DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Carrol Building Daycare/School Facility

LOCATION OF PROPOSAL: 2227 112th Avenue NE

DESCRIPTION OF PROPOSAL: Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

FILE NUMBERS: 15-130116 LA **PLANNER:** Toni Pratt, Senior Planner

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 the Development Services Department. 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 **7/21/2016**

☐ 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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 M Helland
Environmental Coordinator

7/7/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Carroll Building Daycare/School Facility**
Proposal Address:	2227 112th Avenue NE
Proposal Description:	Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.
File Number:	**15-130116 LA**
Applicant:	Broderick Architects
Decisions Included:	Administrative Conditional Use, Process II
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V. Helland Carol V. Helland, Land Use Director

Application Date:	December 22, 2015
Public Notice (500 feet):	February 11, 2016
Public Meetings:	N/A
Minimum Comment Period:	February 25, 2016
Bulletin Publication Date:	**July 7, 2016,**
Appeal Deadline:	**July 21, 2016**

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. Request and Project Description

Application for Administrative Conditional Use Permit approval to convert an existing office building to an elementary school and daycare. The daycare is proposed as the first phase and will be located on the first floor. The elementary school is proposed as the second phase and will be located on the second floor. An associated tenant improvement permit will follow to modify the interior of the existing building. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

The applicant proposes to have 90 children within the daycare and 80 students maximum for the future elementary school. No growth will be permitted beyond this level because of the required number of parking stalls unless shared parking agreements are obtained. See further discussion regarding this in Section IV.C—parking. Modest exterior changes are proposed with this application such as window replacement, rebuild of a portion of the roof and new wood siding.

The interior of this structure will be converted from office to daycare via a tenant improvement permit (16-129515 BY) which is currently under review. The tenant improvement proposes to add non-load bearing interior partitions, restrooms, and new casework. Completion of construction is scheduled by September 2016 prior to opening of the facility. The applicant proposes minimal changes to existing site conditions to accommodate the daycare and future school. At the west corner of the building, the applicant plans to remove two parking stalls to install a children's play area. A sidewalk will be added to access this area.

See Attachment A for plans and drawings.

II. Site Context and Description

This site is located south of NE 24th Street and west of 112th Avenue NE. It is located just east of the City of Bellevue's Hidden Valley Sports Park. This site was previously utilized as an office use so this application is considered a change of use from the previous use. The existing building was constructed in 1981 and met the applicable codes in effect at that time. The site is surrounded by other office uses at all of its property boundaries. Site topography contains gentle topography which allows the building to have two separate entries at a lower and upper level at the west and east elevations.

III Proposed Site and Building Design

View West to Existing Structure

Entry to the building occurs at two locations: on the west and east elevations of the structure. The north entry will be enlarged by 90 square feet. This entry leads to the lower floor for the daycare. The east entry will be used for the future elementary school. The existing structure is surrounded by vegetation and beyond that parking lots at its property boundaries. The current site has 47 parking stalls. There is an existing trash/recycling enclosure north of this structure. It will remain in its existing location.

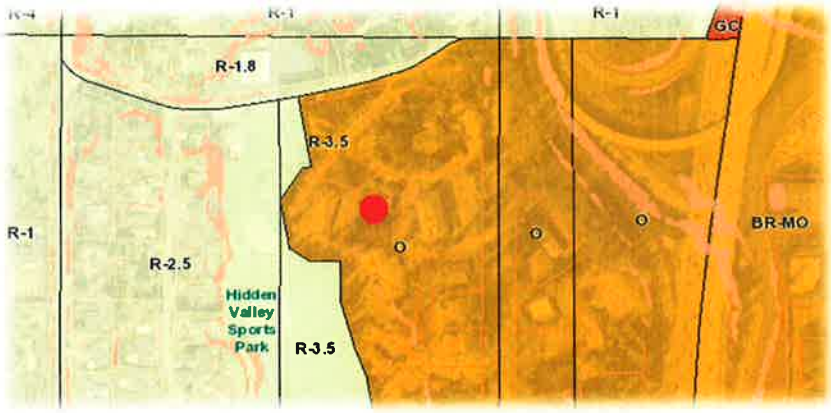
View West—Davcare Entrv

At the southwest corner of the structure, three parking stalls exist. With this application, the applicant will remove the three stalls along with a portion of the top layer of asphalt and place a porous play surface down to protect children's play activities in this area. A sidewalk leading to this area will be added as well. Forty-four parking (44) parking stalls will be maintained within the existing parking lot. No changes will occur to site landscaping other than required maintenance to clean out the vegetative beds.

The building exterior will remain in its current form. The color will be amended to an olive green for the horizontal siding with dark green window trim, eave and rake trim, cornice and Hardi panel accents. The roof is proposed as a dark green while the windows and entry doors are a dark anodized bronze color. Brick frames the entrance and there is a brick wainscot wrapping the lower floor below the line of the window sills.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within the Office zoning district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) permits primary and secondary educational facilities subject to prior Administrative Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval. The site is located within a transition district. Modest changes are being made to the exterior of the structure, so the submitted Administrative Conditional Use application will document these changes. No Land Use Exemption is required for these changes.

B. Schools

LUC Chapter 20.20.740 provides development standards for schools in commercial districts. The proposal meets the dimensional standards for schools in regards to building setbacks, lot coverage, landscaping, and site and building design guidelines.

C. Parking Standards and Site Circulation

LUC 20.20.590 does not define the number parking stalls required for an educational or daycare facility. As such, this proposal will be classified as an unspecified use per 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Trip Generation and Parking Study dated December 22, 2016, by Transportation Engineering Northwest (TENW).

TENW noted that there are 47 parking stalls on this site but three will be removed for the planned outdoor play area for a total of 44 parking stalls remaining. As noted earlier, three will be removed for the proposed play area at the southwest portion of the lot. TENW calculated that the daycare use will generate a parking demand of 3.16 vehicles per 1,000 gross square feet. The daycare space is 6,122 square feet in size. Therefore, 19 parking stalls are required for the daycare. The future school use will generate a parking demand of .17 vehicles per student. A proposed student count of 80 students will require a total of 14 parking stalls for 6,122 square feet of space on the second floor. The existing parking lot will support this proposal with a remaining balance of eleven stalls. If the anticipated use of the school or daycare changes to require more parking beyond existing site conditions, additional parking may be required via a shared parking agreement. A copy of such document shall be reviewed and approved by City staff prior to signing and filing with the King County Recorder's Office. See Section XI for related condition. A full conditional use will also be required if the elementary population increases beyond 20 percent. See Section XI for related condition.

In regards to special events which may be held throughout the year, i.e., Mother's Day events, back to school night, etc., the applicant states that in her email dated April 27, 2016, that they will not hold school wide events due to parking constraints. They will stagger the events per classroom

so that the existing parking will be sufficient. For school wide events such as plays or musicals, the applicant will rent outside space. Lastly, special events for the daycare and school uses will not be held together. See Section XI for related condition of approval.

V. Public Comment

The Land Use Code (LUC) makes public meetings optional for school facilities located within commercial districts. To date, staff has receive one letter of public comment on this proposal by an adjacent owner who had questions regarding required parking. The applicant's representative responded to this inquiry dated April 21, 2016. It has been noted to the file.

VI. City Department Analysis

1. Transportation Department

Site Access
Access to the proposed project will be provided via four existing driveways that serve a grouping of parcels, which function as an office park. There is one access onto NE 24th Street and three onto 112th Avenue NE. The parcel with the proposed change of use is located over 200-feet from each of the four access locations. This provides sufficient area for cars to queue and stack within the site while parents drop off and pick up their children. On street loading will not be allowed. See Section XI for related condition. During a site visit the landscaping had been trimmed and sight distance was satisfactory. The access design, including vegetation, shall be trimmed as needed within the sight triangle to meet the sight distance requirements of BCC 14.60.240. See Section XI for related condition.

Street Frontage Improvements
There are existing 6-foot wide sidewalks along NE 24th Street and along 112th Avenue NE. This development will not require street frontage improvement requirements.

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 for related condition.

2. Utilities Department

The Utilities Department has reviewed and approved this permit. Any additional Utility review will take place under associated ancillary permits for this proposal.

3. Fire Department

The Fire Department has reviewed and approved this permit. Technical review will occur under associated ancillary permits for this proposal.

VII. State Environmental Policy Act (SEPA)

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 *2013-2024 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated July 2013. 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. The Carrol Building Daycare lies within MMA #1, which has a 2027 total growth projection of 402,086 square feet. This development proposes 6,122 square feet of daycare use and 4,270 square feet for an 80-student elementary school. 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 for the future school, 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 or tenant improvement permit issuance. A traffic impact fee will be assessed for the 80-student elementary school with a credit for the existing 4,270 square feet of office use. See Section XII for related condition. However, as described in BCC 22.16.70.B.1, *Child Care Services* are exempt from the requirement to pay a transportation impact fee.

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.

The daycare will be located on the first floor which is 6,122 square feet in size while the future elementary school will be located on the second floor in 4,370 square feet. The concurrency model has been run to include both the daycare and the 80-student elementary school.

The Carrol Building Daycare and 80-student elementary school will generate approximately 72 net

new p.m. peak hour 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 received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances will 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.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). 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. See Attachment B for the Concurrency Certificate.

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 hours, access, and internal circulation. The Carrol Building Daycare and 80-student elementary school will generate approximately 72 net new p.m. peak hour trips. The proposed project is located in an office park made up of many different parcels, with each parcel having one office building located on it. The parcel for the proposed project is set back from the roadway, separated from the public street by at least one property along NE 24th Street and 112th Avenue NE. There are currently four existing driveways that serve office park. Three driveways are located on 112th Avenue NE and one is located on NE 24th Street. Due to the building being set back from the public road there is sufficient driveway length for cars entering and leaving the site to queue and stack. During a site visit it was observed that each of the four entrances had well maintained landscaping that did not interfere with sight distance. The access design, including vegetation, shall be trimmed as needed within the sight triangle to meet the sight distance requirements of BCC 14.60.240. See Section XI for related condition. No operational impacts to the public road are anticipated for the change of use from office to day care and from office to an 80-student elementary school; mitigation is not needed at this time. The results of the short-term traffic analysis are published in the Proposed Carrol Building Daycare Traffic Impact Study, 12/22/15, by TENW. The study is included in the Transportation Department file for this development.

Earth

Existing topography ascends from the north to the south portion of the site. There are no critical areas or environmental issues associated with this site. Site vegetation consists of several mature evergreen trees that are scattered throughout at the southwest and north portions of the site. Landscape buffers exist adjacent to the building to soften the buildings exteriors.

Noise

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. Exceptions to the construction related noise hours limitation

contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. However, 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 to residential uses in the immediate vicinity of the project, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of construction, **the applicant must apply for a separate noise permit for review and approval by staff**. See Section X for related condition.

VIII. Applicable Decision Criteria

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if complies with the decision criteria of Land Use Code Section 20.30E.140. After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

1. **The Administrative Conditional Use is consistent with the Comprehensive Plan.**

   This proposal is located within the North Bellevue Subarea. The Comprehensive Plan designation for this site is Office, which is consistent with the zoning classification of Office. This proposal is consistent with the Comprehensive Plan's goals and policies.

   The following are applicable Comprehensive Plan policies for the North Bellevue subarea:

   Policy S-NB-3: *Scale down multifamily and office development as it approaches single-family areas so as to create an appropriate transition.*
   Policy S-NB-26: *Evaluate significant development proposals for the effect of their traffic on established residential areas.*

   Findings: The existing structure will remain in its current form with exception of modest exterior changes for the following:

   - Enlarged west entry lobby to the daycare
   - Updated windows
   - Updated roof and siding for the proposed facility
   - Internal tenant improvement updates to convert the use from office to daycare and school

   The proposed modifications will complement the existing office buildings which surround this site. Single family uses are located north of this commercial complex but are separated by NE 24th Street. However, if any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building. See Section XI for related condition.

   Policy S-NB-27: *Provide for internal circulation of vehicular traffic so as to minimize traffic impact of new development on surrounding residential areas.*

Findings: The applicant proposes to separate the daycare and school uses. The daycare will be located on the lower level which faces northwest on the site. Alternatively, the future school will be accessed at the upper level which faces east on the site. Daycare activities start earlier than traditional school times. This will help spread out the drop off/pick up activities on this site. See Section IV.C for parking discussion.

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

   The building exterior will remain in its current form. The color will be amended to an olive green for the horizontal siding with dark green window trim, eave and rake trim, cornice and Hardi panel accents. The roof is proposed as a dark green while the windows and entry doors are a dark anodized bronze color. Brick frames the entrance and there is a brick wainscot wrapping the lower floor below the line of the window sills. No changes will be made to existing landscaping outside the necessity to clean up the vegetative beds.

3. **The Administrative Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.**

   The site will be served by adequate public facilities including fire protection and utilities. The Transportation Department determined that the project will be served by adequate streets, provided that the conditions noted in Sections X, XI and XII are met. See Section VII for related analysis.

4. **The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

   As conditioned, the conversion of this existing building from an office to daycare and future elementary school will not be materially detrimental to adjacent uses in the vicinity of this site. Staff has reviewed transportation and parking impacts and finds conclusions reached by TENW acceptable. See Section X, XI, and XIII for related conditions.

5. **The Administrative Conditional Use complies with the applicable requirements of this Code.**

   New school facilities are permitted to be located within commercial districts via an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections X, XI, and XII for related conditions.

