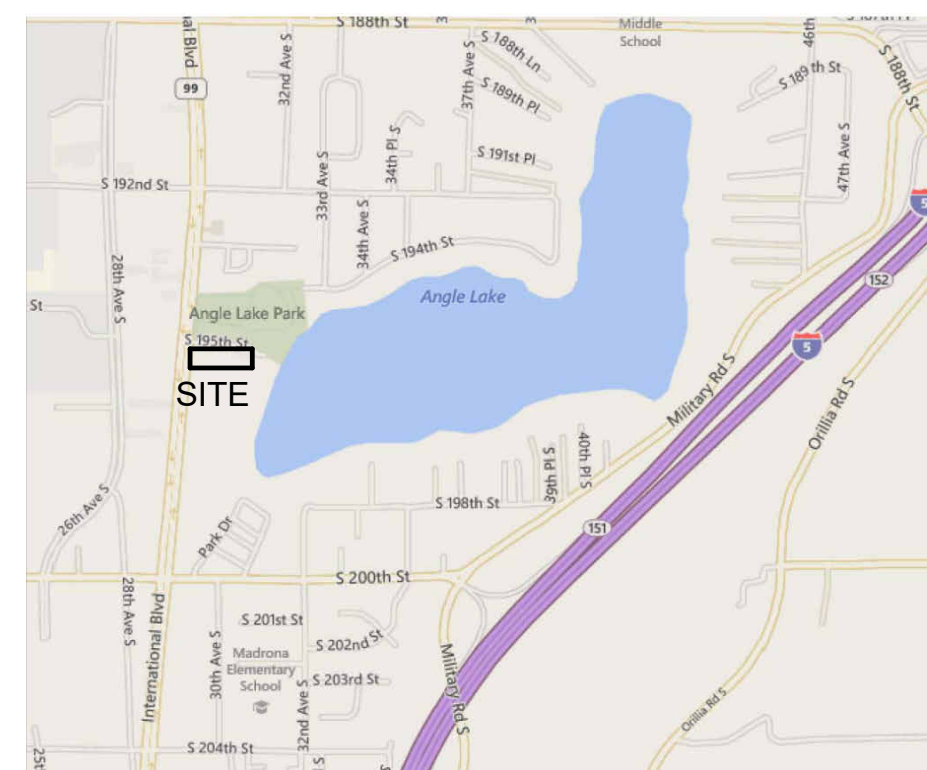


SITE PLAN
1" = 20'-0"

VICINITY MAP

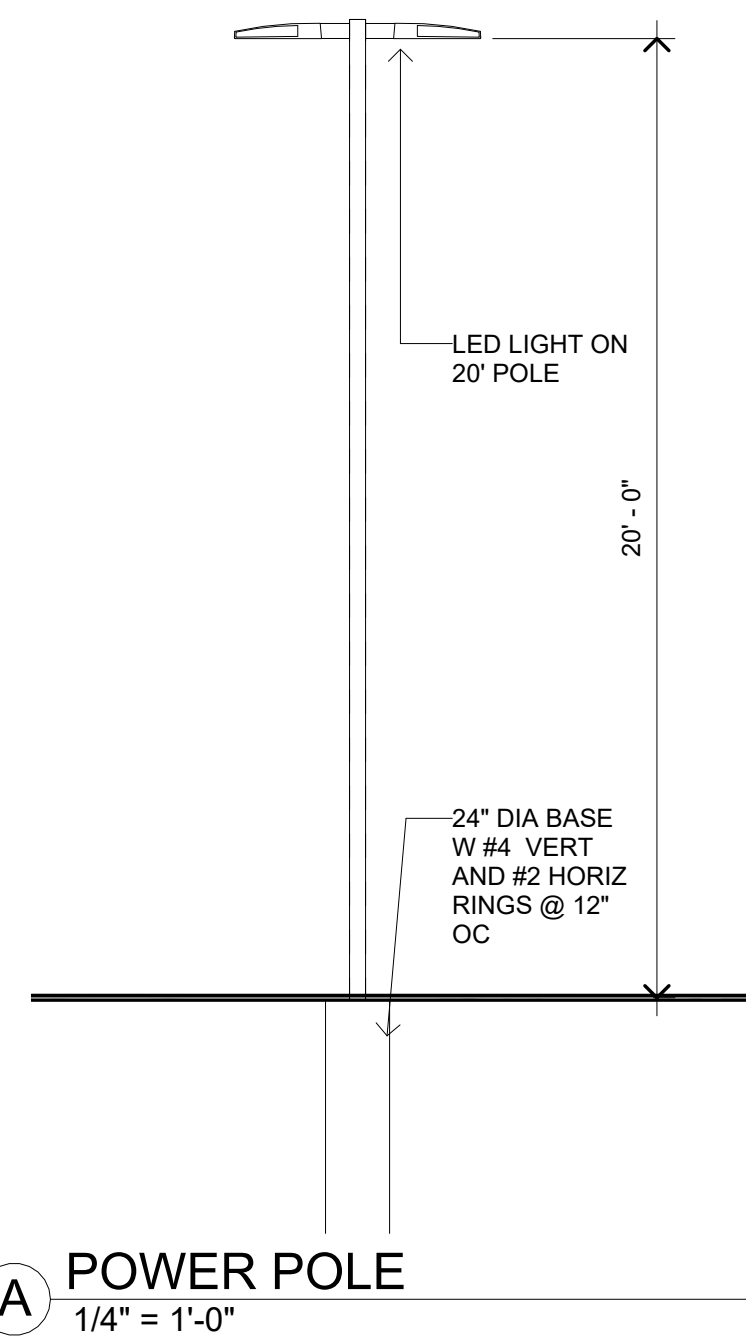


LEGAL:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF PACIFIC HIGHWAY SOUTH (SR-99) WITH THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION, FROM WHICH THE EAST QUARTER CORNER BEARS SOUTH 88°26'34" EAST A DISTANCE OF 1070.53 FEET; THENCE NORTH 06°09'11" EAST, ALONG THE CENTERLINE OF SAID PACIFIC HIGHWAY SOUTH, A DISTANCE OF 1791.93 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF AN EXISTING FENCE, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°27'52" EAST, ALONG SAID EXISTING FENCE, A DISTANCE OF 507.00 FEET; THENCE SOUTH 02°32'08" WEST A DISTANCE OF 85.00 FEET; THENCE NORTH 87°27'52" WEST, PARALLEL TO AND 85.00 FEET SOUTH OF SAID EXISTING FENCE, A DISTANCE OF 512.28 FEET, TO THE CENTERLINE OF SAID PACIFIC HIGHWAY SOUTH; THENCE NORTH 08°05'11" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 85.16 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF FOR ROAD, FORMERLY KNOWN AS THAT PORTION OF THE NORTH 85 FEET OF THE SOUTH 255 FEET OF GOVERNMENT LOT 1, SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF STATE HIGHWAY No. 1 AND LYING WESTERLY OF A LINE BEGINNING AT A POINT 507 FEET EAST (AS MEASURED ALONG THE NORTH LINE OF SAID 85 FOOT STRIP) OF THE CENTERLINE OF STATE HIGHWAY 1; THENCE A RIGHT ANGLES TO THE NORTH LINE OF SAID 85 FOOT STRIP TO A POINT ON THE SOUTH LINE THEREOF AND THE TERMINUS OF SAID DESCRIBED LINE.

