MERCY ANGLE LAKE FAMILY HOUSING

100% SD / SITE PLAN REVIEW

PROJECT INFORMATION

LOCATION	**2650 S 200TH ST SEATAC, WA 98198**
APN NUMBERS:	**0422049287**
SITE AREA	**33,529 SF (0.77 acres)**
ZONING:	**RBX**
OVERLAYS:	**ANGLE LAKE STATION AREA OVERLAY - DISTRICT CENTER**
STREETS:	
OTHER:	
ZONING HEIGHT:	
BUILDING HEIGHT:	**7 STORIES ABOVE GRADE / 1 STORIES BELOW GRADE**
BUILDING CODE:	**2018 IBC WITH WASHINGTON AMENDMENTS**
CONSTRUCTION:	**TYPE V/TYPE I**
OCCUPANCY TYPE:	**RESIDENTIAL**
PROPOSED USE:	**MIXED USE**

LEGAL DESCRIPTION:

LOTS A OF ANGLE LAKE STATION TOD LOT LINE ADJUSTMENT FILE NO. SUB 19-0005, RECORDED UNDER RECORDING NO. 20210629900043, IN KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION

CONSTRUCTION OF 7 1/2 STORY MIXED USE BUILDING WITH 130 APARTMENTS, OFFICE SPACE, AND ACCESSORY PARKING. SEE ALSO MUP-

DRAWING INDEX

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NOT FOR CONSTRUCTION

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ARCHITECT'S STAMP:

7430 REGISTERED ARCHITECT BRIAN RUNBERG SEATTLE, WASHINGTON

CONSULTANT'S STAMP:

REVISIONS

SUBMITTALS

100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING

2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

COVER SHEET

DATE: 2022/08/31
SCALE: 1/8" = 1'-0"
DRAWN: Author
JOB #: 21-102
COS SPR #: -
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SHEET

T0.1

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PROJECT METRICS:

GROSS FLOOR AREA:

	PARKING	SUPPORT	VERTICAL CIRC.	LOBBY / CIRC.	COMMERCIAL RETAIL	AMENITY	STORAGE	RESIDENTIAL	TOTAL	OUTDOOR AMENITY	INDOOR AMENITY	TOTAL RECREATION
LEVEL 1B	9,699 SF	621 SF	390 SF	0 SF	10,859 SF	0 SF	0 SF	0 SF	21,569 SF	0 SF	0 SF	0 SF
LEVEL 1	10,313 SF	1,203 SF	732 SF	1,266 SF	0 SF	66 SF	0 SF	0 SF	13,579 SF	0 SF	66 SF	0 SF
LEVEL 2	14,529 SF	2,155 SF	761 SF	1,584 SF	0 SF	614 SF	0 SF	6,688 SF	26,331 SF	0 SF	614 SF	0 SF
LEVEL 3	0 SF	89 SF	646 SF	2,370 SF	0 SF	2,137 SF	0 SF	15,304 SF	20,546 SF	6,357 SF	2,137 SF	7,953 SF
LEVEL 4	0 SF	89 SF	646 SF	2,015 SF	0 SF	222 SF	0 SF	17,574 SF	20,546 SF	0 SF	222 SF	0 SF
LEVEL 5	0 SF	89 SF	646 SF	2,015 SF	0 SF	222 SF	0 SF	17,574 SF	20,546 SF	0 SF	222 SF	0 SF
LEVEL 6	0 SF	89 SF	646 SF	2,015 SF	0 SF	222 SF	0 SF	17,574 SF	20,546 SF	0 SF	222 SF	0 SF
LEVEL 7	0 SF	89 SF	646 SF	2,015 SF	0 SF	222 SF	0 SF	17,574 SF	20,546 SF	0 SF	222 SF	0 SF
ROOF LEVEL	0 SF	386 SF	357 SF	0 SF	0 SF	0 SF	0 SF	0 SF	744 SF	0 SF	0 SF	0 SF
	34,541 SF	4,812 SF	5,468 SF	13,278 SF	10,859 SF	3,703 SF	0 SF	92,290 SF	164,951 SF	6,357 SF	3,703 SF	7,953 SF

UNIT MATRIX:

	TOTAL	STUDIO	1 BED	2 BED	3 BED
LEVEL 2	7	0	1	2	4
LEVEL 3	23	8	7	5	3
LEVEL 4	25	7	8	5	5
LEVEL 5	25	7	8	5	5
LEVEL 6	25	7	8	5	5
LEVEL 7	25	7	8	5	5
	130	36	40	27	27

	COUNT	UNIT MIX	TOTAL AREA	AVG. AREA	AREA RANGE
1 BED	40	31%	23,983 SF	600 SF	539 SF ... 655 SF
2 BED	27	21%	22,187 SF	822 SF	782 SF ... 877 SF
3 BED	27	21%	28,659 SF	1,061 SF	1,031 SF ... 1,202 SF
STUDIO	36	28%	17,461 SF	485 SF	456 SF ... 618 SF
	130	100%	92,290 SF	710 SF	456 SF ... 1,202 SF

15.310.055 ANGLE LAKE STATION AREA OVERLAY DISTRICT USE CHART

USES IN RBX ZONE:

RESIDENTIAL - MULTI-FAMILY: PERMITTED AS PART OF MIXED USE

BUSINESS SERVICE - PROFESSIONAL OFFICE: PERMITTED

15.400 DIMENSIONAL STANDARDS AND REGULATIONS

CITY OF SEATAC STANDARD	RBX ZONE	OVERLAY	GOVERNING SECTION	PROVIDED	NOTE
MINIMUM LOT AREA	N/A		15.400.200	33,529 SF	
MINIMUM LOT WIDTH	N/A		15.400.200	144'-0"	CALCULATED PER 15.110.060 - SEE SHEET T1.6
MINIMUM FRONT YARD SETBACK	5'		15.310.200	48% @5' - 2"	SEE SHEET T1.2
MAXIMUM FRONT YARD SETBACK	10'	10'-20'	15.310.200	52% @ 15'-10" TO 16'-3"	UP TO 90% OF THE FACADE MAY BE SET BACK UP TO 20' FOR PUBLIC OPEN SPACE - SEE SHEET T1.2
MINIMUM SIDE YARD SETBACK	N/A	N/A	N/A	11' - 6"	SIDE SETBACK AT SHARED ACCESS DRIVE
MINIMUM REAR YARD SETBACK	N/A	N/A	N/A	N/A	LOT HAS 3 SIDES, NO REAR YARD
MAXIMUM BUILDING LOT COVERAGE	75%			80.4%	MAX INCREASED TO 90% WITH DEVELOPMENT INCENTIVE
MAXIMUM IMPERVIOUS SURFACE	N/A			94.5%	SEE SHEET T1.6
MAXIMUM STRUCTURE HEIGHT	FIRE DEPT/FAA				SEE SHEET T1.2
FRONT YARD ORIENTATION		FACES S 200TH ST	15.310.210 D.2.	FACES S 200TH ST	
MINIMUM BUILDING FRONTAGE		65%	15.310.200	98%	
MINIMUM SETBACK AT OTHER STREETS		5'	15.310.200	5'-2"	SETBACK ALONG 26TH AVE S - SEE SHEET T1.2

PARKING REQUIREMENTS

RESIDENTIAL PARKING REQUIREMENT

UNIT TYPES	COUNT	PARKING STALLS REQ'D PER UNIT	TOTAL REQ'D BEFORE REDUCTIONS	OVERLAY PARKING REDUCTION
1 BED	40	1.5	60	39
2 BED	27	2	54	35.1
3 BED	27	2	54	35.1
STUDIO	36	1	36	23.4
	130		204	132.6

TOTAL RESIDENTIAL PARKING REQUIRED PER LAND USE CODE

COMMERCIAL PARKING REQUIREMENT

AREA OF COMMERCIAL SPACE	COMMERCIAL PARKING REQUIREMENT	TOTAL REQ'D BEFORE REDUCTIONS	OVERLAY PARKING REDUCTION
10,859 SF	300 SF	36.20	21.72

TOTAL COMMERCIAL PARKING REQUIRED

PARKING PROVIDED - RESIDENTIAL

KEY	STALL TYPE	COUNT	%
S	8' WIDE COMPACT PARKING STALL	20	25.6%
M	8'-6" WIDE PARKING STALL	55	70.5%
VAN	VAN ACCESSIBLE STALL	3	3.8%
TOTAL RESIDENTIAL STALLS PROVIDED:		78	

PARKING PROVIDED - COMMERCIAL

KEY	STALL TYPE	COUNT	%
LEVEL 1B			
C/B-6	8'-6" WIDE PARKING STALL - COMMERCIAL	21	84%
C/VAN	VAN ACCESSIBLE STALL - COMMERCIAL	4	16%
TOTAL COMMERCIAL STALLS PROVIDED:		25	

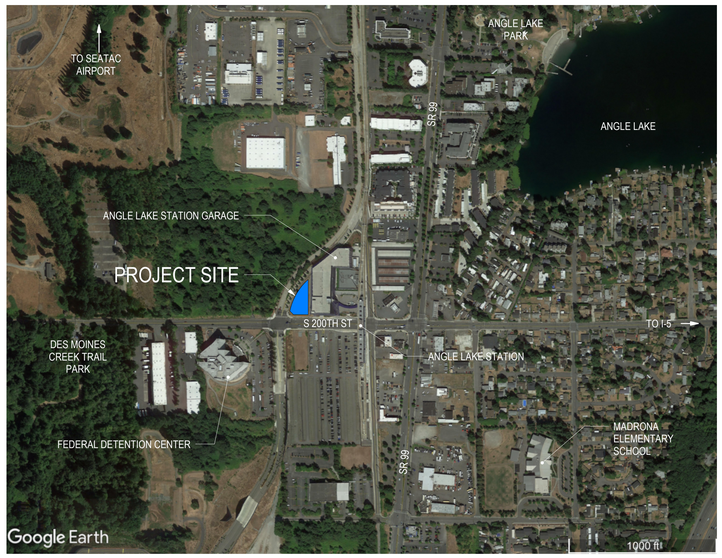
RESIDENTIAL EV CHARGING PROVIDED

STALL NUMBER	% OF TOTAL
1	1.28%
2.	1.28%
11	1.28%
12	1.28%
32	1.28%
33	1.28%
56	1.28%
57	1.28%
TOTAL RESIDENTIAL EV CHARGING STALLS PROVIDED: 8	10.26%

COMMERCIAL EV CHARGING PROVIDED

GROUP	STALL NUMBER	% OF TOTAL
COMMERCIAL	C4	4.0%
COMMERCIAL	C5	4.0%
COMMERCIAL	C6	4.0%
TOTAL COMMERCIAL EV CHARGING STALLS PROVIDED: 3		12.0%

VICINITY MAP



15.310.410 OFF-STREET PARKING REQUIREMENTS AND REDUCTIONS

A. REQUIRED OFF-STREET PARKING SPACES.

1. MINIMUM PARKING REQUIREMENTS. THE MINIMUM PARKING SPACES REQUIRED ARE SPECIFIED IN SMC 15.455.120, PARKING CHART FOR REQUIRED OFF-STREET SPACES.

STUDIO UNIT: 1 PER DWELLING UNIT
1 BEDROOM UNIT: 1.5 PER DWELLING UNIT
2-3 BEDROOM UNIT: 2 PER DWELLING UNIT

A. PARKING REDUCTION. THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED FOR PROPERTIES LOCATED WITHIN THE ANGLE LAKE STATION AREA OVERLAY DISTRICT DUE TO THEIR PROXIMITY TO A LIGHT RAIL STATION. REDUCTIONS SHALL BE BASED ON THE SUBMITTAL OF A PARKING PLAN AND AS APPROVED BY THE DIRECTOR. THE AMOUNT OF REDUCTION SHALL BE BASED ON THE FREQUENCY OF THE TRANSIT SERVICE AND SHALL BE LIMITED AS FOLLOWS:

I. RESIDENTIAL – THIRTY-FIVE PERCENT (35%) MAXIMUM;
II. GOVERNMENT, BUSINESS SERVICES, MANUFACTURING – FORTY PERCENT (40%) MAXIMUM

15.310.430 BICYCLE PARKING

A. BICYCLE PARKING SHALL BE PROVIDED BASED ON AT LEAST ONE (1) SPACE FOR EACH TEN (10) AUTOMOBILE PARKING SPACES REQUIRED.

RESIDENTIAL:
204 AUTOMOBILE STALLS X 1/10 = 21 RESIDENTIAL BIKE STALLS MIN
PROVIDED: 35 ***STALLS***
COMMERCIAL:
37 AUTOMOBILE STALLS X 1/10 = 4 COMMERCIAL BIKE STALLS MIN
PROVIDED: 10 ***STALLS***
COMMUTER:
SOUND TRANSIT ADMINISTERED SECURED COMMUTER PARKING PROVIDED AS PUBLIC BENEFIT PER DEVELOPMENT AGREEMENT
PROVIDED: 11 STALLS

BICYCLE PARKING PROVIDED

KEY	TYPE	COUNT
B	RESIDENTIAL LONG-TERM	35
BIKE-RESIDENTIAL		35
ST		4
ST	COMMUTER	7
BIKE-PLAZA		11
CA	COMMERCIAL SHORT-TERM ACCESSIBLE	2
CS	COMMERCIAL SHORT-TERM	8
BIKE-COMMERCIAL		10
TOTAL BIKE PARKING PROVIDED:		56

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VICINITY PLAN - LARGE
SCALE: 1/8" = 1'-0"

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SHEET
T1.0

DEPARTURE REQUEST 1

CODE SECTION:	REQUIREMENT:	PROPOSED:	JUSTIFICATION:	SHEET NUMBER:
15.510.620 B.1.a.	a. Vertical Modulation: Projecting/Recessing Facade Elements. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width and may include architectural features such as setbacks, indentations, projections, bays, or awnings.	Vertical modulation recesses are 3' wide and a minimum of 12" in depth.	Building modulation is enhanced by curvature of facade and additional angles provided by the curve. To add dimension and interest, the facade recesses are a significantly different material and color than the bays.	T1.3 & T1.4

DEPARTURE REQUEST 2

CODE SECTION:	REQUIREMENT:	PROPOSED:	JUSTIFICATION:	SHEET NUMBER:
15.510.620 F.	Rooflines. Rooflines shall be varied through two (2) or more [of the following] methods.	Only one roofline variation method is used: 3.b. Articulated parapet: roofline is varied through steps in height every 40' minimum that relate to the massing and materiality of the building.	The other options for roofline variation suggested by the code are not appropriate for the massing indicated by the irregular footprint of this building and the iconic nature of the adjacent parking garage. As provided, the material changes and 2' steps in the parapet at the vertical modulation recesses create a simple, harmonious roofline. Additionally, the roofline bumps up at the bike plaza, (which aligns with the stair and elevator cores), to designate the public space.	T1.3 & T1.4

PROPOSED ROW VARIANCE AT 26TH AVE S:

THE CITY STANDARD ROAD SECTION FOR MAJOR ARTERIAL STREETS PROPOSES TWO 11 FOOT TRAVEL LANES AND A 5 FOOT SEPARATED BIKE LANE ON THE STREET WITH AN 8 FOOT SIDEWALK ADJACENT TO THE CURB AND A PLANTING STRIP BEHIND THE SIDEWALK.

- CURRENT ROAD WIDTH IS 1 FOOT TOO NARROW FOR THIS ROAD SECTION, IN ORDER TO PROVIDE THE ADDITIONAL 1 FOOT OF WIDTH, THE CURB AND EAST 4 FEET OF THE EXISTING CONCRETE ROAD BED WOULD NEED TO BE SAWCUT AND REMOVED IN ORDER TO AVOID HAVING THE COLD JOINT IN THE RIDEABLE PORTION OF THE BIKE LANE. (OR TO REPLACE THE ENTIRE ROADWAY PANEL, WHICH IS OTHERWISE UNNECESSARY.)
- MATURE STREET TREES WOULD NEED TO BE REMOVED FOR NEW SIDEWALK ADJACENT TO CURB. REPLACEMENT STREET TREES WOULD TAKE MANY YEARS TO REACH SIMILAR MATURITY.
- BIKE LANE ON THE STREET WILL BE UPHILL AND ON A CURVE WITH SOMEWHAT REDUCED VISIBILITY. THIS IS NOT AN IDEAL CONDITION FOR SOME CYCLISTS OF VARYING ABILITIES.
- TRAFFIC ALONG 26TH AVE S OFTEN APPEARS TO MOVE FASTER THAN THE POSTED SPEED LIMIT. CARS ARE ACCELERATING UPHILL ON THIS STRETCH OF ROAD, WHICH CREATES ADDITIONAL ROAD NOISE AND DISCOMFORT FOR PEDESTRIANS WALKING ALONGSIDE THE DRIVE LANES.

PROJECT PROPOSES TO MAINTAIN EXISTING CURB, STREET TREES, AND SIDEWALK (TO BE CONVERTED TO A BIKE LANE) AND ADD A NEW 6 FOOT SIDEWALK INSIDE OF 5' BIKE LANE (EXISTING SIDEWALK) TO CREATE A BETTER PEDESTRIAN EXPERIENCE AND MORE DURABLE PRODUCT FOR THE NEIGHBORHOOD.

- MATURE STREET TREES - STREET TREES ARE MATURE, 10" CALIPER, HEALTHY, AND CANNOT BE REPLACED AT THEIR CURRENT MATURITY OR RELOCATED WITHOUT DAMAGING THE TREES
- ENHANCED PEDESTRIAN EXPERIENCE - STREET TREE/PLANTING STRIP LOCATION BETWEEN CURB AND SIDEWALK IS PREFERABLE TO BACK OF SIDEWALK LOCATION FOR IMPROVED PEDESTRIAN COMFORT PROVIDED BY TRAFFIC BUFFER
- INCREASED PEDESTRIAN AND CYCLIST SAFETY - PROTECTED BIKE LANE ON THE SIDEWALK PROVIDES INCREASED SAFETY FOR CYCLISTS, AND A MORE COMFORTABLE EXPERIENCE FOR A BROADER RANGE OF CYCLISTS, ESPECIALLY CONSIDERING THE NORTHBOUND BIKE LANE IN THIS LOCATION HAS SIGNIFICANT UPHILL GRADE AND IS ON A SUBSTANTIAL CURVE THAT HAS REDUCED VISIBILITY.
- ENHANCED STREET DURABILITY - SAW CUTTING THE STREET AND ADDING NEW PAVING AND CURB WOULD PROVIDE THE CITY WITH A LESS DURABLE PRODUCT BY ADDING NEW COLD JOINT IN PAVEMENT
- PRECEDENT FOR PROTECTED BIKE LANE EXISTS ONE BLOCK SOUTH ON 26TH AVE S. WHERE A PROTECTED SHARED USE PATH IS PROVIDED WITH A PLANTING STRIP AND CURB BETWEEN THE PATH AND THE STREET. THIS PROPOSED BIKE LANE IS AN EXTENSION OF THAT PATH, AND THE PROTECTED BIKE LANE COULD BE CONNECTED COMPLETELY WHEN THE UNDERUTILIZED SITE TO THE SOUTH OF THE PROJECT SITE IS FINALLY DEVELOPED.

DEVELOPMENT AGREEMENT CODE MODIFICATIONS:

1. **SMC 15.455.120 PARKING CHART FOR REQUIRED OFF-STREET SPACES:** REDUCE RESIDENTIAL PARKING REQUIREMENT TO .60 STALLS PER UNIT
2. **SMC 15.455.410 OFF-STREET PARKING DESIGN STANDARDS:** ALLOW UP TO 30% OF RESIDENTIAL PARKING STALLS TO BE PROVIDED AS COMPACT STALLS.
3. **SMC 15.310.200 SITE PLANNING AND BUILDING ORIENTATION:** REDUCE SETBACK TO 2 FEET AT 26TH AVE S.
4. **SMC 15.400.200 COMMERCIAL, INDUSTRIAL, PARK STANDARDS CHART:** INCREASE MAXIMUM LOT COVERAGE TO 81%.
5. **SMC 15.445.210 LANDSCAPING STANDARDS CHART:** REDUCE BUILDING FAÇADE LANDSCAPING WIDTH TO 2 FEET WIDE FOR THE SOUTH PORTION (APPROXIMATELY 2/3) OF 26TH AVE S WHILE AND MAINTAINING CODE
6. USE CODE REQUIREMENTS FOR **SMC 15.310.460 STRUCTURED PARKING** FOR SCREENING OF THE PARKING LEVELS ALONG THE NORTH PORTION (APPROXIMATELY 1/3) OF 26TH AVE S.
7. **SMC 15.310.210 2. B.: MAXIMUM FRONT YARD SETBACK:** INCREASE THE MAXIMUM FRONT YARD SETBACK AMOUNT THAT IS PERMITTED TO BE DEEPER THAN 10 FEET.