IX. Decision of the Director

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

Vested Status of Administrative Conditional Use Approval: The vested status of the Administrative Amendment approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically

extended for the life of the project. Additionally, an ACU is subject to revocation. The Director may approve or approve with modifications an application for an ACU. It may be revoked at any time if the use of the facility is changed from the approved application. See Section XII for related permit.

X. Conditions of Approval Prior to Issuance of the Tenant Improvement 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.

   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 (425) 452-4294

2. **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. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. However, 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 to residential uses in the immediate vicinity of the project, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of construction, **the applicant must apply for a separate noise permit for review and approval by staff**.

   Authority: BCC 9.18.040
   Reviewer: Antoinette Pratt (425) 452-5374

XI. Conditions of Approval Prior to Certificate of Temporary Occupancy and Certificate of Occupancy:

1. **Provisions for Loading:** On-street loading and unloading will not be permitted; all vehicles dropping off and picking up shall do so within the site.

   Authority: LUC 20.20.590.K.4; BCC 14.60.180
   Reviewer: Ryan Miller, Transportation Department, (425) 452-7915

2. **Student Limitation/Future Parking Agreement:** If the anticipated use of the school or daycare changes to require more parking beyond existing site conditions, additional parking shall be required via a shared parking agreement. A copy of such document shall be reviewed and approved by City staff prior to signing and filing with the King County Recorder's Office.

   Authority: TR-38, LUC 20.20.590.I
   Reviewer: Antoinette Pratt, (425) 452-5374

3. **Special Events:** Special events may be held from time to time throughout the year such as Mother's Day, back to school night, etc. The applicant shall not hold school wide events at the same time due to parking constraints. Staggering of classrooms for these events shall be required so that the existing parking will be sufficient. For school wide events such as plays or musicals, the applicant shall rent outside space to hold said events.

   Authority: LUC 20.20.590.I
   Reviewer: Antoinette Pratt, (425) 452-5374

4. **Sight Distance:** If necessary, to meet the sight distance requirements of BCC 14.60.240 and standard drawings TE 1-3, existing vegetation near the access points onto the public roadway shall be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level.

   Authority: Bellevue City Code 14.60.240
   Reviewer: Ryan Miller, Transportation Department, 425-452-5225

5. **Revocation of Administrative Conditional Use permit:** Approval of an Administrative Conditional Use permit may at any time be revoked if the use of on-site facilities, traffic pattern/parking or transportation methods are changed from the submitted application.

   Authority: LUC 20.30E.175.B
   Reviewer: Antoinette Pratt, (425) 452-5374

7. **Signs:** If any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

   Authority: BCC 22B.10.040.B.1,2
   Reviewer: Antoinette Pratt, (425) 452-5374

XII. Conditions of Approval Prior to Issuance of Future Tenant Improvement or Building Permits for School:

1. **Transportation Impact Fee:** Payment of a traffic impact fee is not required for the daycare facility because child care services are exempt as described in BCC 22.16.70.B.1. The 80-Student Elementary School will be required to pay a traffic impact fee at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the future tenant improvement permit. A credit will be provided for the existing 4,270 square feet of office floor area that is to be converted into the elementary school.

   Authority: BCC 22.16
   Reviewer: Ryan Miller, Transportation Department, 425-452-7915

2. **Increase in Student Population/Future Land Use Review:** If student population increases beyond 20 percent (100 students) of the approved number the applicant shall be required to apply for a Conditional Use permit along with a traffic analysis to determine adequacy of public facilities.

   Authority: LUC 20.20.440, subnote 25.(b),i-iii
   Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

Attachment A: Plans and Drawings
Attachment B: Certificate of Concurrency

ATTACHMENT A
(Plans and Drawings)

GENERAL NOTES

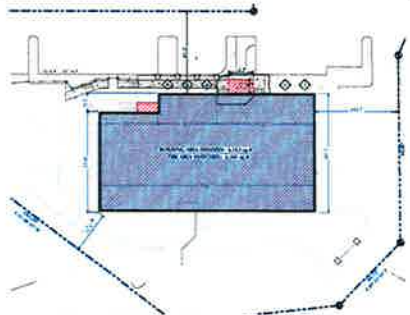
1. ALL GENERAL NOTES GIVEN HEREIN APPLY TO ALL ALLIED TRADES FOR THE PROJECT AMENDED ELSEWHERE TO INCLUDE ISOLATED CONDITIONS
2. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, CONDITIONS, AND DIMENSIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK
5. CONTRACTOR AND SUBCONTRACTORS SHALL OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR OWN
6. PROTECTION:
   - A. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE HAVING JURISDICTION AND ALL LOCAL STATE AND FEDERAL LAWS.
   - B. PROVIDE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
   - C. PROVIDE AND MAINTAIN GUARD LIGHTS AND BARRICADES AT ALL AREAS OF WORK ADJACENT TO PUBLIC WAYS OR PUBLIC SPACES.
   - D. AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM DAMAGE.
   - E. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR TO ANY PUBLIC UTILITIES
7. CONTRACTOR AGREES THAT HE WILL HOLD THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS AND/OR SUBCONTRACTOR'S MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THE CONTRACT AND IN CASE ANY ACTION IS BROUGHT BEFORE THEREOF AGAINST THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, AND UPON HIS FAILURE TO DO SO ON PROPER NOTICE, OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COSTS THEREOF TO CONTRACTOR
8. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID. OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL
9. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
10. ALL WOOD WALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING. LIGHT GA STEEL WALLS ARE DIMENSIONED TO CL OF FRAMING
11. SOME CONNECTIONS INDICATED ON THE DRAWINGS ARE SCHEMATIC. SECURE ALL COMPONENTS RIGIDLY TO STRUCTURE AND EACH OTHER. USE FASTENERS DESIGNED FOR EACH INSERVICE CONNECTION
12. OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS INCLUDE ADDITIONAL DETAIL DIRECTLY FROM ARCHITECT
13. WASTE MATERIAL AND RUBBISH FROM DEMOLITION AND ALTERATION OPERATIONS SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPEN FIRES WILL NOT BE PERMITTED FOR DISPOSAL OF WASTE. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED NOT TO BE REUSED. THIS AREA SHALL BE SAFE AND UN OBSTRUCTING THE BUILDING FUNCTION AND THE OWNER'S DAILY BUSINESS OPERATIONS
14. EXISTING UTILITY LINES INDICATED OR NOTED ON THE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE PROBABLY INCOMPLETE AND ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THE AREA

ABBREVIATIONS

@	AT	FF	FINISH FLOOR	PL	PANEL
&	AND	FOC	FACE OF CONCRETE	PROP	PROPERTY
°	DEGREE	FOF	FACE OF FINISH	PT	PRESSURE TREATED
Ø	DIAMETER	FOS	FACE OF STUD	PTD	PAINTED
#	POUNDS	FTG	FOOTING		
		FT	FOOT OR FEET	R	RISER OR RADIUS
AB	ANCHOR BOLT	FURN	FURNITURE	RA	RETURN AIR
ABV	ABOVE			RAD	RADIUS
ACT	ACOUSTICAL TILE	GA	GAUGE OR GAGE	RCP	REFLECTED CEILING PLAN
A/E	ARCHITECT / ENGINEER	GALV	GALVANIZED		
AFF	ABOVE FINISH FLOOR	GL	GLASS	REINF	REINFORCING
ALUM	ALUMINUM	GLB	GLUE LAMINATED BEAM	REQD	REQUIRED
ALT	ALTERNATE	GLZ	GLAZING	RM	ROOM
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	GYP	GYPSUM	RO	ROUGH OPENING
ARCH	ARCHITECT OR ARCHITECTURAL	GWB	GYPSUM WALL BOARD	S	SOUTH
BD	BOARD	HB	HOSE BIB	SA	SUPPLY AIR
BLK'G	BLOCKING	HC	HOLLOW CORE	SC	SOLID CORE
BLDG	BUILDING	HDWD	HARDWOOD	SCHED	SCHEDULE
BM	BEAM	HDR	HEADER	SD	STORM DRAIN
BTU	BRITISH THERMAL UNIT	HDW	HARDWARE	SECT	SECTION
BUR	BUILT UP ROOF	HF	HEM-FIR	SF	SQUARE FEET
		HGT	HEIGHT	SIM	SIMILAR
CB	CATCH BASIN	HM	HOLLOW METAL	SPEC	SPECIFIED OR SPECIFICATION
CJ	CONSTRUCTION JOINT	HR	HOUR	SST	STAINLESS STEEL
CL	CENTER LINE	HW	HOT WATER	STC	SOUND TRANSMISSION COEFFICIENT
CLG	CEILING	IBC	INTERNATIONAL BUILDING CODE	STD	STANDARD
CLR	CLEAR	ID	INSIDE DIAMETER	STL	STEEL
CMU	CONCRETE MASONRY UNIT	IFC	INTERNATIONAL FIRE CODE	STOR	STORAGE
CO	CLEAN OUT	IN	INCHES	STRUCT	STRUCTURAL
COL	COLUMN	INSUL	INSULATION	SUSP	SUSPENDED
CONF	CONFERENCE	INT	INTERIOR	SYS	SYSTEM
CONC	CONCRETE	IPC	INTERNATIONAL PLUMBING CODE	T	TREAD OR TEMPERED
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	T&G	TOUNGUE AND GROOVE
COORD	COORDINATE			TB	TOWEL BAR
CPT	CARPET	LAM	LAMINATE	TOW	TOP OF WALL
CT	CERAMIC TILE	LAV	LAVATORY	TEMP	TEMPERED
CW	COLD WATER	LB	POUNDS	THK	THICK OR THICKNESS
		LF	LINEAR FEET	THRU	THROUGH
d	PENNY	LT	LIGHT	TOPO	TOPOGRAPHIC MAP
DBL	DOUBLE	LWC	LIGHT WEIGHT CONCRETE	TPD	TOILET PAPER DISPENSER
DEG	DEGREE			TYP	TYPICAL
DEMO	DEMOLISH OR DEMOLITION	MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
DF	DOUGLAS FIR	MAX	MAXIMUM	UTIL	UTILITY
DIAM	DIAMETER	MECH	MECHANICAL		
DIAG	DIAGONAL	MFR	MANUFACTURER	VCT	VINYL COMPOSITION TILE
DIM	DIMENSION	MIN	MINIMUM	VERT	VERTICLE
DN	DOWN	MIR	MIRROR	VEST	VESTIBULE
DG	DOUBLE GLAZING	MISC	MISCELLANEOUS	VTR	VENT THROUGH ROOF
DTL	DETAIL	NEC	NATIONAL ELECTRICAL CODE	VTO	VENT TO OUTSIDE
DS	DOWNSPOUT	(N)	NEW	W	WEST
DW	DISH WASHER	N	NORTH OR NEW	W/	WITH
(E)	EXISTING	NIC	NOT IN CONTRACT	WC	WATER CLOSET
E	EAST OR EXISTING	NO.	NUMBER	WD	WOOD
EA	EACH	NOM	NOMINAL	WDW	WINDOW
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NRC	NOISE REDUCTION COEFFICIENT	WF	WIDE FLANGE
ELECT	ELECTRICAL	NTS	NOT TO SCALE	WG	WIRE GLASS
EXT	EXTERIOR	OC	ON CENTER	WH	WATER HEATER
ELEV	ELEVATION	OPNG	OPENING	WO	WITHOUT
EQUIP	EQUIPMENT	PL	PROPERTY LINE OR PLATE	WP	WATERPROOF
EQ	EQUAL	PLAM	PLASTIC LAMINATE	WSEC	WASHINGTON STATE ENERGY CODE
EW	EACH WAY	PLYWD	PLYWOOD	WT	WEIGHT
EXIST	EXISTING			WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN			WWM	WELDED WIRE MESH
FDN	FOUNDATION			YD	YARD
FEC	FIRE EXTINGUISHER CABINET				

ALLOWABLE AREAS

BUILDING AREA:	6,163 SF	
ROOF PROJECTIONS:	138.5 SF	
FIRE AREA:	6,301.5 SF	
TYPE OF CONSTRUCTION	VB	
BUILDING HEIGHT	17 FT 2 STORIES	
SPRINKLERS	NONE	
MAX ALLOWABLE FLOOR AREA	$A_a = A_t + [A_t I_f] + [A_t I_s]$	
	$I_f = [F/P - 0.25]W/30$ WHERE F= 335.7 P= 335.7 W= 30 THEN I_f = 0.75	
	I_s = 2, MULTI-STORY	
OCCUPANCY:	B	
BASE HT	3 STORIES	(TABLE 503)
BASE AREA (A_t):	18,000 SF	(TABLE 503)
FRONTAGE ($A_t I_f$)	+13,500 SF	(506.2)
SPRINKLER ($A_t I_s$)	+36,000 SF	(507)
ALLOWABLE (A_a)	67,500 SF	
PROPOSED.	6,163 SF	(<62,500, OK)



BUILDING AND FIRE AREAS
1" = 30'

BUILDING NOTES

NUMBER OF STORIES	2 (2 STORIES ALLOWED W/ SPRINKLER INCREASE)
HEIGHT	17 FT
GROSS SF	10,583 GSF (PROPOSED)
TYPE OF CONSTRUCTION	VB
OCCUPANCY TYPE	B-BUSINESS
SPRINKLERS	NONE
ALLOWABLE AREA	67,500 SF ALLOWED. REFER TO "ALLOWABLE AREAS" ON SHEET A1
BLDG AREA SUMMARY:	

