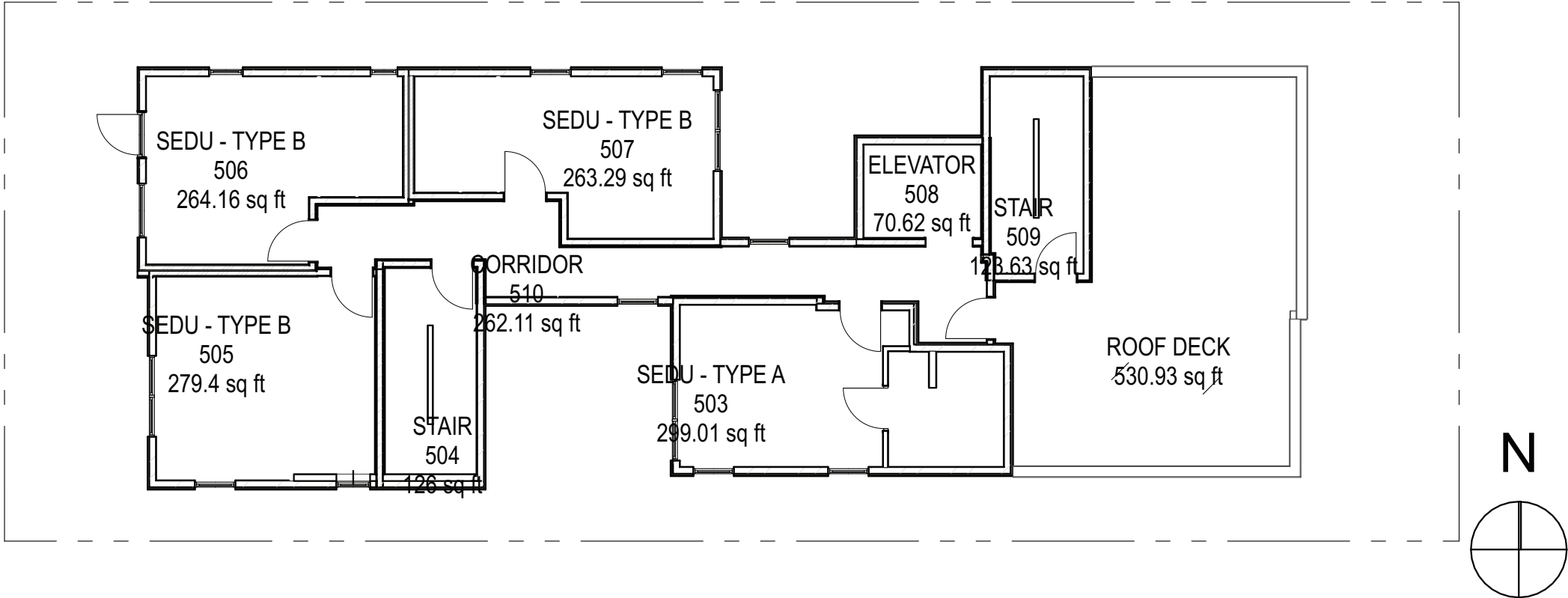
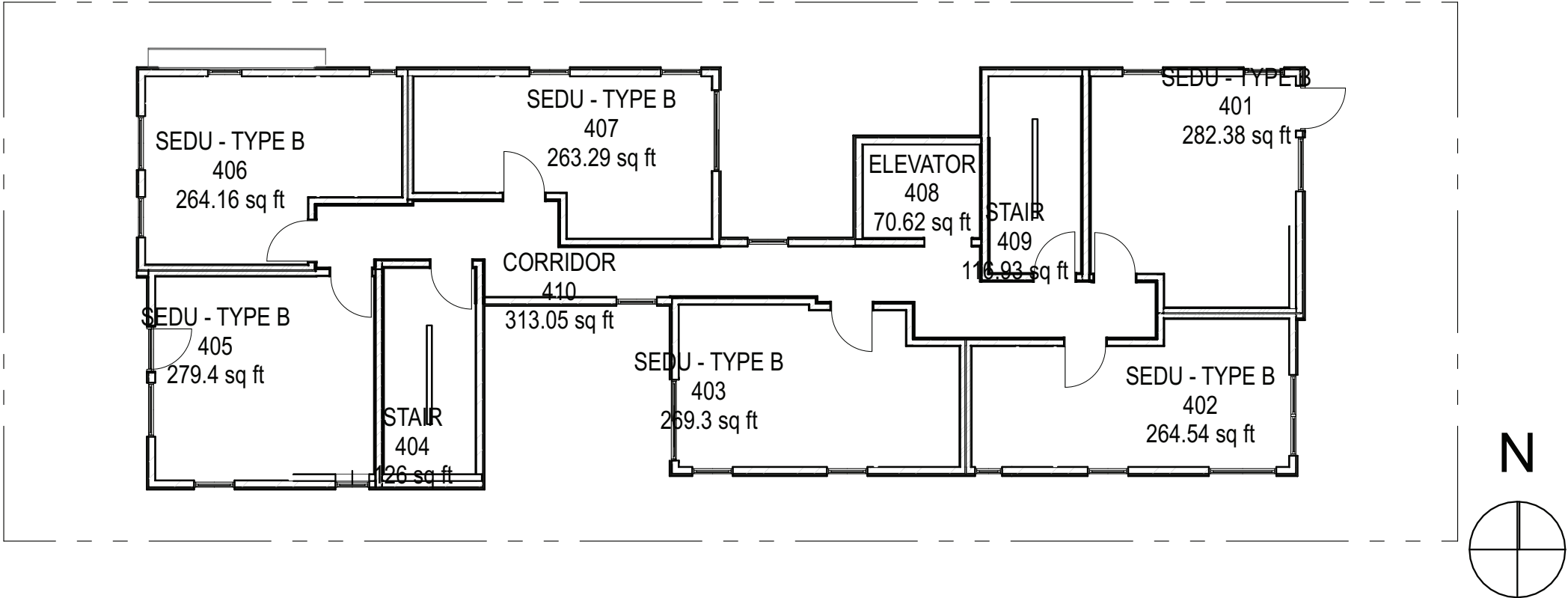
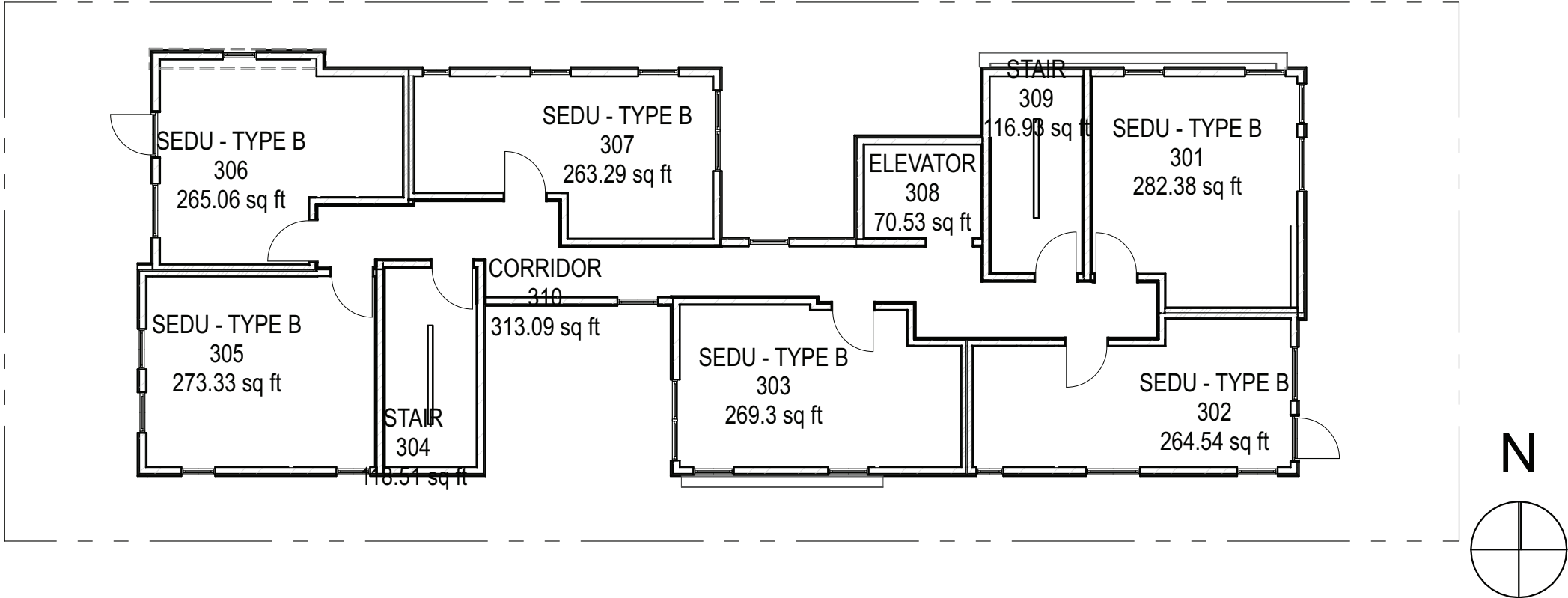




