DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Vuecrest, LP

LOCATION OF PROPOSAL: 1000 100th Avenue NE

DESCRIPTION OF PROPOSAL: To demolish an existing two-story apartment complex known as the Sumiyoshi along with 35 surface parking stalls and associated carports to construct a five-story residential apartment building with 137 residential units and 187 parking stalls. Frontage improvements along 100th Avenue NE and NE 10th Street will be provided. Total site size is 1.03 acres. Landscape modifications will occur with this application.

FILE NUMBER: 15-120258 LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of Development Services. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/4/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator

7/21/16
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	**Bellevue Vuecrest, LP**
Proposal Address:	1000 100th Avenue NE
Proposal Description:	To demolish an existing two-story apartment complex known as the Sumiyoshi along with 35 surface parking stalls and associated carports to construct a five-story residential apartment building with 137 residential units and 187 parking stalls. Frontage improvements along 100th Avenue NE and NE 10th Street will be provided. Total site size is 1.03 acres. Landscape modifications will occur with this application.
File Number:	**15-120258 LD**
Applicant:	Bellevue Vuecrest, LP
Decisions Included:	Design Review with SEPA, Process II
Planner:	Antoinette Pratt, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-significance** Carol V. Helland Carol V. Helland Environmental Coordinator
Director's Decision:	Michael Brennan, Director Development Services Department By: Carol V. Helland Carol V. Helland, Land Use Director

Application Date:	August 3, 2015
Notice of Application Date:	September 24, 2015
Minimum Comment Period:	October 8, 2015
Public Meeting Date:	October 22, 2015
Bulletin Publication Date:	**July 21, 2016**
Appeal Deadline:	**August 4, 2016**

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. REQUEST/PROPOSAL DESCRIPTION

A. Request

Bellevue Vuecrest, LP requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to demolish an existing two-story apartment complex known as Sumiyoshi to construct a five-story residential apartment building with 137 residential units. Two levels of underground parking will be provided for a total of 187 parking stalls. Street frontage improvements along 100th Avenue NE and NE 10th Street will be provided. Total site size is 1.03 acres. Landscape modifications will occur with this application.

View of West and South Elevations

See Attachment A for Project Plans & Drawings.

B. Review Process

Design Review is required by Land Use Code (LUC) 20.30F LUC 20.25A.010.C. The Design Review and SEPA Determination are both Process II decisions LUC 20.35.010.C. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

II. SITE, ZONING & LAND USE CONTEXT

A. Site

The site is located north of NE 10th Street and east of 100th Avenue NE. 100th Avenue NE is the dividing line between the downtown and single-family uses to the west known as the Vuecrest neighborhood. A single-family residence is located north of this site. Multifamily and commercial uses are located to the east and south across NE 10th Street. Total site size is 1.03 acres.

The site is designated by the City's Comprehensive Plan as the Northwest Village of the downtown subarea. The designation was applied because it primarily provides neighborhood-oriented retail and service uses. This district is somewhat isolated from the rest of downtown; but with infill development will evolve into a vibrant urban neighborhood.

B. Zoning

The property is located within the Downtown-Residential (DNTN-R) land use district, Subdistrict A. No concomitant agreement applies to the property.

III. Site Design and Building Design

Site Design

The proposed residential mid-rise building and below-grade parking occupy the southwest corner of a block at the intersection of 100th Avenue NE and NE 10th Street. The block is currently composed of mid- to low-rise detached apartment buildings, an optometrist building, and a two-story light industrial strip mall. The entire southeast corner of the block is a surface parking lot. There are multiple internal private drives, including one that makes a complete loop from 101st Avenue NE to primarily serve the Le Chateau Apartments. The primary frontage of the proposed project is along 100th Avenue NE. One private vehicular entrance for the residents is proposed at the northwest corner of the project at the north property line along 100th Avenue NE. A trash enclosure is provided at the northwest corner of the site. The required loading zone is located south of this driveway. All residential parking is contained below grade on two levels.

Building Design

The proposed apartment residential building at 1000 100th Ave NE is an approximately 231,889 square foot, five-story apartment development with two stories of below grade parking. The overall massing is broken down by changes in material, and multi-story bays around the building. The east façade has two courtyards lushly detailed with fountains and vegetation with private patios for the ground level units.

View West of Patio Courtyards

Architectural Compatibility / Design

At ground level along 100th Avenue NE, the main entry is expressed with a water feature and covered entry. Along the street there is a curb cut for pick-up and drop off to minimize interference with traffic. Around the entire public street frontages along 100th Avenue NE and NE 10th Street, the building meets grade with brick and is separated from the sidewalk with medium-sized trees, bushes and private patios.

The project is located in the DNTN-R zone, in perimeter design Sub-District A adjacent to a single-family residential neighborhood. The building is primarily composed of brick at the base, horizontal lap siding, and "shingle style" lap siding. The façades are modulated with changes in material, breaking down the long 100th Avenue NE façade into smaller volumes that relate more to the walking pace of a pedestrian.

Landscaping

The landscape concept for the project is designed to respect the character of the adjacent single-family neighborhood with large trees and deep setbacks. The west and south façades are public and face the street. The east façade is broken down into two courtyards with private patios and rich vegetation designed to be experienced from ground level but also enjoyed from above. The building stepback of 15 feet above 40 feet on 100th Avenue NE provides an opportunity for small planters between unit balconies at level five of the structure. The rooftop

amenity space includes an extensive green roof as well as some large planters. The landscaping in general is designed to be aesthetically pleasing and engaging for the majority of the year.

View East of Private Patios

View of Roof Top Deck

IV. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

Uses are regulated by Section 20.10.400 (Use Charts) and 20.25A (Downtown Residential, Subdistrict A land use district). In addition, the uses proposed for this project are permitted with Design Review approval subject to meeting the Design Review criteria of Land Use Code (LUC) 20.25A.110 and the Design Guidelines – Building/Sidewalk Relationships of LUC section 20.25A.115, summarized as follows:

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit/Lot Coverage	75%	29,592 SF (66%)	LUC 20.25A.090.D.2
Building Height	30' Basic/55' Max	55'	Participating in FAR Amenity Incentive System (LUC 20.25A.030) and seeking height increase per exception under LUC 20.25A.020.B.4.a
Floor Area Ratio (FAR)	2.0 base/3.5 max.	3.0	Participating in FAR Amenity Incentive System (LUC 20.25A.030)
Total Gross Floor Area (GFA)	No minimum	205,515 GFA	Excludes vertical penetrations, vent shafts, stairwells, and balconies per LUC 20.50.020
Exempt Parking and Mechanical Areas	No minimum	69,002 GFA	LUC 20.50.020
GFA for FAR	156,930 GSF	136,513 GFA	Excludes parking and mechanical areas from GSF per LUC 20.50.020.
Floor Area per Floor Above 40 Feet	Residential: 20,000 gsf/f	Residential: 21,961 gsf/f[1]	Proposed areas are per gross floor area as defined in chapter 20.50, Bellevue LUC.
Setbacks			
Front	0 FT at 10th St 20' FT at 100th Ave	10' FT at 10th St 20' FT at 100th Ave	LUC 20.25A.090.D.2, LUC 20.25A.020.A.2
Side(s)	0 FT	2'-0" to retaining wall 7'-2" to L1-L5	LUC 20.25A.020.A.2
Rear	0 FT	6'-1" to 6'-4"	LUC 20.25A.020.A.2
Sidewalk Width	12 feet+6" curb including planters	12' + 6" curb including planters	LUC 20.25A.060.A
Landscape	Min. 5' planter strips.	5' planter strips.	LUC 20.25A.060.A2 (See Landscape plans)

1 Due to the site's location in the perimeter design district, the project is required to provide a 20 foot setback along 100th Avenue NE. The required setback affects the size of the floor plate in the lower levels. The Director is granting a 10% increase in floor size utilizing LUC 20.25A.020.B.1.a to gain 10 percent of additional floor area above 40 feet. 20,000+10%=22,000 SF. The applicant proposes 21,961 SF.

Stepback	15' on 100th Avenue NE	15' on 100th Avenue NE	LUC 20.25A.090.2

Parking and Loading

Item	Required		Proposed	Comments/ Conditions
Parking	**Minimum and Maximum Permitted Ratios**	**Required and Permitted Parking Stalls**	**Proposed Parking Stalls**	LUC 20.25A.050
Residential (361,867 net sq. ft.)	Min. 1 stall / unit Max. 2 stalls / unit	137 274	187	
Compact Stalls	Max. 65% of total stalls = 121 stalls	107 [57%]		LUC 20.25A.050.F.2
Loading Area	Min. equal to the number of vehicles simultaneously loading with a space size of 10'x55'. A reduction is acceptable if it is demonstrated loading vehicles can maneuver within the proposed constraints without impeding the public right-of-way, access easement, or private road.	Provided (1) 11'x30' loading space on site at the NW corner. Accessed off 100th Avenue NE.		LUC 20.20.590.K.4.a-c
Recycling & Solid Waste	The recycling storage area must be accessible to residents and/or workers of the proposed development, and there must be 1.5 SF/dwelling unit = 206 SF.	Recycling = 52SF / floor = 265 SF total provided. P1 trash room = 385 SF Collection area by driveway = 98SF		Meeting standard; Republic Services has reviewed the plans and not identified any service issues/impacts. See letter dated May 1, 2016, in project file.

B. Special District Requirements

1. FAR Amenity System Requirements

See Attachment B for FAR and Amenity Calculations (Basic and Non-Basic) for this project.

Subject to LUC 20.25A.030.D, the total amount of bonus floor area earned through the Amenity Incentive System for a project, and the total amount of bonus floor area to be utilized on-site for that project, must be recorded with the King County Recorder's Office and with the Bellevue City Clerk. Therefore, a condition is included in Section X of this report requiring that the applicant record a copy of the approved bonus point calculations, project drawings and conditions of this Design Review approval. See Section X.D for related condition.

2. Design Review Criteria and Design Guidelines

The proposal meets the Design Review criteria (LUC 20.25A.110) as conditioned. Conditions apply for the life of the project. If modifications are made to this design review application, the applicant will be required to provide documentation of said change by either amending this Design Review application or via the Land Use Exemption (LUX) process. Compliance will be required to the LUC in effect at the time of approval. See Section X.C for related condition.

Vehicular Circulation and Parking (LUC 20.25A.110.A.1)

One vehicular access is proposed at the northwest corner of the site which leads into the underground parking garage. The parking garage will contain 187 parking stalls divided between two floors (P1 and P2). Residential storage has been proposed at various areas within the underground garage. The elevator lobby is located in the center with parking and storage surrounding this use. A gym is proposed on P1 for residential use. Trash will be collected on level P1 within the garage. On trash collection days, management will move the containers to a temporary storage area for collection by Republic Services who has approved this location for pick up. See letter dated May 1, 2016, from Republic Services in project file.

Temporary Construction Worker Parking

Staff has been contacted by the assigned contractor for this project who has obtained a temporary lease agreement two parcels north of this site which is vacant. A contractor trailer will be located there along with off-street parking for construction workers which is also a component of the required Right-of-Way Use Permit. The contractor will need to obtain a Temporary Use Permit for this parking until this proposal is completed. See Section XI.B for related conditions.

Pedestrian Circulation and Amenities (LUC 20.25A.110.A.2)

Because this proposal is located within Subdistrict A, a 20-foot building setback is required from 100th Avenue NE. The applicant has complied with this setback requirement. A majority of this 20 foot setback contains lush landscaping along with sidewalk, a low-rise retaining wall and planter strip. The applicant requested that a limited amount of encroachment occur into this setback by private patios. Staff reviewed and accepted the patio areas as noted within the submitted application. NE 10th Street will have a standard streetscape with planter strips that will frame both sides of the proposed sidewalk.

Courtyards are proposed along the east and central portions of the building for private patios. Water features are also proposed within these areas. A roof deck is proposed for resident congregation. Access occurs via two stair cases located north and south on the roof deck. Landscaping along with amenities such as barbeques, gas fire pit, seating and outdoor kitchens are planned for this area.

Wind and Sun (LUC 20.25A.110.A.3)

The residential building is located on a north/south axis. Because the building is located within the perimeter district, building height is limited to five stories which will reduce opportunities for sun blockage west of 100th Avenue NE. The at-grade courtyards proposed at the central and east

portions of the building will be protected from the wind from all elevations except to the east. The roof deck will be exposed to the elements but there are small parapets that surround the edges of the roof. Additional landscape materials will be used to screen proposed mechanical equipment and will further reduce wind on the roof deck as shown on Sheet L1.02.

Open Space (LUC 20.25A.110.A.4)

The project has at-grade courtyards along the central and eastern portion of the site. The adjacent image shows a roof top amenity deck in the central portion of the roof that will be activated with seating, landscaping, outdoor kitchens, etc. for resident enjoyment during the summer. No cover is proposed for this amenity area.

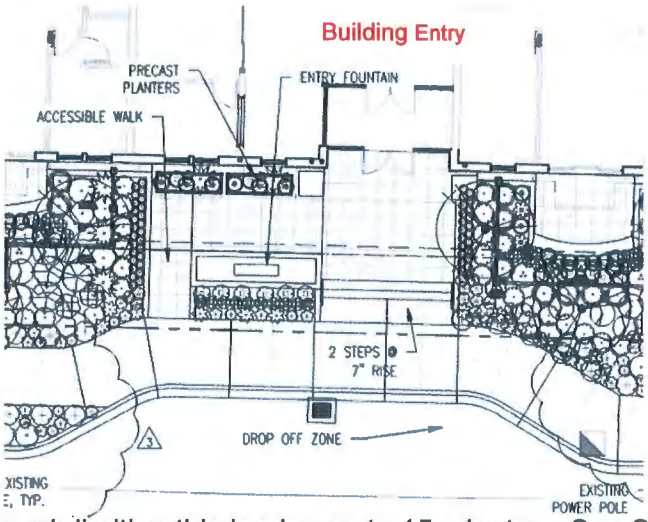
Light and Glare (LUC 20.25A.110.A.5)

The exterior skin of this structure is a combination of brick with a variety of siding styles (lap, panel and shaker style) as noted on Sheet A3.02. The applicant submitted a color and materials board to substantiate the low reflectivity of their chosen materials.

Natural Setting and Topography (LUC 20.25A.110.B.1)

The topography across this site is relatively flat due to the existing multifamily complex. Topographic relief across the site ranges between 200 and 205 feet. The massing of the proposed residential building conforms to the perimeter design district. The height will allow views west to the Olympic Mountains, Lake Washington and the Seattle skyline. Development west of 100th Avenue NE lies within the R-3.5 land use district which has a restricted height of 35 feet.

Landscape Design (LUC 20.25A.110.B.2)



Significant landscaping is proposed at the street level to create an inviting residential entry. A water feature with a lush landscaping treatment is planned adjacent to the building entry. Street trees and landscaping will frame both sides of the sidewalk along NE 10th Avenue and 100th Avenue NE. The applicant increased the street landscaping from four to five feet to conform to the recently adopted Ordinance 6277 (Early Wins) which modified the landscaping elements for the downtown. A drop-off zone is planned along 100th Avenue NE just north of an existing Metro bus stop. This area is for short term drop off/pick-ups. The applicant will be required to sign this as such limiting this load zone to 15 minutes. See Section XI.D for related condition. The required

loading area for this proposal will be located outside at the northwest corner of the building. This area will be sight obscured from public view by the proposed landscaping. The planned utility vaults are located below grade, and all new utility equipment will be contained inside the building envelope or below grade.

Landscaping, as noted earlier, is planned for the roof deck. Additional landscaping will also be placed on Level 5 residential decks on the west side of the building to provide visual screening for deck users and to accentuate the required step back.

Views (LUC 20.25A.110.B.3)

The height for this residential structure conforms to the maximum building height of 55 feet for Subdistrict A within the perimeter district. Heights within the City's urban core have been designed as a "wedding cake" with heights being reduced at the downtown edge at 100th Avenue NE. The building will have westerly views of the Olympic Mountains, Lake Washington and Seattle at its upper building levels.

Building Height and Bulk (LUC 20.25A.110.B.4)

The building is oriented north/south on 1.03 acres to fit within the confines of the existing lot. This orientation allows the structure to have a strong presence on 100th Avenue NE and NE 10th Street. Attention has been paid to the residential neighborhood to the west located across 100th Avenue NE. Additional landscaping (20-feet) has been devoted to the west side of the structure as required by the LUC. The colors of the structure are earth tone and will be complimentary to the neighborhood. Parking will be incorporated underground within the building so it will not be visible to the existing neighborhood as it is currently. The roofline, building breaks and off-sets will create an interesting roof and building form.

Transitions (LUC 20.25A.110.B.5)

The building is setback 20 feet on its west elevation to provide the required perimeter setback from 100th Avenue NE. This landscape area allows public access while creating areas that lead to residential patios. Variations of low level retaining walls, and use of low rise stairs distinguish the residential spaces from public spaces. The landscaping defines these spaces for the pedestrian.

Patterns of Activity (LUC 20.25A.110.B.6)

The building provides opportunities for pedestrian-level activity at the ground plane along the central and eastern portions of the site. Pedestrians will be able to walk to the existing Metro bus stop just south of the drop off zone on the west side of the building or walk east to the downtown

core. Additional activity may take place on the outdoor rooftop amenity deck which contains seatwalls, planter areas, tables and chairs, and scored pavement materials.

Signage (LUC 20.25A.110.B.7)

Signage information has not been provided at this time. General signage information for the building will be required prior to building permit issuance with a formal sign package following such submittal. See Section X.E for related condition.

Design Guidelines – Building/Sidewalk Relationships (LUC 20.25A.115)

100th Avenue NE is designated as an "E" Right-of-Way while NE 10th Street is designated as both a "D/R" Right-of-Way (at the corner) and "D" Right-of-Way further east. An "E" Right-of-Way is characterized by its low orientation to pedestrians while providing a visual buffer between downtown and surrounding residential neighborhoods. A "D/R" Right-of-Way is characterized as low to moderate orientation to the pedestrian with at least 50 percent of the street edge incorporating landscape features, terraced planters, etc. Windows at the ground level, street walls and differentiated ground level are necessary as well. Similarly, the "D" right-of-way is characterized as having a low to moderate pedestrian orientation with windows providing visual access into the building base, street walls and a differentiated ground level. The applicant has complied with these standards with this proposal.

IV. PUBLIC NOTICE AND COMMENT

To date, staff has received six e-mails on this project. Many of the commenters live within Vuecrest which is a single-family neighborhood located west of this site across 100th Avenue NE. Transportation is the topic of primary concern with other minor concerns as noted by the emails uploaded to this project file. The comments are noted as follows:

1. *Why is the driveway located at the northwest corner of the site? Why can't it be located on NE 10th Street?*

   Response: The Sumiyoshi residential complex has driveways on both 100th Avenue NE and NE 10th Street. As an older development, it was built according to the code in effect at the time of its construction. The City has received a new development proposal for this site which means it must be developed to the existing codes that are in effect now. The Transportation Standards Code prohibits driveways from being constructed within 150 feet from the nearest parallel public street for sight distance reasons to limit interference with the existing intersection. This means that the existing driveway on NE 10th Street will be closed with this application because it lies within the 150 foot distance separation for driveways.

2. *Many commenters discussed existing traffic conditions at the intersection of NE 10th Street and 100th Avenue NE. Some commenters seemed to desire a stop light at this location.*

   Response: The applicant's Transportation consultant from the Transpo Group, talked at length about existing traffic conditions and what the legal requirements are for the

proposed project. The applicant conducted a comprehensive traffic evaluation under the direction of the City of Bellevue compliant with all prescribed guidelines and methodologies. The traffic study found that there would be little noticeable impact resulting from this project to traffic operations at the intersection of NE 10th Street/100th Avenue NE during the PM peak hour, which is typically the single busiest hour of the day at most locations in the City of Bellevue. The overall intersection is forecast to operate at a PM peak hour Level of Service (LOS) C, which is considered a very acceptable operation by the City of Bellevue. The traffic study indicated that overall traffic impacts due to the project would be minimal, affecting peak hour traffic by about 2.5 percent. This falls within the range of day-to-day fluctuation of traffic volume and is not generally considered a noticeable impact. Overall project impacts are forecast to meet the City of Bellevue Traffic Standards Code for Mobility Management Area 3 (MMA 3), which encompasses the downtown core of Bellevue. Thus, traffic impacts during the worst case condition are not expected to be significant in general, or at the intersection of NE 10th Street/100th Avenue NE, nor will the cumulative impacts identified by the City of Bellevue transportation model suggest that overall intersection operations would fall below adopted standards.

While it is recognized that short term traffic activity, whether due to school buses, or other causes may routinely and randomly occur during different time-periods during the day, the City of Bellevue measures impacts on an hourly basis, and these other factors would not result in an hourly volume exceeding that of the PM peak hour used in the analysis of impacts.

The Traffic Impact Analysis (Transpo Group, December 2015), examined accident occurrence at the intersection and found no unusually high level of accidents occurring at this location. A total of two accidents were reported between 2012 and 2014 at this location, one of which was a collision with a fixed object. There is no basis to conclude that the intersection is unusually hazardous or warrants remedial action.

Thus, based on review of traffic volumes, operations, and safety considerations, there is no basis on which to conclude that a traffic signal, or any other project-specific mitigation, is an appropriate response at this location.

3. *There were a few questions about the trash area being located outside at the northwest corner of the site.*

   Response: The primary trash collection for this building is proposed within the underground parking garage on level P1. On trash collection days, management will haul the trash receptacles outside to a temporary storage area at the northwest corner of the site. This area will be screened by fencing from public view. Republic Services will then empty said receptacles and place them back within the fenced area. Once done, management will remove them and place them back within the underground parking garage. Management will be required to remove said receptacles and return them to the underground garage on the same day as pick-up. See Section XI.D for related condition of approval.

4. *There were a few questions about the timing of development from the Sumiyoshi residents who live within the existing complex.*

   Response: The applicant responded to these questions and stated that timing is dependent upon obtaining Design Review approval along with the necessary ancillary permits.

City Held Public Meetings

The City held one public meeting on October 22, 2015. The applicant and his consultant team were present along with 11 individuals from the adjacent neighborhood and current residents of the Sumiyoshi apartment complex attended this meeting. Many of the attendees spoke on this proposal. Their comments reflected the emails noted above.

V. TECHNICAL REVIEW

A. Utility Department

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project. See Section X.A for related condition.

B. Fire Department

The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

C. Transportation Department

Site Access
Access to the proposed project will be provided via a driveway at the north end of the site on NE 10th Street. This driveway meets the minimum separation distance of 150 feet from the nearest intersection, the minimum width requirement of 26 feet, and the landing requirements for commercial driveways. In order to meet the minimum driveway separation requirement of 20 feet, the driveway shall be a minimum of 10 feet from the property line.

The required on-site loading area will be located in front of the building just south of the driveway. In addition, an on-street short-term parking area will be located near the center of the 100th Avenue NE frontage. This area will be available for public use, and will be signed as a 15-minute parking zone. See Section X. A for related Condition.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of

street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. See Section X.D for related Condition.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent).

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings.

   ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. Is such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The existing curb, gutter, and sidewalk on NE 10th Street shall be completely removed and reconstructed with a sidewalk width of at least seven feet, not including the curb, and a planter strip with a width of at least five feet.

4. The existing curb, gutter, and sidewalk on 100th Avenue NE shall be completely removed and reconstructed with a sidewalk width of at least seven feet and a planter strip width of at least five feet, not including the curb. The sidewalk may be located adjacent to the curb next to the on-street parking and the driveway, and must be at least eight feet wide in these areas. In addition, this street will be widened to add a five-foot bicycle lane adjacent to the project on the east side of the street, per the City's Pedestrian and Bicycle Transportation Plan. The existing bus stop shall be reconstructed as needed to meet Metro Transit requirements for access.

5. The design and appearance of the sidewalk and landscaping on all frontages shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. See section on Alternative Paving Materials for further details.

   If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. Planter strips and other landscaping adjacent to the sidewalk along all frontages shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

7. The driveway on 100th Avenue NE shall have an approach width, as defined in standard drawing DEV-A, of at least 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7A.

8. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

9. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

10. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in the standard drawings. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

11. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Easements
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. See Section X.C for related Condition.

Holiday Construction & Traffic Restrictions
From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. See Section X.A for related Condition.

Use of the Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section X.B for related Condition.

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, NE 10th Street and 100th Avenue NE have been classified as "Overlay Required". See Section X.D for related Condition.

Transportation Management Program
In order to reduce single occupant vehicle trips and provide enhanced options to residents and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by

the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. See Section X.D for related Condition.

VI. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2016-2027 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated December 2015. This document is available in the Records Office at City Hall, 450 110th Avenue NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed within this document.

Adverse impacts which are less than significant are subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Vuecrest Apartments lies within MMA #3, which has a 2027 total growth projection of 12,178 multi-family dwelling units. This development proposes 137 multi-family dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. See Section XI.C for related condition.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

With 110 multi-family dwelling units, this development will generate approximately 34 new p.m. peak hour trips. To be conservative, the concurrency analysis used a preliminary figure of 41 trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, one system intersection, NE 10th Street and 100th Avenue NE, received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (see Attachment C).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination was reserved to this project on February 5, 2016, when a complete building permit application 16-123990 BB was submitted for the project. At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation
City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hour and the adequacy of facilities. Issues that were analyzed included operation of the intersection of NE 10th Street/100th Avenue NE and the project driveway, and vehicle and pedestrian sight distance at the proposed driveway location. The results of the short-term traffic analysis are published in the 1000 100th Avenue NE Revised Traffic Impact Study, December 2015, by Transpo Group. The study is included in the Transportation Department file for this development.

NE 10th Street/100th Avenue NE is an all-way stop controlled intersection. The addition of 34 pm net new peak hour project trips associated with the project will result in an additional 2.5% volume to the 1330 existing pm peak hour trips. The intersection analysis shows that the intersection will operate at LOS C with the project and the all-way stop control. No improvements will be required at this intersection as a result of this project. The driveway on 100th Avenue NE was also analyzed. It will operate at LOS C as well.

Because the frontage on NE 10th Street is relatively narrow at 135 feet, any driveway located on NE 10th Street would not meet the minimum separation distance of 150 feet from the intersection with 100th Avenue NE, and the driveway accessing this site was required to be located on 100th Avenue NE.

The vehicle sight distance and pedestrian sight distance were analyzed at the driveway location. Some modification to the sidewalk alignment was necessary to meet the pedestrian sight distance requirement, but the resulting design meets the Transportation Design Manual requirement.

UTILITIES

Surface Water

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to the storm system on 100th Avenue NE and is conveyed in catch basins and pipes that eventually connects into the trunk line in 106th Avenue NE and ultimately discharges to Lake Washington. The Meydenbauer Drainage Basin has a No Detention Zone and no detention will be required for this project. Water quality for the site will be provided onsite through storm water canister filter vaults.

Water and Sewer

- Domestic water for the site proposes to connect to an 8" cast iron water main in NE 10th Street.

- Domestic sewer for the site is available from an 8" concrete sewer main in 100th Avenue NE.

NOISE

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code MAY NOT be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off and are required to be done at night by the Utility Department)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring is not to exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. See Section X.A for related condition.

Interior Noise Levels: The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met. See Section X.D for related condition.

Garage Exhaust: The garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits. See Section X.C for related condition.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Building Design

1. There were a number of blank walls at the street level along NE 10th Street and the east side of the building. The applicant was requested to enhance these walls so they would both compliment the proposed building and surrounding properties.
2. The applicant was asked to re-design the building entry on the west elevation of the building. The entry contains both a ramp for ADA access and low rise stairs to the front door. The applicant re-designed the entry from columns with rounded columns to squared columns to complement the squared geometry used at the upper levels of the building by bringing it down to the pedestrian level. The canopy was modified as well from its rounded to squared proportions. The water feature was modified to fit these new configurations.
3. The amenity deck on the roof is regulated by the Building Department as an occupied roof. Originally, weather protection was proposed for this area but it was since removed because Building considers this an additional floor according to the International Building Code (IBC).
4. The northwest corner of the building overhangs the driveway that leads into the underground garage. No architectural detailing was proposed for this area giving it an unfinished appearance while horizontal banding existed at each floor above this area. The applicant modified this area by adding banding beneath floor area to anchor this area of the building.

Site Design

1. LUC 20.25A was recently amended by Ordinance 6277. The applicant was required to increase the planter strip from four to five feet; thus modifying the sidewalk width from eight to seven feet. Required street trees were modified as well.

VIII. APPLICABLE DESIGN REVIEW DECISION CRITERIA

The Director may approve, or approve with modifications, an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

Following are land use policies from the Urban Design Element of the City's Comprehensive Plan that are pertinent to, and supportive of, the project proposal:

Policy UD-1: *Enhance the appearance, image and design character to make Bellevue an inspiring place to be.* This project will create an architecturally attractive building in its massing, materials, and detail. Although this will be a low-rise structure, it will add definition to the downtown edge by the proposed building massing.
Policy UD-23: *Encourage excellence in architecture, site design and workmanship, and durability in building materials to enrich the appearance of a development's surroundings.* This project proposes high quality durable materials as depicted below:

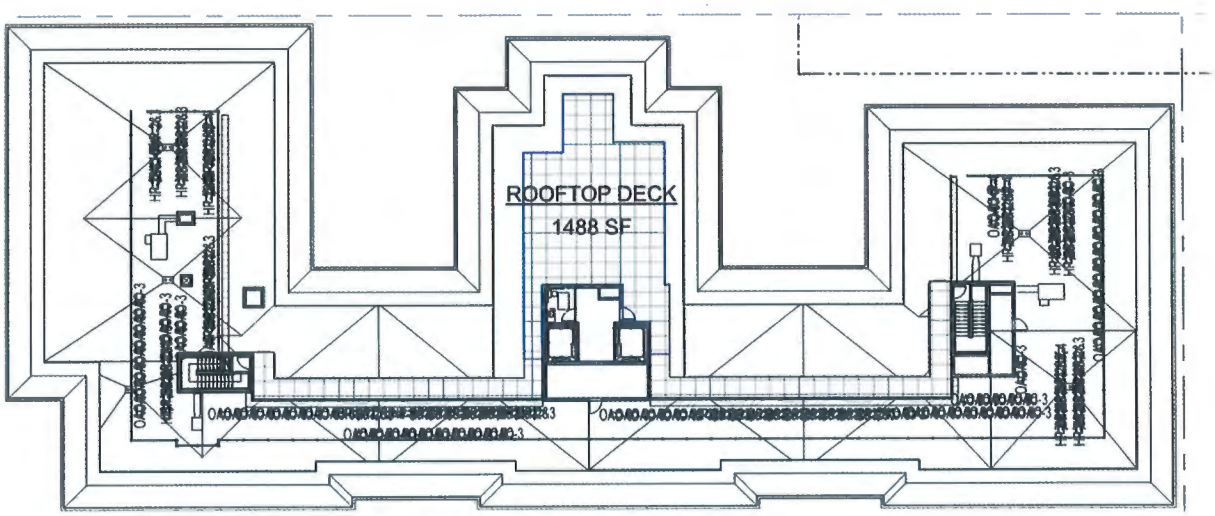
View of West Elevation

Policy UD-25: *Ensure that site and building design relates and connects from site to site.* This project will be compatible with the surrounding residential community. The site is adjacent to existing multifamily and single-family uses located within the Downtown-Residential land use district. At the site's southeast corner, the zoning changes to Downtown-Multiple Use land use

district. The single-family sites to the north will eventually be redeveloped to reflect adjacent multifamily uses.

Policy UD-6: *Design buildings located on the edge of public spaces using materials, forms, details and other architectural elements that will enrich the appearance of the places and encourage people to use them.* The west elevation of the building faces 100th Avenue NE which incorporates façade articulation, overhead weather protection for residents, and pedestrian-scaled lighting to create a pedestrian oriented environment. The sidewalk on 100th Avenue NE and NE 10th Avenue NE will contain a 7-foot sidewalk with 5-foot planter strips to separate vehicular traffic from pedestrians for comfortable mobility.

Policy UD-29: *Integrate rooftop mechanical equipment screening with building architecture.* All roof-top mechanical equipment will be screened by a parapet and landscape materials. The stairwells and elevator overrun have been designed to match the integrity and materials of the building as noted below:



Policy-22: *Encourage public and private development to incorporate access to sunlight.*
Policy-34: *Provide both weather protection and access to sunlight in pedestrian areas using architectural elements.* There is one primary entrance into this residential building at the west elevation. Weather protection is provided at this location as noted below. The garage entrance is the only other building entrance to this facility. The applicant has provided landscape plazas along the east and central portions of the site for residential access for ground floor units. Additionally, the fifth floor residents will have a landscaped deck to access to access sunlight while providing a modicum of privacy.

West elevation—Building Entrance with Weather Protection

UD-54: *Use landscape designs that are appropriate for urban and suburban settings.*
UD-55: *Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.*
UD-56: *Promote water conservation in landscape and irrigation system designs*

The landscape design incorporates both hardscape and landscape to respond to the urban setting, and includes street trees along 100th Avenue NE and NE 10th Street. It also reflects the revised landscaping and sidewalk standards per Ordinance 6277. The landscape materials chosen are northwest in character and promote low water usage for water conservation.

UD-58: *Provide a system of public places of various sizes and types throughout the community with a variety of experiences and accommodations.*
UD-59: *Ensure public places give access to sunlight, a sense of security, seating, landscaping, accessibility and connections to surrounding uses and activities.*

Private patios are proposed along the eastern portion of the site between ground floor units. Greenscape is provided along 100th Avenue NE which meanders between twenty feet to as low as five feet due to provision of a stairwell and loading at the northwest corner of the site. This landscaping will provide a buffer from the adjacent single-family uses across 100th Avenue NE while diminishing the building presence. A mix of overstory and understory materials will be planted in this area along with terraced planter walls. Landscaping will frame both sides of the sidewalk proposed on 100th Avenue NE and NE 10th Avenue. Some of the terraced planter walls may be used as seating adjacent to the bus stop and near the drop off area along the west portion of the site.

This proposal is also consistent with the following policies from the Downtown Sub-area of the Comprehensive Plan:

POLICY S-DT-3 *promotes development of Downtown as an aesthetically attractive area.* This proposal will complement the aesthetic environment of the existing Downtown. This proposal will create visual interest with its interesting roof form and stepback at level five along with high quality materials, landscaping and modulated building massing to complete adjacent single-family uses to the west and downtown development to the east.

POLICY S-DT-4 *states that the highest intensity development shall be located in the core of Downtown, with diminishing intensities towards the edges of Downtown.* LUC 20.10.370 Downtown requires the following for the DNTN-R District:

> Downtown-Residential District (Downtown-R). The purpose of the Downtown-R Land Use District is to provide an area for the City's most intensive urban residential uses. Limited office and retail uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.

As noted earlier, the site lies within the Downtown-R land use district, within the perimeter district (Subdistrict A) across 100th Avenue NE from single-family uses to the west. The applicant's proposal complies with the intensity standards noted above in this district and Subdistrict A.

POLICY S-DT-5 *sets out to organize Downtown to provide complementary functional relationships between various land uses.* This proposal will complement adjacent downtown uses to the east of this site. Because the proposal is located within Subdistrict A, building height is limited to 55 feet which this proposal complies.

POLICY S-DT-7 *encourages the Downtown to continue to serve surrounding residential areas as a neighborhood retail district.* Residents living within this development will be served by the higher intensity retail/service uses within the Downtown core.

POLICY S-DT-10 *Require design review to ensure high quality, aesthetically pleasing Downtown development.* Submittal of this application fulfills the design review requirement for this project.

POLICY S-DT-25. *Provide for a range of Downtown urban residential types and densities.* Development of this proposal will provide additional urban housing in the downtown but at a lower intensity due to the perimeter district requirements. The proposal, as submitted, fulfills the standards of Subdistrict A.

POLICY S-DT-36 *seeks to utilize development standards for building bulk, heights, setbacks, landscaping requirements, stepbacks, floor area ratios, open space requirements, and development incentives.* See Section IV.A to review dimensional standards.

POLICY S-DT-37 *supports linking building intensity to design guidelines relating to building appearance, amenities, pedestrian orientation and connections, impact on adjacent properties,*

and maintenance of view corridors. These guidelines will seek to enhance the appearance, image, and design character of the Downtown. See Section IV.B above for project attributes.

POLICY S-DT-38. *Minimize the adverse impact of Downtown development on residential neighborhoods with consideration of through-traffic, views, scale, and land use relationships.* The perimeter district, Subdistrict A, provides limitations on development regarding building height and bulk. The proposal, as demonstrated in Section IV.B complies with this standard.

POLICY S-DT-40 *seeks to enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.* The project complies with this standard. The applicant has proposed a high quality landscape treatment throughout the site which will be enjoyable to residents, i.e., rooftop deck while pedestrians will enjoy the landscaped streetscape on 100th Avenue NE and NE 10th Streets. Landscaping, in addition to high quality materials used for the proposal, will complement the existing single-family uses located across 100th Avenue NE. See Landscape sheets L1.01- L1.08 for details.

POLICY S-DT-60. *Enhance the connection and interface for the pedestrian from the Northwest Village District to Bellevue Square.* The applicant will be providing an enhanced landscape frontage. Five foot landscape buffer will be located adjacent to 100th Avenue NE and NE 10th Street while the seven foot sidewalk will be framed with a combination of landscaping with terraced planters. The presence of this landscaping will enhance the pedestrian experience for passersby walking to the downtown.

2. The proposal complies with the applicable requirements of this Code.

As conditioned, the proposal complies with applicable requirements of the Land Use Code and Bellevue City Code. Additionally, see Section IV.A above for further Code discussion.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

See Section IV.B.2 of this report for discussion relating to how the applicable design guidelines are met.

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

The project is designed to respond to existing site conditions and adjacent single-family uses located across 100th Avenue NE. Unlike many of the building designs within the downtown, this proposal does not have a podium and will sit flush to the ground above the below-grade garage. The building has been designed with modulation and

stepbacks at the fifth floor to provide visual interest to the neighborhood. Weather protection is provided at the building entry to create a focal point along the west elevation. The stepback at fifth floor further enhances the roof lines of the proposal. Finally, the proposed streetscape fulfills the recently adopted Ordinance 6277 so the proposal will be consistent with the type, pattern and size required by the Land Use Code. However, a condition of approval is necessary to ensure that required landscaping is installed correctly along with a maintenance assurance device. See Section X.D for related condition.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All required public services and facilities are available to the site. The applicant has received a letter from Republic Services dated May 1, 2016, stating that they see no service issues for this project. All waste materials will be collected in the basement of the garage and then placed at the northwest corner of the building for collection day.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director of Development Services Department does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. CONDITIONS OF APPROVAL

The following conditions are imposed under the authority referenced:

A. GENERAL CONDITIONS

1. **COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:** The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards		"
Transportation Code - BCC 14.60	Molly Johnson	425/452-6175
Trans. Improvement Program - BCC.22.16		"
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425/425-4294
Bellevue Utilities Code - BCC Title 24	Arturo Chi	425/452-4119
Construction Codes - BCC Title 23	Behrooz Khorrami	425/452-6143
Land Use Code - BCC Title 20	Antoinette Pratt	425/452-5374
Sign Code - BCC Title 22B		"
Noise Control - BCC 9.18		"
Uniform Fire Code - BCC 23.11	Sean Nichols	425/452-2926

2. **Holiday Construction and Traffic Restrictions:** Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

Authority: BCC 14.30.060
Reviewer: Tim Stever (425) 452-4294

3. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

   Authority: LUC 20.20.590.K.4; BCC 14.60.180
   Reviewer: Molly Johnson

4. **Conceptual Approval:** Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Public and private Easements for water, sewer and storm water facilities will be required where applicable.

   Authority: BCC 24.02, 24.04, 24.06
   Reviewer: Arturo Chi

5. **Construction Hours:** Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited on all Sundays and WA state holidays. Posting of construction hours is required. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C.1&2 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. To vary construction noise hours, the applicant shall apply for a noise permit that must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests may be required to include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

   Authority: BCC 9.18.040
   Reviewer: Antoinette Pratt

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. **Right-of-Way-Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

   a) Designated truck hauling routes.
   b) Truck loading/unloading activities.
   c) Location of construction fences.
   d) Hours of construction and hauling.
   e) Requirements for leasing of right of way or pedestrian easements.
   f) Provisions for street sweeping, excavation and construction.
   g) Location of construction signing and pedestrian detour routes.
   h) All other construction activities as they affect the public street system.
   i) Sufficient off-street parking for construction workers.

