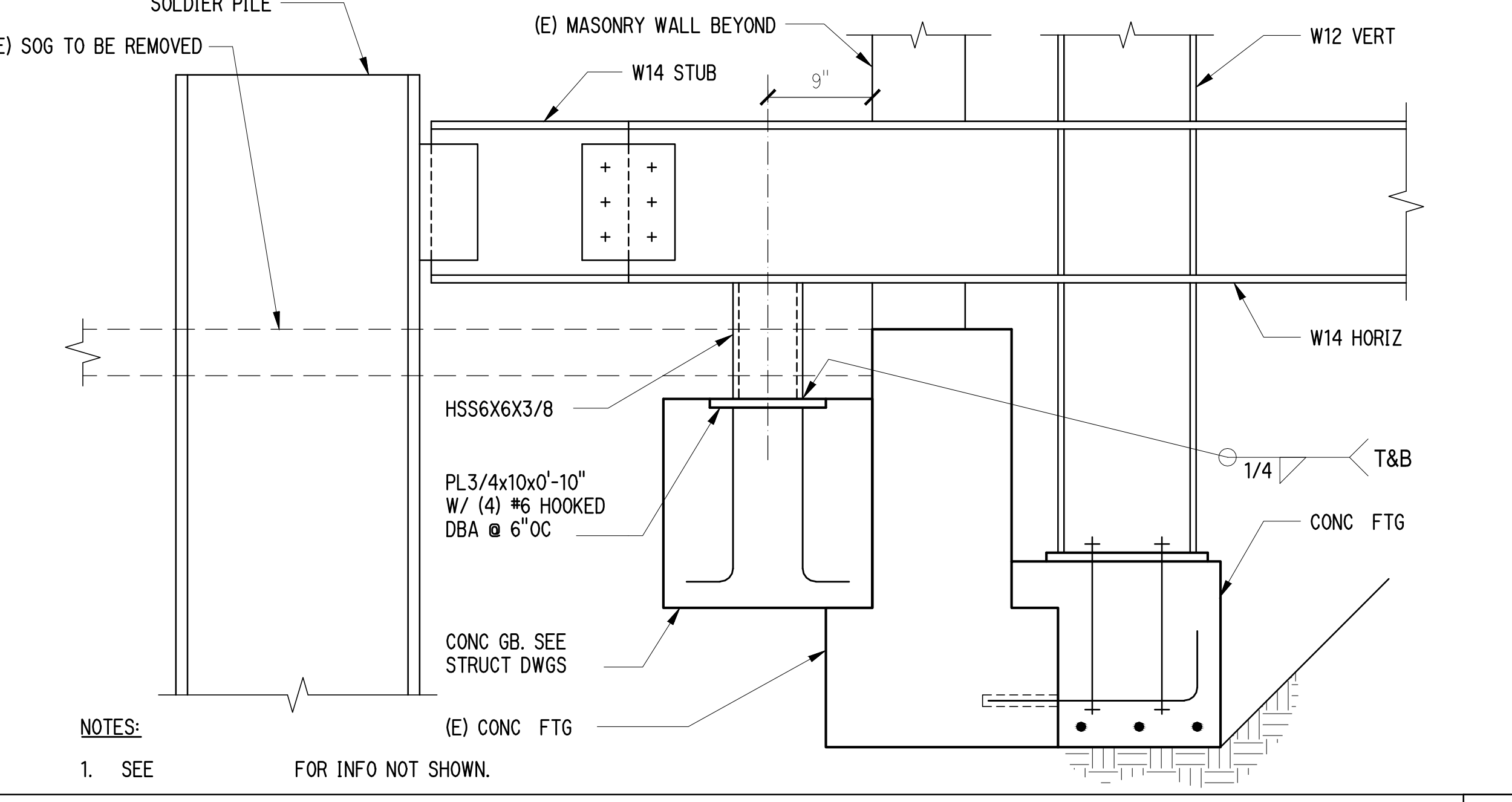
NTS TYPICAL WALL BRACING & MICROPILE SECTION 1



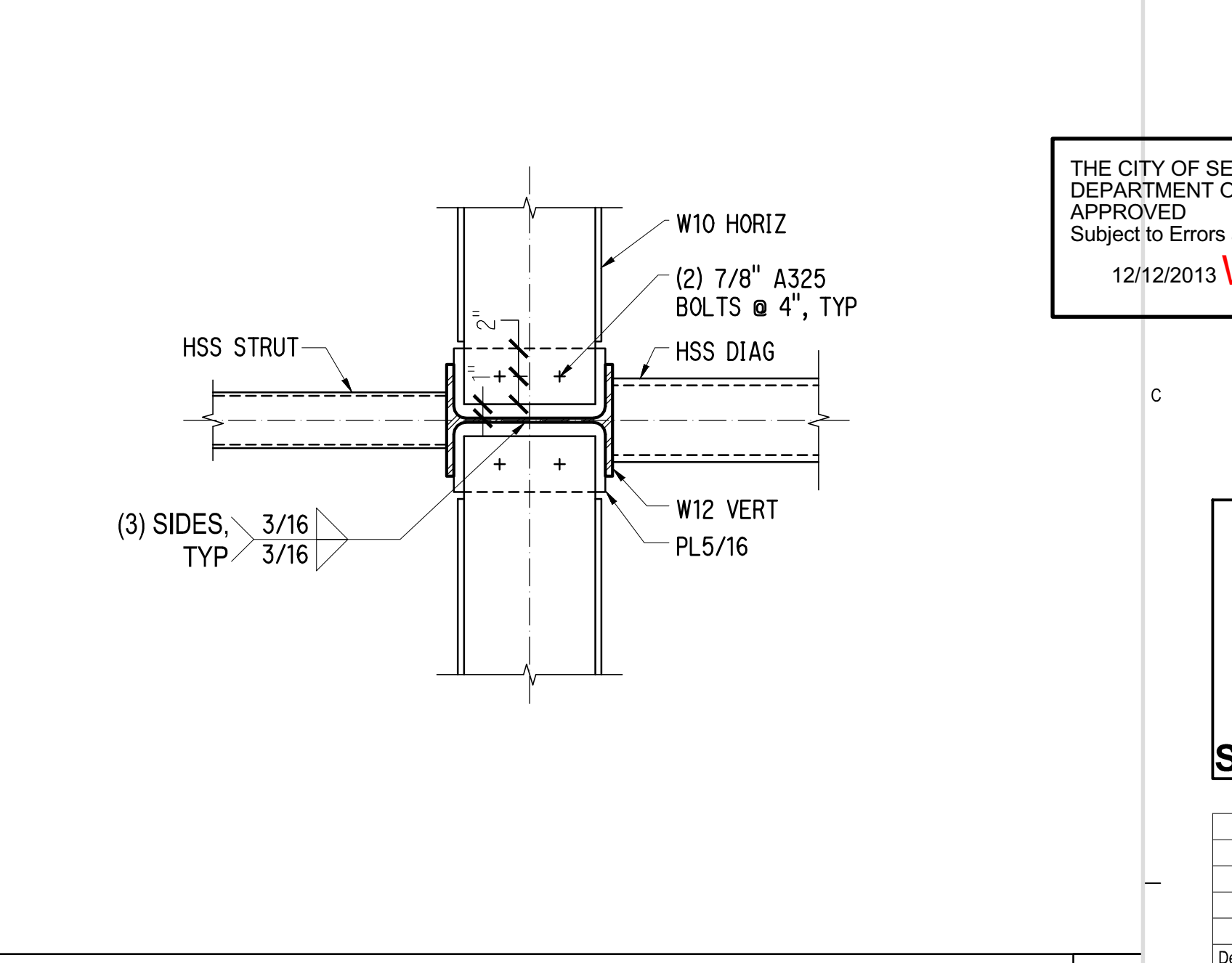
NTS SECTION 4



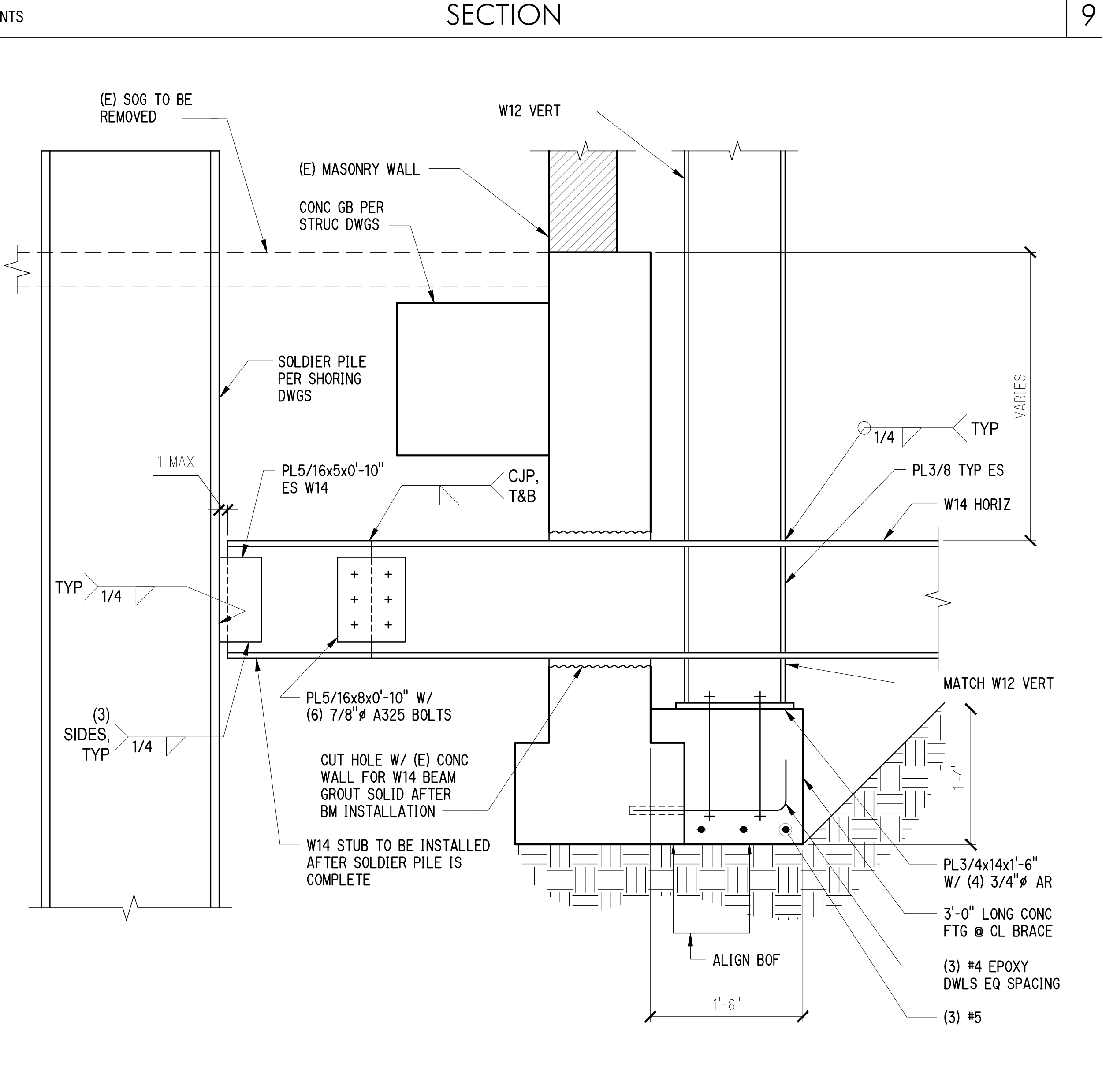
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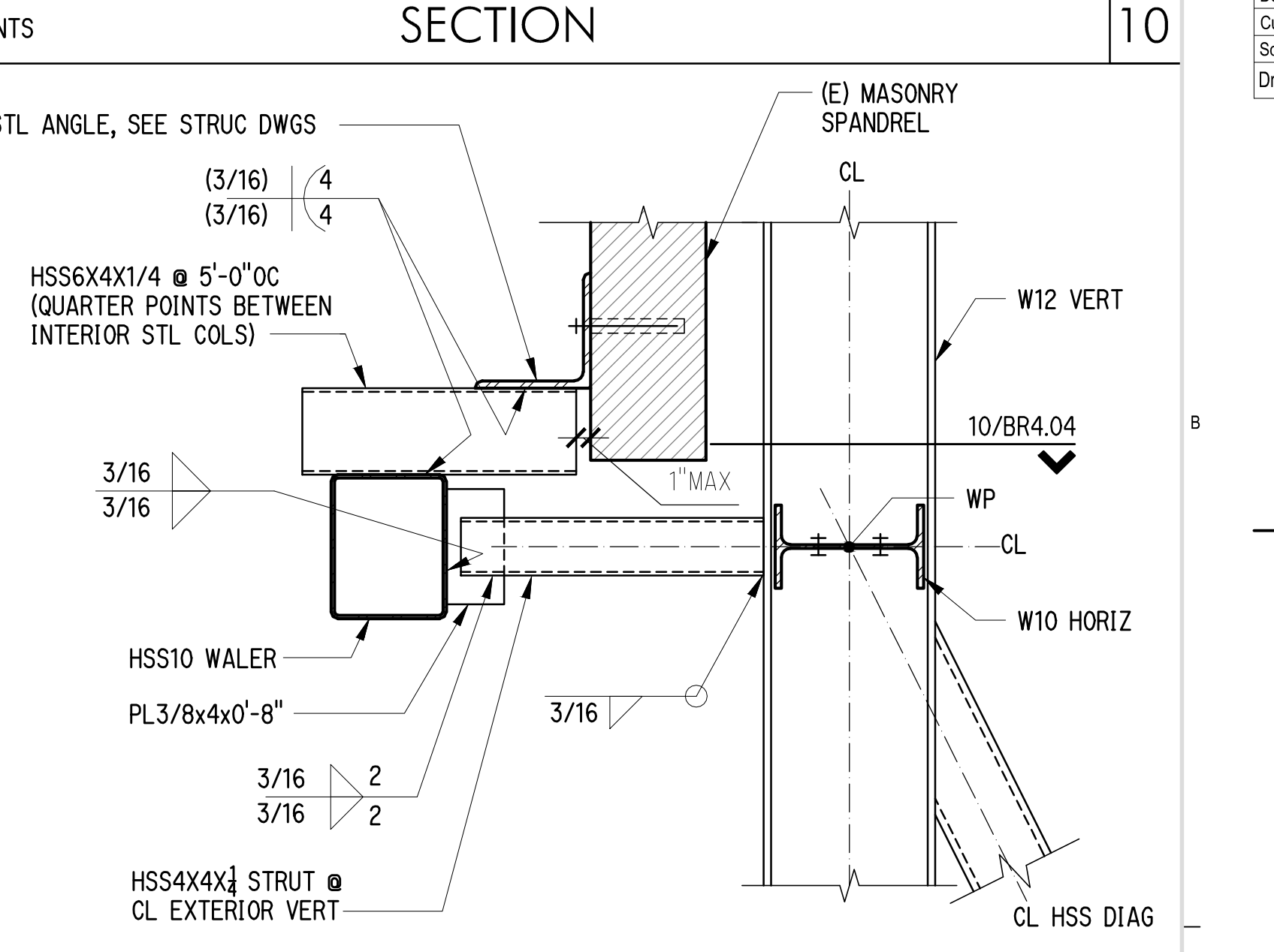
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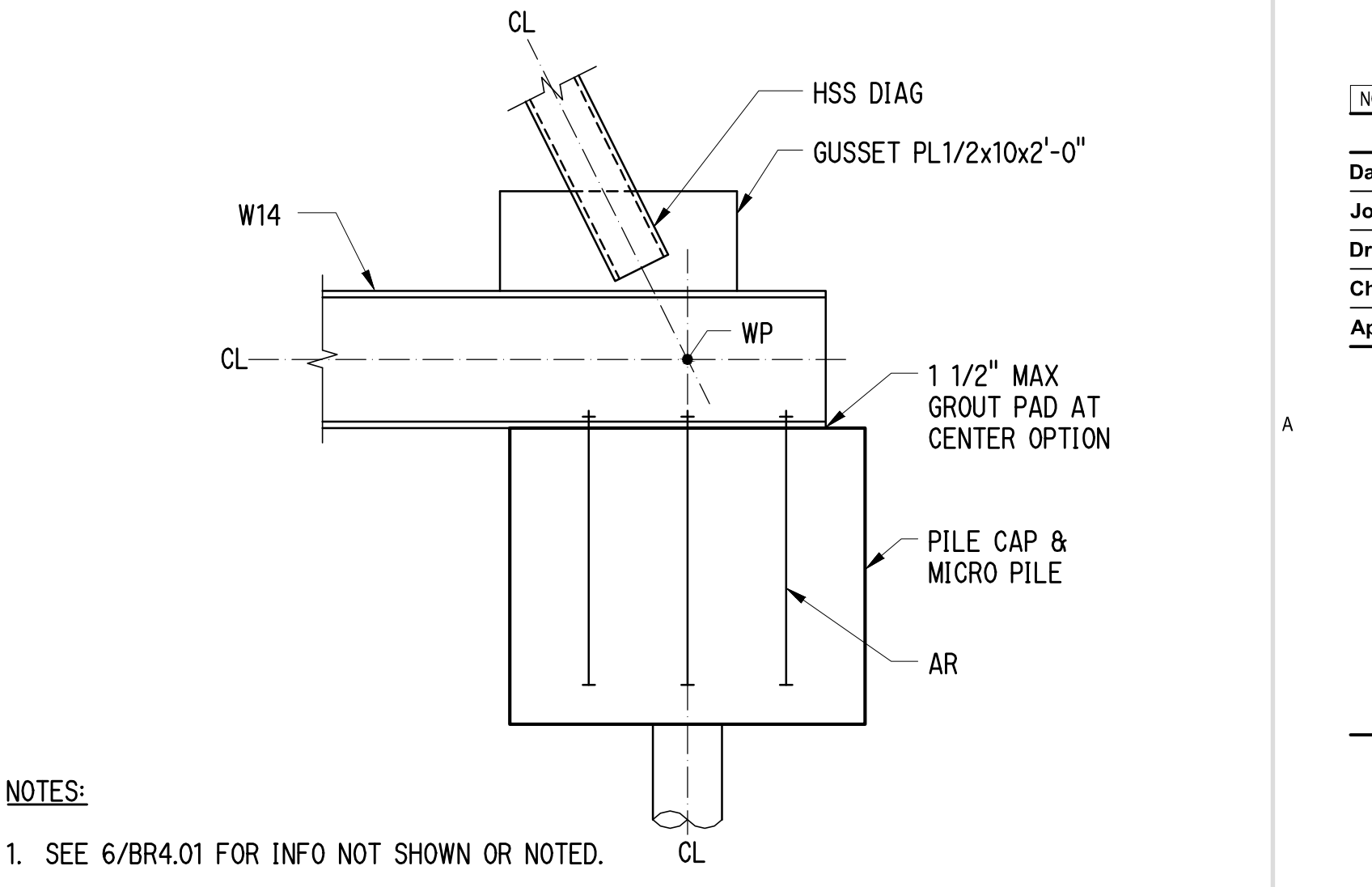
NTS SECTION 10



NTS SECTION 19



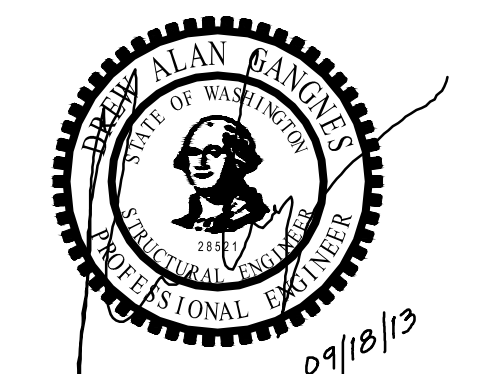
NTS SECTION 15



NTS SECTION 20



Demolition Permit	Sept 18, 2013
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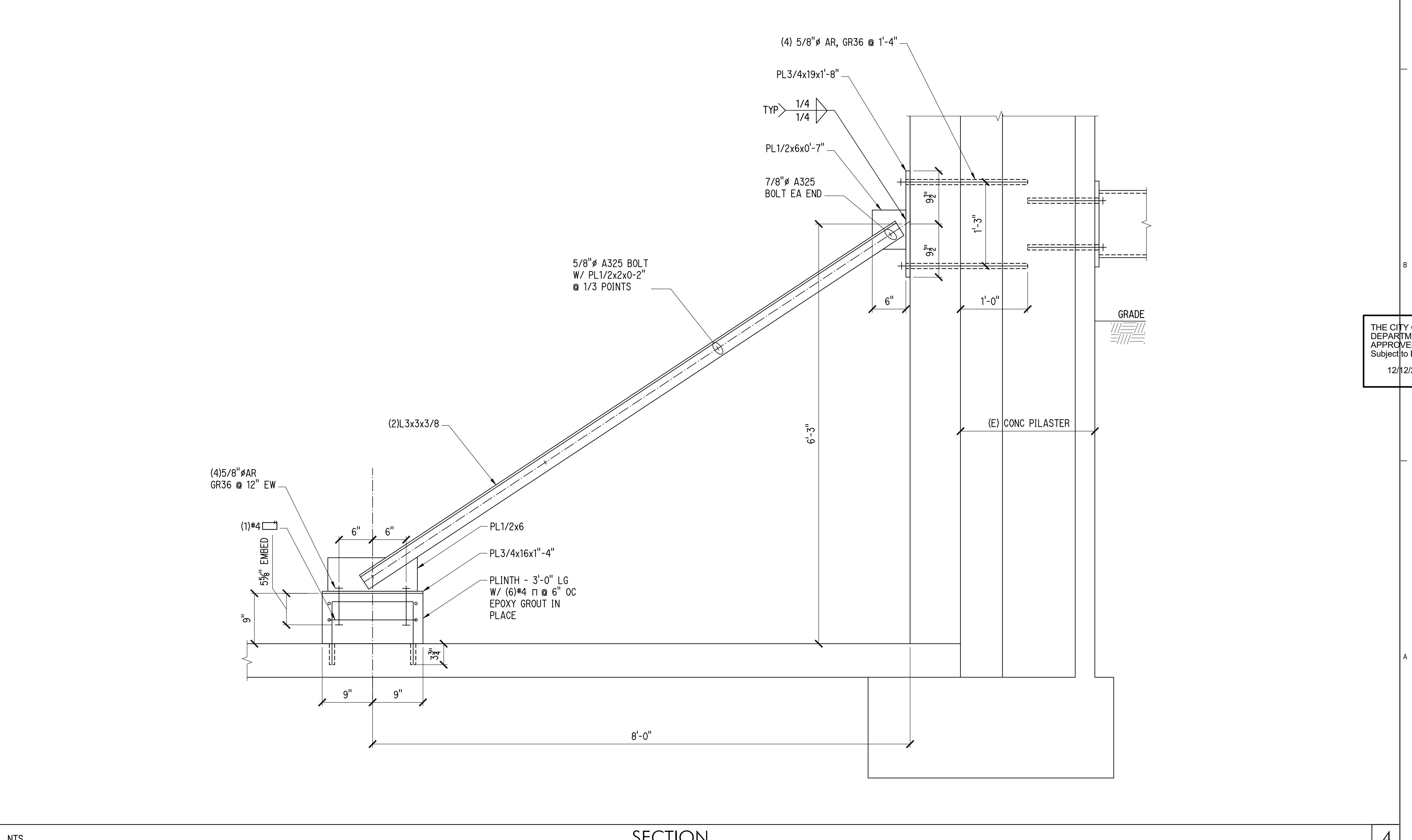
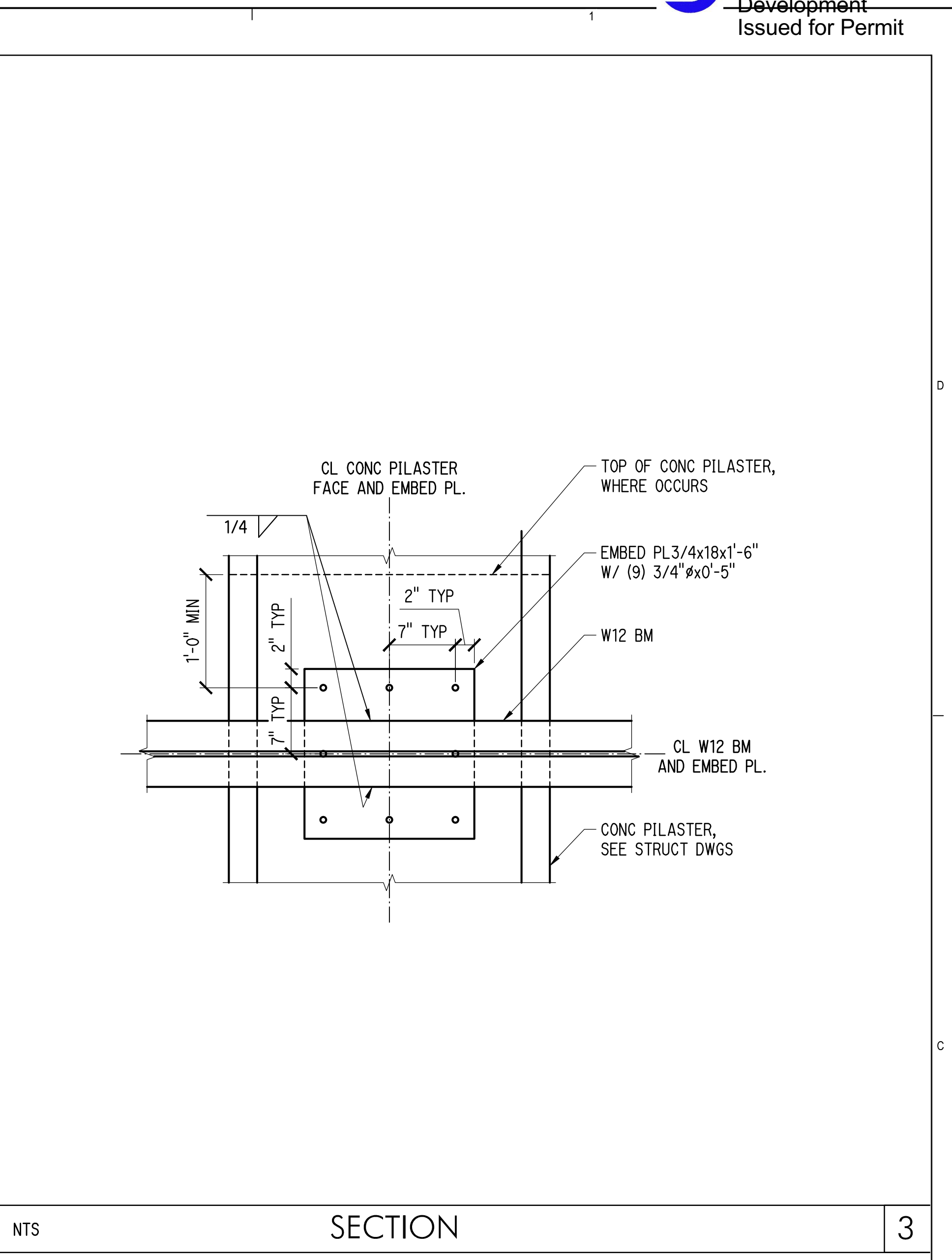
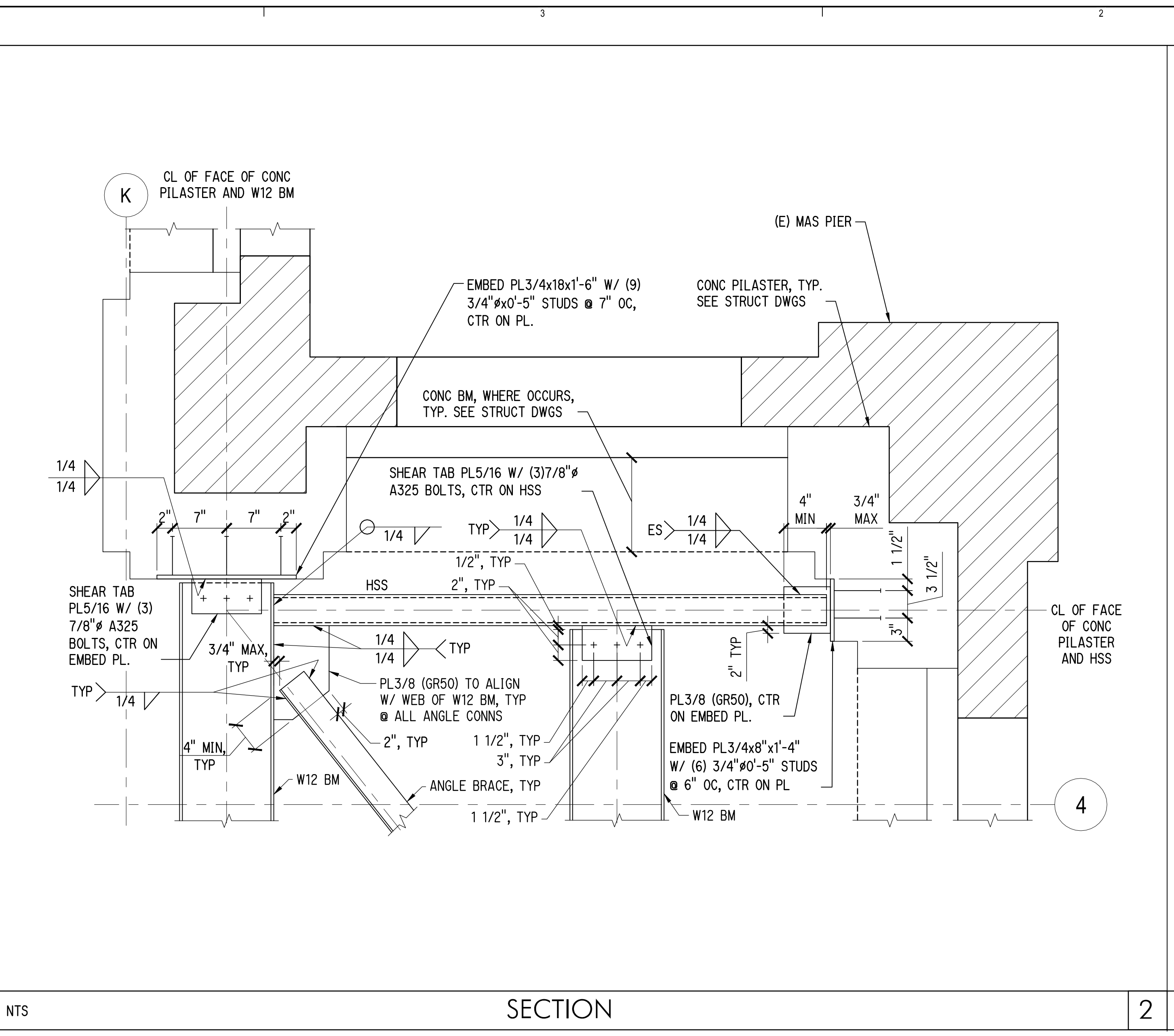
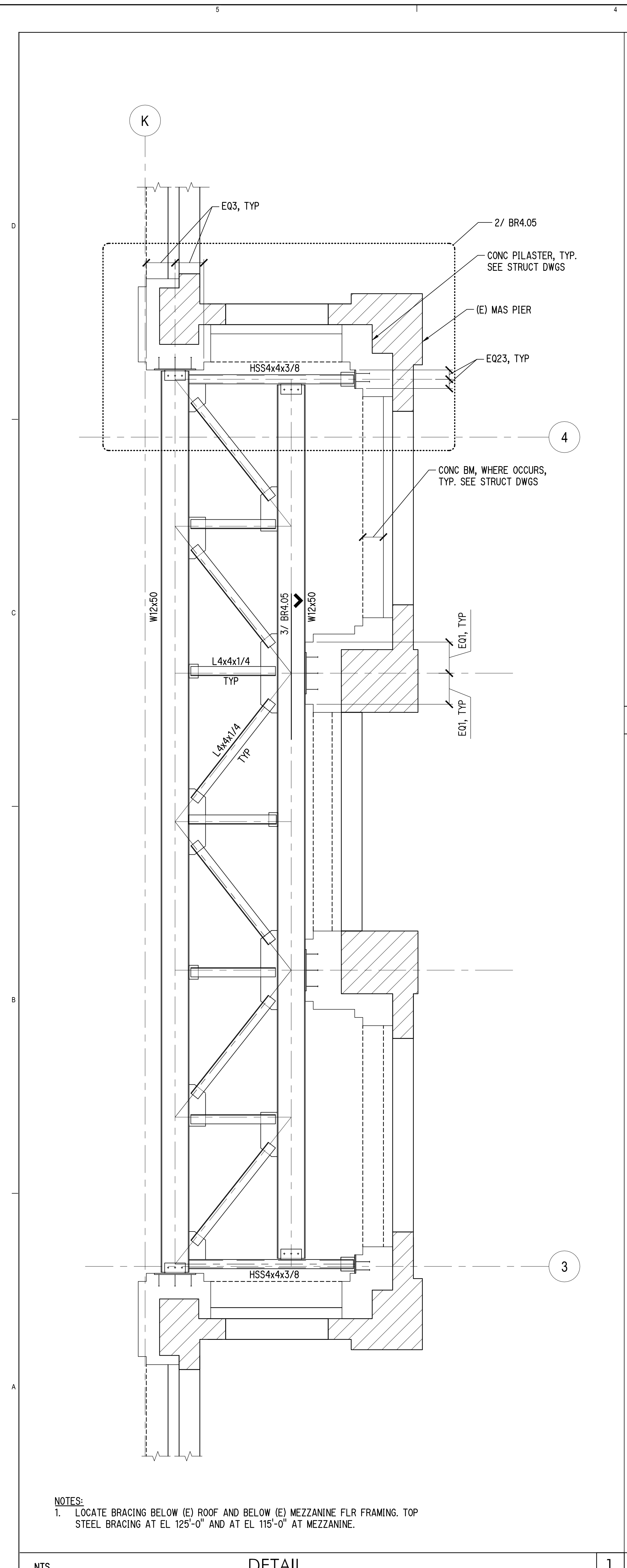
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**BRACING  
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DETAILS:**

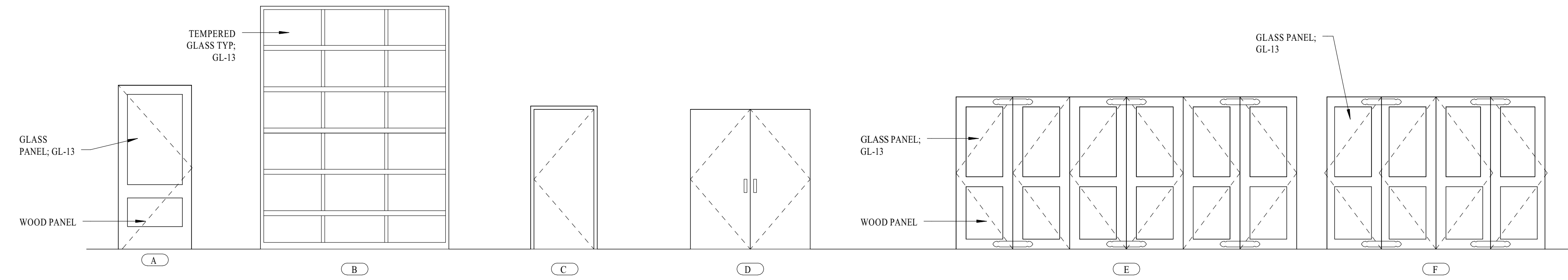
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**BR4.05**



**NOTES:**  
1. LOCATE BRACING BELOW (E) ROOF AND BELOW (E) MEZZANINE FLR FRAMING. TOP STEEL BRACING AT EL 125'-0" AND AT EL 115'-0" AT MEZZANINE.

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**DOOR LEGEND**  
1/4" = 1'-0"

DOOR SCHEDULE																
TAG	RTG	OPENING SIZE		DOOR			GL TYPE	FRAME					HDWR	REMARKS		
		WIDTH	HEIGHT	TYPE	MTL	FIN		TYPE	MTL	FIN	JAMB	HEAD			SILL	
100T		5'-4 3/4"	7'-10 1/4"	EXIST	HM	-		EXIST	HM	-						DEMO
101T		4'-10"	7'-2"	EXIST	WD	-		EXIST	WD	-						DEMO
101T		4'-10"	7'-2"	C	HM	PT-1		NEW	HM	PT-1						NEW DOOR FIXED IN PLACE (NON-OPERABLE)
103T		9'-5 1/4"	12'-2"	EXIST	WD	-		EXIST	WD	-						DEMO
103T		9'-5 1/4"	12'-2"	B	WD	-		NEW	AL	-						NEW GARAGE DOOR
104T		4'-8 1/4"	8'-5"	EXIST	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR
105T		5'-9 1/2"	7'-10 3/4"	EXIST	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR - REINSTALL, STAIN TO MATCH (E); OUTSWING
106T		2'-10"	6'-8"	EXIST	HM	PT-1		EXIST	HM	PT-1						DOOR FIXED IN PLACE (NON-OPERABLE)
107T		9'-5 1/4"	12'-7 1/2"	EXIST	WD	-		EXIST	WD	-						DEMO
P100B		10'-10 1/4"	7'-7 1/2"	F	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR - REINSTALL
P101B		3'-5"	7'-7 1/2"	A	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR, REINSTALL, FIXED IN PLACE (NON-OPERABLE)
P102B		17'-0 3/4"	7'-7 1/2"	E	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR - REINSTALL
P103B		10'-11"	7'-7 1/2"	F	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR - REINSTALL
P104B		3'-8"	8'-2 1/2"	EXIST	WD	-		EXIST	WD	-						DEMO
P104B		3'-8"	8'-2 1/2"	A	WD	PT-1		EXIST	WD	PT-1						NEW DOOR TOMATCH P105B, FIXED IN PLACE (NON-OPERABLE)
P105B		3'-7 3/4"	7'-3 1/2"	EXIST	WD	PT-1		EXIST	WD	PT-1						RESTORE EXISTING DOOR, REINSTALL, FIXED IN PLACE (NON-OPERABLE)
P106B		10'-11"	10'-0"	EXIST	WD	PT-1		EXIST	WD	PT-1						DEMO
P106B-A		6'-0"	10'-3"	D	ALGL	-		NEW	-	-		2A/A11-54				NEW FRAMELESS GLASS ENTRY DOOR
P106B-C		6'-0"	10'-3"	D	ALGL	-		NEW	-	-						NEW FRAMELESS GLASS ENTRY DOOR
P107B	90MIN	3'-0"	7'-0"	C	HM	PT-1		NEW	HM	PT-1						

- DOOR RESTORATION NOTES**
1. SURVEY EXISTING DOORS
  2. REMOVE DOORS-CATALOG, REMOVE GLASS AND HARDWARE, REMOVE PAINT
  3. REMOVE PAINT FROM JAMBS
  4. PROTECT JAMBS IN THE FIELD
  5. PAINT DOORS AND JAMBS
  6. RE-GLAZE WITH CLEAR TEMPERED SAFETY GLASS
  7. INSTALL NEW HARDWARE PER SCHEDULE AND REINSTALL DOORS
  8. INSTALL WEATHER STRIPPING

**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
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Drawing Issue	Date

**FOR  
REFERENCE  
ONLY**

Revisions

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<b>Sheet Information</b>		
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Approved	Approver	
	Title	

**EXISTING DOOR  
SCHEDULE**

Sheet  
**A00-50**



Mark	WINDOW SCHEDULE					COMMENTS
	R.O. WIDTH	R.O. HEIGHT	MATERIAL	FINISH	GLAZING TYPE	
B1	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B2	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B3	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B4	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B5	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B6	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B7	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B8	4'-9"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B9	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B10	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B11	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B12	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B13	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B14	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B15	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B16	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B17	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B18	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B19	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B20	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B21	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B22	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B23	4'-9"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B24	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B25	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B26	4'-9"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B27	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B28	3'-7 1/2"	3'-7 3/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B29	4'-9"	3'-7 3/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B30	3'-7 1/2"	3'-7 3/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B31	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B32	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B33	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B34	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B35	4'-9"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B36	3'-7 1/2"	10'-6"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
B37	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW AND REINSTALL IN NEW LOCATION
B38	4'-9"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW AND REINSTALL IN NEW LOCATION
B40	3'-7 1/2"	5'-5"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW AND REINSTALL IN NEW LOCATION
T1	3'-8"	5'-4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T2	3'-8"	5'-4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T3	17'-61/2"	10'-43/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T4	9'-91/2"	10'-43/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T5	9'-73/4"	10'-43/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T6	9'-91/2"	10'-43/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T7	4'-83/4"	5'-63/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T8	17'-41/2"	5'-31/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T9	4'-83/4"	5'-63/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T10	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T11	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T12	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T13	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T14	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T15	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T16	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T17	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T17	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T18	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T19	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T20	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T21	7'-0"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T22	7'-0"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T23	7'-113/4"	5'-117/8"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T24	7'-0"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T25	7'-0"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T26	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T27	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T28	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T29	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T30	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T31	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T32	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T33	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T34	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T35	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T36	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T37	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T38	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T39	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T40	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T41	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T42	5'-103/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T43	4'-81/2"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T44	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T45	12'-21/4"	5'-33/4"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE
T46	5'-4"	7'-10"	STEEL	PT-1	EXISTING	RESTORE EXISTING WINDOW IN PLACE

- WINDOW RESTORATION NOTES**
1. SURVEY EXISTING WINDOWS.
  2. DEGLAZE WINDOWS-CATALOG AND CLEAN GLASS, REPLACE BROKEN GLASS WITH SALVAGED GLASS
  3. CLEAN AND PREPARE METAL FRAMES
  4. CLEAN AND PREPARE HARDWARE
  5. CLEAN AND PREPARE STEEL LINTELS
  6. PRIME AND PAINT FRAMES, LINTELS AND HARDWARE
  7. REGLAZE WINDOWS AND PAINT GLAZING PUTTY

**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
Curium Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

**FOR  
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ONLY**

Revisions

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<b>Sheet Information</b>		
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Job Number	161119.000	
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Checked	Checker	
Approved	Approver	
<b>Title</b>		

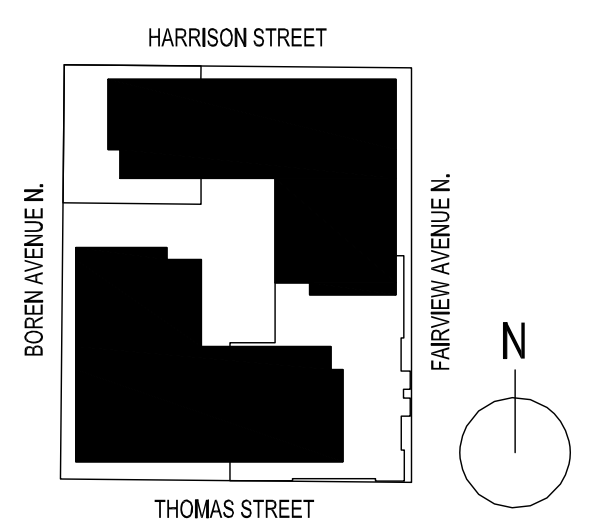
**EXISTING WINDOW  
SCHEDULE**

1

Sheet  
**A00-60**

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**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit	Sept 18, 2013
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Schematic Design	June 14, 2013
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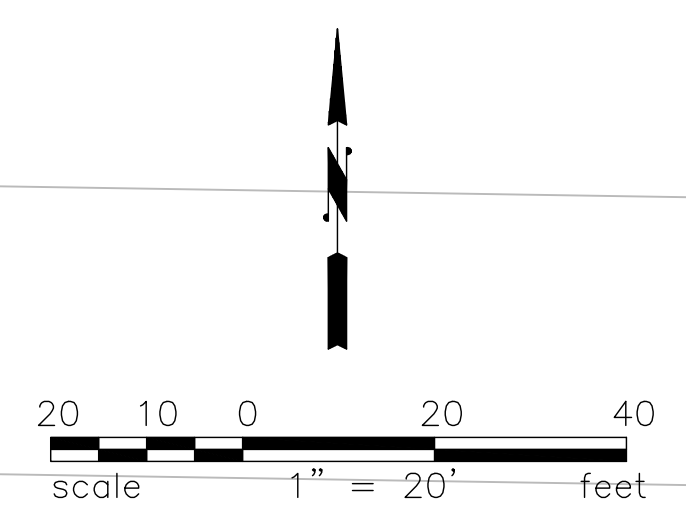
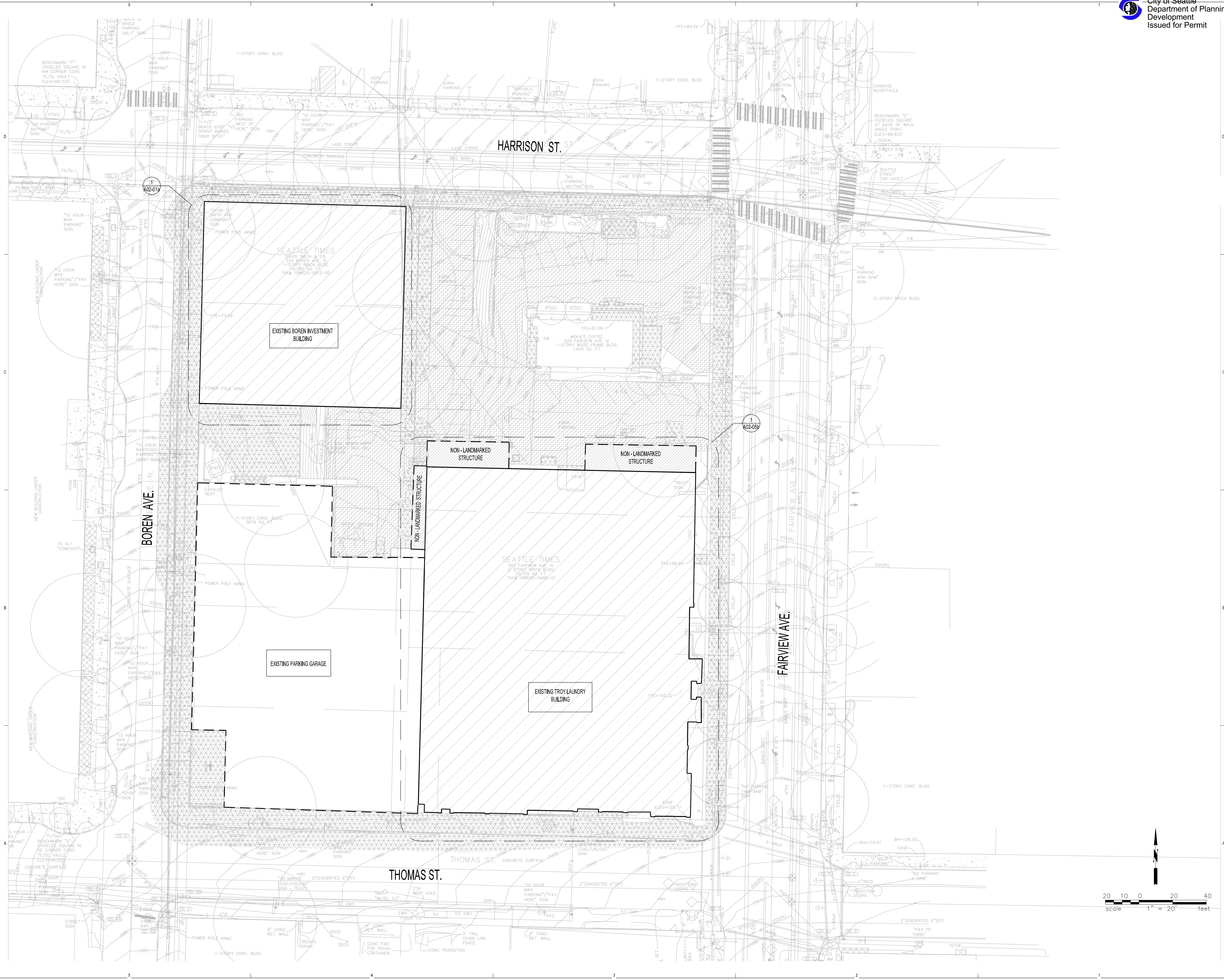
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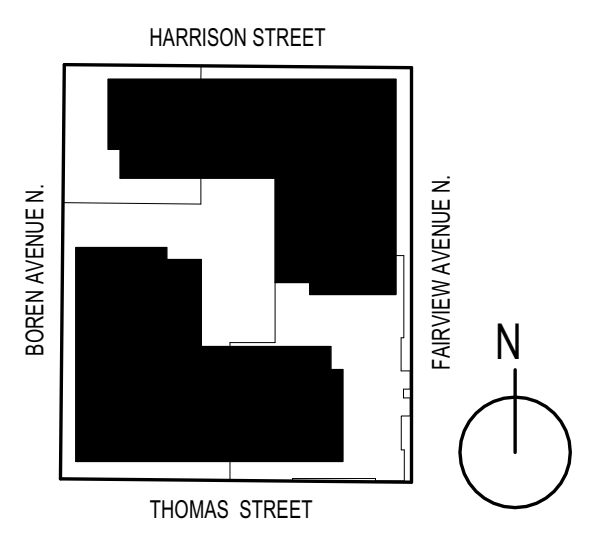
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**EXISTING  
SITE PLAN**

Sheet  
**A01-00**







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**September 18, 2013**

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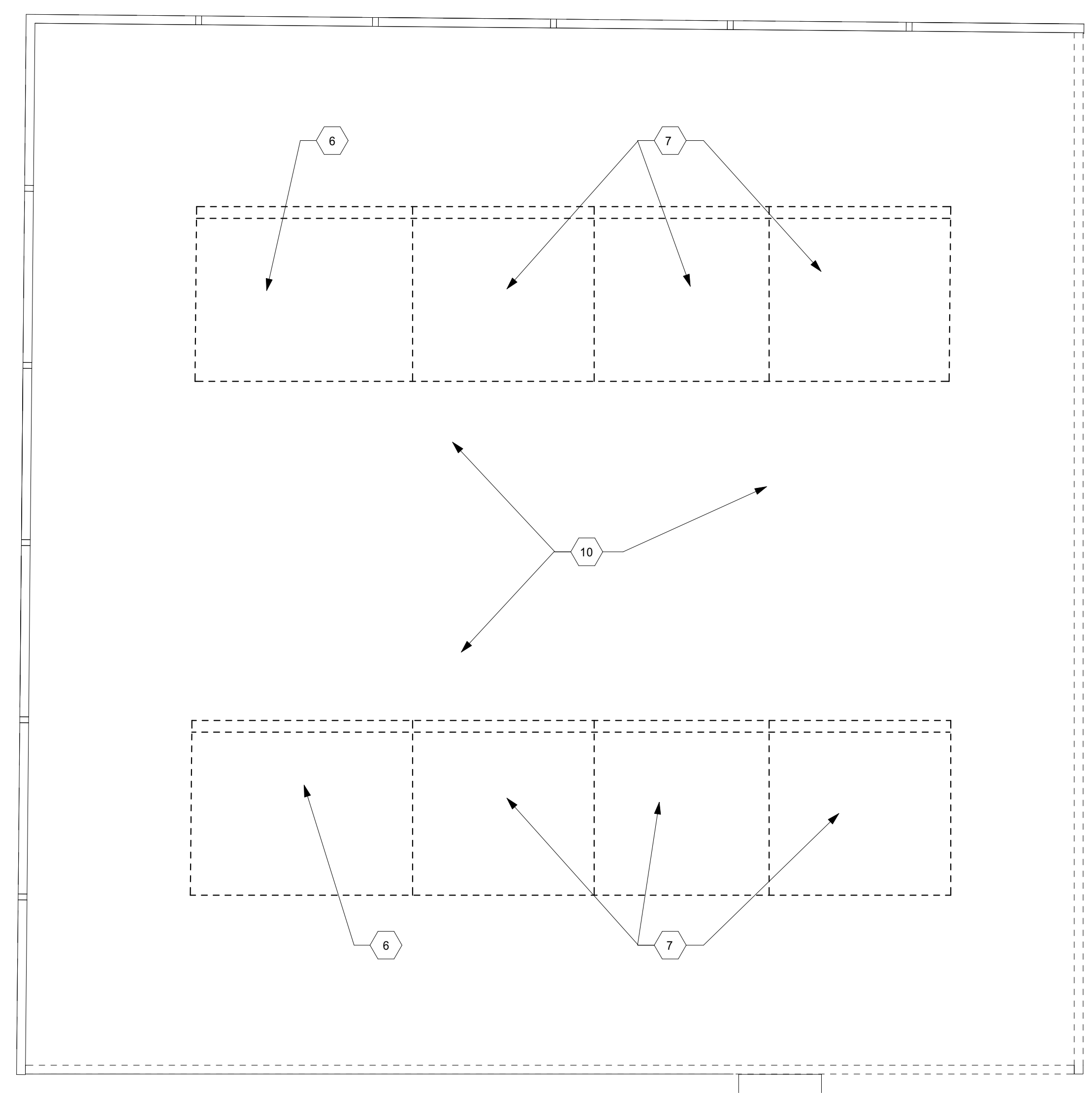
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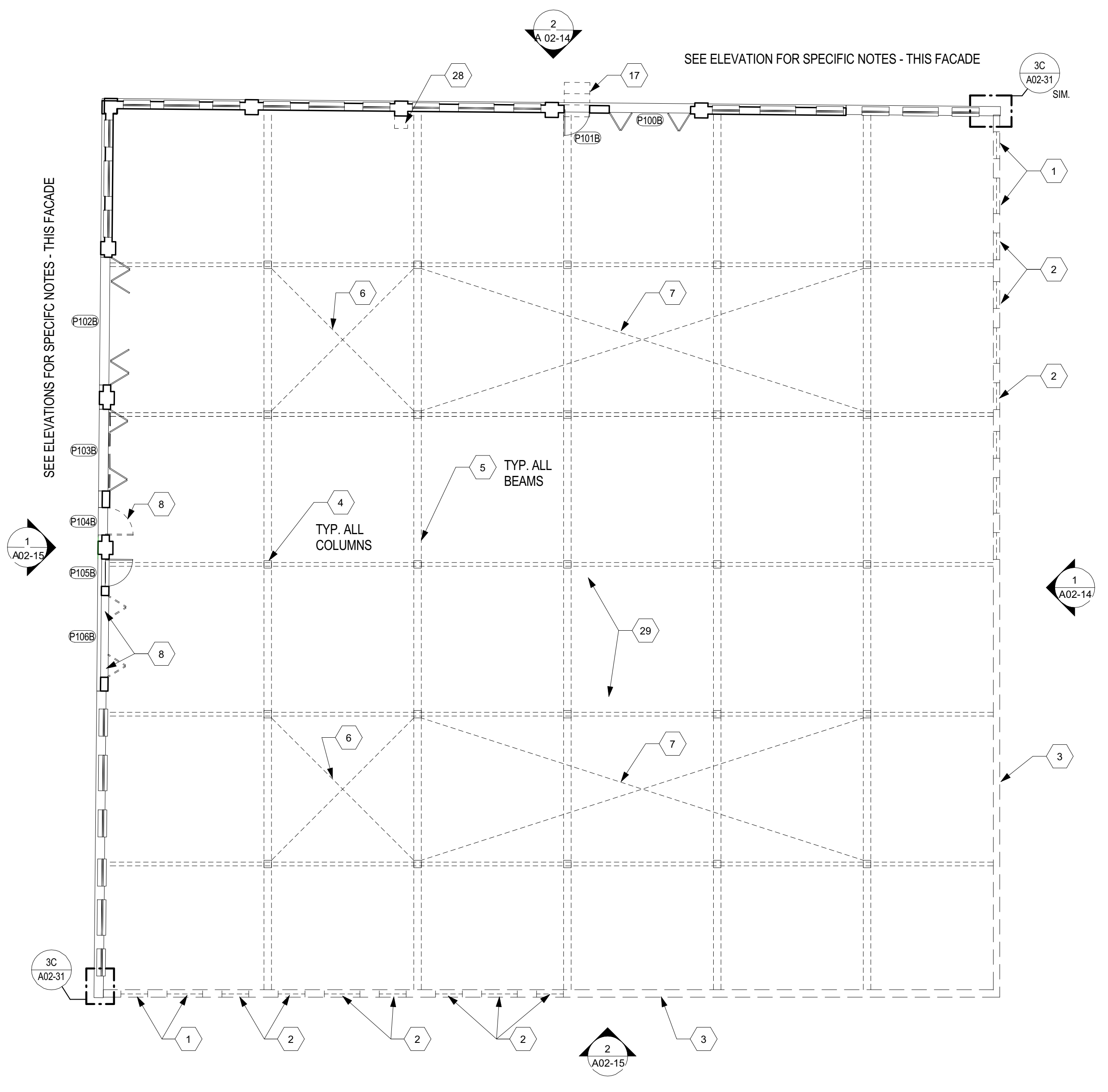
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Approved	Approver	

**Title  
 BOREN  
 INVESTMENT  
 BUILDING  
 DEMOLITION  
 PLANS**

Sheet  
**A02-13**



**3C LEVEL ROOF-DEMOLITION**  
 3/32" = 1'-0"



**3A LEVEL ONE (AT BOREN AVENUE)-DEMOLITION**  
 3/32" = 1'-0"

SEE CORRESPONDING  
 ANNOTATIONS FOR CHANGES

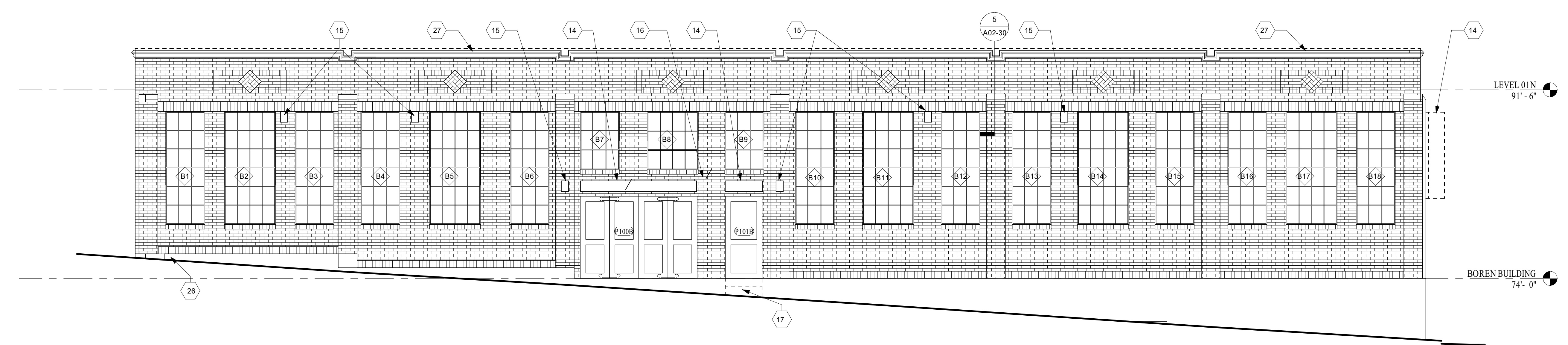
**LANDMARK DEMO KEYNOTE LEGEND**

- 1 EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
- 2 EXISTING WINDOWS TO BE REMOVED AND SALVAGED
- 3 EXISTING WALL AND FOOTING TO BE REMOVED
- 4 EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
- 5 EXISTING WOOD BEAMS TO BE REMOVED AND SALVAGED
- 6 EXISTING MONITOR SKYLIGHTS TO BE REMOVED, SALVAGED WOOD FRAMING, AND DECKING
- 7 EXISTING MONITOR SKYLIGHTS TO BE REMOVED
- 8 EXISTING DOOR AND FRAME TO BE REMOVED
- 9 EXISTING CONCRETE SLAB TO BE REMOVED
- 10 EXISTING ROOF MEMBRANE AND DECKING TO BE REMOVED
- 11 EXISTING TROY SIGN TO BE REMOVED AND SAVED FOR REINSTALLATION
- 12 REMOVE CONCRETE WALL TO INTERIOR FACE OF EXISTING BRICK WALL
- 13 REMOVE EXISTING METAL RAILING
- 14 REMOVE SIGNAGE AND BRACKETS
- 15 REMOVE EXISTING STEEL PLATE AND BRACKET
- 16 REMOVE EXISTING ELECTRICAL CONDUIT
- 17 REMOVE CONCRETE STEPS
- 18 REMOVE EXISTING STAIR
- 19 REMOVE AND SAVE SCALE
- 20 REMOVE WALL
- 21 EXISTING BRICK TO BE REMOVED AND SAVED FOR REINSTALLATION
- 22 EXISTING TERRA COTTA DETAIL TO BE REMOVED AND SAVED FOR REINSTALLATION
- 23 REMOVE DOWNSPOUT AND SCUPPER
- 24 REMOVE PLYWOOD INFILL
- 25 REMOVE PIPE
- 26 REMOVE GAS METER
- 27 REMOVE METAL COPING
- 28 REMOVE EXISTING CHIMNEY AND PORTION OF PILASTER, SEE 5/A02-30
- 29 REMOVE SLAB AND FOOTINGS

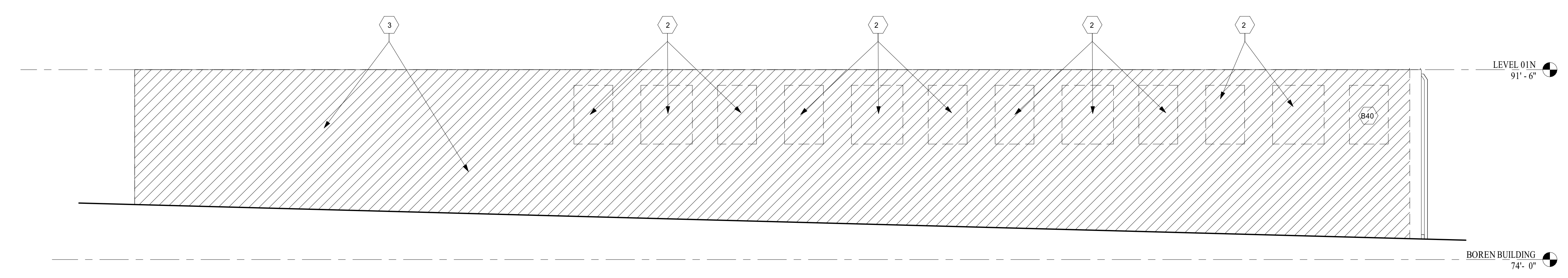
1 SEE CORRESPONDING  
 ANNOTATIONS FOR CHANGES

LANDMARK DEMO KEYNOTE LEGEND	
1	EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
2	EXISTING WINDOWS TO BE REMOVED AND SALVAGED
3	EXISTING WALL AND FOOTING TO BE REMOVED
4	EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
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23	REMOVE DOWNSPOUT AND SCUPPER
24	REMOVE PLYWOOD INFILL
25	REMOVE PIPE
26	REMOVE GAS METER
27	REMOVE METAL COPING
28	REMOVE EXISTING CHIMNEY AND PORTION OF PILASTER, SEE 5/A02-30
29	REMOVE SLAB AND FOOTINGS

**GENERAL NOTES:**  
 1. SEE A00-60 FOR WINDOW SCHEDULE  
 2. SEE A00-50 FOR DOOR SCHEDULE  
 3. REMOVE PAINT FROM BRICK, WHERE OCCURS  
 4. REMOVE MISCELLANEOUS SCREWS AND BOLTS



2 NORTH ELEVATION-DEMOLITION  
 3/16" = 1'-0"



1 EAST ELEVATION-DEMOLITION  
 3/16" = 1'-0"

**DEMOLITION  
 PERMIT**

**September 18, 2013**

Demolition Permit Revision	Date
Demolition Permit	Dec 02, 2013
Curtain Wall Pricing Package	Sept 18, 2013
Schematic Design	Aug 16, 2013
Drawing Issue	June 14, 2013

**FOR  
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**Revisions**

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Checked	Checker	
Approved	Approver	

**Title**  
**BOREN  
 INVESTMENT  
 BUILDING  
 DEMOLITION  
 ELEVATIONS**

Sheet  
**A02-14**



**DEMOLITION  
 PERMIT**

**September 18, 2013**

Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

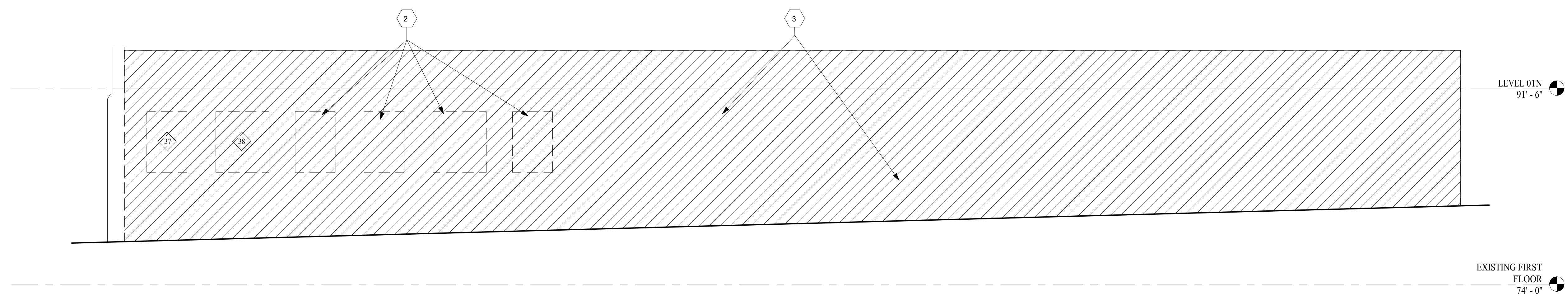
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**Revisions**

NO	ISSUE	DATE
<b>Sheet Information</b>		
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Approved	Approver	

**Title  
 BOREN  
 INVESTMENT  
 BUILDING  
 DEMOLITION  
 ELEVATIONS**

Sheet  
**A02-15**



**2 SOUTH ELEVATION-DEMOLITION**  
 3/16" = 1'-0"



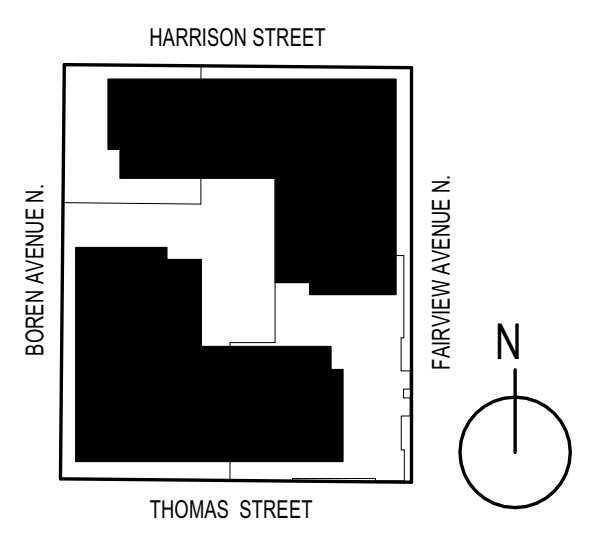
**1 WEST ELEVATION - DEMOLITION**  
 3/16" = 1'-0"

**1 SEE CORRESPONDING  
 ANNOTATIONS FOR CHANGES**

**LANDMARK DEMO KEYNOTE LEGEND**

- 1 EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
- 2 EXISTING WINDOWS TO BE REMOVED AND SALVAGED
- 3 EXISTING WALL AND FOOTING TO BE REMOVED
- 4 EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
- 5 EXISTING WOOD BEAMS TO BE REMOVED AND SALVAGED
- 6 EXISTING MONITOR SKYLIGHTS TO BE REMOVED, SALVAGED WOOD FRAMING, AND DECKING
- 7 EXISTING MONITOR SKYLIGHTS TO BE REMOVED
- 8 EXISTING DOOR AND FRAME TO BE REMOVED
- 9 EXISTING CONCRETE SLAB TO BE REMOVED
- 10 EXISTING ROOF MEMBRANE AND DECKING TO BE REMOVED
- 11 EXISTING TROY SIGN TO BE REMOVED AND SAVED FOR REINSTALLATION
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- 13 REMOVE EXISTING METAL RAILING
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- 15 REMOVE EXISTING STEEL PLATE AND BRACKET
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- 17 REMOVE CONCRETE STEPS
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- 22 EXISTING TERRA COTTA DETAIL TO BE REMOVED AND SAVED FOR REINSTALLATION
- 23 REMOVE DOWNSPOUT AND SCUPPER
- 24 REMOVE PLYWOOD INFILL
- 25 REMOVE PIPE
- 26 REMOVE GAS METER
- 27 REMOVE METAL COPING
- 28 REMOVE EXISTING CHIMNEY AND PORTION OF PILASTER, SEE S/A02.30
- 29 REMOVE SLAB AND FOOTINGS

