

1. Master Use Permit (MUP) Set – March 2008



City of Seattle
Department of Planning and Development (DPD)

PLAN COVERSHEET

Updated
1/5/08

AVAILABLE ONLINE AT: www.seattle.gov/dpd/publications/forms/COVERSHEET.pdf

1. PROJECT INFORMATION

INSTRUCTIONS: Fill in all areas, in sections 1-7 of the Coversheet, that pertain to your project. Please note that sections 8-14 will be filled out by DPD staff.

PROJECT ADDRESS: 601 FOURTH AVENUE PROJECT # 3007149

DESCRIPTION OF WORK: 520 FEET HIGH MIXED-USE FULL BLOCK DEVELOPMENT ON THE SITE OF THE FORMER PUBLIC SAFETY BUILDING. THE USE INCLUDES PUBLIC OPEN SPACE, BELOW GRADE PARKING FOR 650 CARS, PEDESTRIAN-ACCESSIBLE RETAIL, TWENTY-THREE FLOORS OF OFFICE AND FIFTEEN FLOORS OF RESIDENTIAL ON TOP OF A RESIDENTIAL AMENITY LEVEL.

OWNER: TRIAD DEVELOPMENT ADDRESS: PIER 70 2801 ALASKANWAY STE 107 SEATTLE, WA 98121
OWNER PHONE: 206-374-0414 EMAIL: BILL@TRIADDEV.COM

CONTACT PERSON: GARY SCHAEFER ADDRESS: 1301 FIRST AVENUE SUITE 301 SEATTLE, WA 98101
PHONE: 206-902-5438 FAX: 206-902-5439 EMAIL: GSCHAEFER@GGLLO.COM

PREVIOUS MUPS RELATED TO PROJECT: _____
RELATED STANDARD PLANS: _____

2. LAND-USE CODE INFORMATION

ZONE: DMC 340/290-400 Assessor's Parcel No.: _____
OVERLAY ZONING: NA
HISTORIC OR LANDMARK DISTRICT: NA
SHORELINE ZONE: NA
Exempt ☒ Req. Shoreline Review ☐
SEPA (AMENDMENT):
Exempt ☒ Requires Review ☐
EXISTING USE: VACANT, PARTIAL FOUNDATION SQ. FT. 57,348
PROPOSED USE: COMMERCIAL OFFICE SQ. FT. 632,100
RESIDENTIAL 152,452
PARKING 260,000
RETAIL 3,216
LIVE-WORK 5,326
Permit # establishing existing use: _____
DEPARTMENT OF NEIGHBORHOODS CERTIFICATE OF APPROVAL REQUIRED? No ☒ Yes ☐
STREET/ALLEY IMPROVEMENTS OR WORK IN RIGHT-OF-WAY REQUIRED? No ☒ Yes ☐
PARKING SPACES:
Existing #: Onsite 0 Offsite 0 Accessible 0
Proposed #: Onsite 650 Offsite 0 Accessible 0
Off site Location: _____
NUMBER OF DWELLING UNITS:
Existing 0 Proposed New 138
Demo'd 0 Live-work Units 0
TOTAL UNITS: 138

3. HOUSING UNIT OCCUPANCY

DEFINITION: Housing unit means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, and may include a residential unit in a commercial building, an artist's studio dwelling unit, or a live/work unit.

CHECK ONLY ONE BOX BELOW, INDICATING HOUSING OCCUPANCY AT DATE OF PERMIT APPLICATION.

☐ Unit(s) is/are unoccupied ☐ Unit(s) is/are occupied by a residential tenant(s)
☐ Unit is occupied by the owner of the property ☐ Do not know
☒ There is/are no housing unit(s) on the property ☐ Refer to Property Owner/Tenant Assistance
☐ Housing unit on property is not affected by this permit scope.
I certify, under penalty of perjury under the laws of the state of Washington, that the above information is true and correct.

Owner/Applicant Signature: GARY SCHAEFER Printed Name: GARY SCHAEFER Date & Place: 26 MARCH 2008

4. GROUND DISTURBANCE

GROUND DISTURBANCE: No ☐ Yes ☒
Cut: cubic yds. 70,000 Maximum Height 58 FT. EXCAVATION
Fill: cubic yds. _____ Maximum Height 94 FT. DEEP FROM HIGH POINT
DISPOSAL SITE: Outside City of Seattle ☐ Inside City of Seattle ☐ Address and/or Permit # NOT YET DETERMINED
EROSION CONTROL IS REQUIRED PRIOR TO ANY GROUND DISTURBANCE. Please refer to Temporary Erosion and Sediment Control (TESC) Plan.

CUSTOMER ALERT

Site Inspection Required Prior to First Ground Disturbance-Call (206) 684-8900
A DPD site inspection is required prior to any ground disturbance related to this permit, including tree cutting, clearing, grubbing or grading.

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

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

Required SDOT Permits and Inspections
STREET TREE INSPECTIONS: Protection and/or planting/pruning/removal of street trees requires SDOT inspection and approval.
Call prior to construction: Commercial/Multifamily Zones, (206) 684-5693
Single Family Zones, (206) 684-7997
STREET USE PERMITS:
Call prior to construction: (206) 684-5283

Water Service Inspection by SPU Required
All Water Service Piping On Property must be inspected prior to backfilling trench. For information and inspection, call Seattle Public Utilities (SPU) at (206) 684-5000. For water quality backflow protection information and inspection, call SPU at (206) 684-3538.

5. BUILDING CODE INFORMATION

Multiple Buildings in this Project? No ☒ Yes ☐
Code used for design (one):
☒ 2008 Seattle Building Code
☐ 2008 Seattle Residential Code
☐ 2008 SBC (Struct)/SRC (Arch)

PROVIDE THIS INFORMATION FOR EACH BUILDING IN YOUR PROJECT:

DPD Building ID(s): _____ (see Building Data Sheet)

Existing # of Above-grade stories: 0 Proposed # of Above-grade stories: 42
Existing # of Below-grade stories: 0 Proposed # of Below-grade stories: 5

Mezzanines: No ☒ Yes ☐ Location: _____
Building Code Type of Construction: TYPE 1A

FLOOR LEVEL	GROUP	OCCUPANCY/USE	FLOOR AREA	SPRINKLER (Y if yes)	OTHER FIRE PROTECTION
P1-P5	S2	PARKING	222,192	Y	
1-3	M	RETAIL	37,216	Y	
3-26	B	OFFICE	519,452	Y	
27	A3B	AMENITY	11,231	Y	
28-42	R2	RESIDENTIAL	174,780	Y	

Remodel: Construction Project Value: \$ _____
Sprinklers: NFPA 13 ☒ Fire alarm ☒
NFPA 13R ☐ Other system ☐ Type? _____
Partial system ☐ Location: _____
Change Of Occupancy: No ☐ Yes ☐ From: _____ to: _____
Posted Occupancy: _____
EMERGENCY SYSTEMS PROVIDED:
Elevator Pressurization ☒ Exit And Pathway Lighting ☒
Stairway Pressurization ☒ Emergency Generator ☒
Smoke Removal System ☒

6. MECHANICAL CODE INFORMATION

SCOPE OF MECHANICAL WORK DESCRIPTION:
NOT INCLUDED WITH MASTER USE PERMIT APPLICATION

RELATED BUILDING PERMIT PROJECT# _____

LOCATION OF DUCTWORK OR MECHANICAL EQUIPMENT:
Interior N ☐ Y ☐ Exterior Walls N ☐ Y ☐ Rooftop N ☐ Y ☐

MECHANICAL-ONLY PERMIT-Project Value: \$ _____

APPLICABLE OCCUPANCY:
☐ Group R ☐ Other than Group R

BUILDING ENVELOPE COMPLIANCE: HEATED SEMI-HEATED UNHEATED SPACE
☐ Existing envelope-no change ☐ ☐
☐ Existing envelope-altered ☐ ☐
☐ New envelope ☒ ☒

Compliance method: ☐ System analysis ☐ Target UA ☐ Prescriptive - Group R
Provide Option # _____

HVAC MECHANICAL SYSTEM:
☐ Not included in this application
☐ Included in this application (see scope description for details)

Separate permit required for: Plumbing, Gas piping, Boiler, and Refrigeration systems.
Heating Fuel Type: Group R ☐ Other than Group R ☐ Electric ☐ Other ☐

OTHER MECHANICAL EQUIPMENT INCLUDED IN THIS APPLICATION:
☐ Commercial kitchen hood exhaust system
☐ Fume hood
☐ Spray paint booth
☐ Other-specify _____

DOCUMENT SUBMITTED:
☐ Group R equipment sizing calc. (unit by unit)
☐ Cooling and heating load calculation (for other than Group R)
☐ Target UA calculation
☐ Structural load calculation (for mechanical equipment)
☐ Noise compliance report (for mechanical equipment)
☐ Commercial kitchen hood worksheet
☐ Other _____

LIGHTING: Separate electrical permit application required _____

SINGLE FAMILY/DUPLEX
Min. equipment size _____
Max. equipment size _____
Gas or Oil Heating AFUE _____ %

7. GREEN BUILDING

LEED Leadership in Energy & Environmental Design Green Building Rating System™ (LEED)

BUILT GREEN™

☐ LEED for New Construction (LEED-NC)
☐ LEED for Core & Shell (LEED-CS)
☐ LEED for Commercial Interiors (LEED-CI)
☐ LEED for Existing Buildings (LEED-EB)
☐ LEED for Homes (LEED-H)
☐ LEED for Neighborhood Development (LEED-ND)
☐ LEED Application Guide _____

☐ Built Green Remodeler
☐ Built Green Home Builder
☐ Built Green Multi-Family
☐ Built Green Communities

Built Green Rating Anticipated:
☐ 1-2 Star
☐ 3 Star
☐ 4 Star
☐ 5 Star

LEED Rating Anticipated:
☐ Platinum
☒ Gold
☐ Silver
☐ Certified

OTHER PROGRAMS
☐ Sea Green: Seattle's Affordable Housing
☐ Labs for the 21st Century (Labs21)
☐ Green Guide for Healthcare (GGHC)
☐ ENERGY STAR® Home Label

DPD STAFF ONLY
For all DPB Sections 1-14

8. SPECIAL INSPECTIONS (DPD Staff Use Only - Attach Additional Sheets if Needed)

Assigned Planner: _____ Phone: _____

ARCHITECT: Name: _____ ENGINEER: Name: _____
Phone: _____ Phone: _____

GEOTECHNICAL INSPECTIONS:
☐ Soil Bearing Verification
Notes: _____
☐ Fill-Verify Structural Fill and Compaction
☐ Excavation-Observe and Monitor Excavation
☐ Drainage-Sub/Surface Drainage Installation
☐ Erosion Control-Temp/Permanent
☐ Other _____
Notes: _____
☐ Other _____
Notes: _____

STRUCTURAL INSPECTIONS:
☐ Concrete-Reinforced Concrete CIP
Notes: _____
☐ Shotcrete
☐ Reinforced Masonry Level 1
☐ Structural Steel Fabrication
☐ Structural Steel Erection
☐ Wood Seismic Resistance System (for IBC only)
Notes: _____
☐ Epoxy Grouting
Notes: _____
☐ Mechanical Anchor Bolt Installation
Notes: _____
☐ Epoxy Grouted Anchor Bolt Installation
Notes: _____
☐ Other _____
Notes: _____
☐ Other _____
Notes: _____

OTHER: ☐ _____
☐ _____
☐ _____
☐ _____

Code Alternate:
See Sheet: _____

9. DRAINAGE & SEWER REVIEW (DPD Staff Use Only)

DPD SEWER AND DRAINAGE REVIEW DESK: (206) 684-5362

DRAINAGE REVIEW REQUIRED? No ☐ Yes ☐
☐ Flow control required
☐ No flow control required
☐ Impervious surface this project (new or replaced) _____ sq.ft.

NOTE: The drainage system shown in these plans may be changed at the time of side sewer permit issuance to meet standard plans and methods.

☐ Route for drainage review _____

SIDE SEWER REVIEW REQUIRED? No ☐ Yes ☐
☐ No Conflict with side sewer
☐ Construction conflicts with applicant's side sewer. Contact Public Health Department at (206) 233-7914
☐ Construction conflicts with side sewer serving another property. Contact DPD Sewer and Drainage Review Desk at (206) 684-5362
☐ Conflict with public utility main (requires builder). Contact SPU at (206) 684-7563

Reviewed by: _____ Date: _____

NOTE: A separate side sewer permit is required from DPD. For more information, call the Sewer and Drainage Review Desk at (206) 684-5362

10. SHOP DRAWINGS & FIELD INSPECTIONS

BUILDING CONDITIONS (DPD Staff Use Only)

Sprinkler drawings required for:
☐ NFPA 13
☐ NFPA 13 R
☐ Partial system
Location: _____
☐ Fire alarm

11. PERMIT DISCUSSANCE AUTHORIZATION (DPD Staff Use Only)

Review Location	Approved		Notes
	Initials	Date	
ZONING (incl. street improvements)			
CURB CUT			
ORDNANCE			
STRUCTURAL			
ENERGY			
MECHANICAL			
DRAINAGE			
ECA			
GRADING			
WATER (SPU)			
FIRE			
HEALTH (King County)			
NOISE			
CONVEYANCE/ELEVATOR			
SHORING (SDOT)			
STREET IMPROVEMENT (SDOT)			
PARKS			
PROTECTED DISTRICTS (DON)			
SEPA EXEMP			
LAND USE REVIEW			

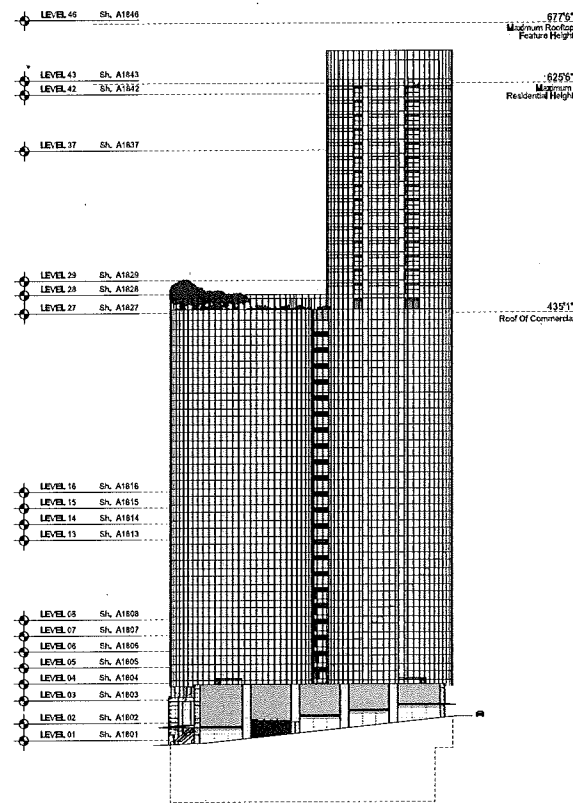
12. DEPARTMENT INSPECTION (DPD Staff Use Only)

ISSUED BY: Initials _____ Date: _____

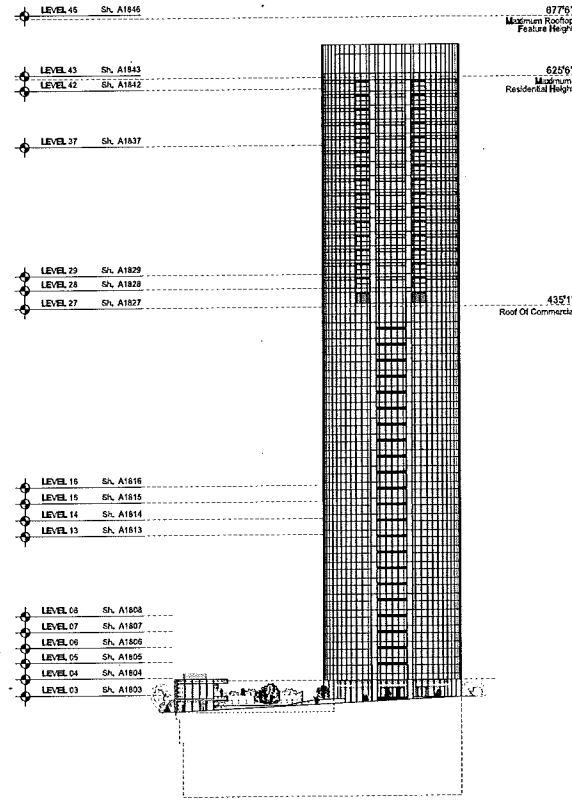
BUILDING PLANS EXAMINER _____ MECHANICAL PLANS EXAMINER _____ DATE RECEIVED AT INTAKE _____

RECEIVED
MAR 26 2008
DEPT OF PLANNING AND DEVELOPMENT

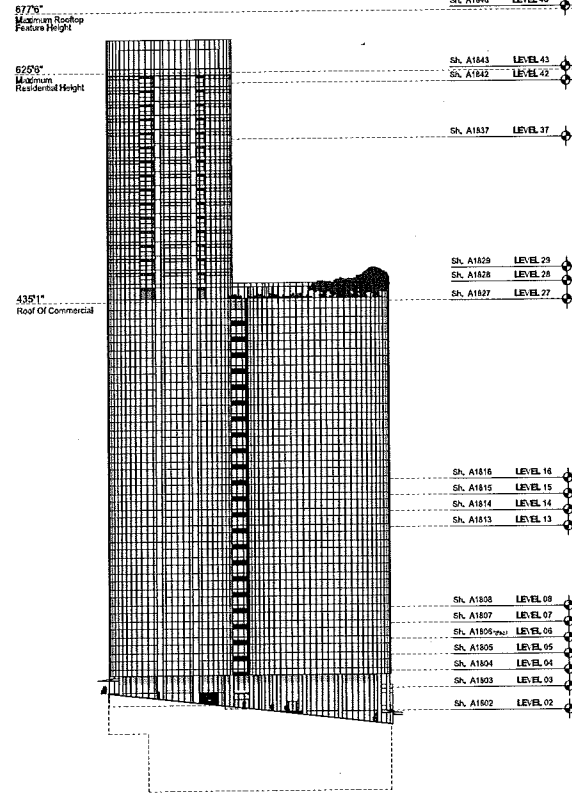
LAND USE REVIEW
FILED
DPD
MAR 26 2008
DEPT OF PLANNING AND DEVELOPMENT
2007-09



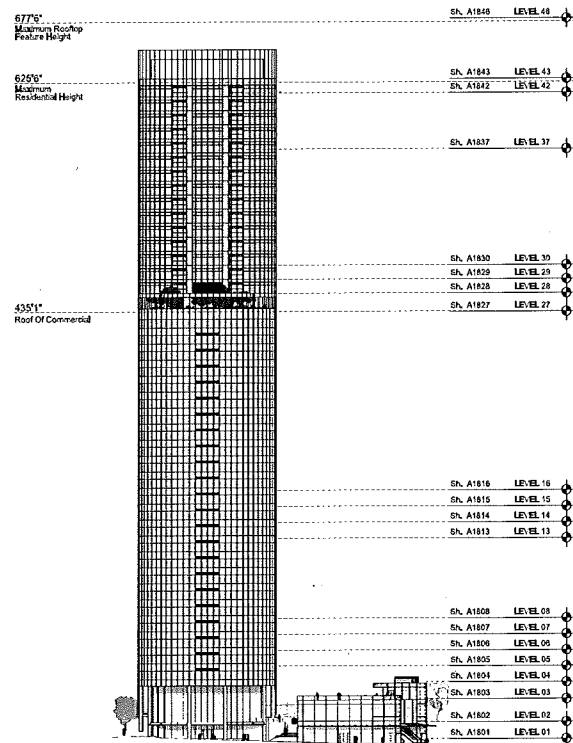
02 JAMES STREET ELEVATION
1"=50'



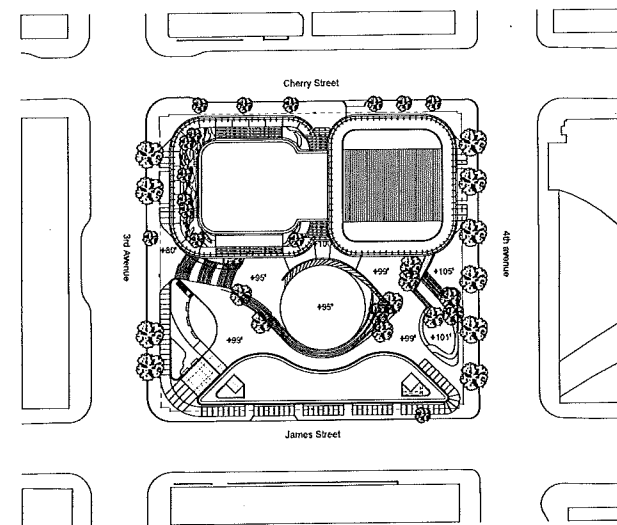
03 4th AVENUE ELEVATION
1"=50'



04 CHERRY STREET ELEVATION
1"=50'



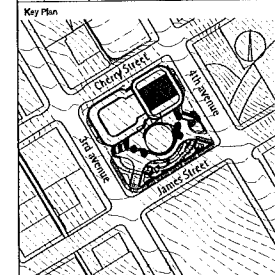
01 3rd AVENUE ELEVATION
1"=50'



00 LANDSCAPE PLAN
1"=50'

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

03	10/14/08	MUP Corrections	GR
02	04/22/08	Schematic Design Final Issue	GR
01	04/22/08	Schematic Design Submittal	GR
00	04/22/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	CR



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5323
F +1 206 457 0527

Foster + Partners
Hendrick 22 Hurst Road
London SW11 4AN
T +44 (0)20 7728 0455
F +44 (0)20 7728 1107

Client
Triad Civic Center LLC

Project
601 4th AVENUE

Title
Coloured Elevations /
Landscape Plan

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1"=50'-0"	10/14/08	CAD
Number		Revision	
A001		03	

SYMBOLS LEGEND

	EARTH
	CONCRETE
	ALUMINUM
	SAND FILL
	ROUGH WOOD
	STEEL
	RIGID INSULATION
	CERAMIC TILE
	PLYWOOD
	WATERPROOF MEMBRANE
	GYPSUM BOARD
	STEEL AT SMALL SCALE
	CONCRETE BLOCK
	INSULATED METAL PANEL
	PARTICLE BOARD
	FINISH WOOD
	LOOSE OR BATT INSULATION
	GLASS