   In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

   Authority: BCC 11.70 & 14.30
   Reviewer: Tim Stever

2. **Temporary Use Permit for Construction Trailer and Parking:** The applicant shall obtain a Temporary Use Permit to locate a construction trailer two parcels north of this site. The contractor will need to obtain a Temporary Use Permit for this parking until this proposal is completed.

   Authority: LUC 20.20.590.K.10
   Reviewer: Antoinette Pratt

3. **Civil Engineering Plans – Transportation:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

   a) Traffic signs and markings.
   b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall

be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.

c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Installation or relocation of streetlights and related equipment.
d) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
e) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
f) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
g) City standards for driveway widths range from 26 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7A.
h) Location of fixed objects in the sidewalk or near the driveway approach.
i) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Molly Johnson

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Molly Johnson (425) 452-6175

2. **Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

   Authority: BCC 14.60.100
   Reviewer: Tim Stever (425) 452-4294

3. **Sidewalk/Utility Easements:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.
   Authority: BCC 14.60.100
   Reviewer: Molly Johnson

4. **Transportation Management Program:** The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

   Authority: BCC 14.60.070; 080
   Reviewer: Molly Johnson

5. **Garage Exhaust Noise:** The garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits.

   Authority: BCC 9.18.045
   Reviewer: Antoinette Pratt

6. **Design Review Modifications**: Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Sections III and IV of this report. Conditions of Approval run for the life of the project.

   Authority: LUC 20.30F.175, 20.25A.060
   Reviewer: Antoinette Pratt

D. CONDITIONS PRIOR TO CERTIFICATE OF OCCUPANCY

1. **Bonus System Recording:** The applicant shall record a copy of the approved bonus point calculations, a statement that 100% of the project frontage shall remain pedestrian-oriented retail, and the project drawings & conditions of this Design Review with the King County Records office.

Authority: LUC 20.25A.020.D.3
Reviewer: Antoinette Pratt

2. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

   Authority: LUC 20.40.490
   Reviewer: Antoinette Pratt

3. **Landscape Maintenance Device:** The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

   Authority: LUC 20.40.490
   Reviewer: Antoinette Pratt

4. **Maintenance Agreement with the City of Bellevue:** After one-year, the landscape shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.

   Authority: LUC 20.25A.060
   Reviewer: Antoinette Pratt

5. **Interior Noise:** The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met.

   Authority: BCC 9.18
   Reviewer: Antoinette Pratt

6. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Molly Johnson

7. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as required in the City's Trench Restoration Program. NE 10th Street and 100th Avenue NE are currently classified as "No Cut". The Right-of-Way Use permit obtained for this project will delineate specific restoration requirements.

   Authority: BCC 14.60. 250; Design Manual Design Standard #23
   Reviewer: Tim Stever

8. **Short Term Drop Off/Pick-Up Zone (100th Avenue NE):** A drop-off zone is planned along 100th Avenue NE just north of an existing Metro bus stop. This area is for short term drop off/pick-ups. The applicant will be required to sign this as such limiting this load zone to 15 minutes.

   Authority: LUC 20.20.590.K.4.a
   Reviewer: Antoinette Pratt

9. **Trash Collection:** The primary trash collection for this building is proposed within the underground parking garage on level P1. On trash collection days, management shall haul the trash receptacles outside to a temporary storage area at the northwest corner of the site. This area shall be screened by fencing from public view. Republic Services will then empty said receptacles and place them back within the fenced area. Once done, management shall remove them and place them back within the underground parking garage on the same day as pick-up.

   Authority: LUC 20.20.725
   Reviewer: Antoinette Pratt

10. **Implement the Transportation Management Program:** The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

    Authority: BCC 14.60.070, 14.60.080
    Reviewer: Molly Johnson

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. **Signs:** All signage shall be pedestrian oriented. A comprehensive sign package shall be submitted to DSD for review and approval prior to issuance of any sign permits. The sign package plans, elevations, and other sketches shall include but are not limited to:

   A. Location
   B. Lighting

C. Color Palette
D. Material
E. Design (No cabinet or can signs are permitted)

Signage shall be the minimum size necessary to convey information and shall be architecturally compatible and integrated with the building. See Sign Code limitations or other design criteria. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: LUC 20.25A.110, LUC 20.30F, BCC 22B
Reviewer: Antoinette Pratt

ATTACHMENTS

A. Project Plans and Drawings
B. FAR and Amenity Calculations
C. Certificate of Concurrency

ATTACHMENT A
(Plans and Drawings)

CONTINENTAL PROPERTIES

1000 100TH AVENUE
BELLEVUE, WA 98004

ADMINISTRATIVE DESIGN REVIEW - EARLY WINS

JUNE 2016

ENCORE architects plic
1402 3rd Ave Suite 1000
Seattle, WA 98101

ARCHITECT SEAL
2837
REGISTERED ARCHITECT
VINCENT J. FERRESE
STATE OF WASHINGTON

FOR PERMIT ONLY

THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	8/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SCHEDULE PROJECT NO. 15-120258 LD
CHECK VF
PROJECT TEAM REVIEWER TH, FW, RD
ADR - Early Wins 8/01/16

COVER SHEET

G 0.00

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ABBREVIATIONS

AB - ANCHOR BOLT
ACC - ACCESSIBLE
AD - AREA DRAIN
ADJ - ADJUSTABLE
AFF - ABOVE FINISH FLOOR
ALT - ALTERNATE
ALUM - ALUMINUM
ANOD - ANODIZED
APC - ACOUSTICAL PANEL CEILING
APPROX - APPROXIMATE
ARCH - ARCHITECTURAL
ATC - ACOUSTICAL TILE CEILING
AUTO - AUTOMATIC
AV - AUDIO VISUAL

BD - BOARD
BLDG - BUILDING
BLK - BLOCK
BM - BEAM
BOT - BOTTOM
BRK - BRICK
BSMT - BASEMENT

CAB - CABINET
CB - CATCH BASIN
CEM - CEMENT
CER - CERAMIC
CG - CORNER GUARD
CHAN - CHANNEL
CI - CAST IRON
CIP - CAST-IN-PLACE
CJ - CONTROL JOINT / CONSTRUCTION JOINT
CL - CENTER LINE
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
CNTR - COUNTER
CO - CLEANOUT
COL - COLUMN
CONC - CONCRETE
COND - CONDITION
CONN - CONNECTION
CONT - CONTINUOUS
CONTR - CONTRACTOR
- COORDINATE
COORD - CORRIDOR
CORR - CERAMIC TILE / COOLING TOWER
CT
- CENTER
CTR

- DEEP, DEPTH
D - DOUBLE
DBL - DEGREE
DEG - DEMOLITION
DEMO - DEPARTMENT
DEPT - DETAIL
DET - DIAMETER
DIA - DIFFUSER
DIFF - DIMENSION
DIM - DISPENSER
DISP - DAMPPROOFING
DMPF - OOWN
DN - DOOR OPENING
DO - DIMENSION POINT
DP - DOOR
DR - DRAIN
DRN - DOWNSPOUT
DS - DISHWASHER
DW - DRAWING
DWG

- EXISTING
EX - EAST
E - EACH
EA - EXPANSION BOLT
EB - EXPANSION JOINT
EJ - ELEVATION
EL - ELECTRICAL
ELEC - ELEVATOR
ELEV - EQUAL
EQ - EQUIPMENT
EQUIP - EXHAUST
EXH - EXPANSION
EXP - EXISTING
EXIST - EXTERIOR
EXT

- FIRE ALARM
FA - FIBER CEMENT
FC - FLOOR DRAIN
FD - FIRE DEPARTMENT CONNECTION
FDC
- FOUNDATION
FND - FIRE EXTINGUISHER
FE - FIRE EXTINGUISHER CABINET
FEC
- FURNITURE, FINISHES & EQUIPMENT
FF&E
FIN - FINISH
FIXT - FIXTURE
FL - FLOOR
FLASH - FLASHING
FLUOR - FLUORESCENT
FO - FACE OF
FP - FIRE PROTECTION
FPG - FIREPROOFING
FT - FEET
FRT - FIRE RETARDANT TREATED
FTG - FOOTING
FURR - FURRING

G - GROUND
GA - GAUGE / GAGE
GALV - GALVANIZED
GB - GRAB BAR
GC - GENERAL CONTRACT(OR)
GL - GLASS
GR - GRADE
GRD - GROUND
GWB - GYPSUM WALLBOARD

H - HIGH / HEIGHT
HB - HOSE BIB
HC - HOLLOW CORE
HCP - HANDICAPPED
HDW - HARDWARE
HDWD - HARDWOOD
HM - HOLLOW METAL
HNDRL - HANDRAIL
HO - HOLD-OPEN
HORIZ - HORIZONTAL
HR - HOUR
HT - HEIGHT
HVAC - HEATING, VENTILATION, AIR CONDITIONING
HW - HOT WATER

ID - INSIDE DIAMETER
IN - INCH
INCAND - INCANDESCENT
INCL - INCLUDED / INCLUDING
INFO - INFORMATION
INSUL - INSULATION
INT - INTERIOR
INTERM - INTERMEDIATE
INV - INVERT

JAN - JANITOR
JC - JANITOR'S CLOSET
JST - JOIST
JT - JOINT

K - KIP (1000 LBF)
KPL - KICK PLATE
KG - KILOGRAM
KIT - KITCHEN
KO - KNOCKOUT

LDG - LANDING
LAM - LAMINATE / LAMINATION
LAV - LAVATORY
LB - POUND
LF - LINEAR FOOT
LT - LIGHT

MACH - MACHINE
MAINT - MAINTENANCE
MAS - MASONRY
MATL - MATERIAL
MAX - MAXIMUM
MC - METAL CLAD
MDF - MEDIUM DENSITY FIBERBOARD
MEP - MECHANICAL, ELECTRICAL, PLUMBING
MDO - MEDIUM DENSITY OVERLAY PLYWOOD
MECH - MECHANICAL
MEMB - MEMBRANE
MET - METAL
MEZZ - MEZZANINE
MFR - MANUFACTURER
MH - MANHOLE
MIN - MINIMUM
MISC - MISCELLANEOUS
MO - MASONRY OPENING
MTD - MOUNTED
MTG - MOUNTING
MTL - METAL
MULL - MULLION

N - NORTH
NA - NOT APPLICABLE
NIC - NOT IN CONTRACT
NO - NUMBER
NOM - NOMINAL
NTS - NOT TO SCALE

OA - OUTSIDE AIR
OC - ON CENTER
OD - OUTSIDE DIAMETER/ DIMENSION
OFCI - OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI - OWNER FURNISHED, OWNER INSTALLED
OFF - OFFICE
OH - OVER HEAD
OPNG - OPENING
OPP - OPPOSITE
ORD - OVERFLOW ROOF DRAIN
OVHD - OVERHEAD

P - PAINT
PAV - PAVING
PARTN - PARTITION
PBD - PARTICLEBOARD
PC - PRECAST
PERF - PERFORATED
PERIM - PERIMETER
PERP - PERPENDICULAR
PL - PLATE
PLAM - PLASTIC LAMINATE
PLBG - PLUMBING
PLF - POUNDS PER LINEAR FOOT
PLYWD - PLYWOOD
PNL - PANEL
PR - PAIR
PROJ - PROJECT
PSF - POUNDS PER SQUARE FOOT
PT - POINT
PTD - PAINTED
PTN - PARTITION

Q - QUARRY TILE
QTY - QUANTITY
(R) - RELOCATED
R - RADIUS OR RISER (PIPING)
RA - RETURN AIR
RAD - RADIUS
RB - RESILIENT BASE
RCP - REFLECTED CEILING PLAN
RD - ROOF DRAIN
RECPT - RECEPTACLE
REC - RECESSED
REF - REFERENCE
REFR - REFRIGERATOR
REINF - REINFORCED / REINFORCING
REL - RELOCATE
REM - REMOVABLE
REQ - REQUIRE / REQUIRED
REV - REVISION / REVISED
RM - ROOM
RO - ROUGH OPENING
RTD - RATED
RTG - RATING

S - SOUTH
SA - SUPPLY AIR
SAF - SELF ADHERED FLASHING
SAM - SELF ADHERED MEMBRANE
SC - SOLID CORE
SD - STORM DRAIN / SOAP DISPENSER
SECT - SECTION
SF - SQUARE FEET/FOOT
SH - SPRINKLER HEAD
SHT - SHEET
SHR - SHOWER
SIM - SIMILAR
SM - SHEET METAL
SP - STANDPIPE
SPEC - SPECIFICATION
SPR - SPRINKLER
SPKR - SPEAKER
SQ - SQUARE
SST - STAINLESS STEEL
STA - STATION
STD - STANDARD
STL - STEEL
STLJST - STEEL JOIST
STOR - STORAGE
STRG - STRINGER
STRUCT - STRUCTURAL
SUSP - SUSPENDED
SYMM - SYMMETRICAL
SYS - SYSTEM

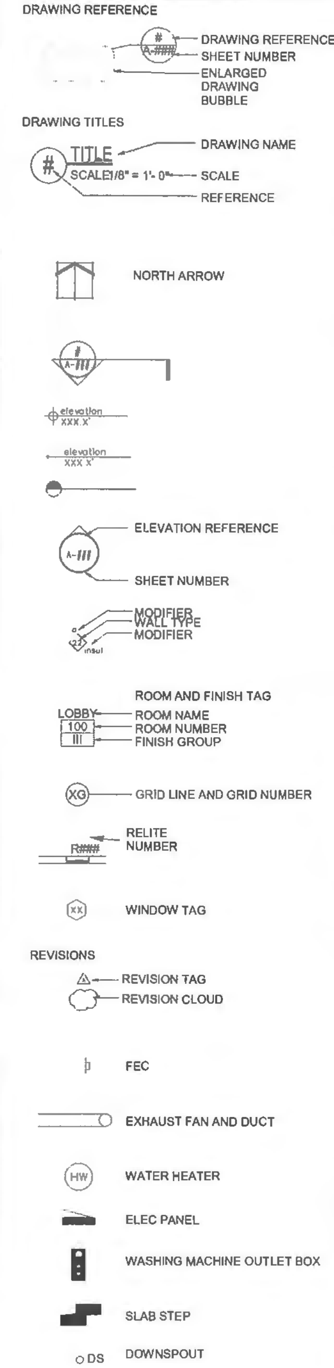
T&G - TONGUE AND GROOVE
T - TREAD / THERMOSTAT
TC - TOP OF CURB
TCONC - TOP OF CONCRETE
TEL - TELEPHONE OR TELECOM
TEMP - TEMPERATURE
THK - THICKNESS
THRES - THRESHOLD
TKBD - TACKBOARD
TMPD - TEMPERED
TO - TOP OF (SEE OTHER WORD)
TOS - TOP OF SLAB / TOP OF STRUCTURE
TOSTL - TOP OF STEEL
TP - TOP OF PAVEMENT / TOILET PAPER
TS - TUBE STEEL
TW - TOP OF WALL
TYP - TYPICAL

UNFIN - UNFINISHED
UON - UNLESS OTHERWISE NOTED

VAC - VENTILATION AND AIR CONDITIONING
VCT - VINYL COMPOSITION TILE
VERT - VERTICAL
VEST - VESTIBULE
VIF - VERIFY IN FIELD
VR - VAPOR RETARDER
VT - VINYL TILE

W/ - WITH
W - WIDE, WIDTH/WEST
WC - WATER CLOSET
WD - WOOD
WDW - WINDOW
W/O - WITHOUT
WP - WATERPROOFING
WPM - WATERPROOF MEMBRANE
WR - WATER RESISTANT / WATER REPELLANT
WS - WEATHERSTRIPPING
WSCT - WAINSCOT
WT - WEIGHT

SYMBOLS



ADMINISTRATIVE DESIGN REVIEW SUBMITTAL

GENERAL NOTES

1. It is the responsibility of the contractor to ensure compliance and conformance with the various provisions within applicable ordinances and codes for all of the work.

ZONING/MUNICIPAL	Bellevue City Code
BUILDING AND STRUCTURAL	2012 IBC - WAC 50-51
MECHANICAL	2012 IMC - WAC 51-52
ELECTRICAL	2014 NEC
ENERGY	2012 WSEC
MECHANICAL	2012 IMC
PLUMBING	2012 UPC - WAC 51-56, 51-5
FIRE/LIFE SAFETY	2012 IFC - WAC 51-13
ACCESSIBILITY	2012 IBC, 2009 ICC ANSI A-117.1
STORM WATER	latest KCSWDM
SPRINKLER SYSTEMS	NFPA 13
AIR CONDITIONING & VENTING	2009 WAC 51-13, NFPA 90A
ENVIRONMENT	WAC197-11 (SEPA)
ACCESSIBILITY	2012 IBC CHAPTER 11 WITH WA STATE WAC 51-50 AMENDMENTS & 2009 ICC A117.1

The above list of codes and ordinances is for reference only and is not intended to be exhaustive or complete.

2. Safety: contractor shall be responsible for all required safety precautions and the methods, techniques, sequences, or procedures required to perform the work.

3. Changes: contractor initiated changes shall be submitted in writing to the architect and structural engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will NOT satisfy this requirement.

4. Project drawings indicate general configuration of construction. Where conditions require specific detail information not included with these drawings, it is the Contractor's responsibility to confirm intent with the Architect before proceeding with construction.

5. All structural systems (such as trusses) which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage, and erection in accordance with instructions prepared by the supplier.

6. Encore Architects assumes no responsibility as to the physical characteristics of the soils.

7. Encore Architects assumes no responsibility for, nor verifies the accuracy of, any engineering data supplied by others.

8. Contractor to verify and coordinate all dimensions among all drawings prior to construction. Written dimensions take precedence over scaled lengths and heights in all cases.

9. In the event of discrepancies or contradictory information in the drawings, notes, or specifications, it is the obligation of the contractor to notify the architect of same end to obtain clarification from the architect before proceeding with the work. Any work done by the contractor after discovery of such discrepancy shall be done at the contractor's risk.

10. All contract documents pertaining to this project are to be considered and interpreted for bidding and construction purposes as a complete whole. No part of the contract documents shall be distributed, considered, or used in any way independent of the complete set of documents.

11. The architect shall have final authority with regard to interpretation of the intent and spirit of the contract documents.

12. Bidder Design System. fire protection & alarm system to be bidder designed. Sub-contractors designated to accomplish bidder design will be responsible for the preparation of drawings and applications for appropriate required permits (see applicable codes list).

13. In rooms not provided with an operable window of 1.5 sq.ft. in area or greater, a mechanical ventilation system, capable of providing 5 air changes per hour, shall be provided.

14. Exhaust Fans: Exhaust fans vented to the exterior are required in all the following locations: bathrooms, powder rooms, laundry rooms, and kitchens. Venting to be installed in accordance to IMC

15. N/A

16. Tile for showers to be 6' min. above drain inlet with water resistant backing. (IBC sec. 1210.3)

17. N/A

18. Provide semi-recessed fire extinguisher cabinets to be located per code & fire marshall approval.

19. HVAC Units: When HVAC units or water heaters are placed in an area susceptible to moisture, all pilot lights, burners, switches, or heating elements shall be located at least 18" above the floor slab. Provide seismic anchor straps for all water heaters.

20. Application and installation of insulation and vapor barriers shall comply with current Washington State thermal insulation standards.

21. Non-recirculating hot and cold water pipes located in unconditioned spaces shall be insulated to R-3 minimum. (WSEC sec. 503.11)

22. N/A

23. Safety glazing shall be installed in areas subject to human impact according to IBC section 2406 :

1) Glazing in swinging doors, except jalousies
2) Glazing in fixed or sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3) Glazing in storm doors.
4) Glazing in all unframed swinging doors.
5) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs, and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
6) Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
7) Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and above that meets all of the following conditions:
   - 7.1 Exposed area of an individual pane greater than 9 square feet.
   - 7.2 Bottom edge less than 18 inches above the floor.
   - 7.3 Top edge greater than 36 inches above the floor.
   - 7.4 One or more walking surfaces within 36 inches horizontally of the plane of glazing.
8) Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
9) Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all paned in multiple glazing.
10) Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is than 60 inches above the plane of the adjacent walking surface.
11) Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
12) Fire department glass access panels shall be of tempered glass. For insulating glass units, all panes shall be tempered glass.

EXCEPTIONS:
The following products, materials and uses are exempt from the above hazardous locations:

1) Openings in doors through which a 3 inch sphere is unable to pass.
2) Decorative glass in item 1, 6 or 7.
3) Glazing materials used as curved glazing panels in revolving doors.
4) Commercial refrigerated cabinet glazed doors.
5) Glass panels complying with Section 2101.25.
6) Louvered windows and jalousies complying with the requirements of Section 2403.5
7) Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.

24. See Geotechnical Report for drainage requirements. Provide clean-outs such that all portions of drainage system can be adequately cleaned. Site drainage to conform to all local regulations and ordinances. Tight-line all roof drains to storm sewer system or approved discharge when storm sewers are not available. Do not connect foundation and retaining wall perimeter/footing drains tight-line to roof drain tight-lines or other site drainage. Finish grade at the building face to have a positive slope away from the building. All site hard surfaces to have a minimum slope of 1/4" in 12" to drains unless noted otherwise.

25. All insulation materials, including facings, shall have a flame spread rating not to exceed 25 and a smoke density not to exceed 450 when tested in accordance with ASTM E 84. (IBC sec. 719)

26. Provide flashing as stated in specifications at all roof/wall intersections, roof/chimney intersections, and roof curbs. Provide said flashing at all horizontal interruptions of siding finishes. Flashing and waterproofing/ damp-proofing as shown in the waterproofing drawings (when provided) supersede that shown in the architectural drawings.

27. All exterior wall glazing shall be minimum double-glazed and comply with the Washington State Energy Code requirements.

28. Exterior wood framed decks and other wood framed structures exposed to weather: all wood shall be pressure treated to current American Wood Preservers Institute standards. This includes all plywood, trusses, sawn members, glued-laminated members, etc., unless noted otherwise. All nails and connectors shall be heavy-coat galvanized and to be compatible with wood treatment products.

29. Fireblocking and draft stopping shall be installed in combustible locations in accordance with IBC Section 717. Fireblocking shall comply with Section 717.2. Draftstopping floor/ceiling spaces and attic spaces shall comply with Section 717.3 and 717.4, respectively.

30. Guardrails shall be placed at all un-enclosed floor and roof openings, landing ramps, balconies, decks or porches which are more than 30" above finished grade or floor below. Tops of guardrails shall not be less than 42" in height. Open guardrails shall have intermediate rails or ornamental patterning which will not allow the passage of a 4" sphere. (IBC sec. 1012-Handrails & 1013 Guards)

31. Handrails shall be provided at every stairway and ramp. Tops of handrails shall be placed not less than 34" nor more than 38" above the nosing of treads or ramp slope. Handgrip portions of handrails shall be not less than 1 1/4",nor more than 2", in cross-sectional dimension and shall terminate in walls or newel posts. (IBC sec. 1012)

32. Provide sound attenuation board and blankets as noted on plans and specifications.

33. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and damp proofed in accordance with IBC Section 1807.

34. Site drainage to conform to all local regulations and ordinances. Tight-line all roof drains to storm system or approved discharge per Civil. Do not connect foundation and retaining wall perimeter/footing drains tight-line to roof drain tight-lines or other site drainage unless per Civil. Finish grade at the building face to have a positive slope away from the building. All site hard surfaces to have a minimum slope of 1/4" in 12" to drains unless noted otherwise.

35. Hose bibs: Provide all hose bibs, as shown on plans, with non-removable vacuum breakers.

36. Grab bars, transfer seats, and other wall items to have solid blocking at connection points.

37. All hot water tanks shall be equipped with:
   a. Pressure relief valve discharging to the exterior of the building and terminating 6" to 24" above grade. (IPC 1007(e))
   b. Tie-backs and straps to prevent seismic displacement. (UPC 1310(e))
   c. Thermal expansion tank if the water system is equipped with a pressure reducing valve or a check valve. (UPC1007(e))

38. General contractor shall be responsible for coordinating all work including additional permits and subcontractor work.

39. Contractor shall be responsible for coordinating all building inspections with local jurisdiction in authority.

40. Contractor shall clean all surfaces prior to occupancy.

41. Contractor shall maintain a trash bin in an area designated by the owner's representative for the collection of all construction debris. Contractor shall dispose of all debris and remove trash bin prior to occupancy.

42. Contractor and sub-contractors shall mark drawings for as-built's. Mechanical, electrical, plumbing, and fire drawings to be revised for as-built conditions by their respective authors. Submit final as-built reproducible drawings to owner's representative.

43. All exterior joints shall be sealed, caulked, gasketed, or weather-stripped to limit air leakage in the following locations, per WSEC 502.4.3 :
   a. windows and door frames
   b. openings between walls and foundations
   c. between walls and roof
   d. openings at penetration of utility services
   e. all other openings in the building envelope

44. Stairway signage is required at each stair per IBC 1011.1. These signs must include the Stair Identification Number, the Floor Number, the Termination of the top and bottom of the Stair, the Story, whether there is roof access and direction of exit discharge to the sign. The signs should relocated in the exit enclosure at each floor.

ENERGY CODE COMPLIANCE INTENT

INITIAL BUILDING ENVELOPE ENERGY ASSUMPTIONS

BELOW-GRADE PARKING AND UTILITY:
STAIRWELLS TO BE INSULATED TO OUTSIDE OF STRUCTURE (TREATED AS EXTERIOR WALLS) WITH:
- AT TYPE IA CONSTRUCTION - R-10 C.I. + R-19 BATT
- AT TYPE VA CONSTRUCTION - R-21 BATT
- WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES:
- R-10 C.I. + R-19 BATT

INTERMEDIATE SLAB EDGE (ASSUME 12" THICK):
- R-12 C.I.

RESIDENTIAL LEVELS (COMMERCIAL STANDARDS):
- WALLS: R-21 BATT
- WINDOWS: U 0.23
- ROOF: R-19 BATT VENTED CAVITY / R-38 ABOVE DECK)

EMERGENCY POWER DETERMINATION

TAP AHEAD OF THE MAIN WILL BE REQUIRED FOR EMERGENCY POWER

CODE REQUIREMENTS

EMERGENCY POWER: 2ND LINE OF SERVICE "TAP AHEAD OF MAIN"

PRESSURIZATION:
STAIRS: YES
ELEVATOR: NO

SMOKE CONTROL: YES

ELEVATOR

THYSSENKRUPP SYNERGY 3500

1 STANDARD HEIGHT CAB
1 TALL HEIGHT CAB

HOISTWAY WIDTH: 8'-4"
HOISTWAY DEPTH: 6'-11"

RECYCLING COLLECTION

MINIMUN AREA FOR RECYCLING COLLECTION

REQURED: 137 UNITS X 1.5 SF/UNIT = 206 SF

PROPOSED: 265 SF
53 SF PER FLOOR (NORTH PORTION OF TRASH ROOM)

PARKING & ACCESS

PARKING LEVEL P2	99 STALLS
PARKING LEVEL P1	88 STALLS
TOTAL	187 STALLS
(INCLUDING 4 ACCESSIBLE STALLS AND ONE VANPOOL/CARPOOL)	

187 STALLS / 137 DWELLING UNITS = PARKING FACTOR OF 1.36
1 VANPOOL/CARPOOL STALL PROVIDED ON LEVEL P1.
ACCESSIBLE STALLS REQUIRED = 6 (1 OF WHICH SHALL BE VAN ACCESSIBLE. VAN ACCESSIBLE STALL SHALL HAVE 7'-0" CLEAR PER IBC1106.5 EXCEPTION)
65% OF STALLS CAN BE COMPACT: P2 = 57 + P1 = 48 COMPACT STALLS = 105 TOTAL COMPACT STALLS / 187 = 56%
SEE SHEETS A1.00 - A1.01 FOR PARKING STALL LOCATIONS AND SIZES

CONTINENTAL PROPERTIES

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PROJECT DESCRIPTION

DEMOLITION OF (3) EXISTING TWO-LEVEL APARTMENT BUILDINGS AND 35 SURFACE PARKING STALLS AND ASSOCIATED CANOPY. NEW CONSTRUCTION OF A 5-STORY RESIDENTIAL APARTMENT BUILDING WITH 137 RESIDENTIAL UNITS AND 187 PARKING SPACES BELOW GRADE.

LEGAL DESCRIPTION
MOUNTAIN VIEW TRS UNREC VAL OF UNDEEDED STS & ALLEYS INCL IN ADJ LOT VAL 2-3 & W 10 FT OF 4-5 TGW POR OF UNPLATTED AREA BEG NW COR OF SW 1/4 OF SW 1/4 OF SW 1/4 TH N 132 FT TH E 165 FT TH S 132 FT TH W 165 FT TO BEG LESS CO RD

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A1.01 - AVERAGE GRADE CALCS
A2.00 - LEVEL P2 FLOOR PLAN
A2.01 - LEVEL P1 FLOOR PLAN
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A2.03 - LEVEL 2 FLOOR PLAN
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A3.02 - EXTERIOR ELEVATIONS
A3.11 - BUILDING SECTIONS

ZONING

ZONING CODE	SECTION	BELLEVUE LAND USE CODE	SHEET
ZONE		DNTN-R	G0.03
		IS IN PERIMTER DESIGN SUBDISTRICT A	G0.03
LOT AREA		=44,835 SF	G0.03
DIMENSIONAL REQUIREMENTS: (20.20.010 / 20.25A.020 / 20.25A.090)		BUILDING TYPE: RESIDENTIAL	G0.03
	20.25A.090.D.2	MIN. SETBACK: FROM DNTN BOUNDARY (ALONG 100TH AVE) = 20 (NOTE 1. MEASURED TO INSIDE OF SIDEWALK) (NOTE 4: SEE SUBSECTION B) (NOTE 10. N/A)	G0.03
	20.25A.020.A.2	MIN. SETBACK, FRONT (NE 10TH ST) = 0 (NOTE 1: MEASURED TO INSIDE OF SIDEWALK) (NOTE 15: N/A)	G0.03
	20.25A.020.A.2	MIN. SETBACK: REAR=0', SIDE = 0' (NOTE 25: N/A)	G0.03
	20.25A.020.A.2	MAX AREA ABOVE 40': 20,000 GSF/F (NOTE 5: N/A) (NOTE 9: SEE FLOOR PLATE EXCEPTIONS BELOW) (NOTE 18. N/A) (NOTE 24: GSF/F REFERS TO THE AREA IN SF WITHIN THE SURROUNDING EXT WALLS MEASURED FROM THE INTERIOR WALL SURFACE AND INCLUDING OPENINGS IN THE FLOOR PLATE SUCH AS VENT SHAFTS AND STAIRWELLS)	G0.03
	20.25A.090.D.2	MAX LOT COVERAGE = 75% (NOTE 6: N/A)	G0.03
	20.25A.090 D.2	MAX BLDG HEIGHT = 30' BASIC 55' MAX. (NOTE 2: MAX CAN BE ACHIEVED W/ FAR AMENITY INCENTIVE SYSTEM)	A5.01
	20.25A.090 D.2	MAX FAR = 2.0 BASIC, 3.5 MAX (NOTE 3: MAX CAN BE ACHIEVED W/ FAR AMENITY INCENTIVE SYSTEM)	G0.03
	20.25A.090 D.5	15' DEEP UPPER LEVEL SETBACK REQ'D ABOVE 40 FEET ALONG 100TH AVE NE.	G0.03
FLOOR PLATE EXCEPTIONS	20.25A.020.B.1	THE 'MAX FLOOR AREA PER FLOOR ABOVE 40 FEET' MAY BE INCREASED BY 10 PERCENT THROUGH DESIGN REVIEW IF IT IS NECESSARY FOR REASONABLE DEVELOPMENT OF THE BUILDING, AND WILL NOT HAVE AN ADVERSE EFFECT ON OTHER PROPERTIES	G0.03
HEIGHT EXCEPTIONS	20.25A.020.B.4	THE MAX HEIGHT MAY BE INCREASED BY 15% OR 15 FT, WHICHEVER IS GREATER, TO ACCOMMODATE MECH EQUIPMENT, INTERESTING ROOF FORMS OR MODULATION IF IT IS DEMONSTRATED THAT THE RESULTING DESIGN EXCEEDS THE QUALITY AND DESIGN REQUIREMENTS.	A5.01
FAR AMENITY INCENTIVE SYSTEM	20.25A.030	TO EXCEED THE BASIC FLOOR AREA RATIO THE BLDG MUST COMPLY WITH THE FAR AMENITY INCENTIVE SYSTEM.	G0.03
INTRUSIONS INTO REQ'D SETBACKS: (20.20.025)	20.20.025.A 22D.10.030.B	FREESTANDING SIGNS: 1. THE SIZE SHALL NOT EXCEED: - BETWEEN PROPERTY LINE AND BLDG LINE: 25 SQ. FT - ON OR BEHIND BLDG LINE: 75 SQ. FT. 2. THE HEIGHT SHALL NOT EXCEED: - BETWEEN PROP LINE AND BLDG LINE: 5 FT. - ON OR BEHIND BLDG LINE: 15 FT. FOR BUILDING MOUNTED SIGNS SEE TABLE AT 22B.10.030B.3	
	C	MINOR BUILDING ELEMENTS MAY INTRUDE INTO A REQUIRED SETBACK 1. WHEN > 30" ABOVE GRADE THEY CAN INTRUDE 20% OF MIN. SETBACK DIMENSION OR AT LEAST 18" 2. WHEN < 30" ABOVE GRADE THEY MAY EXTEND TO ANY LOT LINE 3. EXCEPT EAVES PROTRUSIONS SHALL NOT EXCEED 25% OF FACADE LENGTH. 4. BAY WINDOWS MAY PROTRUDE UP TO 18" INTO THE SETBACK AND MAY EXTEND TO THE FINISHED GRADE	G0.03
	E	BELOW AND PARTIALLY BELOW GRADE BLDGS ARE NOT REQUIRED TO BE SETBACK - MAY BE UP TO 30" ABOVE EXIST OR FIN GRADE, WHICHEVER IS LOWER EXCEPT AT REQ'D INGRESS AND EGRESS - ROOFTOP MUST BE SCREENED W/ LANDSCAPING PER THIS SECTION	
DESIGNATION AND MEASUREMENT OF REQ'D SETBACKS: (20.20.030)	A, B	EACH LOT ONLY HAS ONE FRONT AND ONE REAR SETBACK EXCEPT WHERE LOT ABUTS AN INTERSECTION OF TWO RIGHTS-OF-WAY A FRONT SETBACK IS REQ'D ON BOTH.	G0.03
	D	A SETBACK IS MEASURED FROM INTERIOR EDGE OF A STREET R.O.W., CL OF ALLEY OR OTHERWISE FROM THE PROPERTY LINE	
MECHANICAL EQUIPMENT (20.20.525)		MECHANICAL EQUIPMENT SHALL BE LOCATED BELOW GRADE WHEN POSSIBLE. WHEN LOCATED ON ROOF IT SHALL BE CONSOLIDATED AND IT SHALL BE VISUALLY SCREENED	G0.03
MULTIFAMILY PLAY AREA: (20.20.540)	A	NOT REQUIRED IN DOWNTOWN DEVELOPMENTS	
PARKING, CIRCULATION AND WALKWAY REQ'MTS. (20.20.590) / (20.25A.050)	20.25A.050.B	MIN PARKING RATIO= 1.0, MAX RATIO = 2.0 (NOTE 5: PARKING RATIO FOR 80% AMI AFFORDABLE STUDIOS = 0.25)	G0.03
	F.2	65% OF STALLS MAY BE COMPACT.	A2.00, A2.01
	F.3	VANPOOL/CARPOOL LOADING FACILITY IS REQUIRED. FACILITY MUST BE LOCATED ADJACENT TO AN ENTRANCE DOOR.	A2.01
	F.4.h	VEHICLE HEIGHT CLEARANCE FOR VANPOOL PARKING MUST BE 7'-6"	A5.11
	20.20.050.K.2	MARKING REQ'D: STALLS, ARROWS AND CROSSWALKS MUST BE MARKED WITH METHODS APPROVED BY THE DIRECTOR.	
	K.3	DRIVEWAYS THAT DO NOT PROVIDE DIRECT ACCESS TO PARKING STALLS MUST BE 20 FEET WIDE MIN FOR TWO-WAY AND 15 FEET WIDE MIN. FOR ONE-WAY TRAFFIC	A2.01
	K.4	AN OFF-STREET LOADING SPACE IS REQ'D. THE DIRECTOR MAY WAIVE THE REQUIRED SIZE IF THE OWNER DEMONSTRATES THAT THE KNOWN DELIVERY VEHICLES CAN PARK AND MANEUVER.	A2.02
WALKWAYS AND SIDEWALKS: (20.25A.060)	A.3	THE MIN WIDTH OF A SIDEWALK IS 12'-0" PLUS A 6" CURB. THE SIDEWALK INCLUDES MIN 6'-0" UNOBSTRUCTED WALKWAY AND MIN 6'-0" PLANTING STRIP. (SEE EARLY WINS DOCUMENT, ORDINANCE 6277)	
RECYCLING AND SOLID WASTE COLLECTION AREAS: (20.20.725)		ON-SITE COLLECTION AREAS FOR RECYCLING MATERIALS AND SOLID WASTE ARE REQ'D.	G0.01
	D	THE RECYCLING COLLECTION AREA SHALL BE AT LEAST 1.5 SF / UNIT.	G0.01
	E	THE RECYCLING COLLECTION AREA SHALL BE LOCATED NEAR THE SOLID WASTE COLLECTION AREA IF FEASIBLE.	A2.02, A2.06
DESIGN GUIDELINES – BUILDING/SIDEWALK RELATIONSHIPS (20.25A.115)		THE BUILDING MUST COMPLY WITH THE 'DESIGN GUIDELINES – BUILDING / SIDEWALK RELATIONSHIPS.' 100TH AVE NE IS AN 'E' RIGHT-OF-WAY - LOW ORIENTATION TO PEDESTRIANS INTENDED TO PROVIDE A VISUAL BUFFER BETWEEN DOWNTOWN AND SURROUNDING RESIDENTIAL NEIGHBORHOODS - PROVIDE TREES, HEDGES OR TERRACED PLANTERS AT STREET EDGES	
		THE CORNER OF 100TH AVE AND 10TH ST IS A 'D/R' RIGHT-OF-WAY - 50% OF STREET EDGE SHALL INCORPORATE SERVICE AND COMMERCIAL ACTIVITIES, LANDSCAPE FEATURES, TERRACED PLANTERS, RESIDENTIAL ENTRY COURTYARDS, OR PLAZAS.	

