

GENERAL NOTES

- THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY. NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT ONCE AND CEASE WORK ON ALL PART OF THE CONTRACT WHICH ARE AFFECTED. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS, AND CODES. WORK PERFORMED IN VIOLATION OF SUCH SHALL BE CORRECTED AT NO EXPENSE TO OWNER.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITIES. EXISTING UTILITIES SHOWN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITY LOCATIONS NOT SHOWN. CARE SHOULD BE TAKEN TO AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES.
- WORK NOT PART OF THE GENERAL BUILDING PERMIT AND TO BE PERFORMED UNDER SEPARATE PERMITS INCLUDES BUT IS NOT LIMITED TO: MECHANICAL, ELECTRICAL, AND RIGHT-OF-WAY WORK. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE BUILDING PERMIT.
- DIMENSIONS: DIMENSIONS OF SITE CONDITIONS ARE FROM SURVEY BY OTHERS. ARCHITECT BEARS NO RESPONSIBILITY FOR ACCURACY OF SAME. DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF FRAMING, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- REPETITIVE ELEMENTS: TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS, AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL EVERYWHERE.
- THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUIT, CABINETS, AND EQUIPMENT, AND SHALL VERIFY THE SIZES AND LOCATIONS WITH SUBCONTRACTORS.
- REFER ALSO TO GEOTECHNICAL REPORT PREPARED BY PANGEO INC DATED MARCH 13, 2025.
- GRADING SHALL BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT SHALL BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT A WRITTEN EXTENSION FROM THE SDCI GEOTECHNICAL ENGINEERING GROUP.

PROJECT INFORMATION

PROJECT DESCRIPTION:

CONSTRUCTION OF 5-STORY MIXED USE BUILDING WITH 54 APARTMENTS, DAY CARE, AND ACCESSORY PARKING.

PROJECT ADDRESS:

12724 RENTON AVE S SEATTLE, WA 98178

TAX ACCOUNT NUMBERS:

7580200255 (MAIN PROJECT SITE) & 7580200245 (OFF SITE PARKING LOT)

SITE AREA:

LOT AREA - BUILDING 27,839 SF (0.64 acres)
LOT AREA - PARKING 9,605 SF (0.22 acres)
RENTON AVE S 37,445 SF 0.86 acres

ZONING:

ZONE TYPE: CB-P-SOI R-18
OVERLAY: SO-050, WH-P11
STREET CLASSIFICATIONS: MINOR ARTERIAL
OTHER CONSIDERATIONS: UNINCORPORATED ACTIVITY CENTER

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE w/WA STATE AMENDMENTS
2021 WASHINGTON STATE ENERGY CODE
2021 INTERNATIONAL ELECTRICAL CODE w/WA STATE AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE w/WA STATE AMENDMENTS
2021 INTERNATIONAL PLUMBING CODE w/WA STATE AMENDMENTS
2021 INTERNATIONAL FIRE CODE w/ KING COUNTY AND WASHINGTON STATE AMENDMENTS
2017 ICC A117.1 (AS REFERENCED IN THE IBC - CHAPTER 11)
1988 FAIR HOUSING ACT (FHA) AND DESIGN MANUAL
2010 AMERICANS FOR DISABILITIES ACT (ADA) AND STANDARDS
KING COUNTY CODE PER ORDINANCE 19881

BUILDING HEIGHT:

MAX. 70' / 5 STORIES ABOVE GRADE / NO BELOW GRADE

CONSTRUCTION:

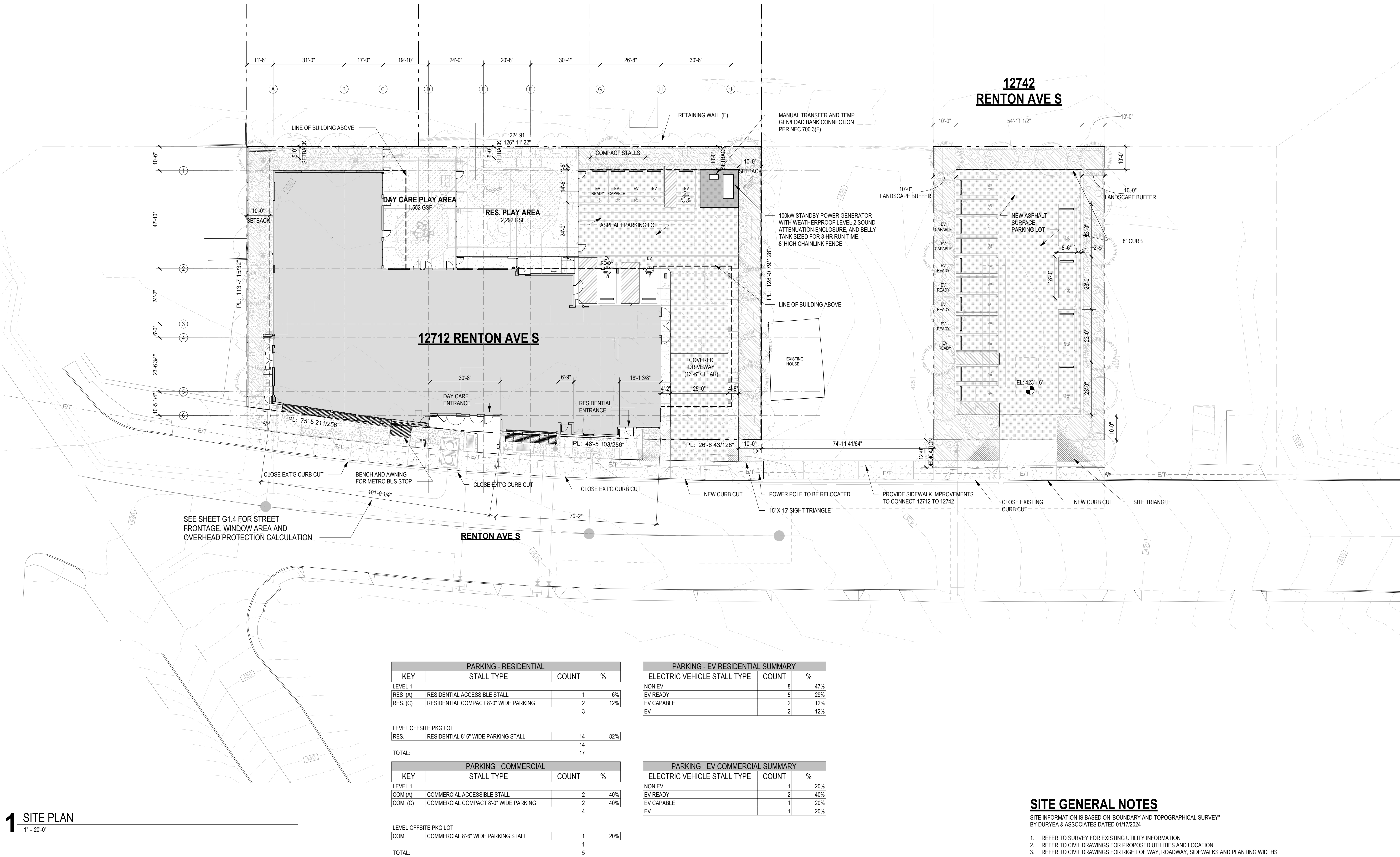
4 STORIES OF TYPE V-A OVER 1 STORY OF TYPE I-A SECTION S10 PODIUM BUILDING

OCCUPANCY TYPE:

RESIDENTIAL (R-2), DAYCARE (E)

LEGAL DESCRIPTION:

SCENIC RIDGE HEIGHTS ADD LESS STS PER REC #6013499 & #6013509 PER KC LOT MERGER #BLAD
24-0019 REC #20250326000476



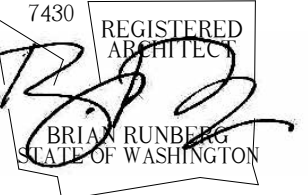
SITE GENERAL NOTES

SITE INFORMATION IS BASED ON "BOUNDARY AND TOPOGRAPHICAL SURVEY" BY DURYEA & ASSOCIATES DATED 01/17/2024

- REFER TO SURVEY FOR EXISTING UTILITY INFORMATION
- REFER TO CIVIL DRAWINGS FOR PROPOSED UTILITIES AND LOCATION
- REFER TO CIVIL DRAWINGS FOR RIGHT OF WAY, ROADWAY, SIDEWALKS AND PLANTING WIDTHS
- REFER TO CIVIL DRAWINGS FOR EXISTING AND NEW CURB CUT LOCATIONS
- REFER TO STREET IMPROVEMENT PLANS FOR STRUCTURES IN THE RIGHT OF WAY
- REFER TO STREET IMPROVEMENT PLANS FOR POWER POLE AND STREET LIGHT INFORMATION
- REFER TO STREET IMPROVEMENT PLANS AND LANDSCAPING DRAWINGS FOR STREET TREE INFORMATION
- REFER TO LANDSCAPING DRAWINGS FOR LOCATIONS OF SITE ACCESSORIES AND PLANTERS
- REFER TO LANDSCAPING DRAWINGS FOR INFORMATION ON EXISTING TREES TO BE REMOVED AND EXISTING TREES TO REMAIN
- FINISHED GRADES TO BE COORDINATED WITH CIVIL AND LANDSCAPE ARCHITECT
- SIDEWALK TO SLOPE AWAY FROM BUILDING 1/4" PER FOOT TYPICAL
- EXTERIOR LIGHTING WILL BE SHIELDED - DIRECTED AWAY FROM ADJACENT USES
- FIRE DEPARTMENT CONNECTION (FDC) LOCATED IN A VISIBLE LOCATION FACING FIRE APPARATUS ACCESS SO FIRE APPARATUS WILL NOT OBSTRUCT ACCESS TO THE BUILDING. PROVIDE A 36" x 36" CLEAR SPACE (7'8" HIGH) IN FRONT OF FDC

ARCHITECT'S STAMP:

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REVISIONS

SUBMITTALS

100% SCHEMATIC DESIGN	2024.06.02
FUNDING APPLICATION	2024.09.09
BUILDING PERMIT	2025.04.03

AHJ APPROVAL STAMP:



DATE: 2024/01/08
SCALE: As indicated
INTERNAL: 23-132
PERMIT #: _____

SHEET

A0.1

R: RUNBERG
ARCHITECTURE
GROUP

LIHI SKYWAY
12724 RENTON AVE S,
SEATTLE, WA 98178

SITE PLAN

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