ACT.	ACTUAL	ELC.	ELEVATION	INT.	INTERIOR	REF.	REFERENCE
ADJ. <td>ADJACENT</td> <td>ELE.<td>ELECTRICAL</td><td>JT.<td>JUNCTION</td><td>REINF.<td>REINFORCEMENT</td></td></td></td>	ADJACENT	ELE. <td>ELECTRICAL</td> <td>JT.<td>JUNCTION</td><td>REINF.<td>REINFORCEMENT</td></td></td>	ELECTRICAL	JT. <td>JUNCTION</td> <td>REINF.<td>REINFORCEMENT</td></td>	JUNCTION	REINF. <td>REINFORCEMENT</td>	REINFORCEMENT
AFR. <td>ABOVE FINISHED FLOOR</td> <td>ELEV.<td>ELEVATOR</td><td>LAV.<td>LAVATORY</td><td>REOD.<td>REQUIRED</td></td></td></td>	ABOVE FINISHED FLOOR	ELEV. <td>ELEVATOR</td> <td>LAV.<td>LAVATORY</td><td>REOD.<td>REQUIRED</td></td></td>	ELEVATOR	LAV. <td>LAVATORY</td> <td>REOD.<td>REQUIRED</td></td>	LAVATORY	REOD. <td>REQUIRED</td>	REQUIRED
ALUM. <td>ALUMINUM</td> <td>EQ.<td>EQUAL</td><td>LB.<td>LOADS</td><td>RM.<td>ROOM</td></td></td></td>	ALUMINUM	EQ. <td>EQUAL</td> <td>LB.<td>LOADS</td><td>RM.<td>ROOM</td></td></td>	EQUAL	LB. <td>LOADS</td> <td>RM.<td>ROOM</td></td>	LOADS	RM. <td>ROOM</td>	ROOM
ALT. <td>ALTERNATE</td> <td>EQUIP.<td>EQUIPMENT</td><td>L.P.<td>LOW POINT</td><td>R.O.<td>ROUGH OPENING</td></td></td></td>	ALTERNATE	EQUIP. <td>EQUIPMENT</td> <td>L.P.<td>LOW POINT</td><td>R.O.<td>ROUGH OPENING</td></td></td>	EQUIPMENT	L.P. <td>LOW POINT</td> <td>R.O.<td>ROUGH OPENING</td></td>	LOW POINT	R.O. <td>ROUGH OPENING</td>	ROUGH OPENING
APPRO. <td>APPROVED</td> <td>EST.<td>ESTIMATE</td><td>MATL.<td>MATERIAL</td><td>S.A.B.<td>SOUND ATTENUATION BLANKET</td></td></td></td>	APPROVED	EST. <td>ESTIMATE</td> <td>MATL.<td>MATERIAL</td><td>S.A.B.<td>SOUND ATTENUATION BLANKET</td></td></td>	ESTIMATE	MATL. <td>MATERIAL</td> <td>S.A.B.<td>SOUND ATTENUATION BLANKET</td></td>	MATERIAL	S.A.B. <td>SOUND ATTENUATION BLANKET</td>	SOUND ATTENUATION BLANKET
ARCH. <td>ARCHITECT, ARCHITECTURAL</td> <td>E.W.C.<td>ELECTRIC WATER COOLER</td><td>MAX.<td>MAXIMUM</td><td>SECT.<td>SECTION</td></td></td></td>	ARCHITECT, ARCHITECTURAL	E.W.C. <td>ELECTRIC WATER COOLER</td> <td>MAX.<td>MAXIMUM</td><td>SECT.<td>SECTION</td></td></td>	ELECTRIC WATER COOLER	MAX. <td>MAXIMUM</td> <td>SECT.<td>SECTION</td></td>	MAXIMUM	SECT. <td>SECTION</td>	SECTION
AT	AT	EXP. <td>EXPANSION</td> <td>MEZZ.<td>MEZZANINE</td><td>S.F.<td>SQUARE FEET</td></td></td>	EXPANSION	MEZZ. <td>MEZZANINE</td> <td>S.F.<td>SQUARE FEET</td></td>	MEZZANINE	S.F. <td>SQUARE FEET</td>	SQUARE FEET
BD. <td>BOARD</td> <td>EXT.<td>EXTERIOR</td><td>MCH.<td>MECHANICAL</td><td>SHT.<td>SHEET</td></td></td></td>	BOARD	EXT. <td>EXTERIOR</td> <td>MCH.<td>MECHANICAL</td><td>SHT.<td>SHEET</td></td></td>	EXTERIOR	MCH. <td>MECHANICAL</td> <td>SHT.<td>SHEET</td></td>	MECHANICAL	SHT. <td>SHEET</td>	SHEET
BLDG. <td>BUILDING</td> <td>E.J.<td>EXPANSION JOINT</td><td>MFR.<td>MANUFACTURER</td><td>SIL.<td>SILAR</td></td></td></td>	BUILDING	E.J. <td>EXPANSION JOINT</td> <td>MFR.<td>MANUFACTURER</td><td>SIL.<td>SILAR</td></td></td>	EXPANSION JOINT	MFR. <td>MANUFACTURER</td> <td>SIL.<td>SILAR</td></td>	MANUFACTURER	SIL. <td>SILAR</td>	SILAR
BLOCK. <td>BLOCKING</td> <td>F.D.<td>FLOOR DRAIN</td><td>MEN.<td>MINIMUM</td><td>SPEC.<td>SPECIFICATION</td></td></td></td>	BLOCKING	F.D. <td>FLOOR DRAIN</td> <td>MEN.<td>MINIMUM</td><td>SPEC.<td>SPECIFICATION</td></td></td>	FLOOR DRAIN	MEN. <td>MINIMUM</td> <td>SPEC.<td>SPECIFICATION</td></td>	MINIMUM	SPEC. <td>SPECIFICATION</td>	SPECIFICATION
BOT. <td>BOTTOM</td> <td>F.E.C.<td>FIRE EXTINGUISHER CABINET</td><td>MISC.<td>MISCELLANEOUS</td><td>SQ.<td>SQUARE</td></td></td></td>	BOTTOM	F.E.C. <td>FIRE EXTINGUISHER CABINET</td> <td>MISC.<td>MISCELLANEOUS</td><td>SQ.<td>SQUARE</td></td></td>	FIRE EXTINGUISHER CABINET	MISC. <td>MISCELLANEOUS</td> <td>SQ.<td>SQUARE</td></td>	MISCELLANEOUS	SQ. <td>SQUARE</td>	SQUARE
C.B. <td>CATCH BASIN</td> <td>F.H.G.<td>FIRE HOSE CABINET</td><td>M.O.<td>MASCHERY OPENING</td><td>S.T.G.<td>SOUND TRANSMISSION COEFFICIENT</td></td></td></td>	CATCH BASIN	F.H.G. <td>FIRE HOSE CABINET</td> <td>M.O.<td>MASCHERY OPENING</td><td>S.T.G.<td>SOUND TRANSMISSION COEFFICIENT</td></td></td>	FIRE HOSE CABINET	M.O. <td>MASCHERY OPENING</td> <td>S.T.G.<td>SOUND TRANSMISSION COEFFICIENT</td></td>	MASCHERY OPENING	S.T.G. <td>SOUND TRANSMISSION COEFFICIENT</td>	SOUND TRANSMISSION COEFFICIENT
C.C. <td>CONTROL JOINT</td> <td>F.M.<td>FRESH</td><td>MOUNT.<td>MOUNTED</td><td>S.S.<td>STAINLESS STEEL</td></td></td></td>	CONTROL JOINT	F.M. <td>FRESH</td> <td>MOUNT.<td>MOUNTED</td><td>S.S.<td>STAINLESS STEEL</td></td></td>	FRESH	MOUNT. <td>MOUNTED</td> <td>S.S.<td>STAINLESS STEEL</td></td>	MOUNTED	S.S. <td>STAINLESS STEEL</td>	STAINLESS STEEL
C.J. <td>CENTER LINE</td> <td>FL.<td>FLOOR</td><td>MTL.<td>METAL</td><td>STD.<td>STANDARD</td></td></td></td>	CENTER LINE	FL. <td>FLOOR</td> <td>MTL.<td>METAL</td><td>STD.<td>STANDARD</td></td></td>	FLOOR	MTL. <td>METAL</td> <td>STD.<td>STANDARD</td></td>	METAL	STD. <td>STANDARD</td>	STANDARD
C.L. <td>CEILING</td> <td>FTN.<td>FOUNDATION</td><td>N<td>NORTH</td><td>STL.<td>STEEL</td></td></td></td>	CEILING	FTN. <td>FOUNDATION</td> <td>N<td>NORTH</td><td>STL.<td>STEEL</td></td></td>	FOUNDATION	N <td>NORTH</td> <td>STL.<td>STEEL</td></td>	NORTH	STL. <td>STEEL</td>	STEEL
CLR. <td>CLEAR</td> <td>FT.<td>FEET, FOOT</td><td>NLC<td>NOT IN CONTRACT</td><td>STRUC.<td>STRUCTURAL</td></td></td></td>	CLEAR	FT. <td>FEET, FOOT</td> <td>NLC<td>NOT IN CONTRACT</td><td>STRUC.<td>STRUCTURAL</td></td></td>	FEET, FOOT	NLC <td>NOT IN CONTRACT</td> <td>STRUC.<td>STRUCTURAL</td></td>	NOT IN CONTRACT	STRUC. <td>STRUCTURAL</td>	STRUCTURAL
CLUL. <td>CONCRETE MASONRY UNIT</td> <td>FTL.<td>FOOTING</td><td>NO.<td>NUMBER</td><td>SUSP.<td>SUSPENDED</td></td></td></td>	CONCRETE MASONRY UNIT	FTL. <td>FOOTING</td> <td>NO.<td>NUMBER</td><td>SUSP.<td>SUSPENDED</td></td></td>	FOOTING	NO. <td>NUMBER</td> <td>SUSP.<td>SUSPENDED</td></td>	NUMBER	SUSP. <td>SUSPENDED</td>	SUSPENDED
COL. <td>COLUMN</td> <td>G.<td>GAGE, GAUGE</td><td>N.T.S.<td>NOT TO SCALE</td><td>T.<td>TREAD</td></td></td></td>	COLUMN	G. <td>GAGE, GAUGE</td> <td>N.T.S.<td>NOT TO SCALE</td><td>T.<td>TREAD</td></td></td>	GAGE, GAUGE	N.T.S. <td>NOT TO SCALE</td> <td>T.<td>TREAD</td></td>	NOT TO SCALE	T. <td>TREAD</td>	TREAD
CONC. <td>CONCRETE</td> <td>GA.<td>GALVANIZED</td><td>O.C.<td>ON CENTER</td><td>TJ<td>TOP OF</td></td></td></td>	CONCRETE	GA. <td>GALVANIZED</td> <td>O.C.<td>ON CENTER</td><td>TJ<td>TOP OF</td></td></td>	GALVANIZED	O.C. <td>ON CENTER</td> <td>TJ<td>TOP OF</td></td>	ON CENTER	TJ <td>TOP OF</td>	TOP OF
CONST. <td>CONSTRUCTION</td> <td>GL.<td>GLASS</td><td>O.D.<td>OUTSIDE DIAMETER</td><td>THK.<td>THICK, THICKNESS</td></td></td></td>	CONSTRUCTION	GL. <td>GLASS</td> <td>O.D.<td>OUTSIDE DIAMETER</td><td>THK.<td>THICK, THICKNESS</td></td></td>	GLASS	O.D. <td>OUTSIDE DIAMETER</td> <td>THK.<td>THICK, THICKNESS</td></td>	OUTSIDE DIAMETER	THK. <td>THICK, THICKNESS</td>	THICK, THICKNESS
CONT. <td>CONTINUE, CONTINUOUS</td> <td>GR.<td>GRILLE</td><td>O.H.<td>OVER HEAD</td><td>THRU.<td>THROUGH</td></td></td></td>	CONTINUE, CONTINUOUS	GR. <td>GRILLE</td> <td>O.H.<td>OVER HEAD</td><td>THRU.<td>THROUGH</td></td></td>	GRILLE	O.H. <td>OVER HEAD</td> <td>THRU.<td>THROUGH</td></td>	OVER HEAD	THRU. <td>THROUGH</td>	THROUGH
C.T. <td>CERAMIC TILE</td> <td>GYP.<td>GYP(SUM) BOARD</td><td>OPENING</td><td>OPENING</td><td>TJL.<td>TUBULAR STEEL</td></td></td>	CERAMIC TILE	GYP. <td>GYP(SUM) BOARD</td> <td>OPENING</td> <td>OPENING</td> <td>TJL.<td>TUBULAR STEEL</td></td>	GYP(SUM) BOARD	OPENING	OPENING	TJL. <td>TUBULAR STEEL</td>	TUBULAR STEEL
CIR. <td>CENTER</td> <td>H.C.<td>HANDICAPPED</td><td>OPP.<td>OPPOSITE</td><td>TYP.<td>TYPICAL</td></td></td></td>	CENTER	H.C. <td>HANDICAPPED</td> <td>OPP.<td>OPPOSITE</td><td>TYP.<td>TYPICAL</td></td></td>	HANDICAPPED	OPP. <td>OPPOSITE</td> <td>TYP.<td>TYPICAL</td></td>	OPPOSITE	TYP. <td>TYPICAL</td>	TYPICAL
CU. FT. <td>CUBIC FOOT</td> <td>HD.<td>HEAD</td><td>PLBG.<td>PLUMBING</td><td>UNO.<td>UNLESS NOTED OTHERWISE</td></td></td></td>	CUBIC FOOT	HD. <td>HEAD</td> <td>PLBG.<td>PLUMBING</td><td>UNO.<td>UNLESS NOTED OTHERWISE</td></td></td>	HEAD	PLBG. <td>PLUMBING</td> <td>UNO.<td>UNLESS NOTED OTHERWISE</td></td>	PLUMBING	UNO. <td>UNLESS NOTED OTHERWISE</td>	UNLESS NOTED OTHERWISE
DET. <td>DETAIL</td> <td>H.M.<td>HOLLOW METAL</td><td>PAR.<td>PART</td><td>V.C.T.<td>VENT, COMPOSITION TILE</td></td></td></td>	DETAIL	H.M. <td>HOLLOW METAL</td> <td>PAR.<td>PART</td><td>V.C.T.<td>VENT, COMPOSITION TILE</td></td></td>	HOLLOW METAL	PAR. <td>PART</td> <td>V.C.T.<td>VENT, COMPOSITION TILE</td></td>	PART	V.C.T. <td>VENT, COMPOSITION TILE</td>	VENT, COMPOSITION TILE
DA. <td>DAM</td> <td>HOR.<td>HORIZONTAL</td><td>P.S.<td>POUNDS PER SQUARE FOOT</td><td>VERT.<td>VERTICAL</td></td></td></td>	DAM	HOR. <td>HORIZONTAL</td> <td>P.S.<td>POUNDS PER SQUARE FOOT</td><td>VERT.<td>VERTICAL</td></td></td>	HORIZONTAL	P.S. <td>POUNDS PER SQUARE FOOT</td> <td>VERT.<td>VERTICAL</td></td>	POUNDS PER SQUARE FOOT	VERT. <td>VERTICAL</td>	VERTICAL
DAL. <td>DIMENSION</td> <td>H.P.<td>HIGH POINT</td><td>P.S.I.<td>POUNDS PER SQUARE INCH</td><td>W.<td>WITH</td></td></td></td>	DIMENSION	H.P. <td>HIGH POINT</td> <td>P.S.I.<td>POUNDS PER SQUARE INCH</td><td>W.<td>WITH</td></td></td>	HIGH POINT	P.S.I. <td>POUNDS PER SQUARE INCH</td> <td>W.<td>WITH</td></td>	POUNDS PER SQUARE INCH	W. <td>WITH</td>	WITH
DN. <td>DOWN</td> <td>HR.<td>HOUR</td><td>PTD.<td>PAINTED</td><td>WC.<td>WATER CLOSET</td></td></td></td>	DOWN	HR. <td>HOUR</td> <td>PTD.<td>PAINTED</td><td>WC.<td>WATER CLOSET</td></td></td>	HOUR	PTD. <td>PAINTED</td> <td>WC.<td>WATER CLOSET</td></td>	PAINTED	WC. <td>WATER CLOSET</td>	WATER CLOSET
D.O. <td>DOOR OPENING</td> <td>HT.<td>HEIGHT</td><td>QTY.<td>QUANTITY</td><td>WO.<td>WITHOUT</td></td></td></td>	DOOR OPENING	HT. <td>HEIGHT</td> <td>QTY.<td>QUANTITY</td><td>WO.<td>WITHOUT</td></td></td>	HEIGHT	QTY. <td>QUANTITY</td> <td>WO.<td>WITHOUT</td></td>	QUANTITY	WO. <td>WITHOUT</td>	WITHOUT
D.S. <td>DOWNSPOUT</td> <td>LD.<td>INSIDE DIAMETER</td><td>R.<td>RISER</td><td>WD.<td>WOOD</td></td></td></td>	DOWNSPOUT	LD. <td>INSIDE DIAMETER</td> <td>R.<td>RISER</td><td>WD.<td>WOOD</td></td></td>	INSIDE DIAMETER	R. <td>RISER</td> <td>WD.<td>WOOD</td></td>	RISER	WD. <td>WOOD</td>	WOOD
DWG. <td>DRAWING</td> <td>IN.<td>INCH</td><td>RAP.<td>RAPIDS</td><td>WP.<td>WORK POINT</td></td></td></td>	DRAWING	IN. <td>INCH</td> <td>RAP.<td>RAPIDS</td><td>WP.<td>WORK POINT</td></td></td>	INCH	RAP. <td>RAPIDS</td> <td>WP.<td>WORK POINT</td></td>	RAPIDS	WP. <td>WORK POINT</td>	WORK POINT
EA. <td>EACH</td> <td>INSUL.<td>INSULATION</td><td>R.D.<td>ROOF DRAIN</td><td>W.P.<td>WATERPROOF MEMBRANE</td></td></td></td>	EACH	INSUL. <td>INSULATION</td> <td>R.D.<td>ROOF DRAIN</td><td>W.P.<td>WATERPROOF MEMBRANE</td></td></td>	INSULATION	R.D. <td>ROOF DRAIN</td> <td>W.P.<td>WATERPROOF MEMBRANE</td></td>	ROOF DRAIN	W.P. <td>WATERPROOF MEMBRANE</td>	WATERPROOF MEMBRANE



1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Riverside, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0451
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

The
Drawing Index, Architectural
Drawing & Legend Symbols,
Abbreviations

Project No. 1501	Scale @ ANSI E NTS	Date 20/02/08	Drawn By LA
Number A1000			Revision 03

SECTION / CODE	REQUIRED / ALLOWED
----------------	--------------------

ANSI E sheet size

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–406

FAR CALCULATIONS

TOTAL CHARGEABLE GFA:	572,681
-----------------------	---------

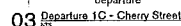
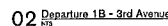
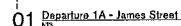
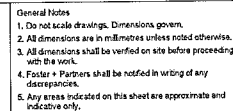
LOT SIZE: 57,348 SF



Key Plan

Project No. 1501	Scale @ ANSI E NTS	Date 26/03/08	Drawn By SC
Number A - 1001			Revision 04

© Foydar Partners 2007

07 Departure Request Summary
N13GGLO

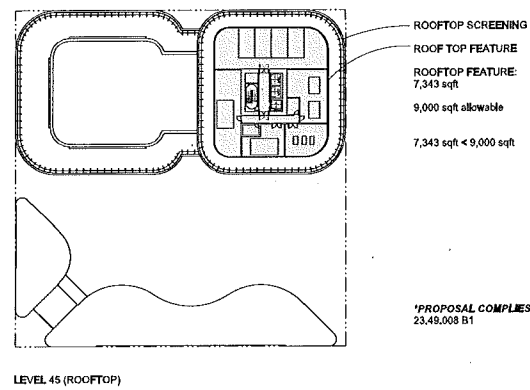
1801 First Avenue, Suite 30
Seattle, Washington 98101
T +1 206 487 5828
F +1 206 487 0927

Client
Triad Civic Center LLC

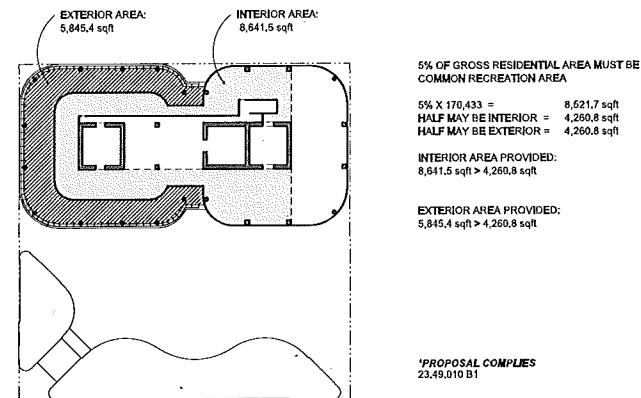
Project
601 Fourth Avenue

Tide
Departure Summary

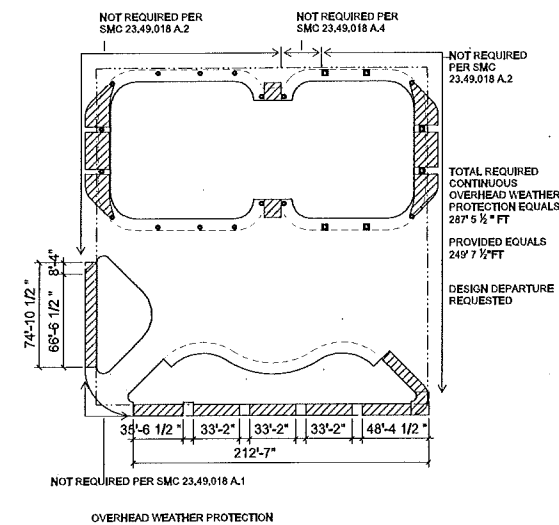
Project No. 1501	Scale @ ANSI E NTS	Date 26/03/08	Drawn BK
Number A - 1002			Revision 02



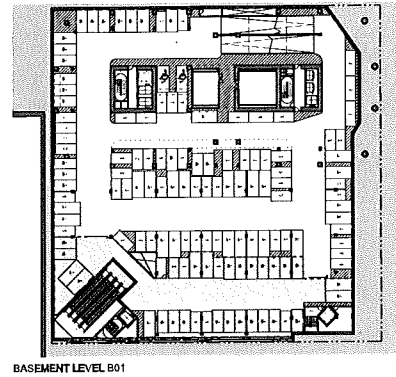
LEVEL 45 (ROOFTOP)

23 Rooflop
m

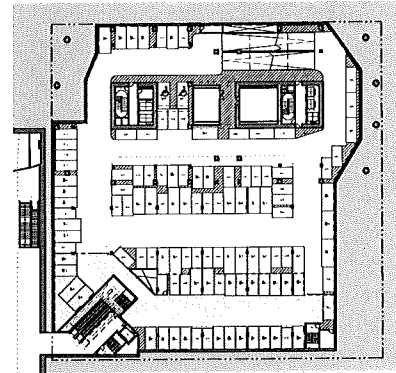
LEVEL 27 (AMENITY LEVEL)

24 Common Recreational Areas

25 Overhead Weather Protection

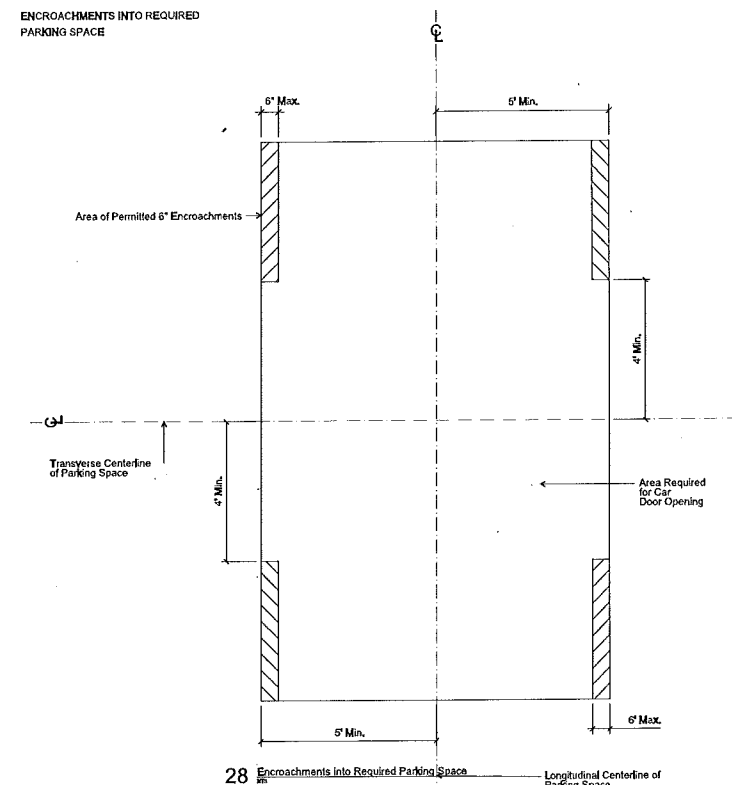
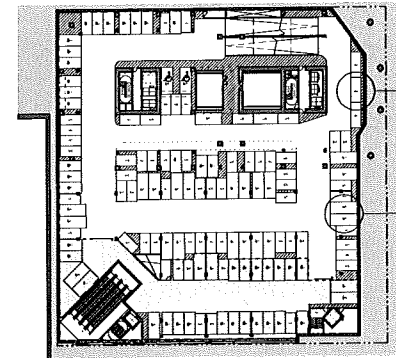


BASMENT LEVEL B01

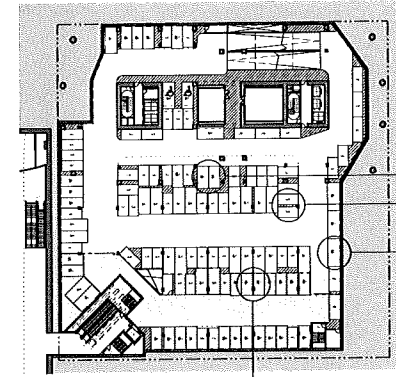


BASEMENT LEVEL B04

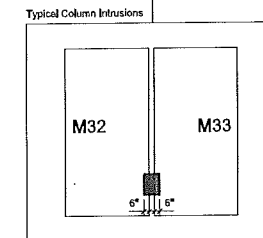
STALL TYPE	LEVEL M1	LEVEL B01	LEVEL B02	LEVEL B03-04	ALL LEVELS
Small	00	06	07	14	27 (21.1%)
Medium	01	19	20	40	80 (62.5%)
Large	00	08	05	08	21 (16.4%)
Total Residential	01	33	32	62	128 (100%)

26 Parking Layouts28 Encroachments into Required Parking Space

BASEMENT LEVEL B01



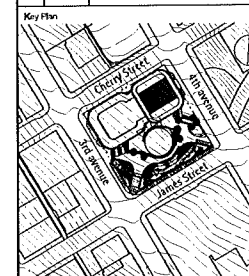
BASEMENT LEVEL B04

27 Parking Requirements

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

01	11/10/08	MRP Corrections
00	10/14/08	MRP Corrections
Rev.	Date	Reason For Issue



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5828
F +1 206 457 0627

Foster + Partners

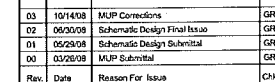
**Stonville, 22 Harter Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107**

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Land Use Code Analysis

Project No. 1501	Scale $\text{\textcircled{B}}$ ANSI E nts	Date 10/01/08	Drawn By FB
Number A1006			Revision 01



Riverside, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 045
F +44 (0)20 7738 1107

Project
601 Fourth Avenue

Title
**Site Plan,
Project Information**

Project No. 1501	Scale @ ANSI E 1/16"=1'	Date 16/10/07	Drawn By BW
Number A - 1250			Revision 03

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY BUSH ROED & HUTCHINS, DATED MARCH 8TH, 2008 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. SEE SHEET A-1001 & A-1002 FOR ZONING CALCULATIONS & DESIGN DEPARTURES.

PROJECT ADDRESS: 601 FOURTH AVENUE
SEATTLE, WA

APPLICANT: GARY SCHAEFER, SUIO
1301 FIRST AVENUE SUITE 301
SEATTLE, WA 98101
(206) 902-5438

DESCRIPTION: 520 FEET HIGH MIXED-USE FULL BLOCK DEVELOPMENT ON THE SITE OF THE FORMER PUBLIC SAFETY BUILDING. THE USE INCLUDES PUBLIC OPEN SPACE, BELOW GRADE PARKING FOR 850 CARS, FEETSTRAIN ACCESSIBLE RETAIL, TWENTY-THREE FLOORS OF OFFICE AND FIFTEEN FLOORS OF RESIDENTIAL UP TO A RESIDENTIAL AMENITY LEVEL.

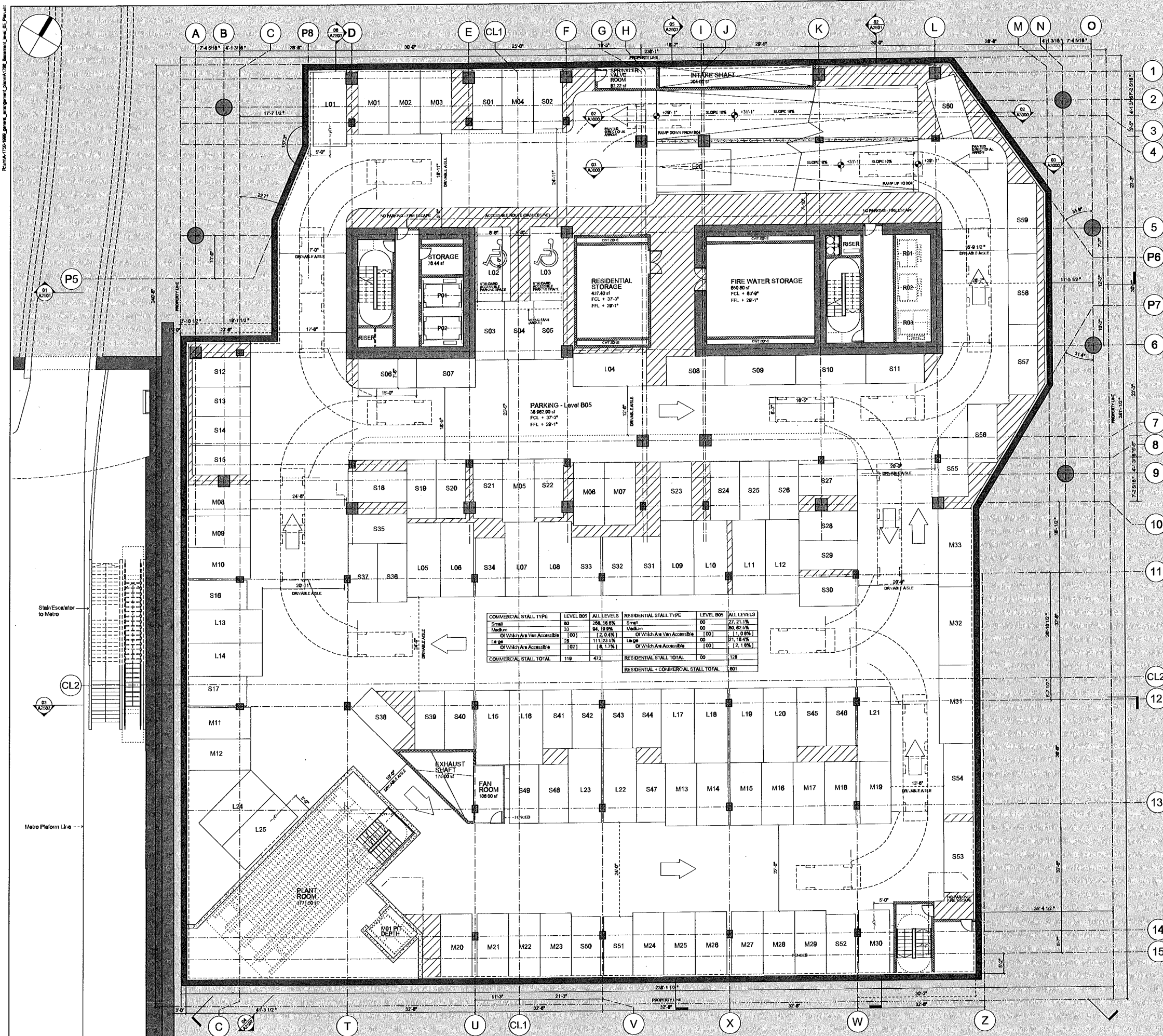
ASSESSOR'S NUMBER: 094200-0855

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 13; ADDITION TO THE TOWN OF SEATTLE AS LAYED OUT IN THE CLAIMS OF C.D. BOREN AND A.A. DENNY AND H. FESLER (COMMONLY KNOWN AS C.D. BOREN'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGES) 25, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK ADJOINING SAID LOTS;

EXCEPT THE SOUTHWESTERLY 9 FEET OF LOTS 1, 4, 5, AND 8, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 54135 FOR THE WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 14345 OF THE CITY OF SEATTLE; AND

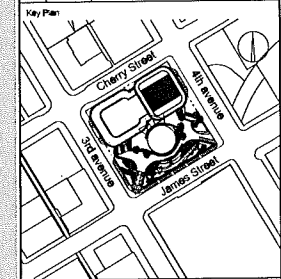
EXCEPT THE NORTHEASTERLY 9 FEET OF LOTS 2, 3, 6 AND 7, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 50320 FOR THE WIDENING OF FOURTH AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13074 OF THE CITY OF SEATTLE.



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster & Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/08	MUP Corrections	GR
03	08/30/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	05/22/08	Release to Anyp	GR
00	03/28/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	CHK



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5826
F +1 206 467 0027

Foster + Partners

Riverside, 22 Hester Road
London SW11 4AN
T +44 (0)20 778 0455
F +44 (0)20 778 1107

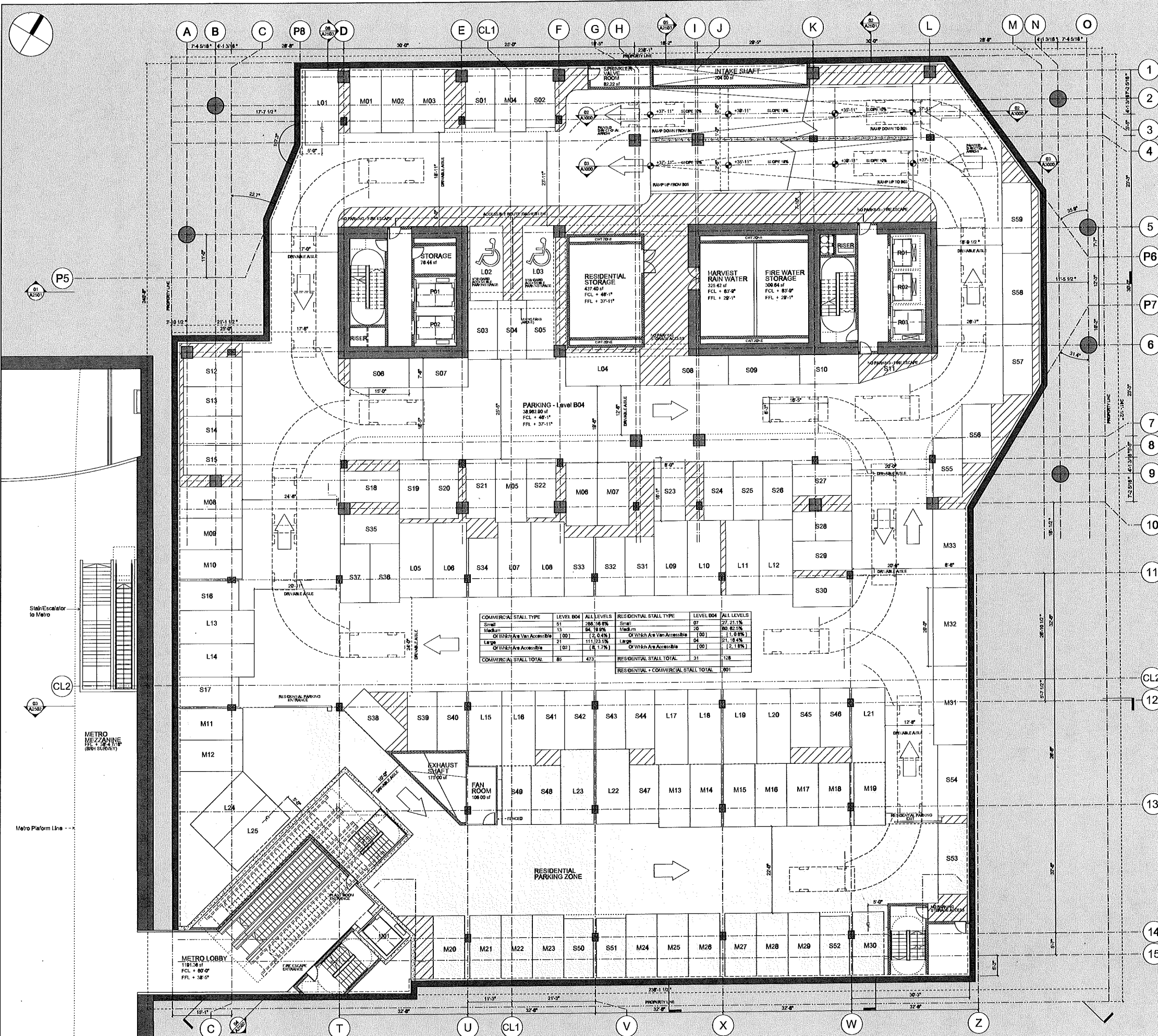
Client
Triad Civic Center LLC

Project
601 Fourth Avenue

The
Basement Level 05 Plan

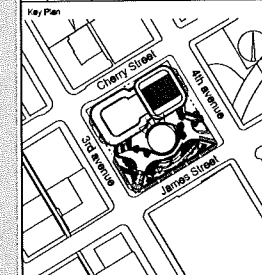
Project No 1501	Scale  ANSI E 1/8"=1'	Date 01/16/08	Drawn By BV
Number A1796			Revision 04

Rev: 1/15/2008 General Manager: John A. 1797, Manager: Level 04 Plan



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/08	MAUP Corrections	GR
03	08/20/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	02/22/08	Refine to Prop	GR
00	03/28/08	MAUP Submittal	GR
Rev.	Date	Reason for Issue	GR



GGLO
1201 First Avenue, Suite 301
Seattle, Washington 98101
T: 206.487.5818
F: 206.487.5827

Foster + Partners
Riverside 22 Parker Road
London SW11 4AN
T: +44 (0)20 7758 0455
F: +44 (0)20 7758 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

The
Basement Level 04 Plan

Project No	Scale	Date	Drawn By
1501	1/8"=1'	08/12/07	BV
Number			
A1797			04



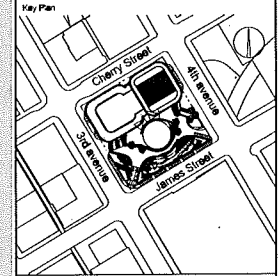
- © Foster + Partners 2008

Revised: 12/20/2008, general, engineering, plan, 1799, 02, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ANSI E sheet size

- General Notes:
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	By
04	10/14/08	M/P Corrections	GR
03	08/20/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	05/22/08	Relative to Annap	GR
00	03/26/08	M/P Submittal	GR