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THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES

1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

15135
15-120258 LD
VF TH, FW, RD
ADR - Early Wins 6/01/16

ADR SUBMITTAL TITLE SHEET

G 0.01

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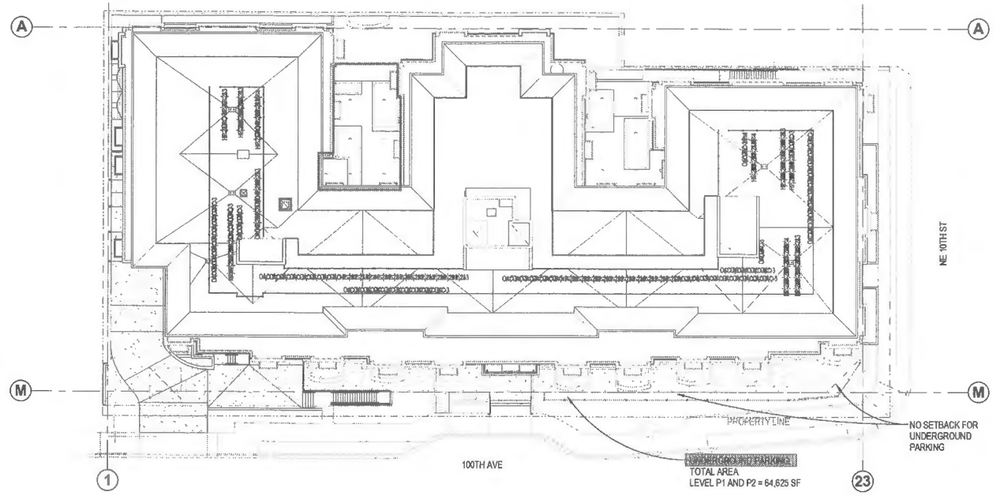
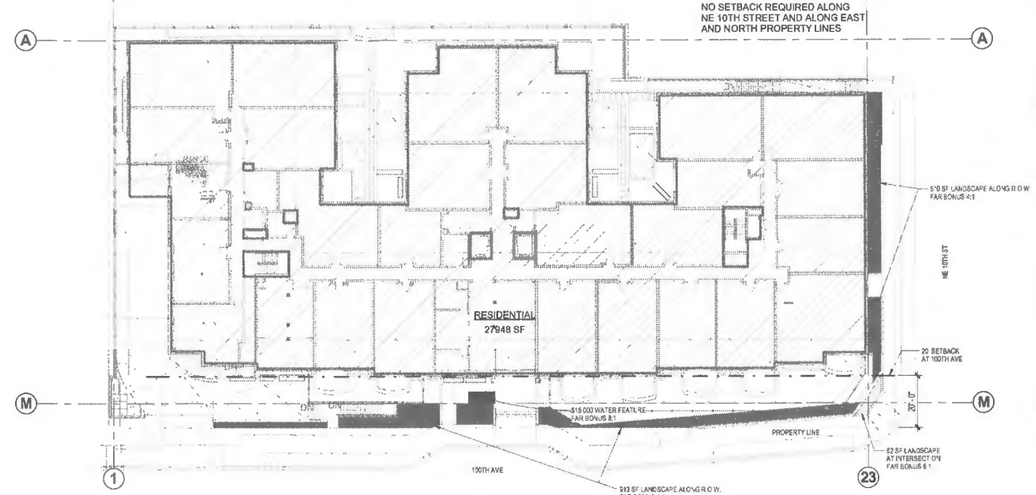
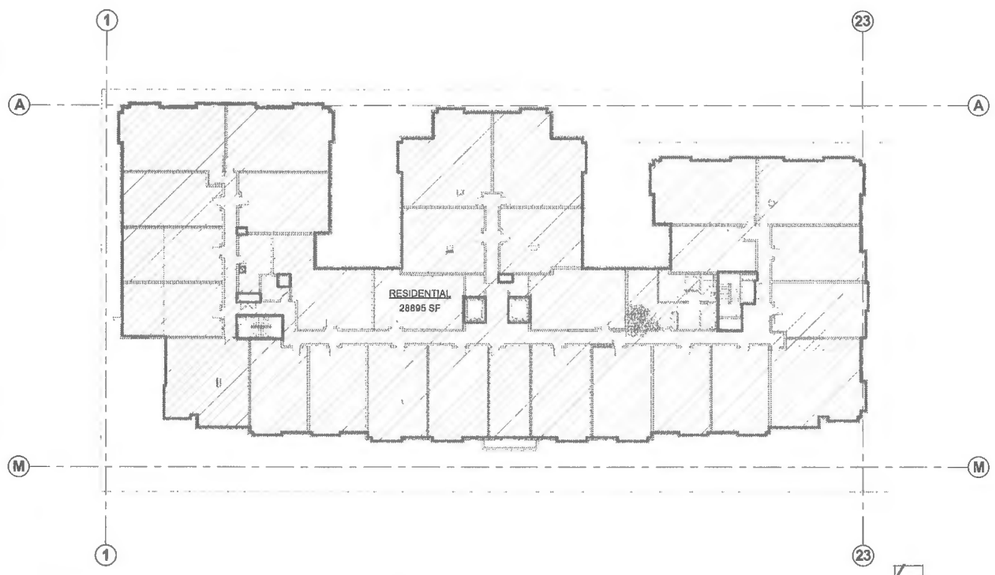
ORIGINAL SHEET SIZE: 30" x 42"



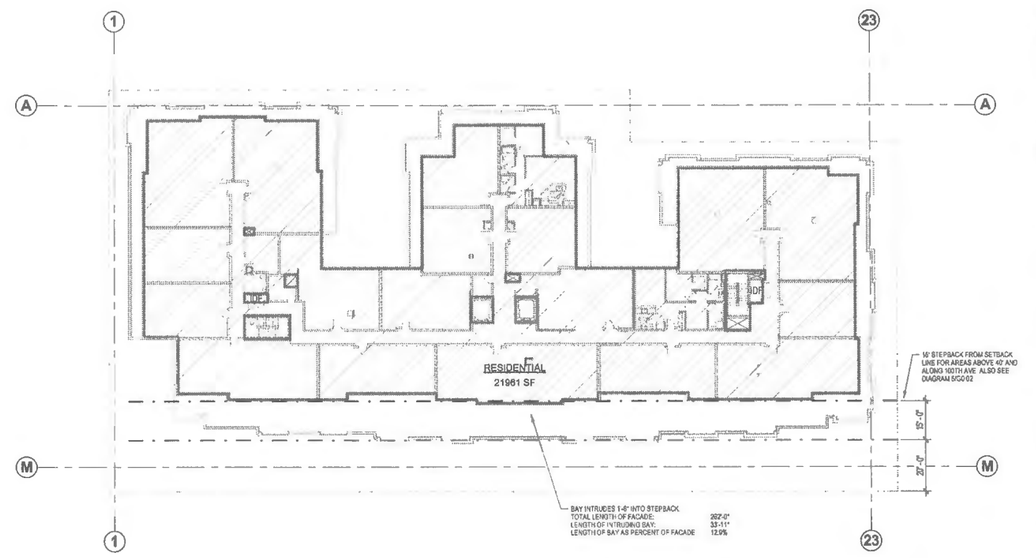
1 SITE
3/64" = 1'-0"



2 LEVEL 1
3/64" = 1'-0"



3 LEVEL 2-4
3/64" = 1'-0"



4 LEVEL 5
3/64" = 1'-0"

ZONING INFORMATION

ZONING CODE:	BELLEVUE LAND USE CODE
ZONE:	DNTN-R
PERIMETER DESIGN DISTRICT:	SUB-DISTRICT A
LOT AREA:	44,837 SF
LOT COVERAGE:	29,592 SF
LOT COVERAGE PERCENT:	66 %
BUILDING TYPE:	RESIDENTIAL

FAR CALCULATIONS

ALLOWABLE BASE FAR	= 2.0
ALLOWABLE BONUS FAR	= 1.5
MAX ALLOWABLE FAR	= 3.5
LOT AREA	= 44,837 SF
ALLOWABLE BASE FAR AREA	= 89,674 SF
ALLOWABLE BONUS FAR AREA	= 67,256 SF
TOTAL ALLOWABLE FAR AREA	= 156,930 SF
FAR AREA PROPOSED	= 136,513 SF

BONUS FAR

LANDSCAPE FEATURE AT INTERSECTION	8:1 X 62 SF	= 496 SF (BONUS AREA)
LANDSCAPE FEATURE ALONG R.O.W.	4:1 X 1423 SF	= 5,692 SF (BONUS AREA)
UNDERGROUND PARKING	3:1 X 64,625 SF	= 193,875 SF (BONUS AREA)
WATER FEATURE	8:1 X 150 ($15,000/100)	= 1,200 SF (BONUS AREA)
TOTAL FAR BONUS AREA FOR THIS PROJECT		= 201,263 SF
ALLOWABLE BONUS FAR per 20.25A.090 D		= 1.5
ALLOWABLE BONUS FAR AREA	1.5 X 44,837 SF	= 67,256 SF
PROPOSED BONUS FAR AREA FOR THIS PROJECT		= 67,256 SF

FIFTH FLOOR CALCULATIONS

MAX GROSS FLOOR AREA ABOVE 40': 20,000 SF + INCREASED 10% THROUGH DESIGN REVIEW = 22,000 SF (BELLEVUE LUC Chart 20.25A.020.A.2)
PROPOSED AREA = 21,917 SF. SEE DETAIL 4/G0.02 (THIS SHEET).

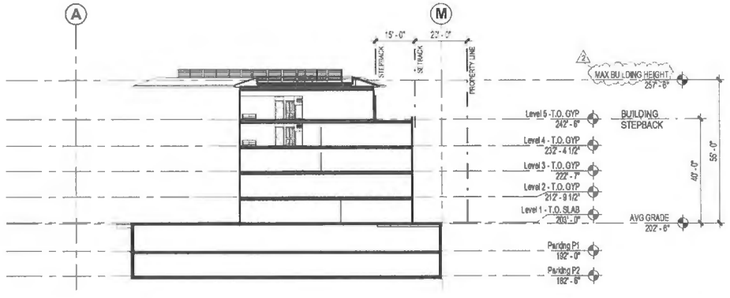
NOTE: PROPOSED AREAS ARE PER GROSS FLOOR AREA AS DEFINED IN CHAPTER 20.50, BELLEVUE LAND USE CODE: "Floor Area, Gross. The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stairwells, and interior atriums), outdoor courts and exterior balconies."

NARRATIVE DESCRIBING JUSTIFICATION FOR PROPOSED 10% FAR INCREASE: DUE TO THE SITE'S LOCATION IN THE PERIMETER DESIGN DISTRICT THE PROJECT IS REQUIRED TO PROVIDE A 20'-0" SETBACK ALONG 100TH AVE. WHILE THIS IS A WONDERFUL AMENITY FOR THE NEIGHBORHOOD IT LIMITS THE OWNER'S ABILITY TO REACH THE ALLOWABLE FAR. WE ARE PROPOSING THAT THE OWNER REGAIN A FRACTION OF THAT AREA THROUGH THE PROVISION FOR AN ADDITIONAL 10% OF FLOOR AREA FOR THE FLOOR LEVEL ABOVE 40' (LEVEL 5). THIS WILL NOT HAVE A SIGNIFICANT IMPACT ON THE NEIGHBORS DUE TO THE WAY THE LEVEL 5 STEPS BACK AROUND THE PERIMETER OF THE BUILDING COMBINED WITH THE BUILDING BEING SET BACK THE 20 FEET ALONG 100TH AVE. FURTHERMORE THE MASSING OF THE BUILDING AS PROPOSED WAS WELL RECEIVED BY THE NEIGHBORS IN THE PUBLIC DESIGN REVIEW PRESENTATION.

FAR AREAS

Level	Area
Level 1 - T.O. SLAB	27948 SF
Level 2 - T.O. GYP	28895 SF
Level 3 - T.O. GYP	28854 SF
Level 4 - T.O. GYP	28854 SF
Level 5 - T.O. GYP	21961 SF
TOTAL AREA FOR FAR CALCS	136513 SF

NOTE: PROPOSED FAR AREAS ARE ALSO PER GROSS FLOOR AREA AS DEFINED IN CHAPTER 20.50, BELLEVUE LAND USE CODE:



5 SETBACK DIAGRAM ADR
3/64" = 1'-0"

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES LLC.

No.	Date	Issue
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/13/16	ADR 2ND RESUBMITTAL
4	8/01/16	ADR - EARLY WINS

PROJECT NO. 16135
ENCORE PROJECT NO. 15-120258 LD
DRAWN VF
PROJECT REVIEWER TH, FW, RD
ADR - Early Wins 6/01/16

F. A. R. and ZONING

G 0.02

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BUILDING CODE SUMMARY

OCCUPANCY — CHAPTER 3, TABLE 1004.1.1

GROUP	USE	OCCUPANCY LOAD FACTOR
A-3	COMMON SPACE	15 NET
B	OFFICES	100 GROSS
R-2	APARTMENTS	200 GROSS
R-2	EXERCISE ROOM	50 GROSS
S-2	PARKING GARAGE	300 GROSS
S-2	MECHANICAL/STORAGE	300 GROSS
INCIDENTAL	TRASH ROOM/ELEVATOR CONTROL ROOM	300 GROSS

TABLE 508.2.5

OCCUPANCY SEPARATION — 508.3

TYPE IA PORTION
NON-SEPARATED USES PER 508.3 - ALL PROPOSED OCCUPANCIES UNLIMITED AREA PER TABLE 503

TYPE VA PORTION
R-2 ONLY PROPOSED

SPECIAL PROVISIONS — 509.2

HORIZONTAL BUILDING SEPARATION ALLOWANCE

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE-RESISTANCE RATING
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NO MORE THAN TWO STORIES ABOVE GRADE PLANE
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION
4. SHAFT, STAIRWAY ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATING
5. STAIRWAYS PERMITTED TO BE WOOD ABOVE THE HORIZONTAL ASSEMBLY ARE ALSO PERMITTED TO BE CONSTRUCTED OF WOOD BELOW THE HORIZONTAL ASSEMBLY
6. THE BUILDINGS SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES;
   - 6.1 GROUP S-2 PARKING GARAGE
   - 6.2 MULTIPLE GROUP A, EACH WITH AN OCCUPANCY LOAD OF LESS THAN 300
   - 6.3 GROUP B
   - 6.5 GROUP R
   - 6.6 USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS AND SIMILAR USES)
7. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE
8. THE HEIGHT OF THE ENTIRE STRUCTURE SHALL NOT EXCEED SEVEN STORIES ABOVE GRADE PLANE
9. ALL PORTIONS OF THE BUILDINGS ABOVE AND BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION 903.3.1.1 IN BUILDINGS WITH TWO STORIES BELOW THE HORIZONTAL ASSEMBLY
10. OCCUPIED AREAS SHALL NOT BE MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS
11. WHERE THE PORTION OF THE BUILDING BELOW THE THREE HOUR HORIZONTAL ASSEMBLY HAS TWO STORIES ABOVE GRADE PLANE, EXIT ENCLOSURES SHALL BE PRESSURIZED IN ACCORDANCE WITH SECTION 909.21 FOR LOW-RISE STAIRWAYS

TYPES OF CONSTRUCTION — CHAPTER 6

TYPE IA - BELOW 3-HOUR HORIZONTAL ASSEMBLY (NON-COMBUSTIBLE)
TYPE VA - ABOVE 3-HOUR HORIZONTAL ASSEMBLY
FULLY SPRINKLERED PER 903.3.1.1 (NFPA 13)

FIRE RESISTANCE REQUIREMENTS

ELEMENT		TYPE IA	TYPE VA	
PRIMARY STRUCTURAL FRAME		3 HR	1 HR	TABLE 601
BEARING WALLS				
EXTERIOR		3 HR	1 HR	RATED FROM INSIDE FIRE SEPARATION >10' (705.5)
INTERIOR		3 HR	1 HR	
INTERIOR NON-BEARING WALLS		0	0	
FLOOR CONSTRUCTION		2 HR	1 HR	
ROOF CONSTRUCTION		1.5 HR	1 HR	
NON-BEARING EXTERIOR WALLS		1 HR	1 HR	TABLE 602 RATED FROM INSIDE FIRE SEPARATION >10' (705.5)
FIRE SEPARATION DISTANCE 10'<X<30' (ALLEY)				TABLE 706.4 NOTE A
HORIZONTAL EXIT	-FIRE BARRIER	2 HR	2 HR	
SHAFT ENCLOSURES	-FIRE BARRIER	2 HR	2 HR	NOT LESS THAN FLOOR PENETRATED/PENETRATING 4 STORIES OR MORE(708.4)
EXIT ENCLOSURES	-FIRE BARRIER	2 HR	2 HR	CONNECTING MORE THAN 4 STORIES (1022.1)
ELEVATOR MACHINE ROOM	-FIRE BARRIER	2 HR	2 HR	TABLE 508.2.5
CHUTE TERMINATION ROOM	-FIRE BARRIER	1 HR	-	708.13.4
CHUTE ACCESS ROOMS	-FIRE BARRIER	1 HR	1 HR	708.13.3
UNIT SEPARATION WALLS	-FIRE PARTITION	1 HR	1 HR	420.2
CORRIDOR AT R-2	-FIRE PARTITION	1 HR	1 HR	420.2

MAXIMUM AREA OF EXTERIOR WALL OPENINGS
FIRE SEPARATION DIST: 10'<X<30' - (WEST ALLEY SIDE) = 45% UNPROTECTED/SPRINKLERED — TABLE 705.8
FIRE SEPARATION DIST: >30' (SOUTH, EAST AND NORTH) = NO LIMIT

ALLOWABLE HEIGHT
TYPE IA - NO MORE THAN 2 STORIES ABOVE GRADE PLANE — 509.2
TYPE VA - 5 STORIES, 70' ABOVE GRADE PLANE — TABLE 503, SPRINKLER INCREASE 504.2
ENTIRE STRUCTURE - NO MORE THAN 7 STORIES ABOVE GRADE PLANE — 509.2

ALLOWABLE AREA
TYPE IA - UNLIMITED — TABLE 503
TYPE VA GROUP R-2 - 12,000 SF BASE AREA — TABLE 503

BUILDING AREA MODIFICATIONS

Aa={At + [At x If] + [At x Is]} — EQUATION 5-1

Aa = ALLOWABLE AREA PER STORY
At = 12,000 SF TABULAR AREA - TABLE 503
If = 0.75 FRONTAGE INCREASE - 506.2
Is = 2 SPRINKLER INCREASE - 506.3

FRONTAGE INCREASE: — EQUATION 5-2
If = [F/P - 0.25]W/30 If = [415'/1,1114' - 0.25] 30/30 = 0.13

F = BUILDING PERIMETER ON PUBLIC WAY OR OPEN SPACE > 30' = 415'
P = PERIMETER OF ENTIRE BUILDING = 1,114'
W = WIDTH OF PUBLIC WAY(MAX 30') = 30'

Aa = {12,000 + [12,000 x 0.13] + [12,000 x 2] = **37,560 SF PER STORY**

AREA DETERMINATION — 506.4.1.2
Aa x 3 FOR BUILDINGS WITH THREE OR MORE STORIES ABOVE GRADE PLANE = 37,560 x 5 = 187,000 SF FOR TYPE VA CONSTRUCTION

BUILDING AREA FOR VA CONSTRUCTION
OCCUPANCY GROUPS: R-2

LEVEL	OCCUPANCY	CONST.	PROPOSED
L1	R-2	VA	28,689 SF
L2	R-2	VA	29,592 SF
L3	R-2	VA	29,592 SF
L4	R-2	VA	29,592 SF
L5	R-2	VA	22,000 SF
TOTAL:		VA	139,465 SF

BUILDING AREA FOR IA CONSTRUCTION
OCCUPANCY GROUPS: S-2

LEVEL	OCCUPANCY	CONST.	PROPOSED
P1	S-2	IA	35,884 SF
P2	S-2	IA	33,409 SF
TOTAL:		IA	69,293 SF

EGRESS COMPONENTS

TRAVEL DISTANCE — TABLE 1016.1
GROUP A AND R-2 = 250'
GROUP B = 300'
GROUP S-2 = 400'

COMMON PATH OF EGRESS — 1014.3
GROUP A = 75'
GROUP B AND S = 100'
GROUP R-2 = 125'

EGRESS WIDTH
STAIRWAYS = 0.2 x TOTAL OCCUPANT LOAD SERVED — 1005.1 EXC.2
MIN. STAIR WIDTH = 44" WHEN OCC LOAD>50 — 1009.1
OTHER EGRESS COMPONENTS = 0.15 x TOTAL OCCUPANT LOAD SERVED — 1005.1 EXC. 2
MINIMUM DOOR CLEAR OPENING WIDTH = 32" — 1008.1.1
DOOR WHEN OPEN SHALL NOT REDUCE REQUIRED WIDTH BY MORE THAN 7" — 1005.2
DOOR IN ANY POSITION SHALL NOT REDUCE REQUIRED WITH BY MORE THAN 50% — 1005.2
CORRIDOR WIDTH MIN. 44" WHEN OCC LOAD>50 — 1018.2

EXIT ACCESS
WHERE TWO EXITS REQUIRED, SEPARATION DISTANCE = 1/3 MAX DIAGONAL OF AREA SERVED — 1015.2.1, EXC 2
EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A 1 HOUR CORRIDOR — 1015.2.1. EXC 1
DEAD END CORRIDORS MAX. 25' TYP., 50' AT GROUP B, R AND S — 1018.4
CORRIDORS 1 HOUR AT GROUP R, NON-RATED AT A,B AND S — TABLE 1018.1

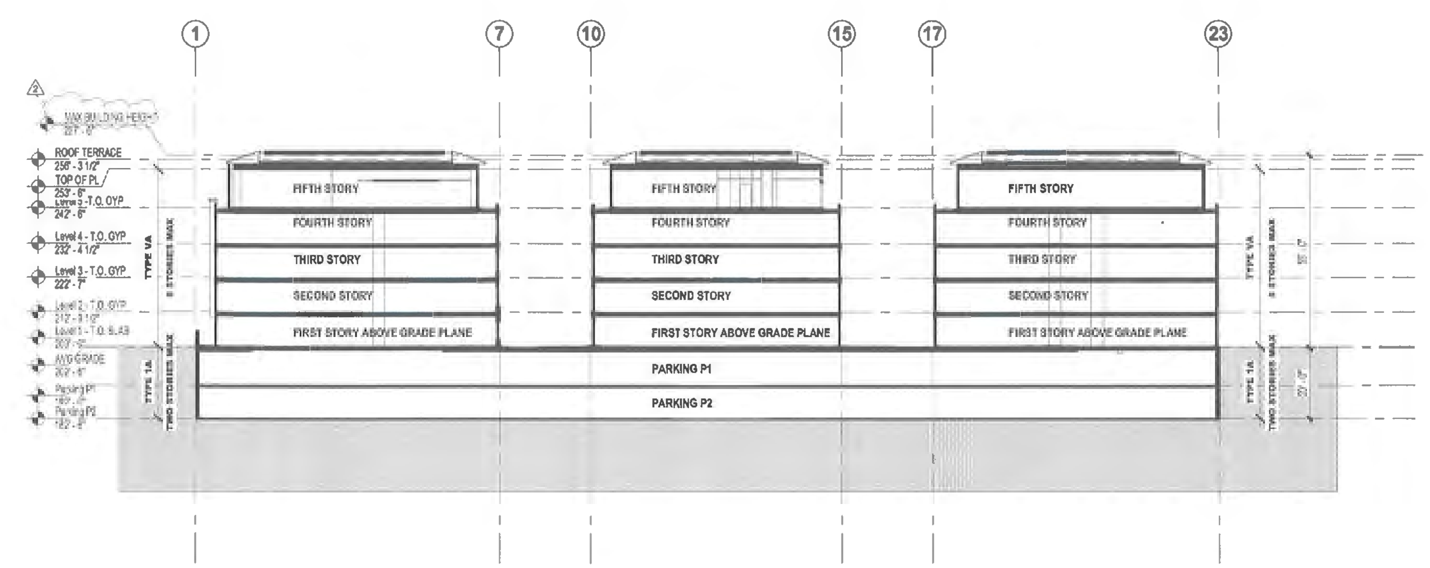
EXIT ENCLOSURES
INTERIOR STAIRWAYS SHALL BE ENCLOSED WITH 2 HOUR FIRE BARRIERS — 1022.1
50% OF EXITS ARE PERMITTED TO BE MEASURED FROM THE MOST REMOTE PONT WITHIN A BUILDING TO AN EXIT USING UNENCLOSED STAIRWAYS WHEN CONNECTING A MAXIMUM OF TWO STORIES. THE TWO CONNECTED STORIES SHALL BE PROVIDED WITH AT LEAST TWO MEANS OF EGRESS. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES — 1016.1, EXC. 3
SHAFT ENCLOSURE NOT REQUIRED FOR OPENINGS FORMED BY STAIRS IN ACCORDANCE WITH EXCEPTION 3 IN SECTION 1016.1 — 708.2, EXC. 11
EXIT ENCLOSURE SHALL TERMINATE AT AN EXIT DISCHARGE — 1022.2
A MAX 50% OF EXIT ENCLOSURES IS PERMITTED TO EGRESS THROUGH AREAS ON THE LEVEL OF DISCHARGE PROVIDED ALL OF THE FOLLOWING ARE MET: — 1027.1, EXC. 1
-EGRESS TO A FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR EXIT DOOR AND SUCH EXIT IS VISIBLE AND IDENTIFIABLE FROM EXIT ENCLOSURE
-SEPARATED FROM AREA BELOW BY 2 HR CONSTRUCTION
-AREA IS FULLY SPRINKLERED
OPENINGS IN EXIT ENCLOSURES LIMITED TO THOSE NECESSARY FOR EXIT ACCESS FROM NORMALLY OCCUPIED SPACES AND EGRESS FROM THE ENCLOSURE — 1022.3
PENETRATIONS ARE PROHIBITED EXCEPT FOR DOORS AND EQUIPMENT NECESSARY FOR THE OPERATION OF THE STAIR — 1022.4
STAIRWAYS THAT PENETRATE 3 HOUR SEPARATION TO BE PRESSURIZED — 509.1.4
AREA OF REFUGE AND WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED WITH SPRINKLER SYSTEM — 1007.3, EXC. 1 AND 2

ELEVATOR

- ELEVATOR SHAFTS SHALL BE PROTECTED WITH 2 HOUR FIRE BARRIERS — 708.4
- ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE A BUILDING IS PROTECTED BY A SPRINKLER SYSTEM — 708.14.1, EXC. 4
- HOISTWAYS SERVING ELEVATORS THAT TRAVEL MORE THAN 25' SHALL BE VENTED. VENTS SHALL BE LOCATED IN SIDE OF HOISTWAY ENCLOSURE DIRECTLY BELOW THE CEILING AT THE TOP OF THE HOISTWAY AND SHALL OPEN DIRECTLY TO THE OUTER AIR. AREA OF VENTS SHALL NOT BE LESS THAN 3 1/2% OF THE AREA OF THE HOISTWAY, NOR LESS THAN 3 SF — 3016.5.8
- ELEVATOR AS ACCESSIBLE MEANS OF EGRESS REQUIRED. PROVIDE EMERGENCY BACK-UP POWER AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. — 1007.4
- THE ELEVATOR CAR SHALL ACCOMMODATE A 24"x84" AMBULANCE STRETCHER, AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) — 3016.12

ACCESSIBILITY NOTES
ALL SLEEPING AND APARTMENT UNITS NOT LABELED AS TYPE A TO BE TYPE B — 1107.6.2.1.2
5% OF UNITS SHALL BE TYPE A (5% OF 151 = 7.55 REQUIRED. 8 PROVIDED) — 1107.6.2.1.1
MULTI-STORY UNITS W/ ELEVATOR SERVICE TO ONE FLOOR. FLOOR W/ ELEVATOR SERVICE SHALL BE THE PRIMARY ENTRY AND SHALL COMPLY W/ REQUIREMENTS FOR A TYPE B UNIT AND A TOILET FACILITY SHALL BE PROVIDED ON THAT FLOOR — 1107.7.2

ACCESSIBLE PARKING STALLS REQUIRED 2% of 115 = 3, INCLUDING 1 VAN STALL — 1106.2



1 HEIGHT DIAGRAM
1" = 20'-0"

ORIGINAL SHEET SIZE 30" x 42"

ENCORE architects pllc
1402 3rd Ave Suite 1000
Seattle, WA 98101

2837 REGISTERED ARCHITECT
VINCENT J. FERRESE
STATE OF WASHINGTON

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/16/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 16135
15-120258 LD
VF — TH, FW, RD
ADR - Early Wins 6/01/16

BUILDING CODE SUMMARY

G 1.01

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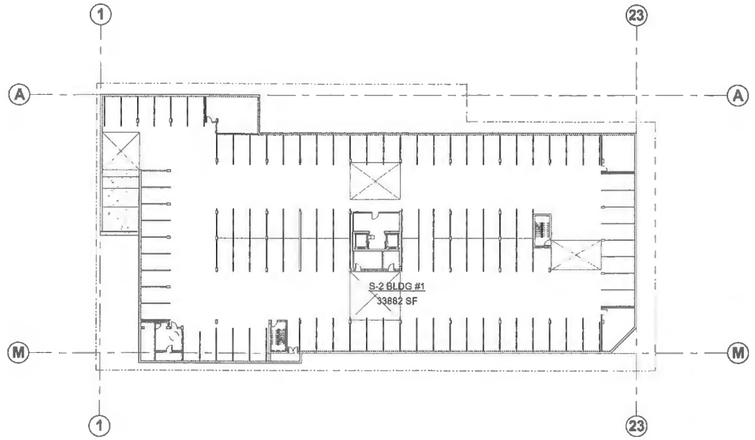
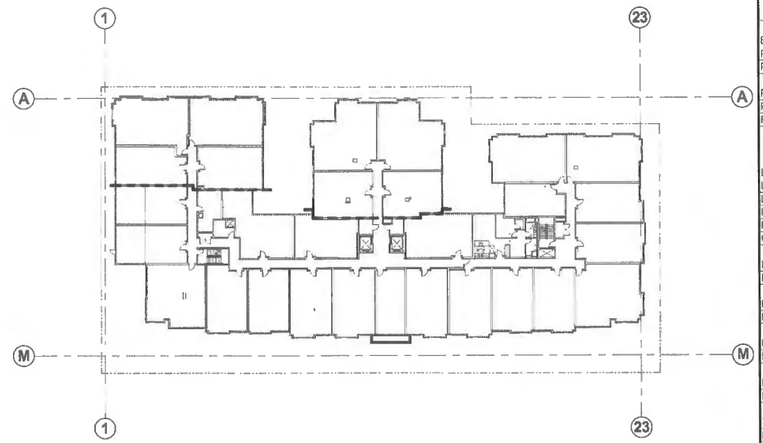
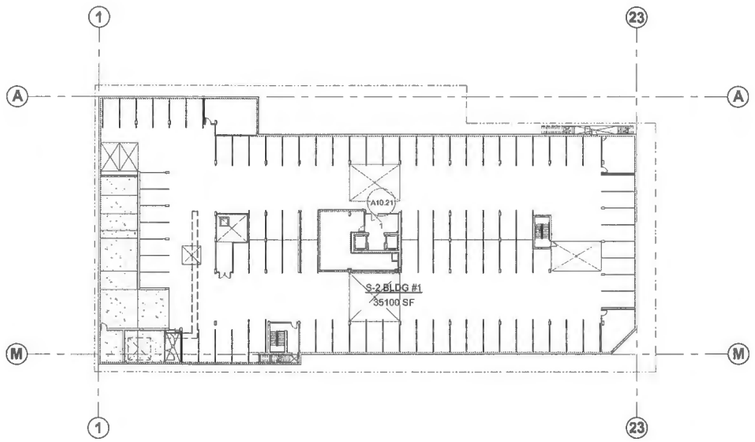


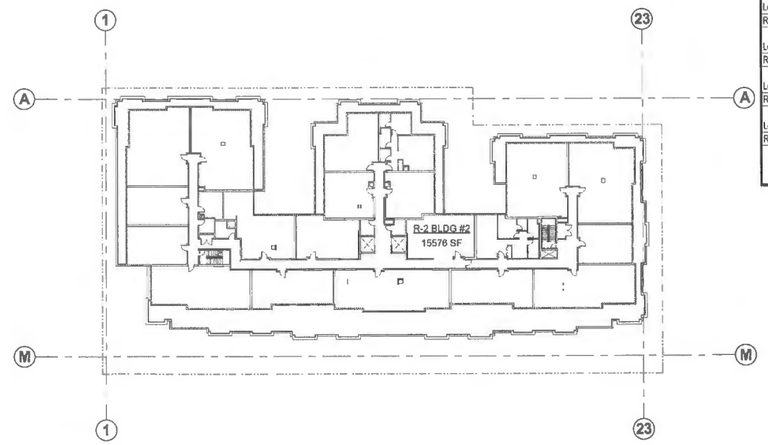
1 Parking P2
1" = 30'-0"



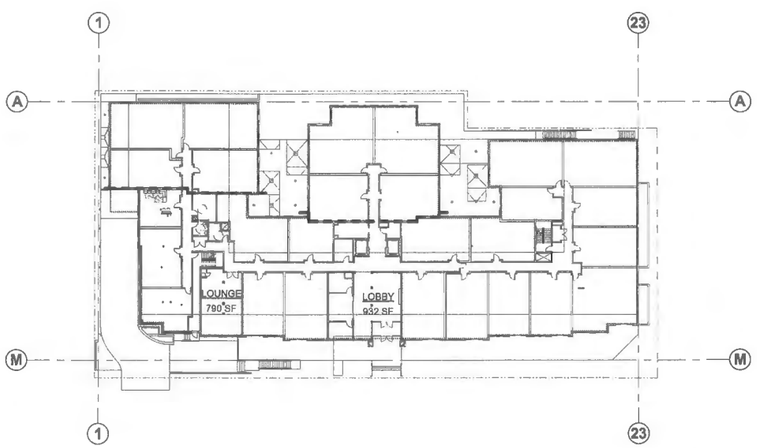
4 Level 2 - T.O. GYP.
1" = 30'-0"



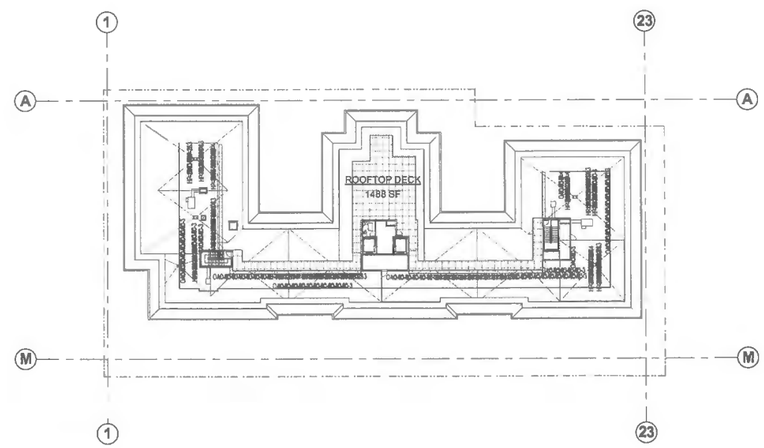
2 Parking P1
1" = 30'-0"



5 Level 5 - T.O. GYP
1" = 30'-0"



3 Level 1
1" = 30'-0"



6 TOP OF PL
1" = 30'-0"

AREAS - CODE AND USE

USE	OCCUPANCY GROUP	OCCUPANCY LOAD FACTOR	AREA	OCCUPANTS
BUILDING 1 - TYPE IA				
Parking P2				
PARKING	S-2	200	33,882 SF	169
			33,882 SF	169
Parking P1				
PARKING	S-2	200	35,100 SF	176
FITNESS	A-3	50	882 SF	18
			35,982 SF	194
		TOTAL BUILDING 1 - TYPE 1A	69,864 SF	363
BUILDING 2 - TYPE VA				
Level 1 - T.O. SLAB				
LOUNGE	A-3	15	790 SF	53
LOBBY	A-3	15	932 SF	63
RESIDENTIAL - BLDG #2	R-2	200	17,181 SF	86
OFFICE	B	100	482 SF	5
			19,385 SF	207
Level 2 - T.O. GYP				
RESIDENTIAL - BLDG #2	R-2	200	20,118 SF	101
			20,118 SF	101
Level 3 - T.O. GYP				
RESIDENTIAL - BLDG #2	R-2	200	20,118 SF	101
			20,118 SF	101
Level 4 - T.O. GYP				
RESIDENTIAL - BLDG #2	R-2	200	20,118 SF	101
			20,118 SF	101
Level 5 -T.O. GYP				
RESIDENTIAL - BLDG #2	R-2	200	15,576 SF	78
			15,576 SF	78
TOP OF PL				
ROOFTOP DECK	A-3	15	1,488 SF	99
			1,488 SF	99
		TOTAL BUILDING 2 - TYPE VA	98,604 SF	687
BUILDING 3 - TYPE VA				
Level 1 - T.O. SLAB				
RESIDENTIAL - BLDG #3	R-2	200	9,233 SF	47
			9,233 SF	47
Level 2 - T.O. GYP				
RESIDENTIAL - BLDG #3	R-2	200	9,474 SF	48
			9,474 SF	48
Level 3 - T.O. GYP				
RESIDENTIAL - BLDG #3	R-2	200	9,474 SF	48
			9,474 SF	48
Level 4 - T.O. GYP				
RESIDENTIAL - BLDG #3	R-2	200	9,474 SF	48
			9,474 SF	48
Level 5 -T.O. GYP				
RESIDENTIAL - BLDG #3	R-2	200	7,095 SF	36
			7,095 SF	36
		TOTAL BUILDING 3 - TYPE VA	44,749 SF	227
		GRAND TOTAL	211,417 SF	1277

ENCORE architects pllc
14002 3rd Ave Suite 1000
Seattle, WA 98101

REGISTERED ARCHITECT
2637
VINCENT J FERRESE
STATE OF WASHINGTON

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES LLC.

NO.	DATE	REVISIONS
1	12/15/15	ADR 1ST RESUBMITTAL
2	4/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 16135
BOB BETT PROJECT NO. 15-120258 LD
DRAWN VF
REVIEWED BY TH, FW, RD
ADR - Early Wins 6/01/16

BUILDING CODE DIAGRAMS

G 1.02

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CORNER OF N 101ST & 1000TH AVE NE

1000TH AVE - VIEW LOOKING SOUTH

RESIDENTIAL ENTRANCE

RESIDENTIAL ENTRANCE

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1402 3rd Ave Suite 1000
Seattle, WA 98101

ARCHITECT NAME
2837
REGISTERED ARCHITECT
VINCENT J. FERRESE
STATE OF WASHINGTON

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CONTINENTAL PROPERTIES
L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

CLIENT PROJECT NO. 15-120258 LD

CHECK VF

PROJECT ENGINEER TH, FW, RD

ADR - Early Wins 6/01/16

EXTERIOR RENDERINGS

G 3.01

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NE 101ST - VIEW LOOKING WEST

1000TH AVE - VIEW LOOKING NORTH

SOUTH COURTYARD - VIEW LOOKING WEST

SOUTH COURTYARD - VIEW LOOKING EAST

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Seattle, WA 98101

ARCHITECT SEAL
2837
REGISTERED ARCHITECT
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1000 100TH AVE NE
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CONTINENTAL PROPERTIES
L.L.C.

NO.	DATE	REVISION
1	12/10/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

PROJECT PROJECT NO. 15-120258 LD

CHECK VF

PROJECT ENGINEERING TH, FW, RD

ADR - Early Wins 6/01/16

EXTERIOR RENDERINGS

G 3.02

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NORTH COURTYARD - VIEW LOOKING EAST

NORTH COURTYARD - VIEW LOOKING WEST

ROOFTOP AMENITY AREA - VIEW LOOKING WEST

ROOFTOP AMENITY AREA- VIEW LOOKING EAST

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CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

PLAN REVIEW NO. 15-120258 LD

CHECK VF

PROJECT TEAM REVIEWER TH, FW, RD

ADR - Early Wins 6/01/16

EXTERIOR RENDERINGS

2

G 3.03

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SIDEWALK VIEW LOOKING EAST

SIDEWALK VIEW LOOKING NORTH

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1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

15135
15-120258 LD
VF TH, FW, RD
ADR - Early Wins 6/01/16

EXTERIOR RENDERINGS

G 3.04

ORIGINAL SHEET SIZE 30" x 42"

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COLOR BOARD. PHYSICAL MODEL GIVEN TO CITY.

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1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES
L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/13/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

TUBE SHEET PROJECT NO. 15-120258 LD

CHECK VF

PROJECT TEAM REVIEWS TH, FW, RD

ADR - Early Wins 6/01/16

EXTERIOR COLOR BOARD

G 3.05

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BELLEVUE VUECREST

BELLEVUE, WA

CIVIL PLANS

JUNE 1, 2016

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
www.pacaengrg.com

SURVEY INFORMATION

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY., ORDER NO. NCS-697424-WA1, DATED OCTOBER 17, 2014 7:30 A.M.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88° 37' 27" EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION 153.31 FEET; THENCE SOUTH 01° 23' 59" WEST 200.01 FEET;
THENCE NORTH 88° 36' 51" WEST 20.33 FEET TO AN INTERSECTION WITH A LINE PARALLEL TO AND 183.00 FEET EASTERLY FROM THE WEST LINE OF SAID SUBDIVISION, AS MEASURED ALONG THE SOUTHERLY LINE THEREOF;
THENCE SOUTH 01° 24' 21" WEST ALONG SAID PARALLEL LINE 132.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SUBDIVISION;
THENCE NORTH 88° 36' 51" WEST ALONG SAID SOUTHERLY LINE 163.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01° 24' 21" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 332.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 30.00 FEET;
AND EXCEPT THE WEST 30.00 FEET THEREOF FOR ROADS.

(BEING KNOWN AS PORTIONS OF LOTS 3, 5, 4, AND 6, BLOCK 1, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF AND THE UNPLATTED TRACT ADJOINING.)