**GENERAL NOTES**  
 1. SEE A00-60 FOR WINDOW SCHEDULE  
 2. SEE A00-50 FOR DOOR SCHEDULE  
 3. REMOVE PAINT FROM BRICK, WHERE OCCURS  
 4. REMOVE MISCELLANEOUS SCREWS AND BOLTS



**DEMOLITION  
 PERMIT**

**September 18, 2013**

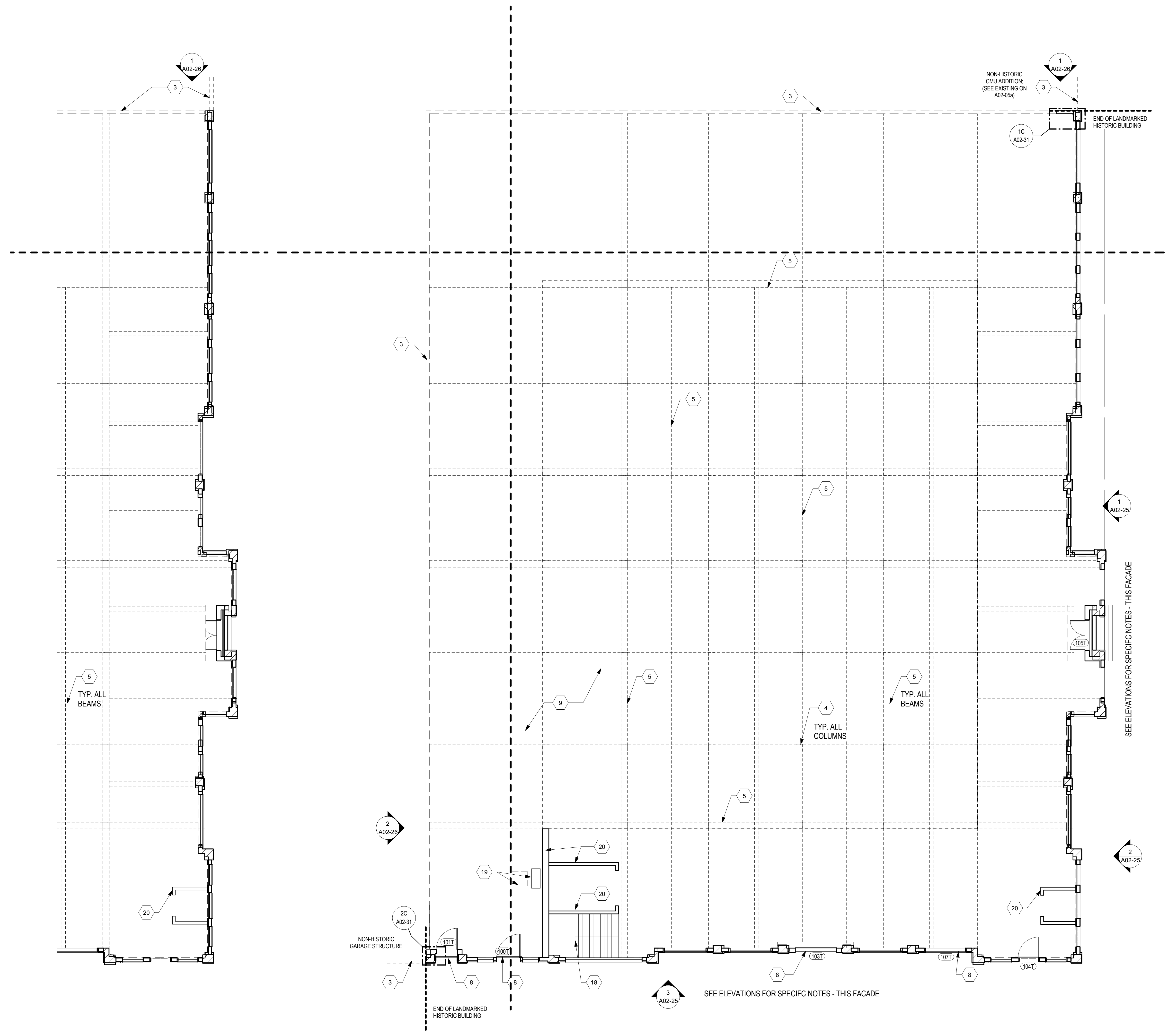
Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
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Approved	Approver	
<b>Title</b>		
<b>TROY LAUNDRY              BUILDING LEVEL              01 DEMOLITION              PLAN</b>		

Sheet  
**A02-24**



**2 LEVEL MEZZANINE-DEMOLITION**  
 3/32" = 1'-0"

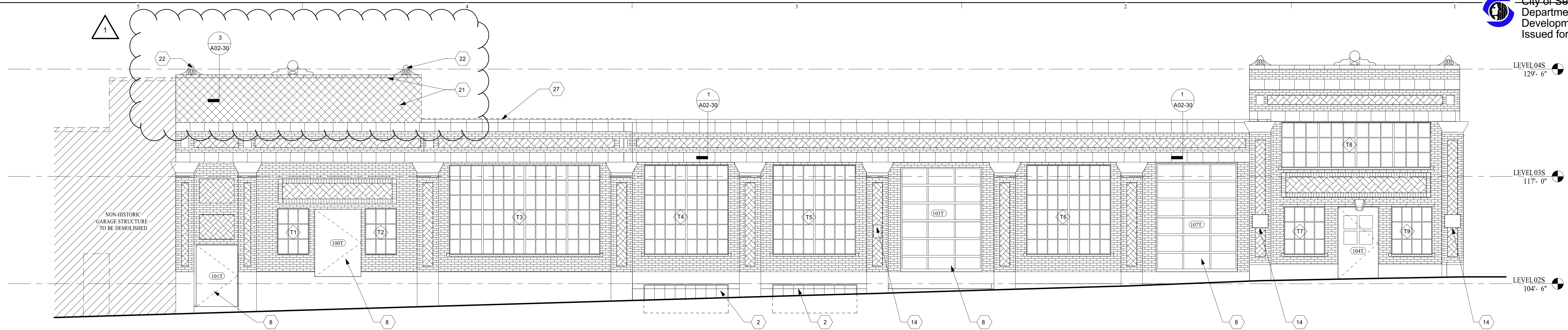
**1 LEVEL ONE (AT THOMAS STREET)-DEMOLITION**  
 3/32" = 1'-0"

**1** SEE CORRESPONDING  
 ANNOTATIONS FOR CHANGES

**LANDMARK DEMO KEYNOTE LEGEND**

- 1 EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
- 2 EXISTING WINDOWS TO BE REMOVED AND SALVAGED
- 3 EXISTING WALL AND FOOTING TO BE REMOVED
- 4 EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
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- 24 REMOVE PLYWOOD INFILL
- 25 REMOVE PIPE
- 26 REMOVE GAS METER
- 27 REMOVE METAL COPING
- 28 REMOVE EXISTING CHIMNEY AND PORTION OF PILASTER, SEE 5/A02-30
- 29 REMOVE SLAB AND FOOTINGS





**3 SOUTH ELEVATION-DEMOLITION**  
3/16" = 1'-0"

LANDMARK DEMO KEYNOTE LEGEND	
1	EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
2	EXISTING WINDOWS TO BE REMOVED AND SALVAGED
3	EXISTING WALL AND FOOTING TO BE REMOVED
4	EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
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29	REMOVE SLAB AND FOOTINGS

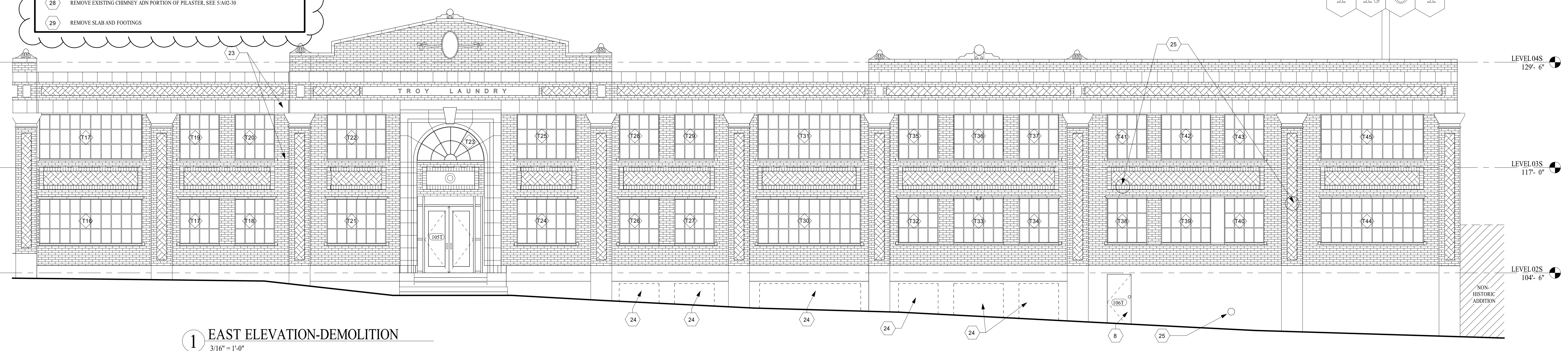
SEE CORRESPONDING  
ANNOTATIONS FOR CHANGES



- GENERAL NOTES:
1. SEE A00-60 FOR WINDOW SCHEDULE
  2. SEE A00-50 FOR DOOR SCHEDULE
  3. REMOVE PAINT FROM FROM BRICK, WHERE OCCURS
  4. REMOVE MISCELLANEOUS SCREWS AND BOLTS



**2 EAST ELEVATION-DEMOLITION**  
3/16" = 1'-0"



**1 EAST ELEVATION-DEMOLITION**  
3/16" = 1'-0"

**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit Revision	Dec 02, 2013
Demolition Permit	Sept 18, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

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**TROY LAUNDRY  
BUILDING  
DEMOLITION  
ELEVATIONS**

Sheet  
**A02-25**



**DEMOLITION  
PERMIT**

**September 18, 2013**

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**TROY LAUNDRY  
BUILDING  
DEMOLITION  
ELEVATIONS**

Sheet  
**A02-26**

1 SEE CORRESPONDING  
ANNOTATIONS FOR CHANGES

**LANDMARK DEMO KEYNOTE LEGEND**

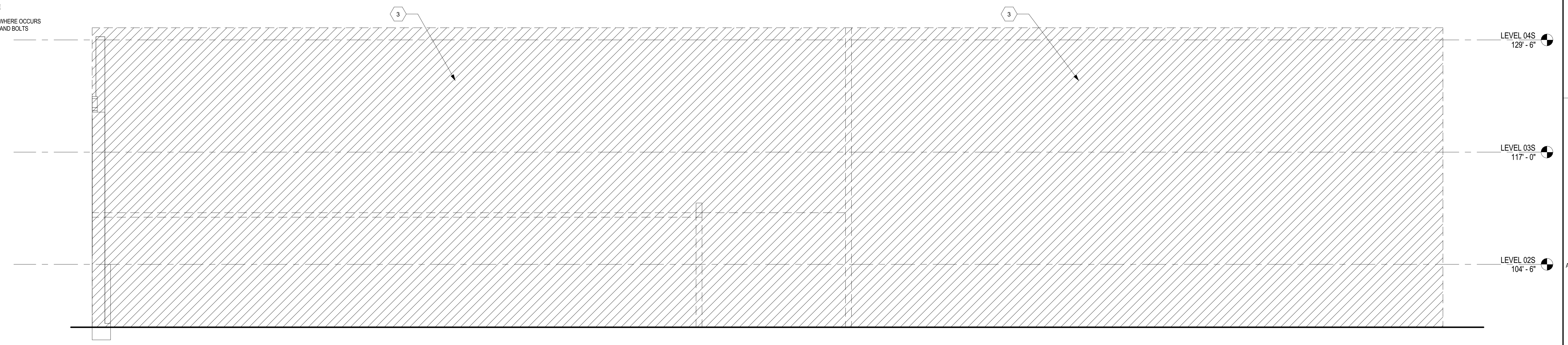
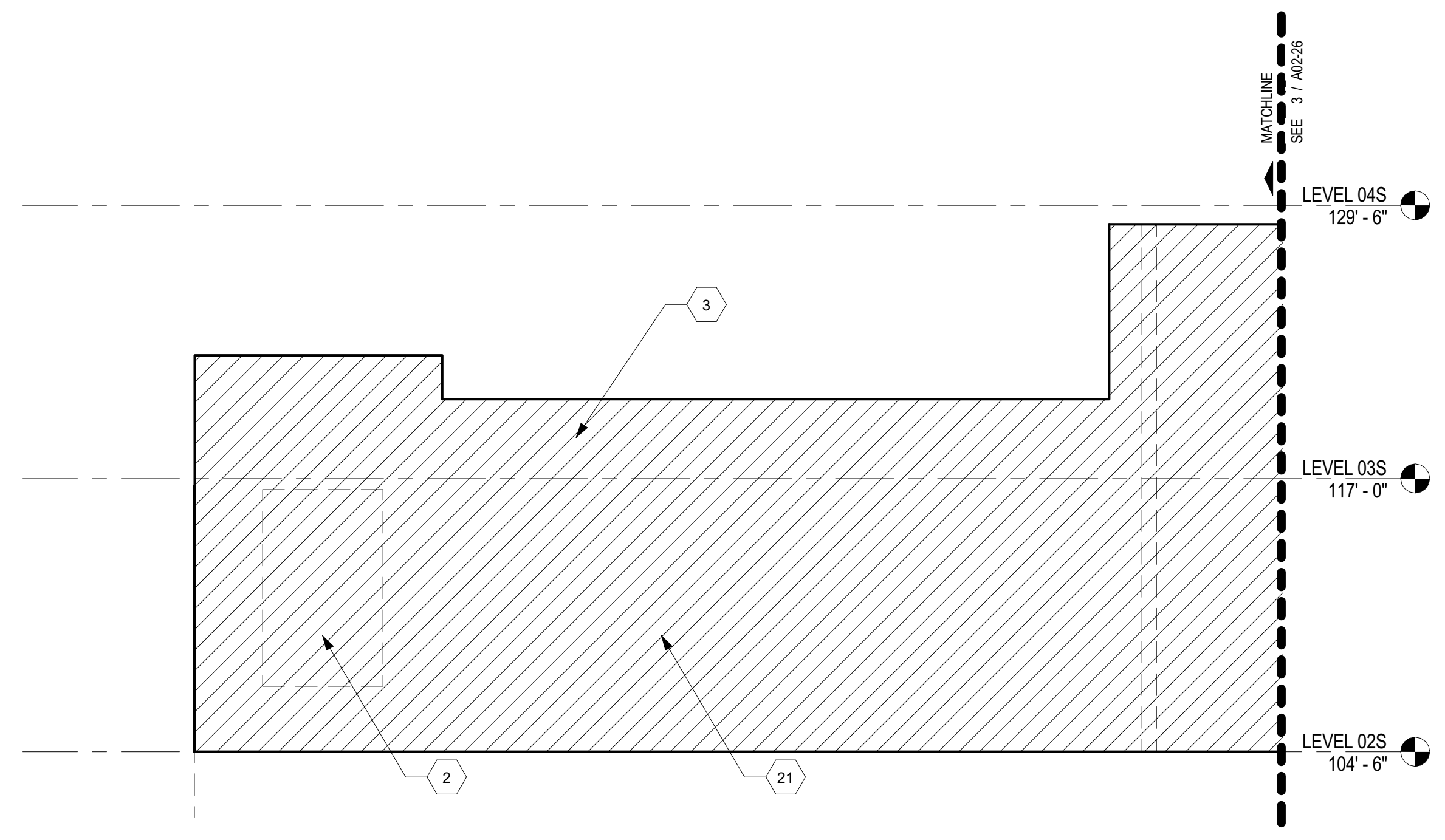
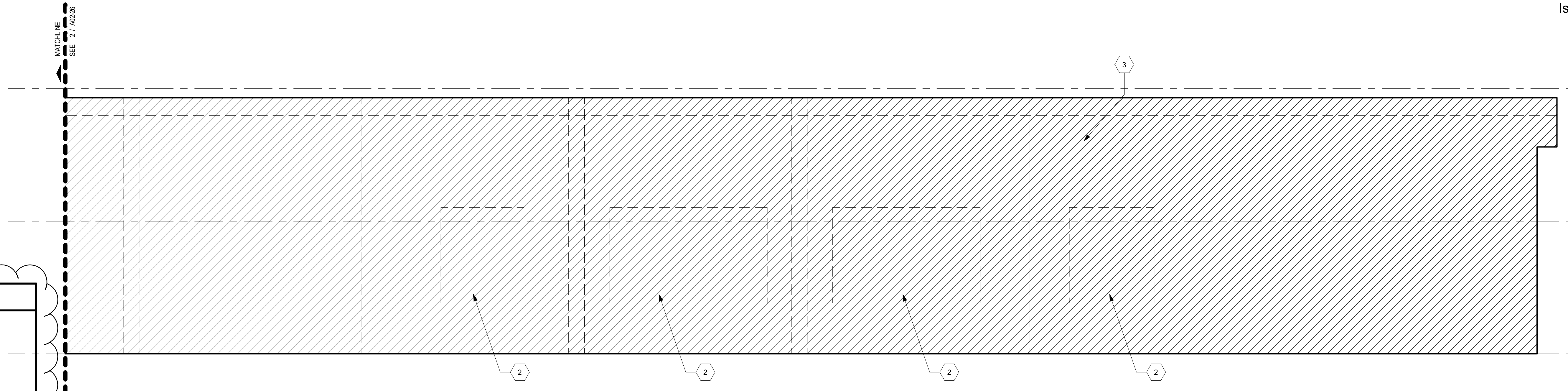
- 1 EXISTING WINDOWS TO BE REMOVED AND SAVED FOR REINSTALLATION
- 2 EXISTING WINDOWS TO BE REMOVED AND SALVAGED
- 3 EXISTING WALL AND FOOTING TO BE REMOVED
- 4 EXISTING WOOD COLUMNS TO BE REMOVED AND SAVED FOR REUSE
- 5 EXISTING WOOD BEAMS TO BE REMOVED AND SALVAGED
- 6 EXISTING MONITOR SKYLIGHTS TO BE REMOVED, SALVAGED WOOD FRAMING, AND DECKING
- 7 EXISTING MONITOR SKYLIGHTS TO BE REMOVED
- 8 EXISTING DOOR AND FRAME TO BE REMOVED
- 9 EXISTING CONCRETE SLAB TO BE REMOVED
- 10 EXISTING ROOF MEMBRANE AND DECKING TO BE REMOVED
- 11 EXISTING TROY SIGN TO BE REMOVED AND SAVED FOR REINSTALLATION
- 12 REMOVE CONCRETE WALL TO INTERIOR FACE OF EXISTING BRICK WALL
- 13 REMOVE EXISTING METAL RAILING
- 14 REMOVE SIGNAGE AND BRACKETS
- 15 REMOVE EXISTING STEEL PLATE AND BRACKET
- 16 REMOVE EXISTING ELECTRICAL CONDUIT
- 17 REMOVE CONCRETE STEPS
- 18 REMOVE EXISTING STAIR
- 19 REMOVE AND SAVE SCALE
- 20 REMOVE WALL
- 21 EXISTING BRICK TO BE REMOVED AND SAVED FOR REINSTALLATION
- 22 EXISTING TERRA COTTA DETAIL TO BE REMOVED AND SAVED FOR REINSTALLATION
- 23 REMOVE DOWNSPOUT AND SCUPPER
- 24 REMOVE PYLWOOD INFILL
- 25 REMOVE PIPE
- 26 REMOVE GAS METER
- 27 REMOVE METAL COPING
- 28 REMOVE EXISTING CHIMNEY AND PORTION OF PILASTER, SEE 5/A02-30
- 29 REMOVE SLAB AND FOOTINGS

- GENERAL NOTES:**
1. SEE A00-40 FOR WINDOW SCHEDULE
  2. SEE A00-50 FOR DOOR SCHEDULE
  3. REMOVE PAINT FROM FROM BRICK, WHERE OCCURS
  4. REMOVE MISCELLANEOUS SCREWS AND BOLTS

**3 PARTIAL WEST ELEVATION-DEMOLITION**  
3/16" = 1'-0"

**2 PARTIAL WEST ELEVATION-DEMOLITION**  
3/16" = 1'-0"

**1 NORTH ELEVATION-DEMOLITION**  
3/16" = 1'-0"







Keynote Legend	
Key Value	Keynote Text
0.10	SUMP
0.11	SLOPE TO SUMP
0.15	LINE OF BUILDING ABOVE
0.19	3-HR WALL
0.22	REMOVE PAINT
0.23	RELOCATED TROY SIGN
0.26	MECHANICAL SCREEN WALL - REF. XXX
0.30	SEE STRUCTURAL FOR CONCRETE PILASTER DIMENSIONS
3.04	ARCHITECTURAL CONCRETE - FINISH
3.05	ARCHITECTURAL CONCRETE - BOARD-FORMED FINISH
3.06	PARGING - RESTORE
3.10	PRECAST CONCRETE WHEELSTOP
3.11	UPTURNED BEAM - REFER STRUCTURAL DWGS
3.14	CONCRETE INFILL AT EXISTING WINDOW
3.15	FUTURE KNOCKOUT IN CONCRETE
4.01	RESTORE HISTORIC MASONRY
4.03	CMU VEHICLE BARRIER - REF. (structural detail)
4.04	REMOVABLE CMU SILL
4.07	REINSTALL SALVAGED TERRACOTTA
4.08	RESTORE HISTORIC TERRACOTTA IN-PLACE
4.09	NEW MASONRY MEDALLION TO MATCH EXISTING
4.10	RESTORE CONCRETE SILL
4.11	NEW METAL FLASHING
4.12	REINSTALL SALVAGED BRICK MASONRY & MATCH EXISTING COURSEWORK
5.01	REFINISH STEEL
5.03	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
5.05	MANUFACTURED STAIR
5.09	GLAZED DECORATIVE METAL RAILING
5.10	BAR GRATING - STAINLESS STEEL
5.12	STEEL AND GLASS CANOPY
5.13	LADDER
5.14	STEEL ANGLE AT LOADING DOCK EDGE - REF. DETAIL XXX
5.15	BOLLARD - PAINT SAFETY YELLOW - REF. DETAIL XXX
5.16	STAINLESS STEEL COPING
5.17	PAINTED METAL COPING
5.19	REFINISH METAL TRIM
5.20	STAINLESS STEEL CHANNEL
5.21	STAINLESS STEEL BASE
5.22	STAINLESS STEEL WALL PANEL
5.23	STAINLESS STEEL PLATE
5.24	GALVANIZED CATWALK
5.25	GALVANIZED SCREENWALL STRUCTURE
6.04	RECEPTION DESK
6.05	CUSTOM WOOD WALL PANEL SYSTEM
7.05	TRAFFIC COATING
7.07	TANK WATERPROOFING
7.09	INTUMESCENT FIREPROOFING
7.10	DOWNSPOUT, COLLECTOR BOX AND SCUPPER
7.19	SEISMIC JOINT
8.02	REPAIR HISTORIC STEEL WINDOW
8.03	REPAIR HISTORIC WOOD DOOR & FRAME
8.04	SKYLIGHT ABOVE
8.05	SLOPED GLAZING ASSEMBLY
8.07	GLASS VESTIBULE + DOORS
8.08	AUTOMATIC DOOR ACTUATOR
8.11	SKYLIGHT
8.12	LOUVER
8.14	WINDOW
8.15	DOOR
8.16	GARAGE DOOR
8.17	GLASS WALL PANEL WITH CUSTOM GRAPHIC
8.18	ACCESS HATCH
9.01	LARGE FORMAT DIMENSIONAL GRANITE FLOORING
9.02	ENGINEERED WOOD FLOORING
9.03	PORCELAIN WALL TILE
9.04	AREA RUG
9.09	SAFETY STRIPING
9.10	PARKING STRIPING
10.01	ACCESSIBLE PARKING SIGNAGE
11.01	PARKING CONTROL ARM
12.04	ENTRANCE MAT
22.02	FLOOR DRAIN
23.01	GARAGE EXHAUST FAN - REF. MECHANICAL DRAWINGS
23.02	MECHANICAL EXHAUST
23.05	MECHANICAL EQUIPMENT - REF. MECHANICAL DRAWINGS
23.06	GARAGE INTAKE
RF-1	CONCRETE WITH INSULATION
RF-2	VEGETATED ROOF ON CONCRETE
RF-3	LANDSCAPE OVER SLAB
RF-5	INSULATED FLOOR/CEILING
RF-6	METAL PANEL SLOPING SOFFIT
RF-7	METAL PANEL SOFFIT NOTCH
RF-8	METAL PANEL SILL AT NOTCH
RF-9	PLAZA DECK
RF-10	SLAB ON GRADE
RF-11	TOPPING SLAB
RF-12	LANDSCAPE ELEMENTS OVER SLAB
RF-13	WOOD DECK ABOVE CONCRETE
WT-1	SPANDREL GLAZING
WT-2	SPANDREL AT ZIPPER COLUMNS
WT-5	BOARD FORMED CONCRETE WITH INSULATION
WT-6	CONCRETE WITH INSULATION
WT-8	CONCRETE
WT-10	STAIR ENCLOSURE

**DEMOLITION  
PERMIT**

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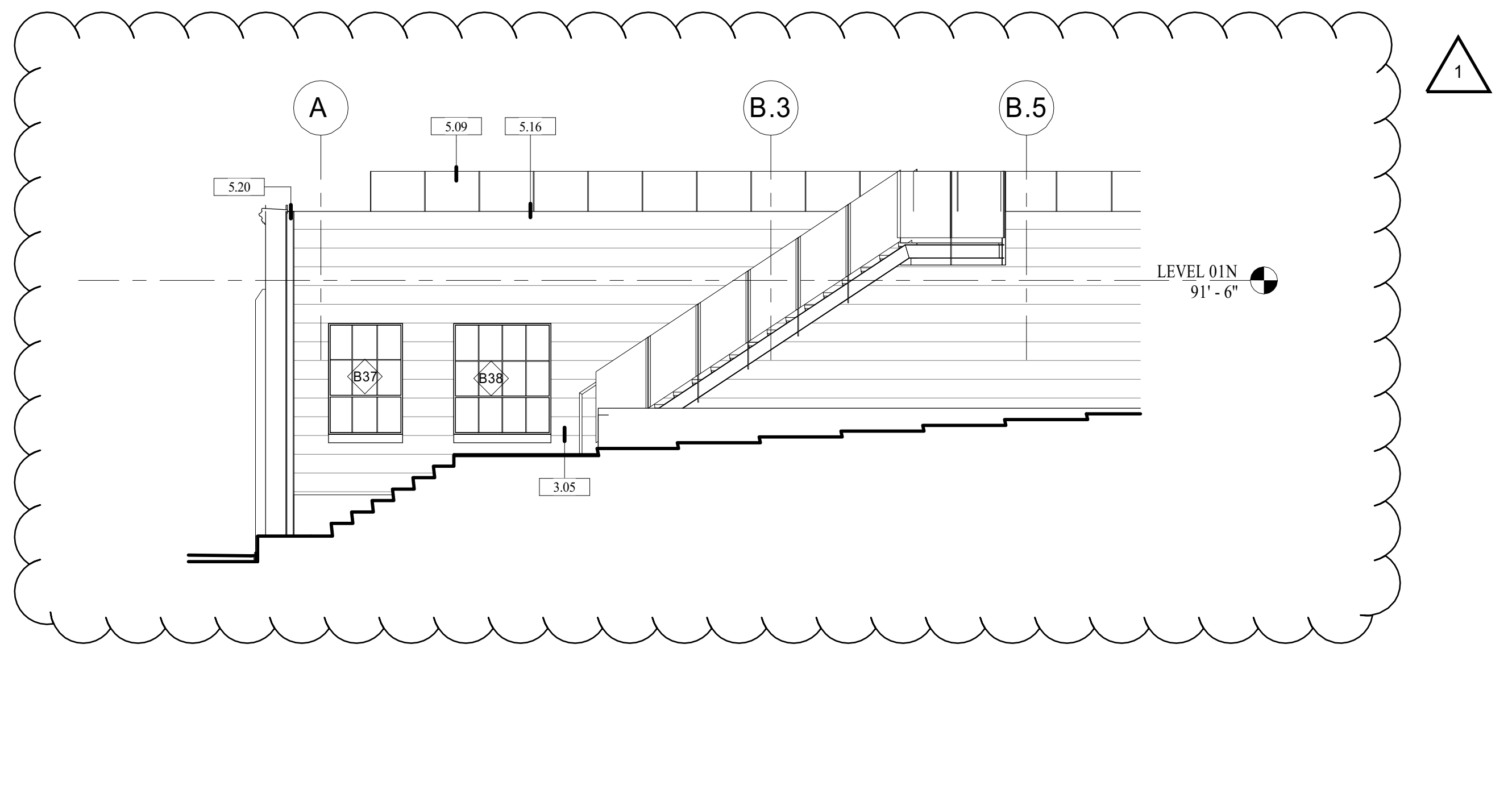
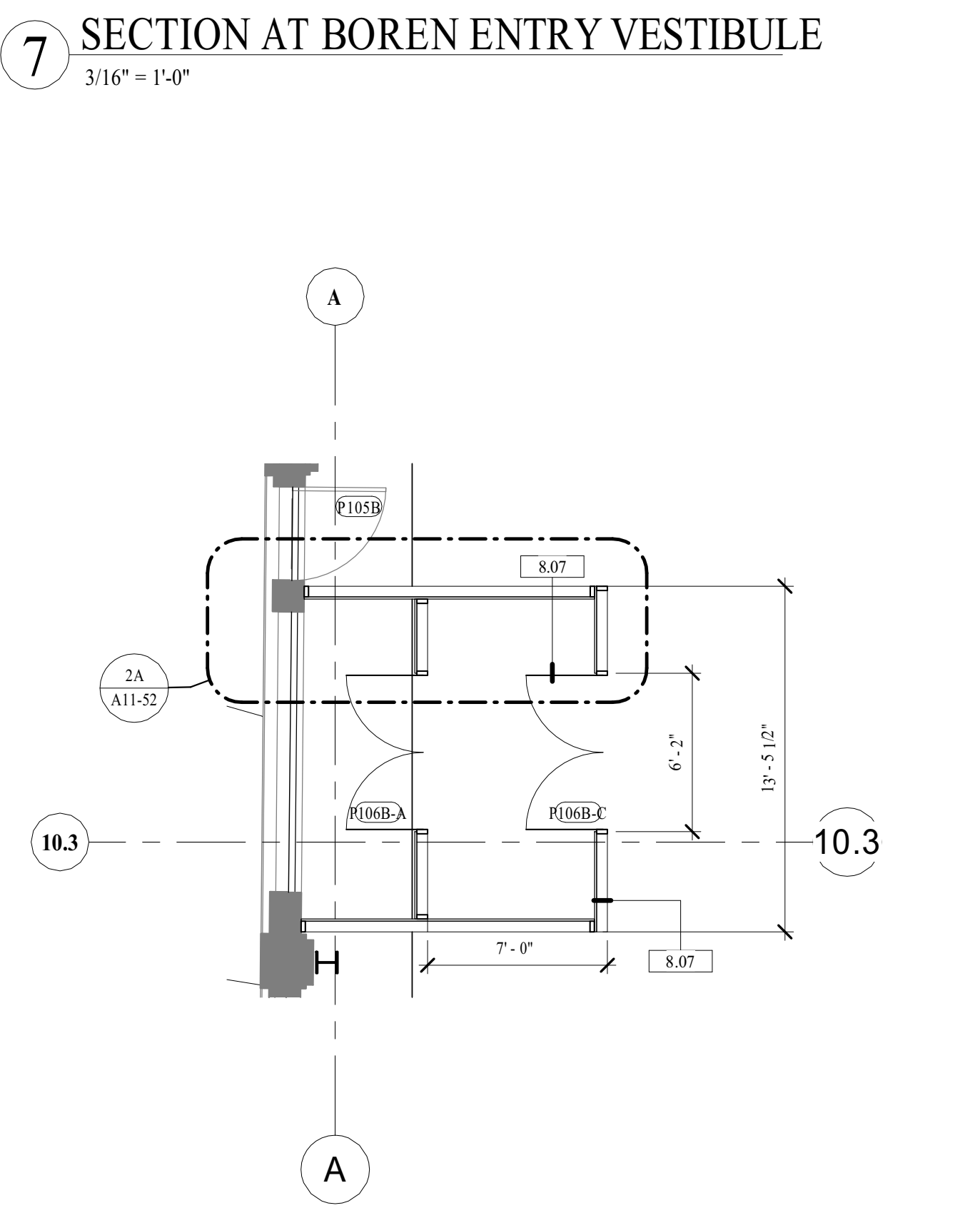
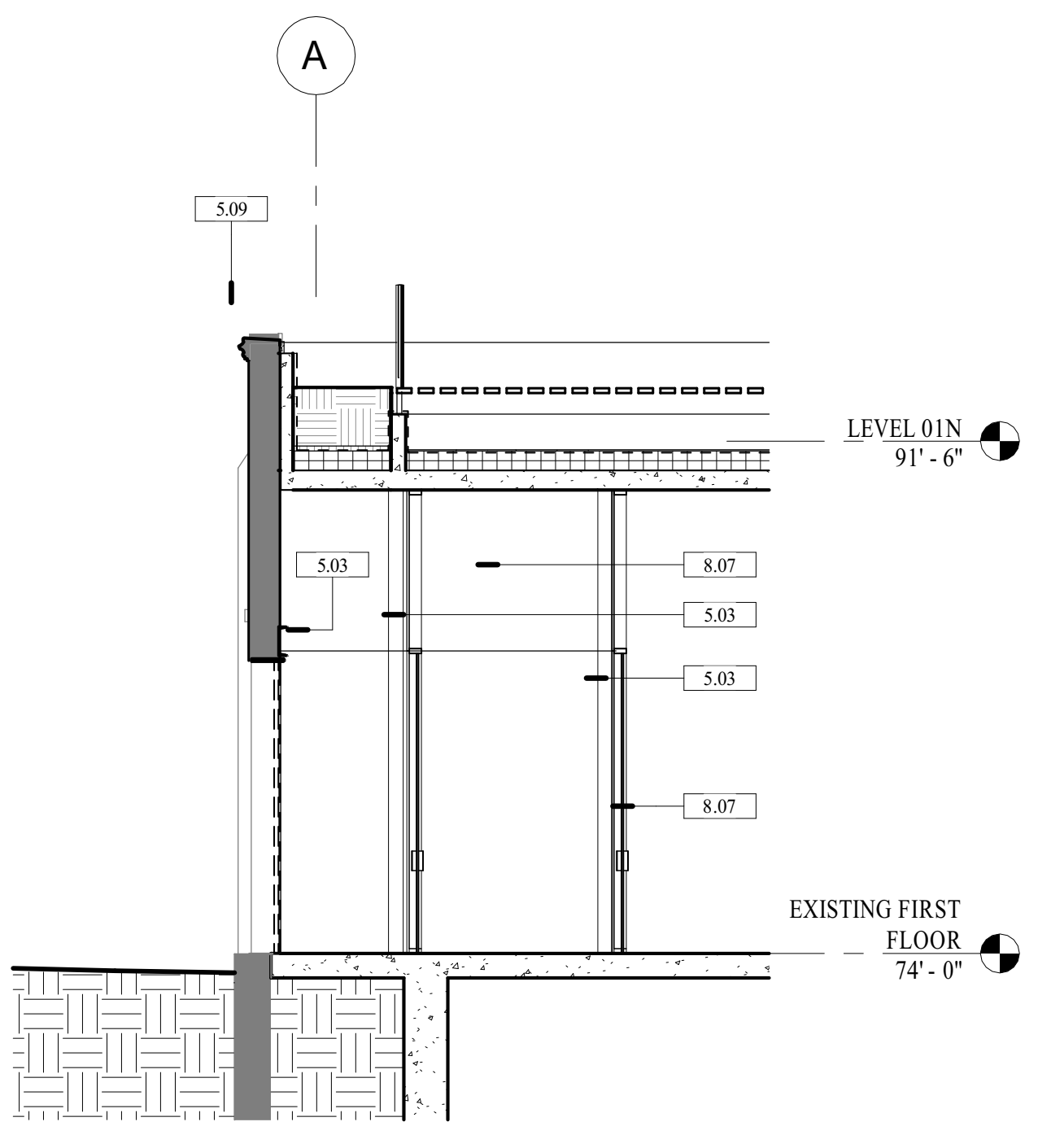
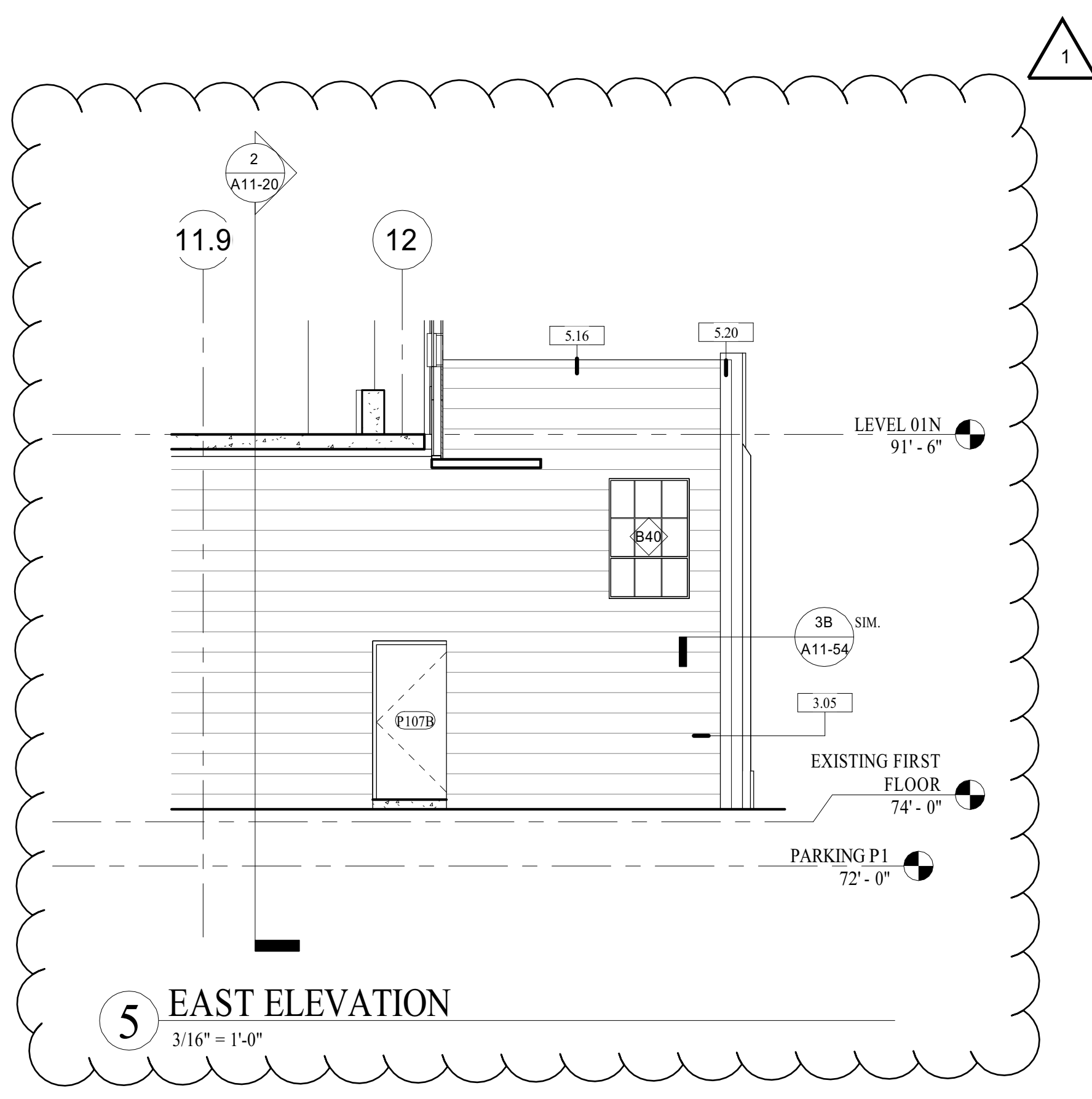
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Approved	Approver	
<b>Title</b>		

**KEYNOTE LEGEND**

1

Sheet  
**A04-00**

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- GENERAL NOTES**
1. CLEAN ALL MASONRY
  2. TUCKPOINT MASONRY - ASSUME 20% OF TOTAL AREA WILL BE TUCKPOINTED
  3. RESTORE ALL WINDOWS & DOORS
  4. SEISMICALLY ANCHOR ALL MASONRY
  5. PATCH / REPAIR SPALLS, CRACKS AND BROKEN ELEMENTS
  6. FOR KEYNOTES SEE A11-00

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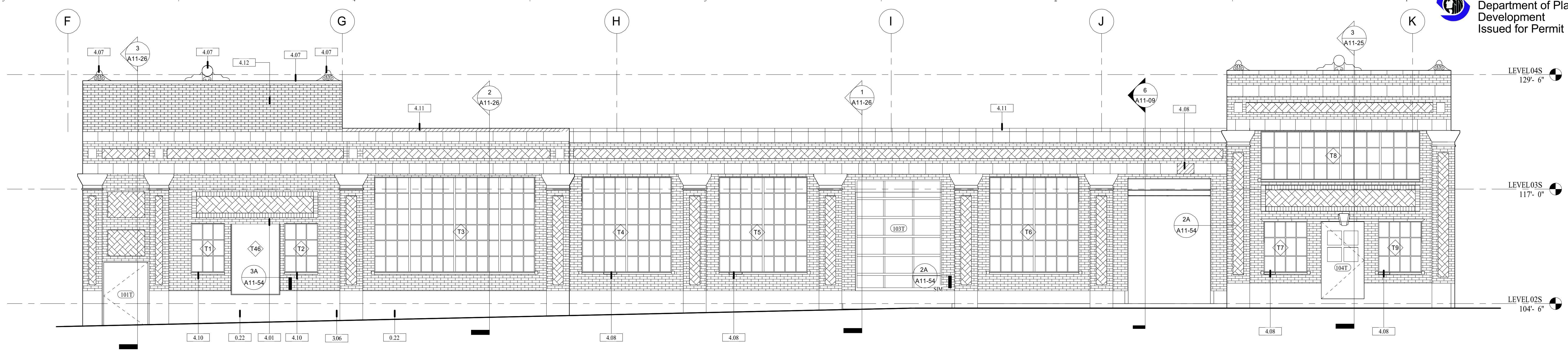
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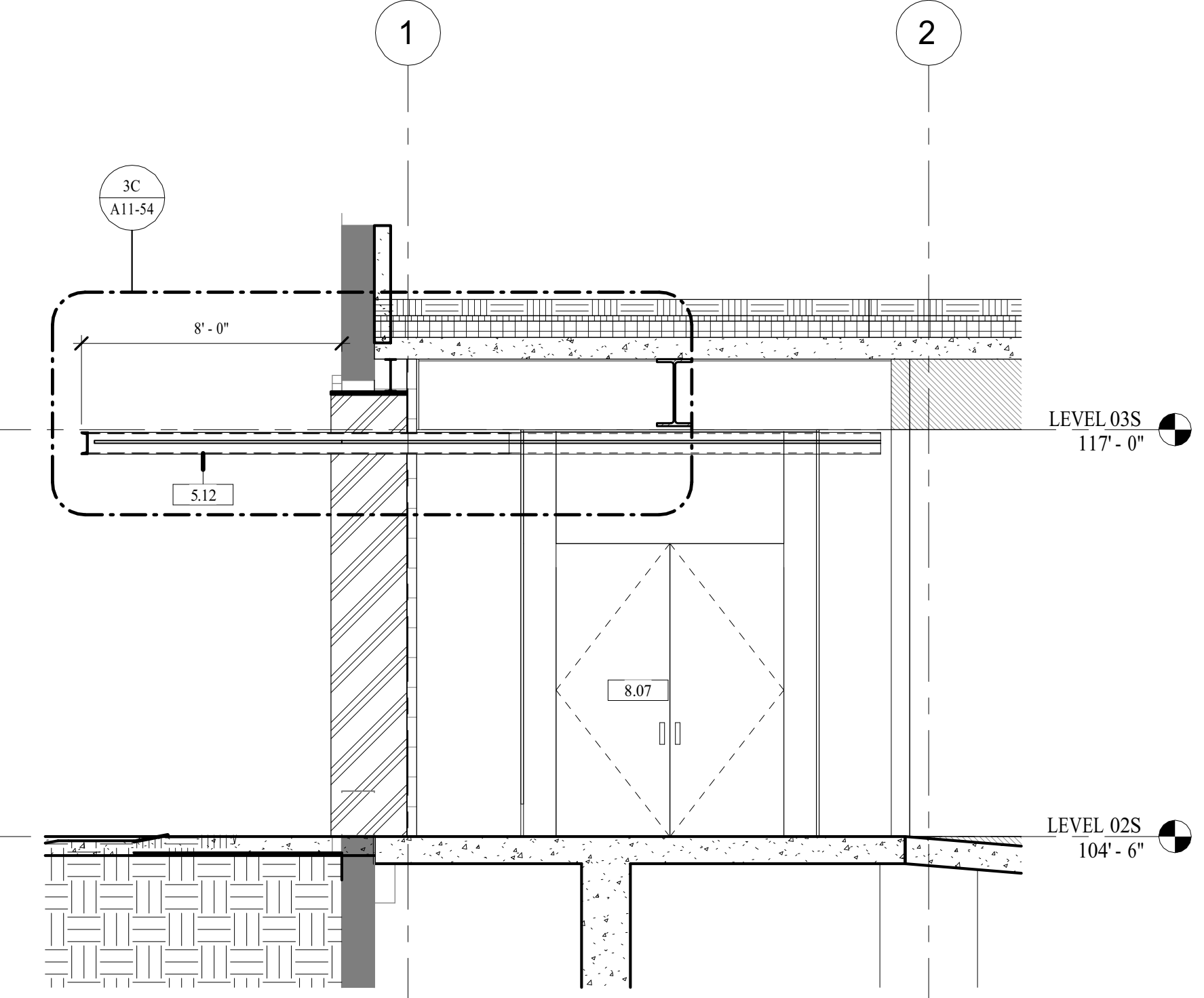
**EXTERIOR BUILDING ELEVATIONS - BOREN**

Sheet  
**A11-08**

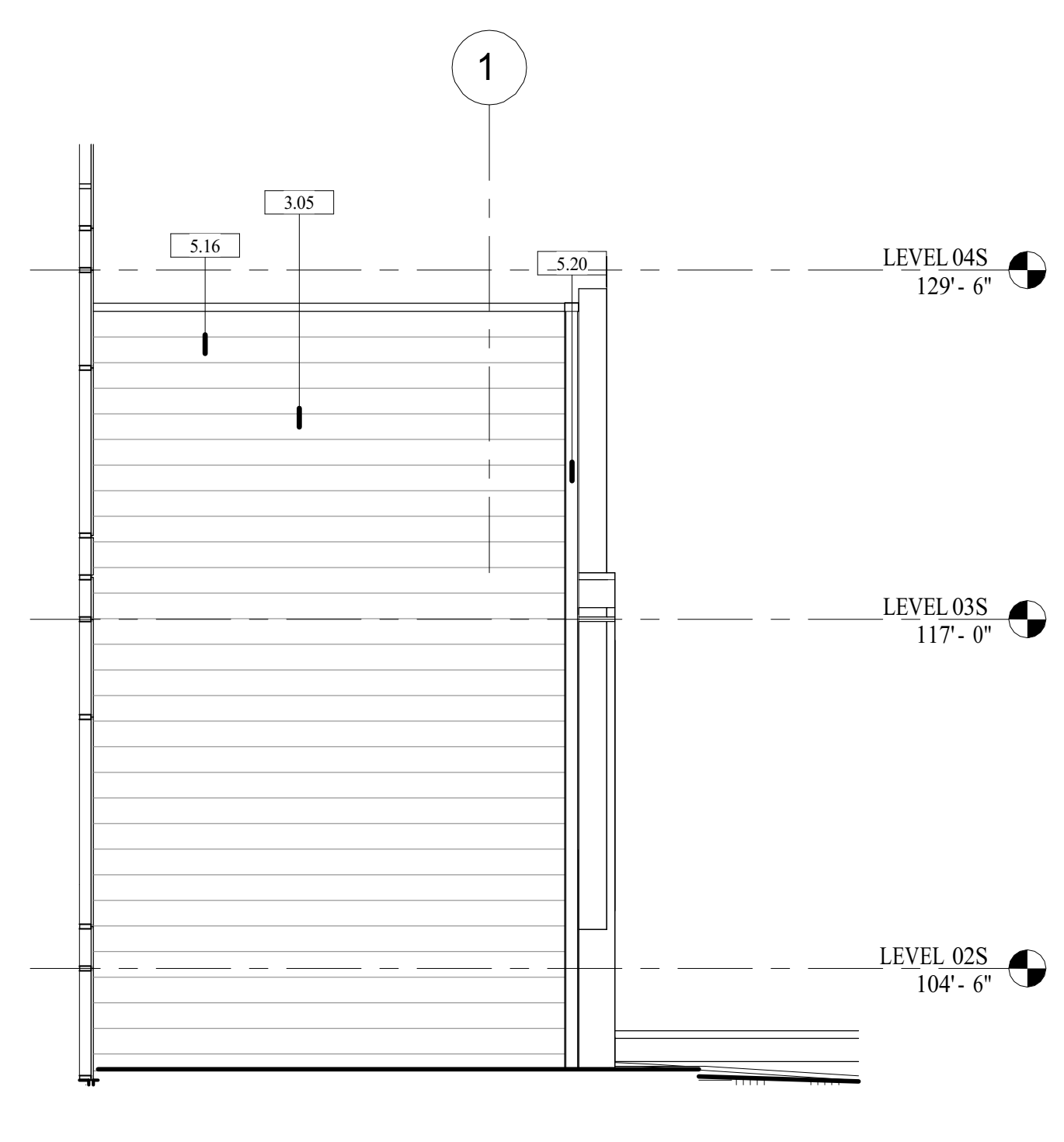




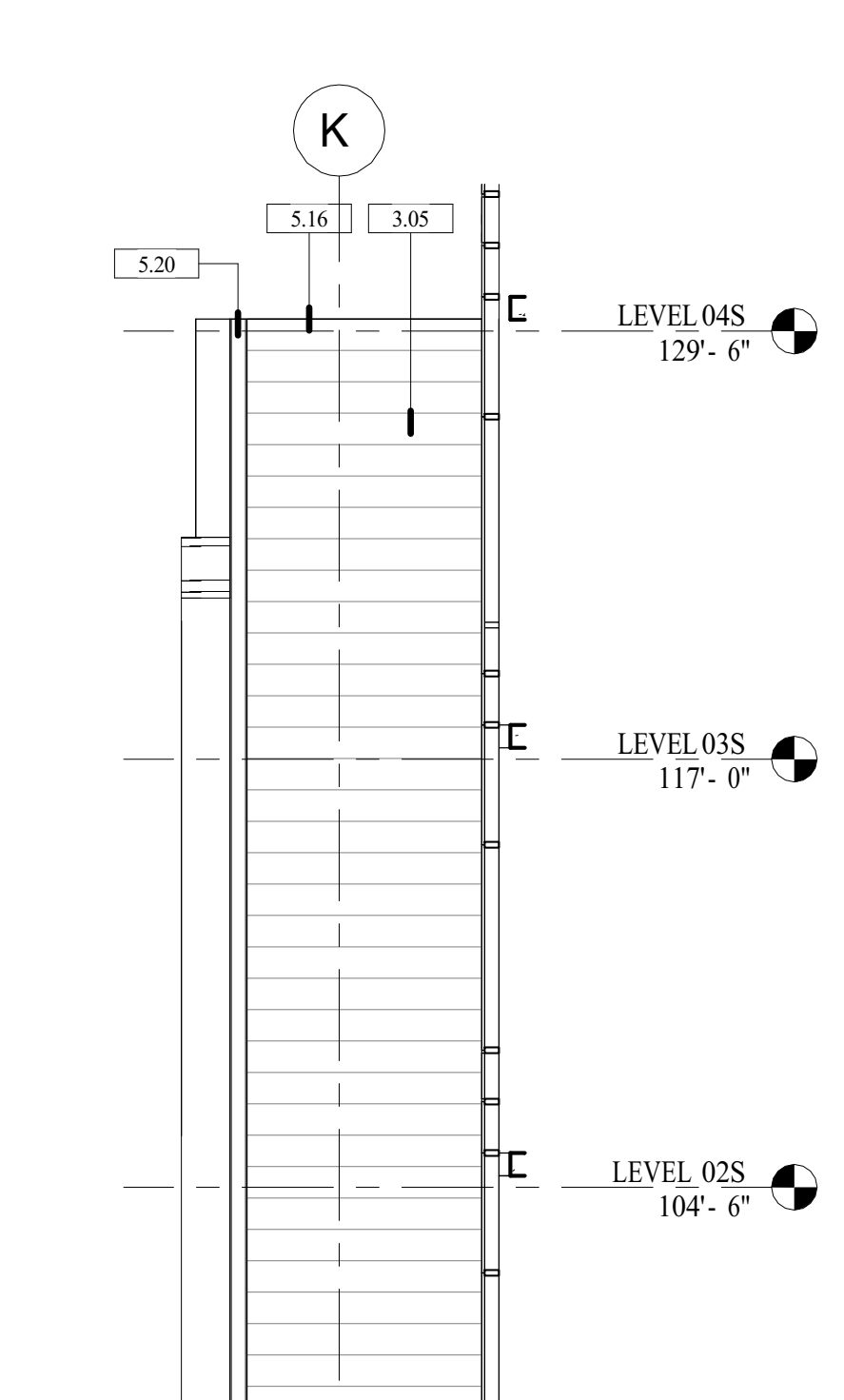
**5 TROY - SOUTH ELEVATION**  
3/16" = 1'-0"



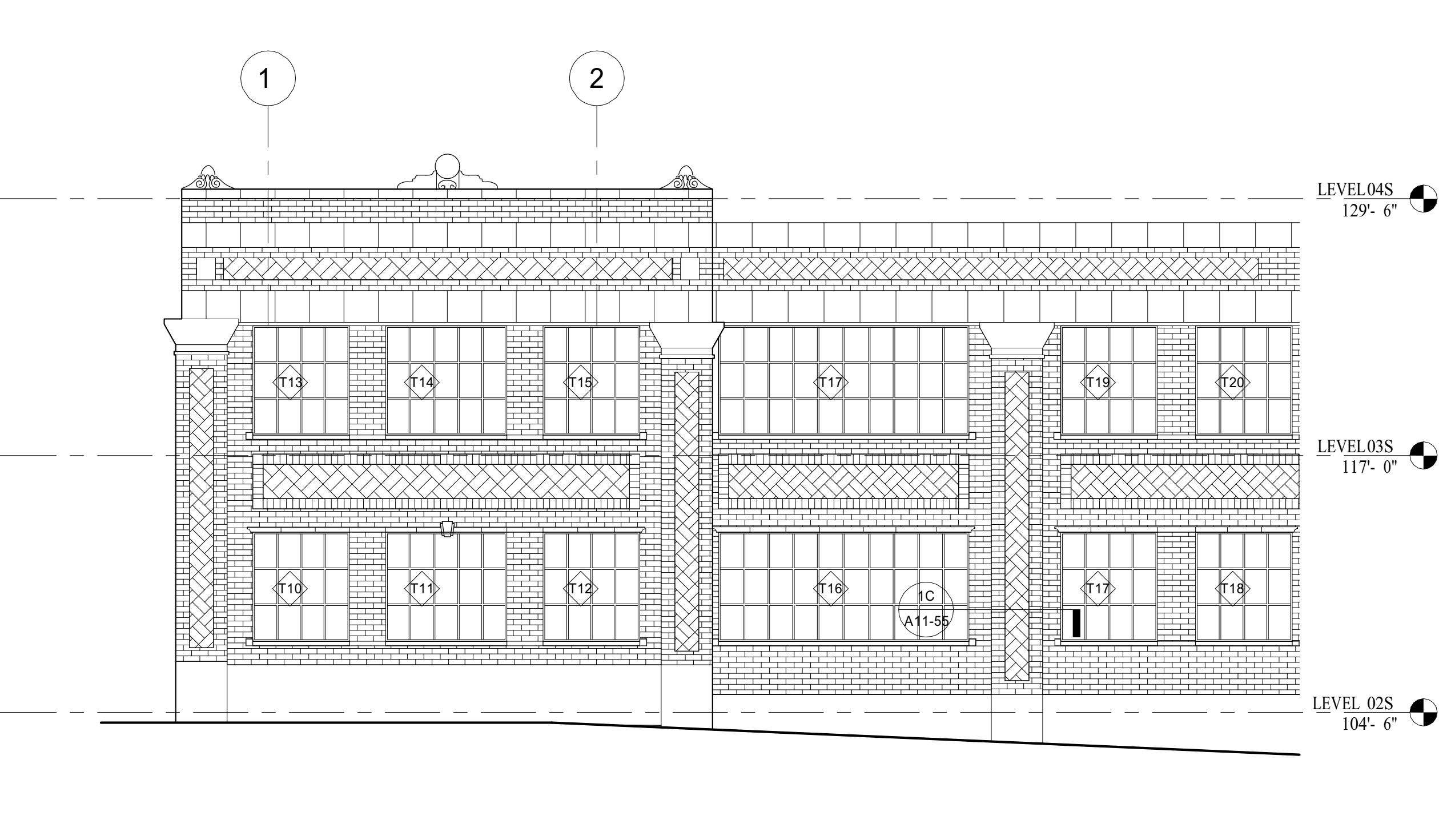
**6 NEW ENTRANCE CANOPY AT TROY**  
1/4" = 1'-0"



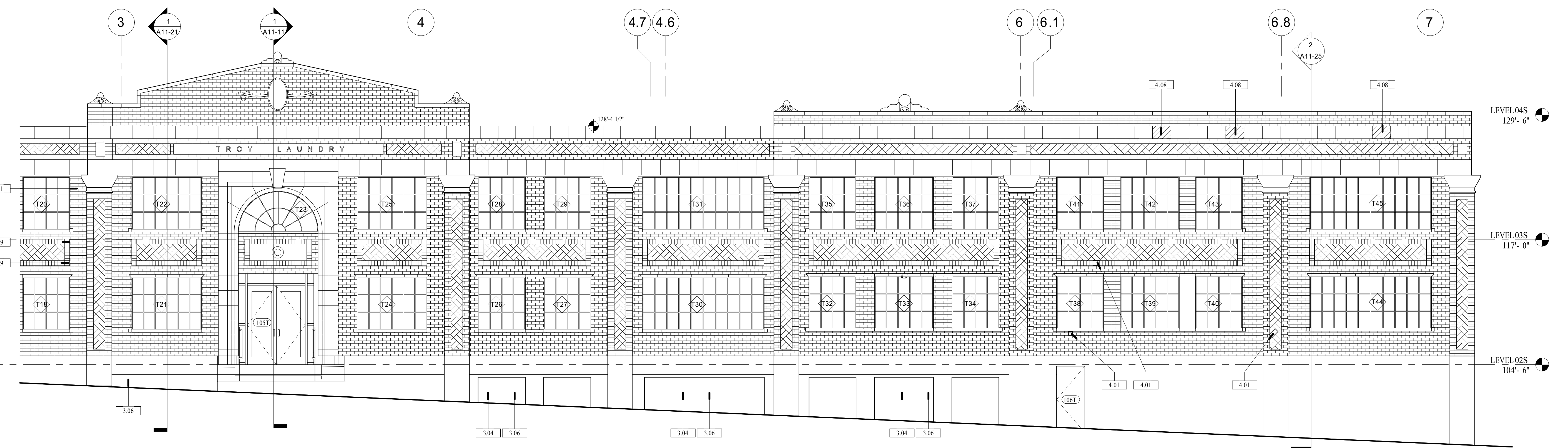
**4 TROY - WEST ELEVATION**  
3/16" = 1'-0"



**3 TROY - NORTH ELEVATION**  
3/16" = 1'-0"



**2 TROY - PARTIAL EAST ELEVATION 2**  
3/16" = 1'-0"



**1 TROY - PARTIAL EAST ELEVATION**  
3/16" = 1'-0"

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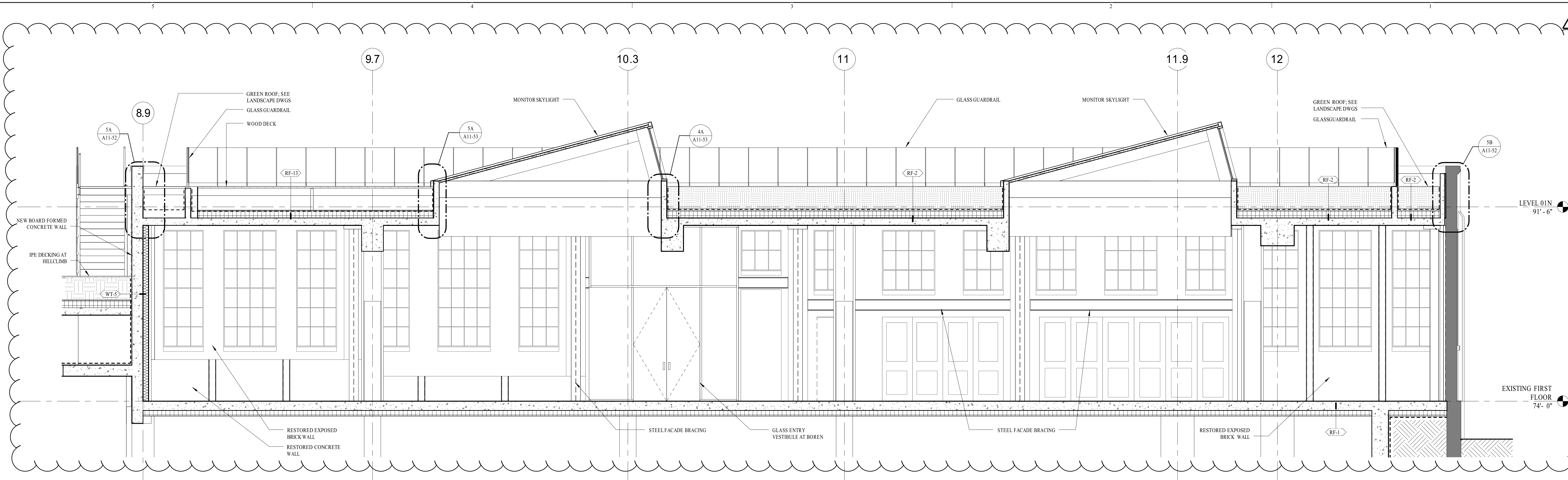
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**EXTERIOR BUILDING ELEVATIONS - TROY**

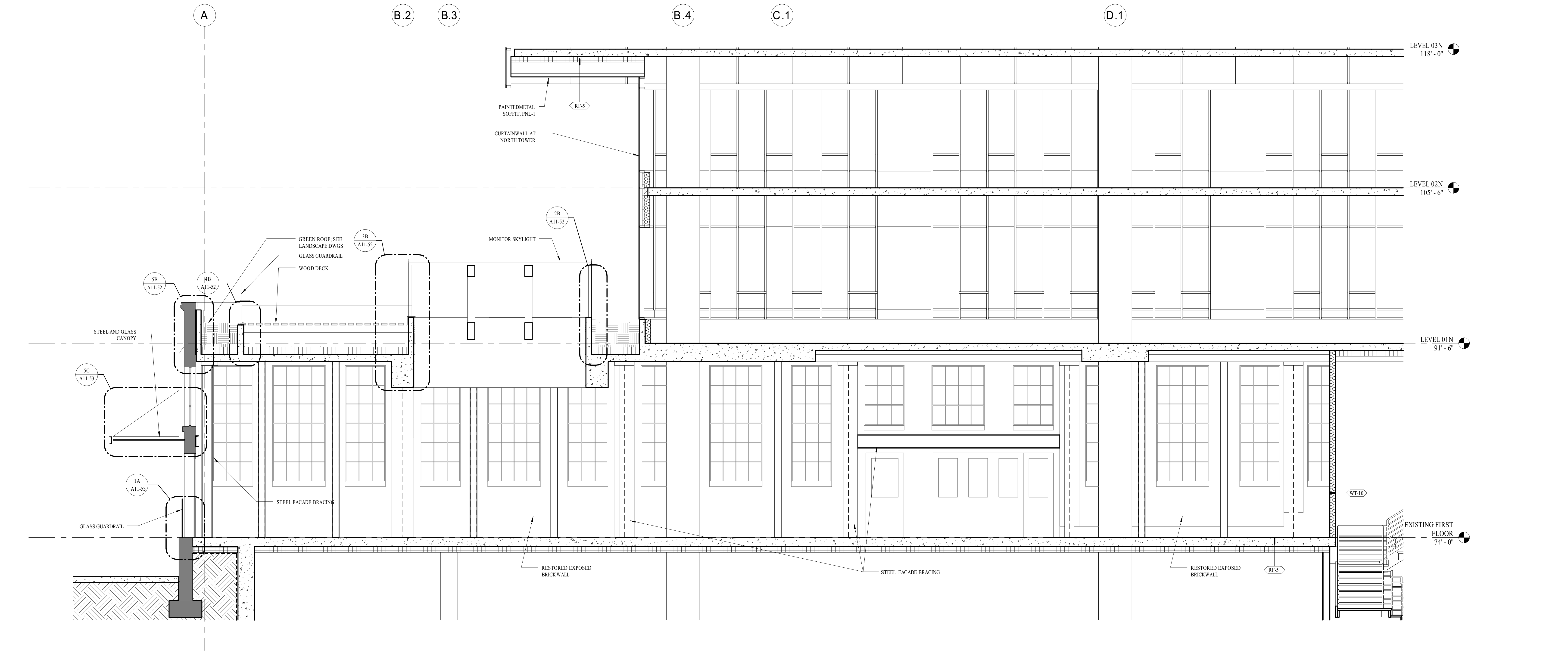
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**A11-09**

- GENERAL NOTES**
1. CLEAN ALL MASONRY
  2. TUCKPOINT MASONRY - ASSUME 20% OF TOTAL AREA WILL BE TUCKPOINTED
  3. RESTORE ALL WINDOWS & DOORS
  4. SEISMICALLY ANCHOR ALL MASONRY
  5. PATCH / REPAIR SPALLS, CRACKS AND BROKEN ELEMENTS
  6. FOR KEYNOTES SEE A4-00





**1** NORTH-SOUTH SECTION AT BOREN  
1/4" = 1'-0"



**2** EAST-WEST SECTION AT BOREN SKYLIGHT  
1/4" = 1'-0"

**DEMOLITION  
PERMIT**

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**BUILDING  
SECTIONS AT  
BOREN**