GGLO

1301 First Avenue, Suite 501
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0827

Foster + Partners

Reverend 321 1/2 1/2 1/2 Road
London SW11 4AZ
T +44 (0)20 7728 0455
F +44 (0)20 7728 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

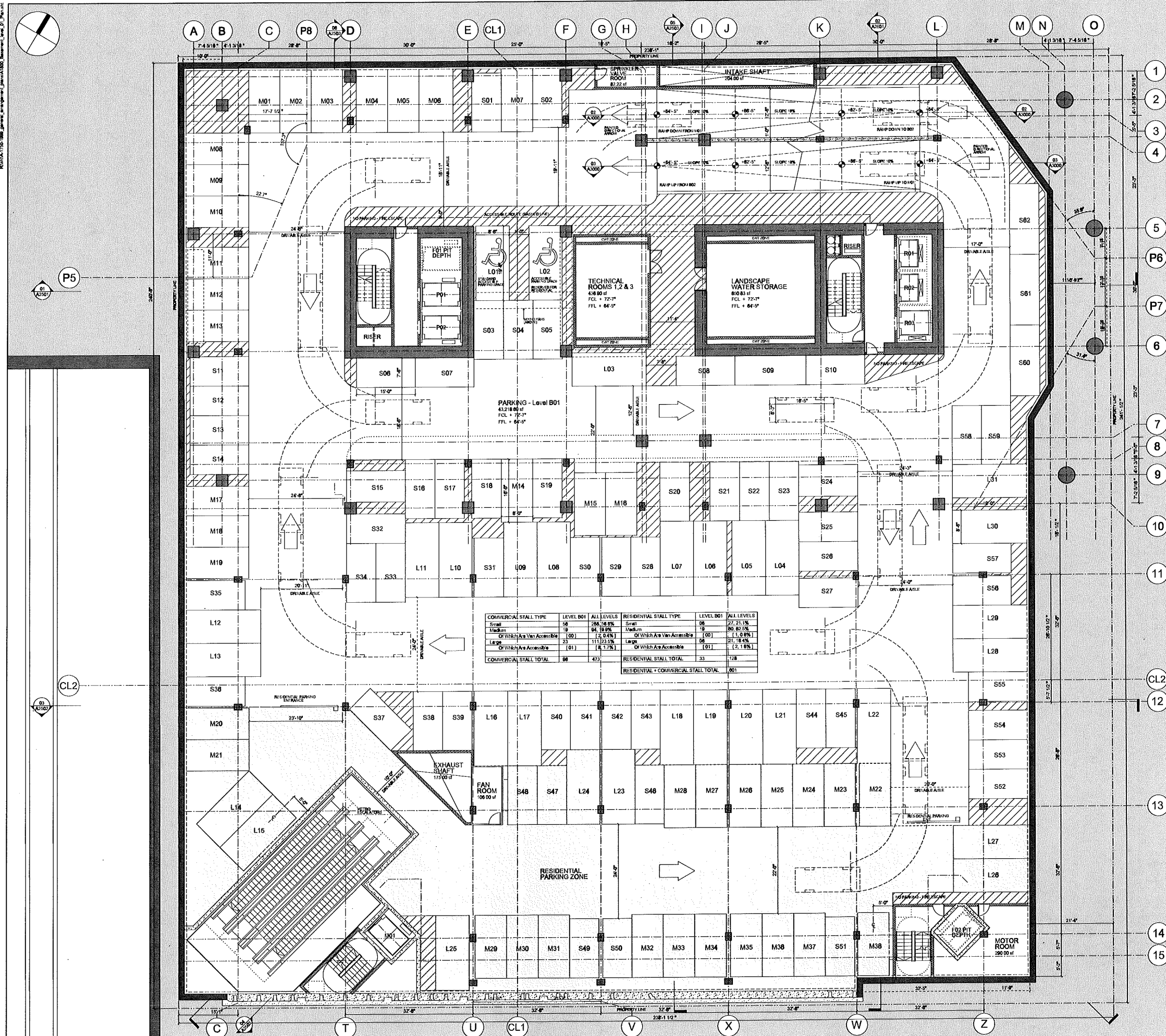
Title
Basement Level 02 Plan

Project No	Scale	Date	Drawn By
1501	1/8"=1'	06/12/07	BV
Number			Revision
A1799			04

© Foster + Partners 2008

14-OCT-2008 14:20

Revit:1750-1800_garage_parking_level01.dwg, 11/10/2016, 11:00:00, 11/10/2016, 11:00:00, 11/10/2016, 11:00:00



COMMERCIAL STALL TYPE	LEVEL B01	ALL LEVELS	RESIDENTIAL STALL TYPE	LEVEL B01	ALL LEVELS
Small	58	268.08 (62%)	Small	19	27.21 (6%)
Medium	18	84.18 (19%)	Medium	10	80.82 (20%)
Of Which Are Van Accessible	00	0.00 (0%)	Of Which Are Van Accessible	00	0.00 (0%)
Large	23	111.12 (26%)	Large	06	21.18 (6%)
Of Which Are Accessible	01	8.17% (2%)	Of Which Are Accessible	01	2.18% (2%)
COMMERCIAL STALL TOTAL	99	473	RESIDENTIAL STALL TOTAL	35	129
			RESIDENTIAL + COMMERCIAL STALL TOTAL		601

General Notes

1. Detail scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicate only.

Rev.	Date	Reason For Issue	By
04	10/14/08	M/P Corrections	GR
03	08/20/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	05/22/08	Return to A/E	GR
00	03/28/08	M/P Submittal	GR

Key Plan

GGLO
1201 13th Avenue, Suite 201
Seattle, Washington 98101
T +1 206 487 5828
F +1 206 487 0827

Foster + Partners
Riverside Drive, 77th Floor
London SW11 4AN
T +44 (0)20 7788 0455
F +44 (0)20 7788 1107

Client
Triad Civic Center LLC

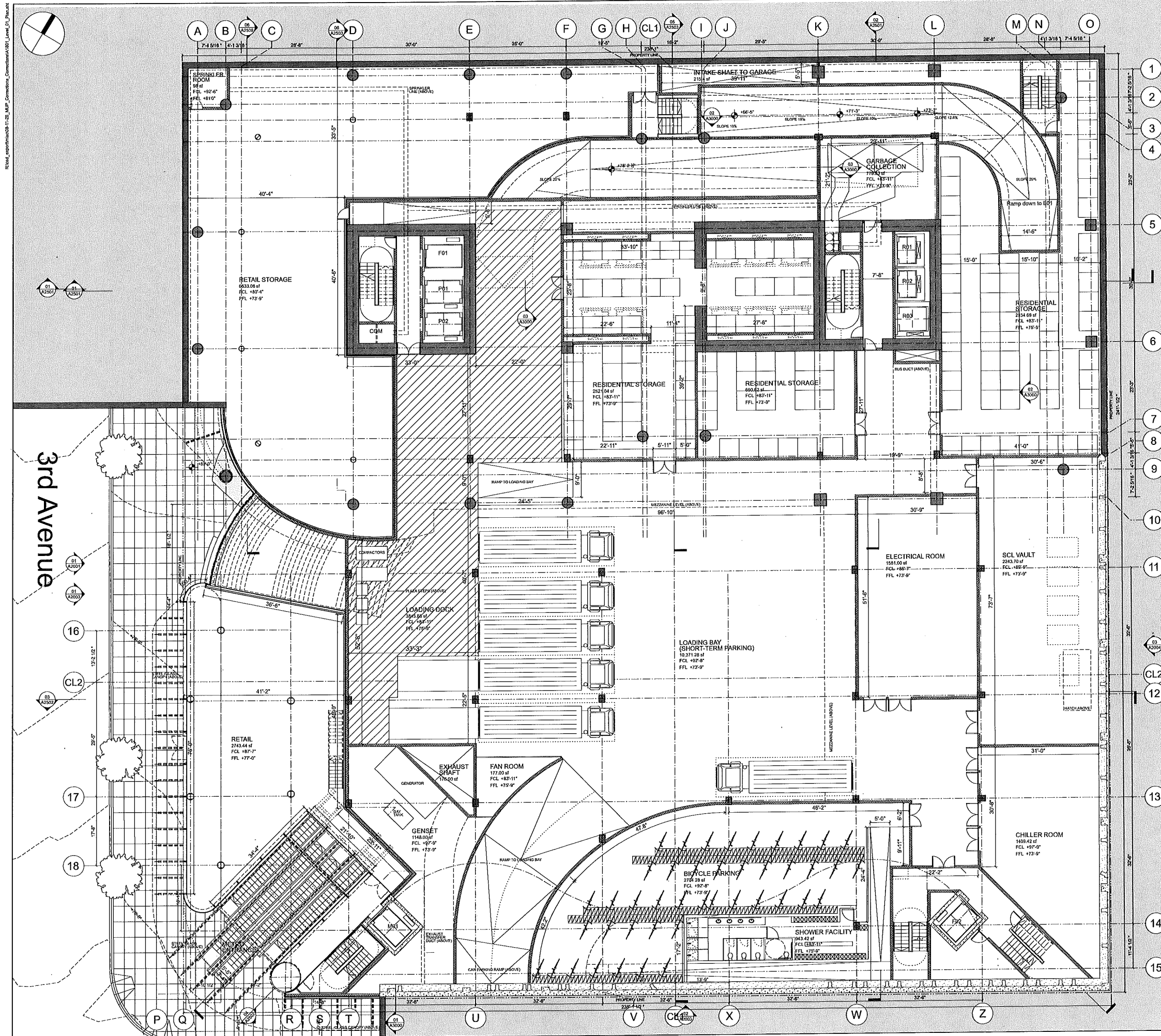
Project
601 Fourth Avenue

Title
Basement Level 01 Plan

Project No.	Scale	Date	Drawn By
1501	1/8"=1'	06/12/07	BV
Number	Revision		
A1800	04		

© Foster + Partners 2008 14 OCT 2008 14:23

Record, September 11, 2008, MHP Corrections, Corrections A1801, Level 01, Plan



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	By
05	11/28/08	MHP Corrections	GR
04	10/14/08	MHP Corrections	GR
03	06/30/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	05/22/08	Release to Anip	GR
00	03/25/08	MHP Submittal	GR

Key Plan

GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Foster + Partners
Rue de la Vierge Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

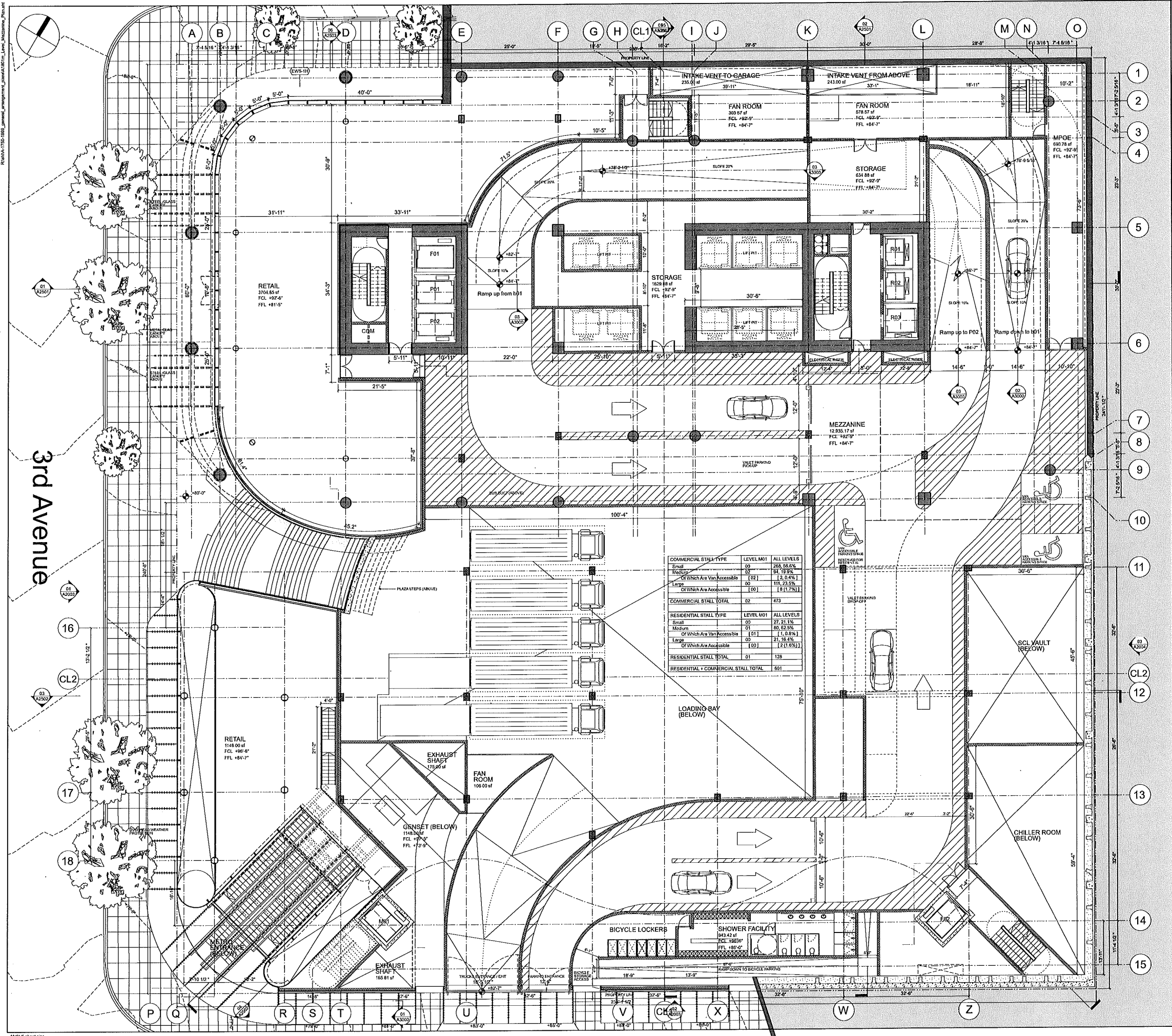
Title
Level 01 Plan

Project No.	Scale	Date	Drawn By
1501	1/8"=1'	06/12/07	BV

Number	Revision
A1801	05

© Foster + Partners 2008 01-DEC-2008 11:58

Revision: 1705-1800 - General Arrangement - Level M01 Plan - Mechanical Plan.sht



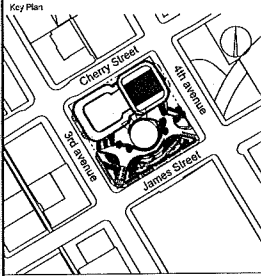
3rd Avenue

COMMERCIAL STALL TYPE	LEVEL M01	ALL LEVELS
Small	00	258, 58.5%
Medium	02	51, 11.9%
Of Which Are Van Accessible	(02)	(2, 0.4%)
Large	00	111, 23.5%
Of Which Are Accessible	(00)	(8, 1.7%)
COMMERCIAL STALL TOTAL	02	473

RESIDENTIAL STALL TYPE	LEVEL M01	ALL LEVELS
Small	00	27, 21.1%
Medium	01	80, 62.9%
Of Which Are Van Accessible	(01)	(1, 0.8%)
Large	00	21, 16.4%
Of Which Are Accessible	(00)	(2, 1.6%)
RESIDENTIAL STALL TOTAL	01	128
RESIDENTIAL + COMMERCIAL STALL TOTAL		601

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
04	10/14/08	MUP Corrections	CR
03	06/30/08	Schematic Design Final Issue	CR
02	05/29/08	Schematic Design Submittal	CR
01	05/22/08	Release to MUP	CR
00	03/26/08	MUP Submittal	CR



GGLO
1331 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5823
F +1 206 467 0027

Foster + Partners
Riverside Drive 221 W 1st Road
London SE11 4AN
T +44 (0)20 778 0415
F +44 (0)20 778 1107

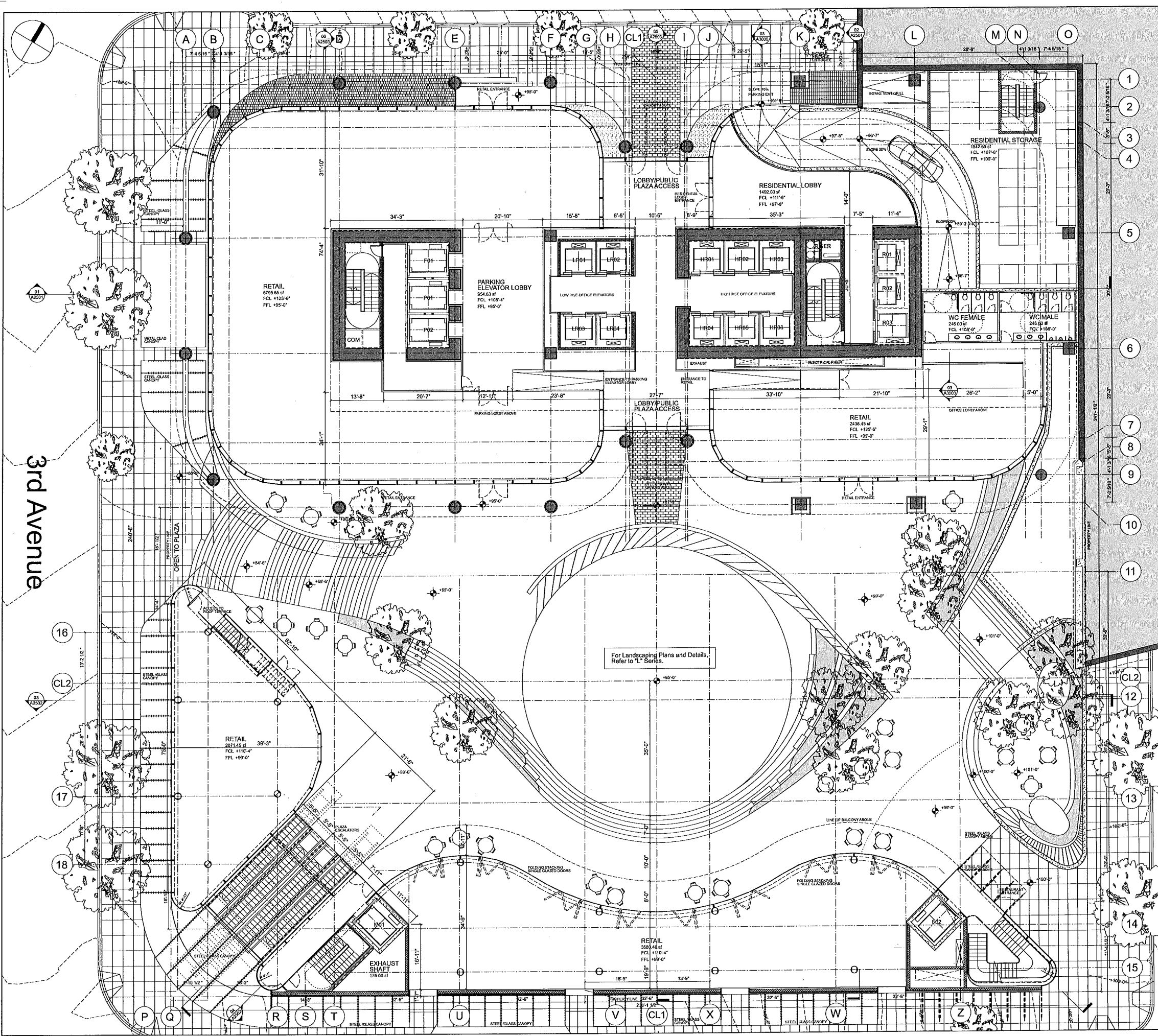
Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Level M01 Plan

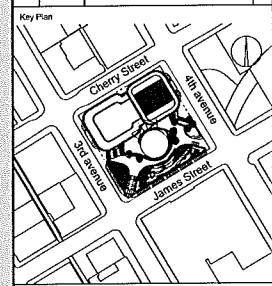
Project No.	Scale	Date	Drawn By
1501	1/8"=1'	06/12/07	BV
Number		Revision	
A1801m		04	

Record: 10/26/08 11:38:11 AM, MJP, Corrections, Corrections/1802_Level_02_Plan.rvt



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev	Date	Reason For Issue	By
05	11/26/08	MJP Corrections	GR
04	10/14/08	MJP Corrections	GR
03	09/30/08	Schematic Design Final Issue	GR
02	05/29/08	Schematic Design Submittal	GR
01	05/22/08	Release to Anup	GR
00	03/25/08	MJP Submittal	GR



GGLO
1201 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 8328
F +1 206 467 0627

Foster + Partners
Nine & Le 22 Macle Road
London SW11 4AN
T +44 (0)20 7718 0455
F +44 (0)20 7718 1707

Client
Triad Civic Center LLC

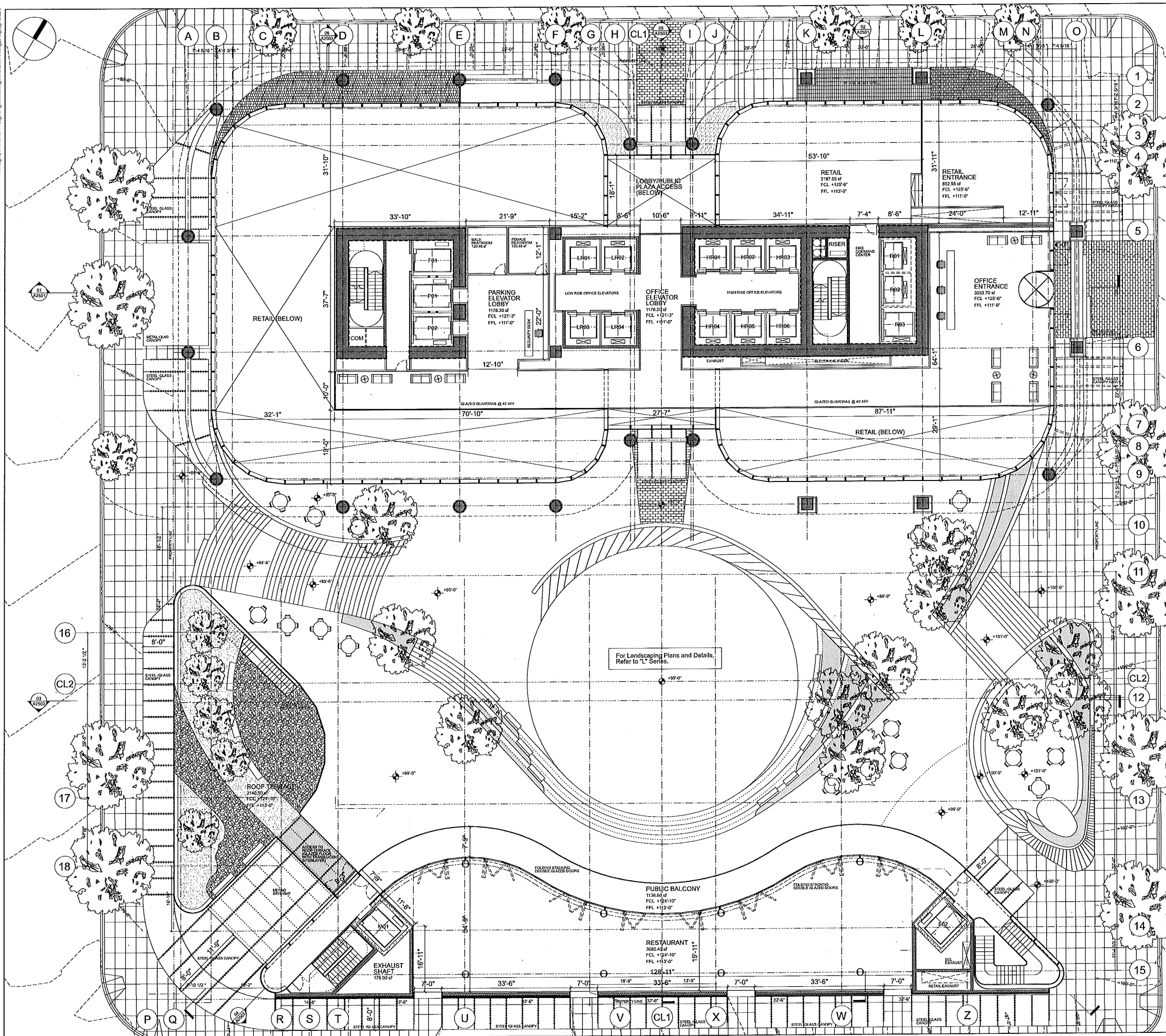
Project
601 Fourth Avenue

Title
Level 02 Plan

Project No	Scale	Date	Drawn By
1501	1/8"=1'	06/12/07	BV
Number	Revision		
A1802	05		

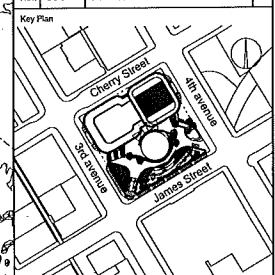
© Foster + Partners 2008 01-DEC-2008 11:53

Revised: 06/12/07 11:20 AM P. Conditio...
Level 03 Plan



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	By
05	11/26/06	MUP Conditions	GA
04	10/14/06	MUP Conditions	GA
03	06/30/06	Schematic Design Final Issue	GA
02	05/29/06	Schematic Design Submittal	GA
01	05/23/06	Release to A/E/P	GA
00	03/28/06	MUP Submittal	GA



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 6827

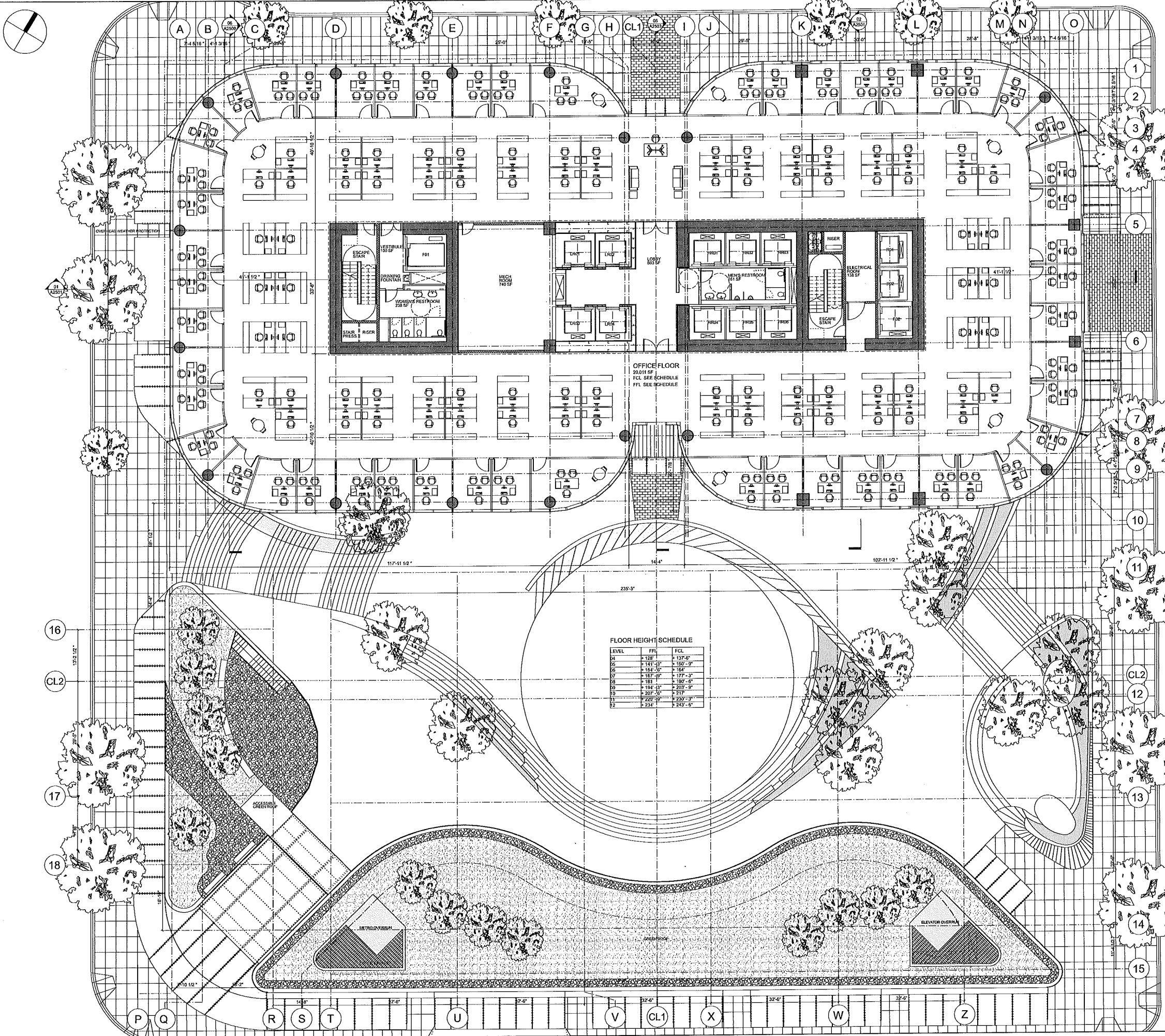
Foster + Partners
Riverside Drive, Suite 200
London SW11 4AV
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

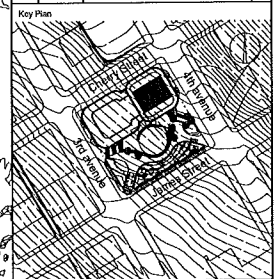
Title
Level 03 Plan

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	06/12/07	BV
Number			Revision
A1803			05



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

05	11/26/08	MUP Corrections	GR
04	10/14/08	MUP Corrections	GR
03	05/20/08	Schematic Design Final Issue	GR
02	05/23/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Anup	GR
00	03/28/08	MUP Submittal	GR
Rev	Date	Reason For Issue	GR



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5828
F +1 206 457 0521

Foster + Partners

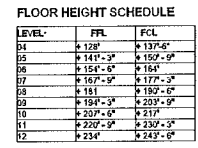
Route 22, 221st Ave Road
London SW11 4AN
T +44 (0)20 7718 0455
F +44 (0)20 7718 1101

