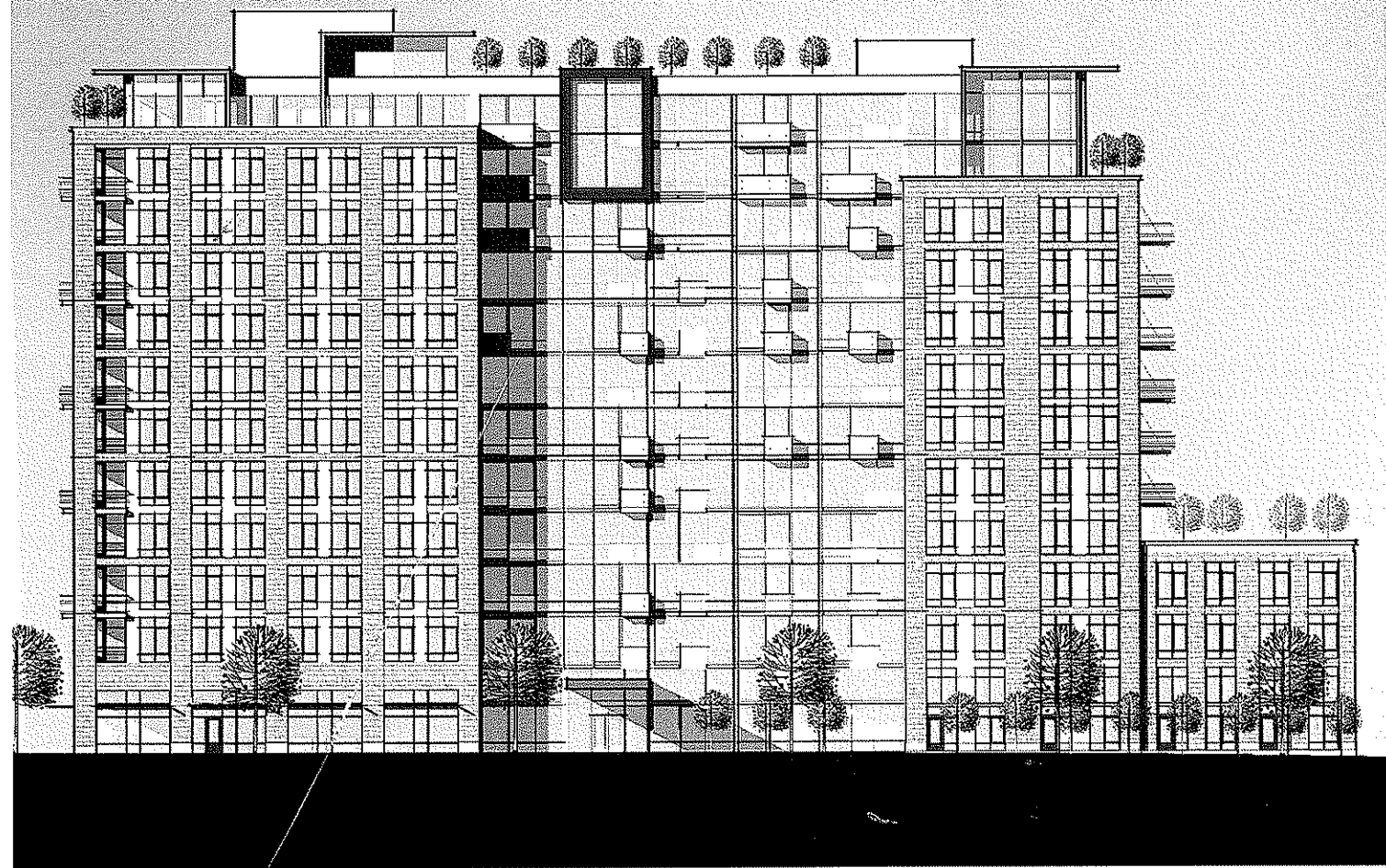


2ND + BROAD



S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC

PRELIMINARY PRICING SET OCTOBER 10, 2005

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- A2.02 PARKING LEVEL P2
- A2.03 PARKING LEVEL P1
- A2.04 GROUND LEVEL PLAN
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NO.	DATE	REVISION

PROJECT MANAGER: VJ
DESIGN MANAGER: SM
PROJECT ARCHITECT: [Name]
PROJECT ENGINEER: [Name]
CHECKED: [Name]
PROJECT MGR: [Name]

NOT FOR CONSTRUCTION

TITLE SHEET

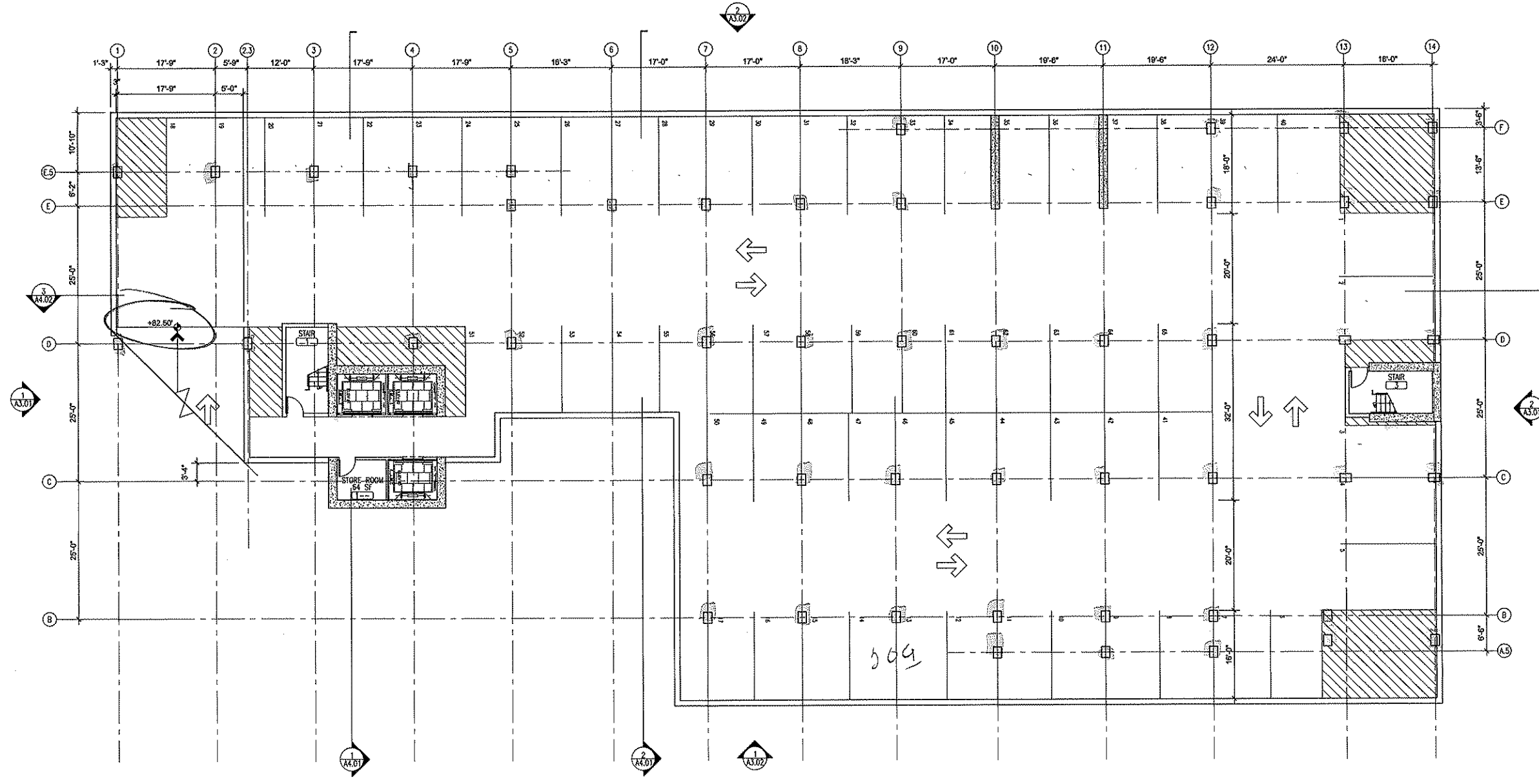
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DATE: OCTOBER 10, 2005
PROJECT NUMBER: S.I. 2004104400001(CaddV1)
SHEET NUMBER: AISHEETS\IA\X.XX

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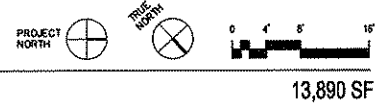
PRELIMINARY PRICING
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



○ PARKING LEVEL 3 PLAN
1/8" = 1'-0"



END WALLS = 5000 SF

49 COLS.

5' STAIRS

NO.	DATE	REVISION

PROJECT OWNER	
VF	
PROJECT MANAGER	
SIM	
PROJECT ARCHITECT	
PROJECT TEAM MEMBER	
DATE	
PROJECT NO.	

NOT FOR CONSTRUCTION

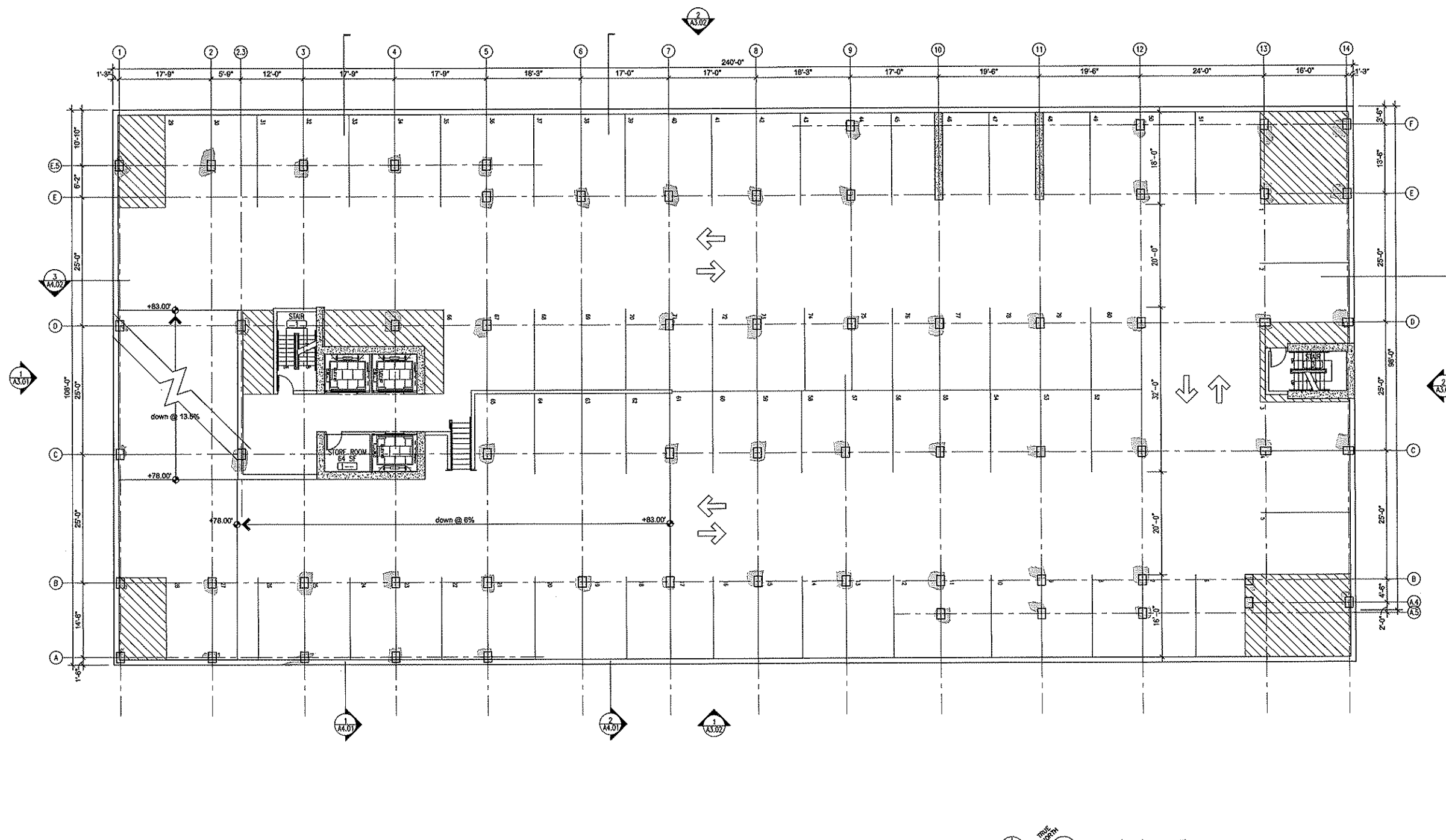
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PLAN

PROJECT NO. 04400.00
DATE OCTOBER 10, 2005
PROJECT NUMBER FILE S:\2004\0440000\Cardiff\A\A
SHEETS\XAX.XXX
SHEET NAME

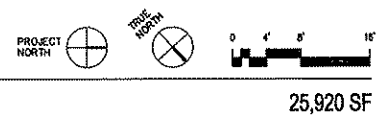
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



PARKING LEVEL 2 PLAN
1/8" = 1'-0"



*FNO WALLS = 5916 SF = 100
25,920 SF*

80 STALLS

NO.	DATE	REVISION

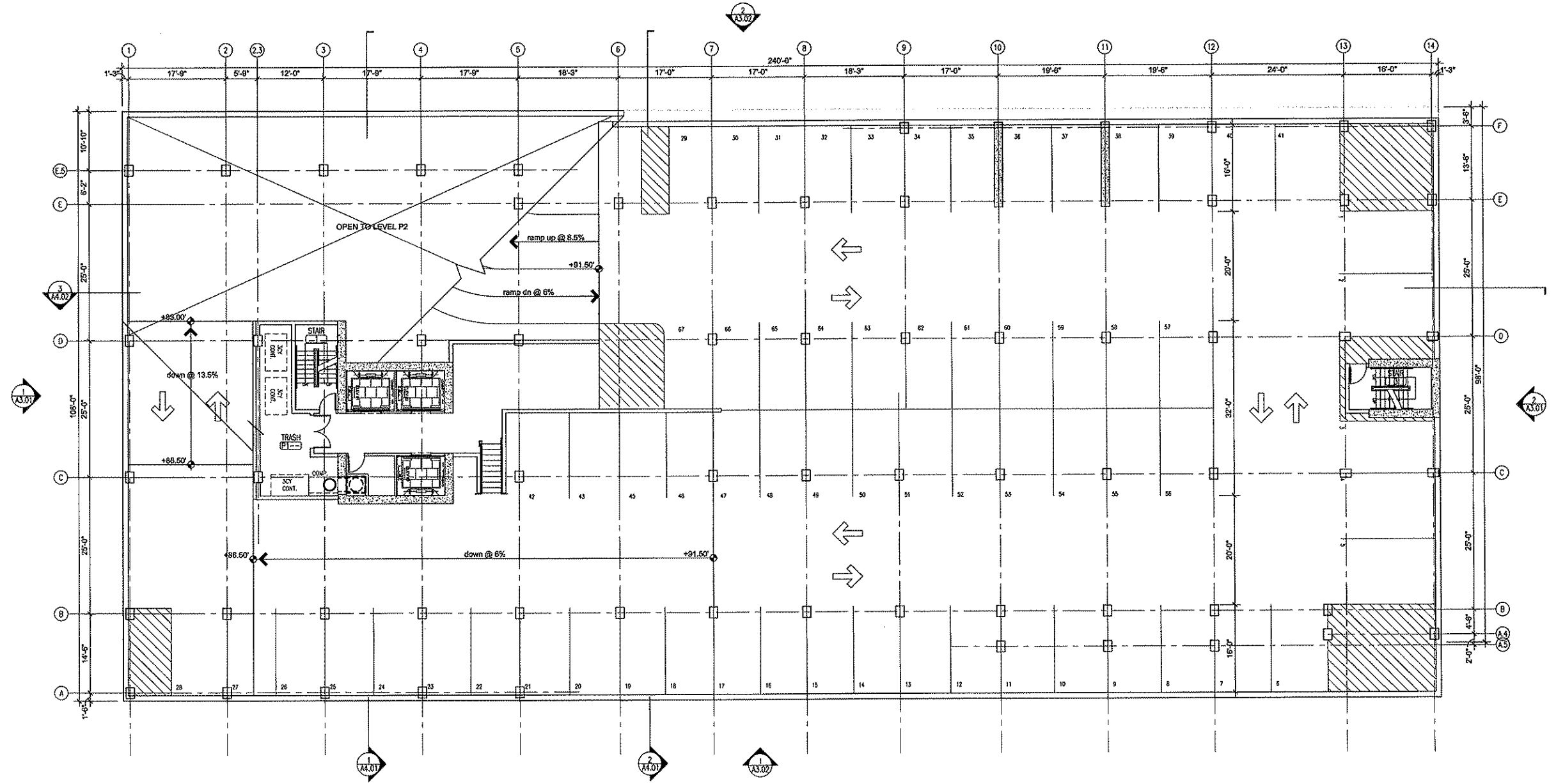
NOT FOR CONSTRUCTION

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DATE: OCTOBER 10, 2005
PROJECT REVISION FILE: S:\2004\104400001\Cadd\A\A
SHEETS\A2.02

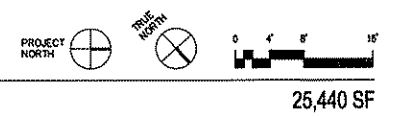
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PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



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



67 STALLS

NOT FOR CONSTRUCTION

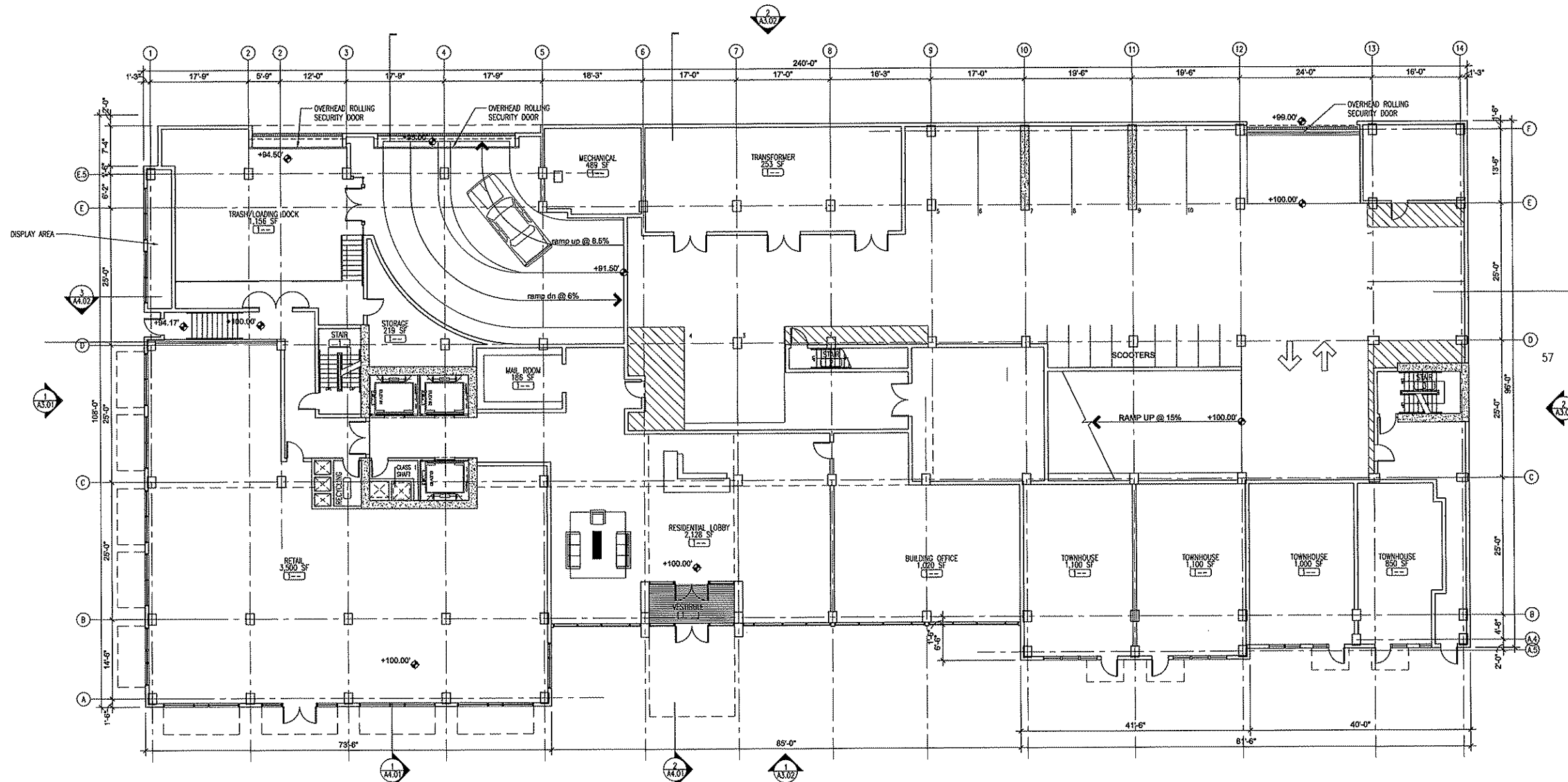
THE
**PARKING LEVEL 1
PLAN**

PROJECT NO. 04400.00
DATE OCTOBER 10, 2005
PROJECT NUMBER PLAN S/I_2004(0440000)Cadd(A)
SHEET NUMBER A/SHEETS/AXXX

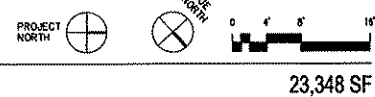
A2.03
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



