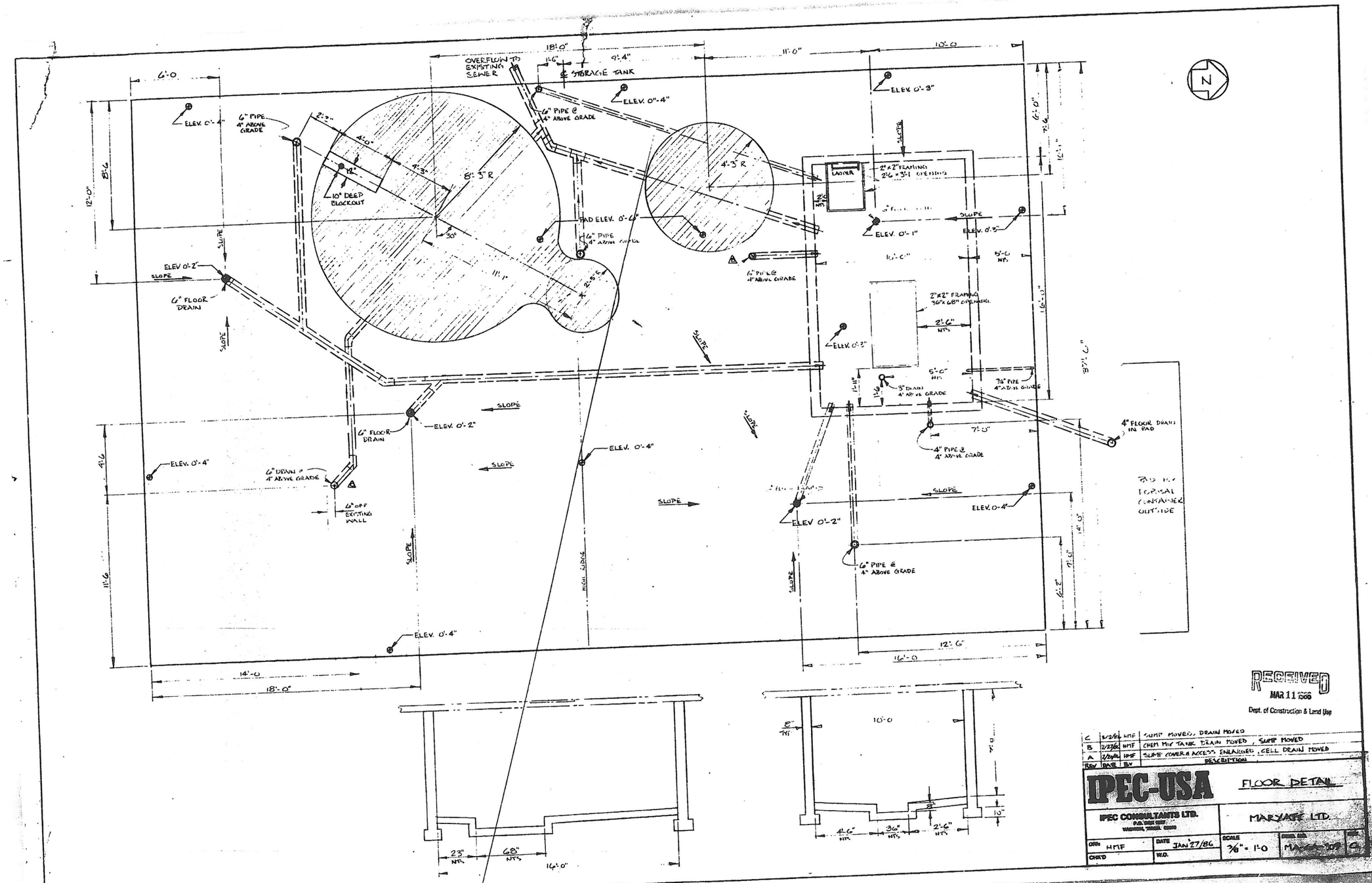
APPENDIX B-3

SELECTED SOUNDEARTH STRATEGIES DRAFT RI AND CAP FIGURES



RECEIVED
MAR 11 1986
Dept. of Construction & Land Use

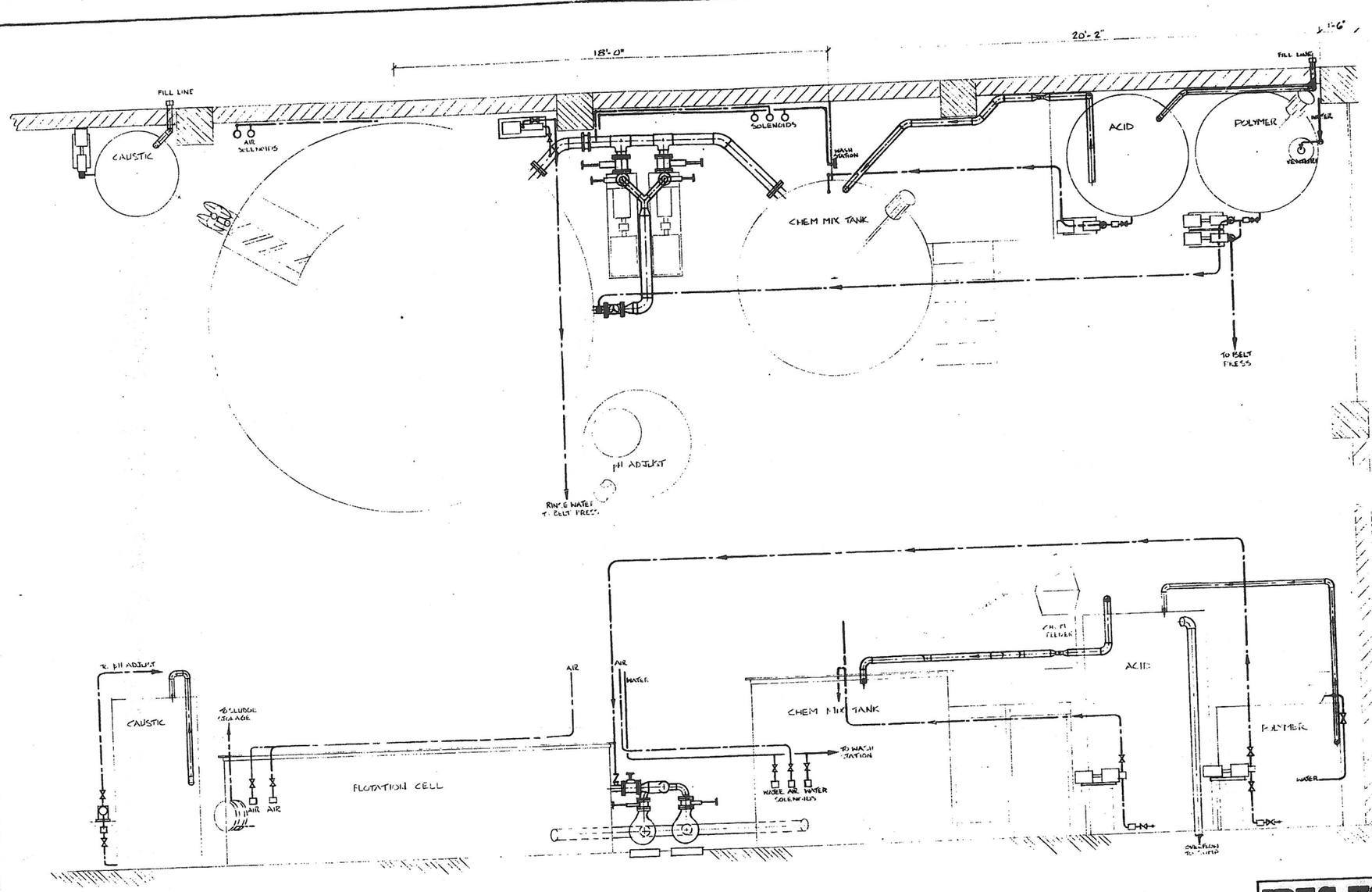
Rev	DATE	BY	DESCRIPTION
C	6/2/86	HMF	SUMP MOVED, DRAIN MOVED
B	2/27/86	HMF	CHEM MIX TANK DRAIN MOVED, SUMP MOVED
A	2/19/86	HMF	SUMP COVER & ACCESS ENLARGED, CELL DRAIN MOVED

IPEC-USA — FLOOR DETAIL

IPEC CONSULTANTS LTD.
P.O. BOX 1007
WATERVILLE, MAINE 04903

MARYATT LTD.

DRN	DATE	SCALE	DWG. NO.	REV.
HMF	JAN 27/86	3/8" = 1'-0	MARY-309	C
CHK'D	W.O.			



WEST WALL ELEVATION
SCALE ½" = 1'-0"

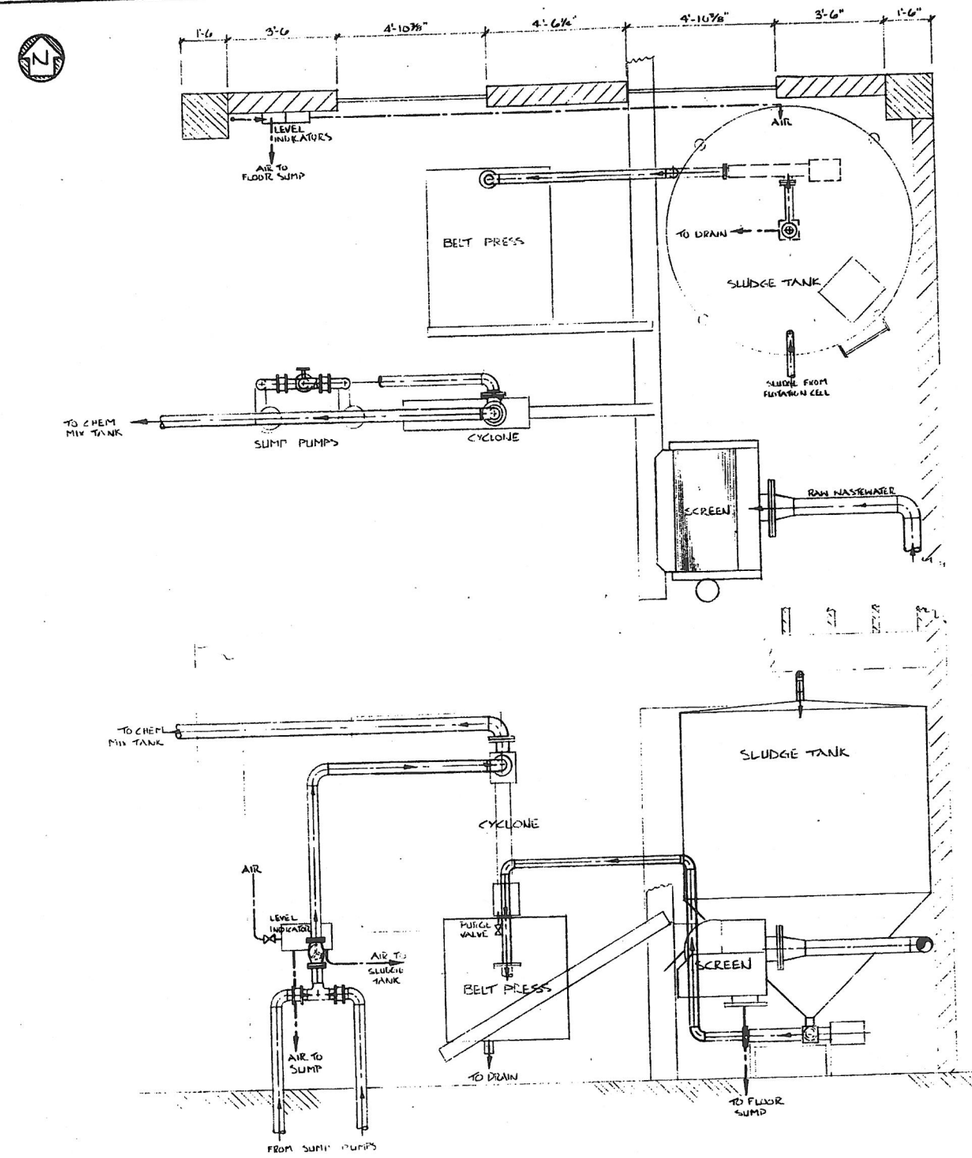
IPEC-USA

IPEC CONSULTANTS LTD.

PIPING ELEVATION
WEST WALL

MARYATT

DRN H-M-F	DATE FEB 19/86	SCALE ½" = 1'-0"	DWG. NO. MA-GA-310
CHK'D	W.O.		