	EXIST	NEW	PROPOSED
MAIN FLOOR	4,370 SF		4,370 SF
LOWER FLOOR	6,123 SF	90 SF	6,173 SF
TOTAL BUILDING:	10,493 SF	90 SF	10,583 SF

APPLICABLE CODES: 2012 IBC W/ BELLEVUE AMENDMENTS, 2012 WA ENERGY CODE, 2012 WA MECHANICAL CODE, 2012 INTERNATIONAL FIRE CODE

PROJECT NOTES

PROJECT ADDRESS	2227 112TH AVE NE, BELLEVUE, WA 98004
PROJECT DESCRIPTION	CARROL OFFICE BUILDING EXTERIOR ALTERATIONS. PROJECT TO PROVIDE ALL NEW EXTERIOR WALL FINISHES, NEW METAL ROOFING, NEW WINDOWS, AND A NEW 90 SQ. FT. LOWER ENTRY ADDITION, IN PREPARATION FOR A FUTURE TENANT. WORK ALSO INCLUDES SITE IMPROVEMENTS INCLUDING A NEW STEEL FENCE W/ BRICK PIER POSTS, A NEW MONUMENT SIGN, AND SOME PARKING STALL RESTRIPING
OWNER	TIMIN CHEN, 14929 SE ALLEN ROAD, BELLEVUE, WA 98006
ARCHITECT	BRODERICK ARCHITECTS, 55 S. ATLANTIC STREET, SUITE 301, SEATTLE, WA 98134, 206.682.7525 CONTACT: BEN HRUSKA
STRUCTURAL ENGINEER	DAVIDO CONSULTING GROUP, 15029 BOTHELL WAY NE, SUITE 600, LAKE FOREST PARK, WA 98155, (206)523-0024 X102 CONTACT: MATT SCHWITTER, PE
LEGAL DESCRIPTION	BELLEWOOD OFFICE PARK DIV #1 LOT 2 OF CITY OF BELLEVUE SHORT PLAT #78 11 REC AF #7801240618 SD SHORT PLAT DAF LOTS 1 & 2 BELLEWOOD OFFICE PARK DIV #1 REC VOL 104 PGS 92 & 93 SD SHORT PLAT ALSO BEING A REVISION OF BELLEVUE SHORT PLAT #76 REC AF #76072204
PARCEL NUMBER	[illegible]

PLANNING NOTES

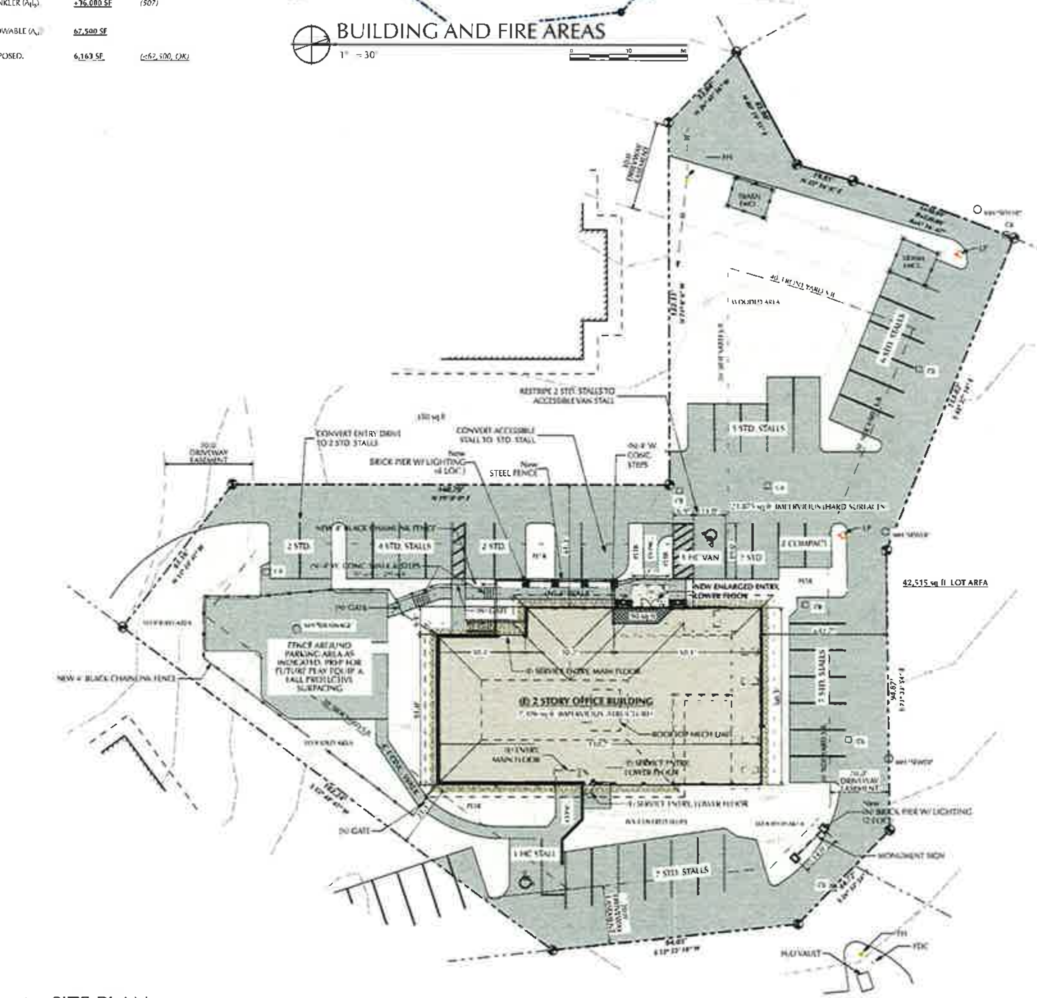
ZONING	O - OFFICE
LOT AREA	42,515 SF
HEIGHT.	30 FT (NO CHANGE)
PARKING	48 EXISTING TOTAL SPACES

IMPERVIOUS SURFACES	STRUCTURE	HARD SURFACES	TOTAL IMPERVIOUS
ALLOWABLE	35%	—	80%
EXISTING	17% (7,244 SF)	51% (21,644 SF)	68% (28,878 SF)
PROPOSED	18% (7,306 SF)	51% (21,865 SF)	69% (29,171 SF)

TOTAL NEW IMPERVIOUS: STRUCTURE + HARD = 295 SF

SHEET INDEX

A1	TITLE SHEET
A2	EXISTING SITE PLAN, CODE SUMMARY
C1	CSSPPP PLAN
A3	MAIN FLOOR DEMOLITION PLAN
A4	LOWER FLOOR DEMOLITION PLAN
A5	MAIN FLOOR PLAN
A6	LOWER FLOOR PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS, TYP WALL SECTION, WINDOW SCHED
A10	SECTIONS, ROOF CANOPY, DOOR & SKYLIGHT SCHED
A11	DOOR, WINDOW, SKYLIGHT DETAILS
A12	EXTERIOR DETAILS
S1	FRAMING PLANS & DETAILS
S2	FRAMING PLANS & DETAILS



SITE PLAN
1" = 20'

VICINITY MAP
NTS

CARROL OF[illegible]E BUILDING
EXTERI[illegible] [illegible]ERATION
2227 112TH AVE NE • BELLEVUE, WA 98004

BRO[illegible]RICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

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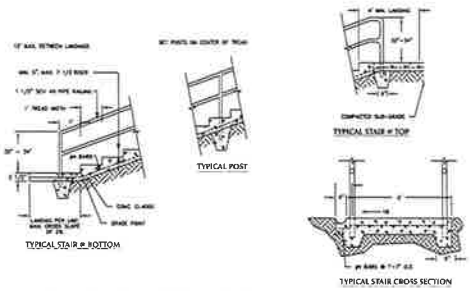
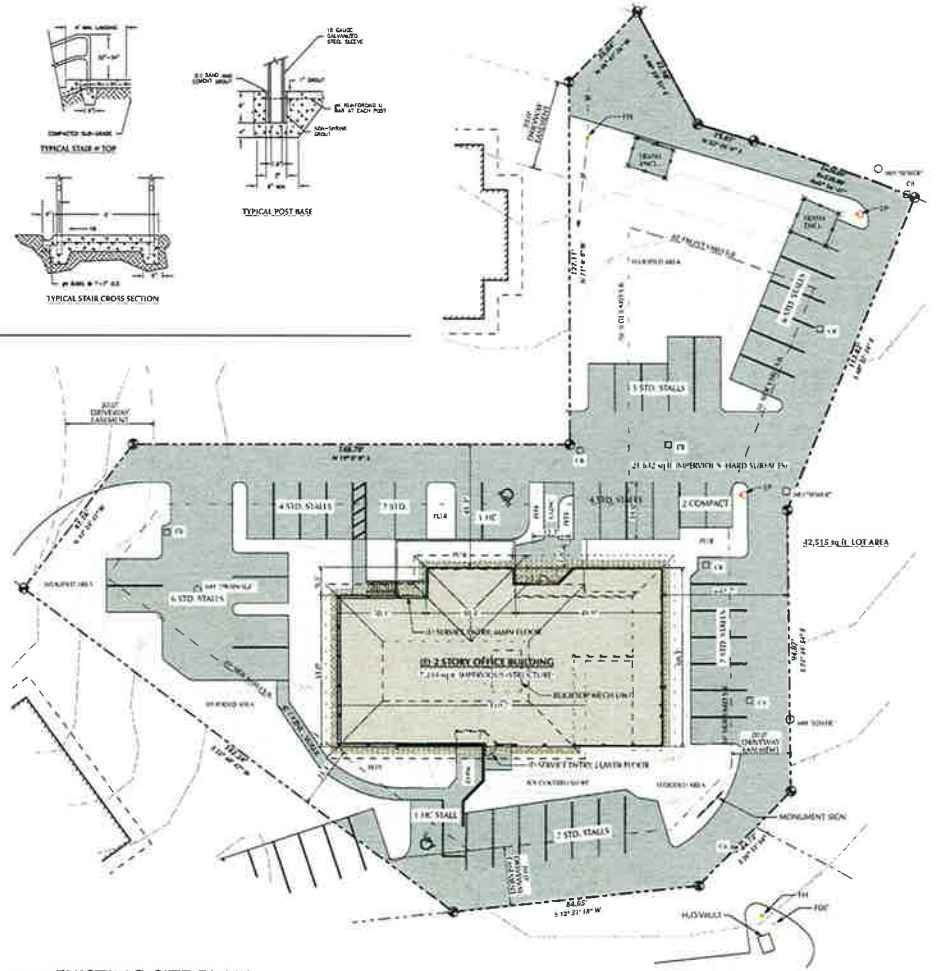
TITLE SHEET

A1



7 A2 TYP. CONC. SITE STAIRS
1" = 20'



EXISTING SITE PLAN
1" = 20'

ENERGY CALCS

Envelope Summary — Zones 4c/5b — ENV-SUM

Project Title	Date 3/21/13
Project Description	New Building; Addition; Alteration; Change of Occupancy/Conditioning
Compliance Path	Prescriptive; Component Performance; Total Building Performance
Occupancy Group	Commercial; Group R: R2 & R2 units 3 stories and all R1
Vertical Fenestration and Skylight Area Calculation	Total Vertical Fenestration 2003.0; Gross Exterior Above Grade 7353.0; X 100 = 27.2%
	Total Skylight 182.0; Gross Exterior Roof 6163.0; X 100 = 3.0%
Fenestration Area Compliance	Vertical Fenestration Area: VERTICAL FENESTRATION AREA COMPLIES; Skylight Area: SKYLIGHT AREA COMPLIES
Vertical Fenestration Alternates	50% or more of the floor area is within a daylight zone per C402.3.1; High Performance Fenestration U-factors and SHGC per C402.1.3
Single Story Spaces Requiring Skylights	Compliance Method: Skylight area 3% or greater; 75 fc or greater; Skylight effective aperture 3% or greater; provide calculation; Spaces eligible for exception
Semi-Heated Spaces	Project has semi-heated spaces as defined per C402.1.4; Applying wall insulation to semi-heated spaces; 1. Semi-heated spaces may comply under Prescriptive or Component Performance compliance path; 2. Semi-heated spaces shall be documented separately from other conditioned spaces – provide separate compliance forms for each conditioned space type; 3. Envelope elements separating semi-heated from other conditioned spaces shall comply with exterior thermal envelope requirements.
Refrigerated Spaces	Walk-in Cooler; Walk-in Freezer; Refrigerated Warehouse Cooler; Refrigerated Warehouse Freezer
Mixed Occupancy and/or Space Conditioning	Project includes more than one occupancy type and/or area of space conditioning. Multiple compliance forms may be required. Select all that apply to project (Example): Commercial; R2 & R2 over 3 stories and all R1; Refrigerated Space; Fully Conditioned; Semi-Heated; Low Energy*

FLOOR ASSEMBLIES

F1

NEW SLAB ON GRADE
FLOORING PER FINISH SCHEDULE:
4" REINF. CONC. SLAB W/ 6X6 W1.4 X W1.4 WWM;
10 MIL V.B.;
2" SAND PROTECTION COURSE;
WASHED CRUSHED ROCK;

ROOF ASSEMBLIES

R1

NEW ENTRY ROOF
FINISH ROOFING;
(1) PERIMETER INSULATION (4 1/2" (R30) DEPENDS ON WALL ASSEMBLY);
1/4" CDX PLYWOOD SHEATHING;
2X12 WOOD STUDS @ 24" O.C. W/ BLAN ESTIMATED BELOW FOR VENTILATION SYSTEM;
5/8" GYPS. IN WALL BOARD;
NOTE: ESTIMATED INSULATION SYSTEM TO INCLUDE 2" R-13 CLOSED CELL FOAM VENTED TO 1/4" RIDGE OR SHEATHING. FILL REMAINDER OF CAVITY W/ R-30 DENSE PACK INSULATION.