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



23,348 SF

NO.	DATE	REVISION

PROJECT OWNER	VF
PROJECT ARCHITECT	SM
PROJECT CONSULTANT	-
PROJECT TEAM WORKS	-
DRAWN	-
PROJECT NO.	-
PROJECT FILE	-

NOT FOR CONSTRUCTION

PROJECT NAME
2ND + BROAD

PROJECT NO.
04400.00

DATE
OCTOBER 10, 2005

PROJECT INTERNAL FILE
S:\2004\04400001\Cadd\A

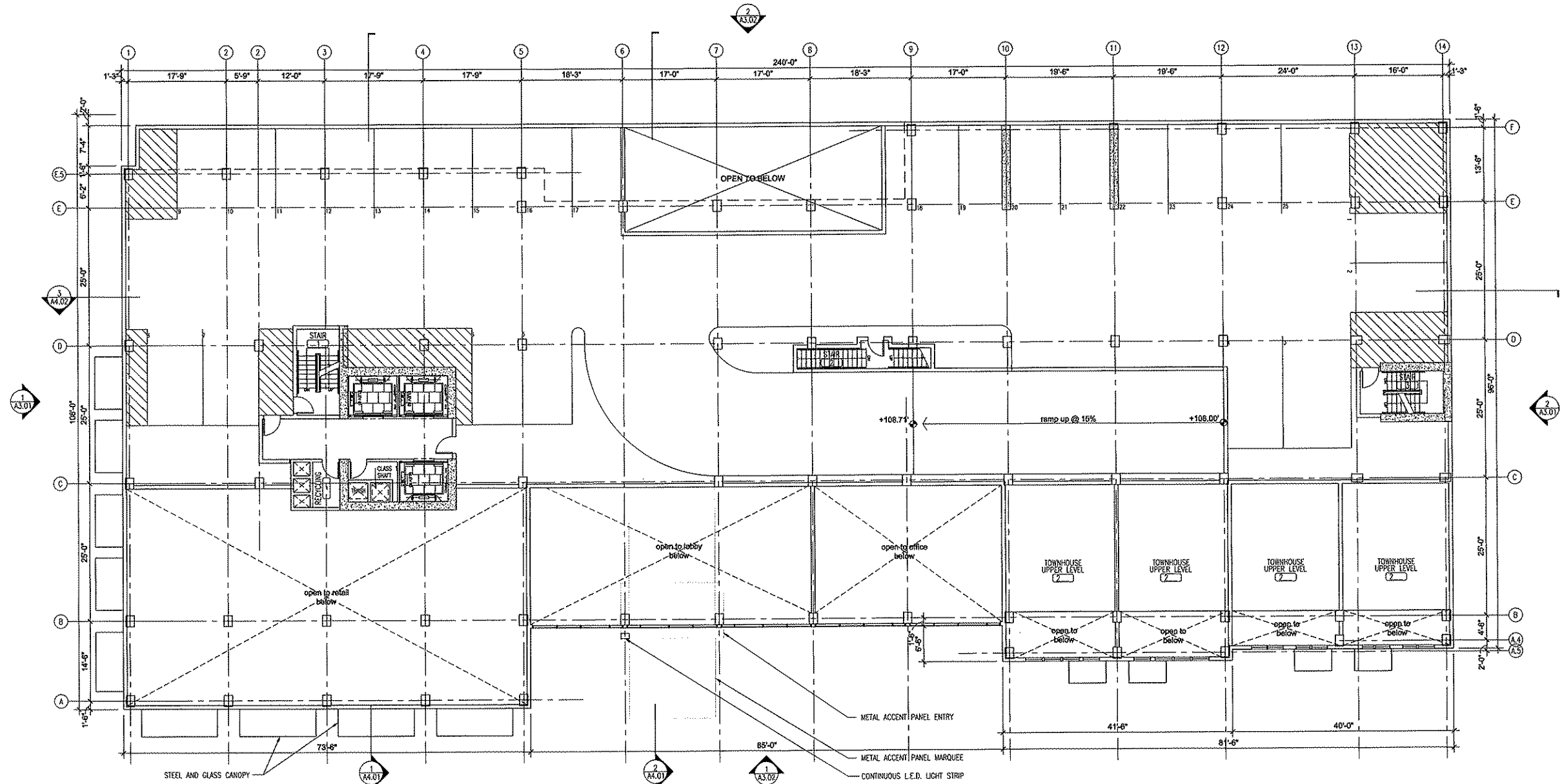
PROJECT SHEET NO.
A/SHEETS\AUX\XX

A2.04

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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



LEVEL 2 PLAN
1/8" = 1'-0"



NO.	DATE	REVISION

PROJECT ARCHT.	
VF	
PROJECT MGR.	
SM	
PROJECT ARCHT.	
PROJECT USE WORDS	
DATE	
DRAWN BY	
CHECKED BY	

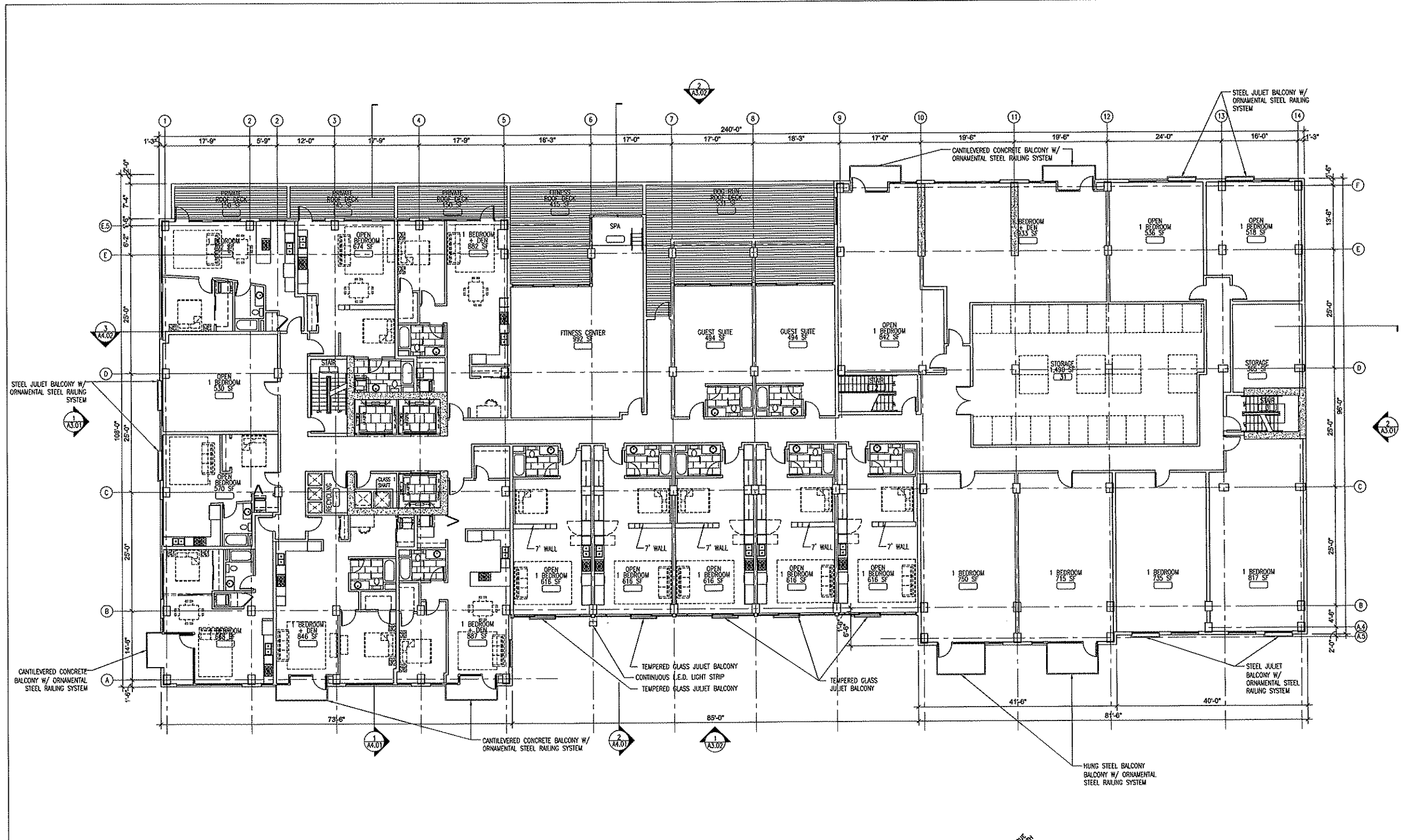
NOT FOR CONSTRUCTION

TITLE: LEVEL 2
PLAN
PROJECT NO.: 04400.00
DATE: OCTOBER 10, 2005
PROJECT RELEASE FILE: S:\2004\04400001\Cadd\A\A1\SHEETS\AX.XX
SHEET NUMBER: **A2.05**
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Pier 56
1201 Alaskan Way
Suite 200
Seattle, WA 98101
Tel. 206 623-3344
Fax 206 623-7005

S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



○ LEVEL 3 PLAN
1/8" = 1'-0"

PROJECT NORTH TRUE NORTH

21,635 SF

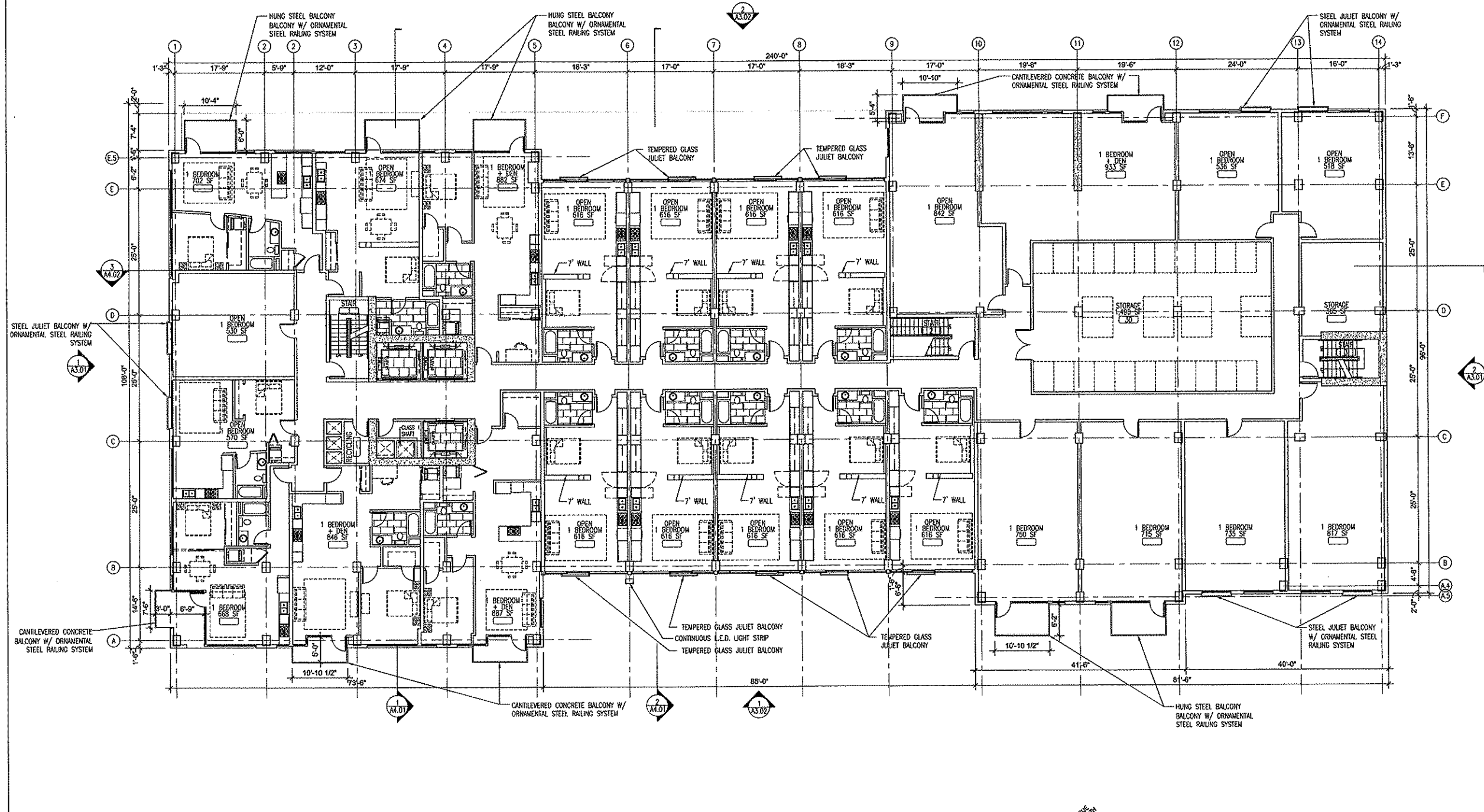
NO.	DATE	REVISION

NOT FOR CONSTRUCTION

THE LEVEL 3
PLAN

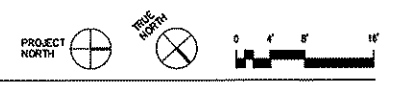
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DATE OCTOBER 10, 2005
PROJECT WORKING FILE S:\2004\0440000\Cadd\A\A1SHEETS\A1X.XX

A2.06
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LEVEL 4 PLAN
1/8" = 1'-0"

21,635 SF



NOT FOR CONSTRUCTION

DATE: LEVEL 4
PLAN

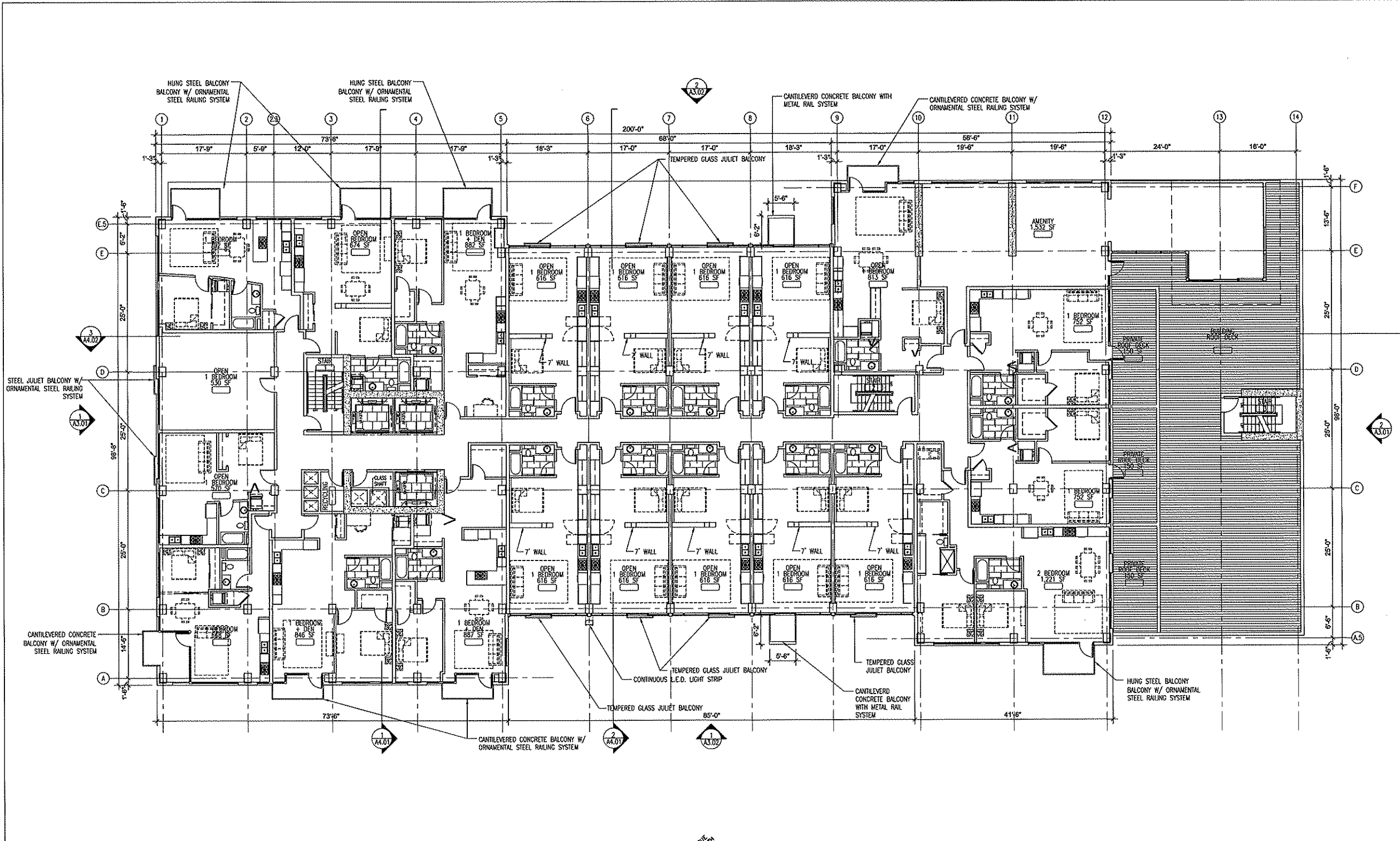
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DATE: OCTOBER 10, 2005
PROJECT NUMBER: S:\2004\0440000\Cadd\A1
SHEET NAME: A1SHEETS\A1XXX

A2.07
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC

NO.	DATE	BY/CHK



LEVEL 5 PLAN
1/8" = 1'-0"
18,204 SF



NOT FOR CONSTRUCTION

THE LEVEL 5 PLAN

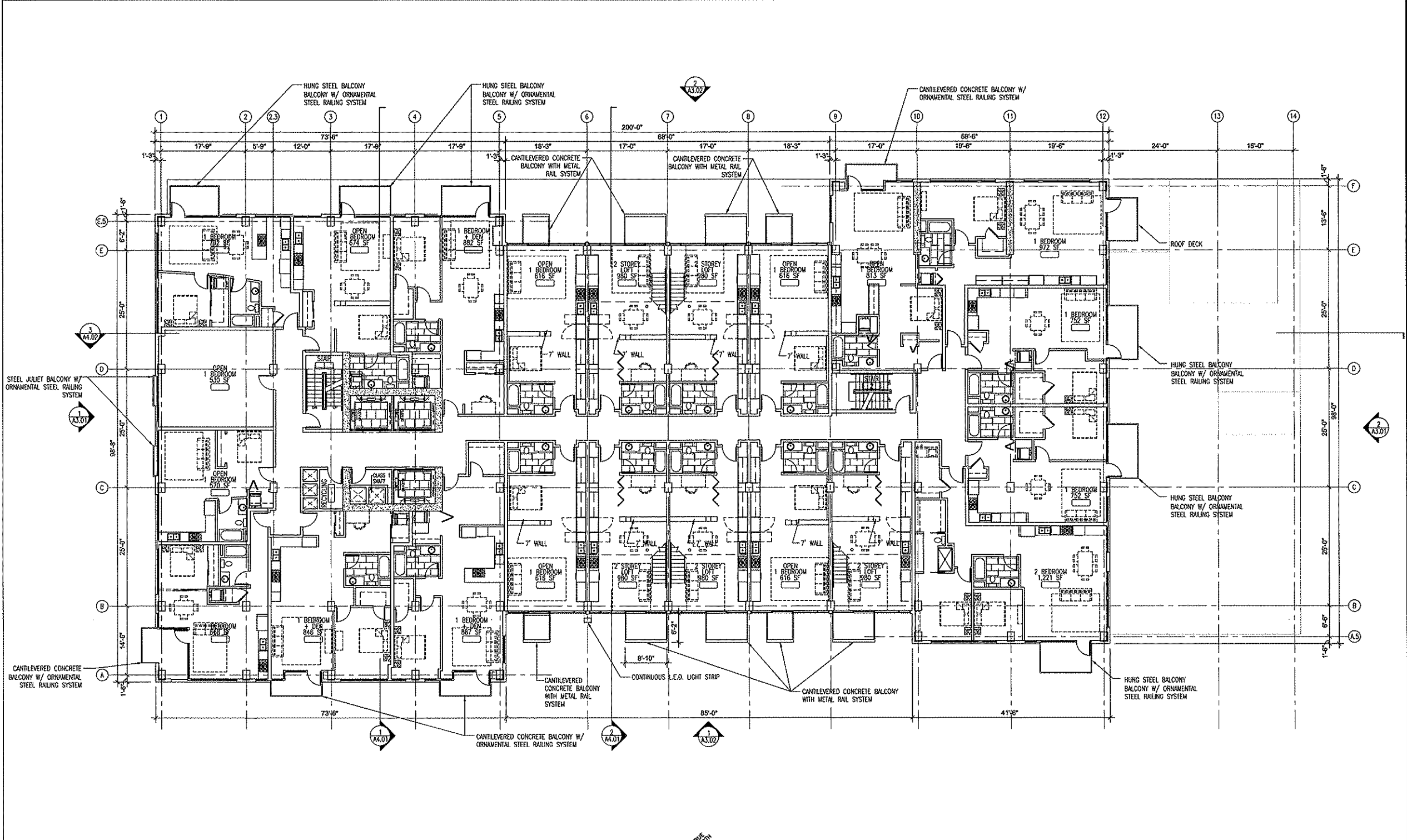
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DATE OCTOBER 10, 2005
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SHEET NAME AJSHEETS\A\XX

A2.08
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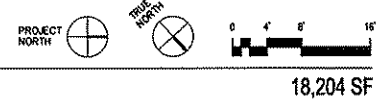
S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC

NO.	DATE	REVISION



LEVEL 6 PLAN
1/8" = 1'-0"

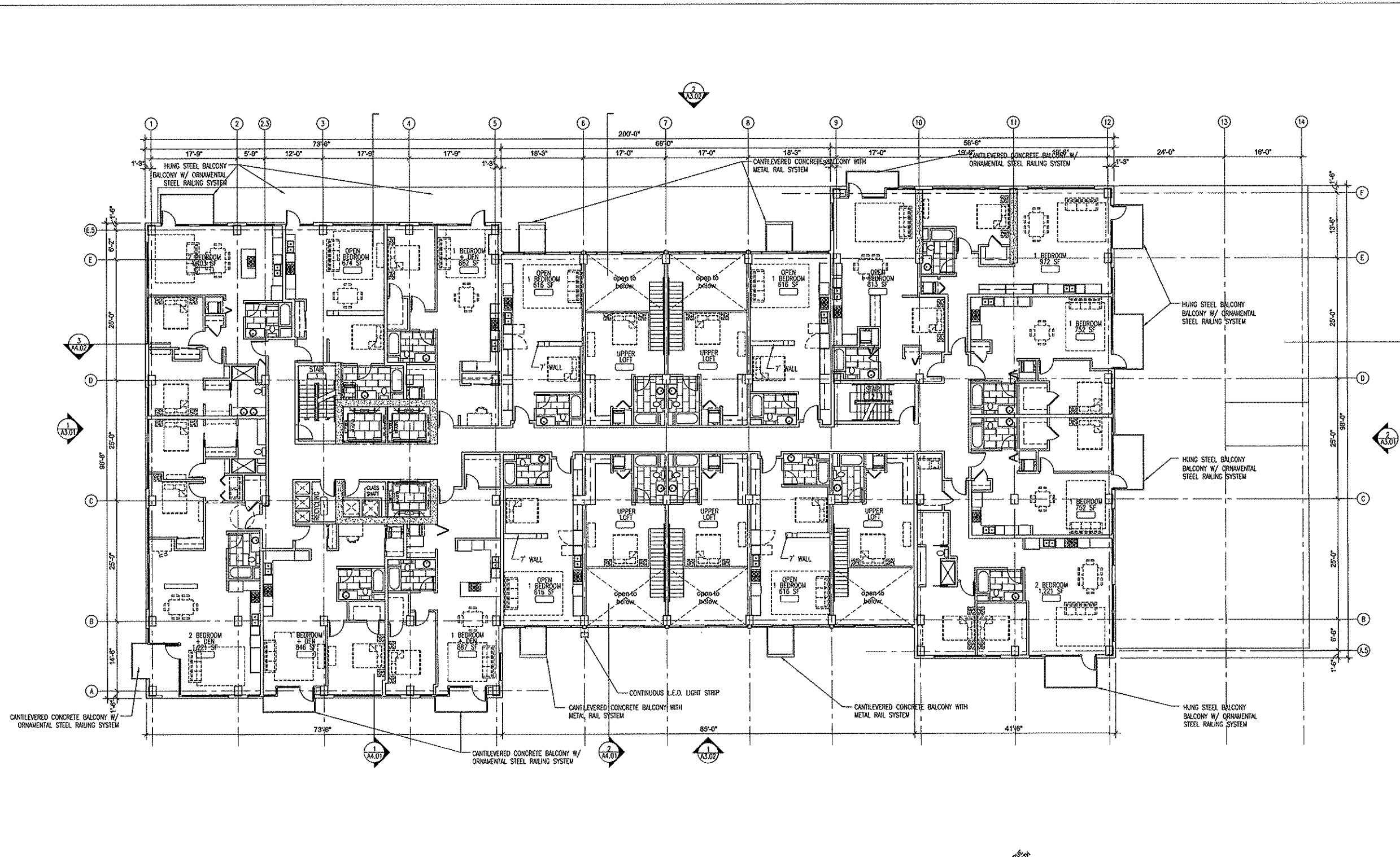


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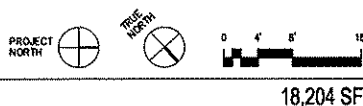
PROJECT NO. _____
DATE _____
BY _____
CHECKED BY _____
PROJECT MANAGER _____
DESIGNER _____
DRAWN BY _____
PROJECT NO. 04400.00
DATE OCTOBER 10, 2005
PROJECT NO. S:\2004\04400001\Cadd\A1
SHEETS A2.09
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