SURVEYOR'S NOTES:

HORIZONTAL DATUM: NAD 83/2011 WASHINGTON STATE NORTH ZONE- BASED ON FIELD TIES TO CITY OF BELLEVUE CONTROL TRAVERSE POINTS # 0072 AND # 0077, AND 0644

VERTICAL DATUM: NAVD 88 C.O.B. BM NO. 347 TOP CURB ON WEST SIDE OF 100TH AVE NE @ N. SIDE OF DRIVEWAY @ NE 12TH. ELEV=217.778

SITE AREA: 44,837 FT ± 1.03 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER, 2014, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S8 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE UTILITY LOCATION SERVICE: 1-800-424-5555.

THE SUBJECT PROPERTY LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 53033C0365 K, REVISED DATE APRIL 19, 2005

NO EVIDENCE OF CURRENT EARTH MOVING WORK, CONSTRUCTION OR ADDITIONS.

REQUIRED EASEMENT DEDICATION OF 12 FEET FROM EXISTING CURB WILL BE REQUIRED FOR FUTURE DEVELOPMENT.

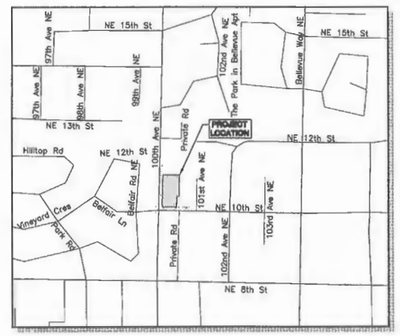
NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

NO EVIDENCE OF WETLANDS EXCEPT YARROW CREEK AS SHOWN.

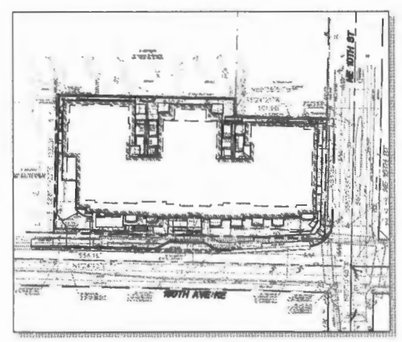
PARKING: HANDICAP = 0
STANDARD = 38

LEGEND

PROPERTY LINE	PROPOSED CURB
SAWCUT LINE	CATCH BASIN TYPE 1
EXISTING GRADES	CATCH BASIN TYPE 2
PROPOSED STORM DRAINAGE	SANITARY SEWER MANHOLE
—SS— PROPOSED SANITARY SEWER	FIRE HYDRANT
—W— PROPOSED WATER LINE	GATE VALVE
PROPOSED STREET LIGHT LINE	STREET LIGHT BOX
PROPOSED ASPHALT PAVING	EXISTING STREET LIGHT BOX
PROPOSED CEMENT CONRETE	STREET LIGHT
PROPOSED LANDSCAPE	EXISTING STREET LIGHT
2" GRIND AND OVERLAY	



VICINITY MAP
SCALE= 1"=500'



SITE MAP
SCALE= 1"=60'

OWNER/DEVELOPER/CONSULTANTS

APPLICANT/DEVELOPER:
CONTACT: ED SEGAT
COMPANY: CONTINENTAL PROPERTIES, INC.
ADDRESS: 600 108TH AVE NE, #1010
BELLEVUE, WA 98004
PHONE: (425) 233-6184

PROJECT ENGINEER:
NAME: JOHN WEED
COMPANY: PACE ENGINEERS INC.
ADDRESS: 11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
PHONE: (425) 827-2014

SURVEYOR
NAME: WILLIAM R. HAWKINS
COMPANY: PACE ENGINEERS, INC.
ADDRESS: 11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
PHONE: (425) 827-2014

GEOTECHNICAL:
NAME: RICHARD LUARK
COMPANY: TERRACON CONSULTANTS, INC.
ADDRESS: 21905 64TH AVENUE WEST, SUITE 100
MOUNTLAKE TERRACE, WA 98043
PHONE: (425) 771-3304

DEVELOPMENT SUMMARY

PROPERTY:	44,837 SF (1.03 AC)
IMPERVIOUS SURFACE COVERAGE:	39,118 SF (0.90 AC)
LANDSCAPE AREAS:	5,719 SF (0.13 AC)
NUMBER OF UNITS:	137 UNITS
PROPOSED DENSITY:	N/A
PARKING SUMMARY (ALL STD)	
GARAGE (SPACES):	188 STALLS
RATIO	AVG. 1.37/DU
LAND USE ZONING:	DNTN-R

NOTE:

CONTRACTOR MUST HAVE THE MOST CURRENT CITY OF BELLEVUE DETAILS ON SITE DURING CONSTRUCTION.

CIVIL SHEET INDEX

SHEET #	SHEET TITLE
C0.00	COVER SHEET
C0.01	SITE PLAN B
C1.00	EXISTING CONDITIONS
C2.00	TESC & DEMOLITION PLAN
C2.01	TESC & DEMOLITION DETAILS
C3.00	GRADING & DRAINAGE PLAN
C3.01	UTILITY PLAN
C3.02	ROAD PLAN
C3.03	FOOTING DRAIN PLAN
C3.04	ROAD SECTIONS
C3.05	GRADING & DRAINAGE DETAILS
~~C3.06~~	~~VEHICLE TURNING TEMPLATE~~ — PEDESTRIAN PROTECTION PLAN REMOVED

NOTE:
THE PEDESTRIAN PROTECTION PLAN WILL BE A DEFERRED SUBMITTAL.

SYM.	REVISION	DATE

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
pacaengrg.com

STATE OF WASHINGTON
JOHN R. WEED
46890
REGISTERED
PROFESSIONAL ENGINEER
6/1/2016

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

COVER SHEET

SCALE:	DATE:
AS SHOWN	6/1/16
DESIGNED BY: JW	CHECKED BY: DH

JOB NUMBER
14549.00
DWG NAME:
P14549-CVR
SHEET C0.00 OF 12

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-CVR.DWG
SAVE TIME: 5/17/2016 12:06:35 PM
PLOT TIME: 5/17/2016 0:27 AM
USER NAME:DOUG HARRIS
XREF FILES:14549-ALTA, X14549-SP, X14549-BDR,

ENCORE architects plic
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Seattle, WA 98101

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1000 100TH AVE NE

1000 100th Ave NE
Bellevue, WA
Continental Properties

18186
15-120258 - LD

ADR - EARLY WINS 6/01/2016

COVER SHEET

C0.00

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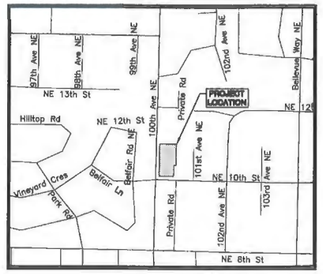
VICINITY MAP

1"=500'



SURVEY INFORMATION

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY., ORDER NO. NCS-697424-WA1, DATED OCTOBER 17, 2014 7:30 A.M.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88° 37' 27" EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION 165.31 FEET; THENCE SOUTH 01° 23' 56" WEST 200.01 FEET;
THENCE NORTH 88° 38' 51" WEST 20.33 FEET TO AN INTERSECTION WITH A LINE PARALLEL TO AND 185.00 FEET EASTERLY FROM THE WEST LINE OF SAID SUBDIVISION, AS MEASURED ALONG THE SOUTHERLY LINE THEREOF;
THENCE SOUTH 01° 24' 21" WEST ALONG SAID PARALLEL LINE 132.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SUBDIVISION;
THENCE NORTH 88° 38' 51" WEST ALONG SAID SOUTHERLY LINE 165.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01° 24' 21" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 332.09 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 30.00 FEET;
AND EXCEPT THE WEST 30.00 FEET THEREOF FOR ROADS.

(BEING KNOWN AS PORTIONS OF LOTS 2, 3, 4, AND 5, BLOCK 1, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF AND THE UNPLATTED TRACT ADJOINING.)

SURVEYOR'S NOTES:

HORIZONTAL DATUM: NAD 83/2011 WASHINGTON STATE NORTH ZONE-BASED ON FIELD TIES TO CITY OF BELLEVUE CONTROL TRAVERSE POINTS # 0072 AND # 0077, AND D544

VERTICAL DATUM: NAVD 88 C.O.B. BM NO. 347 TOP CURB ON WEST SIDE OF 100TH AVE NE @ N. SIDE OF DRIVEWAY @ NE 12TH. ELEV=217.778

SITE AREA: 44,837 FT ± 1.03 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER, 2014, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE. EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555.

THE SUBJECT PROPERTY LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 53033C0365 K, REVISED DATE APRIL 19, 2005

NO EVIDENCE OF CURRENT EARTH MOVING WORK, CONSTRUCTION OR ADDITIONS.

REQUIRED EASEMENT DEDICATION OF 12 FEET FROM EXISTING CURB WILL BE REQUIRED FOR FUTURE DEVELOPMENT.

NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

NO EVIDENCE OF WETLANDS EXCEPT YARROW CREEK AS SHOWN.

PARKING: HANDICAP = 0
STANDARD = 38

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPLICANT/DEVELOPER:

CONTINENTAL PROPERTIES, INC.

600 108TH AVE NE, #1010
BELLEVUE, WA 98004
CONTACT: ED SEGAT
PHONE: (425) 233-8184

SURVEYOR:

PACE ENGINEERS, INC.

11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
CONTACT: WILLIAM R. HAWKINS
PHONE: (425) 827-2014

ENGINEER:

PACE ENGINEERS, INC.

11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
CONTACT: JOHN WEED
PHONE: (425) 827-2014

GEOTECHNICAL:

TERRACON CONSULTANTS, INC.

21905 64TH AVENUE WEST, SUITE 100
MOUNTLAKE TERRACE, WA 98043
CONTACT: RICHARD LIMARK
PHONE: (425) 771-3304

PROJECT ADDRESS

1000 100TH AVE NE,
BELLEVUE WA

PROJECT DESCRIPTION

THE 1000 100TH AVENUE PROJECT IS PLANNED AS A RESIDENTIAL APARTMENT BUILDING, LOCATED ON THE EAST SIDE OF 100TH AVE NE IN BETWEEN NE 12TH ST AND NE 10TH ST IN DOWNTOWN BELLEVUE, WASHINGTON ON A 44,837 SF SITE (1.03 ACRES). THE RESIDENTIAL APARTMENT BUILDING CONSISTS OF 137 TOTAL UNITS. PARKING CONSISTS OF 188 CAR STALLS AND BARRIER-FREE STALLS IN AN UNDERGROUND GARAGE.

DENSITY CALCLATIONS

TOTAL SITE AREA:	44,837 SF (1.03 AC)
DU/Ac (PERMITTED):	N/A
40% SLOPE AREA:	N/A
BUFFER AREA:	N/A
CRITICAL AREA MITIGATION:	N/A
BUILDABLE AREA:	44,837 SF (1.03 AC)
DEVELOPMENT FACTOR:	N/A
MAX DU POTENTIAL:	N/A

DEVELOPMENT SUMMARY

PROPERTY:	44,837 SF (1.03 AC)
IMPERVIOUS SURFACE COVERAGE:	39,118 SF (0.90 AC)
LANDSCAPE AREAS:	5,719 SF (0.13 AC)
NUMBER OF UNITS:	137 UNITS
PROPOSED DENSITY:	N/A

PARKING SUMMARY (ALL STD)

GARAGE (SPACES):	188 STALLS
RATIO	AVG. 1.37/DU

LAND USE ZONING: DNTN-R

NOTE:

CONTRACTOR MUST HAVE THE MOST CURRENT CITY OF BELLEVUE DETAILS ON SITE DURING CONSTRUCTION.

SITE CONDITIONS:

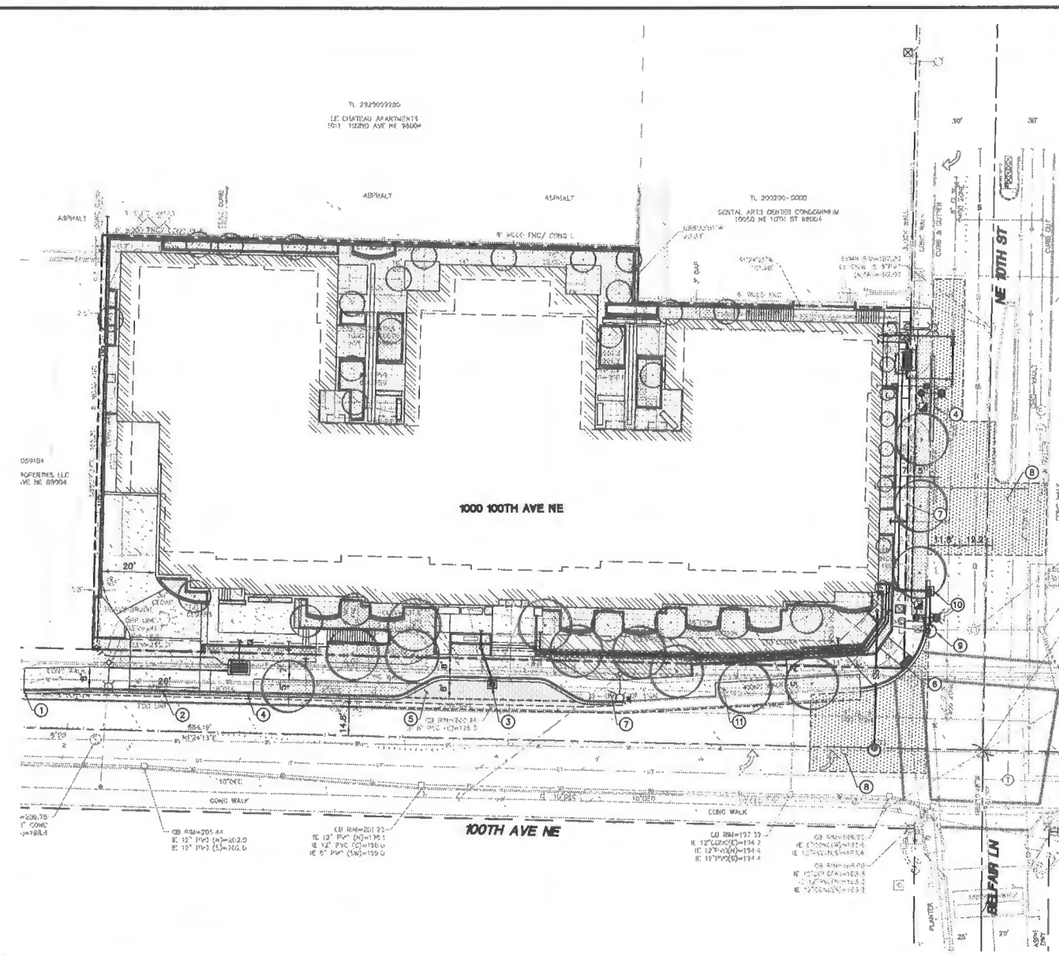
THIS SITE IS DEVELOPED WITH EXISTING BUILDINGS, AND PARKING AREAS.

PARKING CALCULATIONS

PARKING REQUIREMENTS (PER BMC 20.20.590)

REQUIRED: 1-2 SPACES PER UNIT (THREE OR MORE BEDROOMS)
* 137 UNITS = 137 SPACES

* PROVIDED: 1.37 SPACES PER UNIT (188 TOTAL)



GENERAL NOTES:

1. TIE INTO EXISTING CURB AND SIDEWALK
2. NEW DRIVEWAY PER COB DETAIL DEV-7F
3. NEW TYPE 1 CATCH BASIN (REPLACE EXISTING INLET)
4. NEW CURB AND GUTTER PER COB DETAIL TE-10
5. PAVEMENT RESTORATION PER COB DETAIL ROW-9
6. NEW CURB RAMP PER COB DETAIL TE-12A & TE-12C
7. NEW SIDEWALK PER COB DETAIL TE-11
8. PAVEMENT GRIND AND OVERLAY PER COB DETAIL ROW-1
9. NEW TYPE 2 CATCH BASIN (REPLACE EXISTING INLET)
10. NEW TYPE 1 CATCH BASIN
11. PLANTER STRIP, TYP. (SEE LANDSCAPE PLAN)

LEGEND

PROPERTY LINE	PROPOSED CURB
SAWCUT LINE	CATCH BASIN TYPE 1
EXISTING GRADES	CATCH BASIN TYPE 2
PROPOSED STORM DRAINAGE	SANITARY SEWER MANHOLE
SS PROPOSED SANITARY SEWER	FIRE HYDRANT
W PROPOSED WATER LINE	GATE VALVE
PROPOSED STREET LIGHT LINE	STREET LIGHT BOX
PROPOSED EASEMENT LINE	EXISTING STREET LIGHT BOX
PROPOSED ASPHALT PAVING	STREET LIGHT
PROPOSED CEMENT CONCRETE	EXISTING STREET LIGHT
PROPOSED LANDSCAPE	
2" GRIND AND OVERLAY	

CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (UAS)

HORIZ. 0 10 20 40
Scale in Feet

REVISION	DATE

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Plumbing | Survey
pacenet.com

STATE OF WASHINGTON
JOHN WEED
PROFESSIONAL ENGINEER
6/1/16

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

SITE PLAN B

SCALE:	DATE:
AS SHOWN	6/1/16
DESIGNED BY: JW	CHECKED BY: DH

JOB NUMBER
14549.00
DWG NAME:
P14549-SP-B
SHEET C0.01 OF 12

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-SP-BLDWG
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USER: JOHNW
XREF FILES: X14549-SPRC, X14549-HATCH, X14549-UT, X14549-SRV, X14549-BDR,

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Seattle, WA 98101

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1000 100TH AVE NE

1000 100th Ave NE
Bellevue, WA
Continental Properties

16135
15-120258 - LD
ADR - EARLY WINS 8/01/2016

SITE PLAN B

C0.01

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SURVEY INFORMATION

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-697424-WA1, DATED OCTOBER 17, 2014 7:30 A.M.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89° 37' 27" EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION 185.31 FEET;
THENCE SOUTH 01° 23' 59" WEST 200.01 FEET;
THENCE NORTH 89° 36' 51" WEST 20.33 FEET TO AN INTERSECTION WITH A LINE PARALLEL TO AND 165.00 FEET EASTERLY FROM THE WEST LINE OF SAID SUBDIVISION, AS MEASURED ALONG THE SOUTHERLY LINE THEREOF;
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EXCEPT THE SOUTH 30.00 FEET;
AND EXCEPT THE WEST 30.00 FEET THEREOF FOR ROADS.

(BEING KNOWN AS PORTIONS OF LOTS 2, 3, 4, AND 5, BLOCK 1, MOUNTAIN VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF AND THE UNPLATTED TRACT ADJOINING.)

SURVEYOR'S NOTES:

HORIZONTAL DATUM: NAD 83/2011 WASHINGTON STATE NORTH ZONE- BASED ON FIELD TIES TO CITY OF BELLEVUE CONTROL TRAVERSE POINTS # 0072 AND # 0077, AND 0544

VERTICAL DATUM: NAVD 88, C.O.B. BM NO. 547 TOP CURB ON WEST SIDE OF 100TH AVE NE @ N. SIDE OF DRIVEWAY @ NE 12TH. ELEV=217.778

SITE AREA: 44,837 FT ± 1.03 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN NOVEMBER, 2014, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S8 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

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CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555.

THE SUBJECT PROPERTY LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 53033C0363 G, REVISED DATE APRIL 18, 2005

NO EVIDENCE OF CURRENT EARTH MOVING WORK, CONSTRUCTION OR ADDITIONS.

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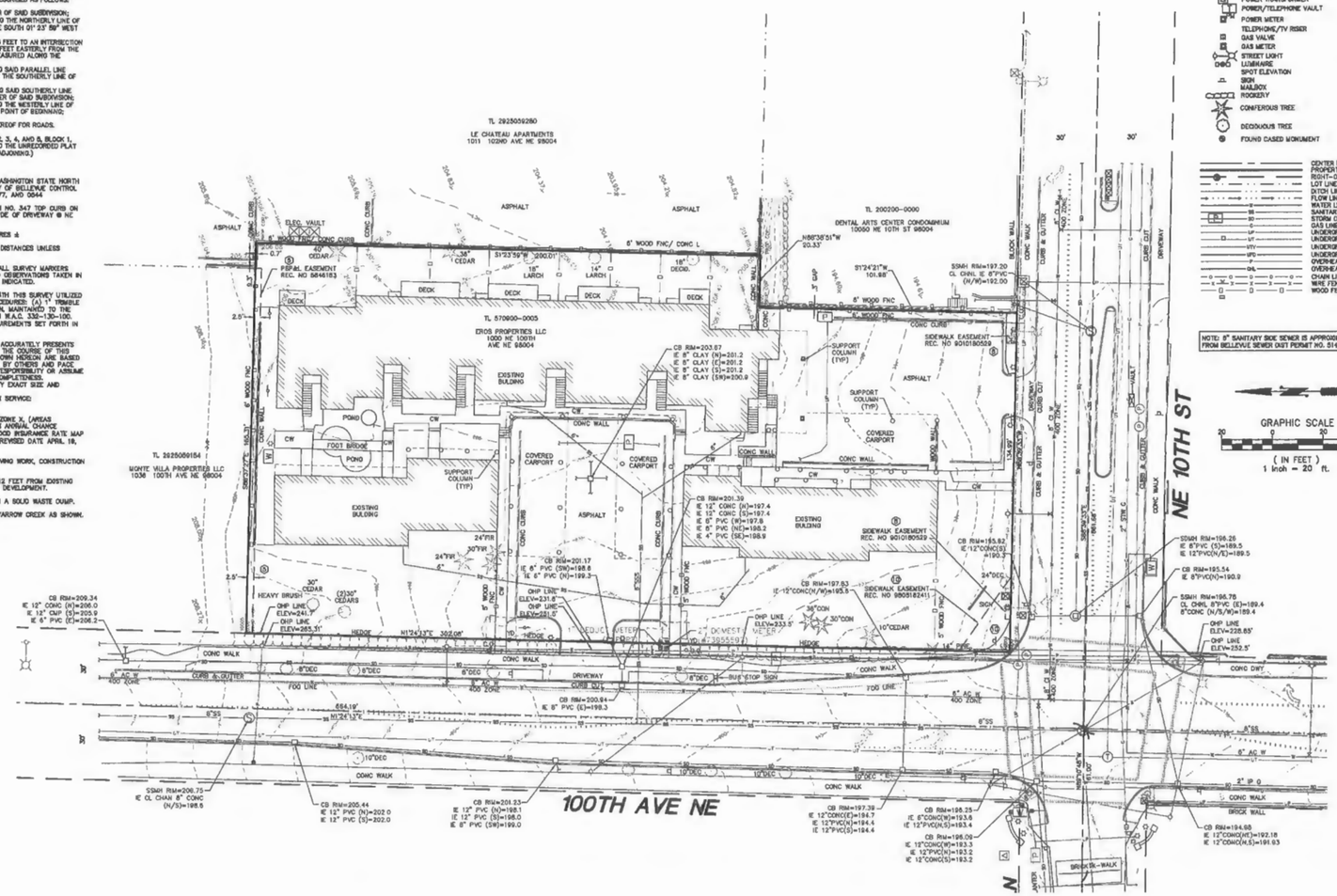
NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

NO EVIDENCE OF WETLANDS EXCEPT YARROW CREEK AS SHOWN.

PARKING: HANDICAP = 0
STANDARD = 38

PORTION OF: SW 1/4, SW 1/4, SECTION 29, T. 25 N., R.5 E., W.M.



LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- GUY ANCHOR
- POWER TRANSFORMER
- POWER/TELEPHONE VAULT
- POWER METER
- TELEPHONE/TV RISER
- GAS VALVE
- GAS METER
- STREET LIGHT
- LUMINAIRE
- SPOT ELEVATION
- SIGN
- MAILBOX
- ROCKERY
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND CASED MONUMENT
- CONC WALK
- WATER VAULT
- BLOW-OFF
- JUNCTION BOX
- LUMINAIRE
- YARD DRAIN
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- DITCH LINE
- FLOW LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND POWER LINES
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND CABLE TV LINES
- UNDERGROUND FIBER OPTIC LINES
- OVERHEAD POWER LINES
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

NOTE: 8" SANITARY SIDE SEWER IS APPROXIMATE PLOTTED FROM BELLEVUE SEWER DIST PERMIT NO. 5145

REVISION	DATE

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5943
Civil | Structural | Planning | Survey
pacenwgroup.com

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

EXISTING CONDITIONS

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH

JOB NUMBER
14649.00

DWG NAME:
P14549-EC

SHEET C1.00 OF 12

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-EC.DWG
SAVE TIME: 6/2/2016 10:24 AM
PLOT TIME: 6/2/2016 4:03 PM
LAST NAME: DHAMMAPURI
XREF FILES: PACE-M22

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Seattle, WA 98101

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1000 100TH AVE NE

1000 100th Ave NE
Bellevue, WA
Continental Properties

16135

16-120258 - LD

ADR - EARLY WN8 6/01/2016

EXISTING CONDITIONS

C1.00

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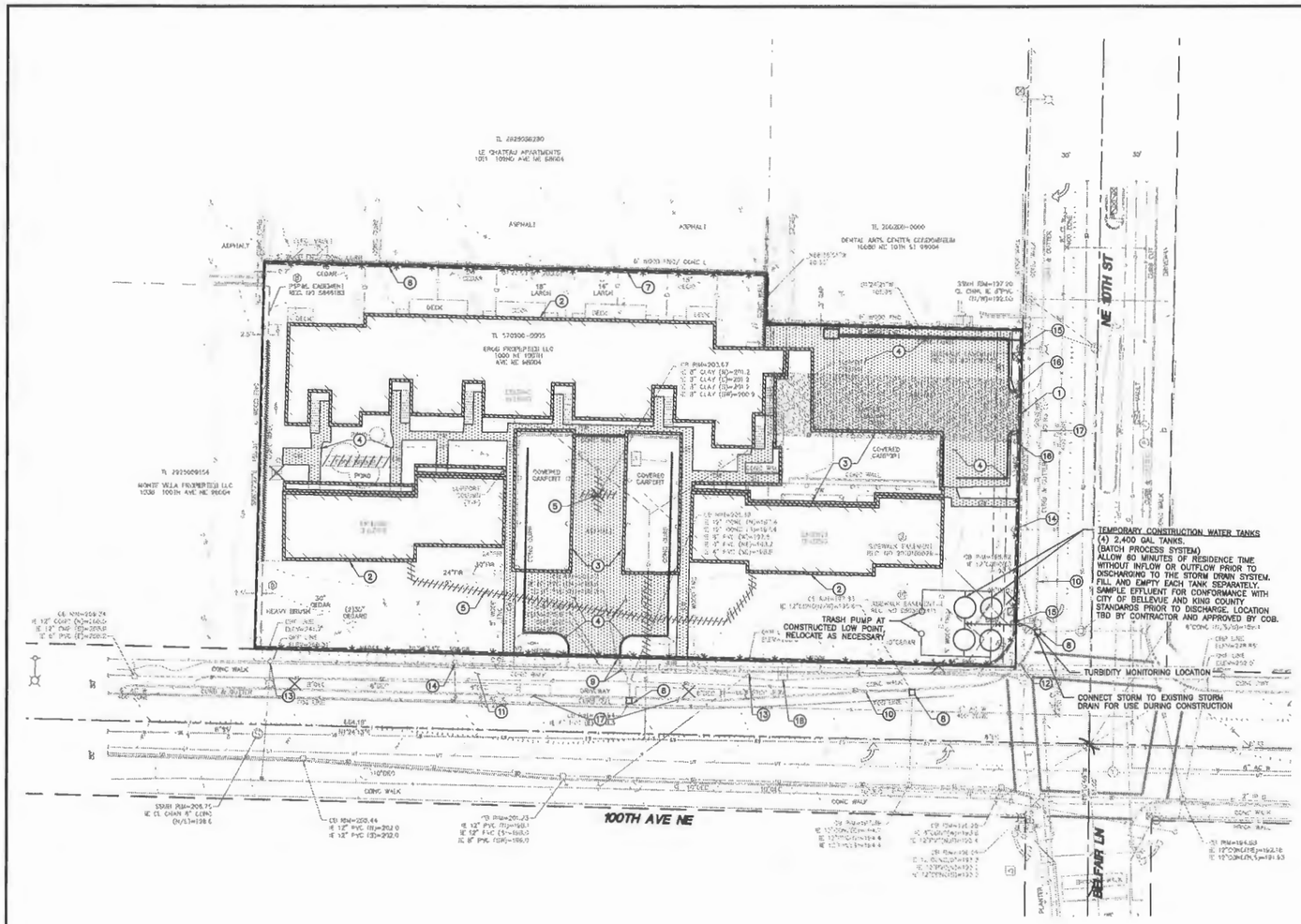

LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMITS/HIGH VISIBILITY FENCE
- SILT FENCE
- FEATURES TO BE REMOVED
- LIMITS OF CURB/ASPHALT TO BE REMOVED
- EXISTING GRADES
- STRUCTURES TO BE REMOVED
- CONSTRUCTION ENTRANCE
- SIDEWALK TO BE REMOVED
- TREES/STRUCTURES TO BE REMOVED
- CATCH BASIN PROTECTION

GENERAL NOTES:

1. CONSTRUCTION ENTRANCE, PER EC-01
2. REMOVE EXISTING BUILDINGS (UNDER SEPARATE PERMIT)
3. REMOVE COVERED CARPORTS
4. REMOVE ALL EXISTING CONCRETE CURB, SIDEWALK AND ASPHALT
5. REMOVE ALL EXISTING ON-SITE UTILITY LINES
6. SILT FENCE, PER EC-05
7. HIGH VISIBILITY CONSTRUCTION FENCE AROUND PROPERTY BOUNDARY
8. CATCH BASIN INSERT, PER EC-08
9. REMOVE EXISTING INLET AND STORM PIPE
10. EXISTING CURB TO REMAIN
11. REMOVE EXISTING SIDEWALK ALONG STREET FRONTAGE
12. REMOVE AND REPLACE CURB RAMP
13. EXISTING UTILITY POLE, PROTECT IN PLACE
14. REMOVE AND RELOCATE FIRE HYDRANT
15. REMOVE AND RELOCATE STREET LIGHT, PER STREET LIGHTING PLAN
16. REMOVE EXISTING LIGHT POLE
17. REMOVE EXISTING CURB AND GUTTER
18. EXISTING UTILITY VAULT, PROTECT IN PLACE

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

HORIZ. 0 10 20 40
Scale in Feet

STM	REVISION	DATE

PACE
Engineering Science Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
pacengineering.com

STATE OF WASHINGTON
DAVID HARRIS
REGISTERED PROFESSIONAL ENGINEER
6/1/2016

BELLEVUE VUECREST
1000 100TH AVE. NE,
BELLEVUE, WA

TESC & DEMOLITION PLAN

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH

JOB NUMBER
14549.00

DWG NAME:
P14549-TESC

SHEET C2.00 OF 12

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-TESC.DWG
SAVE TIME: 5/31/2016 11:45:36 AM
PLOT TIME: 6/01/2016 9:54 AM
USER NAME: DOUG HARRIS
XREF FILES: X14549-BASE, X14549-BDR,

ENCORE architects plic
1402 3rd Ave Suite 1000
Seattle, WA 98101

ARCHITECT SEAL

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1000 100TH AVE NE

1000 100th Ave NE
Bellevue, WA
Continental Properties

SHEET 15

15135
15-120258 - LD

ADR - EARLY WINS 6/01/2016

TESC & DEMOLITION PLAN

C2.00

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CLEARING AND GRADING STANDARD NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-01 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
4. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-05 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-01 OR EC-02. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
7. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE REQUIRED.
   - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
   - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
   - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
   - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.
10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE. IF THE APPLICANT WISHES TO INITIATE OR CONTINUE CLEARING OR GRADING ACTIVITY DURING THE RAINY SEASON, A FORMAL WRITTEN REQUEST MUST BE SUBMITTED TO OSD. THE REQUEST MUST INCLUDE AN AUGMENTED TESC PLAN, A WRITTEN NARRATIVE DESCRIBING THE POTENTIAL FOR EROSION AND SEDIMENTATION, A CONSTRUCTION SEQUENCE, AND THE PROPOSED EXTRAORDINARY BMPS THAT WILL BE USED. APPROVAL WILL BE BASED ON AN EVALUATION OF SITE AND PROJECT CONDITIONS. AN IMPORTANT CRITERIA FOR APPROVAL IS GUARANTEEING TEMPORARY AND PERMANENT SLOPE STABILITY AND PROTECTION OF RECEIVING WATERS AND STORM DRAIN SYSTEM FROM INCREASED EROSION AND SEDIMENTATION DURING CONSTRUCTION. THE DEPARTMENT MAKES DETERMINATIONS ON A SITE-SPECIFIC BASIS. RAINY SEASON CONSTRUCTION WILL GENERALLY BE PROHIBITED FOR PROPOSALS REQUIRING LARGE SCALE CLEARING AND GRADING AND FOR SITES ON OR NEAR ENVIRONMENTALLY SENSITIVE AREAS.

CONSTRUCTION NOISE NOTES

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

- A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

CONSTRUCTION-RELATED NOISE IS ALLOWED:

- 7 AM TO 8 PM ON WEEKDAYS
- 9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION -RELATED NOISE IS NOT ALLOWED:

- OUTSIDE OF ALLOWABLE HOURS
- LEGAL HOLIDAYS
- SUNDAYS

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-TESCDT.DWG
SAVE TIME: 5/31/2016 11:55:51 AM
PLOT TIME: 6/3/2016 4:05 PM
USER NAME:DOUG HARRIS
XREF FILES: X14549-BDR,

DUST SUPPRESSION NOTES

DUST FROM CLEARING, GRADING, AND OTHER CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES. ANY DUST SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR. PETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEDIMENT OUT OF THE PUBLIC DRAINAGE SYSTEM.

DESIGN CHANGES AFTER PERMIT ISSUANCE

IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

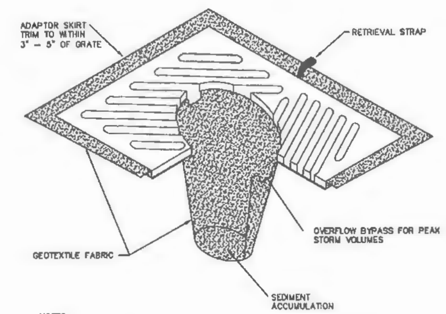
GEOTECHNICAL NOTES

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE PCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE GEOTECHNICAL ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUBGRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.



NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

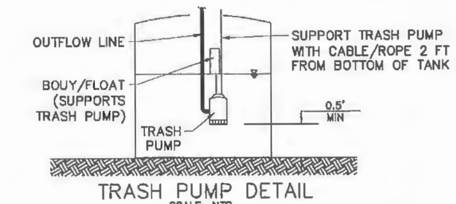
1 CATCH BASIN PROTECTION
SCALE: NTS

MOBILIZATION/STOCKPILE AREA NOTES

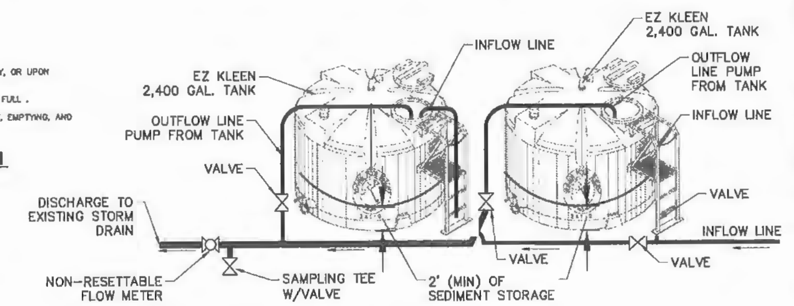
ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE PCD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.

STREET SWEEPING NOTES

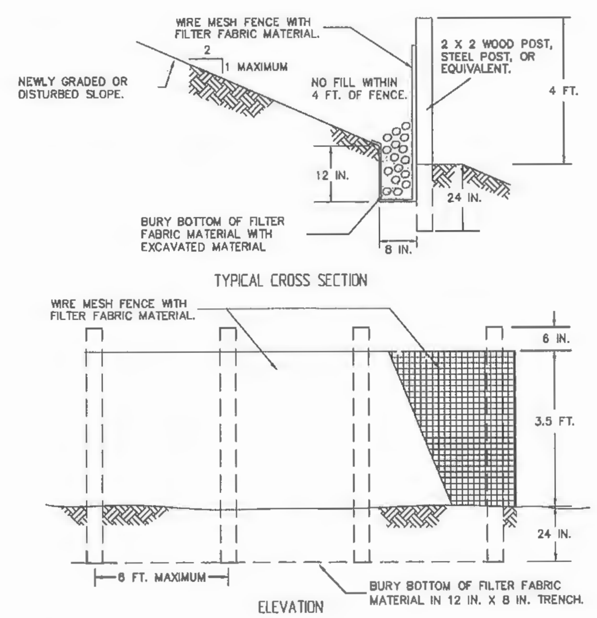
CONTRACTOR SHALL IMMEDIATELY SWEEP THE PAVED CITY RIGHT-OF-WAY WHEN DIRT OR OTHER CONSTRUCTION RELATED DEBRIS IS DEPOSITED.