Sheet  
**A 11-20**



**DEMOLITION  
PERMIT**

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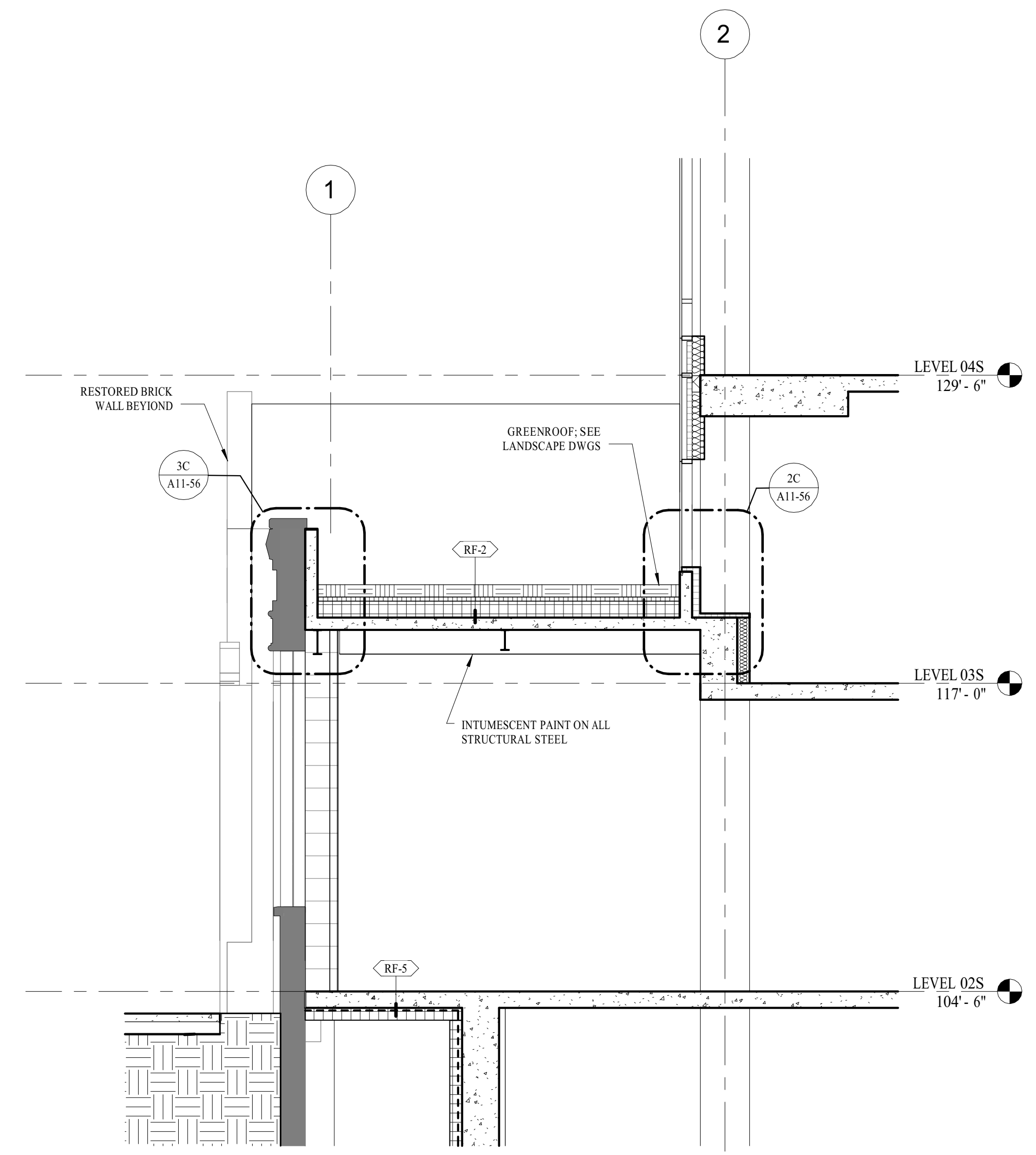
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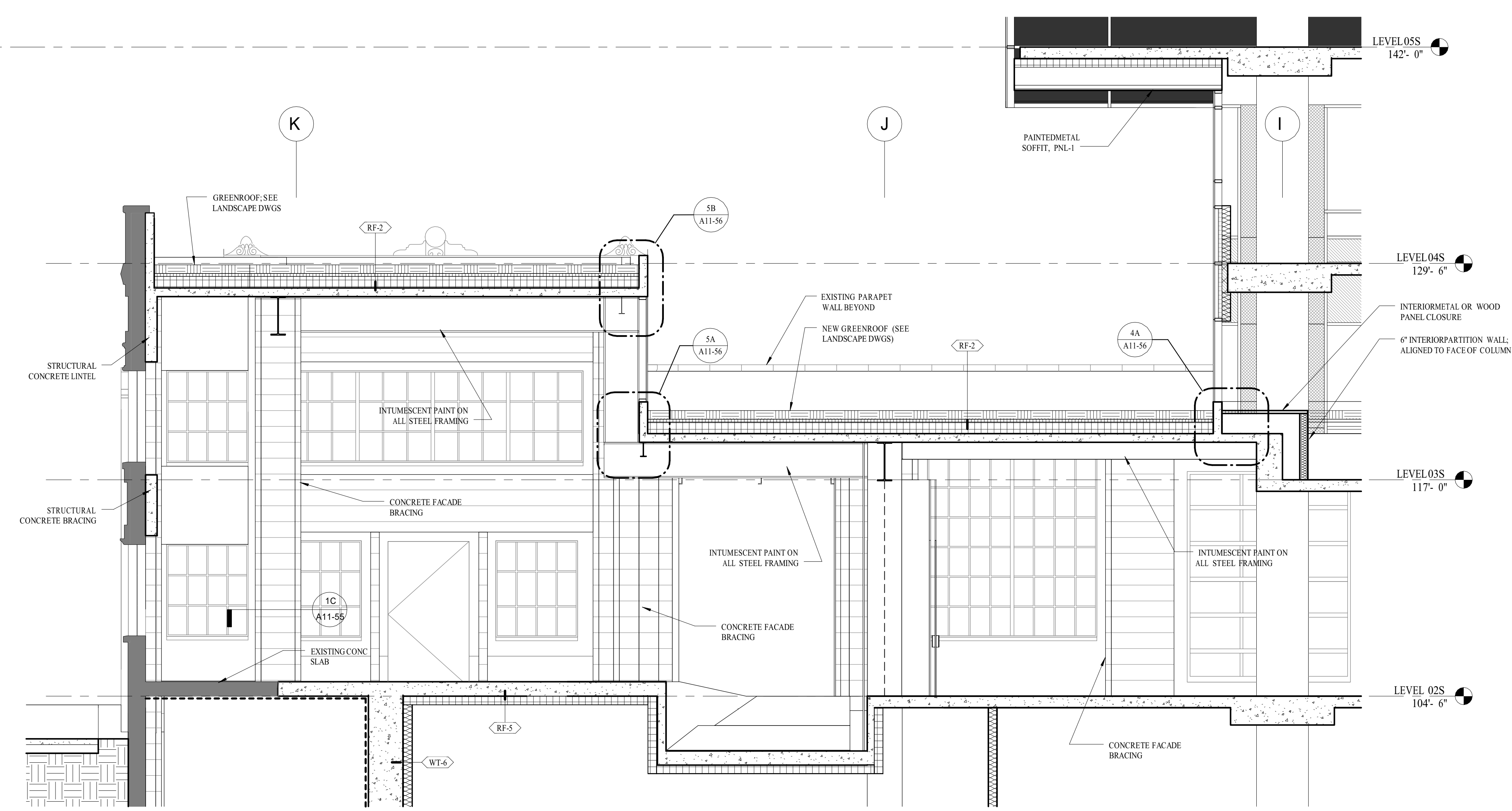
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**BUILDING  
SECTIONS AT  
TROY**

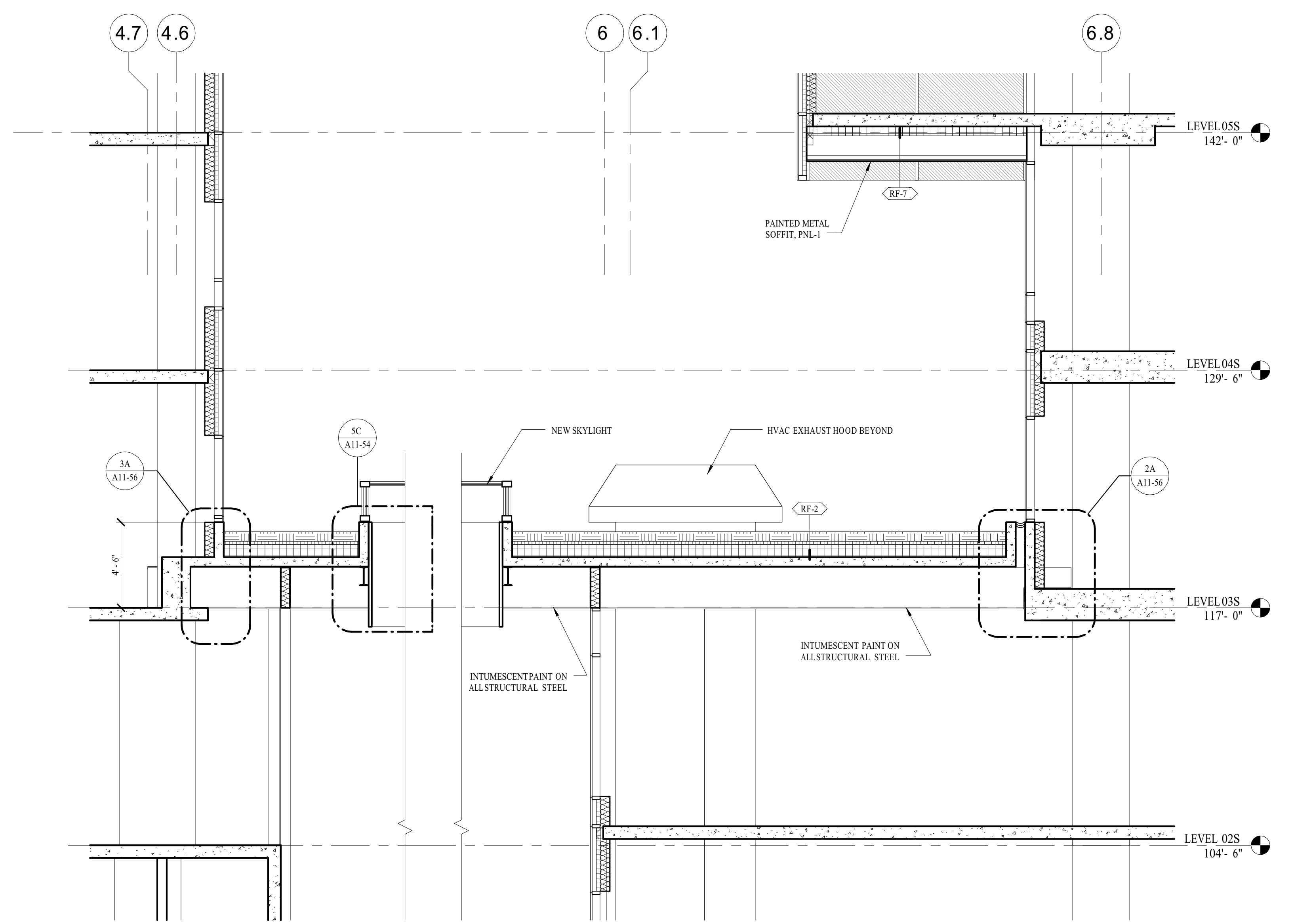
Sheet  
**A11-21**



**2 NORTH-SOUTH SECTION AT TROY BUILDING**  
1/4" = 1'-0"



**1 EAST-WEST SECTION AT TROY BUILDING**  
1/4" = 1'-0"



**3 SECTION THROUGH SKYLIGHTS AT TROY BUILDING**  
1/4" = 1'-0"



THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
Subject to Errors and Omissions  
12/12/2013 **William Whipkey**

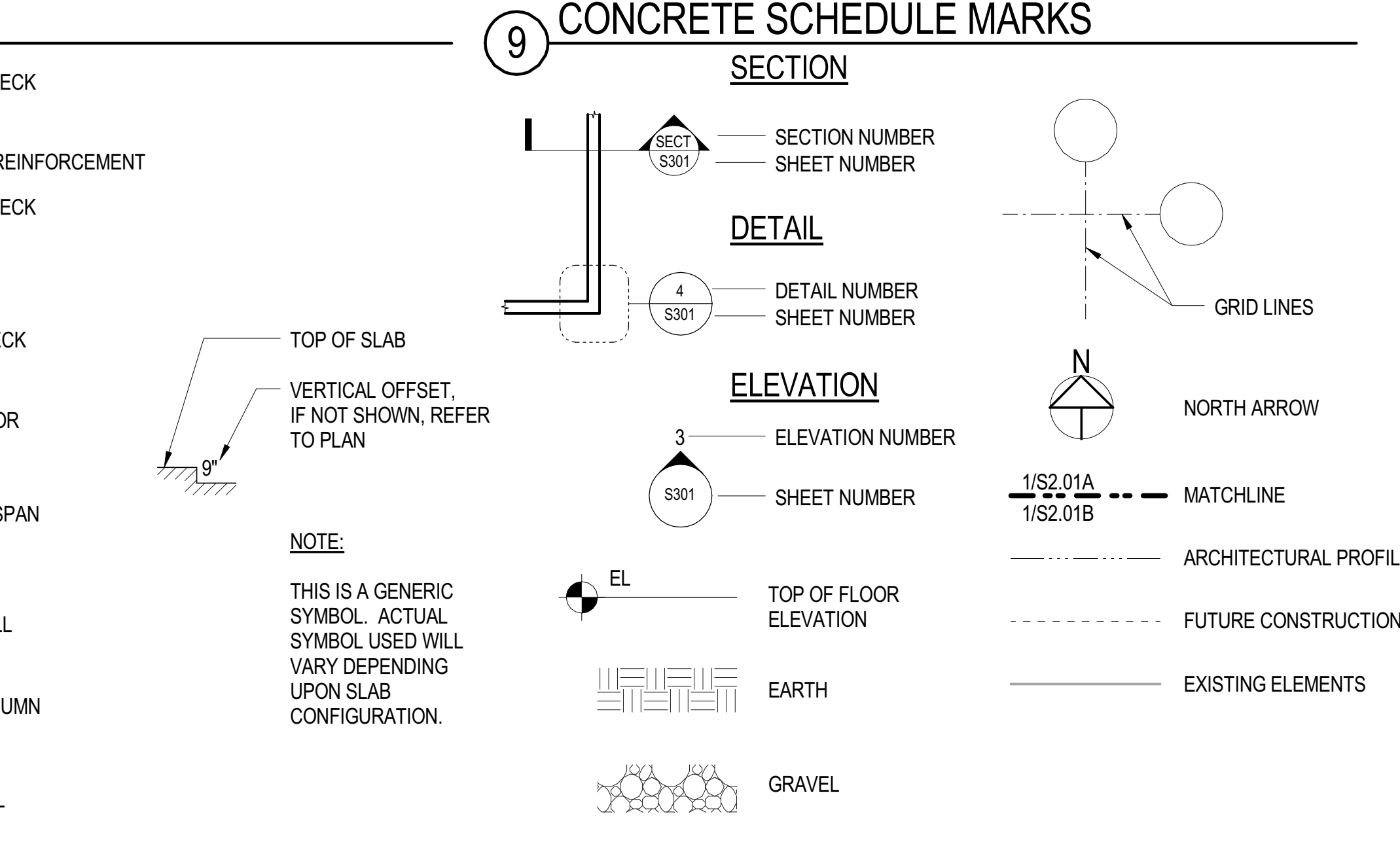
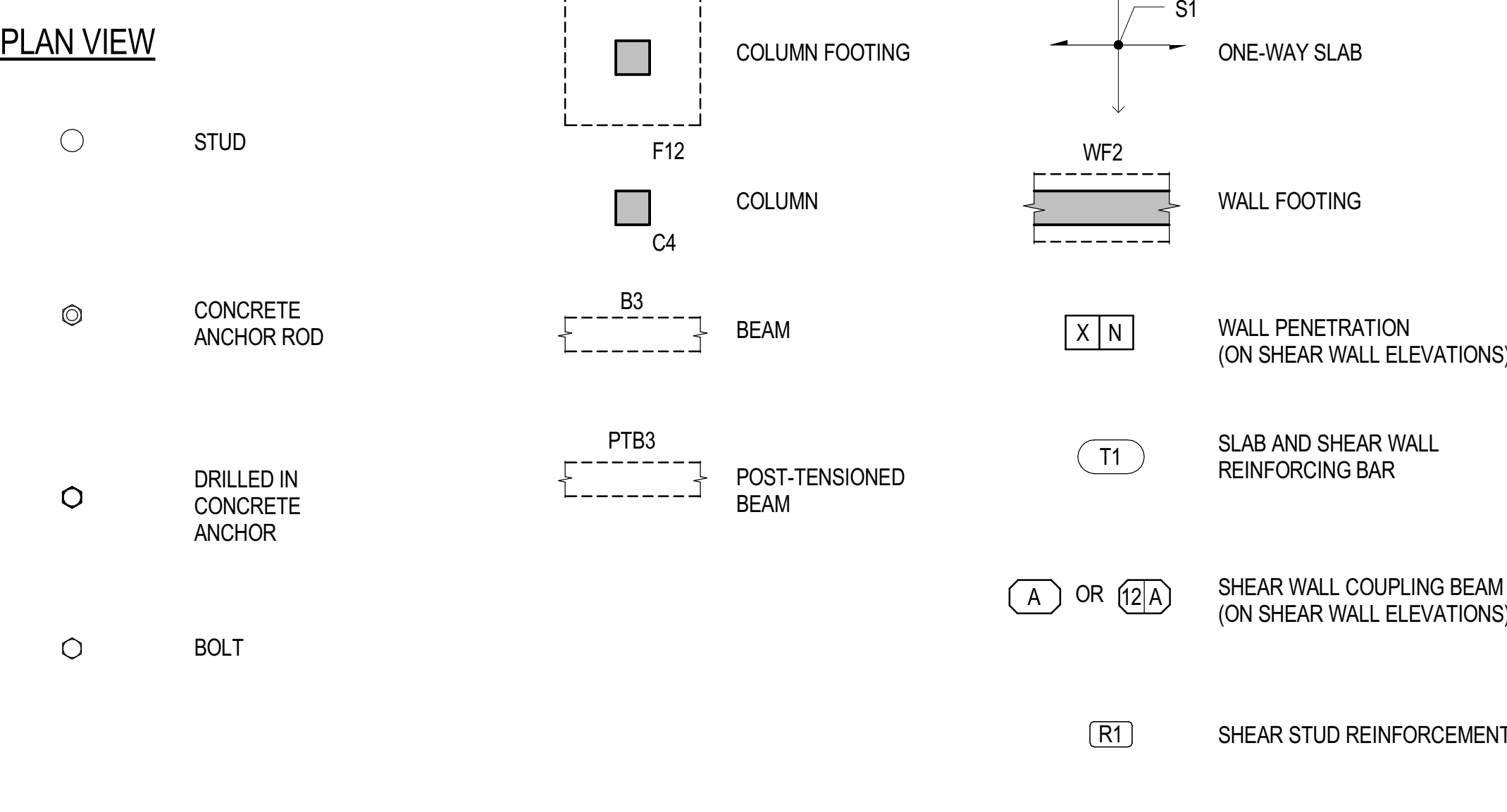
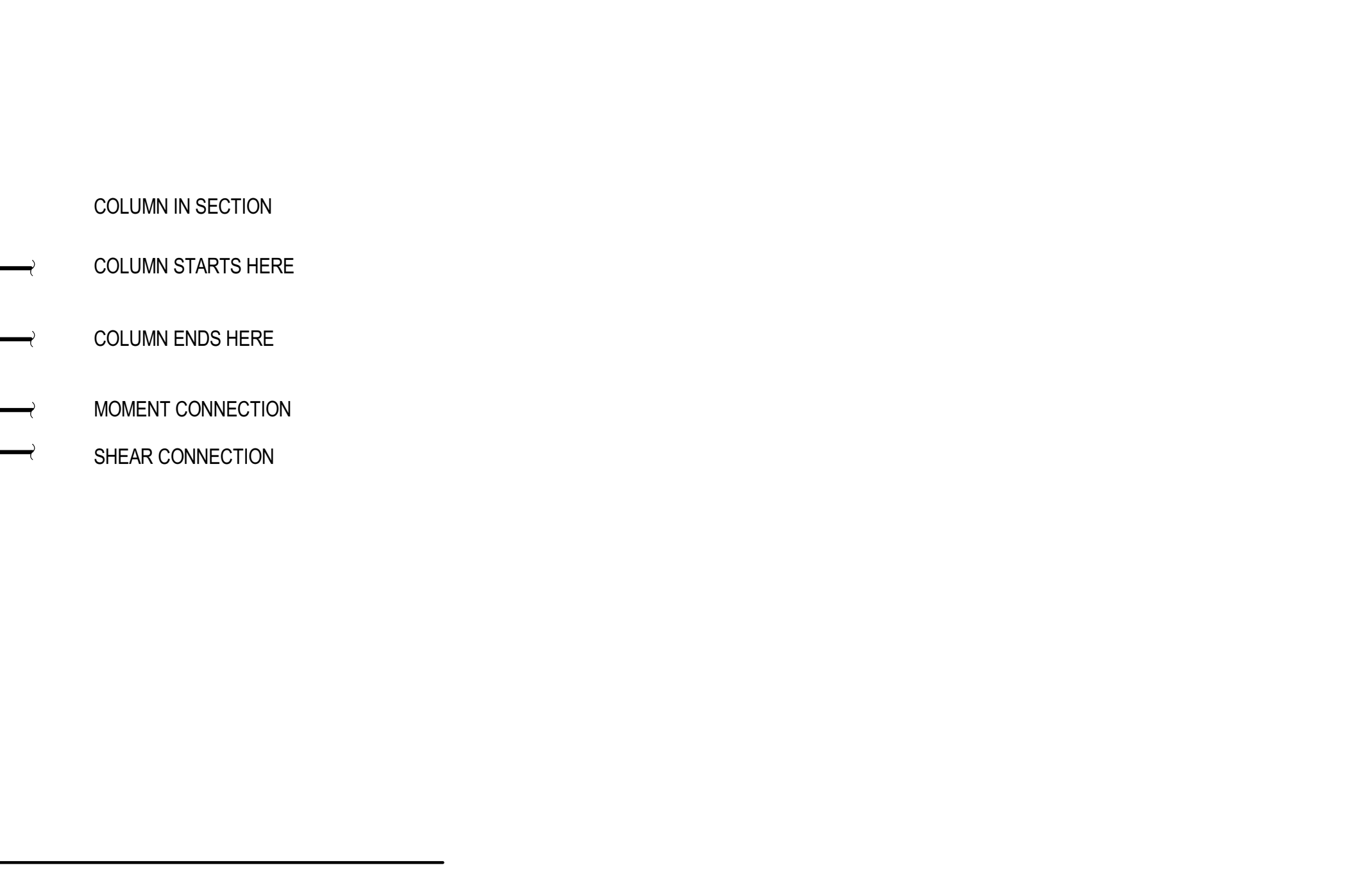
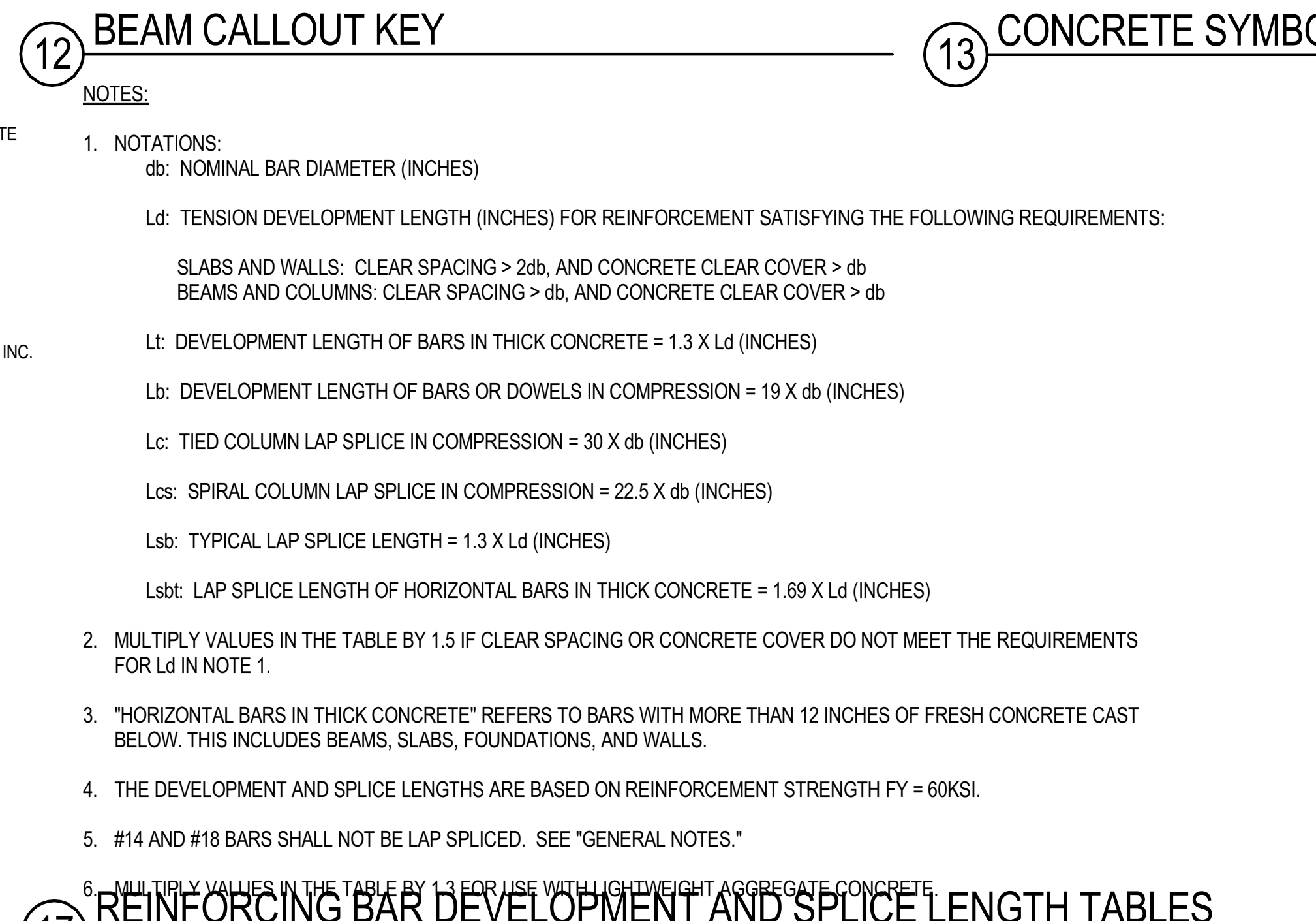
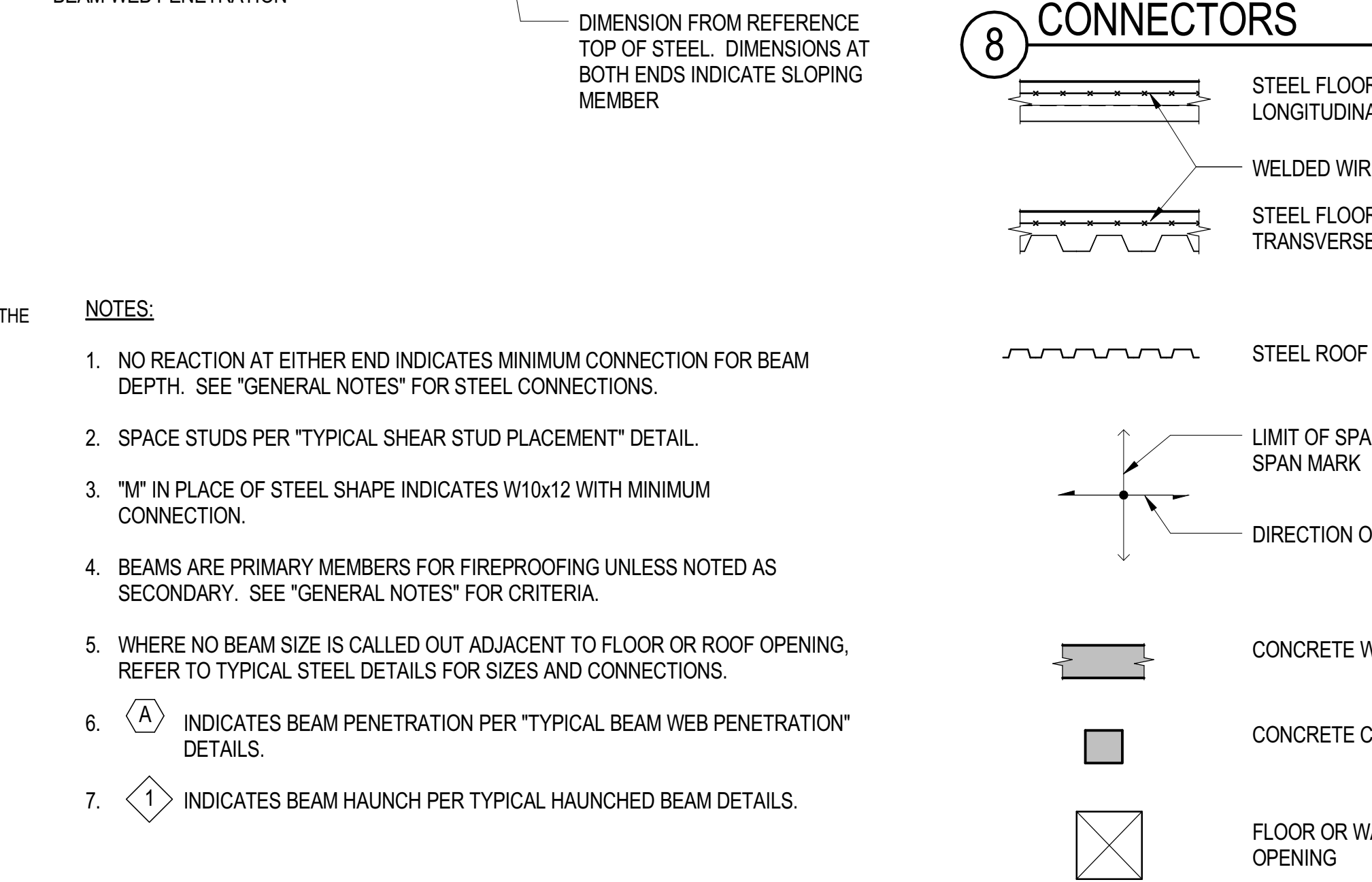
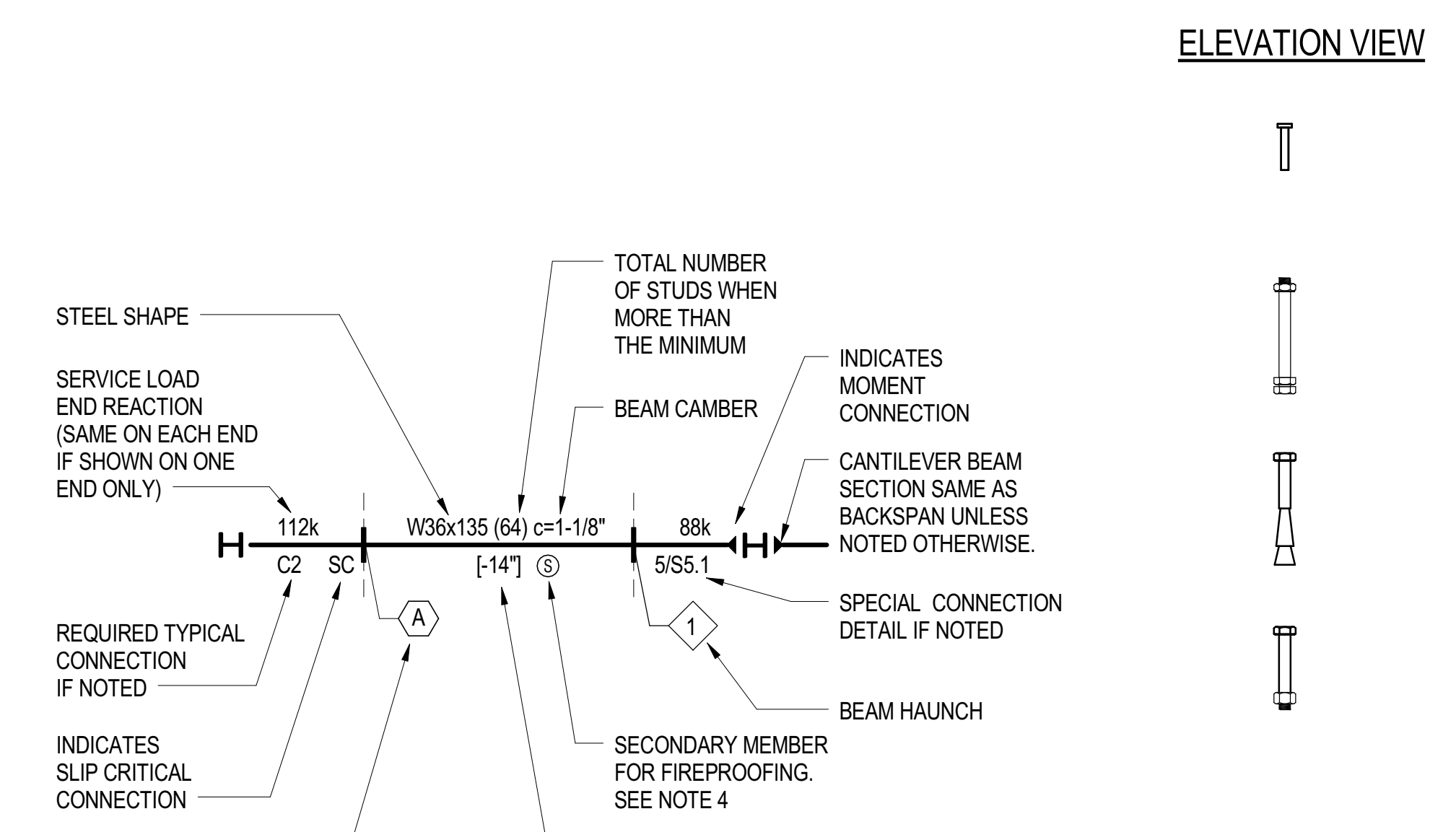
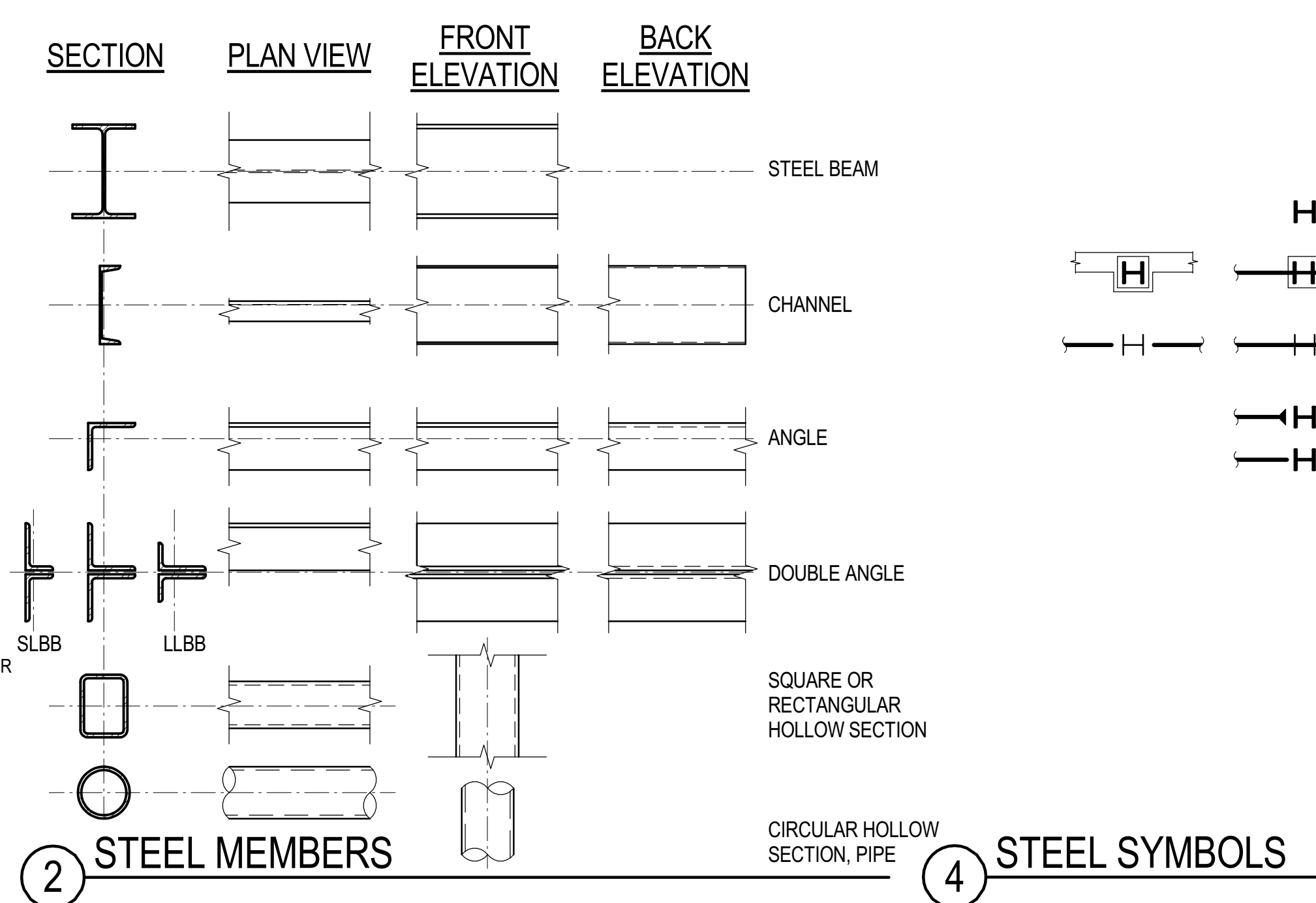
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**ABBREVIATIONS,  
AND LEGENDS**



**END HOOK ALL GRADES (D) FINISHED BEND DIAMETER**

BAR SIZE	D	180° HOOKS		90° HOOKS	
		E	J	A	A
#3	2 1/4"	5"	3"	6"	6"
#4	3"	6"	4"	8"	8"
#5	3 3/4"	7"	5"	10"	10"
#6	4 1/2"	8"	6"	12"	12"
#7	5 1/4"	10"	7"	14"	14"
#8	6"	11"	8"	16"	16"
#9	9 1/2"	15"	11 3/4"	19"	19"
#10	10 3/4"	17"	13 1/4"	22"	22"
#11	12"	19"	14 3/4"	24"	24"
#14	18 1/4"	27"	21 3/4"	31"	31"
#18	24"	36"	28 1/2"	41"	41"

**TABLE A MINIMUM TENSION EMBEDMENT LENGTHS (L<sub>dh</sub>) FOR STANDARD END HOOKS ON GRADE 60 BARS**

BAR SIZE	NORMAL WEIGHT CONCRETE, f <sub>c</sub> (PSI)					
	3,000	4,000	5,000	6,000	7,000	8,000
#3	6"	6"	6"	6"	6"	6"
#4	8"	7"	7"	7"	7"	7"
#5	10"	9"	8"	7"	7"	7"
#6	12"	10"	9"	8"	8"	8"
#7	14"	12"	11"	10"	9"	9"
#8	16"	14"	12"	11"	10"	10"
#9	18"	15"	14"	13"	12"	11"
#10	20"	17"	15"	14"	14"	14"
#11	22"	19"	17"	16"	15"	15"
#14	32"	32"	29"	27"	25"	35"
#18	50"	43"	39"	35"	33"	31"

**NOTES:**

- ABOVE VALUES VALID FOR ALL CASE IF: SIDE COVER ≥ 2 1/2" END COVER ≥ 2"
- BAR DIMENSION REQUIRED TO MANUFACTURE HOOK.
- FOR EPOXY COATED HOOKS, INCREASE THE ABOVE EMBEDMENT LENGTHS BY 20%.

**ABBREVIATIONS**

@	DEGREE
°	DEGREE
∅	DIAMETER
#	NUMBER, POUND
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADCL	ADDITIONAL
ADU	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AGGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
AR	ANCHOR RODS
ARCH	ARCHITECTURAL; ARCHITECT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BAL	BALANCE
BD	BOARD
BF	BRACED FRAME
BLDG	BUILDING
BLK	BLOCK; BLOCKING
BM	BEAM
BMU	BRICK MASONRY UNIT
BOS	BOTTOM OF STEEL; BOSOM (WELD)
BOT	BOTTOM
BRG	BRACING
BRG	BEARING
BRKT	BRACKET
BSTMT	BASEMENT
BTWN	BETWEEN
BU	BUILT-UP
C	CAMBER
C	STANDARD CHANNEL
CANT	CANTILEVER
CC	CENTER TO CENTER
CG	CENTER OF GRAVITY
CJ	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION WELD
CL	CENTERLINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONFIG	CONFIGURATION
CONN	CONNECTION; CONNECT
CONST	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE; COORDINATION
CORR	CORRUGATED
CP, CJP	COMPLETE JOINT PENETRATION WELD
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
CU	CUBIC
d	PENNY (NAIL)
db	NOMINAL BAR DIAMETER (INCHES)
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG.	DEGREE
DEMO	DEMOLISH; DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA.	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DICA	DRILLED-IN CONCRETE ANCHOR
DIM	DIMENSION
DISC	DISCONTINUED; DISCONTINUOUS
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
E	EAST
E-W	EAST-WEST
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDDED
ENGR	ENGINEER
EQ	EQUAL; EARTHQUAKE
EQUIP	EQUIPMENT
ES	EACH SIDE
ETC	ET CETERA
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTerior
EXTD	EXTEND; EXTENDED
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FAR FACE
FG	FRICTION GRIP BOLT
FIN	FINISH
FL	FLOOR; FLOOR LINE
FLG	FLANGE
FOS	FACE OF STUD
FP	FIREPROOF; FULL PENETRATION FRAMING
FRMG	FRAMING
FS	FULL SIZE; FAR SIDE
FT	FOOT; FEET
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GL	GLUED LAMINATED (BEAM)
GRND	GROUND
H	HORIZONTAL
HEF	HORIZONTAL EACH FACE
HGR	HANGER
HIF	HORIZONTAL INSIDE FACE
HOF	HORIZONTAL OUTSIDE FACE
HORIZ	HORIZONTAL
HP	HP SHAPES; HIGH POINT
HS	HIGH STRENGTH
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
ID	INSIDE DIAMETER
INCH	INCH
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP (1,000 POUNDS)
KO	KNOCK-OUT
KSI	KIPS PER SQUARE INCH
L	LABORATORY
LB	POUND
LF	LINEAL FOOT
LIN	LINEAL; LINEAR
LL	LIVE LOAD
LLBB	LONG LEGS BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LVL	LONG LEG VERTICAL
LOC	LOCATION; LOCATE
LONGIT	LONGITUDINAL
LP	LOW POINT
LSL	LONG SLOTTED (HOLES)
LSW	LIGHT GAUGE SHEAR WALL
LWT	LIGHTWEIGHT
LVL	LEVEL
LWC	LIGHT WEIGHT CONCRETE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFB	MOMENT FRAME BEAM
MFC	MOMENT FRAME COLUMN
MFR	MANUFACTURE; MANUFACTURER
MFRG	MANUFACTURING
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
ML	MATCH LINE
MO	MASONRY OPENING
MS	MECHANICAL SPLICE
N	NORTH
N-S	NORTH-SOUTH
NF	NEAR FACE
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE (HAND)
OPT	OPTION; OPTIONAL
OVS	OVERSIZED (HOLES)
OWJ	OPEN WEB JOIST
P	PIPE
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCP	PRECAST CONCRETE PANEL PENETRATION
PERP	PERPENDICULAR
PH	PENTHOUSE
PJP, PP	PARTIAL JOINT PENETRATION WELD
PL	PLATE
PLC	PLACE
PLF	POUNDS PER LINEAL FOOT
PLYWOOD	PLYWOOD
PJP, PJP	PARTIAL JOINT PENETRATION WELD
PREFAB	PREFABRICATED
PS	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RB	RISER BAR
RCMD	RECOMMEND
REF	REFERENCE
REINF	REINFORCE; REINFORCING; REINFORCEMENT
REQD	REQUIRED
REQT	REQUIREMENT
S1S	SURFACED ONE SIDE
S2S	SURFACED TWO SIDES
S4S	SURFACED FOUR SIDES
S	AMERICAN STANDARD SHAPE; SOUTH
SB	SPACER BAR; SUPPORT BAR
SC	SLIP CRITICAL
SCC	STRUCTURAL CONSULTANT TO THE CONTRACTOR
SCHED	SCHEDULE, SCHEDULED
SDQ	SPECIAL DUCTILE QUALITY SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SHT	SHEET
SHTG	SHEATHING
SM	SIMILAR
SLBB	SHORT LEGS BACK-TO-BACK
SOG	SLAB ON GRADE
SP	SPRAL
SPR	SPACE
SPG	SPACING
SPEC	SPECIFICATION
SQ	SQUARE
SSL	SHORT SLOTTED (HOLES)
STD	STANDARD
STIFF	STIFFENER
STIRR	STIRRUP
STL	STEEL
STR	STRAIGHT
STRUC	STRUCTURAL
SUPT	SUPPORT
SW	WEAR WALL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE; TEMPORARY
THK	THICK; THICKNESS
TOC	TOP OF CURB; TOP OF CONCRETE
TOP	TOP
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UB	UNIVERSAL BEAM
UBC	UNIFORM BUILDING CODE
UC	UNIVERSAL COLUMN
UL	UNWRITTEN; LABORATORY, INC. UNLESS NOTED OTHERWISE
UNO	UNLESS NOTED OTHERWISE
UT	ULTRASONIC TEST
V, VERT	VERTICAL
VEF	VERTICAL EACH FACE
VG	VERTICAL GRAIN
VIF	VERTICAL INSIDE FACE
VOF	VERTICAL OUTSIDE FACE
W	WIDE FLANGE; WIDE; WEST
WI	WITH
WQ	WITHOUT
WOOD	WOOD
WF	WIDE FLANGE
WH	WEEP HOLE
WL	WORK LINE
WP	WORK POINT
WJ	WEAKENED PLANE JOINT
WT	WEIGHT; STRUCTURAL TEE CUT
WV	FROM W SHAPE
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE REINFORCING
YD	YARD



Table with columns for item name, date, and status. Includes entries for Demolition Permit Resubmital, 75% DD Set, Landmarks Certificate of Approval, Demolition Permit, Curtain Wall Piling Package, Schematic Design, and Drawing Issue.



Revisions

Table with columns: NO, ISSUE, DATE. Includes 'Sheet Information' with Date: 08/16/2013, Job Number: 96221.10, and approver signatures for Drawn, Checked, and Approved.

Table with columns: NO, ISSUE, DATE. Contains 'General Notes' regarding structural steel connections and erection angles.

GENERAL NOTES

GENERAL

ALL TYPICAL DETAILS AND NOTES SHOWN ON DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE DRAWINGS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED.

BUILDING CODE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THEIR BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE BUILDING CODE SHALL GOVERN.

APPLICABLE CODES AND STANDARDS

Table listing applicable codes and standards with columns: CODE, TITLE, EDITION. Includes entries for International Building Code, ACI 318, ACI 530, RCSC, AISC 360, ASCE 7, ASCE 41, ASTM, AWS A2.4, AWS D1.1, AWS D1.3, AWS D1.4, AWS D1.8, and ICC.

CONCRETE

MIXING, BATCHING, TRANSPORTING, PLACING, AND CURING OF ALL CONCRETE, AND SELECTION OF CONCRETE MATERIALS, SHALL CONFORM TO ACI 301. 'SPECIFICATIONS FOR STRUCTURAL CONCRETE' EXCEPT AS NOTED BELOW.

MIX DESIGNS LISTED BELOW SHALL BE SUBMITTED TO THE ARCHITECT AND APPROVED PRIOR TO USE. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE IN ACCORDANCE WITH ACI 301. MIX PROPORTIONS SHALL MEET OR EXCEED THE REQUIREMENTS LISTED BELOW FOR THE LOCATIONS NOTED.

MAXIMUM FLY ASH AS A PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIAL SHALL BE 30 PERCENT. FLY ASH SHALL BE CLASS F, MEETING ASTM C618 REQUIREMENTS. WATER/CEMENT RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL, INCLUDING FLY ASH AND OTHER POZZOLANIC MATERIALS.

ALL CONCRETE USED IN HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL CONTAIN AN ACCEPTABLE ADMIXTURE TO PRODUCE AIR-ENTRAINED CONCRETE WITH TOTAL AIR CONTENT AS NOTED IN THE CONCRETE MIX SPECIFICATION TABLE. TOLERANCE FOR AIR CONTENT SHALL BE +/- 1 PERCENT.

THE CONTRACTOR SHALL DETERMINE SLUMP. EACH CONCRETE MIX SUBMITTED SHALL HAVE THE SLUMP SPECIFIED. SLUMP SHALL BE MEASURED AT THE DISCHARGE OF THE TRUCK. IF CONCRETE IS PUMPED, AIR CONTENT SHALL BE MEASURED AT THE DISCHARGE END OF THE PUMP LINE.

THE USE OF SUPER PLASTICIZERS AND WATER REDUCERS IS ALLOWED, BUT NOT REQUIRED. ALL ADMIXTURES SHALL BE CHLORIDE FREE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CONCRETE MIX SPECIFICATION TABLE

Table with columns: LOCATION, f\_c MIN (PSI), TEST AGE (DAYS), MAX W/C RATIO, MAX AGGREGATE SIZE, AIR CONTENT PERCENT. Lists specifications for various concrete locations like Exterior Exposed Slabs, Interior Slabs, etc.

STRUCTURAL SHOTCRETE MAY BE USED FOR WALLS IN LIEU OF CAST-IN-PLACE CONCRETE. SHOTCRETE SHALL CONFORM STRICTLY TO THE REQUIREMENTS OF THE BUILDING CODE, SECTION 1913, AND CITY OF SEATTLE DPD DIRECTOR'S RULE 131200B.

MASSIVE CONCRETE

CONCRETE PLACED IN MONOLITHIC PLACEMENTS WHERE THE MINIMUM OF ALL THREE DIMENSIONS EXCEEDS 4'-0" SHALL BE CONSIDERED 'MASSIVE CONCRETE' AND SHALL BE SUBJECT TO THE APPLICABLE REQUIREMENTS OF ACI 301, CHAPTER 8.

ASTM C150 TYPE III CEMENT IS PROHIBITED. UNLESS OTHERWISE SPECIFIED, USE MODERATE OR LOW HEAT OF HYDRATION CEMENT, BLENDED HYDRAULIC CEMENT WITH MODERATE OR LOW HEAT OF HYDRATION PROPERTIES, OR PORTLAND CEMENT WITH FLY ASH, POZZOLAN, OR GROUND-GRANULATED BLAST-FURNACE SLAG.

THE TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL NOT EXCEED 90 DEGREES FAHRENHEIT PER ASTM C94. THE AMBIENT TEMPERATURE AT TIME OF PLACEMENT SHALL NOT EXCEED 90 DEGREES FAHRENHEIT OR BE LESS THAN 35 DEGREES FAHRENHEIT.

SUBMIT DETAILED PROCEDURES, MATERIALS, MIX DESIGNS, AND TEST RESULTS INCLUDING HEAT OF HYDRATION TEST DATA PER ASTM C118 TO THE ENGINEER BEFORE CONSTRUCTION OF MASSIVE CONCRETE.

REINFORCING STEEL

ALL REINFORCING SHALL BE NEW BILLET STOCK ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. BARS SHALL BE SECURELY TIED IN PLACE WITH #16 GAGE MINIMUM ANNEALED BLACK WIRE. BARS SHALL BE SUPPORTED ON CHAIRS IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.

REINFORCING BARS SHALL BE LAP SPICED FOR TENSION (LSB) UNLESS NOTED OTHERWISE ON THE DRAWINGS. #14 AND #18 BARS SHALL BE SPICED USING MECHANICAL COUPLINGS INCLUDING SPLICES WITH SMALLER BARS.

WELDING OR TACK WELDING OF REINFORCING BARS TO OTHER BARS OR TO PLATES, ANGLES, ETC. IS PROHIBITED, EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

MINIMUM CAST-IN-PLACE CONCRETE COVER OVER REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

- 1. CONCRETE CAST AGAINST EARTH: ALL BAR SIZES: 3 INCHES.
2. CONCRETE EXPOSED TO EARTH OR WEATHER: #6 BAR OR LARGER: 2 INCHES; #8 BAR OR SMALLER: 1 1/2 INCHES.
3. OTHER CONCRETE: SLABS, WALLS, AND JOISTS; #14 AND #18 BARS: 1 1/2 INCHES; #11 BARS AND SMALLER: 3/4 INCH.

SPECIFIED CONCRETE COVER SHALL BE MAINTAINED TO ALL REINFORCEMENT AT CONCRETE REVEALS AND INSETS. SHOP DRAWINGS SHOWING CONCRETE REVEALS AND OTHER INSETS SHALL BE SUBMITTED FOR REVIEW.
Special Ductile Quality REINFORCING STEEL
VERTICAL REINFORCING IN COLUMNS AND SHEAR WALLS, LONGITUDINAL AND DIAGONAL REINFORCING IN COUPLING BEAMS...

WELDED WIRE REINFORCEMENT (WWR) SHALL BE ELECTRICALLY WELDED AND CONFORM TO ASTM A185. LAP EDGES AND ENDS OF FABRIC A MINIMUM OF ONE MESH SPACING PLUS 2 INCHES, BUT NOT LESS THAN 6 INCHES.
WELDED WIRE REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.

POST-TENSIONED PRESTRESSED CONCRETE

POST-TENSIONING SHOP DRAWINGS, INCLUDING PLANS AND DETAILS, SHALL BE SUBMITTED TO AND REVIEWED BY THE ARCHITECT BEFORE STARTING FABRICATION.
IN ADDITION TO THE REQUIREMENTS IN THE CONCRETE MIX SPECIFICATION TABLE NOTED ABOVE, ALL POST-TENSIONED CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI AT TIME OF INITIAL STRESS.

POST-TENSIONING REINFORCEMENT SHALL BE 1/2-INCH-DIAMETER, UNBONDED, LOW RELAXATION, 270KSI HIGH-TENSILE WIRE STRAND CONFORMING TO ASTM A416.

POST-TENSIONING TENDONS SHALL BE ENCASED IN WATERPROOF POLYETHYLENE PLASTIC SHEATHING OF 30 MILS MINIMUM THICKNESS. SHEATHING SHALL BE OF SUFFICIENT STRENGTH TO PREVENT UNREPAIRABLE DAMAGE DURING FABRICATION, TRANSPORTATION, INSTALLATION, STORAGE, CONCRETE PLACEMENT, AND TENSIONING.

THE MINIMUM NUMBER OF TENDONS REQUIRED FOR INSTALLATION IS SHOWN ON THE DRAWINGS AND IS BASED ON A FINAL EFFECTIVE PRESTRESS FORCE OF 26.8 KIPS PER TENDON. IF THE MINIMUM FINAL EFFECTIVE PRESTRESS FORCE, CONSIDERING ALL LOSSES NOTED BELOW, IS LESS THAN 26.8 KIPS AT ANY LOCATION ALONG THE TENDON LENGTH, THE CONTRACTOR SHALL PROVIDE ADDITIONAL TENDONS.

HOLES SHALL BE DRILLED WITH ROTARY IMPACT HAMMER OR EQUIVALENT METHOD TO PRODUCE A HOLE WITH A ROUGH INSIDE SURFACE. CORE DRILLING HOLES IS NOT PERMITTED. THE ADHESIVE SHALL BE MIXED, APPLIED, AND CURED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

HOLES SHALL BE DRILLED WITH ROTARY IMPACT HAMMER OR EQUIVALENT METHOD TO PRODUCE A HOLE WITH A ROUGH INSIDE SURFACE. CORE DRILLING HOLES IS NOT PERMITTED. THE ADHESIVE SHALL BE MIXED, APPLIED, AND CURED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION STAMPED BY AN ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED: (1) THE DETAILED DESIGN OF TENDON END ANCHORAGES; (2) THE CALCULATION OF STRESS LOSSES DUE TO CREEP, SHRINKAGE, TENDON RELAXATION, ANCHORAGE SLIP, WOBBLE FRICTION, AND FRICTION DUE TO VERTICAL AND HORIZONTAL TENDON CURVATURE; (3) POST-TENSIONING SHOP DRAWINGS.

NO CONCRETE SHALL BE PLACED UNTIL THE POST-TENSIONING TENDONS AND REINFORCEMENT LOCATION HAVE BEEN INSPECTED AND APPROVED BY THE TESTING AGENCY. CONTINUOUS INSPECTION AND RECORDING OF ELONGATION IS REQUIRED DURING ALL STRESSING OPERATIONS. DO NOT CUT TENDON ENDS UNTIL THE ENTIRE SLAB HAS BEEN SATISFACTORILY STRESSED AND THE ENGINEER HAS REVIEWED ELONGATIONS.

IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, THE POSITION OF TENDONS SHALL BE MARKED ON THE FORMS WITH A MATERIAL WHICH LEAVES A PHYSICAL IMPRESSION ON THE UNDERSIDE OF THE SLAB OR BEAM. THE CONTRACTOR'S PROPOSED METHOD OF MARKING TENDONS SHALL BE SUBMITTED AND REVIEWED BY THE STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.

DRILLED-IN CONCRETE ANCHORS AND POWER-DRIVEN FASTENERS SHALL BE PLACED A MINIMUM DISTANCE EQUAL TO THE SLAB THICKNESS AWAY FROM TENDON LOCATIONS AND FOUR TIMES THE SLAB THICKNESS FROM THE FACE OF ANY COLUMN.

DOES NOT APPLY TO DEMOLITION PERMIT

FORM CAMBER

IN ADDITION TO ANY CAMBER NOTED IN THE STRUCTURAL DRAWINGS, CONCRETE FORMWORK SHALL BE CAMBERED TO COMPENSATE FOR FORM SAG UNDER WET CONCRETE LOAD. CAMBERS OF LESS THAN 1/8 INCH MAY BE NEGLECTED.

CONSTRUCTION JOINTS

ALL CONSTRUCTION JOINTS IN SLABS, BEAMS, AND WALLS SHALL BE KEYED IN ACCORDANCE WITH THE TYPICAL DETAILS OR, AT THE CONTRACTOR'S OPTION, SHALL BE INTENTIONALLY ROUGHENED IN ACCORDANCE WITH THE FOLLOWING: THE SURFACE OF ROUGHENED JOINTS SHALL BE SAND BLASTED OR ROUGHENED WITH A CHIPPING HAMMER TO EXPOSE THE AGGREGATE EMBEDDED IN THE PREVIOUS POUR.

VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL BE HELD TO A MAXIMUM SPACING OF 40'-0".

ALL CONSTRUCTION JOINTS FOR BEAMS AND SLABS SHALL BE IN ACCORDANCE WITH THE TYPICAL DETAILS. BEAMS AND SLABS HAVE BEEN DESIGNED ASSUMING ANY CONSTRUCTION JOINTS ARE LOCATED IN THE MIDDLE THIRD OF THE SPAN.

ALL CONSTRUCTION JOINTS IN SLABS, BEAMS, AND WALLS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE STARTING CONSTRUCTION. PROVIDE JOINTS AT LOCATIONS SPECIFICALLY NOTED ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SLEEVES

EXCEPT AS DETAILED ON STRUCTURAL DRAWINGS, NO CONCRETE FOOTINGS, BEAMS, OR GIRDERS SHALL BE SLEEVED FOR PIPING OR DUCTS, UNLESS APPROVED BY THE ENGINEER.

ANCHORAGE TO HARDENED CONCRETE

ANCHORAGE TO HARDENED CONCRETE SHALL INCLUDE MECHANICAL AND ADHESIVE ANCHORS OF SIZE, NUMBER, AND SPACING AS SHOWN ON THE DRAWINGS. HOLES SHALL BE DRILLED AND CLEANED AND ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND AN APPROVED ICCES REPORT.

WHERE THE ANCHOR TYPE IS SPECIFIED ON THE DRAWINGS, SUBSTITUTION FOR A DIFFERENT TYPE OF ANCHORAGE (INCLUDING SUBSTITUTING FOR CAST-IN-PLACE ANCHORAGE) SHALL NOT BE PERMITTED WITHOUT PRIOR CONSENT OF THE ENGINEER.

ACCEPTABLE ANCHORS SHALL HAVE A CURRENT ICCES OR IAPMOES REPORT INDICATING THAT THE ANCHOR IS PERMITTED FOR RESISTING SEISMIC LOADS IN CRACKED CONCRETE. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE ASTM A36 THREADED ROD OR ASTM A615, GRADE 60 REINFORCING STEEL DOWELS.

UNLESS NOTED OTHERWISE ON THE DRAWINGS, MINIMUM EFFECTIVE ANCHOR EMBEDMENT DEPTH SHALL BE 6.5 ANCHOR DIAMETERS. MINIMUM DISTANCE TO THE NEAREST CONCRETE EDGE SHALL BE 12 ANCHOR DIAMETERS, AND MINIMUM ANCHOR SPACING SHALL BE 8 ANCHOR DIAMETERS.

STAINLESS STEEL ANCHORS SHALL BE USED AT ALL EXTERIOR LOCATIONS AND WHERE SPECIFICALLY INDICATED ON THE DRAWINGS. NO STEEL REINFORCEMENT SHALL BE CUT TO INSTALL ANCHORS. DEFECTIVE OR ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT OR AN INJECTABLE ADHESIVE MATCHING THE ADJACENT CONCRETE.

HOLES SHALL BE DRILLED WITH ROTARY IMPACT HAMMER OR EQUIVALENT METHOD TO PRODUCE A HOLE WITH A ROUGH INSIDE SURFACE. CORE DRILLING HOLES IS NOT PERMITTED. THE ADHESIVE SHALL BE MIXED, APPLIED, AND CURED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS IN THE ICCES REPORT.

NONSHRINK GROUT FOR BASE PLATES, SLEEVES, AND EMBEDDED STEEL

GROUT SHALL BE AN APPROVED NONSHRINK CEMENTITIOUS GROUT CONTAINING NATURAL AGGREGATES DELIVERED TO THE JOB SITE IN FACTORY PREPACKAGED CONTAINERS REQUIRING ONLY THE ADDITION OF WATER. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AT LEAST 1,000 PSI HIGHER THAN THE SUPPORTING CONCRETE STRENGTH, UNLESS NOTED OTHERWISE.

THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT APPROVED Subject to Errors and Omissions 12/12/2013 William Whipkey





**STRUCTURAL STEEL WELDING**

STRUCTURAL STEEL SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE DONE BY AWS/ABO (WASHINGTON ASSOCIATION OF BUILDING OFFICIALS) CERTIFIED WELDERS AND IN ACCORDANCE WITH AWS D1.1. WELDS SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. THE MINIMUM WELD SIZE SHALL BE 3/8 INCH. FIELD WELDING SYMBOLS HAVE NOT NECESSARILY BEEN INDICATED ON THE DRAWINGS. WHERE SHOWN, PROPER FIELD WELDING PER AWS D1.1 SHALL BE USED. WHERE NO FIELD WELDING SYMBOLS ARE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE USE OF SHOP AND FIELD WELDS. ALL PARTIAL JOINT PENETRATION GROOVE WELD SIZES SHOWN ON THE DRAWINGS REFER TO EFFECTIVE THROAT THICKNESS. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI). LOW HYDROGEN SMAW ELECTRODES SHALL BE USED WITHIN 4 HOURS OF OPENING THEIR HERMETICALLY SEALED CONTAINERS, OR SHALL BE RESEALABLE PER AWS D1.1 SECTION 4.5. ELECTRODES SHALL BE REBOKED NO MORE THAN ONE TIME, AND ELECTRODES THAT HAVE BEEN WET SHALL NOT BE USED.

ALL WELDING SHALL BE PERFORMED IN STRICT ADHERENCE TO A WRITTEN WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1. ALL WELDING PARAMETERS SHALL BE WITHIN THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS. WELDING PROCEDURES SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW BEFORE STARTING FABRICATION OR ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.

ALL COMPLETE JOINT PENETRATION WELDS SHALL BE ULTRASONICALLY TESTED UPON COMPLETION OF THE CONNECTION, EXCEPT PLATE LESS THAN OR EQUAL TO 1/4 INCH THICK SHALL BE MAGNETIC PARTICLE TESTED. REDUCTION IN TESTING MAY BE MADE IN ACCORDANCE WITH THE BUILDING CODE WITH APPROVAL OF THE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATIONS AND WELDING PROCEDURES THAT INCLUDE, BUT ARE NOT LIMITED TO: REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPEES, SURFACE ROUGHNESS VALUES, AND TAPERS AND TRANSITIONS OF UNEQUAL PARTS.

**FIREPROOFING STRUCTURAL STEEL**

REFER TO ARCHITECTURAL PLANS FOR MINIMUM HOURLY VALUES OF STEEL FIRE PROTECTION FOR DETERMINING THE THICKNESS OF SPRAY APPLIED FIREPROOFING. THE STRUCTURAL FRAME CONSISTS OF COLUMNS AND GIRDERS, BEAMS, TRUSSES, AND SPANDELS HAVING DIRECT CONNECTIONS TO THE COLUMNS AND BRACING MEMBERS DESIGNED TO CARRY GRAVITY LOADS. FLOOR OR ROOF MEMBERS **DOES NOT APPLY TO CONNECTION TO COLUMNS SHALL BE CONSIDERED SECOND DEMOLITION PERMIT**

**ANCHOR RODS**

ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 WITH CLASS 2A THREADS, UNLESS NOTED OTHERWISE. FURNISH ANCHOR RODS PREFABRICATED WITH MATCHING DOUBLE HEAVY HEX NUTS JAMMED AT THE END EMBEDDED IN CONCRETE. FURNISH HARDENED PLATE WASHERS, LOCK WASHERS FOR SECURING THIS FOR ANCHOR RODS. UNLESS NOTED OTHERWISE, A RIGID STEEL TEMPLATE SHALL BE USED TO LOCATE ANCHOR RODS WHILE PLACING CONCRETE. ANCHOR RODS SHALL HAVE SUFFICIENT LENGTH TO PROVIDE THE MINIMUM EMBEDMENT SHOWN ON THE DRAWINGS, MEASURED FROM THE FACE OF THE CONCRETE TO THE NEAR FACE OF THE DOUBLE NUT, WITH ADEQUATE EXTENSION AS REQUIRED TO RECEIVE THE BASE PLATE WITH FULL THREAD PROJECTION FOR NUT INSTALLATION. ANCHOR ROD INSTALLATION SHALL BE COORDINATED WITH REINFORCING AND FORMWORK, LEVELING NUTS SHALL BE INSTALLED AFTER EVALUATION BY THE CONTRACTOR'S ERECTION ENGINEER. AFTER BASE INSTALLATION, ANCHOR ROD NUTS SHALL BE INSTALLED TO A SNUG-TIGHT CONDITION, NO HEATING OR BENDING OF THE ANCHOR RODS IS PERMITTED. HOLES IN THE BASE MATERIAL SHALL NOT BE ENLARGED BY BURNING.

**COMPOSITE FLOOR SYSTEM**

FLOOR SLABS SHALL BE CONSTRUCTED TO THE ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO THE SPECIFICATIONS FOR FLOOR TOLERANCES. THE CONTRACTOR SHALL INCLUDE THE QUANTITIES OF THE ADDED CONCRETE DUE TO THE STEEL DECK DEFLECTION. DESIGN CAMBER SHOWN FOR THE STEEL BEAMS HAS BEEN CALCULATED BASED ON THE DEFLECTION OF THE BEAM DUE TO THE WEIGHT OF THE STEEL AND CONCRETE SLAB.

MINIMUM SLAB REINFORCING IS WWF 6x6-W2.9xW2.9, UNLESS NOTED OTHERWISE.

**SHEAR CONNECTOR STUDS**

ALL SHEAR CONNECTOR STUDS SHALL BE 3/4 INCH IN DIAMETER UNLESS NOTED OTHERWISE. ACCEPTABLE TYPES SHALL BE "IRU WELD" (ICCES ECR3741) OR "NELSON" (ICCES ER-2614). SHEAR CONNECTOR STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY MANUFACTURER OF STUDS. STEEL STUD MATERIAL, WELDING, AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS D1.1. SHEAR STUDS SHALL BE PLACED AT A MAXIMUM SPACING OF 2'0" ON CENTER FOR ALL BEAMS SUPPORTING A STEEL DECK WITH CONCRETE FILL OR A CAST-IN-PLACE CONCRETE SLAB. THIS SPACING SHALL ALSO APPLY WHEN THE NUMBER OF STUDS IS NOT INDICATED ON THE PLANS. SEE SHEAR STUD PLACEMENT FOR LAYOUT CRITERIA. STEEL DECK SHOP DRAWINGS DETAILING THE SHEAR STUD PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION.