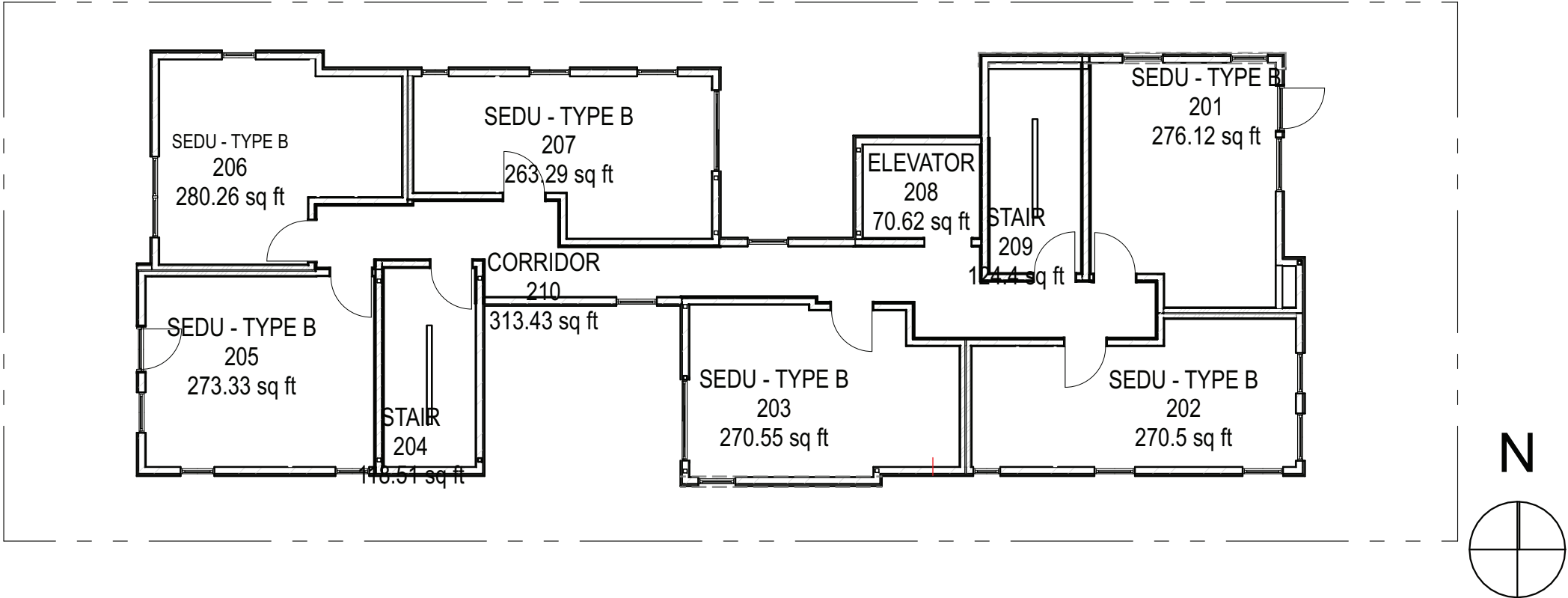
6 FIFTH FLOOR
SCALE: 3/32" = 1'-0"