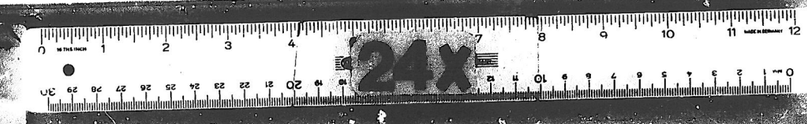
NORTH WALL ELEVATION

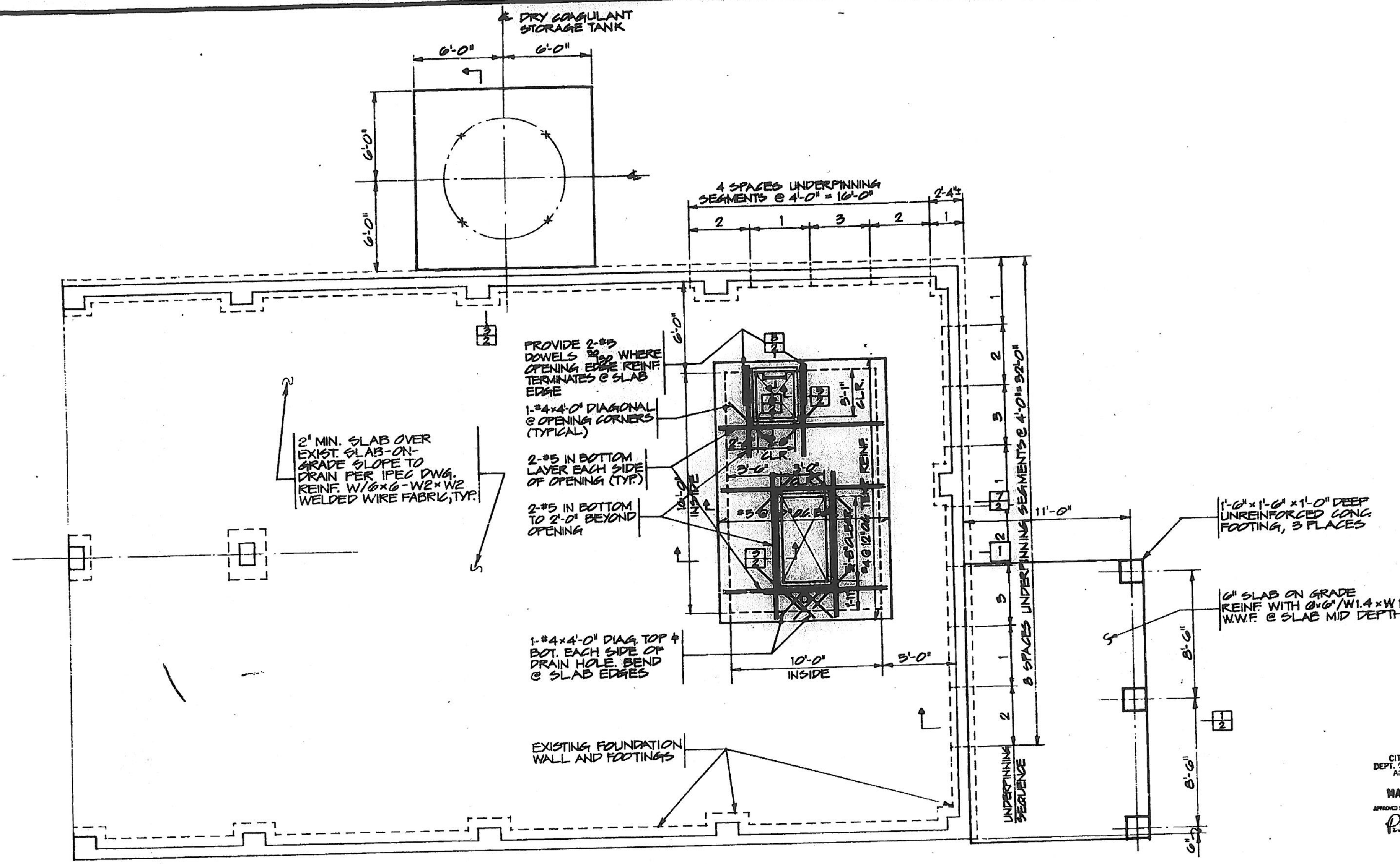
SCALE ½" = 1'-0

RECEIVED
MAR 11 1986
Dept. of Construction & Land Use

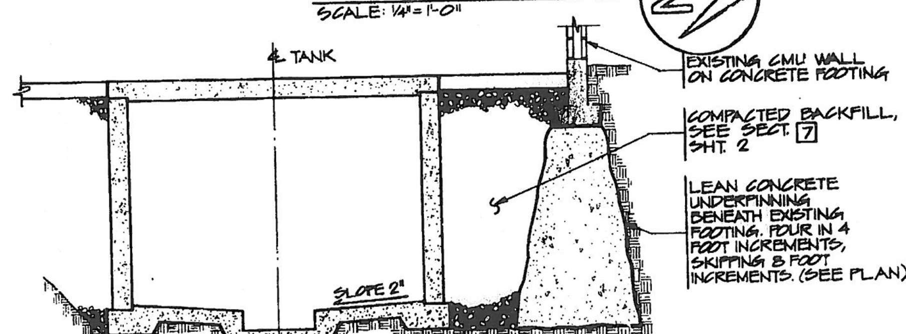
IPEC-USA		PIPING ELEVATION NORTH WALL	
IPEC CONSULTANTS LTD. P.O. BOX 1107 VANCOUVER, WASH. 98660		MARYATT	
DRN HMF	DATE FEB 18/86	SCALE ½"=1'-0	DWG. NO. MA-GA-311
CHK'D	W.O.		REV.

NOTE: If the microfilmed drawing is LESS clear than this notice, it is due to the quality of the original drawing.





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



SECTION 1
SCALE: 3/8" = 1'-0"

STRUCTURAL NOTES

CODE:
THE UNIFORM BUILDING CODE (UBC) 1982 EDITION, WITH [illegible] AMENDMENTS.

LIVE LOADS: ⚠1
- WIND — [illegible]
- SEISMIC — [illegible]
- UNDERFLOOR TANK LID — [illegible]
- LATERAL EARTH PRESSURE — [illegible] PCF (EQUIV. FLUID PRESSURE)

FOUNDATION:
EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL OF 2,000 PSF BEARING CAPACITY, OR A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE, WHICHEVER IS GREATER.

CONCRETE:
CONCRETE f'c = 2000 PSI @ 28 DAYS, fc = 400 PSI. USE A MINIMUM OF 5 SACKS OF CEMENT PER CU. YD. CONCRETE AND A MAXIMUM OF 7-1/2 GAL. OF WATER PER 94# SACK OF CEMENT. CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS:

CAST AGAINST EARTH	3"
FORMED WALL EXPOSED TO EARTH	1-1/2"
FORMED WALL EXPOSED TO LIQUID	1-1/2"
SLAB SOFFIT EXPOSED TO LIQUID TANK CONTENTS	1-1/2"

ALL CONCRETE IN FOOTINGS, WALLS AND STRUCTURAL STEELS SHALL BE POURED IN A MONOLITHIC POUR UNLESS OTHERWISE APPROVED BY THE ENGINEER PRIOR TO POURING.

CALL BUILDING DEPARTMENT FOR INSPECTION OF REINFORCING STEEL PRIOR TO POURING CONCRETE.

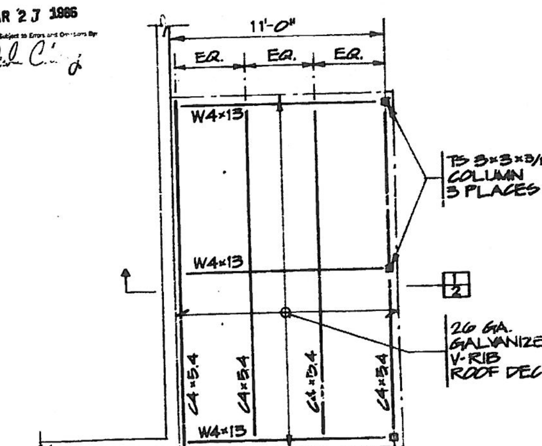
REINFORCING STEEL:
DEFORMED BILLET STEEL ASTM A-615, GRADE 40, fs = 20,000 PSI. LAP ALL SPLICES 32d MINIMUM. PROVIDE ELBOW BARS AT WALL CORNERS AND INTERSECTIONS TO MATCH ADJACENT REINFORCING. REINFORCING DRAWINGS SHALL BE PREPARED BY A QUALIFIED DETAILER IN ACCORDANCE WITH A.C.I. MANUAL A.C.I. 315. SUBMIT PLACING PLANS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

STRUCTURAL & MISCELLANEOUS STEEL:
STRUCTURAL GRADE ASTM A-36, Fb = 24,000 PSI MAXIMUM. TUBE COLUMNS SHALL BE ASTM A-500, GRADE "B," OR A-501. ALL WELDS SHALL BE 3/16" MINIMUM CONTINUOUS FILLET WELDS USING AWS CLASS E60 ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY WABO. ALL BOLTS SHALL BE ASTM A-307. PROVIDE ONE COAT OF PRIMER TO ALL STEEL.

STEEL ROOF DECK:
ROOF DECK SHALL BE 26 GA., 4V CRIMP BY ABC OR EQUAL, GALVANIZED COLOR COATED PANELS. APPLY TO STEEL FRAME WITH THREE #10 SELF-TAPPING SCREWS WITH NEOPRENE WASHERS AT EACH SUPPORT.

MISCELLANEOUS:
CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.

CITY OF SEATTLE DEPT. OF CONSTRUCTION AND LAND USE
MAR 27 1986



RECEIVED MAR 27 1986

ROOF FRAMING PLAN
DISPOSAL BOX ROOF
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE	APPROVED	DATE
⚠1	REVISE STRUCTURAL NOTES	3/24/86		

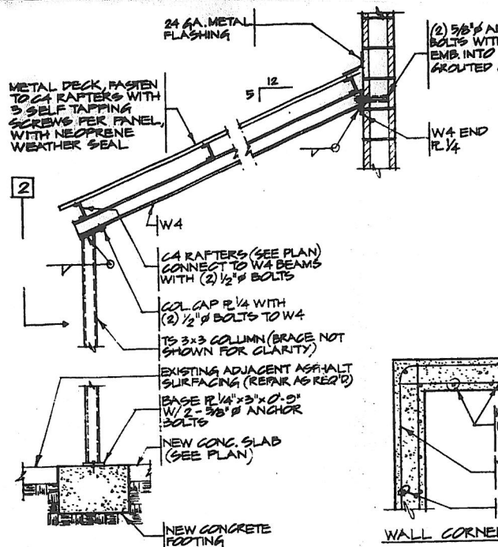
DESIGNED D. NELSON
DRAWN L. McCUTCHAN
CHECKED HR DODD
DATE 3/7/86

HARVEY R. DODD & ASSOCIATES, INC.
CONSULTING ENGINEERS
2000 FAIRVIEW AVENUE EAST, P.O. BOX 20038
SEATTLE, WASHINGTON 98102
(206) 328-1500

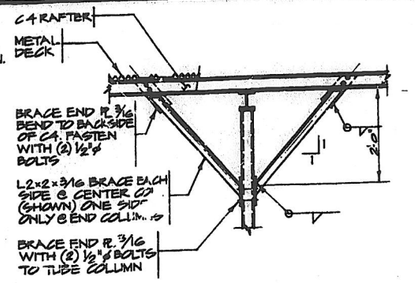
CONTENTS: PLAN AND STRUCTURAL NOTES

PROJECT: MARYATT INDUSTRIES WASTE WATER TREATMENT UPGRADE
771 VALLEY ST. SEATTLE, WA.

SHEET 1 OF 2



SECTION 1
SCALE: 3/4"=1'-0"



SECTION 2
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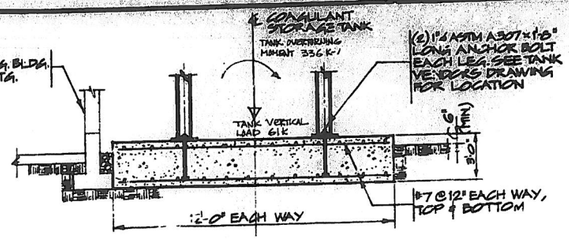

SECTION 3
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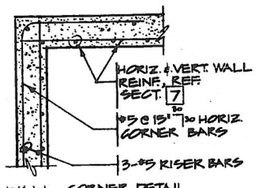
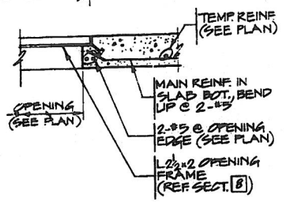
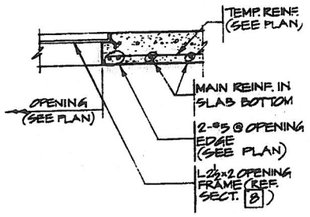


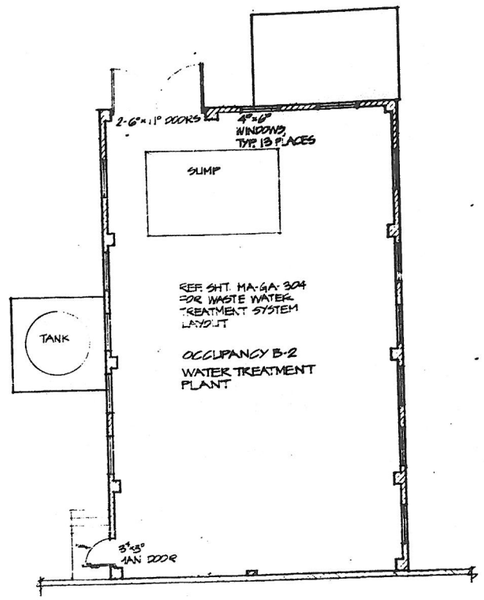
WALL CORNER DETAIL
SECTION 4
SCALE: 3/4"=1'-0"



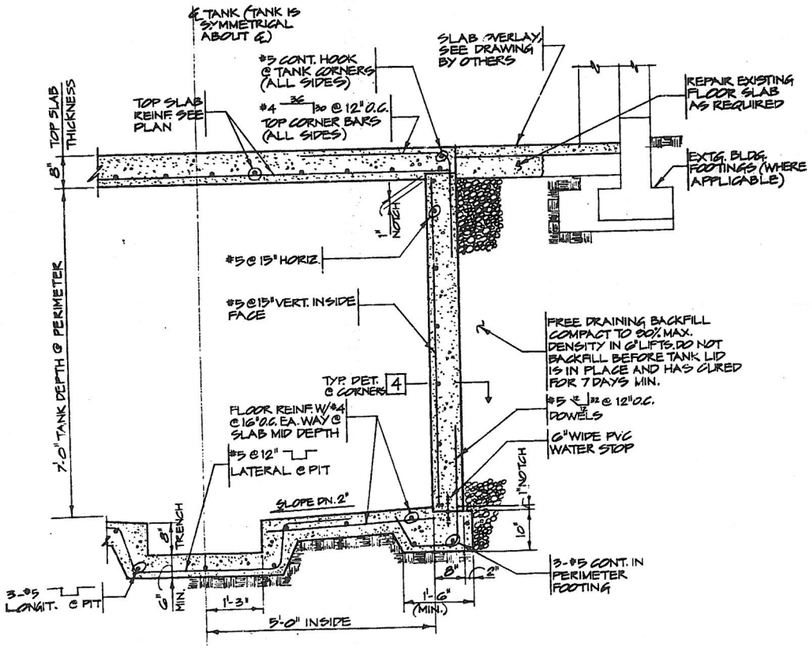
SECTION 5
SCALE: 3/4"=1'-0"



SECTION 6
SCALE: 3/4"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"
1



SECTION 7
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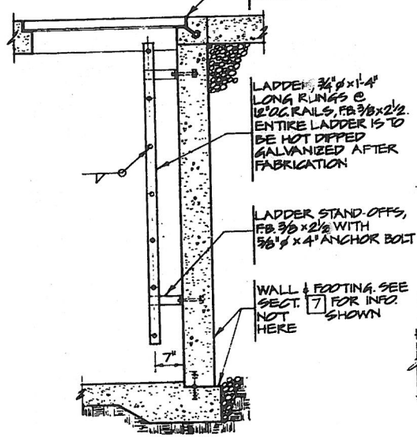
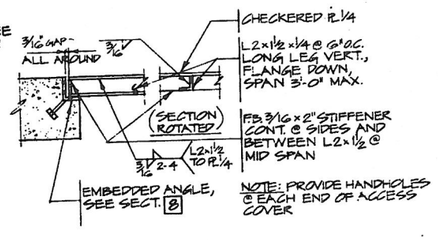


SECTION 8
SCALE: 3/4"=1'-0"



ACCESS COVER DETAIL
SECTION 9
SCALE: 3/4"=1'-0"

CITY OF SEATTLE
DEPT. OF [illegible]
APPROVED
MAR 27 1986
APPROVED subject to Notes and Corrections Shown
Paul Chang

RECEIVED
MAR 27 1986
DEPT. OF CONSTRUCTION & LAND USE

NO.	REVISION	DATE
1	ADDED FLOOR PLAN	3/24/86

APPROVED | DATE

DESIGNED D. NELSON
DRAWN I. BERNER
CHECKED H.R. DODD
DATE 3/7/86

HARVEY R. DODD & ASSOCIATES, INC.
CONSULTING ENGINEERS
2000 FAIRVIEW AVENUE EAST
P.O. BOX 20038
SEATTLE, WASHINGTON 98102
(206) 328-1500

CONTENTS
SECTIONS.

PROJECT
MARYATT INDUSTRIES
WASTE WATER TREATMENT
UPGRADE.
771 VALLEY ST. SEATTLE, WA.