LEVEL 7, 9, 11 PLAN
1/8" = 1'-0"



NOT FOR CONSTRUCTION

PROJECT NO. _____
DATE _____
BY _____
CHECKED BY _____
DESIGNED BY _____
PROJECT NO. 04400.00
DATE OCTOBER 10, 2005
PROJECT NO. 04400.00
S:\2004\0440000\Cadd\A\A1SHEETS\A2.10
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S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

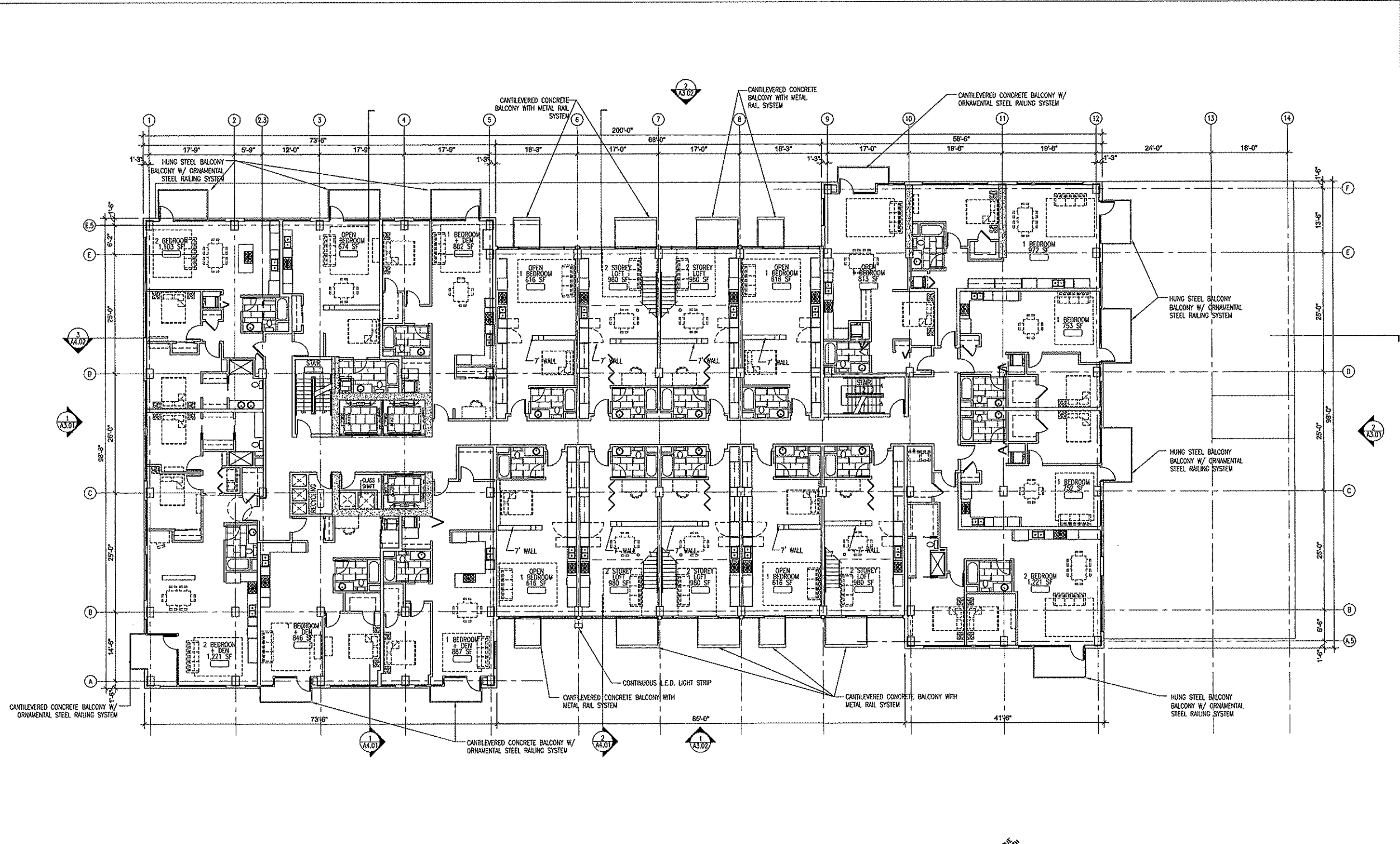
PREPARED FOR:
S/I BELLTOWN LLC

NO	DATE	REVISION

NOT FOR CONSTRUCTION

PROJECT NO: 04400.00
 DATE: OCTOBER 10, 2005
 PROJECT FILE: S:\2004\044000\Cadd\A\A1\A1 SHEETS\A1.XXX

A2.11
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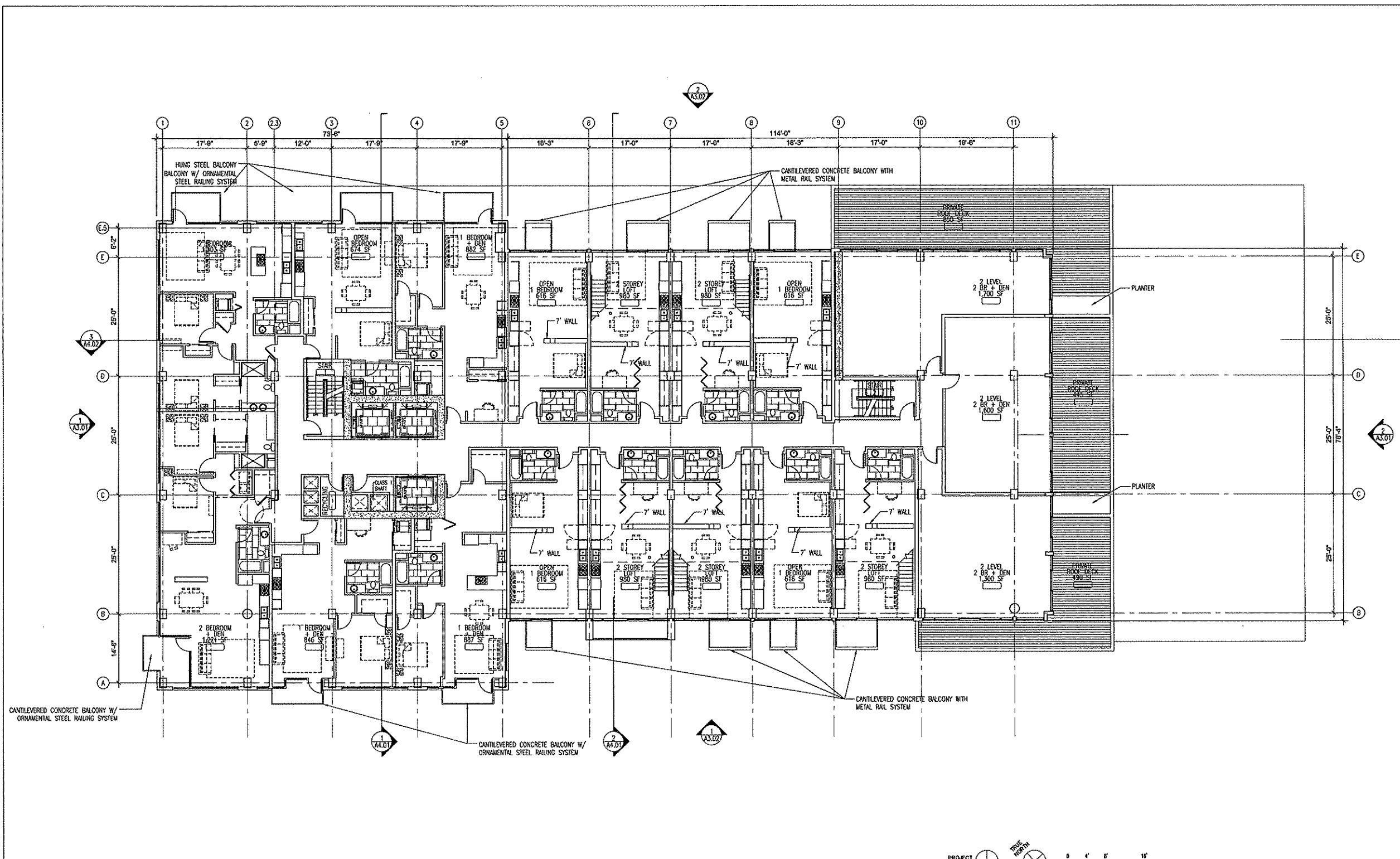
LEVEL 8 & 10 PLAN
1/8" = 1'-0"



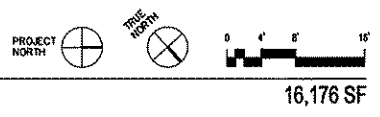
S/I Belltown, LLC

PROJECT:
 2nd + Broad
 LOCATION:
 SEATTLE, WA
 PREPARED FOR:
 S/I BELLTOWN LLC

NO.	DATE	DESCRIPTION



LEVEL 12 PLAN
 1/8" = 1'-0"



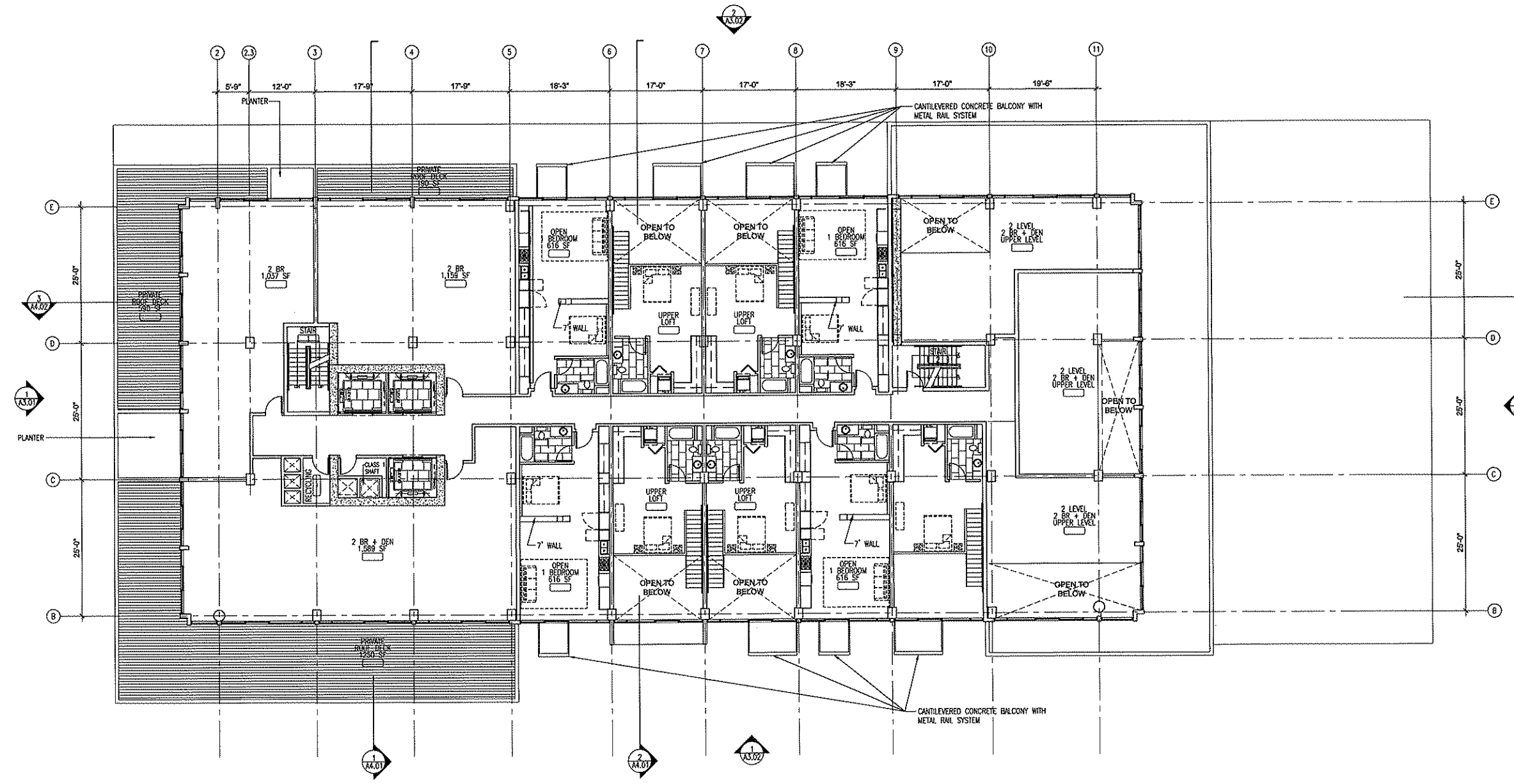
NOT FOR CONSTRUCTION

TITLE:	LEVEL 12
PLAN:	PLAN
PROJECT NO.:	04400.00
DATE:	OCTOBER 10, 2005
PROJECT REVIEW FILE:	S:\2004\0440000\Cadd\A\
ALSHETS\A\X.XX	
NOTED:	A2.12

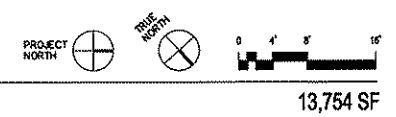
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



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



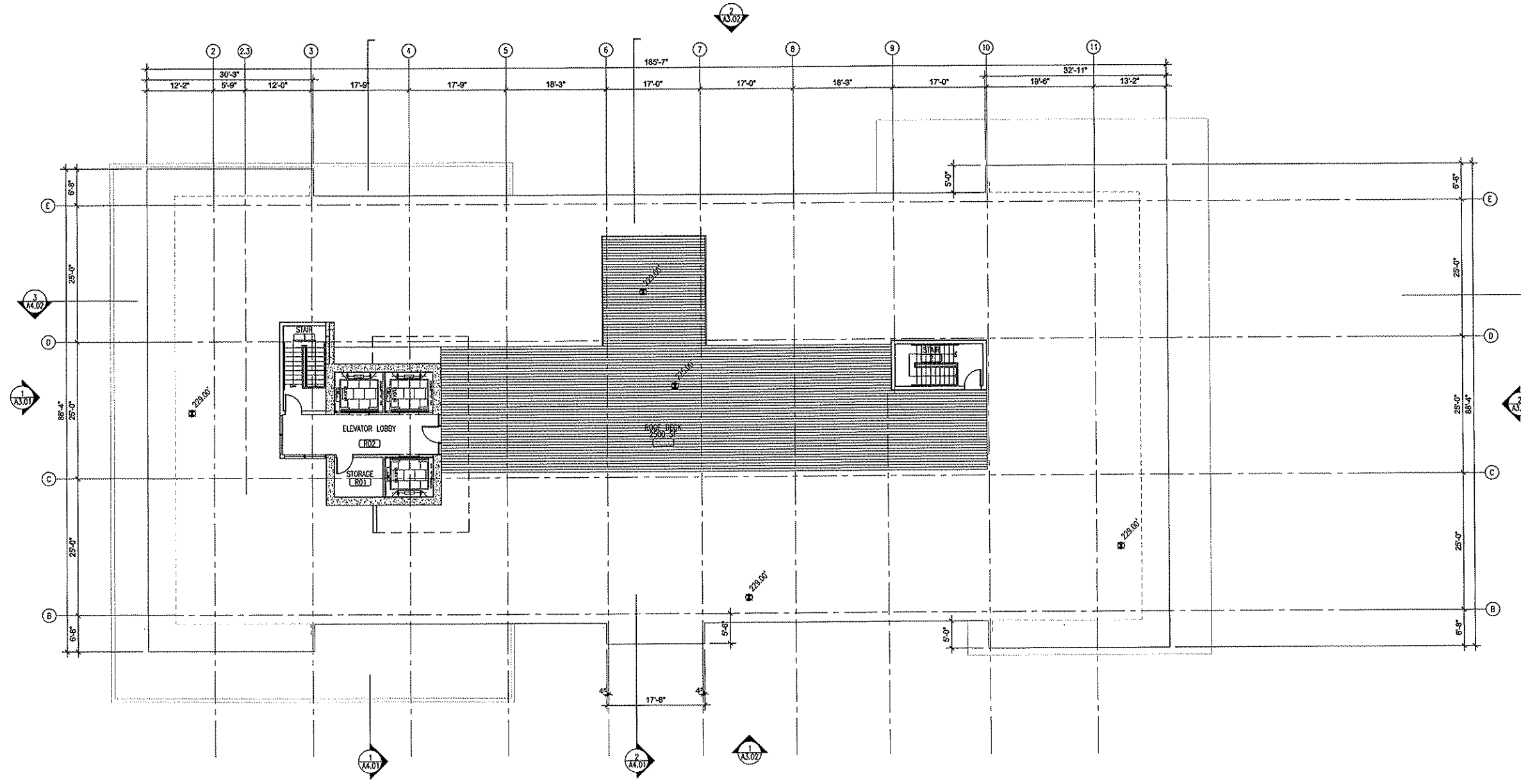
SCALE	1/8" = 1'-0"
PROJECT DIRECTOR	
V.P.	
ARCHITECT	
S.M.	
PROJECT MANAGER	
PROJECT MANAGER	
DESIGNER	
PROJECT NO.	

NOT FOR CONSTRUCTION

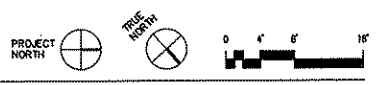
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DATE OCTOBER 10, 2005
PROJECT NO. S.I. 2004(044000)(Cadd)A
SHEETS AXJX
A2.13
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



ROOF PLAN
1/8" = 1'-0"



NO.	DATE	REVISION

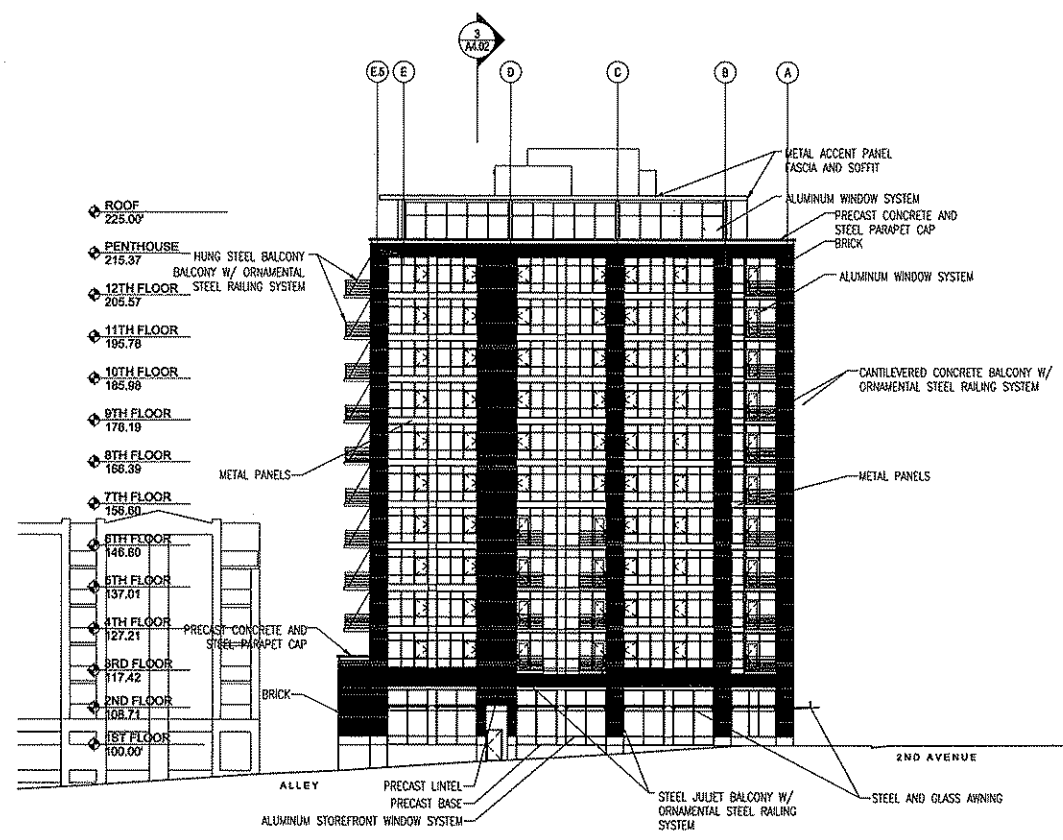
NOT FOR CONSTRUCTION

REV
ROOF PLAN

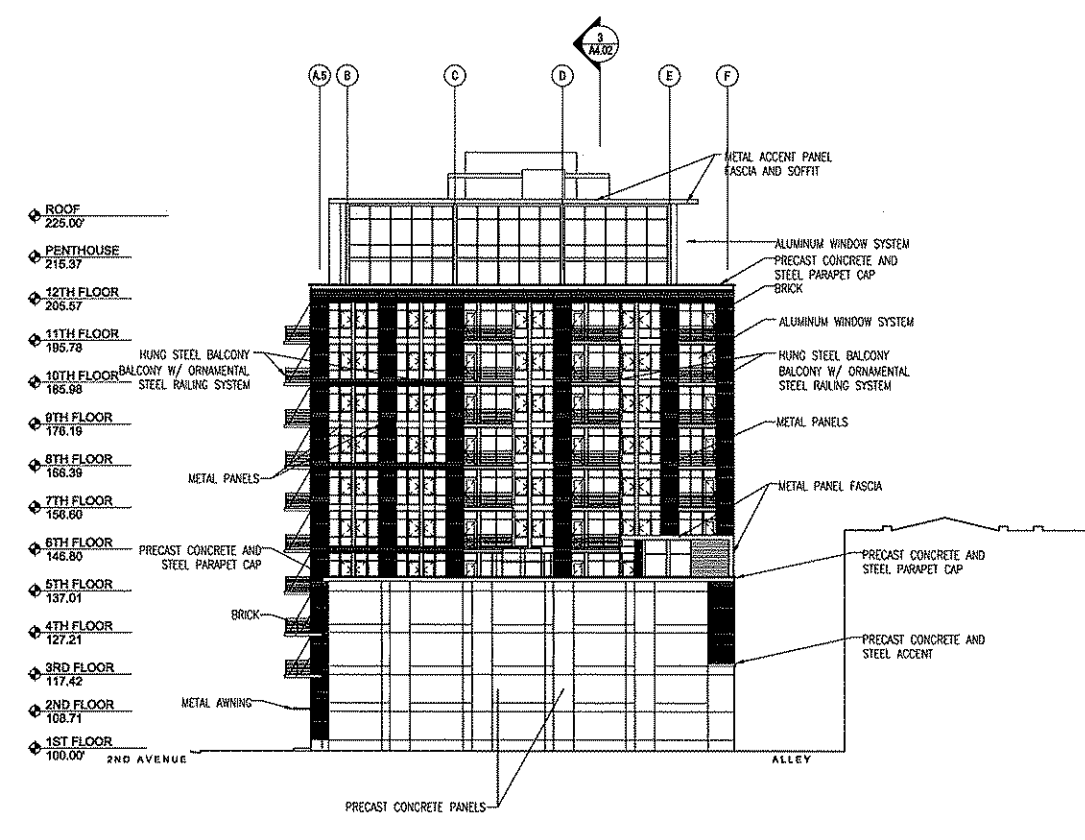
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DATE OCTOBER 10, 2005
PROJECT NUMBER SA_2004104400001CaddA1
PROJECT NAME A/SHEETS\A\XXX
SHEET NUMBER **A2.14**
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