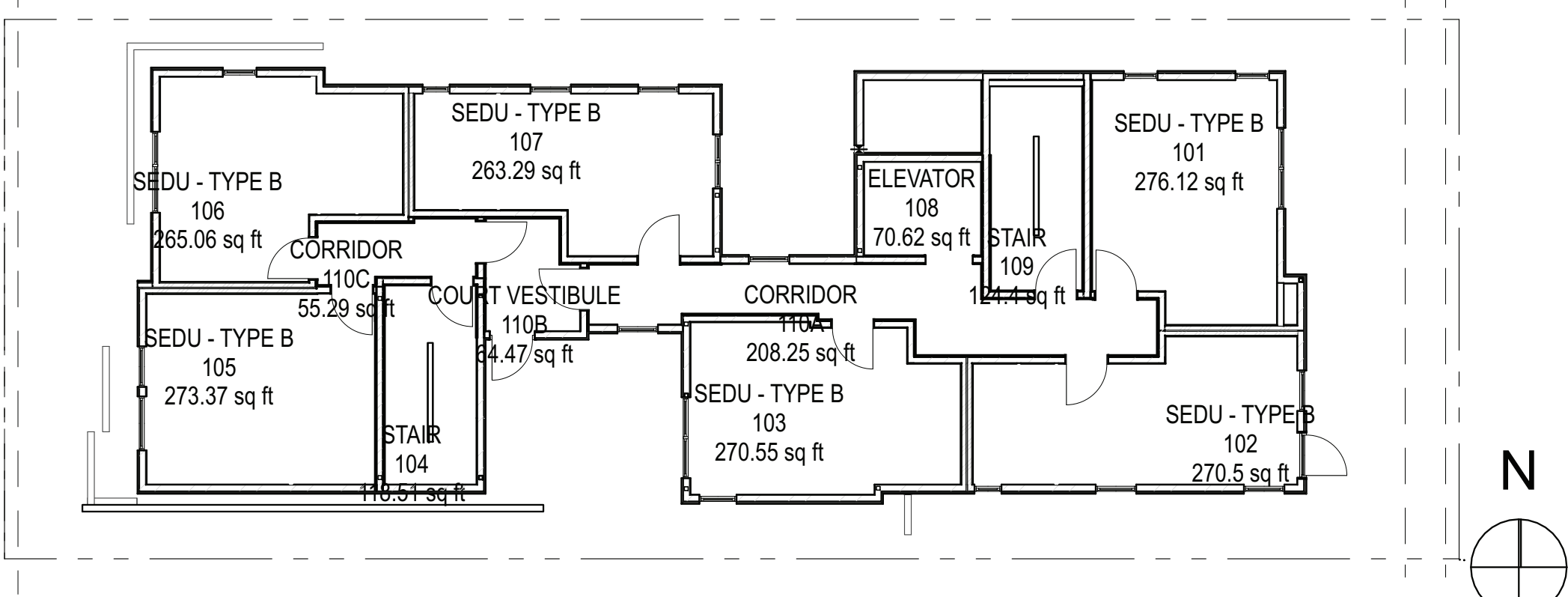
5 FOURTH FLOOR
SCALE: 3/32" = 1'-0"