Client
Triad Civic Center LLC

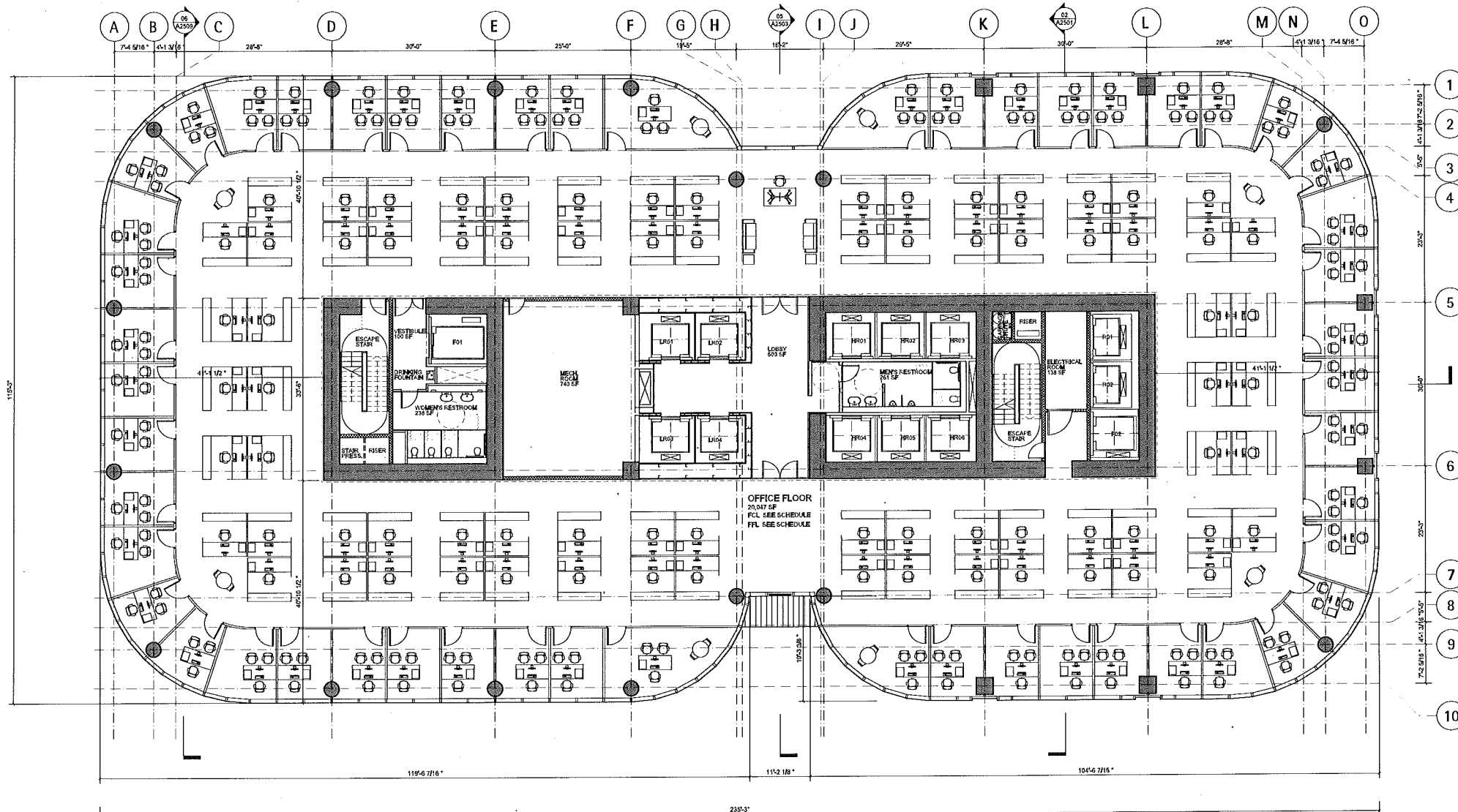
Project
601 Fourth Avenue

Title
Level 04 Plan

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	03/26/08	FB
Number	Revision		
A1804	05		



Project No. 1501	Scale @ ANSI E 1/8"=1'	Date 03/26/08	Drawn By FB
Number A1805			Revision 01

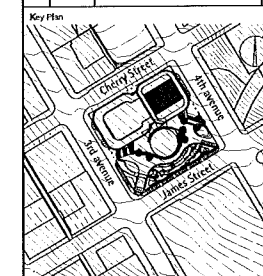


FLOOR HEIGHT SCHEDULE

LEVEL	FFL	FCL
04	+128'	+137'-6"
05	+141'-3"	+150'-9"
06	+154'-6"	+164'
07	+167'-9"	+177'-3"
08	+181'	+190'-6"
09	+194'-3"	+203'-9"
10	+207'-6"	+217'
11	+220'-9"	+230'-3"
12	+234'	+243'-6"

- General Notes**
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster & Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

00	10/1/08	MVP Corrections
Rev.	Date	Reason For Issue



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5328
F +1 206 467 0627

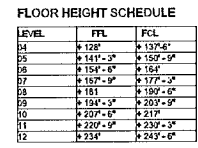
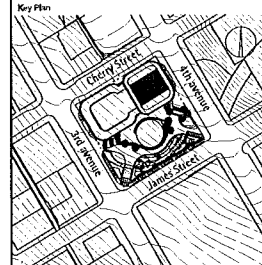
Foster + Partners
Flexisite, 22 Hester Road
London SW11 4AL
T +44 (0)20 7738 0155
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

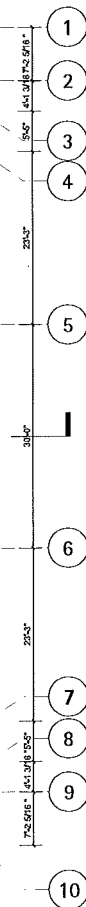
Project
601 Fourth Avenue

Title
Level 06 Plan

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	10/14/08	FB
Number			Revision
A1806			00

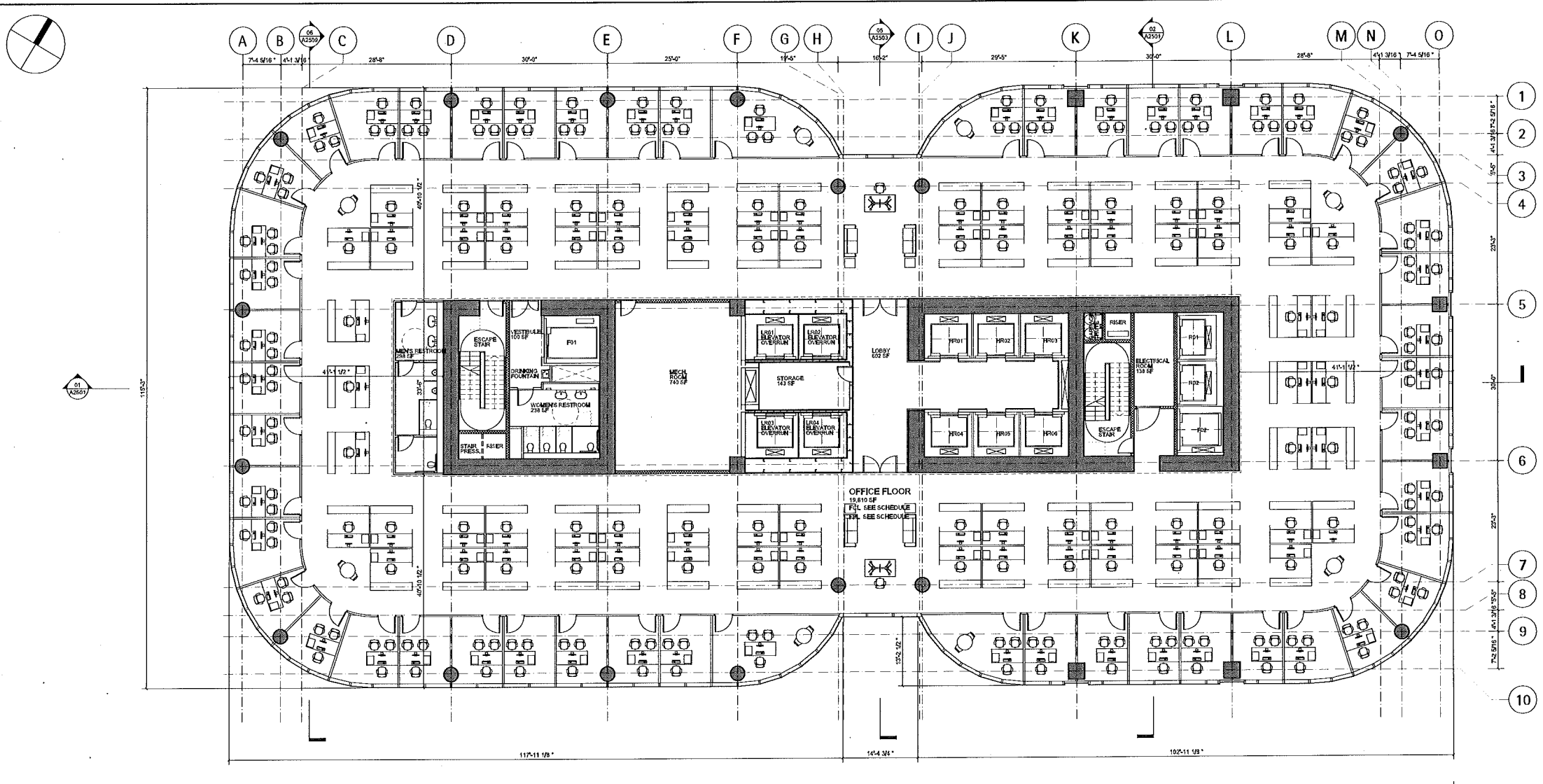
[illegible]

Project No. 1501	Scale @ ANSI E 1/8"=1'	Date 10/14/08	Drawn By FB
Number A1807			Revision 00

[illegible]

Project No. 1501	Scale @ ANSI E 1/8"=1'	Date 03/26/08	Drawn By FB
Number A1813			Revision 04

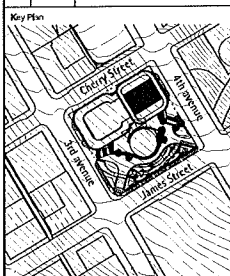
Plan 14-1750-1000 - General - Unapproved - 03/26/08



FLOOR HEIGHT SCHEDULE		
LEVEL	FFL	FCL
14	+269' 6"	+270'

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
01	10/14/08	MJP Corrections	GR
02	04/22/08	Schematic Design Final Issue	GR
03	05/22/08	Schematic Design Submittal	GR
04	05/22/08	Issue to A/E/P	GR
05	03/26/08	MJP Submittal	GR



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 6528
F +1 206 467 0627

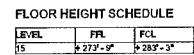
Foster + Partners
Foster + Partners, 22 Mackerel Road
London SW11 4NN
T +44 (0)20 7738 0155
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Level 14 Plan

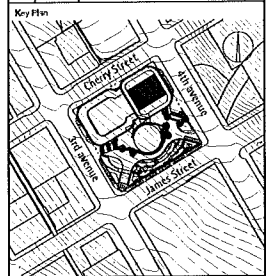
Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	03/26/08	FB
Number	Revision		
A1814	04		



General Notes

1. Do not scale drawings, Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/08	MJP Corrections	GR
03	06/24/08	Schematic Design Final Issue	GR
02	02/26/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Anup	GR
00	03/26/08	MJP Submittal	GR
Rev.	Date	Reason For Issue	Chk



1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Riverside, 22 Hester Road
 London SW11 4AN
 T+44 (0)20 7738 0455
 F+44 (0)20 7738 1107

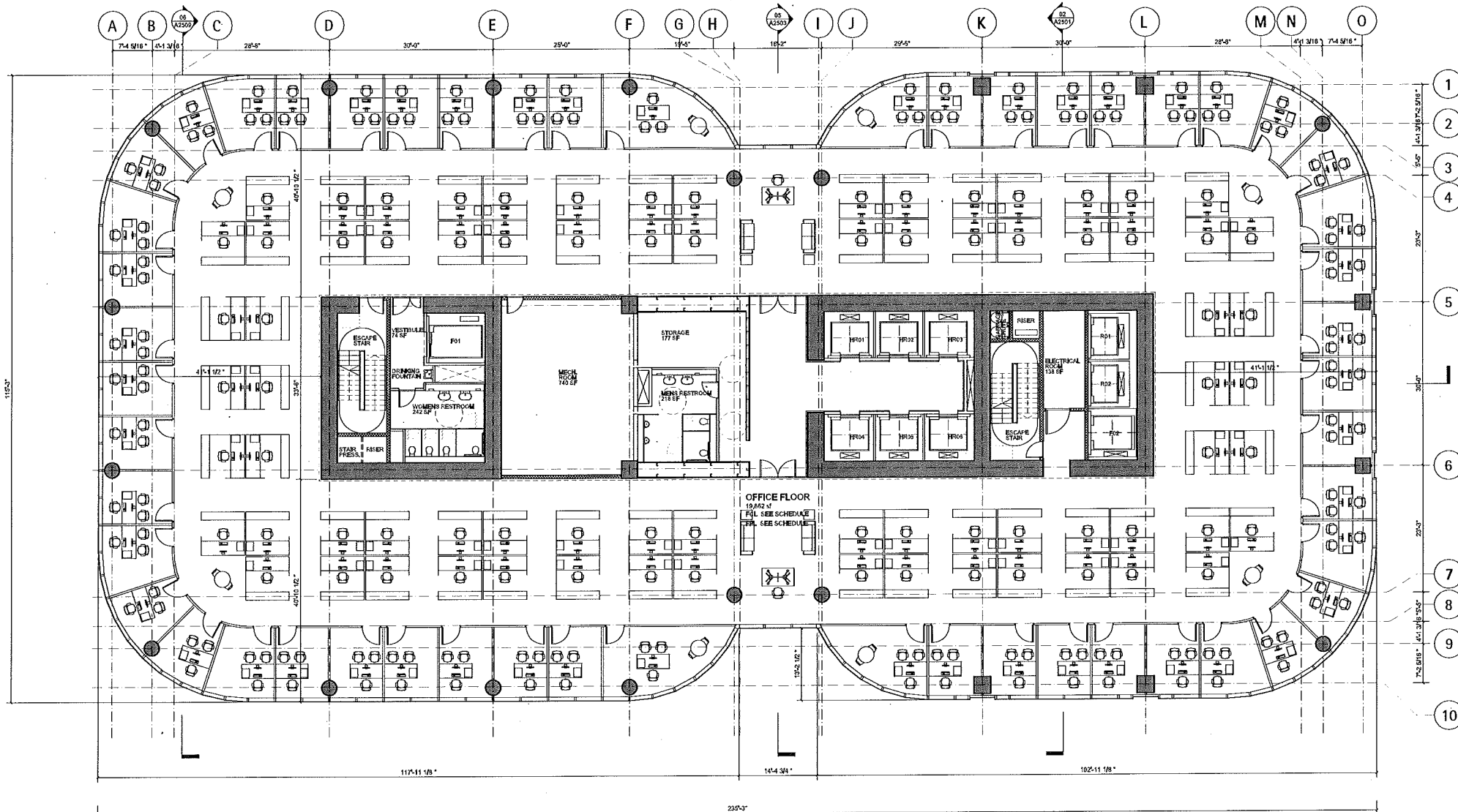
Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Level 15 Plan

Project No. 1501	Scale to ANSI 1/8"=1'	Date 03/26/08	Drawn By FB
Number A1815			Revision 04

\\fs01\projects\1501\1501_0001\1501_0001.dwg

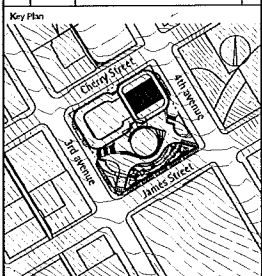


FLOOR HEIGHT SCHEDULE

LEVEL	FFL	FCL
04	+128'	+137'-6"
05	+141'-3"	+150'-0"
06	+154'-0"	+164'
07	+167'-0"	+177'-3"
08	+181'	+190'-6"
09	+194'-3"	+203'-9"
10	+207'-6"	+217'
11	+220'-9"	+230'-3"
12	+234'	+243'-6"

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
01	10/1/08	MJP Corrections	GR
02	05/23/08	Schematic Design Final Issue	GR
03	05/23/08	Schematic Design Submittal	GR
04	05/23/08	Issue to Arch	GR
05	03/26/08	MJP Submittal	GR



GGLO
1301 First Avenue, Suite 201
Seattle, Washington 98101
T +1 206 467 5528
F +1 206 467 0027

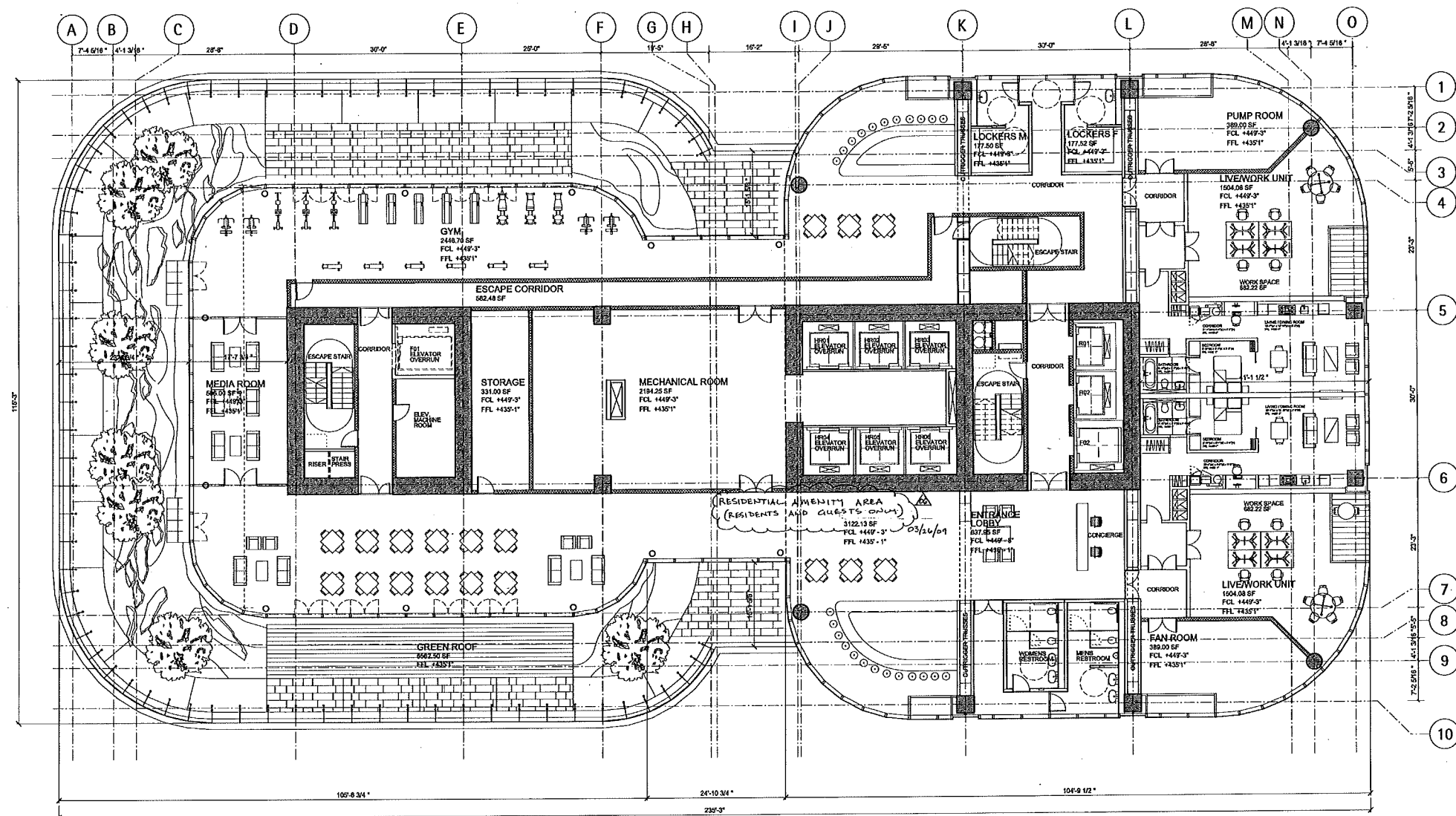
Foster + Partners
Foster + Partners Ltd., 22 Market Road
London SW11 4AN
T +44 (0)20 7738 0155
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

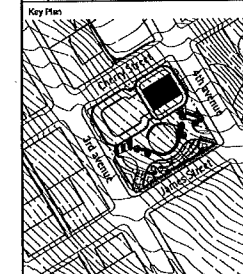
Project
601 Fourth Avenue

Title
Typical High Rise Plan
(Level 16 - 26)

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	03/26/08	FB
Number	Revision		
A1816	04		



AREA	SQF
RESIDENTIAL	11,231 SF
COMMERCIAL/MECHANICAL	3,883 SF
LIVE/WORK UNITS	3,326 SF
TOTAL	18,440 SF

[illegible]

GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

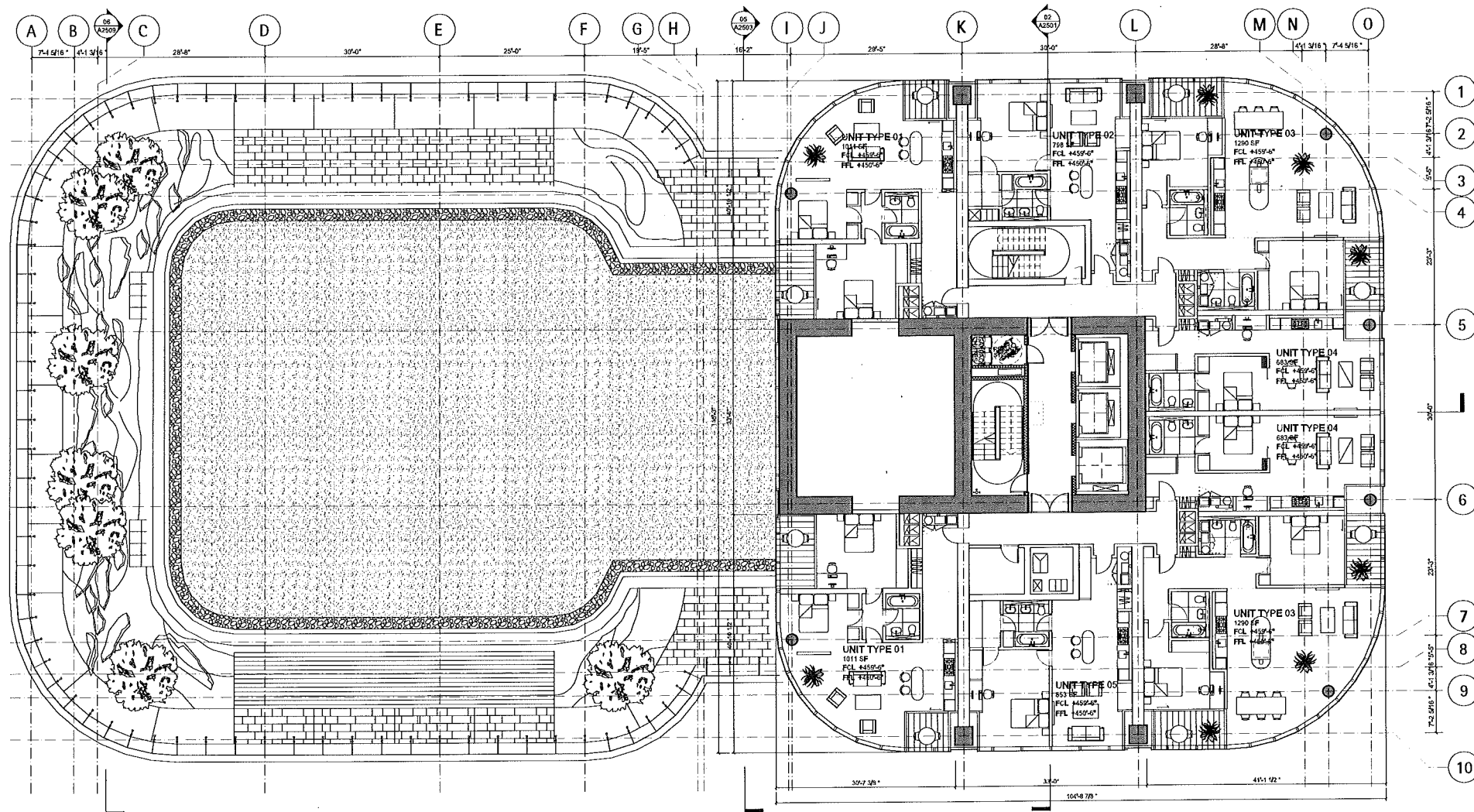
Foster + Partners
Riverside, 22 Foster Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Level 27 Plan
(Amenity Level)

Project No.	Scale @ ANSI E	Date
1501	1/8"=1'	03/26/08
Number		
A1827		



AREA SUMMARY	
AREA	SF
Gross Pool Print	10166
Gross Residential	9580
Total SF of Units	7622

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/08	MUP Corrections	GR
03	05/30/08	Schematic Design Final Issue	GR
02	05/29/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Arup	GR
00	03/26/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	Ch

Key Plan



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5628
F +1 206 467 0627

Foster + Partners

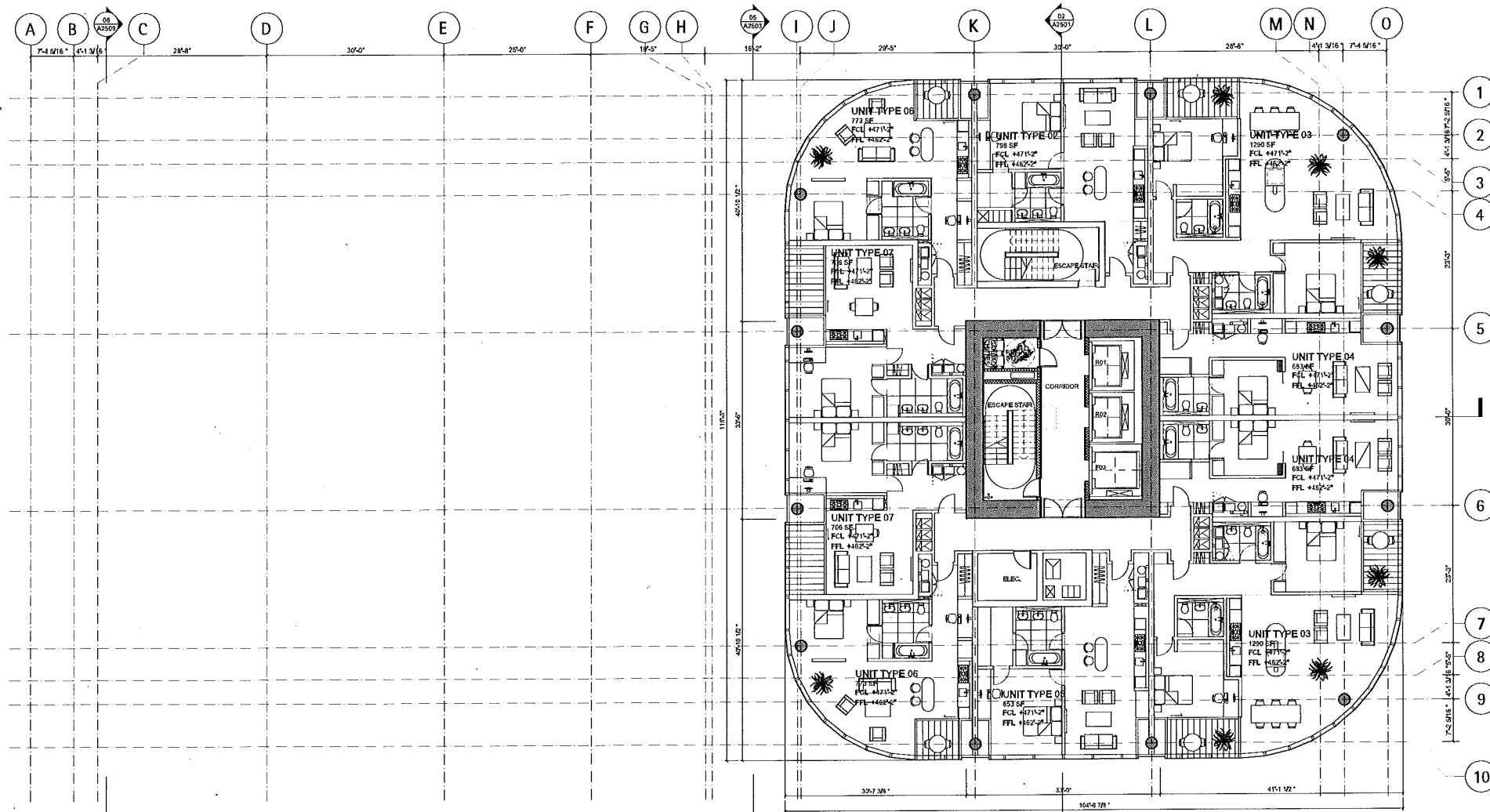
Riverside, 22 Harrier Road
London SW11 4AA
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Level 28 Plan

Project No. 1501	Scale & ANSI 1/8"=1'	Date 05/19/08	Drawn By SW
Number A1828			Revision 04



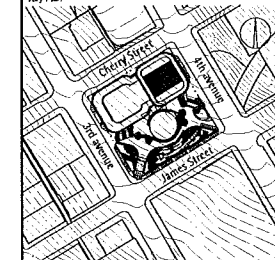
AREA SUMMARY	
AREA	SF
Gross Foot Print	11237
Gross Residential	10657
Total SF of Units	6668

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

D4	10/14/08	MVP Corrections	GI
03	06/30/08	Schematic Design Final Issue	GI
02	05/29/08	Schematic Design Submittal	GI
01	05/22/08	Issue to Anup	GI
00	03/26/08	MVP Submittal	GI
Rev	Date	Reason For Issue	Cr

Key Plan



GGLO
1301 First Avenue, Suite 1000
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

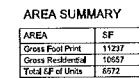
Foster + Partners
Riverside, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Trần
Level 29 Plan

Project No. 1501	Scale @ ANSI E 1/8"=1'	Date 19/05/08	Drawn By SW
Number A1829			Revision 04



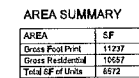
04	10/14/08	MUP Corrections	GR
03	05/30/08	Schematic Design Final Issue	GR
02	05/29/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Anup	GR
00	03/26/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	Chg

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 487 5828
F +1 206 487 0627

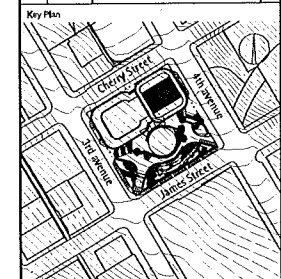
Riverside, 22 Hester Road
London SW11 4AN
T+44 (0)20 7738 0455
F+44 (0)20 7738 1107

Title
Level 37 Plan

Project No. 1501	Scale @ ANSI E 1/8"=1'	Date 19/05/08	Drawn By SW
Number A1837			Revision 04



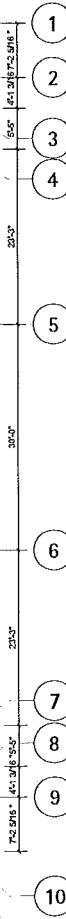
04	10/14/08	MRP Corrections	GR
02	05/20/08	Schematic Design Final Issue	GR
02	05/20/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Arup	GR
00	03/26/08	MRP Submittal	GR
Rev.	Date	Reason For Issue	Chk