TRASH PUMP DETAIL
SCALE: NTS

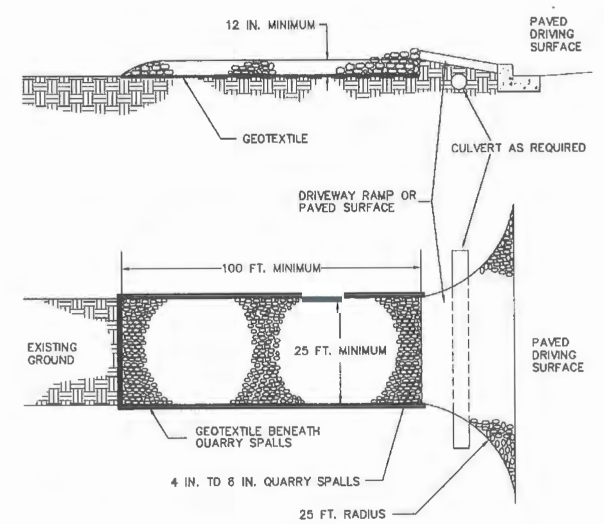


2 TEMPORARY CONSTRUCTION WATER TANKS
SCALE: NTS



NOTES:
1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

3 REINFORCED SILT FENCE
SCALE: NTS



NOTES:
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

4 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NTS

SYM	REVISION	DATE

PACE An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

JOHN J. WEED STATE OF WASHINGTON 28820 REGISTERED PROFESSIONAL ENGINEER 6/1/2016

BELLEVUE VUECREST
1000 100TH AVE NE, BELLEVUE WA
TESC & DEMOLITION DETAILS

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH
JOB NUMBER 14549.00	
DWG NAME: P14549-TESCDT	
SHEET C2.01 OF 12	

ENCORE architects pllc
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Seattle, WA 98101

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ADR - EARLY WINS 6/01/2016

TESC & DEMOLITION DETAILS

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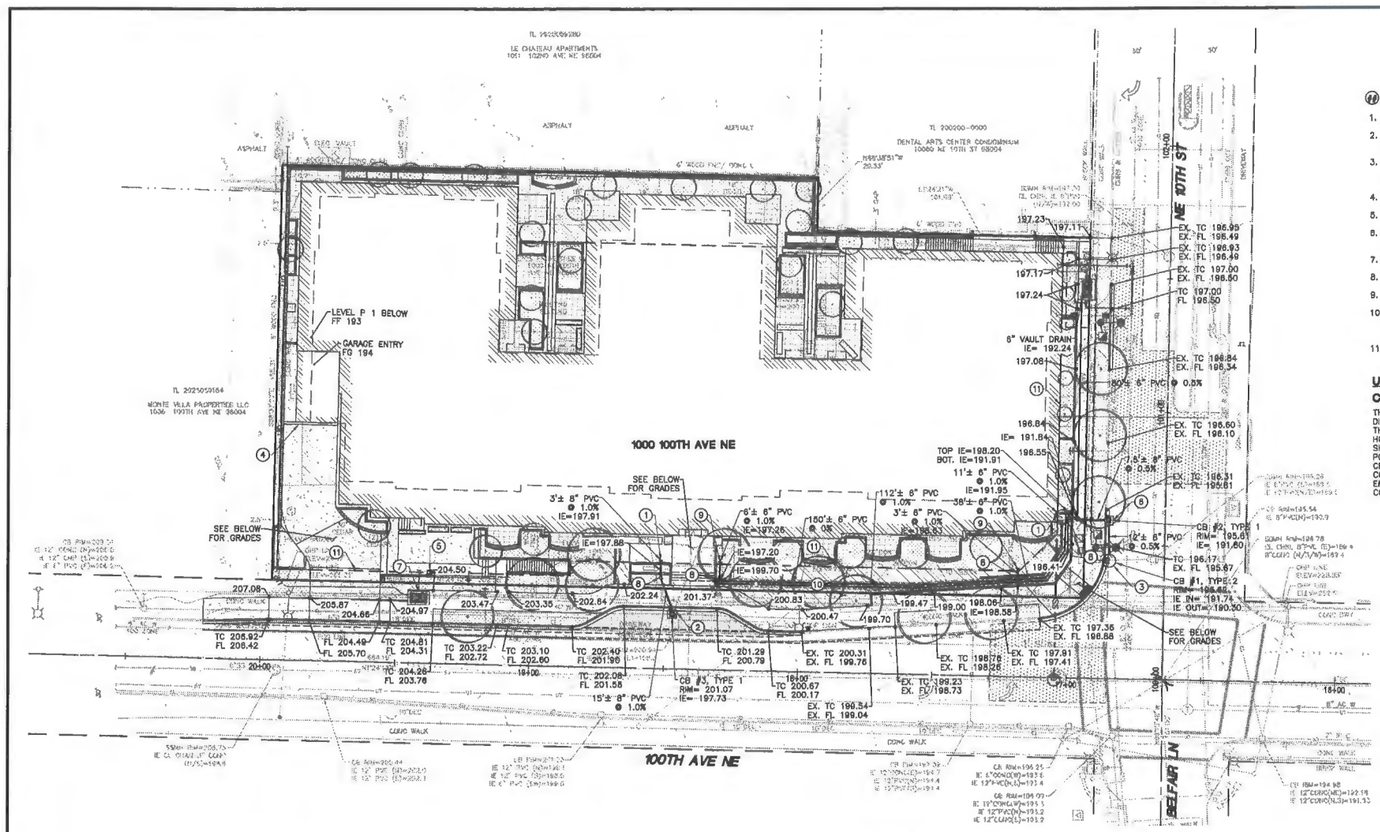

GENERAL NOTES:

1. TIE-IN 8" ROOF DRAINS TO STORM DRAIN SYSTEM
2. TYPE 1 CB WITH VANED GRATE PER COB DETAIL D-2, D-6 (REPLACE EXISTING CB), STA 18+47.18 19.02 (RT)
3. TYPE 2 48" CB WITH VANED GRATE AND STORMFILTER PER COB DETAIL D-4, D-6, AND DETAIL SHEET C3.05, STA 100+44.13 20.63 (LT)
4. TRENCH DRAIN TO BE DIRECTED TO STORM DRAIN SYSTEM
5. AREA DRAIN, DIRECT TOWARDS STORM DRAIN SYSTEM
6. TYPE 1 CB WITH SOLID COVER PER COB DETAIL D-2, D-8, STA 100+59.13 19.47 (LT)
7. PSE POWER VAULT
8. STORM DRAIN CLEANOUT PER COB DETAIL D-52
9. TIE-IN 8" ROOF DRAINS TO UNDERDRAIN
10. GRAVEL TRENCH, UNDERDRAIN, AND SOIL AMENDMENT PER ROOF DOWNSPOUT CONTROL BMP DETAIL SHEET C3.05 (CONNECT TO STORM DRAIN)
11. EDGE OF BUILDING BELOW GRADE

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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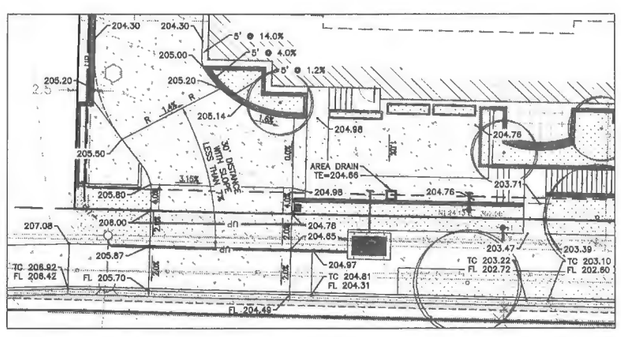
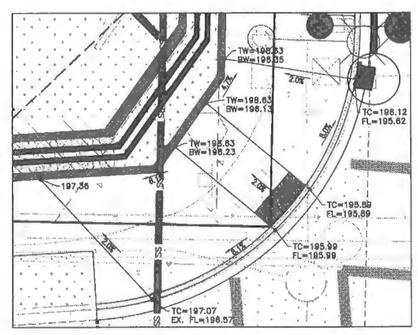
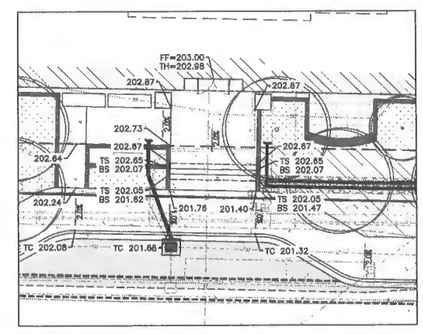
HORIZ. 0 10 20 40 Scale in Feet



DRIVEWAY DETAIL
SCALE 1" = 10'



CURB RAMP DETAIL
SCALE 1" = 5'



BUILDING ENTRY DETAIL
SCALE 1" = 0'

SYM	REVISION	DATE

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JOHN J. REED
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
6/1/2016

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

GRADING & DRAINAGE PLAN

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH
JOB NUMBER 14549.00	
DWG NAME: P14549-GP	
SHEET C3.00 OF 12	

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-GP.DWG
SAVE TIME: 6/1/2016 4:41:21 PM
PLOT TIME: 6/3/2016 4:06 PM
USER NAME: DOUG HARRIS
XREF FILES: X14549-HATCH, X14549-SP, X14549-UT, 14549.11-ALTA, X14549-BDR,

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ADR - EARLY WINS 6/01/2016

GRADING & DRAINAGE PLAN

C3.00

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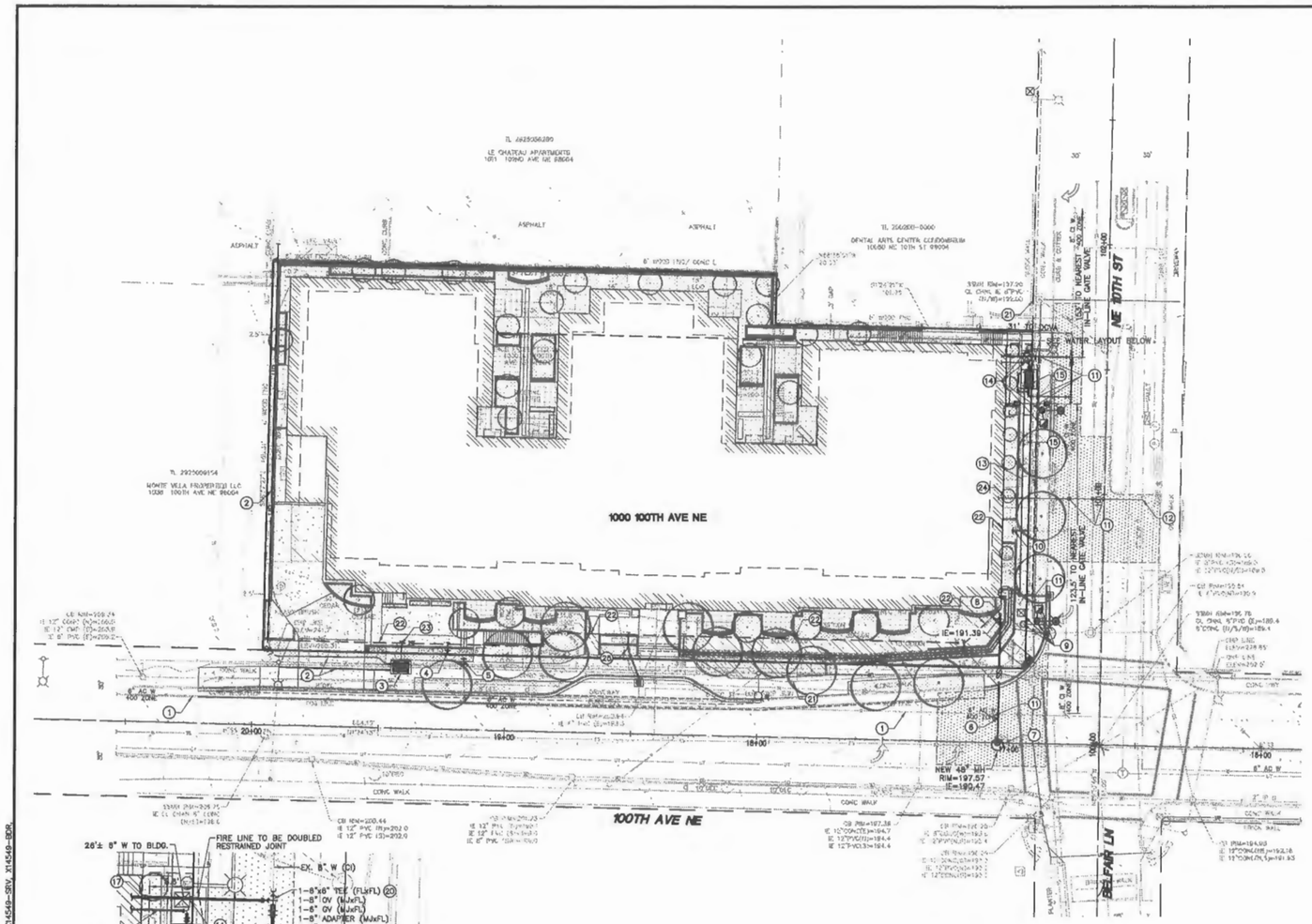

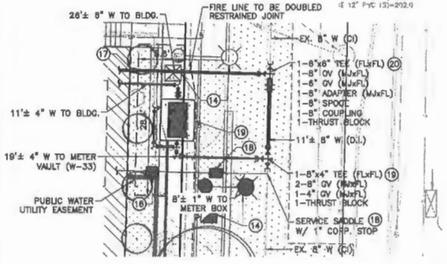

NE 10TH ST WATER CONNECTION DETAIL
SCALE: 1" = 10'

NOTES:
1. THERE SHALL BE 3 FEET BETWEEN TAP AND VALVES.

(N) GENERAL NOTES:

1. PROTECT EXISTING UTILITIES
2. PROPOSED ROUTE OF PSE ELECTRICAL SERVICE, 2-4" CONDUITS (SEE ELECTRICAL PLANS)
3. PSE POWER VAULT (SEE ELECTRICAL PLANS)
4. NEW FOUR-WAY 2-1/2" FIRE DEPARTMENT CONNECTION WITH 8" DI FDC LINE, STA 19+23.28 31.58 (RT)
5. EXISTING FIRE HYDRANT TO BE RELOCATED, STA 19+16.85 28.33 (RT), EXTEND 2'±
6. NEW 8" SIDE SEWER, 45'± @ 2% MIN. SLOPE
7. NEW SANITARY SEWER MANHOLE PER COB DETAIL S-7, ROTATE CONE AND RE-CHANNEL MANHOLE AS NEEDED, STA 17+04.56, 1.07 (RT)
8. SIDE SEWER CLEANOUT PER COB DETAIL S-18, STA 17+03.56 49.32 (RT)
9. EXISTING STREET LIGHT AND HANDHOLE TO BE REMOVED AND NEW INSTALLED PER STREET LIGHTING PLAN, STA 100+49.08 28.75 (LT)
10. EXISTING FIRE HYDRANT TO BE RELOCATED, STA 100+84.94 38.00 (LT), EXTEND 4'±
11. UTILITY CONFLICTS TO BE POTHOLED, SEE NOTE 2 BELOW
12. NEW GAS SERVICE, STA 100+98.38 15.13 (RT)
13. 6" PVC WATER VAULT DRAIN LINE PER COB DETAIL W-33, SEE SHEET C3.00 FOR INVERTS
14. EXISTING STREET LIGHT AND HANDHOLE TO BE REMOVED AND NEW INSTALLED PER STREET LIGHTING PLAN, STA 101+33.24 25.53 (LT)
15. EXISTING LIGHT POLE TO BE REMOVED
16. NEW PRIVATE 1" DOUBLE CHECK VALVE ASSEMBLY FOR IRRIGATION PER COB DETAIL W-38
17. NEW PIV
18. NEW 1" IRRIGATION SERVICE PER COB DETAIL W-23, STA 101+35.95 14.18 (LT)
19. NEW 4" DOMESTIC WATER SERVICE PER COB DETAIL W-33, PROVIDE 675-WA VAULT, STA 101+35.74 14.16 (LT)
20. NEW 6" FIRE SERVICE, PROVIDE DCVA INTERIOR OF BUILDING (PRIVATE), STA 101+54.64 14.15(LT)
21. EXISTING ELECTRICAL POWER VAULT TO PROTECT IN PLACE
22. EDGE OF BUILDING BELOW GRADE
23. SEE ELECTRICAL PLAN FOR CONDUIT SIZE AND CONTINUATION
24. GAS METER TO BE LOCATED IN LANDSCAPE AREA (SEE MECHANICAL PLANS)
25. STORM DRAIN CLEANOUT, MIN. 36" FROM BUILDING

NOTES:

1. UNDER BUILDING PARKING SHALL DRAIN THROUGH AN OIL WATER SEPARATOR THEN DISCHARGED TO THE SANITARY SEWER SYSTEM, SEE MECHANICAL PLAN SHEET P200.2.
2. POTENTIAL UTILITY CONFLICTS SHALL BE POTHOLED PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. ANY CONFLICTS REQUIRING REVISIONS TO THE DESIGN SHALL BE SUBMITTED FOR APPROVAL.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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HORIZ. 0 10 20 40 Scale in Feet

REVISION	DATE

PACE Engineering Service Company
17255 Northeast Villa, Suite 300
Woodinville, WA 98072
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Civil | Structural | Planning | Survey
pacecorp.com

STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
6/1/2016

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

UTILITY PLAN

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH
JOB NUMBER 14549.00	
DWG NAME: P14549-UT	
SHEET C3.01 OF 12	

FILE NAME: P:\P14\14549 BELLEVUE 200\CAD\ENGINEERING\SHEETS\P14549-UT.DWG
SAVE TIME: 6/1/2016 4:46 PM
PLOT TIME: 6/1/2016 4:07 PM
XREF FILES: X14549-BASE, X14549-SP, X14549-UT, X14549-SRV, X14549-BDR, X14549-HATCH

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UTILITY PLAN

C3.01

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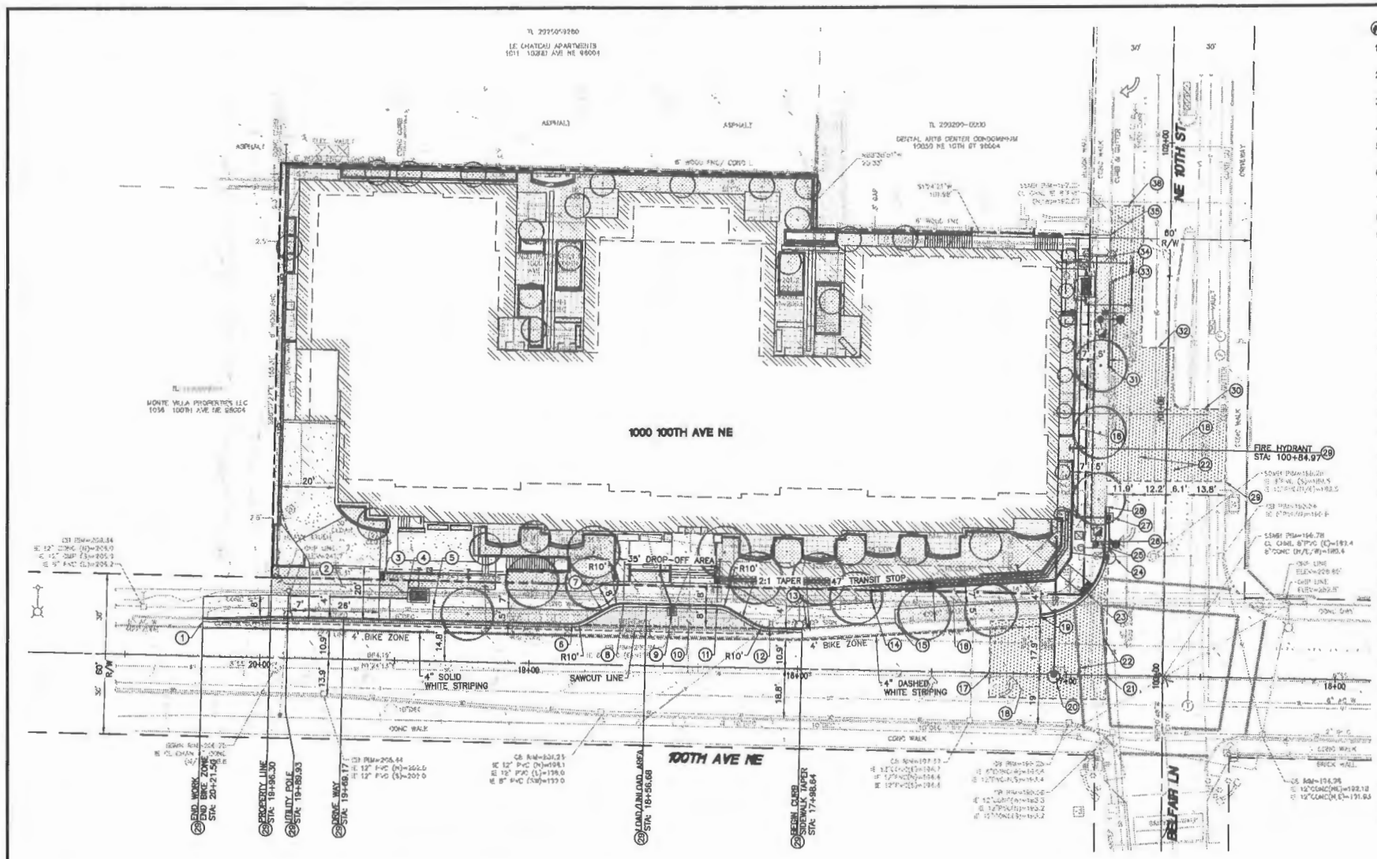
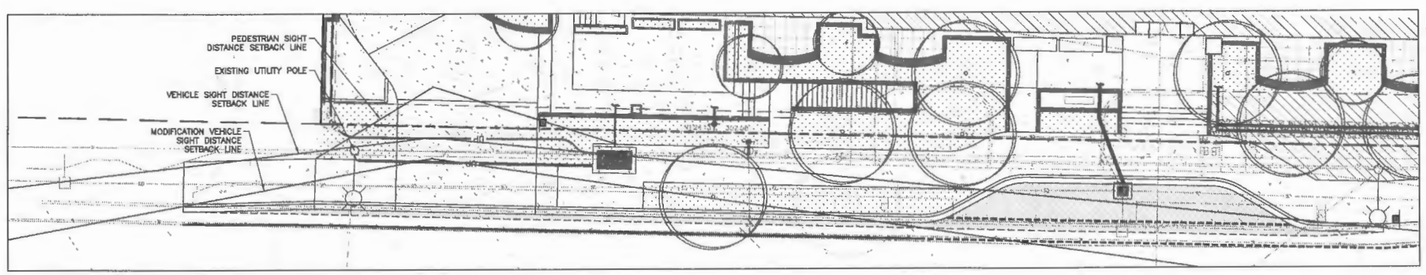


GENERAL NOTES:

1. END NEW CURB AND 8' SIDEWALK (CURB & GUTTER PER COB DETAIL TE-10), STA 20+21.50 12.93' (RT)
2. NEW DRIVEWAY PER COB DETAIL DEV-7A, CENTER @ STA 19+69.14 14.88' (RT)
3. NEW INCREASED VISIBILITY MIRROR FOR PEDESTRIAN SIGHT DISTANCE, STA 19+56.78 31.13' (RT)
4. BEGIN 8' SIDEWALK/END 12' SIDEWALK, STA 19+45.84
5. END 5' PLANTER STRIP AND 7' SIDEWALK/BEGIN 12' SIDEWALK, STA 19+38.15
6. END CURB TAPER/BEGIN 5' PLANTER AND 7' SIDEWALK, STA 18+84.29 14.78' (RT)
7. END 8' SIDEWALK, STA 18+73.10
8. BEGIN CURB TAPER, STA 18+65.12 22.76' (RT)
9. REPLACE EXISTING INLET WITH TYPE 1 CATCH BASIN (CONNECT TO EXISTING STORM LINES), STA 18+47.18 19.02' (RT)
10. PAVEMENT RESTORATION PER COB DETAIL ROW-9
11. END CURB TAPER, STA 18+30.47 22.76' (RT)
12. BEGIN CURB TAPER, STA 18+10.68 14.76' (RT)
13. NEW BUS STOP SIGN LOCATION, STA 17+95.72 18.25' (RT)
14. BEGIN 8' SIDEWALK/END 12' SIDEWALK, STA 72+17.55
15. BEGIN 12' SIDEWALK/END 5' PLANTER STRIP AND 7' SIDEWALK, STA 17+63.93
16. NEW SIDEWALK PER COB DETAL TE-11
17. BEGIN GRIND & OVERLAY LIMITS, STA 18+85.22
18. GRIND AND OVERLAY PER COB DETAIL ROW-1
19. END/BEGIN CURB RADII, BEGIN 5' PLANTER STRIP AND 7' SIDEWALK, BEGIN BIKE ZONE STA 17+10.95 21.84' (RT)
20. NEW 48" SANITARY SEWER MANHOLE, STA 17+03.53 0.84' (LT)
21. END GRIND & OVERLAY LIMITS, STA 17+28.53
22. REPLACE ALL DISTURBED PAVEMENT MARKINGS IN KIND PER COB STANDARDS, TYP
23. REPLACE CURB RAMP PER COB DETAIL TE-12A & TE-12C
24. REPLACE EXISTING INLET WITH TYPE 2 CATCH BASIN, STA 100+44.13 20.63' (LT)
25. BEGIN/END CURB RADII, STA 100+48.03 22.00' (LT)
26. BEGIN 5' PLANTER STRIP AND 7' SIDEWALK, 100+50.04
27. NEW TYPE 1 CATCH BASIN, STA 100+59.13 19.47' (LT)
28. END NEW CURB (CURB & GUTTER PER COB DETAIL TE-10), STA 100+63.17 21.98' (LT)
29. BEGIN FULL STREET WIDTH GRIND & OVERLAY LIMITS, STA 100+73.15
30. END FULL STREET WIDTH GRIND & OVERLAY LIMITS/BEGIN TWO LANE GRIND & OVERLAY LIMITS, STA 101+00.37
31. START NEW CURB (CURB & GUTTER PER COB DETAIL TE-10), STA 101+15.61 21.87' (LT)
32. END TWO LANE GRIND & OVERLAY LIMITS/BEGIN ONE LANE GRIND & OVERLAY LIMITS, STA 101+23.18
33. END NEW CURB (CURB & GUTTER PER COB DETAIL TE-10), STA 101+47.48 21.85' (LT)
34. END 5' PLANTER AND 7' SIDEWALK/BEGIN, STA 101+57.02
35. TIE INTO EXISTING SIDEWALK, STA 101+65.02
36. END ONE LANE GRIND & OVERLAY LIMITS, STA 101+76.28
37. FOR SECTION DETAILS, SEE SHEET C3.04



SIGHT TRIANGLE DETAIL
SCALE 1" = 10'

UTILITY CONFLICT NOTE:

CAUTION:

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HORIZ. 0 10 20 40 Scale in Feet

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JAMES HOLLAND
NATIONAL EXPIRES
6/1/2016

BELLEVUE VUECREST
1000 100TH AVE NE,
BELLEVUE WA

ROAD PLAN

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH
JOB NUMBER 14549.00	
DWG NAME: P14549-RD	
SHEET C3.02 OF 12	

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XREF FILES: X14549-MATCH, X14549-SP, X14549-UT, X14549-SRV, X14549-BDR

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ROAD PLAN

C3.02

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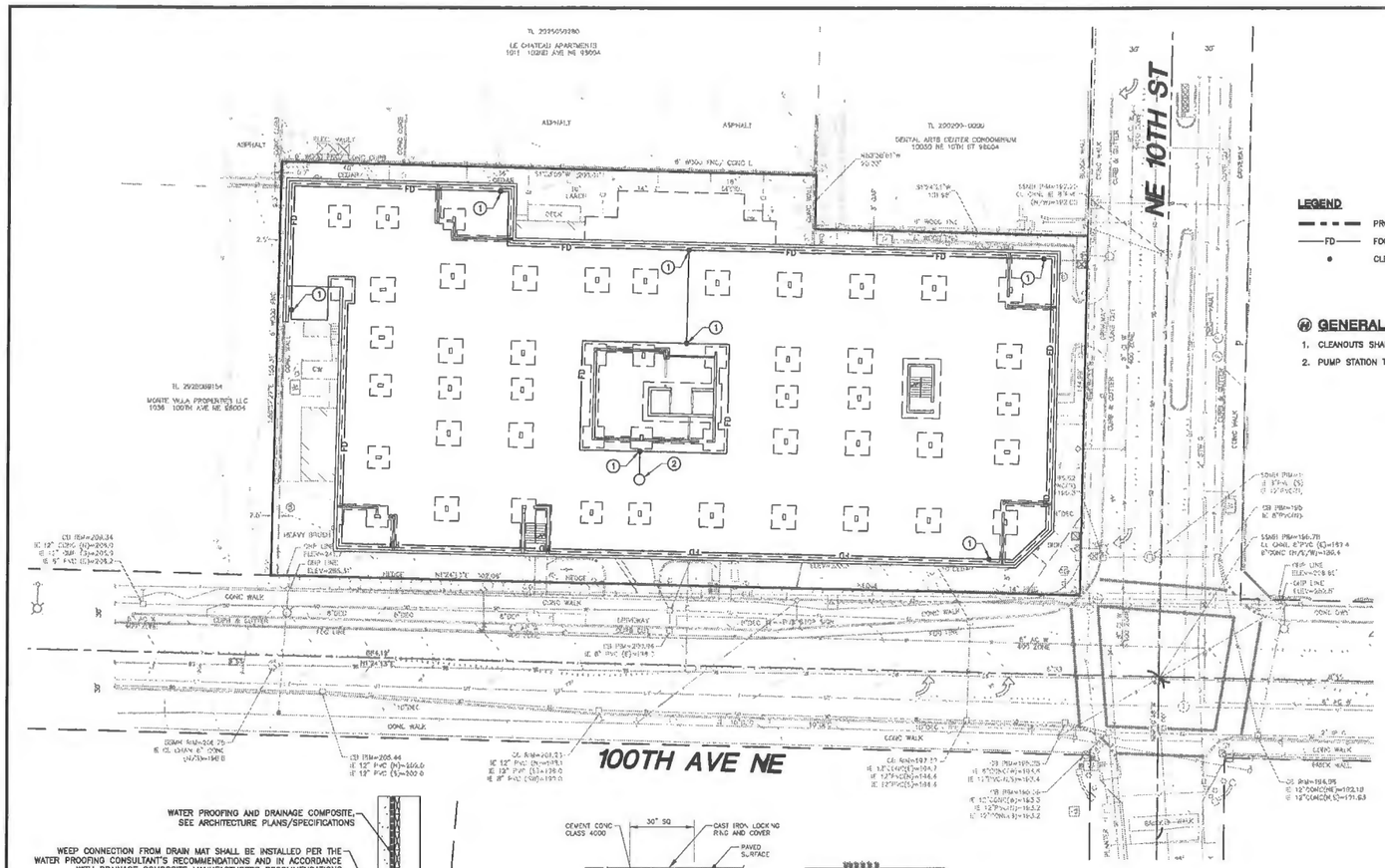
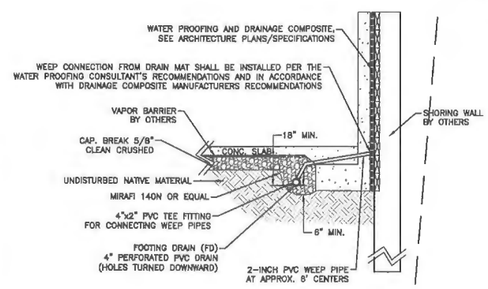


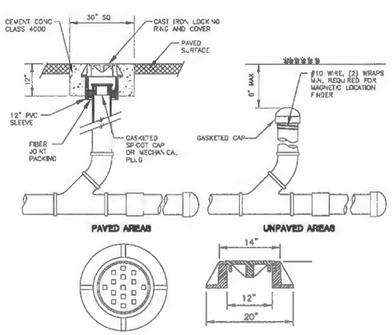
GENERAL NOTES:

1. CLEANOUTS SHALL BE INSTALLED PER DETAIL ON THIS SHEET.
2. PUMP STATION TO BE SIZED AND LOCATED PER MECHANICAL PLAN.



NOTES:
1. WHERE PVC PASSES THROUGH OR BENEATH WALLS, THE PVC PIPE SHALL BE PROTECTED BY A PVC SLEEVE WITH A 1-INCH MINIMUM ANNULAR GAP AND THE GAP BETWEEN THE PVC PIPE. THE SLEEVE SHALL BE SEALED WITH A FLEXIBLE WATER PROOF SEALANT.
2. DOWNSPOUT LINES MUST NOT BE CONNECTED TO FOUNDATION DRAINS.
3. PVC PIPE SHALL CONFORM TO ASTM 3034, SDR 35.
4. PERFORATED DRAIN PIPE SHALL BE PVC, SCHEDULE 40 CONFORMING TO ASTM D 2729.

INTERIOR FOOTING DRAIN (FD) AND CONNECTION DETAIL
NTS



NOTE:
CLEANOUT PIPE AND FITTINGS SHALL BE PVC.

CLEAN OUT DETAIL
NTS

UTILITY CONFLICT NOTE:

CAUTION:

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FOOTING DRAIN PLAN

SCALE: AS SHOWN	DATE: 6/1/16
DESIGNED BY: JW	CHECKED BY: DH

JOB NUMBER
14549.00
DWG NAME:
P14549-FP

SHEET C3.03 OF 12

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VIEW NAME: X14549-BS, X14549-FDN, 14549-11-ALTA, X14549-BDR

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FOOTING DRAIN PLAN

C3.03

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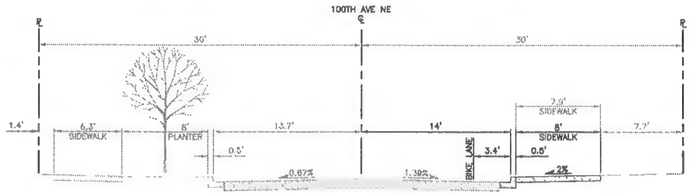
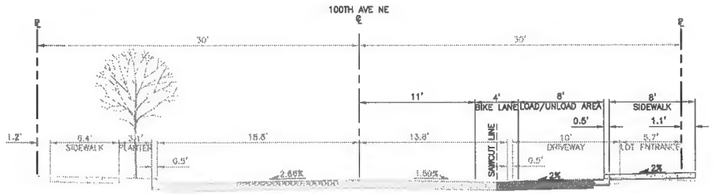
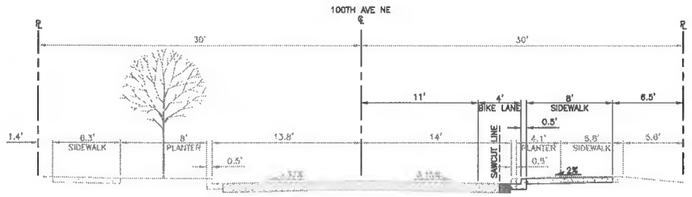


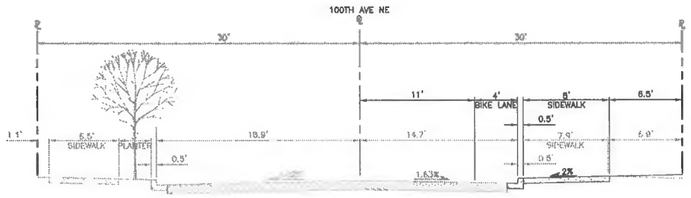
BEGIN WORK
STA: 20+21.50, 12.93' RT
SCALE: 1"=5'



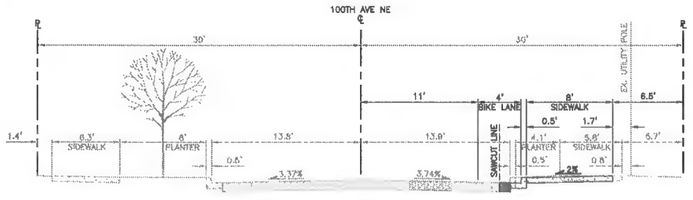
LOAD/UNLOAD AREA
STA: 18+58.68, 23.21' RT
SCALE: 1"=5'



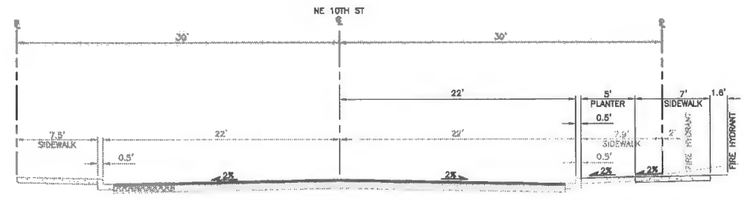
PROPERTY LINE
STA: 18+96.30, 30.00' RT
SCALE: 1"=5'



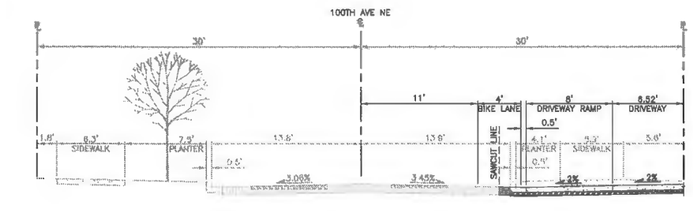
SIDEWALK TAPER
STA: 17+98.64, 14.74' RT
SCALE: 1"=5'



UTILITY POLE
STA: 19+89.93, 25.15' RT
SCALE: 1"=5'



FIRE HYDRANT
STA: 100+64.97, 21.91' RT
SCALE: 1"=5'



DRIVEWAY
STA: 19+98.30, 30.00' RT
SCALE: 1"=5'

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REGISTERED PROFESSIONAL ENGINEER
6/1/16

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ROAD SECTIONS

SCALE: NTS	DATE: 6/1/16
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DWG NAME:
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SHEET C3.04 OF 12

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ROAD SECTIONS

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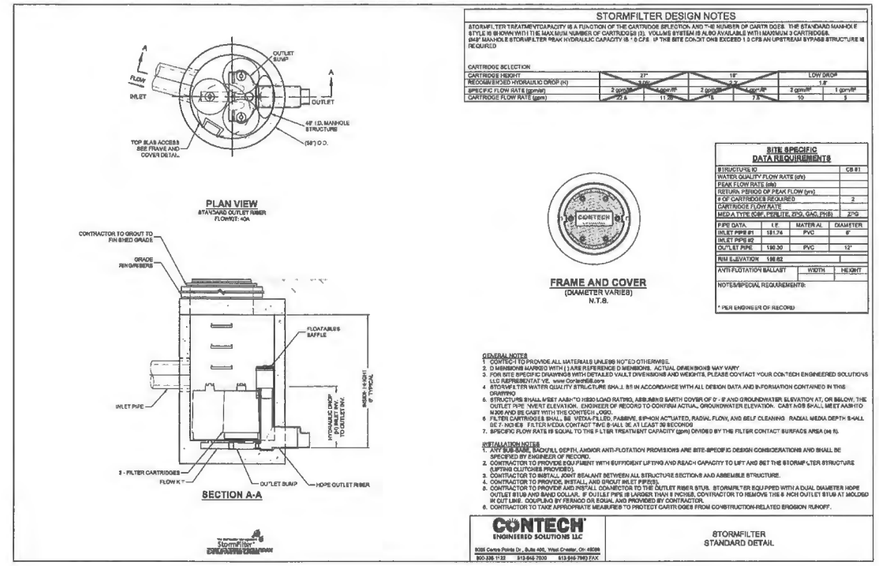
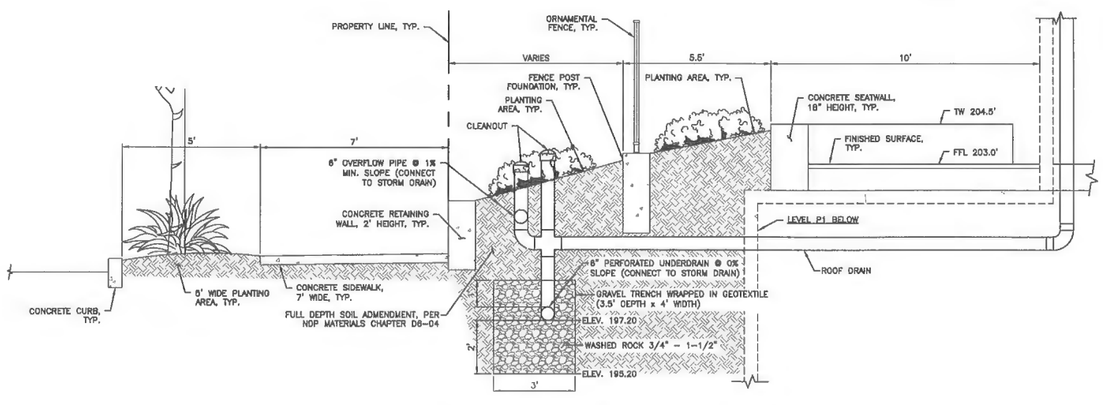


STORMFILTER DETAIL
NTS



ROOF DOWNSPOUT CONTROL BMP DETAIL
NTS

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GRADING & DRAINAGE DETAILS

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DESIGNED BY: JW	CHECKED BY: DH
JOB NUMBER 14549.00	
DWG NAME: P14549-SDDT	
SHEET C3.05 OF 12	

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6/1/2016

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GRADING & DRAINAGE DETAILS

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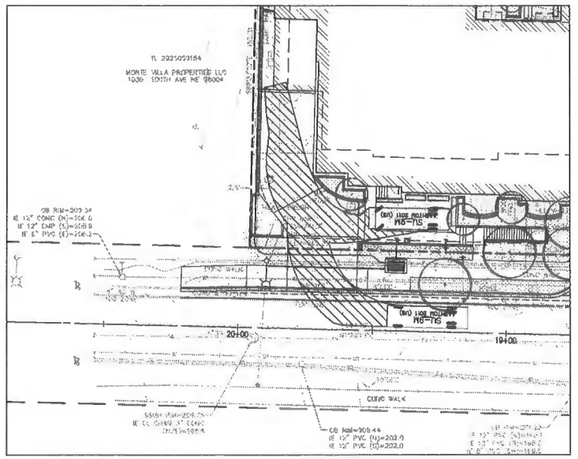

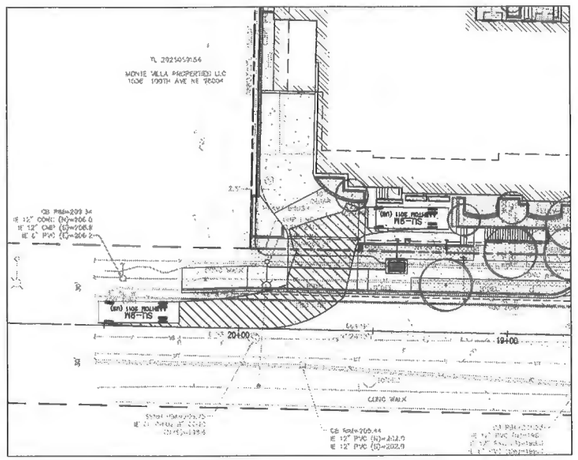

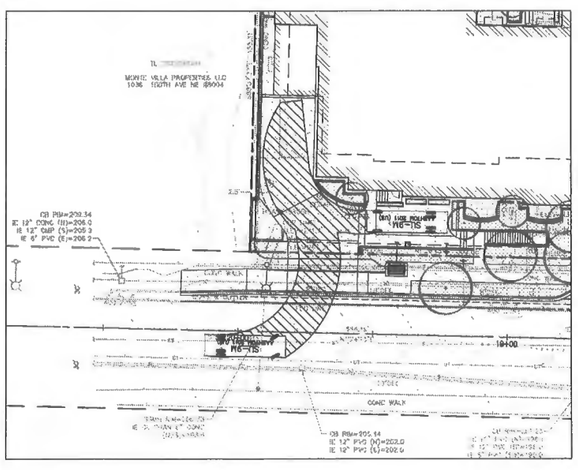

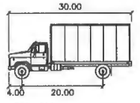

SU-9M feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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Scale In Feet