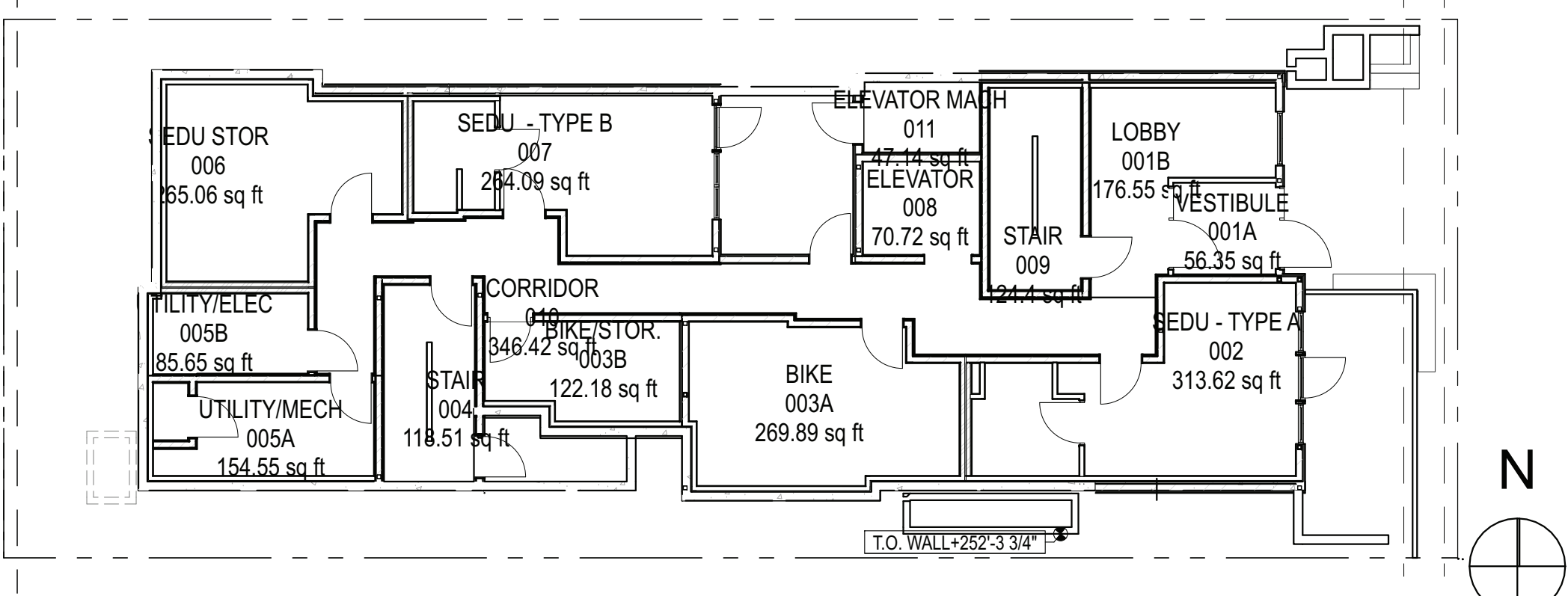
4 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SEDU UNIT SCHEDULE				
UNIT TYPE	UNIT NUMBER	FLOOR	TOTAL GROSS AREA	NET FLOOR AREA
SEDU TYPE 01	UNIT 105	FIRST FLOOR	240.60	157.02
	UNIT 205	SECOND FLOOR	240.60	157.02
	UNIT 305	THIRD FLOOR	240.60	157.02
SEDU TYPE 02	UNIT 503	FIFTH FLOOR	262.71	158.29
	1		262.71 ft²	158.29 ft²
SEDU TYPE 03	UNIT 101	FIRST FLOOR	238.99	152.87
	UNIT 201	SECOND FLOOR	238.99	152.87
	2		477.98 ft²	305.74 ft²
SEDU TYPE 04	UNIT 301	THIRD FLOOR	244.64	156.32
	UNIT 401	FOURTH FLOOR	244.64	156.32
	2		489.28 ft²	312.64 ft²
SEDU TYPE 05	UNIT 102	FIRST FLOOR	237.09	154.45
	UNIT 202	SECOND FLOOR	237.09	154.45
	2		474.18 ft²	308.90 ft²
SEDU TYPE 06	UNIT 302	THIRD FLOOR	231.60	150.00
	UNIT 402	FOURTH FLOOR	231.60	150.00
	2		463.20 ft²	300.00 ft²
SEDU TYPE 07	UNIT 103	FIRST FLOOR	237.93	154.89
	UNIT 203	SECOND FLOOR	237.93	154.89
	2		475.86 ft²	309.78 ft²
SEDU TYPE 08	UNIT 303	THIRD FLOOR	236.72	151.80
	UNIT 403	FOURTH FLOOR	236.72	151.80
	2		473.44 ft²	303.60 ft²
SEDU TYPE 09				