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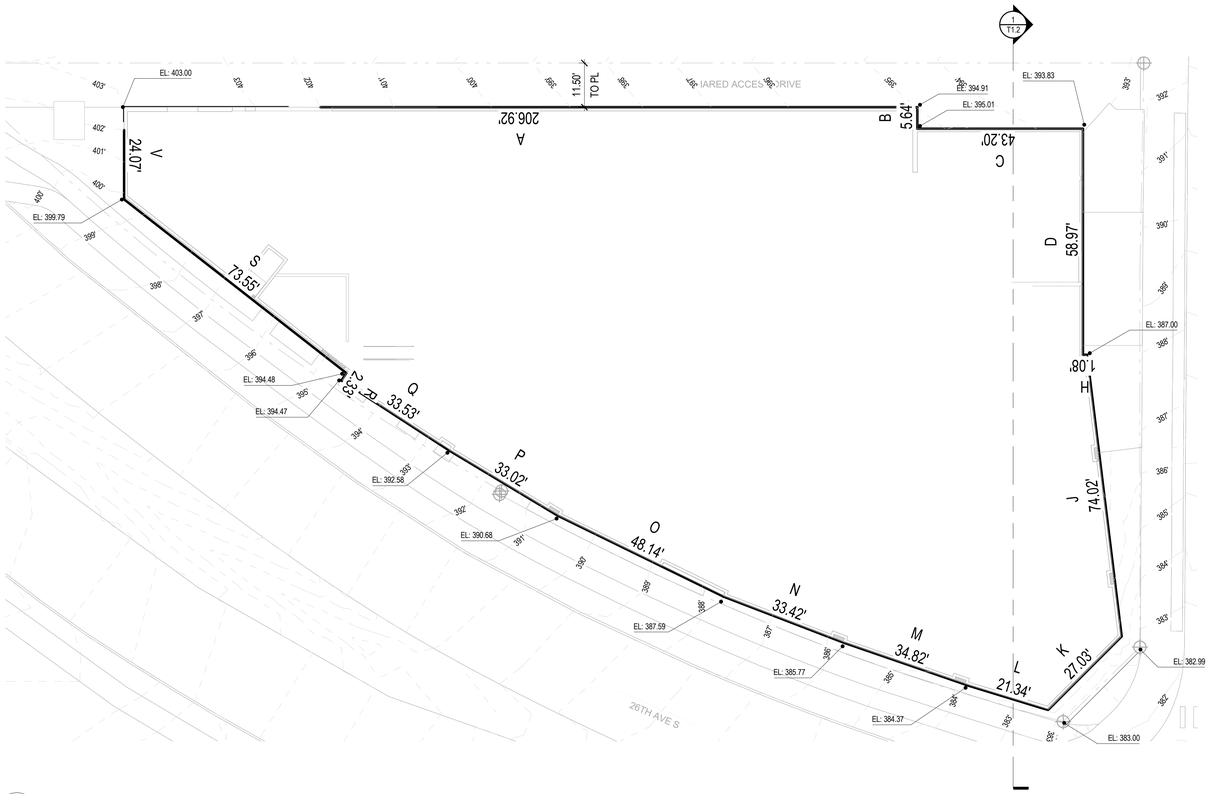
SHEET
T1.1

DIAGRAMS:



2 T1.2 AVERAGE GRADE PLAN
SCALE: 1/16" = 1'-0"

1 T1.2 AVERAGE GRADE SECTION
SCALE: 1/16" = 1'-0"

AVERAGE GRADE PLANE CALCULATIONS:

AVERAGE GRADE PLANE CALCULATION				
SEGMENT	ELEVATION (a)	ELEVATION (b)	LENGTH (c)	(a+b)/2 * c
A	403.00'	394.90'	206.92'	82,549.40'
B	394.90'	395.22'	5.64'	2,226.33'
C	395.22'	393.77'	43.20'	17,041.36'
D	393.77'	387.00'	58.97'	23,022.30'
H	387.00'	387.00'	1.08'	419.51'
J	387.00'	382.97'	74.02'	28,495.99'
K	382.97'	383.00'	27.03'	10,353.77'
L	383.00'	384.27'	21.34'	8,186.60'
M	384.27'	385.77'	34.82'	13,405.95'
N	385.77'	387.59'	33.42'	12,924.42'
O	387.59'	390.68'	48.14'	18,731.17'
P	390.68'	392.58'	33.02'	12,930.75'
Q	392.58'	394.47'	33.53'	13,194.48'
R	394.47'	394.48'	2.33'	918.20'
S	394.48'	399.75'	73.55'	29,208.34'
V	399.75'	403.00'	24.07'	9,662.82'
TOTAL PERIMETER			721.08'	283,271.41'

AVERAGE GRADE PLANE: 283,271.41 / 721.08 **= 392.84'**

NOT FOR CONSTRUCTION

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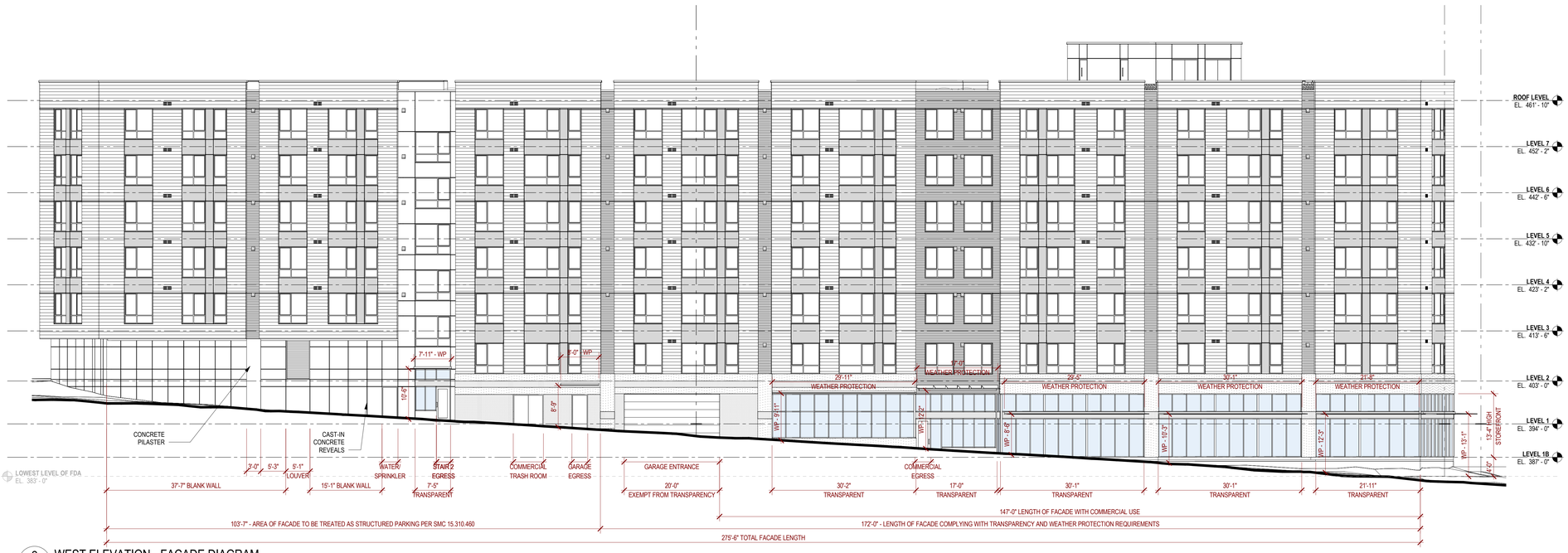
SHEET
T1.2

1 T1.3 SOUTH ELEVATION - FACADE DIAGRAM

SCALE: 3/32" = 1'-0"



2 T1.3 WEST ELEVATION - FACADE DIAGRAM

SCALE: 3/32" = 1'-0"

15.310.610 STREET LEVEL DESIGN

A. GROUND FLOOR TRANSPARENCY REQUIREMENTS.

1. GROUND FLOOR TRANSPARENCY. TRANSPARENCY REQUIREMENTS SHALL APPLY TO THE GROUND FLOOR FRONT BUILDING FACADES.
   B. DISTRICT CENTER. WINDOWS SHALL COVER AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE PUBLIC STREET FACING GROUND FLOOR BUILDING WALL AREA.

S 200TH ST (GROUND FLOOR FRONT BUILDING FACADE):

TOTAL LENGTH OF TRANSPARENT PORTIONS:	***118' - 1"***
TOTAL LENGTH OF FACADE:	***158' - 5" - WIDTH OF BIKE CAGE = 138' - 5"***
PERCENTAGE OF TRANSPARENCY:	***86.4%***

26TH AVE S
PER DEVELOPMENT AGREEMENT, NORTH PORTION OF BUILDING ALONG 26TH AVE S EXEMPT FROM TRANSPARENCY REQUIREMENT

TOTAL LENGTH OF TRANSPARENT PORTIONS:	***129' - 3"***
TOTAL LENGTH OF COMPLIANT FACADE:	***172' - 0" - WIDTH OF GARAGE ENTRY = 152' - 0"***
PERCENTAGE OF TRANSPARENCY:	***85.0%***

2. STRUCTURED PARKING. STRUCTURED PARKING ENTRANCES THAT OCCUPY A PORTION OF THE FRONT FACADE ARE EXEMPT FROM THE TRANSPARENCY REQUIREMENT.

PROJECT ASSUMES "BIKE CAGE" CAN BE EXEMPTED AS "STRUCTURED PARKING ENTRANCE"

3. TRANSPARENCY DESIGN REQUIREMENTS.
   A. TRANSPARENCY REQUIREMENTS SHALL APPLY TO THAT AREA OF THE GROUND FLOOR BUILDING WALL FACING THE STREET UP TO THE FINISHED CEILING HEIGHT OF THE GROUND FLOOR BUILDING SPACE.
   B. WINDOWS SHALL BEGIN TWELVE (12) TO THIRTY (30) INCHES ABOVE THE FINISHED GRADE OF THE GROUND FLOOR BUILDING SPACE.

B. MINIMUM DEPTH AND CEILING HEIGHTS FOR STREET LEVEL NONRESIDENTIAL USES. GROUND FLOOR SPACES OF BUILDINGS INTENDED FOR NONRESIDENTIAL USES THAT FACE PUBLIC OR PRIVATE STREETS SHALL PROVIDE THE FOLLOWING:

1. MINIMUM DEPTH. THE LEASABLE GROUND FLOOR AREA SHALL EXTEND IN DEPTH A MINIMUM OF TWENTY (20) FEET FROM THE EXTERIOR BUILDING FACADE.

DEPTH OF LEASABLE GROUND FLOOR AREA FROM THE S. 200TH ST FACADE > 140' - 6"
DEPTH OF LEASABLE GROUND FLOOR AREA FROM THE 26TH AVE S FACADE > RANGES FROM 40' - 90'

2. MINIMUM CEILING HEIGHT. THE MINIMUM CLEAR INTERIOR FLOOR TO FINISHED CEILING HEIGHT STANDARD FOR THE GROUND FLOOR PORTION OF BUILDINGS, EXTENDING IN DEPTH A MINIMUM OF TWENTY (20) FEET FROM THE EXTERIOR BUILDING FACADE, SHALL BE AT LEAST THIRTEEN (13) FEET FOR ALL STREET LEVEL BUILDING SPACE.

CLEAR CEILING HEIGHT AT ALL NON-RESIDENTIAL GROUND-FLOOR USE ALONG BOTH STREET-FACING FACADES IS 13' - 4"

C. PEDESTRIAN WEATHER PROTECTION ALONG BUILDING FACADES.

1. BUILDING FACADES WITH GROUND FLOOR RETAIL/COMMERCIAL OR SERVICE USES SHALL BE DESIGNED TO PROVIDE FOR PEDESTRIAN WEATHER PROTECTION THROUGH THE USE OF AWNINGS, CANOPIES, COLONNADES, MARQUEES, OR BUILDING OVERHANGS.
2. PEDESTRIAN WEATHER PROTECTION STRUCTURE DESIGN.
   A. LENGTH. PEDESTRIAN WEATHER PROTECTION STRUCTURES SHALL EXTEND ALONG, AT A MINIMUM, SIXTY PERCENT (60%) OF THE LENGTH OF THE STREET-FACING FACADE WITH NONRESIDENTIAL GROUND FLOOR USES.
      I. DISTRICT CENTER. PEDESTRIAN WEATHER PROTECTION STRUCTURES SHALL EXTEND ALONG, AT A MINIMUM, SEVENTY-FIVE PERCENT (75%) OF THE LENGTH OF THE STREET-FACING FACADE WITH NONRESIDENTIAL GROUND FLOOR USES.

S 200TH ST (GROUND FLOOR FRONT BUILDING FACADE):

TOTAL LENGTH OF WEATHER PROTECTION:	***133' - 11"***
TOTAL LENGTH OF FACADE:	***158' - 5"***
PERCENTAGE OF WEATHER PROTECTION:	***84.5%***

26TH AVE S
PER DEVELOPMENT AGREEMENT, NORTH PORTION OF BUILDING ALONG 26TH AVE S EXEMPT FROM WEATHER PROTECTION REQUIREMENT

TOTAL LENGTH OF WEATHER PROTECTION:	***128' - 1"***
TOTAL LENGTH OF COMPLIANT FACADE:	***172' - 0" - WIDTH OF GARAGE ENTRY = 152' - 0"***
PERCENTAGE OF WEATHER PROTECTION:	***84.3%***

15.520.200 GROUND FLOOR USES IN MIXED USE PROJECTS

A. GROUND FLOOR USE REQUIREMENTS. A MINIMUM OF FIFTY PERCENT (50%) OF THE LENGTH OF THE EXTERIOR GROUND FLOOR FACING THE STREET(S), EXCLUDING VEHICLE ENTRANCES, EXITS, AND ALLEYS, SHALL BE DESIGNED TO BE OCCUPIED BY A RETAIL/COMMERCIAL OR SERVICE USE.

S 200TH STREET:

TOTAL LENGTH OF STREET-FACING FACADE:	***154' - 4"***
TOTAL LENGTH OF COMPLIANT USES:	***98' - 8"***
PERCENTAGE OF COMPLIANT USES:	***63.7%***

26TH AVE S:

TOTAL LENGTH OF STREET-FACING FACADE:	***275' - 6" - WIDTH OF GARAGE ENTRY = 255'-6"***
TOTAL LENGTH OF COMPLIANT USES:	***172' - 0"***
PERCENTAGE OF COMPLIANT USES:	***67.3%***

15.310.730 GROUND FLOOR USES IN MIXED USE PROJECTS:

A. A MINIMUM OF FIFTY PERCENT (50%) OF THE LENGTH OF THE EXTERIOR GROUND FLOOR FACING THE STREET, EXCLUDING VEHICLE ENTRANCES, EXITS, AND ALLEYS, SHALL BE DESIGNED TO BE OCCUPIED BY A RETAIL/COMMERCIAL OR SERVICE USE ON STREET FRONTAGES IDENTIFIED IN FIGURE 15.310.730A.

S 200TH STREET:

TOTAL LENGTH OF STREET-FACING FACADE:	***154' - 4"***
TOTAL LENGTH OF COMPLIANT USES:	***98' - 8"***
PERCENTAGE OF COMPLIANT USES:	***63.7%***

26TH AVE S:
NOT IDENTIFIED IN FIGURE 15.310.730A / DOES NOT APPLY

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CITY OF SEATAC USE ONLY:

FACADE DIAGRAMS

DATE:	2022/08/31
SCALE:	As indicated
DRAWN:	Author
JOB #:	21-102
COS SPR #:	-
COS SPE #:	-
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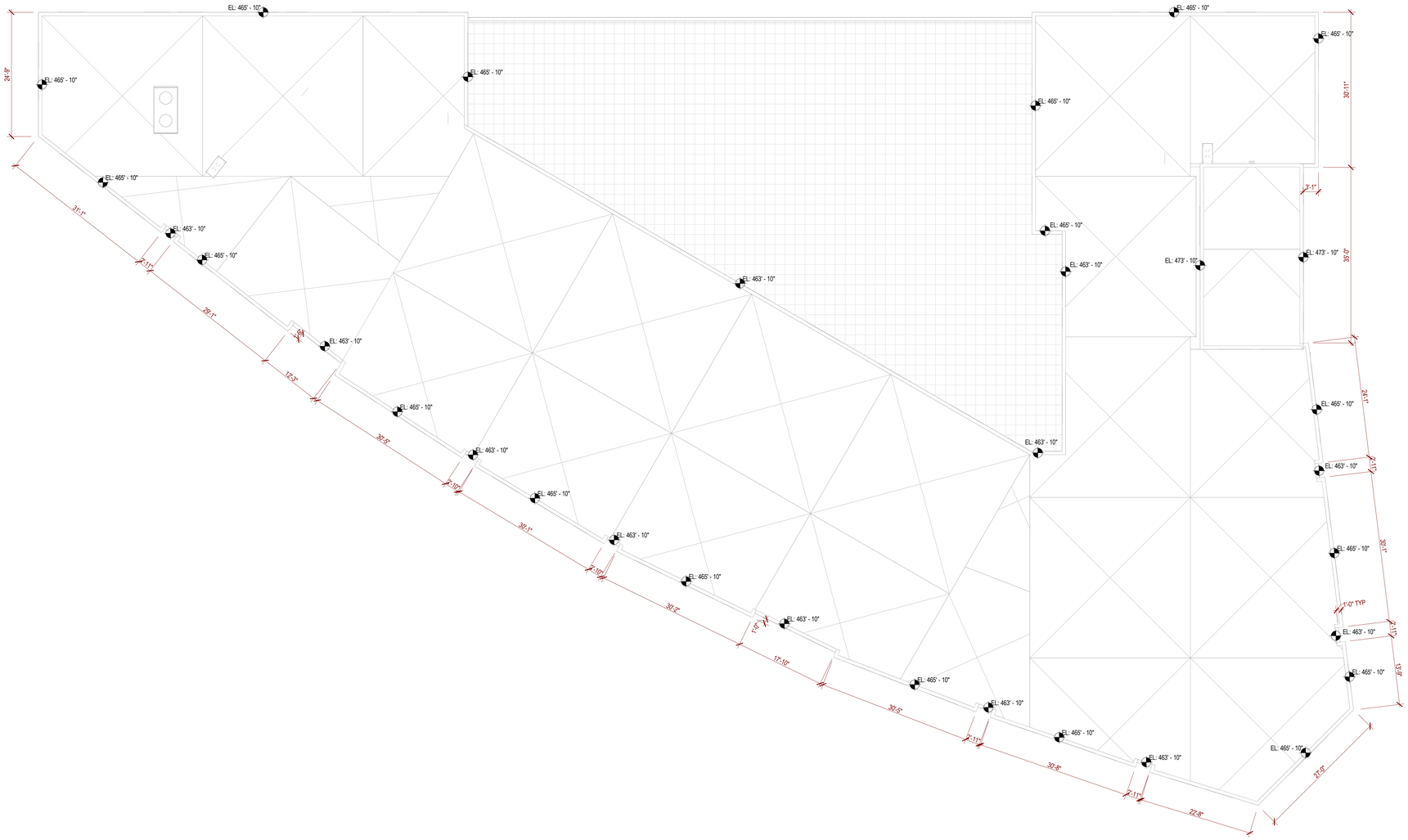
SHEET
T1.3



1 T1.4 MODULATION DIAGRAM - ROOF LEVEL

SCALE: 1" = 10'-0"

15.510.620 CHARACTER AND MASSING

DESIGN RESPONSE

A. BUILDING FACADE VARIATION. BUILDING FACADES SHALL BE VARIED WITH ARCHITECTURAL ELEMENTS THAT BREAK UP LONG BLANK WALLS, ADD VISUAL INTEREST, AND ENHANCE THE CHARACTER OF THE NEIGHBORHOOD. ALL SIDES OF A BUILDING OPEN TO VIEW BY THE PUBLIC, WHETHER VIEWED FROM PUBLIC OR PRIVATE PROPERTY, SHALL DISPLAY A SIMILAR LEVEL OF ARCHITECTURAL QUALITY AND INTEREST.

B. VERTICAL AND HORIZONTAL VARIATION REQUIREMENTS. BUILDINGS SHALL EMPLOY VERTICAL AND/OR HORIZONTAL FACADE VARIATION TECHNIQUES. VERTICAL VARIATION SHALL OCCUR AT INTERVALS OF NO MORE THAN FORTY (40) FEET.

1. METHODS OF VARIATION. THREE (3) OR MORE OF THE FOLLOWING METHODS OF FACADE VARIATION SHALL BE USED SUCH THAT THE COMBINATION OF FEATURES PROJECTS A RESIDENTIAL CHARACTER:

A. VERTICAL MODULATION. PROJECTING/RECESSING FACADE ELEMENTS. BUILDING MODULATIONS SHALL BE A MINIMUM OF TWO (2) FEET IN DEPTH AND TWO (2) FEET IN WIDTH AND MAY INCLUDE ARCHITECTURAL FEATURES SUCH AS SETBACKS, INDENTATIONS, PROJECTIONS, BAYS, OR AWNINGS.

A. TYPICAL MODULATION AT RESIDENTIAL FLOORS: RECESSING FACADE ELEMENTS OCCUR EVERY 40 FEET OR LESS. ELEMENTS ARE 12" DEEP AND 3' WIDE.

DEPARTURE REQUEST #1: 12" DEEP FACADE RECESSES

B. WINDOW/ENTRY/PORCH ELEMENTS. PROVISION OF A BALCONY, BAY WINDOW, PORCH, PATIO, DECK, OR CLEARLY DEFINED ENTRY FOR EACH VERTICAL VARIATION INTERVAL.

C. LIGHT FIXTURE/LANDSCAPING ELEMENTS. PROVISION OF A LIGHTING FIXTURE, TRELLIS, PROMINENT ORNAMENTAL TREE OR OTHER LANDSCAPE FEATURE WITHIN EACH VERTICAL VARIATION INTERVAL.