R2

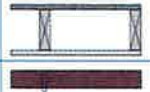
EXISTING ROOF W/ NEW METAL ROOFING (W/ STANDING SEAM METAL ROOFING PER SPEC.)
(N) 3X6 FIT W/ 1/2" STRIP OF ICE AND WATER SHIELD AT ALL VALLEYS, EAVES & SHED ROOF RIDGES. (REPLACE EXISTING UNDERLAYMENT)
(E) 1/4" CDX PLYWOOD SHEATHING (TYPICAL)
(E) WOOD FRAMING @ 24" O.C. W/ 1" VENT SPACE & BATT INSULATION (WHOLE R-VALUE)

TYPICAL NEW WALL ASSEMBLIES

W1

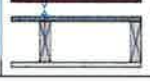
WOOD INTERIOR WALL
5/8" GYPS. IN WALL BOARD
2X4 WOOD STUDS @ 16" O.C. W/ SOUND BATTS
5/8" GYPS. IN WALL BOARD

W3



EXTERIOR WALL W/ SIDING
EXTERIOR SIDING PER ELEVATIONS
WEATHERSHIELD W.R.B.
2X6 WOOD STUDS @ 16" O.C. W/ R-21 BATTS
VAPOR BARRIER
5/8" GYPS.

W4



EXTERIOR WALL W/ BRICK VENEER
BRICK VENEER & MASONRY SECTIONS
1/2" AIRSPACE
WEATHERSHIELD W.R.B.
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O.C. W/ R-21 BATTS
VAPOR BARRIER
5/8" GYPS.

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CARROLL OFFICE BUILDING
EXTERIOR ALTERATION
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NO.	DATE	DESCRIPTION

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EXISTING SITE PLAN
CODE SUMMARY

A2

Construction Stormwater Pollution Prevention Plan (CSWPPP)
Short Form for Small Construction Projects

The Bellevue clearing and grading code (BCC 23.76.090) allows sites with land disturbing activities totaling less than 7,000 square feet and grading less than 100 cubic yards to prepare a simpler CSWPPP consisting of a checklist (short form) and a site plan. The purpose of the short form is to outline the actions that will be implemented on smaller construction sites to reduce or eliminate discharge of sediment and other pollutants into receiving waters

Background Information

Property Owner: Yimin Chen

Contact Person: Ben Hruska, Broderick Architects
(If different from the owner, all questions and correspondence will be directed to the individual listed as contact person.)

Address of Contact Person: 55 S. Atlantic St #301, Seattle, WA 98134

Phone Number: 206.682.7525

Project Title: Carrol Building Exterior Improvements

Site Address: 2227 112th Ave NE, Bellevue, WA 98004

Parcel Number: 066790-0020

Give an accurate, brief description of the proposed project's scope and nature:

1. General description:

   ±350 SF DEMOLITION OF EXIST. CONCRETE SLAB FOR INSTALLATION OF NEW ENTRY. ADD ±306 SF OF NEW CONCRETE WALKS & STEPS ALONG WEST SIDE OF BUILDING. ADD ±100 SF FOR BRICK/CMU PIERS AT FENCE & MONUMENT SIGN.

2. Area of site (square feet or acres): 39,940
3. Proposed area of land disturbance (square feet or acres): ±750 SF
4. Proposed quantity of excavation (cubic yards): 9 CY
5. Proposed quantity of fill (cubic yards): 0 CY
6. Square footage of buildings to be constructed: 90 sf, enlarged entry
7. Description of adjacent areas which may be affected by site disturbance (i.e. streams, lakes, wetlands, residential areas, roads)

   LOWER BUILDING ENTRANCE WILL BE CLOSED DURING CONSTRUCTION

8. Description of critical areas that are on or adjacent to the site: none known
9. Describe potential erosion problems on site: none known

CONSTRUCTION EMERGENCY CONTACT SHEET

INJURY or FIRE– Call 911

Project Location or Address (If no address, describe the location of the construction access so that it can be relayed to emergency responders)

SPILL (Any hazardous materials including diesel fuel, gasoline, hydraulic fluid that enters the storm drain system or receiving waters)

- Call Washington State Department of Ecology (24 hrs) 425-649-7000
- Call Utilities Operations & Maintenance 425-452-7840
- Call Clearing & Grading Inspector or 425-452-4570

FISH KILL OR DISTRESS

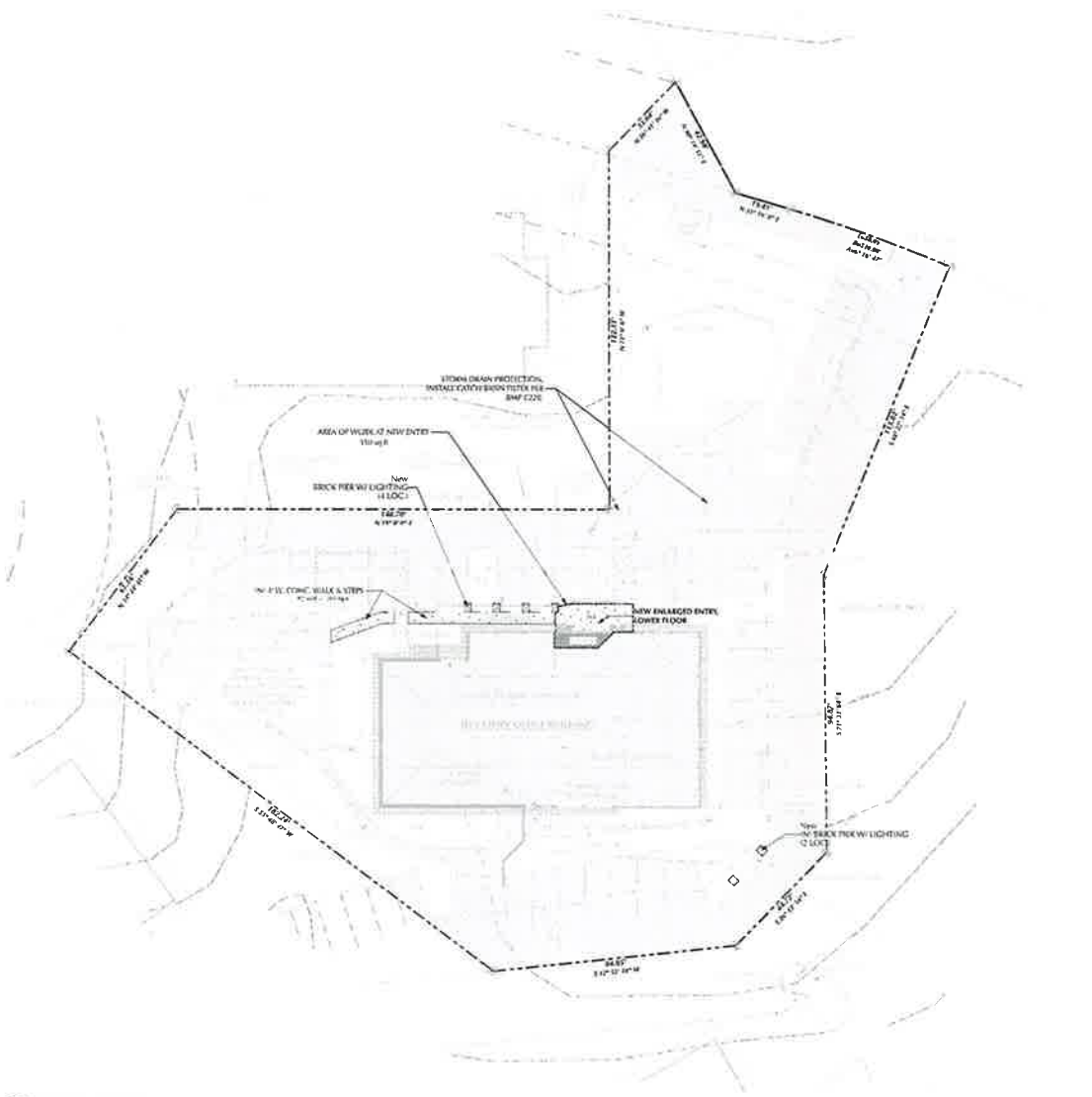
- Call Washington Department of Fish and Wildlife Area Habitat Biologist, Larry Fisher 425-313-5683
- Call Clearing & Grading Inspector or 425-452-4570

WATER QUALITY IMPACTS (Site stormwater runoff turbidity exceeds 250 ntu)

- Call Washington State Department of Ecology (24 hrs) 425-649-7000
- Call Clearing & Grading Inspector or 425-452-4570

ARCHAEOLOGICAL FINDS

- Call Clearing & Grading Inspector or 425-452-4570
- Call Army Corps of Engineers, Seattle office, Lyz Ellis, 206-764-3634 (This is all you need to do under the permit)
  Or if there is no response and there is a need for immediate help, call Dr. Whitlam at the Washington State Office of Historic and Archaeological Program (OHAP), 360-407-0771



TESC PLAN
1" = 20'

CARROLL OF TE BUILDING
EXTERIL ERATION
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CSWPP PLAN

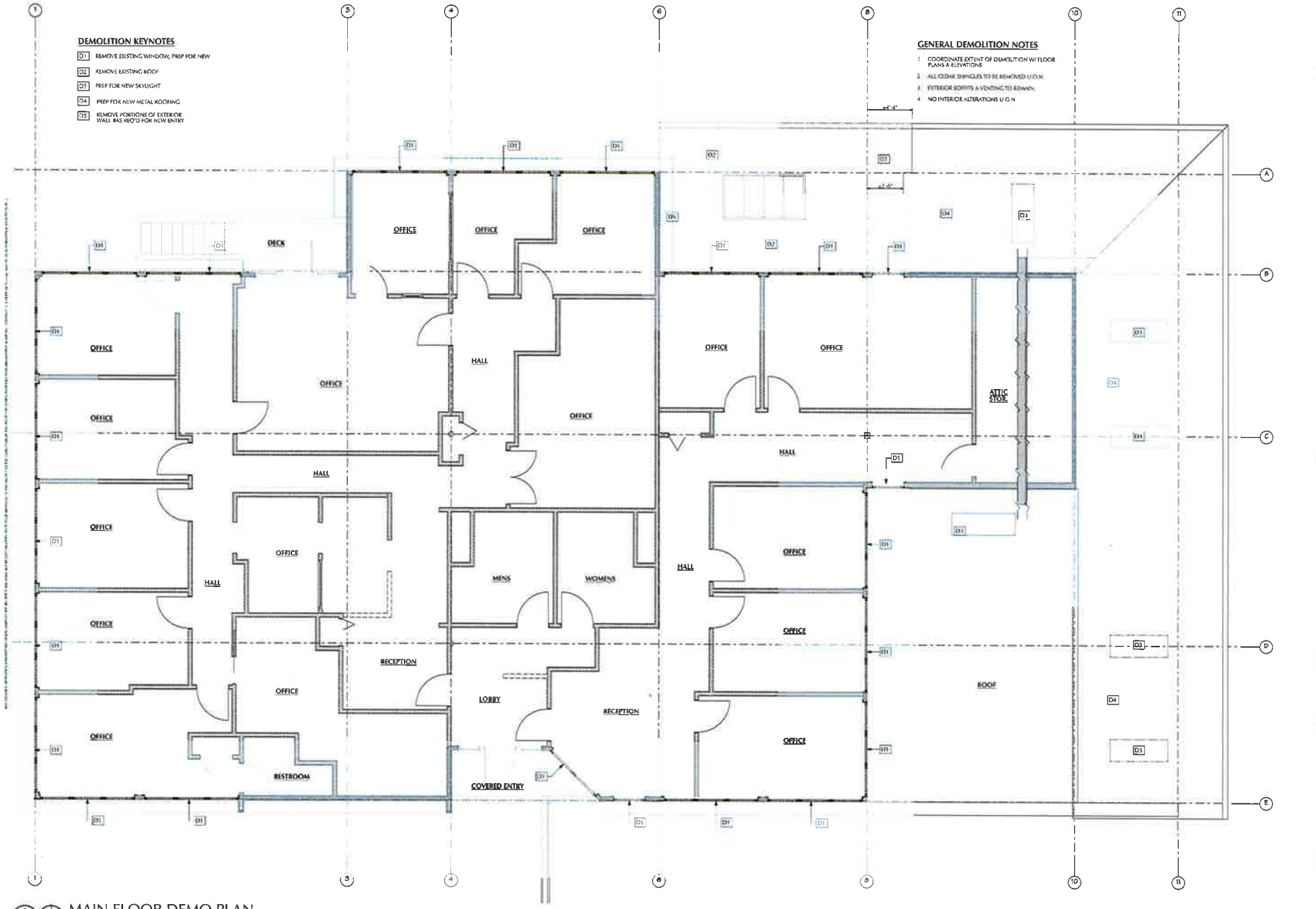
C1

DEMOLITION KEYNOTES

- D1 REMOVE EXISTING WINDOW, PREP FOR NEW
- D2 REMOVE EXISTING ROOF
- D3 PREP FOR NEW SKYLIGHT
- D4 PREP FOR NEW METAL ROOFING
- D5 REMOVE PORTIONS OF EXTERIOR WALL BAS REQ'D FOR NEW ENTRY

GENERAL DEMOLITION NOTES

1. COORDINATE EXTENT OF DEMOLITION W/ FLOOR PLANS & ELEVATIONS
2. ALL CEDAR SHINGLES TO BE REMOVED U.O.N.
3. EXTERIOR SOFFITS & VENTING TO REMAIN
4. NO INTERIOR ALTERATIONS U.O.N.