SEDU UNIT SCHEDULE				
UNIT TYPE	UNIT NUMBER	FLOOR	TOTAL GROSS AREA	NET FLOOR AREA
SEDU TYPE 10	UNIT 105	FIRST FLOOR	240.60	157.02
	UNIT 205	SECOND FLOOR	240.60	157.02
	UNIT 305	THIRD FLOOR	240.60	157.02
SEDU TYPE 11	UNIT 405	FOURTH FLOOR	246.27	157.97
	UNIT 505	FIFTH FLOOR	246.27	157.97
	2		492.54 ft²	315.94 ft²
SEDU TYPE 12	UNIT 106	FIRST FLOOR	232.74	150.26
	UNIT 206	SECOND FLOOR	232.74	150.26
	UNIT 306	THIRD FLOOR	232.74	150.26
SEDU TYPE 13	UNIT 406	FOURTH FLOOR	232.17	150.26
	UNIT 506	FIFTH FLOOR	232.17	150.26
	2		464.34 ft²	300.52 ft²
SEDU TYPE 14	UNIT 007	GROUND FLOOR	226.05	150.08
	1		226.05 ft²	150.08 ft²
SEDU TYPE 15	UNIT 107	FIRST FLOOR	228.98	150.06
	1		228.98 ft²	150.06 ft²
SEDU TYPE 16	UNIT 207	SECOND FLOOR	228.98	150.03
	UNIT 307	THIRD FLOOR	228.98	150.03
	UNIT 407	FOURTH FLOOR	228.98	150.03
	UNIT 507	FIFTH FLOOR	228.98	150.03
	4		915.92 ft²	600.12 ft²
			30	7,124.25 ft²
				4,596.93 ft²