SHEET 2 of 2

JOB NO. 86-056

Your
Seattle
Fire Department

Claude Harris, Chief
Charles Royer, Mayor

PLAN REVIEW SHEET NO. 5035L

March 17, 1986

IPEC USA
P.O. Box 1607
Vashon, Washington 98070

RE: 771 Valley St. - Maryatt Industries

Waste Water Treatment

PLAN APPROVED

This plan is approved, subject to Ordinance, field inspection, and providing the following corrections are made:

1. Provide (accidential) spill containment for the acid storage tank.

2. The acid tank shall be identified in accordance with UFC 79-3.

3. A permit (Code 801) shall be required for the storage of the hazardous material (acid).

Very truly yours,

CLAUDE HARRIS, CHIEF
Seattle Fire Department

John Haigh

John Haigh, Senior Engineer

CH:JH:dlk
RvH

cc: Department of Construction and Land Use, #8601226

9 C

COMMERCIAL PLAN COVER SHEET

Department of Construction and Land Use ○ City of Seattle ○ William J. Justen P.E., Director ○ Charles Royer, Mayer
400 Municipal Building, Seattle, WA 98104

4/1/84

PURPOSES & USE OF DCLU PLAN COVER SHEET:

This cover sheet should be attached to the front of all plan sets submitted for zoning and building permit approvals. The plan cover sheet organizes the essential information needed to allow an expeditious plan review and permit issuance. Applicants and DCLU staff can use the cover sheet to quickly screen applications for obvious errors or omissions.

Applicants should fill in each information category on the cover sheet. If more room is needed please indicate the location of support information and calculations. If the category of information does not apply to your proposal, mark NA (not applicable). Circle YES or NO when appropriate. Do not use pencil.

This plan cover sheet will be retained as part of DCLU's permanent file on this project and will be used to verify code compliance. Therefore, if plans have been prepared by a licensed engineer or architect, his/her stamp, seal and signature must appear on this cover sheet. The applicant is responsible for assuring the accuracy and consistency of the information. Quantities should not be used for bidding purposes.

APPLICATIONS WITHOUT DCLU COVER SHEETS WILL NOT BE ACCEPTED FOR PROCESSING EXCEPT FOR PERMITS ISSUED "SUBJECT TO FIELD INSPECTION" AND CERTAIN MECHANICAL PERMITS. IF YOU HAVE QUESTIONS ON WHETHER PLANS ARE REQUIRED FOR YOUR PROJECT VISIT THE PERMIT APPLICATION CENTER EXPRESS INFORMATION STATION, 5TH FLOOR, MUNICIPAL BUILDING.

A. PROPERTY ADDRESS (if assigned): MARYATT INDUSTRIES. 771 VALLEY ST SEATTLE WA 98109

B. DESCRIBE WORK TO BE DONE: INSTALLATION OF WASTE WATER TREATMENT EQUIPMENT, WASTE WATER STORAGE SUMP AND COAGULANT STORANGE TANK IN EXISTING ATTACHED GARAGE.

C 1

C. LAND USE AND ZONING INFORMATION: (Refer to Kroll Map for C1-5)

(1) SPECIFY ZONING CLASSIFICATION: MANUFACTURING

(2) SPECIFY SHORELINE CLASSIFICATION: N.A

(3) IS PROJECT IN A DESIGNATED GREENBELT YES/(NO)

(4) IS THE PROJECT IN AN ENVIRONMENTALLY SENSITIVE AREA? YES/(NO)

(5) IS PROJECT AN HISTORICAL LANDMARK OR LOCATED IN A PROTECTED DISTRICT? YES/NO NAME:

(6) IS PROJECT A MAJOR INSTITUTION YES/(NO)

(7) (a) EXISTING USE(S)/GROSS SQ. FT. OF EACH USE:

USE: LEVEL 1 B-2 LAUNDRY SQ. FT. 29910 BSMT

USE: LEVEL 2 B-2 " SQ. FT. 29910 1st FLOOR

USE: LEVEL 3 B-2 " SQ. FT. 29910 2nd FLOOR

USE: B-1 GARAGE SQ. FT. 2280

(b) PROPOSED USE/GROSS SQ. FT. OF EACH USE:

USE: B-2 LAUNDRY SQ. FT. 29910

USE: B-2 " SQ. FT. 29910

USE: B-2 " SQ. FT. 29910

USE: B-2 WATER TREATMENT SQ. FT. (2280)

(c) CHANGE OF USE PROPOSED: YES / NO

IF "YES", FROM B-1 TO B-2

(8) PARKING - (NUMBER OF SPACES)

(a) NO. OF EXISTING SPACES: N.A

(b) TOTAL NUMBER REQUIRED: N.A

(c) TOTAL NUMBER PROPOSED: N.A

(d) LOCATION: NO. ON-SITE NA NO. OFF-SITE NA

C 2

(9) LANDSCAPING -

(a) REQUIRED PLANTING AREA: N.A SQ. FT.

(b) PROPOSED: NA SQ. FT.

(c) REQUIRED NUMBER OF TREES: NA

(d) PROPOSED NUMBER OF TREES:

PLAN SHEET NUMBER ____ SHOWS LANDSCAPING PLAN.

(10) LOT AREA - 59820 SQ. FT.

(11) (a) LOT COVERAGE PROPOSED: 32288 SQ. FT. 54 PERCENT

(b) MAXIMUM ALLOWED: 149550 SQ. FT. 250 PERCENT

(12) (a) BUILDING HEIGHT PROPOSED PER ZONING/LAND USE CODE: NO CHANGE FT. IN.

(b) MAXIMUM ALLOWED: FT. IN.

(13) (a) FLOOR AREA RATIO BONUS? YES/(NO)

(b) MAXIMUM ALLOWED:

(c) BONUS AREA:

(14) SETBACKS/YARD REQUIRED FOR PROJECT? YES / (NO)

IF REQUIRED, COMPLETE THE FOLLOWING: N.A.

(a) FRONT — PROPOSED: FT. IN. MINIMUM ALLOWED FT. IN.

(b) REAR — PROPOSED: FT. IN. MINIMUM ALLOWED FT. IN.

(c) SIDE(1) — PROPOSED: FT. IN. MINIMUM ALLOWED FT. IN.

(d) SIDE(2) — PROPOSED: FT. IN. MINIMUM ALLOWED FT. IN.

(e) SHORELINE SETBACK — PROPOSED: FT. IN. MINIMUM ALLOWED FT. IN.

(15) SETBACKS/YARD EXCEPTIONS, SPECIAL CONDITIONS:

C 3

(16) OTHER BULK REQUIREMENTS, SPECIAL CONDITIONS:

D. BUILDING CODE INFORMATION:

(1) FIRE PROTECTION

(a) Sprinkler system required? (YES) / NO

Existing system? (YES) / NO New system? YES / NO

(b) Other fire protection systems

Halon ____

Rangehood ____

Other ____

(c) Fire alarm systems (YES)/NO

(d) Standpipe (include class)

Location

(2) NO. OF STORIES ____ BASEMENT(S) 1 HEIGHT NO CHANGE FT. (calculated per Building Code)

(3) FIRE DISTRICT: N.A

(4) OCCUPANCY GROUP, TYPE OF CONSTRUCTION, LOCATION AND GROSS FLOOR AREA (GFA) FOR EACH OCCUPANCY (measured to the exterior face of exterior walls including balconies):

NOTE: Provide GFA for heated and unheated spaces on each floor plan.

LEVEL	USE/OCCUPANCY	TYPE	AREA (sq ft)	VALUATION
1	B-2	II		NO CHANGE
2	B-2	II		NO CHANGE
3	B-2			NO CHANGE
GARAGE	B-2	III-N.	2467	$50.000.00
TOTAL				$50.000.00

C 4

E. ENERGY CODE INFORMATION N.A

(1) BUILDING ENVELOPE

Indicate Approach Used: Chap.6 ____ Chap.4 ____ Chap.5 ____

(a) CHAPTER 6: Prescriptive

INSULATION MINIMUMS	Required	Proposed
- Roof/Ceiling	R-30	
- Opaque Wall	R-11	
- Floor Over Unheated Space	R-11	
- Slab Perimeter On Grade	R-4.25	

GLAZING PERCENTAGE MAXIMUM

Show calculations in sq. ft. and %:

(Glass & Sash Area) + (Skylight Area x 2) / Gross Wall Area = 21% maximum

NA ( ) + (x2) / ( ) = __%

(b) CHAPTER 4: Component Performance / CHAPTER 5: Systems Analysis

U VALUE MAXIMUM (including glass with sash multiplier and stud, joist and rafter corrections)

N.A.

	Required	Proposed
- Roof/Ceiling		
- Gross Wall		
- Floor Over Unheated Space		
- Overall (Only if averaged for trade off)		
SLAB PERIMETER ON GRADE	R-4.25	
OTTV MAXIMUM (as applicable)		

(2) LIGHTING SYSTEM

MAXIMUM INSTALLED WATTS ____ ____

C 5

(3) MECHANICAL SYSTEM N.A

(a) SPACE HEATING SYSTEM TYPE:

Elec. furnace ____ Elec. baseboard ____ Elec. heatpump ____

Gas furnace ____ Oil furnace ____ Other ____

Existing ____ watt/sq. ft. or ____ BTU/sq. ft.

New ____ watt/sq. ft. or ____ BTU/sq. ft.

TOTAL CAPACITY ____

(b) SPACE COOLING SYSTEM TYPE (if installed):

____ watt/sq. ft. or ____ BTU/sq. ft.

TOTAL CAPACITY ____

(3) HEAT LOSS CALCULATIONS ATTACHED? YES/NO

(4) OTHER ENERGY INFORMATION/SPECIAL NOTES:

F. FOUNDATION AND GRADING

(a) SHOW FILL ____ CU. YDS. & CUT ____ CU. YDS. IN EXCESS OF ALLOWABLE INCIDENTAL GRADING OR IF ON SUBMERGED LAND.

(b) HAS A SOILS REPORT BEEN PREPARED? YES/NO

G. APPLICANT INFORMATION:

(a) OWNER'S NAME:

ADDRESS: ZIP

PHONE:

(b) ARCHITECT/AGENT'S NAME:

ADDRESS: ZIP

PHONE:

C 6

PREVIOUS/PENDING LAND USE APPROVALS RELATING TO THIS PROJECT:

TO BE COMPLETED BY DCLU:

CONDITIONS OF APPROVAL

SHOP DRAWINGS REQUIRED

APPROVAL STAMPS

CITY OF SEATTLE DEPT. OF CONSTRUCTION AND LAND USE
MAR 27 1986
APPROVED Subject to Errors and Omissions
Paul Cheng

C 7

SPECIAL INSPECTION REQUIRED
BY CITY CERTIFIED SPECIAL INSPECTORS
FOR THE FOLLOWING TYPES OF WORK:
(BY CASCADE TESTING)
UNDERPINNING OF EXISTING FOUNDATION

623123

PERMIT ISSUANCE AUTHORIZATION

REVIEWER	Initial Concurrence Initials	Initial Concurrence Date	Revised Concurrence Initials	Revised Concurrence Date
Zoning ✓	VL	3-10-86		
Shorelines	NA			
Protect Dists.				
Elevator NA	RJB			
Water NA				
Fire ✓	KWH	3-17-86		
Health ✓	NA			
Traffic	NA			
Drainage NA	RJB			
Street Use				
Energy ✓	NA			
Mechanical ✓	NA			
Environmental				
Issued by:	O Buchanan	4-2-86		
Site Inspection by:	NA RJB			

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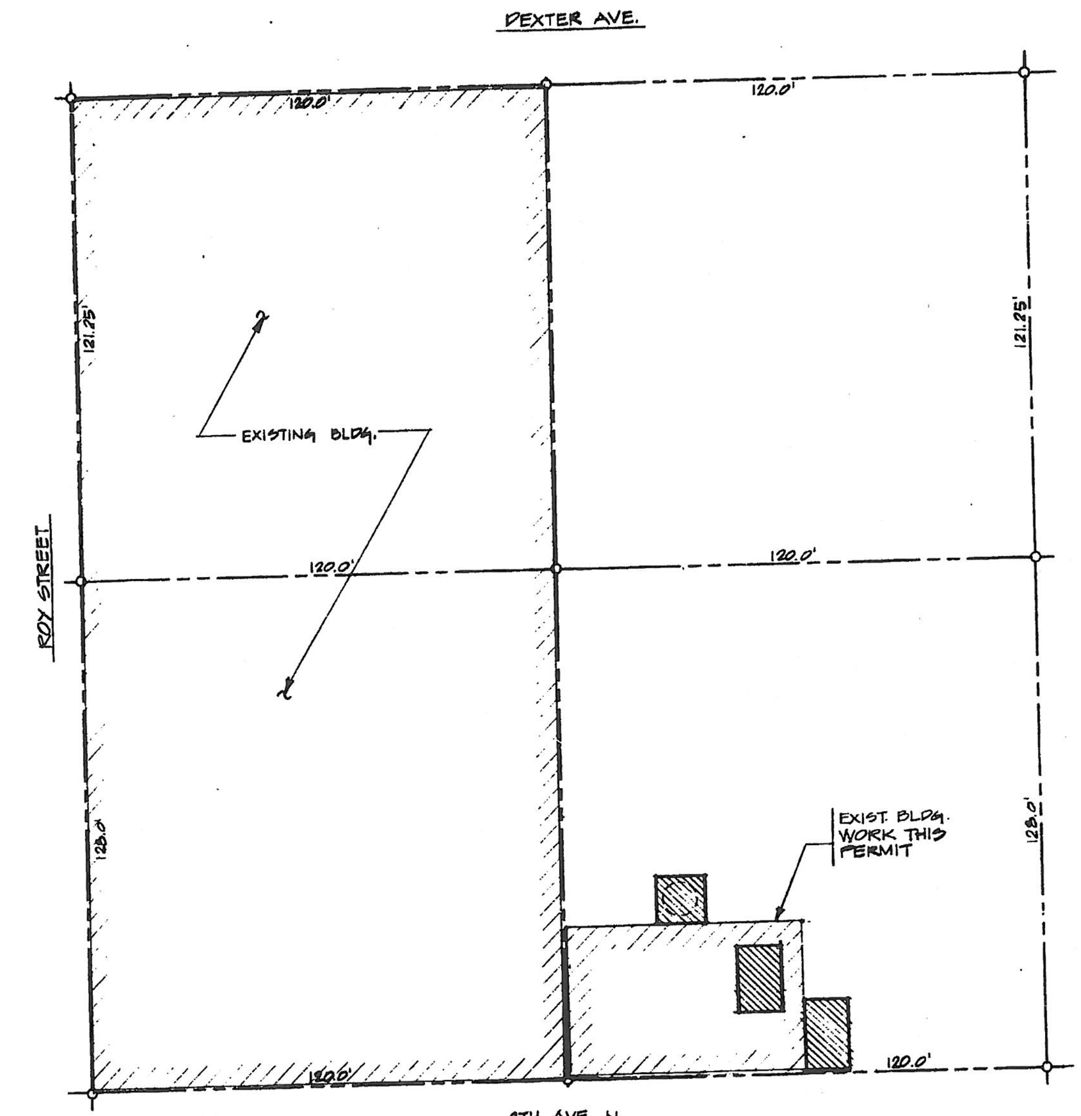
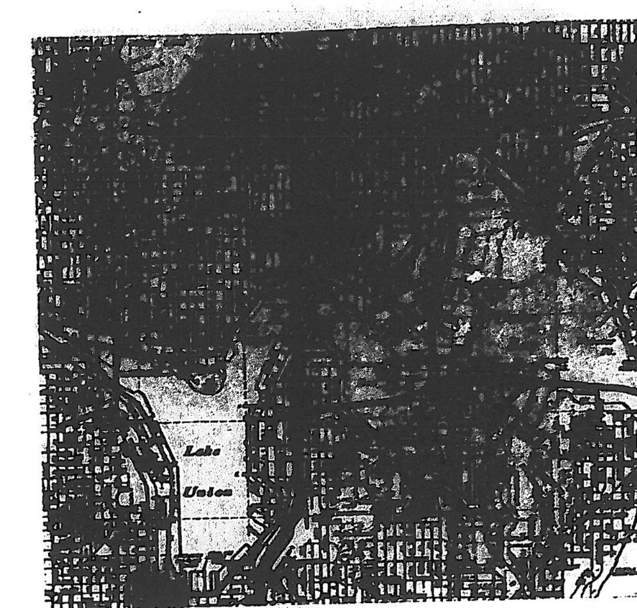
C 8

NOTE: If the microfilmed drawing



PLOT PLAN
SCALE: 1" = 20.0'



VICINITY MAP
SCALE: 1" = 2640

LEGAL DESCRIPTION

LOTS 1 to 8 BLOCK 7
EDEN ADDITION TO THE CITY OF SEATTLE.