**STEEL COMPOSITE DECK**

THE STEEL DECK SHALL BE OF DEPTH SHOWN ON THE STRUCTURAL DRAWINGS. GAGE OF DECK SHALL BE DETERMINED BY THE CONTRACTOR BASED ON THE SPAN CONDITIONS, SHORING, CONSTRUCTION LOADS, DEFLECTION, REQUIREMENTS, AND THE SUPERIMPOSED GRAVITY LOADS AND WIND LOADS SHOWN ON THE DRAWINGS, LOAD DIAGRAMS, AND NOTES. MINIMUM GAGE IS 20. MAXIMUM DEAD LOAD DEFLECTION IS 3/4 INCH OR L/180. WRITTEN VERIFICATION OF CONFORMANCE FOR ALL CONDITIONS IN THE STRUCTURE SHALL BE SUBMITTED FOR ACCEPTANCE PRIOR TO FABRICATION. THE CAPACITIES OF THE DECK SHALL BE BASED ON CURRENT ICCES REPORTS. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING DECK GAGE, LAYOUT, FASTENING, STUD LAYOUT, AND CLOSURES. IF ANY SHORING IS TO BE USED, IT SHALL BE APPROVED BY THE GENERAL CONTRACTOR AND SHALL BE SHOWN ON THE SHOP DRAWINGS. UNITS SHALL SPAN OVER FOUR SUPPORTS, CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE FRAMING DOES NOT PERMIT. THE AISI SPECIFICATIONS SHALL GOVERN THE DESIGN OF ALL DECK UNITS. STEEL DECK AND ALL OF ITS FLASHINGS SHALL CONFORM TO ASTM A653. THE STEEL SHALL HAVE RECEIVED, BEFORE BEING FORMED, A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A653/G60. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3.

CONCRETE BONDING-TYPE UNITS SHALL BE FORMED WITH DEFORMATIONS TO PROVIDE AN INTERLOCK BETWEEN THE CONCRETE AND STEEL. UNLESS SHOWN OTHERWISE, UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE ENDS OF THE UNITS AND AT INTERMEDIATE SUPPORTS AT 12 INCHES ON CENTER WITH 3/4 INCH DIAMETER PUDDLE WELDS. WHERE TWO UNITS ABUT, EACH UNIT SHALL BE SO FASTENED TO THE STEEL SUPPORTS. THE SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BETWEEN SUPPORTS BY 1 1/2 INCH TOP SEAM WELDS AT 2'0" ON CENTER OR BUTT PUNCHED AT 2'0" ON CENTER. DECK UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE SIDE BOUNDARIES BY 3/4 INCH DIAMETER PUDDLE WELDS AT 1'0" ON CENTER. 3/4 INCH DIAMETER SHEAR STUDS WELDED THROUGH DECK MAY BE USED IN PLACE OF 3/4 INCH DIAMETER PUDDLE WELDS. DESIGN AND PROVIDE FLASHING AND CLOSURE PLATES AT WALL ENDS OF ALL UNITS, AROUND COLUMNS, AND AT ALL PERIMETER LOCATIONS REQUIRING CLOSURE. COORDINATE ALL CLOSURES WITH ELEVATOR, STAIR, ESCALATOR AND OTHER ARCHITECTURAL DETAILS. THE DECK INSTALLATION, WHEN COMPLETE, SHALL BE READY TO RECEIVE CONCRETE.

STEEL DECK TYPES SHALL BE VERCO TYPE W, ASC TYPE W, OR APPROVED EQUAL. **DOES NOT APPLY TO DEMOLITION PERMIT**

**STEEL ROOF DECK**

THE STEEL DECK SHALL BE OF DEPTH SHOWN ON THE STRUCTURAL DRAWINGS. THE GAGE OF DECK AND ITS CONNECTIONS TO THE STRUCTURE SHALL BE DETERMINED BY THE CONTRACTOR BASED ON THE SPAN CONDITIONS, DEFLECTION REQUIREMENTS, CONSTRUCTION LOADS, DIAPHRAGM SHEARS, REQUIRED FLEXIBILITY FACTOR (F), AND THE SUPERIMPOSED GRAVITY LOADS AND WIND LOADS SHOWN ON THE DRAWINGS, LOAD DIAGRAMS, AND NOTES. MINIMUM GAGE IS 20. MAXIMUM DEFLECTION UNDER SUPERIMPOSED LOADS IS 1/2 INCH OR L/240. THE DECK AND ITS CONNECTIONS SHALL PROVIDE A MINIMUM ALLOWABLE DIAPHRAGM SHEAR CAPACITY OF 500 POUNDS PER FOOT AND A MAXIMUM FLEXIBILITY FACTOR (F) OF 25 MICRO-INCHES PER POUND, UNLESS NOTED OTHERWISE ON THE DRAWINGS. WRITTEN VERIFICATION OF CONFORMANCE FOR ALL CONDITIONS IN THE STRUCTURE SHALL BE SUBMITTED FOR ACCEPTANCE PRIOR TO FABRICATION. THE CAPACITIES OF THE DECK SHALL BE BASED ON CURRENT ICCES EVALUATION REPORTS. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING DECK GAGE, LAYOUT, CONNECTIONS, AND CLOSURES. ROOF DECK AND ALL OF ITS FLASHINGS SHALL CONFORM TO ASTM A653. THE STEEL SHALL HAVE RECEIVED, BEFORE BEING FORMED, A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A653/G60. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3. UNITS SHALL SPAN OVER FOUR SUPPORTS, CONTINUOUS OVER THREE OR MORE SPANS, EXCEPT WHERE THE FRAMING DOES NOT PERMIT.

NONCOMPOSITE UNITS SHALL BE FASTENED TO THE STEEL SUPPORTS AT THE ENDS OF THE UNITS AND AT INTERMEDIATE SUPPORTS BY A MINIMUM OF FOUR CONNECTIONS PER 3'0" OF WIDTH. WHERE TWO UNITS ABUT, EACH UNIT SHALL BE SO FASTENED TO THE STEEL FRAMING. THE SIDE LAPS OF ADJACENT UNITS SHALL BE FASTENED BETWEEN SUPPORTS BY CONNECTIONS AT A MAXIMUM SPACING OF 2'0" ON CENTER UNLESS NOTED OTHERWISE. DECK UNITS SHALL BE CONNECTED TO THE STEEL SUPPORTS AT THE SIDE BOUNDARIES AT A MAXIMUM SPACING OF 2'0" ON CENTER. CONNECTIONS SHALL BE MADE WITH WELDS, POWDER ACTUATED FASTENERS, OR PNEUMATIC PINS, SCREWS, OR MECHANICAL CRIMPING, PROVIDED THAT THE CONTRACTOR PRESENTS CALCULATIONS WITH CURRENT ICCES EVALUATION REPORTS DEMONSTRATING EQUIVALENT VALUES OF SHEAR CAPACITY, DECK CAPACITY, AND DECK FLEXIBILITY.

WHERE STEEL MEMBERS ARE PARALLEL TO THE DECK FLUTES AND AT THE SAME ELEVATION OF THE BOTTOM OF THE DECK, ADJUST DECK LAYOUT AND WELD DECK TO STEEL WITH SAME WELDING AS REQUIRED FOR SIDE BOUNDARIES.

STEEL DECK THAT IS TO BE COVERED WITH INSULATING CONCRETE SHALL BE SLOTTED OR PERFORATED TO PROVIDE A MINIMUM OF 1.5 PERCENT UNIFORMLY DISTRIBUTED VENTING. PROVIDE FLASHING AND CLOSURE PLATES AT ALL PERIMETER LOCATIONS REQUIRING CLOSURE. THE DECK INSTALLATION, WHEN COMPLETE, SHALL BE READY TO RECEIVE INSULATING CONCRETE.

STEEL DECK TYPES SHALL BE VERCO TYPE HSB36, ASC TYPE B, OR APPROVED EQUAL.

**MASONRY**

CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE. ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT. MINIMUM REQUIRED BLOCK COMPRESSIVE STRENGTH IS 1,900 PSI. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLID WITH CONCRETE GROUT. GROUT MIX SHALL CONTAIN PORTLAND CEMENT ONLY, AGGREGATE, AND A GROUT-ENHANCING SHRINKAGE-COMPENSATING ADDITIVE. MAXIMUM SIZE OF AGGREGATE SHALL BE 3/8 INCH. SLUMP SHALL BE 8 TO 11 INCHES. WATER-REDUCING ADMIXTURES MAY BE USED. MINIMUM GROUT COMPRESSIVE STRENGTH BASED ON 28 DAY TESTS SHALL BE 2,000 PSI AND GREATER THAN OR EQUAL TO THE SPECIFIED MINIMUM DESIGN STRENGTH. GROUT SHALL BE VIBRATED WHILE PLACING TO ENSURE THAT CELLS ARE COMPLETELY FILLED. SUBMIT GROUT MIXES TO ARCHITECT FOR REVIEW BEFORE COMMENCING MASONRY CONSTRUCTION. ALL UNITS SHALL BE LAID IN RUNNING BOND USING TYPE S MORTAR WITH HEAD JOINTS. MASONRY MINIMUM DESIGN STRENGTH IS  $f_m = 1,500$  PSI.

REQUIRED MORTAR PROPORTIONS BY VOLUME

TYPE	PORTLAND CEMENT	HYDRATED LIME	AGGREGATE MEASURED IN A DAMP, LOOSE CONDITION
S	1	OVER 1/4 TO 1/2	NOT LESS THAN 2 1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT

**GROUTED BRICK MASONRY**

ALL BRICK SHALL CONFORM TO ASTM C62 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI. ALL MORTAR SHALL BE TYPE M. ALL GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS GREATER THAN OR EQUAL TO THE SPECIFIED MINIMUM DESIGN STRENGTH. CONSTRUCT ALL GROUTED BRICK WALLS IN ACCORDANCE WITH THE BUILDING CODE. MINIMUM MASONRY DESIGN STRENGTH IS  $f_m = 1,625$  PSI.

**DOES NOT APPLY TO DEMOLITION PERMIT**

**DOES NOT APPLY TO DEMOLITION PERMIT**

**DOES NOT APPLY TO DEMOLITION PERMIT**

2

**STRUCTURAL DESIGN DATA**

**LOAD COMBINATIONS:** LOAD COMBINATIONS ARE IN ACCORDANCE WITH SECTION 1605 OF THE BUILDING CODE.

**LIVE LOADS:** LIVE LOADS SHALL BE IN ACCORDANCE WITH THE LOAD DIAGRAMS.

**SNOW LOADS:** SNOW LOADING AND SNOW DRIFT LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1608).

GROUND SNOW LOAD:  $P_g = 20$  PSF

IMPORTANCE FACTOR:  $I_s = 1.0$

SNOW EXPOSURE FACTOR:  $C_e = 1.0$

THERMAL FACTOR:  $C_t = 1.0$

FLAT-ROOF SNOW LOAD:  $P_f = 25$  PSF

**WIND LOADS:** WIND PRESSURE SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (SECTION 1609).

BASIC WIND SPEED (3-SECOND GUST):  $V = 85$  MPH

EXPOSURE: B

IMPORTANCE FACTOR:  $I_w = 1.0$

ENCLOSURE CLASSIFICATION: ENCLOSED

INTERNAL PRESSURE COEFFICIENT:  $G_c p_i = 0.18$

**SEISMIC LOADS:** SEISMIC LOADING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE.

BUILDING LOCATION: LATITUDE: 47.622°N  
LONGITUDE: 122.335°W

OCCUPANCY CATEGORY: II

IMPORTANCE FACTOR:  $I_e = 1.0$

MAPPED SPECTRAL ACCELERATION PARAMETERS:  $S_s = 0.401$ ,  $S_1 = 0.475$

SITE CLASS: C

SITE COEFFICIENTS:  $F_a = 1.00$ ,  $F_v = 1.33$

SPECTRAL RESPONSE COEFFICIENTS:  $S_{ds} = 0.934$ ,  $S_{d1} = 0.419$

SEISMIC DESIGN CATEGORY: D

LATERAL SYSTEM: SPECIAL REINFORCED CONCRETE SHEAR WALLS

RESPONSE MODIFICATION COEFFICIENT:  $R = 6$

SEISMIC RESPONSE COEFFICIENT: NORTH-SOUTH:  $C_s = 0.05$   
EAST-WEST:  $C_s = 0.05$

DESIGN BASE SHEAR: NORTH-SOUTH:  $V = 3380$  KIPS (NORTH TOWER)  
 $V = 3512$  KIPS (SOUTH TOWER)  
EAST-WEST:  $V = 3828$  KIPS (NORTH TOWER)  
 $V = 3512$  KIPS (SOUTH TOWER)

ANALYSIS PROCEDURE USED: MODAL ANALYSIS PROCEDURE

**LOAD PATH FOR LATERAL FORCES:** LATERAL FORCES ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. MOMENTS, SHEARS, AND ROTATIONAL FORCES ARE DELIVERED TO THE FOUNDATION BY THE SHEAR WALLS IN PROPORTION TO THEIR ABILITY TO RESIST LATERAL DEFORMATION.

**FOUNDATIONS**

THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING DESIGN REPORT ENTITLED "SUBSURFACE EXPLORATION, GEOLOGIC HAZARD, AND PRELIMINARY GEOTECHNICAL ENGINEERING REPORT: TROY LAUNDRY PROPERTY," DATED DECEMBER 1, 2011, PREPARED BY ASSOCIATED EARTH SCIENCES, INC. REFER TO THIS REPORT FOR ALL GEOTECHNICAL REQUIREMENTS AND ANTICIPATED CONDITIONS BELOW GRADE.

COLUMN DOWELS SHALL BE INSTALLED WITH A TEMPLATE TO HOLD BARS IN THE PROPER POSITION AND SHALL BE PLACED WITH A TOLERANCE OF +/- 1/4 INCH.

**SPREAD FOOTINGS:** DESIGN SOIL BEARING PRESSURE = 14,000 PSF. ALL FOOTINGS SHALL BEAR ON SUITABLE UNDISTURBED SOIL AND/OR PREPARED BASE MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. WHERE SUITABLE UNDISTURBED SOILS ARE NOT FOUND AT THE SPECIFIED FOOTING ELEVATION, OVER-EXCAVATE TO THE DEPTHS REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE MATERIALS WITH STRUCTURAL FILL. LEAN CONCRETE, OR PROVIDE OTHER PREPARATION AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO ACHIEVE THE REQUIRED BEARING CAPACITY.

**STRUCTURAL FILL**

ALL FILL PLACED TO SUPPORT SLABS ON GRADE, BEHIND PERMANENT WALLS, AND AROUND ALL DRAINS SHALL CONSIST OF WELL GRADED, GRANULAR MATERIAL PER THE SPECIFICATIONS. SOILS FOR STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL SHALL BE PLACED ON SOUND NATIVE MATERIAL. PROOF-ROLL CUT AREAS WHICH PROVIDE SUPPORT FOR PERMANENT STRUCTURES. AREAS WHICH ARE EXCESSIVELY YIELDING, AS DETERMINED BY THE CONTINUOUS OBSERVATION OF THE GEOTECHNICAL ENGINEER, SHALL BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL. STRUCTURAL FILL SHALL BE PLACED PER THE SPECIFICATION.

**LATERAL PRESSURE ON SUBGRADE WALLS**

THE DESIGN PRESSURES FOR SUBGRADE WALLS ARE BASED ON A "DRAINED" CONDITION. SEE CIVIL AND MECHANICAL DRAWINGS FOR SUBGRADE DRAINAGE SYSTEM. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS AT SUBGRADE WALLS. SUBGRADE WALLS AND SUPPORTING SLABS SHALL HAVE ATTAINED THEIR FULL CONCRETE STRENGTH BEFORE PLACING ANY BACKFILL. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES FOR WALLS IF BACKFILL IS PLACED BEFORE WALLS AND SLABS ACHIEVE FULL CONCRETE STRENGTH.

BACKFILLED, RESTRAINED BASEMENT WALLS ARE DESIGNED USING AN "APPARENT" EARTH PRESSURE EQUIVALENT TO  $[2(1+H)/2]$  PSF TRAPEZOIDAL DISTRIBUTION FOR EXISTING FILL, AND MEDIUM DENSE SEDIMENTS AND  $[2(1+H)/2]$  PSF TRAPEZOIDAL DISTRIBUTION FOR GLACIALLY CONSOLIDATED SEDIMENTS. TOP OF DISTRIBUTION IS TRUNCATED FROM ZERO TO FULL PRESSURE AT 0.2H DEPTH FROM GROUND SURFACE PER THE GEOTECHNICAL REPORT. AN ADDITIONAL SEISMIC SURCHARGE LOADING OF [8H] PSF IS ALSO REQUIRED PER GEOTECHNICAL REPORT.

**EXTERIOR CLADDING**

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE CLADDING SYSTEMS, INCLUDING THEIR STRUCTURAL INTEGRITY, WATERPROOFING SYSTEMS, AND CONNECTION TO THE PRIMARY STRUCTURE.

STRUCTURAL ELEMENTS AT THE BUILDING PERIMETER HAVE BEEN DESIGNED FOR THE VERTICAL LOADS SHOWN ON THE LOAD MAPS. CLADDING ATTACHMENTS SHALL NOT APPLY MOMENTS TO SLAB EDGES OR LATERAL LOADS TO STEEL BEAMS OR INTRODUCE TORSIONAL LOADS INTO STEEL BEAMS OR COLUMNS. BRACES, ADDED REINFORCING, AND/OR TIES SHALL BE DESIGNED AND SUPPLIED BY THE CONTRACTOR FOR LOAD ECCENTRICITIES AND LATERAL LOADS. THE CONTRACTOR SHALL SUPPLY ALL CONNECTION MATERIAL, BRACES, ETC. EXPANSION BOLTING TO POST-TENSIONED BEAMS IS NOT PERMITTED EXCEPT AS NOTED IN THE "POST-TENSIONED PRESTRESSED CONCRETE" NOTES. SUBMITTED DOCUMENTS SHALL INDICATE MAGNITUDE AND LOCATION OF ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE.

EXTERIOR CLADDING CONNECTIONS SHALL ACCOUNT FOR STRUCTURAL DEFLECTION, COLUMN SHORTENING, AND CONSTRUCTION TOLERANCE DETERMINED FROM ACI 301. IN ADDITION, THE CLADDING DESIGN SHALL ACCOMMODATE A TYPICAL VERTICAL MOVEMENT AT EACH FLOOR OF 1/2 INCH DUE TO VARIABLE LIVE LOADING. THIS DISPLACEMENT WILL OCCUR AT THE FREE END OF CANTILEVER BEAMS AND AT MIDSPAN OF EDGE SLABS AND BEAMS.

THE CLADDING SHALL ACCOMMODATE LATERAL MOVEMENTS BETWEEN ADJACENT FLOORS PERPENDICULAR AND/OR PARALLEL TO THE WALL AS FOLLOWS:

LEVELS	STORY DRIFT FOR WHICH CLADDING MUST REMAIN UNDMAGED (INCHES)		STORY DRIFT FOR WHICH CLADDING ELEMENTS MUST NOT FALL FROM BUILDING (INCHES)	
	3/4"	3"	3/4"	3"
1-ROOF	3/4"	3"	3/4"	3"

**STAIRS, ELEVATORS, AND MISCELLANEOUS METALS**

UNLESS SHOWN AND DETAILED IN THE STRUCTURAL DRAWINGS, ALL STAIRS ARE TO CONSIST OF A PRE-FABRICATED AND PRE-ENGINEERED STAIR, LANDING, AND RAILING SYSTEM DESIGNED BY THE CONTRACTOR OR STAIR SUPPLIER. SEE THE ARCHITECT FOR STAIR SYSTEM LAYOUT, DIMENSIONS, AND CONFIGURATION OF RISE AND RUN. THE CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN AND PROVIDE THE STAIR SYSTEM INCLUDING ALL CONNECTIONS AND SECONDARY SUPPORT FRAMING.

ALL ELEVATOR MACHINE BEAMS, HOIST BEAMS, SILLS, DOOR SUPPORTS, AND RAILS AND THEIR CONNECTIONS TO THE PRIMARY STRUCTURE ARE TO BE DESIGNED BY THE ELEVATOR MANUFACTURER. THE CONTRACTOR SHALL PROVIDE ADDITIONAL FRAMING AS NECESSARY FOR ADDITIONAL MACHINE ROOM FLOOR PENETRATIONS PER THE TYPICAL DETAILS. THE ELEVATOR MACHINE BEAMS SHALL BE DESIGNED TO BE FLUSH WITH THE BOTTOM OF CONCRETE AND SHALL BE DESIGNED FOR THE TRIBUTARY LOADS INDICATED IN THE LOAD MAPS IN ADDITION TO THE WEIGHT OF THE SUPPORTED EQUIPMENT AND SELF WEIGHT OF THE MACHINE ROOM FLOOR/ROOF STRUCTURE.

THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS METALS THAT ARE INDICATED IN THE ARCHITECTURAL DRAWINGS OR THOSE METALS WHICH ARE FOUND TO BE NECESSARY TO SUPPORT THE ARCHITECTURAL FINISHES OR OTHER BUILDING SYSTEMS.

ALL FRAMING AND CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL NOT RESULT IN ECCENTRIC LOADS BEING APPLIED TO THE PRIMARY STRUCTURE NOR LATERAL LOADS BEING APPLIED TO THE BOTTOM FLANGE OF STEEL BEAMS. THE CONTRACTOR'S DESIGN SHALL VERIFY THAT THE CONNECTIONS DO NOT RESULT IN ADVERSE LOCAL CONNECTION STRESSES OCCURRING WITHIN THE PRIMARY STRUCTURE. SUBMIT CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AND SHOP DRAWINGS INDICATING IMPOSED LOADS ON THE PRIMARY STRUCTURE.

**MECHANICAL/ELECTRICAL/PLUMBING SYSTEM SUPPORTS**

THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS METALS AND SYSTEM SUPPORT COMPONENTS THAT ARE NECESSARY TO SUPPORT ALL MECHANICAL, ELECTRICAL, TELECOM, AUDIO VISUAL, ETC) AND PLUMBING/FIRE-PROTECTION SYSTEMS. SUCH METALS AND SUPPORT COMPONENTS AND THEIR CONNECTIONS SHALL BE PROVIDED AS NECESSARY TO DIRECTLY AND CONCENTRICALLY IMPOSE LOADS ON THE PRIMARY STRUCTURE. STEEL ROOF DECK SHALL NOT DIRECTLY SUPPORT THESE SYSTEMS. THE CONNECTIONS TO THE PRIMARY STRUCTURE ARE SUBJECT TO THE REQUIREMENTS OF THE MISCELLANEOUS METALS SECTION ABOVE.

**INTERIOR METAL STUD FRAMING**

INTERIOR PARTITIONS SHALL CONSIST OF METAL STUD TYPE FRAMING THAT HAS CURRENT ICCES EVALUATION REPORTS. CONNECTION OF STUDS, TRACK, AND OTHER ITEMS BY MEANS OF EITHER DRILLED-IN ANCHORAGE OR POWDER DRIVEN FASTENERS SHALL OCCUR WITH FASTENERS AS INDICATED IN THE METAL STUD ICCES REPORTS. CONNECTIONS SHALL ALLOW FOR THE BUILDING MOVEMENTS CITED ABOVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF SOFFITS, SUSPENDED WALLS, CEILING, OR CONDITIONS WHERE THE STUD FRAMING IS USED TO SUPPORT CASEWORK OR SIZEABLE DOOR/WINDOW HARDWARE. THE METAL STUD FRAMING, AND ANY MISCELLANEOUS STEEL FRAMING THAT IS DETERMINED TO BE NECESSARY BASED ON THE CONTRACTOR'S DESIGN. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS INDICATING IMPOSED LOADS ON THE PRIMARY STRUCTURE FOR THESE CONDITIONS. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF AN ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. **DOES NOT APPLY TO DEMOLITION PERMIT**

**BUILDING TOLERANCES**

STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117. STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.

**SEQUENCING CONSTRUCTION AND LATERAL STABILITY**

THE STRUCTURAL COMPONENTS BY THEMSELVES ARE A NON-SELF-SUPPORTING STRUCTURE. LATERAL FORCES DUE TO WIND, EARTHQUAKE, OR SOIL ARE CARRIED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE LATERAL SYSTEM. CERTAIN ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS ARE REQUIRED FOR OVERALL OR LOCAL STABILITY OF OTHER ELEMENTS. IF, DUE TO SEQUENCING OF CONSTRUCTION, THESE STABILITY ELEMENTS ARE NOT IN PLACE, THE CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED, WHO SHALL INVESTIGATE WHERE TEMPORARY SHORING/BRACING IS REQUIRED AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING. THE CONTRACTOR SHALL PROVIDE THIS SHORING/BRACING UNTIL THE REQUIRED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS HAVE BEEN INSTALLED AND REACH THEIR FINAL DESIGN STRENGTHS.

**EXISTING STRUCTURE**

EXISTING STRUCTURAL DIMENSIONS AND MEMBER SIZES ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL CONFIGURATION OF EXISTING CONSTRUCTION AND THE CONDITION OF THE STRUCTURE BEFORE BEGINNING WORK. ANY DISCREPANCIES OR UNSOUND CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING WORK. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, EMBEDMENTS, AND OPENINGS NOT SHOWN. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR DUCTS, PIPING, EMBEDMENTS, AND OPENINGS NOT SHOWN.

**DEFERRED STRUCTURAL SUBMITTALS**

SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR-DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT, WHO SHALL REVIEW THEM FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE CONTRACTOR SHALL SUBMIT THESE REVIEWED DEFERRED SUBMITTAL DOCUMENTS TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING LIST INCLUDES THE ITEMS THAT ARE DEFINED AS DEFERRED STRUCTURAL SUBMITTAL COMPONENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTAL COMPONENTS.

DEFERRED STRUCTURAL SUBMITTAL COMPONENTS:	
EXTERIOR CLADDING	
METAL STUD SYSTEMS	
POST-TENSIONING SYSTEMS	
METAL STAIRS AND LANDINGS	

**MISCELLANEOUS**

REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, ELEVATOR, OR OTHER SPECIALTY ENGINEERING DRAWINGS FOR DIMENSIONS NOT SHOWN, INCLUDING BUT NOT LIMITED TO: SIZE AND LOCATION OF CURBS, EQUIPMENT HOUSEKEEPING PADS, WALL AND FLOOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, Sumps, DRAINS, ANCHOR BOLTS, EMBEDDED ITEMS, ARCHITECTURAL TREATMENT, ETC. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND RESOLVE DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.

WHERE SECTIONS ARE INDICATED ON THE PLAN BY A NUMBER AND A DRAWING NUMBER THUS, 1/5S.01, THE INDICATED SECTION (1) IS SHOWN ON STRUCTURAL DRAWING 5S.01.

**SPECIAL INSPECTION**

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION AND TESTING PER IBC SECTION 1704. THIS WORK SHALL BE PERFORMED BY A SPECIAL INSPECTOR CERTIFIED BY THE CITY OF SEATTLE TO PERFORM THE TYPES OF INSPECTIONS AND TESTS SPECIFIED. THE FREQUENCY OF INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN THE IBC TABLE ITEMS LISTED BELOW. DEFICIENCIES SHALL BE REPORTED DAILY TO THE CONTRACTOR. SUMMARY REPORTS SHALL BE DISTRIBUTED WEEKLY TO THE OWNER, ARCHITECT, CONTRACTOR, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING.

ITEM	DESCRIPTION (REFER TO IBC SECTION 1704)	IBC TABLE REQUIREMENTS
CONCRETE	CONCRETE THAT IS PART OF THE STRUCTURE.	TABLE 1704.4, ITEMS 5, 6, 7, 8
BOLTS INSTALLED IN CONCRETE	ANCHOR BOLTS, HEADED STUDS (EXCEPT AT BEAM-TO-DECK INSTALLATION).	TABLE 1704.4, ITEM 3
ANCHORS INSTALLED IN HARDENED CONCRETE	INSTALLATION OF MECHANICAL AND ADHESIVE ANCHORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE ICCES REPORT FOR THE PRODUCT INSTALLED.	TABLE 1704.4, ITEM 4

**DOES NOT APPLY TO DEMOLITION PERMIT**

BOUNDARY ELEMENTS IN SHEAR WALLS		
REINFORCING STEEL AND PRESTRESSING STEEL TENDONS	A. STRESSING AND GROUTING OF TENDONS. B. PLACEMENT OF REINFORCING STEEL AND PRESTRESSING TENDONS. C. SPACING OF REINFORCING BY BUTT WELDING, EXOTHERMIC WELDING PROCESS, OR THREADED COUPLERS.	TABLE 1704.4, ITEM 9 TABLE 1704.4, ITEM 1

STRUCTURAL STEEL AND WELDING		
	A. STRUCTURAL STEEL THAT IS PART OF THE STRUCTURE. B. WELDING OF MEMBERS OR CONNECTIONS. C. WELDING OF REINFORCING STEEL.	TABLE 1704.3, ITEM 5b TABLE 1704.4, ITEM 3 TABLE 1704.3, ITEMS 4 AND 5 TABLE 1704.4, ITEM 2

HIGH STRENGTH BOLTING		
	SEE SPECIFICATIONS FOR PROCEDURES FOR INSPECTION AND TESTING.	TABLE 1704.3, ITEM 2

STRUCTURAL MASONRY FILL		
	ALL MASONRY SHOWN ON STRUCTURAL DRAWINGS INCLUDING MASONRY SHOWN IN TYPICAL DETAILS BUT LOCATED ON ARCHITECTURAL DRAWINGS.	TABLE 1704.5.1 TABLE 1704.5.3

INSULATING CONCRETE FILL	
	<b>DOES NOT APPLY TO DEMOLITION PERMIT</b>



**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit	Sept 19, 2013
Curtain Wall Pricing Package	Aug 16, 2013
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**Revisions**

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**GENERAL NOTES**

Sheet  
**S00-05**

**SHOP DRAWINGS**

SHOP DRAWINGS FOR REINFORCING STEEL AND STRUCTURAL STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

THE CONTRACTOR SHALL SUBMIT CONCRETE WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 110" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT DRAWINGS.

DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD. THEREFORE, THEY SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE ONE REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED, AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWINGS SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

SHOP DRAWINGS FOR DEFERRED SUBMITTALS THAT ARE DEFINED AS DESIGN-BUILD COMPONENTS IN THE CONSTRUCTION DOCUMENTS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP FOR THE JURISDICTION WHERE THE PROJECT IS LOCATED AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

**STRUCTURAL OBSERVATION**

THE ENGINEER OF RECORD SHALL PROVIDE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT THE COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY IBC SECTIONS 110, 1704, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE. STRUCTURAL OBSERVATION REPORTS SHALL BE ISSUED TO THE OWNER, ARCHITECT, CONTRACTOR, AND BUILDING OFFICIAL AT SIGNIFICANT CONSTRUCTION STAGES.

**DEMOLITION NOTES**

**BOREN INVESTMENT BUILDING DEMOLITION**

THE DEMOLITION OF THE BOREN BUILDING REQUIRES TEMPORARY LATERAL BRACING OF THE EXISTING NORTH AND WEST EXTERIOR MASONRY WALLS PRIOR TO THE REMOVAL OF THE WOOD-FRAMED ROOF, SOUTH AND EAST EXTERIOR CONCRETE WALLS AND INTERIOR SLAB ON GRADE.

THE OVERALL TEMPORARY BRACING SYSTEM FOR THE BOREN INVESTMENT BUILDING INVOLVES ADDING PERMANENT STEEL STRONGBACKING ON THE INTERIOR SIDE OF THE EXTERIOR WALLS AND CONNECTING THAT STRONGBACKING TO A TEMPORARY BRACING SYSTEM. THE PERMANENT STEEL STRONGBACKING (INCLUDING STRONGBACKING MEMBERS, FOUNDATIONS, AND CONNECTIONS TO THE EXISTING MASONRY) IS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, WHILE THE TEMPORARY BRACING SYSTEM (INCLUDING TEMPORARY FOUNDATIONS, BRACING ELEMENTS, AND CONNECTIONS TO THE PERMANENT STRONGBACKING SYSTEM) IS SHOWN IN THE BRACING ("BR") DRAWINGS.

THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BOTH THE PERMANENT AND TEMPORARY BRACING SYSTEMS AS INDICATED IN THE STRUCTURAL AND BRACING DRAWINGS. EXCAVATION BELOW THE LEVEL OF THE BOREN BUILDING SLAB ON GRADE SHALL BE COORDINATED WITH THE INSTALLATION OF THE SOLDIER PILE AND LAGGING SHORING SYSTEM SHOWN IN THE SHORING ("SH") DRAWINGS.

**BOREN INVESTMENT BUILDING FAÇADE BRACING SUGGESTED SEQUENCE**

- EXCAVATE AND CONSTRUCT PERMANENT FOUNDATIONS AT THE INTERIOR OF THE NORTH AND WEST WALLS (STRUCTURAL DRAWINGS).
- INSTALL STEEL STRONGBACKING (COLUMNS, CHANNELS, AND ANGLES) AT THE INTERIOR OF THE NORTH AND WEST WALLS (STRUCTURAL DRAWINGS).
- EXCAVATE AND CONSTRUCT EXTERIOR FOOTINGS AT BRACING COLUMN LOCATIONS (BRACING DRAWINGS).
- INSTALL MICROPILES AND PILE CAPS IN SIDEWALK AREAS (BRACING DRAWINGS).
- INSTALL LOWER HORIZONTAL BEAM AT EXTERIOR AND EXTENDING THROUGH THE EXISTING FOUNDATION WALL TO THE INTERIOR OF THE BUILDING (BRACING DRAWINGS).
- INSTALL STEEL CHANNEL ON TOP OF EXISTING MASONRY PARAPET (BRACING DRAWINGS).
- INSTALL STEEL BRACING COLUMNS CONNECTED TO PARAPET CHANNEL AND LOWER HORIZONTAL BEAM (BRACING DRAWINGS).
- INSTALL EXTERIOR DIAGONAL BRACES AND EXTERIOR UPPER HORIZONTAL BEAMS (BRACING DRAWINGS).
- INSTALL INTERIOR HORIZONTAL WALERS AND STRUTS TO THE LEDGER ANGLES AND STRUTS TO THE EXTERIOR WALERS (BRACING DRAWINGS).
- DEMOLISH BOREN BUILDING ROOF AND EAST/SOUTH EXTERIOR WALLS (ARCHITECTURAL DEMOLITION DRAWINGS).

**TROY LAUNDRY BUILDING DEMOLITION**

THE DEMOLITION OF THE TROY LAUNDRY BUILDING REQUIRES TEMPORARY LATERAL BRACING OF THE EXISTING SOUTH AND EAST EXTERIOR CONCRETE AND MASONRY WALLS PRIOR TO THE REMOVAL OF THE WOOD-FRAMED ROOF, EAST AND WEST MEZZANINES, THE NORTH AND WEST EXTERIOR CONCRETE AND MASONRY WALLS DOWN TO THE MAIN FLOOR LEVEL. IN ADDITION, REMOVAL OF THE CONCRETE STRUCTURE AT THE MAIN FLOOR AND BELOW AND REMOVAL OF THE BASEMENT LEVEL SLAB ON GRADE REQUIRES INSTALLATION OF TIE-BACK ELEMENTS AT THE EXISTING SOUTH AND EAST WALLS AS SHOWN IN THE SHORING ("SH") DRAWINGS.

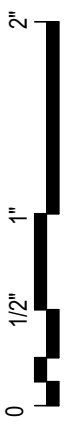
THE OVERALL TEMPORARY BRACING SYSTEM FOR THE TROY LAUNDRY BUILDING INVOLVES ADDING PERMANENT CONCRETE STRONGBACKING ON THE INTERIOR SIDE OF THE EXTERIOR WALLS AND CONNECTING THAT STRONGBACKING TO A TEMPORARY BRACING SYSTEM. THE PERMANENT CONCRETE STRONGBACKING (INCLUDING CONCRETE PILASTERS AND SPANDRELS AND CONNECTIONS TO THE EXISTING MASONRY AND CONCRETE) IS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, WHILE THE TEMPORARY BRACING SYSTEM (INCLUDING TEMPORARY FOUNDATIONS, BRACING ELEMENTS, AND CONNECTIONS TO THE PERMANENT STRONGBACKING SYSTEM) IS SHOWN IN THE BRACING ("BR") DRAWINGS.

THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BOTH THE PERMANENT AND TEMPORARY BRACING SYSTEMS AS INDICATED IN THE STRUCTURAL AND BRACING DRAWINGS. EXCAVATION BELOW THE LEVEL OF THE TROY LAUNDRY BUILDING BASEMENT SLAB ON GRADE SHALL BE COORDINATED WITH THE INSTALLATION OF THE SOLDIER PILE AND LAGGING SHORING SYSTEM SHOWN IN THE SHORING ("SH") DRAWINGS.

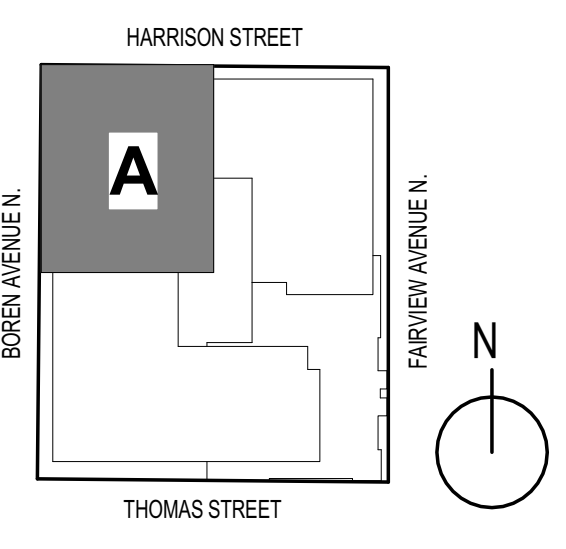
**TROY LAUNDRY BUILDING FAÇADE BRACING SUGGESTED SEQUENCE**

- INSTALL CONCRETE BACKING AT INTERIOR FACE OF EXISTING CONCRETE WALLS AT BASEMENT LEVEL (STRUCTURAL DRAWINGS).
- INSTALL CONCRETE BACKING AT INTERIOR FACE OF EXISTING BRICK PIERS AND ROOF LEVEL SPANDRELS (STRUCTURAL DRAWINGS).
- INSTALL MICROPILES AND PILE CAPS IN SIDEWALK AREAS (BRACING DRAWINGS).
- INSTALL LOWER HORIZONTAL BEAM AT EXTERIOR (BRACING DRAWINGS).
- INSTALL STEEL CHANNEL ON TOP OF EXISTING MASONRY PARAPET (BRACING DRAWINGS).
- INSTALL STEEL BRACING COLUMNS CONNECTED TO PARAPET CHANNEL AND LOWER HORIZONTAL BEAM (BRACING DRAWINGS).
- INSTALL EXTERIOR DIAGONAL BRACES AND EXTERIOR WALERS (BRACING DRAWINGS).
- INSTALL INTERIOR HORIZONTAL WALERS AND STRUTS TO THE EXTERIOR WALERS (BRACING DRAWINGS).
- DEMOLISH TROY BUILDING ROOF, EAST/SOUTH EXTERIOR WALLS, AND INTERIOR MEZZANINES (ARCHITECTURAL DEMOLITION DRAWINGS).
- INSTALL TIE BACKS AND STRUTS AT TROY BUILDING BASEMENT LEVEL (BRACING AND SHORING DRAWINGS).
- REMOVE TROY BUILDING MAIN FLOOR STRUCTURE.

THE CITY OF SEATTLE  
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12/12/2013 **William Whipkey**







**DEMOLITION  
 PERMIT**

**September 18, 2013**

Demolition Permit	Sept 19, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date



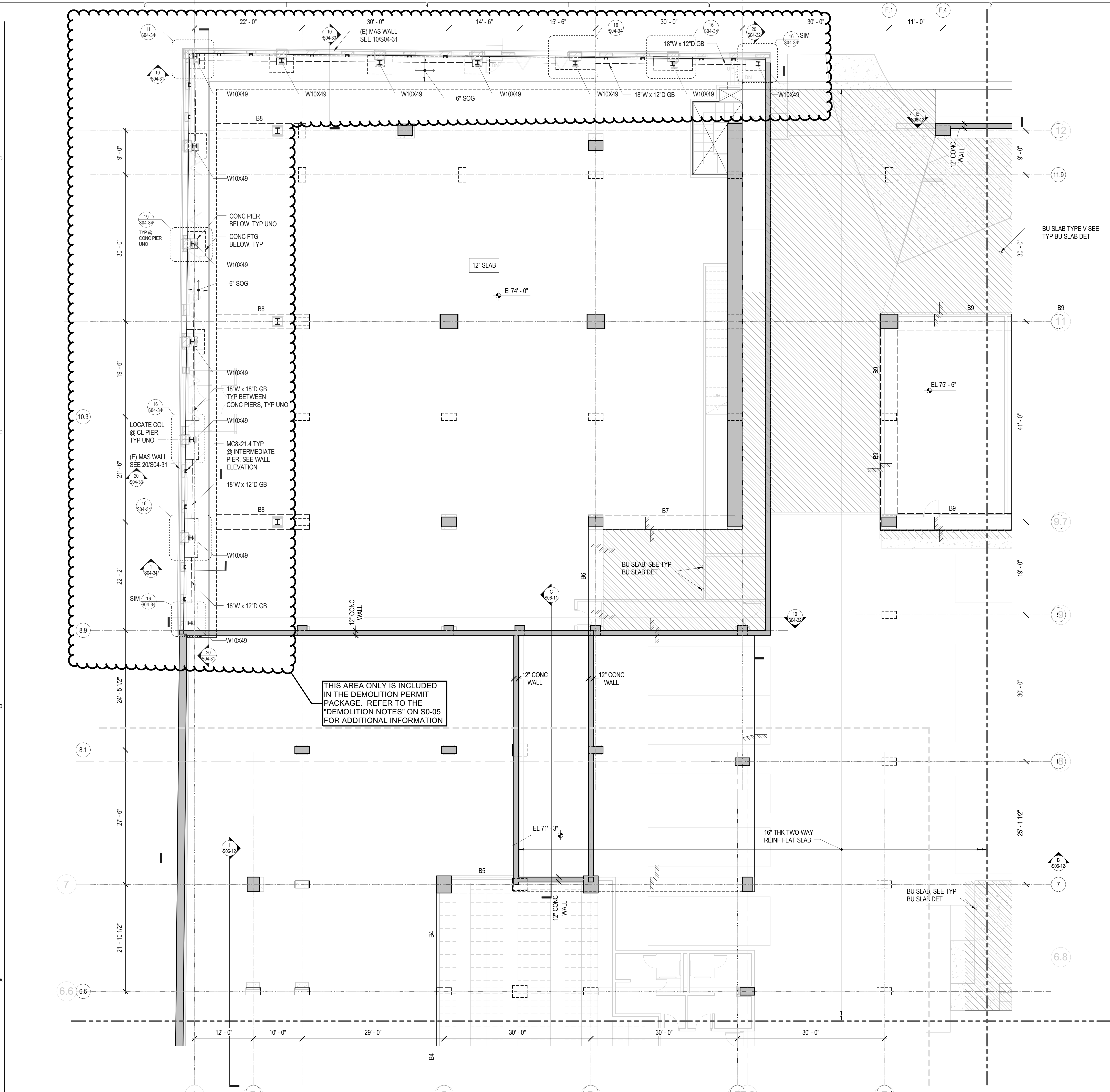
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Approved	Approver	
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**LEVEL P1 SECTOR  
 A FRAMING PLAN**

Sheet

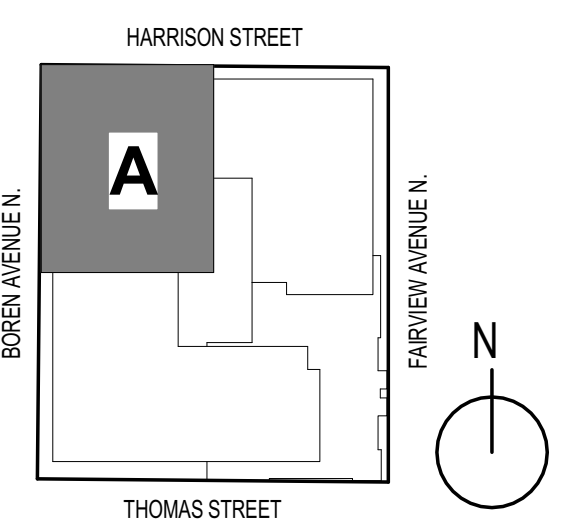
**S03-P1-A**



**20** LEVEL P1 SECTOR A FRAMING PLAN  
 1/8" = 1'-0"

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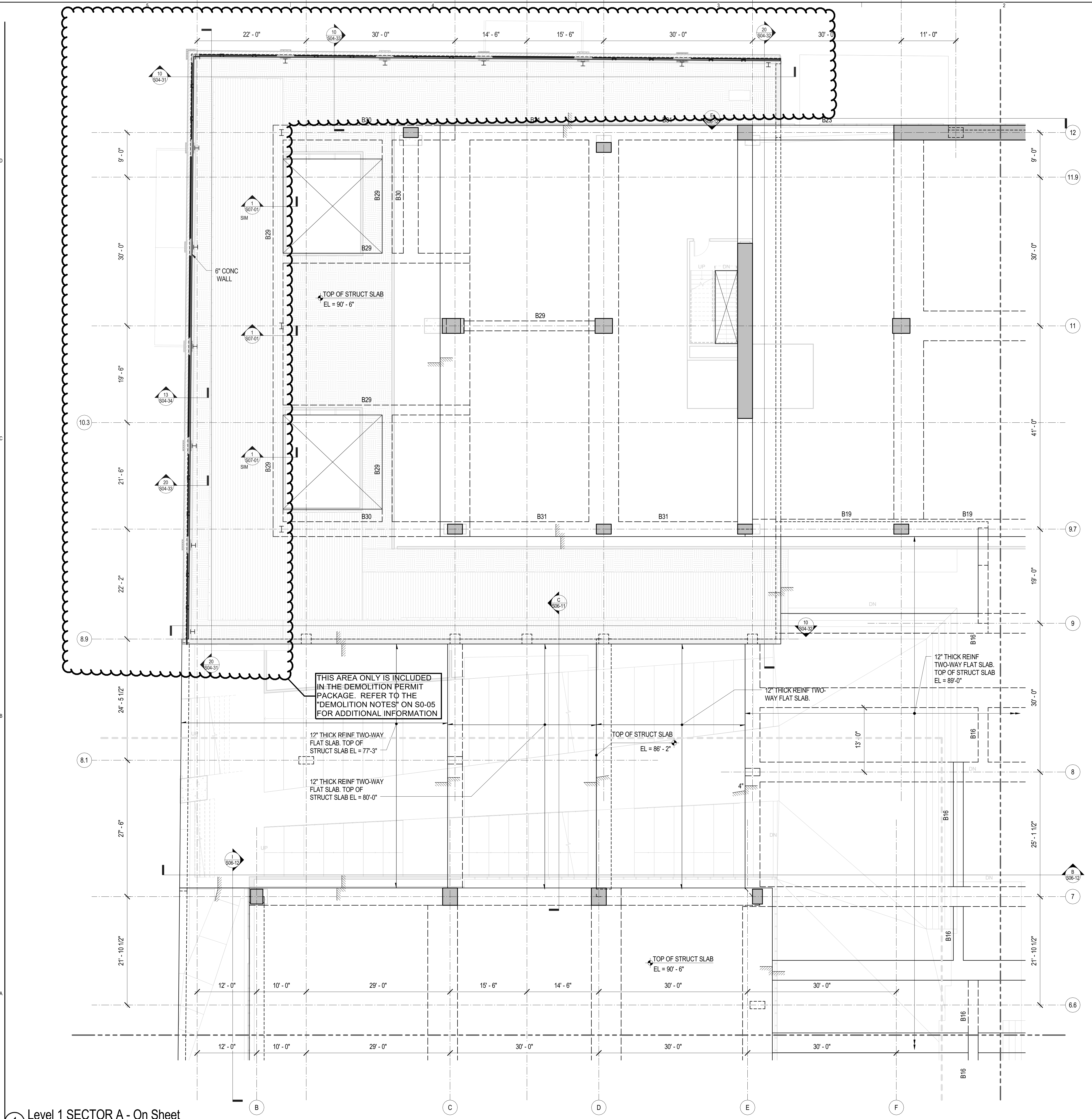
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**LEVEL 1 SECTOR A  
FRAMING PLAN**

Sheet

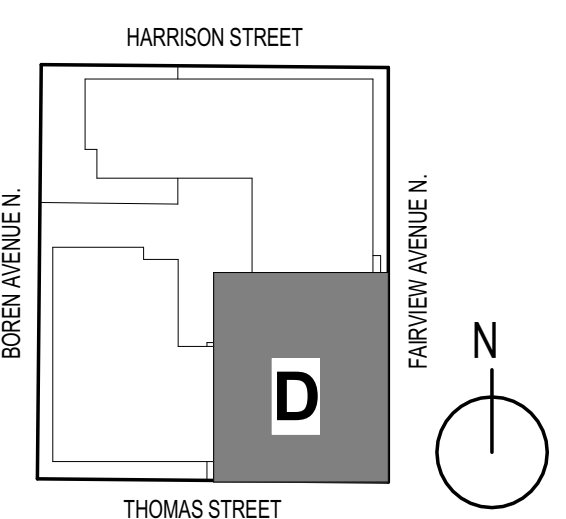
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**Level 1 SECTOR A - On Sheet**  
1/8" = 1'-0"

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**DEMOLITION  
PERMIT**

**September 18, 2013**

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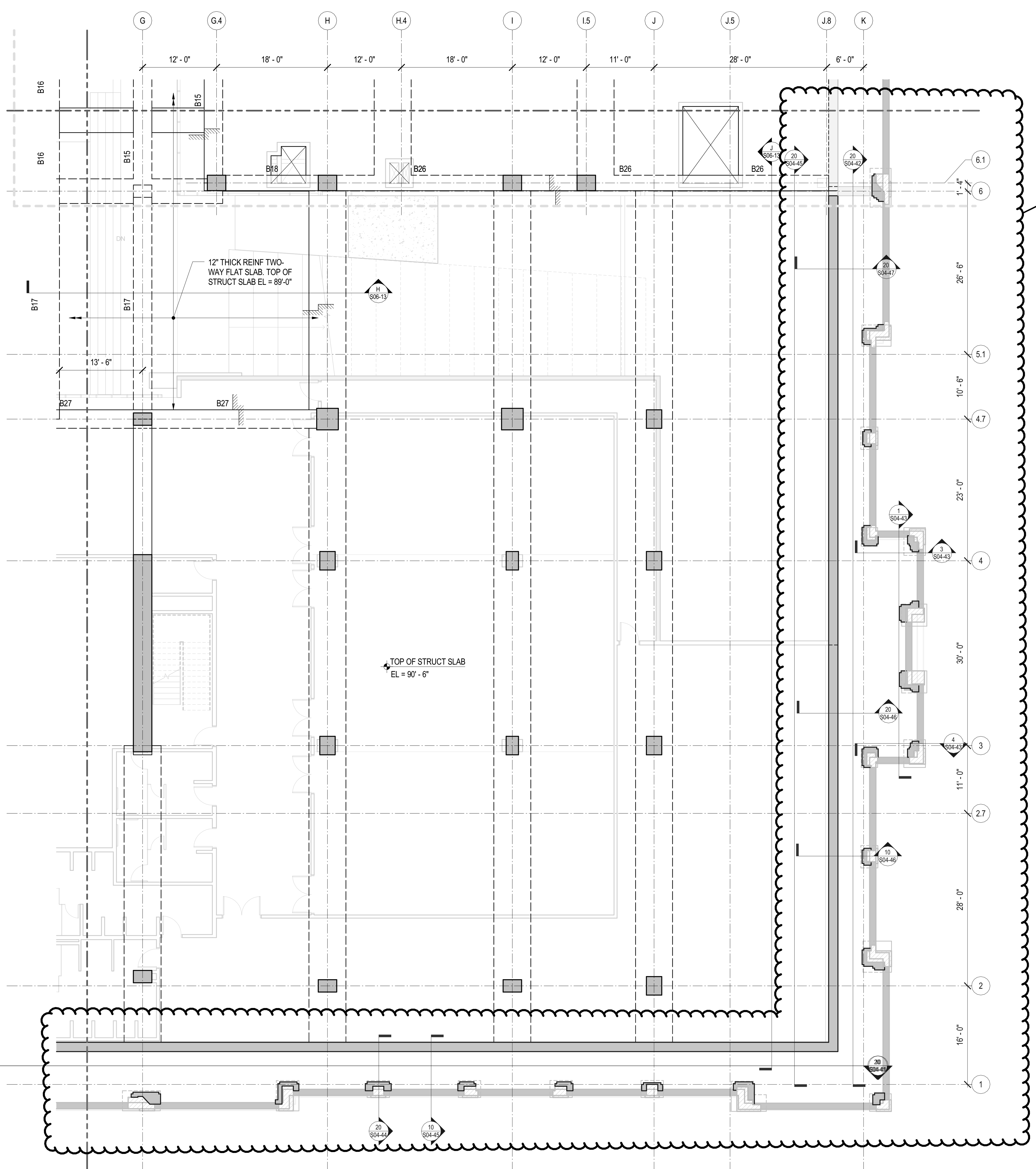


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**LEVEL 1 SECTOR  
D FRAMING PLAN**

Sheet  
**S03-01-D**

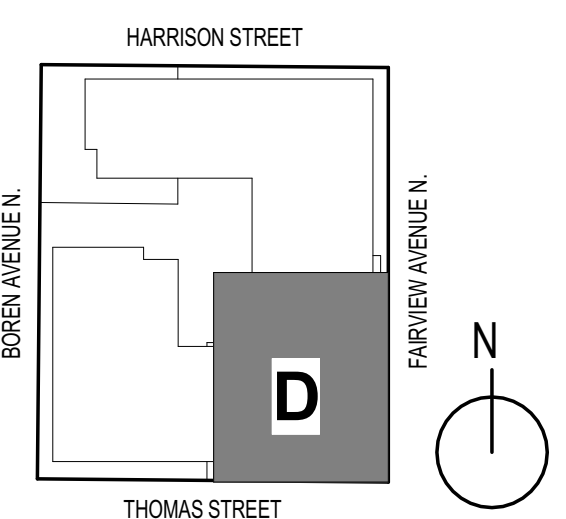


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**20 LEVEL 1 SECTOR D FRAMING PLAN**  
1/8" = 1'-0"





**DEMOLITION  
 PERMIT**

**September 18, 2013**

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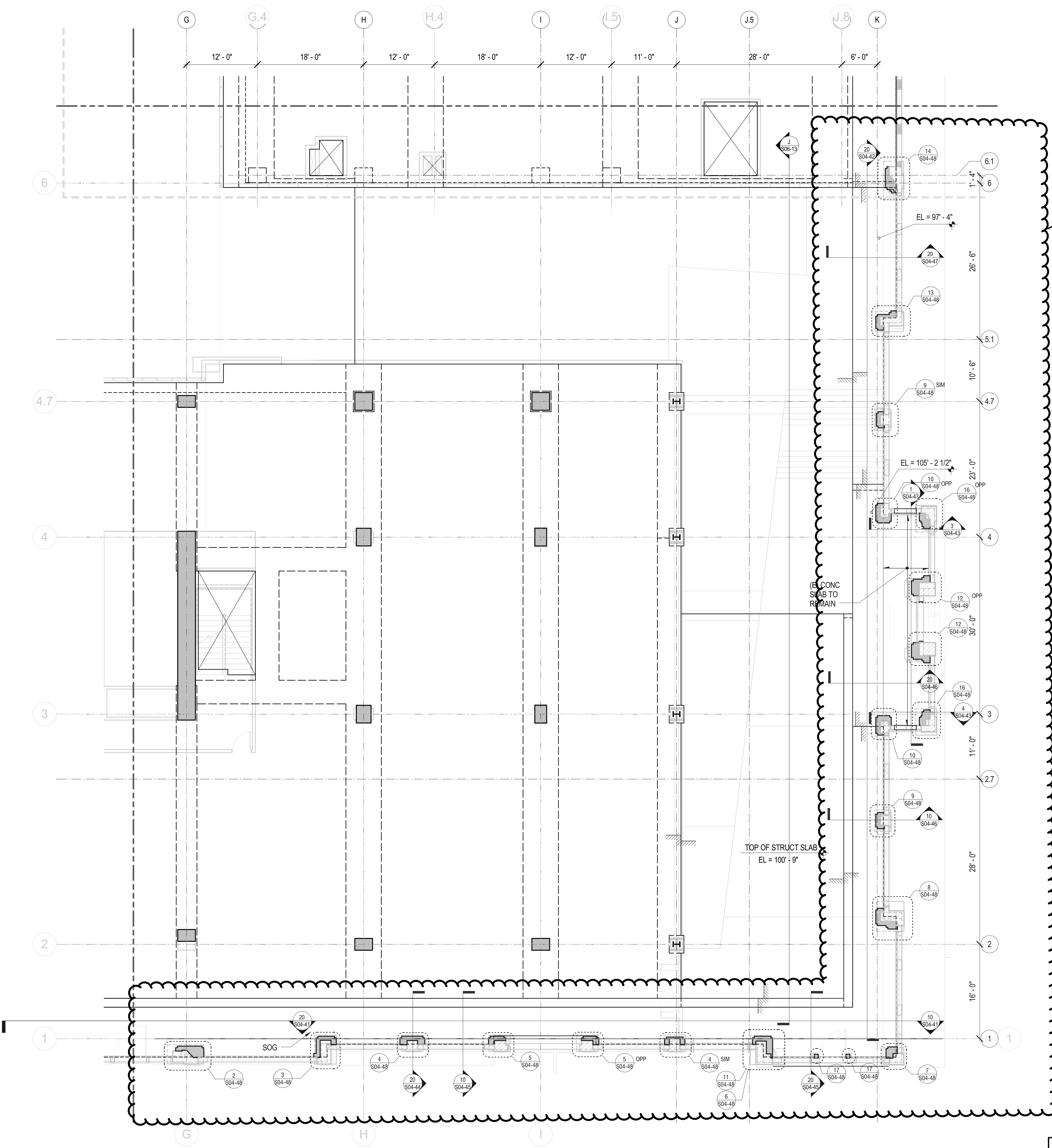


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**LEVEL 2 SECTOR  
 D FRAMING PLAN**

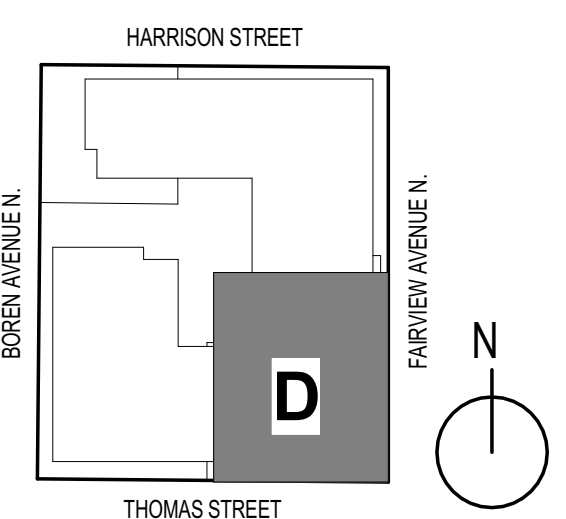
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**20** LEVEL 2 SECTOR D FRAMING PLAN  
 1/8" = 1'-0"

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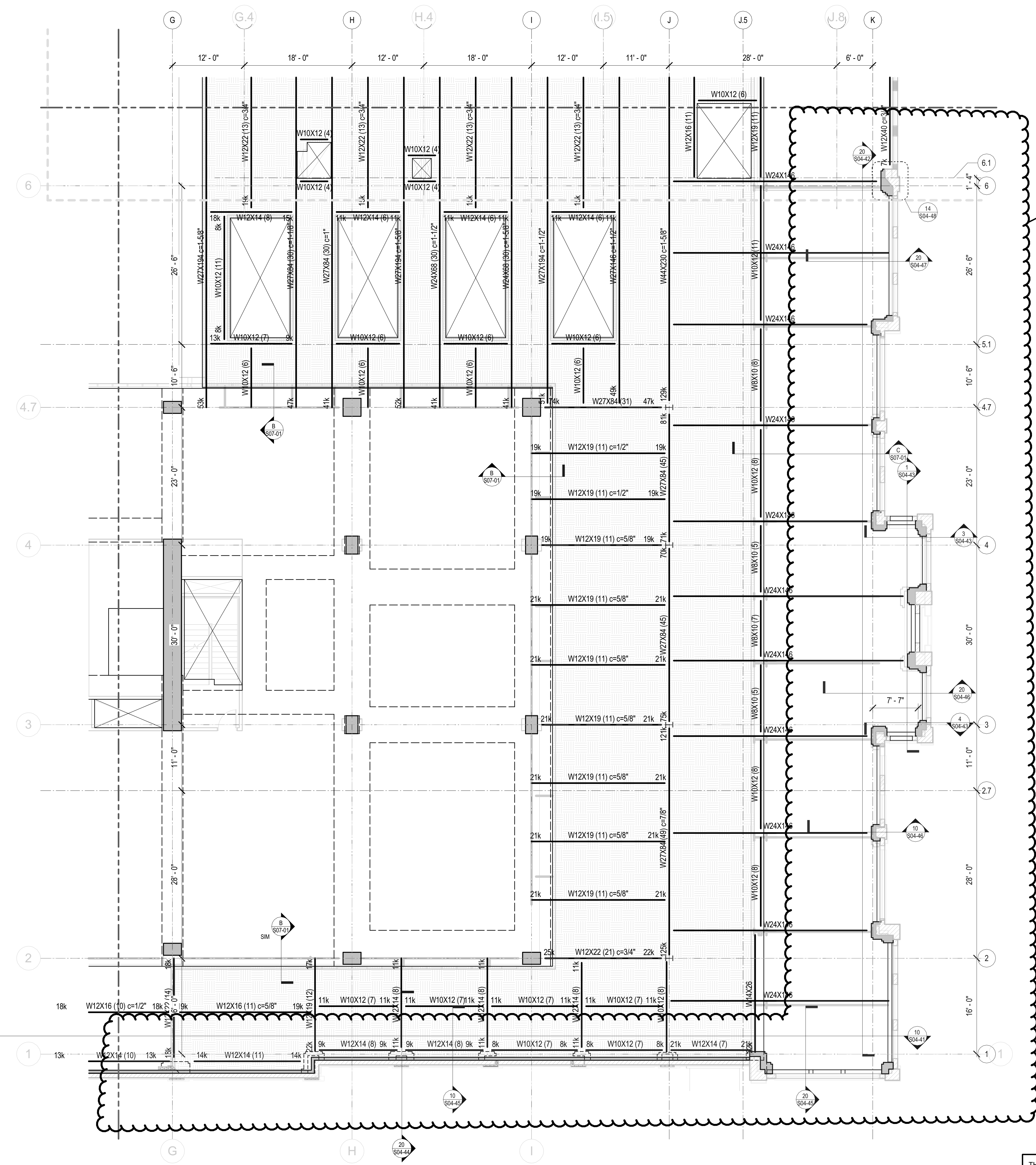
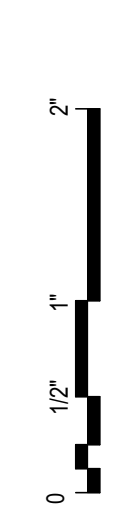


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**LEVEL 3 SECTOR  
D FRAMING PLAN**

Sheet  
**S03-03-D**

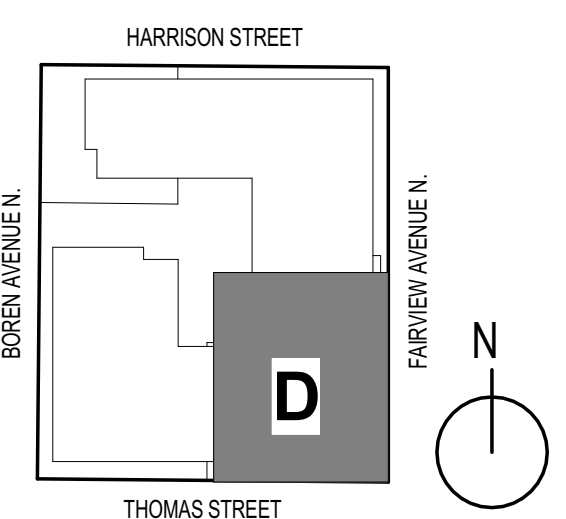


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**20** LEVEL 3 SECTOR D FRAMING PLAN  
1/8" = 1'-0"





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**September 18, 2013**

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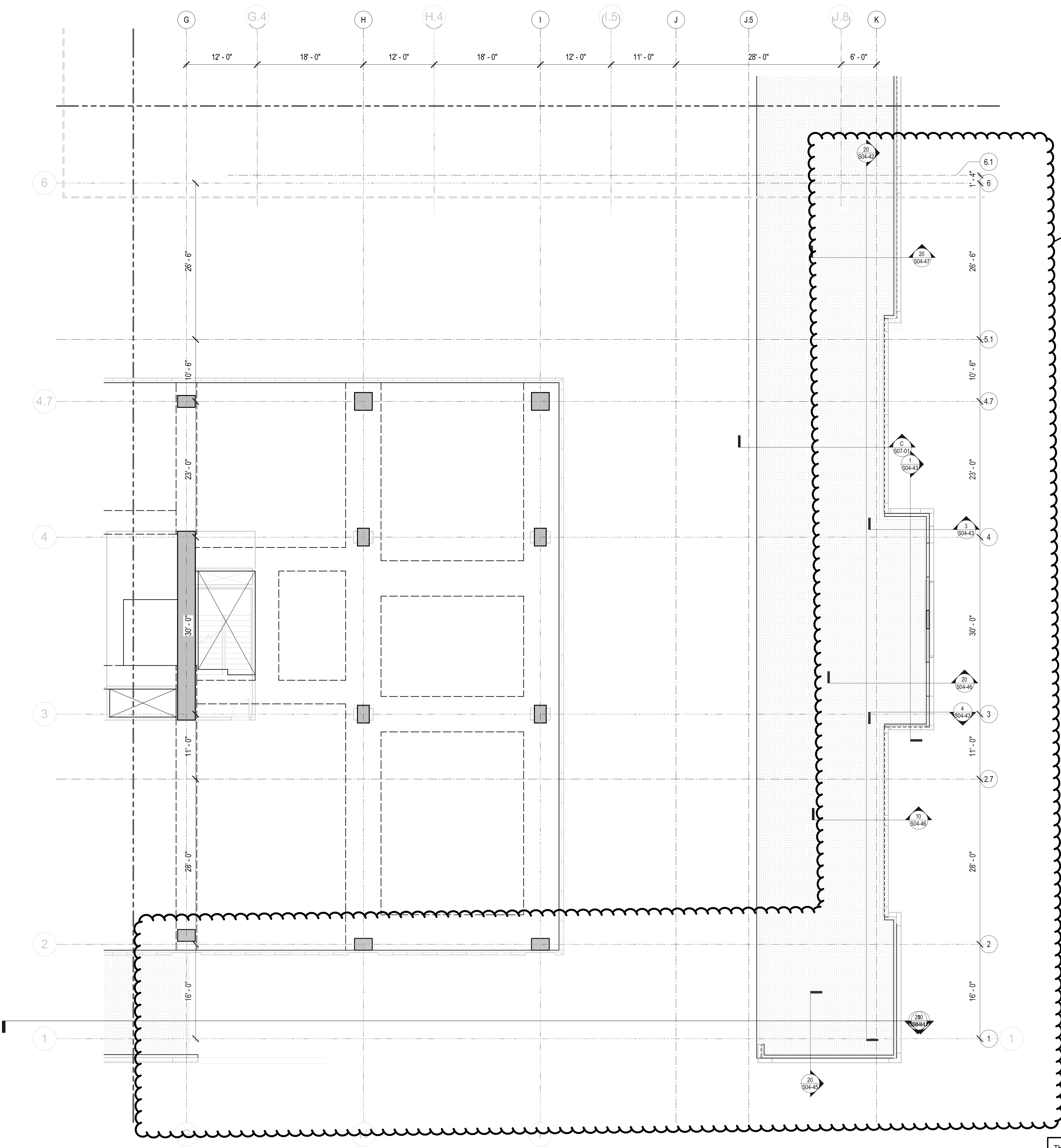


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**LEVEL 4 SECTOR  
D FRAMING PLAN**

Sheet  
**S03-04-D**



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**20** LEVEL 4 SECTOR D FRAMING PLAN  
1/8" = 1'-0"