PROJECT STATISTICS:

CODE:	IBC 2018		
SITE ADDRESS:	19518 PACIFIC HWY S		
TAX NUMBER:	0422049123		
ZONE:	UH-900 ANGLE LAKE OVERLAY		
OCCUPANCY:	R-2 (SPRINKLERED, NFPA 13 COMPLIANCE)		
CONSTRUCTION:	TYPE I-A (SPRINKLERED, NFPA 13 COMPLIANCE)		
SITE AREA:	39,048 SF		
BUILDING AREA:	STUDIO	1BED	2BED
PARKING:	2,308 SF		
LEVEL 1:	10,209 SF	1	8 5
LEVEL 2:	10,209 SF		9 5
LEVEL 3:	10,209 SF		9 5
LEVEL 4:	10,209 SF		9 5
TOTAL:	43,144 SF	1	35 20
TOTAL UNITS:	56		
PARKING REQUIRED:	47=(4*48+20)*.65		
	(4*)(studio)		
	32*1.5(1 bedrm)		
	10*(2 bedrm)		
PARKING REDUCTION:	(65)		
PARKING PROVIDED:	65		
RESIDENTIAL DENSITY INSENTIVE:			
UNITS ALLOWED:	56=39,048/900(1.3 RESIDENTIAL DENSITY INSENTIVE)		
UNITS PROVIDED:	56		
RESIDENTIAL DENSITY INSENTIVES:			
10% FOR 35% OF UNITS ARE 2 BEDROOMS (20/56=35%)			
10% INCREASE RECREATIONAL SPACE BY 15% (56*60*1.1=3,694<4,294)			
10% INCREASE FOR 3 OR MORE ROOFLINE VARIATION (TOP PARAPET, BAY WINDOWS ROOF OVER ENTRANCE)			
BUILDING COVERAGE:	26%		
MAX BUILDING HEIGHT:	5'		
LANDSCAPE REQUIREMENT:	PER 15.445.210 & 15.455.250		
	TYPE	WIDE	
FRONT YARD	III	5'	
SIDE YARD	III	5'	
REAR YARD	III	5'	
PARKING	III	5'	
LANDSCAPE ISLAND	III	MIN 5'	
10% OF PARKING AREA > 20 STALL			
AREA REQUIRED	PROVIDED		
1,388=(10%*13,808)	1,282		
BICYCLE PARKING 1/10 PARKING STALLS	REQUIRED	PROVIDED	
6	6		
RECREATIONAL AREA	3,694=(56*60)	4,294 SF	



A POWER POLE
1/4" = 1'-0"

LDG
ARCHITECTS
LINARDIC DESIGN GROUP
6525 15TH AVE. NW. SUITE 220 SEATTLE, WA 98117
TELEPHONE 206-283-4764

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4423 REGISTERED ARCHITECT
EDI LINARDIC
STATE OF WASHINGTON

consultants:

project title:
ANGLE LAKE APTS

SEATAC, WA

sheet title:
SITE PLAN

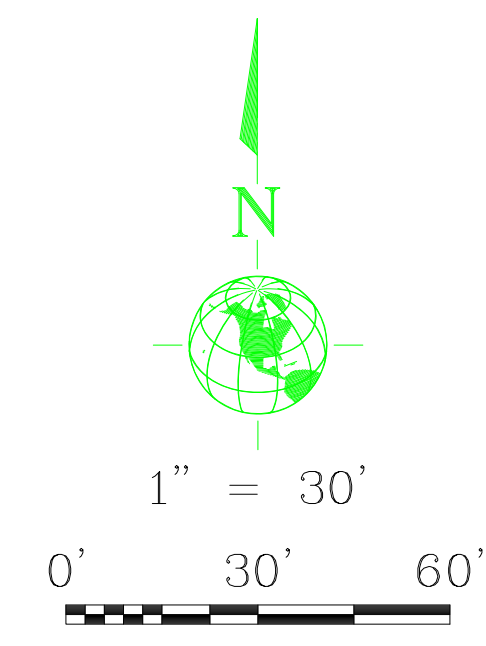
No.	Description:	Date:

Project Number	A1.0
Drawn By	
Checked By	
Date	

12/6/21

PORTION OF THE NE 1/4, NE 1/4, SECTION 4, TWP. 22 N., RGE. 4 E., W.M.
KING COUNTY, WASHINGTON

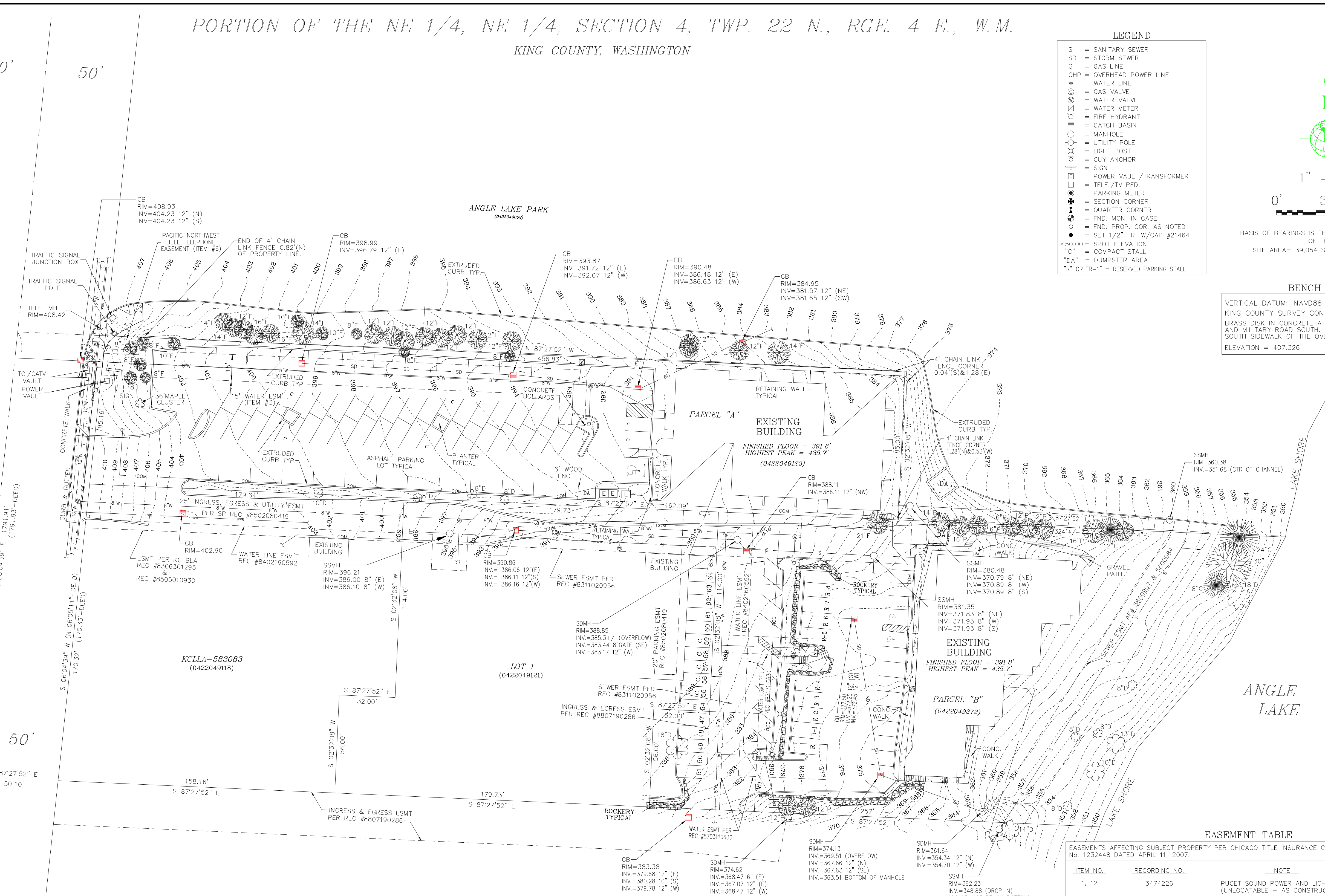
- LEGEND**
- S = SANITARY SEWER
 - SD = STORM SEWER
 - G = GAS LINE
 - OHP = OVERHEAD POWER LINE
 - W = WATER LINE
 - ⊗ = GAS VALVE
 - ⊕ = WATER VALVE
 - ⊙ = WATER METER
 - ⊕ = FIRE HYDRANT
 - ⊙ = CATCH BASIN
 - ⊙ = MANHOLE
 - ⊙ = UTILITY POLE
 - ⊙ = LIGHT POST
 - ⊙ = GUY ANCHOR
 - ⊙ = SIGN
 - ⊙ = POWER VAULT/TRANSFORMER
 - ⊙ = TELE./TV PED.
 - ⊙ = PARKING METER
 - ⊙ = SECTION CORNER
 - ⊙ = QUARTER CORNER
 - ⊙ = FND. MON. IN CASE
 - ⊙ = FND. PROP. COR. AS NOTED
 - ⊙ = SET 1/2" I.R. W/CAP #21464
 - ⊙ = 50.00' = SPOT ELEVATION
 - ⊙ = COMPACT STALL
 - ⊙ = DUMPSTER AREA
 - "R" OR "R-1" = RESERVED PARKING STALL



BENCH MARK
VERTICAL DATUM: NAVD88
KING COUNTY SURVEY CONTROL POINT "HC17*11"
BRASS DISK IN CONCRETE AT THE INTERSECTION OF I-5
AND MILITARY ROAD SOUTH, IN THE CENTER OF THE
SOUTH SIDEWALK OF THE OVERPASS.
ELEVATION = 407.326'

PACIFIC HIGHWAY SOUTH
(INTERNATIONAL BOULEVARD)

50' 50'



EASEMENT TABLE

EASEMENTS AFFECTING SUBJECT PROPERTY PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER No. 1232448 DATED APRIL 11, 2007.