CITY OF SEATTLE
DEPT. OF CONSTRUCTION AND LAND USE
MAR 27 1986
APPROVED Subject to Errors and Omissions

RECEIVED
MAR 11 1986
Dept. of Construction & Land Use

NO.	REVISION	DATE	APPROVED	DATE

DESIGNED F. HOFMEISTER
DRAWN G. ROBINSON
CHECKED
DATE 3-10-86

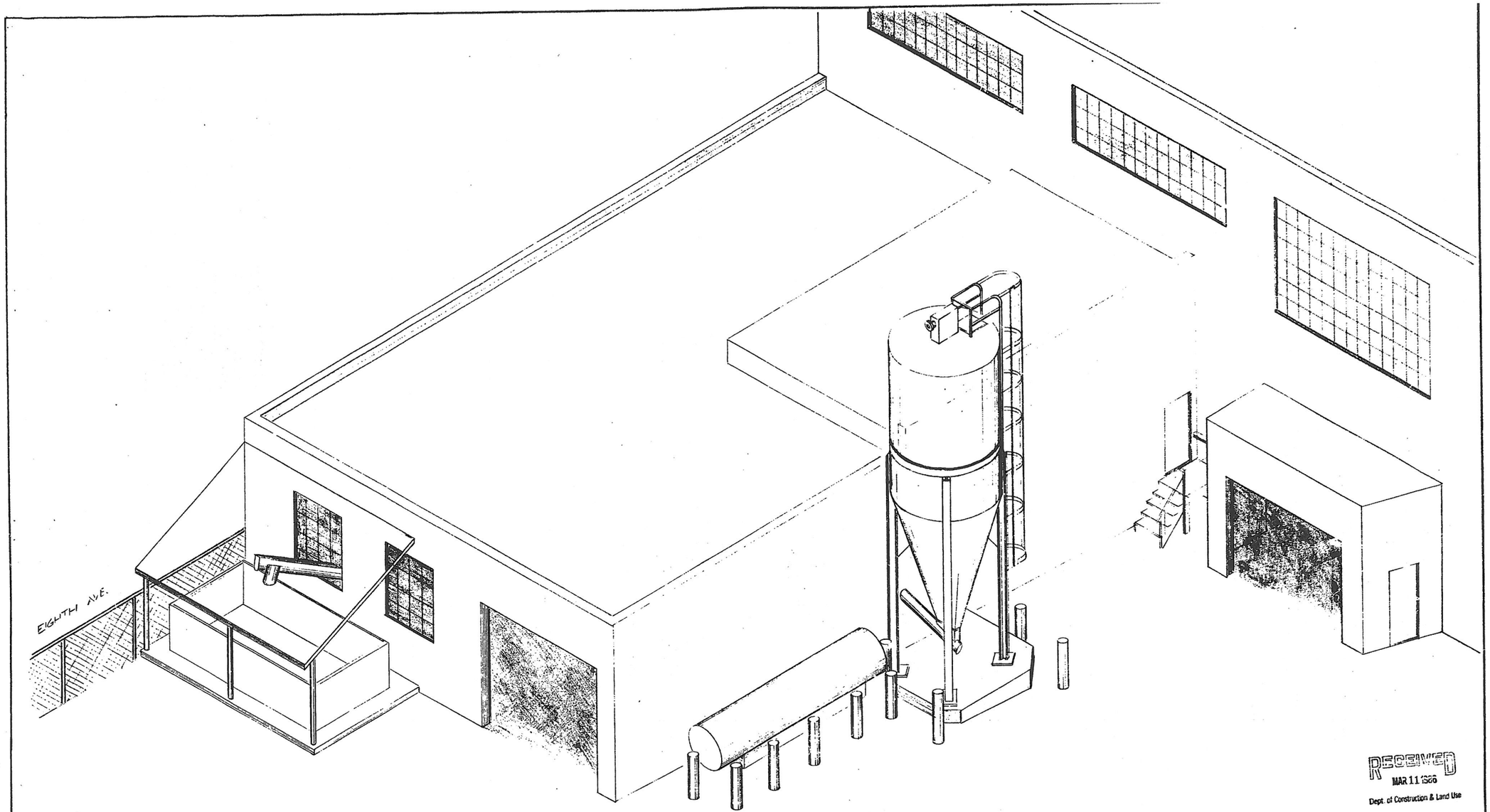
HARVEY R. DODD & ASSOCIATES, INC.
CONSULTING ENGINEERS
2000 FAIRVIEW AVENUE EAST
P.O. BOX 20038
SEATTLE, WASHINGTON 98102
(206) 328-1500

HARVEY R. DODD PROFESSIONAL ENGINEER

CONTENTS
PLOT PLAN, VICINITY MAP
LEGAL DESCRIPTION

PROJECT
MARYATT INDUSTRIES
WASTE WATER TREATMENT
UPGRADE
771 VALLEY ST. SEATTLE, WA.

SHEET
P-1
JOB NO. 86-056



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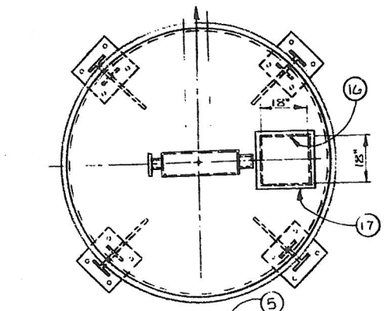
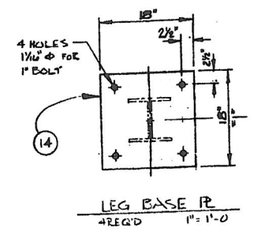
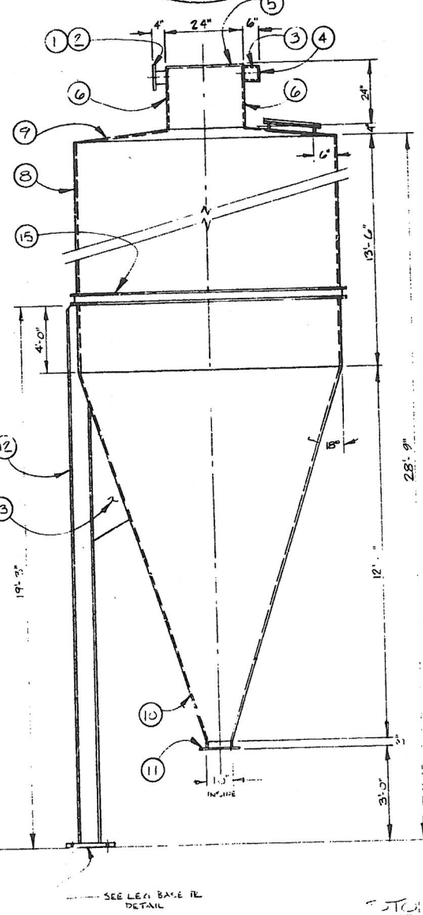
MAR 11 1988
Dept. of Construction & Land Use

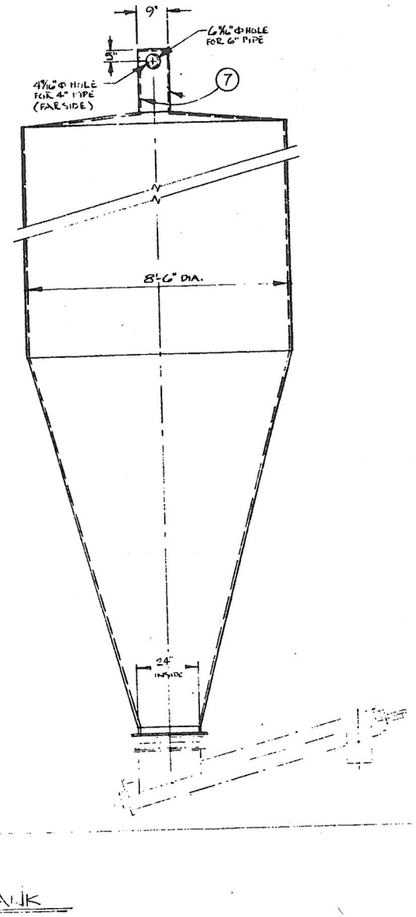
IPEC-USA		SOUTHEAST VIEW OF GARAGE		
IPEC CONSULTANTS LTD. P.O. BOX 1207 VASHON, WASH. 98070		MARYATT		
DRN MMF	DATE FEB. 26 86	SCALE 1/4" = 1'-0	DWG. NO. MA-GA-312	REV.
CHK'D	W.O.			





LEG BASE PL
4 REQ'D 1" = 1'-0

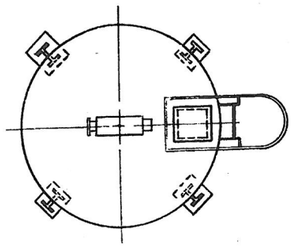


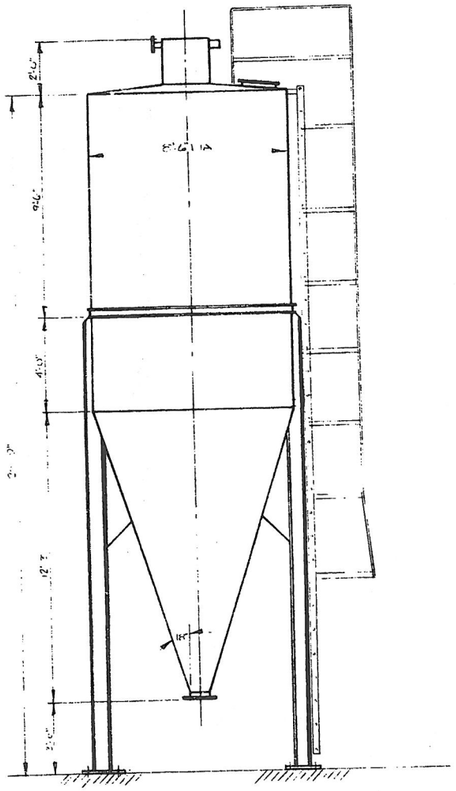


STORAGE TANK
SCALE ½" = 1'-0

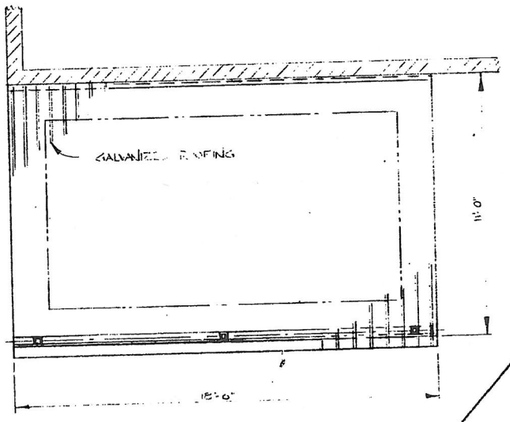
TITLE: STORAGE TANK			DWG NO.: MA-FD-505	REV
ITEM	SERVICE/SYMBOL	QTY	DESCRIPTION	
1	BLOWPIPE	1	4" Ø MS STD PIPE × 6" LG.	
2	FLANGE	1	PL ½" MS 9" DIA.	
3	TARGET PIPE	1	6" Ø MS. PIPE × 6" LG	
4	FILLER PL	1	PL ½" MS. 6⅜" DIA.	
5	BOX TOP	1	PL ⅜" MS. 9" × 24" LG.	
6	BOX ENDS	2	PL ⅜" MS. 9" × 24" LG	
7	BOX SIDES	2	PL ⅜" MS. 24" × 24" LG	
8	TANK WALL	1	PL ⅜" MS. 13'-6" × 26'-7⅞" LG.	
9	TANK TOP	1	PL ⅜" MS. 8'-6" DIA. × 4" DEEP CONE	
10	TANK BOTTOM	1	PL ⅜" MS SQUARE TO ROUND CONE	
11	BOTTOM FLANGE	1	L 3"×3"×¼" MS. 2" × 5" × 92" LG.	
12	LEG	4	WB×8 @ 31.0 MS. × 19'-2" LG.	
13	GUSSET	4	PL ⅜" MS 1'-2" × 4'-0 LG.	
14	LEG BASE PL	4	PL 1" MS 18" × 18" LG (DRILL HOLES)	
15	TANK RING	1	C 4 @ 6.25 MS. × 26'-8½" LG.	
16	COVER FLANGE	1	L 3"×3"×¼" MS. 1'-½" × 1'-½" × 84" LG.	
17	COVER	1	PL ⅜" MS. 21" × 21" LG.	

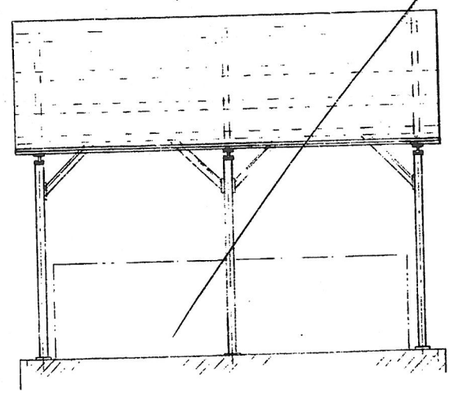
IPEC-USA STORAGE TANK			
IPEC CONSULTANTS LTD. P.O. BOX 1027 VANCOUVER, WASH. 98670		MARYATT	
DRN HMF	DATE FEB 19 '88	SCALE ½" = 1'-0	DWG. NO. MA-FD-505
CHK'D	W.O.		REV.