MAIN FLOOR DEMO PLAN
1/4" = 1'-0"

CARROL OF ... E BUILDING
EXTERI... ERATION
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MAIN FLOOR DEMOLITION PLAN

A3

DEMOLITION KEYNOTES

- D1 REMOVE EXISTING WINDOW, PREP FOR NEW
- D2 REMOVE EXISTING ROOF
- D3 PREP FOR NEW SKYLIGHT
- D4 PREP FOR NEW METAL ROOFING
- D5 REMOVE PORTIONS OF EXTERIOR WALL AS REQ'D FOR NEW ENTRY
- D6 SAW CUT AND REMOVE PORTIONS OF EXISTING CONC WALL & PREP FOR NEW WALK & CONC. STEPS

GENERAL DEMOLITION NOTES

1. COORDINATE EXTENT OF DEMOLITION W/ FLOOR PLANS & ELEVATIONS
2. ALL EXTERIOR SHINGLES TO BE REMOVED U.O.N.
3. EXTERIOR SOFFITS & VENTING TO REMAIN.
4. NO INTERIOR ALTERATIONS U.O.N.

1 A4 LOWER FLOOR DEMO PLAN
1/4" = 1'-0"

CARROL OFFICE BUILDING
EXTERIOR RENOVATION
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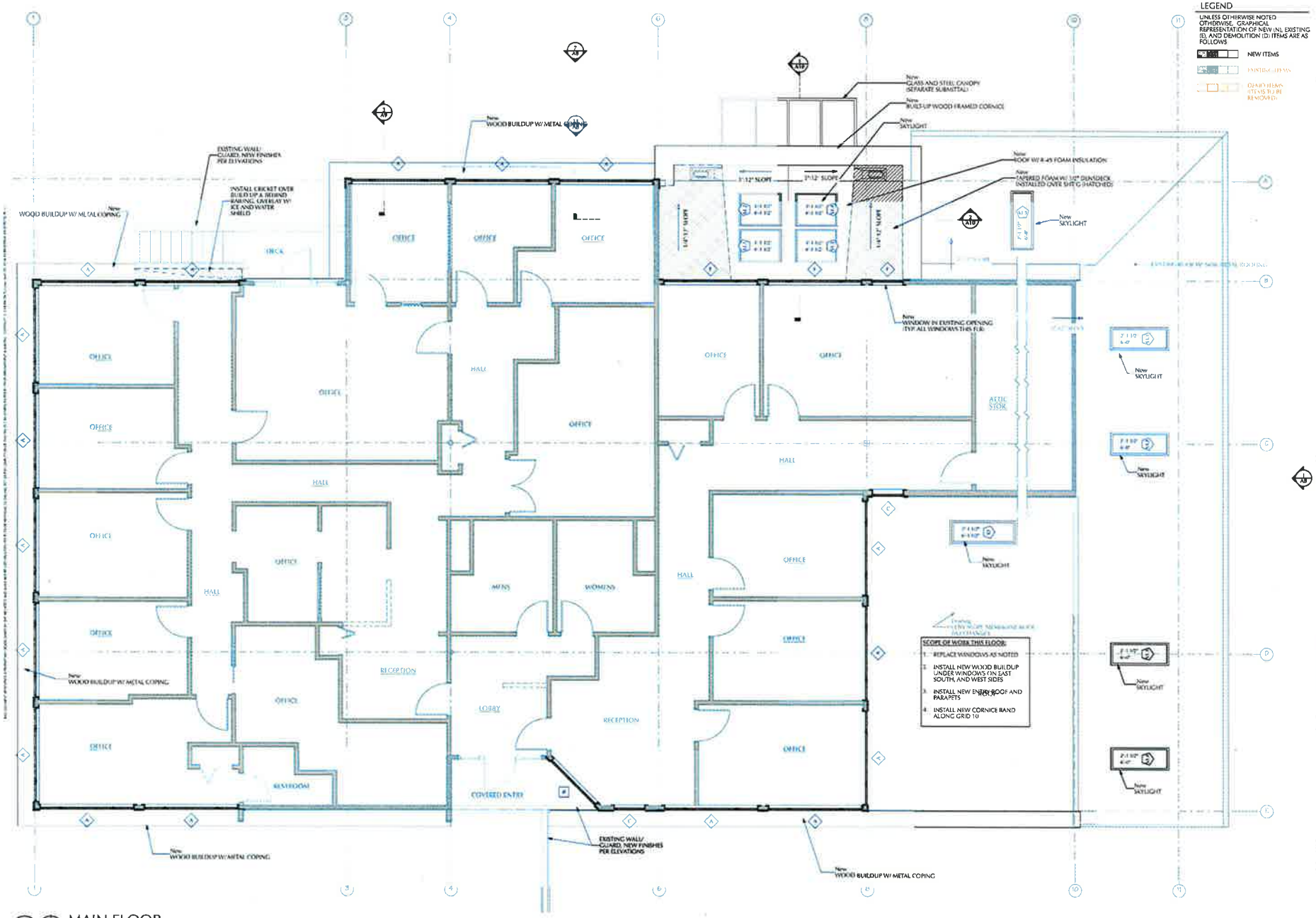
NO	DATE	DESCRIPTION

GMP SET 4/26/16

LOWER FLOOR DEMOLITION PLAN

A4



MAIN FLOOR
1/4" = 1'-0"

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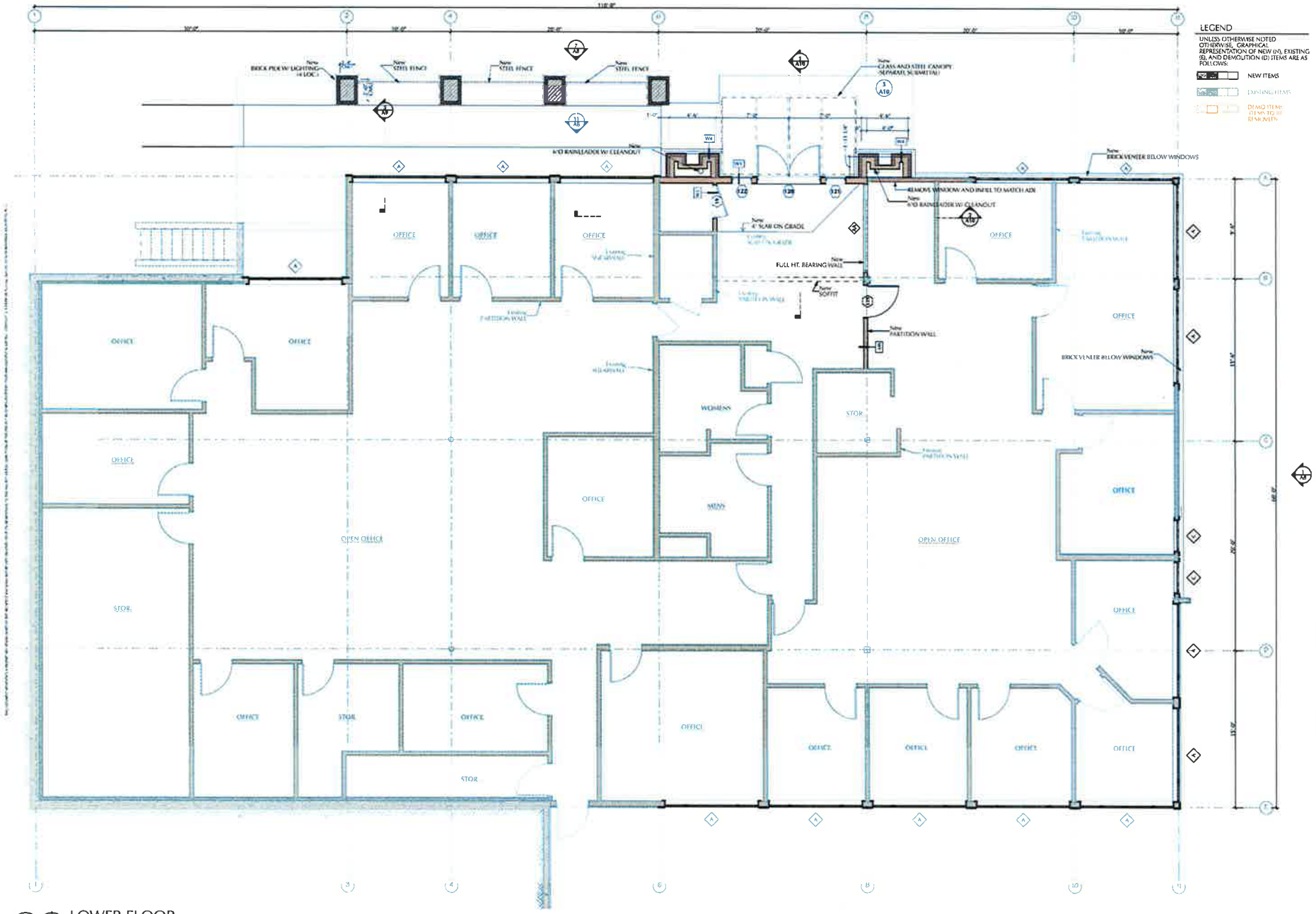
206.682.7525

NO	DATE	DESCRIPTION

GMP SET 4/26/16

MAIN FLOOR PLAN

A5



1 A6 LOWER FLOOR
1/4" = 1'-0"

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EXTERIOR REHABILITATION
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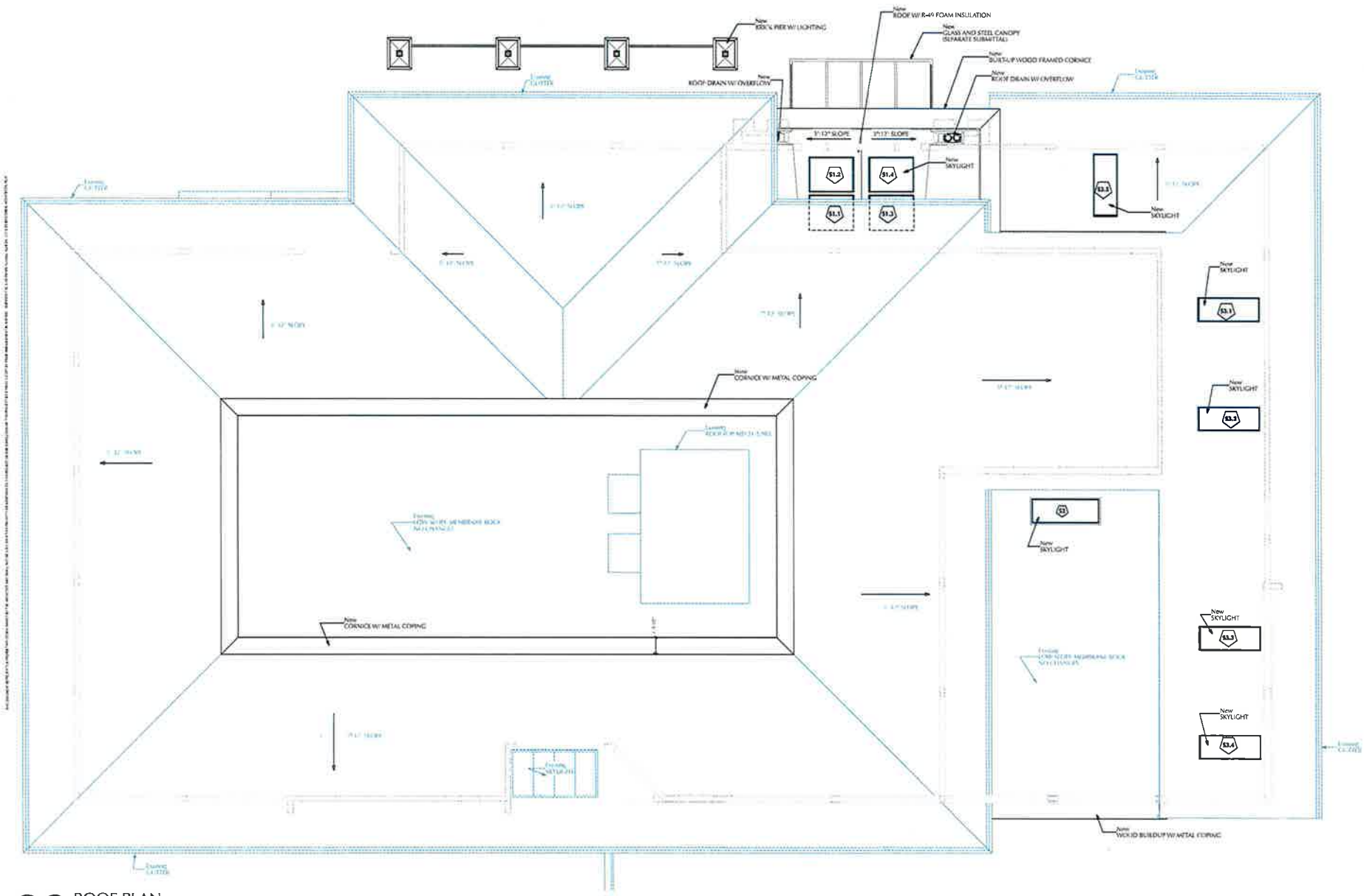
LOWER FLOOR PLAN