1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0827

Riveride, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Project No.	Scale $\frac{1}{8}''=1'$	Date	Drawn By
1501		19/05/08	SW
Number			Revision
A1842			04

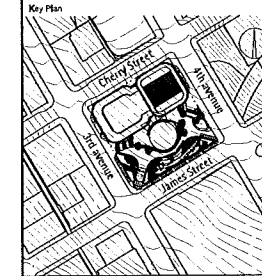


General Notes

1. Do not scale drawings, Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

[illegible]

04	10/14/08	MRUP Corrections
03	09/30/08	Schematic Design Final Issue
GR	09/29/08	Schematic Design Submittal
01	09/22/08	Issue to Arup
00	03/26/08	MRUP Submittal
Rev.	Date	Reason For Issue



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Foster + Partners

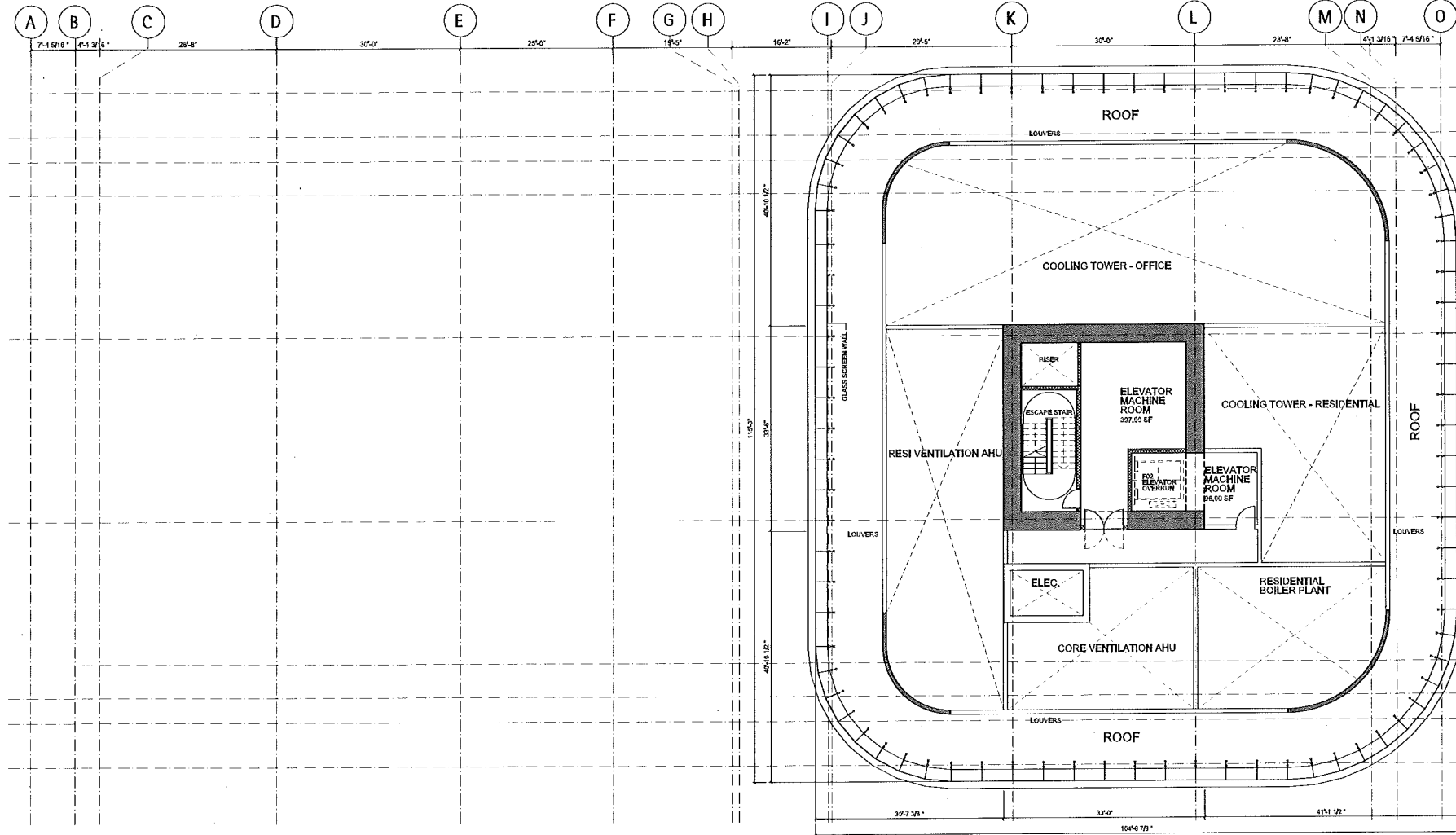
Ffentide, 22 Hester Road
 London SW11 4AH
 T +44 (0)20 7738 0455
 F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Level 43
(Mechanical)

Project No.	Scale @ ANSI E	Date	Drawn
1501	1/8"=1'	03/26/08	FB
Number			Revised
A1843			04

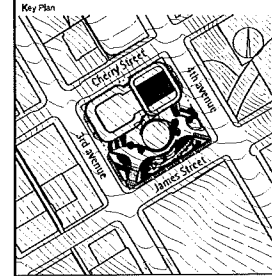


AREA SUMMARY	
AREA	SF
Overall Foot Print	493 SF

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
04	10/14/08	MJP Corrections	CR
03	09/20/08	Schematic Design Final Issue	CR
02	09/20/08	Schematic Design Submittal	CR
01	09/22/08	Issue to Anup	CR
00	03/26/08	MJP Submittal	CR

Rev.	Date	Reason For Issue	CR
04	10/14/08	MJP Corrections	CR
03	09/20/08	Schematic Design Final Issue	CR
02	09/20/08	Schematic Design Submittal	CR
01	09/22/08	Issue to Anup	CR
00	03/26/08	MJP Submittal	CR



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5828
F +1 206 457 0427

Foster + Partners

15th Ave, 22 Victor Road
London SW11 4AH
T +44 (0)20 7728 0455
F +44 (0)20 7728 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Level 44
(Mechanical)

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	03/26/08	FB
Number	Revision		
A1844	04		

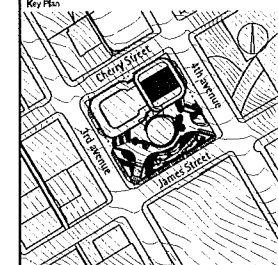


General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/08	MUP Corrections	GR
03	05/30/08	Schematic Design Issue	GR
02	05/29/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Anup	GR
00	03/26/08	MUP Submittal	GR
Rev	Date	Reason For Issue	Chk

Key Point	
-----------	--



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Foster + Partners

Rheinko, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Level 45
(Rooftop)

Project No. 1501	Scale @ ANSI 1/8"=1'	Date 03/26/08	Drawn By FB
Number A1845			Revision 04

Roofline Feature
Mech

Residential

Residential
Amenity

Commercial
Office

Retail
Lobby

20'-0 3/4" "

17'-0 3/4" "

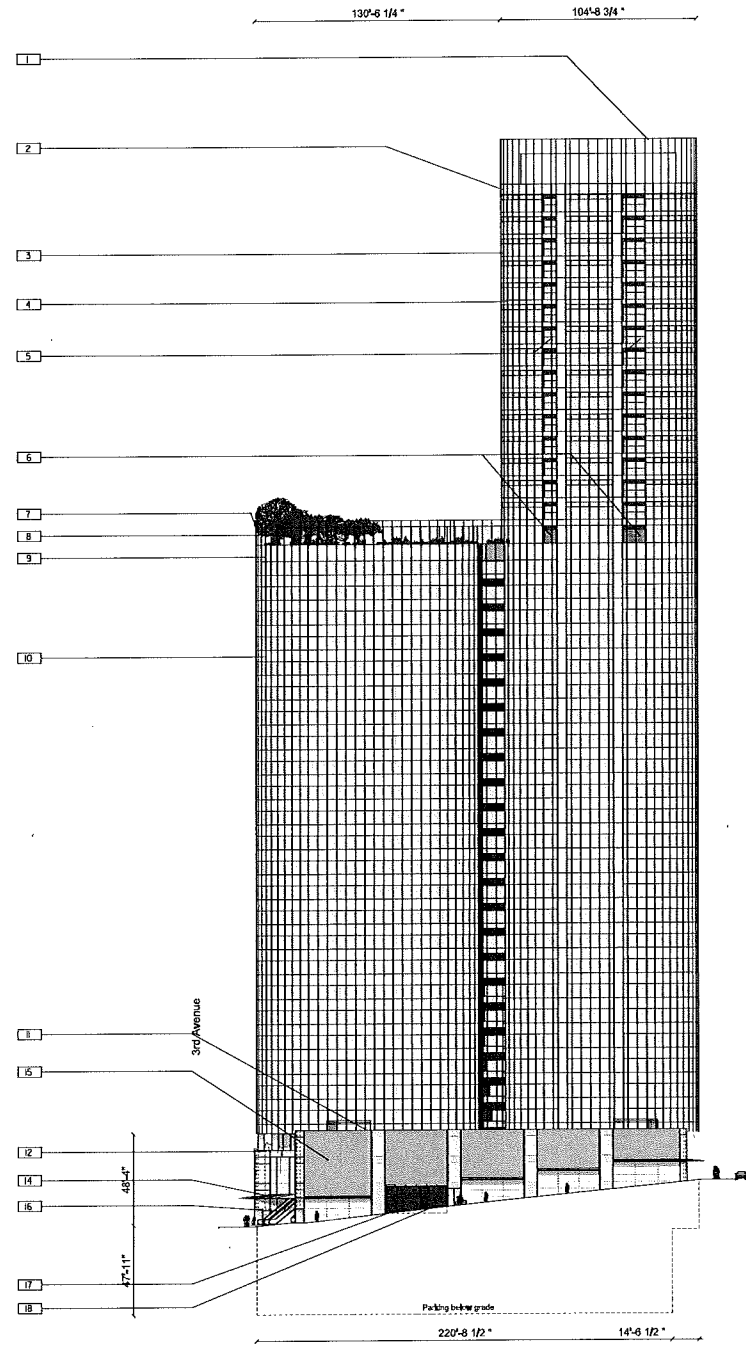
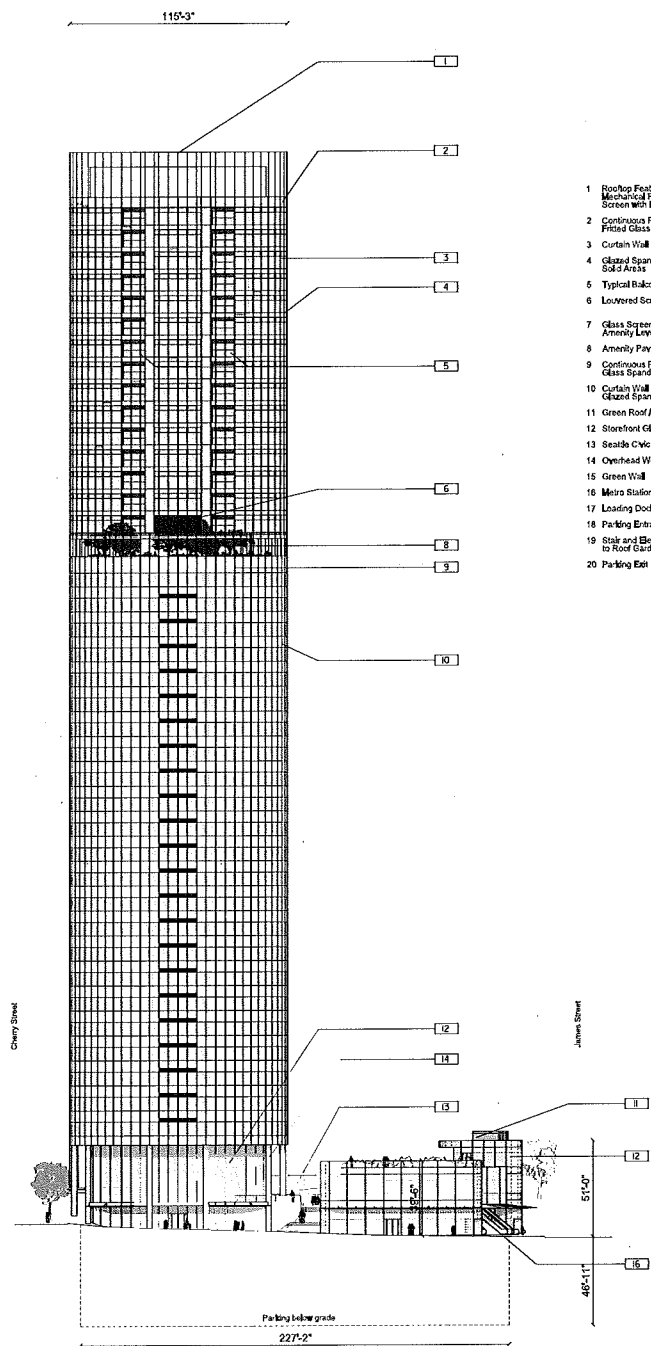
12'-0 3/4" "

31'-2 1/2" "

44'-7 1/4" "

51'-4 1/4" "

01 THIRD AVENUE ELEVATION (WEST)



02 JAMES STREET ELEVATION (SOUTH)

Roofline Feature
Mech

Residential

Residential
Amenity

Commercial
Office

Retail
Lobby

20'-0 3/4" "

17'-0 3/4" "

12'-0 3/4" "

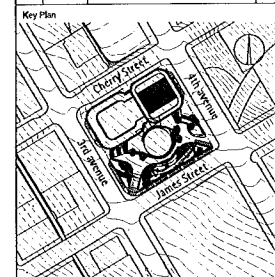
31'-2 1/2" "

44'-7 1/4" "

51'-4 1/4" "

General Notes
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
03	10/14/08	MUP Corrections	GR
02	04/20/08	Schematic Design Final Issue	GR
01	04/20/08	Schematic Design Submittal	GR
00	04/20/08	MUP Submittal	GR



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

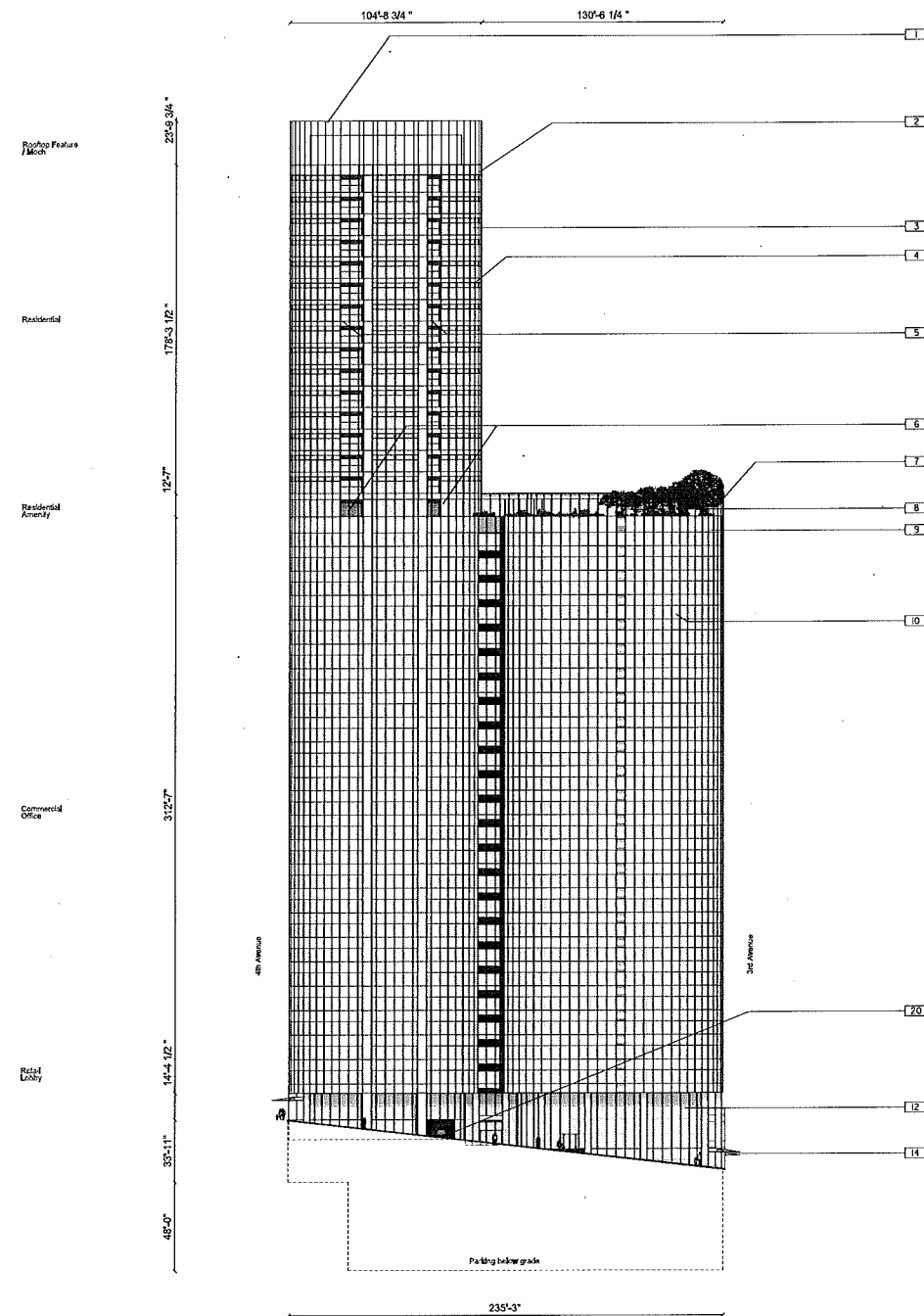
Foster + Partners
Rheidsia 22 Heister Road
London SW11 4AN
T +44 (0)20 7728 0455
F +44 (0)20 7728 1107

Client
Triad Civic Center LLC

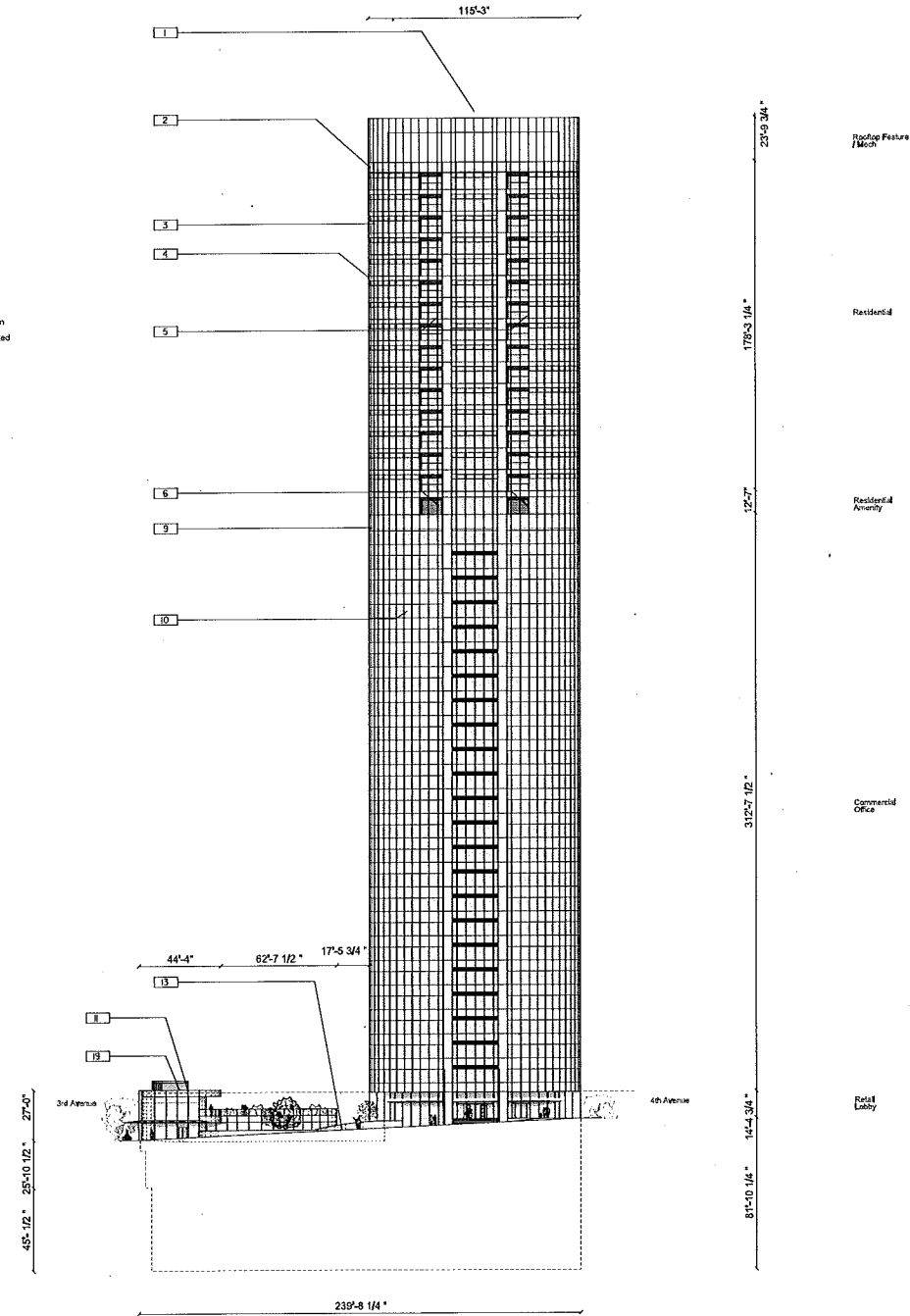
Project
601 Fourth Avenue

Title
Third Avenue Elevation
James Street Elevation

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/32"=1'-0"	10/14/08	CAD
Number	Revision		
A2001	03		

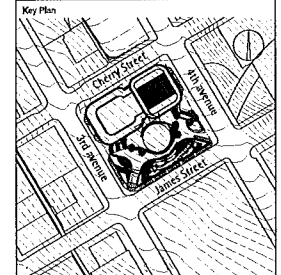


04 CHERRY STREET ELEVATION (NORTH)



03 FOURTH AVENUE ELEVATION (EAST)
 $\frac{1}{32}'' = 1'-0''$

03	10/14/08	MUP Corrections	GR
02	05/30/08	Schematic Design Final Issue	GR
01	05/29/08	Schematic Design Submittal	GR
00	03/26/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	Chk



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5528
F +1 206 457 0527

Foster + Partners

Rhodes, 22 Hester Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

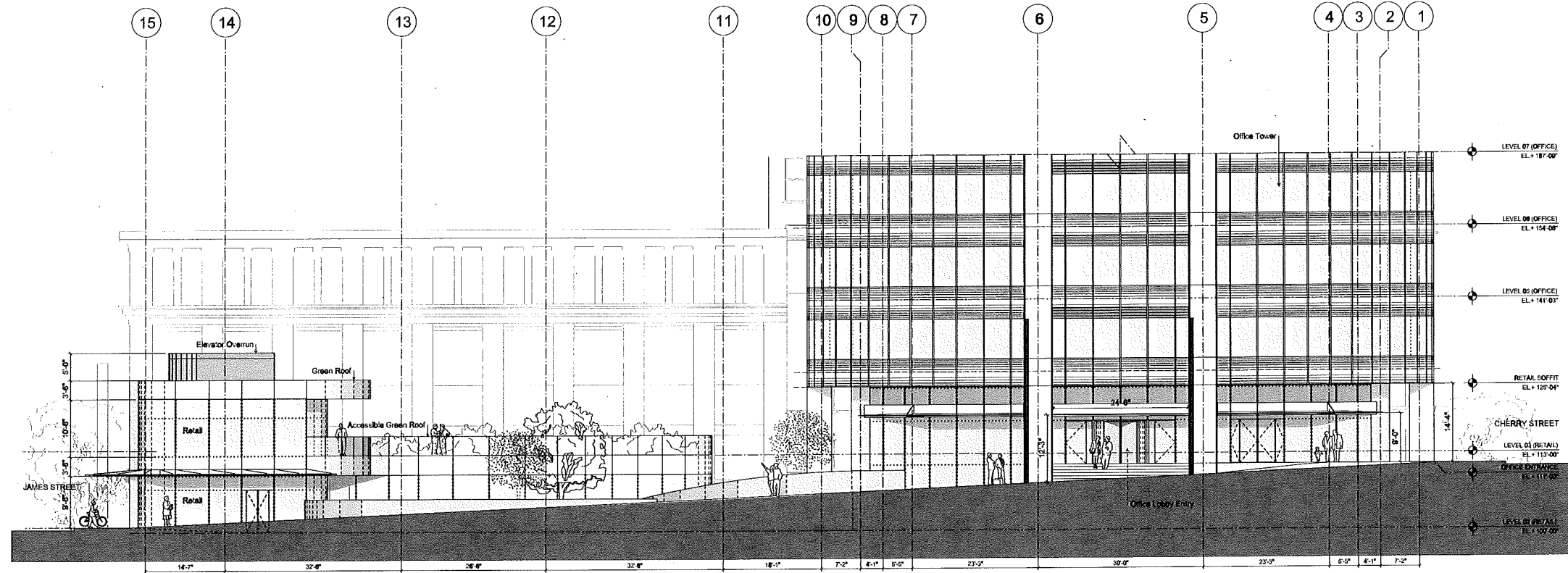
Client
Triad Civic Center LLC

Project
601 Fourth Avenue

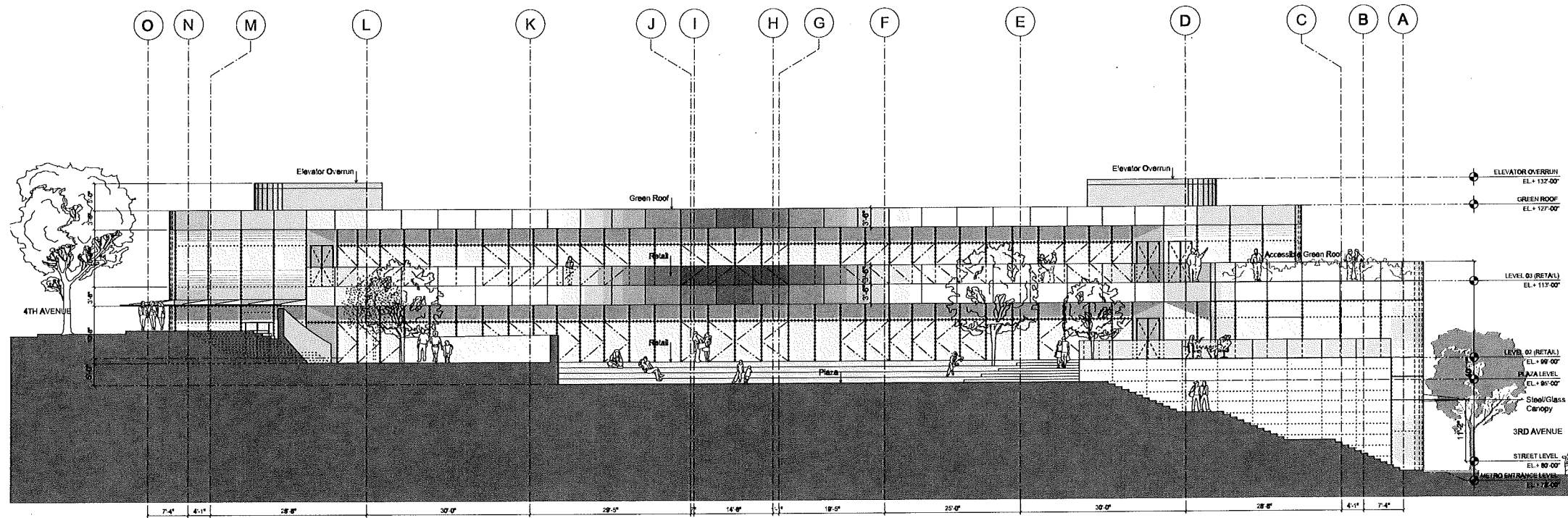
Trío
Cherry Street Elevation
Fourth Avenue Elevation

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/32"=1'-0"	10/14/08	CAD
Number			Revision
A2002			03

Revit: 2008-22-08: general: architectural: elevation: 03:04: Enlarged: Elevation: 03



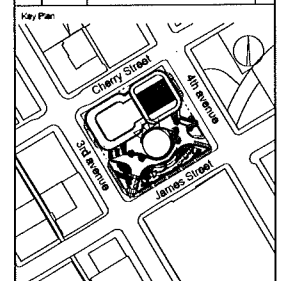
03 FOURTH AVENUE ELEVATION
1/8" = 1'-0"



04 SOUTHWEST PLAZA ELEVATION
1/8" = 1'-0"

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	Drawn By
01	10/14/08	MUP Corrections	GR
02	08/20/08	Schematic Design Final Issue	GR
03	05/28/08	Schematic Design Submittal	GR
04	03/28/08	MUP Submittal	GR



GGLO

1301 First Avenue, Suite 501
Seattle, Washington 98101
T +1 206 487 5818
F +1 206 487 0827

Foster + Partners

Riverside 500 Hester Road
London SW11 4AN
T +44 (0)20 7758 0415
F +44 (0)20 7758 1107