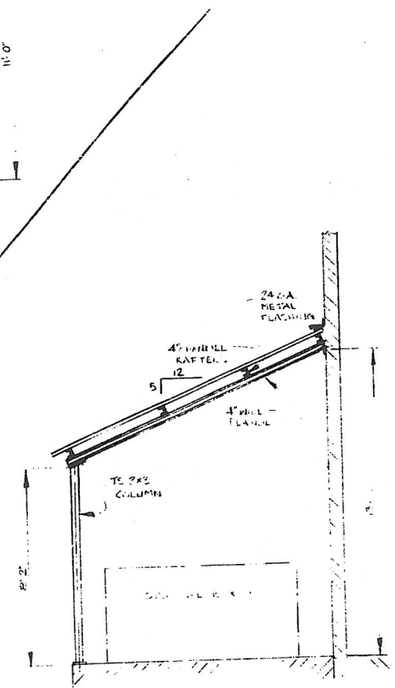


STORAGE TANK





DISPOSAL BOX ROOF



RECEIVED
MAR 11 1988
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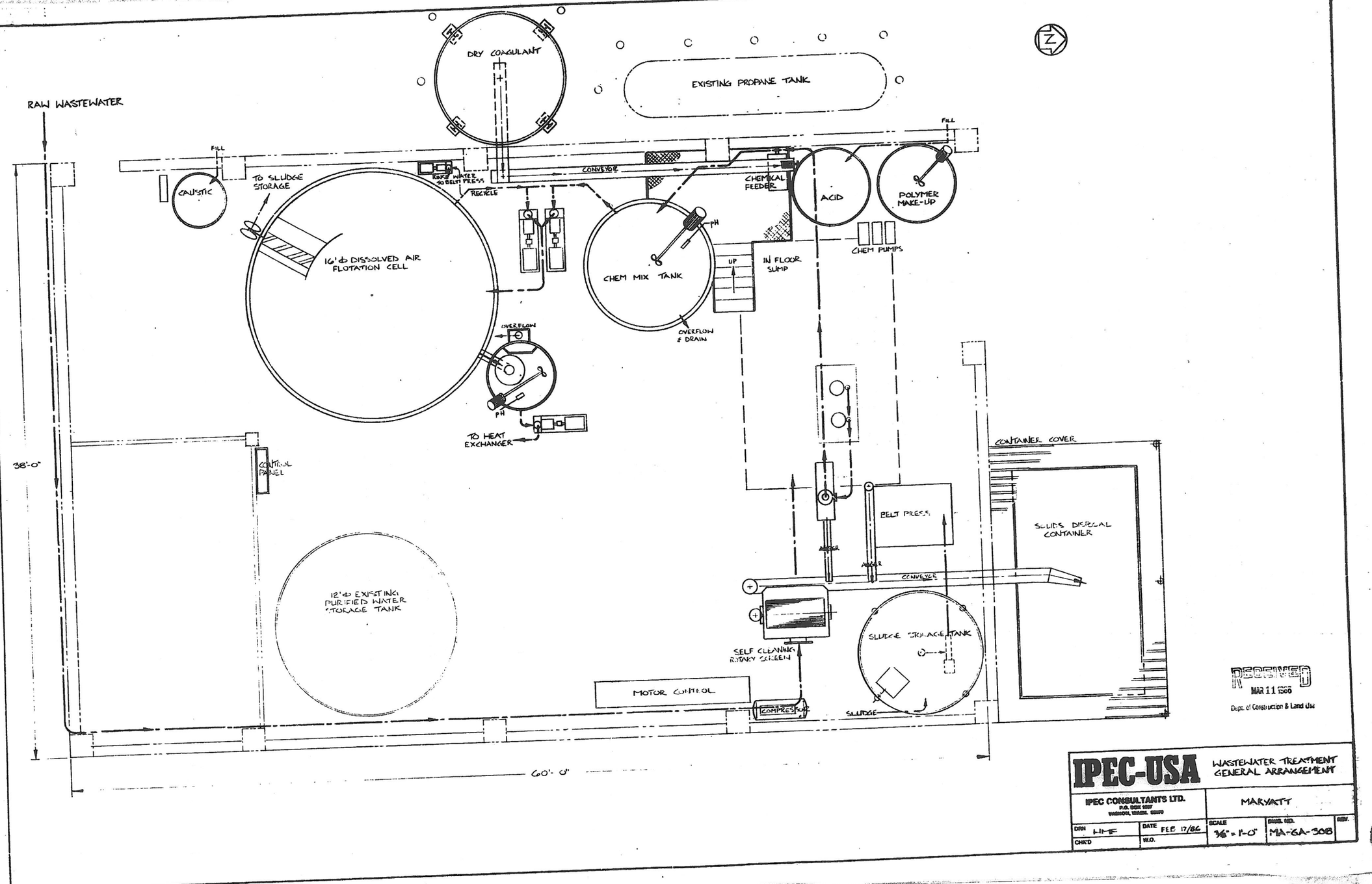
IPEC-USA

STORAGE TANK & DISPOSAL BOX ROOF PLAN & ELEVATIONS

IPEC CONSULTANTS LTD.
P.O. BOX 1017
VASHON, WASH. 98070

DRN	LMF	DATE	FEB 10/88	SCALE	3/8" = 1'-0"	DWG. NO.	MA-GA-306	REV.
CHK'D		W.O.						

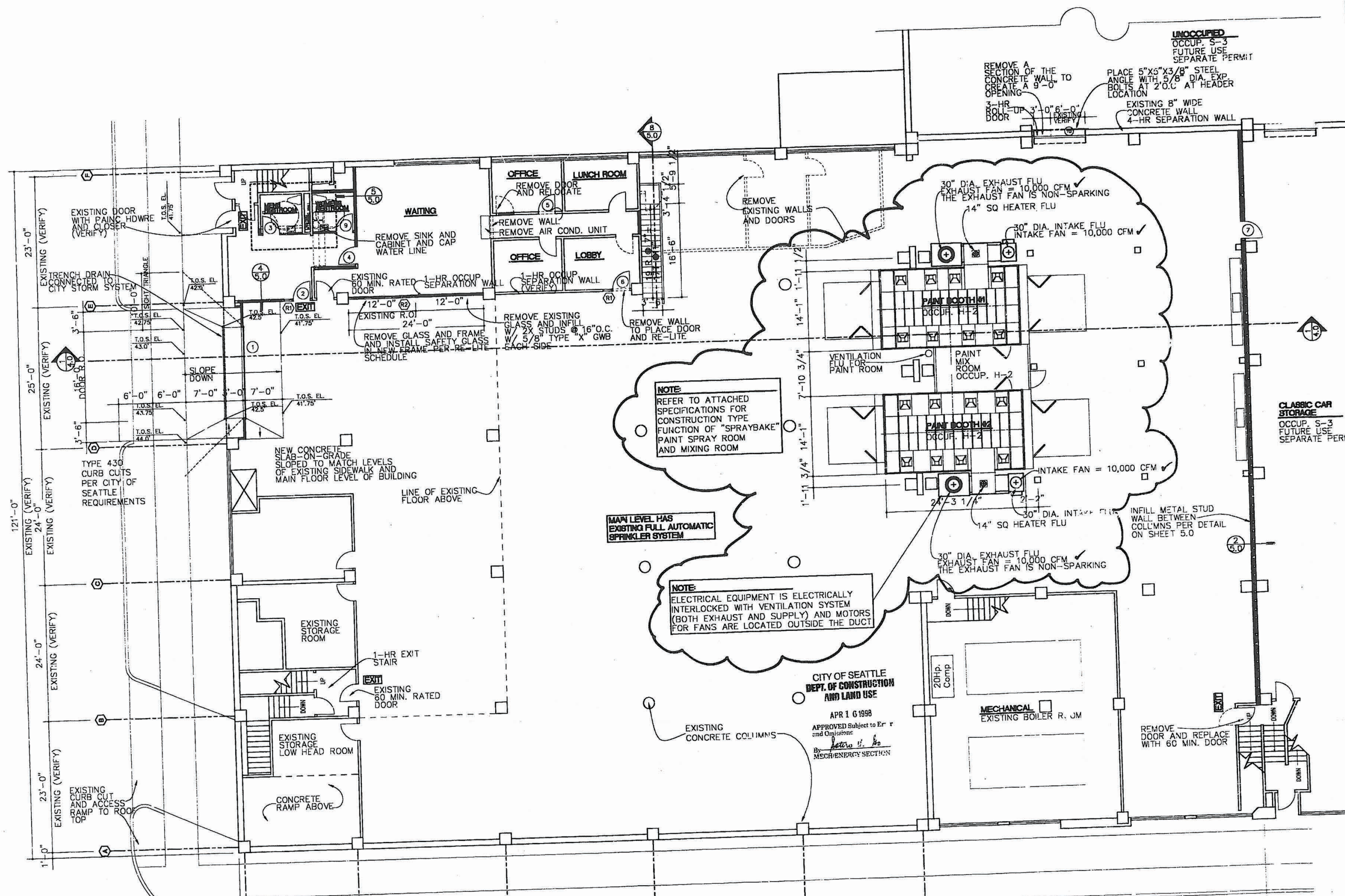


RECEIVED
MAR 11 1986
Dept. of Construction & Land Use

IPEC-USA WASTEWATER TREATMENT GENERAL ARRANGEMENT

IPEC CONSULTANTS LTD. P.O. BOX 1007 VASHON, WASH. 98070		MARYATT	
DRN HHF	DATE FEB 17/86	SCALE 3/8" = 1'-0"	DWG. NO. MA-GA-308
CHK'D	W.O.		REV.

NOTE: If the microfilmed drawing is LESS clear than this notice, it is due to the quality of the original drawing.


UNOCCUPIED
OCCUP. S-3
FUTURE USE
SEPARATE PERMIT
REMOVE A SECTION OF THE CONCRETE WALL TO CREATE A 9'-0" OPENING
PLACE 5"X5"X3/8" STEEL ANGLE WITH 5/8" DIA. EXP. BOLTS AT 2'0.C. AT HEADER LOCATION
3-HR ROLL-UP DOOR
EXISTING 8" WIDE CONCRETE WALL 4-HR SEPARATION WALL
OFFICE
LUNCH ROOM
REMOVE DOOR AND RELOCATE
WAITING
REMOVE SINK AND CABINET AND CAP WATER LINE
REMOVE WALL
REMOVE AIR COND. UNIT
OFFICE
LOBBY
EXISTING DOOR WITH PAINC HDWRE AND CLOSER (VERIFY)
TRENCH DRAIN CONNECTED TO CITY STORM SYSTEM
EXISTING 60 MIN. RATED DOOR
1-HR OCCUP SEPARATION WALL
1-HR OCCUP SEPARATION WALL (VERIFY)
EXISTING R.O
REMOVE GLASS AND FRAME AND INSTALL SAFETY GLASS IN NEW FRAME PER RE-LITE SCHEDULE
REMOVE EXISTING GLASS AND INFILL W/ 2X STUDS @ 16"O.C. W/ 5/8" TYPE "X" GWB EACH SIDE
REMOVE WALL TO PLACE DOOR AND RE-LITE
REMOVE EXISTING WALLS AND DOORS
30" DIA. EXHAUST FLU
EXHAUST FAN = 10,000 CFM
THE EXHAUST FAN IS NON-SPARKING
14" SQ HEATER FLU
30" DIA. INTAKE FLU
INTAKE FAN = 10,000 CFM
PAINT BOOTH #1
OCCUP. H-2
VENTILATION FLU FOR PAINT ROOM
PAINT MIX ROOM OCCUP. H-2
PAINT BOOTH #2
OCCUP. H-2
INTAKE FAN = 10,000 CFM
30" DIA. INTAKE FLU
14" SQ HEATER FLU
30" DIA. EXHAUST FLU
EXHAUST FAN = 10,000 CFM
THE EXHAUST FAN IS NON-SPARKING
INFILL METAL STUD WALL BETWEEN COLUMNS PER DETAIL ON SHEET 5.0
NOTE:
REFER TO ATTACHED SPECIFICATIONS FOR CONSTRUCTION TYPE FUNCTION OF "SPRAYBAKE" PAINT SPRAY ROOM AND MIXING ROOM
MAIN LEVEL HAS EXISTING FULL AUTOMATIC SPRINKLER SYSTEM
NOTE:
ELECTRICAL EQUIPMENT IS ELECTRICALLY INTERLOCKED WITH VENTILATION SYSTEM (BOTH EXHAUST AND SUPPLY) AND MOTORS FOR FANS ARE LOCATED OUTSIDE THE DUCT
CLASSIC CAR STORAGE
OCCUP. S-3
FUTURE USE
SEPARATE PERMIT
SLOPE DOWN
TYPE 430 CURB CUTS PER CITY OF SEATTLE REQUIREMENTS
NEW CONCRETE SLAB-ON-GRADE SLOPED TO MATCH LEVELS OF EXISTING SIDEWALK AND MAIN FLOOR LEVEL OF BUILDING
LINE OF EXISTING FLOOR ABOVE
EXISTING STORAGE ROOM
1-HR EXIT STAIR
EXIT
EXISTING 60 MIN. RATED DOOR
EXISTING STORAGE LOW HEAD ROOM
EXISTING CURB CUT AND ACCESS RAMP TO ROOF TOP
CONCRETE RAMP ABOVE
EXISTING CONCRETE COLUMNS
MECHANICAL
EXISTING BOILER ROOM
20Hp. Comp
REMOVE DOOR AND REPLACE WITH 60 MIN. DOOR
CITY OF SEATTLE
DEPT. OF CONSTRUCTION AND LAND USE
APR 1 6 1998
APPROVED Subject to Error and Omissions
MECH/ENERGY SECTION
EXISTING (VERIFY)
121'-0"
23'-0"
25'-0"
24'-0"
23'-0"
1'-0"
20'-0"
26'-0"
26'-0"
26'-0"
21'-0"
180'-0"
60'-0" EXISTING (VERIFY)
EXISTING (VERIFY)

MAIN FLOOR PLAN

TOTAL SQ. FT. 21,870

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

PROJECT NORTH

NORTH

WALL LEGEND

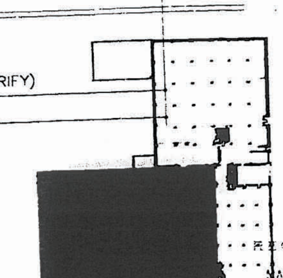
- EXISTING
- NEW
- TO BE REMOVED

FLOOR AREA TO HAVE AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

STANDARD RATING CONDITIONS AND MIN. PERFORMANCE FOR UNIT HEATERS PER WSEC CHAPTER 14

EQUIPMENT TYPE AND RATING	CATAGORY	SUB-CATEGORY & RATING CONDITIONS	MINIMUM RATING		STANDARD
			STEADY STATE	SEASONAL OR PART LOAD	
ALL SIZE GAS UNIT HEATERS	CATAGORY	MAX. RATED CAPACITY[1] MIN. RATED CAPACITY[1]	78% E_t[2] 74% E_t[2]	NA NA	ANSI Z83.8-1985

1. MINIMUM AND MAXIMUM RATINGS AS PROVIDED FOR AND ALLOWED BY THE UNIT'S CONTROLS.
2. FOR MULTI-CAPACITY EQUIPMENT THE MINIMUM PERFORMANCE SHALL APPLY TO EACH STEP PROVIDED MULTI-CAPACITY REFERS TO MANUF. PUBLISHED RATING FOR MORE THAN ONE CAPACITY MODE ALLOWED BY THE PRODUCT'S CONTROLS.