D. MATERIAL VARIATIONS. USE OF MATERIAL VARIATIONS SUCH AS CONTRASTING COLORS, BRICK OR METAL BANDING, OR TEXTURAL CHANGES WITHIN EACH VERTICAL VARIATION INTERVAL.

D. RECESSED FACADE ELEMENTS AND BAYS ARE DIFFERNT TEXTURES AND CONTRASTING COLORS. VERTICAL WINDOW GROUPINGS ARE AN ACCENT COLOR AND PATTERN.

E. HORIZONTAL FACADE CHANGES. DESIGN TECHNIQUES THAT DIFFERENTIATE THE GROUND FLOOR FROM UPPER FLOORS SUCH AS:

E. THE GROUND FLOOR MASSING IS DISTINGUISHED FROM THE UPPER FLOORS WITH A DIFFERENT MATERIAL AND FENESTRATION PATTERN. THERE IS AN OFFSET GAP AT THE SECOND FLOOR TO ACCENTUATE THE SEPARATION BETWEEN THE GROUND FLOOR AND UPPER LEVELS.

I. STEPPING BACK THE UPPER FLOORS FROM THE GROUND FLOOR BUILDING FACADE;

II. CHANGING MATERIALS BETWEEN THE BUILDING BASE, MIDDLE AND TOP FLOORS;

III. INCLUDING A CONTINUOUS CORNICE LINE OR PEDESTRIAN WEATHER PROTECTION ELEMENT BETWEEN THE GROUND FLOOR AND UPPER FLOORS.

C. VARIETY OF FACADE VARIATION TECHNIQUES.

1. VARIETY OF TECHNIQUES. A VARIETY OF MODULATION AND ARTICULATION FACADE VARIATION TECHNIQUES SHALL BE EMPLOYED. NO MORE THAN FOUR (4) CONSECUTIVE UNIFORM TECHNIQUES SHALL BE USED.

2. BUILDINGS OVER ONE HUNDRED SIXTY (160) FEET IN LENGTH. BUILDINGS GREATER THAN ONE HUNDRED SIXTY (160) FEET IN LENGTH SHALL INCLUDE A PROMINENT CENTRAL FEATURE AMONG THE REQUIRED FACADE DESIGN VARIATIONS.

D. WINDOW DETAILS. WINDOWS SHALL PROVIDE RELIEF, DETAIL AND VARIATION ON THE FACADE THROUGH THE USE OF SIGNIFICANT TRIM AND ARCHITECTURAL STYLING THAT LENDS HUMAN SCALE TO THE FACADE THROUGH ONE (1) OF THE FOLLOWING TECHNIQUES:

1. RECESS OR PROJECT INDIVIDUAL WINDOWS AT LEAST TWO (2) INCHES FROM THE FACADE; OR

1. WINDOWS WILL BE DETAILED TO BE RECESSED AT LEAST 2" FROM THE FACADE.

2. INCORPORATE WINDOW TRIM AT LEAST TWO (2) INCHES IN WIDTH AND ONE (1) INCH IN DEPTH THAT FEATURES COLOR THAT CONTRASTS WITH THE BASE BUILDING COLOR.

F. ROOFLINES. ROOFLINES SHALL BE VARIED THROUGH TWO (2) OR MORE OF THE FOLLOWING METHODS. THE MAXIMUM ROOF LENGTH WITHOUT A VARIATION SHALL BE FORTY (40) FEET.

F. ROOFLINE IS VARIED BY ARTICULATED PARAPETS THAT ALIGN WITH BAYS BELOW

DEPARTURE REQUEST #2: SINGLE METHOD OF ROOFLINE VARIATION

1. DORMERS. A PROJECTION FROM A SLOPING ROOF THAT CONTAINS A WINDOW.

2. ROOFLINE WITH ARCHITECTURAL FOCAL POINT. A PROMINENT ROOFTOP FEATURE SUCH AS A PEAK, TOWER, GABLE, DOME, BARREL VAULT OR ROOFLINE TRELLIS STRUCTURE.

3. ROOFLINE VARIATION. THE ROOFLINE ARTICULATED THROUGH A VARIATION OR STEP IN ROOF HEIGHT OR DETAIL, SUCH AS:

A. PROJECTING CORNICE. ROOFLINE ARTICULATED THROUGH A VARIATION OR STEP IN CORNICE HEIGHT OR DETAIL. CORNICES MUST BE LOCATED AT OR NEAR THE TOP OF THE WALL OR PARAPET.

B. ARTICULATED PARAPET. ROOFLINE PARAPETS SHALL INCORPORATE ANGLED, CURVED OR STEPPED DETAIL ELEMENTS.

3. B. EACH MATERIAL VOLUME HAS A DIFFERENT PARAPET HEIGHT. ALONG S 200TH ST AND 26TH AVE S, PARAPETS ARE STEPPED AT INTERVALS OF NO MORE THAN 40'

4. PITCHED ROOF OR FULL MANSARD. A ROOF WITH ANGLED EDGES, WITH OR WITHOUT A DEFINED RIDGELINE AND EXTENDED EAVES.

5. TERRACED ROOF. A ROOFLINE INCORPORATING SETBACKS FOR BALCONIES, ROOF GARDENS, OR PATIOS.

G. ROOFTOP DESIGN. BUILDING ROOFTOPS SHALL BE DESIGNED TO EFFECTIVELY SCREEN MECHANICAL EQUIPMENT FROM STREET-LEVEL VIEW THROUGH ONE (1) OR MORE OF THE FOLLOWING METHODS:

1. A CONCEALING ROOFLINE;

2. A TERRACED FACADE;

3. A SCREENING WALL OR GRILLWORK DIRECTLY SURROUNDING THE EQUIPMENT;

4. SUFFICIENT SETBACK FROM THE FACADE EDGE TO BE CONCEALED FROM GROUND-LEVEL VIEW; OR

5. VEGETATED ROOF DESIGNED IN ACCORDANCE WITH THE SURFACE WATER DESIGN MANUAL AND APPLICABLE BUILDING CODES.

G. MOST MECHANICAL EQUIPMENT WILL BE SET BACK SUFFICIENTLY FROM THE FACADE TO BE CONCEALED FROM GROUND-LEVEL VIEW. SOLAR PANELS NEAR THE ROOF EDGE WILL BE CONCEALED BY PARAPETS.

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CONSULTANT'S STAMP:

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100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING

2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

MODULATION DIAGRAMS

DATE: 2022/08/31
SCALE: As indicated
DRAWN: Author
JOB #: 21-102
COS SPR #: -
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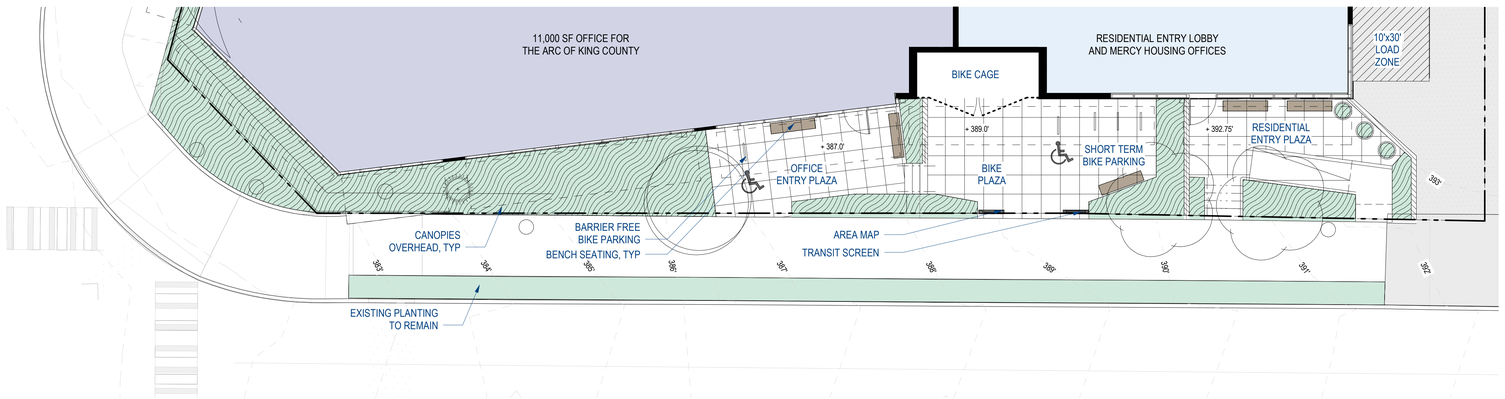
SHEET
T1.4

DIAGRAMS:

1 T1.5 OPEN SPACE, RECREATION, AND LANDSCAPING
SCALE: 1/16" = 1'-0"



2 T1.5 BIKE PLAZA DIAGRAM
SCALE: 1/8" = 1'-0"

AMENITY NOTES:

15.510.410 MINIMUM RECREATION SPACE REQUIREMENTS
INTENT: PROVIDE OPPORTUNITIES FOR BOTH PASSIVE AND ACTIVE RECREATION SPACE IN NEW RESIDENTIAL DEVELOPMENT. RECREATION SPACE SHALL INCLUDE AMENITIES APPROPRIATE FOR THE AGES OF PEOPLE LIKELY TO LIVE IN THE RESIDENCES AND BE LOCATED WITH REGARD TO CLIMATE CONDITIONS, PARTICULARLY SOLAR ACCESS, AND SAFETY.

A. APPLICATION. EACH MULTI-FAMILY BUILDING OR COMPLEX OF FIVE (5) OR MORE UNITS SHALL PROVIDE A MINIMUM AREA OF RECREATION SPACE, AS DESIGNATED IN THIS CHAPTER.

B. MINIMUM AREA REQUIRED.
OVERLAY DISTRICTS (CITY CENTER, S. 154TH STREET AND ANGLE LAKE STATION AREAS)
PER UNIT: 60 SQUARE FEET

C. TYPE OF RECREATION SPACE REQUIRED.
OUTDOOR COMMON SPACE: MINIMUM 75%
PLAY AREAS: OPTIONAL
INDOOR COMMON SPACE: UP TO 25%

RECREATION REQUIRED	
NUMBER OF UNITS	REQUIRED RECREATION AREA
130	7,800 SF

RECREATION PROVIDED			
NAME	TYPE	AREA PROVIDED	RATIO
COMMUNITY ROOM	INTERIOR	1,596 SF	20%
COMMUNITY TERRACE	EXTERIOR	6,357 SF	80%
TOTAL RECREATION AREA PROVIDED		7,953 SF	

15.310.310 MINIMUM OPEN SPACE AREA REQUIRED
THE FOLLOWING STANDARDS ARE APPLICABLE TO ALL COMMERCIAL OR OTHER NONRESIDENTIAL DEVELOPMENT. SEE MULTI-FAMILY DEVELOPMENT STANDARDS, CHAPTER 15.510 SMC, MULTI-FAMILY HOUSING DESIGN STANDARDS, FOR RESIDENTIAL DEVELOPMENT STANDARDS.
A. MINIMUM AREA REQUIRED. FIVE PERCENT (5%) OF NET SITE AREA SHALL BE SET ASIDE AS USABLE OUTDOOR OPEN SPACE ACCESSIBLE TO THE PUBLIC.

15.310.300 Open Space and Amenities
15.310.310 Minimum Open Space Area Required
A. Minimum Area Required. Five percent (5%) of net site area shall be set aside as usable outdoor open space accessible to the public.
4. Areas That Qualify as Open Space. Open space that qualifies toward meeting the minimum open space requirement shall include one (1) or more of the following:
b. Expansion of existing sidewalks; or
d. Publicly accessible plazas, courtyards or pocket parks constructed contiguous with new or existing sidewalks.

COMMERCIAL OPEN SPACE PROVIDED		
LOT AREA	OPEN SPACE	OPEN SPACE RATIO
33,529 SF	3,106 SF	9.26%

Chapter 15.445
Landscaping and Tree Retention

Multi-Family:
STREET FRONTAGE (S 200TH ST)- Type III, 10 ft. min
SUPERCEDED BY 15.310.320 LOCATION AND DESIGN OF OPEN SPACE

BUILDING FACADE (26TH AVE S) IF >30 FT. HIGH OR >50 FT. WIDE - Type V, 5 ft. min
REVISED THROUGH DEVELOPMENT AGREEMENT - TYPE V, 2 FT MIN PROVIDED

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FAMILY HOUSING
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OPEN SPACE, LANDSCAPING, AND RECREATION DIAGRAM

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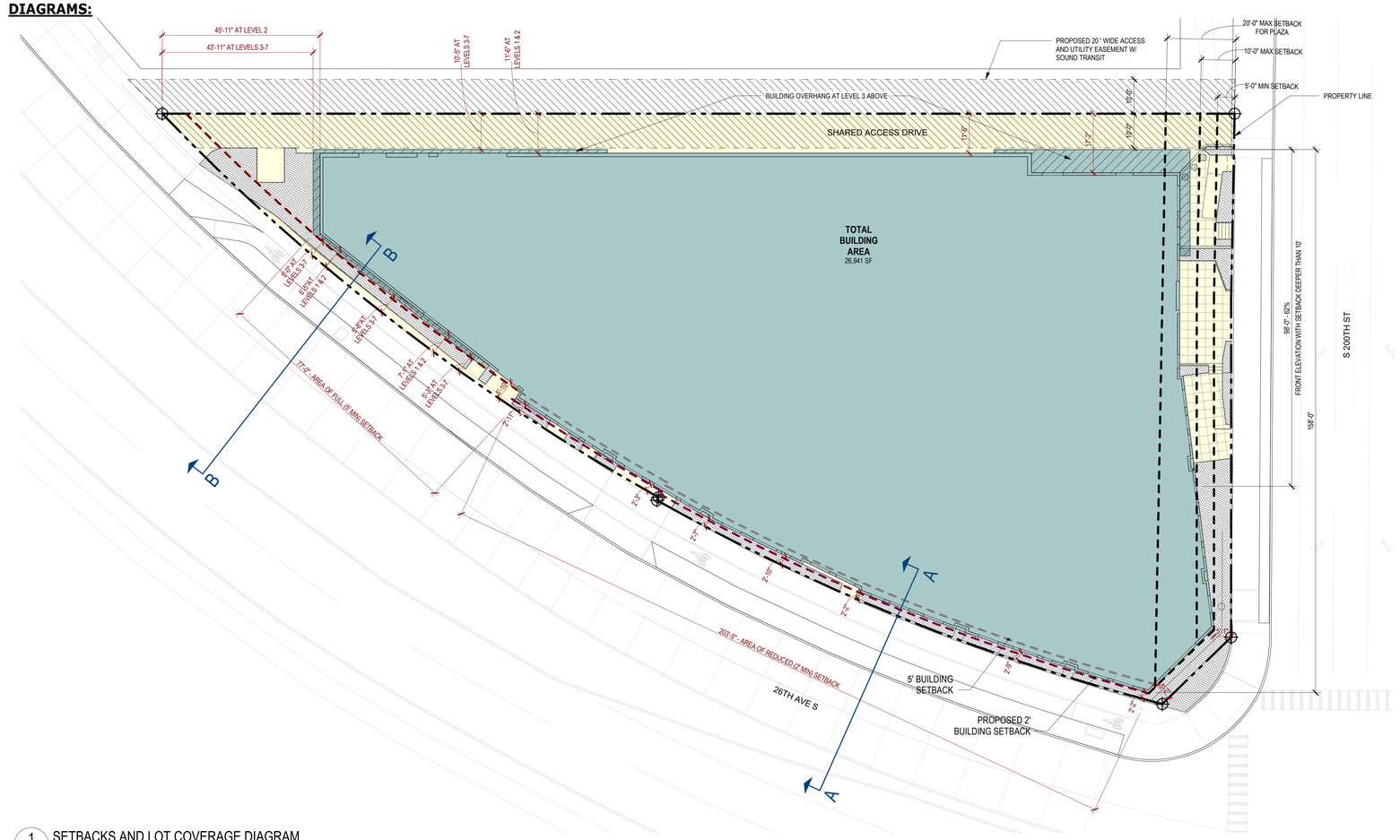
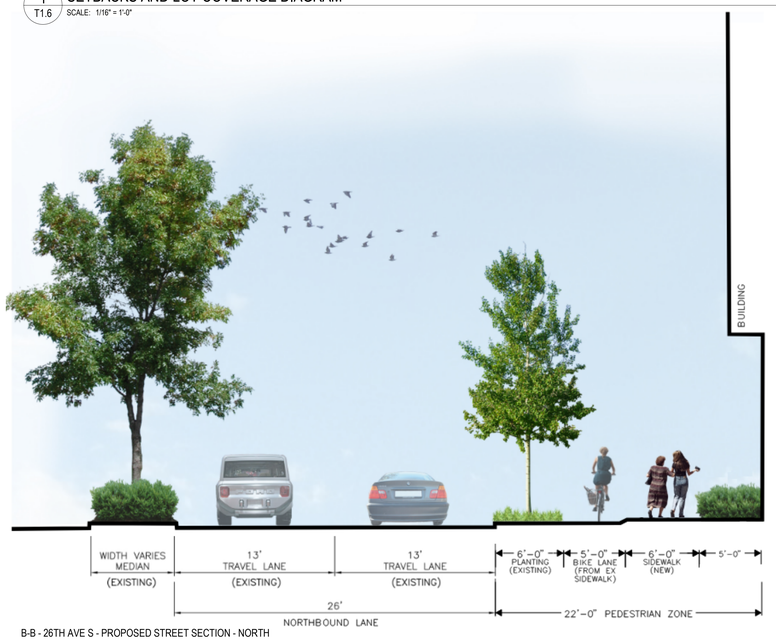
SHEET
T1.5

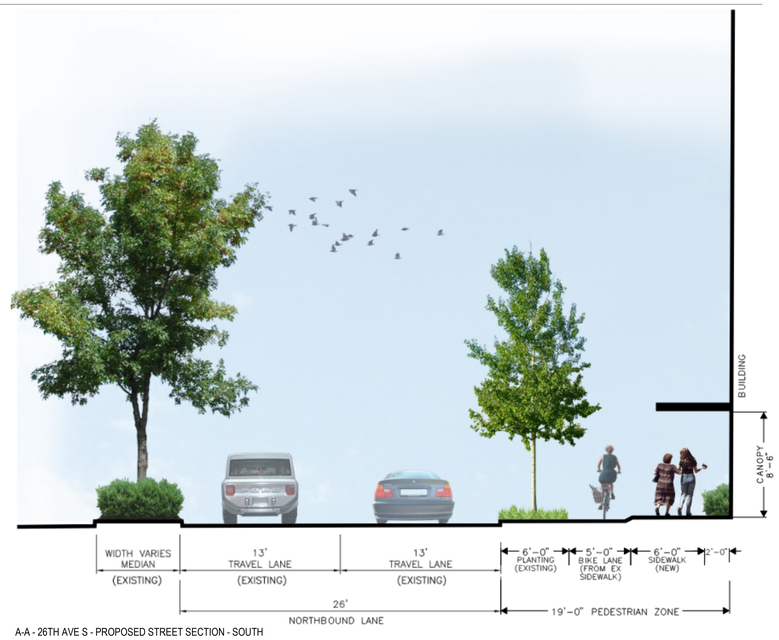
DIAGRAMS:



1 T1.6 SETBACKS AND LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"



B-B - 26TH AVE S - PROPOSED STREET SECTION - NORTH

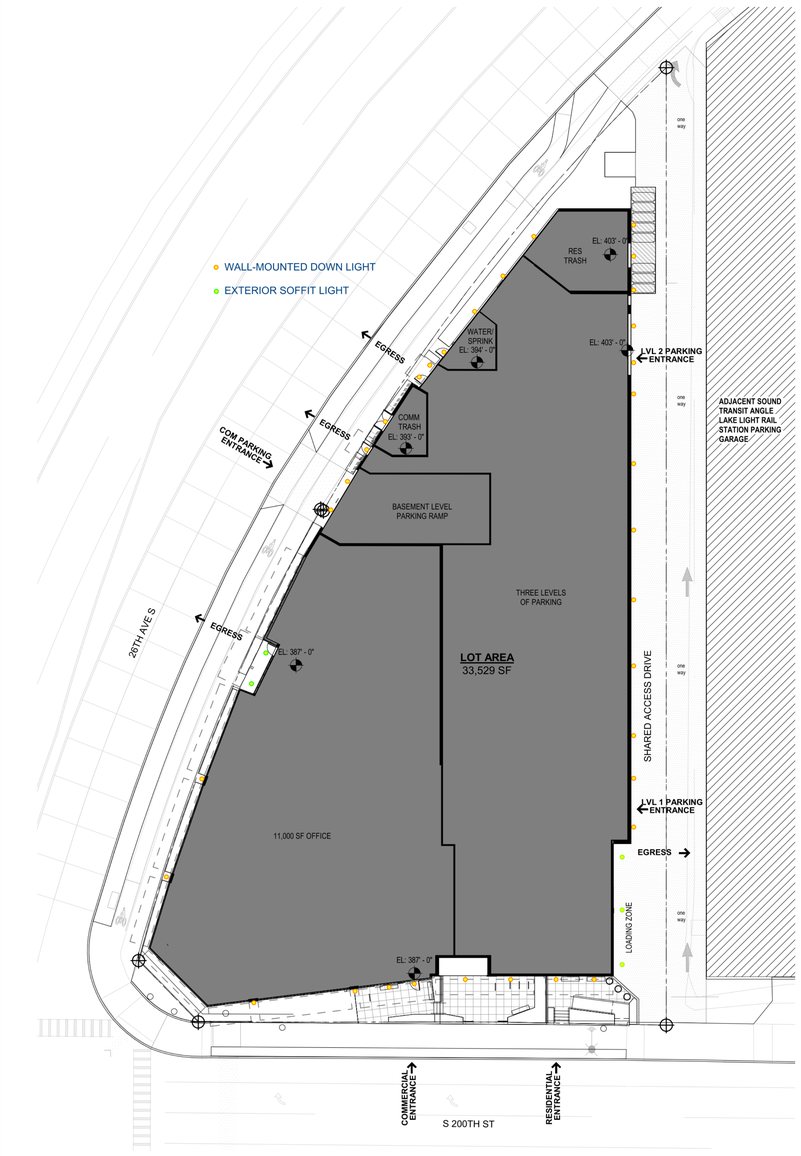


A-A - 26TH AVE S - PROPOSED STREET SECTION - SOUTH

NOTES:

BUILDING LOT COVERAGE		
BUILDING AREA	LOT AREA	LOT COVERAGE
26,941 SF	33,529 SF	80.4%

IMPERVIOUS AREA		
IMPERVIOUS AREA	LOT AREA	IMPERVIOUS COVERAGE
31,678 SF	33,529 SF	94.5%



CONCEPTUAL LIGHTING PLAN

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CITY OF SEATAC USE ONLY:

SETBACKS AND LOT COVERAGE

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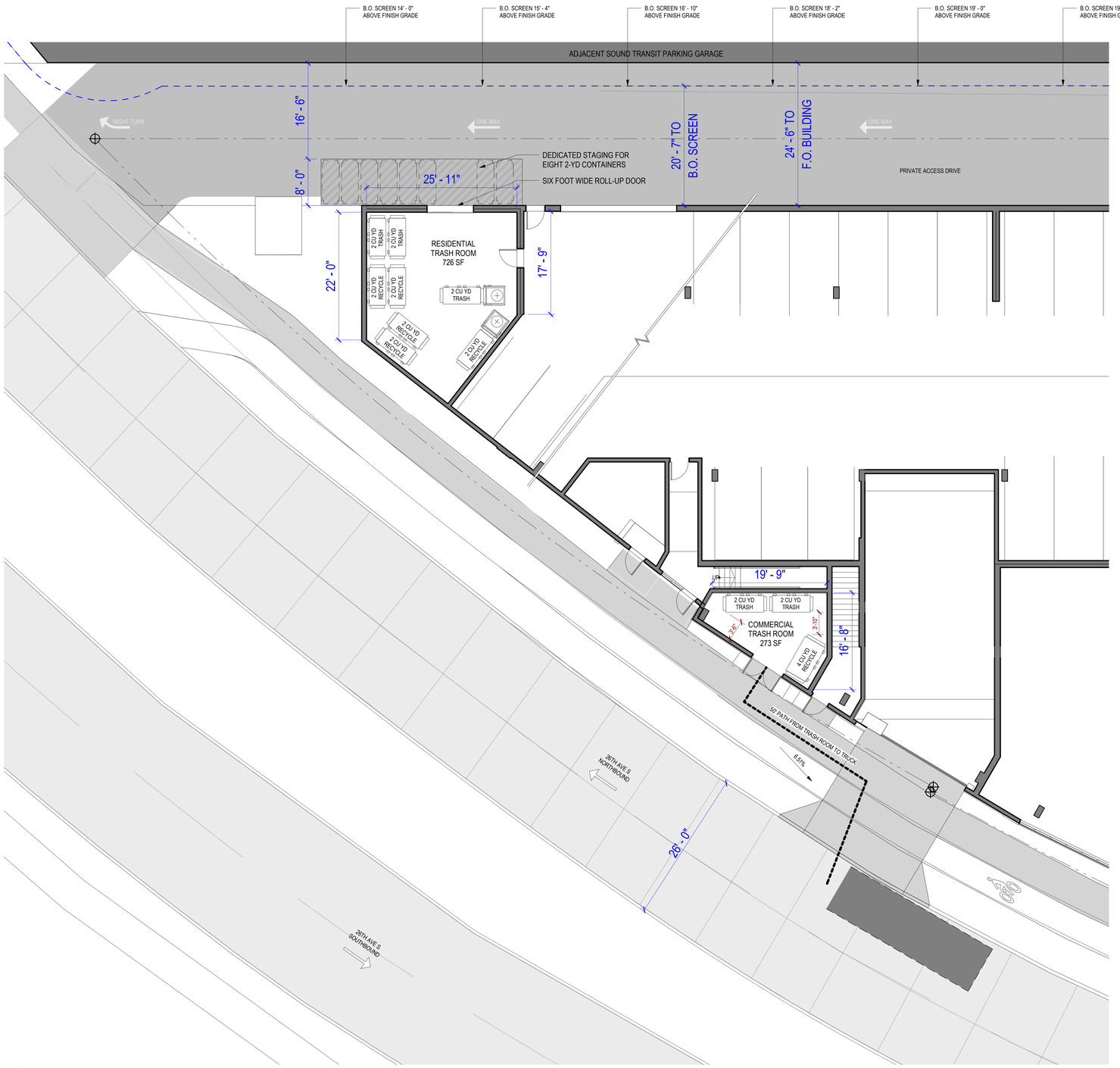

1 T1.7 TRASH ROOMS AND COLLECTION AREAS
SCALE: 1/8" = 1'-0"

PER RECOLOGY:

RESIDENTIAL COLLECTION REQUIRED:

1 CUBIC YARD EACH OF COMPACTED GARBAGE AND RECYCLE PER 18 UNITS
130 UNITS / 18 = **7.2 CU YD PER WEEK**

PROVIDED:
4X EACH 2 CU YD COMPACTED TRASH AND RECYCLE
8 CU YD PER WEEK

COMPACTED WASTE DUMPSTERS MUST BE STAGED OUTSIDE BY BUILDING STAFF

COMMERCIAL COLLECTION REQUIRED:

RECOLOGY BASES COMMERCIAL PICKUP ON HISTORICAL DATA

THE ARC OF KING COUNTY HAS HISTORICALLY SUBSCRIBED TO
2 CU YD EACH OF UNCOMPACTED GARBAGE AND RECYCLE, EVERY TWO WEEKS

PROVIDED:
2X 2 CU YD NON-COMPACTED TRASH AND 1X 4 CU YD RECYCLE EVERY TWO WEEKS
2 CU YD EACH PER WEEK
WITH FUTURE CAPACITY FOR UP TO 8 CU YD EACH PER WEEK (WITH TWICE WEEKLY PICKUP)

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MERCY ANGLE LAKE FAMILY HOUSING

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SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

SOLID WASTE COORDINATION

DATE: 2022/08/31
SCALE: 1/8" = 1'-0"
DRAWN: Author
JOB #: **21-102**
COS SPR #: -
COS SPE #: -
COS BP #: -

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SHEET
T1.7

VERTICAL DATUM

NAVD88 PER GNSS OBSERVATION.

ORIGINATING BENCHMARK

CORE CONTROL #102

FOUND 3" BRASS DISC IN 4" X 4" CONCRETE MONUMENT WITH CENTER "X", DOWN 0.6'

ELEVATION = 376.01

PROJECT BENCHMARKS

CORE CONTROL #3

SET NAIL WITH CONTROL WASHER IN THE SEEM OF CONCRETE WALK, NW QUADRANT, INTERSECTION OF 26TH AVENUE S. AND S. 200TH STREET

ELEVATION = 377.83

HORIZONTAL DATUM

NAD83/2011 PER WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE.

HORIZONTAL CONTROL

CORE CONTROL #101

FOUND 2" BRASS DISC IN 4" X 4" CONCRETE MONUMENT WITH CENTER PUNCH,STAMPED "PLS 23613", DOWN 0.7'

NORTHING= 157638.9279
EASTING =1277941.4004

CORE CONTROL #102

FOUND 3" BRASS DISC IN 4" X 4" CONCRETE MONUMENT WITH CENTER "X", DOWN 0.6'

NORTHING= 157657.7035
EASTING =1277330.2672

SCALE: 1" = 20'

0 10 20 40

BASIS OF BEARINGS

N88°27'08"W ALONG THE MONUMENTED CENTERLINE OF S. 200TH STREET PER GNSS OBSERVATION. NAVD 83/2011 WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE.

REFERENCES

1. ANGLE LAKE STATION TOD LOT LINE ADJUSTMENT FILE NO. SUB 19-0005, RECORDED UNDER RECORDING NO. 20210629900043.

LEGAL DESCRIPTION

LOTS A OF ANGLE LAKE STATION TOD LOT LINE ADJUSTMENT FILE NO. SUB 19-0005, RECORDED UNDER RECORDING NO. 20210629900043, IN KING COUNTY, WASHINGTON.

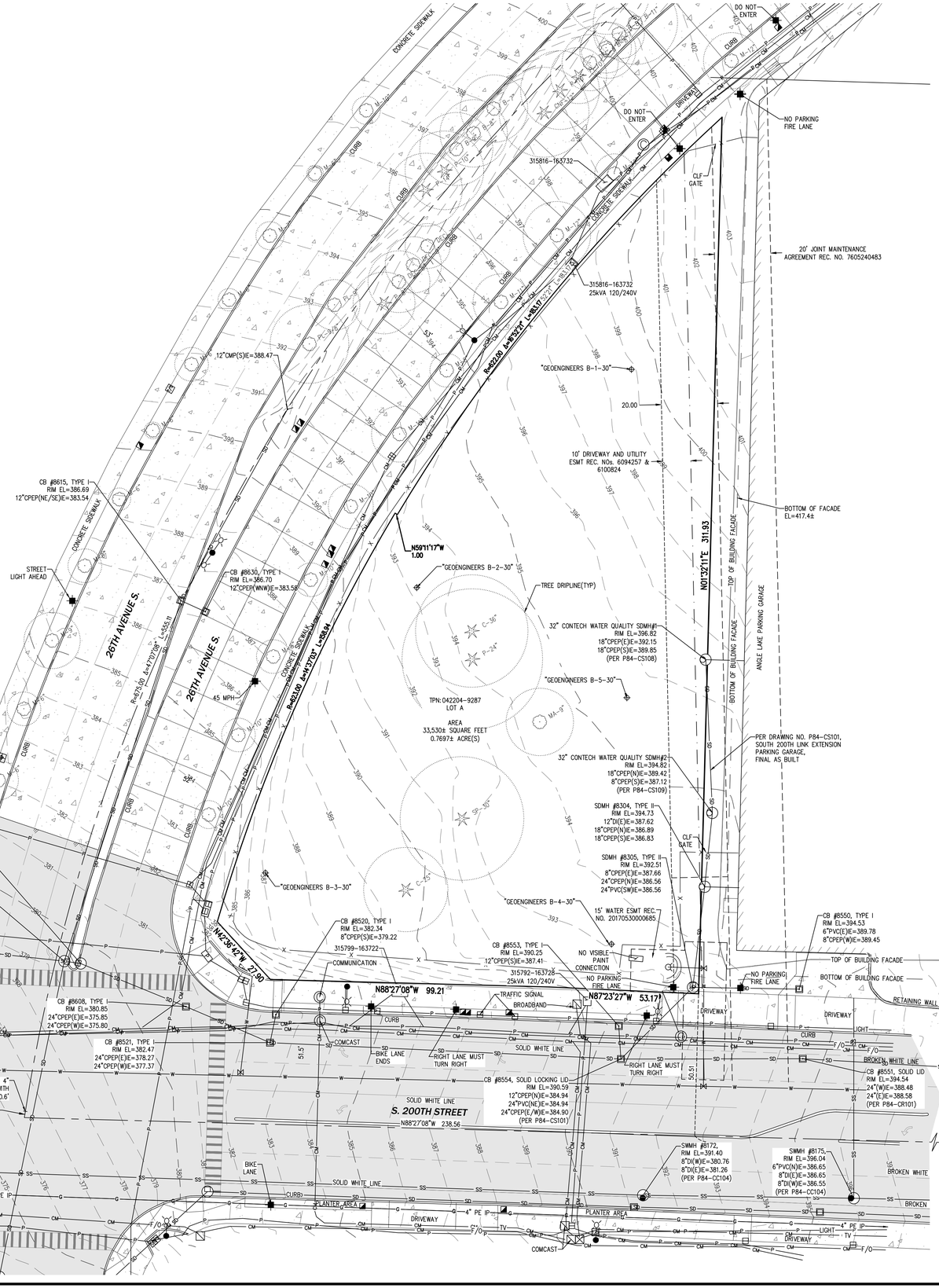
EXCEPTIONS CONTAINED IN TITLE

EXCEPTIONS 1-13 AND 22-26 NOT APPLICABLE TO THIS SURVEY.

14. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 6094257. (SHOWN HEREON.)
15. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 6100824. (SHOWN HEREON.)
16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED "JOINT MAINTENANCE AGREEMENT" RECORDED UNDER RECORDING NO. 7605240483. (BLANKET IN NATURE, NOTED HEREON.)
17. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS DELINEATED ON THE FACE OF THE SURVEY RECORDED MARCH 20, 2012 RECORDED UNDER RECORDING NO. 20120320900003. (NOTHING TO PLOT. NOTED HEREON.)
18. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED UNDER RECORDING NO. 20130405000558. (BLANKET IN NATURE. NOTED HEREON.)
19. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "THIRD AMENDMENT TO DEVELOPMENT AND TRANSIT WAY AGREEMENT FOR SOUND TRANSIT CENTRAL RAIL SOUTH LINK PROJECT" RECORDED AUGUST 26, 2014 UNDER RECORDING NO. 20140826000459. (NOTHING TO PLOT. NOTED HEREON.)
20. THIS SITE IS SUBJECT TO AN EASEMENT TO HIGHLINE WATER DISTRICT FOR WATER PIPELINE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20170530000685. (SHOWN HEREON.)
21. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS DELINEATED ON THE FACE OF THE ANGLE LAKE STATION TOD LOT LINE ADJUSTMENT FILE NO. SUB 19-0005 RECORDED JUNE 29, 2020 UNDER RECORDING NO. 20200629900043. (NOTHING TO PLOT. NOTED HEREON.)

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER NCS-1087120-WA1, DATED AUGUST 30, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT FILE NUMBER NCS-1087120-WA1. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 21, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2021.
3. PROPERTY AREA = 33,350± SQUARE FEET (0.7697± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 1.0 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS ANGLE LAKE LIKE LIGHT RAIL STATION TOD LOT LINE ADJUSTMENT, RECORDED UNDER 20200629900043. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION
8. THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.



LEGEND

- FOUND SURVEY MARKER, AS NOTED
- BENCHMARK, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- STORM DRAIN MANHOLE
- CULVERT END
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION METER
- IRRIGATION VALVE
- LIGHT POLE
- SIGNAL POLE
- POWER VAULT
- POWER JUNCTION BOX
- POWER TRANSFORMER
- TRAFFIC SIGNAL BOX
- WALK PEDESTAL
- COMMUNICATION MAINTENANCE HOLE
- TEL PEDESTAL
- TV PEDESTAL
- TRAFFIC SIGN, AS NOTED
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFER
- CEDAR
- PINE
- SPRUCE
- BIRCH
- MADRONA
- MAPLE
- CLF CHAIN LINK FENCE
- SS SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- P UNDERGROUND POWER LINE
- CM UNDERGROUND COMMUNICATIONS LINE
- X FENCE LINE
- EDGE OF ASPHALT
- CONCRETE

NO.	REVISIONS	DATE
1.	PROCESS REQUESTED ADDITIONAL TOPO	1/3/22

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BOUNDARY & TOPOGRAPHIC SURVEY
ANGLE LAKE DEVELOPMENT
MERCY HOUSING
6930 MARTIN LUTHER KING JR. WAY S.
SEATTLE, WA. 98118

DATE SEPTEMBER 2021
DESIGNED
DRAWN LAWRENCE C. HICKS
APPROVED
GLENN R. SPRAGUE, PLS.
PROJECT MANAGER

SHEET 1 OF 1

PROJECT NUMBER 21306

EXISTING LEGEND:

- FOUND SURVEY MARKER, AS NOTED
- BENCHMARK, AS NOTED
- SEWER MANHOLE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- STORM DRAIN MANHOLE
- CULVERT END
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION METER
- IRRIGATION VALVE
- LIGHT POLE
- SIGNAL POLE
- POWER VAULT
- POWER JUNCTION BOX
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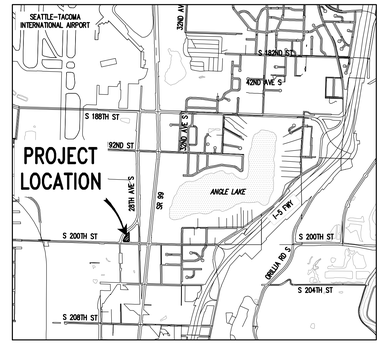
- TRAFFIC SIGNAL BOX
- WALK PEDESTAL
- COMMUNICATION MAINTENANCE HOLE
- TEL PEDESTAL
- TV PEDESTAL
- TRAFFIC SIGN, AS NOTED
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFER
- CEDAR
- PINE
- SPRUCE
- BIRCH
- MADRONA
- MAPLE
- SEWER LINE
- STORM DRAINAGE LINE
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND COMMUNICATIONS LINE
- FENCE LINE
- EDGE OF ASPHALT
- CONCRETE



NORTH

VICINITY MAP

SCALE: 1"=200'

CIVIL SHEET INDEX	
SHT NO	SHEET TITLE
C-000	CIVIL COVER SHEET, NOTES, LEGEND & ABBREVIATIONS
C-001	GENERAL NOTES
C-300	GRADING AND STORM DRAINAGE PLAN
C-400	PAVING AND UTILITY PLAN

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

EXISTING LEGEND AND SURVEY NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SHEETS PREPARED BY CORE DESIGN SURVEYING INC., DATED JAN 2022, FOR ALL SURVEY INFORMATION.

SURVEY NOTES:

VERTICAL DATUM

NAVD88 PER GNSS OBSERVATION.

ORIGINATING BENCHMARK

CORE CONTROL #102

FOUND 3" BRASS DISC IN 4"X4" CONCRETE MONUMENT WITH CENTER 'X', DOWN 0.6'

ELEVATION = 376.01

PROJECT BENCHMARKS

CORE CONTROL #3

SET NAIL WITH CONTROL WASHER IN THE SEEM OF CONCRETE WALK. NW QUADRANT, INTERSECTION OF 26TH AVENUE S. AND S. 200TH STREET

ELEVATION = 377.83

HORIZONTAL DATUM

NAD83/2011 PER WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE.

HORIZONTAL CONTROL

CORE CONTROL #101

FOUND 2" BRASS DISC IN 4"X4" CONCRETE MONUMENT WITH CENTER PUNCH,STAMPED "PLS 23613", DOWN 0.7'

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FOUND 3" BRASS DISC IN 4"X4" CONCRETE MONUMENT WITH CENTER 'X', DOWN 0.6'

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N88°27'08"W ALONG THE MONUMENTED CENTERLINE OF S. 200TH STREET PER GNSS OBSERVATION. NAVD 83/2011 WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE.