A6



1 A7 ROOF PLAN
1/4" = 1'-0"

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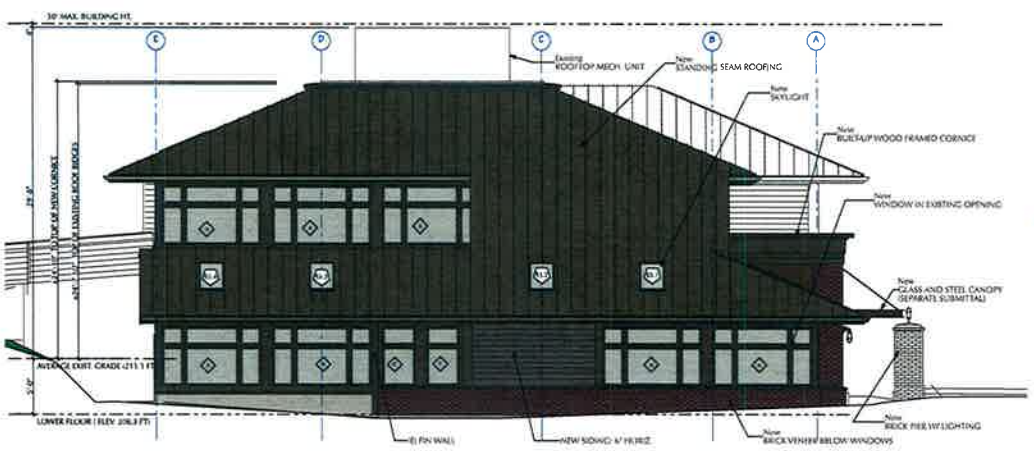
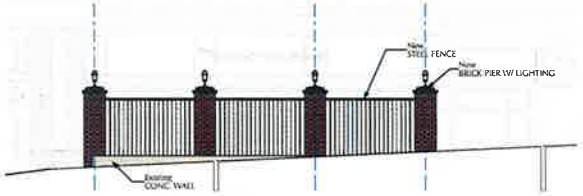
ROOF PLAN

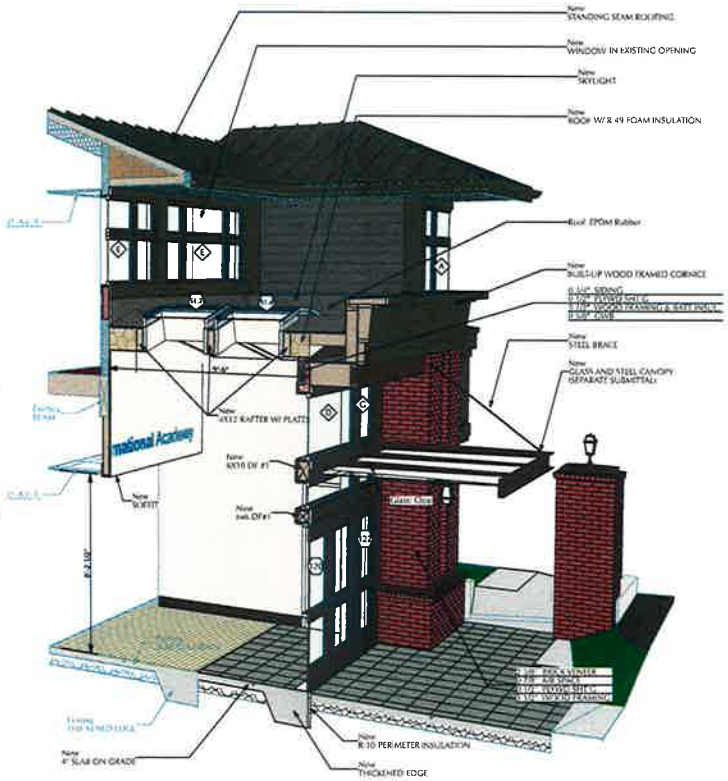
A7



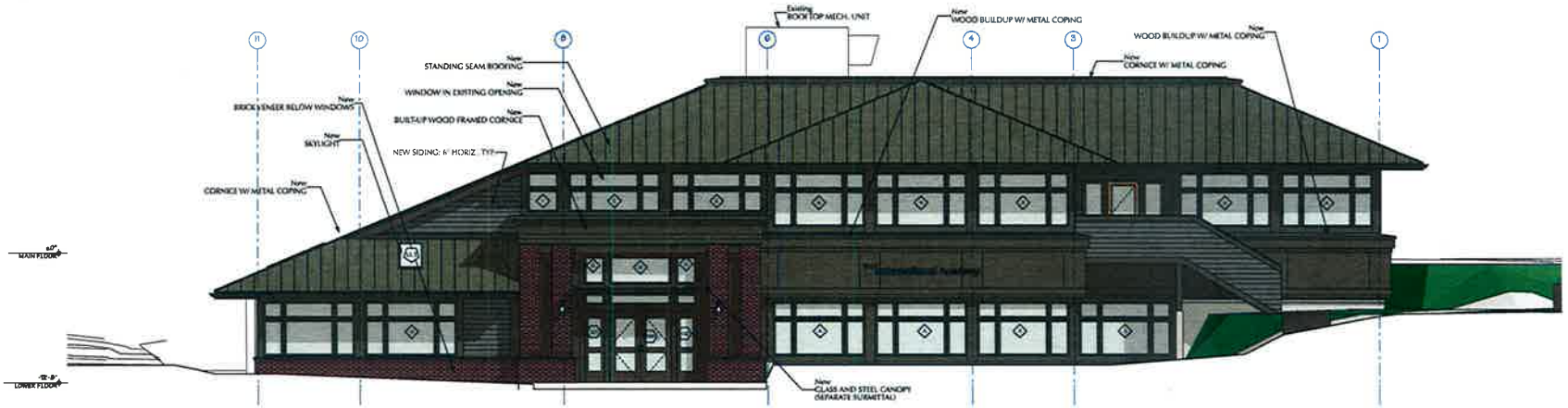
1 A8 NORTH
3/16" = 1'-0"



7 A8 WEST @ NEW FENCE
3/16" = 1'-0"



4 A8 NEW ENTRY
3/32" = 1'-0"



11 A8 WEST
3/16" = 1'-0"

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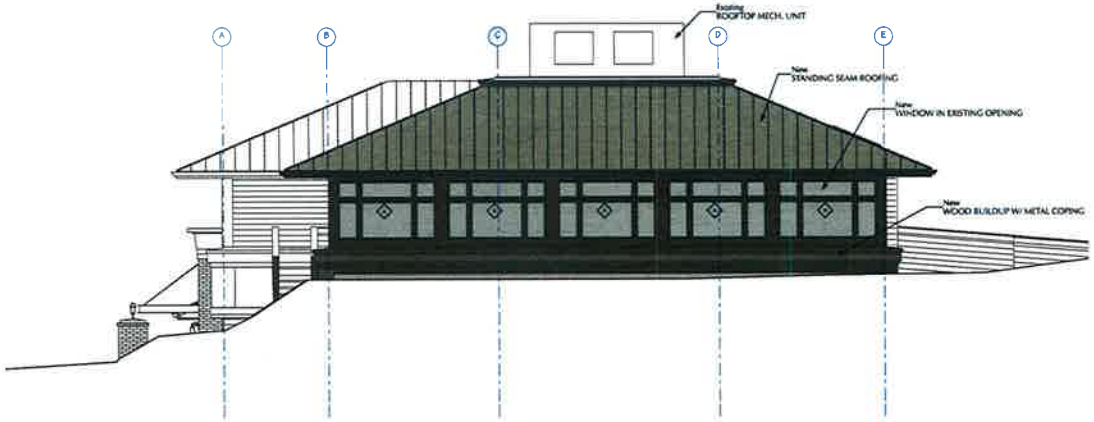
ELEVATIONS

A8

WINDOW SCHEDULE

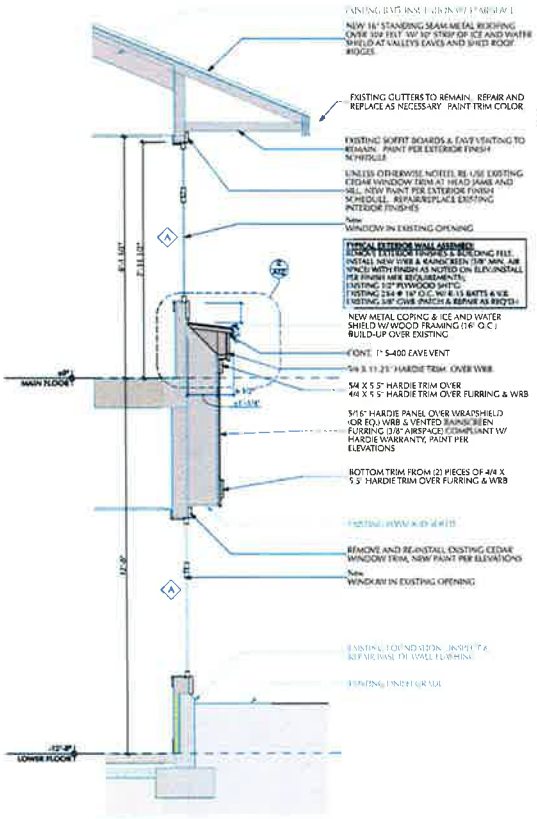
MARK		A	B	C	D	E	F	G	H	I
SIZE WIDTH		108"	72"	36"	72"	108"	36"	24"	24"	72"
SIZE HEIGHT		48"	48"	48"	36"	48"	48"	34"	34"	36"
APPROX. HEAD HT. AFF		94.50	94.50"	94.50'	147.63'	94.75'	94.75'	147.63'	102.75'	102.75'
OPERATION		FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
MAT'L		FIBERGLASS	FIBERGLASS	FIBERGLASS	ALUM CLAD WOOD WINDOW	FIBERGLASS	FIBERGLASS	ALUM CLAD WOOD WINDOW	ALUM CLAD WOOD WINDOW	ALUM CLAD WOOD WINDOW
FINISH		FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE	FACTORY COLOR: BRONZE
GLAZING		11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG	11/16" ADVANCED LOW-E IG
QTY		32	1	4	1	2	2	5	2	1
AREA		49.35	32.98	16.60	20.00	36.36	12.23	5.87	2.47	8.44
DETAILS	HEAD	3/A11	1/A11	1/A11	3/A11	3/A11	1/A11	5/A11	6/A11	5/A11
	JAMB	2/A11	2/A11	2/A11	9/A11	2/A11	2/A11	9/A11	9/A11	9/A11
	SILL	3/A11	3/A11	3/A11	7/A11	3/A11	3/A11	7/A11	7/A11	7/A11
U-VALUE/ SHGC		0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30	0.28/0.30
DRAWING NOTE		WINDOW IN EXISTING OPENING	WINDOW IN EXISTING OPENING	WINDOW IN EXISTING OPENING	NEW WINDOW, ALIGN W/ ADJACENT	WINDOW IN EXISTING OPENING	WINDOW IN EXISTING OPENING	NEW WINDOW, ALIGN W/ ADJACENT	NEW WINDOW, ALIGN W/ ADJACENT	NEW WINDOW, ALIGN W/ ADJACENT

1,808.63 sq ft



1 / A9 SOUTH
3/16" = 1'-0"

11 / A9 EAST
3/16" = 1'-0"



4 / A9 TYP. WALL SECTION
1/2" = 1'-0"