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**September 18, 2013**

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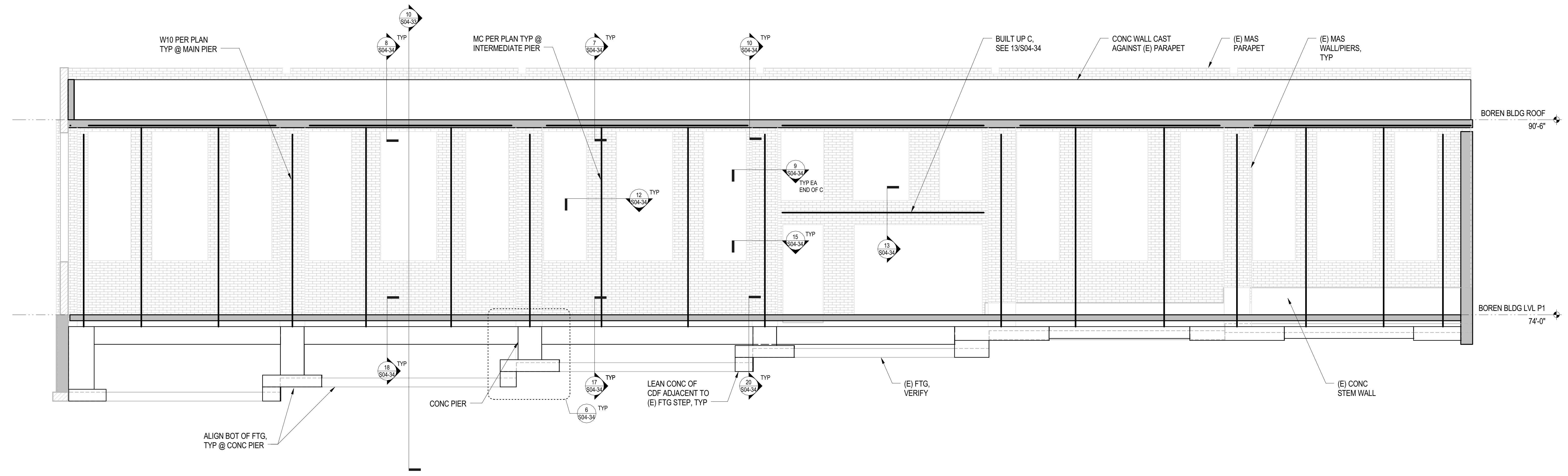
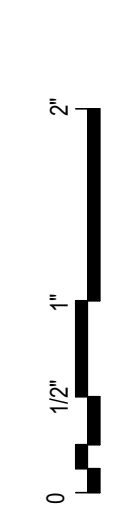
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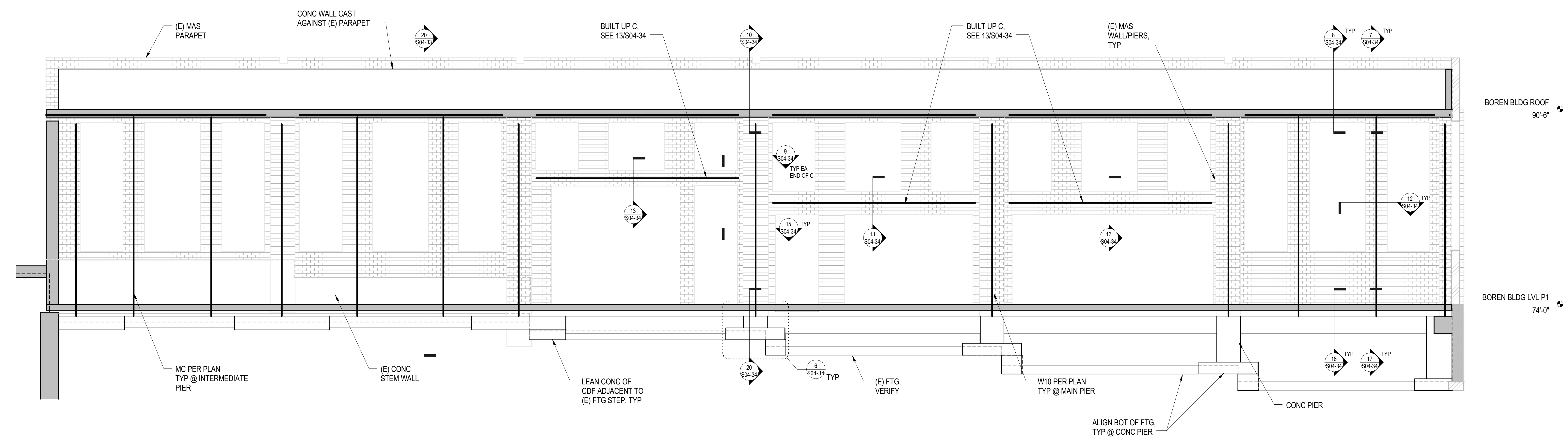
**BOREN BUILDING  
FACADE  
ELEVATIONS**

Sheet

**S04-31**



**10** BOREN BUILDING NORTH FACADE (LOOKING NORTH)  
1/4" = 1'-0"



**20** BOREN BUILDING WEST FACADE (LOOKING WEST)  
1/4" = 1'-0"

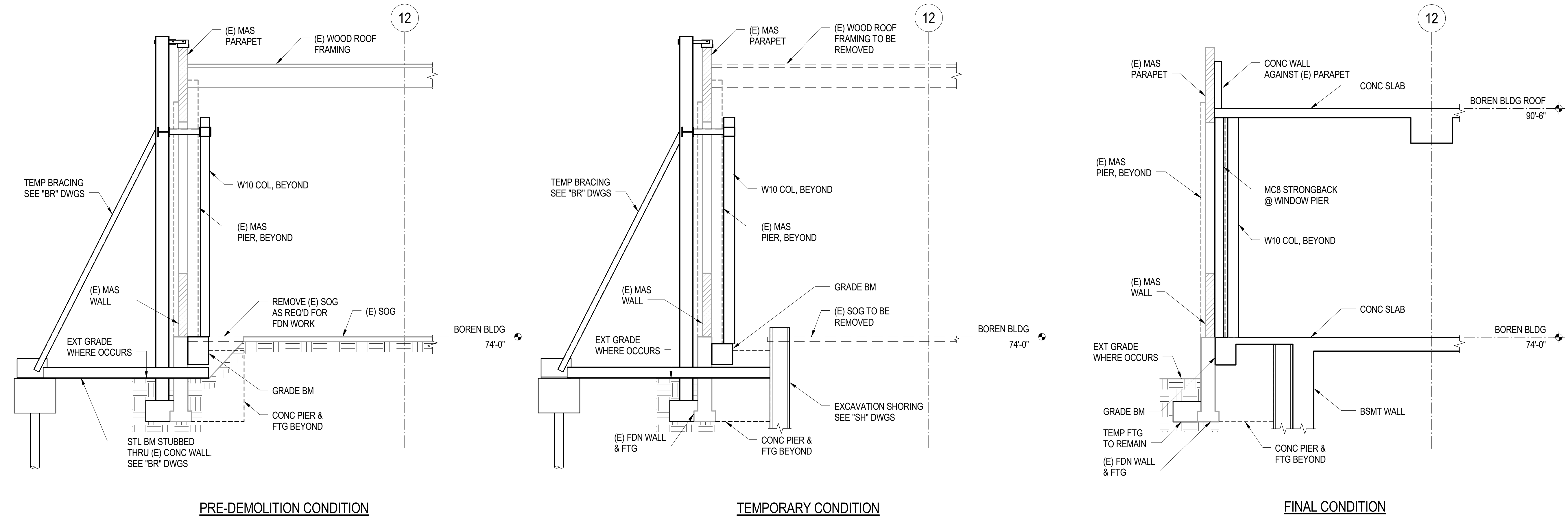
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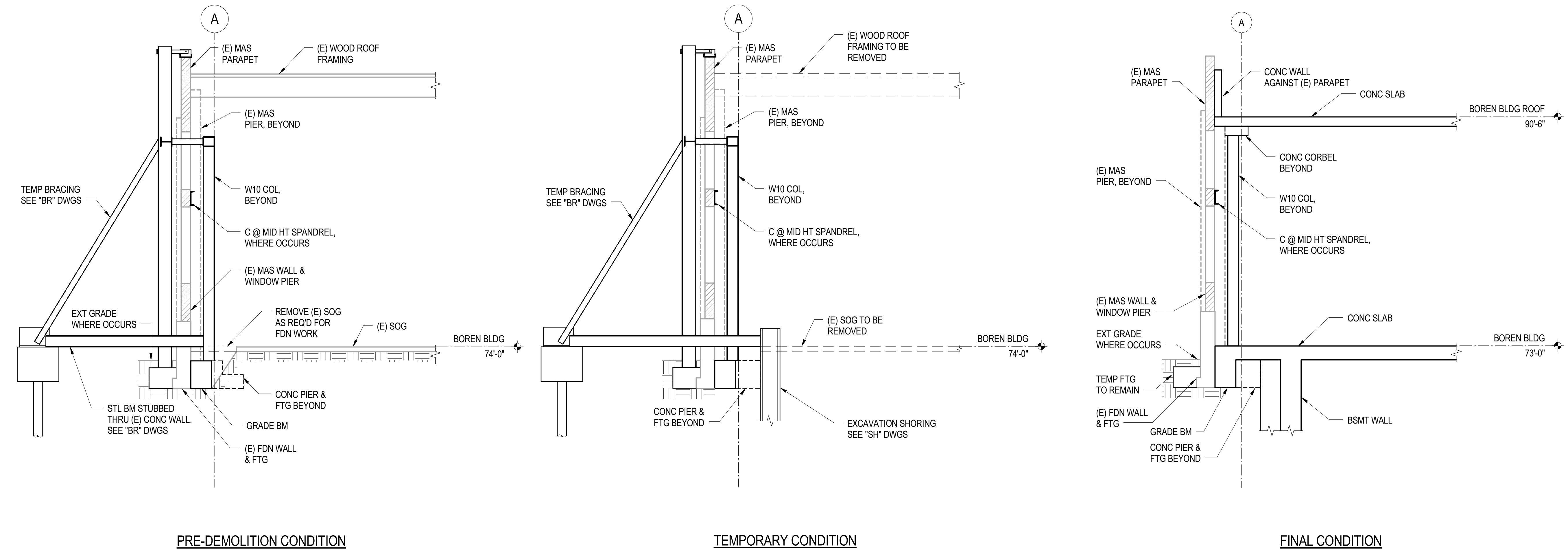
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**10 SECTION AT NORTH WALL**  
1/4" = 1'-0"



**20 SECTION AT WEST WALL**  
1/4" = 1'-0"

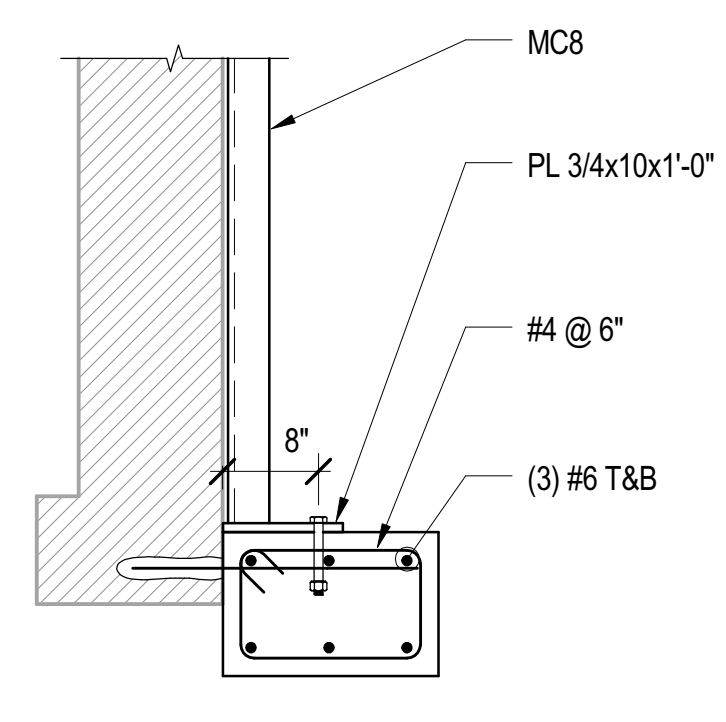


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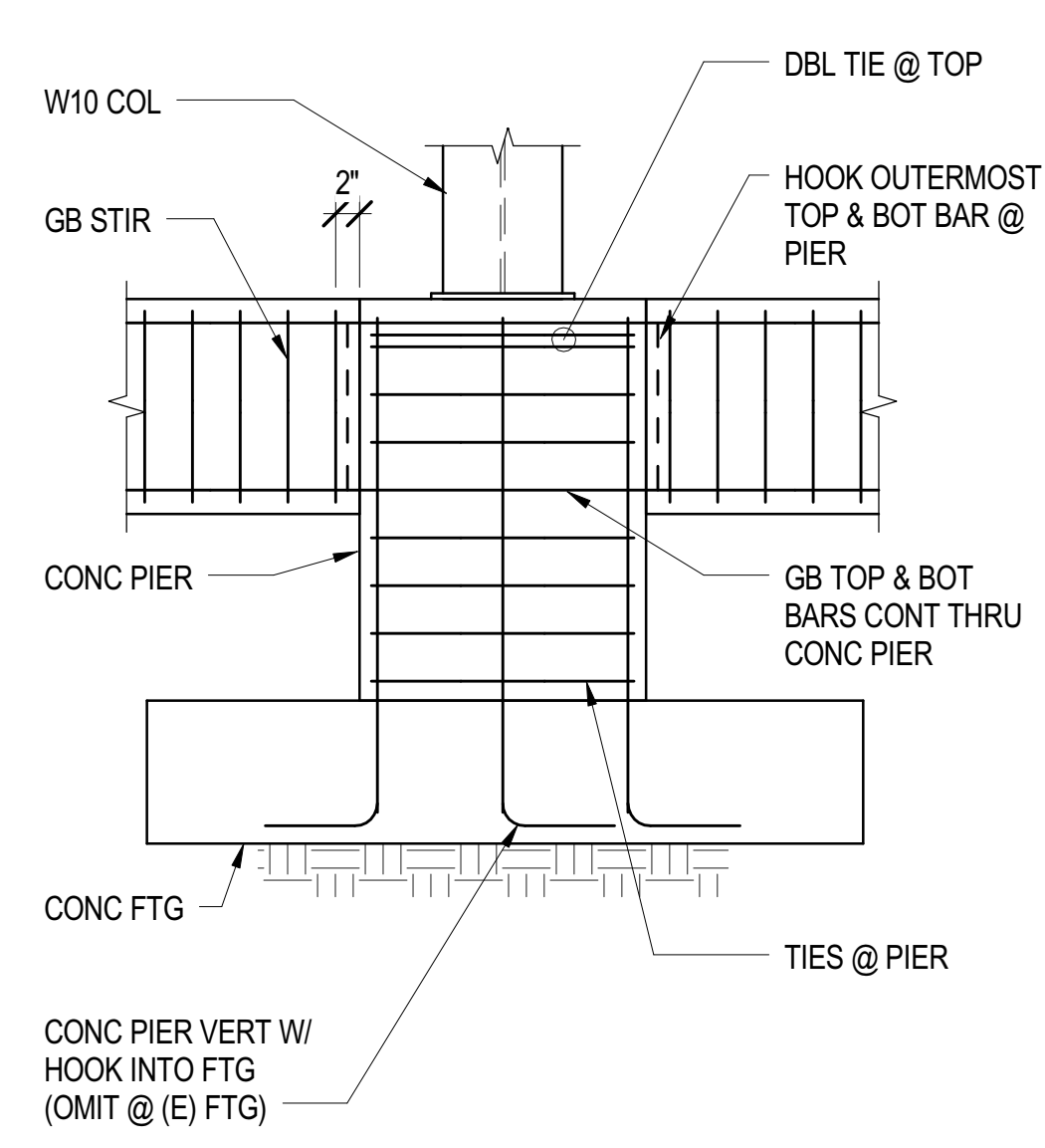
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<b>BOREN BUILDING FACADE SECTIONS AND DETAILS</b>		
Sheet		
<b>S04-34</b>		

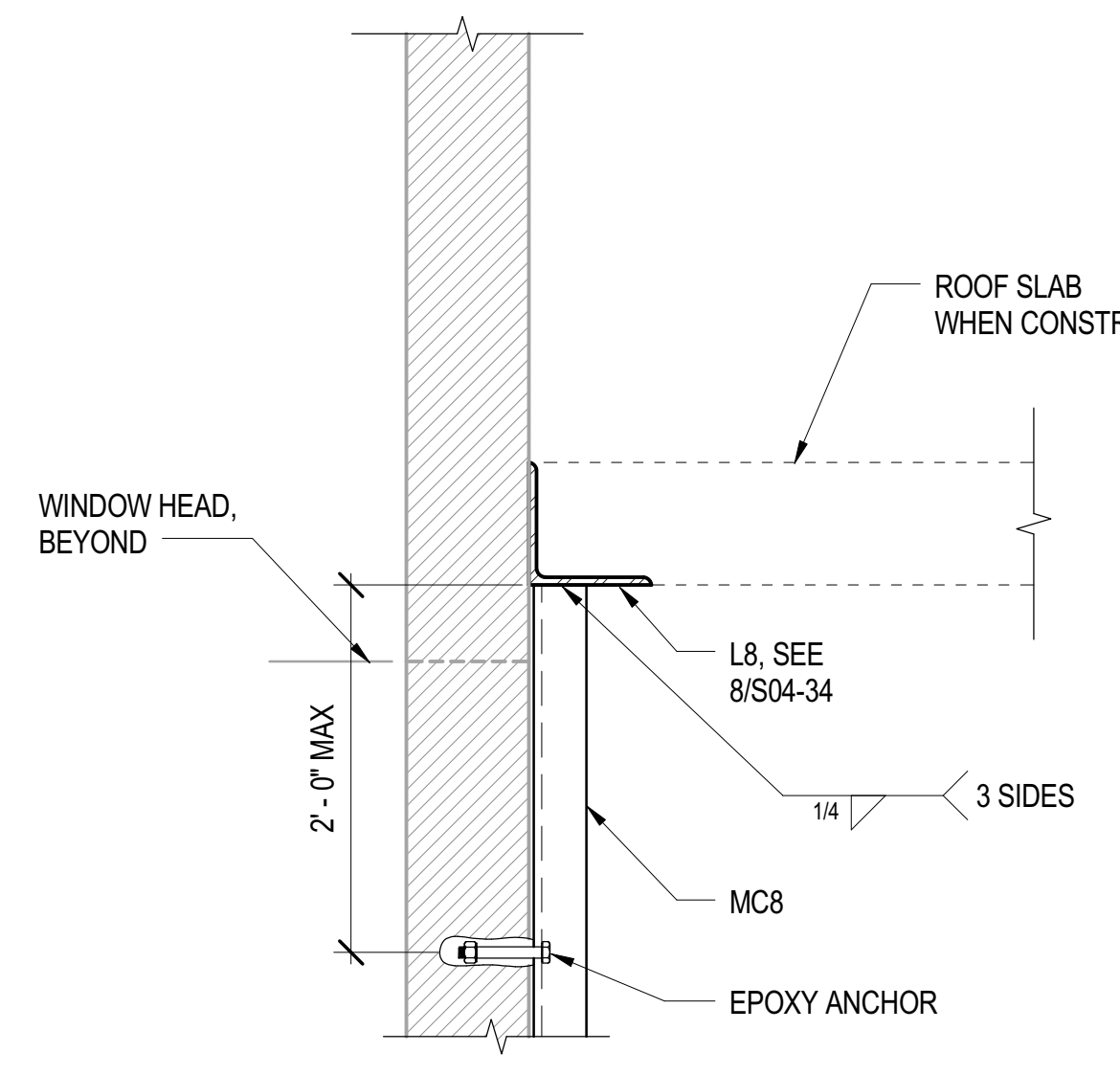


SEE 17/S04-34 FOR ADDITIONAL INFO

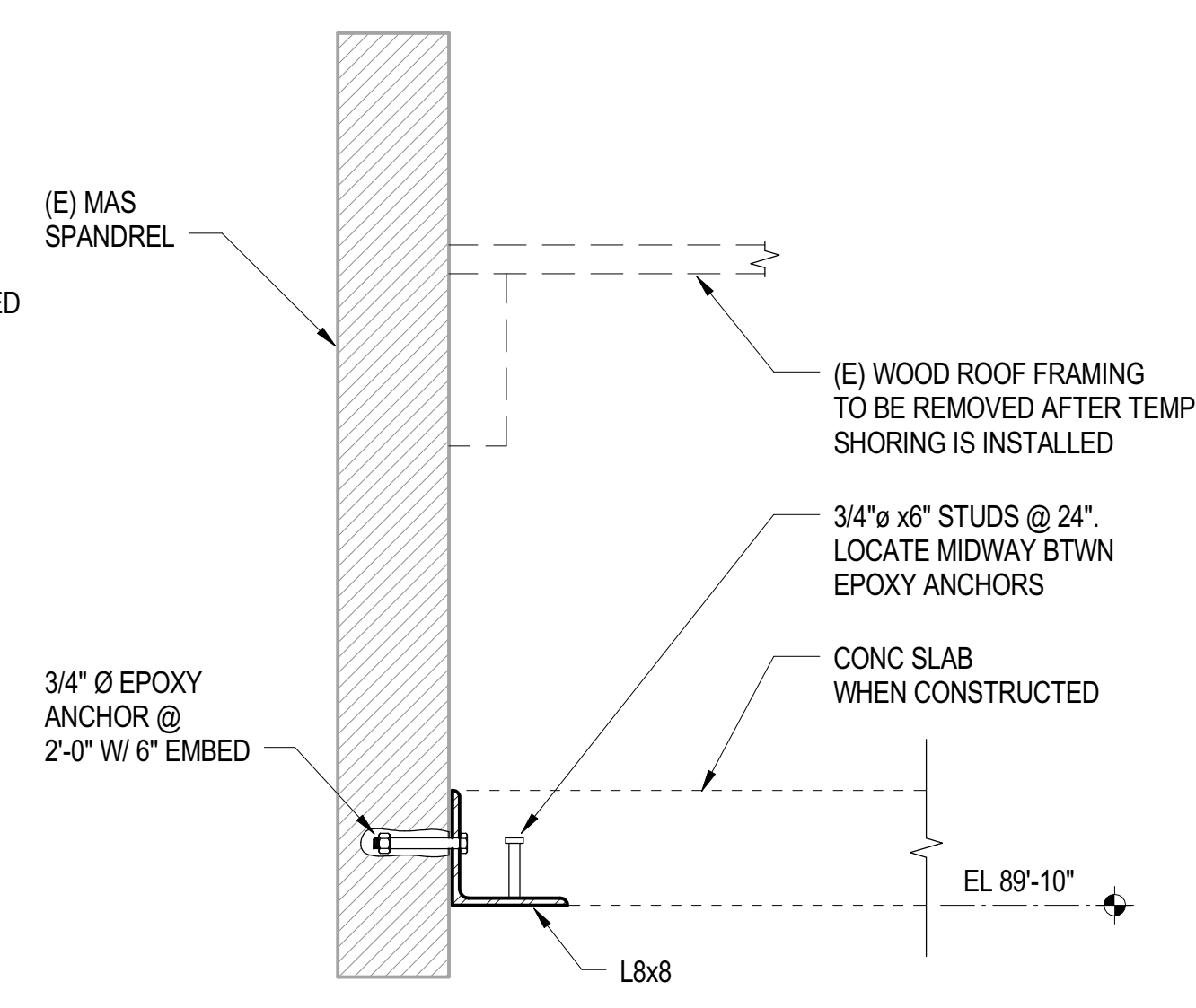
**1 SECTION**  
3/4" = 1'-0"



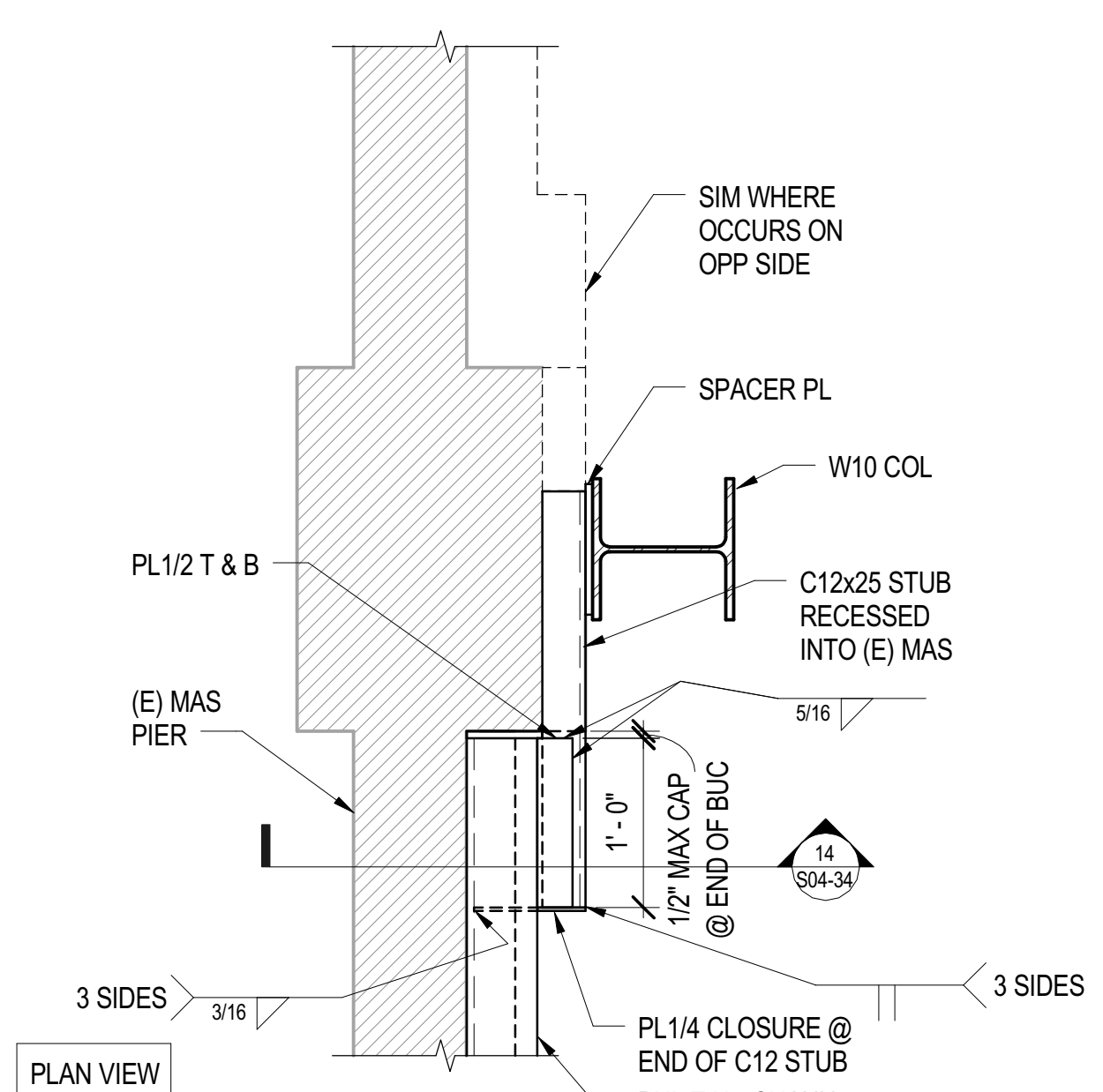
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3/4" = 1'-0"



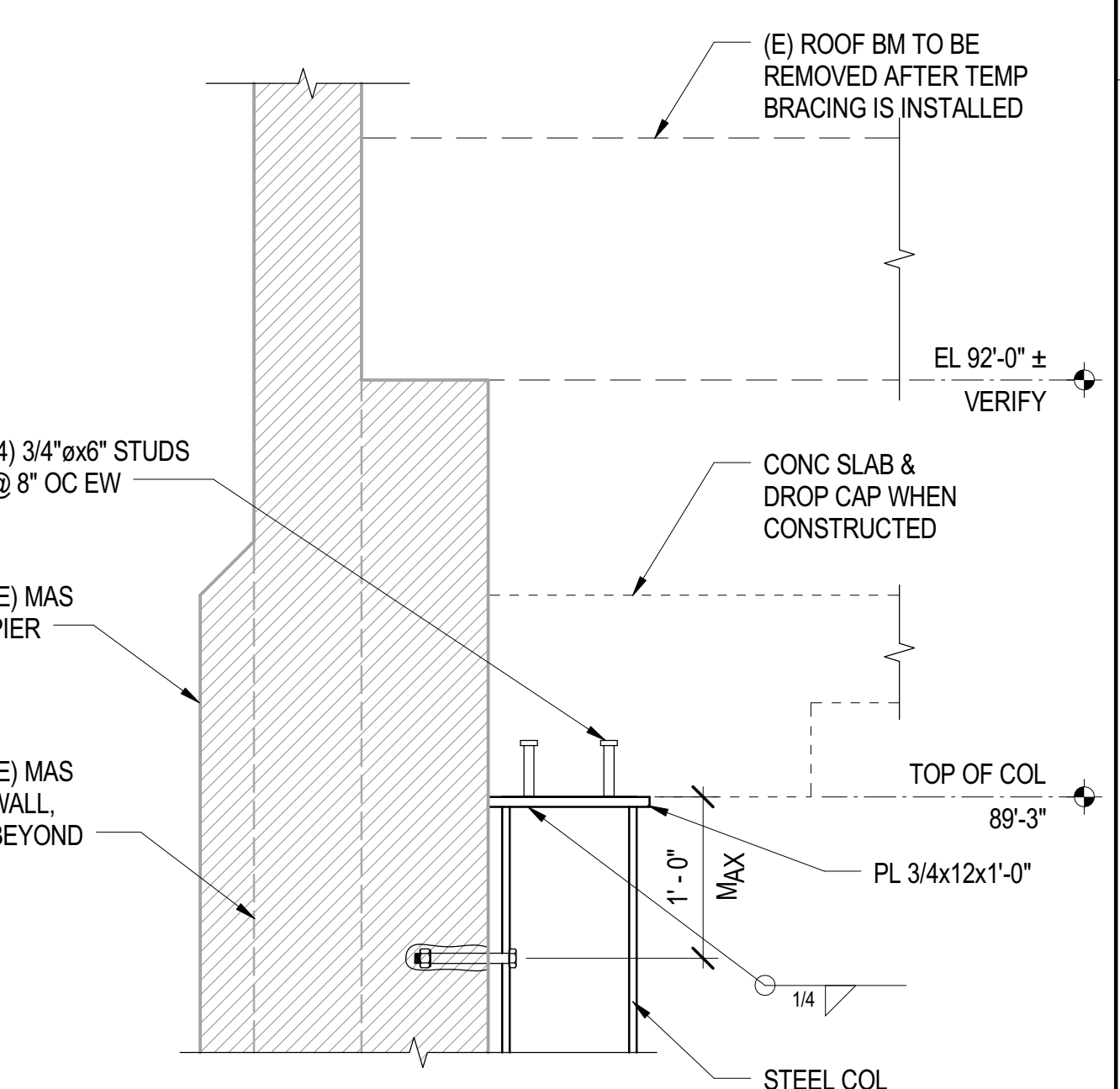
**7 SECTION**  
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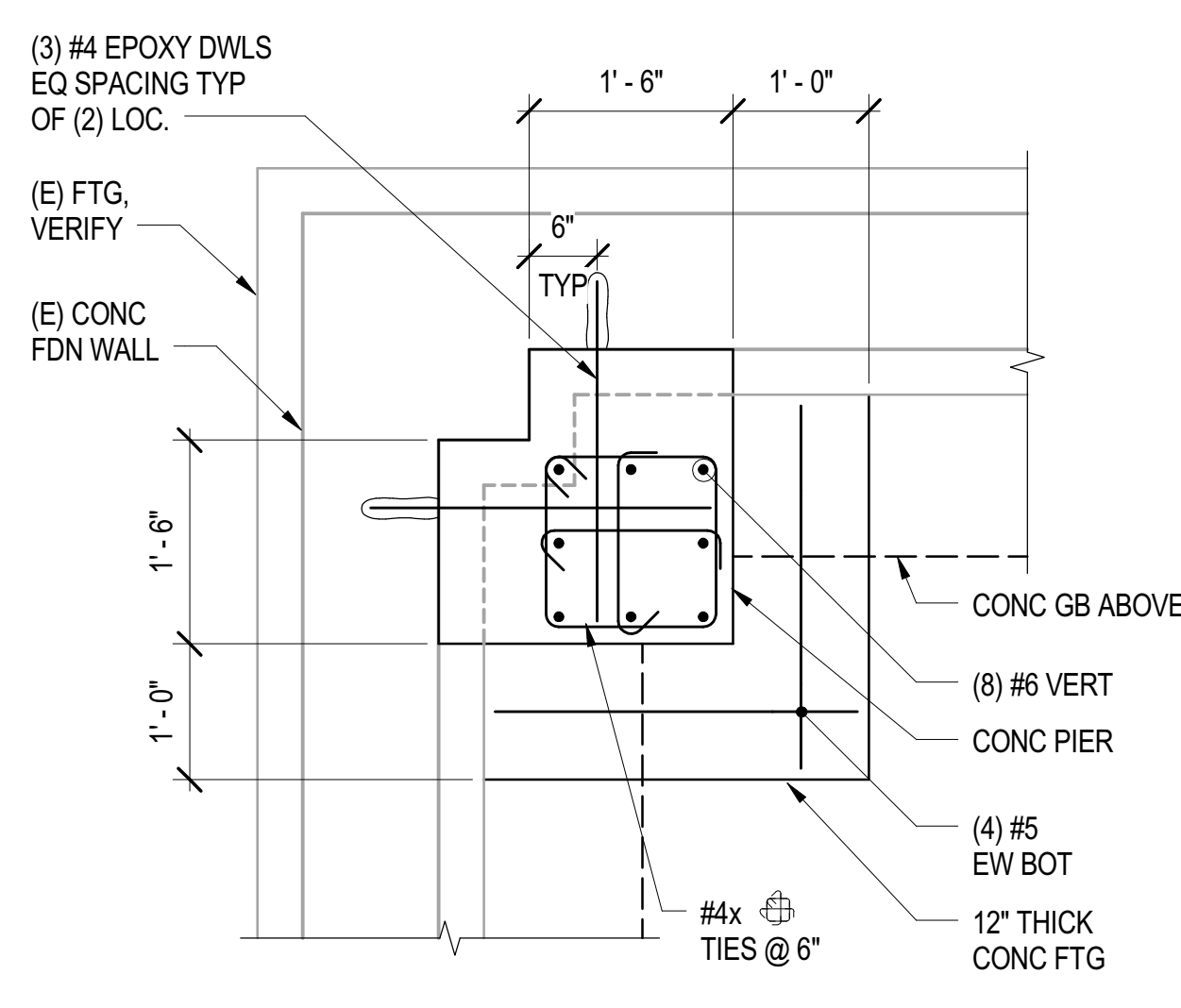
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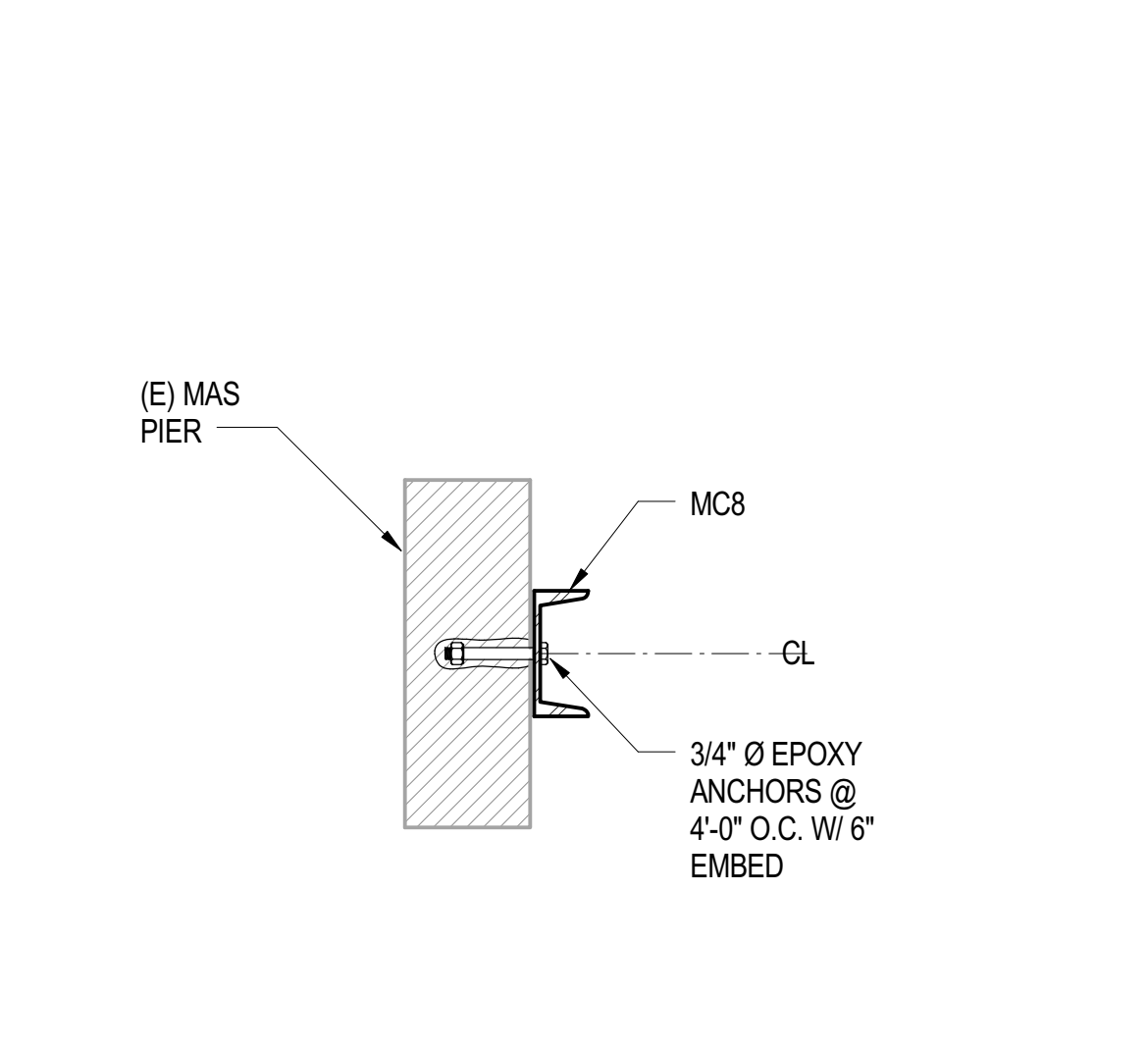
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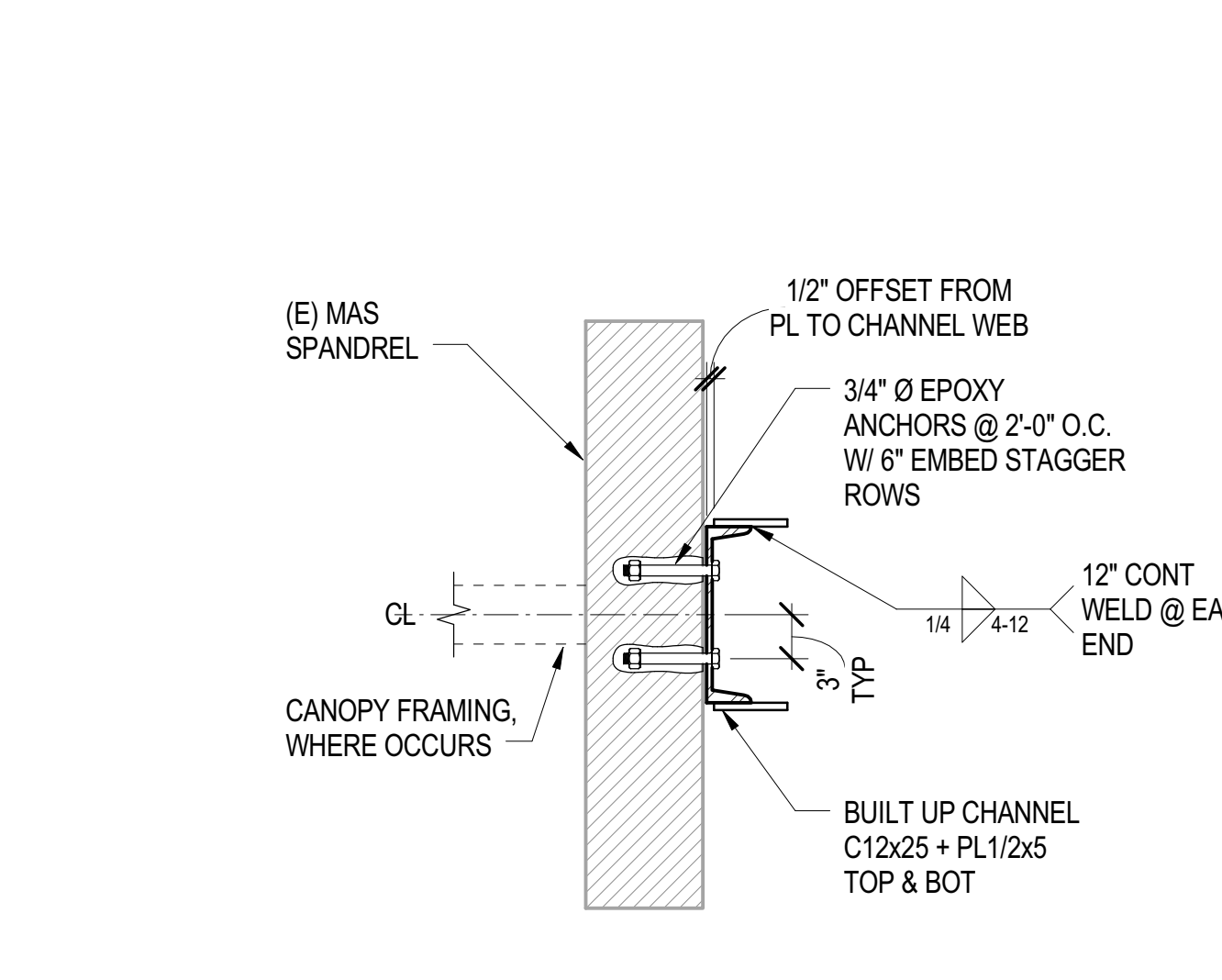
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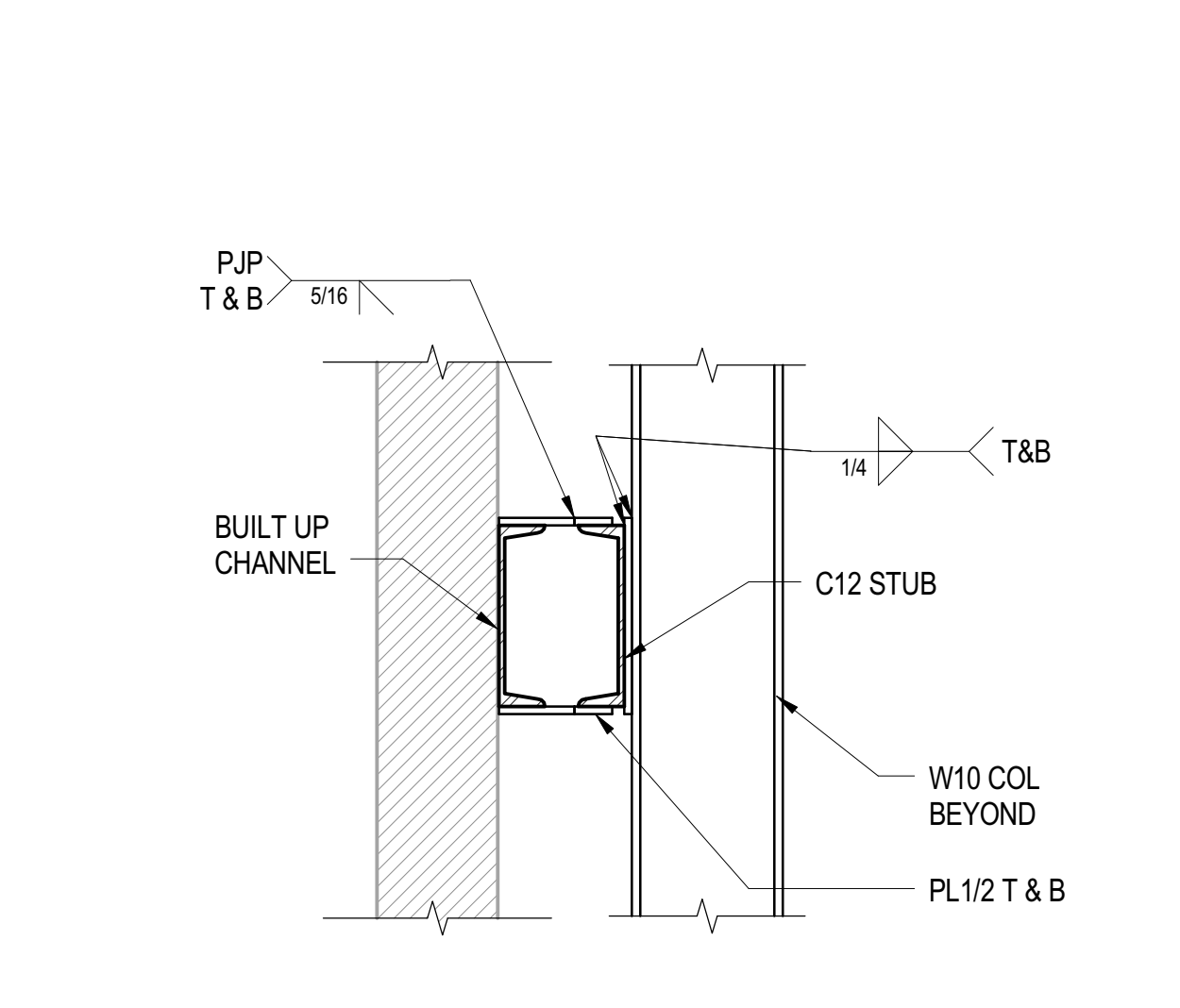
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3/4" = 1'-0"



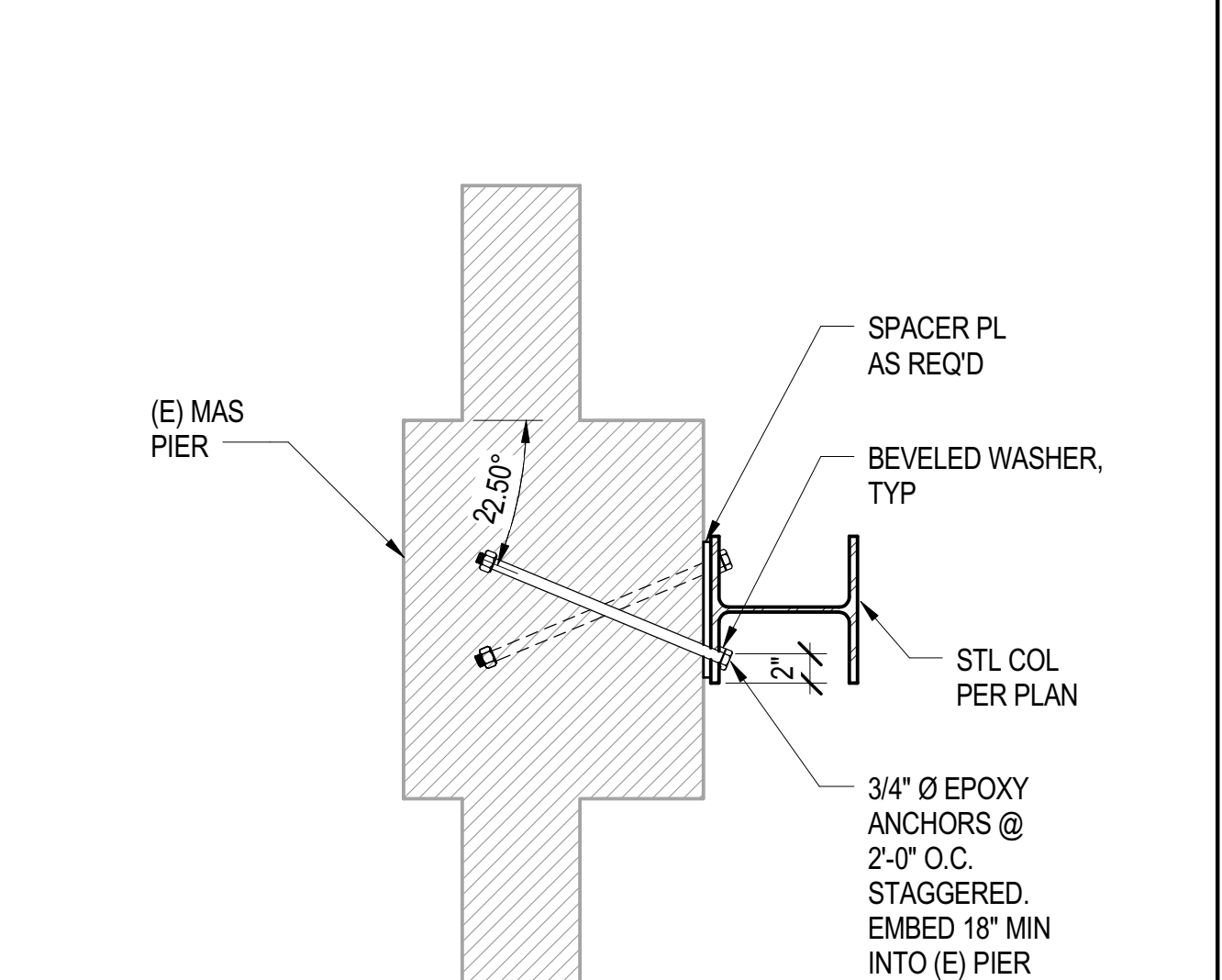
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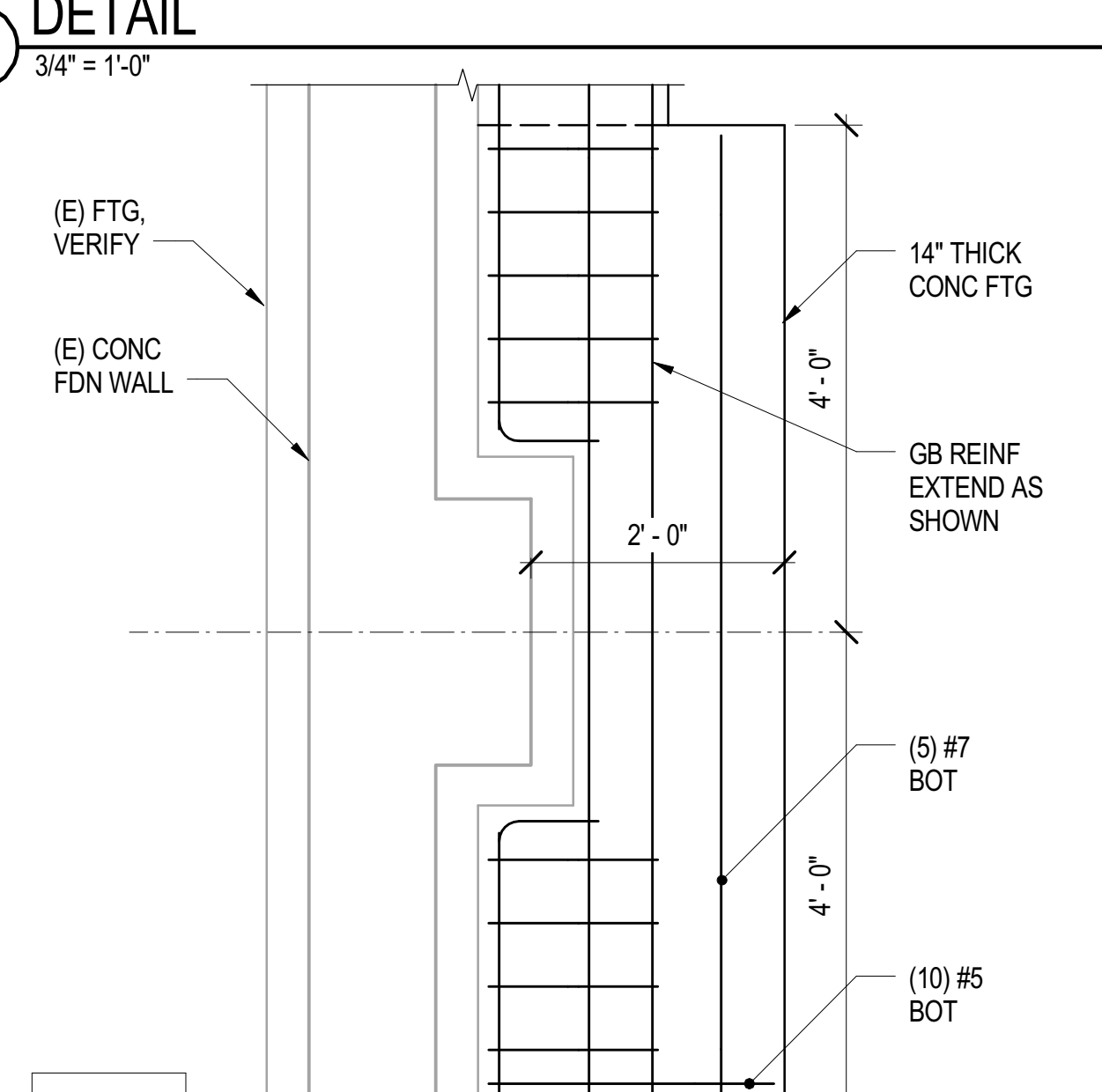
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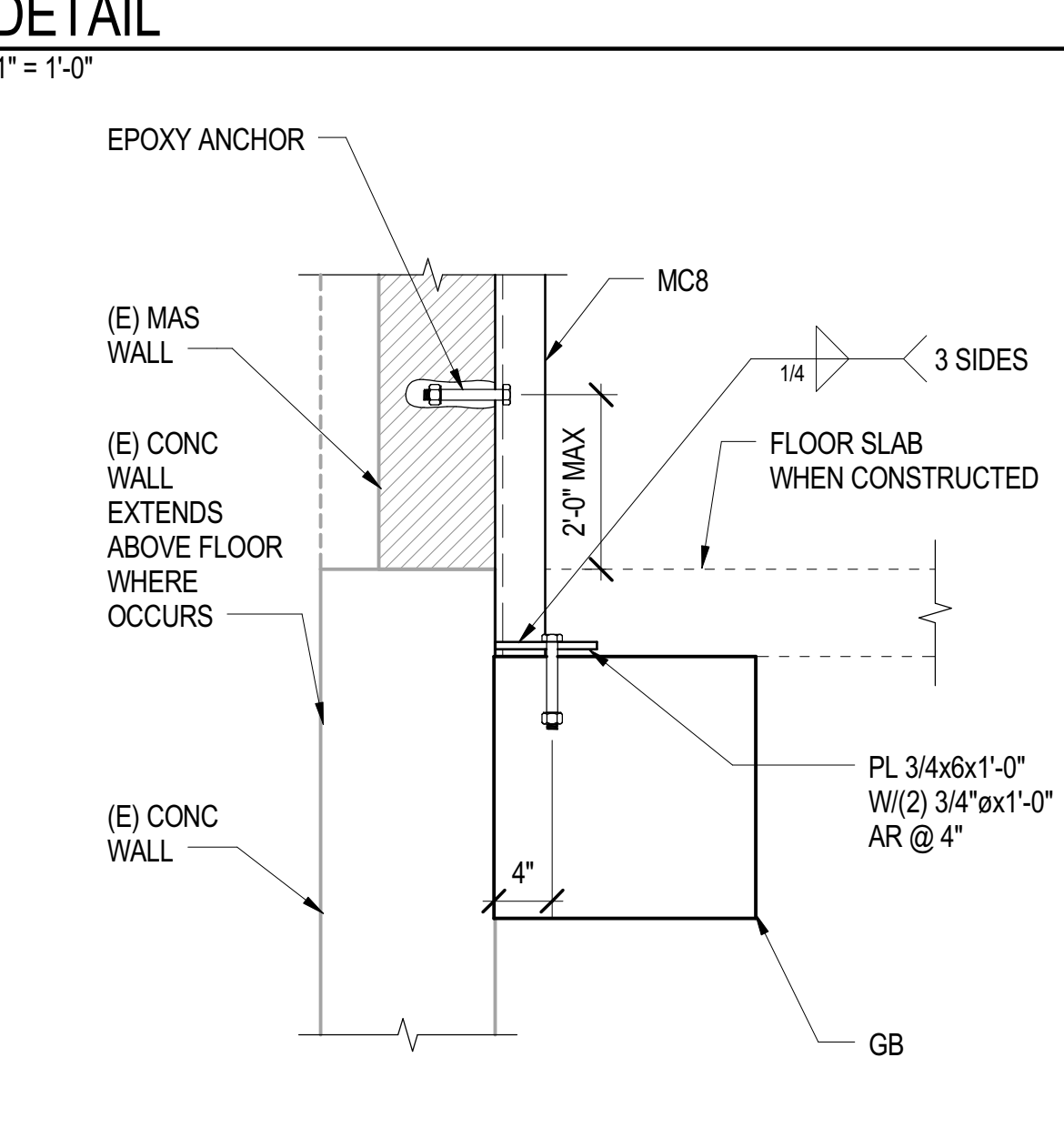
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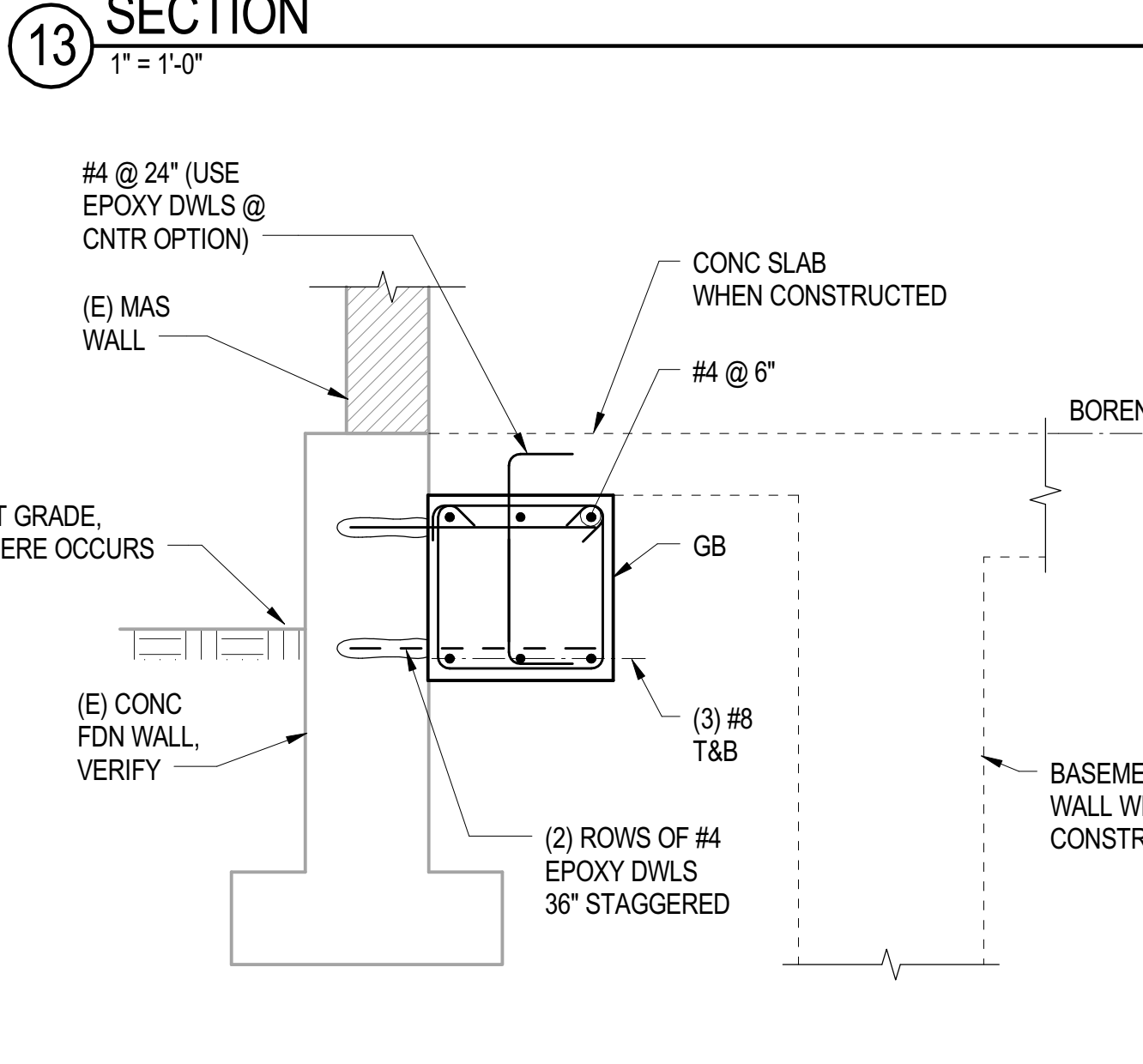
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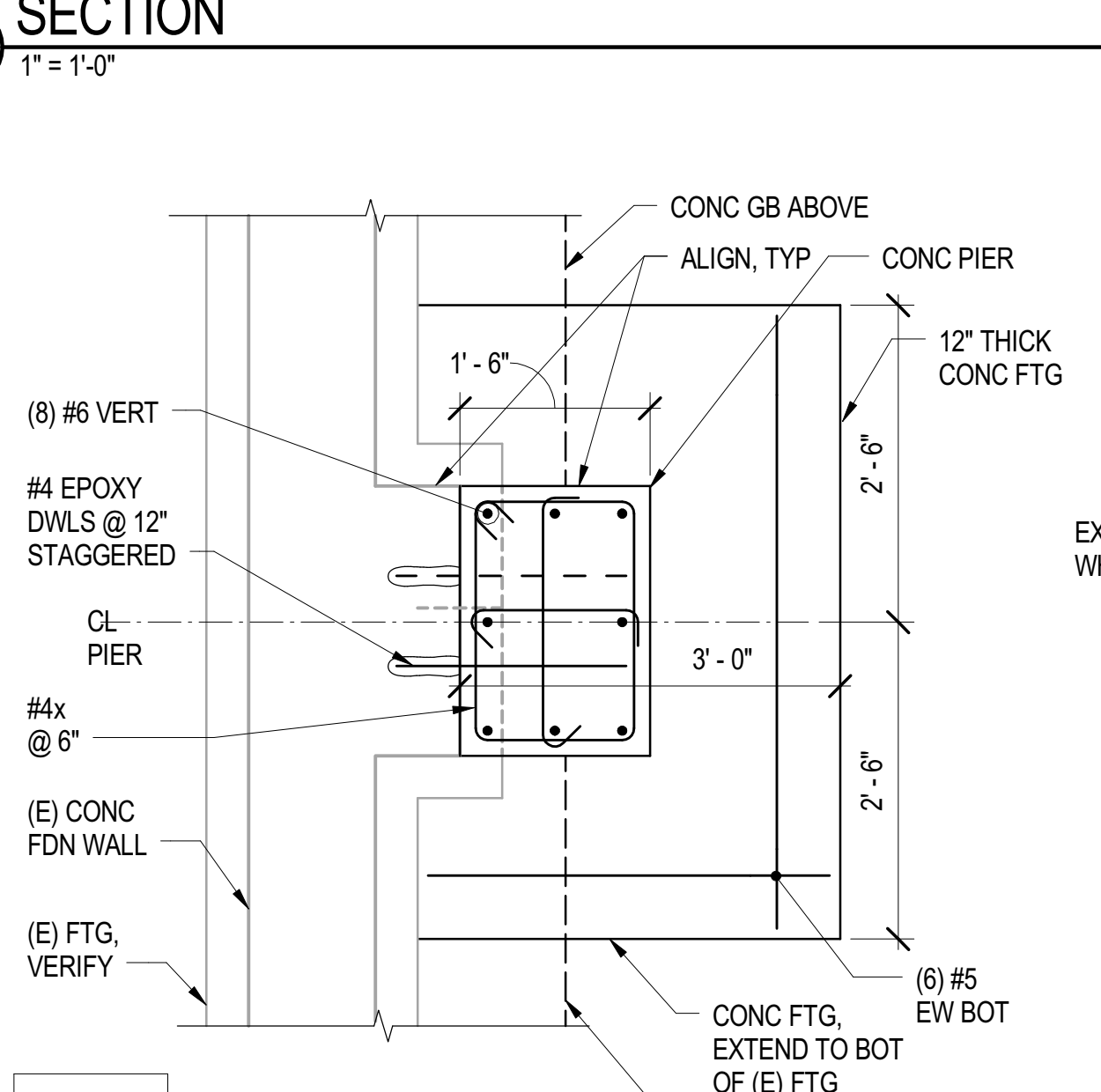
**16 DETAIL**  
3/4" = 1'-0"



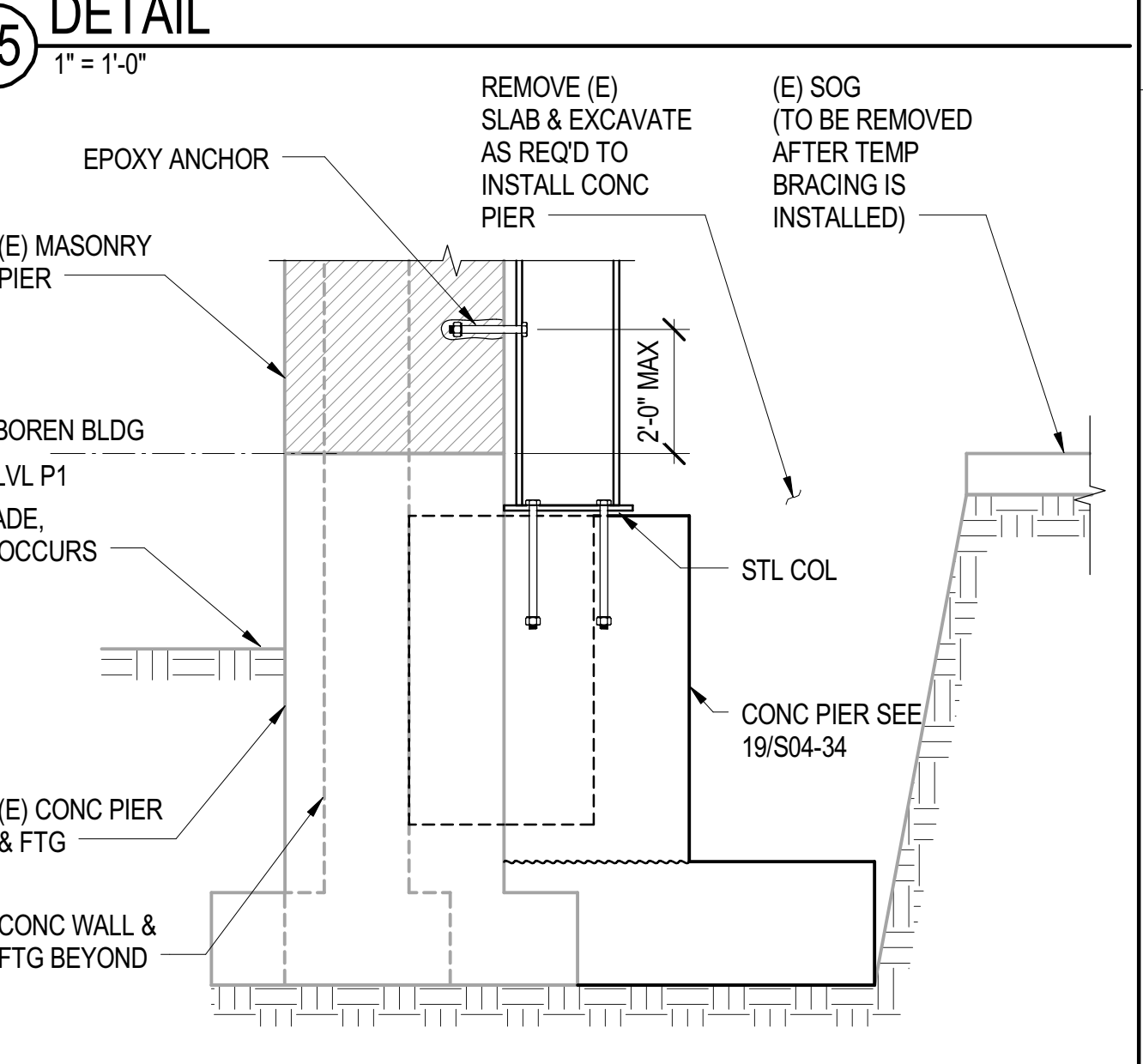
**17 SECTION**  
1" = 1'-0"



**18 SECTION**  
3/4" = 1'-0"



**19 DETAIL**  
3/4" = 1'-0"



**20 SECTION**  
3/4" = 1'-0"

NOTE: NEW FLOOR SLAB AND BASEMENT WALL NOT SHOWN.