1 SOUTH ELEVATION
1/16" = 1'-0"



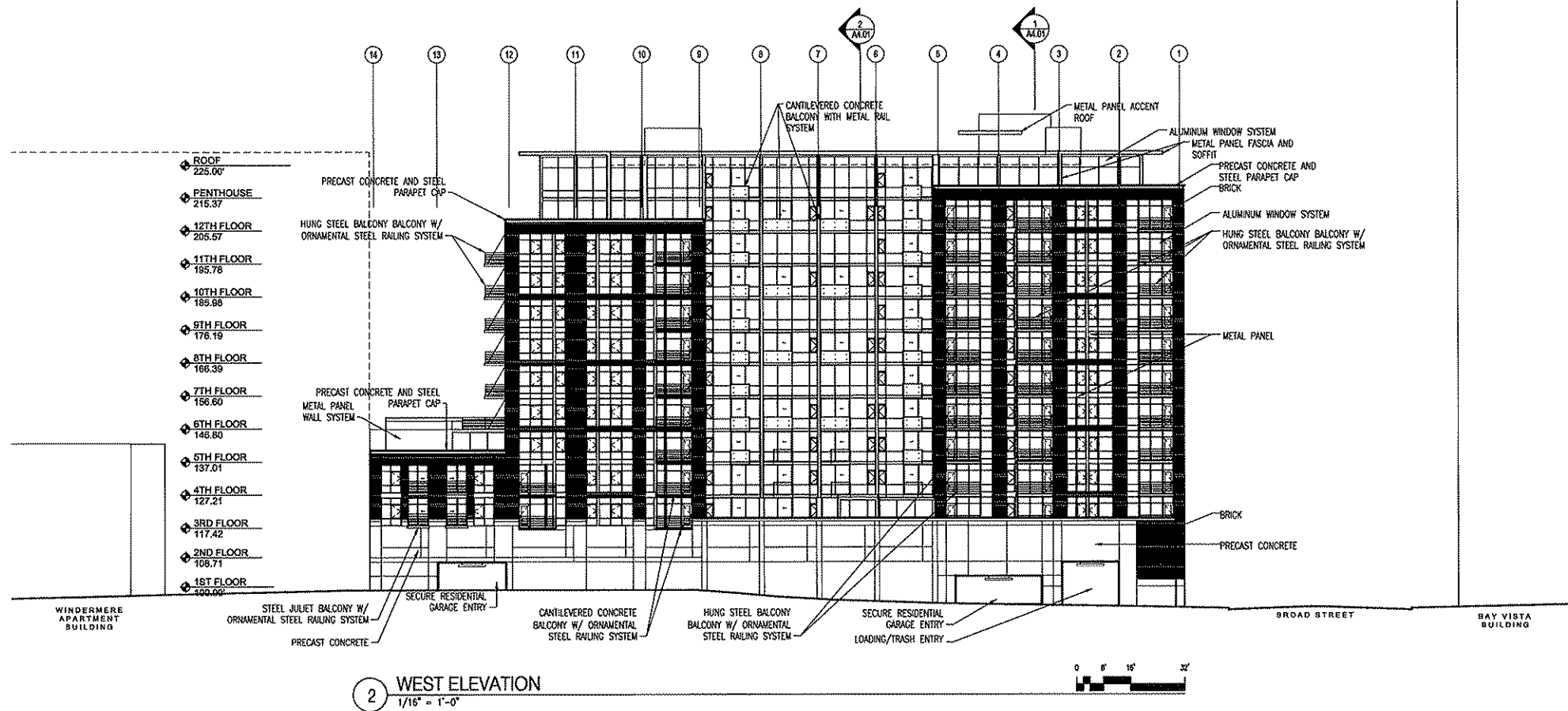
2 NORTH ELEVATION
1/16" = 1'-0"

DATE	
DRAWN BY	
CHECKED BY	
PROJECT DIRECTOR	
PROJECT MANAGER	
DESIGNER	
PROJECT ENGINEER	
PROJECT TEAM LEADER	
DATE	
APPREVED BY	

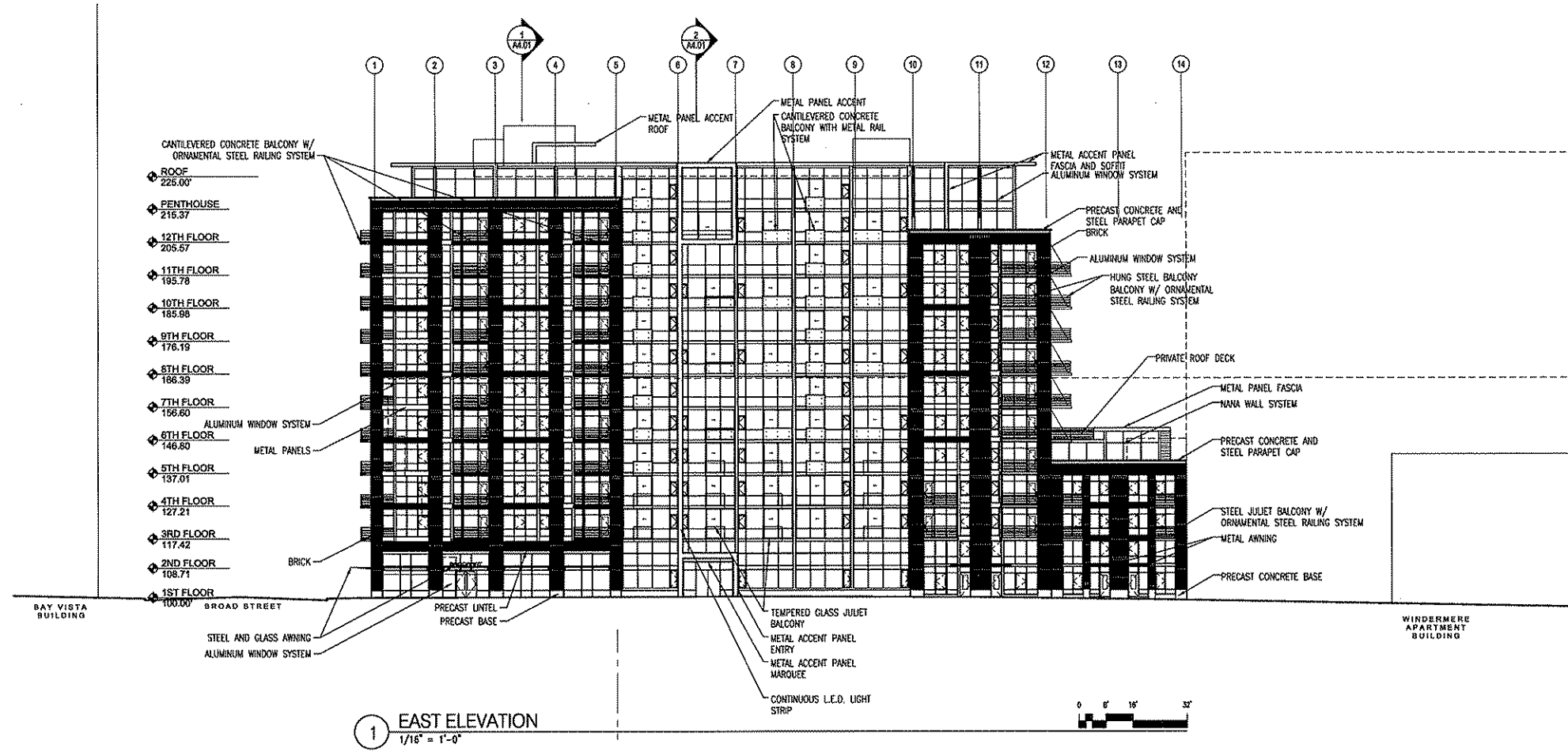
NOT FOR CONSTRUCTION
 SOUTH AND NORTH ELEVATION
 PROJECT NO. 04400.00
 DATE OCTOBER 10, 2005
 PROJECT NUMBER P101 S:\2004\0440000\Cadd\A\ A3.01
 SHEET NAME A3.01
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

NO.	DATE	REVISION

NOT FOR CONSTRUCTION

WEST AND EAST
ELEVATION

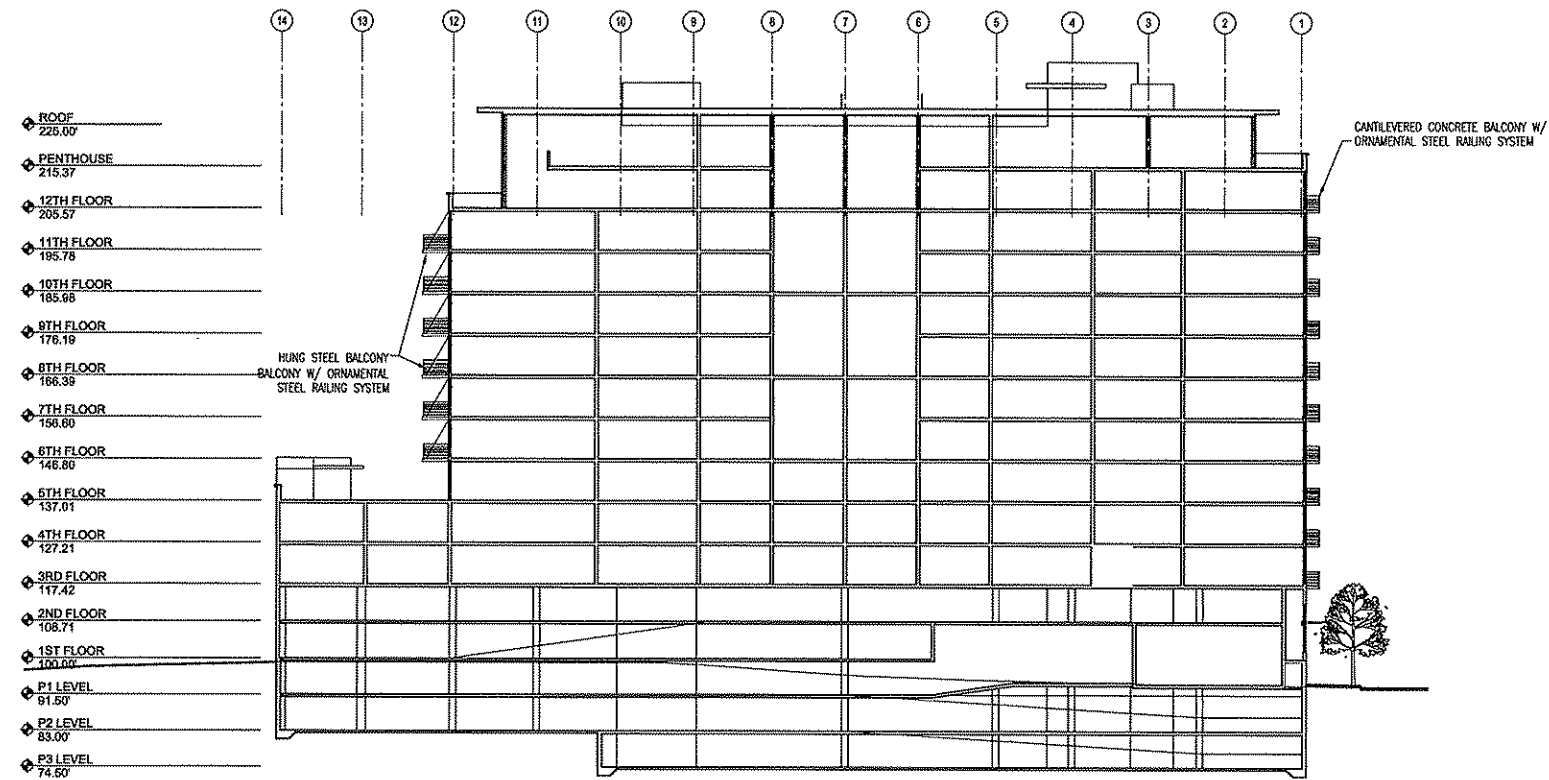
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DATE: OCTOBER 10, 2006
PROJECT REVIEW: SA 2004104400001(CaddA1)
SHEET NO: A1SHEETS1A3.XX
SHEET NO: **A3.02**
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S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

PREPARED FOR:
S/I BELLTOWN LLC



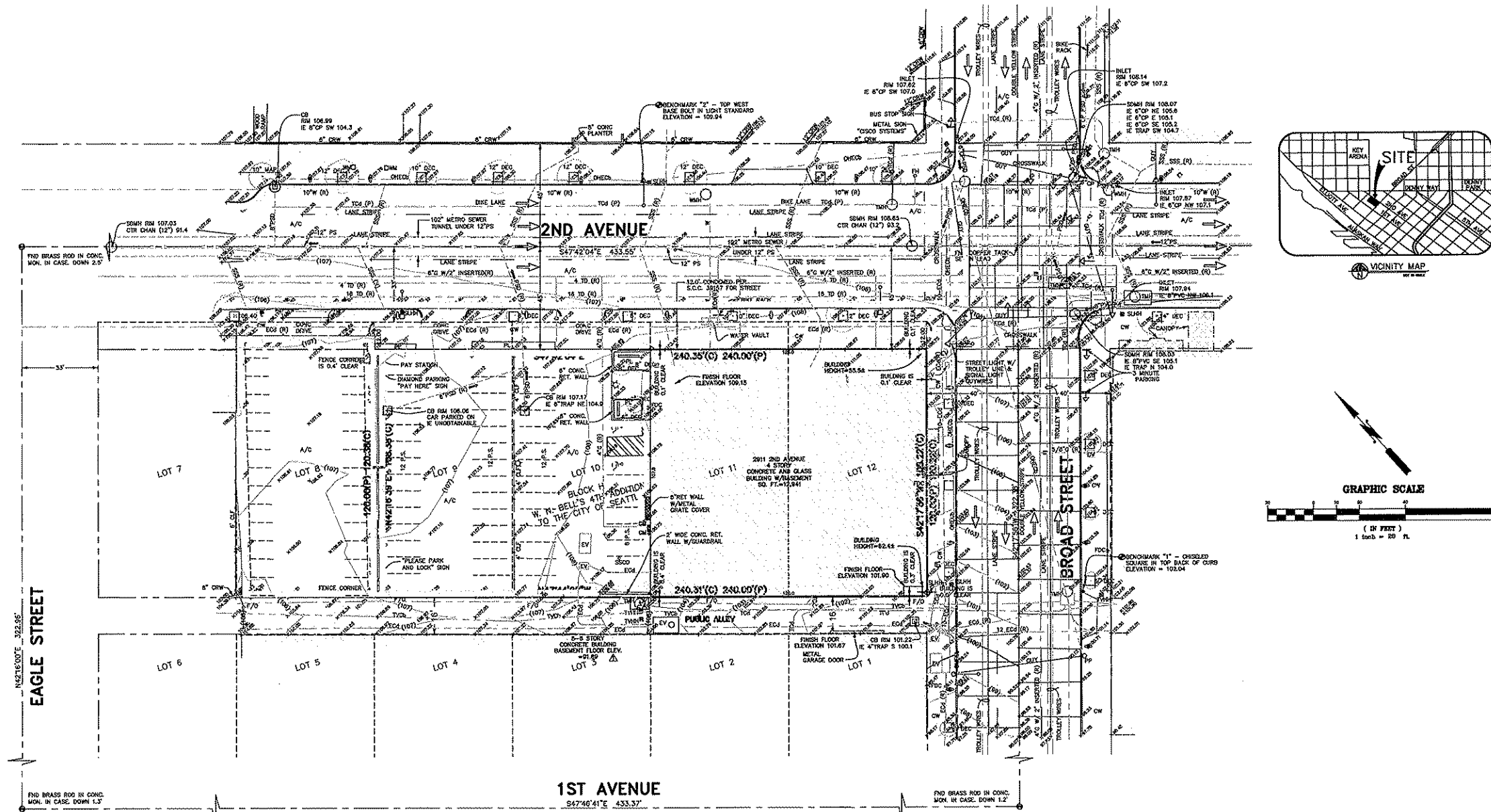
SECTION 3
1/16" = 1'-0"



NO.	DATE	REVISION
PROJECT DIRECTOR		
V.P.		
PROJECT MANAGER		
ARCHITECT		
PROJECT ENGINEER		
DESIGNER		
CHECKER		
PROJECT NO.		

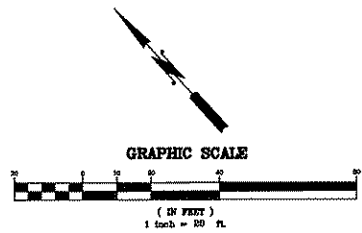
NOT FOR CONSTRUCTION

SECTION 3
PROJECT NO.
04400.00
DATE
OCTOBER 10, 2005
PROJECT NUMBER
S-1 200410440000(Ced)A1
SHEET NUMBER
A1SHEETS\AXXX
A4.02
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LEGEND

A/C	ASPHALTIC CONCRETE
—	EDGE OF ASPHALTIC CONCRETE
—	CONCRETE SURFACE
CC	CONCRETE
CC	CONCRETE CURB
CRW	CONCRETE RETAINING WALL
CW	CONCRETE WALK
CL	CHAIN LINK FENCE
CB	CATCH BASIN INLET
EDH	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EV	ELECTRICAL VAULT
CS	CASTING SURVEY MONUMENT
F/O	FIBER OPTIC
—	FENCE LINE (CHAIN LINK)
—	FIRE HYDRANT
G	GAS MAIN
GM	GAS METER
B	GAS VALVE
GV	GAS VAULT
—	HANDICAP PARKING SPACE
—	INVERT ELEVATION
—	LIGHT POLE
—	PARKING METER
—	PARKING SPACE
PL	PLANTER
—	RECORD INFORMATION
PSD	PIPE STORM DRAIN
PS	COMBINED SEWER
SSD	SANITARY SEWER CLEANOUT
SS	SANITARY SDC SEWER
—	STRAIN POLE (METAL)
—	STREET LIGHT HAND HOLE
OH	OVERHEAD
X	TACK IN LEAD
—	TELEPHONE CONDUIT
—	TELEPHONE DUCT
—	TELEPHONE MANHOLE
—	TELEVISION CABLE
—	TELEVISION HAND HOLE
—	TRAFFIC SIGNAL
—	TREE (DECIDUOUS)
—	TREE (CONIFER)
—	METAL POLE W/ STREET LIGHT
—	STREET LIGHT (NO WIRE)
—	WOOD POLE W/ LIGHT
W	WATER MAIN
WM	WATER METER



SITE NOTES

SITE ADDRESS:
2911 2ND AVENUE
SEATTLE, WASHINGTON

TAX ACCOUNT NO.:
069500003

ZONING:
DMR/C 125/85

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 464-8467

LAND USE NOTES:
ON DECEMBER 15, 2004 A RESEARCH SPECIALIST FROM BUSH, ROED & HITCHINGS INC. VISITED THE CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT AND INQUIRED ABOUT CURRENT DEVELOPMENT STANDARDS FOR SUBJECT PARCELS. THE FOLLOWING IS A CHARACTERIZATION OF THE RESPONSES RECEIVED FROM LAND USE PLANNER EDUARDO MANHAIOT (PHONE: 206-884-5043, FAX: 206-233-7886 AND EMAIL: eduardo.manhaiot@cityofseattle.gov). CITY OF SEATTLE MUNICIPAL CODE (TITLE 21) REFERENCES ARE IN PARENTHESES.

- THIS PARCEL LIES ENTIRELY WITHIN ZONE DMR/C 125/85 (DOWNTOWN MIXED RESIDENTIAL/COMMERCIAL) (23.49.006, 23.49.140, 23.32) DEFINITIONS (23.34).
- ADJACENT ZONES AREAS FOLLOWS:
• NORTH AND SOUTH ARE ALSO DMR/C 125/85
• WEST AND SOUTHWEST ARE DMR/R 125/85 DOWNTOWN MIXED RESIDENTIAL/RESIDENTIAL
• EAST AND SOUTHEAST DMR-C8 DOWNTOWN MIXED COMMERCIAL
- SITE WOULD BE CONSIDERED "ADJACENT TO RESIDENTIAL" FOR LAND USE DECISION MAKING PURPOSES.
- SITE LIES ENTIRELY WITHIN DOWNTOWN FIRE OVERLAY ZONE.
- SITE LIES ENTIRELY WITHIN "DOWNTOWN URBAN CENTER VILLAGE" A PLANNING OVERLAY CREATED IN ACCORDANCE WITH THE STATE GROWTH MANAGEMENT ACT OF 1995 AS AMENDED AND APPLIED THROUGHOUT THE CITY'S COMPREHENSIVE LAND USE PLAN.
- MINIMUM BUILDING SETBACKS FROM PROPERTY LINE AT GROUND LEVEL ARE 0 FEET. UPPER LEVEL SETBACKS WILL VARY SUBJECT TO SITE PLAN REVIEW.

- MAXIMUM BUILDING HEIGHT IF USE IS RESIDENTIAL = 125 FEET
- MAXIMUM BUILDING HEIGHT IF USE IS COMMERCIAL = 65 FEET
- EXISTING PARKING CONFIGURATION WOULD BE CONSIDERED ADEQUATE BY DPD IF STRUCTURE IS NOT SIGNIFICANTLY ALTERED. NEW COMMERCIAL STRUCTURE COULD UTILIZE OFF-SITE PARKING AGREEMENT TO MEET CURRENT PARKING STANDARDS. NEW RESIDENTIAL DEVELOPMENT WOULD REQUIRE ON-SITE PARKING.
- MAXIMUM FLOOR AREA RATIO IS VARIABLE, FROM 1:1 TO 4:1 BASED PRIMARILY ON THE PROVISION OF PUBLIC BENEFIT FEATURES.
- MAXIMUM LOT COVERAGE = NOT APPLICABLE
- MAXIMUM IMPERVIOUS SURFACE = NOT APPLICABLE
- A SEARCH OF THE DPD "PIS" DATABASE BY THE DPD PLANNER REVEALED NO CURRENT COMPLAINTS OR VIOLATIONS FOR ADDRESSES 1301 8TH AVENUE AND 410 SENECA STREET.

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

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 18, 1995, COMMUNITY PANEL NO. 500030050P, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

HORIZONTAL DATUM:
WASHINGTON STATE COORDINATE SYSTEM NAD 83/N.

BASES OF BEARINGS:
MONUMENTED CENTERLINE OF FIRST AVENUE BETWEEN BROAD STREET AND EAGLE AVENUE SOUTH 47°48'41" EAST, 433.37 FEET.

VERTICAL DATUM:
NAVD 88

ORIGINAL BENCHMARK:
DMV-2140, BRASS CAP @ THE APPROX. N PC & 0.5% OF THE INTERSECTION OF ELLIOTT AVE. & 6TH AVE. ELEVATION = 24.32.

AREA:
SITE AS SHOWN CONTAINS 28,027 SQUARE FEET OR 0.6475 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 40 INCLUDING 2 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 WITH ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORDS WITH THE LOCAL JURISDICTION, AS ALWAYS CALL 1-800-424-5655 BEFORE CONSTRUCTION.