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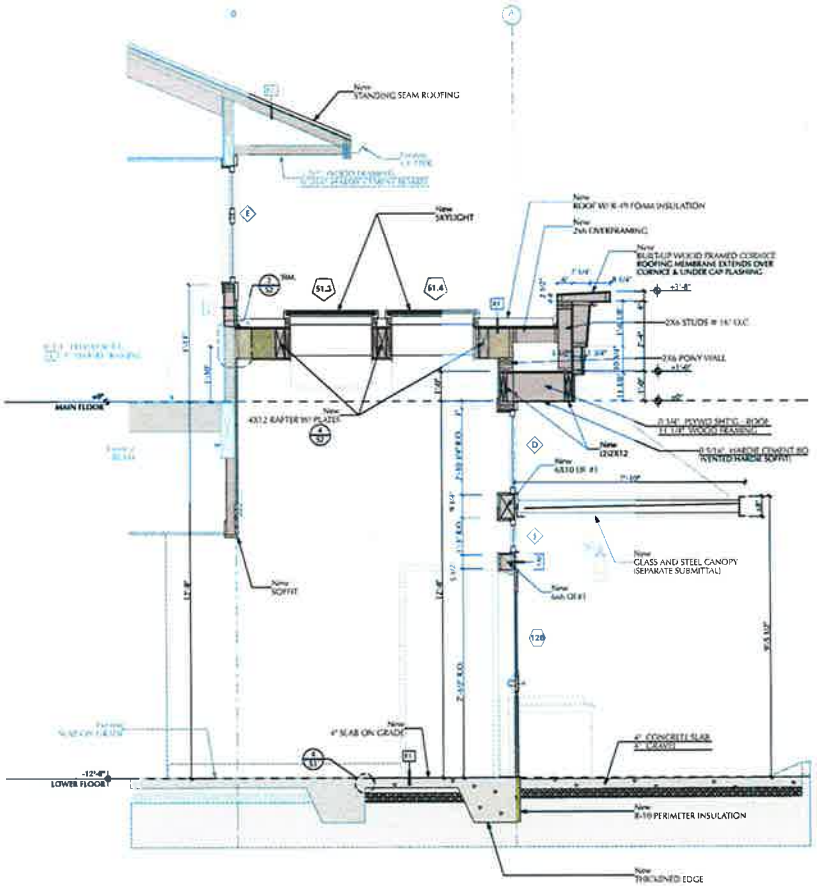
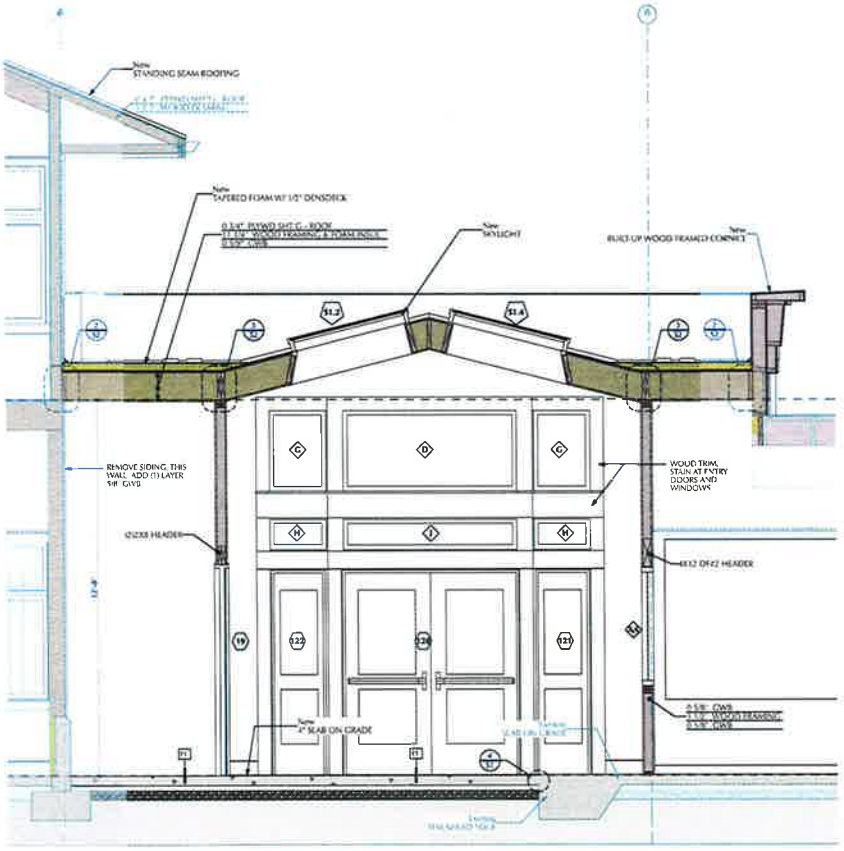
ELEVATIONS, TYP WALL SECTION, WINDOW SCHED.

A9



1 A10 SECTION - ENTRY
1/2" = 1'-0"



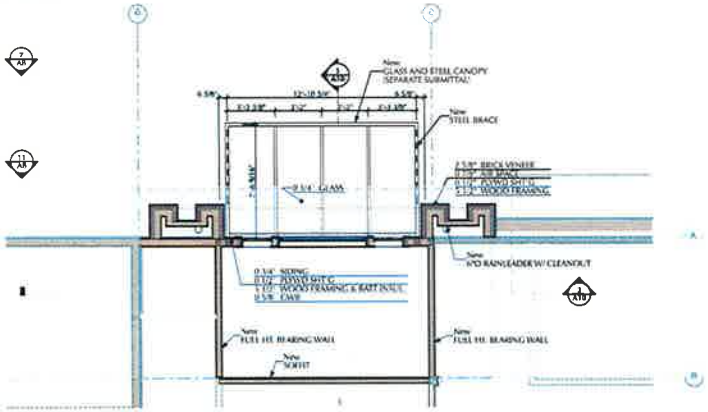
2 A10 SECTION - ENTRY
1/2" = 1'-0"

NEW DOOR SCHEDULE

MARK		PANEL W.	HT	THK	TYPE	MAT'L	EXT FINT	GLAZING	U-VALUE	FRAME MAT'L	EXT FINT	HEAD	JAMB	THRESH	HARDWARE SET #	DESCRIPTION	NOTES	
LOWER FLOOR																		
119	B	3'-0"	7'-0"	0'-1 1/8"	C	WD	STAIN/STAIN	-	-	HM	PAINT	-	-	-		CLOSET DOOR, LOCKA...	RISER ROOM DOOR	1
119	B	2'-0"	6'-8"	0'-1 1/4"	D	WD	STAIN/STAIN		-	HM	PAINT					RE-USE EXISTING	RECONDITION EXISTING	1
120	B	3'-0"	6'-11"	0'-1 1/4"	E	ALUM-CL	BRONZE/STAIN	TEMPERED LOW-E	0.75	ALUM-CLAD	BRONZE/STAIN	A/A11	N/A11	N/A11	Hw09	ADD VERT. CARD READER	OUTSWING, DOUBLE DOORS	1
121	B	1'-10"	6'-11"	0'-1 1/4"	F	ALUM-CL	BRONZE/STAIN	TEMPERED LOW-E	0.75	ALUM-CLAD	BRONZE/STAIN	A/A11	N/A11	-	-	-	FIXED PANEL (SIDELITE)	1
122	B	1'-10"	6'-11"	0'-1 1/4"	F	ALUM-CL	BRONZE/STAIN	TEMPERED LOW-E	0.75	ALUM-CLAD	BRONZE/STAIN	A/A11	N/A11	-	-	-	FIXED PANEL (SIDELITE)	1

NEW SKYLIGHT SCHEDULE

MARK		S1.1	S1.2	S1.3	S1.4	S2	S3.1	S3.2	S3.3	S3.4	S3.5
2D Symbol											
OPERATION		FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
WIDTH (NOM.)		3'-1 1/2"	3'-1 1/2"	3'-1 1/2"	3'-1 1/2"	2'-1 1/2"	2'-1 1/2"	2'-1 1/2"	2'-1 1/2"	2'-1 1/2"	2'-1 1/2"
HEIGTH (NOM.)		4'-1 1/2"	4'-1 1/2"	4'-1 1/2"	4'-1 1/2"	6'-1 1/2"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
MFR/MODEL		VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM	VELUX/FCM
GLAZING		LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E	LAM. LOW-E
SURF. AREA		12.89	12.89	12.89	12.89	13.02	12.75	12.75	12.75	12.75	12.75
DETAILS	HEAD	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11
	JAMB	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11
	SILL	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11	11/A11
GLAZING U-VALUE/ SHGC		0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48



3 A10 ROOF CANOPY PLAN
1/4" = 1'-0"

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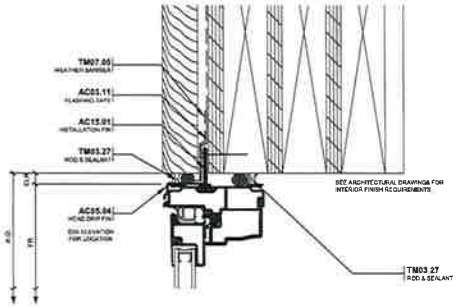
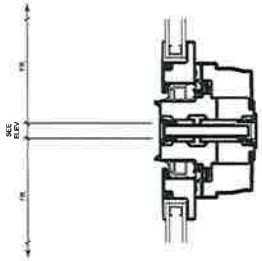
SECTIONS, ROOF CANOPY, DOOR & SKYLIGHT SCHED.

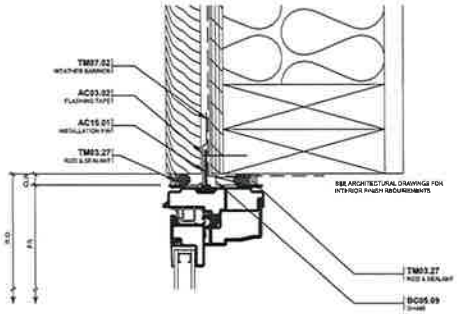
A10



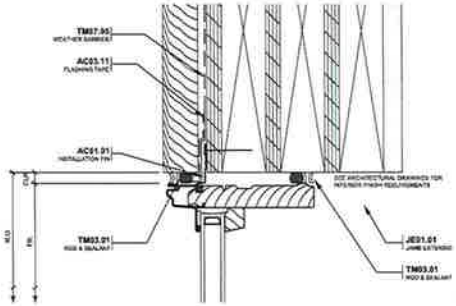
1 A11 TYP. FIBERGLASS WINDOW HEAD
1" = 1'-0"



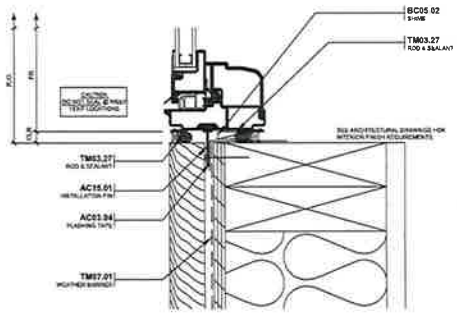
4 A11 TYP. FIBERGLASS FACTORY MULLION
1" = 1'-0"



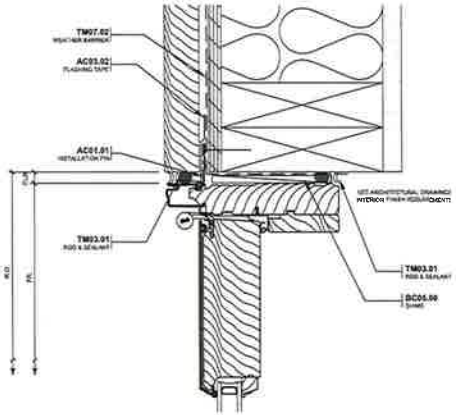
2 A11 TYP. FIBERGLASS WINDOW JAMB
1" = 1'-0"



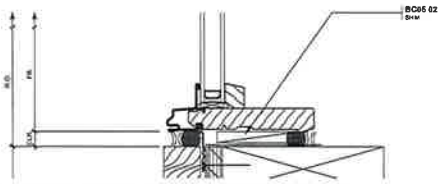
5 A11 TYP. ALUM-CLAD WINDOW HEAD
1" = 1'-0"



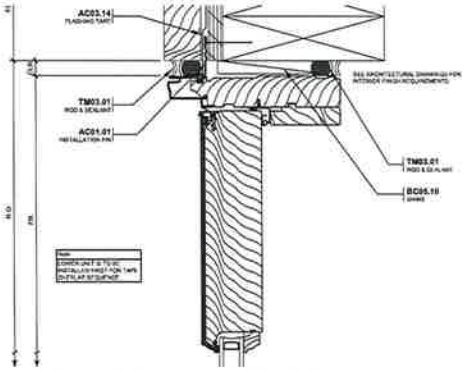
3 A11 TYP. FIBERGLASS WINDOW SILL
1" = 1'-0"



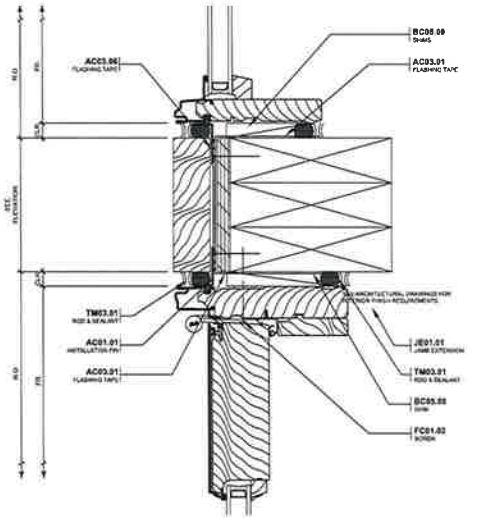
6 A11 TYP. ALUM-CLAD SIDELITE JAMB
1" = 1'-0"



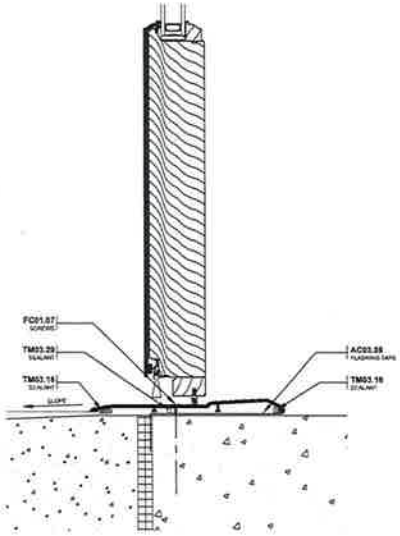
7 A11 TYP. ALUM-CLAD WINDOW SILL
1" = 1'-0"



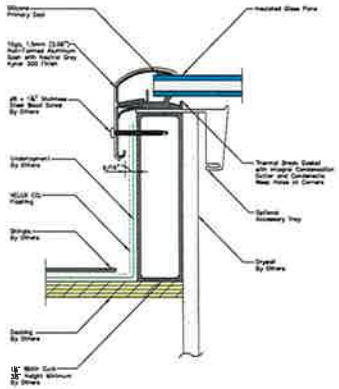
8 A11 TYP. ALUM-CLAD DOOR HEAD
1" = 1'-0"