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NOTES

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ABBREVIATIONS:

AVE	AVENUE
CB	CATCH BASIN
COS	CITY OF SEATAC
CSBC	CRUSHED SURFACE BASE COURSE
E	EAST
EL/ELEV	ELEVATION
EX/EXIST	EXISTING
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NTS	NOT TO SCALE
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SD	SERVICE DRAIN (STORM)
ST	STREET
STA	STATION
TYP	TYPICAL
W	WATER, WEST, WITH
#	NUMBER
ø	DIAMETER

UTILITY PROVIDERS:

SANITARY SEWERS
MIDWAY SEWER DISTRICT
3030 SOUTH 240TH STREET
PO BOX 3487
KENT, WA 98032
206-824-4960

STORM SEWERS
CITY OF SEA-TAC
PUBLIC WORKS DEPARTMENT
4800 SOUTH 188TH STREET
SEATAC, WA 98188
206-973-4800

POWER AND GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
206-425-2000
888-225-5773

WATER
HIGHLINE WATER DISTRICT
23828 30TH AVENUE SOUTH
PO BOX 3867
KENT, WA 98032
206-824-0375

TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
800-244-1111

AT&T SERVICE, INC
16331 NE 72ND WAY
REDMOND, WA 98052

CABLE
COMCAST

811 Call 811 two business days before you dig

NOT FOR CONSTRUCTION

RUNBERG ARCHITECTURE GROUP
One Yesler Way | Suite 200
Seattle, WA 98104
206.956.1970 Main
206.956.1971 Fax
www.runberg.com

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

CONSULTANT'S STAMP:

STEVEN T. KLEIN — STATE OF WASHINGTON — 20100003 — REGISTERED PROFESSIONAL ENGINEER

08.26.2022

REVISIONS

SUBMITTALS

100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING

2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

CIVIL COVER SHEET, NOTES, LEGEND & ABBREVIATIONS

DATE: 2022/08/31
SCALE:
DRAWN: AST
JOB #: 2100671
COS SPR #: -
COS SPE #: -
COS BP #: -
-

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SHEET
C-000

Aug 26, 2022 - 1:34pm mdalym Z:\210000-219999\210671 Mercy Housing Angle Lake\CADD\Design\STE Permit Plans\C000-AL-CV.dwg

CITY OF SEATAC GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEATAC MUNICIPAL CODE (SMC), THE 2016 KING COUNTY ROAD STANDARDS (KCRS) AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS, THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM) AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM, AND THE 2016 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND MUNICIPAL CONSTRUCTION AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS AND ALL CONDITIONS OF THE PERMITS AND PRELIMINARY SUBDIVISION AND PRELIMINARY SHORT PLAT APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO CITY OF SEATAC.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE CITY OF SEATAC ENGINEERING REVIEW DIVISION REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE ENGINEERING DIVISION PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ENGINEERING DIVISION ENGINEERING MANAGER PRIOR TO CONSTRUCTION.
3. APPROVAL OF ANY RIGHT-OF-WAY IMPROVEMENT OR GRADING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.). ALL WORK SHOWN ON THESE PLANS NEED TO BE PERMITTED BY THE CITY OF SEATAC ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.
4. A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF SEATAC ENGINEERING DIVISION, THE APPLICANT, THE APPLICANT'S CONSTRUCTION REPRESENTATIVE, AND REPRESENTATIVES FROM THE VARIOUS UTILITIES BEING CONSTRUCTED OR AFFECTED BY THESE PLANS PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY.
5. A COPY OF THE LATEST APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH SEATAC MUNICIPAL CODE SECTION 8.05.360; NORMALLY NO CONSTRUCTION OR CONSTRUCTION RELATED NOISES MAY TAKE PLACE BETWEEN 10:00 P.M. TO 7:00 A.M. ON WEEKDAYS AND 10:00 P.M. TO 9:00 A.M. ON WEEKENDS.
7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFFSITE WORK NOT WITHIN THE ROAD RIGHT-OF-WAY. ALL EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY CITY OF SEATAC ENGINEERING DIVISION.
9. GROUNDWATER ENCOUNTERED DURING EXCAVATION SHALL BE DISPOSED OF PER SECTION 7-08 OF THE WSDOT STANDARD SPECIFICATIONS.
10. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY. REDUCED COMPACTION REQUIREMENTS ARE ALLOWED FOR UTILITY TRENCHES CROSSING BIORETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
11. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY (WSDOT 2-06.3).
12. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY CITY OF SEATAC ENGINEER OR A REPRESENTATIVE AND NOTED ON THESE APPROVED PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAYTHAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
14. CLOSURE OF A LANE OF TRAFFIC ON THE FOLLOWING ARTERIALS SHALL REQUIRE THE PRESENCE OF AN OFF-DUTY POLICE OFFICER WITH MARKED VEHICLE AS PART OF THE TRAFFIC CONTROL PLAN:
   - INTERNATIONAL BOULEVARD
   - MILITARY ROAD SOUTH
   - DES MOINES MEMORIAL DRIVE SOUTH
   - 24TH AVENUE SOUTH
   - 28TH AVENUE SOUTH
   - S. 154TH STREET
   - S. 160TH STREET
   - S. 170TH STREET
   - S. 176TH STREET
   - S. 188TH STREET
   - S. 200TH STREET
   - ANY INTERSECTION

CITY OF SEATAC STRUCTURAL NOTES:

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND STORMWATER IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE ENGINEERING DIVISION AND THE BUILDING DIVISION PRIOR TO CONSTRUCTION (SMC TITLE 13 AND SMC 11.05.040).
2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN CITY OF SEATAC ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH KCRS DRAWING NUMBERS 5-003, 5-004, 5-005, AND 5-006. ROCKERIES OUTSIDE OF ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

CITY OF SEATAC DRAINAGE NOTES:

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). REDUCTIONS IN COMPACTION REQUIREMENTS ARE ALLOWED TO ACCOMMODATE BIO RETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
2. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
3. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, SHALL HAVE LOCKING FRAMES AND GRATES OR SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
4. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRS DRAWING NUMBERS 7-013; 7-017; 7-018; 7-019; 7-020; 7-021; OR 7-022, AND SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS". ALL GRATES AND SOLID COVERS WITHIN THE RIGHT OF WAY SHALL HAVE EON LOCK OR ERGO ROUND COVERS.
5. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF SEATAC RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (KCRS 7.03(H), DRAWING NO. 7-001).
6. THE STANDARD ROCK LINING OF DITCHES SHALL BE IN ACCORDANCE WITH THE KING COUNTY SURFACE WATER DESIGN MANUAL AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM AND SECTION 9-13 OF THE WSDOT STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS. ROCK GRADATION SHALL BE AS FOLLOWS: PASSING 8-INCH SQUARE SIEVE 100%; PASSING 3-INCH SQUARE SIEVE 40% AND PASSING 3/4 INCH SIEVE 10%. INSTALLATION SHALL BE PLACED SO AS TO FORM A FIRM, DENSE PROTECTIVE MAT CONSISTENT WITH EXAMPLES IN FIGURE 7-024 AND CONFORMING TO THE DESIGN SURFACE OF THE DITCH. INDIVIDUAL ROCKS SHALL NOT PROTRUDE MORE THAN 3 INCHES FROM THAT SURFACE.
7. ALL STORM PIPE, DETENTION TANKS & VAULTS, WATER QUALITY TANKS & VAULTS, AND COMBINED DETENTION & WATER QUALITY TANKS & VAULTS SHALL BE SUBJECT TO TESTING PER SECTION 7-04 OF THE WSDOT STANDARD SPECIFICATIONS. VIDEO INSPECTION & CLEANING AS REQUIRED IN SAME SECTION.
8. DETENTION TANK MUST PASS AN EXFILTRATION TEST PER WSDOT 2016, 7-04.3(1)B FOR DETENTION PRIOR TO FINALIZING SITE PERMIT.
9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST BE AMENDED USING THE REQUIREMENTS SPECIFIED IN THE KCSWDM AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM IF THEY MEET OR EXCEED THE THRESHOLDS SPECIFIED IN THE ADDENDUM.
10. SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
11. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS AND/OR BUILDINGS ON THE SITE, THOSE PORTIONS OF THE STORMWATER FACILITIES NECESSARY TO ACCOMMODATE THE CONTROL OF SURFACE AND STORMWATER RUNOFF DISCHARGE FROM THE SITE MUST BE CONSTRUCTED, APPROVED, AND FUNCTIONING PROPERLY.
12. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION OR DISPERSION BY THE CITY OF SEATAC. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
    a) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
    b) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STAKE SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STUB-OUT.
    c) PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
    d) STORMWATER EASEMENTS ARE REQUIRED FOR SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
    e) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
    f) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
13. PIPE COVER NOTES:
    a) COVER IS THE MATERIAL OVER THE OUTSIDE TOP OF THE PIPE (COVER MAY NOT INCLUDE THE MATERIAL OF THE PIPE). IF YOU HAVE A THREE FOOT GRADE DIFFERENTIAL BETWEEN THE INVERT OF A 12" DIAMETER PIPE AND THE FINISH GRADE, YOU DO NOT HAVE TWO FOOT OF COVER OVER THE PIPE.
    b) WHEN CALCULATING GRADE FOR PIPE COVER THERE SHALL BE A DIFFERENTIAL EQUAL TO THE DEPTH OF COVER (IN FEET) PLUS 0.2 FEET FOR THE WALL THICKNESS OF THE PIPE PLUS THE DIAMETER OF THE PIPE OVER THE INVERT ELEVATION OF THE PIPE.
    c) FOR A MIN. 2 FT. COVER – ANY MATERIAL LISTED IN THE KING COUNTY SURFACE WATER DESIGN MANUAL AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM MAY BE USED.
    d) FOR COVER FROM 1 FT. TO 2 FT. USE REINFORCED CONCRETE PIPE.
    e) FOR COVER LESS THAN 1FT. DUCTILE IRON PIPE IS USED.
    f) PVC PIPE REQUIRES 3 FT. COVER.
    g) ALL PVC PIPES REQUIRES A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.

NOTE: ALL DIMENSIONS ARE MEASURED FROM TOP (OUTSIDE) OF PIPE.

NOTE: EXCEPTIONS MAY BE GRANTED IN AREAS THAT CANNOT BE ACCESSED BY VEHICLES.

CITY OF SEATAC EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORMWATER DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, LOW IMPACT DEVELOPMENT BMPS, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KCSWDM APPENDIX D AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL BMPS, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACKING OUT TO ROAD RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT. PEDESTRIAN ACCESS ROUTE TO BE MAINTAINED AT ALL TIMES.
5. PROTECT ALL BIORETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPS. RESTORE PERMANENT BMPS TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION.
6. PREVENT COMPACTION OF BIORETENTION FACILITIES AND RAIN GARDENS BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC.
7. THE ESC BMPS SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, STORMWATER SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
8. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC BMPS SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER BMPS, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION, ETC.).
9. THE ESC BMPS SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC BMPS.
10. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
11. ANY AREA NEEDING ESC BMPS NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
12. THE ESC BMPS ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.
13. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
14. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY ESC BMPS AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. USE OF BIORETENTION AREAS FOR TEMPORARY SETTLING IS GENERALLY NOT ALLOWED.
15. COVER BMPS WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KCSWDM AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM.
16. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
17. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO BE COVERED BY OTHER METHODS SHALL BE SUBMITTED TO THE CITY OF SEATAC CITY ENGINEER. THE CITY ENGINEERING INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR STORMWATER FACILITIES.
18. THE CONSTRUCTION PROJECT APPROVED BY THIS PERMIT IS SUBJECT TO CITY BUILDING INSPECTION UNDER SEATAC MUNICIPAL CODES TITLE 12 (PUBLIC UTILITIES CODE) AND TITLE 13 (BUILDINGS AND CONSTRUCTION CODE) WITHOUT PRIOR NOTICE.

CITY OF SEATAC RECOMMENDED CONSTRUCTION SEQUENCE:

1. HOLD THE EROSION SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING ON SITE.
2. INITIAL EROSION SEDIMENTATION CONTROL (IESC) SITE INSPECTION.
3. HOLD THE PRE-CONSTRUCTION MEETING.
4. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
5. FLAG AND/OR FENCE CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, NATIVE VEGETATION AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA AS REQUIRED BY THE APPROVED PLANS, PERMIT CONDITIONS; OR SEPA CONDITIONS.
6. INSPECTION AND SIGN-OFF OF CLEARING LIMITS BY THE ENGINEERING INSPECTOR.
7. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
8. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
9. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
10. CLEARLY MARK LOCATIONS OF PROPOSED BIORETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT AND INSTALL ESC BMPS TO PROTECT THEM FROM COMPACTION AND SEDIMENTATION.
11. CONSTRUCT SEDIMENT PONDS AND TRAPS.
12. INSPECTION OF ESC BMPS BY THE ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
13. GRADE AND STABILIZE CONSTRUCTION ROADS.
14. CONSTRUCT STORMWATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
15. MAINTAIN ESC BMPS IN ACCORDANCE WITH CITY OF SEATAC STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
16. RELOCATE STORMWATER CONTROLS AND ESC BMPS OR INSTALL NEW BMPS SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF SEATAC EROSION AND SEDIMENT CONTROL STANDARDS.
17. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
18. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
19. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
20. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND TEMPORARY BMPS REMOVED AS APPROPRIATE.
21. PRIOR TO FINAL INSPECTION APPROVAL, CONDUCT AN INFILTRATION TEST FOR ANY BIO RETENTION OR PERMEABLE PAVEMENT INSTALLATION TO CONFIRM THAT THE PERMANENT BMPS WERE NOT IMPACTED BY CONSTRUCTION ACTIVITIES. IF NEEDED, RESTORE OR REPLACE BIO RETENTION OR PERMEABLE PAVEMENT BMPS, SO THAT THEY ARE FULLY FUNCTIONING UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

NOT FOR CONSTRUCTION

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CONSULTANT'S STAMP:
ANDREW T. SLOAN — STATE OF WASHINGTON — 20100380 — REGISTERED PROFESSIONAL ENGINEER
08.26.2022

REVISIONS

SUBMITTALS
100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING
2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

GENERAL NOTES

DATE: 2022/08/31
SCALE:
DRAWN: AST
JOB #: 2100671
COS SPR #: -
COS SPE #: -
COS BP #: -

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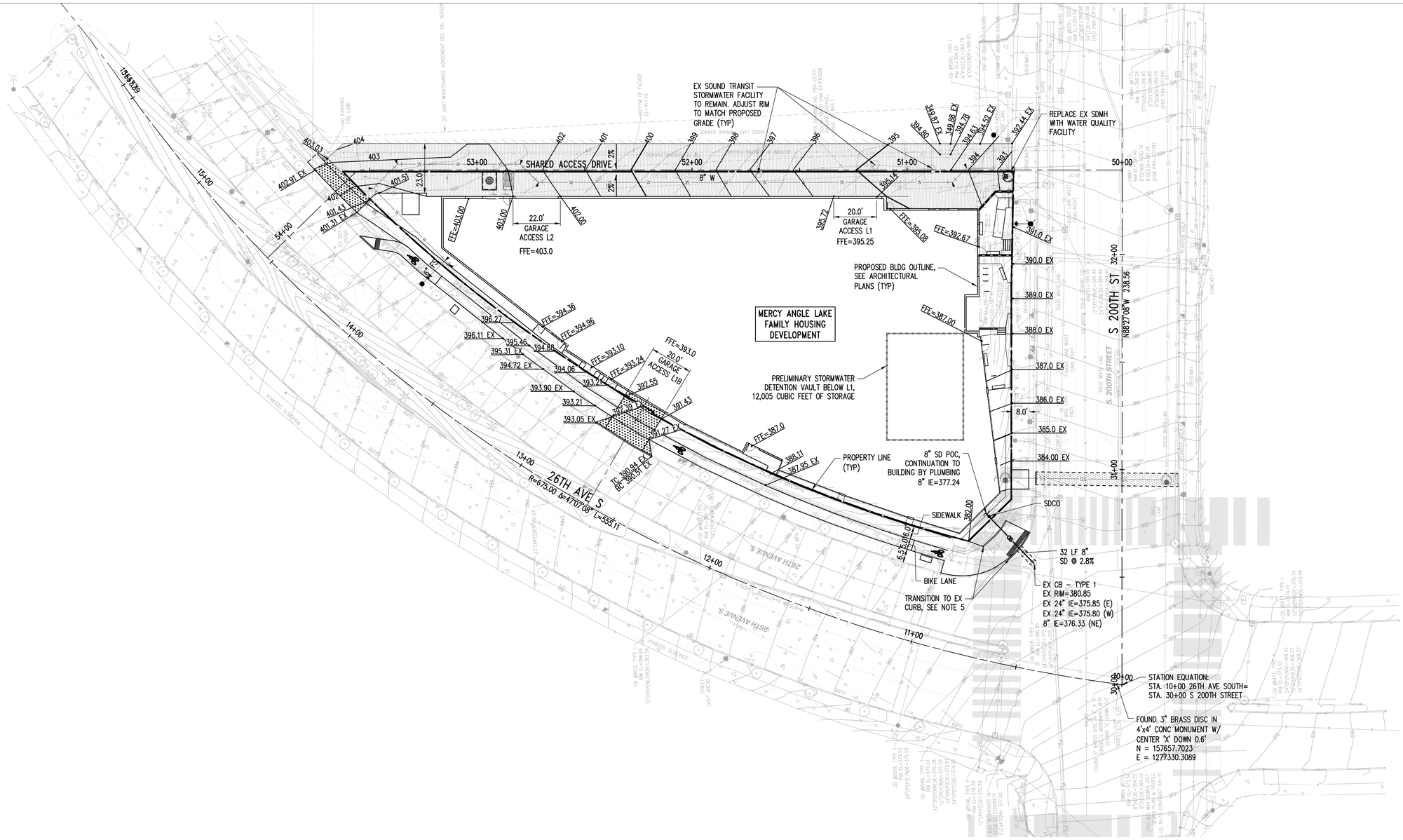
SHEET
C-001



NOTES:

1. SEE SHEETS C-000 & C-001 FOR ABBREVIATIONS & GENERAL NOTES.
2. UTILITY LIDS AND VAULTS SHALL BE ADJUSTED TO FINAL GRADE.
3. TRENCHING AND BEDDING FOR STORM DRAINAGE PIPE SHALL BE PER DETAIL __ ON SHEET _____.
4. FOR FINISHED FLOOR ELEVATIONS AND GRADING AND DRAINAGE ON STRUCTURE, SEE ARCHITECTURAL AND LANDSCAPE PLANS.
5. REFER TO THE RIGHT-OF-WAY PERMIT PLANS FOR THE IMPROVEMENTS IN THE RIGHT-OF-WAY.
6. ALL ELEVATIONS ARE SHOWN ON THIS SHEET REFLECT THE GRADE AT PAVEMENT SURFACE OR LANDSCAPING SURFACE. SEE ARCHITECTURAL, SHORING, AND STRUCTURAL PLANS FOR WALL HEIGHTS. SEE DETAIL __, SHEET _____ FOR TOP AND BOTTOM OF WALL CLARIFICATION.
7. SEE LANDSCAPE PLANS FOR PLANTER WALLS AND SITE FEATURES.

PROPOSED LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK EASEMENT LINE
- STATIONING ALIGNMENT
- CONTOUR LINE
- SAWCUT LINE
- GRADE BREAK
- STORM DRAIN
- FLOW DIRECTION
- SPOT ELEVATION
- CONCRETE CURB & GUTTER
- CONCRETE CURB
- SITE WALL
- CLEANOUT
- TYPE 1 CATCH BASIN
- AREA DRAIN
- MANHOLE

0 10' 20' 40'
1 inch = 20 feet

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CONSULTANT'S STAMP:
08.26.2022

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MERCY ANGLE LAKE FAMILY HOUSING
2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

GRADING AND STORM DRAINAGE PLAN

DATE: 2022/08/31
SCALE:
DRAWN: AST
JOB #: 2100671
COS SPR #: -
COS SPE #: -
COS BP #: -

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SHEET
C-300

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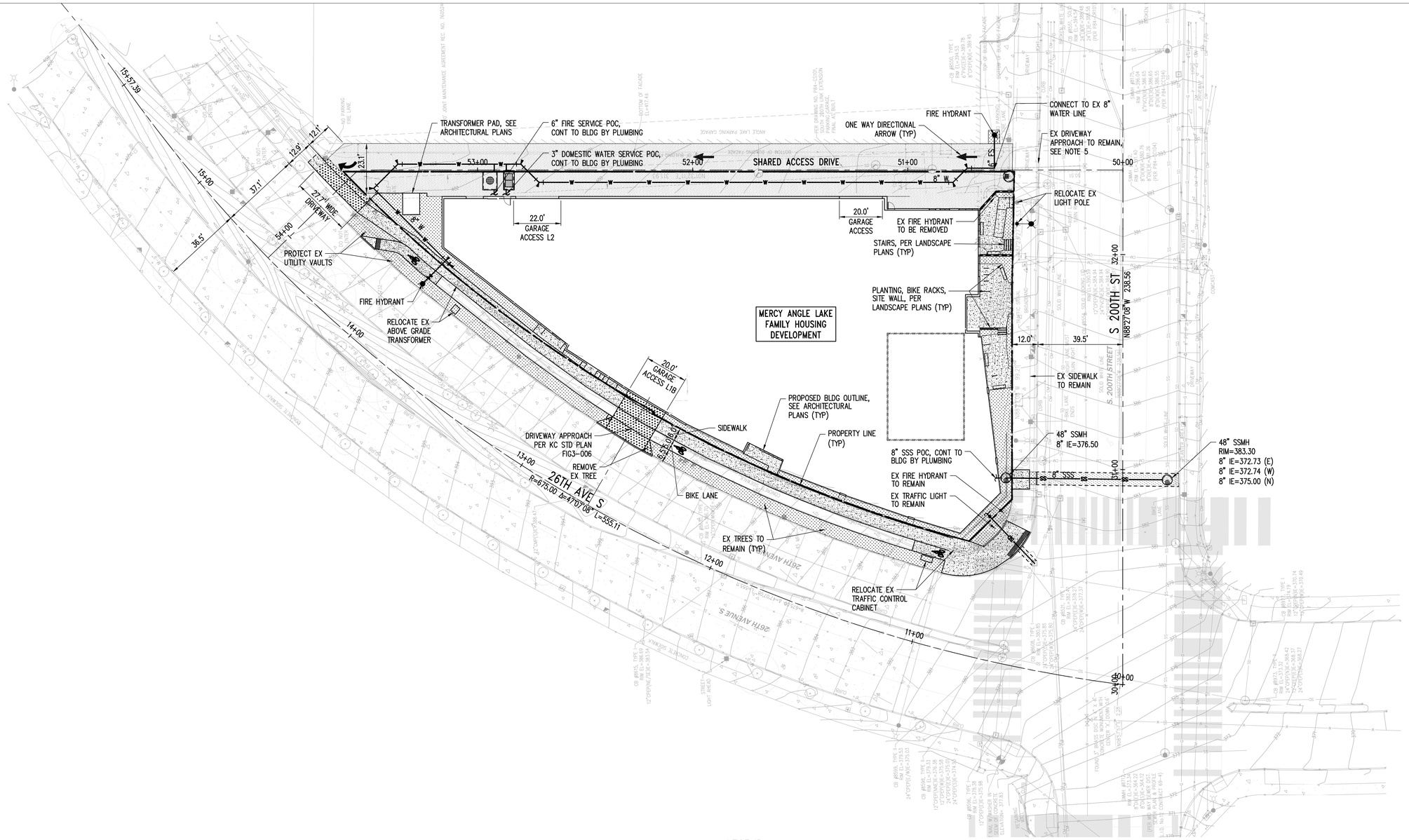