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8467

UTILITY PROVIDERS:
SANITARY SEWER & STORM DRAINAGE
SEATTLE PUBLIC UTILITIES
MAINTENANCE & OPERATIONS
DRAINAGE & WASTEWATER DIVISION
NORTH WARTON BUILDING, 6TH FLOOR
710 2ND AVENUE
SEATTLE, WA 98104
(206) 684-5850

WATER:
SEATTLE PUBLIC UTILITIES
41TH AVENUE COOPERATION
CUSTOMER SERVICE BRANCH
NORTH WARTON BUILDING, 6TH FLOOR
710 2ND AVENUE
SEATTLE, WA 98104
(206) 684-4149 - KAMI WONG

POWER:
SEATTLE CITY LIGHT
SOUTH ELECTRICAL SERVICES
3613 4TH AVENUE SOUTH
SEATTLE, WA 98104
(206) 616-0680 - DAVE SMITH
FAX (206) 616-1381

NATURAL GAS:
POREY SOUND ENERGY
METROPOLITAN PLANNING DEPARTMENT
411 158TH AVENUE NW, W/S 3RD-1W
PO BOX 90063
BELLEVUE, WA 98008
(800) 420-5770 - PRESS 5 THEN ENTER 03-6635 OR 81-3024

TELEPHONE:
WEST
P.O. BOX 425001
LITTLETON, CO 80162
(800) 328-3557

DESCRIPTION:
LOTS 8, 10, 11, AND 12 IN BLOCK 11, OF WILLIAM BELL'S 4TH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 157, IN KING COUNTY WASHINGTON, EXCEPT THE NORTHEASTERLY 10 FEET THEREOF CONDEMNED FOR STREET PURPOSES UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 39131, AS PROVIDED BY ORDINANCE NO. 2311.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 103-12884-WAL, DATED APRIL 25, 2005. 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 & EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

- A LEASE DATED AUGUST 22, 1997, EXECUTED BY DOC 2911 L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AS LESSOR AND DEPARTMENT OF TRANSPORTATION/WASHINGTON STATE FERRIES, ACTING THROUGH THE DEPARTMENT OF GENERAL ADMINISTRATION, AS LESSEE, FOR A TERM OF 10 YEARS RECORDED, OCTOBER 16, 1997 AS INSTRUMENT NO. 9710160359 OF OFFICIAL RECORDS.
- DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED AS INSTRUMENT NOS. 9710160359, 980010554, 980010554, 9900300428 AND 2005030201034 OF OFFICIAL RECORDS.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED:
MARCH 15, 1982
2003150608 AND 6203102500

CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2004228.00
REGISTERED LAND SURVEYOR NO.: 22333
SURVEYOR'S ADDRESS & COMPANY:
BUSH, ROED & HITCHINGS, INC.
2000 MONROE AVENUE EAST
SEATTLE, WA 98102-3515
(206) 323-4144

TELEPHONE:
CERTIFIED TO:
S/I BOLLTOWN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
C/O BOLLTOWN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
FIRST AMERICAN 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1986 AND INCLUDES ITEMS 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 11b AND 15 OF TABLE A THEREOF, PARALLEL TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL, WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

SEVEN A. HITCHINGS, P.L.S. NO. 22333

DATE:
8/05



BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1500 3RD AVENUE EAST
SEATTLE, WA 98102
E-MAIL: SURVEY@BRHI.COM
PHONE: 206-323-4144



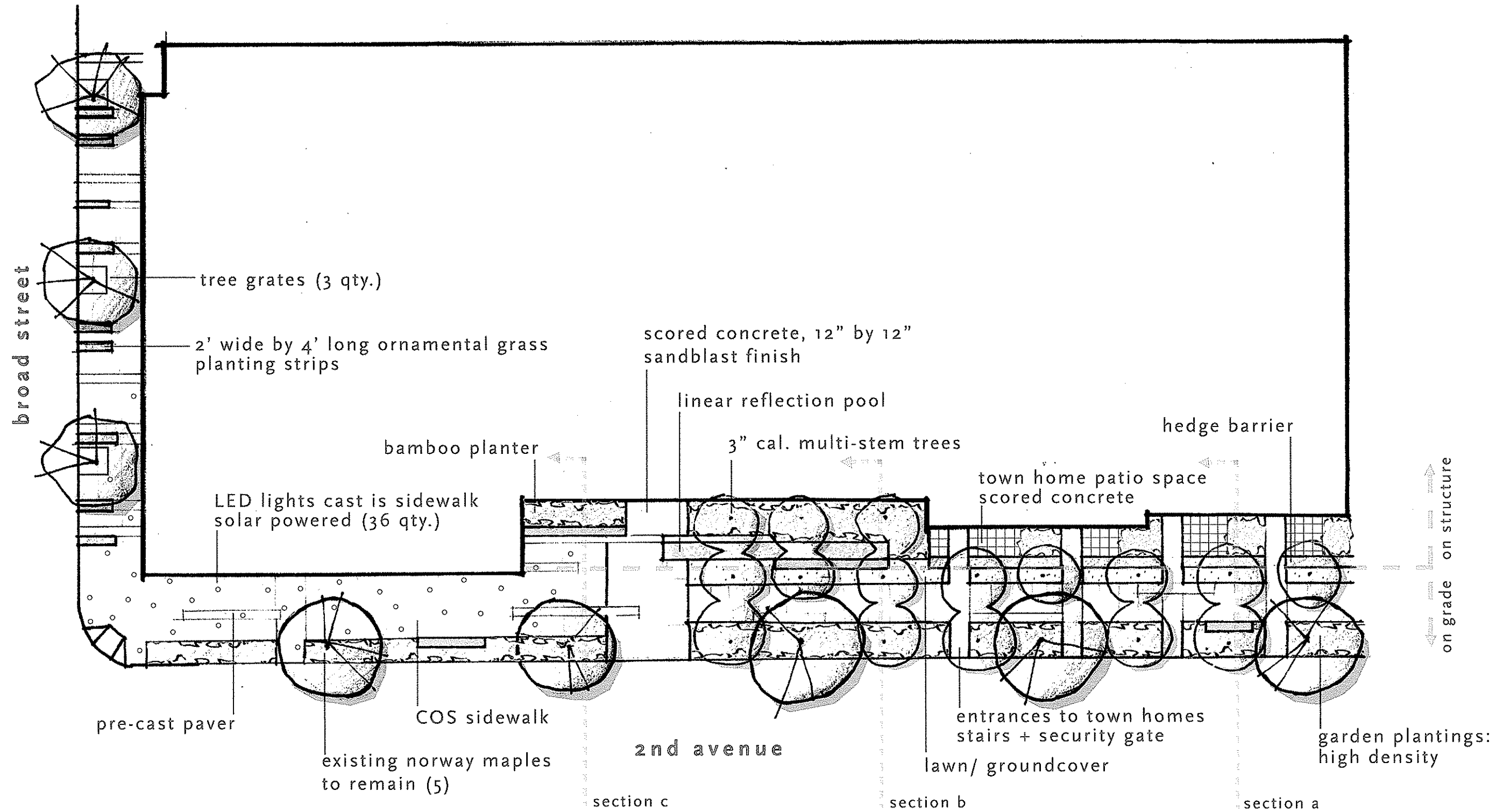
SCHNITZER NW LLC
2911 2ND AVENUE
KING COUNTY
SEATTLE
WASHINGTON

Drawn by:	SB/RT/FH	Checked by:	SAH
Date:	8/05	Date:	8/05
Scale:	1" = 20'	Scale:	1" = 20'
Sheet No.:	2004228.02	Sheet No.:	2004228.02
Sheet:	1	Sheet:	1

scale : 1" = 20'

2nd avenue + broad street

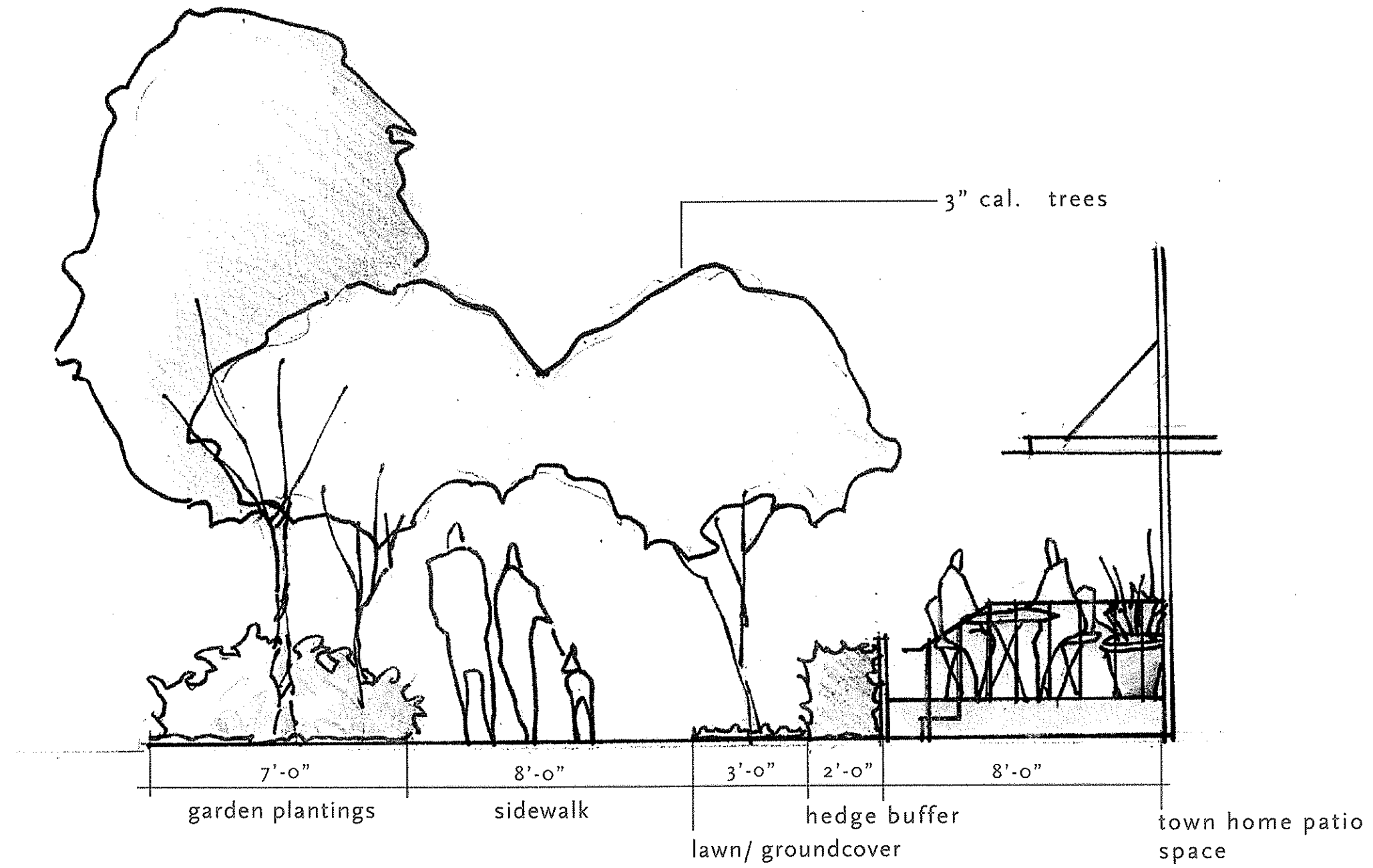
linear park



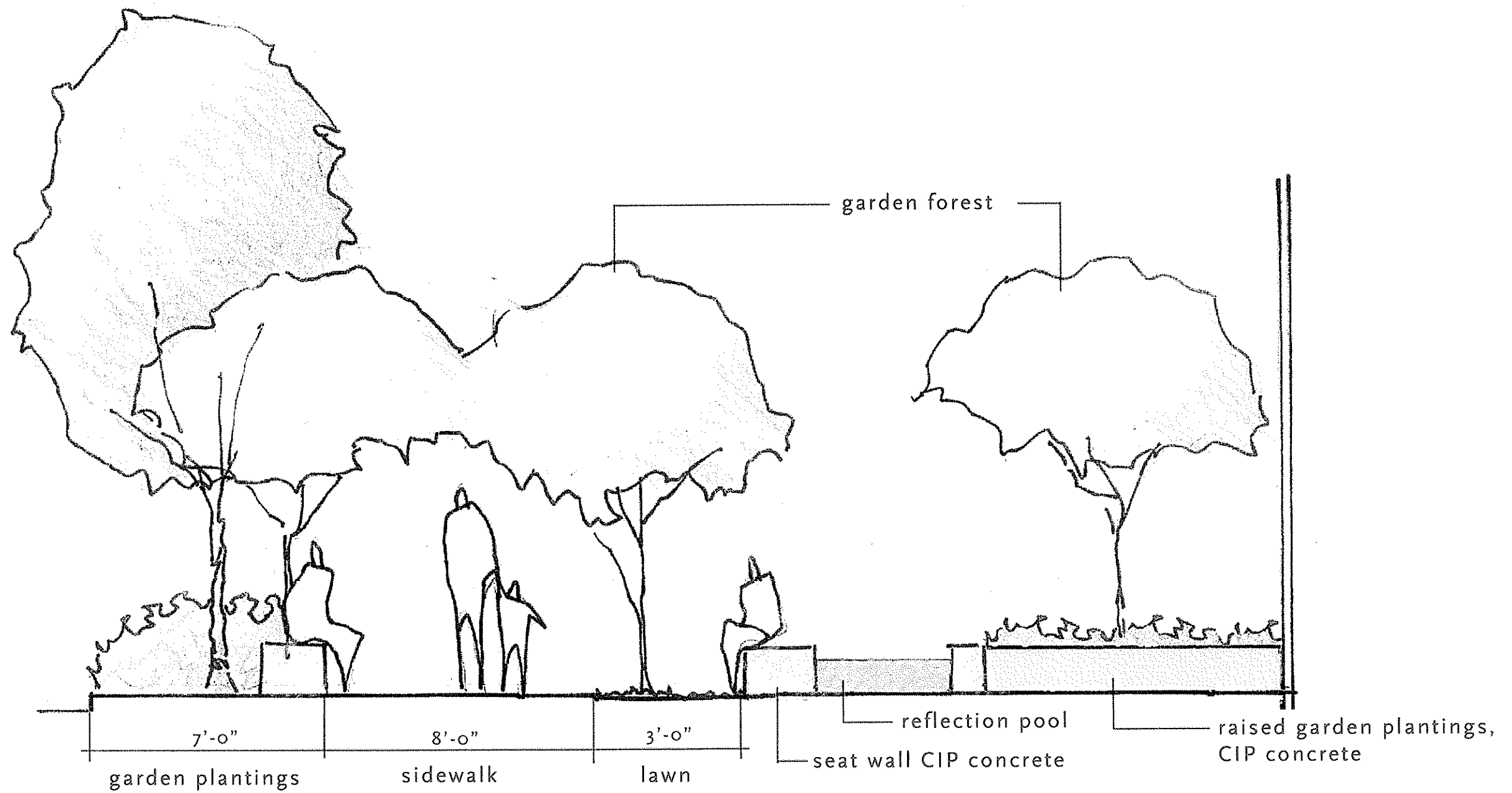
2nd and Broad
 pricing set
 09.30.2005

SCHNITZER NORTHWEST
 MITHŪN

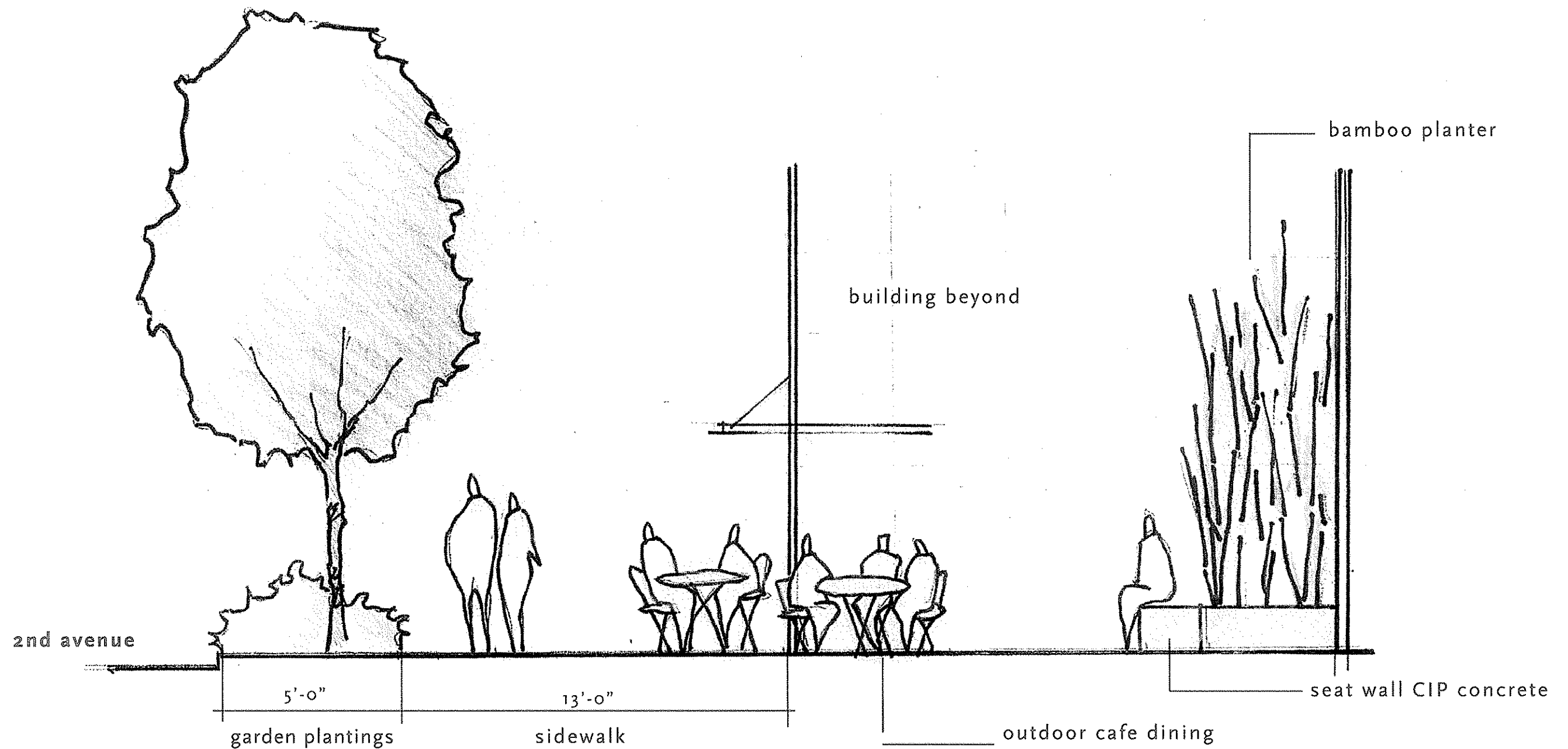
L-1



section a



section b



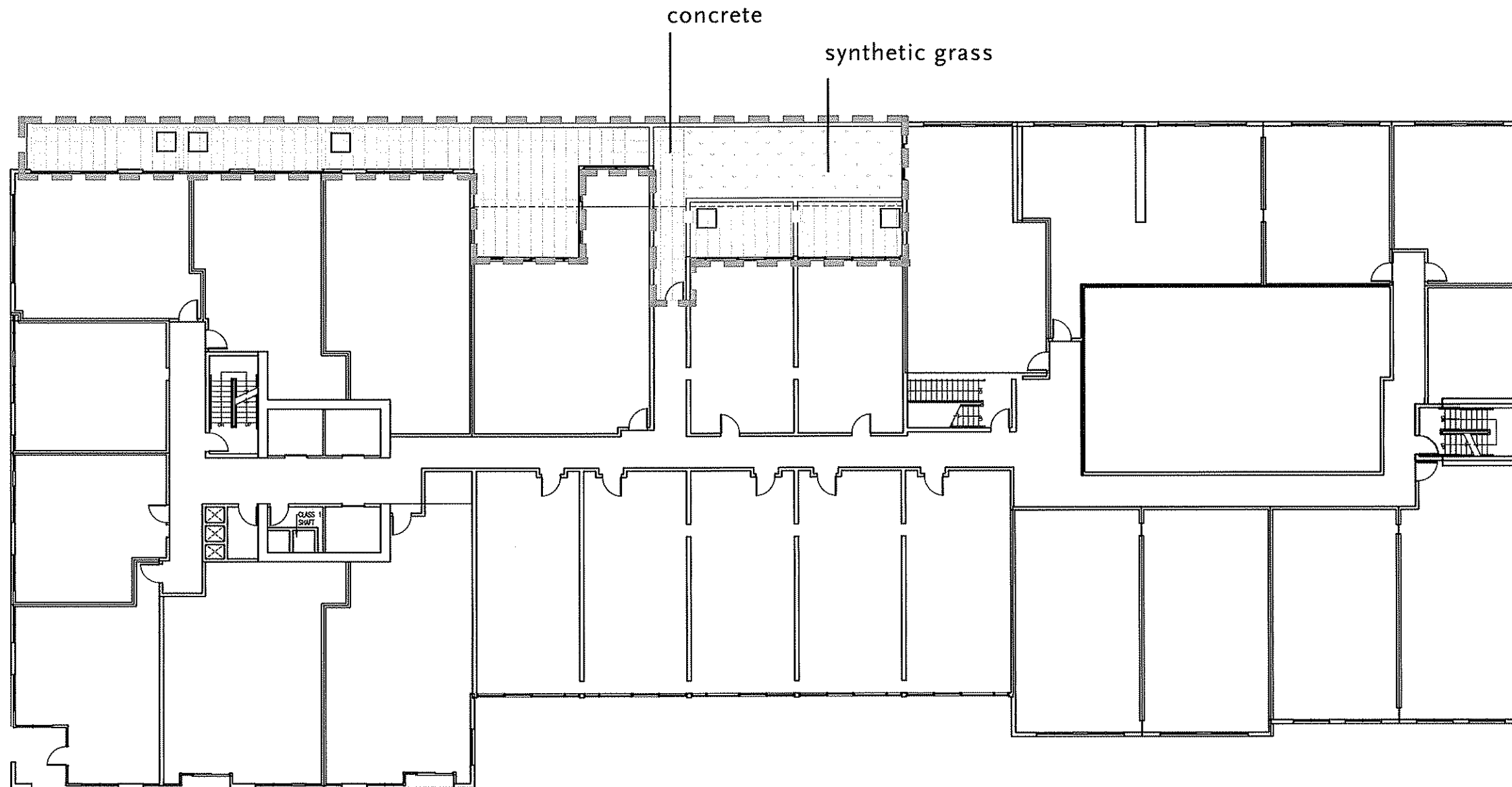
section c

roof top balconies:

pre-cast pedestal pavers.

1 container pots per private deck.