9/17/2013 5:11:34 PM  
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Demolition Permit	Sept 19, 2013
Curium Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date



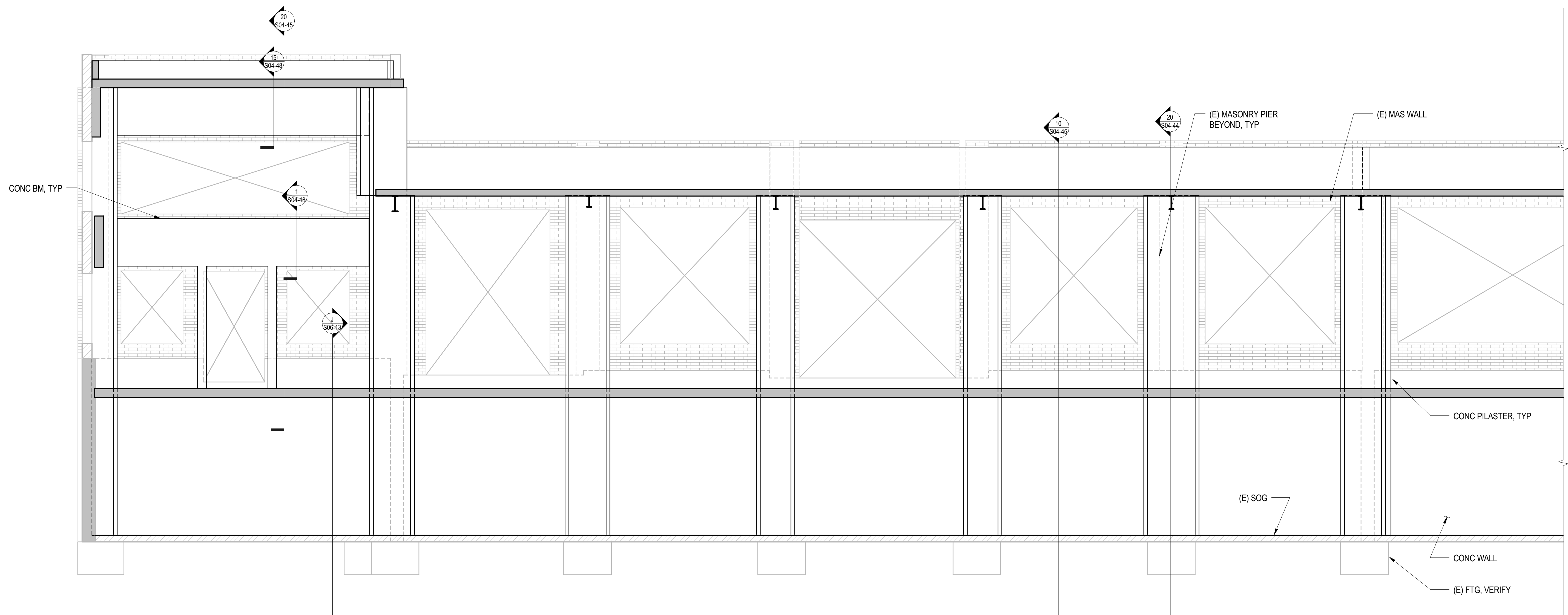
Revisions

NO.	ISSUE	DATE
<b>Sheet Information</b>		
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Job Number	96221.10	
Drawn	Author	
Checked	Checker	
Approved	Approver	
<b>Title</b>		

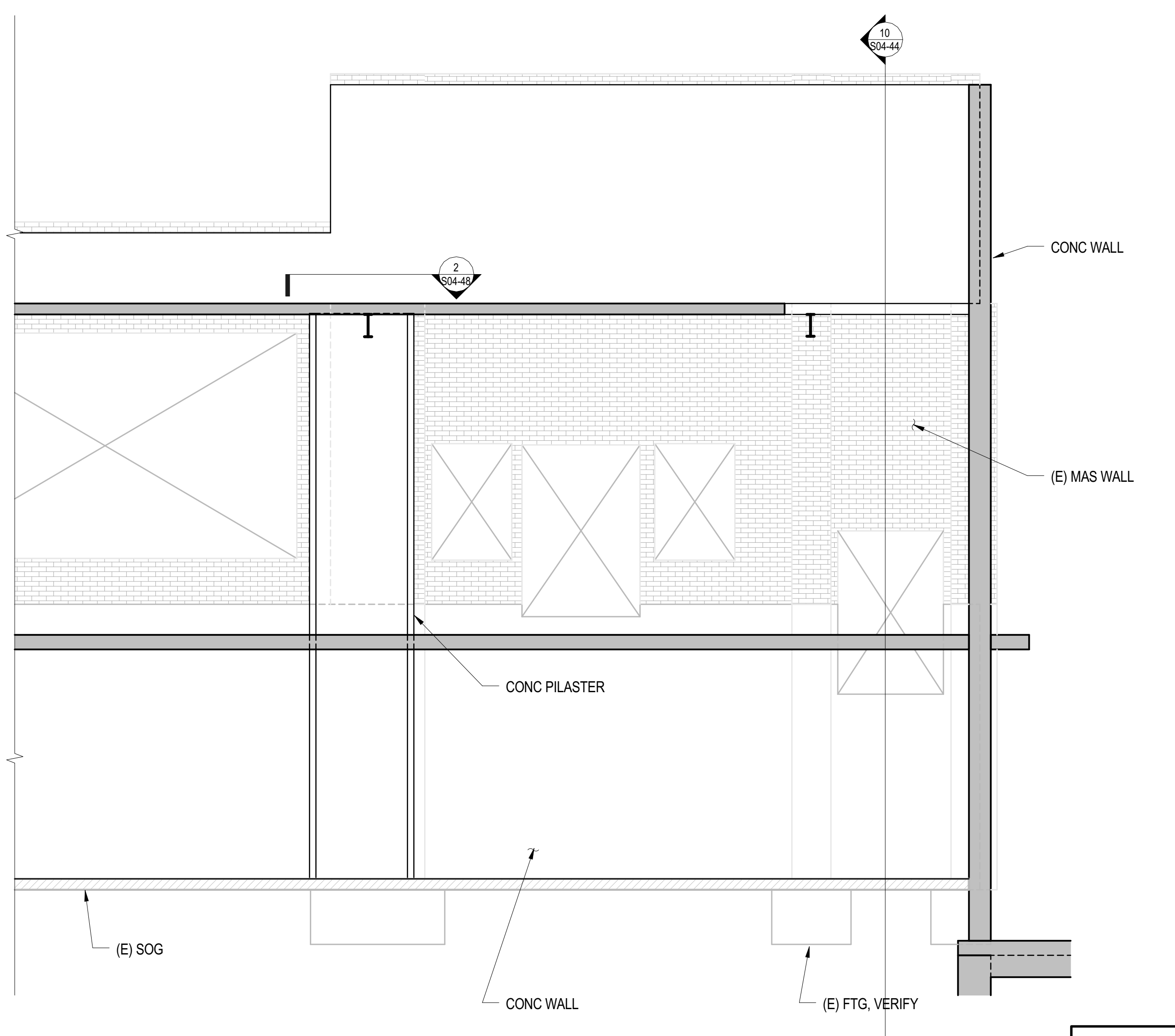
**TROY BUILDING  
FACADE  
ELEVATIONS**

Sheet

**S04-41**

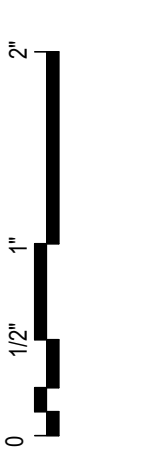


**10** TROY BUILDING - SOUTH FACADE (LOOKING SOUTH)  
1/4" = 1'-0"



**20** TROY BUILDING - SOUTH FACADE (LOOKING SOUTH) CONTINUED  
1/4" = 1'-0"

THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
Subject to Errors and Omissions  
12/12/2013 **William Whipkey**





Demolition Permit	Sept 19, 2013
Curium Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
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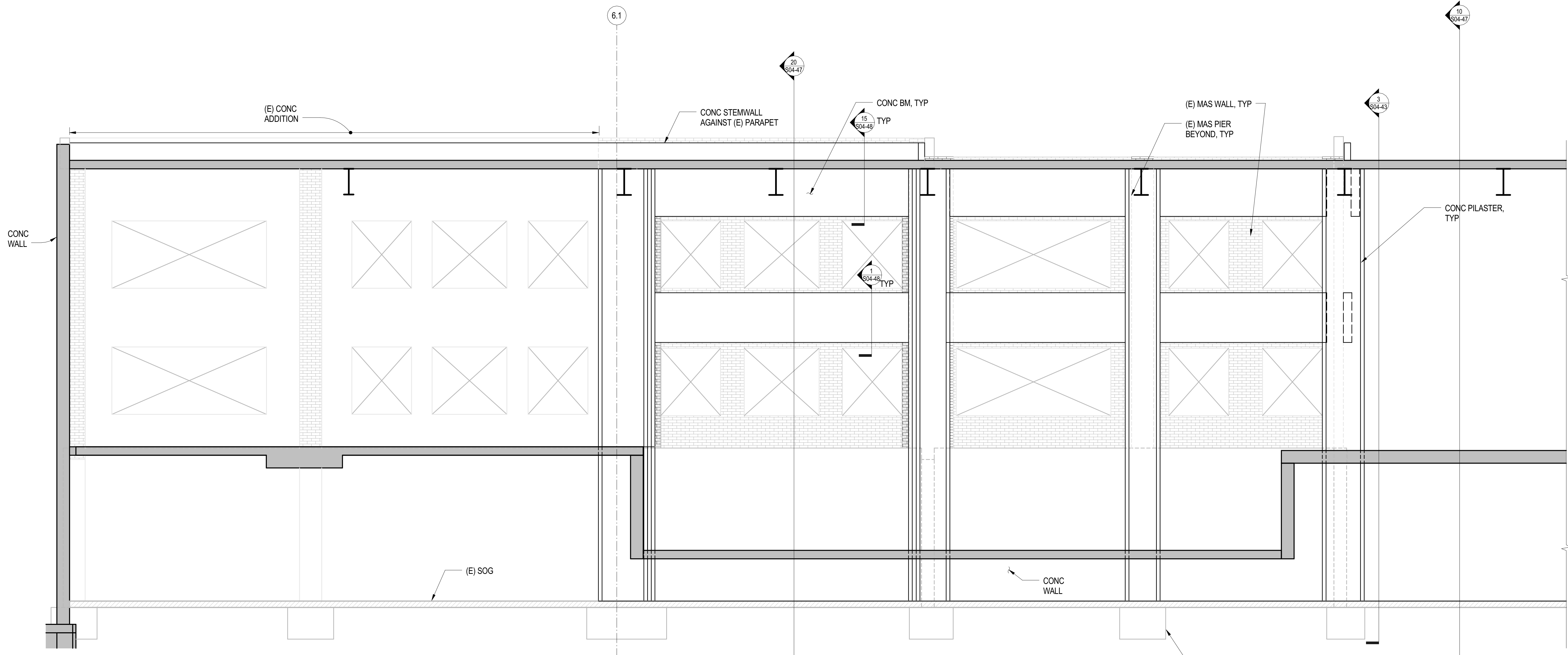
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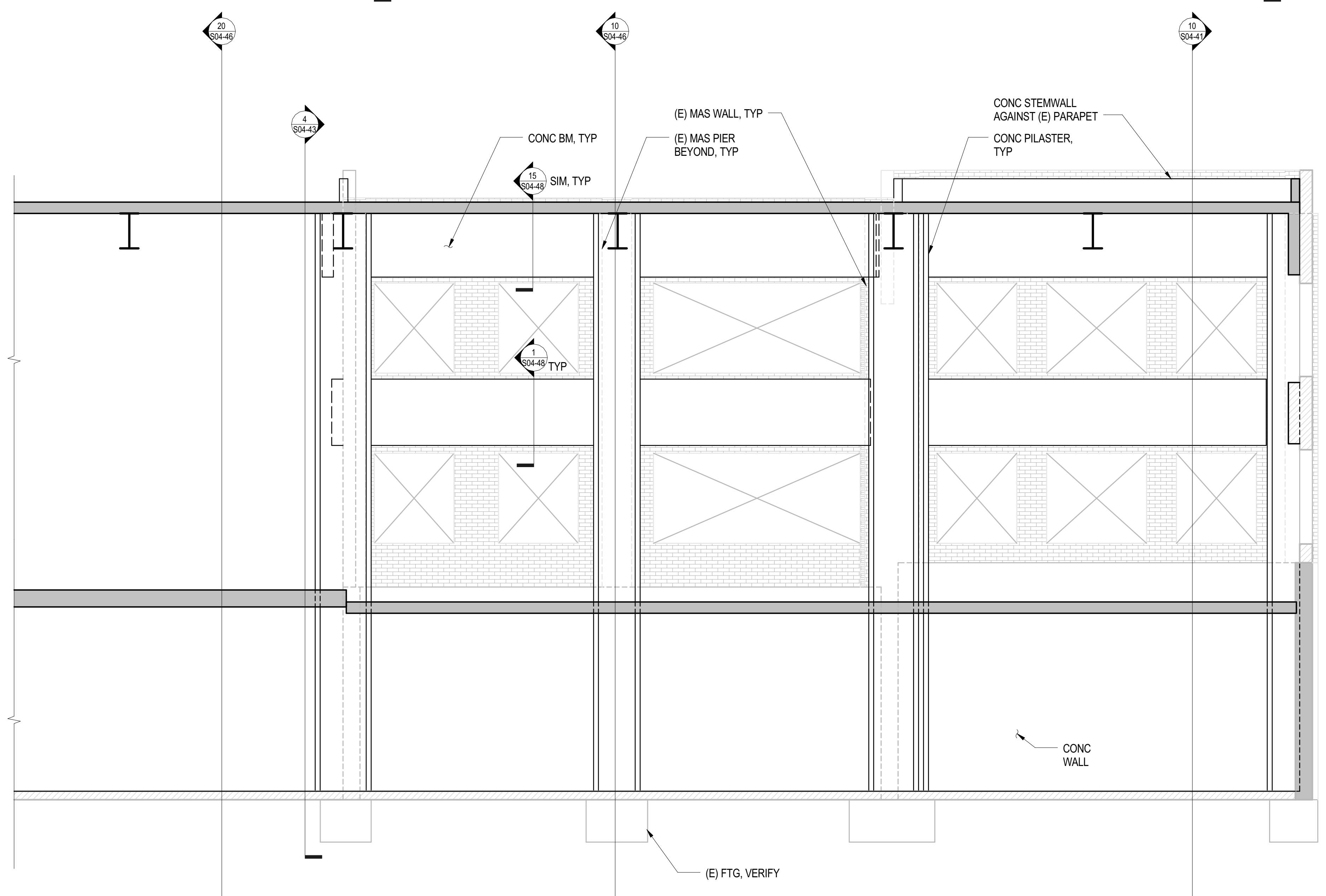
**TROY BUILDING  
FACADE  
ELEVATIONS**

Sheet

**S04-42**



**10 TROY BUILDING EAST FACADE (LOOKING EAST)**  
1/4" = 1'-0"



**20 TROY BUILDING EAST FACADE (LOOKING EAST) CONTINUED**  
1/4" = 1'-0"

THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
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12/12/2013 **William Whipkey**



**DEMOLITION  
PERMIT**

**September 18, 2013**

Demolition Permit	Sept 19, 2013
Curtain Wall Pricing Package	Aug 16, 2013
Schematic Design	June 14, 2013
Drawing Issue	Date

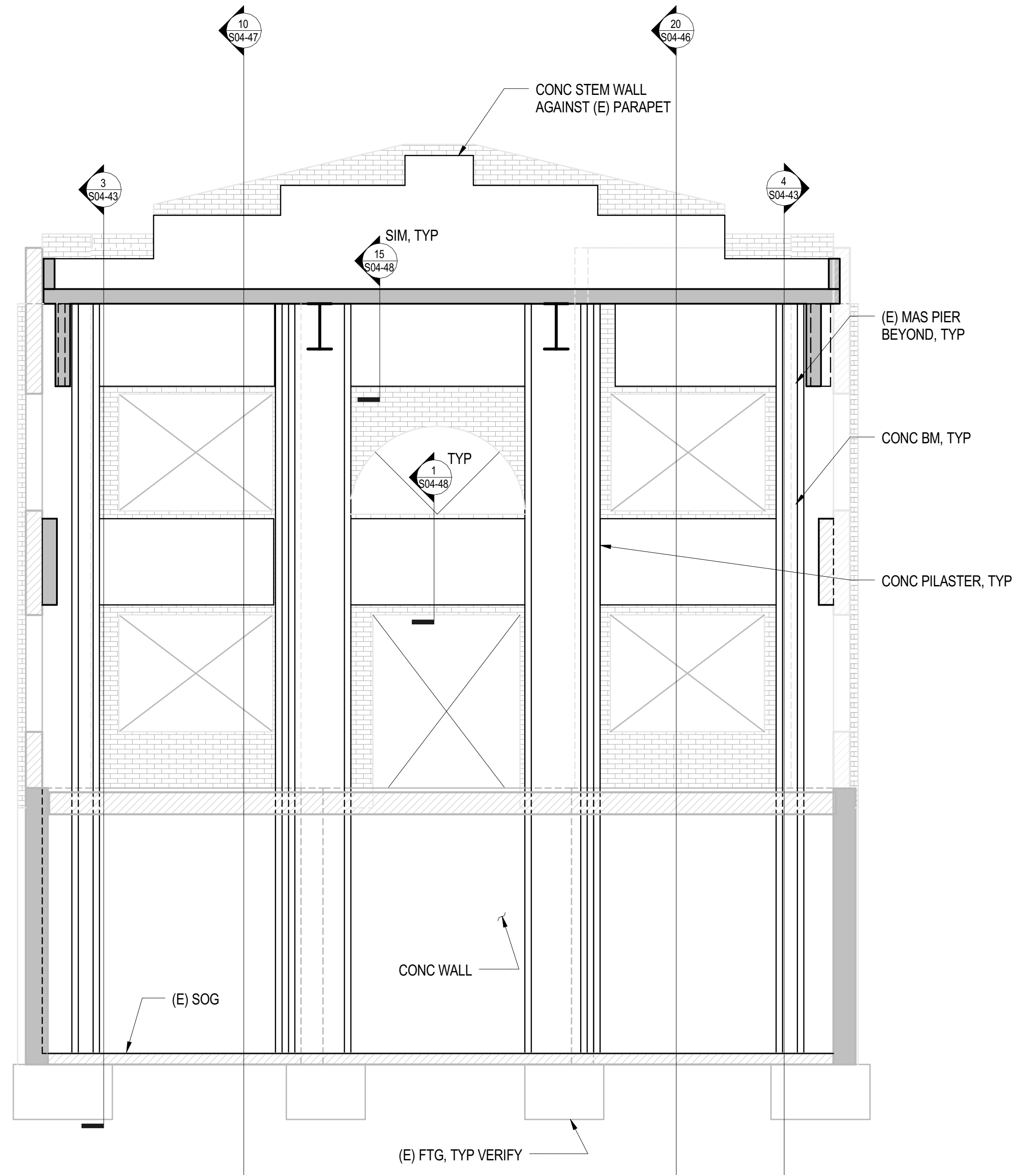


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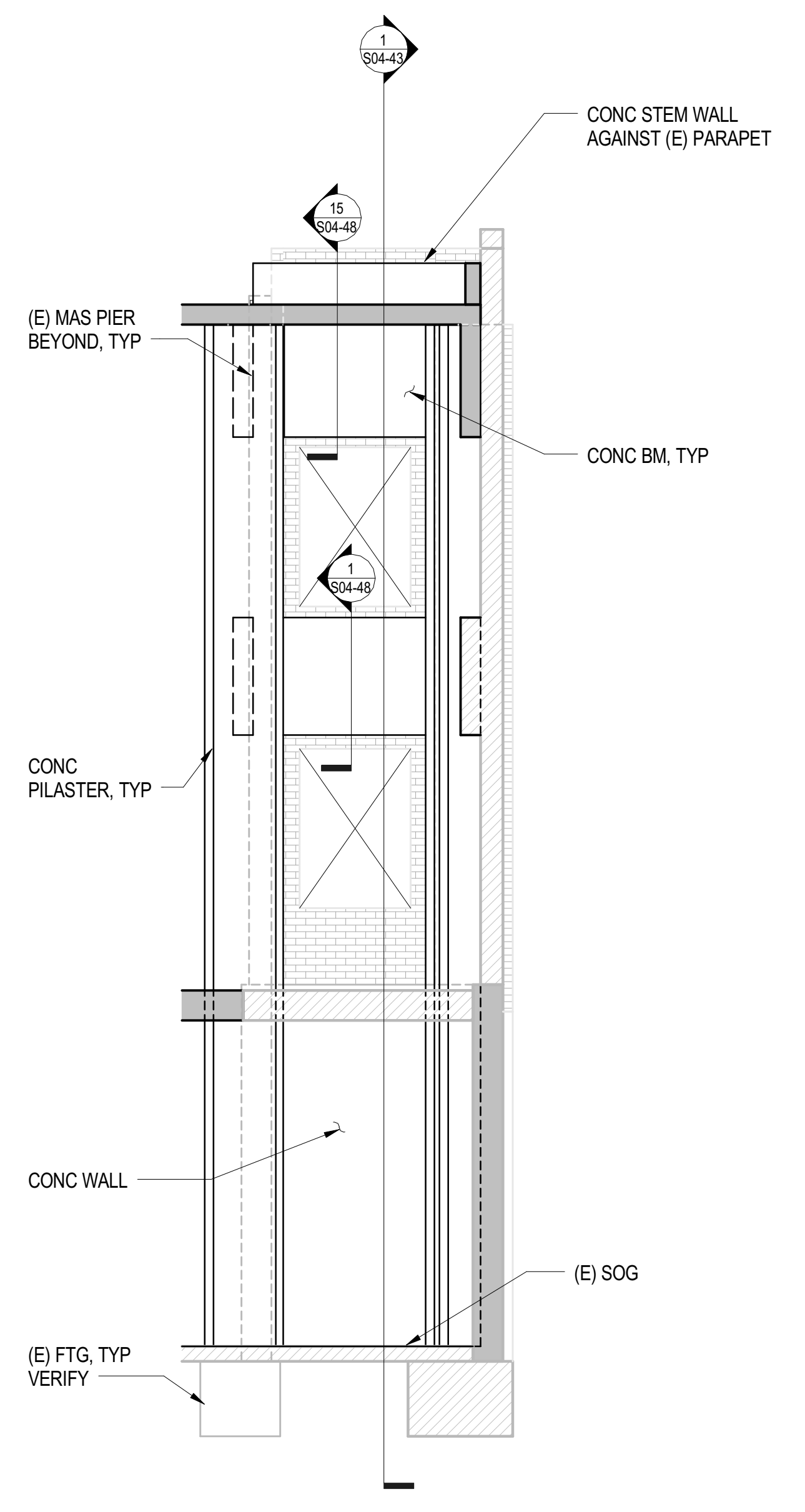
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Approved	Approver	
<b>Title</b>		

**TROY BUILDING  
FACADE  
ELEVATIONS**

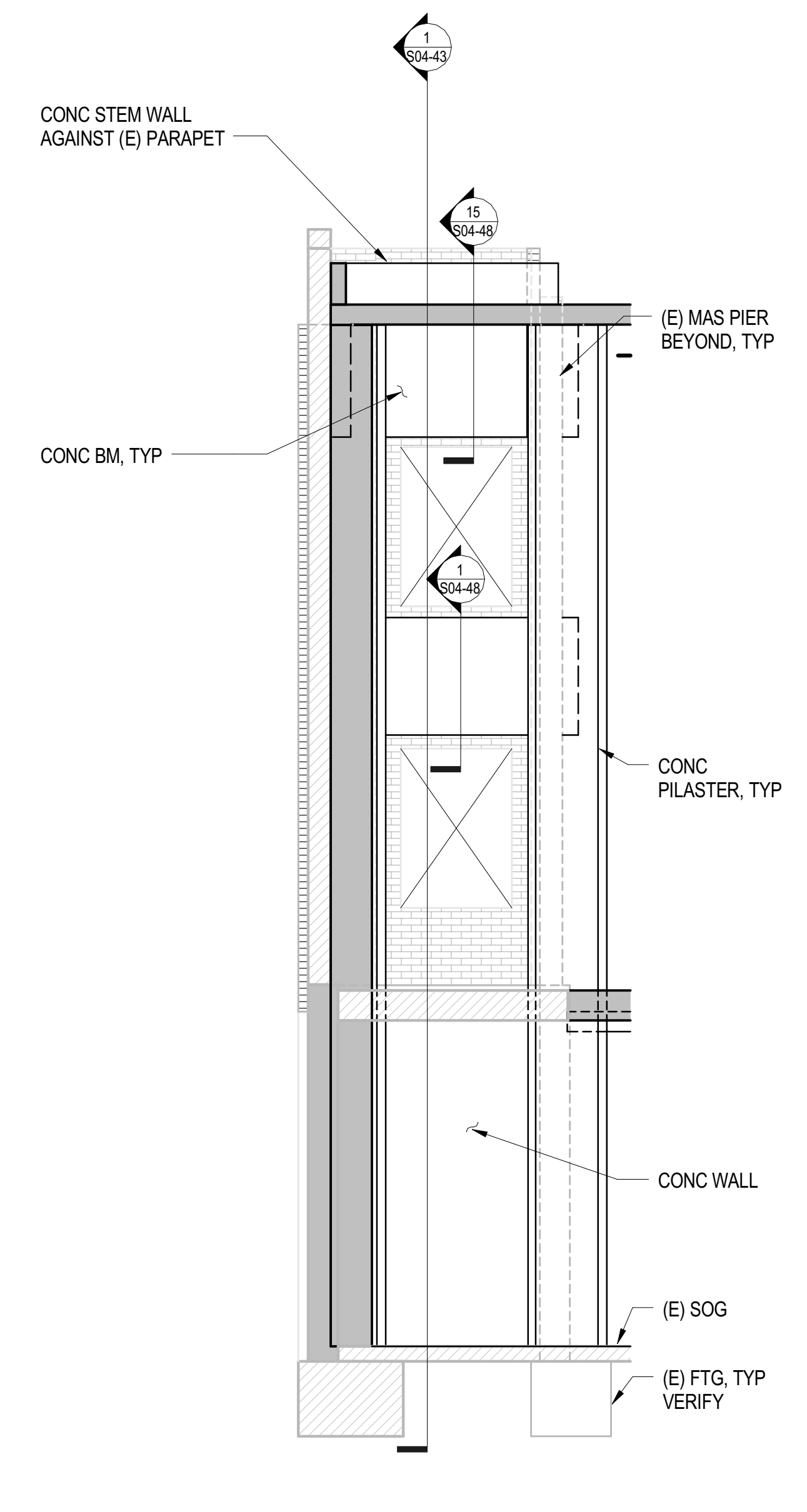
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**S04-43**



1 TROY BUILDING EAST FACADE AT ENTRY (LOOKING EAST)  
1/4" = 1'-0"



3 TROY BUILDING EAST FACADE AT ENTRY (LOOKING NORTH)  
1/4" = 1'-0"



4 TROY BUILDING EAST FACADE AT ENTRY (LOOKING SOUTH)  
1/4" = 1'-0"

THE CITY OF SEATTLE  
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**DEMOLITION  
 PERMIT**

**September 18, 2013**

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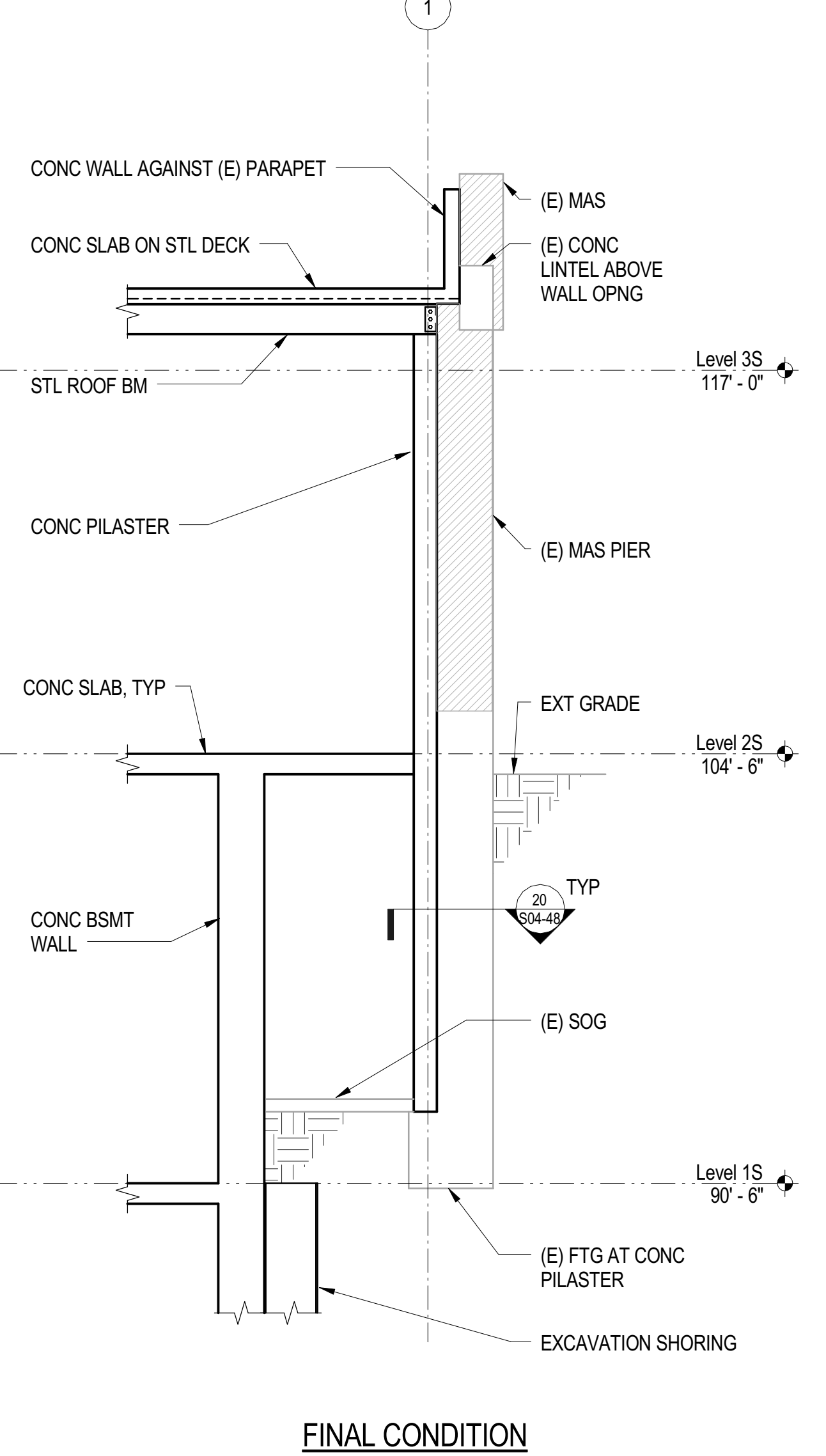
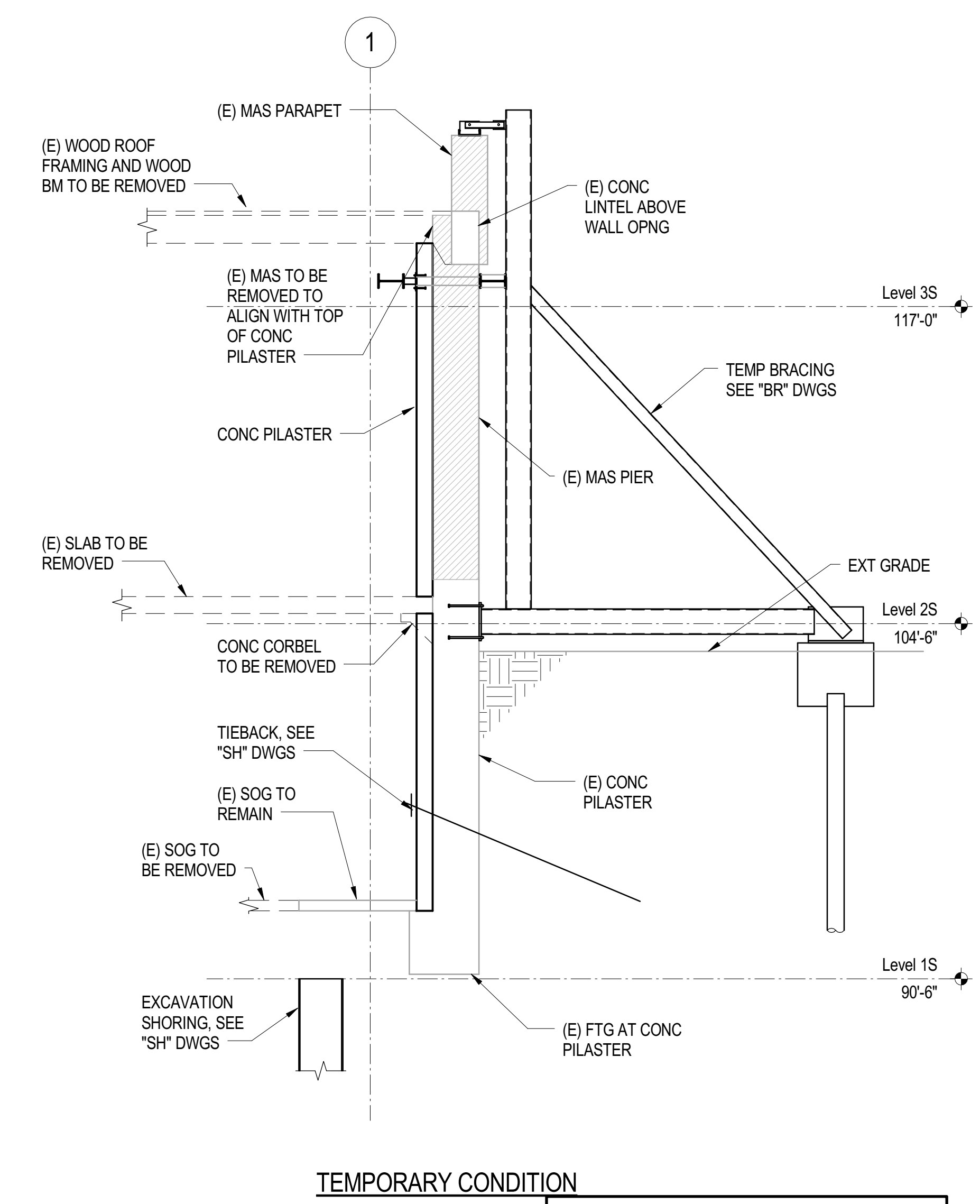
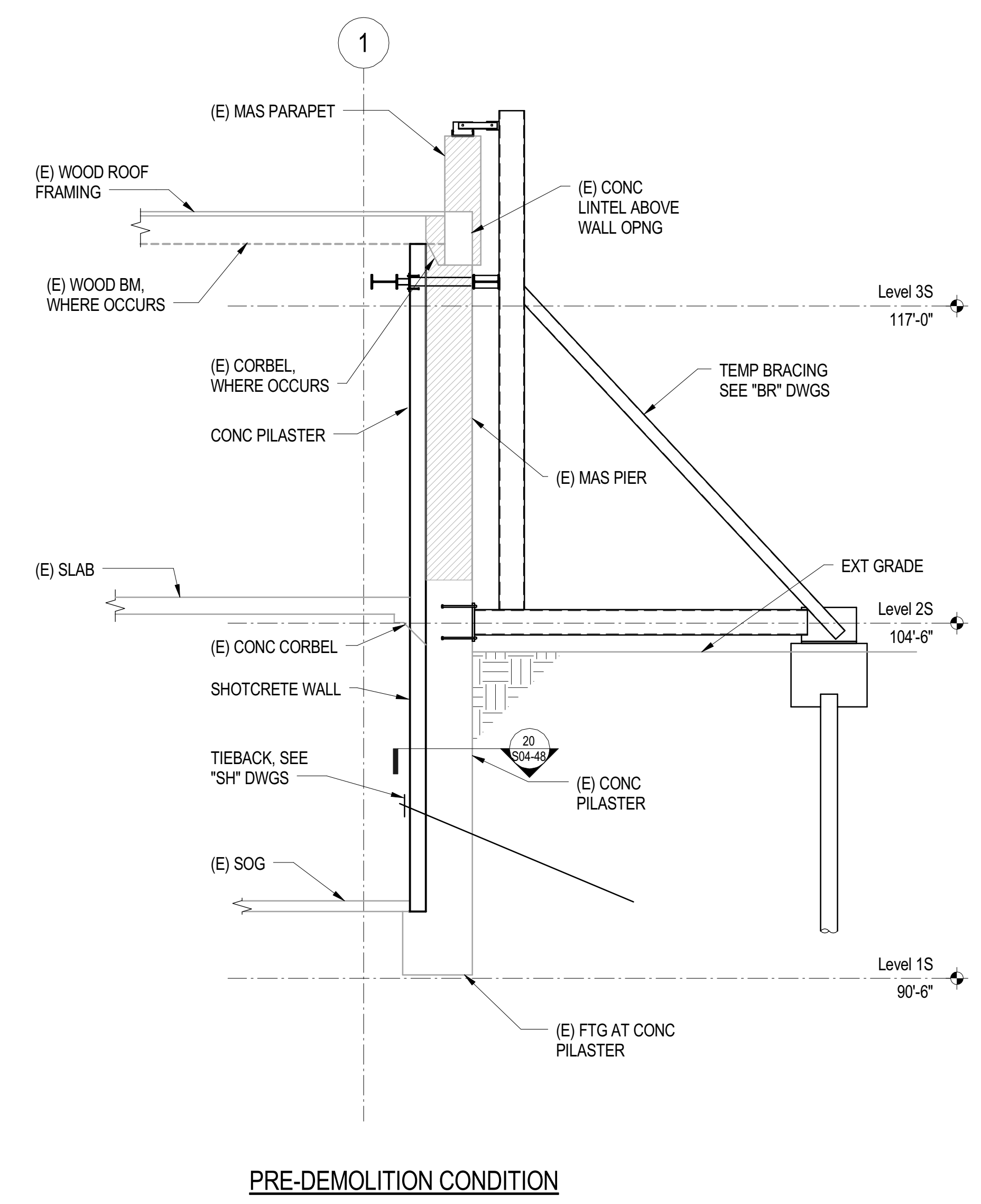
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Approved	Approver	
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**TROY BUILDING  
 FACADE WALL  
 SECTIONS**

Sheet

**S04-44**



**SECTION AT SOUTH WALL AT PILASTER**  
 1/4" = 1'-0"

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Drawing Issue	Date



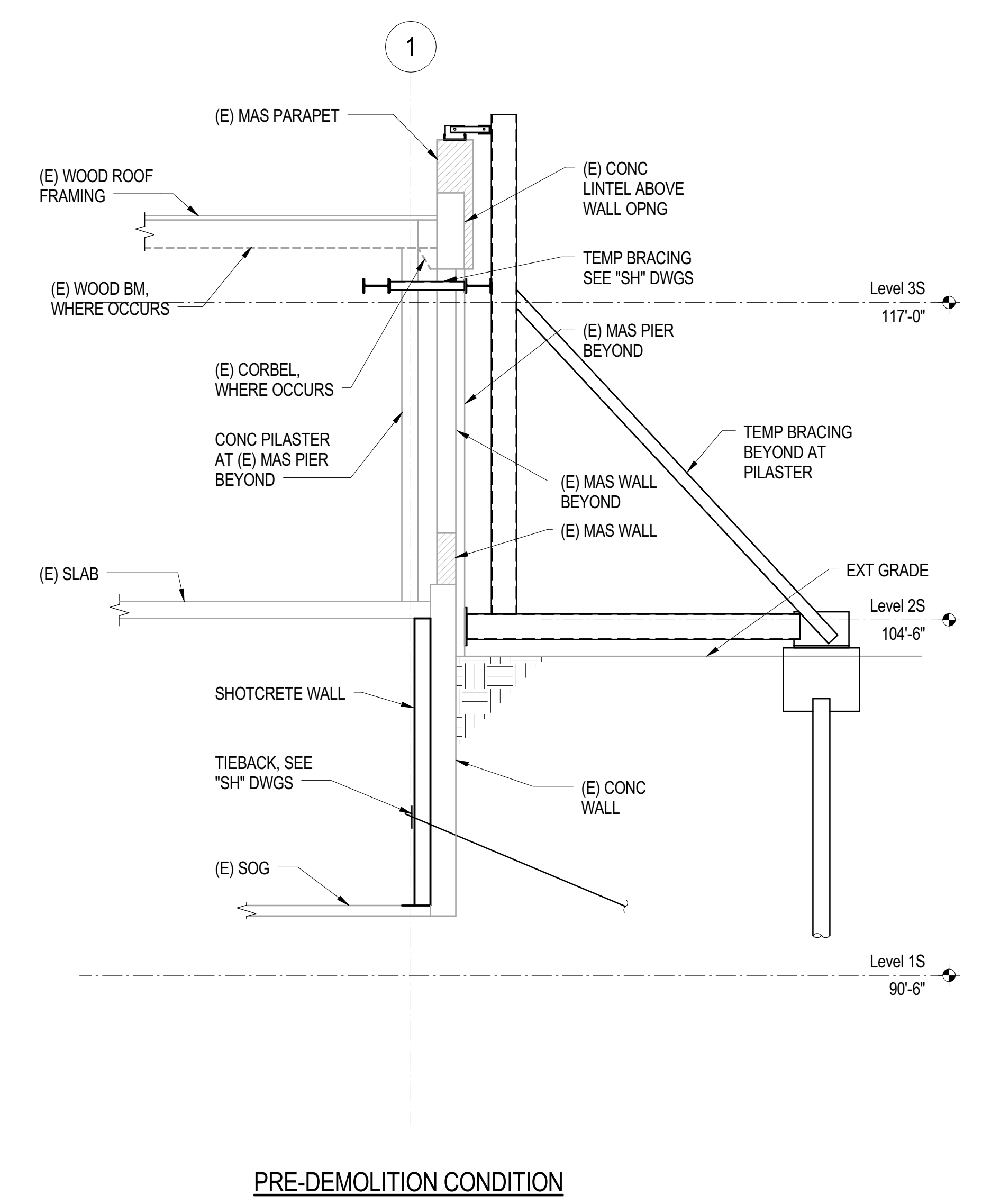
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<b>Title</b>		

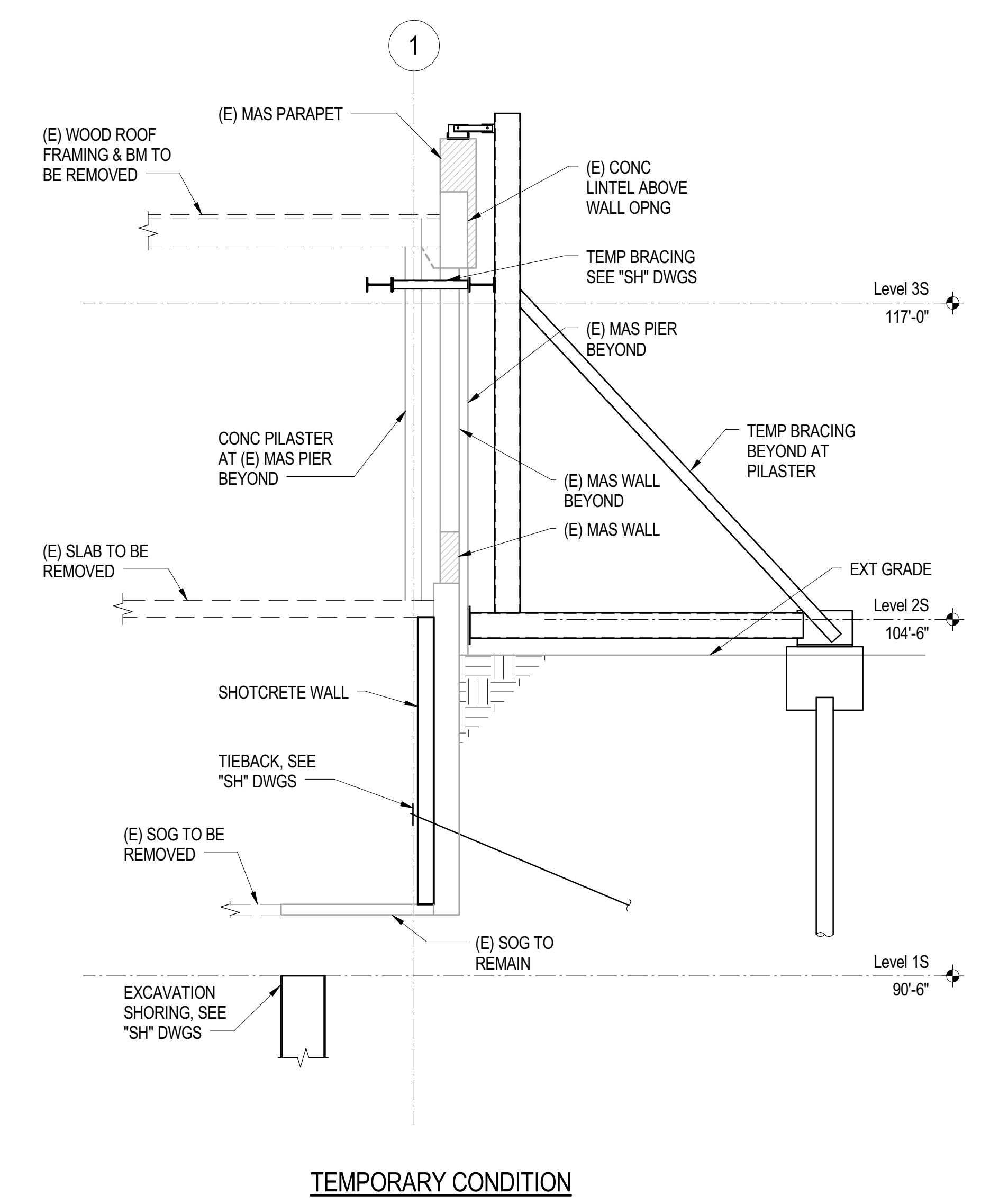
**TROY BUILDING  
FACADE WALL  
SECTIONS**

Sheet

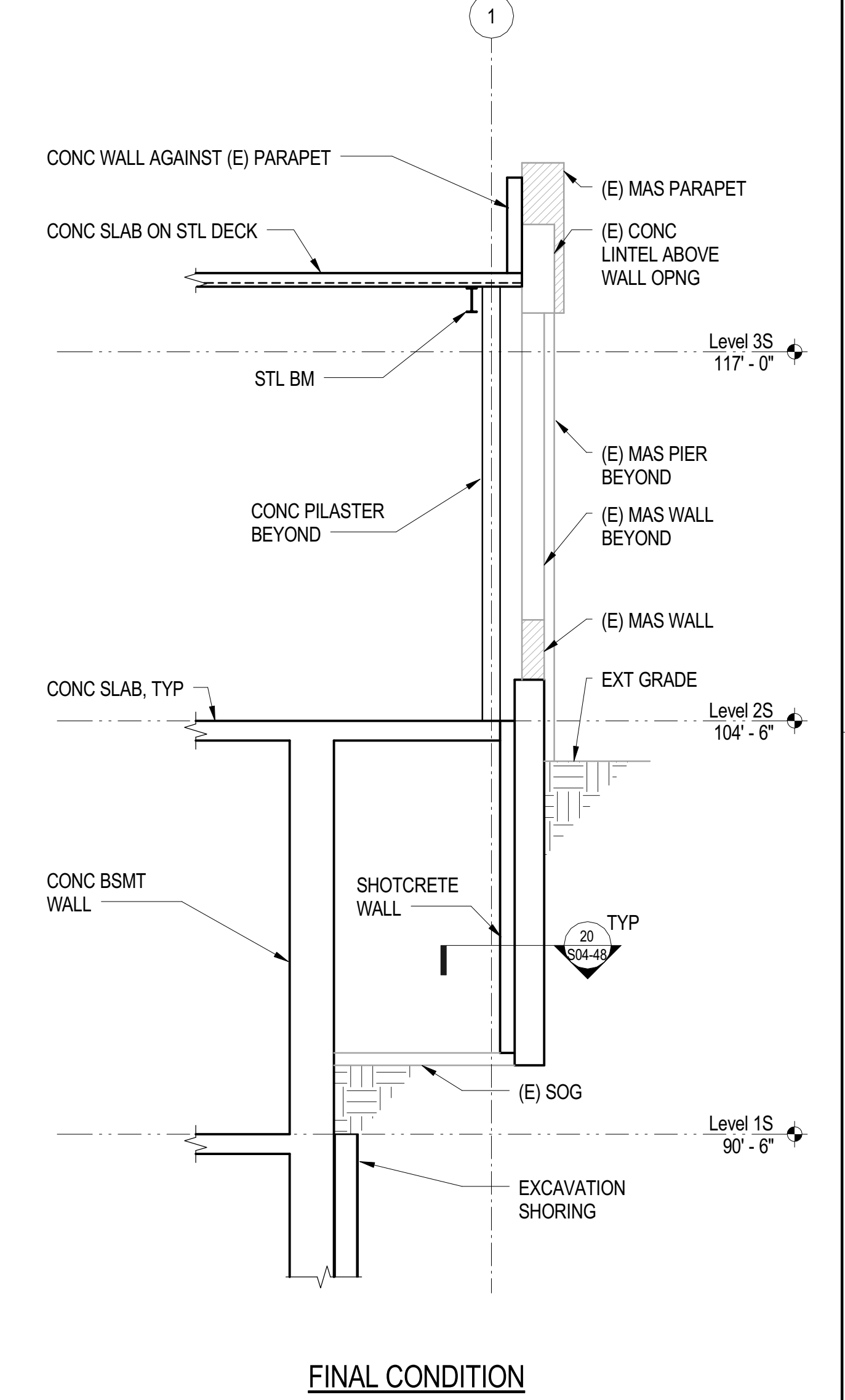
**S04-45**



**PRE-DEMOLITION CONDITION**

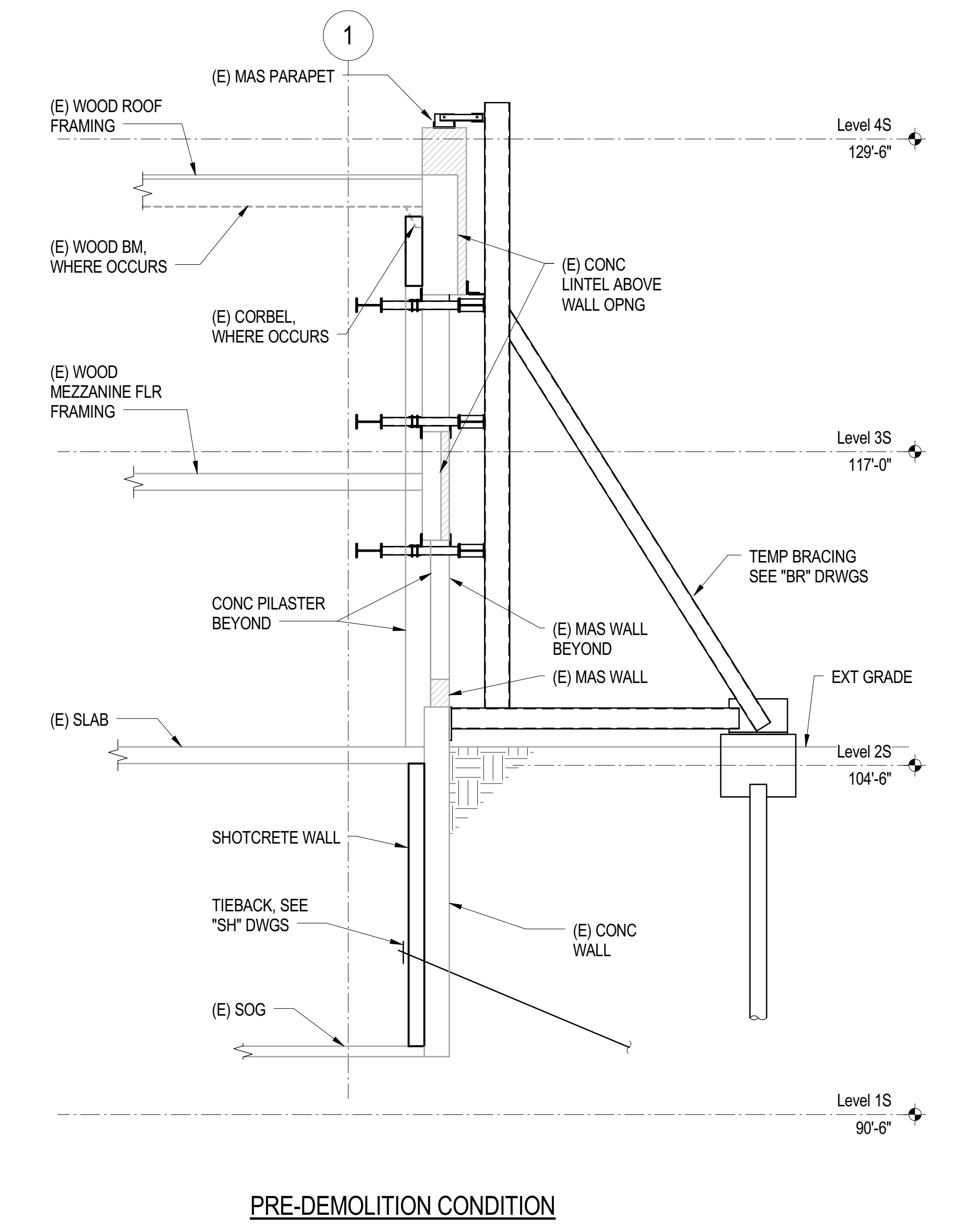


**TEMPORARY CONDITION**

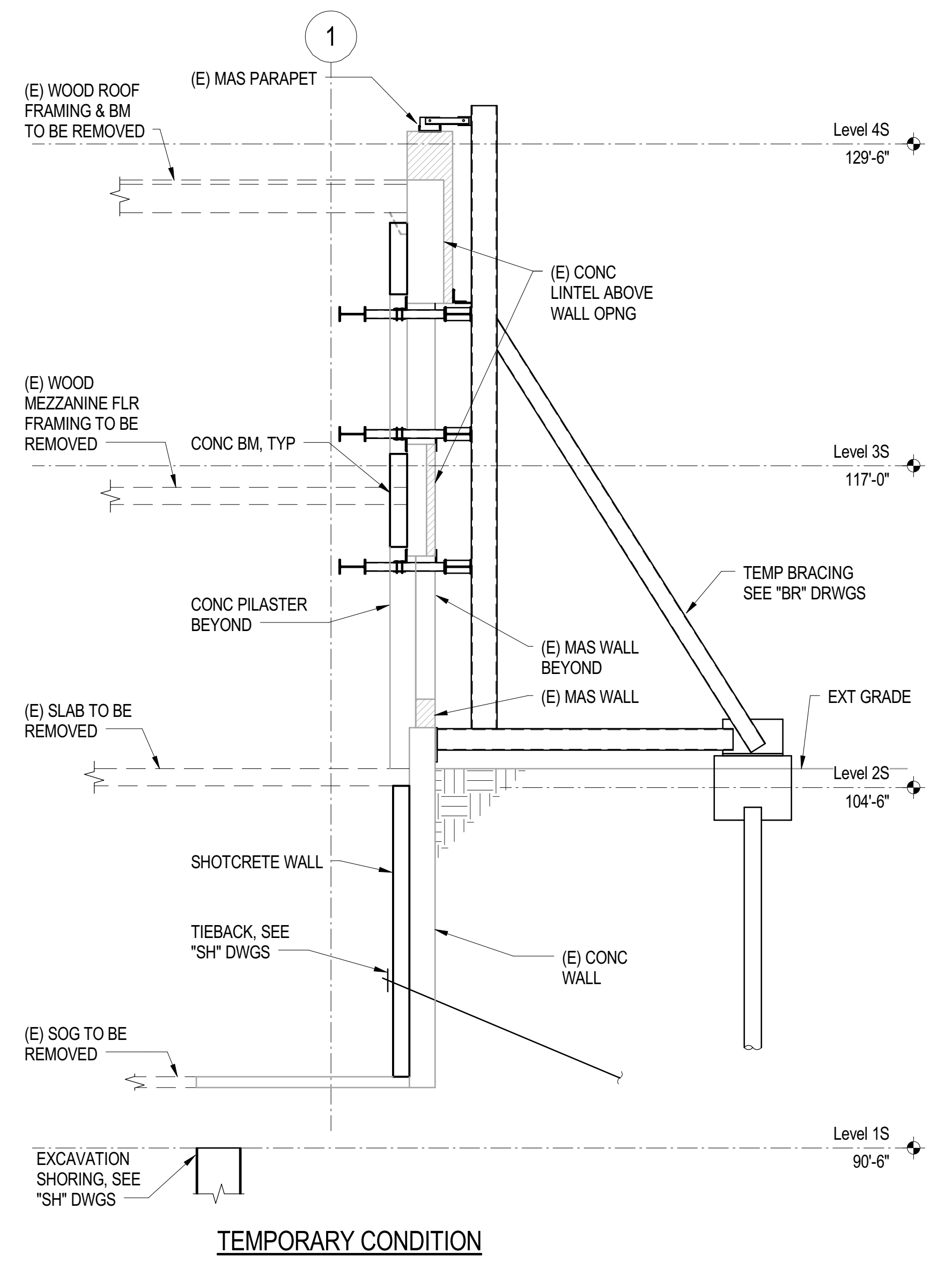


**FINAL CONDITION**

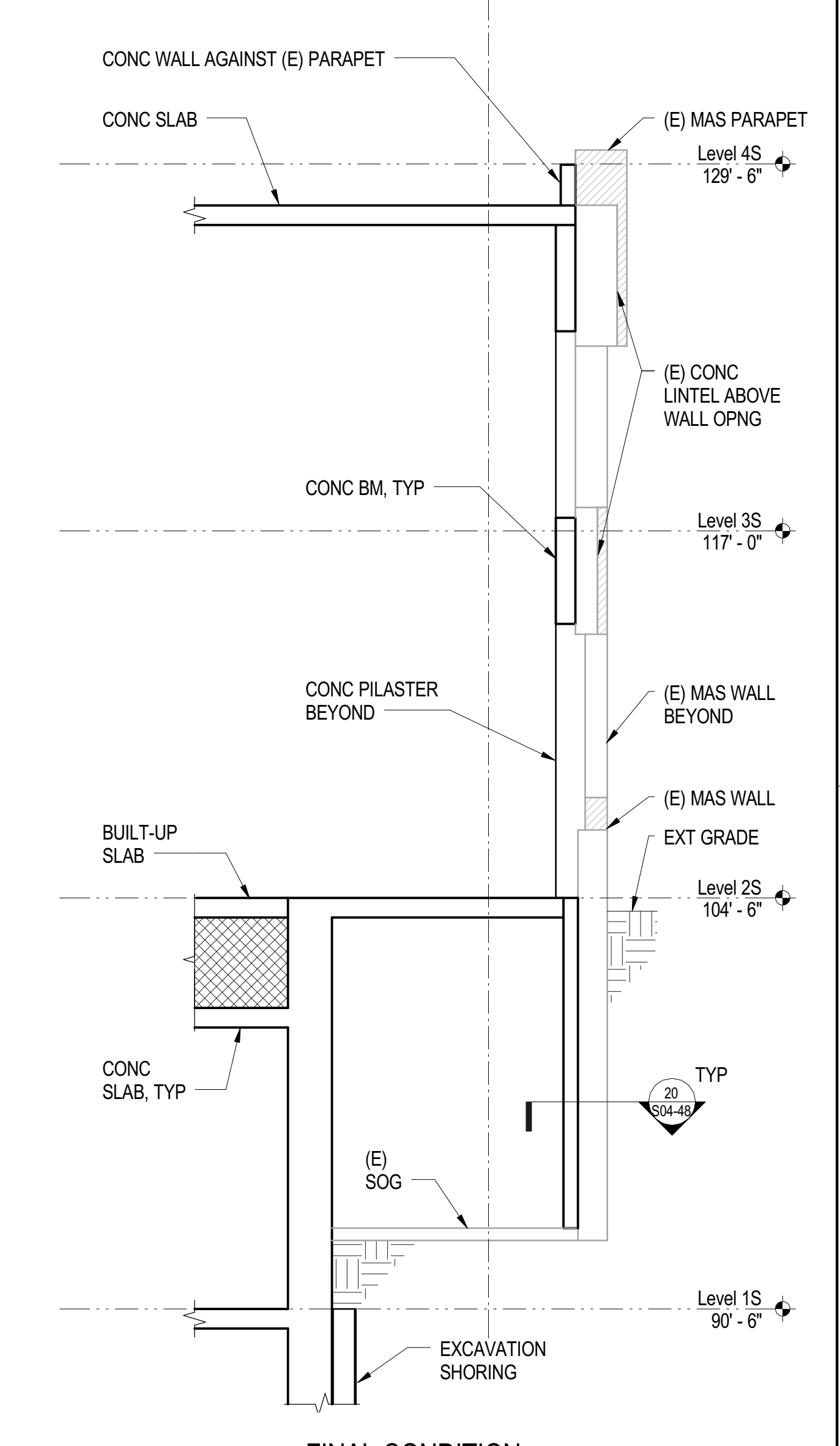
**10 SECTION AT SOUTH WALL**  
1/4" = 1'-0"



**PRE-DEMOLITION CONDITION**



**TEMPORARY CONDITION**



**FINAL CONDITION**

**20 SECTION AT SOUTH WALL AT HIGH ROOF**  
1/4" = 1'-0"

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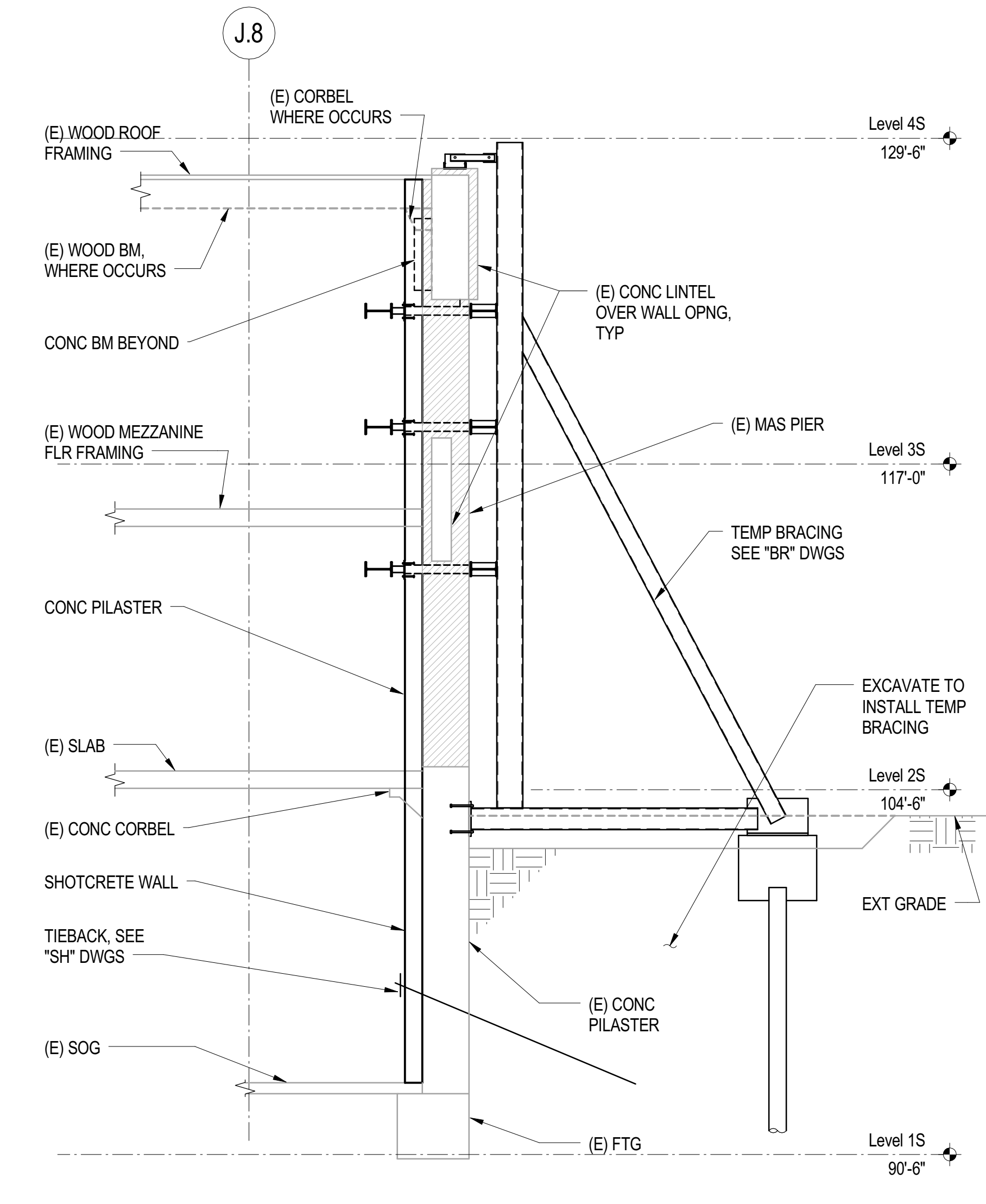


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Approved	Approver	
<b>Title</b>		