9 A11 VERT. MULLION @ ALUM-CLAD
1" = 1'-0"



10 A11 TYP. ALUM-CLAD WINDOW SILL
1" = 1'-0"



11 A11 TYP. SKYLIGHT CURB
1" = 1'-0"

CARROL OFFICE BUILDING
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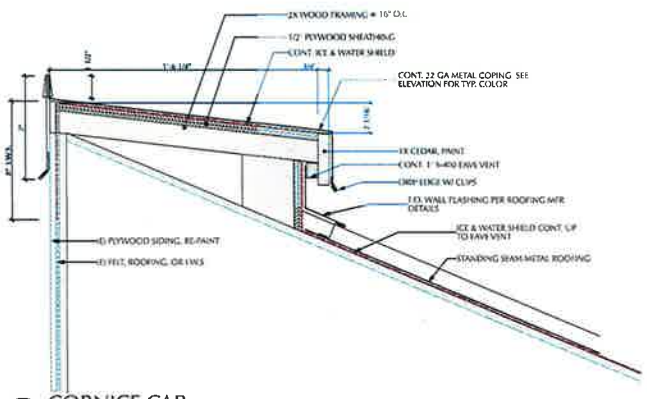
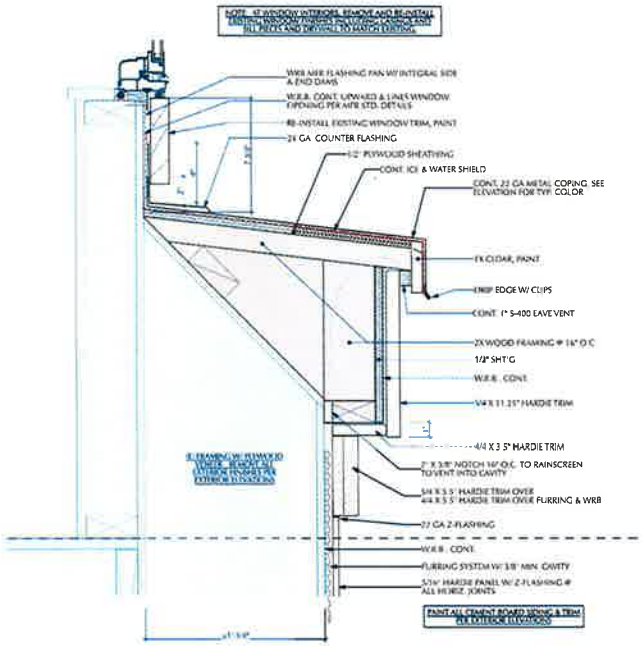
DOOR, WINDOW, SKYLIGHT DETAILS

A11



1 A12 CORNICE CAP
3" = 1'-0"



2 A12 WOOD BUILDUP W/ METAL COPING
3" = 1'-0"

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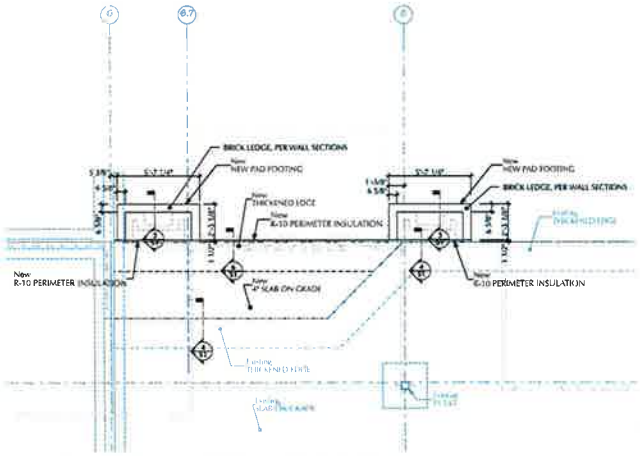
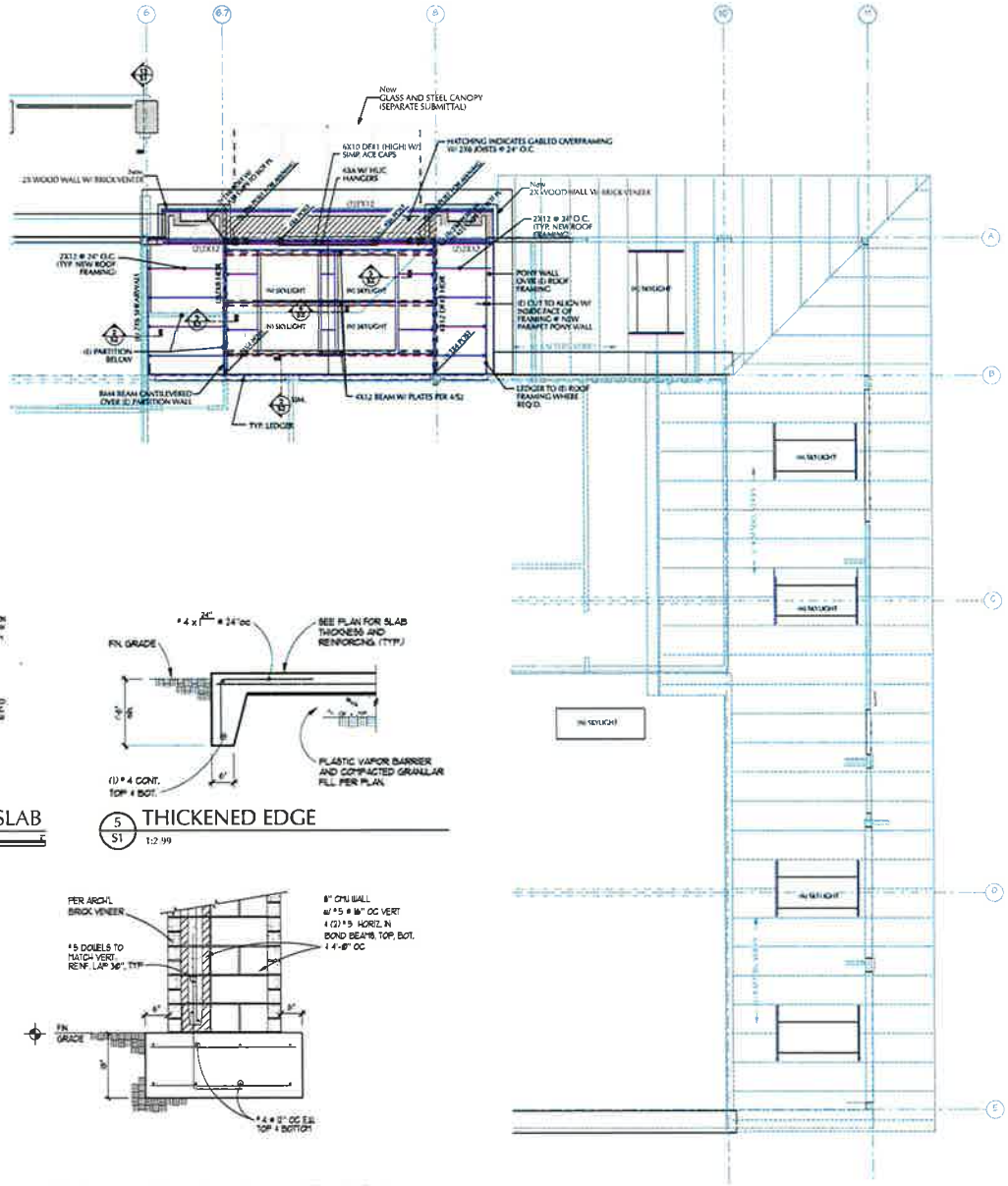
EXTERIOR DETAILS

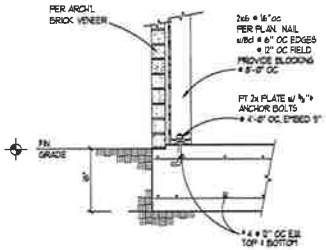
A12



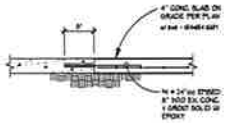
1 S1 FOUNDATION PLAN - FOOTINGS
1/4" = 1'-0"



2 S1 FRAMING PLAN - 2ND FLOOR
1/4" = 1'-0"



3 S1 TYP FOOTING @ BRICK VENEER
1" = 1'-0"

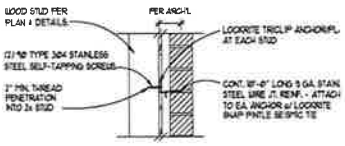


4 S1 TYP. NEW TO EXIST. SLAB
1" = 1'-0"

5 S1 THICKENED EDGE
1:2.99

STUD SPACING	VERT. SPACING OF ANCHORS
12" o.c.	24" o.c.
16" o.c.	16" o.c.
24" o.c.	12" o.c.

PLACE ANCHORS @ 8" oc. AT VERT. EDGES OF ALL OPENINGS. ANCHORS SHOULD BE LOCATED MAX. 0" FROM EDGE OF OPENINGS IN PLAN (ADD'L WALL STUDS AS REQ'D.) MIN. 2'-8" LONG JT. REINF. SHALL BE ADDED AT EACH ANCHOR WHERE THEY DO NOT ALIGN w/ TYP. ANCHORS BEYOND.



TYPICAL BRICK VENEER ANCHOR TIES

6 S1 BRICK ANCHOR TIES
1" = 1'-0"

13 S1 TYPICAL BRICK PIER (@ FENCE, SIGN)
1" = 1'-0"

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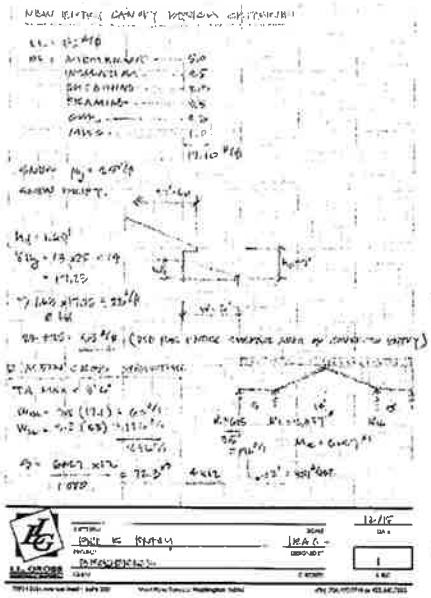
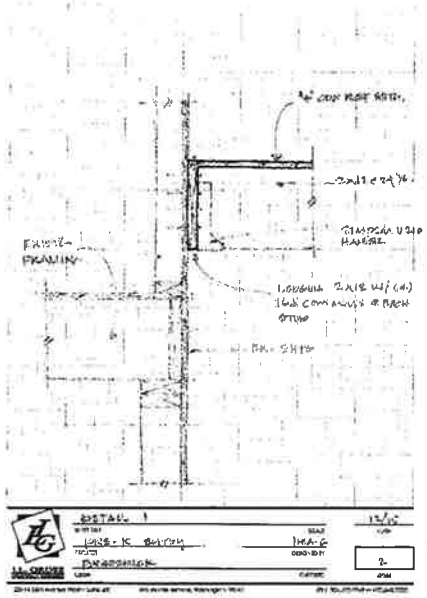
FRAMING PLANS & DETAILS

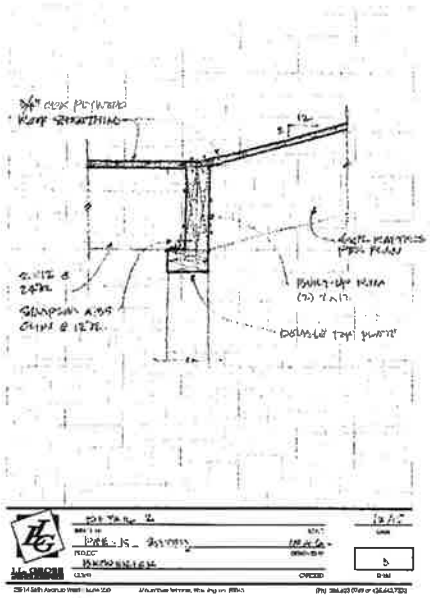
S1



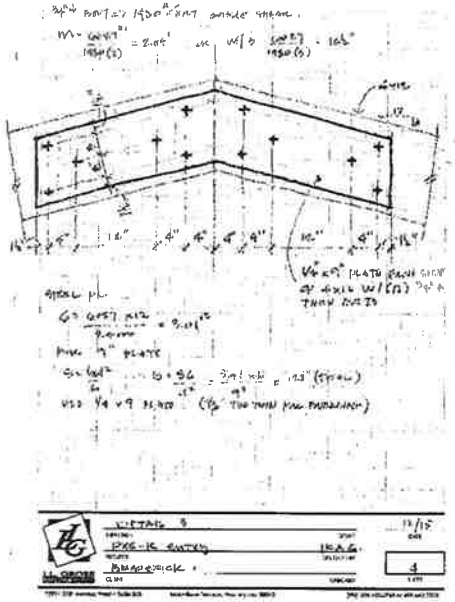
1 S2 ROOF FRAMING CALCS
N.T.S.



2 S2 LEDGER DETAIL
N.T.S.



3 S2 ROOF TRANSITION
N.T.S.



4 S2 RAFTER JOINT @ RIDGE
N.T.S.

CARROL OFFICE BUILDING
EXTER TERATION
2227 112TH AVE NE • BELLEVUE, WA 98004

BR ERICK ARCHITECTS
55 S. AT IC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

GMP SET 4/26/16

FRAMING PLANS & DETAILS

S2

ATTACHMENT B
(Certificate of Concurrency)

CERTIFICATE OF CONCURRENCY

Carroll Building Daycare/School Facility

This certificate documents the Transportation Department Director's decision that the development project at 2227 112th Avenue NE (File No. 15-130116 LA) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 72 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).

for Dave Berg

Director, Transportation Department

JULY, 7, 2016

Date

Certificate No. 104