NOTES:

1. SEE SHEET C-000 & C-001 FOR ABBREVIATIONS & CITY OF SEATAC GENERAL NOTES.
2. TRENCHING AND BEDDING FOR SANITARY SEWER SHALL BE PER DETAIL ___ SHEET _____.
3. GAS SERVICE ROUTING, ETC. TO BE INSTALLED BY PSE AT OWNER'S EXPENSE.
4. ALL WATER INFRASTRUCTURE SHALL BE INSTALLED PER THE LATEST HIGHLINE WATER DISTRICT TECHNICAL SPECIFICATIONS AND MATERIALS.
5. ALL STATION AND OFFSETS ARE TO CENTER OF STRUCTURE.
6. SEE ARCHITECTURAL PLANS FOR HORIZONTAL CONTROL OF BUILDING.
7. ALL NEW UTILITY LIDS SHALL BE SLIP RESISTANT IN PAVED AREAS.
8. REFER TO THE RIGHT-OF-WAY PERMIT PLANS FOR THE IMPROVEMENTS IN THE RIGHT-OF-WAY.
9. SEE LANDSCAPE PLANS FOR PLANTER WALLS AND SITE FEATURES.
10. REFER TO THE RIGHT-OF-WAY PERMIT PLANS FOR THE IMPROVEMENTS IN THE RIGHT-OF-WAY.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK EASEMENT LINE
- SAWCUT LINE
- CONCRETE CURB & GUTTER
- PLANTER WALL
- SITE WALL
- CONCRETE SIDEWALK
- LANDSCAPE AREA (PER LANDSCAPE PLAN)
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PERMEABLE CONCRETE PAVEMENT
- DW — DOMESTIC WATER SERVICE
- FS — FIRE SERVICE
- SS — SANITARY SEWER MAIN
- E — ELECTRICAL CONDUIT PER ELECTRICAL PLANS
- FLOW DIRECTION
- CLEANOUT
- CAP/ PLUG UTILITY
- GATE VALVE
- THRUST BLOCK
- TEE, 90° BEND, 45° BEND
- FIRE HYDRANT ASSEMBLY
- MANHOLE
- DOMESTIC WATER VAULT
- FIRE SERVICE METER

N

0 10' 20' 40'
1 inch = 20 feet

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08.26.2022

REVISIONS

SUBMITTALS
100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING
2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

PAVING AND UTILITY PLAN

DATE: 2022/08/31
SCALE:
DRAWN: AST
JOB #: 2100671
COS SPR #: -
COS SPE #: -
COS BP #: -

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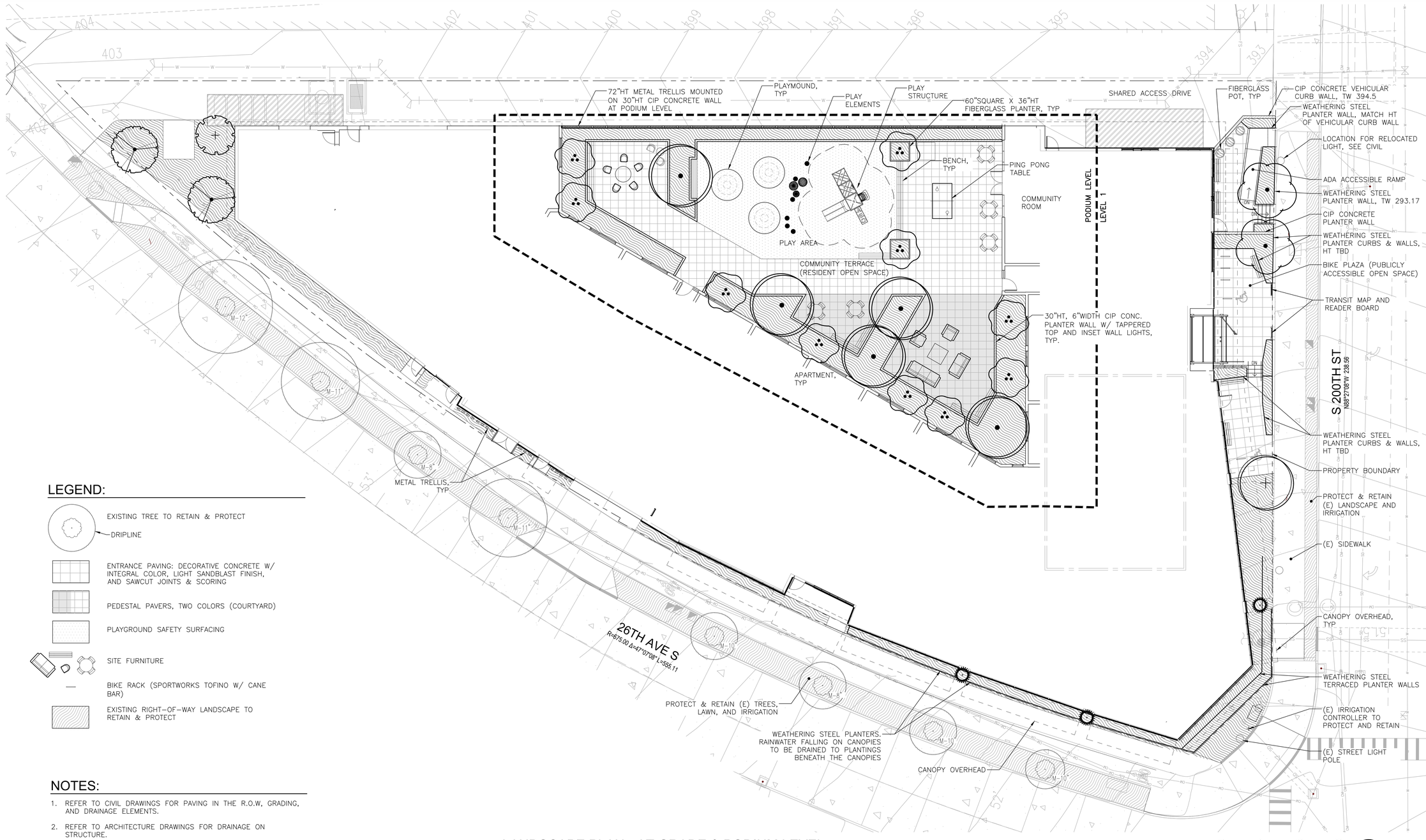
SHEET
C-400



LEGEND:

- EXISTING TREE TO RETAIN & PROTECT
- DRIPLINE
- ENTRANCE PAVING: DECORATIVE CONCRETE W/ INTEGRAL COLOR, LIGHT SANDBLAST FINISH, AND SAWCUT JOINTS & SCORING
- PEDESTAL PAVERS, TWO COLORS (COURTYARD)
- PLAYGROUND SAFETY SURFACING
- SITE FURNITURE
- BIKE RACK (SPORTWORKS TOFINO W/ CANE BAR)
- EXISTING RIGHT-OF-WAY LANDSCAPE TO RETAIN & PROTECT

NOTES:

1. REFER TO CIVIL DRAWINGS FOR PAVING IN THE R.O.W, GRADING, AND DRAINAGE ELEMENTS.
2. REFER TO ARCHITECTURE DRAWINGS FOR DRAINAGE ON STRUCTURE.
3. REFER TO L1.1 FOR LANDSCAPE NOTES AND PLANT SCHEDULE

1 LANDSCAPE PLAN - AT GRADE & PODIUM LEVEL

10 5 0 10 20
SCALE IN FEET
(1" = 10')

N

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STATE OF WASHINGTON · IDA E. OTTESEN · NO. 1085 · EXP. 09/14/2024 · LICENSED LANDSCAPE ARCHITECT

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100% SD / SITE PLAN REVIEW SET 2022.08.31

MERCY ANGLE LAKE FAMILY HOUSING
2650 S 200TH ST
SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

LANDSCAPE PLAN

DATE: 2022/08/31
SCALE:
DRAWN: PMG
JOB #: 21-102
COS SPR #: -
COS SPE #: -
COS BP #: -
-

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SHEET
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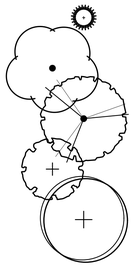
HARDSCAPE NOTES:

1. REFER TO CIVIL DRAWINGS FOR PAVING IN THE R.O.W, GRADING, AND DRAINAGE ELEMENTS.
2. REFER TO ARCHITECTURE DRAWINGS FOR DRAINAGE ON STRUCTURE.
3. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A PAVEMENT JOINTING AND SCORING PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. SITE FURNITURE LOCATIONS TO BE VERIFIED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

PLANTING NOTES:

1. SEE L1XX FOR PLANTING DETAILS.
2. PROVIDE 18" DEPTH X 8' LENGTH ROOT BARRIER ALONG SIDEWALK EDGE FOR NEW TREES. ALIGN CENTER OF BARRIER WITH CENTERLINE OF TREE.
3. SOIL PREPARATION ON GRADE ON PRIVATE PROPERTY SHALL BE PER DETAIL X ON SHEET L1XX. PLANTING SOIL MIX SHALL BE 60% SANDY LOAM AND 40% COMPOST BY VOLUME AND SATISFY MINIMUM ORGANIC MATTER REQUIREMENTS FOR STORMWATER MANAGEMENT.
4. ALL PLANTING BEDS ON STRUCTURE SHALL BE INTERNALLY DRAINED AND CONNECTED TO STORM DRAIN SYSTEM.
5. LANDSCAPE PLANTERS ON STRUCTURE SHALL HAVE LIGHTWEIGHT SOIL MIX PER SPECIFICATIONS.
6. ALL PLANTING AREAS AND PLANTERS SHALL RECEIVE MIN. 2" DEPTH MULCH. KEEP MULCH AWAY FROM TREE TRUNKS. CROWN OF TREE ROOTBALL SHALL BE VISIBLE.
7. ALL PROPOSED PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH WATER CONSERVING SPRAY NOZZLES.
8. SEE CIVIL DWGS FOR EXISTING AND PROPOSED UTILITY LINES, POLES, METERS, AND STRUCTURES.
9. ALL PLANT DELIVERIES TO THE SITE SHALL HAVE SPECIES IDENTIFICATION NURSERY TAGS ON AT LEAST TWO PLANTS OF EACH SPECIES.
10. ALL PLANTINGS AND IRRIGATION ARE REQUIRED AS PART OF THE LAND USE PERMIT AND/OR BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT PER THE LANDSCAPE MANAGEMENT PLAN.

TREE SCHEDULE (AT-GRADE)

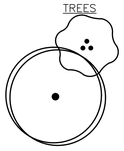


TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	CHAMAECYPARIS NOOTKATENSIS 'VAN DEN AKKER' VAN DEN AKKER NOOTKA CYPRESS	6'–7' HT, B&B
	2	MALUS TRANSITORIA 'SCHMIDCUTLEAF' GOLDEN RAINDROPS FLOWERING CRABAPPLE	2" CAL, 8'–10' HT. B&B
	2	MALUS TSCHONOSKII TSCHONOSKI CRABAPPLE	2" CAL, 8'–10' HT. B&B
	1	PARROTIA PERSICA 'JL COLUMNAR' TM PERSIAN SPIRE PARROTIA	2" CAL, 8'–10' HT. B&B
	1	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTIA	2" CAL, 8'–10' HT. B&B

CONCEPT PLANT SCHEDULE (AT-GRADE)

	SHRUBS, GROUNDCOVER, PERENNIALS, & VINES –	2,212 SF

TREE SCHEDULE (PODIUM LEVEL)



TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	6'–7' HT, MULTISTEM, B&B
	5	MAGNOLIA X 'BUTTERFLIES' BUTTERFLIES MAGNOLIA	2" CAL, 8'–10' HT. B&B

CONCEPT PLANT SCHEDULE (PODIUM LEVEL)

	SHRUBS, GROUNDCOVER, PERENNIALS, & VINES –	1,711 SF

SMC 15.510.410 - RESIDENTIAL OPEN SPACE (OUTDOOR)

SECTION	REQUIREMENT	PROVIDED
SMC 15.510.420(B)(3)(a) OUTDOOR RECREATION SPACE (RESIDENTIAL)	B. OUTDOOR COMMON SPACE. OUTDOOR COMMON SPACE SHALL BE USABLE OUTDOOR MULTI–PURPOSE SPACE ACCESSIBLE BY ALL RESIDENTS. 3. UPPER LEVEL DECKS OR TERRACES. UPPER LEVEL COMMON DECKS OR TERRACES SHALL INCLUDE THE FOLLOWING: a. DESIGN FEATURES. UPPER LEVEL DECKS OR TERRACES SHALL INCLUDE AMENITIES SUCH AS SEATING AREAS, BARBEQUES, FIREPLACES, RECREATIONAL SPACES, ROOF GARDENS OR LANDSCAPING. DECKS OR TERRACES SHALL ALSO INCLUDE SURFACING WHICH ENABLES RESIDENTS TO USE THE AREA, AND SHALL INCORPORATE FEATURES THAT PROVIDE FOR THE SAFETY OF RESIDENTS SUCH AS APPROPRIATE LIGHTING LEVELS.	LOCATION: LEVEL 2 (PODIUM) = 4600 SF

SMC - LANDSCAPE

SECTION	REQUIREMENT	PROVIDED
SMC 15.445 LANDSCAPING	PER 15.445.010(C)(1)(B), STREET FRONTAGE LANDSCAPING IS NOT REQUIRED; WAIVED IN LIEU OF OPEN SPACE REQUIREMENT.	N/A
SMC 15.510.500 LANDSCAPING AND FENCES:	BUILDING ENTRY LANDSCAPING. DISTINCTIVE PLANTINGS SHALL BE PROVIDED TO DEFINE ENTRIES, WITH A MINIMUM OF THREE (3) FEET OF TYPE V LANDSCAPING ON EITHER SIDE OF ALL BUILDING ENTRIES.	COMPLIES

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Tel:206.292.9392
www.nakanoassociates.com

CONSULTANT'S STAMP:

STATE OF WASHINGTON · IDA E. OTTESEN · IMO 1085 · EXP. 09/12/2022 · LICENSED LANDSCAPE ARCHITECT

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SEATAC, WA 98198

CITY OF SEATAC USE ONLY:

LANDSCAPE NOTES & PLANT SCHEDULE

DATE: 2022/08/31
SCALE:
DRAWN: PMG
JOB #: 21-102
COS SPR #: -
COS SPE #: -
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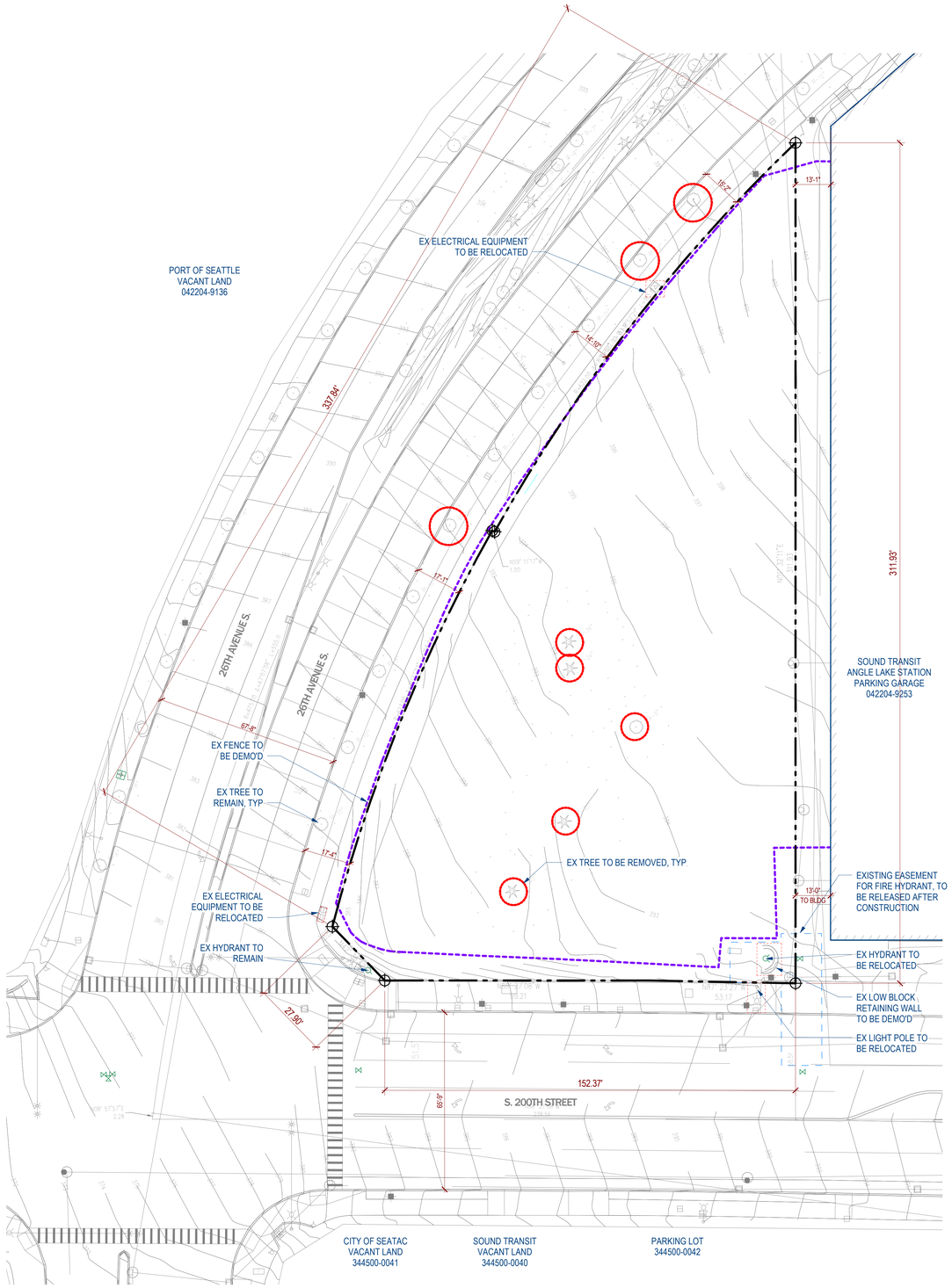

2 A0.1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

1 A0.1 SITE PLAN
SCALE: 1" = 20'-0"

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MERCY ANGLE LAKE
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CITY OF SEATAC USE ONLY:

SITE PLAN

DATE:	2022/08/31
SCALE:	1" = 20'-0"
DRAWN:	Author
JOB #	21-102
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COS BP #:	-

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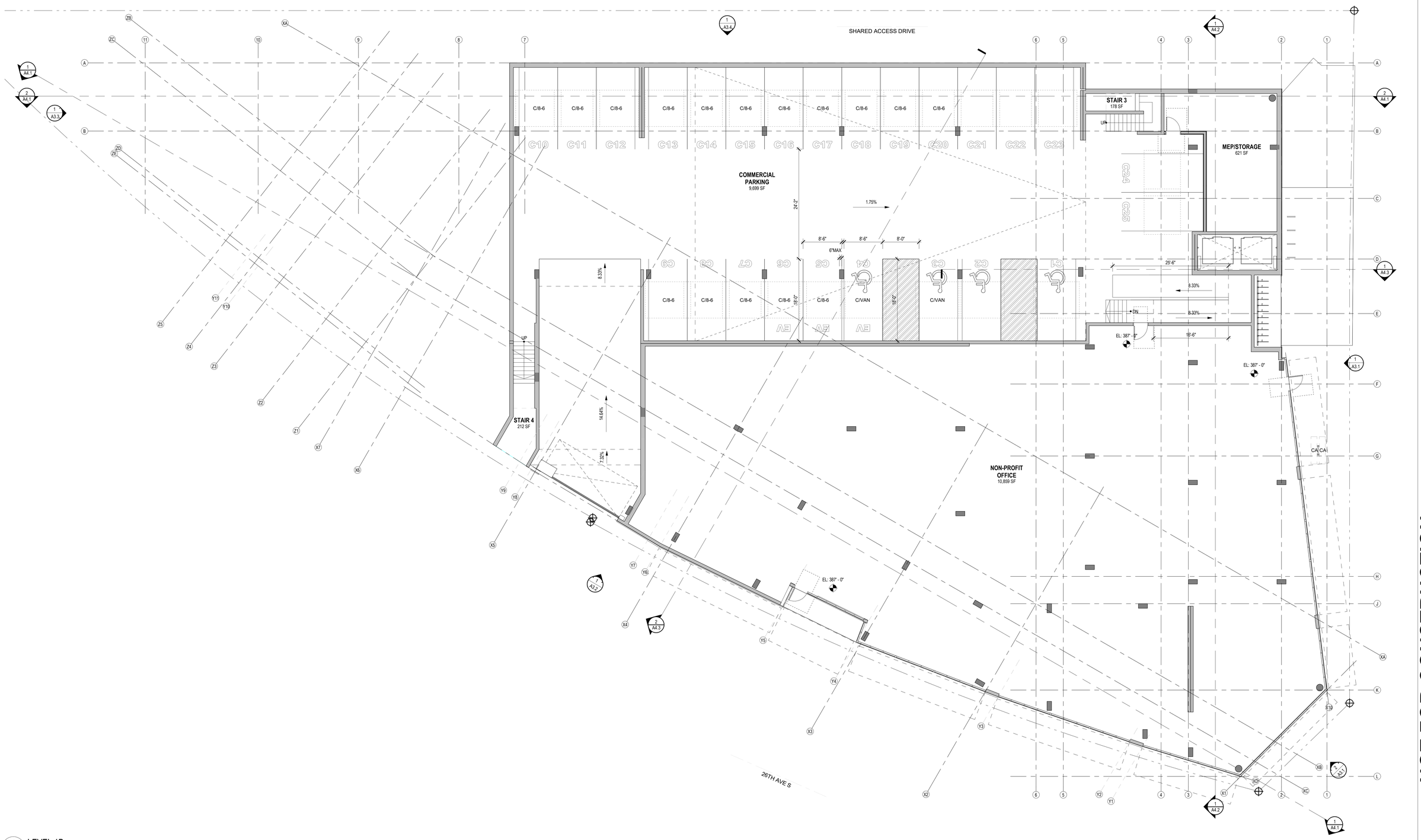