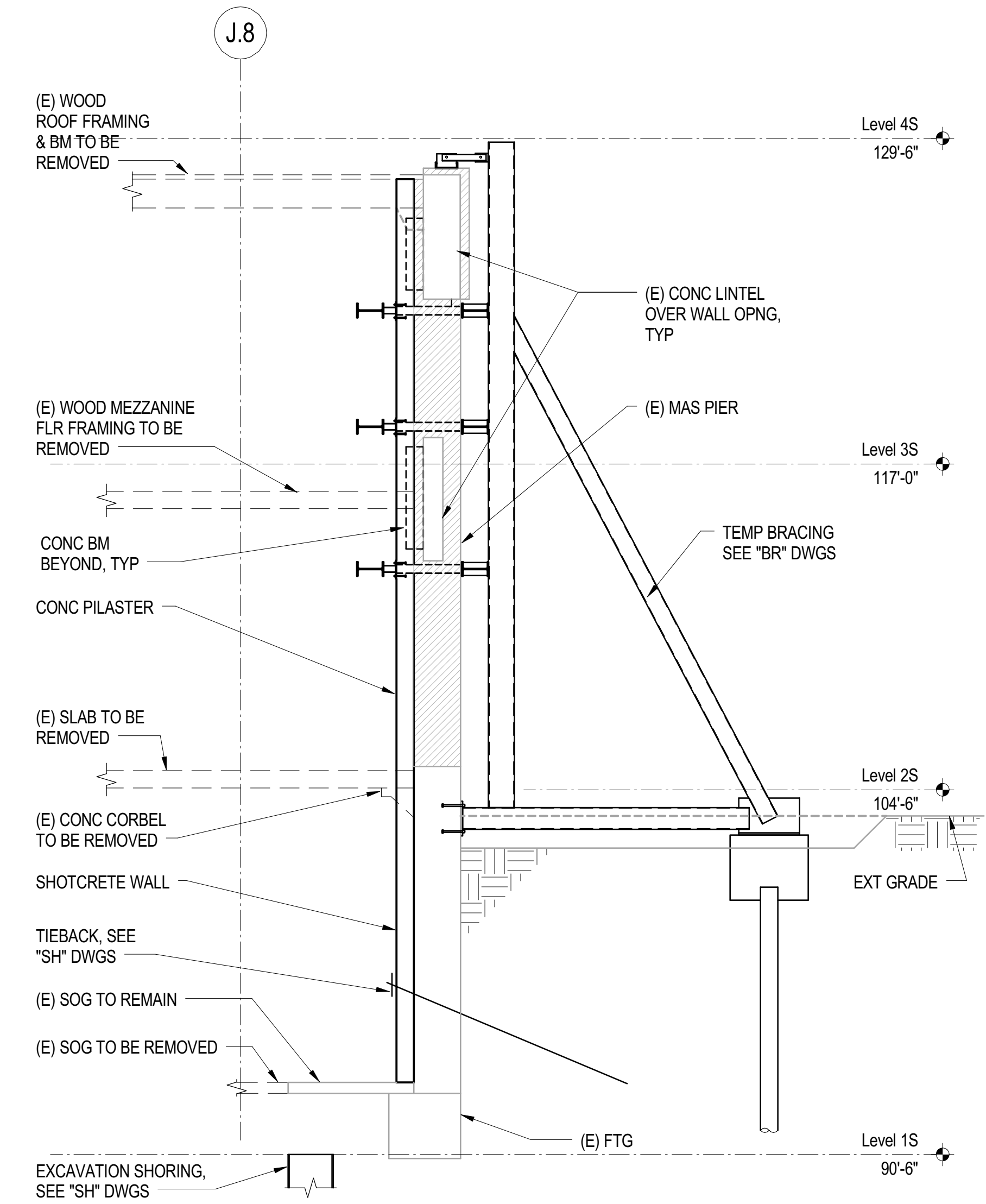
TROY BUILDING  
FACADE WALL  
SECTIONS

Sheet  
**S04-46**

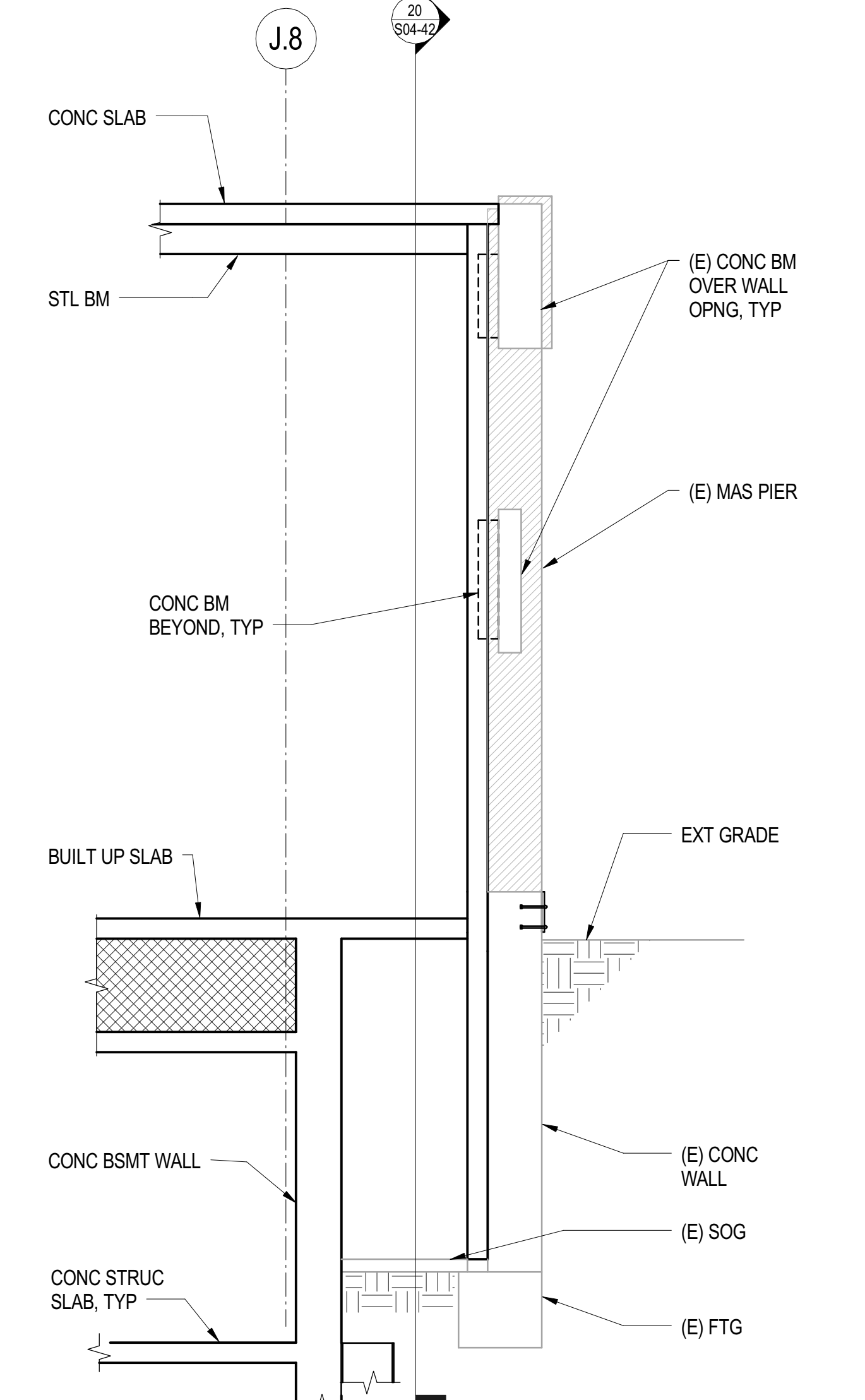


PRE-DEMOLITION CONDITION

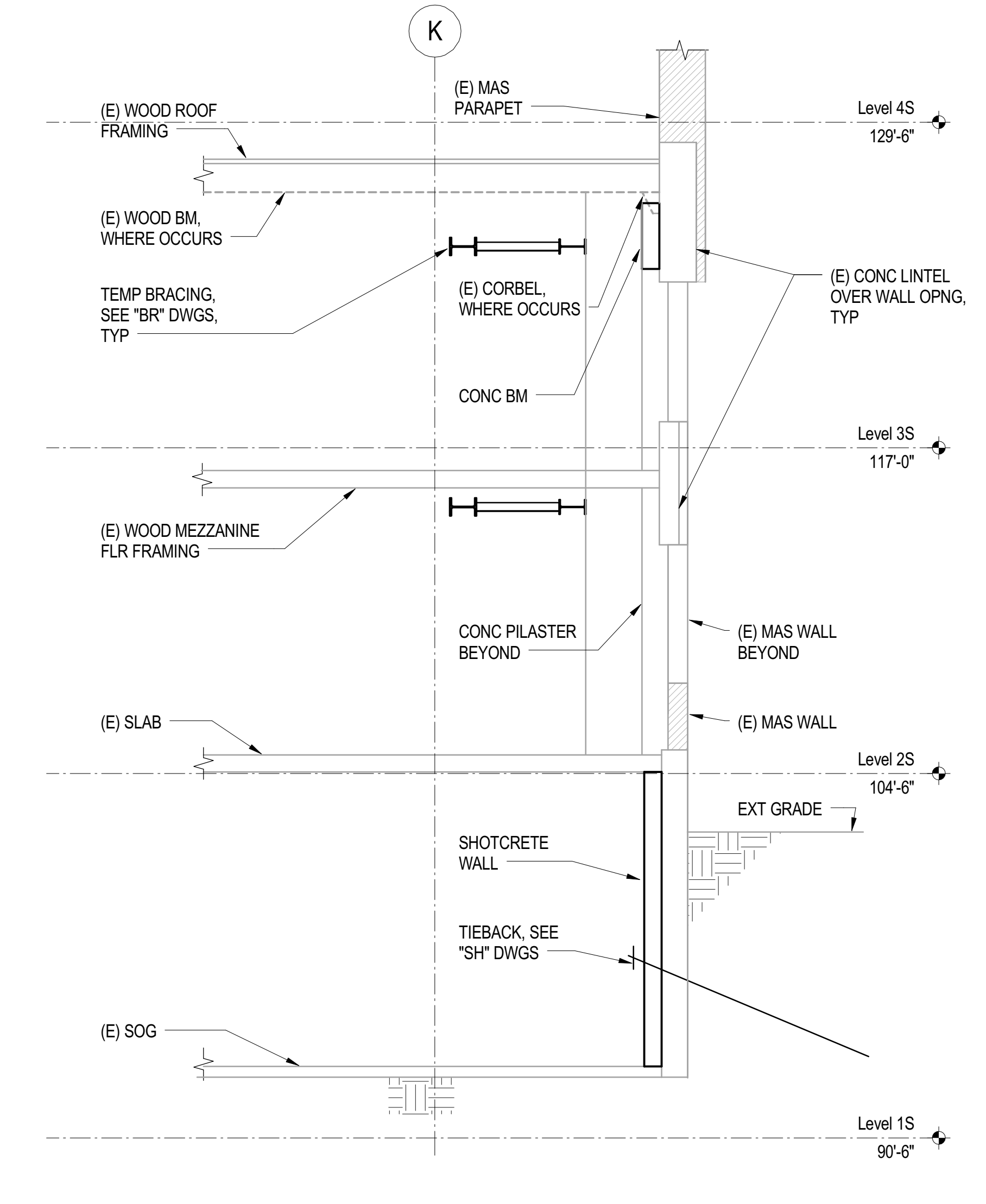
10 SECTION AT EAST WALL AT PILASTER  
1/4" = 1'-0"



TEMPORARY CONDITION

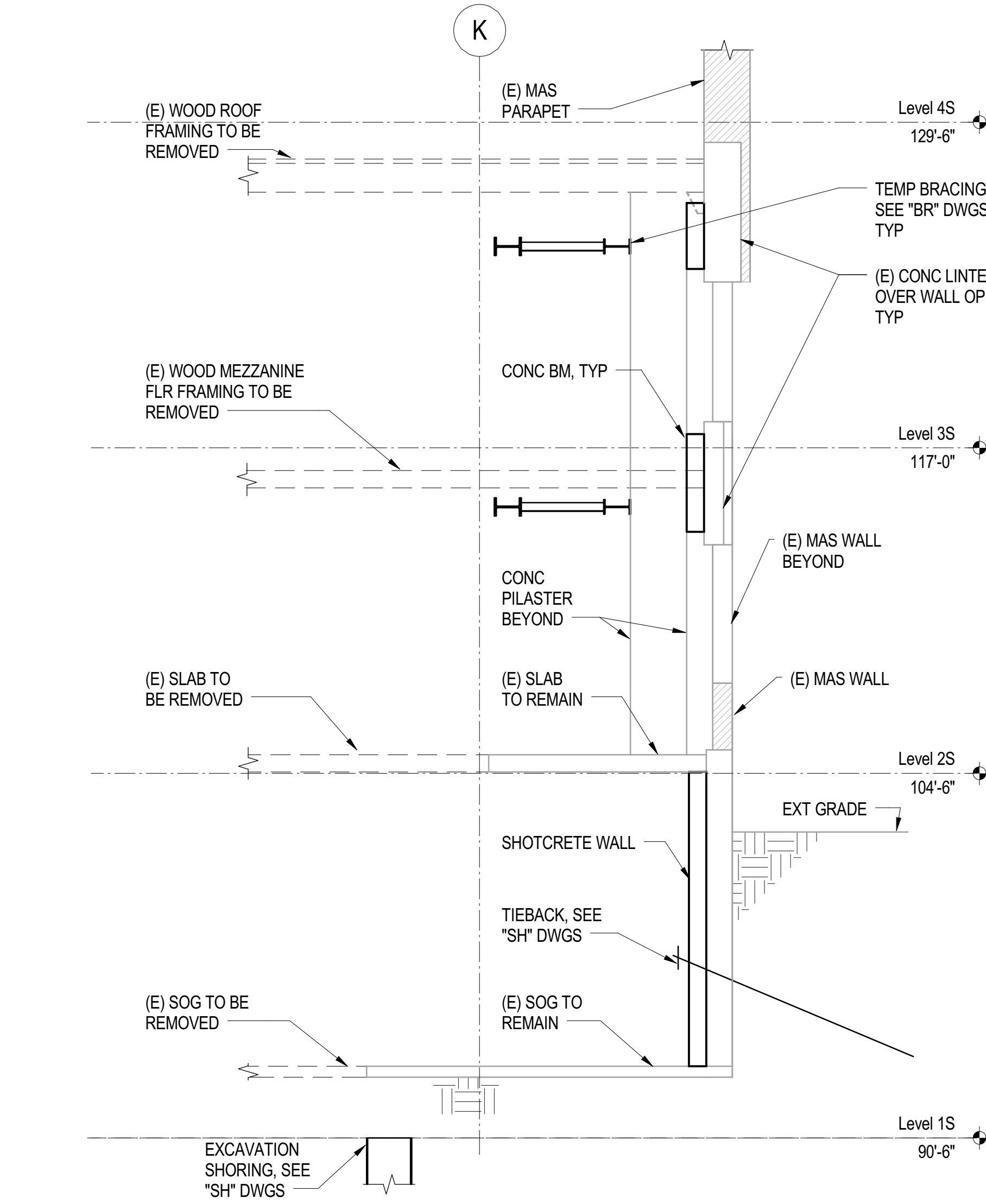


FINAL CONDITION

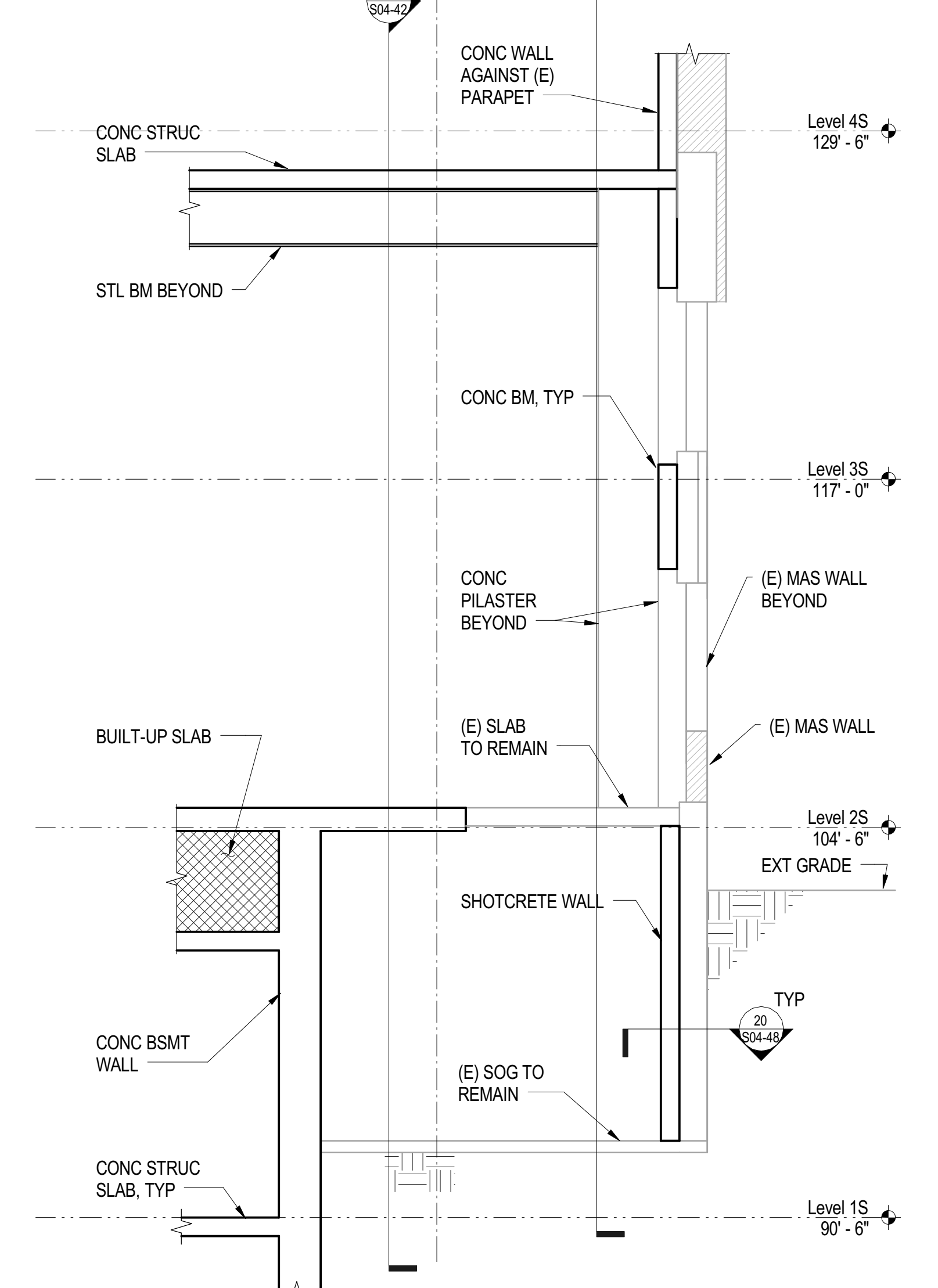


PRE-DEMOLITION CONDITION

20 SECTION  
1/4" = 1'-0"



TEMPORARY CONDITION



FINAL CONDITION

THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
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12/12/2013 William Whipkey



THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
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12/12/2013 **William Whipkey**

**DEMOLITION  
PERMIT**

**September 18, 2013**

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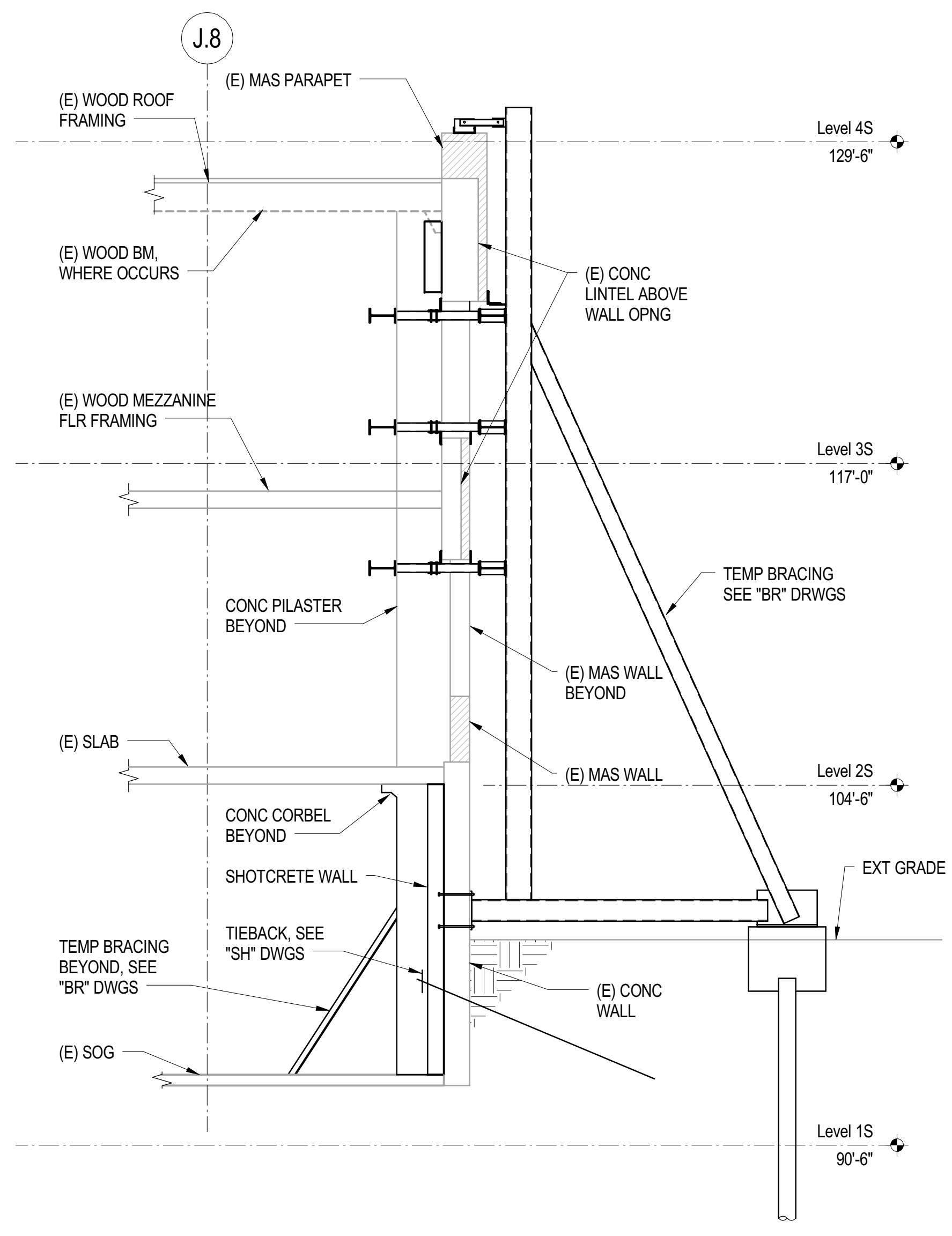
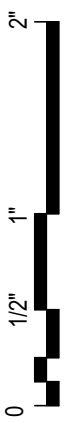
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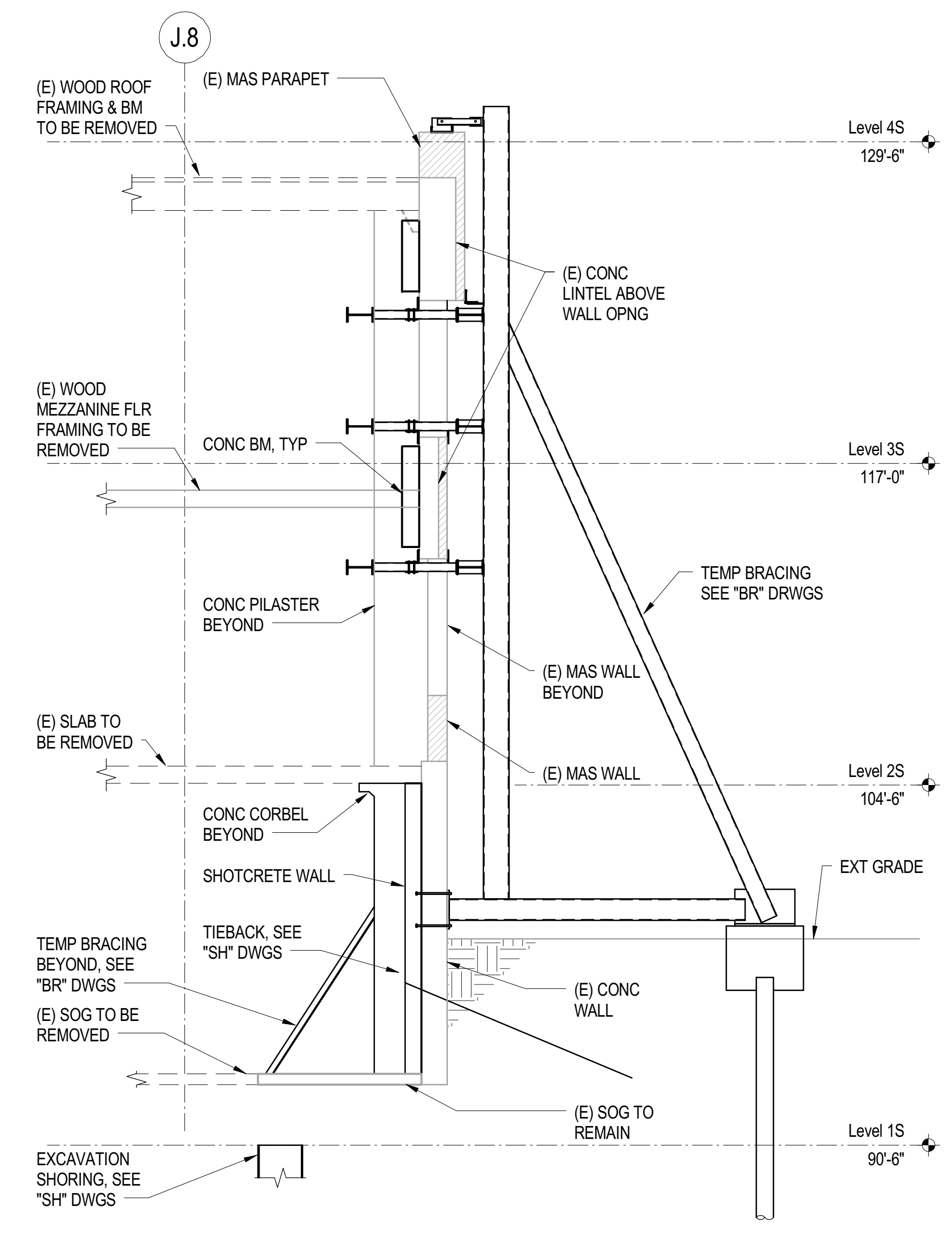
**TROY BUILDING  
FACADE WALL  
SECTIONS**

Sheet

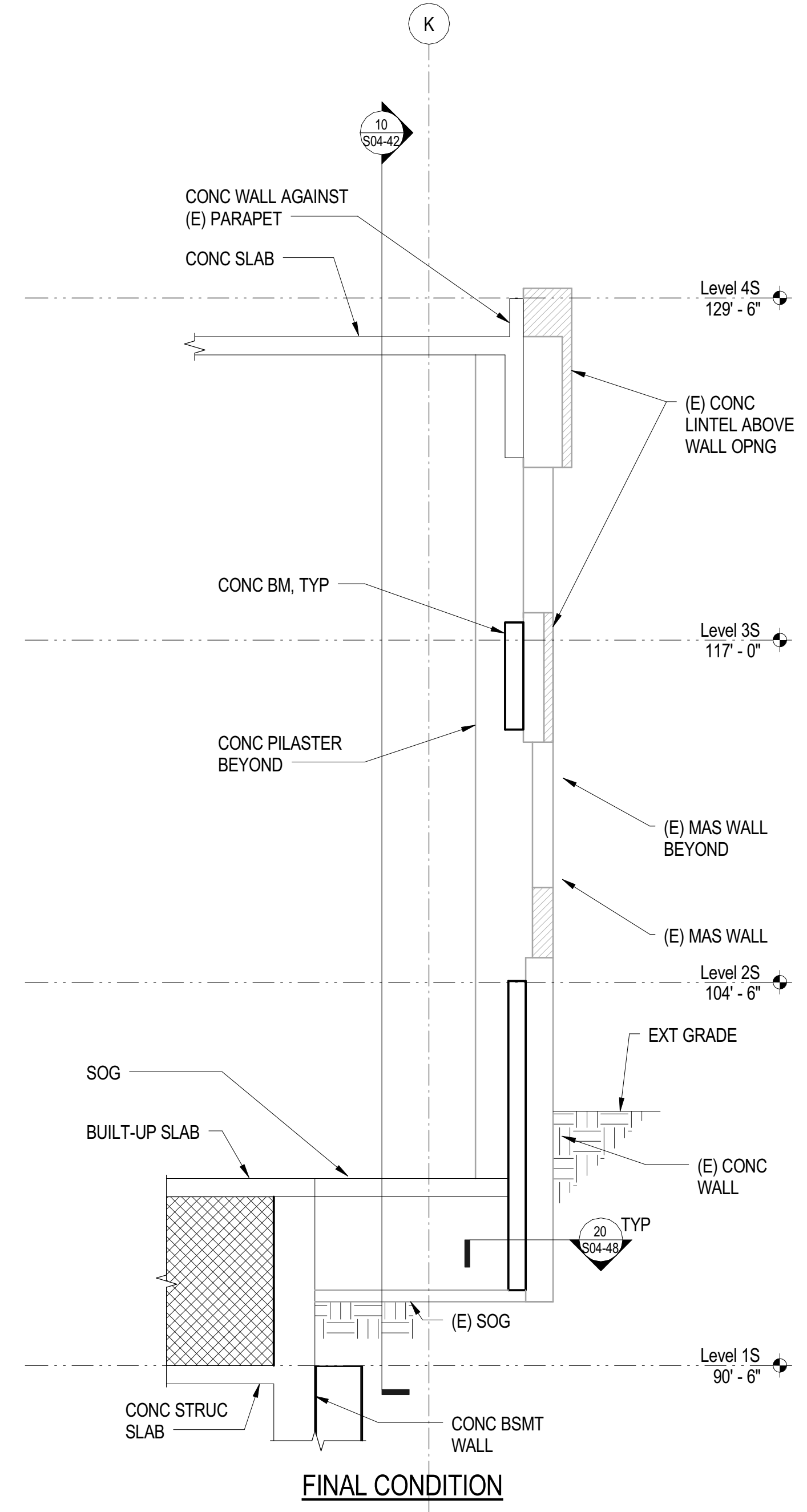
**S04-47**



**PRE-DEMOLITION CONDITION**



**TEMPORARY CONDITION**



**FINAL CONDITION**

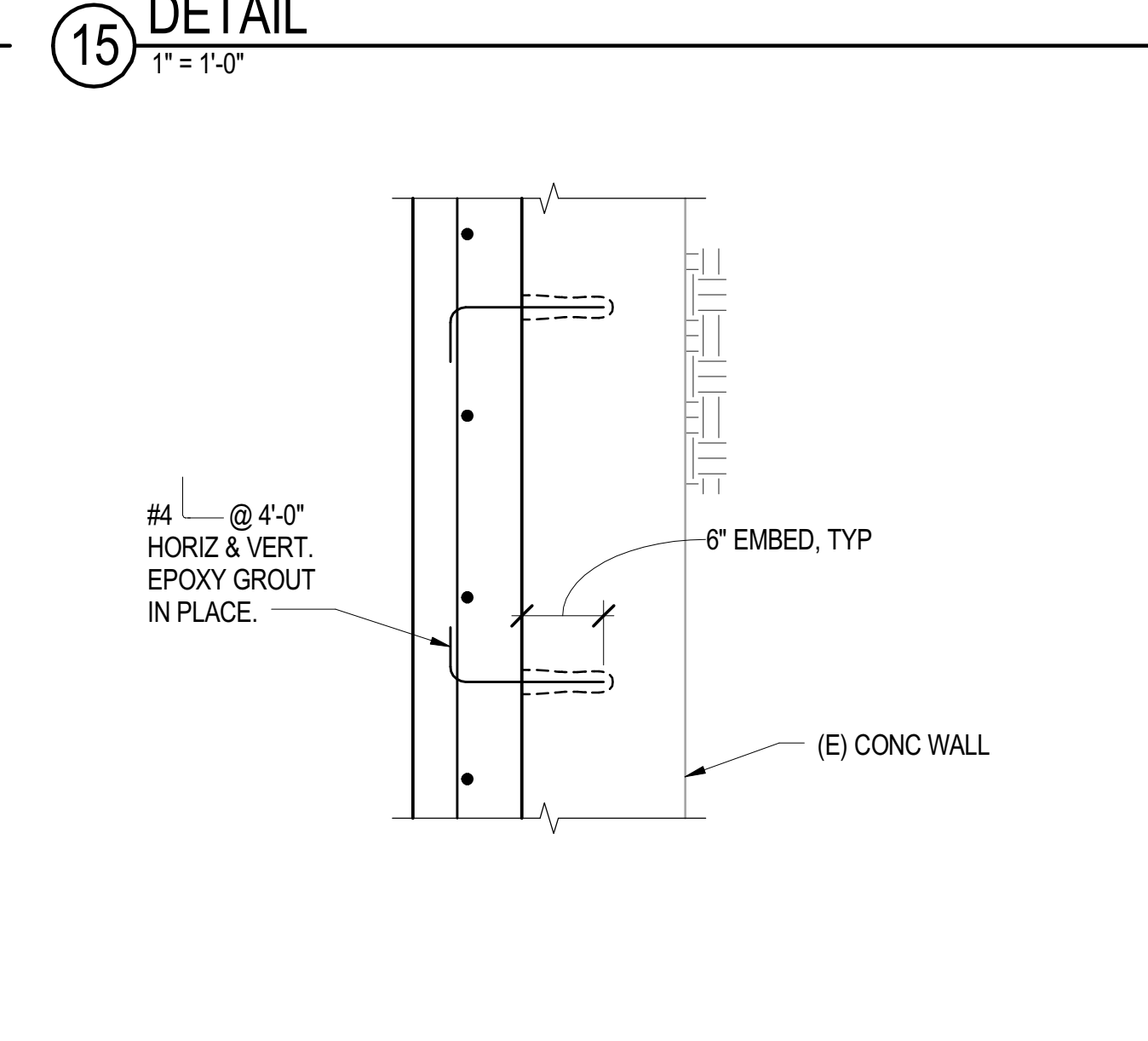
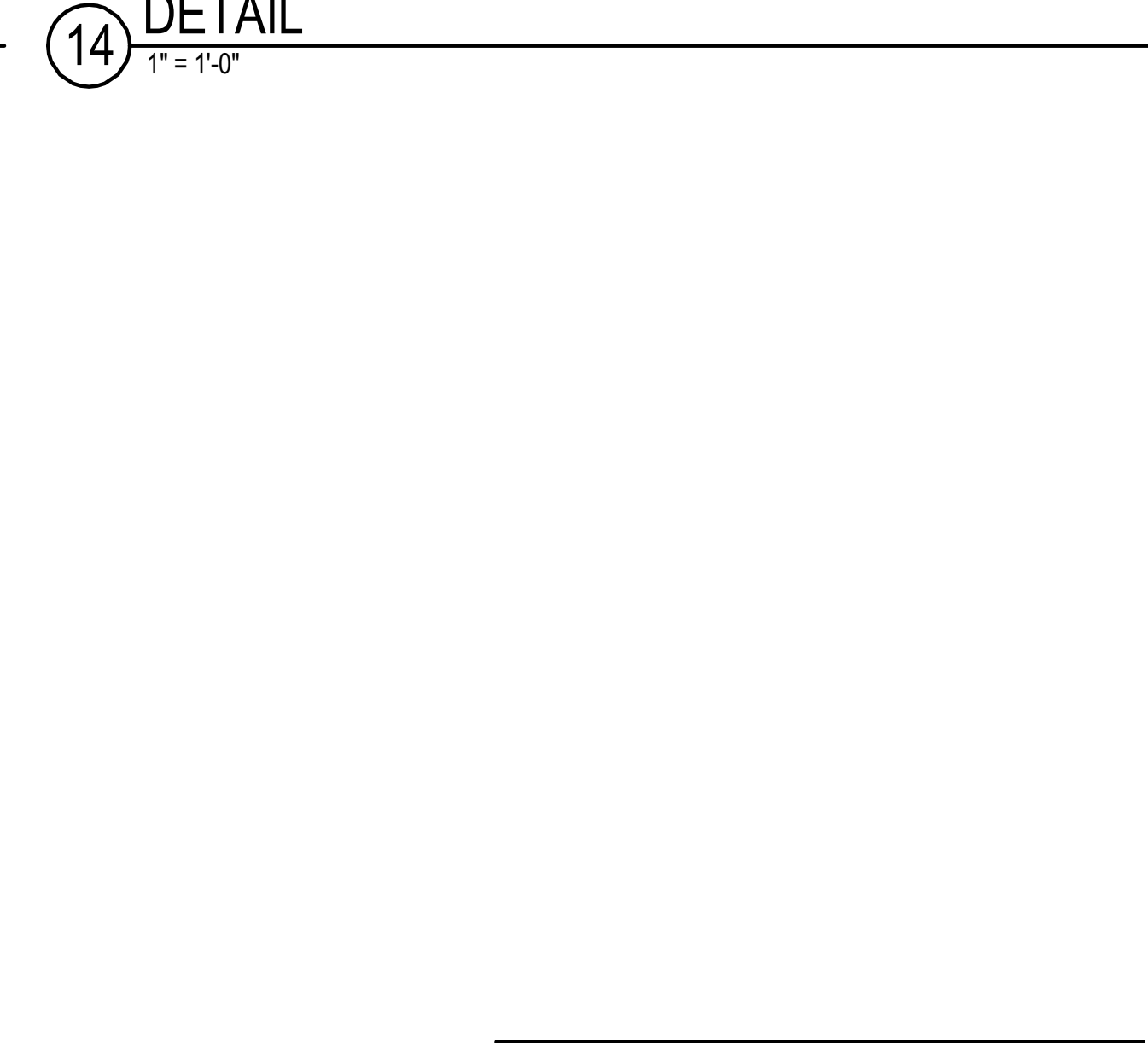
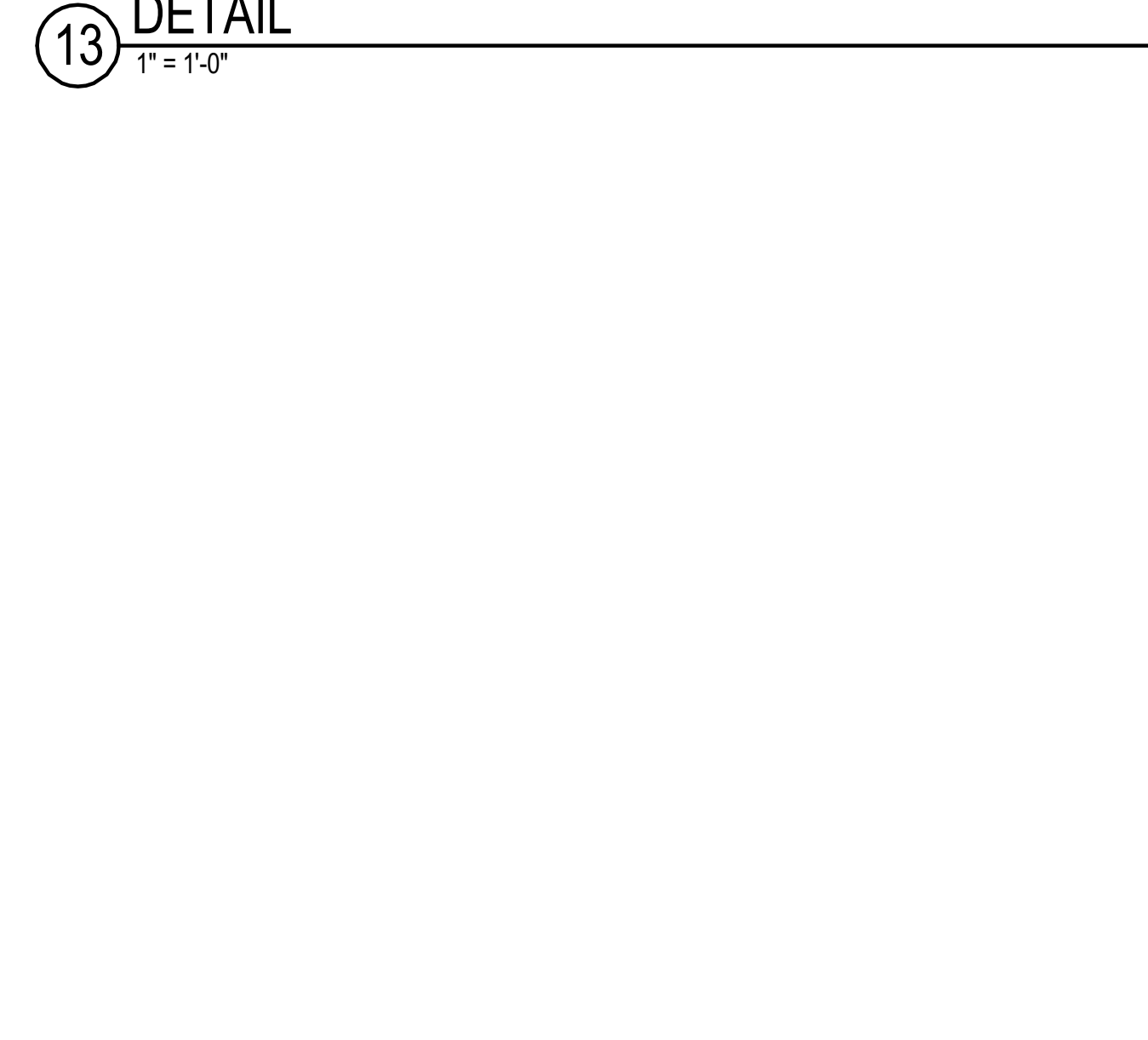
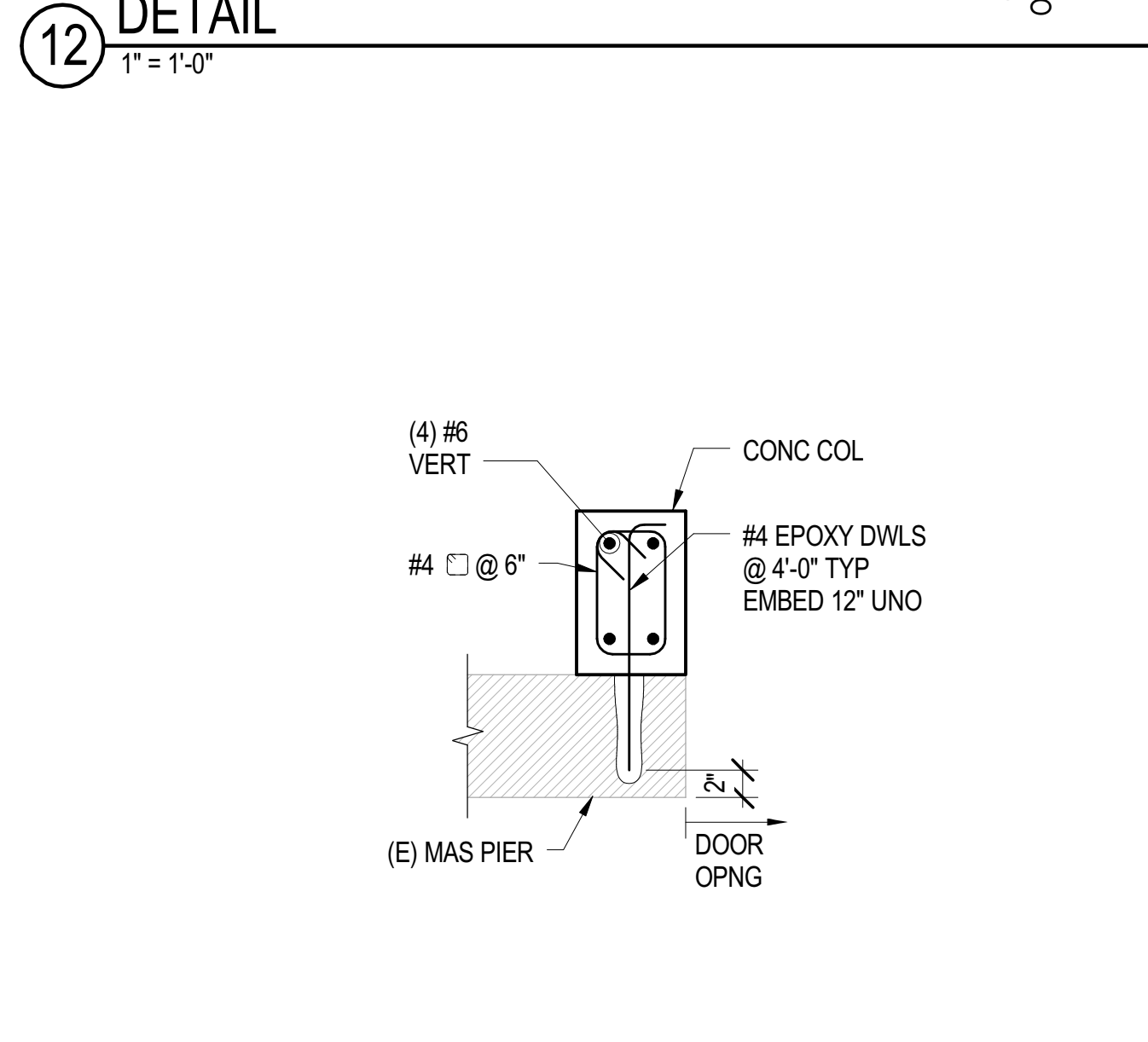
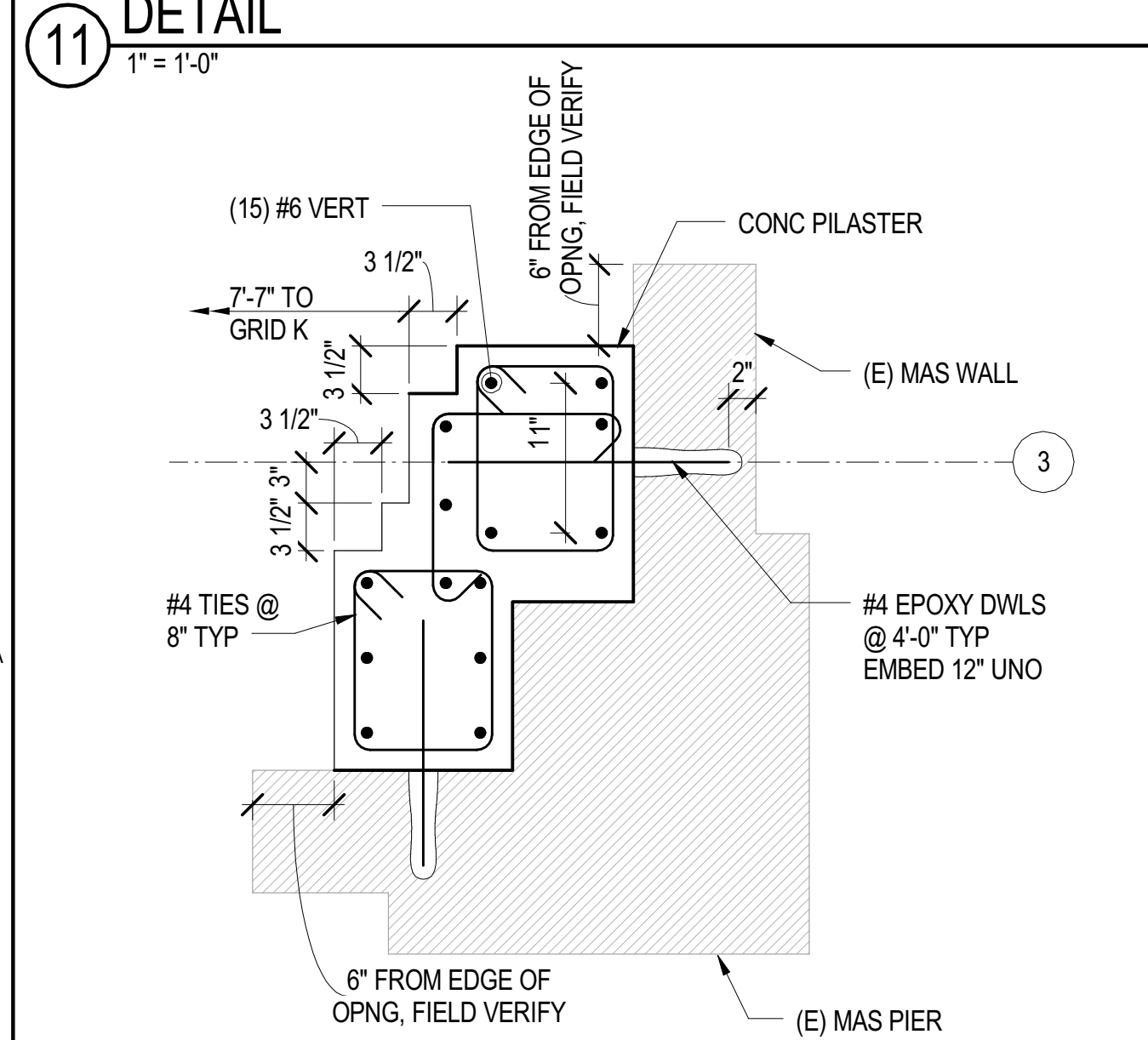
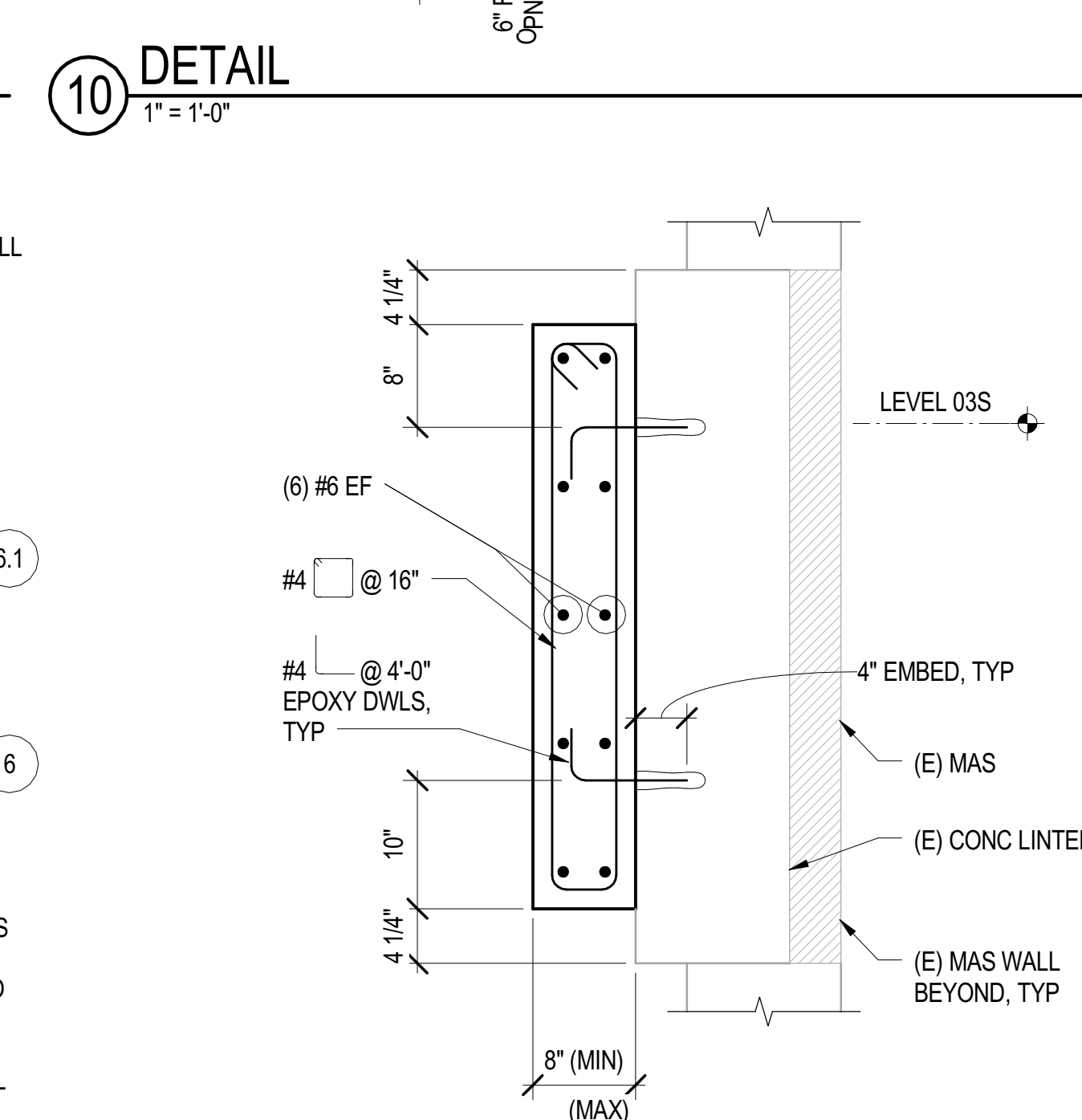
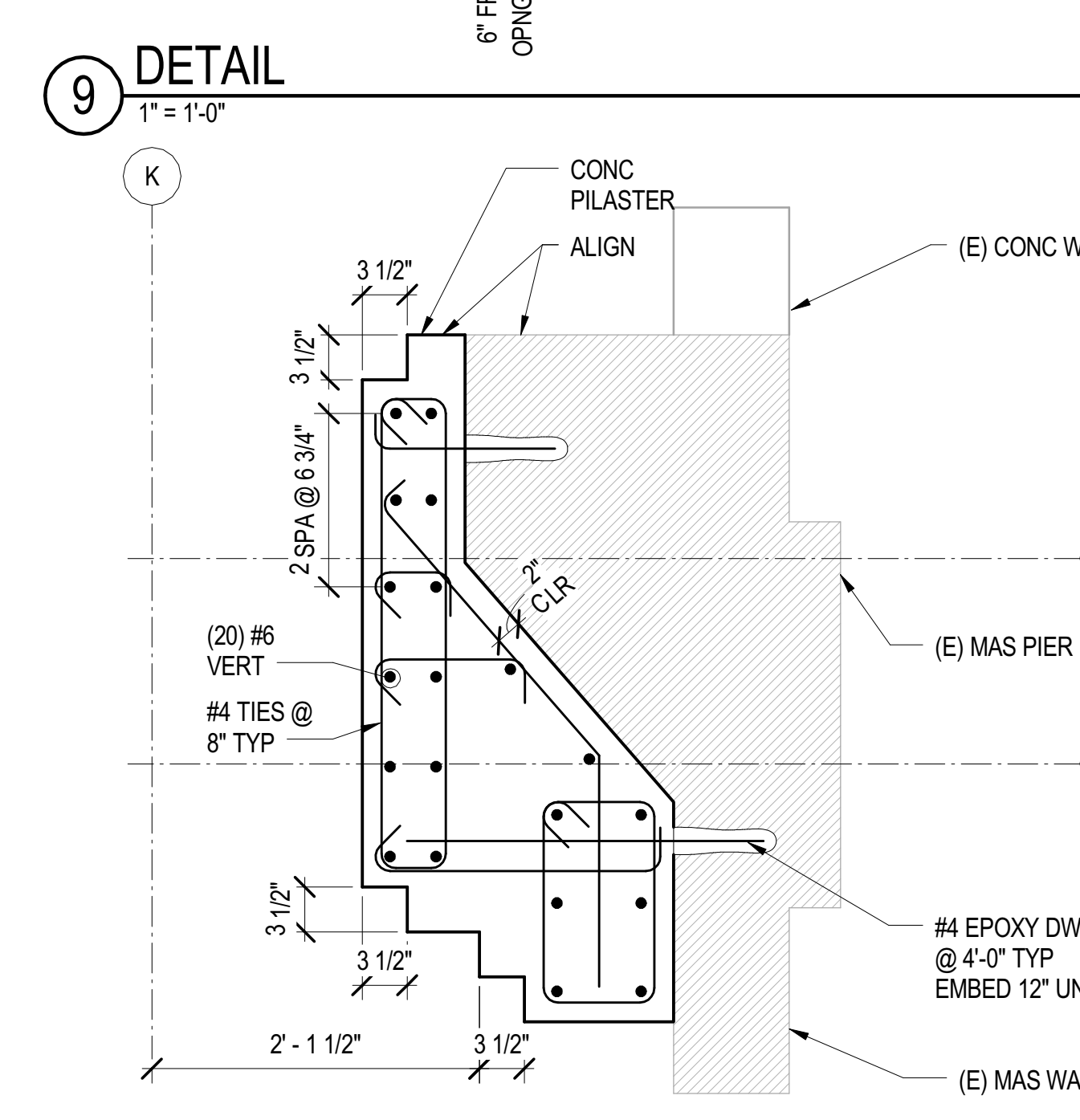
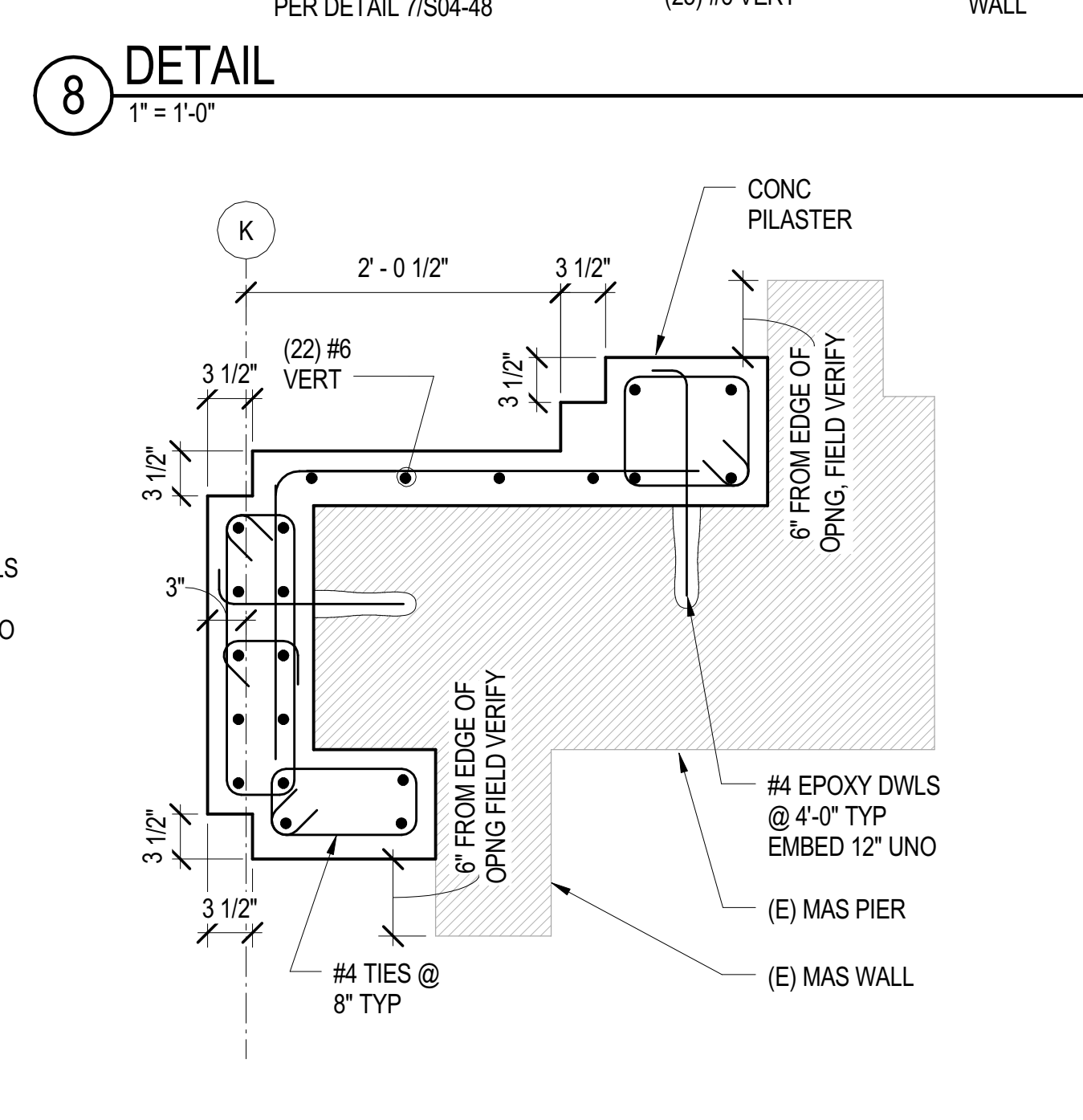
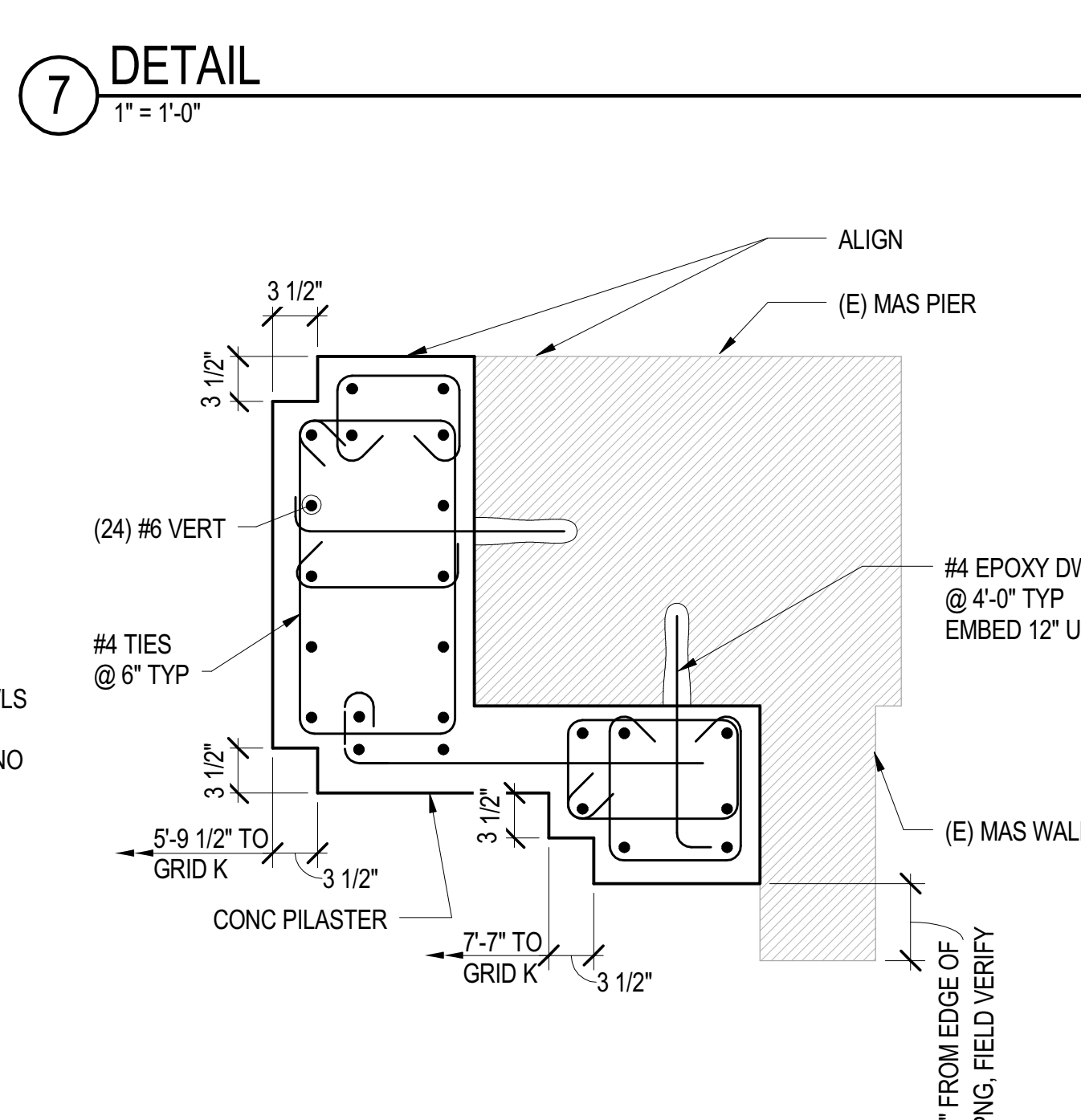
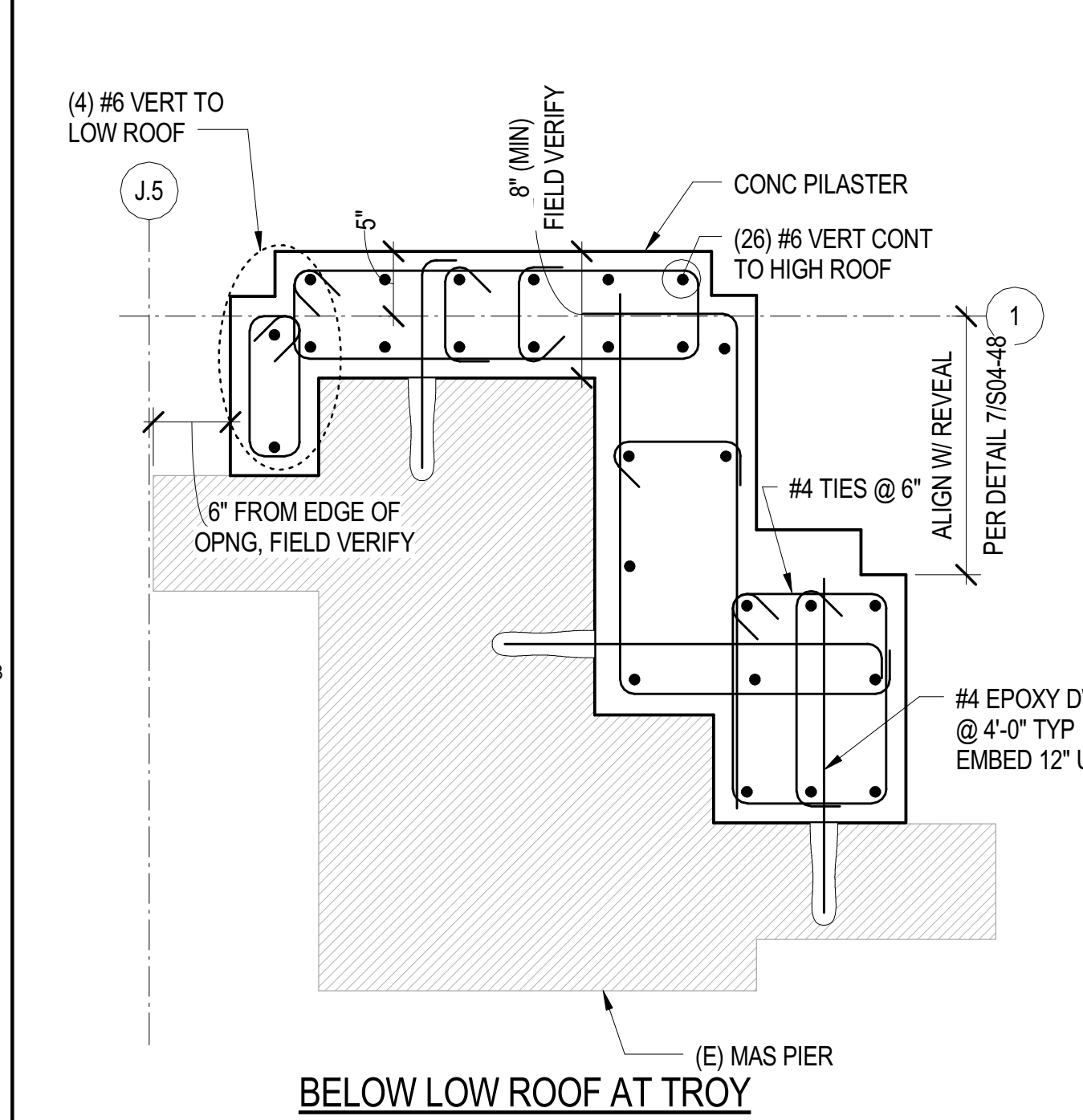
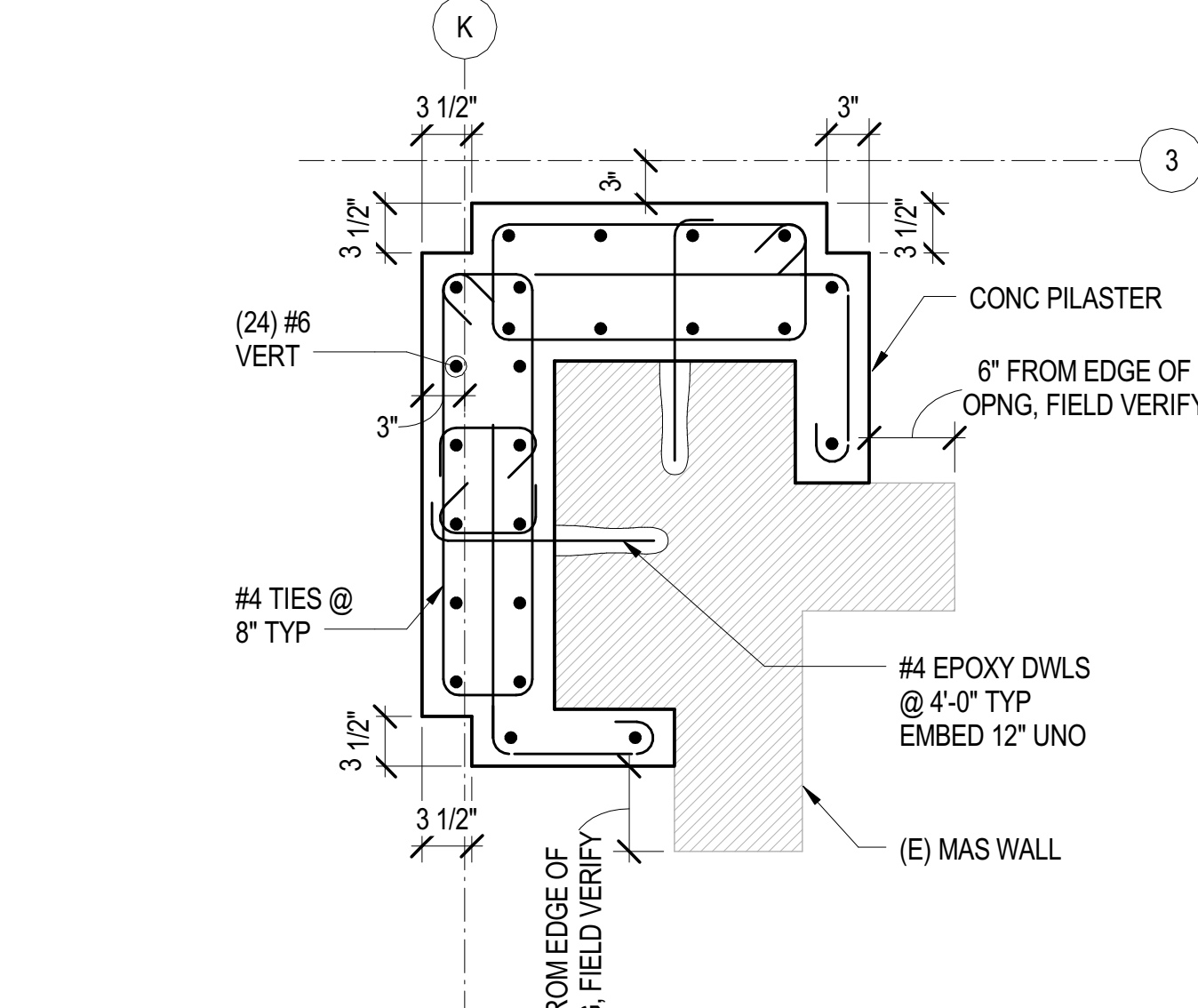
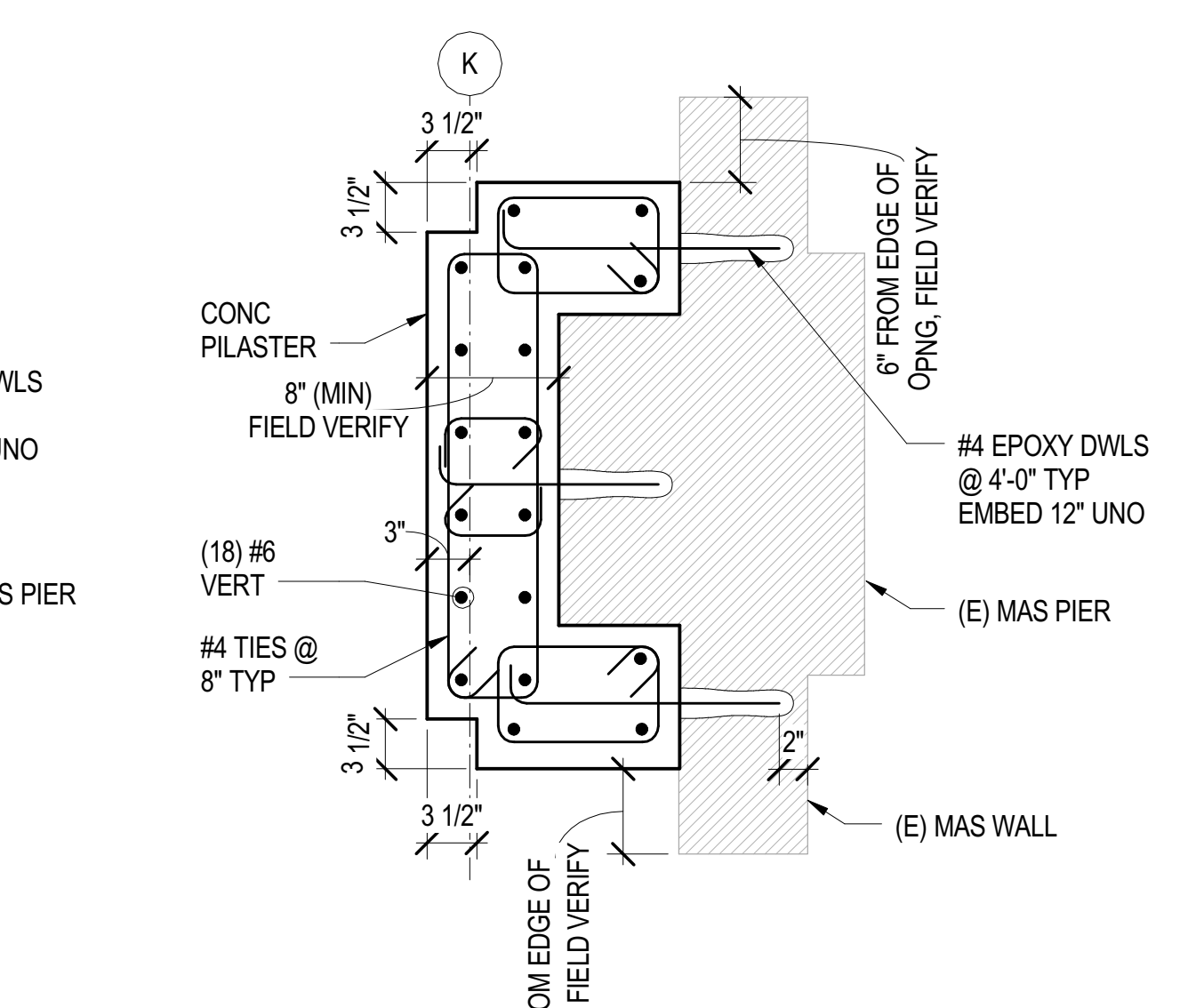
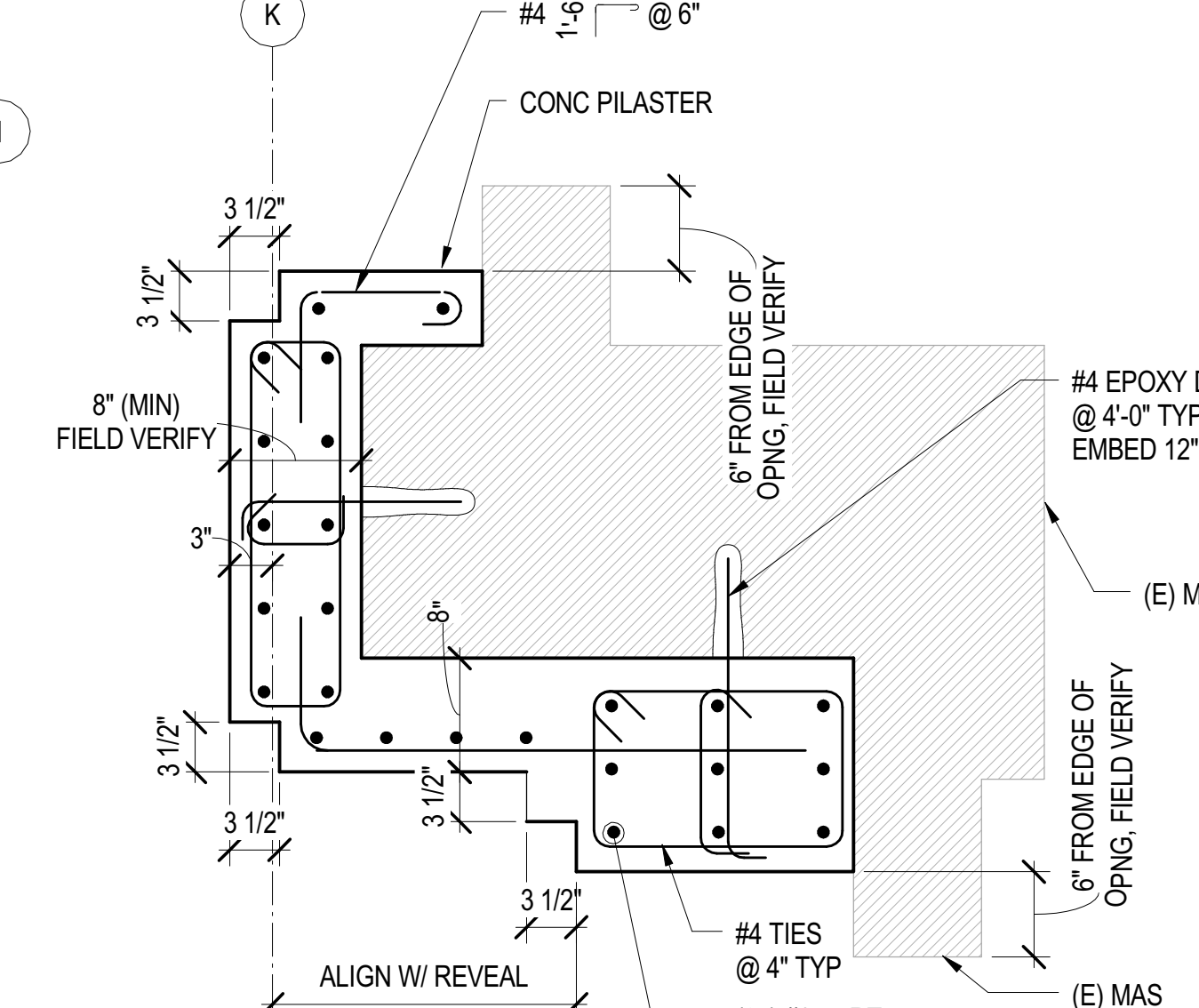
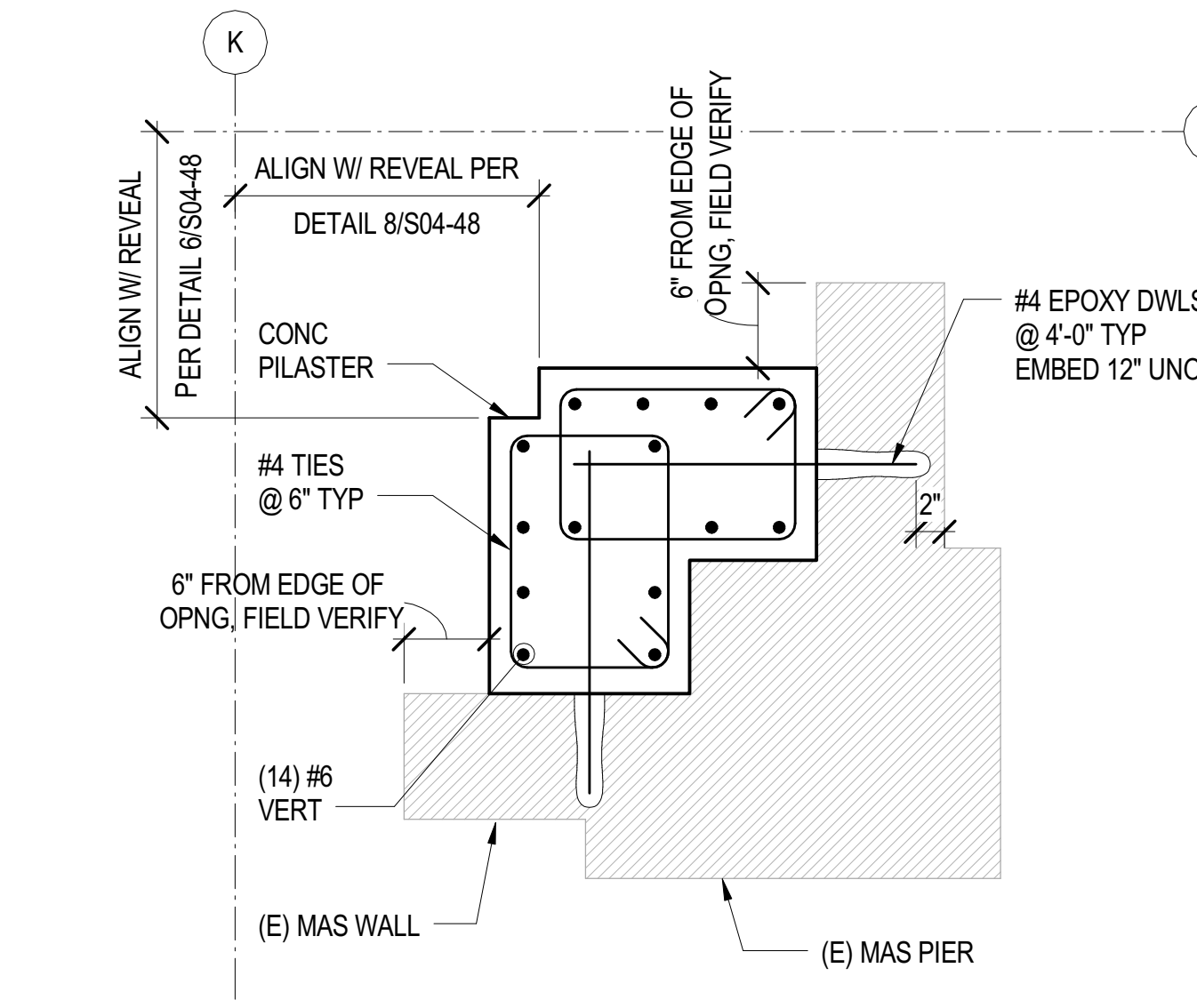
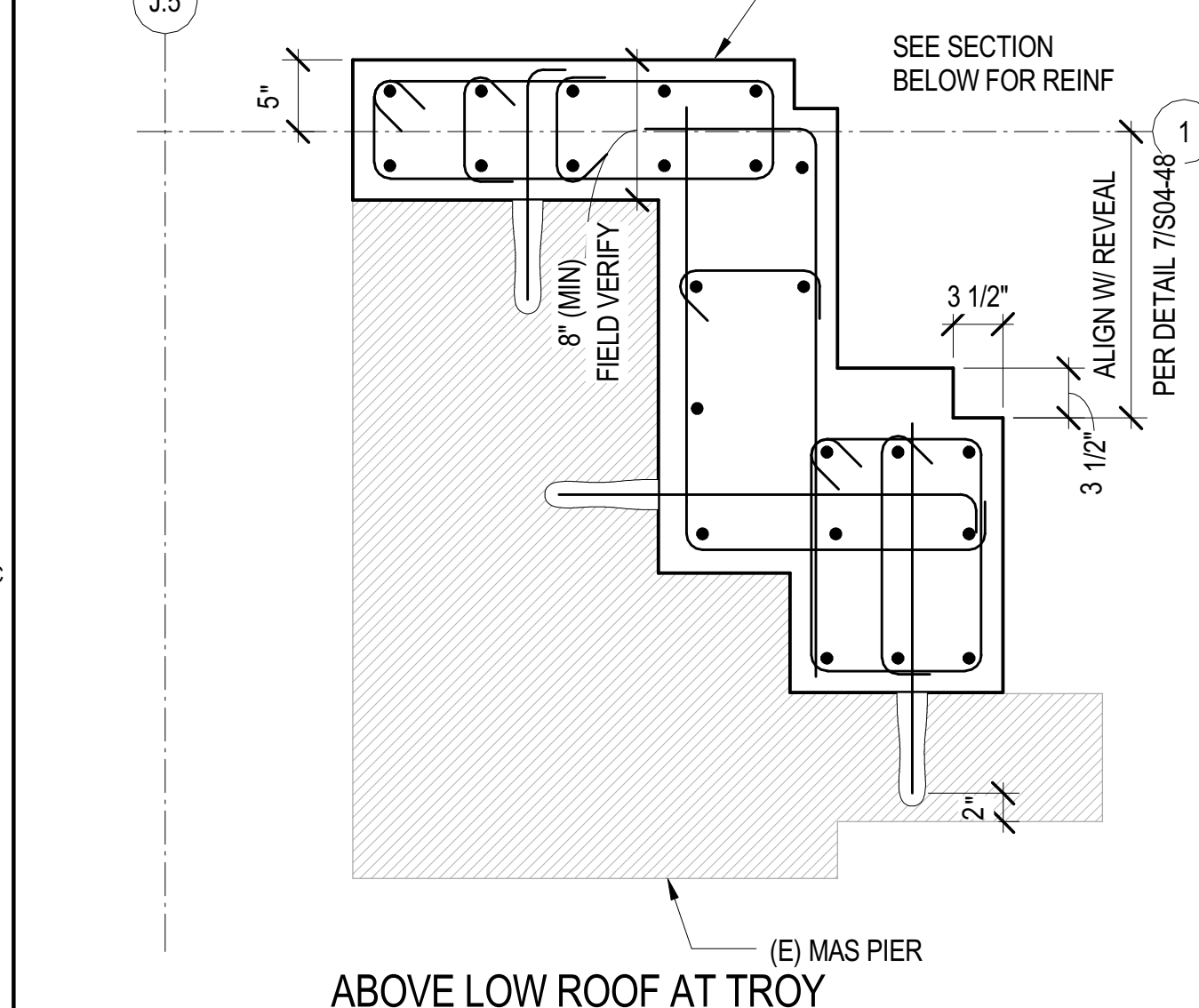
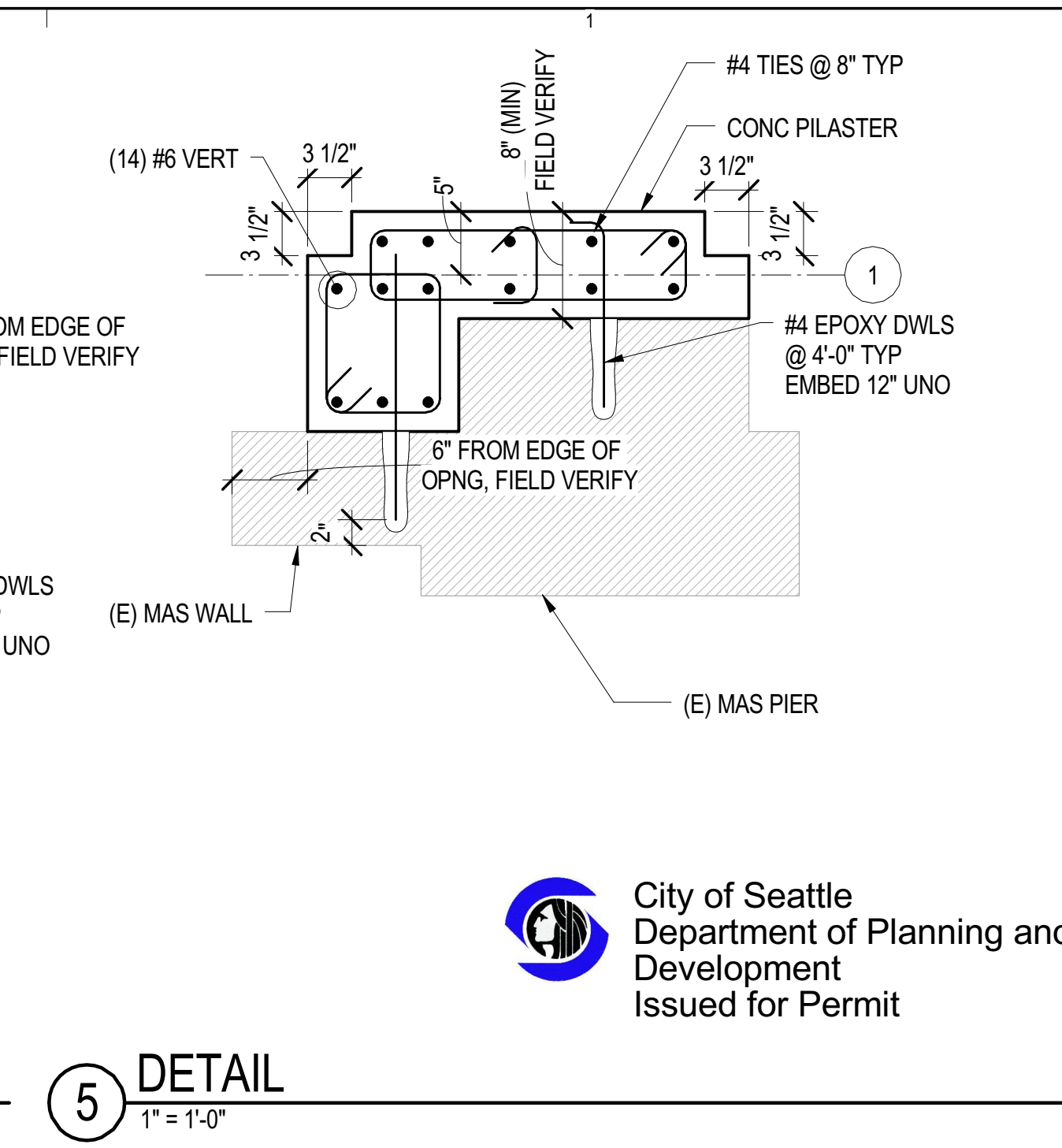
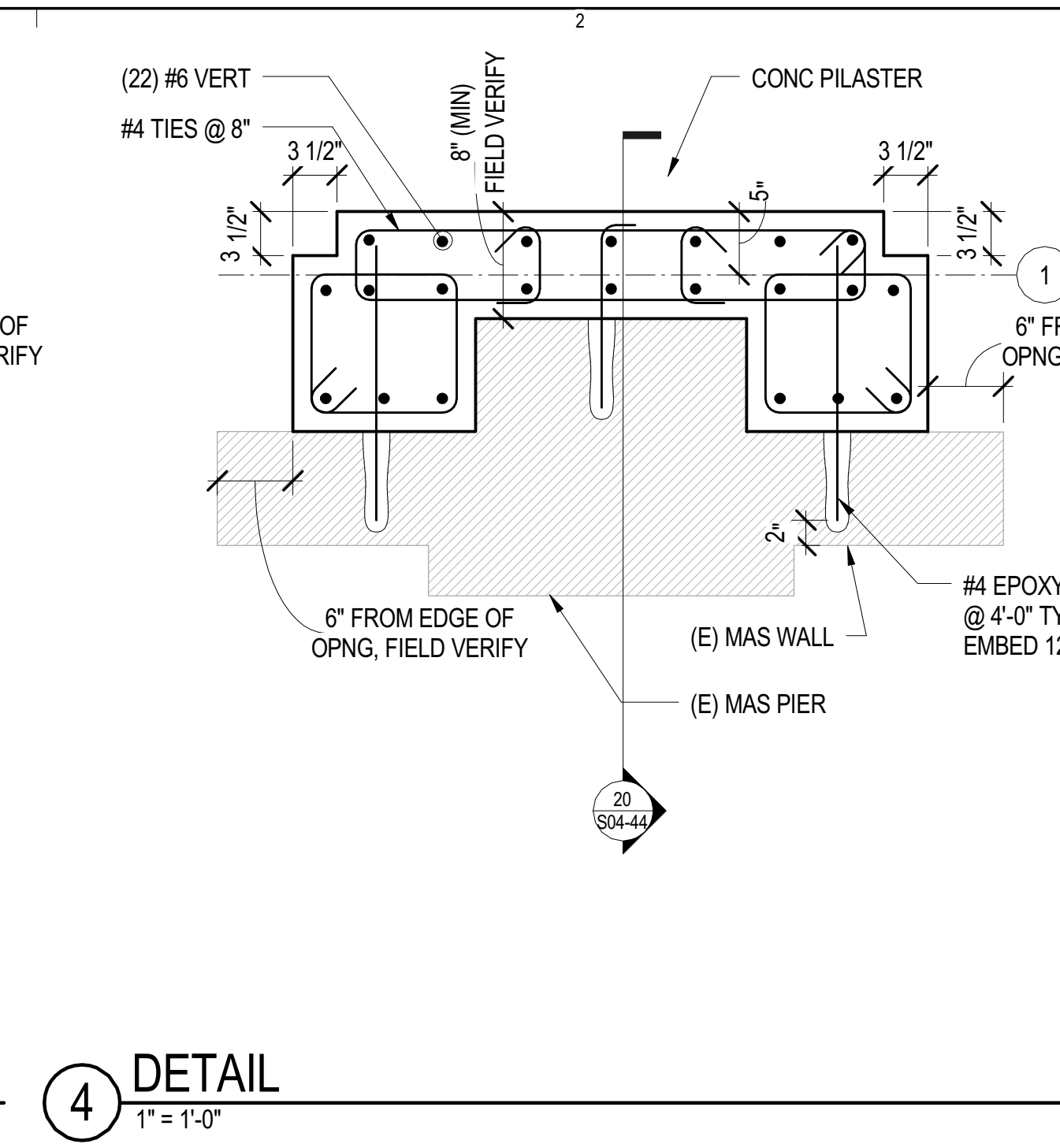
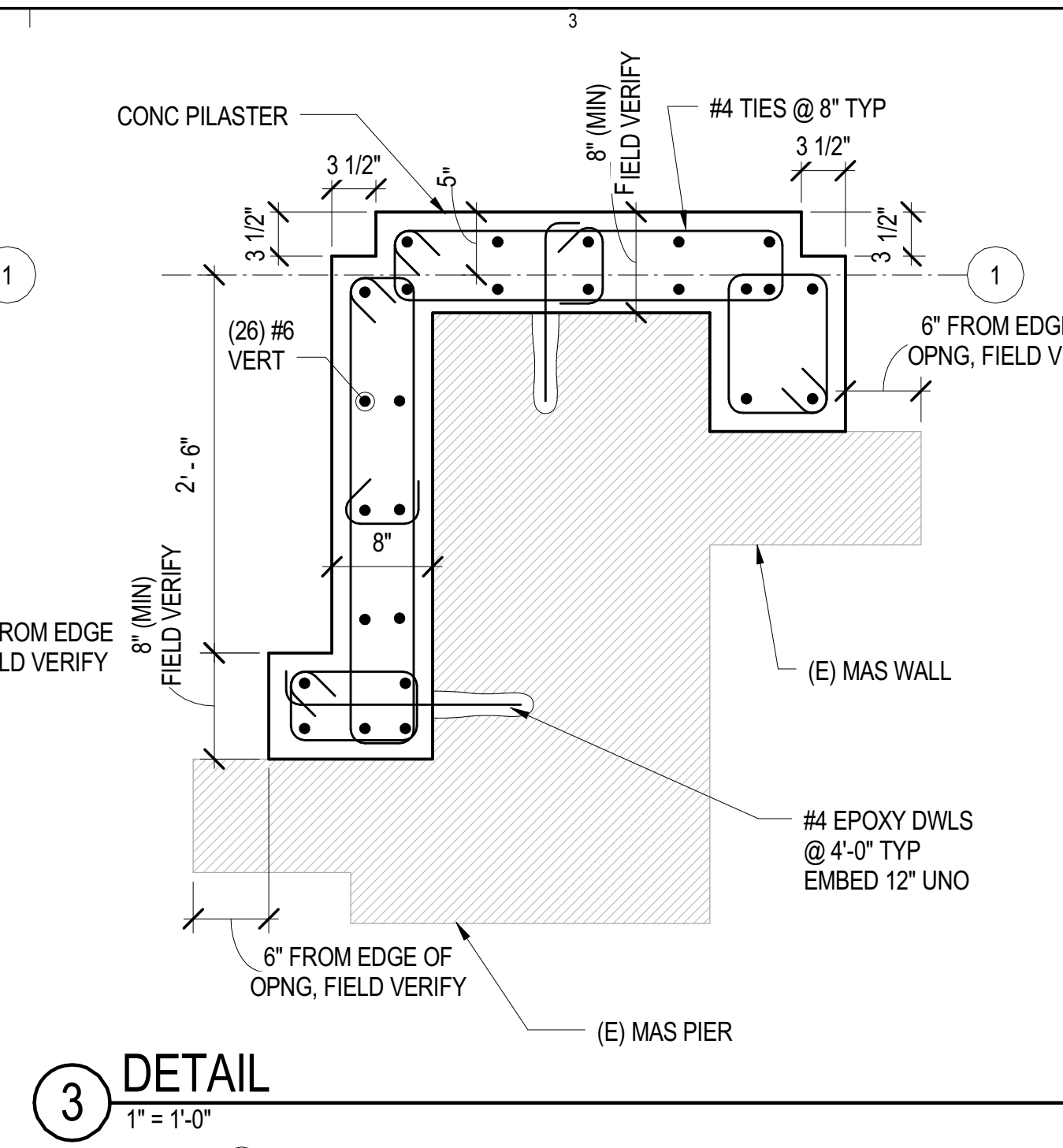
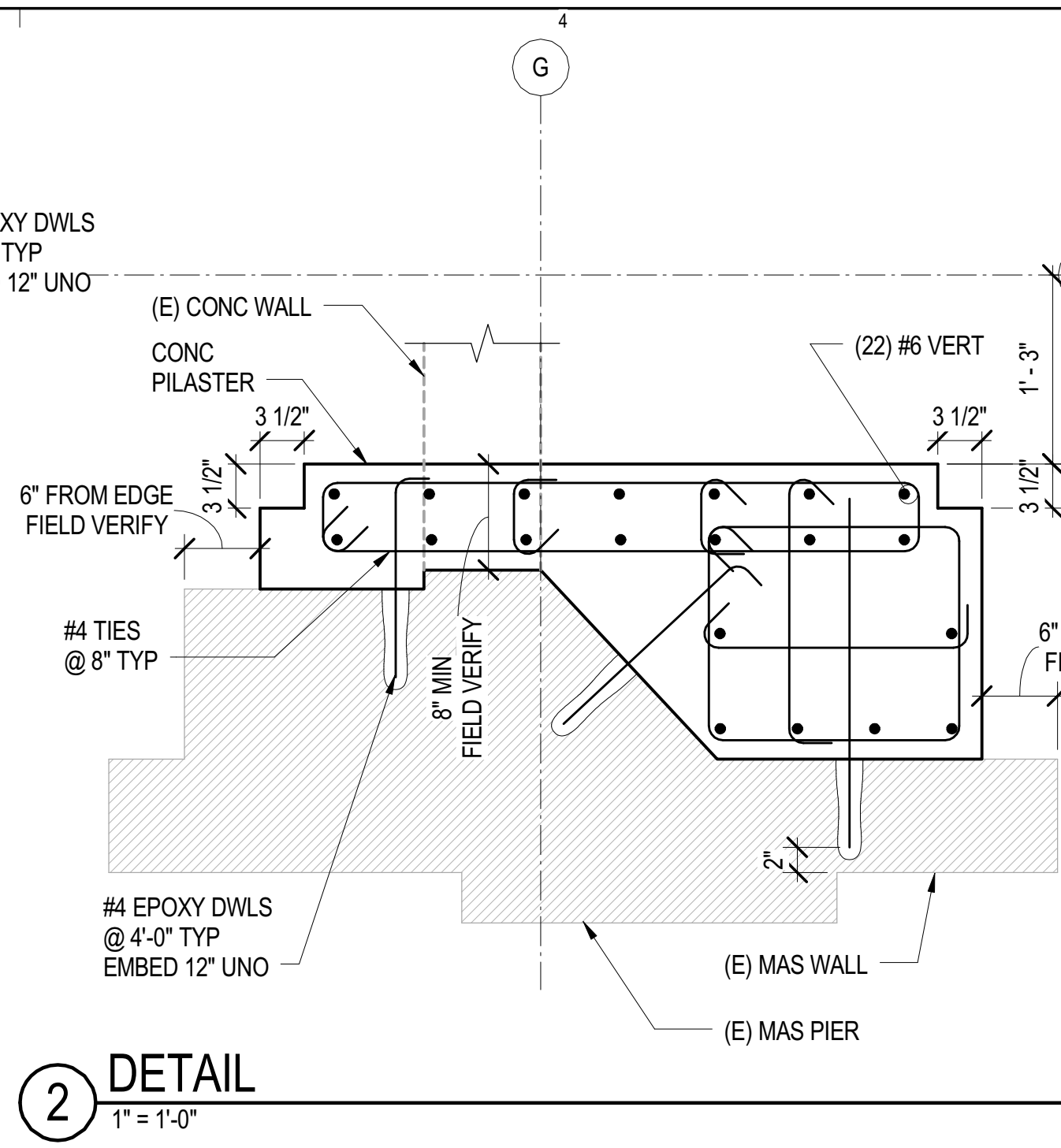
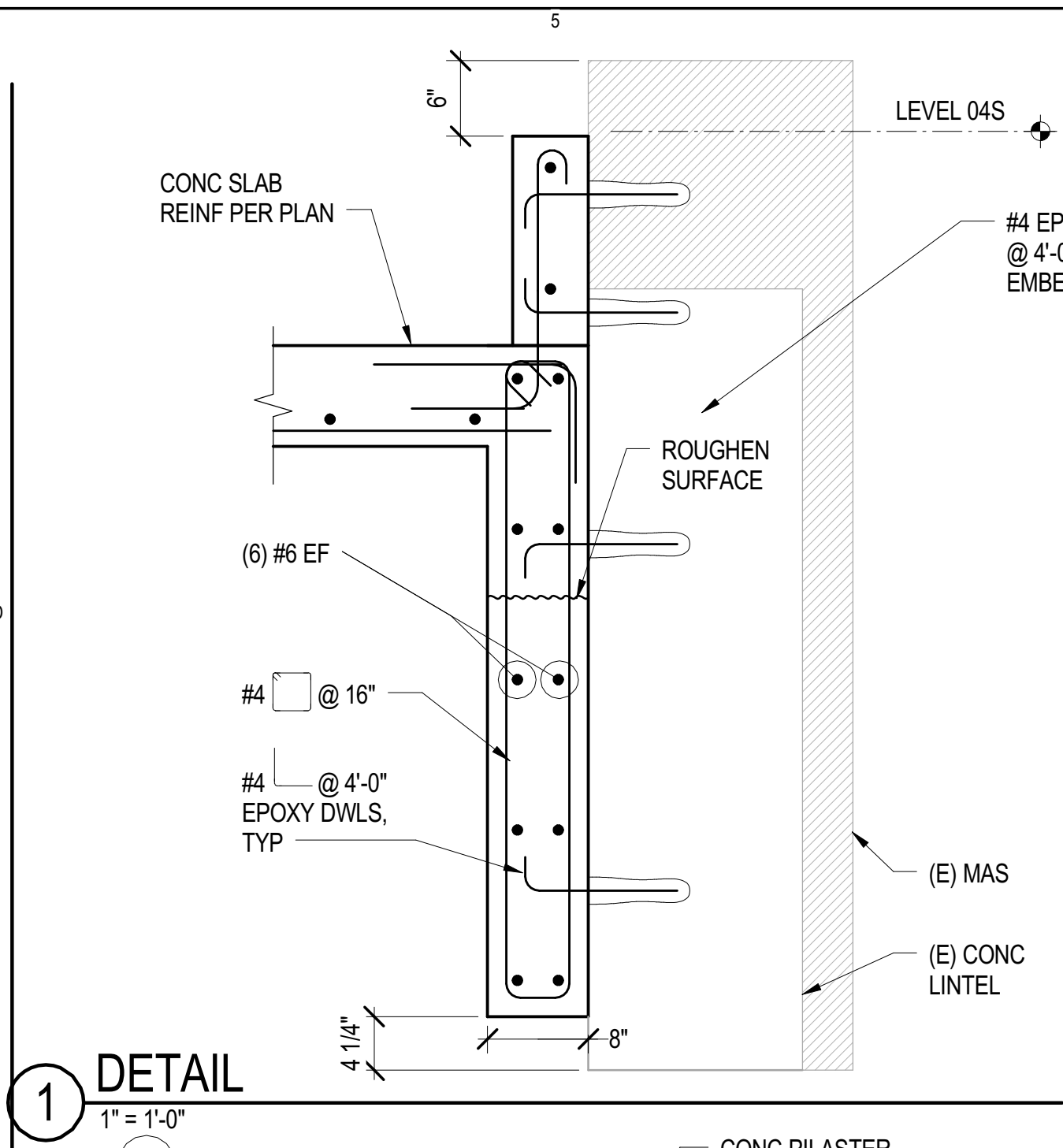
**SECTION AT EAST WALL**  
1/4" = 1'-0"