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VEHICLE TURNING TEMPLATE

SCALE: AS SHOWN	DATE: 6/1/16
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JOB NUMBER 14549.00	
DWG NAME: P14549-AUTO	
SHEET C3.06 OF 12	

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VEHICLE TURNING TEMPLATE

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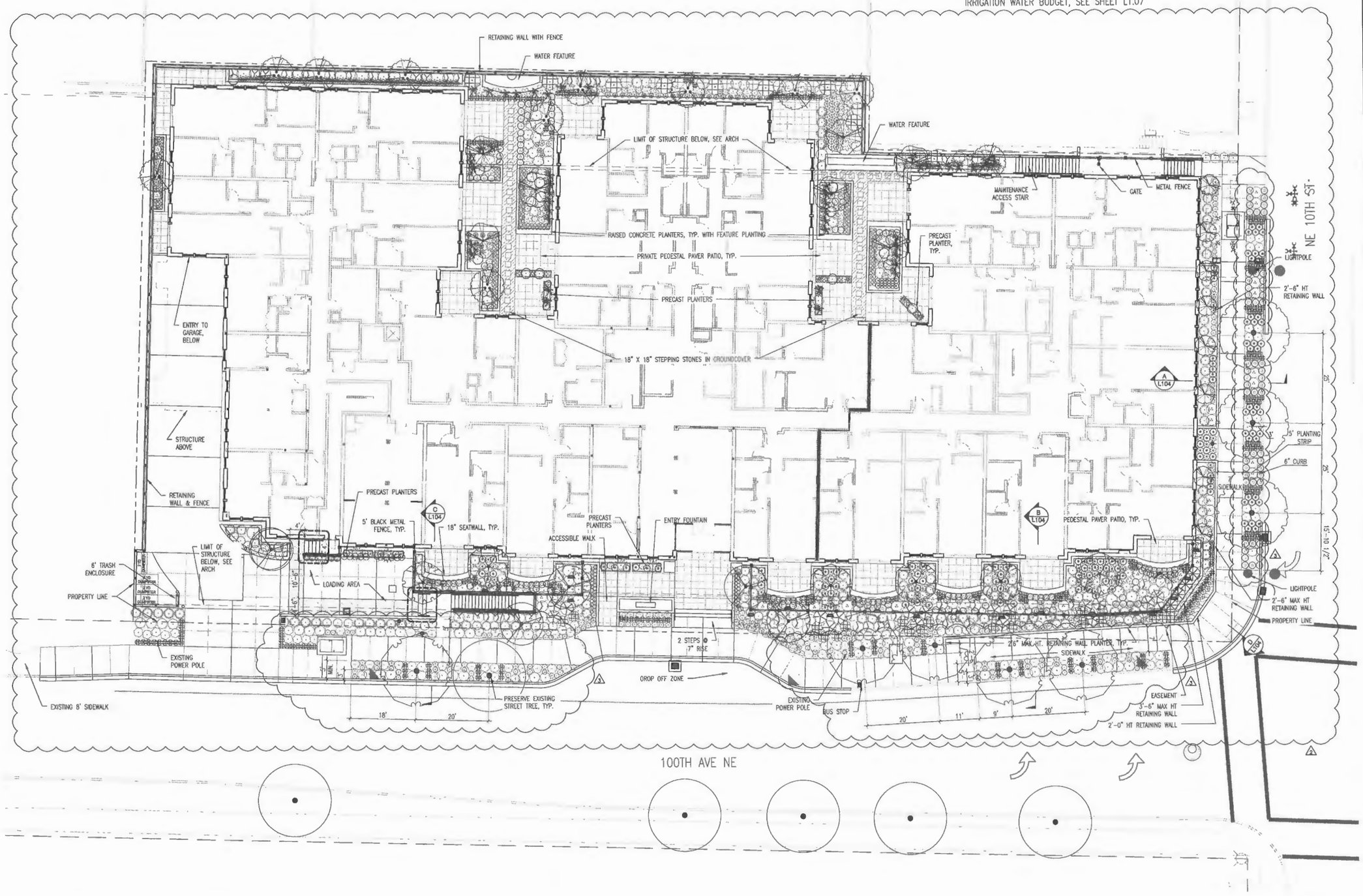
NOTES:

PLANTING SCHEDULE, SEE SHEET L1.03

IRRIGATION WATER BUDGET, SEE SHEET L1.07



1 PLANTING PLAN - STREET LEVEL
1" = 10'-0"

0 5' 10' 20'

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THOMAS V. RENGSTORF CERTIFICATE NO. 298

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1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

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PLANTING PLAN - STREET LEVEL

L1.01

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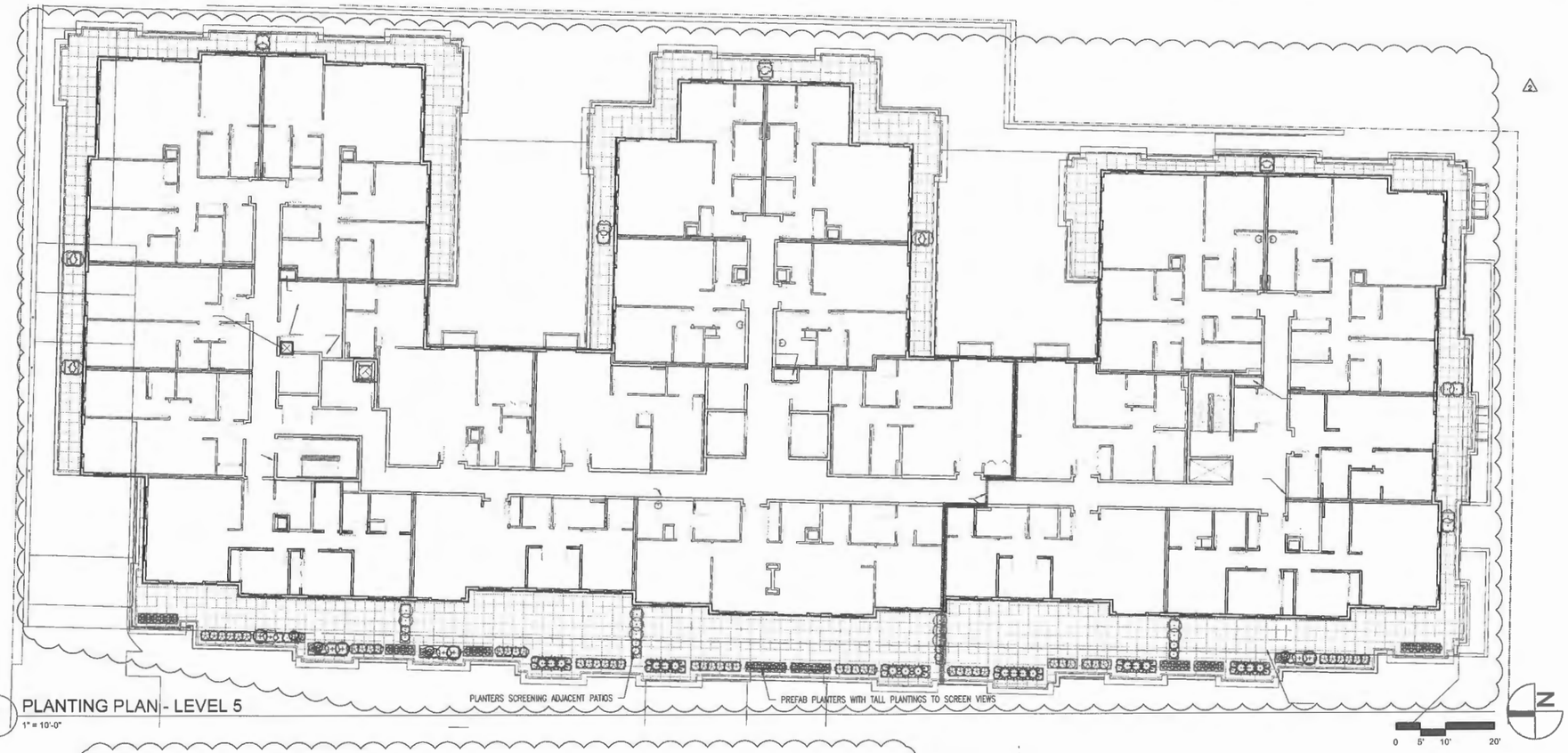
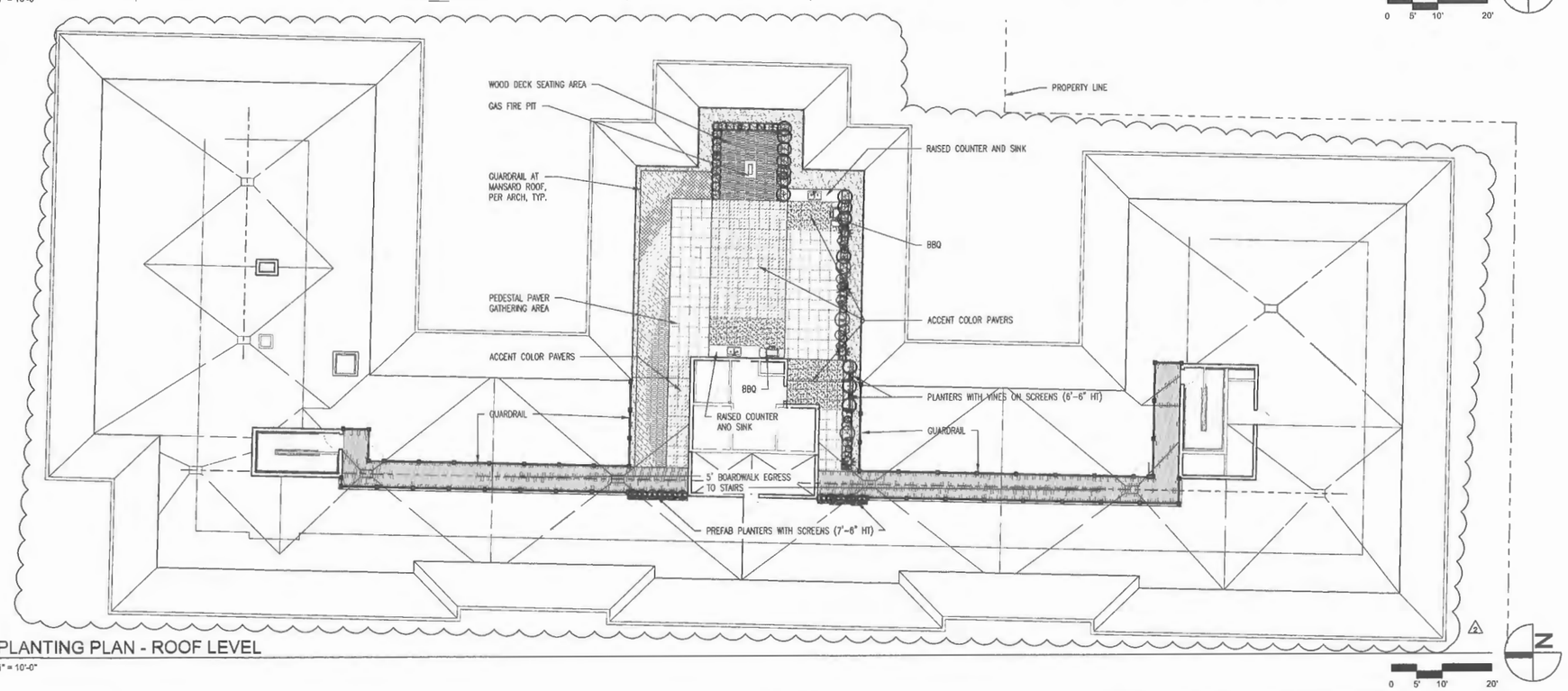


1 PLANTING PLAN - LEVEL 5
1" = 10'-0"



2 PLANTING PLAN - ROOF LEVEL
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LANDSCAPE ARCHITECTURE

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CERTIFICATE NO. 298

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REV 2 ADR RESUBMISSION	6/11/16
REV 3 ADR-EARLY WINS	6/3/16

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PLANTING PLAN - LEVEL 5 & ROOF

L1.02

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PLANT SCHEDULE - ALL LEVELS

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	ACER CIRCINATUM 'MONROE'	CUTLEAF VINE MAPLE	B & B	2"CAL; MULTI-STEM	12'-14' HT	11
	CARPINUS JAPONICA	JAPANESE HORNBEAM	B & B	1.5"CAL	5'-6' HT.	7
	FAGUS SYLVATICA 'DAWYCK GOLD'	EUROPEAN BEECH	B & B		5'-6'H	8
	NYSSA SYLVATICA 'FIRESTARTER'	FIRESTARTER TUPELO	B & B	3"CAL		3
	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	3"CAL		5
	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B & B	2"CAL		4

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	B & B	2"CAL		6

FLOWERING TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	STYRAX JAPONICUS	JAPANESE SNOWBELL	B & B	2"CAL		1

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPCG	SPACING	QTY
	SEASONAL COLOR		1 GAL		12" o.c.	19
	THYMUS X 'RED CREEPING'	RED CREEPING THYME	4" POT		12" o.c.	118
	THYMUS 'RED CREEPING' DT	RED CREEPING THYME	4"POT		6" o.c.	1,493

GREEN ROOF PLANT SCHEDULE

	GREEN ROOF MIX 1	114 SF
	8" GREEN ROOF PLANTING - SEE DETAIL 41/L1.34	
	GREENROOF 8'' EXTENSIVE / COLUMBIA GREEN LAY DOWN SYSTEM	191
	EVERGREEN & DECIDUOUS MIX; 4 SEASON COLOR	
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	6
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	16
	GREEN ROOF MIX 2	52 SF
	8" GREEN ROOF PLANTING - SEE DETAIL 41/L1.34	
	FRAGARIA CHILOENSIS 'LIPSTICK' / BEACH STRAWBERRY	7
	ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY	5
	GREEN ROOF MIX 3	80 SF
	8" GREEN ROOF PLANTING - SEE DETAIL 41/L1.34	
	LAVANOULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	37
	GREEN ROOF MIX 4	170 SF
	8" GREEN ROOF PLANTING - SEE DETAIL 41/L1.34	
	GREENROOF 6'' EXTENSIVE / COLUMBIA GREEN LAY DOWN SYSTEM	706
	EVERGREEN & DECIDUOUS MIX; 4 SEASON COLOR	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	45
	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	177

GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL		18
	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	1 GAL		129
	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	1 GAL		12
	HAKONECHLOA MACRA 'BENI-KAZE'	GREEN FOREST GRASS	1 GAL		48
	HELICTOTRICHON SEMPERVIRENS DT	BLUE OAT GRASS	1 GAL		147
	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	5 GAL		48
	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	2 GAL		28

VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	CLEMATIS ARMANDII 'SNOWDRIFT'	EVERGREEN CLEMATIS	2 GAL		4
	HYDRANGEA INTEGRIFOLIA	EVERGREEN CLIMBING HYDRANGEA	1 GAL		2
	WISTERIA FLORIBUNDA 'ROSEA'	PINK JAPANESE WISTERIA	5 GAL		18

SHRUBS

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		4
	AZALEA SATSUKI HYBRID 'GUMPO WHITE'	SATSUKI AZALEA	2 GAL	18" HT	62
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	2 GAL		11
	BUXUS SEMPERVIRENS 'GREEN TOWER'	GREEN TOWER BOXWOOD	2 GAL		16
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' DT	TRUE DWARF BOXWOOD	1 GAL		161
	CALLUNA VULGARIS 'AUREA'	HEATHER	2 GAL		50
	CEANOTHUS HYBRID 'DARK STAR' DT	DARK STAR CEANOTHUS	5 GAL		4
	CHOISYA TERNATA 'AZTEC PEARL'	AZTEC PEARL MEXICAN ORANGE	5 GAL		18
	CISTUS 'SUNSET' DT	SUNSET ROCKROSE	2 GAL		5
	DAPHNE MEZEREUM	PARADISE PLANT	1 GAL		19
	ERICA CARNEA 'SPRINGWOOD PINK'	PINK SPRING HEATH	2 GAL		59
	ERICA CINEREA 'C.D. EASON'	C.D. EASON HEATHER	2 GAL		43
	ESCALLONIA RUBRA	RED ESCALLONIA	5 GAL		3
	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY WITCHALDER	5 GAL	36" HT. MIN.	9
	GARRYA ELLIPTICA 'JAMES ROOF'	COAST SILK TASSEL	5 GAL	42" - 48" HT	2
	HYDRANGEA MACROPHYLLA	HYDRANGEA	5 GAL		5
	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	5 GAL		75
	MAHONIA REPENS DT	CREEPING MAHONIA	1 GAL		130
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	6" - 12"	28
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	5 GAL		16
	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	RUSSIAN SAGE	3 GAL		38
	PHORMIUM TENAX 'OUSKY CHIEF' DT	NEW ZEALAND FLAX	7 GAL		45
	PIERIS 'FOREST FLAME'	FOREST FLAME PIERIS	5 GAL		14
	PIERIS 'SPRING SNOW'	SPRING SNOW PIERIS	5 GAL		42
	RHODODENDRON IMPEDITUM	IMPEDITUM DWARF RHODODENDRON	1 GAL		40
	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL	30" MIN. HT.	21
	ROSA X 'NEARLY WILD' DT	NEARLY WILD ROSE	5 GAL		60
	SARCOCOCCA HOOKERANA HUMILIS	SMALL HOOKERI	1 GAL		24
	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	2 GAL		4
	SPIRAEA X BUMALOA 'LIMEMOUND' TM	LIMEOUND SPIREA	2 GAL		4
	TAXUS MEDIA 'DENSIFORMIS' DT	DENSE YEW	24"-30" SPREAD, FULL, B&B		95
	TAXUS MEDIA 'HICKSII' DT	HICKS YEW	B & B, 4'-5' HT.		10
	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	5 GAL	4'-5' HT	19
	VIBURNUM PLICATUM 'DOUBLEFILE'	DOUBLEFILE VIBURNUMN	7 GAL		11

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	QTY
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	5 GAL		112
	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	1 GAL		79
	EUPHORBIA CHARACIAS 'SILVER SWAN' DT	EVERGREEN SPURGE	2 GAL		83
	HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	1 GAL		31
	HOSTA SIEBOLDIANA 'ELEGANS'	SIEBOLDIANA ELEGANS HOSTA	1 GAL		63
	IRIS PALLIDA 'VARIEGATA'	VARIEGATEO SWEET IRIS	2 GAL		68
	LAVANDULA ANGUSTIFOLIA DT	ENGLISH LAVENDER	1 GAL		84
	LAVANDULA STOECHAS DT	SPANISH LAVENDER	1 GAL		18
	LIRIOPE MUSCARI 'BIG BLUE' 12" O.C.	BIG BLUE LILYTURF	1 GAL		112
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL		47

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LANDSCAPE ARCHITECTURE

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

THOMAS V. REAGSTORF CERTIFICATE NO. 898

1000 100TH AVE NE

1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

ISSUED TO

REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

15135
MAS SUPPORT PROJECT NO.
15-120258 - LD
DATE
TR
DRAWN BY / CHECKED BY
MH/FJ/SB/LP/BT

ADR-EARLY WINS 6/3/2016

PLANTING SCHEDULE - ALL LEVELS

ORIGINAL SHEET

L1.03

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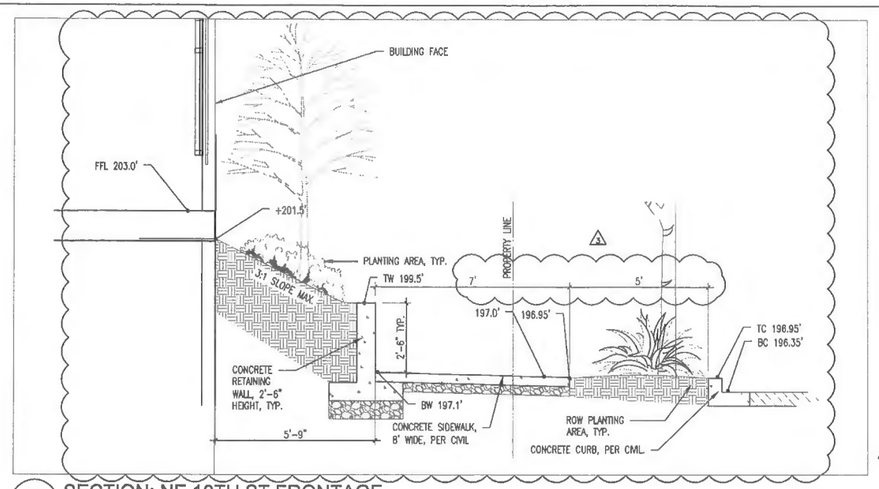
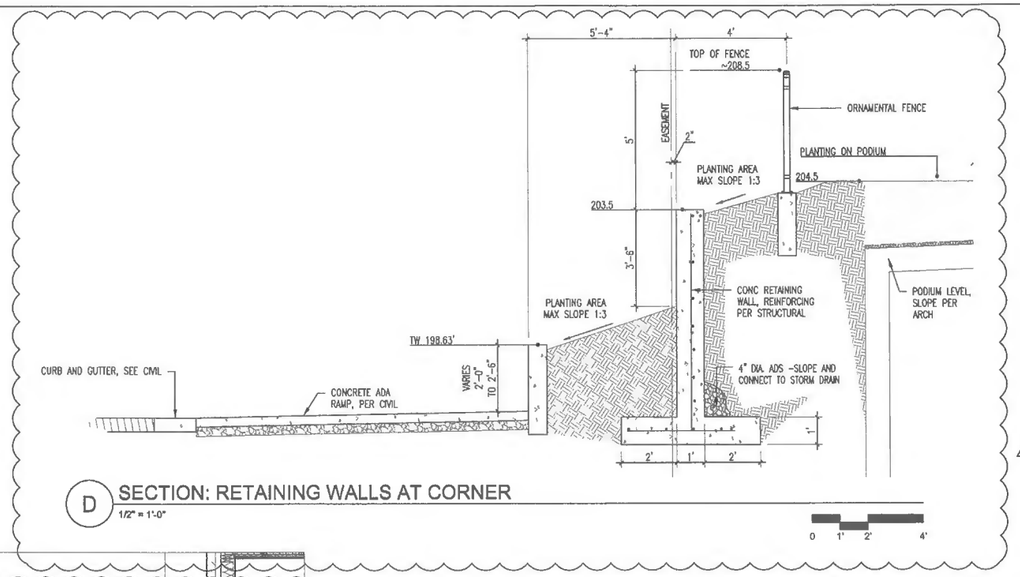
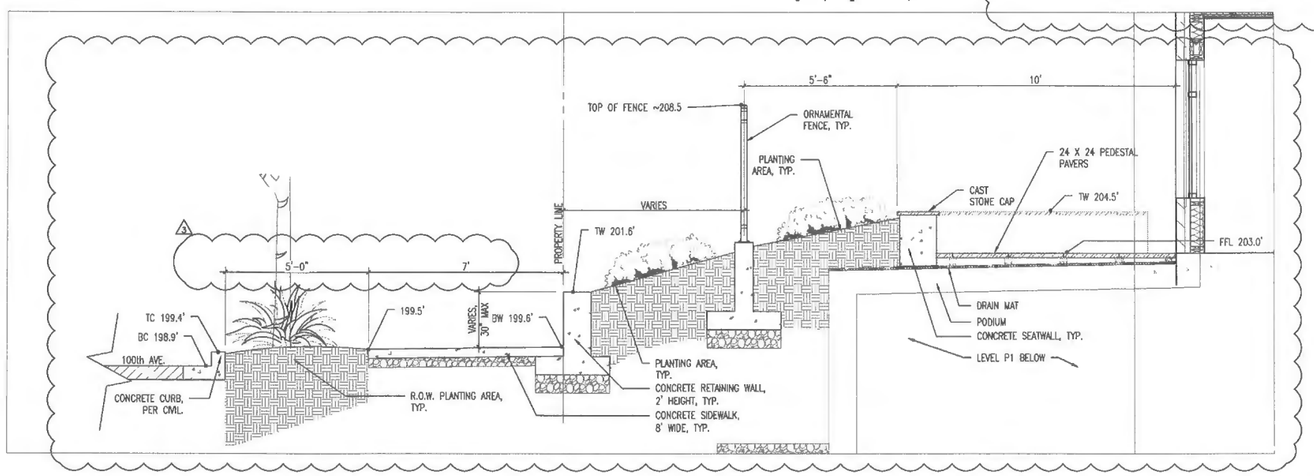


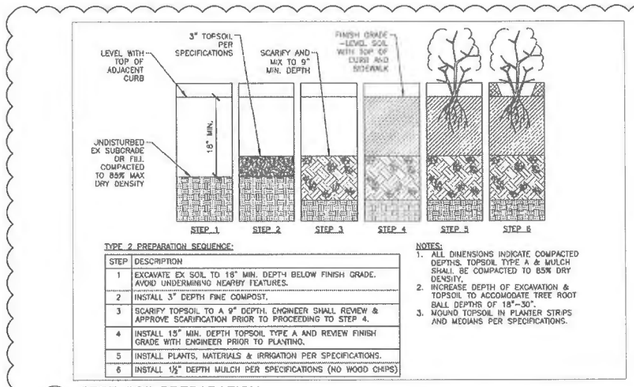
A SECTION: NE 10TH ST FRONTAGE
1/2" = 1'-0"



D SECTION: RETAINING WALLS AT CORNER
1/2" = 1'-0"



B SECTION: 100TH AVE FRONTAGE - SOUTH
1/2" = 1'-0"

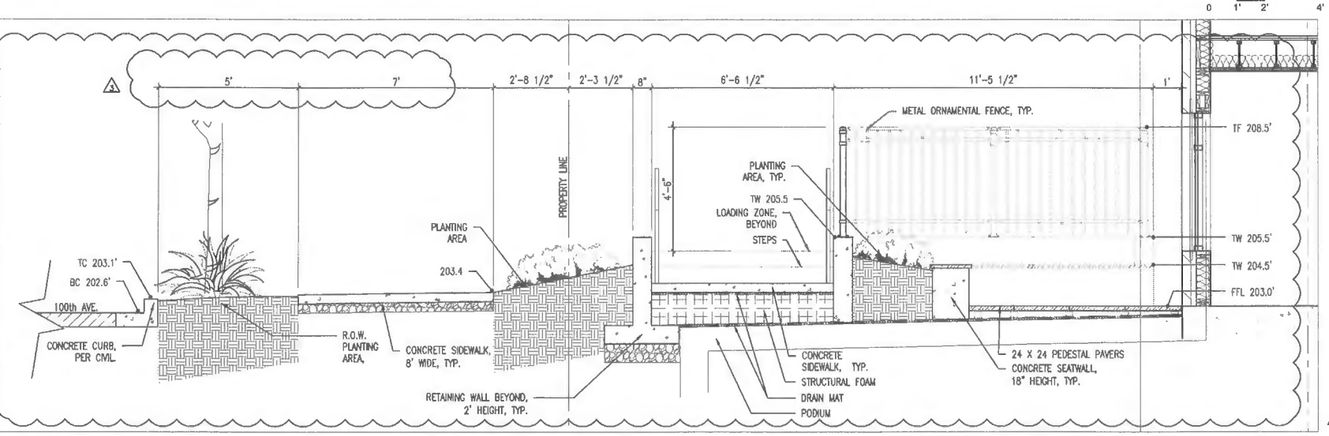


TYPE 2 PREPARATION SEQUENCE:

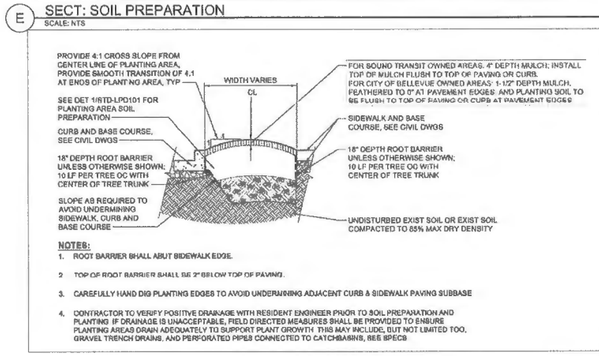
STEP	DESCRIPTION
1	EXCAVATE EX SOIL TO 18" MIN. DEPTH BELOW FINISH GRADE. AVOID UNDERMINING NEARBY FEATURES.
2	INSTALL 3" DEPTH FINE COMPOST.
3	SCARIFY TOPSOIL TO A 9" DEPTH. ENGINEER SHALL REVIEW & APPROVE SCARIFICATION PRIOR TO PROCEEDING TO STEP 4.
4	INSTALL 18" MIN. DEPTH TOPSOIL TYPE A AND REVIEW FINISH GRADE WITH ENGINEER PRIOR TO PLANTING.
5	INSTALL PLANTS, MATERIALS & IRRIGATION PER SPECIFICATIONS.
6	INSTALL ½" DEPTH MULCH PER SPECIFICATIONS (NO WOOD CHIPS)

NOTES:
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS. TOPSOIL TYPE A & MULCH SHALL BE COMPACTED TO 85% DRY DENSITY.
2. INCREASE DEPTH OF EXCAVATION & TOPSOIL TO ACCOMODATE TREE ROOT BALL DEPTHS OF 18"-30".
3. MOUND TOPSOIL IN PLANTER STRIPS AND MEDIANS PER SPECIFICATIONS.

E SECT: SOIL PREPARATION
SCALE: NTS



C SECTION: 100TH AVE FRONTAGE - NORTH
1/2" = 1'-0"



NOTES:
1. ROOT BARRIER SHALL ABUT SIDEWALK EDGE.
2. TOP OF ROOT BARRIER SHALL BE 2" BELOW TOP OF PAVING.
3. CAREFULLY HAND DIG PLANTING EDGES TO AVOID UNDERMINING ADJACENT CURB & SIDEWALK PAVING SUBBASE
4. CONTRACTOR TO VERIFY POSITIVE DRAINAGE WITH RESIDENT ENGINEER PRIOR TO SOIL PREPARATION AND PLANTING. IF DRAINAGE IS UNACCEPTABLE, FIELD DIRECTED MEASURES SHALL BE PROVIDED TO ENSURE PLANTING AREAS DRAIN ADEQUATELY TO SUPPORT PLANT GROWTH. THIS MAY INCLUDE, BUT NOT LIMITED TOO, GRAVEL TRENCH DRAINS, AND PERFORATED PIPES CONNECTED TO CATCHBASINS. SEE SPECS.

F SECT: SIDEWALK AREA PLANTING
SCALE: NTS

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO 899

1000 100TH AVE NE

1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

ISSUED	
REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

15135
18-120266 - LD
TR MH/FJ/SE/LP/BT
ADR-EARLY WINS 6/3/2016

SECTIONS & ELEVATIONS

L1.04

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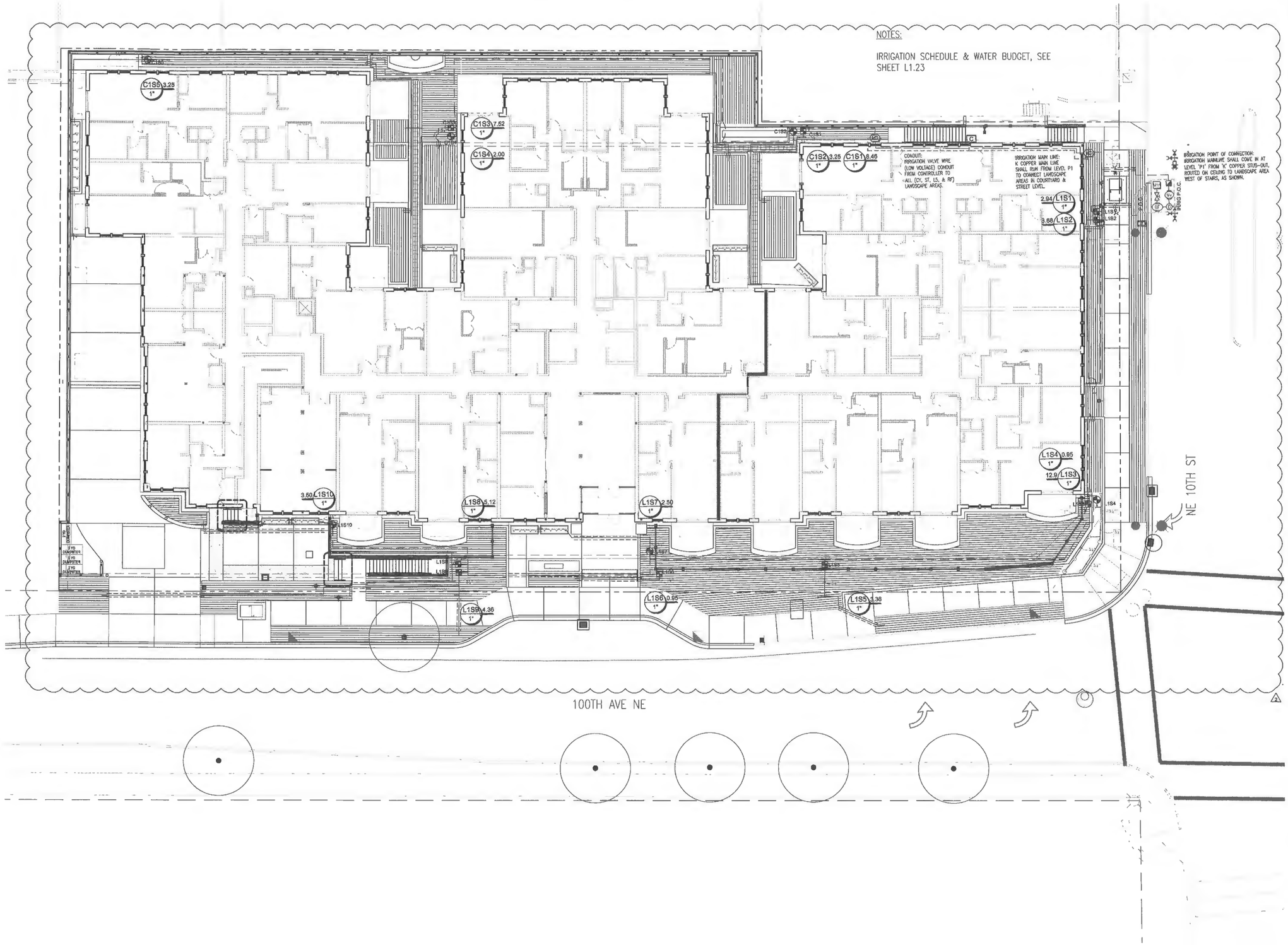

1 IRRIGATION PLAN - STREET LEVEL
1" = 10'-0"

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 299

1000 100TH AVE NE

1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

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ADR-EARLY WINS 6/3/2016

IRRIGATION PLAN - STREET LEVEL

L1.05

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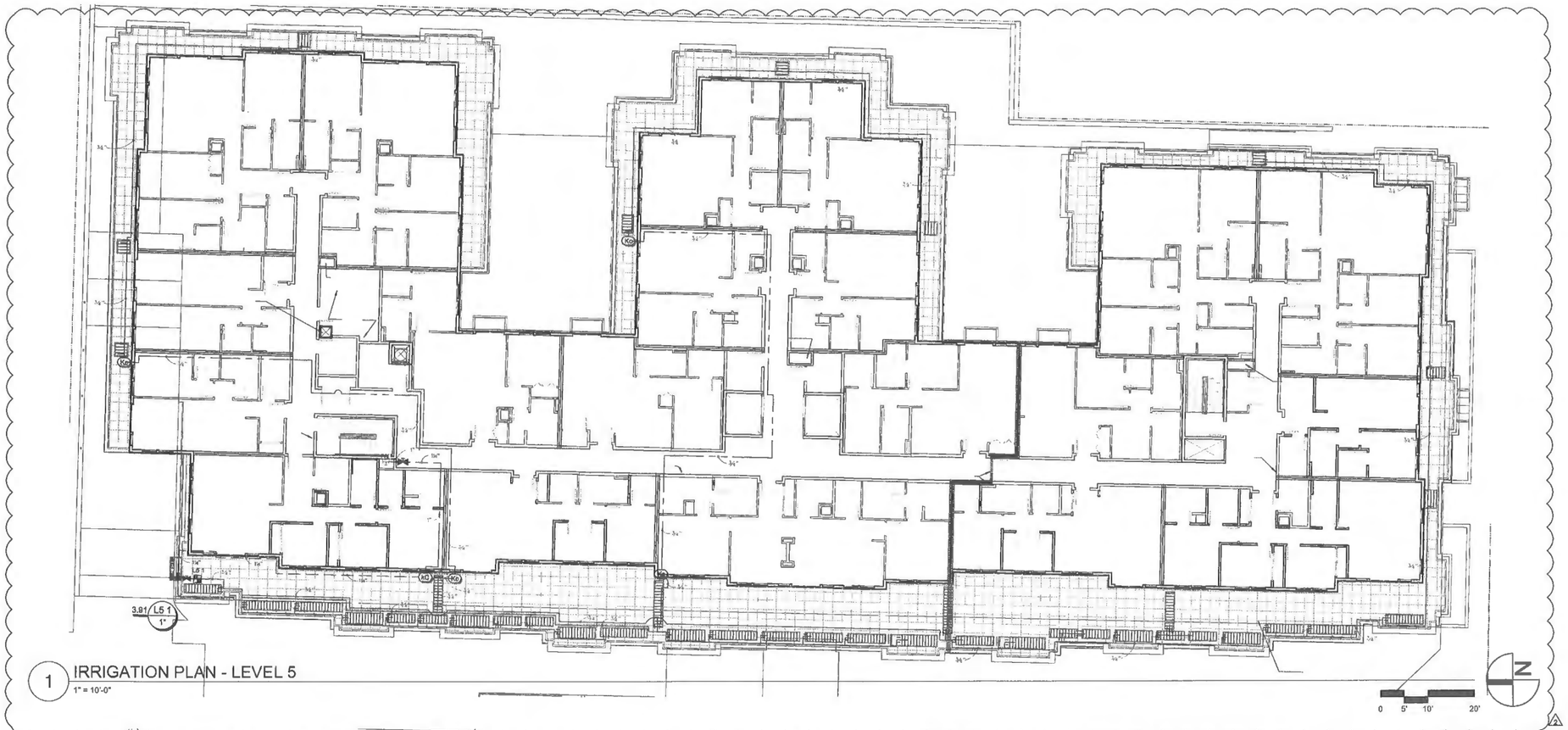
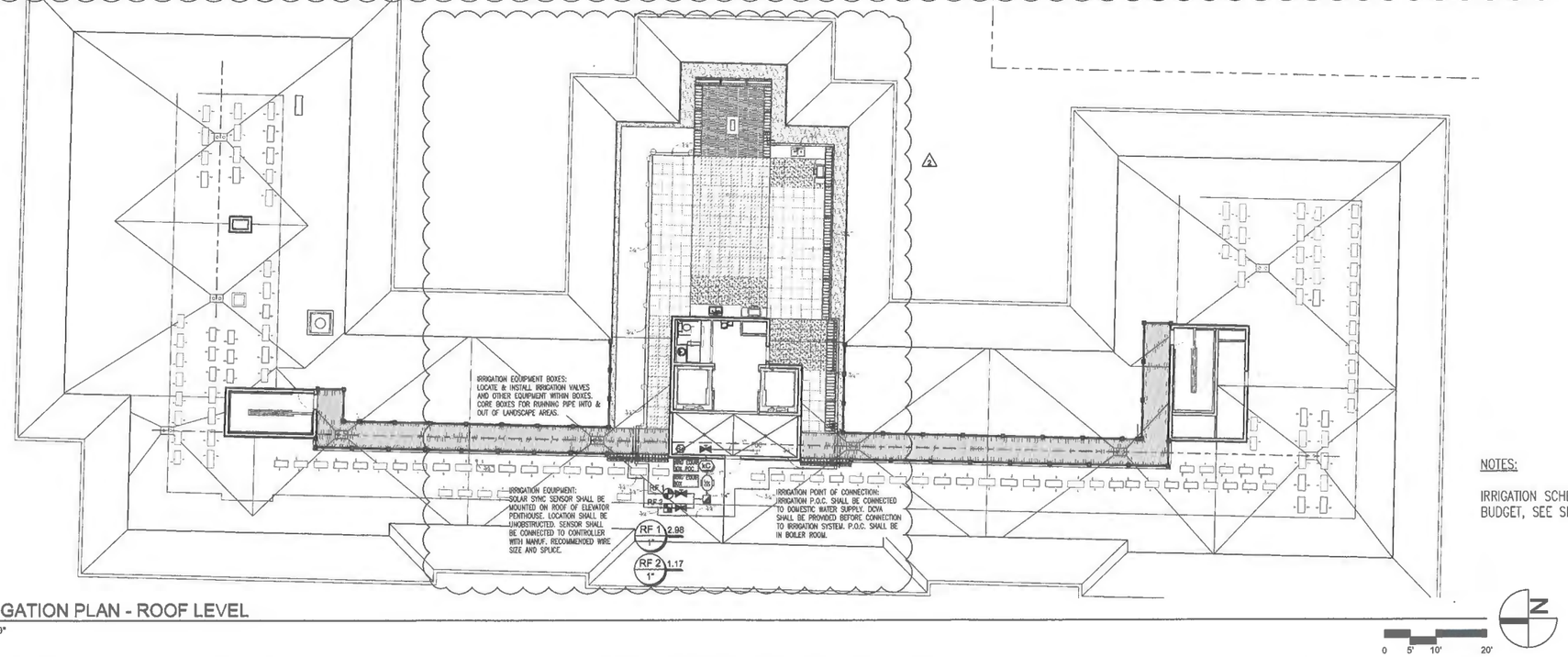


1 IRRIGATION PLAN - LEVEL 5
1" = 10'-0"



2 IRRIGATION PLAN - ROOF LEVEL
1" = 10'-0"

NOTES:

IRRIGATION SCHEDULE & WATER BUDGET, SEE SHEET L1.23

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

THOMAS V. HENGSTOFF CERTIFICATE NO. 298

1000 100TH AVE NE

1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

15135

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ADR-EARLY WINS 6/3/2016

IRRIGATION PLAN - LEVEL 5 & ROOF

L1.06

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Water Budget: Baseline

1000 100th AVE
WATER BUDGET
12/14/2015

Perpared by:
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WATER BUDGET PER CITY OF BELLEVUE ZONING CODE - BASELINE STUDY

TOTAL LANDSCAPE AREA: 8,769 S.F.