1 LEVEL 1B
A1.1 SCALE: 1/8" = 1'-0"

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LEVEL 1B - FLOOR PLAN

DATE: 2022/08/31
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DRAWN: Author
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COS SPE #: -
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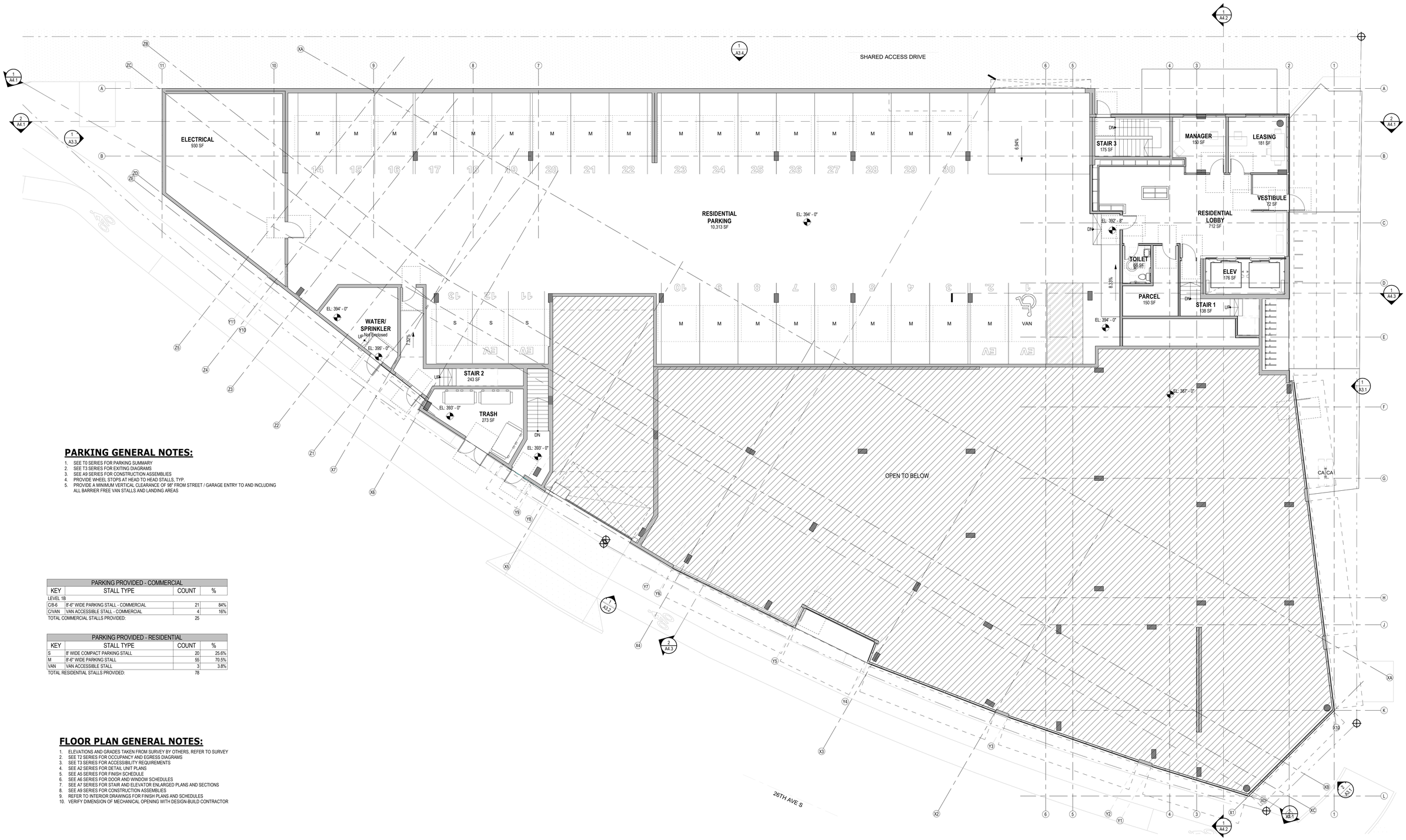

PARKING GENERAL NOTES:

1. SEE T0 SERIES FOR PARKING SUMMARY
2. SEE T3 SERIES FOR EXITING DIAGRAMS
3. SEE A9 SERIES FOR CONSTRUCTION ASSEMBLIES
4. PROVIDE WHEEL STOPS AT HEAD TO HEAD STALLS, TYP.
5. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 98" FROM STREET / GARAGE ENTRY TO AND INCLUDING ALL BARRIER FREE VAN STALLS AND LANDING AREAS

PARKING PROVIDED - COMMERCIAL			
KEY	STALL TYPE	COUNT	%
LEVEL 1B			
C/8-6	8'-6" WIDE PARKING STALL - COMMERCIAL	21	84%
C/VAN	VAN ACCESSIBLE STALL - COMMERCIAL	4	16%
TOTAL COMMERCIAL STALLS PROVIDED:		25	

PARKING PROVIDED - RESIDENTIAL			
KEY	STALL TYPE	COUNT	%
S	8' WIDE COMPACT PARKING STALL	20	25.6%
M	8'-6" WIDE PARKING STALL	55	70.5%
VAN	VAN ACCESSIBLE STALL	3	3.8%
TOTAL RESIDENTIAL STALLS PROVIDED:		78	

FLOOR PLAN GENERAL NOTES:

1. ELEVATIONS AND GRADES TAKEN FROM SURVEY BY OTHERS, REFER TO SURVEY
2. SEE T2 SERIES FOR OCCUPANCY AND EGRESS DIAGRAMS
3. SEE T3 SERIES FOR ACCESSIBILITY REQUIREMENTS
4. SEE A2 SERIES FOR DETAIL UNIT PLANS
5. SEE A5 SERIES FOR FINISH SCHEDULE
6. SEE A6 SERIES FOR DOOR AND WINDOW SCHEDULES
7. SEE A7 SERIES FOR STAIR AND ELEVATOR ENLARGED PLANS AND SECTIONS
8. SEE A9 SERIES FOR CONSTRUCTION ASSEMBLIES
9. REFER TO INTERIOR DRAWINGS FOR FINISH PLANS AND SCHEDULES
10. VERIFY DIMENSION OF MECHANICAL OPENING WITH DESIGN-BUILD CONTRACTOR

1 A1.2 LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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CITY OF SEATAC USE ONLY:

LEVEL 1 - FLOOR PLAN

DATE: 2022/08/31
SCALE: 1/8" = 1'-0"
DRAWN: Author
JOB #: 21-102
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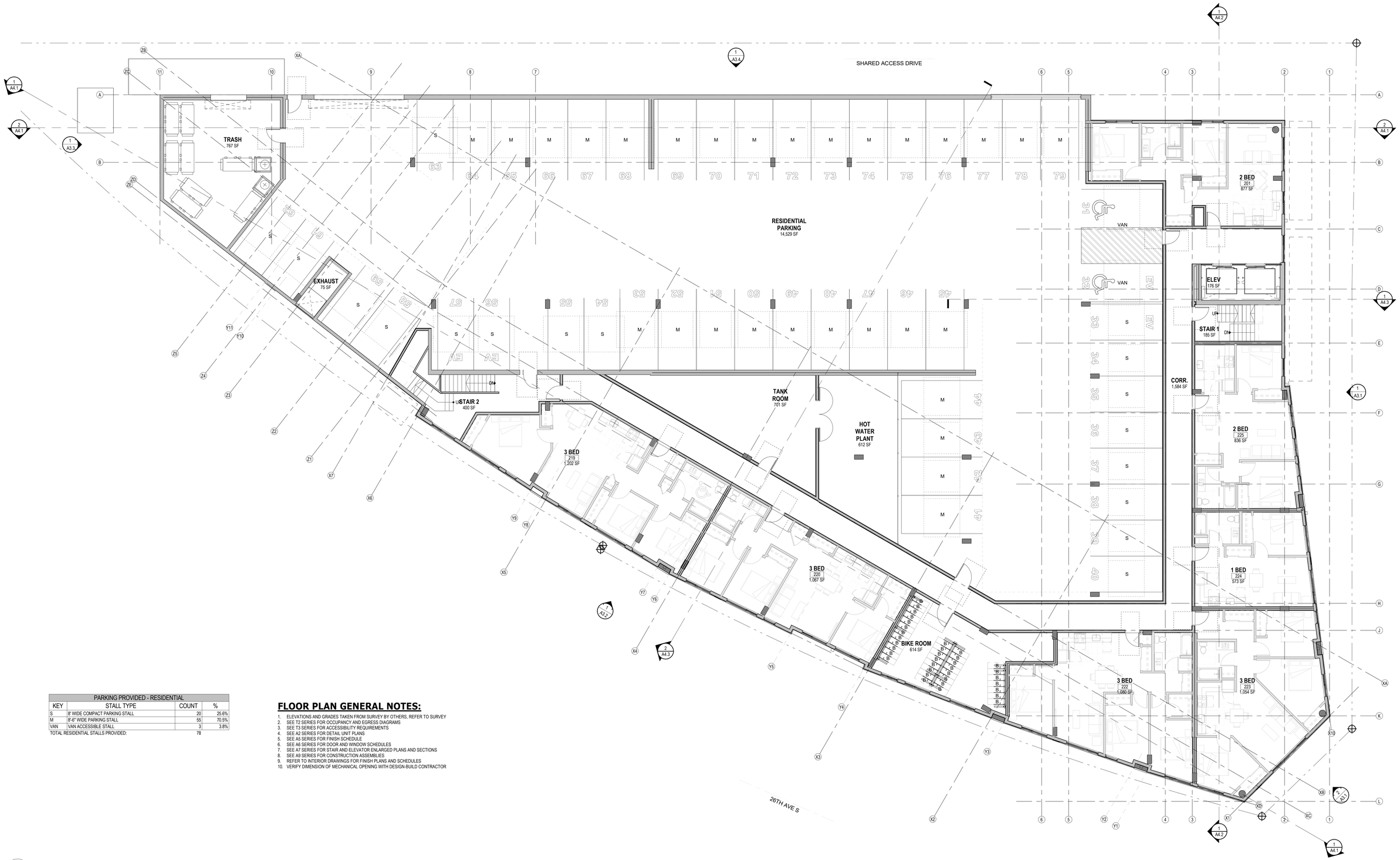

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1 A1.3 LEVEL 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LEVEL 2 - FLOOR PLAN

DATE: 2022/08/31
SCALE: 1/8" = 1'-0"
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1 LEVEL 3 - FLOOR PLAN
A1.4 SCALE: 1/8" = 1'-0"

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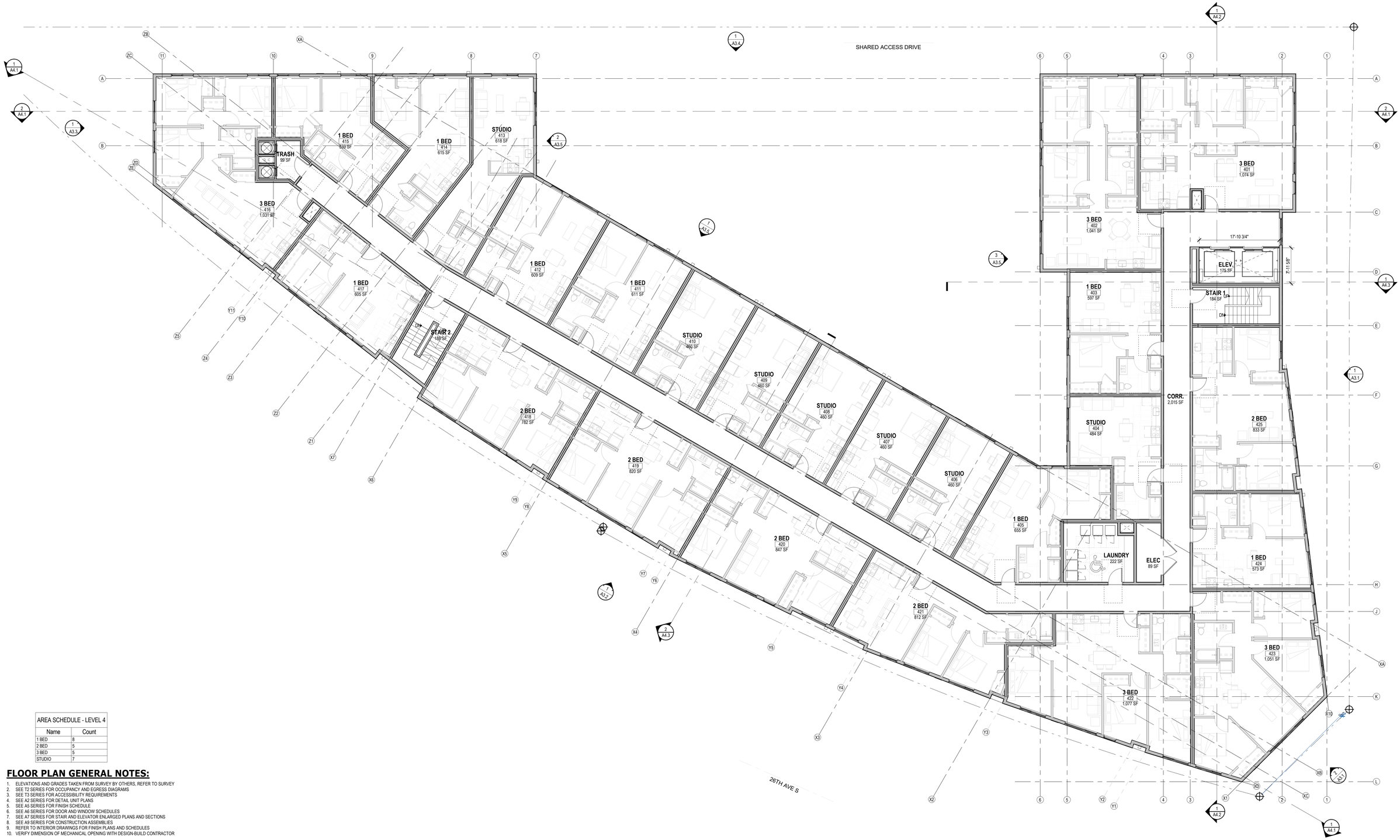

AREA SCHEDULE - LEVEL 4	
Name	Count
1 BED	8
2 BED	5
3 BED	5
STUDIO	7

FLOOR PLAN GENERAL NOTES:

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1 A1.5 LEVEL 4 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LEVEL 4 - FLOOR PLAN

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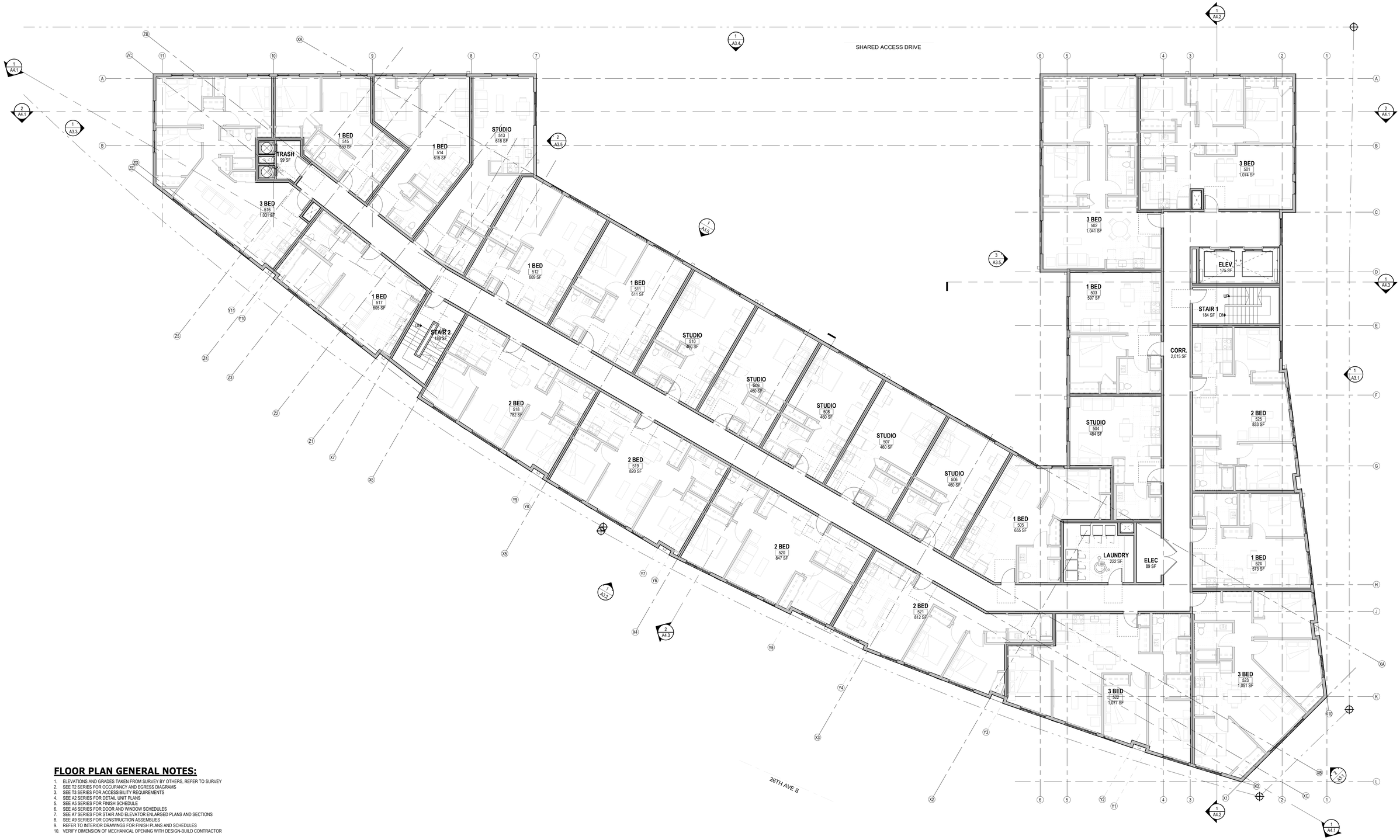

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9. REFER TO INTERIOR DRAWINGS FOR FINISH PLANS AND SCHEDULES
10. VERIFY DIMENSION OF MECHANICAL OPENING WITH DESIGN-BUILD CONTRACTOR

1 / A1.6 LEVEL 5 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LEVEL 5 - FLOOR PLAN

DATE: 2022/08/31
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FLOOR PLAN GENERAL NOTES:

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10. VERIFY DIMENSION OF MECHANICAL OPENING WITH DESIGN-BUILD CONTRACTOR

1 A1.7 LEVEL 6 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LEVEL 6 - FLOOR PLAN

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FLOOR PLAN GENERAL NOTES:

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7. SEE A7 SERIES FOR STAIR AND ELEVATOR ENLARGED PLANS AND SECTIONS
8. SEE A9 SERIES FOR CONSTRUCTION ASSEMBLIES
9. REFER TO INTERIOR DRAWINGS FOR FINISH PLANS AND SCHEDULES
10. VERIFY DIMENSION OF MECHANICAL OPENING WITH DESIGN-BUILD CONTRACTOR