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Approved	Approver	

Title  
TROY BUILDING  
FACADE  
SECTIONS AND  
DETAILS



THE CITY OF SEATTLE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
APPROVED  
Subject to Errors and Omissions  
12/12/2013 William Whipkey



Permit Number:  
**6367485**



# CITY OF SEATTLE

## Construction Permit

Department of Planning  
and Development  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600

**DISTRICT 9**

APN #:  
198620-0480  
198620-0515

**Site Address: 300 BOREN AVE N, SEATTLE, WA**

**Building ID:**

**Location:** ADDRESS CHANGED ON A/P FROM 307 FAIRVIEW TO 300 BOREN AVE N. (SOUTH TOWER ADDR - MATCH MUP) SLM 3/19/2014

**Legal Description:** ALL OF BLOCK 109, TGW VO92708 LESS STREET PER CO 51975 DENNY'S D. T. 5TH ADDITION

**Records Filed At:** 307 FAIRVIEW AVE N

**OWNER**

PAUL KLANSNIC  
2025 FIRST AVENUE  
SEATTLE, WA 98121  
Ph: (425) 417-5109 Fax: (206) 727-2399

**CONTRACTOR**

**Application Date:** 07/19/2013  
**Issue Date:** 06/16/2014  
**Expiration Date:** 12/16/2015  
**Fees Paid:** \$113,270.50  
**As of Print Date:** 06/16/2014

**Description of Work:** Shoring and excavation for construction of podium, north, and south towers of office and retail building on common podium with below grade parking, per plan

**Permit Remarks:**

**Building Code:** SBC 2009  
**DPD Valuation:** \$17,000,000  
**Occupancy Cert Required:** N  
**Special Inspections:** Y  
**Land Use Conditions:** Y

**Building Information:**

Basements: 5  
Stories: 13  
Mezzanines: 0

**Residential Units this Permit:**

Added: 0  
Removed: 0  
Total: 0

**Zoning/Overlays:**

Urban Village Overlay  
Landmark  
Scenic View Within 100 Ft  
Airport Height District  
Additional Information on File

**Non-Separated Uses:** **Site Final Required:** Y

**Occupancy per Building Code**

Floors	Type	Occupancy Group	Occupancy	Asmby Load	Fire
P1 - P5	IA	S-2 Parkng Encl	Parking-Loading	N/A	13
South Tower L1	IA	M Retail	Retail	N/A	13
So Tower L1-12	IA	B Office	Office	N/A	13
No Tower L1-13	IA	B Office	Office	N/A	13

**Approved Use per Land Use Code**

Use	Location

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
3012675	Discretionary Land Use Action	Ordinance Reviewer	WILLIAM WHIPKEY	(206) 233-7229
6361888	Construction And Development	Structural Reviewer	WILLIAM WHIPKEY	(206) 233-7229
		LU Planner	SHELLEY BOLSER	(206) 733-9067
		Zoning Reviewer	SAMANTHA UPDEGRAVE	(206) 615-1892
		Primary Applicant	ANDREW CLINCH	(206) 381-6000

**Applicant Signature:**

**Date:**

Permitted work must not progress without prior inspection approval. When ready for inspection, make request with the Department of Planning and Development at (206) 684-8900 or on the internet at: [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/). Provide the permit number, site address, and contact phone. Permission is given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees.

**THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**



PERMIT # 6367485

**City of Seattle**  
**Department of Planning and Development**  
**700 Fifth Ave., Suite 2000**

**POST THIS SIDE OUT: THIS PERMIT MUST BE CONSPICUOUSLY POSTED AT THE WORK SITE**

**TO THE CONTRACTOR/OWNER,**

Additional permits may be required for work occurring under this permit. This permit does not authorize Sewer, Public Right-of-Way Shoring, Drainage and Street Use, Fire Department, Boiler, Electrical, Elevator, Furnace, Gas Piping, Plumbing, or Sign permits. If other permits are required, they must be applied for separately from this permit. The requirements for all other permits related to this Permit, must be completed prior to the Final Inspection of this permit.

This Permits Final Inspection is required. The premises must not be occupied until the Final Inspection is provided and occupancy is authorized by the Seattle Department of Planning and Development.

**ISSUED PERMIT STATUS:** You can check the status of issued permits on the internet at: [www.seattle.gov/dpd](http://www.seattle.gov/dpd)

**INSPECTION REQUESTS:** Please clarify which inspections your project requires before proceeding with your project.

You may request an inspection on the internet or by phone. Inspection requests received **before 7:00 AM** are scheduled for the same working day. Inspection requests received **after 7:00 AM** are scheduled for the next working day. Inspectors are available between the hours of 7:30 AM and 8:30 AM.

- A) **Internet:** [www.seattle.gov/dpd/permits/inspections/](http://www.seattle.gov/dpd/permits/inspections/) Under **Scheduling an Inspection** click **Requesting an inspection online.**
- B) **24 hour inspection request line at (206) 684-8900**, cell phones are discouraged due to frequent connection problems.
- C) **Customer Service at (206) 684-8950** between the hours of 7:30 AM and 4:30 PM.

**BEFORE BEGINNING CONSTRUCTION:**

- A) Before **First Ground Disturbance**, request an inspection of installed **Erosion Control Measures.**
- B) When there is **Special Inspections**, Land Use conditions, and/or unusual design elements, a **Pre Construction Conference** is required prior to construction. Call 684-8860 to request a Pre Construction conference.
- C) If this permit requires a **Soil Bearing Capacity** special inspection by a Geotechnical Engineer, that approval is required **before** the foundation pour. The Building Inspector will accept the Geotechnical Engineer's approval **signature below.**
- D) When **Special Inspections** are required, notify the Special Inspection Agency at least 24 hours in advance.

**DURING CONSTRUCTION:**

DPD inspectors will provide a copy of each inspection report. These reports must either be kept with this Permit, or kept together where they can be conveniently referenced. Request an inspection for the following installations:

**PROPERTY LINES MUST BE ESTABLISHED BY SURVEY STAKES PRIOR TO SETBACK/FOUNDATION INSPECTION.**

a. <b>FIRST GROUND</b> (non disturbance areas, erosion control, tree protection)	f. <b>INSULATION</b> (Slab, Walls, Ceiling)
b. <b>SETBACK</b> (Location)	g. <b>MECHANICAL COVER</b> (If HVAC is authorized by this permit)
c. <b>FOUNDATION</b> (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	h. <b>MECHANICAL FINAL</b> (If HVAC is authorized by this permit)
d. <b>STRUCTURAL</b> (Shear Wall, HD's/Straps, Diaphragms)	i. <b>SITE FINAL</b> (If required by this permit)
e. <b>FRAMING</b> (Sub floor prior to sheathing, Walls, Ceiling)	j. <b>FINAL INSPECTION</b> (After all other related permit requirements are completed)

**PRIOR TO FINAL BUILDING APPROVAL:**

Other permit approval sign-offs may be required prior to the Final Inspection of this permit. To speed-up Final approval of this permit, we recommend you acquire other permit final approvals in the signature boxes provided below.

<b>SOIL BEARING</b> Approved By _____ Date _____	<b>BOILER</b> Approved By _____ Date _____	<b>SEATTLE FIRE DEPARTMENT</b> Approved By _____ Date _____
<b>ELECTRICAL</b> Approved By _____ Date _____	<b>ELEVATOR</b> Approved By _____ Date _____	<b>LAND USE/DESIGN REVIEW</b> Approved By _____ Date _____
<b>PLUMBING / GASPIPING / BACKFLOW</b> Approved By _____ Date _____	<b>SITE / SIDE SEWER</b> Approved By _____ Date _____	<b>SDOT - PRVT CONTRACT/ST. USE</b> Approved By _____ Date _____
<b>MECHANICAL / REFRIGERATION</b> Approved By _____ Date _____	<b>OTHER</b> Approved By _____ Date _____	<b>STREET TREES / ARBORIST</b> Approved By _____ Date _____





**City of Seattle**  
**Department of Planning & Development**  
**Engineering Services**

PAUL KLANSNIC  
 2025 First Avenue  
 Seattle, WA 98121

**Re: Project# 6367485**

**Grading Season Extension**

<b>Review Type</b>	GEO SOILS	<b>Date</b>	October 23, 2014
<b>Project Address</b>	300 Boren Ave N	<b>Contact Phone</b>	(425) 417-5109
<b>Contact Email</b>	pklansnic@touchstonecorp.com	<b>Contact Fax</b>	(206) 727-2399
<b>DPD Reviewer</b>	Robert M McIntosh	<b>Address</b>	Department of Planning & Development 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
<b>Reviewer Phone</b>	(206) 684-5953		
<b>Reviewer Fax</b>			
<b>Reviewer Email</b>	rob.mcintosh@seattle.gov		
<b>Owner</b>	PAUL KLANSNIC		

**Related Projects** 6439443

**Project Description:**

Shoring and excavation for construction of podium, north, and south towers of office and retail building on common podium with below grade parking, per plan

The Department of Planning and Development (DPD) received your request to extend the allowable grading season for the referenced project. This letter contains our decision regarding your request. Note that this letter addresses only the seasonal grading restriction and does not include other issues related to site development.

Grading for project sites containing Environmentally Critical Areas (ECAs) is restricted to the time period between April 1 and October 31, with all grading required to be stabilized by October 31. The grading restriction can also be applied under the authority of Section 22.170.110 A of the City of Seattle Grading Code for project sites that do not contain ECAs. DPD agrees to extend the allowable grading season for this project subject to the following conditions:

Construction site meeting. A construction site meeting is required prior to beginning grading associated with the grading season extension. The general, excavation, and shoring contractors, Geotechnical Special Inspector, and DPD Site Development Inspector must attend this meeting and review the conditions outlined in this letter. **Contact DPD at (206) 684-8860 and request a "grading season extension site meeting" with the Site Development Inspector. The grading season extension becomes effective after the construction site meeting is held.**



**Grading season extension.** This extension is in effect through March 31, 2015. In the event that construction continues into late 2015, then all grading activities must be stabilized by October 31, 2015 and no further grading shall occur after that date without written approval from DPD.

Grading activities covered by this extension include the following: installation and maintenance of the sediment/erosion and temporary drainage control systems; installation and maintenance of temporary cuts and shoring elements; excavation and backfill associated with project construction.

The temporary drainage and sediment/erosion control system shall be maintained throughout the construction process until the permanent measures are established and the temporary measures are no longer needed. All exposed earth surfaces shall be protected. Runoff from exposed surfaces shall be conveyed to an approved sedimentation area or discharge location.

No earthwork activity with the exception of maintenance of the sediment/erosion control and temporary drainage system shall occur during intense rainfall events.

A site visit from the Geotechnical Special Inspector shall occur during each day of active grading and in the event of significant rainfall which might compromise stabilization measures. The determination of what constitutes significant rainfall is subject to the discretion of the Geotechnical Special Inspector. However, as a minimum standard, the Geotechnical Special Inspector is required to conduct a site visit if more than one-half inch of precipitation occurs on any given day.

During these visits, the Geotechnical Special Inspector shall observe the stability of the excavations and verify proper installation, maintenance, and performance of the sediment/erosion control system, including the condition of water in the catch basin in the vicinity of the site. While on site, the Geotechnical Special Inspector shall verify that earth materials are not being tracked onto the public right-of-way.

Any recommendations required to maintain stability of excavations and proper functioning of the sediment/erosion control system provided by the Geotechnical Special Inspector and DPD personnel shall be implemented immediately.

The Geotechnical Special Inspector shall provide copies of field reports to DPD Site Development Services Section no later than 48 hours after each inspection. The field reports shall be emailed to [dpdgeo@seattle.gov](mailto:dpdgeo@seattle.gov). The Geotechnical Special Inspector shall provide written notice to DPD that the site has been stabilized following completion of grading.

In the event of instability or significant erosion problems at the site the Geotechnical Special Inspector shall immediately contact by telephone the on call geotechnical engineer at DPD at (206) 684-8950.

The conditions contained in this letter are required for the extension to remain in effect. Failure to adhere to these conditions may result in revocation of the extension. This extension is also subject to revocation or modification in the event of area-wide adverse precipitation and landslide activity such as occurred during the winter of 1996/97.

If you have questions, please contact the reviewer or the on-call geotechnical engineer at (206) 684-8950.



## King County

### Wastewater Treatment Division

Industrial Waste Program

Department of Natural Resources and Parks

130 Nickerson Street, Suite 200  
Seattle, WA 98109-1658

**206-263-3000** Fax 206-263-3001  
TTY Relay: 711

January 8, 2014

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

James D. O'Hanlon  
TB TS/RELP LLC – Troy Laundry Property Construction Project  
2025 First Ave., Suite 1212  
Seattle, WA 98121

Issuance of Wastewater Discharge Authorization No. 921-01 to TB TS/RELP LLC – Troy  
Laundry Property Construction Project

Dear Mr. O'Hanlon:

The King County Industrial Waste Program (KCIW) has reviewed your application to discharge construction dewatering to the sewer system from the TB TS/RELP LLC – Troy Laundry Property Construction Project construction project located at 307 Fairview Avenue North, Seattle, Washington, and has issued the enclosed Minor Discharge Authorization.

This authorization permits you to discharge limited amounts of industrial wastewater into King County's sewer system in accordance with the effluent limitations and other requirements and conditions set forth in the document and the regulations outlined in King County Code 28.84.060 (enclosed). As long as you maintain compliance with regulations and do not change the nature and volume of your discharge, KCIW will not require you to apply for an industrial wastewater discharge permit, a type of approval that would result in additional requirements and increased fees.

If you propose to increase the volume of your discharge or change the type or quantities of substances discharged, you must contact KCIW at least 60 days before making a change.

King County Code 28.84 authorizes a fee for each Minor Discharge Authorization issued by the King County Department of Natural Resources and Parks. The fee for issuance of a Minor Discharge Authorization in 2014 is \$1,000. King County will send you an invoice for this amount.

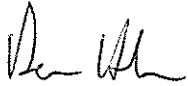


James D. O'Hanlon  
January 8, 2014  
Page 2

If at any time you have questions about this discharge authorization or your wastewater discharge, please call me at 206-263-3007, or email me at [dave.haberman@kingcounty.gov](mailto:dave.haberman@kingcounty.gov). You may also wish to visit our program's Internet pages at: [www.kingcounty.gov/industrialwaste](http://www.kingcounty.gov/industrialwaste).

Thank you for helping support our mission to protect public health and enhance the environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Haberman".

Dave Haberman  
Compliance Investigator

Enclosures

cc: Susie Larson, Seattle Public Utilities  
Kristin Painter, King County



**King County**

**MINOR DISCHARGE AUTHORIZATION**

King County Industrial Waste Program  
130 Nickerson Street, Suite 200  
Seattle, WA 98109-1658

**NUMBER 921-01**

for

**TB TS/RELP LLC – Troy Laundry Property Construction Project**

**Site address:** 307 Fairview Ave. N.  
Seattle, WA 98109

**Mailing address:** 2025 First Ave., Suite 1212  
Seattle, WA 98121

**Phone:** 206-357-2305

**Emergency (24-hour) phone:** 206-465-3203

**Industry type:** Construction Dewatering

**Discharge to:** West Point Treatment Plant

\*Note: This authorization is valid only for the specific discharges shown below:

**Discharge process:** Wastewater generated by construction dewatering operation

**Pretreatment process:** Solids settling

**Maximum discharge volume:** 25,000 gallons per day  
**Maximum discharge rate:** 230 gallons per minute

**Effective date:** March 1, 2014  
**Expiration date:** October 1, 2014

Permission is hereby granted to discharge industrial wastewater from the above-identified facility into the King County sewer system in accordance with the effluent limitations and monitoring requirements set forth in this authorization.

If the industrial user wishes to continue to discharge after the expiration date, an application must be filed for re-issuance of this discharge authorization at least 90 days prior to the expiration date. For information concerning this King County Discharge Authorization please call Industrial Waste Compliance Investigator Dave Haberman at 206-263-3007.

**24-HOUR EMERGENCY NOTIFICATION**

**West Point Treatment Plant: 206-263-3801**  
**Washington State Department of Ecology: 425-649-7000**



**SPECIAL CONDITIONS**

- A. Discharge to the sanitary sewer shall not begin until KCIW has conducted a preoperative inspection of the pretreatment facilities and has sent written notification (email is sufficient) to the permittee that discharges may begin.
  - B. In accordance with Seattle Public Utilities requirements, discharge point is the private side sewers located on the SE corner of the site along Fairview Avenue North, or otherwise designated by City of Seattle personnel.
  - C. For batch sedimentation discharges, a minimum 60-minute quiescent settling time must be maintained prior to any discharges. During this settling time, no discharges to or from the sedimentation tank can occur.
  - D. All persons responsible for monitoring the discharge to the sanitary sewer shall review a copy of this authorization.
  - E. A copy of this authorization shall be on site at all times for review and reference.
  - F. This authorization grants the discharge of limited amounts of wastewater from the following waste streams:
    - 1. Contaminated stormwater runoff
    - 2. Excavation dewatering
    - 3. Concrete water
- Wastes or contaminants from sources other than permitted herein shall not be discharged to the sanitary sewer without prior approval from KCIW.
- G. The discharge shall not cause hydraulic overloading conditions of the sewerage conveyance system. During periods of peak hydraulic loading, KCIW and Seattle Public Utilities representatives reserve the authority to request that discharge to the sewer be stopped.
  - H. All wastewater shall be collected and treated in accordance with treatment methods approved by KCIW. Wastewater shall not bypass treatment systems. Modifications to wastewater treatment systems shall not occur without prior approval from KCIW.
  - I. Totalizing and non-resettable flow meters must be installed on all permitted discharge pipes to the sewer.
  - J. An accessible sampling spigot must be installed on the discharge pipe from the last treatment unit of the wastewater treatment system. The sample site shall be representative of all industrial waste streams discharged to the sewer from this site. Each sample site shall be accessible to KCIW representatives when discharge to the sewer is occurring.
  - K. The contractor shall implement erosion control best management practices to minimize the amount of solids discharged to the sanitary sewer system. As a minimum precaution, the wastewater must be pumped to an appropriately sized settling tank(s) prior to entering the sewer system.
  - L. The permittee shall properly operate and maintain all wastewater treatment units to ensure compliance with established discharge limits. Solids accumulation in tanks used for solids settling shall not exceed 25 percent of the tank's working hydraulic capacity. Each tank's

working hydraulic capacity is based on the water column height as measured from the bottom of the tank to either the invert elevation of the tank's outlet pipe (gravity discharges) or discharge pump intake (pumped discharges).

M. Results of all required self-monitoring sampling must be recorded daily. Recorded information for each discharge site must include:

1. Sample date
2. Sample time
3. Sample results
4. Operator name
5. Comments (if applicable)

These records shall be maintained on site and shall be available for review by KCIW personnel during normal business hours.

N. The permittee must establish a sewer account with Seattle Public Utilities and provide necessary reports to ensure accurate assessment of sewer charges for all construction dewatering discharge sites associated with this project.



**SELF-MONITORING REQUIREMENTS**

A. The following self-monitoring requirements shall be met for this discharge authorization:

Sample Site No.	Parameter	Sample Type	Frequency
IW1192A	1,1,2-Trichloroethylene	Grab	First three batches <sup>1</sup>
	Settleable Solids, Volumetric	Grab	Daily
	Tetrachloroethylene	Grab	First three batches <sup>1</sup>
	Nonpolar FOG	Grab	Monthly
	Maximum Daily Flow	In-line flow meter	Continuous
	Flow Rate	In-line flow meter	Continuous
	Total Monthly Flow	In-line flow meter	Monthly
	pH	Grab	Daily
	Hydrogen sulfide	Meter reading	Only if operating criteria are exceeded
	Explosivity	Meter reading	Only if operating criteria are exceeded

<sup>1</sup> If any sample results exceed the discharge screening levels (see page 7) the permittee shall contact KCIW for additional sampling requirements. Call Dave Haberman at 206-263-3007.

B. The settleable solids field test by Imhoff cone must be performed as follows:

1. Fill cone to one-liter mark with well-mixed sample
2. Allow 45 minutes to settle
3. Gently stir sides of cone with a rod or by spinning, settle 15 minutes longer
4. Record volume of settleable matter in the cone as ml/L

C. The three nonpolar fats, oils, and grease (FOG) grab samples (if required) shall be of equal volume, collected at least five minutes apart, and analyzed separately. When using U.S. Environmental Protection Agency (EPA) approved protocols specified in 40 CFR Part 136, the individual grab samples may be composited (at the laboratory) prior to analysis.

D. The result of the composite sample or the average of the concentrations of the three grab samples (if required) may be reported as Total FOG unless the value is 100 mg/L or greater, in which case the concentration of nonpolar FOG must be reported.

E. If a violation of any discharge limits or operating criteria is detected in monitoring, you shall notify KCIW immediately upon receipt of analytical data.

F. An end-of-project self-monitoring report (form enclosed), containing results of required self-monitoring and total volume discharged to the sewer, shall be submitted to KCIW by **December 15, 2014.**

- G. All self-monitoring data submitted to KCIW, which required a laboratory analysis, must have been performed by a laboratory accredited by the Washington State Department of Ecology for each parameter tested, using procedures approved by 40 CFR 136. This does not apply to field measurements performed by the industrial user such as pH, temperature, flow, atmospheric hydrogen sulfide, total dissolved sulfides, total settleable solids by Imhoff cone, or process control information.
- H. All sampling data collected by the permittee and analyzed using procedures approved by 40 CFR 136, or approved alternatives, shall be submitted to KCIW whether required as part of this authorization or done voluntarily by the permittee.
- I. Self-monitoring reports shall be signed by an authorized representative of the industrial user. The authorized representative of the industrial user is defined as:
1. The president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation
  2. The manager of one or more manufacturing, production, or operating facilities, but only if the manager:
    - a. Is authorized to make management decisions that govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations
    - b. Can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements and knowledgeable of King County reporting requirements
    - c. Has been assigned or delegated the authority to sign documents, in accordance with corporate procedures
  3. A general partner or proprietor if the industrial user is a partnership or proprietorship, respectively
  4. A director or highest official appointed or designated to oversee the operation and performance of the industry if the industrial user is a government agency
  5. The individuals described in one through four above may designate an authorized representative if:
    - a. The authorization is submitted to King County in writing
    - b. The authorization specifies the individual or position responsible for the overall operation of the facility from which the discharge originates or having overall responsibility for environmental matters for the company or agency



## **GENERAL DISCHARGE LIMITATIONS**

### **Operating Criteria**

There shall be no odor of solvent, gasoline, or hydrogen sulfide (rotten egg odor), oil sheen, unusual color, or visible turbidity. The discharge must remain translucent. If any of the discharge limits are exceeded, you must stop discharging and notify KCIW at 206-263-3000.

### **Corrosive Substances**

#### **Limits**

Maximum:	pH 12.0 (s.u.)
Instantaneous minimum:	pH 5.0 (s.u.)
Daily minimum:	pH 5.5 (s.u.)

The instantaneous minimum pH limit is violated whenever any single grab sample or any instantaneous recording is less than pH 5.0. The daily minimum pH limit is violated whenever any continuous recording of 15 minutes or longer remains below pH 5.5 or when each pH value of four consecutive grab samples collected at 15-minute intervals or longer within a 24-hour period remains below pH 5.5.

Discharges of more than 50 gallons per day of caustic solutions equivalent to more than five percent NaOH by weight or greater than pH 12.0 are prohibited unless authorized by KCIW and subject to special conditions to protect worker safety, the collection system, and treatment works.

### **Fats, Oils, and Grease (FOG)**

Discharge of FOG shall not result in significant accumulations that either alone or in combination with other wastes are capable of obstructing flow or interfere with the operation or performance of sewer works or treatment facilities.

Nonpolar FOG (petroleum origin): The three nonpolar FOG grab samples shall be of equal volume, collected at least five minutes apart, and analyzed separately. When using EPA approved protocols specified in 40 CFR Part 136, the individual grab samples may be composited (at the laboratory) prior to analysis. The result of the composite sample or the average of the concentrations of the three grab samples may be reported as Total FOG unless the value is 100 mg/L or greater, in which case the concentration of nonpolar FOG must be reported.

Polar FOG (animal and/or vegetable origin): Dischargers of polar FOG shall minimize free-floating polar FOG. Dischargers may not add emulsifying agents exclusively for the purpose of emulsifying free-floating FOG.

### **Flammable or Explosive Materials**

No person shall discharge any pollutant, as defined in 40 CFR 403.5, that creates a fire or explosion hazard in any sewer or treatment works, including, but not limited to, waste streams with a closed cup flashpoint of less than 140° Fahrenheit or 60° Centigrade using the test methods specified in 40 CFR 261.21.

At no time shall two successive readings on an explosion hazard meter, at the point of discharge into the system (or at any point in the system), be more than five percent nor any single reading be more than 10 percent of the lower explosive limit (LEL) of the meter.

Pollutants subject to this prohibition include, but are not limited to, gasoline, kerosene, naphtha, benzene, toluene, xylene, ethers, alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromates, carbides, hydrides, and sulfides, and any other substances that King County, the fire department, Washington State, or the EPA has notified the user are a fire hazard or a hazard to the system.

<b>Petroleum Compounds</b>	<b>Maximum Concentration ppm (mg/L)</b>
Benzene	0.07
Ethylbenzene	1.7
Toluene	1.4
Total xylenes	2.2

### Discharge Screening Levels

<b>Compounds</b>	<b>Screening Limit (ppm or mg/L)</b>
Tetrachloroethylene (PCE)	0.24
Trichloroethylene (TCE)	0.5

### Heavy Metals/Cyanide

The industrial user shall not discharge wastes, which exceed the following limitations:

<b>Heavy Metals &amp; Cyanide</b>	<b>Instantaneous Maximum ppm (mg/L)<sup>1</sup></b>	<b>Daily Average ppm (mg/L)<sup>2</sup></b>
Arsenic	4.0	1.0
Cadmium	0.6	0.5
Chromium	5.0	2.75
Copper	8.0	3.0
Lead	4.0	2.0
Mercury	0.2	0.1
Nickel	5.0	2.5
Silver	3.0	1.0
Zinc	10.0	5.0
Cyanide	3.0	2.0

<sup>1</sup> The instantaneous maximum is violated whenever the concentration of any sample, including a grab within a series used to calculate daily average concentrations, exceeds the limitation.

<sup>2</sup> The daily average limit is violated: a) for a continuous flow system when a composite sample consisting of four or more consecutive samples collected during a 24-hour period over intervals of 15 minutes or greater exceeds the limitation, or b) for a batch system when any sample exceeds the limitation. A composite sample is defined as at least four grab samples of equal volume taken throughout the processing day from a well-mixed final effluent chamber, and analyzed as a single sample.

### Hydrogen sulfide

Atmospheric hydrogen sulfide: 10.0 ppm  
(As measured at a monitoring manhole designated by KCIW)



Soluble sulfide limits may be established on a case-by-case basis depending upon volume of discharge and conditions in the receiving sewer, including oxygen content and existing sulfide concentrations.

**Organic Compounds**

No person shall discharge any organic pollutants that result in the presence of toxic gases, vapors, or fumes within a public or private sewer or treatment works in a quantity that may cause worker health and safety problems.

Organic pollutants subject to this restriction include, but are not limited to: Any organic pollutants compound listed in 40 CFR Section 433.11 (e) (total toxic organics [TTO] definition), acetone, 2-butanone (MEK), 4-methyl-2-pentanone (MIBK), and xylenes.

**Settleable Solids**

Settleable solids concentrations: 7.0 mL/L

**GENERAL CONDITIONS**

- A. All requirements of King County Code pertaining to the discharge of wastes into the municipal sewer system are hereby made a condition of this discharge authorization.
- B. The industrial discharger shall implement measures to prevent accidental spills or discharges of prohibited substances to the municipal sewer system. Such measures include, but are not limited to, secondary containment of chemicals and wastes, elimination of connections to the municipal sewer system, and spill response equipment.
- C. Any facility changes, which will result in a change in the character or volume of the pollutants discharged to the municipal sewer system, must be reported to your KCIW representative. Any changes that will cause the violation of the effluent limitations specified herein will not be allowed.
- D. In the event the permittee is unable to comply with any of the conditions of this discharge authorization because of breakdown of equipment or facilities, an accident caused by human error, negligence, or any other cause, such as an act of nature the company shall:
1. Take immediate action to stop, contain, and clean up the unauthorized discharges and correct the problem.
  2. Immediately notify KCIW and, if after 5 p.m. weekdays and on weekends, call the emergency King County treatment plant phone number on Page 1 so steps can be taken to prevent damage to the sewer system.
  3. Submit a written report within 14 days of the event (*14-Day Report*), describing the breakdown, the actual quantity and quality of resulting waste discharged, corrective action taken, and the steps taken to prevent recurrence.
- E. Compliance with these requirements does not relieve the permittee from responsibility to maintain continuous compliance with the conditions of the discharge authorization or the resulting liability for failure to comply.
- F. The permittee shall, at all reasonable times, allow authorized representatives of KCIW to enter that portion of the premises where an effluent source or disposal system is located or in which any records are required to be kept under the terms and conditions of this authorization.
- G. Nothing in this discharge authorization shall be construed as excusing the permittee from compliance with any applicable federal, state, or local statutes, ordinances, or regulations including discharge into waters of the state. Any such discharge is subject to regulation and enforcement action by the Washington State Department of Ecology.
- H. This discharge authorization does not authorize discharge after its expiration date. If the permittee wishes to continue to discharge after the expiration date, an application must be filed for reissuance of this discharge authorization at least 90 days prior to the expiration date. If the permittee submits its reapplication in the time specified herein, the permittee shall be deemed to have an effective wastewater discharge authorization until KCIW issues or denies the new wastewater discharge authorization. If the permittee fails to file its reapplication in the time period specified herein, the permittee will be deemed to be discharging without authorization.

Compliance Investigator: \_\_\_\_\_



Dave Haberman

Date: January 8, 2014





Department of Planning  
and Development  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600



# CITY OF SEATTLE

## Side Sewer Permit

**6422319**

Permit Number

**DISTRICT 5**

**Site Address: 307 FAIRVIEW AVE N, SEATTLE, WA**  
**Location: #300 BLOCK - SOUTH LAKE UNION**

<b>OWNER</b>	<b>CONTRACTOR</b>	<b>Application Date:</b> 06/12/2014 <b>Issue Date:</b> 06/12/2014 <b>Expiration Date:</b> 12/12/2015
	LEASE CRUTCHER LEWIS WA LLC 107 SPRING ST STE 500 SEATTLE, WA 98104-1052 Ph: (206) 622-0500	<b>Fees Paid:</b> \$225.00 <b>As of Print Date:</b> 06/12/2014
	<b>Primary Applicant/Installer</b>	

**Description of Work: TEMP DEWATERING TO COMBINED SS**

### Side Sewer

**Activity in the Right-of-Way**

Curb Crossing and/or Staging: N  
Excavation: N  
Street Restoration by Registered Contractor: N

**Intake Reviewer** BERENTSEN, JOSEPH

**Temporary Dewatering for Construction**

Type of Work: Field Review

**Drainage Criteria**

Flow Control Type:  
Treatment Type:  
Discharge Point:  
Total Development Coverage: Sq. Ft.  
New Impervious Surface: Sq. Ft.  
New Plus Replace Impervious Surface: Sq. Ft.  
Total Area Mitigated by GSI: Sq. Ft.

**ATTENTION:**  
Additional inspection time will be billed at  
\$181.00 per hour per SMC 21.16.071

**Erosion Control required at ground disturbance.**

**Permitted work must not be covered until inspected. When ready for inspection, make request with the Department of Planning and Development at (206) 684-8900. Provide site address and permit number.**

Permission is hereby given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees. Permit fee includes one hour of inspection. Inspection time includes office, travel, and inspection time. **Call Street Use prior to any work in ROW at (206) 684-5270 or online at [SDOTJobStart@seattle.gov](mailto:SDOTJobStart@seattle.gov)**

**PERMIT PLACARD MUST REMAIN POSTED AT THE WORK SITE**



Department of Planning  
and Development  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600



# CITY OF SEATTLE

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**Intake Reviewer** BERENTSEN, JOSEPH

**Temporary Dewatering for Construction**

Type of Work: Field Review

**Drainage Criteria**

Flow Control Type:  
Treatment Type:  
Discharge Point:  
Total Development Coverage: Sq. Ft.  
New Impervious Surface: Sq. Ft.  
New Plus Replace Impervious Surface: Sq. Ft.  
Total Area Mitigated by GSI: Sq. Ft.

**ATTENTION:**  
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**Erosion Control required at ground disturbance.**

**Permitted work must not be covered until inspected. When ready for inspection, make request with the Department of Planning and Development at (206) 684-8900. Provide site address and permit number.**

Permission is hereby given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees. Permit fee includes one hour of inspection. Inspection time includes office, travel, and inspection time. Call Street Use prior to any work in ROW at (206) 684-5270 or online at [SDOTJobStart@seattle.gov](mailto:SDOTJobStart@seattle.gov)

**PERMIT PLACARD MUST REMAIN POSTED AT THE WORK SITE**



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 21, 2015

TB TS/REL P LLC  
2025 First Avenue  
Seattle WA 98121

RE: Registration with the Underground Injection Control (UIC) Program, Troy Laundry Seattle, 307 Fairview Ave N, Seattle, WA

Dear Sir:

This letter is to acknowledge receipt of your registration form received March 16, 2015 to register the above-mentioned site with the UIC program. The UIC wells are rule authorized and do not need a State Waste Discharge Permit to operate. The UIC site number is 32755.

TB TS/REL P LLC is working with Ecology's Toxic Cleanup Program under a Model Toxic Control Act (MTCA) agreed order, DE 8996, to remediate the contamination at the site. Remediation projects under a MTCA legal agreement have to meet the substantive requirements of other laws which groundwater protection is one. Meeting the substantive requirements will fulfill the groundwater protection requirements of the UIC Program.

Please refer to the UIC site number in all correspondence concerning this site. Also contact us if the property owner changes or the use of the well.

Please call me at (360) 407-6143 if you have any questions. Additional information can also be found at our website <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/index.html>.

Sincerely,

Mary Shaleen-Hansen  
UIC Coordinator  
Water Quality Program

Cc: Suzanne Stumpf, Sound Earth Strategies Inc.