UNIT SCHEDULE

NOTES:

- DWELLING UNITS MEET THE STANDARDS OF THE 2018 SEATTLE BUILDING CODE, SECTION 1208 AND SMC 23.42.048
- SEE UNIT PLANS 1/A0.13, 2/A0.13, 3/A0.13 FOR ALLOCATION OF MINIMUM 30 SF OF OCCUPIABLE AREA AND STORAGE SPACE FOR EACH SEDU UNIT

SEDU COMPLIANCE

DIRECTOR'S RULE 9-2017

BACKGROUND:

THIS RULE SETS FORTH MINIMUM ROOM SIZE AND OTHER TECHNICAL REQUIREMENTS FOR SMALL EFFICIENCY DWELLING UNITS.

SEATTLE BUILDING CODE (SBC) SECTION 1208 OUTLINES MINIMUM INTERIOR SPACE DIMENSIONS FOR ROOM WIDTHS (1208.1), CEILING HEIGHTS (1208.2), AND ROOM AREA, (1208.3) FOR DWELLING UNITS, AND (1208.4) FOR EFFICIENCY DWELLING UNITS. SECTION 1208.4 ALSO REQUIRES UNITS TO BE PROVIDED A SEPARATE CLOSET AND BATHROOM, KITCHEN AREA WITH A KITCHEN SINK, COOKING APPLIANCE, AND REFRIGERATION FACILITIES.

THIS RULE ALLOWS FOR EFFICIENCY UNITS SMALLER THAN REQUIRED BY SECTION 1208.4, WHEN OTHER SPECIFIED AMENITIES ARE PROVIDED.

RULE:

DWELLING UNITS SHALL COMPLY WITH THE SBC SECTION 1208 FOR INTERIOR DIMENSIONS, EXCEPT WHEN MODIFIED BY THIS RULE. SMALL EFFICIENCY DWELLING UNITS (SEDU) ARE SINGLE, INDEPENDENT, RESIDENTIAL UNITS CONSISTING OF ONE HABITABLE ROOM (EXCLUDING KITCHEN, BATH, CLOSETS, STORAGE AREAS, AND BUILT-INS). DWELLING UNITS HAVING A LIVING ROOM FLOOR AREA 220 SQUARE FEET OR GREATER, OR A TOTAL GROSS UNIT SIZE EXCEEDING 320 SQUARE FEET MEASURED TO THE INTERIOR FACE OF UNIT BOUNDING WALLS, ARE NOT CONSIDERED SMALL EFFICIENCY DWELLING UNITS AND AT A MINIMUM, SHALL MEET THE EFFICIENCY DWELLING UNIT REQUIREMENTS FOUND IN SBC SECTION 1208.4.