Dura Art Stone - glasscrete 4' by 4' by 30" high with irrigation.



scale : 1" = 20'

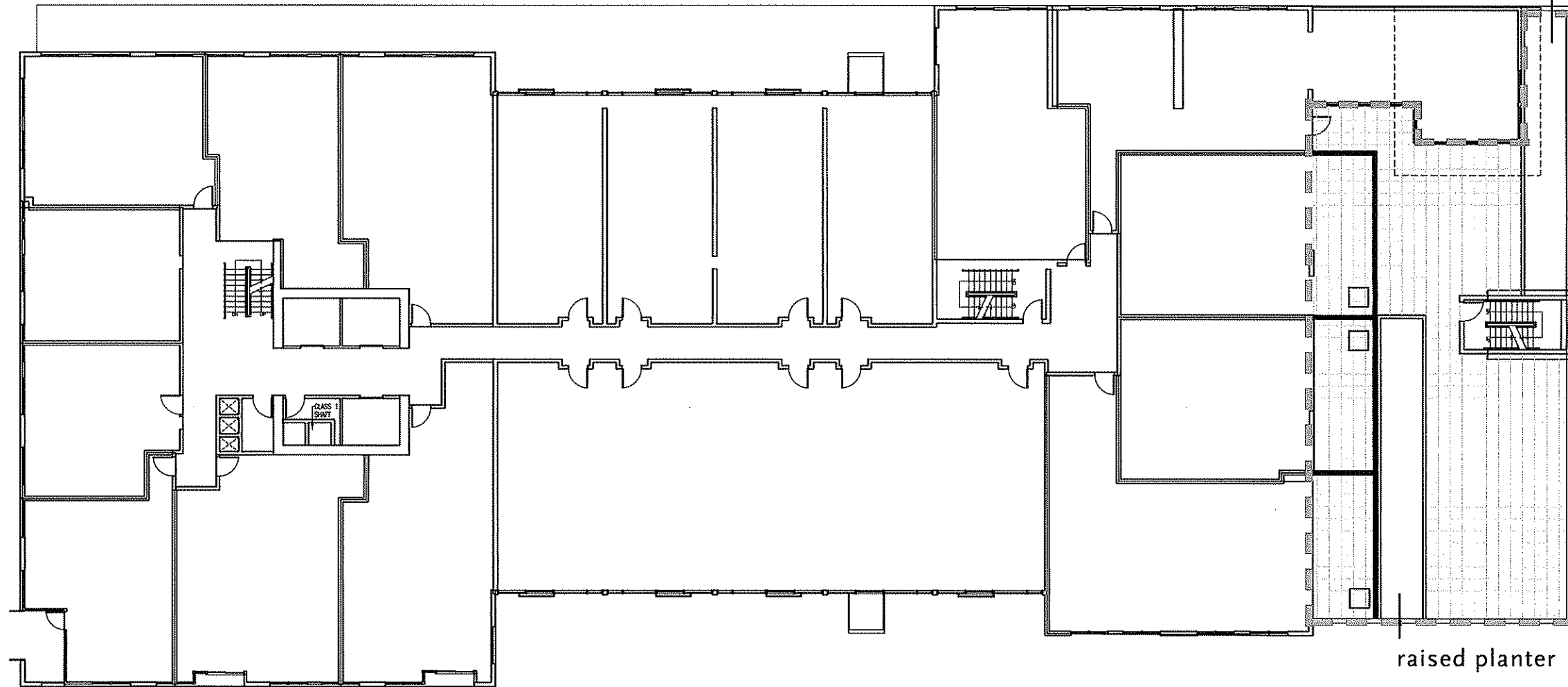
roof top balconies:

pre-cast pedestal pavers.

1 container pots per private deck.

Dura Art Stone - glasscrete 4' by 4' by 30" high with irrigation.

raised planter 24" soil depth.



raised planter 24" soil depth.

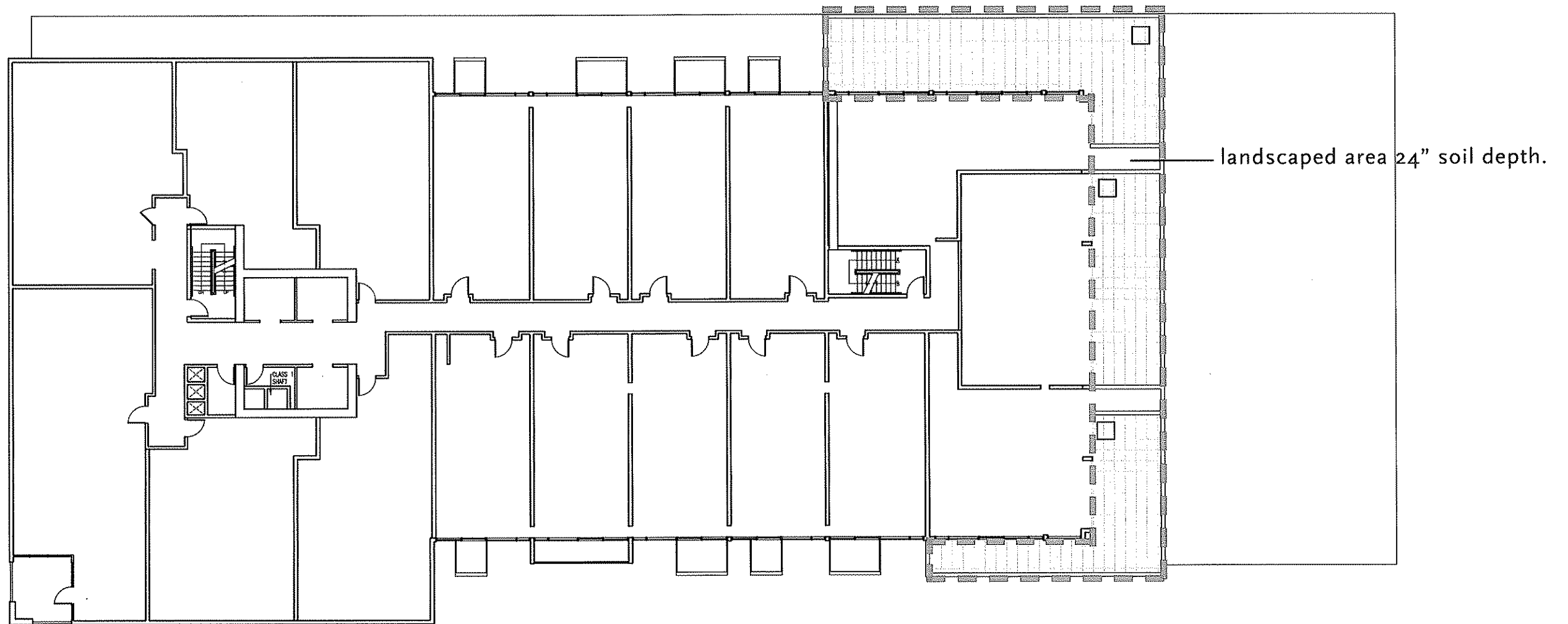
scale : 1" = 20'

roof top balconies:

pre-cast pedestal pavers.

1 36" square container pots per private deck.

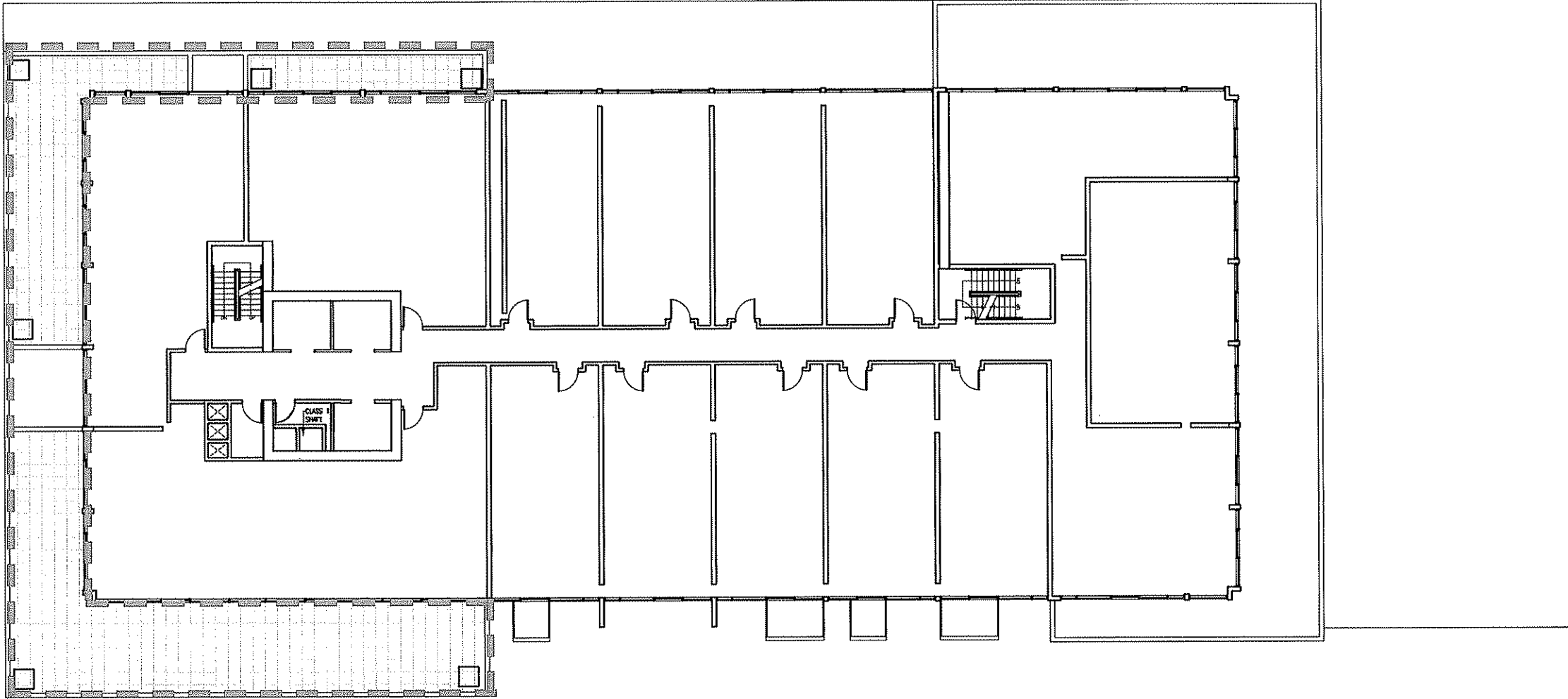
Dura Art Stone - glasscrete 4' by 4' by 30" high with irrigation.



scale : 1" = 20'

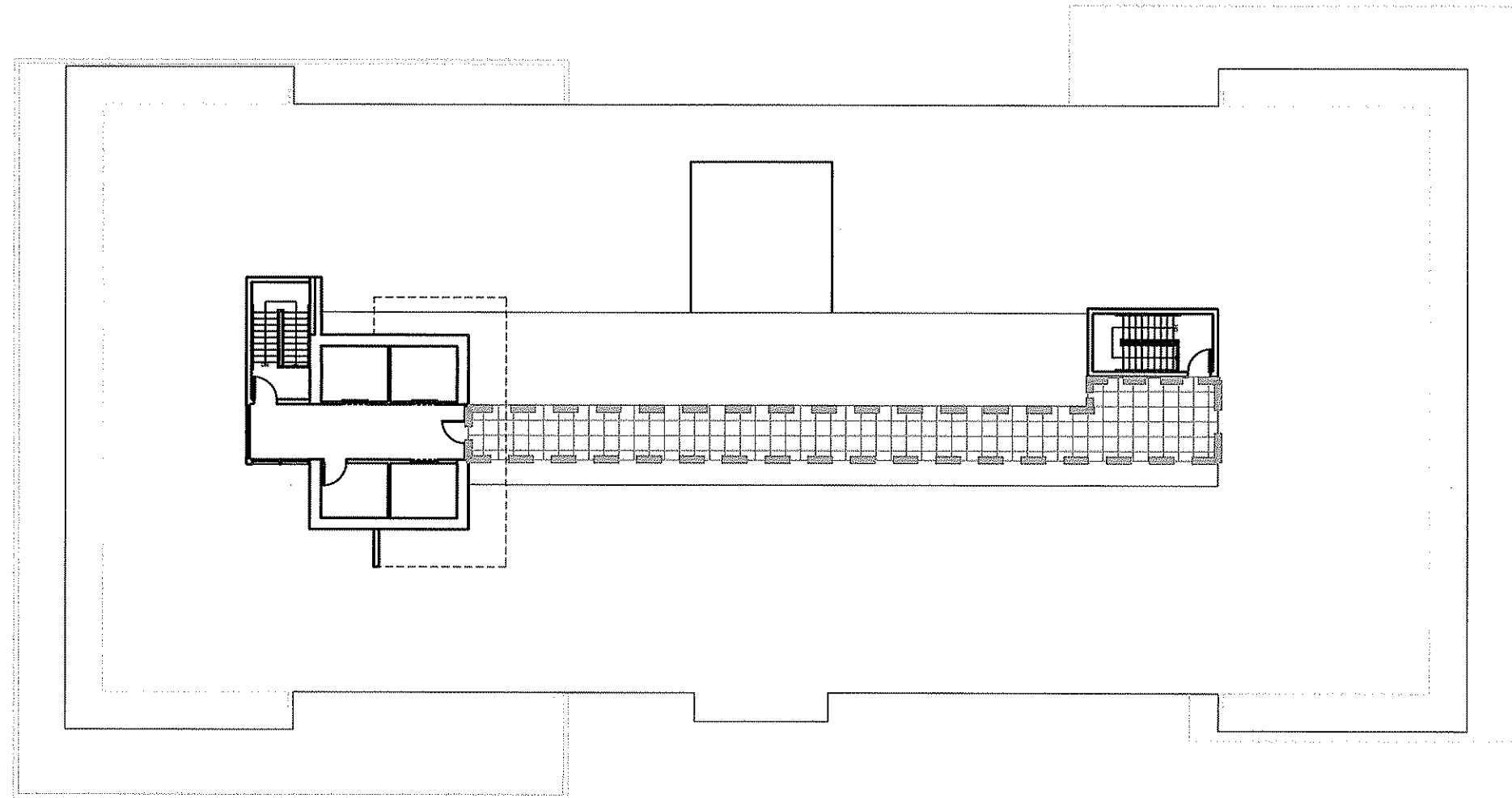
roof top balconies:

- pre-cast pedestal pavers.
- 2 36" square container pots per private deck.
- Dura Art Stone - glasscrete 4' by 4' by 30" high with irrigation.



scale : 1" = 20'

roof top balconies:
paver or Ipe decking hardscape path



scale : 1" = 20'

STRUCTURAL ASSUMPTIONS AND SPECIFICATIONS

GENERAL

THESE QUANTITIES ARE ESTIMATED BASED ON INFORMATION AVAILABLE. DCI WILL NOT WARRANT THESE QUANTITIES IN ANY WAY, BUT HAVE PROVIDED THEM FOR GUIDANCE IN SELECTING THE STRUCTURE. CONTRACTOR TO ALLOW FOR QUANTITIES PERTINENT TO THE METHOD OF CONSTRUCTION USED. CONTRACTOR TO INCLUDE ANTICIPATED WASTE FACTORS. SQUARE FOOT OF ELEVATED DECK (SFED) IS DEFINED AS THE SURFACE AREA OF ALL SUSPENDED STRUCTURAL DECKS. DO NOT DEDUCT FOR OPENINGS IN SLABS SUCH AS MECHANICAL, ELEVATOR AND STAIR SHAFTS. SEE BELOW FOR ASSUMED AREAS. CONTRACTOR IS RESPONSIBLE FOR ACCOUNTING FOR ADDITIONAL CONCRETE, FORM WORK AND REINFORCEMENT IN EXTERIOR BEAMS AND COLUMNS FOR ARCHITECTURAL EXPRESSION OF ELEMENTS.

DESIGN CRITERIA

DESIGN IS PER 2003 IBC

WIND DESIGN: BASIC WIND SPEED = 80 MPH, EXPOSURE "B", $L_e = 1.0$

SEISMIC DESIGN: SEISMIC DESIGN CATEGORY D, $S_{DS} = 1.42g$, $S_{D1} = 0.48g$, $F_a = 1.00$, $F_v = 1.32$

LIVE LOADS:

TYPICAL HALLWAYS AND EXITS 100 PSF
 TYPICAL RESIDENTIAL UNITS 40 PSF
 ROOF 25 PSF
 PARKING 50 PSF
 COURTYARD 100 PSF

LIVE LOAD REDUCTIONS WERE CONSIDERED WHERE ALLOWED BY THE 2003 IBC.

FOUNDATIONS

SITE CLASS WAS S_c AND WAS ANALYZED USING IBC STANDARD RESPONSE SPECTRA.

BEARING PRESSURE 10,000 PSF

REINFORCING AND POST-TENSIONING

REINFORCING IS GRADE 60.

POST-TENSIONED TENDONS ARE 1/2" DIAMETER, 270 KSI, UNBONDED.

POST-TENSIONED DESIGN IS BASED ON A FINAL EFFECTIVE FORCE OF 28.8 KIPS PER TENDON.

SLABS MAY BE STRESSED WHEN THE CONCRETE REACHED 3000 PSI COMPRESSIVE STRENGTH.

QUANTITIES INCLUDE: LAPS, CUTOFFS OF POST-TENSIONED CABLES AND REINFORCEMENT, CLOSURE STRIPS, CONSTRUCTION JOINTS, TRIM BARS AND SUPPORT BARS.

FULLY ENCAPSULATED ANCHOR SYSTEMS SHALL BE USED FOR ALL ANCHORS IN THE STRUCTURE.

CONCRETE

SEE PLAN FOR SLAB THICKNESS AND MEMBER SIZES.

ALL CONCRETE CONSTRUCTION PER ACI CODE.

CONCRETE STRENGTHS:

FOUNDATIONS 4000 PSI @ 28 DAYS
 SLAB-ON-GRADE 4000 PSI @ 28 DAYS
 ELEVATED SLAB 5000 PSI @ 28 DAYS
 COLUMNS 7000 PSI @ 56 DAYS
 SHEARWALLS 7000 PSI @ 56 DAYS

SHRINKAGE LIMIT:

CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE LIMIT OF 0.035% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM C157.

STRUCTURAL BUDGET QUANTITIES

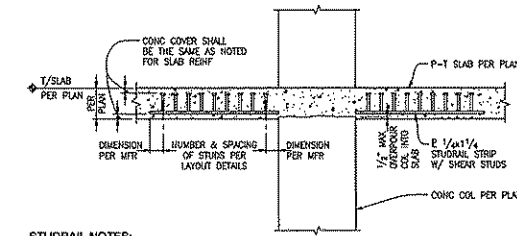
REINFORCEMENT:

ELEVATED SLAB 1.50 LB/SFED
 COLUMNS 1.50 LB/SFED
 SHEARWALLS 3.00 LB/SFED
 FOUNDATIONS/SDG 1.50 LB/SFED
 CONTINGENCY 0.50 LB/SFED

BASEMENT WALLS = 5.00 LB PER SQUARE FOOT OF BASEMENT WALL SURFACE

POST-TENSIONING:

TENDONS 0.85 LB/SFED
 STUD RAILS 100% OF GRAVITY COLUMNS

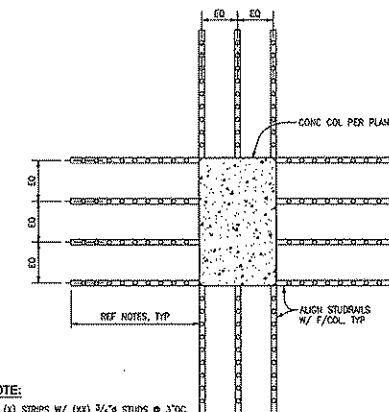


STUDRAIL NOTES:

- STUDRAIL HEIGHT IS DETERMINED BY THE THICKNESS OF THE SLAB. HEIGHT MAY NEED TO BE ADJUSTED WHERE SLABS SLOPE OR SLOPE.
- STUDRAILS AT COLUMN CORNERS SHALL BE ALIGNED WITH THE FACE OF COLUMN. INTERMEDIATE STUDRAILS SHALL BE EQUALLY SPACED.
- STUDRAIL SHEAR REINFORCEMENT SHOWN IN THESE DETAILS SHALL BE STUDRAILS AS MANUFACTURED BY "DECON".

TYPICAL STUDRAIL SECTION

03330 SCALE: 3/4"=1'-0" 5



NOTE:

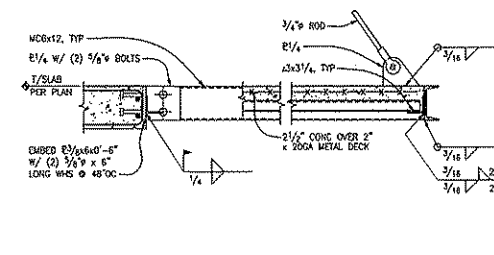
- (X) STRIPS W/ (X) 3/4" STUDS @ 370C.
- FOR ADDITIONAL INFORMATION REFERENCE 03330.

STUDRAIL LAYOUT - TYPE (SEE)

03332 SCALE: 3/4"=1'-0" 10

SHEET LIST

SHEET NUMBER	SHEET TITLE
S101	STRUCTURAL - QUANTITIES AND DETAILS
S201	STRUCTURAL - PARKING LEVEL 3 FOUNDATION PLAN
S202	STRUCTURAL - PARKING LEVEL 2 FND AND FRAMING PLAN
S203	STRUCTURAL - PARKING LEVEL 1 FRAMING PLAN
S204	STRUCTURAL - GROUND LEVEL 1 FRAMING PLAN
S205	STRUCTURAL - LEVEL 2 FRAMING PLAN
S206	STRUCTURAL - LEVELS 3 - 4 FRAMING PLAN
S207	STRUCTURAL - LEVEL 5 FRAMING PLAN
S208	STRUCTURAL - LEVELS 6 - 11 FRAMING PLAN
S209	STRUCTURAL - LEVEL 12 FRAMING PLAN
S210	STRUCTURAL - PENTHOUSE LEVEL FRAMING PLAN
S211	STRUCTURAL - PENTHOUSE ROOF FRAMING PLAN



NOTE:

NOT SHOWN GALVANIZED ALL COMPONENTS.