1 A1.8 LEVEL 7 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"
DRAWN: Author
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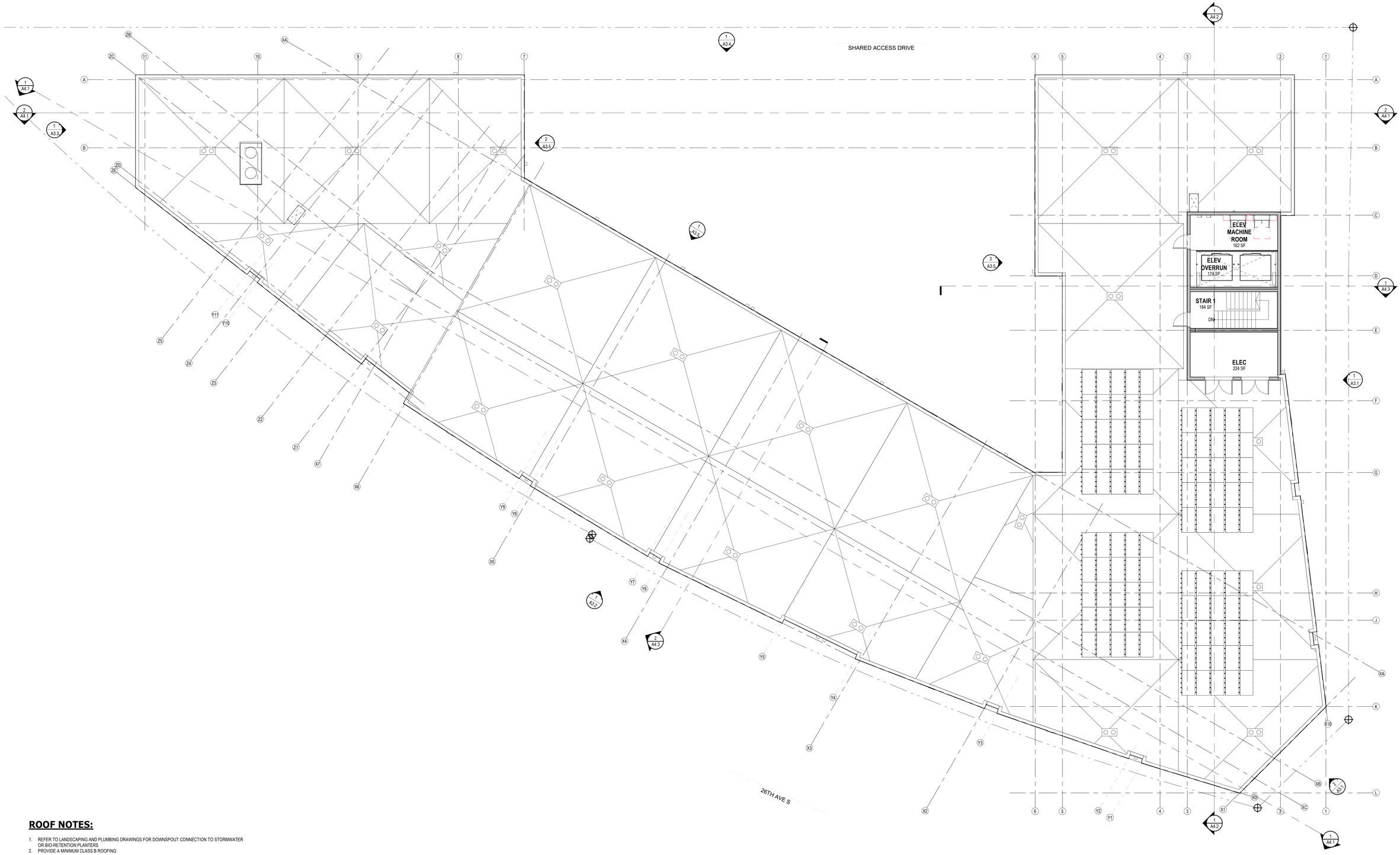
SHEET
A1.8



ROOF NOTES:

1. REFER TO LANDSCAPING AND PLUMBING DRAWINGS FOR DOWNSPOUT CONNECTION TO STORMWATER OR BIO-RETENTION PLANTERS
2. PROVIDE A MINIMUM CLASS B ROOFING

1 A1.9 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN

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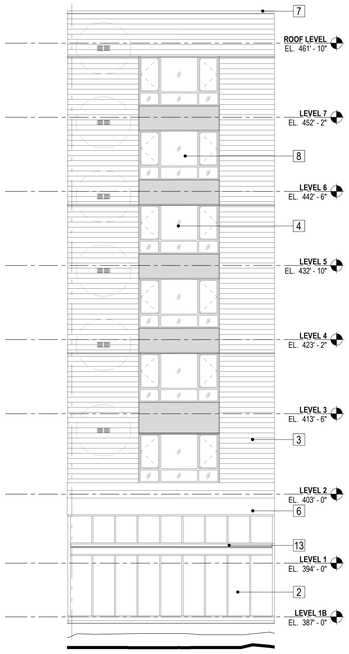
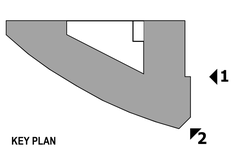
SHEET
A1.9

ELEVATION KEY NOTE LEGEND	
#	DESCRIPTION
1	CONCRETE, PAINTED
2	ALUMINUM STOREFRONT
3	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-1
4	FIBER CEMENT PANEL SIDING, COLOR: PT-2
5	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-3
6	BRICK OR STONE VENEER CLADDING, TBD
7	PREFINISHED METAL COPING, COLOR: GRAY
8	VINYL WINDOWS - COLOR: WHITE
9	METAL DOWNSPOUT WITH SCUPPER - COLOR: TBD
10	OVERHEAD COILING DOOR
11	OVERHEAD SECTIONAL DOOR
12	BIKE PARKING SCREEN
13	METAL CANOPY
14	FIBER CEMENT SIDING, COLOR: PT-4



2 A3.1 SOUTH-WEST CORNER ELEVATION
SCALE: 1/8" = 1'-0"

1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION NOTES:

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2. FLOOR LEVEL ELEVATIONS INDICATED ARE TO TOP OF CONCRETE AT CONCRETE FLOOR ASSEMBLIES AND TOP OF GYPCRETE AT WOOD FLOOR ASSEMBLIES
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SCALE:	1/8" = 1'-0"
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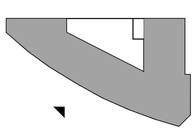
SHEET
A3.1

ELEVATION KEY NOTE LEGEND	
#	DESCRIPTION
1	CONCRETE, PAINTED
2	ALUMINUM STOREFRONT
3	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-1
4	FIBER CEMENT PANEL SIDING, COLOR: PT-2
5	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-3
6	BRICK OR STONE VENEER CLADDING, TBD
7	PREFINISHED METAL COPING, COLOR: GRAY
8	VINYL WINDOWS - COLOR: WHITE
9	METAL DOWNSPOUT WITH SCUPPER - COLOR: TBD
10	OVERHEAD COILING DOOR
11	OVERHEAD SECTIONAL DOOR
12	BIKE PARKING SCREEN
13	METAL CANOPY
14	FIBER CEMENT SIDING, COLOR: PT-4

1 / A3.2 WEST ELEVATION

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



KEY PLAN

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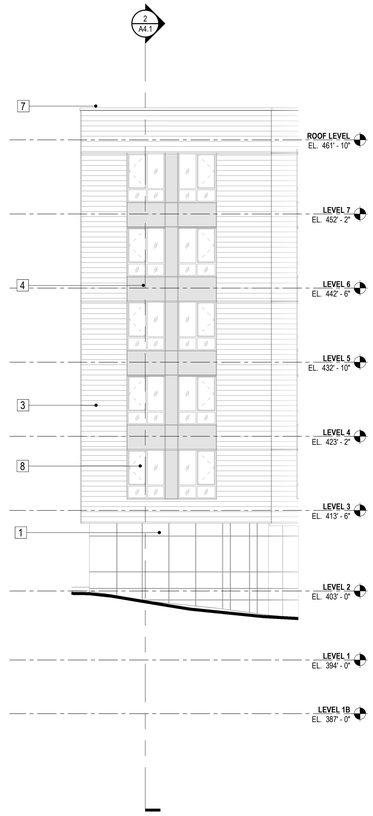
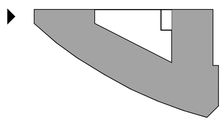
SHEET

A3.2

ELEVATION KEY NOTE LEGEND	
#	DESCRIPTION
1	CONCRETE, PAINTED
2	ALUMINUM STOREFRONT
3	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-1
4	FIBER CEMENT PANEL SIDING, COLOR: PT-2
5	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-3
6	BRICK OR STONE VENEER CLADDING, TBD
7	PREFINISHED METAL COPING, COLOR: GRAY
8	VINYL WINDOWS - COLOR: WHITE
9	METAL DOWNSPOUT WITH SCUPPER - COLOR: TBD
10	OVERHEAD COILING DOOR
11	OVERHEAD SECTIONAL DOOR
12	BIKE PARKING SCREEN
13	METAL CANOPY
14	FIBER CEMENT SIDING, COLOR: PT-4



1 A3.3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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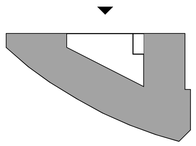
SHEET
A3.3

ELEVATION KEY NOTE LEGEND	
#	DESCRIPTION
1	CONCRETE, PAINTED
2	ALUMINUM STOREFRONT
3	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-1
4	FIBER CEMENT PANEL SIDING, COLOR: PT-2
5	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-3
6	BRICK OR STONE VENEER CLADDING, TBD
7	PREFINISHED METAL COPING, COLOR: GRAY
8	VINYL WINDOWS - COLOR: WHITE
9	METAL DOWNSPOUT WITH SCUPPER - COLOR: TBD
10	OVERHEAD COILING DOOR
11	OVERHEAD SECTIONAL DOOR
12	BIKE PARKING SCREEN
13	METAL CANOPY
14	FIBER CEMENT SIDING, COLOR: PT-4

1 A3.4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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SHEET
A3.4

ELEVATION KEY NOTE LEGEND	
#	DESCRIPTION
1	CONCRETE, PAINTED
2	ALUMINUM STOREFRONT
3	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-1
4	FIBER CEMENT PANEL SIDING, COLOR: PT-2
5	FIBER CEMENT PLANK LAP SIDING, COLOR: PT-3
6	BRICK OR STONE VENEER CLADDING, TBD
7	PREFINISHED METAL COPING, COLOR: GRAY
8	VINYL WINDOWS - COLOR: WHITE
9	METAL DOWNSPOUT WITH SCUPPER - COLOR: TBD
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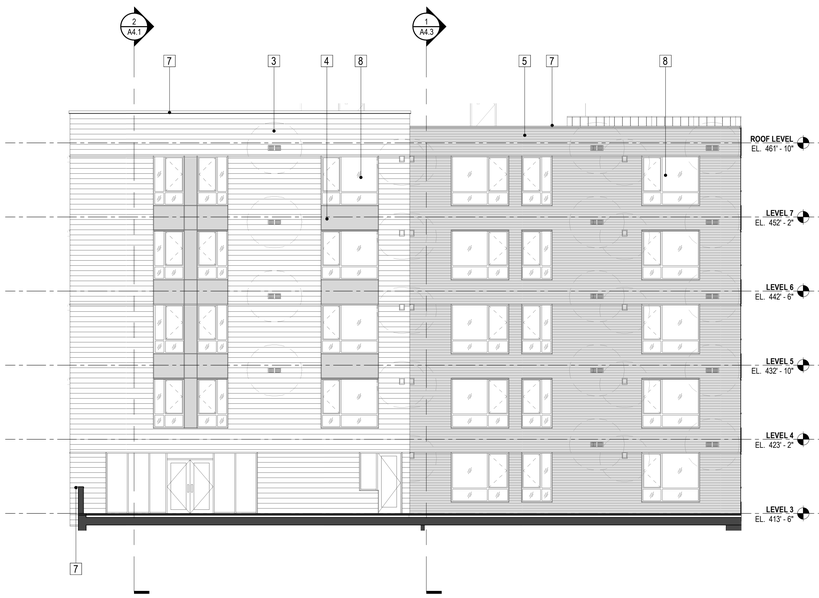
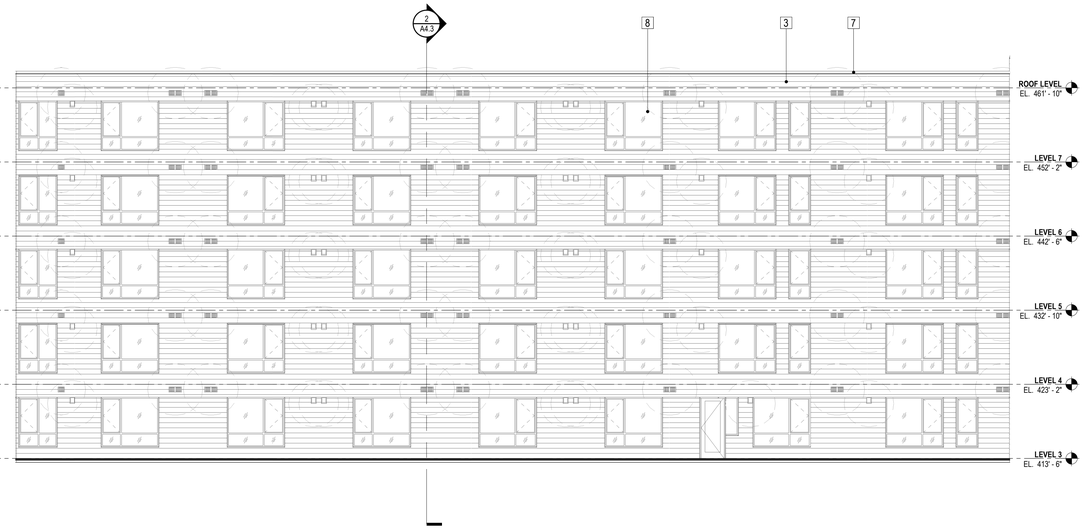
11	OVERHEAD SECTIONAL DOOR
12	BIKE PARKING SCREEN
13	METAL CANOPY
14	FIBER CEMENT SIDING, COLOR: PT-4



3 A3.5 COURTYARD - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.5 COURTYARD - NORTHWEST ELEVATION
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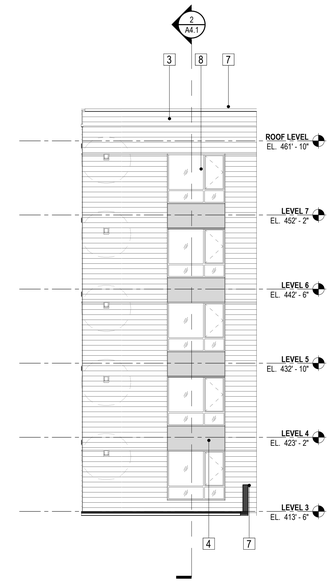
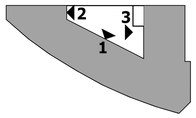


2 A3.5 COURTYARD - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS - COURTYARD FACADES

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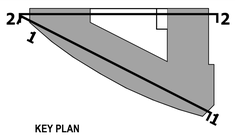
SHEET
A3.5

1 A4.1 LONGITUDINAL SECTION 1

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

2 A4.1 LONGITUDINAL SECTION 2

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



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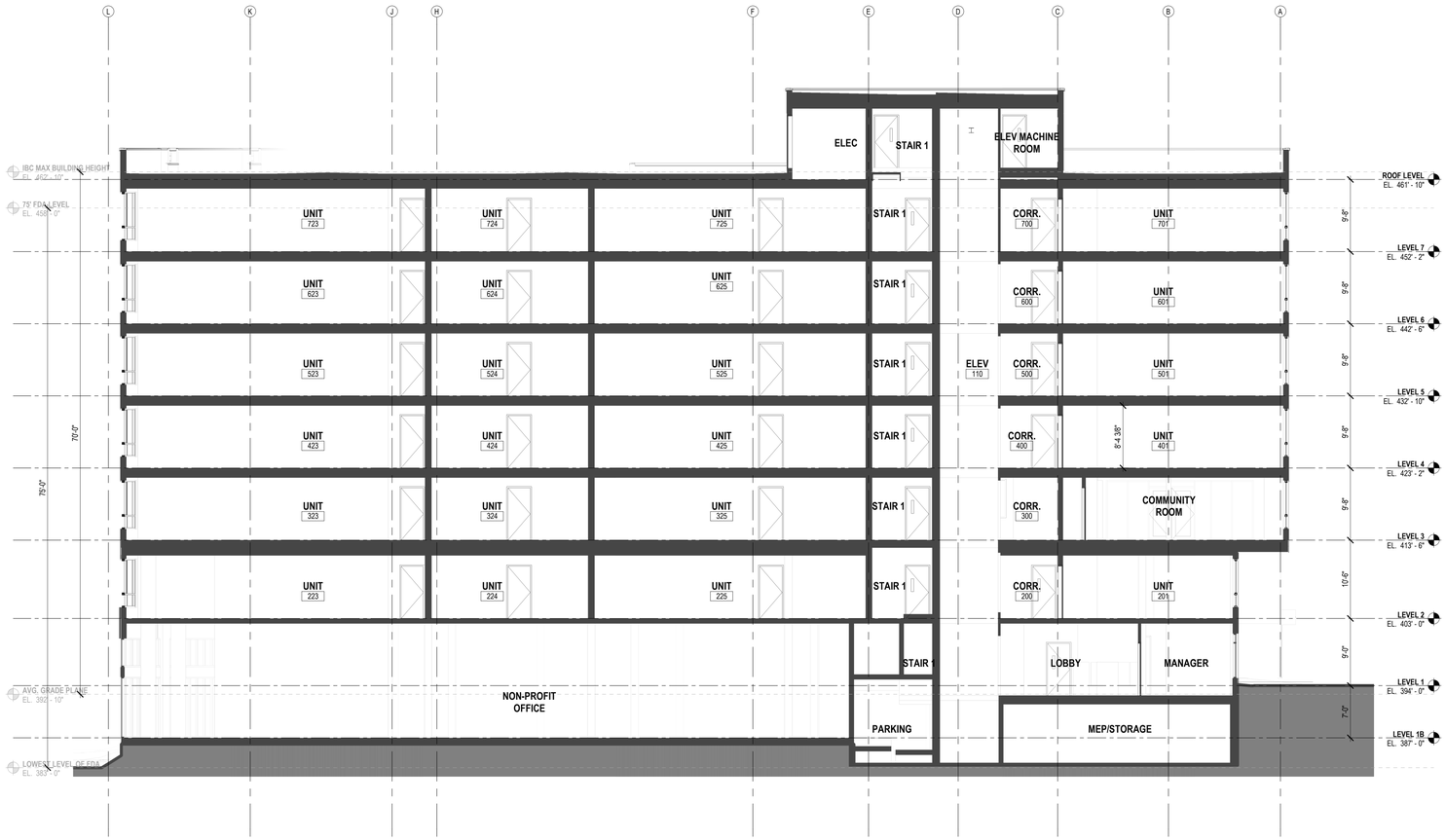

1 A4.2 LONGITUDINAL SECTION 3
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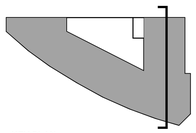

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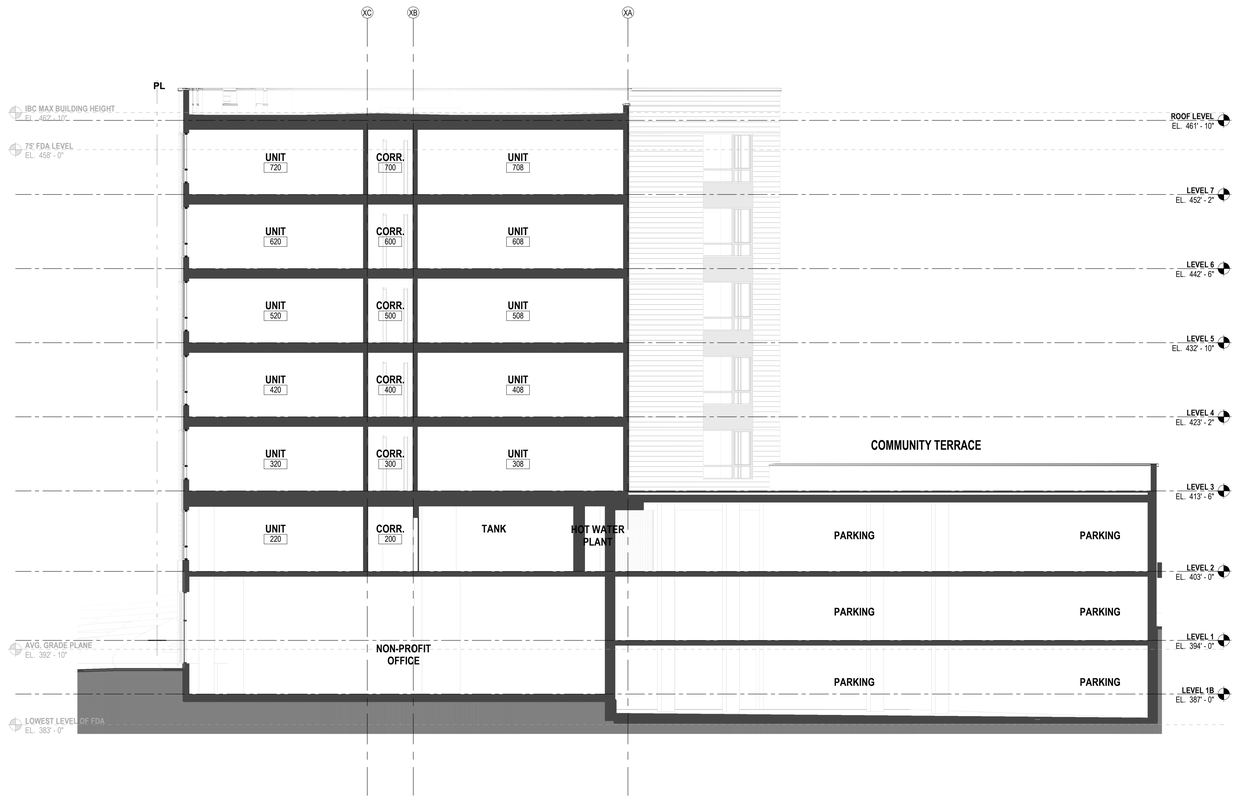
SHEET
A4.2

1 A4.3 TRANSVERSE SECTION 1
SCALE: 1/8" = 1'-0"



2 A4.3 TRANSVERSE SECTION 2
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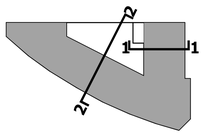

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