Client
Triad Civic Center LLC

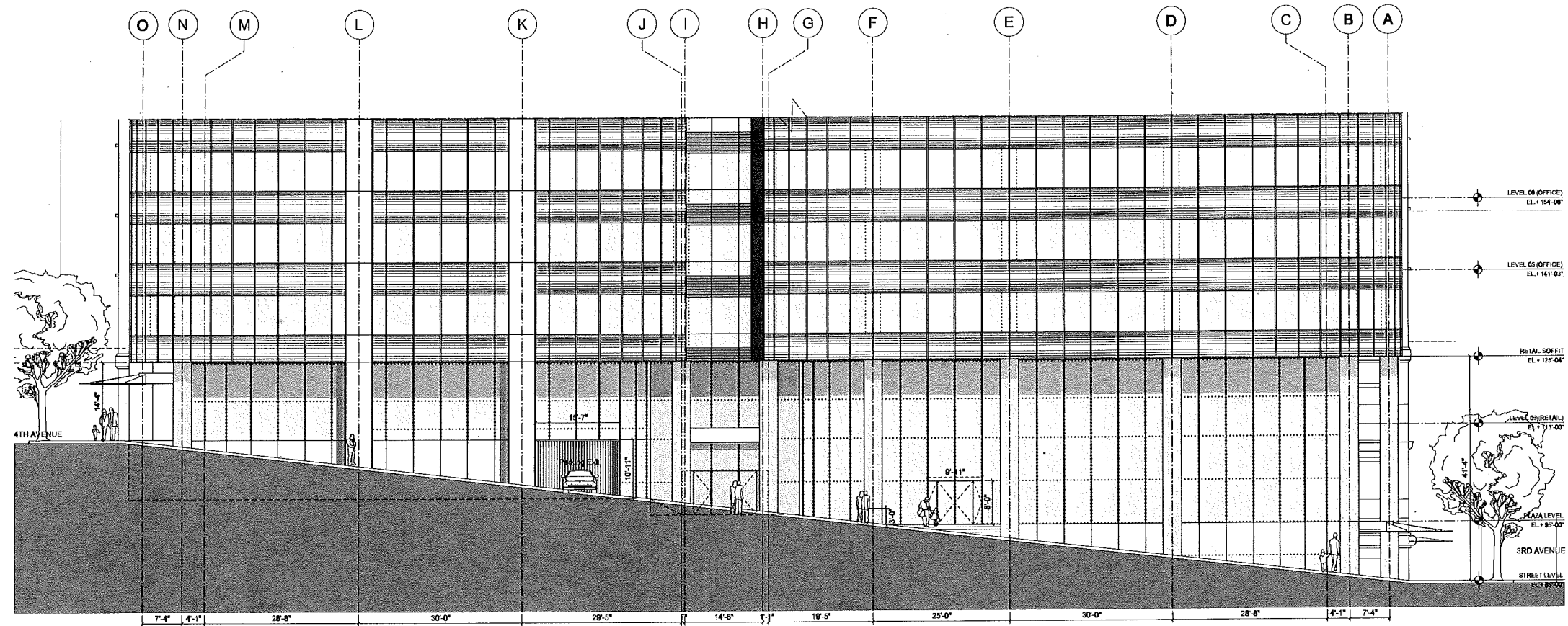
Project
601 Fourth Avenue

Title
Enlarged
Fourth Avenue Elevation
Enlarged
Southwest Plaza Elevation

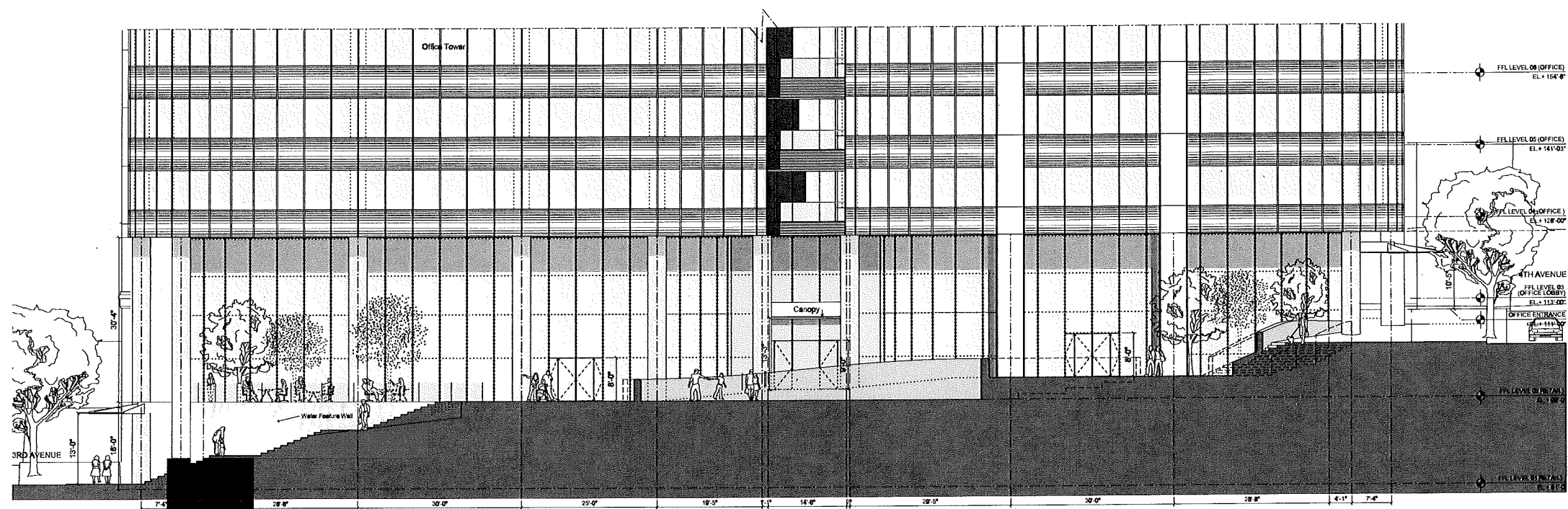
Project No	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	20/02/08	JB
Number			Revision
A2004			03

© Foster + Partners 2008

14 OCT 2008 15:38



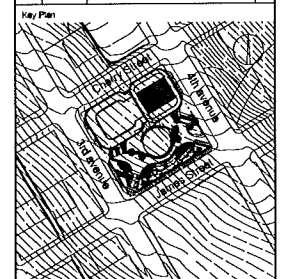
05 CHERRY STREET ELEVATION



06 NORTHEAST PLAZA ELEVATION
 $\frac{1}{8}'' = 1'-0''$

- General Notes**
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on the before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any sizes indicated on this sheet are approximate and indicative only.

03	10/14/06	MUP Corrections	GR
02	08/30/06	Schematic Design Final Issue	GR
01	05/28/06	Schematic Design Submittal	GR
00	03/28/06	MUP Submittal	GR
Rev.	Date	Reason For Issue	Chk



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0827

Foster + Partners

Riverside, 22 Heister Road
London SW11 4AN
T +44 (0)20 7758 0455
F +44 (0)20 7758 1107

Client
Triad Civic Center LLC

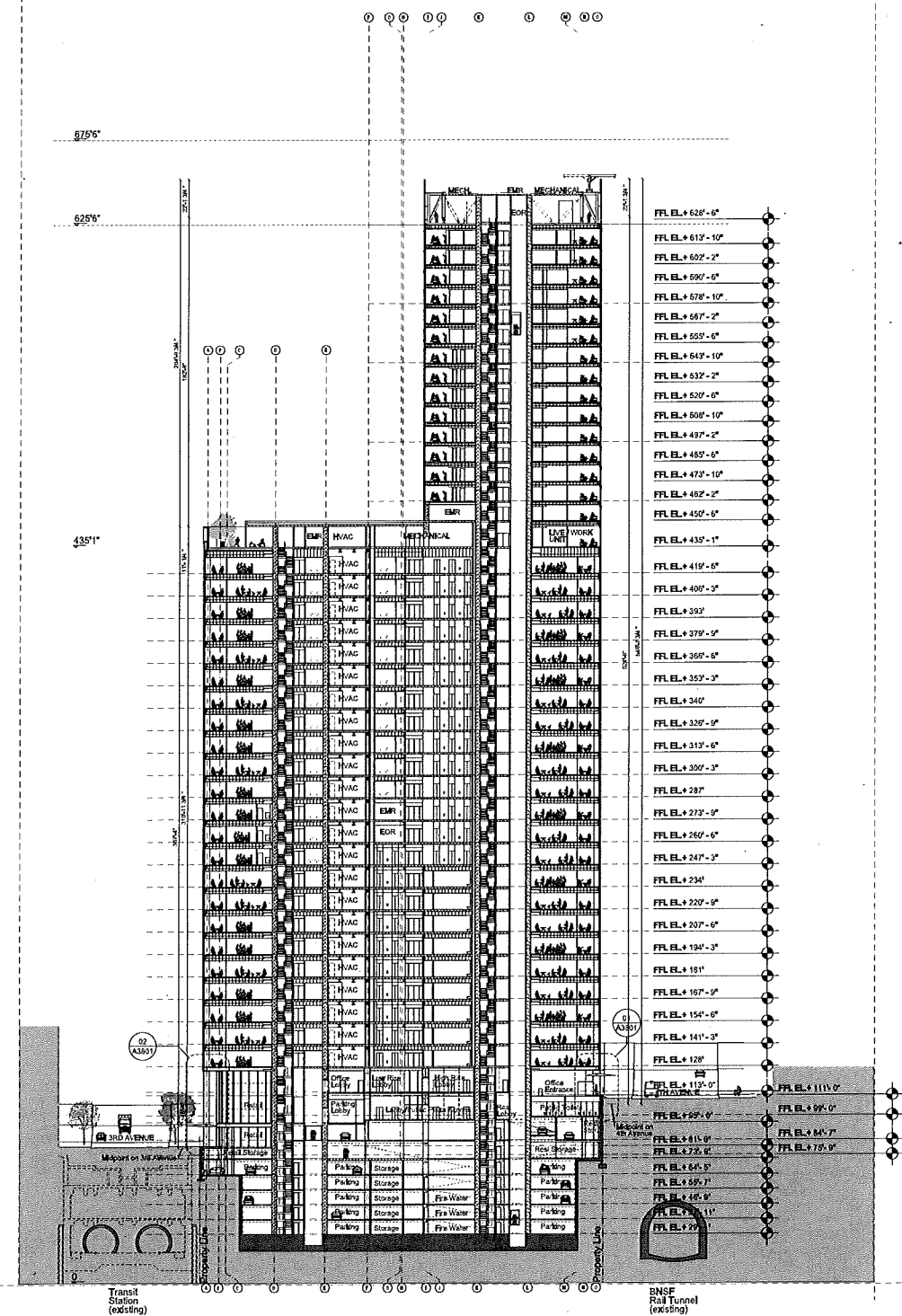
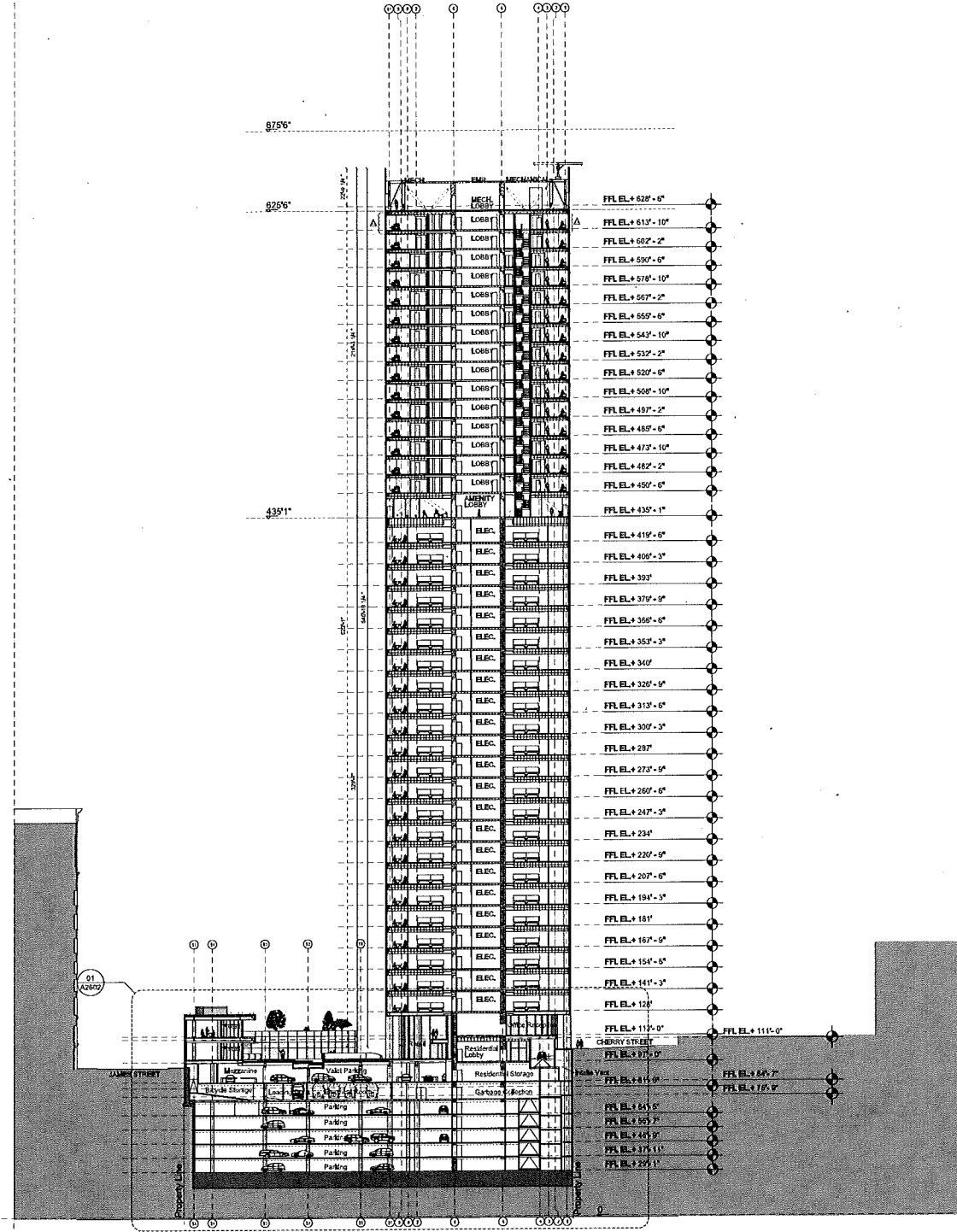
Project
601 Fourth Avenue

Enlarged
Cherry Street Elevation
Enlarged
Northeast Plaza Elevation

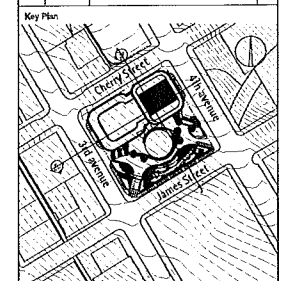
Project No 1501	Scale @ ANSI E 1/8"=1'	Date 13/03/08	Drawn By LA
Number A2005			Revision 03

© Foster + Partners 2008

14-OCT-2008 15:03

01 SECTION 01
1/2" = 1'-0"02 SECTION 02
 $\frac{1}{2}'' = 1'-0''$

03	10/14/08	MUP Corrections	GR
02	06/30/08	Schematic Design Final Issue	GR
01	05/25/08	Schematic Design Submittal	GR
00	03/26/08	MUP Submittal	GR
Rev.	Date	Reason For Issue	CHK



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Foster + Partners

Myrtillo, 22 Master Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Sections 01 and 02

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/32"=1'0	10/14/08	CAD
Number			Revision
A2501			03

03	10/14/08	MUP Corrections
02	06/30/08	Schematic Design Final Issue
01	05/29/08	Schematic Design Submittal
00	03/26/08	MUP Submittal
Rev	Date	Reason For Issue

Key Plan

**Foster + Partners**

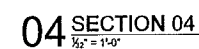
Client
Triad Civic Center LLC

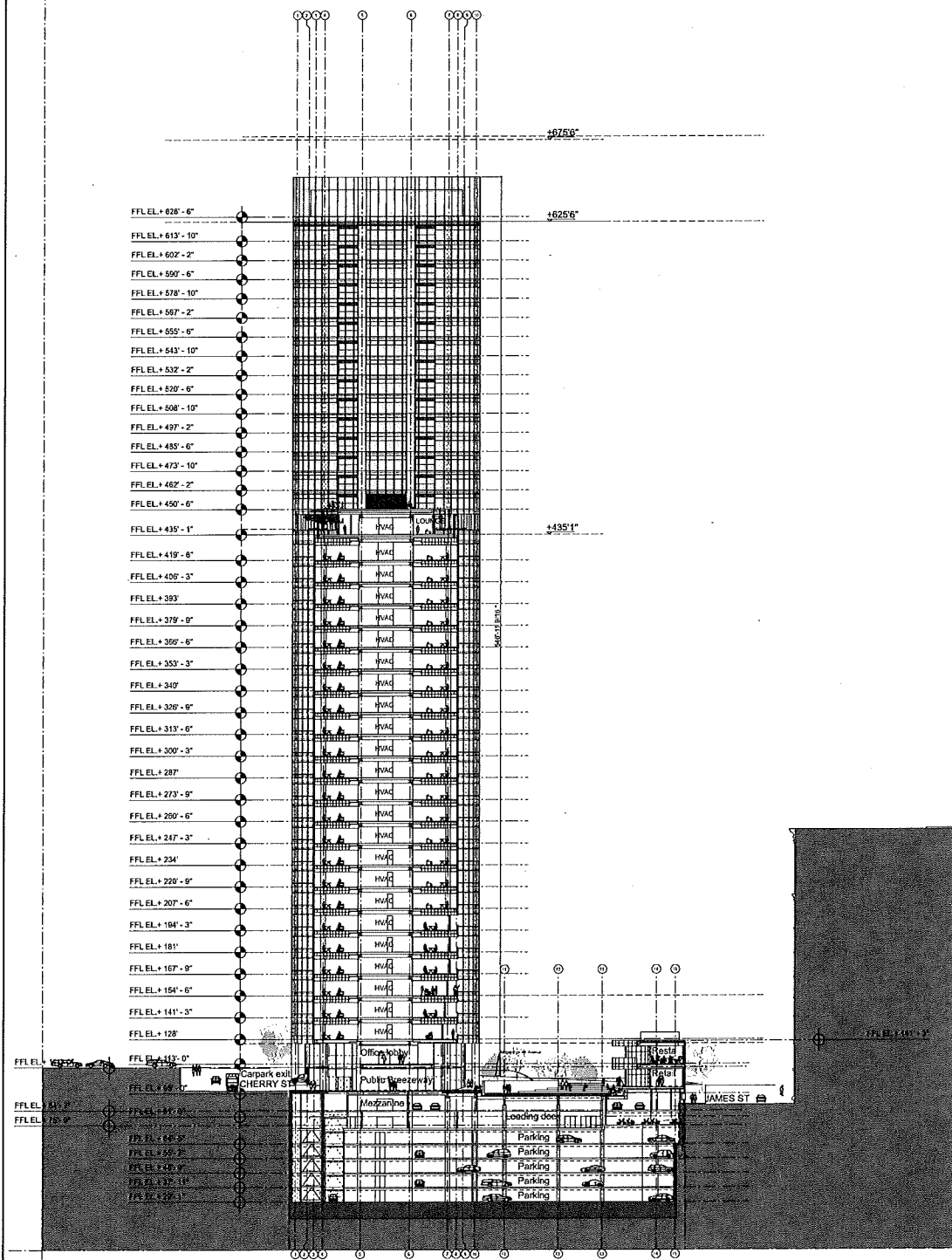
Project
601 Fourth Avenue

Title
Sections 03 and 04

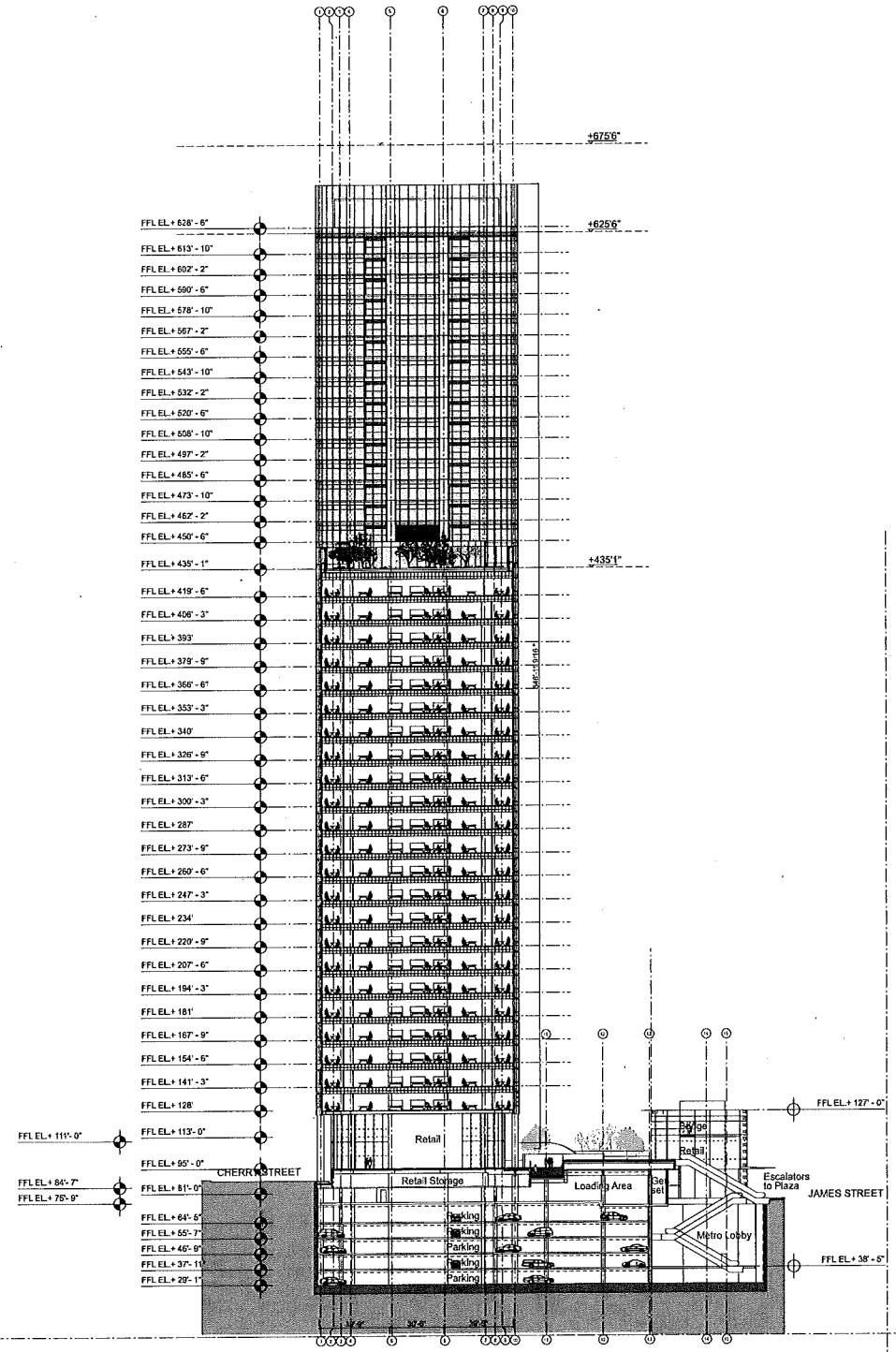
Project No.	Scale @ ANSI E	Date	Drawn
1501	1/32"=1'0"	14/11/08	FB
Number			Revision
A2502			03

14-OCT-2008 14:38





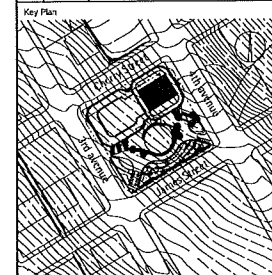
05 SECTION 05
1/2" = 1'-0"



06 SECTION 06
1/2" = 1'-0"

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
03	10/14/08	MUP Corrections	GR
02	06/06/08	Schematic Design Final Issues	GR
01	05/29/08	Schematic Design Submittal	GR
00	30/06/08	MUP Submittal	GR



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5628
F +1 206 467 0627

Foster + Partners

Route de 221 n°10 Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1101

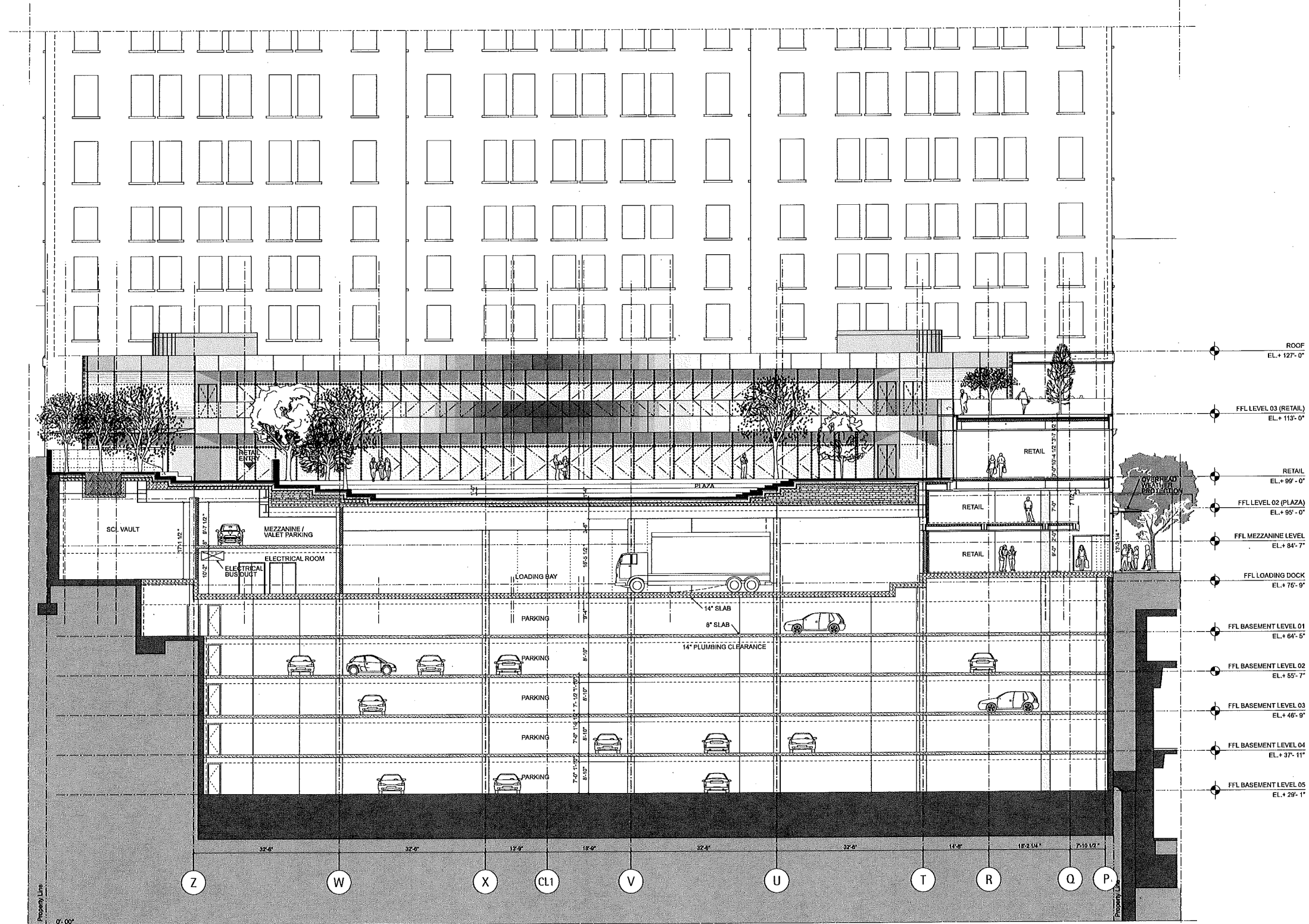
Client
Triad Civic Center LLC

Project
601 Fourth Avenue

Title
Section 05 and 06

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/32"=1'	10/14/08	CAD
Number	Revision		
A2503	03		

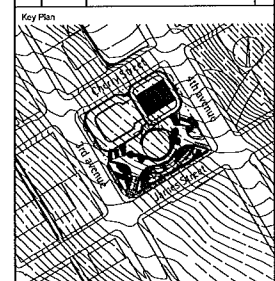
R:\601-200-2748_Planet_Landscape\mxd\601-200-2748_Planet_Landscape_Section_3_Planet.mxd



01 SECTION 03
1/8" = 1'-0"

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
00	03/26/08	MUP Submittal	GR
01	05/28/08	Schematic Design Submittal	GR
02	06/30/08	Schematic Design Final Issue	GR
03	10/14/08	MUP Corrections	GR



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Foster + Partners

Room 22, 1st Floor
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1101

Client
Triad Civic Center LLC

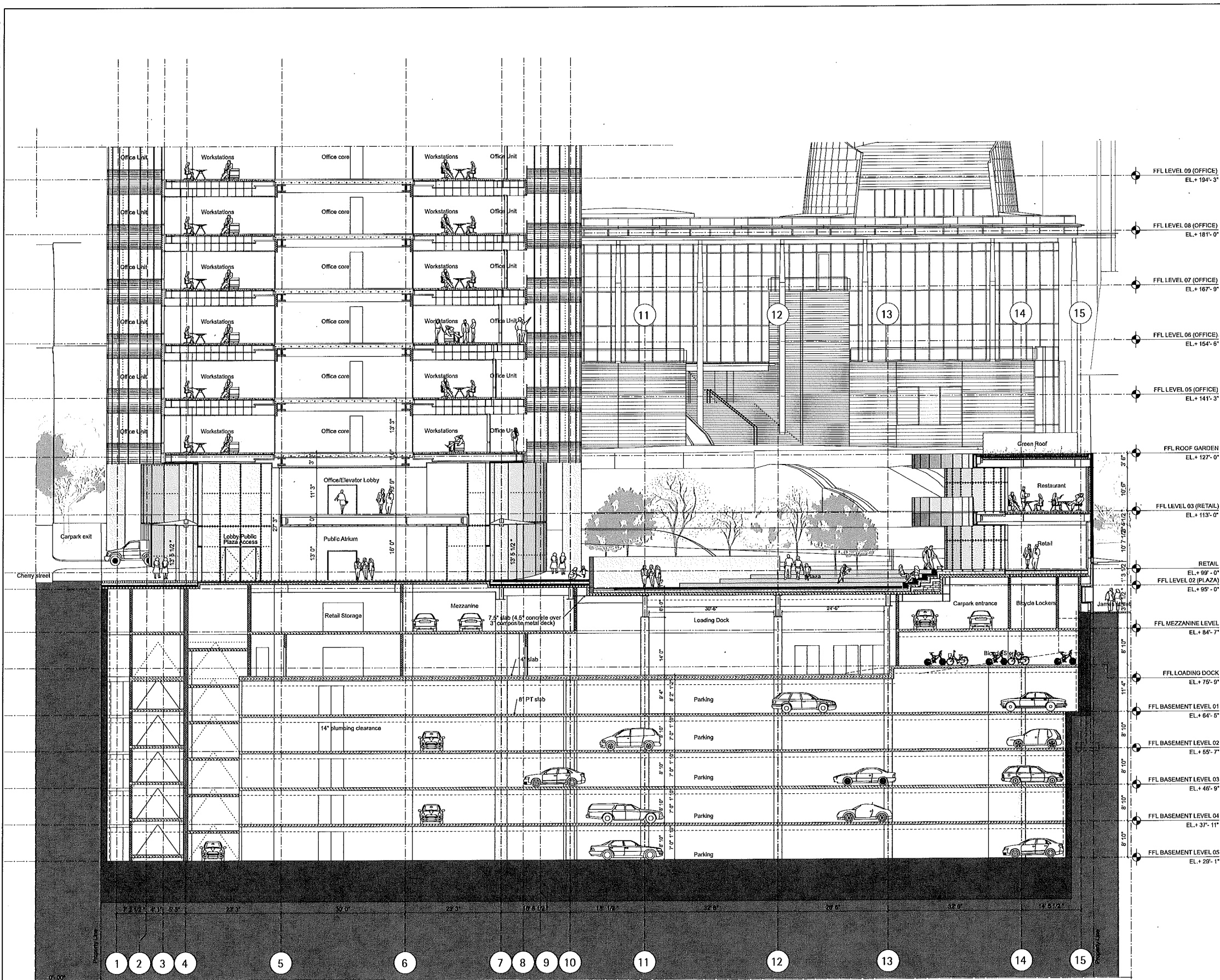
Project
601 Fourth Avenue

Title
Enlarged Plaza Section 03

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8" = 1'	20/02/08	BV
Number	Revision		
A2600	03		