SECTION AT STEEL BALCONY

SCALE: 1"=1'-0" 20

NO	DATE	REVISION
-	10/12/05	Pricing

PROJECT ORIGIN
VF
VF
GC
MS
GC

NOT FOR CONSTRUCTION

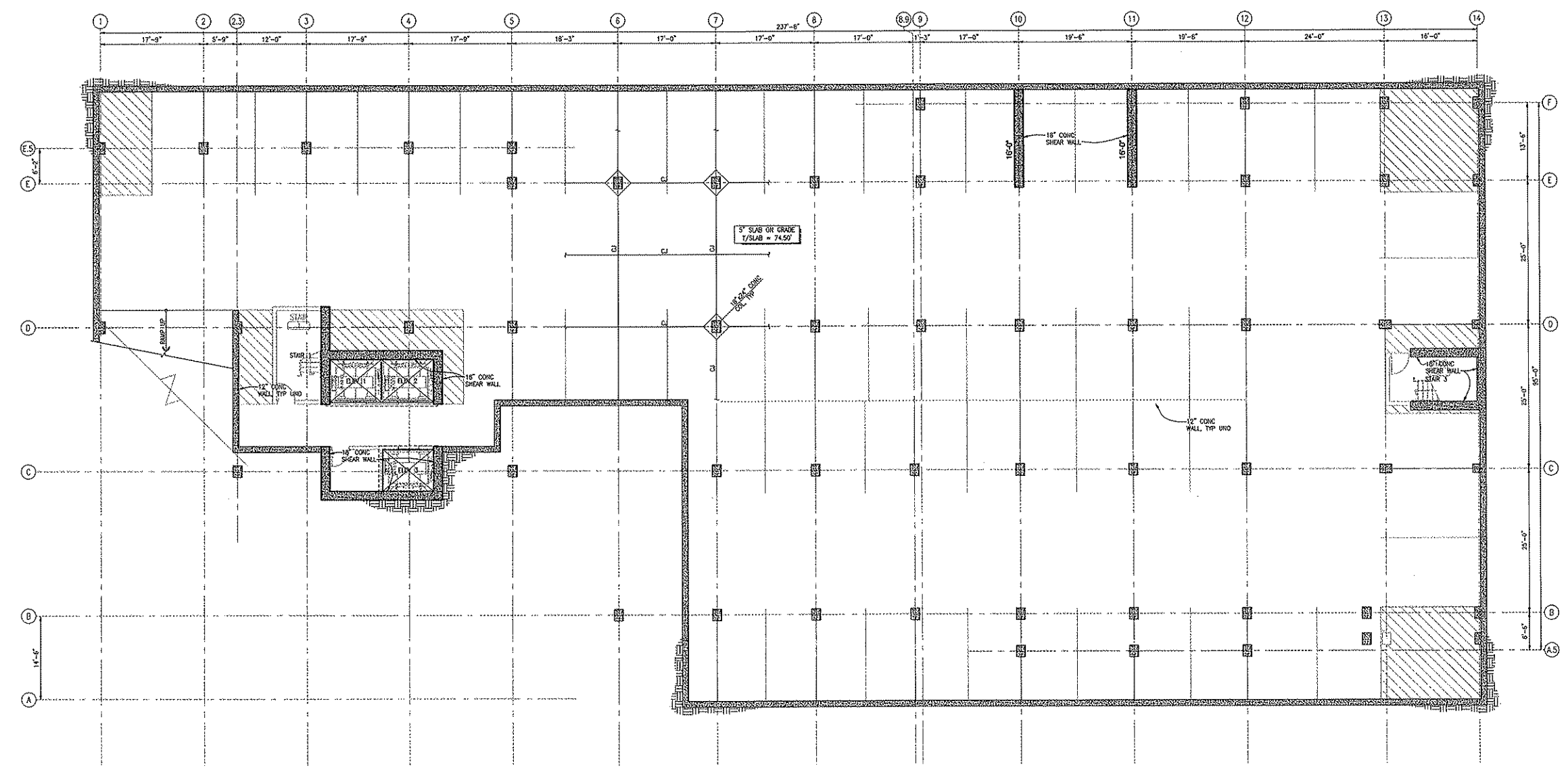
DATE: 05-11-2007
 PROJECT NO: 05287
 FILE NAME: 05287_S101.dwg
 SHEET NUMBER: **S1.01**
 PRICING
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Pier 56
1201 Alaskan Way
Suite 200
Seattle, WA 98101
TEL 206 623-3344
FAX 206 623-7005

DCI ENGINEERS
D'AMATO CONVERSANO INC.
1000 4th AVENUE 11th FLOOR PHOENIX (480)217-2328
1000 1st AVENUE SUITE 1000 DENVER (303)441-8000
1000 15th AVENUE SUITE 1000 BOULDER (303)440-8000
CIVIL & STRUCTURAL
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

PROJECT DIRECTOR	_____
VP	_____
PROJECT MANAGER	_____
GC	_____
PROJECT ARCHITECT	_____
PROJECT CIVIL ENGINEER	_____
MS	_____
GC	_____

NOT FOR CONSTRUCTION

THE
STRUCTURAL
PARKING LEVEL 3
FOUNDATION PLAN
PROJECT NO. 05-11-287
DATE October 12, 2005
FILE NAME 05287_S201-P3.dwg
SHEET NUMBER
S2.01
PRICING
© 2005 MITHUN, INC.

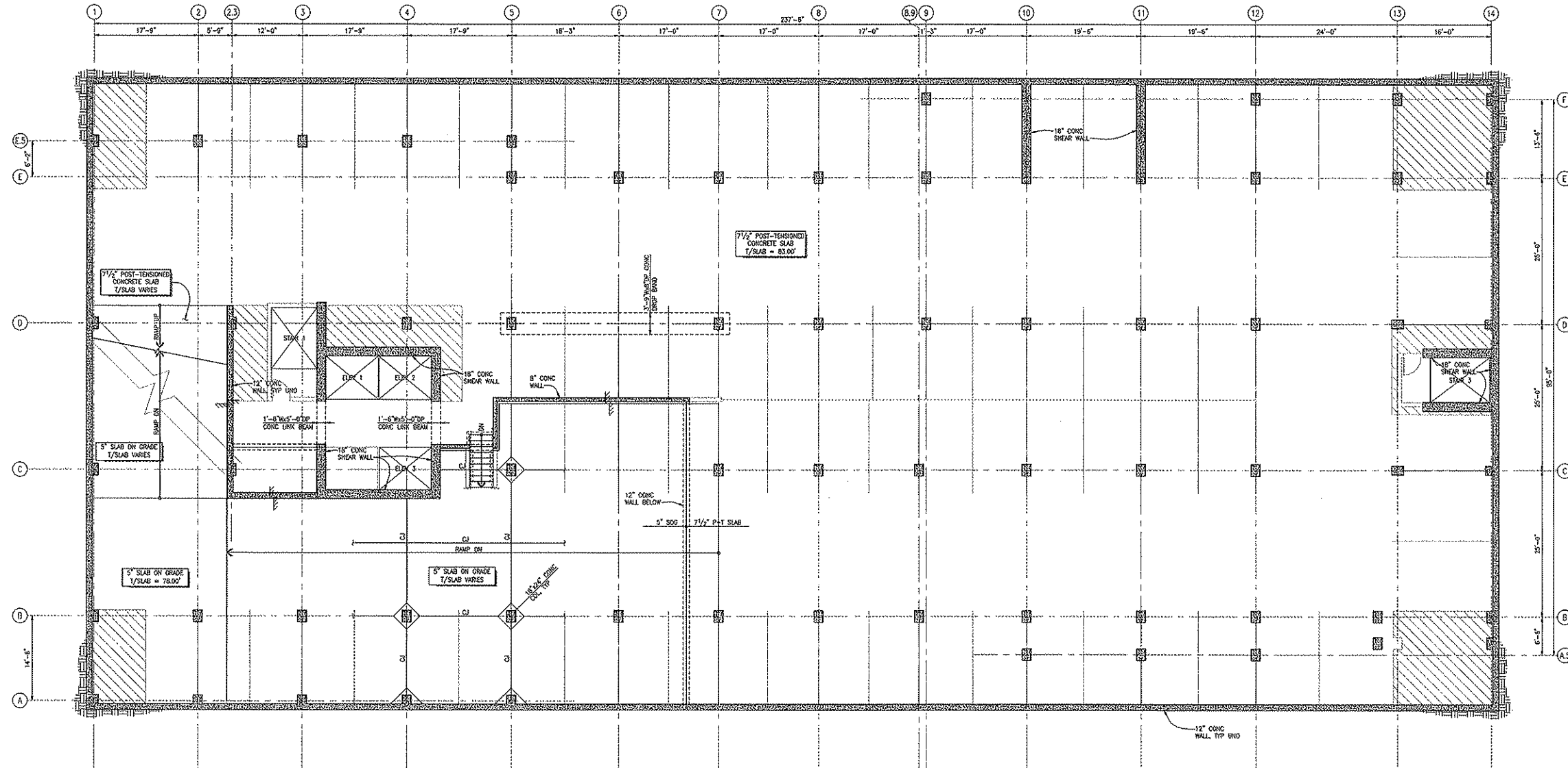
PARKING LEVEL 3 FOUNDATION PLAN
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

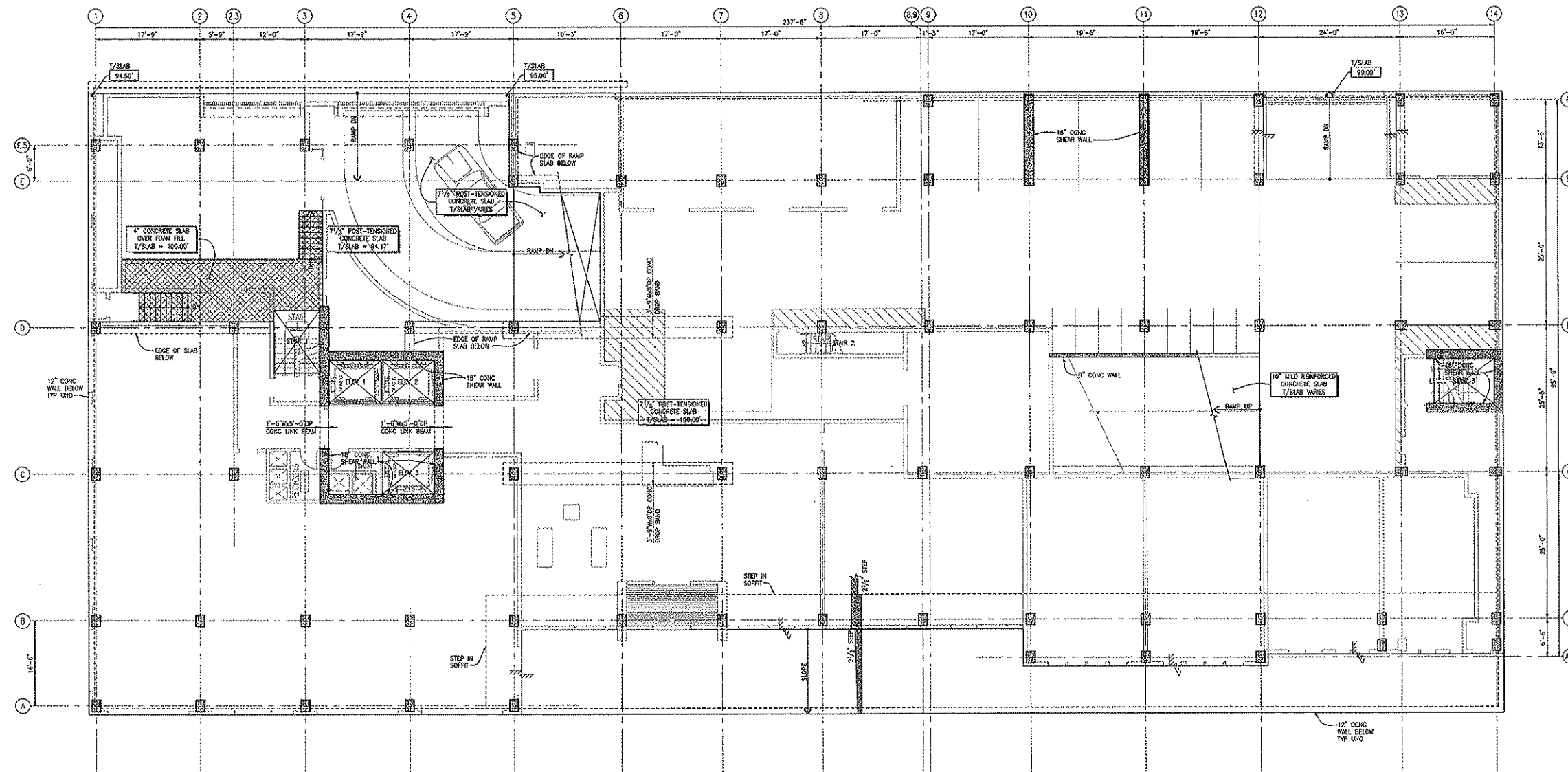
PROJECT OWNER	VF
DESIGNER	GC
PROJECT ARCHITECT	
PROJECT CIVIL ENGINEER	MS
CHECK	GC
DESIGNED BY	

NOT FOR CONSTRUCTION

SHEET NO. _____
 STRUCTURAL
 PARKING LEVEL 2
 FND & FRAMING PLAN
 PROJECT NO. _____
 DATE 05-11-2007
 DATE October 12, 2005
 FILE NAME 05267_S202-P2.dwg
 SHEET NUMBER **S2.02**
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S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
1	10/12/05	Pricing

PROJECT DIRECTOR	DATE
VF	
PROJECT MANAGER	
GC	
PROJECT ARCHITECT	
DESIGNED FOR SUBMITTER	
MS	
DRAWN	
GC	
CHECKED BY	

NOT FOR CONSTRUCTION

FILE: STRUCTURAL
GROUND LEVEL 1
FRAMING PLAN

PROJECT NO: 05-11-267
DATE: October 12, 2005
FILE NAME: 05267_S204-L1.dwg
PLOT NUMBER: _____

\$2.04

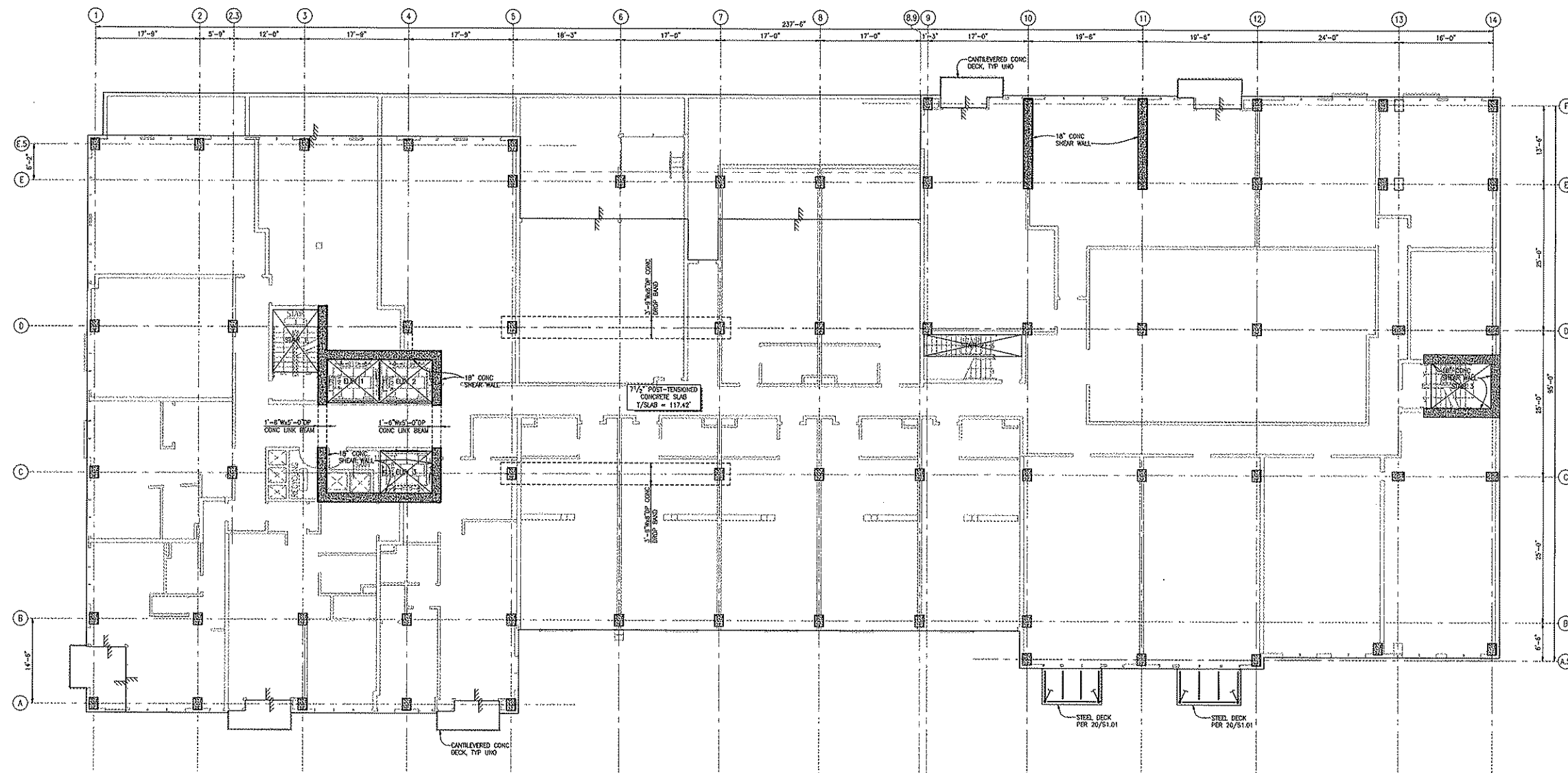
PRICING
© 2005 MITHUN, INC.

GROUND LEVEL 1 FRAMING PLAN
SCALE: 1/8"=1'-0"



S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
1	10/12/05	Pricing

PROJECT DESIGN	DATE	REVISION
VJP		
GC		
MS		
GC		

NOT FOR CONSTRUCTION

STRUCTURAL
 LEVEL 3
 FRAMING PLAN
 PROJECT NO. 05-11-267
 DATE October 12, 2005
 FILE NAME 05267_S206-L3.dwg
 SHEET NUMBER **S2.06**
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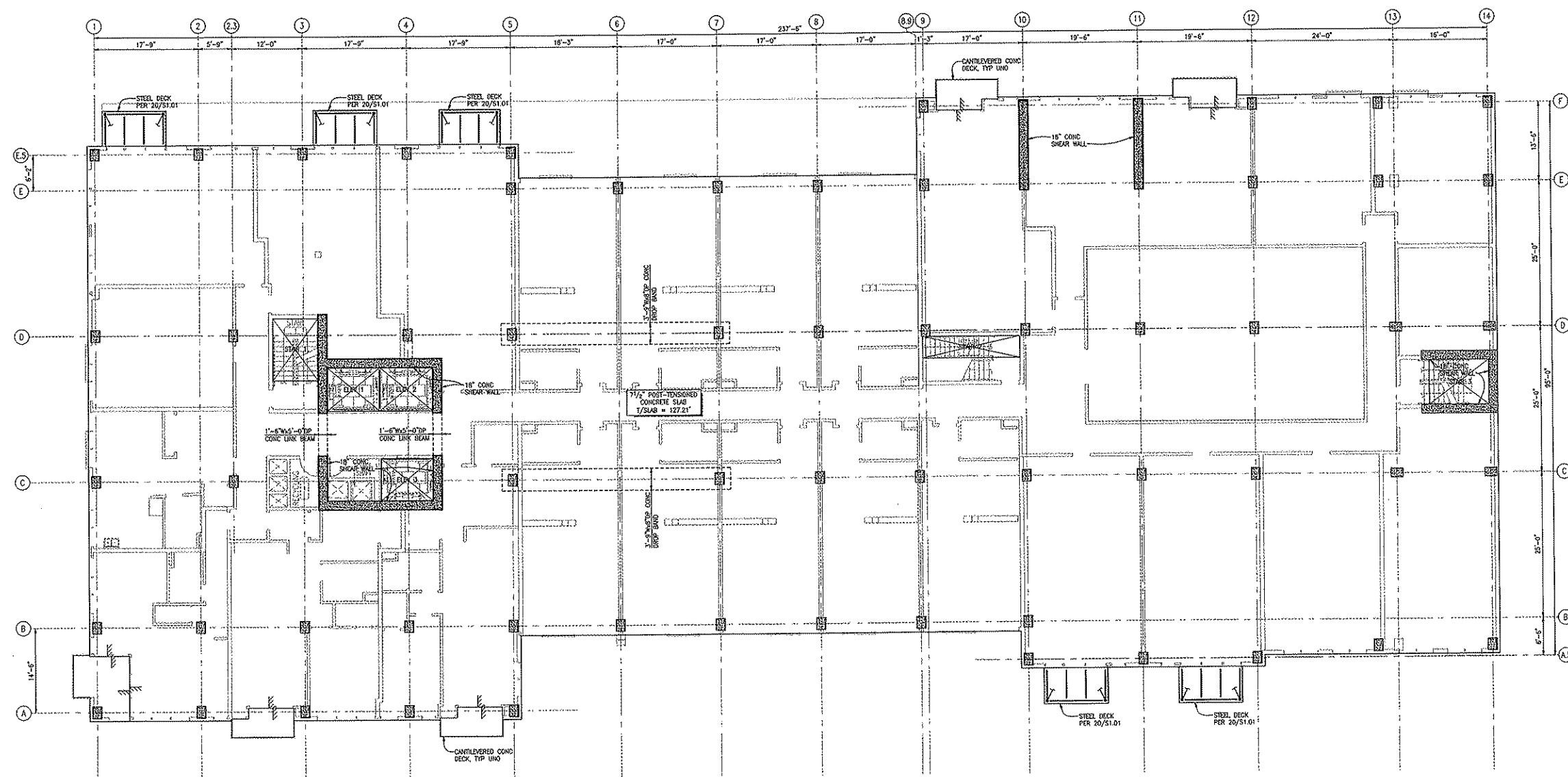
LEVEL 3 FRAMING PLAN
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

PROJECT OFFICE
VJF
GC
MS
GC
POWER DOC

NOT FOR CONSTRUCTION

STRUCTURAL
LEVEL 4
FRAMING PLAN

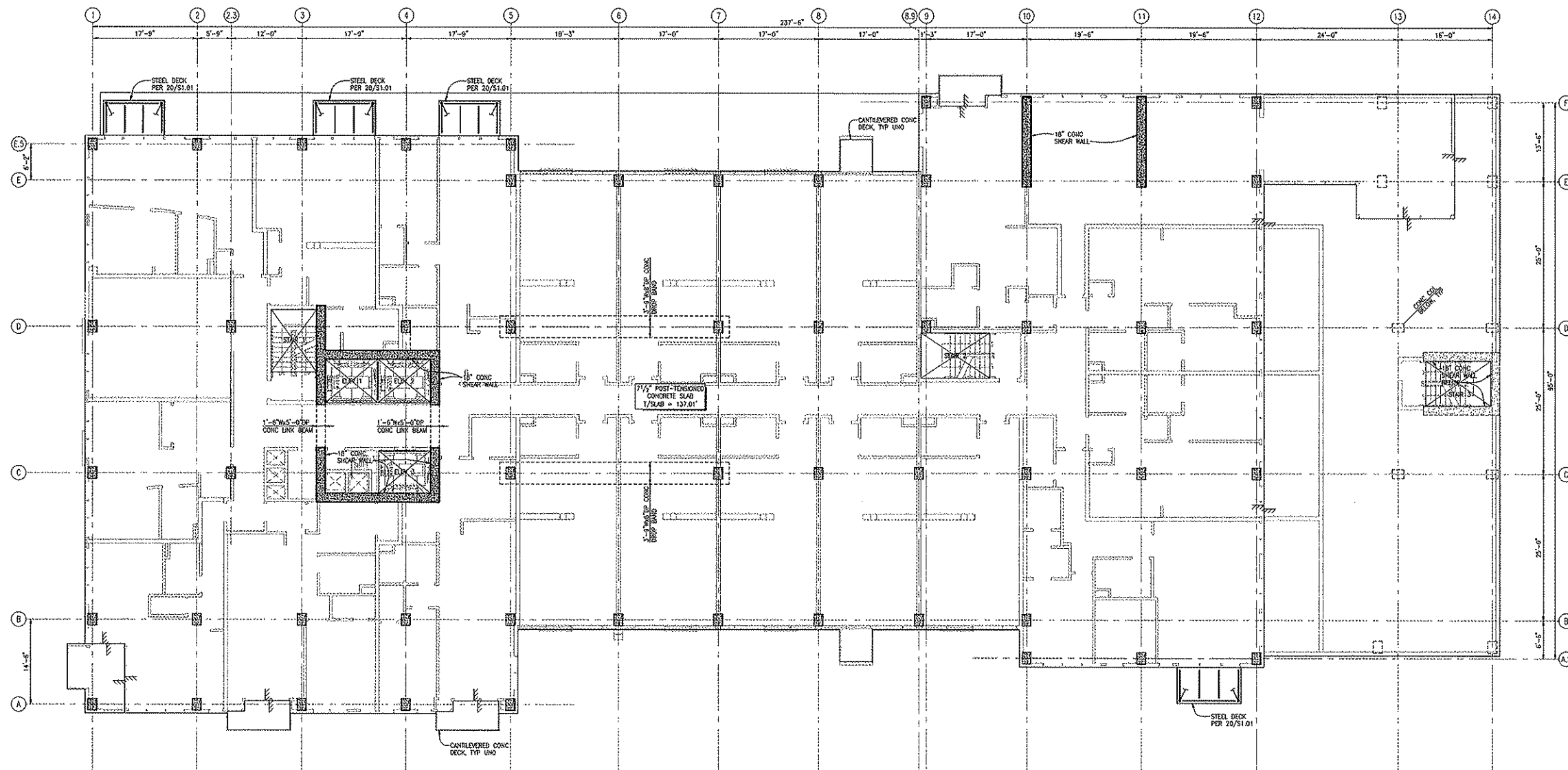
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DATE October 12, 2005
FILE NAME 05267_S207-L4.dwg