FLOOR AREA:

HABITABLE SPACE: A SEDU SHALL HAVE A LIVING ROOM OF AT LEAST 120 SQUARE FEET OF NET FLOOR AREA OF HABITABLE SPACE MEETING DIMENSIONS OUTLINED IN SBC 1208.1 AND 1208.2.

OCCUPIABLE SPACE:

A SEDU SHALL HAVE AN ADDITIONAL 30 SQUARE FEET OF NET FLOOR AREA OF OCCUPIABLE SPACE, WHICH IS NOT REQUIRED TO MEET THE HABITABLE SPACE DIMENSIONS OF SBC 1208.1. CONTIGUOUS TO THE 120-NET SQUARE FOOT LIVING ROOM FLOOR AREA, THE REQUIRED 150 SQUARE FEET OF NET FLOOR AREA OF CONTIGUOUS HABITABLE OCCUPIABLE SPACE SHALL BE ON ONE FLOOR LEVEL. SPACE OCCUPIED BY STRUCTURAL FEATURES, BATHROOMS, CLOSETS, CABINETS, APPLIANCES, BUILTINS, OR ANY ENCROACHMENTS NOT SPECIFIED IN SBC 1208.1 AND 1208.2, SHALL NOT BE INCLUDED WHEN CALCULATING THE REQUIRED NET FLOOR AREA.

FOOD PREPARATION AREA:

A FOOD PREPARATION AREA SHALL BE PROVIDED WITH THE FOLLOWING COMPONENTS WITH EACH HAVING A CLEAR WORKING SPACE OF NOT LESS THAN 30 INCHES:

- COOKING APPLIANCE;
- REFRIGERATOR;
- SINK WITH HOT AND COLD WATER;
- FOOD AND UTENSIL STORAGE SPACE; AND
- CONTIGUOUS COUNTERTOP WORK AREA OF NOT LESS THAN 4 SQUARE FEET

FOR THE PURPOSES OF THIS RULE ONLY, A MICROWAVE OVEN IS PERMITTED TO SERVE AS THE COOKING APPLIANCE AND SHALL NOT ENCROACH ON THE REQUIRED COUNTERTOP WORK AREA. THE FOOD PREPARATION AREA SHALL BE PROVIDED WITH TWO 20 AMPERES SMALL APPLIANCE BRANCH CIRCUITS. EACH CIRCUIT SHALL SERVE AT LEAST ONE DUPLEX RECEPTACLE BUILT-IN COOKING APPLIANCES SHALL BE ON AN ADDITIONAL CIRCUIT.

CLOSETS AND STORAGE:

A BUILT-IN CLOSET SHALL BE PROVIDED WITHIN EACH UNIT. THE PORTION OF A CLOSET USED TO STORE BUILT-IN BEDS OR OTHER EQUIPMENT SHALL NOT BE COUNTED IN THE SEDU'S REQUIRED SQUARE FOOTAGE, AND IT ALSO SHALL NOT BE COUNTED ASA REQUIRED CLOSET. ADDITIONALLY, THERE SHALL BE 55 CUBIC FEET OF STORAGE SPACE PROVIDED FOR EACH UNIT LOCATED ANYWHERE WITHIN THE BUILDING, AND SEVERAL MAY BE GROUPED TOGETHER IN A COMMON STORAGE AREA.

NATURAL LIGHT:

HABITABLE/OCCUPIABLE SPACE SHALL BE PROVIDED WITH NATURAL LIGHT PER SBC SECTION 1205.2.

Architect of Record b9 architects 610 2nd Avenue Seattle, WA 98104 206.297.1284 www.b9architects.com	Project: 4723 18th Avenue NE	Location: 4723 18th Avenue NE Seattle, WA 98105 SDCI Number: 6894626-CN, 6894627-DM	Professional Stamp 8914 REGISTERED ARCHITECT Bradley G. Khouri STATE OF WASHINGTON	Issue ID Issue Name Issue Date Master Use Permit 9/15/22 01 Building Permit 1/22/23 02 MUP Correction Cycle 1 3/28/23 08 Building Permit Correction Cycle 4 12/1/23	City Stamp	SEDU Compliance Plans A0.18
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