ITEM NO.	RECORDING NO.	NOTE
1, 12	3474226	PUGET SOUND POWER AND LIGHT COMPANY EASEMENT (UNLOCATABLE - AS CONSTRUCTED)
2	4221433	PUGET SOUND POWER AND LIGHT COMPANY EASEMENT (NOT SHOWN-AS CONSTRUCTED)
3	8211290710	KING COUNTY WATER DISTRICT NO. 75 EASEMENT (SHOWN HEREON)
4	8212010395	PUGET SOUND POWER AND LIGHT COMPANY EASEMENT (UNLOCATABLE - AS CONSTRUCTED)
5	8301140606	PACIFIC NORTHWEST BELL TELEPHONE EASEMENT (UNLOCATABLE - AS CONSTRUCTED)
6	8311280806	PACIFIC NORTHWEST BELL TELEPHONE EASEMENT (SHOWN HEREON)
13	5800967	DES MOINES SEWER DISTRICT SEWER MAIN EASEMENT (SHOWN HEREON)
14	5800984 6025345	DES MOINES SEWER DISTRICT SEWER MAIN EASEMENT MODIFICATION OF EASEMENT (SHOWN HEREON)
15	831020956	DES MOINES SEWER DISTRICT SEWER MAIN EASEMENT (SHOWN HEREON)
16	8312090565	PUGET SOUND POWER AND LIGHT COMPANY EASEMENT (NOT SHOWN-AS CONSTRUCTED)
17	8402160592	WATER DISTRICT NUMBER 75 WATER EASEMENT (SHOWN HEREON)
18	8505010930	COVENANT FOR INGRESS, EGRESS AND UTILITIES EASEMENT (SHOWN HEREON)
19	8705220744 8610060940 8610031232 8807190286	JOINT DRIVEWAY AND PARKING AREA EASEMENT PRIOR RECORDING OF EASEMENT PRIOR RECORDING OF EASEMENT AMENDMENT (SHOWN HEREON)
20	8703110630	WATER DISTRICT NUMBER 75 WATER EASEMENT (SHOWN HEREON)
21	2197327	EXCEPTIONS AND RESERVATIONS (NOT SHOWN-LEGAL NOT LEGIBLE)
22	8502080419	COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. ON SHORT PLAT (SHOWN HEREON)
23	8509030658 8807190287	JOINT USE OF PARKING AMENDMENT (AGREEMENT- NOT SHOWN)

LEGAL DESCRIPTION

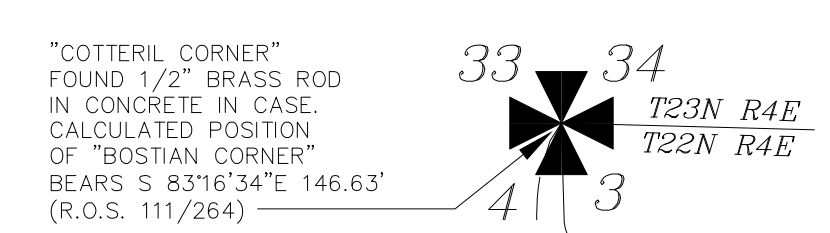
PER CHICAGO TITLE INSURANCE COMPANY TITLE REPORT ORDER No. 1232448 DATED APRIL 11, 2007.

PARCEL A:
THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF PACIFIC HIGHWAY SOUTH (SR-99) WITH THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION, FROM WHICH THE EAST QUARTER CORNER BEARS SOUTH 88°26'34" EAST A DISTANCE OF 1070.53 FEET;
THENCE NORTH 06°05'11" EAST, ALONG THE CENTERLINE OF SAID PACIFIC HIGHWAY SOUTH, A DISTANCE OF 1791.93 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF AN EXISTING FENCE, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°27'52" EAST, ALONG SAID EXISTING FENCE, A DISTANCE OF 507.00 FEET;
THENCE SOUTH 02°32'08" WEST A DISTANCE OF 85.00 FEET;
THENCE NORTH 87°27'52" WEST, PARALLEL TO AND 85.00 FEET SOUTH OF SAID EXISTING FENCE, A DISTANCE OF 512.28 FEET, TO THE CENTERLINE OF SAID PACIFIC HIGHWAY SOUTH;
THENCE NORTH 06°05'11" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 85.16 FEET, TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WEST 50 FEET THEREOF FOR ROAD.

FORMERLY KNOWN AS THAT PORTION OF THE SOUTH 85 FEET OF THE SOUTH 255 FEET OF GOVERNMENT LOT 1, SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF STATE HIGHWAY No. 1 AND LYING WESTERLY OF A LINE BEGINNING AT A POINT 507 FEET EAST (AS MEASURED ALONG THE NORTH LINE OF SAID 85 FOOT STRIP) OF THE CENTERLINE OF STATE HIGHWAY 1;
THENCE A RIGHT ANGLE TO THE NORTH LINE OF SAID 85 FOOT STRIP TO A POINT ON THE SOUTH LINE THEREOF AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL B:
LOT 2, KING COUNTY SHORT PLAT NUMBER 1183037, RECORDED UNDER RECORDING NUMBER 8502080419, IN KING COUNTY, WASHINGTON.

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.



DATE: 9/10/07

REVISIONS: ADD SOUTHEAST TOPOGRAPHY

NO. 1

HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
17420 116TH AVE. S.E., RENTON, WA 98058
TEL. 425-235-8440 FAX 425-235-0266

TOPOGRAPHICAL SURVEY OF 19518 INTERNATIONAL BOULEVARD FOR THE ARIEL DEVELOPMENT COMPANY

SEA-TAC, WASHINGTON

DATE: 7-31-2007

DRAWN BY: PJC

CHECKED BY: RGH

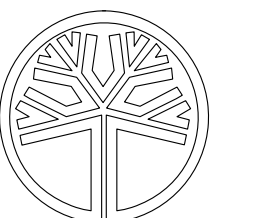
SHEET 1 OF 1

JOB NUMBER 20722

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consultants:

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 Tidal Court (206) 842-7886
Bainbridge Is., WA 98110



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Ken Loney
KEN LONEY
CERTIFICATE No. 363

project title:
ANGLE LAKE APTS

SEATAC, WA

sheet title:

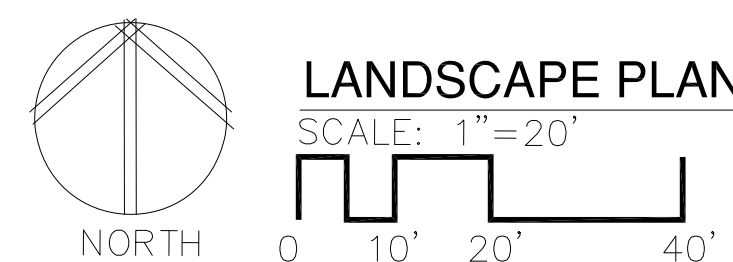
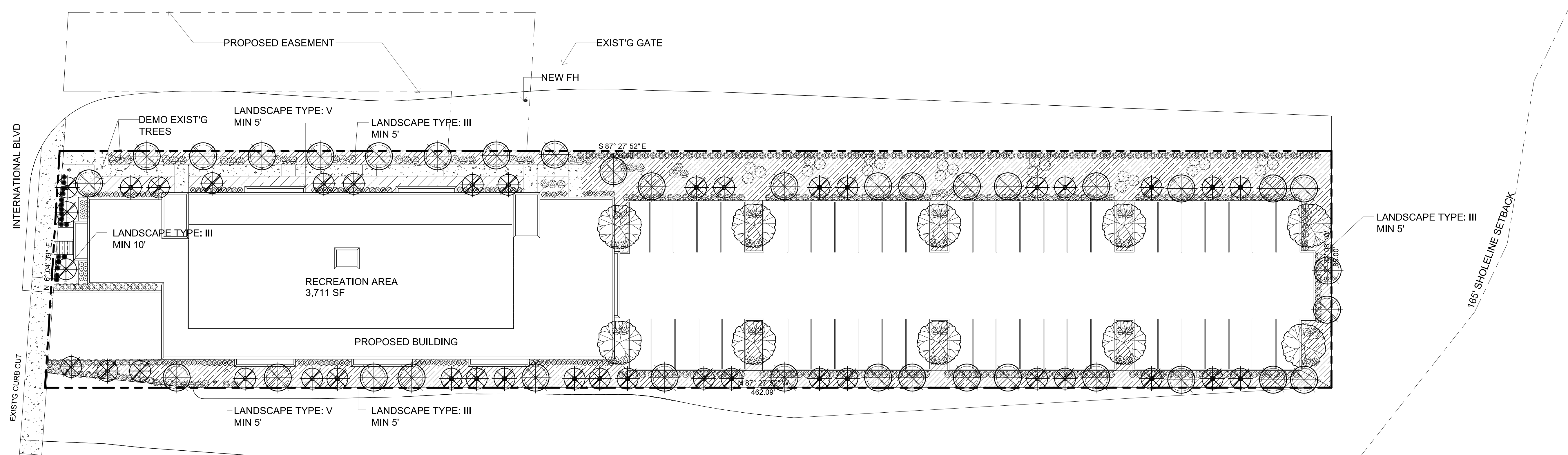
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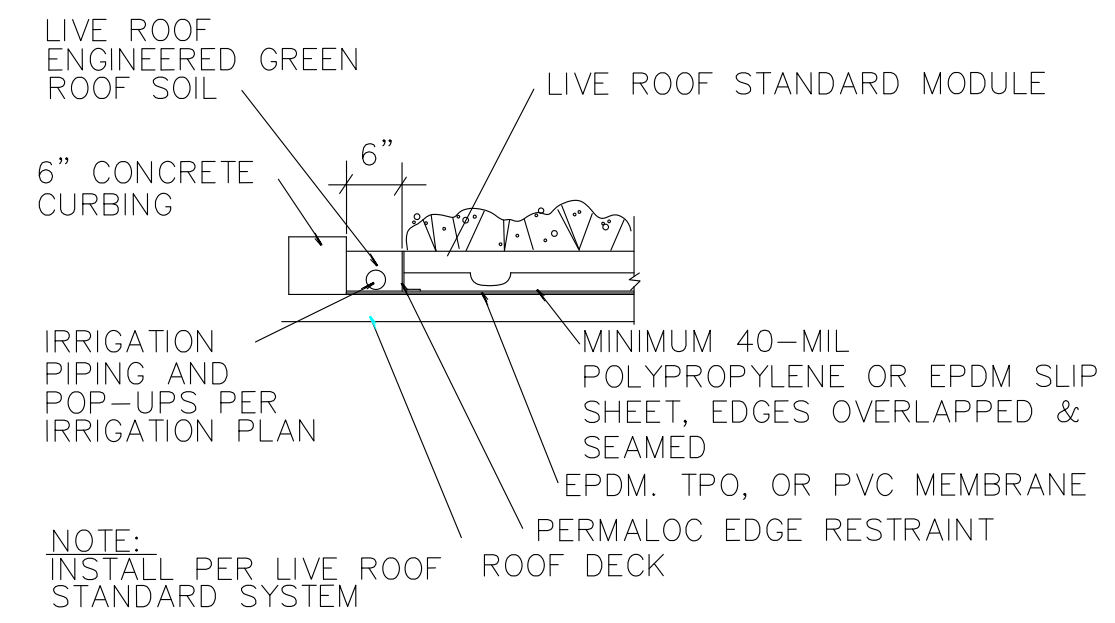
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checked:

date: 7-23-22

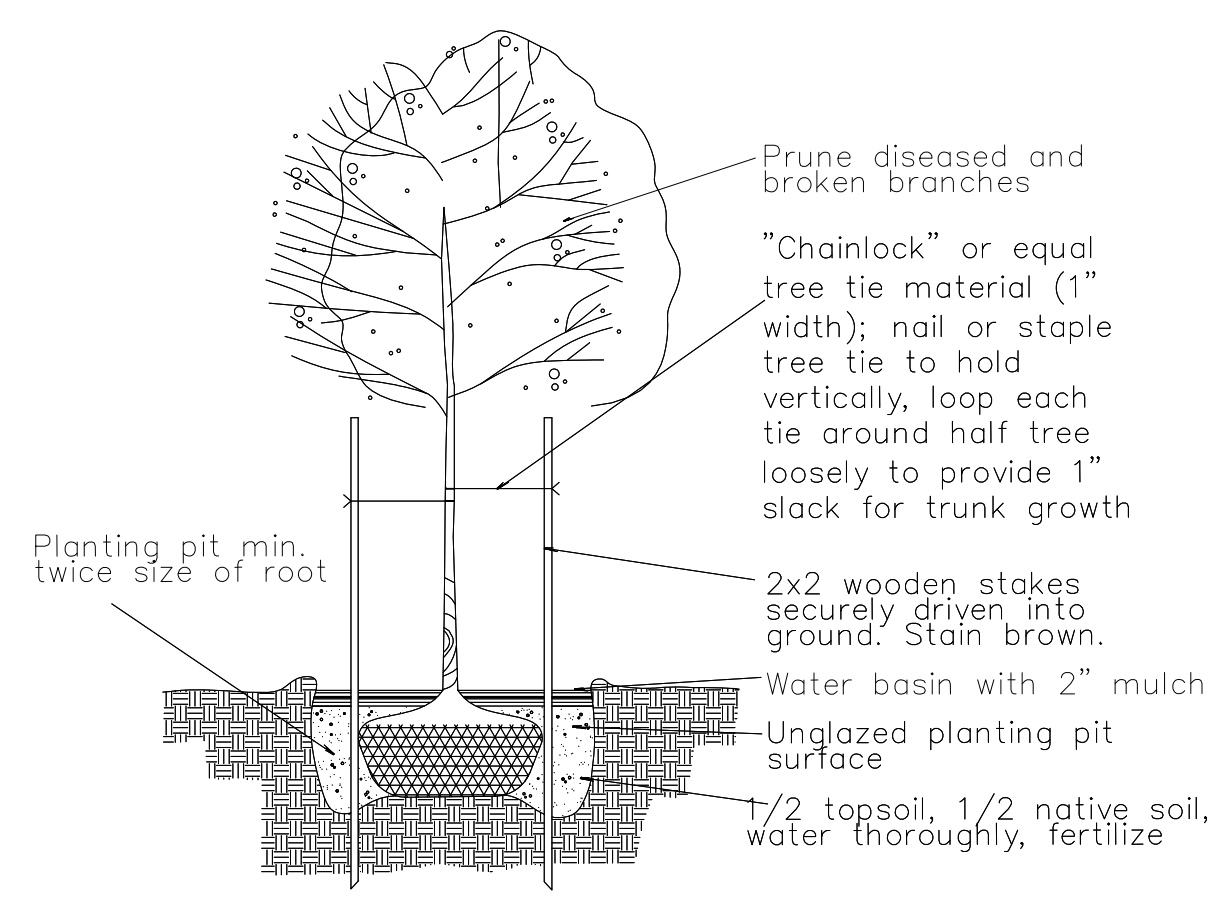


- NOTES**
1. LIGHTWEIGHT TOPSOIL IN ALL BLANTER BOXES
 2. 2" DEPTH FINE GRADE BARK MULCH IN ALL PLANTER BOXES.
 3. ALL PLANT MATERIAL SHALL BE HEALTHY, FULL AND CONFORM TO USA STANDARD NURSERY STOCK, LATEST EDITION. MODULAR PLANTINGS BY LIVE ROOF ROOF SYSTEM PLANT MATERIAL OR SIZE OR KIND NOT AVAILABLE MAY BE SUBSTITUTED ONLY WITH APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
 4. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