© Foster + Partners 2008 14-OCT-2008 13:45

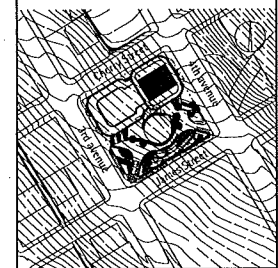
R:\A\A-2008-0276_General_Arrangement_Enlarged_Section_05_Plan.rvt



01 SECTION 05
1/8" = 1'-0"

- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	CR
03	10/14/08	MUP Corrections	GR
02	06/30/08	Schematic Design Final Issue	GR
01	05/29/08	Schematic Design Submittal	GR
00	03/26/08	MUP Submittal	GR



GGLO

1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 457 5828
F +1 206 457 5827

Foster + Partners

Room 622, 221 West Road
London SE11 4AU
T +44 (0)20 773 80455
F +44 (0)20 773 8107

Client
Triad Civic Center LLC

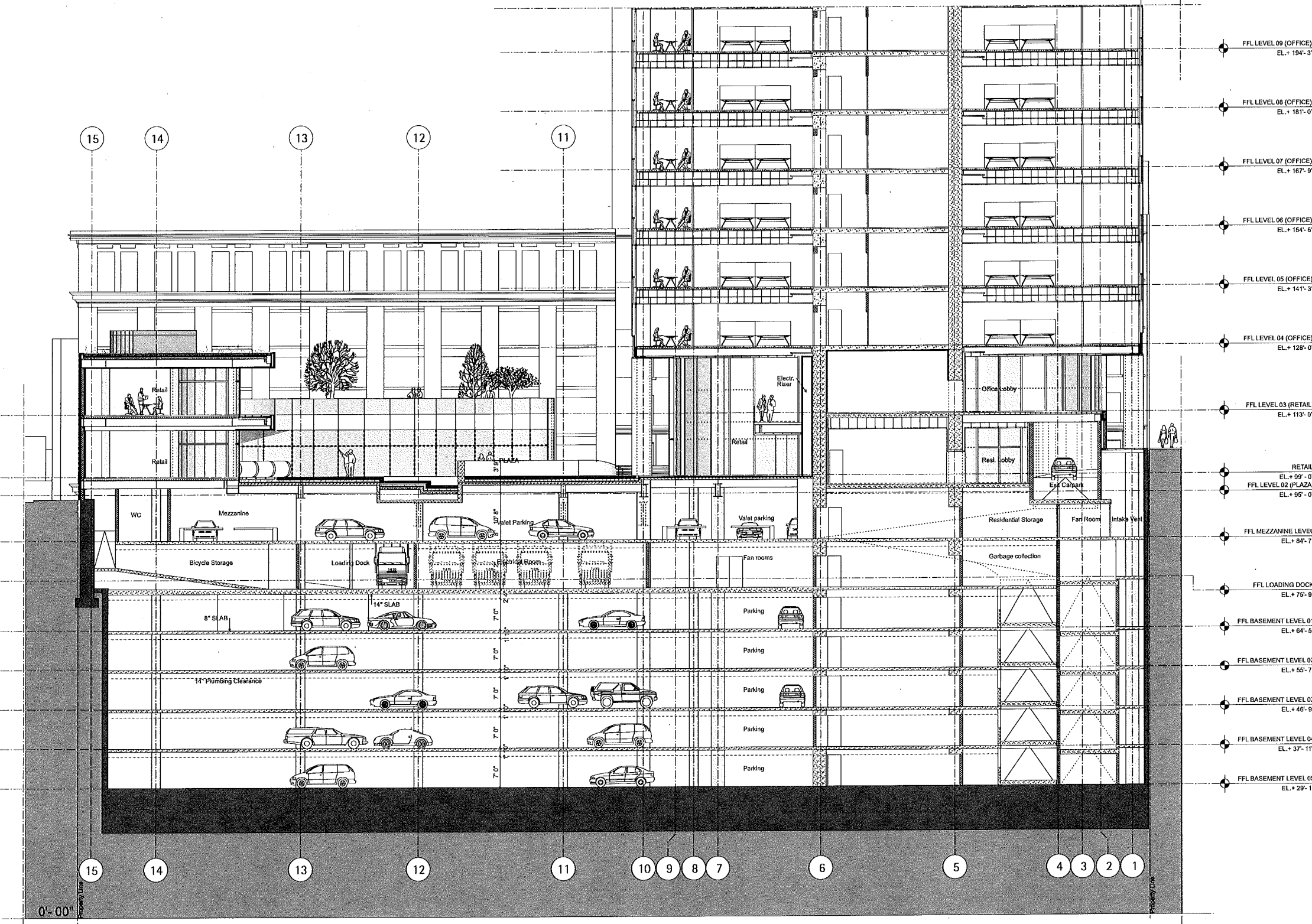
Project
601 Fourth Avenue

Title
Enlarged Plaza Section 05

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	20/02/08	BW
Number	Revision		
A2601	02		

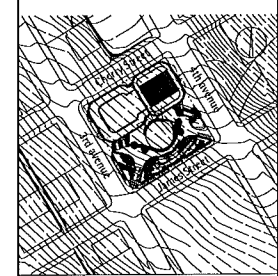
© Foster + Partners 2008

14 OCT 2008 14:02



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

02	05/30/08	Schematic Design Final Issue	GR
01	05/29/08	Schematic Design Submittal	GR
01	02/05/08	FOR REVIEW	GR
Rev.	Date	Reason For Issue	CHK



GGLO
 1301 First Avenue, Suite 301
 Seattle, Washington 98101
 T +1 206 467 5828
 F +1 206 467 5827

Foster + Partners
 Room 601, 221 Pacific Road
 London SE11 6AU
 T +44 (0)20 7768 0455
 F +44 (0)20 7768 1107

Client
 Triad Civic Center LLC

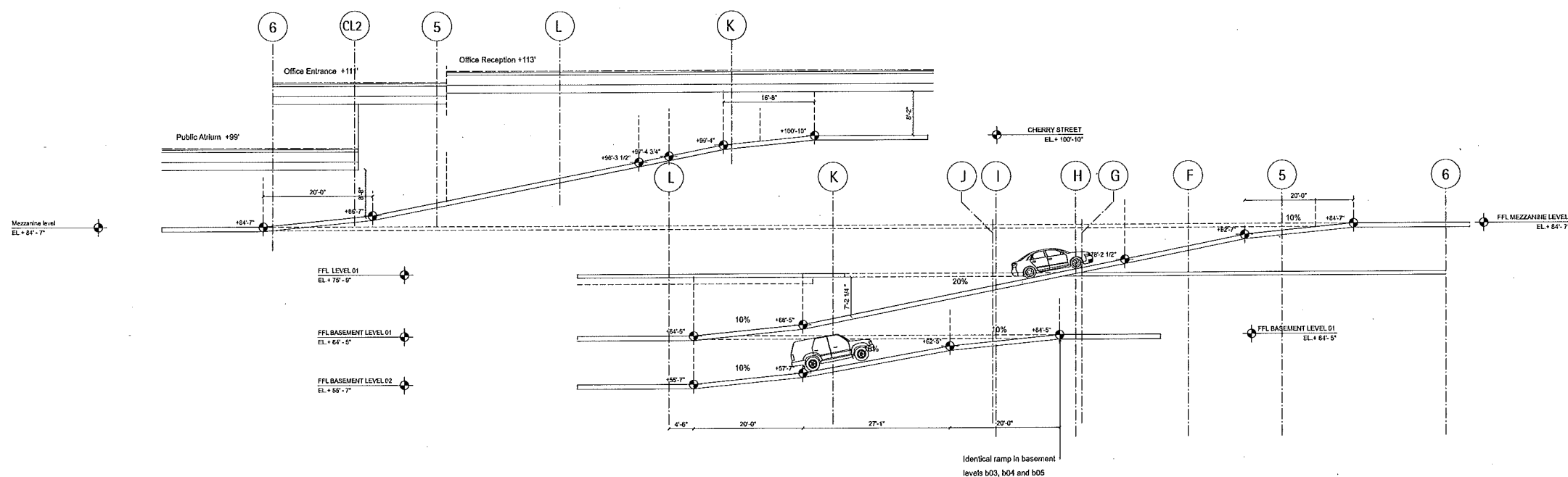
Project
 601 Fourth Avenue

Title
 Enlarged Plaza Section 02

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	02/05/08	BV
Number			Revision
A2602			02

01 SECTION 02
 1/8" = 1'-0"

03 CAR EXIT RAMPS

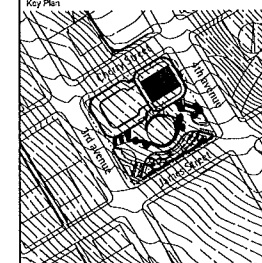


General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in inches unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Foster + Partners shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

04	10/14/03	MJP Corrections	GR
03	06/30/08	Schematic Design Final Issue	GR
02	05/29/08	Schematic Design Submittal	GR
01	06/27/08	Reissue for Anup	GR
00	03/26/08	MJP Submittal	GR
Rev.	Date	Reason For Issue	Checked By

Key Plan



1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 5828
F +1 206 467 0627

Riverside, 221 Centre Road
London SW11 4AN
T +44 (0)20 7738 0455
F +44 (0)20 7738 1107

Client
Triad Civic Center LLC

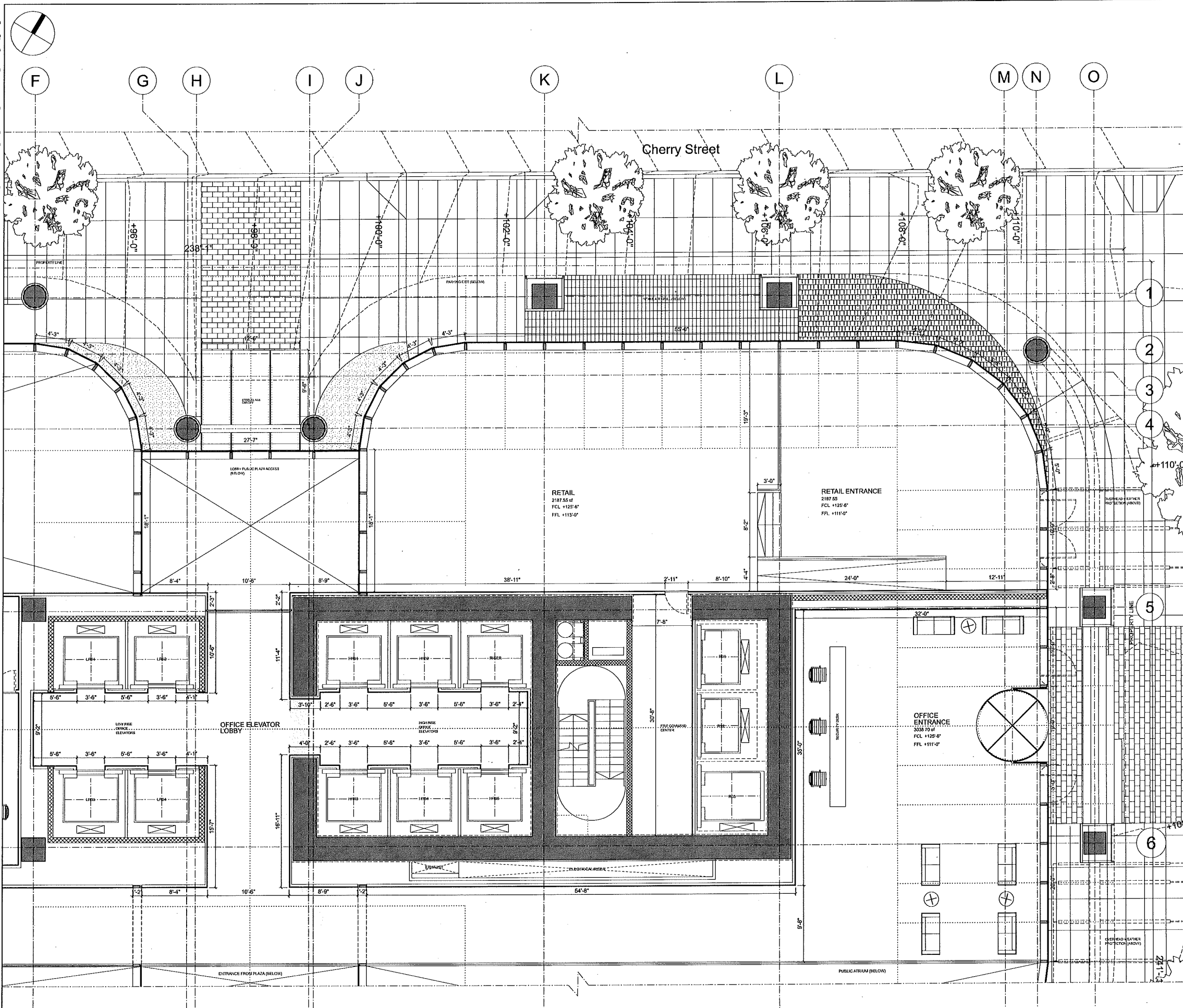
Project
601 Fourth Avenue

Title

Access Ramp Diagrams

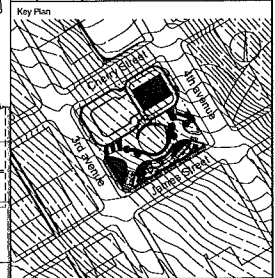
Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/8"=1'	24/03/08	BV
Number			Revision
A3000			03

Road_Annexes08-11-20_MUP_Corrections_Corrections0301_Elevator_Lobby_Plan_Official



- General Notes
1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in inches unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Foster + Partners shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

Rev.	Date	Reason For Issue	C/A
05	11/26/08	MUP Corrections	GR
04	10/14/08	MUP Corrections	GR
03	06/30/08	Schematic Design Final Issue	GR
02	05/28/08	Schematic Design Submittal	GR
01	05/22/08	Issue to Arup	GR
00	03/26/08	MUP Submittal	GR



GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
T +1 206 467 8828
F +1 206 467 0627

Foster + Partners
Riverside Drive, Suite 200
London SW11 4AN
T +44 (0)20 7728 0415
F +44 (0)20 7728 1101

Client
Triad Civic Center LLC

Project
601 Fourth Avenue

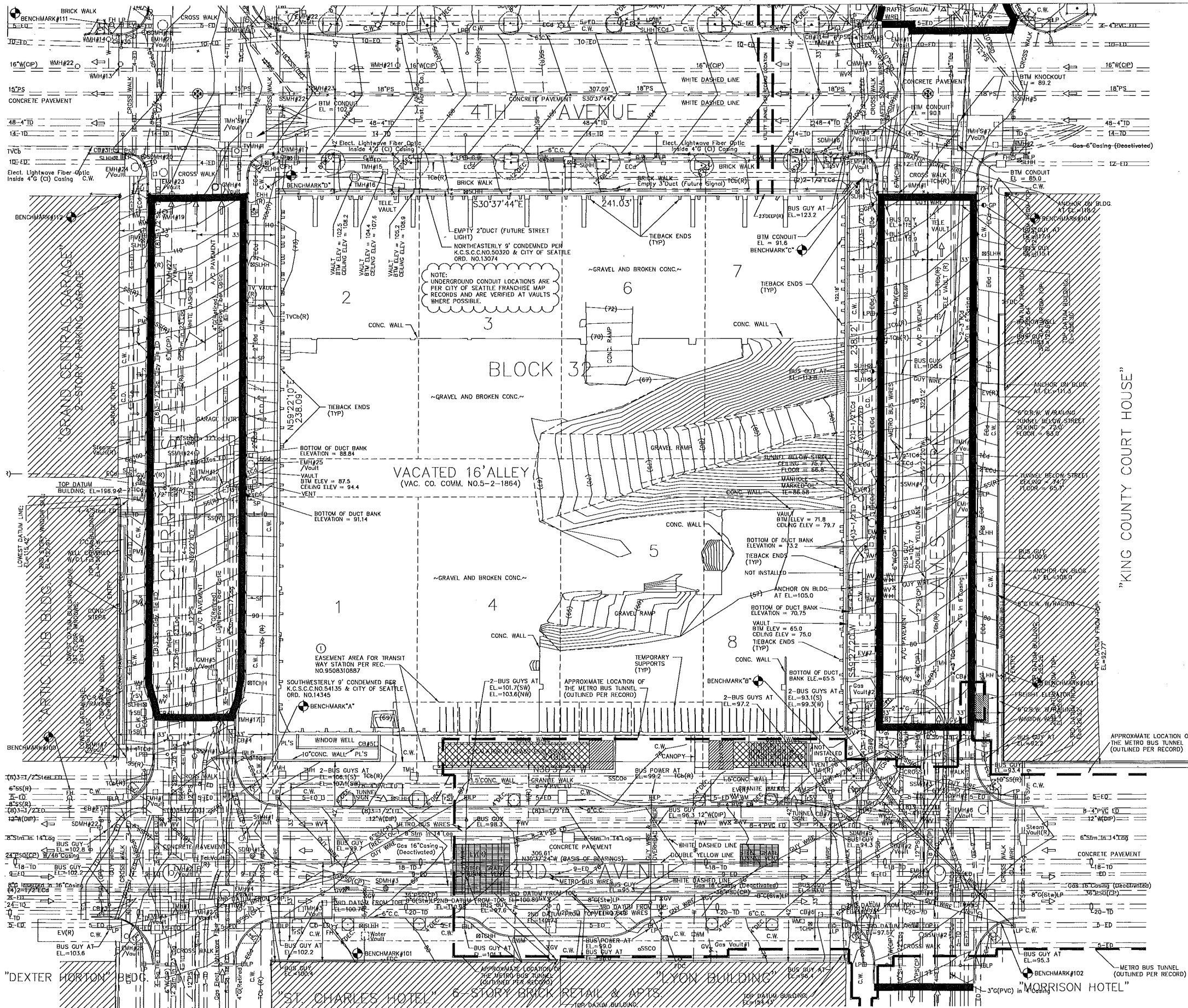
Type
Office Lobby Plan

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1/4"=1'	08/02/08	LA
Number	Revision		
A3501	05		

© Foster + Partners 2008 01-DEC-2008 12:03

01 OFFICE LOBBY PLAN
1/4"=1'

ANSI E sheet size



SITE NOTES

TAX ACCOUNT NO.: 034200-0855-07

ZONING: DMC 340/290-400

OWNING AGENCY: CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT 700 FIFTH AVENUE, SUITE 2000 SEATTLE, WA 98104 (206) 684-8467

SETBACKS: CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

FLOOD ZONE: THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

HORIZONTAL DATUM: NAD 83/91

VERTICAL DATUM: NAVD 88

AREA: SITE AS SHOWN CONTAINS 57,348 SQUARE FEET OR 1.3165 ACRES, MORE OR LESS.

PARKING SPACE COUNT: PARKING SPACES TOTAL 0 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES: BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER: RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS AND STORM DRAINAGE: SEATTLE PUBLIC UTILITIES NETWORK ENGINEERING 700 FIFTH AVENUE SEATTLE, WA 98104 (206) 684-3992

WATER: SEATTLE PUBLIC UTILITIES RESOURCE MANAGEMENT WATER QUALITY & SUPPLY 810 THIRD AVENUE, SUITE 600 SEATTLE, WA 98104 (206) 684-5800

POWER: SEATTLE CITY LIGHT NETWORK ENGINEERING 700 FIFTH AVENUE SEATTLE, WA 98104 (206) 684-3992

NATURAL GAS: PUGET SOUND ENERGY 355 110TH AVENUE NE BELLEVUE, WA 98004 (206) 426-2000 (888) 225-5773

TELEPHONE: QWEST - LDA GROUP PO BOX 625001 LITTLETON, CO 80162 (800) 526-3557

DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 32, ADDITION TO THE TOWN OF SEATTLE AS Laid OUT ON THE CLAIMS OF C.D. BORN AND A.A. DENNY AND H.L. YESLER (COMMONLY KNOWN AS C.D. BORN'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 25, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK ADJOINING SAID LOTS;

EXCEPT THE SOUTHWESTERLY 9 FEET OF LOTS 1, 4, 5, AND 8, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 54135 FOR THE WIDENING OF THIRD AVENUE, AS PROVIDED BY ORDINANCE NUMBER 14345 OF THE CITY OF SEATTLE; AND

EXCEPT THE NORTHEASTERLY 9 FEET OF LOTS 2, 3, 6 AND 7, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 50320 FOR THE WIDENING OF FOURTH AVENUE, AS PROVIDED BY ORDINANCE NUMBER 13074 OF THE CITY OF SEATTLE.

TITLE REPORT REFERENCE: THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1232493, DATED MARCH 20, 2007. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS: ITEMS CIRCLED ARE SHOWN ON MAP.

1. TRANSIT WAY STATION ENTRANCE EASEMENT AND CONSTRUCTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: THE KING COUNTY DEPARTMENT OF METROPOLITAN SERVICES THE CITY OF SEATTLE AUGUST 31, 1995 9508310887

AND: RECORDED: RECORDING NUMBER: 9508310887

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2007113.00

REGISTERED LAND SURVEYOR NO.: 37546

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST SEATTLE, WA 98102-3513

TELEPHONE: (206) 323-4144

TO TRIAD RE LLC AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7A, 7C, 8, 9, 10, 11A, 11B, 12, 13 AND 17, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAKIN A. BELL, P.L.S. NO. 37546

DATE

THE ABOVE CERTIFICATION IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.



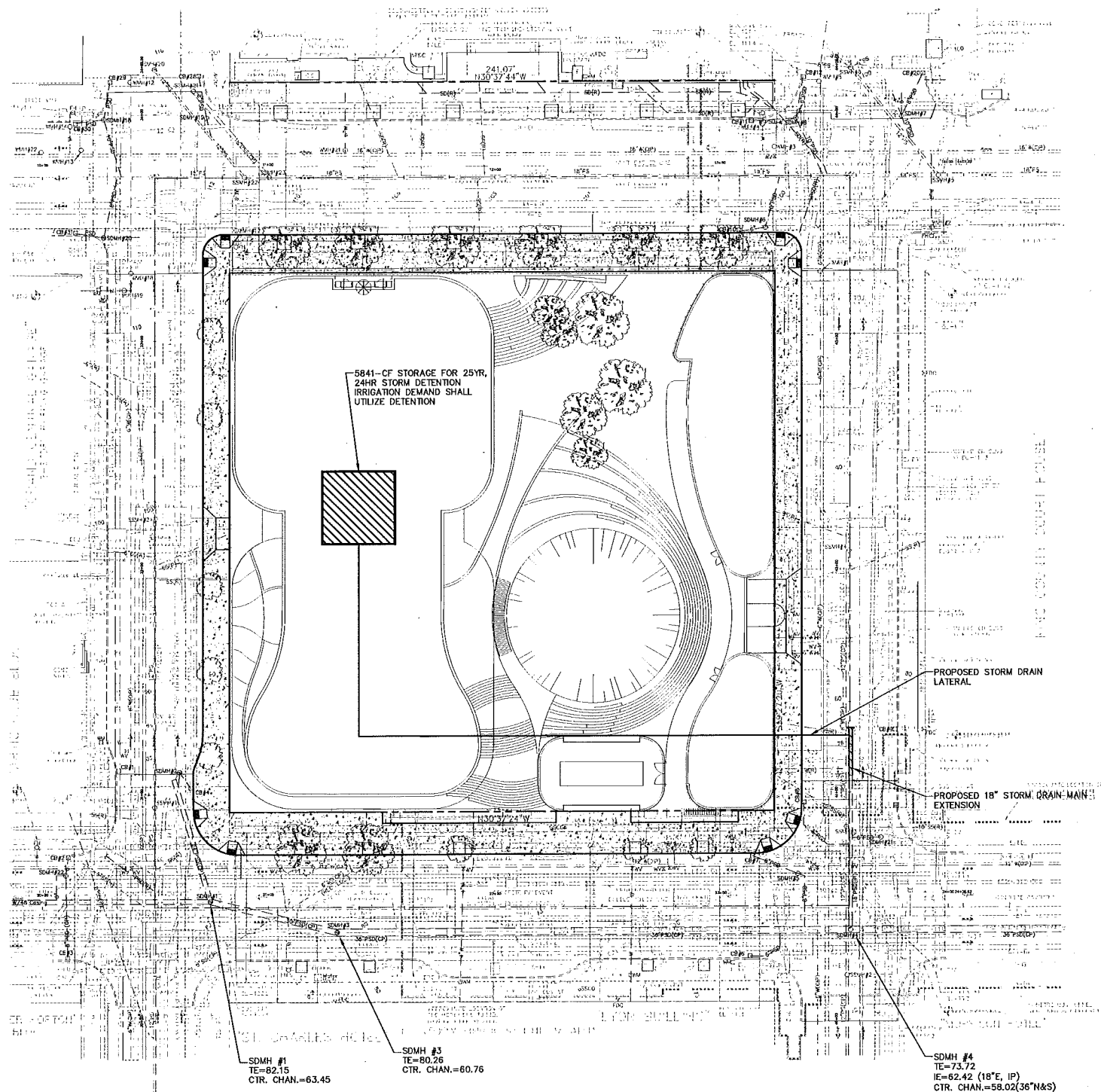
BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVENUE EAST
SEATTLE, WASHINGTON
(206) 323-4144
(206) 426-2000
FAX: (206) 323-4144
E-MAIL: INFO@BRH.COM



TOPOGRAPHIC AND BOUNDARY SURVEY
TRIAD RE LLC
4TH AVENUE AND CHERRY STREET
SEATTLE, KING COUNTY, WASHINGTON

drawn by	checked by
KY/OR	DAB
scale	date
1"=20'	6/07
job no.	2007113.00
sheet	1 of 2

2007113
2007113
LAYERSTATE: XS-SUR



NO.	DATE	REVISION
1	03/18/08	ISSUED FOR CONSTRUCTION



BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1900 1ST AVE. S.W.
SEATTLE, WA 98149
206-462-3513
C-STATE LICENSE NO. 1250



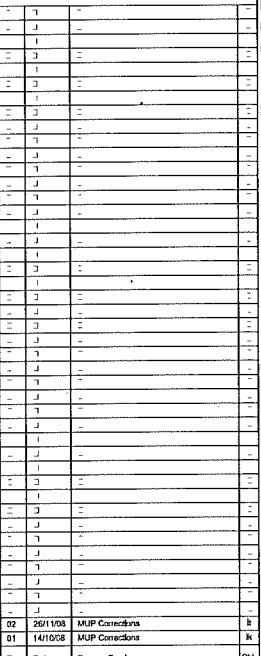
WASHINGTON

SCHEMATIC STORM DRAINAGE PLAN
SEATTLE CIVIC SQUARE
TRIAD CIVIC CENTER LLC

SEATTLE

Drawn by	MRK	Checked by	JDC
Scale	1"=20'	Date	03/18/08
Job No.	2007113.02		
Sheet	C1	of	1

Call 2 Working Days Before You Dig
1-800-424-5555
Utility Underground Location Center
(in MT, ND, OR, WA)