KEY PLAN
No Scale

CHESMORE/BUCK
architecture
[redacted]
125 LAKE ST SOUTH #100
KIRKLAND, WA 98033
(206)827-1857

PERMIT SET

12-08 CLARIF.

TENNANT IMPROVEMENT WORK FOR AUTOHOUND, DKB ENTERPRISES
771 VALLEY STREET
SEATTLE, WA 98109

MAIN FLOOR PLAN

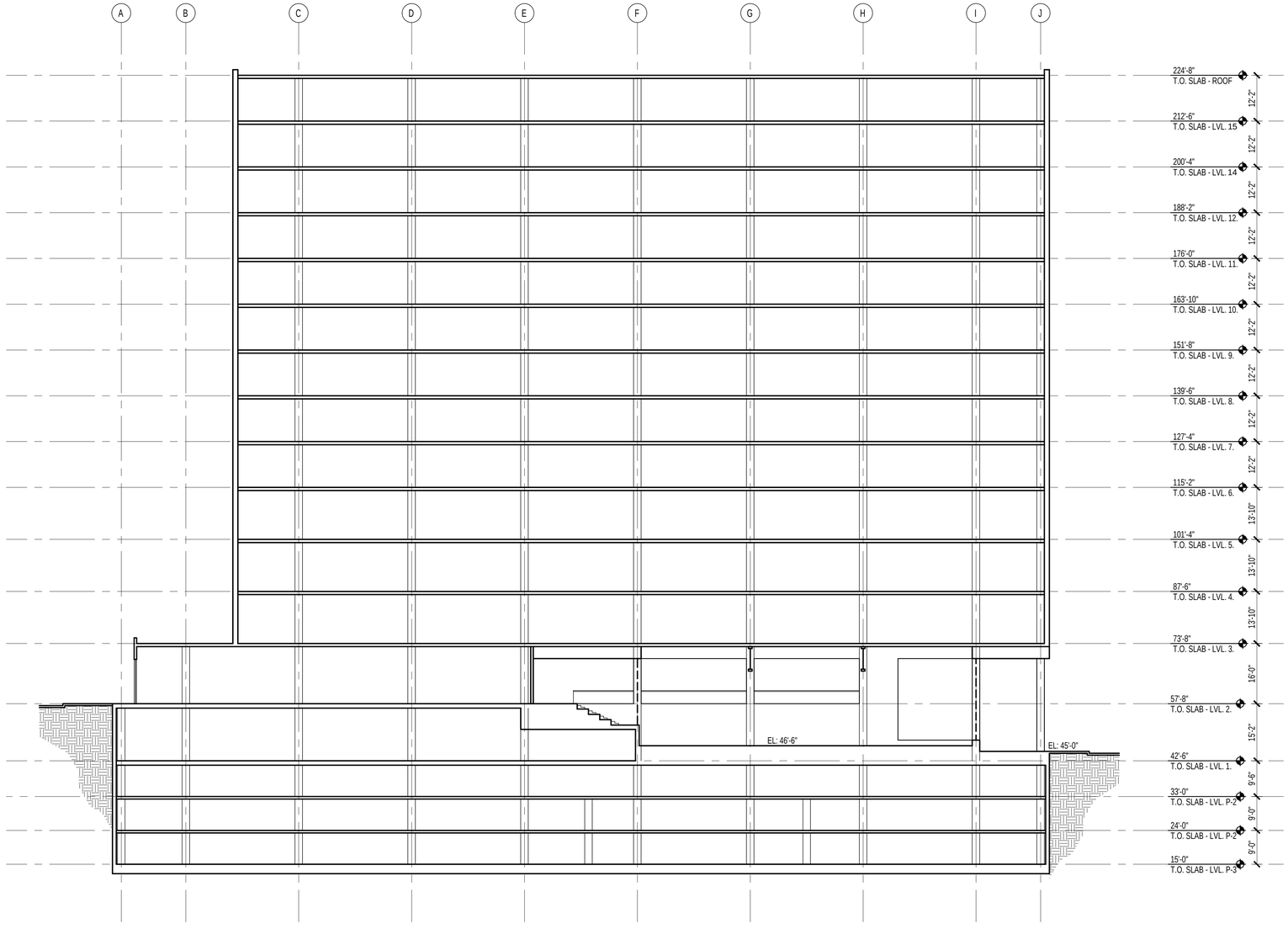
Sheet No. 2.0
Project No. 9720
Date: 10-22-97

APPENDIX C

PROPERTY DEVELOPMENT DRAWINGS

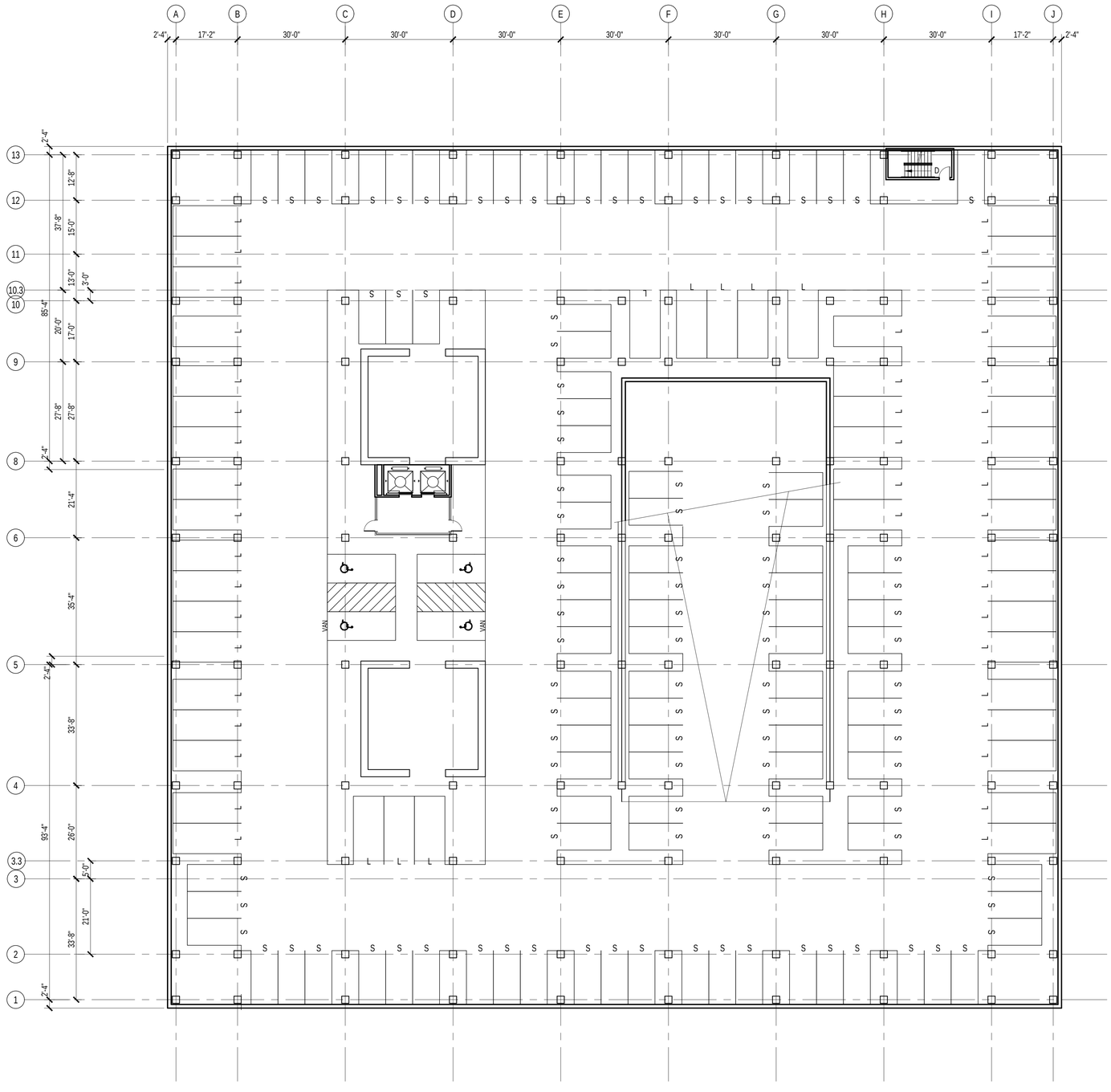
SECTION

Roy St - Valley St



2 BUILDING SECTION LOOKING NORTH

1/16"=1'-0"



79 - SMALL
54 - LARGE
133 - TOTAL
59% SMALL

1 FLOOR PLAN - P-3.
1/16"=1'-0"

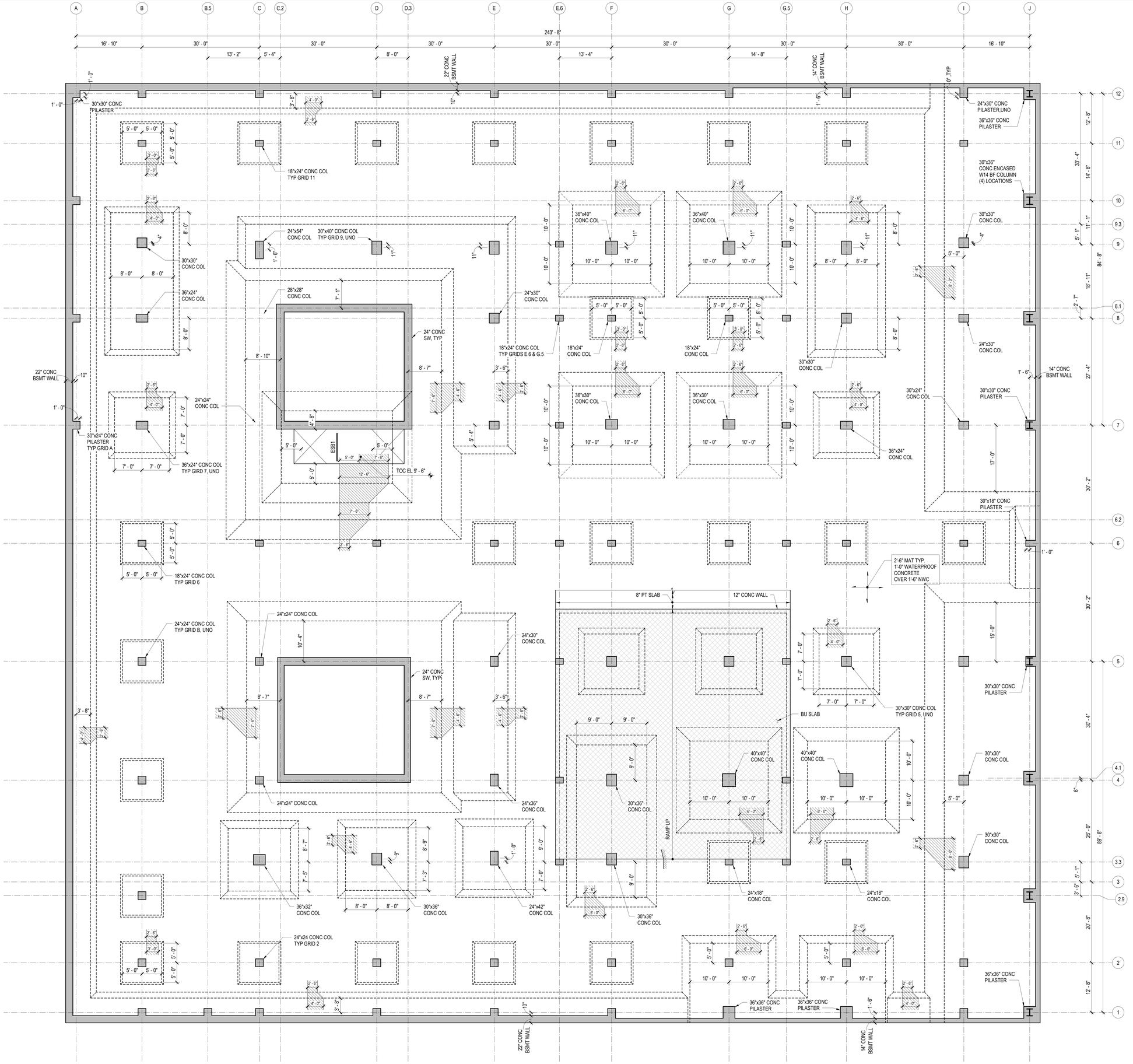
N

REFERENCE DRAWINGS

S10.__ ABBREVIATIONS, DRAWING SYMBOLS, GENERAL NOTES
S20.__ LOAD MAPS
S30.__ PLANS
S40.__ ELEVATIONS
S50.__ TYPICAL DETAILS AND SCHEDULES
S60.__ CONCRETE SECTIONS AND DETAILS
S70.__ STEEL SECTIONS AND DETAILS

NOTES

1. REFERENCE FLOOR ELEVATION IS 14' - 6" . TOP OF MAT IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
2. MAT FOUNDATION VARIES IN THICKNESS AS NOTED ON PLAN. MAT FOUNDATION SHALL BEAR ON UNDISTURBED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, UNLESS NOTED OTHERWISE.
3. BASEMENT WALLS SHALL BE RESTRAINED AT THE TOP AND INTERMEDIATE LEVELS BY THE L2, L1, P1 AND P2 STRUCTURAL SLABS, AT THE BOTTOM BY THE MAT FOUNDATION, AND SHALL HAVE REACHED DESIGN STRENGTH PRIOR TO PLACING BACKFILL.
4. "C1" INDICATES COLUMN MARK. SEE CONCRETE COLUMN SCHEDULE FOR SIZE AND REINFORCEMENT.
5. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR SIZE, EXTENT, AND LOCATION OF CONCRETE CURBS, HOUSEKEEPING PADS, CMU WALLS, PLANTER WALLS, BOLLARDS, AND EDGE ANGLES. REINFORCE PER TYPICAL DETAILS.
6. THE MAT FOUNDATION (TOP 1'-0") AND ALL FOUNDATION WALLS EXPOSED TO SOIL SHALL BE CONSTRUCTED USING WATERPROOF CONCRETE.