SHEET NUMBER
S2.07



S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



REV.	DATE	REVISION
-	10/12/05	Pricing

PROJECT DIRECTOR	
V.P.	
PROJECT MANAGER	
GC	
PROJECT ARCHITECT	
PROJECT TEAM MEMBER	
MS	
DRG	
GC	
DRAWN BY	

NOT FOR CONSTRUCTION

REV.	STRUCTURAL
REV.	LEVEL 5
REV.	FRAMING PLAN
REV.	
DATE	05-11-2007
DATE	October 12, 2005
FILE NAME	05267_S208-L5.dwg
PROJECT NUMBER	
PROJECT NAME	
PROJECT ADDRESS	

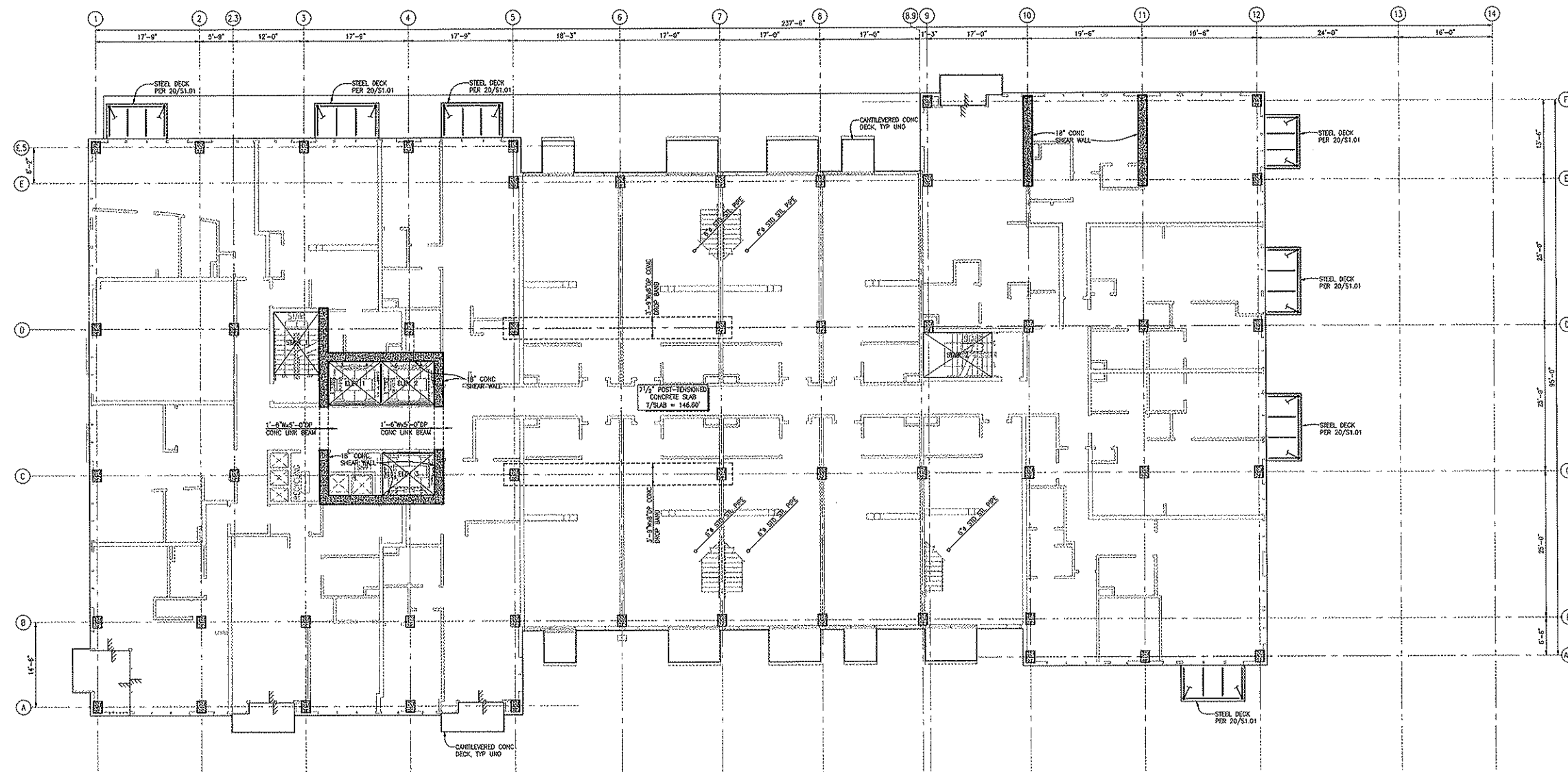
S2.08

PRICING
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LEVEL 5 FRAMING PLAN
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

PROJECT DIRECTOR	
V.P.	
PROJECT MANAGER	
GC	
PROJECT ARCHITECT	
DESIGNED FOR WORKERS	
MS	
CHECK	
GC	
DRAWN BY	

NOT FOR CONSTRUCTION

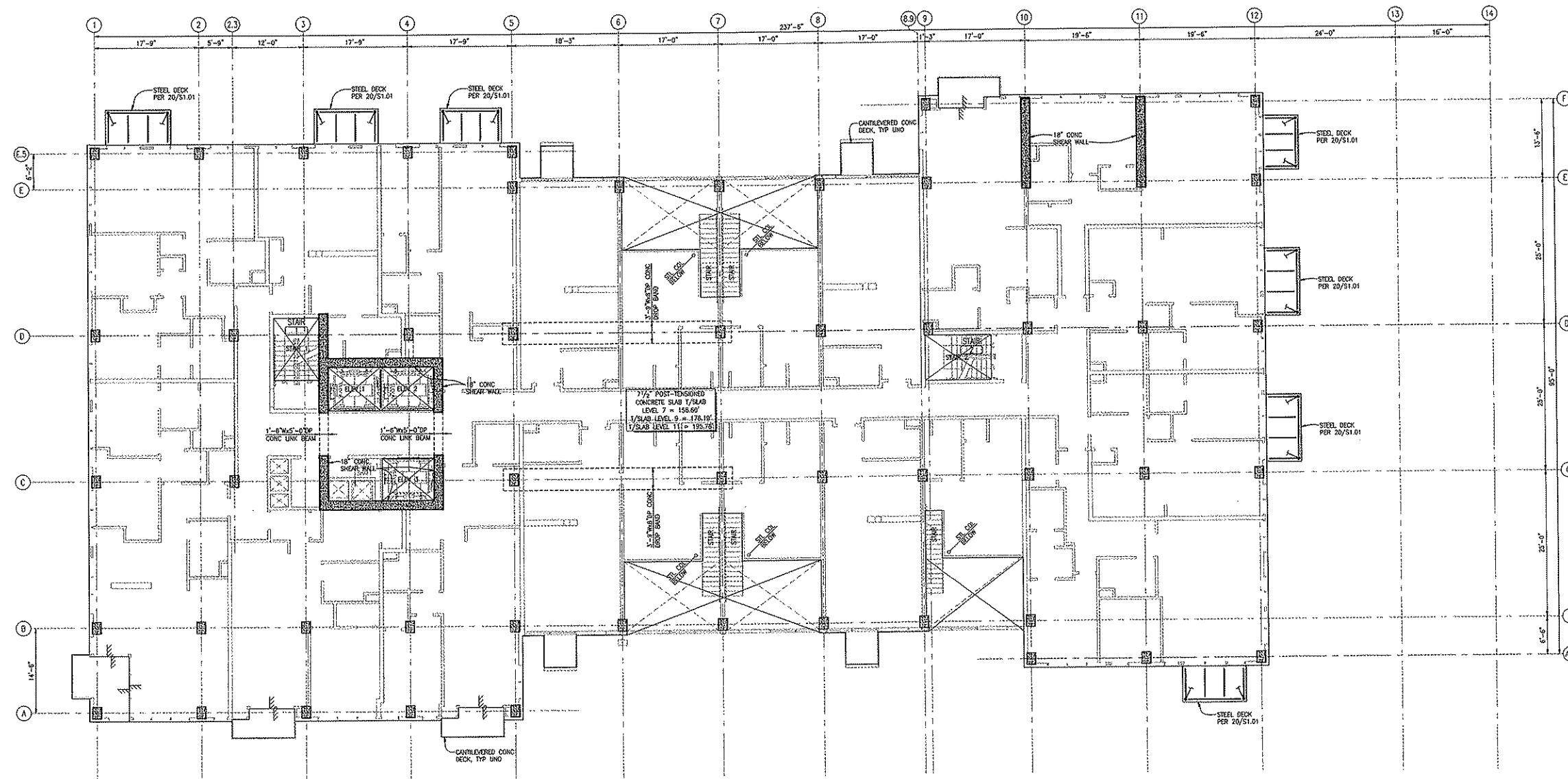
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LEVEL: LEVEL 6
FRAMING PLAN
PROJECT NO: 05-11-257
DATE: October 12, 2005
FILE NAME: 05267_S209-L6.dwg
SHEET NUMBER: **S2.09**

LEVEL 5 FRAMING PLAN
SCALE: 1/8"=1'-0"



S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
1	10/12/05	Pricing

PROJECT DIRECTOR	_____
VP	_____
PROJECT MANAGER	_____
GC	_____
PROJECT MANAGER	_____
PROJECT MANAGER	_____
MS	_____
GC	_____
GC	_____

NOT FOR CONSTRUCTION

TYPE: STRUCTURAL
LEVELS 7, 9 AND 11
FRAMING PLAN

PROJECT NO: 05-11-267
DATE: October 12, 2005
FILE NAME: 05267_S210-L7-9-11.dwg
DESK NAME: S2.10

PRICING
© 2005 MITHUN, INC.

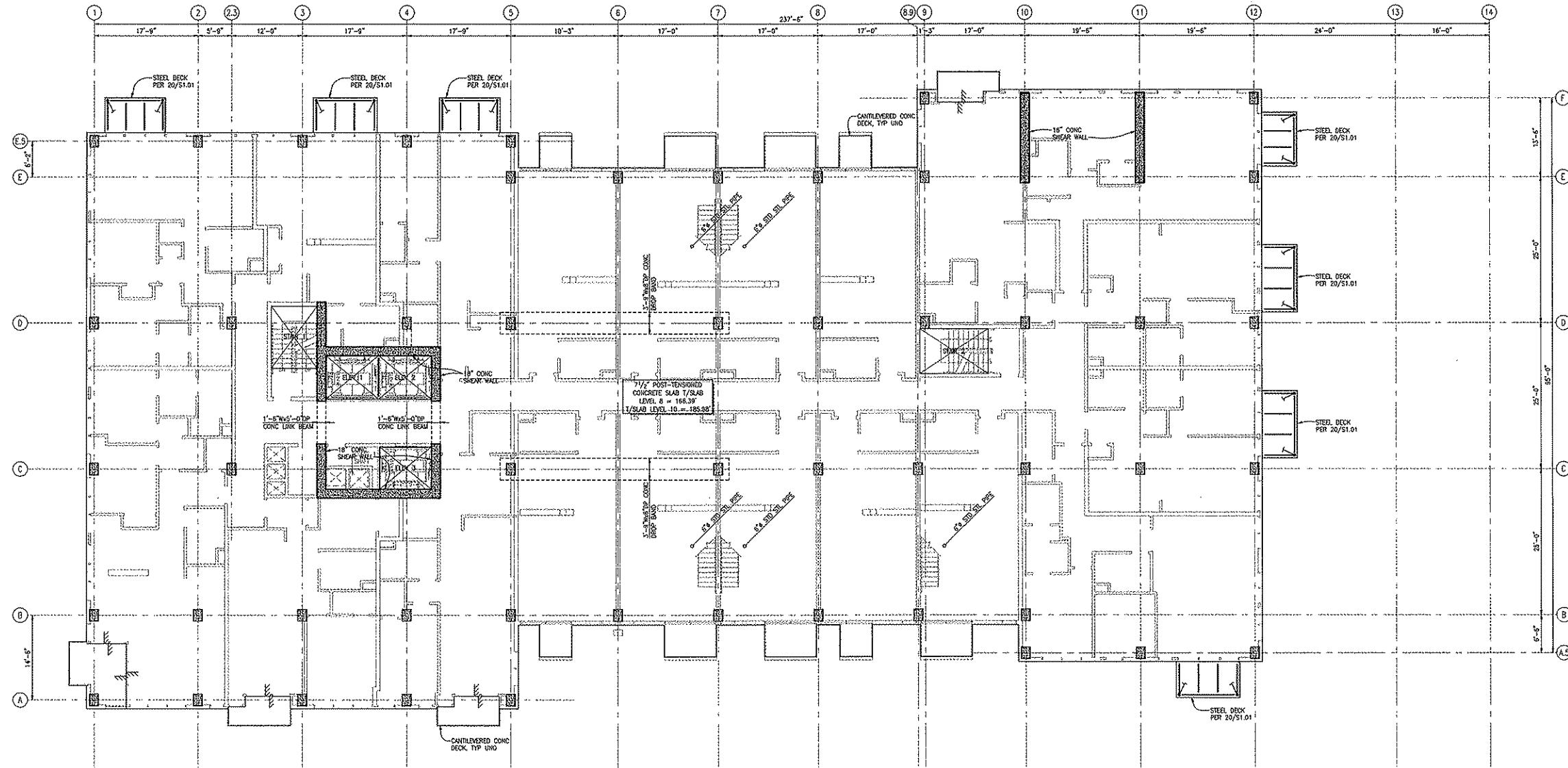
LEVELS 7, 9 AND 11 FRAMING PLAN
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

PROJECT OFFICER	
VP	
GC	
PROJECT ARCHITECT	
PROJECT CIVIL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT HVAC ENGINEER	
PROJECT SAFETY ENGINEER	
PROJECT GENERAL CONTRACTOR	
PROJECT OWNER	

NOT FOR CONSTRUCTION

DATE: 10/12/05

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

PROJECT NO: 05-11-267

DATE: October 12, 2005

FILE NAME: 05267_S211-L8-10.dwg

PROJECT NO: 05-11-267

DATE: October 12, 2005

FILE NAME: 05267_S211-L8-10.dwg

PROJECT NO: 05-11-267

DATE: October 12, 2005

FILE NAME: 05267_S211-L8-10.dwg

S2.11

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LEVELS 8 AND 10 FRAMING PLAN



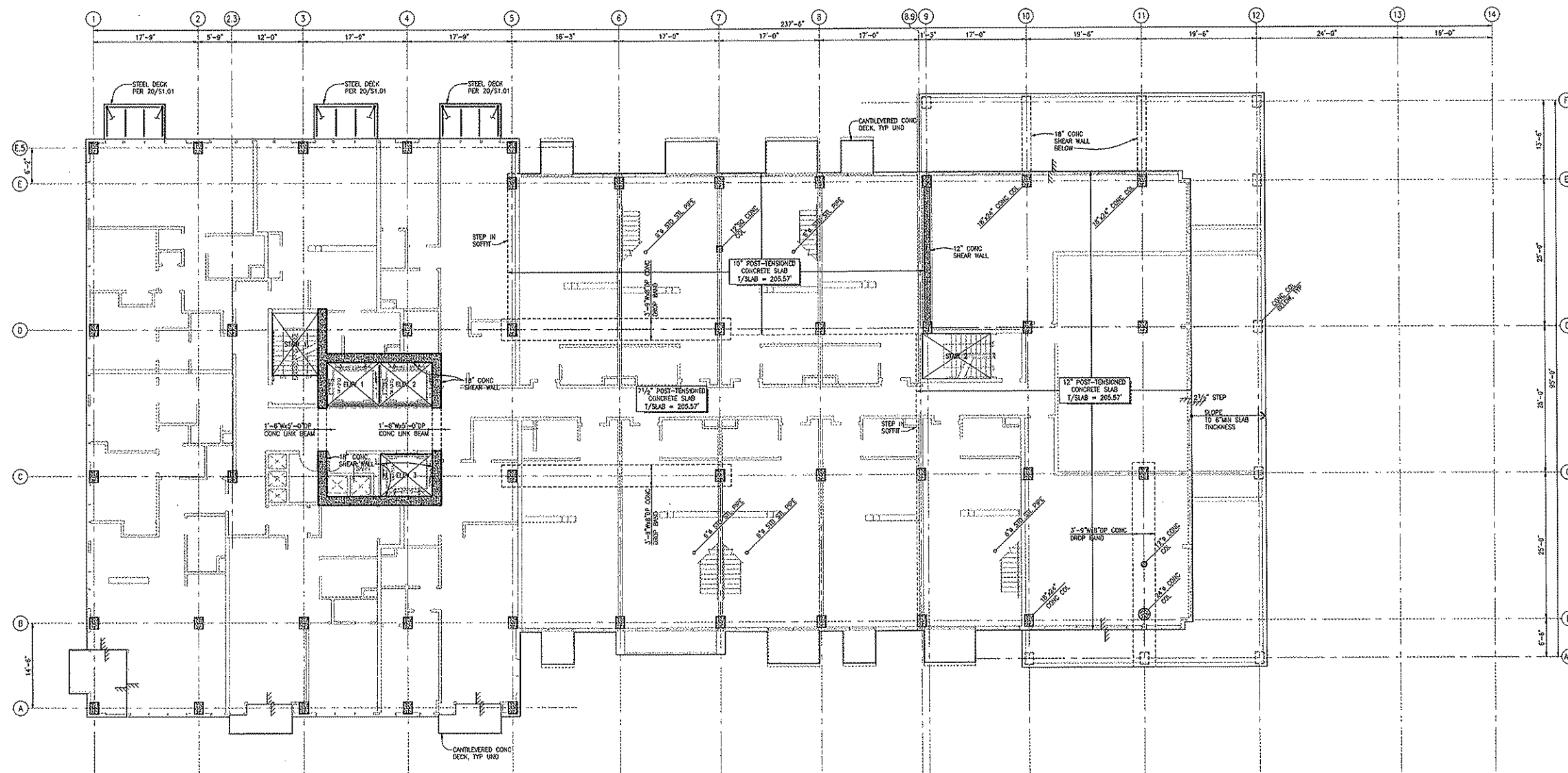
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad

LOCATION:
SEATTLE, WA

PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

PROJECT DIRECTOR	_____
VP PROJECT MANAGER	_____
GC	_____
PROJECT ARCHITECT	_____
PROJECT ENGINEER	_____
MS	_____
GC	_____
DESIGNED BY	_____

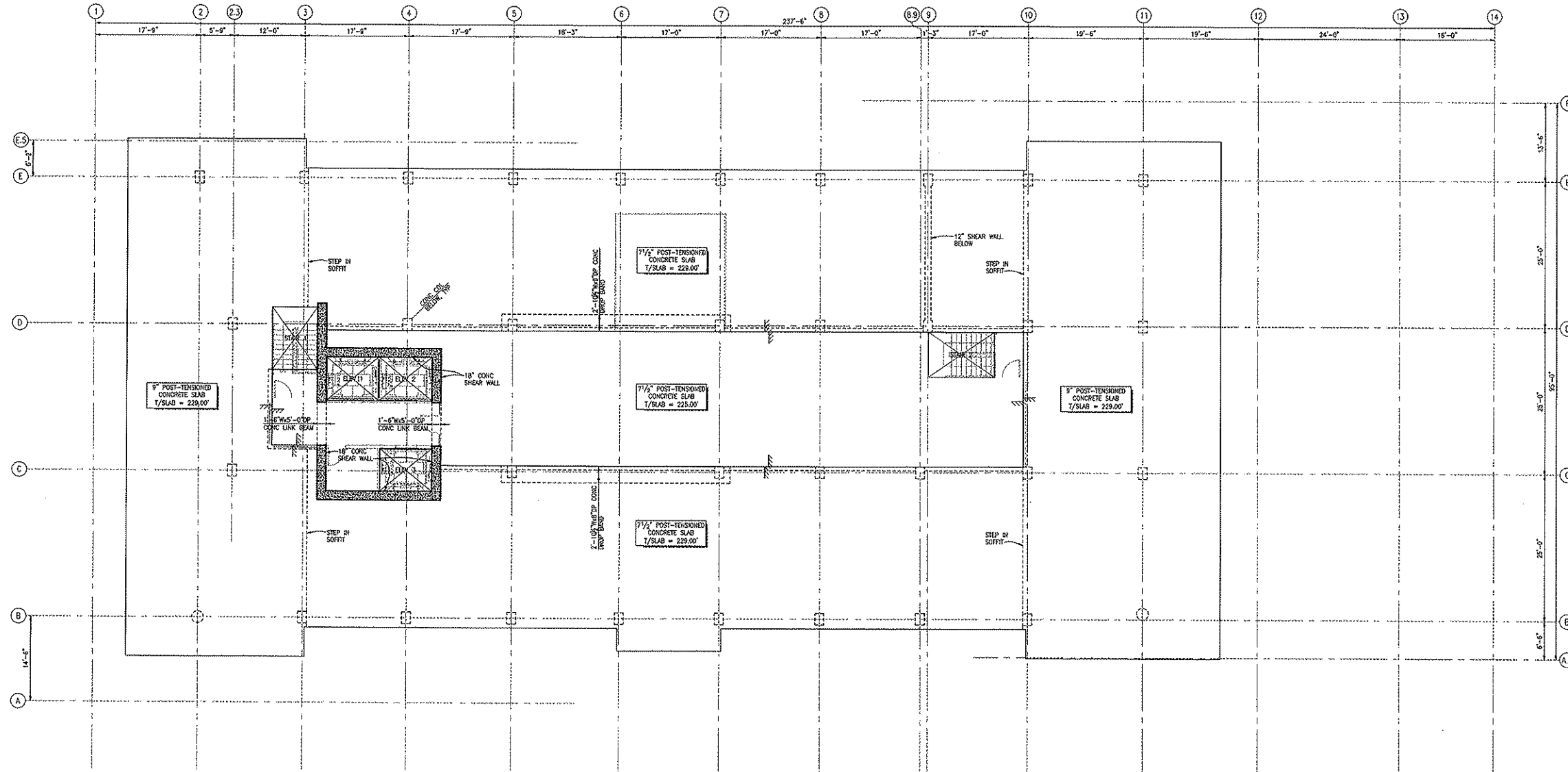
NOT FOR CONSTRUCTION

TYPE: **STRUCTURAL**
 LEVEL: **LEVEL 12**
 DRAWING: **FRAMING PLAN**
 PROJECT NO: 05-11-267
 DATE: October 12, 2005
 FILE NAME: 05267_S212-L12.dwg
 SHEET NUMBER: **S2.12**
 SCALE: 1/8"=1'-0"
 NORTH ARROW

LEVEL 12 FRAMING PLAN
SCALE: 1/8"=1'-0"

S/I Belltown, LLC

PROJECT:
2nd + Broad
LOCATION:
SEATTLE, WA
PREPARED FOR:
S/I BELLTOWN LLC



NO.	DATE	REVISION
-	10/12/05	Pricing

DESIGNED BY	DATE
VF	
GC	
MS	
GC	

NOT FOR CONSTRUCTION

STRUCTURAL
PENTHOUSE ROOF
FRAMING PLAN

PROJECT NO. 05-11-267
DATE October 12, 2005
FILE NAME 05267_S214-RF.dwg

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

S2.14

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