- ET: EVAPOTRANSPIRATION RATE (net seasonal irrigation requirement in inches)
- AF: ADJUSTMENT FACTOR VALUE
- LA: LANDSCAPE AREA IN SQUARE FEET
- CF: CONVERSION FACTOR (ETO inches to gallons per square foot)
- IWB: IRRIGATION WATER BUDGET IN GALLONS

THE WATER BUDGET IS CALCULATED USING THE FOLLOWING FORMULA

ET AF X LA X CF = IWB

14.49 0.8 X 8,455 X 0.62 = 60,766.42 GALLONS

ESTIMATED WATER USE

- ET: EVAPOTRANSPIRATION RATE (net seasonal irrigation requirement in inches)
- PF: PLANT FACTOR VALUE - 0-0.3 LOW WATER USE, 0.4-0.6 MEDIUM WATER USE, 0.7-1.0 HIGH WATER USE
- HA: HYDROZONE AREA IN SQUARE FEET
- CF: CONVERSION FACTOR (ETO inches to gallons per square foot)
- IE: IRRIGATION EFFICIENCY 0.625 FOR SPRAY IRRIGATION, 0.925 FOR DRIP IRRIGATION
- EWU: ESTIMATED WATER USE FOR EACH HYDROZONE (AN AREA WHERE PLANTS REQUIRE SIMILAR AMOUNTS OF WATER) IN GALLONS

ESTIMATED WATER USE IS CALCULATED USING THE FOLLOWING FORMULA

ET X PF/IE X HA X CF = EWU

Prepared by Thomas Rengstorf 12/14/2015 — Page 1

1000 100th AVE
WATER BUDGET
12/14/2015

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	ET		PF / IE		HA		CF		Gallons			Cubic Feet	
HYDROZONE 1 Level 1 SHRUB, NORTH/EAST	14.49	X	0.5 / 0.625	X	3,036	X	0.62	=	21,819.45	GALLONS	=	2,917.09	CUBIC FEET
HYDROZONE 2 Level 1 SHRUB, SOUTH	14.49	X	0.5 / 0.625	X	4,201	X	0.62	=	30,192.76	GALLONS	=	4,036.46	CUBIC FEET
HYDROZONE 3 Level 5 SHRUB, SOUTH	14.49	X	0.5 / 0.625	X	488	X	0.62	=	3,507.28	GALLONS	=	468.89	CUBIC FEET
HYDROZONE 4 ROOF LEVEL SHRUB	14.49	X	0.5 / 0.625	X	109	X	0.62	=	783.39	GALLONS	=	104.73	CUBIC FEET
HYDROZONE 5 ROOF LEVEL GREENROOF	14.49	X	0.3 / 0.625	X	621	X	0.62	=	2,677.89	GALLONS	=	358.01	CUBIC FEET
TOTAL					8,455				58,981.16	GALLONS		7,311.56	CUBIC FEET

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Water Budget: Preliminary Improvement

1000 100th AVE
WATER BUDGET
12/14/2015

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WATER BUDGET PER CITY OF BELLEVUE ZONING CODE - PRELIMINARY IMPROVEMENT

TOTAL LANDSCAPE AREA: 8,455 S.F.

- ET: EVAPOTRANSPIRATION RATE (net seasonal irrigation requirement in inches)
- AF: ADJUSTMENT FACTOR VALUE
- LA: LANDSCAPE AREA IN SQUARE FEET
- CF: CONVERSION FACTOR (ETO inches to gallons per square foot)
- IWB: IRRIGATION WATER BUDGET IN GALLONS

THE WATER BUDGET IS CALCULATED USING THE FOLLOWING FORMULA

ET AF X LA X CF = IWB

14.49 0.8 X 8,455 X 0.62 = 60,766.42 GALLONS

ESTIMATED WATER USE

- ET: EVAPOTRANSPIRATION RATE (net seasonal irrigation requirement in inches)
- PF: PLANT FACTOR VALUE - 0-0.3 LOW WATER USE, 0.4-0.6 MEDIUM WATER USE, 0.7-1.0 HIGH WATER USE
- HA: HYDROZONE AREA IN SQUARE FEET
- CF: CONVERSION FACTOR (ETO inches to gallons per square foot)
- IE: IRRIGATION EFFICIENCY 0.625 FOR SPRAY IRRIGATION, 0.925 FOR DRIP IRRIGATION
- EWU: ESTIMATED WATER USE FOR EACH HYDROZONE (AN AREA WHERE PLANTS REQUIRE SIMILAR AMOUNTS OF WATER) IN GALLONS

ESTIMATED WATER USE IS CALCULATED USING THE FOLLOWING FORMULA

ET X PF/IE X HA X CF = EWU

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1000 100th AVE
WATER BUDGET
12/14/2015

Perpared by:
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	ET		PF / IE		HA		CF		Gallons			Cubic Feet	
HYDROZONE 1 Level 1 SHRUB, NORTH/EAST	14.49	X	0.5 / 0.925	X	3,036	X	0.62	=	14,743.14	GALLONS	=	1,971.01	CUBIC FEET
HYDROZONE 2 Level 1 SHRUB, SOUTH/WEST	14.49	X	0.5 / 0.925	X	4,201	X	0.62	=	20,400.51	GALLONS	=	2,727.34	CUBIC FEET
HYDROZONE 3 Level 5 SHRUB, SOUTH	14.49	X	0.5 / 0.925	X	488	X	0.62	=	2,369.78	GALLONS	=	316.82	CUBIC FEET
HYDROZONE 4 ROOF LEVEL SHRUB	14.49	X	0.5 / 0.925	X	109	X	0.62	=	529.32	GALLONS	=	70.76	CUBIC FEET
HYDROZONE 5 ROOF LEVEL GREENROOF	14.49	X	0.3 / 0.625	X	621	X	0.62	=	2,677.80	GALLONS	=	358.01	CUBIC FEET
TOTAL					8,455				40,720.64	GALLONS		5,035.39	CUBIC FEET

Prepared by Thomas Rengstorf 12/14/2015 — Page 2

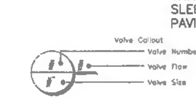
STREET LEVEL

STREET LEVEL IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
50 Q T 150 H 210 TT TQ F	TORO O-T-570S-PRX 5 SERIES SHRUB SPRAY, FIXED RISER WITH X-FLOW SHUT-OFF DEVICE AND PRESSURE REGULATOR, PRECISION SERIES SPRAY NOZZLES.
25 50 10 20	HUNTER PROS-00-PCN FLOOD BUBBLER, ON FIXED RISER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 0.5 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.
	MUELLER MARK II ORISEAL STRAIGHT METER VALVE - LINE SIZE
MV	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
D	MANUAL DRAIN VALVE BUCKNER VBM SERIES ALL BRASS ANGLE VALVES
BF	FEBCO 850U 1" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVE, 1/2" TO 2".
C	HUNTER IC-1200-SS MODULAR CONTROLLER, 12 STATIONS, OUTDOOR MODEL, STAINLESS STEEL CABINET. COMMERCIAL USE. WITH ONE ICM-600 MODULE INCLUDED.
S	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.
KC	K COPPER STUB-OUT - MAIN LINES PROVIDE K COPPER STUB-OUT WHEN ENTERING A STRUCTURE. PROVIDE MINIMUM 6" STUB-OUT BEYOND FINISHED BUILDING FACE, BELOW FINISHED GRADE AT IRRIGATION MAIN LINE DEPTH.
Kc	K COPPER STUB-OUT - LATERAL LINES PROVIDE K COPPER LATERAL LINE STUB-OUT FOR IRRIGATION LATERAL LINES ENTERING/EXITING THE STRUCTURE TO FEED REMOTE STAND ALONE PLANTERS. PROVIDE MINIMUM 6" STUB-OUT TO CONNECT SCH 40 PVC.
Mtr	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.



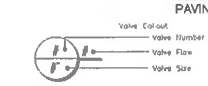
VALVE CALLOUTS:
VALVE NUMBERS ARE BUILDING LEVEL/AREA, THEN VALVE NUMBER.
I.E.: C1S2 = COURTYARD & VALVE NUMBER 2;
L1S2 = LEVEL 1/STREET LEVEL & VALVE NUMBER.

ROOF LEVEL

ROOF IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
50 Q T 150 H 210 TT TQ F	TORO O-T-570S-PRX 5 SERIES SHRUB SPRAY, FIXED RISER WITH X-FLOW SHUT-OFF DEVICE AND PRESSURE REGULATOR, PRECISION SERIES SPRAY NOZZLES.
50 Q T 150 H 210 TT TQ F	TORO O-T-570S-PRX 8 SERIES SHRUB SPRAY, FIXED RISER WITH X-FLOW SHUT-OFF DEVICE AND PRESSURE REGULATOR, PRECISION SERIES SPRAY NOZZLES.
4X30SST 4X18SST 4X15LCS 4X9LCS 4X15RCS 4X9RCS	TORO O-T-570S-PRX 4X STRIP SPRAY SHRUB SPRAY, FIXED RISER WITH X-FLOW SHUT-OFF DEVICE AND PRESSURE REGULATOR, PRECISION SERIES SPRAY NOZZLES.
25 50 10 20	HUNTER PROS-00-PCN FLOOD BUBBLER, ON FIXED RISER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.
BF	FEBCO 850U 3/4" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVE, 1/2" TO 2".
S	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.
KC	K COPPER STUB-OUT - MAIN LINES PROVIDE K COPPER STUB-OUT WHEN ENTERING A STRUCTURE. PROVIDE MINIMUM 6" STUB-OUT BEYOND FINISHED BUILDING FACE, BELOW FINISHED GRADE AT IRRIGATION MAIN LINE DEPTH.
POC	POINT OF CONNECTION 3/4" DOMESTIC TAP FROM MAIN DOMESTIC WATER SUPPLY TO ROOF LEVEL
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.



VALVE CALLOUTS:
VALVE NUMBERS ARE BUILDING LEVEL/AREA, THEN VALVE NUMBER.
I.E.: RF 2 = ROOF LEVEL & VALVE NUMBER 2.

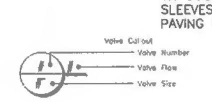
LEVEL 5

LEVEL 5 IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.
KC	K COPPER STUB-OUT - MAIN LINES PROVIDE K COPPER STUB-OUT WHEN ENTERING A STRUCTURE. PROVIDE MINIMUM 6" STUB-OUT BEYOND FINISHED BUILDING FACE, BELOW FINISHED GRADE AT IRRIGATION MAIN LINE DEPTH.
Kc	K COPPER STUB-OUT - LATERAL LINES PROVIDE K COPPER LATERAL LINE STUB-OUT FOR IRRIGATION LATERAL LINES ENTERING/EXITING THE STRUCTURE TO FEED REMOTE STAND ALONE PLANTERS. PROVIDE MINIMUM 6" STUB-OUT TO CONNECT SCH 40 PVC.
POC	POINT OF CONNECTION 3/4" DOMESTIC TAP FROM MAIN DOMESTIC SUPPLY ON LEVEL 5

	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: TYPE K COPPER PIPE
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.



2

IRRIGATION SCHEDULE - ALL LEVELS & WATER BUDGET FORMS

NO SCALE

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LANDSCAPE ARCHITECTURE

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF CERTIFICATE NO. 298

1000 100TH AVE NE

1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

15135
15-120258 - LD
TR MH/PJ/SE/LP/BT
ADR-EARLY WINS 6/3/2016

IRRIGATION SCHEDULE - ALL LEVELS & WATER BUDGET FORMS

L1.07

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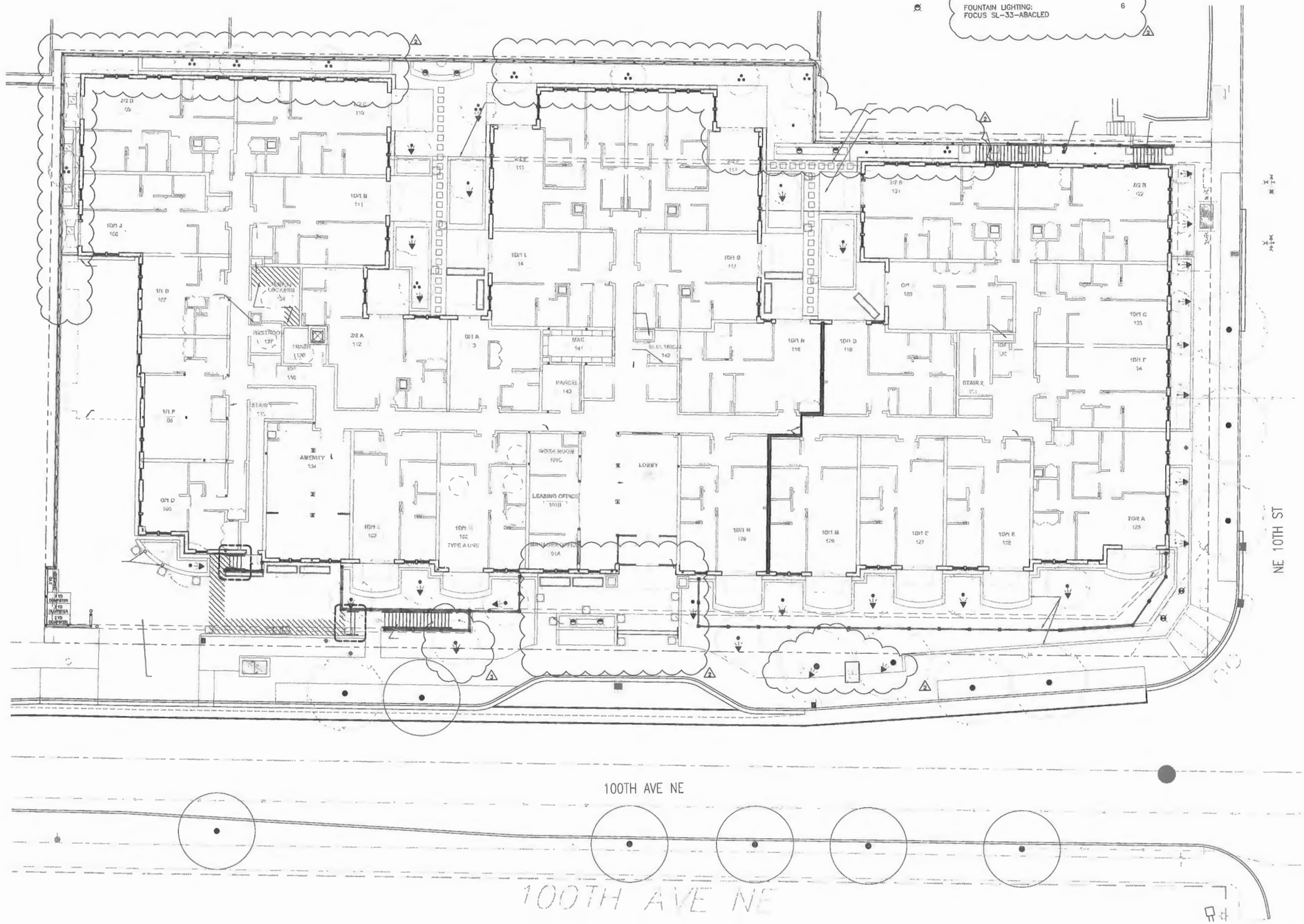
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TREE UPLIGHT: LITHUANIA OLBS	28
	SIGN LIGHTING: LITHONIA OLBF	2
	RECESSED WALL AND STEP LIGHT (LED): ORACLE ST403-BZ/ST4BX-LED-WW-120V	28
	FOUNTAIN LIGHTING: FOCUS SL-33-ABACLED	6



1 LANDSCAPE LIGHTING PLAN - STREET LEVEL
1" = 10'-0"

0 5' 10' 20'

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS L. HENGSTOPT
CERTIFICATE NO. 696

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1000 100TH AVE NE
Bellevue, WA
CONTINENTAL PROPERTIES

ISSUE	DATE
REV 1 ADR RESUBMISSION	12/15/15
REV 2 ADR RESUBMISSION	5/11/16
REV 3 ADR-EARLY WINS	6/3/16

15135
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MH/FJ/SE/LP/BT
ADR-EARLY WINS 6/3/2016

LANDSCAPE LIGHTING PLAN - STREET LEVEL

L1.08

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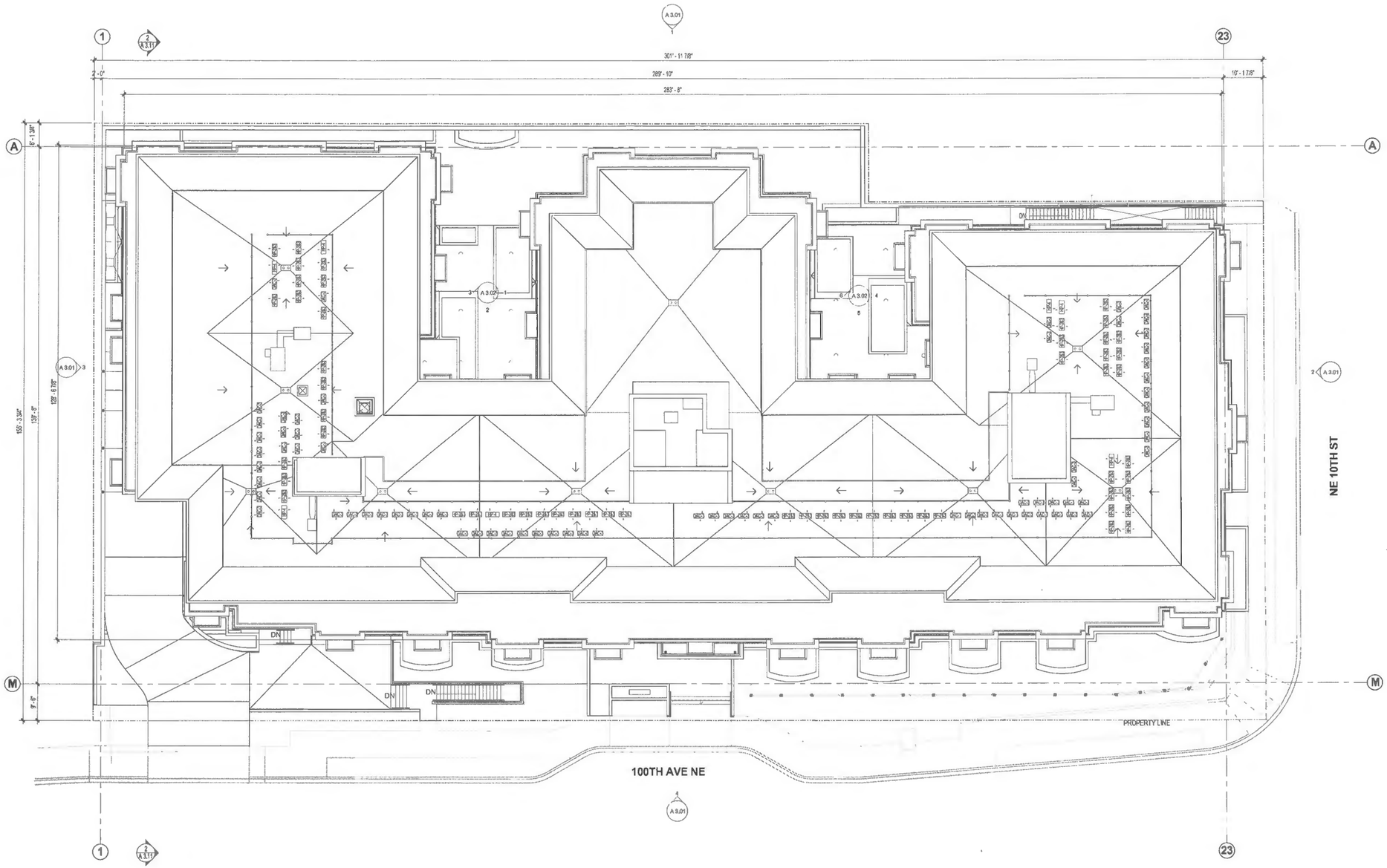

1 SITE PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

ORIGINAL SHEET SIZE: 30" x 42"

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Seattle, WA 98101

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STATE OF WASHINGTON

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NO.	DATE	PURPOSE
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 16135
STOP NOTE PROJECT NO. 15-120258 LD
CHECK VF
PROJECT TEAM REVIEWS TH, FW, RD
ADR - Early Wins 6/01/16

SITE PLAN

A 1.00

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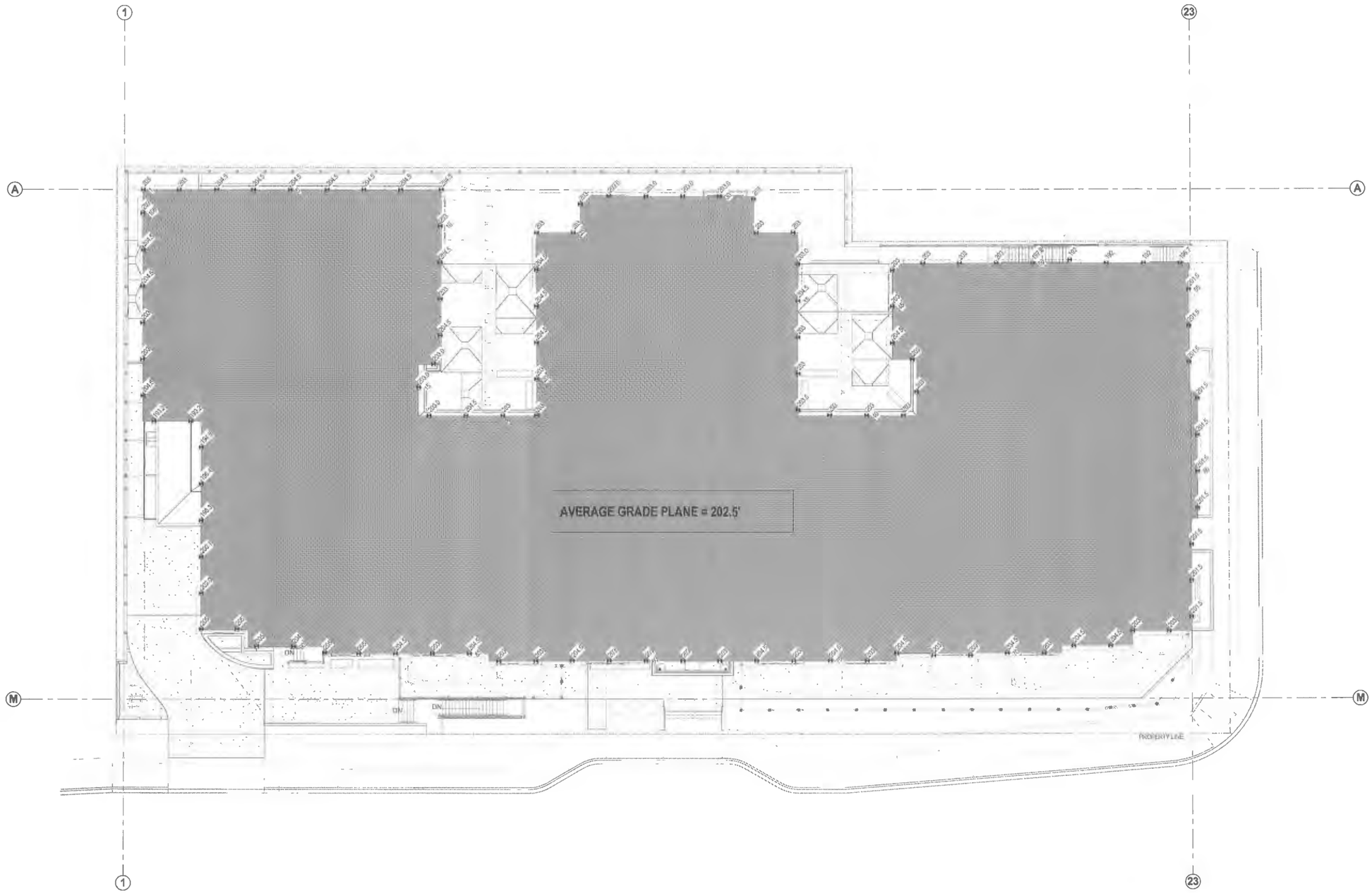

AVERAGE GRADE PLANE CALCULATED PER THE DEFINITION OF "BUILDING HEIGHT" WHICH IS REPEATED BELOW:

BLUC (20.25.012): "BUILDING HEIGHT": THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AROUND THE BUILDING OR BUILDING SEGMENT TO THE HIGHEST POINT OF A FLAT ROOF, OR TO THE MEAN HEIGHT BETWEEN THE TALLEST EAVE AND TALLEST RIDGE OF A PITCHED ROOF. SPECIFICALLY EXLUDED FROM THIS DEFINITION AND FROM THE REGULATION OF MAXIMUM BUILDING HEIGHT ARE STRUCTURAL ELEMENTS NOT INTEDED FOR HABITATION AND NOT EXCEEING 15 FEET ABOVE THE MAXIMUM BUILDING HEIGHT INCLUDING PENTHOUSE FOR MECHANICAL AND ELEVATOR EQUIPMENT, CHIMNEYS, WIRELESS COMMUNICATION FACILITY ATENNA ARRAYS, SMOKE AND VENTILATION STACK, FLAG POLES, MECHANICAL AND ELEVATOR EQUIPMENT, AND PARAPET WALLS DESIGNED SOLELY TO SCREEN MECHANICAL AND ELEVATOR EQUIPMENT.

0' 4' 8' 16' 32'

1 AVERAGE GRADE CALCULATIONS
3/32" = 1'-0"

ORIGINAL SHEET SIZE: 30" x 42"

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NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBJECT PROJECT NO. 15-120258 LD
CLIENT VF
PROJECT TEAM MEMBERS TH, FW, RD
ADR - Early Wins 6/01/16

AVERAGE GRADE CALCULATIONS

A 1.01

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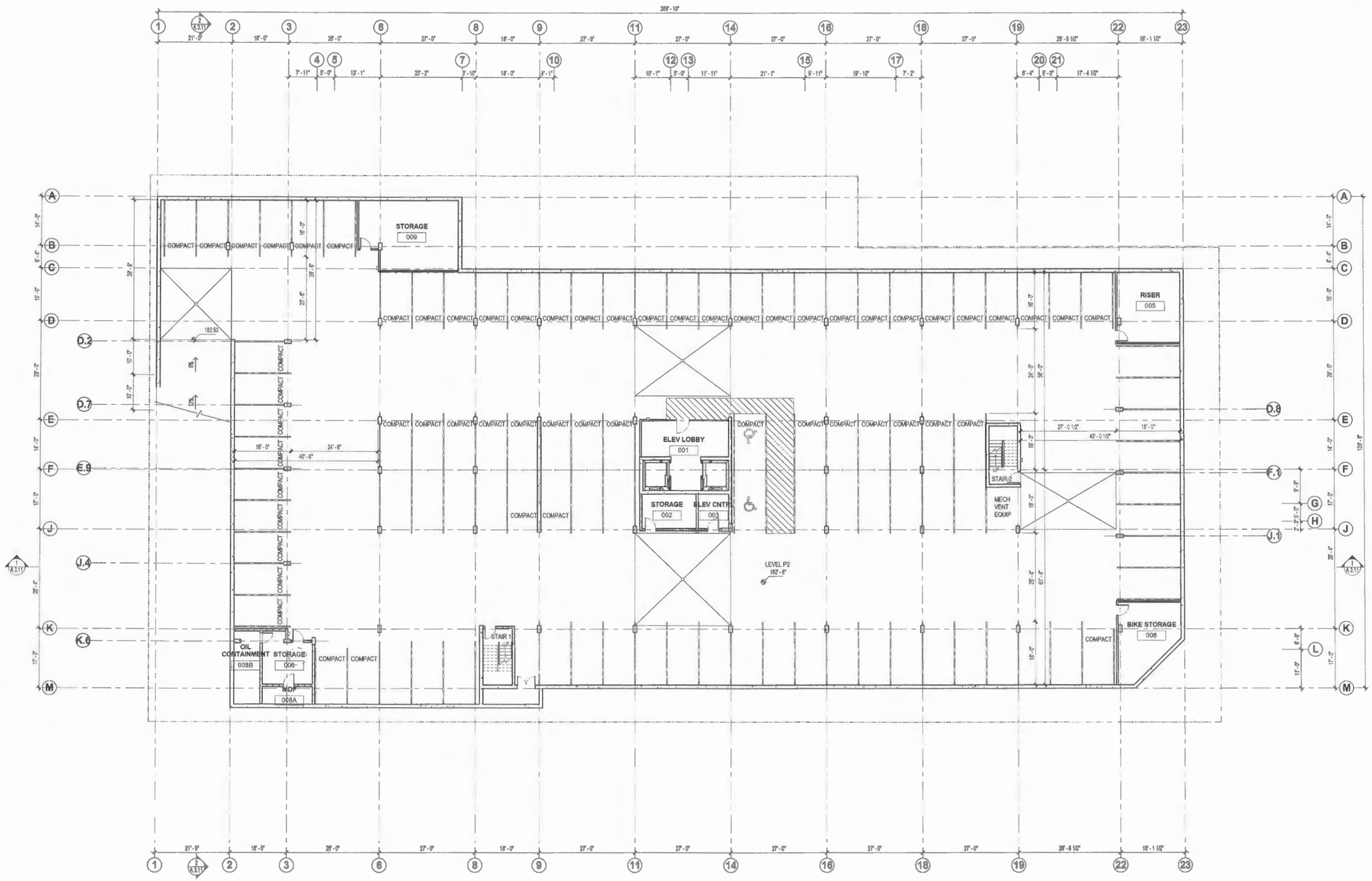
PARKING LEVEL P2	98 STALLS
PARKING LEVEL P1	88 STALLS
TOTAL	187 STALLS
(INCLUDING 4 ACCESSIBLE STALLS AND ONE VANPOOL/CARPOOL)	



1 PARKING LEVEL P2
3/32" = 1'-0"

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NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15136
DLN SEPT PROJECT NO. 15-120258 LD
CALC VF
PROJECT TEAM REVIEWER TH, FW, RD
ADR - Early Wins 6/01/16

PARKING P2

A 2.00

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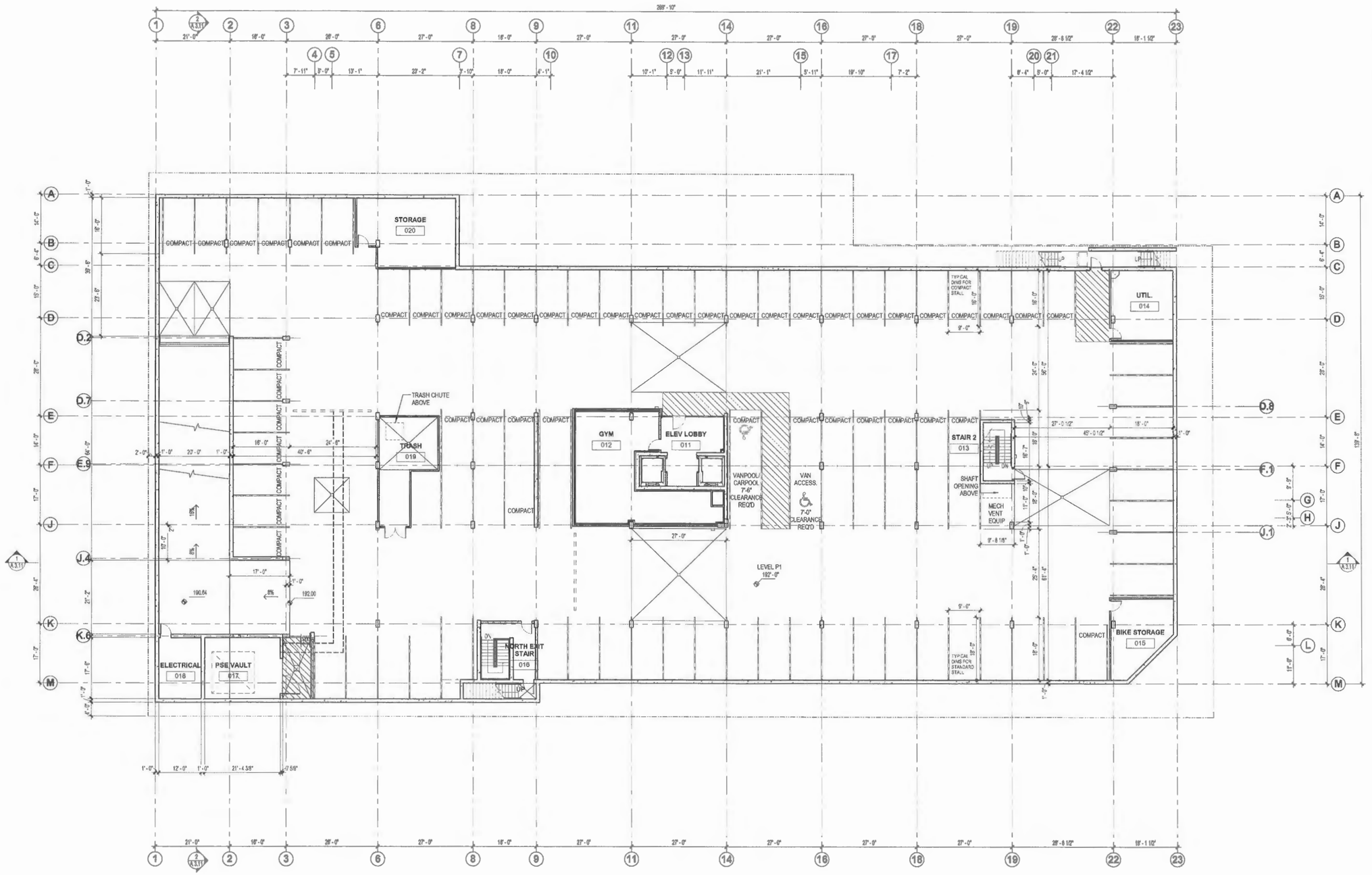
PARKING LEVEL P2	98 STALLS
PARKING LEVEL P1	88 STALLS
TOTAL	187 STALLS
(INCLUDING 4 ACCESSIBLE STALLS AND ONE VANPOOL/CARPOOL)	



1 PARKING LEVEL P1
332' = 1'-0"

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NO.	DATE	PURPOSE
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBMITTED PROJECT NO. 15-120258 LD
PROJECT TEAM ADDITION
VF TH, FW, RD
ADR - Early Wins 6/01/16

PARKING P1

A 2.01

GENERAL PLAN NOTES:

1. SLOPE SLAB 2% MIN TYP. TO DRAIN. CONTRACTOR TO COORD. FLOOR PENETRATIONS AS NEEDED. SEE PLUMBING DWGS FOR DRAINAGE LAYOUTS AND DETAILS.
2. GUARDRAILS TO BE 3'-6" HIGH, TYP. CONTRACTOR TO COORD. STRUCTURAL ATTACHMENTS FOR NECESSARY GUARDRAILS
3. 2 HR FIRE RATING TO BE CONTINUOUS
4. EXPOSED INSULATION MUST HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER IBC 720.3
5. A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE PER IBC 107.8.1 AND 1007.8.2.