1 LEVEL P3/FOUNDATION PLAN
1/8" = 1'-0"

3/9/2018 3:59:06 PM

DEXTER YARD

700 DEXTER AVE N
SEATTLE, WA 98109

Owner
BMR-DEXTER LLC
201 Elliott Avenue West, Suite 150
Seattle, WA 98119
tel. 206.282.0442
www.biomedrealty.com

Design Architect
SkB ARCHITECTS, INC.
2333 Third Avenue, Suite 306
Seattle, WA 98104
tel. 206.812.3389
www.skbarchitects.com

Architect of Record
KENDALL/HEATON ASSOCIATES, INC.
3050 Post Oak Blvd., Suite 1000
Houston, TX 77056
tel. 713.877.1192
www.kendall-heaton.com

Structural Engineer
MAGNUSSON KLEMENCIC ASSOCIATES, INC.
1301 Fifth Avenue, Suite 3200
Seattle, WA 98101
tel. 206.292.1200
www.mka.com

MEP / Fire Protection Engineer
GLUMAC
1601 Fifth Avenue, Suite 2210
Seattle, WA 98101
tel. 206.262.1010
www.glumac.com

Landscape Architect
GEYER COBURN HUTCHINS
6101 22nd Avenue NW
Seattle, WA 98107
tel. 206.285.4422
www.gchsite.com

Civil Engineer
DCI ENGINEERS
818 Stewart Street, Suite 1000
Seattle, WA 98101
tel. 206.332.1900
www.dci-engineers.com.com

Vertical Transportation
PERSOHN HAHN ASSOCIATES, INC.
11621 Spring Cypress Road, #D
Houston, TX 77377
tel. 713.467.4440
www.phahou.com

Parking
HWA PARKING, LLC
3700 W. Sam Houston Parkway South, Suite 320
Houston, TX 77042
tel. 888.708.7275
www.hwaparking.com

Facade Access / Building Maintenance
OLYMPIQUE FACADE ACCESS CONSULTING
26429 Rancho Parkway South, Suite 145
Lake Forest, CA 92630
tel. 949.309.2820
www.facadeaccess.com

Sustainability Consultant
PALADINO AND COMPANY
1932 First Avenue
Seattle, WA 98101
tel. 206.622.7600
www.paladinoandco.com

Building Acoustics
STANTEC
400 Fairview North, Suite 620
Seattle, WA 98109
tel. 206.667.0555
www.stantec.com

Exterior Enclosure / Roofing / Waterproofing
MORRISON HERSHFIELD
600 Stewart Street, Suite 200
Seattle, WA 98101
tel. 206.268.7370
www.morrisonhershfield.com

Life Science / Laboratory
WESTLAKE CONSULTING GROUP, LLC
2030 8th Avenue, Suite 306
Seattle, WA 98121
tel. 206.452.9313
www.westlakeconsultinggroup.com

Lighting Design
DARK | LIGHT
1511 Third Avenue, Suite 700
Seattle, WA 98101
tel. 206.682.1720
www.darklightseattle.com

Building Controls, A/V, Security, Telecom/Data
HMA CONSULTING
5010 Wright Road, Suite 150
Stafford, TX 77477
tel. 832.944.6020
www.hmaconsulting.com

Code
CODE UNLIMITED
80 Yelser Way, Suite 320
Seattle, WA 98104
tel. 206.452.1715
www.codeul.com

NO.	DATE	ISSUE
2	9 MAR 18	50% DESIGN DEVELOPMENT
1	26 OCT 17	SCHEMATIC DESIGN

CAD FILENAME

DRAWING TITLE

LEVEL P3/FOUNDATION PLAN

KHA PROJECT NO. 17008

DRAWING NUMBER **S30.P3**

APPENDIX D

SUMMARY OF PREVIOUS SITE INVESTIGATIONS

1.0 1992 ROUX PHASE I ENVIRONMENTAL SITE ASSESSMENT

Roux Associates ("Roux"), of Concord, California, conducted a Phase I Environmental Site Assessment ("ESA") of the Property in 1992. Roux identified the following recognized environmental conditions ("RECs") associated with the Property:

- The storage of fuel in the yard area, both historically and at the time of the Phase I ESA. Based on information provided by Maryatt Industries personnel, an extensive fuel release may have occurred before 1992.

- The storage of heating oil in USTs beneath the Property, both historically and at the time of the Phase I ESA. The Phase IESA indicated that no integrity testing of the USTs had been performed since their installation in 1947.

- The storage and use of solvents on the Property, both historically and at the time of the Phase I ESA. Although the Phase I ESA did not discuss historical solvent handling and disposal practices, it indicated that solvent use at the time of the Phase I ESA was limited to approximately 10 gallons per month, some solvents were disposed of through the wastewater treatment plant, and solvent-containing material was disposed of in a sludge disposal container to the north of the wastewater treatment area.

- The presence of potential polychlorinated biphenyl ("PCB")-containing transformers on the Property. The Phase I ESA indicated that an explosion occurred at one of the transformers, although it did not describe the location of the transformer or indicate the source of the information.

Off-Property environmental concerns referenced in the Phase I ESA included the storage of fuel in USTs beneath the 800 Aloha Street parcel, an unknown volume (and type) of chemicals released during a spill at the Esterline/Korry marine products facility immediately north of the Property, and the storage of fuel near the Property (historically and at the time of the Phase I ESA).

1.1 1992 Roux Phase II Environmental Site Assessment

Roux conducted a Phase II ESA at the Property in October 1992 to evaluate whether the RECs identified during the Phase I ESA had impacted soil or groundwater. Roux reportedly advanced six borings to depths between 15 and 36.5 feet bgs and completed them as monitoring wells MW1 through MW6. To avoid confusion with other wells labeled MW1 through MW6 (or MW-1 through MW-6), SES added the prefix "R-" in front of the well names. R-MW1 was drilled in the Property's yard area, R-MW2 was drilled near the 1960s-era fuel dispenser located in the northeastern portion of the Property, R-MW3 and R-MW6 were drilled along the eastern Property boundary, R-MW4 was drilled in the sidewalk to the north of the property immediately south of the Property, and R-MW5 was advanced on the east side of the Dexter Avenue North ROW. Soil samples collected from the borings were submitted for laboratory analysis of CVOCs including tetrachloroethene ("PCE"), trichloroethene ("TCE"), trans-1,2-dichloroethene ("tDCE"), and vinyl chloride ("VC").

Roux and another consultant ("DOF") both collected groundwater samples from R-MW1 through R-MW6 and submitted them for analysis of CVOCs including PCE, TCE, tDCE, VC, DCE, and methylene chloride; gasoline-range organics ("GRO"); diesel-range organics ("DRO"); oil-range organics ("ORO"); and/or benzene, toluene, ethylbenzene, and total xylenes ("BTEX").

The Phase II ESA confirmed that the former storage of fuel on the Property and former use of the Property as a dry cleaning facility resulted in the release of petroleum hydrocarbons and solvents to soil and/or groundwater beneath the Property, with elevated concentrations of PCE detected south and southeast of the Property boundaries. The investigation did not bound the vertical or horizontal extent of these constituents.

1.2 1997 Black and Veatch Phase II Environmental Site Assessment

Black & Veatch ("B&V") conducted a Phase II ESA as part of the Denny Way/Lake Union combined sewer overflow project. The purpose of the investigation was to provide King County with geotechnical data for engineering design and to evaluate if properties along the project corridor had impacted soil and/or groundwater. The investigation included drilling 56 borings (53 completed as monitoring wells), excavation of 15 test pits, and installation of 5 pumping wells and 3 observation wells. Nine of the borings (BB-5, BB-7, BB-8, BB-10, BB-12, BB-13, BB-14, TB-12, and TB-18), and two pumping wells (PW-1 and PW-4) were located near the Property. B&V collected soil and groundwater samples from all borings drilled during the investigation. All samples were analyzed for GRO, DRO, and ORO, with selected soil and groundwater samples also analyzed for CVOCs, polycyclic aromatic hydrocarbons ("PAHs"), and BTEX.

Groundwater collected from BB-5, BB-8, BB-10, BB-12, BB-13, and TB-18 had detectable concentrations of CVOCs, BTEX, and/or PAHs. PCE and its degradation products were found in groundwater samples collected from wells up to 360 feet east of the Property. The investigation did not bound the vertical or horizontal extent of these constituents.

1.3 2000 ThermoRetec Soil and Groundwater Testing Under the Building

ThermoRetec conducted a subsurface investigation in June 2000 at the Property to evaluate the lateral extent of solvent-impacted soil and groundwater at the Property. Nine borings (B-1 through B-3, B-4A, B-4B, B-4C, and B-5 through B-10) were drilled on the Property. Borings B-1 through B-3 and B-5 through B-10 were drilled to maximum depths between 9 and 20 feet bgs. Borings B-4A, B-4B, and B-4C hit refusal at approximately 2 to 3.5 bgs, so no soil samples were collected. Groundwater was encountered at depths ranging from 8 to 14.5 feet bgs, and reconnaissance groundwater samples were collected from borings B-2 and B-6 through B-10 using a peristaltic pump. Selected soil and reconnaissance groundwater samples were submitted for laboratory analysis of CVOCs, including PCE, TCE, cDCE, tDCE, VC, and chloroform.

The highest concentrations of solvents in soil were found in borings located near the former dry cleaning machines (B-2, B-6, B-8, and B-9), and the highest concentration of PCE in groundwater was found in a sample collected from boring B-9. Although the investigation did

not bound the vertical or horizontal extent of CVOCs, it appeared to identify the potential source of CVOCs detected at the Property in previous investigations.

1.4 2001 GeoEngineers Supplemental Remedial Investigation

GeoEngineers, Inc. ("GeoEngineers") conducted a supplemental RI at the Property in July 2001 to evaluate a potential source of subsurface CVOCs, one of the three dry cleaning machines in operation on the Property in the 1980s that may have leaked dry cleaning solvents into the subsurface. GeoEngineers drilled one soil boring (SB4) and three monitoring wells (MW1 through MW3). To avoid confusion with other soil borings and wells, SES added the prefix "G-" in front of the boring and well names. Monitoring well G-MW1 was drilled to an approximate maximum depth of 38 feet bgs near the former dry cleaning machines to evaluate the shallow groundwater, monitoring well G-MW2 was drilled in an approximate downgradient location from the former dry cleaning machines to a maximum depth of approximately 18 feet bgs to evaluate a shallow water-bearing zone, and boring G-SB4 was advanced next to a floor drain that was further downgradient from the former dry cleaning machines. G-SB4 was abandoned at approximately 18 feet bgs because of difficult drilling conditions and was replaced by monitoring well G-MW3 drilled nearby to an approximate depth of 38 feet bgs. During drilling, a perched water-bearing zone was encountered at approximately 10 feet bgs, and a deeper water-bearing zone was encountered at approximately 32 feet bgs. GeoEngineers collected groundwater samples from the perched water-bearing zone in all three monitoring wells using low-flow sampling techniques several days after well installation.

Soil samples collected from borings G-MW1 and G-SB4 and groundwater samples collected from G-MW1, G-MW1, and G-MW3 were submitted for laboratory analysis of CVOCs, including PCE, TCE, cDCE, tDCE, VC, 1,2-dichloroethane ("EDC"), and 1,3,5-trimethylbenzene; naphthalene; and BTEX. Soil samples with the highest detected concentrations of PCE were also submitted for analysis of leachable constituents. The supplemental RI indicated a source of subsurface solvents near the dry cleaning machines, with the highest concentrations of PCE in that area. Perched groundwater also contained elevated concentrations of PCE.

1.5 1992 through 2002 East Adjoining Properties Subsurface Investigations

800 Aloha Street

Fueling operations with a 1955-era UST system were suspended in October 1992 after discovery of a leaking fuel pump dispenser. A vapor survey indicated that VOCs were present in the vicinity of a 550-gallon UST, a 2,700-gallon UST, and the pump island. Vapor survey points near the eastern parcel boundary did not indicate elevated VOCs. The following year, E.P. Johnson (EPJ) removed the two USTs and product piping and excavated approximately 3,200 tons of petroleum-contaminated soil (PCS) from the parcel. The excavation depth varied from 7 to 25 feet bgs, where groundwater prevented further excavation. Soil samples were collected from the sidewalls and bottom of the excavation and were submitted for laboratory analysis of RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver), GRO, DRO, ORO, BTEX, TCLP constituents, total PCBs, and/or CVOCs. Although

elevated concentrations of GRO and BTEX were detected, CVOCs were not detected in the soil samples analyzed. The excavated PCS was disposed of off the site.

In March 1993, EPJ oversaw drilling of seven soil borings (SCLB-1 through SCLB-7) to maximum depths varying from 24 to 39 feet bgs, with borings SCLB-3 through SCLB-7 completed as monitoring wells MW-1 through MW-5, respectively. These wells were subsequently decommissioned after they were deemed to be screened across the upper and lower portions of an aquifer. In October 1993, RETEC oversaw the drilling of eight borings, five of which were completed as replacement monitoring wells (RB-1, RB-2, RB-3, and MW-6 through MW-10). The borings were advanced to maximum depths ranging from 17.5 to 25 feet bgs. In June 2002, Urban Redevelopment LLC oversaw drilling of seven borings and the collection of 21 discrete soil samples (borings SCL-B100, SCL-B101, SCL-B102, SCL-MW101, SCL-MW102, SCL-MW103, and SCL-MW105 and soil samples SP-1 through SP-21). The locations and maximum depths of these sample locations, with exception of SCL-MW101 and SCL-MW105 (which were completed as monitoring wells) reportedly could not be confirmed. Soil samples were collected from each boring, and groundwater samples were collected from the monitoring wells after to their development and during subsequent groundwater monitoring events. Samples were submitted for laboratory analysis of ORO and BTEX, with selected samples also submitted for analysis of DRO, PAHs (including cPAHs), pentachlorophenol, CVOCs, and/or RCRA 8 metals.

Petroleum hydrocarbon and CVOC impacts originating from the Property were confirmed in groundwater beneath the 8th Avenue North ROW, in the vicinity of the 800 Aloha Street parcel. The origin of petroleum hydrocarbons in soil and groundwater at the 800 Aloha Street parcel was not delineated. The extent of PCE and its degradation products in groundwater was not defined to the northeast of the Property.

1992 753 9th Avenue North Parcel Investigations

Environmental Associates Inc. (EA) conducted a subsurface investigation at the parcel in June 1992. EA oversaw drilling borings to the east of the parcel within the Westlake Avenue North ROW near 1948-era USTs with 1000-, 300-, and 675-gallon capacities used to store gasoline, used oil, and fuel oil, respectively. The USTs were located west of the building within the asphalt-paved parking lot. The locations and depths of the borings are not known. Soil and groundwater samples were collected from the borings and analyzed for petroleum hydrocarbon identification (HCID). According to a Geotech Consultants, Inc. ("GeoTech") summary of the June 1992 investigation, none of the soil or groundwater samples collected from the borings contained elevated concentrations of DRO, although groundwater in two wells located north of the building within the Aloha Street ROW had been impacted by petroleum hydrocarbons.

In July and September 1992, GeoTech removed the three USTs and observed pinholes in the gasoline and fuel USTs. Soil was excavated around each tank to depths between 12 and 14 feet bgs. GeoTech collected soil samples from the bottom of each excavation, from the stockpiled soil (which did not appear to be contaminated), and from test pits excavated along the western parcel boundary and in the northwest corner of the parcel. The samples were submitted for laboratory analysis of BTEX and HCID or GRO, and the results indicated petroleum impacts from approximately 4 feet to a depth of 12 to 14 feet bgs extending throughout the parking lot

behind the building an unknown distance, under the building, and off the parcel. Petroleum impacts were also found in groundwater downgradient of the parcel. The excavations were backfilled with the stockpiled soil.

Since petroleum-impacted soil was found in soil at depths above those of the USTs in the test pits advanced near the western property boundary, it was concluded that the contamination was likely coming from a source west to southwest of the parcel. It is not known if CVOCs were analyzed in any of the samples.

1.6 2004 and 2009 DOF Groundwater Sampling

DOF collected groundwater samples at the Property in December 2004 and January 2009. In December 2004, DOF sampled monitoring well G-MW3, and in January 2009, DOF sampled on-Property wells G-MW1, G-MW2, R-MW1, R-MW2, and R-MW3, and off-Property wells R-MW5, R-MW6, BB-8, and BB-8A. Monitoring well R-MW4 had been decommissioned before the January 2009 groundwater sampling event. Groundwater samples were submitted for laboratory analysis of GRO, BTEX, and CVOCs, including PCE, TCE, cDCE, tDCE, VC, and DCE. During the 2004 sampling of G-MW3, the highest concentration of PCE in groundwater at that time was detected.