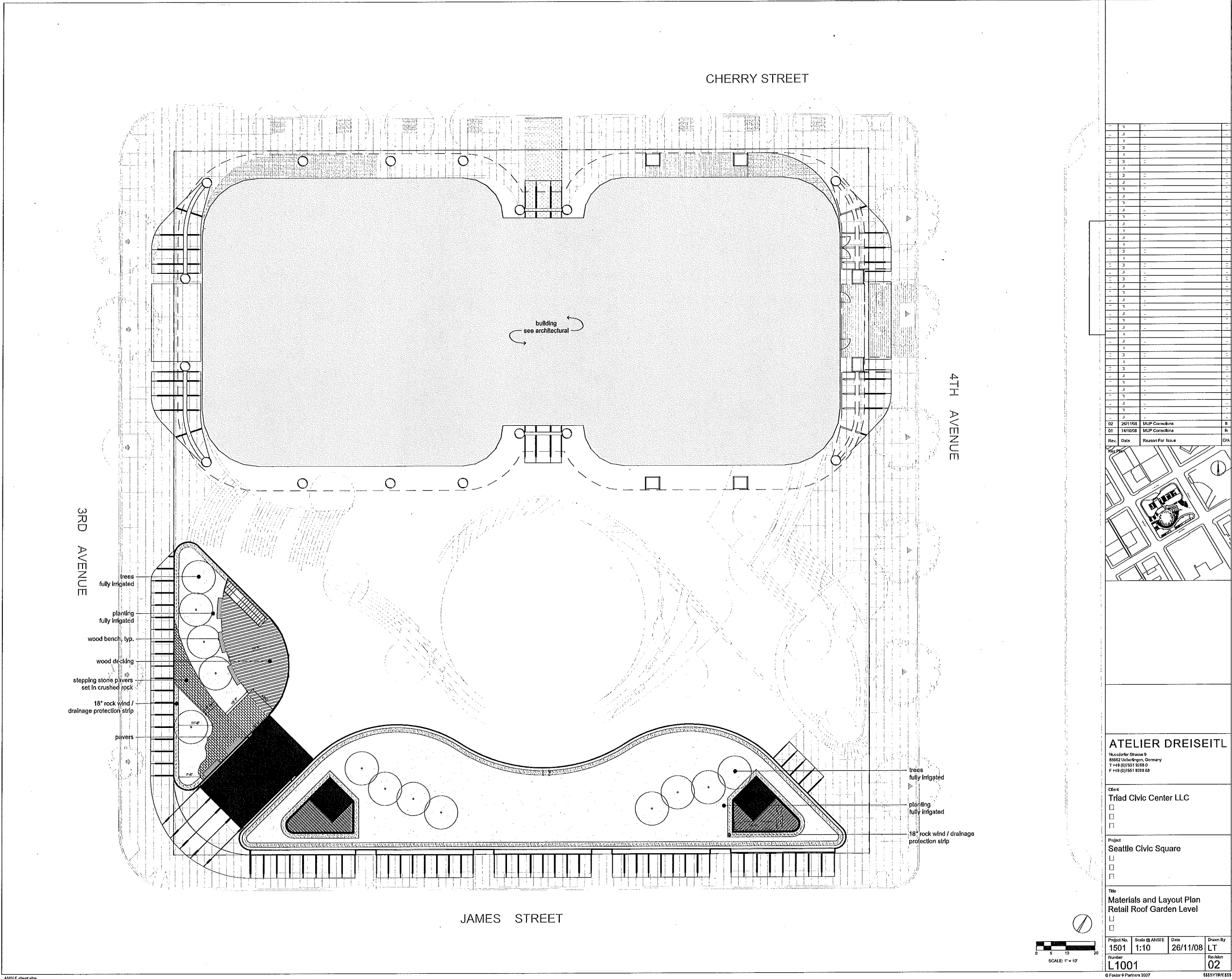


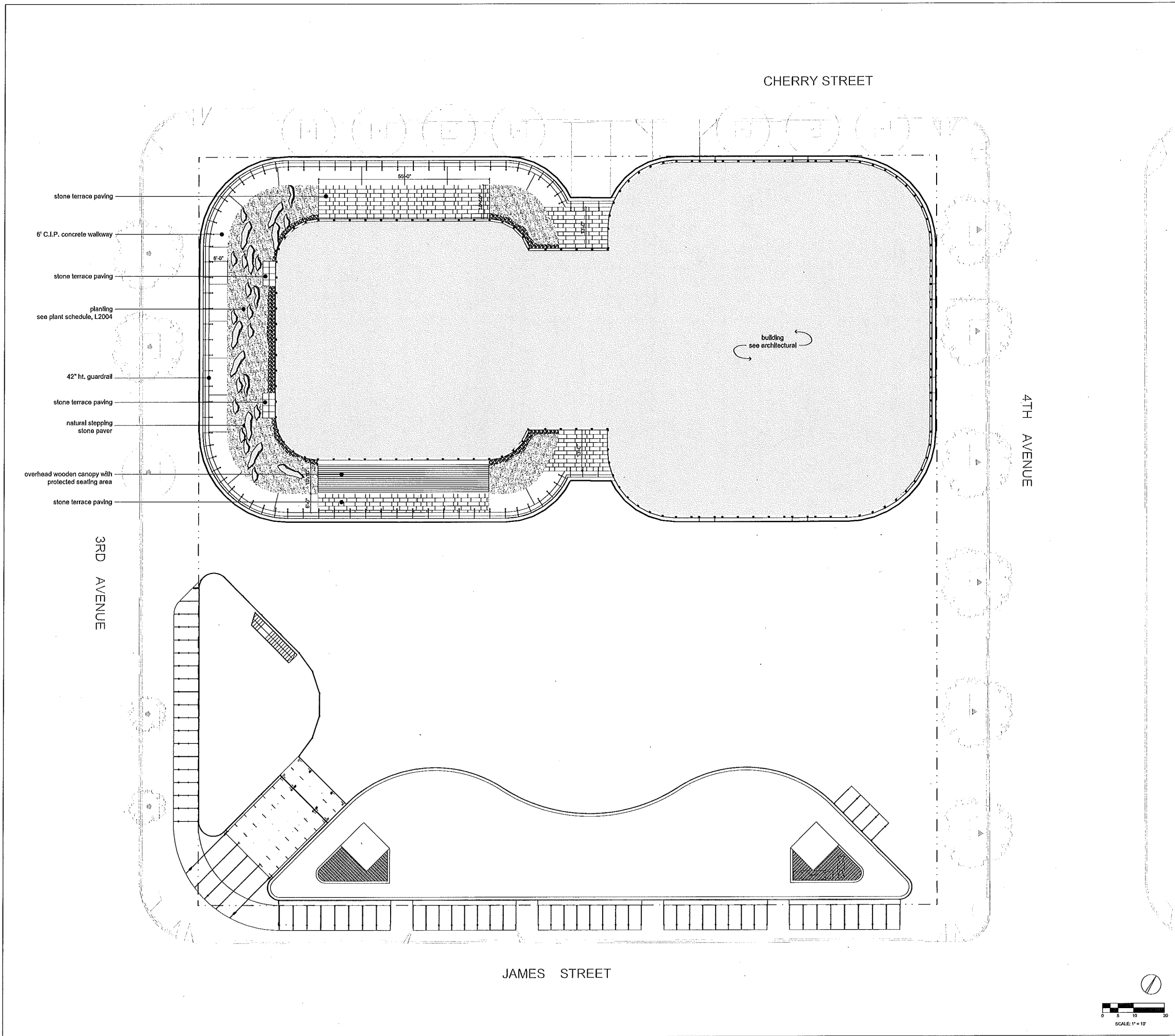
Client
Triad Civic Center LLC
☐
☐
☐

Project
Seattle Civic Square

Materials and Layout Plan Plaza + Street Level

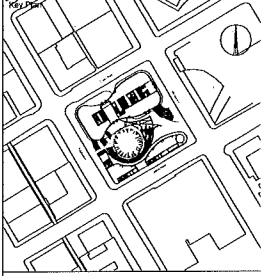
Project No.	Scale @ ANSI E	Date	Drawn By
1501	1:10	26/11/08	LT
Number			Revision
L1000			02





1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

Rev.	Date	Reason For Issue	ORA
02	26/11/08	MUP Corrections	8
01	14/10/08	MUP Corrections	14

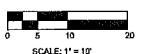


ATELIER DREISEITL
Nussdorfer Strasse 9
83662 Ueberlingen, Germany
T +49 (0)7531 8268 0
F +49 (0)7531 8268 88

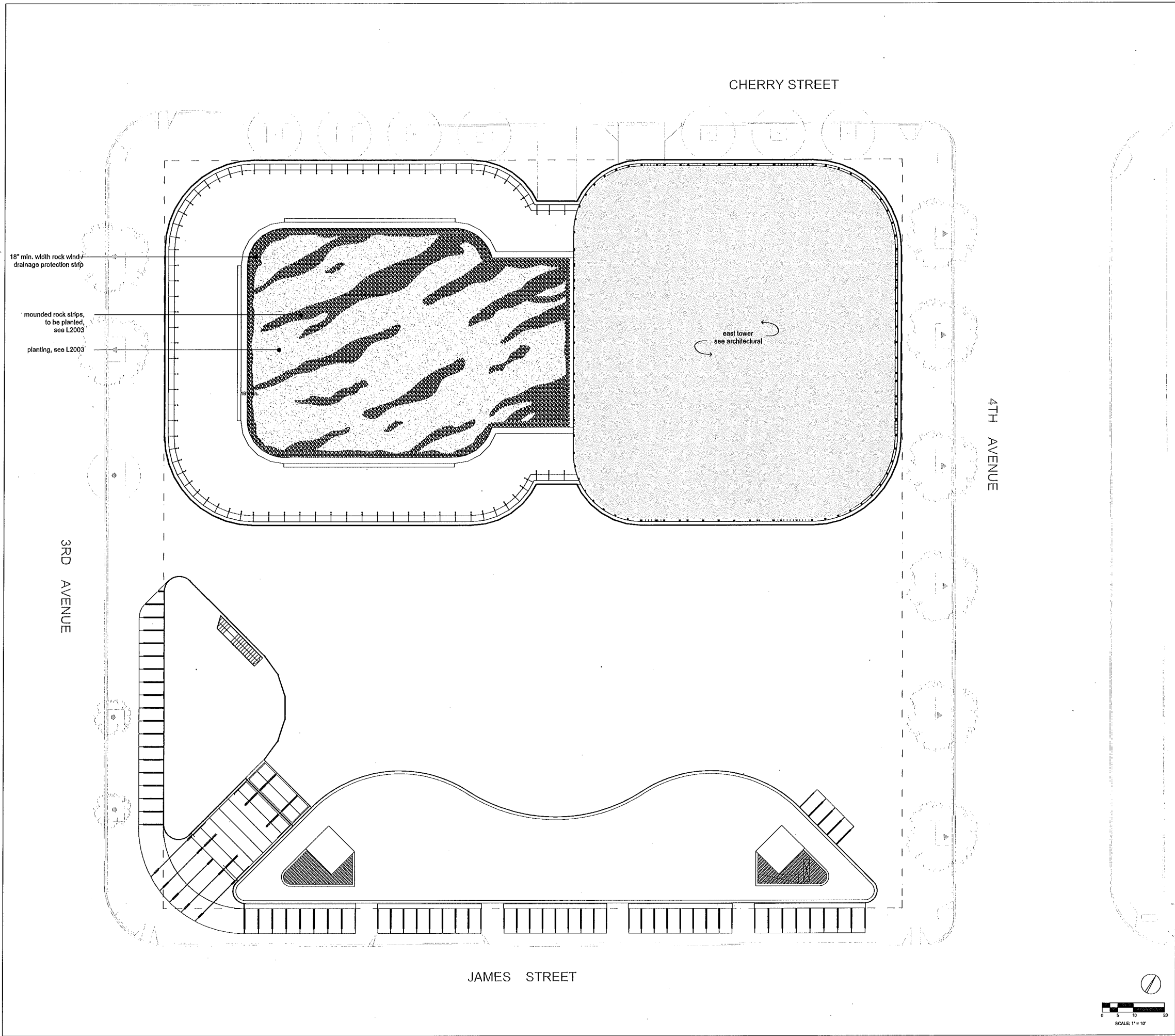
Client
Triad Civic Center LLC
☐
☐

Project
Seattle Civic Square
☐
☐

Title
**Materials and Layout Plan
Amenty Roof Garden Level**
☐
☐

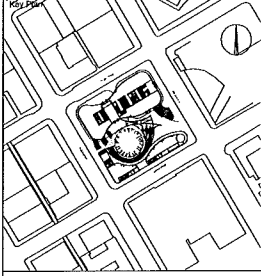


Project No.	Scale @ ANSI E	Date	Drawn By
1501	1:10	26/11/08	LT
Number		Revision	
L1002		02	



01	14/10/08	MUP Corrections	8
02	26/11/08	MUP Corrections	8
03	14/10/08	MUP Corrections	8
04	14/10/08	MUP Corrections	8
05	14/10/08	MUP Corrections	8
06	14/10/08	MUP Corrections	8
07	14/10/08	MUP Corrections	8
08	14/10/08	MUP Corrections	8
09	14/10/08	MUP Corrections	8
10	14/10/08	MUP Corrections	8
11	14/10/08	MUP Corrections	8
12	14/10/08	MUP Corrections	8
13	14/10/08	MUP Corrections	8
14	14/10/08	MUP Corrections	8
15	14/10/08	MUP Corrections	8
16	14/10/08	MUP Corrections	8
17	14/10/08	MUP Corrections	8
18	14/10/08	MUP Corrections	8
19	14/10/08	MUP Corrections	8
20	14/10/08	MUP Corrections	8
21	14/10/08	MUP Corrections	8
22	14/10/08	MUP Corrections	8
23	14/10/08	MUP Corrections	8
24	14/10/08	MUP Corrections	8
25	14/10/08	MUP Corrections	8
26	14/10/08	MUP Corrections	8
27	14/10/08	MUP Corrections	8
28	14/10/08	MUP Corrections	8
29	14/10/08	MUP Corrections	8
30	14/10/08	MUP Corrections	8
31	14/10/08	MUP Corrections	8
32	14/10/08	MUP Corrections	8
33	14/10/08	MUP Corrections	8
34	14/10/08	MUP Corrections	8
35	14/10/08	MUP Corrections	8
36	14/10/08	MUP Corrections	8
37	14/10/08	MUP Corrections	8
38	14/10/08	MUP Corrections	8
39	14/10/08	MUP Corrections	8
40	14/10/08	MUP Corrections	8
41	14/10/08	MUP Corrections	8
42	14/10/08	MUP Corrections	8
43	14/10/08	MUP Corrections	8
44	14/10/08	MUP Corrections	8
45	14/10/08	MUP Corrections	8
46	14/10/08	MUP Corrections	8
47	14/10/08	MUP Corrections	8
48	14/10/08	MUP Corrections	8
49	14/10/08	MUP Corrections	8
50	14/10/08	MUP Corrections	8
51	14/10/08	MUP Corrections	8
52	14/10/08	MUP Corrections	8
53	14/10/08	MUP Corrections	8
54	14/10/08	MUP Corrections	8
55	14/10/08	MUP Corrections	8
56	14/10/08	MUP Corrections	8
57	14/10/08	MUP Corrections	8
58	14/10/08	MUP Corrections	8
59	14/10/08	MUP Corrections	8
60	14/10/08	MUP Corrections	8
61	14/10/08	MUP Corrections	8
62	14/10/08	MUP Corrections	8
63	14/10/08	MUP Corrections	8
64	14/10/08	MUP Corrections	8
65	14/10/08	MUP Corrections	8
66	14/10/08	MUP Corrections	8
67	14/10/08	MUP Corrections	8
68	14/10/08	MUP Corrections	8
69	14/10/08	MUP Corrections	8
70	14/10/08	MUP Corrections	8
71	14/10/08	MUP Corrections	8
72	14/10/08	MUP Corrections	8
73	14/10/08	MUP Corrections	8
74	14/10/08	MUP Corrections	8
75	14/10/08	MUP Corrections	8
76	14/10/08	MUP Corrections	8
77	14/10/08	MUP Corrections	8
78	14/10/08	MUP Corrections	8
79	14/10/08	MUP Corrections	8
80	14/10/08	MUP Corrections	8
81	14/10/08	MUP Corrections	8
82	14/10/08	MUP Corrections	8
83	14/10/08	MUP Corrections	8
84	14/10/08	MUP Corrections	8
85	14/10/08	MUP Corrections	8
86	14/10/08	MUP Corrections	8
87	14/10/08	MUP Corrections	8
88	14/10/08	MUP Corrections	8
89	14/10/08	MUP Corrections	8
90	14/10/08	MUP Corrections	8
91	14/10/08	MUP Corrections	8
92	14/10/08	MUP Corrections	8
93	14/10/08	MUP Corrections	8
94	14/10/08	MUP Corrections	8
95	14/10/08	MUP Corrections	8
96	14/10/08	MUP Corrections	8
97	14/10/08	MUP Corrections	8
98	14/10/08	MUP Corrections	8
99	14/10/08	MUP Corrections	8
100	14/10/08	MUP Corrections	8

Rev.	Date	Reason For Issue	CHK
01	14/10/08	MUP Corrections	8
02	26/11/08	MUP Corrections	8

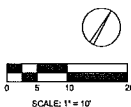


ATELIER DREISEITL
Nussdorfer Strasse 9
85062 Ueberlingen, Germany
T +49 (0)7551 9268-0
F +49 (0)7551 9268-88

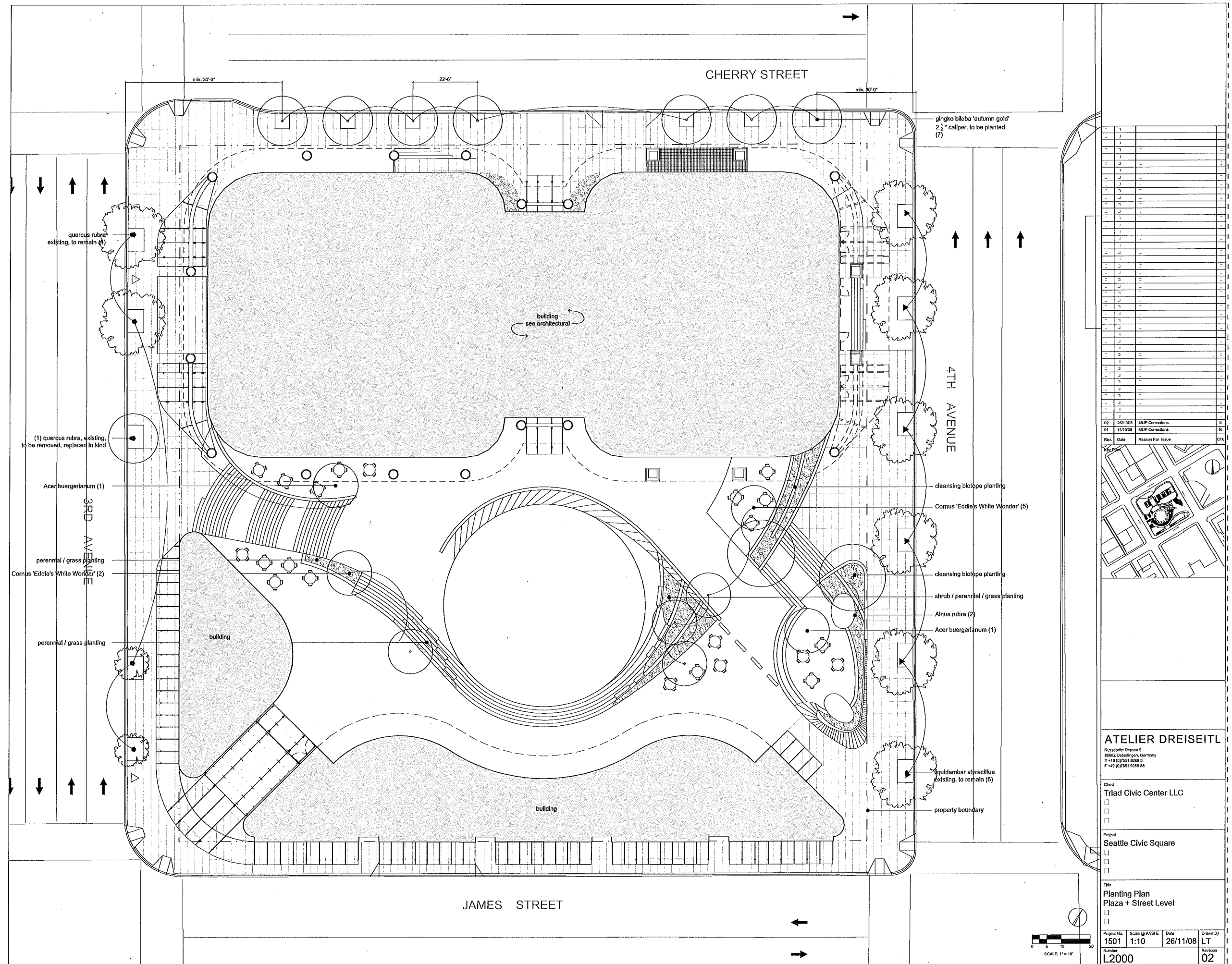
Client
Triad Civic Center LLC

Project
Seattle Civic Square

Title
**Materials and Layout Plan
Office Tower Green Roof Level**

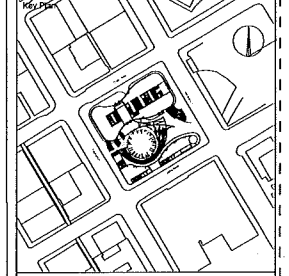


Project No.	Scale @ ANSI E	Date	Drawn By
1501	1:10	26/11/08	LT
Number			
L1003			02



1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	-	-	-	-
17	-	-	-	-
18	-	-	-	-
19	-	-	-	-
20	-	-	-	-
21	-	-	-	-
22	-	-	-	-
23	-	-	-	-
24	-	-	-	-
25	-	-	-	-
26	-	-	-	-
27	-	-	-	-
28	-	-	-	-
29	-	-	-	-
30	-	-	-	-
31	-	-	-	-
32	-	-	-	-
33	-	-	-	-
34	-	-	-	-
35	-	-	-	-
36	-	-	-	-
37	-	-	-	-
38	-	-	-	-
39	-	-	-	-
40	-	-	-	-
41	-	-	-	-
42	-	-	-	-
43	-	-	-	-
44	-	-	-	-
45	-	-	-	-
46	-	-	-	-
47	-	-	-	-
48	-	-	-	-
49	-	-	-	-
50	-	-	-	-
51	-	-	-	-
52	-	-	-	-
53	-	-	-	-
54	-	-	-	-
55	-	-	-	-
56	-	-	-	-
57	-	-	-	-
58	-	-	-	-
59	-	-	-	-
60	-	-	-	-
61	-	-	-	-
62	-	-	-	-
63	-	-	-	-
64	-	-	-	-
65	-	-	-	-
66	-	-	-	-
67	-	-	-	-
68	-	-	-	-
69	-	-	-	-
70	-	-	-	-
71	-	-	-	-
72	-	-	-	-
73	-	-	-	-
74	-	-	-	-
75	-	-	-	-
76	-	-	-	-
77	-	-	-	-
78	-	-	-	-
79	-	-	-	-
80	-	-	-	-
81	-	-	-	-
82	-	-	-	-
83	-	-	-	-
84	-	-	-	-
85	-	-	-	-
86	-	-	-	-
87	-	-	-	-
88	-	-	-	-
89	-	-	-	-
90	-	-	-	-
91	-	-	-	-
92	-	-	-	-
93	-	-	-	-
94	-	-	-	-
95	-	-	-	-
96	-	-	-	-
97	-	-	-	-
98	-	-	-	-
99	-	-	-	-
100	-	-	-	-

Rev.	Date	Reason For Issue	By
02	26/11/08	MUP Corrections	LT
01	14/10/08	MUP Corrections	LT



ATELIER DREISEITL
Nussdorfer Strasse 9
80682 Uehlfingen, Germany
T +49 (0)7551 9268 0
F +49 (0)7551 9268 88

Client
Triad Civic Center LLC

Project
Seattle Civic Square

Title
**Planting Plan
Plaza + Street Level**

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1:10	26/11/08	LT
Number	Revision		
L2000	02		

3RD AVENUE

4TH AVENUE

JAMES STREET

small multi-trunk trees

low growing annual / perennial / grass planting

medium accent shrub

low growing annual / perennial / grass planting

multi-trunk tree grove with understory planting

medium accent shrubs

medium height annual / perennial / grass planting

band of small to medium accent shrubs

3RD AVENUE^W

low growing
annual / perennial /
grass planting

- medium accent shrubs
- medium height annual / perennial / grass planting
- band of small to medium accent shrubs

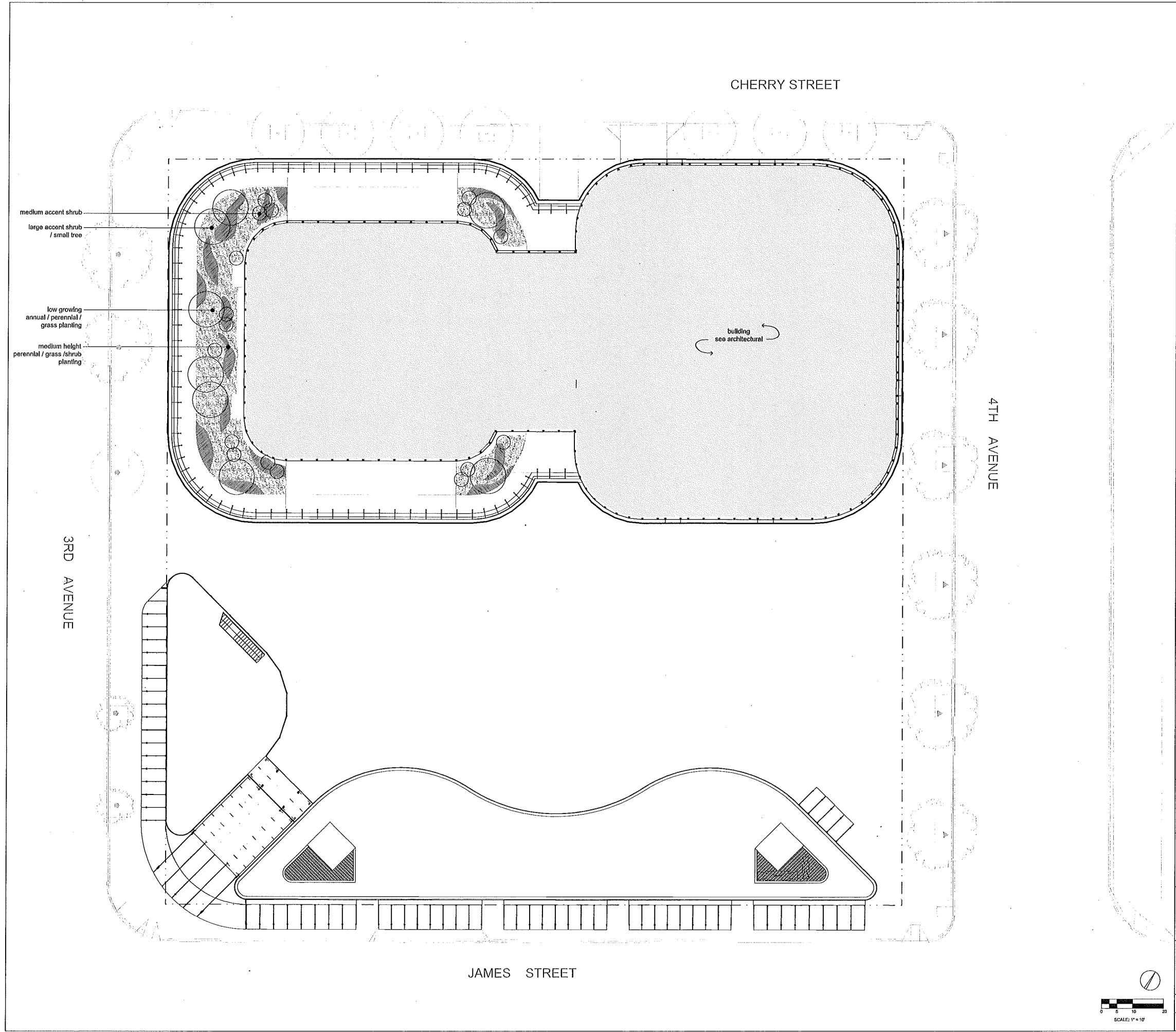
Müssdorfer Strasse 9
88662 Ueberlingen, Germany
T +49 (0)7551 9288 0
F +49 (0)7551 9288 88

Project	Seattle Civic Square
---------	----------------------

☐ ☐			
Project No. 1501	Scale @ ANSIE 1:10	Date 26/11/08	Drawn By LT
Number L2001			Revision 02

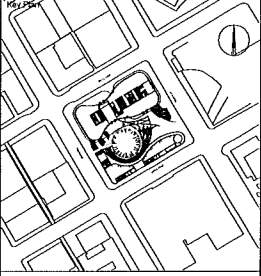
© Foster + Partners 2007

\$\$\$SYTIME\$\$\$



1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

02	26/11/08	MUP Corrections	R
01	14/10/08	MUP Corrections	R
Rev.	Date	Reason For Issue	Chk



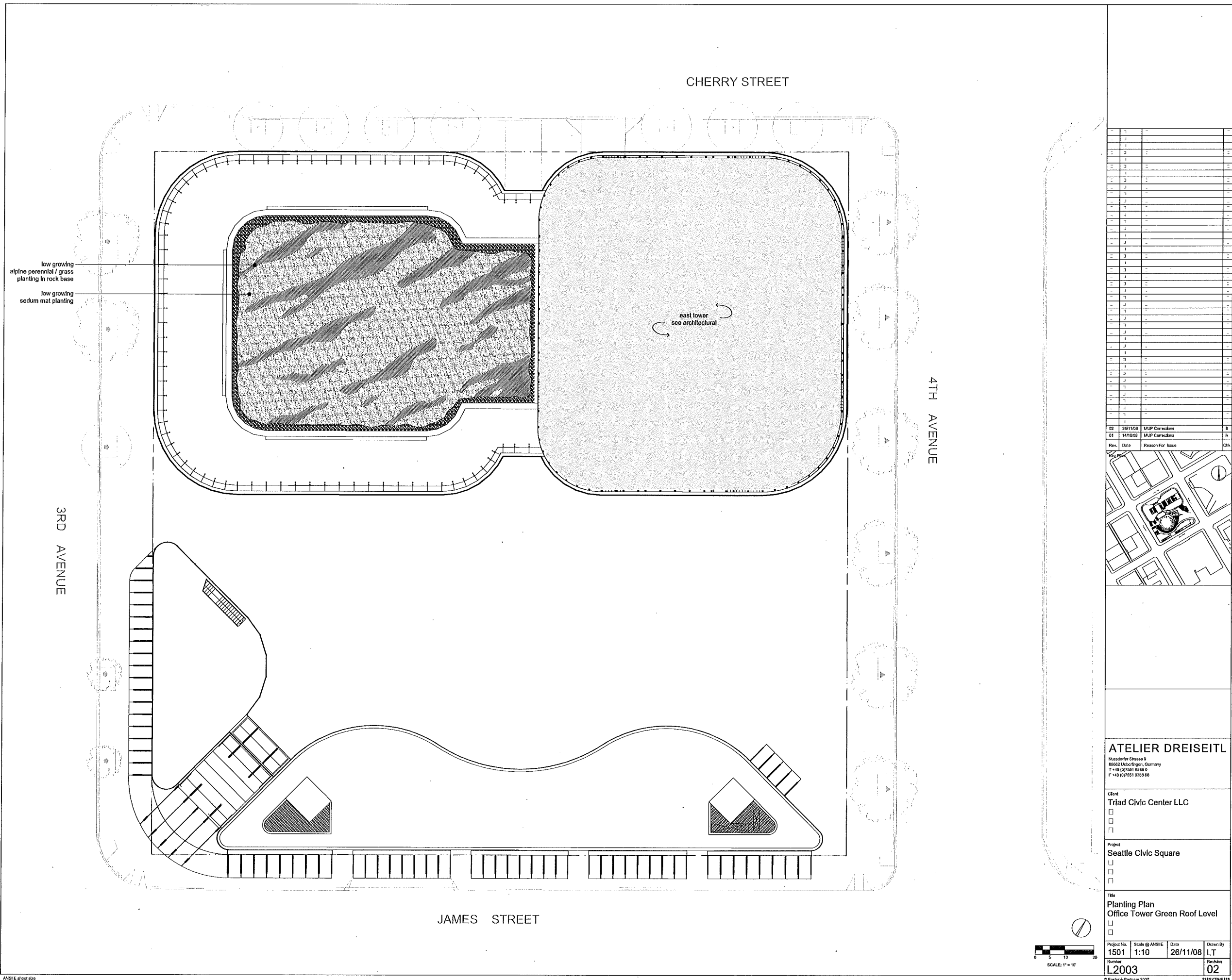
ATELIER DREISEITL
Husdorfer Strasse 9
89662 Ueberlingen, Germany
T +49 (0)7551 9288 0
F +49 (0)7551 9288 66

Client
Triad Civic Center LLC
☐
☐
☐

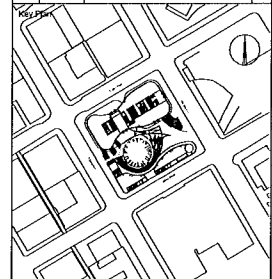
Project
Seattle Civic Square
☐
☐
☐

Title
Planting Plan
Amenty Roof Garden Level
☐
☐

Project No.	Scale @ N/S/E	Date	Drawn By
1501	1:10	26/11/08	LT
Number			Revision
L2002			02



1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100



ATELIER DREISEITL
Nussdorfer Strasse 9
85662 Uebachfing, Germany
T +49 (0)7551 9258 0
F +49 (0)7551 9258 68

Client
Triad Civic Center LLC

Project
Seattle Civic Square

Title
Planting Plan
Office Tower Green Roof Level

Project No.	Scale @ ANSI E	Date	Drawn By
1501	1:10	26/11/08	LT
Number			Revision
L2003			02