1 LEVEL 1 PLAN
3/32" = 1'-0"

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NO	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
FILE NAME / PROJECT NO. 15-120258 LD
CHECK VF
PROJECT TEAM DESIGNER TH, FW, RD
ADR - Early Wins 6/01/16

LEVEL 1 PLAN

A 2.02

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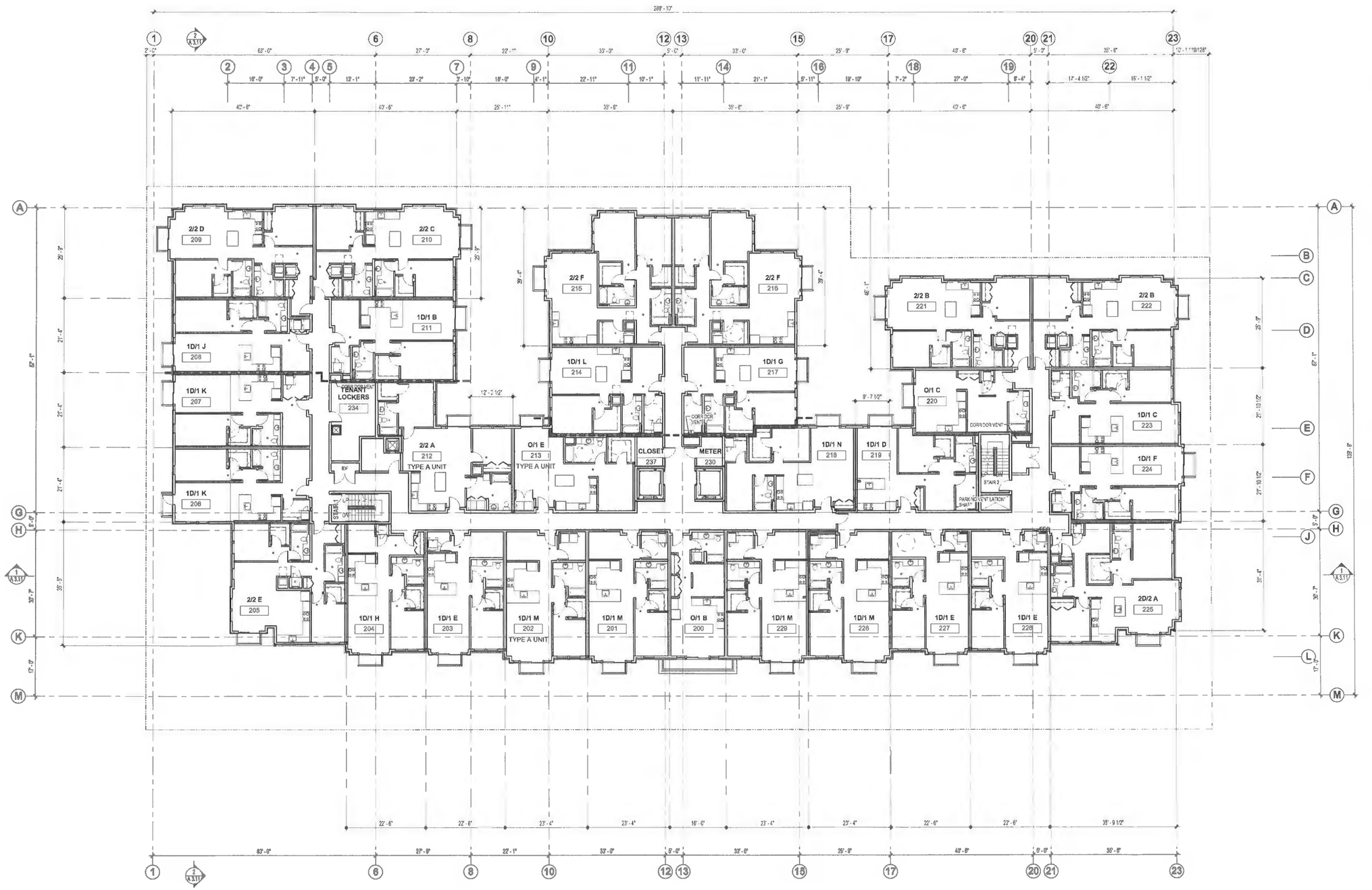

1 LEVEL 2 PLAN
3/32" = 1'-0"

ORIGINAL SHEET SIZE 36" x 42"

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NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

PLAN DEPT PROJECT NO. 15-120258 LD

CODE VF — PROJECT TEAM REVIEWER TH, FW, RD

ADR - Early Wins 6/01/16

LEVEL 2 PLAN

A 2.03

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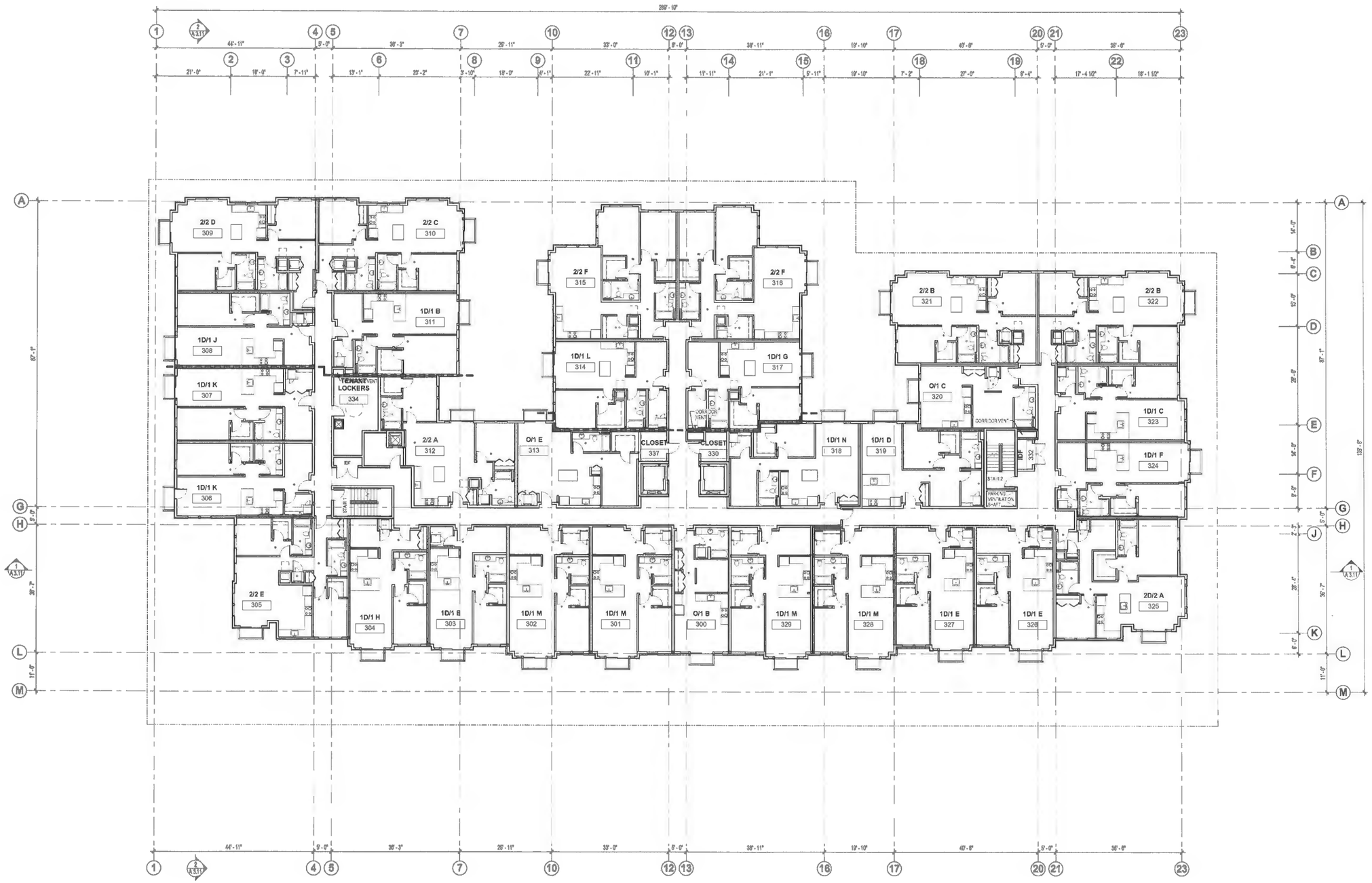

1 LEVEL 3 PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

ORIGINAL SHEET SIZE 30" x 42"

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NO.	DATE	REMARKS
1	12/16/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	8/01/16	ADR - EARLY WINS

PROJECT NO. 16136
ELDR DEPT PROJECT NO. 15-120258 LD
CADD VF
PROJECT TEAM REVIEWED TH, FW, RD
ADR - Early Wins 8/01/16

LEVEL 3 PLAN

A 2.04

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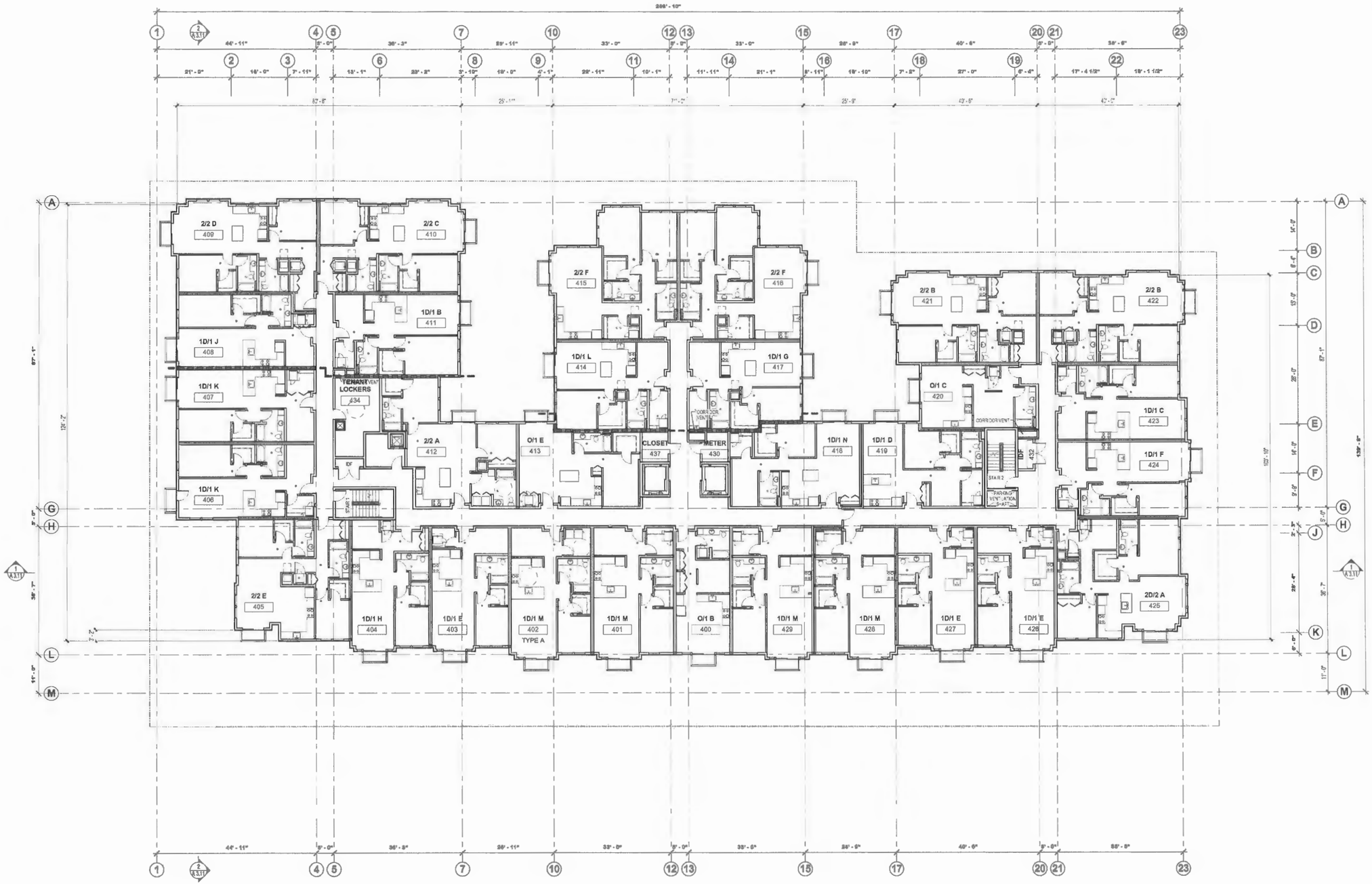

1 LEVEL 4 PLAN
3/32" = 1'-0"

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CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/13/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBJECT TO PROJECT NO. 15-120258 LD
PROJECT VF
PROJECT TEAM ROSTER TH, FW, RD
ADR - Early Wins 6/01/16

LEVEL 4 PLAN

A 2.05

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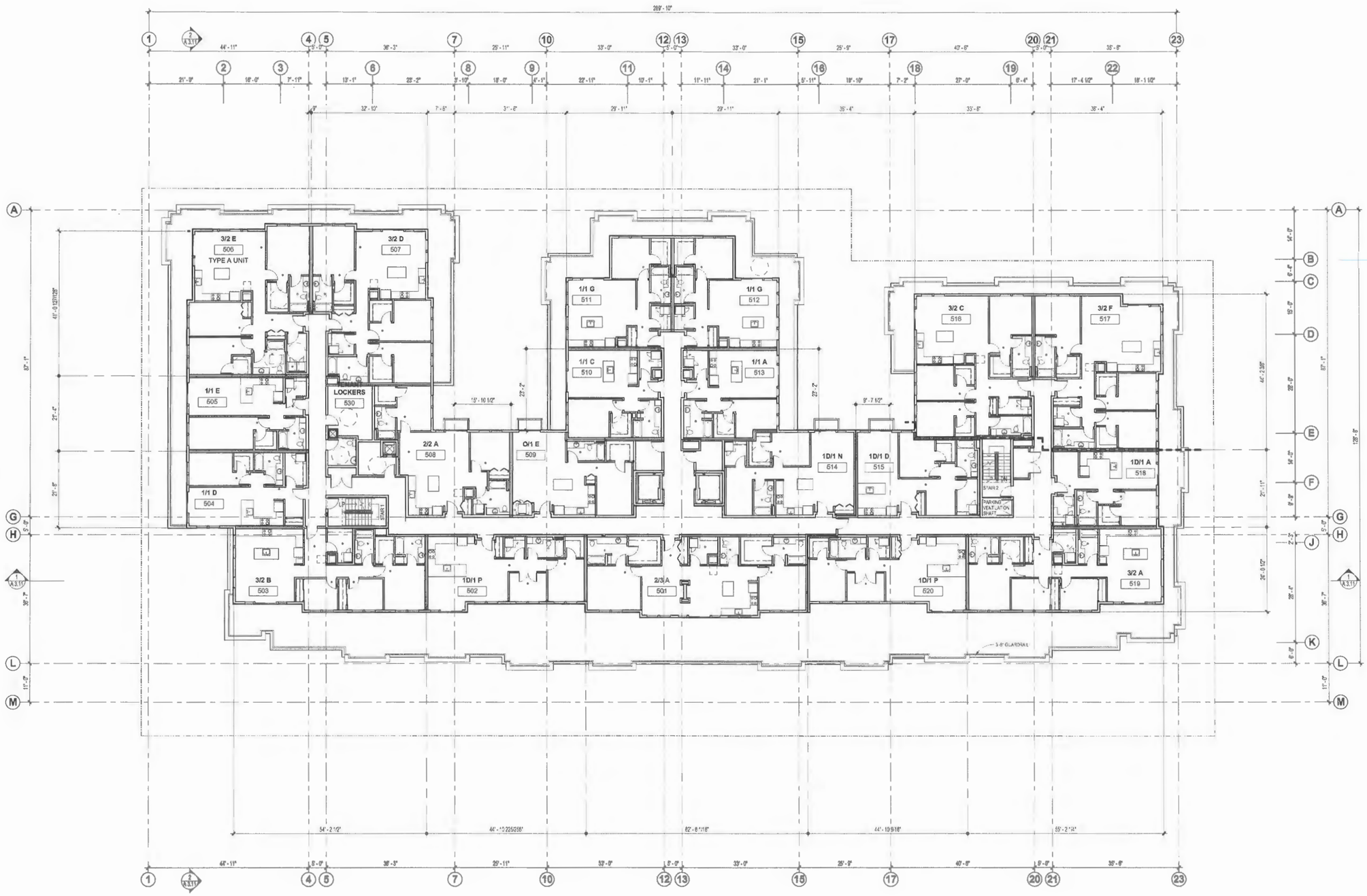

1 LEVEL 5 PLAN
3/32" = 1'-0"

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1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBJECT PROJECT NO. 15-120258 LD
CODE VF
PROJECT TEAM REVIEWER TH, FW, RD
ADR - Early Wins 6/01/16

LEVEL 5 PLAN

A 2.06

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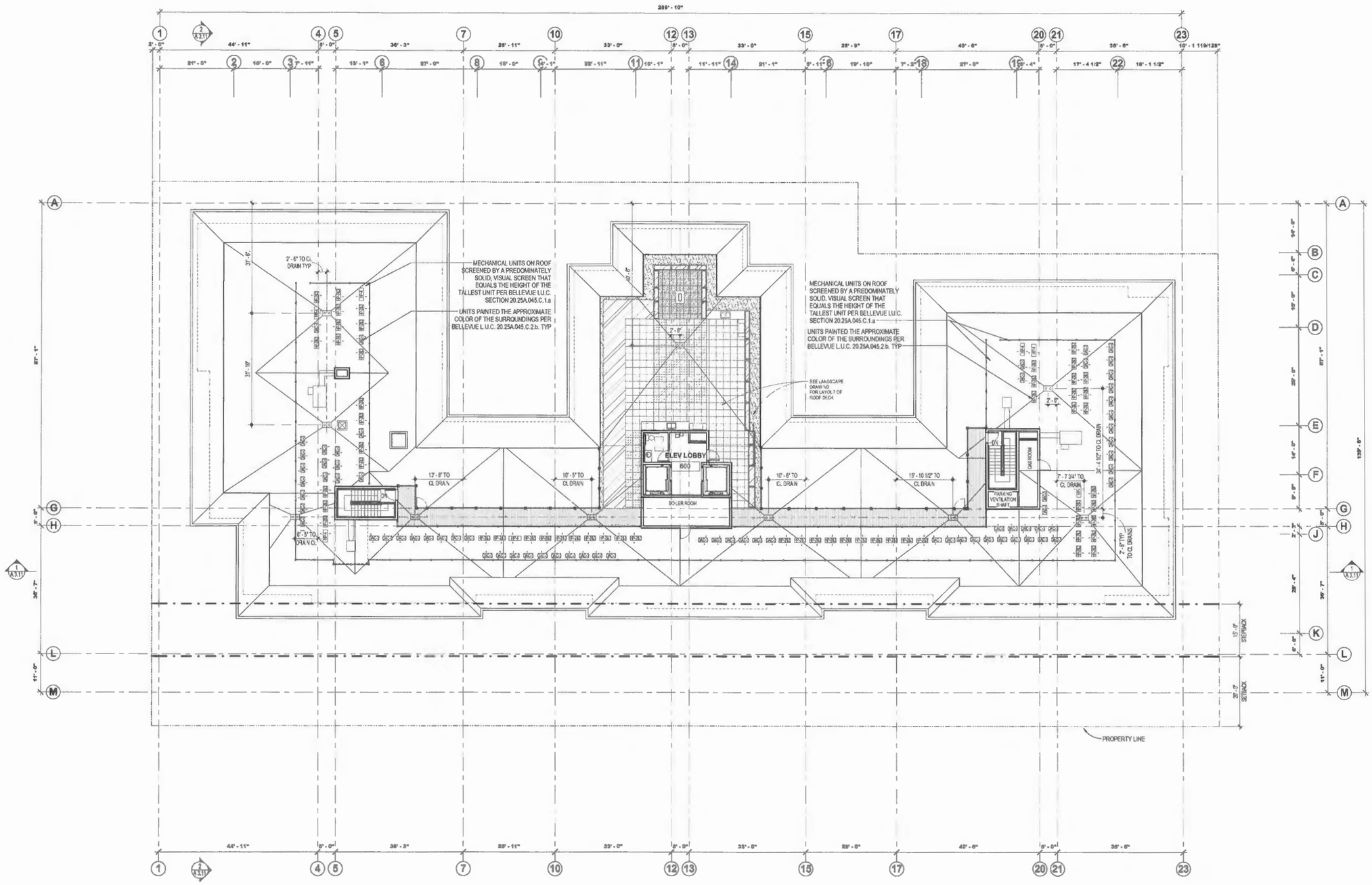

1 ROOF PLAN
3/32" = 1'-0"

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Seattle, WA 98101

REGISTERED ARCHITECT
VINCENT J. FERRESE
STATE OF WASHINGTON

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	6/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBJECT PROJECT NO. 15-120258 LD
CLIENT VF
PROJECT TEAM SURVEYED TH, FW, RD
ADR - Early Wins 6/01/16

ROOF PLAN

A 2.07

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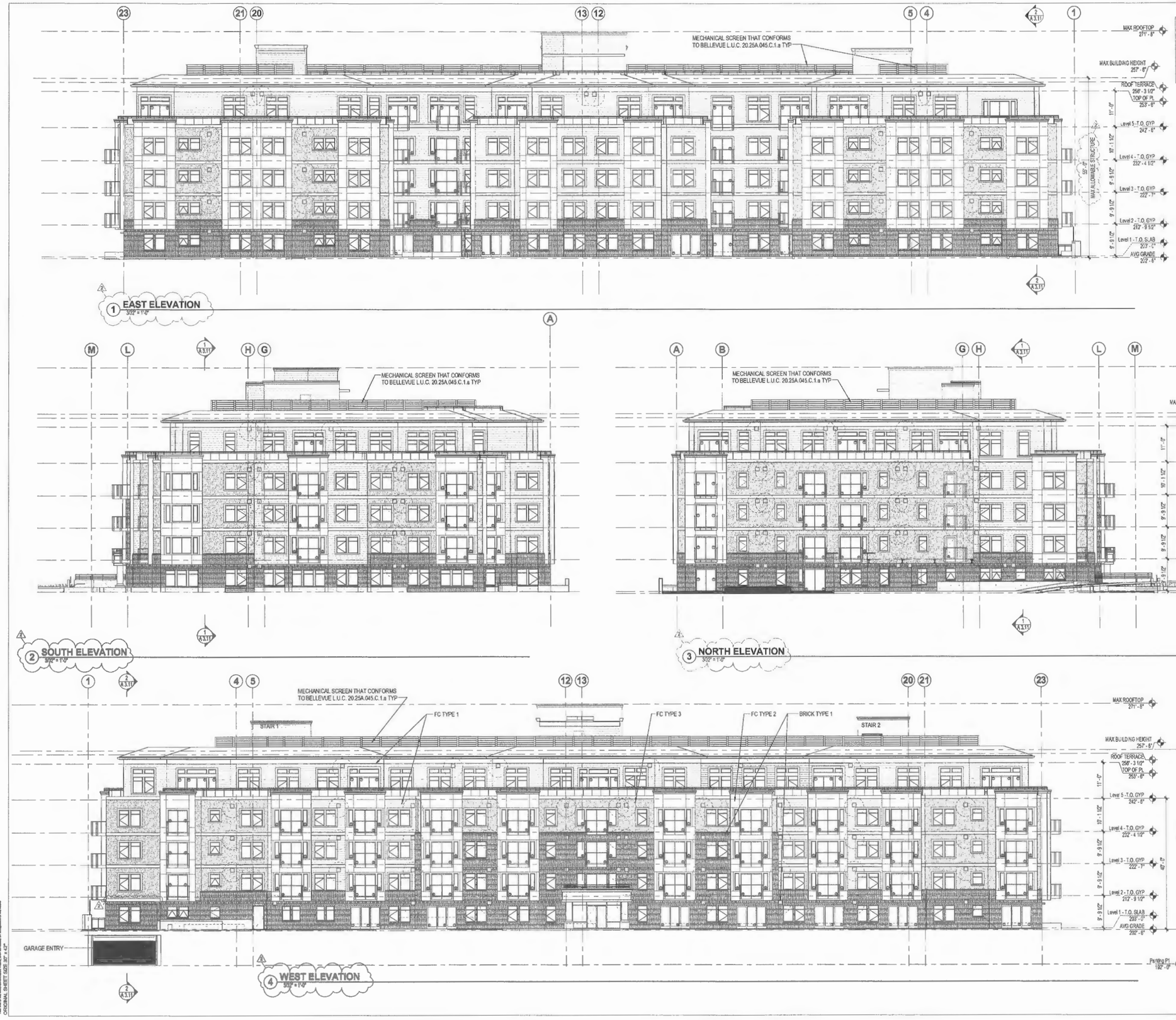

MATERIALS

- BRICK BLEND: 50% SIENNA, 40% BROWN VARITONE, 10% TEXT BROWN
- FC TYPE 1: FC LAP SIDING 5" EXPOSURE
- FC TYPE 2: FC PANEL SIDING
- FC TYPE 3: FC SHAKER STYLE SIDING W/ STRAIGHT EDGE

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Seattle, WA 98101

PROJECT ZEIS

2837

REGISTERED ARCHITECT

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135

ZONE REPT PROJECT NO. 15-120258 LD

CHECK VF

PROJECT TEAM ENGINEER TH, FW, RD

ADR - Early Wins 6/01/16

EXTERIOR ELEVATIONS

A 3.01

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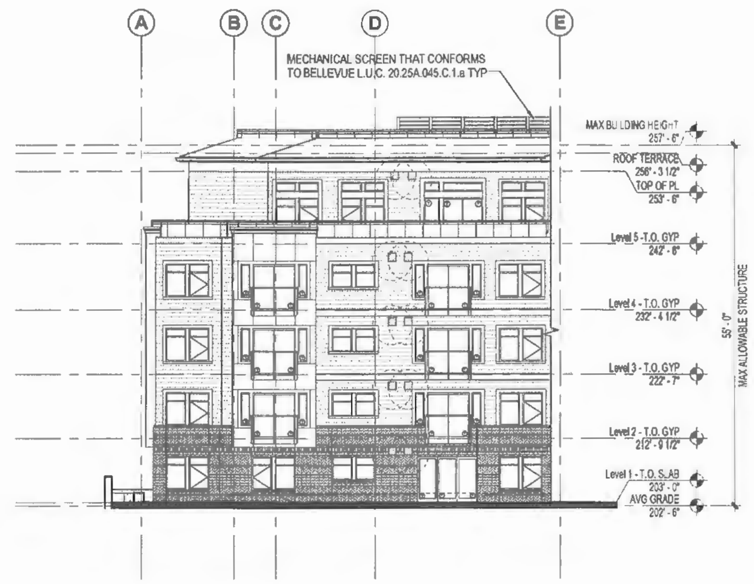
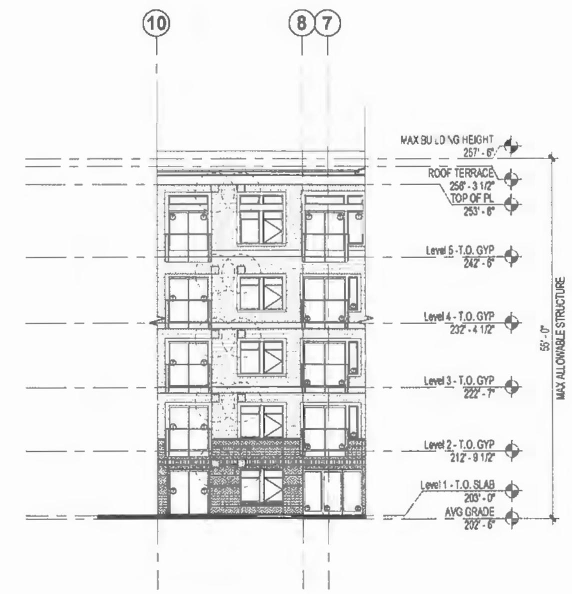
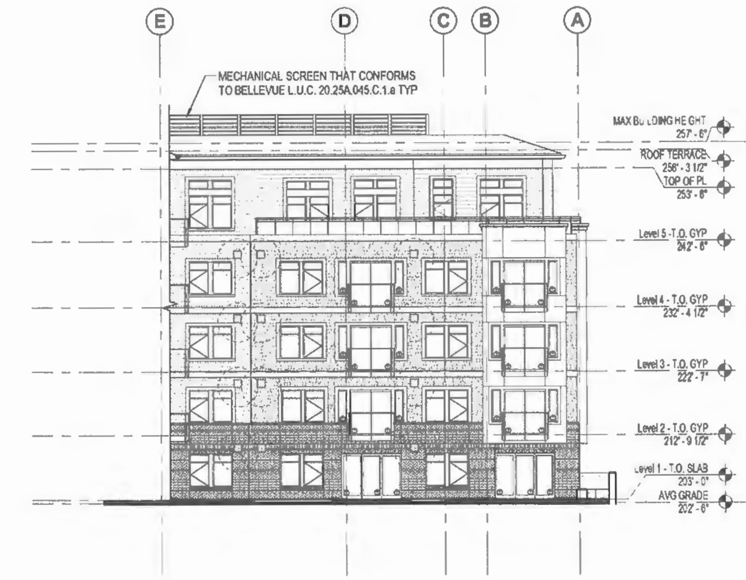
MATERIALS
- BRICK BLEND: 50% SIENNA, 40% BROWN VARITONE, 10% ... BROWN
- FC TYPE 1: FC LAP SIDING 5" EXPOSURE
- FC TYPE 2: FC PANEL SIDING
- FC TYPE 3: FC SHAKER STYLE SIDING W/ STRAIGHT EDGE



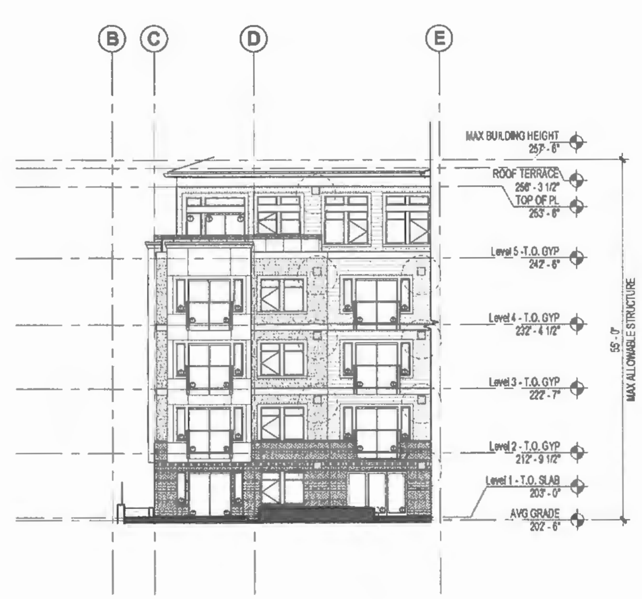
1 N. COURTYARD N. ELEVATION
3/32" = 1'-0"



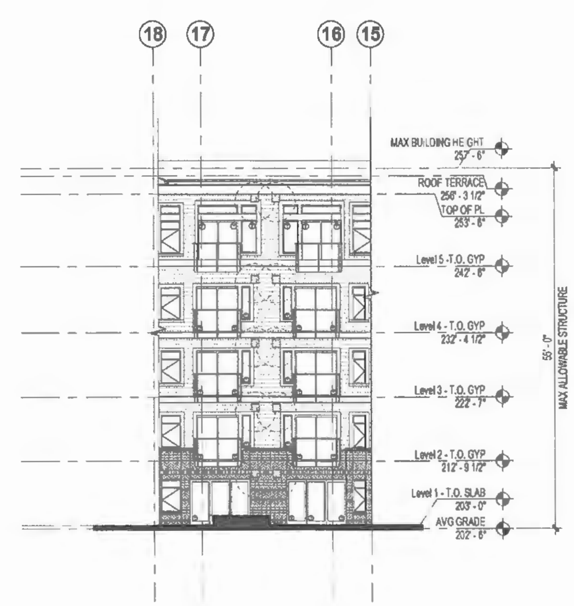
2 N. COURTYARD E. ELEVATION
3/32" = 1'-0"



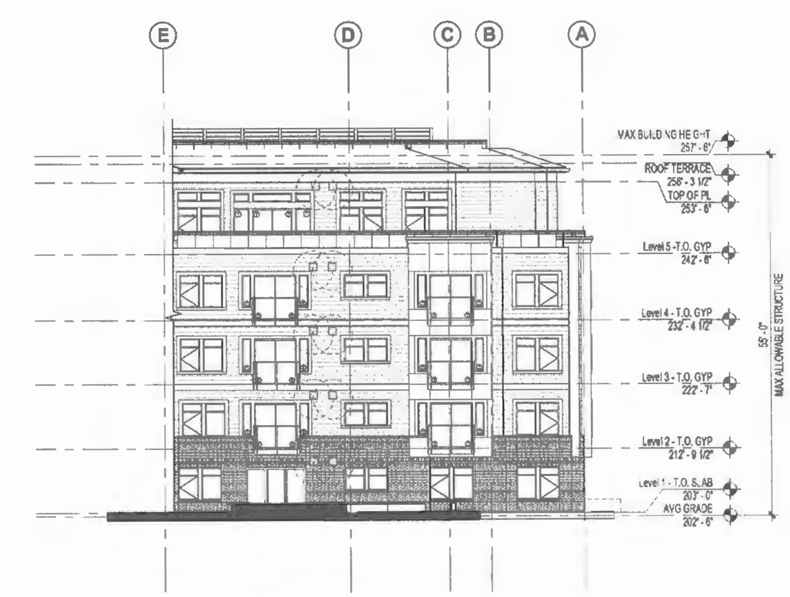
3 N. COURTYARD S. ELEVATION
3/32" = 1'-0"



4 S. COURTYARD N. ELEVATION
3/32" = 1'-0"



5 S. COURTYARD E. ELEVATION
3/32" = 1'-0"



6 S. COURTYARD S. ELEVATION
3/32" = 1'-0"

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

15135
15-120258 LD
VF TH, FW, RD
ADR - Early Wins 6/01/16

EXTERIOR ELEVATIONS

A 3.02

ORIGINAL SHEET SIZE 30" x 42"

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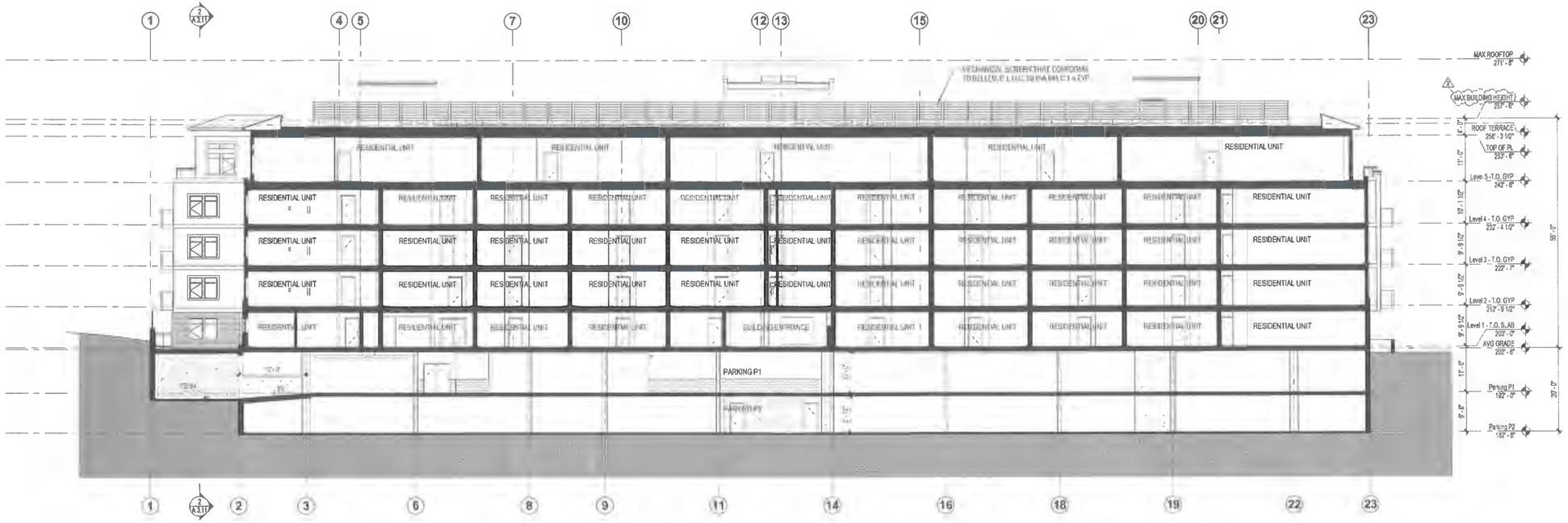
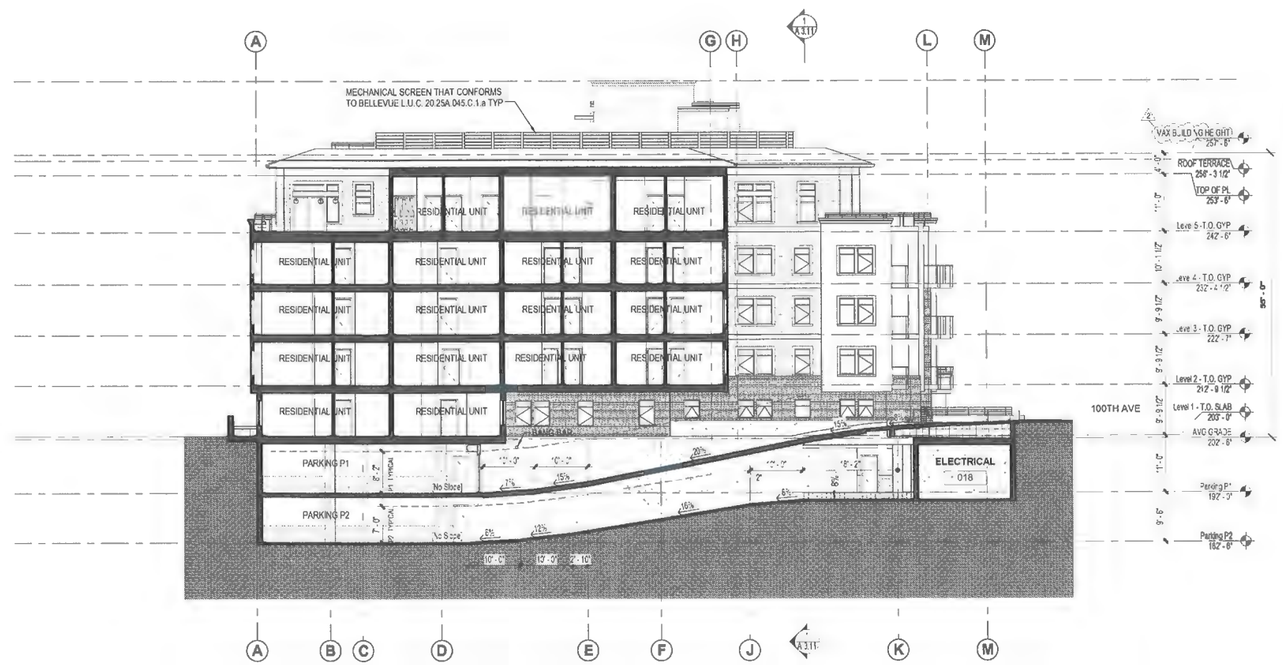


1 SECTION THROUGH WEST UNITS
3/32" = 1'-0"



2 SECTION THROUGH PARKING RAMP
3/32" = 1'-0"

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1000 100TH AVE NE

1000 100TH AVE NE
BELLEVUE, WA
CONTINENTAL PROPERTIES L.L.C.

NO.	DATE	REVISION
1	12/15/15	ADR 1ST RESUBMITTAL
2	5/12/16	ADR 2ND RESUBMITTAL
4	6/01/16	ADR - EARLY WINS

PROJECT NO. 15135
SUBMITTED PROJECT NO. 15-120258 LD
CHECK VF
PROJECT NEW REMARKS TH, FW, RD
ADR - Early Wins 6/01/16

BUILDING SECTIONS

A 3.11

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ATTACHMENT B
(FAR and Amenity Calculations)

CITY OF BELLEVUE LAND USE CODE ANALYSIS, DNTN-R DISTRICT

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL/Perimeter Subdistrict A

PROJECT NAME: 1000 100th Ave NE **District: DNTN-R** **Project Number: 15-120258 LD**

Location: 1000 100TH AVE NE Residentail/Non Residential: Residential Date Prepared: 7/14/2016

Lot Area (SF): 44,837 Project Limits (Net On-Site Land Area) (SF): **44,837**

FAR CALCULATIONS	Basic		Maximum (Y)
Allowable Floor Area Ratio, Residential (FAR)	2.0		3.5
Allowable Floor Area	**89,674**		156,930
Minimum Basic Required Amenity Floor Area (.2 x .5 x Project Limit)		4,484	

AMENITIES (See LUC 20.25A.020.C & 030.C)

BASIC REQUIRED AMENITIES	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value	
Pedestrian Oriented Frontage*	1 lf	100.0	n/a	0	0
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0	0
Landscape Feature	1 sf	4.0	n/a	1,423	5,692
Landscape Feature off Intersection	1 sf	8.0	n/a	62	496
Arcade	1 sf	6.0	n/a	0	0
Arcade Level 2	1 sf	6.0	n/a	0	0
Marquee	1 sf	2.0	n/a	0	0
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	$100	5.0	n/a	$0	0
Water Feature	$100	8.0	n/a	$15,000	1,200
Earned Basic Amenity Points					7,388
ADDITIONAL BONUS AMENITIES					
Exterior Plaza*	1 sf	4.0	20,000	0	0
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	0	0
Active Recreation Area	1 sf	1.0	n/a	0	0
Residential Uses	1 sf	2.0	n/a	0	0
Underground Parking	1 sf	3.0	n/a	64,625	193,875
Above Grade Parking, Residential	1 sf	3.0	n/a	0	0
Child Care Services***	1 sf	8.0	n/a	0	0
Public Restrooms	1 sf	4.0	n/a	0	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0	0
Park Property Donation	1 sf	5.0	n/a	0	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS					193,875
TOTAL EARNED AMENITY POINTS					201,263

PROJECT PROGRAM		
Proposed Building Gross Floor Area	**205,515**	
Floor Area Exempt from FAR	69,002	
Gross Floor Area for FAR Calculation	**136,513**	
Maximum Allowable Building Floor Area		156,930

ANALYSIS OF AMENITY BONUS POINTS	
Earned Basic Amenity Points	7,388
Required Basic Amenity Points	4,484
Surplus Basic Amenity Points	2,904
Earned Additional Amenity Points	193,875
Total Bonus Points Provided (Surplus Basic + Earned Additonal)	196,779
Bonus Points Required (GFA - Basic Allowable Floor Area)	46,839
Total Surplus Amenity Bonus Points	149,940

Transferable Bonus Points Available	
Additional Bonus Amenities Available for Transfer	149,940
Total Amenity Bonus Points for Transfer	149,940

FAR for Project 3.04

* Located on the ground level

** Located at the upper level outside the City Center District

*** Bonus floor area may be excluded from calculation of maximum floor area ratio.

ATTACHMENT C
(Certificate of Concurrency)

CERTIFICATE OF CONCURRENCY

Vuecrest Apartments

This certificate documents the Transportation Department Director's decision that the development project at 1000 100th Avenue NE (File No. 15-120258 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 41 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

7-21-16

Date

Certificate No. 106