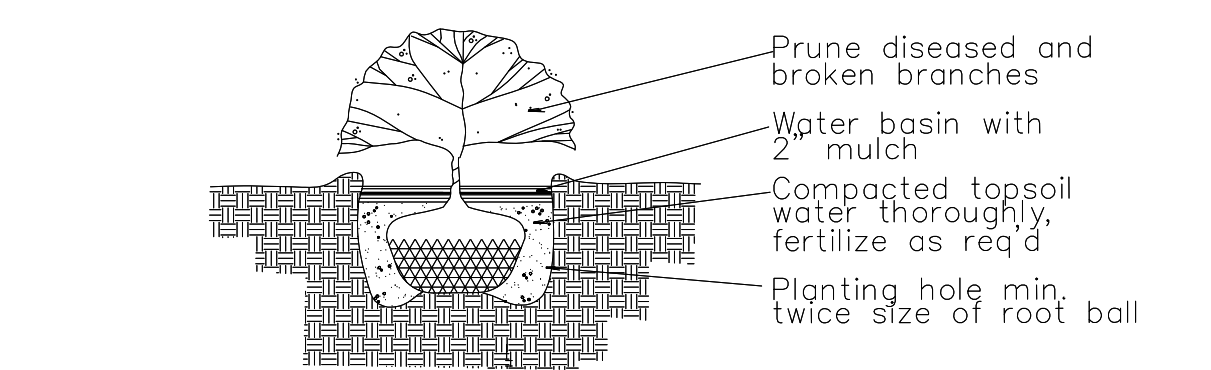


SECTION A-A
No Scale

- NOTES**
1. SUBGRADES, INCLUDING BERMS, TO WITHIN 1 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SUBGRADE SHALL BE SCARIFIED OR ROTOTILLED IF CONDITIONS REQUIRE.
 2. 4" DEPTH 3-WAY TOPSOIL OR EQUAL IN ALL PLANTING AREAS.
 3. 2" DEPTH FINE GRADE BARK MULCH IN ALL PLANTING BEDS.
 4. ALL PLANT MATERIAL SHALL BE HEALTHY, FULL AND CONFORM TO USA STANDARD NURSERY STOCK, LATEST EDITION. PLANT MATERIAL OR SIZE OR KIND NOT AVAILABLE MAY BE SUBSTITUTED ONLY WITH APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
 5. ALL MASS PLANTINGS SHALL HAVE TRIANGULAR SPACING.
 6. ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. POSITIVE DRAINAGE SHALL BE MAINTAINED. MOUND PLANTING AREAS MINIMUM 6". LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
 7. ALL MASS PLANTINGS SHALL HAVE TRIANGULAR SPACING.
 8. ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. POSITIVE DRAINAGE SHALL BE MAINTAINED. MOUND PLANTING AREAS MINIMUM 6". LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
 9. MOUND PLANTING AREAS MINIMUM 6". LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
 10. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.



DECIDUOUS TREE PLANTING DETAIL
No Scale

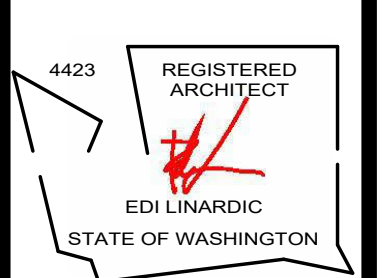


SHRUB PLANTING DETAIL
No Scale

PLANT LIST

SYMBOL	BOTANICAL / COMMON	SIZE	CONDITION
	Acer rubrum "Bow Hall" / Bow Hall Red Maple	2" cal.	B&B
	Prunus x hillieri "Spire" / Spire Cherry	2" cal.	B&B
	Chamaecyparis obtusa 'Gracilis' / Gracilis hinoki Cypress	7" min.	B&B
	Prunus L. "Otto Luyjen" / Otto Luyken Laurel	2 gallon	full & bushy
	Voburnum tinus "Spring Bouquet" / Fountain Grass	1 gallon	full & bushy
	Rhododendron Anah Krusche	24" o.c.	full & bushy
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	27"	full & bushy
	Lavendula L. "Hidcote" / Hidcote Lavender	18" min	full & bushy
	Hakonechloa macro 'Aureola' / Hokone Grass	2 gallon	full & bushy
	Arctostaphylos uva-ursi / kinnickinnik	1 gallon	full & bushy
	Arctostaphylos uva-ursi / kinnickinnik	4" pots	full
	Arctostaphylos uva-ursi / kinnickinnik	18" o.c.	full
	Arctostaphylos uva-ursi / kinnickinnik	4" pots	full
	Arctostaphylos uva-ursi / kinnickinnik	18" o.c.	full

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consultants:

project title:
ANGLE LAKE APTS

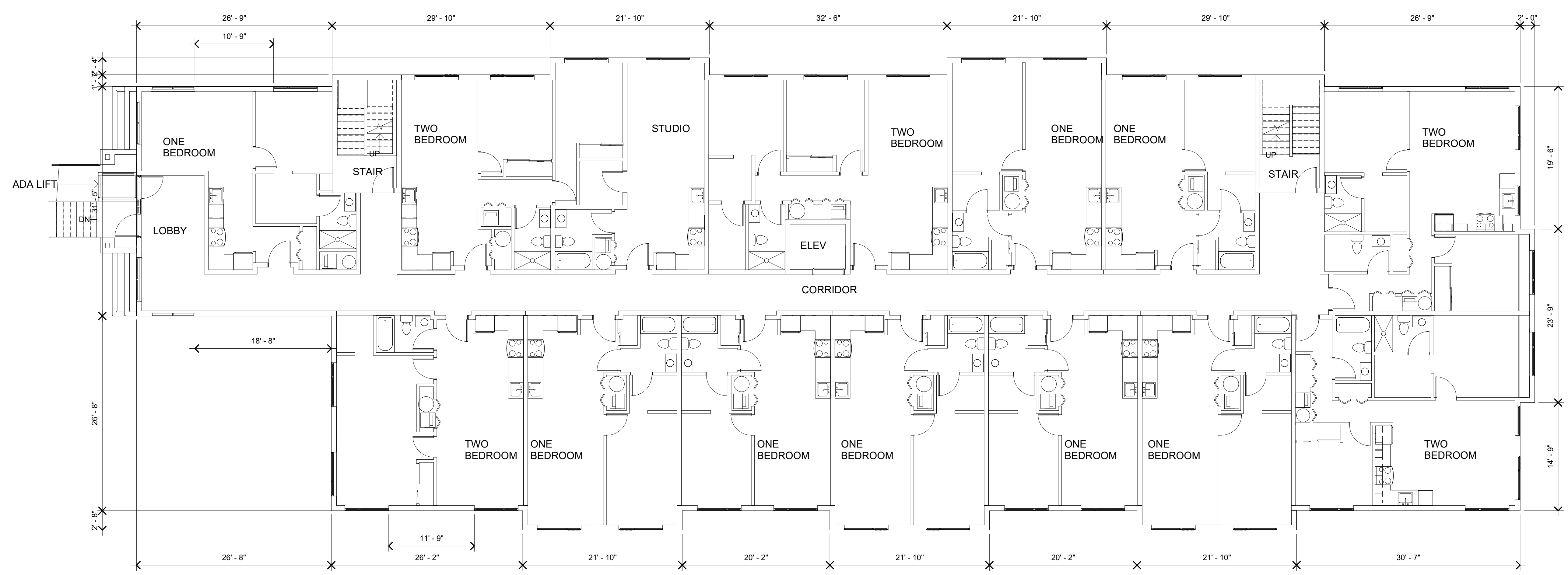
SEATAC, WA

sheet title:
LEVEL 1 & TYPICAL FLOOR PLAN

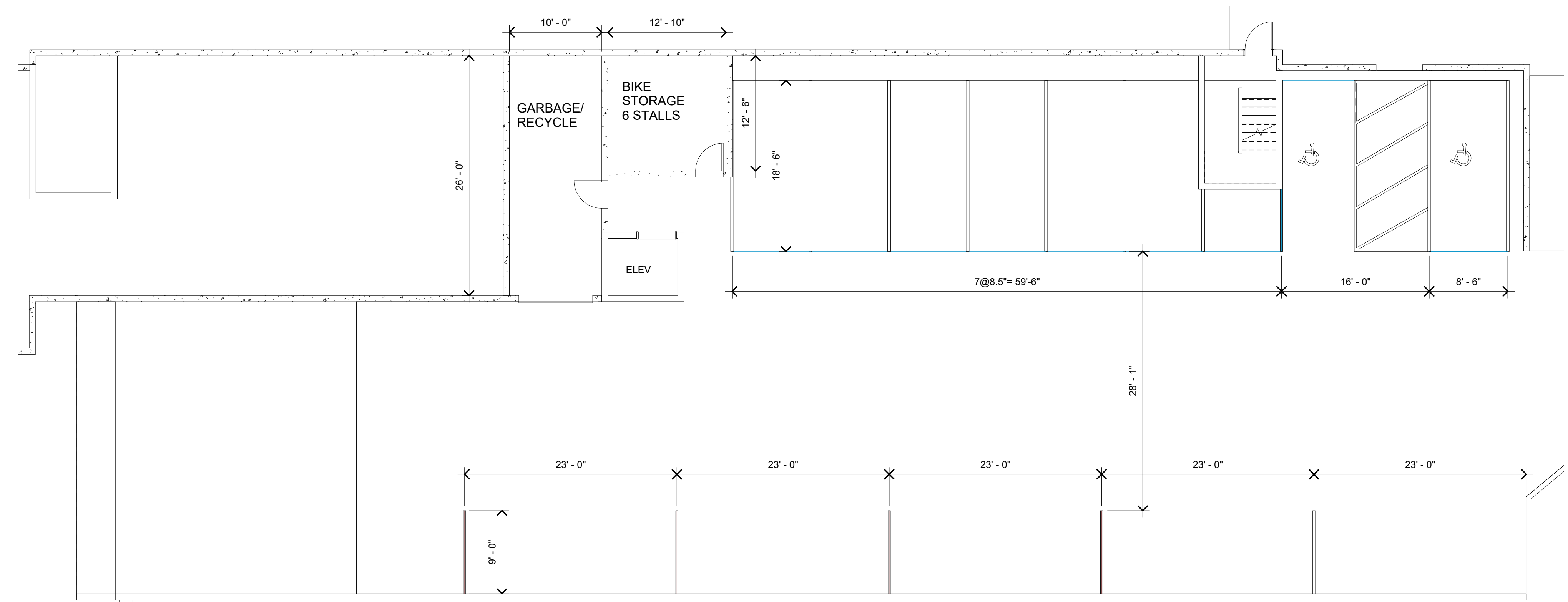
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Project Number
Drawn By
Checked By
Date

A2.0

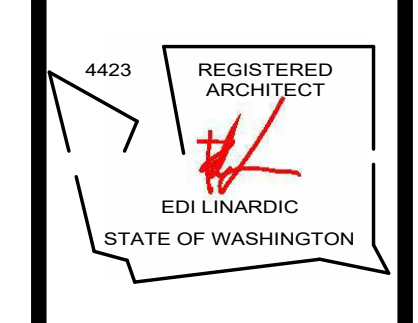


LEVEL 1
1/8" = 1'-0"



PARKING
1/8" = 1'-0"

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consultants:

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ANGLE LAKE APTS

SEATAC, WA

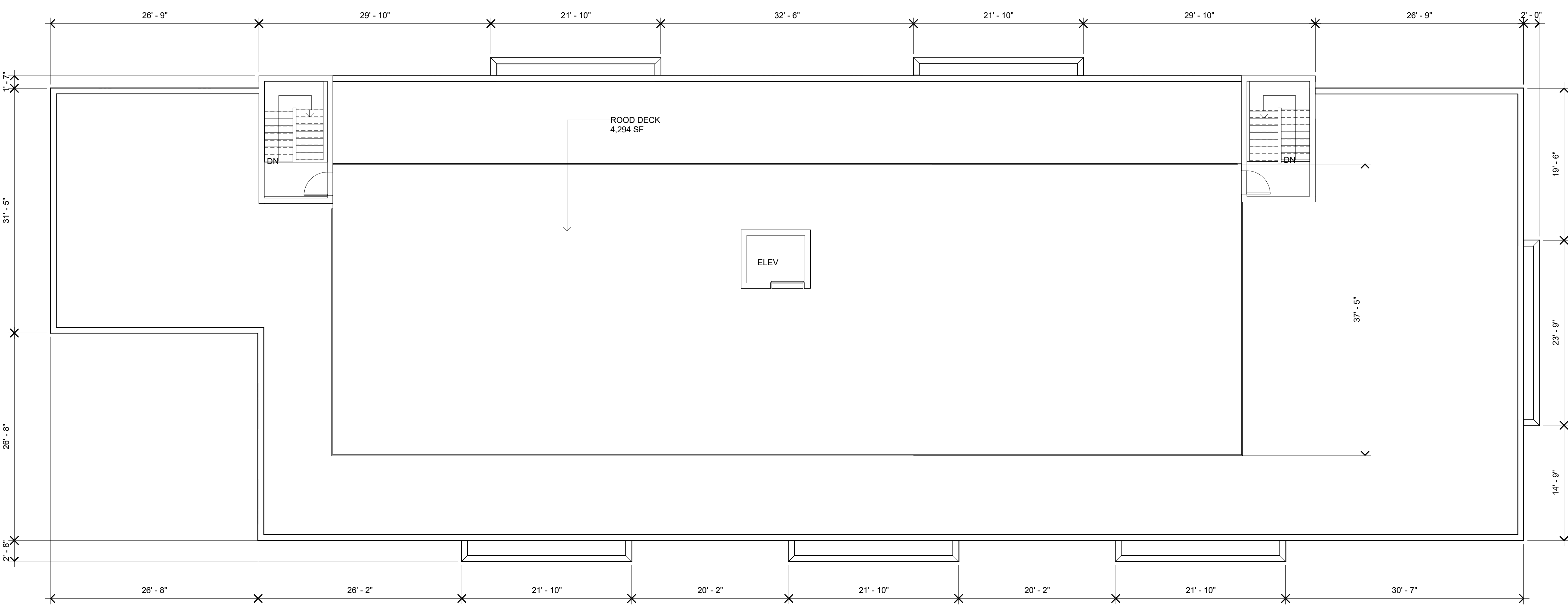
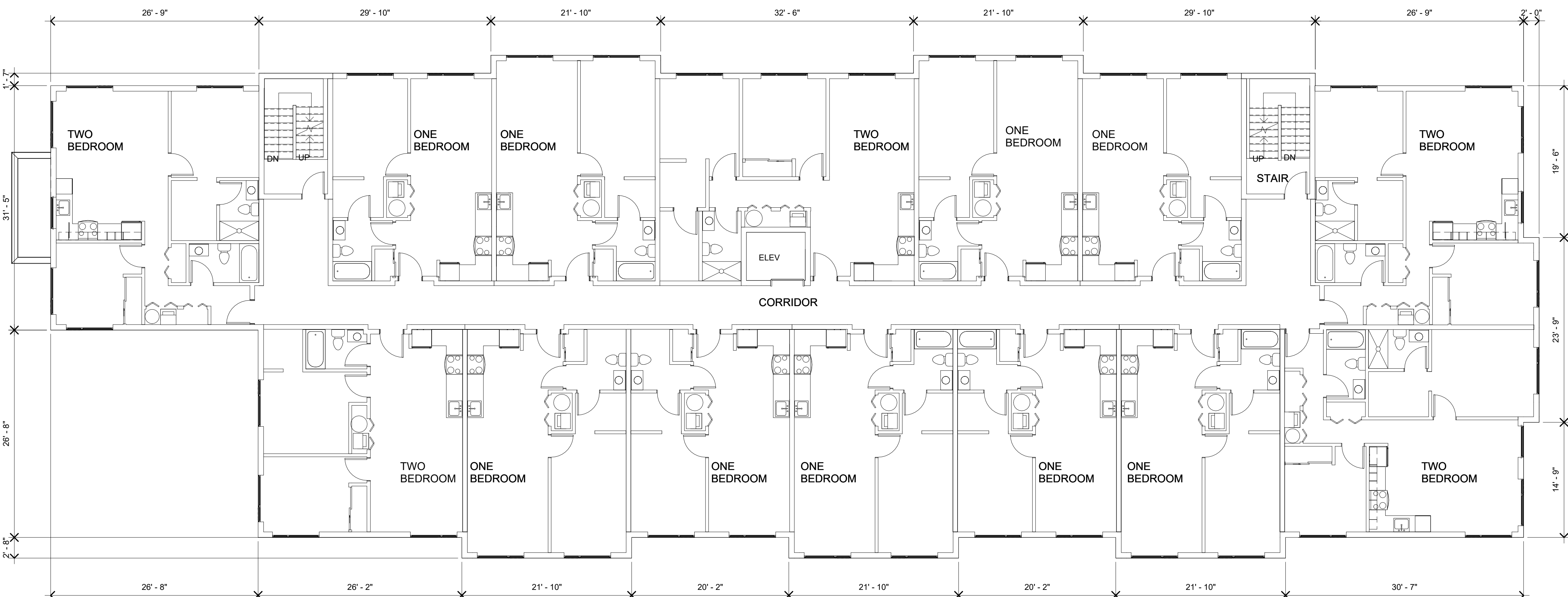
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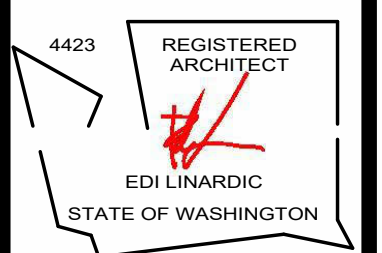
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Project Number
Drawn By
Checked By
Date