1.7 2008 CH2M Hill 9th Avenue Sewer Upgrade Environmental Investigation

In April 2008, CH2M Hill conducted an environmental investigation along the 9th Avenue North corridor between Republican and Aloha Streets to evaluate if any soil and/or groundwater contamination was present along the proposed sewer alignment footprint. Four soil borings were drilled in the 9th Avenue North ROW using a hollow-stem auger rig to maximum depths of 7 to 26 feet bgs. Boring CHB-07 was advanced northeast of the Property between Ward and Aloha Streets, boring CHB-08 was drilled to the east of the Property at the eastern projection of Roy Street, boring CHB-09 was advanced to the southeast of the Property between Roy and Mercer Streets; and CHB-10 was drilled to the south-southeast of the Property between Mercer and Republican Streets. Reconnaissance groundwater samples were collected from borings CHB-07, CHB-08, and CHB-09 using temporary well screens. Soil and groundwater samples were not collected from boring CHB-10 because the potential for contamination in that boring location was considered low. Soil and reconnaissance groundwater samples were submitted for laboratory analysis of GRO, DRO, ORO, and CVOCs.

The investigation found petroleum and CVOC impacts beneath the 9th Avenue ROW. Based on the soil and groundwater CVOC concentrations at boring CHB-08, the eastern boundary of the CVOC contamination did not extend beyond the 9th Avenue North ROW between Aloha and Roy Streets. However, the eastern boundary of CVOC contamination was inexact since CH2M did not report precise locations of borings CHB-07, CHB-08 and CHB-09.

1.8 2010 and 2011 Groundwater Sampling Events

SES collected groundwater samples from monitoring wells located at the Site in May 2010 and June 2011 using low flow sampling methods. In May 2010, SES collected groundwater samples from off-Property wells BB-8, BB-8A, BB-12, BB-12A, and BB-13 and submitted them for laboratory analysis of PCE, TCE, cDCE, tDCE, VC, DCE, and methylene chloride. In June

2011, SES collected groundwater samples from on-Property wells G-MW1, G-MW2, G-MW3, R-MW1, R-MW2, and R-MW3, and off-Property wells R-MW5, R-MW6, BB-8, BB-8A, and MW-9 (located across the 8th Avenue North ROW near the 800 Aloha Street parcel). The samples were submitted for analysis of GRO, DRO, ORO, BTEX, and/or VOCs, including PCE, TCE, cDCE, tDCE, DCE, methylene chloride, 1,2-dibromoethane ("EDB"), EDC, naphthalene, 1,3,5- and 1,2,4-trimethylbenzene, and acetone.

The results of the 2010 and 2011 groundwater sampling events indicated that although PCE and its degradation products were still present in groundwater, concentrations had slightly attenuated since previous investigations.

1.9 2011 and 2012 Preferred Pathway Investigation

Between April 2011 and March 2012, SES conducted an investigation to evaluate the configuration and integrity of the on-Property sanitary sewer system, including the sewer line cleanouts, drains, and sumps. In April 2011, a plumbing company video recorded the condition of accessible portions of the on-Property sanitary sewer lines. The contractor video recorded the southern line from Sump No. 4 to near Sump No. 2, the eastern line from Sump No. 2 to near the 8th Avenue North ROW, and the northern line from just north of Sump No. 5 to the eastern side of the northwest wing of Building A (Figure 2). No obvious structural damage was observed in the videos of the southern or eastern lines, but part of the northern sanitary sewer line appeared to be damaged.

Between April and June 2011, SES collected sludge samples from Sump No. 2 through Sump No. 5, located on the basement level, and from one of the 1925-era water treatment drainage trenches located on the first floor of the building. Sludge samples were also collected from sewer line cleanouts No. 1 and No. 2, located in Building C (Figure 2). Sump No. 1 was dry and contained no residual fluid. Each sample was analyzed for VOCs. Additional stratified samples of water, sludge mixed with water, and sludge were collected from Sump No. 4 and submitted for laboratory analysis.

In July 2011, SES cleaned and saw cut a hole in the base of Sump No. 4 to assess its structural integrity and to evaluate whether the sump had leaked. SES collected a soil sample from approximately 1 foot below the base of the sump. In February 2012, SES excavated two test pits (EX01 and EX02) along the southern sewer line alignment near Sump No. 2 (Figure 2) to observe the conditions and structural integrity of the sewer line in the area of boring B-9 (Figure 4), which exhibited elevated concentrations of PCE in shallow soil. Test pit EX01 exposed the 6-inch-diameter, cast iron sewer line, and although the line appeared to sag slightly at the belled joint connections, no obvious perforations or breaks in the line were observed. SES collected soil samples from excavation EX01 and submitted for analytical testing for CVOCs. Based on the low photoionization detector (PID) measurements in screened soil samples, SES did not submit soil samples from EX02 for laboratory analysis.

The elevated concentrations of CVOCs in sludge samples from Sump Nos. 2, 4, and 5 and cleanouts No. 1 and No. 2 indicated that the PCE waste stream from Property dry cleaning was disposed of through the sewer lines connected to those sumps and cleanouts. The soil PCE concentrations adjacent to Sump Nos. 2 and 4 indicated leakage from those sewer lines or sumps

into the subsurface. The lateral extent of PCE in shallow soil was not determined during the investigation.

1.10 2012 Subsurface Soil and Groundwater Investigations

Windward Environmental LLC ("Windward") conducted a subsurface soil and groundwater investigation at the Site in January and February 2012 to further evaluate the lateral and vertical extent of contamination beneath the Property and to confirm if contaminated soil and groundwater extended off-Property to the east. Four soil borings (P-03, P-06, P-07, and P-08) were drilled during the investigation using a sonic drilling rig. P-03 and P-06 and were drilled in the sidewalk of 8th Avenue North to evaluate impacts to the east of the Property, P-07 was drilled near monitoring well R-MW1 to better evaluate the vertical extent of solvent contamination previously encountered in soil collected from R-MW1. P-03, P-06, and P-07 were drilled to approximate maximum depths of 80 feet bgs. P-08 was drilled in the yard area to evaluate the vertical extent of solvent contamination previously identified in soil collected from boring B-6. P-08 was drilled with a hollow-stem auger at an approximate 25-degree angle from vertical to a maximum length of 81.5 feet of auger; the boring extended approximately 34.5 feet laterally beneath Building C to an actual maximum depth of approximately 74 feet bgs.

Reconnaissance groundwater samples were collected from borings P-06 and P-08 during drilling activities at depths of 20, 40, and 60 feet bgs. After the reconnaissance groundwater samples were collected, borings P-03, P-06, P-07, and P-08 were completed as monitoring wells MW-01 through MW-04, respectively, each with approximately 10 feet of well screen. To avoid confusion with other soil borings and wells, SES added the prefix "W-" in front of the well names. After development of the wells, Windward collected groundwater samples from W-MW-01 through W-MW-04 near the bottom of the well screens (70 to 80 feet bgs) using bladder pumps. Windward also collected groundwater samples from on-Property monitoring wells G-MW1, G-MW2, G-MW3, R-MW1, R-MW2, and R-MW3, and off-Property monitoring wells R-MW5, R-MW6, MW-9, BB-8, and BB-13. Windward measured groundwater levels in each monitoring well, as well as from monitoring wells SCS-1 through SCS-5, located on the 800 Aloha Street parcel. Selected soil, reconnaissance groundwater, and monitoring well groundwater samples were submitted for laboratory analysis of VOCs, including PCE, TCE, cDCE, tDCE, VC, EDC, BTEX, and 1,3,5- and 1,2,4-trimethylbenzene.

Elevated concentrations of PCE were found to extend to the northeast of the suspected source area previously identified near boring G-SB4/G-MW3, indicating a potential source area near P-07/W-MW-03. Concentrations of PCE and/or its degradation products were found at greater depths (40 to 82 feet bgs) than those explored during previous investigations, although based on the fact that conductor casing was not used during drilling in areas of suspected dense, non-aqueous phase liquid ("DNAPL"), the deeper presence of CVOCs could have been due to drag down during drilling. The lateral and vertical extents of impacted soil and groundwater were not determined during the investigation.

1.11 2012 and 2013 SES Remedial Investigation

SES conducted an RI at the Site between July 2012 and March 2016. The purpose of the work was to fill data gaps, evaluate the lateral and vertical extent of soil and groundwater

contamination, collecting soil vapor data, and collecting sufficient data to conduct an FS. The RI included drilling and sampling soil borings and monitoring well borings, installing and developing monitoring wells, collecting reconnaissance groundwater samples, measuring groundwater levels, collecting groundwater samples, installing and sampling soil vapor probes, and conducting aquifer (slug) tests.

Boring and Well Installation

Forty-four soil borings were drilled during the RI (borings B101 through B128, B130, B131, and DB01 through DB14). Borings B101 through B106 were drilled with a sonic drilling rig, and borings B107 through B131 were drilled with a hollow-stem auger drill rig. Due to the presence of extensive subsurface utilities, borings B101, B104, B106, B108, B112, B113, B115, B116, B117, B122, B123, and B126 through B128 were cleared with a vactor truck or by hand before drilling. The diameter of the conductor casing or auger was reduced at specific depths in two of the borings to reduce the potential for downward migration during drilling: at 40 and 80 feet bgs in B102 and at 50 feet bgs in B111.

Relatively undisturbed, discrete soil samples were collected from each boring drilled with a sonic rig and at 5-foot intervals from each boring drilled with a hollow-stem auger through the maximum depth drilled. Soil samples were collected from the center of the core sample to avoid cross-contamination. Select portions of recovered soil core samples were placed in a plastic bag and screened for VOCs with a photoionization detector ("PID"). Select soil samples were submitted for laboratory analysis based on field screening results, previous data, and the location of the sample relative soil-groundwater interface. Laboratory analyses included PCE, TCE, cDCE, tDCE, VC, EDC, EDB, 1,3,5-trimethylbenzene and 1,2,4-trimethylbenzene by EPA Method 8260C. Soil samples collected from DB02, DB14, and B107 were also submitted for analysis of GRO by Ecology Method NWTPH-Gx and BTEX by EPA Method 8260C.

Reconnaissance groundwater samples were collected from B101 through B106, B115, B116, B122, B124, B126, DB01 through DB05, DB05A, DB10, DB13, and DB14. Samples were collected using a temporary screen and a peristaltic or bladder pump and were submitted for laboratory analysis of PCE, TCE, cDCE, tDCE, VC, EDC, EDB, 1,3,5-trimethylbenzene and 1,2,4-trimethylbenzene by EPA Method 8260C. The reconnaissance groundwater samples collected from borings B104 and DB14 (at 60 and 80 feet bgs) were also analyzed for GRO by Ecology Method NWTPH-Gx and/or BTEX by EPA Method 8260C. Additional reconnaissance groundwater samples collected from borings B102, B103, and B105 at each of the depths sampled were field-filtered with a 0.45-micron filter due to the high turbidities.

Monitoring wells were installed in borings B101 through B131 (designated with a "MW" prefix and the boring number) and were constructed of 2-inch-diameter Schedule 40 PVC, with 10-foot-long screens, 0.010-inch wide slots, and #2/12 silica sand annular backfill around the screens. Concrete was used as the well seal with flush mount steel monuments installed at the surface. SES identified three water-bearing zones during drilling activities: a shallow water-bearing zone comprised of fill and encountered to depths of 10 to 20 feet bgs, a relatively thick intermediate water-bearing zone composed of dense to very dense, heterogeneous glacial soil (found between 25 and 80 feet bgs, divided into an upper "A" zone and a lower "B" zone), and a

deep water-bearing zone composed of glacial outwash deposits. Table 1 provides the well completion details grouped by water-bearing zone.

Well Development

SES used a submersible pump to develop the monitoring wells, surging and purging the wells until a minimum of five well volumes was removed and the groundwater no longer appeared turbid. Due to the lack of conductor casing reduction during the drilling of monitoring wells W-MW-02, W-MW-03, and W-MW-04 were substantially redeveloped before collecting groundwater samples to remove residual contaminant mass that was likely carried down the borehole during the initial installation by Windward.

Aquifer Testing

SES conducted slug testing of thirteen monitoring wells in March 2013. The tested wells included Intermediate A wells MW107, MW108, MW109, MW110, MW114, MW115, and MW116; Intermediate B wells MW111, W-MW-01, and W-MW-02; and deep wells MW104, MW105, and MW113. An 8-foot-long, 1-inch-diameter piece of PVC filled with sand was used as the slug, and pressure transducers/dataloggers were used to record the water level changes during the tests. SES conducted falling head and rising head tests in all wells but MW111, which was only evaluated with a falling head test. The data were analyzed with commercial software. Table 2 provides the results.

Groundwater Level Measurement

SES measured groundwater levels eight times between September 4, 2012, and February 1, 2016. At each well, depth to groundwater was measured from the top of the PVC well casing using an electronic water level meter. Table 3 provides the groundwater elevation data.

Groundwater Sampling

SES collected groundwater samples from the existing monitoring wells and the newly installed monitoring wells (at least 24 hours after development) between July 2012 and March 2013 using low-flow sampling techniques and either a peristaltic pump or a bladder pump.

Purging and sampling of monitoring wells MW102, MW104, MW106, and MW112 were performed using a bladder pump and dedicated polyethylene tubing. During purging, temperature, pH, specific conductivity, dissolved oxygen ("DO"), turbidity, and oxidation-reduction potential ("ORP") were measured, with each well purged until these parameters stabilized. Groundwater samples were submitted for laboratory analysis of PCE, TCE, cDCE, tDCE, VC, EDC, EDB, 1,3,5-trimethylbenzene and 1,2,4-trimethylbenzene by EPA Method 8260C. Select groundwater samples were also submitted for analysis of BTEX by EPA Method 8260C, and the MW107 sample was also submitted for laboratory analysis of GRO by Ecology Method NWTPH-Gx and DRO/ORO by Ecology Method NWTPH-Dx.

Soil Vapor Probe Installation and Sampling

In March 2013, SES conducted a soil vapor investigation event in the sidewalk west of the 800 Aloha Street parcel. The investigation involved the installation of permanent soil vapor monitoring points SV01, SV02, and SV03 with a direct-push drill rig and collecting of soil vapor samples using 6-liter summa canisters. The soil vapor monitoring points consisted of 6-inch-long, stainless steel mesh implants at an approximate depth of 12.75 feet bgs connected to a riser composed of 0.5-inch-diameter, Teflon-lined polyethylene tubing. Flush-with-grade monuments were installed over the monitoring points. Soil vapor samples were collected in the vadose zone just above the groundwater capillary fringe at depths ranging from 11.75 to 12.75 feet bgs. The sample depths were selected to simulate sub-slab soil vapor samples. To ensure representative samples, a minimum of three "dead" volumes were purged from the soil vapor monitoring points before sample collection, and helium was added to an enclosure over the sampling train and probe to assess for leaks during sampling of the soil vapor. The samples were submitted for laboratory analysis of analyzed for the presence of PCE, TCE, cDCE, tDCE, and VC by EPA Modified Method TO-15 SIM.