A2.1



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consultants:

project title:

ANGLE LAKE APTS

SEATAC, WA

sheet title:

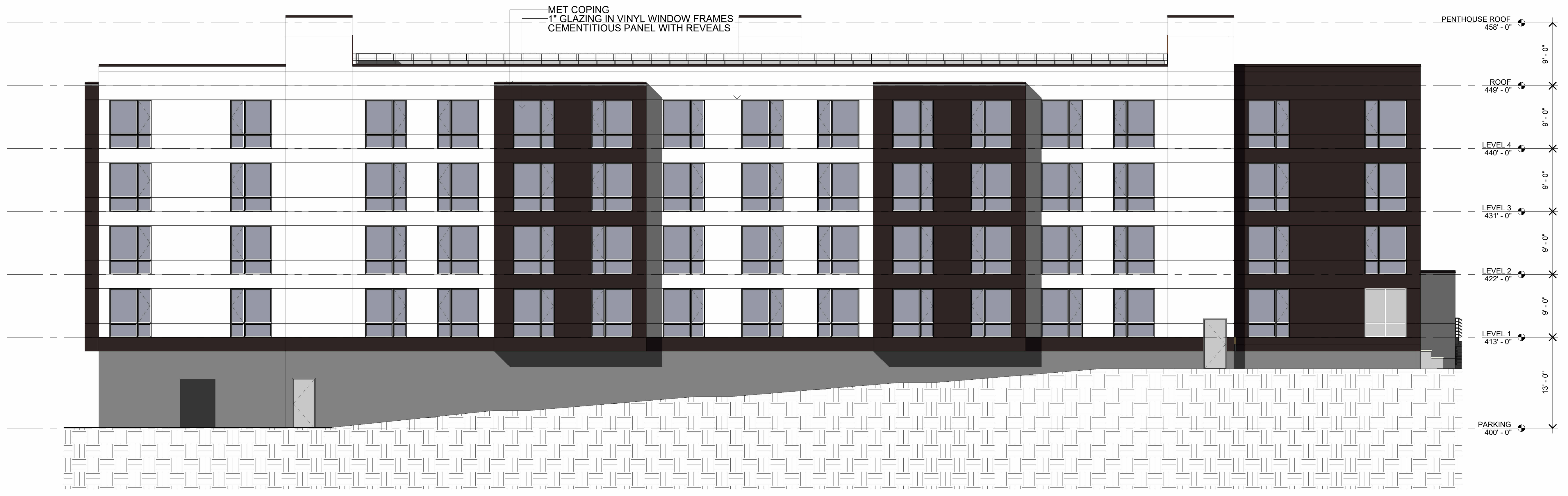
ELEVATIONS

No.	Description:	Date:

Project Number
Drawn By
Checked By
Date

A3.0

09/15/20

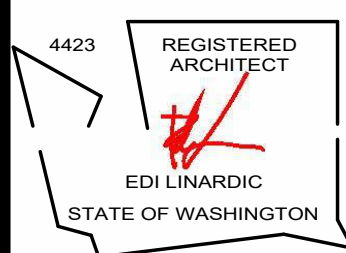


NORTH ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"

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consultants:

project title:

ANGLE LAKE APTS

SEATAC, WA

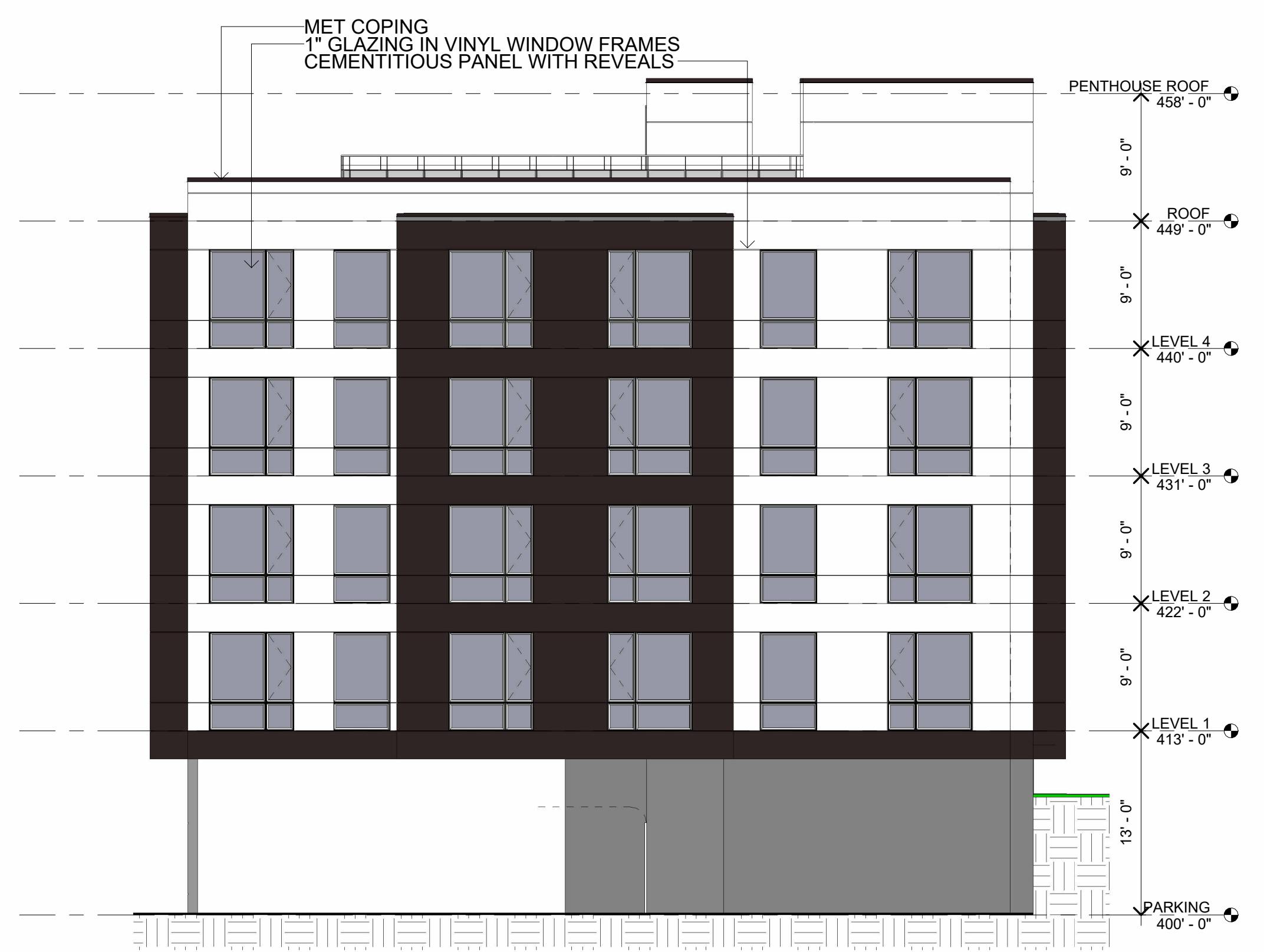
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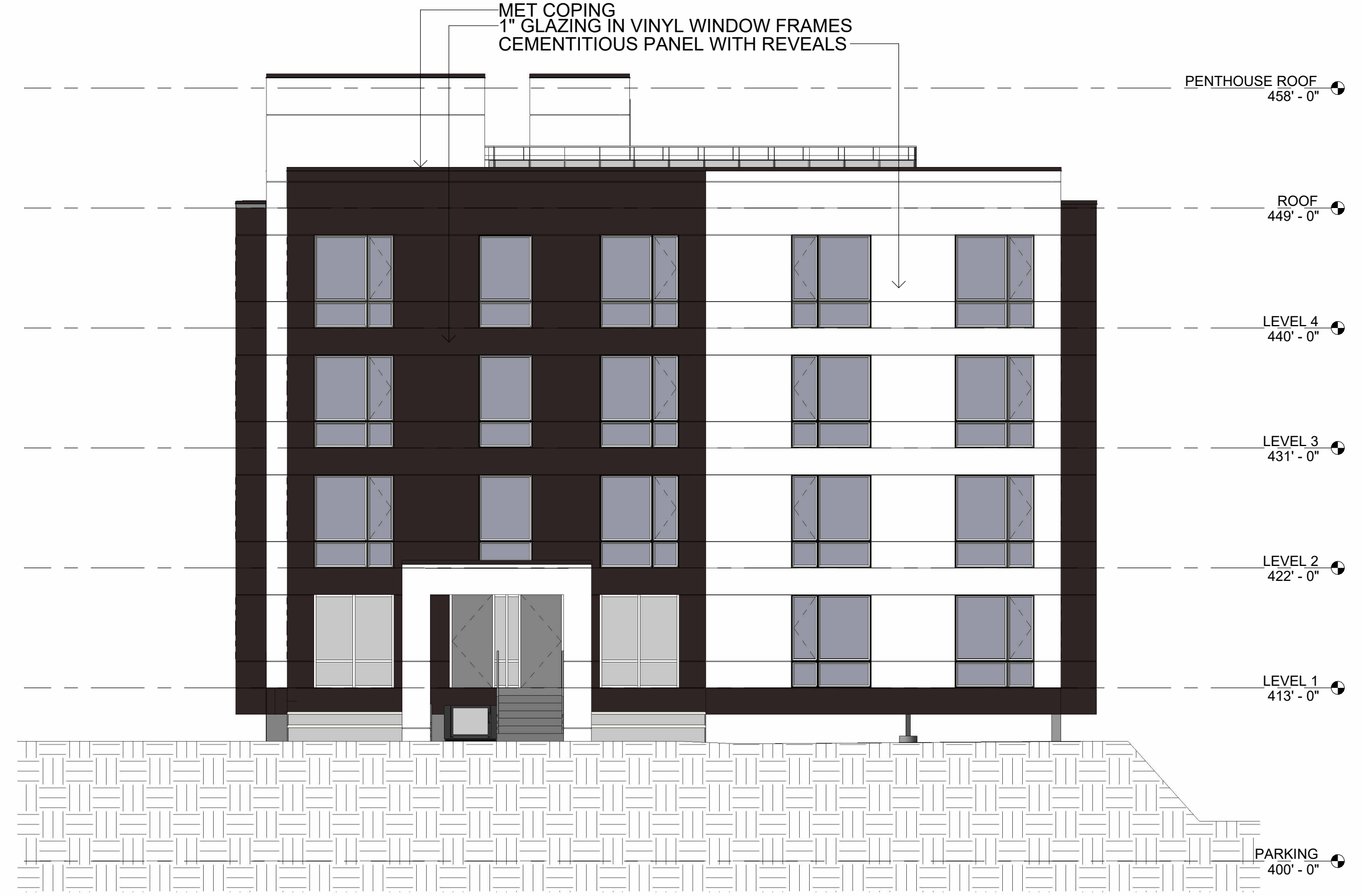
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Project Number
Drawn By
Checked By
Date 09/15/20

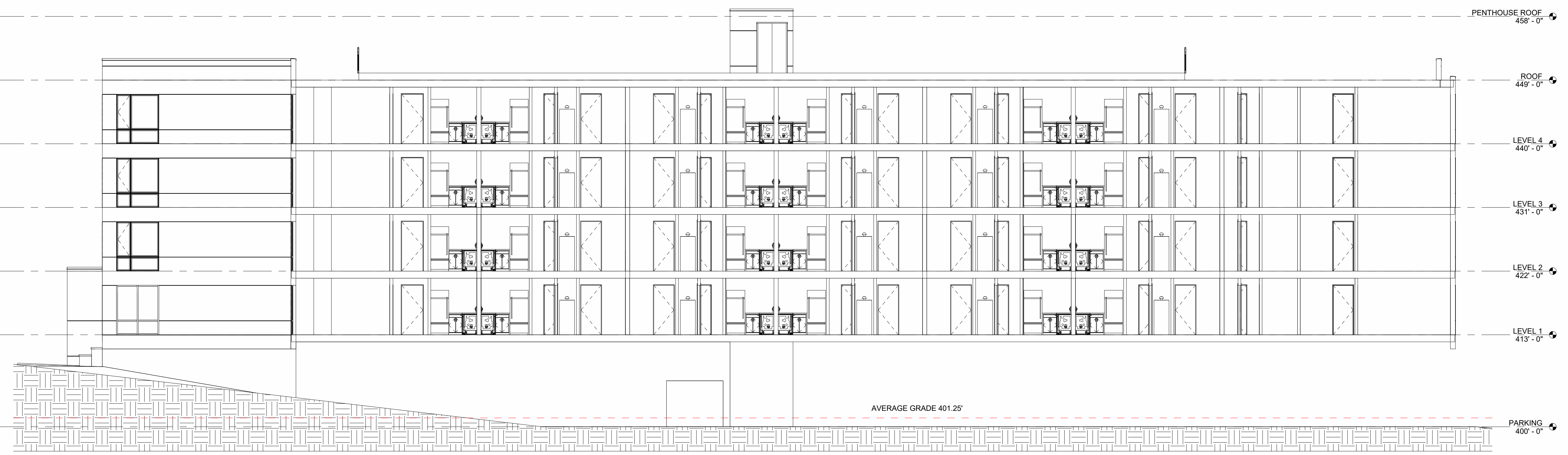
A3.1



EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"



CROSS SECTION
 1/8" = 1'-0"

AVERAGE GRADE
 $409+395+397+404=$
 $1606/4=401.25'$